

GENERAL PROVISIONS

- A. Authority:** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. Applicability:** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners. And are also bound by the recorded Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filings 1 & 2, Lots 1-350 which was recorded in the El Paso County Clerk and Recorder's Office on February 1, 2006 at Reception No. 200616492 (the "Covenants") as amended by the Eighteen Supplement, El Paso County Clerk and Recorder's Office on May 5, 2023 at Reception No. 223036939.
- C. Adoption:** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Rolling Hills Ranch North Filings 1 & 2 is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. Relationship to County Regulations:** The provisions of this Development Plan shall prevail and govern the development of Rolling Hills Ranch North Filings 1 & 2, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. Enforcement:** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of the development plan and the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. Conflict:** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development:** The total number of dwellings shown on the development plan for development within the specified planning area is the maximum development requested for planning or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. Final Plat:** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- I. Overall Project Standards:** The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

ROLLING HILLS RANCH NORTH FILINGS 1&2 PUD DEVELOPMENT PLAN DEVELOPMENT GUIDELINES

- A. Project Description:** Rolling Hills Ranch North Filings 1 & 2 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. Common landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The parks and recreation center have been located in areas of higher density so more of the residents can access them by walking and provide a focal element to the neighborhoods. The golf course clubhouse is also a focal element for Meridian Ranch, Woodmen Hills, and possibly the greater Falcon area since the club is also open to the public. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.
- B. Permitted and Accessory Uses:** Permitted and accessory uses are as identified in the use table below. (Reference: Note G)

PRINCIPAL USES	
CHRS Facility, Steakh	S
Dwellings - Detached Single Family	A
Model Home/Subdivision Sales Office	T
Public Park, Open Space	A
Yard Sales	T

ACCESSORY USES	
Day Care Home	A*
Group Home	A*
Home Occupation, Residential	A
Accessory Living Quarters	A
Personal Use Greenhouse	A
Residential accessory structures & uses	A
Solar Energy system	A

LAND USE	
A: Allowed Use	
S: Special Use**	
T: Temporary Use***	

* Day Care & Group Homes may be an Allowed Use or a Special Use depending on the use as defined in Table 5.2 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.2 of the El Paso County Land Development Code OR as otherwise Amended.
 ** Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.2.2 OR as otherwise Amended.
 *** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended.

Accessory uses must also meet the development requirements in (C) below. These uses are also subject to the Covenants and approval of the Meridian Ranch Design Review Council No. 2.

- C. Development Requirements:**
 - Maximum lot coverage: fifty-five (55) percent
 - Maximum building height: thirty (30) feet
 - Setback minimums:
 - Front yard: twenty (20) feet
 - Side yard: five (5) feet
 - Corner lot: the side yard setback for the side street shall be ten (10) feet
 - Rear yard: twenty (20) feet
 - Minimum Lot Width: 50' as measured from the front setback line or as otherwise shown on the PUD.
 - Accessory building must comply with the setbacks established above, except that the rear yard setback may be reduced to seven and one half (7.5) feet for any lots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials consistent with the primary structure of the site.
 - Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval or as amended.

- D. Lot Sizes:**
 - The minimum lot size is 6,000 SF
 - The sizes, dimensions, and bearings, shown on the PUD Development/Preliminary Plan are conceptual only. The lot sizes, dimensions, and bearings will be established with the Final Plat and may vary from that shown on the PUD Development/Preliminary Plan
 - The Final Plat will not create any additional building lots.
 - No subdivision of any lot will be allowed if such subdivisions results in the creation of additional building lots.
 - Lot line adjustments, per Chapter 7 of the Land Development Code as amended will not require an amendment of this PUD Development/Preliminary Plan.

- E. Streets:** Streets within Rolling Hills Ranch North Filings 1 & 2 Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained except for waterways and modifications described in the Letter of Intent. All Streets shall be paved with curb and gutter. Sidewalks shall be provided on both sides of all streets illustrated on this plan.

- F. Architectural Control Committee Review/Covenants:** The Covenants govern Rolling Hills Ranch North Filings 1 & 2 and owners of lots within Rolling Hills Ranch North Filings 1 & 2 may need to obtain the prior written approval of the Design Committee before building an Improvement on the lot or commencing with a particular use of the lot

- G. Relationship to ARC/Covenants:** The provisions of the Covenants shall prevail except where the provisions or guidelines of the Covenants do not address a particular subject or guideline, in which case the relevant provisions of the Development Plan shall then be applicable. In the event of any conflict between this Development Plan and the Covenants the Covenants shall prevail and govern. Where the provisions of the Covenants or the Development Plan conflict with a statute or code the more restrictive shall apply

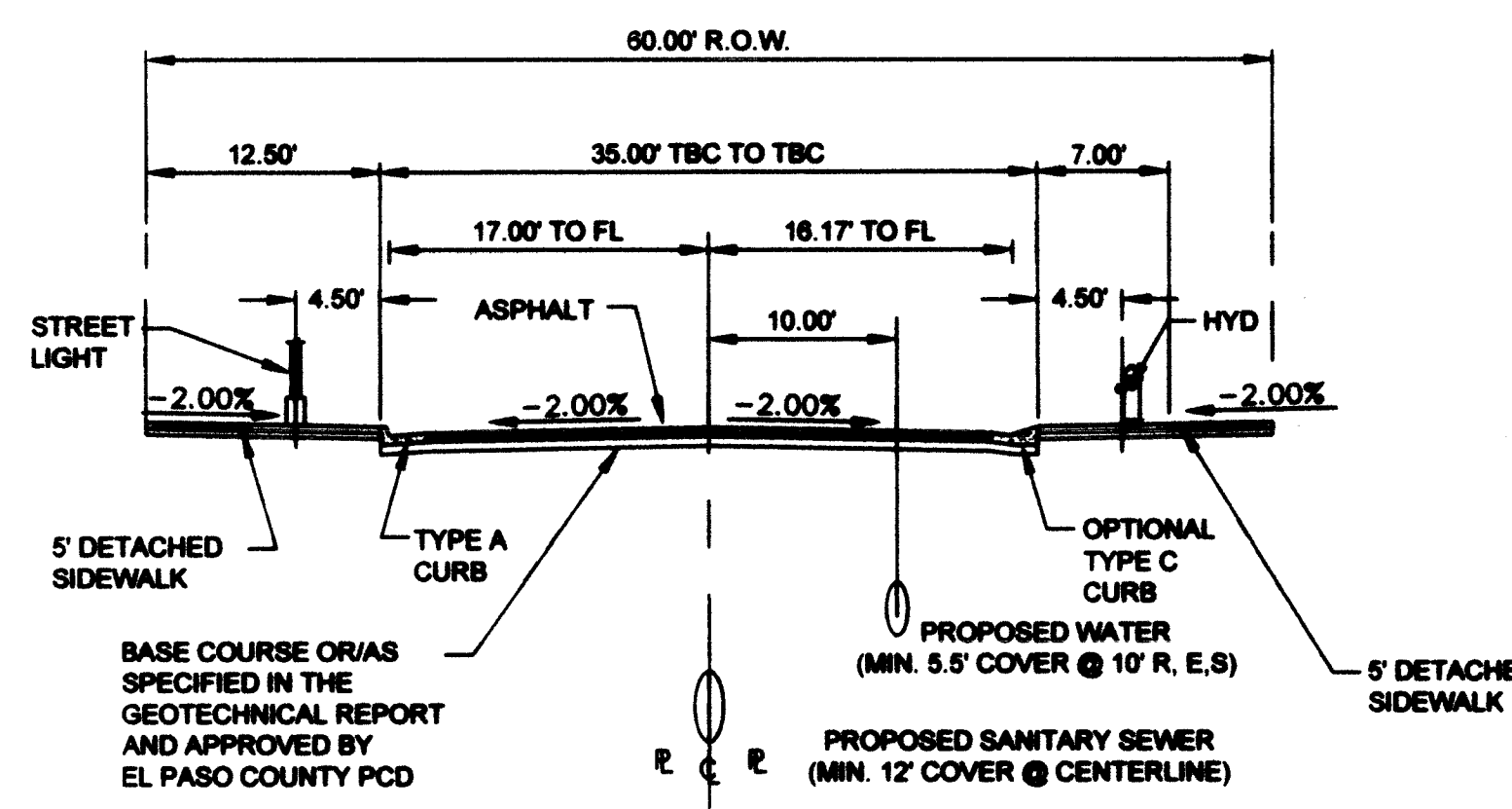
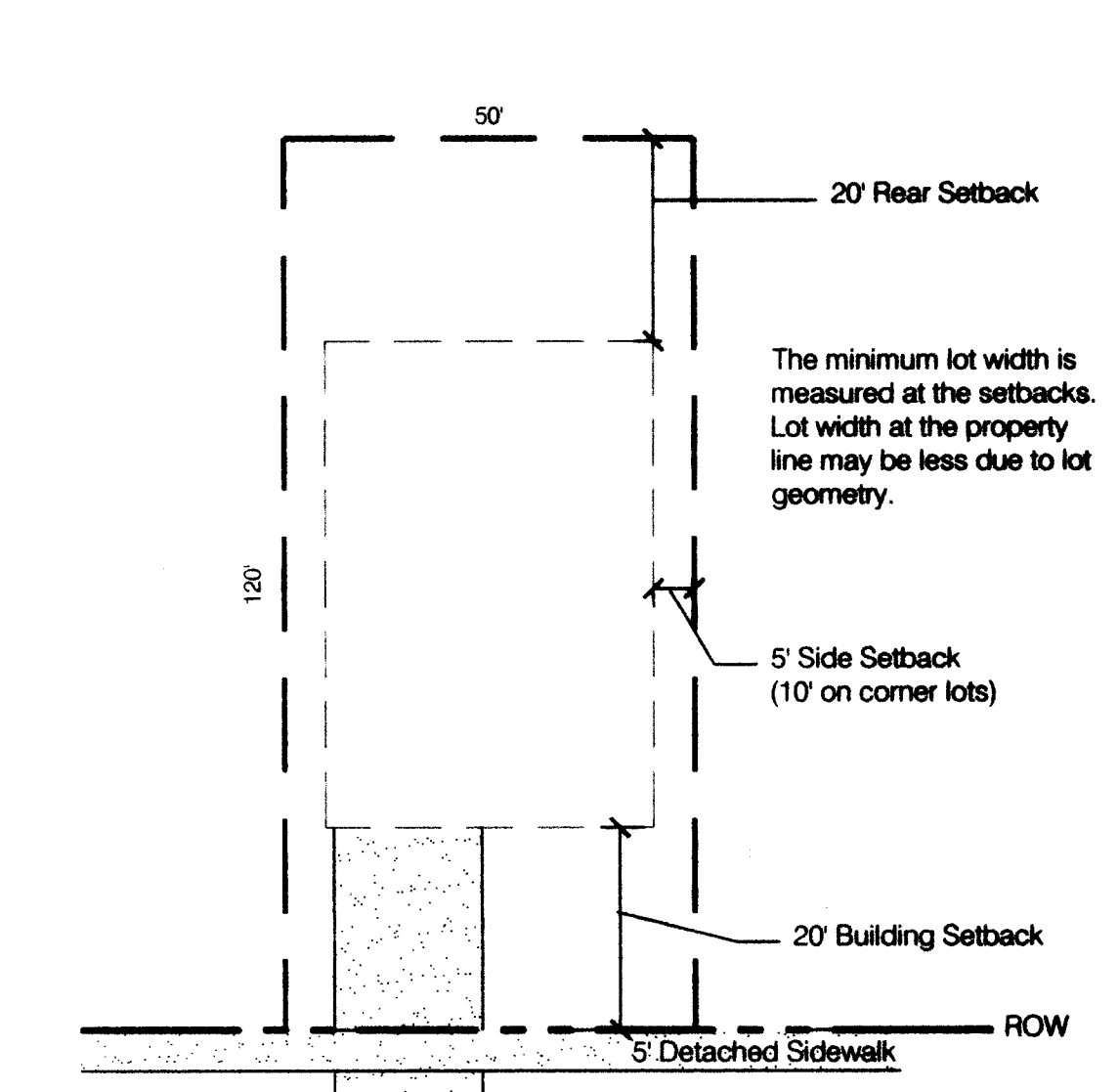
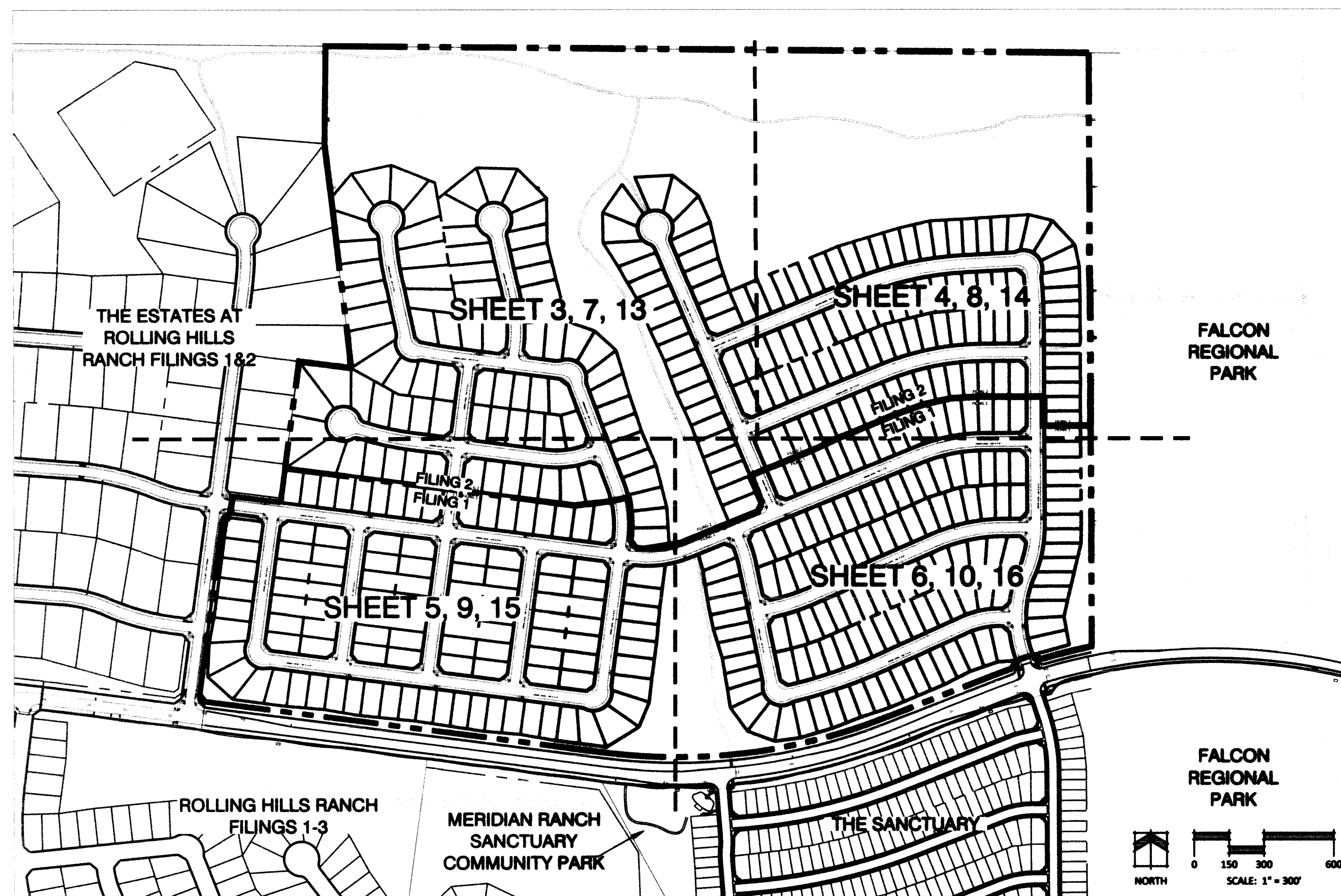
GENERAL NOTES

- All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except for landscaping as indicated in note #2.
- Landscaping entry, retaining walls, open space, trails, and trees shall be owned (when appropriate) and maintained by the Meridian Service Metropolitan District. All double frontage lots shall receive a combination of berming, fencing, and landscape between the property line and the curb. All double frontage streets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the frontage as determined by the subdivision.
- Contour interval shown on plan 2'.
- Public utility/drainage easements shall be provided on all lots as follows:
 - Front: ten (10) feet
 - Side: five (5) feet
 - Rear: seven and one-half (7.5) feet
 - Street: Ten (10) feet, easement along all areas when front easement is not appropriate.
 - Subdivision Perimeter: Twenty (20) feet
 - Tract Perimeter: Twenty (20) feet
- All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- According to the current effective Federal Emergency Flood Insurance Rate Map (FIRM) No. 090422032J dated 12/7/18), the subject property is located outside the boundary of the 100 year floodplain.
- Rolling Hills Ranch North Filings 1&2 at Meridian Ranch is subject to the approved Meridian Ranch Sketch Plan Amendment (SKP 21-003) approved 8-24-2021 and recorded 9-17-2021, reception number 221174646 (Resolution No. 21-132).
- Rolling Hills Ranch North Filings 1&2 at Meridian Ranch is subject to the approved Meridian Ranch Zoning & Conceptual Plan approved 5-24-2012 and recorded 3-20-2013, reception number 213036329. Any PUD Development Plan amendment shall follow procedures of the Land Development Code as amended and/or separately implemented or otherwise adopted.
- Per the El Paso County Wildlife Hazards map, dated December 2007, Rolling Hills Ranch North Filings 1 & 2 is situated entirely within the Low Hazard - Non-Forested category.
- Rolling Hills Ranch North Filings 1&2 at Meridian Ranch shall be limited to a total of 441 single family lots.
- This subdivision is subject to the public right of way landscape license agreement for Meridian Ranch as recorded under reception no. 213036330 in the office of the clerk and recorder.
- The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.2.A of the Land Development Code:
 - Provision for pedestrian safety - pedestrians entering the roadway from behind parked vehicles where lines of sight are limited or blocked can create a false sense of security along the roadway without looking for traffic. The use of mid-block crossings can provide safety hazards by blocking or hindering sight lines and placing pedestrians in danger.
 - Provision of a more efficient pedestrian system - pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where midblock crossings are provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to amenities.
 - Provision of additional open space - by encouraging the residents to use the trail system, the project provides better access to the open space in the development.
- Woodmen Road District Note: All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
- Geologic Hazards Note: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, disturbed areas, expansive soils, shallow bedrock, seasonal shallow groundwater and radon. Mitigation and a map of the hazard areas can be found in the Soil, Geology and Geologic Hazard Evaluation Report prepared by Enrich Engineering Inc., dated 04/20/2022, and is held in the Rolling Hills Ranch North Filing No. 1&2 PUD Development Plan file (Plan No. PUDSP235) at the El Paso County Planning and Community Development Department.
- Seasonal shallow groundwater: Per Figure 7 in the attached report all areas with potential seasonal shallow groundwater are located within drainage space tracts.
- All non-trail discharge and drain through the landscape area of the lots, roof drains cannot drain over the driveway or be piped to the back of curb and gutter to ensure continued compliance with WQCY exclusion defined in SCM 17.1.C.4.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and windows in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- All No-Build Areas are per the Approved Meridian Ranch Sketch Plan (SKP 11-002) addressing the required use/density/buffer between the adjoining properties.

ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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

SHEET INDEX MAP



- NON-STANDARD STREET SECTION PER DEVIATION NO. DEV134 APPROVED BY EL PASO COUNTY PCD.
- TYPE C CURB USED ON ALL RESIDENTIAL STREETS UNLESS OTHERWISE NOTED.
- CLEAR ZONES MUST BE MAINTAINED AT ALL TIMES. ALL STRUCTURAL COMPONENTS LARGER THAN 4" IN DIA. MUST BE A MINIMUM OF 7" FROM EDGE OF TRAVEL WAY FOR TYPE C CURB AND 1.5' FROM FACE OF CURB FOR TYPE A CURB.
- ASPHALT DETERMINED BY INVEEN METHOD AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.

TYPICAL LOT LAYOUT BASED ON MINIMUMS (VARIES)

60' R.O.W. URBAN LOCAL ROAD (TYPICAL)

County Certification
 This PUD Development Plan and Preliminary Plan for Rolling Hills Ranch North Filings 1 & 2 at Meridian Ranch was approved for filing by the El Paso County, Colorado Board of County Commissioners on the day of July, 2024, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements; list those applicable) will be accepted upon recording of the final plat(s), but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Carmen Toranzo 7/23/24
 Chair, Board of County Commissioners date

Matthew 7/23/24
 Director, Planning & Community Development date

Clerk and Recorder Certification
 STATE OF COLORADO
 COUNTY OF EL PASO
 I hereby certify that this instrument was filed in my office on this 23rd day of July, 2024, and was recorded at Reception Number 244051587 of the records of El Paso County.

KDux 7/23/2024
 El Paso County Clerk and Recorder date

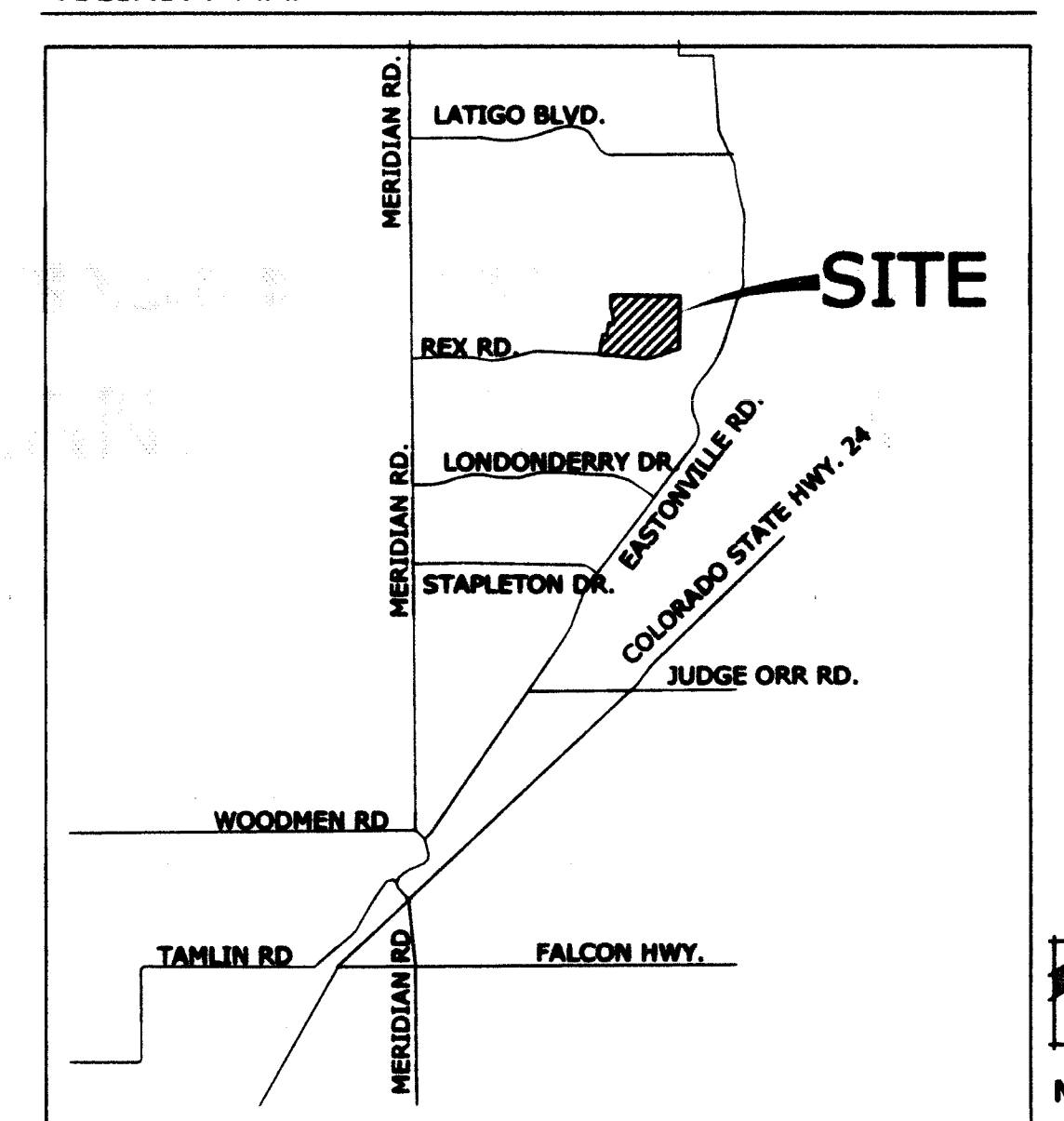
Land Owner Certification
 In Witness Whereof:
 HAS EXECUTED THESE PRESENTS THIS 29th DAY OF MAY 2024 A.D. A CALIFORNIA CORPORATION

Raul Gonzalez, Vice President
 MERIDIAN RANCH INVESTMENTS, INC.

State of California
 County of San Diego
 Signed before me on May 29, 2024
 by *Raul Gonzalez* (name(s) of individual(s) making statement).
Notary Public
 (Title of office)
 July 26, 2027
 (Commission Expiration)

Steve Scholzier
 07/23/2024 02:43:59 PM
 Doc \$0.00
 Rec \$163.00
 Pages 224056587
 El Paso County, CO

VICINITY MAP



OWNER
 MERIDIAN RANCH INVESTMENTS, INC.
 P.O. BOX 80036
 San Diego, CA 92138-0036

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

CIVIL ENGINEER
 Tech Contractors
 11910 Tourmaline Drive, Suite 130
 Falcon, CO 80831

SUBDIVIDER
 GTL, Inc.
 3575 Kenyon St., Suite 200
 San Diego, CA 92110

DEVELOPMENT DATA

Existing Zoning:	PUD
Tax ID Number:	420000477
Total Area:	148.873 AC
Number of Lots:	441
Total Lot Area:	78,160 AC (52.5%)
Average Lot Size:	7,720 SF
Gross Density:	2.96 DU/AC
Net Density:	5.64 DU/AC
R.O.W.:	24,282 AC (16.3%)
Total Tract Area:	46,461 AC (31.2%)

TRACT TABLE

FILING 1	TRACT	SIZE (AC)	USE	OWNERSHIP/MAINTENANCE
FILING 1	Tract A	5.632 AC	LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
	Tract B	0.988 AC	LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
FILING 2	Tract A	39.841 AC	LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		441 Single Family Dwelling Units
Elementary School (3000):150	School District #9	
Middle School (14000):71	School District #9	
High School (36000):89	School District #9	
TOTAL: 310		
WATER PROVIDER	Meridian Ranch Metropolitan District	(See LDI & Water Resources Report)
WASTEWATER PROVIDER	Meridian Ranch Metropolitan District	(See LDI & 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	46,461 acres
Parks:	Meridian Ranch Metropolitan District	N/A
Trails:	Meridian Ranch Metropolitan District	3,840 Linear Feet
Private Open Areas:	Meridian Ranch Metropolitan District	N/A

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

DWELLING UNITS	FILING 1	FILING 2	FILING 3	FILING 4	FILING 6	FILING 7	ESTATES FILING 2 AND 3
DWELLING UNITS	800	350	122	86	54	131	62
DWELLING UNITS	FILING 11	STONEBRIDGE FILING 1 & 2	FILING 8	THE VISTAS FILING 1	FILING 4B	STONEBRIDGE FILING 3	FILING 9
DWELLING UNITS	200	175	145	221	62	164	181
DWELLING UNITS	WINDINGWALK FILINGS 1&2	STONEBRIDGE FILING 4	ESTATES AT ROLLING HILLS RANCH FILING 1	ESTATES AT ROLLING HILLS RANCH FILING 2	ROLLING HILLS RANCH FILINGS 1-3		
DWELLING UNITS	405	209	16	98	725		
DWELLING UNITS	THE SANCTUARY FILING 1 AT MERIDIAN RANCH	ROLLING HILLS RANCH NORTH FILINGS 1 & 2					
DWELLING UNITS	343	441					
TOTAL DWELLING UNITS	REMAINING DWELLING UNITS	MAXIMUM DWELLING UNITS					
5000	0	5,000					

SHEET INDEX

- SHEET 1 of 16: COVER SHEET
- SHEET 2 of 16: LEGAL PLAN
- SHEET 3 of 16: SITE PLAN
- SHEET 4 of 16: SITE PLAN
- SHEET 5 of 16: SITE PLAN
- SHEET 6 of 16: SITE PLAN
- SHEET 7 of 16: GRADING & UTILITIES PLAN
- SHEET 8 of 16: GRADING & UTILITIES PLAN
- SHEET 9 of 16: GRADING & UTILITIES PLAN
- SHEET 10 of 16: GRADING & UTILITIES PLAN
- SHEET 11 of 16: ENTRY SIGNAGE / DETAILS
- SHEET 12 of 16: LANDSCAPE DETAILS & NOTES
- SHEET 13 of 16: LANDSCAPE PLAN
- SHEET 14 of 16: LANDSCAPE PLAN
- SHEET 15 of 16: LANDSCAPE PLAN
- SHEET 16 of 16: LANDSCAPE PLAN

N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0073
 Fax 719.471.0267
 www.nescolorado.com
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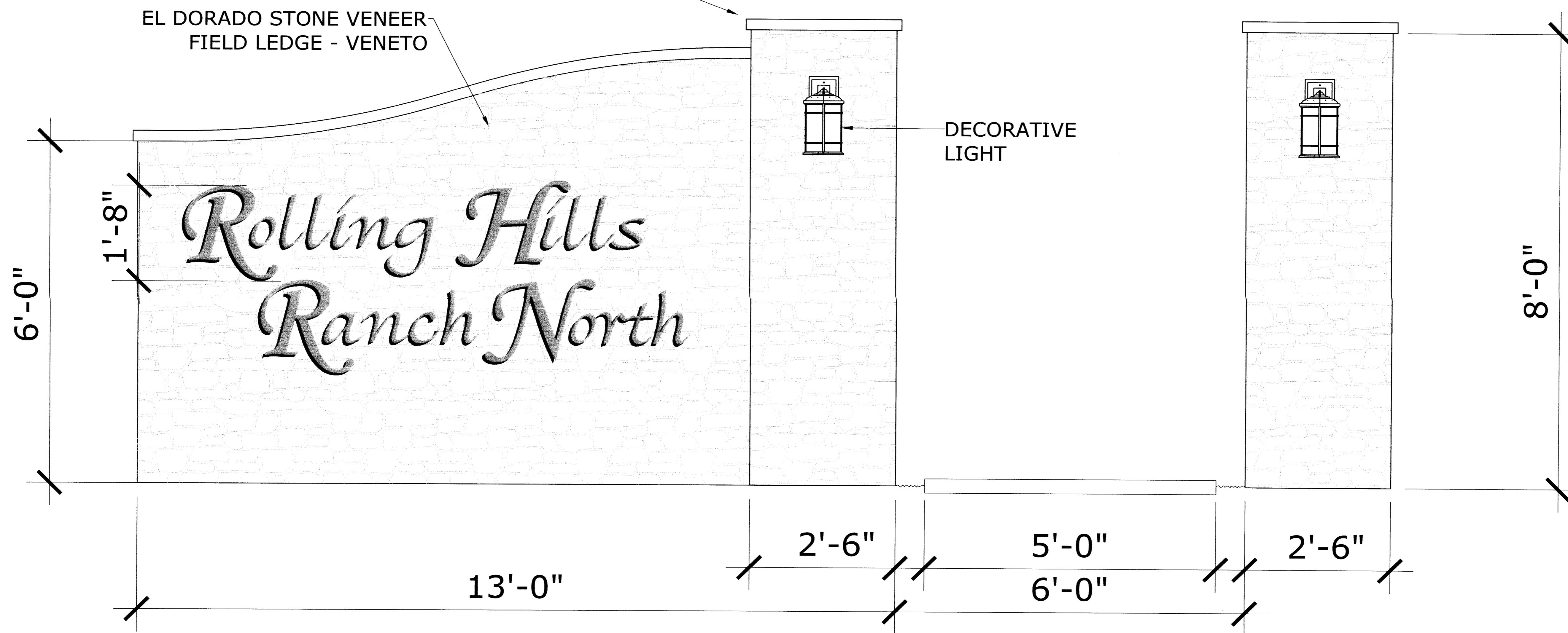
ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
 PROJECT MGR: B. PERKINS
 PREPARED BY: A. KODAN

ENTITLEMENT

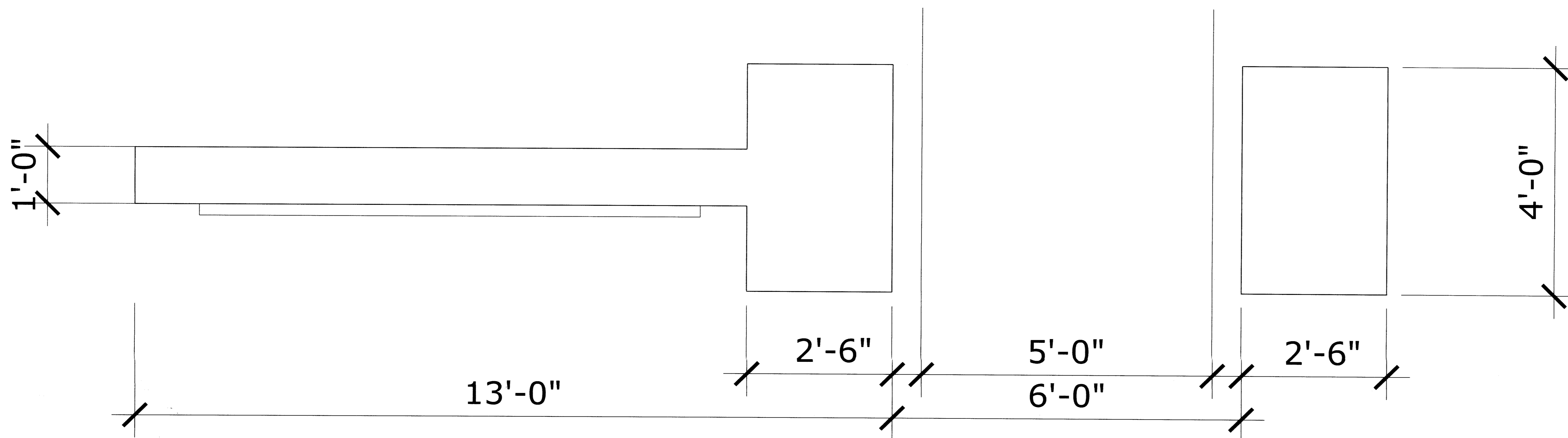
DATE:	BY:	DESCRIPTION:
2/29/2024	BP	PER COUNTY REVIEW COMMENTS

2-1/4" THICK CHISELED EDGE EL DORADO BUCKSKIN COLUMN CAP AND TOP OF WALL. 1" OVERHANG. GROUT 1/8" TO FLUSH WITH STONE VENEER MORTAR JOINT. MEDIUM TONE MOCHA GROUT COLOR.



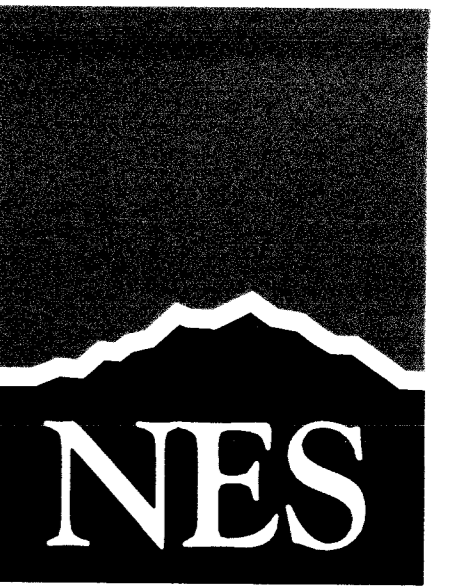
1 ENTRY SIGNAGE ELEVATION VIEW

SCALE: 1" = 1'



2 ENTRY SIGNAGE PLAN VIEW

SCALE: 1" = 1'



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ROLLING HILLS RANCH NORTH
FILINGS 1 & 2
AT MERIDIAN RANCH

PUD DEVELOPMENT /
PRELIMINARY PLAN

PROJECT (NO): DATE: 12/07/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. ROMAN

ENTITLEMENT

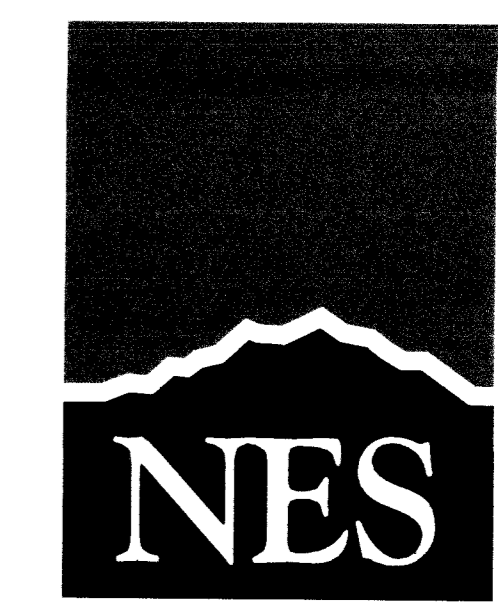
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2/20/2024	BP	PER COUNTY REVIEW COMMENTS

Entry Signage/
Details

11

11 OF 16

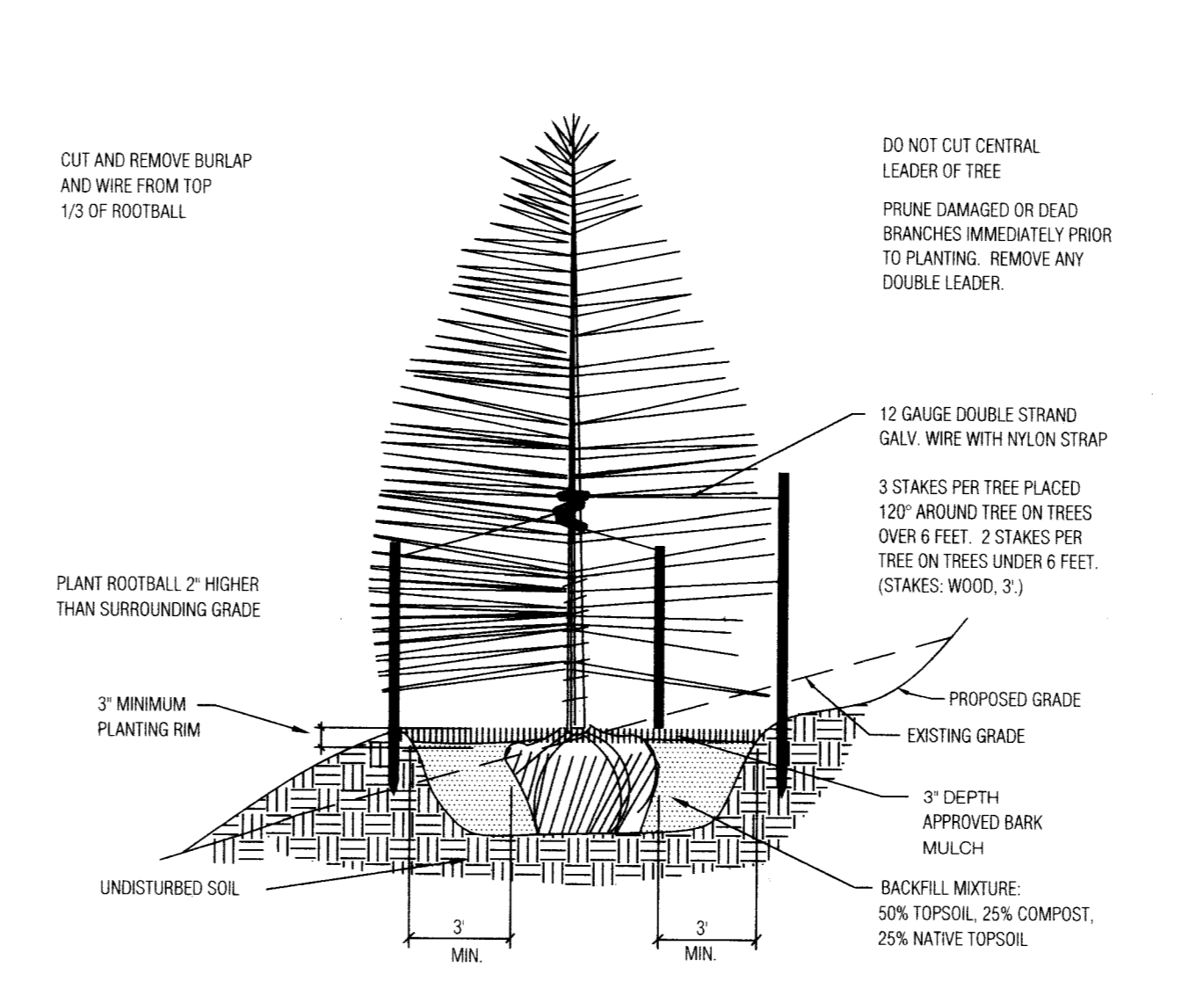
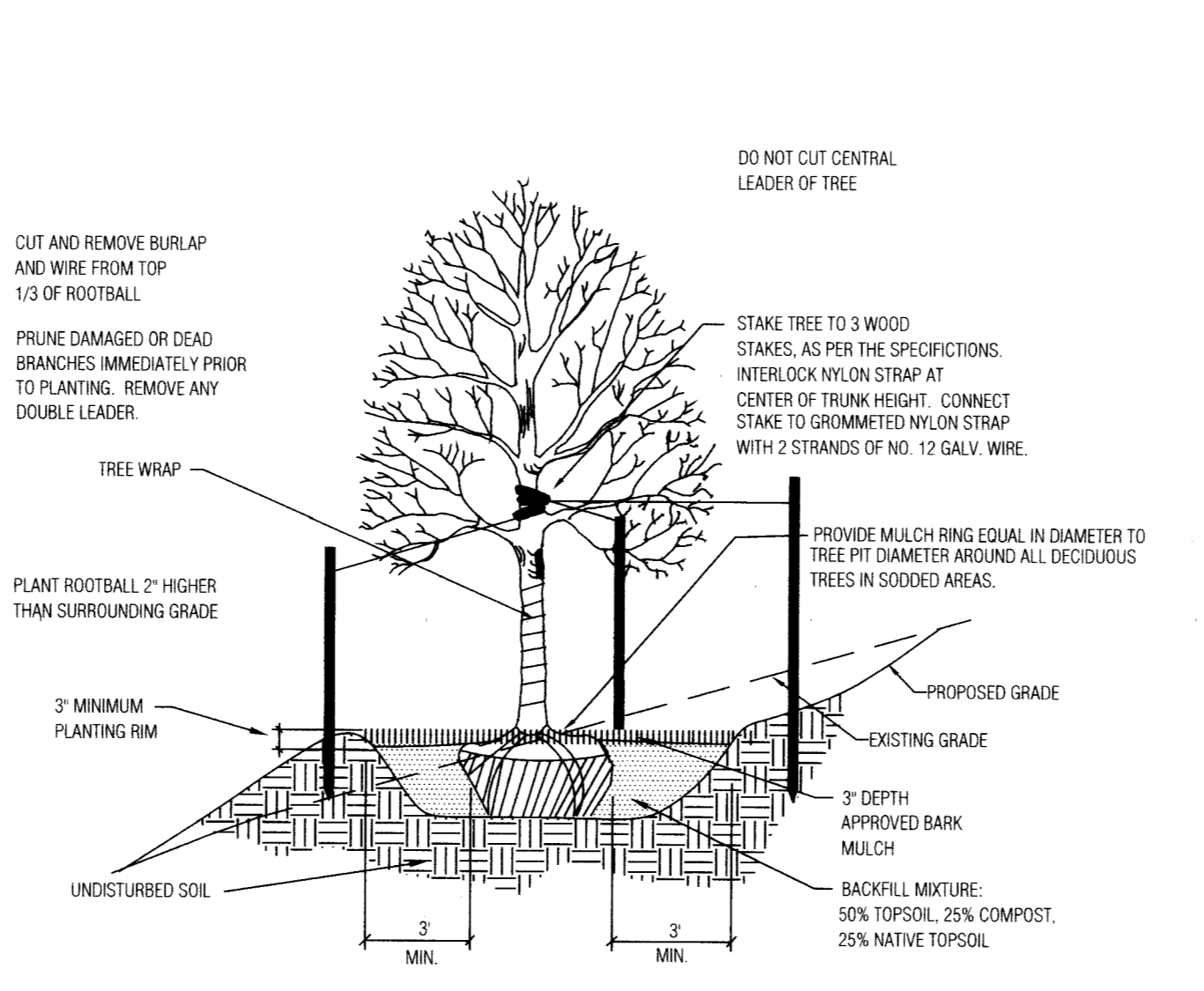
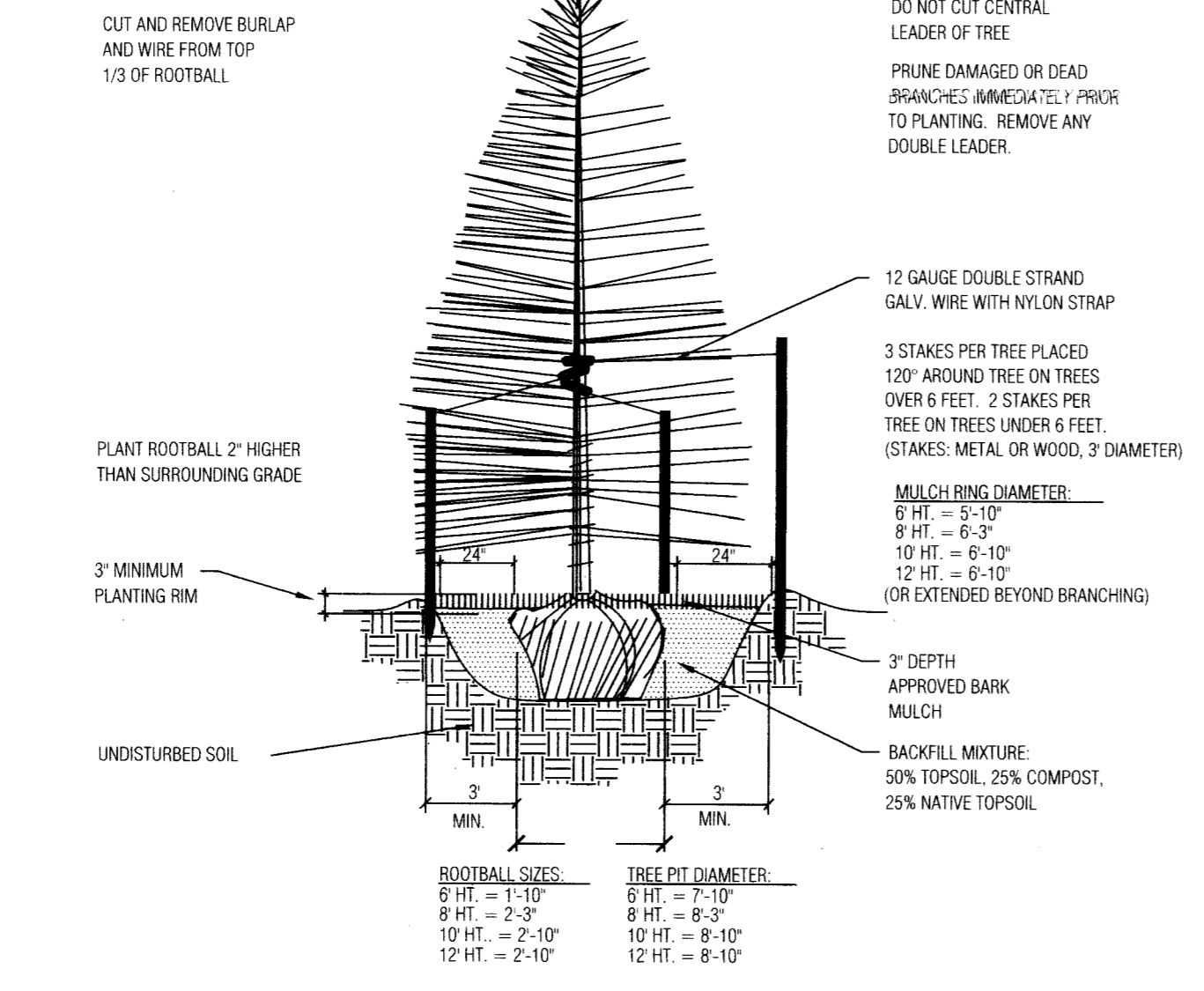
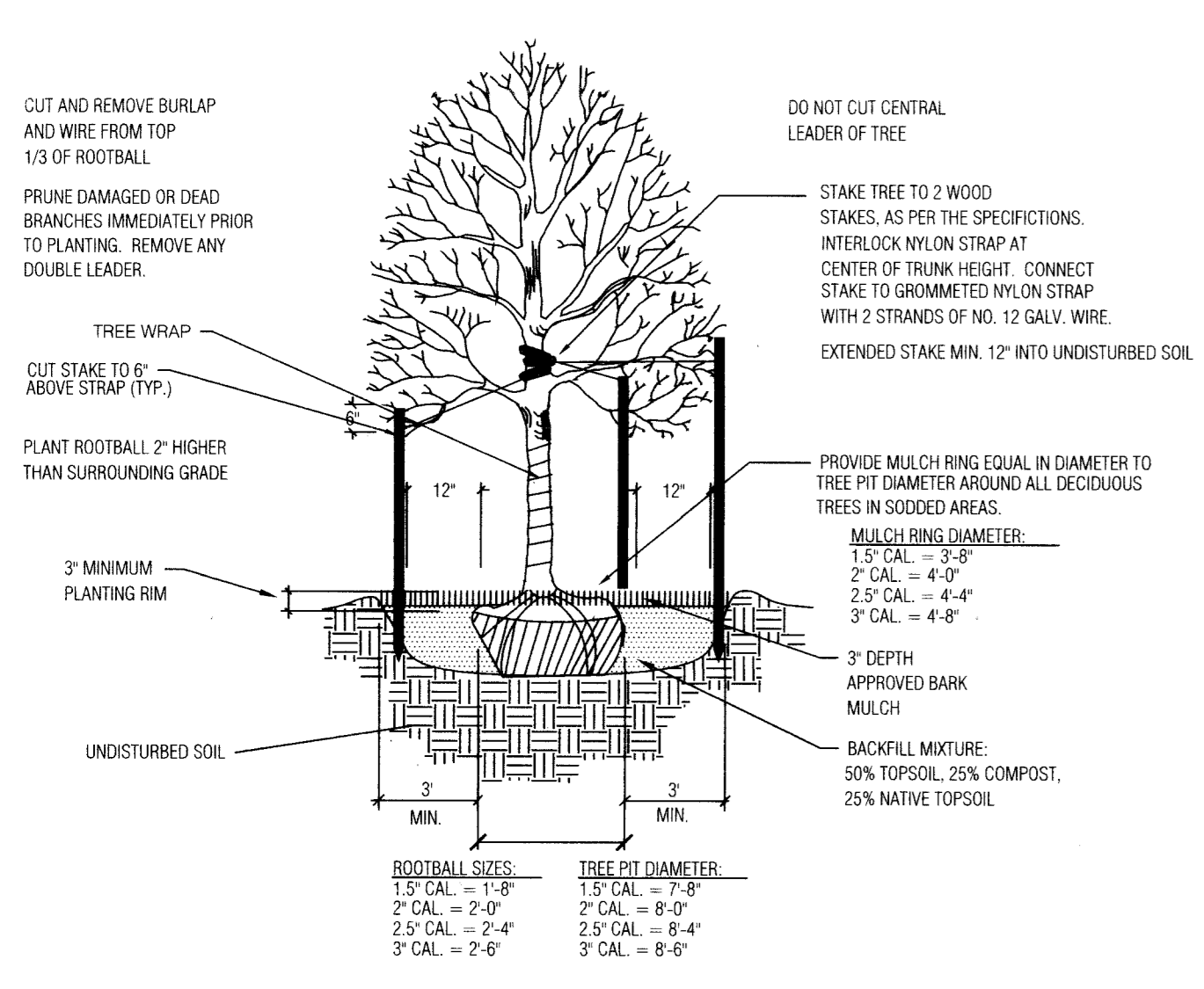
PUDSP235



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

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Seed Mix B with Wildflowers

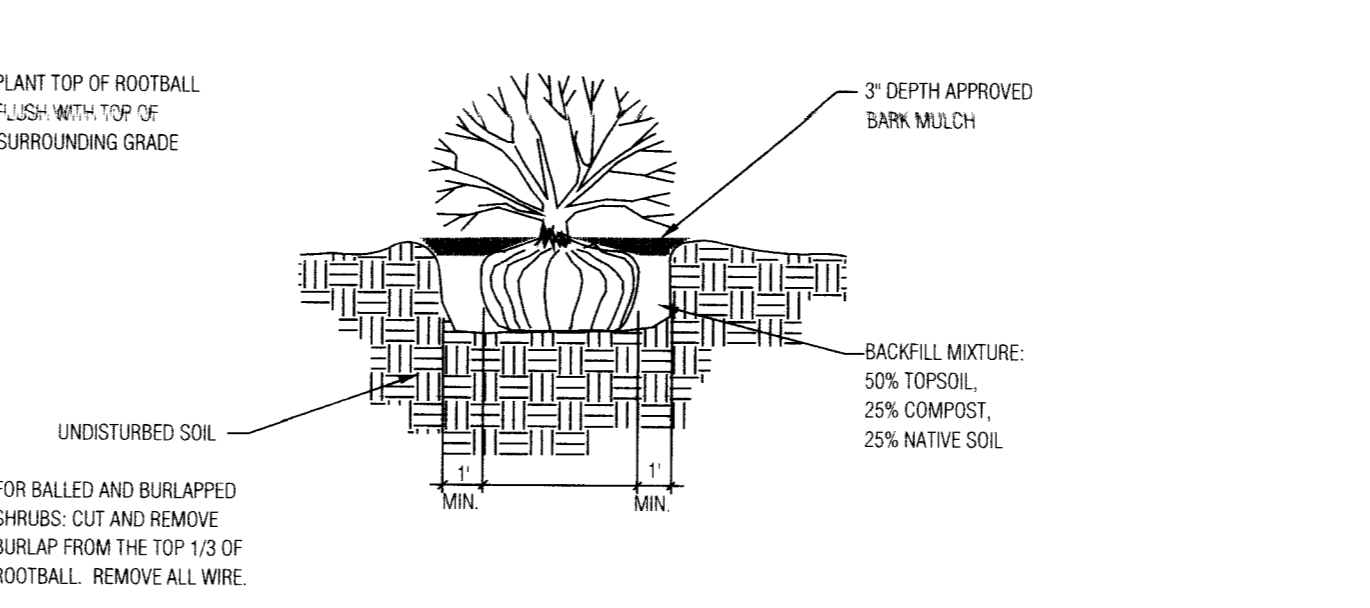
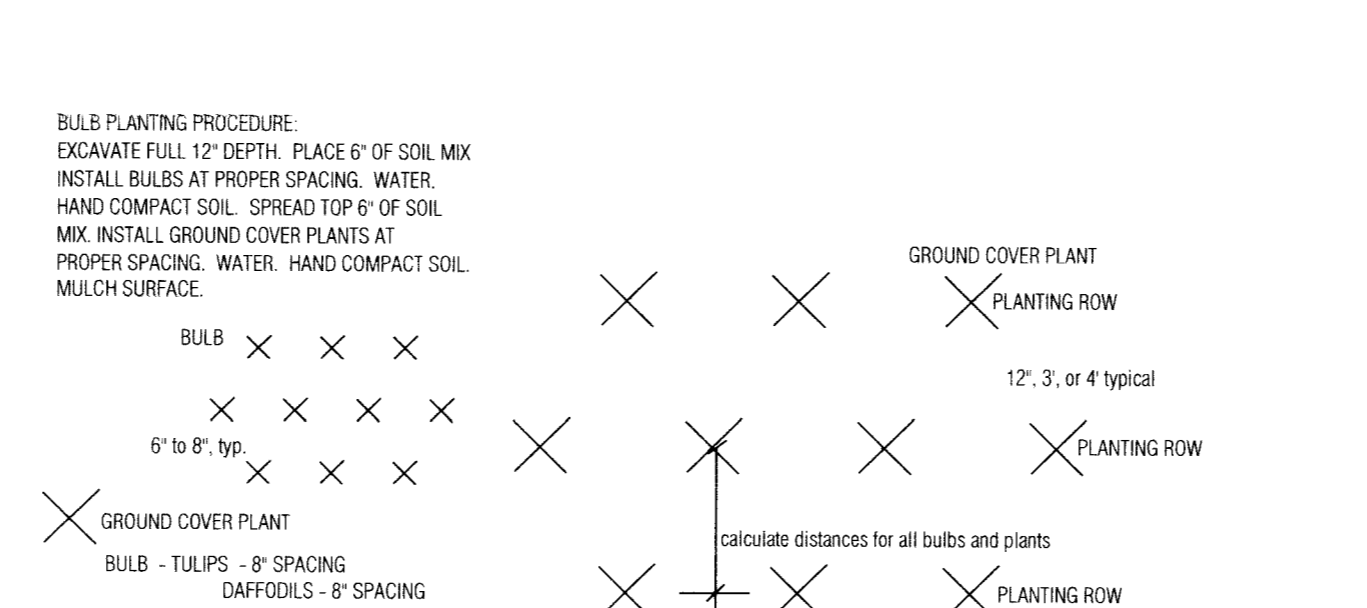
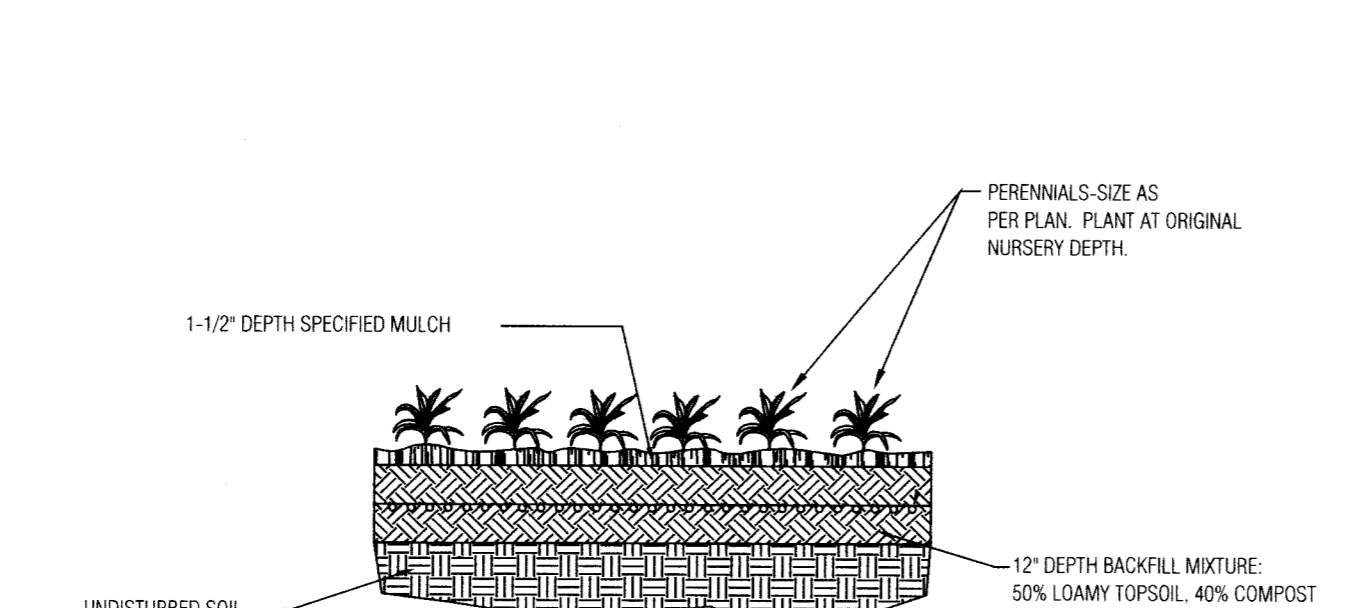
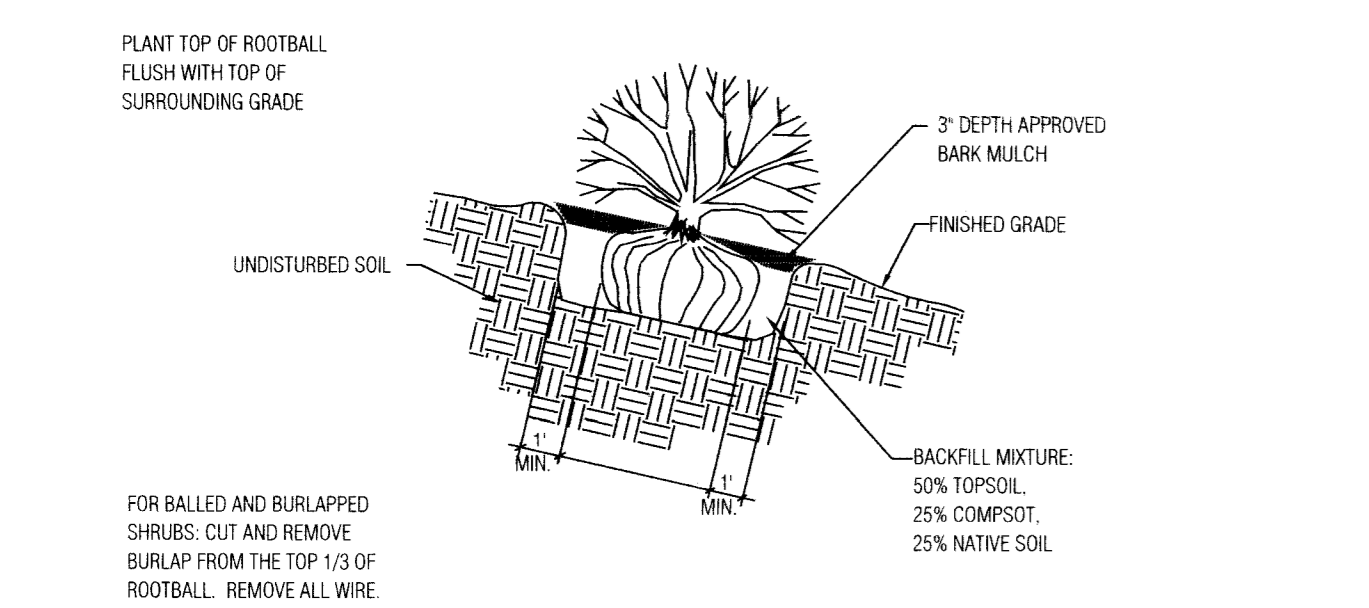
30% Ephraim Crested Wheatgrass
25% Dwarf Perennial Ryegrass
20% SR500 Blue Fescue
15% Rubens Canada Bluegrass
10% Chewings Fescue
15% Blue Grama
Wildflowers: 61% Western Mix

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.



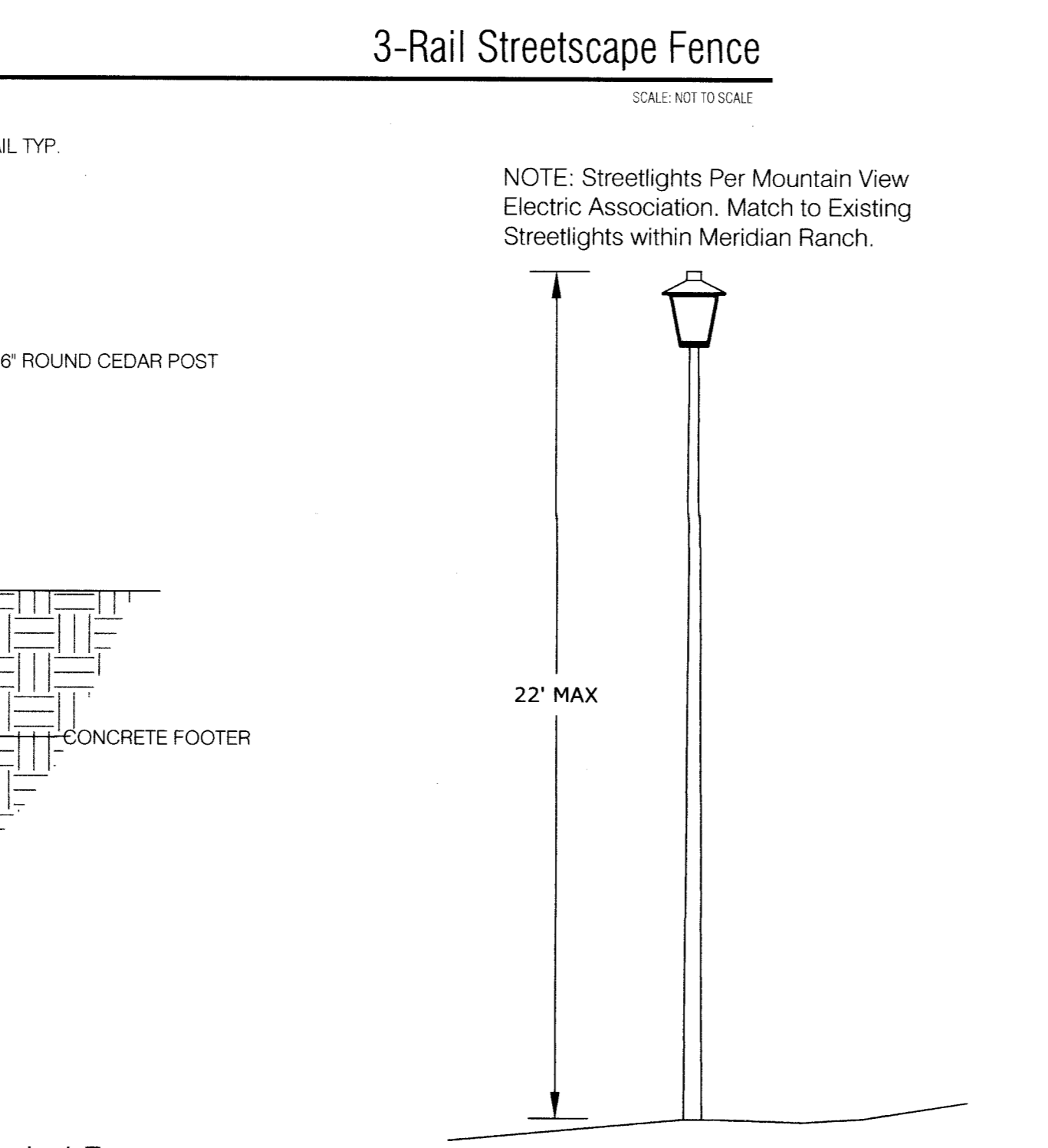
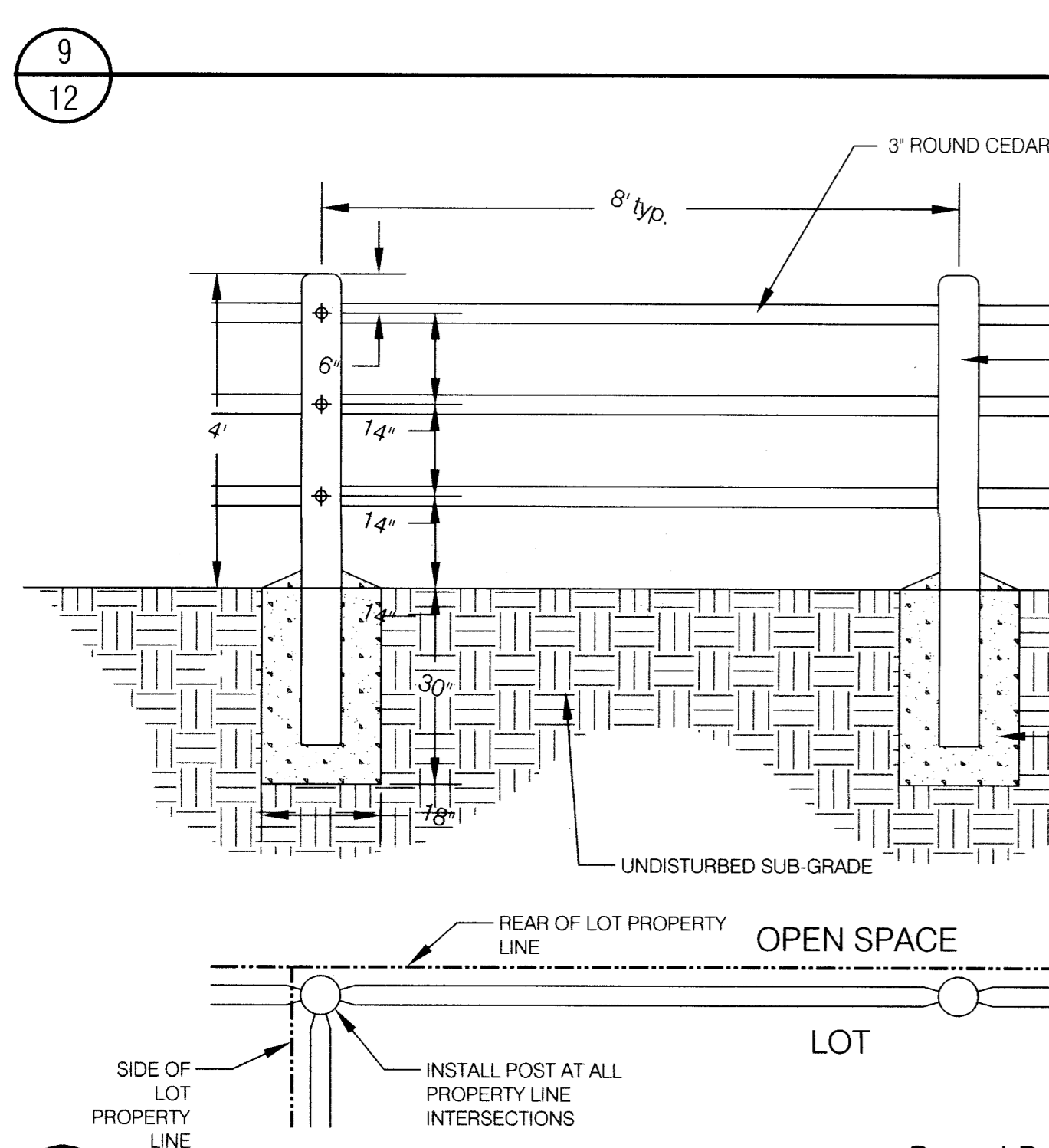
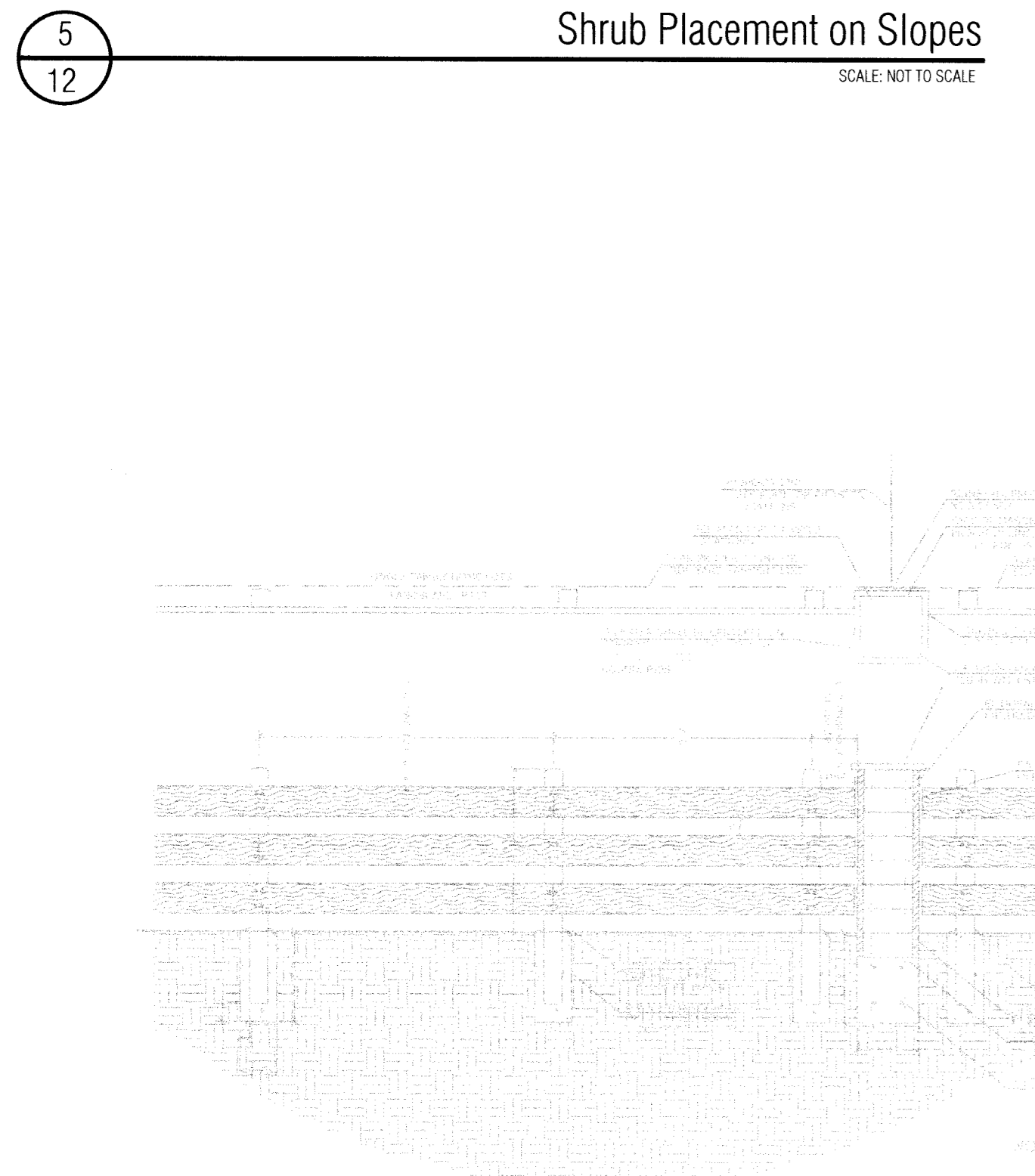
Seed Mix A

15% Western Wheatgrass
15% Big Bluestem
15% Thickspike Wheatgrass
10% Sideoats Grama

15% Little Bluestem
15% Blue Grama
15% Annual Ryegrass

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.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES							
(+)	Axf	3	Acer x freemanii 'Jeffersred' / Autumn Blaze Maple	20'	30'	2.5" Cal.	B&B
(+)	Gtr	13	Gleditsia triacanthos / Honey Locust	60'	40'	3" Cal.	B&B
EVERGREEN TREES							
(+)	Ph	61	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce	15'	25'	6' HT	B&B
(+)	Pe	8	Pinus edulis / Pinon Pine	30'	20'	6' HT	B&B
(+)	Ph	31	Pinus nigra / Austrian Black Pine	60'	40'	8' HT	B&B
(+)	Pp	26	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B
ORNAMENTAL TREES							
(+)	Mr	22	Malus x 'Radiant' / Radiant Crab Apple	25'	20'	2" Cal.	B&B
SHRUBS							
(+)	Cse	15	Cornus sericea / Redosier Dogwood	8'	8'	5 GAL	CONT
(+)	Cbd	6	Cotoneaster dammeri 'Coral Beauty' / Bearberry Cotoneaster	1'	4'	5 GAL	CONT
(+)	Jbc	22	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8'	5 GAL	CONT
(+)	Rag	22	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4'	5 GAL	CONT
PERENNIALS							
(+)	Hso	21	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1.5'	1.5'	1 GAL	CONT
(+)	Lh	15	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	2'	2'	1 GAL	CONT

GROUND COVER LEGEND

ROCK COBBLE 2-4" Grey Rose	16,822 sf
ROCK MULCH 1.5" Cimarron Granite	34,262 sf
SOD	25,095 sf
SEED MIX A To Extent of Disturbance	1,902,723 sf
SEED MIX B WITH WILDFLOWERS	162,613 sf

TREE REQUIREMENTS

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees	Shrub/Perennial Subs
(RR)	Rex Road (Urban Minor Arterial)	3,019'	121 (1 per 25')	80' (R)	TBD

- Alternative Landscape Plan Request****
- Code Section - 6-2.2(2)(1)
 - Requirement - 1 tree per 25 linear ft of frontage for an Urban Minor Arterial street
 - Justification - The 121 trees along Rex Road will be disturbed during construction for its future expansion. This will lead to trees needing to be removed and replaced. A reduction of 41 trees is requested along Rex Rd.
 - Proposal - Instead of 121 setback trees, 80 trees will be planted along Rex Rd. The other 41 trees that were required will be relocated minor to the site, where they will not be unnecessarily disturbed by construction.
 - Reference Letter of approval for full justification.

LANDSCAPE NOTES

- REFER TO MERIDIAN RANCH LANDSCAPE SPECIFICATIONS FOR SOIL AMENDMENT AND PREPARATION FOR ALL SOIL, SEED AND PLANTING AREAS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
- OR- TOPSOIL TO BE IMPORTED.
- CONTRACTOR TO TEST AMENDED SOIL. FOR EACH STREET, TAKE 1 TEST IN FESCUE SOD/ALTERNATIVE TURF AREA, 1 TEST IN PLANTING BED AREA, AND 1 TEST IN SEED AREA, AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLING LANDSCAPE.
- SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS ARE: FESCUE SOD FERTILIZER, LOW ALTERNATE TURF FERTILIZER, TALL NATIVE SEED MIX FERTILIZER, ETC.
- LANDSCAPE ARCHITECT (L.A.) TO APPROVE BERMING BEFORE PLANTING CAN BEGIN.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED ON SHEET L7. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES. EROSION CONTROL BLANKET TO BE 3" STABILIZED WITH 6" STEEL STAPLES BEING AVAILABLE FROM NORTH AMERICAN GREEN DISTRIBUTOR, NILEX ENVIRONMENTAL INC. (303)766-2000, OR APPROVED EQUAL. SUBMIT SAMPLE AND PRODUCT INFO TO LANDSCAPE ARCHITECT (L.A.) FOR APPROVAL PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- ALL SEED SHALL BE WARRANTED FOR ONE FULL YEAR AND BE IN SATISFACTORY CONDITION AT THE END OF THE WARRANTY PERIOD. NO AREA LARGER THAN 3"X3" WITHIN THE IRRIGATED SEEDING AREA, 12"X12" FOR NON-IRRIGATED SEEDING AREAS OF THIS PROJECT SHALL BE VOID OF SUBSTANTIAL GRASS 45 DAYS AFTER THE TIME OF SEEDING DURING THE GROWING SEASON.
- ALL TREES AND SHRUBS TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% COMPOST, AND 25% EXISTING SOIL.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL PLANTS AVAILABLE FROM LITTLE VALLEY WHOLESALE NURSERY AND OTHER NURSERY SOURCES.
- 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 INSPECTIONS, AND
 - FINAL INSPECTION SITE VISIT.
- ANY ADDITIONAL VISITS CAUSED BY INCOMPLETE LANDSCAPE CONTRACTOR WORK, WILL BE CHARGED TO THE LANDSCAPE CONTRACTOR AT LANDSCAPE ARCHITECT'S HOURLY RATE OF \$85/HR.
- CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS. WOOD MULCH TO BE "CORALLA HAIL CEDAR MULCH" AVAILABLE FROM C&C SAND COMPANY (719)9471-7222 OR PIONEER SAND CO. (719)599-8100. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- 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 SUPERSEDES THOSE SHOWN ON THE PLANT SCHEDULE.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- 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.
- SEED MIX A TO BE: "OURAGOSSE" (1/8" THICK X 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. AVAILABLE FROM CPS DISTRIBUTORS (719)724-2400, OR FROM DIRECT LANDSCAPE SUPPLY IN DENVER (303)781-2270. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES PLANTED IN ROCK MULCH AREAS TO RECEIVE A 3' RADIUS RING OF WOOD MULCH.
- ROCK MULCH TO BE: 1.5" DIAMETER ANGULAR CIMARRON GRANITE STONE. GEOTEXTILE/FILTER FABRIC TO BE WEED CONTROL POLYSPUN 350, 3.5 OUNCES/SQ. YARD, OR EQUAL. PLACE FABRIC UNDER ALL ROCK MULCH AREAS, BUT NOT UNDER WOOD MULCH AREAS. SUBMIT ROCK & FABRIC SAMPLES & PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ROCK COBBLE TO BE: 2-4" DIAMETER GREY ROSE STONE. GEOTEXTILE/FILTER FABRIC TO BE WEED CONTROL POLYSPUN 350, 3.5 OUNCES/SQ. YARD, OR EQUAL. PLACE FABRIC UNDER ALL ROCK MULCH AREAS, BUT NOT UNDER WOOD MULCH AREAS. SUBMIT ROCK & FABRIC SAMPLES & PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL EXISTING NATIVE AREAS ARE TO REMAIN. CONTRACTOR TO RESEED ALL DISTURBED AREAS WITH THE NATIVE SEED MIX A.

ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. ROMAN

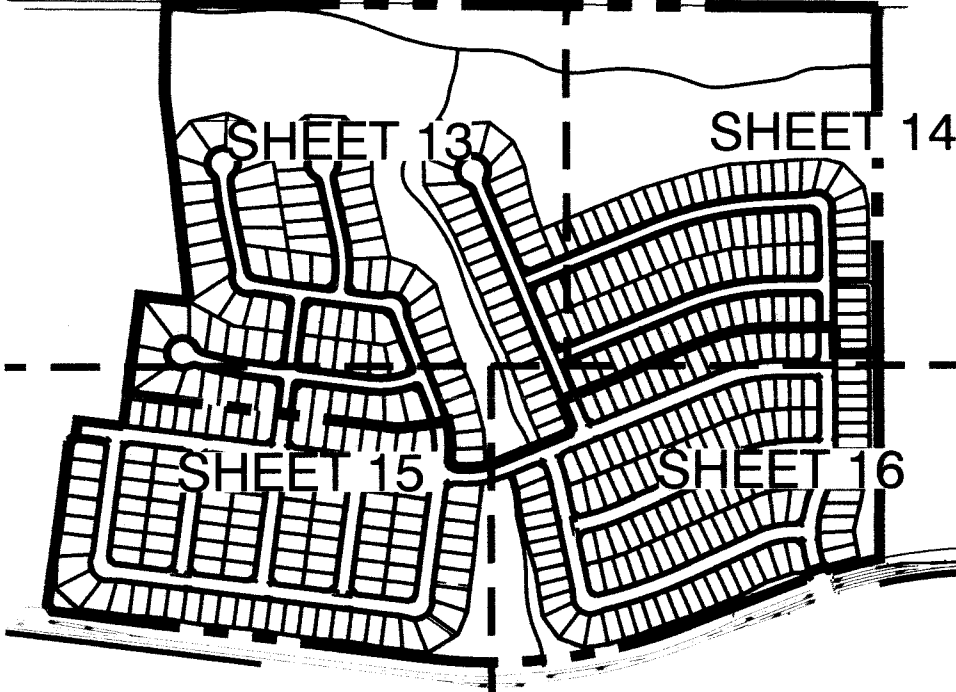
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DATE:	BY:	DESCRIPTION:	REVIEW:
2/20/2024	BP	PER COUNTY REVIEW COMMENTS	

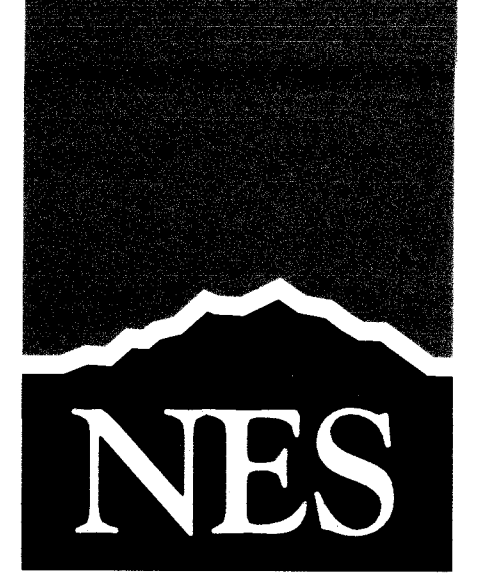
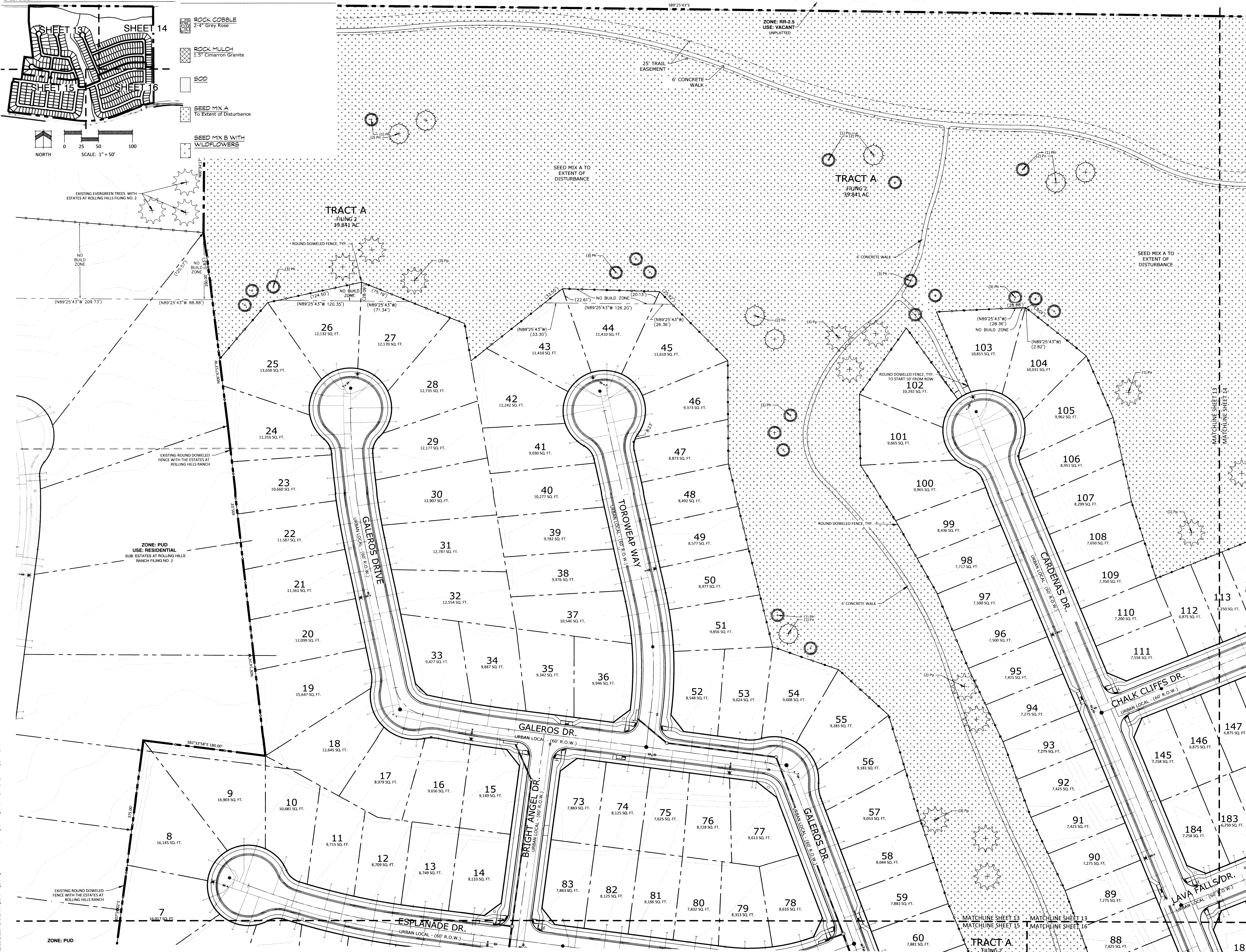
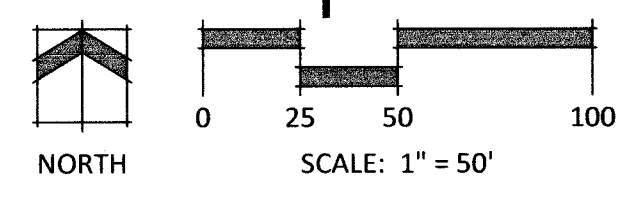
Landscape Plan Notes & Details

SHEET INDEX MAP

GROUND COVER LEGEND



- ROCK COBBLE
2-4" Grey Rose
- ROCK MULCH
1.5" Cimarron Granite
- SOD
- SEED MIX A
To Extent of Disturbance
- SEED MIX B WITH
WILDFLOWERS



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
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ROLLING HILLS RANCH NORTH
FILINGS 1 & 2
AT MERIDIAN RANCH
PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT MGR: B. FERKINS
PREPARED BY: A. ROMAN

ENTITLEMENT

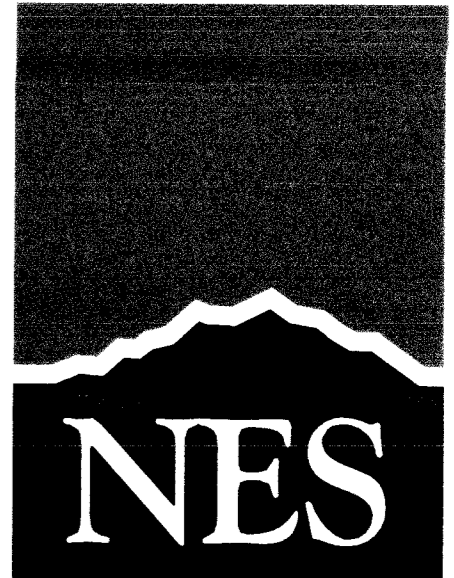
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2/20/2024	BP	PER COUNTY REVIEW COMMENTS

Landscape Plan

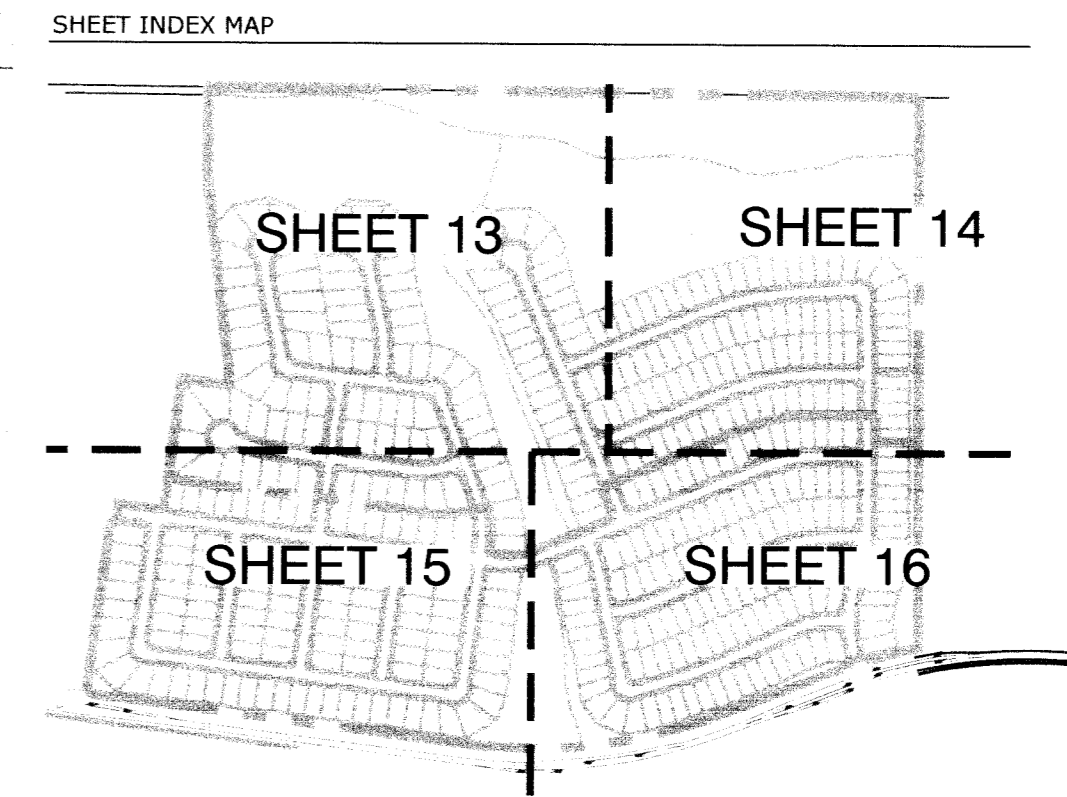
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GROUND COVER LEGEND

- ROCK COBBLE
2-4" Grey Rose
 - ROCK MULCH
1.5" Cinnamon Granite
 - SOD
 - SEED MIX A
To Extent of Disturbance
 - SEED MIX B WITH WILDFLOWERS
- 0 25 50 100
SCALE: 1" = 50'



BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY
ZONE: PUD
USE: COUNTY FALCON REGIONAL PARK

ROLLING HILLS RANCH NORTH
FILINGS 1 & 2
AT MERIDIAN RANCH
PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. ROMAN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
2/20/2024	BP	PER COUNTY REVIEW COMMENTS

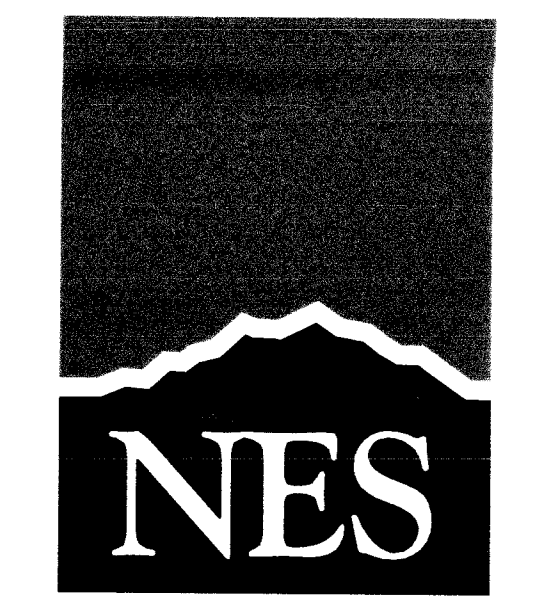
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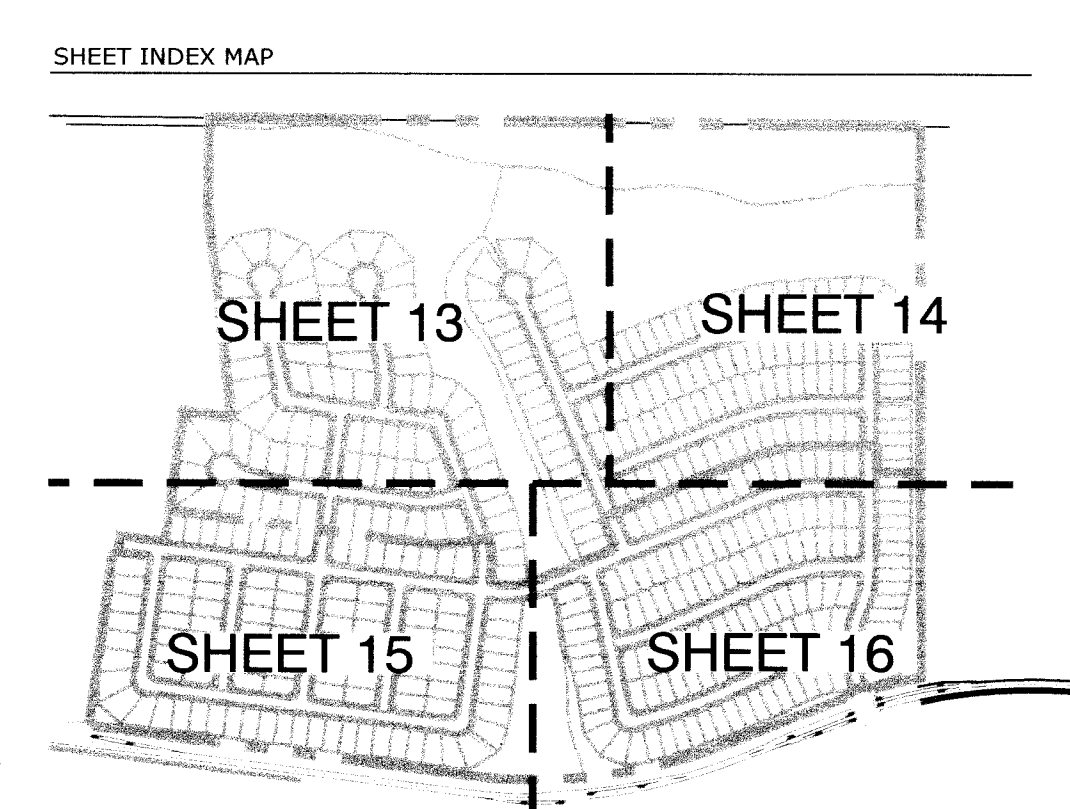


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- GROUND COVER LEGEND**
- ROCK COBBLE
2'-4" Grey Rose
 - ROCK MULCH
1.5" Cimarron Granite
 - SOD
 - SEED MIX A
To Extent of Disturbance
 - SEED MIX B WITH
WILDFLOWERS



ZONE: PUD
USE: RESIDENTIAL
SUB: ROLLING HILLS RANCH FILING
NO. 243 AT MERIDIAN RANCH

**ROLLING HILLS
RANCH NORTH
FILINGS 1 & 2
AT MERIDIAN
RANCH**

PUD DEVELOPMENT /
PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. ROMAN

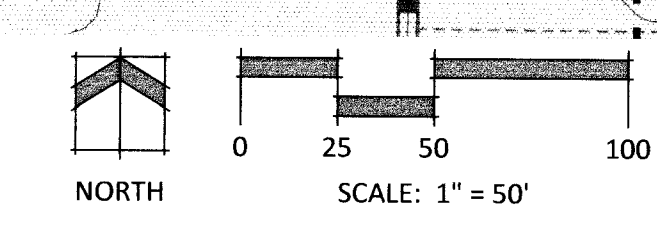
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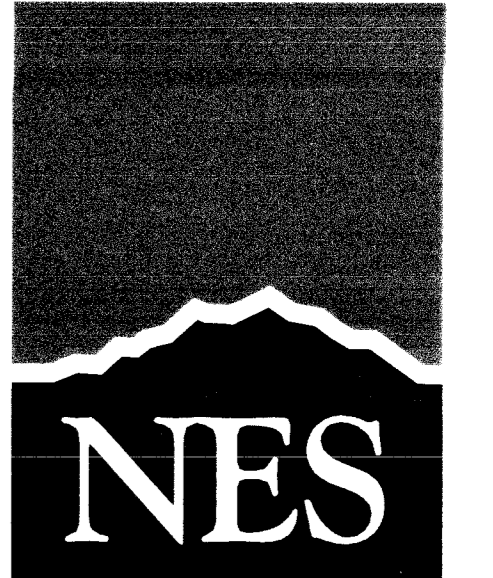
Landscape Plan

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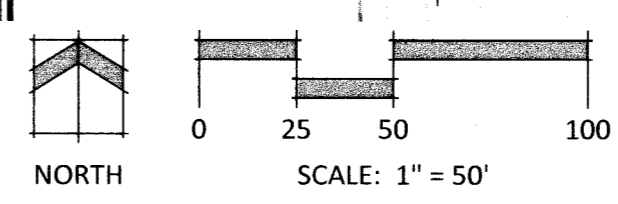
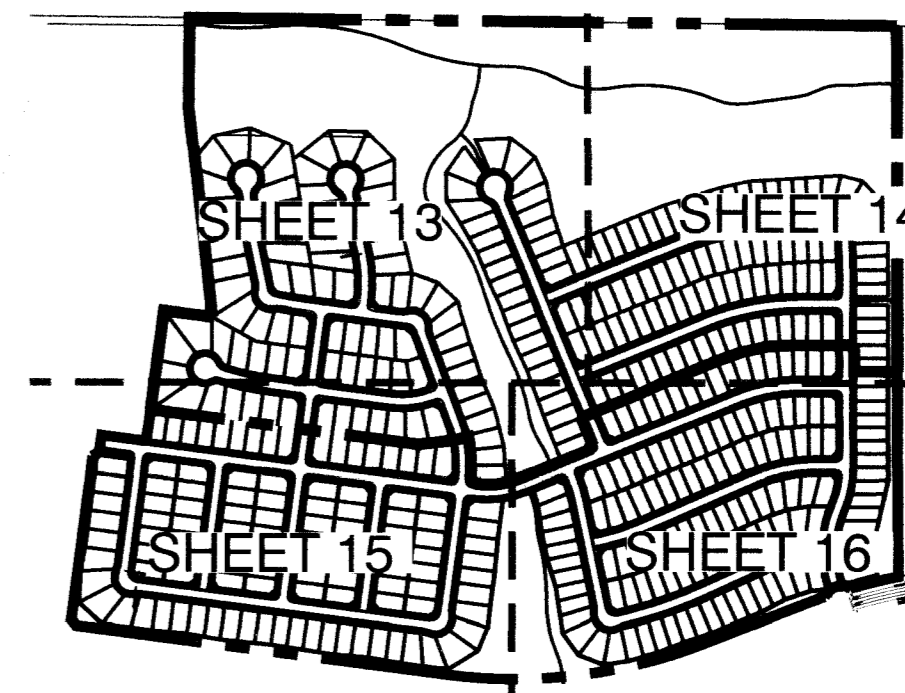
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ZONE: PUD
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ROLLING HILLS RANCH NORTH
FILINGS 1 & 2
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PUD DEVELOPMENT /
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DATE: 12/07/2023
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PREPARED BY: A. ROMAN

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DATE:	BY:	DESCRIPTION:
2/20/2024	BP	PER COUNTY REVIEW COMMENTS

Landscape Plan

16

16 OF 16

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