



# ANTELOPE RIDGE AT BULL HILL

## EL PASO COUNTY, COLORADO

### PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

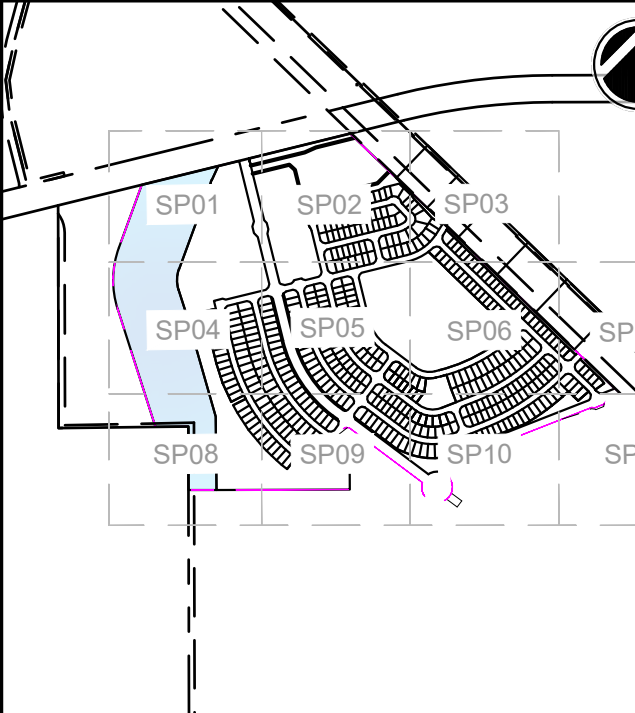
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
 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

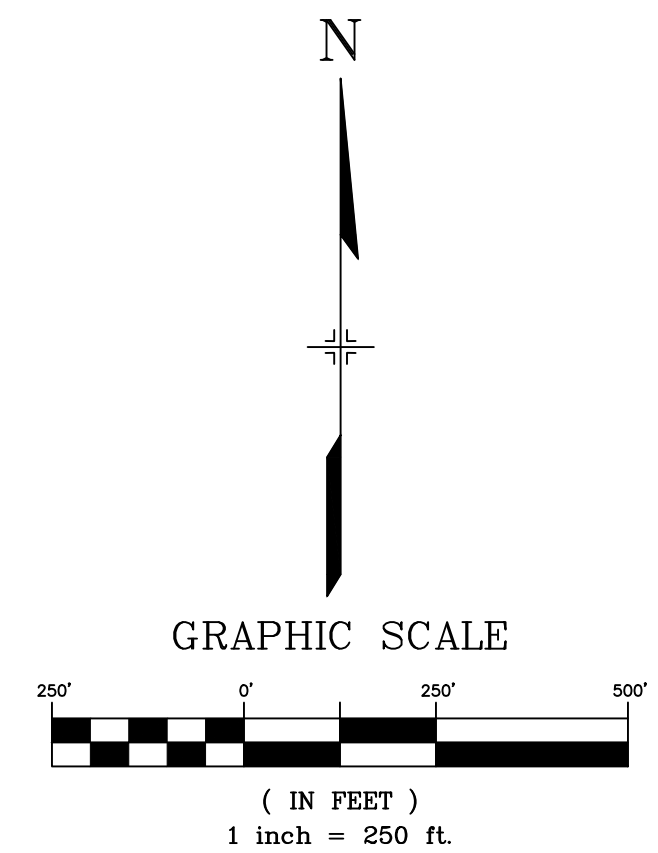
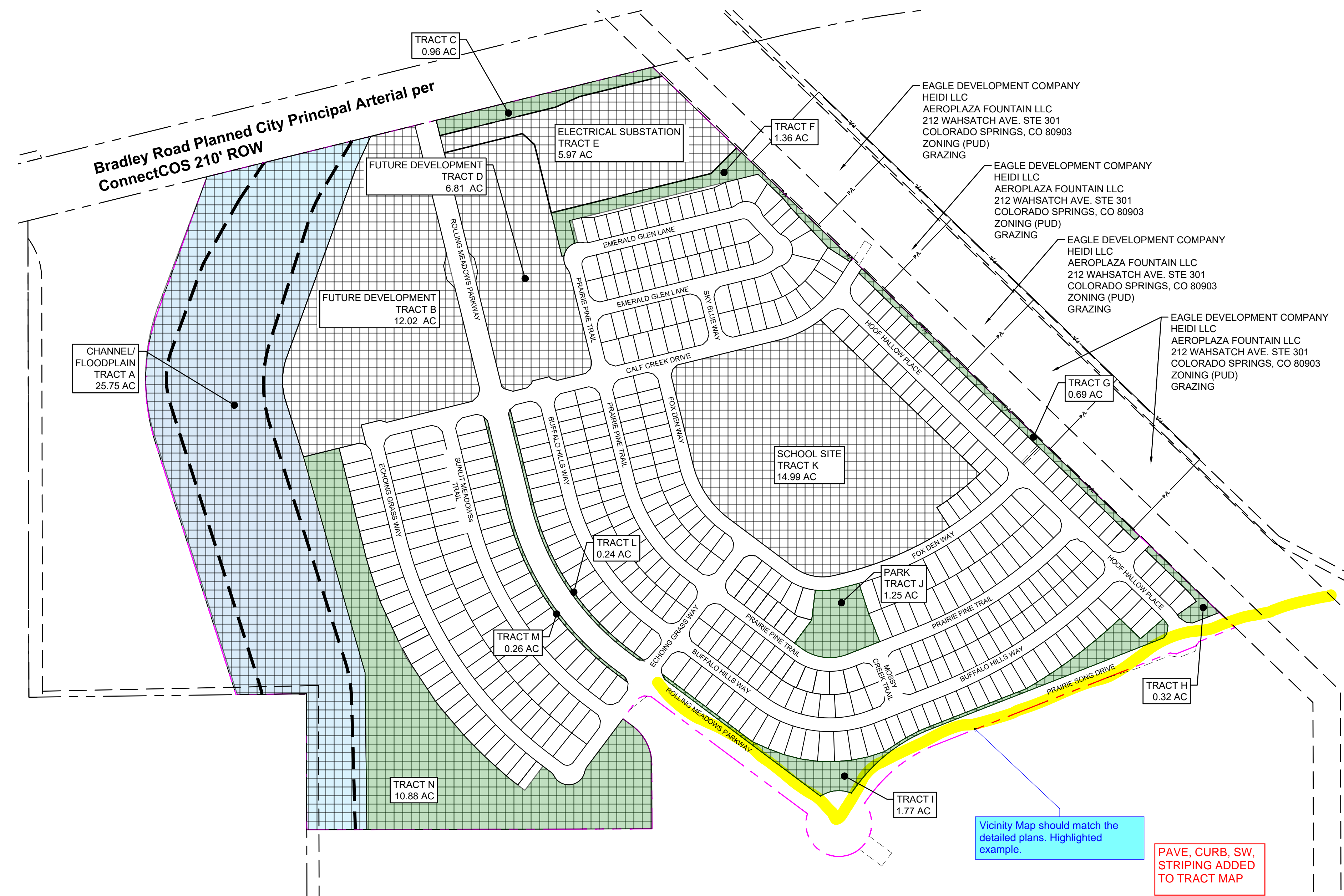
DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
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 CHECKED BY: RF  
 APPROVED BY: JA  
 SHEET TITLE:

**TRACT MAP AND  
 DETAILS**

**DT01**

**SHEET 2 OF 31**

PCD FILE NO.:



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.

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSPUD00 CAD\004 PLAN SETS\DEVELOPMENT PLAN\DT01.DWG

# ANTELOPE RIDGE AT BULL HILL

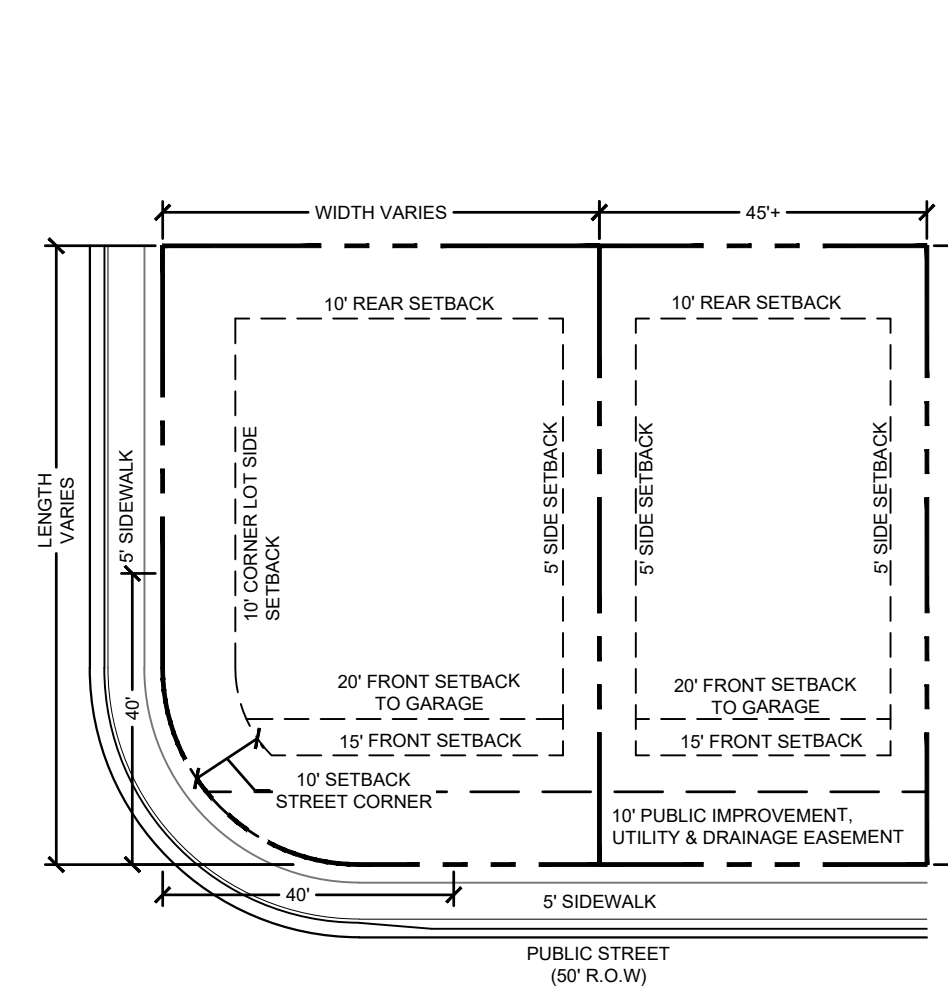
## EL PASO COUNTY, COLORADO

### PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

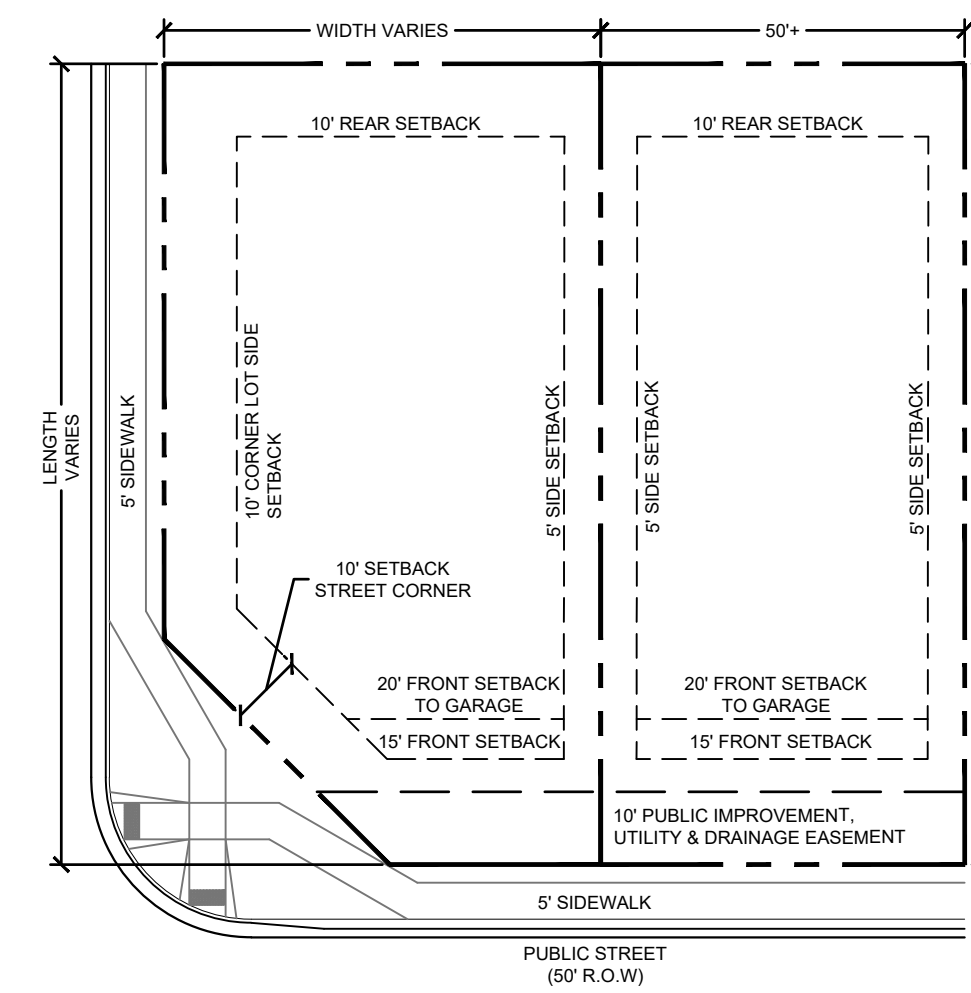
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**KNUCKLE LOT**



**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. ANNUNCIATIONS, 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), GAZEBOES, 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:**

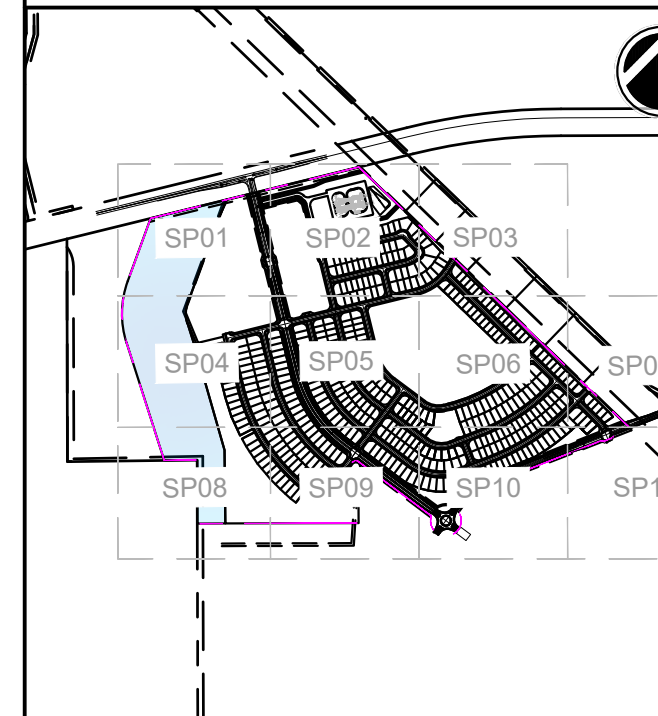
1. LOCATION OF PRIVATE 5'-6" WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
2. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
3. ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE 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.

A set of architectural guidelines shall be included within the development plan or development guide that provides for a variety of architectural designs while ensuring that structures are compatible with other structures in the PUD district or a subarea of the PUD district. Modifications to the architectural guidelines may only be required by the County if necessary to implement a specific standard or requirement in this Code.

architectural guideline notes have been added to sheet 3

**APPROVAL:**

**KEY MAP:**



**PROJECT:**  
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 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:

**PUD DETAILS**

**DT02**

**SHEET 3 OF 31**

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029\ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP-000\CADD\04 PLAN SET\DEVELOPMENT PLAN\DT02.DWG

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## EL PASO COUNTY, COLORADO

### PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

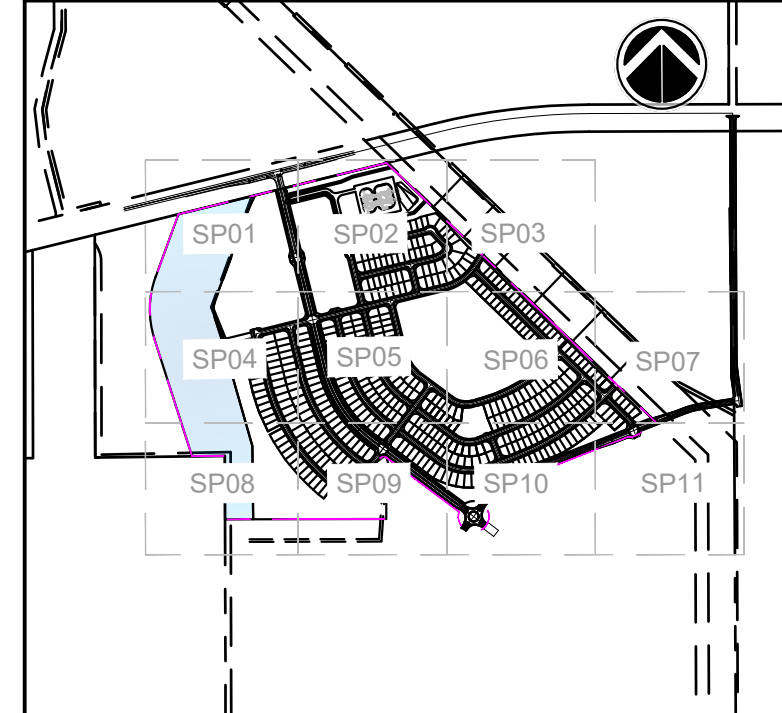
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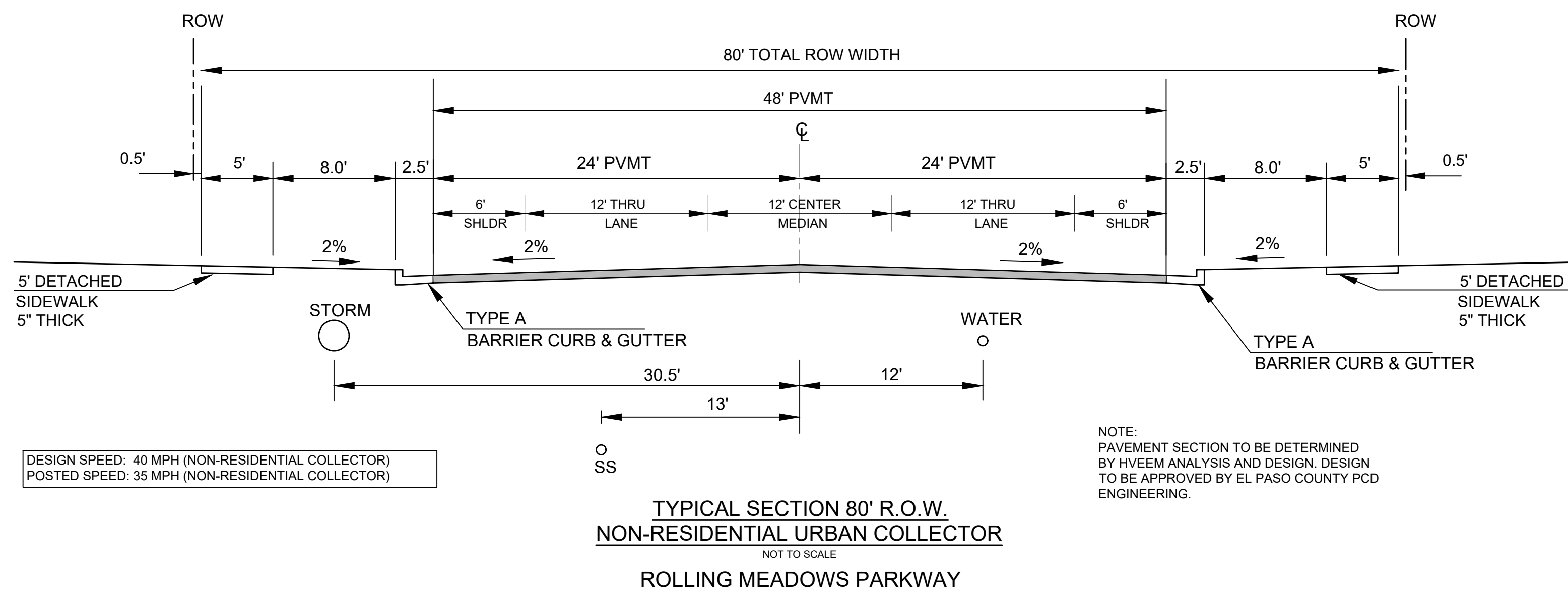
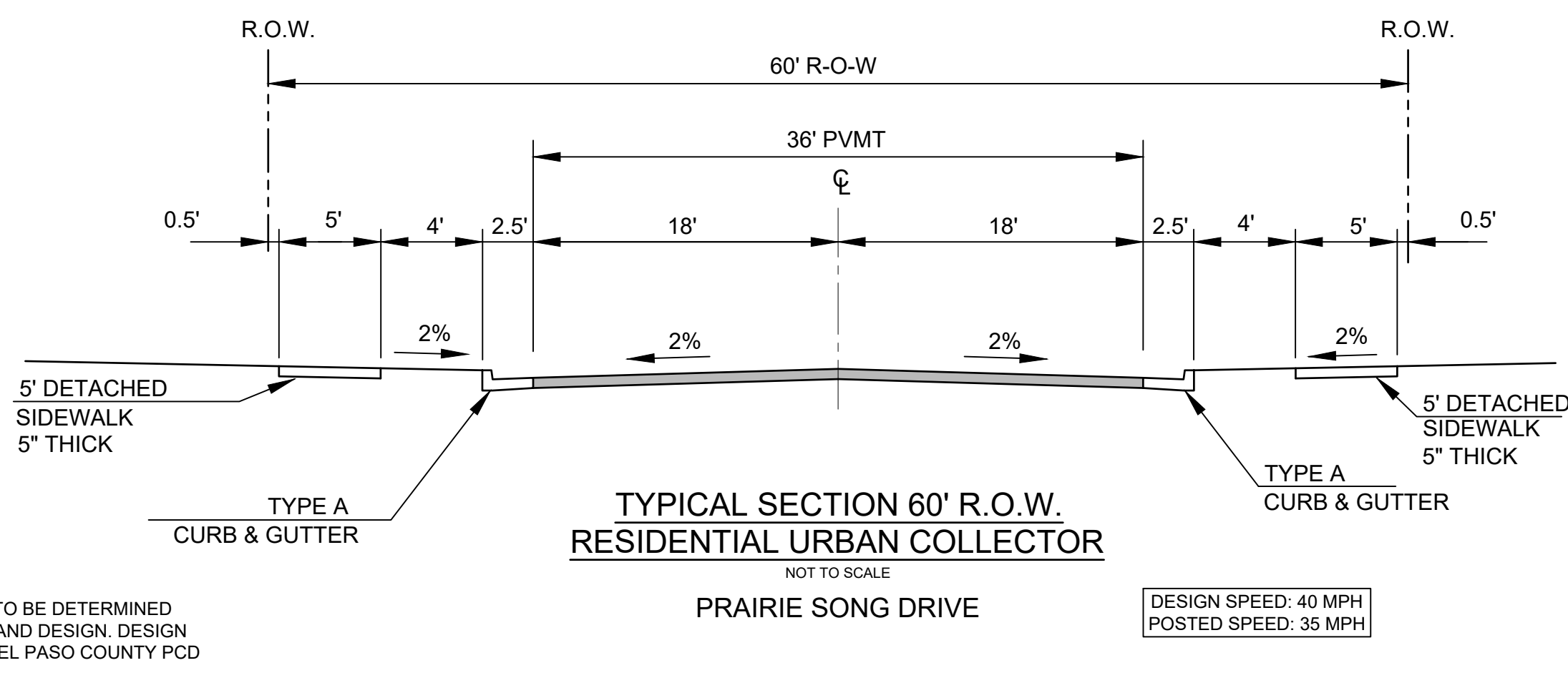
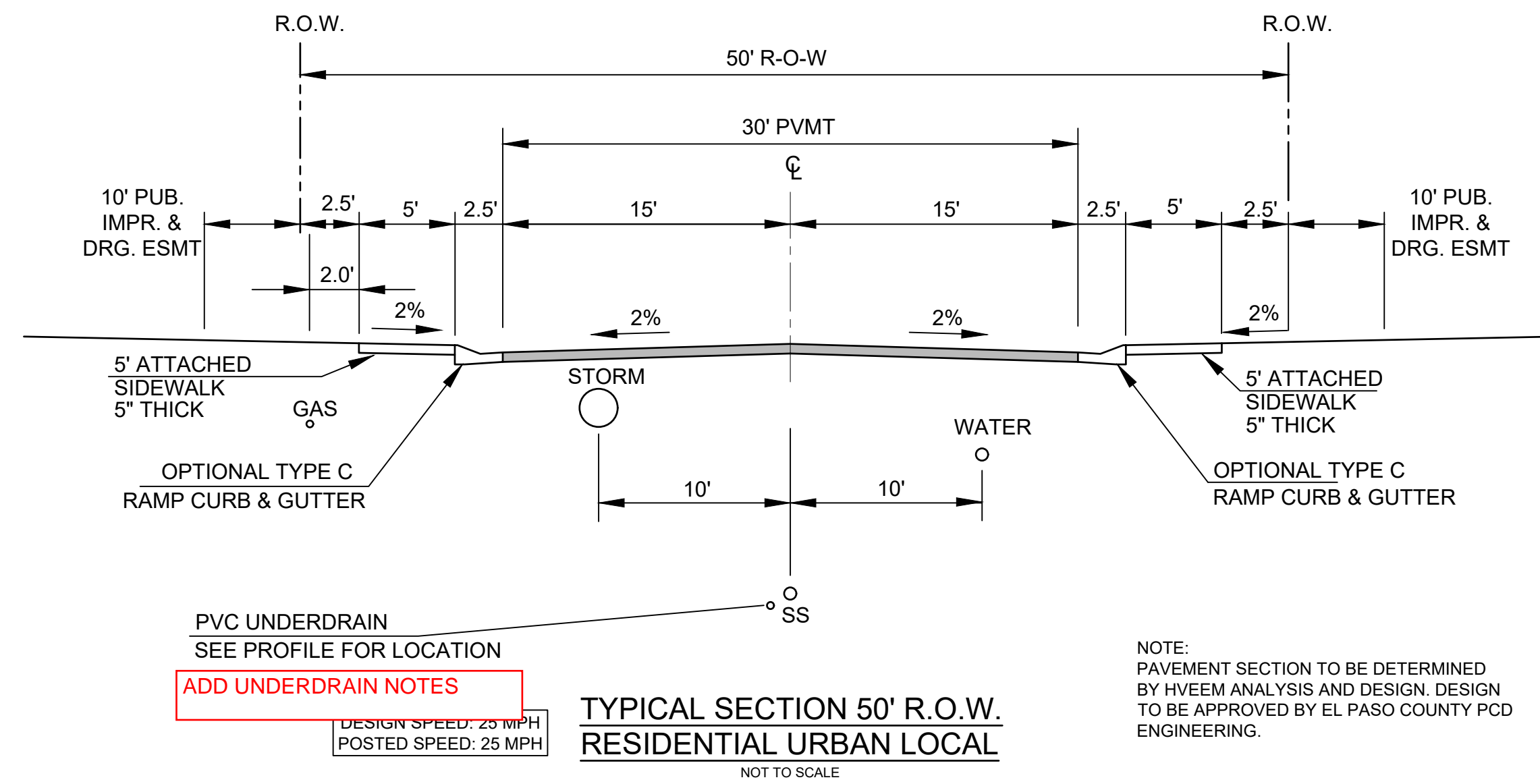
SHEET TITLE:

**PUD DETAILS**

**DT03**

SHEET 4 OF 31

PCD FILE NO.:



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP1000 CADD\04 PLAN SET\DEVELOPMENT PLAN\DT03.DWG

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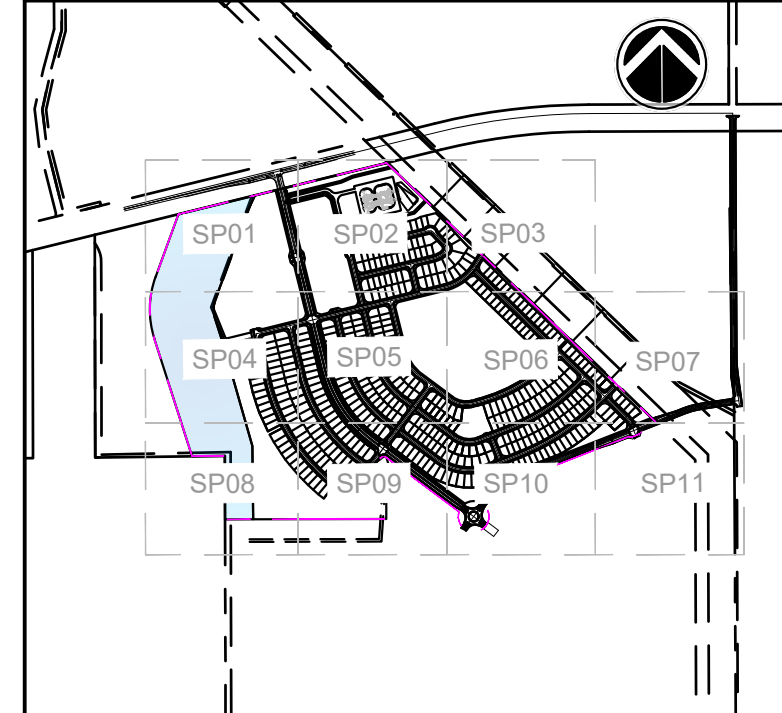
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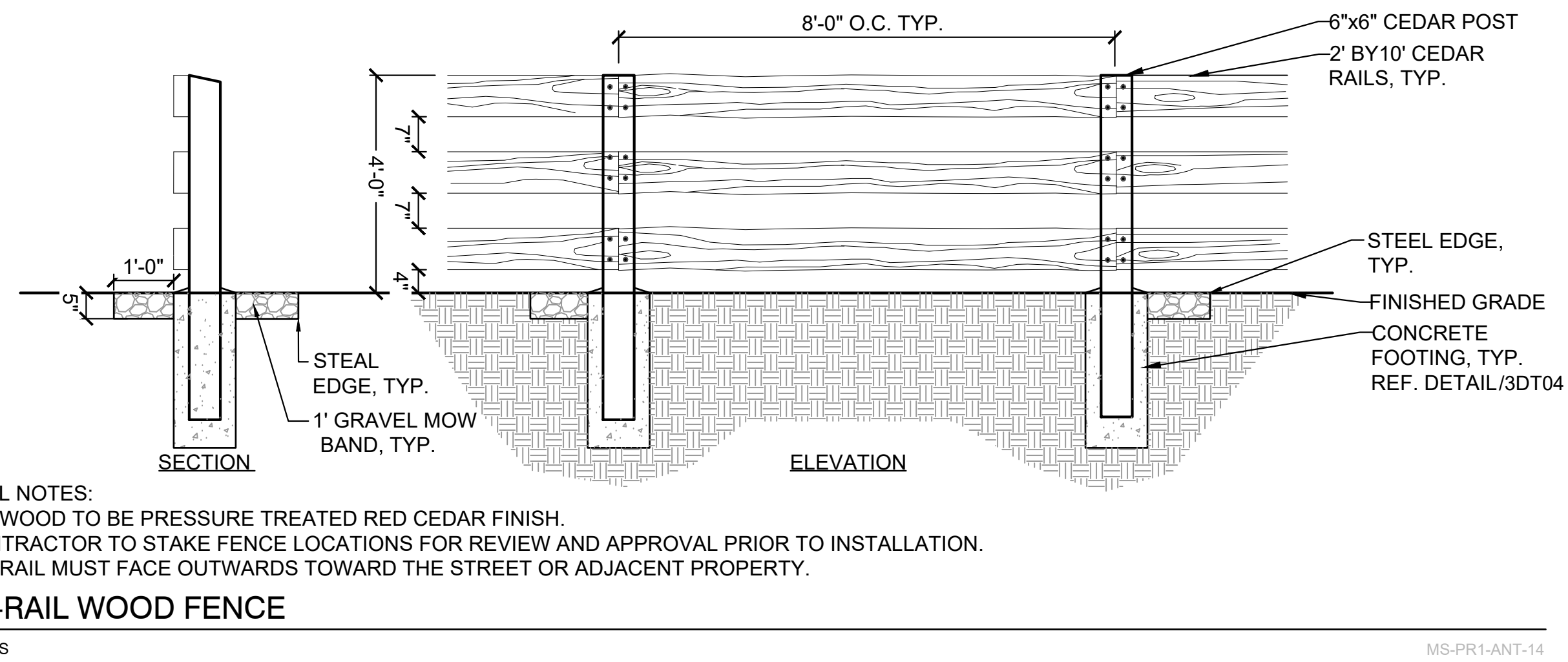
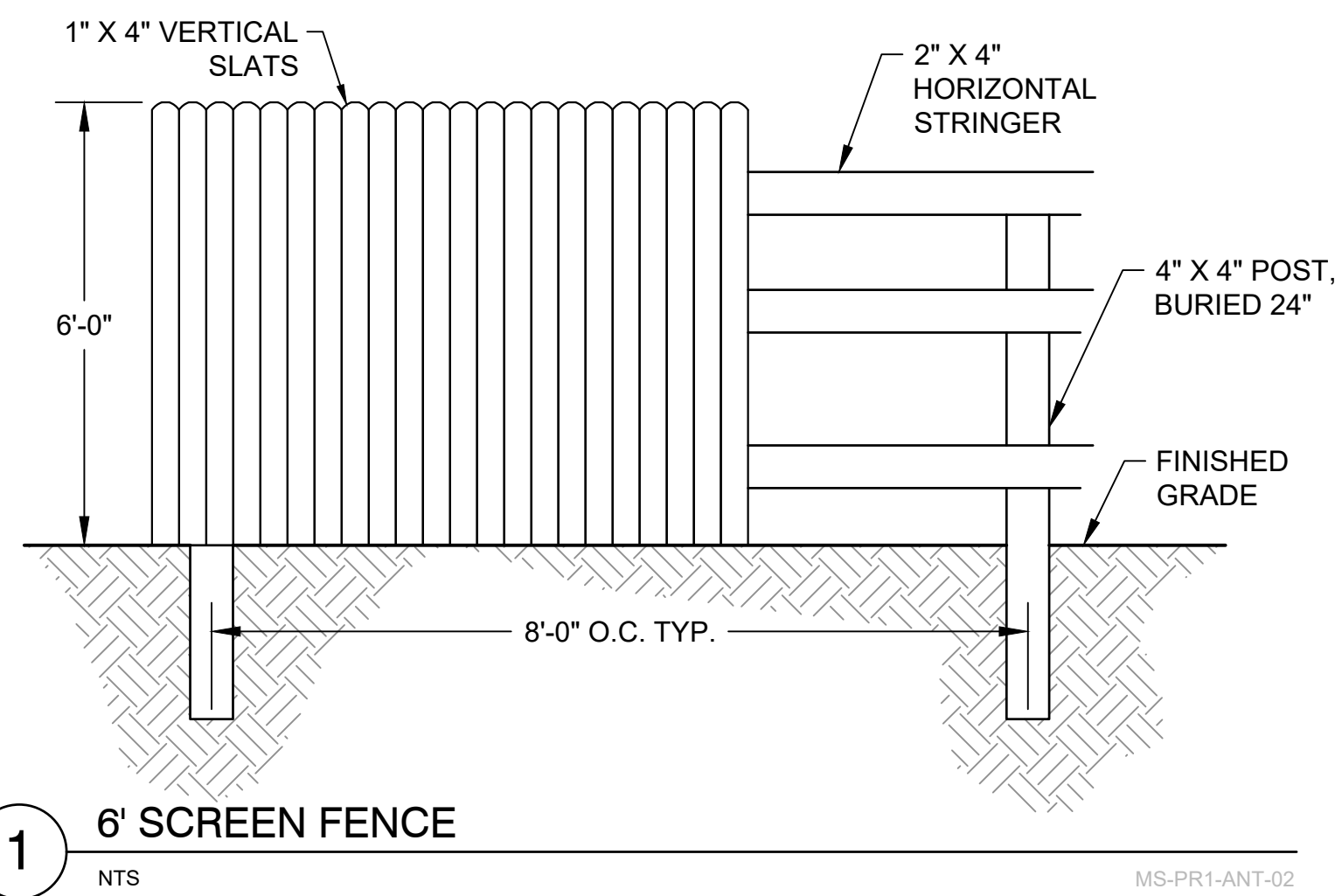
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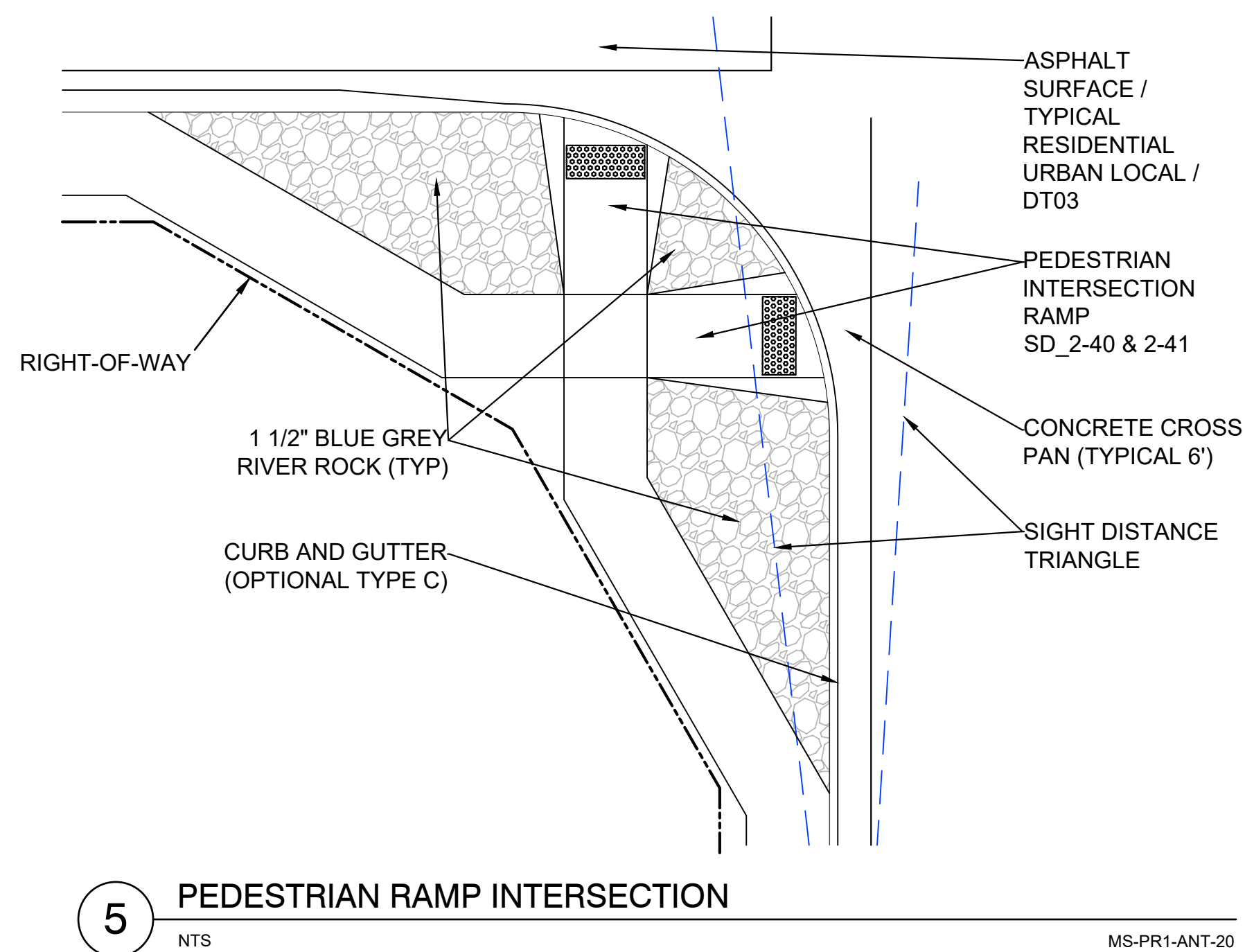
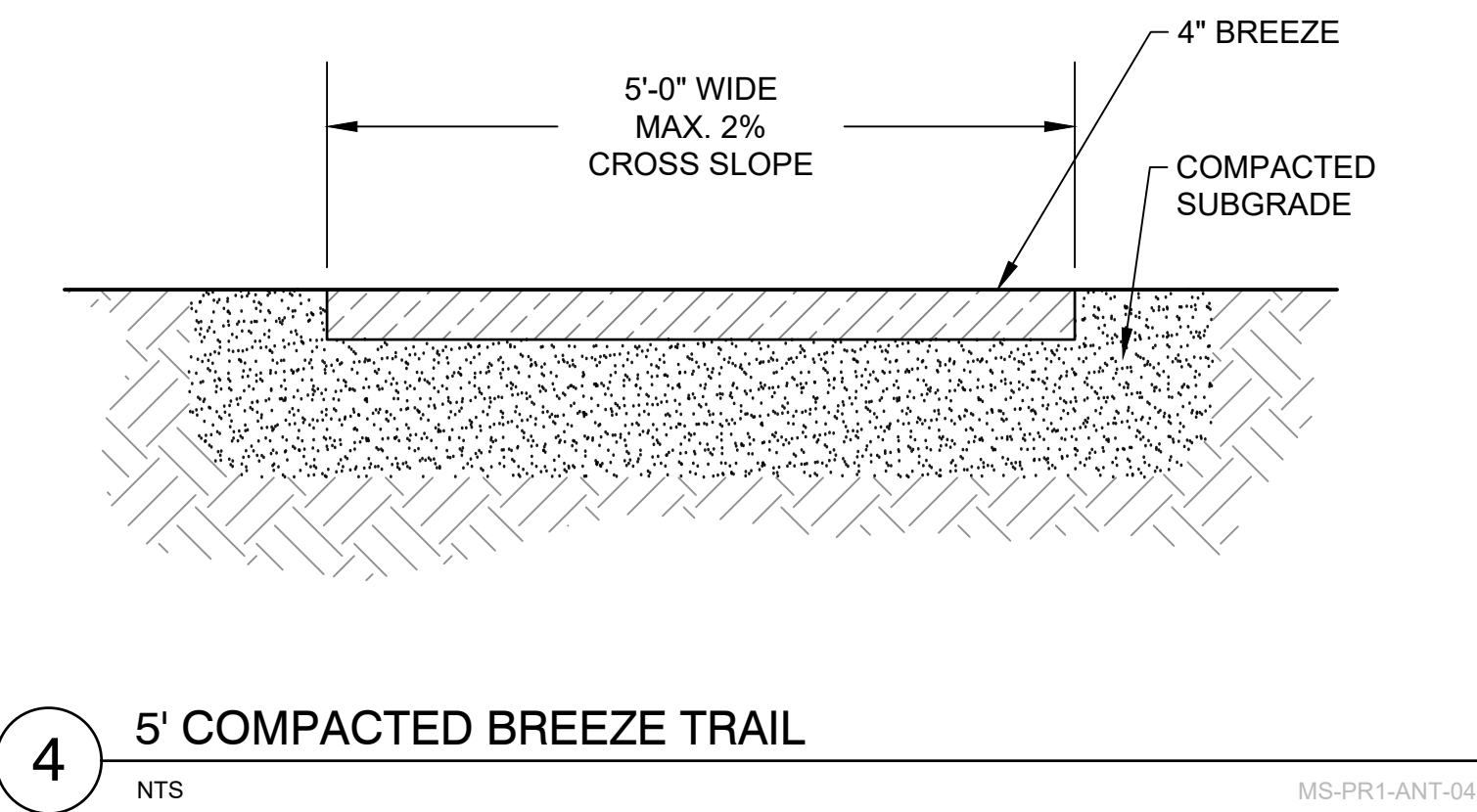
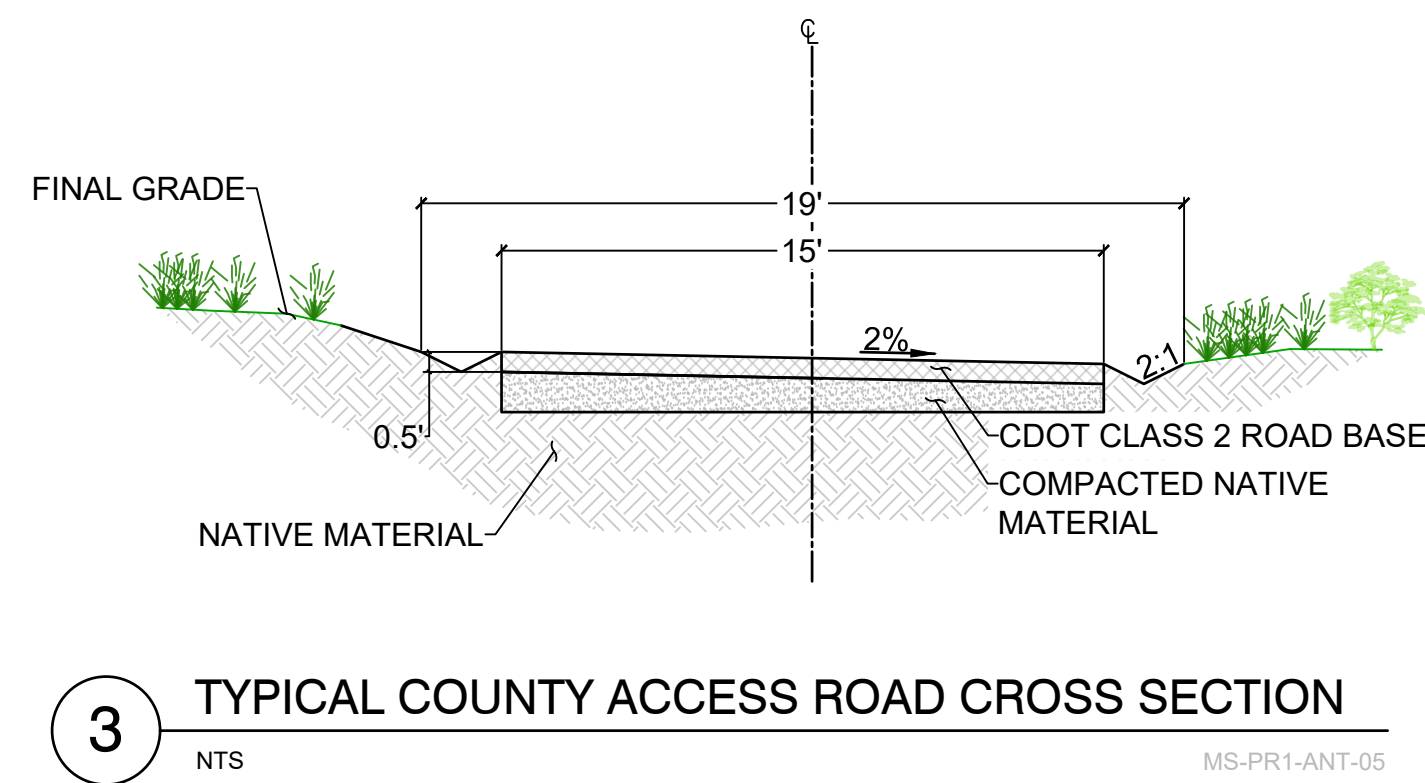
## PUD DETAILS

**DT04**  
 SHEET 5 OF 31

PCD FILE NO.:



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



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP100 CAD\DT04 PLAN SET\DEVELOPMENT PLAN\DT02.DWG

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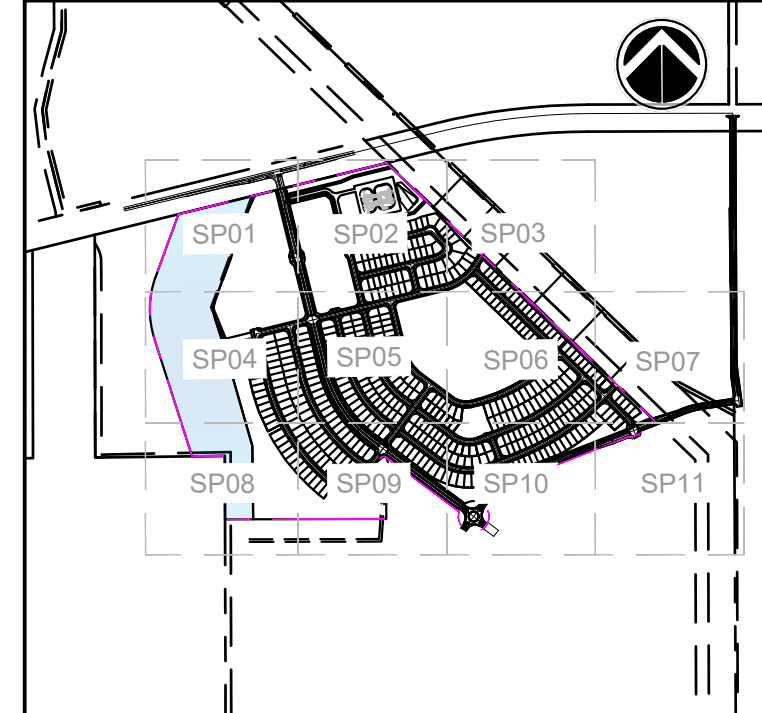
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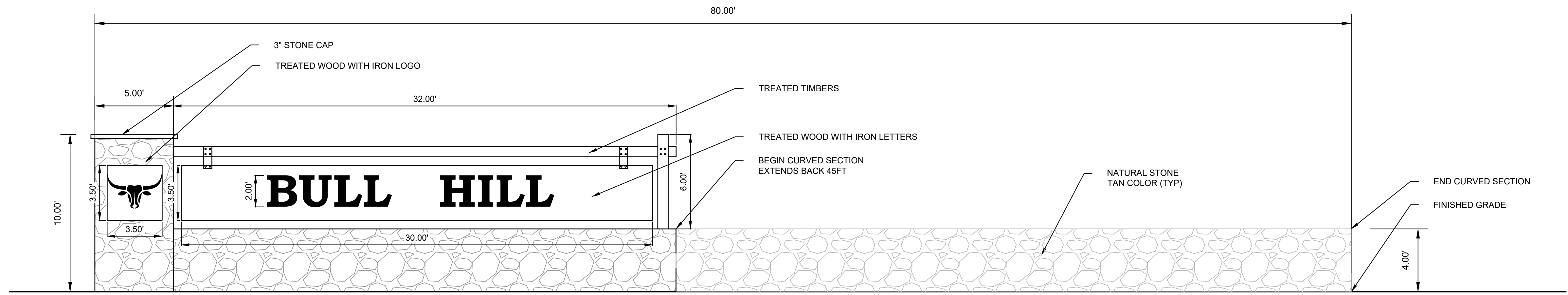
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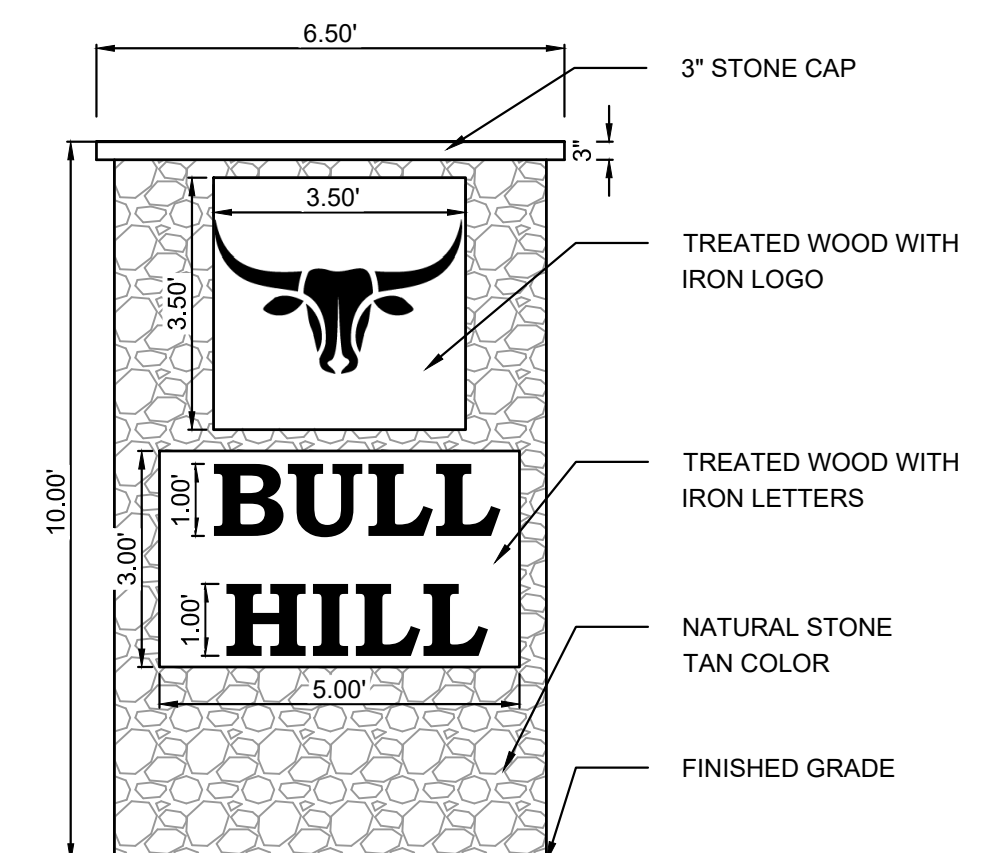
**DT05**  
 SHEET 6 OF 31

PCD FILE NO.:



**1 PRIMARY ENTRANCE SIGN**  
 1/4" = 1'-0"

MS-PR1-ANT-17



**2 SECONDARY ENTRANCE SIGN**  
 NTS

MS-PR1-ANT-18

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

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP100 CADD\04 PLAN SET\DEVELOPMENT PLAN\DT05.DWG

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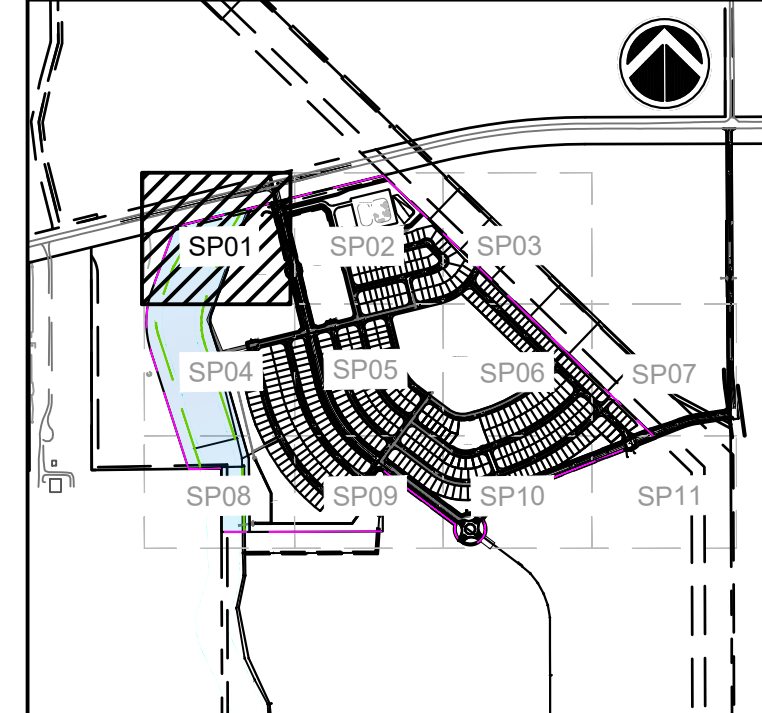

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SHEET TITLE:




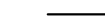



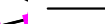


**SITE PLAN**

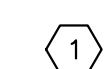
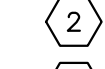
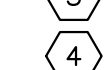

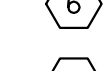
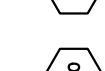
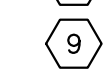
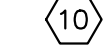


**SP01**

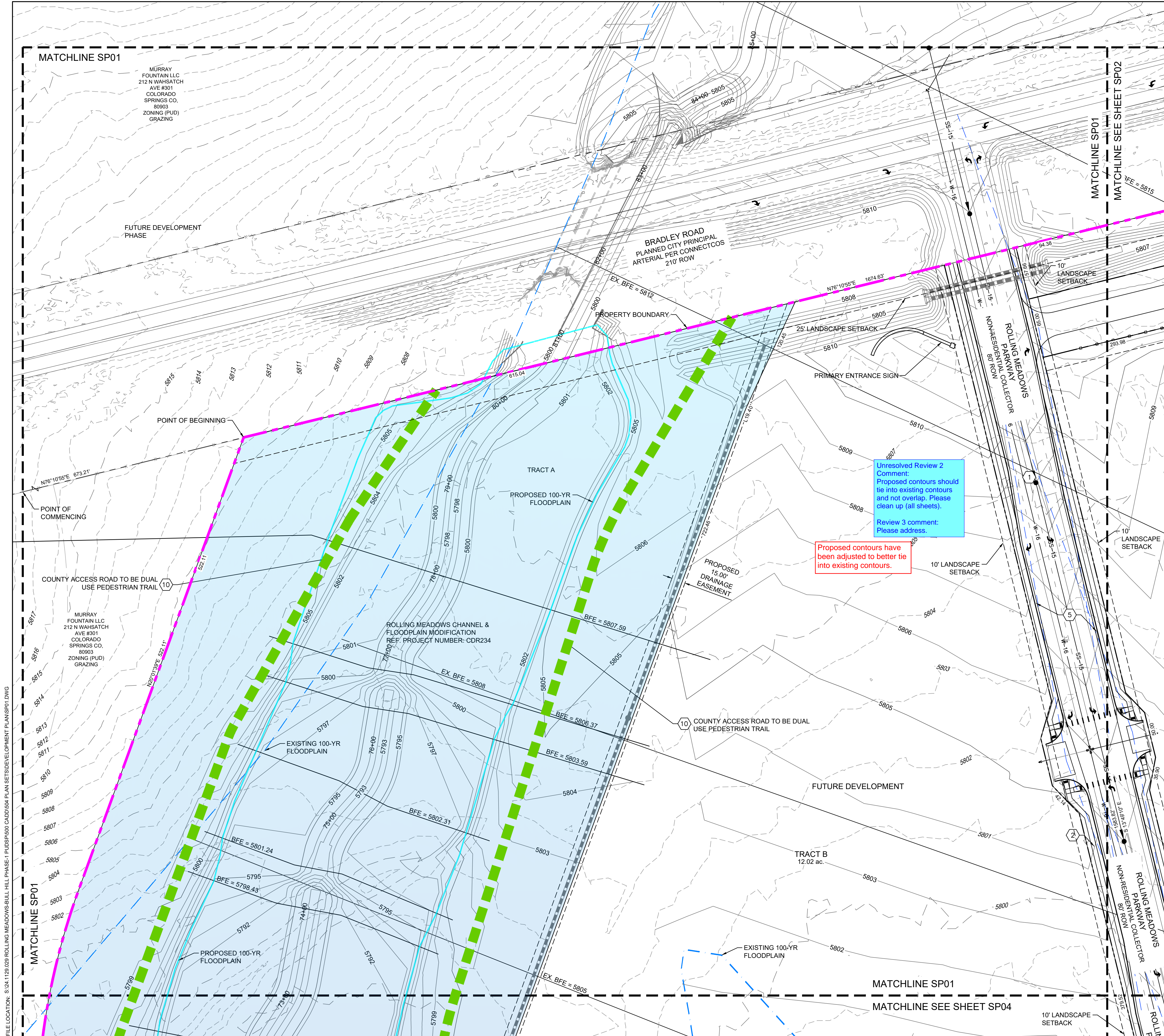
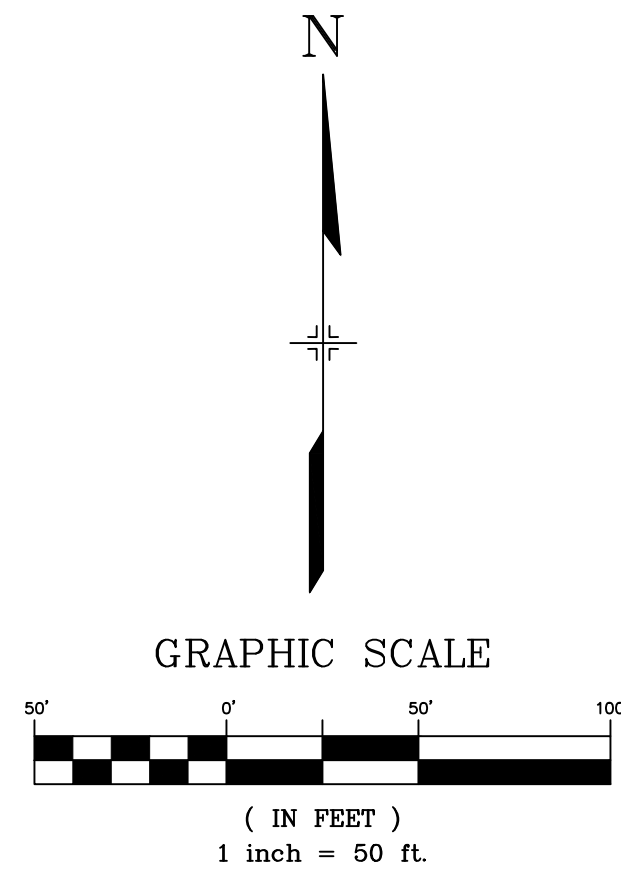
**SHEET 7 OF 31**

PCD FILE NO:

**SITE LEGEND**

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

-  ASPHALT SURFACE (TYPICAL)
-  CONCRETE SIDEWALK
-  6' WOOD SCREEN FENCE
-  CONCRETE CROSSSPAN (6' TYPICAL)
-  CURB AND GUTTER (TYPE A)
-  CURB & GUTTER (OPTIONAL TYPE C)
-  PEDESTRIAN INTERSECTION RAMP (SD 2-40 & 2-41)
-  PARALLEL PEDESTRIAN RAMP (SD 2-50)
-  PROPOSED FIRE HYDRANT LOCATION
-  COMPACTED BREEZE TRAIL (15' TYPICAL)



Unresolved Review 2  
 Comment:  
 Proposed contours should tie into existing contours and not overlap. Please clean up (all sheets).  
 Review 3 comment:  
 Please address.

Proposed contours have been adjusted to better tie into existing contours.

FILE LOCATION: S:\24.1129.029\ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP000 CAD\0044 PLAN SET\DEVELOPMENT PLANS\SP01.DWG





















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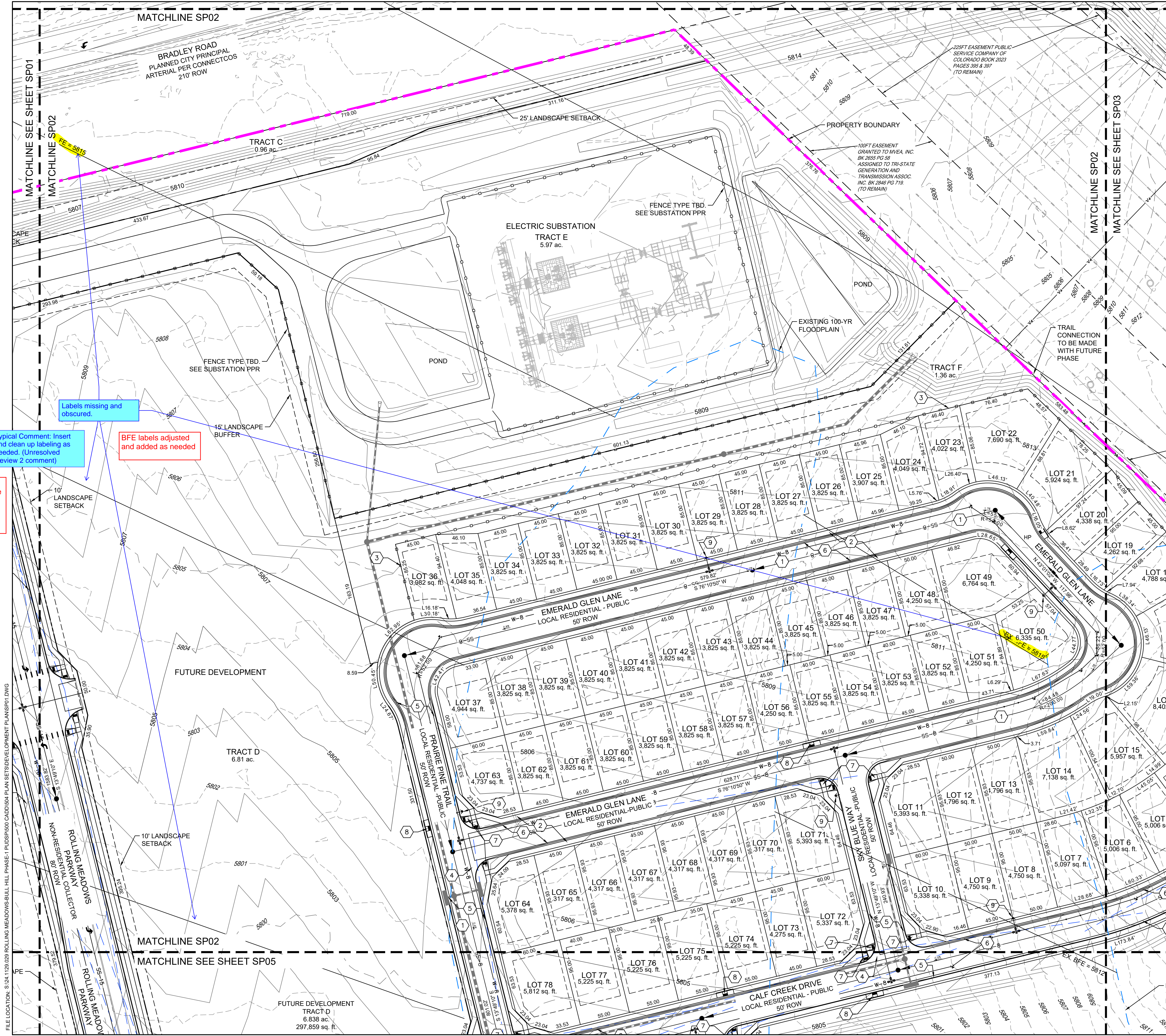
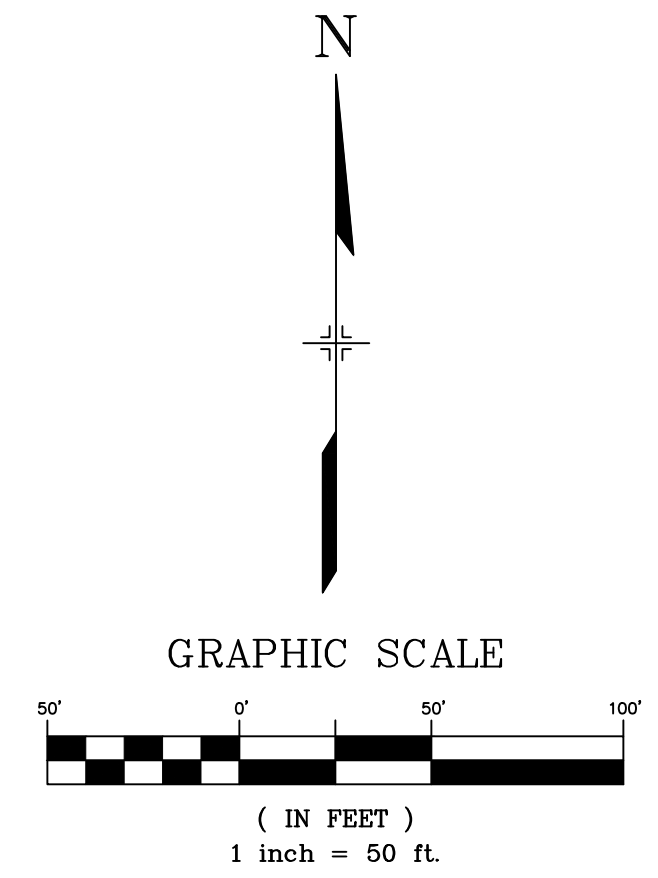
NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

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

**SITE PLAN**

**SP02**  
**SHEET 8 OF 31**

- SITE LEGEND**
-  PROPERTY BOUNDARY LINE
  -  SETBACK LINE
  -  EASEMENT
  -  CONCRETE CURB & GUTTER
  -  LINE OF SIGHT (LOS)
  -  PROPOSED CONTOURS
  -  EXISTING CONTOURS
  -  PROPOSED WATER
  -  PROPOSED SEWER
  -  PROPOSED STORM
- 
-  1 ASPHALT SURFACE (TYPICAL)
  -  2 CONCRETE SIDEWALK
  -  3 6' WOOD SCREEN FENCE
  -  4 CONCRETE CROSSSPAN (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)



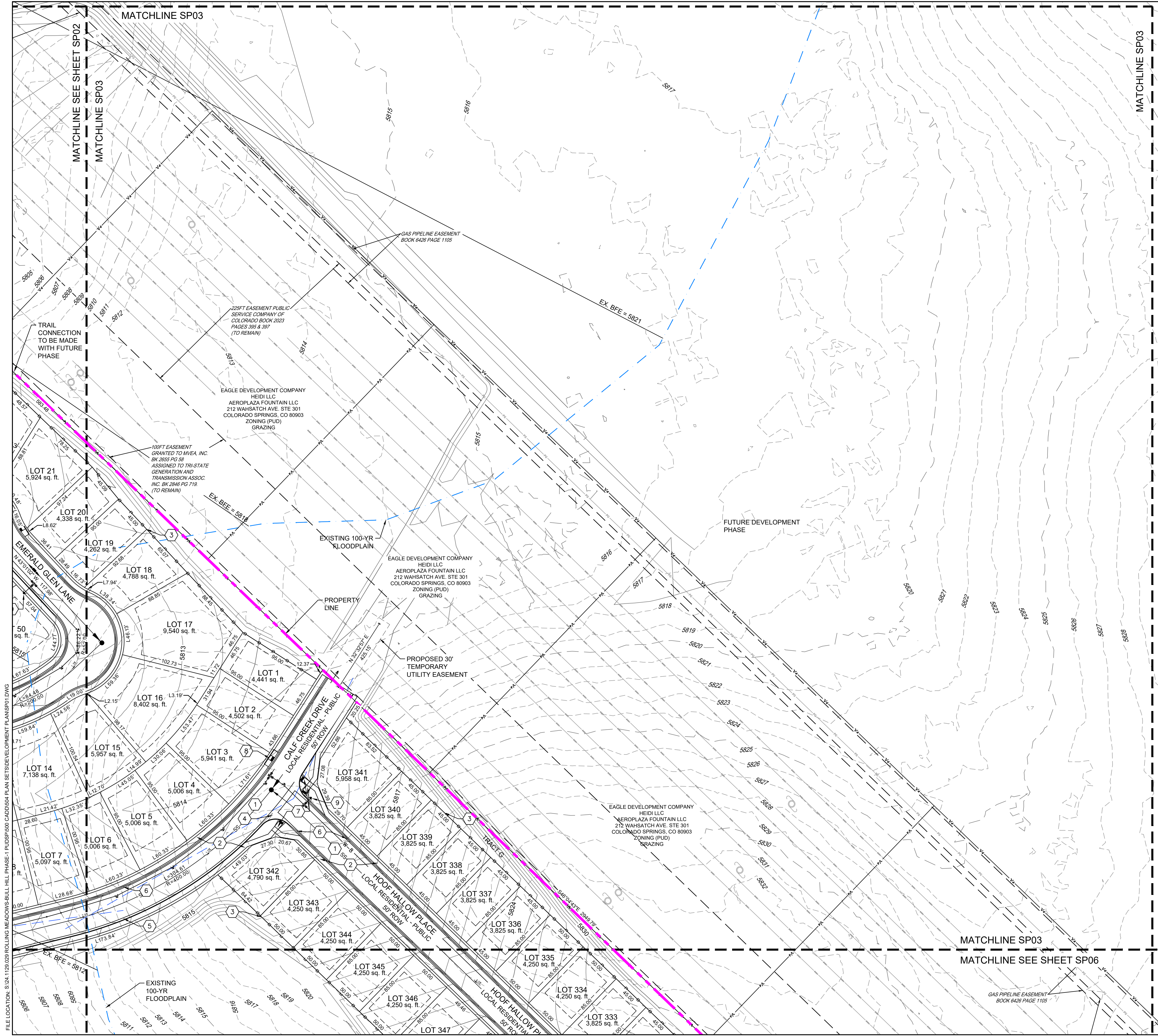
Labels missing and obscured.

Typical Comment: Insert and clean up labeling as needed. (Unresolved Review 2 comment)

BFE labels adjusted and added as needed

additional labels have been moved or added for clarity

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP020 CAD\004 PLAN SET\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, T16S, 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
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM

- ASPHALT SURFACE (TYPICAL)
- CONCRETE SIDEWALK
- 6' WOOD SCREEN FENCE
- CONCRETE CROSSSPAN (6' TYPICAL)
- CURB AND GUTTER (TYPE A)
- CURB & GUTTER (OPTIONAL TYPE C)
- PEDESTRIAN INTERSECTION RAMP (SD\_2-40 & 2-41)
- PARALLEL PEDESTRIAN RAMP (SD\_2-50)
- PROPOSED FIRE HYDRANT LOCATION
- COMPACTED BREEZE TRAIL (15' TYPICAL)

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:

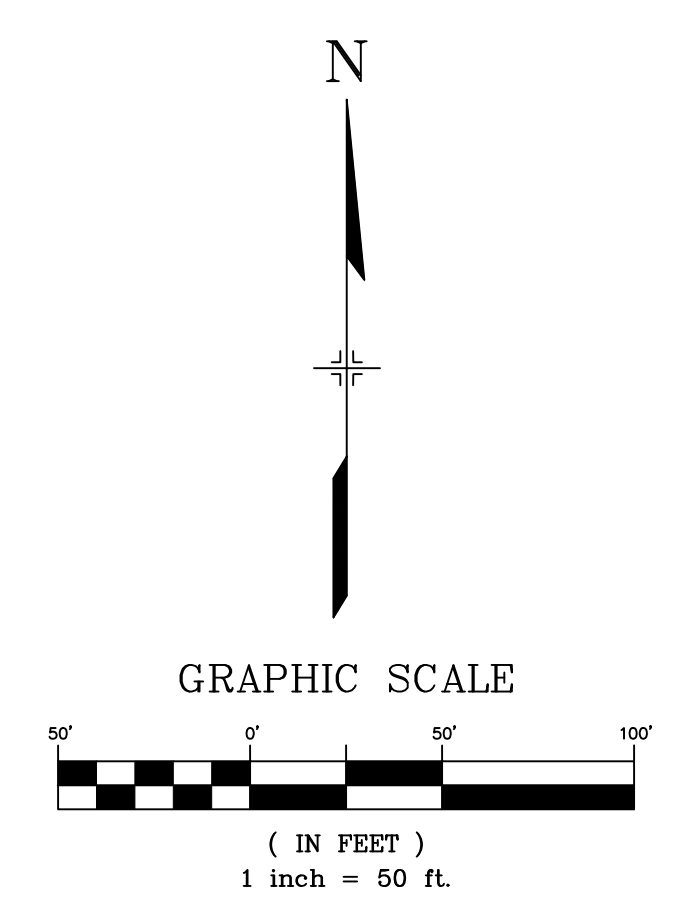
NO.	DATE	DESCRIPTION	BY
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2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

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

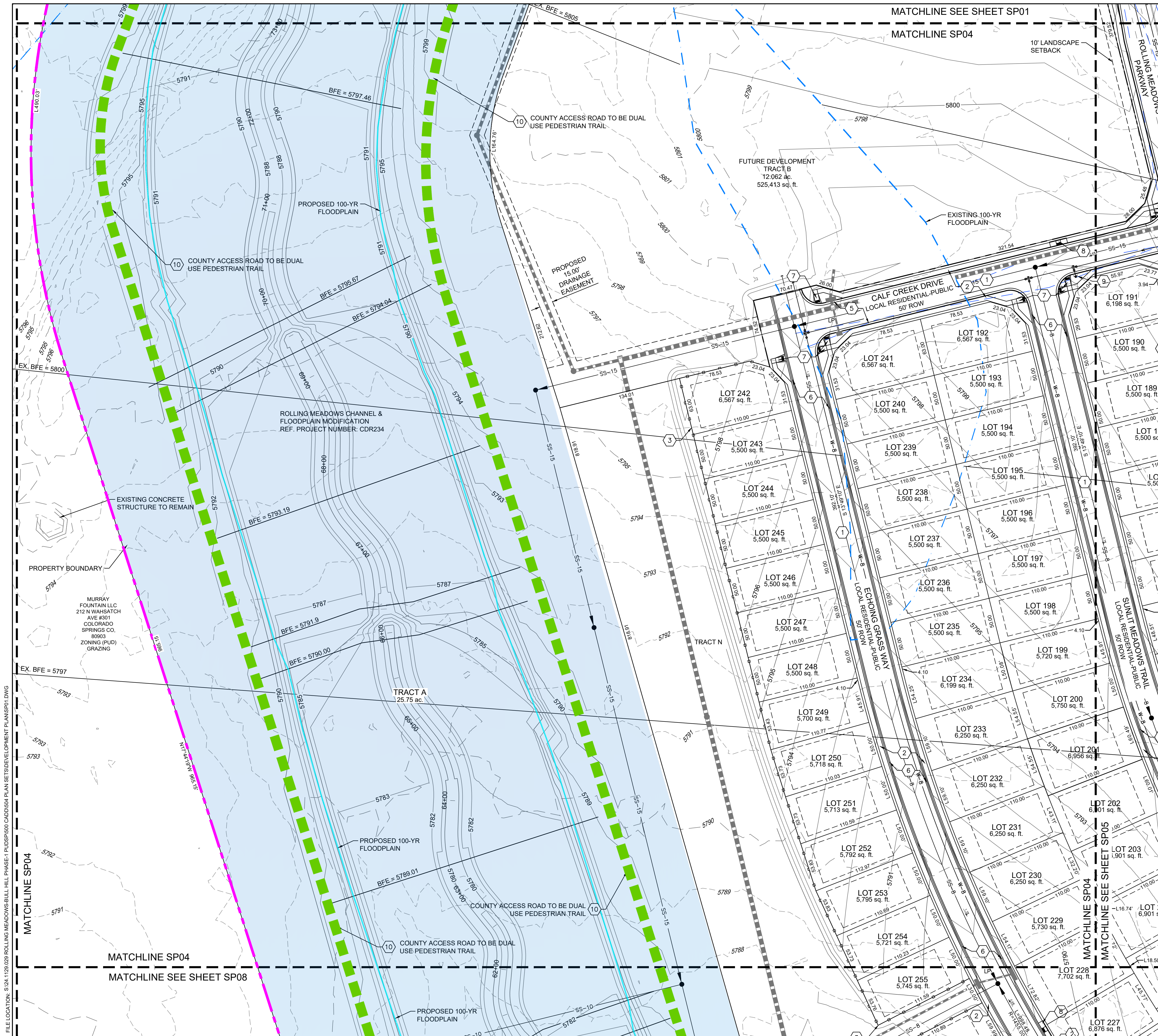
**SITE PLAN**

**SP03**  
 SHEET 9 OF 31

PCD FILE NO:



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP03 CADD\04 PLAN SET\DEVELOPMENT PLANS\PT1.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

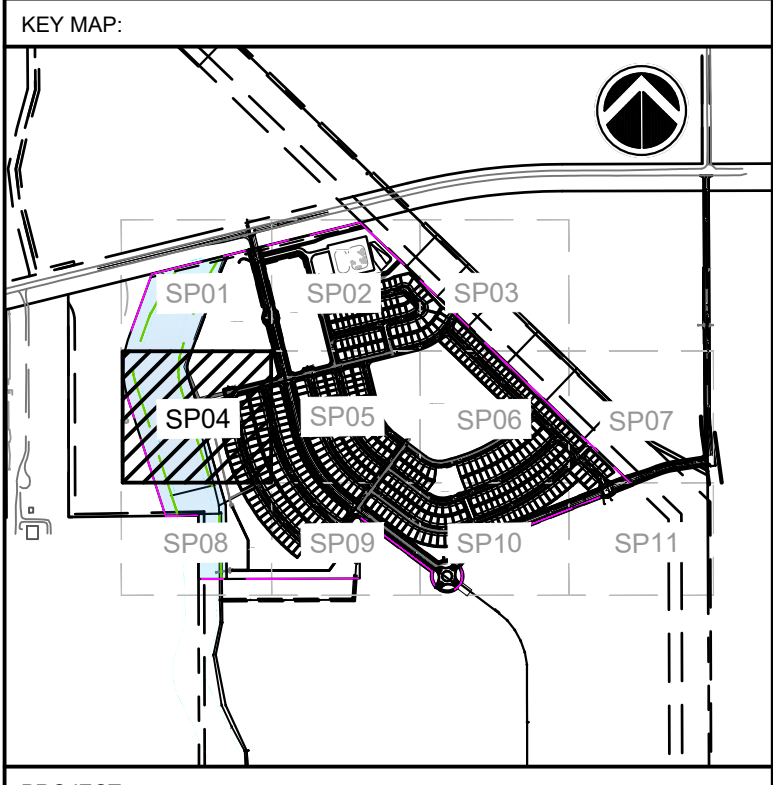
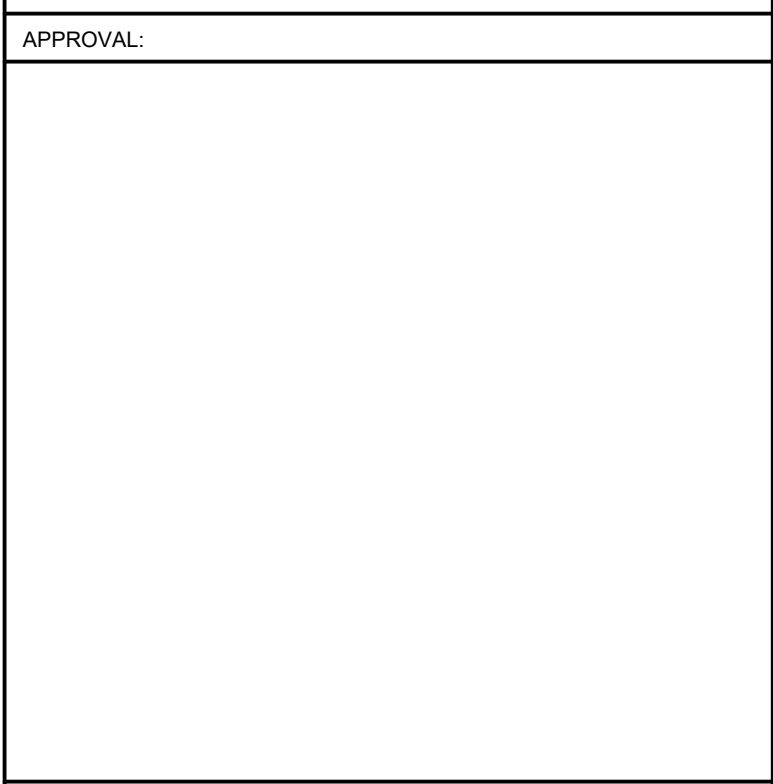
**SITE LEGEND**

- PROPERTY BOUNDARY LINE
  - SETBACK LINE
  - EASEMENT
  - CONCRETE CURB & GUTTER
  - LINE OF SIGHT (LOS)
  - PROPOSED CONTOURS
  - EXISTING CONTOURS
  - PROPOSED WATER
  - PROPOSED SEWER
  - PROPOSED STORM
- 
- ASPHALT SURFACE (TYPICAL)
  - CONCRETE SIDEWALK
  - 6' WOOD SCREEN FENCE
  - CONCRETE CROSSSPAN (6' TYPICAL)
  - CURB AND GUTTER (TYPE A)
  - CURB & GUTTER (OPTIONAL TYPE C)
  - PEDESTRIAN INTERSECTION RAMP (SD 2-40 & 2-41)
  - PARALLEL PEDESTRIAN RAMP (SD 2-50)
  - PROPOSED FIRE HYDRANT LOCATION
  - COMPACTED BREEZE TRAIL (15' TYPICAL)

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
 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:

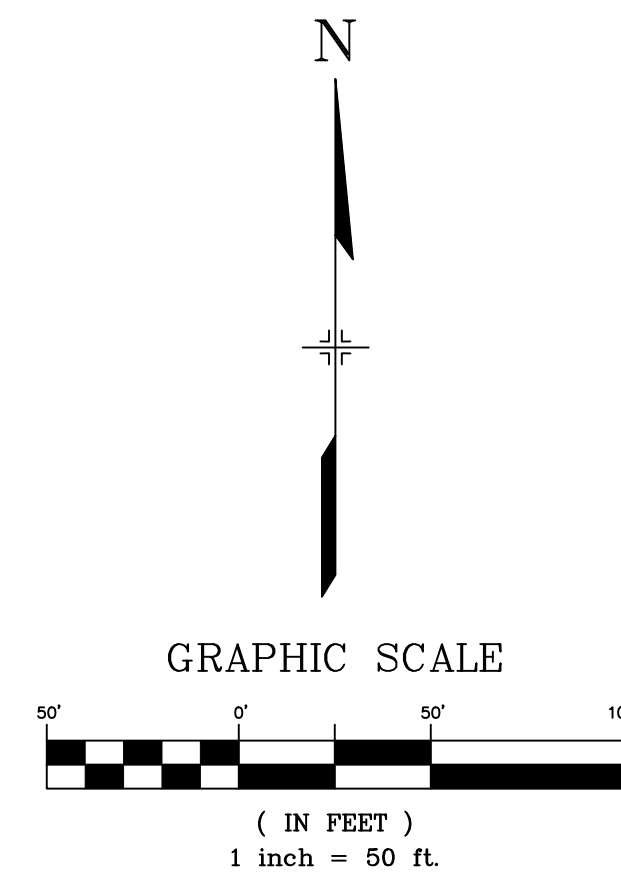


**ANTELOPE RIDGE AT BULL HILL**  
 PUD AND PRELIMINARY PLAN  
 EL PASO COUNTY, COLORADO  
 MARCH 2026

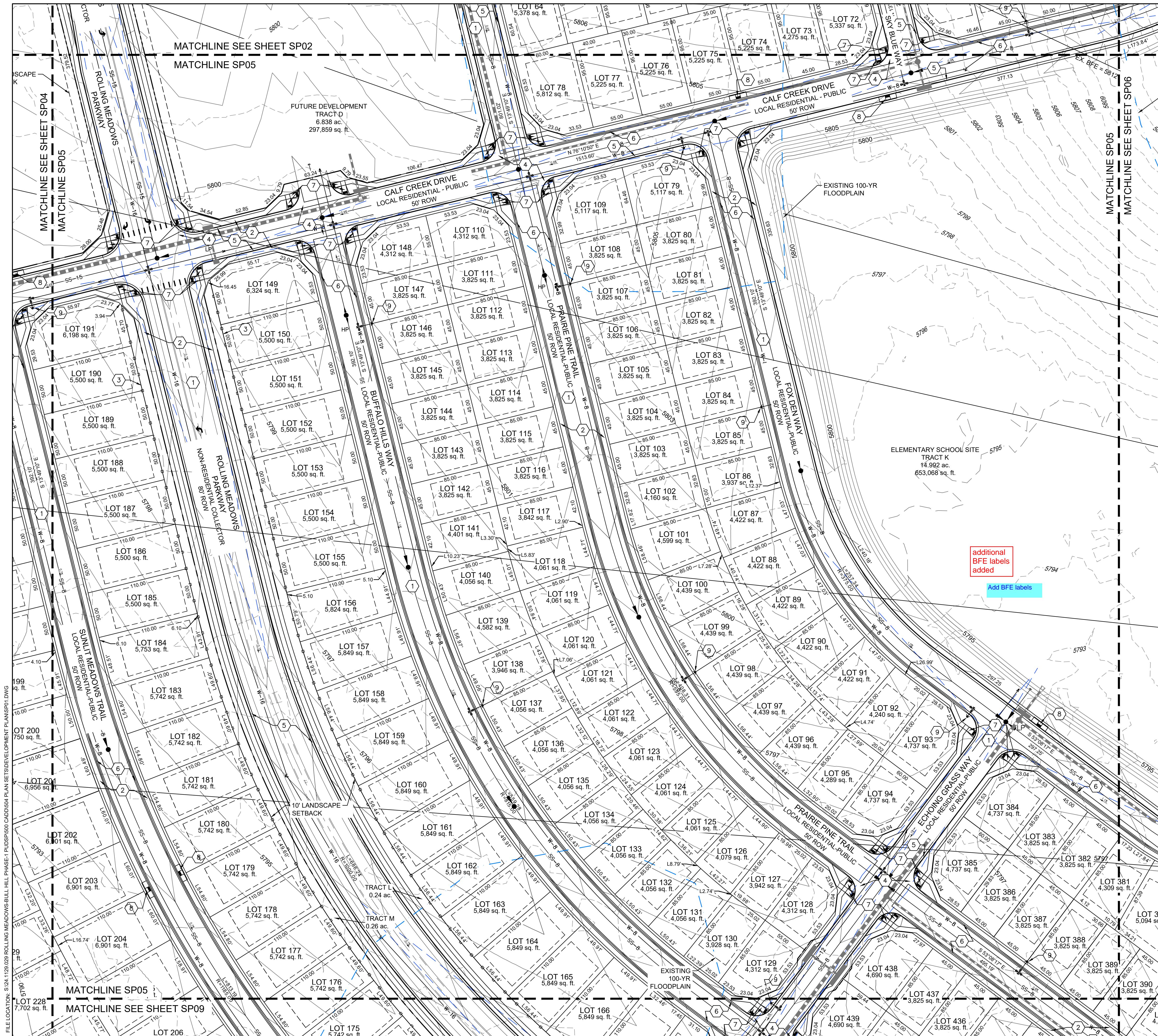
DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA

SHEET TITLE:

**SITE PLAN**  
**SP04**  
 SHEET 10 OF 31



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP00 CAD\004 PLAN SET\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, T16S, R65W OF THE  
 6TH P.M., EL PASO COUNTY, COLORADO

**SITE LEGEND**

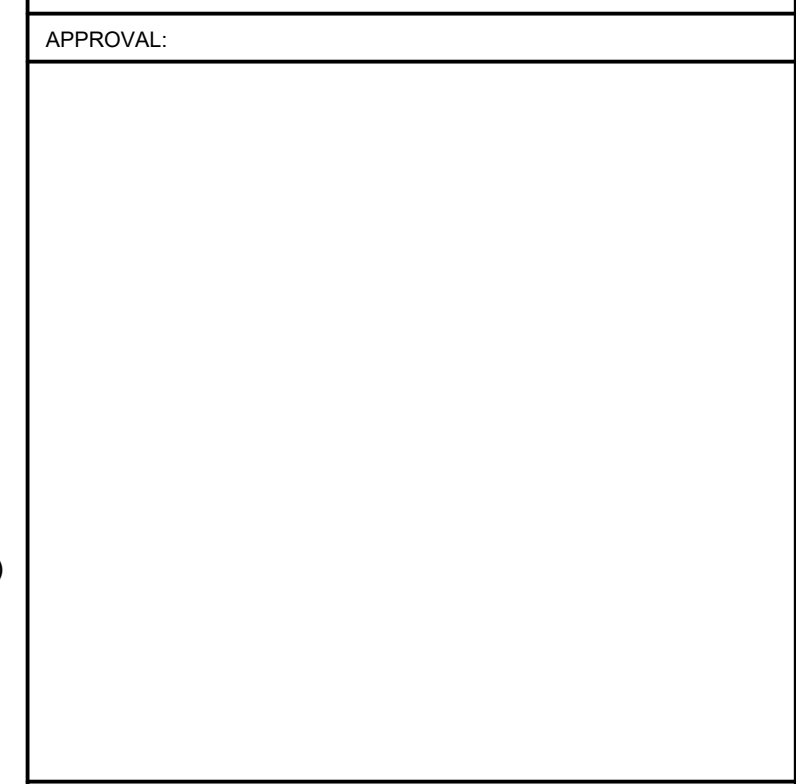
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- SETBACK LINE
- EASEMENT
- CONCRETE CURB & GUTTER
- LINE OF SIGHT (LOS)
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 6' WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (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)

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

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

APPROVAL:



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

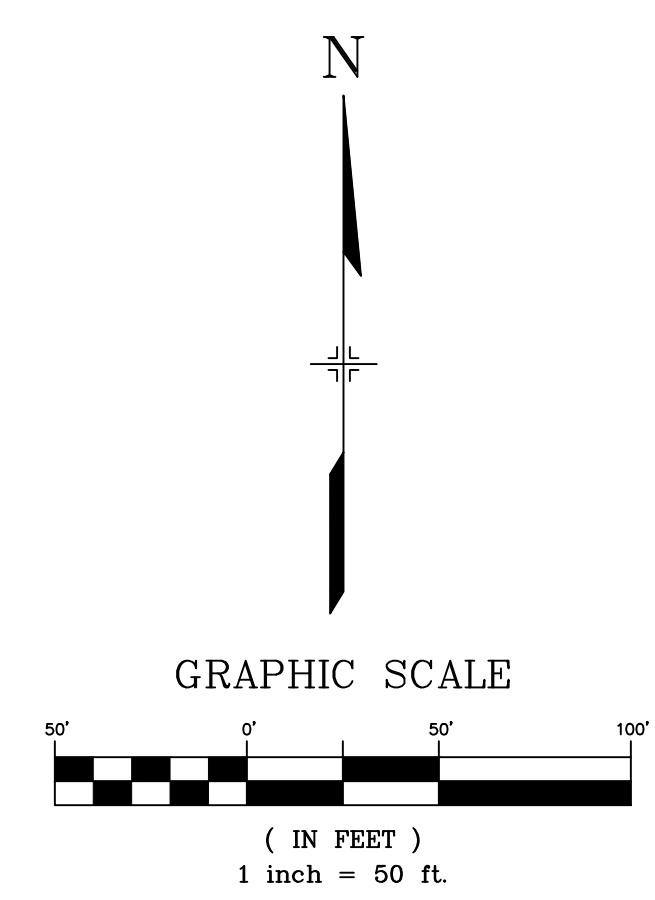
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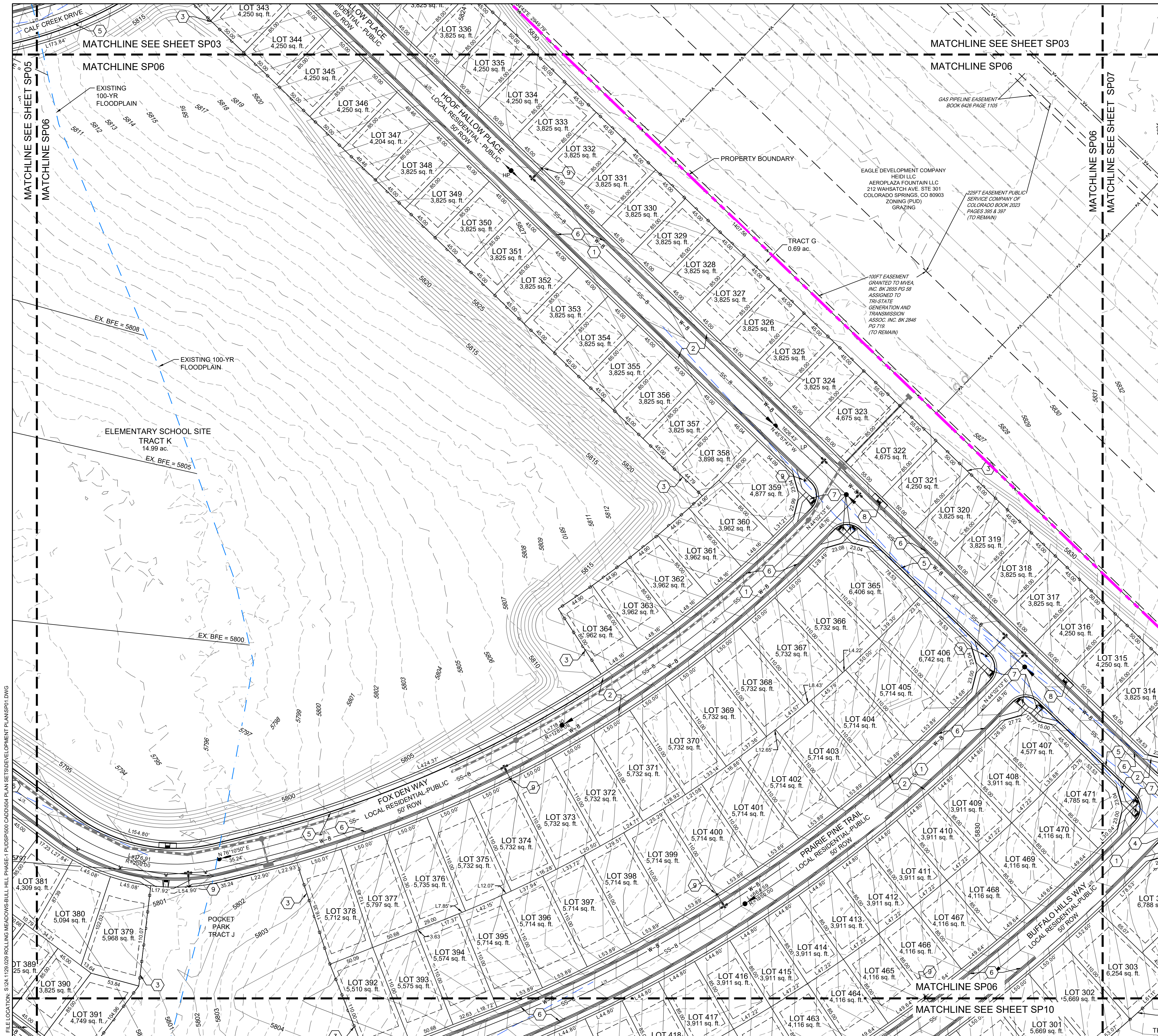
**SP05**

SHEET 11 OF 31

PCD FILE NO:



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD-SP05 CADD\004 PLAN SET\DEVELOPMENT PLAN\SP05.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.S., EL PASO COUNTY, COLORADO

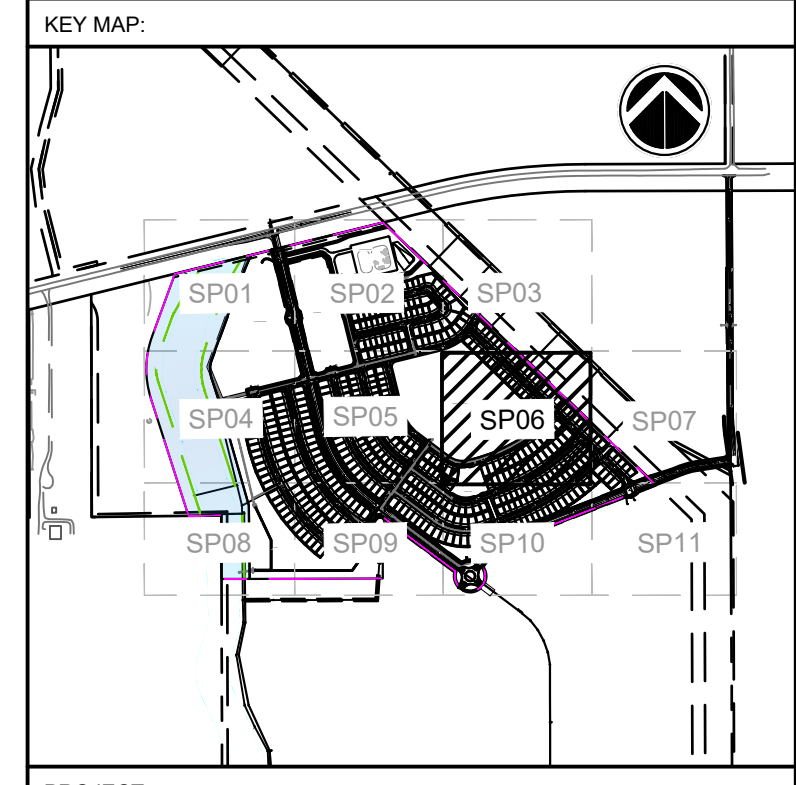
**SITE LEGEND**

- PROPERTY BOUNDARY LINE
  - SETBACK LINE
  - EASEMENT
  - CONCRETE CURB & GUTTER
  - LINE OF SIGHT (LOS)
  - PROPOSED CONTOURS
  - EXISTING CONTOURS
  - PROPOSED WATER
  - PROPOSED SEWER
  - PROPOSED STORM
- 
- 1 ASPHALT SURFACE (TYPICAL)
  - 2 CONCRETE SIDEWALK
  - 3 6' WOOD SCREEN FENCE
  - 4 CONCRETE CROSSSPAN (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)

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:



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

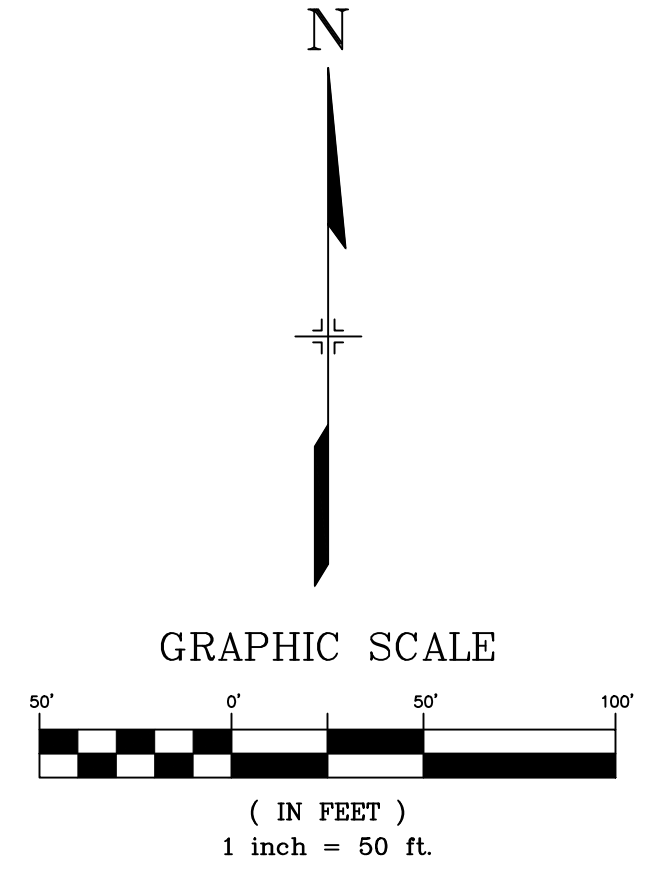
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**SITE PLAN**

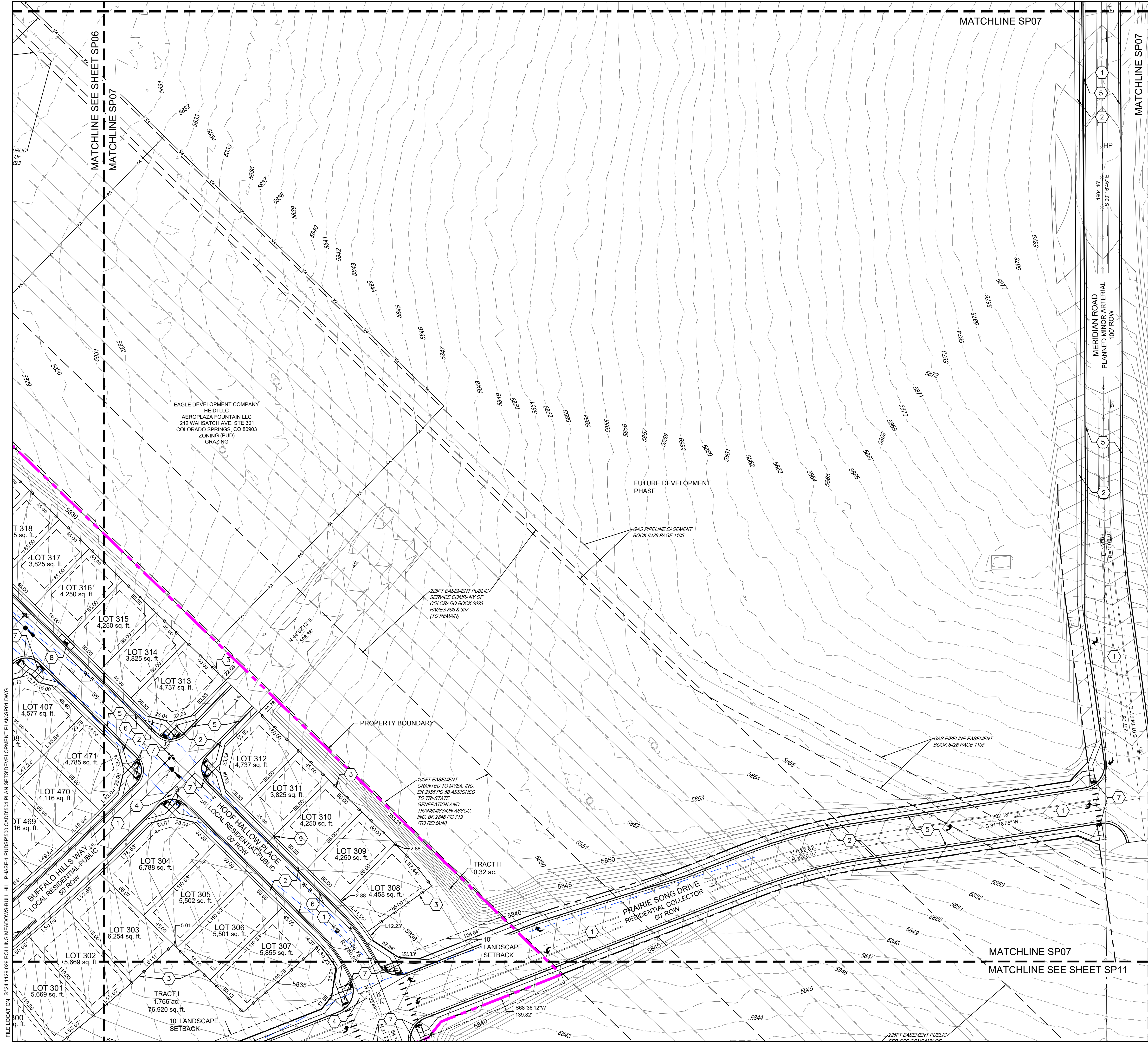
**SP06**

**SHEET 12 OF 31**

PCD FILE NO:



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP06 CAD\DD004 PLAN SET\DEVELOPMENT PLAN\SP06.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**

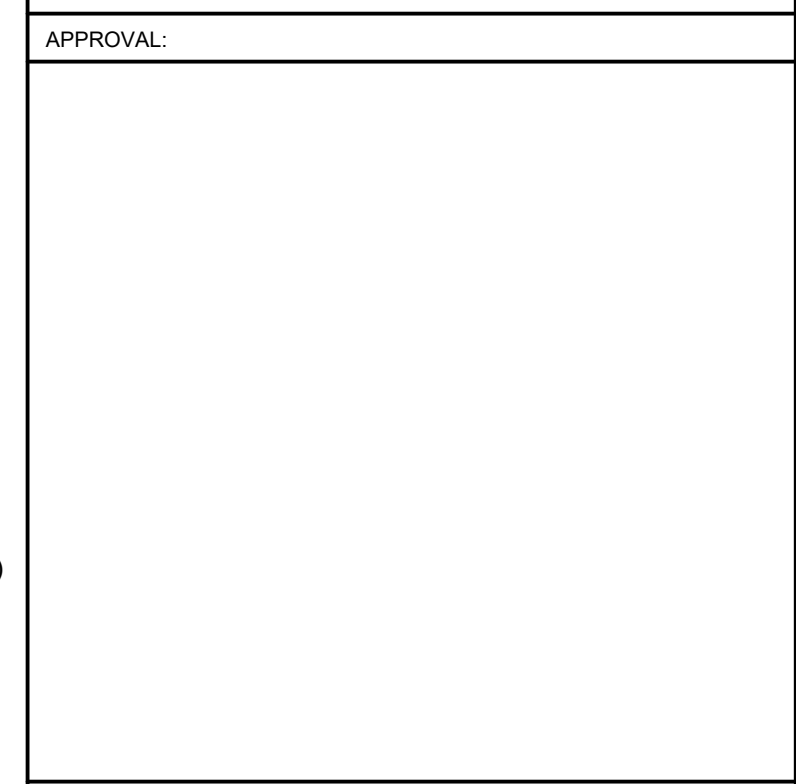
- PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT
- CONCRETE CURB & GUTTER
- LINE OF SIGHT (LOS)
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM

- ASPHALT SURFACE (TYPICAL)
- CONCRETE SIDEWALK
- 6' WOOD SCREEN FENCE
- CONCRETE CROSSSPAN (6' TYPICAL)
- CURB AND GUTTER (TYPE A)
- CURB & GUTTER (OPTIONAL TYPE C)
- PEDESTRIAN INTERSECTION RAMP (SD 2-40 & 2-41)
- PARALLEL PEDESTRIAN RAMP (SD 2-50)
- PROPOSED FIRE HYDRANT LOCATION
- COMPACTED BREEZE TRAIL (15' TYPICAL)

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
 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:



PROJECT:  
**ANTELOPE RIDGE AT BULL HILL  
 PUD AND PRELIMINARY PLAN**  
 EL PASO COUNTY, COLORADO  
 MARCH 2026

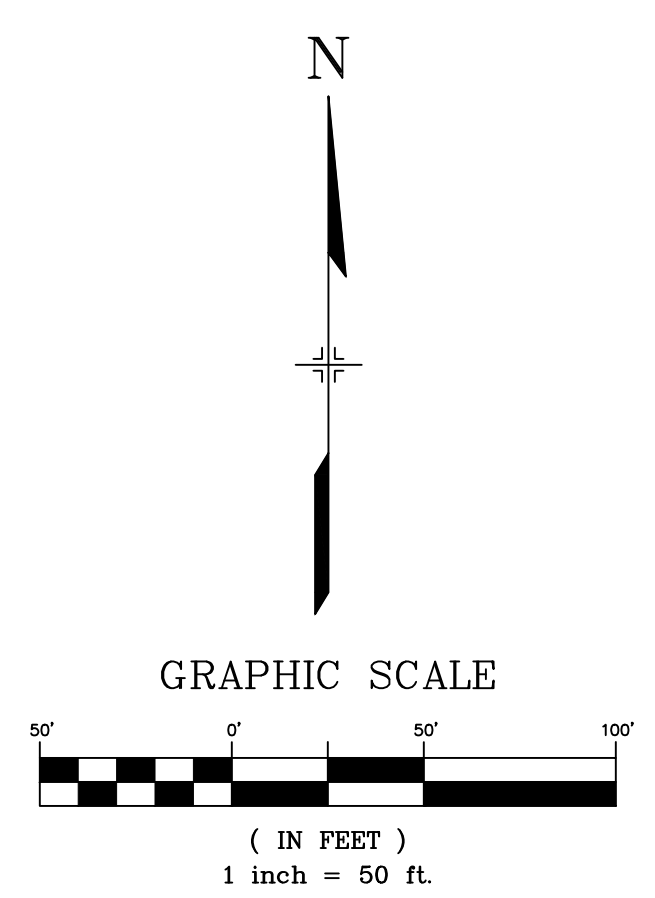
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NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

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

**SITE PLAN**

**SP07**  
 SHEET 13 OF 31



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP00 CAD\DD04 PLAN SET\DEVELOPMENT PLAN\SP07.DWG

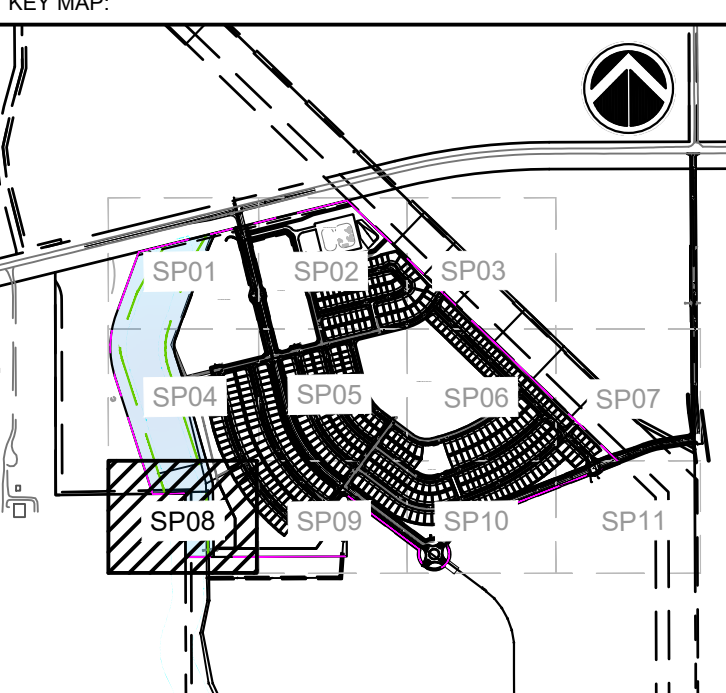
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**ANTELOPE RIDGE AT BULL HILL**  
 EL PASO COUNTY, COLORADO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**  
 A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE  
 6TH/ P.M., EL PASO COUNTY, COLORADO

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

OWNER/DEVELOPER:  
**The Landhuis Company**  
 212 N Wahatch 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


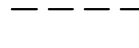

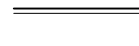











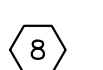

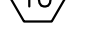


REVISION HISTORY:

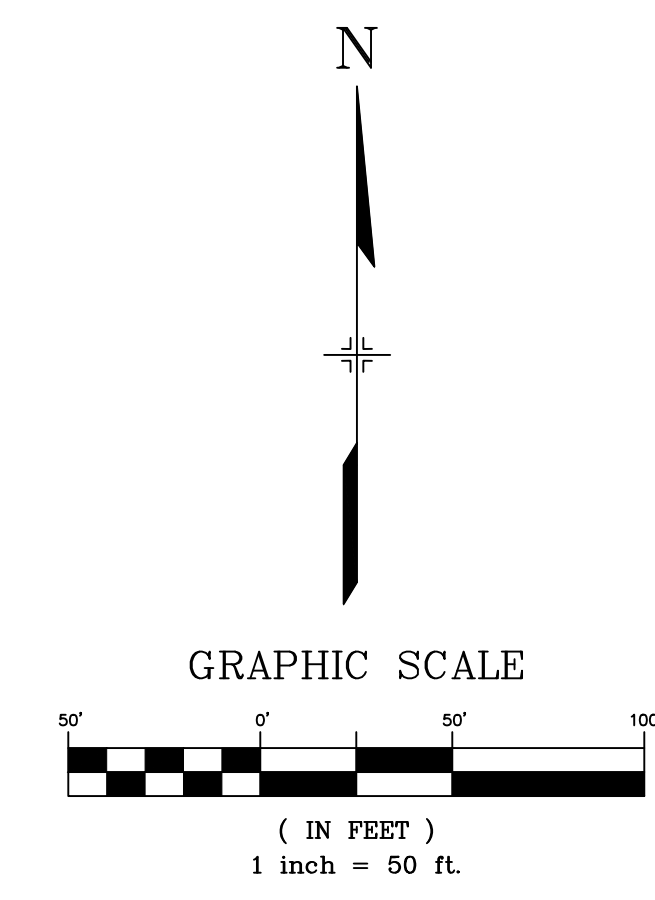
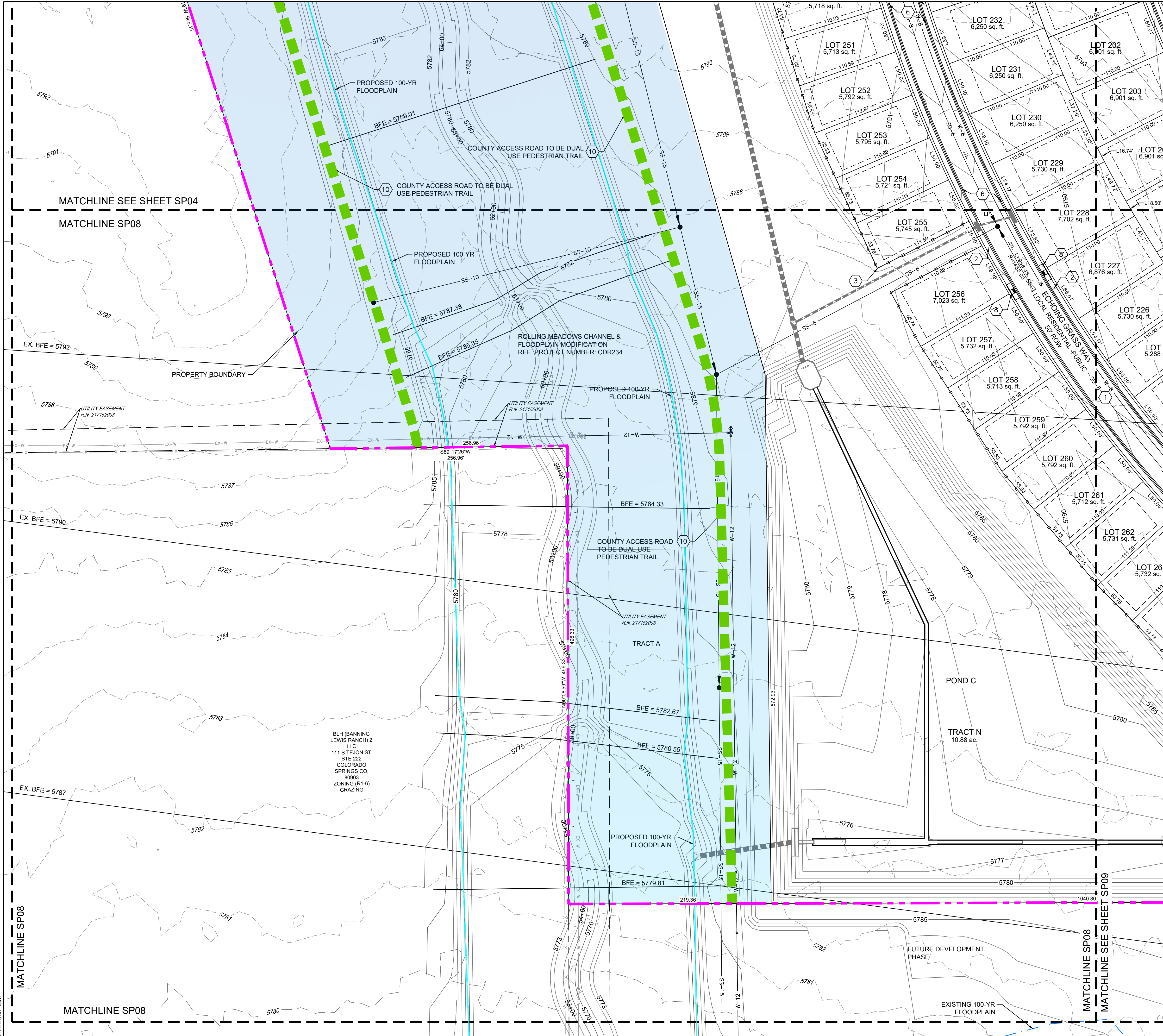
NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
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DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA

SHEET TITLE:  
**SITE PLAN**  
**SP08**  
 SHEET 14 OF 31  
 PCD FILE NO:

**SITE LEGEND**

-  PROPERTY BOUNDARY LINE
  -  SETBACK LINE
  -  EASEMENT
  -  CONCRETE CURB & GUTTER
  -  LINE OF SIGHT (LOS)
  -  PROPOSED CONTOURS
  -  EXISTING CONTOURS
  -  PROPOSED WATER
  -  PROPOSED SEWER
  -  PROPOSED STORM
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-  1 ASPHALT SURFACE (TYPICAL)
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  -  3 6' WOOD SCREEN FENCE
  -  4 CONCRETE CROSSSPAN (6' TYPICAL)
  -  5 CURB AND GUTTER (TYPE A)
  -  6 CURB & GUTTER (OPTIONAL TYPE C)
  -  7 PEDESTRIAN INTERSECTION RAMP (SD 2-40 & 2-41)
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  -  10 COMPACTED BREEZE TRAIL (15' TYPICAL)

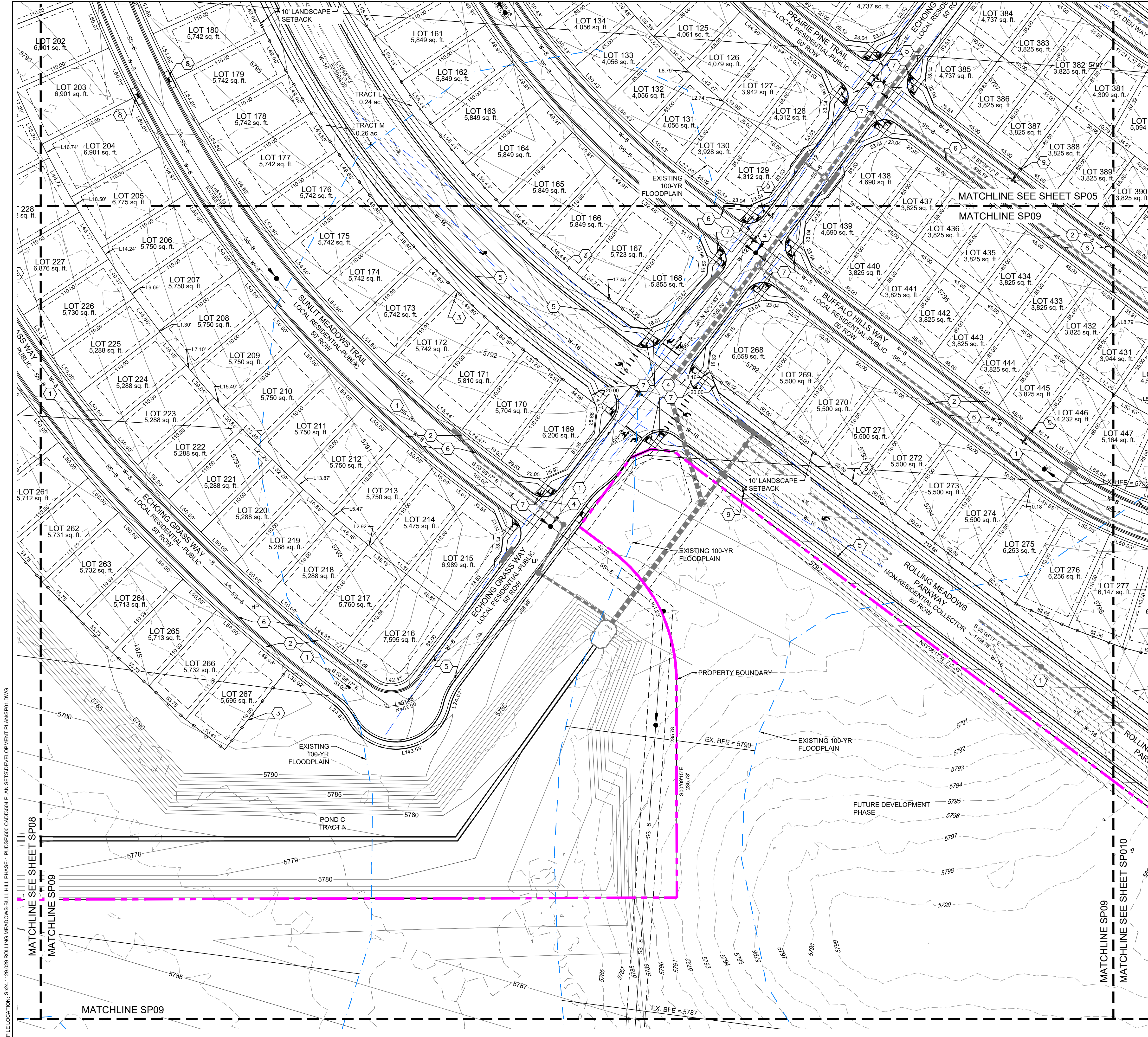


BLH (BANNING LEWIS RANCH) 2 LLC  
 111 S TEJON ST  
 STE 222  
 COLORADO SPRINGS CO, 80903  
 ZONING (R1-6) GRAZING

MATCHLINE SEE SHEET SP04  
 MATCHLINE SP08

MATCHLINE SP08  
 MATCHLINE SP08

MATCHLINE SP08  
 MATCHLINE SEE SHEET SP09



**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

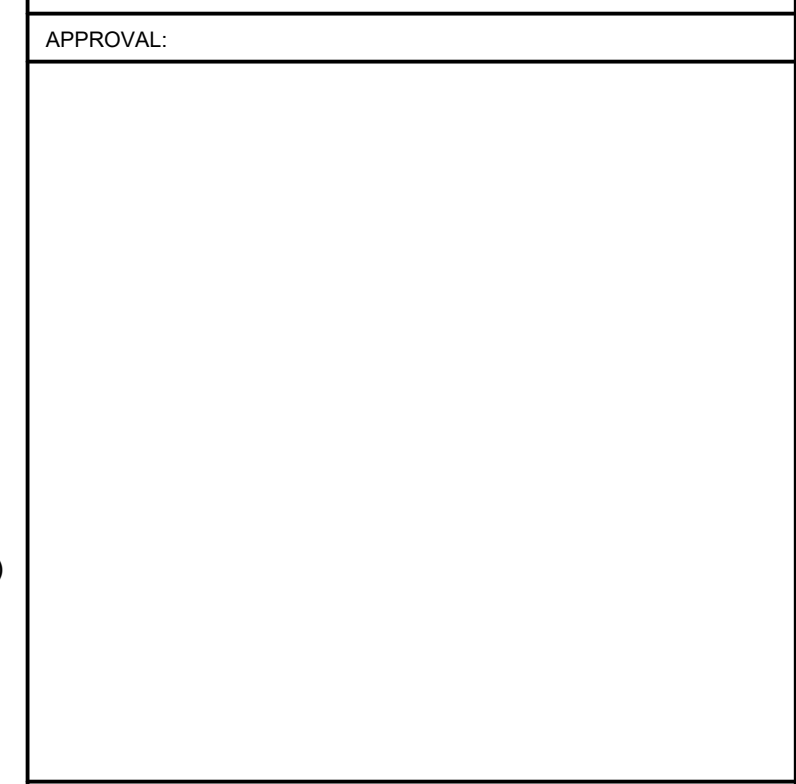
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CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

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

APPROVAL:



PROJECT:

**ANTELOPE RIDGE AT BULL HILL  
 PUD AND PRELIMINARY PLAN**

EL PASO COUNTY, COLORADO  
 MARCH 2026

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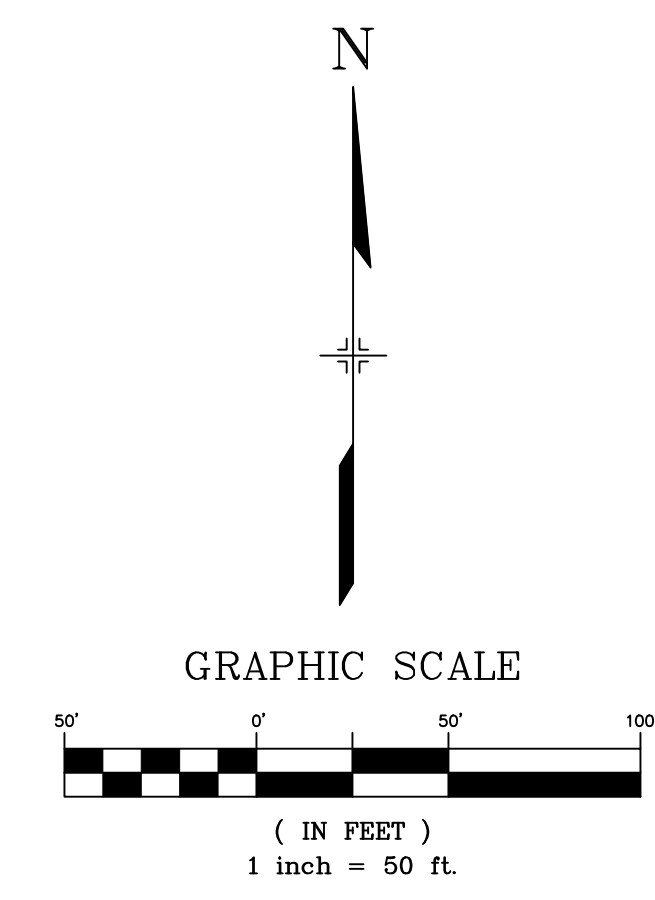
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SHEET TITLE:

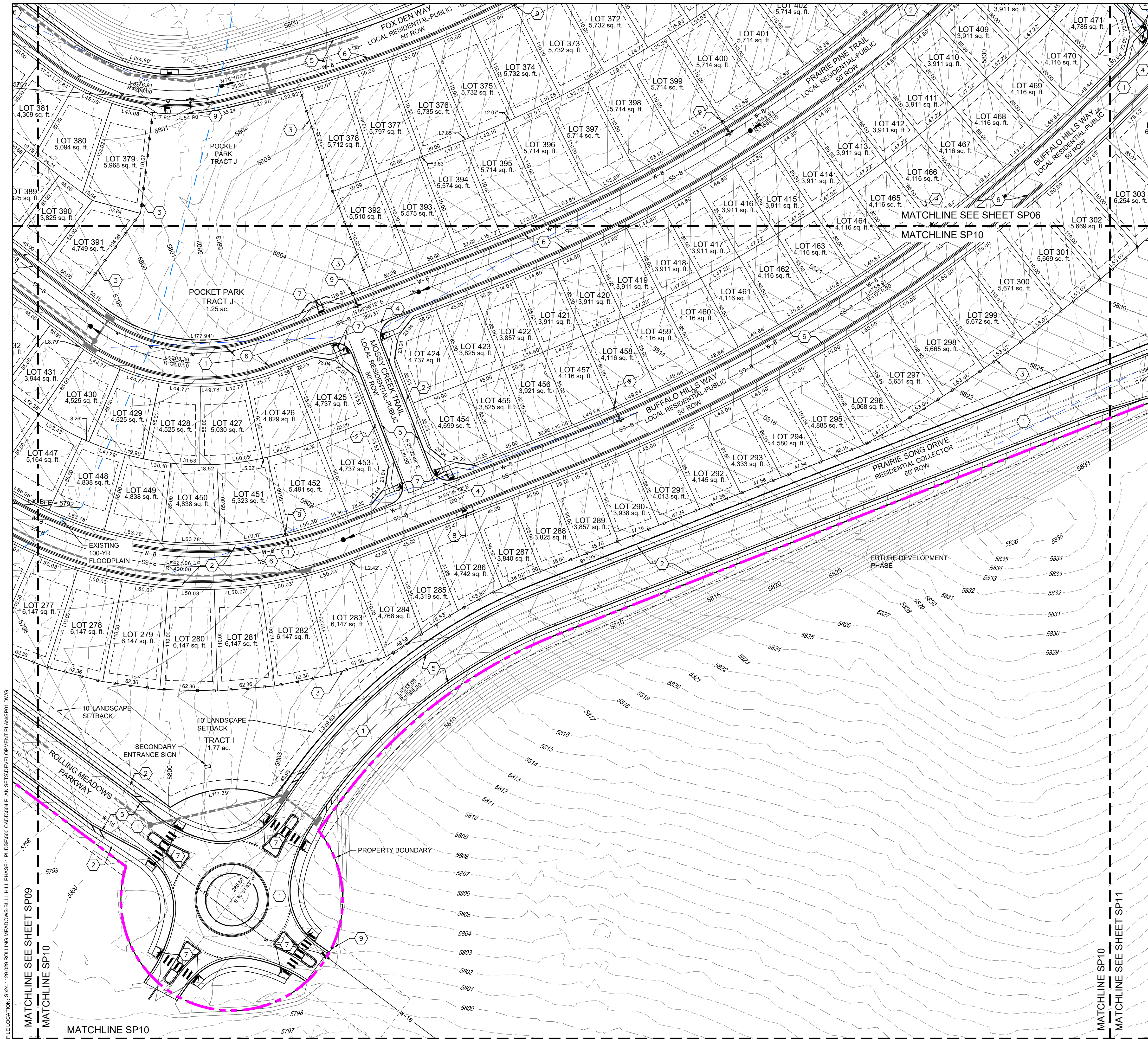
**SITE PLAN**

**SP09**

SHEET 15 OF 31



FILE LOCATION: S:\24.1129.029\ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP000 CAD\DD04 PLAN SET\DEVELOPMENT PLANS\SP09.DWG



**ANTELOPE RIDGE AT BULL HILL**  
 EL PASO COUNTY, COLORADO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**  
 A PARCEL OF LAND IN SECTION 12, T16S, R65W OF THE  
 6TH P.M., EL PASO COUNTY, COLORADO

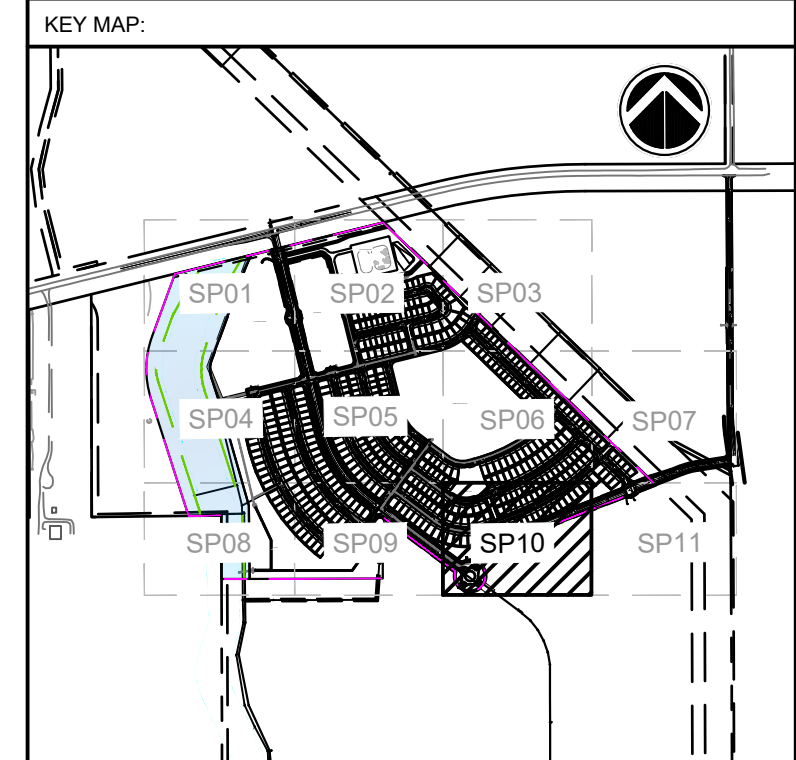
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APPROVAL:



PROJECT:  
**ANTELOPE RIDGE AT BULL HILL  
 PUD AND PRELIMINARY PLAN**

EL PASO COUNTY, COLORADO  
 MARCH 2026

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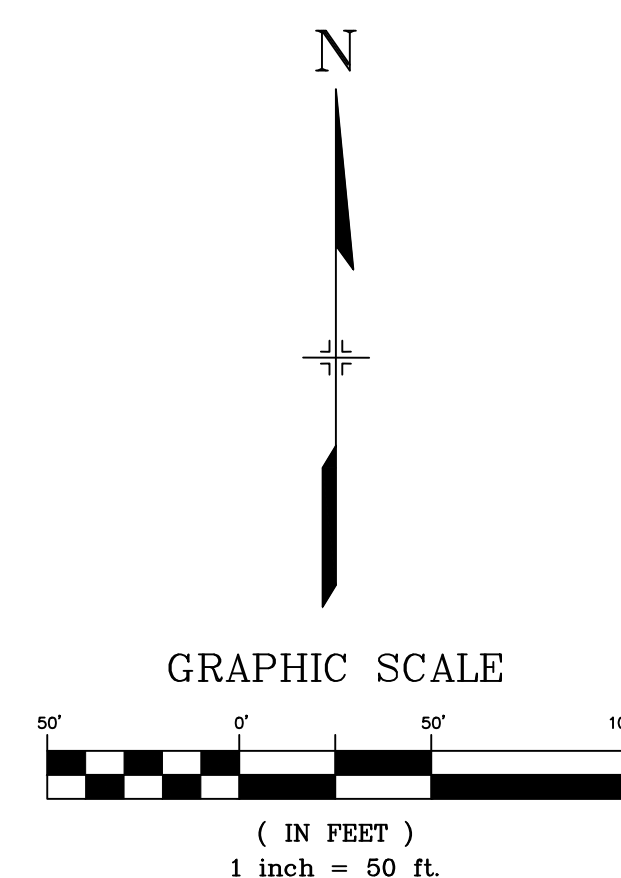
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 APPROVED BY: JA  
 SHEET TITLE:

**SITE PLAN**

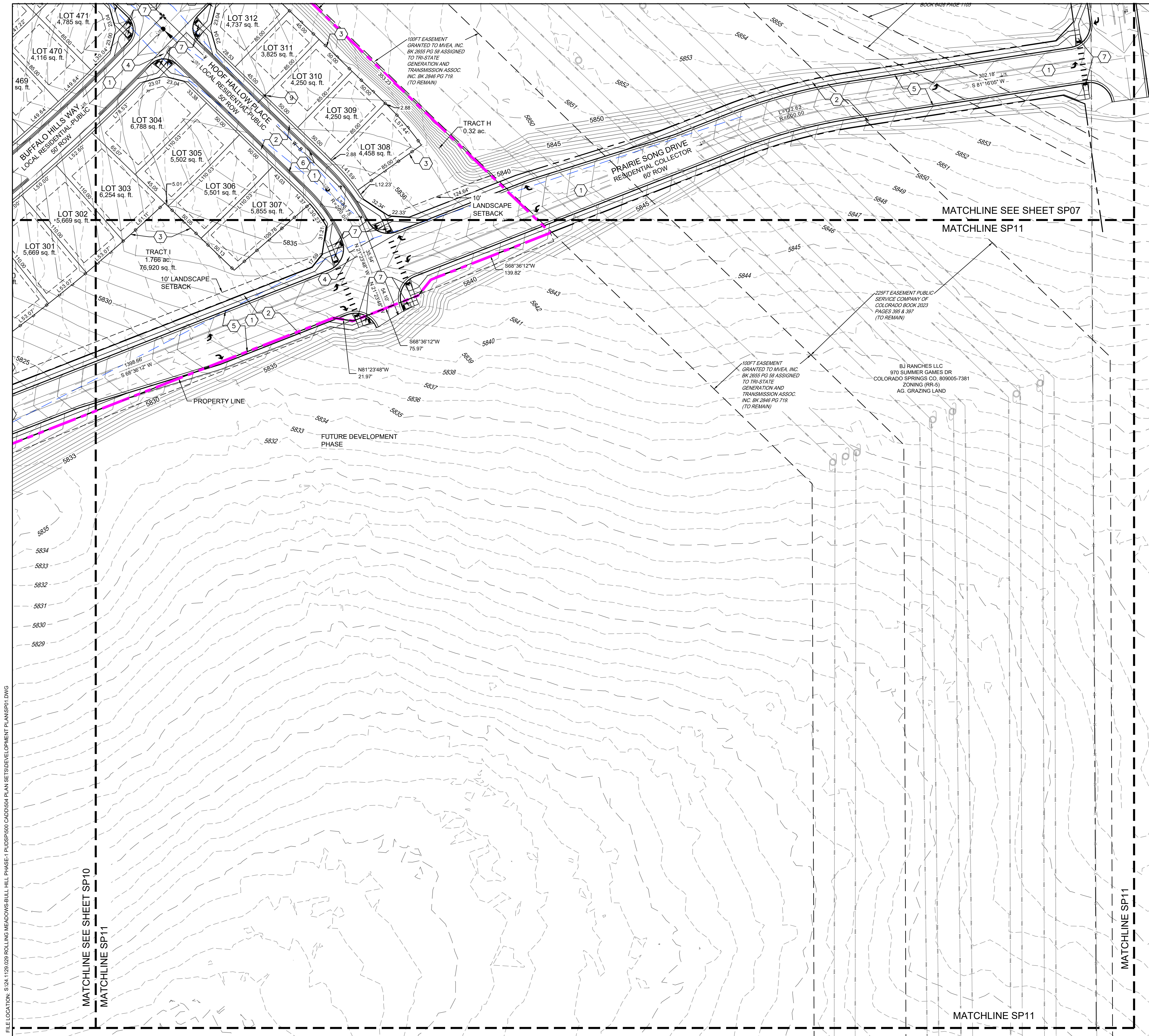
**SP10**

SHEET 16 OF 31

PCD FILE NO:



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP100 CADD\04 PLAN SET\DEVELOPMENT PLANS\SP10.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

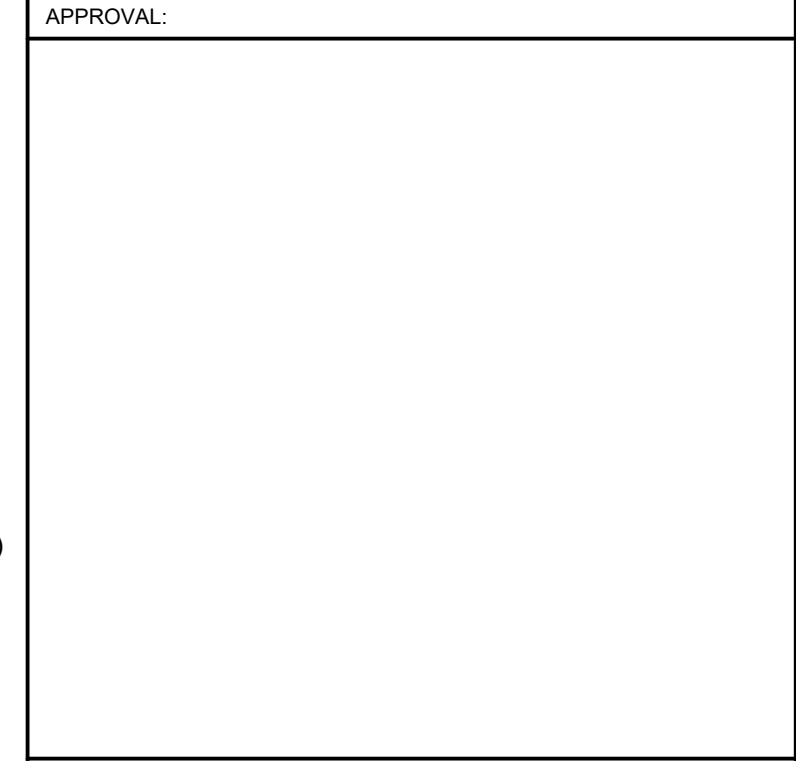
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APPROVAL:



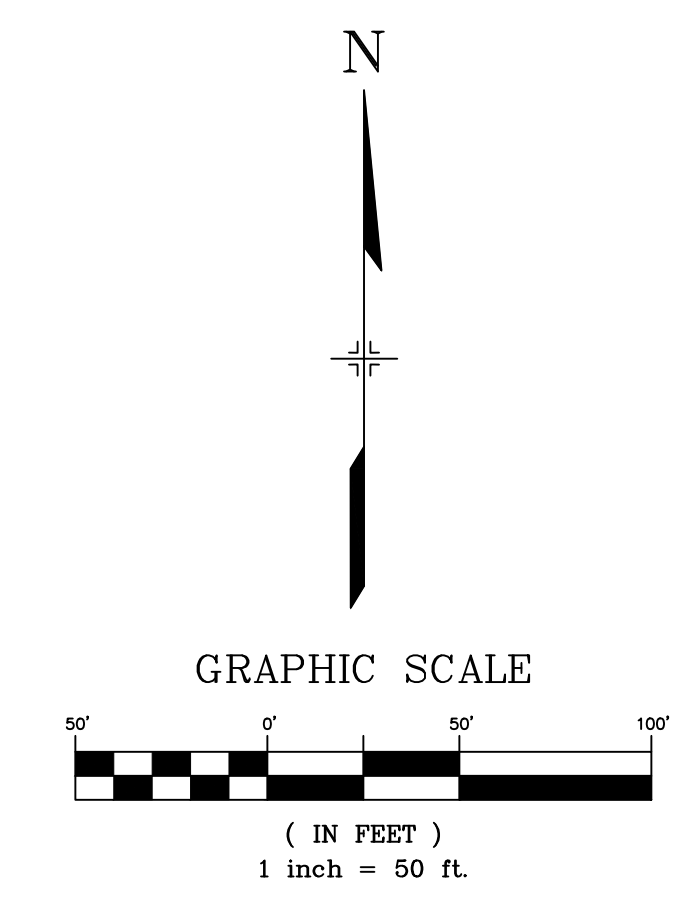
PROJECT:  
**ANTELOPE RIDGE AT BULL HILL  
 PUD AND PRELIMINARY PLAN**  
 EL PASO COUNTY, COLORADO  
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 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA

SHEET TITLE:  
**SITE PLAN**  
**SP11**  
 SHEET 17 OF 31



FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP100 CAD\004 PLAN SET\DEVELOPMENT PLANS\SP11.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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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

The Landhuis Company

212 N Wahatch 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

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DRAWING INFORMATION:

PROJECT NO: 24.1129.029

DRAWN BY: JS

CHECKED BY: RF

APPROVED BY: JA

SHEET TITLE:

LANDSCAPE  
DETAILS

LD01

SHEET 18 OF 31

PCD FILE NO.:

### GENERAL NOTES

- 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.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE NOTES AND LANDSCAPE DETAILS PROVIDED APPLY FOR ENTIRE SCOPE OF WORK SHOWN ON LANDSCAPE PLANS.
- 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.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- 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.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

### ENTITLEMENT NOTES

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

### LANDSCAPE SITE REQUIREMENTS

ROADWAY LANDSCAPE								
PLAN ABREV.	STREET	CLASSIFICATION	LANDSCAPE DEPTH		LINEAR FOOTAGE	TREE/FEET REQUIRED	TREES	
			REQ.	PROV.			REQ.	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		LINEAR FOOTAGE	LENGTH OF FENCE PROV.	NO. OF TREES REQUIRED (1 / 25)		EVERGREEN TREES (1 / 3 REQUIRED)	
		REQ.	PROV.			REQ.	PROV.	REQ.	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

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR GROUND COVER THICKNESS.
- ALL FINISH GRADING AND REQUIRED SOIL AMENDMENTS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- 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.
- 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.
- 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.
- 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.
  - 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.
  - 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.
  - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
  - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- 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.
- 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.
  - HYDRO-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.
  - 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.
  - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
  - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- 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.
- 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.
- 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 SEEDED 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.
- 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

- 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.
- 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.
- 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).
- 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.
- 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.
- 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.
- 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.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- 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.
- 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.
- 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% SIDCOATS GRAMA 5% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 1% DROPSSEED	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% SIDCOATS 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% MUHLBERGIA MONTANA 9% PASCOPIRYUM 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

# ANTELOPE RIDGE AT BULL HILL

## EL PASO COUNTY, COLORADO

### PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

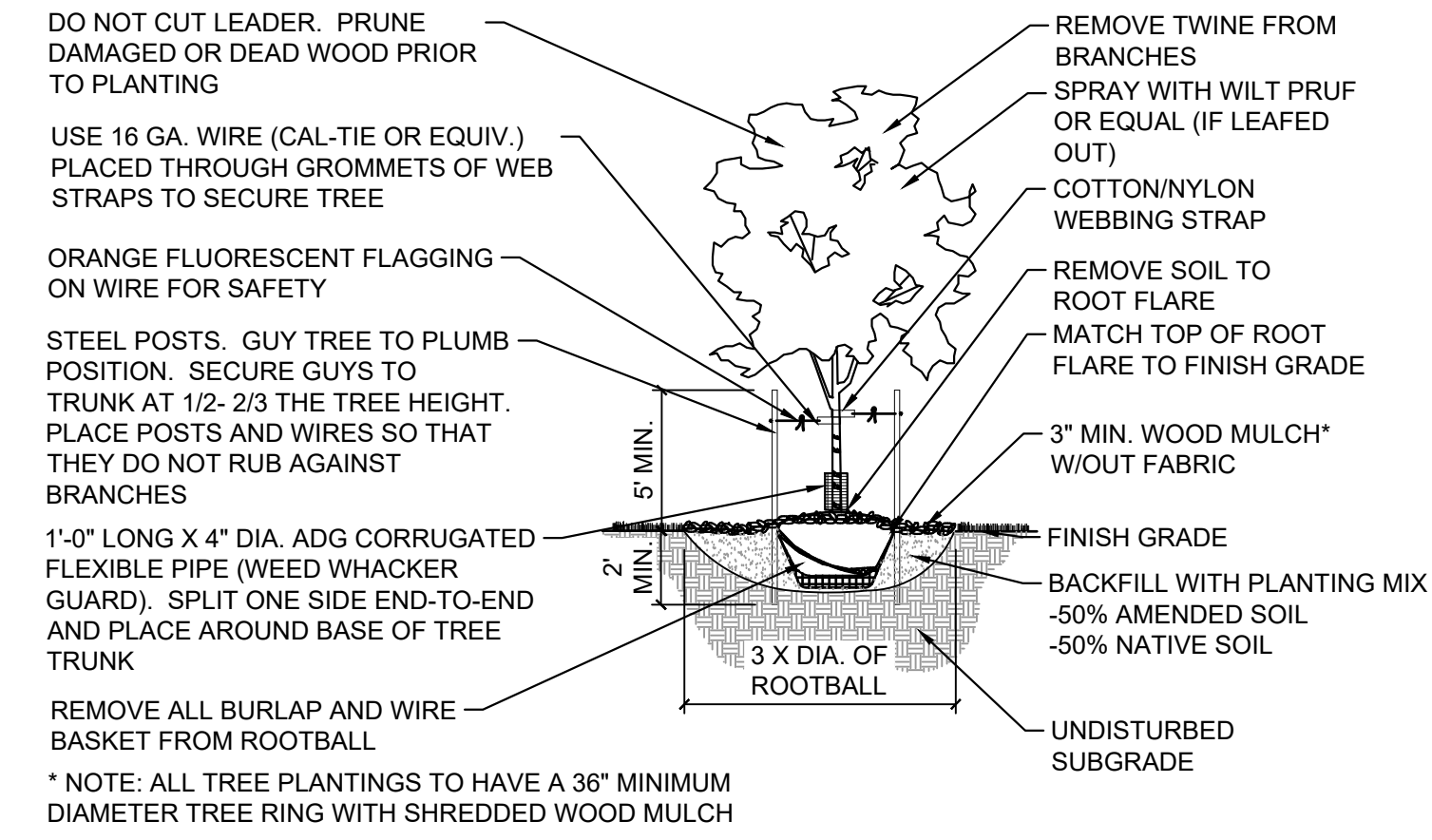
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

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

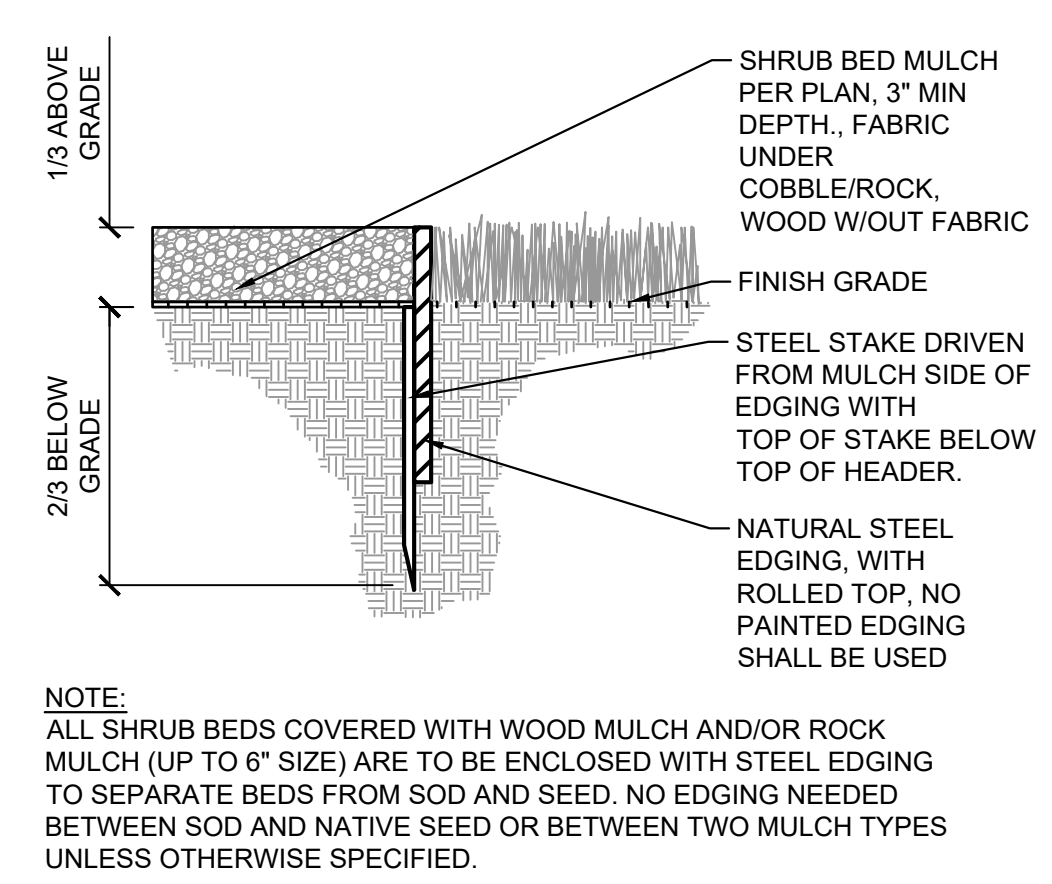
OWNER/DEVELOPER:  
**The Landhuis Company**  
 212 N Wahsatch Dr., Suite 301  
 Colorado Springs, CO 80903  
 (719) 635-3200

2026-02-25 14:44

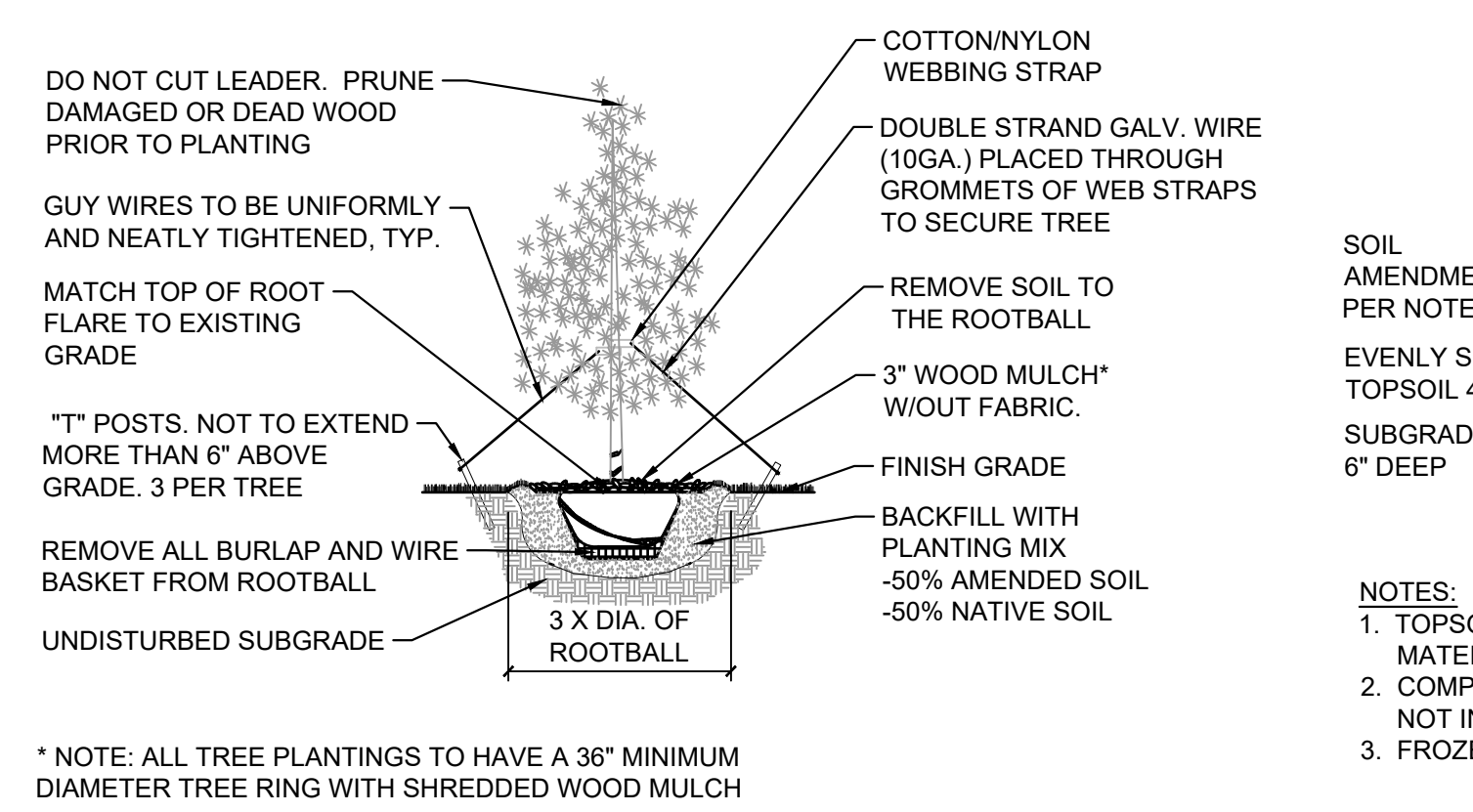
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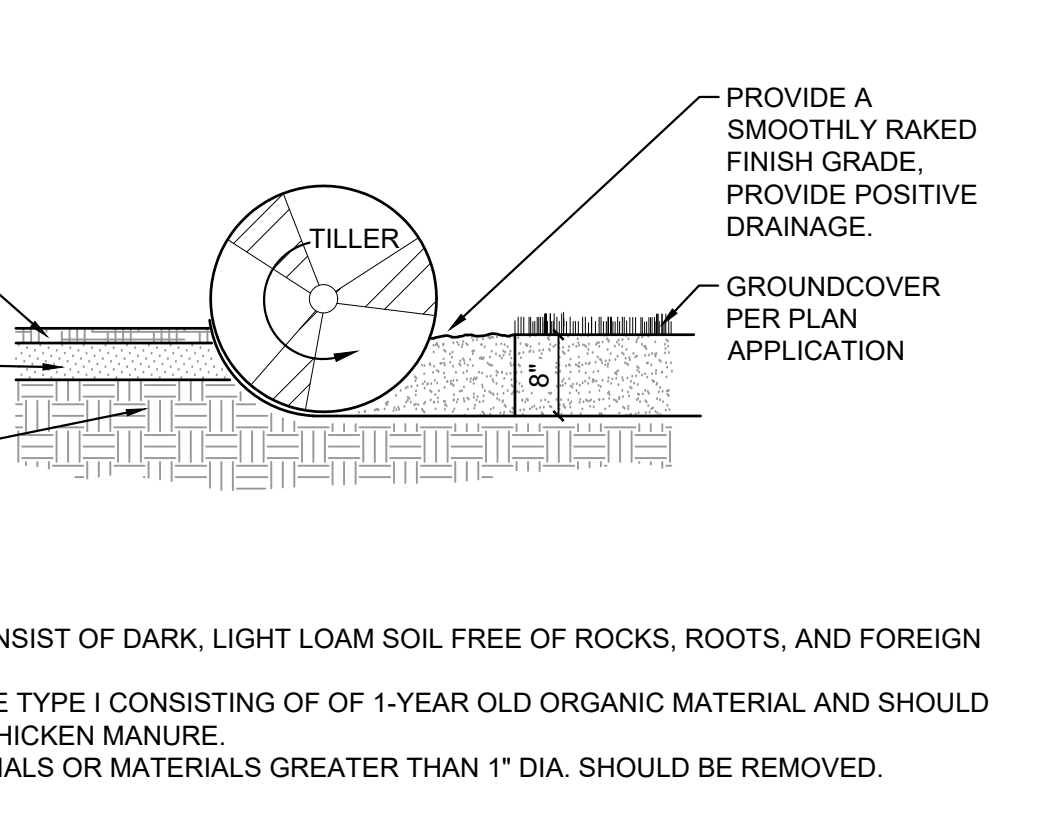
**1 DECIDUOUS TREE**  
 NTS MS-PR1-ANT-01



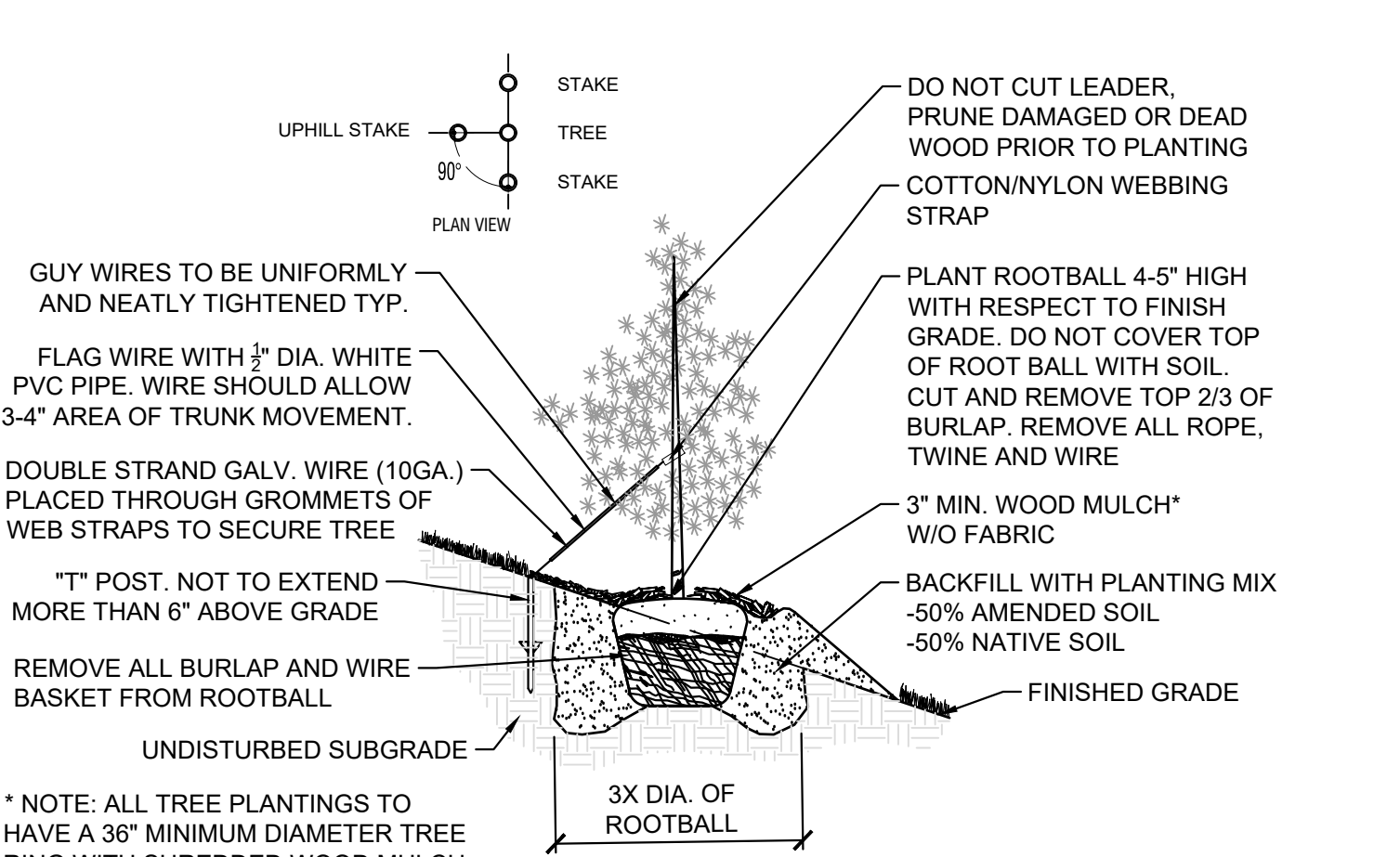
**2 STEEL EDGING**  
 NTS MS-PR1-ANT-11



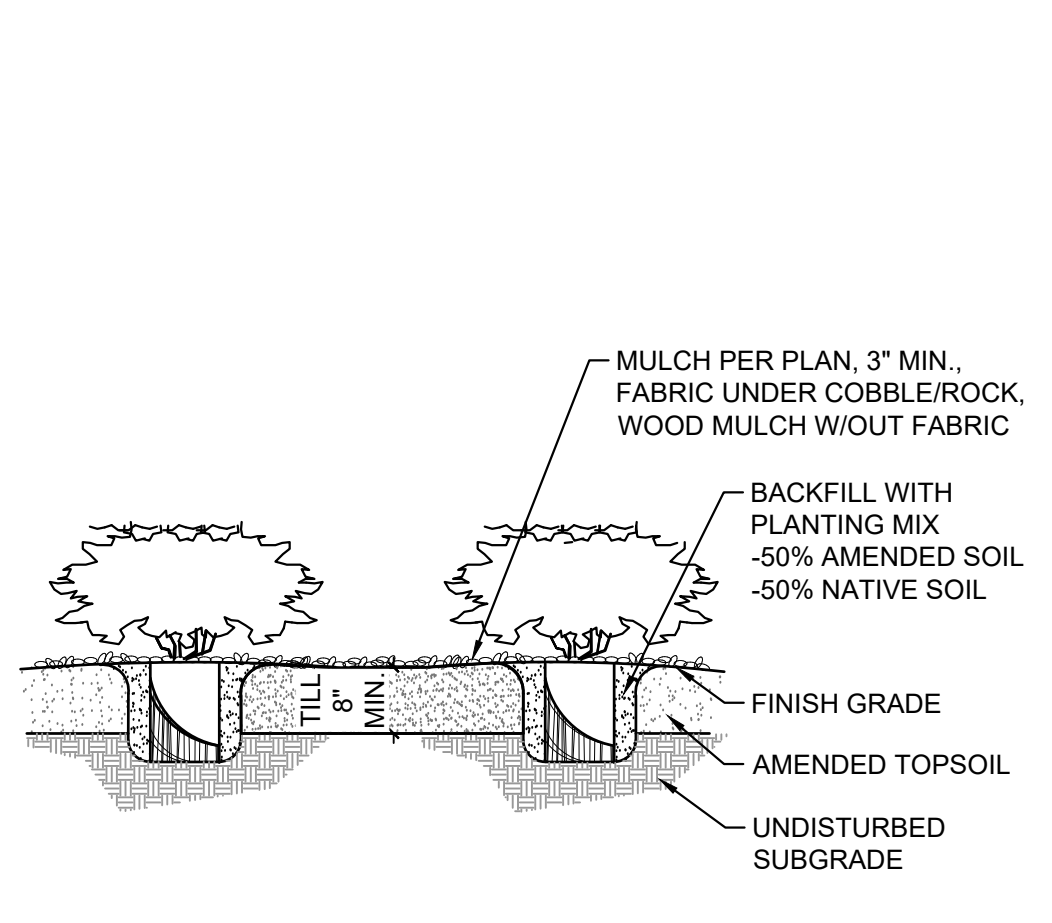
**3 EVERGREEN TREE**  
 NTS MS-PR1-ANT-07



**5 SOIL PREP FOR ALL AREAS**  
 NTS MS-PR1-ANT-10



**6 EVERGREEN TREE ON SLOPE (3:1 OR STEEPER)**  
 NTS MS-STD-LS-17



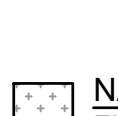



**4 SHRUBS**  
 NTS MS-PR1-ANT-08

**PLANT SCHEDULE**

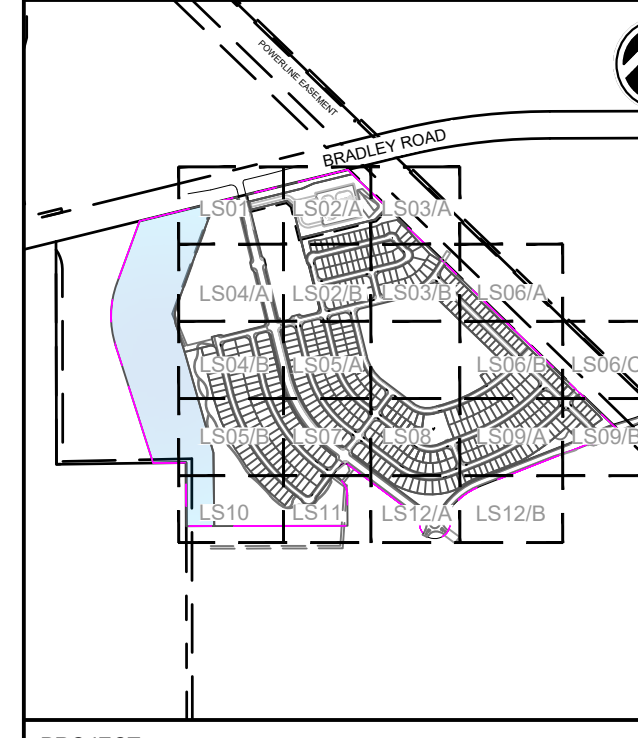
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
<b>EVERGREEN TREES</b>							
JS	26	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	4' HT	B&B	30"	12"	
PH	34	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6' HT.	B&B	50"	20"	
PA	54	PINUS ARISTATA BRISTLECONE PINE	6' HT.	B&B	20"	15"	
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"	
<b>ORNAMENTAL TREES</b>							
AA	16	AMELANCHIER ALNIFOLIA SERVICEBERRY	1.5\"/>				

**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

APPROVAL:

KEY MAP:



PROJECT:  
**ANTELOPE RIDGE AT BULL HILL  
 PUD AND PRELIMINARY PLAN**

EL PASO COUNTY, COLORADO  
 MARCH 2026

REVISION HISTORY:

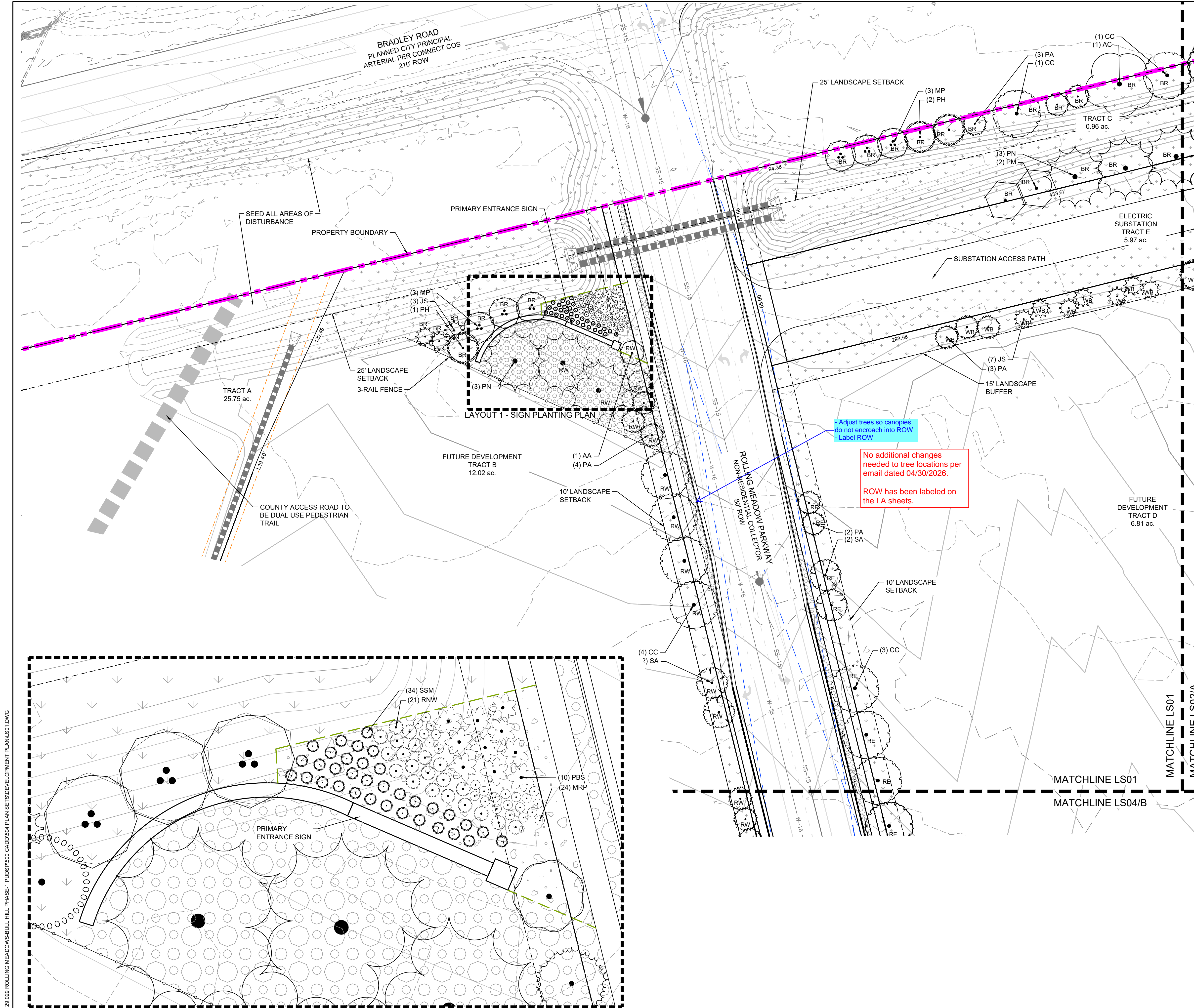
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2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

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

## LANDSCAPE DETAILS

**LD02**  
 SHEET 19 OF 31

FILE LOCATION: S:\24.1129.029\ROLLING MEADOWS-BULL HILL PHASE 1 PUD\SPR000\CADD\04-PLAN SET\DEVELOPMENT PLAN\LD01.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

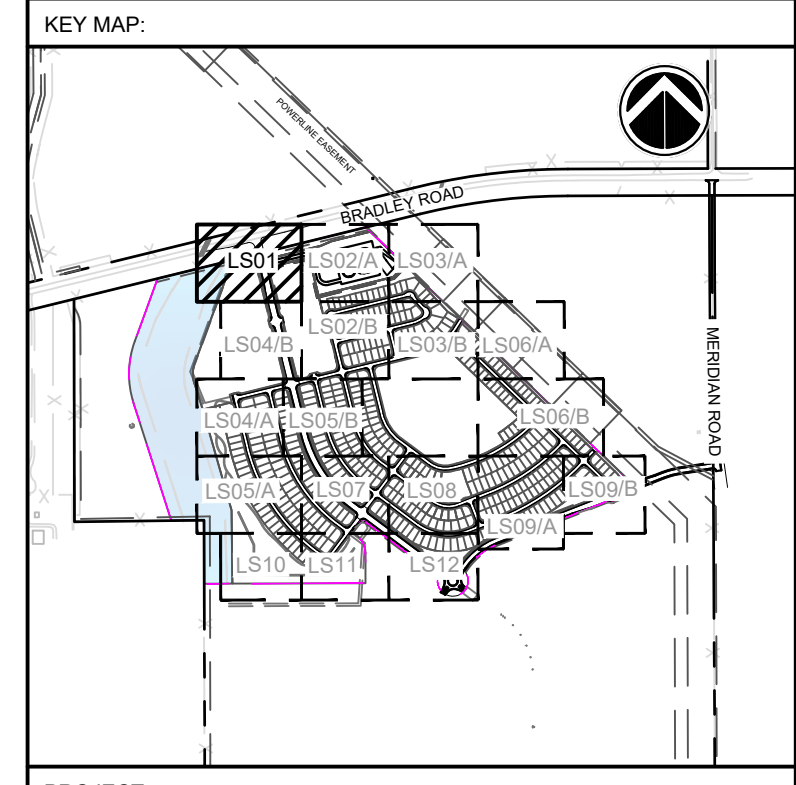
- LEGEND**
- SOD  
TYPE: BLUEGRASS MIX TURF SOD
  - NATIVE SEED-LOW  
EL PASO COUNTY CONSERVATION  
DISTRICT ALL PURPOSE LOW  
GROW MIX. REF SEED SCHEDULE
  - NATIVE SEED- DETENTION  
EL PASO COUNTY CONSERVATION  
DISTRICT ALL-PURPOSE MIX. REF  
SEED MIX TABLE
  - NATIVE SEED-TALL  
MID GROW UPLAND SEED 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**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

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

APPROVAL:

2025-06-24 15:27



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

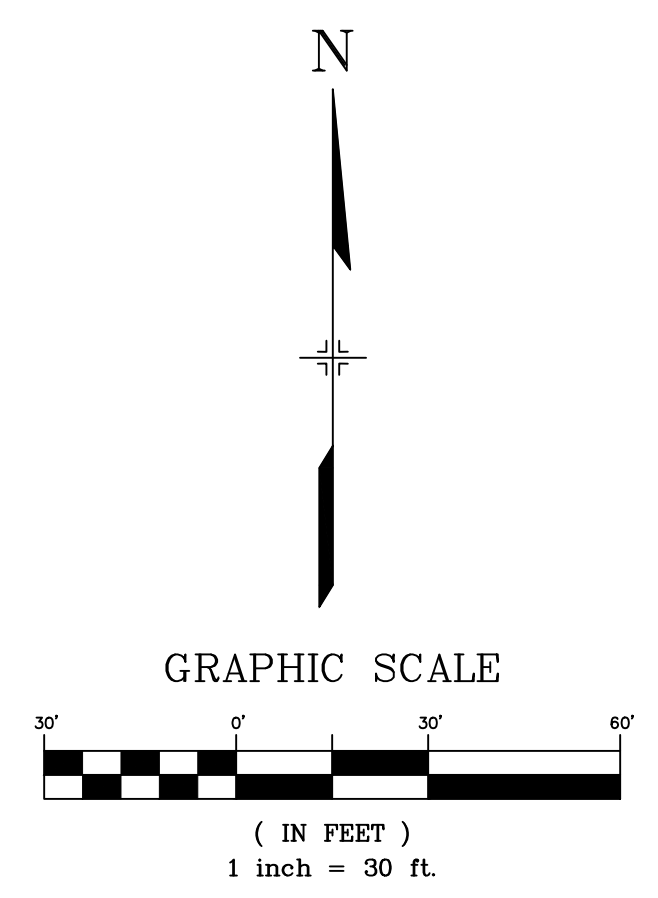
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PROJECT NO: 24.1129.029  
DRAWN BY: JS  
CHECKED BY: RF  
APPROVED BY: JA

SHEET TITLE:  
**LANDSCAPE PLAN**

**LS01**  
SHEET 20 OF 31

PCD FILE NO:

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



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP400 CAD\DD\04 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP000 CAD\004 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

### ANTELOPE RIDGE AT BULL HILL

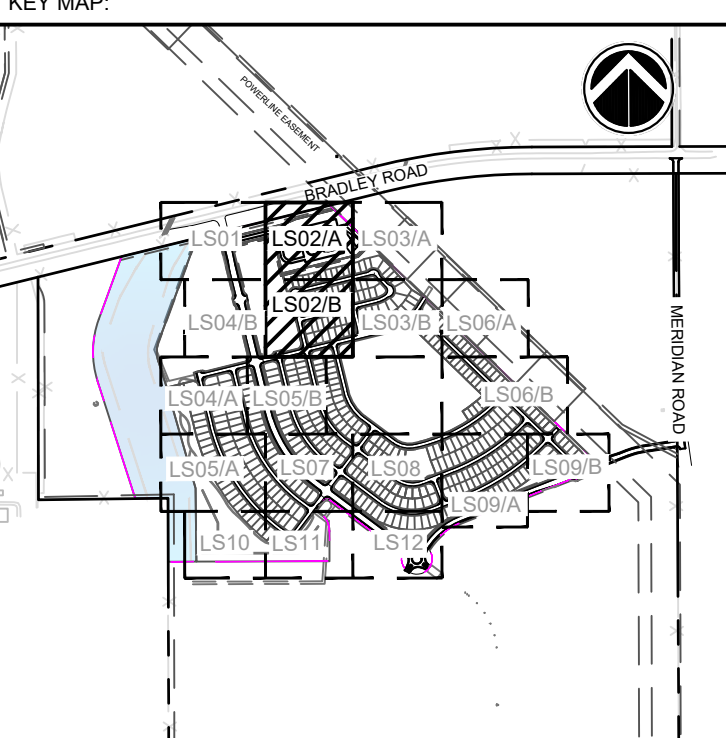
EL PASO COUNTY, COLORADO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**  
 A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE  
 6TH P.M., EL PASO COUNTY, COLORADO

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

OWNER/DEVELOPER:  
**The Landhuis Company**  
 212 N Wahatch 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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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  
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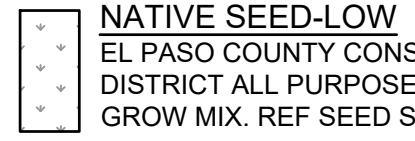
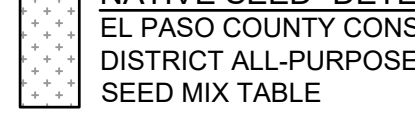
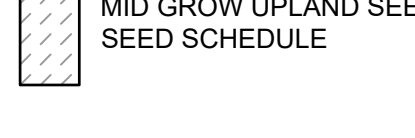




## LANDSCAPE PLAN

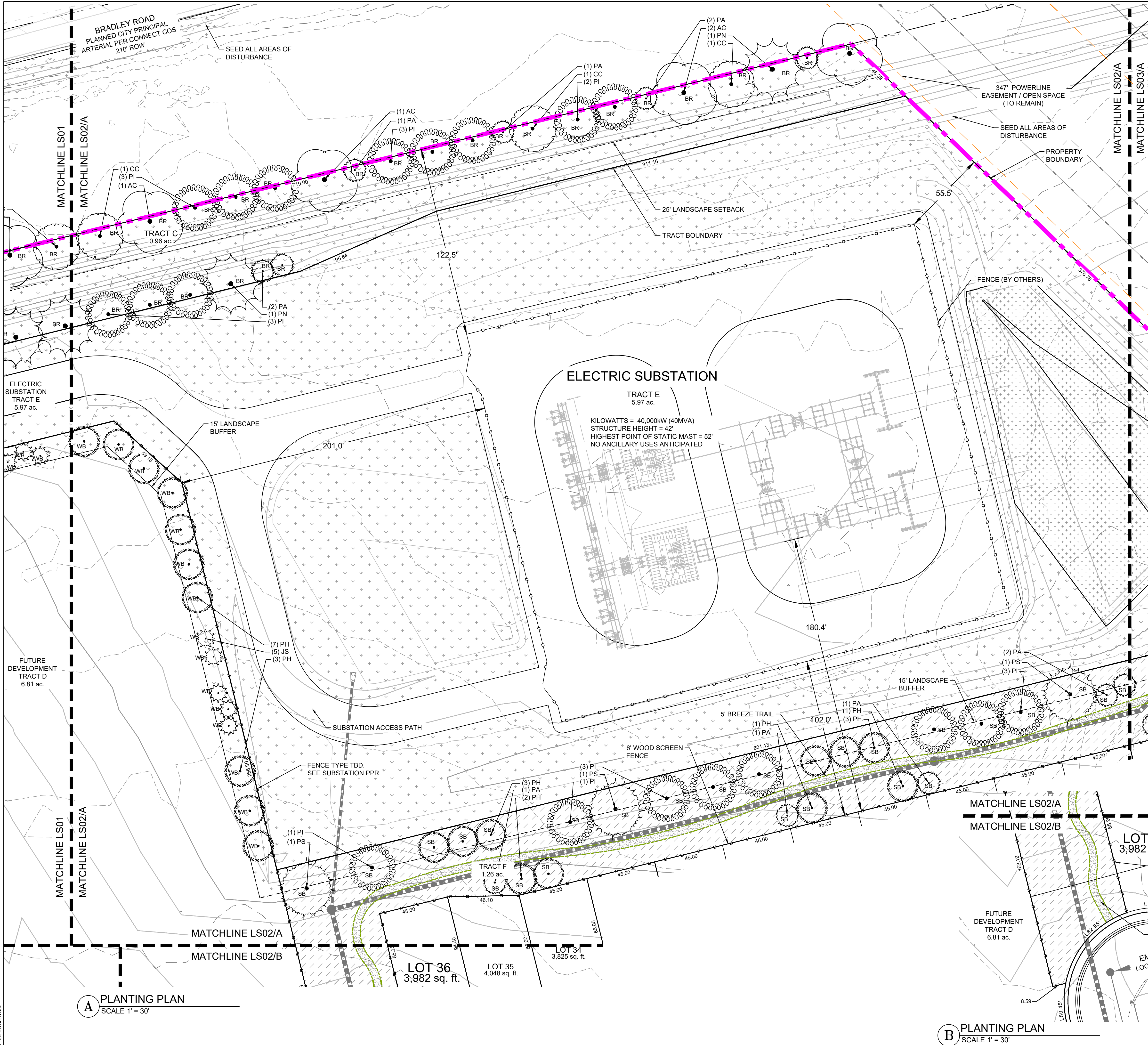
**LS02**  
 SHEET 21 OF 31

### 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

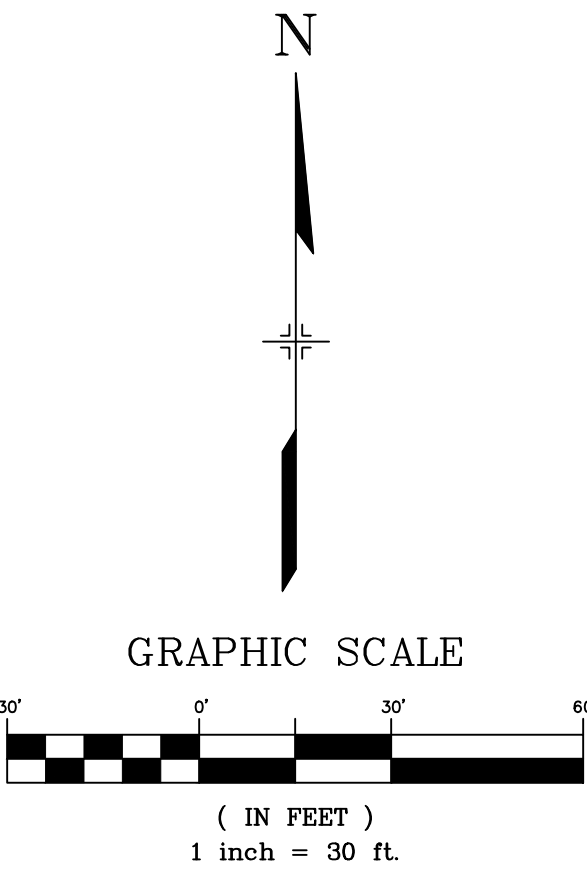
### LEGEND

-  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

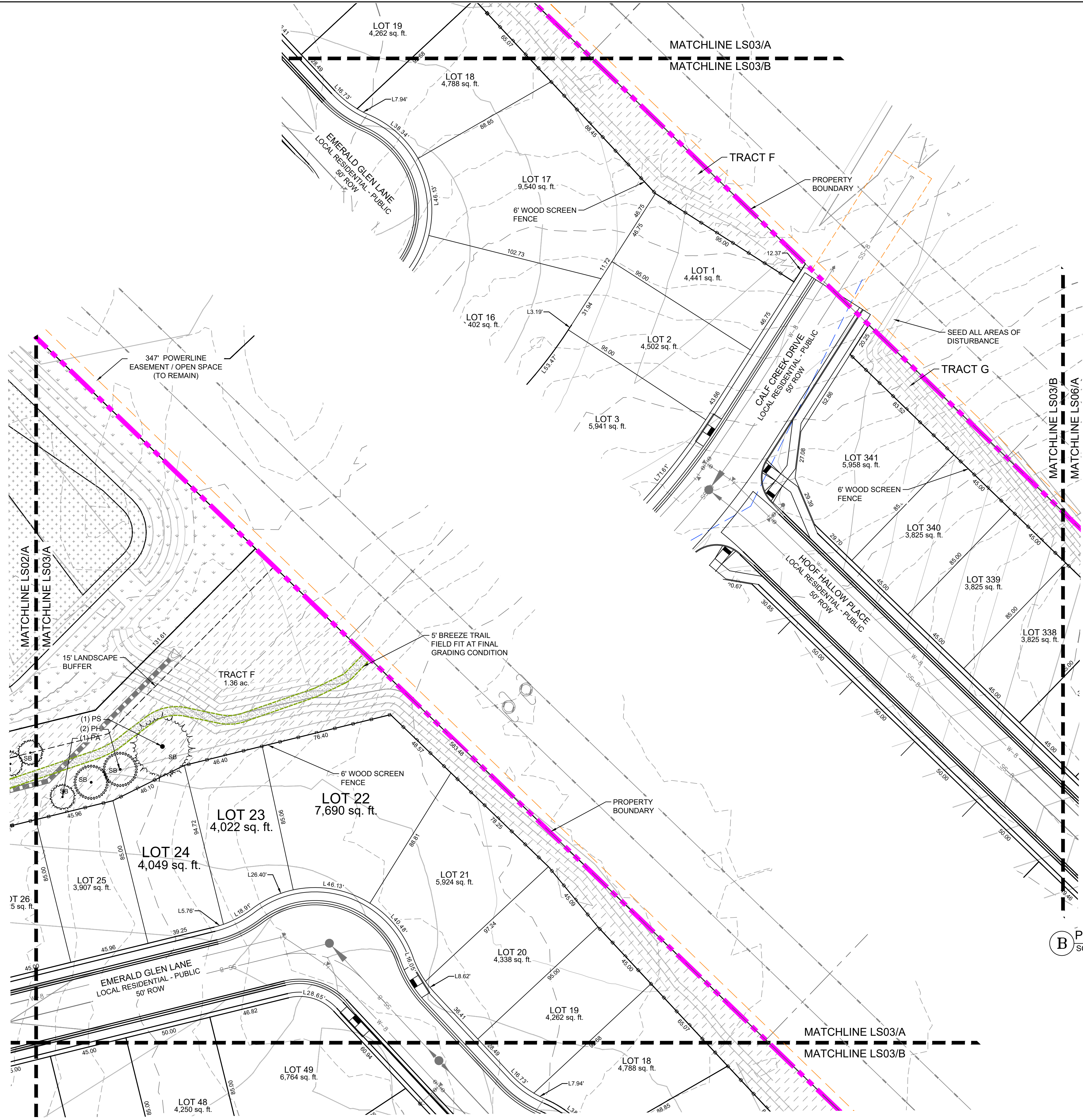


**A** PLANTING PLAN  
 SCALE 1" = 30'

**B** PLANTING PLAN  
 SCALE 1" = 30'



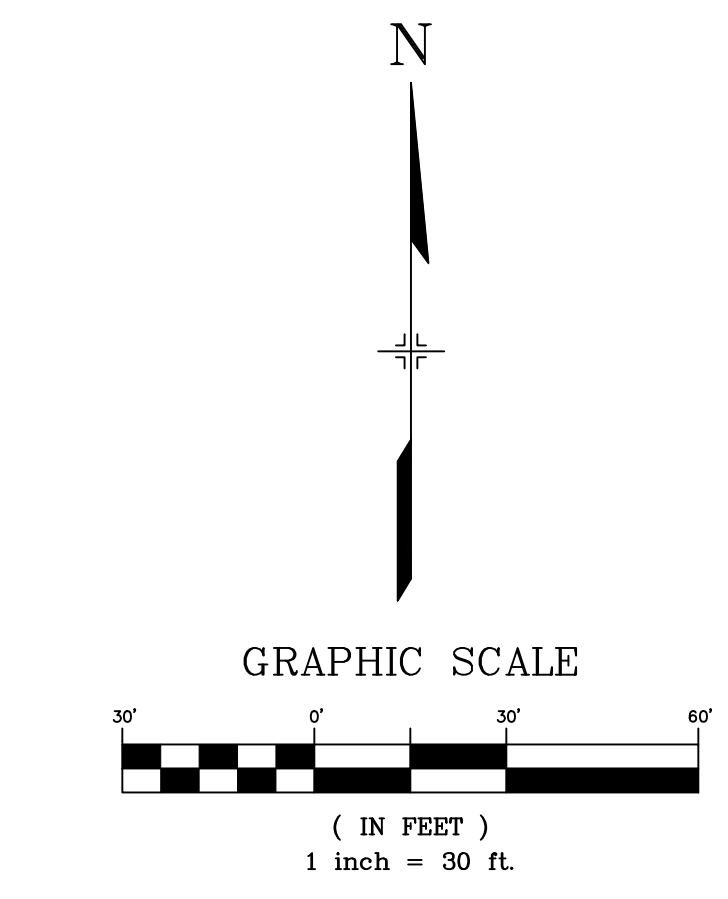
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- LEGEND
- SOD  
TYPE: BLUEGRASS MIX TURF SOD
  - NATIVE SEED-LOW  
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX. REF SEED SCHEDULE
  - NATIVE SEED-DETENTION  
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE
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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



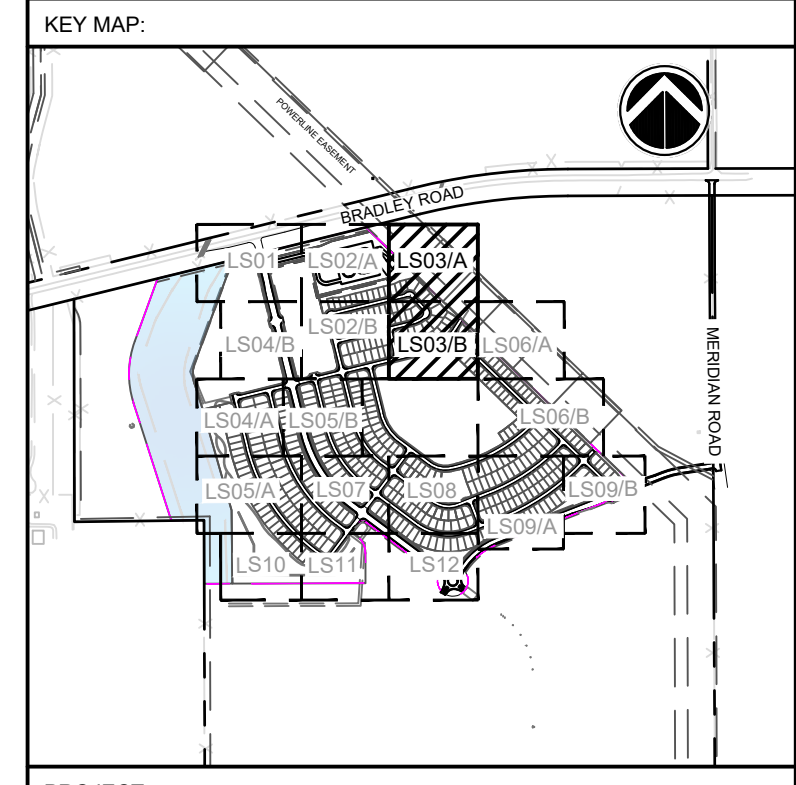
**B** PLANTING PLAN  
SCALE 1" = 30'

**A** PLANTING PLAN  
SCALE 1" = 30'

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 Wahatch Dr., Suite 301  
Colorado Springs, CO 80903  
(719) 635-3200

APPROVAL:



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
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DRAWING INFORMATION:  
PROJECT NO: 24.1129.029  
DRAWN BY: JS  
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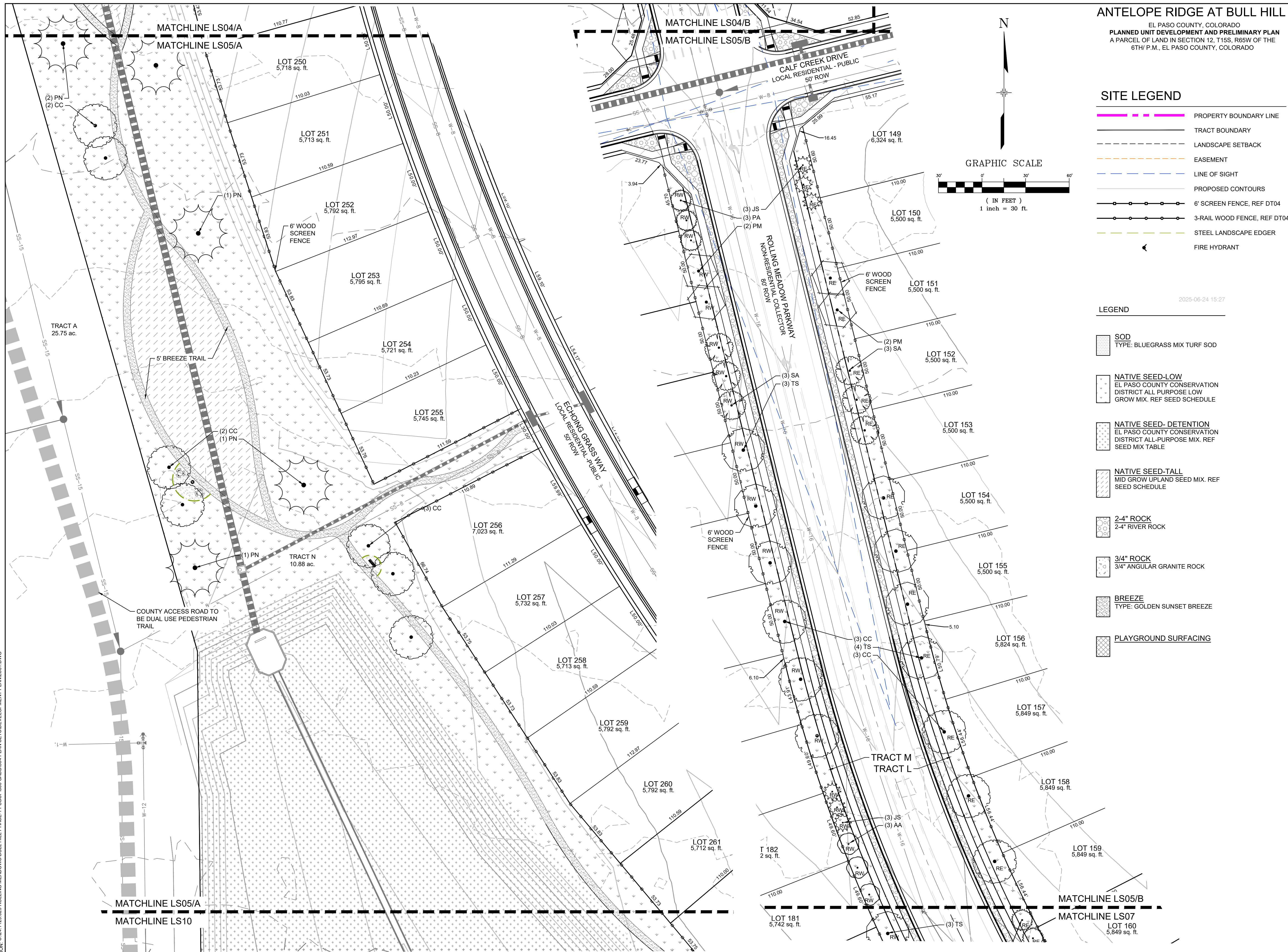
SHEET TITLE:  
**LANDSCAPE PLAN**

**LS03**  
SHEET 22 OF 31

PCD FILE NO:



FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP1000 CAD\DD04 PLAN SET\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
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- FIRE HYDRANT

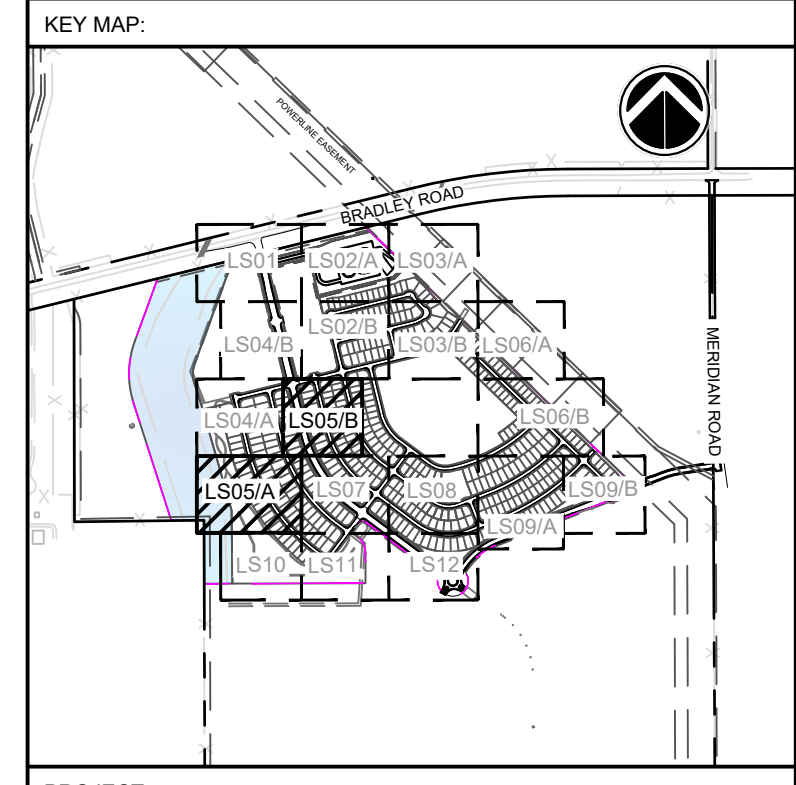
**LEGEND**

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

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

APPROVAL:  
 2025-06-24 15:27



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

**A** PLANTING PLAN  
 SCALE 1" = 30"

**B** PLANTING PLAN  
 SCALE 1" = 30"

PCD FILE NO:

FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP1000 CAD\DD04 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

2025-06-24 15:27

### ANTELOPE RIDGE AT BULL HILL

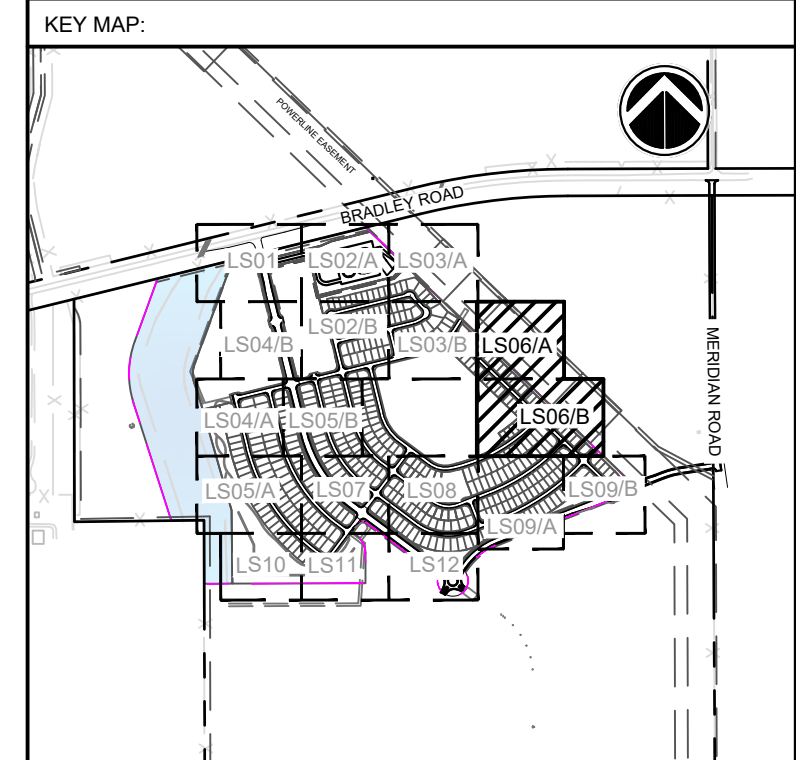
EL PASO COUNTY, COLORADO  
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN  
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE  
6TH/ P.M., EL PASO COUNTY, COLORADO

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 Wahatch 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

## LANDSCAPE PLAN

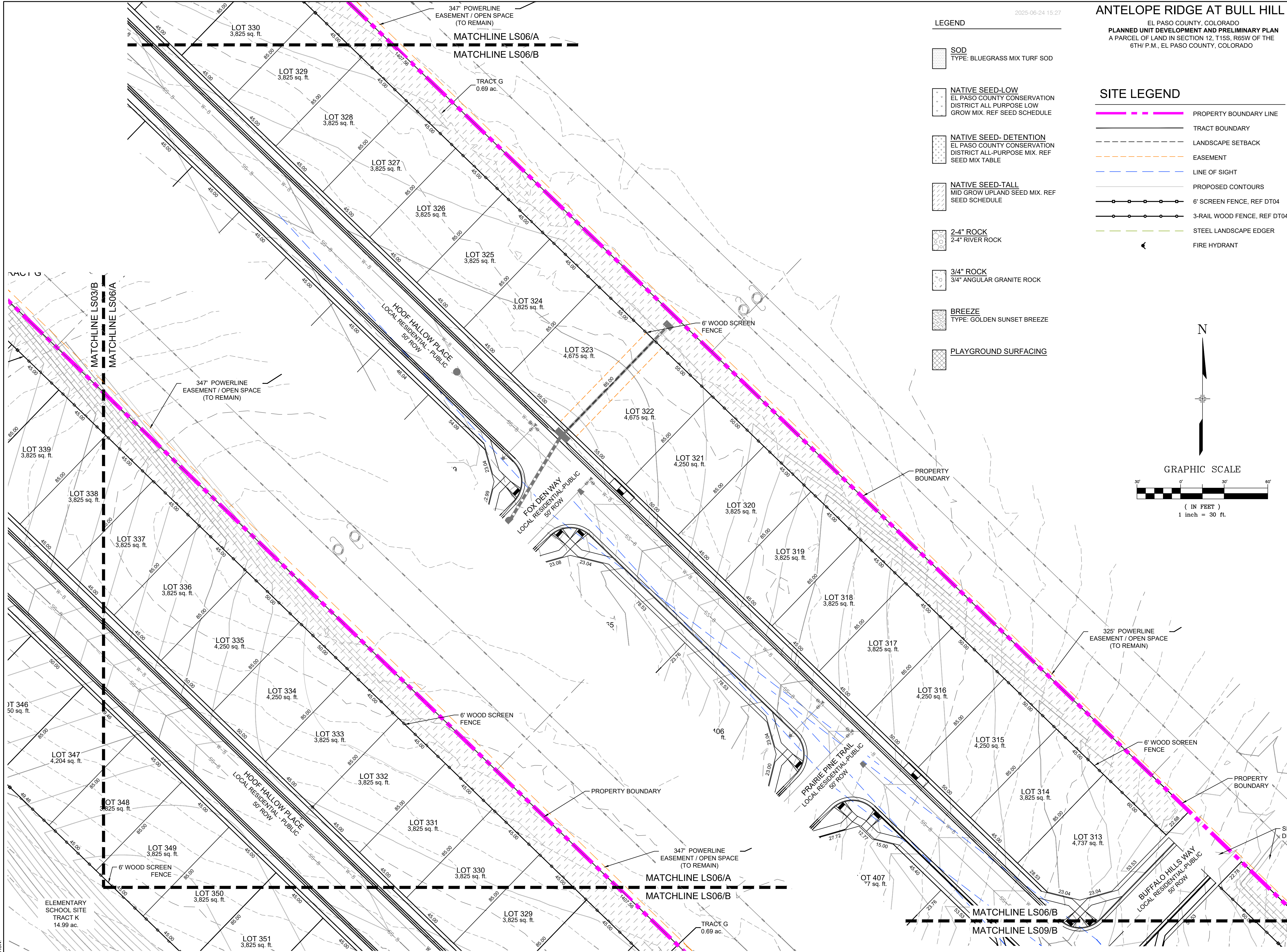
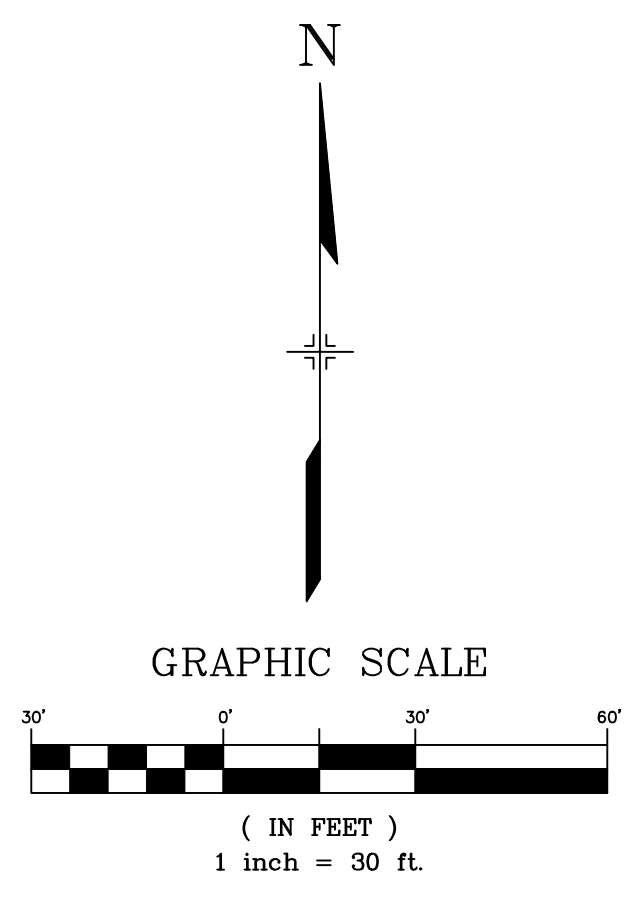
LS06  
SHEET 25 OF 31  
PCD FILE NO:

#### 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

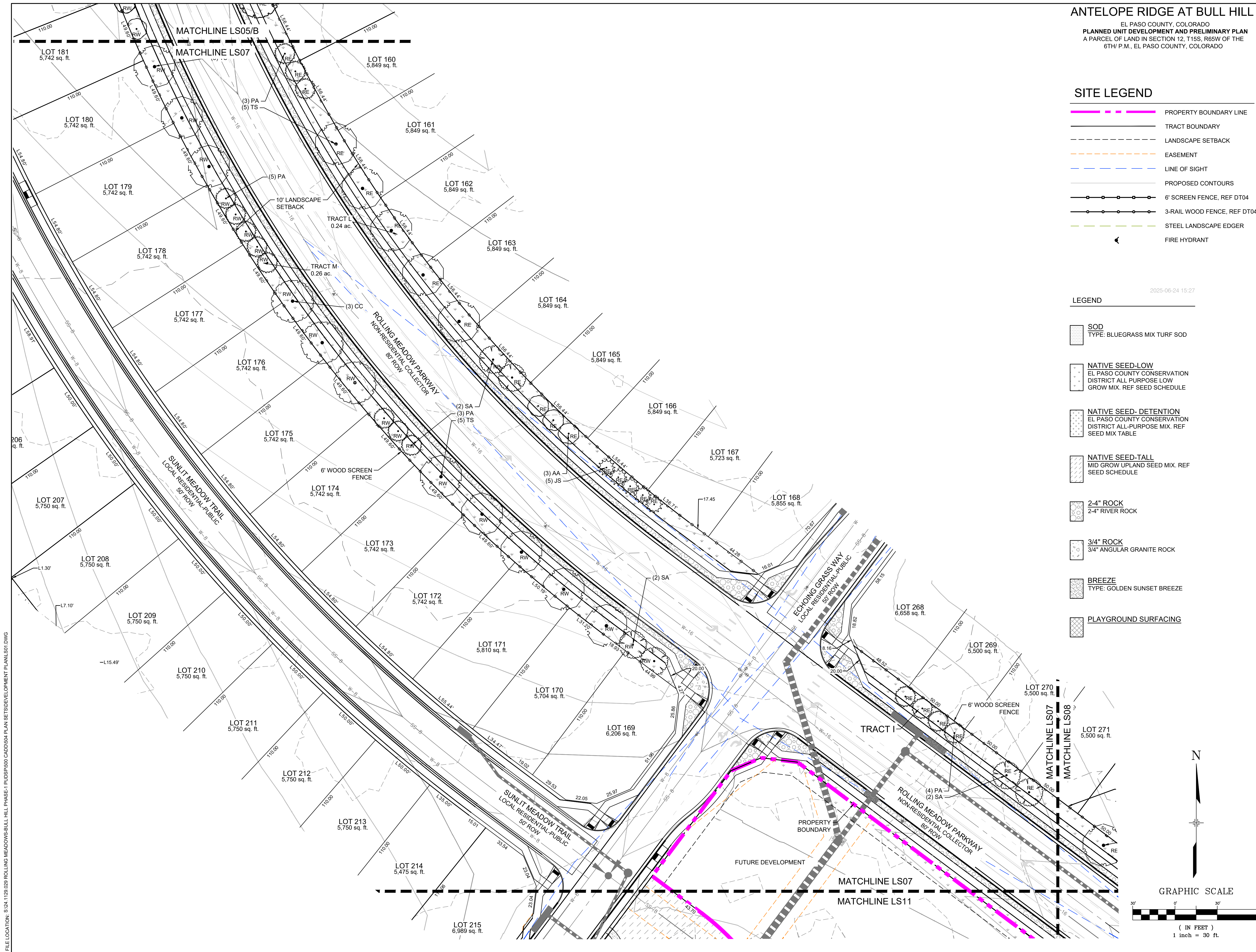
- PROPERTY BOUNDARY LINE
- TRACT BOUNDARY
- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT



**A** PLANTING PLAN  
SCALE 1" = 30'

**B** PLANTING PLAN  
SCALE 1" = 30'

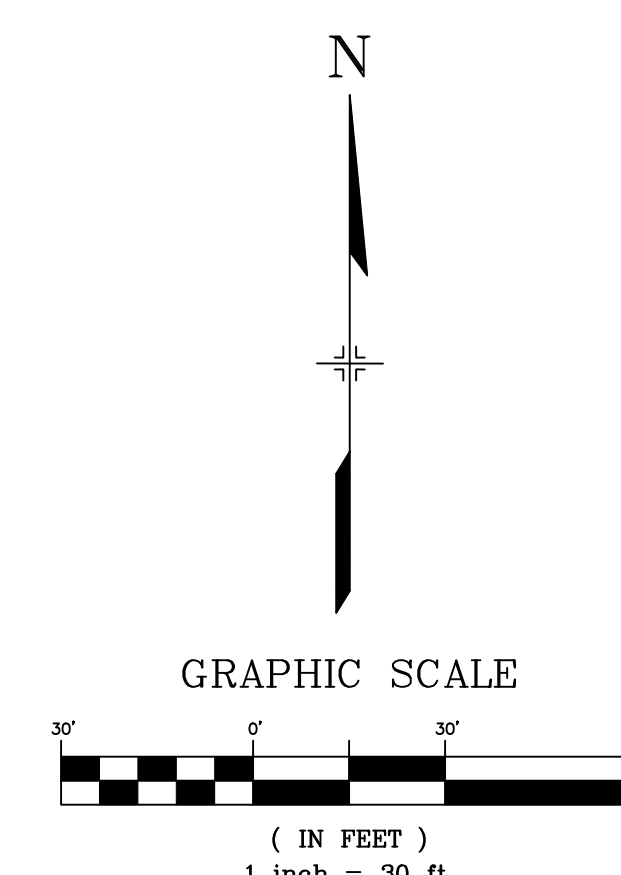
FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP1000 CAD\004 PLAN SET\DEVELOPMENT PLAN\LS07.DWG



**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

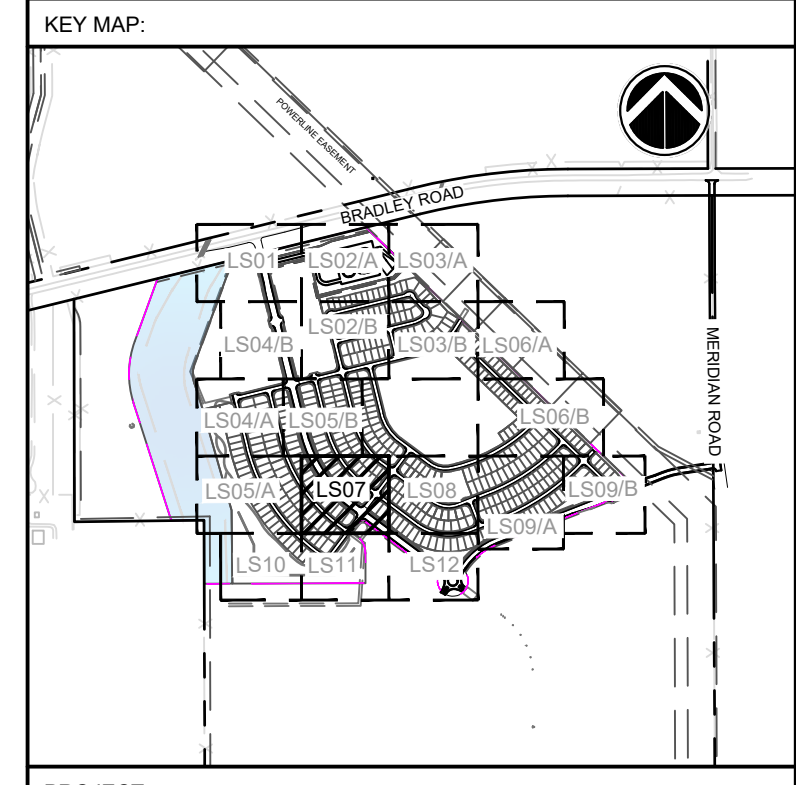
- LEGEND**
- SOD  
TYPE: BLUEGRASS MIX TURF SOD
  - NATIVE SEED-LOW  
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE
  - NATIVE SEED- DETENTION  
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE
  - NATIVE SEED-TALL  
MID GROW UPLAND SEED MIX. 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:  
  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

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

APPROVAL:



PROJECT:  
**ANTELOPE RIDGE AT BULL HILL  
 PUD AND PRELIMINARY PLAN**

EL PASO COUNTY, COLORADO  
 MARCH 2026

REVISION HISTORY:

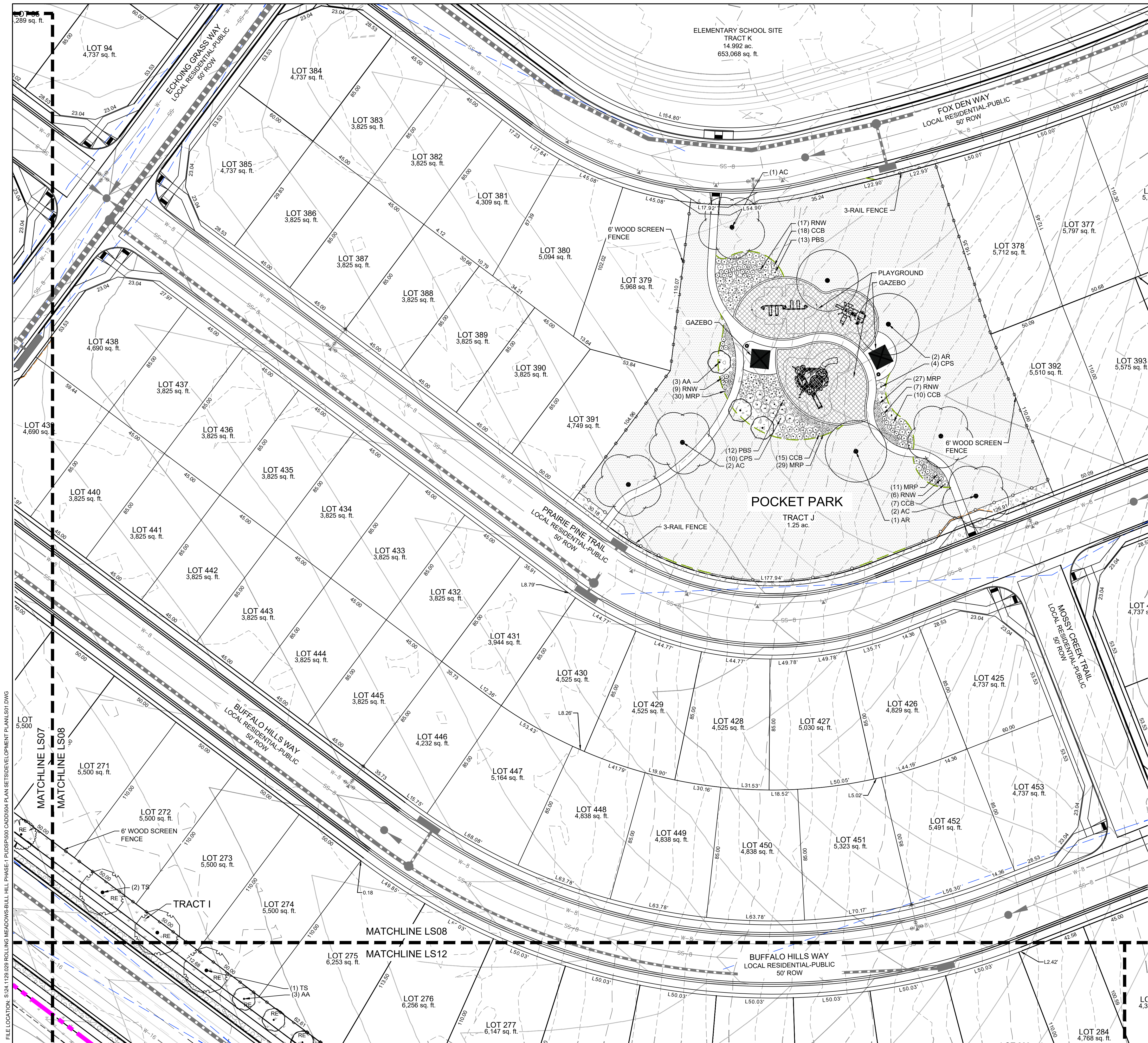
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2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

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

SHEET TITLE:  
**LANDSCAPE PLAN**

**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

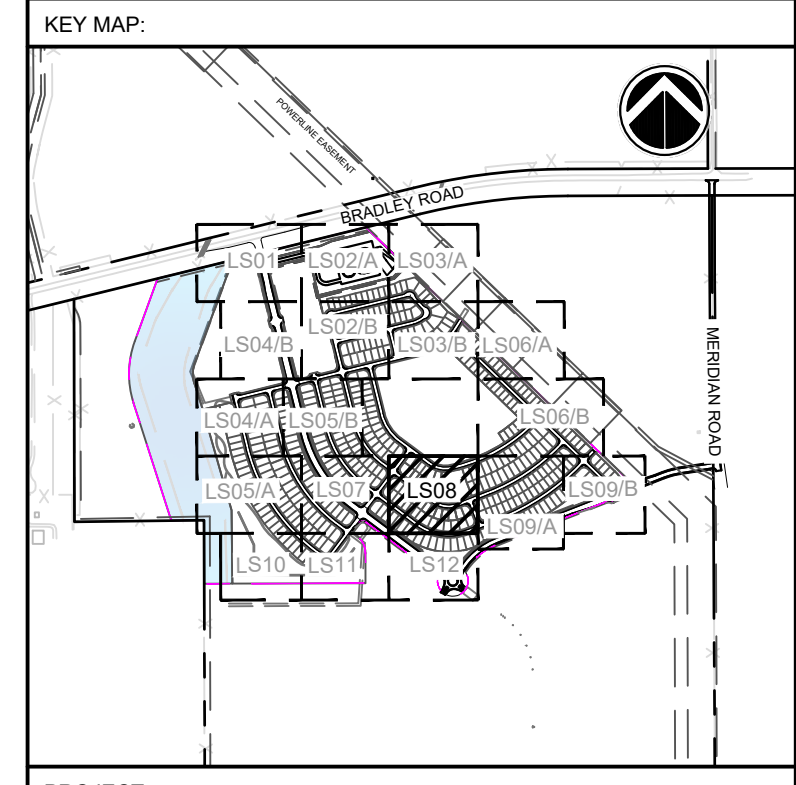
- SITE LEGEND**
- PROPERTY BOUNDARY LINE
  - TRACT BOUNDARY
  - LANDSCAPE SETBACK
  - EASEMENT
  - LINE OF SIGHT
  - PROPOSED CONTOURS
  - 6' SCREEN FENCE, REF DT04
  - 3-RAIL WOOD FENCE, REF DT04
  - STEEL LANDSCAPE EDGER
  - FIRE HYDRANT

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

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

APPROVAL:  
 2025-06-24 15:27



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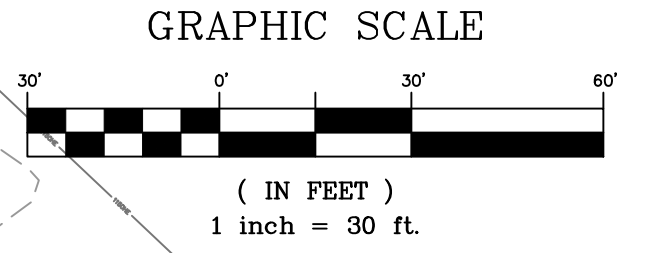
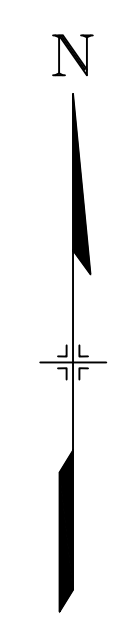
DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA

SHEET TITLE:  
**LANDSCAPE PLAN**

**LS08**  
 SHEET 27 OF 31

PCD FILE NO:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP100 CAD\DD04 PLAN SET\DEVELOPMENT PLAN\LS01.DWG



**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

2025-06-24 15:27

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

OWNER/DEVELOPER:  
**The Landhuis Company**  
 212 N Wahatch 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

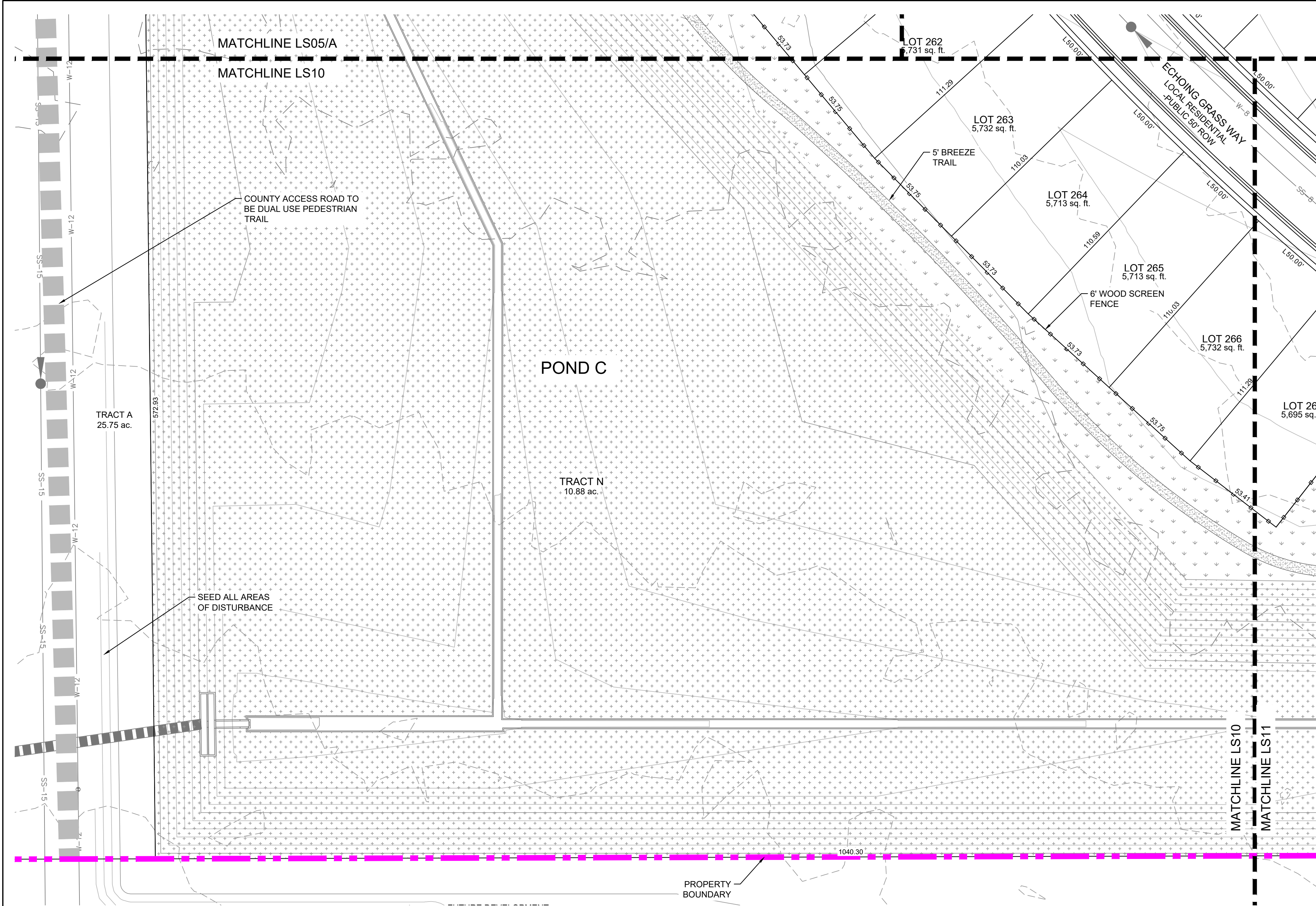
DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA

**LANDSCAPE PLAN**

**LS09**  
 SHEET 28 OF 31

FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP100 CAD\004 PLAN SET\DEVELOPMENT PLAN\LS09.DWG

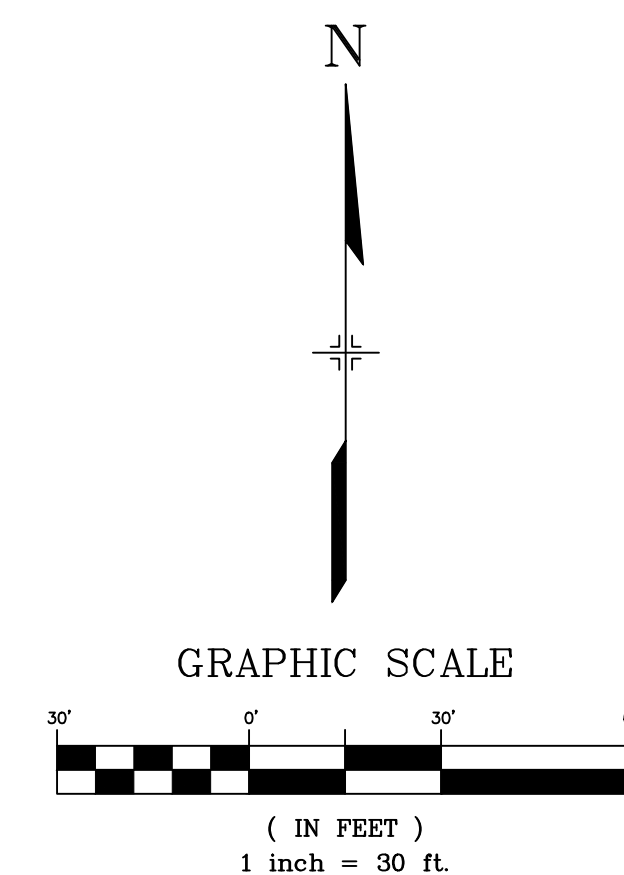
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**ANTELOPE RIDGE AT BULL HILL**  
 EL PASO COUNTY, COLORADO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**  
 A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE  
 6TH P.M., EL PASO COUNTY, COLORADO

- 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

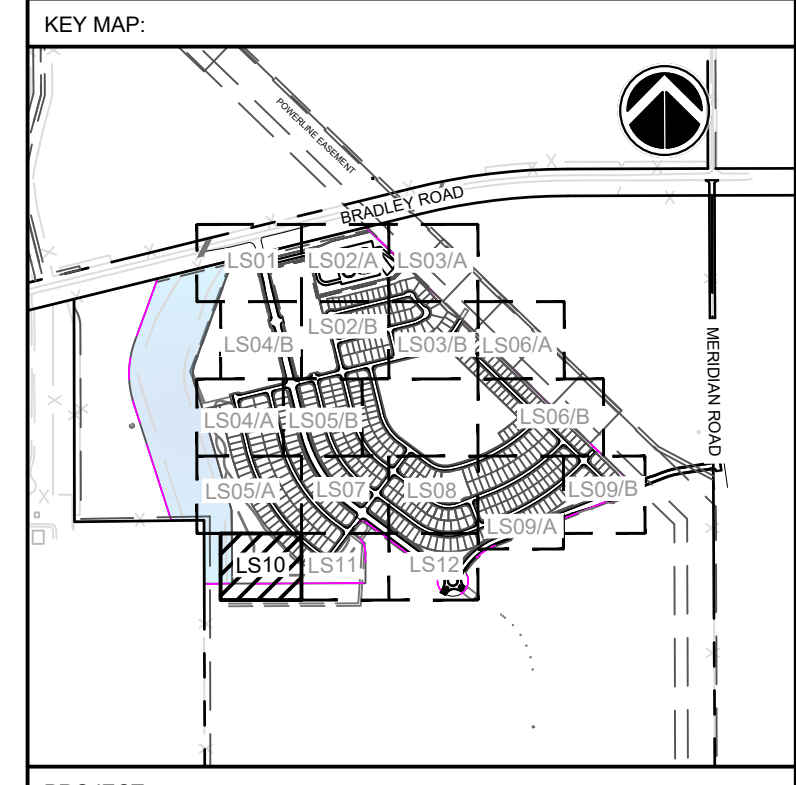
- LEGEND**
- SOD  
TYPE: BLUEGRASS MIX TURF SOD
  - NATIVE SEED-LOW  
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE
  - NATIVE SEED- DETENTION  
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE
  - NATIVE SEED-TALL  
MID GROW UPLAND SEED MIX. 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**  
 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:



PROJECT:  
**ANTELOPE RIDGE AT BULL HILL  
 PUD AND PRELIMINARY PLAN**

EL PASO COUNTY, COLORADO  
 MARCH 2026

REVISION HISTORY:

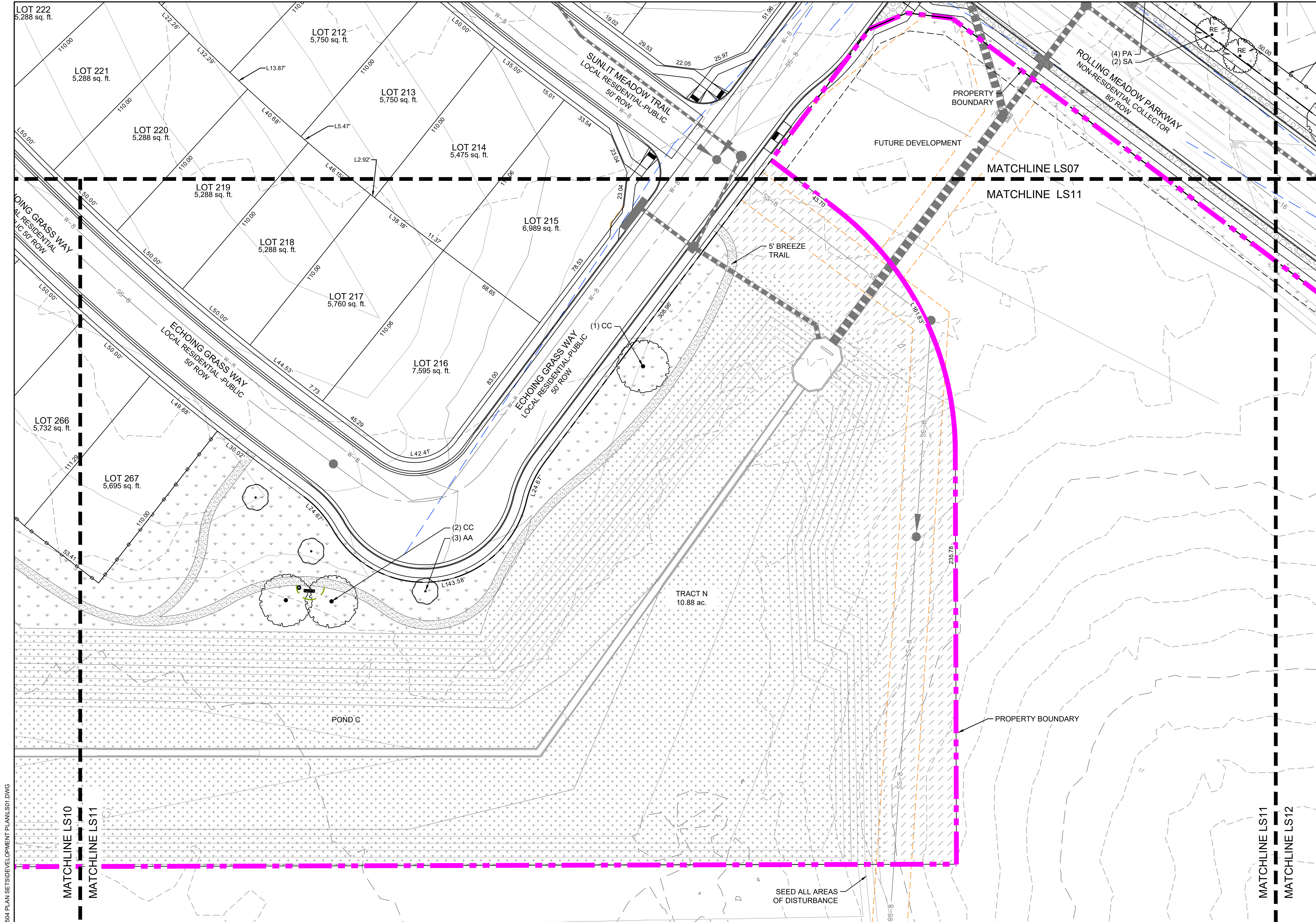
NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

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

SHEET TITLE:  
**LANDSCAPE PLAN**

**LS10**  
 SHEET 29 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

- 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**  
 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:

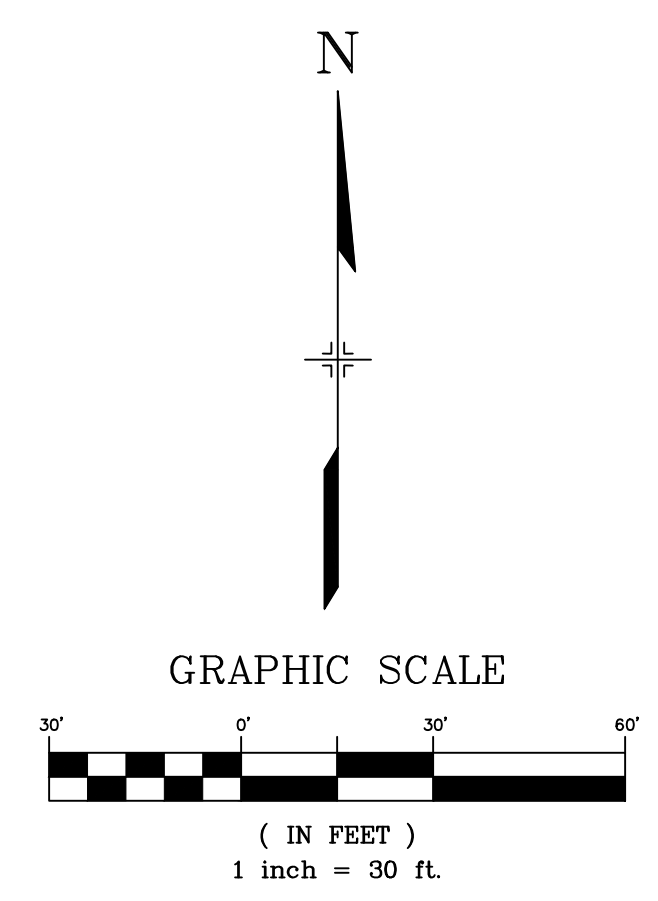
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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
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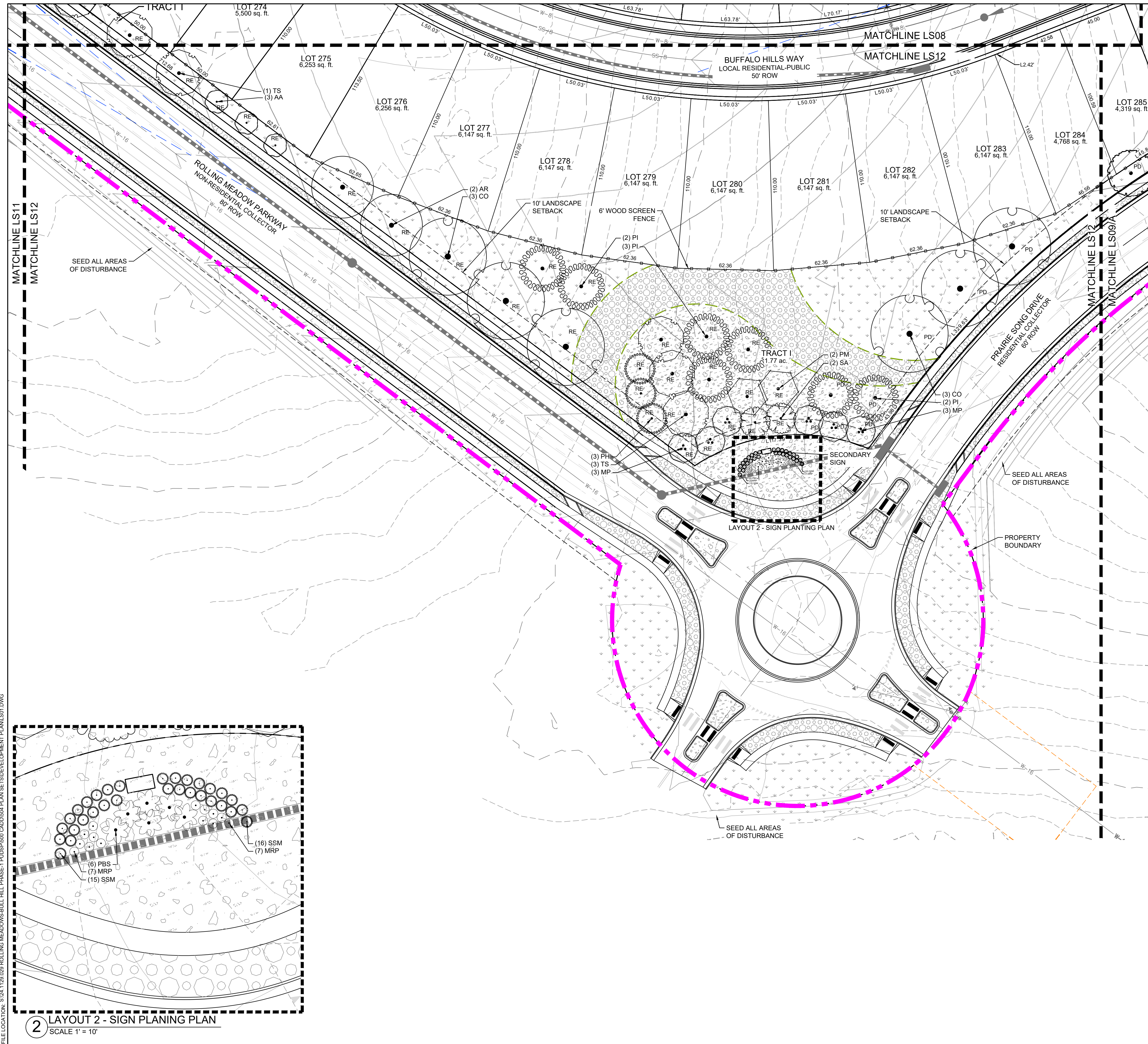
SHEET TITLE:  
**LANDSCAPE PLAN**

**LS11**  
 SHEET 30 OF 31

PCD FILE NO:



FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP1000 CAD\DD04 PLAN SET\DEVELOPMENT PLAN\LS11.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

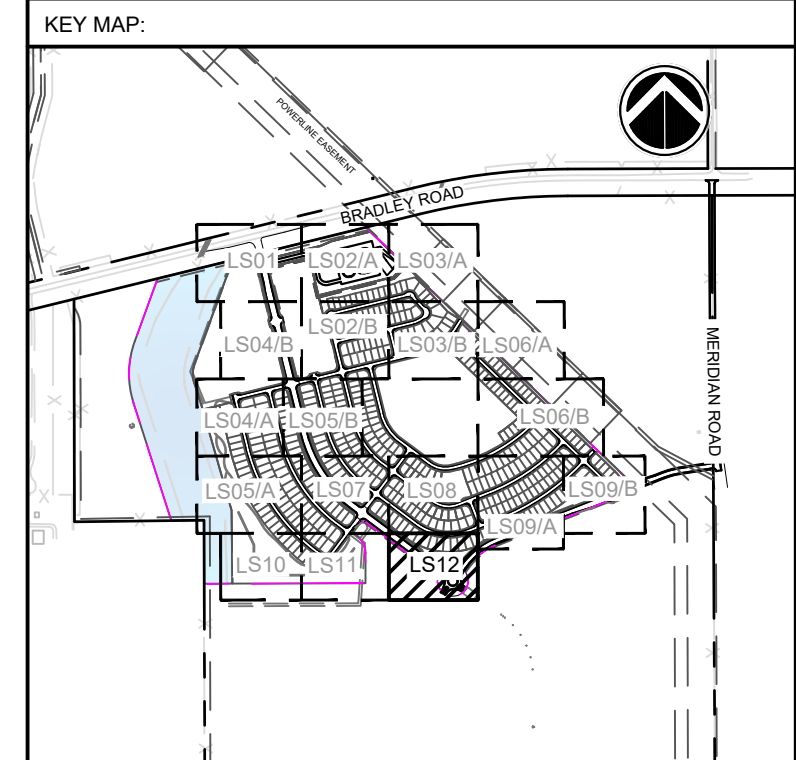
- SITE LEGEND**
- PROPERTY BOUNDARY LINE
  - TRACT BOUNDARY
  - LANDSCAPE SETBACK
  - EASEMENT
  - LINE OF SIGHT
  - PROPOSED CONTOURS
  - 6' SCREEN FENCE, REF DT04
  - 3-RAIL WOOD FENCE, REF DT04
  - STEEL LANDSCAPE EDGER
  - FIRE HYDRANT

- 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:  
  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
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OWNER/DEVELOPER:  
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 212 N Wahatch Dr., Suite 301  
 Colorado Springs, CO 80903  
 (719) 635-3200

APPROVAL:



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

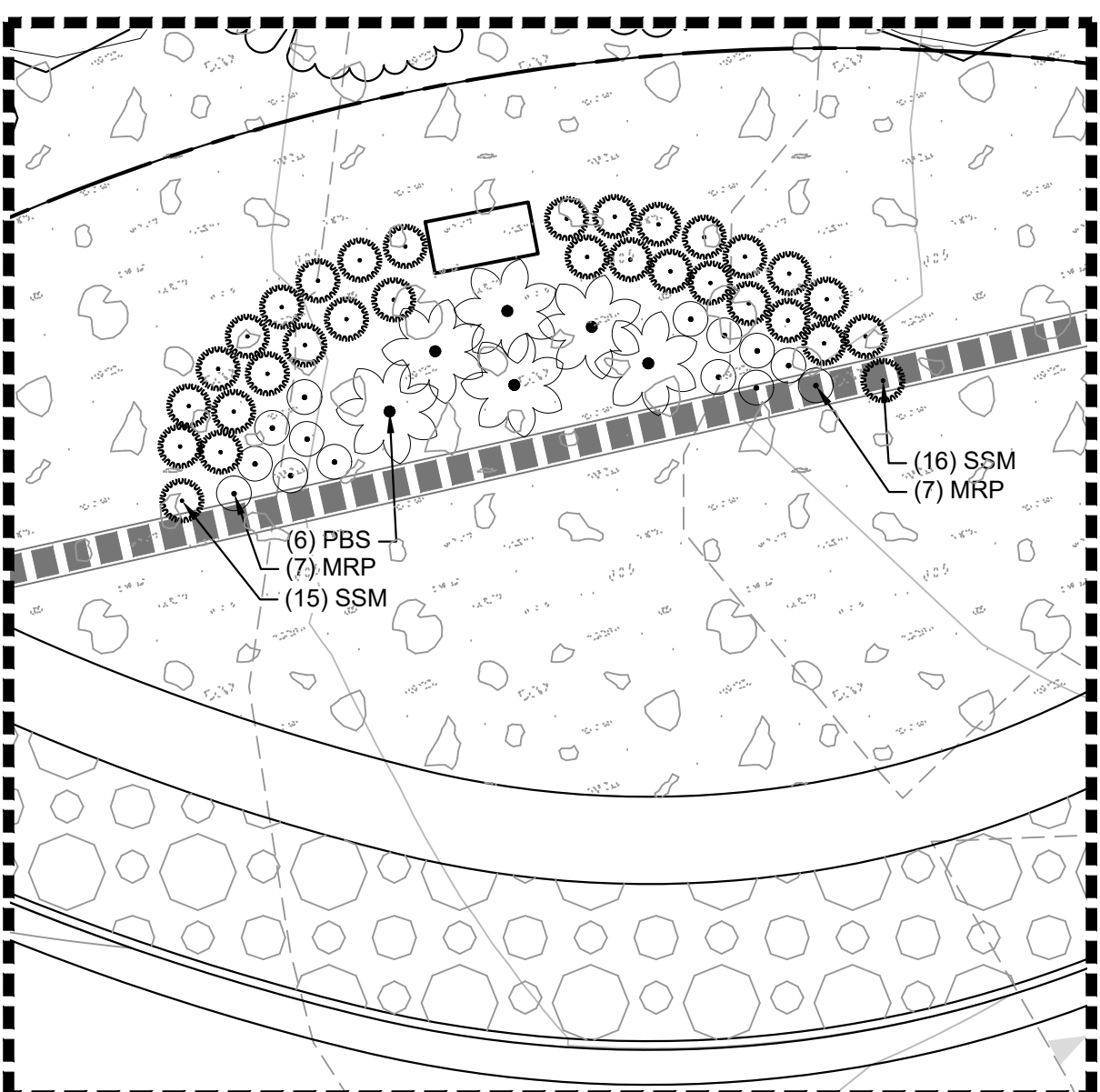
DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA

SHEET TITLE:  
**LANDSCAPE PLAN**

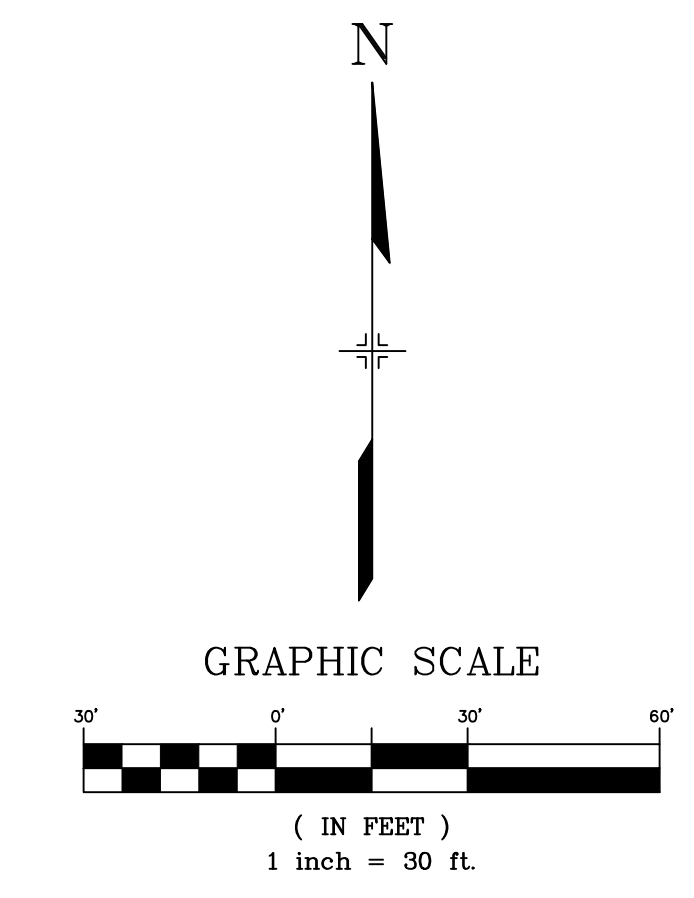
**LS12**  
 SHEET 31 OF 31

PCD FILE NO:

FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP1000 CAD\DD04 PLAN SET\DEVELOPMENT PLAN\LS12.DWG



**2 LAYOUT 2 - SIGN PLANNING PLAN**  
 SCALE 1" = 10'

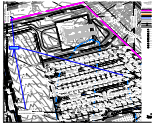


# V3\_PUD Development Plan - can include phasing if proposed.pdf Markup Summary

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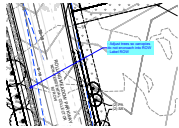
## Callout (2)

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**Subject:** Callout  
**Page Label:** [8] 8 SP02  
**Author:** Joseph Sandstrom  
**Date:** 4/13/2026 12:01:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Labels missing and obscured.



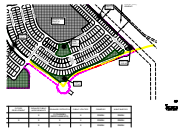
**Subject:** Callout  
**Page Label:** [20] 20 LS01  
**Author:** CDurham  
**Date:** 4/15/2026 1:13:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

- Adjust trees so canopies do not encroach into ROW  
- Label ROW

---

## Highlight (3)

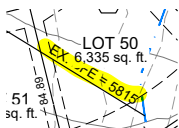
---



**Subject:** Highlight  
**Page Label:** [2] 2 DT01  
**Author:** Joseph Sandstrom  
**Date:** 4/13/2026 11:30:48 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Highlight  
**Page Label:** [8] 8 SP02  
**Author:** Joseph Sandstrom  
**Date:** 4/13/2026 11:50:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Highlight  
**Page Label:** [8] 8 SP02  
**Author:** Joseph Sandstrom  
**Date:** 4/13/2026 11:51:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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## Planner (1)

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**Subject:** Planner  
**Page Label:** [3] 3 DT02  
**Author:** Kylie Bagley  
**Date:** 4/16/2026 7:55:16 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

A set of architectural guidelines shall be included within the development plan or development guide that provides for a variety of architectural designs while ensuring that structures are compatible with other structures in the PUD district or a subarea of the PUD district. Modifications to the architectural guidelines may only be required by the County if necessary to implement a specific standard or requirement in this Code.

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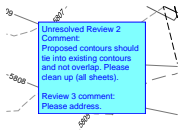
## Text Box (5)

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**Subject:** Text Box  
**Page Label:** [2] 2 DT01  
**Author:** Joseph Sandstrom  
**Date:** 4/13/2026 11:31:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

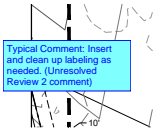
Vicinity Map should match the detailed plans. Highlighted example.



**Subject:** Text Box  
**Page Label:** [7] 7 SP01  
**Author:** Joseph Sandstrom  
**Date:** 4/13/2026 11:46:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved Review 2 Comment:  
Proposed contours should tie into existing contours and not overlap. Please clean up (all sheets).

Review 3 comment:  
Please address.



**Subject:** Text Box  
**Page Label:** [8] 8 SP02  
**Author:** Joseph Sandstrom  
**Date:** 4/13/2026 12:02:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Typical Comment: Insert and clean up labeling as needed. (Unresolved Review 2 comment)



**Subject:** Text Box  
**Page Label:** [2] 2 DT01  
**Author:** Jalal Saleh  
**Date:** 4/13/2026 2:34:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PUDSP255



**Subject:** Text Box  
**Page Label:** [11] 11 SP05  
**Author:** CDurham  
**Date:** 4/14/2026 9:25:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add BFE labels