


EL PASO COUNTY
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Nina Ruiz, Planning Manager
Gilbert LaForce, PE Engineer III
Craig Dossey, Executive Director

RE: Project File #: PUDSP-19-009
Project Name: Rolling Hills Ranch Filings 1-3 at Meridian Ranch
Parcel Nos.: 42000-00-407 and 42000-00-401

OWNER:	REPRESENTATIVE:
Meridian Ranch Investments, Inc. PO Box 80036 San Diego, CA 92138	NES, Inc. 619 N Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	7/7/2020
Board of County Commissioners Hearing Date	7/28/2020

EXECUTIVE SUMMARY

A request by Meridian Ranch Investments, Inc., for approval of a map amendment (rezoning) from an overall zoning and conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) to develop 725 single-family residential lots, rights-of-way, open space and utility tracts within an 139.097 acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development

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Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s). The parcels are zoned PUD (Planned Unit Development) and is located west of Eastonville Road at the easternmost terminus of Rex Road and is adjacent to the west of the Falcon Regional Park and within Sections 20 and 29, Township 12 South, Range 64 West of the 6th P.M. The parcels are included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008).

A. REQUEST/MODIFICATIONS/AUTHORIZATION

Request: A request by Meridian Ranch Investments, Inc., for approval of a map amendment (rezoning) from an overall zoning and conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) to develop 725 single-family residential lots, rights-of-way, open space and utility tracts within an 139.097 acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity.

Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant requests the following modification(s) of the LDC:

1. A PUD Modification of Section 8.4.3.B.2 of the LDC is requested in relation to the requirement to provide midblock pedestrian crossings at specific locations.

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. The applicant has depicted a sidewalk design and layout that accommodates ADA accessibility for pedestrians throughout the Proposed PUD/Preliminary plan.

The applicant is requesting the following modification(s) of the ECM:

1. The applicant has submitted a modification requesting cul-de-sac lengths of 755 feet for Rolling Peaks Drive and 1,038 feet for Foggy Bend Lane.

Section 2.3.8.A states: "Cul-de-sacs shall have a minimum radius of 45 feet and a maximum length of 750 feet for urban conditions..."

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD modification since the Falcon Fire Protection District has provided a letter of support for the proposed design.

2. The applicant has submitted a PUD modification requesting to maintain the standard street cross section with no vehicle pullout for mailboxes.

Section 4.4.5.E states: "Type 3 mailboxes and the pullout for the mailbox shall be located within the right-of-way dedication but outside the roadway clear zone."

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD modification. The deviation to exclude the pullout achieves the intended result with a comparable design since urban local roadways allow on-street parking within the clear zone.

3. The applicant is requesting a PUD modification to Section 2.5.2.C.4 of the ECM to omit midblock pedestrian crossings on the following streets: Summer Ridge Drive, Rolling Peaks Drive, Savannah Fall Court, Valley Peak Drive, Morning Hills Drive, Rolling Ranch Drive, Foggy Bend Lane, Crooked Hill Drive, Evening Creek Drive, Rolling Mesa Drive, Coastal Hills Lane and Crooked Bluff Drive.

Section 2.5.2.C.4 states: "Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block

access ramps shall be provided at spacing that minimize travel distances between access ramps.”

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD Modification. Per the PUD/Preliminary Plan, adequate pedestrian accessibility is provided by access ramps at all intersections. Additionally, the Federal Americans with Disabilities Act (ADA) has no requirements for maximum distance between pedestrian crossings that would necessitate mid-block pedestrian ramps.

4. The applicant is requesting a PUD modification to construct the extension of Rex Road east of Sunrise Ridge Drive as a half section of urban minor arterial road in lieu of the entire 4-lane roadway section as identified in the current 2040 Major Transportation Corridor Plan.

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD Modification. The half section provides continuity of the existing 2-lane Rex Road section west of Sunrise Ridge Drive. The developer is dedicating an 80-foot right-of-way with an additional 20-foot wide reservation within a tract to accommodate the future full width section when the County determines it is necessary for the County to construct the full width section.

Authorization to Sign: PUD Development Plan and any other documents required to finalize the approval

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design

and amenities incorporated in the development plan and development guide;
and

- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2019) for a preliminary plan requires the Planning Commission and the BoCC shall find that the additional criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced

transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North: PUD (Planned Unit Development)	Vacant
South: PUD (Planned Unit Development)	Residential
East: PUD (Planned Unit Development)	Residential
West: PUD (Planned Unit Development)	Vacant

E. BACKGROUND

The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners on May 24, 2012. An amended Sketch Plan was approved by the Board of County Commissioners on March 13, 2018, to allow for the maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001). The map amendment (rezone) and platting of the proposed Rolling Hills Ranch Filings 1-3 at Meridian Ranch PUD/SP 725 lots would bring the total number of platted lots up to 4,118 within the overall Meridian Ranch sketch plan area.

F. ANALYSIS

1. Land Development Code Analysis

With the exception of the requested PUD Modifications, this application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 as well as the

Planned Unit Development (PUD) requirements outlined in Chapter 4 of the El Paso County Land Development Code (2019).

2. Zoning Compliance

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Policy 6.1.3 – Encourage new development which is continuous and compatible with previously developed areas in terms of factors such as density, land use, and access.

Policy 6.1.4 – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.

Policy 6.1.11 - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The development area is adjacent to the Falcon Regional Park, which is located immediately to the east. The development located north across from Rex Road, The Estates at Rolling Hills Ranch at Meridian, has an average lot size of 1.15 acres and serves as a transition from the urban densities located within the overall Meridian Development and those Rural Residential parcels located north of the overall Meridian Ranch Development. The development area is adjacent to the Meridian Ranch Filing No. 9 subdivision to the west, which has an overall density of 2.95 dwelling units per acre. The applicant is proposing an overall density of 2.98 dwelling units per acre for the Rolling Hills Ranch Filings 1-3 at Meridian Ranch PUD. The proposed development is a logical extension of the existing development located adjacent to the west and south. The infrastructure needed to provide central services to the development are proposed to be

extended from existing adjacent development within Meridian Ranch into the proposed subdivision.

The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners on May 24, 2012. The Sketch Plan was amended by the Board of County Commissioners on March 13, 2018, to allow for the maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001). The map amendment (rezoning) to the PUD zoning district and the platting of the Rolling Hills Ranch Filings 1-3 at Meridian Ranch PUD/SP would bring the total number of lots up to 4,118 within the overall Meridian Ranch Sketch Plan area. The proposed densities and land uses are consistent with the approved sketch plan and overall Meridian Ranch development.

4. Small Area Plan Analysis

The parcels are included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008). The Plan identifies this area as existing and approved urban density with lot sizes less than 2.5 acres in size. Relevant policies are as follows:

Policy 4.5.3.1 - Generally encourage a well-planned mix of housing types and densities in identifies urban development and infill areas, with efficient access to supporting uses, parks, schools, and open space.

Policy 4.5.3.4 – Encourage the use of design standards that enable new development to fit the surrounding natural, historical, and built context.

Policy 4.5.8.7 – Encourage opportunities for pedestrian linkages especially to connect residential areas to schools, shopping, and significant trail corridors.

The parcels adjacent to the south and west are within the PUD (Planned Unit Development) zoning district and are similar in lot size to the proposed Rolling Hills Ranch Filing Nos. 1-3 at Meridian Ranch PUD. The developed areas to the south and west also include an interconnected pedestrian system. The proposed PUD development plan depicts trails and sidewalks which will connect with and continue the existing pedestrian system. The applicant is proposing a pedestrian trail within an open space tract.

The approved Meridian Ranch Sketch Plan established the mix of uses and an interconnected roadway and trail system, as well as the provision of adequate school, park, and open space facilities. The Rolling Hills Ranch Filings 1-3 at

Meridian Ranch PUD is consistent with the Sketch Plan and it establishes design standards that are intended to help the development fit into the surrounding Meridian Ranch neighborhood.

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 1.2 – Integrate water and land use planning.

Goal 3.6 – Develop and maintain partnerships with water providers.

Policy 3.6.2 – Water providers should work with neighboring entities to provide and plan for growth between their respective boundaries.

Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.

Policy 4.1.1 – Protect and enhance the quality of drinking water in the County.

Policy 4.2.2 –Allow for the potential to import new and preferably renewable water supplies from outside the various planning areas, potentially including the Arkansas River, in order to reduce the dependency on non-renewable water supplies and accommodate new development.

Policy 4.2.3 – Support studies to determine options for how water providers can secure and deliver a more permanent, long-term water supply.

Goal 4.3 –Collaborate with the State and other stakeholders to extend the economic life of the Denver Basin aquifers.

Policy 4.3.5 – Encourage plans to recharge the Upper Black Squirrel Aquifer if such plans are based on sound science and can be demonstrated to not adversely impact water quality or water rights, with a preference for those plans which will maintain or enhance the available water supply at a regional scale.

Goal 4.6 – Promote collaboration among the County, municipalities, water and wastewater service providers and regional and State agencies through the use of Memoranda of Understanding or similar arrangements.

Policy 4.6.1 – Explore establishing Memoranda of Understanding to address shared source water protection and mutual concerns impacting water quality.

Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.

Policy 6.0.11 – Continue to limit urban level development to those areas served by centralized utilities.

The Rolling Hills Ranch Filing Nos. 1-3 at Meridian Ranch is an urban level development and is within Region 3, the Falcon Area, which primarily draws from nonrenewable resources from the Denver Basin. The Plan identifies the current demands for Region 3 to be 4,494 AFY (Figure 5.1) with the projected need at build-out in 2060 at 8,307 AFY (Figure 5.3). Region 3 currently has 7,164 AFY in supplies, which means by 2060 there is anticipated to be a deficiency of 1,143 AFY (Table 5-2).

The Water Resources Report submitted in support of the proposed development identifies that with the additional 725 lots, the total water demand within the Meridian Service Metropolitan District will be 1,518 AFY. The report identifies at full buildout of the Meridian Service Metropolitan District area the water demand will be 1,827 AFY. The District owns water rights for 2,119 AFY, which is in excess of the anticipated total demand. The water rights are comprised of several sources, one of which comes from the Guthrie Ranch, which is a renewable water source in the alluvial Upper Black Squirrel Creek Designated Groundwater Basin. The Meridian Service Metropolitan District has partnered

with the Cherokee Metropolitan District to recharge the aquifer from their respective wastewater treatment plants.

The Plan specifically identifies this portion of the Meridian Service Metropolitan District as an anticipated area of development by 2040. The timing of the proposed development is in line with the anticipated growth schedule included in the Plan. Additionally, the applicant has provided a commitment letter and water resources report documenting that the District has adequate capacity to serve the additional lots.

Water sufficiency has been analyzed with the review of the proposed PUDSP. Please see the Water section below for a summary of the water findings and recommendations for the proposed development. The State Engineer and the County Attorney's Office have recommended that the proposed development has an adequate water supply in terms of quantity and dependability.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Division, Colorado Parks and Wildlife, and Colorado State Forest Service were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks Section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation Section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the PUDSP application that would impede development.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

3. Floodplain

FEMA Flood Insurance Rate Map No. 08041C0552G, which has an effective date of December 7, 2018, indicates that the 100-year floodplain (Zone AE) of Haegler Ranch Tributary 2 is located within Tract C along the western boundary of the development.

4. Drainage and Erosion

The property is located in the Geick Ranch drainage basin (CHMS0400). The Geick Ranch drainage basin planning study has not been approved to date and there are no drainage or bridge fees at this time.

The site generally drains to the southeast. Stormwater runoff will be conveyed by public storm sewer systems into two existing offsite full spectrum ponds (Pond D and Pond E) and a proposed full spectrum pond (Pond G). Pond D was constructed with Meridian Ranch Filing No. 3, Pond E was constructed with Meridian Ranch Filing No. 11, and Pond G will be constructed with Rolling Hills Ranch Filing Nos. 1-3 at Meridian Ranch. The existing ponds were designed to account for this project and no additional improvements to the existing ponds are anticipated. The existing and proposed ponds are owned and maintained by the Meridian Service Metropolitan District.

The applicant received approval for standalone pre-development grading of the property (PCD File No. EGP-20-003). The associated grading and erosion control plan identifies construction and permanent best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system before, during, and after grading activities.

5. Transportation

Access to the development is provided via Rex Road and Lambert Road. All streets are planned to be public roads and will be dedicated to the County. Specific modification requests from the design standards in the ECM are described in Section A above.

Rex Road was anticipated to be an urban residential collector when the Estates at Meridian Ranch Filing No. 2 and Meridian Ranch Filing No. 9 were platted, leaving a 60-foot right-of-way corridor west of Sunrise Ridge Drive. The 2040

Roadway Plan (Classification and Lanes) exhibit in the 2016 Major Transportation Corridor Plan (MTCP) reclassified Rex Road as a 4-lane urban minor arterial. The County Engineer was amenable to the developer constructing half of the standard urban minor arterial for the Rex Road extension since trip generation for Meridian Ranch is not expected to require the full 4-lane roadway section. The half section of the Rex Road extension constructed by the developer may be an eligible improvement for reimbursement through the Road Impact Fee program. It is the developer's responsibility to submit any reimbursement request to the Traffic Impact Fee Advisory Committee.

A traffic signal is close to being warranted at the intersections of Meridian Road and Rex Road, and at Londonderry Drive and Lambert Road. Each subsequent final plat application will evaluate signal warrants at these intersections. The applicant will need to prepare signal construction plans with the final plat that is expected to cause the intersections to meet warrants. Once warrants are met in the field, the signal will need to be installed by the developer. The signal at Londonderry Drive and Lambert Road is expected to be developer funded and constructed. The signal at the intersection of Meridian Road and Rex Road may be an eligible intersection improvement reimbursement. It is the developer's responsibility to submit any reimbursement request to the Traffic Impact Fee Advisory Committee should the developer install the traffic signal at Meridian Road and Rex Road.

The development is within the boundaries of the Woodmen Road Metropolitan District. New construction is subject to payment of traffic impact fees to the District as reimbursement for roadway improvements previously constructed by Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, final plat approvals through December 31, 2020 are not subject to participation in the El Paso County Road Impact Fee Program but will instead trigger payment of fees to the Woodmen Road Metropolitan District. Final plat approvals within the period beginning January 1, 2021 and ending on December 31, 2027 will be subject to payment of traffic impact fees to the County.

H. SERVICES

1. Water

The Meridian Service Metropolitan District provides water service and has committed to serve the property.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has recommended a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

2. Sanitation

Wastewater service is provided by Meridian Service Metropolitan District. The District has provided a report demonstrating adequate capacity to serve the additional 725 single-family residential lots.

3. Emergency Services

The property is within the Falcon Fire Protection District. The district was sent a referral for the proposed development and responded with no comment.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service to the property. Black Hills Energy will provide natural gas services to the property.

5. Metropolitan Districts

The development area is within the Meridian Ranch Metropolitan District, Meridian Ranch Metropolitan 2018 Subdistrict, and Woodmen Road Metropolitan Districts, which have a combined mill levy of 49.178 mills. The Meridian Ranch District provides water and wastewater service and maintain landscaping, open space, and drainage facilities within the District. The Woodmen Road Metropolitan District was established to finance roadway improvements in the area. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning the Woodmen Road Metropolitan District, final plat approvals through December 31, 2020 are not subject to participation in the El Paso County Road Impact Fee Program but will instead trigger payment of fees to the Woodmen Road Metropolitan District. Final plat approvals within the period beginning January 1, 2021 and ending on December 31, 2027 will be subject to payment of traffic impact fees to the County.

6. Parks/Trails

The open space dedication proposed with this PUDSP is approximately 66 acres, or 26 percent of the subdivision. The proposed PUD depicts trails and sidewalks which will connect with and continue the existing pedestrian system. The applicant is proposing a pedestrian trail within the open space tract to be owned and maintained by the Meridian Ranch Metropolitan District.

The El Paso County Parks Master Plan (2013) depicts the parcel as being adjacent to the Falcon Regional Park. The Board of County Commissioners approved a development and park lands agreement between El Paso County and the applicant for the applicant to convey approximately 215 acres of open space to the County for the Falcon Regional Park (Resolution 14-313). With that agreement the developer satisfied all regional park dedication requirements. No land dedication or fees in lieu of dedication are required for a map amendment (rezoning) or preliminary plan application. Fees in lieu of urban park land dedication will be due at the time of recording the final plat.

7. Schools

The property is located within Falcon School District No. 49. Two school sites have been dedicated within the Meridian Ranch Development. Therefore, no fees will be required at the time of final plat recordation.

I. APPLICABLE RESOLUTIONS

Approval Page Nos. 29 and 25

Disapproval Page Nos. 30 and 26

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land

Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.
6. The development is subject to payment of traffic impact fees to the Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, final plat approvals through December 31, 2020 are not subject to participation in the El Paso County Road Impact Fee Program but will instead trigger payment of fees to the Woodmen Road Metropolitan District. Final plat approvals within the period beginning January 1, 2021 and ending on December 31, 2027 will be subject to payment of traffic impact fees to the County.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department 39 adjoining property owners on June 19, 2020, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

- Vicinity Map
- Letter of Intent
- Development Plan / Preliminary Plan
- State Engineers Letter
- County Attorney's Letter
- Health Dept. Letter

El Paso County Parcel Information

File Name: PUDSP-19-009

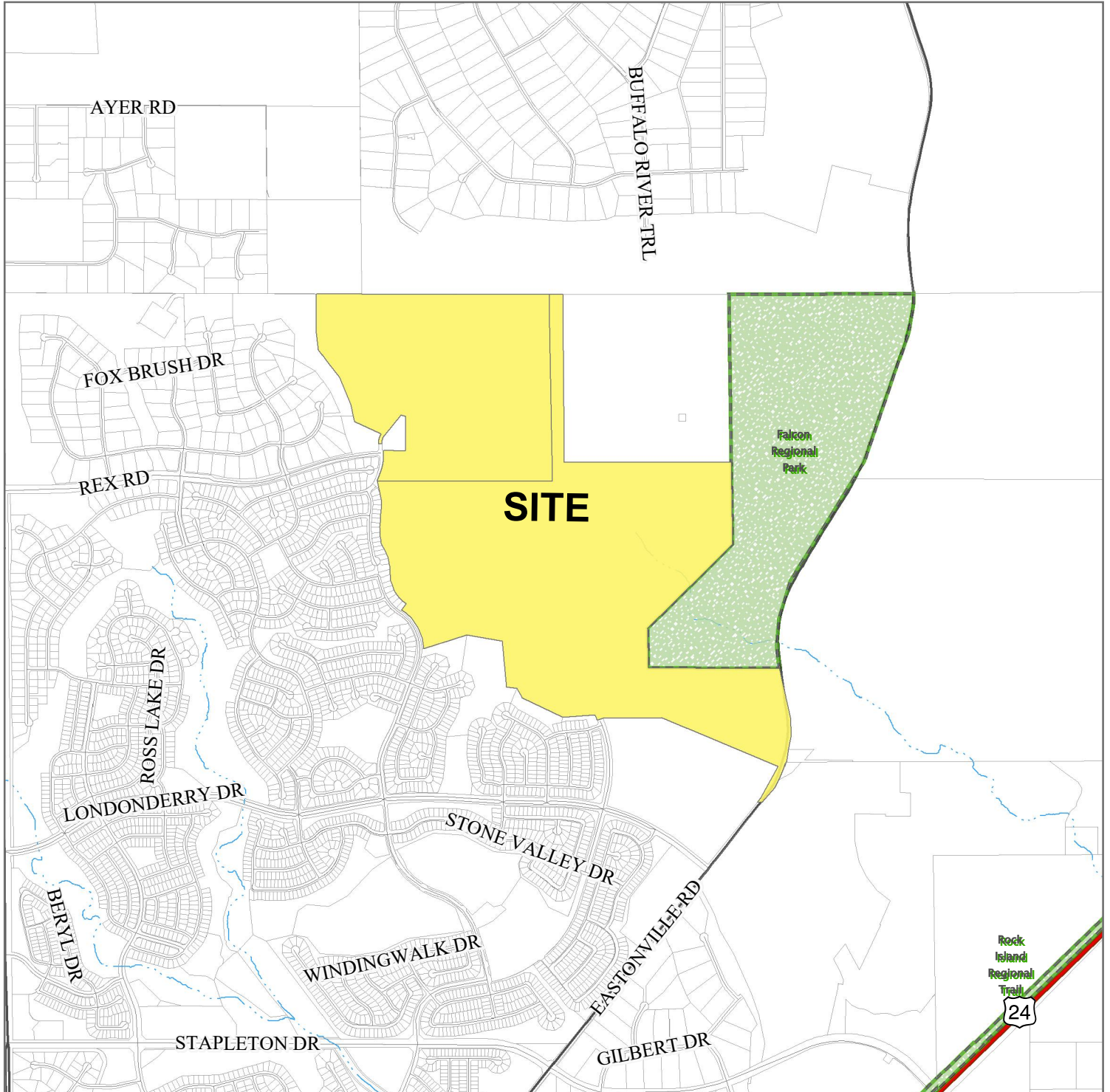
PARCEL	NAME
4200000407	MERIDIAN RANCH INVESTMENTS INC
4200000401	MERIDIAN RANCH INVESTMENTS INC

Zone Map No. --

ADDRESS	CITY	STATE
PO BOX 80036	SAN DIEGO	CA
PO BOX 80036	SAN DIEGO	CA

ZIP	ZIPLUS
92138	0036
92138	0036

Date: June 15, 2020



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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MERIDIAN RANCH: ROLLING HILLS RANCH FILINGS 1-3

PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT

LETTER OF INTENT

OCTOBER 2019

REVISED APRIL 2020

PROPERTY OWNER:

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

DEVELOPER:

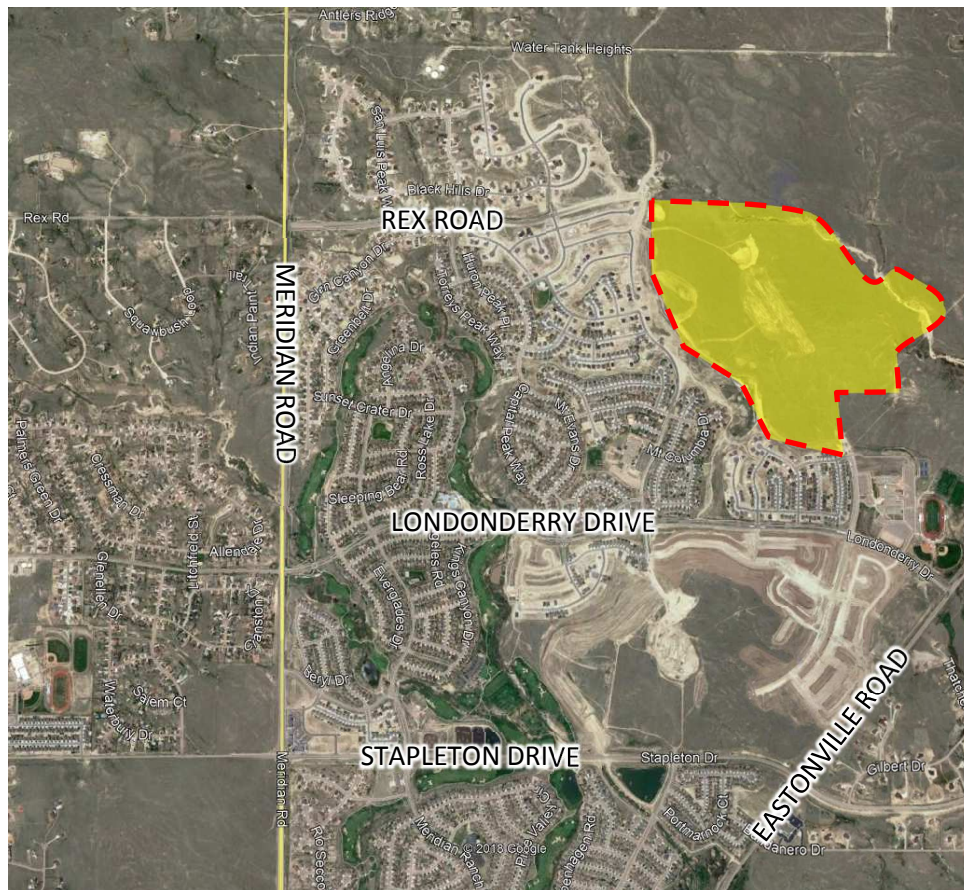
GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:

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

LOCATION

The Rolling Hills Ranch is located southeast of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 251 acres and is zoned PUD. To the west is the Meridian Ranch Filing No. 9 residential development and to the south Filing 11 of Meridian Ranch.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for the Rolling Hills Ranch Filings 1-3, consisting of 725 single-family dwelling lots, landscaping, open space, and trails on approximately 251 acres.
2. A Final Plat for Rolling Hills Ranch Filing 1, consisting of 262 lots and 4 tracts for landscaping, open space, and utilities on approximately 95 acres.
3. A PUD Modification of ECM Sections 2.3.8.A, 2.5.2.C.4 & 4.4.5.E in relation to the requirement to provide cul-de-sac lengths, midblock pedestrian crossings and mailbox placement.

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.3(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 access 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.	<p>Local and Local Low Volume streets allow for street parking of vehicles.</p> <p>This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County.</p> <p>The regulation is unreasonable 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.</p>
4	ECM Section 2.2.4.B.3	Urban Minor Arterial & 2.3.2 Design Standards by Functional Classification, Table 2-6	Construct Rex Road east of Sunrise Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTCP Map 14: 2040 Roadway Plan classification	The alternative design is to construct Rex Road east of Sunrise Ridge Drive as a half section of the Urban Minor Arterial. Transition from a Residential Urban Collector to the half section east of Sunrise Ridge Dr continuing east to proposed Rolling Ranch Drive.	The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project.

Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. The modification in addition minimizes grading in an area that based on early soil investigation shows areas of shallow sandstone bedrock, making lowering for future connections difficult. These two development implications and decisions guiding the request for the modification support two of the identified benefits in Chapter 4.2.6.F.2.h - preserving natural features and providing more accessible open space within the development. Supportive of the modification request, the site layout has been reviewed and approved by the Fire Department for safety based on the proposed cul-de-sac lengths and a necessary Will Serve Approval letter has been provided.

4. Early Metro District grading improvements.

PROJECT JUSTIFICATION

a. Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on March 14, 2018. This shows the land use designation of the area now comprising the Rolling Hills Ranch as MR-R3 (3 du/ac).

The PUD Development/Preliminary Plan for Rolling Hills Ranch Filings 1-3 comprises 725 lots on approximately 251 acres, which represents a density of 2.98 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.21 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Policy Plan and Small Area Plan Compliance

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

The proposed development supports the overall Sketch Plan intent and approved densities. The development is keeping and supportive of adjacent development proposals with regard to access and overall land uses. The proposed PUD density proposed in addition is contiguous with the existing developments to the west.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The PUD proposes to implement a compatible use that contextually is in keeping with past development proposals for similar size lots. Proper landscaping, buffering and access, support the overarching development context and greater community vision that allow for the variety of densities in an accessible, and compatible manner.

The proposed residential subdivision satisfies the following policies of the County Water Master Plan:

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

The proposed subdivision is located within the Meridian Service Metropolitan District (MSMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.

The proposed development is located within the MSMD and is proposed to connect to the existing central water and wastewater. Will Serve Letters have been provided for the proposed development.

Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.

An appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.

c. Parks and Open Space Requirement

Rolling Hills Ranch Filings 1-3 includes open space tracts approximately 66 acres in size including trail connections to the extensive trail and open space provisions within Meridian Ranch. The proposed Open Space dedication for the project of 66 acres achieves a 26% dedication exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b.

As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$272 per subdivision lot for Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Rolling Hills Ranch Filings 1-3
Urban	\$197,200
Regional	\$311,750
Total	\$508,950

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.

d. PUD Modification

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. In this area of development for the 725 lots, the need for a midblock crossing is not considered necessary as there is no pedestrian destination

in these areas that would necessitate a midblock crossing that the current attached sidewalks and open space trail connections wont already facilitate.

Section 2.3.8.A of the ECM states that Cul-de-sacs shall have a maximum length of 750 feet for urban conditions. The proposed cul-de-sac provides for a more efficient and desired layout for the proposed lot layout. The proposal addresses a desired community aesthetic while also providing views to the front range and enhanced community open spaces typically seen in the development. As required by code the Fire Dept. has reviewed the proposal and provided an appropriate and modified Will Serve Approval Letter. The attached Fire Department letter also addresses that the request is not a matter of length but proper surfacing and turnaround capability. The proposed development provides the necessary turnaround requirement and needed loading requirements for efficient serviceability for the fire department. These two development implications and decisions guiding the request for the modification support two of the identified benefits in Chapter 4.2.6.F.2.h - preserving natural features and providing more accessible open space within the development.

e. Drainage

A Preliminary Drainage Report for the Rolling Hills Ranch is submitted with this application package.

f. Traffic

A Traffic Report prepared by LSC is submitted in support of this application. Overall suggested improvements noted with the development can be found on Table 4 of the provided report.

Specific development improvements to be provided with the Rolling Hills PUD Filings 1-3 by the developer will include the following:

- Construct Rex Road as an Urban 2-Lane Minor Arterial from Sunrise Ridge Drive to the proposed east site access.
- Construct Lambert Road as an Urban Residential Collector from current terminus to its planned terminus within the Rolling Hills Ranch at Meridian Ranch site.
- Construct a 205-foot westbound left-turn lane plus 160-foot taper on Rex Road approaching the site access.

g. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application.

Specific development recommendations with the Rolling Hills PUD Filings 1-3 to the developer will include the following:

- Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, shallow groundwater, loose soils and expansive soils.
- Additional investigation after overlot grading is recommended to address the possibility of shallow groundwater and potential mitigation.

h. Utilities

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

i. Wildlife

Rolling Hills Ranch is in a developing area and there is no significant impact to wildlife.

In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

CRITERIA FOR APPROVAL

• ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location. The proposed residential subdivision also satisfies the policies of the County Policy Plan & County Water Master Plan as noted above.

• ***The subdivision is consistent with the purposes of this Code;***

The proposed development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by this PUD. See below for separate justification of PUD Modification request.

• ***The subdivision is in conformance with the subdivision design standards and any approved sketch plan;***

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on February 20th, 2018. This shows the land use designation of the area now comprising the Rolling Hills Filing 1-3 as MR-R3 (3 du/ac). The PUD Development/Preliminary Plan for Rolling Hills Filing 1-3 comprises 725 lots on approximately 251 acres, which represents a density of 2.88 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.25 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

- ***A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;***

Meridian Service Metropolitan District will provide central water to the project. The District has a sufficient water supply.

- ***A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code.***

Meridian Service Metropolitan District will provide sanitary sewer service to the project. The District has an established sewage disposal facility

- ***All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];***

The Geotechnical Report prepared by Entech Engineering Inc. in support of this application identifies some geologic constraints on construction, but nothing that would prevent the development of this site. These geologic constraints are listed above and are noted with the ability to be mitigated with proper engineering and construction practices relating to foundation design and drainage.

- ***Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;***

A Preliminary Drainage Report for the Rolling Hills Ranch PUD is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southeast corner of the project

- ***Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;***

Legal and physical access is provided to all lots by public rights-of-way.

- ***The proposed subdivision has established an adequate level of compatibility by***

- (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;***

There are no natural physical features in this project. The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. A neighborhood park is included with this application which will serve the entire Rolling Hills Ranch PUD. Open space tracts with trails within this PUD provide connectivity to the amenities in this subdivision and the wider Meridian Ranch area.

- (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;***

The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. This reduces the need for using motor vehicles to

access local amenities, thereby conserving energy and the environment. There is no public transportation system serving this part of the County.

(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

There is no requirement for a transition with adjacent uses as the surrounding area is single-family residential at similar densities. Landscaping is provided along the streets and in the park and open space tracts.

(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

There are no environmentally sensitive areas in this Preliminary Plan. Natural features in Meridian Ranch were assessed with the Sketch Plan and are preserved in open space areas along the principal drainage corridors.

The impact identification report for the Meridian Ranch Sketch Plan 2009 assessed the property for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

(5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

A Preliminary/Final Drainage Report, Traffic Report and Geotechnical Report are submitted with this application package. The provision of adequate roads, utilities and public facilities is planned as part of the master planned community. New road connections are proposed with these filings which will complete the road network in this southern part of the project. An additional detention pond is also included with this development.

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

• Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;

Appropriate Will Serve Letters and Letters of Commitment have been provided addressing the ability to adequately serve the proposed subdivision. Provisions for all necessary services are provided in the attached PUD Development package are provided to serve the proposed subdivision.

• The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

An appropriate Fire Protection Report has been provided showing the ability of the Falcon Fire Departments (FPD) ability to serve the proposed development. FPD Will Serve Letter included in addition.

- ***The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.***

The proposed development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by this PUD. Information provided above with project Request.

APPENDIX A:
ROLLING HILLS RANCH PUD: JUSTIFICATION FOR PROPOSED DEVIATIONS

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met. Section 5.8 of the ECM establishes an additional mechanism whereby an engineering design standard can be modified provided the limits of consideration in ECM Section 5.8.6 are met and the modifications meets the criteria for approval in ECM Section 5.8.7.

The following deviations to the ECM are requested for the Rolling Hills Ranch PUD (numbers correspond to PUD modification table on the PUD cover sheet and in the Letter of Intent).

#1- Mid Block Crossings

Nature of Request:

Section of ECM from which Deviation Is Sought: 2.5.2.C.4

Specific Criteria from which a Deviation Is Sought: 2.5.2.C.4 Access ramps on local roadways shall be spaced no greater than 600 feet apart.

Proposed Nature and Extent of Deviation: The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.F.2.h of the Land Development Code:

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 mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect 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.

ECM Section 5.8.6: Limits of Consideration:

The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
N/A

- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
N/A

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

The change is desired to achieve a specific design characteristic within the project. The development has a focus on the trail system that meanders in an out of open space and local park space, the desire is to encourage the use of the trails instead of the interior sidewalks. The design limits the use of mid-block pedestrian crossings that can create safety hazards by blocking or hindering sight lines and placing pedestrians in danger. The design concept also creates an aesthetically pleasing, consistent sidewalk offset from the curb to sidewalk. Pedestrians will generally cross the street at any location regardless of the presence of a pedestrian ramp due to the typically low traffic volume found on local streets. A suggested revision would be to revise the criteria such that mid-block pedestrian ramps are required as deemed necessary to provide access to schools, shopping, transportation facilities or other community facilities and services similar to the City of Colorado Springs standards.

ECM Section 5.8.7: Criteria for Approval

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;
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 all the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.
- The deviation will not adversely affect safety or operations;
The design enhances safety by eliminating potential dangerous mid-block crossings, where pedestrians enter the roadway from behind parked vehicles where lines of sight are limited or blocked. The deviation will also eliminate mid-block ramps where changes in direction of the sidewalk and/or grade could produce a tripping or stumbling hazard.
- The deviation will not adversely affect maintenance and its associated cost; and
The deviation will not adversely affect the maintenance cost or the ability for maintenance vehicles to work on the street or within the right-of-way. Reducing mid-block pedestrian ramps will reduce the cost of maintenance due to eliminating signage and pavement markings
- The deviation will not adversely affect aesthetic appearance.
The deviation will improve the aesthetic appearance by creating unswerving smooth offset line of the sidewalk from curb.
- The deviation meets the design intent and purpose of the ECM standards.
The deviation meets the design intent and purposes of the ECM standards by meeting all other aspects of the standards with respect road design, road safety and pedestrian safety. There is no

Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate mid-block pedestrian ramps.

- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

The proposed design does not inhibit the program requirements with respect to water quality and storm water runoff during construction and future permanent facilities.

#2- Roadway terminations – cul-de-sac length

Nature of Request:

Section of ECM from which Deviation Is Sought: 2.3.8.A

Specific Criteria from which a Deviation Is Sought: Exceed the maximum length between of a cul-de-sac on an Urban Local street.

Proposed Nature and Extent of Deviation: A belief the cul-de-sac provides a superior product that is desirable to the general public without sacrificing safety to the residents and users of the area. The attached letter from the Falcon Fire Protection District indicates that the local fire district believes the longer cul-de-sac does not create undue safety issues. Supportive of the request the Falcon Fire Department notes that the described area is not within the Districts wildland interface.

ECM Section 5.8.6: Limits of Consideration:

The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
Several cul-de-sacs in the last few subdivisions have been deemed too long by this criterion. The ECM seems to indicate a safety concern from the perspective of the access by emergency services, in particular fire protection. However, the Falcon Fire Protection District has indicated in every case that approval of lengths exceeding 750 are acceptable if a proper surface is provided, the means of access and turnaround is sufficient and the location is not within the wildland fire interface. This project is not located within the wildland interface.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
N/A
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.
N/A

ECM Section 5.8.7: Criteria for Approval

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;

Homes on a cul-de-sac are desirable to most home purchasers, this design provides what the perspective purchaser is seeking without adversely impacting the public safety nor surrounding property. The proposed design in addition creates unique and desired community enclaves while also providing sufficient vehicular and pedestrian access to open space links.

- The deviation will not adversely affect safety or operations;
The deviation will not adversely affect safety or operations; as mentioned above the Falcon Fire Protection District has no objections for this design so long as the roadway is built wide enough for their firefighting apparatus to traverse the length of the street and has sufficient space to turn around, and the project is not located within the wildland fire interface. The design provides both width and turn-around space. The Falcon Fire Protection District has no regulations limiting the length of a cul-de-sac just additional provisions that certain lengths be approved and proper surfacing provided.
- The deviation will not adversely affect maintenance and its associated cost; and
The deviation will not adversely affect maintenance and its associated costs, since in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria. Since it meets all other criteria the impacts to maintenance is insignificant.

Conversely, if the long cul-de-sac were not allowed, a street would be required to be added increasing maintenance and cost to the County.

- The deviation will not adversely affect aesthetic appearance.
The deviation will not adversely affect the aesthetic appears of the project.
- The deviation meets the design intent and purpose of the ECM standards.
The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards except the length of the cul-de-sac.
- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.
The deviation meets the control measure requirements by leaving more area in its natural condition promotes more infiltration and less runoff. By allowing a long cul-de-sac, additional disturbance of the surrounding area for an additional roadway for the sole purpose of connecting this cul-de-sac with a future cul-de-sac can be avoided.

#3- Type 3 Mailbox Placement

Nature of Request:

Section of ECM from which Deviation Is Sought: 4.4.5.E

Specific Criteria from which a Deviation Is Sought: Type 3 Mailbox Placement

Proposed Nature and Extent of Deviation: For aesthetics and consistency within Meridian Ranch, the request is to be allowed to place the Type 3 Mailbox in locations similar to the locations where these boxes have been placed since the beginning of the project. Historically, the mailbox locations have typically been located along the sides of residential lots and adjacent to open space at locations within local and local low volume street classifications where street parking is allowed and the Postal Service prefers and approves.

ECM Section 5.8.6: Limits of Consideration:

The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.

N/A

- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

N/A

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

The regulation is illogical where street parking is allowed. Local and Local Low Volume streets allow for street parking of vehicles. It is illogical to require mailbox locations within a residential subdivision along a local or local low volume street to require a vehicle temporarily park outside the clear zone when parking near a mailbox kiosk when street parking within the clear zone is allowed everywhere else along the same street.

This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County.

ECM Section 5.8.7: Criteria for Approval

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;

The deviation will provide similar design and appearance as elsewhere within the Meridian Ranch development providing aesthetic continuity.

- The deviation will not adversely affect safety or operations;

The deviation will not adversely affect safety or operations since the mailbox kiosks will be located outside the clear zone. Any vehicle that temporarily parks near the kiosk will park in a similar manner as any other vehicle along the same street in front of a residence.

The Type 3 mailbox is to be located outside the clear zone and shall be located in such a place as to not block the line of sight.

- The deviation will not adversely affect maintenance and its associated cost; and
The deviation will not adversely affect maintenance and its associated costs, since in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria. Since it meets all other criteria the impacts to maintenance is insignificant.

Conversely, providing the additional width to the street for a pullout to park would require additional maintenance and cost to the County.

- The deviation will not adversely affect aesthetic appearance.
The deviation will not adversely affect the aesthetic appearance of the project.
- The deviation meets the design intent and purpose of the ECM standards.
The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards with respect to road design and safety.
- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.
The deviation meets the control measure requirements by leaving more area in its natural condition promotes more infiltration and less runoff. By allowing this provision, additional roadway for the sole purpose of providing an unnecessary paved pullout for temporary parking can be avoided.

#4- Urban Minor Arterial & 2.3.2 Design Standards by Functional Classification, Table 2-6

Nature of Request:

Section of ECM from which Deviation Is Sought: 2.2.4.B.3

Specific Criteria from which a Deviation Is Sought: The specific ECM standard a deviation is requested is the criteria to construct Rex Road east of Sunrise Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTCP Map 14: 2040 Roadway Plan classification

Proposed Nature and Extent of Deviation: The roadway design standards for Urban Minor Arterial roads will be used to design and construct Rex Road east of Sunrise Ridge Dr. Except that intersection spacing between Sunrise Ridge Dr and Eastonville Rd will be less than the ECM standard as shown in the attached Exhibit B. The proposed alternative road right of way matches the existing Rex Road right of way west of Sunrise Ridge Drive.

The proposed roadway will be the half section of the El Paso County standard section for Urban Minor Arterial road.

The alternative design is to construct Rex Road east of Sunrise Ridge Drive as a half section of the Urban Minor Arterial. Transition from a Residential Urban Collector to the half section east of Sunrise Ridge Dr for approximately 400 feet, continuing east to proposed Rolling Ranch Drive. The half section will be constructed per the attached drawing depicting the half section from centerline south to southerly right of way line. A 80 foot right of way will be dedicated with an additional 20 foot wide reservation within the adjacent Tract K as shown on the Rolling Hills Ranch PUD in order to accommodate the future full width section when the County determines it is necessary for the County to construct the full width section.

The southern ROW line along Rex Road will match east and west of Sunrise Ridge Drive with additional ROW to be acquired by the County along the northern portion of the roadway west of Sunrise Ridge Drive from adjacent open space and private land owners at such time as when El Paso County deems it necessary to construct the full width Urban Minor Arterial roadway section from Eastonville Road west to near Mt. Gateway Drive.

ECM Section 5.8.6: Limits of Consideration:

The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.

N/A

- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project. This portion of Rex Road would require Rex Road to be constructed with lane tapers and redirects which could create confusion for the driver and pose unnecessary risk to future accidents. Any other alternative would require the acquisition of property for public and private entities in order to secure sufficient land to construct the Urban Minor Arterial west of the project and additional cost to the County as this roadway is identified in the 2040 Major Transportation Corridor Plan making Rex Road construction a reimbursable project.

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

N/A

ECM Section 5.8.7: Criteria for Approval

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;

The deviation will provide a comparable design in that the estimated ADTs for this section fall more than 50% below the threshold for an Urban Minor Arterial roadway section.

The design provides the southern half of the roadway (centerline to southern curb. This provides a better design in that when and if the roadway is widened to the full width Urban Minor Arterial, all of the improvements south of the centerline will provide a future cost savings without the need to redesign and/or remove/replace large portions of the roadway.

- The deviation will not adversely affect safety or operations;
The Engineering Criteria Manual identifies 20,000 ADTs as the maximum volume of traffic that can be safely conveyed on an Urban Minor Arterial Street section, the estimated 2040 ADT is sufficiently below at 7,470 to justify a half section. Constructing a full width Urban Minor Arterial would require lane drop, tapers and redirects to accommodate the existing narrower section to the west of Sunrise Ridge Dr. The design will have the travel lanes east and west of Sunrise Ridge match eliminating the need to include lane drops east of Sunrise Ridge Dr.
Merging traffic at lane drops and redirects create a potential risk for accidents east of the intersection. The half section will safely carry the anticipated total traffic volume from Eastonville Road to Mt. Gateway at the projected total traffic volume.
- The deviation will not adversely affect maintenance and its associated cost; and
The proposed deviation will not adversely impact maintenance for this street section in that it will not receive traffic higher than normal for this type of roadway classification
- The deviation will not adversely affect aesthetic appearance.
The deviation will not adversely affect the aesthetics of the area as it will match an already established street section.
- The deviation meets the design intent and purpose of the ECM standards.
The proposed deviation and design allows for the accommodation of the future widening of Rex Road to full width Urban Minor Arterial if and when it is deemed necessary due to any unforeseen increase traffic volume closer to the 20,000 ADTs.
- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.
The proposed deviation is not different than any other proposed roadway within El Paso County matching all other requirements for similarly classified roads and meets all requirements associated with the MS4 permit.

GENERAL PROVISIONS

- A. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code...
B. Applicability. The provisions of this PUD shall run with the land.
C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of Commissioners...
D. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of Rolling Hills Ranch Filings 1-3...
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...
F. Conflict. Where there is more than one provision within the development plan that covers the same subject matter...
G. Maximum Level of Development. The total number of dwellings shown on the development plan for development within the specified planning area...
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...
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...

DEVELOPMENT GUIDELINES ROLLING HILLS RANCH FILINGS 1-3 AT MERIDIAN RANCH PUD DEVELOPMENT PLAN

A. Project Description
Rolling Hills Ranch Filings 1-3 at Meridian Ranch is the continuation of a long-term development with a distinct vision. The project centers on a recreational lifestyle by providing opportunities such as a golf course, recreation center, parks and open space, and trails for residents to enjoy.

B. Permitted and Accessory uses: Permitted and accessory uses are as identified in the use table below:

Table with 2 columns: PRINCIPAL USES and ACCESSORY USES. Includes categories like CMSR Facility, Stealth Dwellings, Day Care Home, etc.

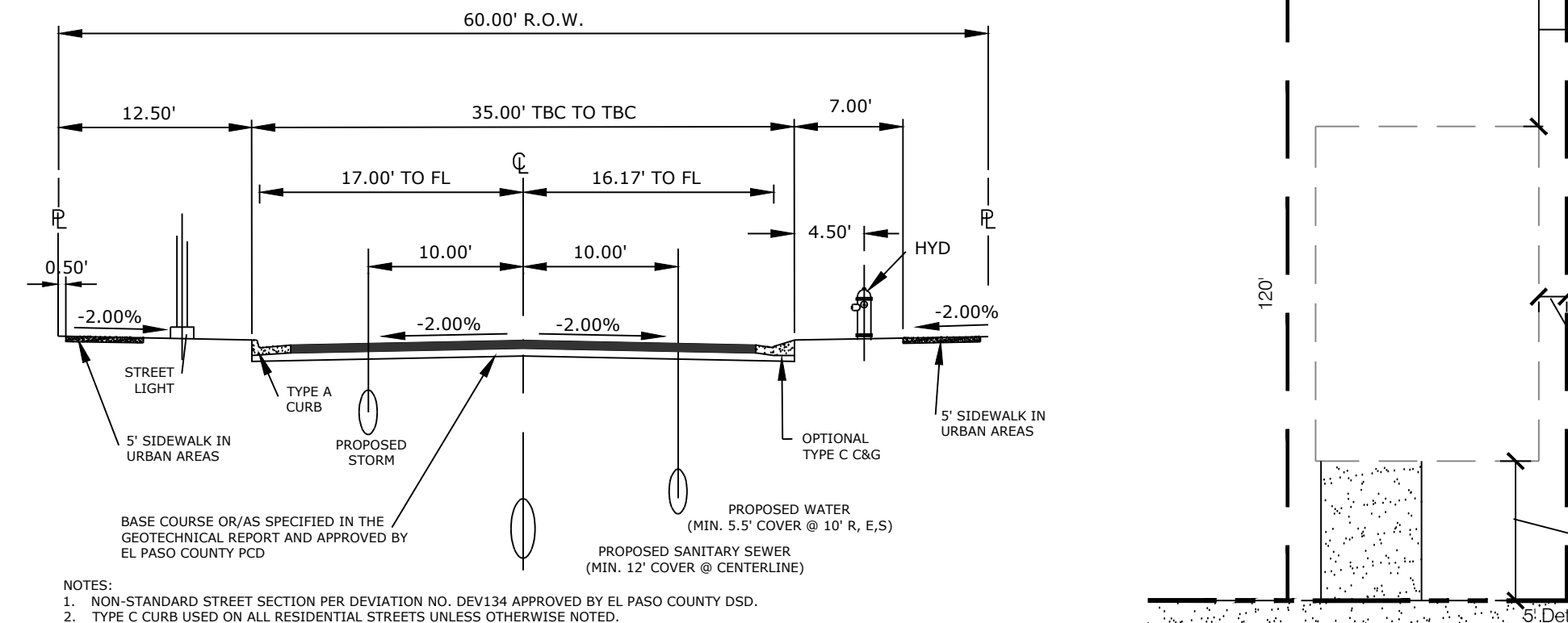
- C. Development Requirements
1. Maximum lot coverage: fifty-five (55) percent
2. Maximum building height: thirty (30) feet.
3. Setback minimums:
a. Front yard: twenty (20) feet
b. Side yard: five (5) feet
c. Rear yard: twenty (20) feet.

- D. Lot Sizes
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.
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.

- E. Streets
Streets within the Rolling Hills Ranch Filings 1-3 at Meridian Ranch Subdivision provide general vehicular circulation throughout the development.
F. Architectural Control Committee Review/Covenants
Covenants for Rolling Hills Ranch Filings 1-3 at Meridian Ranch have been created by separate documents.

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

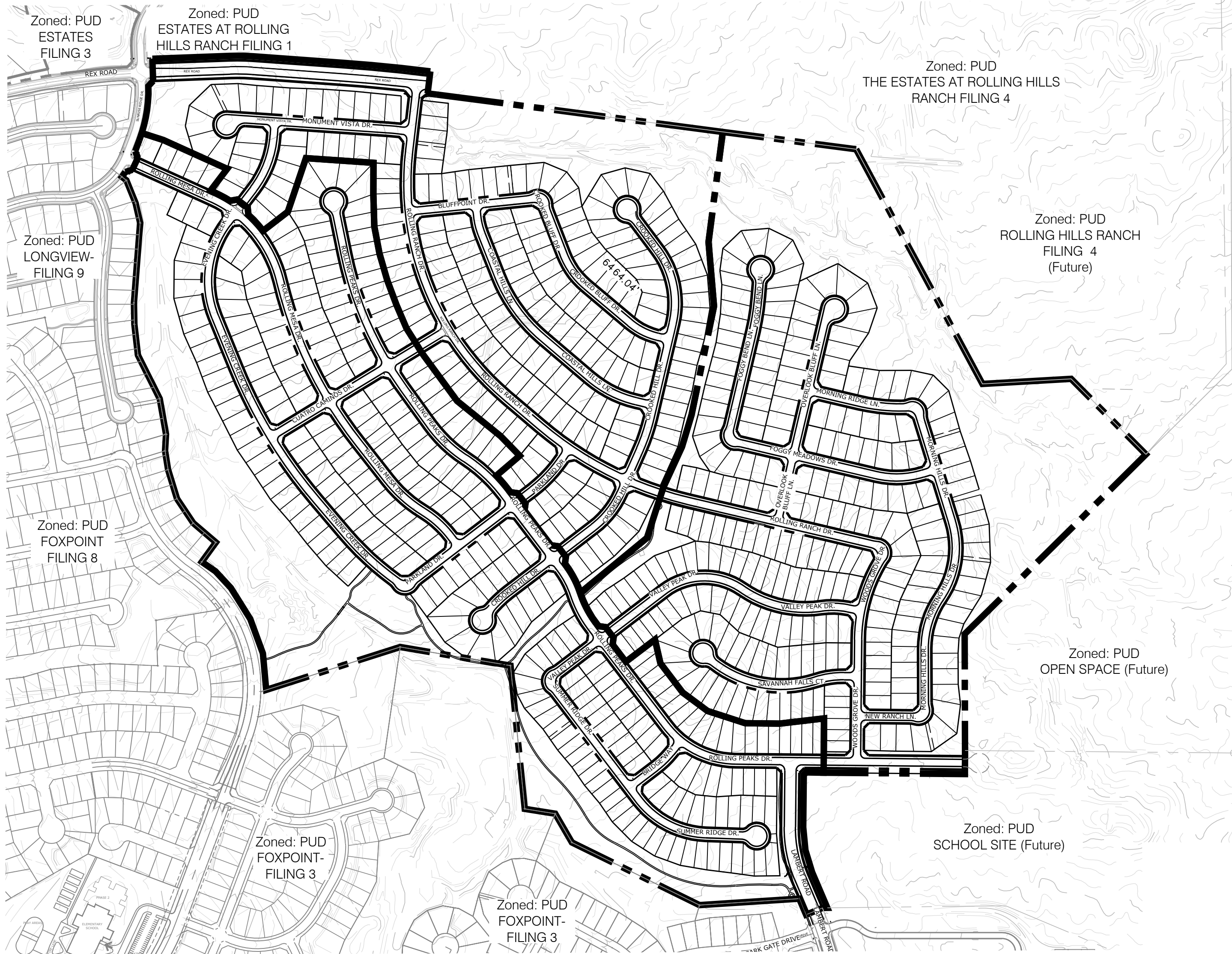
Table with 5 columns: LDC/ECM Section, Category, Standard, Modification, Justification. Lists modifications for mid-block crossings, roadway terminations, and mailbox placement.



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

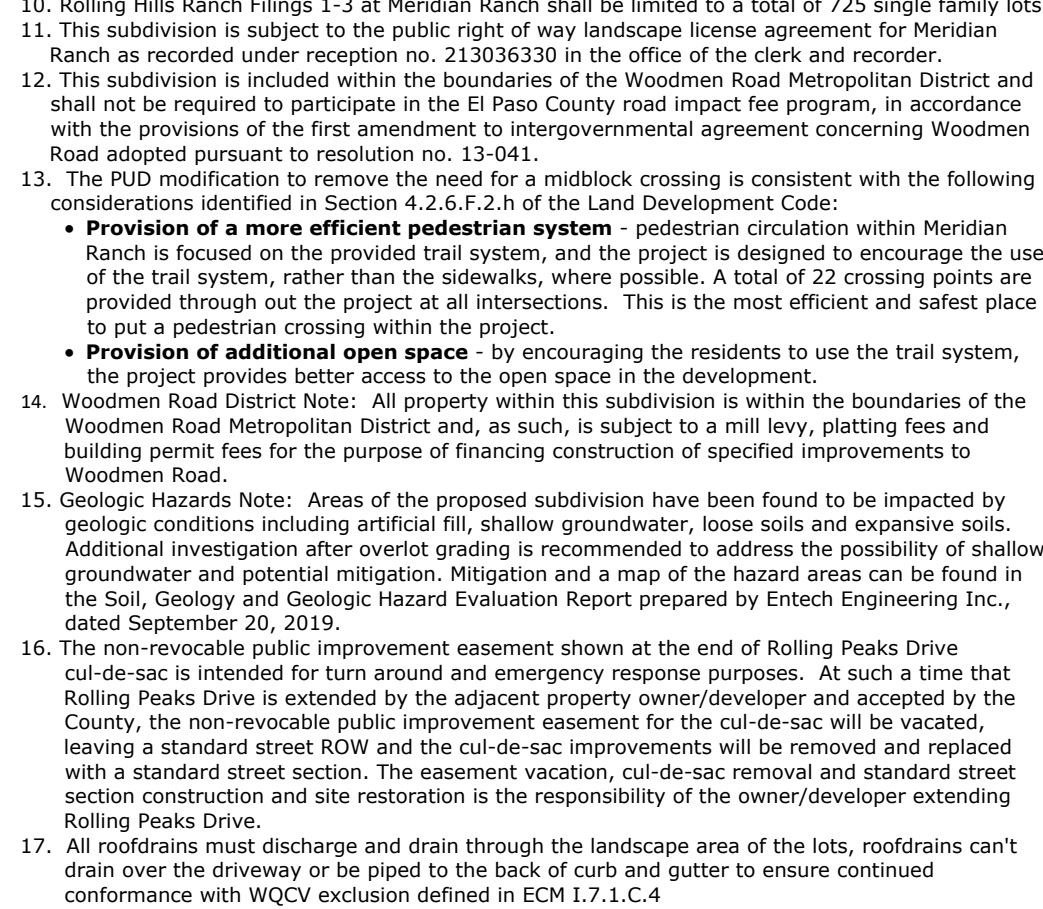
ROLLING HILLS RANCH FILINGS 1-3 AT MERIDIAN RANCH PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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



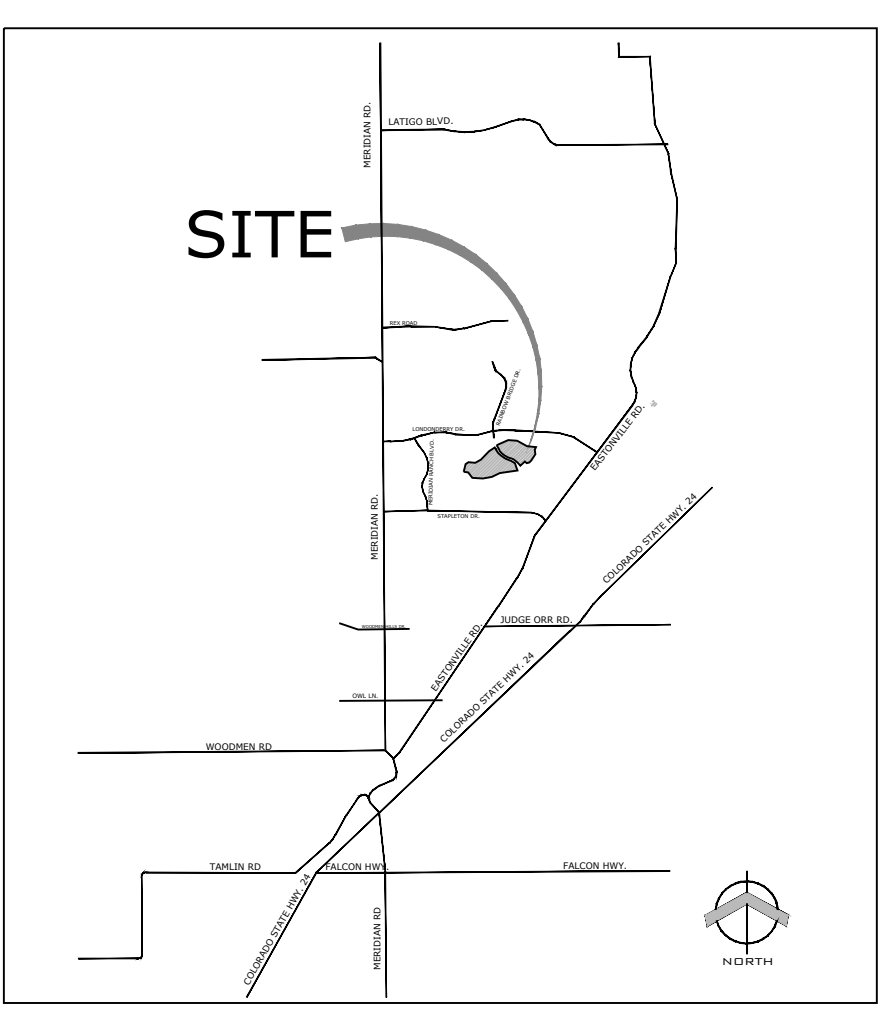
GENERAL NOTES

- 1. All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved...
2. Landscape entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Meridian Service Metropolitan District...
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: five (5) feet
c. Rear: seven and one-half (7.5) feet.



TYPICAL LOT LAYOUT BASED ON MINIMUMS (VARIES)

VICINITY MAP



OWNER / SUBDIVIDER
GTL, Inc.
3575 Kenyon St.
San Diego, CA 92110
PLANNER
N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903
(719) 471-0073

DEVELOPMENT DATA

- Existing Zoning: PUD
Approved Plan: Rolling Hills Ranch Filings 1-3 at Meridian Ranch PUD Development/Preliminary Plan
Tax ID Number: 423040001, 4200000411, 4200000412, and a portion of 4200000413
Total Area: 251.094 AC
Number of Lots: 725
Total Lot Area: 139,097 AC (55.4%)

LAND USE DATA TABLE

Table with 5 columns: LAND USE, NET DENSITY, UNITS, ACRES, % OF LAND. Shows breakdown for Single Family, School, and Open Space tracts.

TRACT TABLE FILINGS 1-3

Table with 4 columns: TRACT NAME, TRACT AREA, TRACT USE, OWNERSHIP / MAINTENANCE. Lists details for various tracts from A to L.

SOCIAL IMPACTS TABLE

Table with 3 columns: ISSUE, PROVIDER / MAINTENANCE, AVAILABILITY / AMOUNT. Details social impacts for student generation, water/wastewater, fire protection, and recreation acreage.

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

Summary table showing dwelling unit counts for various filings (1-9) and overall totals for total, remaining, and maximum units.

SHEET INDEX

Table mapping sheet numbers to titles, such as SHEET 1 of 34: COVER SHEET, SHEET 2 of 34: LEGAL PLAN, etc.

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

COVER SHEET

1 OF 34
PUDSP-199



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 N27°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°18'45"E A DISTANCE OF 1200.00 FEET;
18. THENCE N86°45'47"E A DISTANCE OF 400.00 FEET;
19. THENCE S44°45'04"E A DISTANCE OF 478.58 FEET TO A POINT ON THE WESTERLY BOUNDARY OF FALCON REGIONAL PARK, RECORDED WITH RECEPTION NO. 214096227 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING TWO (2) COURSES ARE ON SAID BOUNDARY LINE:

20. THENCE S45°14'56"W A DISTANCE OF 1150.00 FEET;
21. THENCE S00°11'44"E A DISTANCE OF 550.00 FEET;
22. THENCE S00°34'48"W A DISTANCE OF 80.00 FEET;
23. THENCE N89°25'12"W A DISTANCE OF 715.30 FEET;
24. THENCE S45°34'48"W A DISTANCE OF 14.54 FEET;
25. THENCE S00°34'48"W A DISTANCE OF 236.58 FEET;
26. THENCE S05°23'19"E A DISTANCE OF 103.70 FEET;
27. THENCE S17°01'39"E A DISTANCE OF 103.70 FEET;
28. THENCE S22°59'45"E A DISTANCE OF 174.64 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FALCON HIGH SCHOOL, RECORDED WITH RECEPTION NO. 206058517 IN THE RECORDS OF EL PASO COUNTY;
29. THENCE S89°19'41"W A DISTANCE OF 21.70 FEET ALONG SAID BOUNDARY;
30. THENCE 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°18'43"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 N63°22'02"E A DISTANCE OF 74.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID MERIDIAN RANCH FILING NO. 9;

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

51. THENCE N10°04'06"W A DISTANCE OF 162.63 FEET;
52. THENCE N28°19'41"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 IS #30087).

PLANNER/LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

PROJECT INFO

SEAL

SHEET INFO

ISSUE / PROVISION

SHEET TITLE

SHEET NUMBER

PLANTING

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

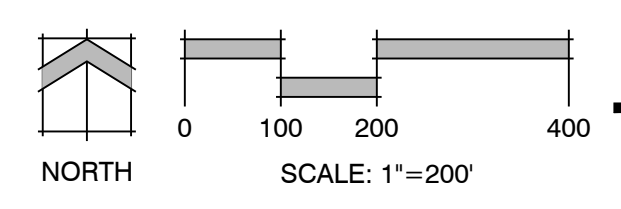
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04.23.2020	B.I.	PER COUNTY COMMENTS

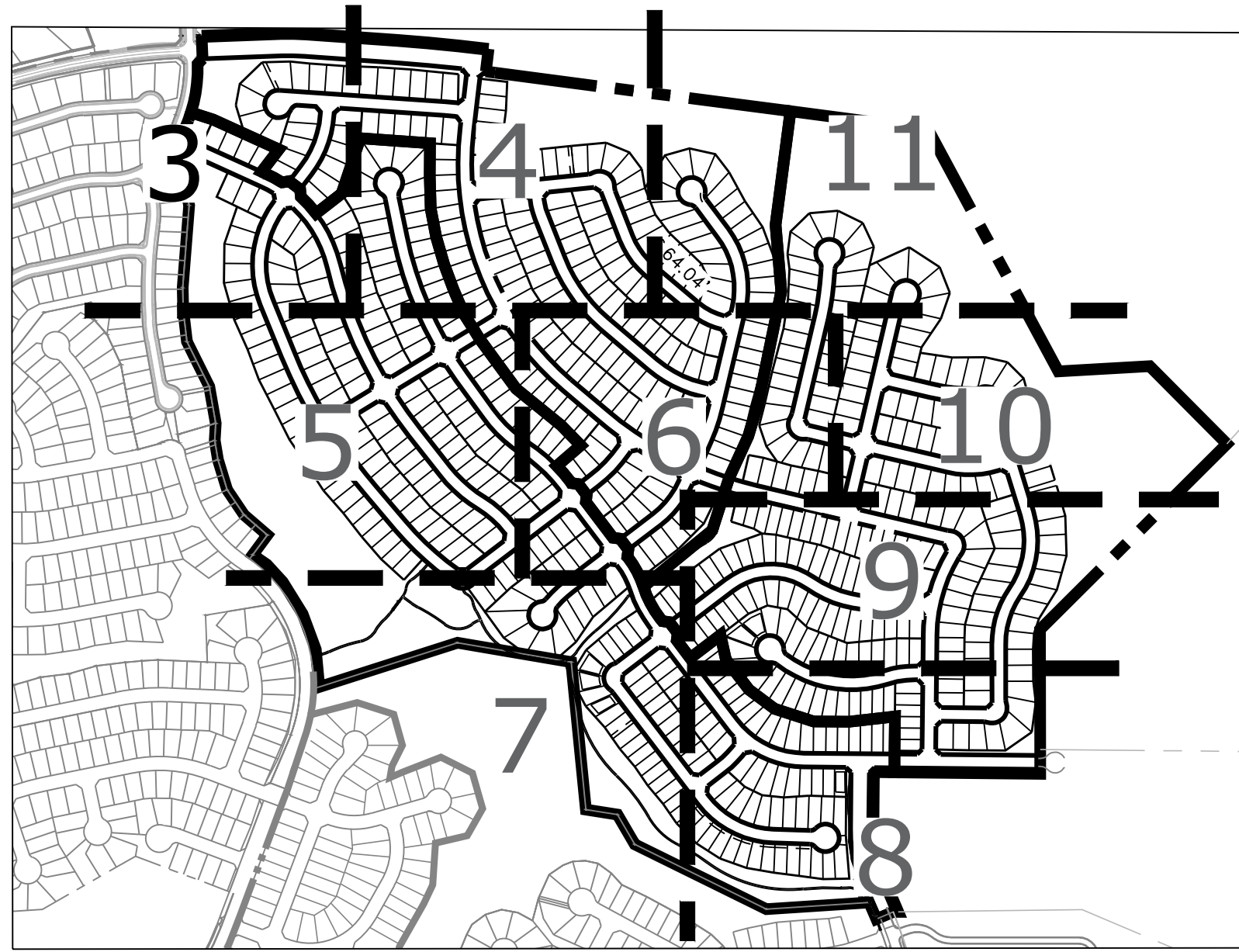
LEGAL PLAN

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PUDSP-199





Land Planning
Landscape
Architecture
Urban Design

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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

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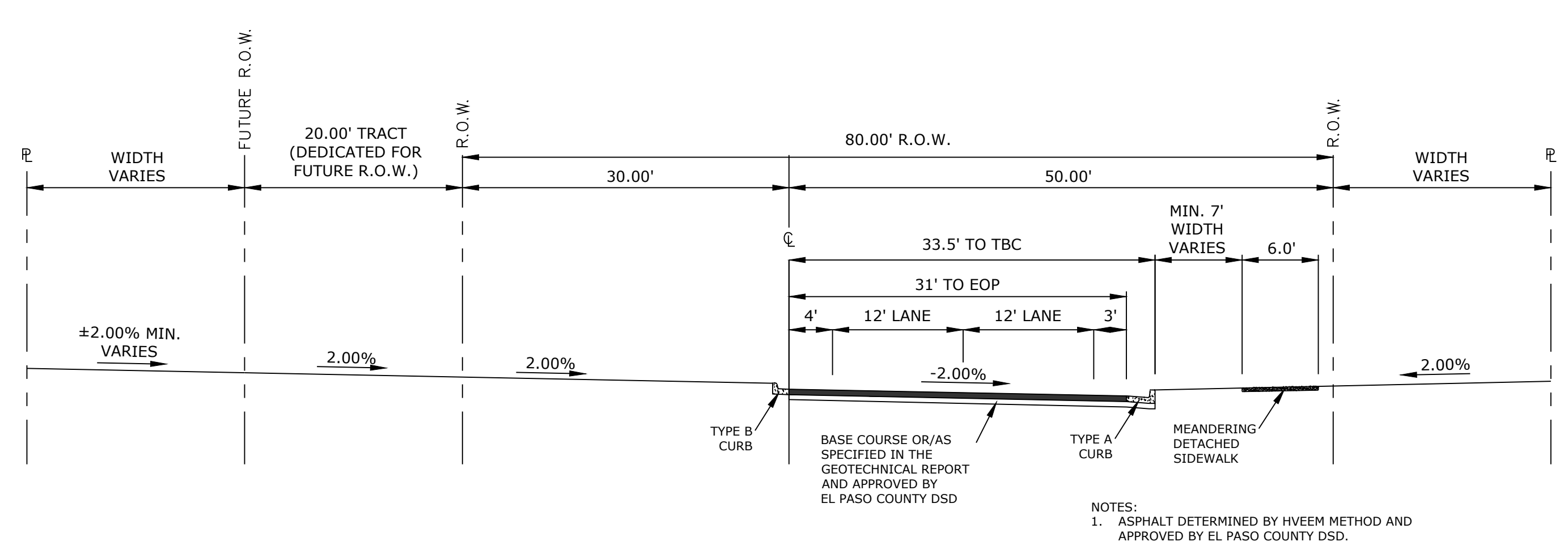
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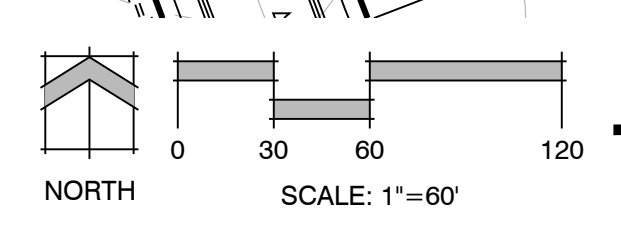
WEST & SOUTH SITE PLAN

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



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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

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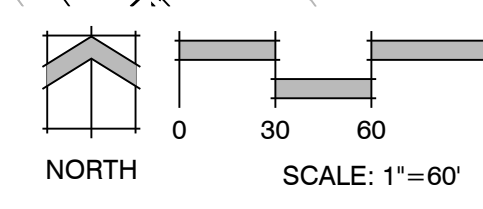
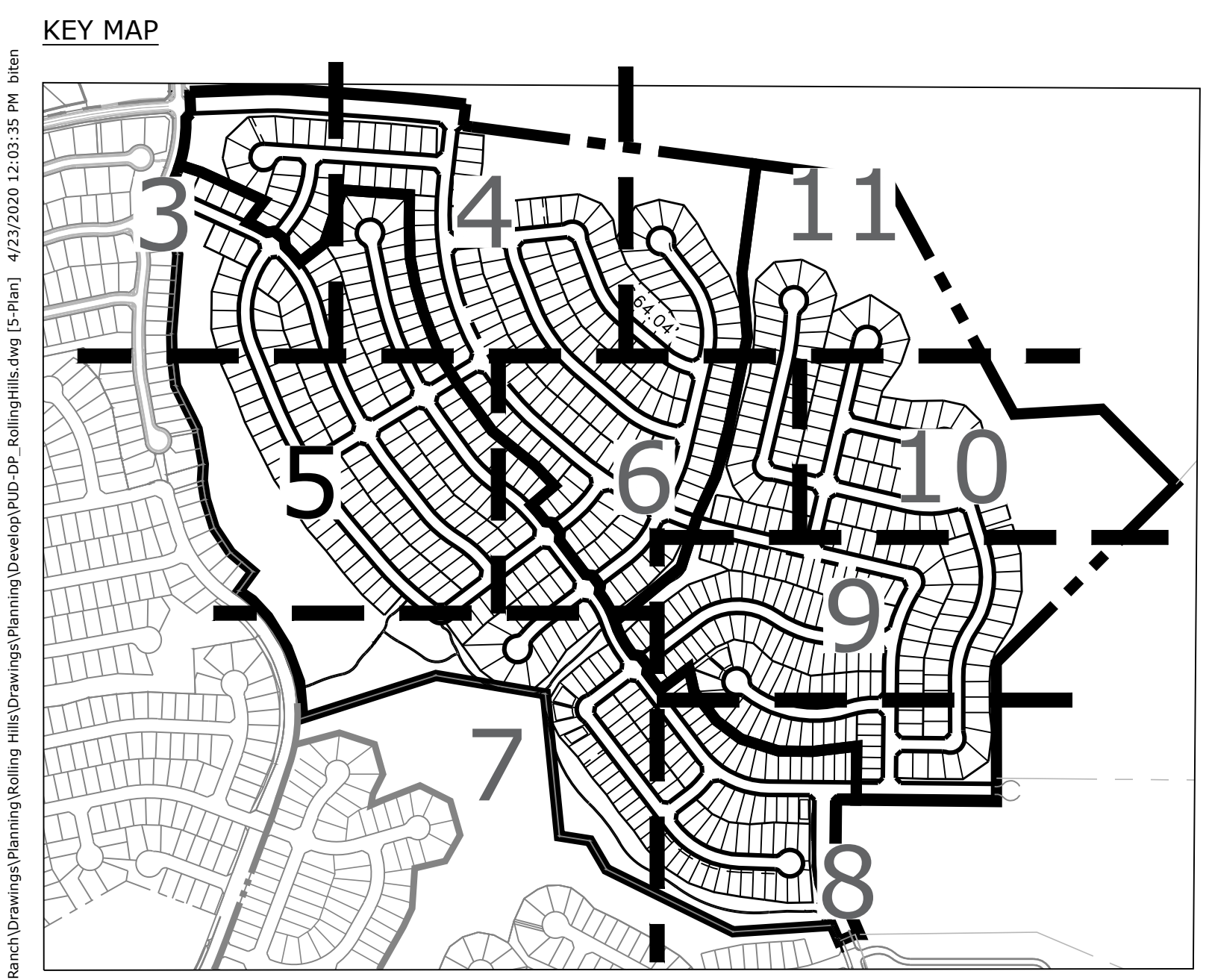
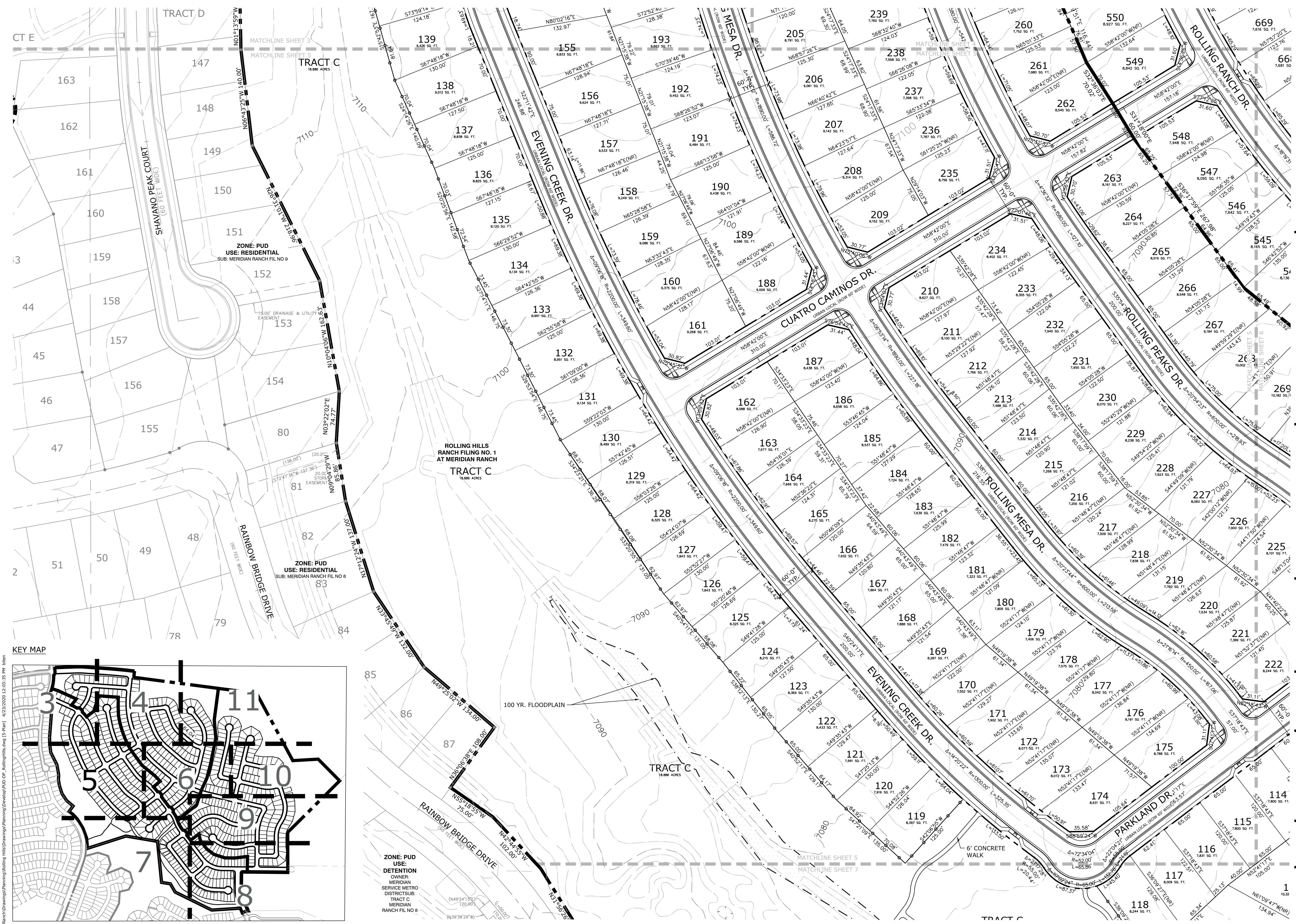
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03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

WEST & SOUTH SITE PLAN

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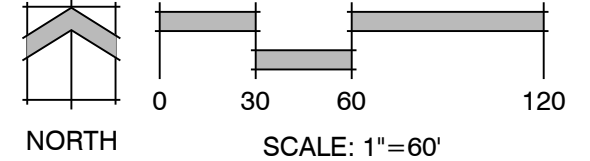
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KEY MAP



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

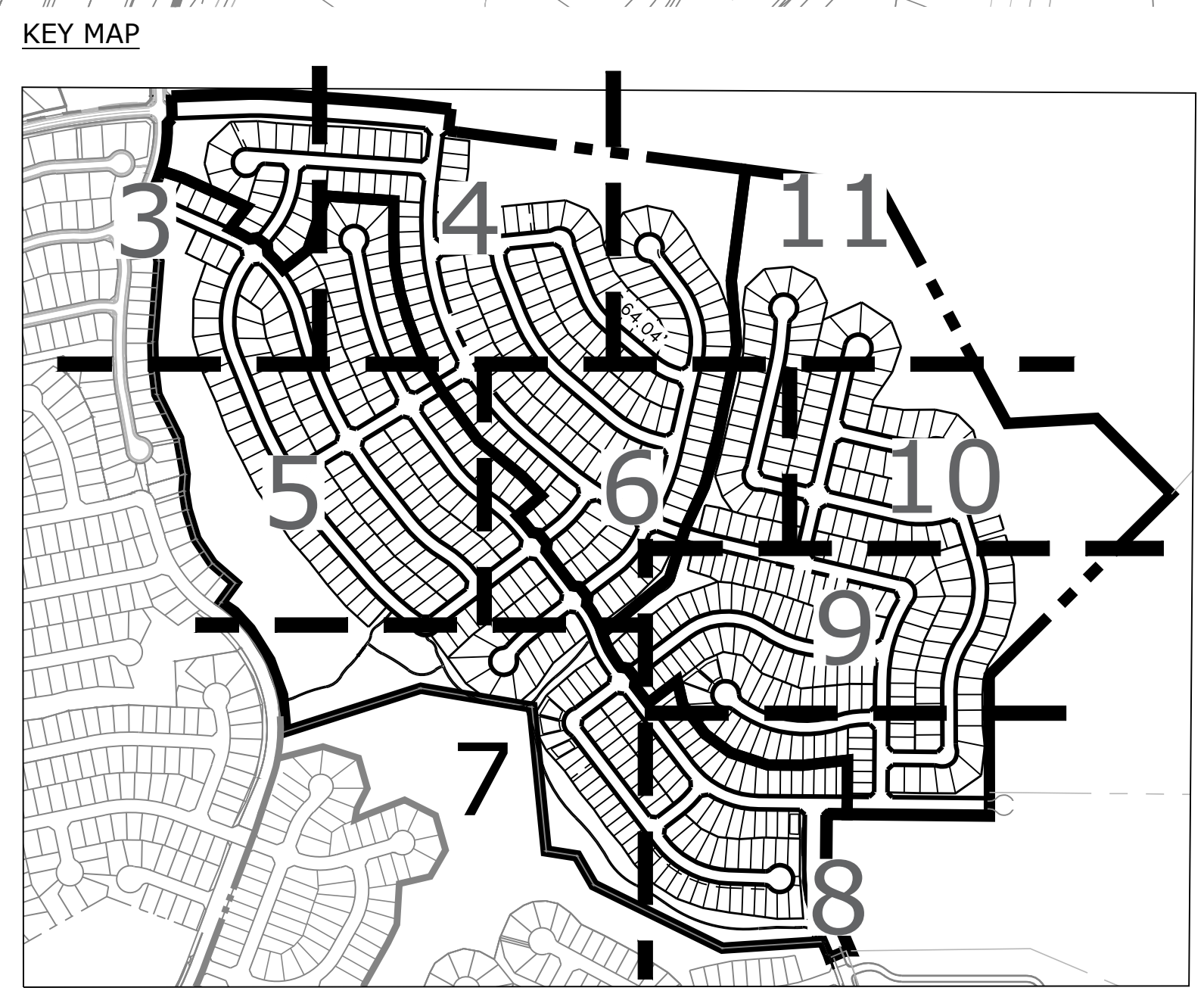
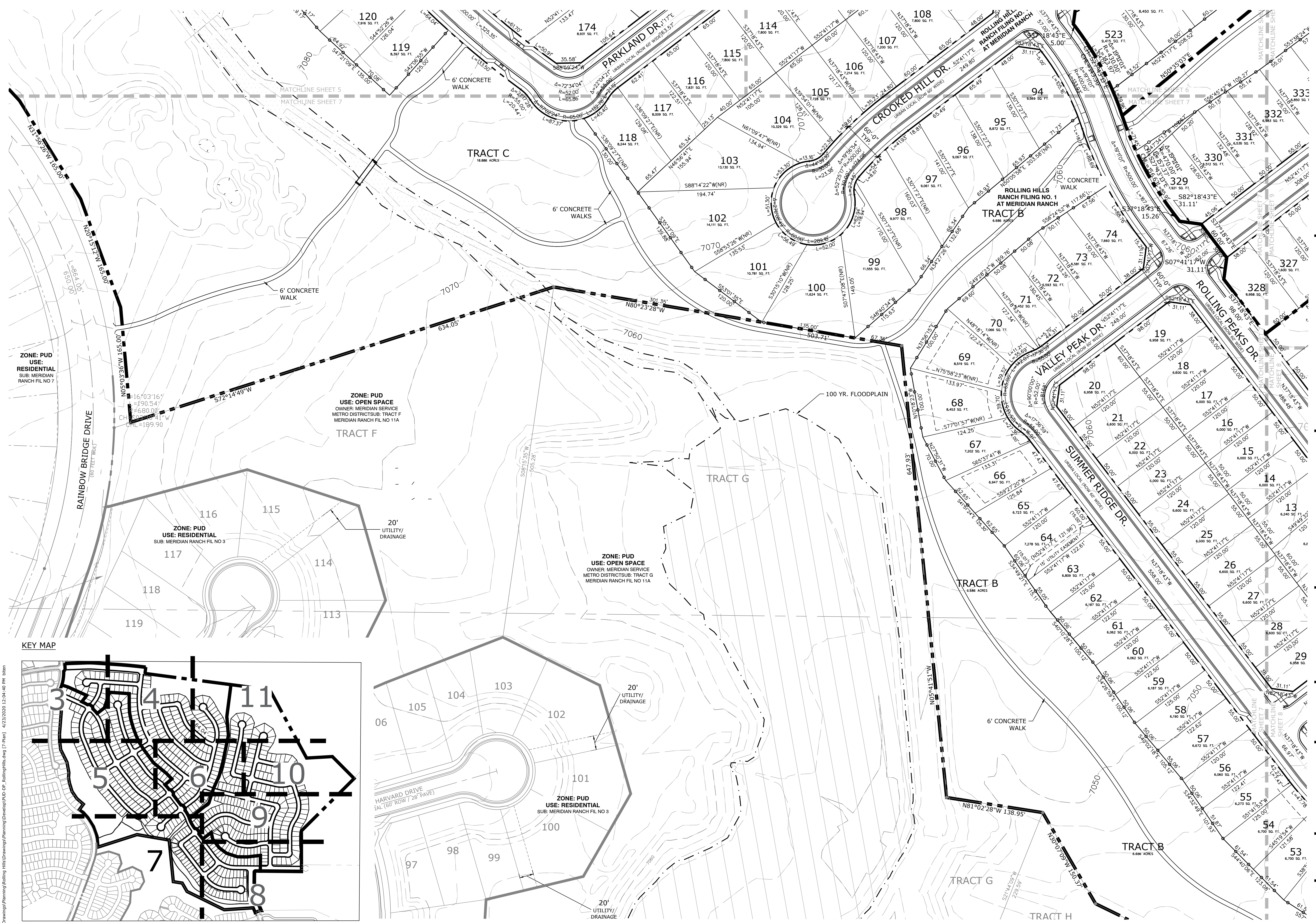
DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

WEST & SOUTH SITE PLAN

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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

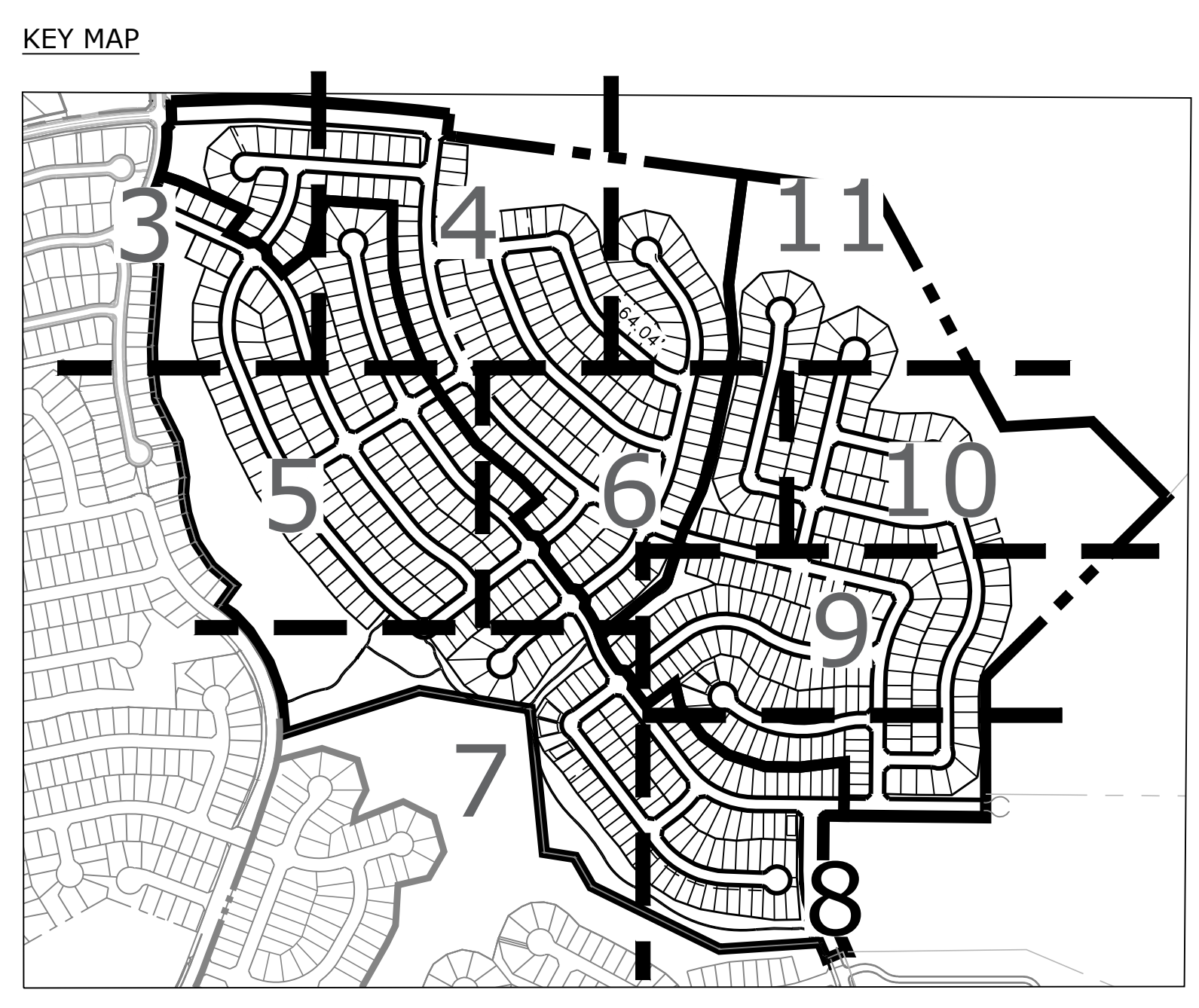
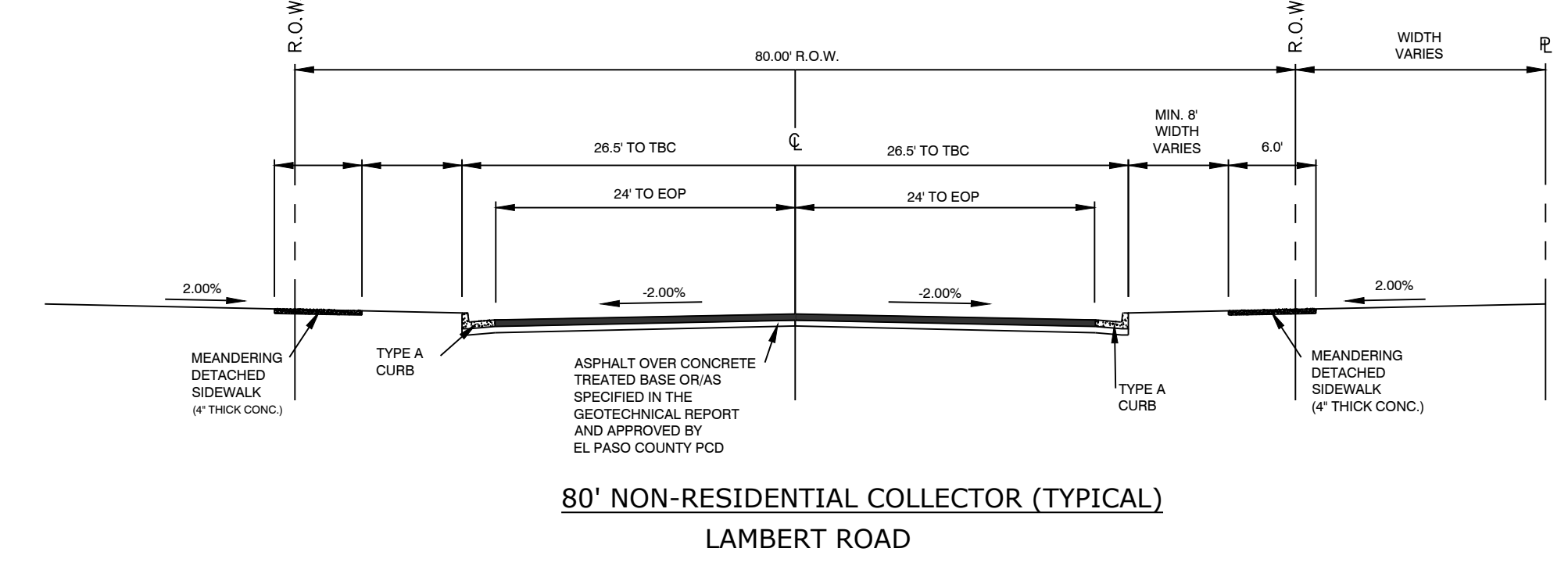
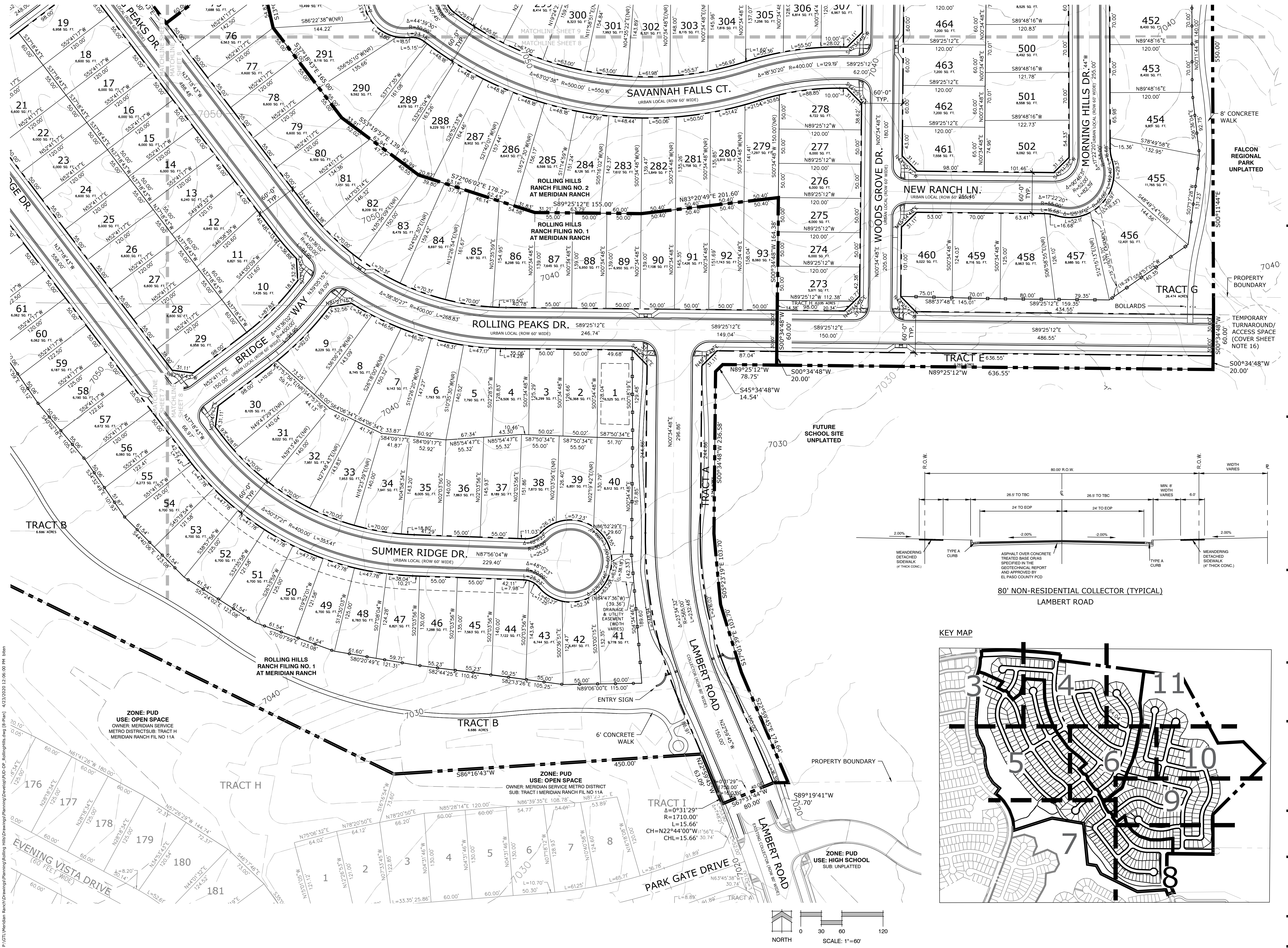
ENTITLEMENT

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



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

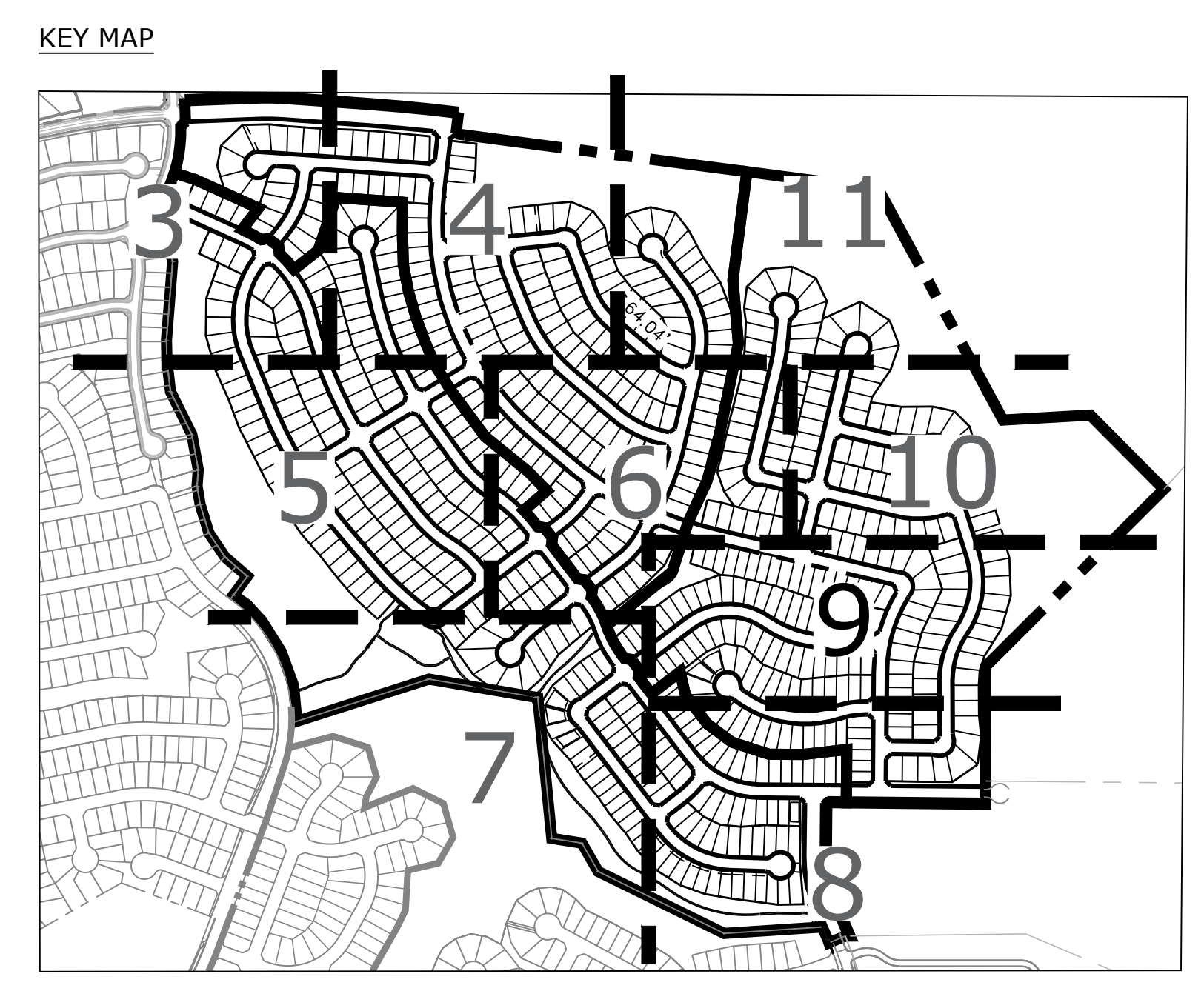
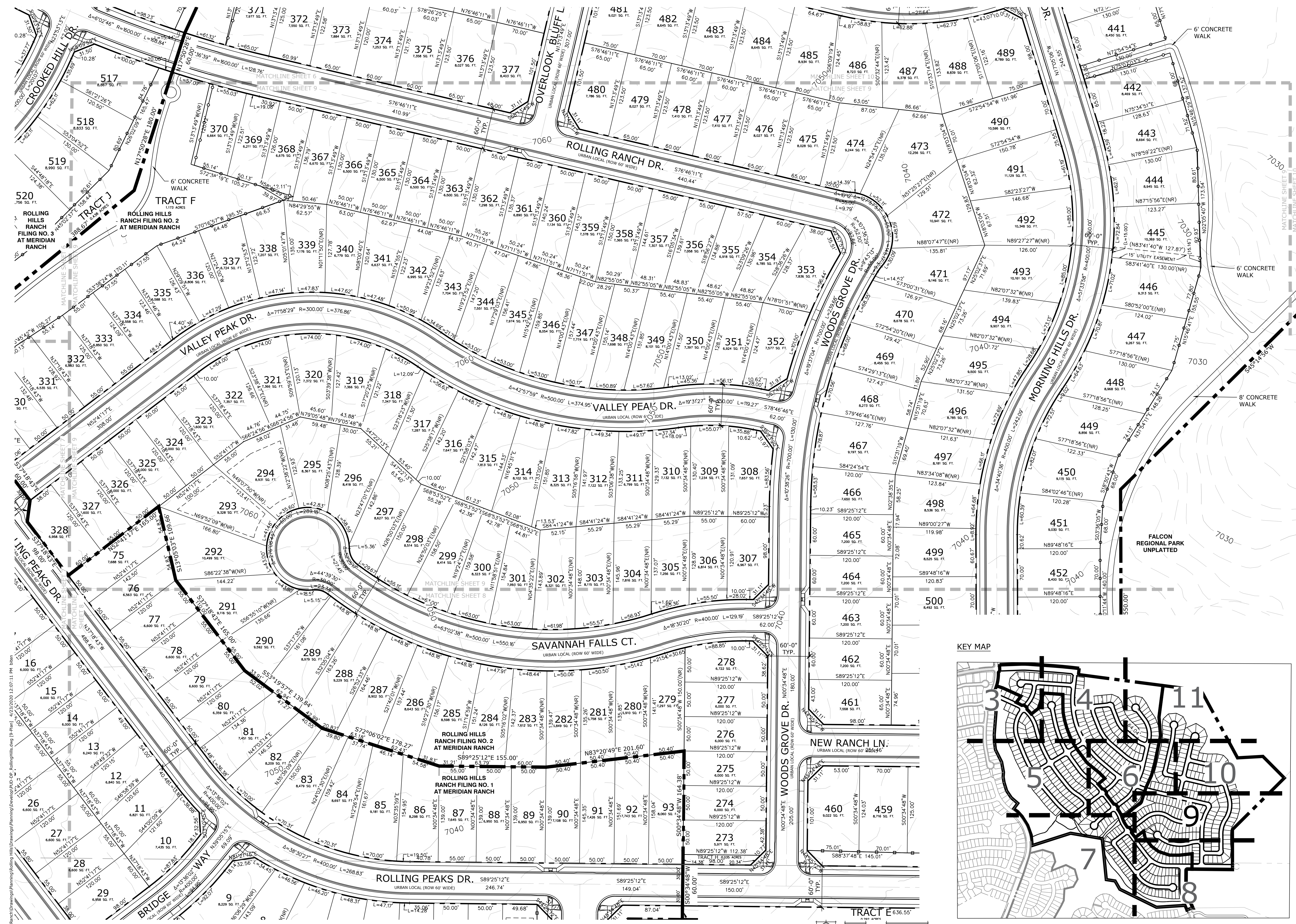
DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

WEST & SOUTH SITE PLAN

8

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

ENTITLEMENT

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

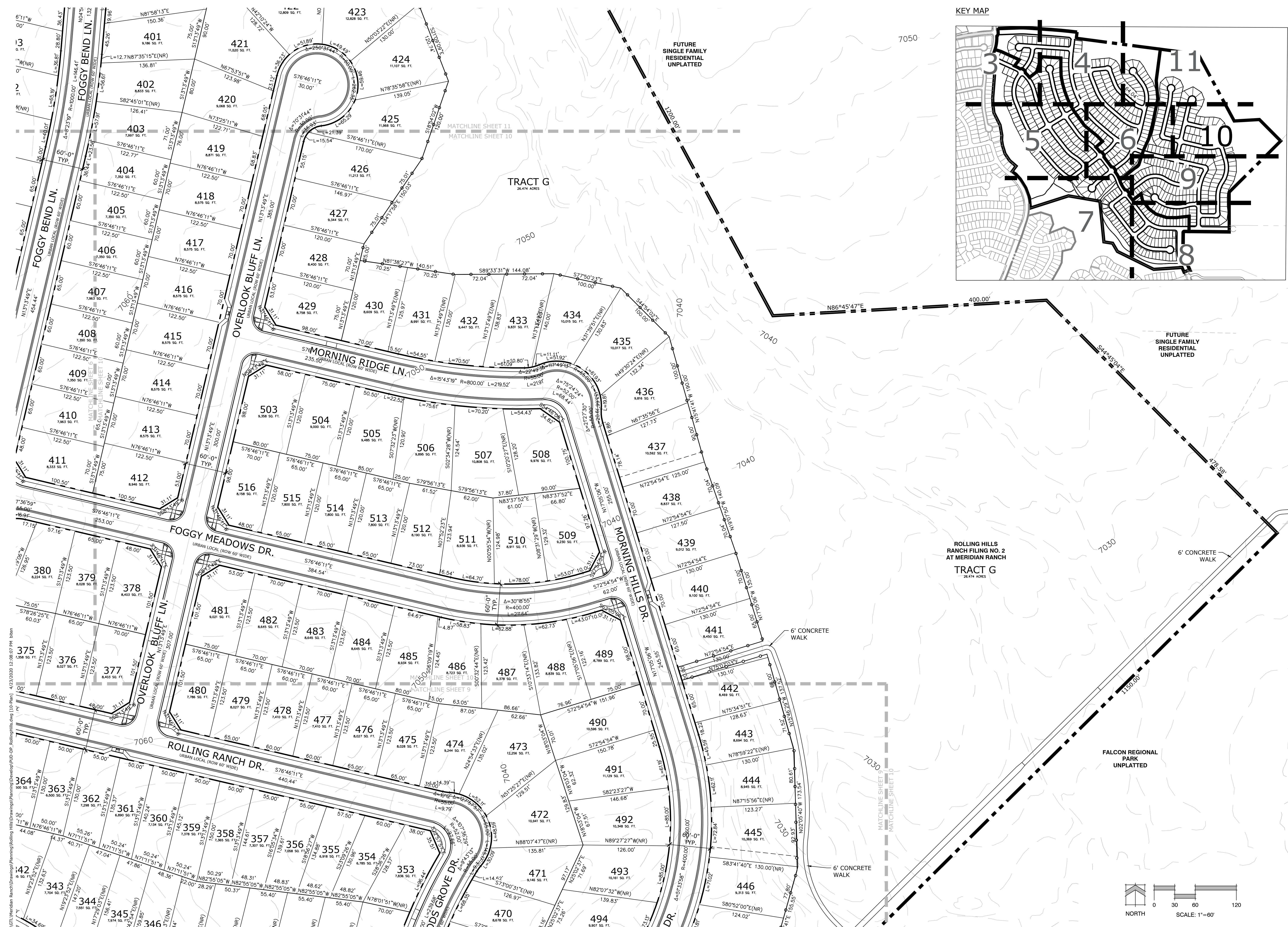
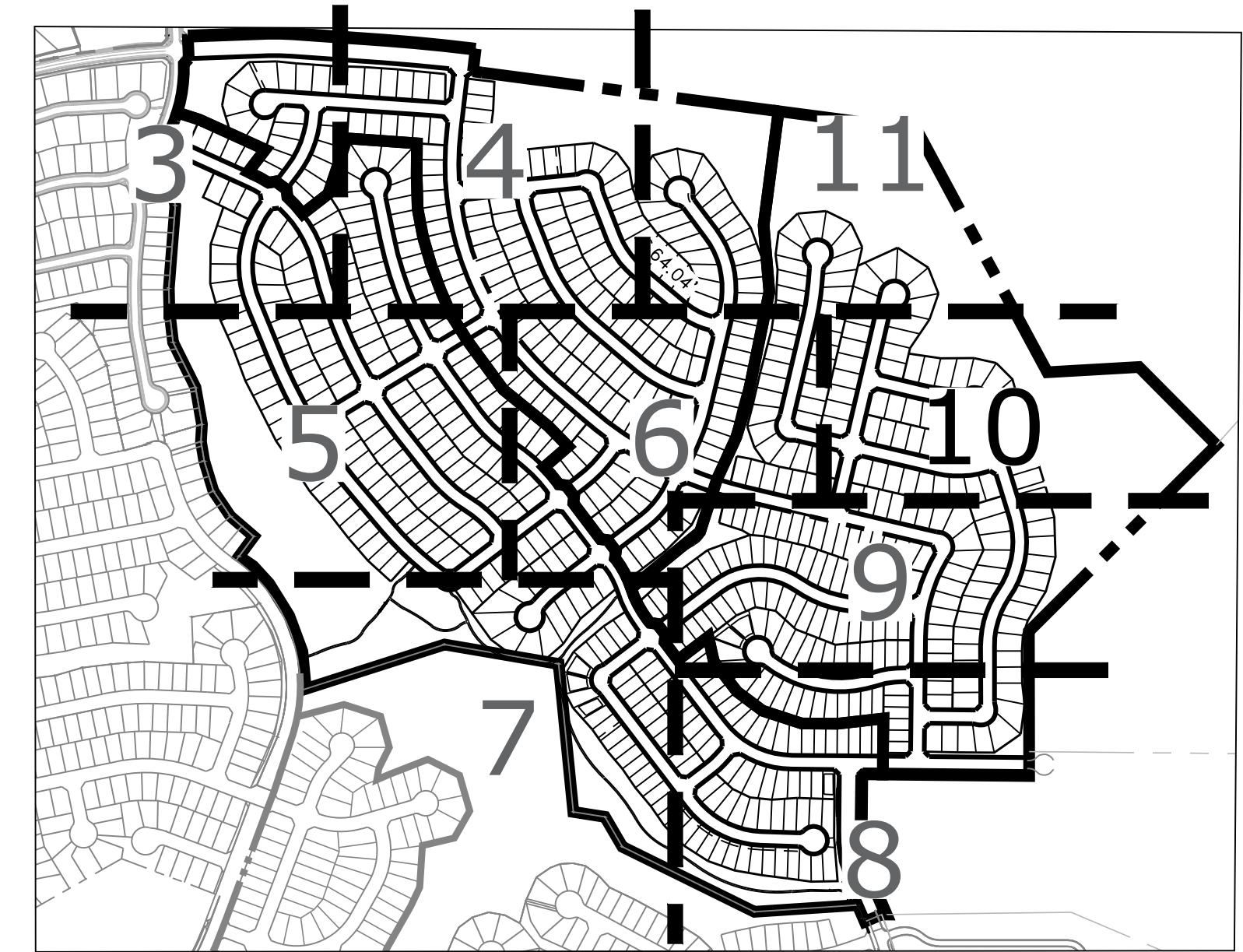
WEST & SOUTH SITE PLAN

9
OF 34

PUDSP-199



KEY MAP



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

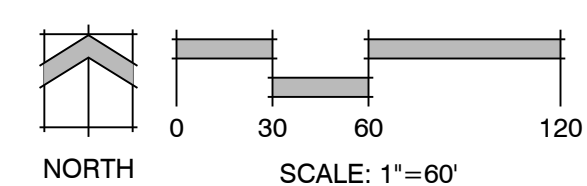
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04.23.2020	B.I.	PER COUNTY COMMENTS

WEST & SOUTH SITE PLAN

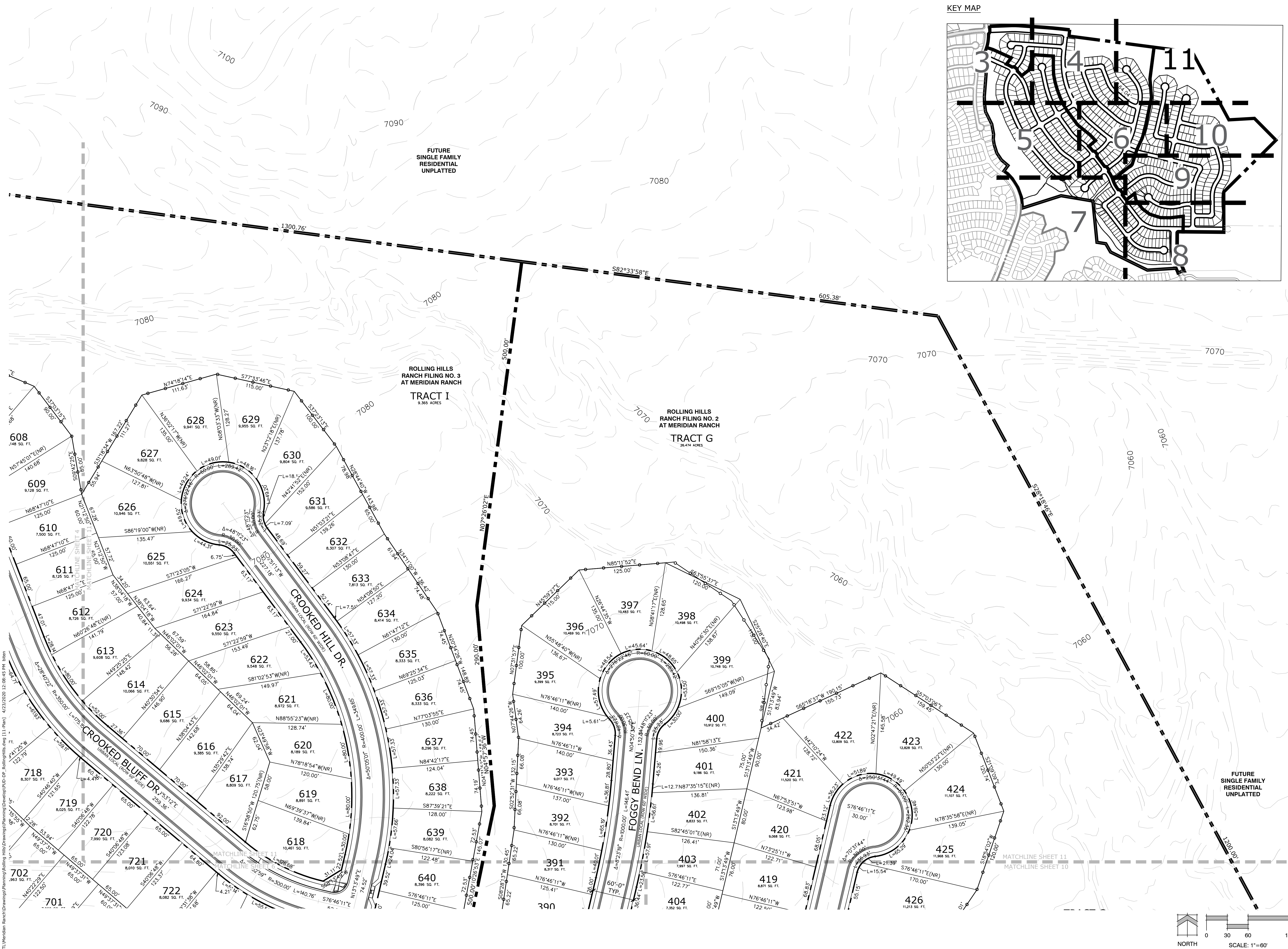
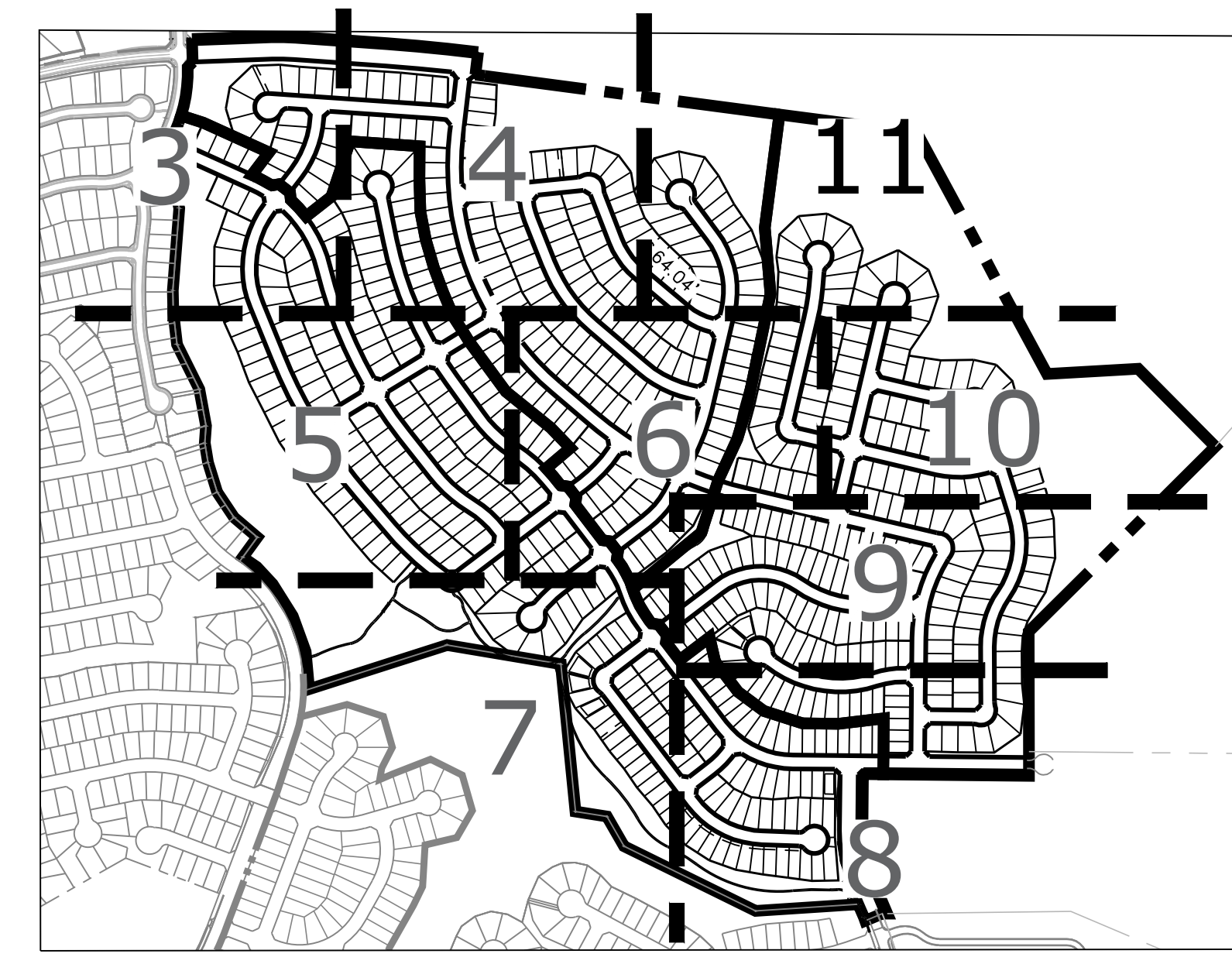
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OF 34

PUDSP-199



KEY MAP



PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

SCALE

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLANTING

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

ENTITLEMENT

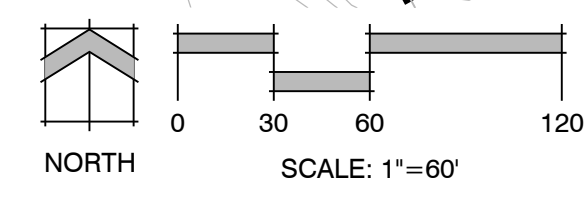
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04.23.2020	B.I.	PER COUNTY COMMENTS

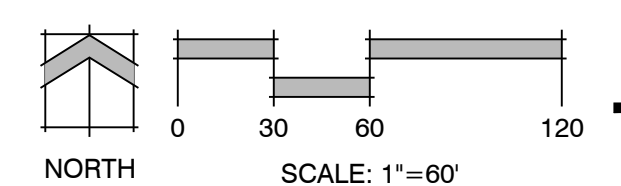
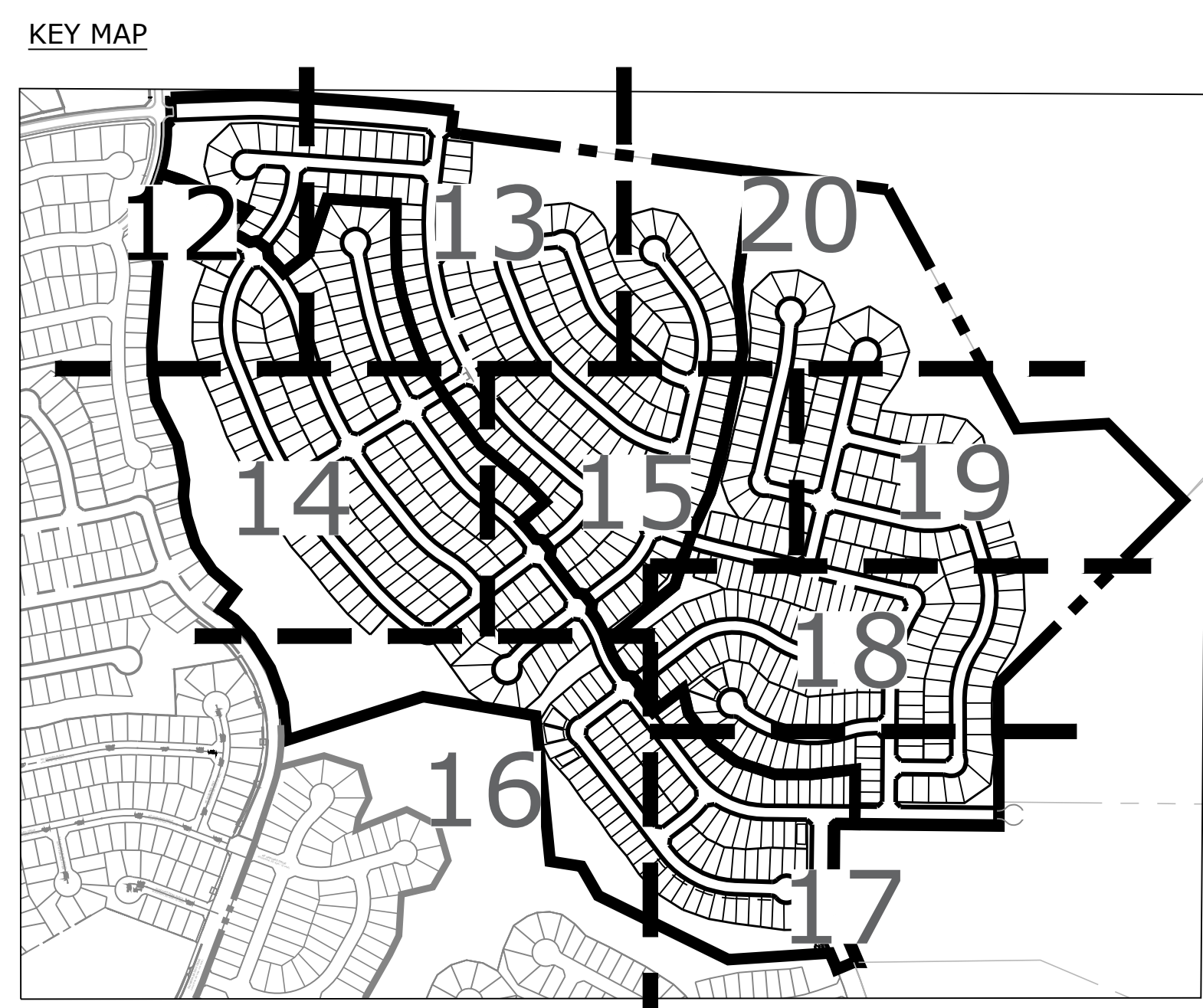
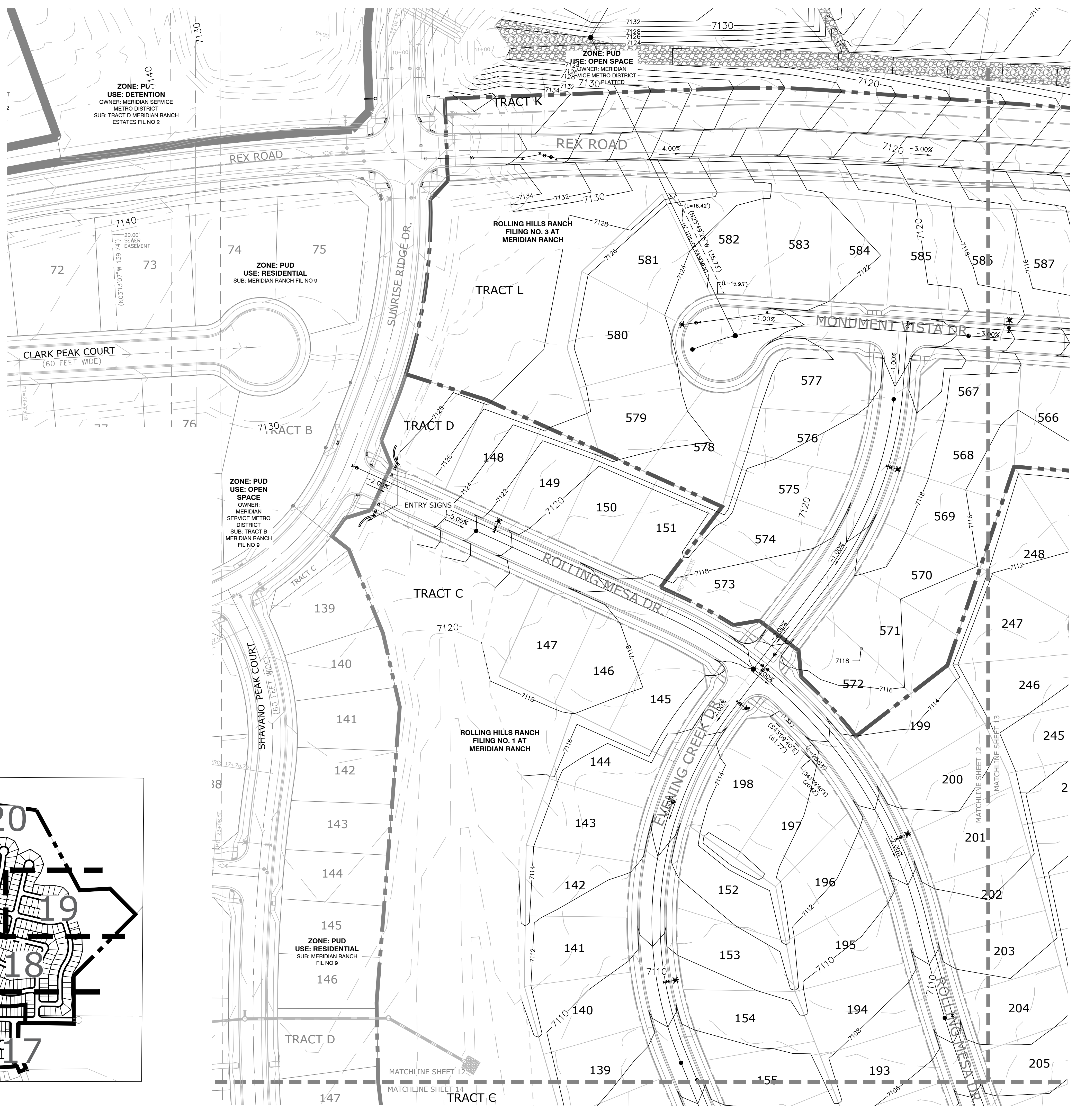
WEST & SOUTH SITE PLAN

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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

ENTITLEMENT

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

PRELIMINARY GRADING AND UTILITIES

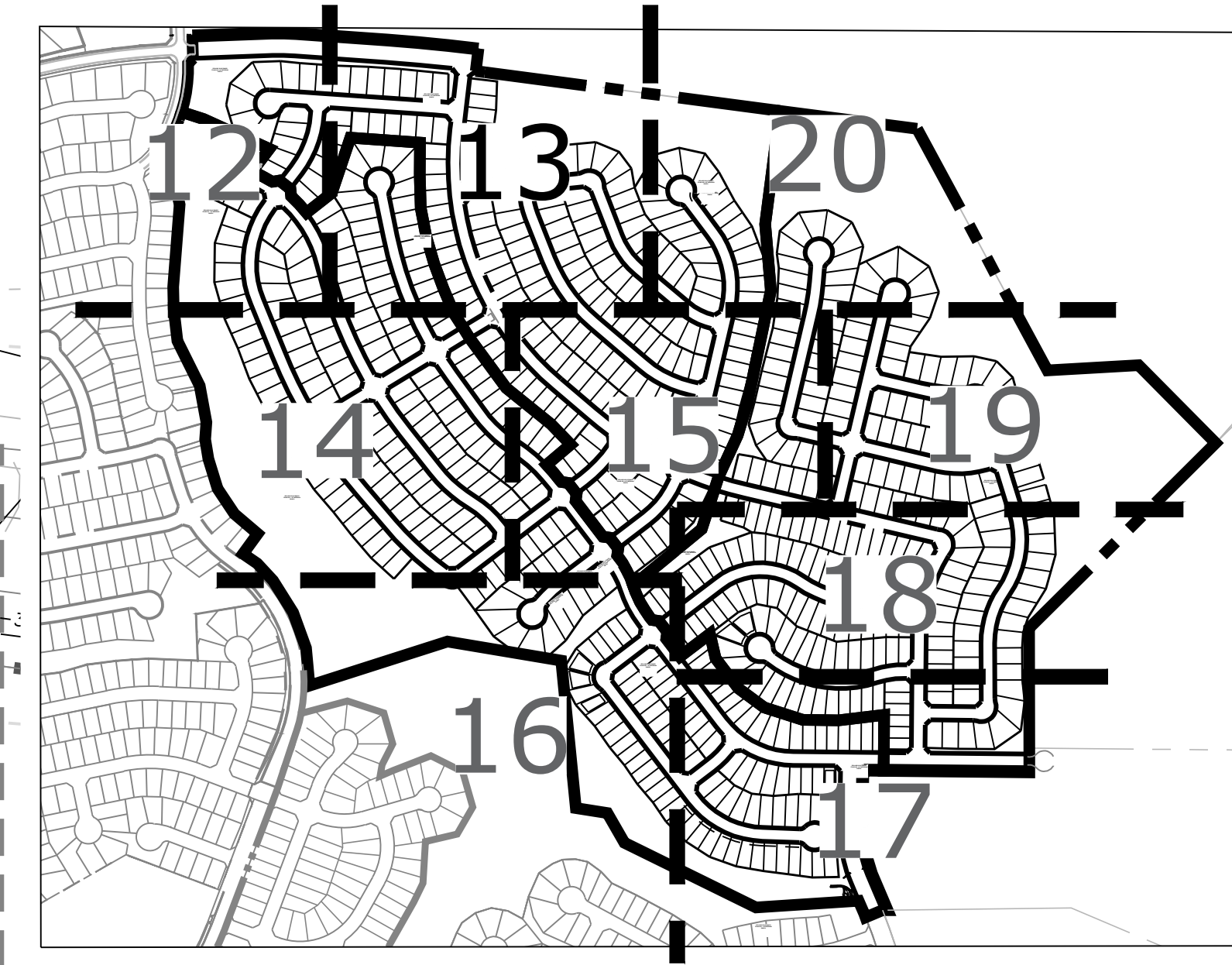
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PUDSP-199

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KEY MAP



Land Planning
Landscape Architecture
Urban Design

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619 N. Cascade Ave., Ste. 200
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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

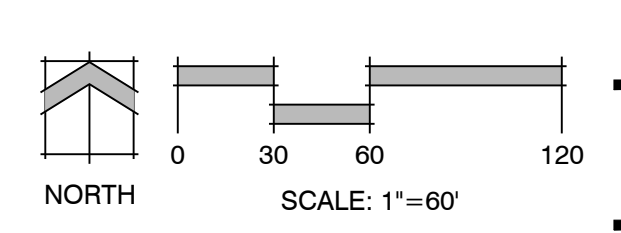
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04.23.2020	B.I.	Per County Comments

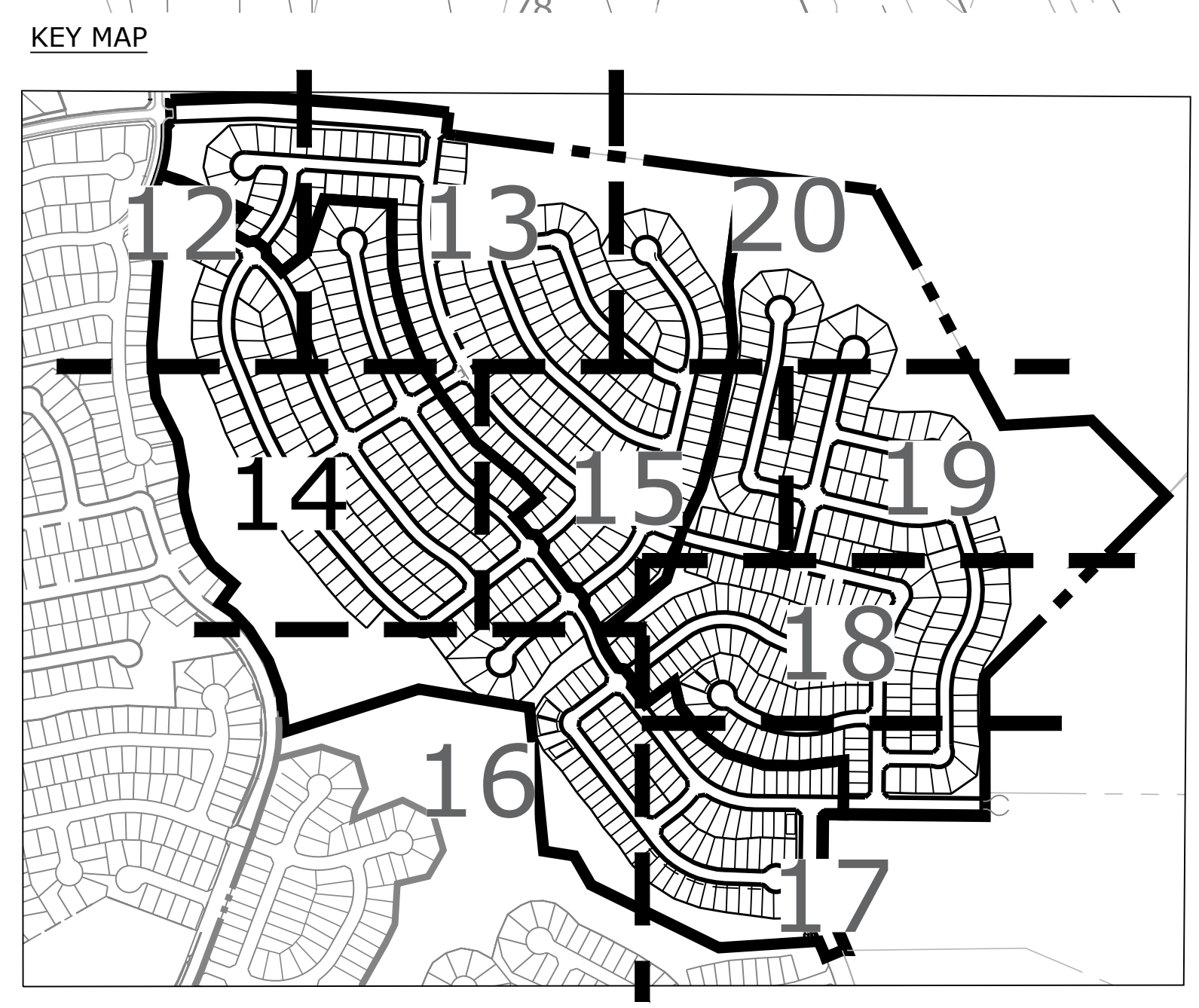
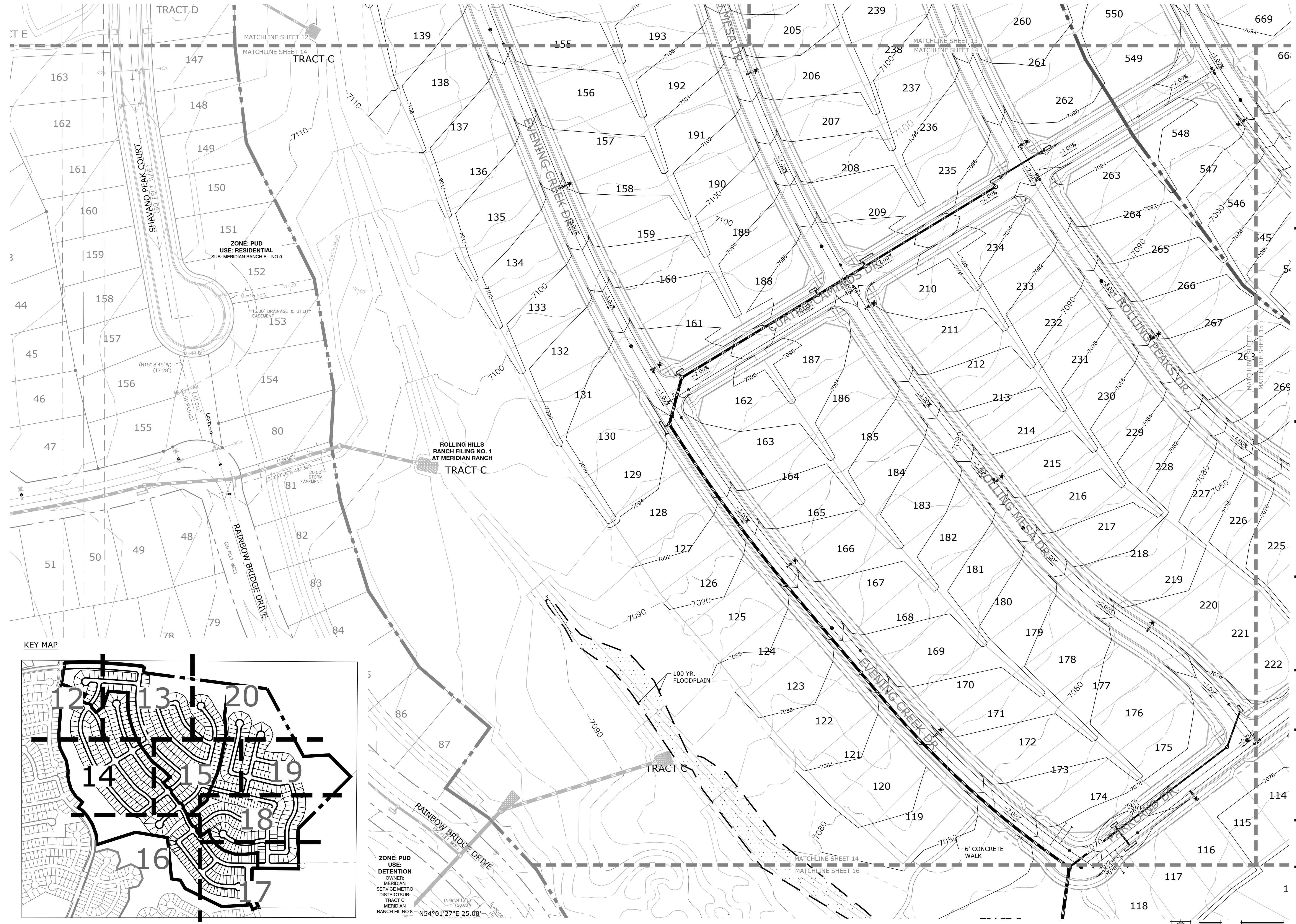
PRELIMINARY GRADING AND UTILITIES

13
OF 34

PUDSP-199



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

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

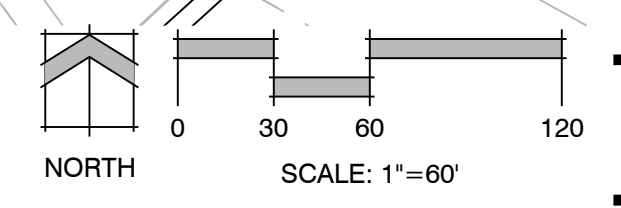
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04.23.2020	B.I.	Per County Comments

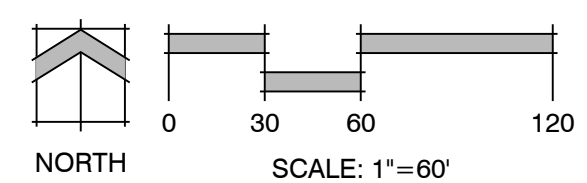
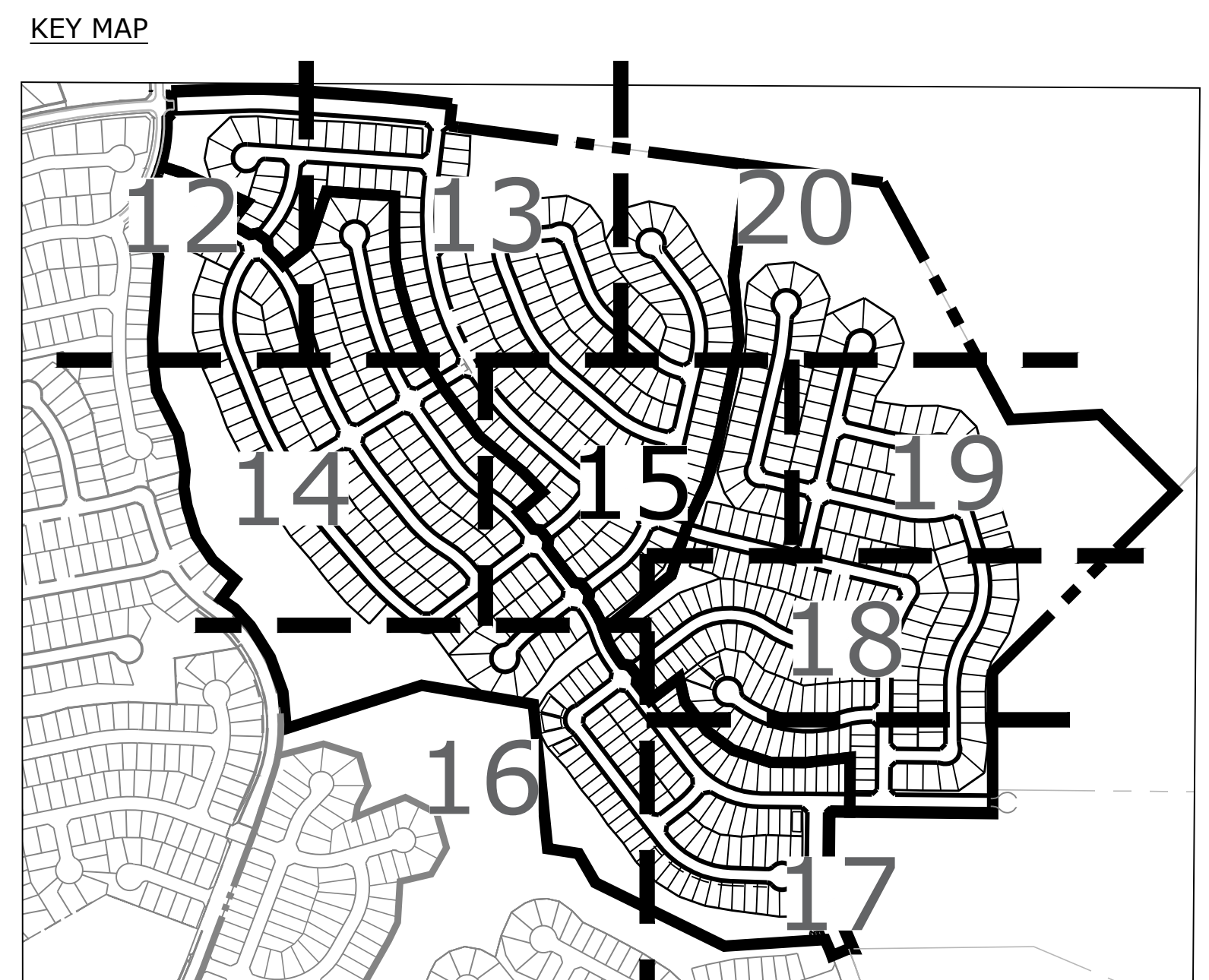
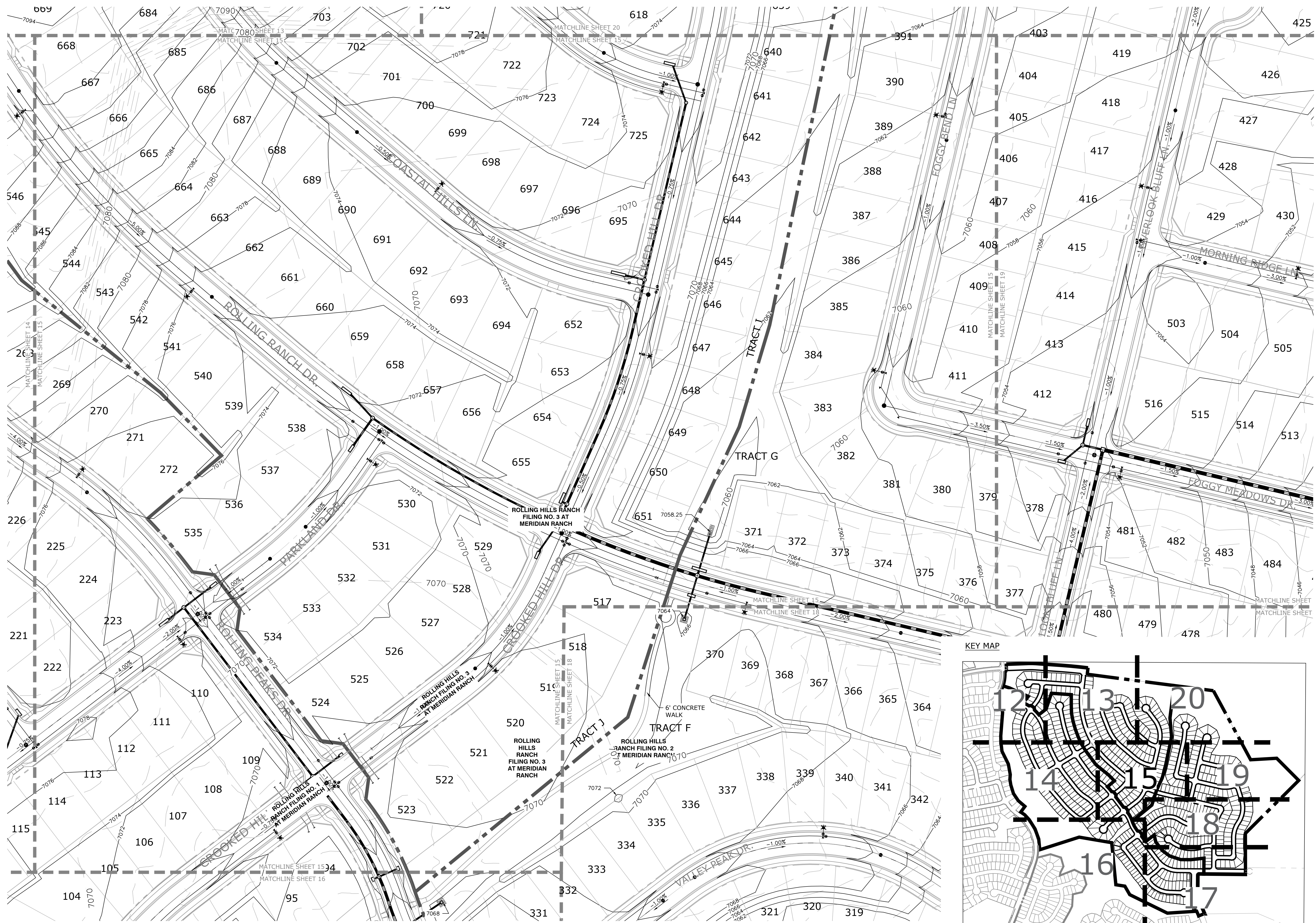
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OF 34

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

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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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

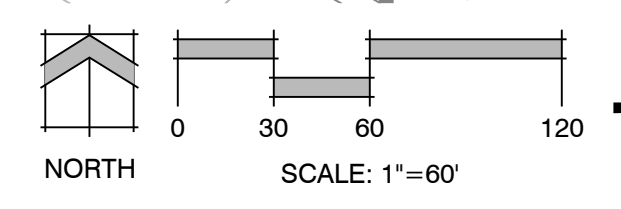
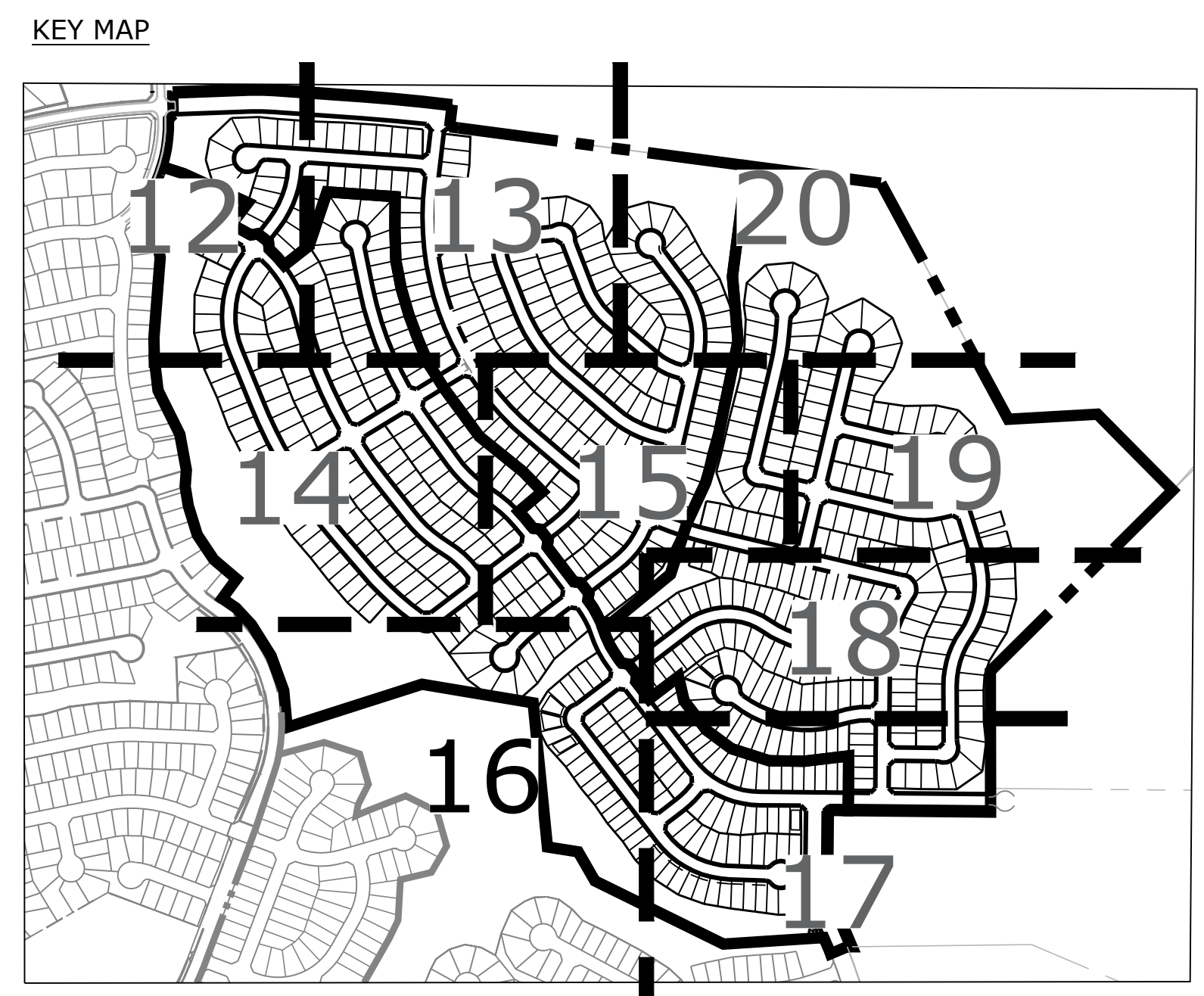
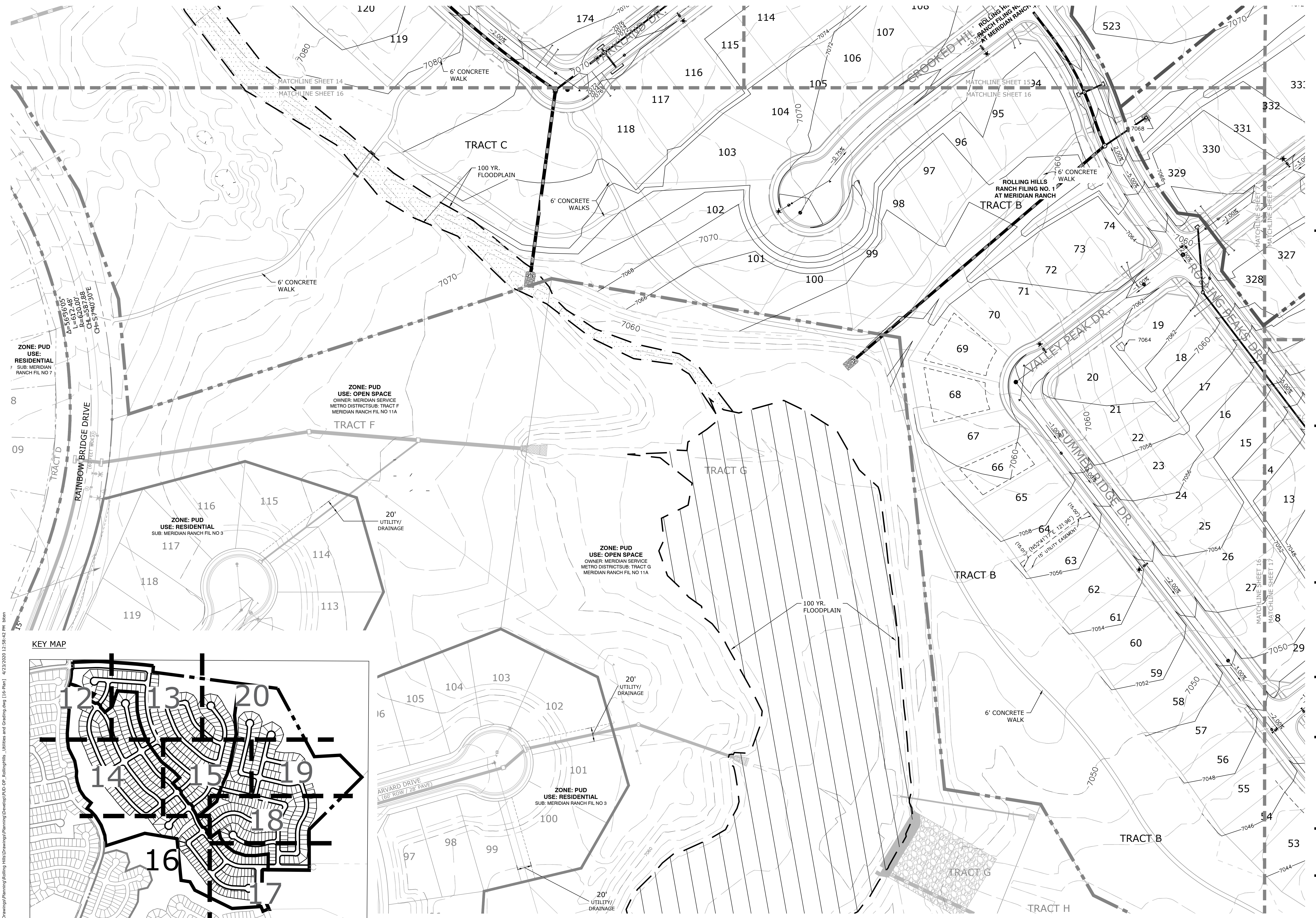
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DATE	BY	DESCRIPTION
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04.23.2020	B.I.	Per County Comments

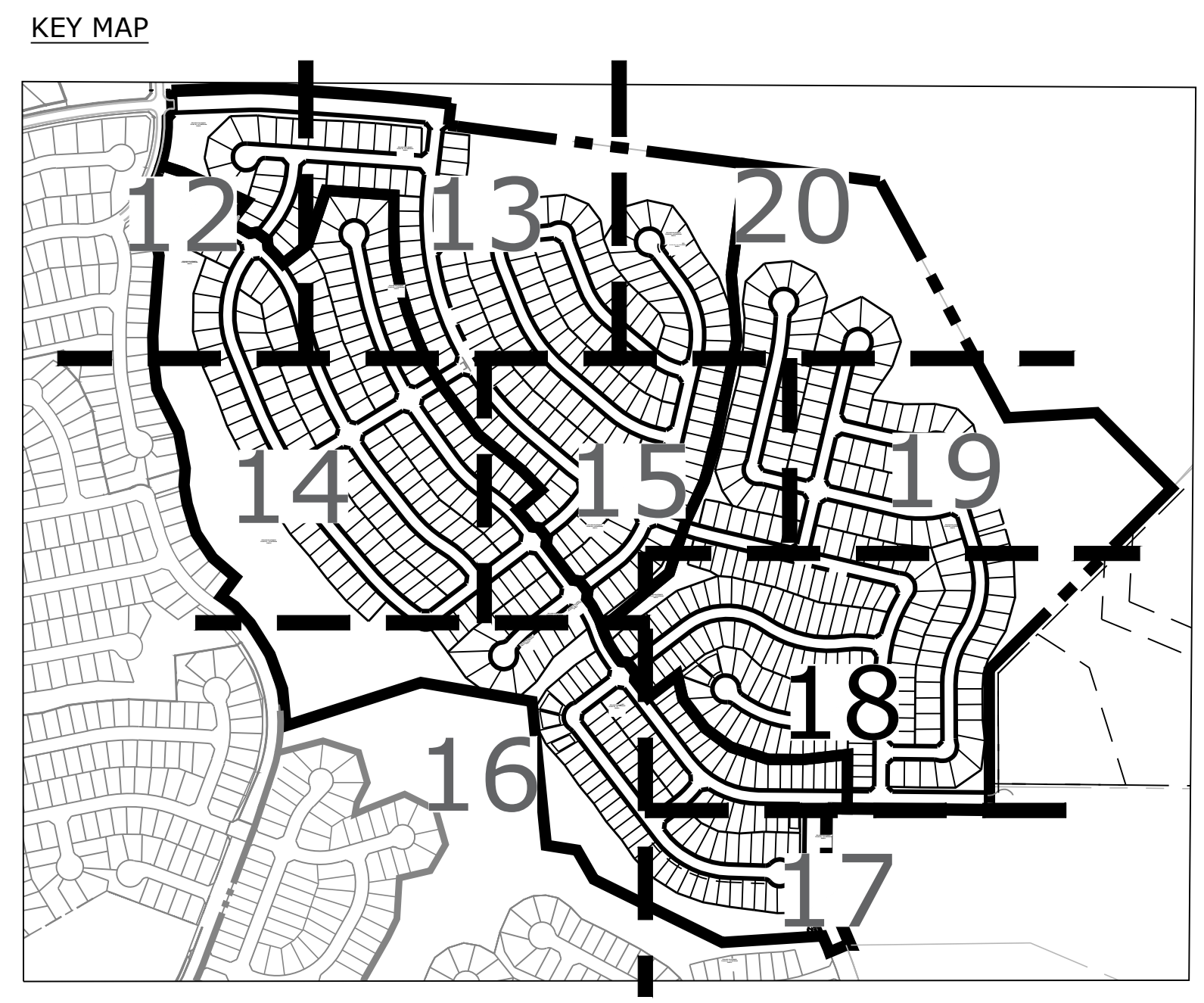
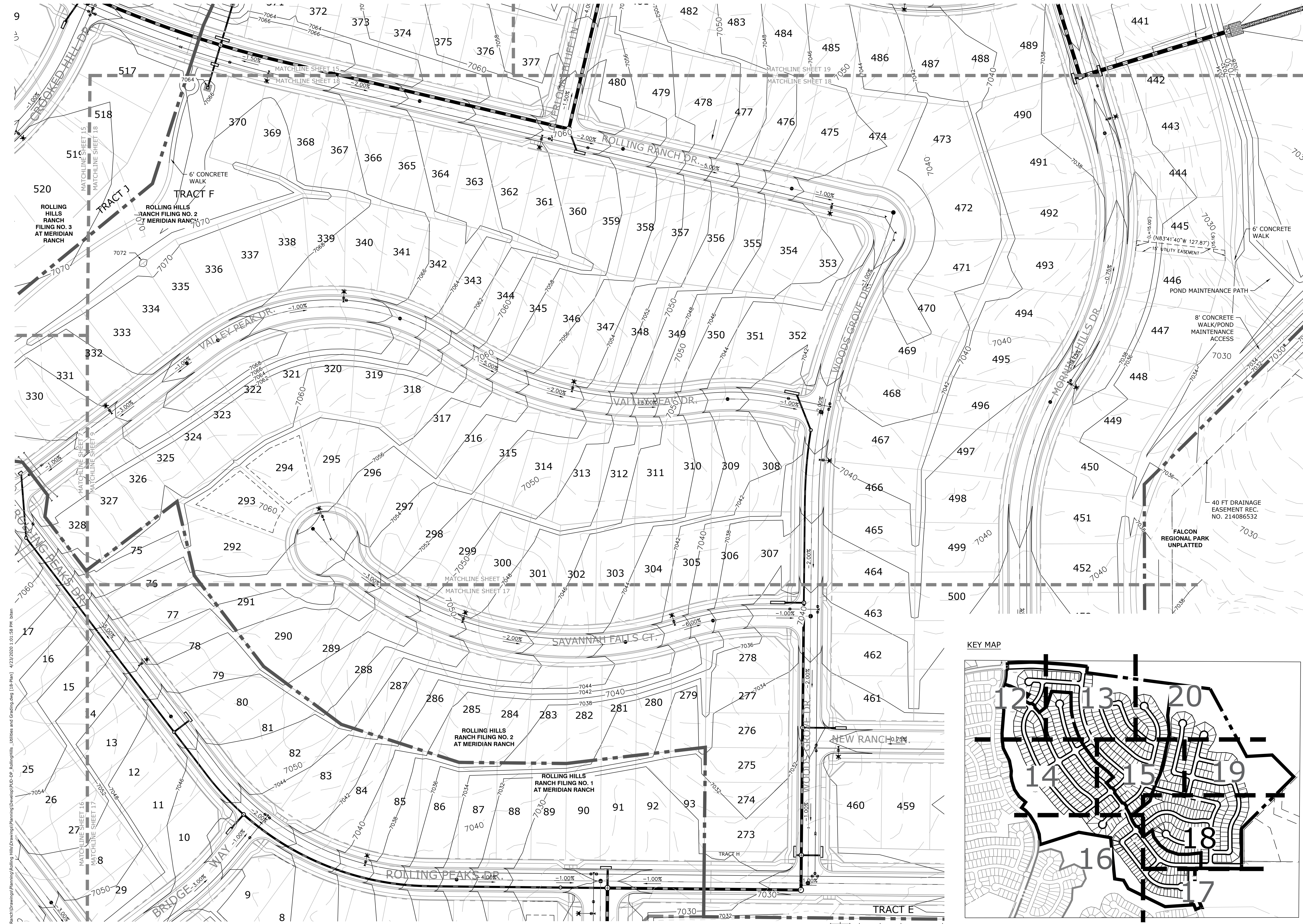
PRELIMINARY
GRADING AND
UTILITIES

16
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

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

PRELIMINARY GRADING AND UTILITIES

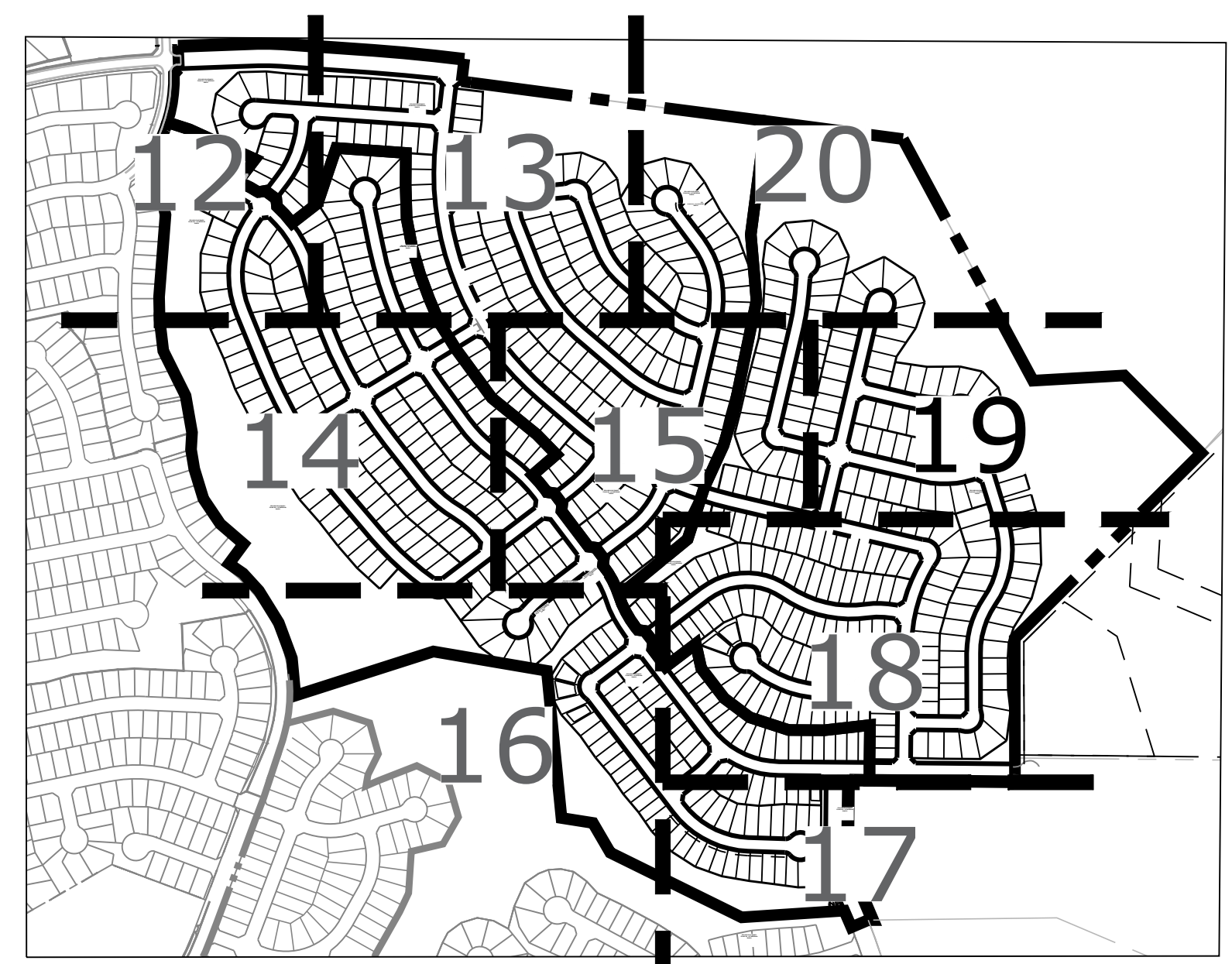
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OF 34

PUDSP-199

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KEY MAP



Land Planning
Landscape Architecture
Urban Design

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Colorado Springs, CO 80903
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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
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PREPARED BY: B. Iten

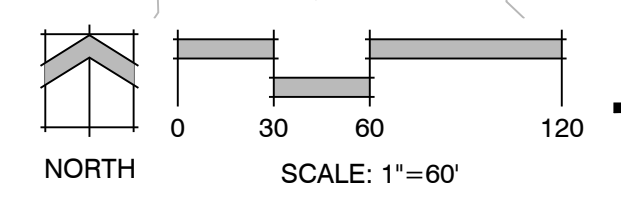
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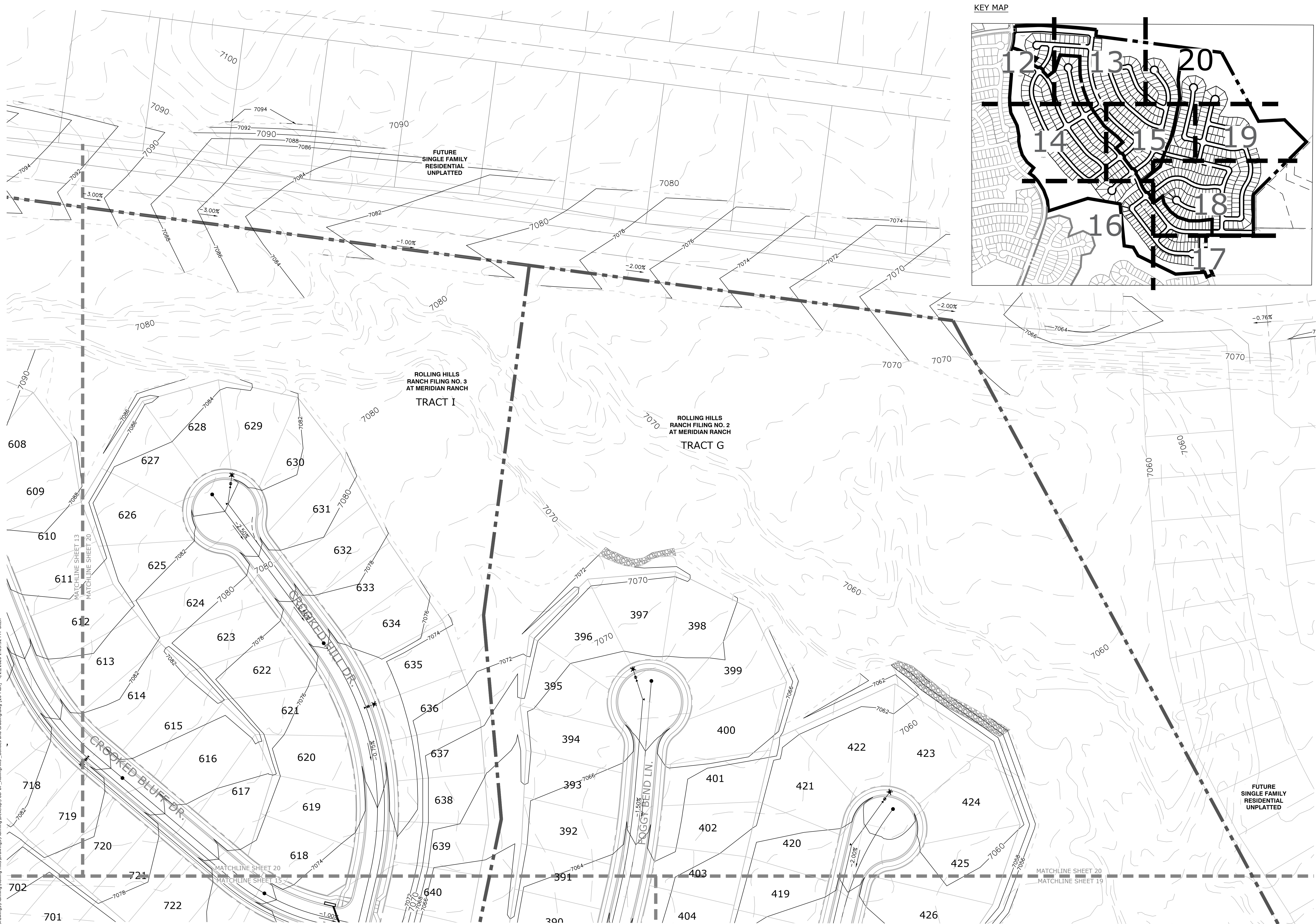
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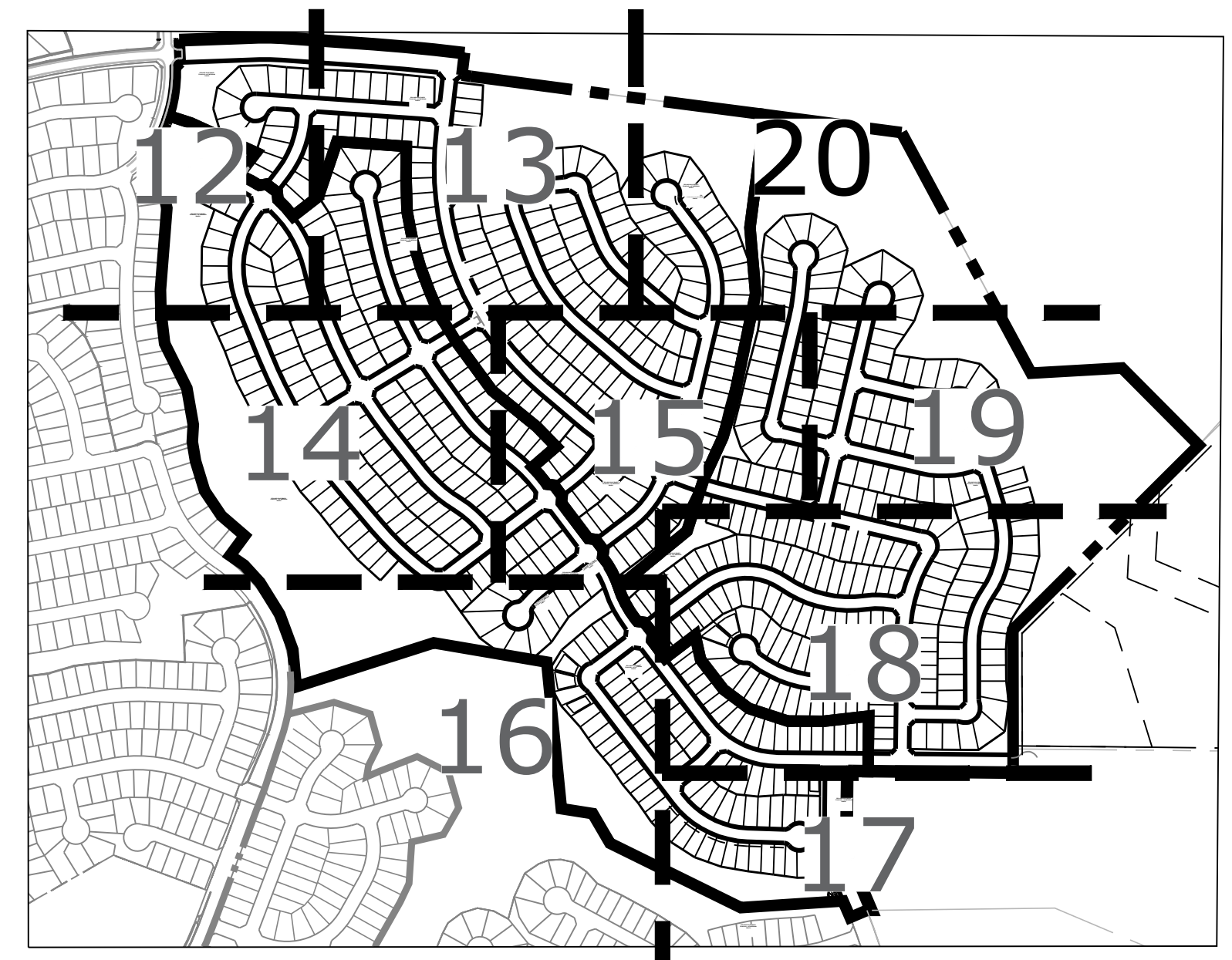
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PUDSP-199

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KEY MAP



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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

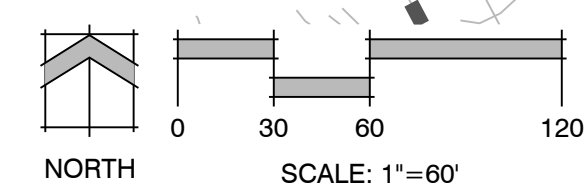
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DATE	BY	DESCRIPTION
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04.23.2020	B.I.	Per County Comments

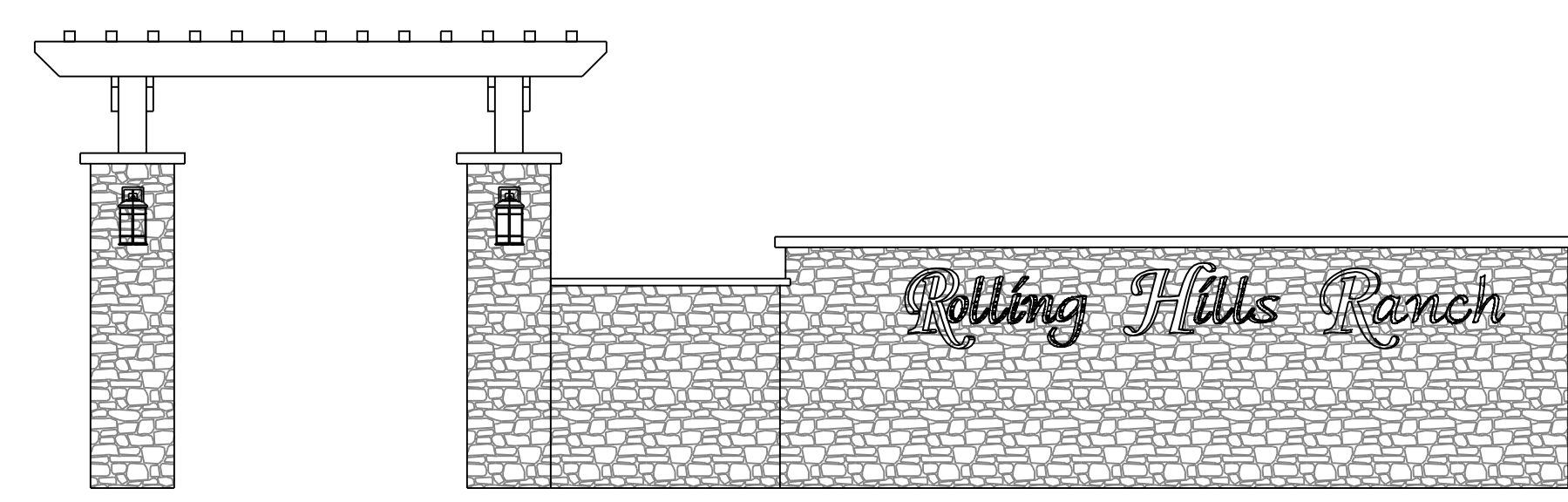
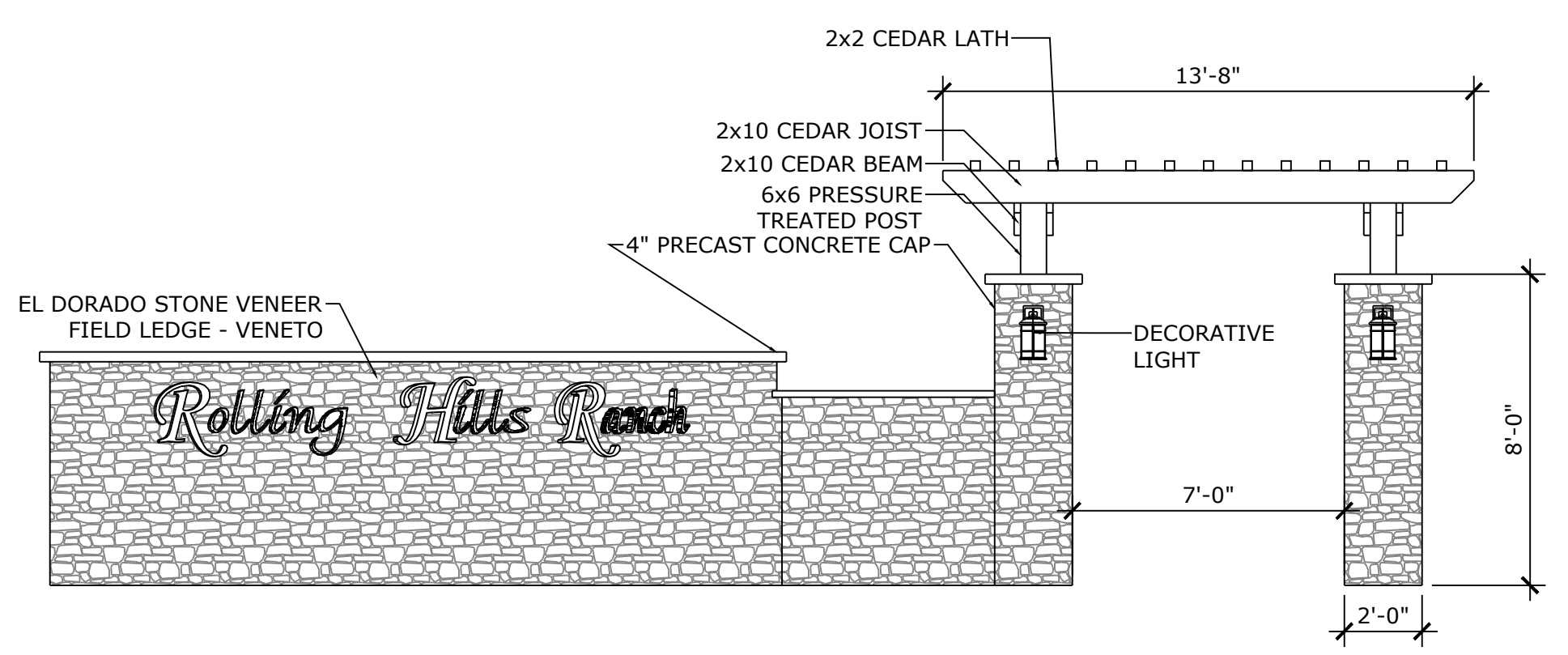
PRELIMINARY GRADING AND UTILITIES

20
OF 34

PUDSP-199

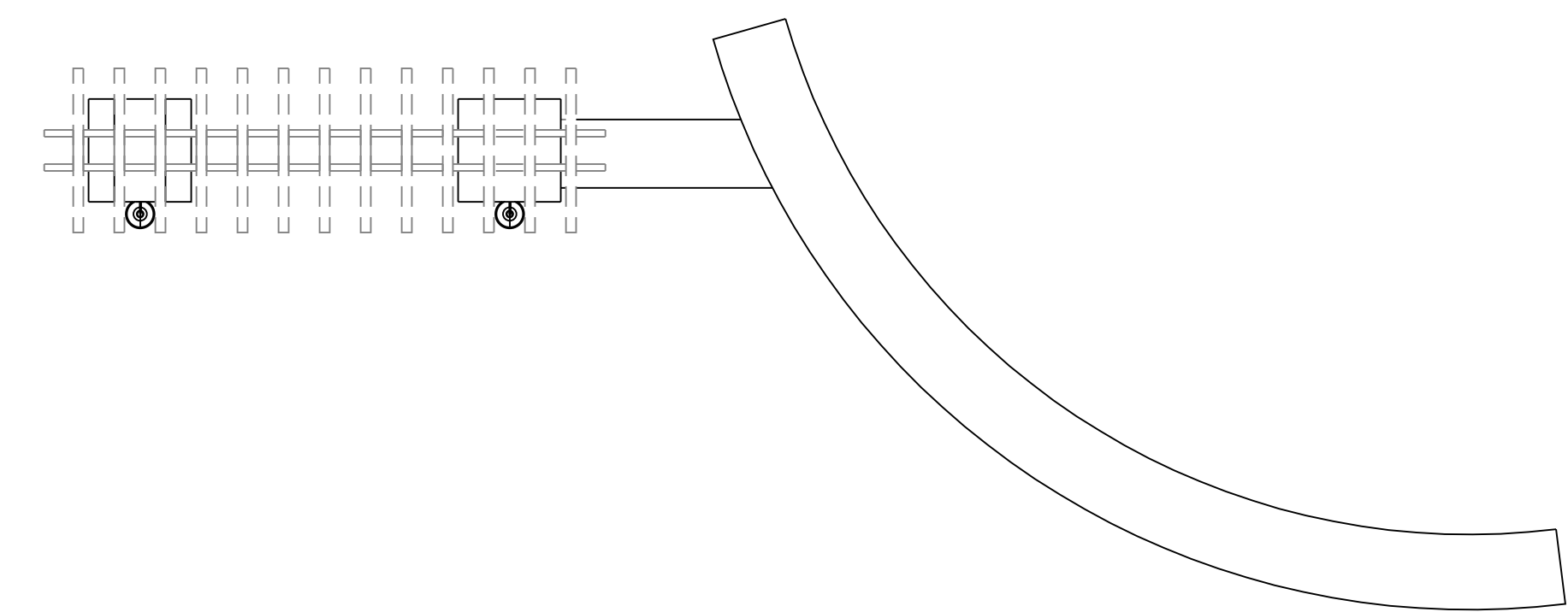
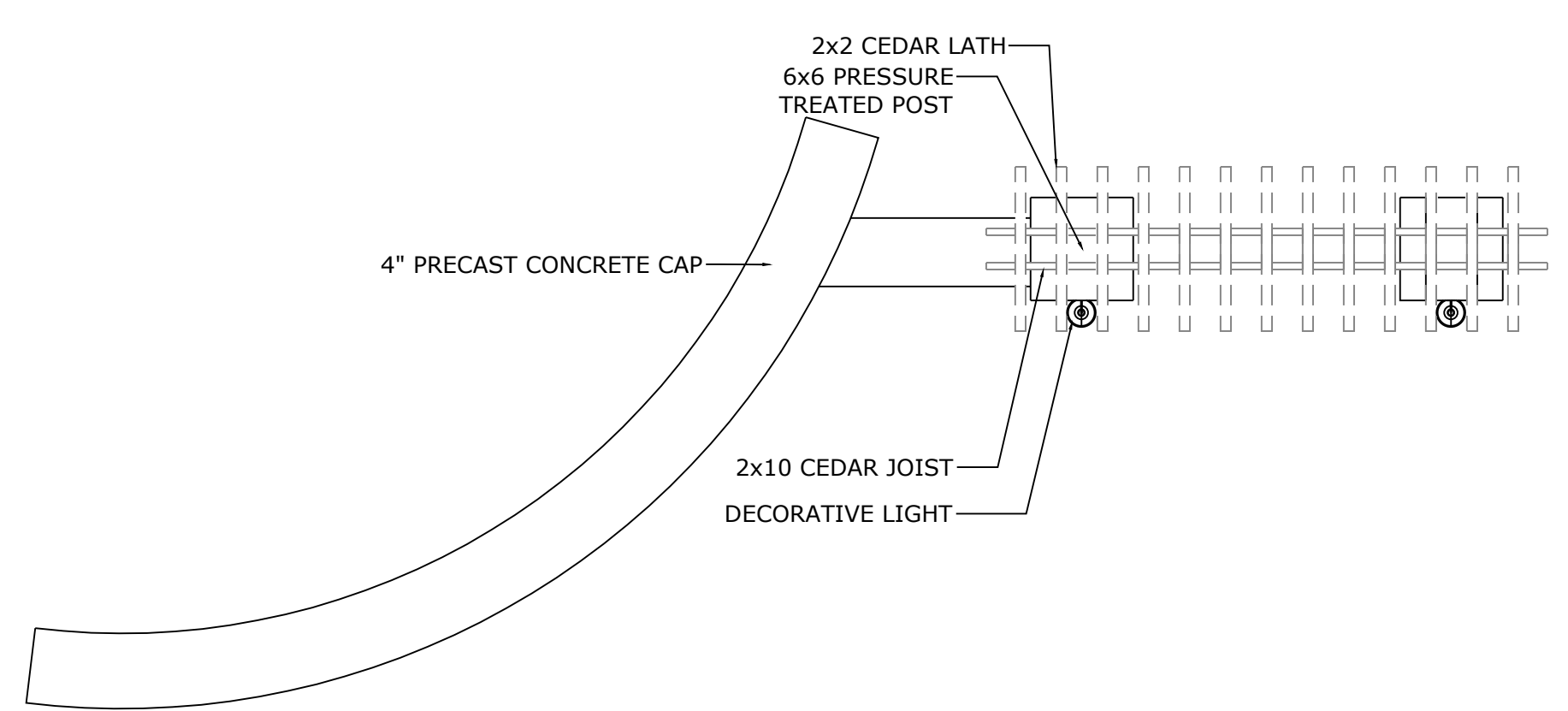


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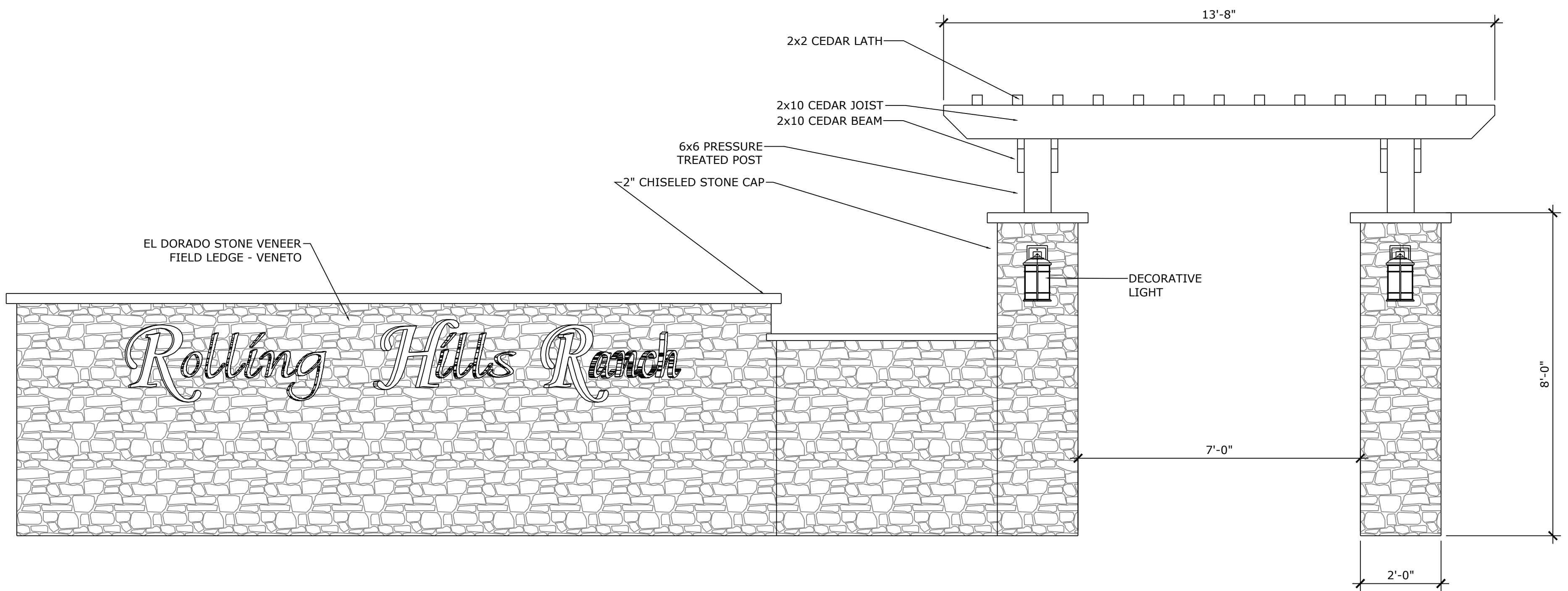
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SCALE: NOT TO SCALE



2 ENTRY SIGNAGE PLAN VIEW

SCALE: NOT TO SCALE



3 ENTRY SIGNAGE DETAIL

SCALE: NOT TO SCALE

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

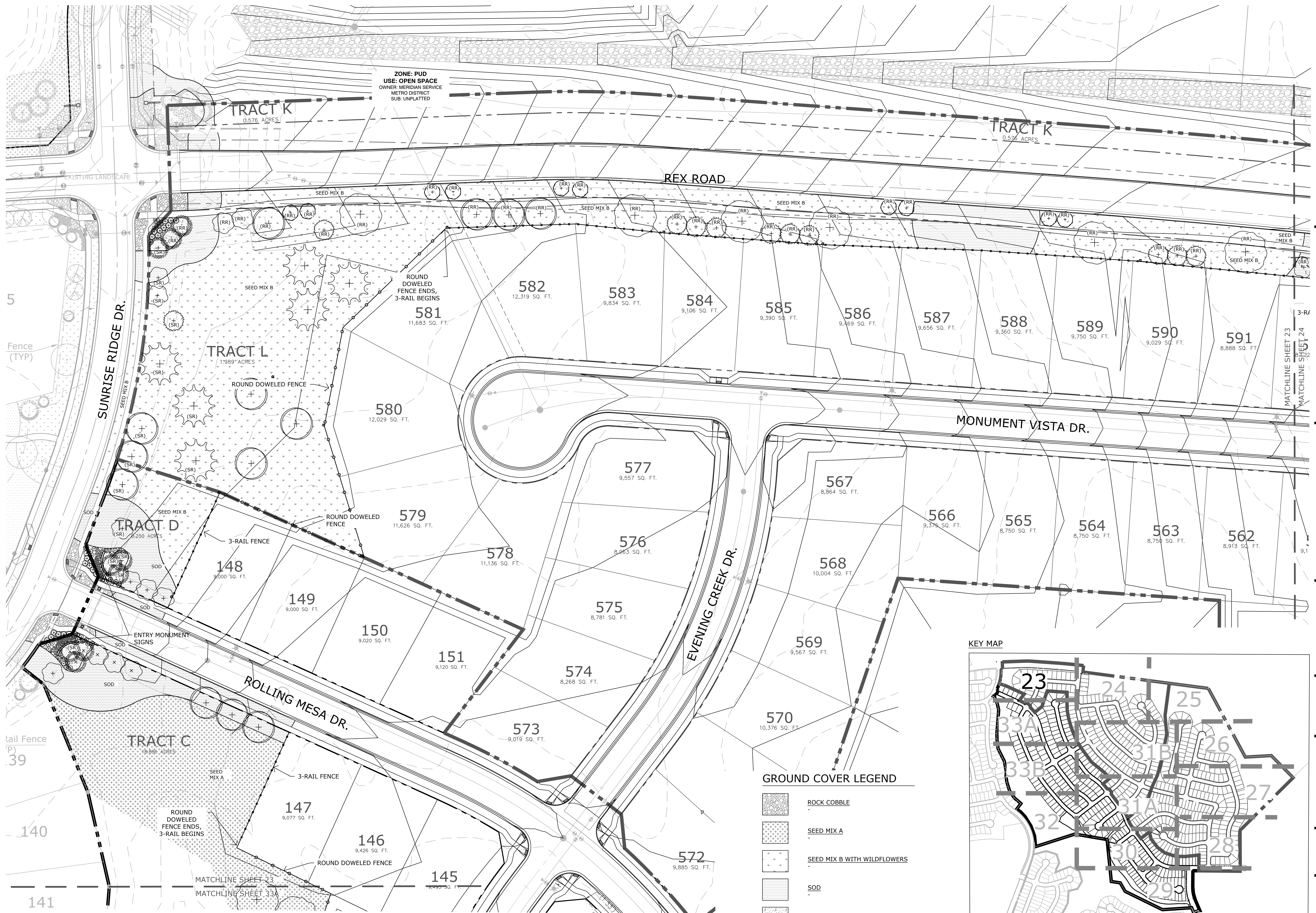
ENTITLEMENT

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

ENTRY SIGNAGE DETAILS

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OF 34

PUDSP-199



ZONE: PUD
USE: OPEN SPACE
OWNER: MERIDIAN SERVICE
METRO DISTRICT
SUB: UNPLATTED

TRACT K
0.576 ACRES

TRACT K
0.576 ACRES

TRACT L
1.989 ACRES

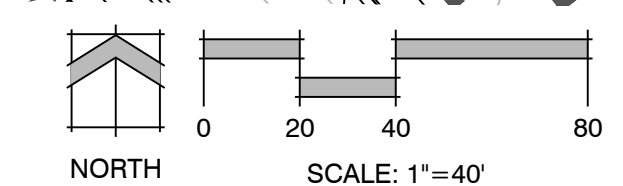
TRACT D
0.250 ACRES

TRACT C
0.369 ACRES

GROUND COVER LEGEND

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

KEY MAP



PLANTING: LANDSCAPE ARCHITECT

SCALE

DATE: 03.09.2020

PROJECT MGR: J. Romero

PREPARED BY: B. Iten

DATE: 04.23.2020

BY: B.I.

DESCRIPTION: Per County Comments

DATE: 04.23.2020

BY: B.I.

DESCRIPTION: Per County Comments

DATE: 04.23.2020

BY: B.I.

DESCRIPTION: Per County Comments

**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

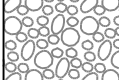


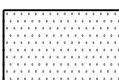
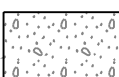
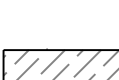
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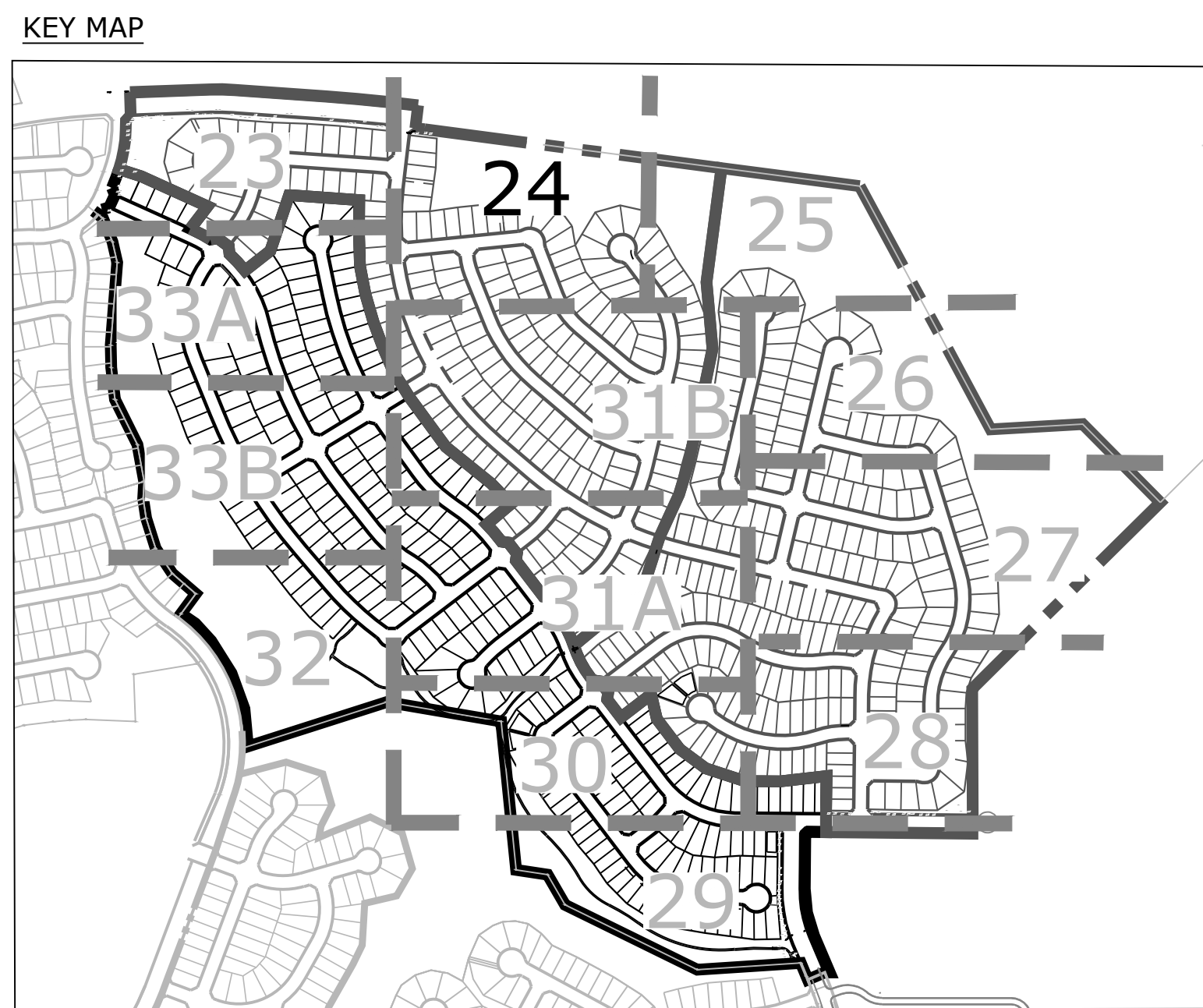
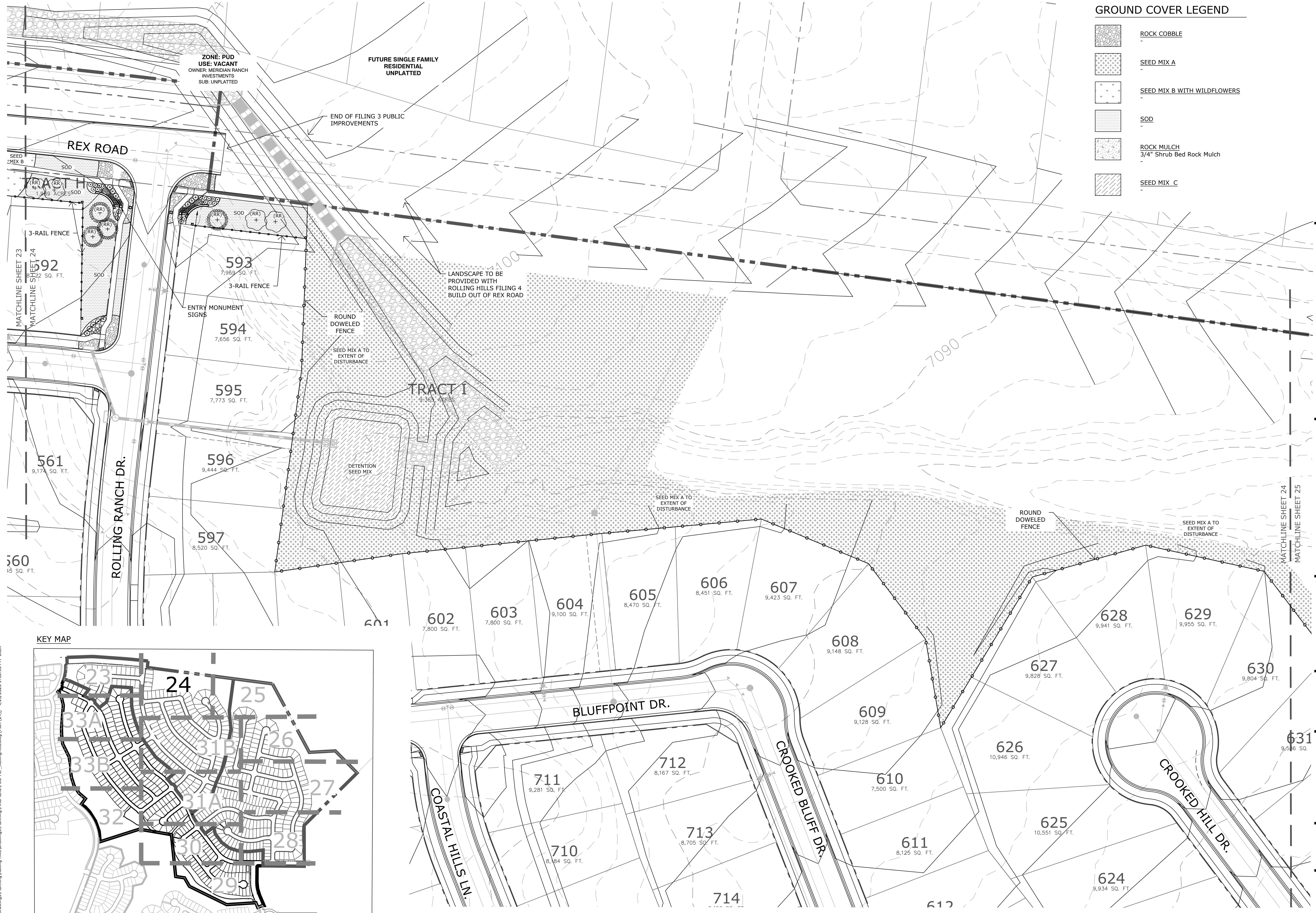
LANDSCAPE PLAN

23
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



Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

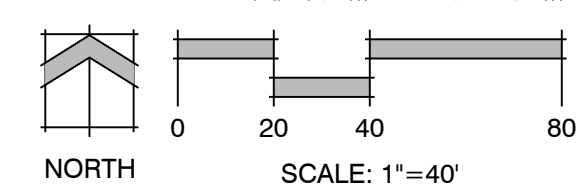
DATE: December 16, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

ENTITLEMENT

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

LANDSCAPE PLAN

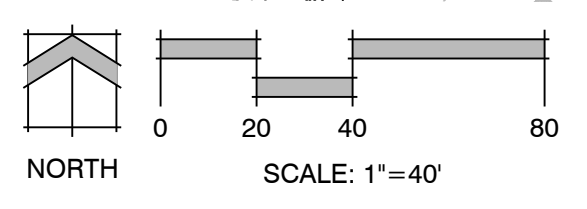
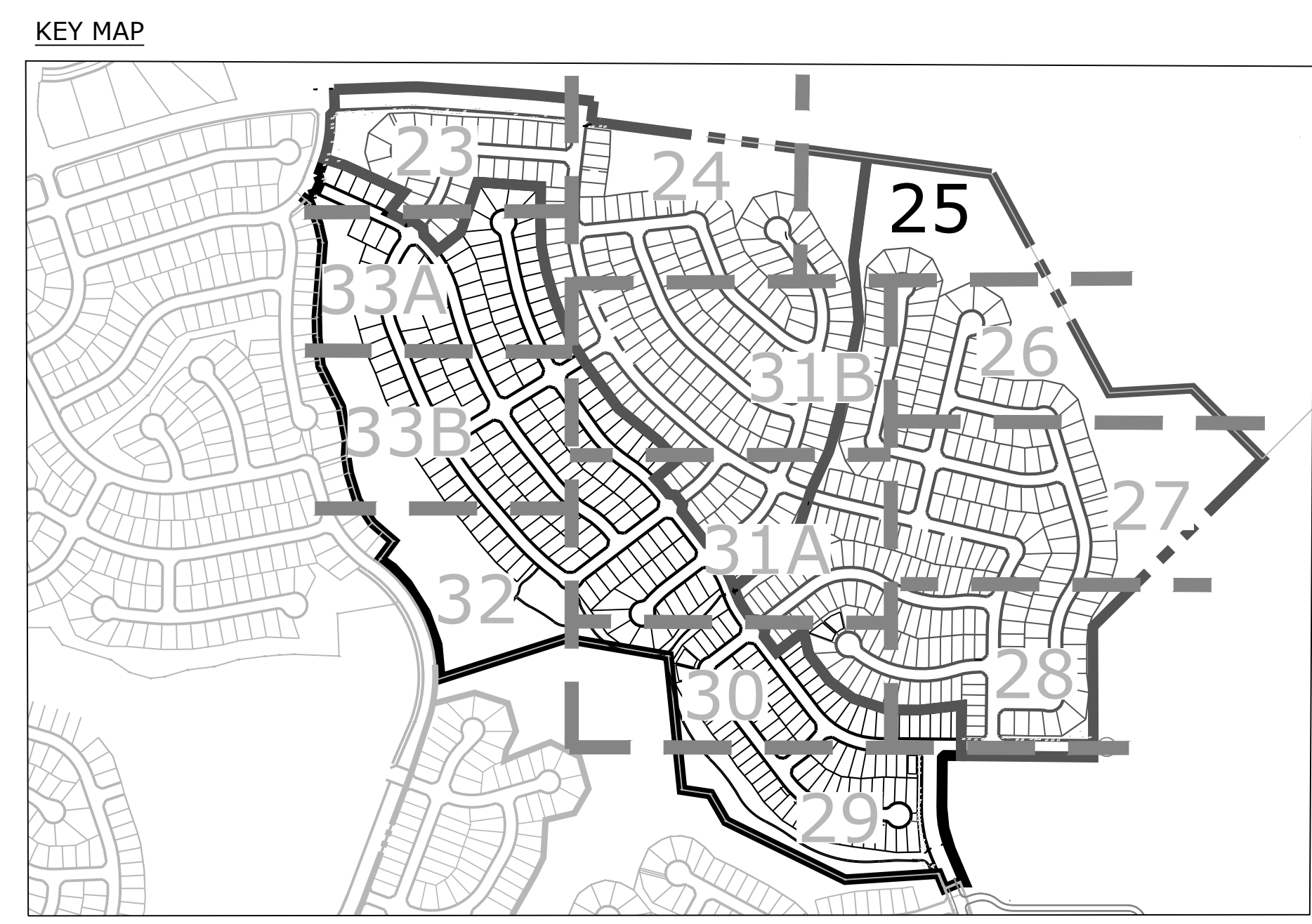
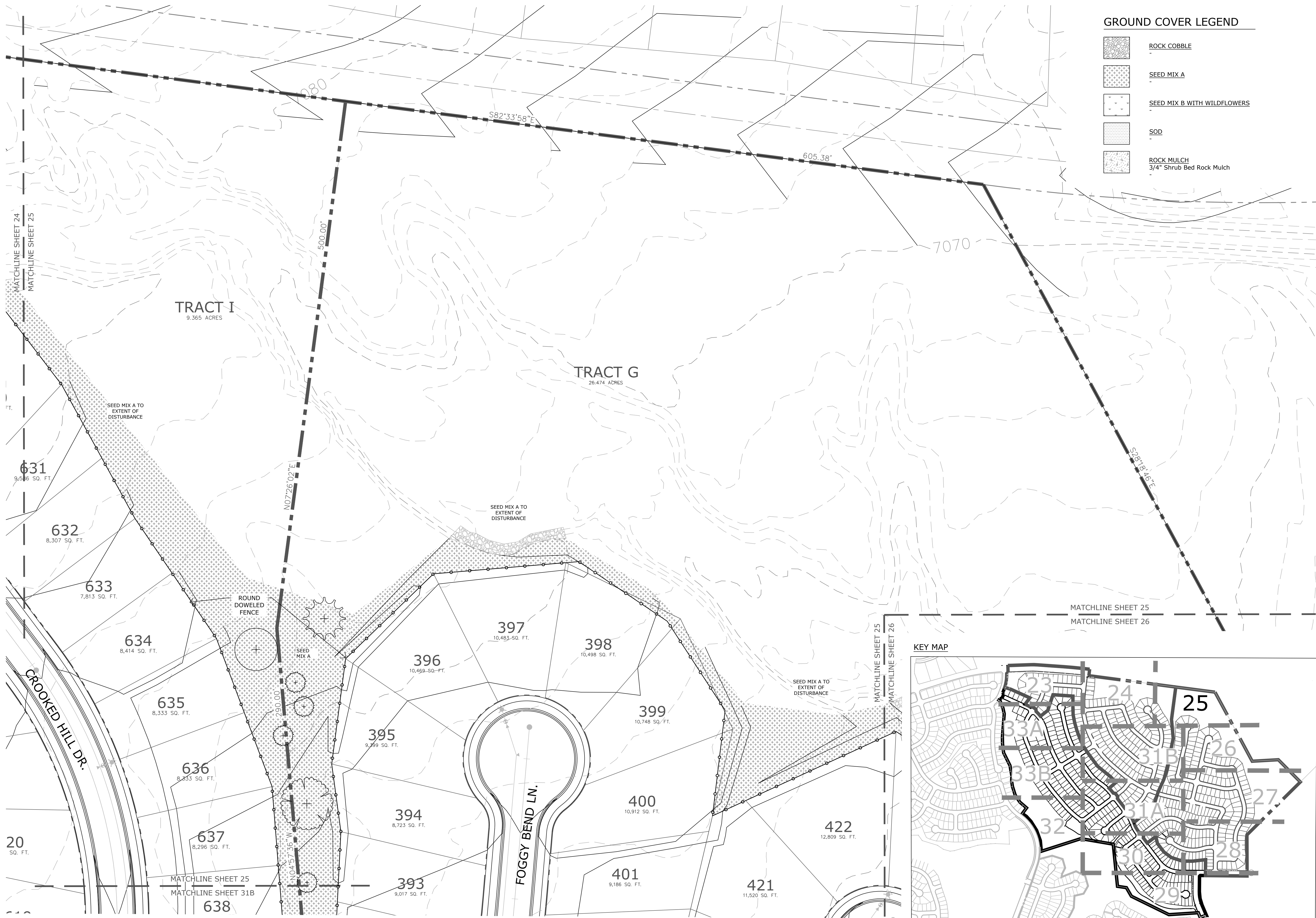
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OF 34



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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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**Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch**

PUD Development Plan /
Preliminary Plan

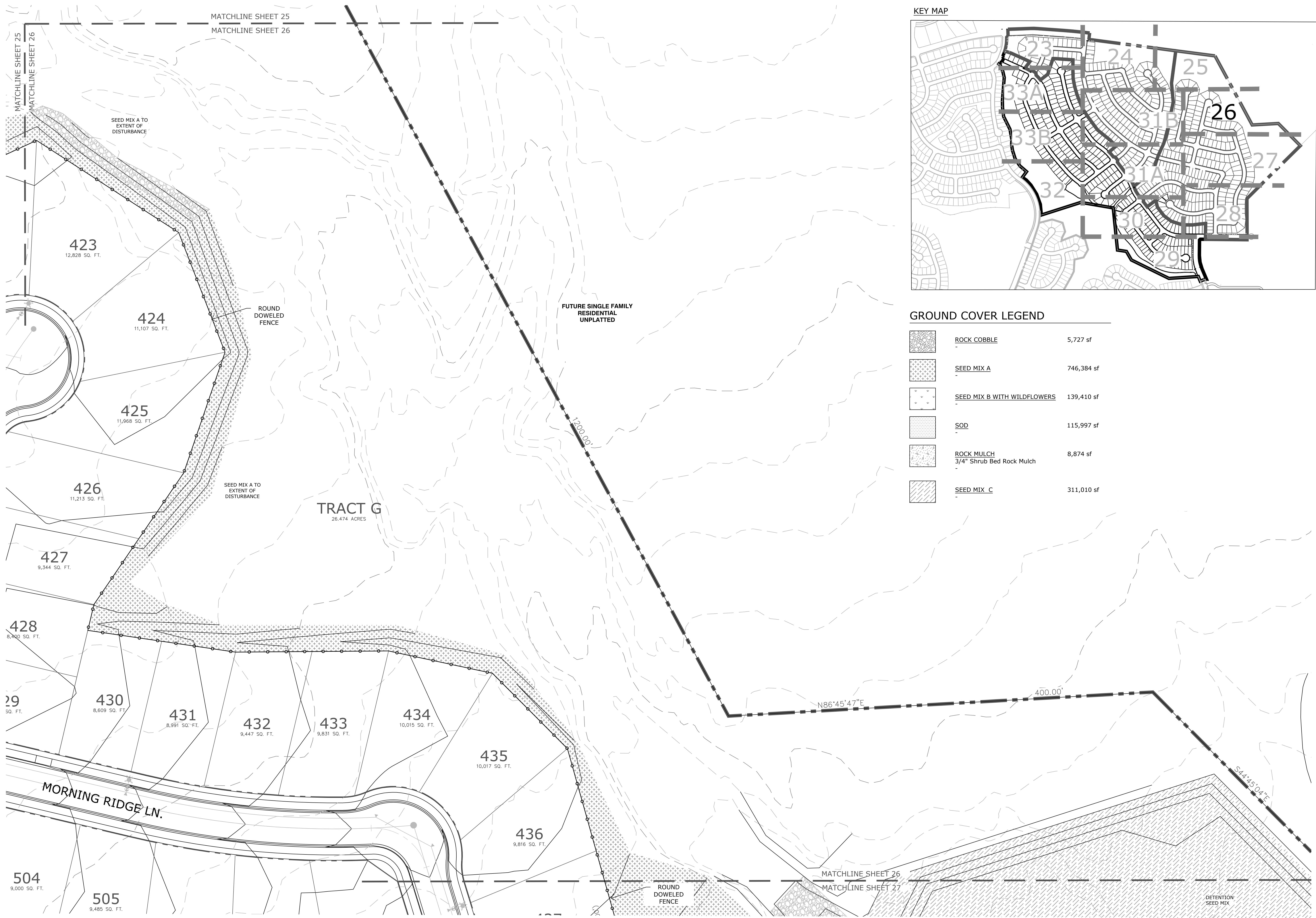
DATE: December 16, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

ENTITLEMENT

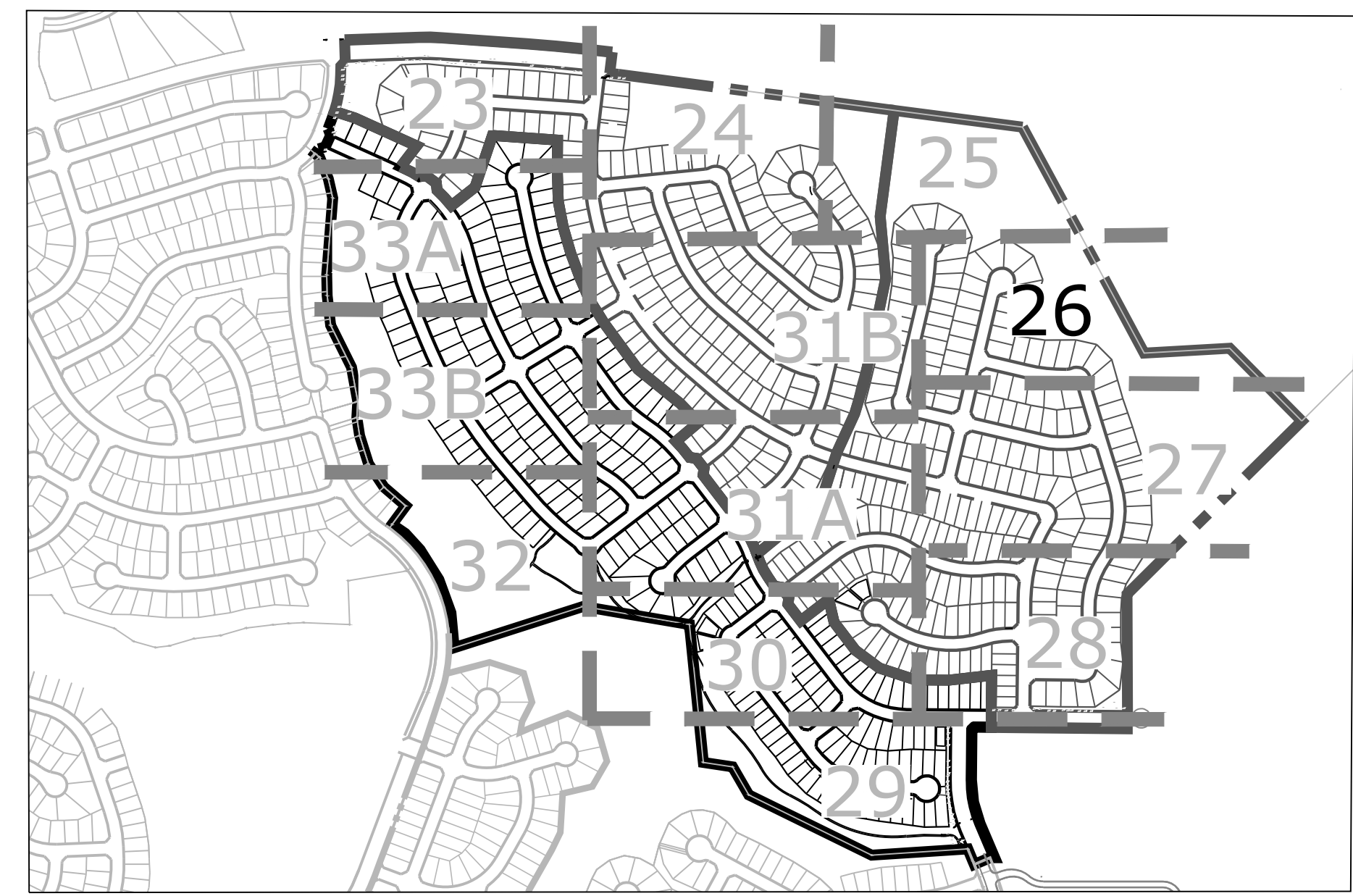
DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

LANDSCAPE PLAN

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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

Land Planning
Landscape Architecture
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619 N. Cascade Ave., Ste. 200
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Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

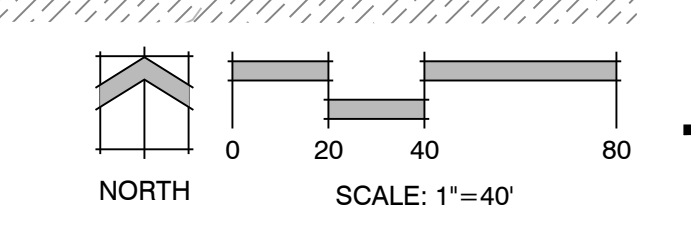
DATE: December 16, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

ENTITLEMENT

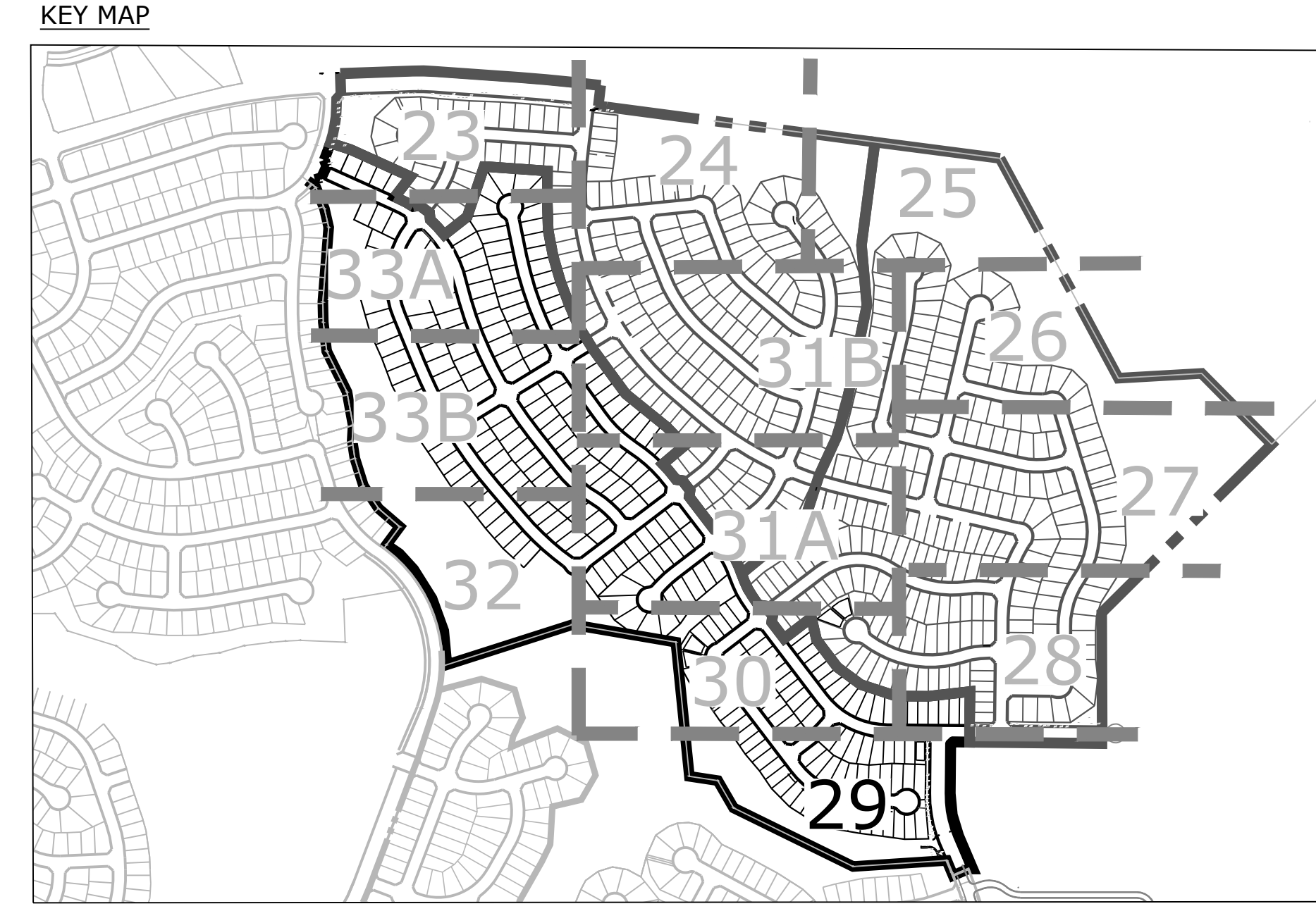
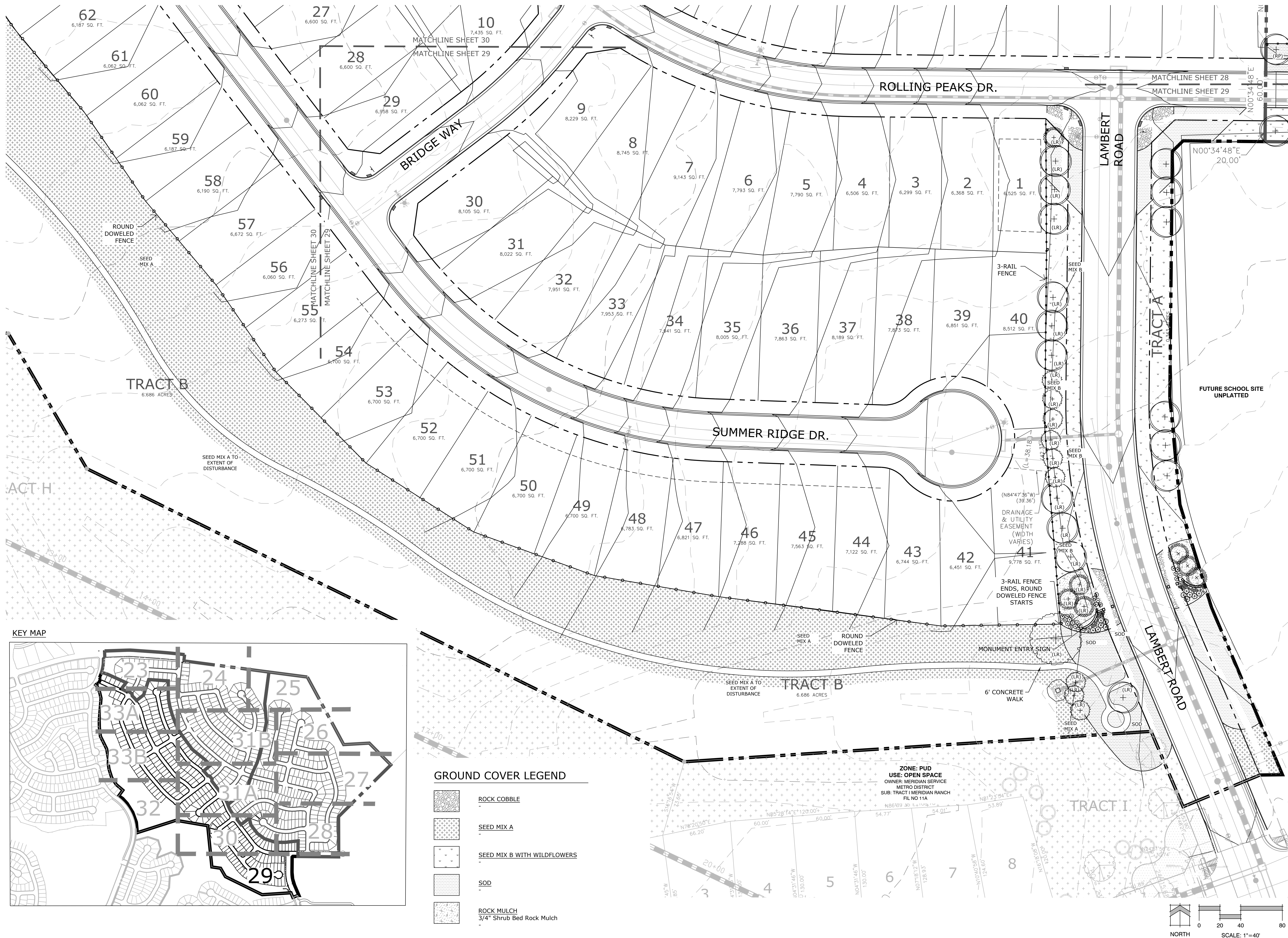
DATE	BY	DESCRIPTION
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04.23.2020	B.I.	Per County Comments

LANDSCAPE PLAN

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OF 34

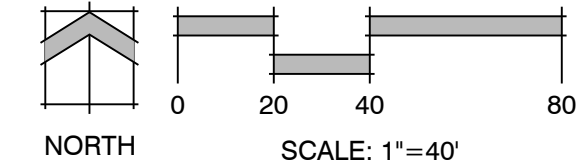


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GROUND COVER LEGEND

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



**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

29
OF 34

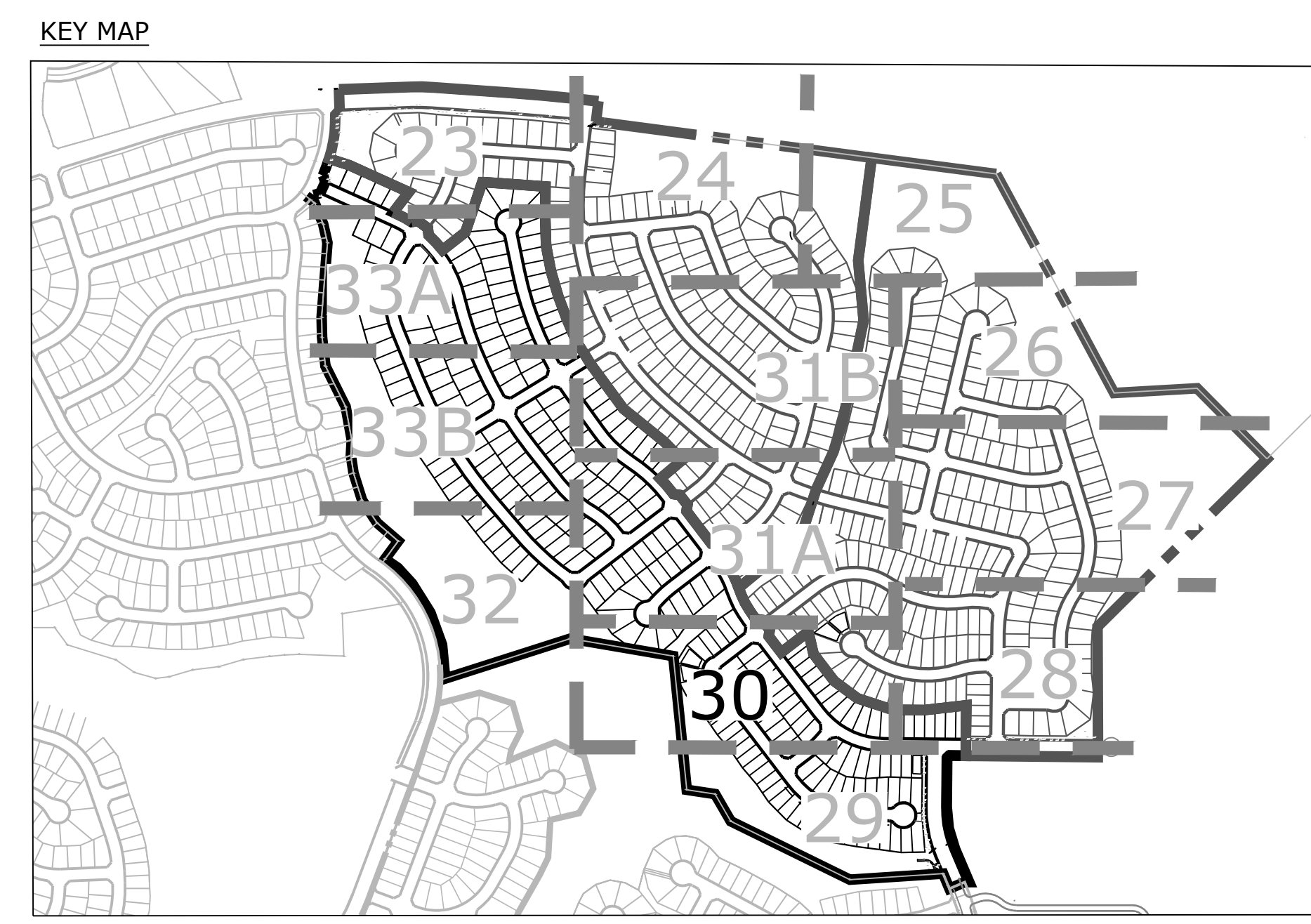
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GROUND COVER LEGEND

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

**ZONE: PUD
USE: OPEN SPACE**
OWNER: MERIDIAN SERVICE
METRO DISTRICTS: SUB-TRACT G
MERIDIAN RANCH FIL NO 11A



**Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch**

PUD Development Plan /
Preliminary Plan

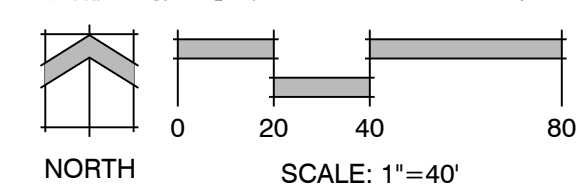
DATE: December 16, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

ENTITLEMENT

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03.09.2020	B.I.	Per County Comments
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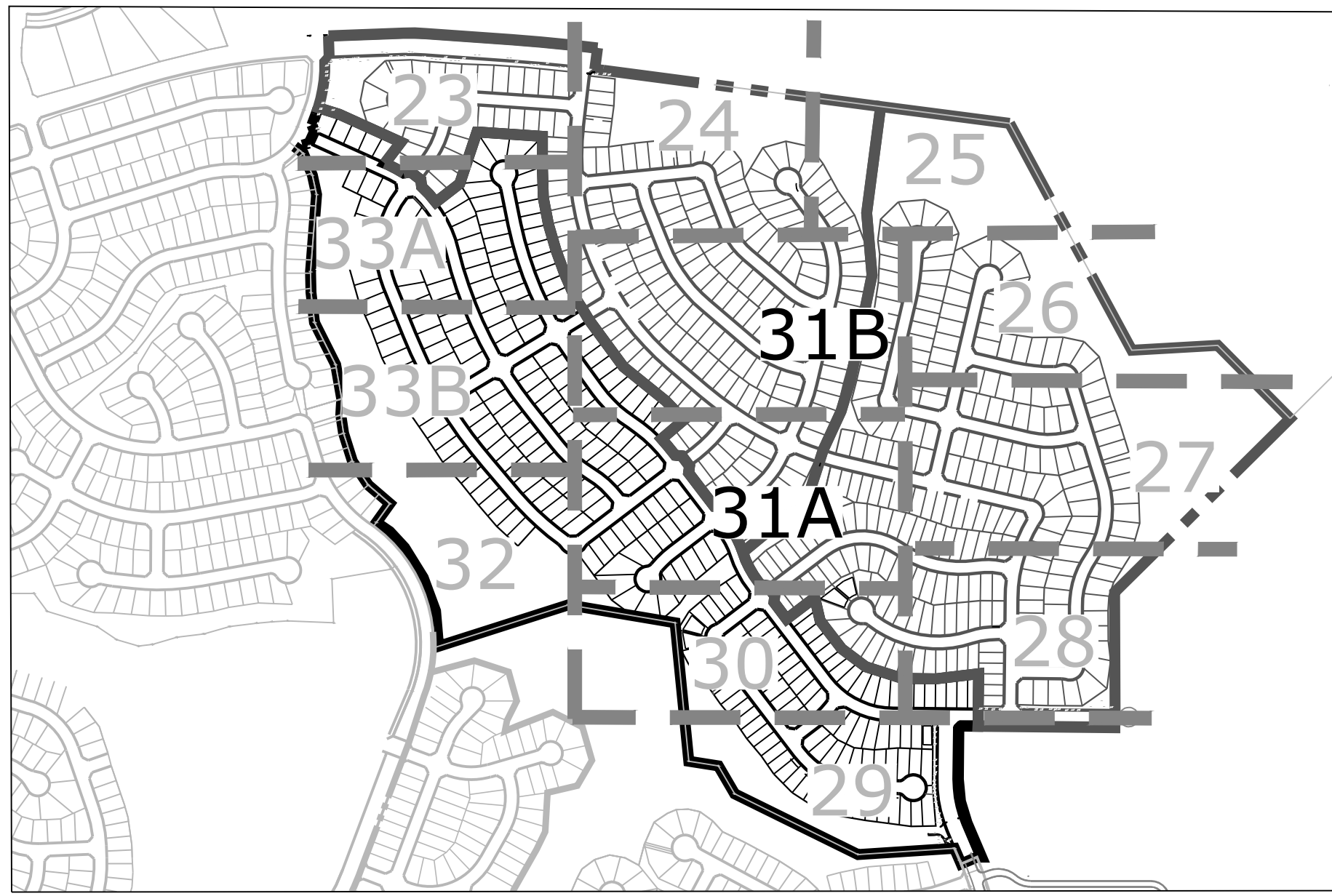
LANDSCAPE PLAN

30
OF 34



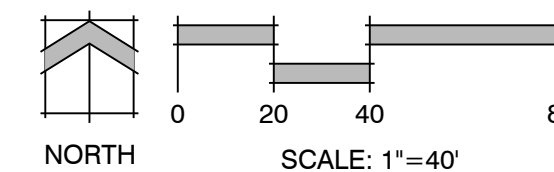
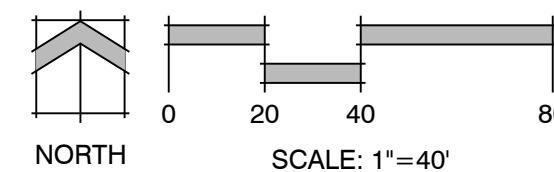
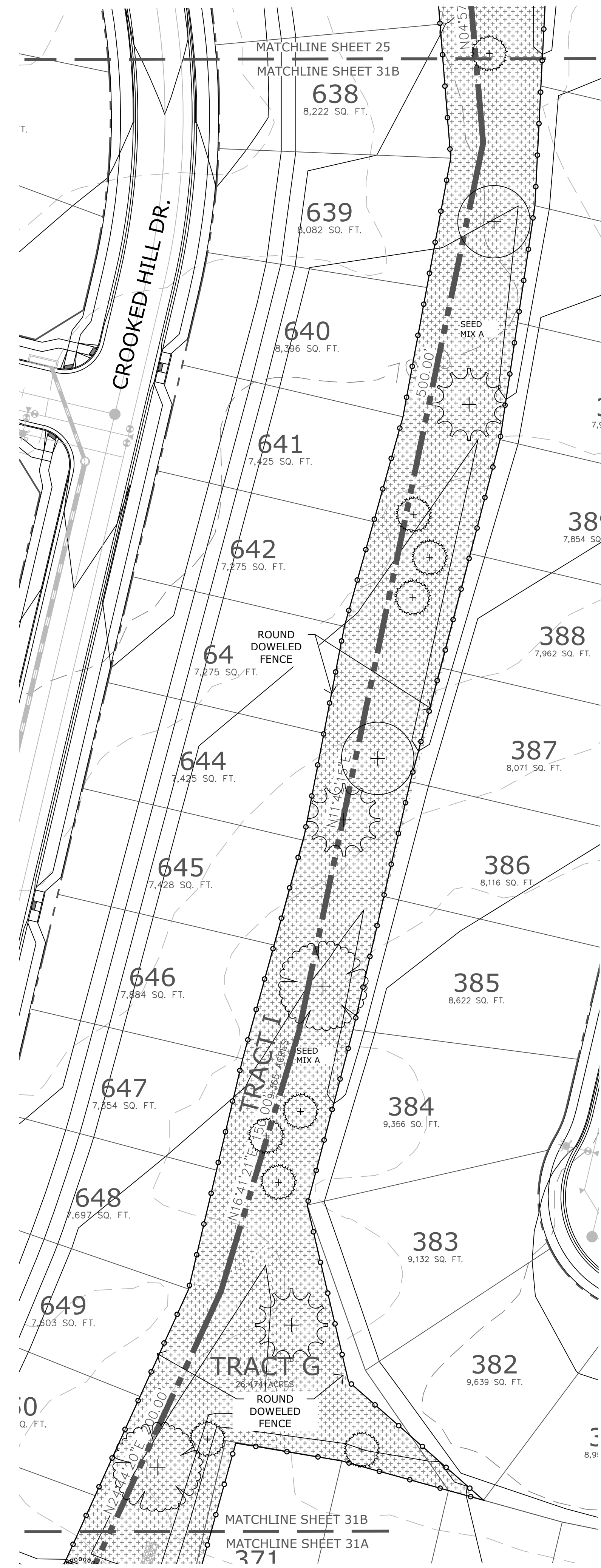
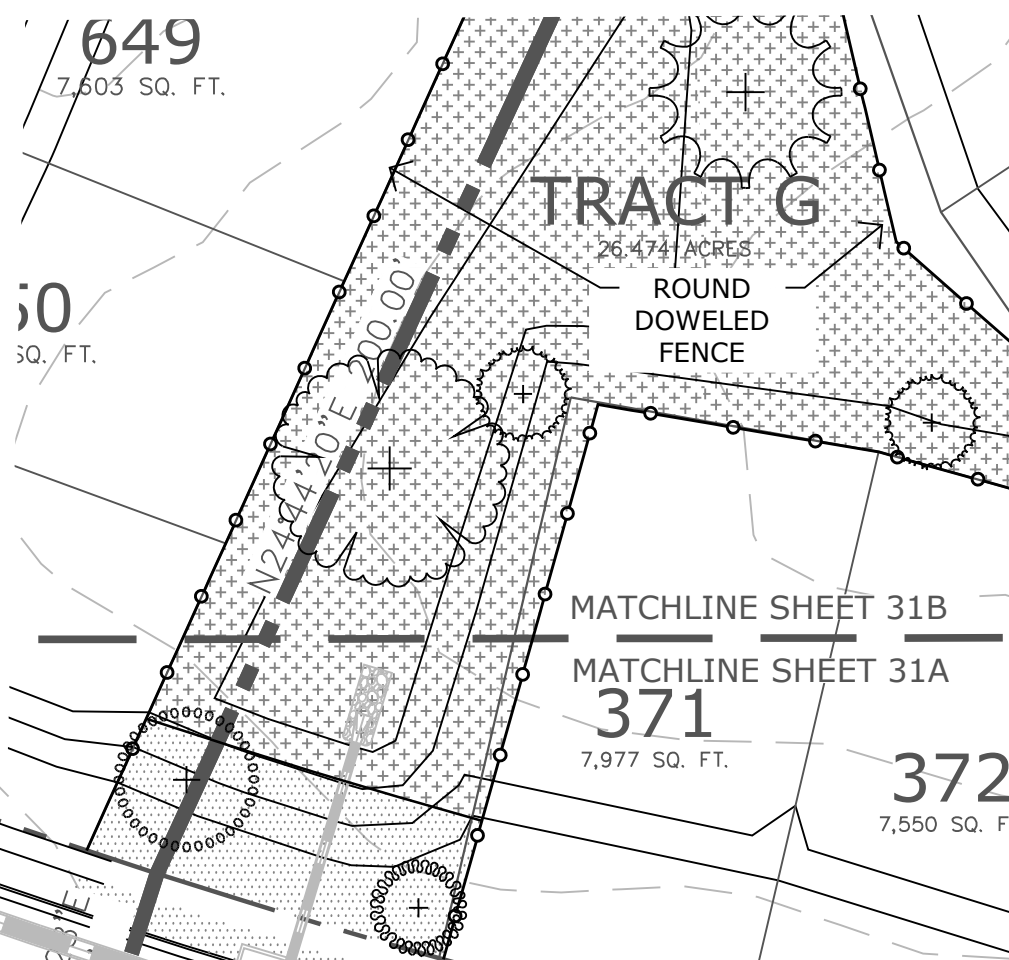
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KEY MAP



GROUND COVER LEGEND

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



Land Planning
Landscape Architecture
Urban Design

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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

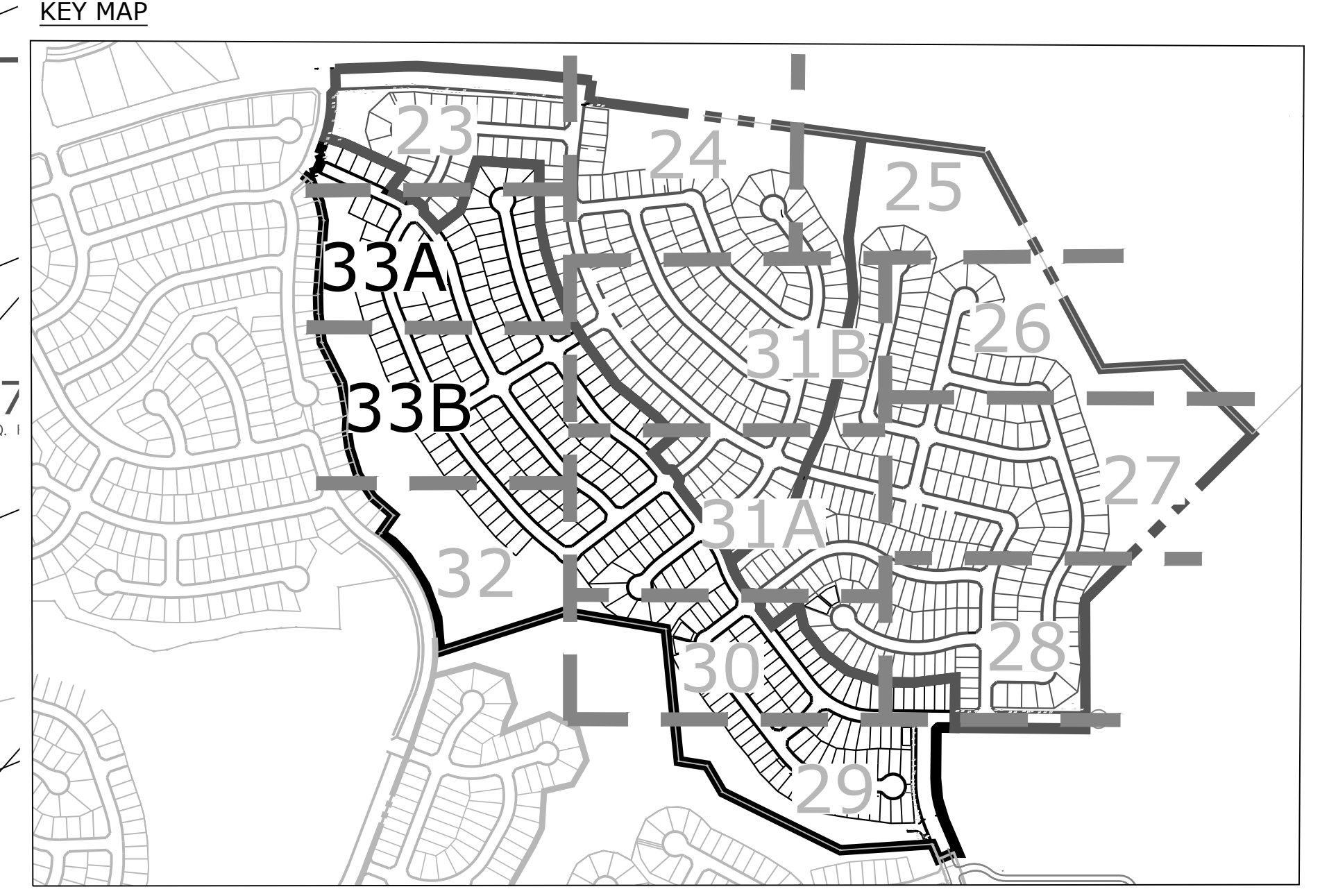
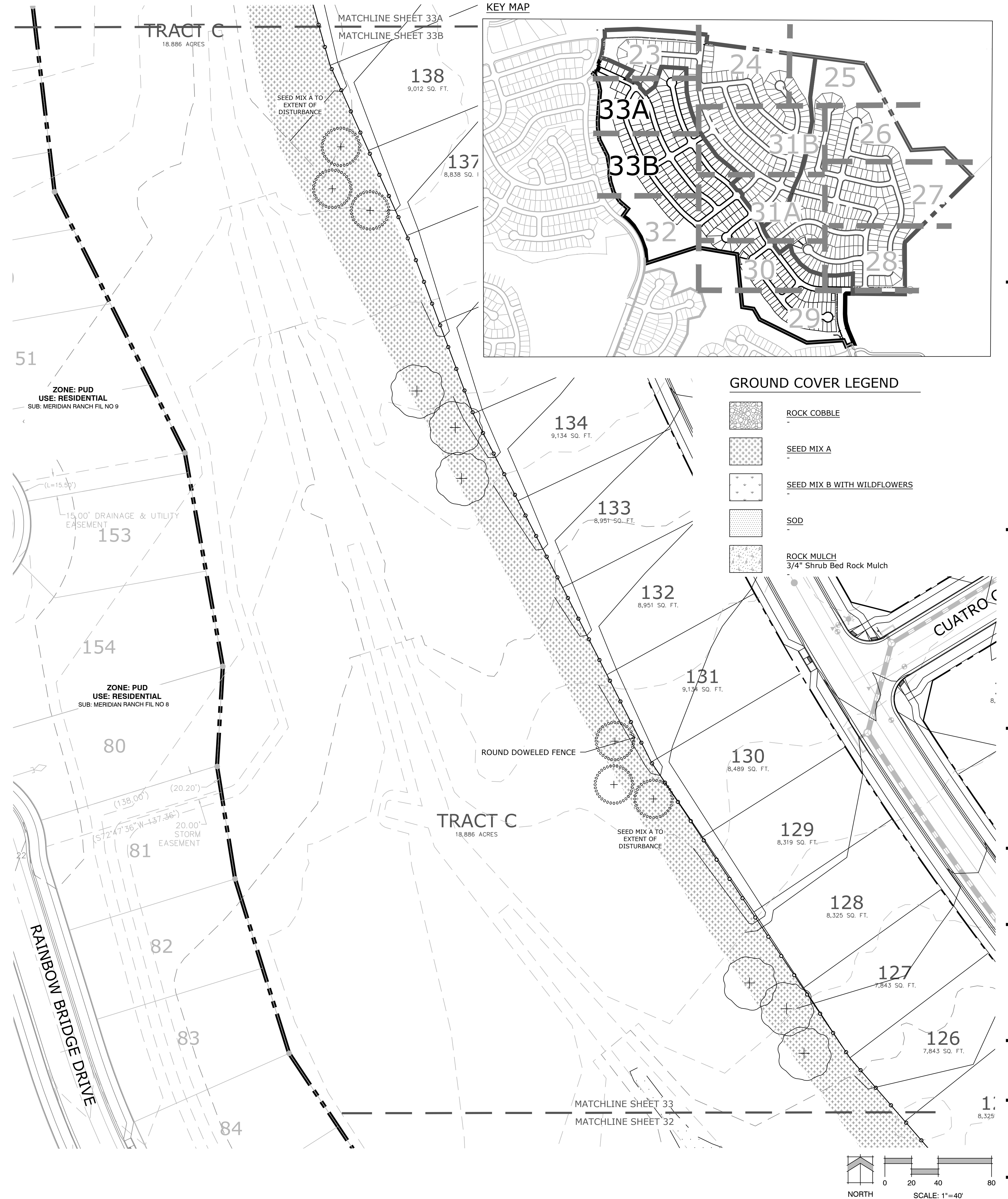
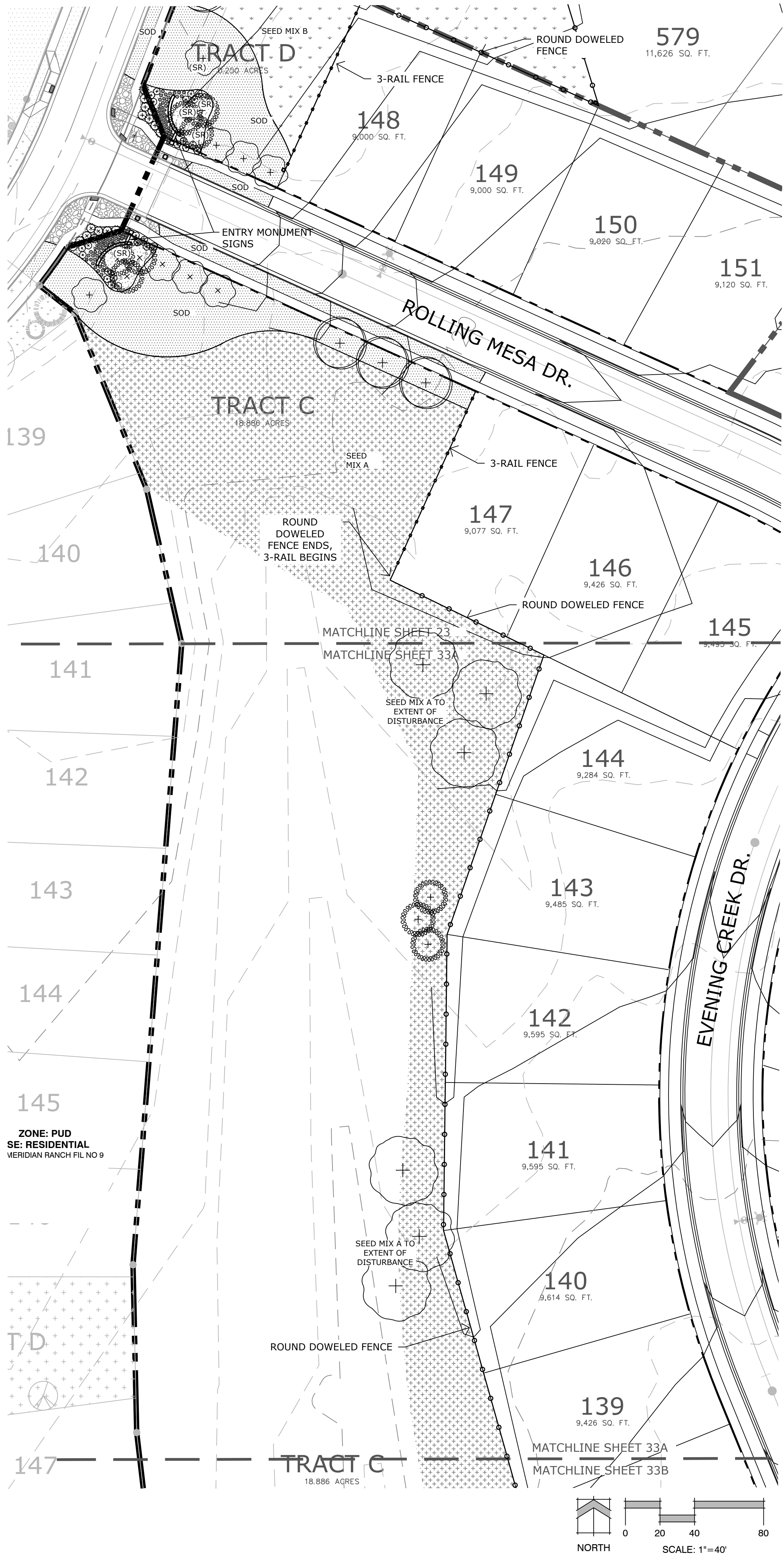
ENTITLEMENT

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

LANDSCAPE PLAN

31 of 34

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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

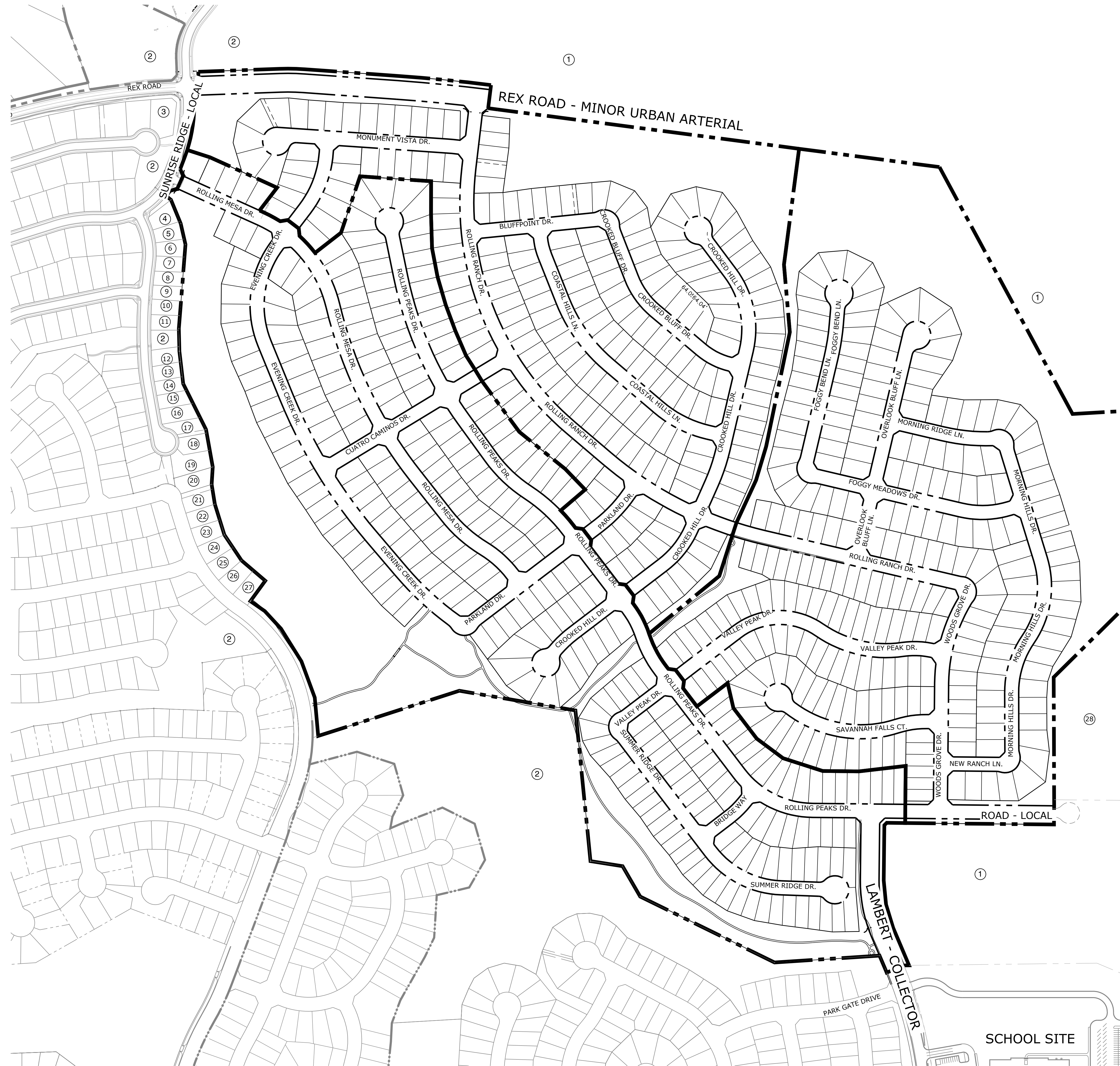
ENTITLEMENT

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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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 ELIZABETH 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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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



January 23, 2020

Nina Ruiz
El Paso County Development Services Department
DSDcomments@elpasoco.com

RE: Rolling Hills Ranch Planned Unit Development and Preliminary Plan
PUDSP199
Part of the Section 20 & part of the N ½ of the N ½, 29 T12S, R64W, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin

Dear Ms. Ruiz:

We have reviewed your November 4, 2019 submittal concerning the above referenced proposal for the development of 521 acres into 725 single family lots, landscaping, open space and trails.

Water Supply Demand

According to the Water Supply Information Summary, the estimated water demand is 239 acre-feet/year for household use and 1.8 acre-feet/ year for irrigation for a total estimated water demand is 242 acre-feet/year.

Source of Water Supply

Meridian Service Metropolitan District (“District”) is the proposed water supplier. The District has provided a letter dated August 30, 2019 committing to serve the 725 lots within the proposed Rolling Hills Ranch Filing 1 subdivision at the estimated demand of 242 acre-feet per year. The subdivision lies within the allowed place of use of the District’s water supplies.

The District’s sources of water are a combination of bedrock aquifer allocations from the Denver Basin as well as alluvial sources. The State Engineer’s Office does not have evidence regarding the length of time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., “Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years.” Based on this **allocation** approach, the annual amounts of water determined are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *El Paso County Land Development Code*, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:

“- Finding of Sufficient Quantity - The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years.”

The State Engineer’s Office does not have evidence regarding the length of time for which the bedrock aquifer sources will “meet the average annual demand of the proposed subdivision.” However, treating El Paso County’s requirement as an **allocation** approach based on three hundred



years, the annual amounts of water available from the bedrock aquifers that may be withdrawn from a maximum period of 300 years are equal to one-third of one percent of the total amount.

Information available in our files indicates the District's water rights total approximately 2,088 acre-feet/year for a period of 300 years (1,888 acre-feet/year from bedrock aquifers and 200 acre-feet/year from the alluvial aquifer), and it has approximately 1,429 acre-feet/year committed to supplying subdivisions and 30.2 acre-feet/year committed to replacement obligations, for a total commitment of 1,459 acre-feet/year.

The uncommitted annual water supply of 629 acre-feet/year is more than the estimated annual demand of 242 acre-feet/year for Rolling Hills Ranch PUD. This office wrote a letter dated January 21, 2020 regarding Rolling Hills Ranch, Filing No. 1, the 91 acre-feet per year committed for Rolling Hills Ranch Filing No. 1 is a part of the 242 acre-feet per year of commitment for Rolling Hills Ranch PUD.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 (or 300) years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

If you, or the applicant, have any questions, please contact Ailis Thyne at 303-866-3581 ext. 8216.

Sincerely,



Keith Vander Horst
Chief of Water Supply, Designated Basins

EL PASO COUNTY



OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

Diana K. May, County Attorney

Assistant County Attorneys

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Lori L. Seago
Lisa A. Kirkman
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Peter A. Lichtman
Mary Ritchie
Bryan E. Schmid
Nathan J. Whitney

April 28, 2020

Rolling Hills Ranch Subdivision

PUDSP-19-9 PUD Development Plan/Preliminary Plan

Reviewed by: Cole Emmons, Senior Assistant County Attorney
Edi Anderson, Paralegal, ACP

MCE

FINDINGS AND CONCLUSIONS:

1. This is a PUD Development Plan/Preliminary Plan proposal by GTL Development, Inc. ("Applicant"), to subdivide an approximately 251 +/- acre parcel into 725 single-family lots, plus landscaping, open space, and trails. The property is zoned PUD (Planned Unit Development).

2. The Applicant has provided for the source of water to derive from the Meridian Service Metropolitan District ("District"). Pursuant to the Water Supply Information Summary, the Applicant estimates its annual water needs to serve household use for the entire subdivision at 242 acre-feet, based on the District's 0.33 annual acre-feet per single-family equivalent. This equates to approximately 239 acre-feet for household use (0.33 acre-feet x 725 lots), plus 1.8 acre-feet for common area landscaping irrigation, for a total of 242 acre-feet/year. Based on these figures, the Applicant must be able to provide a supply of 72,600 acre-feet of water (242 acre-feet/year x 300 years) to meet the County's 300 year water supply requirement.

3. The District's General Manager provided a letter of commitment for the Rolling Hills Ranch PUD dated August 30, 2019 in which the District committed to providing water service to the subdivision of 725 residential lots at an annual amount of water of 242 acre-feet. The District Manager identified that the District currently has 2,119 acre-feet per year of water available for developments, with approved commitments in the amount 1,362 acre-feet. The Manager states that "Rolling Hills Ranch will add an additional demand of 242 Ac-Ft per year based on the Water Resource Report dated May 2019 and developed by the MSMD engineer. The additional 242 Ac-Ft demand results

200 S. CASCADE AVENUE
OFFICE: (719) 520-6485



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6487

an [sic] approximate overall demand of 1,603 Ac-Ft, which leaves a surplus of 516 Ac-Ft per year.”

4. Applicant provided a *Water Resource and Waste Water Report for Rolling Hills Ranch PUD dated February 2020* (“Water Resources Report”) which detailed the District’s water supply. The Report notes that the District’s water supply includes both “renewable sources and Denver Basin non-renewable sources.” It states the District’s total available supply on a 300-year basis is 2,119 annual acre-feet.

5. In a letter dated January 23, 2020, the State Engineer reviewed the application to subdivide the 251 acres¹ into 725 single-family residential lots. The Engineer reviewed this matter based on the Water Supply Information Summary (“WSIS”) which estimated a water demand of “239 acre-feet/year for household use and 1.8 acre-feet/year for irrigation for a total estimated water demand is [sic] 242 acre-feet/year.” The State Engineer also reviewed the District letter dated August 30, 2019, in which the District committed a water supply of 242 acre-feet/year to the subdivision. The State Engineer indicated that information in their files indicates “the District’s water rights total approximately 2,088 acre-feet/year for a period of 300 years (1,888 acre-feet/year from bedrock aquifers and 200 acre-feet/year from the alluvial aquifer), and it has approximately 1,429 acre-feet/year committed to supplying subdivisions and 30.2 acre-feet/year committed to replacement obligations, for a total commitment of 1,459 acre-feet/year.” And further, an “uncommitted annual water supply of 629 acre-feet/year² is more than the estimated annual demand of 242 acre-feet/year for Rolling Hills Ranch PUD.” Finally, the Engineer stated that “pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.”

6. Analysis: As indicated above, the Applicant provided a Water Resources Report dated February 2020 detailing the sources of the District’s water supply, which is based on both renewable and non-renewable sources. With a proposed annual demand of 242 acre-feet, plus the current commitments of the District of 1,362 acre-feet per year, the District’s stated total available water supply of 2,119 acre-feet, and the remaining surplus of 516 acre-feet per year (629 acre-feet based on the State Engineer’s figures), it appears the proposed water supply will be sufficient for the Rolling Hills Ranch PUD.

7. Section 8.4.7(B)(10)(g), of the El Paso County Land Development Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

¹ Note: In the letter from the State Engineer – they incorrectly listed the acreage at 521 acres.

² This number (629 acre-feet) differs from the number provided by the District (516 acre-feet). Notwithstanding, the amounts set forth by both entities reflect an adequate water supply available for this subdivision.

8. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

REQUIREMENTS:

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Nina Ruiz, Project Manager, Planner III



Prevent • Promote • Protect

Environmental Health Division
1675 W. Garden of the Gods Road
Suite 2044
Colorado Springs, CO 80907
(719) 578-3199 *phone*
(719) 578-3188 *fax*
www.elpasocountyhealth.org

Rolling Hills (Revised), PUDSP-19-9

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The proposed 725-residential lot, 518.21-acre, single-family residential development will be provided water and wastewater services through Meridian Service Metropolitan District.
- A finding for sufficiency in terms of water quality can be made for this Colorado Department of Public Health and Environment, Water Quality Control Division, approved water system. PWSID # CO0121455 has been assigned by the Colorado Department of Public Health and Environment.
- Meridian Service Metropolitan District has provided a Letter of Commitment to Serve Water and Wastewater Letter dated 30Aug2019.
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area, have potentially higher radon levels than other areas of the country.
- Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to: <https://www.colorado.gov/pacific/cdphe/general-air-permits>
- El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to commercial areas using sidewalks, and bike trails. Walkability features help reduce obesity and associated heart diseases.
- Storm water quality detention ponds must be constructed and maintained to help protect the public health, safety and welfare in the area. Detention ponds not properly constructed and maintained create mosquito breeding habitat and increase the risk of West Nile Virus.

Mike McCarthy
El Paso County Public Health
Environmental Health Division
719.575.8602
mikemccarthy@elpasoco.com