

GENERAL PROVISIONS

- A. **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.
- B. **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.
- C. **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.
- D. **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.
- E. **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.
- F. **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.
- G. **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.
- H. **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.
- I. **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 course is also open to the public. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and ensure the development is 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	
URS Facility, Slath	S	Day Care Home	A*
Dwellings: Detached Single Family	A	Group Home	A*
Model Home/Subdivision Sales Office	T	Home Occupations	A
Public Park, Open Space	A	Mother-in-law apartment	A
Yard Sales	T	Residential accessory structures & uses	A
		Solar Energy Systems	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 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.2 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 5.3.2 OR as otherwise Amended.			
*** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended.			

NES RESPONSE: Corrected

please be aware this no longer terminology utilized in our Code. Either provide a definition, or refer to accessory living quarters

for those lots where the lot is not 50' at the front setback line, please add a setback line to the PUDSP and then future final

NES RESPONSE: Acknowledged. This note is provided to address that ANY subsequent Platting can not create additional lots above and beyond what is approved with this application.

this is not a final plat

- Corner lot: the side yard setback for the side street side shall be ten (10) feet.
- c. Rear yard: twenty (20) feet
4. Minimum Lot Width 50' as measured from the front setback line or as otherwise shown on the PUD.
5. Accessory buildings must comply with the setback and height requirements. The setbacks 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.
6. Projections into setbacks are governed by the Land Development Code, as may be amended.
- D. Lot Sizes
- The minimum lot size is 6,000 square feet.
 - The lot sizes, dimensions, and bearings, shown on the PUD Development/Preliminary Plan are conceptual only. The lot sizes, dimensions, and bearings, shown on the final plat shall be as shown on the final plat.
 - The Final Plat will not create any additional building lots.
 - No subdivision or platting shall be approved that results in the creation of additional building lots.
 - Lot line adjustments, per Chapter 7.2.3(5)(1) of the Land Development Code, 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.

these uses are extremely limiting. Consider adding additional uses.

is this per the LDC as may be amended?

NES RESPONSE: This is an allowed use per the current LDC.

NES RESPONSE: Setback lines shown in lots with less than 50' fronts.

NES RESPONSE: Corrected

Please ensure that the proposed product will fit onto the proposed lots while meeting the proposed standards.

NES RESPONSE: Acknowledged and considered in lot typical development standards.

NES RESPONSE: Revised as noted.

please either add a specific note indicating plat note restrictions for future filings OR add a site constraints sheet that shows those potentially hazardous areas.

NES RESPONSE: Corrected

GENERAL NOTES

- All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except of landscaping as indicated in note #2.
- Landscape entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Meridian Service Metropolitan District. All double frontage lots shall receive a combination of 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 subdivision.
- Contour interval shown on plan 2'.
- Public utility/drainage easements shall be provided on all lots as follows:
 - Front: ten (10) feet
 - Side: five (5) feet
 - Rear: seven and one-half (7.5) feet
 - Streets: Ten (10) feet easement along all areas when front easement is not appropriate.
 - Subdivision Perimeter: Twenty (20) feet
 - Tract Perimeter: Twenty (20) feet
- All open space/trail/landscape tracts shall be limited to non-motorized use only, except for 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).
- Per the El Paso County Wildfire Hazards map, dated December 2007, Rolling Hills Ranch Filings 1-3 at Meridian Ranch is situated entirely within the Low Hazard - Non Forested category.
- Rolling Hills Ranch Filings 1-3 at Meridian Ranch shall be limited to a total of 725 single family lots.
- This subdivision is subject to the public right of way landscape license agreement for Meridian Ranch as recorded under reception no. 213036330 in the office of the clerk and recorder.
- This subdivision 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.F.2.n 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. This is the most efficient and safest place to put a pedestrian crossing within the project.
- 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, loose soils and expansive soils. Mitigation and a map of the hazard areas can be found in the Soil, Geology and Geologic Hazard Evaluation Report prepared by Entech Engineering Inc., dated September 20, 2019.

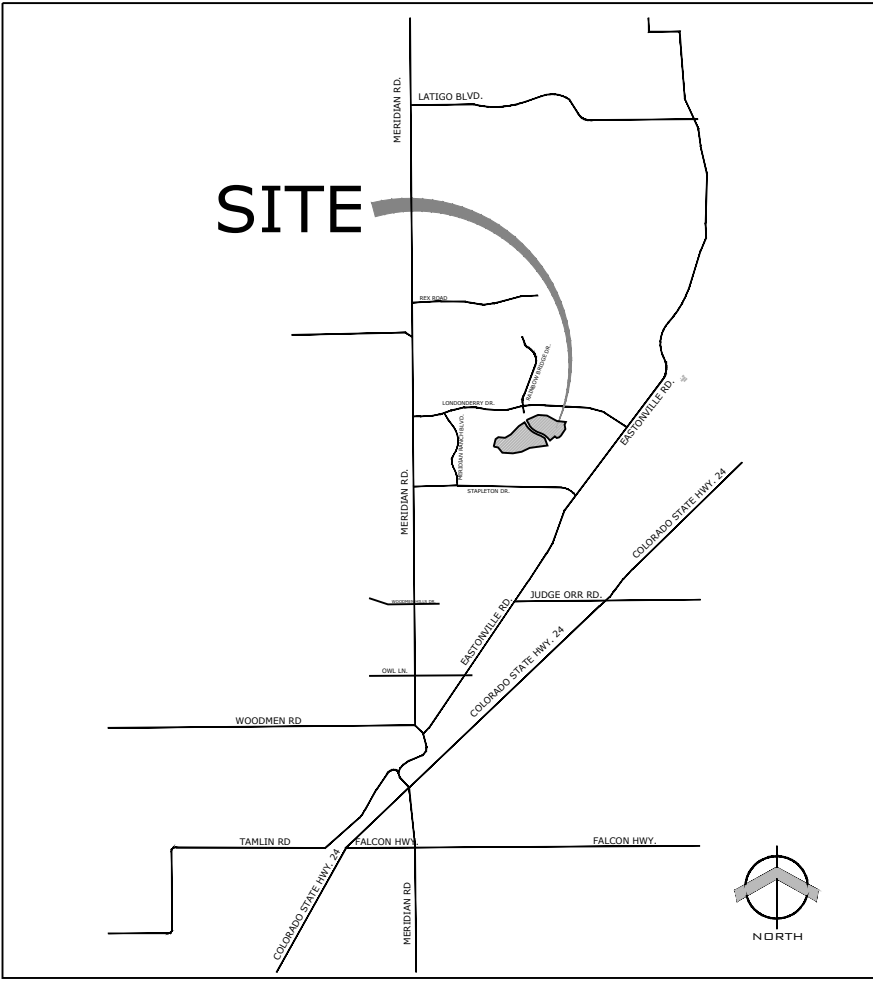
Raul Guzman	
Name of Landowner	
Landowner's Signature, notarized	
Ownership Certification	
I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of California, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.	
Notarized signature	
OR Name of Attorney and registration number	

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

President, Board of County Commissioners _____ date _____
Director, Planning & Community Development _____ date _____

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

VICINITY MAP



DEVELOPMENT DATA

- Existing Zoning: PUD
- Approved Plan: Rolling Hills Ranch Filings 1-3 at Meridian Ranch PUD Development/Preliminary Plan
- Tax ID Number: 423000001, 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: 8,357 SF
- Minimum Lot Size: 6,000 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: 66,472 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 ROW	N/A	N/A	45,525	18.1 %
OPEN SPACE TRACTS	N/A	N/A	66,472	26.5 %

TRACT TABLE FILING 4

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	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	1.989 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

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		725 SF Dwelling Units
Elementary School (14000): 247	School District 49	
Middle School (14000): 116	School District 49	
High School (20000): 145	School District 49	
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 1&2	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

SHEET	COVER SHEET	SHEET	UTILITIES & GRADING PLAN
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SHEET 3 of 34:	SITE PLAN	SHEET 21 of 34:	ENTRY SIGNAGE & DETAILS
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SHEET 12 of 34:	UTILITIES & GRADING PLAN	SHEET 30 of 34:	LANDSCAPE PLAN
SHEET 13 of 34:	UTILITIES & GRADING PLAN	SHEET 31 of 34:	LANDSCAPE PLAN
SHEET 14 of 34:	UTILITIES & GRADING PLAN	SHEET 32 of 34:	LANDSCAPE PLAN
SHEET 15 of 34:	UTILITIES & GRADING PLAN	SHEET 33 of 34:	LANDSCAPE PLAN
SHEET 16 of 34:	UTILITIES & GRADING PLAN	SHEET 34 of 34:	ADJACENT PROPERTY OWNERS

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: K. Marshall

ENTITLEMENT

DATE	BY	DESCRIPTION

COVER SHEET

1
OF 34

PCD# PUDSP-

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Drawings\Planning\Development\YUD-3P_RollingHills.dwg [2- Legal] 10/21/2010 11:30:19 AM dhen

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 N72°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°38'05", 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 1306.13 FEET;
17. THENCE S28°18'46"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 N31°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°16'43"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 N07°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 N03°22'02"E A DISTANCE OF 74.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID MERIDIAN RANCH FILING NO. 9;

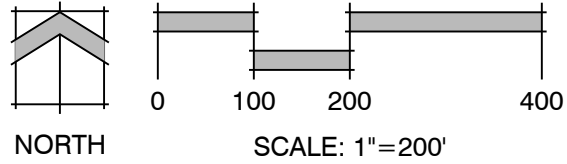
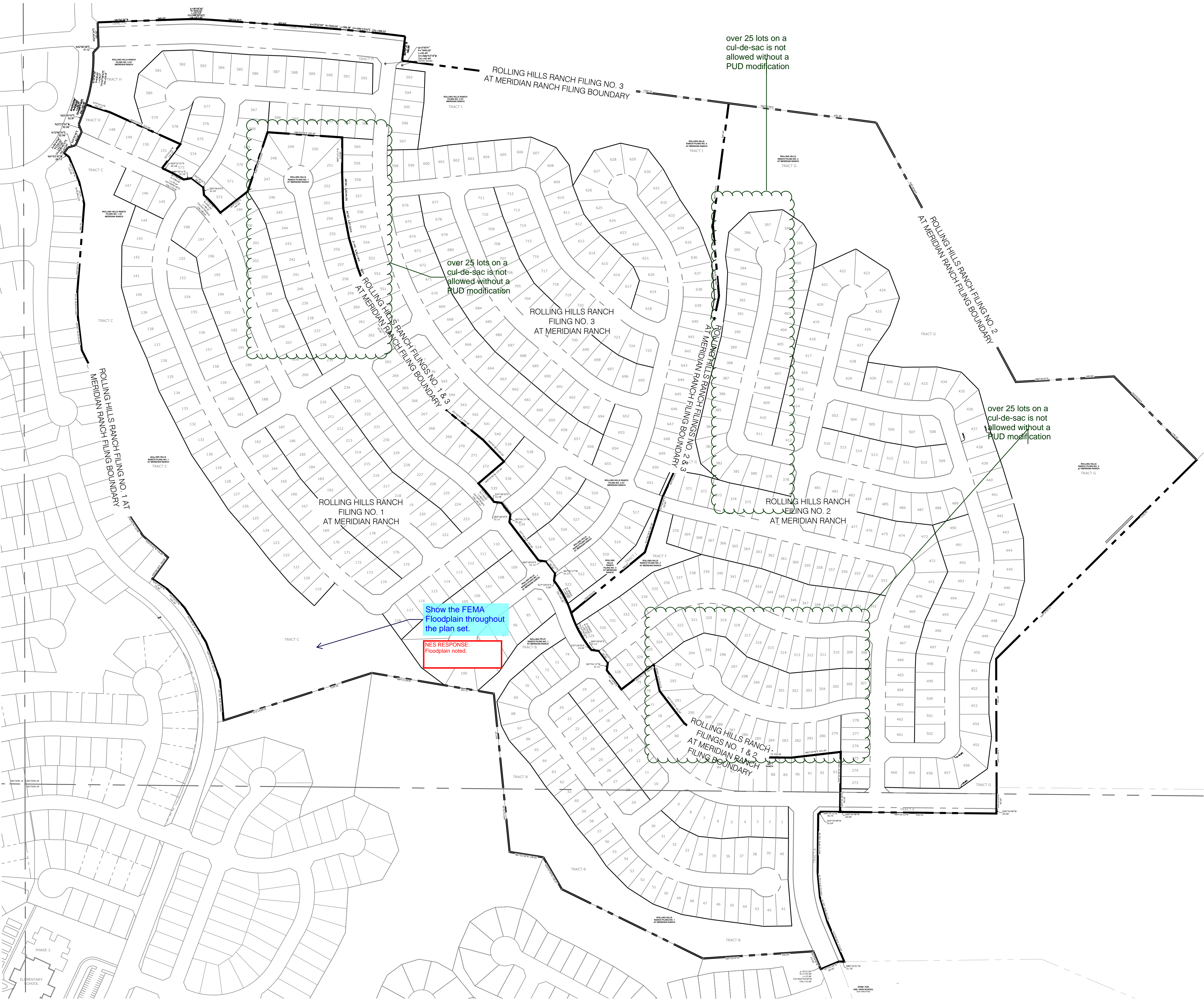
THE FOLLOWING SEVEN (7) COURSES ARE ON SAID BOUNDARY LINE:

51. THENCE N10°04'06"W A DISTANCE OF 162.63 FEET;
52. THENCE N26°31'01"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 103.70 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).

this acreage differs from the zoning map. Please check the legal for the PUDSP, Zoning, and word legal.



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PLANNING, LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

IN ASSOCIATION WITH

SEAL

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

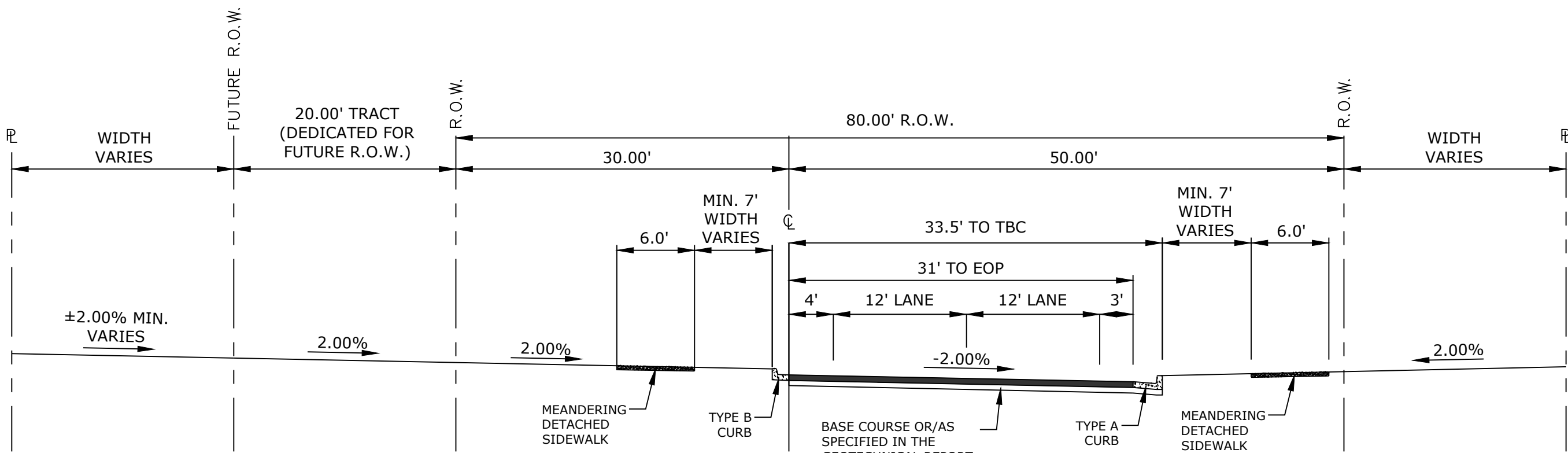
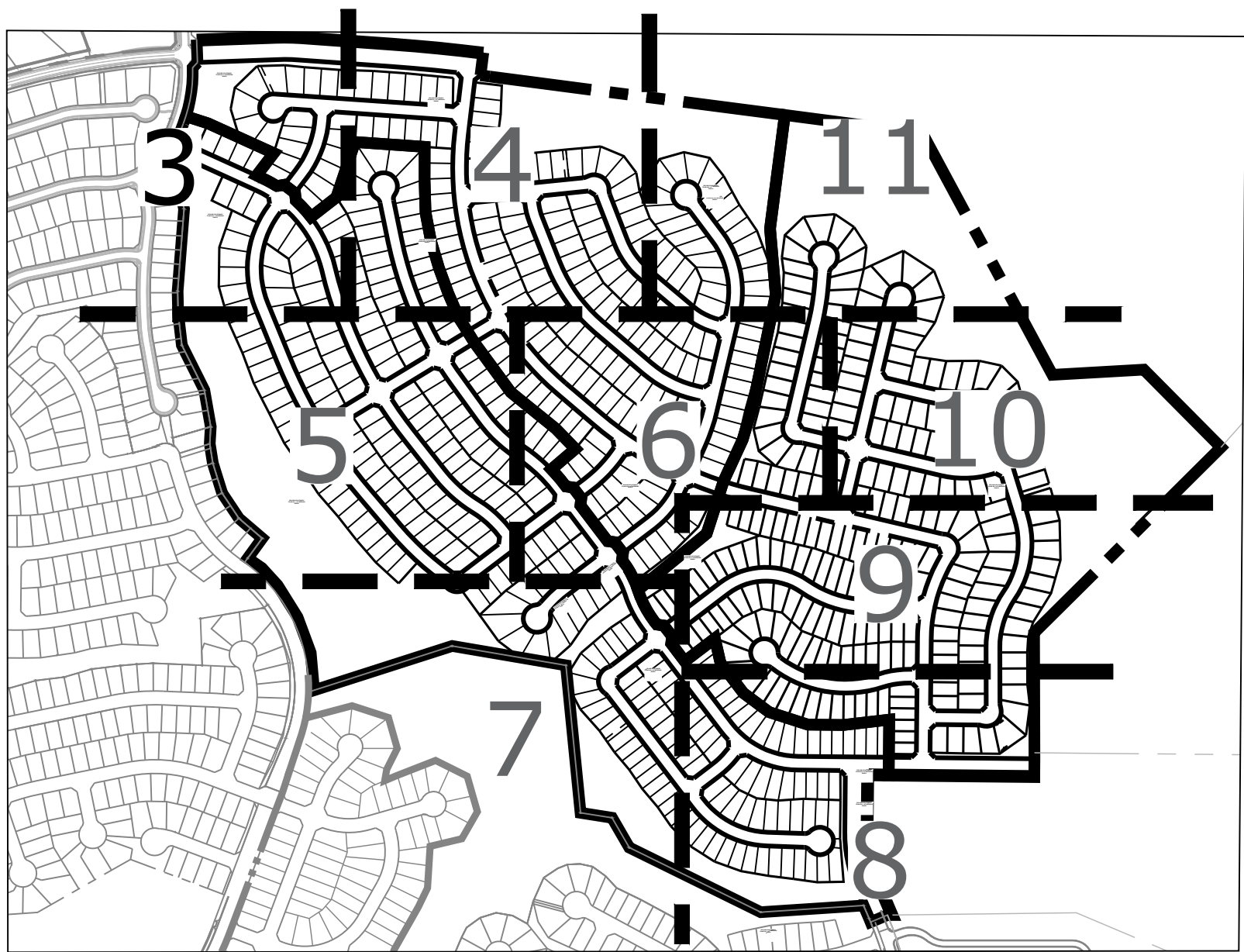
PLANTING PCD# PUDSP-_____

ENTITLEMENT

DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

PUD Development Plan /
Preliminary Plan

Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch



Update to show on the plan view.

NES RESPONSE:
Revised as noted.

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

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

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DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

ENTITLEMENT

DATE: BY: DESCRIPTION:

WEST & SOUTH
SITE PLAN

3
OF 34

PCD# PUDSP-_____



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DATE:	October 19, 2019
PROJECT MGR:	J. Romero
PREPARED BY:	K. Marshall

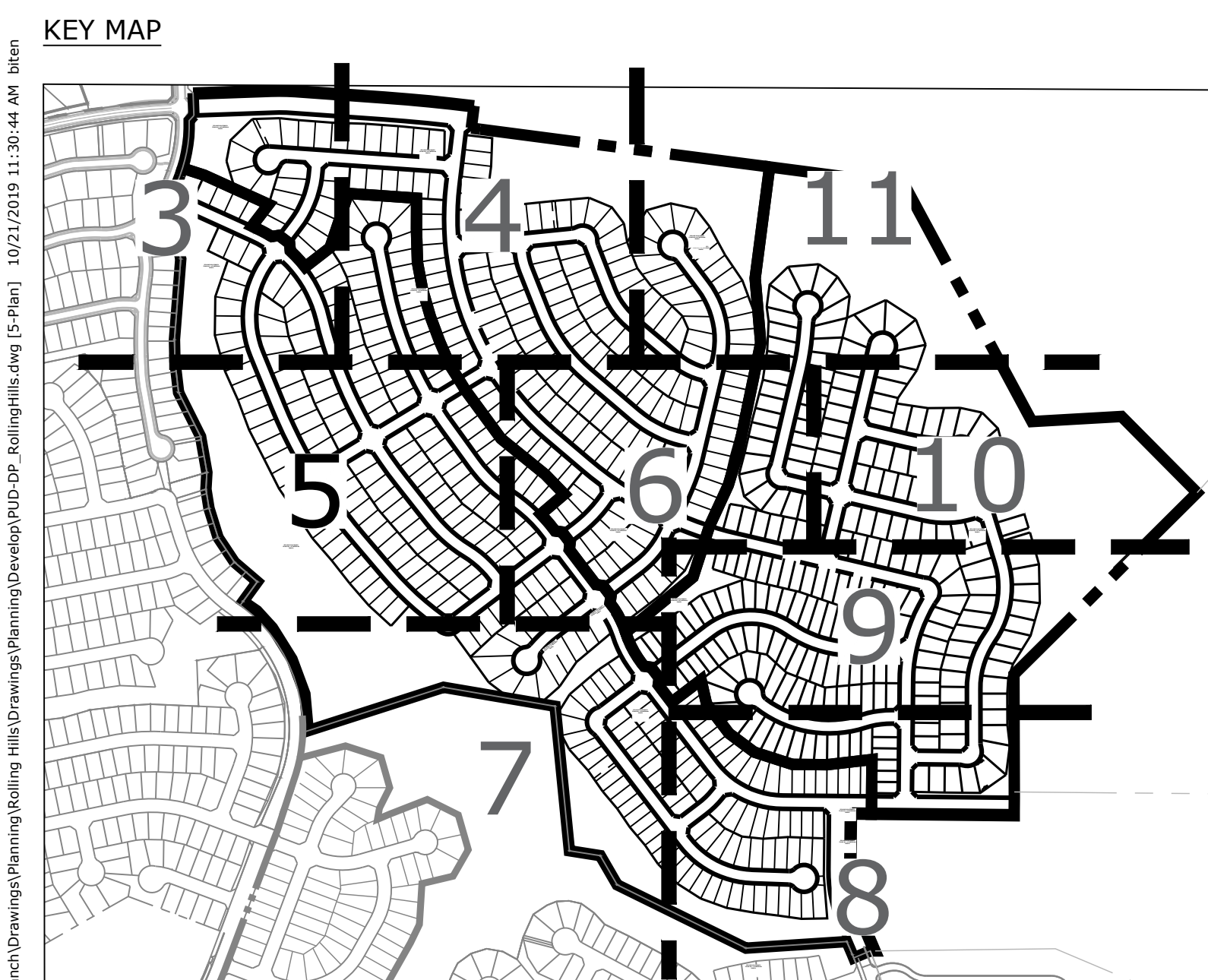
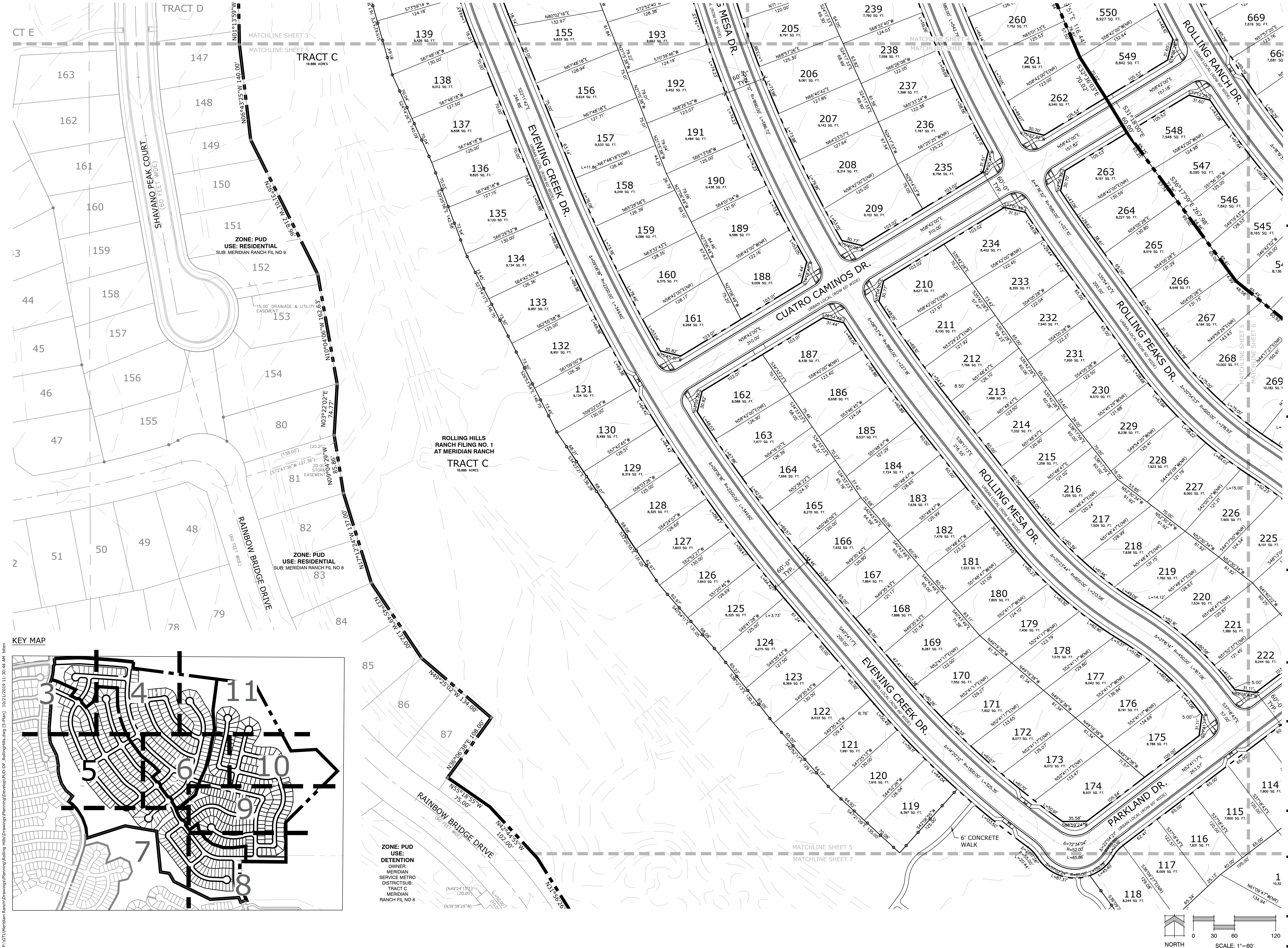
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DATE	BY	DESCRIPTION

WEST & SOUTH SITE PLAN

4
OF 34

PCD# PUDSP-_____



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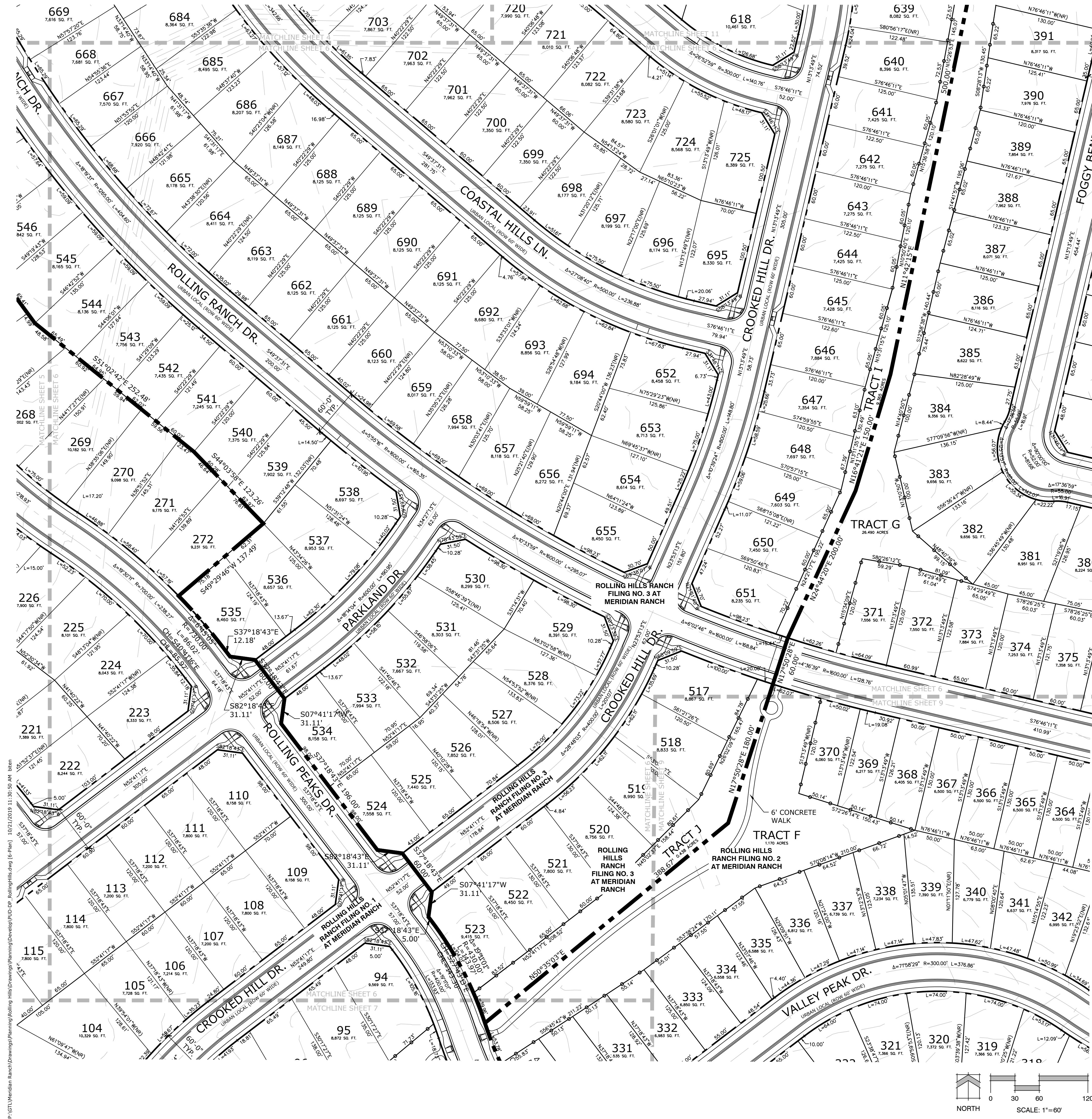
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PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

PROJECT INFO
DATE: _____
PROJECT MGR: _____
PREPARED BY: _____

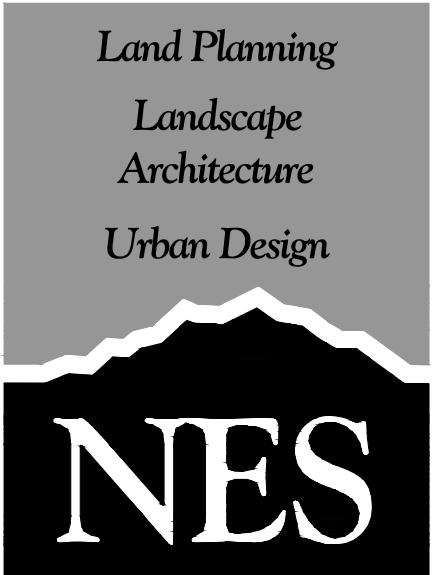
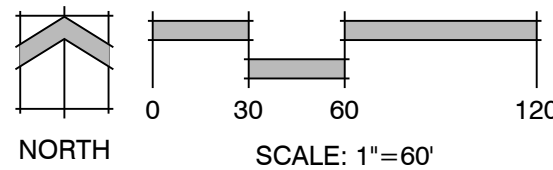
ENTITLEMENT

DATE	BY	DESCRIPTION

WEST & SOUTH SITE PLAN



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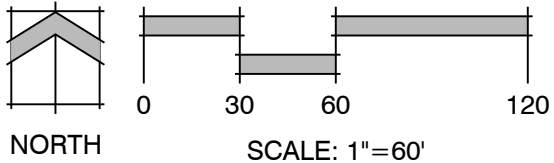
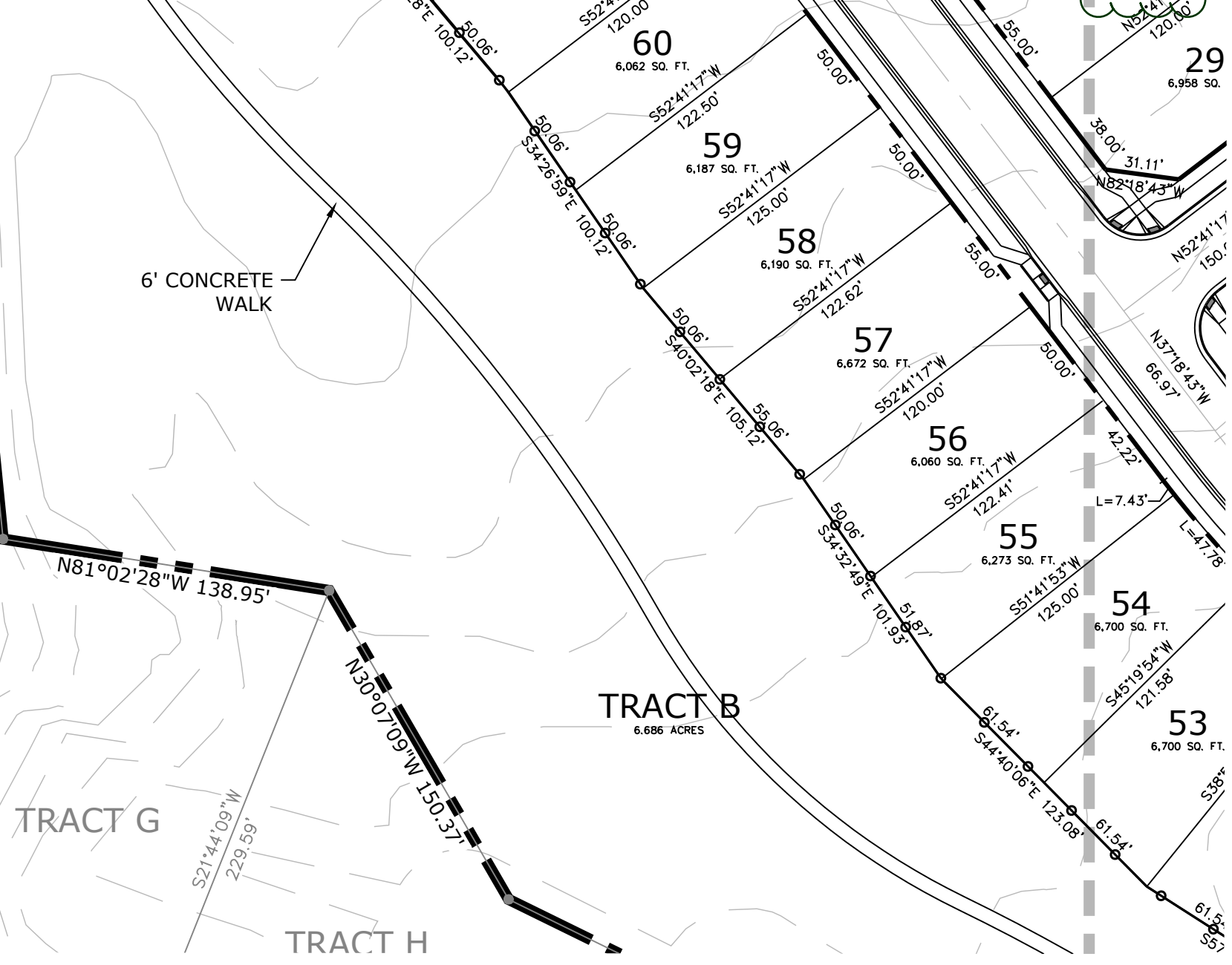
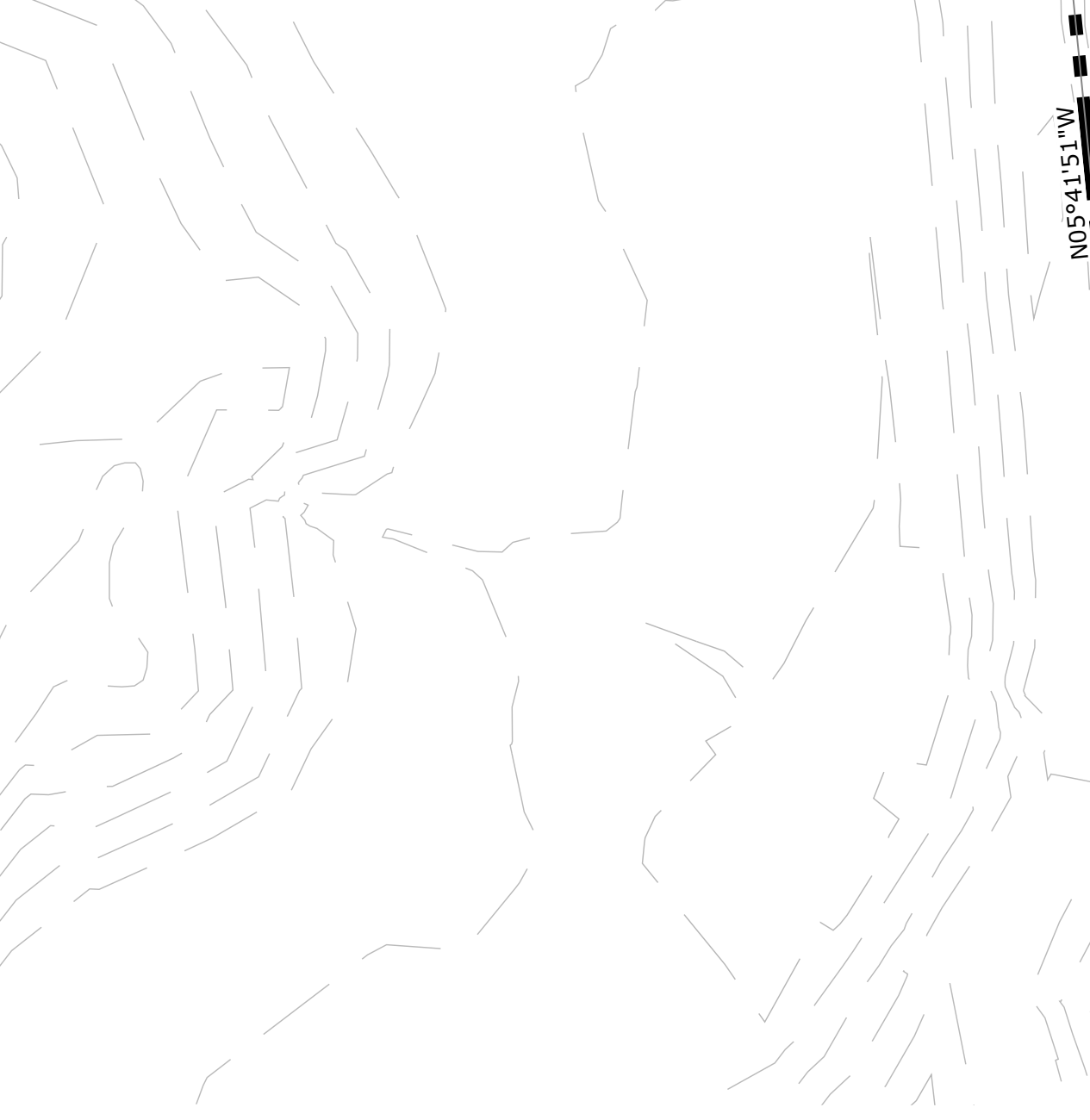
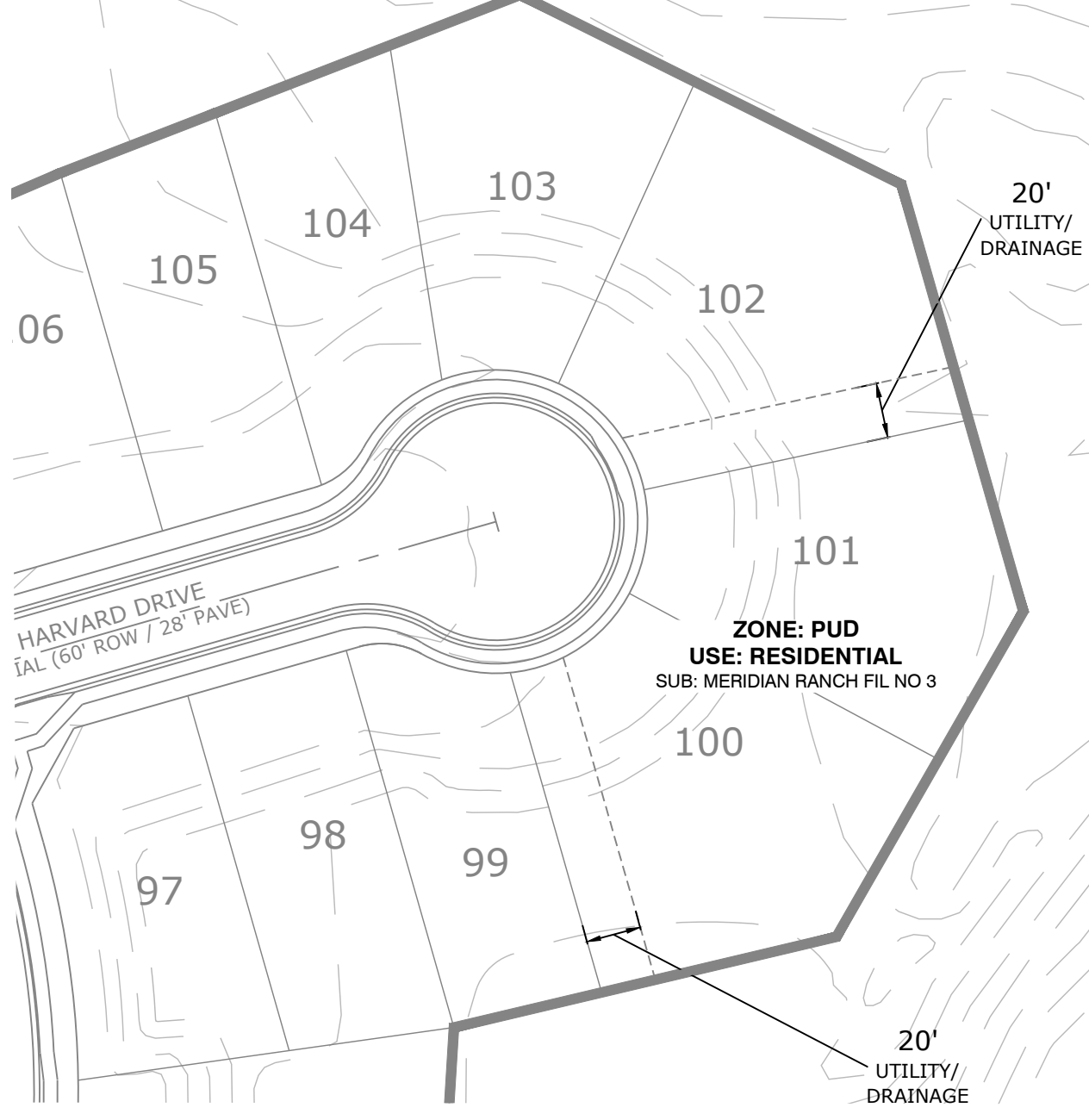
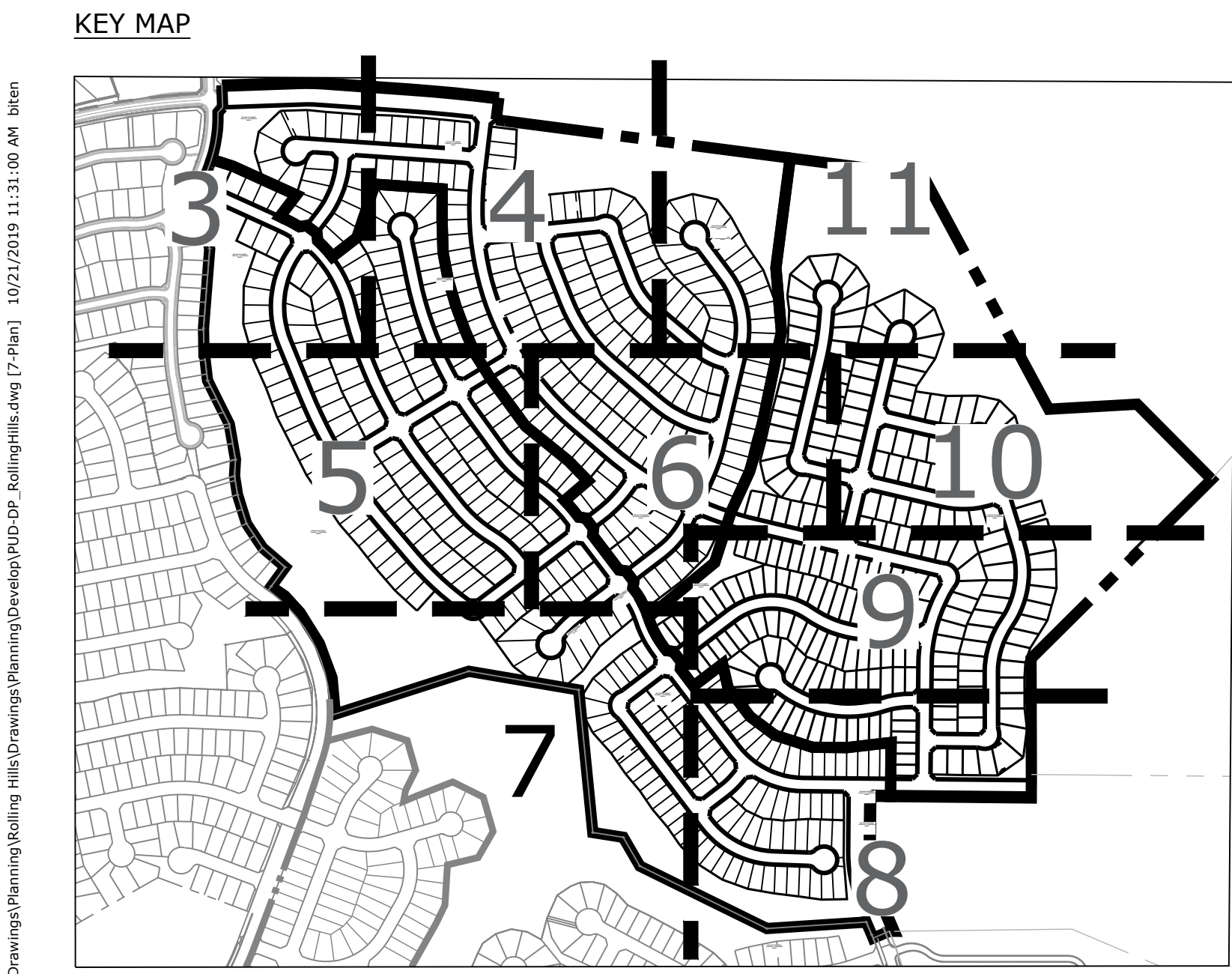
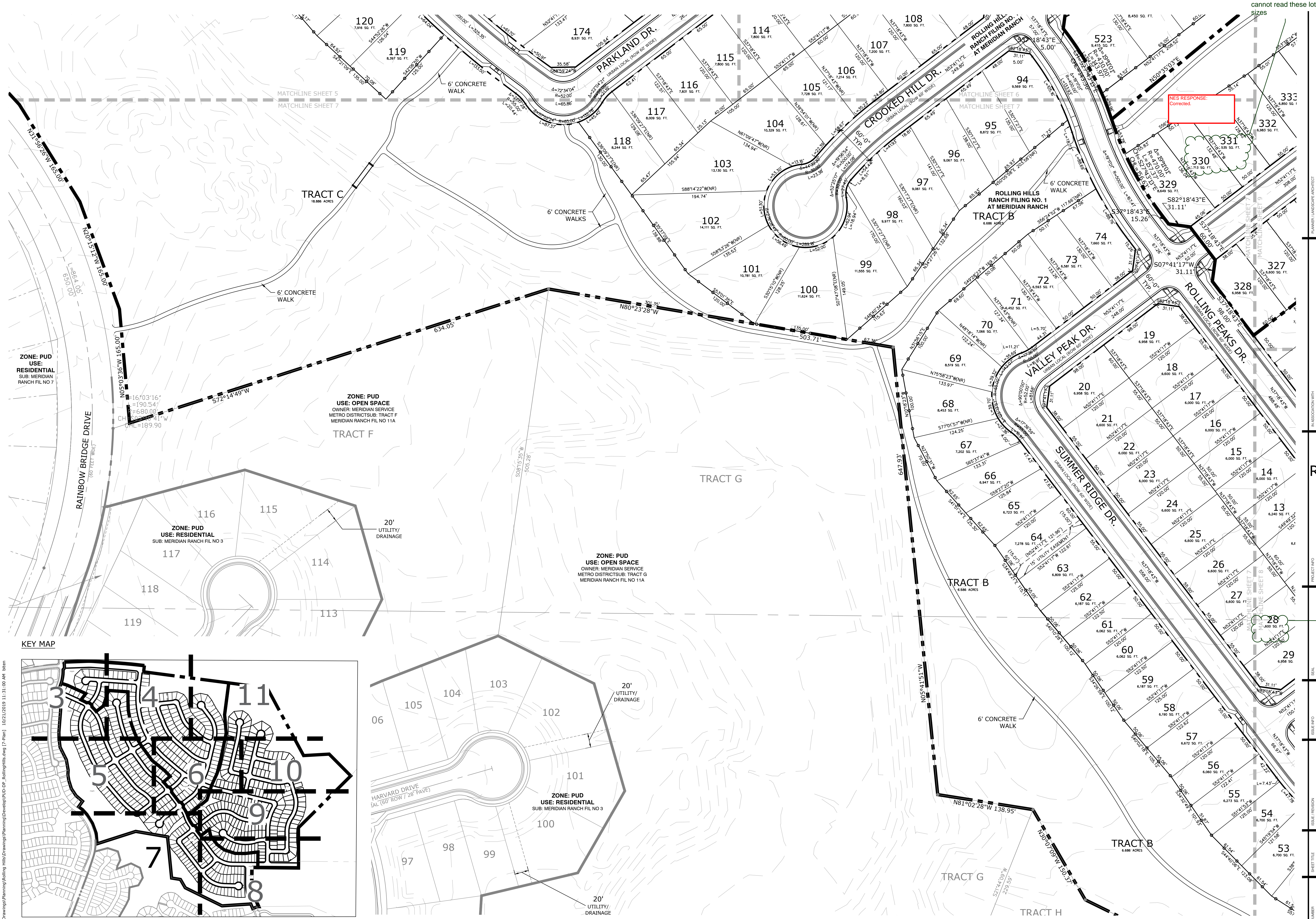
ENTITLEMENT

DATE: BY: DESCRIPTION:

WEST & SOUTH SITE PLAN

6 OF 34

PCD# PUDSP-



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PUD Development Plan /
Preliminary Plan

DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

cannot read this

ENTITLEMENT

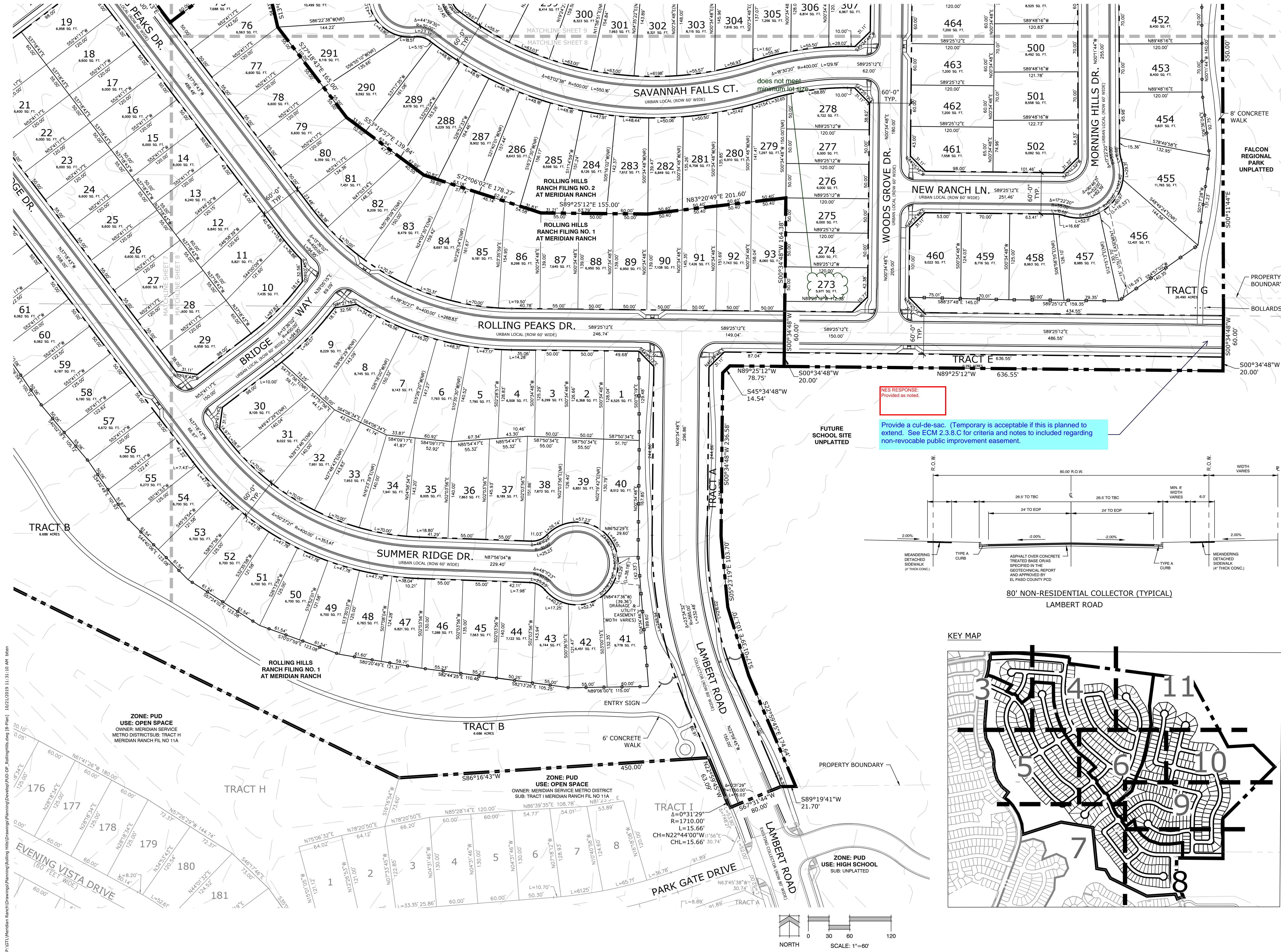
DATE	BY	DESCRIPTION

WEST & SOUTH SITE PLAN

7
OF 34

PCD# PUDSP-_____

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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: K. Marshall

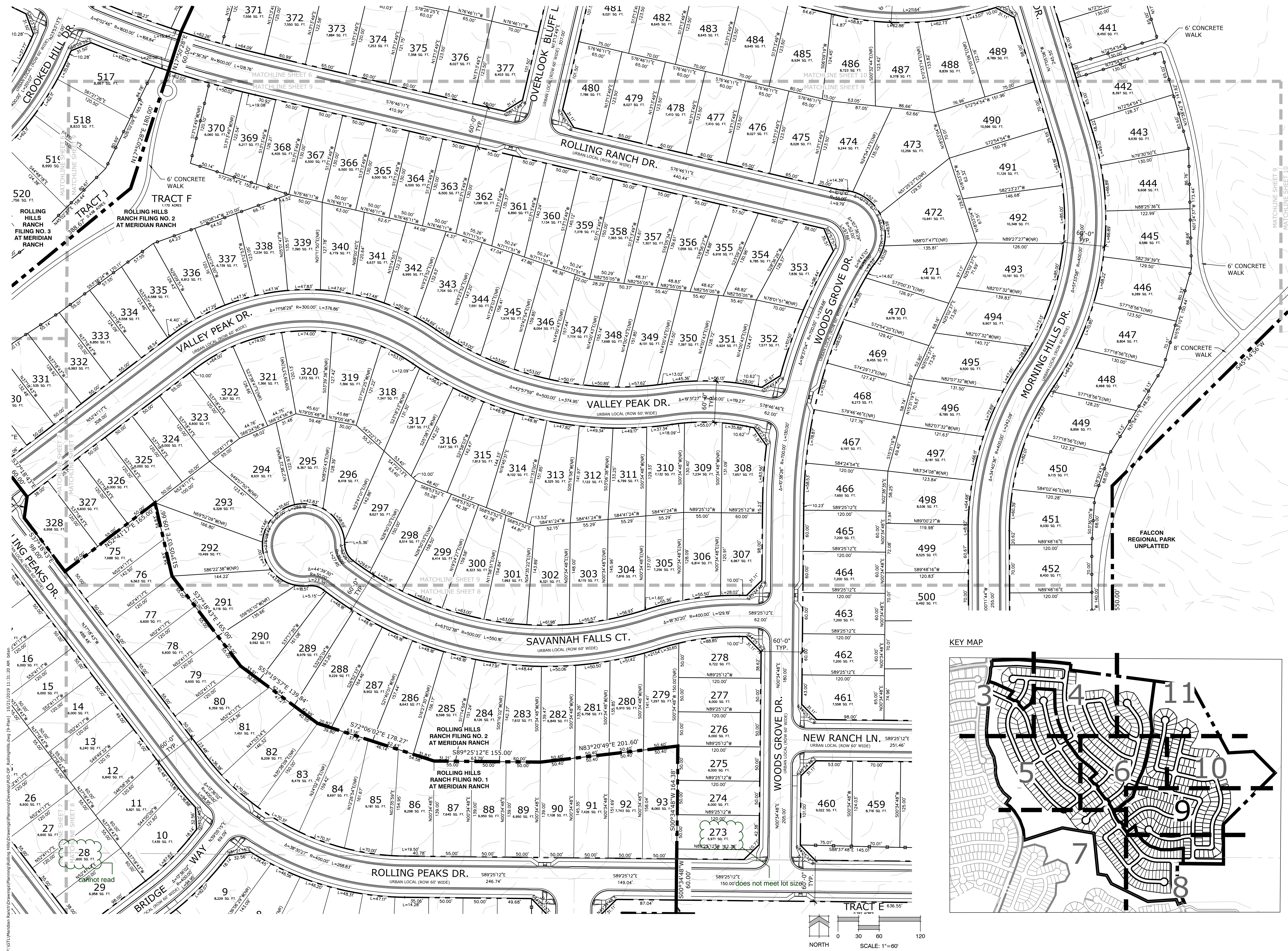
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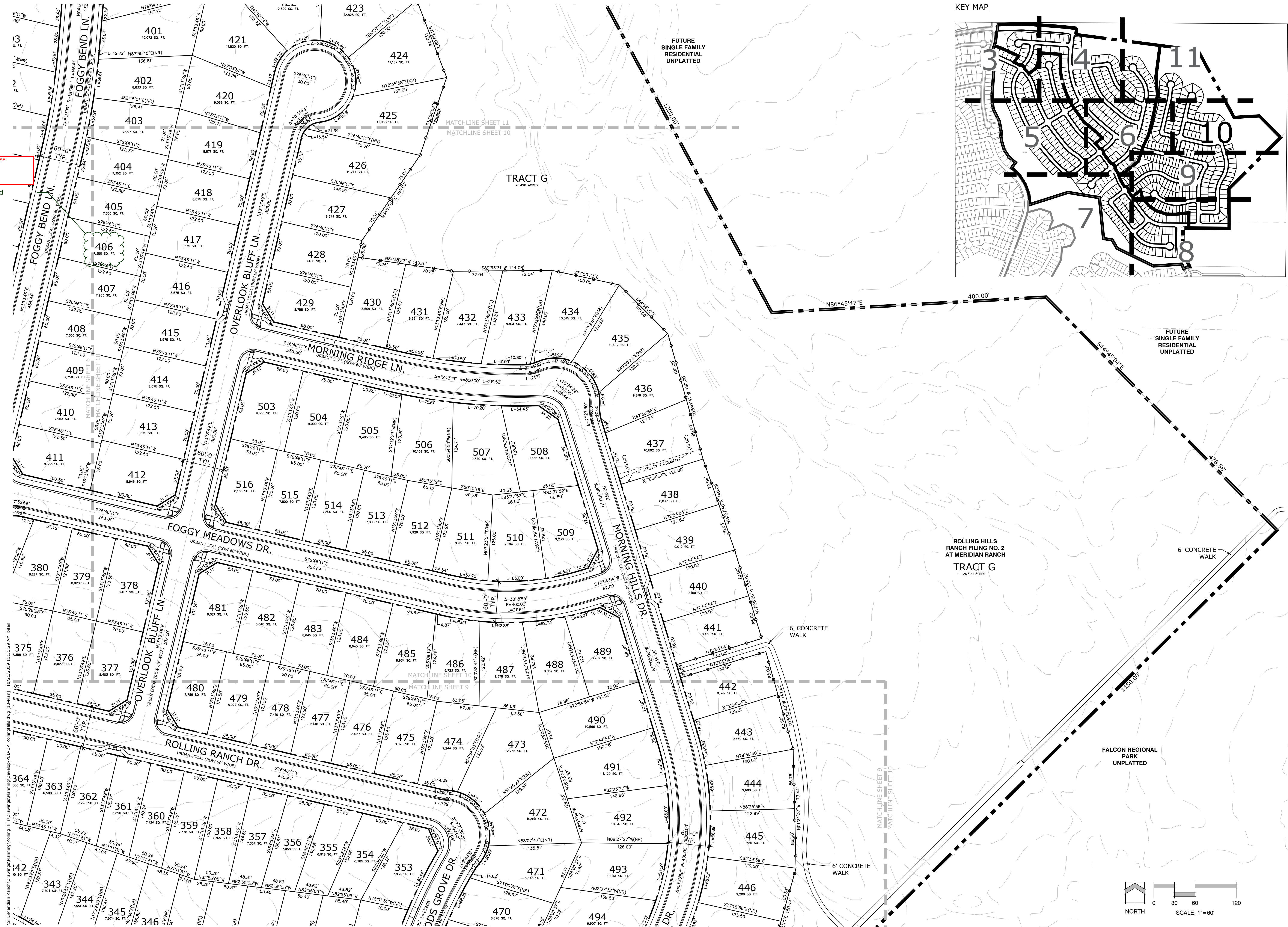
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WEST & SOUTH SITE PLAN

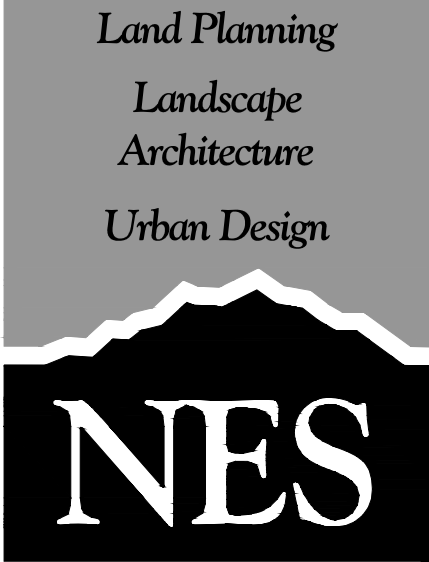
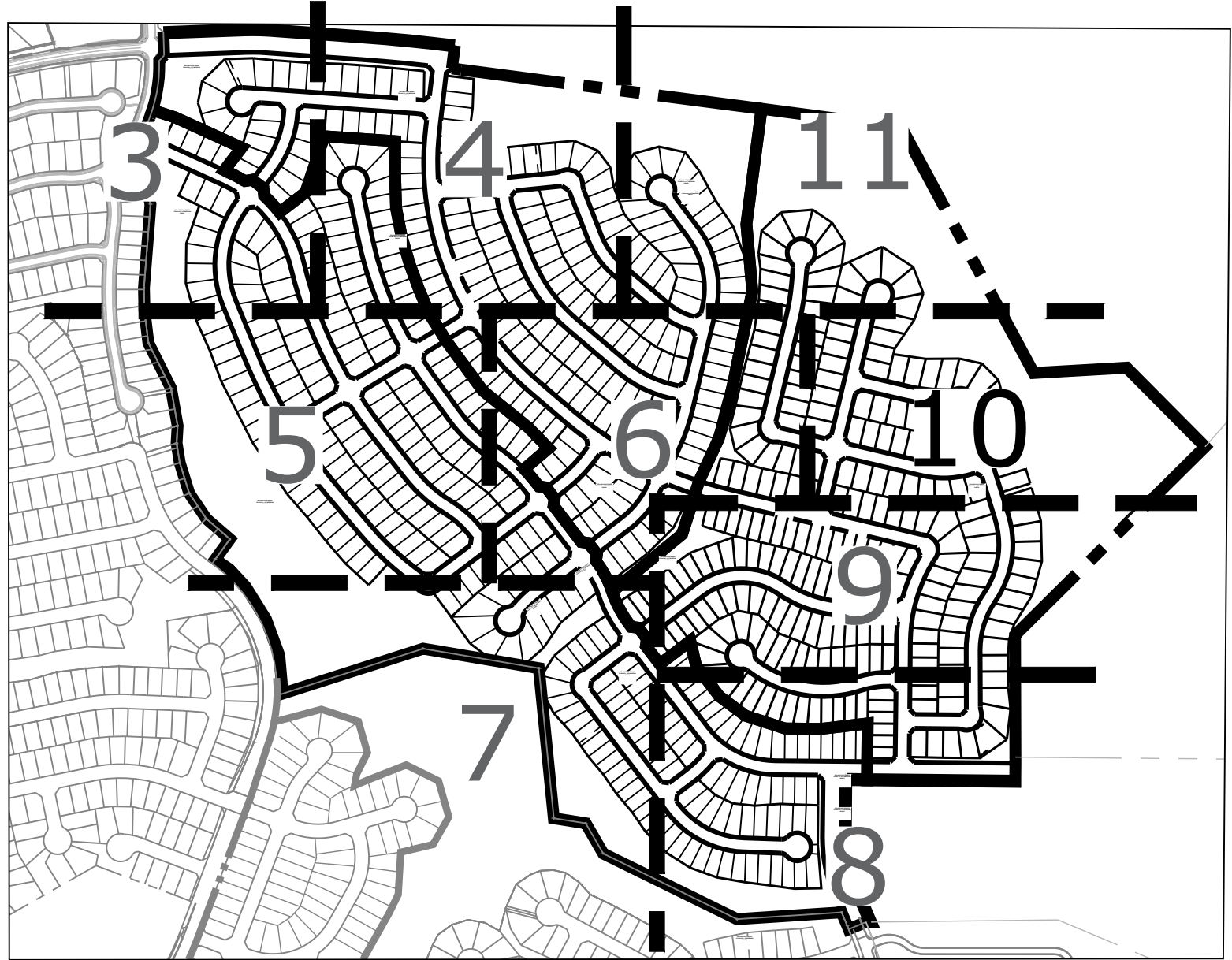
9
OF 34

PCD# PUDSP-





KEY MAP



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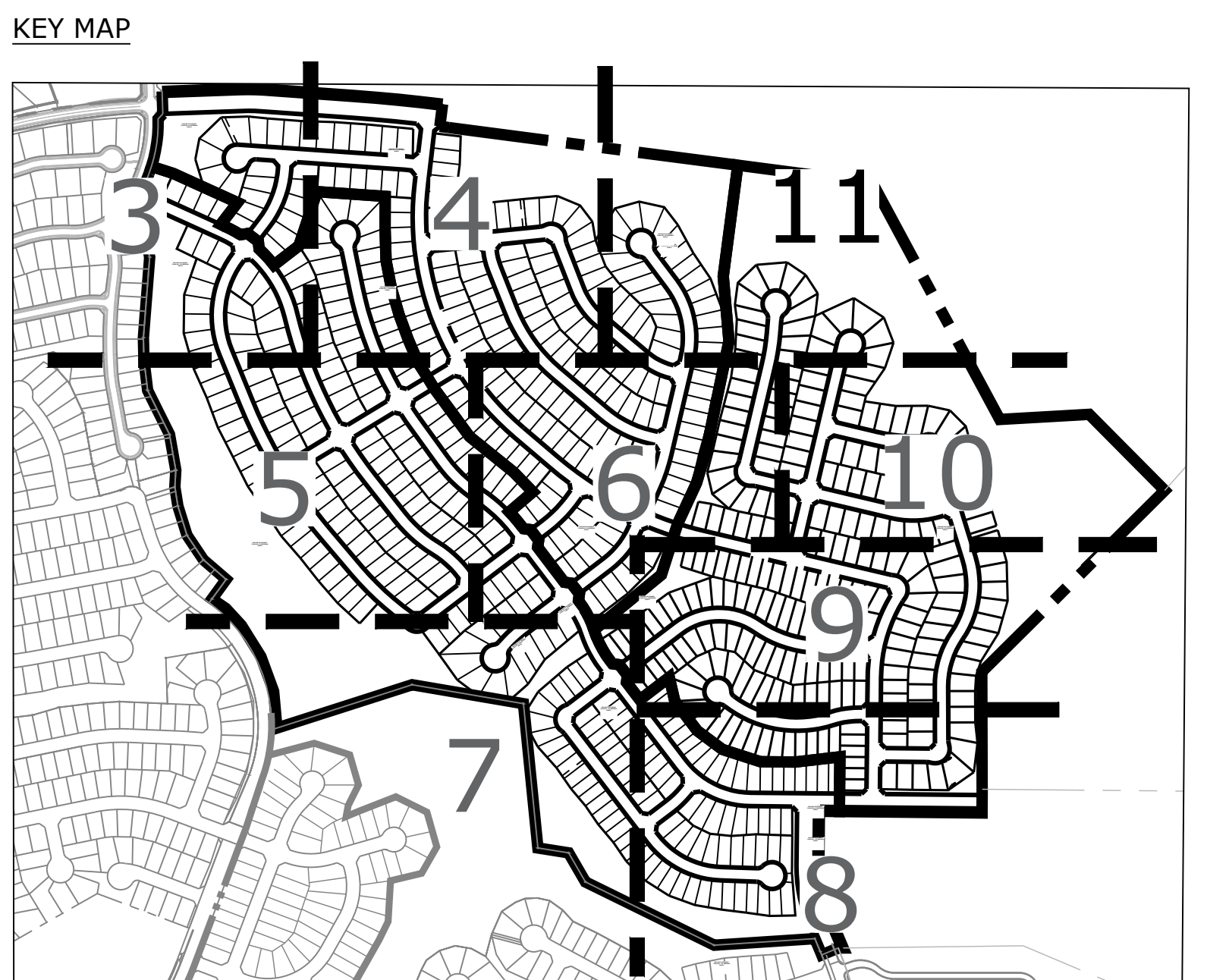
ENTITLEMENT

DATE: BY: DESCRIPTION:

WEST & SOUTH SITE PLAN

10
OF 34

PCD# PUDSP-



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DATE:	BY:	DESCRIPTION:

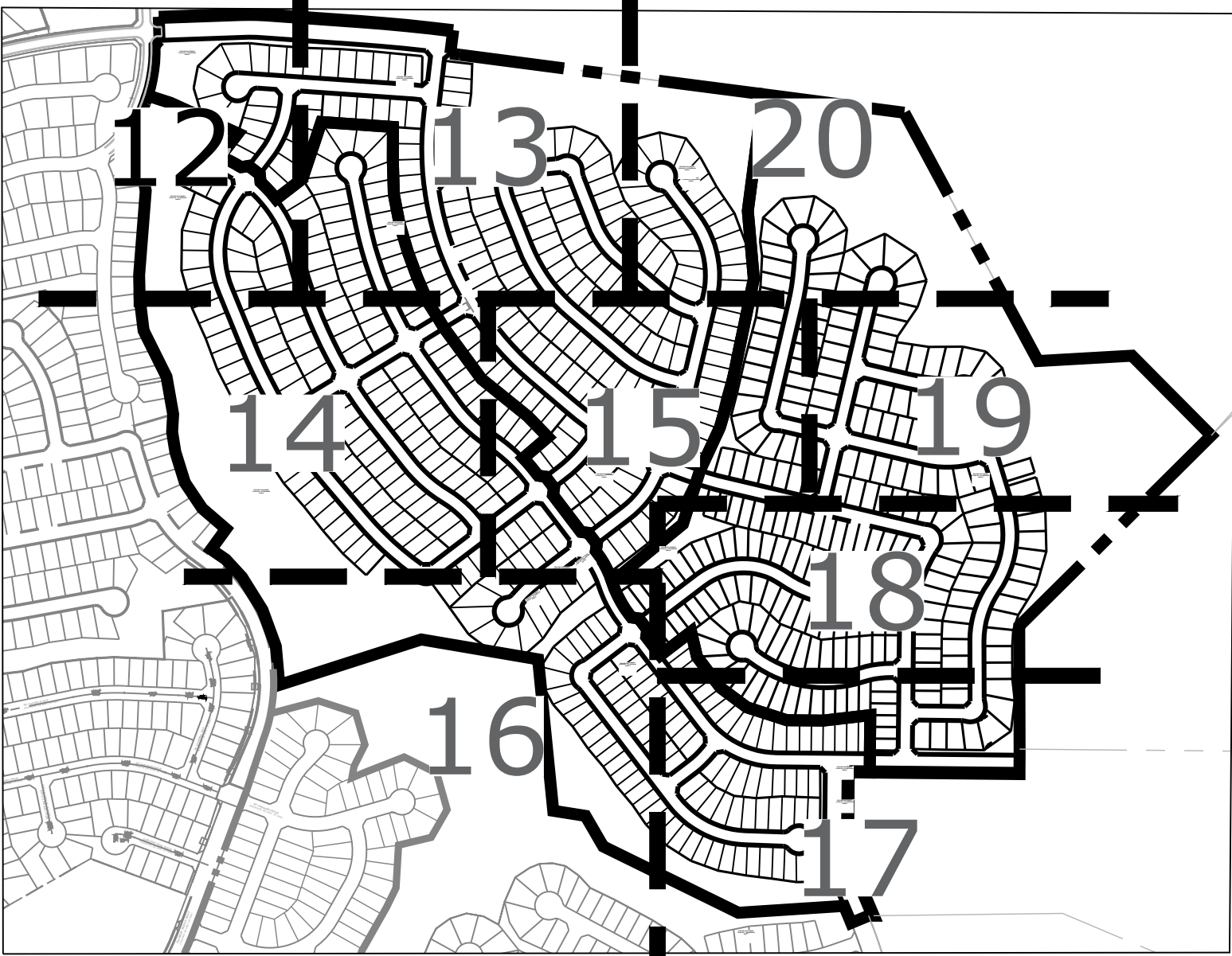
WEST & SOUTH SITE PLAN

11
OF 34

PCD# PUDSP-_____

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KEY MAP



Provide contour labels for both the existing and proposed contours. Typical for all grading sheets.

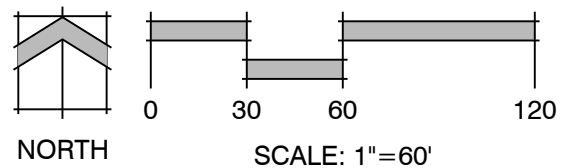
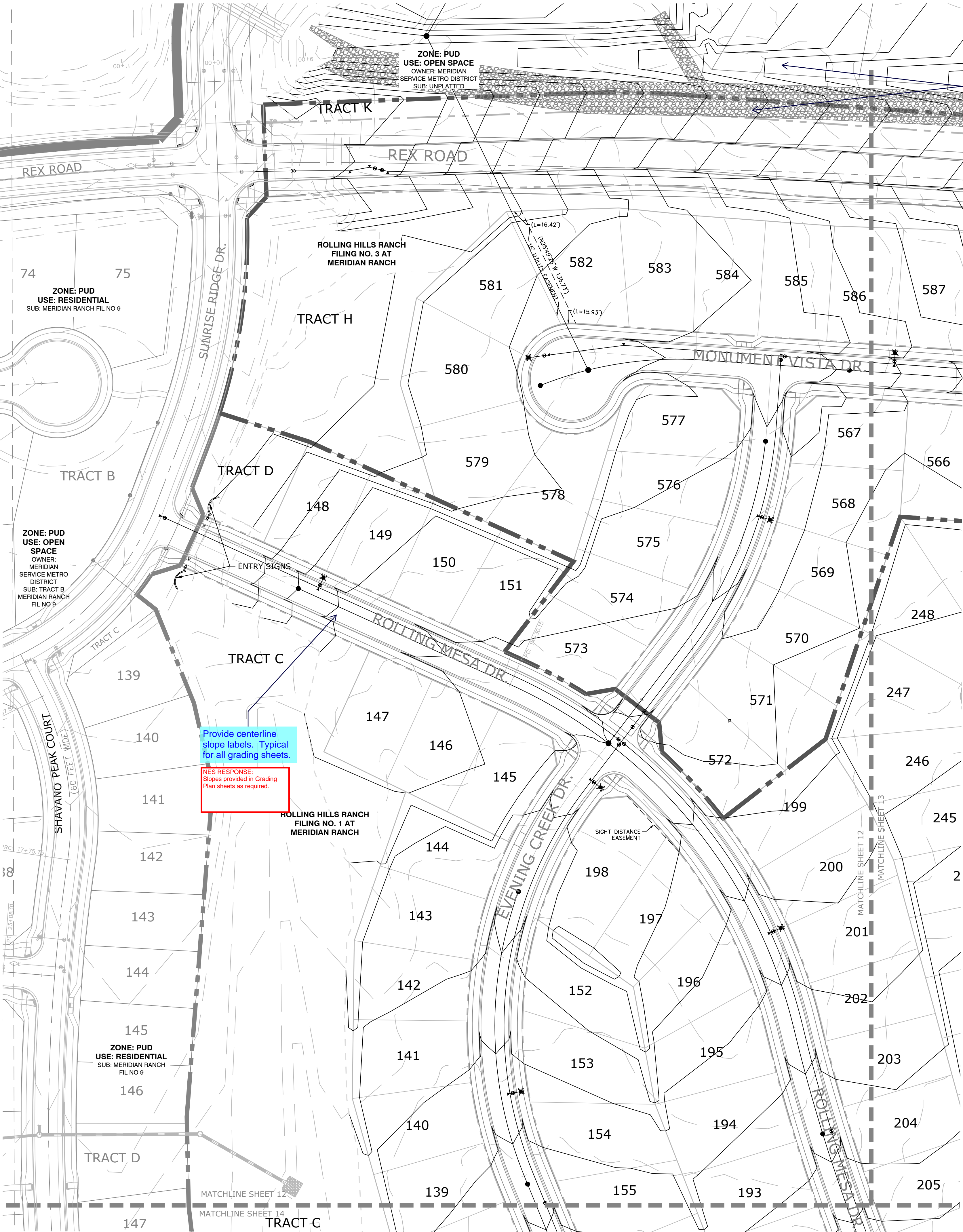
NES RESPONSE:
Corrected: Notation of grading elevations not noted in current checklist.

Provide centerline slope labels. Typical for all grading sheets.

NES RESPONSE:
Slopes provided in Grading Plan sheets as required.

Adjust riprap hatch to the proposed channel

NES RESPONSE:
Corrected.



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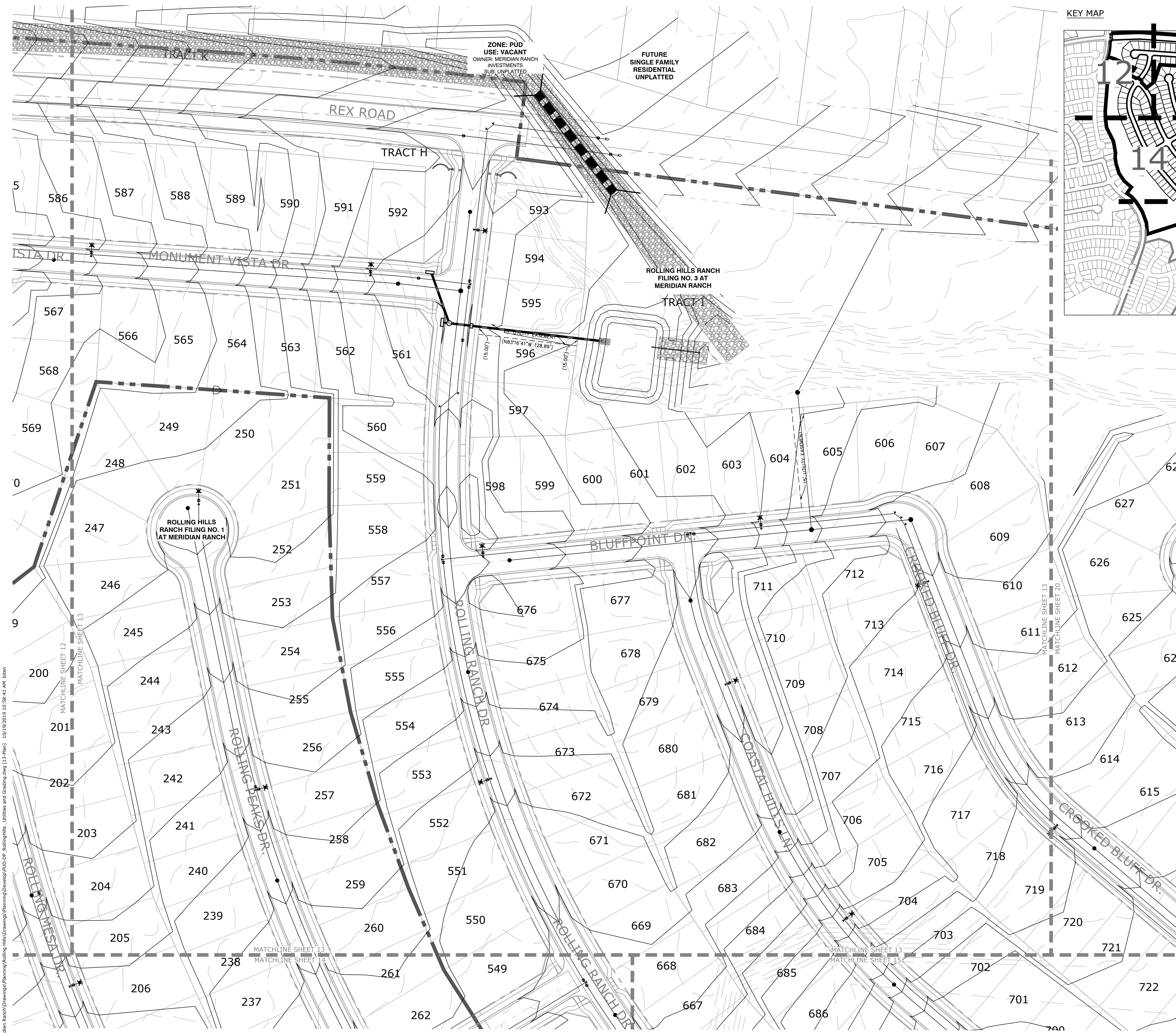
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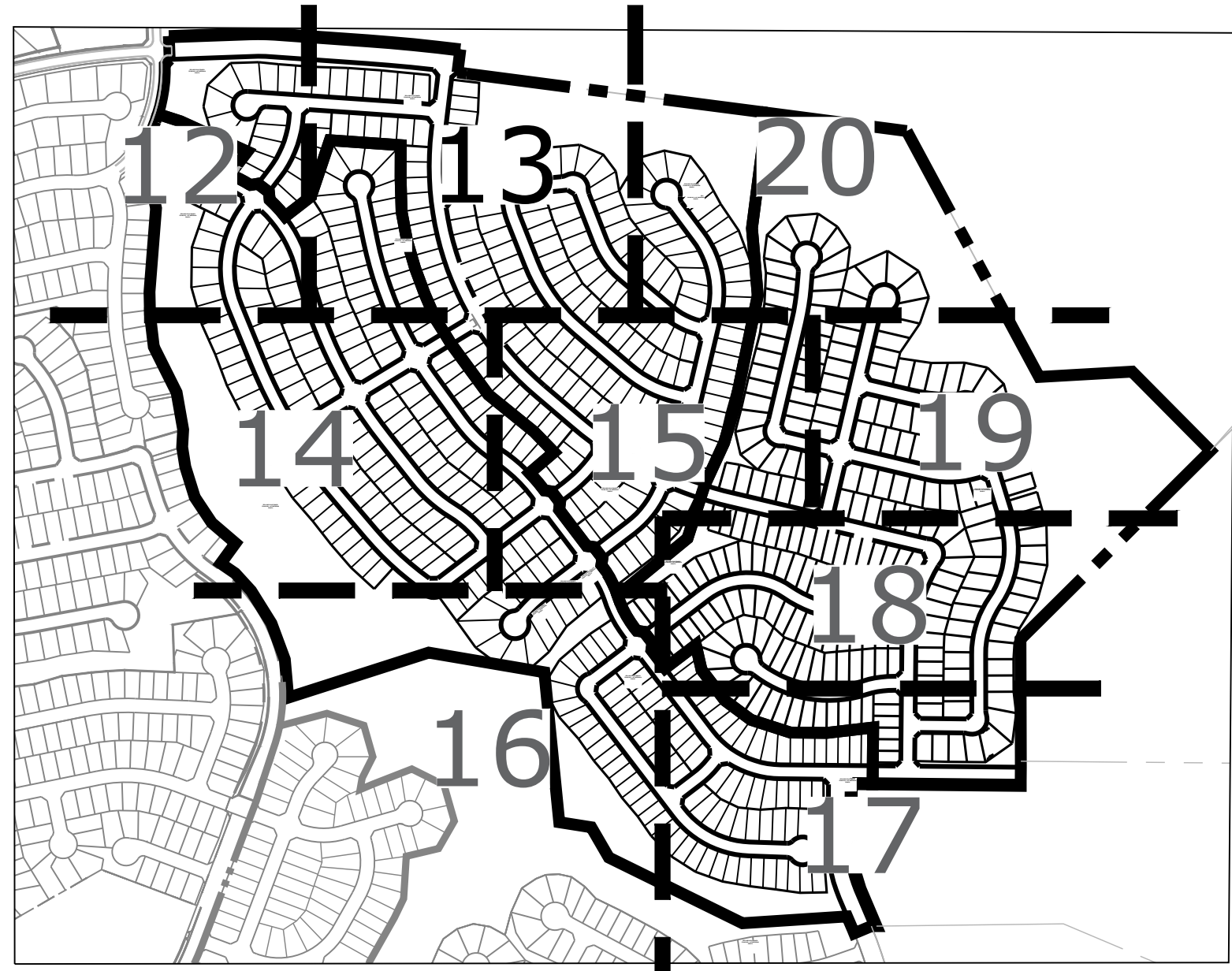
GRADING AND UTILITIES

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OF 34

PCD# PUDSP-_____



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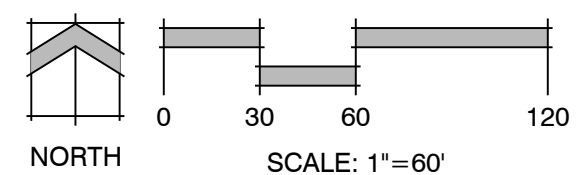
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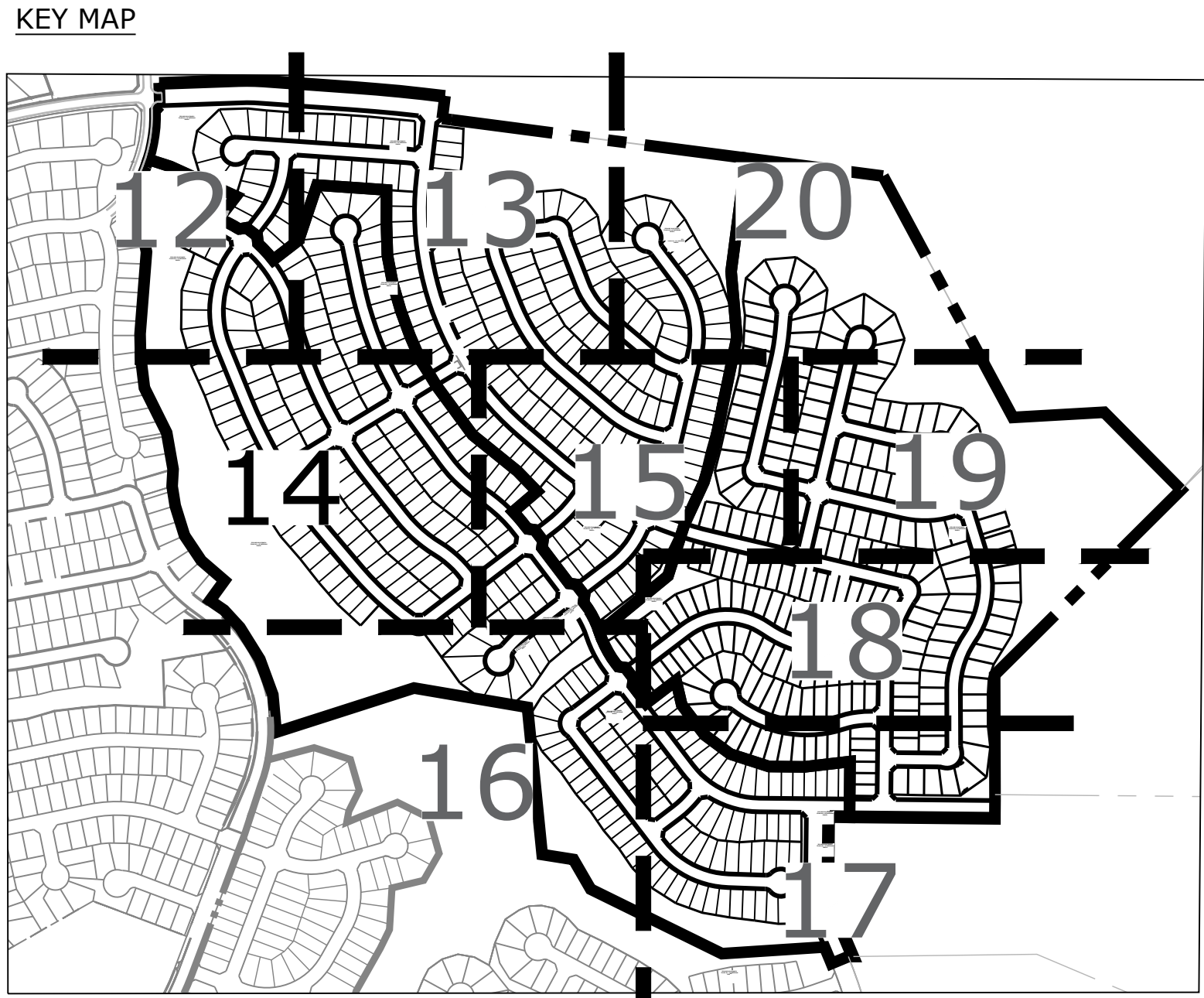
DATE: BY: DESCRIPTION:

GRADING AND UTILITIES

13
OF 34

PCD# PUDSP-_____





ZONE: PUD
USE: DETENTION
OWNER: MERIDIAN
SERVICE METRO
DISTRICTS: SUB: TRACT C
MERIDIAN RANCH FIL NO 3

N54°01'27"E 25.00'

NES RESPONSE: Corrected.

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

NES RESPONSE: Corrected.

GRADING AND UTILITIES

14 OF 34

PCD# PUDSP-

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DATE: BY: DESCRIPTION:

Update title to Preliminary Grading

GRADING AND UTILITIES

14 OF 34

PCD# PUDSP-

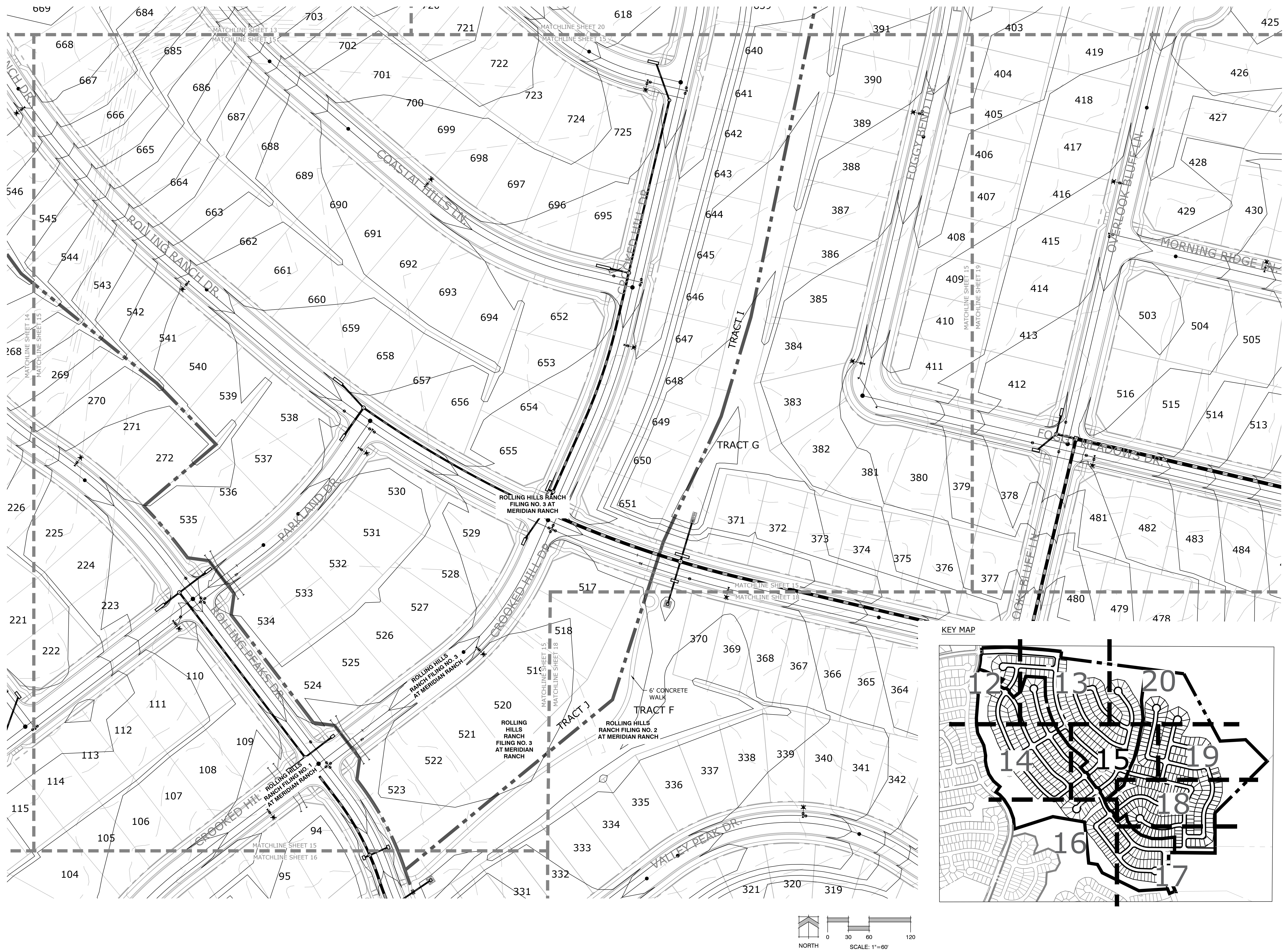
PUD Development Plan /
Preliminary Plan

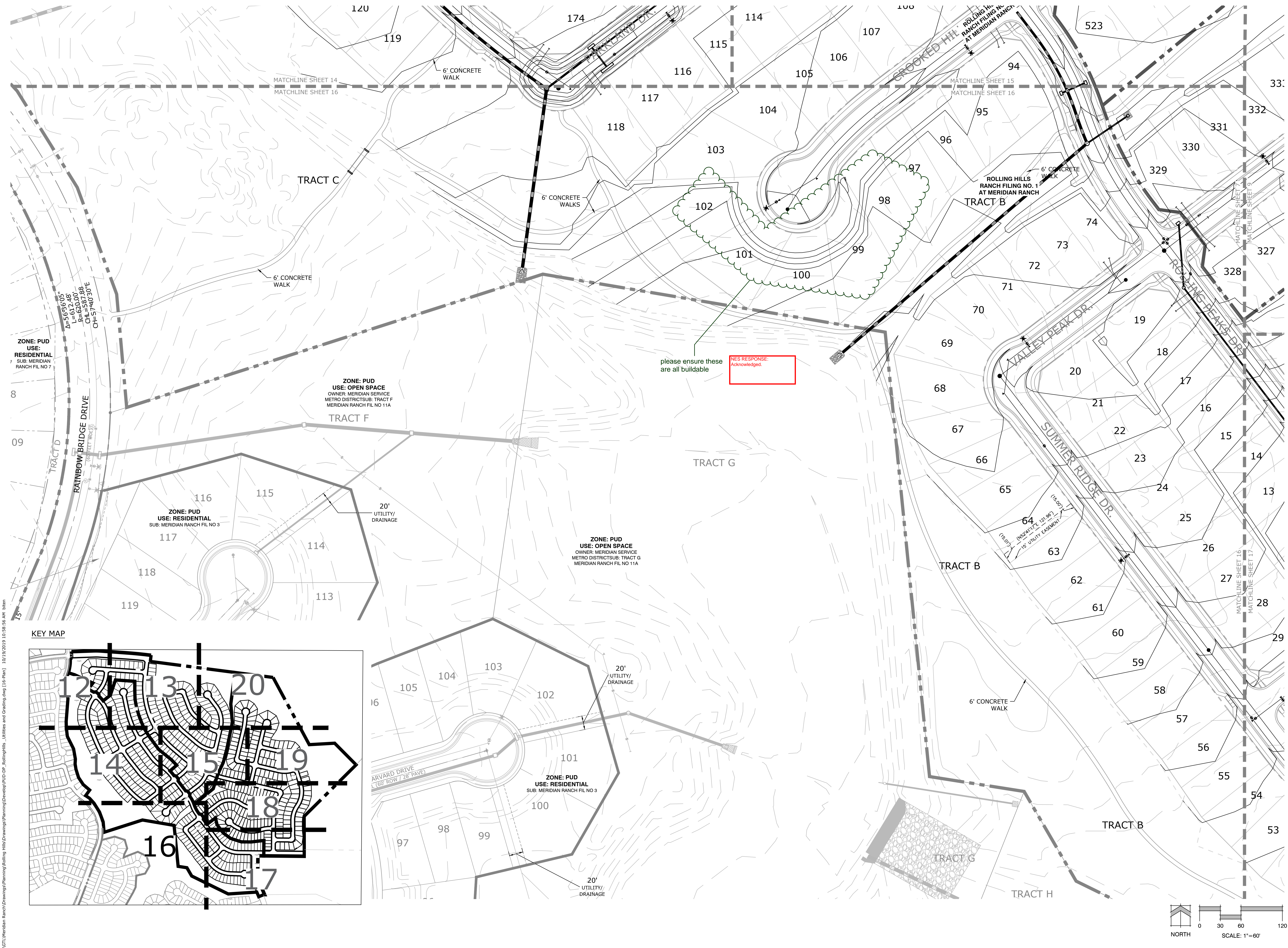
DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

DATE:	BY:	DESCRIPTION:
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15
OF 34

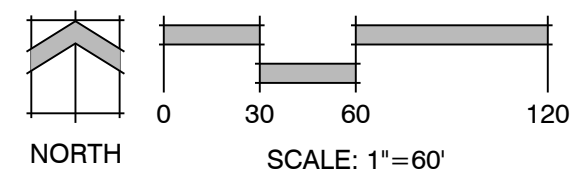
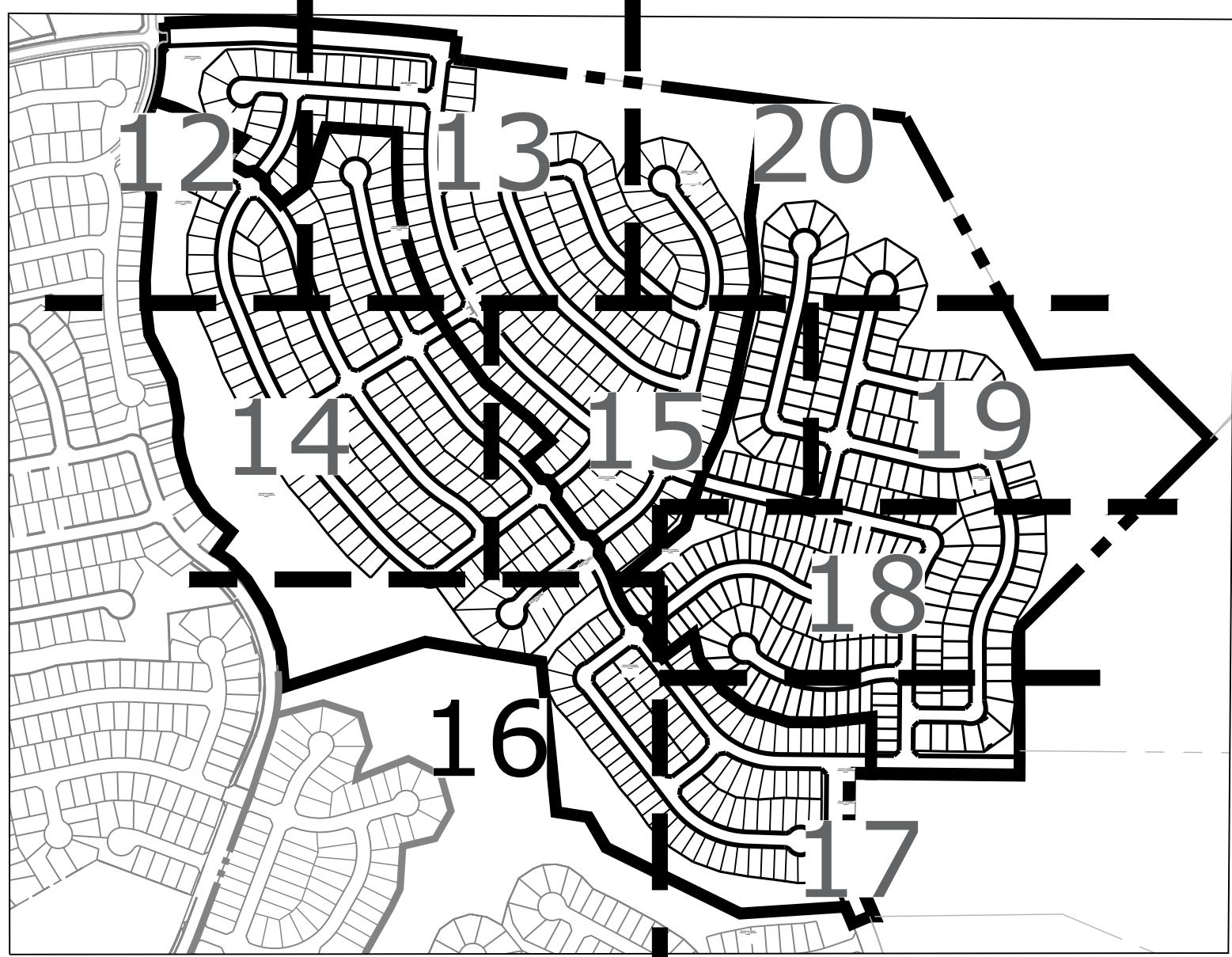
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KEY MAP



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PROJECT MGR:	J. Romero
PREPARED BY:	K. Marshall

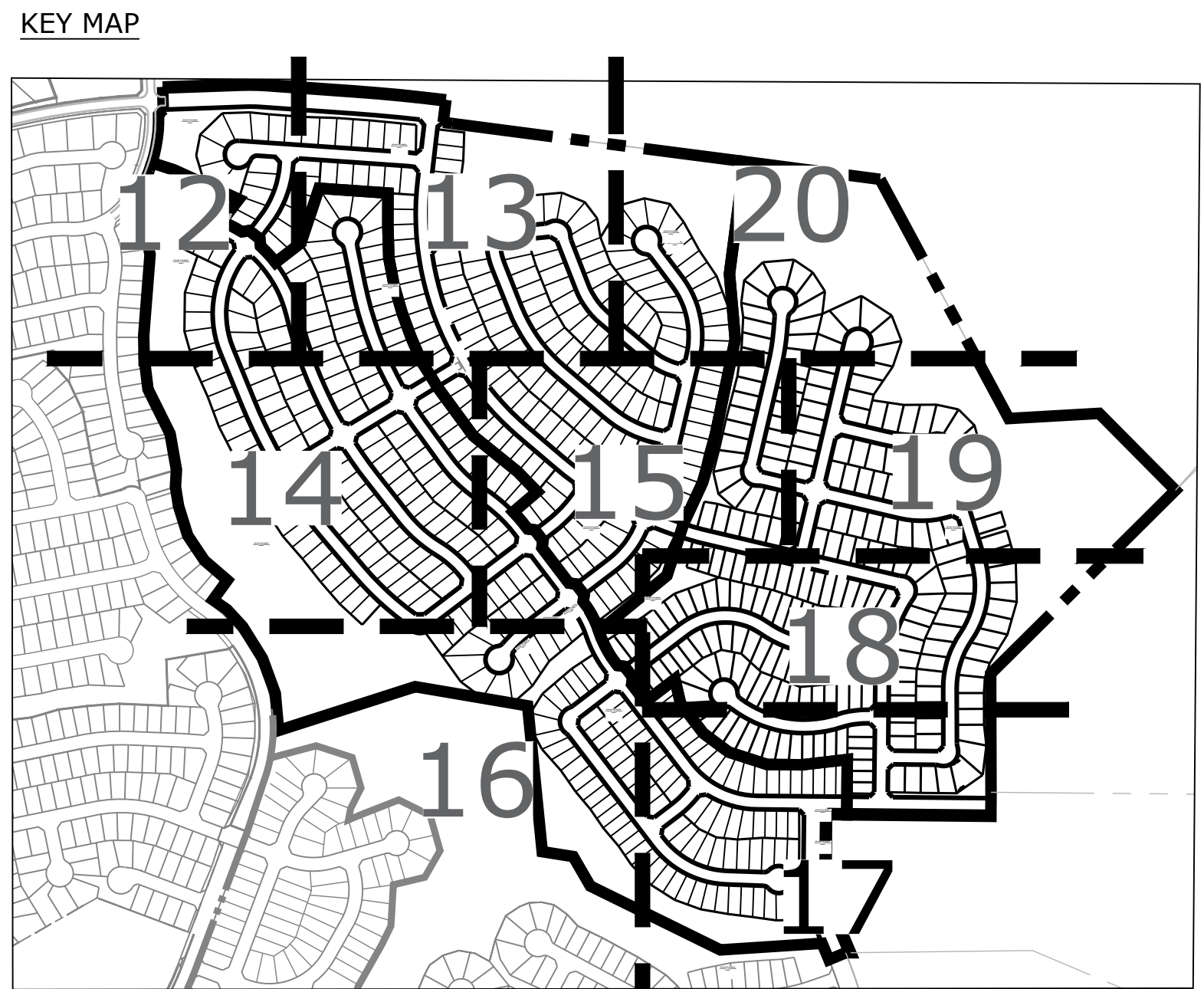
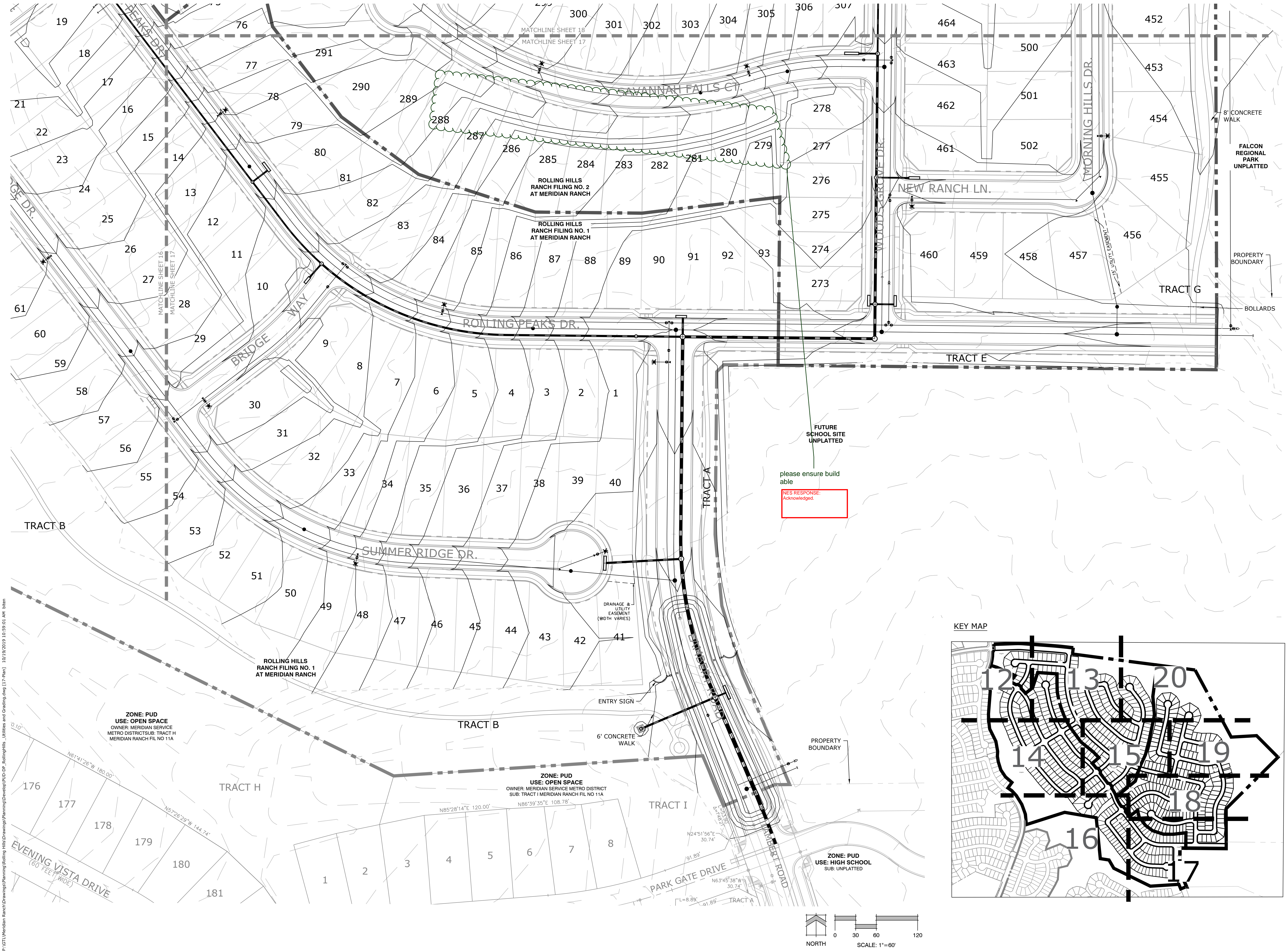
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GRADING AND
UTILITIES

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OF 34

PCD# PUDSP-_____



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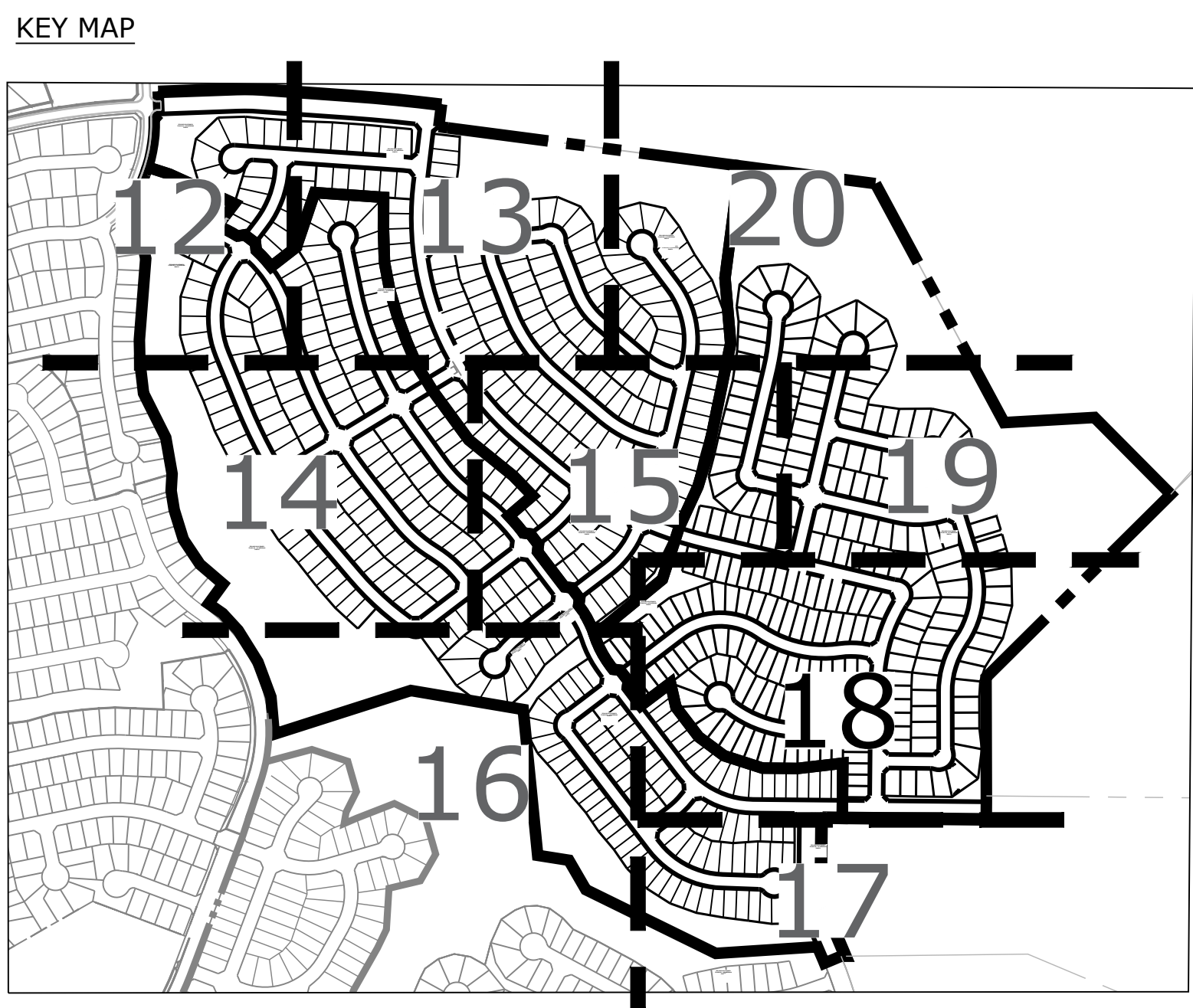
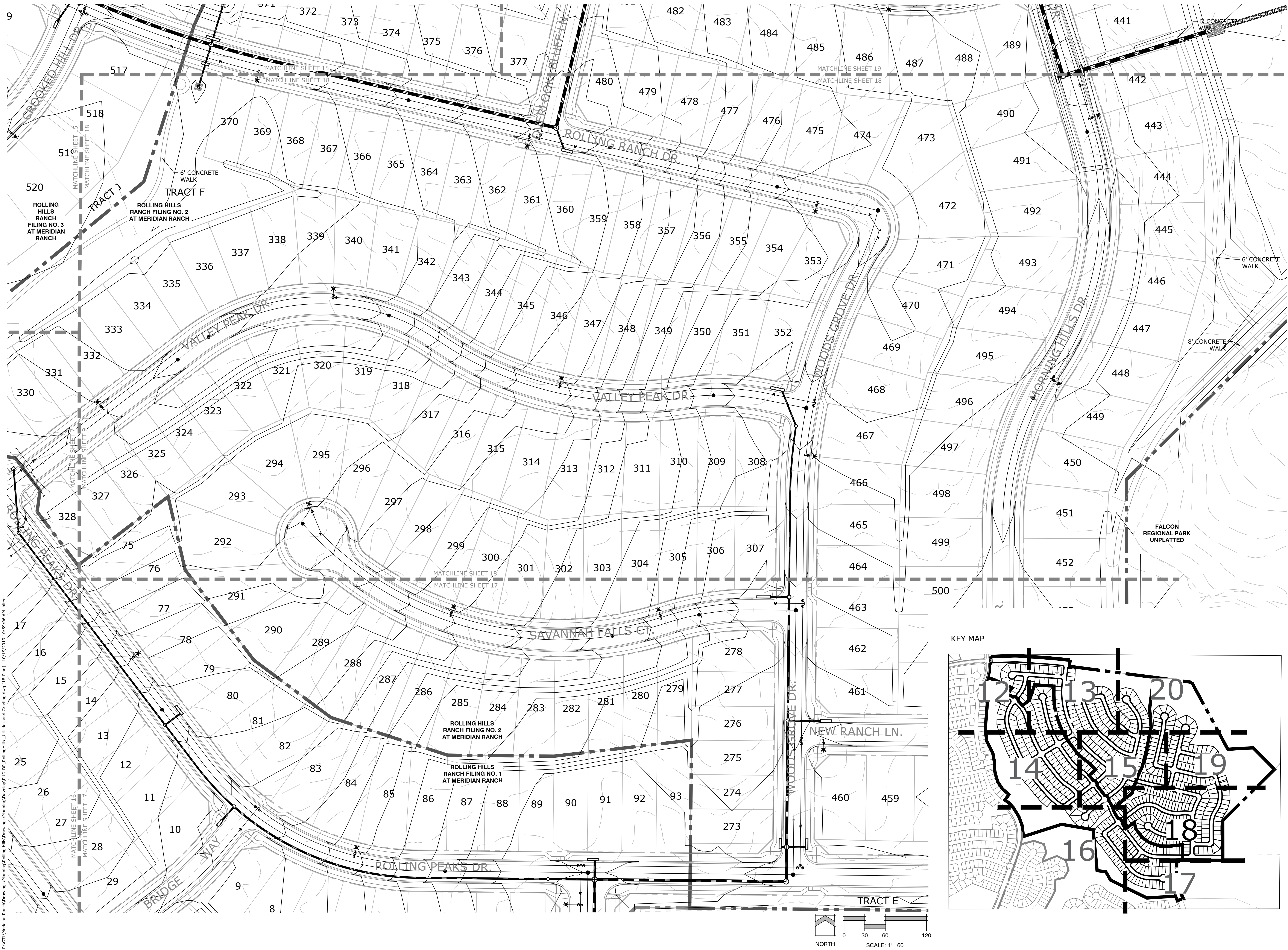
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GRADING AND UTILITIES

17
OF 34

PCD# PUDSP-_____

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GRADING AND
UTILITIES

18
OF 34

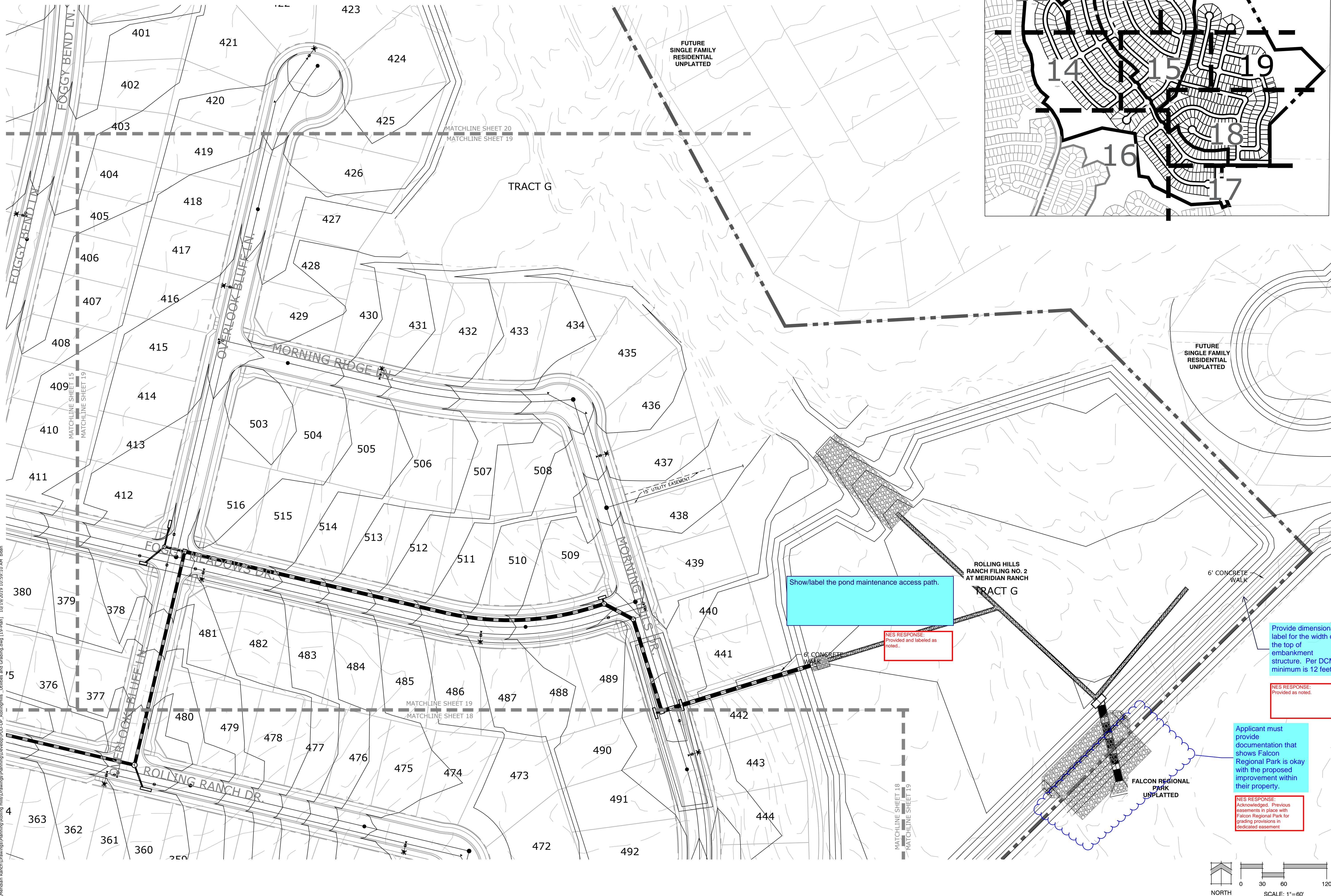
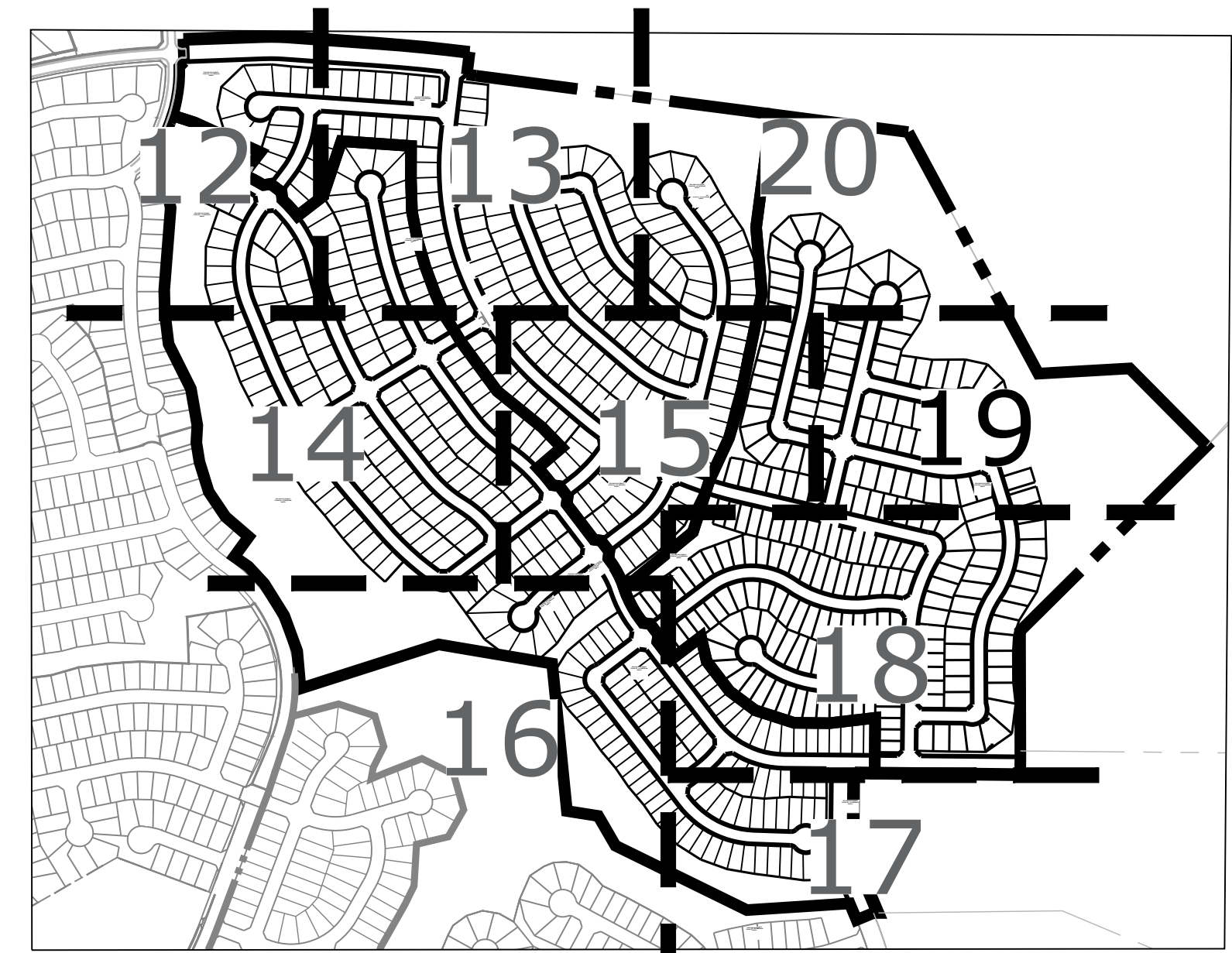
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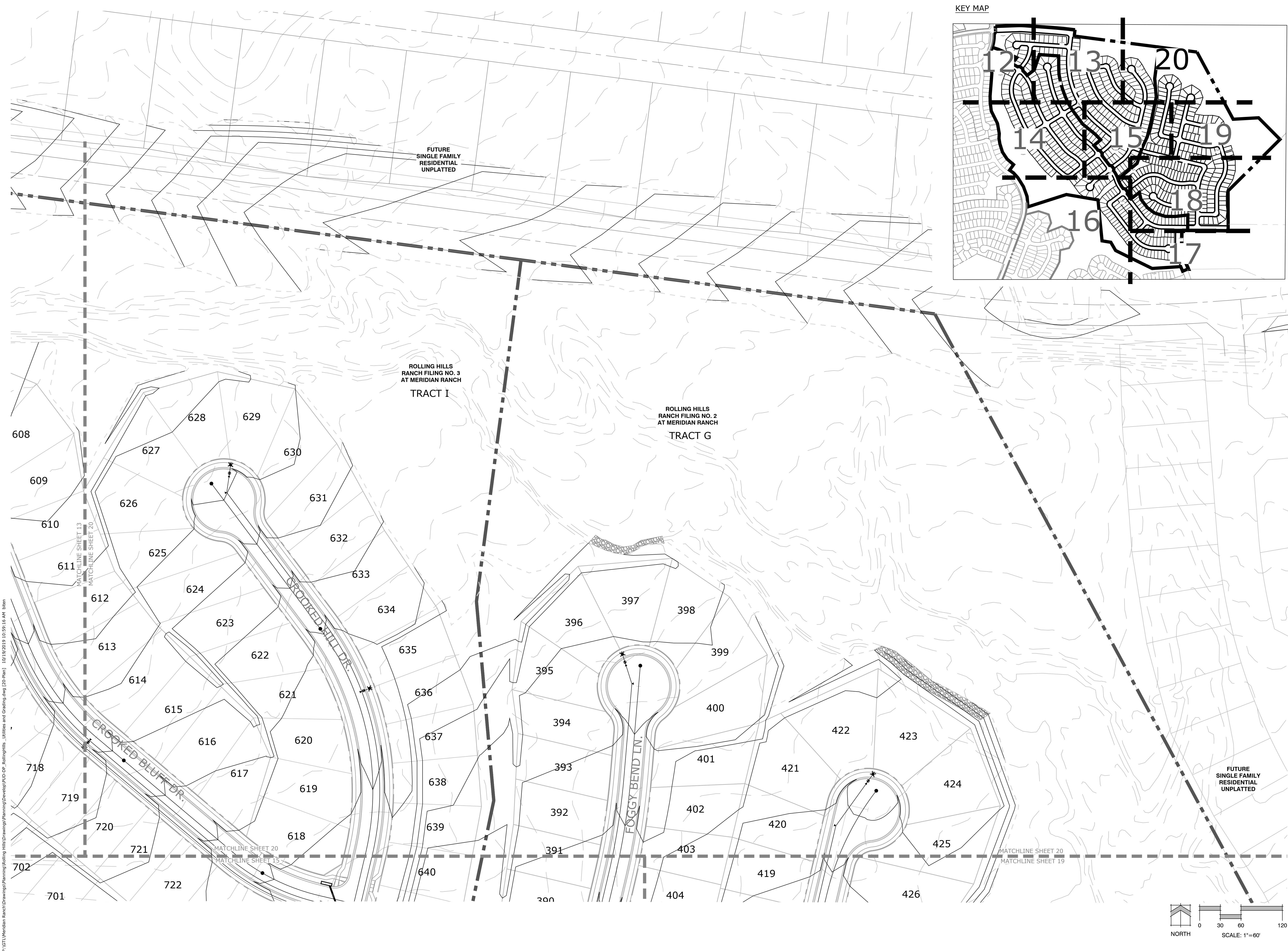
PUD Development Plan /
Preliminary Plan

DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

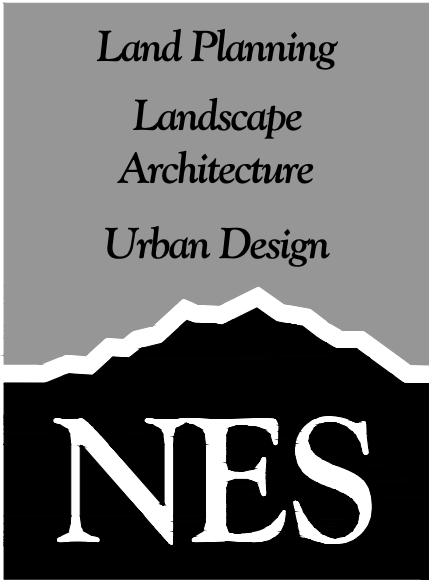
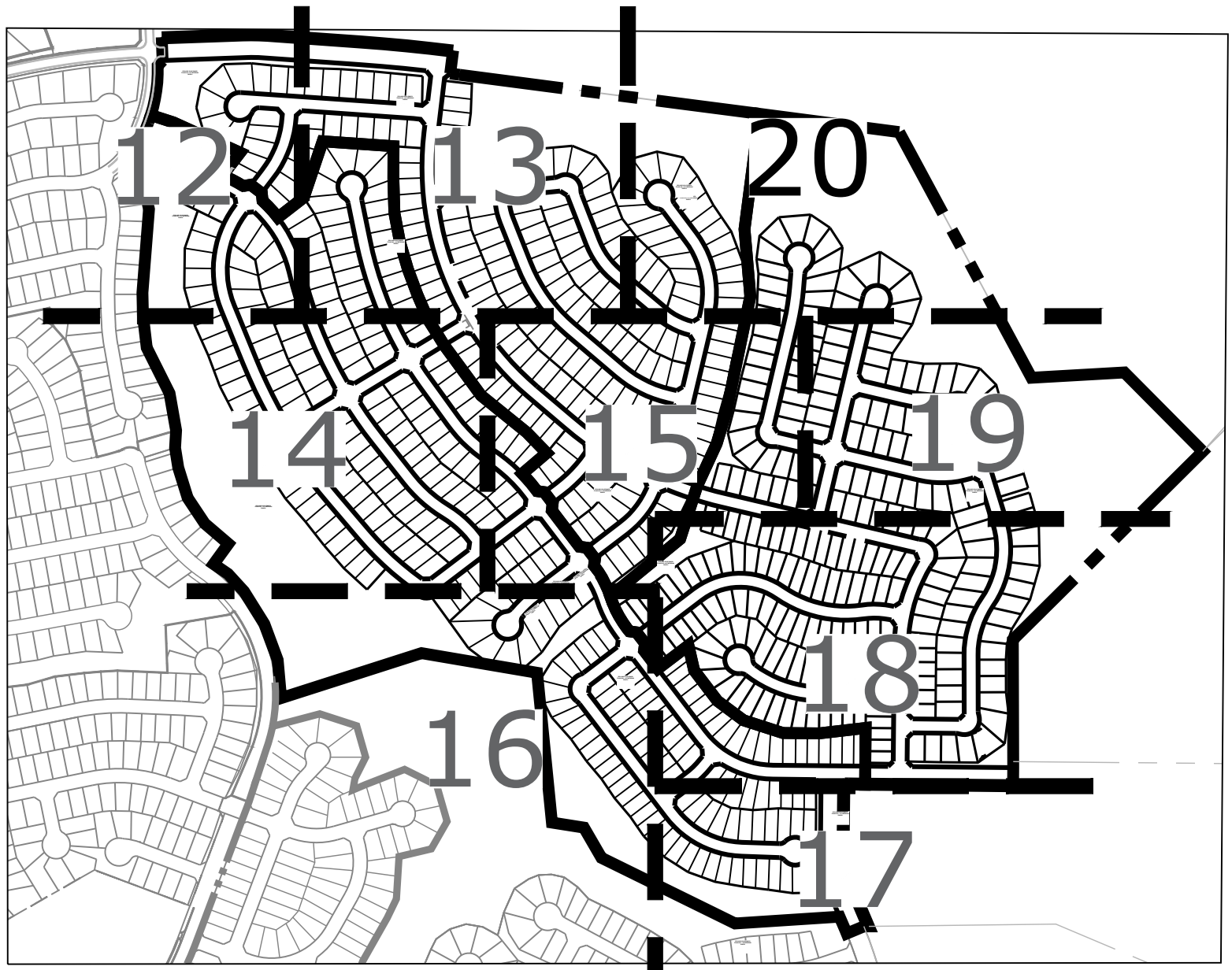
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SHEET TITLE	GRADING AND UTILITIES	
	19	
SHEET NUMBER	OF 34	
	PCD# PUDSP-_____	





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PUD Development Plan / Preliminary Plan

DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

SEAL

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

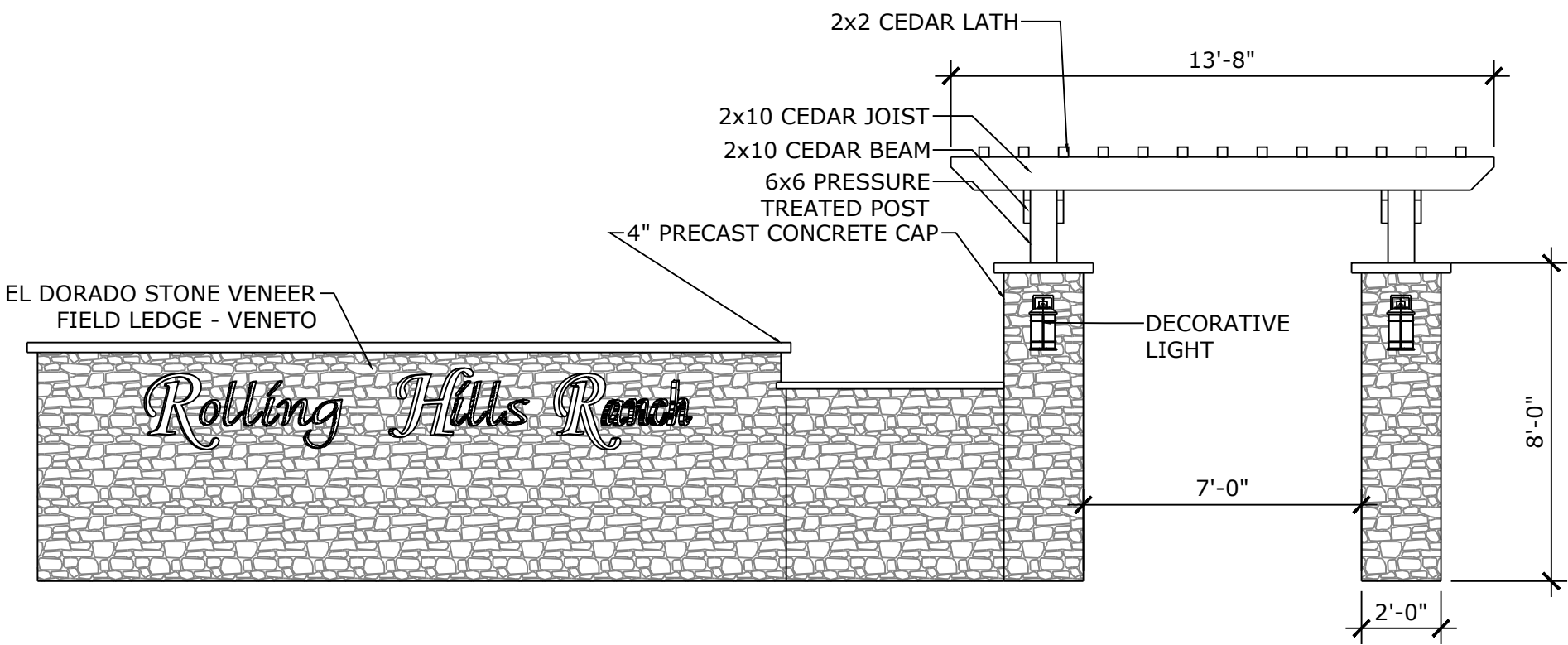
GRADING AND UTILITIES

20
OF 34

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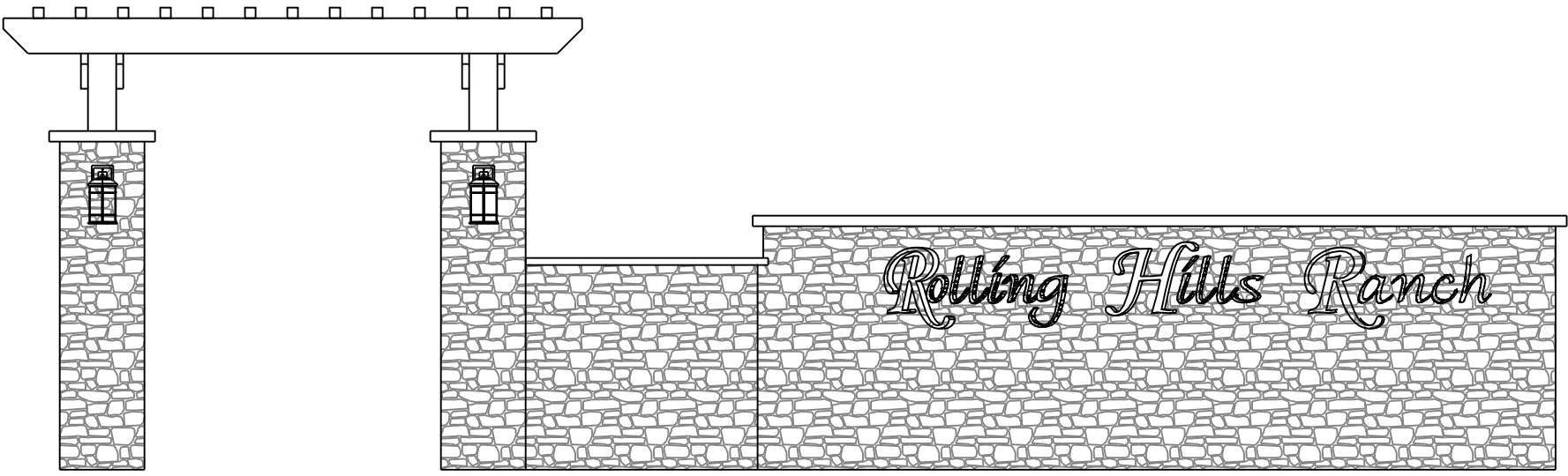
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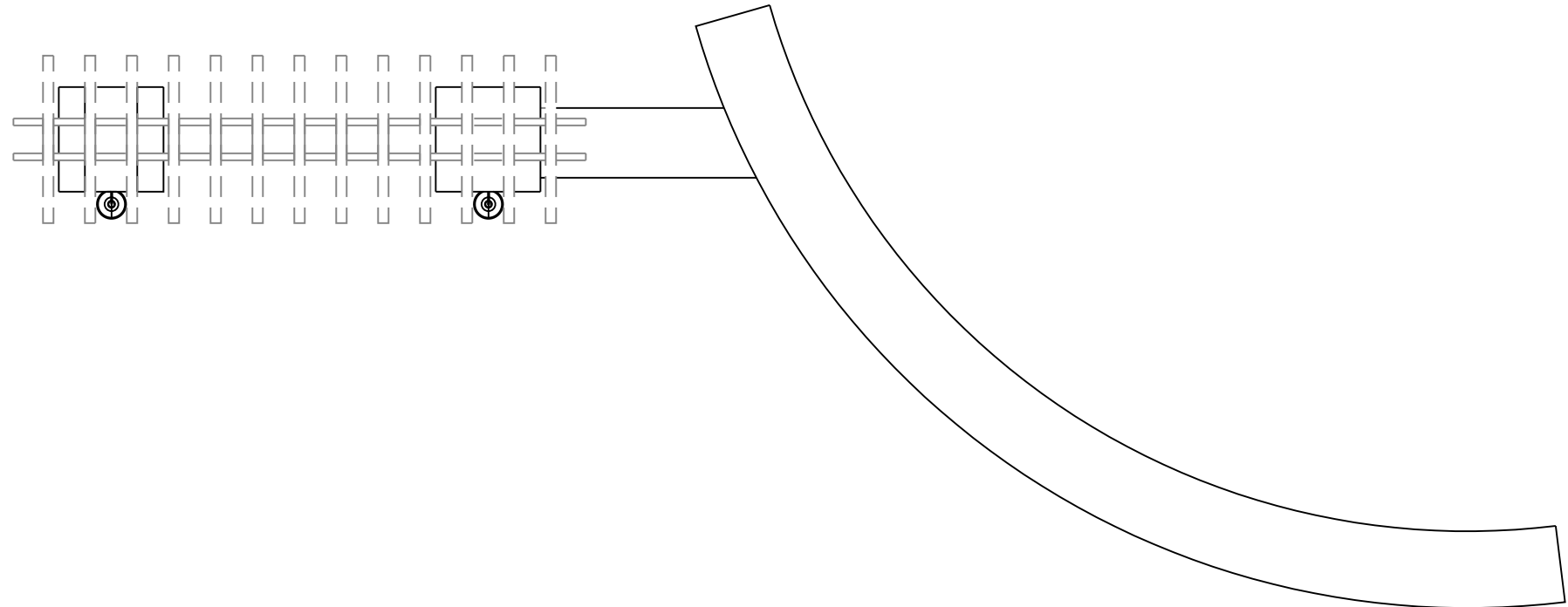
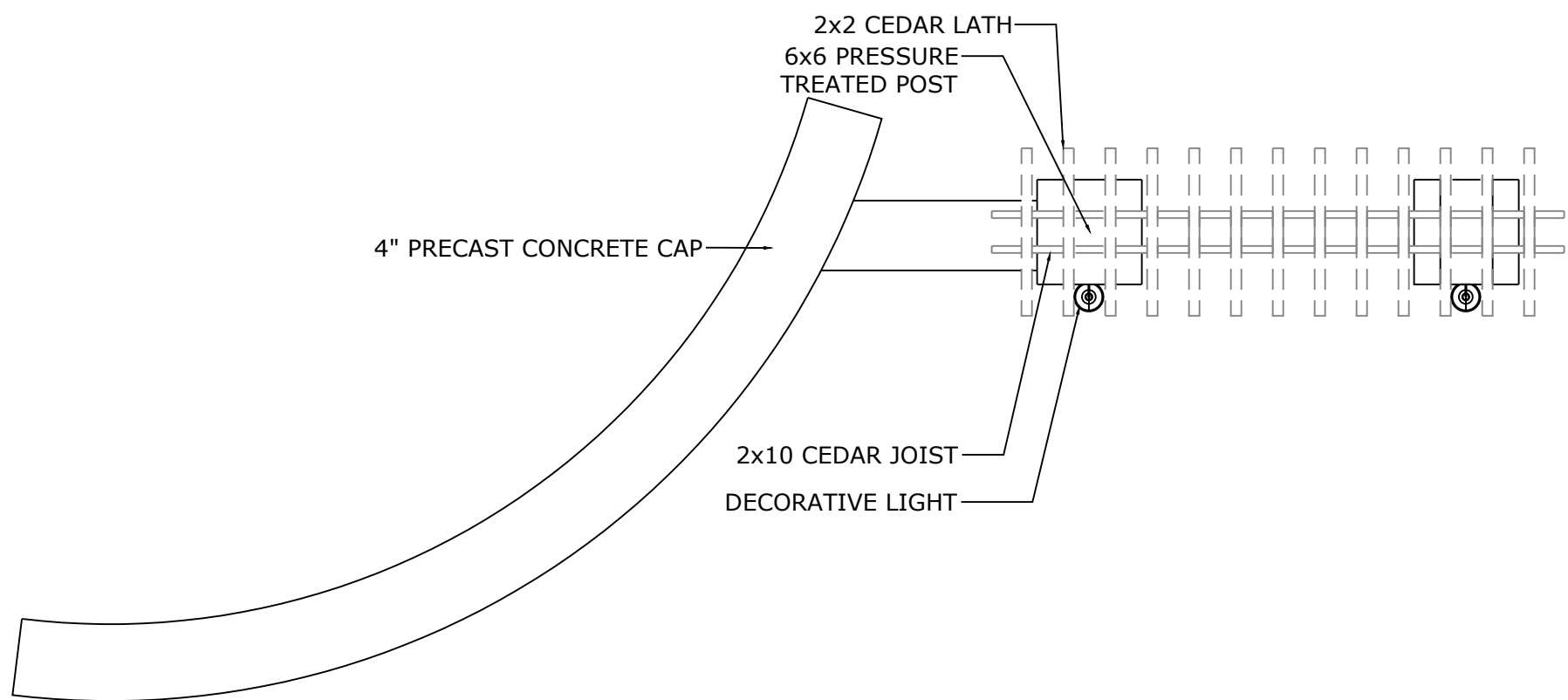
Please include a specific sign easement/tract area and identify where the signs are to be located

NES RESPONSE:
Previously provided.
Additional call-outs/labeling
provided.



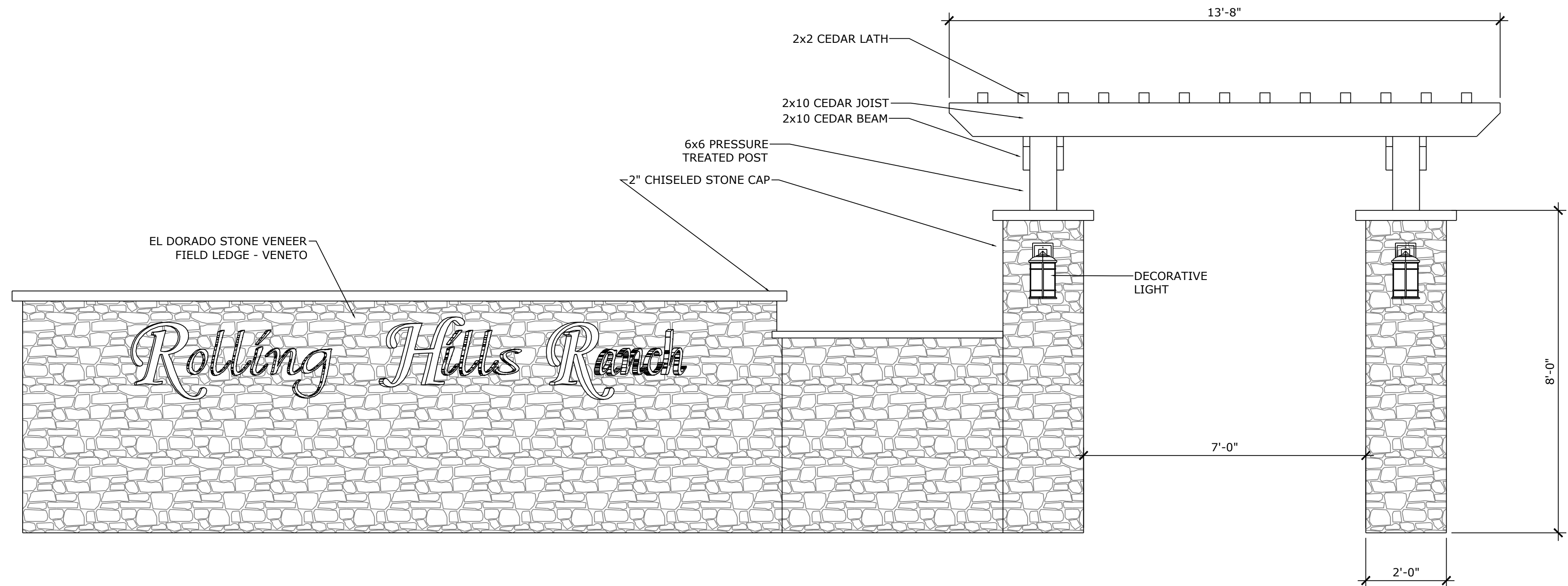
1 ENTRY SIGNAGE ELEVATION VIEW

SCALE: NOT TO SCALE



2 ENTRY SIGNAGE PLAN VIEW

SCALE: NOT TO SCALE



3 ENTRY SIGNAGE DETAIL

SCALE: NOT TO SCALE

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DATE: October 19, 2019
PROJECT MGR: J. Romero
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SEAL

ENTITLEMENT

ISSUE INFO

DATE	BY	DESCRIPTION

ISSUE REVISION

ENTRY SIGNAGE DETAILS

SHEET TITLE

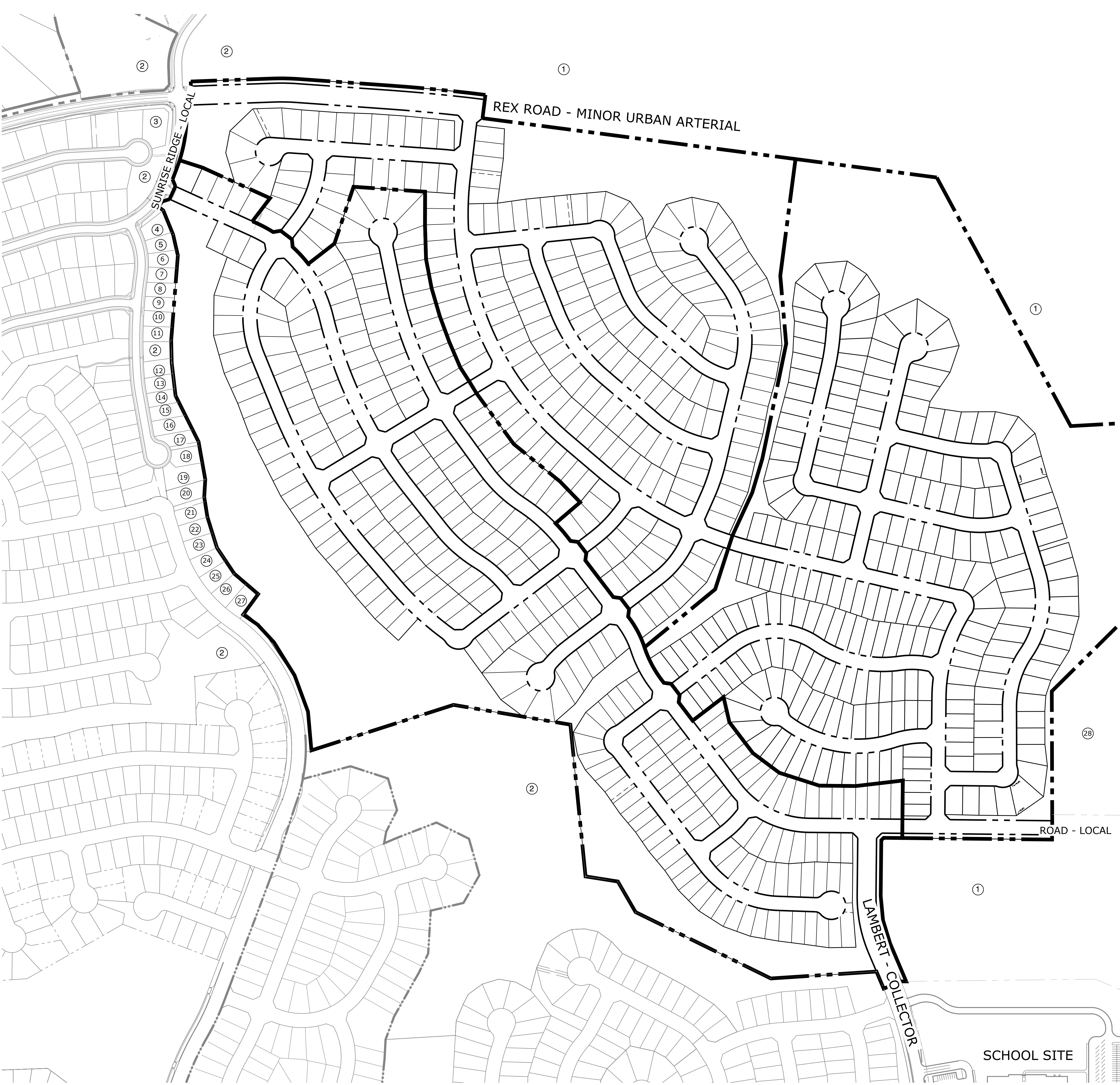
SHEET NUMBER

PLANTING

21
OF 34

PCD# PUDSP-_____

	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 EUZABETH 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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PUD Development Plan /
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PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

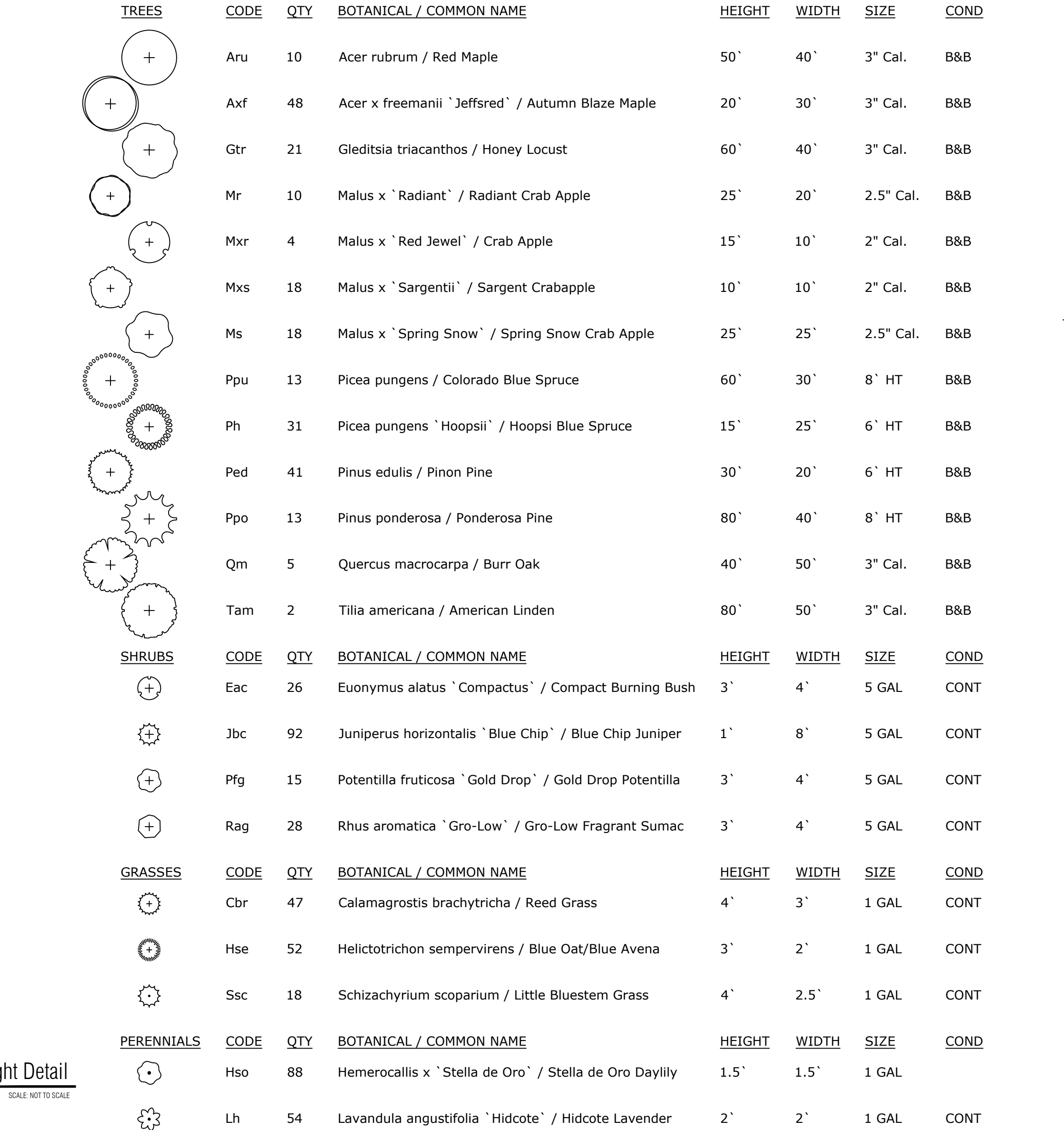
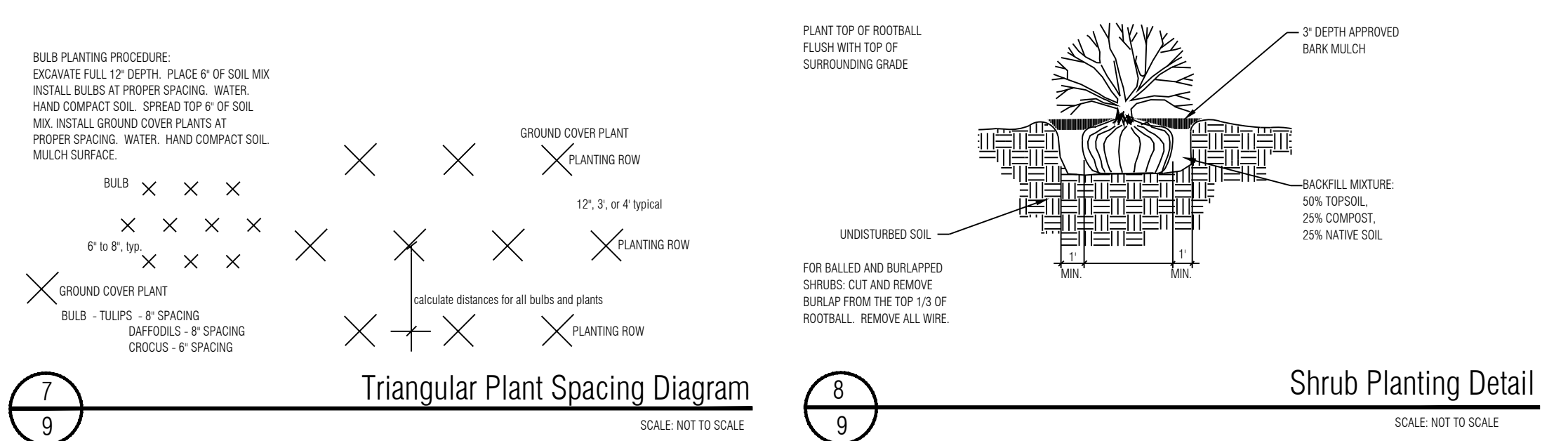
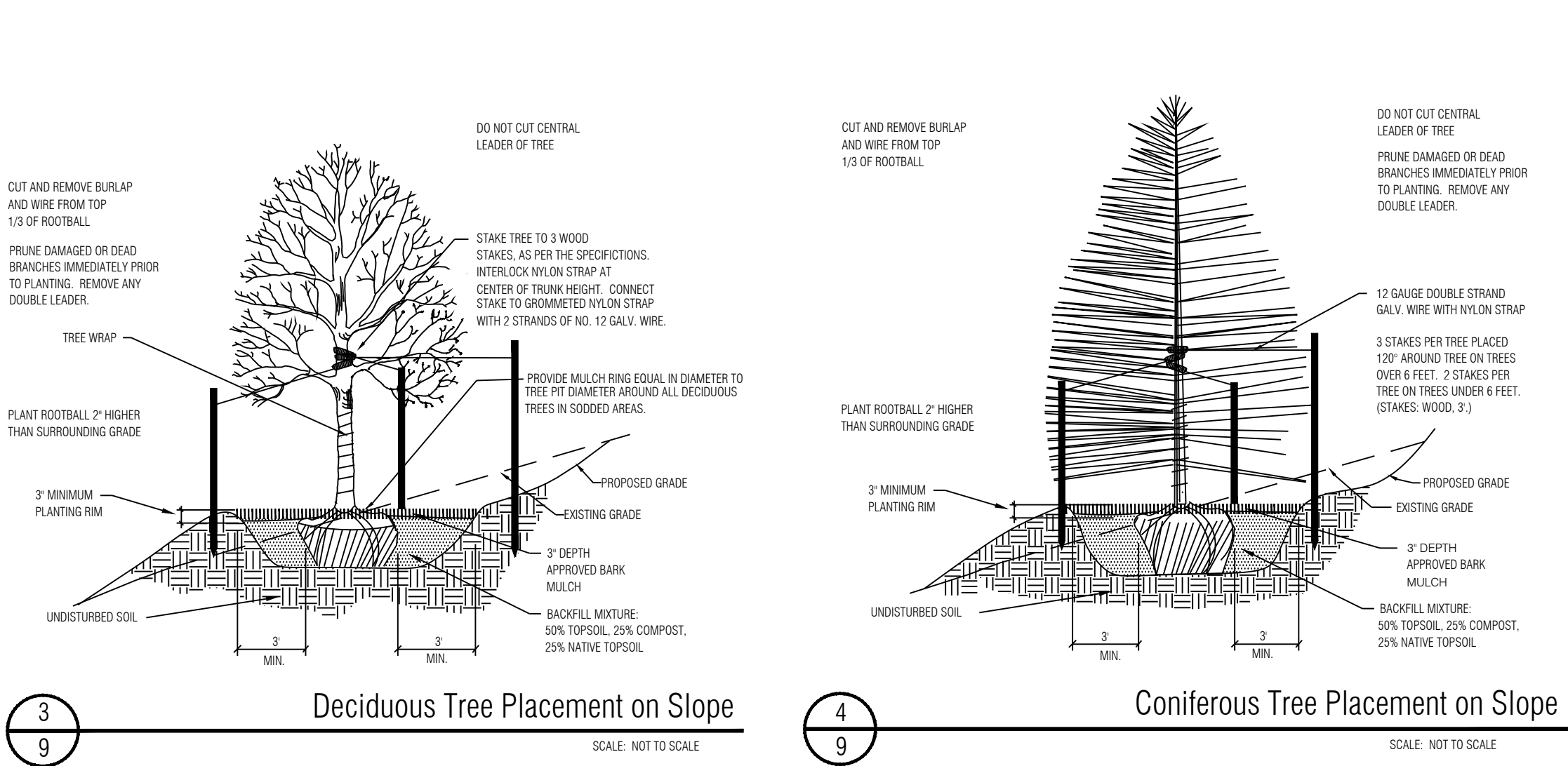
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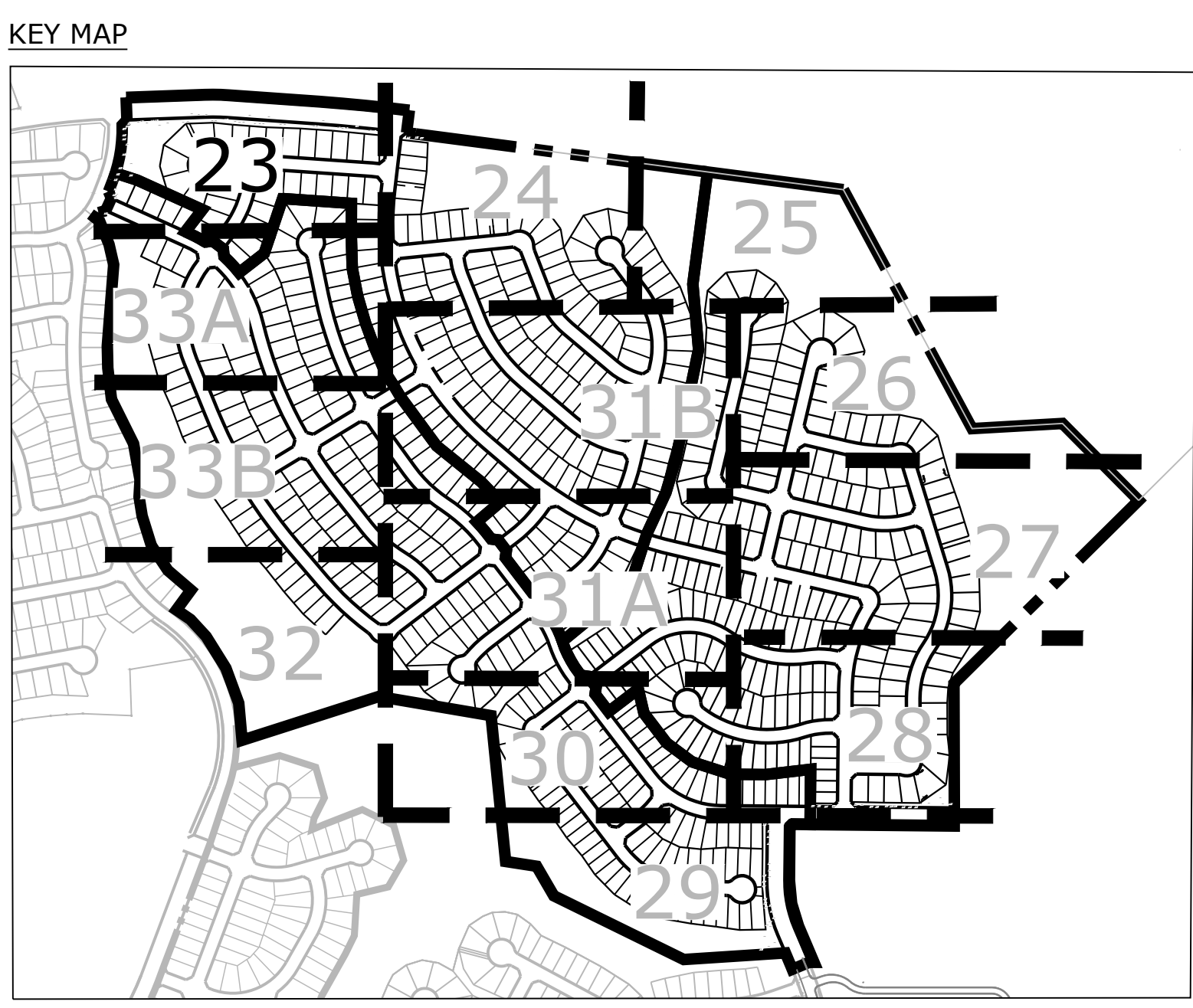
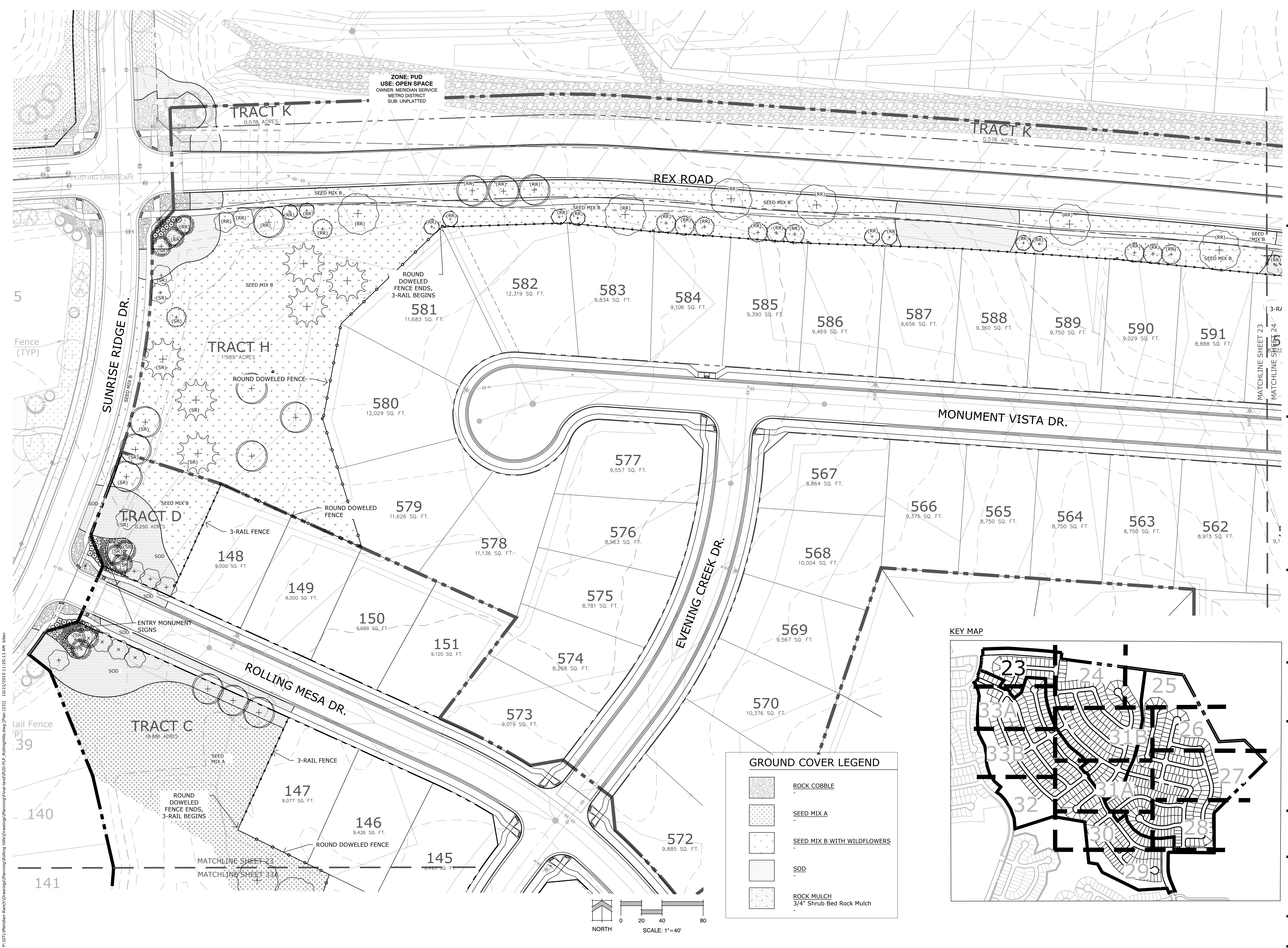


<h1>Seed Mix C</h1>	<p>It appears as though you are proposing to replace some of the tree requirement for shrubs. This should be specified and included as a modification.</p>	
<p>45% Reed Canarygrass 25% Improved Meadow Brome 25% Garrison Creeping Foxtail (Coated) 5% Climax, Timothy</p>		
<p>APPLICATION RATE: Native Grass Mix: 10 lbs./acre (or as recommended by supplier) Hydromulch: 2200 lbs./acre mulch 100 lbs./acre tackifier</p>		<p>NES RESPONSE: Corrected. No substitutes proposed.</p>
<p>APPLICATION METHOD: Broadcast seed by hand or with a drop spreader. Manually rake seed into prepared soil. After seeding apply green hydromulch and tackifier.</p>		

LANDSCAPE NOTES

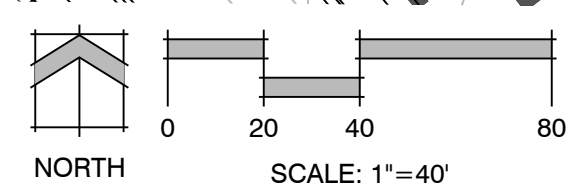
1. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE, OR IMPORT AS REQUIRED AND TILL INTO TOP 6" OF SOIL.
2. FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
3. ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
4. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
5. 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).
6. MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALE, 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.
7. PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTANT 100% (WARRANTY) SHALL COVER 100% OF THE REPLACEMENT COST).
8. ALL PLANTS TO BE PLANTED TO A MINIMUM DEPTH OF SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 15" DIA. FOR 5 GALLON SHRUBS AND 36" DIA. FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS SOD AREAS IN WHICH TREES SHALL RECEIVE 60" DIA. MULCH RING. AVAILABLE FROM CRC SAND CEDAR MULCH (719)471-7222.
9. 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.
10. CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
11. CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
12. LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
13. 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.
14. 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.
15. 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.

PLANNER: LANDSCAPE ARCHITECT IN ASSOCIATION WITH	<div><p><i>Land Planning</i> <i>Landscape</i> <i>Architecture</i> <i>Urban Design</i></p><p>N.E.S. Inc. 619 N. Cascade Ave., Ste. 200 Colorado Springs, CO 80903</p><p>Tel. 719.471.0073 Fax 719.471.0267</p><p>www.nescolorado.com</p><p>© 2012. All Rights Reserved.</p></div>																		
PROJECT INFO	<p>Rolling Hills Ranch Filings 1-3 At Meridian Ranch</p> <p>PUD Development Plan / Preliminary Plan</p> <p>DATE: October 19, 2019 PROJECT MGR: J. Romero PREPARED BY: K. Marshall</p>																		
ISSUE / REVISION	<p>ENTITLEMENT</p> <table border="1"><thead><tr><th>DATE:</th><th>BY:</th><th>DESCRIPTION:</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	DATE:	BY:	DESCRIPTION:															
	DATE:	BY:	DESCRIPTION:																
SHEET TITLE	<p>LANDSCAPE DETAILS</p>																		
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GROUND COVER LEGEND

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



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PREPARED BY: K. Marshall

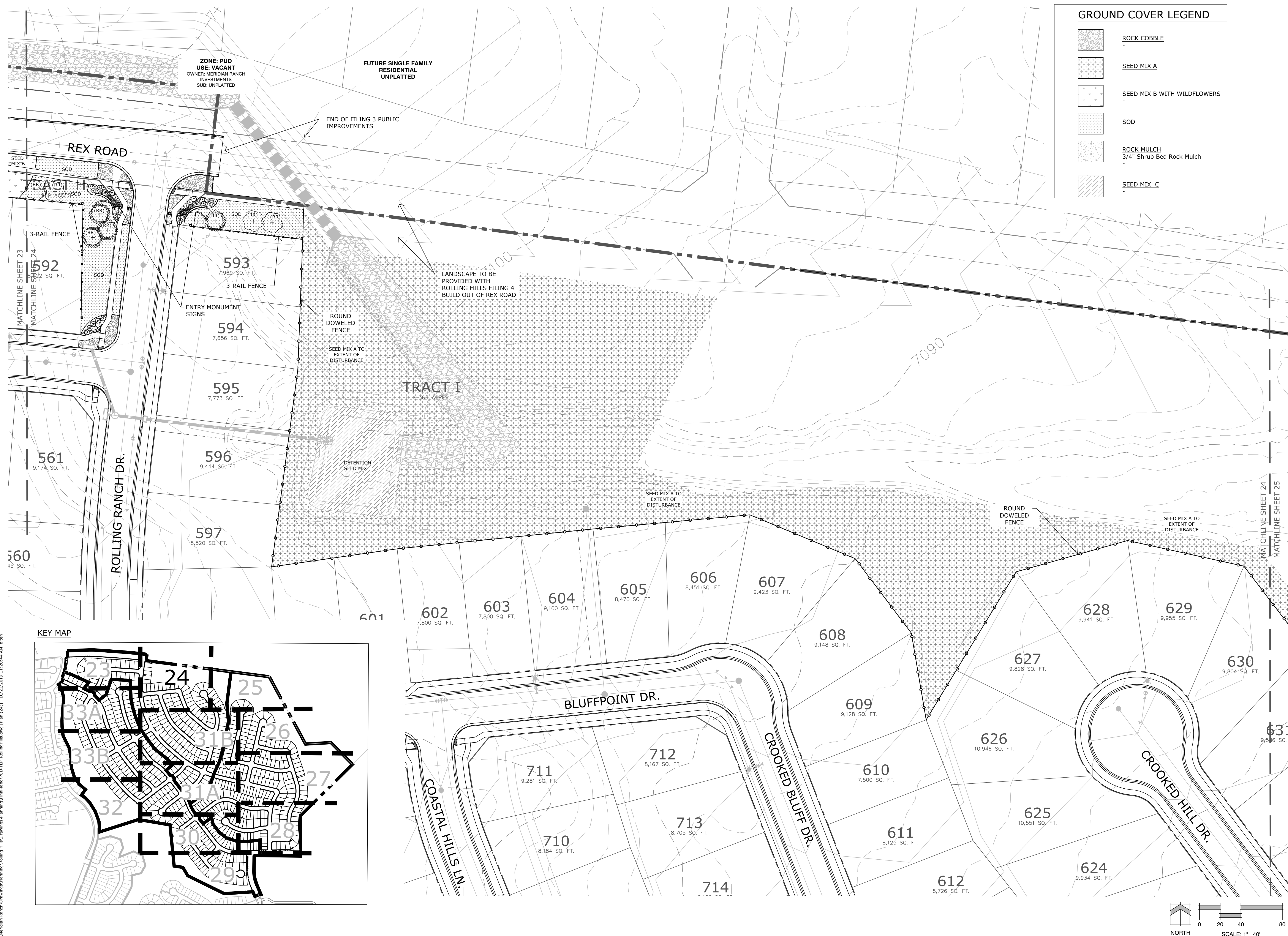
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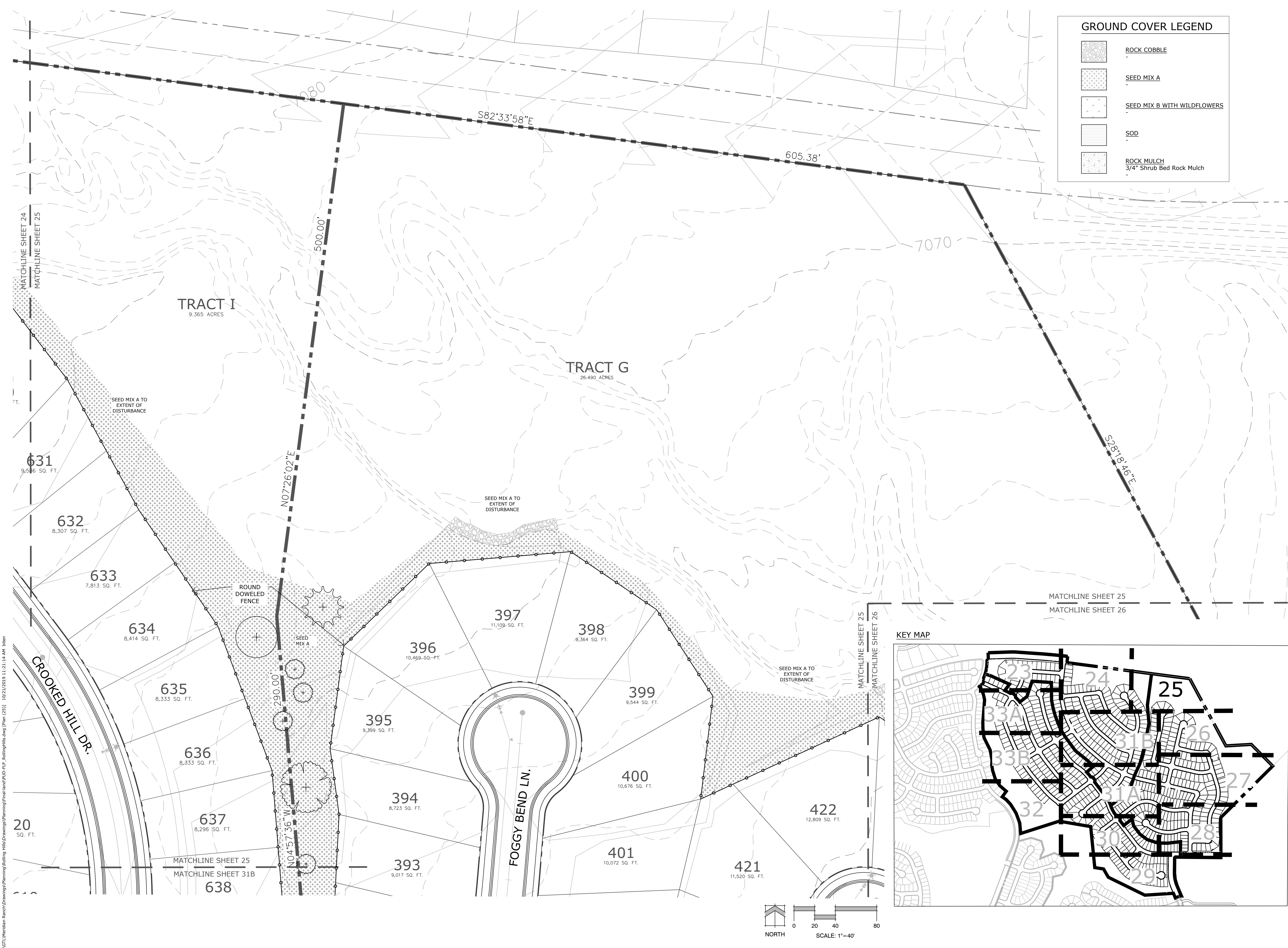
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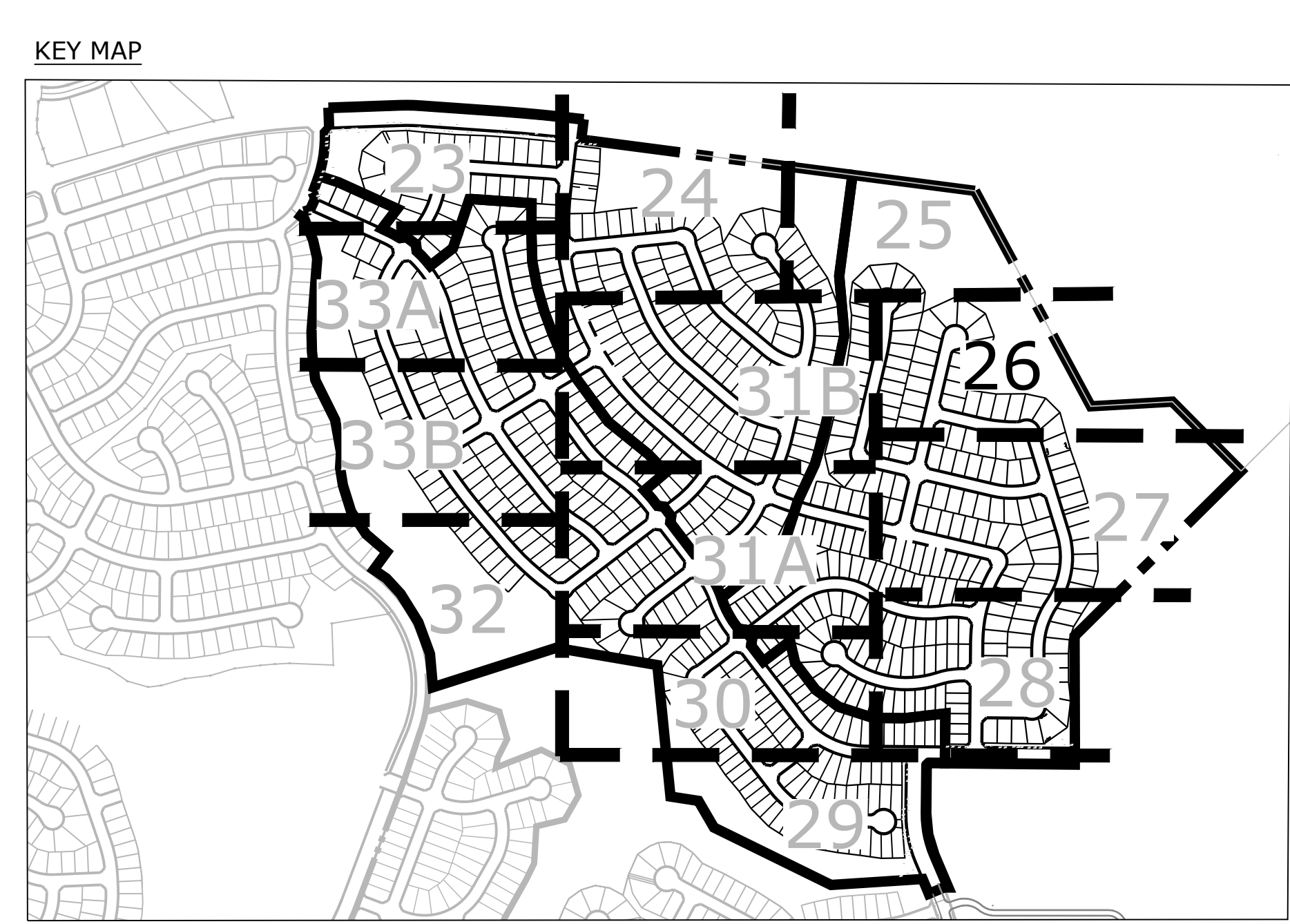
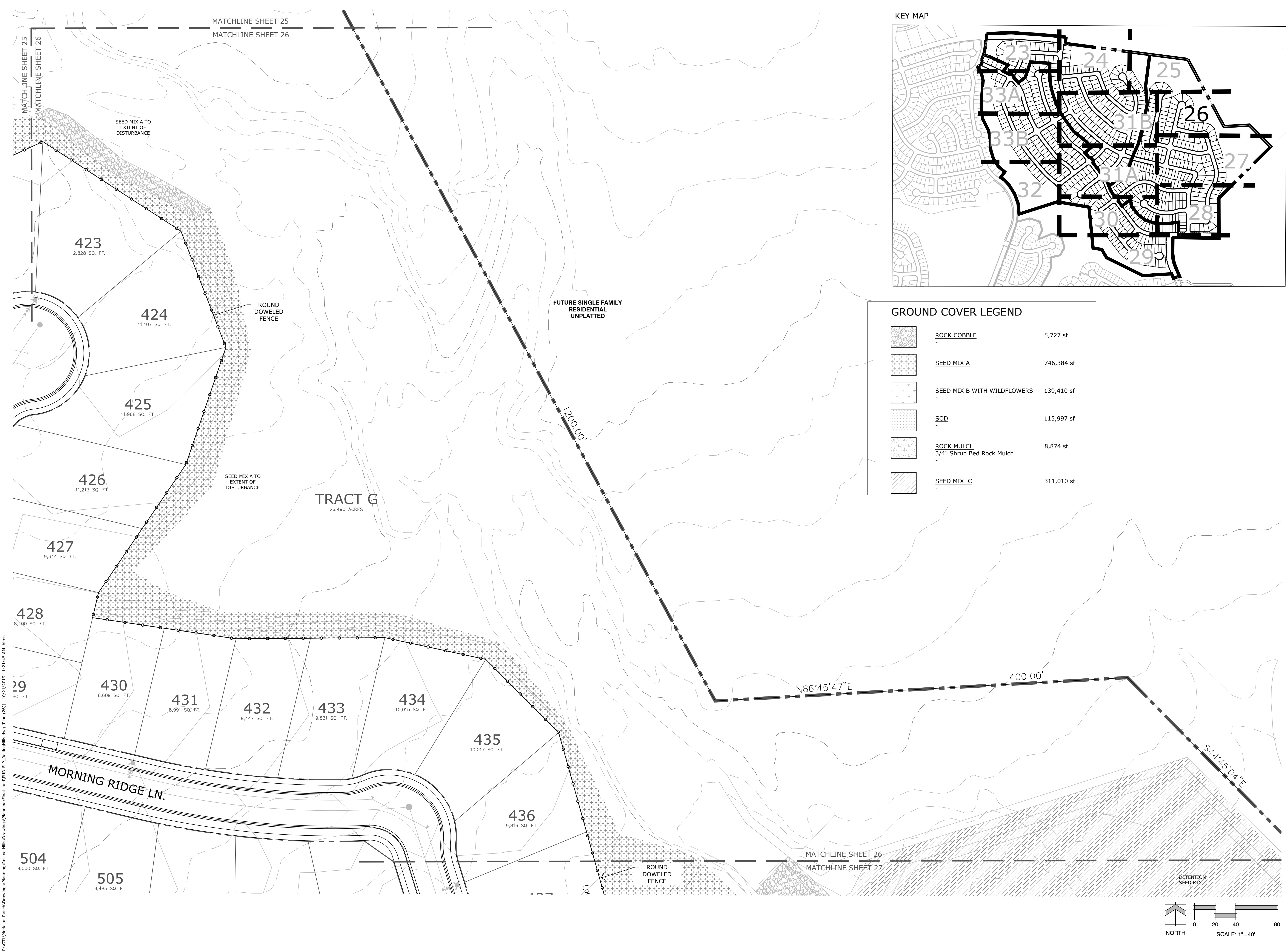
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GROUND COVER LEGEND		
	ROCK COBBLE	5,727 sf
	SEED MIX A	746,384 sf
	SEED MIX B WITH WILDFLOWERS	139,410 sf
	SOD	115,997 sf
	ROCK MULCH 3/4" Shrub Bed Rock Mulch	8,874 sf
	SEED MIX C	311,010 sf

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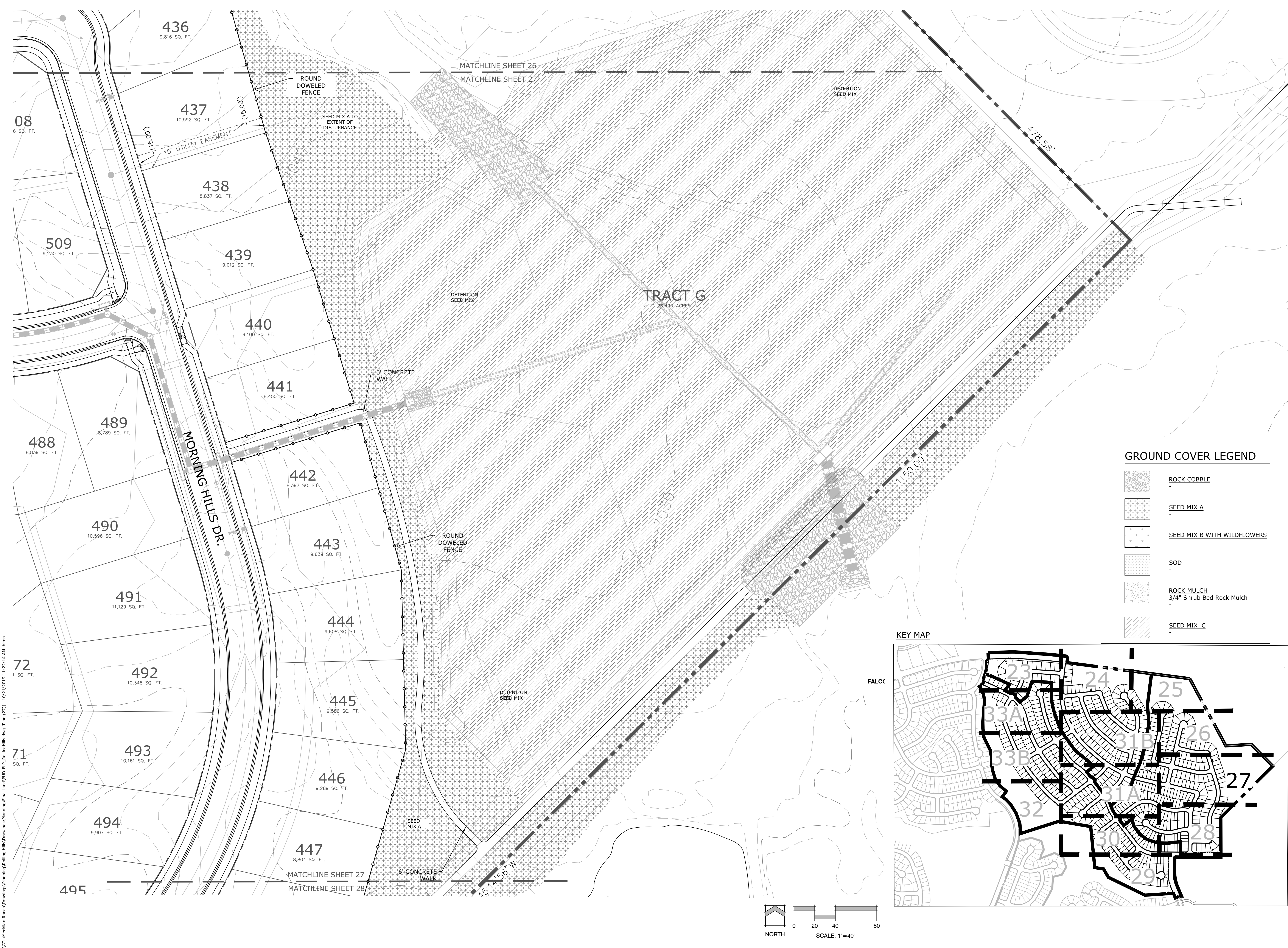
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LANDSCAPE PLAN

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GROUND COVER LEGEND

ROCK COBBLE

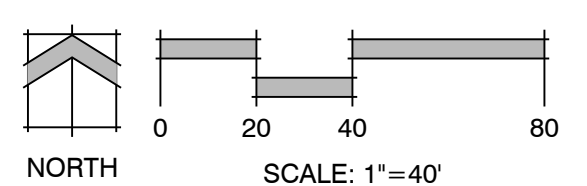
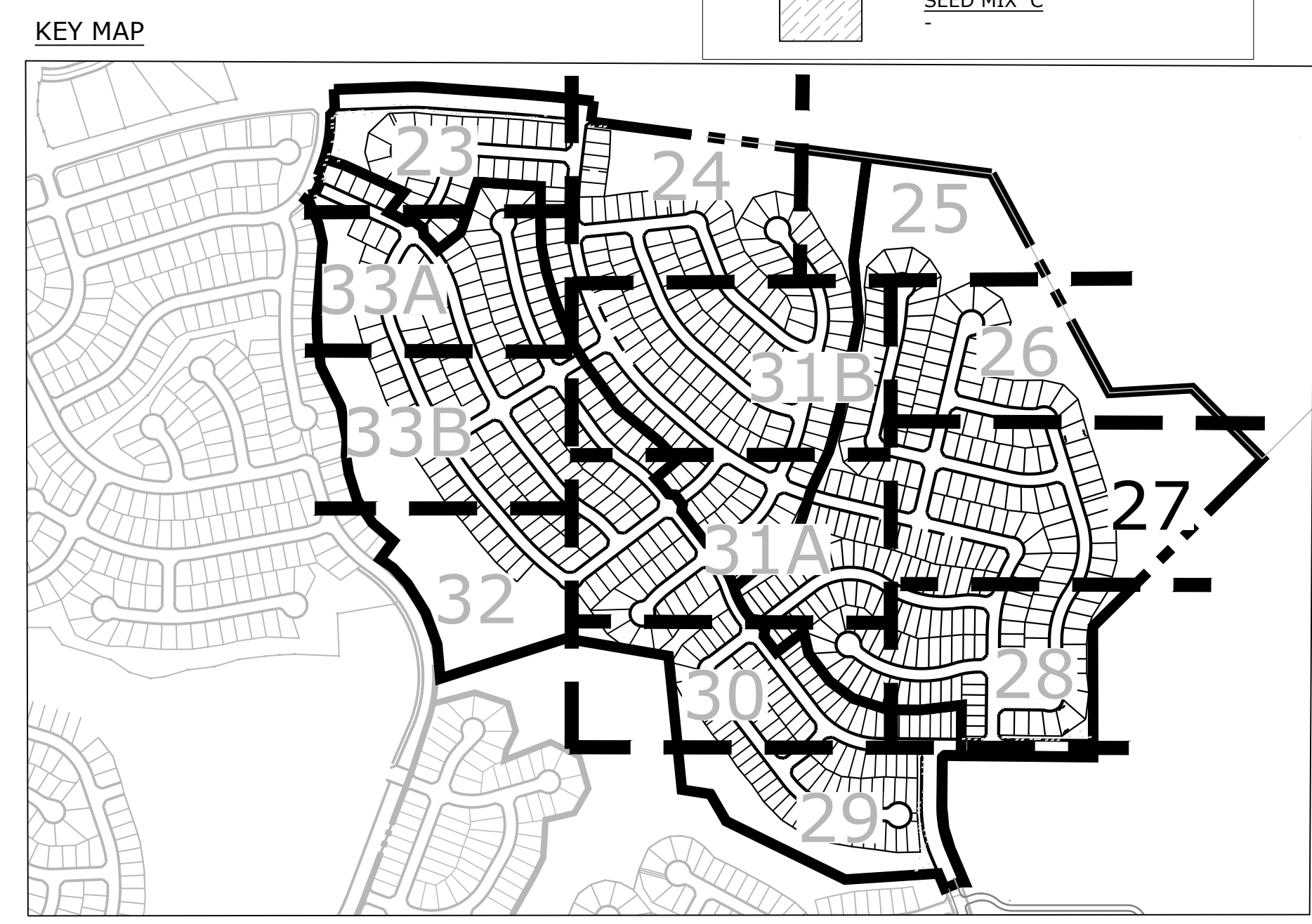
SEED MIX A

SEED MIX B WITH WILDFLOWERS

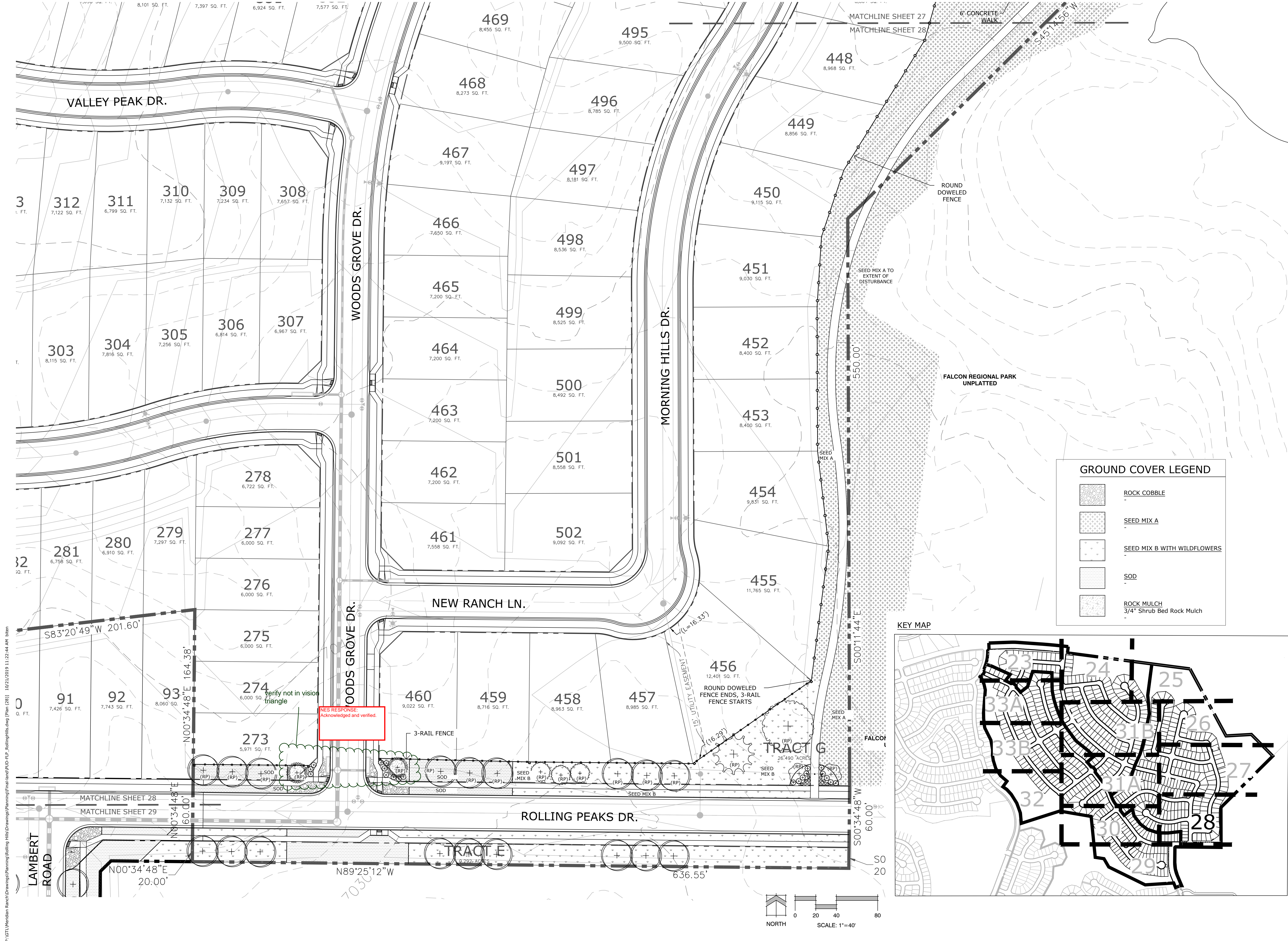
SOD

ROCK MULCH
3/4" Shrub Bed Rock Mulch

SEED MIX C



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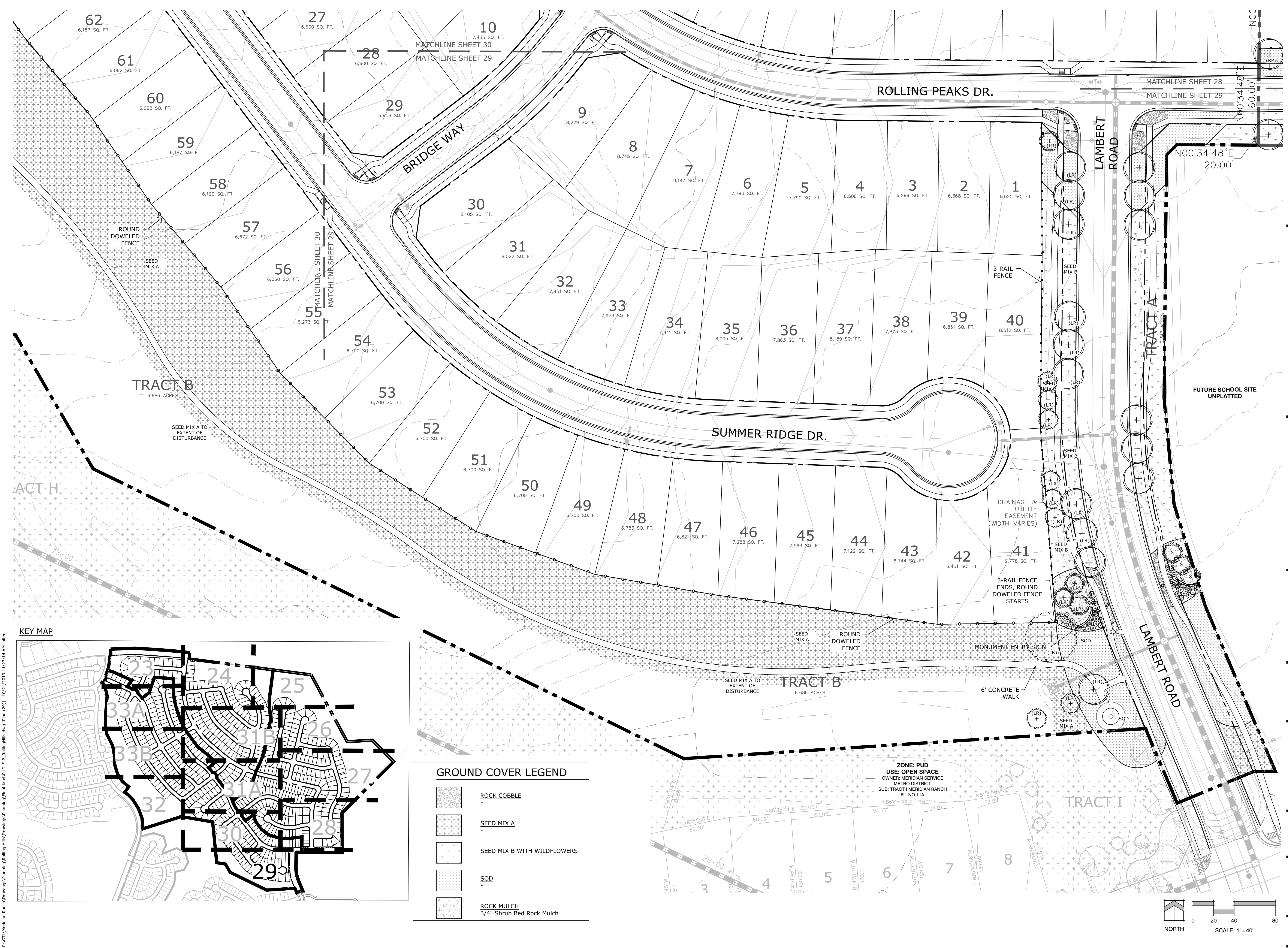
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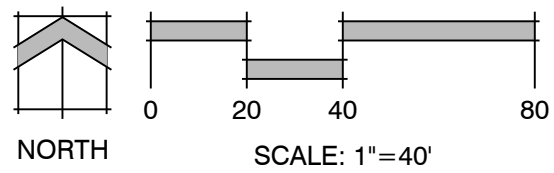
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GROUND COVER LEGEND	
	ROCK COBBLE
	SEED MIX A
	SEED MIX B WITH WILDFLOWERS
	SOD
	ROCK MULCH 3/4" Shrub Bed Rock Mulch



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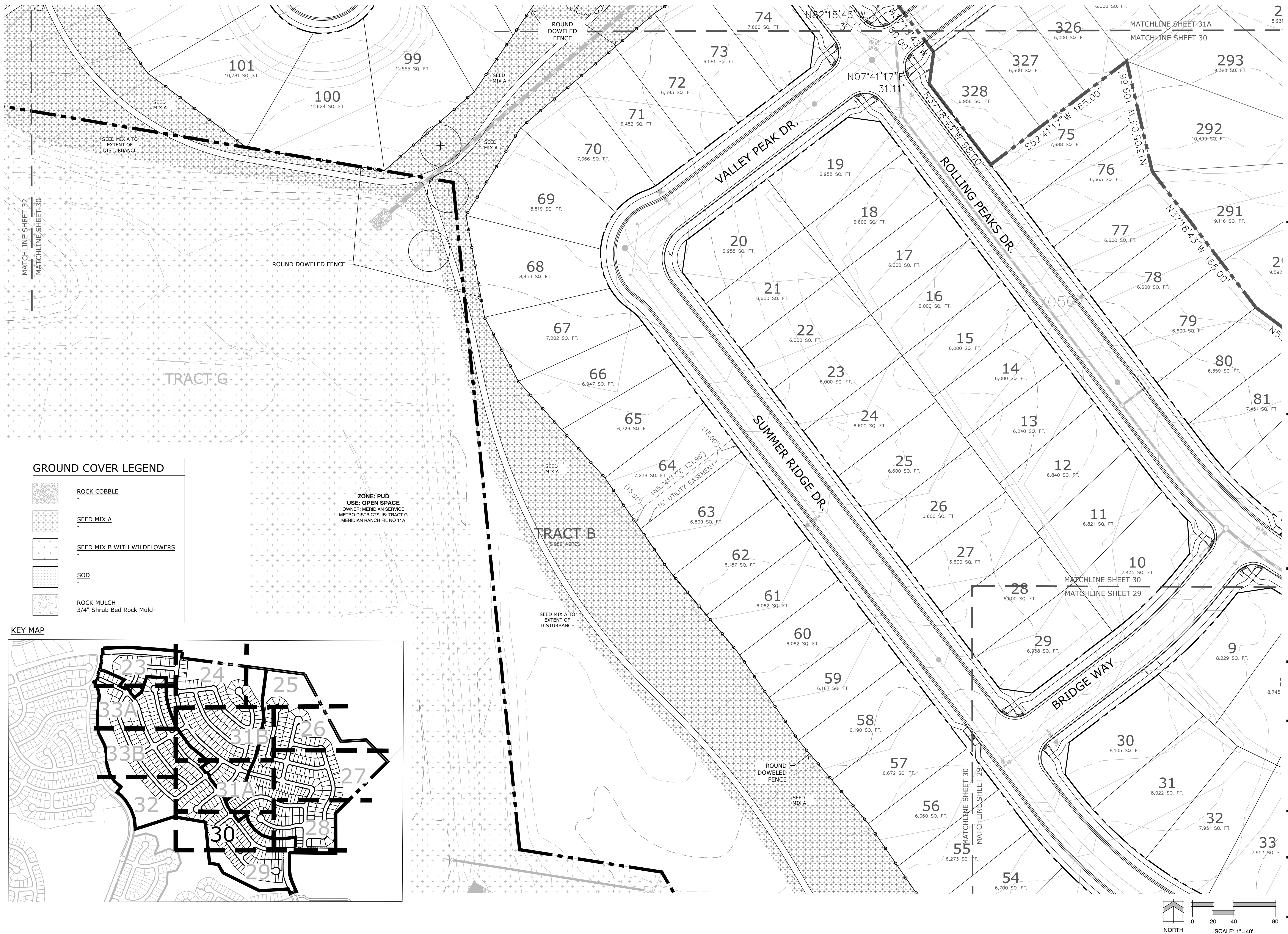
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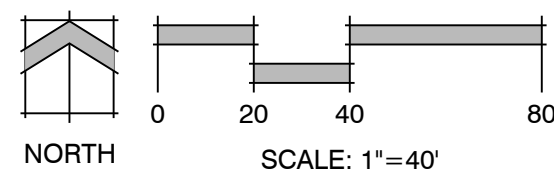
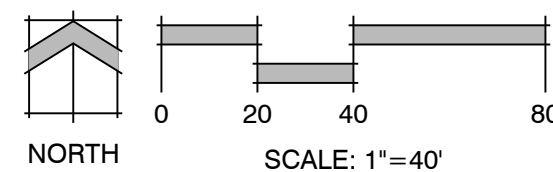
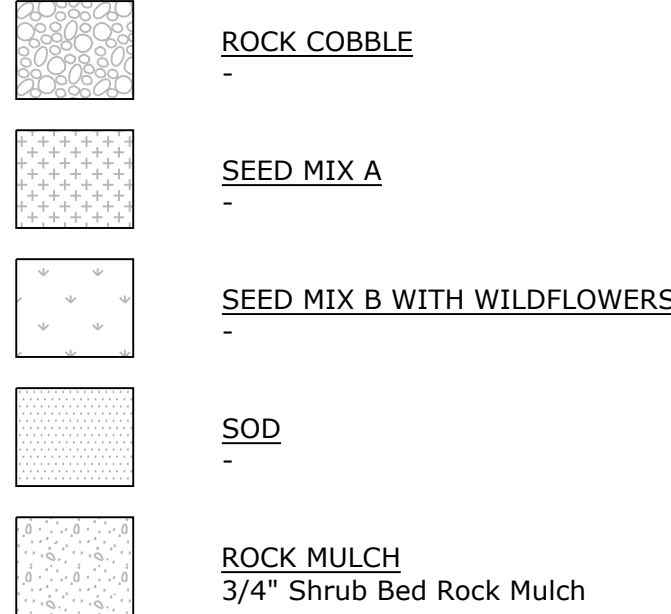
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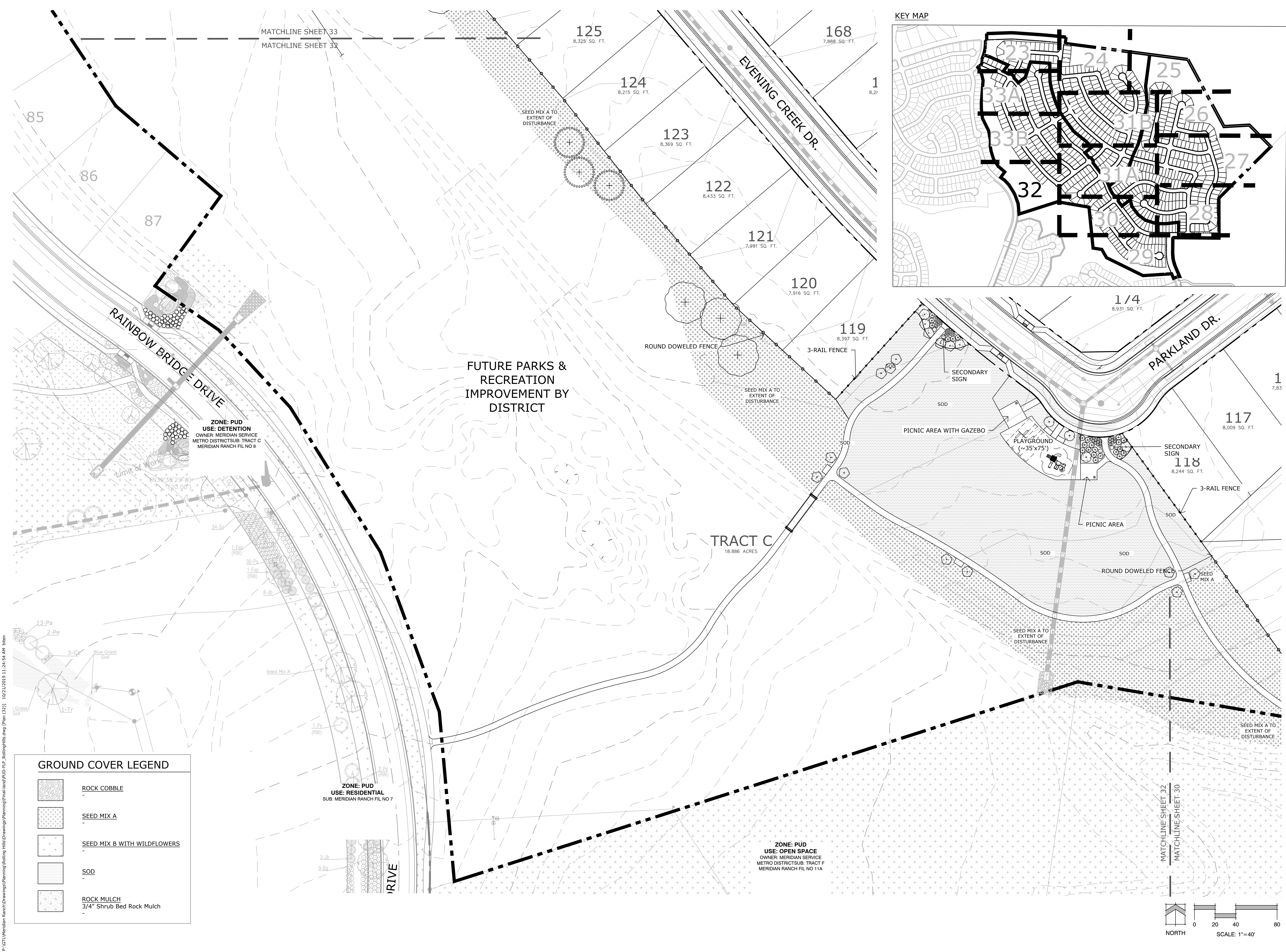
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