
ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT /PRELIMINARY PLAN

NATURAL FEATURES REPORT

NOVEMBER 2023

PROPERTY OWNER:

Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:

GTL Development, Inc.
3575 Kenyon Street, Suite 200
San Diego, CA 92110

CONSULTANT:

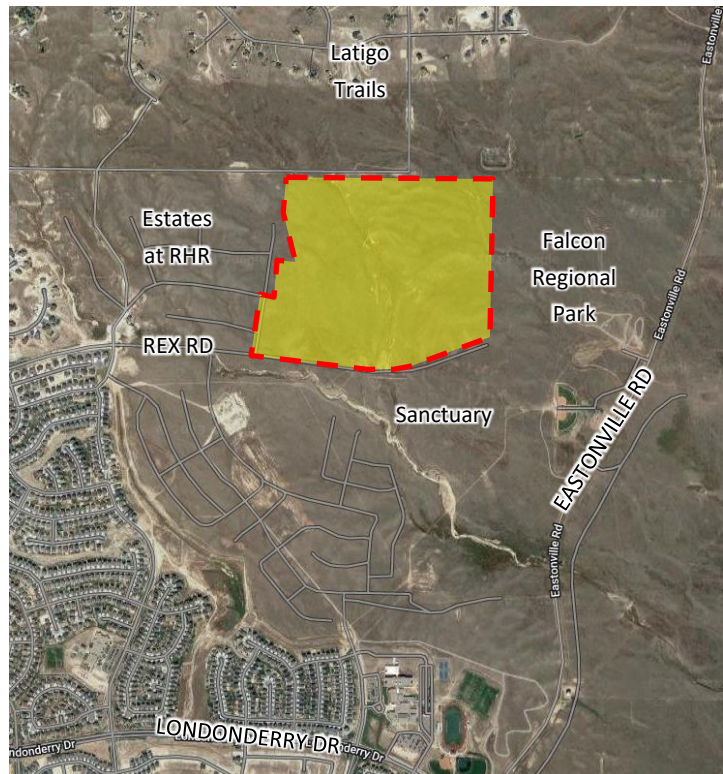
N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

Rolling Hills Ranch North Filings 1 & 2 at Meridian Ranch is located north of Rex Road and west of the Falcon Regional Park. The site comprises approximately 149 acres and is zoned PUD. Meridian Ranch is an urbanizing master planned community and Rolling Hills Ranch North is the final residential subdivision to be developed.

The topography of the site is typical of a high desert, short prairie grass (approximately 60% vegetative cover) with relatively flat slopes generally ranging from 2% to 4%. No areas with unique or significant historical, cultural, recreational, aesthetic or natural features exist on site. There are no trees or brush located on the project site.

The project site drains generally from the northwest to southeast and is tributary to the Black Squirrel Creek. Minor drainageways are located on the northern portion of the property and these are primarily contained within proposed open space tracts. The drainageway running through the property north to south has been regraded to capture and carry stormwater flows to the water quality pond adjacent to Rex Road.



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