SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners

FROM: Planning & Community Development

DATE: 7/23/2026

RE: PUDSP255; Antelope Ridge and Bull Hill Phase 1 PUDSP

Project Description

A request by Matrix Design Group, for approval of a Map Amendment (Rezoning) of 165 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 472 single-family lots, tracts, including 36.48 acres of open space provisions and 28.81 acres of land dedicated for public right-of-way. The property is located two miles east of the intersection of Marksheffel Road and Bradley Road and three miles west of the intersection of Curtis Road and Bradley Road. The item was heard on the regular agenda at the July 2, 2026, Planning Commission meeting and was recommended for approval with a vote of 9-0. (Parcel No. 5500000324) (Commissioner District No. 4)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Moraes moved / Brittain Jack seconded for Approval of the PUDSP utilizing the resolution attached to the staff report, that this item be forwarded to the Board of County Commissioners for their consideration. The motion for Approval was approved (9-0). The item was heard as a regular agenda item.

Discussion

No discussion was held regarding the application.

Attachments

1. Planning Commission Minutes from 7/2/2026.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Draft BOCC Resolution.

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, July 2nd, 2026, El Paso County Planning and Community Development Department

2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

REGULAR HEARING at 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: Blaine Brew, Sarah Brittain Jack, Jim Byers, Suzanne Casagrande, Mae Emrick, Eric Moraes, Bryce Schuettpelz, Tim Trowbridge, and Christopher Whitney.

PC MEMBERS PRESENT AND NOT VOTING: None.

PC MEMBERS ABSENT: Thomas Bailey, Michael Brewer, and Jason Wulf.

STAFF PRESENT: Meggan Herington, Justin Kilgore, Erika Keech, Jeff Rice, Charlene Durham, Kylie Bagley, Joe Letke, and Tim Chambers.

OTHERS PRESENT AND SPEAKING: James McMurray.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, July 16th, 2026, at 9:00 A.M.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE.

3. CONSENT ITEMS

A. **Adoption of Minutes** for meeting held on June 18th, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (9-0)

IN FAVOR: (9) Brew, Brittain Jack, Byers, Casagrande, Emrick, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

B. P2510 **LETKE**

MAP AMENDMENT (REZONING)

SEARLE RANCH REZONE

A request by Searle Development, Inc for approval of a Rezoning (Map Amendment) from PUD to RR-2.5. The subject property is located on Cherry Springs Ranch Road approximately 0.37 miles from the intersection of Cherry Springs Ranch Road and State Highway 105. (Parcel No. 6109000004) (Commissioner District No. 1)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION.

PC ACTION: MORAES MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER P2510 FOR A MAP AMENDMENT (REZONING), SEARLE RANCH REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: (9) Brew, Brittain Jack, Byers, Casagrande, Emrick, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

C. SF2528 **LETKE**

FINAL PLAT

SEARLE RANCH FINAL PLAT

A request by Searle Development, Inc for approval of a 17.61-acre Final Plat creating 6 single-family lots. The subject property is located on Cherry Springs Ranch Road approximately 0.37 miles from the intersection of Cherry Springs Ranch Road and State Highway 105. (Parcel No. 6109000004) (Commissioner District No. 1)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION.

PC ACTION: SCHUETTPELZ MOVED / BREW SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER SF2528 FOR A FINAL PLAT, SEARLE RANCH FINAL PLAT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH EIGHT (8) CONDITIONS AND FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: (9) Brew, Brittain Jack, Byers, Casagrande, Emrick, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

NONE.

5. REGULAR ITEMS

A. PUDSP255 BAGLEY

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN

ANTELOPE RIDGE AND BULL HILL PHASE 1 PUDSP

A request by Matrix Design Group, for approval of a Map Amendment (Rezoning) of 165 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 472 single-family lots, tracts, including 36.48 acres of open space provisions, and 28.81 acres of land dedicated for public right-of-way. The property is located two miles east of the intersection of Marksheffel Road and Bradley Road and three miles west of the intersection of Curtis Road and Bradley Road. (Parcel No. 5500000324) (Commissioner District No. 4)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Trowbridge asked for clarification on the location of drainage ponds and whether the pond is the entire tract or just located in the tract. **Ms. Durham** clarified the location of the water quality and detention facilities and explained that pond C on the drainage plan is part of the tract and

takes up most of the tract itself. **Mr. James McMurray**, senior planner at Matrix Design Group, explained the location of the stormwater drainage tracts in the development plan.

NO PUBLIC COMMENT OR APPLICANT REBUTTAL.

PC ACTION: MORAES MOVED / BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER PUDSP255 FOR A PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN, ANTELOPE RIDGE AND BULL HILL PHASE 1 PUDSP , UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND FIVE (5) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: (9) Brew, Brittain Jack, Byers, Casagrande, Emrick, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

6. NON-ACTION ITEMS

NONE.

MEETING ADJOURNED at 9:24 AM.

Minutes Prepared By: Tim Chambers

MAP AMENDMENT (REZONING) TO PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN (RECOMMEND APPROVAL)

MORAES moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. PUDSP255
ANTELOPE RIDGE AND BULL HILL PHASE 1 PUDSP

WHEREAS, Matrix Design Group did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the PUD (Planned Unit Development) zoning district to the PUD (Planned Unit Development) zoning district with a Preliminary Plan proposing 472 single-family residential lots; and

WHEREAS, a public hearing was held by this Commission on July 2, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;

2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;

3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;

4. All exhibits were received into evidence;

5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 4.2.6.D of the Land Development Code (as amended), as follows:

1. The proposed PUD district zoning advances the stated purposes set forth in Chapter 4 of the Code;

2. The application is in general conformity with the Master Plan;

3. The proposed development is in compliance with the requirements of the Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;

5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

6. The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;

9. The proposed development will not overburden the capacities of existing or planned roads, utilities, and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

10. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

12. Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

13. The owner has authorized the application.

WHEREAS, the applicants have requested the proposed PUD be reviewed and considered as a Preliminary Plan; this Commission therefore further finds that the request meets the criteria of approval outlined in Section 7.2.1.D.2.e of the Land Development Code (as amended), as follows:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

2. The Subdivision is consistent with the purposes of the Code;

3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;

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

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

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

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

8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;

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

10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;

12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;

13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

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

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Planning Commission recommends that the petition of Matrix Design Group for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the PUD (Planned Unit Development) zoning district to the PUD (Planned Unit Development) zoning district with a Preliminary Plan proposing 472 single-family residential lots meets the criteria

for approval outlined in Sections 4.2.6.D and 7.2.1.D.2.e of the Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD Development Plan amendment application.
2. Approved land uses are those defined in the PUD Development Plan.
3. All owners of record must sign the PUD Development Plan.
4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Final Plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD Development Plan.
5. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 6/19/2026, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the Planned Unit Development (PUD) as a Preliminary Plan of the Antelope Ridge and Bull Hill Phase 1 PUDSP Subdivision.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

JACK seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Blaine Brew	aye / no / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / non-voting / recused / absent
Mae Emrick	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent
Jason Wulf	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 9 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 2 day of July 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

ANTELOPE RIDGE AT BULL HILL FILING NO. 1
BOUNDARY LEGAL DESCRIPTION (164.586 ACRES)

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:

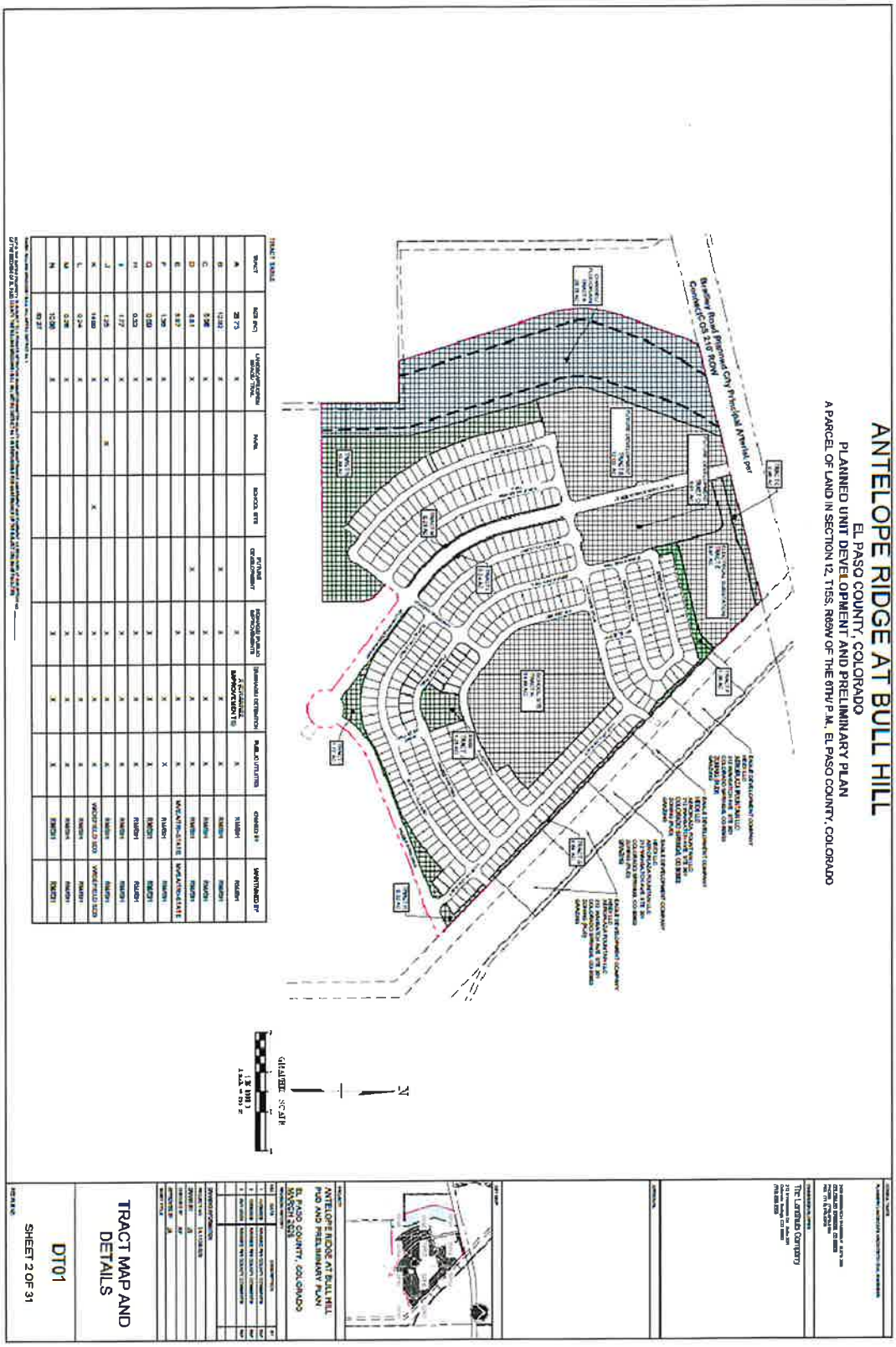
THENCE CONTINUING N76°10'55"E ALONG SAID RIGHT-OF-WAY LINE, 1,674.63 FEET TO THE WESTERLY LINE OF THAT 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN GRANT OF RIGHT-OF-WAY RECORDED IN BOOK 2655 AT PAGE 58 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S46°04'43"E ALONG SAID WESTERLY LINE, 2,949.79 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).

BASIS OF BEARING: A PORTION OF 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 EL PASO COUNTY, COLORADO, SAID LINE BEING MONUMENTED ON THE WEST BY A NO. 5 REBAR AND 1.25 INCH ALUMINUM CAP STAMPED "CRITIGEN PLS 38166" FROM WHENCE THE EAST END MONUMENTED BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "PLS 23044" BEARS N76°10'55"E A DISTANCE OF 3,283.82 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

EXHIBIT B


ANTELOPE RIDGE AT BULL HILL
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R66W OF THE 6TH P.M., EL PASO COUNTY, COLORADO
Bradley Road Proposed City Principal Arterial (P
Curbed (CO) 210' ROW
TRACT TABLE
TRACT
SIZE (AC)
LANDSCAPE/OPEN SPACE/TRAIL
PARK
SCHOOL SITE
FUTURE DEVELOPMENT
REQUIRED PUBLIC IMPROVEMENTS
DRAINAGE RETENTION
PUBLIC UTILITIES
OWNED BY
MAINTAINED BY
TRACT MAP AND DETAILS
DT01
SHEET 2 OF 31

TO: El Paso County Planning Commission

Timothy Trowbridge, Chair

FROM: Kylie Bagley, Principal Planner

Charlene Durham, PE, Principal Engineer

RE: Project File Number: PUDSP255

Project Name: Antelope Ridge and Bull Hill Phase 1 PUDSP

Parcel Number: 5500000324 and 5500000383

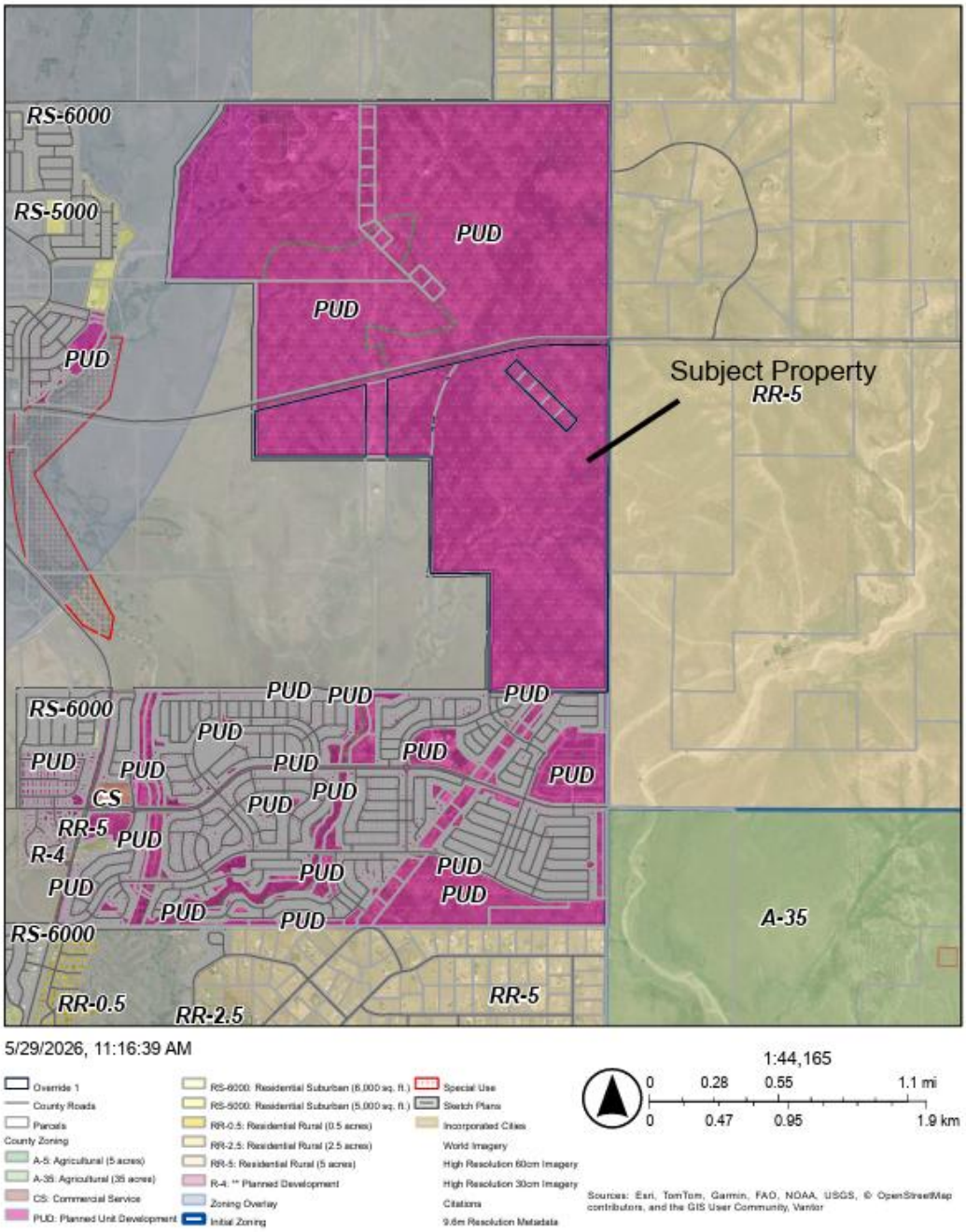
Commissioner District: 4

OWNER:	REPRESENTATIVE:
Murray Foundation LLC 212 N Wahsatch Drive, Suite 301 Colorado Springs, CO 80903	Matrix Design Group Attn: Ross Friend 2435 Research Parkway, Suite 300 Colorado Springs, CO 80920
Planning Commission Hearing Date:	7/2/2026
Board of County Commissioners Hearing Date:	7/23/2026

EXECUTIVE SUMMARY

A request by Matrix Design Group, for approval of a Map Amendment (Rezoning) of 165 acres from PUD (Planned Unit Development Conceptual) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 472 single-family lots, tracts, including 36.48 acres of open space provisions, and 28.81 acres of land dedicated for public right-of-way. The property is located two miles east of the intersection of Marksheffel Road and Bradley Road and three miles west of the intersection of Curtis Road and Bradley Road.

Zoning Map



A. AUTHORIZATION TO SIGN:

PUD Development Plan and Preliminary Plan, with a finding of sufficiency for water quality, quantity, and dependability, authorizing the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s) consistent with the Preliminary Plan as well as any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a PUD Development Plan and zoning district, the BoCC shall find that the request meets the criteria for approval outlined in Section 4.2.6 of the El Paso County Land Development Code (as amended):

- *The proposed PUD district zoning advances the stated purposes set forth in this section.*
- *The application is in general conformity with the Master Plan;*
- *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;*
- *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;*
- *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;*
- *The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;*
- *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;*
- *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;*

- *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;*
- *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;*
- *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;*
- *Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and*
- *The owner has authorized the application.*

The applicant has requested the proposed PUD also be reviewed and considered as a Preliminary Plan. In approving a Preliminary Plan, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2 of the El Paso County Land Development Code (as amended):

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is consistent with the purposes of this Code;*
- *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;*

- *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;*
- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];*
- *Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;*
- *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*
- *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;*
- *Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;*
- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.*

C. LOCATION

North:	PUD (Planned Unit Development)	Vacant
South:	PUD (Planned Unit Development)	Single Family Residential
East:	RR-5 (Residential Rural)	Vacant
West:	City of Colorado Springs	Vacant

D. BACKGROUND

The subject property is part of a larger Sketch Plan approved by the Board of County Commissioners on December 12, 2024 (PCD File No. SKP233). The approved Sketch Plan encompasses approximately 1,136.9 acres and authorizes a maximum of 5,440 residential dwelling units, along with areas designated for commercial development, school sites, and an electrical substation. The Sketch Plan established the overall land use framework, circulation network, and development intensity for the broader property.

The current request is for approval of a Map Amendment (Rezoning) of 165 acres from PUD (Planned Unit Development – Conceptual) to PUD (Planned Unit Development), accompanied by a Preliminary Plan. The Preliminary Plan proposes 472 single-family residential lots, associated tracts, and supporting infrastructure. The plan includes 36.48 acres of open space, a 14.99-acre school site, a 5.97-acre electrical substation site, and 28.81 acres of land to be dedicated for public right-of-way. These elements are consistent with the land use allocations and development patterns established in the previously approved Sketch Plan.

If the application for a PUD Development Plan and Preliminary Plan is approved, the applicant will be required to receive approval of a Final Plat(s) prior to the issuance of any building permits on the property. To initiate any residential uses on the property, the applicant will need to obtain Site Plan approval.

E. LAND DEVELOPMENT CODE AND ZONING ANALYSIS:

The PUD application meets the purpose of zoning and criteria of approval, in Chapter 4, and of the Land Development Code. The Preliminary Plan application meets the Preliminary Plan submittal

requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Code. The applicant will be required to comply with the standards for Subdivision in Chapter 8 of the Code with subsequent Final Plat applications.

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

The proposed development includes 472 dwelling units on approximately 165 acres, resulting in a gross residential density of 2.86 dwelling units per acre. When calculated on the 99 acres of residentially developable land, the project yields a net density of approximately 4.77 dwelling units per acre. This density level is consistent with the established development pattern in the surrounding area and aligns with the range of densities approved with Lorson Ranch.

Immediately south of the subject property is the Lorson Ranch Planned Unit Development (PUD), which encompasses approximately 1,361 acres and includes a broad spectrum of residential densities ranging from 1 dwelling unit per acre to 20 dwelling units per acre. Lorson Ranch incorporates a mix of single-family, and multifamily residential products, creating a varied and flexible development pattern. The subject property's proposed density falls well within this established range and is compatible with the transitional density structure present throughout Lorson Ranch.

Section 4.2.6.F.8, Planned Unit Development District of the Land Development Code requires a minimum of 10% of the overall residential PUD to be set aside as open space. The Plan incorporates 36.38 acres of open space and park lands, which comprises 36.38% of the proposed development area.

F. MASTER PLAN COMPLIANCE

1. Your El Paso Master Plan

a. Placetype Character: Suburban Residential

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Recommended Land Uses:

Primary

- *Single-family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

Supporting

- *Single-family Attached*
- *Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

Analysis:

Suburban Residential areas are characterized by predominantly residential development, with single-family detached housing serving as the primary land use. The applicant's proposal for

472 single-family residential lots directly aligns with the recommended land use in the Suburban Residential Placetype.

The placetype also anticipates consolidated utility systems serving development. The development includes a 5.97-acre electrical substation site as a way to accommodate the proposed residential development.

b. Area of Change Designation: New Development

These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

Analysis:

The subject property is currently vacant land. The proposed Map Amendment and Preliminary Plan will establish a residential neighborhood consisting of single-family detached lots, a neighborhood park, and a school site. Lorson Ranch, located immediately to the south, consists primarily of single-family detached homes developed at densities like those proposed within the subject property.

c. Key Area Influences: Potential Areas for Annexation

A significant portion of the County's expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.

Analysis:

The applicant is not seeking annexation into the City of Colorado Springs currently due to the immediate lack of available utility services from Colorado Springs Utilities. Instead, the property will be served by the Widefield Water and Sanitation District, which has committed to providing water and wastewater services for the proposed development.

d. Other Implications (Priority Development, Housing, etc.)

The subject property is within a Priority Development Area. The Priority Development Area states that El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Placetype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. While some priority development areas may be made up of a mix of placetypes, each area is driven by a predominant placetype that defines most of the area. The map shows some gaps between priority development areas and municipal boundaries. These areas are largely developed already and will continue to develop as necessary.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage

best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

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

Goal 1.3 – Promote awareness of environmental issues associated with water use.

Goal 4.5 – Plan for water resources in a thoughtful way that recognizes the nonrenewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 7 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 7 for central water providers:

See the water section below for a summary of the water findings and recommendations.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. El Paso County Environmental Services was sent a referral and have no outstanding comments.

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

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Geological hazards were identified on all lots during review of the Preliminary Plan. These hazards include expansive soils and bedrock, seasonal surface and subsurface water, floodplain, and drainage conditions associated with the East Tributary of Jimmy Camp Creek, localized slope stability considerations, and radon potential. Mitigation measures have been recommended by the Colorado Geologic Survey for these hazards.

1. Groundwater Monitoring and Foundation Considerations Complete the ongoing groundwater monitoring program and incorporate results into subsequent phase-specific or lot-specific geotechnical evaluations. Decisions regarding basement construction and foundation types should be based on actual groundwater observations rather than assumptions of groundwater absence.
2. Subsurface Drainage for Geologic Hazard Mitigation If subsurface drainage systems (such as underdrains or foundation drains) are proposed to address seasonal or perched groundwater— recognized as a geologic hazard—clearly describe the specific hazard and detail long-term ownership and maintenance responsibilities. While CGS does not review construction-specific details, ensuring long-term functionality is crucial for effective hazard mitigation.
3. Slope and Drainageway Stability Maintain final grading consistent with the assumptions and analyses presented in the geologic report, especially adjacent to drainageways and detention facilities. If significant changes to slope geometry or drainage patterns are anticipated, additional geologic or geotechnical evaluations may be needed to verify slope stability and the effectiveness of hazard mitigation measures.
4. Floodplain and Channel Stability Maintain consistency between future floodplain or channel modifications and the assumptions utilized in the geologic evaluation and approved floodplain documentation. If future revisions materially alter hazard conditions or exposures, additional geologic and geotechnical investigation or recommendations may be necessary to maintain the adequacy of the planned mitigation measures.
5. Disclosure and Consistency in Future Phases Carry forward geologic hazard disclosures and mitigation measures identified during the PUDSP phase into subsequent filings, final

plats, and site-specific geotechnical reports to ensure consistency, transparency, and appropriate hazard mitigation.

2. Floodplain

Per FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0790G dated December 7, 2018, the western portion of the project area is located within a 100-year regulatory (Zone AE) floodplain. A Conditional Letter of Map Revision (CLOMR) has been approved under Case Number 24-08-0597R. A Letter of Map Revision (LOMR) will need to be approved through FEMA following construction of the channel improvements.

3. Drainage and Erosion

The proposed subdivision is located east of the East Tributary of Jimmy Camp Creek. There is an approved Drainage Basin Planning Study (DBPS) for Jimmy Camp Creek. Antelope Ridge at Bull Hill is located within the Jimmy Camp Creek Drainage Basin, which is a fee basin in El Paso County. The portion of the Jimmy Camp Creek Drainage Basin within the project site has been "closed" per Board of County Commissioners Resolution 25-95. The basin closure means there will be no drainage or bridge fees due at Final Plat for this project. The basin closure was adopted by the Drainage Board on March 11, 2025.

A Preliminary Drainage Report (PDR) was provided with the requested application. The PDR analysis and design indicate that the proposed development will not release developed runoff above historic rates. The PDR concludes that "development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists in the pre-development conditions."

The site generally drains to the south into the East Tributary of Jimmy Camp Creek. Channel improvements to the portion of the East Tributary of Jimmy Camp Creek that flows through the site are currently in review by staff and are generally consistent with the DBPS.

The proposed site will be over-lot graded with the pre-subdivision (early) grading request. A detention facility, Pond C, will be constructed as part of the early grading process and will detain and provide water quality treatment for flows directed to the south. The pond will be a private facility to be owned and maintained by the metro district. A Final Drainage Report (FDR) for the early grading request was provided, which included design of the detention facility and storm system. An erosion and stormwater quality control permit (ESQCP), a grading and erosion control plan, a financial assurance estimate (FAE), and a stormwater management plan (SWMP) were all submitted as part of the early grading request.

4. Transportation

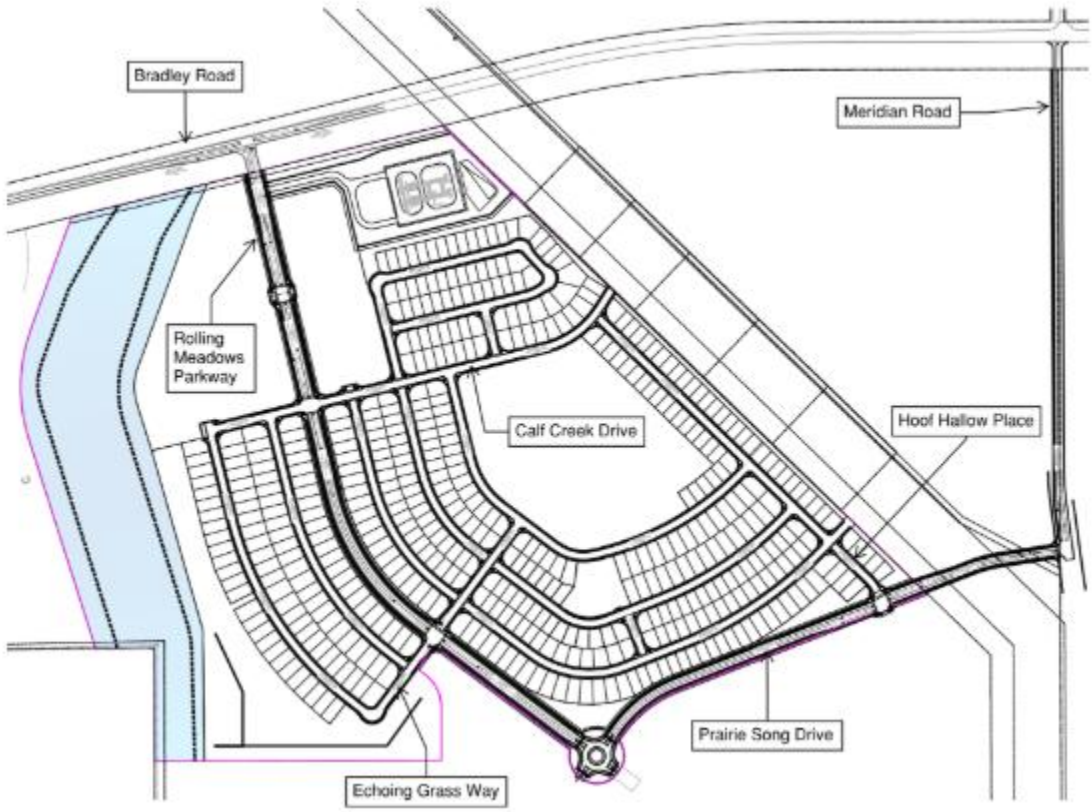
The proposed Antelope Ridge at Bull Hill Phase 1 development is located south of Bradley Road, east of the existing East Tributary of Jimmy Camp Creek (FEMA floodplain) and west of a major utility corridor (overhead utility lines), consisting of a 100-foot MVEA easement and a 225-foot utility easement for Public Service Company of Colorado.

Bradley Road is classified as an Urban Principal Arterial and is currently owned and maintained by the City of Colorado Springs.. Bradley Road improvements will be designed with the Final Plat. The design of Bradley Road will meet the criteria of the jurisdiction which has ownership and maintenance of the road. Direct access to the project site will be from Bradley Road. No residential lot will be allowed to directly access Bradley Road. Secondary access will be provided to the site from Meridian Road. South of Bradley, Meridian Road is not constructed. As part of the Antelope Ridge at Bull Hill development, Meridian Road will be constructed far enough south for the project to gain access along the southern portion of the project, via Prairie Song Drive.

The Master Traffic Impact Study (TIS) provided with the PUD/Preliminary Plan estimates the development will generate approximately 4,206 average daily trips. The proposed development will consist of local urban roadways, along with Rolling Meadows Parkway, a north-south non-residential collector road from Bradley Road and Prairie Song Drive, an east-west residential collector connecting to Meridian Road. The proposed roads and traffic depicted in the TIS, and the Preliminary Plan are in conformance with the El Paso County 2024 Major Transportation

Corridors Plan Update (MTCP), and the existing roads serving the proposed development will be adequate with the improvements noted in the TIS. All internal roadways will be public roads and will be owned and maintained by El Paso County.

The proposed Antelope Ridge at Bull Hill Phase 1 development is subject to the El Paso County Road Impact Fee program (Resolution No. 25-337), as amended, at the time of Final Plat recording.



H. SERVICES

1. Water

Water sufficiency has been analyzed with the review of the proposed Preliminary Plan. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed subdivision has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater is provided by Widefield Water and Sanitation District. The District is committed to servicing this development.

3. Emergency Services

The property is within the Security Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments.

4. Utilities

Mountain View Electric Association (MVEA) will provide electric services and Colorado Springs Utilities (CSU) will provide gas services.

5. Metropolitan Districts

The subject property is not within a Metropolitan District.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Map Amendment (Rezoning) application The applicant will dedicate park land with the recording of the Final Plat .

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application. School land will be dedicated with the Final Plat.

I. STATUS OF MAJOR ISSUES

There are no outstanding major issues.

J. RECOMMENDED CONDITIONS AND NOTATIONS

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

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD Development Plan amendment application.
2. Approved land uses are those defined in the PUD Development Plan.
3. All owners of record must sign the PUD Development Plan.
4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Final Plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD Development Plan.
5. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 6/19/2026, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said

petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 46 adjoining property owners on June 17, 2026 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

Map Series

Letter of Intent

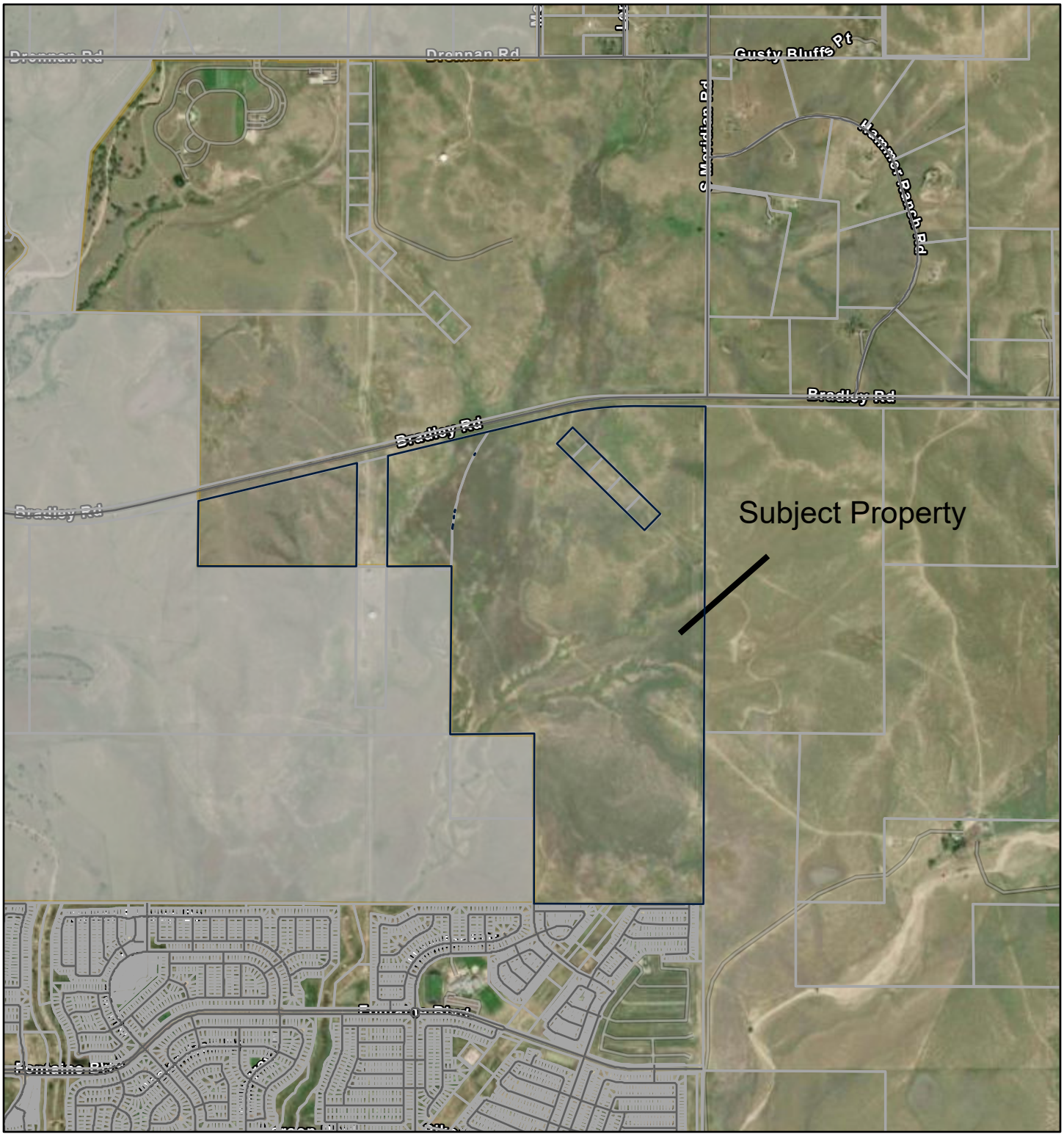
Development Plan / Preliminary Plan

State Engineers Letter

County Attorney's Letter

Draft Resolution

Aerial Map



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Override 1

County Roads

Parcels

Incorporated Cities

World Imagery

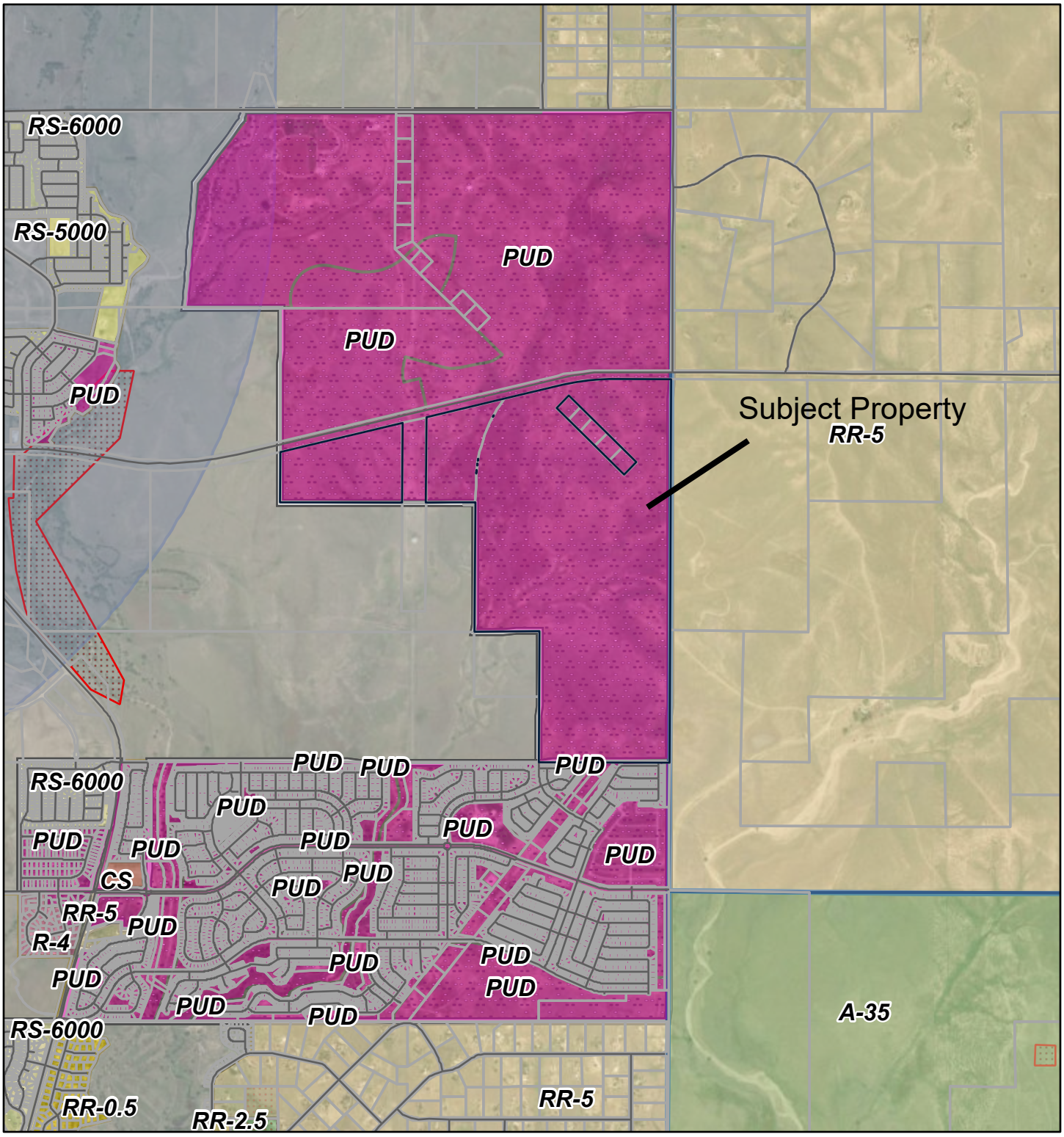
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Zoning Map



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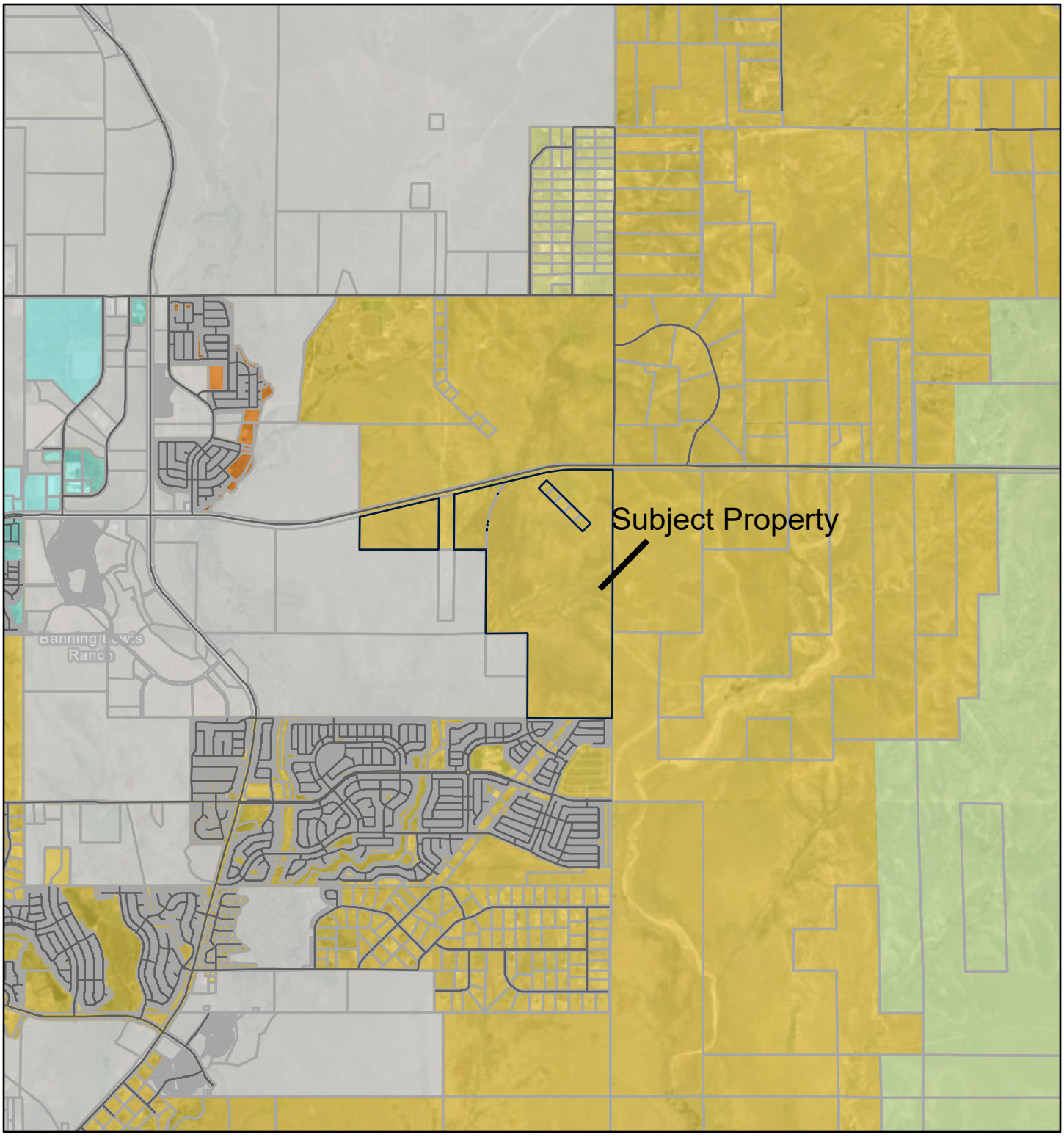
- Override 1
- County Roads
- Parcels

County Zoning

- A-5: Agricultural (5 acres)
- A-35: Agricultural (35 acres)
- CS: Commercial Service
- PUD: Planned Unit Development
- RS-6000: Residential Suburban (6,000 sq. ft.)
- RS-5000: Residential Suburban (5,000 sq. ft.)
- RR-0.5: Residential Rural (0.5 acres)
- RR-2.5: Residential Rural (2.5 acres)
- RR-5: Residential Rural (5 acres)
- R-4: ** Planned Development
- Zoning Overlay
- Initial Zoning
- Special Use
- Sketch Plans
- Incorporated Cities
- World Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 9.6m Resolution Metadata

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Placetypes Map



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County Roads

Placetypes

Rural

Large-Lot Residential

Suburban Residential

Incorporated Area

Employment Center

Urban Residential

Military

Incorporated Cities

World Imagery

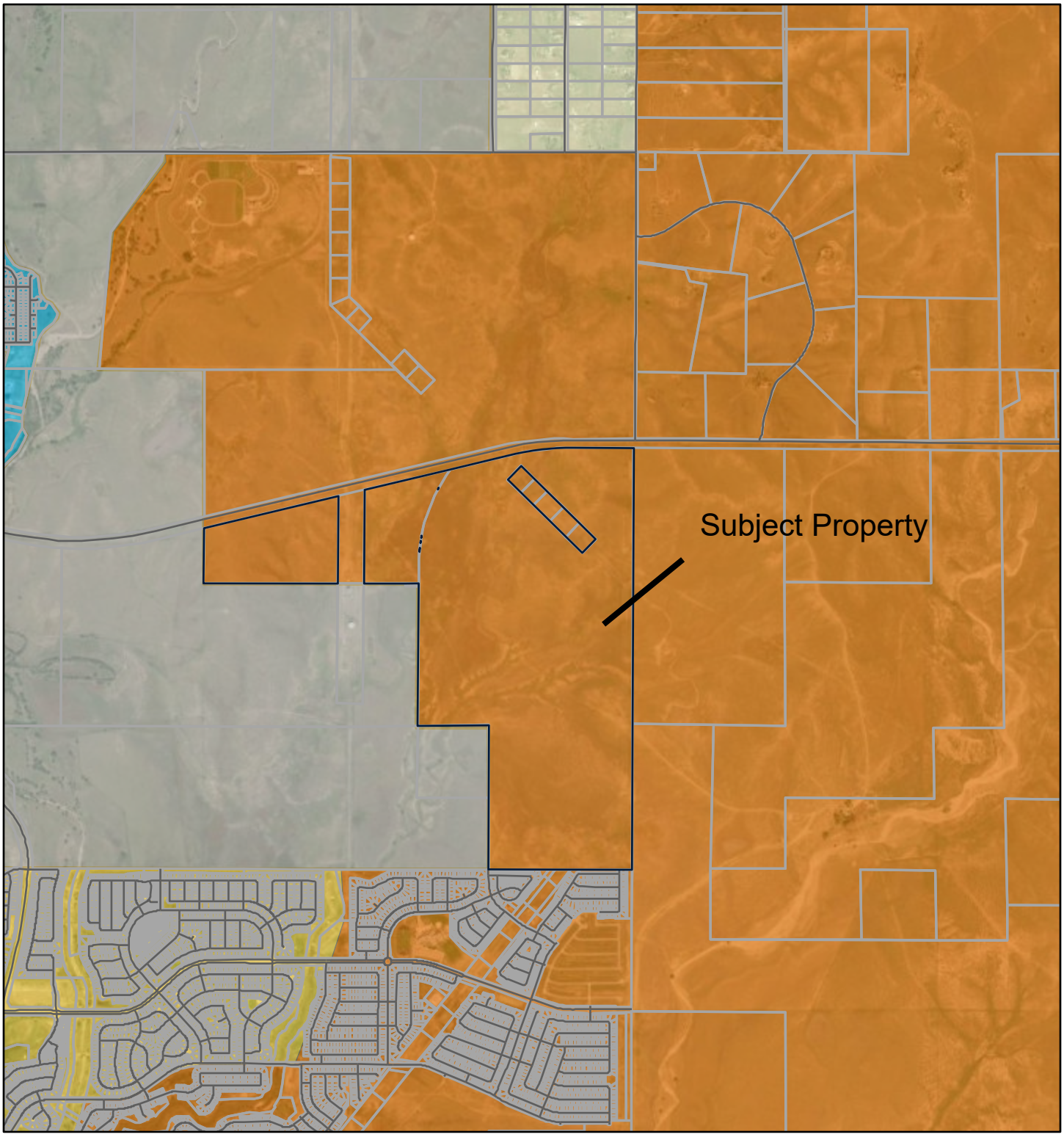
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics

Areas of Change Map



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County Roads
Parcels
Areas Of Change
Minimal Change: Undeveloped
Minimal Change: Developed
New Development
Transition
Incorporated Cities
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Citations
Citations
9.6m Resolution Metadata
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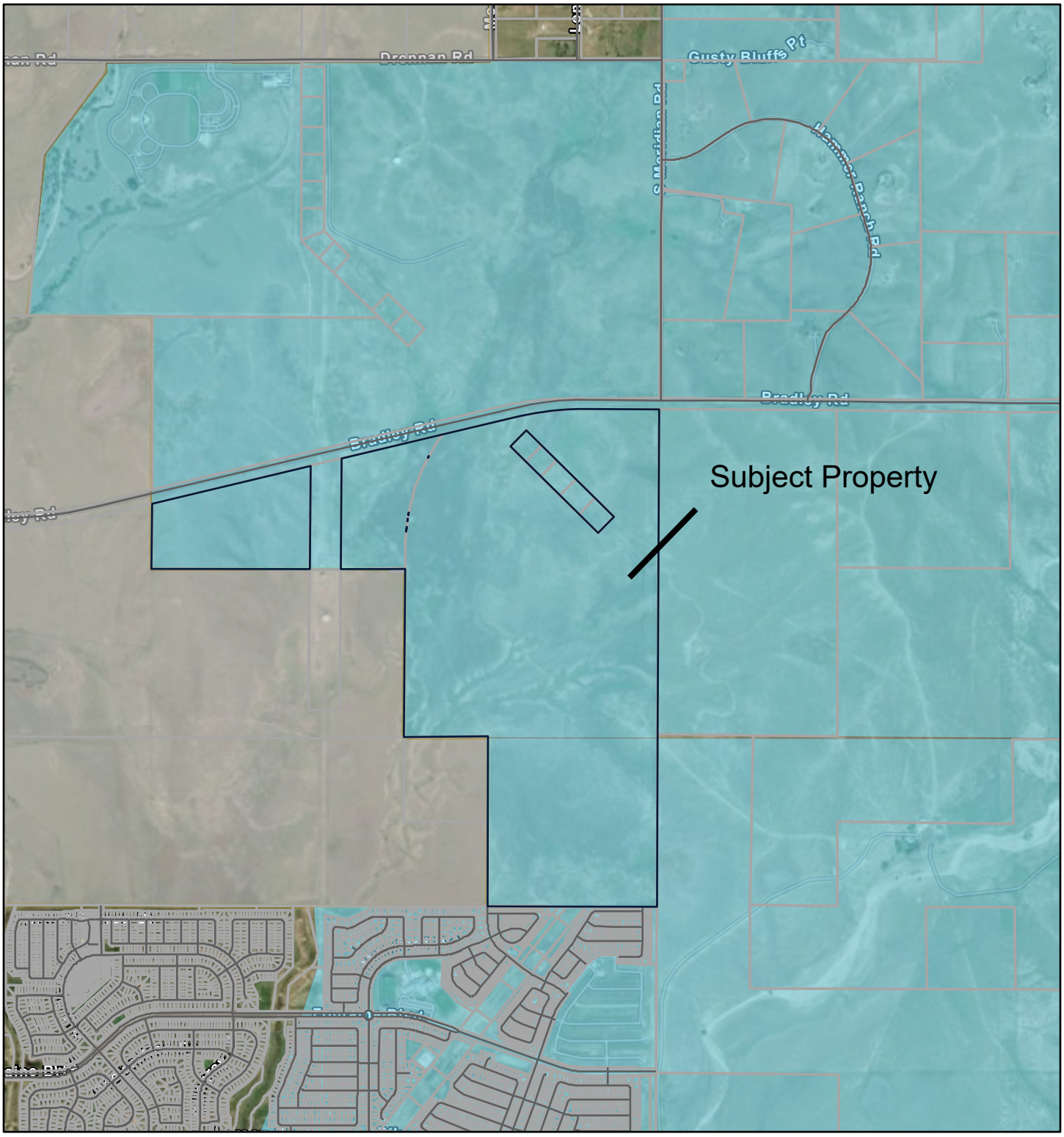
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Key Areas Map



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Override 1

County Roads

Parcels

KeyAreas

Potential Areas for Annexation

Incorporated Cities

World Imagery

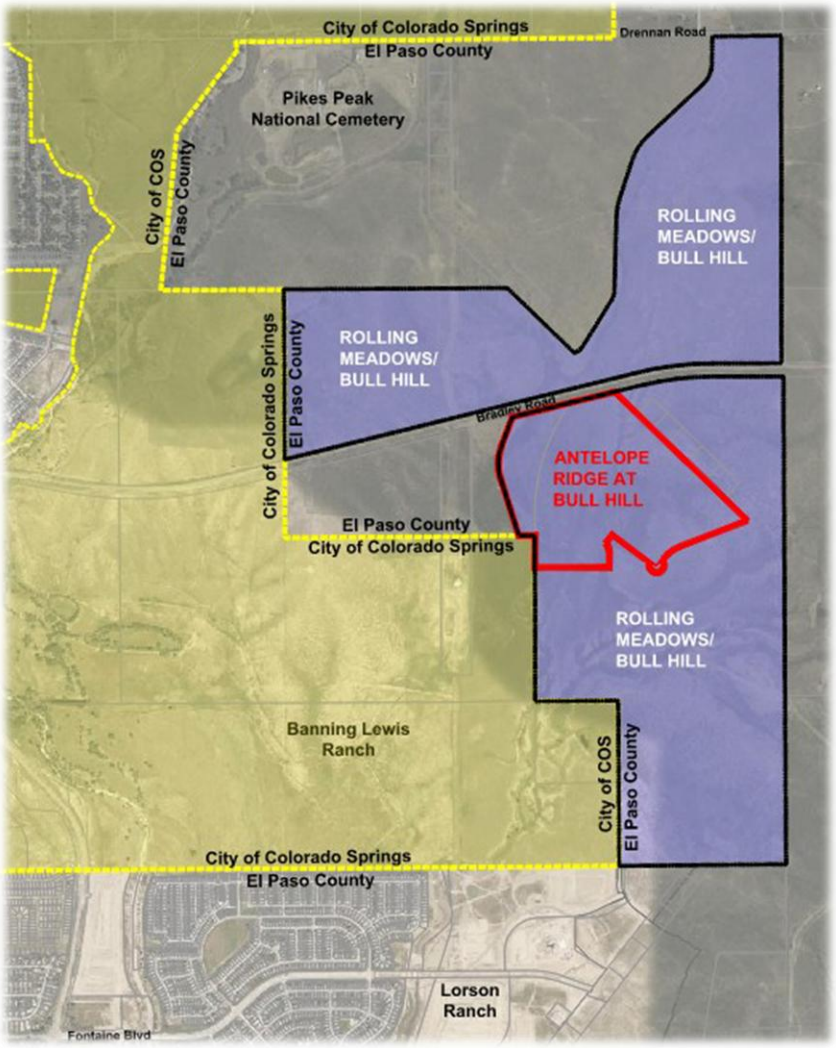
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

ANTELOPE RIDGE AT BULL HILL PHASE 1
LETTER OF INTENT
PUDSP 255
March 30, 2026



PREPARED FOR:

Murray Fountain LLC, Eagle Development Company, Heidi LLC, Aeroplaza Fountain LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Owner/ Applicant: Murray Fountain LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

Planner: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Civil Engineer: Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
Office: (952) 303-4212

Tax Schedule No: 5500000383, 5500000324

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Murray Fountain LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain LLC, is submitting a development application for a PUDSP on approximately 165-acres. The application is for the first phase of the larger Rolling Meadows/ Bull Hill sketch plan and shall be known as Antelope Ridge at Bull Hill. The subject site is located east of Marksheffel Road, north of the existing Lorson Ranch development, and south of Bradley Road. The subject site is currently zoned Concept PUD and seeks site specific PUD zoning. Antelope Ridge at Bull Hill proposes Single-Family Residential, future Multi-Family Residential, an Elementary School Site, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial.

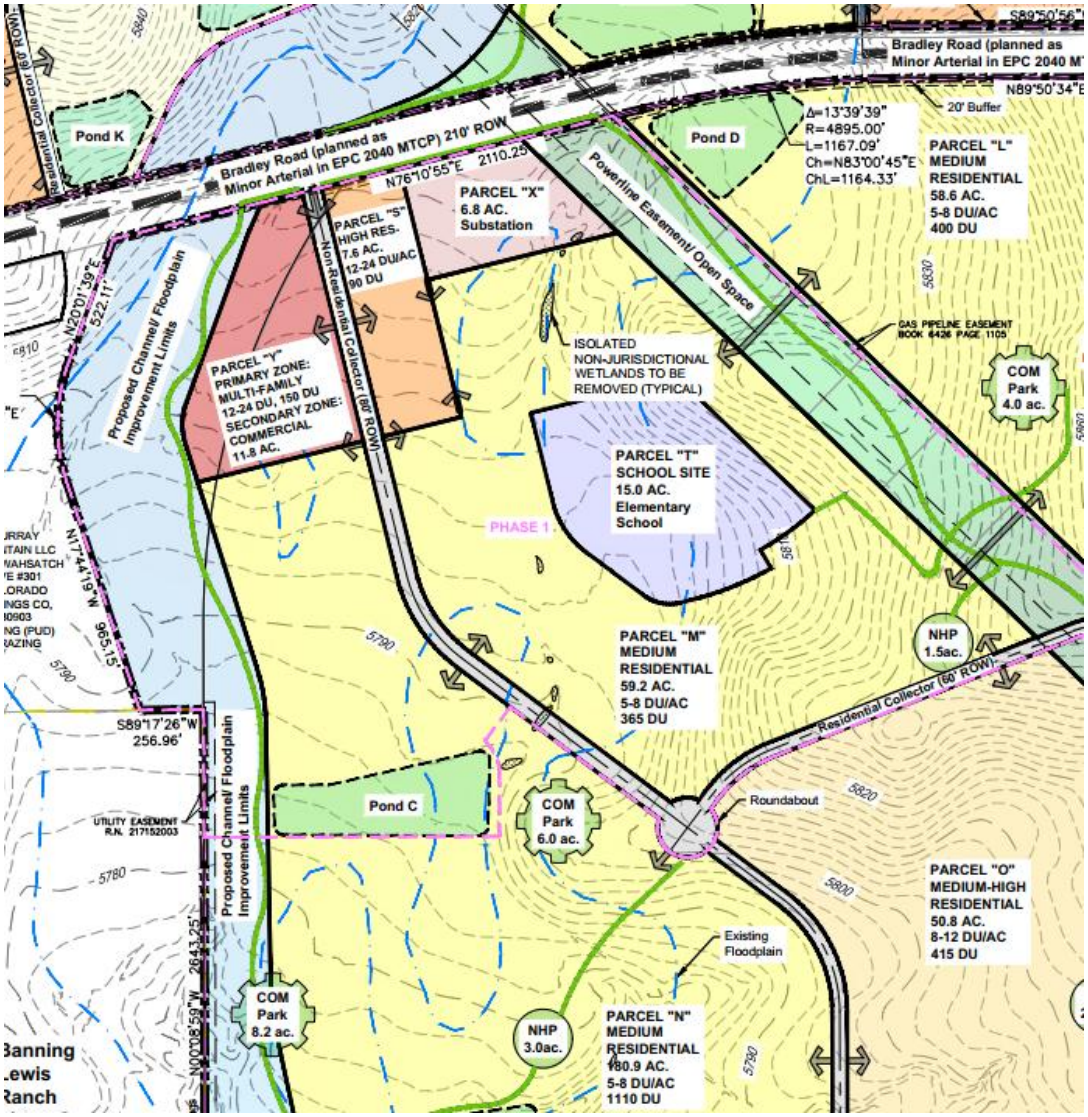
The parcel that makes up this submittal is vacant with no existing residential buildings or structures. There are existing utility service provider facilities (electrical transmission lines and gas mains) on-site that shall remain. The site contains a portion of an existing drainage way, East Fork Jimmy Camp Creek, that runs the length of the entire project North-South. There are no other significant natural features such as rock outcroppings or bluffs located on site.

Request & Justification:

This application request approval of a PUDSP for the Antelope Ridge at Bull Hill. The subject site is part of the larger Rolling Meadows/ Bull Hill Sketch Plan approved December 12th, 2024 (Resolution No. 24-482). Infrastructure and grading operations are expected to be substantial; thus the early installation of utilities and early grading requests will permit construction operations to begin upon approval of the PUDSP and prior to Final Plat.

The proposed application for Antelope Ridge at Bull Hill includes a total of 471 single family detached units on approximately 99-acres for a density of 5 DU/ Acre. The future development tracts provide for an additional 90 higher-density residential units on 6.8-acres for a density of 13 DU/Acre, and potentially 150 high-density multi-family residential units on 12-acres for a density 13 DU/ Acre. This parcel may also be developed as commercial pending market conditions and demand.

The approved Sketch Plan illustrates 5,440 units on 764.6 acres of residential land use through a variety of residential densities. The proposed density ranges as shown on the plans include 2-5, 5-8, 8-12 and 12-24 DU/Ac. The sketch plan also illustrates 75.9 acres for future school sites with the locations and acreages determined in coordination with the school district; 11.8 acres of potential future commercial; 6.8 acres of district facilities (MVEA substation); 37.1 acres of dedicated ROW; 76.5 acres of utility corridors/ open space; 123.1 acres of drainage way/ open space; 38.5 acres of community parks; and 14.4 acres of neighborhood parks.



At this time all streets shown on the PUDSP drawings shall be public with proposed classifications and required rights of way per EPC standards. A traffic impact analysis was completed and is included with this submittal.

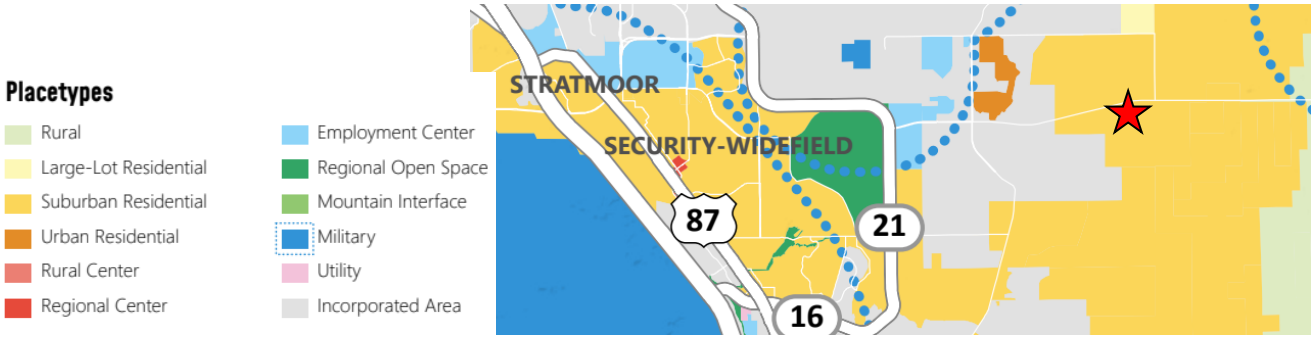
The Antelope Ridge at Bull Hill community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the development area of 165-acres, open space and community connections will be provided to open space corridors, the proposed pocket park as well as future parks, the school sites, future development tracts, and adjoining neighborhoods. Roadways, utilities, and drainage improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

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, March 14, 2025, and December 5, 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 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.

Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
   Residential demand remains strong as the El Paso County population is expected to increase by more than 250,000 people in the next 30 years (*Your El Paso County Master Plan, Introduction Page*). This project will help to keep up with that demand by providing 471 single family dwelling units through a variety of housing styles and price points. As also illustrated in the Your EPC Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. The proposed project area is designated as Suburban Residential Placetype in the Area of Change: New Development and is consistent with the placetype's recommended land uses. Suburban Residential's primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional.



2. *Does the market support the need for the use? Would the use be viable if built right now?* **As previously discussed, demand remains for the proposed land uses. Increased density will remain in El Paso County and the City of Colorado Springs metro area as the expected population of El Paso County is expected to grow by over 250,000 people in the next 30 years.**

3. *Would the use be providing necessary housing or essential goods and/ or services?* **The proposed development will incorporate more residential homes to help provide necessary and needed housing in this area of the county. The proposed density and various residential land use supports Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The development is near existing highways; will utilize and extend infrastructure in the area; and would be located near an existing commercial activity center, such as the Peak Innovation Park, providing numerous job opportunities.**

Geographic Considerations:

1. *Is the proposed use located within a Key Area? If so, does it fit with the development recommendations for that particular Key Area?*
   Per the Chapter 4 Housing & Communities Framework map on page 49, the project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years.

2. *Does the use promote the level of change identified in the Areas of Change?*
   Per the Chapter 3 Land Use Framework: Areas of Change Map on page 20, the project area is identified as an area of *New Development.* While this area is mostly vacant, it has been master planned for several years per the previously approved Rolling Hills Ranch Sketch Plan. In addition, the Banning Lewis Ranch existing master plan illustrates residential development to the north and west. Finally, this proposed project will be compatible with the existing Lorson Ranch development to the south. As a result, the identified Placetype: Suburban Residential can be successfully

developed as illustrated on the sketch plan drawings meeting Chapter 14 Implementation Goal LU1: Ensure compatibility with established character and infrastructure capacity.

3. *Does the use fall within the primary or supporting land uses within the appropriate placetype?* **Per Chapter 3 Land Use Framework the proposed project is designated as Suburban Residential Placetype in the Area of Change: New Development and is consistent with the placetype's recommended land uses. The Suburban Residential's primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional. As illustrated in Section 4 Housing and Communities, the proposed development is identified as an area expected to accommodate a portion of the City of Fountain's anticipated population growth.**

4. *Is the use located in a Priority Annexation Area? If so, does it align with the growth and development plans for the nearby municipality?* **Per Chapter 4 Housing & Communities Framework: Priority Annexation Map on page 50, the project is located within the Potential for Annexation Key Area and is identified as an area of Priority for Annexation due to its proximity to the City of Colorado Springs city limits, notably Banning Lewis Ranch to the west. The proposed density and land uses would be compatible with existing and planned residential uses in the general vicinity; however, this area is currently within the service area of the Widefield Water and Sanitation District (WWSD) to provide municipal services. At this time WWSD is not interested in removing this development area from its service plan. In addition, due to lack of immediate availability of Colorado Springs utility services this project will not be seeking annexation into the City of Colorado Springs and shall remain within El Paso County. Meridian Road is proposed in the El Paso County MTCP 2040 roadway plan as a minor arterial directly east of the project boundary. Bradley Road has already been transferred to the City of Colorado Springs.**

5. *Is the use located within a Housing Priority Area? If so, is it one of the allowed housing types?* **Per Chapter 4 Housing & Communities Framework map on page 49, the project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years.**

6. *Is the use located within a Commercial Priority Development Area? If so, is it one of the allowed commercial uses for that area?* **The proposed project area is not located within a Commercial Priority Development Area.**

7. *Is the use located within an Employment Priority Development Area? If so, is it one of the allowed employment-focused uses for that area?* **The proposed project area is not located within an Employment Priority Development Area.**

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?* **Antelope Ridge at Bull Hill will require the extension of nearly all required municipal utilities to include water (WWSD), wastewater (WWSD), gas (CSU) and electric (MVEA). However, these utility extensions have been planned for extension and expansion through comprehensive utility planning. The proposed development will be required to complete these extensions based on phasing and the necessary infrastructure required to serve the development through a phased approach. The Antelope Ridge Phase 1 will include minimal Bradley Road improvements as well as improvements to a portion of meridian Road. This meets Chapter 14 Implementation Goal LU4*: Continue to encourage policies that ensure "development pays for itself*".**

2. *Does the development trigger the need for such infrastructure?*
The proposed development will indeed trigger the need for infrastructure extension and expansion of municipal utilities. This will require a dedicated effort of coordination with all utility providers to ensure the project's success.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?* **The proposed PUDSP is proposing public street roadways to be designed and built to El Paso County Standards. Trail connections are proposed along and within the development area. This supports Chapter 14 Implementation Goal TM2*: Promote walkability and bike-ability* by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.**

Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources?* **Antelope Ridge at Bull Hill incorporates conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including the East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the PUDSP.**

2. *Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation?* **Antelope Ridge at Bull Hill incorporates conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the PUDSP.**

El Paso County PUD Zoning Section 4.2.6D -Approval Criteria

1. *The proposed* PUD *District zoning advances the stated purposes set forth in this Section;* **Yes, the proposed PUD District zoning advances the stated purposes set forth below.**

2. *The application is in general conformity with the Master Plan;*
The application is in general conformity with the Master Plan and the approved Rolling Meadows/ Bull Hill Sketch Plan.

3. *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;* **The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.**

4. *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;* **Antelope Ridge at Bull Hill proposes Single-Family Residential, future Multi-Family Residential, an Elementary School Site, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial. The subject property is suitable for the intended use and is compatible with the adjacent existing/allowed land uses of residential (PUD) to the south, residential (R-1) to the west, Bradley Road ROW to the north, and RR-5 vacant land to the east.**

5. *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;* **The proposed development takes into account use to use relationships and provides adequate transitions and buffering either by landscaping, open space, or public ROW.**

6. *The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;* **The proposed development is compatible with the surrounding residential and commercial land uses. Adequate open space, landscaping and buffering is illustrated on the PUDSP plan submittal.**

7. *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;* **The overall development project proposes improvement to the existing channel/ floodplain area (file no. CDR234). These improvements will provide additional stabilization to the channel and its surrounding riverine habitat.**

8. *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;* **The development proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces as an amenity for the residents.**

9. *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;* **Antelope Ridge at Bull Hill will require the extension of nearly all required municipal utilities to include water (WWSD), wastewater (WWSD), gas (CSU) and electric (MVEA). However, these utility extensions have been planned for extension and expansion through comprehensive utility planning. The proposed development will be required to complete these extensions based on phasing and the necessary infrastructure required to serve the development through a phased approach. The Antelope Ridge Phase 1 will include minimal Bradley Road improvements as well as improvements to a portion of meridian Road. An elementary school site is proposed to serve the community. A 2-3 acre Fire Station site is proposed offsite as part of the overall Rolling Meadows/ Bull Hill development and located between the project boundary and the SDS parcel to the west, adjacent to Bradley Road. The addition of roads, open space/ parks, and required utility improvements are discussed in other sections of this project narrative.**

10. *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;* **Antelope Ridge at Bull Hill proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces.**

11. *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;* **The proposed project does not contain any mineral deposits of commercial value.**

12. *Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and* **Four deviations are requested and listed below.**

13. *The owner has authorized the application.* **The owner has signed and authorized the application.**

El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan and the new Your El Paso County Master Plan as discussed below.* **The site meets the My El Paso County Master Plan's goals as discussed below and other sections of this narrative.**

2. *The subdivision is consistent with the purposes of this Code;* **The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.**

3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* **The subdivision is in conformance with previously approved Rolling Meadows/ Bull Hill Sketch Plan. The proposed project maintains the proposed densities as illustrated on the approved sketch plan.**

4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);* **A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. WWSD provided water commitment letters have been included as part of this application indicating capacity to provide a finding of sufficiency for both quantity and quality of water for this development.**

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;* **A public wastewater system will be provided for by the Widefield Water and Sanitation District. WWSD provided commitment letters have been included as part of this application indicating capacity to provide wastewater disposal services for this development.**

6. *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];* **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, March 14, 2025, and December 5, 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 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.

7. *Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;* **Adequate drainage improvements; complying with State law, the EPC zoning code and the ECM are proposed and illustrated on the drawings. A preliminary drainage report for this development has been included for review and approval by El Paso County.**

8. *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;* **The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. Public sidewalks and trails will be constructed as necessary to provide pedestrian connections throughout the development.**

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

10. *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;* **Antelope Ridge at Bull Hill proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces. The proposed development takes into account use to use relationships and provides adequate transitions and buffering either by landscaping, open space, or public ROW. All necessary services are available to meet the needs for the proposed development. The location and design of the proposed public**

improvements are adequate to serve the needs and mitigate the effects of the development.

11. *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;* **All necessary services are available to meet the needs for the proposed development. An elementary school site is proposed to serve the community. A 2-3 acre Fire Station site is proposed offsite as part of the overall Rolling Meadows/ Bull Hill development and located between the project boundary and the SDS parcel to the west, adjacent to Bradley Road. The addition of roads, open space/ parks, and required utility improvements are discussed in other sections of this narrative.**

12. *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;* **The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal.**

13. *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.* **The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. Four deviations are requested at this time.**

Water and Wastewater Services:

Widefield Water & Sanitation District has currently allocated potable water to Rolling Meadows/ Bull Hill in the amount of 5,721 single family equivalents which includes single family dwelling units, schools, parks, streetscapes, and a fire station.

El Paso County Water Master Plan:

Rolling Meadows/ Bull Hill is located in two pressure zones. The lower pressure zone serves this development up to an elevation of 5860 and is called the Ground Storage Service Area. The upper pressure zone is generally located north of Bradley Road and includes areas higher than elevation 5860 and is called the Elevated Tank Service Area. As part of the Lorson Ranch Development and WWSD's water infrastructure expansion portions of the water system have been built and is discussed below.

In the early stages of the Lorson Ranch Development potable watermain was constructed from the Goldfield Tank Site to Lorson Ranch and extending within Lorson Ranch to a pumpstation (RHBPS) located near the electrical transmission lines. In 2017 WWSD constructed the RHBPS pumpstation and a 12" potable watermain from Lorson Ranch to the VA Cemetery property to provide potable water to the VA Cemetery. In 2021 WWSD constructed a 2MG ground storage tank (Rolling Hills Ground Storage Tank) and watermain at the Rolling Meadows Tank site. In 2022 Lorson Ranch constructed a 16" potable watermain stub from the RHBPS to the Bull Hill property. WWSD is currently increasing the size of the RHBPS pumpstation in Lorson Ranch to provide additional service to the Ground Storage Service Area.

This project is located in the Ground Storage Service Area generally below the 5860 elevation. Watermain infrastructure required for this area includes constructing a 16" watermain from the stub at Lorson Ranch north to the Rolling Hills Ground Storage Tank and on-site watermain laterals.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three-year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single-family lot. This subdivision also includes irrigation for landscaping (high use) which is calculated as 1.2 in/week for 30 weeks per year = 3ft/year. The new water commitments are 164.85 ac-ft per year (471 lots) and 2.82 ac-ft per year (landscaping) for a total commitment of 167.67 ac-ft per year.

There is a future school site within the project area which was estimated as 7.0 ac-ft/year (see SKP233 water report) but is not included in this water commitment since the school site will not be dedicated at this time. There is also an electric substation site which does not use potable water.

Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected.

Based on the wastewater loading, the total wastewater load projected for this site is 0.096760 MGD for the 471 lots.

The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.50 MGD of wastewater effluent. The proposed development will only contribute an additional 0.09676 MGD of flow to the existing plant.

In conclusion, the proposed development is within the limits of the District's ability to serve it both with wastewater collection. Wastewater infrastructure is onsite, thus, no unusual costs will be incurred by the district or the Developer in developing this project.

In addition, Rolling Meadows/ Bull Hill meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

Total Number of Residential Units, Density, and Lot Sizes:
The proposed application for Antelope Ridge at Bull Hill includes a total of 471 single family detached units on approximately 99-acres for a density of 5 DU/ Acre. Single family lot sizes include 60'x110', 50'x110', and 45'x85'. The future development tracts provide for an additional 90 high density residential units on 6.8-acres for a density of 13 DU/Acre, and potentially 150 high density multi-family residential units on 12-acres for a density 13 DU/ Acre (or optional future Commercial).

Total Number of Industrial or Commercial Sites:

One 11.8-acre potential future commercial parcel is currently proposed. There are no industrial sites proposed with this project.

Phasing Plan and Schedule of Development:

The Antelope Ridge at Bull Hill project is Phase 1 of the larger Rolling Meadows/ Bull Hill development. Proposed roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

Approximate Acres and Percent of Land Set Aside for Open Space:

Antelope Ridge at Bull Hill is currently zoned Concept PUD and shall seek site specific PUD zoning with this application. The open space calculations detailed below assume PUD zoning.
Per the EPC LDC, 16.59-acres or 10% of the total site area is required within the PUD zoning district to be provided as open space; 165 total acres X 10% = 16.6-acres of required open space. The Antelope Ridge at Bull Hill PUDSP proposes 36.48-acres of open space, landscape area, water resource/ floodplain area and parks totaling 22.2% of the project site acreage. The total 36.48-acres of open space breaks down as follows; parks = 1.25-acres, open space = 9.48-acres, and drainage ways within open space = 25.75-acres. The open space tracts may include elements such as landscaping, existing natural open space to remain, trails, passive and active parks, and detention facilities. Additional open space may be provided within individual parcel areas, increasing the total amount of open space provided. Open space provided will be cumulative across the entire Rolling Meadows/ Bull Hill development area. No less than 25% of the required open space acreage will be usable open space for the benefit of all residents. 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.

A combination of Community Parks and Neighborhood Parks, totally 52.9-acres, have been conceptually illustrated throughout the overall Rolling Meadows/ Bull Hill development as well as trail corridors and trail connections.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed parks. Any Park Lands Agreement will be coordinated during the Final Plat process.

Types of Proposed Recreational Facilities:

Antelope Ridge at Bull Hill illustrates a pocket park site, trails, an elementary school site, open space, and natural channel open space.

Traffic Engineering:

Vehicular access and street layout is illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. Refer to the traffic impact study submitted with this application for more details regarding traffic volumes, circulation, etc. The developer will work with BJ Ranches and the State regarding the ROW for Meridian Road at the subsequent stages of the development. The developer requests that platted lots within Antelope Ridge be included in the county wide Public Improvements District (PID 4 or 5) implemented as part of the Traffic Impact Fee resolution.

School District:

Antelope Ridge at Bull Hill is dedicating one 15-acre Elementary School Site. As the overall development will be dedicating land for the various school sites, there will be no fees required as the land will count as credits given to the school district.

Proposed Services:

1. Water/ Wastewater: Widefield Water and Sanitation District
2. Gas: City of Colorado Springs
3. Electric: Mountain View Electric
4. Fire: Security Fire Protection District
5. School: Widefield District #3
6. Roads: El Paso County Road and Bridge
7. Police Protection: El Paso County Sheriff's Department

Impacts associated with the PUD & Preliminary Plan:

Please refer to the Wildlife Memo dated November 10, 2023, -prepared by Matrix Design Group for additional detailed information regarding Endangered Species, Migratory Birds, State and Local Protections, and Project Impacts.

Floodplain: There is a major hydrologic feature within the project site boundary. This property is located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0790G' effective date 'December 7, 2018'.

Channel and Floodplain improvements are proposed as part of this overall development project. The development will drain into a proposed detention pond/water quality basin system located throughout the proposed project. Flows will then be conveyed to the Jimmy Camp Creek East Tributary and/ or offsite in a manner consistent with El Paso County and State requirements.

Site Geology: RMG has provided a Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints on site related to development of the property along with proposed mitigation of the hazards. The

development will incorporate the recommended mitigation during final design and construction on site.

Wetlands: Per Jurisdictional Determination Letter (SPA-2005-00418) from the Army Corps of Engineers, the site contains non-jurisdictional isolated wetlands, other isolated waters, and an upland stock pond. Wetland features delineated for this site are associated with small, stormwater runoff fed depressional features which are not hydraulically connected to streamflow or groundwater. Site development is anticipated to sever the surface flow connection which supports these features, resulting in loss of wetland hydrology. As noted, these are not protected wetlands which do not require mitigation, however considerations for the development of wetlands has been incorporated into the proposed channel improvements.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas. Noise studies, if applicable, will be required at subsequent stages of the entitlement process.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Antelope Ridge at Bull Hill with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There are no unique natural features on the project site.

Vegetation, Wildlife Habitats and Migration Routes:
Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors

- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area.

The U.S. Fish and Wildlife Service's IPaC mapper and website database (https://ecos.fws.gov/ipac/) was used to determine the potential of migratory birds within the area. The IPaC mapper listed 8 migratory birds that may be affected by Antelope Ridge at Bull Hill; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees. In addition, there are no critical habitats found to be present on the site.

Deviation Requests (see Deviation Request and Decision Forms):

1) MAXIMUM CROSSWALK LENGTH AND PEDESTRIAN REFUGE AREAS
Requested Deviation: A deviation from providing 48 feet maximum crosswalk length is requested.

Justification: The proposed deviation is requested because alternative modifications will potentially make the intersection harder to navigate for both pedestrians and motorists. Signal and crosswalk timing can achieve a comparable level of pedestrian safety and travel time allowance. The addition of median islands would provide additional pedestrian refuge but would also make the lanes harder to navigate for motorists and commercial truck traffic with little or no material benefit to the public.

In reviewing AASHTO, MUTCD and the City of Colorado Springs Standards, no comparable standard of 48' maximum crosswalk width was found. Additionally, the pedestrian crossing distances can easily be accommodated by pedestrian clearance timing per the MUTCD and has been applied to roadways this wide or wider.

2) MID-BLOCK RAMPS ON LOCAL ROADWAYS

Requested Deviation: A deviation from providing mid-block crosswalks on local roadways when the distance between ramps is greater than 600 feet.

Justification: The proposed deviation is requested because we feel the ECM standard in certain particular situations within Antelope Ridge creates a pedestrian safety concern. Mid-Block ramps were added on the longer roadways (Echoing Grass Way & Sunlit Meadow Trail) and near the future mailbox kiosk location on Emerald Glen Lane. Several other locations, that exceed the 600' maximum, a deviation is requested. We feel that Buffalo Hills & Prairie Pine are shorter lengths and although exceeding the 600' a midblock crossing on the tighter curves is less desirable and less safe for pedestrians with little or no material benefit to the public. Additionally, mail box kiosks on these streets will be located at the ends of the streets near

proposed crosswalks. Fox Den & Hoof Hallow are adjacent to the future school site and it is our opinion that the school will prefer children to cross at the major, more controlled (crossing guarded) intersections versus children using unprotected mid-block locations.

3) STORM SEWER DEVIATION

Requested Deviation: A deviation from ECM section 3.3.1.J.2, changes in conduit size.

Justification: Mountain View Electric Association required Bull Hill development to overlot grade the substation site so they can order/construct the electric substation in 2026. The substation overlot grading and 18" storm sewer will be done in advance of the remaining Antelope Ridge at Bull Hill grading/storm sewer construction which presents a timing issue for the section of storm sewer. Therefore, we need to install the storm sewer at a shallower elevation so it can outlet downstream at existing grade elevations

4) INTERSECTION SPACING BETWEEN A LOCAL ROAD CENTERLINE AND AN ARTERIAL RIGHT-OF-WAY

Requested Deviation: The specific ECM standard that we are requesting a deviation from is "on a major collector roadway, the closest local roadway intersection to an arterial roadway shall be 660 feet (right-of-way of arterial to centerline of local roadway)."

Justification: The deviation is requested because a proposed local intersection along Roling Meadows Parkway (non-residential collector) is approximately 547' from the ROW line of Bradley Road (Arterial). The proposed alternative to the ECM standard is requested to accommodate a future access/intersection along Rolling Meadows Parkway. The deviation will not affect safety or operations, maintenance, costs, or aesthetic appearance and is a comparable design.

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

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

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

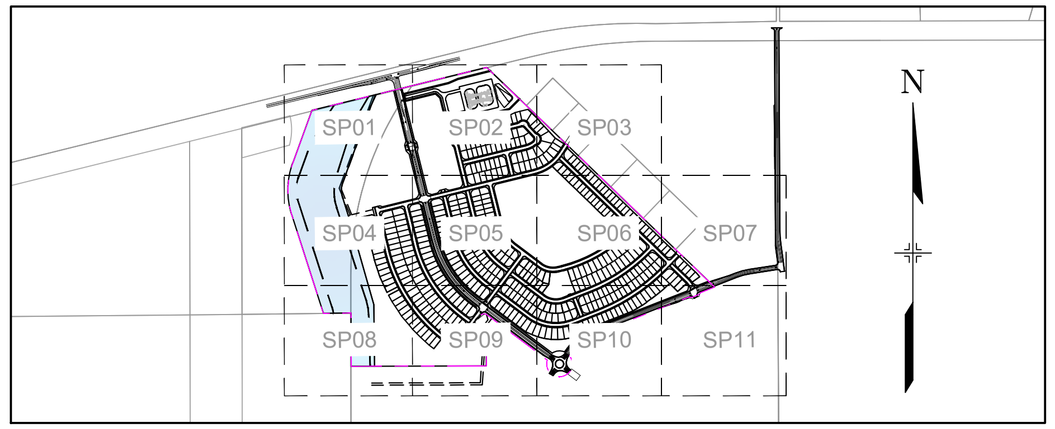
1. ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION UPON FINAL ACCEPTANCE.
2. LANDSCAPING AREAS, COMMON OPEN SPACE AND 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.

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 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 OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THEN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT: THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING: AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

OVERALL PROJECT STANDARDS: THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING. LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED BY THE PUD.

WHEN THE PROPERTY IS SUBJECT TO EXISTING OR PROPOSED COVENANTS: ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

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

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

DESCRIPTION	NUMBER	TITLE
TITLE SHEET	1	TS01
TRACT MAP AND DETAILS	2	DT01
PUD DETAILS	3-6	DT02-DT05
SITE PLANS	7-17	SP01-SP11
LANDSCAPE NOTES AND DETAILS	18-19	LD01-LD02
LANDSCAPE PLANS	20-31	LS01-LS12

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

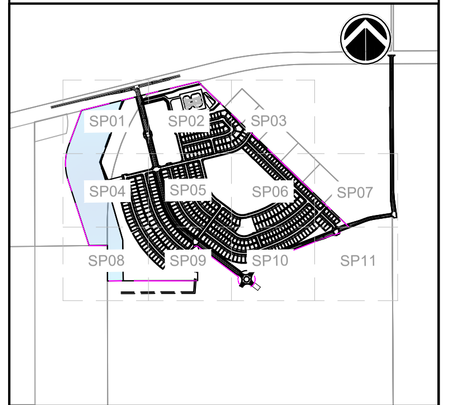
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

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

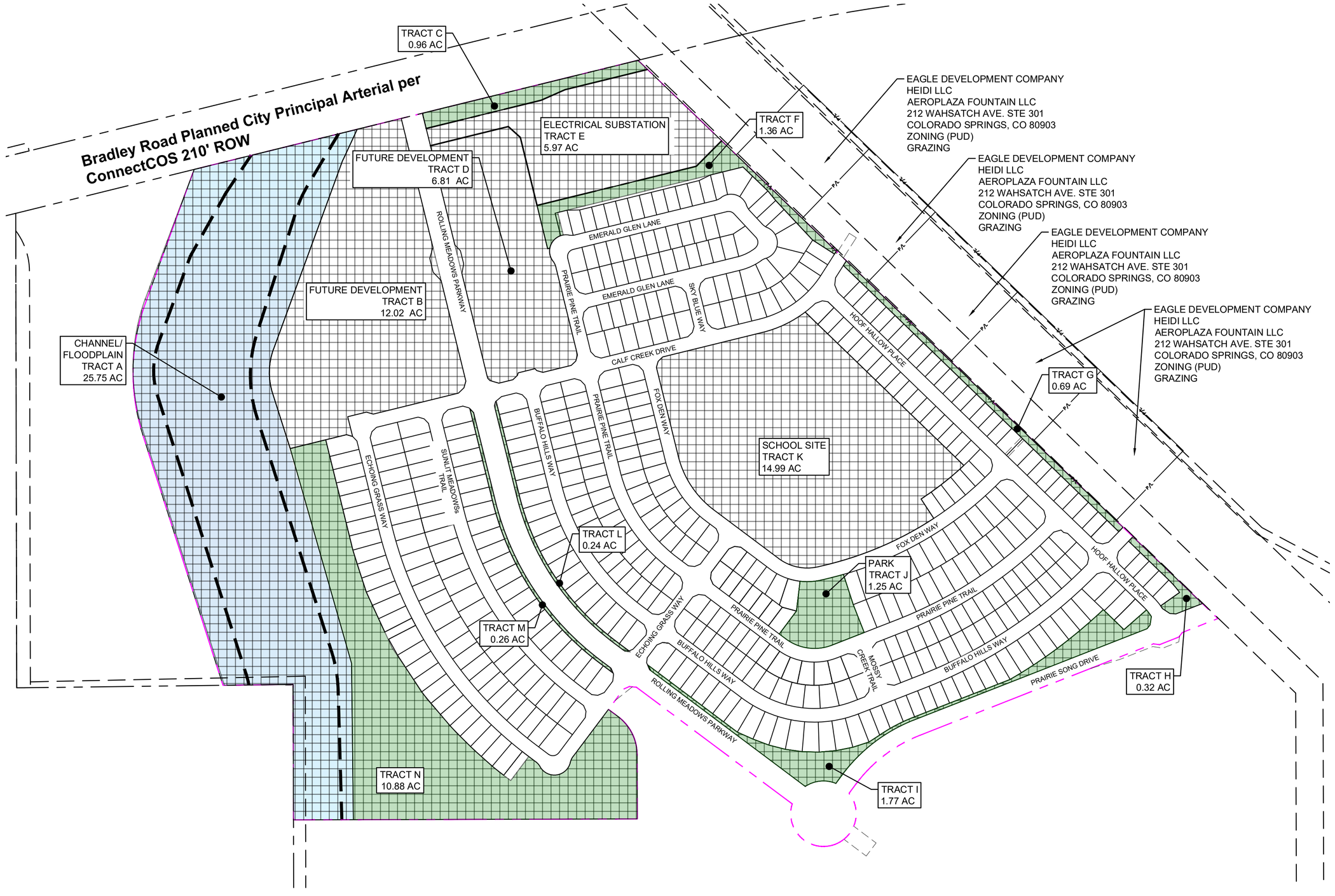
PCD FILE NO.:

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



N

GRAPHIC SCALE

250' 0' 250' 500'

(IN FEET)
1 inch = 250 ft.

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.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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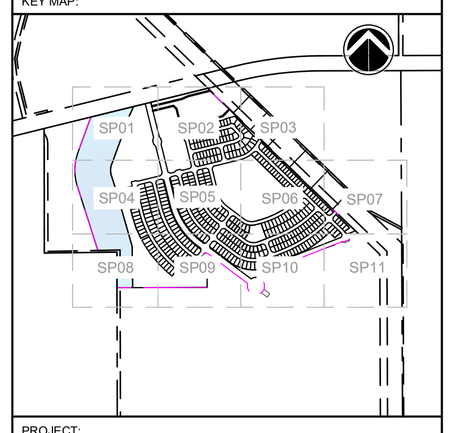

PROJECT:

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.:

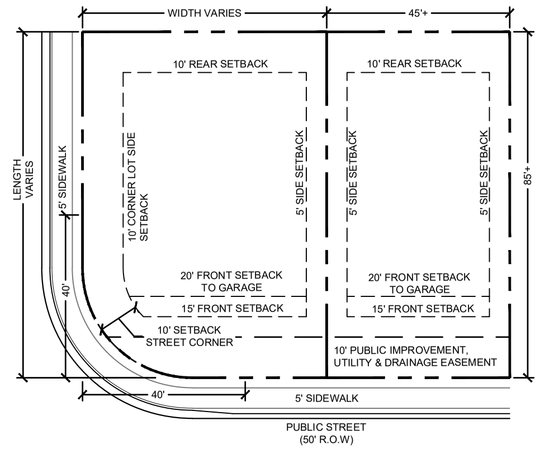
FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CADD\50M PLAN SETS\DEVELOPMENT PLAN\DT01.DWG

ANTELOPE RIDGE AT BULL HILL

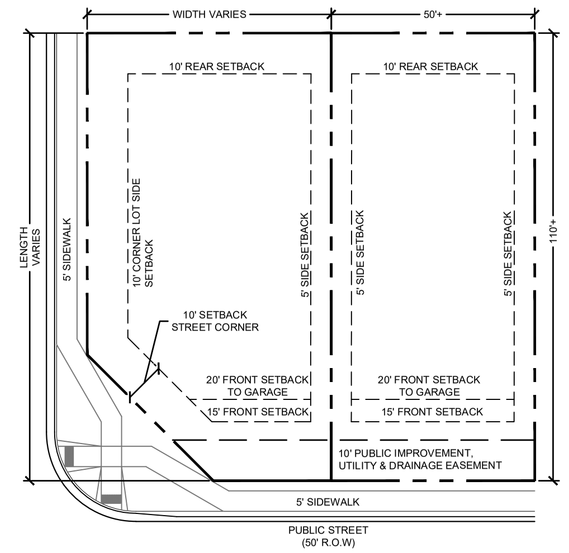
EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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



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
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OWNER/DEVELOPER:

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212 N Wahsatch Dr., Suite 301
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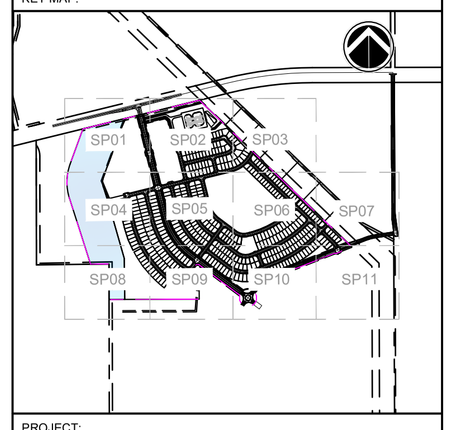
(719) 635-3200

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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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.:

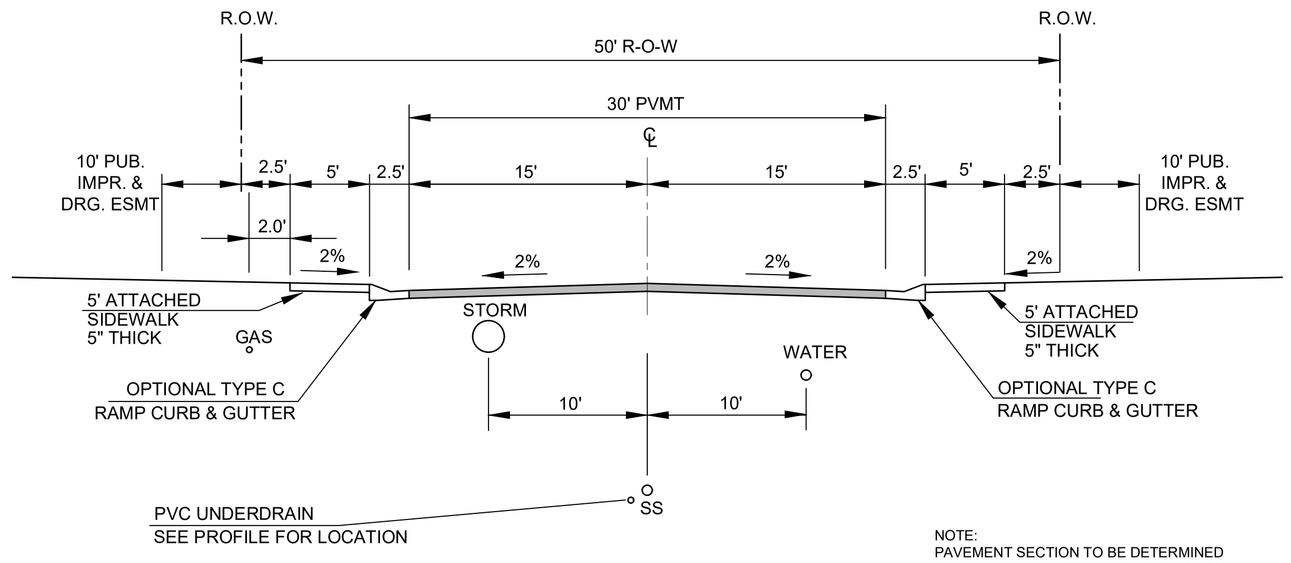
FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP\500 CAD\500\4 PLAN SETS\DEVELOPMENT PLAN\DT02.DWG

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

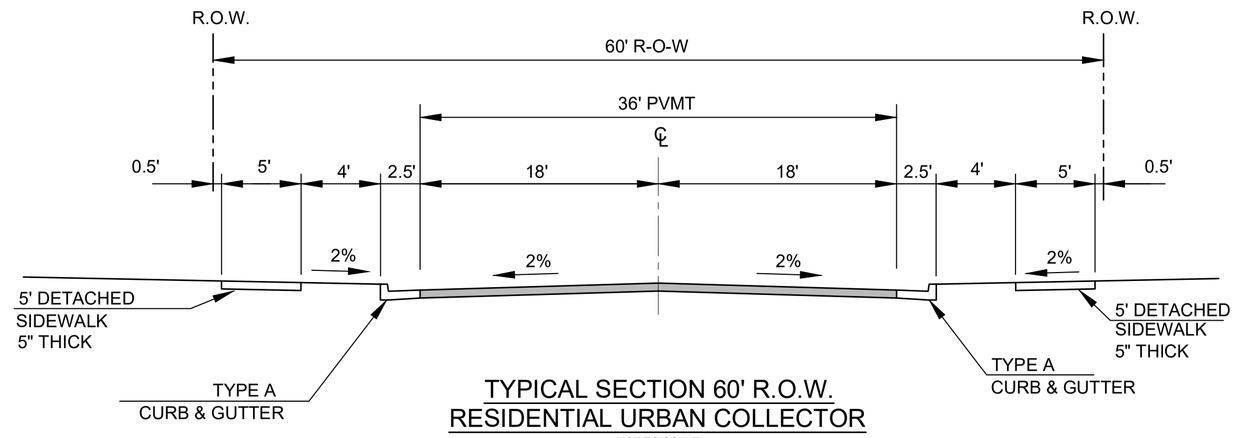


DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

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.



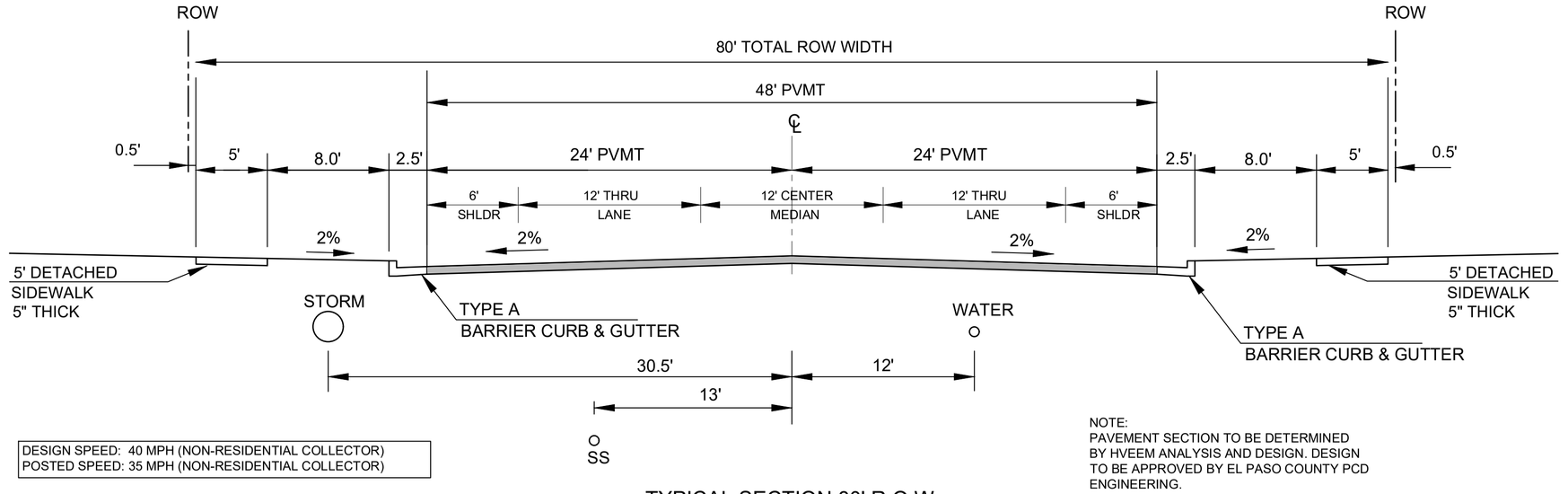
TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR

NOT TO SCALE

PRAIRIE SONG DRIVE

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

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 (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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CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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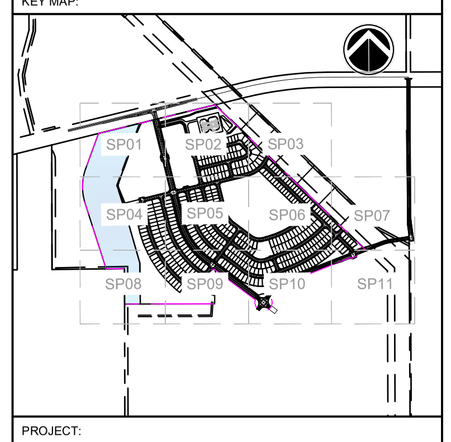

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EL PASO COUNTY, COLORADO
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PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET TITLE:

PUD DETAILS

DT03

SHEET 4 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

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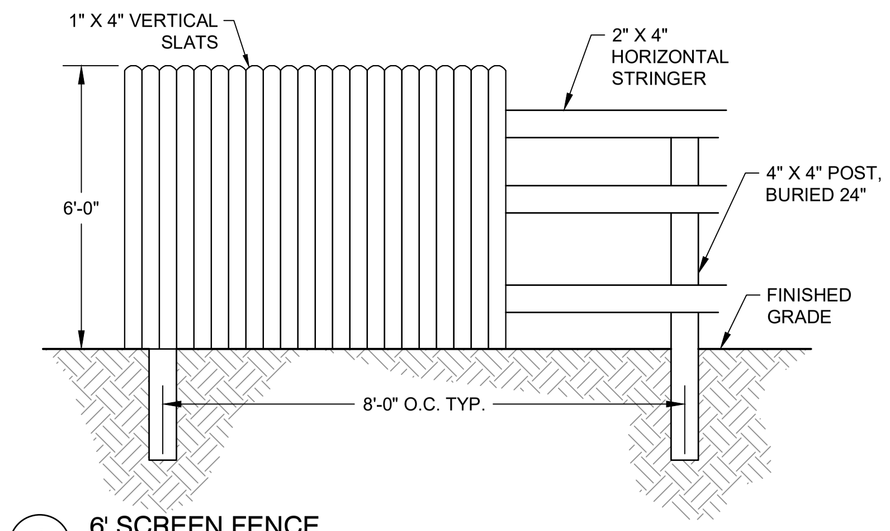
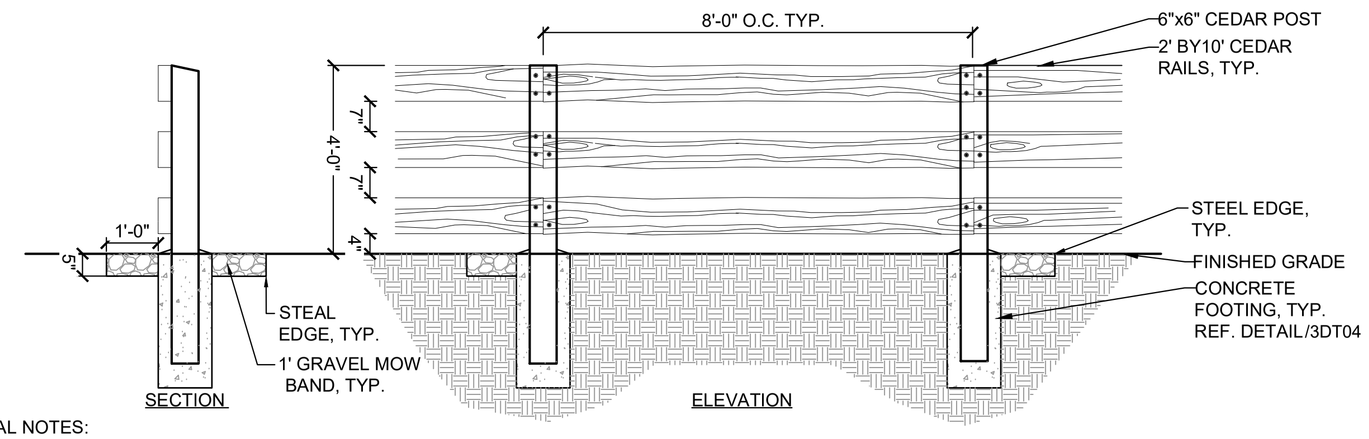


1 6' SCREEN FENCE

NTS

MS-PR1-ANT-02

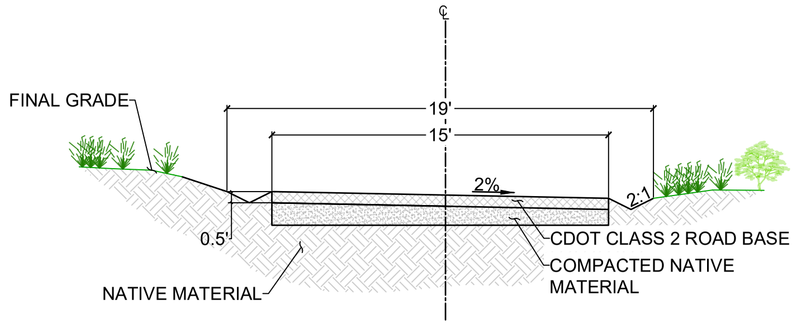


GENERAL NOTES:
1. ALL WOOD TO BE PRESSURE TREATED RED CEDAR FINISH.
2. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. ALL RAIL MUST FACE OUTWARDS TOWARD THE STREET OR ADJACENT PROPERTY.

2 3-RAIL WOOD FENCE

NTS

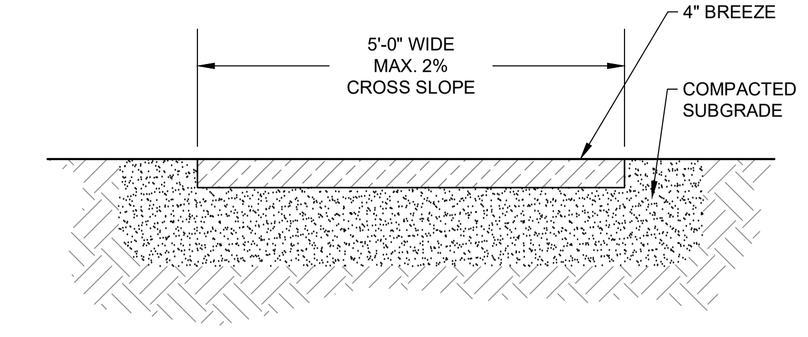
MS-PR1-ANT-14



3 TYPICAL COUNTY ACCESS ROAD CROSS SECTION

NTS

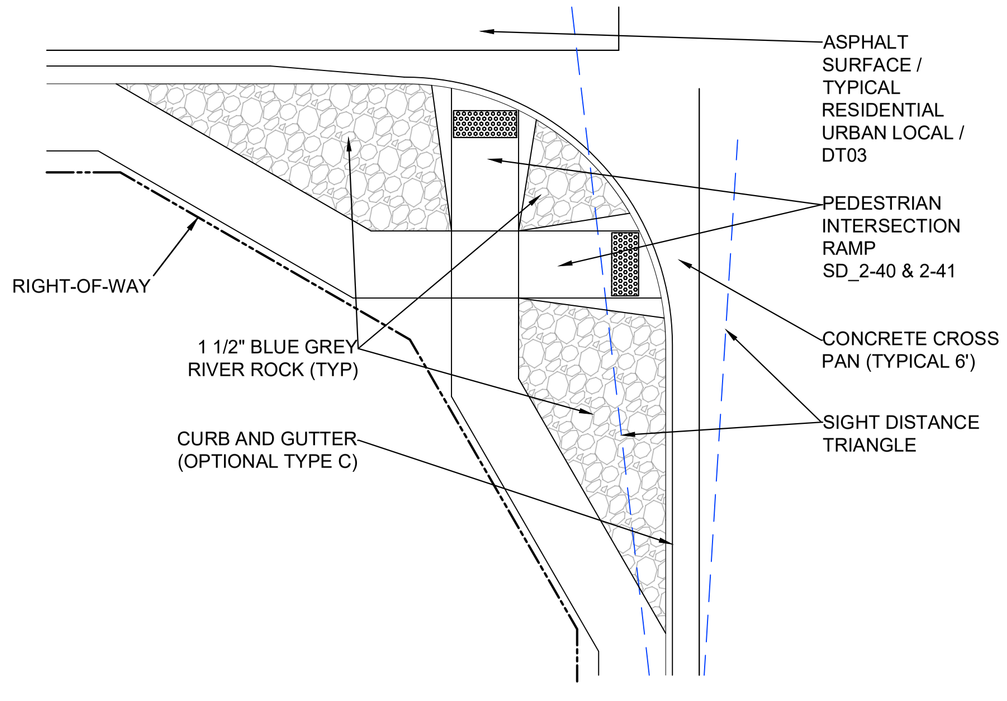
MS-PR1-ANT-05



4 5' COMPACTED BREEZE TRAIL

NTS

MS-PR1-ANT-04



5 PEDESTRIAN RAMP INTERSECTION

NTS

MS-PR1-ANT-20

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

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

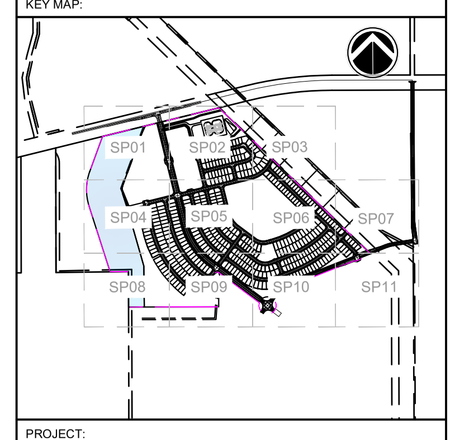
OWNER/DEVELOPER:

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:

PUD DETAILS

DT04

SHEET 5 OF 31

PCD FILE NO.:

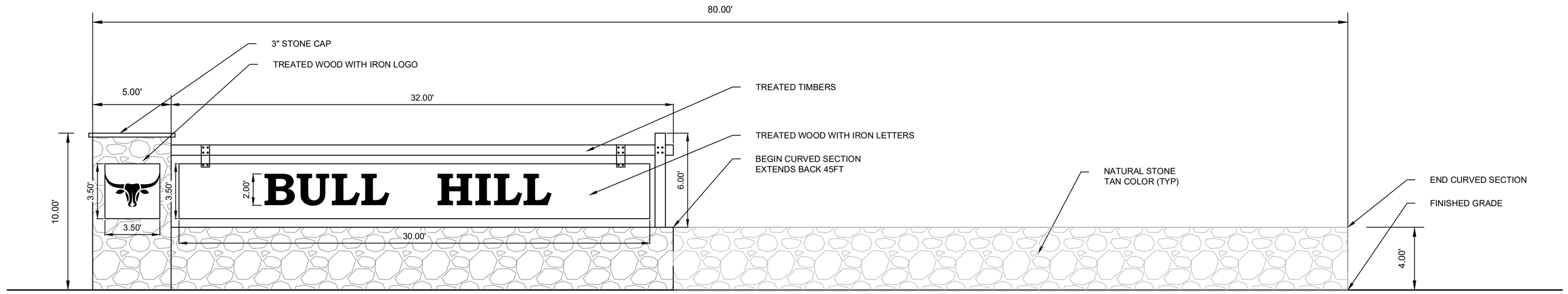
FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\500\4 PLAN SETS\DEVELOPMENT PLAN\DT02.DWG

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

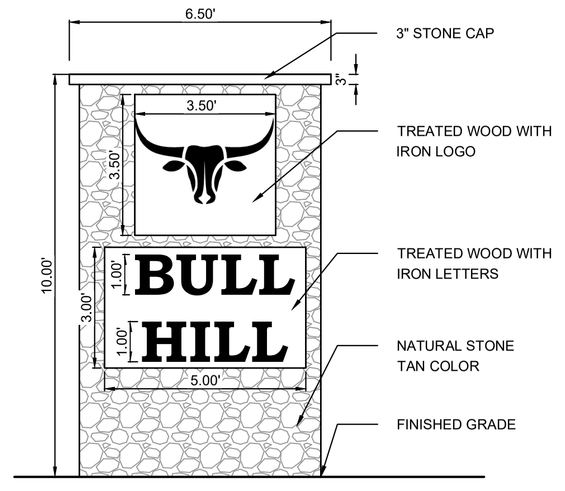
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO



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

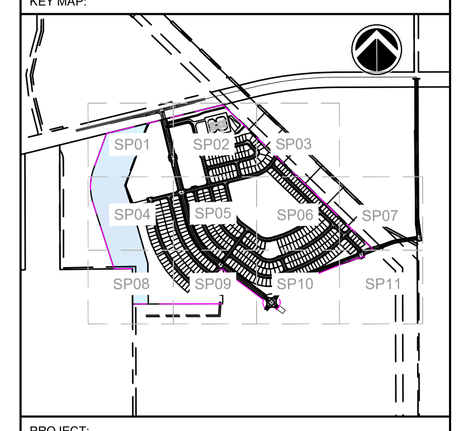
OWNER/DEVELOPER:

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
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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

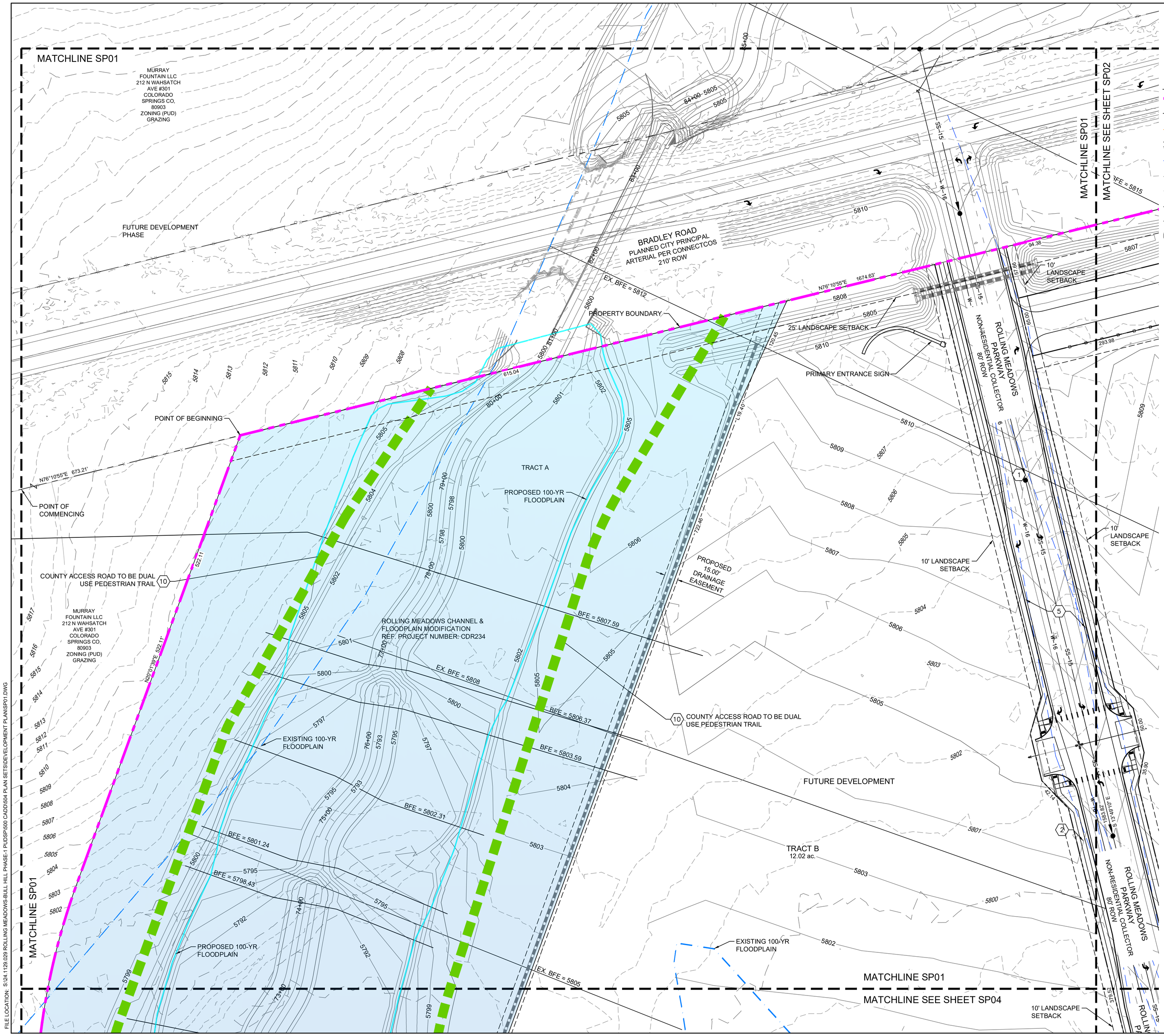
SHEET TITLE:

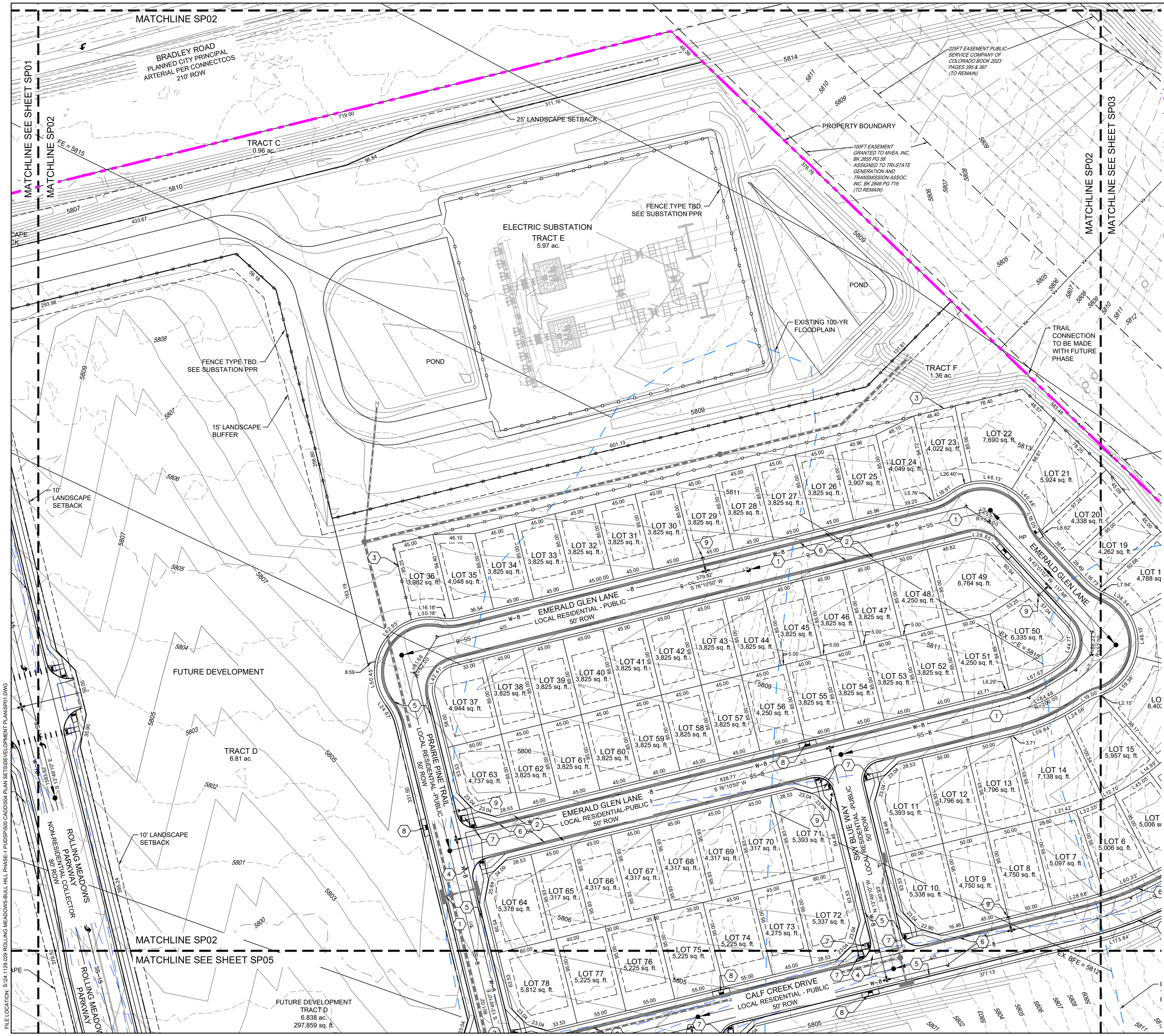
DT05

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


MATCHLINE SP01
MURRAY FOUNTAIN LLC 212 N WAHSATCH AVE #301 COLORADO SPRINGS CO, 80903 ZONING (PUD) GRAZING
FUTURE DEVELOPMENT PHASE
BRADLEY ROAD
PLANNED CITY PRINCIPAL ARTERIAL PER CONNECTCOS 210' ROW
EX. BFE = 5812
PROPERTY BOUNDARY
25' LANDSCAPE SETBACK
PRIMARY ENTRANCE SIGN
POINT OF BEGINNING
N76°10'55"E 673.21'
POINT OF COMMENCING
TRACT A
PROPOSED 100-YR FLOODPLAIN
COUNTY ACCESS ROAD TO BE DUAL USE PEDESTRIAN TRAIL
ROLLING MEADOWS CHANNEL & FLOODPLAIN MODIFICATION REF. PROJECT NUMBER: CDR234
EXISTING 100-YR FLOODPLAIN
BFE = 5807.59
EX. BFE = 5808
BFE = 5806.37
BFE = 5803.59
BFE = 5802.31
BFE = 5801.24
BFE = 5798.43
EX. BFE = 5805
PROPOSED 15.00' DRAINAGE EASEMENT
10' LANDSCAPE SETBACK
ROLLING MEADOWS PARKWAY NON-RESIDENTIAL COLLECTOR 80' ROW
FUTURE DEVELOPMENT
TRACT B
12.02 ac.
EXISTING 100-YR FLOODPLAIN
MATCHLINE SP01
MATCHLINE SEE SHEET SP04
MATCHLINE SEE SHEET SP02
FFE = 5815
N76°10'55"E 1674.63'
N76°10'55"E 522.11'
N76°10'55"E 293.98'
S13°49'05"E 215.00'
S13°49'05"E 293.98'
S13°49'05"E 42.74'
S13°49'05"E 35.90'
S13°49'05"E 28.00'
S13°49'05"E 28.00'
S13°49'05"E 28.00



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)

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

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

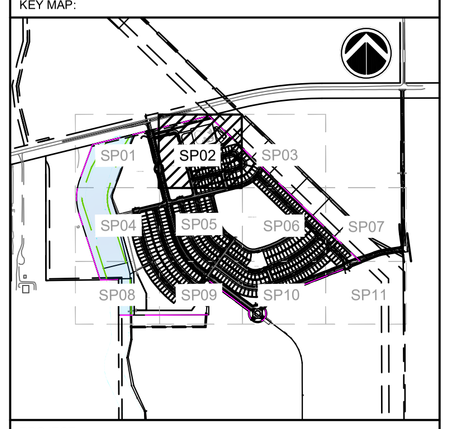
OWNER/DEVELOPER:

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:	

SITE PLAN

SP02

SHEET 8 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\3504 PLAN SETS\DEVELOPMENT PLANS\P01.DWG

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'

GAS PIPELINE EASEMENT BOOK 6426 PAGE 1105

MATCHLINE SP03

MATCHLINE SEE SHEET SP06

EXISTING 100-YR FLOODPLAIN

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

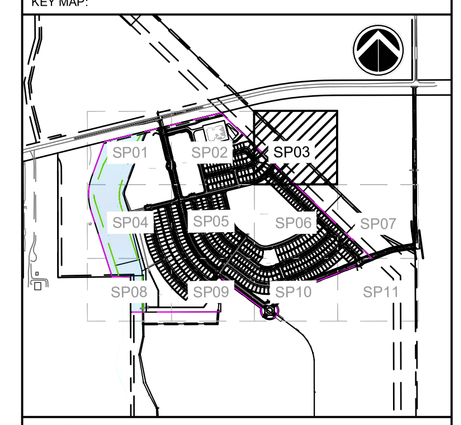
OWNER/DEVELOPER:

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
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DRAWING INFORMATION:

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.:

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

MATCHLINE SEE SHEET SP01

MATCHLINE SP04

MATCHLINE SEE SHEET SP08

MATCHLINE SP04

MATCHLINE SEE SHEET SP05

MATCHLINE SP04

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
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1. ASPHALT SURFACE (TYPICAL)
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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:

SP01 SP02 SP03 SP04 SP05 SP06 SP07 SP08 SP09 SP10 SP11

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:	

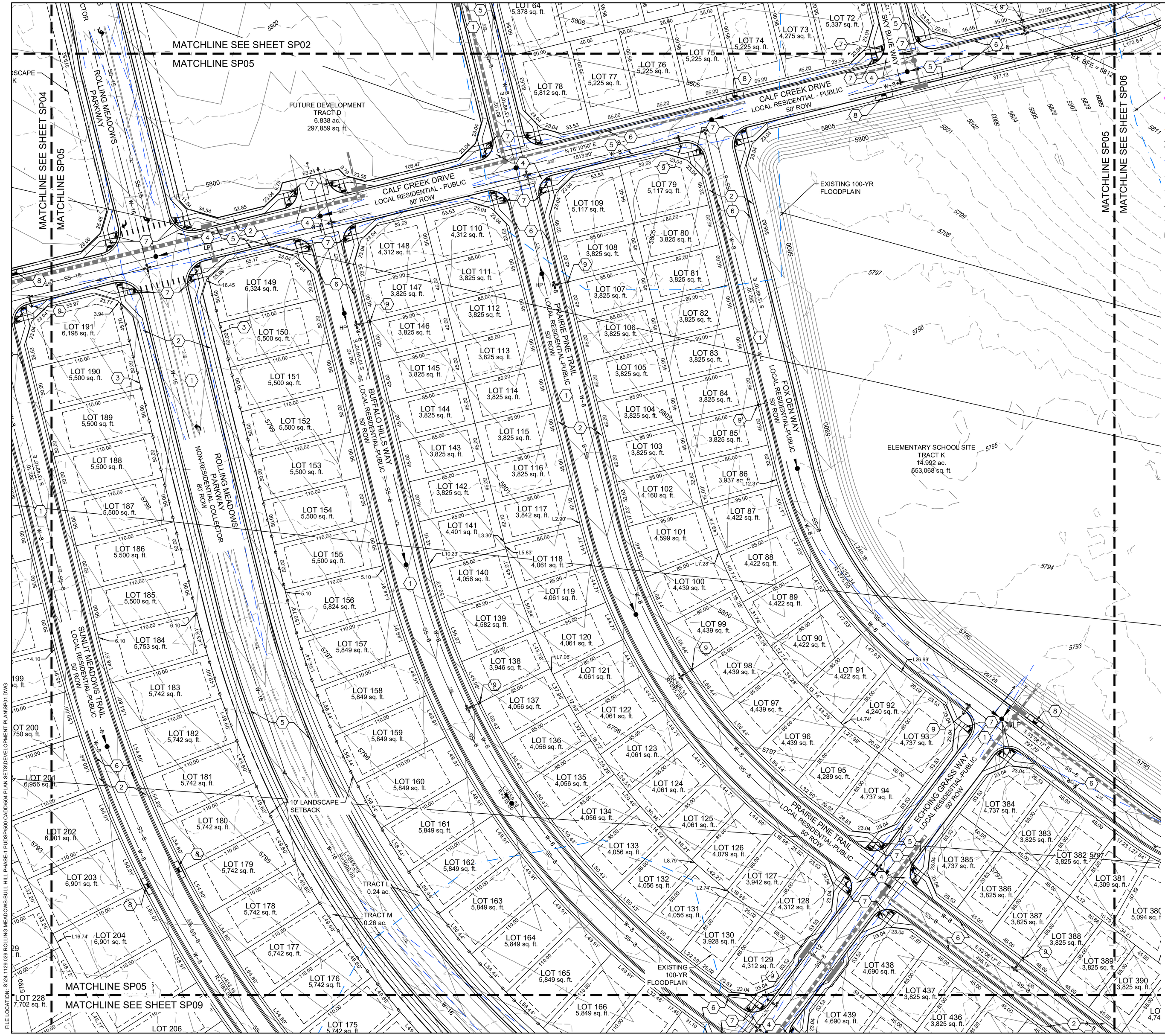
SITE PLAN

SP04

SHEET 10 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\504 PLAN SET\DEVELOPMENT PLANS\PS01.DWG


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
SUNLIT MEADOWS TRAIL
LOCAL RESIDENTIAL-PUBLIC
50' ROW
FOX DEN WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW
ECHOING GRASS WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW
SKY BLUE WAY
EXISTING 100-YR
FLOODPLAIN
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
5,624 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
6,750 sq. ft.
LOT 201
6,956 sq. ft.
LOT 202
6,901 sq. ft.
LOT 203
6,901 sq. ft.
LOT 204
6,901 sq. ft.
LOT 206
LOT 228
7,702 sq. ft.
LOT 369
3,825 sq. ft.
LOT 380
5,094 sq. f
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 13°49'10" E
322.00'
S 13°49'10" E
322.00'
S 51°49'10" E
302.00'
S 51°49'10" E
302.00'
S 50°08'17" E
287.22'
S 50°08'17" E
489.19'
R=1000.00'
L=1808.74'
R=1000.00'
L=611.39'
R=1000.00'
R=1000.00'
L=240.08'
R=1000.00'
L=587.30'
R=1000.00'
L=173.84'
R=1000.00'
L=12.37'
L=2.74'
L=2.90'
L=3.30'
L=5.83'
L=7.28'
L=7.06'
L=26.99'
L=16.74'
L=12.39'
L=17.45'
L=9.16'
L=4.74'
L=4.10'
L=6.10'
L=5.10'
L=16.45'
L=25.89'
L=16.98'
L=19.98'
L=42.27'
L=36.29'
L=8.79'
L=24.65'
L=20.46'
L=30.38'
L=44.72'
L=44.60'
L=19.98'
L=25.02'
L=22.39'
L=17.45'
L=9.16'
L=12.62'
L=22.89'
L=16.46'
L=45.00'
L=50.00'
L=28.53'
L=23.04'
L=22.90'
L=16.46'
L=45.00'
L=50.00'
L=377.13'
L=17.23'
L=27.84'
L=29.83'
L=10.78'
L=37.21'
L=4.12'
L=30.98'
L=27.97'
L=39.44'
L=12.37'
L=26.99'
L=20.26'
L=20.02'
L=28.53'
L=23.04'
L=23.04'
L=28.53'
L=45.00

MATCHLINE SEE SHEET SP03
MATCHLINE SP06
MATCHLINE SEE SHEET SP05
MATCHLINE SEE SHEET SP07
MATCHLINE SP10

CALF CREEK DRIVE
HOOF HALLOW PLACE
LOCAL RESIDENTIAL - PUBLIC
50' ROW
FOX DEN WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW
PRAIRIE PINE TRAIL
LOCAL RESIDENTIAL-PUBLIC
50' ROW
BUFFALO HILLS WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW

PROPERTY BOUNDARY
EXISTING 100-YR FLOODPLAIN
EX. BFE = 5808
EX. BFE = 5805
EX. BFE = 5800
ELEMENTARY SCHOOL SITE
TRACT K
14.99 ac.
POCKET PARK
TRACT J
TRACT G
0.69 ac.

GAS PIPELINE EASEMENT
BOOK 6426 PAGE 1105
225FT EASEMENT PUBLIC SERVICE COMPANY OF COLORADO BOOK 2023 PAGES 395 & 397 (TO REMAIN)
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)

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

LOT 331 3,825 sq. ft.
LOT 332 3,825 sq. ft.
LOT 333 3,825 sq. ft.
LOT 334 4,250 sq. ft.
LOT 335 4,250 sq. ft.
LOT 336 3,825 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 4,204 sq. ft.
LOT 348 3,825 sq. ft.
LOT 349 3,825 sq. ft.
LOT 350 3,825 sq. ft.
LOT 351 3,825 sq. ft.
LOT 352 3,825 sq. ft.
LOT 353 3,825 sq. ft.
LOT 354 3,825 sq. ft.
LOT 355 3,825 sq. ft.
LOT 356 3,825 sq. ft.
LOT 357 3,825 sq. ft.
LOT 358 3,898 sq. ft.
LOT 359 4,877 sq. ft.
LOT 360 3,962 sq. ft.
LOT 361 3,962 sq. ft.
LOT 362 3,962 sq. ft.
LOT 363 3,962 sq. ft.
LOT 364 3,962 sq. ft.
LOT 365 6,406 sq. ft.
LOT 366 5,732 sq. ft.
LOT 367 5,732 sq. ft.
LOT 368 5,732 sq. ft.
LOT 369 5,732 sq. ft.
LOT 370 5,732 sq. ft.
LOT 371 5,732 sq. ft.
LOT 372 5,732 sq. ft.
LOT 373 5,732 sq. ft.
LOT 374 5,732 sq. ft.
LOT 375 5,732 sq. ft.
LOT 376 5,735 sq. ft.
LOT 377 5,797 sq. ft.
LOT 378 5,712 sq. ft.
LOT 379 5,968 sq. ft.
LOT 380 5,094 sq. ft.
LOT 381 4,309 sq. ft.
LOT 389 3,825 sq. ft.
LOT 390 3,825 sq. ft.
LOT 391 4,749 sq. ft.
LOT 392 5,510 sq. ft.
LOT 393 5,575 sq. ft.
LOT 394 5,574 sq. ft.
LOT 395 5,714 sq. ft.
LOT 396 5,714 sq. ft.
LOT 397 5,714 sq. ft.
LOT 398 5,714 sq. ft.
LOT 399 5,714 sq. ft.
LOT 400 5,714 sq. ft.
LOT 401 5,714 sq. ft.
LOT 402 5,714 sq. ft.
LOT 403 5,714 sq. ft.
LOT 404 5,714 sq. ft.
LOT 405 5,714 sq. ft.
LOT 406 6,742 sq. ft.
LOT 407 4,577 sq. ft.
LOT 408 3,911 sq. ft.
LOT 409 3,911 sq. ft.
LOT 410 3,911 sq. ft.
LOT 411 3,911 sq. ft.
LOT 412 3,911 sq. ft.
LOT 413 3,911 sq. ft.
LOT 414 3,911 sq. ft.
LOT 415 3,911 sq. ft.
LOT 416 3,911 sq. ft.
LOT 417 3,911 sq. ft.
LOT 418
LOT 319 3,825 sq. ft.
LOT 320 3,825 sq. ft.
LOT 321 4,250 sq. ft.
LOT 322 4,675 sq. ft.
LOT 323 4,675 sq. ft.
LOT 324 3,825 sq. ft.
LOT 325 3,825 sq. ft.
LOT 326 3,825 sq. ft.
LOT 327 3,825 sq. ft.
LOT 328 3,825 sq. ft.
LOT 329 3,825 sq. ft.
LOT 330 3,825 sq. ft.
LOT 314 3,825 sq. ft.
LOT 315 4,250 sq. ft.
LOT 316 4,250 sq. ft.
LOT 317 3,825 sq. ft.
LOT 318 3,825 sq. ft.
LOT 301 5,669 sq. ft.
LOT 302 5,669 sq. ft.
LOT 303 6,254 sq. ft.
LOT 463 4,116 sq. ft.
LOT 464 4,116 sq. ft.
LOT 465 4,116 sq. ft.
LOT 466 4,116 sq. ft.
LOT 467 4,116 sq. ft.
LOT 468 4,116 sq. ft.
LOT 469 4,116 sq. ft.
LOT 470 4,116 sq. ft.
LOT 471 4,785 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

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-1 PUDSP-5500 CAD\5504 PLAN SET\SITE\DEVELOPMENT PLAN\SP01.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

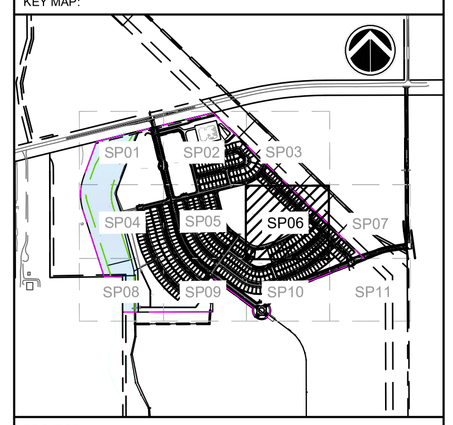
OWNER/DEVELOPER:

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:	

SITE PLAN

SP06

SHEET 12 OF 31

PCD FILE NO.:

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

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

FUTURE DEVELOPMENT PHASE

MERIDIAN ROAD
PLANNED MINOR ARTERIAL
100' ROW

BUFFALO HILLS WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW

HOOF HALLOW PLACE
LOCAL RESIDENTIAL-PUBLIC
50' ROW

PRAIRIE SONG DRIVE
RESIDENTIAL COLLECTOR
60' ROW

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.
TRACT H 0.32 ac.
TRACT I 1.766 ac. 76,920 sq. ft.

PROPERTY BOUNDARY
10' LANDSCAPE SETBACK
10' LANDSCAPE SETBACK
GAS PIPELINE EASEMENT BOOK 6426 PAGE 1105
GAS PIPELINE EASEMENT BOOK 6426 PAGE 1105
225FT EASEMENT PUBLIC SERVICE COMPANY OF COLORADO BOOK 2023 PAGES 385 & 397 (TO REMAIN)
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

N 44°02'13" E 589.38'
S 68°36'12"W 139.82'
S 81°16'05" W 302.18'
S 00°16'45" E 1904.46'
S 00°16'45" E 1257.90'
L=343.06' R=1000.00'
L=197.82' R=600.00'
L=234.75' R=200.00'

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:
SP01 SP02 SP03 SP04 SP05 SP06 SP07 SP08 SP09 SP10 SP11

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

SP07

SHEET 13 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-I PUDSP\500 CAD\SP PLAN SETS\DEVELOPMENT PLANS\PH1.DWG

MATCHLINE SEE SHEET SP04

MATCHLINE SP08

PROPOSED 100-YR FLOODPLAIN

BFE = 5789.01

COUNTY ACCESS ROAD TO BE DUAL USE PEDESTRIAN TRAIL

PROPOSED 100-YR FLOODPLAIN

BFE = 5787.38

BFE = 5785.35

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

EX. BFE = 5792

PROPERTY BOUNDARY

PROPOSED 100-YR FLOODPLAIN

UTILITY EASEMENT R.N. 217152003

S89°17'26"W 256.96'

BFE = 5784.33

EX. BFE = 5790

COUNTY ACCESS ROAD TO BE DUAL USE PEDESTRIAN TRAIL

UTILITY EASEMENT R.N. 217152003

TRACT A

N00°08'50"W 496.33'

BFE = 5782.67

BFE = 5780.55

EX. BFE = 5787

PROPOSED 100-YR FLOODPLAIN

BFE = 5779.81

MATCHLINE SP08

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

POND C

TRACT N
10.88 ac.

FUTURE DEVELOPMENT PHASE

EXISTING 100-YR FLOODPLAIN

MATCHLINE SP08

MATCHLINE SEE SHEET SP09

ECHOING GRASS WAY
50' ROW
LOCAL RESIDENTIAL - PUBLIC

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.

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 (W-8)
- PROPOSED SEWER (SS-8)
- 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:

SP01 SP02 SP03 SP04 SP05 SP06 SP07 SP08 SP09 SP10 SP11

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:	

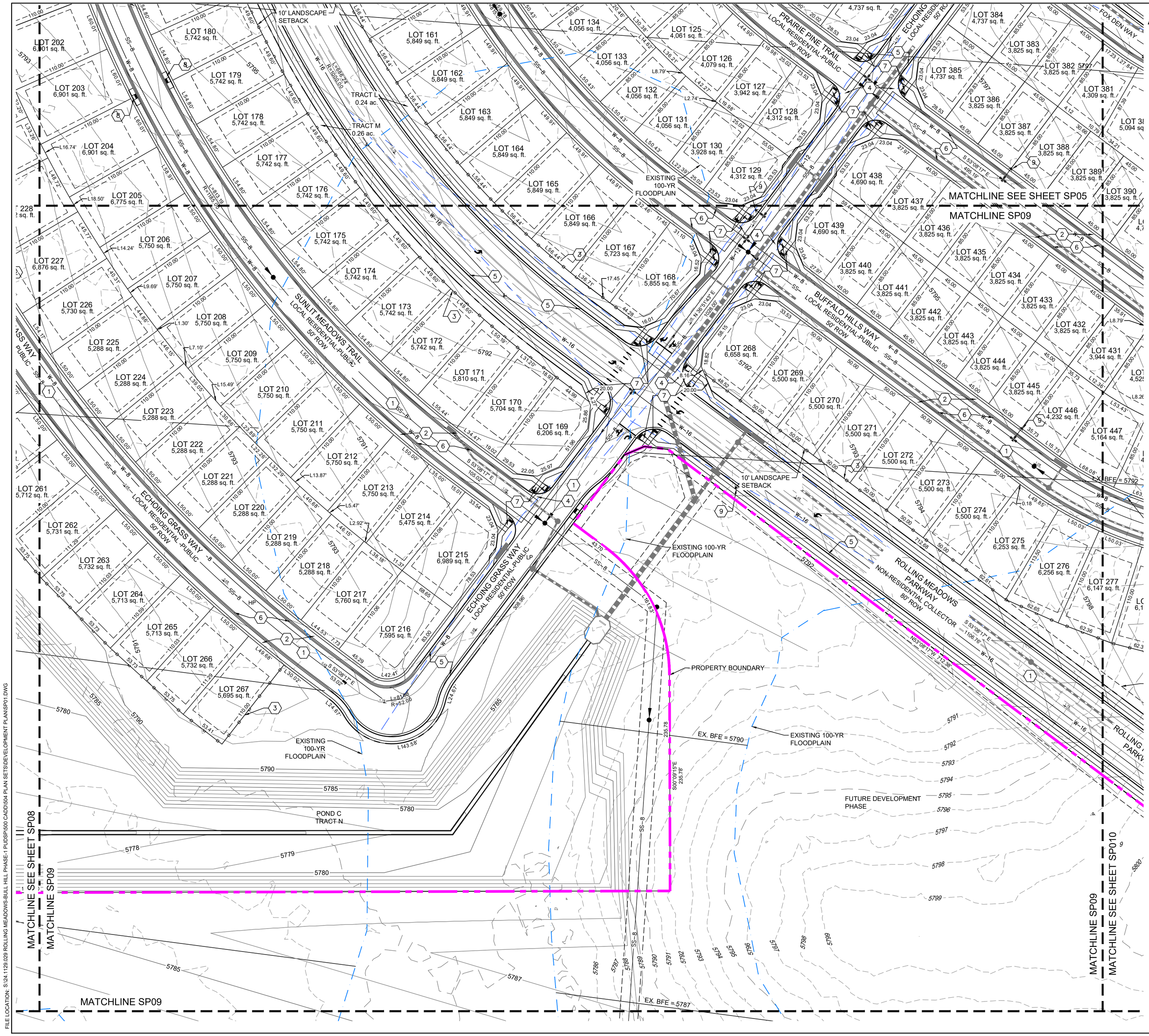
SITE PLAN

SP08

SHEET 14 OF 31

PCD FILE NO.:

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


MATCHLINE SEE SHEET SP05
MATCHLINE SP09
MATCHLINE SEE SHEET SP08
MATCHLINE SP09
MATCHLINE SP09
MATCHLINE SEE SHEET SP010
MATCHLINE SP09
10' LANDSCAPE SETBACK
10' LANDSCAPE SETBACK
PRAIRIE PINE TRAIL
LOCAL RESIDENTIAL-PUBLIC
50' ROW
SUNLIT MEADOWS TRAIL
LOCAL RESIDENTIAL-PUBLIC
50' ROW
BUFFALO HILLS WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW
ECHOING GRASS WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW
ROLLING MEADOWS PARKWAY
NON-RESIDENTIAL COLLECTOR
80' ROW
FOX DEN WAY
EXISTING 100-YR FLOODPLAIN
EXISTING 100-YR FLOODPLAIN
EXISTING 100-YR FLOODPLAIN
PROPERTY BOUNDARY
EX. BFE = 5790
EX. BFE = 5787
EX. BFE = 5792
FUTURE DEVELOPMENT PHASE
POND C
TRACT N
TRACT L
0.24 ac.
TRACT M
0.26 ac.
LOT 202 6,901 sq. ft.
LOT 203 6,901 sq. ft.
LOT 204 6,901 sq. ft.
LOT 205 6,775 sq. ft.
LOT 206 5,750 sq. ft.
LOT 207 5,750 sq. ft.
LOT 208 5,750 sq. ft.
LOT 209 5,750 sq. ft.
LOT 210 5,750 sq. ft.
LOT 211 5,750 sq. ft.
LOT 212 5,750 sq. ft.
LOT 213 5,750 sq. ft.
LOT 214 5,475 sq. ft.
LOT 215 6,989 sq. ft.
LOT 216 7,595 sq. ft.
LOT 217 5,760 sq. ft.
LOT 218 5,288 sq. ft.
LOT 219 5,288 sq. ft.
LOT 220 5,288 sq. ft.
LOT 221 5,288 sq. ft.
LOT 222 5,288 sq. ft.
LOT 223 5,288 sq. ft.
LOT 224 5,288 sq. ft.
LOT 225 5,288 sq. ft.
LOT 226 5,730 sq. ft.
LOT 227 6,876 sq. ft.
LOT 228 sq. ft.
LOT 261 5,712 sq. ft.
LOT 262 5,731 sq. ft.
LOT 263 5,732 sq. ft.
LOT 264 5,713 sq. ft.
LOT 265 5,713 sq. ft.
LOT 266 5,732 sq. ft.
LOT 267 5,695 sq. ft.
LOT 268 6,658 sq. ft.
LOT 269 5,500 sq. ft.
LOT 270 5,500 sq. ft.
LOT 271 5,500 sq. ft.
LOT 272 5,500 sq. ft.
LOT 273 5,500 sq. ft.
LOT 274 5,500 sq. ft.
LOT 275 6,253 sq. ft.
LOT 276 6,256 sq. ft.
LOT 277 6,147 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 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 167 5,723 sq. ft.
LOT 168 5,855 sq. ft.
LOT 169 6,206 sq. ft.
LOT 170 5,704 sq. ft.
LOT 171 5,810 sq. ft.
LOT 172 5,742 sq. ft.
LOT 173 5,742 sq. ft.
LOT 174 5,742 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 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 431 3,944 sq. ft.
LOT 432 3,825 sq. ft.
LOT 433 3,825 sq. ft.
LOT 434 3,825 sq. ft.
LOT 435 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.
LOT 440 3,825 sq. ft.
LOT 441 3,825 sq. ft.
LOT 442 3,825 sq. ft.
LOT 443 3,825 sq. ft.
LOT 444 3,825 sq. ft.
LOT 445 3,825 sq. ft.
LOT 446 4,232 sq. ft.
LOT 447 5,164 sq. ft.
S 53°08'17" E
S 36°51'43" W
N 53°08'17" W
N 36°51'43" E
S 00°09'15" E
235.78'
R=852.00'
L=91.06'
L=143.58'
L=42.41'
L=24.67'
L=24.67'
L=161.63'
L=68.08'
L=53.43'
L=50.03'
L=50.03'
L=50.03

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 (W-8)
- PROPOSED SEWER (SS-8)
- 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 SP10

MATCHLINE SEE SHEET SP09

MATCHLINE SP10

MATCHLINE SP10

MATCHLINE SEE SHEET SP11

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)
1 inch = 50 ft.

N

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

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

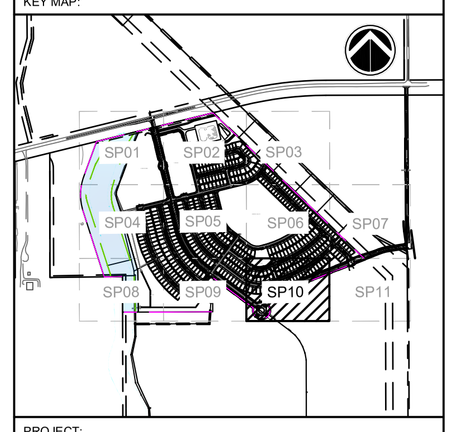
OWNER/DEVELOPER:

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:

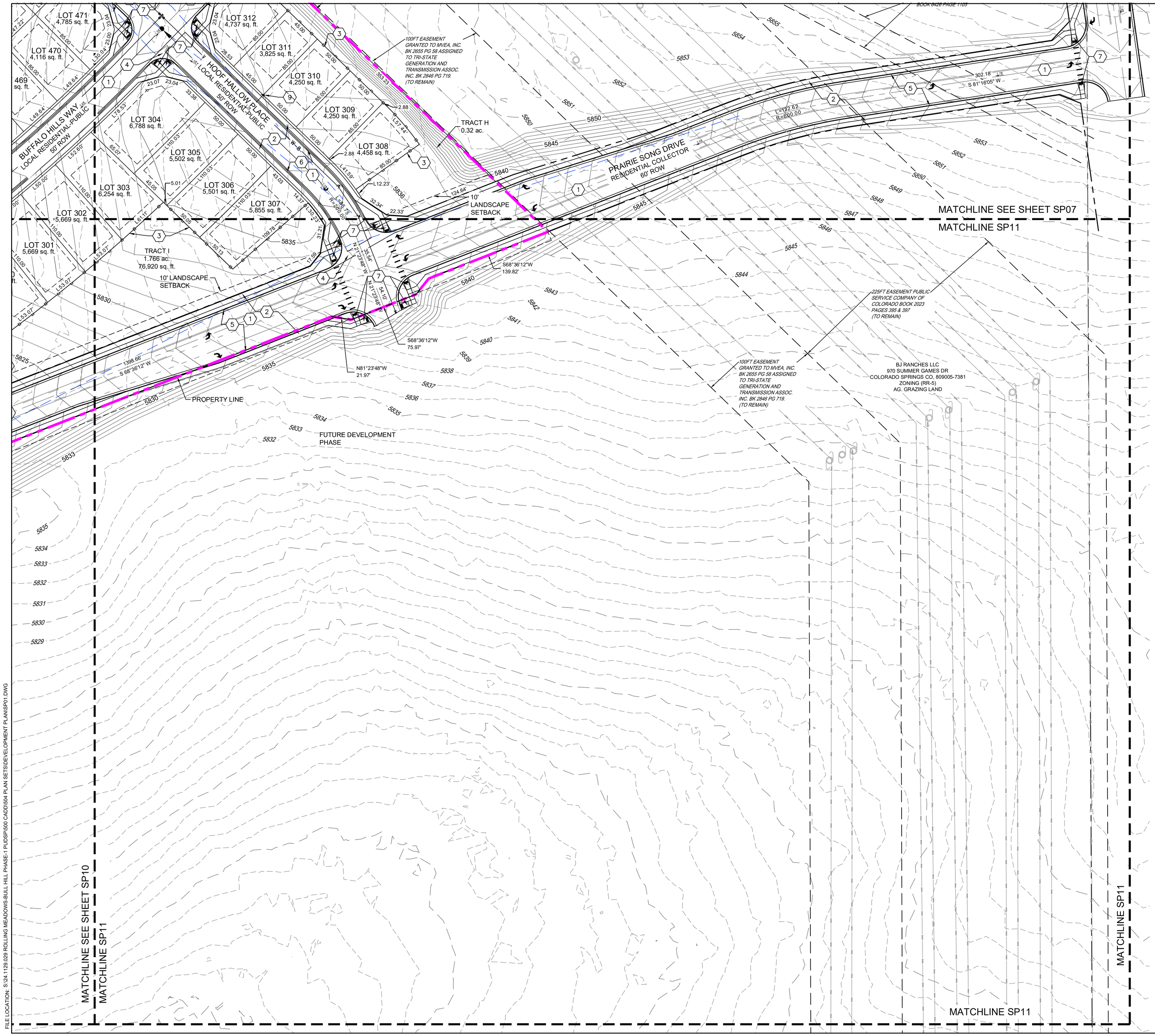
SITE PLAN

SP10

SHEET 16 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\SP04 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
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212 N Wahsatch Dr., Suite 301
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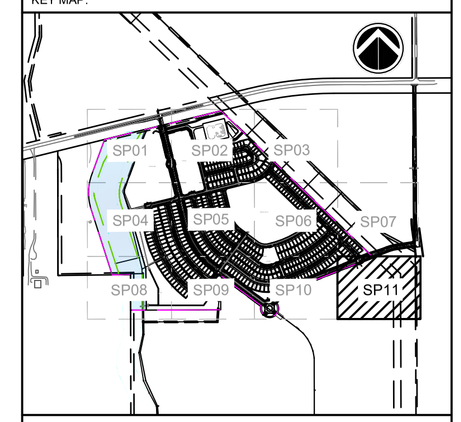
APPROVAL:

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
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DRAWING INFORMATION:

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

SHEET TITLE:

SITE PLAN

SP11

SHEET 17 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\504 PLAN SETS\DEVELOPMENT PLANS\PS11.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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

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

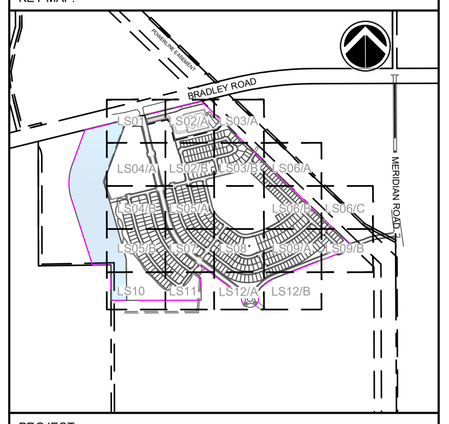
OWNER/DEVELOPER:

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

LD01

SHEET 18 OF 31

PCD FILE NO.:

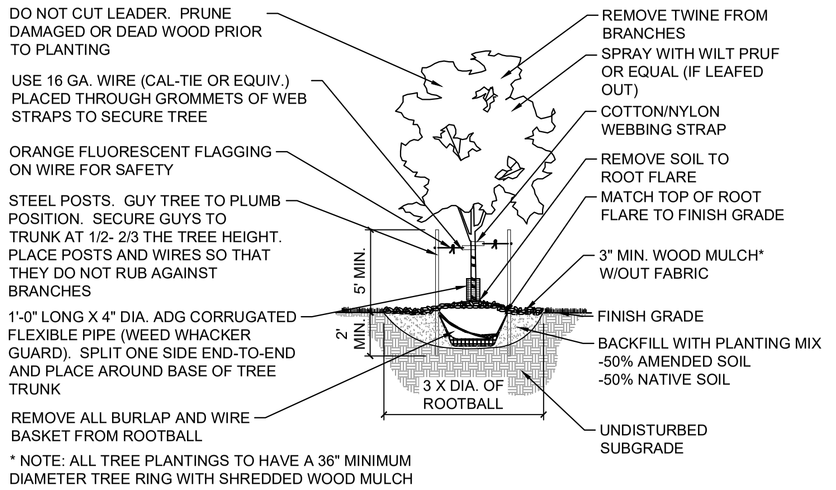
FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE- I PUDSP\500 CAD\00\04 PLAN SETS\DEVELOPMENT PLAN\LD01.DWG

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

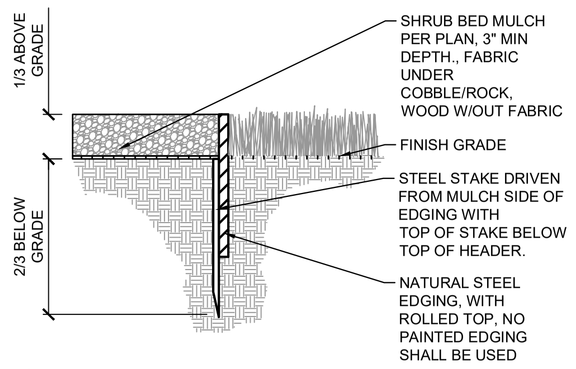
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO



* 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
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OWNER/DEVELOPER:
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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:

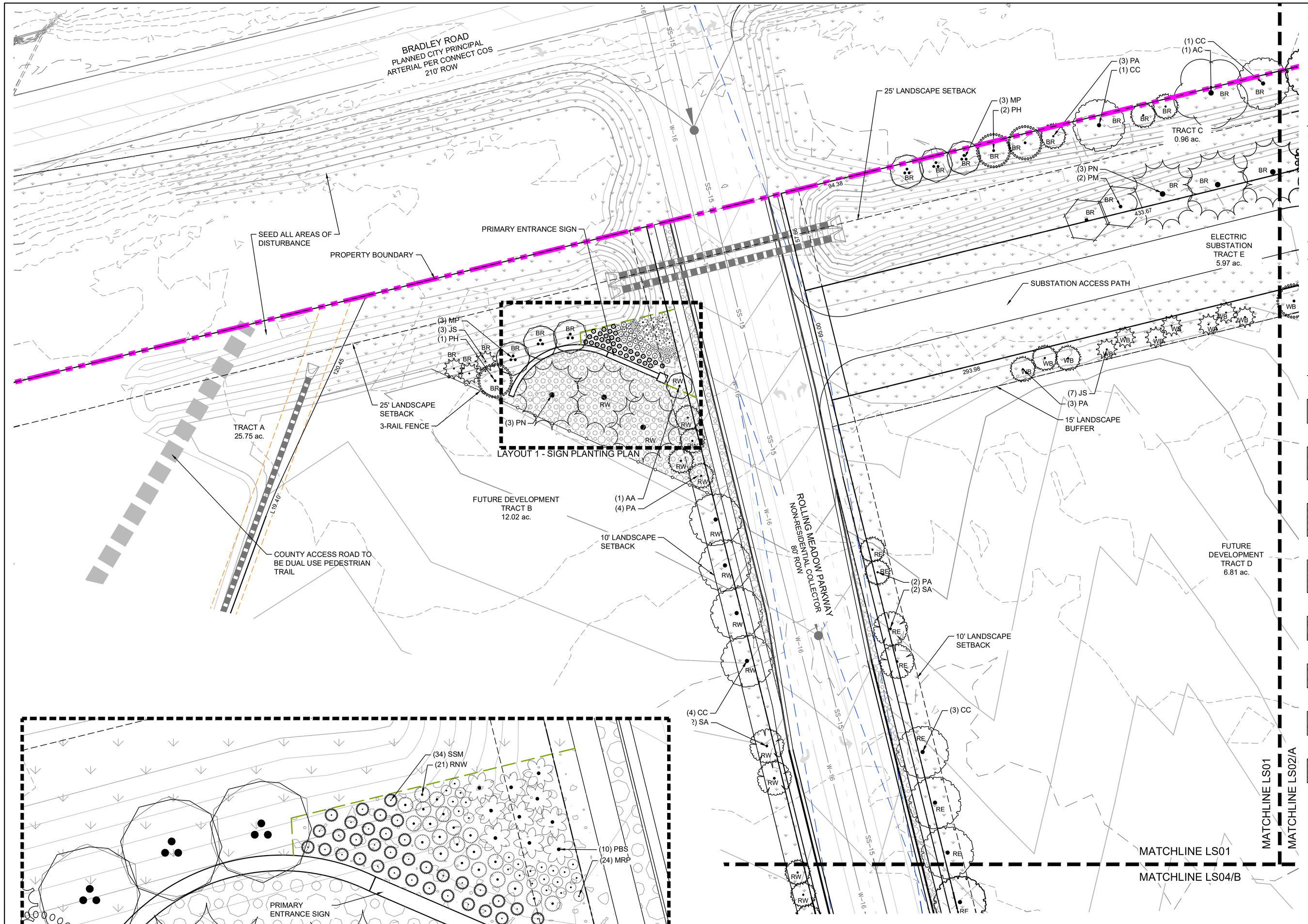
LANDSCAPE DETAILS

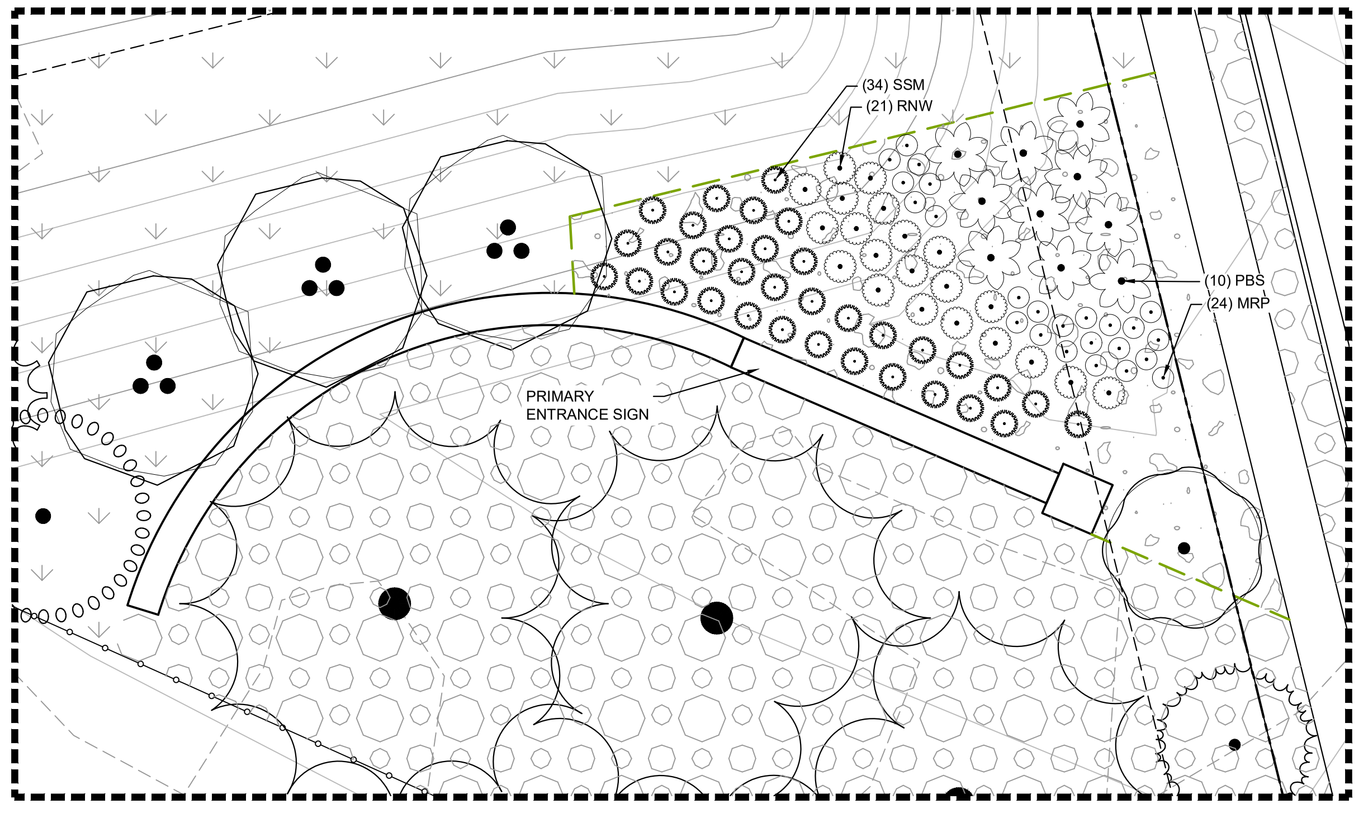
LD02

SHEET 19 OF 31

PCD FILE NO.:

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





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

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

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
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
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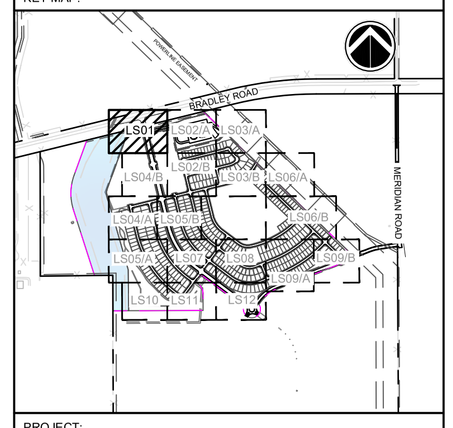

PROJECT:

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:	

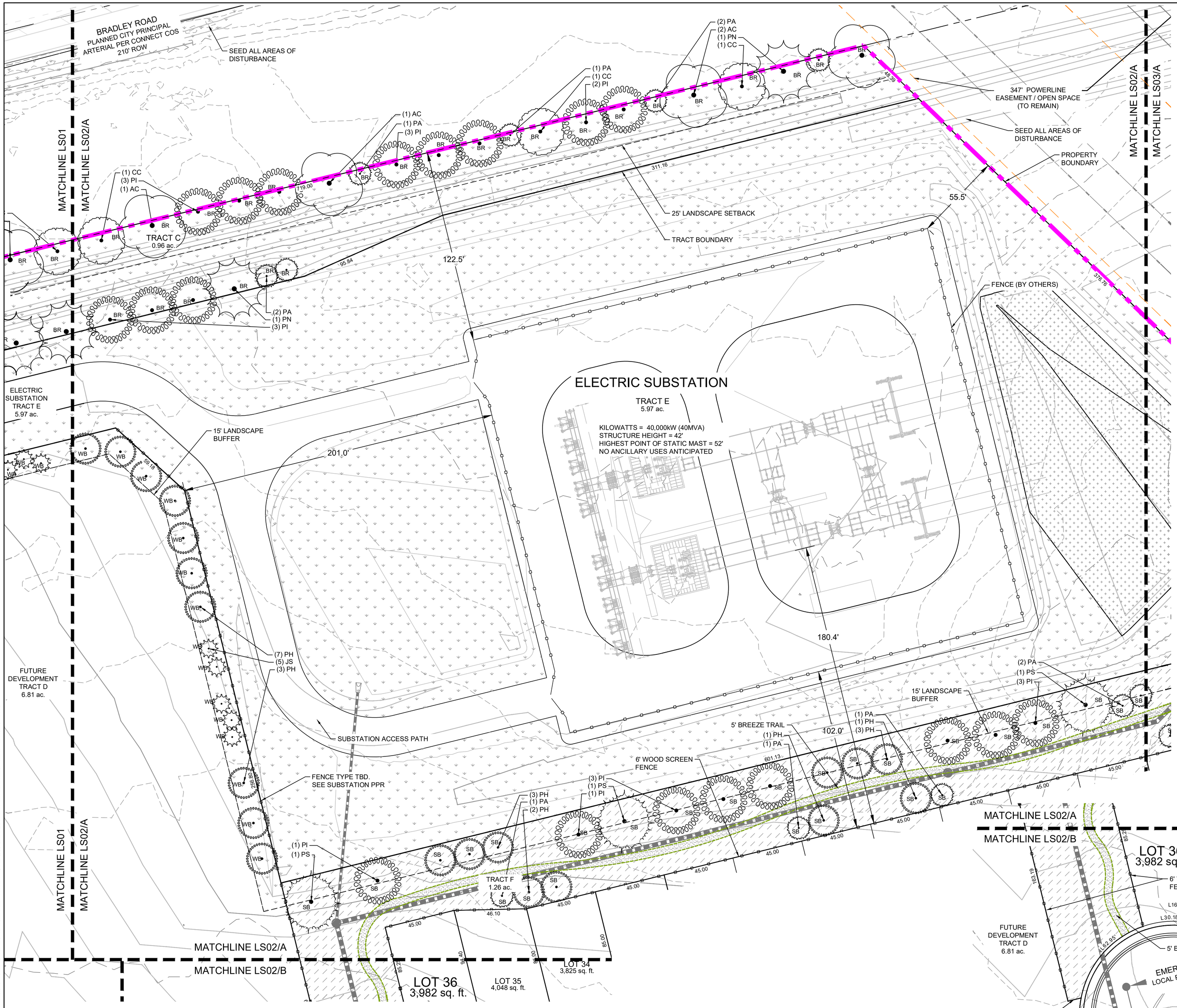
LANDSCAPE PLAN

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 SET\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

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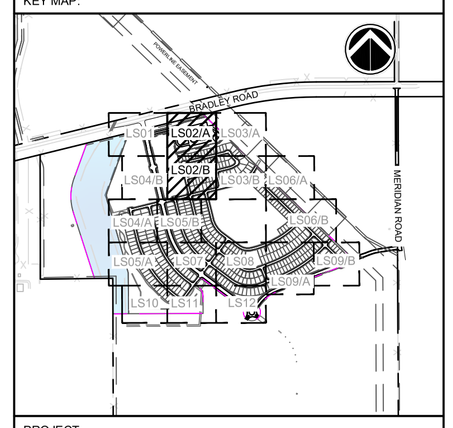
212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MARCH 2026

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DRAWING INFORMATION:

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

LANDSCAPE PLAN

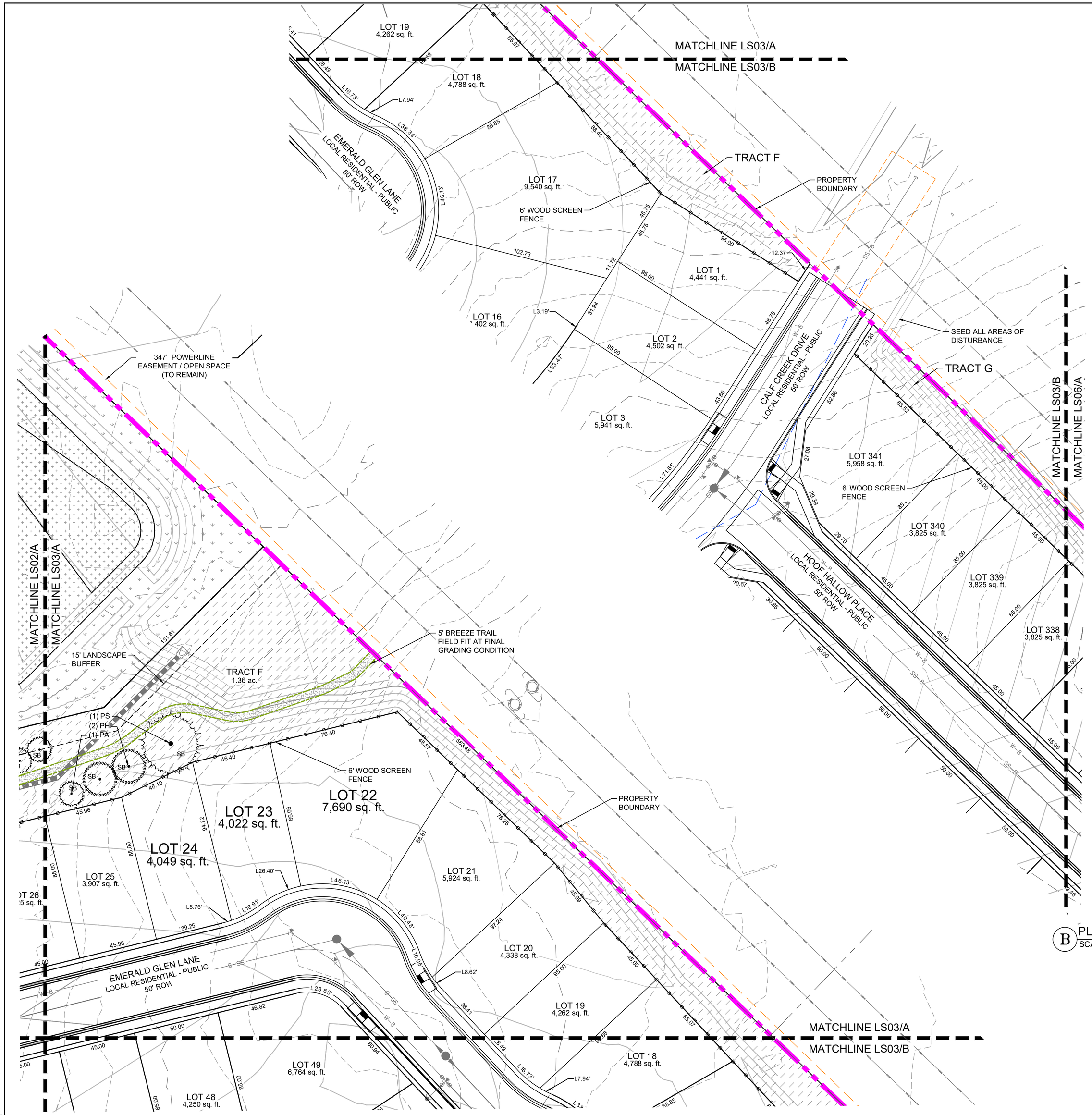
LS02

SHEET 21 OF 31

PCD FILE NO.:

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

2025-06-24 15:27



A PLANTING PLAN
SCALE 1" = 30'

B PLANTING PLAN
SCALE 1" = 30'

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
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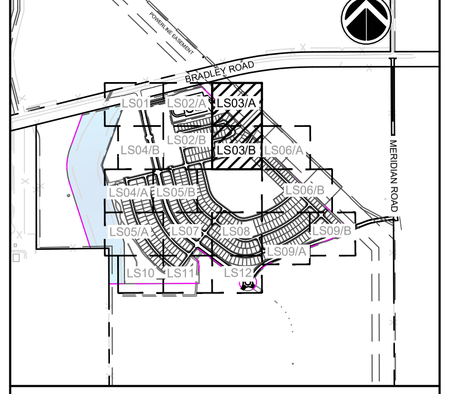

PROJECT:

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:

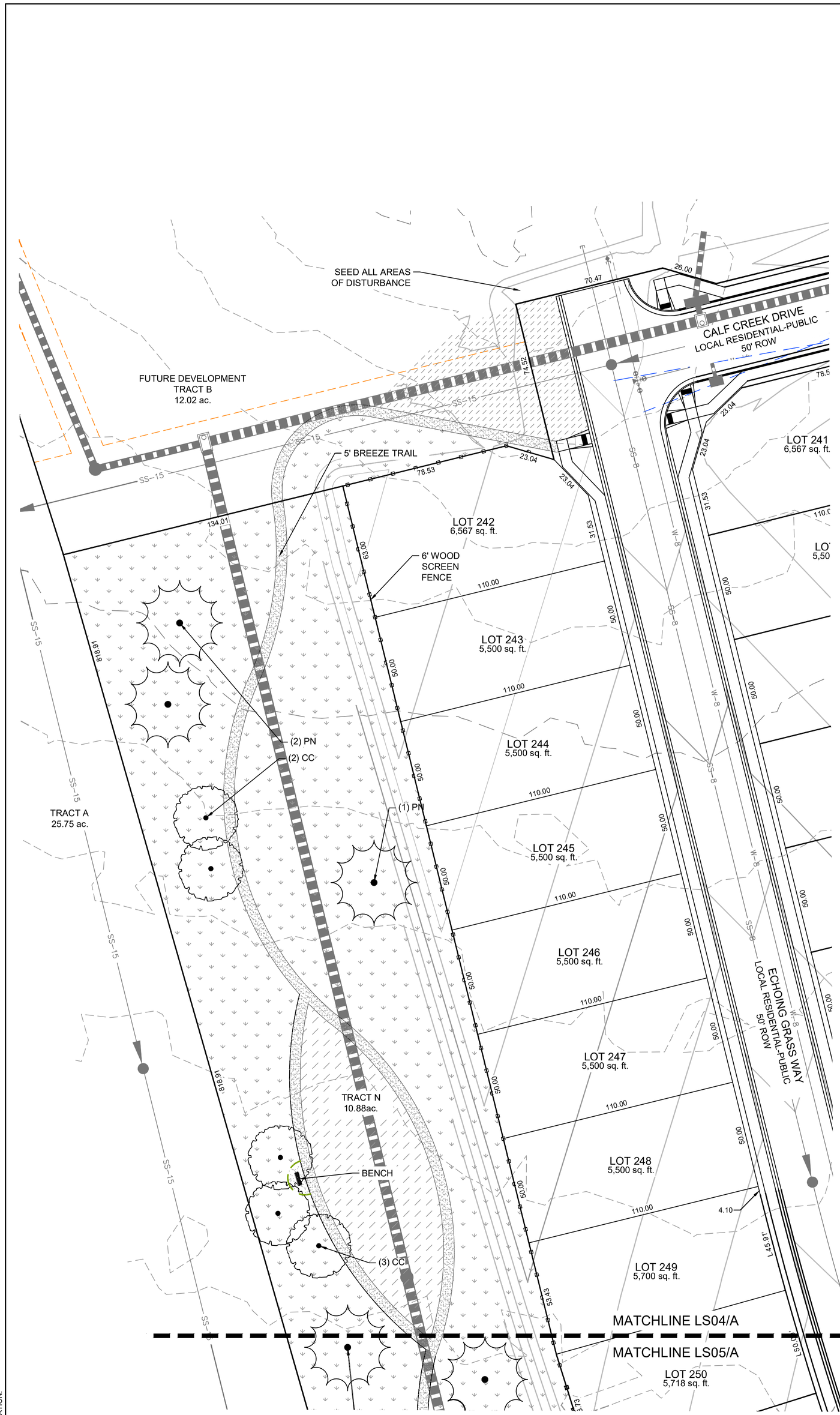
LANDSCAPE PLAN

LS03

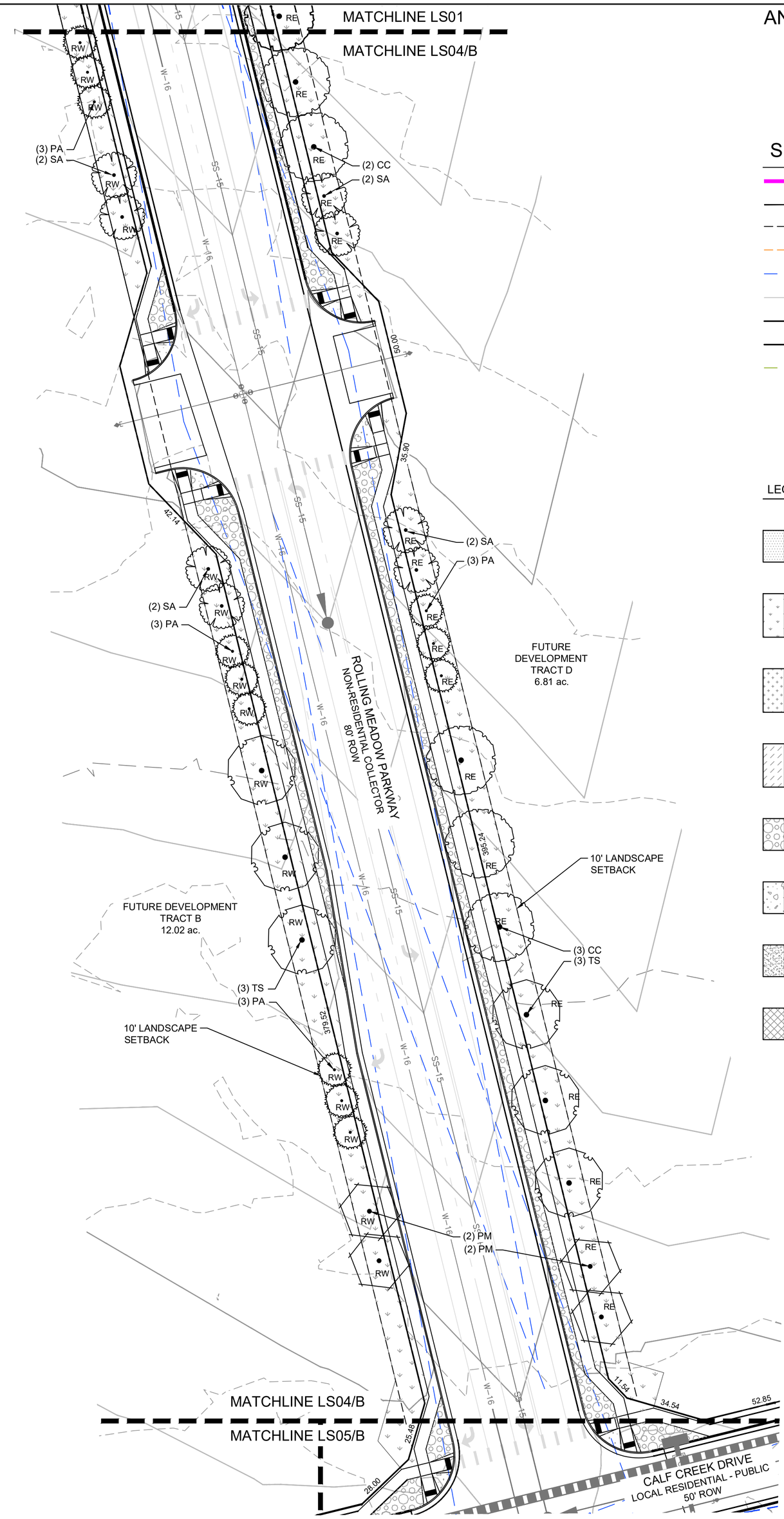
SHEET 22 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\500 CAD\50\4 PLAN SETS\DEVELOPMENT PLANS\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
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- 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:
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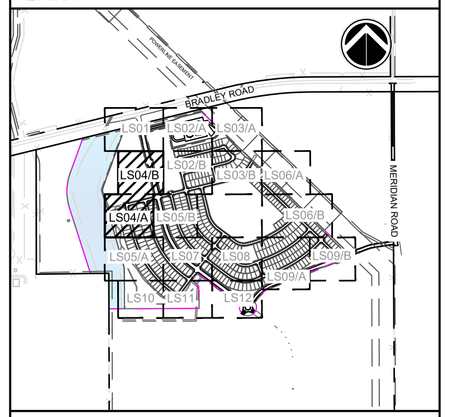
APPROVAL:

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

LS04

SHEET 23 OF 31

PCD FILE NO.:

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

MATCHLINE LS04/A
MATCHLINE LS05/A
MATCHLINE LS04/B
MATCHLINE LS05/B
MATCHLINE LS05/A
MATCHLINE LS10
MATCHLINE LS05/B
MATCHLINE LS07

CALF CREEK DRIVE
LOCAL RESIDENTIAL - PUBLIC
50' ROW

ROLLING MEADOW PARKWAY
NON-RESIDENTIAL COLLECTOR
80' ROW

ECHOING GRASS WAY
LOCAL RESIDENTIAL - PUBLIC
50' ROW

COUNTY ACCESS ROAD TO BE DUAL USE PEDESTRIAN TRAIL

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.
LOT 256 7,023 sq. ft.
LOT 257 5,732 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 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 181 5,742 sq. ft.
T 182 2 sq. ft.

TRACT A 25.75 ac.
TRACT N 10.88 ac.
TRACT M
TRACT L

6' WOOD SCREEN FENCE
5' BREEZE TRAIL

(1) PN
(2) PN
(2) CC
(3) CC
(4) TS
(3) JS
(3) PA
(2) PM
(3) SA
(3) TS
(3) AA

A PLANTING PLAN
SCALE 1" = 30'

B PLANTING PLAN
SCALE 1" = 30'

N

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

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

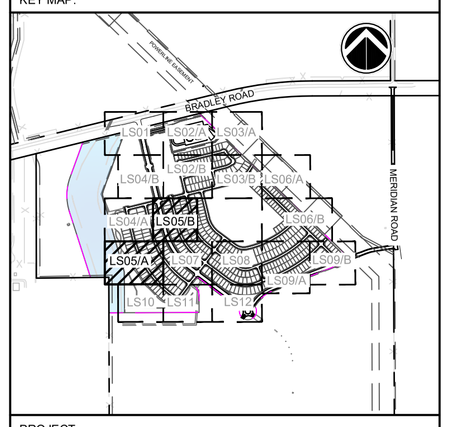
CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
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

LS05

SHEET 24 OF 31

PCD FILE NO.:

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

2025-06-24 15:27

LOT 330
3,825 sq. ft.

LOT 329
3,825 sq. ft.

LOT 328
3,825 sq. ft.

LOT 327
3,825 sq. ft.

LOT 326
3,825 sq. ft.

LOT 325
3,825 sq. ft.

LOT 324
3,825 sq. ft.

LOT 323
4,675 sq. ft.

LOT 322
4,675 sq. ft.

LOT 321
4,250 sq. ft.

LOT 320
3,825 sq. ft.

LOT 319
3,825 sq. ft.

LOT 318
3,825 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 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 332
3,825 sq. ft.

LOT 331
3,825 sq. ft.

LOT 330
3,825 sq. ft.

LOT 329
3,825 sq. ft.

LOT 347
4,204 sq. ft.

LOT 348
3,825 sq. ft.

LOT 349
3,825 sq. ft.

LOT 350
3,825 sq. ft.

LOT 351
3,825 sq. ft.

ELEMENTARY SCHOOL SITE
TRACT K
14.99 ac.

TRACT G
0.69 ac.

347' POWERLINE EASEMENT / OPEN SPACE (TO REMAIN)

MATCHLINE LS06/A
MATCHLINE LS06/B
MATCHLINE LS03/B
MATCHLINE LS09/B

HOOF HALLOW PLACE
LOCAL RESIDENTIAL - PUBLIC
50' ROW

FOX DEN WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW

PRAIRIE PINE TRAIL
LOCAL RESIDENTIAL-PUBLIC
50' ROW

BUFFALO HILLS WAY
LOCAL RESIDENTIAL-PUBLIC
50' ROW

6' WOOD SCREEN FENCE

PROPERTY BOUNDARY

325' POWERLINE EASEMENT / OPEN SPACE (TO REMAIN)

A PLANTING PLAN
SCALE 1" = 30'

B PLANTING PLAN
SCALE 1" = 30'

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.

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:
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212 N Wahsatch Dr., Suite 301
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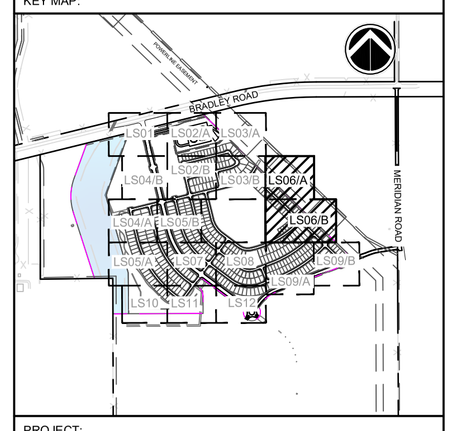
(719) 635-3200

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
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:

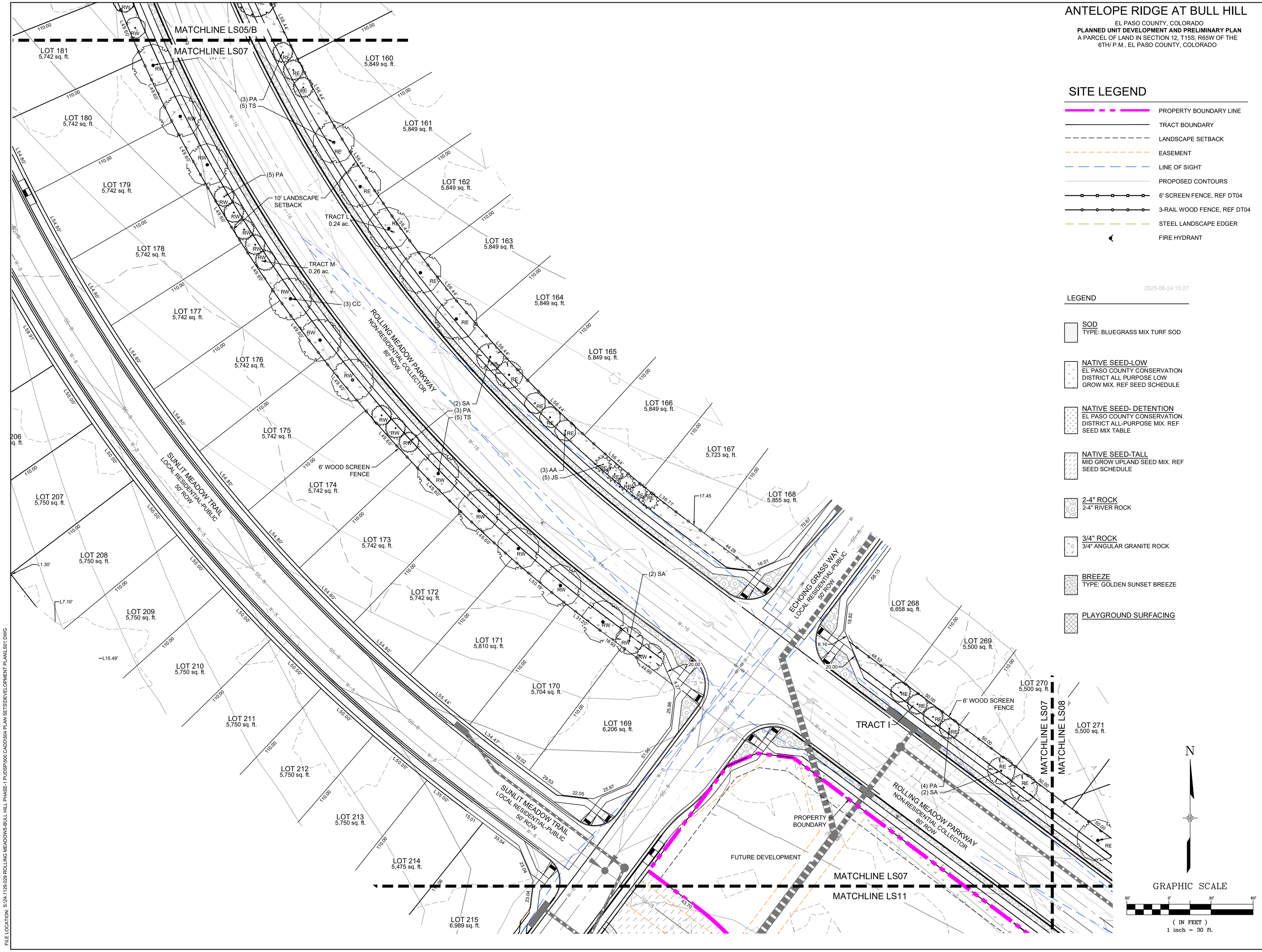
LANDSCAPE PLAN

LS06

SHEET 25 OF 31

PCD FILE NO.:

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

CONSULTANTS:

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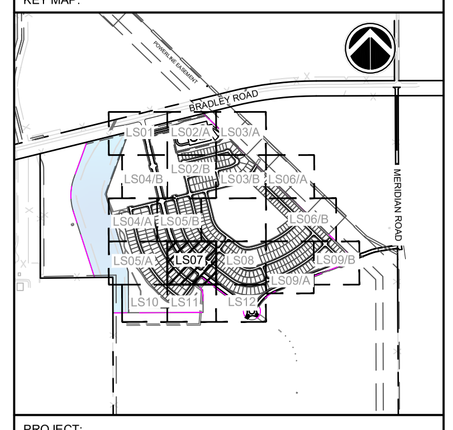
(719) 635-3200

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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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:

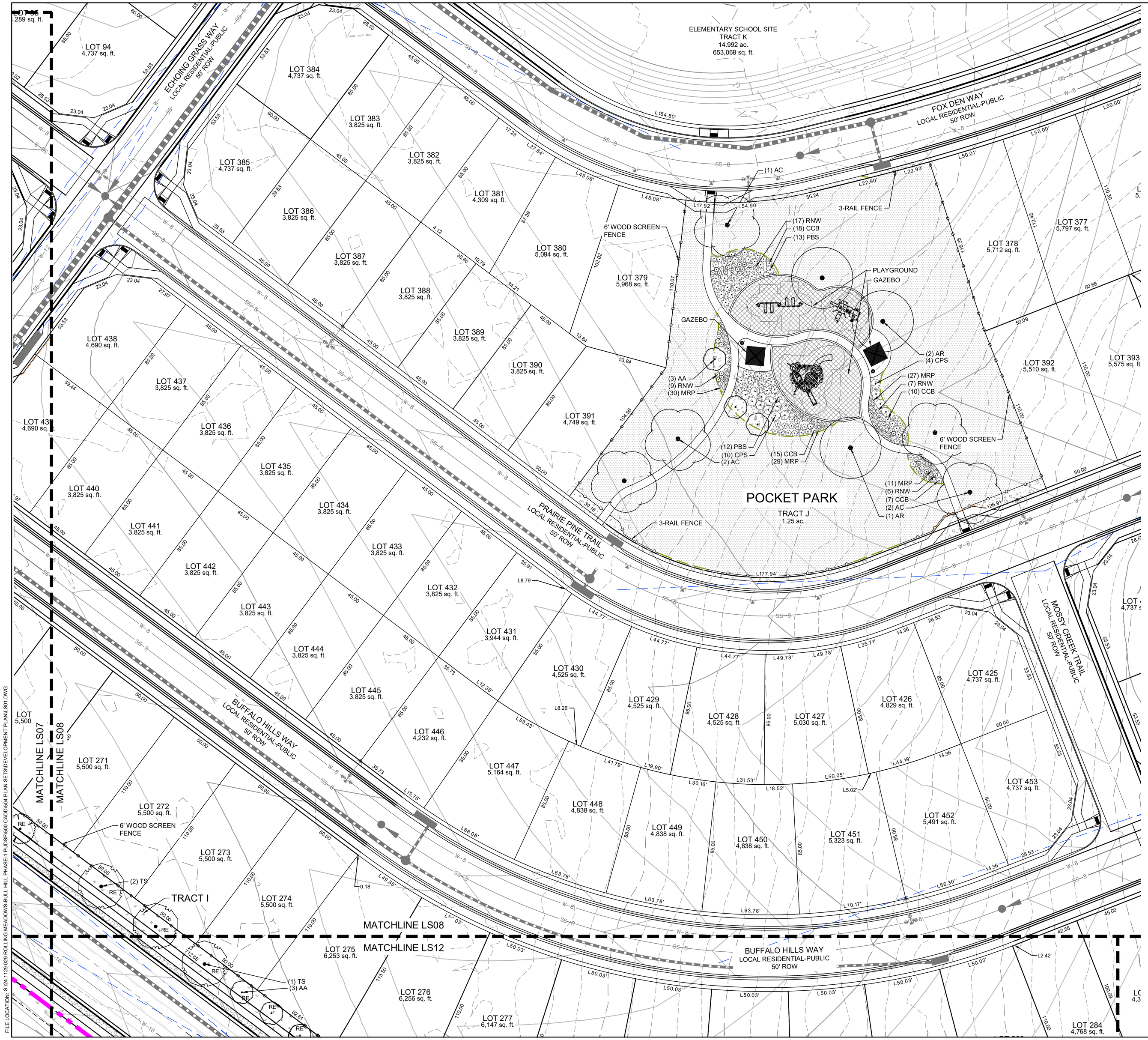
LANDSCAPE PLAN

LS07

SHEET 26 OF 31

PCD FILE NO.:

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.

CONSULTANTS:

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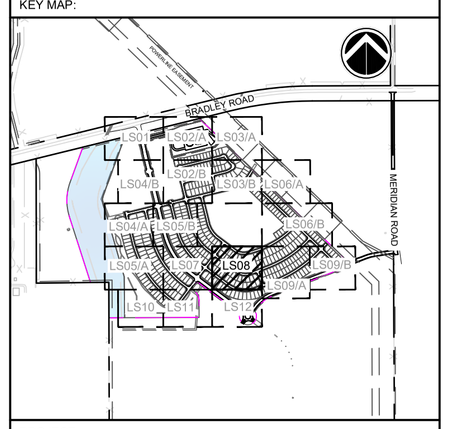
(719) 635-3200

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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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:	

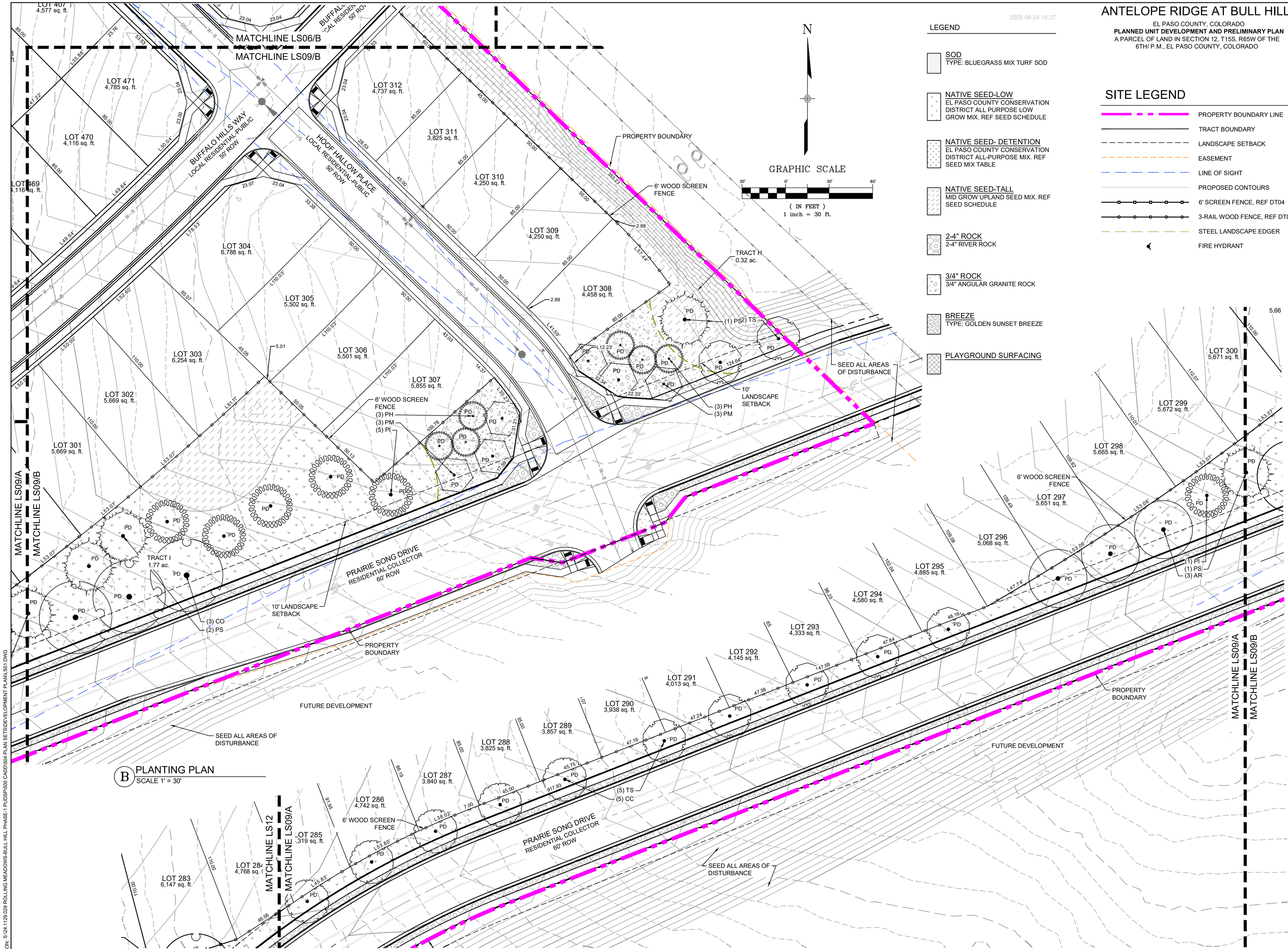
LANDSCAPE PLAN

LS08

SHEET 27 OF 31

PCD FILE NO.:

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP\900 CAD\5004 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



B PLANTING PLAN
SCALE 1" = 30'

A 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

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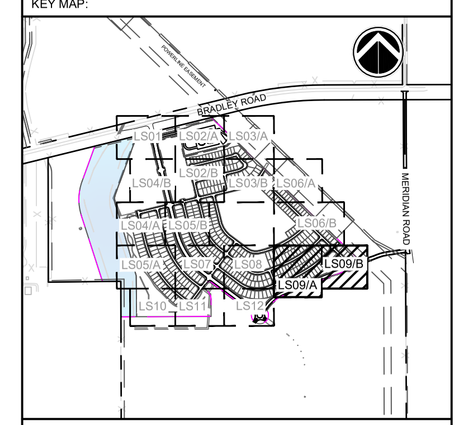
212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

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:

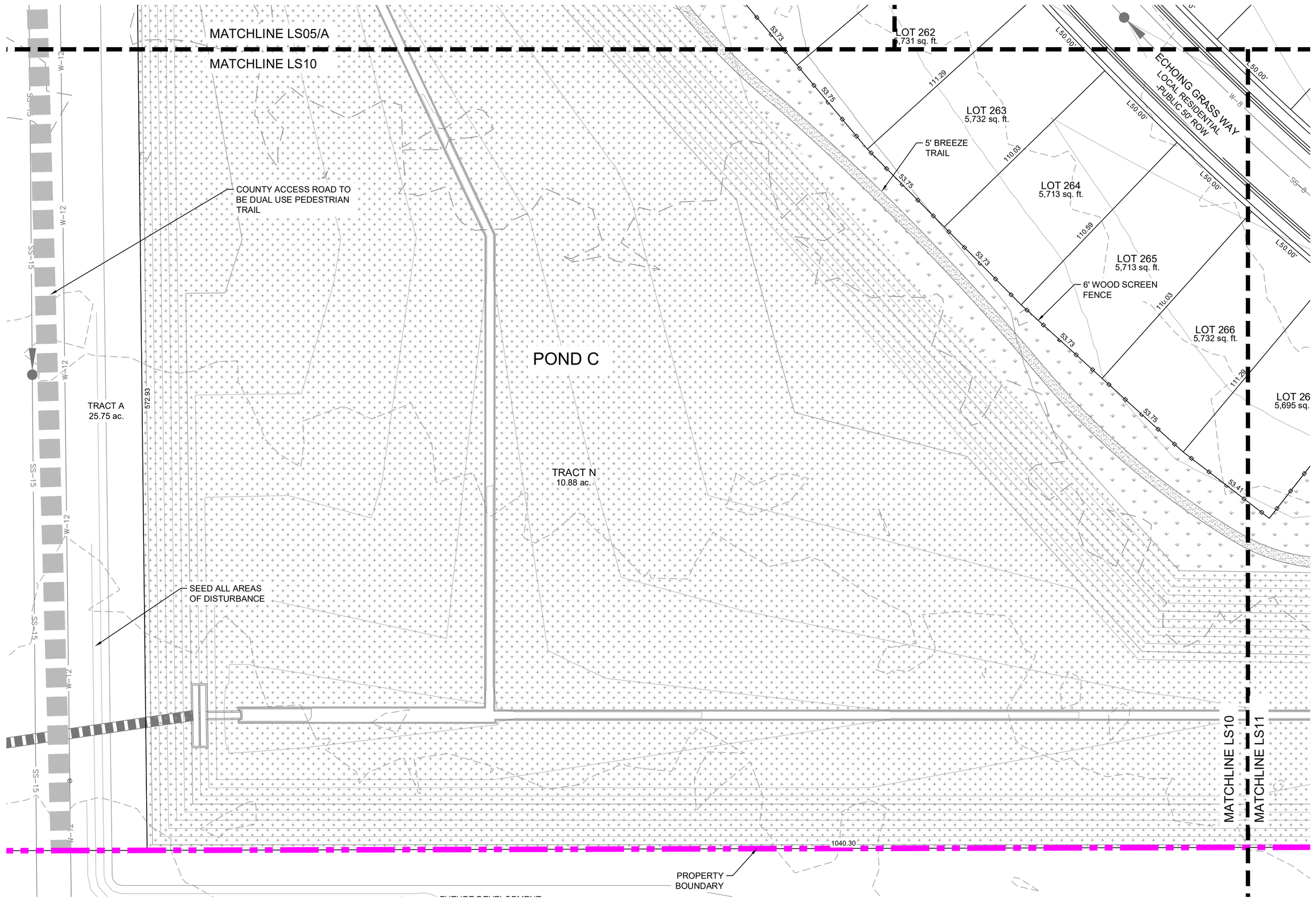
LANDSCAPE PLAN

LS09

SHEET 28 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

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- 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
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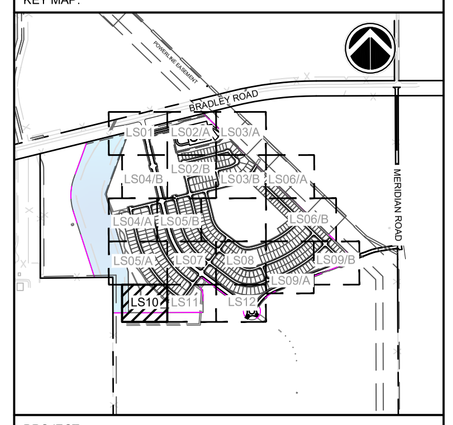
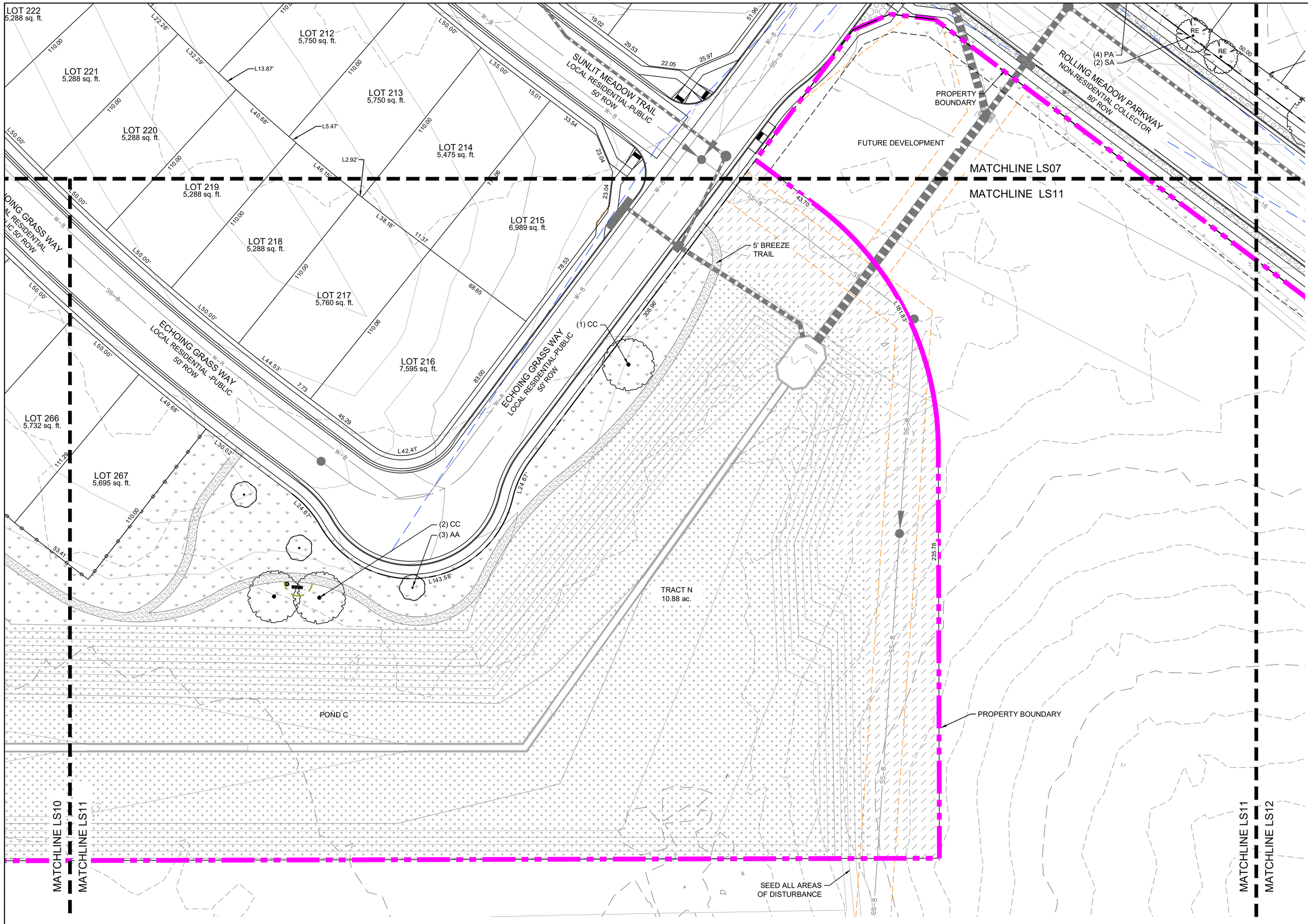
APPROVAL:

KEY MAP:





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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- 6' SCREEN FENCE, REF DT04
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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

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)
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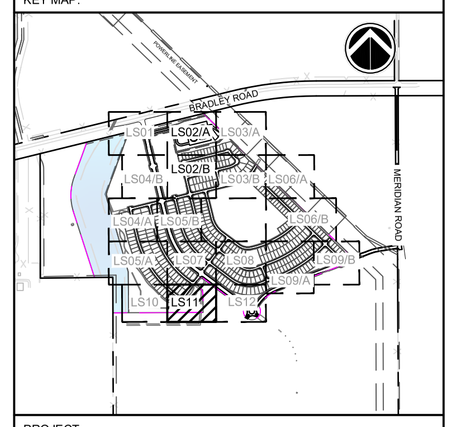


PROJECT:

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:

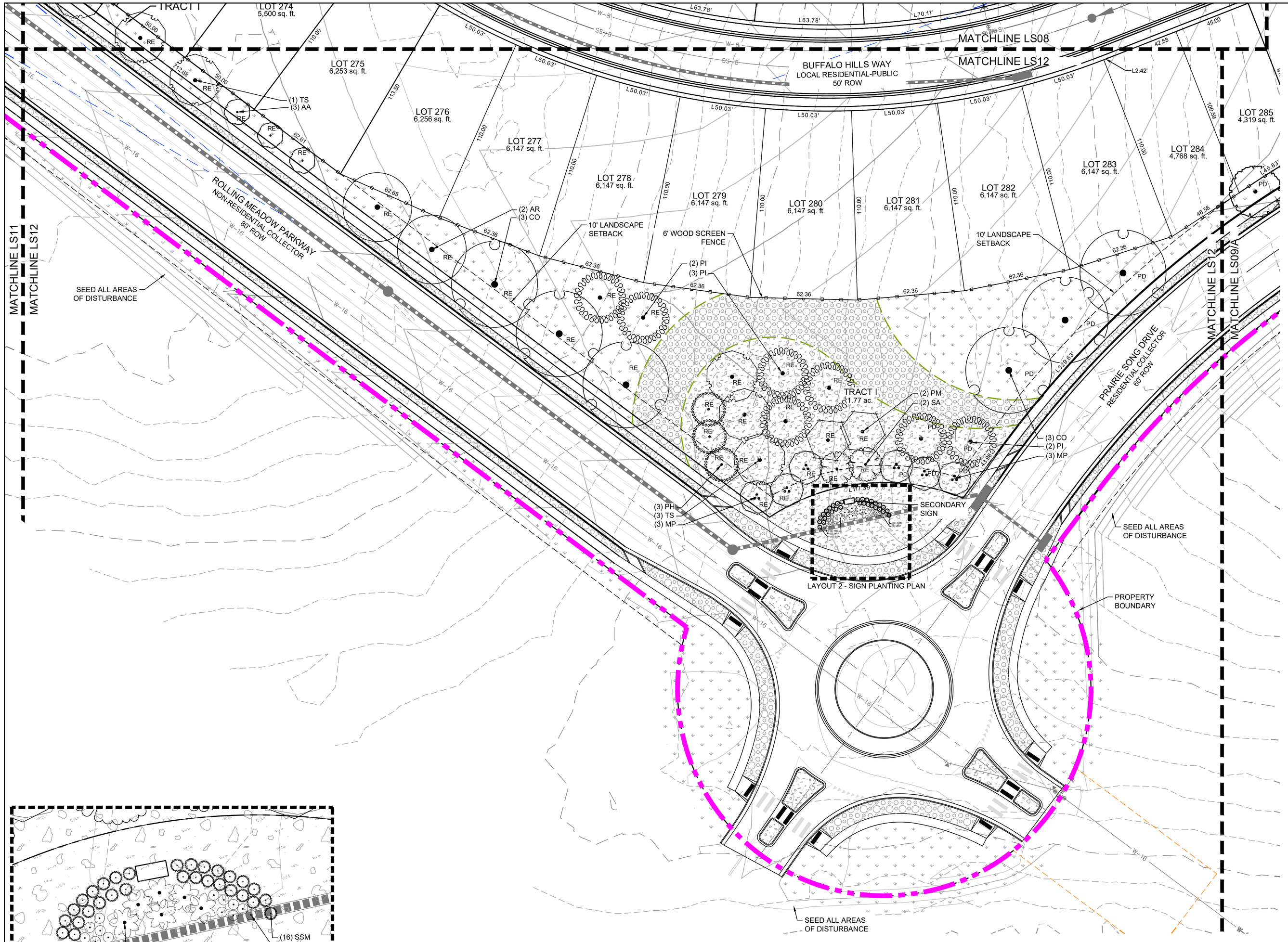
LANDSCAPE PLAN

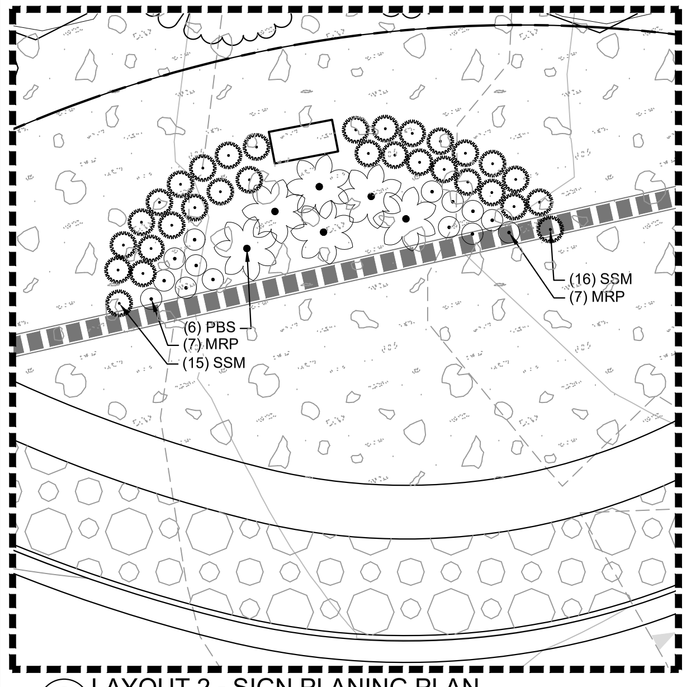
LS11

SHEET 30 OF 31

PCD FILE NO.:

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





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
- 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.

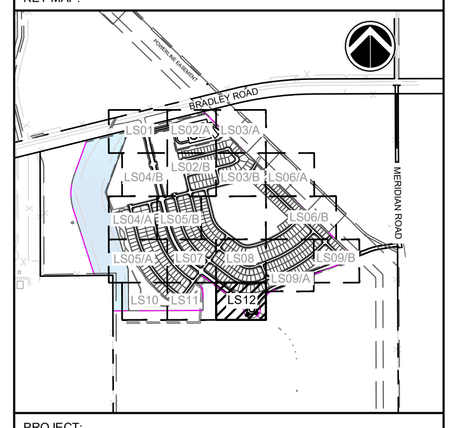
CONSULTANTS:

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
2	12/05/2025	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:	

LANDSCAPE PLAN

LS12

SHEET 31 OF 31

PCD FILE NO.:

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

June 3, 2026

Kylie Bagley
El Paso County Planning and Community Development
Transmission via EDARP portal

Re: Antelope Ridge at Bull Hill
Part of Sec. 12, T15S, R65W, 6th PM
Water Division 2, Water District 10
CDWR Subdivision No. 34669

Dear Kylie Bagley:

We have reviewed your May 20, 2026 submittal concerning the above referenced proposal to subdivide 165 acres into 471 lots.

Water Supply Demand

According to the Water Supply Information Summary Sheet and the Water Demand Report from February 2026 by Core Engineering Group; the proposed water demand is 164.85 acre-feet for 471 households and 2.82 acre-feet for the irrigation of 0.941 acres for a total water demand of 167.67 acre-feet per year.

Source of Water Supply

The proposed water supplier is the Widefield Water and Sanitation District ("District"). The District has provided a letter dated March 12, 2026 committing to provide 167.67 acre-feet per year for 471 single family lots and 0.941 acres of irrigated sod. Information in our files indicates the district has approximately 278 acre-feet per year of water available for additional commitments.

State Engineer's Office Opinion

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

Additional Comments

The application materials indicate that the project will collect storm flows in a detention pond. The applicant should be aware that, unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif, to meet the notification requirements.

Should you have any questions, please contact me in this office at ailis.thyne@state.co.us.

Sincerely,

Ailis A. Thyne

Ailis Thyne, P.E.
Water Resources Engineer

Ec: Subdivision File 34669
Martha Archuleta, Water Data Analyst

EL PASO COUNTY
Office of the County Attorney
Civil Division

KENNETH R. HODGES, COUNTY ATTORNEY

Nathan J. Whitney, First Assistant County Attorney | Steven A. Klaffky, Chief Deputy County Attorney

June 19, 2026

PUDSP-25-5 Antelope Ridge at Bull Hill Phase 1

Reviewed by: Lori Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Eagle Development Company ("Applicant"), to subdivide an approximately 164.586 +/- acre parcel into 471 lots. The property is zoned PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the Applicant estimated its annual water needs to serve this subdivision at 167.67 acre-feet/year, which equates to 0.35 acre-feet per year per lot and is comprised of 164.85 annual acre-feet for household use and 2.82 annual acre-feet for irrigation. Based on these figures, the Applicant must provide a supply of 50,301 acre-feet of water (167.67 acre-feet/year x 300 years) to meet the County's 300-year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District ("District"). As described in the Water Resources Report ("*Report"*), the District has a current developed physical water supply of 5,271 acre-feet of water per year, and the three year average actual use is 2,898 acre-feet per year. The District's water is sourced from a number of groundwater and surface water sources. The *Report* indicates that the district "has an excess capacity in their existing water supply system to serve this subdivision."

200 South Cascade Avenue | Colorado Springs, Colorado | 80903

Office: 719.520.6485 | Fax: 719.520.6487

4. The District provided a letter of commitment for Antelope Ridge at Bull Hill Phase 1 dated March 12, 2026, in which the District committed to providing water service for the 471 lots plus irrigation, for an annual water requirement of 167.67 acre-feet.[1]

State Engineer's Office Opinion

5. In a letter dated June 3, 2026, the State Engineer reviewed the application to subdivide the 165 +/- acres into 471 lots. The State Engineer stated that "[i]nformation in our files indicates the district has approximately 278 acre-feet per year of water available for additional commitments." Further, the State Engineer stated that "…pursuant to Section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Antelope Ridge at Bull Hill Phase 1 is 167.67 acre-feet per year for a total demand of 50,301 acre-feet for the subdivision for 300 years, to be supplied by Widefield Water and Sanitation District. **Based on the District's commitment to serve this subdivision and the State Engineer's conclusion that the District has sufficient water to provide such service, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Antelope Ridge at Bull Hill Phase 1.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated February 2026 the *Widefield Water and Sanitation District* letter dated March 12, 2026, and the *State Engineer Office's Opinion* dated June 3, 2026. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

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

cc: Kylie Bagley, Project Manager, Planner

[1] This letter is attached as an appendix to the Water Resource Report. There is also a letter dated April 30, 2025 in the project file, which was superseded by the 2026 letter.

RESOLUTION NO. 26-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN FOR
Antelope Ridge and Bull Hill Phase 1 PUDSP (PUDSP255)

WHEREAS, Matrix Design Group did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County and more particularly described in Exhibit A, which is attached hereto and incorporated by reference, from the PUD (Planned Unit Development) zoning district to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development plan; and

WHEREAS, in accordance with Section 4.2.6.E of the El Paso County Land Development Code (as amended), A PUD Development Plan May be Approved as a Preliminary Plan, the applicants are also requesting the PUD Development Plan be approved as a Preliminary Plan with a finding of water sufficiency for water quality, dependability, and quantity; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on July 2, 2026, upon which date the Planning Commission did by formal resolution recommend approval of the subject Planned Unit Development and Preliminary Plan; and

WHEREAS, a public hearing was held by this Board on July 23, 2026; and

WHEREAS, based upon the evidence presented, including testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners;

2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners;

3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings;

4. That all exhibits were received into evidence;

5. That the proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county;

6. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

7. That for the above-stated and other reasons, the proposed Amendment to the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County; and

WHEREAS, this Board further finds that the request meets the criteria for approval outlined in Section 4.2.6.D of the Land Development Code (as amended):

1. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4 of the Code;

2. The application is in general conformity with the Master Plan;

3. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;

5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an

appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

6. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;

9. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

10. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

12. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide;

13. The owner has authorized the application; and

WHEREAS, the applicants have requested the proposed PUD be reviewed and considered as a Preliminary Plan; this Board therefore further finds that the request meets the criteria of approval outlined in Section 7.2.1.D.2.e of the Land Development Code (as amended), as follows:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

2. The Subdivision is consistent with the purposes of the Code;

3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;

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

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

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

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

8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;

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

10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;

12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and

13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

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

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado hereby approves the application to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from the Choose an item. zoning district to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

BE IT FURTHER RESOLVED that in accordance with Section 4.2.6.E of the El Paso County Land Development Code (as amended), the Board of County Commissioners hereby approves the PUD Development Plan as a Preliminary Plan.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD Development Plan amendment application.

2. Approved land uses are those defined in the PUD Development Plan.

3. All owners of record must sign the PUD Development Plan.

4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Final Plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD Development Plan.

5. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.

6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 6/19/2026, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.

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

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

DONE THIS 23rd day of July, 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

ANTELOPE RIDGE AT BULL HILL FILING NO. 1
BOUNDARY LEGAL DESCRIPTION (164.586 ACRES)

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:

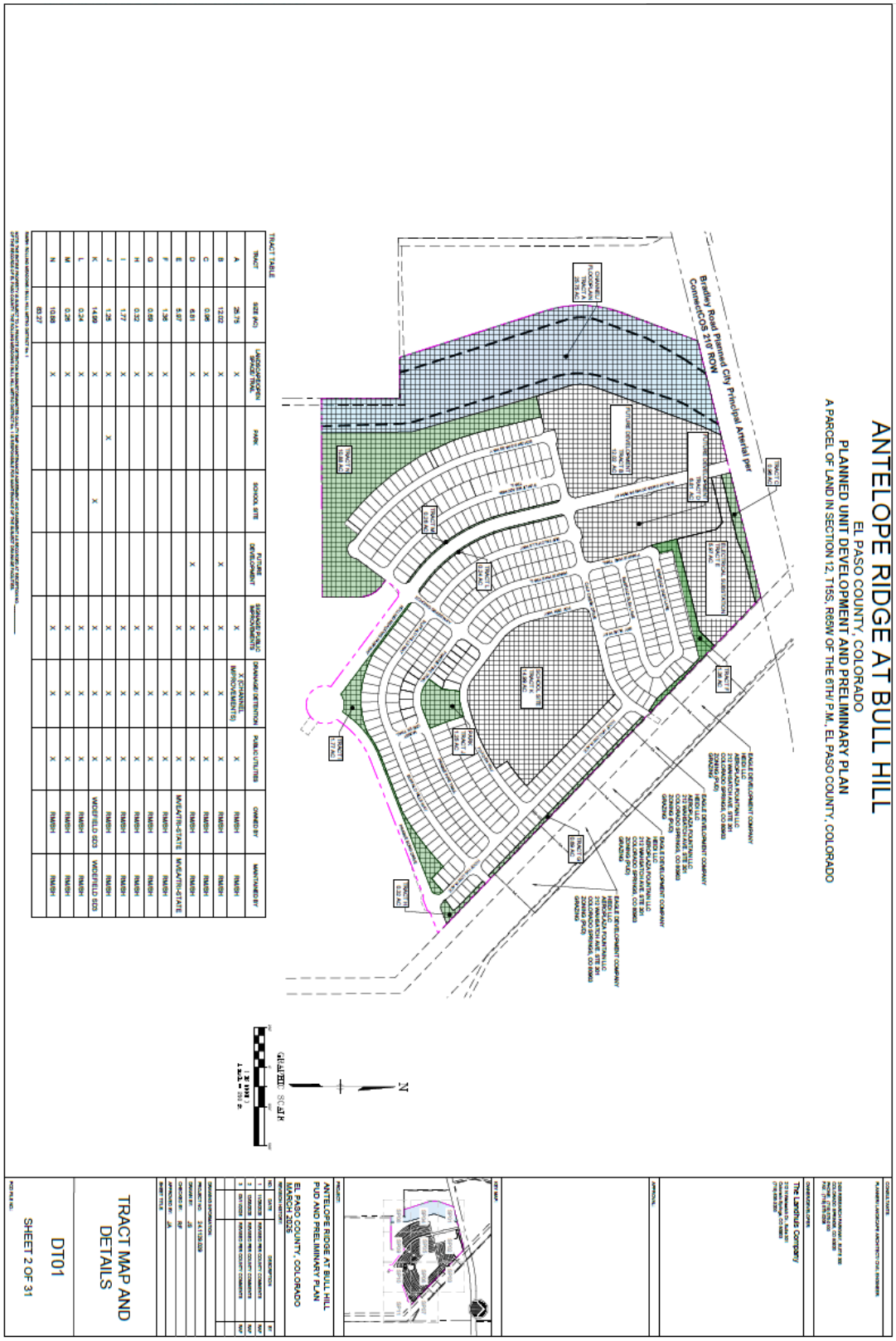
THENCE CONTINUING N76°10'55"E ALONG SAID RIGHT-OF-WAY LINE, 1,674.63 FEET TO THE WESTERLY LINE OF THAT 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN GRANT OF RIGHT-OF-WAY RECORDED IN BOOK 2655 AT PAGE 58 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S46°04'43"E ALONG SAID WESTERLY LINE, 2,949.79 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).

BASIS OF BEARING: A PORTION OF 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 EL PASO COUNTY, COLORADO, SAID LINE BEING MONUMENTED ON THE WEST BY A NO. 5 REBAR AND 1.25 INCH ALUMINUM CAP STAMPED "CRITIGEN PLS 38166" FROM WHENCE THE EAST END MONUMENTED BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "PLS 23044" BEARS N76°10'55"E A DISTANCE OF 3,283.82 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

EXHIBIT B


ANTELOPE RIDGE AT BULL HILL
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R66W OF THE 6TH P.M., EL PASO COUNTY, COLORADO
Bradley Road Planned City Principal Arterial per Connect COS 2Q Row
TRACT TABLE
TRACT
SIZE (AC)
LANDSCAPE/ OPEN SPACE/ TRAIL
PARK
SCHOOL SITE
FUTURE DEVELOPMENT
DRAINAGE/ PUBLIC IMPROVEMENTS
GRADING/ RETENTION
X-CHANNEL IMPROVEMENTS
PUBLIC UTILITIES
OWNED BY
MAINTAINED BY
A 26.15 X RMSH RMSH
B 13.22 X X X X X X RMSH RMSH
C 0.96 X X X X X X RMSH RMSH
D 6.81 X X X X X X RMSH RMSH
E 5.87 X X X X X X RMSH RMSH
F 1.38 X X X X X X MVEA/TRI-STATE MVEA/TRI-STATE
G 0.69 X X X X X X RMSH RMSH
H 0.32 X X X X X X RMSH RMSH
I 1.77 X X X X X X RMSH RMSH
J 1.28 X X X X X X RMSH RMSH
K 14.66 X X X X X X RMSH WIDEFIELD GID
L 0.24 X X X X X X RMSH RMSH
M 0.26 X X X X X X RMSH RMSH
N 10.88 X X X X X X RMSH RMSH
85.27
GRAPHIC SCALE
1" = 200'
1 INCH = 200 FEET
N
The Landhuis Company
ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN
EL PASO COUNTY, COLORADO
MARCH 2025
TRACT MAP AND DETAILS
DT01
SHEET 2 OF 31