ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

PROJECT TEAM

OWNER
EAGLE DEVELOPMENT COMPANY
HEIDI LLC
AEROPLAZA FOUNTAIN LLC
212 W WAHSATCH AVE STE 301
COLORADO SPRINGS CO, 80903

DEVELOPER
THE LANDHUIS COMPANY
212 W WAHSATCH AVE STE 301
COLORADO SPRINGS CO, 80903

APPLICANT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

LANDSCAPE ARCHITECT
MATRIX DESIGN GROUP
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CIVIL ENGINEER
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GENERAL NOTES

1. NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS INCLUDING BRADLEY ROAD, ROLLING MEADOWS PARKWAY AND PRAIRIE SONG DRIVE. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
2. ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WIDEFIELD WATER & SANITATION DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
3. ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
4. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
   FRONT: TEN FEET (10)
   SIDE: FIVE FEET (5)
   REAR: SEVEN FEET (7)
5. STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
6. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.3, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROLLING MEADOWS/BULL HILL METROPOLITAN DISTRICT NO. 1 DESIGN GUIDELINES.
7. FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR ANTELOPE RIDGE AT BULL HILL.
8. INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR & SIDE YARDS, UTILITY EASEMENTS, AND DRAINAGE EASEMENTS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE.
9. NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
10. NEW SIDEWALKS, EXCEPT WITHIN OPEN SPACE OR WHEN NOT ADJACENT TO A STREET, ARE TO BE 5'-6' WIDE BY 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
11. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.
12. INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
13. GRASS BUFFER BMPS WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
14. ALL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
15. WATER & WASTEWATER SERVICE FOR THIS SUBDIVISION PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
16. FENCING TO BE INSTALLED BY BUILDER, OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNER.
17. PERIMETER FOUNDATION DRAINS SHALL BE MAINTAINED BY THE HOMEOWNER WHEN LOCATED BETWEEN THE HOUSE AND THE STREET. THE ROLLING MEADOWS/ BULL HILL METROPOLITAN DISTRICT NO. 1 SHALL MAINTAIN ANY FOUNDATION DRAINS AND/OR CONNECTIONS WITHIN THE ROW.

LANDSCAPE NOTES

1. COMMON OPEN SPACE AREAS SHALL BE XERISCAPED.
2. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
3. PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
4. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE ROLLING MEADOWS/BULL HILL METROPOLITAN DISTRICT NO. 1.
5. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
6. ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
7. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
8. NON-REGIONAL TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN BULL HILL. TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
9. ALL NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY ROLLING MEADOWS/BULL HILL METROPOLITAN DISTRICT NO. 1.

ADA NOTES

1. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.

FLOODPLAIN NOTE

1. THIS PROPERTY IS LOCATED WITHIN ZONE AE AND ZONE X DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0790G', EFFECTIVE DATE 'DECEMBER 7, 2018'. AND AS AMENDED BY THE FEMA APPROVED LETTER OF MAP REVISION (LOMR) CASE NUMBER 24-08-0597R DATED JULY 8, 2025. NO STRUCTURES ARE PERMITTED WITHIN DESIGNATED FLOODPLAIN AREAS.

DRAINAGE NOTES

1. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMPS. ALL DETENTION PONDS/WATER QUALITY BMPS SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.
2. INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.

GEOLOGY AND SOILS NOTE

1. AN "ADDENDUM TO SOILS AND GEOLOGY STUDY", ANTELOPE RIDGE AT BULL HILL, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, AUGUST 5, 2022 AND AMENDED JANUARY 30, 2024 AND MARCH 14, 2025) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS PREVIOUS STUDY, 70 EXPLORATORY TEST BORINGS WERE COMPLETED. AS PART OF THIS ADDENDUM, 3 NEW TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN THE REPORT) WERE FOUND TO BE PRESENT AT THIS SITE TO INCLUDE: FLOODPLAIN/FLOODWAY, AND FAULTS AND SEISMICITY. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND BEDROCK, COMPRESSIBLE SOILS, SEASONAL SURFACE AND SUBSURFACE WATER, UNSTABLE OR POTENTIALLY UNSTABLE SLOPES, SCOUR AND ACCELERATED EROSION ALONG CREEK BANKS AND DRAINAGEWAYS, AND RADON. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

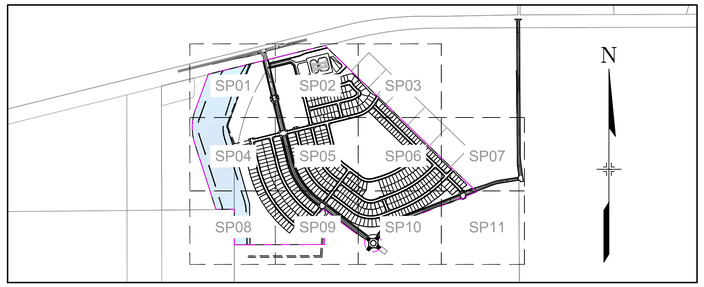
GEOLOGIC HAZARD NOTE

1. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT (TITLE OF REPORT, GENERALLY FROM THE PRELIMINARY PLAN FILE) BY (AUTHOR OF THE REPORT) (DATE OF REPORT) IN FILE (NAME OF FILE AND FILE NUMBER) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
   x FLOODPLAIN/FLOODWAY: LOTS 7-14, 18-276, 379-391, 429-448 (CLOMR APPROVED, LOMR AFTER CHANNEL CONSTRUCTION WILL REMOVE LIST)
   x FAULTS AND SEISMICITY: LOTS 1-271

   IN AREAS OF HIGH GROUNDWATER, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
   GROUNDWATER MONITORING ACROSS THE SITE IS SCHEDULED TO BE MONITORED FOR AT LEAST ONE YEAR.

STREET NOTES

1. ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION UPON FINAL ACCEPTANCE.
2. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE ROLLING MEADOWS/BULL HILL METROPOLITAN DISTRICT NO. 1.
3. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
4. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.



GENERAL PROVISIONS

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, SCHOOL, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR ANTELOPE RIDGE AT BULL HILL IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF ANTELOPE RIDGE AT BULL HILL PROVIDED; HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST O
THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN
SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE CO

CONFLICT: WHERE THERE IS MORE THEN ONE PROVISIO
IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL

MAXIMUM LEVEL OF DEVELOPMENT: THE TOTAL NU
FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING ARE
TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LE
CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF C

PROJECT TRACKING: AT THE TIME OF ANY FINAL PLAT
DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXI

OVERALL PROJECT STANDARDS: THE STANDARD ZO
SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES

WHEN THE PROPERTY IS SUBJECT TO EXISTING
RECORDED AT RECEPTION NO. _____, OF THE RE

UTILITY PROVIDERS:
WATER: WIDEFIELD WATER AND SANITATION DISTRICT
WASTEWATER: WIDEFIELD WATER AND SANITATION DISTRICT
GAS: COLORADO SPRINGS UTILITIES
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION

Action Item: Gas meter locations on plan view and building elevations must be shown and labeled.

Action Item: Add note " Gas meters must be a minimum of 3-feet from doors, operable windows, or any vents or openings in walls."

Action Item: Add note "CSU Field Engineer to determine final gas meter and service line locations. Contact Field Engineering at 719-668-4985 (Gas) with any questions."

FIRE PROTECTION AND WILDFIRE MITIGATION NOTES

1. THIS PROJECT IS IN A LOW/MODERATE HAZARD FIRE INTENSITY AREA PER THE COLORADO STATE FOREST SERVICE WILDFIRE RISK ASSESSMENT PROGRAM REQUIRING HARDENED STRUCTURE AND DEFENSIBLE SPACE.
2. LOW HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING AND A DEFENSIBLE SPACE OF 30 FT CLEARANCE
3. NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FT OF CHIMNEY OUTLETS. TREES WITHIN DEFENSIBLE SPACE SHALL BE PRUNED TO MINIMIZE LADDER FUELS.
4. DEFENSIBLE SPACE AND MITIGATION SHALL BE IN ACCORDANCE WITH THE APPROVED WILDLAND FIRE AND HAZARD MITIGATION PLAN.

ARCHITECTURAL CONTROL COMMITTEE REVIEW

1. INDIVIDUAL UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS OF ROLLING MEADOWS/BULL HILL METROPOLITAN DISTRICT, AS WELL AS THE ROLLING MEADOWS/BULL HILL CODES, COVENANTS AND RESTRICTIONS.

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO, BEING PORTIONS OF THOSE PARCELS DESCRIBED BY SPECIAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 221024677 AND 221136530 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 214000553 IN THE EL PASO COUNTY, COLORADO RECORDS;
THENCE N76°10'55"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS DESCRIBED IN EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 98-360 RECORDED UNDER RECEPTION NO. 098124132 IN THE RECORDS OF SAID EL PASO COUNTY, 673.21 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING N76°10'55"E ALONG SAID RIGHT-OF-WAY LINE, 1,674.63 FEET TO THE WESTERLY LINE OF THAT 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN GRANT OF RIGHT-OF-WAY RECORDED IN BOOK 2655 AT PAGE 58 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S46°04'43"E ALONG SAID WESTERLY LINE, 2,949.79 FEET;
THENCE S68°36'12"W A DISTANCE OF 139.82 FEET;
THENCE S38°36'12"W A DISTANCE OF 21.97 FEET;
THENCE S68°36'12"W A DISTANCE OF 75.97 FEET;
THENCE N81°23'48"W A DISTANCE OF 21.97 FEET;
THENCE S68°36'12"W A DISTANCE OF 919.40 FEET TO A POINT OF CURVE;
THENCE 296.38 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 31°44'28", THE CHORD OF 292.61 FEET BEARS S52°43'58"W TO A POINT OF TANGENT;
THENCE S36°51'43"W A DISTANCE OF 43.98 FEET;
THENCE 494.38 FEET ALONG A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 236°03'05", THE CHORD OF 211.86 FEET BEARS S79°21'55"W;
THENCE N53°08'17"W, NON-TANGENT TO THE PREVIOUS COURSE, 712.38 FEET;
THENCE N83°08'17"W A DISTANCE OF 25.97 FEET;
THENCE S66°51'43"W A DISTANCE OF 23.21 FEET;
THENCE S36°51'43"W A DISTANCE OF 93.44 FEET;
THENCE S53°08'17"E A DISTANCE OF 43.70 FEET TO A POINT OF CURVE;
THENCE 161.83 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 52°59'01", THE CHORD OF 156.12 FEET BEARS S26°38'46"E TO A POINT OF TANGENT;
THENCE S00°09'15"E A DISTANCE OF 235.78 FEET;
THENCE S89°50'45"W A DISTANCE OF 1,259.66 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER (W ½ SW ¼) OF SAID SECTION 12,BEING THE EAST LINE OF BLH NO. 2 LLC PROPERTY;
THENCE N00°08'59"W ALONG SAID EAST LINE, 496.33 FEET TO THE NORTHEAST CORNER OF SAID BLH NO. 2 LLC PROPERTY;
THENCE S89°17'26"W ALONG THE NORTH LINE THEREOF, 256.96 FEET
THENCE N17°44'19"W A DISTANCE OF 965.15 FEET TO A POINT OF CURVE;
THENCE 490.03 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 743.44 FEET, A CENTRAL ANGLE OF 37°45'58", THE CHORD OF 481.21 FEET BEARS N01°08'40"E TO A POINT OF TANGENT;
THENCE N20°01'39"E A DISTANCE OF 522.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 7,169,351 S.F. (164.586 ACRES, MORE OR LESS).

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF: THE LANDHUIS COMPANY

HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____ 20___ A.D. ,
A COLORADO LIMITED LIABILITY COMPANY

_____
AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
)SS.
COUNTY OF EL PASO)

SIGNED BEFORE ME ON _____, 20____ A.D. BY

_____
NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT

_____
NOTARY'S OFFICIAL SIGNATURE

_____ _____
TITLE OF OFFICE COMMISSION EXPIRATION

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION
#_____AND DATE_____ APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

_____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS_____
RECORDED PER
RECEPTION NO. _____.

_____
EL PASO COUNTY CLERK AND RECORDER

SUMMARY DATA

PROPERTY SIZE	164.59 ACRES
TAX SCHEDULE NO.	5500000324 & 5500000383
PROJECT ADDRESS	UNPLATTED
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
EXISTING LAND USE	GRAZING
PROPOSED LAND USE	DETACHED SINGLE FAMILY
MAXIMUM PROPOSED DENSITY (ALLOWED PER SKETCH PLAN)	8 DU/AC
PROPOSED LOTS	472
SINGLE FAMILY NET DENSITY	5 DU/AC
HIGH DENSITY/MF NET DENSITY	13 DU/AC
BUILDING SETBACKS	PER LOT DETAILS / SEE PLAN
LANDSCAPE SETBACKS	SEE PLAN
MIN. LOT SIZE	3,800 SF

LAND USE DATA

LAND USE	NO. ACRES PROVIDED	% OF TOTAL PROPERTY
SINGLE FAMILY RESIDENTIAL	52.51	31.9%
FUTURE DEVELOPMENT	18.83	11.4%
ELECTRIC SUBSTATION	5.97	3.6%
OPEN SPACE/PARKS	10.73	6.5%
PUBLIC RIGHT-OF-WAY	28.81	17.5%
DRAINAGE WAY (OPEN SPACE)	25.75	15.7%
SCHOOL	14.99	9.1%
DETENTION	7	4.3%
TOTAL	164.59	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 164.59 AC X .10 = 16.59 ACRES*
TOTAL OPEN SPACE PROVIDED IS 22.2% = 36.48 ACRES*
(*INDIVIDUAL PHASES WITHIN THE PUD ARE NOT REQUIRED TO PROVIDE 10% OPEN SPACE WITHIN EACH PHASED AREA WHERE A PLANNED NETWORK OF OPEN SPACE IS PROVIDED IN THE OVERALL PUD DEVELOPMENT PLAN.)

SHEET INDEX

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CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

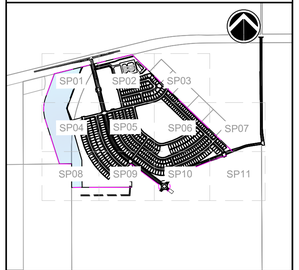
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

The Landhuis Company
212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO: 24.1129.029
DRAWN BY: JS
CHECKED BY: RF
APPROVED BY: JA
SHEET TITLE:

TITLE SHEET

TS01

SHEET 1 OF 31

PCD FILE NO.:

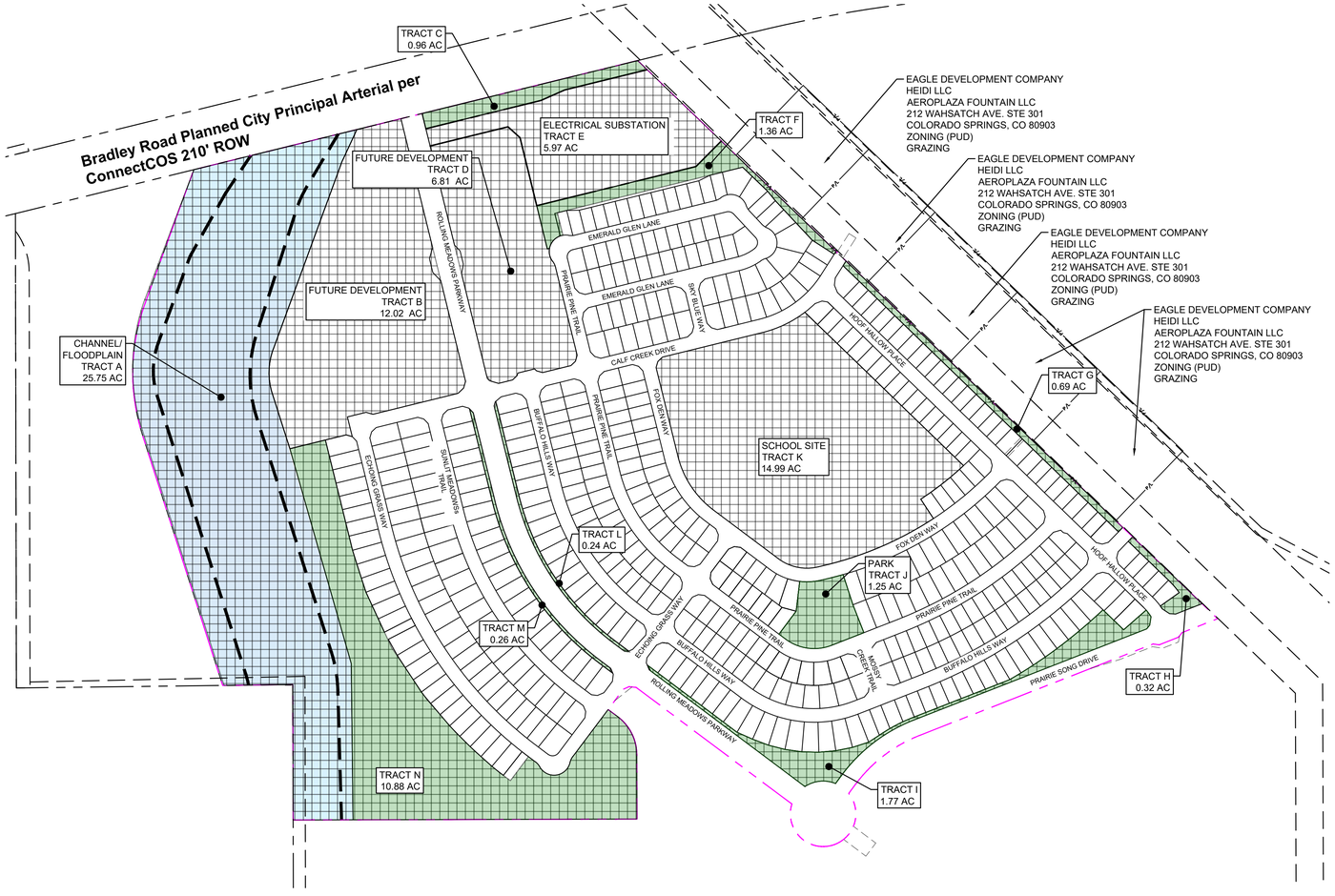
FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE I PUD\SP\000 CAD\000 PLAN SET\SI\DEVELOPMENT PLAN\TS01.DWG

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO



TRACT TABLE

TRACT	SIZE (AC)	LANDSCAPE/OPEN SPACE/ TRAIL	PARK	SCHOOL SITE	FUTURE DEVELOPMENT	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	25.75	X				X	X (CHANNEL IMPROVEMENTS)	X	RM/BH	RM/BH
B	12.02	X			X	X	X	X	RM/BH	RM/BH
C	0.96	X				X	X	X	RM/BH	RM/BH
D	6.81	X			X	X	X	X	RM/BH	RM/BH
E	5.97					X	X	X	MVEA/TRI-STATE	MVEA/TRI-STATE
F	1.36	X					X	X	RM/BH	RM/BH
G	0.69	X				X	X	X	RM/BH	RM/BH
H	0.32	X				X	X	X	RM/BH	RM/BH
I	1.77	X				X	X	X	RM/BH	RM/BH
J	1.25	X	X			X	X	X	RM/BH	RM/BH
K	14.99	X		X		X	X	X	WIDEFIELD SD3	WIDEFIELD SD3
L	0.24	X				X	X	X	RM/BH	RM/BH
M	0.26	X				X	X	X	RM/BH	RM/BH
N	10.88	X				X	X	X	RM/BH	RM/BH
	83.27									

RM/BH: ROLLING MEADOWS / BULL HILL METRO DISTRICT No. 1

NOTE: THE ENTIRE PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO._____ OF THE RECORDS OF EL PASO COUNTY. THE ROLLING MEADOWS / BULL HILL METRO DISTRICT No. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

N

GRAPHIC SCALE

250' 0' 250' 500'

(IN FEET)

1 inch = 250 ft.

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CADD\504 PLAN SETS\DEVELOPMENT PLAN\DT01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

The Landhuis Company

212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

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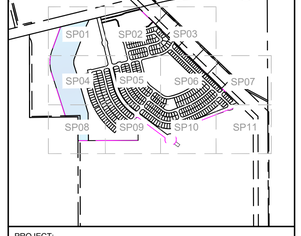

PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

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DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET TITLE:

TRACT MAP AND DETAILS

DT01

SHEET 2 OF 31

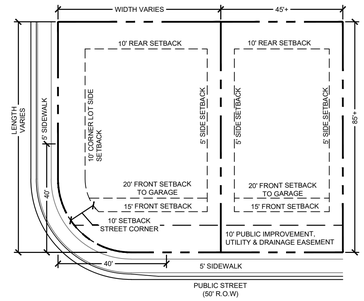
PCD FILE NO.:

ANTELOPE RIDGE AT BULL HILL

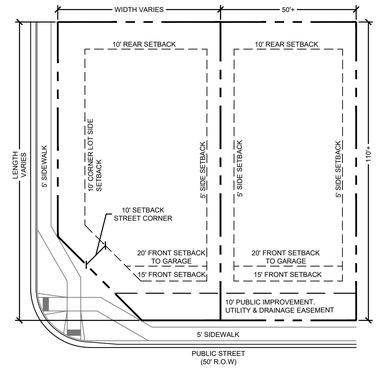
EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO



KNUCKLE LOT



CORNER LOT

DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1-472

1. MINIMUM LOT AREA:
   A. DWELLING, SINGLE FAMILY: 3,800 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: 65%
3. MAXIMUM PRINCIPAL STRUCTURE HEIGHT: FORTY FIVE FEET (45').
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. SETBACK REQUIREMENTS (SEE DETAILS):
   A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
      FIFTEEN FEET (15') TO FACE OF HOUSE
   B. SIDE YARD: FIVE FEET (5')
   C. REAR YARD: TEN FEET (10')
   D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')

7. ACCESSORY STRUCTURE STANDARDS:
   A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
   B. SETBACK REQUIREMENTS:
      SIDE YARD: FIVE FEET (5')
      REAR YARD: FIVE FEET (5')
8. PROJECTION INTO SETBACKS
   A. A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES.
   B. OPEN AND UNENCLOSED PATIOS, FREESTANDING PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE.
   C. OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS EXCEEDING 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42 INCHES INTO SIDE YARD SETBACKS.
   D. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
   E. CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES:
1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT. AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ANTELOPE RIDGE AT BULL HILL, AND THE ANTELOPE RIDGE AT BULL HILL DESIGN GUIDELINES,

*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

TEMPORARY USES:
1. MODEL HOME/ SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED

ACCESSORY USES:
1. RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
5. ACCESSORY LIVING QUARTER (ALQ) AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED

SPECIAL USES:
1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

ACCESSORY STRUCTURES::
1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOS, PATIOS (COVERED OR UNCOVERED), HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED ADU/ALQ, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE WITH THE EXCEPTION OF COVERED/ SEMI-ENCLOSED PORCHES.

*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

TYPICAL LOT NOTES:

1. LOCATION OF PRIVATE 5'-6' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.

2. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.

3. ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.

4. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

5. THE FINAL PLAT SHALL DETERMINE ALL FINAL FRONT, REAR AND SIDE DRAINAGE AND UTILITY EASEMENT WIDTHS.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

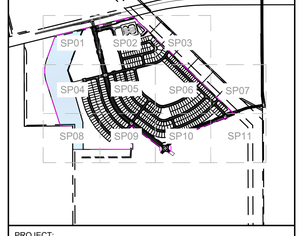
OWNER/DEVELOPER:

The Landhuis Company

212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

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DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET TITLE:

PUD DETAILS

DT02

SHEET 3 OF 31

PCD FILE NO.:

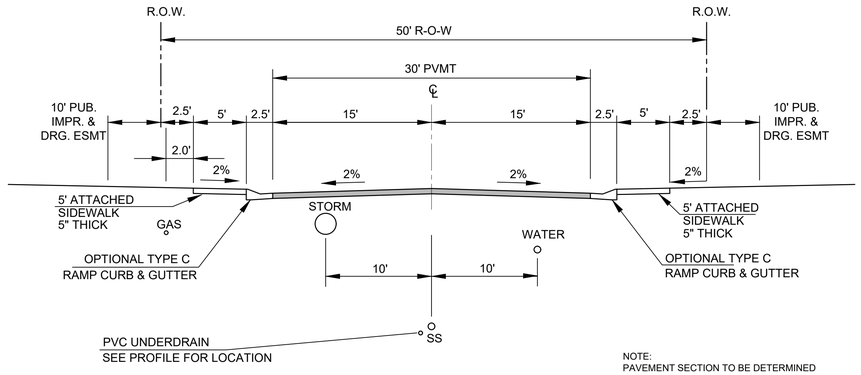
FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\50\04 PLAN SETS\DEVELOPMENT PLAN\DT02.DWG

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

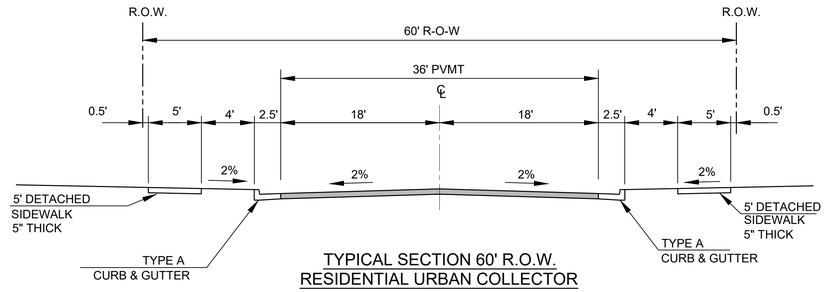


DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL

NOT TO SCALE

NOTE:
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.



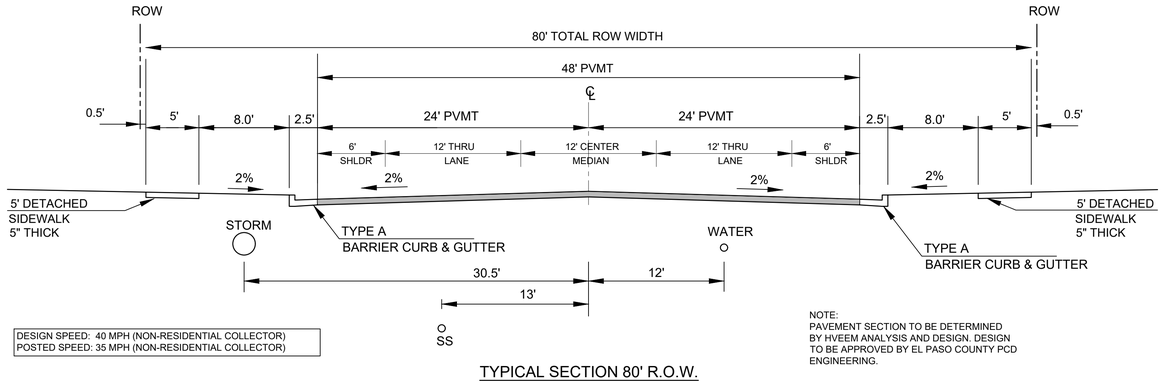
TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR

NOT TO SCALE

PRAIRIE SONG DRIVE

NOTE:
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH



DESIGN SPEED: 40 MPH (NON-RESIDENTIAL COLLECTOR)
POSTED SPEED: 35 MPH (NON-RESIDENTIAL COLLECTOR)

TYPICAL SECTION 80' R.O.W.
NON-RESIDENTIAL URBAN COLLECTOR

NOT TO SCALE

ROLLING MEADOWS PARKWAY

NOTE:
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FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP\500 CADD\504 PLAN SETS\DEVELOPMENT PLAN\DT02.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
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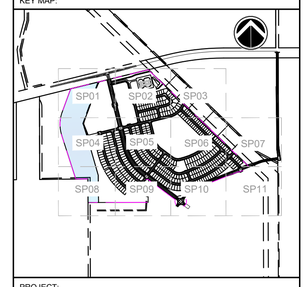

PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

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DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET TITLE:

PUD DETAILS

DT03

SHEET 4 OF 31

PCD FILE NO.:

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

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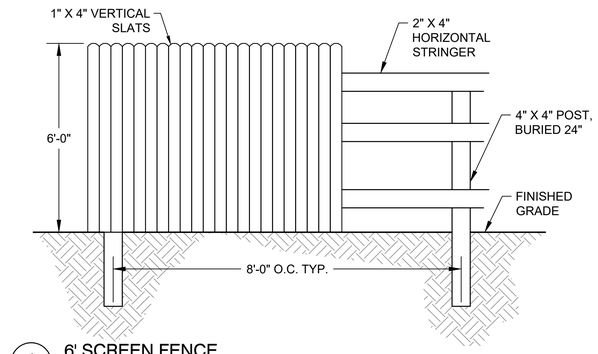
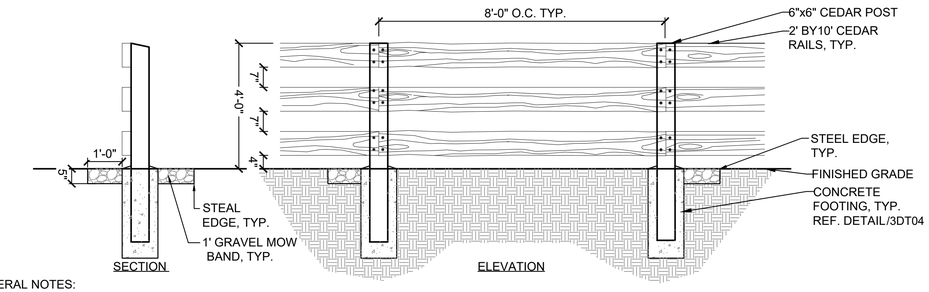


1 6' SCREEN FENCE

NTS

MS-PR1-ANT-02

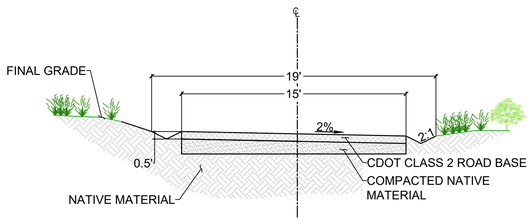


GENERAL NOTES:
1. ALL WOOD TO BE PRESSURE TREATED RED CEDAR FINISH.
2. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. ALL RAIL MUST FACE OUTWARDS TOWARD THE STREET OR ADJACENT PROPERTY.

2 3-RAIL WOOD FENCE

NTS

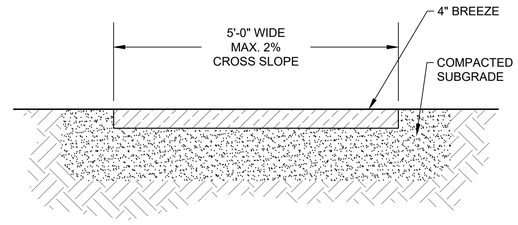
MS-PR1-ANT-14



3 TYPICAL COUNTY ACCESS ROAD CROSS SECTION

NTS

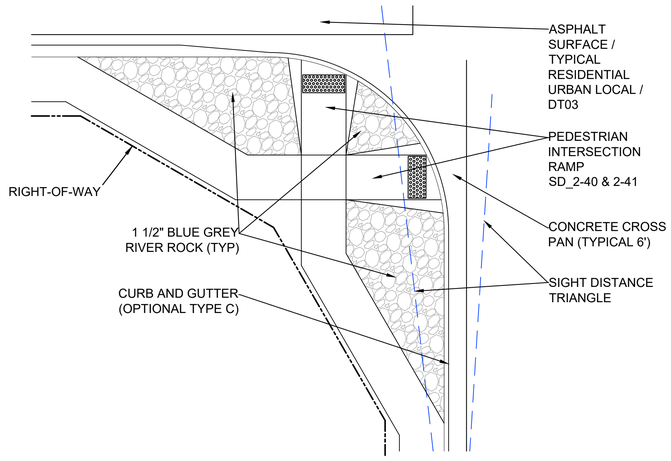
MS-PR1-ANT-05



4 5' COMPACTED BREEZE TRAIL

NTS

MS-PR1-ANT-04



5 PEDESTRIAN RAMP INTERSECTION

NTS

MS-PR1-ANT-20

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP\500 CADD\504 PLAN SETS\DEVELOPMENT PLAN\DT02.DWG

CONSULTANTS:

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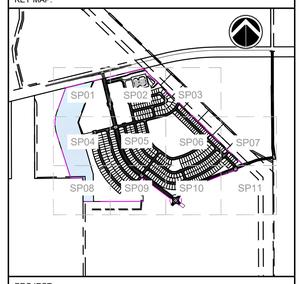

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ANTELOPE RIDGE AT BULL HILL
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EL PASO COUNTY, COLORADO
MARCH 2026

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PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET TITLE:

PUD DETAILS

DT04

SHEET 5 OF 31

PCD FILE NO.:

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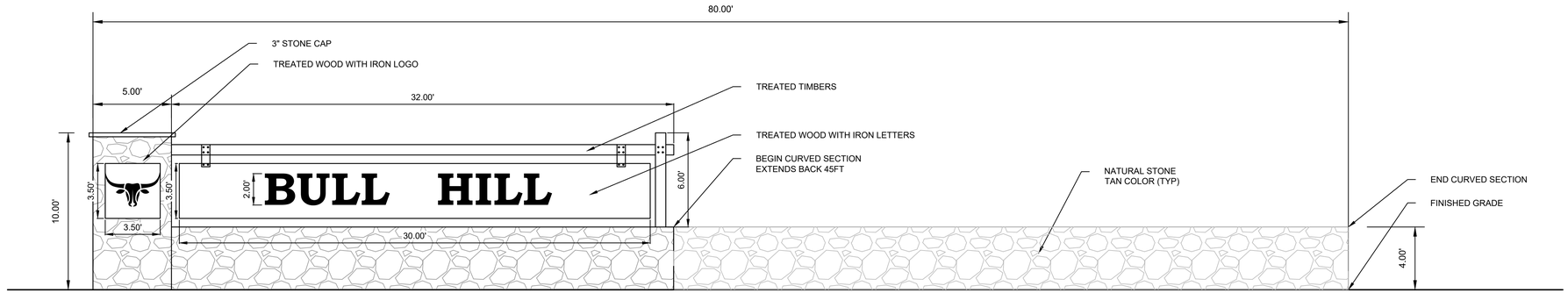
EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

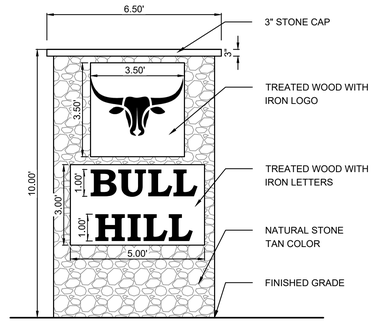
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO



1 PRIMARY ENTRANCE SIGN

1/4" = 1'-0"

MS-PR1-ANT-17



2 SECONDARY ENTRANCE SIGN

NTS

MS-PR1-ANT-18

NOTES:

1. SIGN GRAPHICS ARE TO BE CONSIDERED CONCEPTUAL IN NATURE PROVIDED TO SHOW GENERAL INTENT ONLY AND MAY CHANGE WITH CONSTRUCTION DOCUMENT REVIEW.
2. SIGNS ARE SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN COVENANTS AND DESIGN GUIDELINES FOR ANTELOPE RIDGE AT BULL HILL.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

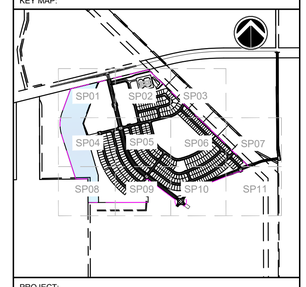
OWNER/DEVELOPER:

The Landhuis Company

212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

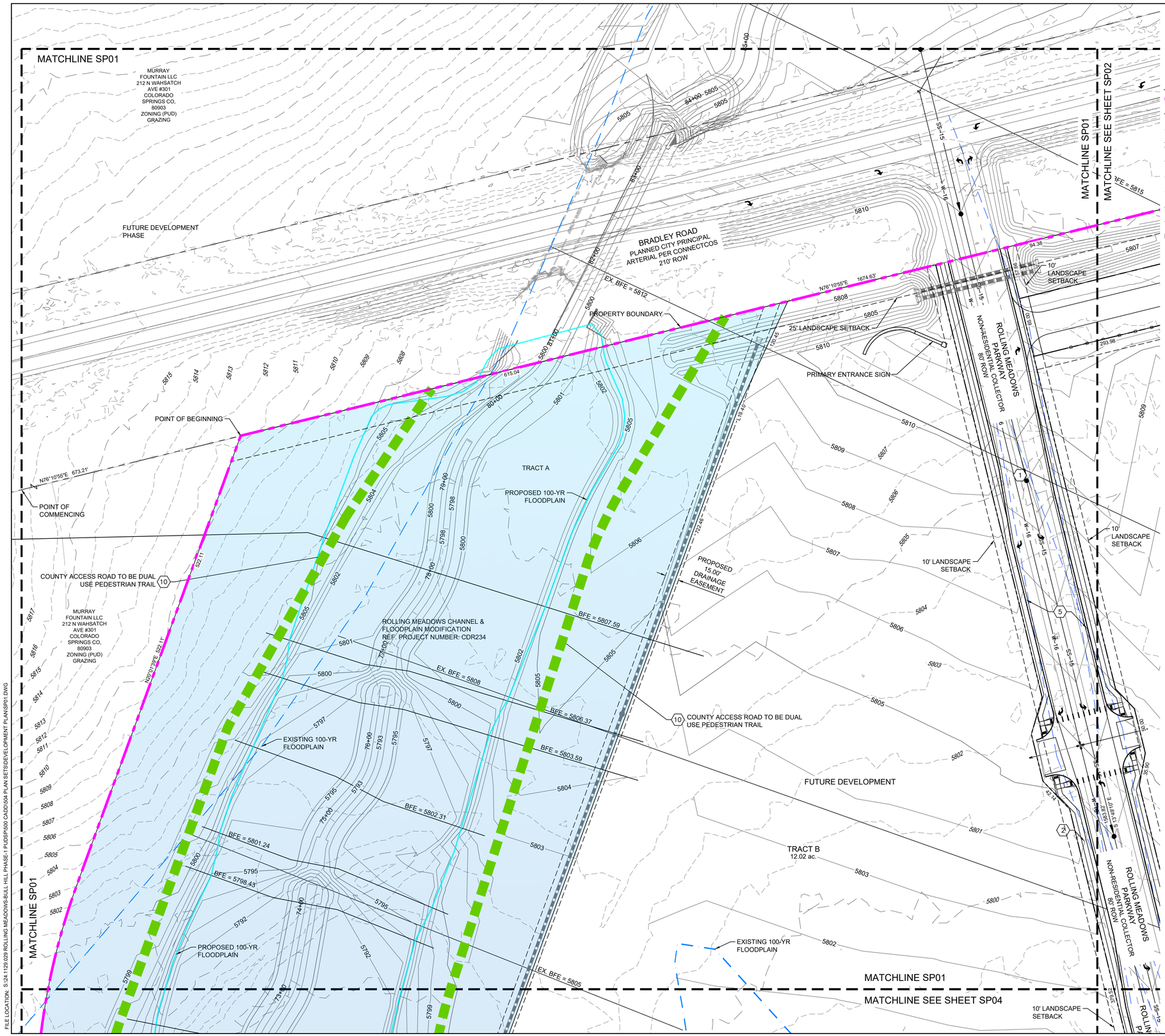
SHEET TITLE:

DT05

SHEET 6 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP\500 CADD\504 PLAN SETS\DEVELOPMENT PLAN\DT02.DWG



ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT
- CONCRETE CURB & GUTTER
- LINE OF SIGHT (LOS)
- PROPOSED CONTOURS
- EXISTING CONTOURS
- W–8 PROPOSED WATER
- SS–8 PROPOSED SEWER
- PROPOSED STORM

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. 6' WOOD SCREEN FENCE
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB & GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (15' TYPICAL)

N

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)
1 inch = 50 ft.

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-I PUDSP\500 CAD\50# PLAN SETS\DEVELOPMENT PLANS\SP01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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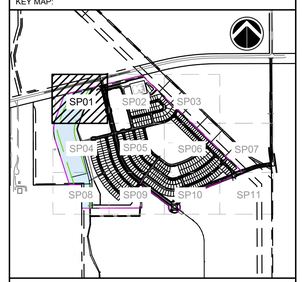

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ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
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PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET TITLE:

SITE PLAN

SP01

SHEET 7 OF 31

PCD FILE NO.:

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

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2. CONCRETE SIDEWALK
3. 6' WOOD SCREEN FENCE
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB & GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (15' TYPICAL)

MATCHLINE SP02

MATCHLINE SEE SHEET SP01

MATCHLINE SEE SHEET SP03

MATCHLINE SEE SHEET SP05

BRADLEY ROAD
PLANNED CITY PRINCIPAL ARTERIAL PER CONNECTCOS
210' ROW

25' LANDSCAPE SETBACK

PROPERTY BOUNDARY

100FT EASEMENT GRANTED TO MVEA, INC. BK 2655 PG 58 ASSIGNED TO TRI-STATE GENERATION AND TRANSMISSION ASSOC. INC. BK 2846 PG 719. (TO REMAIN)

225FT EASEMENT PUBLIC SERVICE COMPANY OF COLORADO BOOK 2023 PAGES 395 & 397 (TO REMAIN)

TRACT C
0.96 ac.

ELECTRIC SUBSTATION
TRACT E
5.97 ac.

FENCE TYPE TBD.
SEE SUBSTATION PPR

POND

EXISTING 100-YR FLOODPLAIN

TRACT F
1.36 ac.

TRAIL CONNECTION TO BE MADE WITH FUTURE PHASE

15' LANDSCAPE BUFFER

10' LANDSCAPE SETBACK

FUTURE DEVELOPMENT

TRACT D
6.81 ac.

FUTURE DEVELOPMENT
TRACT D
6.838 ac.
297,859 sq. ft.

EMERALD GLEN LANE
LOCAL RESIDENTIAL - PUBLIC
50' ROW

PRAIRIE PINE TRAIL
LOCAL RESIDENTIAL -PUBLIC
50' ROW

SKY BLUE WAY
LOCAL RESIDENTIAL - PUBLIC
50' ROW

CALF CREEK DRIVE
LOCAL RESIDENTIAL - PUBLIC
50' ROW

ROLLING MEADOWS PARKWAY
NON-RESIDENTIAL COLLECTOR
80' ROW

LOT 1 4,788 sq. ft.
LOT 2 8,402 sq. ft.
LOT 3 5,006 sq. ft.
LOT 4 5,006 sq. ft.
LOT 5 5,967 sq. ft.
LOT 6 5,006 sq. ft.
LOT 7 5,097 sq. ft.
LOT 8 4,750 sq. ft.
LOT 9 4,750 sq. ft.
LOT 10 5,338 sq. ft.
LOT 11 5,393 sq. ft.
LOT 12 4,796 sq. ft.
LOT 13 4,796 sq. ft.
LOT 14 7,138 sq. ft.
LOT 15 5,967 sq. ft.
LOT 19 4,262 sq. ft.
LOT 20 4,338 sq. ft.
LOT 21 5,924 sq. ft.
LOT 22 7,690 sq. ft.
LOT 23 4,022 sq. ft.
LOT 24 4,049 sq. ft.
LOT 25 3,907 sq. ft.
LOT 26 3,825 sq. ft.
LOT 27 3,825 sq. ft.
LOT 28 3,825 sq. ft.
LOT 29 3,825 sq. ft.
LOT 30 3,825 sq. ft.
LOT 31 3,825 sq. ft.
LOT 32 3,825 sq. ft.
LOT 33 3,825 sq. ft.
LOT 34 3,825 sq. ft.
LOT 35 4,048 sq. ft.
LOT 36 3,982 sq. ft.
LOT 37 4,944 sq. ft.
LOT 38 3,825 sq. ft.
LOT 39 3,825 sq. ft.
LOT 40 3,825 sq. ft.
LOT 41 3,825 sq. ft.
LOT 42 3,825 sq. ft.
LOT 43 3,825 sq. ft.
LOT 44 3,825 sq. ft.
LOT 45 3,825 sq. ft.
LOT 46 3,825 sq. ft.
LOT 47 3,825 sq. ft.
LOT 48 4,250 sq. ft.
LOT 49 6,764 sq. ft.
LOT 50 6,335 sq. ft.
LOT 51 4,250 sq. ft.
LOT 52 3,825 sq. ft.
LOT 53 3,825 sq. ft.
LOT 54 3,825 sq. ft.
LOT 55 3,825 sq. ft.
LOT 56 4,250 sq. ft.
LOT 57 3,825 sq. ft.
LOT 58 3,825 sq. ft.
LOT 59 3,825 sq. ft.
LOT 60 3,825 sq. ft.
LOT 61 3,825 sq. ft.
LOT 62 3,825 sq. ft.
LOT 63 4,737 sq. ft.
LOT 64 5,378 sq. ft.
LOT 65 4,317 sq. ft.
LOT 66 4,317 sq. ft.
LOT 67 4,317 sq. ft.
LOT 68 4,317 sq. ft.
LOT 69 4,317 sq. ft.
LOT 70 4,317 sq. ft.
LOT 71 5,393 sq. ft.
LOT 72 5,337 sq. ft.
LOT 73 4,275 sq. ft.
LOT 74 5,225 sq. ft.
LOT 75 5,225 sq. ft.
LOT 76 5,225 sq. ft.
LOT 77 5,225 sq. ft.
LOT 78 5,812 sq. ft.

N

GRAPHIC SCALE
50' 0' 50' 100'
(IN FEET)
1 inch = 50 ft.

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\3304 PLAN SETS\DEVELOPMENT PLANS\P01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

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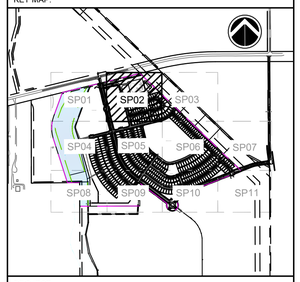
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

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NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA
SHEET TITLE:	

SITE PLAN

SP02

SHEET 8 OF 31

PCD FILE NO.:

MATCHLINE SP03

MATCHLINE SEE SHEET SP02

MATCHLINE SP03

MATCHLINE SP03

TRAIL CONNECTION TO BE MADE WITH FUTURE PHASE

225FT EASEMENT PUBLIC SERVICE COMPANY OF COLORADO BOOK 2023 PAGES 395 & 397 (TO REMAIN)

GAS PIPELINE EASEMENT BOOK 6426 PAGE 1105

EX. BFE = 5821

EAGLE DEVELOPMENT COMPANY
HEIDI LLC
AEROPLAZA FOUNTAIN LLC
212 WAHSATCH AVE. STE 301
COLORADO SPRINGS, CO 80903
ZONING (PUD)
GRAZING

100FT EASEMENT GRANTED TO MVEA, INC. BK 2655 PG 58 ASSIGNED TO TRI-STATE GENERATION AND TRANSMISSION ASSOC. INC. BK 2846 PG 719. (TO REMAIN)

EX. BFE = 5818

EXISTING 100-YR FLOODPLAIN

EAGLE DEVELOPMENT COMPANY
HEIDI LLC
AEROPLAZA FOUNTAIN LLC
212 WAHSATCH AVE. STE 301
COLORADO SPRINGS, CO 80903
ZONING (PUD)
GRAZING

PROPERTY LINE

PROPOSED 30' TEMPORARY UTILITY EASEMENT

FUTURE DEVELOPMENT PHASE

EAGLE DEVELOPMENT COMPANY
HEIDI LLC
AEROPLAZA FOUNTAIN LLC
212 WAHSATCH AVE. STE 301
COLORADO SPRINGS, CO 80903
ZONING (PUD)
GRAZING

LOT 21 5,924 sq. ft.
LOT 20 4,338 sq. ft.
LOT 19 4,262 sq. ft.
LOT 18 4,788 sq. ft.
LOT 17 9,540 sq. ft.
LOT 16 8,402 sq. ft.
LOT 15 5,957 sq. ft.
LOT 14 7,138 sq. ft.
LOT 7 5,097 sq. ft.
LOT 6 5,006 sq. ft.
LOT 5 5,006 sq. ft.
LOT 4 5,006 sq. ft.
LOT 3 5,941 sq. ft.
LOT 2 4,502 sq. ft.
LOT 1 4,441 sq. ft.
LOT 341 5,958 sq. ft.
LOT 340 3,825 sq. ft.
LOT 339 3,825 sq. ft.
LOT 338 3,825 sq. ft.
LOT 337 3,825 sq. ft.
LOT 336 3,825 sq. ft.
LOT 335 4,250 sq. ft.
LOT 334 4,250 sq. ft.
LOT 333 3,825 sq. ft.
LOT 342 4,790 sq. ft.
LOT 343 4,250 sq. ft.
LOT 344 4,250 sq. ft.
LOT 345 4,250 sq. ft.
LOT 346 4,250 sq. ft.
LOT 347

CALF CREEK DRIVE
LOCAL RESIDENTIAL - PUBLIC
50' ROW

HOOF HALLOW PLACE
LOCAL RESIDENTIAL - PUBLIC
50' ROW

EMERALD GLEN LANE

TRACT G

S46°04'43"E 2683.70'

EXISTING 100-YR FLOODPLAIN

MATCHLINE SP03

MATCHLINE SEE SHEET SP06

GAS PIPELINE EASEMENT BOOK 6426 PAGE 1105

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP-500 CAD\SHEET PLANS\SP01 DWG

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

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8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (15' TYPICAL)

N

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)
1 inch = 50 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
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PHONE: (719) 575-0100
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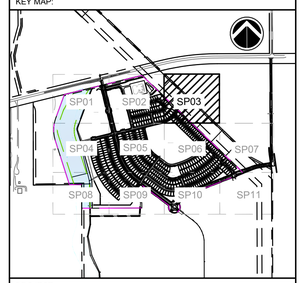
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

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PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA
SHEET TITLE:	

SITE PLAN

SP03

SHEET 9 OF 31

PCD FILE NO.:

MATCHLINE SEE SHEET SP01

MATCHLINE SP04

MATCHLINE SEE SHEET SP08

MATCHLINE SP04

MATCHLINE SEE SHEET SP05

MATCHLINE SP04

EX. BFE = 5805

EX. BFE = 5800

EX. BFE = 5797

BFE = 5797.46

BFE = 5795.67

BFE = 5794.04

BFE = 5793.19

BFE = 5791.9

BFE = 5790.00

BFE = 5789.01

PROPOSED 100-YR FLOODPLAIN

EXISTING 100-YR FLOODPLAIN

ROLLING MEADOWS CHANNEL & FLOODPLAIN MODIFICATION
REF. PROJECT NUMBER: CDR234

10 COUNTY ACCESS ROAD TO BE DUAL USE PEDESTRIAN TRAIL

EXISTING CONCRETE STRUCTURE TO REMAIN

PROPERTY BOUNDARY

MURRAY FOUNTAIN LLC
212 N WAHSATCH AVE #301
COLORADO SPRINGS, CO, 80903
ZONING (PUD)
GRAZING

TRACT A
25.75 ac.

TRACT N

FUTURE DEVELOPMENT
TRACT B
12.062 ac.
525,413 sq. ft.

PROPOSED 15.00' DRAINAGE EASEMENT

10' LANDSCAPE SETBACK

CALF CREEK DRIVE
LOCAL RESIDENTIAL-PUBLIC
50' ROW

ROLLING MEADOWS PARKWAY

ECHOING GRASS WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW

SUNJET MEADOWS TRAIL
LOCAL RESIDENTIAL-PUBLIC
50' ROW

LOT 191 6,198 sq. ft.
LOT 190 5,500 sq. ft.
LOT 189 5,500 sq. ft.
LOT 188 5,500 sq. ft.
LOT 192 6,567 sq. ft.
LOT 193 5,500 sq. ft.
LOT 194 5,500 sq. ft.
LOT 195 5,500 sq. ft.
LOT 196 5,500 sq. ft.
LOT 197 5,500 sq. ft.
LOT 198 5,500 sq. ft.
LOT 199 5,720 sq. ft.
LOT 200 5,750 sq. ft.
LOT 201 6,956 sq. ft.
LOT 202 6,901 sq. ft.
LOT 203 6,901 sq. ft.
LOT 241 6,567 sq. ft.
LOT 240 5,500 sq. ft.
LOT 239 5,500 sq. ft.
LOT 238 5,500 sq. ft.
LOT 237 5,500 sq. ft.
LOT 236 5,500 sq. ft.
LOT 235 5,500 sq. ft.
LOT 234 6,199 sq. ft.
LOT 233 6,250 sq. ft.
LOT 232 6,250 sq. ft.
LOT 231 6,250 sq. ft.
LOT 230 6,250 sq. ft.
LOT 229 5,730 sq. ft.
LOT 228 7,702 sq. ft.
LOT 227 6,876 sq. ft.
LOT 242 6,567 sq. ft.
LOT 243 5,500 sq. ft.
LOT 244 5,500 sq. ft.
LOT 245 5,500 sq. ft.
LOT 246 5,500 sq. ft.
LOT 247 5,500 sq. ft.
LOT 248 5,500 sq. ft.
LOT 249 5,700 sq. ft.
LOT 250 5,718 sq. ft.
LOT 251 5,713 sq. ft.
LOT 252 5,792 sq. ft.
LOT 253 5,795 sq. ft.
LOT 254 5,721 sq. ft.
LOT 255 5,745 sq. ft.

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

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N

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50' 0' 50' 100'
(IN FEET)
1 inch = 50 ft.

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\504 PLAN SET\SD\EVELOPMENT PLANS\PS1.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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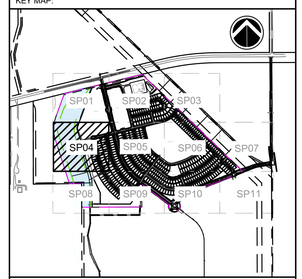

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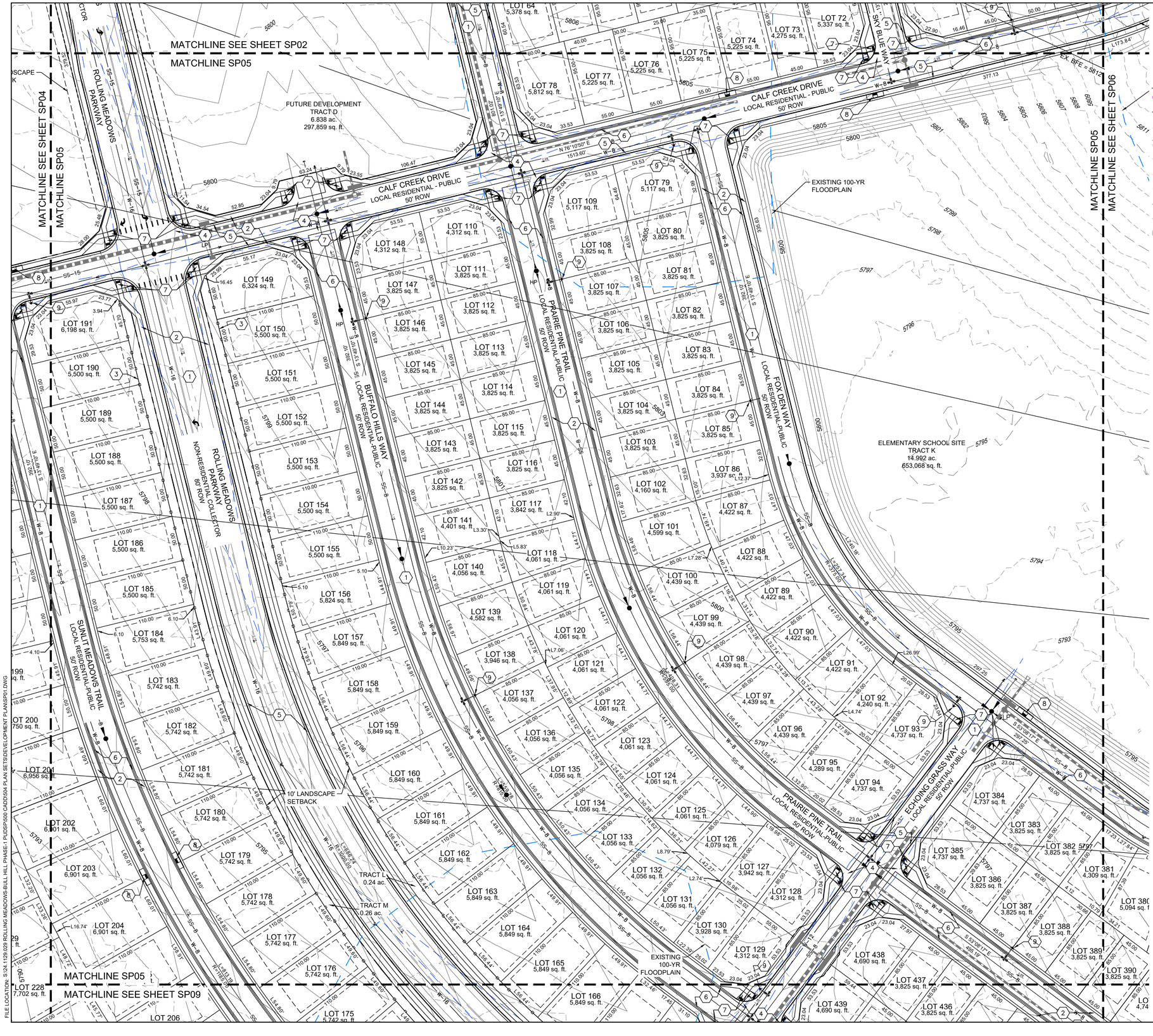
SITE PLAN

SP04

SHEET 10 OF 31

PCD FILE NO.:


MATCHLINE SEE SHEET SP02
MATCHLINE SP05
MATCHLINE SEE SHEET SP04
MATCHLINE SP05
MATCHLINE SP05
MATCHLINE SEE SHEET SP06
MATCHLINE SP05
MATCHLINE SEE SHEET SP09
FUTURE DEVELOPMENT
TRACT D
6.838 ac.
297,859 sq. ft.
CALF CREEK DRIVE
LOCAL RESIDENTIAL - PUBLIC
50' ROW
ROLLING MEADOWS PARKWAY
NON-RESIDENTIAL COLLECTOR
80' ROW
PRAIRIE PINE TRAIL
LOCAL RESIDENTIAL-PUBLIC
50' ROW
BUFFALO HILLS WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW
FOX DEN WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW
SUNLIT MEADOWS TRAIL
LOCAL RESIDENTIAL-PUBLIC
50' ROW
ECHOING GRASS WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW
SKY BLUE WAY
EXISTING 100-YR FLOODPLAIN
ELEMENTARY SCHOOL SITE
TRACT K
14.992 ac.
653,068 sq. ft.
10' LANDSCAPE SETBACK
TRACT L
0.24 ac.
TRACT M
0.26 ac.
EX. BFE = 5812
LOT 64 5,378 sq. ft.
LOT 72 5,337 sq. ft.
LOT 73 4,275 sq. ft.
LOT 74 5,225 sq. ft.
LOT 75 5,225 sq. ft.
LOT 76 5,225 sq. ft.
LOT 77 5,225 sq. ft.
LOT 78 5,812 sq. ft.
LOT 79 5,117 sq. ft.
LOT 80 3,825 sq. ft.
LOT 81 3,825 sq. ft.
LOT 82 3,825 sq. ft.
LOT 83 3,825 sq. ft.
LOT 84 3,825 sq. ft.
LOT 85 3,825 sq. ft.
LOT 86 3,937 sq. ft.
LOT 87 4,422 sq. ft.
LOT 88 4,422 sq. ft.
LOT 89 4,422 sq. ft.
LOT 90 4,422 sq. ft.
LOT 91 4,422 sq. ft.
LOT 92 4,240 sq. ft.
LOT 93 4,737 sq. ft.
LOT 94 4,737 sq. ft.
LOT 95 4,289 sq. ft.
LOT 96 4,439 sq. ft.
LOT 97 4,439 sq. ft.
LOT 98 4,439 sq. ft.
LOT 99 4,439 sq. ft.
LOT 100 4,439 sq. ft.
LOT 101 4,599 sq. ft.
LOT 102 4,160 sq. ft.
LOT 103 3,825 sq. ft.
LOT 104 3,825 sq. ft.
LOT 105 3,825 sq. ft.
LOT 106 3,825 sq. ft.
LOT 107 3,825 sq. ft.
LOT 108 3,825 sq. ft.
LOT 109 5,117 sq. ft.
LOT 110 4,312 sq. ft.
LOT 111 3,825 sq. ft.
LOT 112 3,825 sq. ft.
LOT 113 3,825 sq. ft.
LOT 114 3,825 sq. ft.
LOT 115 3,825 sq. ft.
LOT 116 3,825 sq. ft.
LOT 117 3,842 sq. ft.
LOT 118 4,061 sq. ft.
LOT 119 4,061 sq. ft.
LOT 120 4,061 sq. ft.
LOT 121 4,061 sq. ft.
LOT 122 4,061 sq. ft.
LOT 123 4,061 sq. ft.
LOT 124 4,061 sq. ft.
LOT 125 4,061 sq. ft.
LOT 126 4,079 sq. ft.
LOT 127 3,942 sq. ft.
LOT 128 4,312 sq. ft.
LOT 129 4,312 sq. ft.
LOT 130 3,928 sq. ft.
LOT 131 4,056 sq. ft.
LOT 132 4,056 sq. ft.
LOT 133 4,056 sq. ft.
LOT 134 4,056 sq. ft.
LOT 135 4,056 sq. ft.
LOT 136 4,056 sq. ft.
LOT 137 4,056 sq. ft.
LOT 138 3,946 sq. ft.
LOT 139 4,582 sq. ft.
LOT 140 4,056 sq. ft.
LOT 141 4,401 sq. ft.
LOT 142 3,825 sq. ft.
LOT 143 3,825 sq. ft.
LOT 144 3,825 sq. ft.
LOT 145 3,825 sq. ft.
LOT 146 3,825 sq. ft.
LOT 147 3,825 sq. ft.
LOT 148 4,312 sq. ft.
LOT 149 6,324 sq. ft.
LOT 150 5,500 sq. ft.
LOT 151 5,500 sq. ft.
LOT 152 5,500 sq. ft.
LOT 153 5,500 sq. ft.
LOT 154 5,500 sq. ft.
LOT 155 5,500 sq. ft.
LOT 156 5,824 sq. ft.
LOT 157 5,849 sq. ft.
LOT 158 5,849 sq. ft.
LOT 159 5,849 sq. ft.
LOT 160 5,849 sq. ft.
LOT 161 5,849 sq. ft.
LOT 162 5,849 sq. ft.
LOT 163 5,849 sq. ft.
LOT 164 5,849 sq. ft.
LOT 165 5,849 sq. ft.
LOT 166 5,849 sq. ft.
LOT 175 5,742 sq. ft.
LOT 176 5,742 sq. ft.
LOT 177 5,742 sq. ft.
LOT 178 5,742 sq. ft.
LOT 179 5,742 sq. ft.
LOT 180 5,742 sq. ft.
LOT 181 5,742 sq. ft.
LOT 182 5,742 sq. ft.
LOT 183 5,742 sq. ft.
LOT 184 5,753 sq. ft.
LOT 185 5,500 sq. ft.
LOT 186 5,500 sq. ft.
LOT 187 5,500 sq. ft.
LOT 188 5,500 sq. ft.
LOT 189 5,500 sq. ft.
LOT 190 5,500 sq. ft.
LOT 191 6,198 sq. ft.
LOT 200 750 sq. ft.
LOT 201 6,956 sq. ft.
LOT 202 6,001 sq. ft.
LOT 203 6,901 sq. ft.
LOT 204 6,901 sq. ft.
LOT 206
LOT 228 7,702 sq. ft.
LOT 380 5,094 sq. ft.
LOT 381 4,309 sq. ft.
LOT 382 3,825 sq. ft.
LOT 383 3,825 sq. ft.
LOT 384 4,737 sq. ft.
LOT 385 4,737 sq. ft.
LOT 386 3,825 sq. ft.
LOT 387 3,825 sq. ft.
LOT 388 3,825 sq. ft.
LOT 389 3,825 sq. ft.
LOT 390 3,825 sq. ft.
LOT 436 3,825 sq. ft.
LOT 437 3,825 sq. ft.
LOT 438 4,690 sq. ft.
LOT 439 4,690 sq. ft.
N 76°10'50" E 1513.60'
S 53°36'17" E 297.25'
S 53°36'17" E 488.18'
S 13°40'07" E 302.00'
S 13°40'07" E 302.00'
R=1800.00'
R=1800.00'
R=1800

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT
- CONCRETE CURB & GUTTER
- LINE OF SIGHT (LOS)
- PROPOSED CONTOURS
- EXISTING CONTOURS
- W-8 PROPOSED WATER
- SS-8 PROPOSED SEWER
- PROPOSED STORM

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. 6' WOOD SCREEN FENCE
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB & GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (15' TYPICAL)

N

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)
1 inch = 50 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

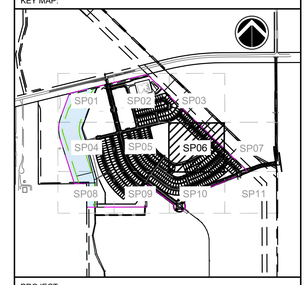
OWNER/DEVELOPER:

The Landhuis Company

212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO: 24.1129.029
DRAWN BY: JS
CHECKED BY: RF
APPROVED BY: JA
SHEET TITLE:

SITE PLAN

SP06

SHEET 12 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\504 PLAN SET\SD\DEVELOPMENT PLAN\SP01.DWG

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

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- SETBACK LINE
- EASEMENT
- CONCRETE CURB & GUTTER
- LINE OF SIGHT (LOS)
- PROPOSED CONTOURS
- EXISTING CONTOURS
- W-8 — PROPOSED WATER
- SS-8 — PROPOSED SEWER
- PROPOSED STORM

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. 6' WOOD SCREEN FENCE
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB & GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (15' TYPICAL)

MATCHLINE SEE SHEET SP06
MATCHLINE SP07
MATCHLINE SP07
MATCHLINE SP07
MATCHLINE SEE SHEET SP11

MERIDIAN ROAD
PLANNED MINOR ARTERIAL
100' ROW

EAGLE DEVELOPMENT COMPANY
HEIDI LLC
AEROPLAZA FOUNTAIN LLC
212 WAHSATCH AVE. STE 301
COLORADO SPRINGS, CO 80903
ZONING (PUD)
GRAZING

FUTURE DEVELOPMENT PHASE

GAS PIPELINE EASEMENT BOOK 6426 PAGE 1105

225FT EASEMENT PUBLIC SERVICE COMPANY OF COLORADO BOOK 2023 PAGES 385 & 397 (TO REMAIN)

PROPERTY BOUNDARY

100FT EASEMENT GRANTED TO MVEA, INC. BK 2655 PG 28 ASSIGNED TO TRI-STATE GENERATION AND TRANSMISSION ASSOC. INC. BK 2846 PG 719. (TO REMAIN)

BUFFALO HILLS WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW

HOOF HALLOW PLACE
LOCAL RESIDENTIAL-PUBLIC
50' ROW

PRAIRIE SONG DRIVE
RESIDENTIAL COLLECTOR
60' ROW

10' LANDSCAPE SETBACK

TRACT H
0.32 ac.

TRACT I
1.766 ac.
76,920 sq. ft.

10' LANDSCAPE SETBACK

LOT 318 5 sq. ft.
LOT 317 3,825 sq. ft.
LOT 316 4,250 sq. ft.
LOT 315 4,250 sq. ft.
LOT 314 3,825 sq. ft.
LOT 313 4,737 sq. ft.
LOT 407 4,577 sq. ft.
LOT 471 4,785 sq. ft.
LOT 470 4,116 sq. ft.
LOT 469 16 sq. ft.
LOT 312 4,737 sq. ft.
LOT 311 3,825 sq. ft.
LOT 310 4,250 sq. ft.
LOT 309 4,250 sq. ft.
LOT 308 4,458 sq. ft.
LOT 304 6,788 sq. ft.
LOT 305 5,502 sq. ft.
LOT 306 5,501 sq. ft.
LOT 307 5,855 sq. ft.
LOT 303 6,254 sq. ft.
LOT 302 5,669 sq. ft.
LOT 301 5,669 sq. ft.
00 q. ft.

N44°02'13"E 599.36'
S68°36'12"W 139.82'
S 81°16'05" W 302.18'
S 00°16'45" E 1904.46'
S 07°54'51" E 257.06'
L=342.82' R=600.00'
L=434.06' R=1604.00'

GRAPHIC SCALE
50' 0' 50' 100'
(IN FEET)
1 inch = 50 ft.

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-I PUDSP\500 CAD\504 PLAN SET\SITE\DEVELOPMENT PLAN\SP01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

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COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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Colorado Springs, CO 80903
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APPROVAL:

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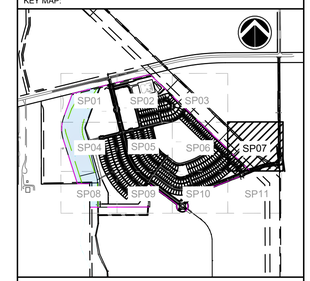

PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA
SHEET TITLE:	

SITE PLAN

SP07

SHEET 13 OF 31

PCD FILE NO.:

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT
- CONCRETE CURB & GUTTER
- LINE OF SIGHT (LOS)
- PROPOSED CONTOURS
- EXISTING CONTOURS
- W–8 PROPOSED WATER
- SS–8 PROPOSED SEWER
- PROPOSED STORM

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. 6' WOOD SCREEN FENCE
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB & GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (15' TYPICAL)

MATCHLINE SEE SHEET SP04

MATCHLINE SP08

PROPOSED 100-YR FLOODPLAIN

BFE = 5789.01

COUNTY ACCESS ROAD TO BE DUAL USE PEDESTRIAN TRAIL

BFE = 5787.38

BFE = 5785.35

ROLLING MEADOWS CHANNEL & FLOODPLAIN MODIFICATION REF. PROJECT NUMBER: CDR234

EX. BFE = 5792

PROPERTY BOUNDARY

UTILITY EASEMENT R.N. 217152003

S89°17'26"W 256.96'

BFE = 5784.33

COUNTY ACCESS ROAD TO BE DUAL USE PEDESTRIAN TRAIL

EX. BFE = 5790

TRACT A

N00°08'50"W 496.33'

BFE = 5782.67

BFE = 5780.55

BLH (BANNING LEWIS RANCH) 2 LLC
111 S TEJON ST
STE 222
COLORADO SPRINGS, CO, 80903
ZONING (R1-6)
GRAZING

EX. BFE = 5787

PROPOSED 100-YR FLOODPLAIN

BFE = 5779.81

219.36

1040.30

FUTURE DEVELOPMENT PHASE

EXISTING 100-YR FLOODPLAIN

POND C

TRACT N
10.88 ac.

ECHOING GRASS WAY
50' LOCAL RESIDENTIAL PUBLIC ROW

LOT 232 6,250 sq. ft.
LOT 251 5,713 sq. ft.
LOT 231 6,250 sq. ft.
LOT 252 5,792 sq. ft.
LOT 202 6,901 sq. ft.
LOT 203 6,901 sq. ft.
LOT 253 5,795 sq. ft.
LOT 230 6,250 sq. ft.
LOT 254 5,721 sq. ft.
LOT 229 5,730 sq. ft.
LOT 255 5,745 sq. ft.
LOT 228 7,702 sq. ft.
LOT 256 7,023 sq. ft.
LOT 227 6,676 sq. ft.
LOT 257 5,732 sq. ft.
LOT 226 5,730 sq. ft.
LOT 258 5,713 sq. ft.
LOT 259 5,792 sq. ft.
LOT 260 5,792 sq. ft.
LOT 261 5,712 sq. ft.
LOT 262 5,731 sq. ft.

N

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)
1 inch = 50 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

The Landhuis Company

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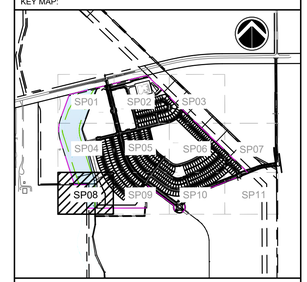
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA
SHEET TITLE:	

SITE PLAN

SP08

SHEET 14 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\50sh PLAN SETS\DEVELOPMENT PLANS\SP01.DWG

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
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8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (15' TYPICAL)

N

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)

1 inch = 50 ft.

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\504 PLAN SET\SD\DEVELOPMENT PLAN\SP01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

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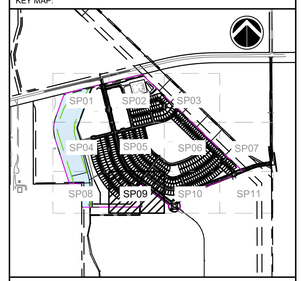
KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

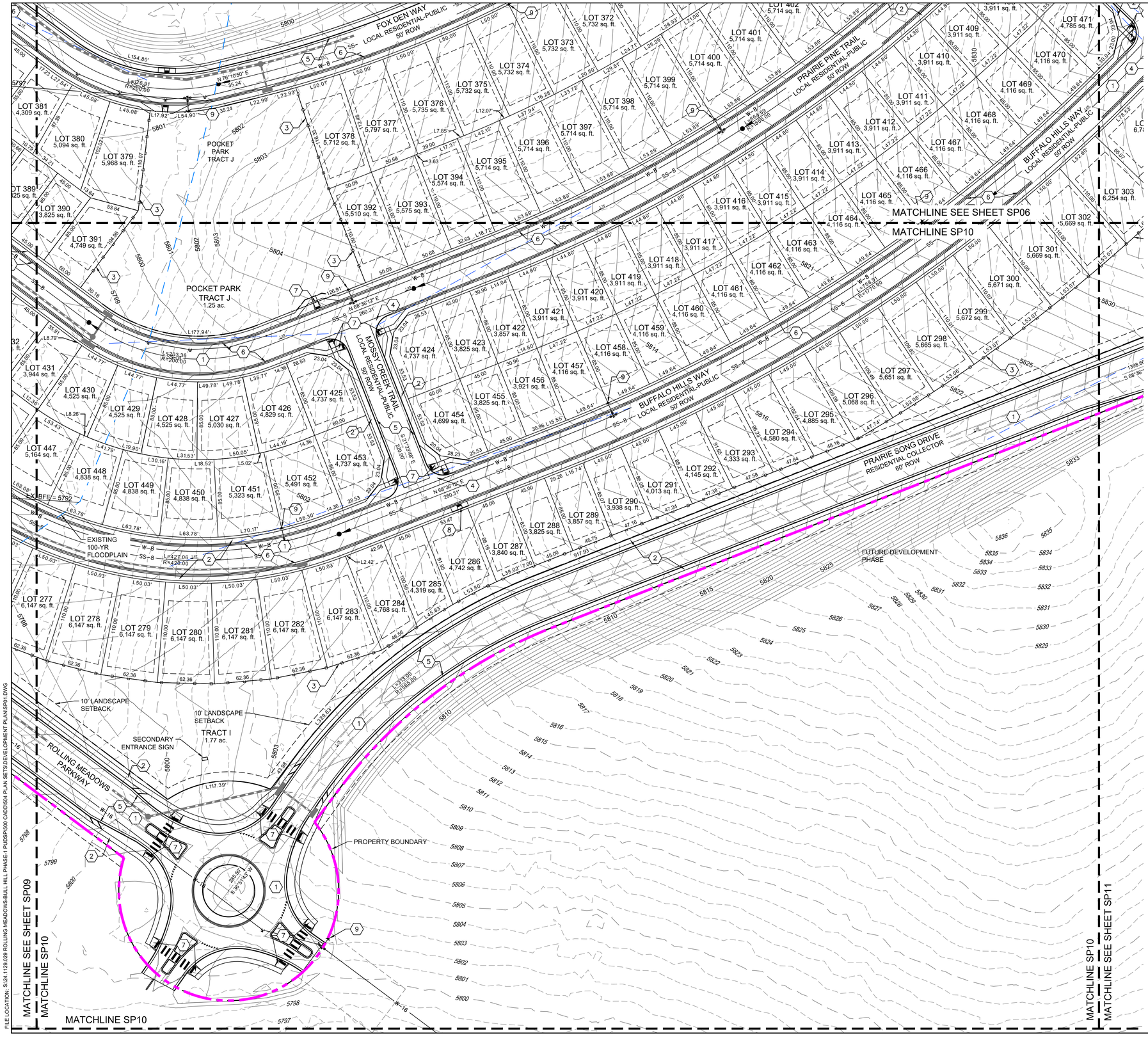
SHEET TITLE:

SITE PLAN

SP09

SHEET 15 OF 31

PCD FILE NO.:



ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
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10. COMPACTED BREEZE TRAIL (15' TYPICAL)

N

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)
1 inch = 50 ft.

CONSULTANTS:

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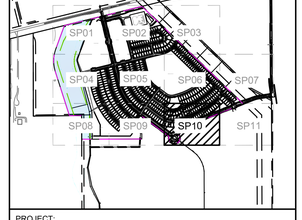


PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET TITLE:

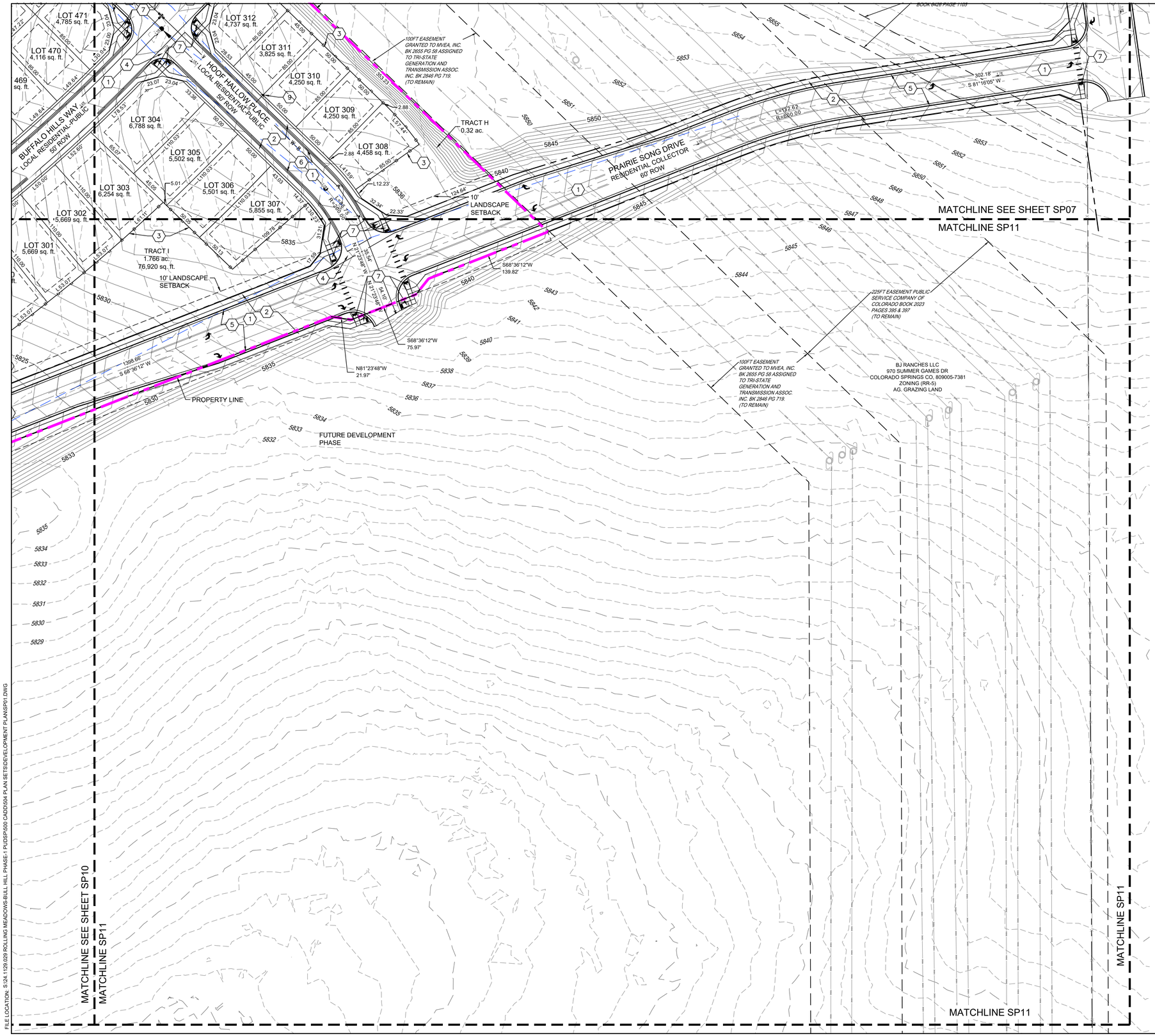
SITE PLAN

SP10

SHEET 16 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP\500 CAD\504 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG



ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT
- CONCRETE CURB & GUTTER
- LINE OF SIGHT (LOS)
- PROPOSED CONTOURS
- EXISTING CONTOURS
- W-8 — PROPOSED WATER
- SS-8 — PROPOSED SEWER
- PROPOSED STORM

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. 6' WOOD SCREEN FENCE
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB & GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (15' TYPICAL)

N

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)
1 inch = 50 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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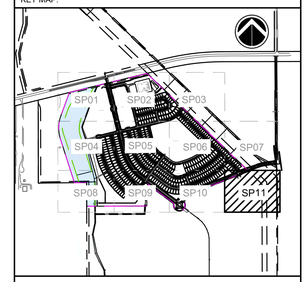
OWNER/DEVELOPER:

The Landhuis Company

212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



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ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
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SITE PLAN

SP11

SHEET 17 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-I PUDSP\500 CAD\504 PLAN SETS\DEVELOPMENT PLANS\SP01.DWG

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

GENERAL NOTES

03/21/24

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. LANDSCAPE NOTES AND LANDSCAPE DETAILS PROVIDED APPLY FOR ENTIRE SCOPE OF WORK SHOWN ON LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
5. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
6. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
7. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
8. QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
9. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
10. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
11. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
12. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
13. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

ENTITLEMENT NOTES

03/21/24

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERNAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF ROLLING MEADOWSS/BULL HILL METROPOLITAN DISTRICT NO. 1.
2. ALL STREET TREES AND LANDSCAPE IMPROVEMENTS LOCATED WITHIN THE R.O.W. WILL BE MAINTAINED BY THE ROLLING MEADOWSS/BULL HILL METROPOLITAN DISTRICT NO. 1.

LANDSCAPE SITE REQUIREMENTS

ROADWAY LANDSCAPE

PLAN ABREV.	STREET	CLASSIFICATION	LANDSCAPE DEPTH REQ.	LANDSCAPE DEPTH PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	TREES REQ.	TREES PROV.
BR	BRADLEY ROAD	PRINCIPAL ARTERIAL	25'	25'	980	1 / 20	49	49
RW	ROLLING MEADOWS PARKWAY-WEST	NON-RESIDENTIAL COLLECTOR	10'	10'	2,150	1 / 30	72	72
RE	ROLLING MEADOWS PARKWAY-EAST	NON-RESIDENTIAL COLLECTOR	10'	10'	2,751	1 / 30	92	92
PD	PRAIRIE SONG DRIVE	RESIDENTIAL COLLECTOR	10'	10'	1,440	1 / 30	48	48

LANDSCAPE BUFFERS - SUBSTATION

PLAN ABREV.	STREET NAME / ZONE BOUNDARY	BUFFER DEPTH REQ.	BUFFER DEPTH PROV.	LINEAR FOOTAGE	LENGTH OF FENCE PROV.	NO. OF TREES REQUIRED (1 /25) REQ.	NO. OF TREES REQUIRED (1 /25) PROV.	EVERGREEN TREES (1 /3 REQUIRED) REQ.	EVERGREEN TREES (1 /3 REQUIRED) PROV.
SB	SOUTH BOUNDARY	15'	15'	733'	733'	30	30	10	30
WB	WEST BOUNDARY	15'	15'	610'	610'	25	25	8	25

PRELIMINARY SODDING AND SEEDING NOTES

03/21/24

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR GROUND COVER THICKNESS.
3. ALL FINISH GRADING AND REQUIRED SOIL AMENDMENTS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
4. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
5. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
6. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
7. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
8. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
   A. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
   B. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
   C. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
   C. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
8. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER.
9. WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
   A. HYRDO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
   B. STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
   C. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
   D. EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
10. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
11. IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
12. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
13. ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

PRELIMINARY TREE AND SHRUB PLANTING NOTES

03/21/24

1. ALL TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.
2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER OR OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
3. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
4. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
5. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
6. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
7. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
8. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
9. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
10. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
11. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
12. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX		25% BUFFALOGRASS 20% BLUE GRAMA 29% SIDEOATS GRAMA 5% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 1% DROPSEED	TEMPORARY IRRIGATION	PER SEEDING NOTES	42 PLS/AC HYDROSEED 21 PLS/AC DRILLED
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDEOATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	NON-IRRIGATED	PER SEEDING NOTES	19.3 PLS/AC HYDROSEED 9.7 PLS/AC DRILLED
MID GROW UPLAND MIX		9% ACHNATHERUM HYMENOIDES 9% BOUTELOUA CURTIPENDULA 15% BOUTELOUA GRACILIS 10% CALAMOVIFA LONGIFOLIA 6% MUHLENBERGIA MONTANA 9% PASCOPYRUM SMITHII 9% SCHIZACHYIUM SCOPARIUM 7% SORGHASTRUM NUTANS 10% SPOROBOLUS AIROIDES	TEMPORARY IRRIGATED	PER SEEDING NOTES	24.6 PLS/AC BROADCAST 12.3 PLS/AC DRILLED

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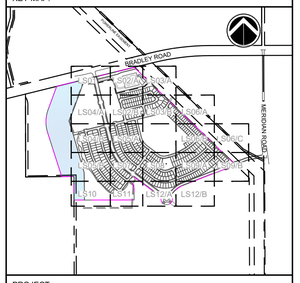

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LANDSCAPE DETAILS

LD01

SHEET 18 OF 31

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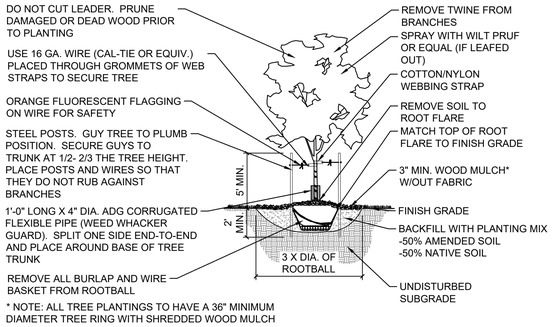
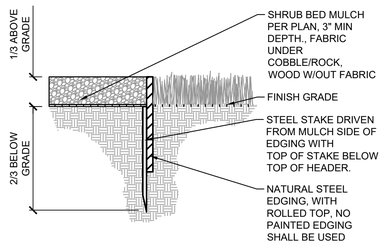


* NOTE: ALL TREE PLANTINGS TO HAVE A 36" MINIMUM DIAMETER TREE RING WITH SHREDDED WOOD MULCH

1 DECIDUOUS TREE

NTS MS-PR1-ANT-01



NOTE:
ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

2 STEEL EDGING

NTS MS-PR1-ANT-11

* NOTE: ALL TREE PLANTINGS TO HAVE A 36" MINIMUM DIAMETER TREE RING WITH SHREDDED WOOD MULCH

3 EVERGREEN TREE

NTS MS-PR1-ANT-07

NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. COMPOST TO BE TYPE I CONSISTING OF OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

5 SOIL PREP FOR ALL AREAS

NTS MS-PR1-ANT-10

* NOTE: ALL TREE PLANTINGS TO HAVE A 36" MINIMUM DIAMETER TREE RING WITH SHREDDED WOOD MULCH

6 EVERGREEN TREE ON SLOPE (3:1 OR STEEPER)

NTS MS-STD-LS-17

4 SHRUBS

NTS MS-PR1-ANT-08

2026-02-25 14:44

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
EVERGREEN TREES							
	JS	26	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	4` HT	B&B	30`	12`
	PH	34	PICEA PUNGENS `HOOPSII` HOOPSI BLUE SPRUCE	6` HT.	B&B	50`	20`
	PA	54	PINUS ARISTATA BRISTLECONE PINE	6` HT.	B&B	20`	15`
	PN	16	PINUS NIGRA AUSTRIAN BLACK PINE	6` HT.	B&B	50`	40`
	PI	32	PINUS PONDEROSA PONDEROSA PINE	6` HT.	B&B	60`	30`
	PS	8	PINUS SYLVESTRIS SCOTCH PINE	6` HT.	B&B	60`	40`
ORNAMENTAL TREES							
	AA	16	AMELANCHIER ALNIFOLIA SERVICEBERRY	1.5" CAL.	B&B	25`	15`
	MP	12	MALUS X `PRAIRIFIRE` PRAIRIFIRE CRAB APPLE	1.5" CAL.	B&B	20`	20`
	PM	18	PRUNUS MAACKII AMUR CHOKECHERRY	1.5" CAL.	B&B	30`	25`
	SA	26	SORBUS AUCUPARIA EUROPEAN MOUNTAIN ASH	1.5" CAL.	B&B	40`	20`
SHADE TREES							
	AR	8	ACER RUBRUM 'AUTUMN FLAME' AUTUMN FLAME RED MAPLE	2" CAL.	B&B	50`	40`
	AC	10	ACER SACCHARUM `CADDO` CADDO SUGAR MAPLE	2" CAL.	B&B	40`	40`
	CO	9	CELTIS OCCIDENTALIS `CHICAGOLAND` COMMON HACKBERRY	2" CAL.	B&B	50`	50`
	CC	46	CORYLUS COLURNA TURKISH FILBERT	2" CAL.	B&B	50`	30`
	TS	39	TILIA TOMENTOSA `STERLING` STERLING SILVER LINDEN	2" CAL.	B&B	40`	30`
DECIDUOUS SHRUBS							
	CCB	50	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	#5 CONT.	CONT.	4`	4`
	CPS	14	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM	#5 CONT.	CONT.	4`	6`
	PBS	41	PRUNUS BESSEYI `P011S` PAWNEE BUTTES® SAND CHERRY	#5 CONT.	CONT.	2`	6`
	RNW	60	ROSA X 'NEARLY WILD' NEARLY WILD FLORIBUNDA ROSE	#5 CONT.	CONT.	3`	3`
ORNAMENTAL GRASSES							
	MRP	135	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY	#5 CONT.	CONT.	1.5`	2`
	SSM	65	SCHIZACHYRIUM SCOPARIUM `MINNBLUEA` BLUE HEAVEN® LITTLE BLUESTEM	#5 CONT.	CONT.	4`	2.5`

2025-11-24 13:40

LEGEND

SOD	TYPE: BLUEGRASS MIX TURF SOD	41,003 SF
NATIVE SEED-LOW	EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE	482,439 SF
NATIVE SEED- DETENTION	EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE	317,749 SF
NATIVE SEED-TALL	MID GROW UPLAND SEED MIX. REF SEED SCHEDULE	138,232 SF
2-4" ROCK	2-4" RIVER ROCK	50,045 SF
3/4" ROCK	3/4" ANGULAR GRANITE ROCK	31,898 SF
BREEZE	TYPE: GOLDEN SUNSET BREEZE	19,244 SF
PLAYGROUND SURFACING		5,172 SF

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

The Landhuis Company

212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:

PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET TITLE:

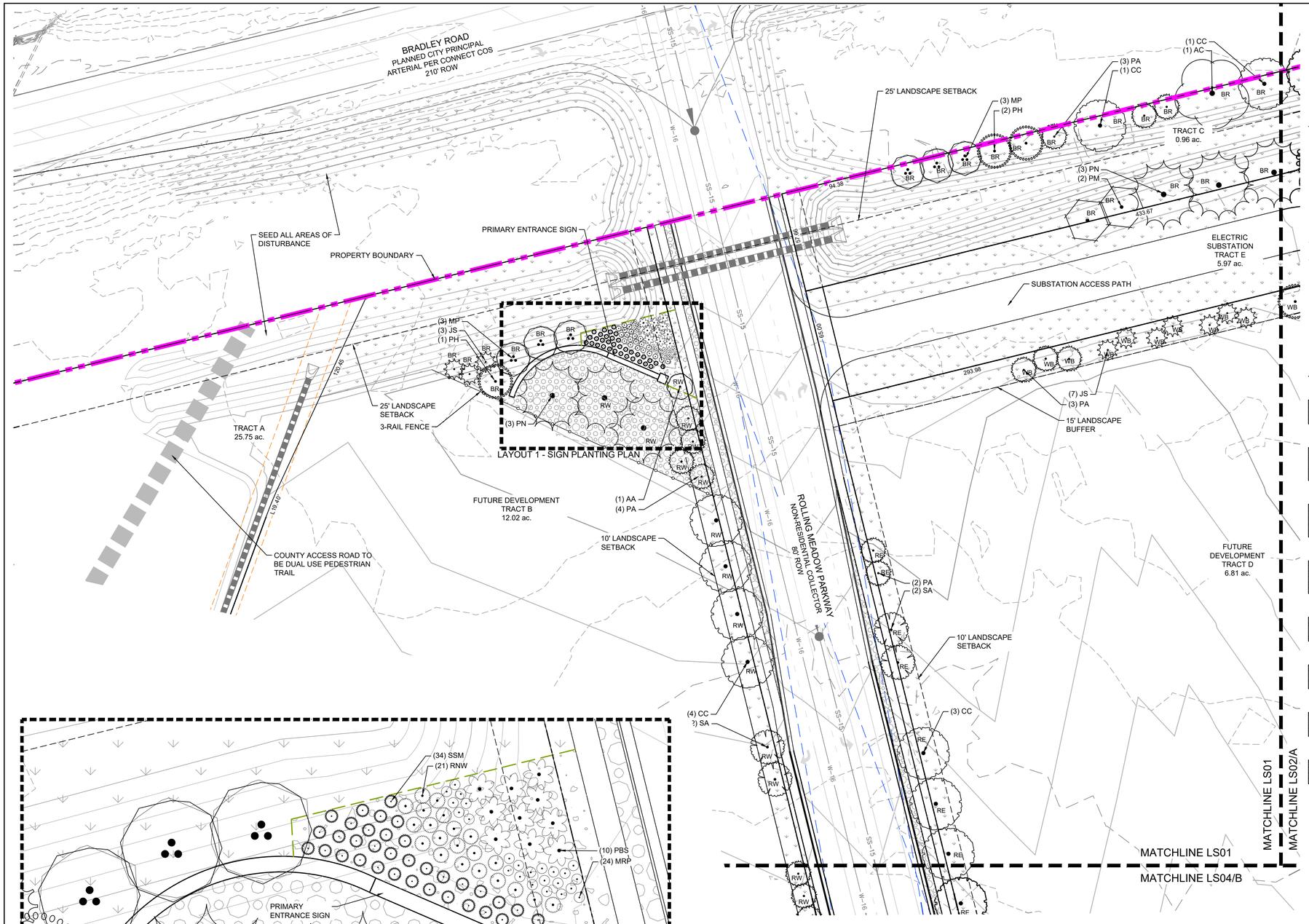
LANDSCAPE DETAILS

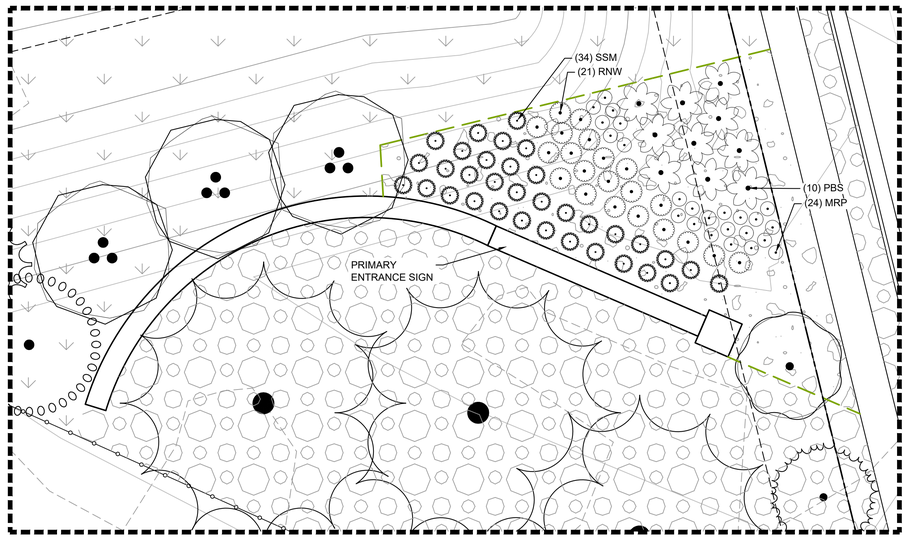
LD02

SHEET 19 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\600 CAD\3034 PLAN SET\SIDEVELOPMENT PLAN\LD01.DWG





1 LAYOUT 1 - SIGN PLANTING PLAN
SCALE 1" = 10'

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
- TRACT BOUNDARY
- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT

2025-06-24 15:27

LEGEND

SOD
TYPE: BLUEGRASS MIX TURF SOD

NATIVE SEED-LOW
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE

NATIVE SEED- DETENTION
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE

NATIVE SEED-TALL
MID GROW UPLAND SEED MIX. REF SEED SCHEDULE

2-4" ROCK
2-4" RIVER ROCK

3/4" ROCK
3/4" ANGULAR GRANITE ROCK

BREEZE
TYPE: GOLDEN SUNSET BREEZE

PLAYGROUND SURFACING

N

GRAPHIC SCALE
30' 0' 30' 60'
(IN FEET)
1 inch = 30 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
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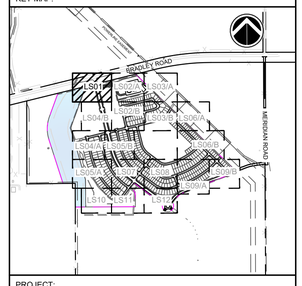
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET TITLE:

LANDSCAPE PLAN

LS01

SHEET 20 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP\500 CAD\504 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
- TRACT BOUNDARY
- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT

2025-06-24 15:27

LEGEND

SOD
TYPE: BLUEGRASS MIX TURF SOD

NATIVE SEED-LOW
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE

NATIVE SEED- DETENTION
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE

NATIVE SEED-TALL
MID GROW UPLAND SEED MIX. REF SEED SCHEDULE

2-4" ROCK
2-4" RIVER ROCK

3/4" ROCK
3/4" ANGULAR GRANITE ROCK

BREEZE
TYPE: GOLDEN SUNSET BREEZE

PLAYGROUND SURFACING

BRADLEY ROAD
PLANNED CITY PRINCIPAL ARTERIAL PER CONNECT COS
210' ROW

SEED ALL AREAS OF DISTURBANCE

MATCHLINE LS01
MATCHLINE LS02/A
MATCHLINE LS02/B
MATCHLINE LS03/A

TRACT C
0.96 ac.

25' LANDSCAPE SETBACK

TRACT BOUNDARY

347' POWERLINE EASEMENT / OPEN SPACE (TO REMAIN)

PROPERTY BOUNDARY

FENCE (BY OTHERS)

ELECTRIC SUBSTATION
TRACT E
5.97 ac.

KILOWATTS = 40,000kW (40MVA)
STRUCTURE HEIGHT = 42'
HIGHEST POINT OF STATIC MAST = 52'
NO ANCILLARY USES ANTICIPATED

15' LANDSCAPE BUFFER

SUBSTATION ACCESS PATH

FUTURE DEVELOPMENT TRACT D
6.81 ac.

FENCE TYPE TBD. SEE SUBSTATION PPR

5' BREEZE TRAIL

6' WOOD SCREEN FENCE

TRACT F
1.26 ac.

LOT 34
3,825 sq. ft.

LOT 35
4,048 sq. ft.

LOT 36
3,982 sq. ft.

EMERALD GLEN LANE
LOCAL RESIDENTIAL - PUBLIC
50' ROW

A PLANTING PLAN
SCALE 1' = 30'

B PLANTING PLAN
SCALE 1' = 30'

N

GRAPHIC SCALE
0' 30' 60'
(IN FEET)
1 inch = 30 ft.

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\504 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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OWNER/DEVELOPER:

The Landhuis Company

212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:

PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

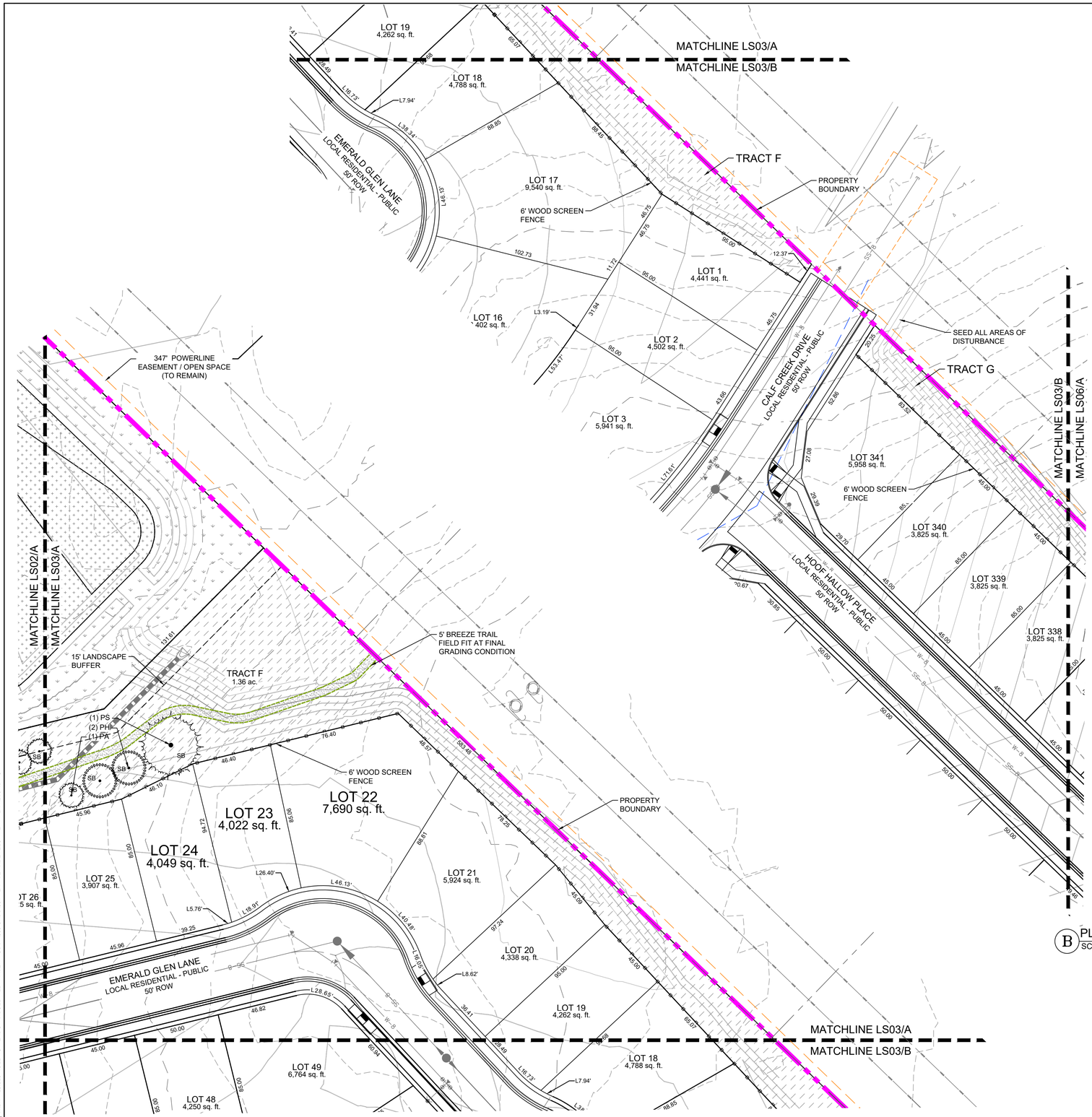
PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA
SHEET TITLE:	

LANDSCAPE PLAN

LS02

SHEET 21 OF 31

PCD FILE NO.:



A PLANTING PLAN
SCALE 1' = 30'

B PLANTING PLAN
SCALE 1' = 30'

2025-06-24 15:27

LEGEND

- SOD
  TYPE: BLUEGRASS MIX TURF SOD
- NATIVE SEED-LOW
  EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE
- NATIVE SEED- DETENTION
  EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE
- NATIVE SEED-TALL
  MID GROW UPLAND SEED MIX. REF SEED SCHEDULE
- 2-4" ROCK
  2-4" RIVER ROCK
- 3/4" ROCK
  3/4" ANGULAR GRANITE ROCK
- BREEZE
  TYPE: GOLDEN SUNSET BREEZE
- PLAYGROUND SURFACING

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
- TRACT BOUNDARY
- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT

N

GRAPHIC SCALE
30' 0' 30' 60'
(IN FEET)
1 inch = 30 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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OWNER/DEVELOPER:
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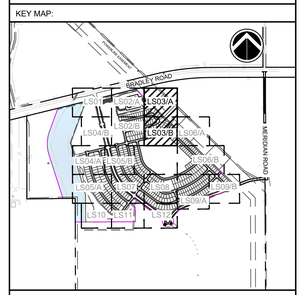
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET TITLE:

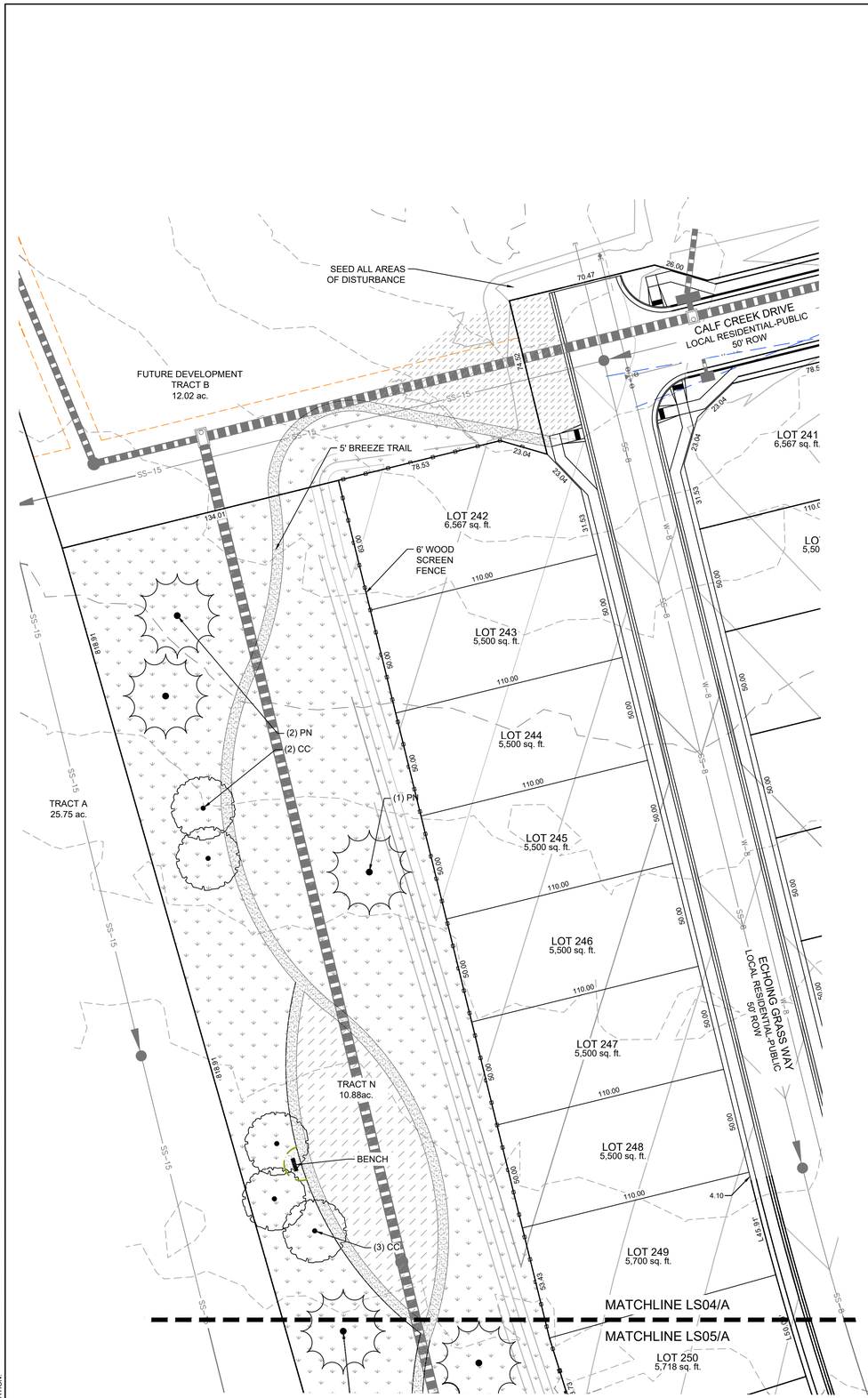
LANDSCAPE PLAN

LS03

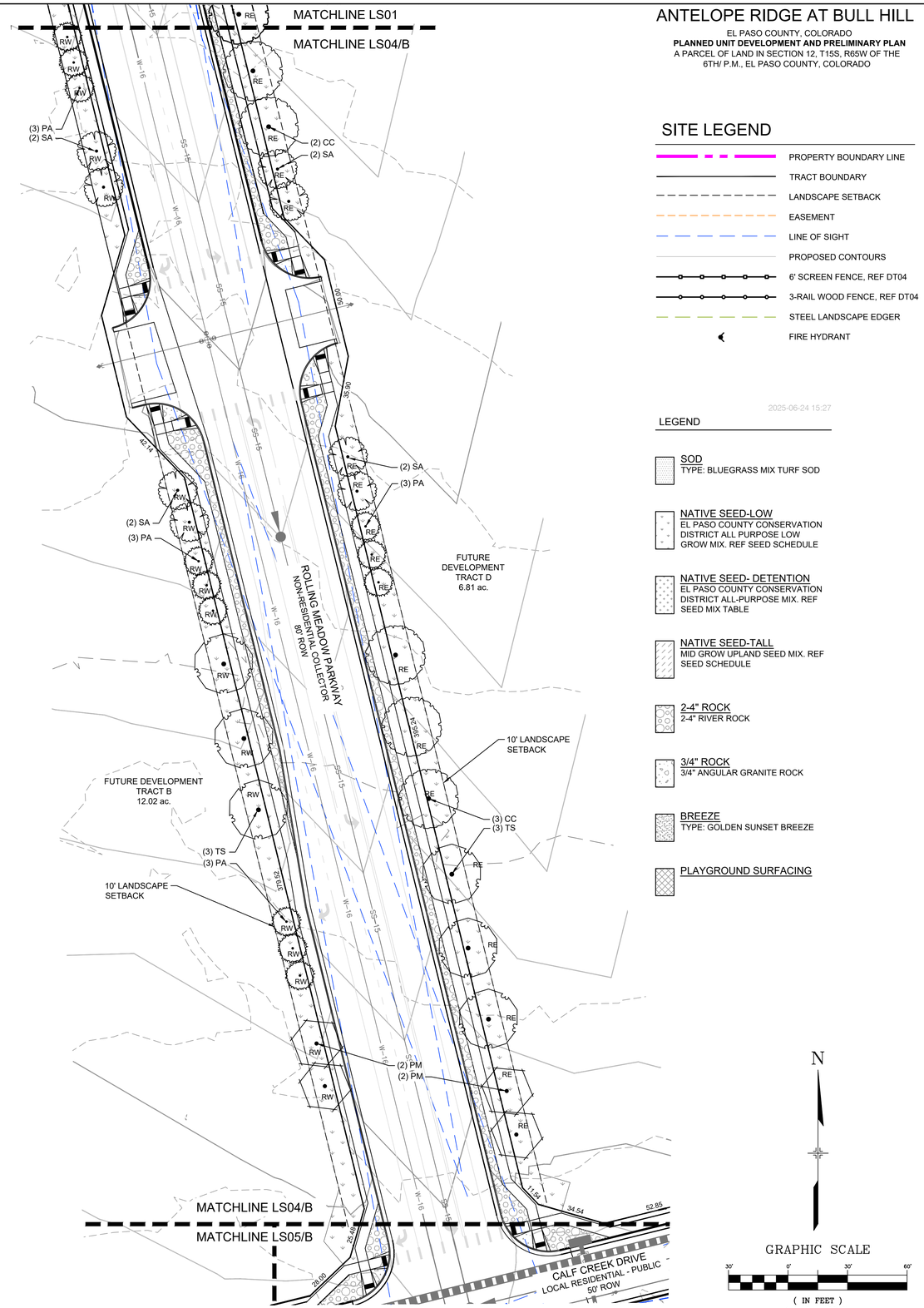
SHEET 22 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP-500 CAD\DGN\4 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



A PLANTING PLAN
SCALE 1" = 30'



B PLANTING PLAN
SCALE 1" = 30'

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
- TRACT BOUNDARY
- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT

2025-06-24 15:27

LEGEND

SOD
TYPE: BLUEGRASS MIX TURF SOD

NATIVE SEED-LOW
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE

NATIVE SEED- DETENTION
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE

NATIVE SEED-TALL
MID GROW UPLAND SEED MIX. REF SEED SCHEDULE

2-4" ROCK
2-4" RIVER ROCK

3/4" ROCK
3/4" ANGULAR GRANITE ROCK

BREEZE
TYPE: GOLDEN SUNSET BREEZE

PLAYGROUND SURFACING

N

GRAPHIC SCALE
30' 0' 30' 60'
(IN FEET)
1 inch = 30 ft.

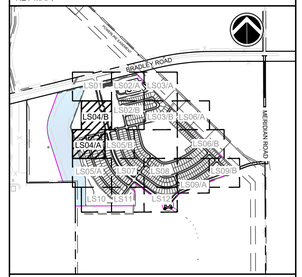
CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:
The Landhuis Company
212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA
SHEET TITLE:	

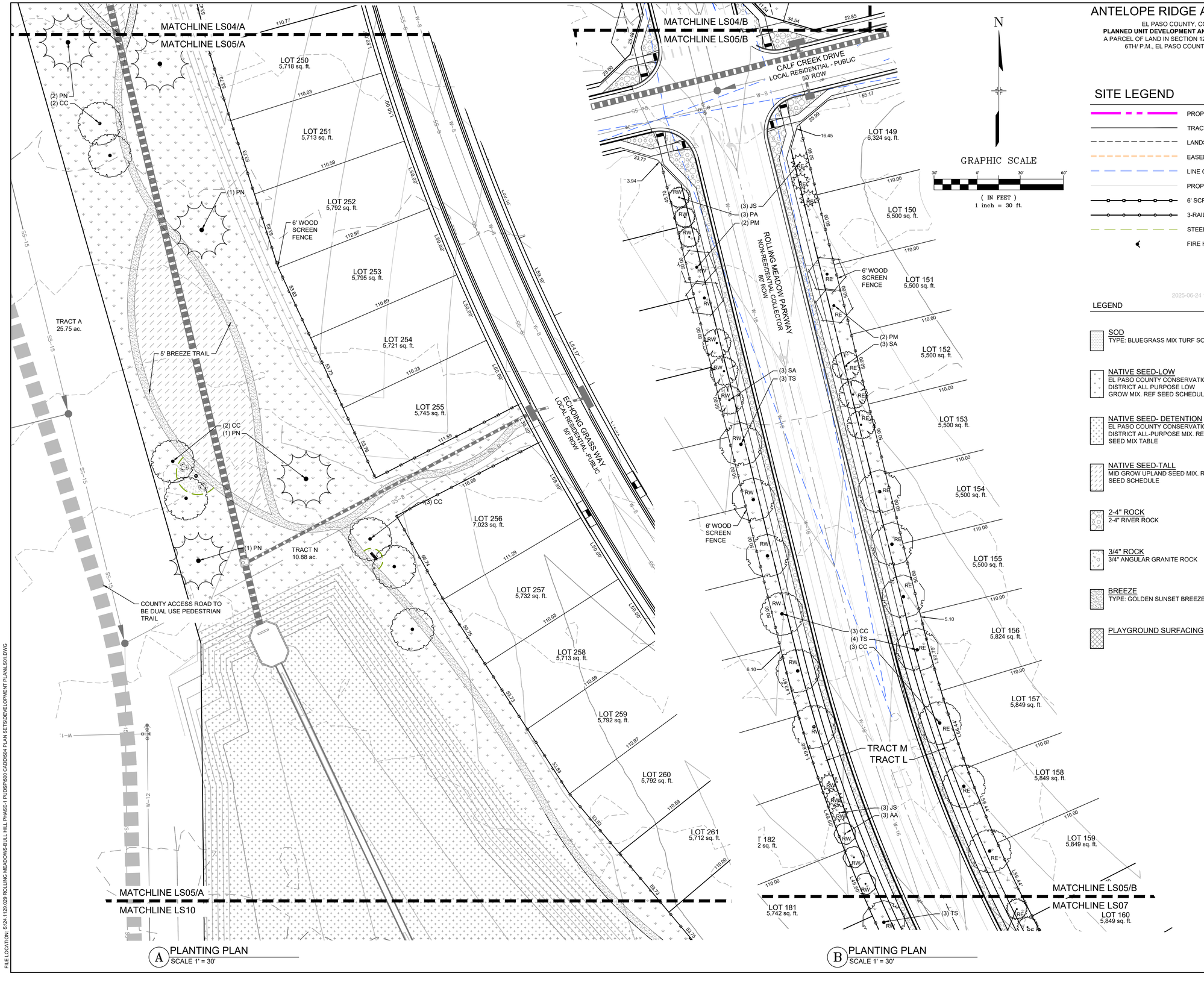
LANDSCAPE PLAN

LS04

SHEET 23 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\0504 PLAN SET\0D\EVELOPMENT PLAN\LS01.DWG



A PLANTING PLAN
SCALE 1" = 30'

B PLANTING PLAN
SCALE 1" = 30'

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
- TRACT BOUNDARY
- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT

2025-06-24 15:27

LEGEND

SOD
TYPE: BLUEGRASS MIX TURF SOD

NATIVE SEED-LOW
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE

NATIVE SEED- DETENTION
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE

NATIVE SEED-TALL
MID GROW UPLAND SEED MIX. REF SEED SCHEDULE

2-4" ROCK
2-4" RIVER ROCK

3/4" ROCK
3/4" ANGULAR GRANITE ROCK

BREEZE
TYPE: GOLDEN SUNSET BREEZE

PLAYGROUND SURFACING

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
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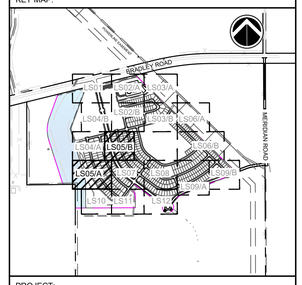
APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET TITLE:

LANDSCAPE PLAN

LS05

SHEET 24 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-I PUDSP\500 CAD\500d PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

2025-06-24 15:27

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

LEGEND

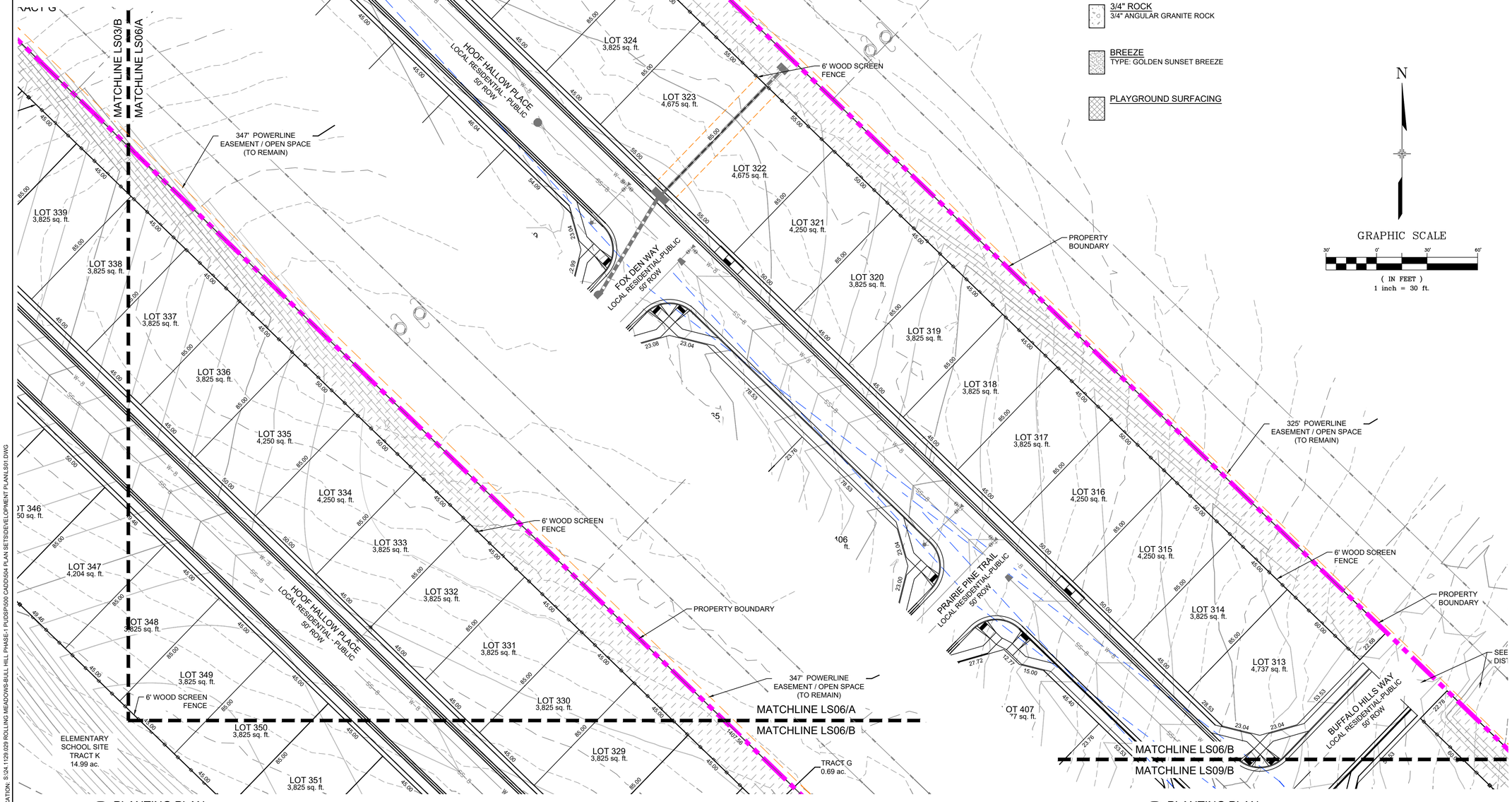
- SOD — TYPE: BLUEGRASS MIX TURF SOD
- NATIVE SEED-LOW — EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE
- NATIVE SEED- DETENTION — EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE
- NATIVE SEED-TALL — MID GROW UPLAND SEED MIX. REF SEED SCHEDULE
- 2-4" ROCK — 2-4" RIVER ROCK
- 3/4" ROCK — 3/4" ANGULAR GRANITE ROCK
- BREEZE — TYPE: GOLDEN SUNSET BREEZE
- PLAYGROUND SURFACING

SITE LEGEND

- PROPERTY BOUNDARY LINE
- TRACT BOUNDARY
- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT

N

GRAPHIC SCALE
30' 0' 30' 60'
(IN FEET)
1 inch = 30 ft.



A PLANTING PLAN
SCALE 1" = 30'

B PLANTING PLAN
SCALE 1" = 30'

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\504 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

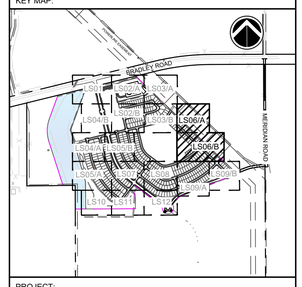
OWNER/DEVELOPER:

The Landhuis Company

212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

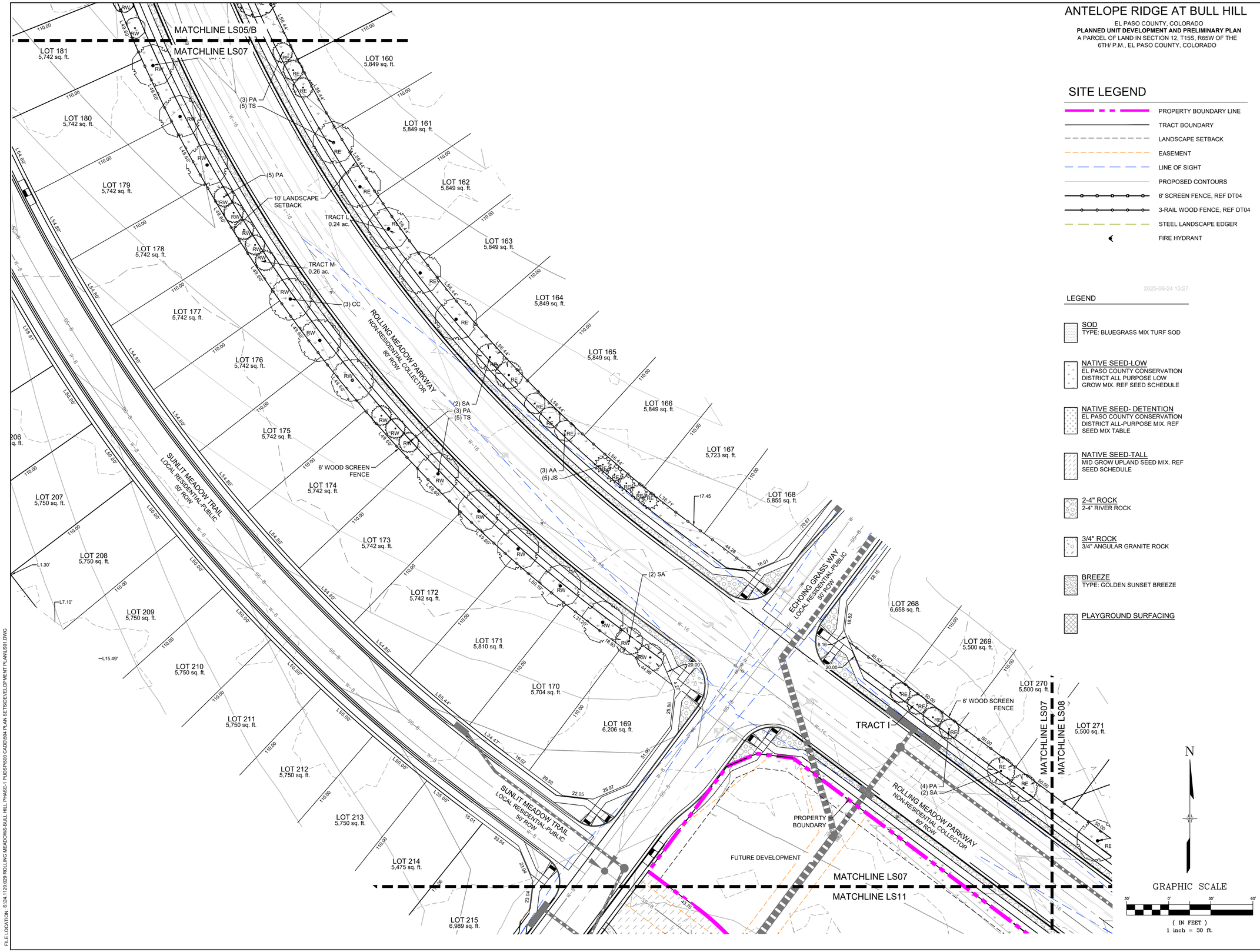
PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA
SHEET TITLE:	

LANDSCAPE PLAN

LS06

SHEET 25 OF 31

PCD FILE NO.:



ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
- TRACT BOUNDARY
- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT

2025-06-24 15:27

LEGEND

SOD
TYPE: BLUEGRASS MIX TURF SOD

NATIVE SEED-LOW
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE

NATIVE SEED- DETENTION
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE

NATIVE SEED-TALL
MID GROW UPLAND SEED MIX. REF SEED SCHEDULE

2-4" ROCK
2-4" RIVER ROCK

3/4" ROCK
3/4" ANGULAR GRANITE ROCK

BREEZE
TYPE: GOLDEN SUNSET BREEZE

PLAYGROUND SURFACING

N

GRAPHIC SCALE
30' 0' 30' 60'
(IN FEET)
1 inch = 30 ft.

FILE LOCATION: S:\24.1129.003 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\504 PLAN SET\SD\DEVELOPMENT PLAN LS01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

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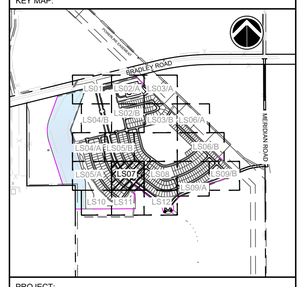
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET TITLE:

LANDSCAPE PLAN

LS07

SHEET 26 OF 31

PCD FILE NO.:

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
- TRACT BOUNDARY
- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT

2025-06-24 15:27

LEGEND

SOD
TYPE: BLUEGRASS MIX TURF SOD

NATIVE SEED-LOW
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE

NATIVE SEED- DETENTION
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE

NATIVE SEED-TALL
MID GROW UPLAND SEED MIX. REF SEED SCHEDULE

2-4" ROCK
2-4" RIVER ROCK

3/4" ROCK
3/4" ANGULAR GRANITE ROCK

BREEZE
TYPE: GOLDEN SUNSET BREEZE

PLAYGROUND SURFACING

N

GRAPHIC SCALE
30' 0' 30' 60'
(IN FEET)
1 inch = 30 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:
The Landhuis Company
212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:

PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA
SHEET TITLE:	

LANDSCAPE PLAN

LS08

SHEET 27 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\0504 PLAN SET\0DEVELOPMENT PLAN LS01.DWG

2025-06-24 15:27

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

LEGEND

- SOD — TYPE: BLUEGRASS MIX TURF SOD
- NATIVE SEED-LOW — EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE
- NATIVE SEED- DETENTION — EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE
- NATIVE SEED-TALL — MID GROW UPLAND SEED MIX. REF SEED SCHEDULE
- 2-4" ROCK — 2-4" RIVER ROCK
- 3/4" ROCK — 3/4" ANGULAR GRANITE ROCK
- BREEZE — TYPE: GOLDEN SUNSET BREEZE
- PLAYGROUND SURFACING

SITE LEGEND

- PROPERTY BOUNDARY LINE
- TRACT BOUNDARY
- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT

N

GRAPHIC SCALE
30' 0' 30' 60'
(IN FEET)
1 inch = 30 ft.

MATCHLINE LS06/B
MATCHLINE LS09/B
MATCHLINE LS09/A
MATCHLINE LS12

BUFFALO HILLS WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW

HOOF HALLOW PLACE
LOCAL RESIDENTIAL-PUBLIC
50' ROW

PRAIRIE SONG DRIVE
RESIDENTIAL COLLECTOR
60' ROW

PROPERTY BOUNDARY
6' WOOD SCREEN FENCE
TRACT H
0.32 ac.
10' LANDSCAPE SETBACK
SEED ALL AREAS OF DISTURBANCE
TRACT I
1.77 ac.
(3) CO
(2) PS
(1) PS2) TS
(3) PH
(3) PM
(5) PI
(1) PI
(1) PS
(3) AR
(5) TS
(5) CC
FUTURE DEVELOPMENT

LOT 407 4,577 sq. ft.
LOT 471 4,785 sq. ft.
LOT 470 4,116 sq. ft.
LOT 469 4,116 sq. ft.
LOT 312 4,737 sq. ft.
LOT 311 3,825 sq. ft.
LOT 310 4,250 sq. ft.
LOT 309 4,250 sq. ft.
LOT 308 4,458 sq. ft.
LOT 307 5,855 sq. ft.
LOT 306 5,501 sq. ft.
LOT 305 5,502 sq. ft.
LOT 304 6,788 sq. ft.
LOT 303 6,254 sq. ft.
LOT 302 5,669 sq. ft.
LOT 301 5,669 sq. ft.
LOT 300 5,671 sq. ft.
LOT 299 5,672 sq. ft.
LOT 298 5,665 sq. ft.
LOT 297 5,651 sq. ft.
LOT 296 5,068 sq. ft.
LOT 295 4,885 sq. ft.
LOT 294 4,580 sq. ft.
LOT 293 4,333 sq. ft.
LOT 292 4,145 sq. ft.
LOT 291 4,013 sq. ft.
LOT 290 3,938 sq. ft.
LOT 289 3,857 sq. ft.
LOT 288 3,825 sq. ft.
LOT 287 3,840 sq. ft.
LOT 286 4,742 sq. ft.
LOT 285 ,319 sq. ft.
LOT 284 4,768 sq. ft.
LOT 283 6,147 sq. ft.

B PLANTING PLAN
SCALE 1" = 30'

A PLANTING PLAN
SCALE 1" = 30'

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\504 PLAN SET\SIDEVELOPMENT PLAN\LS01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
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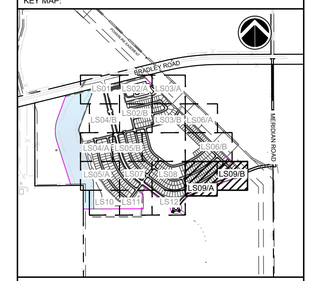
APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

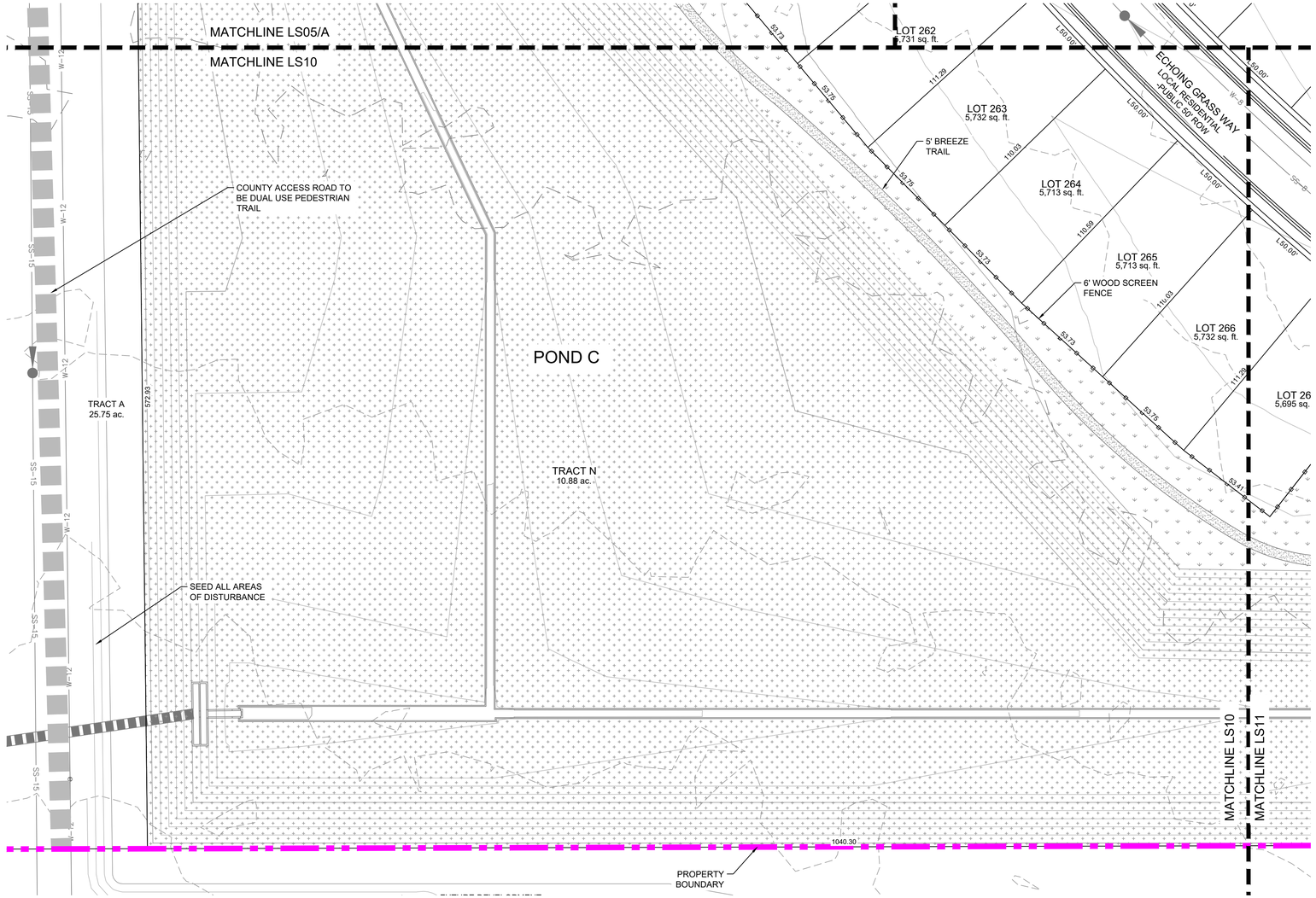
SHEET TITLE:

LANDSCAPE PLAN

LS09

SHEET 28 OF 31

PCD FILE NO.:



ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
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- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT

2025-06-24 15:27

LEGEND

SOD
TYPE: BLUEGRASS MIX TURF SOD

NATIVE SEED-LOW
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE

NATIVE SEED- DETENTION
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE

NATIVE SEED-TALL
MID GROW UPLAND SEED MIX. REF SEED SCHEDULE

2-4" ROCK
2-4" RIVER ROCK

3/4" ROCK
3/4" ANGULAR GRANITE ROCK

BREEZE
TYPE: GOLDEN SUNSET BREEZE

PLAYGROUND SURFACING

N

GRAPHIC SCALE
30' 0' 30' 60'
(IN FEET)
1 inch = 30 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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OWNER/DEVELOPER:

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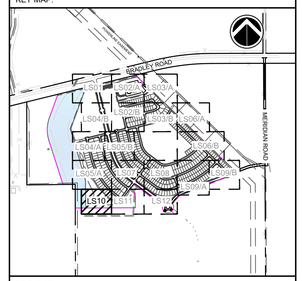
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

REVISION HISTORY:

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DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA
SHEET TITLE:	

LANDSCAPE PLAN

LS10

SHEET 29 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\504 PLAN SET\SIDEVELOPMENT PLAN\LS01.DWG

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
- TRACT BOUNDARY
- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT

2025-06-24 15:27

LEGEND

SOD
TYPE: BLUEGRASS MIX TURF SOD

NATIVE SEED-LOW
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE

NATIVE SEED- DETENTION
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE

NATIVE SEED-TALL
MID GROW UPLAND SEED MIX. REF SEED SCHEDULE

2-4" ROCK
2-4" RIVER ROCK

3/4" ROCK
3/4" ANGULAR GRANITE ROCK

BREEZE
TYPE: GOLDEN SUNSET BREEZE

PLAYGROUND SURFACING

N

GRAPHIC SCALE
30' 0' 30' 60'
(IN FEET)
1 inch = 30 ft.

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP\500 CAD\500# PLAN SET\SIDEVELOPMENT PLAN\LS01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
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(719) 635-3200

APPROVAL:

KEY MAP:

PROJECT:
ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

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DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

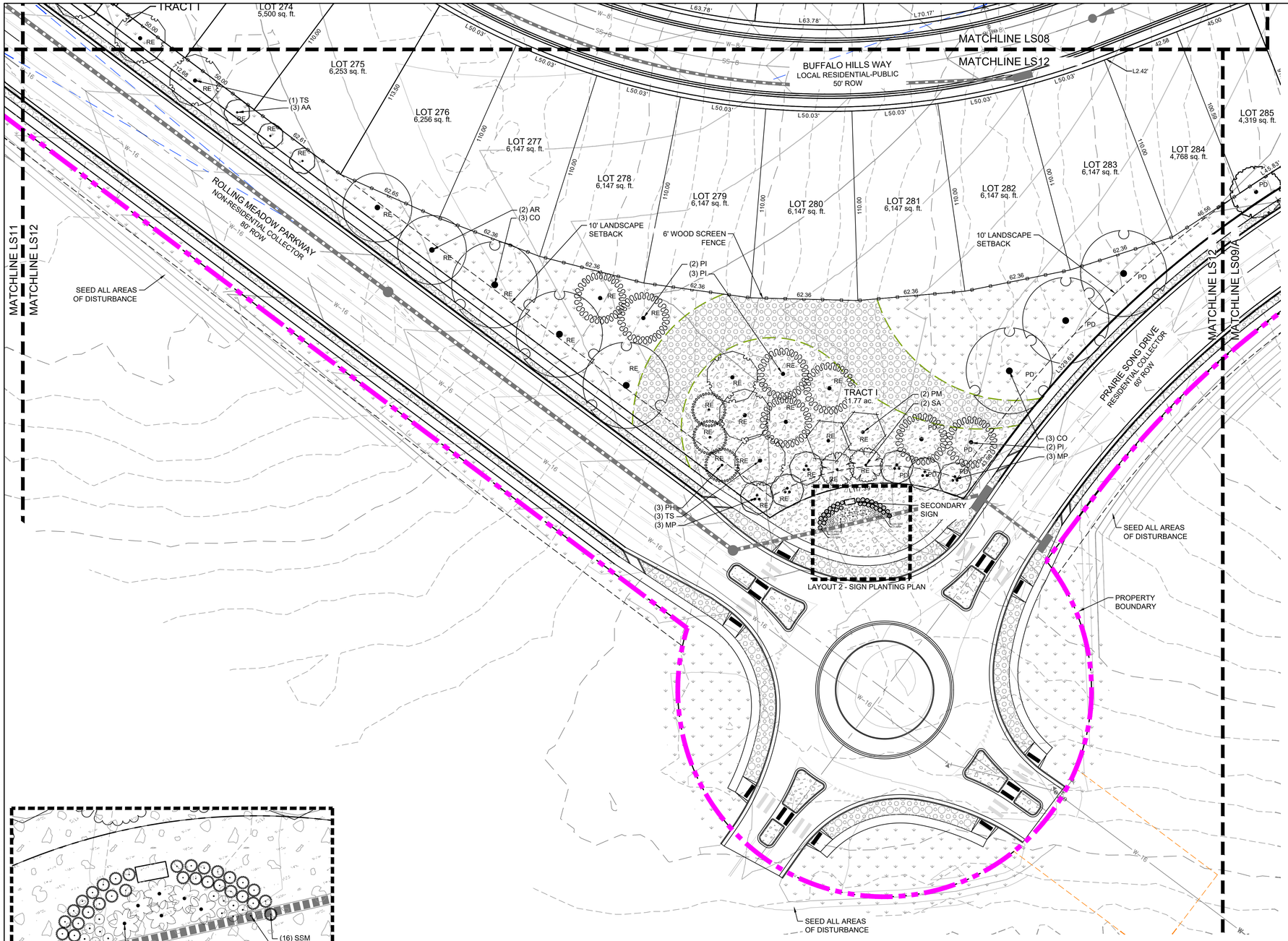
SHEET TITLE:

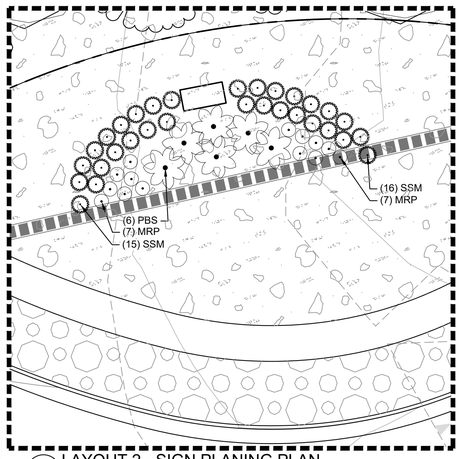
LANDSCAPE PLAN

LS11

SHEET 30 OF 31

PCD FILE NO.:





2 LAYOUT 2 - SIGN PLANING PLAN
SCALE 1' = 10'

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

SITE LEGEND

- PROPERTY BOUNDARY LINE
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2025-06-24 15:27

LEGEND

SOD
TYPE: BLUEGRASS MIX TURF SOD

NATIVE SEED-LOW
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE

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EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE

NATIVE SEED-TALL
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2-4" ROCK
2-4" RIVER ROCK

3/4" ROCK
3/4" ANGULAR GRANITE ROCK

BREEZE
TYPE: GOLDEN SUNSET BREEZE

PLAYGROUND SURFACING

N

GRAPHIC SCALE
30' 0' 30' 60'
(IN FEET)
1 inch = 30 ft.

CONSULTANTS:

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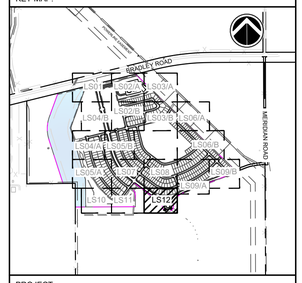

PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

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DRAWING INFORMATION:

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA
SHEET TITLE:	

LANDSCAPE PLAN

LS12

SHEET 31 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\2-500 CAD\500-PLAN SETS\DEVELOPMENT PLAN\LS01.DWG