

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 plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Comprehensive Land Use Plan 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 the development of the Rolling Hills 1st Meridian Ranch is in conformity with the El Paso County Comprehensive Land Use Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Use and Zoning Ordinance and 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 and Meridian Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the provisions of the El Paso County Land Development Code shall apply. The provisions of this Development Plan shall not be construed to conflict with or supersede the provisions of the El Paso County Land Development Code, except where the provisions of this Development Plan are in conflict with the provisions of the El Paso County Land Development Code, in which case the provisions of the El Paso County Land Development Code shall apply.

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 the land and the location of common open space shall run in favor of the 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 siting or construction (plus any approved density transfers). The actual number of dwellings constructed shall not exceed the maximum number of dwellings permitted by the El Paso County Land Development Code, and the provisions of the Board of County Commissioners.

H. Project Tracking. At the time of any final map application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximal 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 as applied to this PUD, except as modified below.

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 establish a unique sense of place for this development. The parks and recreation center have been located in areas of high density to ensure the residents can access them by walking and biking. The golf course clubhouse is also a focal element to the Meridian Ranch, Woodmoor Hills, and possibly the greater Falcon area since it 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.

PRINCIPAL USES		ACCESSORY USES	
CMRS Facility, Sleight	S	Day Care Home	A*
Buildings - Detached Single Family	A	Group Home	A**
Model Home/Subdivision Sales Office	A	Home Occupation - Residential	A*
Public Park, Open Space	T	Mother in Law Apartment	A
Yard Sales	T	Personal Care Center	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 site described in Table 5-1.2 of the revised City Land Development Code and are subject to the criteria in Section 5.2.2 of the City Planning Land Development Code OR as otherwise Amended			
** Special Uses are subject to the requirements of the City Planning Land Development Code, Section 5.2.2 OR as otherwise Amended			
*** Temporary Uses are subject to the requirements of the City Planning Land Development Code, Section 5.2.1 OR as otherwise Amended			

NETS RESPONSE: thirty (30) feet. ¹²¹² Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 I OR as otherwise amended.

Updated as noted.

b. side yard: five (5) feet

Corner lot: the side yard setback for the side street shall be ten (10) feet

c. rear yard: twenty (20) feet

4. Minimum Width: 50' as measured from the front setback line or as otherwise shown on the PUD.

5. 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 regulating color and materials to be consistent with the structure of the site.

6. Projections into setbacks are governed by the Land Development Code, as may be amended.

1. The minimum lot size is 5,900 square feet.
2. 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.
3. The Final Plat will not create any additional building lots.
4. No subdivision of any lot will be allowed if such subdivision results in the creation of additional building lots.
5. 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.

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.

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.

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.3(B)(1) and ECM Section 2.5.2.4.C	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	Monument Vista Drive, Evening Creek Drive, Rolling Mesa Drive, Rolling Peaks Drive, Coastal Hills Lane, Crooked Bluff Drive, Crooked Hill Drive, Foggy Bend Lane, Rolling Ranch Drive, Foggy Meadows Drive, Morning Hills Drive, Valley Peak Drive, Savannah Falls Court & Summer Ridge Drive exceed 600 feet without a mid-block crossing.	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 provides 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	The Fire Dept. has reviewed the proposal and provided an appropriate and modified Will Serve Approval Letter. The cul-de-sac provides community desired aesthetic with needed access and pedestrian connectivity.
3	ECM Section 4.4.5.E	Type 3 Mailbox Placement	Type 3 mailboxes and the pullout 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.	Local and Local Low Volume streets allow for street parking of vehicles. This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County. The regulation is unnecessary where street parking is allowed, requiring residents to temporarily park outside the clear zone when on-street parking within the clear zone is allowed on the same street section.



Zoned: PUD
ESTATES FILING 3

Zoned: PUD
ESTATES AT ROLLING
HILLS RANCH FILING 1

Zoned: PUD
THE ESTATES AT ROLLING HILLS
RANCH FILING 4

Zoned: PUD
ROLLING HILLS RANCH
FILING 4
(Future)

Zoned: PUD
OPEN SPACE (Future)

Zoned: PUD
SCHOOL SITE (Future)

Zoned: PUD
FOXPOINT-
FILING 3

Zoned: PUD
FOXPOINT-
FILING 3

Zoned: PUD
FOXPOINT-
FILING 8

Zoned: PUD
LONGVIEW-
FILING 9

NES RESPONSE:
Chart modified identifying

1. 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 the landscape plan.
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 lots 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.
3. Contour interval shown on plan 2'.
4. Public utility drainage easements shall be provided on all lots as follows:
 - a. Front: ten (10) feet
 - b. Side: ten (10) feet

Name of Landowner

Landowner's Signature, notarized

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.

OR Name of Attorney and registration number

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

Director, Planning & Community Development date

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. _____.

El Paso County Clerk and Recorder

Existing Zoning: PUD
 Approved Plan: Rolling Hills Ranch Filings 1-3 at Meridian Ranch
 PUD Development/Preliminary Plan
 Tax ID Number: 4230400001, 4200000411, 4200000412, and a portion of 4200000413
 Total Area: 251.094 AC
 Number of Lots : 725
 Total Lot Area: 13,399.07 AC (55.4%)
 Average Lot Size: 8.355 SF
 Minimum Lot Size: 5,900 SF
 Minimum Lot Width: 50 feet 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%)

signage?

NES RESPONSE
 Tract table revision
 address signage

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	45.535	18.1 %
OPEN SPACE TRACTS	N/A	N/A	56.472	20.5 %

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	18.828 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES 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	1.173 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT F	0.203 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT G	26.464 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT H	9.365 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	1.438 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT K	0.989 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

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		725 SF Dwelling Units
Elementary School (1/34/DU): 247	School District 49	
Middle School (1/36/DU): 116	School District 49	
High School (20/20/DU): 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

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

TOTAL DWELLING UNITS	REMAINING DWELLING UNITS	MAXIMUM DWELLING UNITS
4,118	382	4,500

SHEET 1 of 34:	COVER SHEET
SHEET 2 of 34:	LEGAL PLAN
SHEET 3 of 34:	SITE PLAN
SHEET 4 of 34:	SITE PLAN
SHEET 5 of 34:	SITE PLAN
SHEET 6 of 34:	SITE PLAN
SHEET 7 of 34:	SITE PLAN
SHEET 8 of 34:	SITE PLAN
SHEET 9 of 34:	SITE PLAN
SHEET 10 of 34:	SITE PLAN
SHEET 11 of 34:	SITE PLAN
SHEET 12 of 34:	UTILITIES & GRADING PLAN
SHEET 13 of 34:	UTILITIES & GRADING PLAN
SHEET 14 of 34:	UTILITIES & GRADING PLAN
SHEET 15 of 34:	UTILITIES & GRADING PLAN
SHEET 16 of 34:	UTILITIES & GRADING PLAN
SHEET 17 of 34:	UTILITIES & GRADING PLAN

SHEET 19 of 34:	UTILITIES & GRADING PLAN
SHEET 20 of 34:	UTILITIES & GRADING PLAN
SHEET 21 of 34:	ENTRY SIGNAGE & DETAILS
SHEET 22 of 34:	LANDSCAPE DETAILS & NOTES
SHEET 23 of 34:	LANDSCAPE PLAN
SHEET 24 of 34:	LANDSCAPE PLAN
SHEET 25 of 34:	LANDSCAPE PLAN
SHEET 26 of 34:	LANDSCAPE PLAN
SHEET 27 of 34:	LANDSCAPE PLAN
SHEET 28 of 34:	LANDSCAPE PLAN
SHEET 29 of 34:	LANDSCAPE PLAN
SHEET 30 of 34:	LANDSCAPE PLAN
SHEET 31 of 34:	LANDSCAPE PLAN
SHEET 32 of 34:	LANDSCAPE PLAN
SHEET 33 of 34:	LANDSCAPE PLAN
SHEET 34 of 34:	ADJACENT PROPERTY OWNERS

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

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PUD Development Plan /
Preliminary Plan

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

ENTITLEMENT

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

COVER SHEET

1
OF 34

PUDSP-199

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Drawings\Planning\Development\YUD-DR_RollingHills.dwg [2-Legal] 4/23/2020 11:53:34 AM Item



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 1906.13 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°19'11"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°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 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 N83°23'02"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 110.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 251.094 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).

Land Planning
Landscape
Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNING, LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

IN ASSOCIATION WITH

PROJECT INFO
DATE:
PROJECT MGR:
PREPARED BY:

October 19, 2019
J. Romero
B. Iten

SEAL

ENTITLEMENT

ISSUE INFO
DATE:
BY:
DESCRIPTION:

03.09.2020 B.I. PER COUNTY COMMENTS
04.23.2020 B.I. PER COUNTY COMMENTS

ISSUE / REVISION
DATE:
BY:
DESCRIPTION:

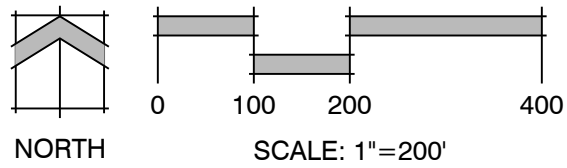
LEGAL PLAN

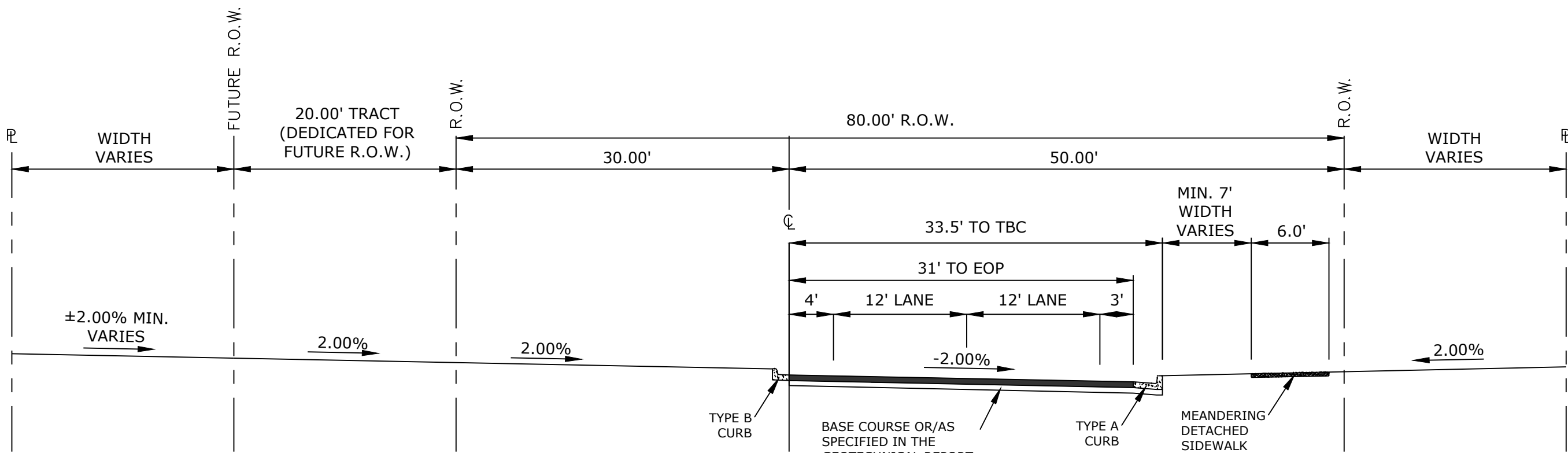
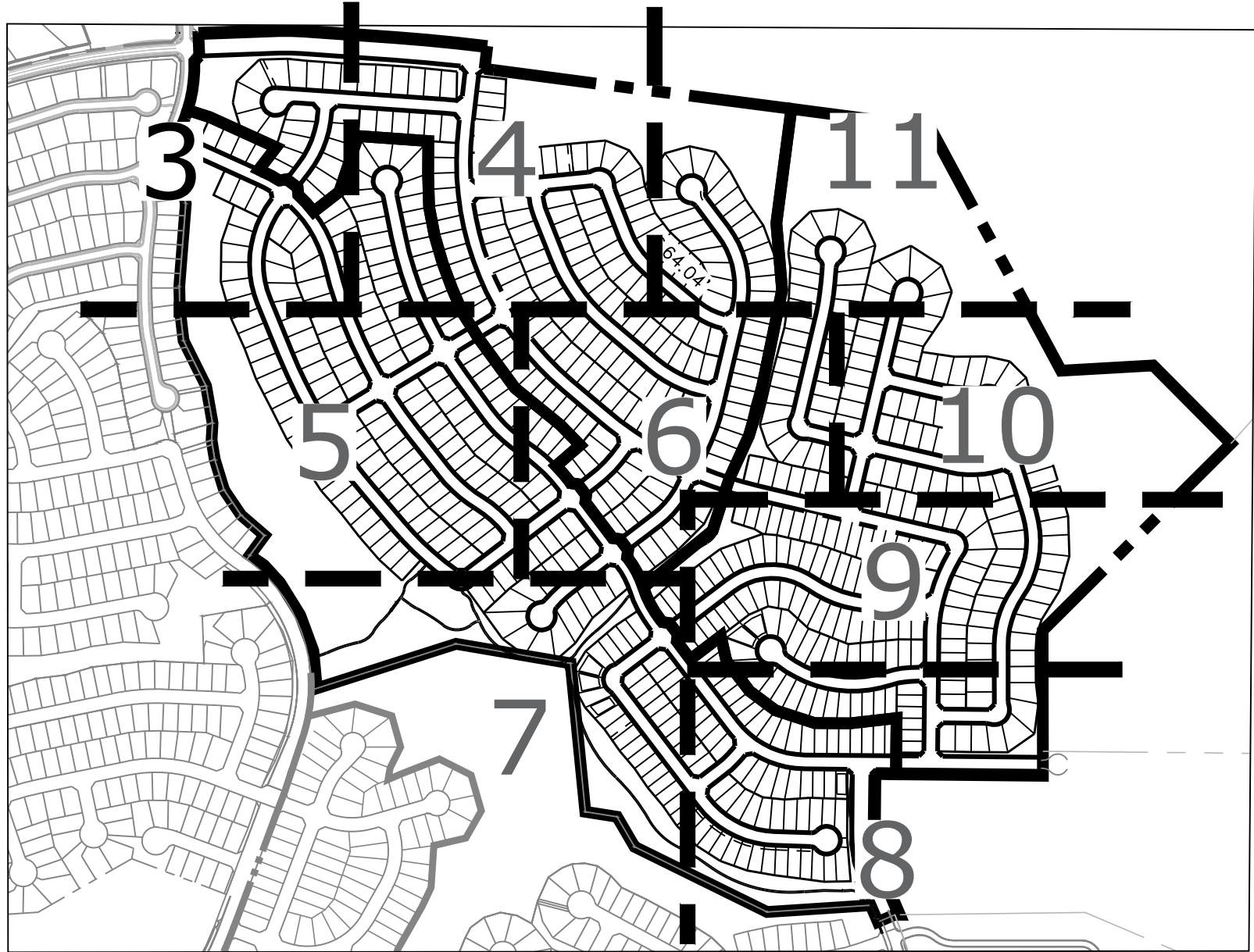
SHEET TITLE

SHEET NUMBER

2
OF 34

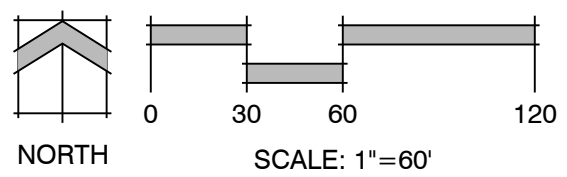
PUDSP-199





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

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



Land Planning
Landscape
Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

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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

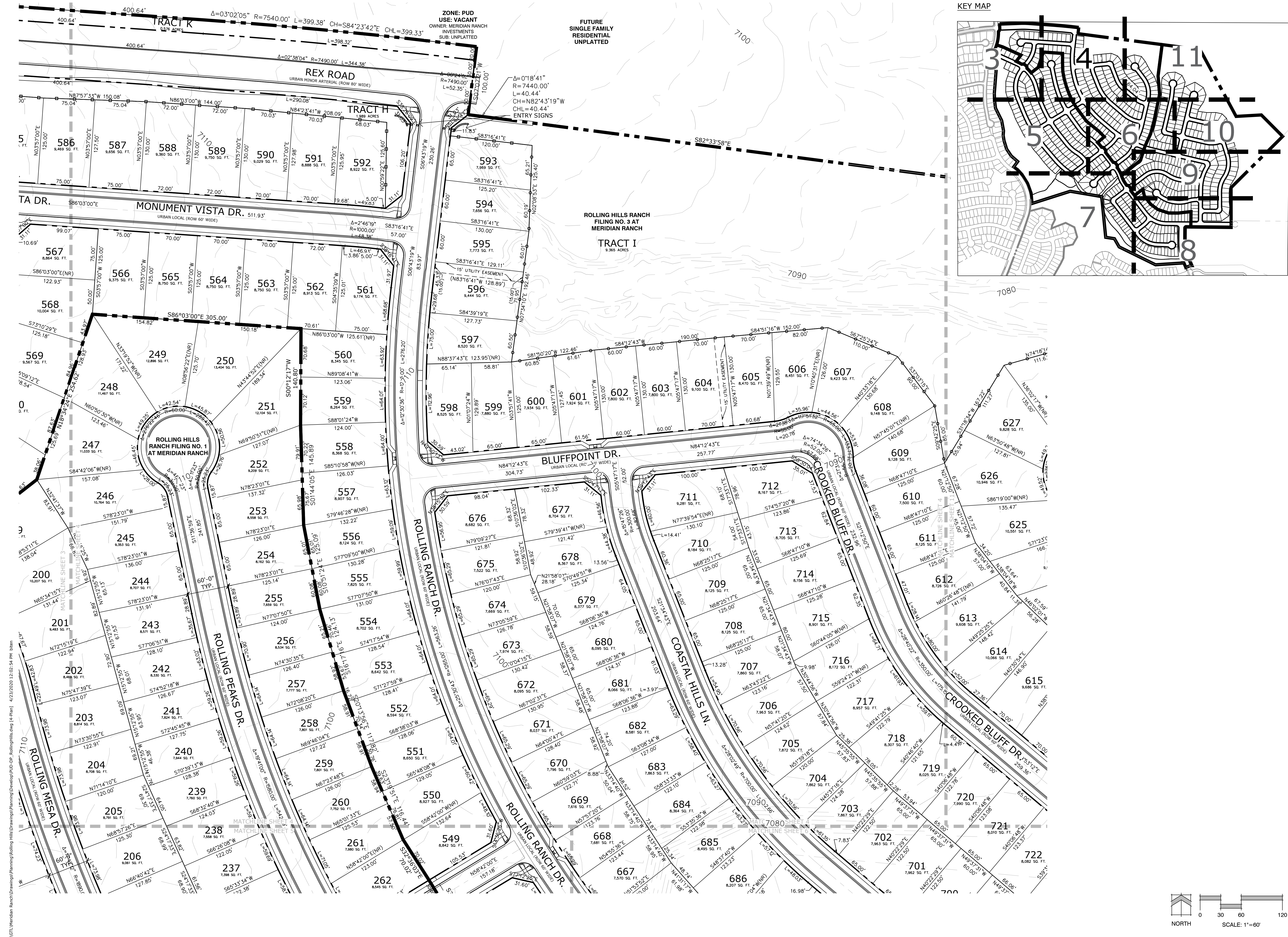
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DATE:	BY:	DESCRIPTION:
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

WEST & SOUTH SITE PLAN

3
OF 34

PUDSP-199



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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

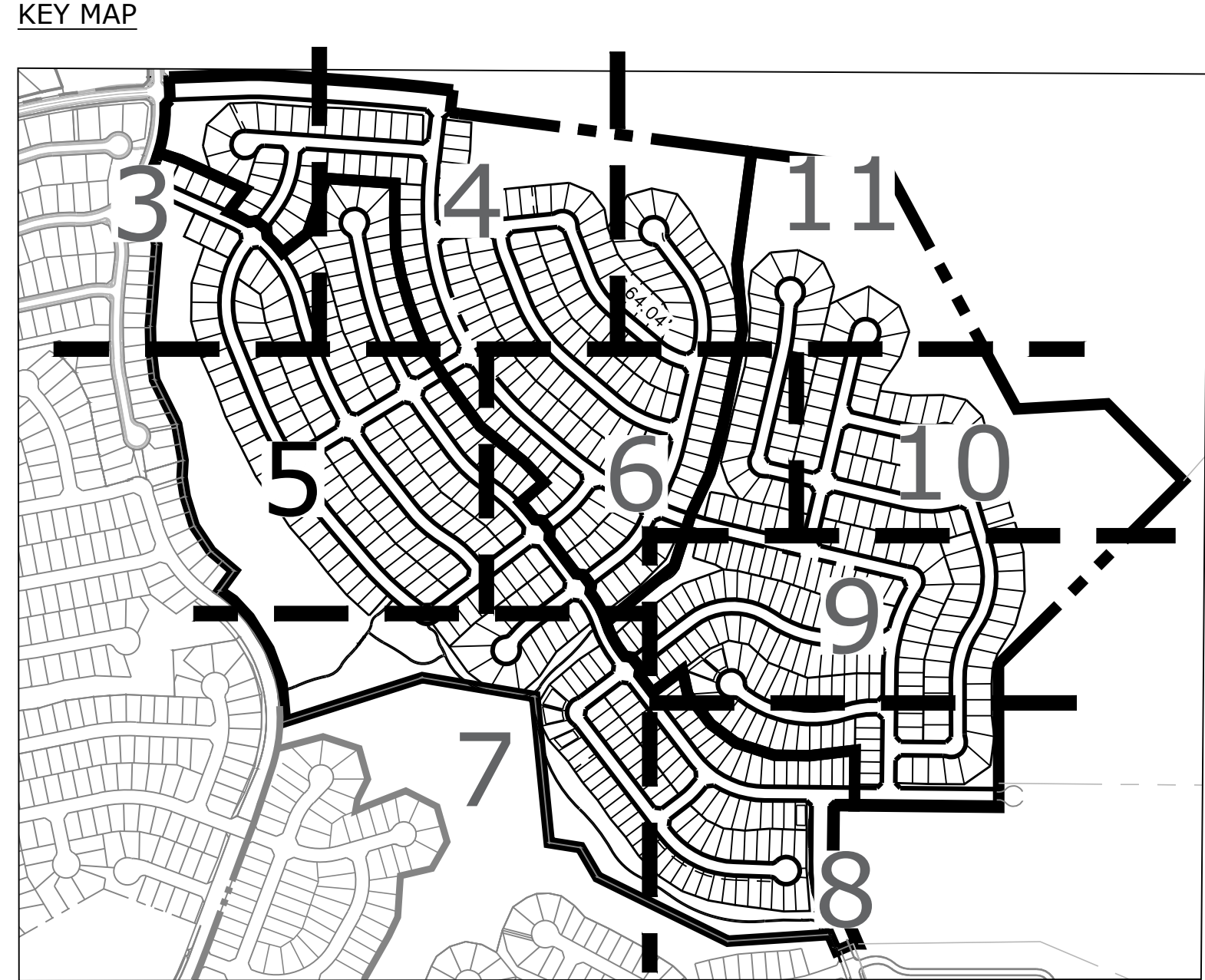
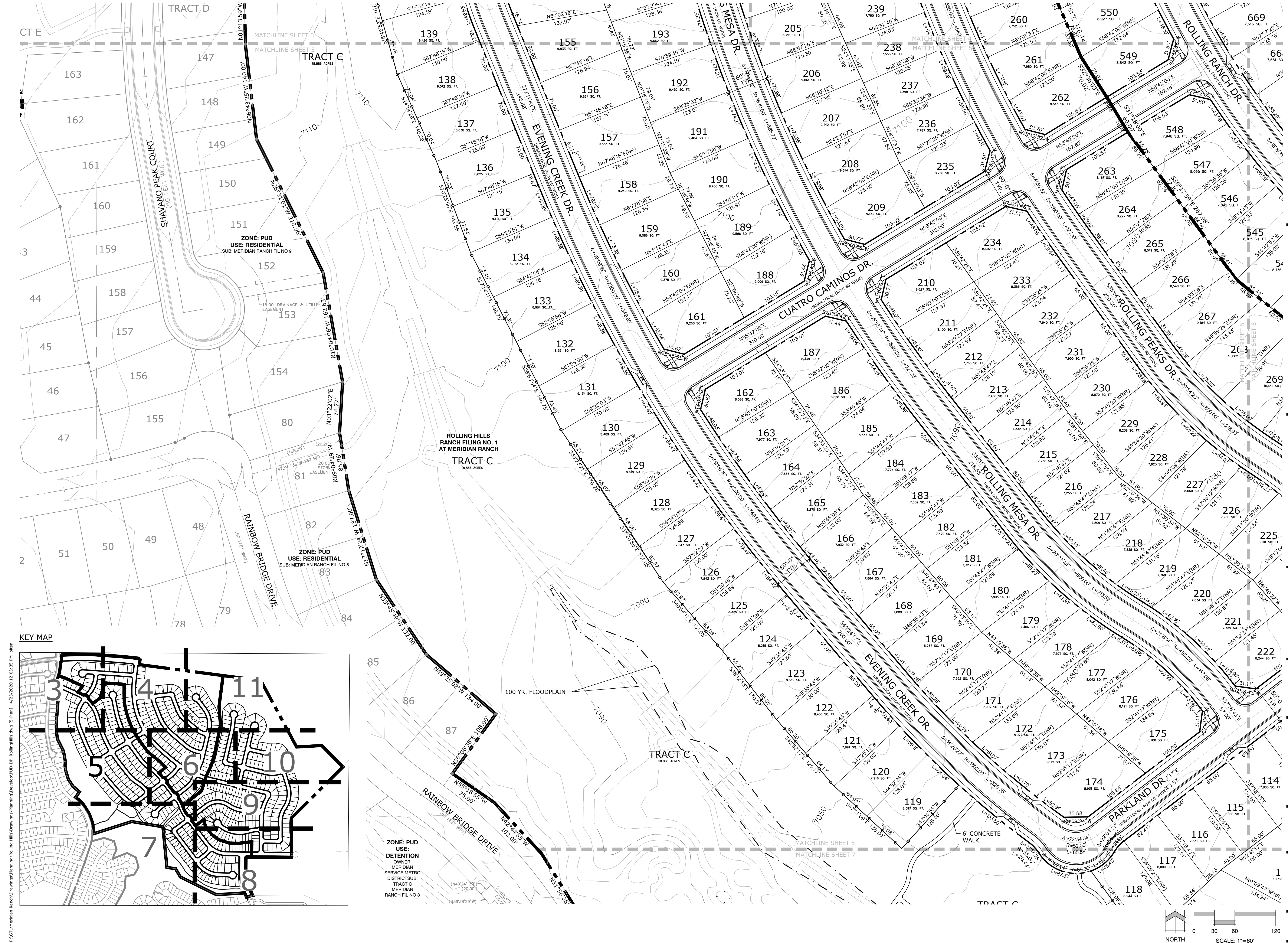
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03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

WEST & SOUTH SITE PLAN

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OF 34

PUDSP-199



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Drawings\Planning\Development\YUD-SP_RollingHills.dwg [5-Plan] 4/23/2020 12:03:35 PM brian

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PLANNING, LANDSCAPE ARCHITECT
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DATE: October 19, 2019
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PREPARED BY: B. Iten

PROJECT INFO
SCALE

ENTITLEMENT

FILE INFO

DATE:	BY:	DESCRIPTION:
03.09.2020	B.I.	PER COUNTY COMMENTS
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SCALE: 1"=60'

SHEET TITLE
SHEET NUMBER
PLANTING

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
PREPARED BY: B. Iten

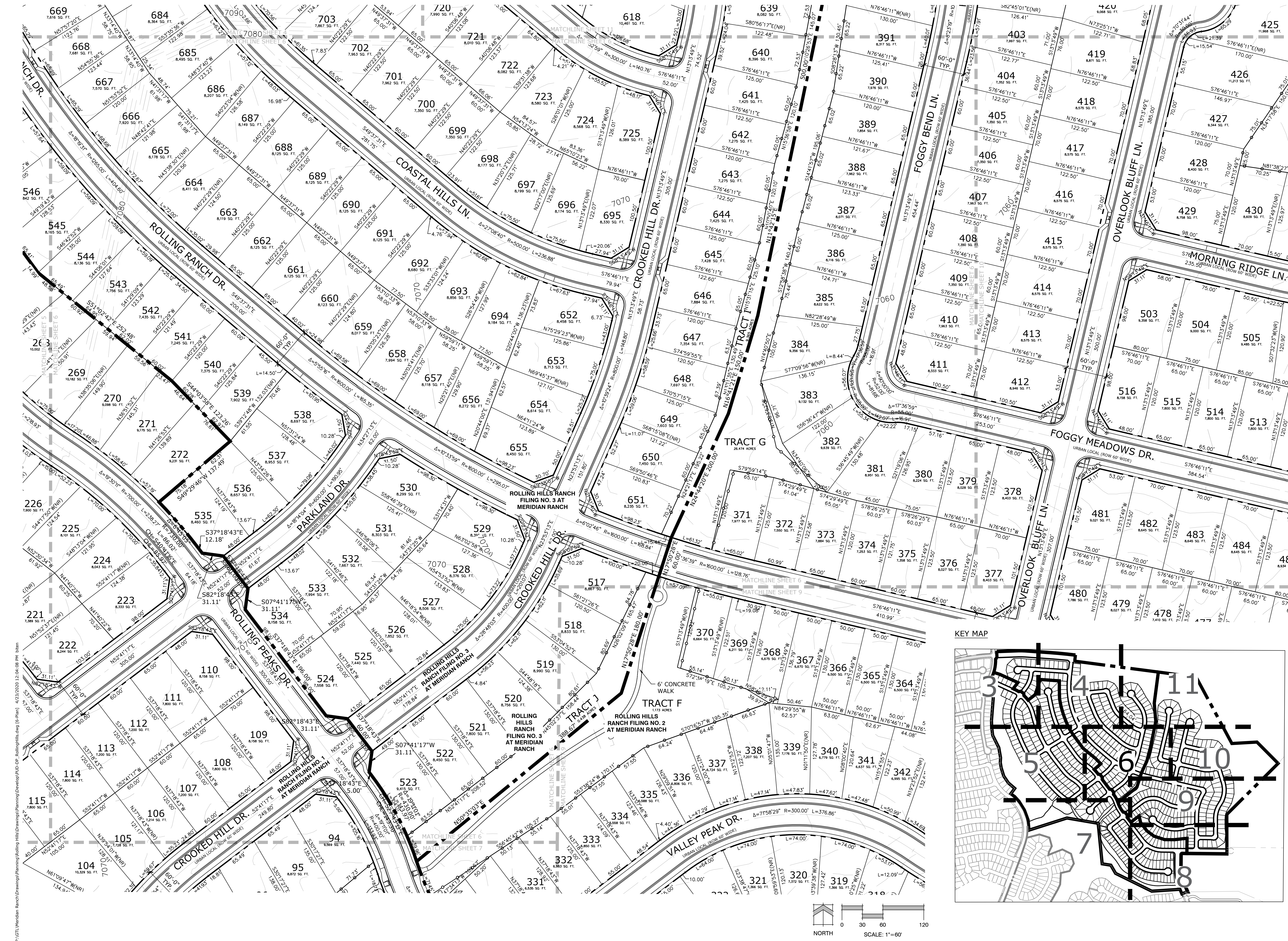
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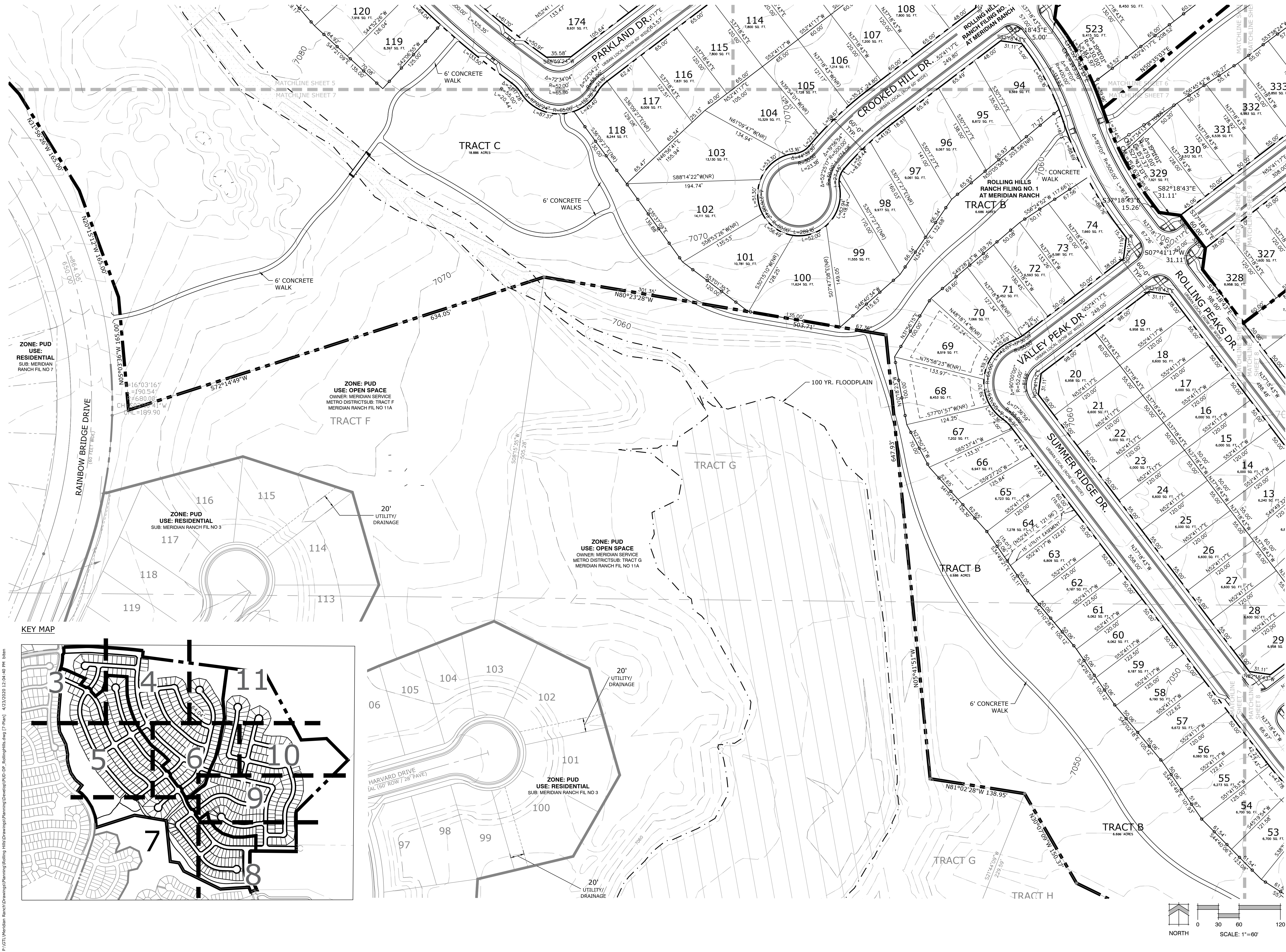
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03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

WEST & SOUTH SITE PLAN

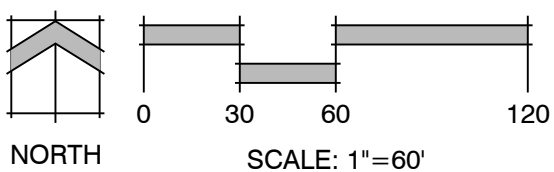
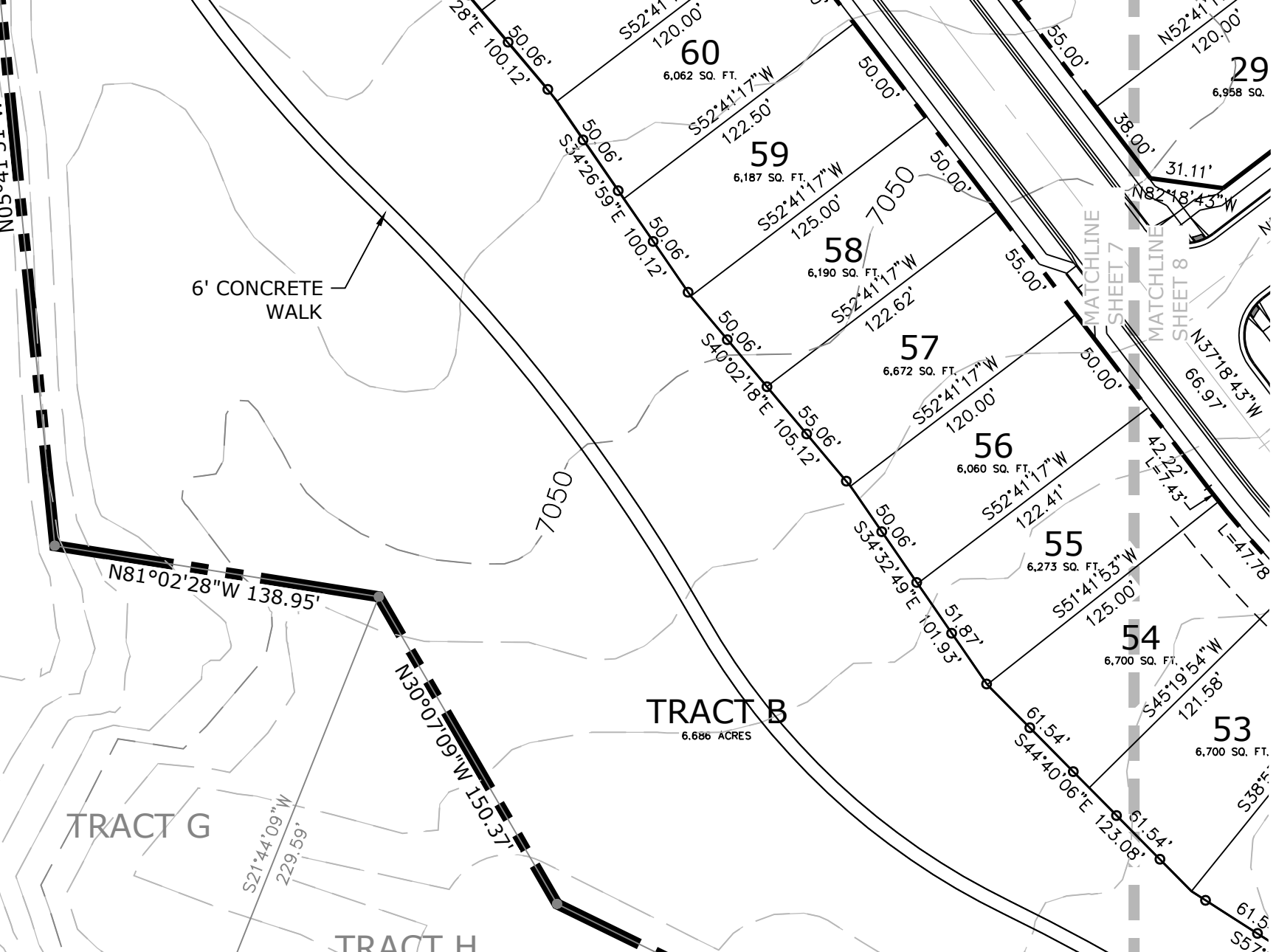
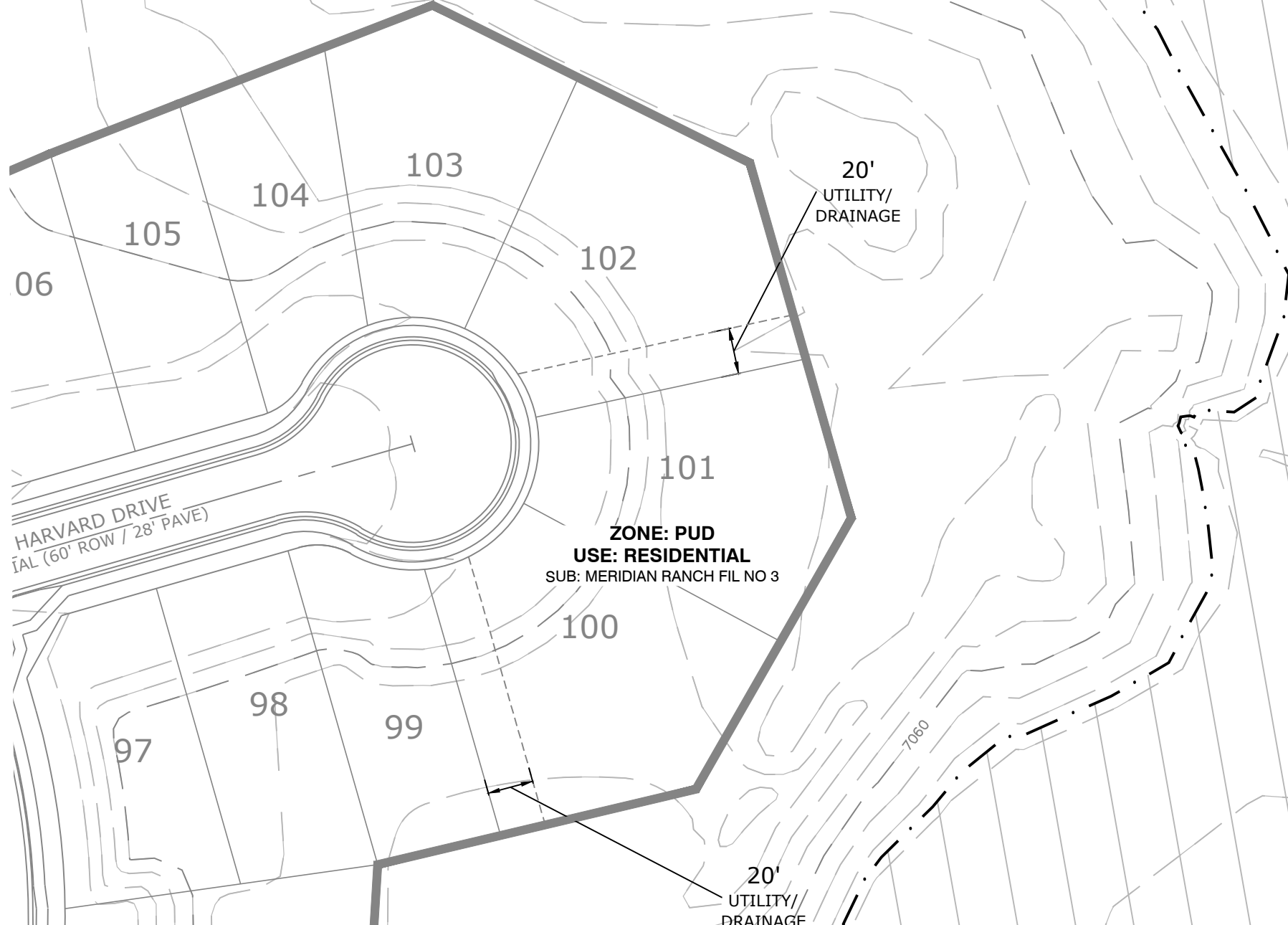
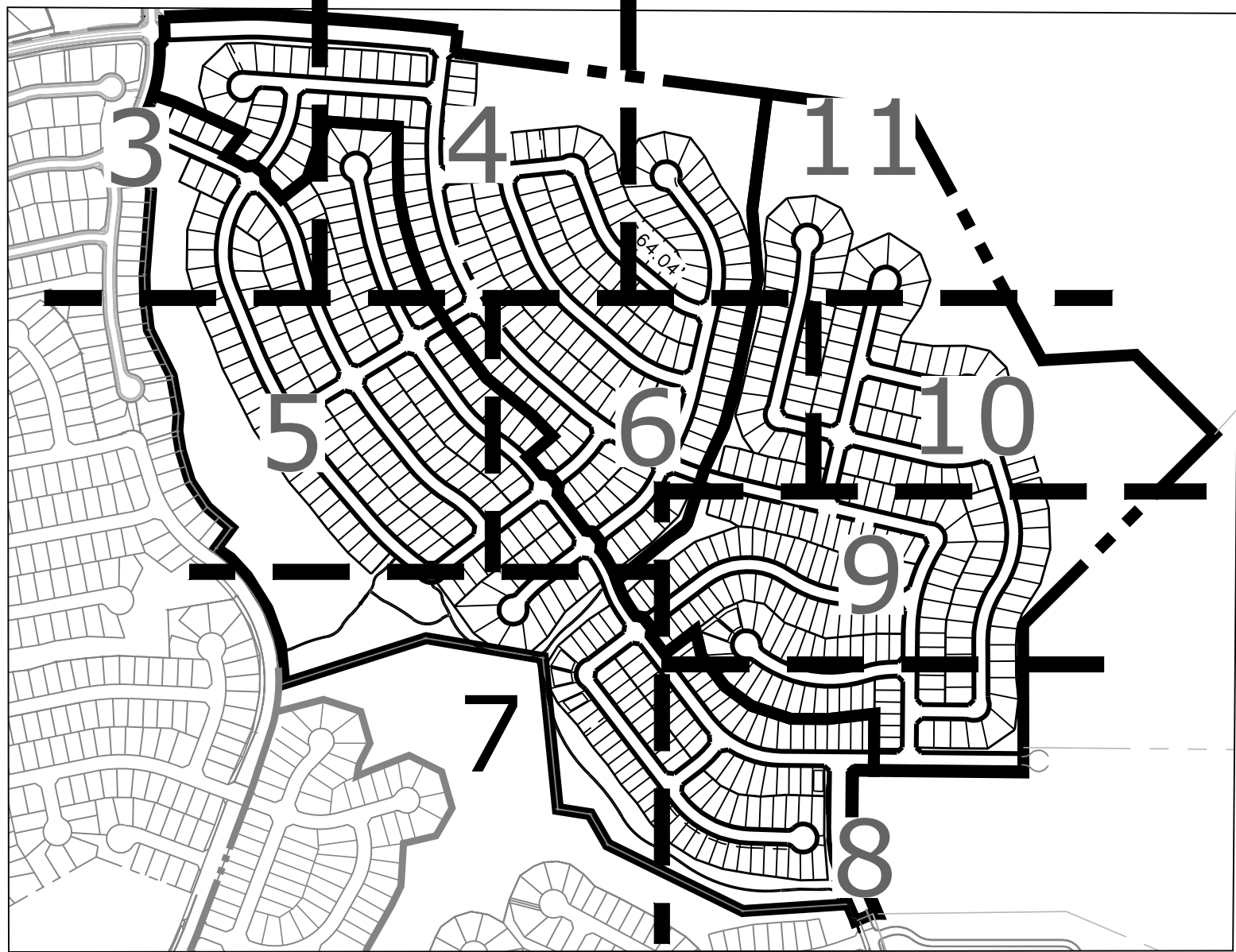
6
OF 34

PUDSP-199





KEY MAP



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04.23.2020	B.I.	PER COUNTY COMMENTS

ISSUE / REVISION

WEST & SOUTH
SITE PLAN

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OF 34

PUDSP-199

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PUD Development Plan /
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ENTITLEMENT

WEST & SOUTH SITE PLAN

PUDSP-199



Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

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

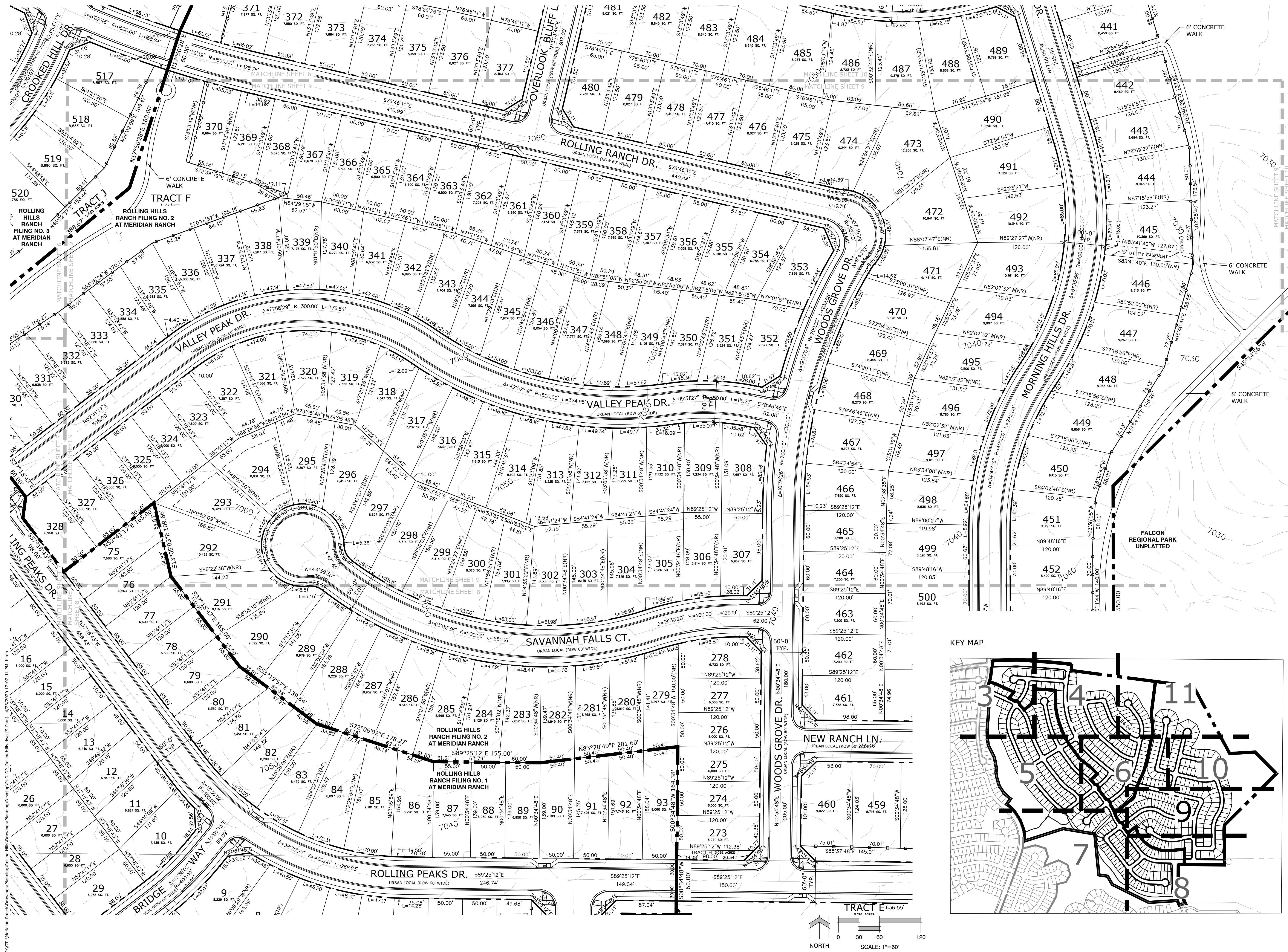
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DATE:	BY:	DESCRIPTION:
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

WEST & SOUTH SITE PLAN

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OF 34

PUDSP-199

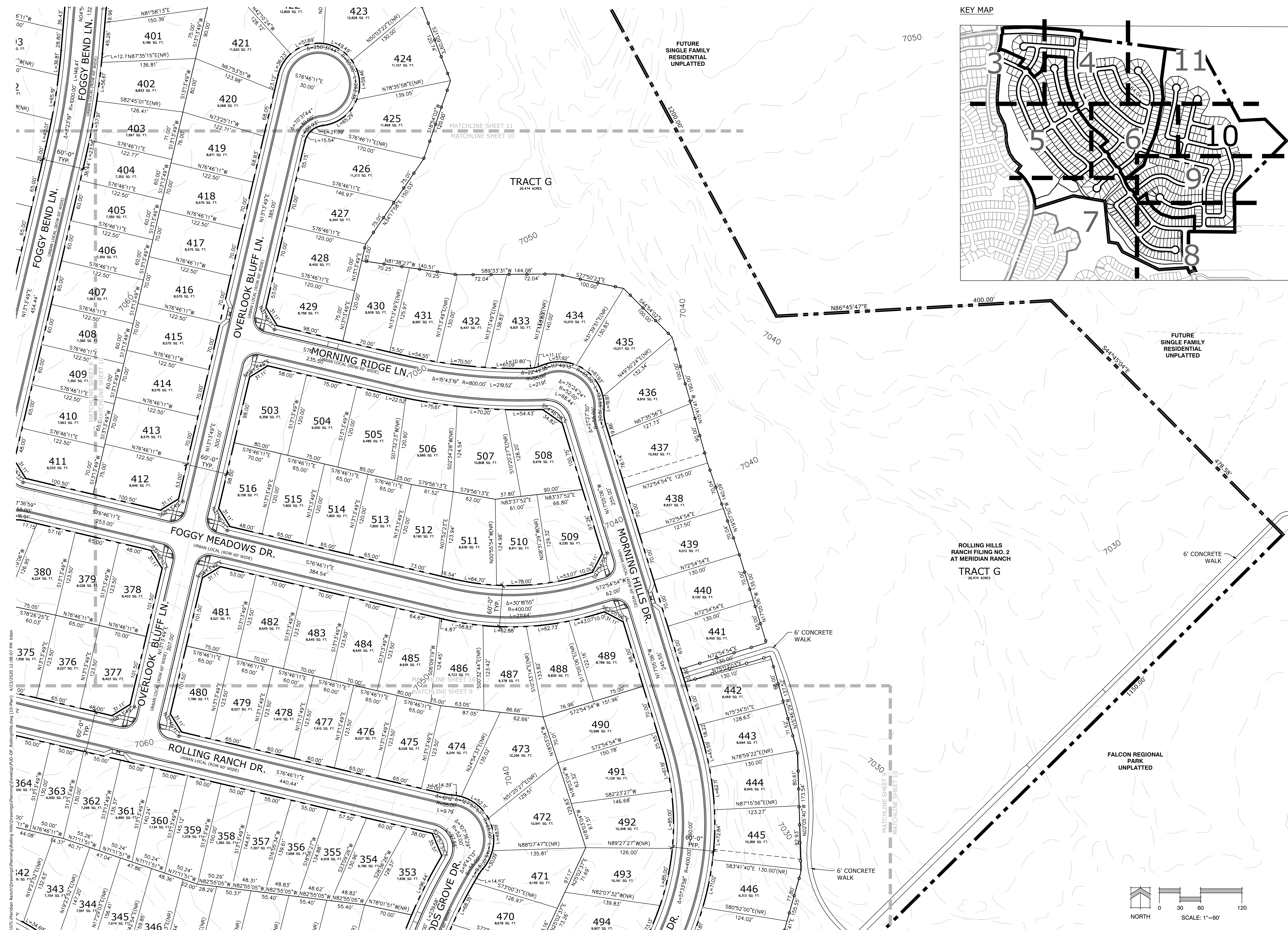
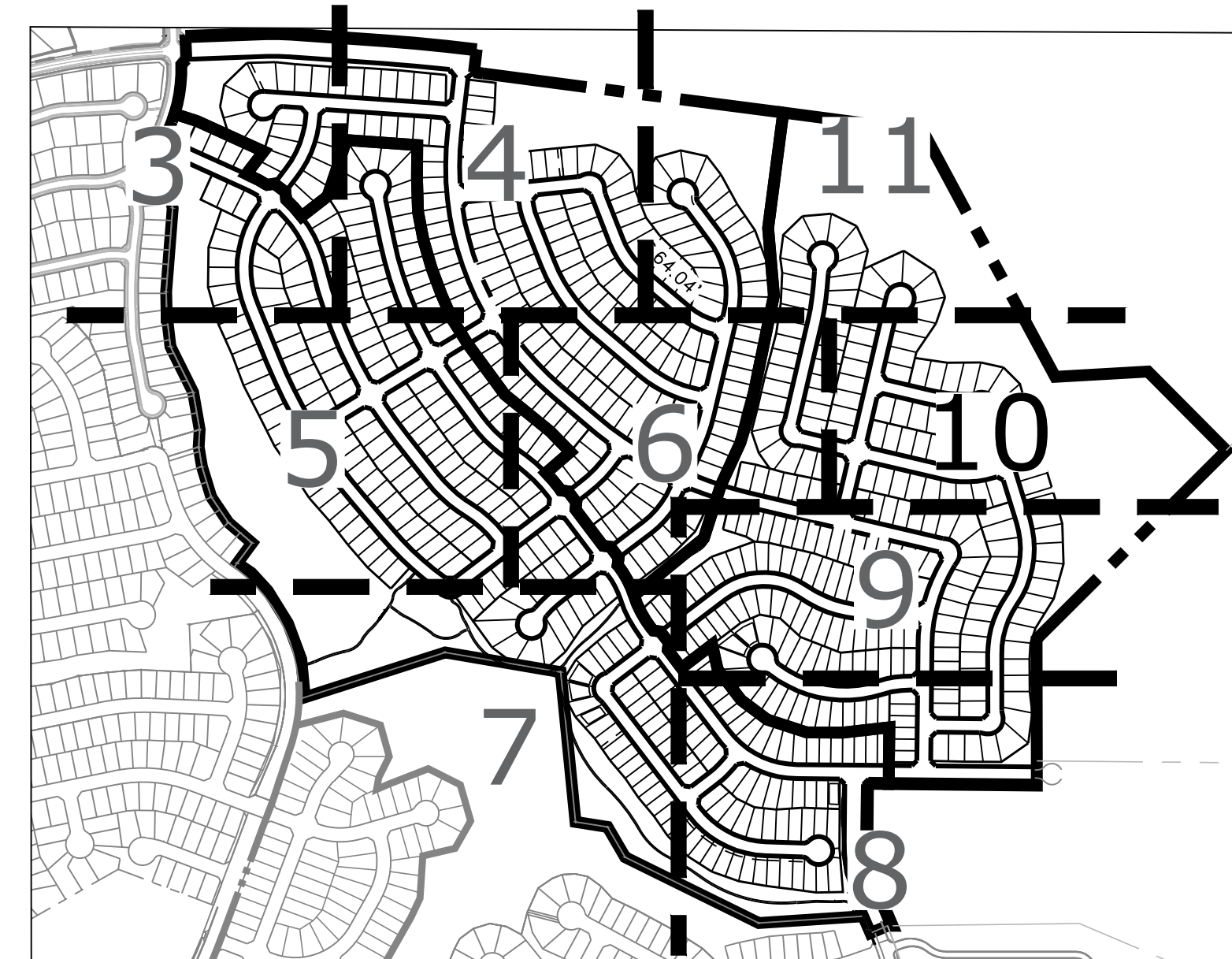


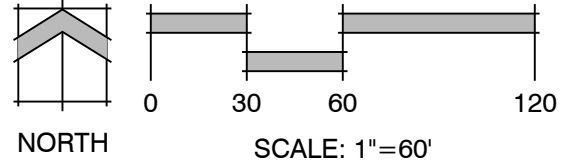
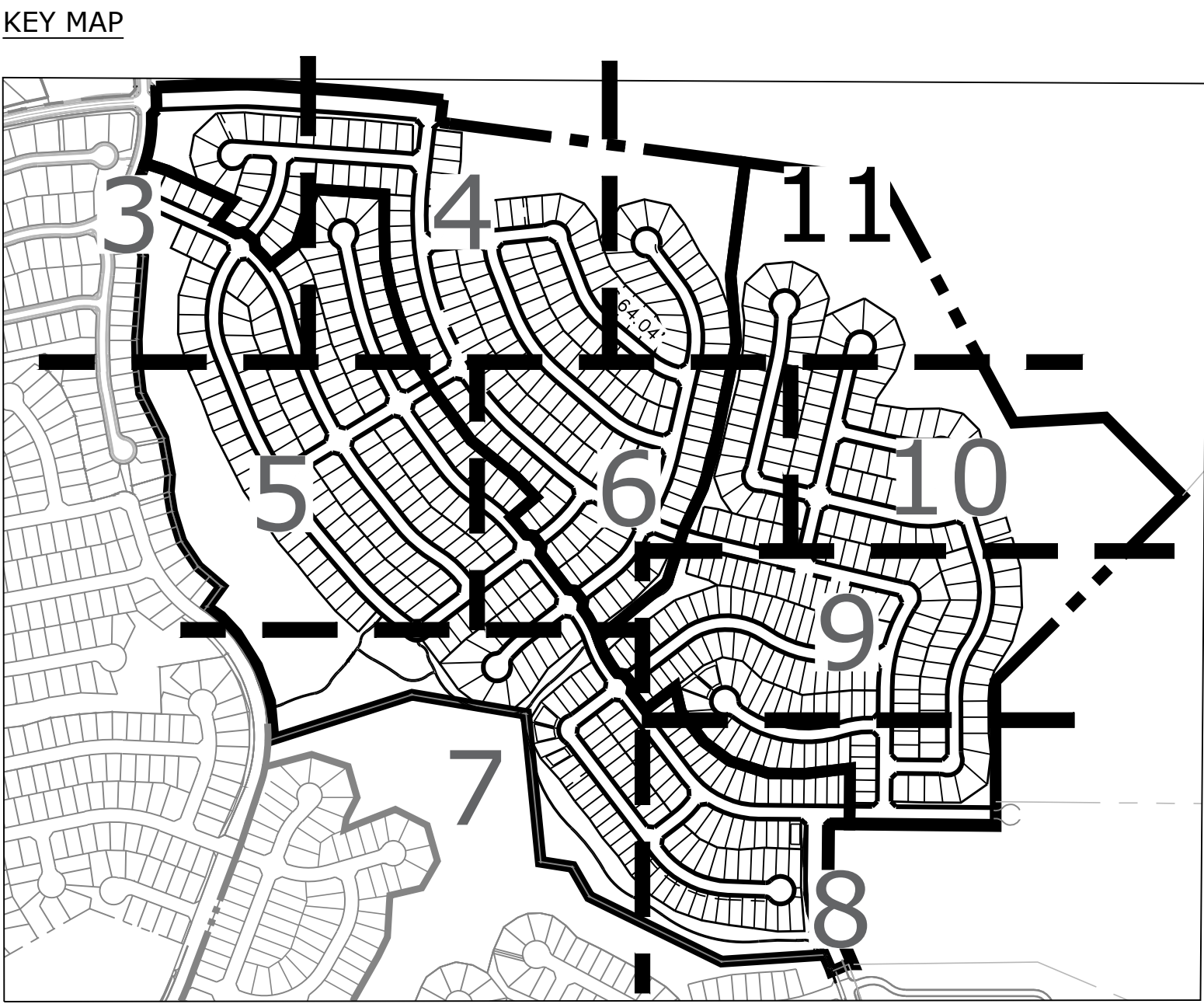
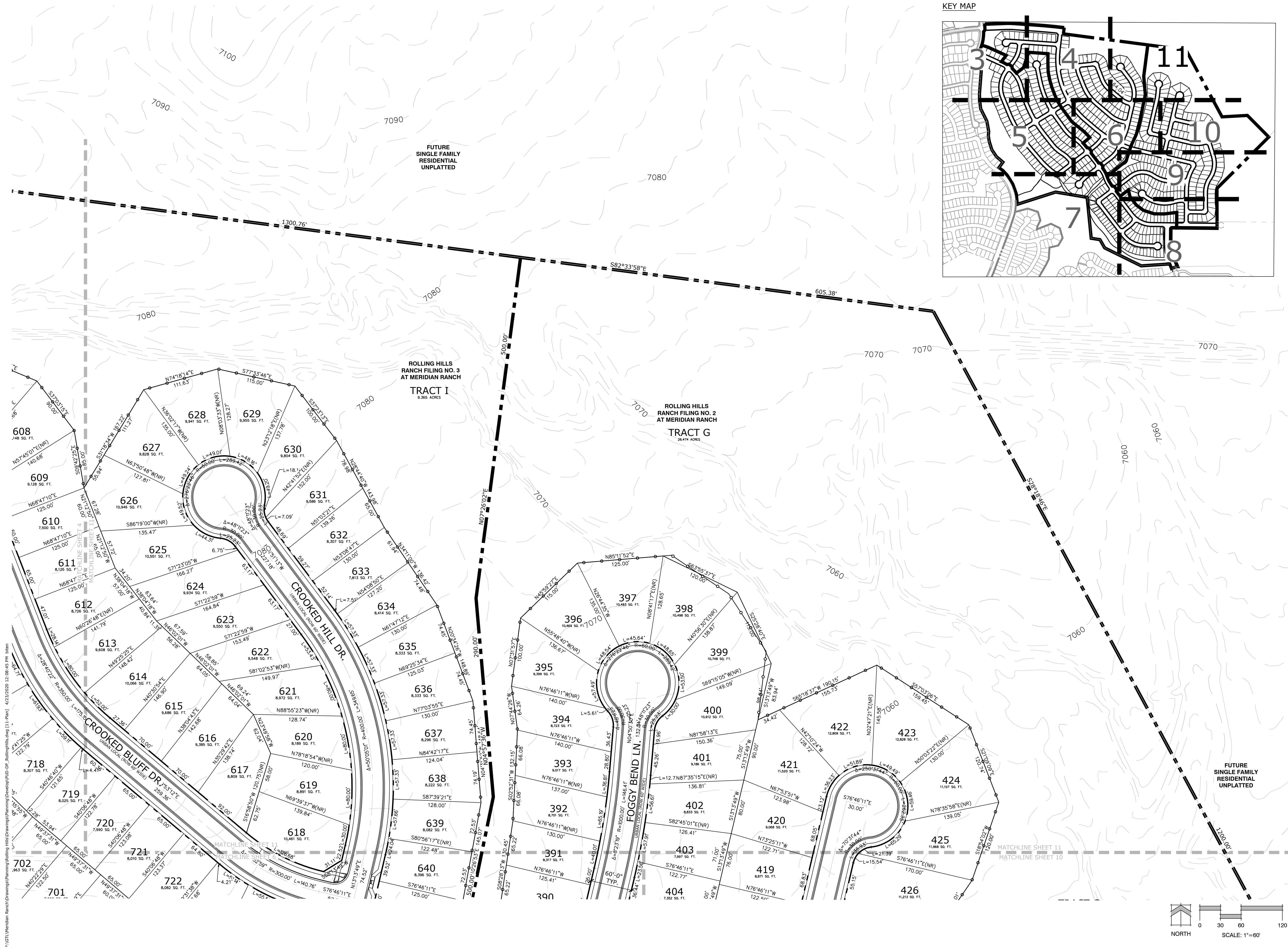
PUD Development Plan ,
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ENTITLEMENT

TITLE

**WEST & SOUTH
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ENTITLEMENT

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

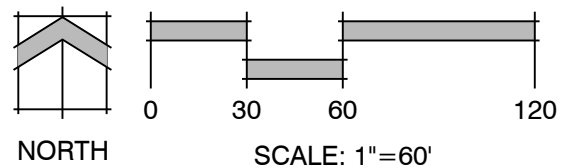
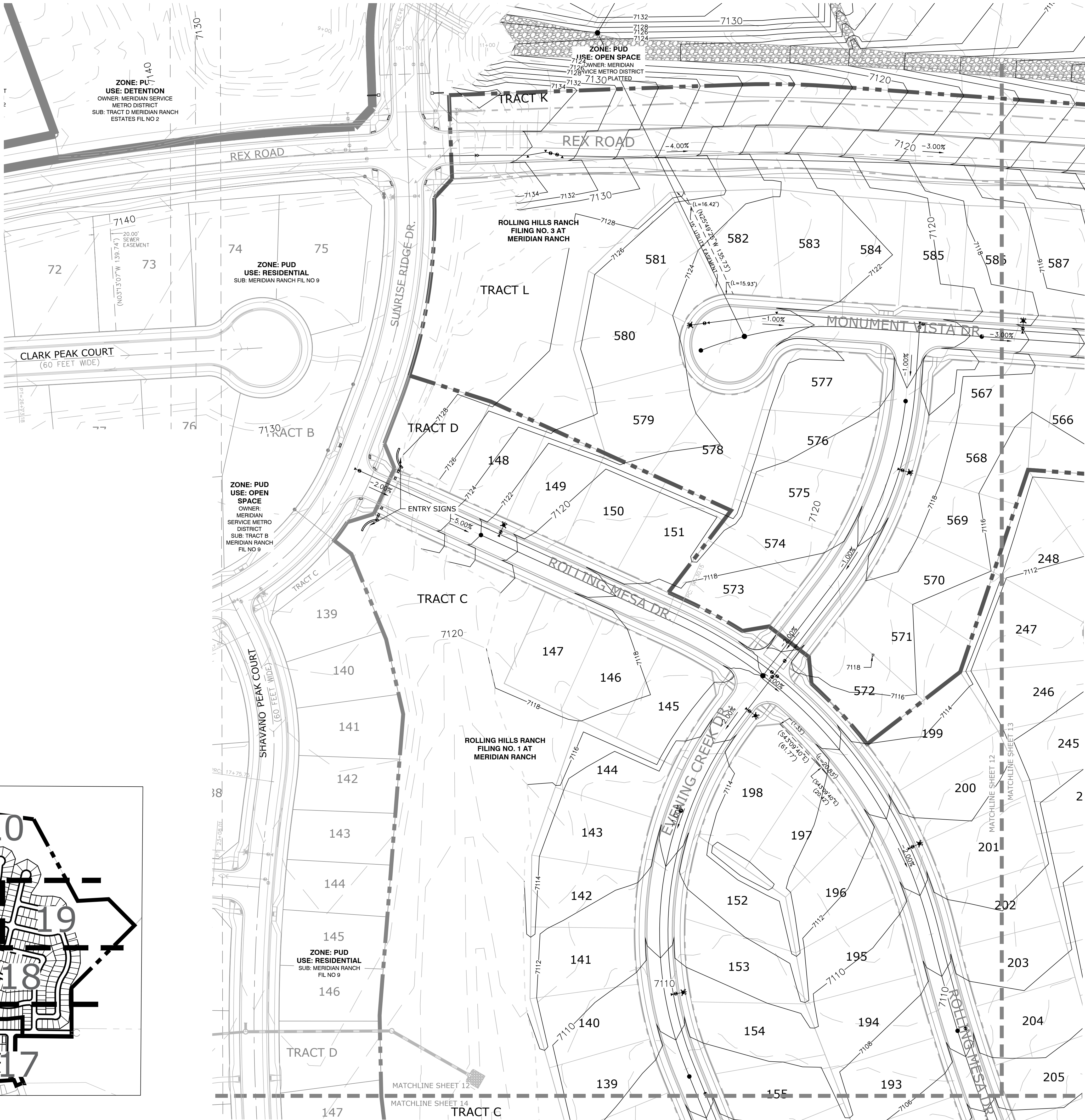
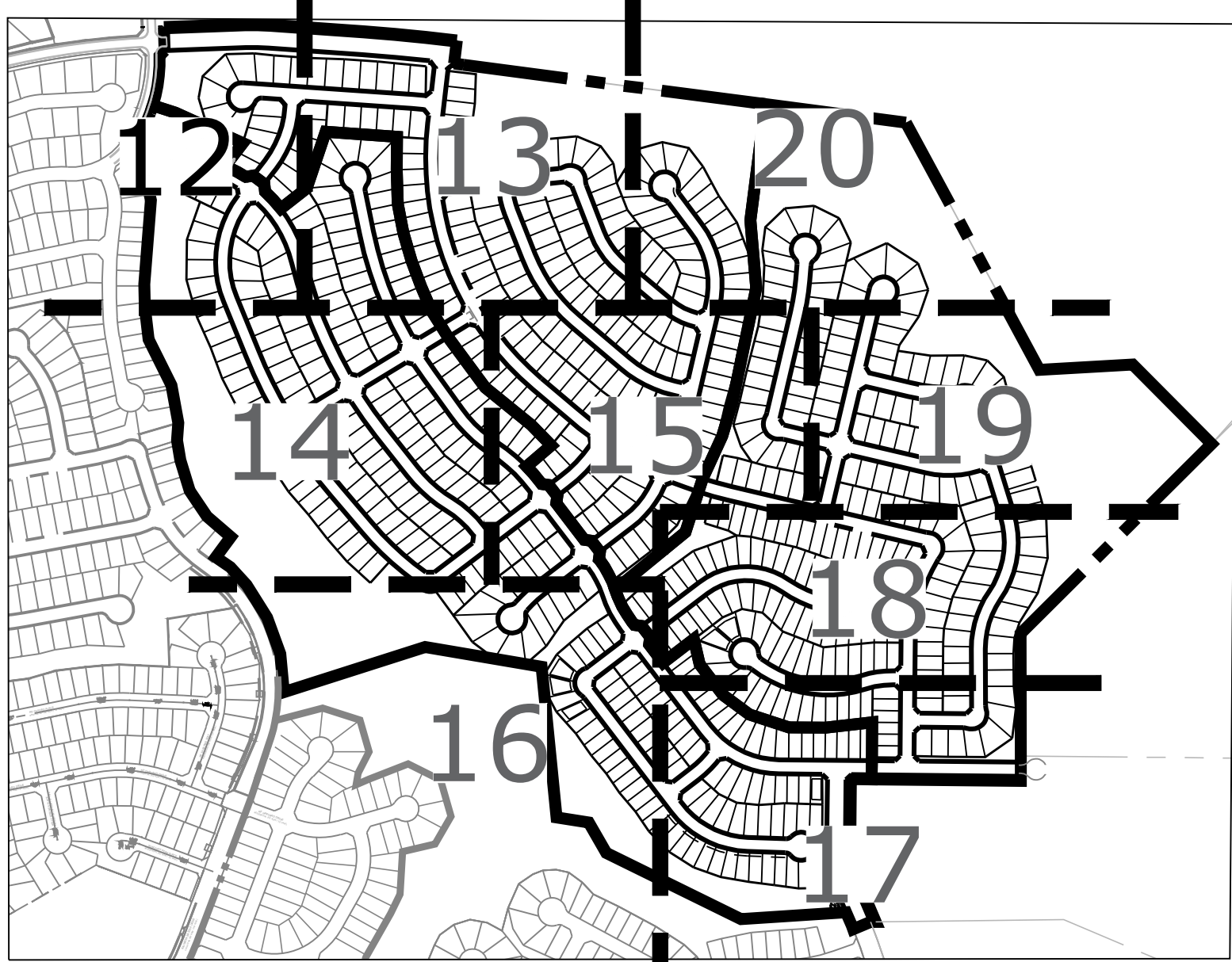
WEST & SOUTH SITE PLAN

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OF 34

PUDSP-199

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KEY MAP



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

SEAL

ENTITLEMENT

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

ISSUE / REVISION

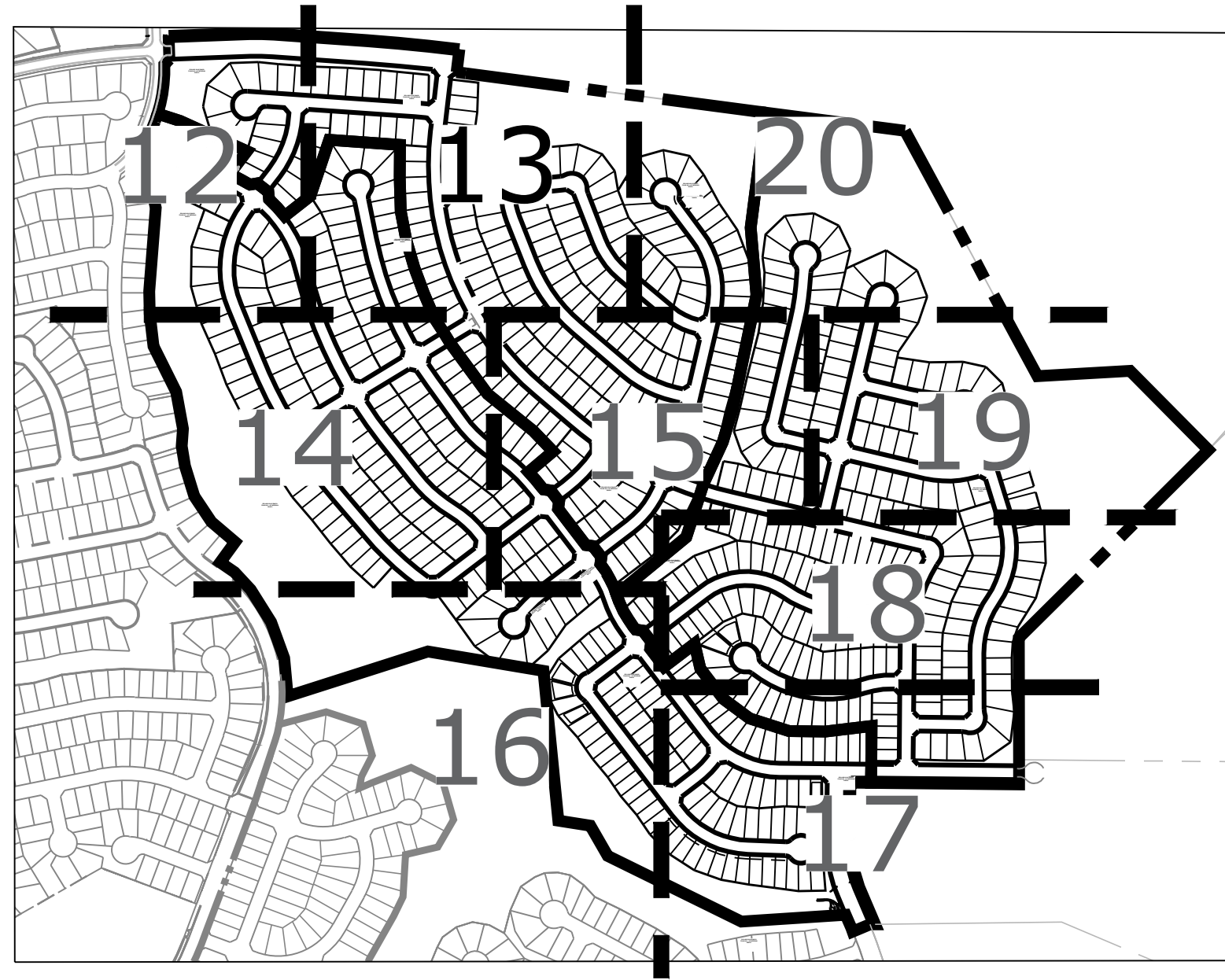
SHEET TITLE
PRELIMINARY
GRADING AND
UTILITIES

SHEET NUMBER
12
OF 34

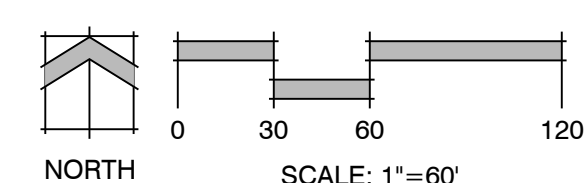
PLANTING
PUDSP-199



KEY MAP



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

SEAL

ENTITLEMENT

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

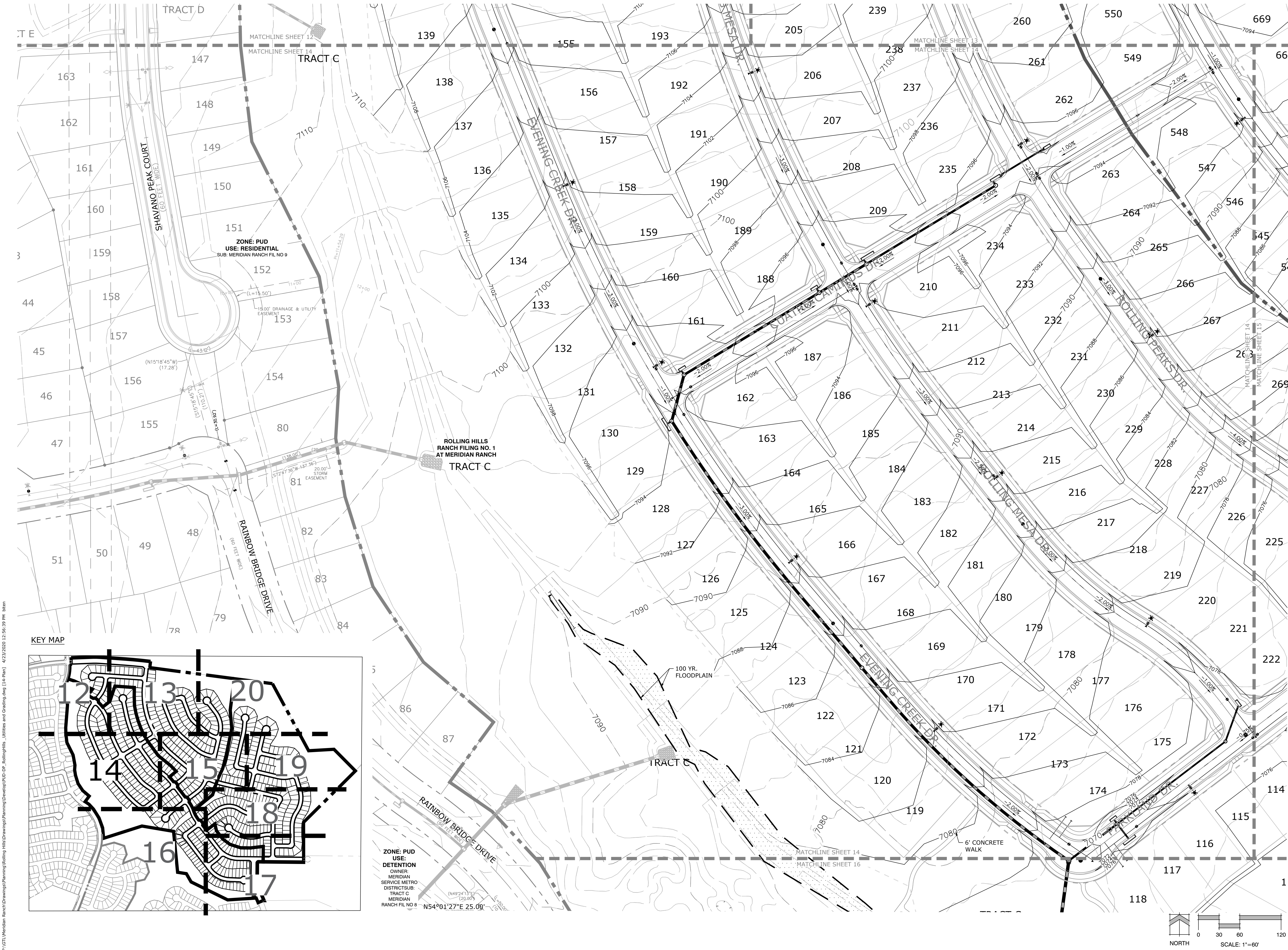
ISSUE / REVISION

SHEET TITLE
PRELIMINARY
GRADING AND
UTILITIES

SHEET NUMBER
13
OF 34

PUDSP-199

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03.09.2020	B.I.	Per County Comments
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PRELIMINARY GRADING AND UTILITIES

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PUDSP-199

PLANNING, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SEAL

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PUD Development Plan /
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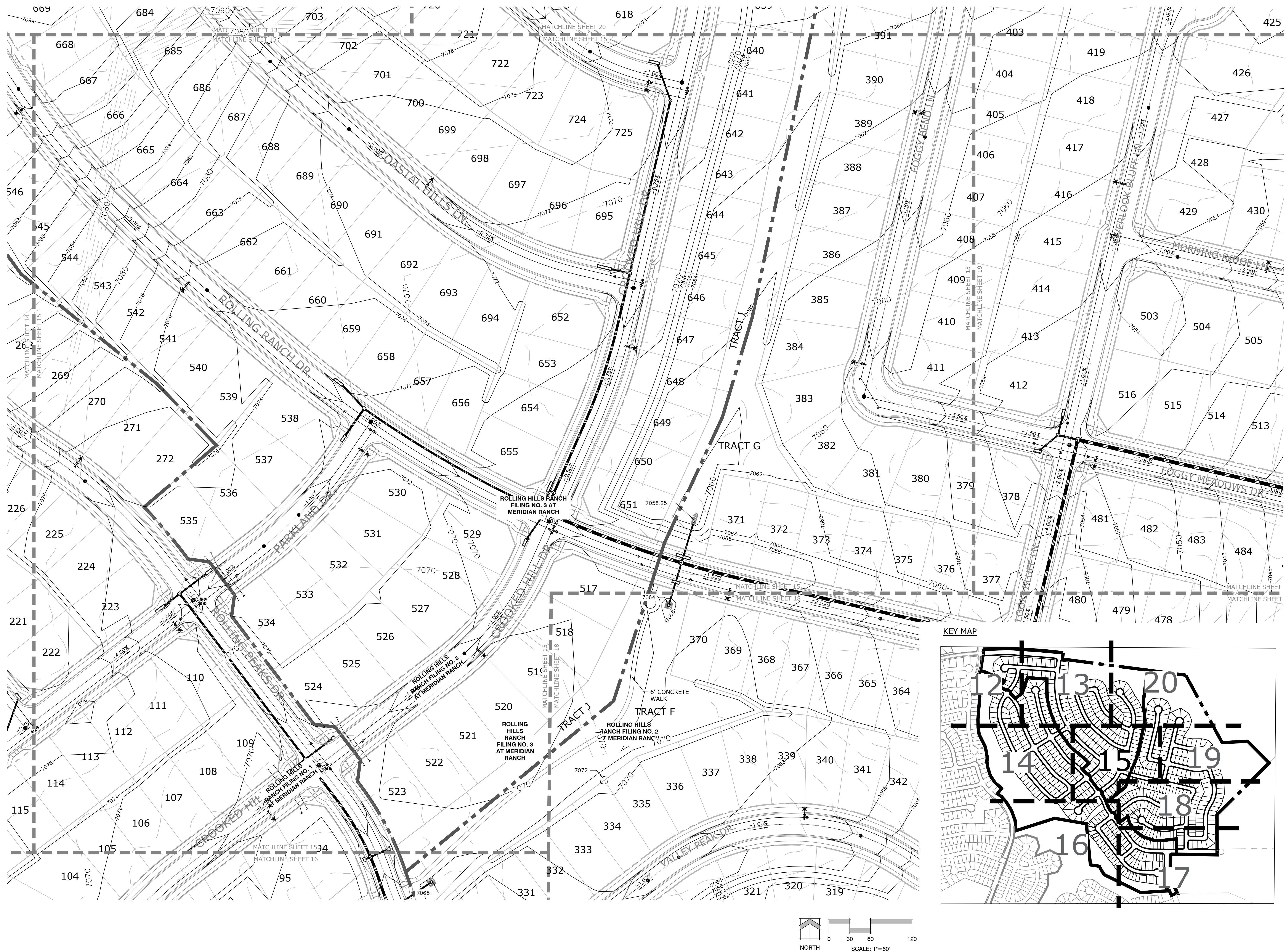
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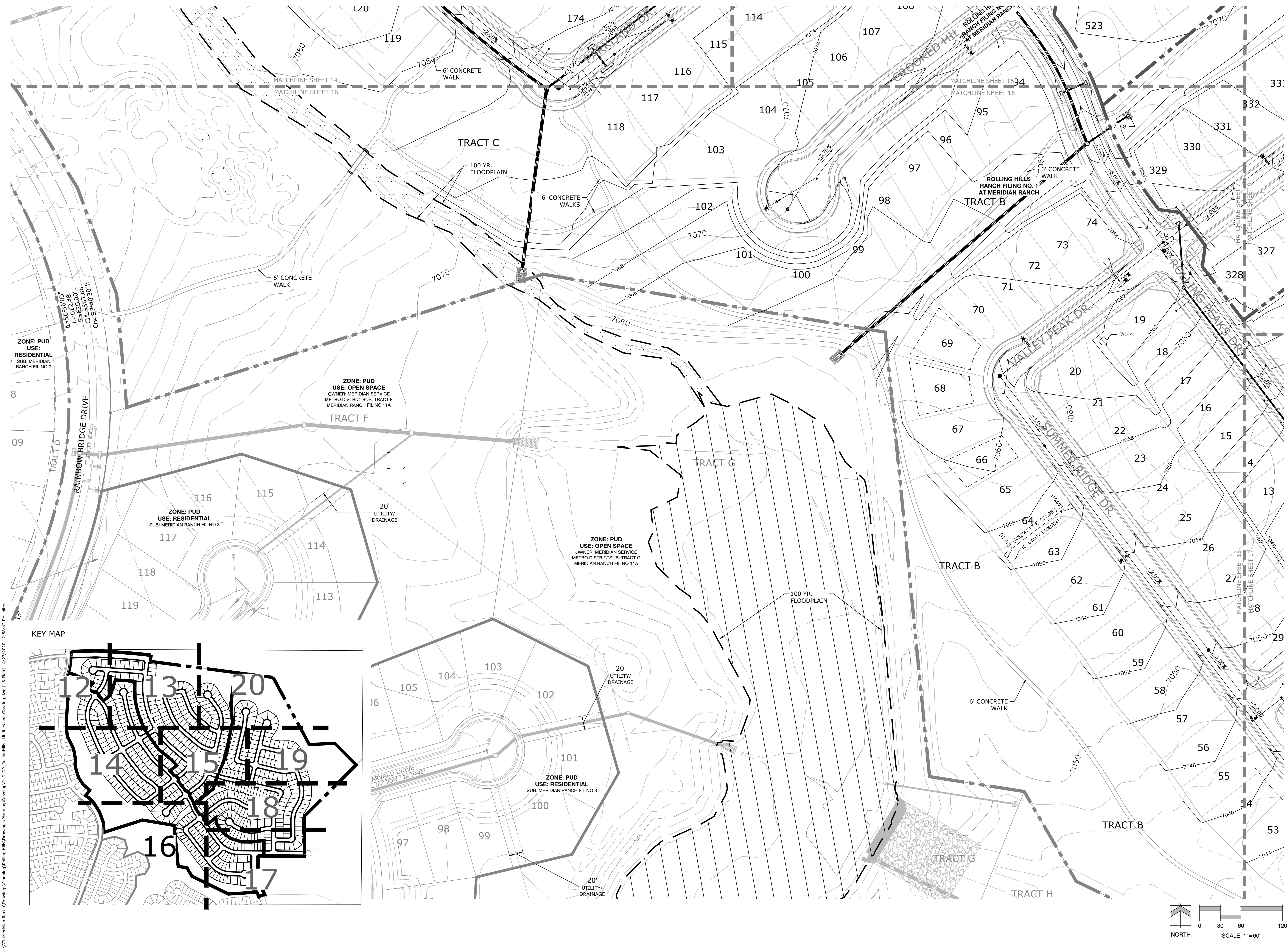
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LETTERS

NUMBER

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At Meridian
Ranch

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DATE:	October 19, 2019
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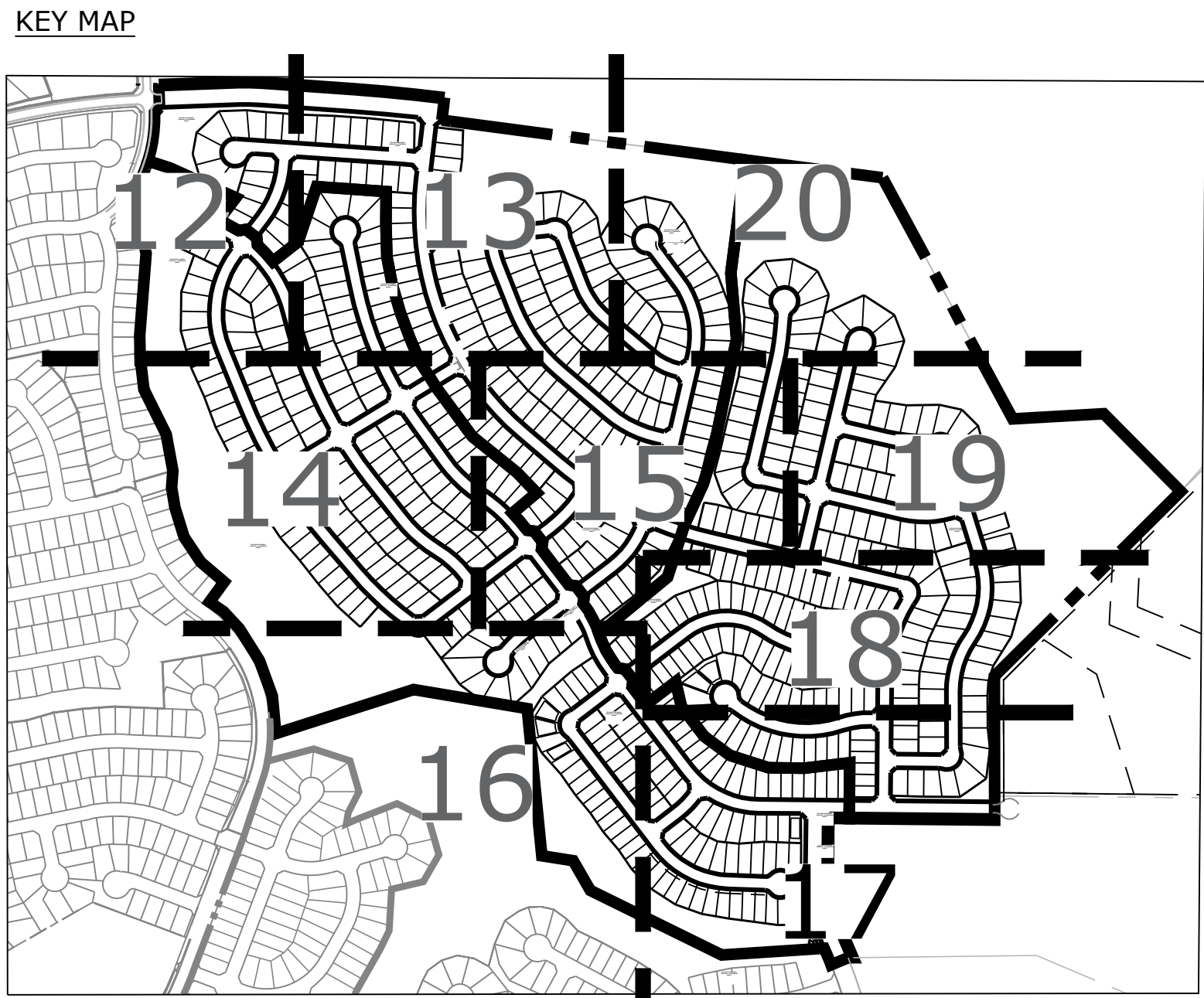
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DATE:	BY:	DESCRIPTION:
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

PRELIMINARY
GRADING AND
UTILITIES

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OF 34

PUDSP-199



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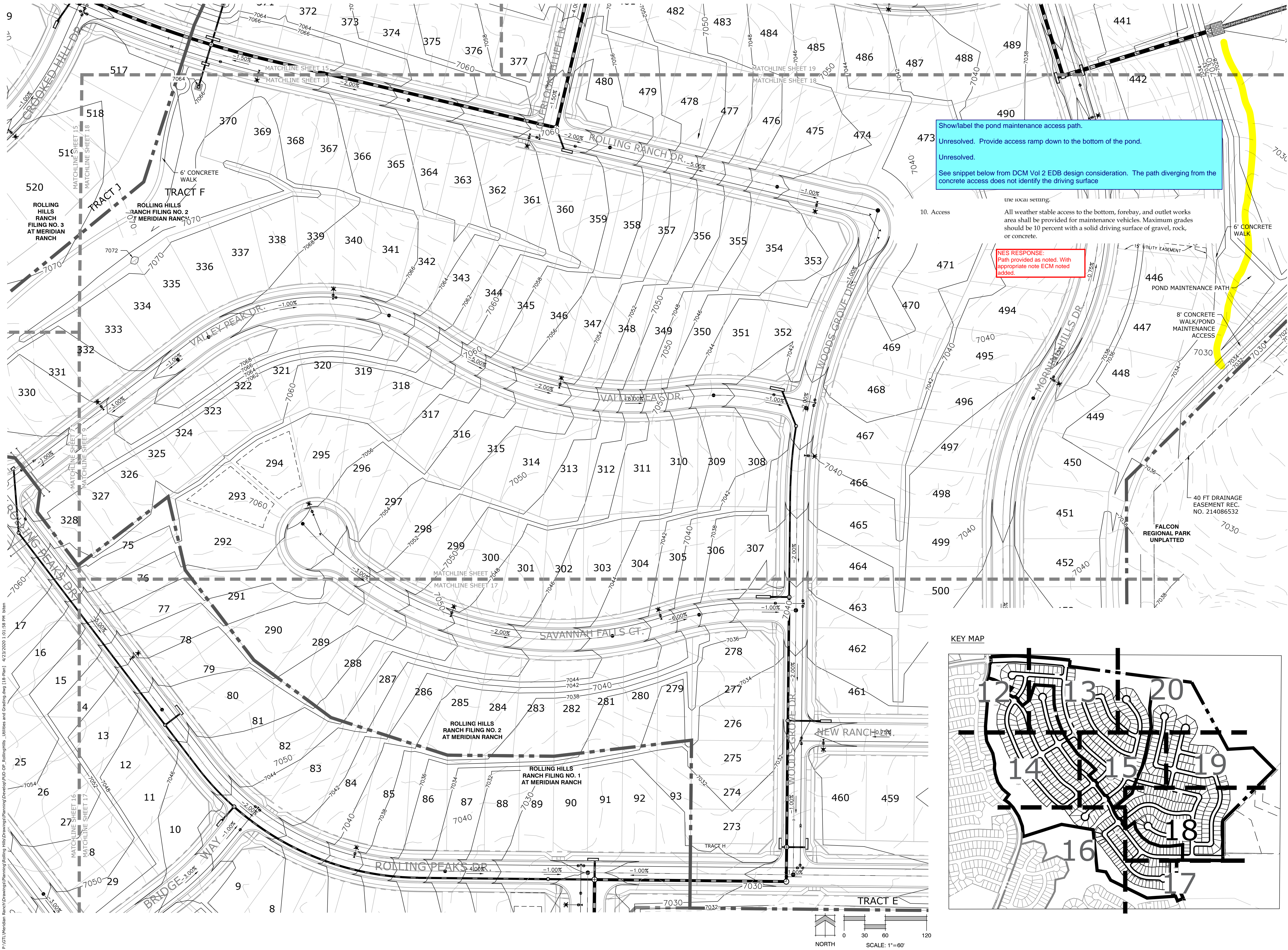
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DATE:	BY:	DESCRIPTION:
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

PRELIMINARY GRADING AND UTILITIES

17
OF 34

PUDSP-199



Show/label the pond maintenance access path.

Unresolved. Provide access ramp down to the bottom of the pond.

Unresolved.

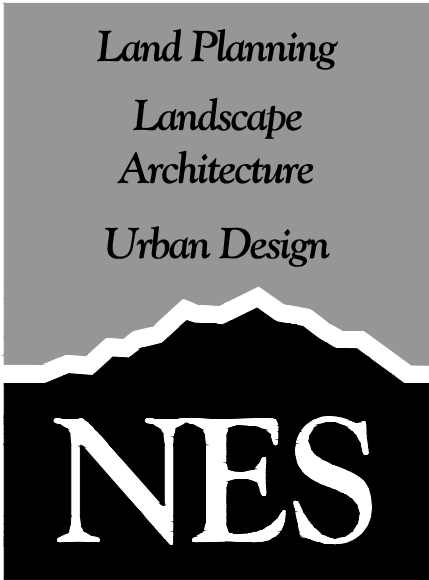
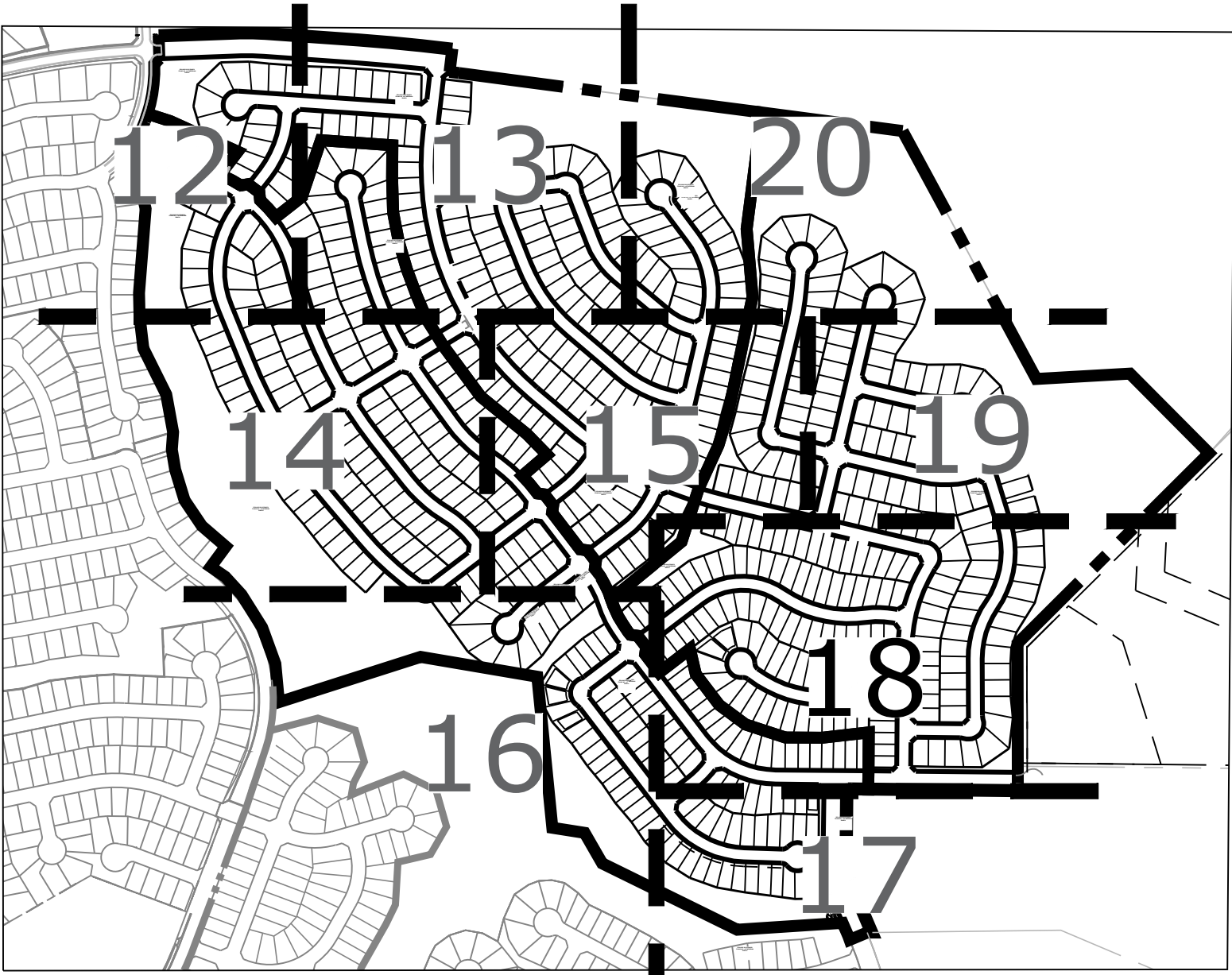
See snippet below from DCM Vol 2 EDB design consideration. The path diverging from the concrete access does not identify the driving surface

the local setting.

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

NES RESPONSE:
Path provided as noted. With appropriate note ECM noted added.

KEY MAP



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04.23.2020	B.I.	Per County Comments

PRELIMINARY GRADING AND UTILITIES

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PUD Development Plan /
Preliminary Plan

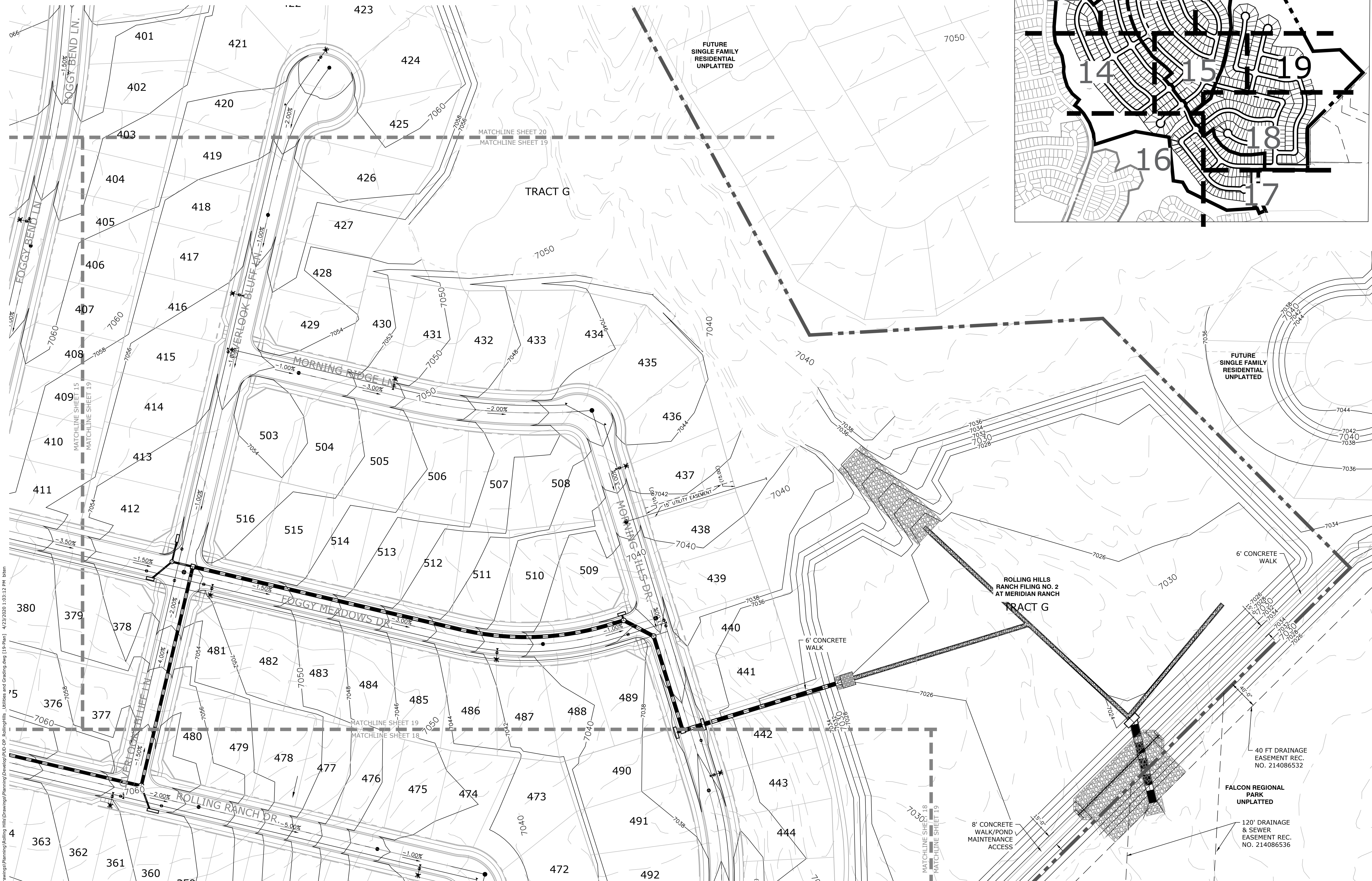
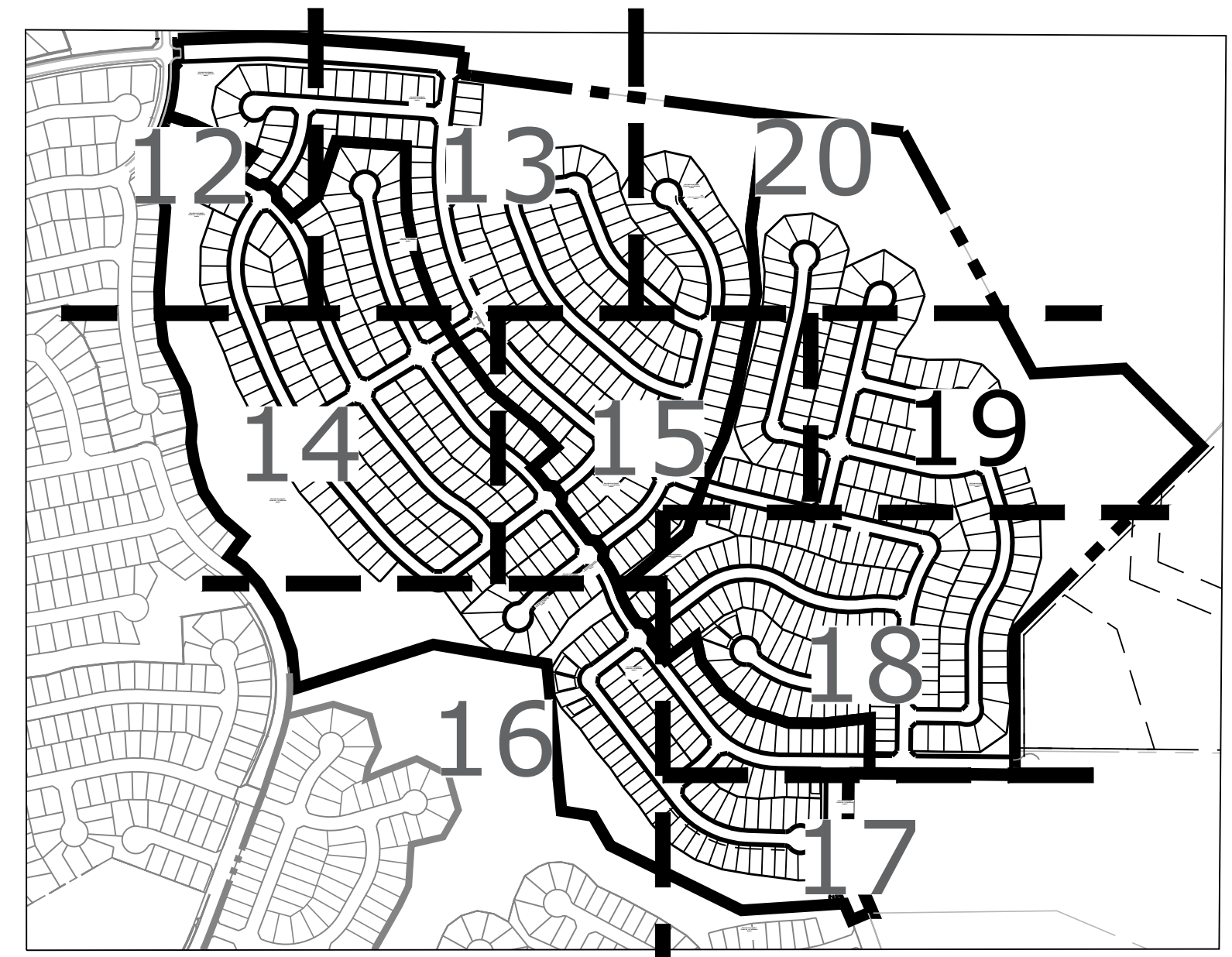
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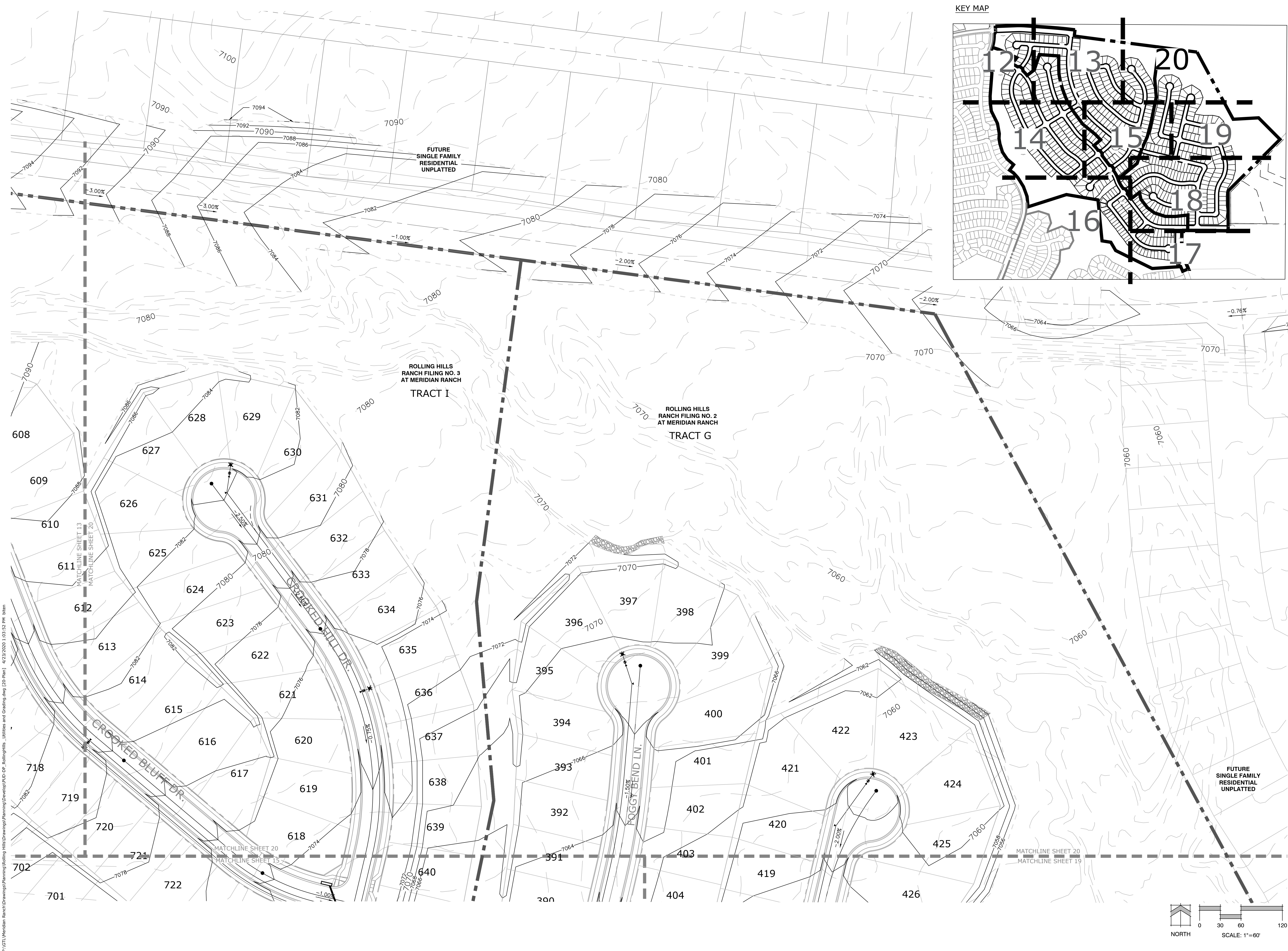
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	03.09.2020	B.I.	Per County Comments
	04.23.2020	B.I.	Per County Comments

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OF 34

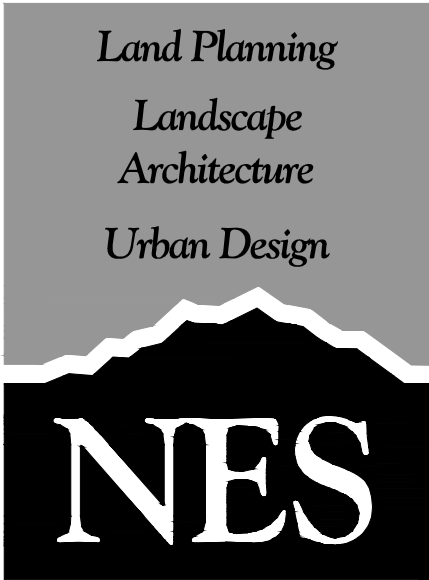
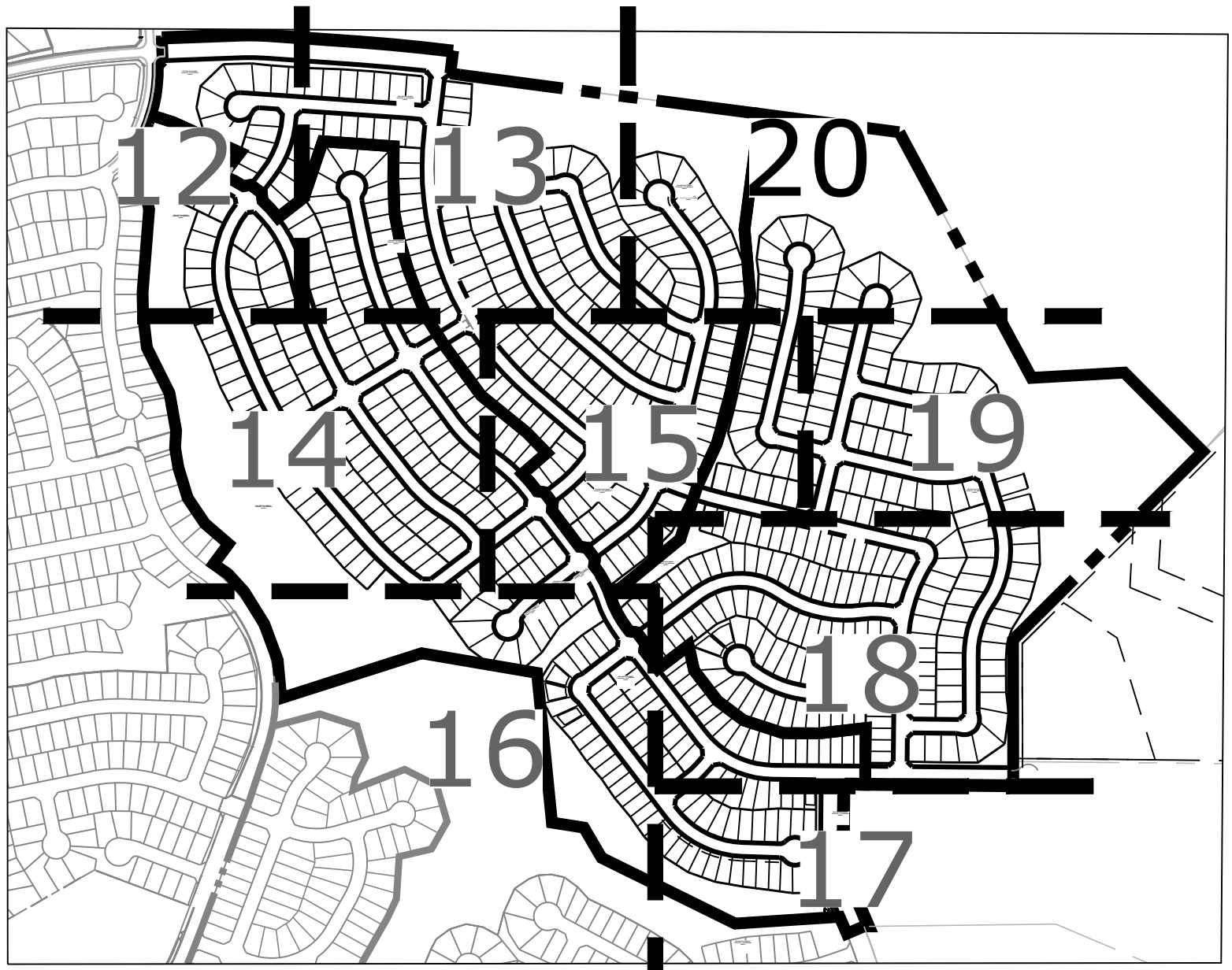
NORTH

SCALE: 1"=60'





KEY MAP



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DATE: October 19, 2019
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PREPARED BY: B. Iten

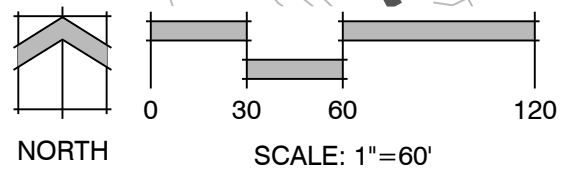
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04.23.2020	B.I.	Per County Comments

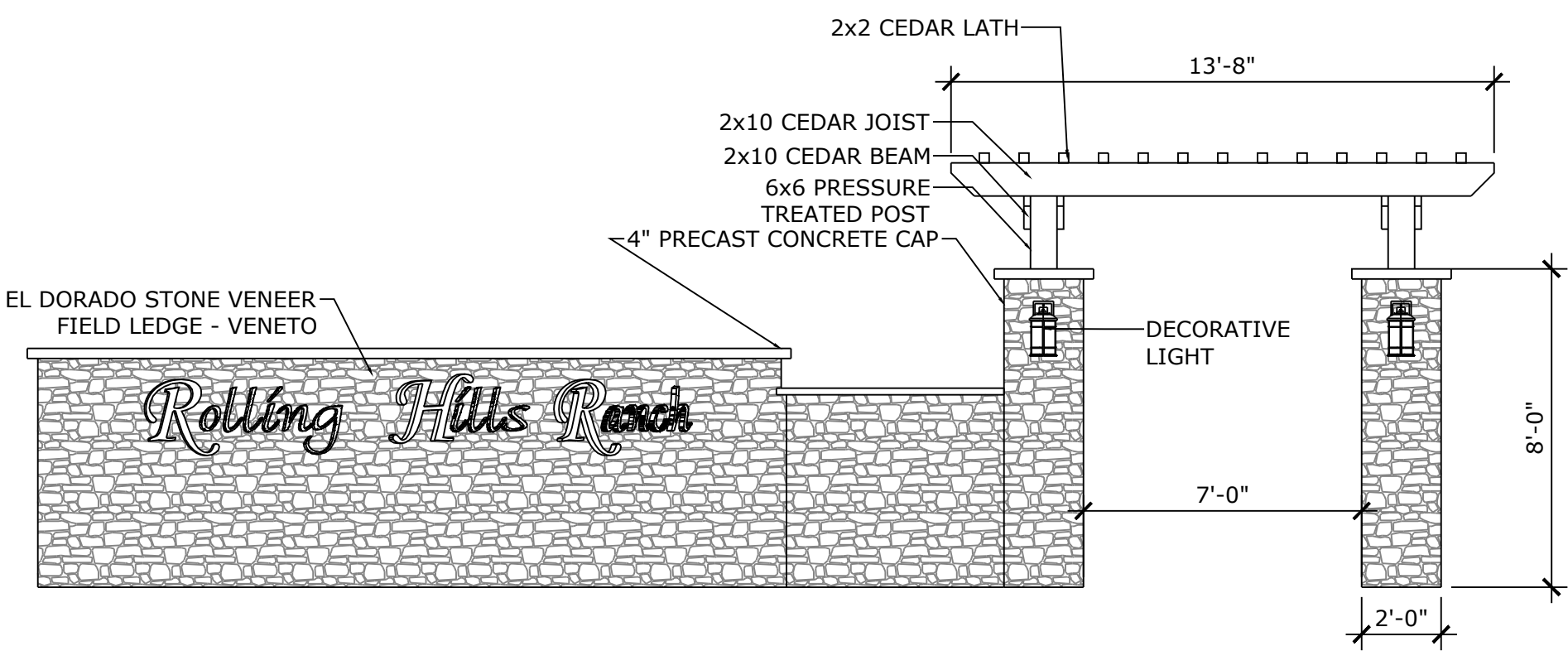
PRELIMINARY GRADING AND UTILITIES

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OF 34

PUDSP-199

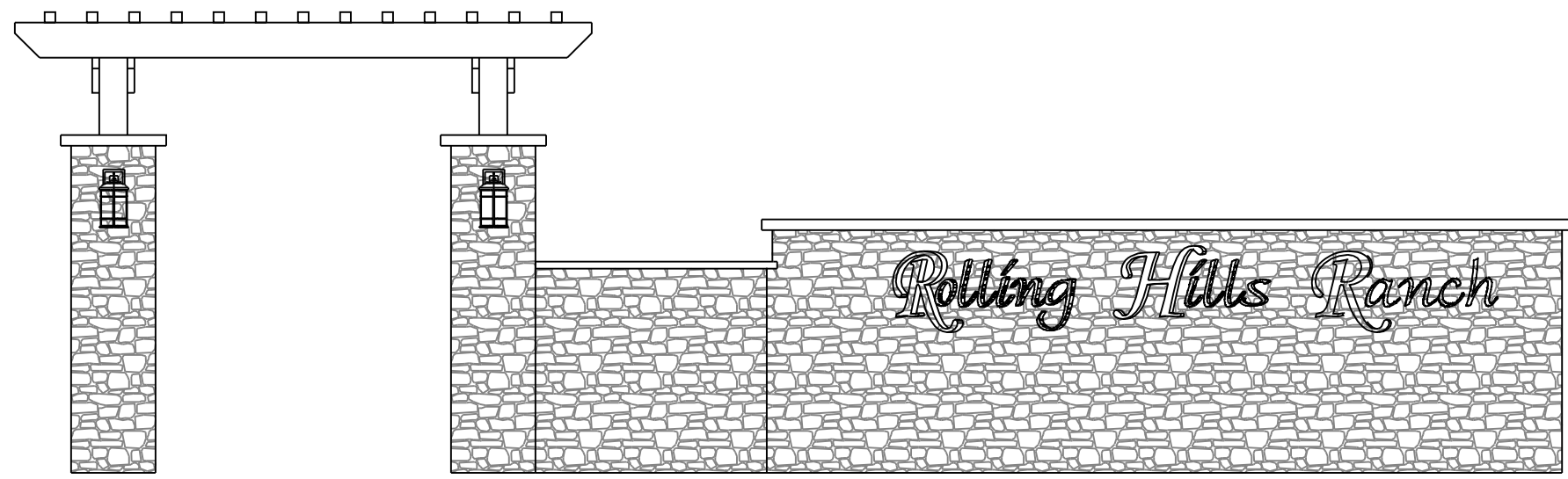


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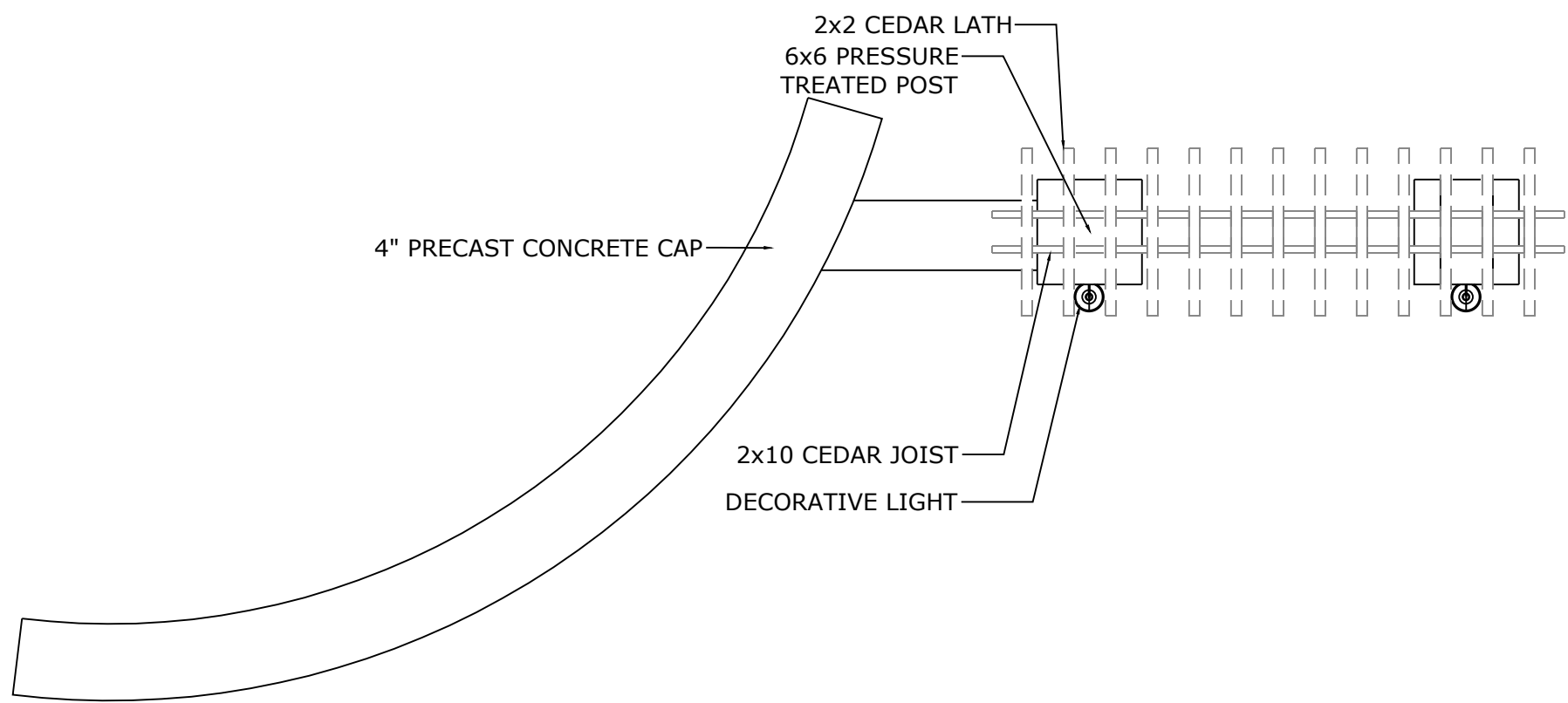
The LDC sign allowances have been revised. Please include the size of the signage in the PUD plan so that the PUD may override the LDC.

NES RESPONSE:
Additional detail and signage area provided as noted.



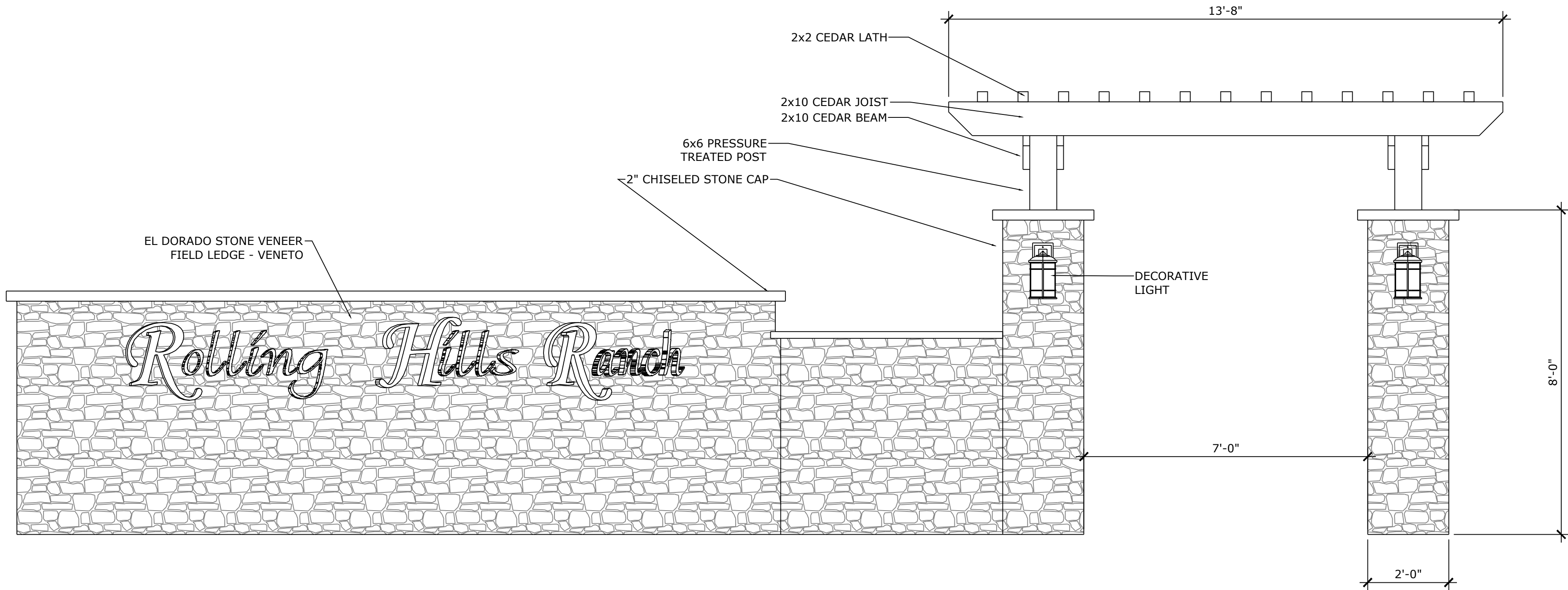
1 ENTRY SIGNAGE ELEVATION VIEW

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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PUD Development Plan / Preliminary Plan

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

SEAL

ENTITLEMENT

ISSUE INFO

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

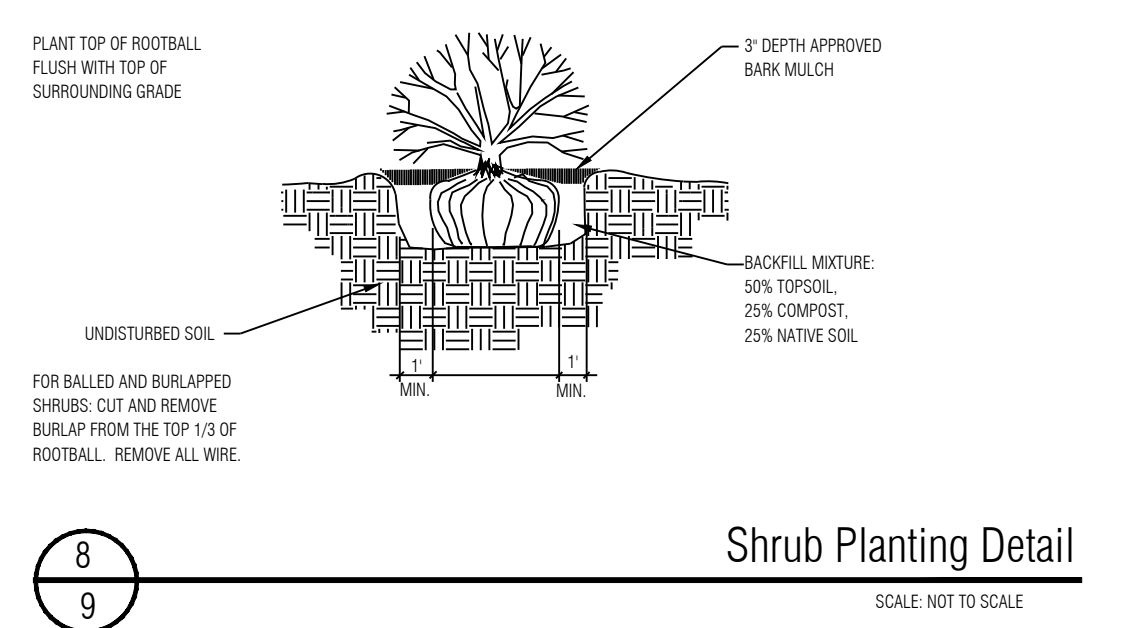
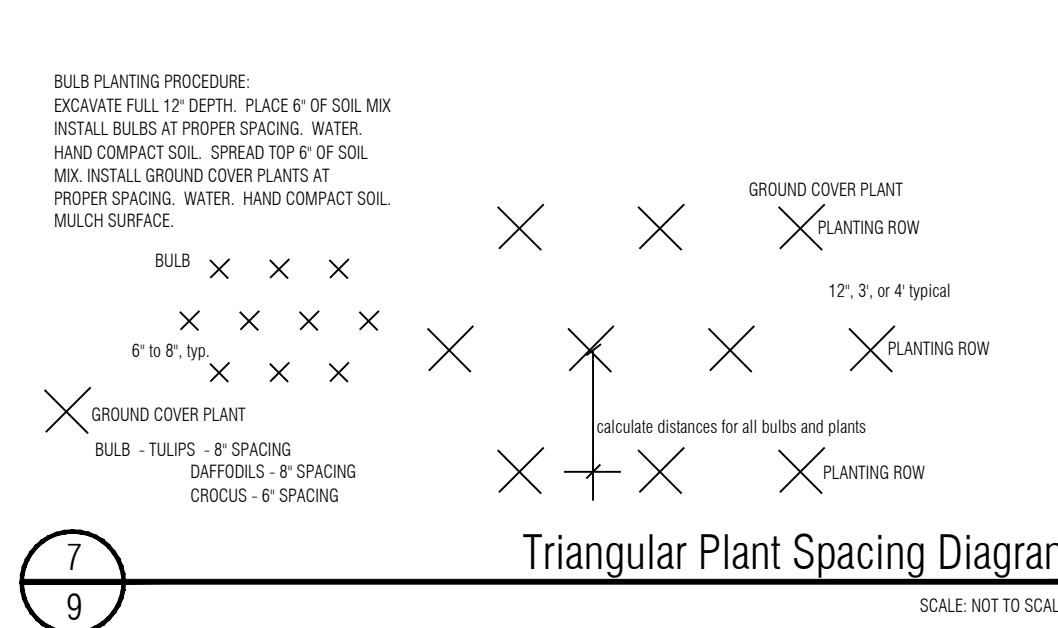
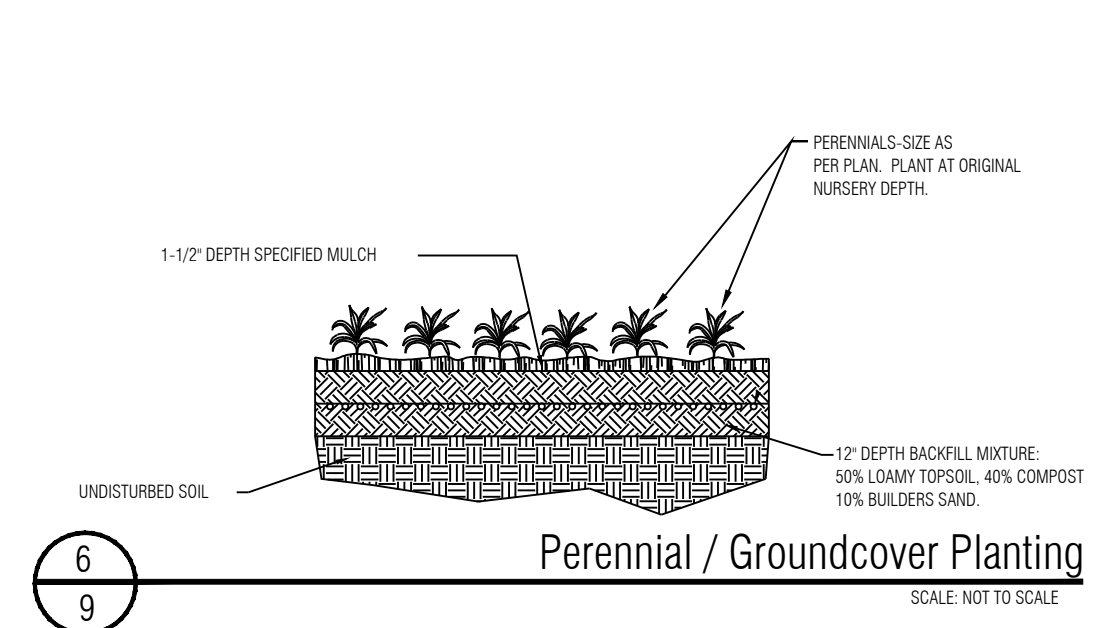
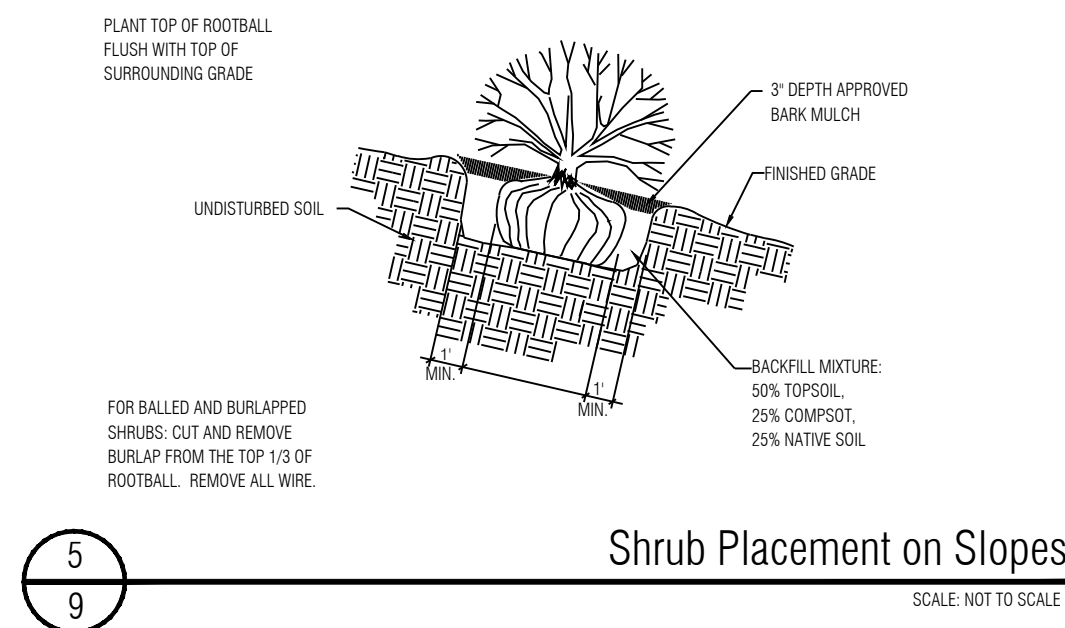
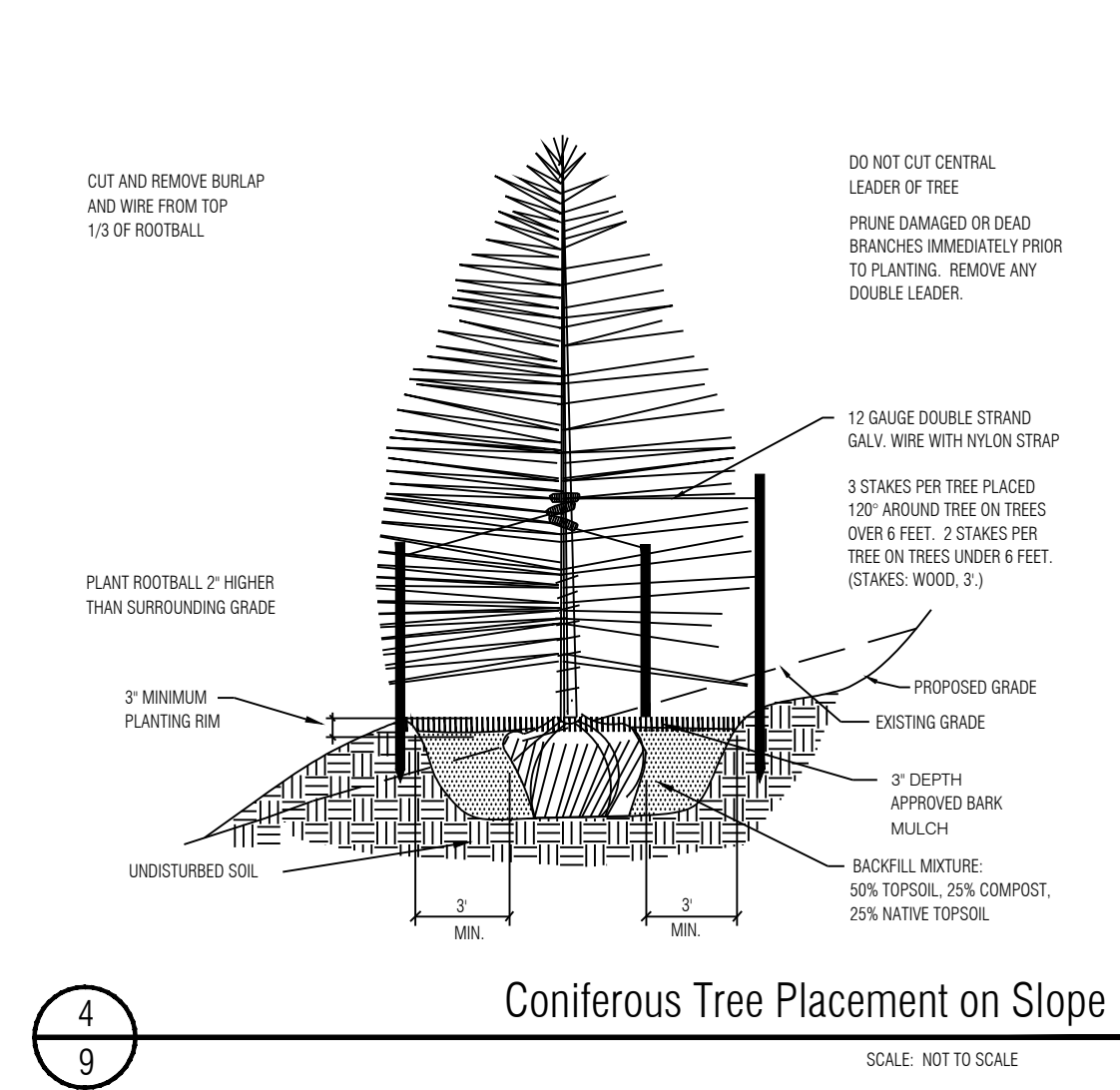
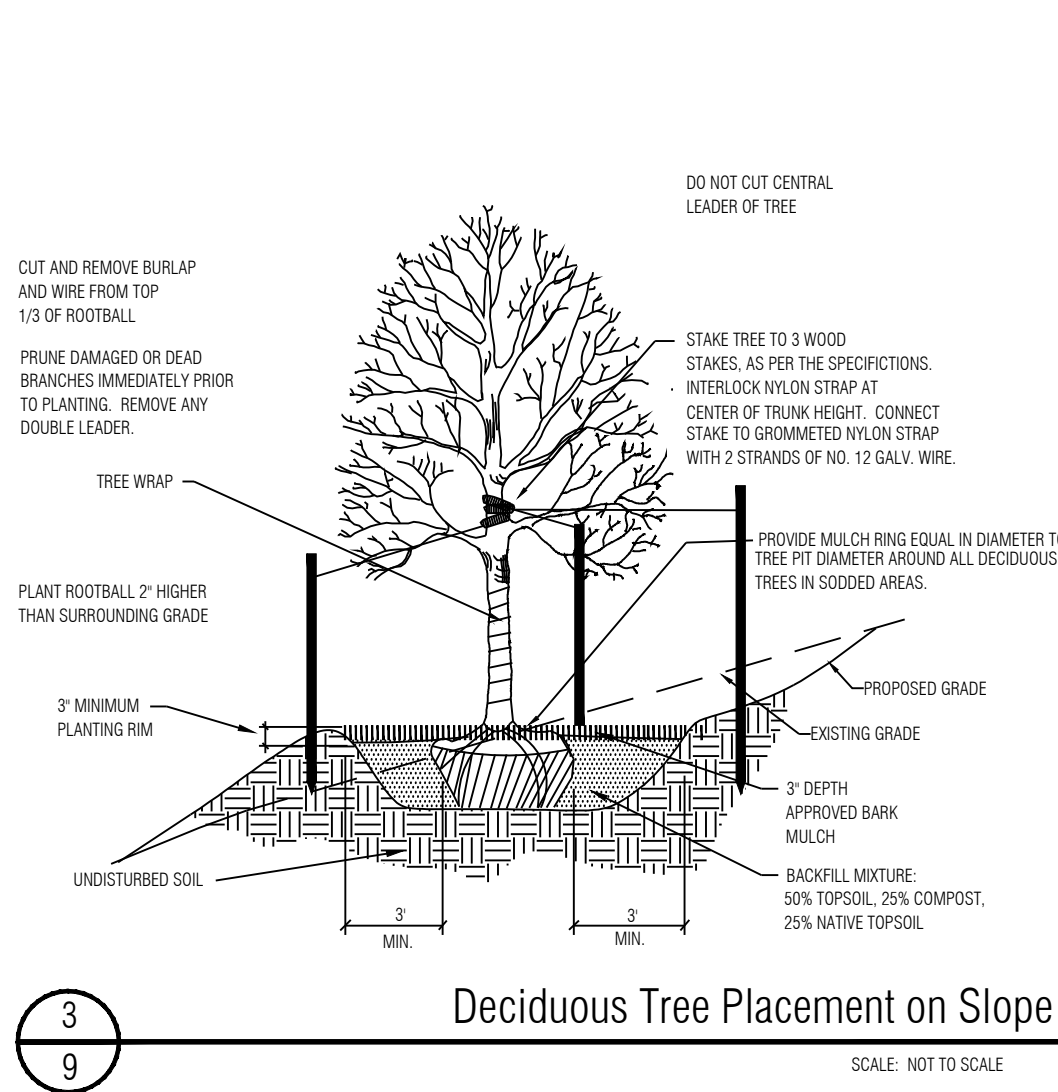
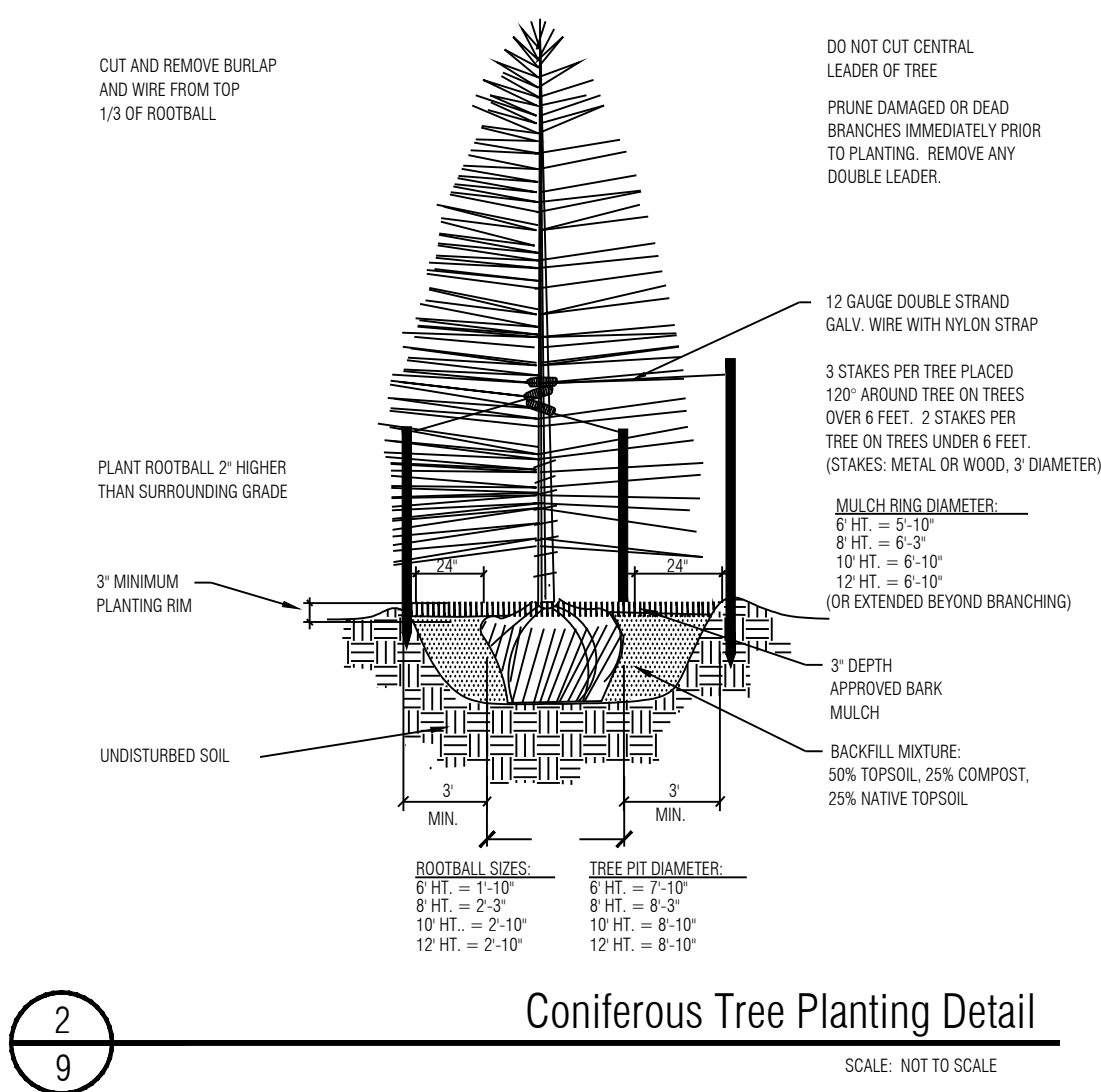
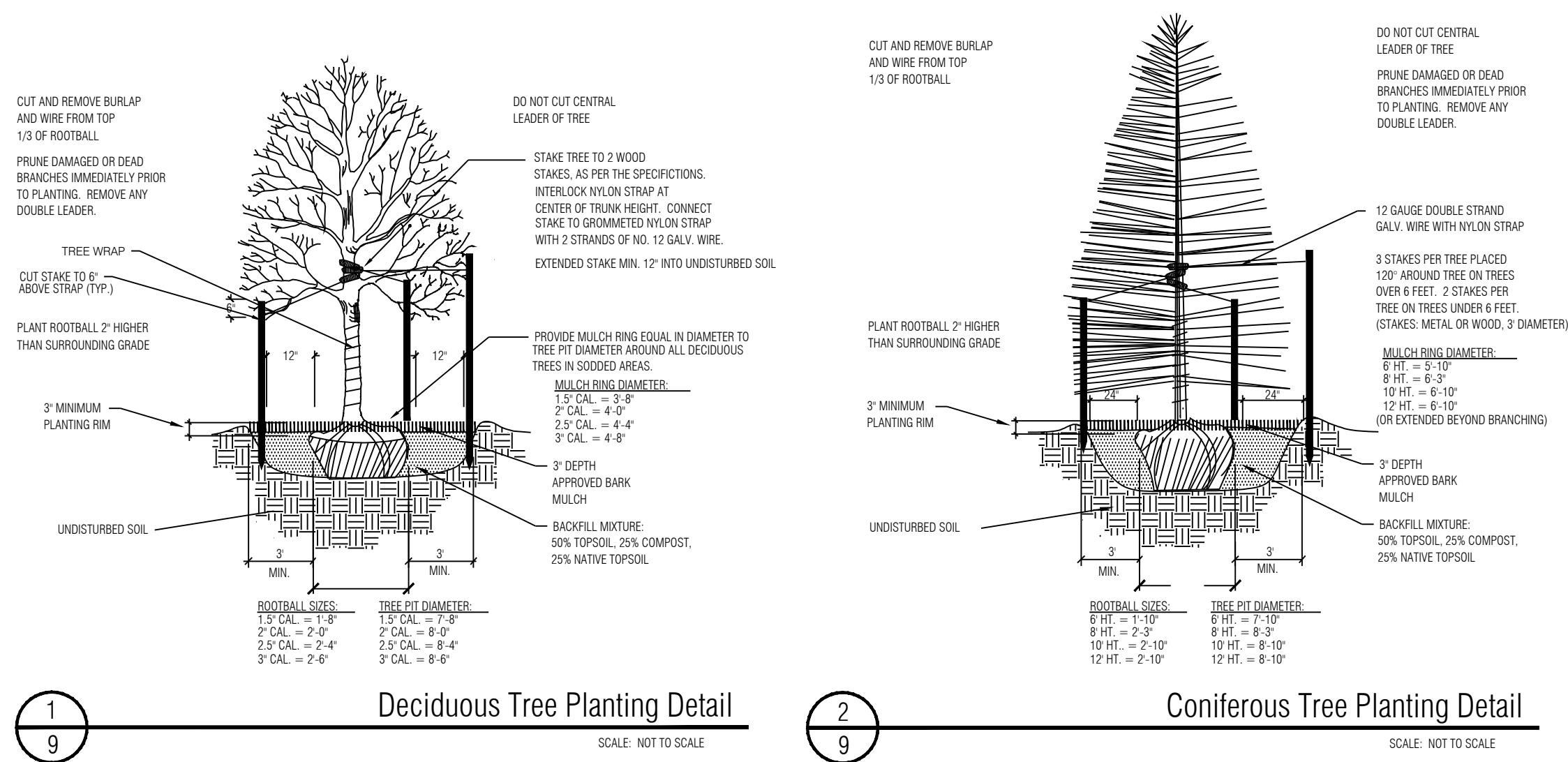
ISSUE REVISION

ENTRY SIGNAGE DETAILS


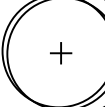





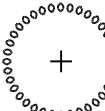




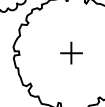









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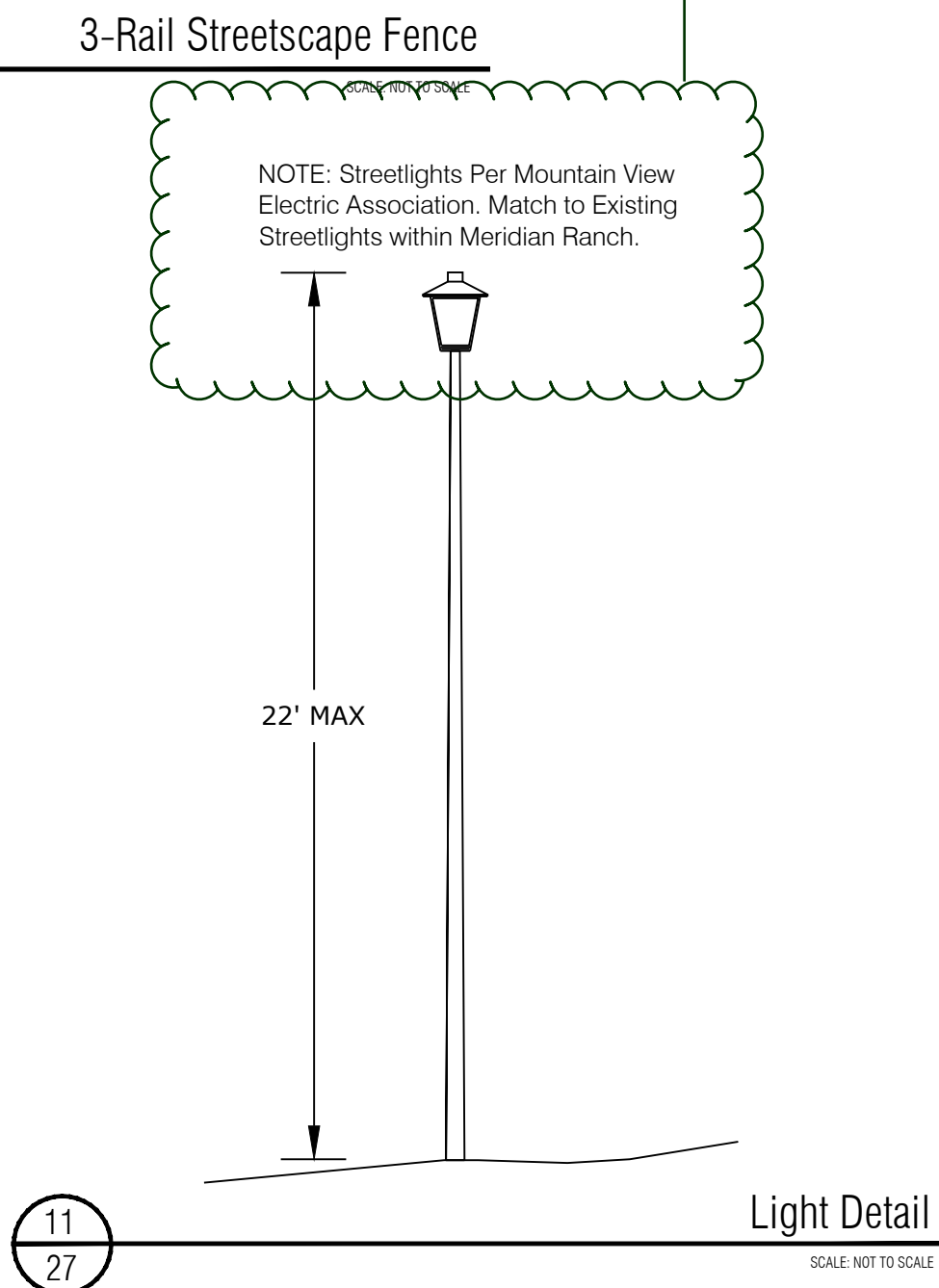
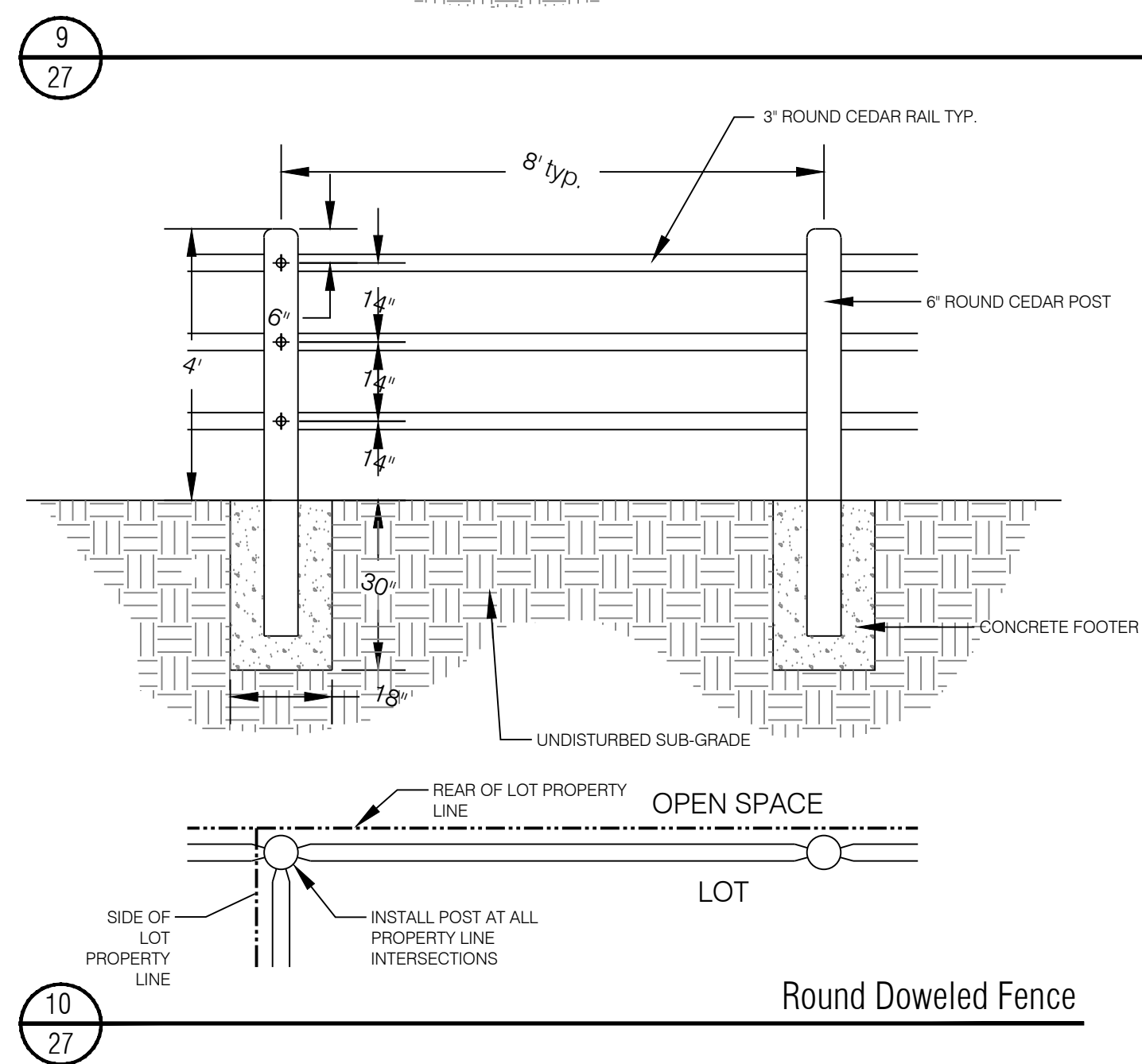
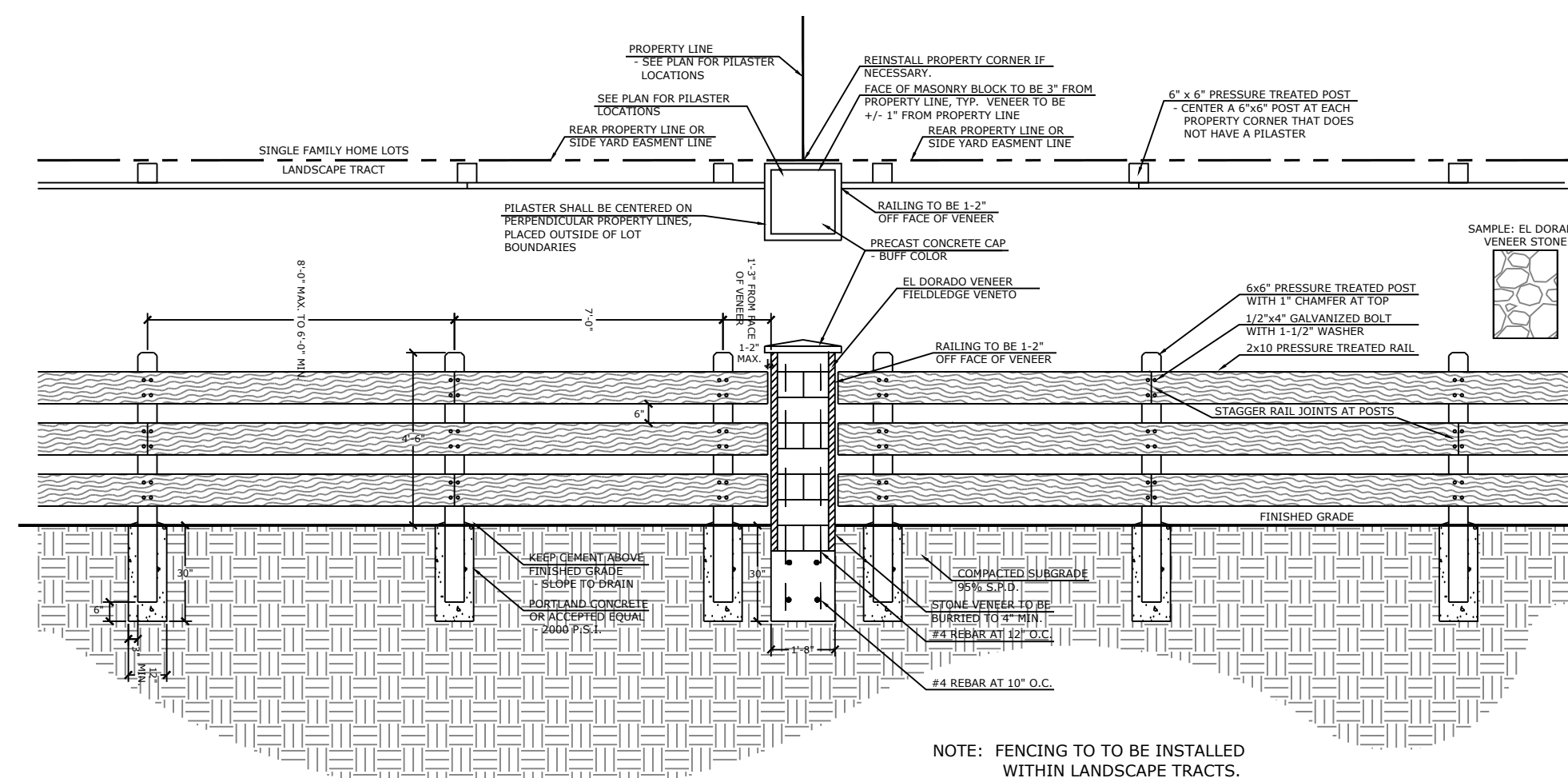
SHEET NUMBER

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 `Jeffsred` / Autumn Blaze Maple	20`	30`	3" Cal.	B&B
	Gtr	21	Gleditsia triacanthos / Honey Locust	60`	40`	3" Cal.	B&B
	Mr	10	Malus x `Radiant` / Radiant Crab Apple	25`	20`	2.5" Cal.	B&B
	Mxr	4	Malus x `Red Jewel` / Crab Apple	15`	10`	2" Cal.	B&B
	Mxs	18	Malus x `Sargentii` / Sargent Crabapple	10`	10`	2" Cal.	B&B
	Ms	18	Malus x `Spring Snow` / Spring Snow Crab Apple	25`	25`	2.5" Cal.	B&B
	Ppu	13	Picea pungens / Colorado Blue Spruce	60`	30`	8` HT	B&B
	Ph	31	Picea pungens `Hoopsii` / Hoopsi 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	Heemerocallis x `Stella de Oro` / Stella de Oro Daylily	1.5`	1.5`	1 GAL	
	Lh	54	Lavandula angustifolia `Hidcote` / Hidcote Lavender	2`	2`	1 GAL	CONT



NES RESPONSE:
Acknowledged.

please be aware that
lights w/in ROW will
require a license
agreement. Lights on
personal
property/tract will
require an easement.

Seed Mix B with Wildflowers

30% Ephraim Crested Wheatgrass 25% Dwarf Perennial Ryegrass 20% SK3220 Blue Fescue 15% Nutrena Canada Bluegrass 10% Chewings Fescue 15% Blue Grama Wildflowers: 615 Western Mix	Note: Low Gro Mix available from: Arkansas Valley Seed Solutions (877) 957-3337 Wildflower Mix available from: Appleseed Seed Co. (303) 431-7333
APPLICATION RATE:	Native Grass Mix: 40 lbs./acre (or as recommended by supplier) Wildflower Mix: 2200 lbs./acre or 1 to 8-10 lbs./acre Hydromulch: 6 oz./lb. acre mulch, 100 lbs./acre tackifier.
APPLICATION METHOD:	Broadcast seed by hand or with a drop spreader. Manually rear seed into prepared soil. After seeding apply green hydromulch and tackifier.

Seed Mix A

15% Western Wheatgrass
15% Big Bluestem
15% Thickspike Wheatgrass
10% Sidekicks Grama
15% Little Bluestem
15% Blue Grama
15% Annual Rye

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

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

Seed Mix C

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

APPLICATION RATE: Native Grass Mix: 10 lbs./acre (or as recommended by supplier)
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier

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

TREE REQUIREMENTS

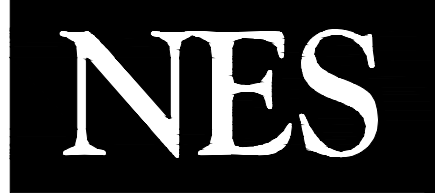
Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees
(RR)	Rex Road (Urban Minor Arterial)	1167'	47 (1 per 25')	47
(LR)	Lambert Road (Collector)	611'	25 (1 per 25')	25
(SR)	Sunrise Ridge Drive (Local)	425'	15 (1 per 30')	15
(RP)	Rolling Peaks Drive (Local)	584'	20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

LANDSCAPE NOTES

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 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.
7. PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
 - A. 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&S 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 INSTALLED ACCORDING TO THE FOLLOWING 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.



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

LANDSCAPE PLAN

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PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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Ranch Filings 1-3
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PUD Development Plan /
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PROJECT INFO
DATE: December 16, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

SEAL

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LANDSCAPE PLAN

SHEET TITLE

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SHEET NUMBER

PLANTING

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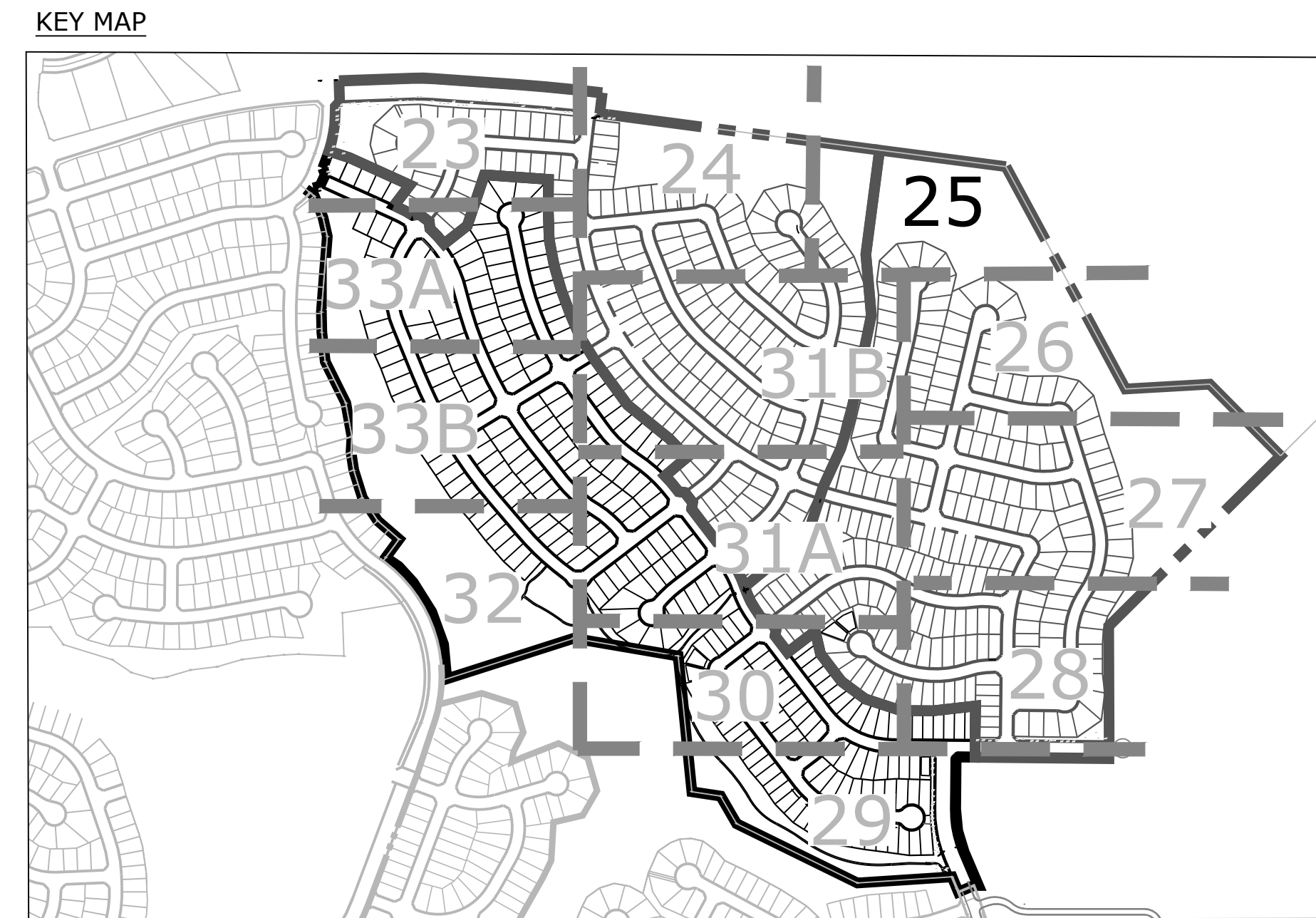
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PROJECT MGR: J. Romero
PREPARED BY: B. Iten

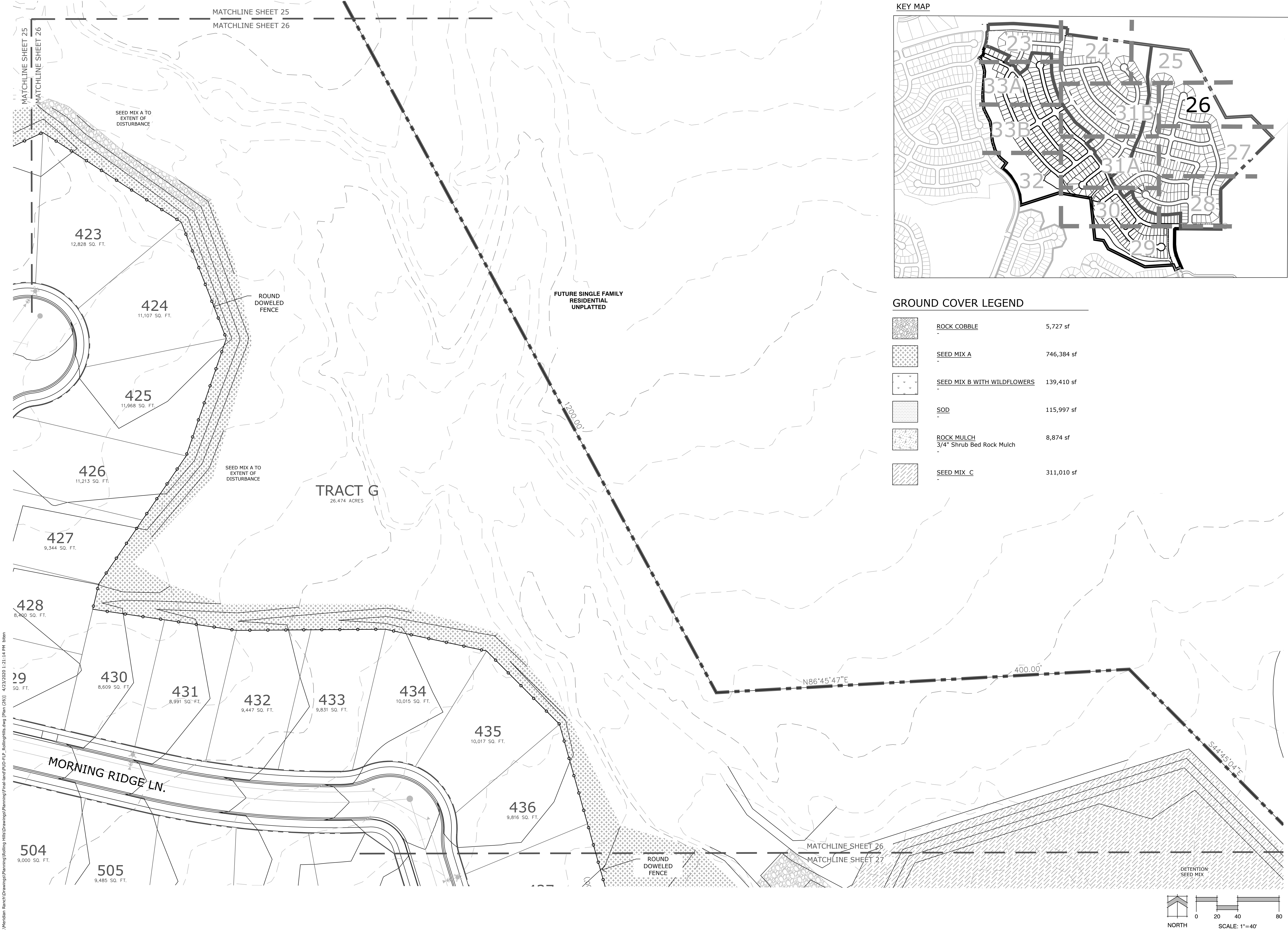
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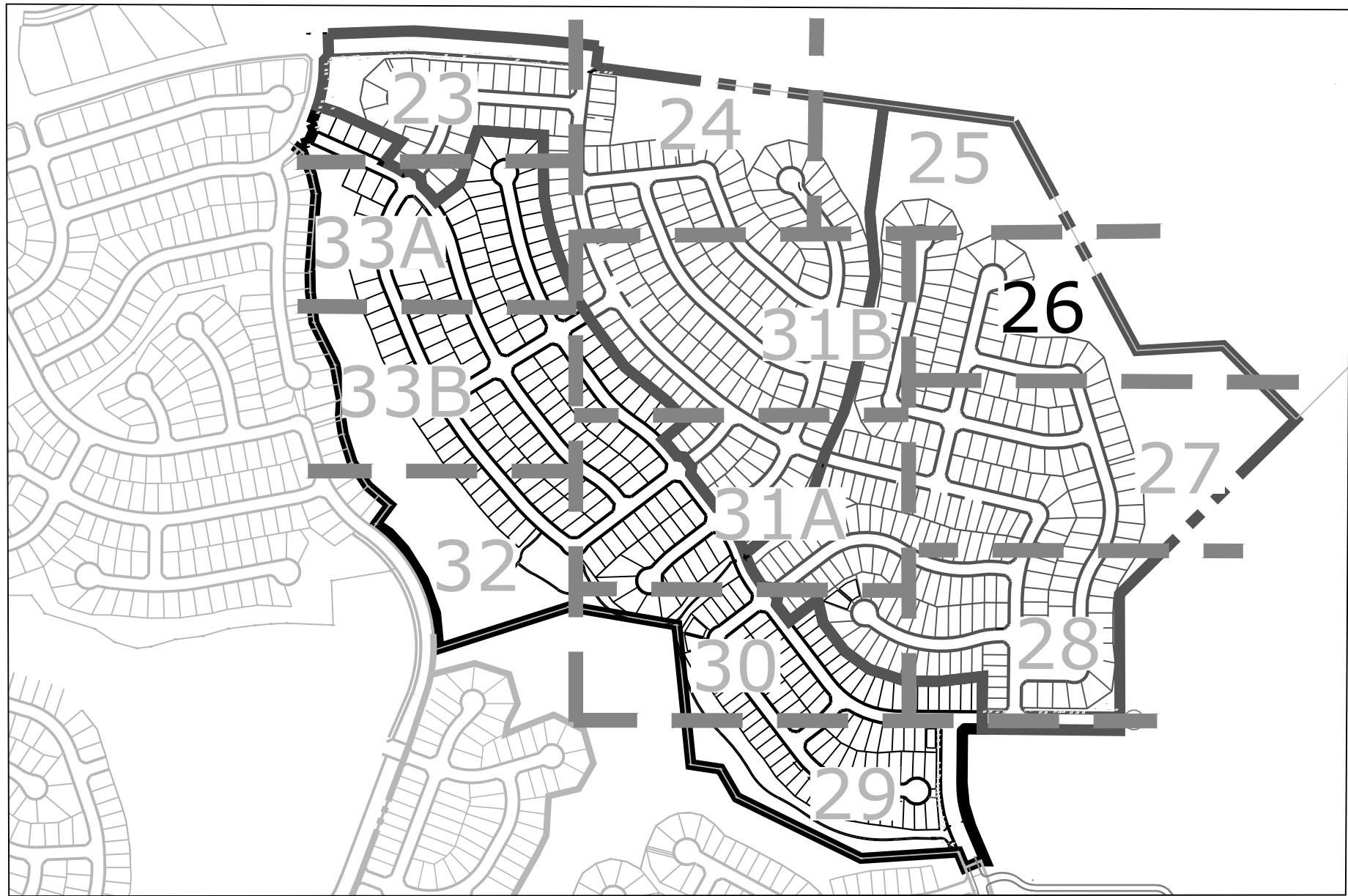
LANDSCAPE PLAN

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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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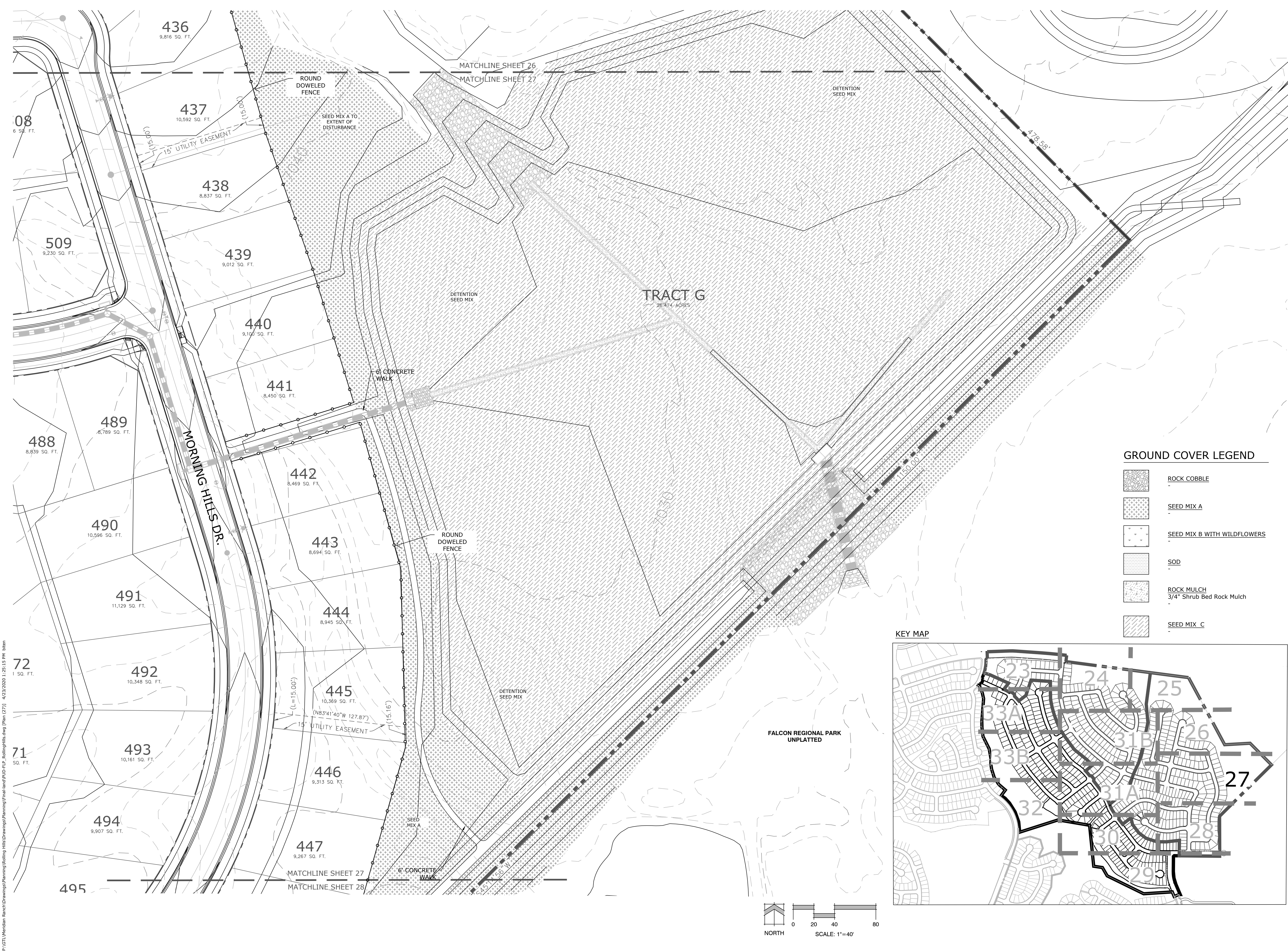
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LANDSCAPE PLAN

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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

KEY MAP



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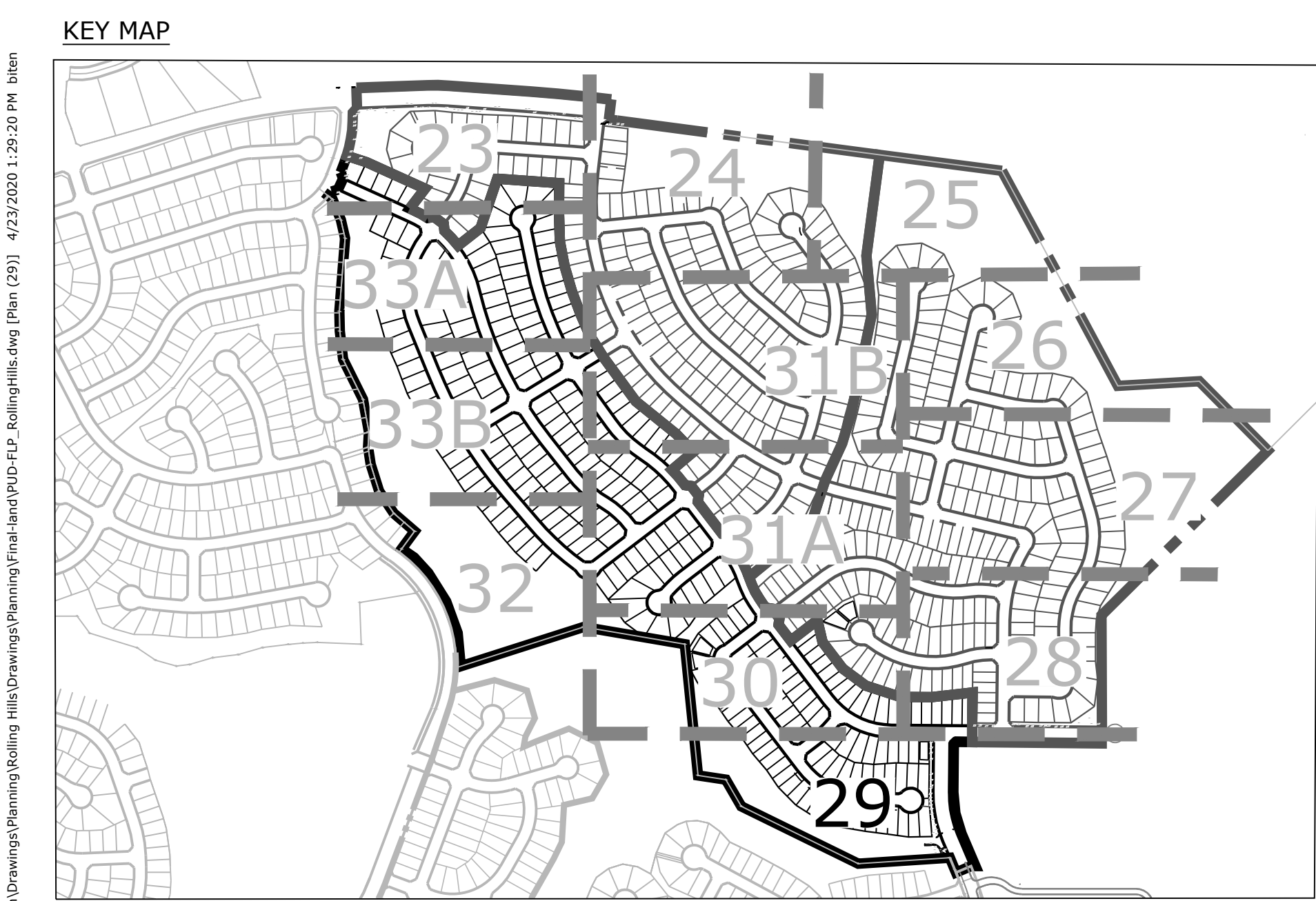
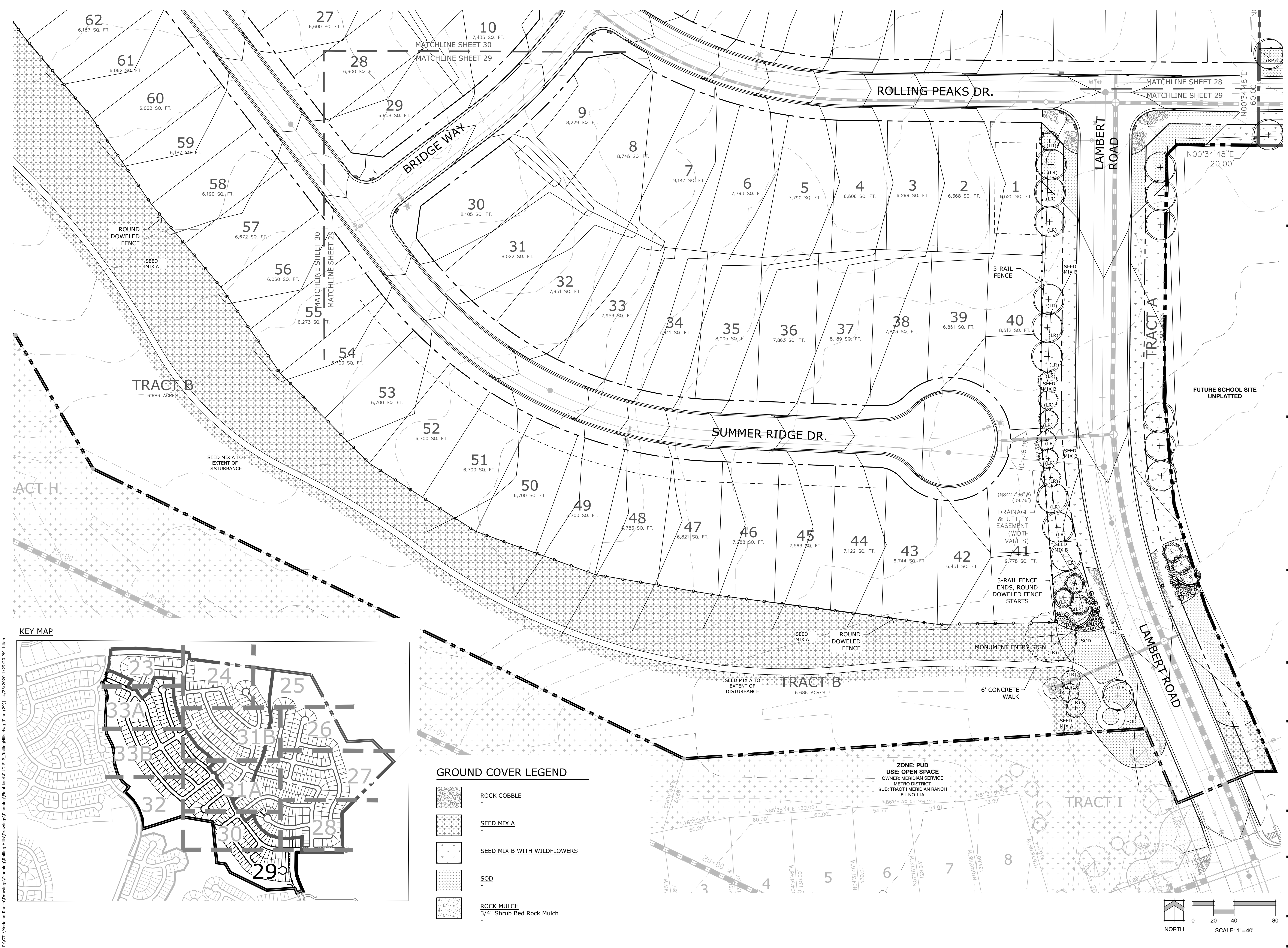
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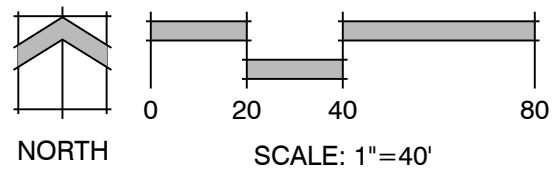
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GROUND COVER LEGEND

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



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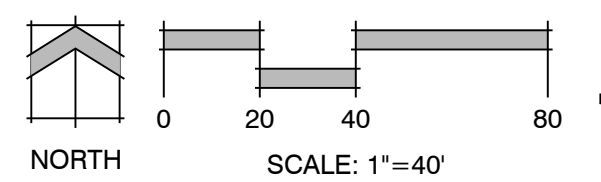
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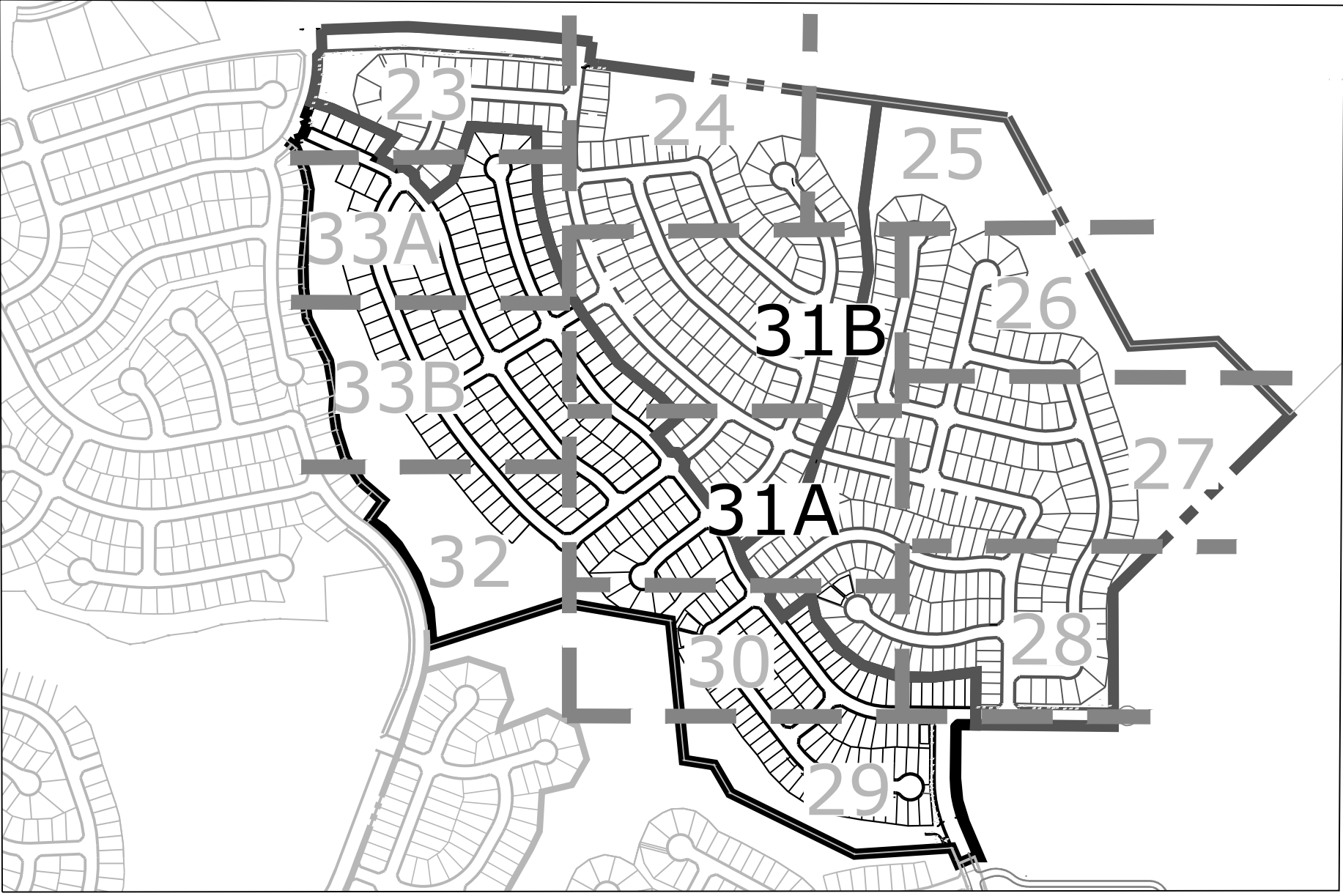
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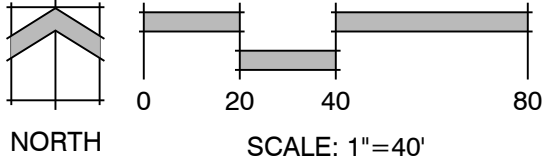
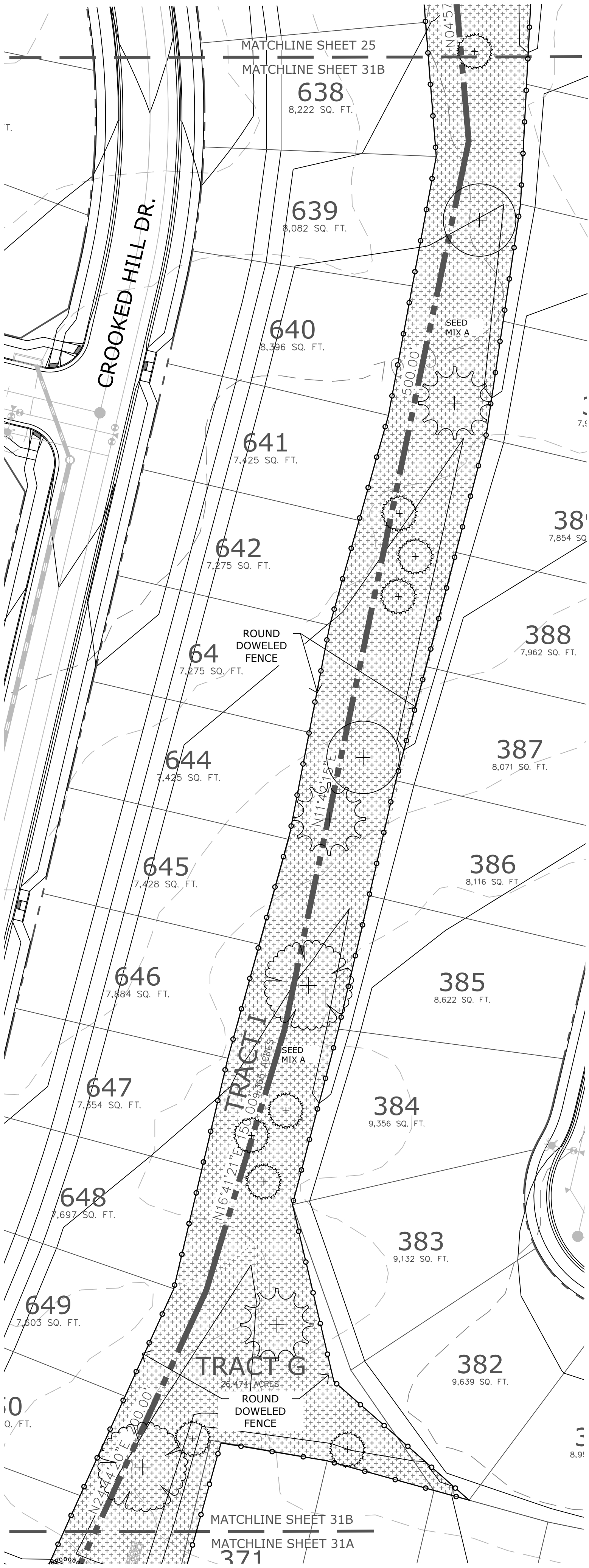
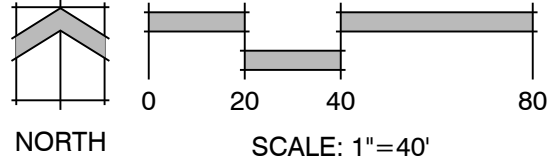


KEY MAP



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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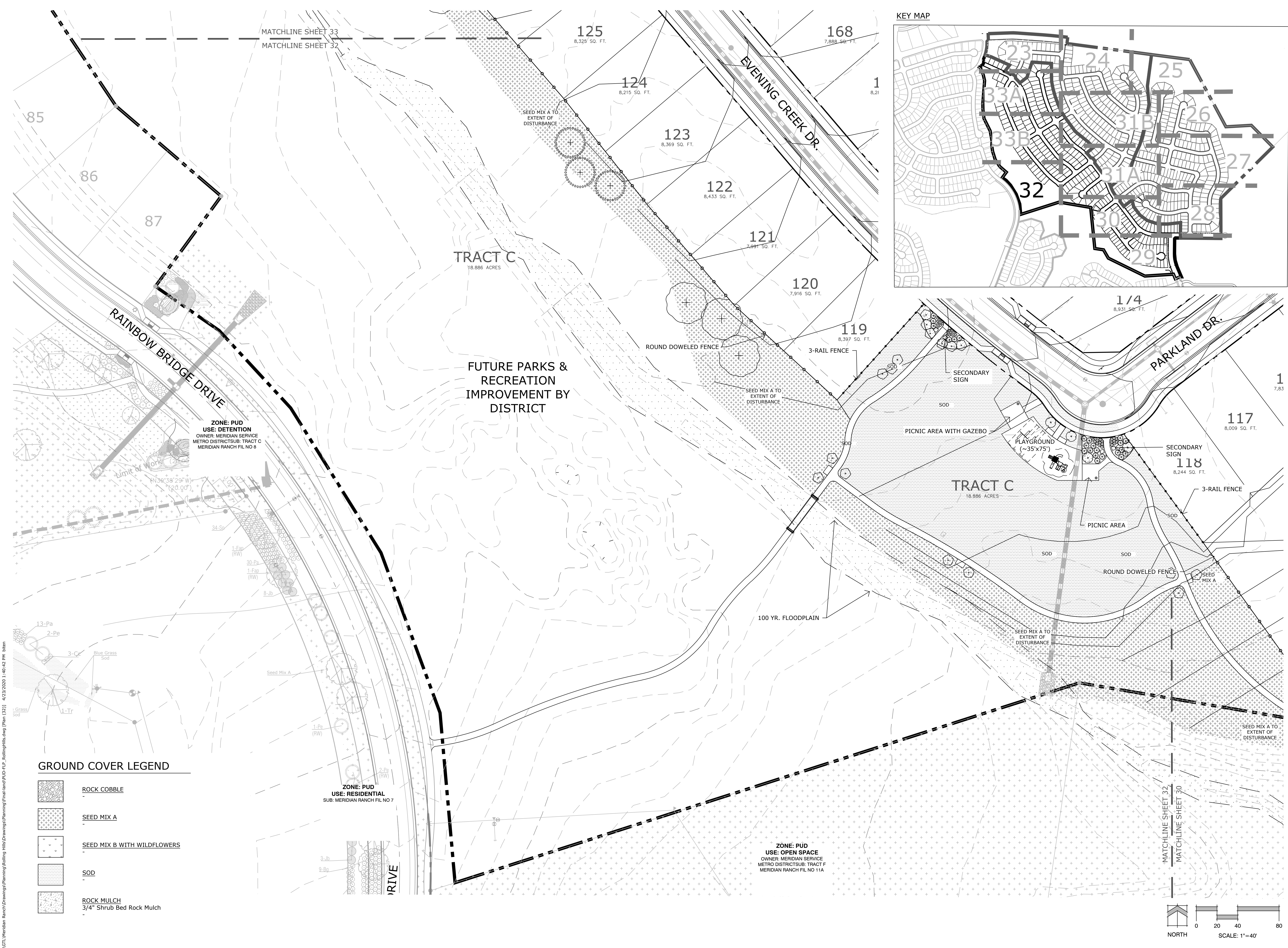
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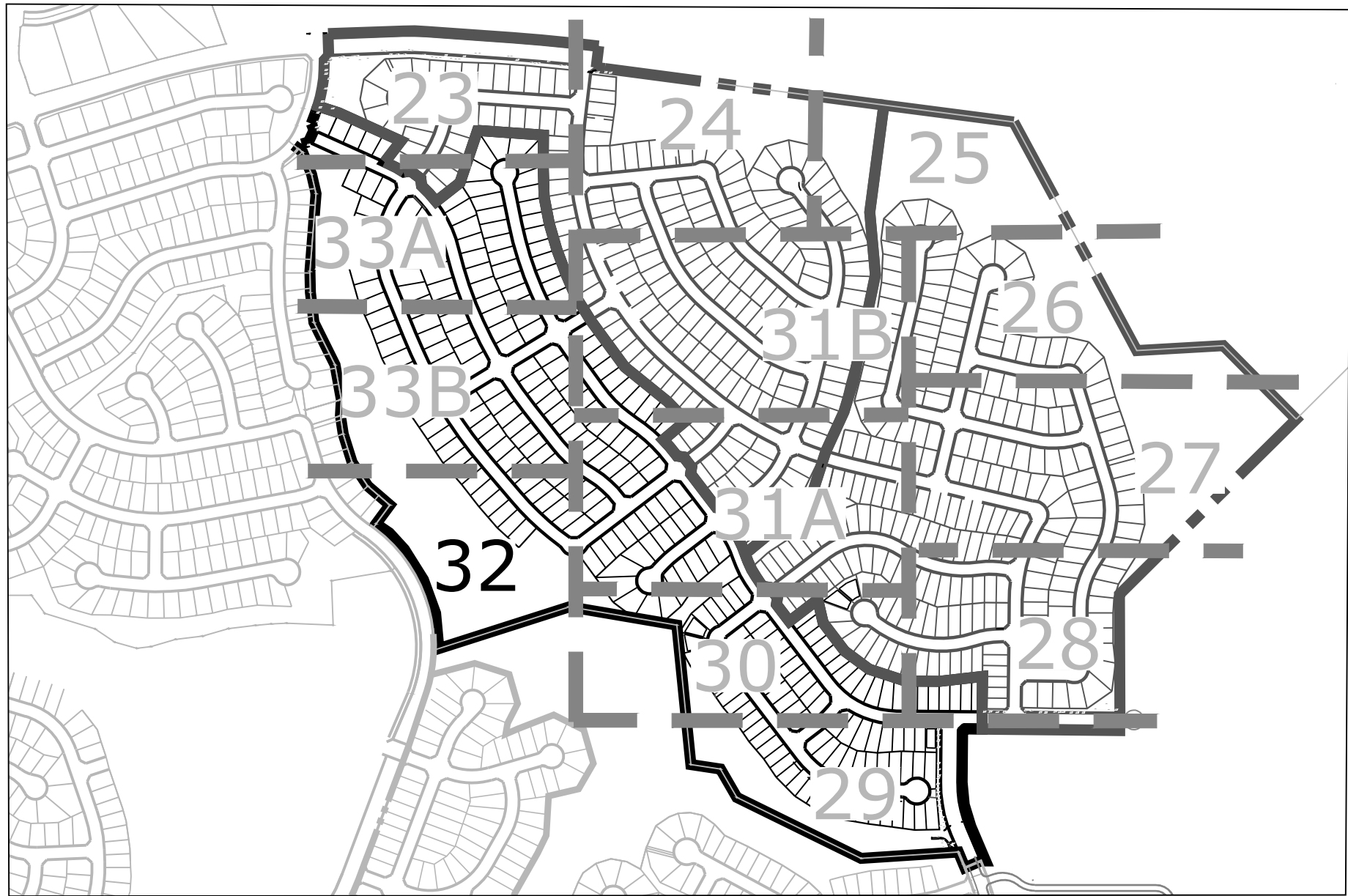
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KEY MAP



GROUND COVER LEGEND

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

NORTH

SCALE: 1"=40'

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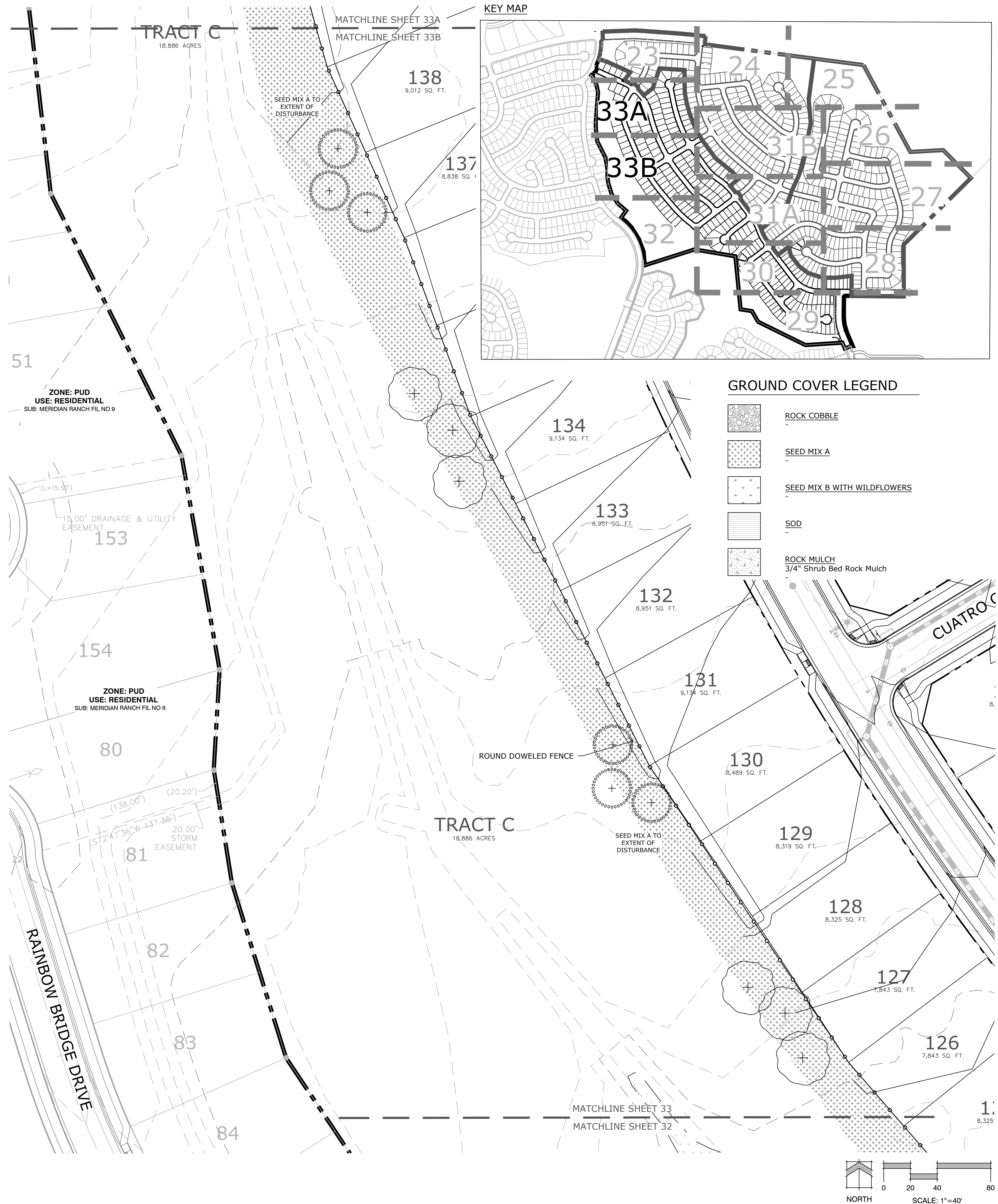
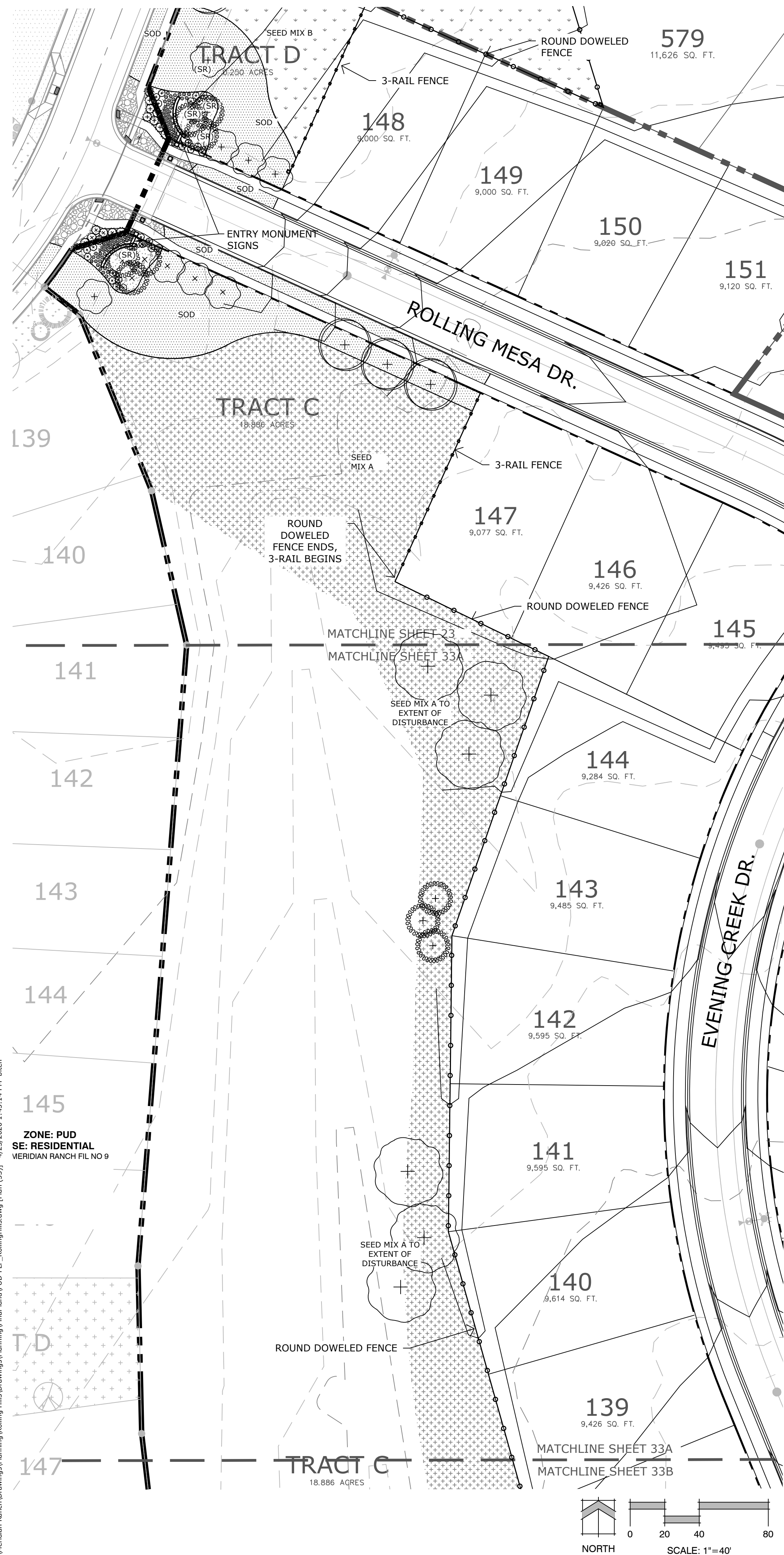
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LANDSCAPE PLAN

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Rolling Hills
Ranch Filings 1-3
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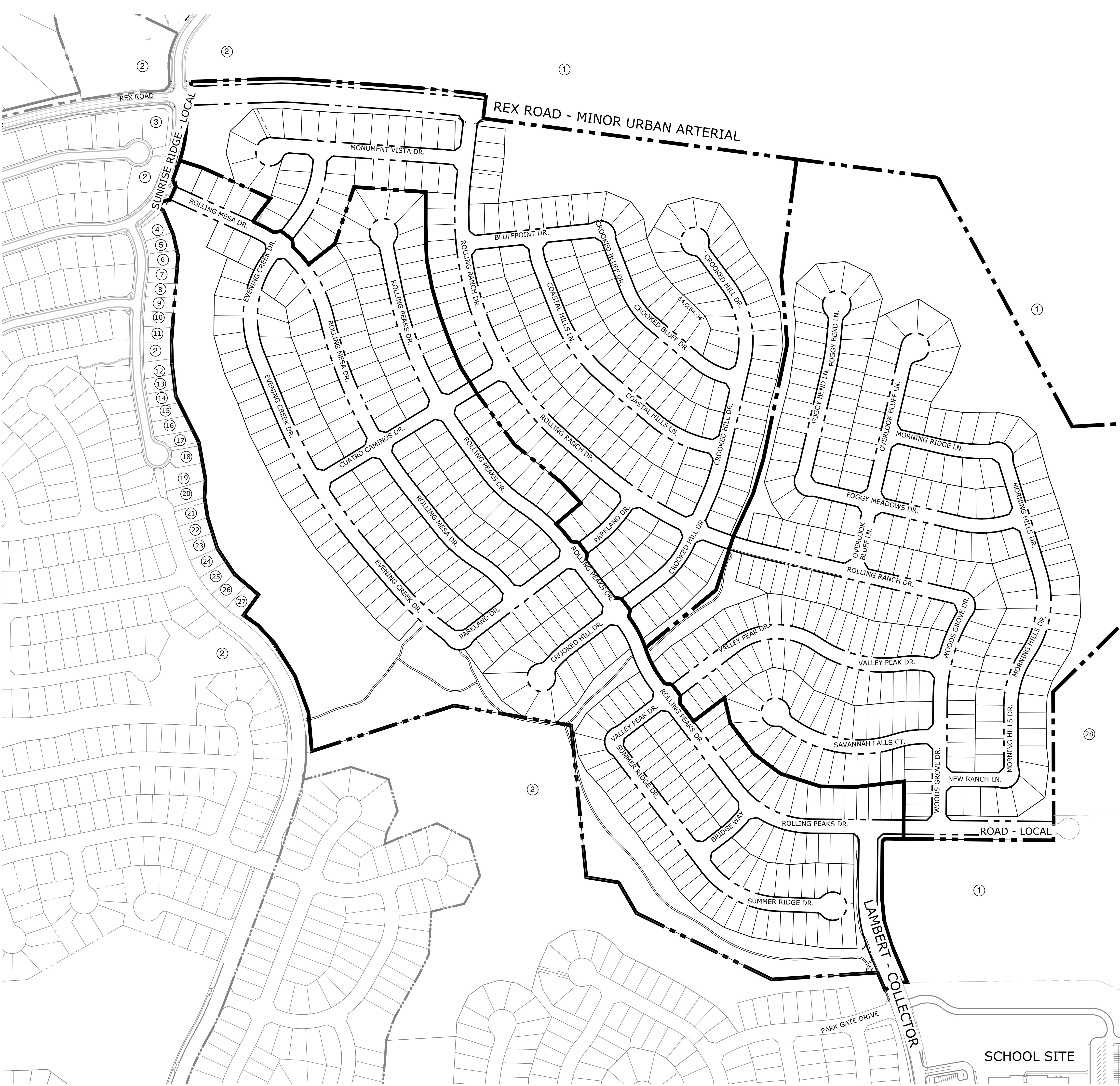
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LANDSCAPE PLAN

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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 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



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

ADJACENT OWNERS

34
OF 34

PUDSP-199