

A. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planning Unit Development Act of 1972, as amended.

B. Applicability. The provisions of this PUD shall apply to the land. The landowners, their successors, heirs, or assigns shall be bound by this PUD. The Commission, at all times, shall approve by Resolution 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. The Commission, by Resolution, shall approve the following: the Planning and Community Development Director or Board of County Commissioners 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 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 as Menden Ranch, provided 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 affect in any way the provisions of the El Paso County Land Development Code (with the exception of 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 the land and the location of common open space shall run in favor of the PUD. Where there 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 planning or construction (plus any approved density transfers). The actual number of dwellings constructed shall not exceed the number of dwellings shown on the development plan. The development shall comply with the El Paso County Land Development Code, 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, development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

Rolling Hills Ranch Descriptions

Rolling Hills Ranch Features 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 to provide easy accessibility for 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 prices within the development while ensuring open space and visually interesting streetscapes for the community.

PRINCIPAL USES		ACCESSORY USES	
CMRS Facility, Stealth	S	Day Care Home	A*
Dwellings - Detached Single Family	A	Group Home	A*
Model Home/Subdivision Sales Office	T	Home Occupation, Residential	A
Public Park, Open Space	A	Mother in law Apartment	A
Yard Sales	T	Personal Use Greenhouse	A
		Residential accessory structures & uses	A
		Solar Energy system	A
		LEGEND	
		A: Allowed Use	
		S: Special Use**	
		T: Temporary Use***	
		<i>Uses not listed in this table are prohibited.</i>	
		* Day Care & Group Homes may be an Allowed Use or a Special Use depending on the size as defined in Table 5.1 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.1 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 5.2.2 OR as otherwise Amended.	
		*** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.2.1 OR as otherwise Amended.	

1. Maximum lot coverage: fifty-five (55) percent
2. Maximum building height: thirty (30) feet
3. Setback minimums:
 - a. Front yard: twenty (20) feet
 - b. Side yard: five (5) feet
 - c. Corner lot: the side yard setback for the side street side shall be ten (10) feet
 - d. 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 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 the same setbacks and standards as the main structure and materials shall 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.

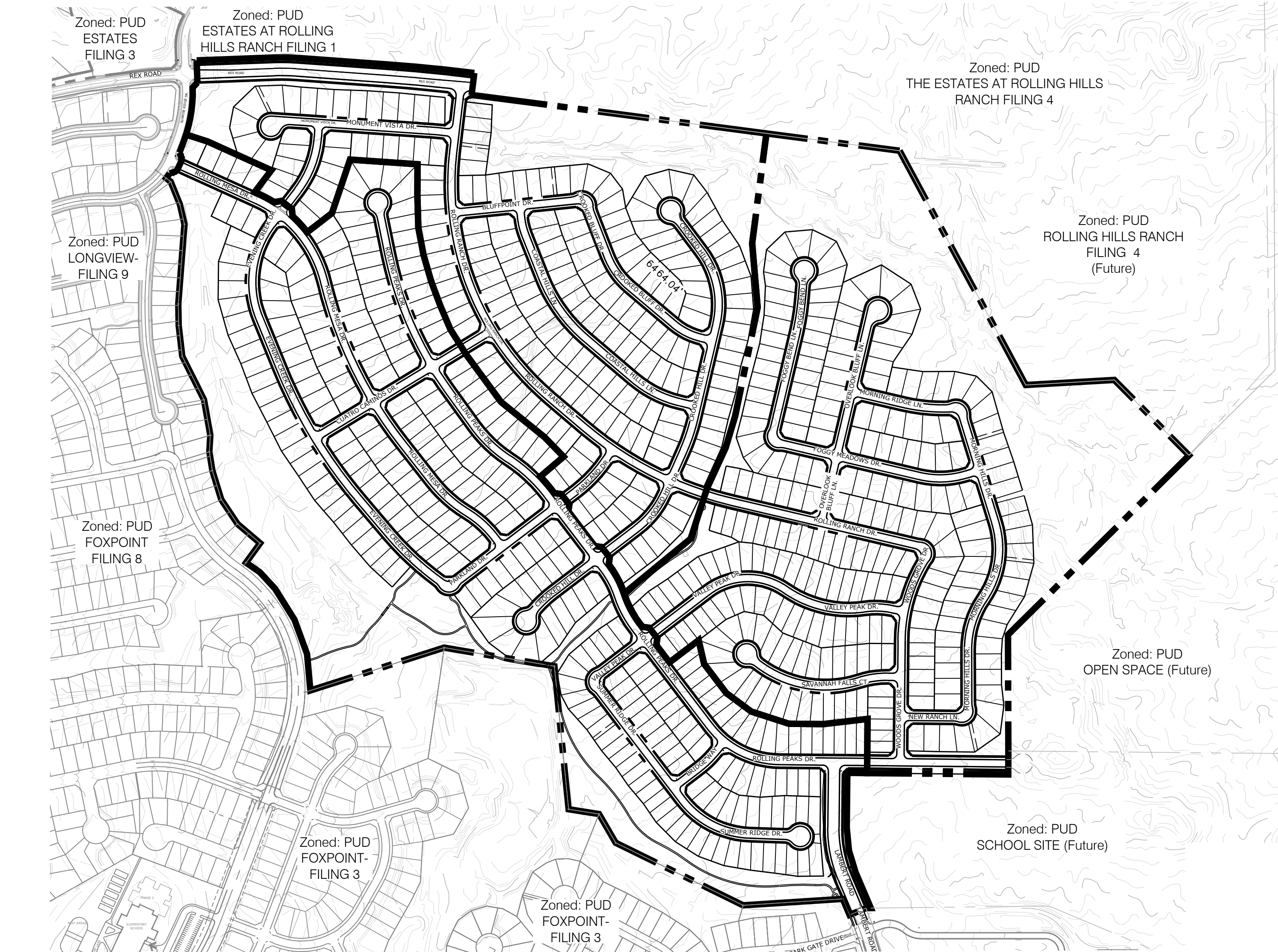
Streets within the Rolling Hills Ranch Filings 1-3 at Meridian Ranch Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards. All Streets shall be paved with curb and gutter. Sidewalks 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 8.4.3-8(b)(2) and ECM Section 2.5.2.C.4	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 areas provided improving upon access to all development amenities and overall pedestrian access to schools, open spaces and parks.
2	ECM Section 2.3.8.A	Roadway terminations – cul-de-sac length	Cul-de-sacs shall have a maximum length of 750 feet for urban conditions.	Rolling Peaks Drive and Foggy Bend cul-de-sac exceeds 750 feet	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 unreasoned 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.



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

[illegible]

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

- Existing Zoning: PUD
- Approved Plan: Rolling Hills Ranch Filings 1-3 at Meridian Ranch PUD Development/Preliminary Plan
- Tax ID Number: 4230400001, 42000000411, 42000000412, and a portion of 42000000413
- Total Area: 251.094 AC
- Number of Lots : 725
- Total Lot Area: 139.097 AC (55.4%)
- Average Lot Size: 8,355 SF
- Minimum Lot Size: 5,900 SF
- Minimum Lot Width: 50' as measured from the front setback line or as otherwise shown on the PUD
- Minimum Lot Depth: 120'
- Gross Density: 2.98 DU/AC
- Net Density: 5.21 DU/AC
- R.O.W.: 45.525 AC (18.1%)
- Total Tract Area: 66.507 AC (26.5%)
- Maximum Height: Thirty (30) Feet
- Maximum Lot Coverage: Fifty-five percent (55%)

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	5.21 DU/AC	725 Lots	139.097	55.4 %
ROAD R.O.W	N/A	N/A	45.525	18.1 %
OPEN SPACE TRACTS	N/A	N/A	66.472	26.5 %

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A	0.343 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT B	0.686 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT C	0.250 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES/PARKS & RECREATION	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT D	0.292 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	0.303 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT G	0.035 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT H	0.936 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT I	0.365 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT J	0.576 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT K	0.576 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT L	1.989 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		725 SF Dwelling Units
Elementary School (.34/DU): 247	School District 49	
Middle School (.16/DU): 116	School District 49	
High School (.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

	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 FILINGS 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 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 18 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

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PUD Development Plan /
Preliminary Plan

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

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

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PUD Development Plan /
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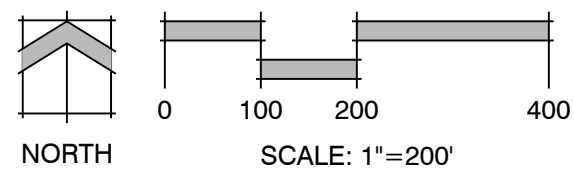
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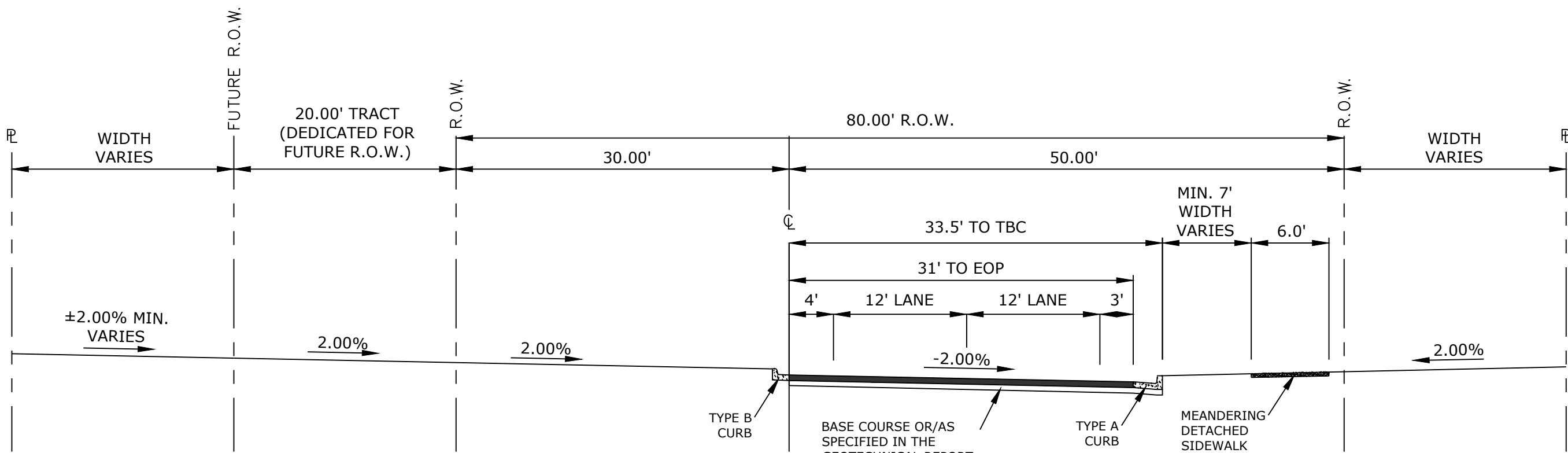
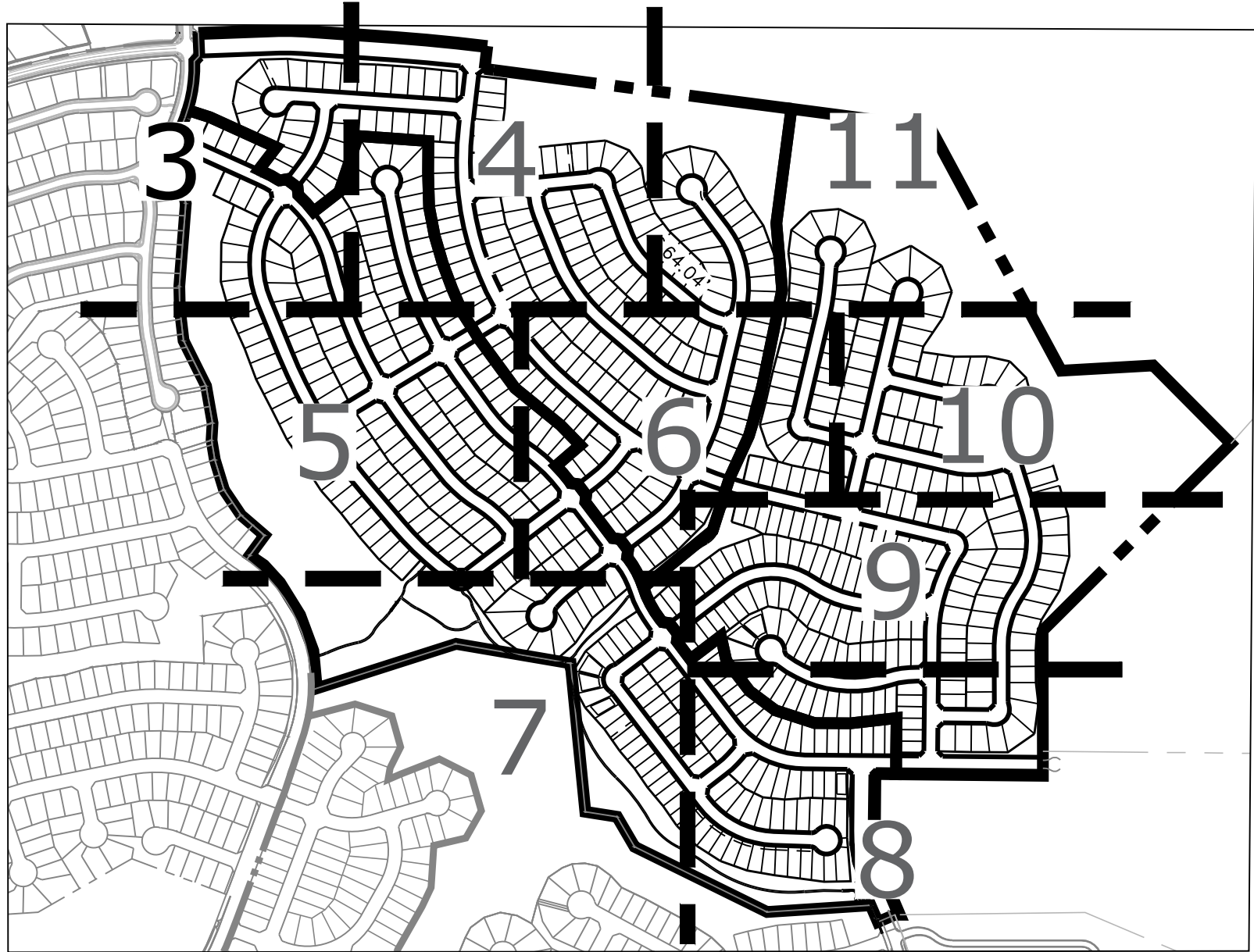
LEGAL PLAN

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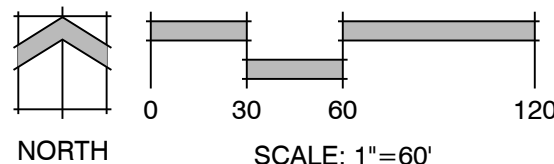
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).





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

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



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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /
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DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

ENTITLEMENT

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

WEST & SOUTH SITE PLAN

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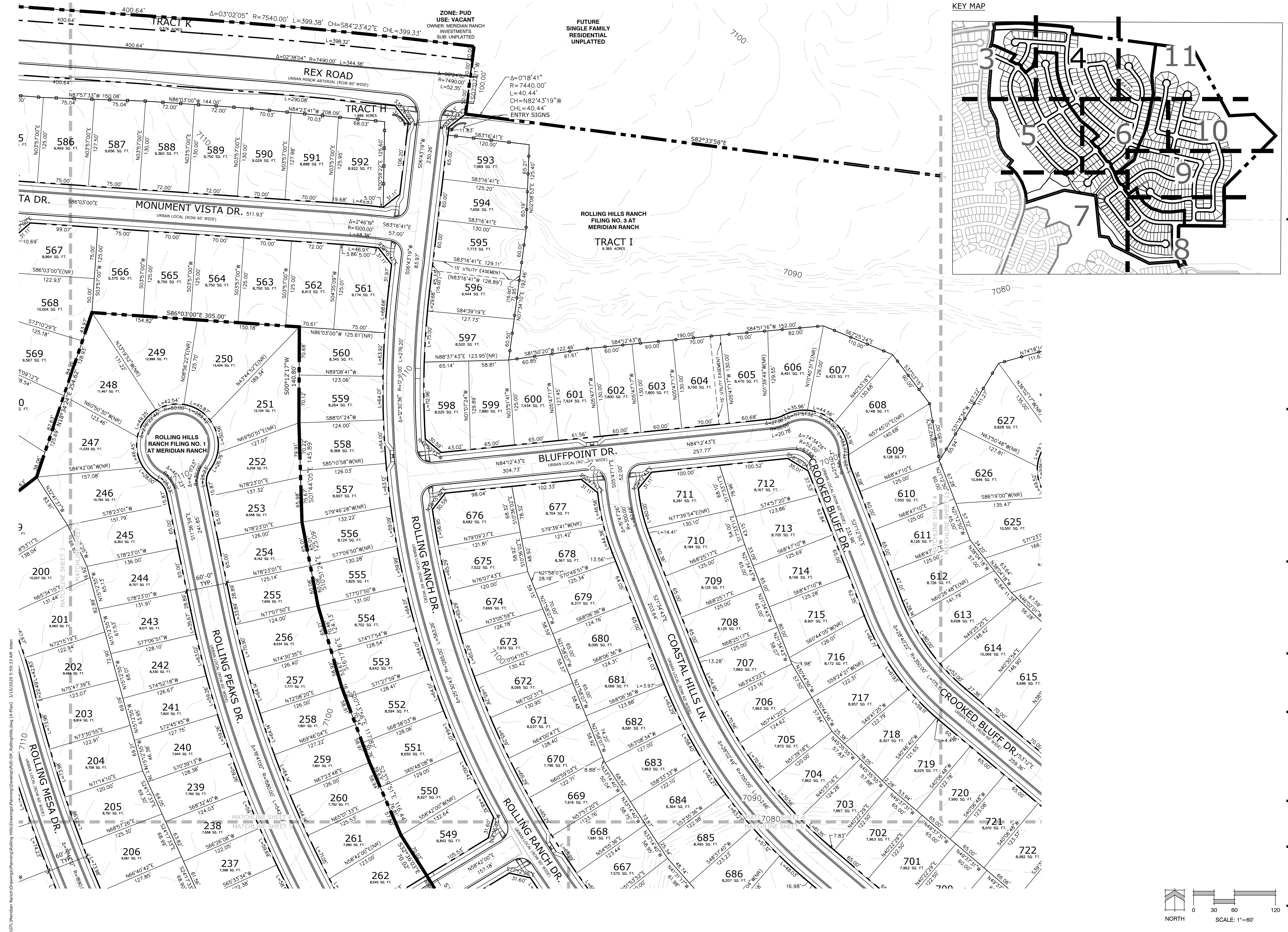
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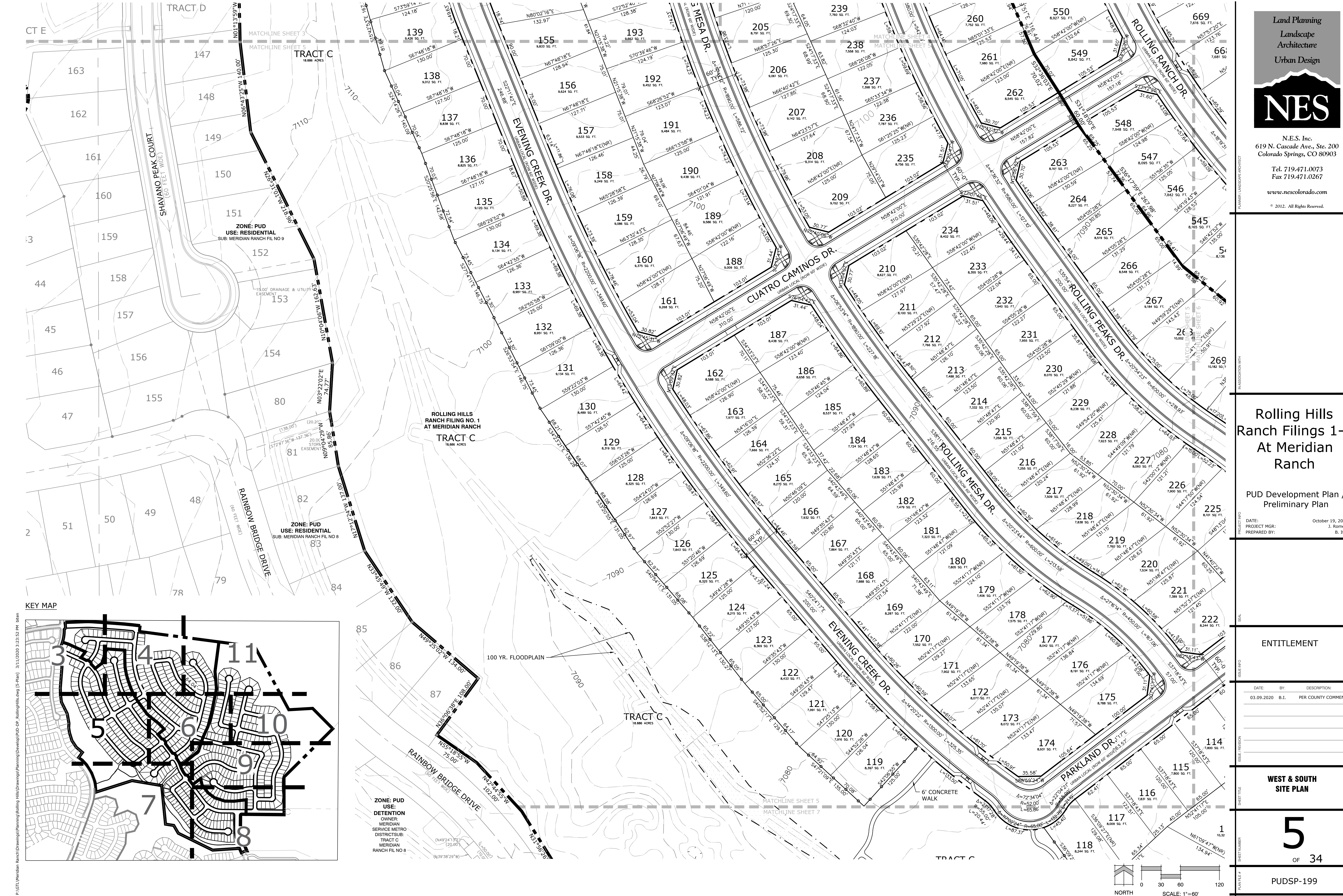
PROJECT INFO: DATE: October 19, 2019
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03.09.2020	B.I.	PER COUNTY COMMENTS

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KEY MAP



ZONE: PUD
USE: RESIDENTIAL
SUB: MERIDIAN RANCH FIL NO 8

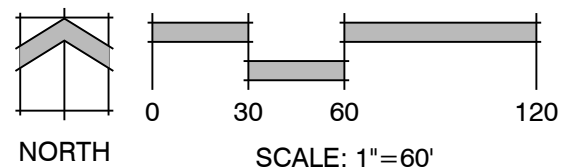
RAINBOW BRIDGE DRIVE
(60 FEET WIDE)

100 YR. FLOODPLAIN

TRACT C

TRACT C

TRACT C



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WEST & SOUTH SITE PLAN

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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

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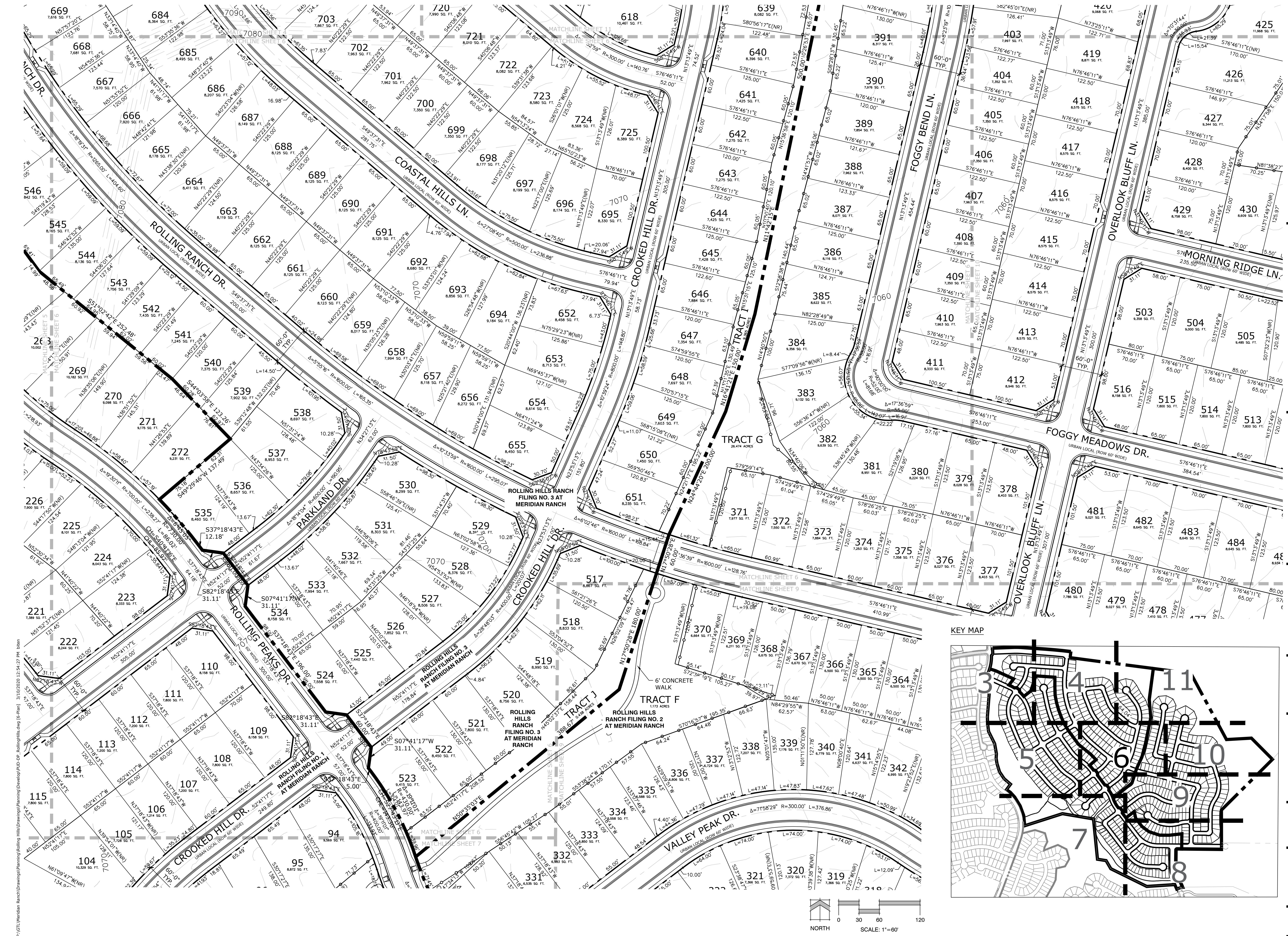
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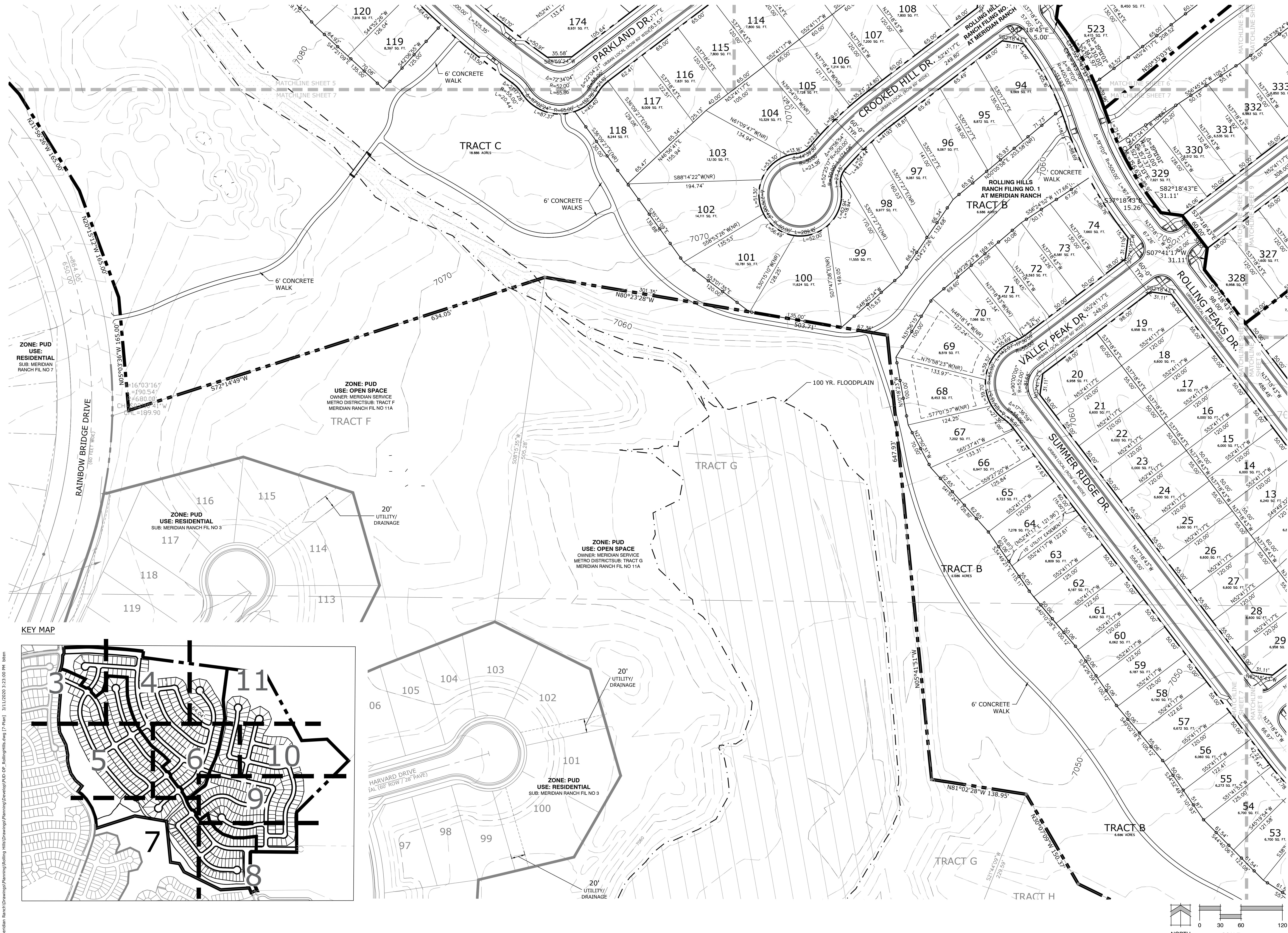
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WEST & SOUTH
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PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

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SEAL

ENTITLEMENT

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ISSUE / REVISION

WEST & SOUTH
SITE PLAN

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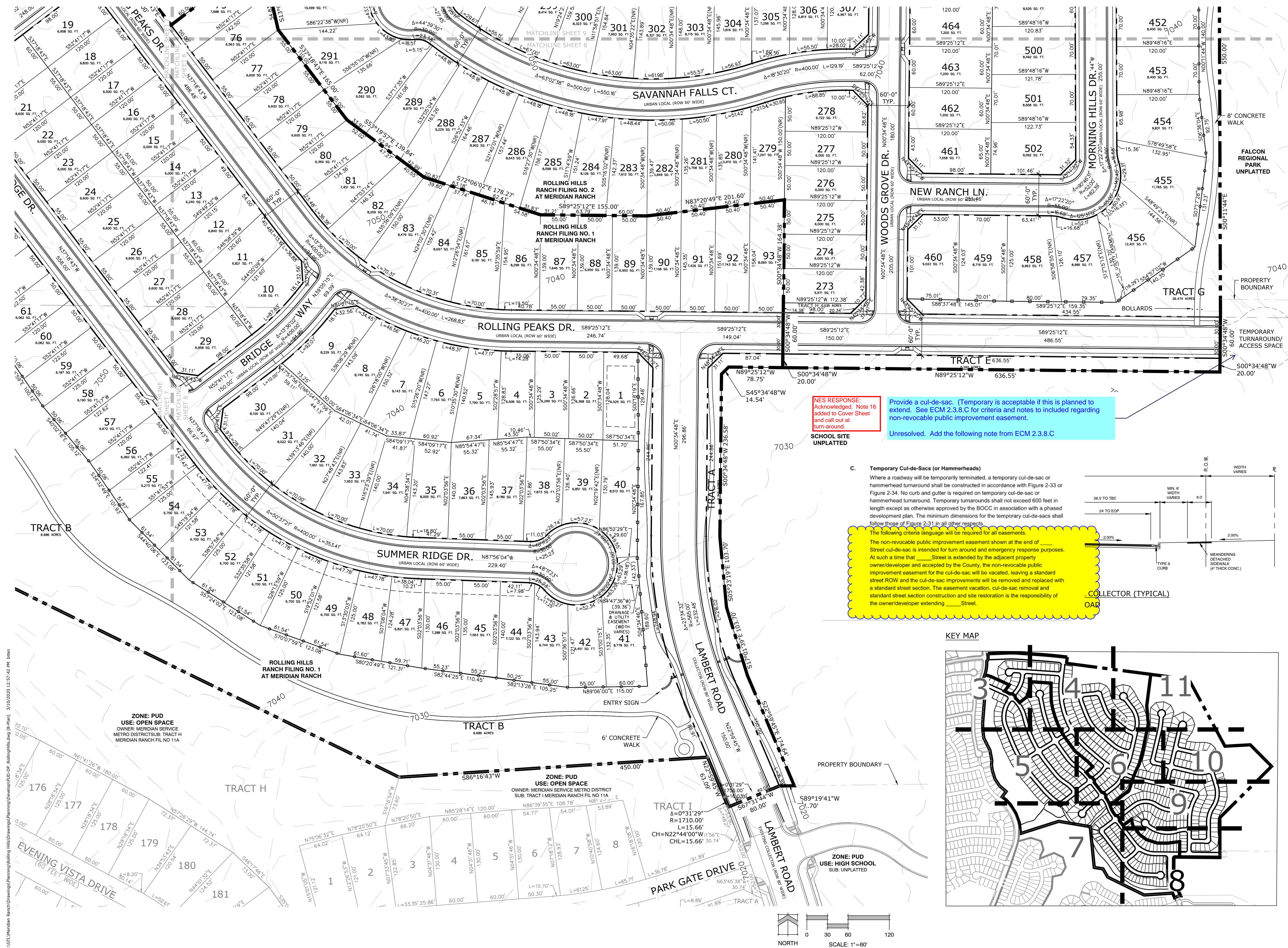
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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

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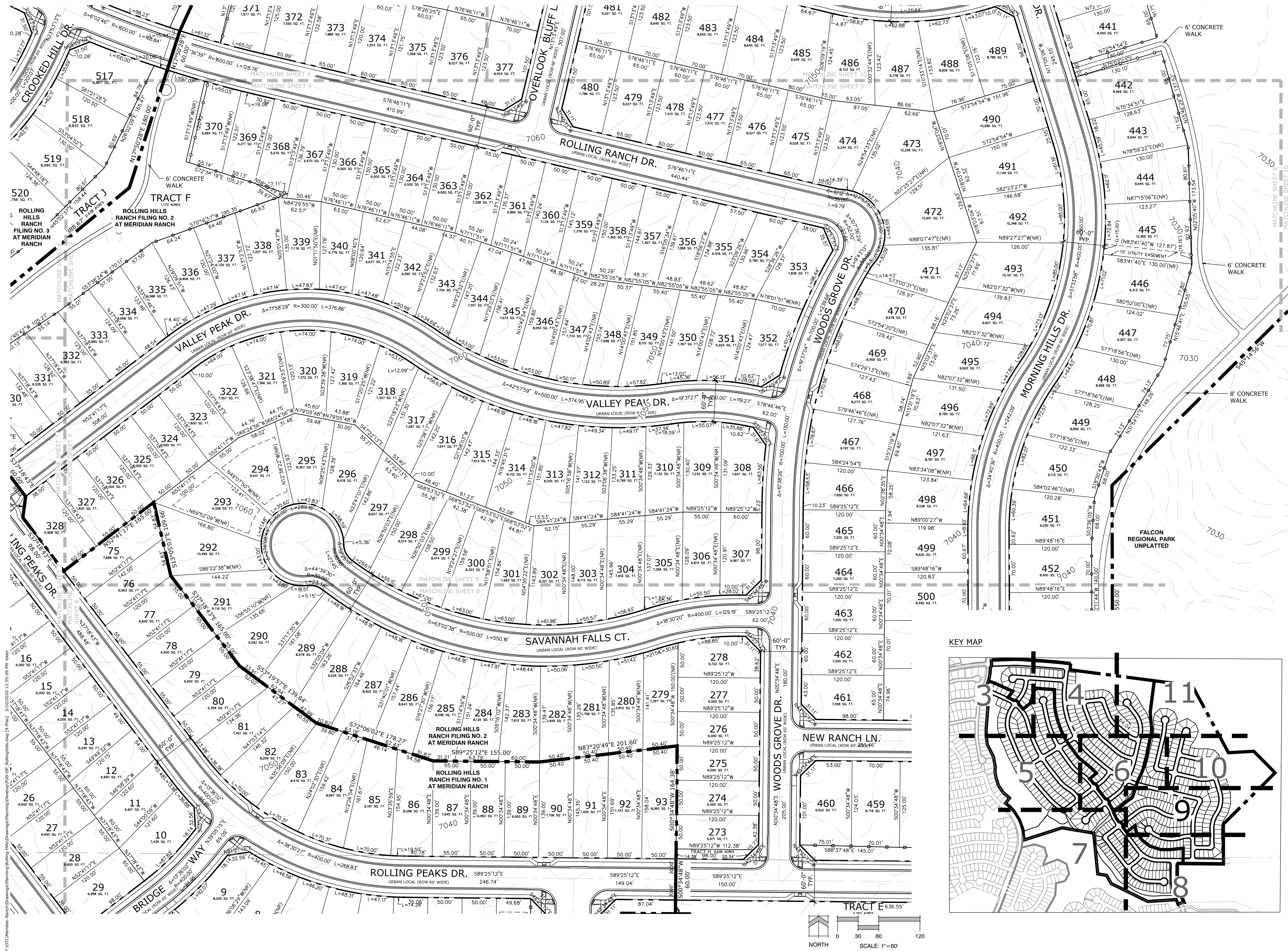
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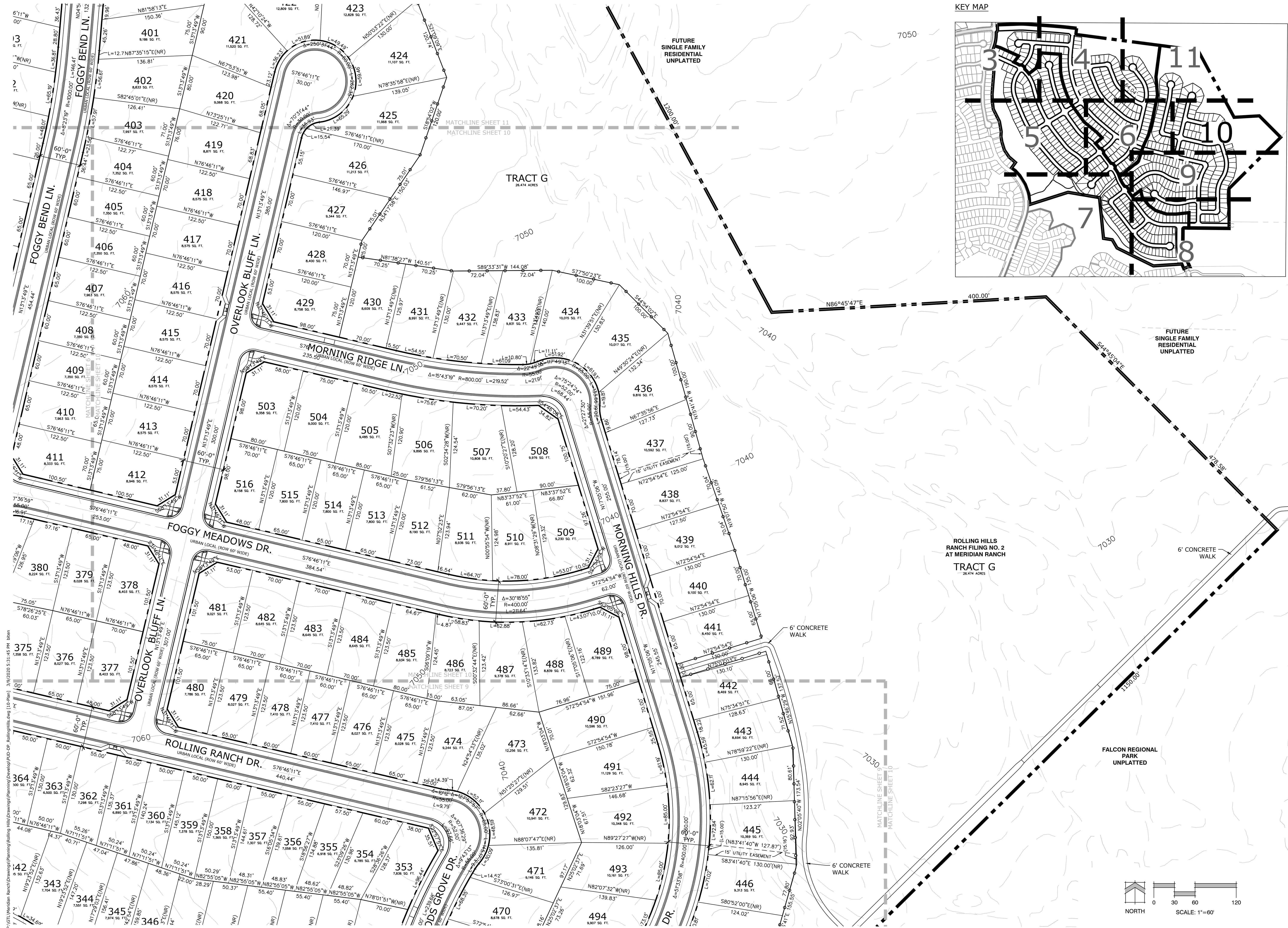
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WEST & SOUTH SITE PLAN

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KEY MAP



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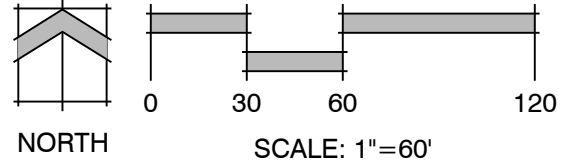
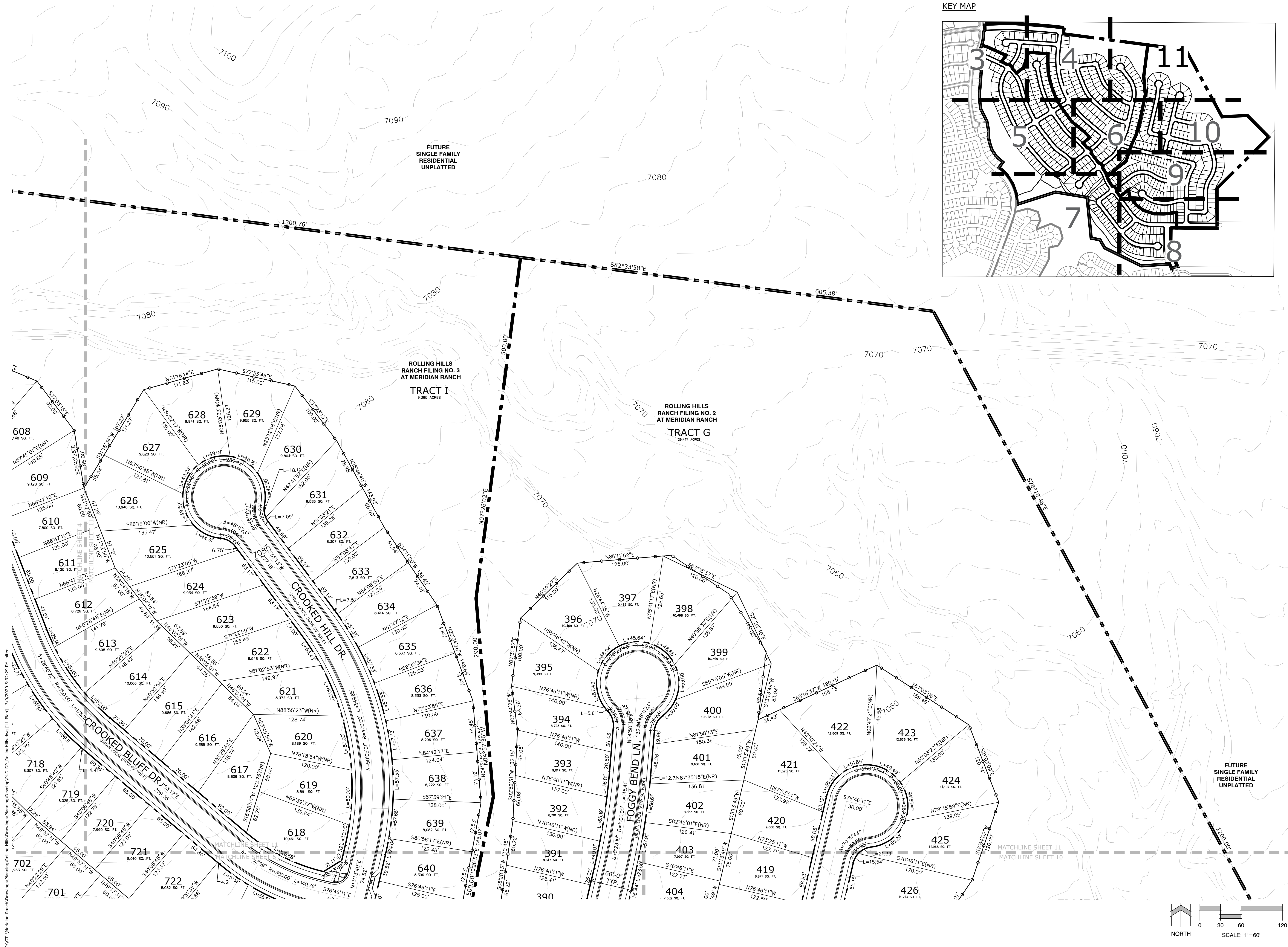
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WEST & SOUTH SITE PLAN

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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

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WEST & SOUTH SITE PLAN

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PUD Development Plan /
Preliminary Plan

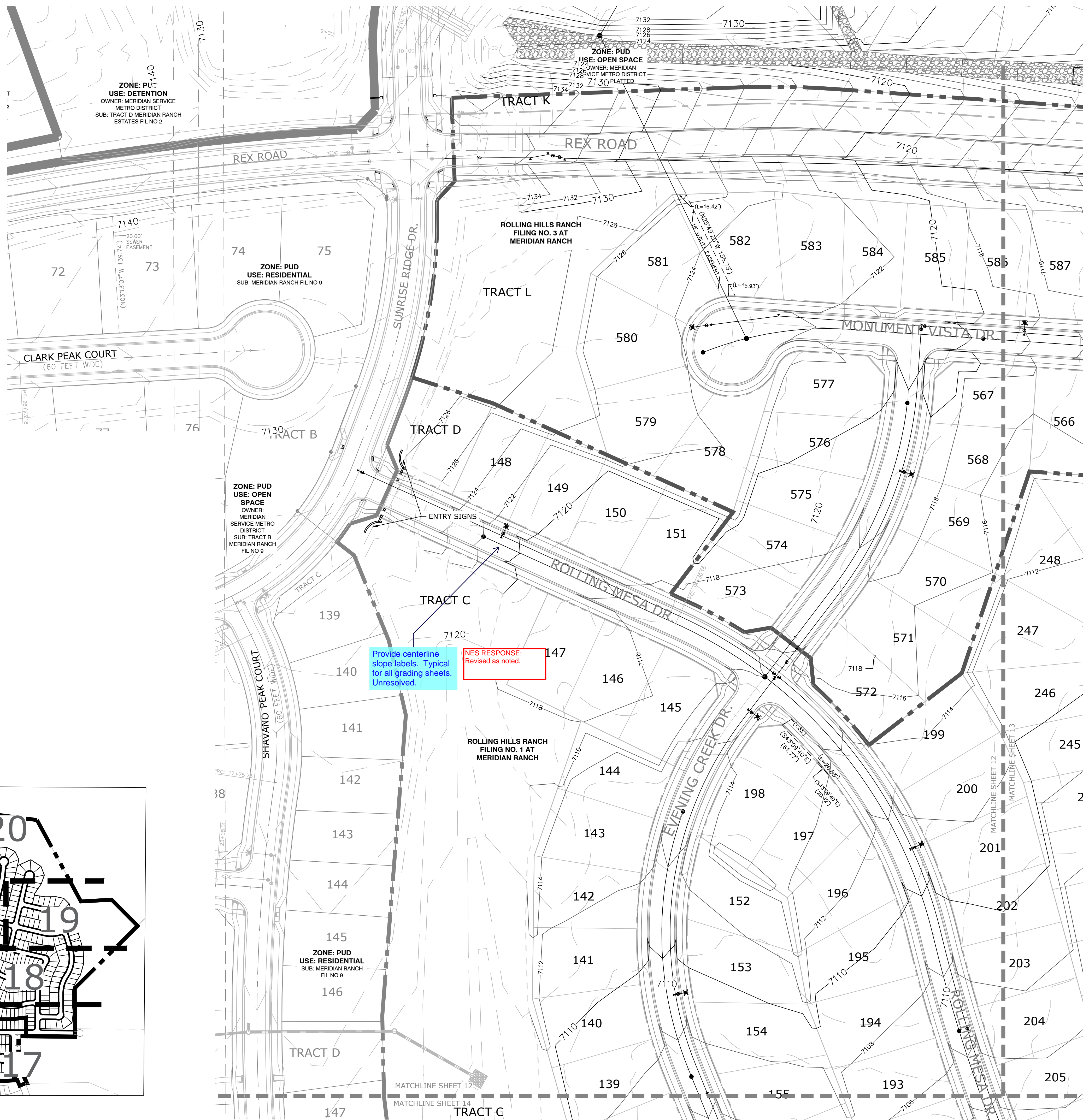
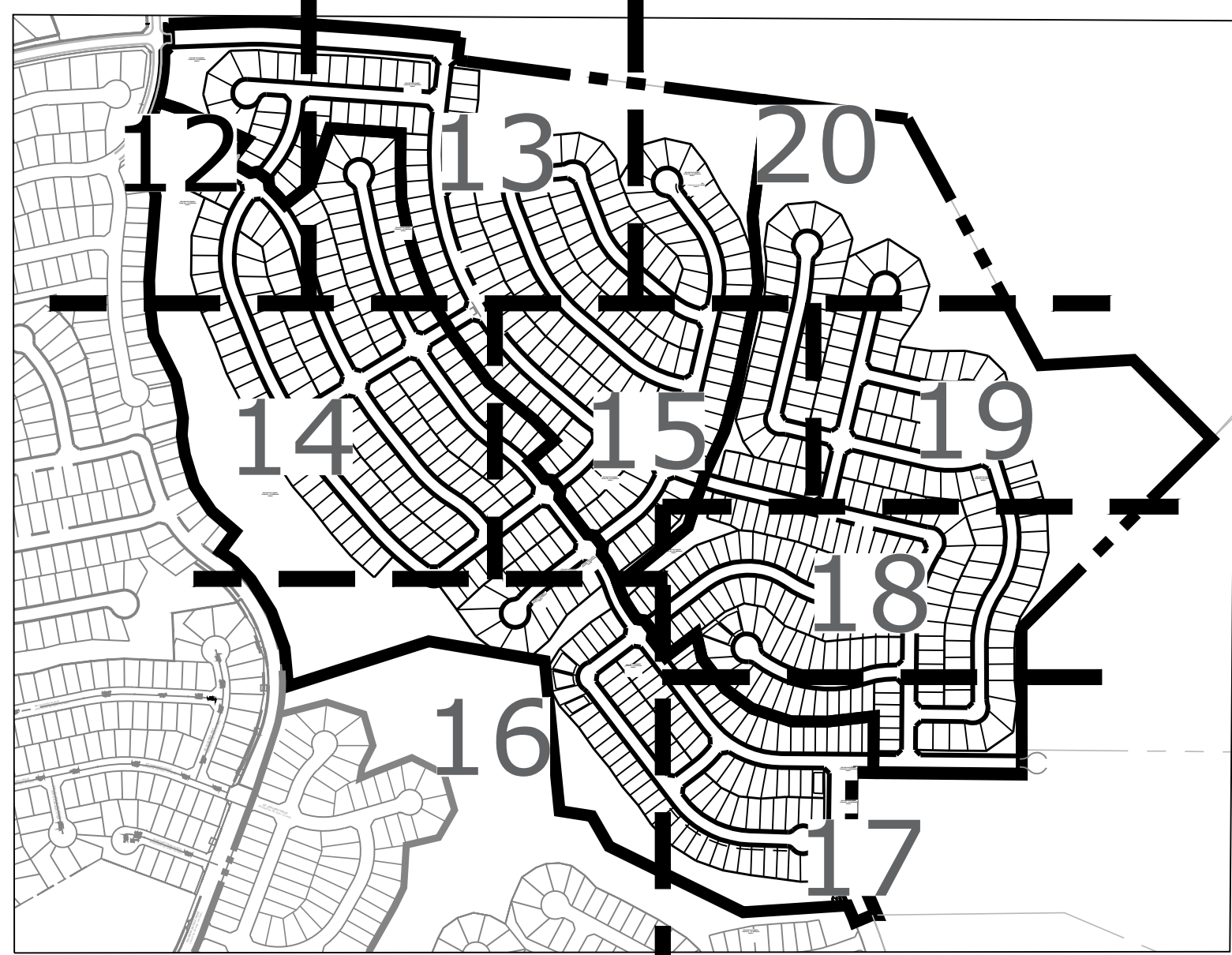
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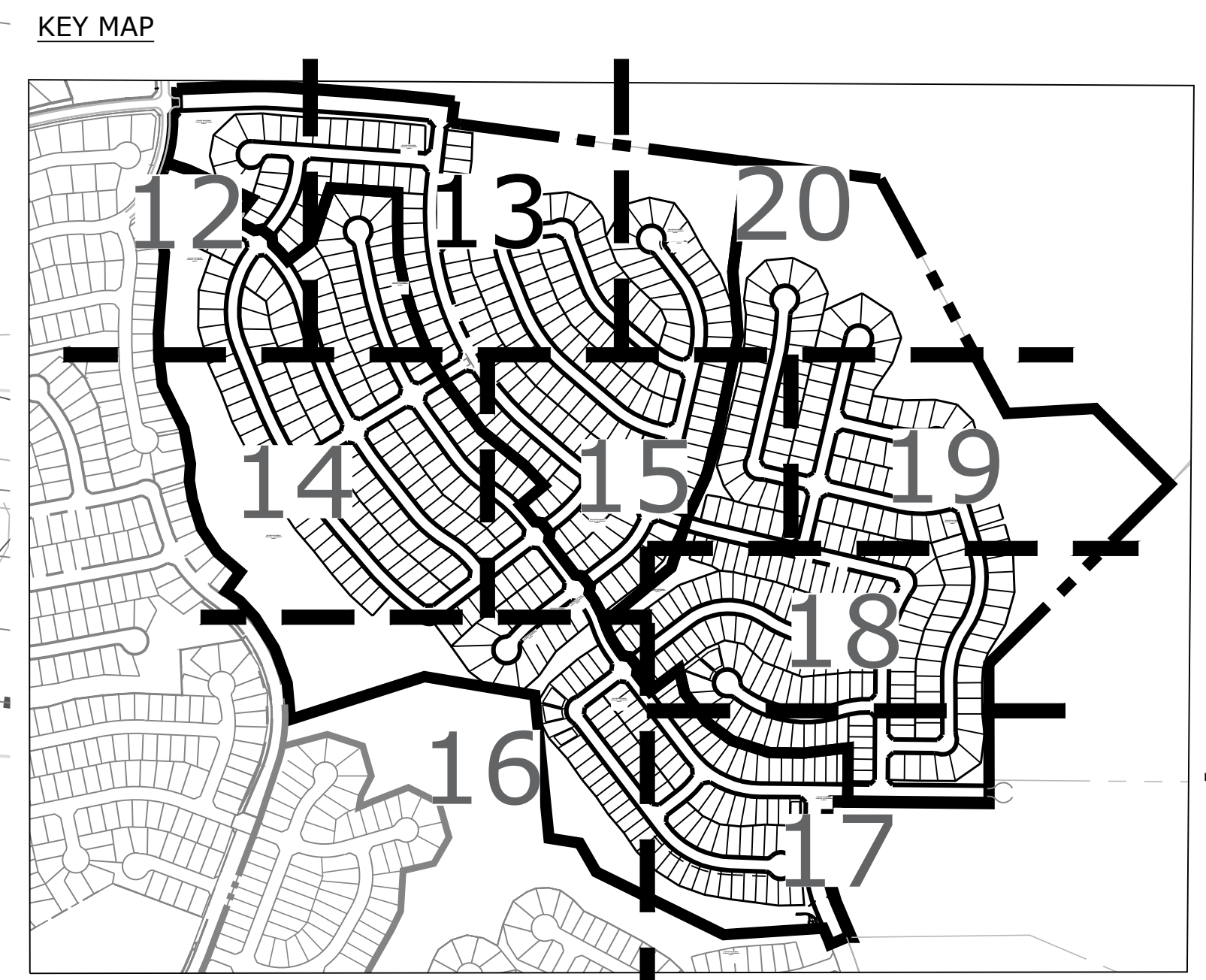
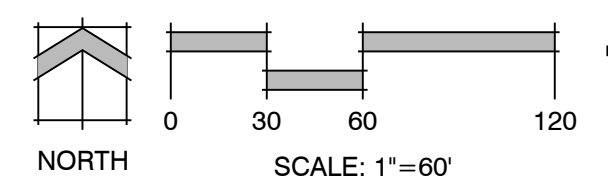
PUD Development Plan /
Preliminary Plan

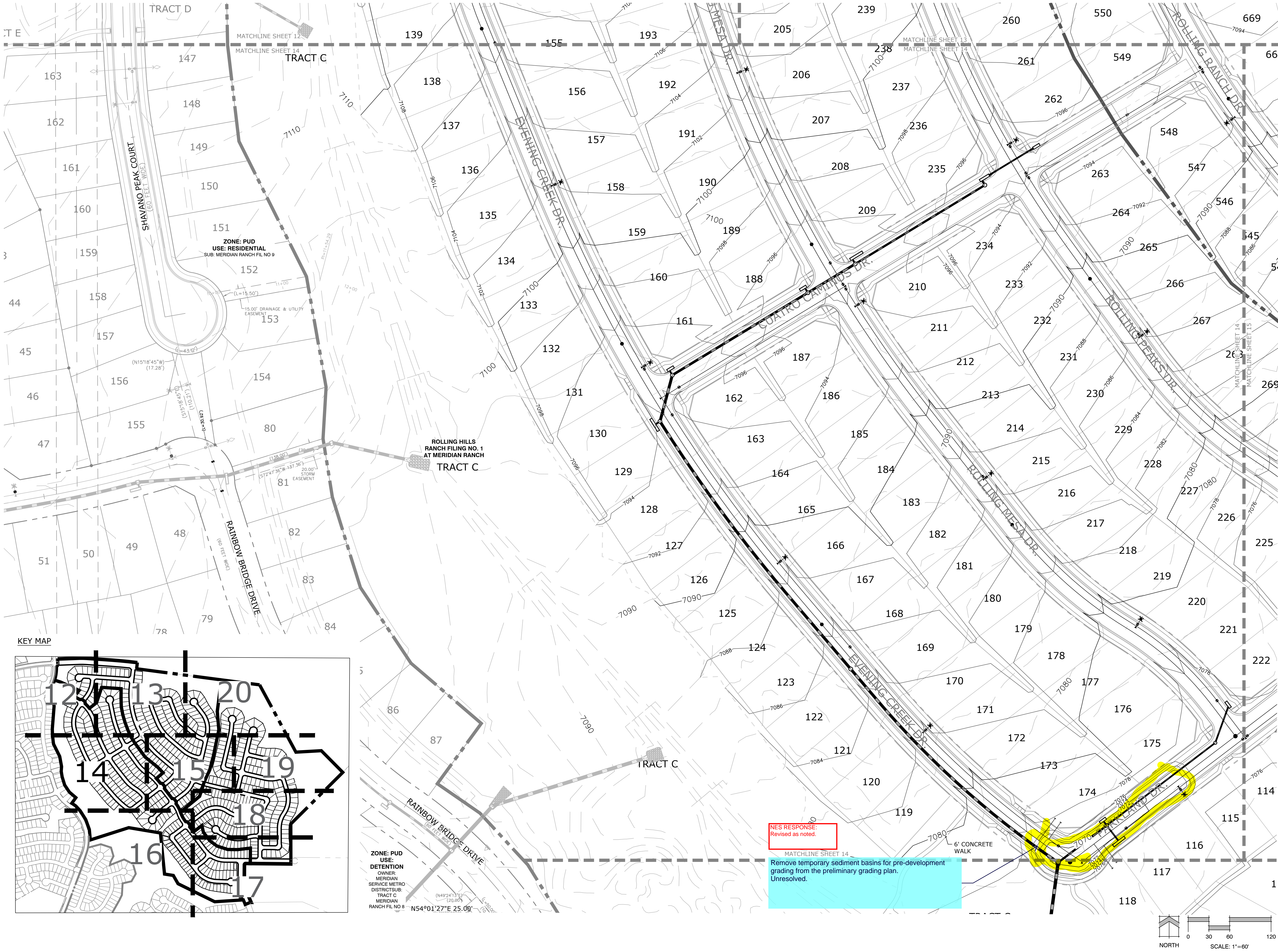
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ISSUE INFO

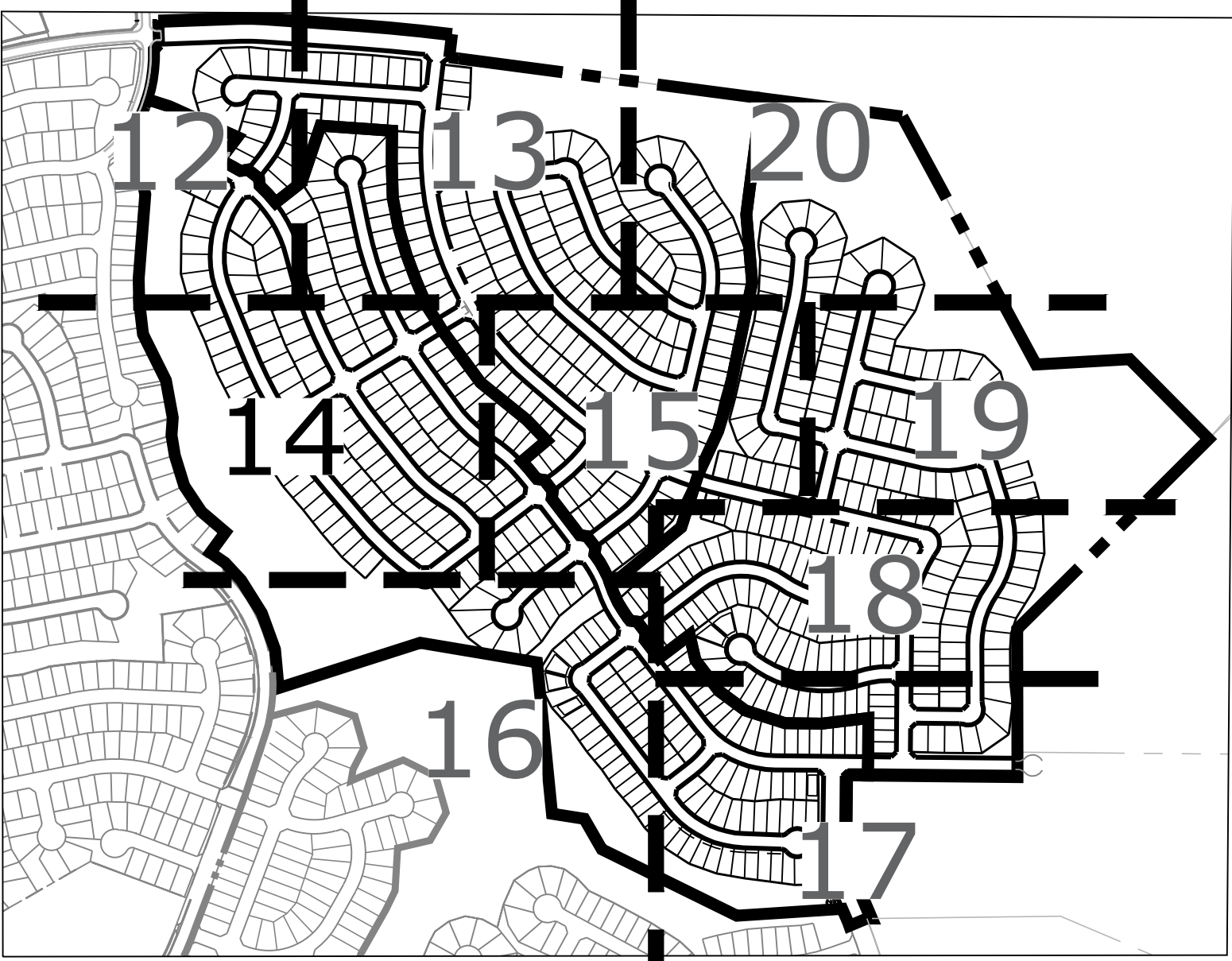
**PRELIMINARY
GRADING AND
UTILITIES**

PUDSP-199





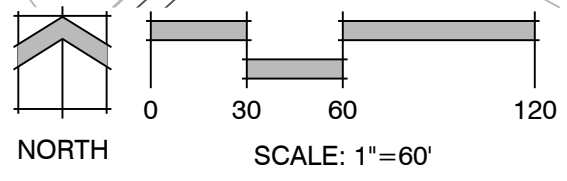
KEY MAP



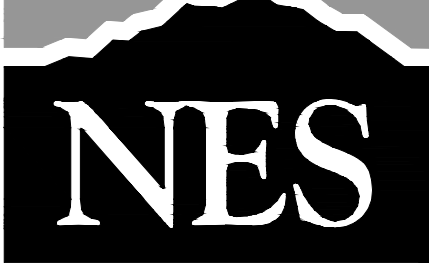
ZONE: PUD
USE: DETENTION
OWNER: MERIDIAN SERVICE METRO
DISTRICTS: TRACT C
MERIDIAN RANCH FIL NO 8
N54°01'27"E 25.00'

NES RESPONSE:
Revised as noted.

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



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

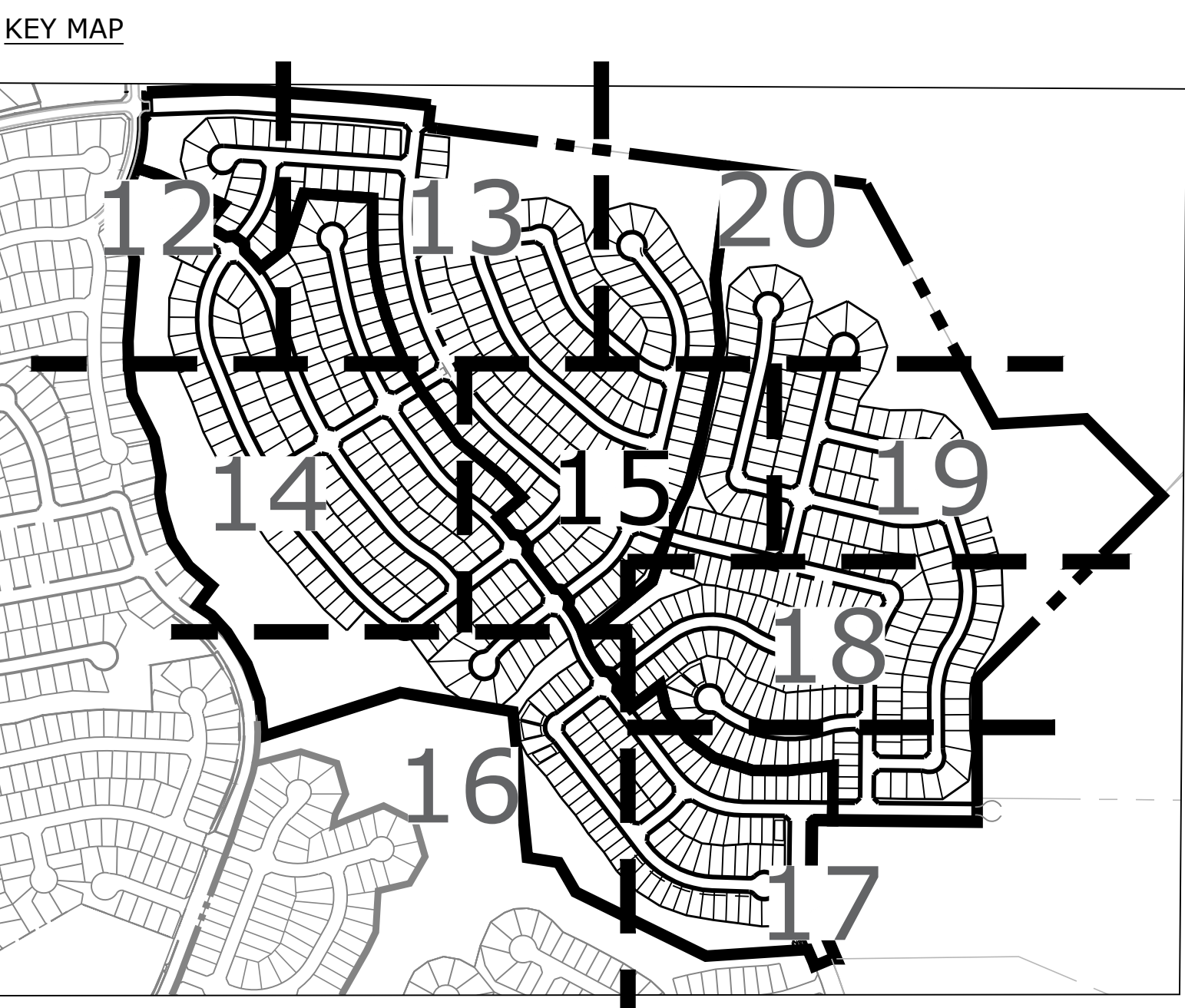
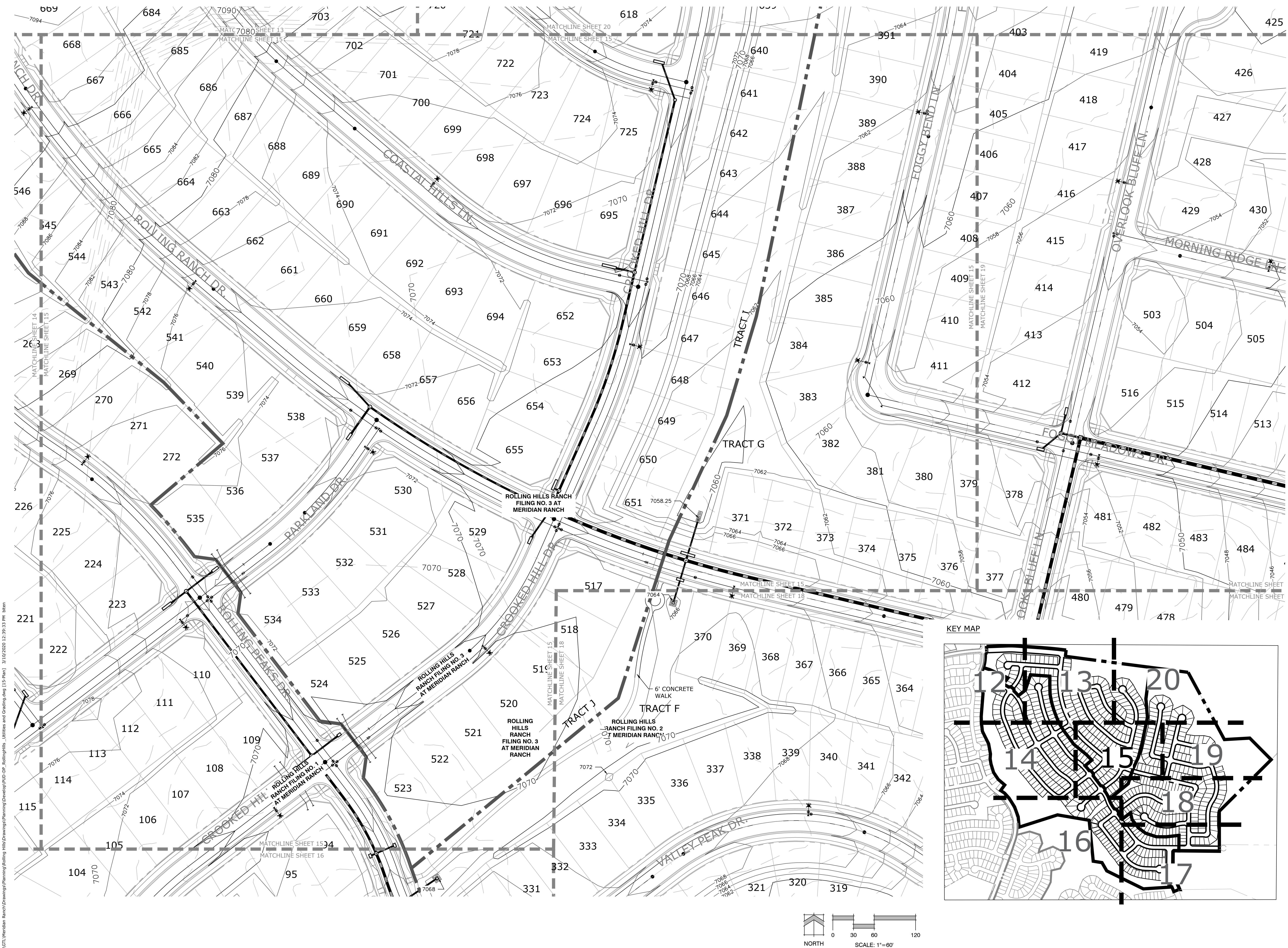
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PRELIMINARY GRADING AND UTILITIES

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PUDSP-199



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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

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

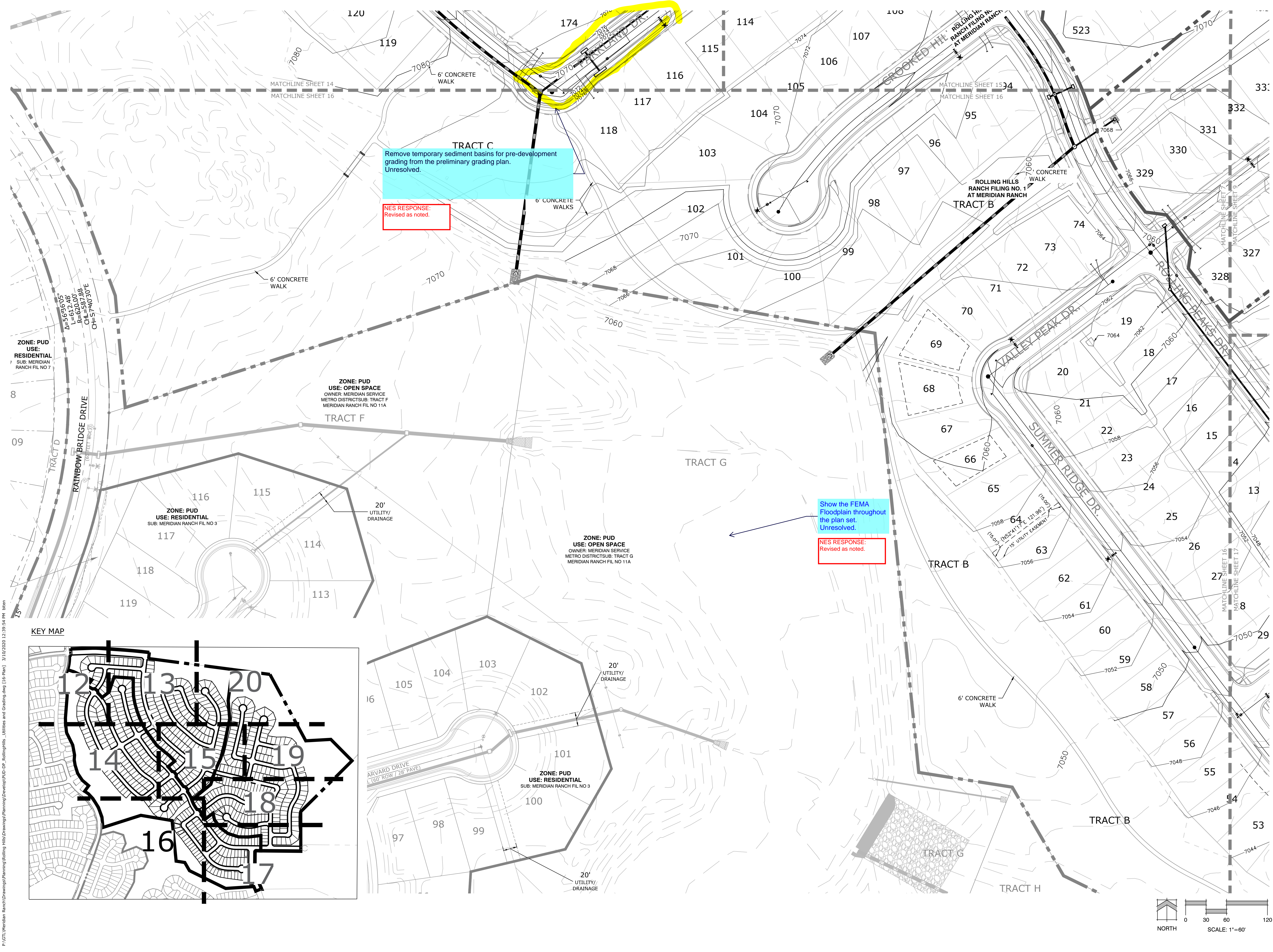
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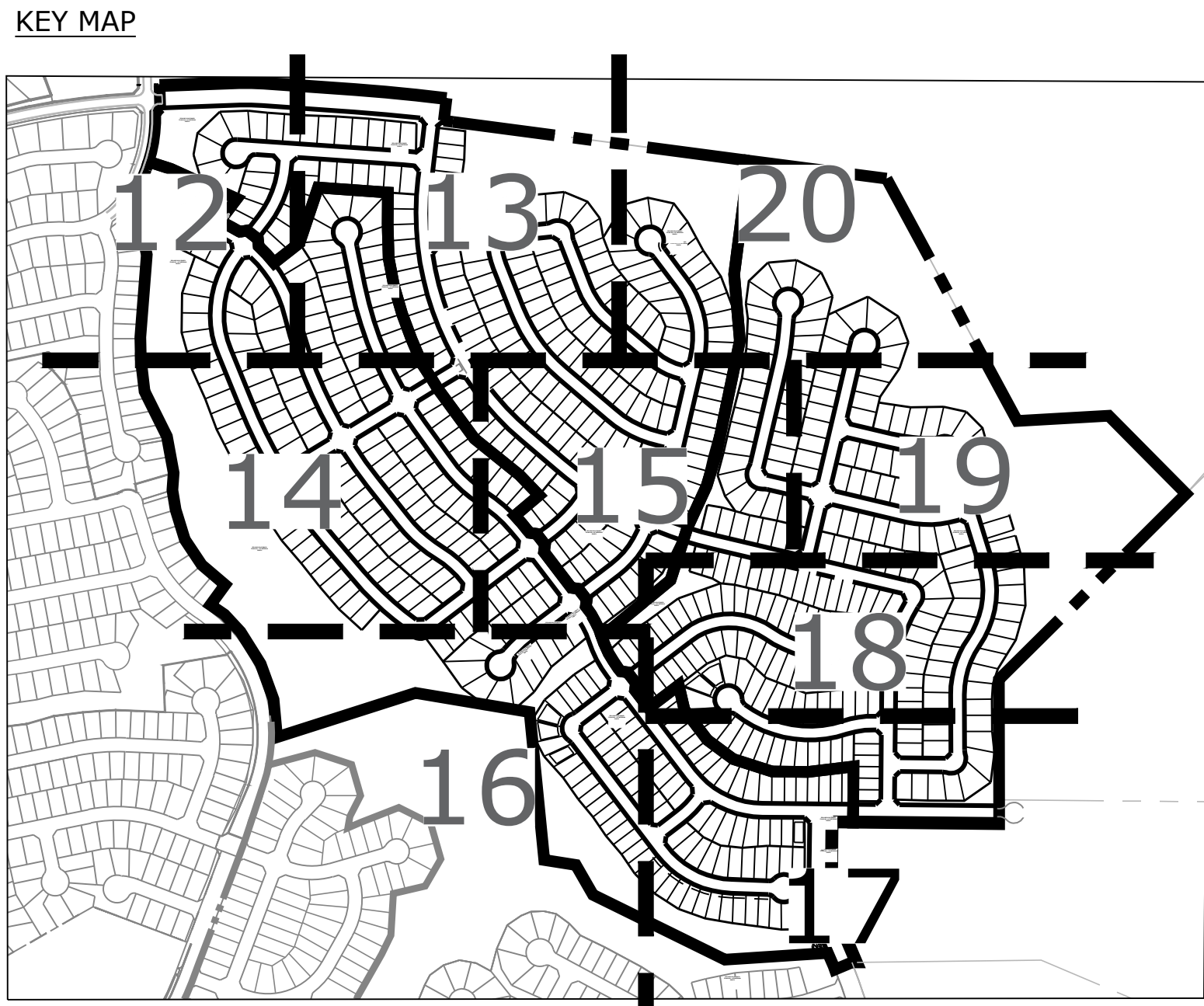
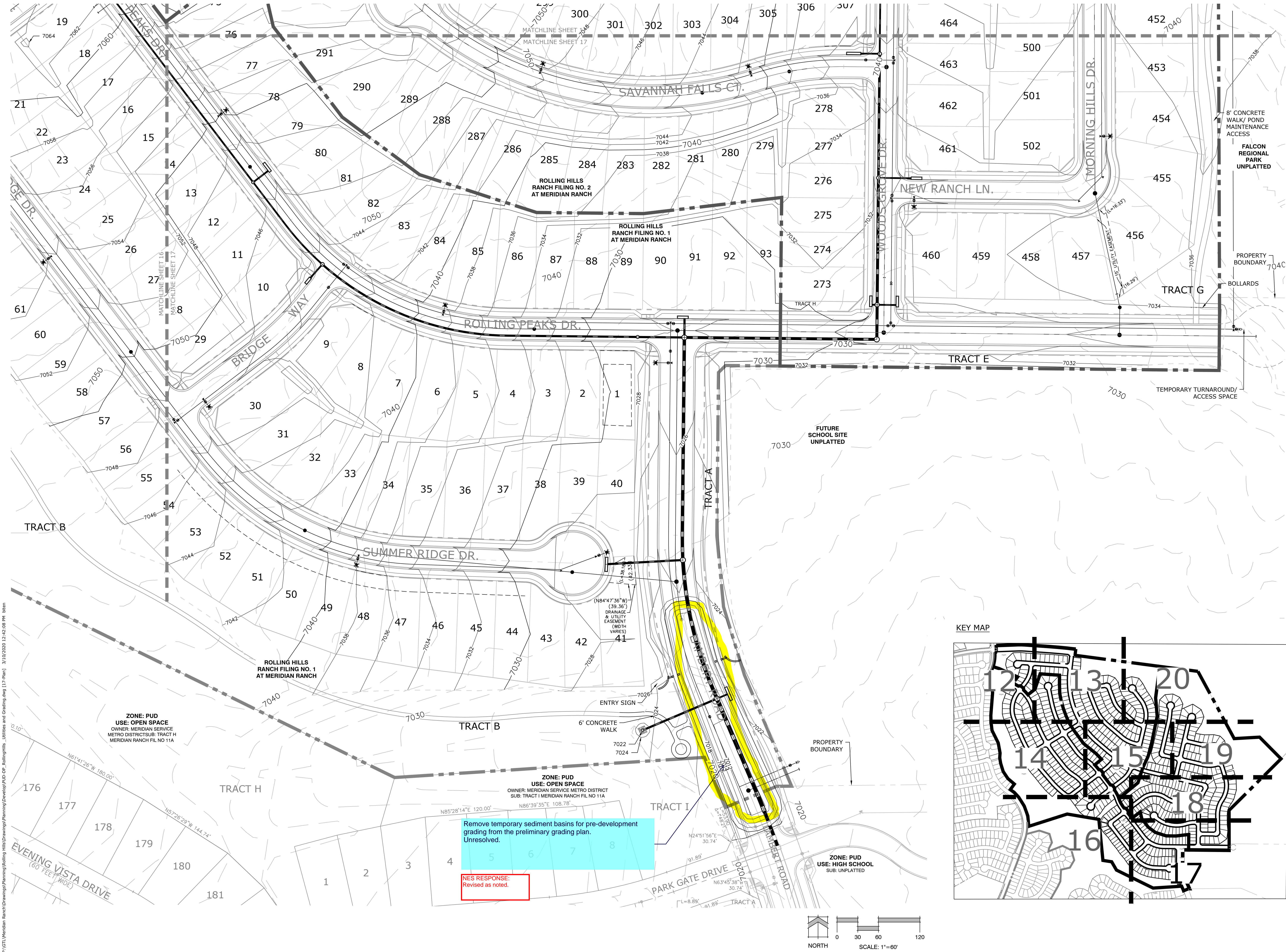
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PRELIMINARY GRADING AND UTILITIES

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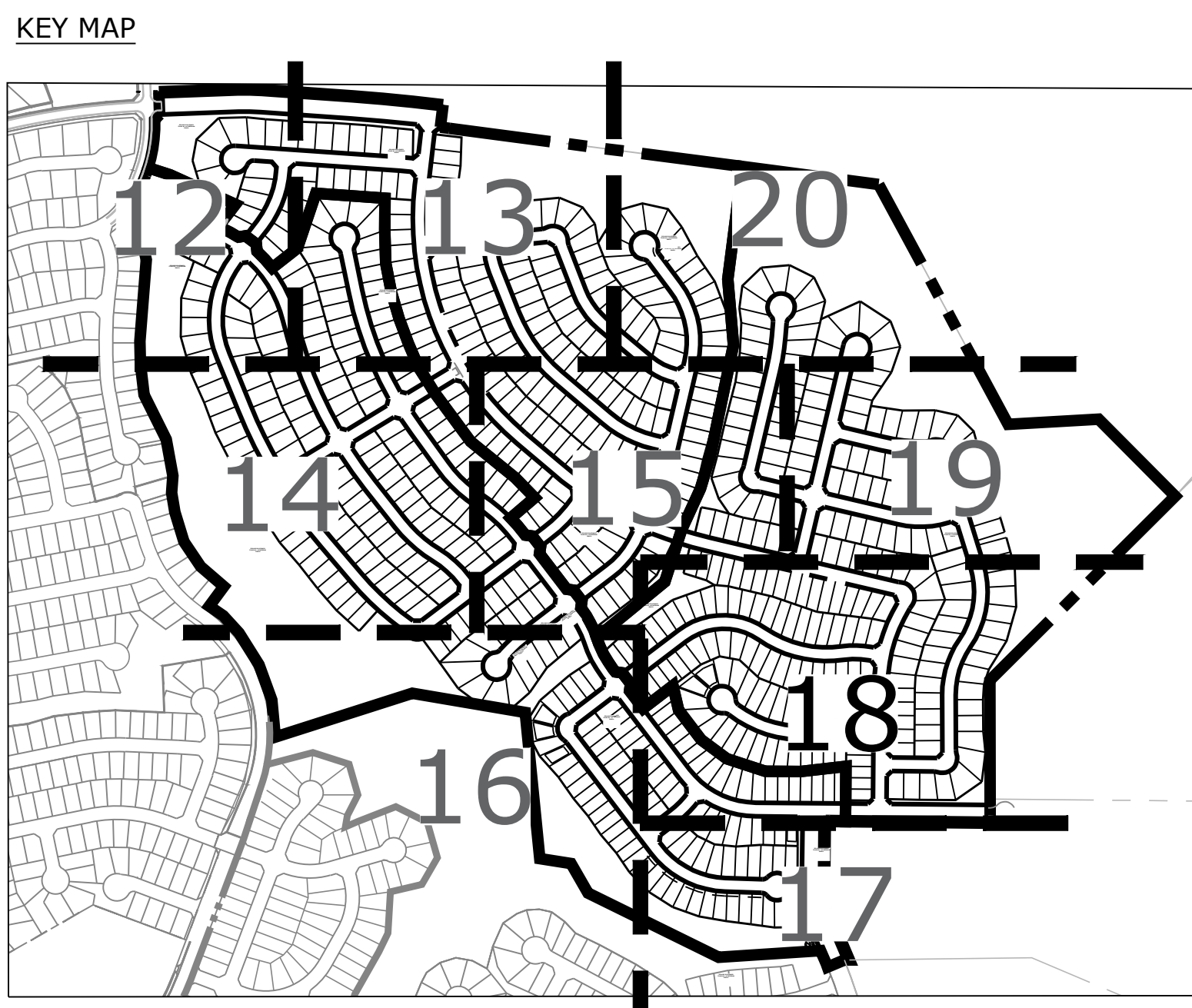
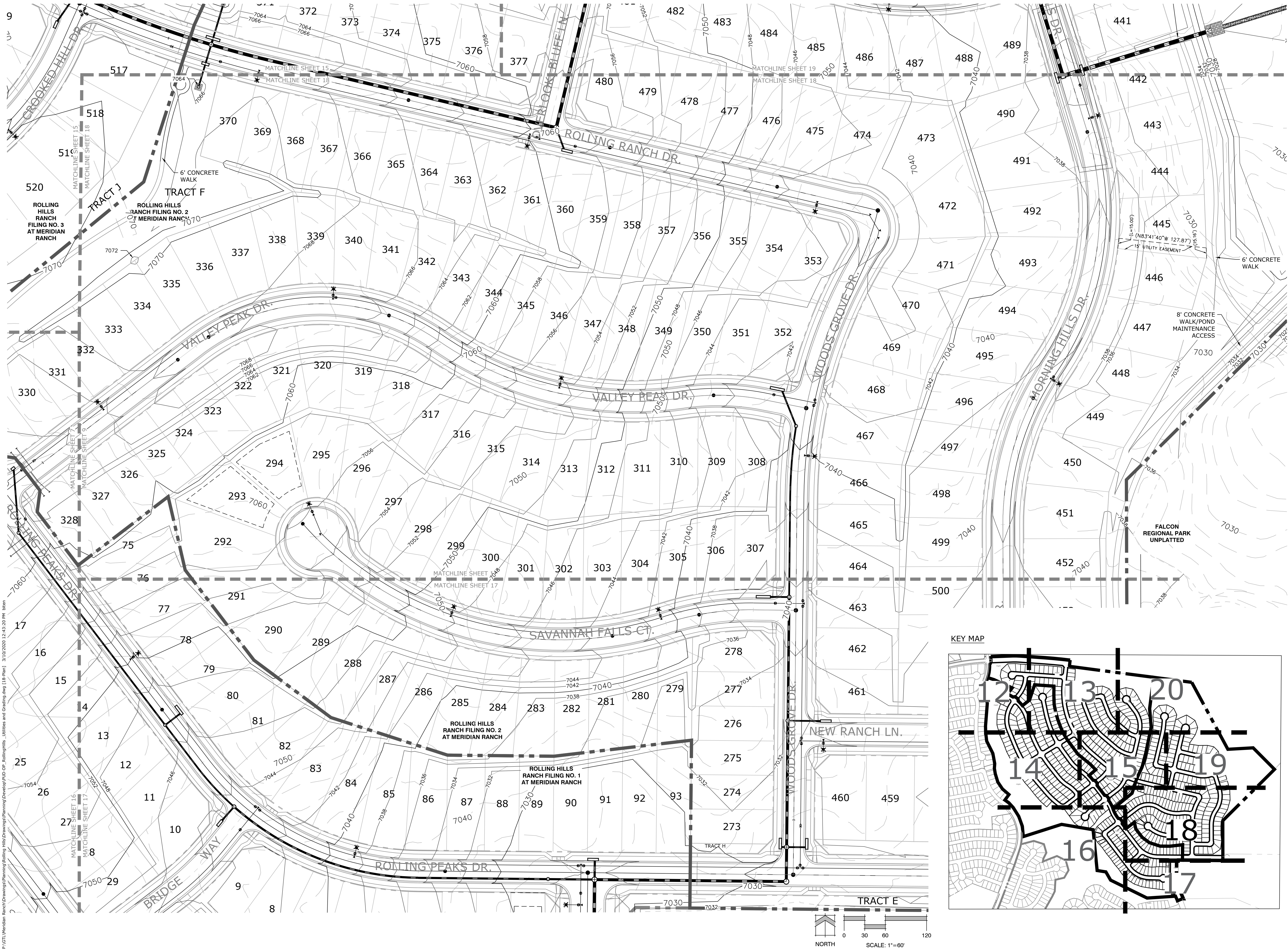
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PRELIMINARY GRADING AND UTILITIES

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PRELIMINARY GRADING AND UTILITIES

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OF 34

PUDSP-199

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SEAL

Unresolved

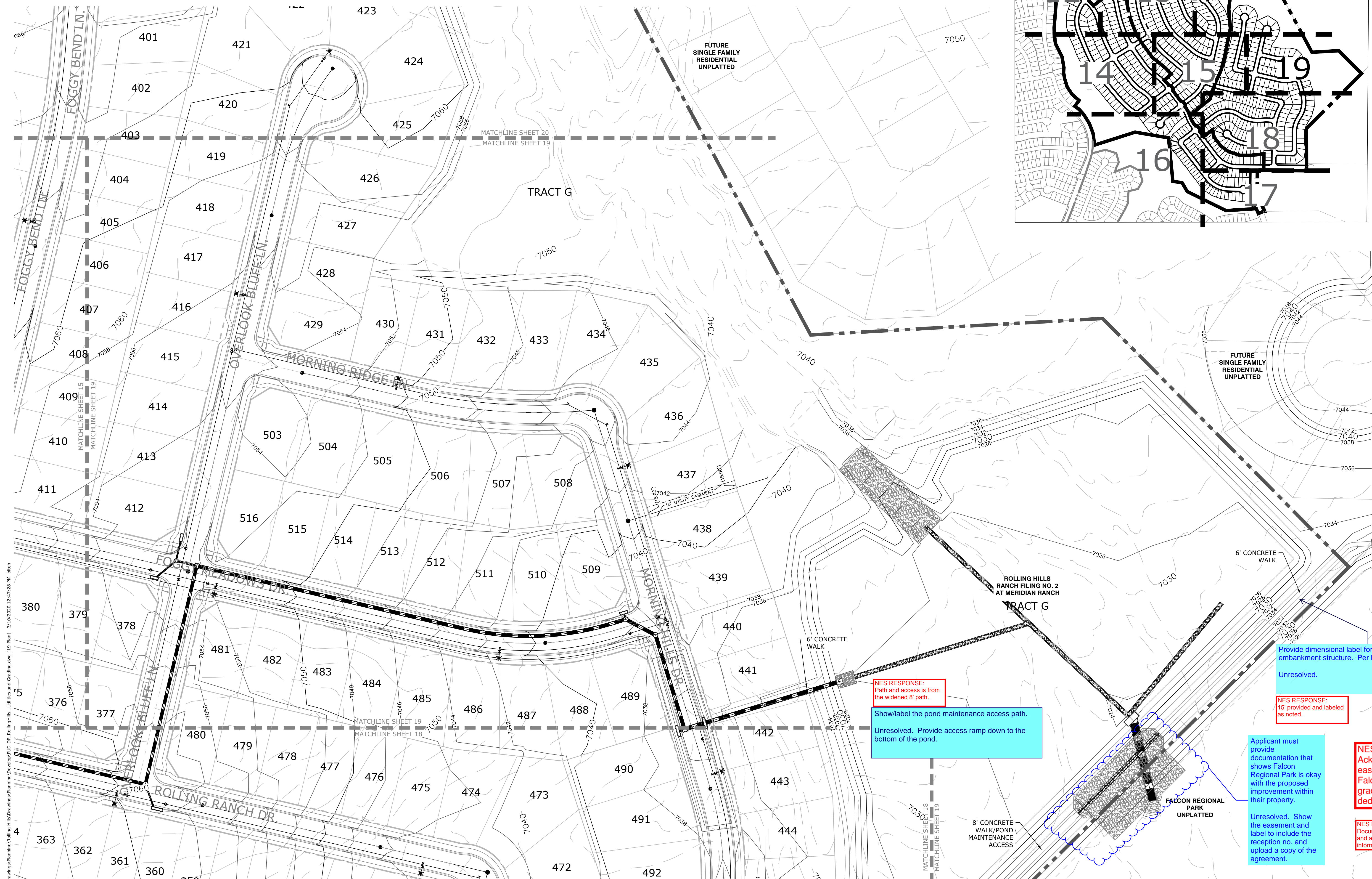
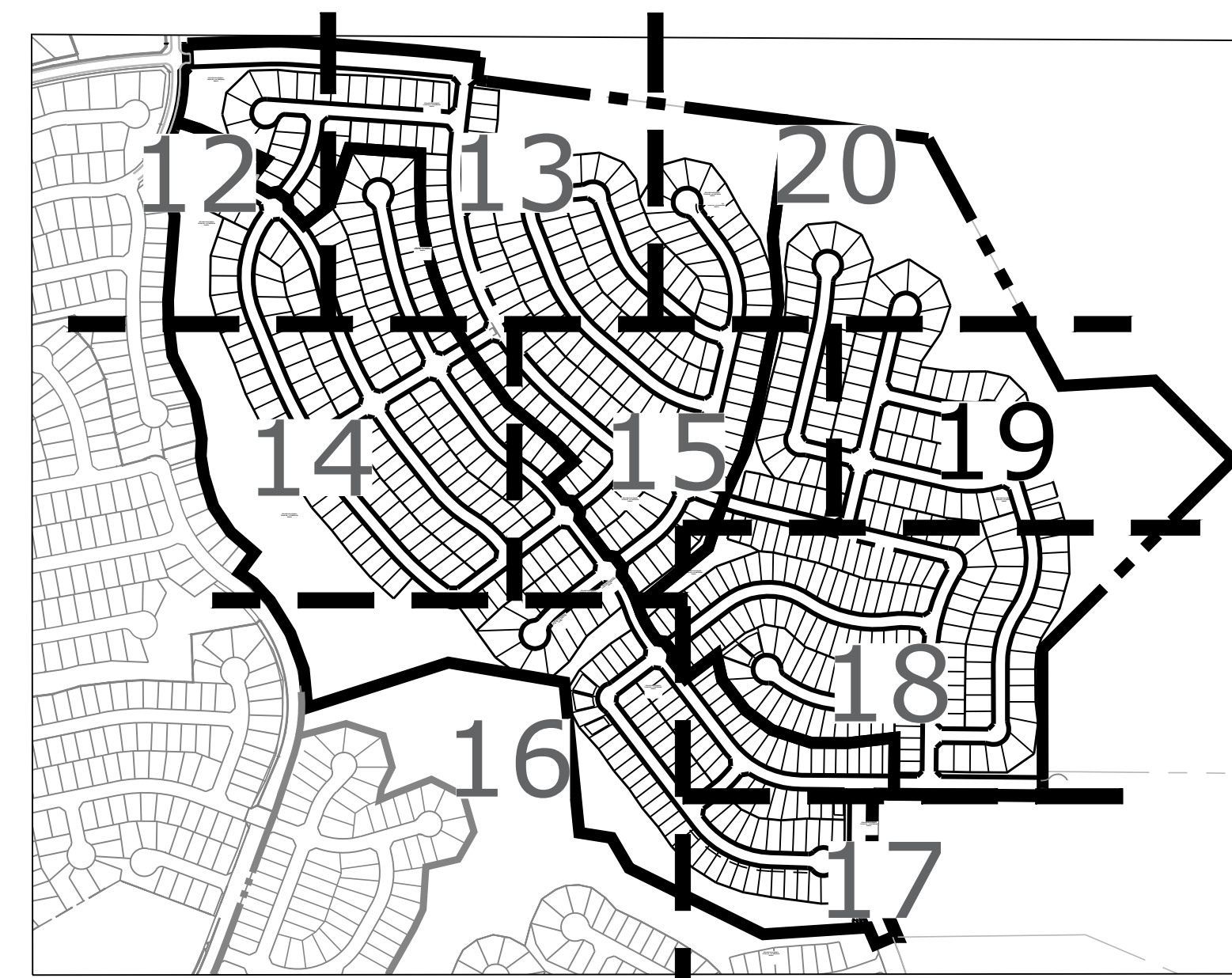
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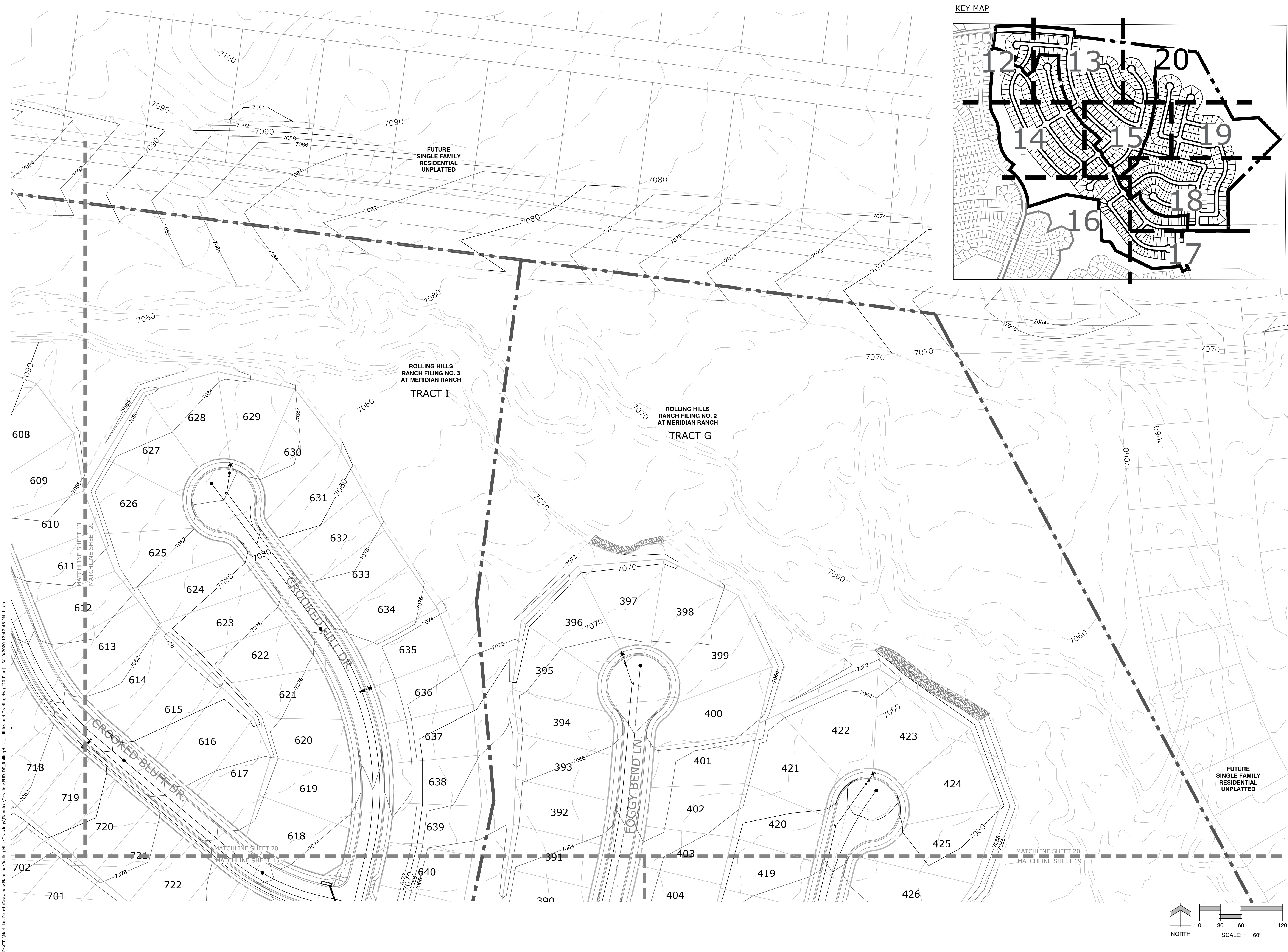
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TRADING AND UTILITIES

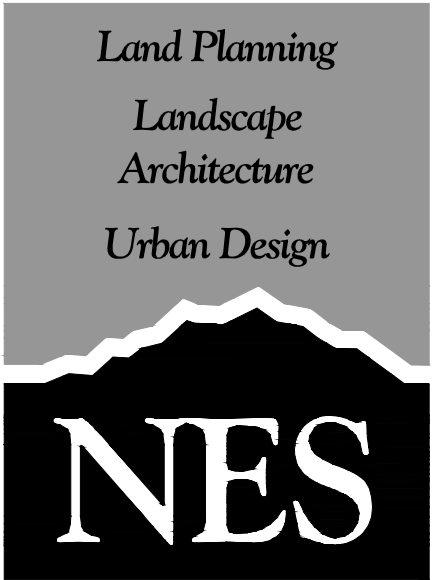
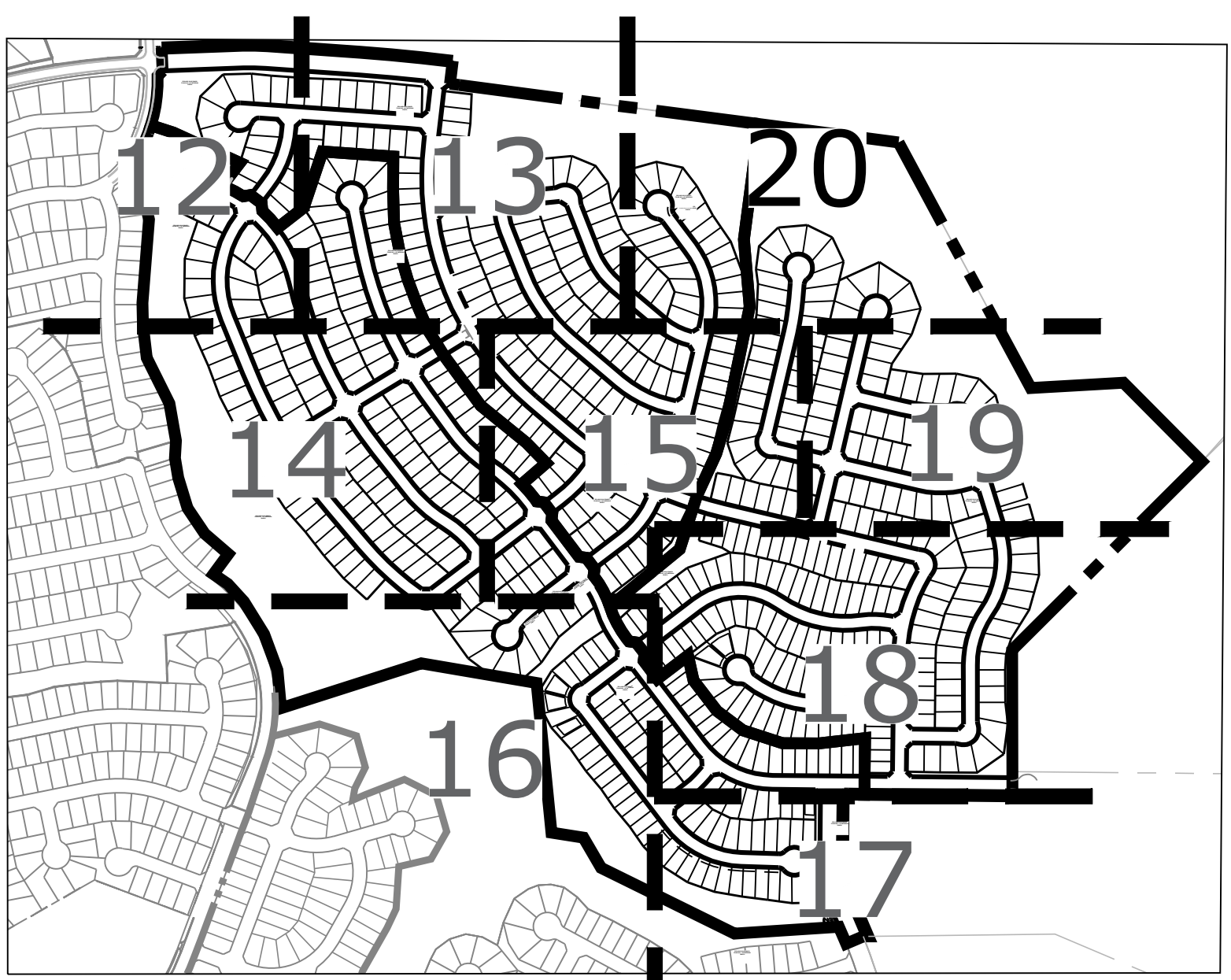
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KEY MAP



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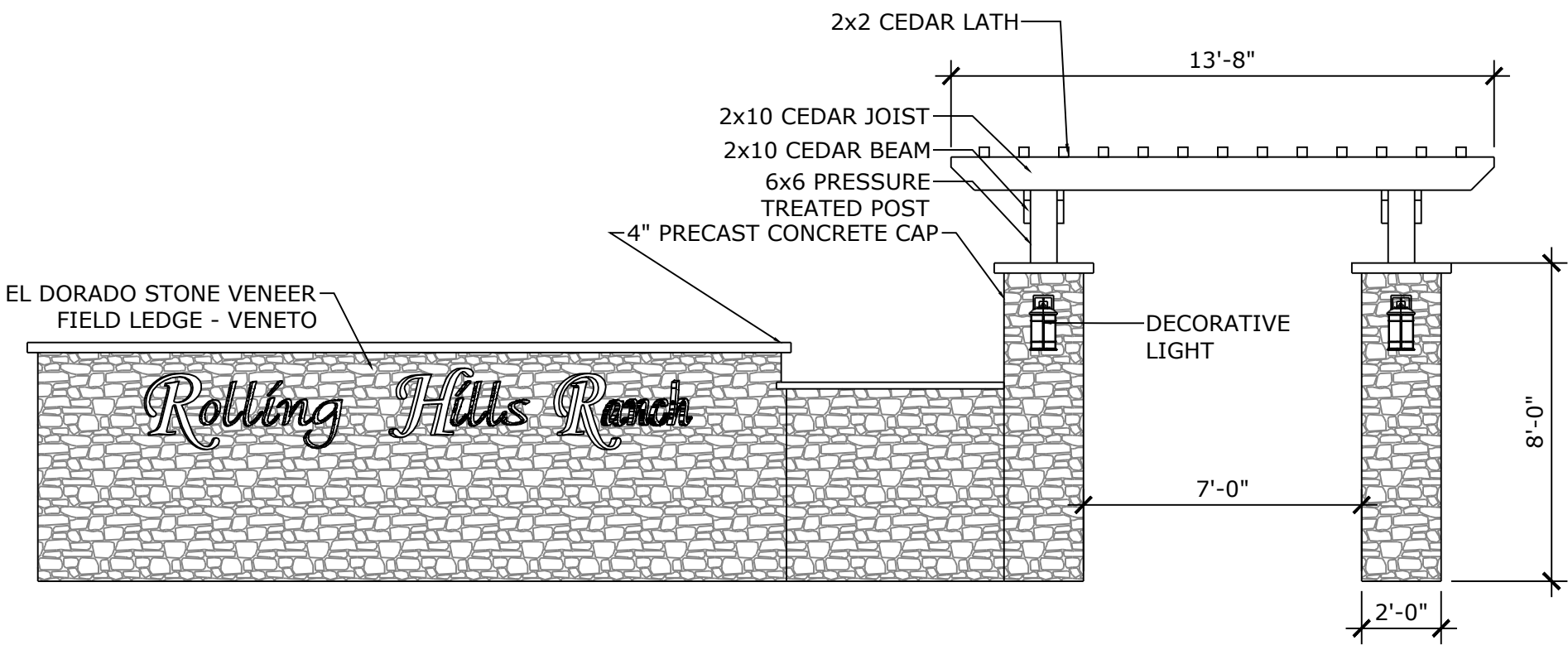
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PRELIMINARY GRADING AND UTILITIES

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OF 34

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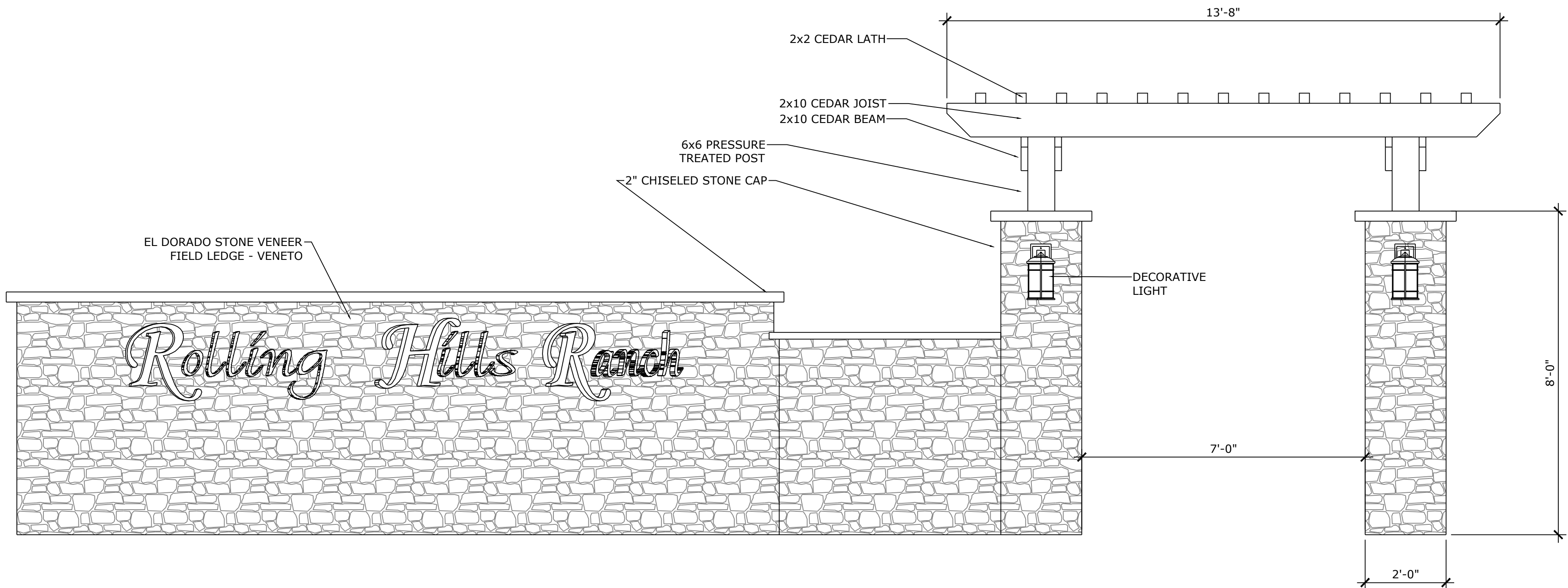
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SCALE: NOT TO SCALE



2 ENTRY SIGNAGE PLAN VIEW

SCALE: NOT TO SCALE



3 ENTRY SIGNAGE DETAIL

SCALE: NOT TO SCALE

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PREPARED BY: B. Iken

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ENTITLEMENT

ISSUE INFO

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

ISSUE REVISION

ENTRY SIGNAGE DETAILS

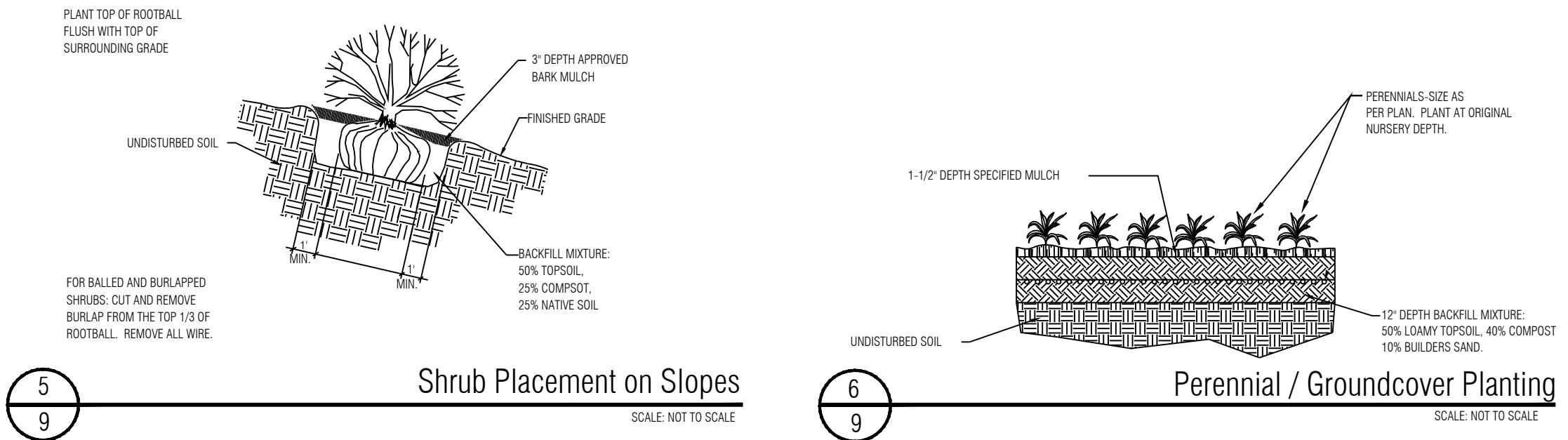
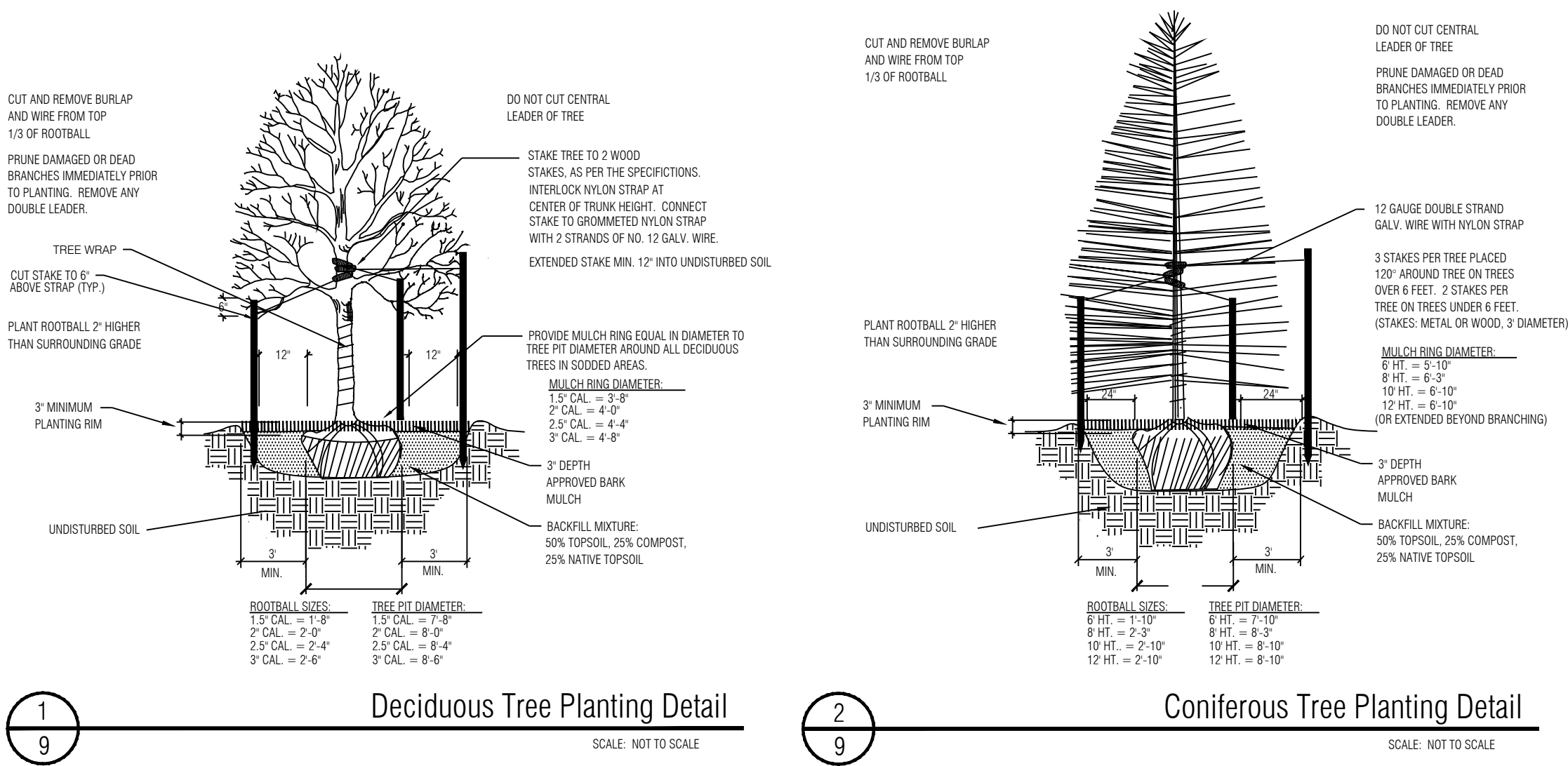
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SHEET NUMBER








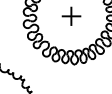



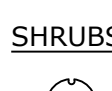
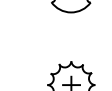


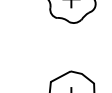




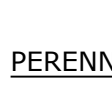

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OF 34

PLANTING

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	Hemerocallis 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

Seed Mix B with Wildflowers

30% Ephraim Crested Wheatgrass
25% Dwarf Perennial Ryegrass
20% SR3200 Blue Fescue
15% Nuflens Canada Bluegrass
10% Chewings Fescue
15% Blue Grama
Wildflowers: 615 Western Mix

Note: Low Gro Mix available from:
Arkansas Valley Seed Solutions
(877) 957-3337

Wildflower Mix available from:
Applewood Seed Co.
(303) 431-7333

APPLICATION RATE: Native Grass Mix: 40 lbs./acre (or as recommended by supplier)
Wildflower Mix: 6 oz./1,000 s.f. or 8-10 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.

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

Seed Mix A

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

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

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

Seed Mix C

45% Reed Canarygrass
25% Improved Meadow Bromo
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	1167'	47 (1 per 25')	47
(LR)	Lambert Road (Collector)	611'	25 (1 per 25')	25
(SR)	Sunrise Ridge Drive (Local)	425'	15 (1 per 30')	15
(RP)	Rolling Peaks Drive (Local)	584'	20 (1 per 30')	20

LANDSCAPE NOTES

- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE, OR IMPORT AS REQUIRED AND TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6' USE 3 WOOD STAKES (STAKE TO GRADE LEVEL).
- 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.
 - PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
 - IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
 - IRRIGATION 95%/ PUNCH INSPECTION.
 - IRRIGATION FINAL ACCEPTANCE INSPECTION.
 - LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT
 - LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
 - LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL OTHERS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 15" DIA. FOR 5 GALLON SHRUBS AND 36" DIA. FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS SOD AREAS IN WHICH TREES SHALL RECEIVE 60" DIA. MULCH RING. AVAILABLE FROM C&C SAND CEDAR MULCH (719)471-7222.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
- CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
- FENCING DETAILS ARE TYPICAL AND MAY BE SUBJECT TO MINOR VARIATIONS IN MATERIALS. ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR, AFTER REVIEW OF ALTERNATE PLANS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VARIATION.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO VOIDS BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE. SOD TO BE FERTILIZED ACCORDING TO GROWERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.

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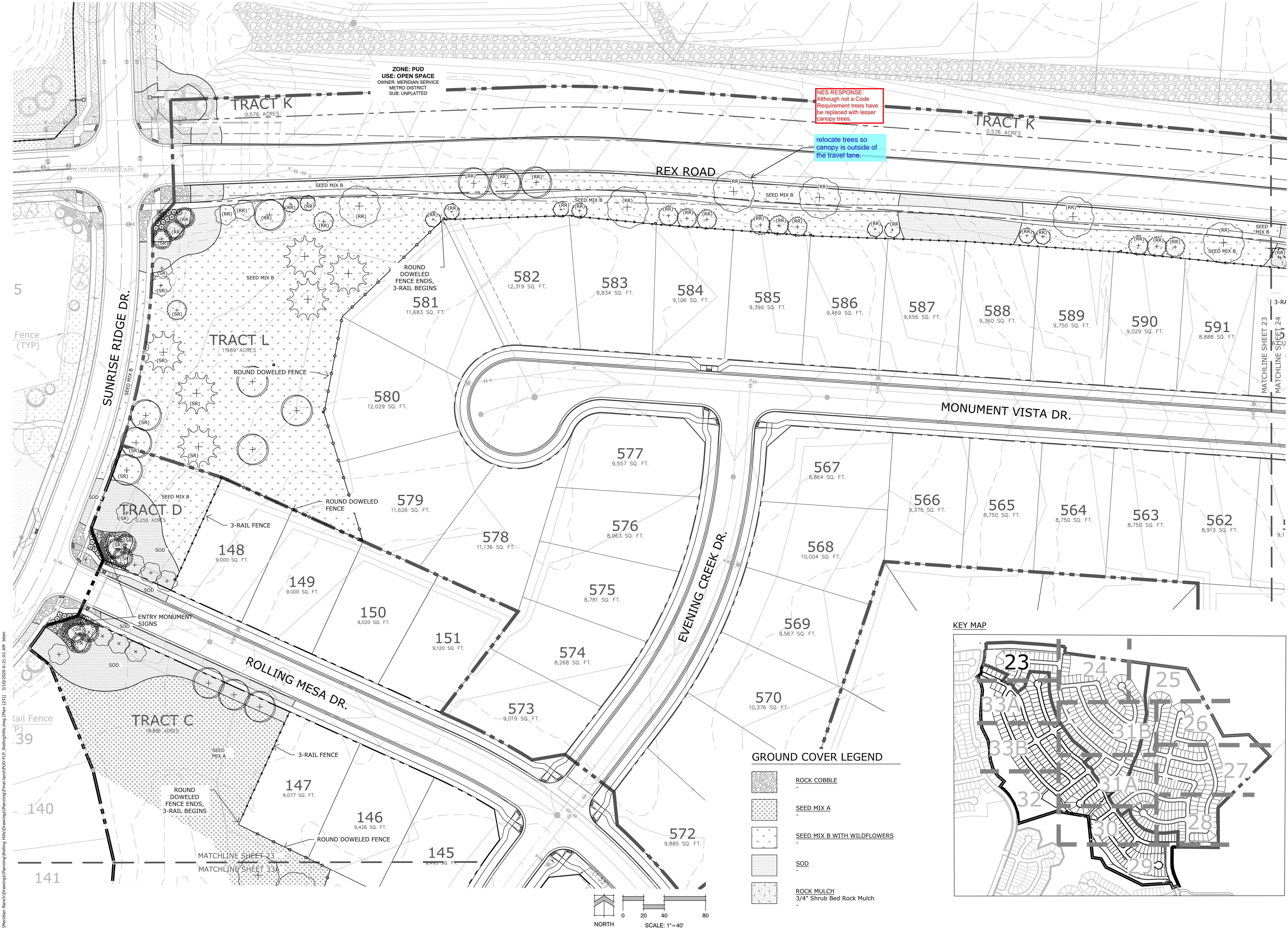
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PROJECT MGR: J. Romero
PREPARED BY: B. Iten

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LANDSCAPE DETAILS

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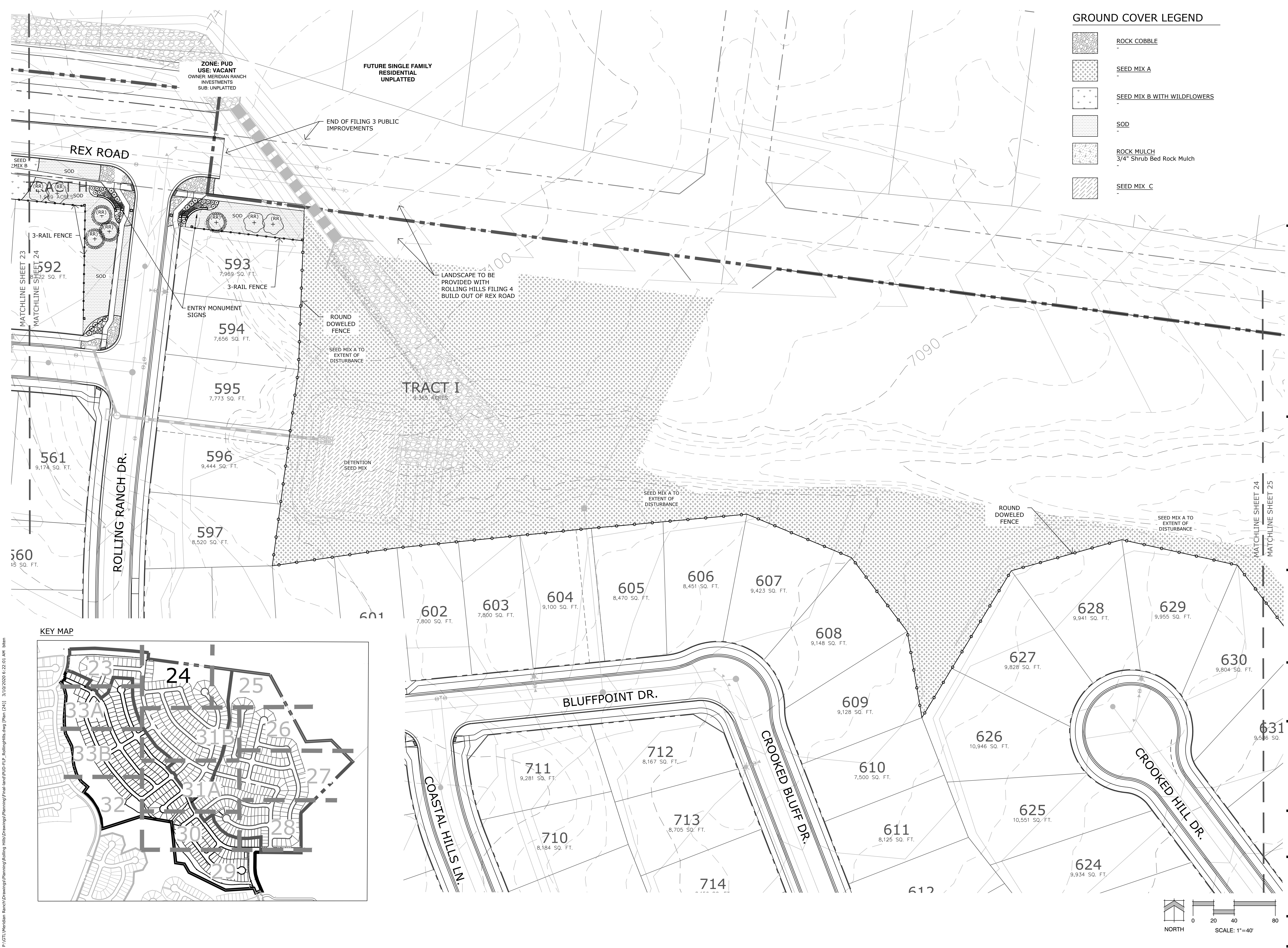
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LANDSCAPE PLAN

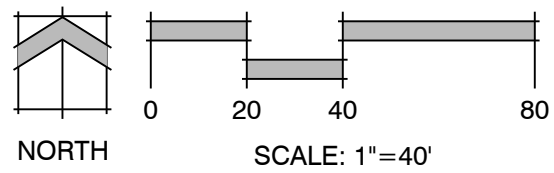
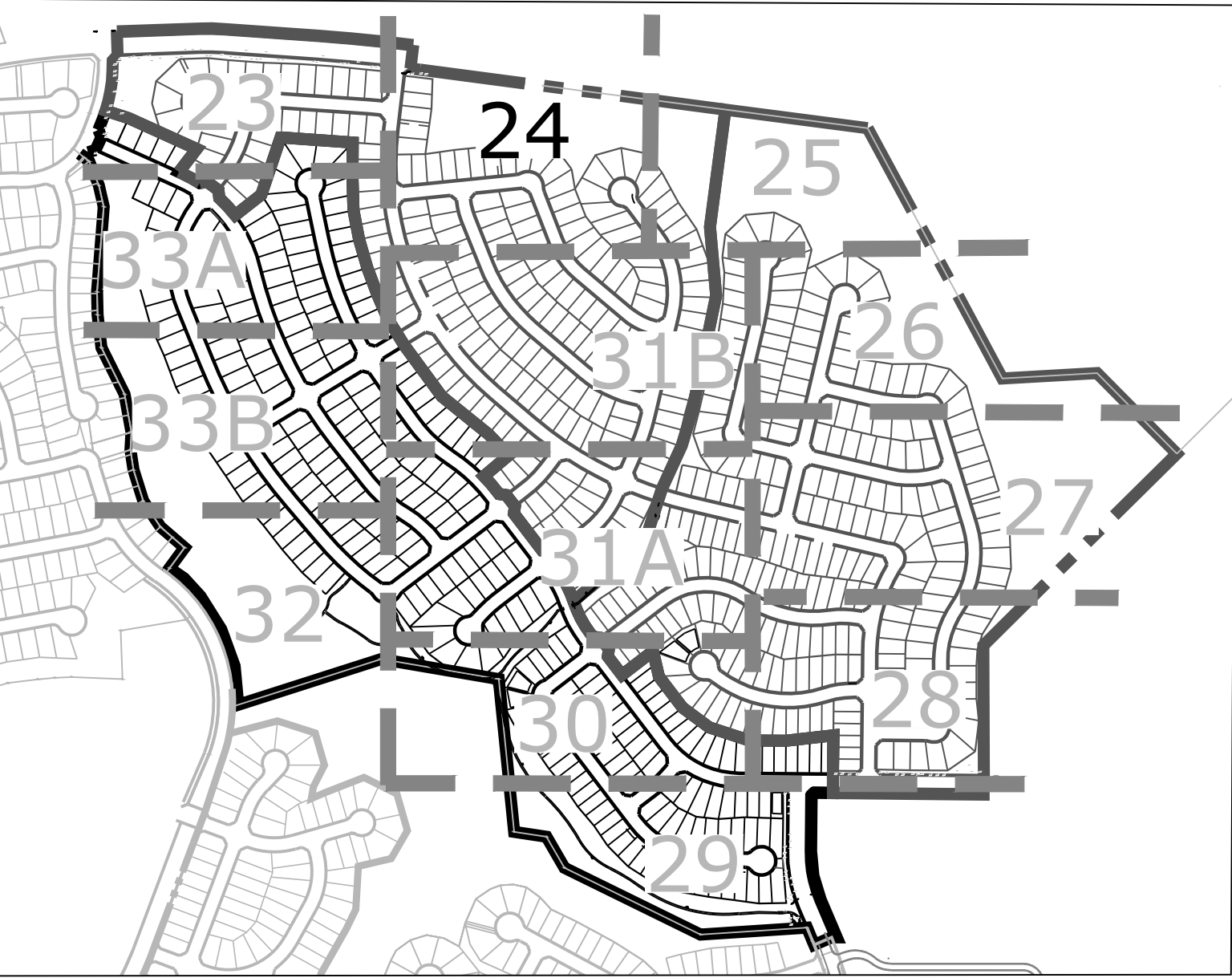
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OF 34



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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LANDSCAPE PLAN

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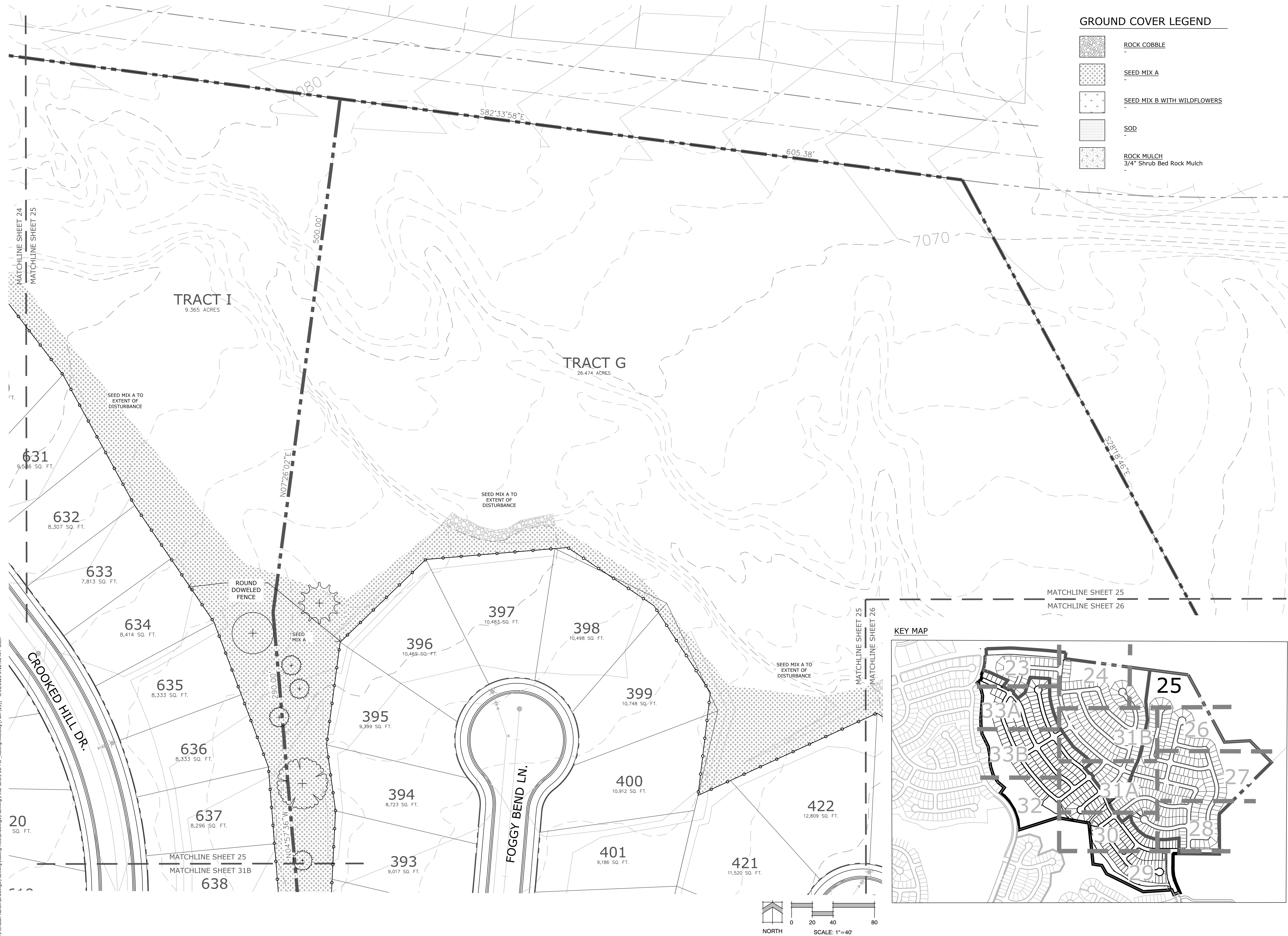
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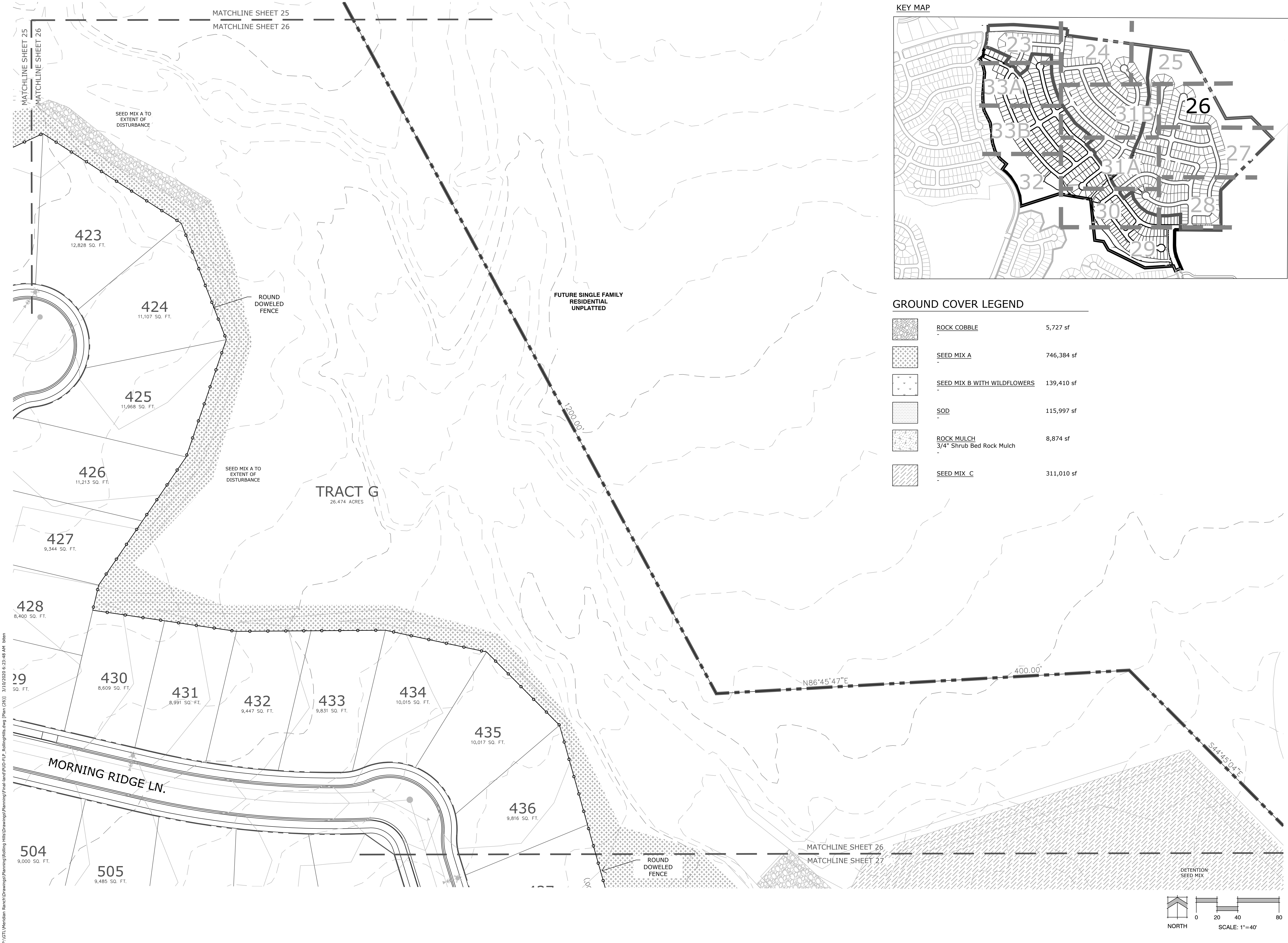
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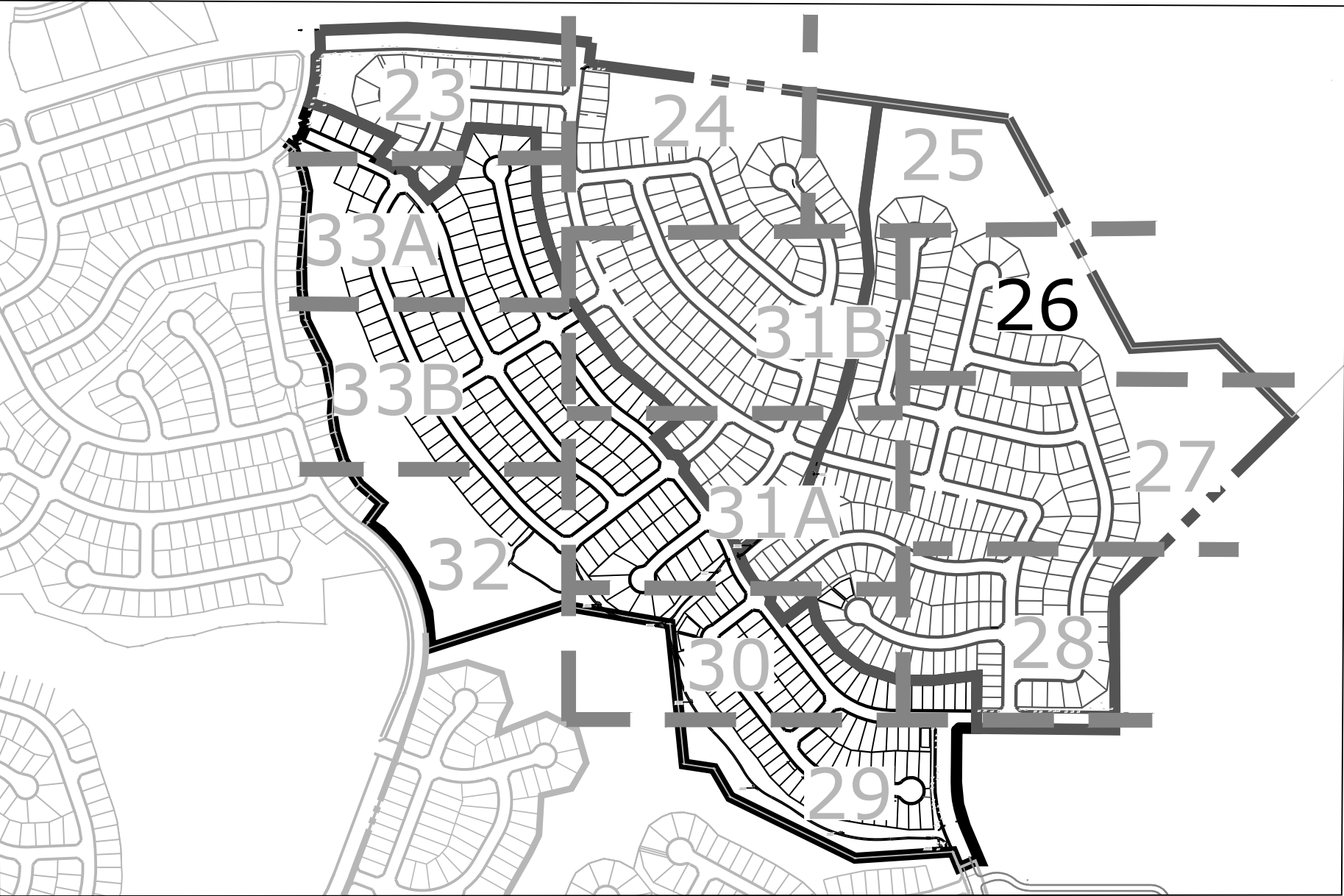
LANDSCAPE PLAN

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OF 34





KEY MAP



GROUND COVER LEGEND

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

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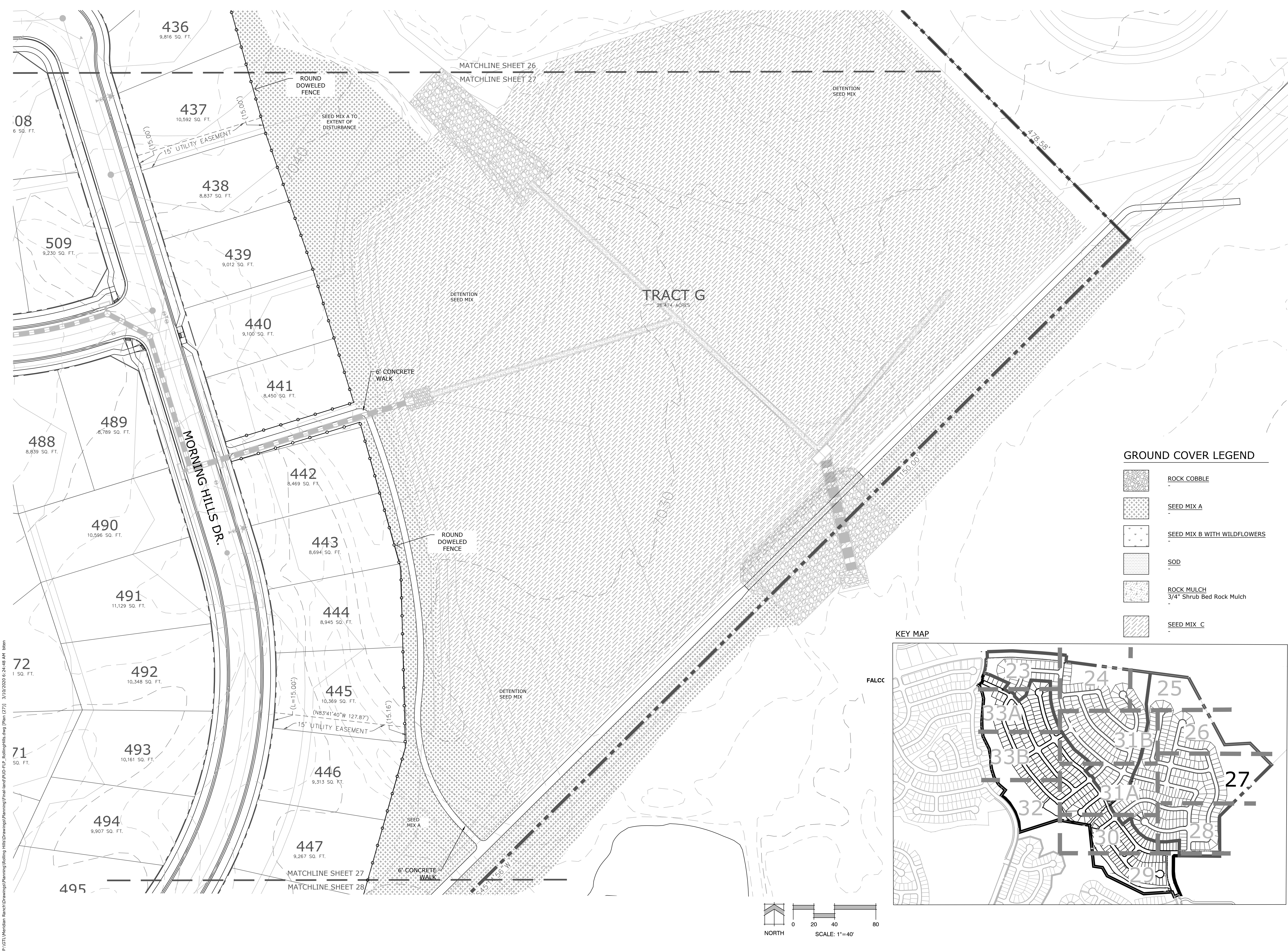
LANDSCAPE PLAN

SHEET TITLE

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OF 34

SHEET NUMBER

PLANTING



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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LANDSCAPE PLAN

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Preliminary Plan

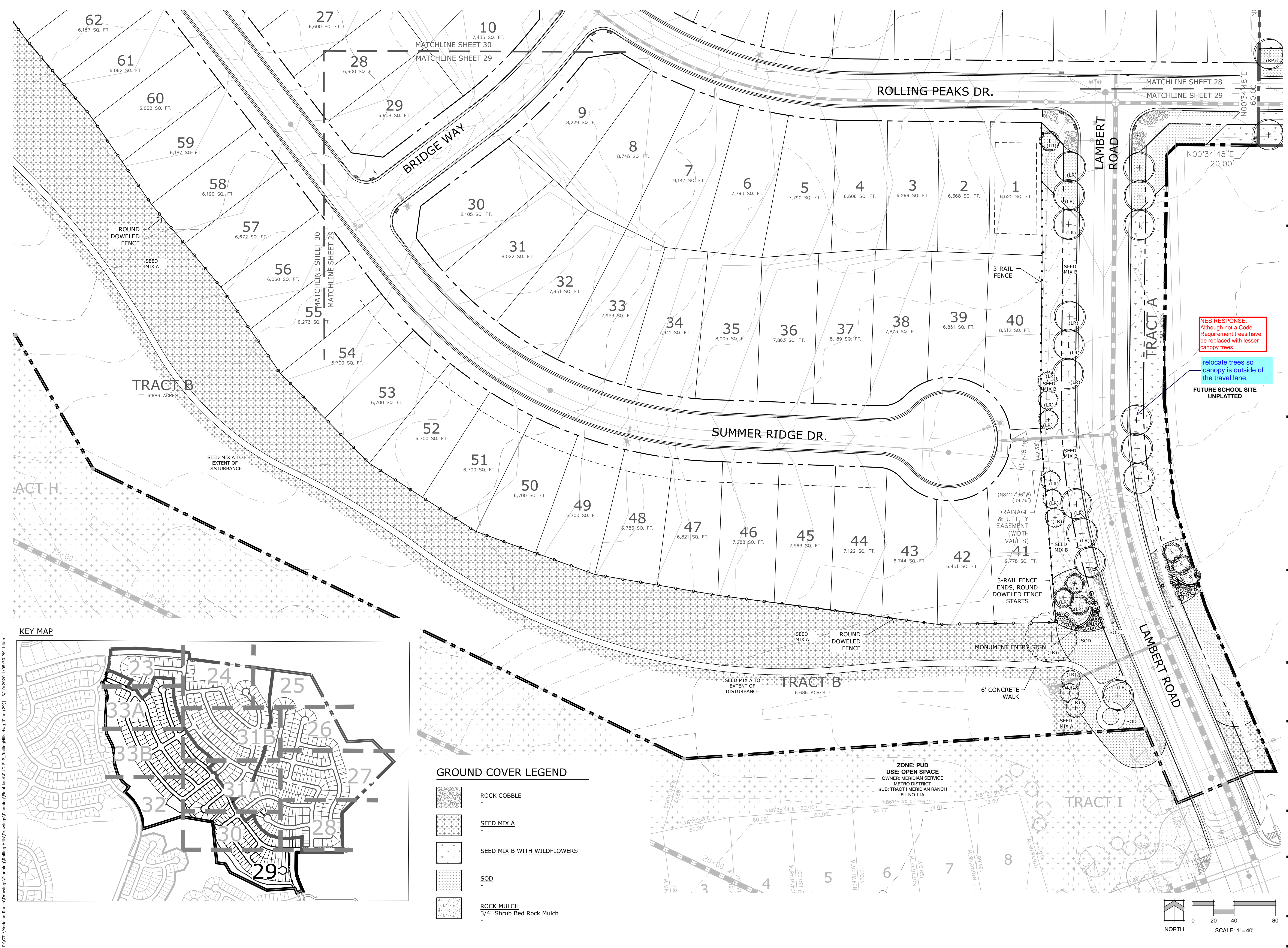
DATE:	December 16, 2019
PROJECT MGR:	J. Romero
PREPARED BY:	B. Iten

ENTITLEMENT

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

LANDSCAPE PLAN

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OF 34



GROUND COVER LEGEND

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

NES RESPONSE:
Although not a Code
Requirement trees have
be replaced with lesser
canopy trees.

relocate trees so
canopy is outside of
the travel lane.

FUTURE SCHOOL SITE
UNPLANNED

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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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Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

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

ENTITLEMENT

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

LANDSCAPE PLAN

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OF 34

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Final\Land\PU\1-3_RollingHills.dwg [Plan (29)] 3/10/2020 1:08:30 PM bten

PUD Development Plan /
Preliminary Plan

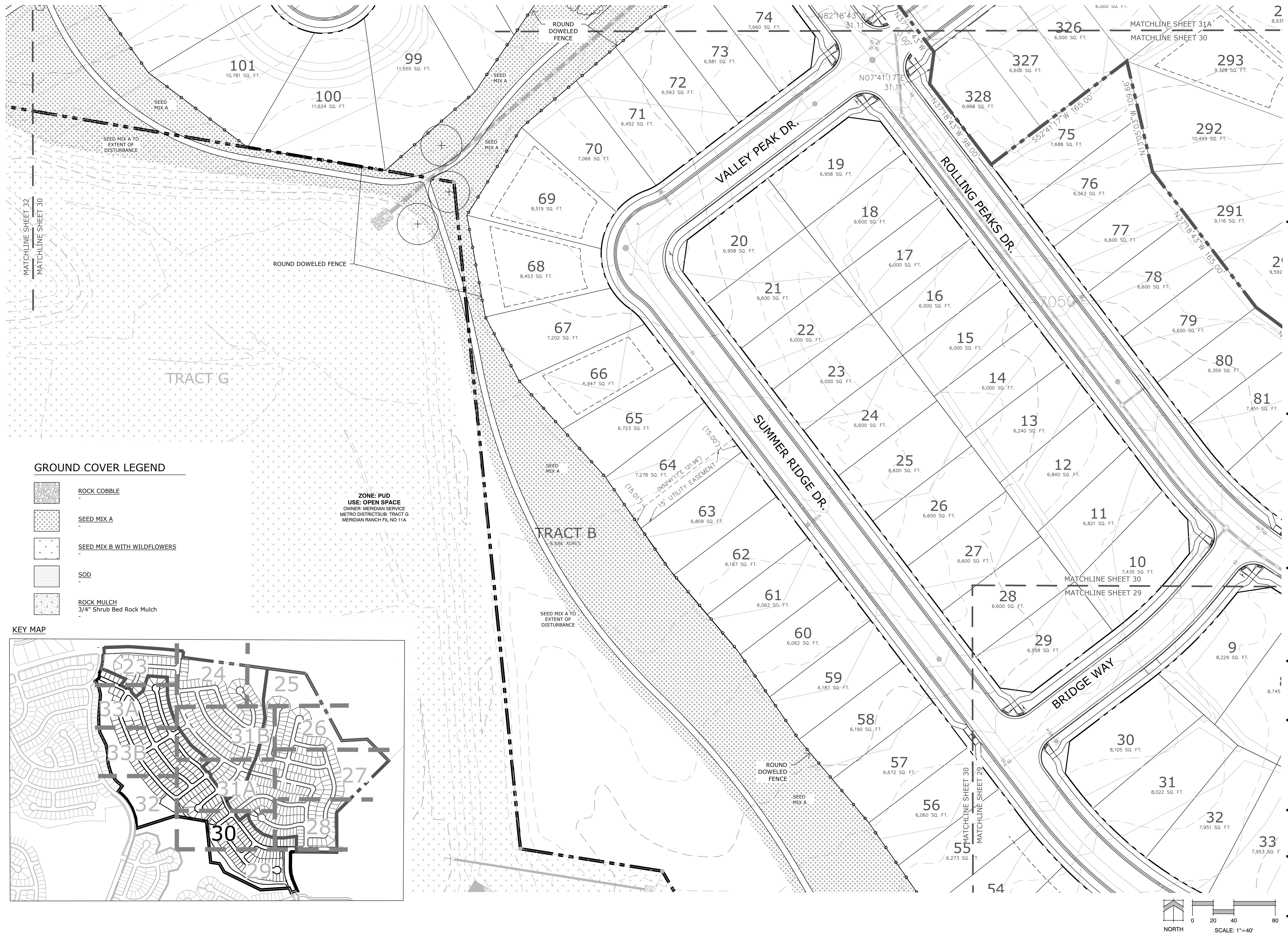
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QFO

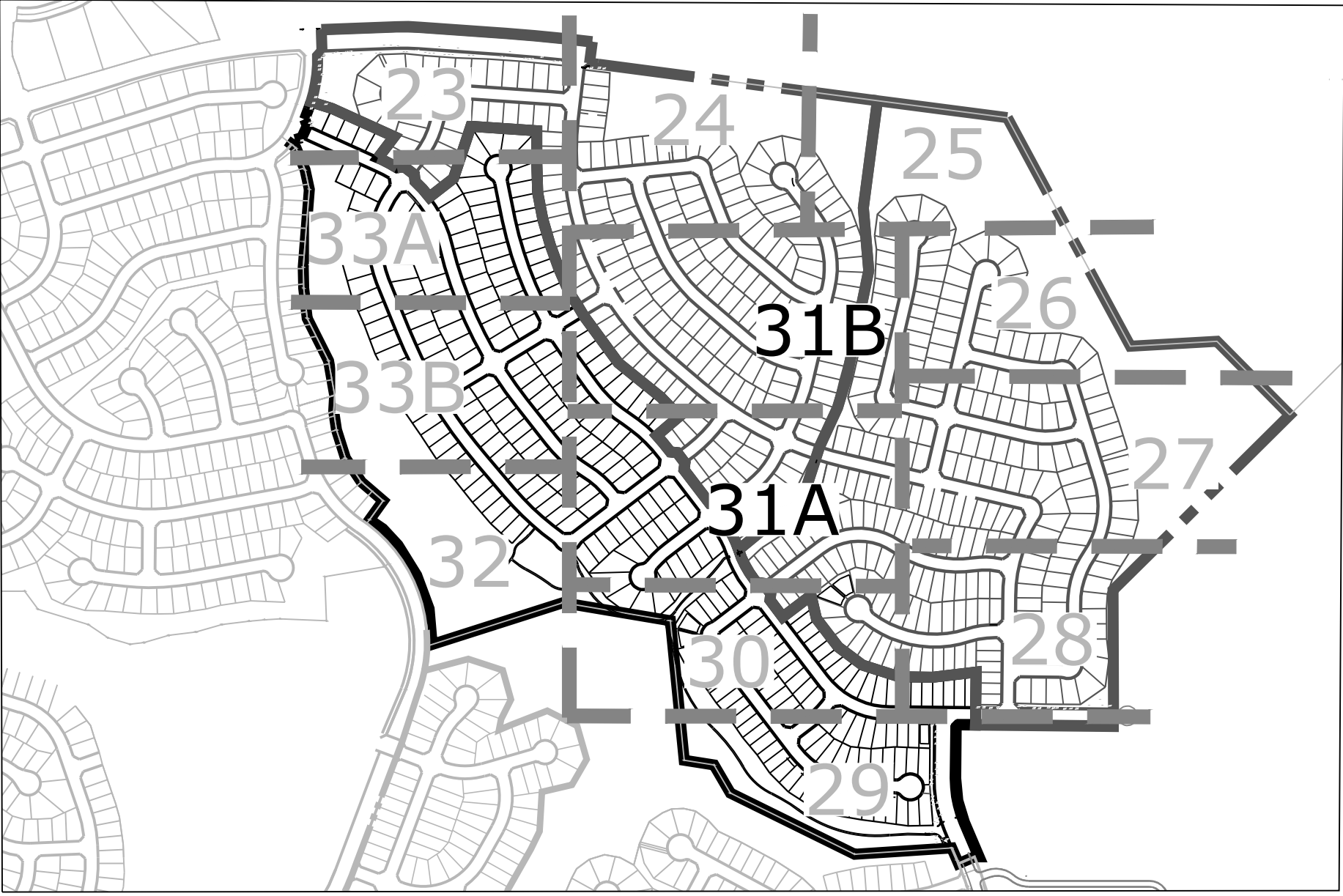
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HEET TITLE

30
OF 34



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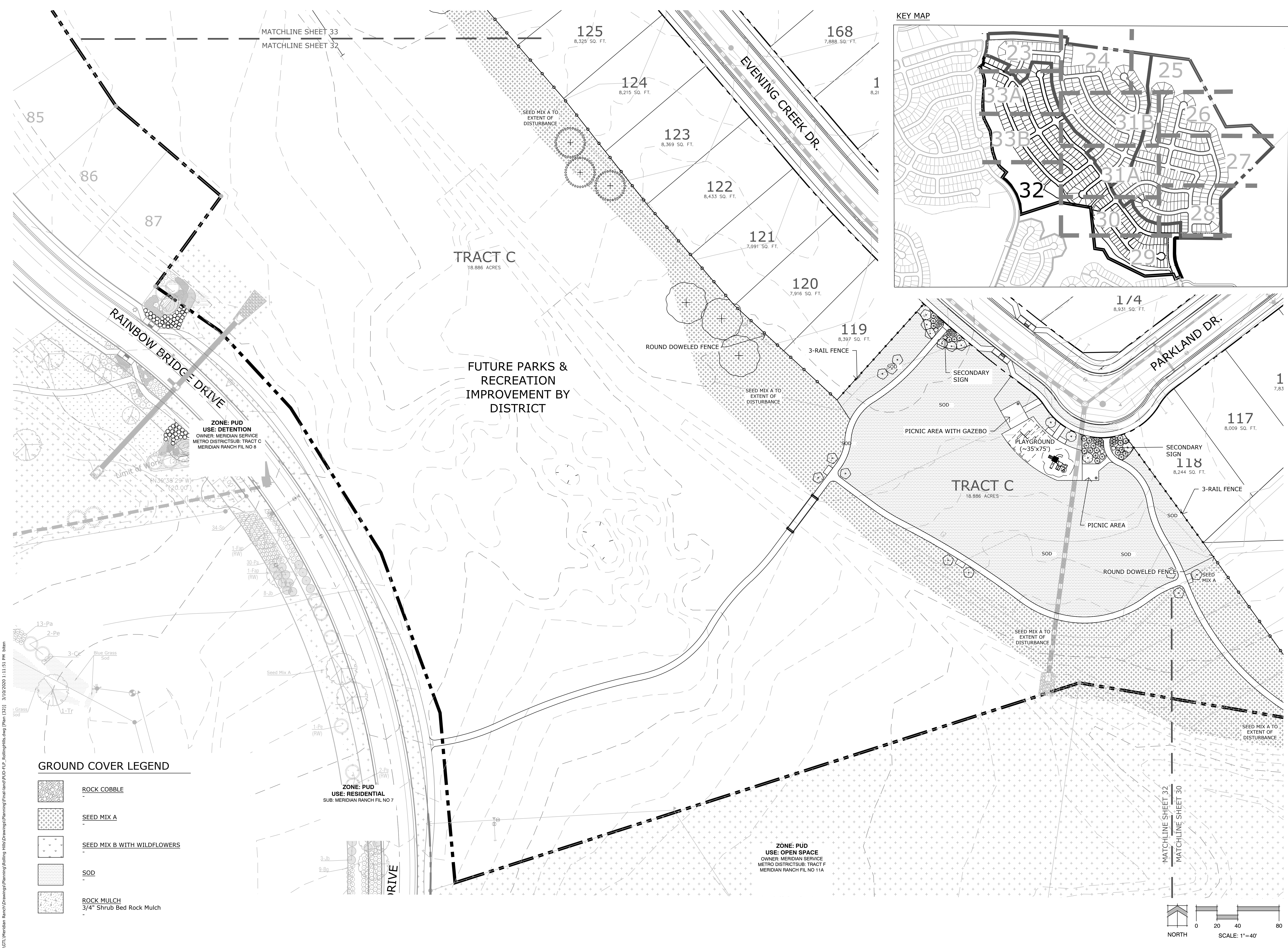
DATE: December 16, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

ENTITLEMENT

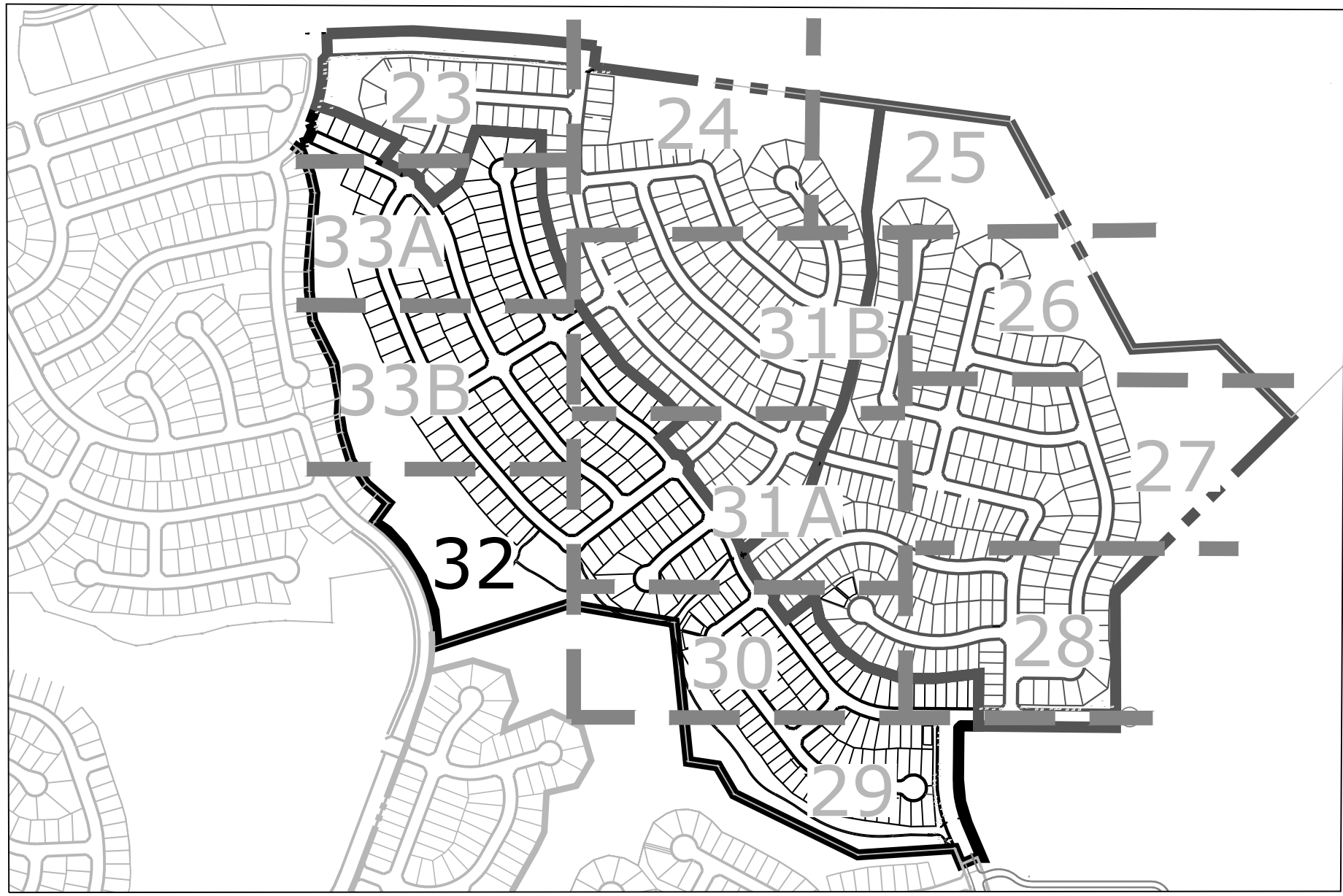
DATE: 03.09.2020 BY: B.I. DESCRIPTION: Per County Comments

LANDSCAPE PLAN

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OF 34



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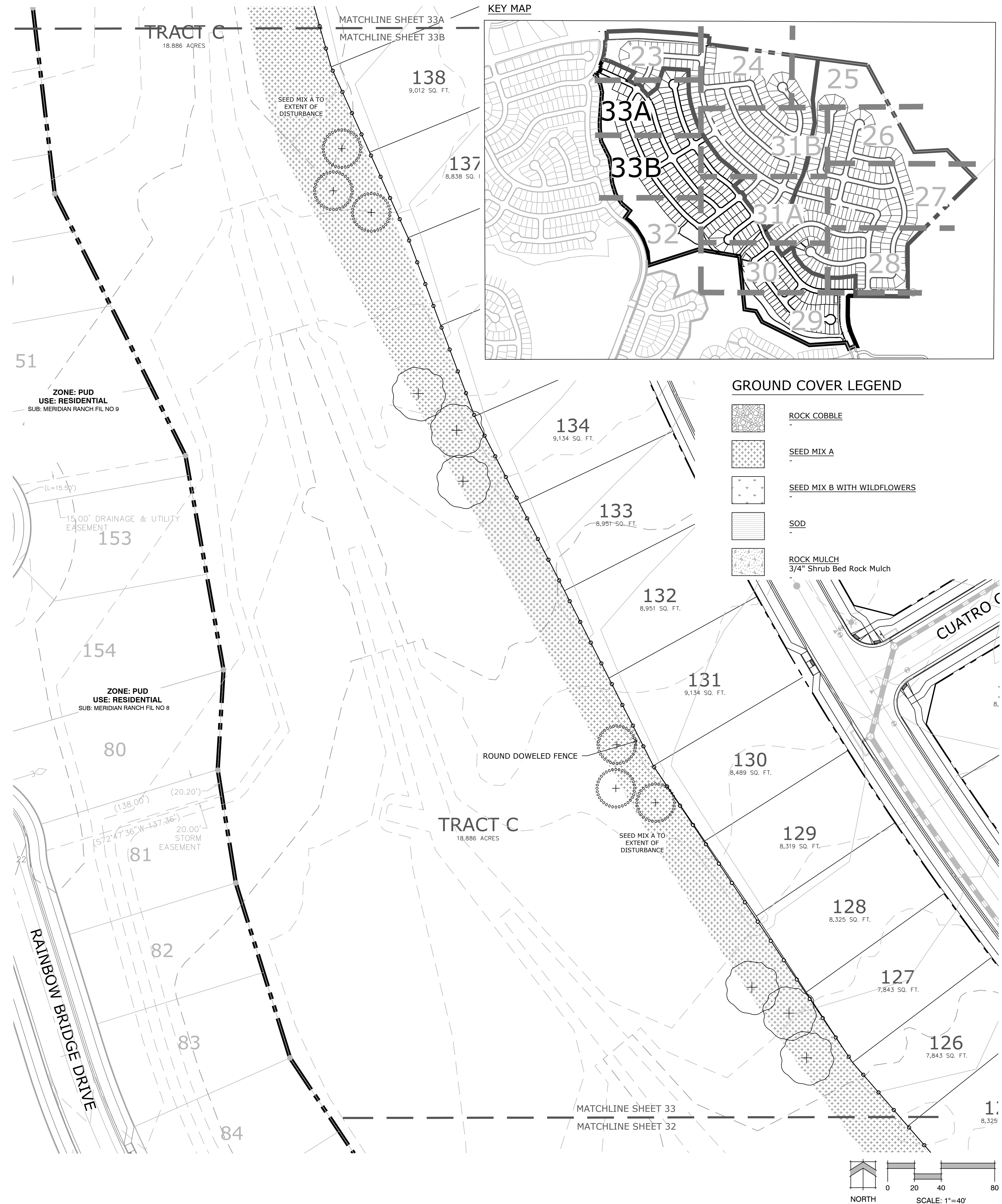
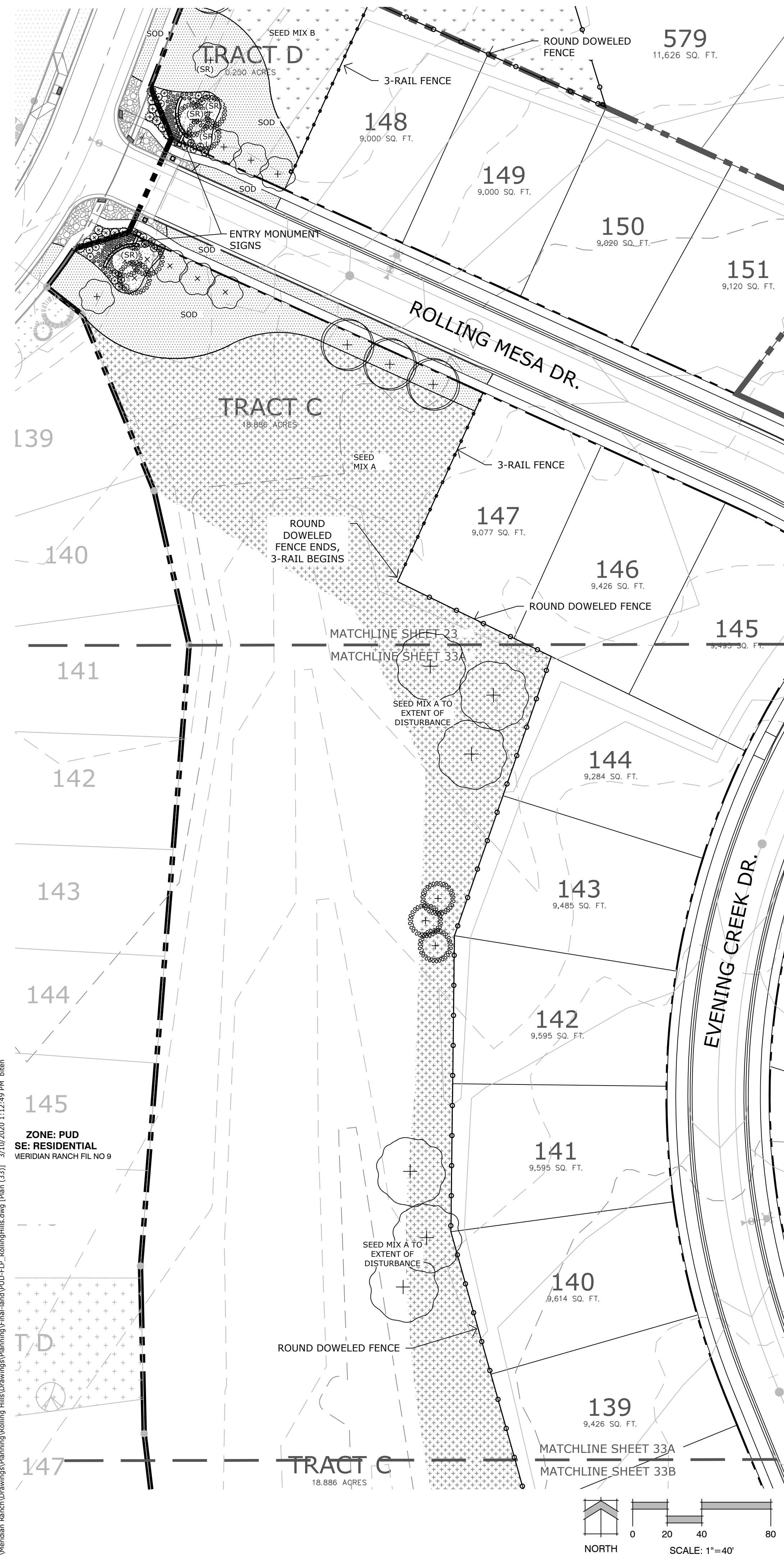
DATE: December 16, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

ENTITLEMENT

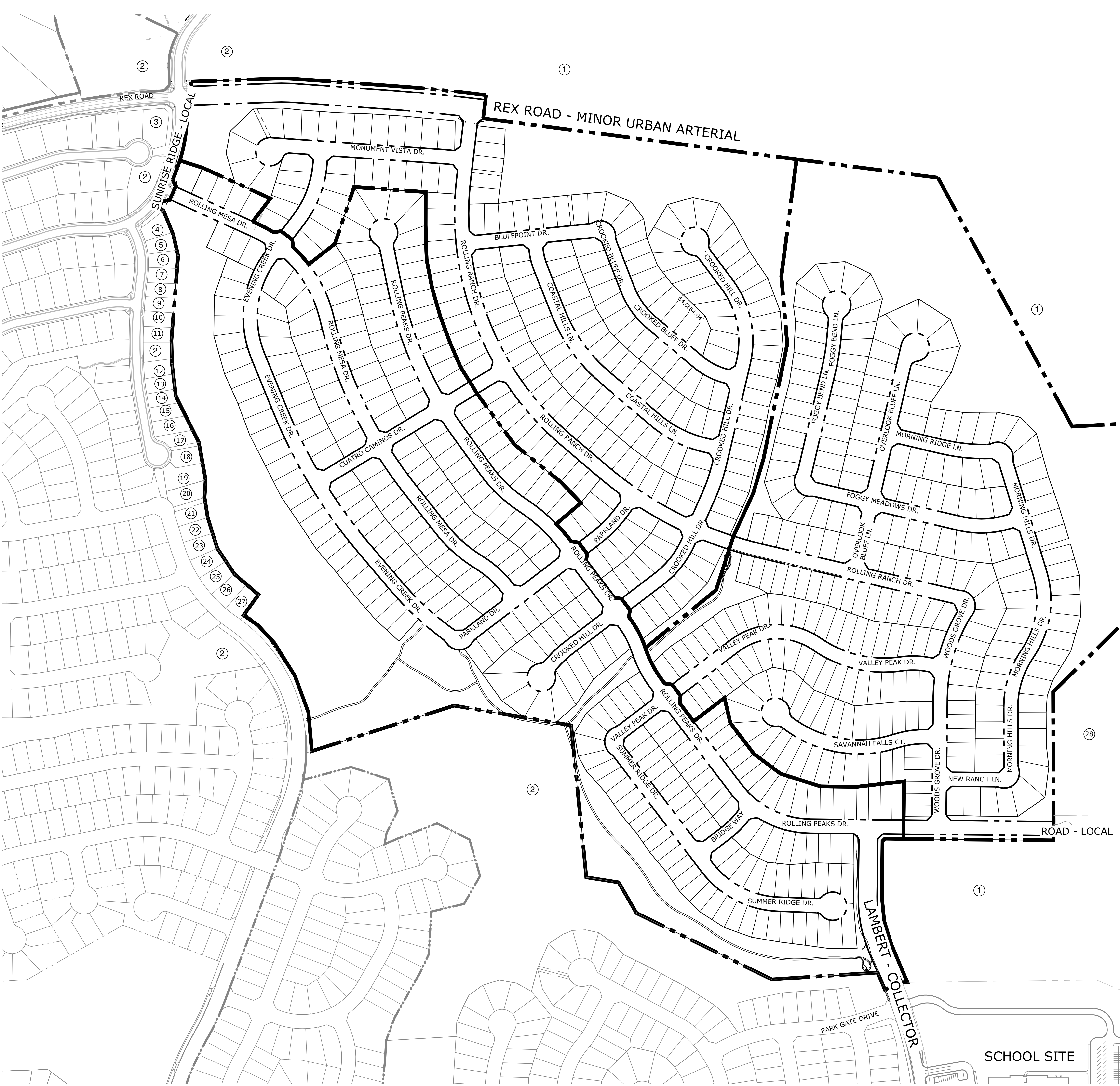
DATE: 03.09.2020 BY: B.I. DESCRIPTION: Per County Comments

LANDSCAPE PLAN

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OF 34



	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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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

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

ENTITLEMENT

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

ADJACENT OWNERS

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OF 34

PUDSP-199