

PROJECT TEAM

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

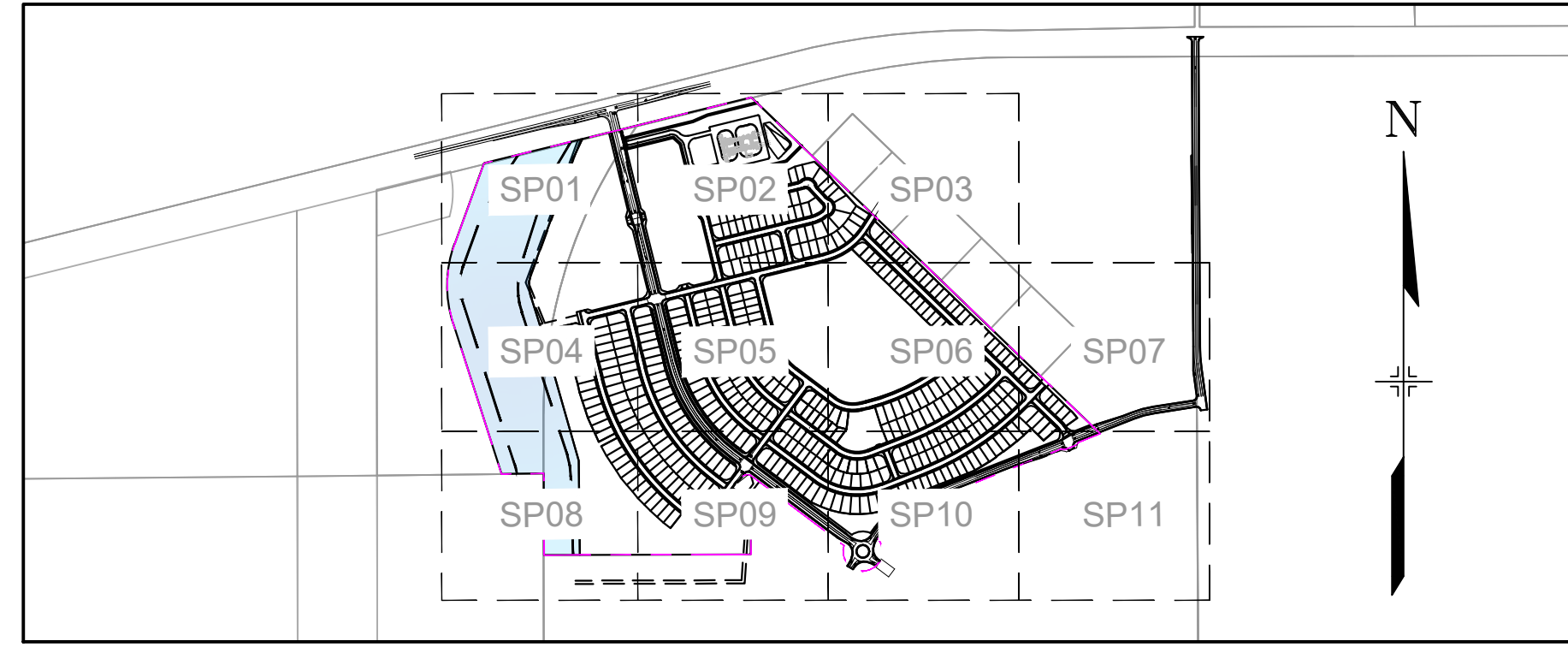
DEVELOPER
THE LANDHUIS COMPANY
212 W WAHSATCH AVE STE 301
COLORADO SPRINGS CO, 80903

APPLICANT
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ANTELOPE RIDGE AT BULL HILL
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN (PUDSP255)
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 PLANS; IS AUTHORIZED UNDER THE PROVISIONS 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 DEED 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. 214000563 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°04'45"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 292.36 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 N53°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°38'40"E TO A POINT OF TANGENT;
THENCE S00°00'00"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 1/2 SW 1/4) 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°17'28"W ALONG THE NORTH LINE THEREOF, 256.96 FEET;
THENCE N17°44'19"W A DISTANCE OF 966.15 FEET TO A POINT OF CURVE;

THENCE 480.05 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. (164.588 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

Table with 2 columns: PROPERTY SIZE, TAX SCHEDULE NO., PROJECT ADDRESS, EXISTING ZONING, PROPOSED ZONING, EXISTING LAND USE, PROPOSED LAND USE, MAXIMUM PROPOSED DENSITY (ALLOWED PER SKETCH PLAN), PROPOSED LOTS, SINGLE FAMILY NET DENSITY, HIGH DENSITY/MF NET DENSITY, BUILDING SETBACKS, LANDSCAPE SETBACKS, MIN. LOT SIZE.

LAND USE DATA

Table with 3 columns: LAND USE, NO. ACRES PROVIDED, % OF TOTAL PROPERTY.

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 164.59 AC X .10 = 16.46 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

Table with 3 columns: DESCRIPTION, NUMBER, TITLE.

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 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 COLATERALIZING 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 LOT LINE. THE ROLLING MEADOWS/BULL HILL METROPOLITAN DISTRICT NO. 1 SHALL MAINTAIN ANY FOUNDATION DRAINS AND/OR CONNECTIONS WITHIN THE ROW AND PUBLIC AREAS.
18. GAS METERS MUST BE A MINIMUM OF 3-FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.
19. CSU FIELD ENGINEER TO DETERMINE FINAL GAS METER(S) AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) WITH ANY QUESTIONS.

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 AGREEMENT.
3. PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGING 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 EGM 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 SURFACES. 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 08041C0790Q, 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 (LOMR 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. 22-337), 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.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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

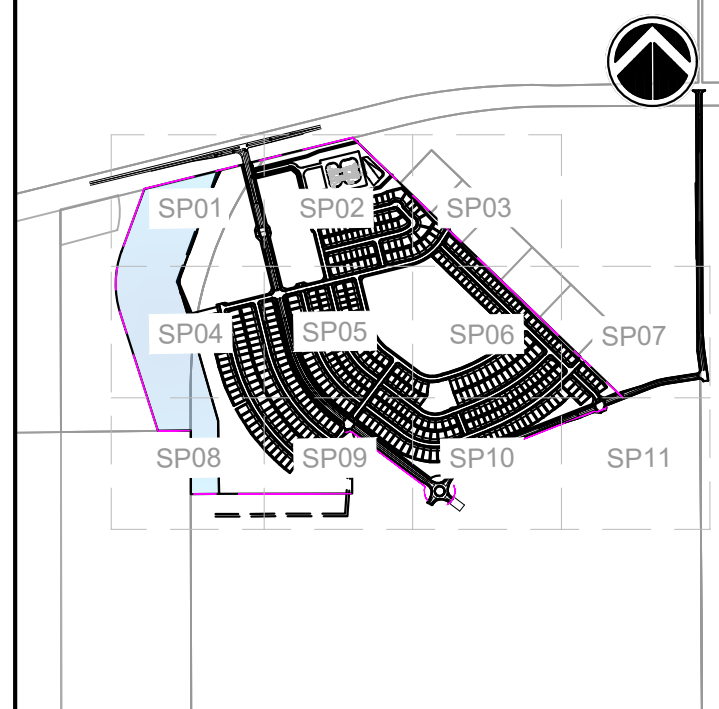
OWNER/DEVELOPER:

The Landhuis Company

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

APPROVAL:

KEY MAP:



PROJECT:
ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
MAY 2026

REVISION HISTORY:

Table with 4 columns: NO, DATE, DESCRIPTION, BY.

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.: PUDSP255

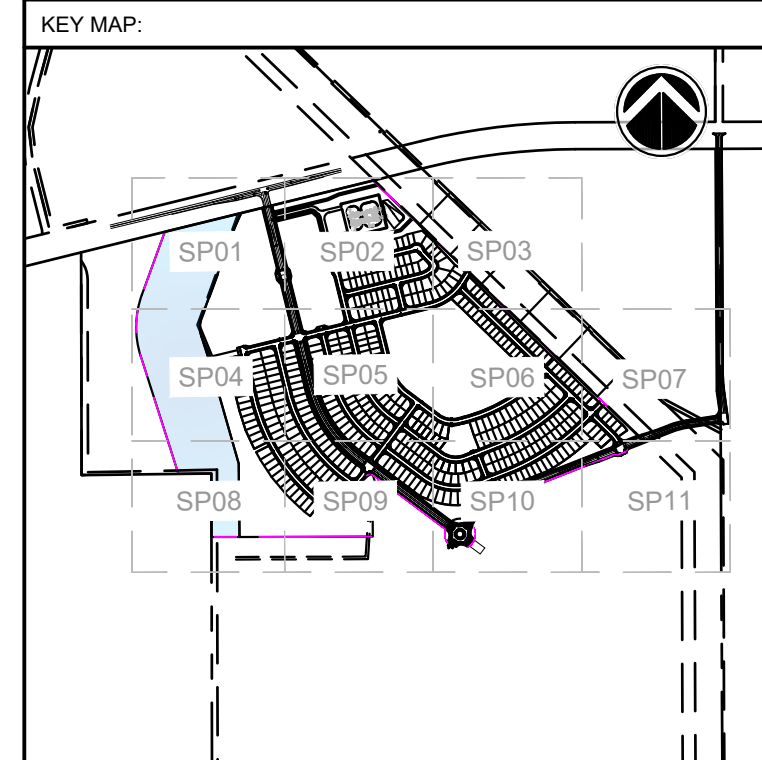
# ANTELOPE RIDGE AT BULL HILL

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

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

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

APPROVAL:



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 MAY 2026

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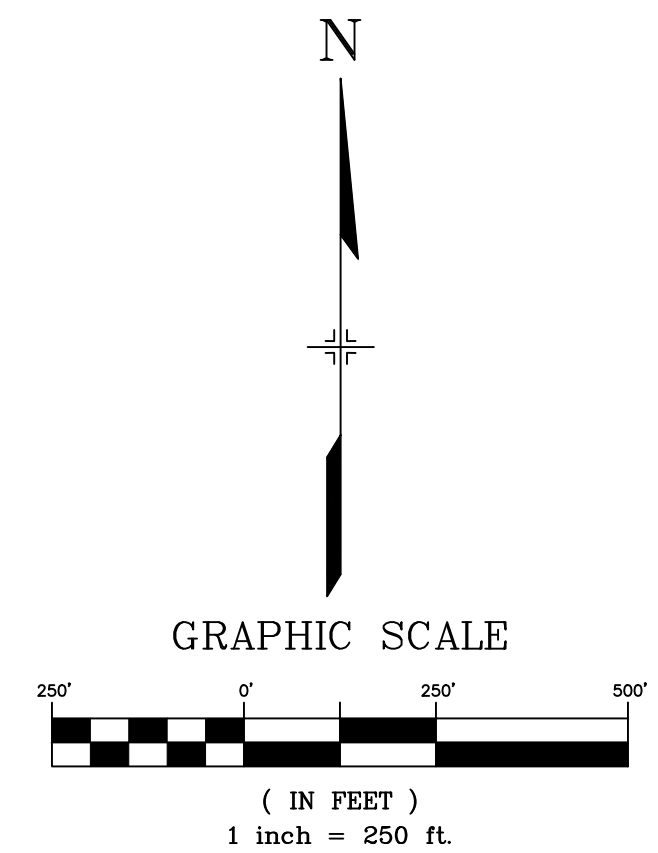
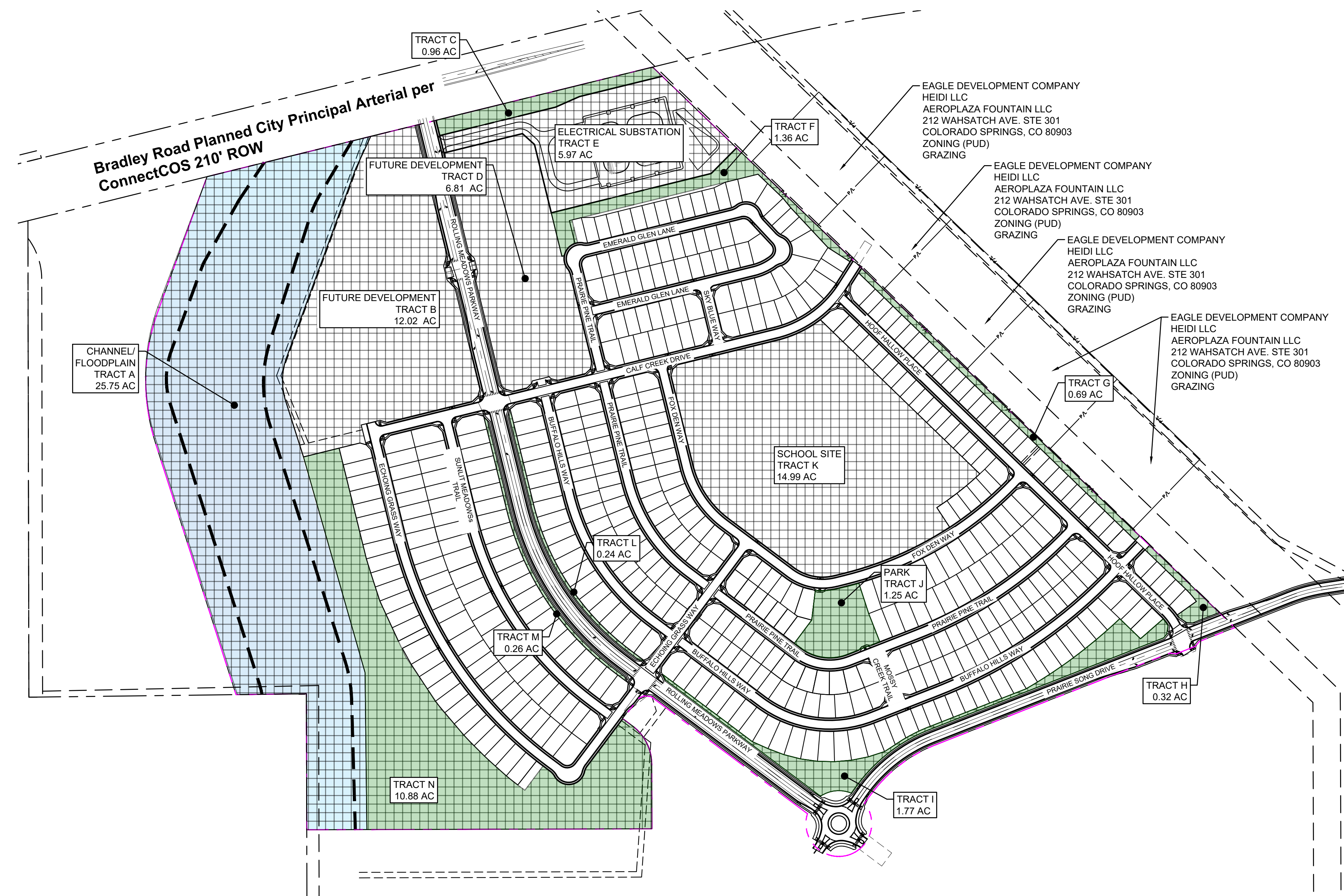
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**TRACT MAP AND  
 DETAILS**

**DT01**  
 SHEET 2 OF 31

PCD FILE NO.: PUDSP255



TRACT TABLE

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

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

FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP255 CAD\04\04 PLAN SETS\DEVELOPMENT PLANDT01.DWG

# ANTELOPE RIDGE AT BULL HILL

## EL PASO COUNTY, COLORADO

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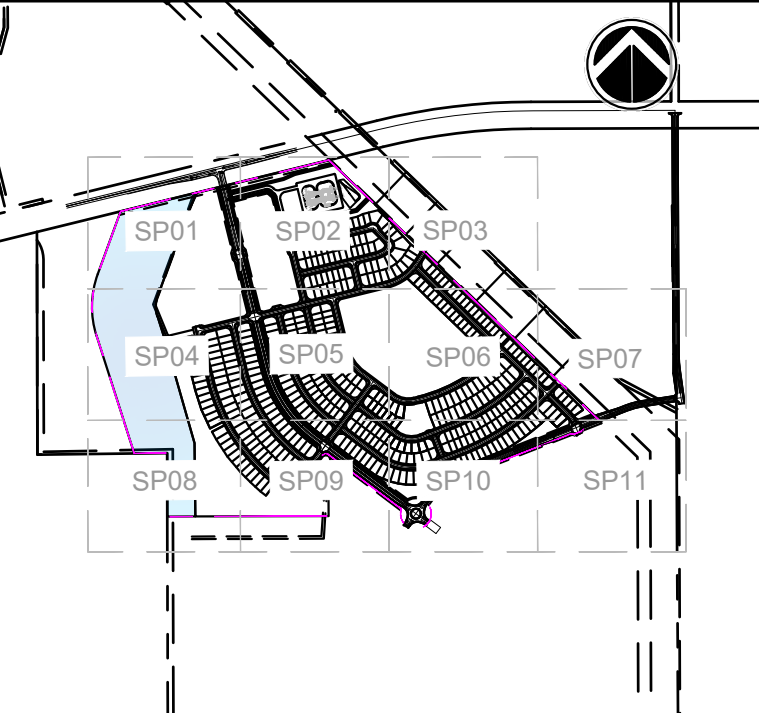
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APPROVAL:

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EL PASO COUNTY, COLORADO  
 MAY 2026

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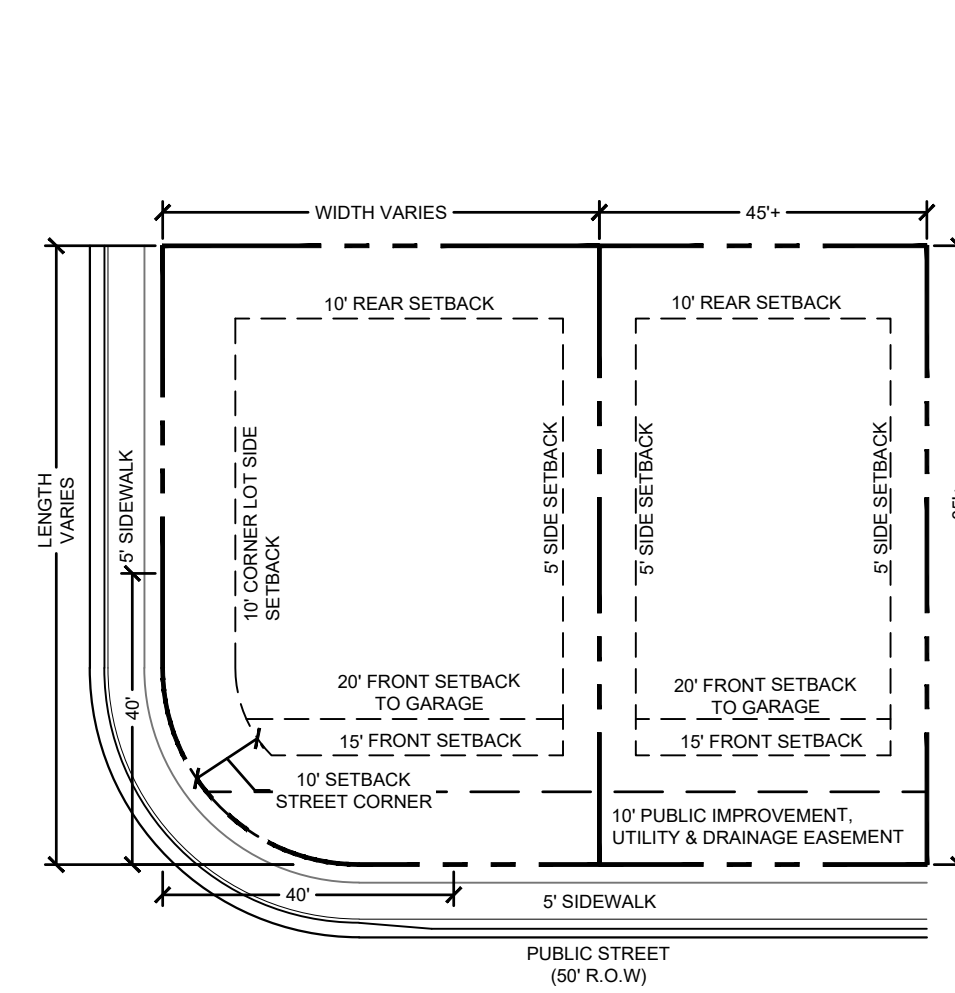
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PUD DETAILS

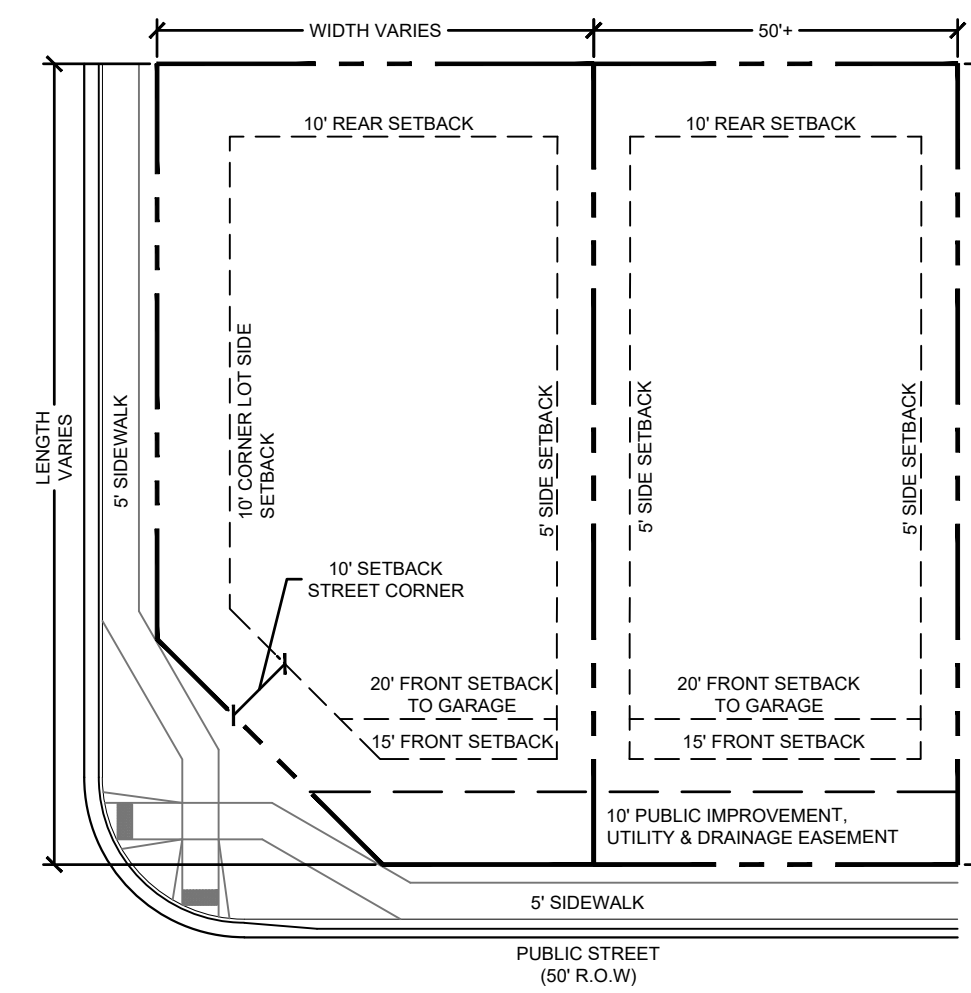
DT02

SHEET 3 OF 31

PCD FILE NO.: PUDSP255



KNUCKLE LOT



CORNER LOT

#### DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1-472

- MINIMUM LOT AREA:
  - DWELLING, SINGLE FAMILY: 3,800 SF
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: 65%
- MAXIMUM PRINCIPAL STRUCTURE HEIGHT: FORTY FIVE FEET (45')
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
- 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.
- SETBACK REQUIREMENTS (SEE DETAILS):
  - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE  
FIFTEEN FEET (15') TO FACE OF HOUSE
  - SIDE YARD: FIVE FEET (5')
  - REAR YARD: TEN FEET (10')
  - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
- ACCESSORY STRUCTURE STANDARDS:
  - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
  - SETBACK REQUIREMENTS:
    - SIDE YARD: FIVE FEET (5')
    - REAR YARD: FIVE FEET (5')
- PROJECTION INTO SETBACKS
  - 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.
  - 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.
  - 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.
  - 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.
  - 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:

- THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
- 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:

- MODEL HOME/ SUBDIVISION SALES OFFICE
- CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
- YARD OR GARAGE SALES

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

##### ACCESSORY USES:

- RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
- 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:

- CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

##### ACCESSORY STRUCTURES:

- 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.
- FENCES, WALLS, OR HEDGES
- MAILBOXES
- PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
- PERSONAL USE SMALL CELL TOWER
- DETACHED GUEST HOUSES, DETACHED ADU/ALQ, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
- 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:

- LOCATION OF PRIVATE 5'-6" WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
- OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
- 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.
- 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.
- THE FINAL PLAT SHALL DETERMINE ALL FINAL FRONT, REAR AND SIDE DRAINAGE AND UTILITY EASEMENT WIDTHS.

#### ARCHITECTURAL GUIDELINES:

- ARCHITECTURAL DETAILING  
 TO ADD DEFINITION AND BREAK UP FLAT PLANES OF WALLS, THE USE OF ARCHITECTURAL ELEMENTS TO CREATE SHADOW LINES IS ENCOURAGED TO BE INCORPORATED IN THE DESIGN OF THE HOME. ARCHITECTURAL ELEMENTS TO ACCOMPLISH THIS DEFINITION INCLUDE RECESSED WINDOWS, DEEP EAVES AND OFFSET WALL PLANES, WINDOW SHUTTERS, WELL-PROTECTED PORCHES WITH BRACKETS, TRELLISES AND ARBORS, DECKS, DETAILED FASCIA, BELLY BANDS, ETC. ALL WINDOWS ARE TO BE FRAMED BY TRIM OR REVILE. ALL CORNERS SHOULD NOT HAVE METAL TRIM.
- ARCHITECTURAL STYLE  
 NO MANDATORY ARCHITECTURAL STYLE IS REQUIRED FOR BULL HILL. HOWEVER, IT IS THE INTENT OF THESE STANDARDS THAT RESIDENTIAL DESIGNS DEVELOP PROPORTIONS AND DETAILS APPROPRIATE TO THE HOME SITE AND NEIGHBORING PROPERTIES. CAREFUL SCRUTINY WILL BE GIVEN TO THE MASSING, PROPORTIONS, OVERALL SCALE AND THE HOMES' MATERIALS, COLOR AND TEXTURES. ONCE A STYLE HAS BEEN APPROVED BY THE COMMITTEE FOR A NEIGHBORHOOD, IT SHALL REQUIRE COMMITTEE APPROVAL TO CHANGE AN 'AS-BUILT' DESIGN.
- AWNINGS/PATIO COVERS/GAZEBOS/PERGOLAS AND SHUTTERS  
 AWNINGS, PATIO COVERS, GAZEBOS, PERGOLAS AND SHUTTER COLORS MUST BE COMPLEMENTARY TO THE EXTERIOR COLOR OF THE HOME. PATIO COVERS MUST BE CONSTRUCTED OF WOOD OR MATERIAL GENERALLY COMPLEMENTARY TO THE HOME AND BE SIMILAR OR COMPLEMENTARY IN COLOR. WHERE UTILIZED, SUPPORT POSTS FOR PATIO COVERS MUST BE A MINIMUM OF 4" X 4" IN SIZE. ALUMINUM/STEEL/IRON PERGOLAS AND GAZEBOS OF A DIMENSION OF NO MORE THAN 12' BY 16' FOOT ARE APPROVED AS LONG AS THEY ARE PROPERLY MAINTAINED IN LIKE-NEW CONDITION AND NOT ATTACHED TO THE RESIDENCE. COVERS MUST BE MAINTAINED IN GOOD CONDITION WITHOUT ANY TEARS, HOLES, OR STAINS. UNACCEPTABLE AWNING TREATMENTS INCLUDE THIN WOOD LATTICE, METAL, PLASTIC, AND UNTREATED OR STRIPED FABRIC.
- DECKS AND PATIOS  
 FREE ZONE REQUIREMENTS APPLY. DECKS MUST MAINTAIN THE OVERALL FORM AND BE A NATURAL EXTENSION OF THE ARCHITECTURE. DECK SUPPORTS MUST HAVE A SUBSTANTIAL SCALE THAT VISUALLY ANCHORS THEM TO THE GROUND AND SHOULD BE A MINIMUM OF 4" X 4" IN SIZE. OUTDOOR LIVING AREAS ARE ENCOURAGED. PATIOS, DECKS, AND OTHER PAVING MATERIALS SHOULD BE COMPATIBLE AND HARMONIOUS IN COLOR AND TEXTURE WITH THE STRUCTURE AND SURROUNDING NEIGHBORHOOD AND MUST BE AN INTEGRAL PART OF THE LANDSCAPE ARCHITECTURAL DESIGN. ONLY PERMANENT OR OUTDOOR FURNITURE ON DECKS AND PATIOS WILL BE PERMITTED. FURNITURE PRIMARILY INTENDED FOR INDOOR USE WILL NOT BE PERMITTED FOR OUTSIDE USE.
- EXTERIOR LIGHTS  
 EXTERIOR LIGHTING SHALL NOT ILLUMINATE INTO ADJACENT PROPERTIES.
- EXTERIOR MATERIALS  
 TO ANCHOR THE RESIDENCE TO THE SITE AND PROVIDE A CONTINUITY OF MATERIALS, IT IS ENCOURAGED THAT THE EXTERIOR FRONT ELEVATION WALL SURFACE INCORPORATES A SECOND MATERIAL, SUCH AS STONE, CULTURED STONE, OR MASONRY. AN EXCEPTION TO THIS SHALL BE MADE FOR HOMES CLAD ENTIRELY WITH STUCCO OR A HOME THAT IS WELL DETAILED. WRAPPING BUILDING MASSES, EXPRESSING CHIMNEYS AND DETACHED COLUMNS IN STONEMWORK ADDS VISUAL INTEREST. USE OF BRIGHT, UNFINISHED, COLORED, AND REFLECTIVE OR MIRRORRED SURFACES OR GLASS IS NOT PERMITTED. CONCRETE FOUNDATION WALLS SHALL NOT BE EXPOSED AND SHALL BE FACED OR FINISHED TO BLEND WITH THE GENERAL ARCHITECTURAL DESIGN OF THE BUILDING. ON STEPPED FOUNDATIONS, MAXIMUM EXPOSED VERTICAL HEIGHT IS TO BE EIGHTEEN INCHES (18"). THE MAXIMUM EXPOSED WIDTH OF WOOD LAP SIDING IS SEVEN INCHES (7") OF REVEAL. SIDING SHALL BE FIBER CEMENT, LP SIDING OR STUCCO. NO VINYL OR MASONITE SIDING WILL BE ALLOWED. TRIM IS REQUIRED ON ALL ELEVATIONS. ALL DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE. CHANGES TO DRIVEWAY STAIN OR COLOR MUST BE SUBMITTED TO THE DRC FOR APPROVAL AND PROPERLY MAINTAINED IF APPROVED. A MINIMUM TWELVE-INCH (12") EAVE AND FASCIA OVER- HANG IS REQUIRED, EXCLUSIVE OF GUTTERS.

# ANTELOPE RIDGE AT BULL HILL

## EL PASO COUNTY, COLORADO

### PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

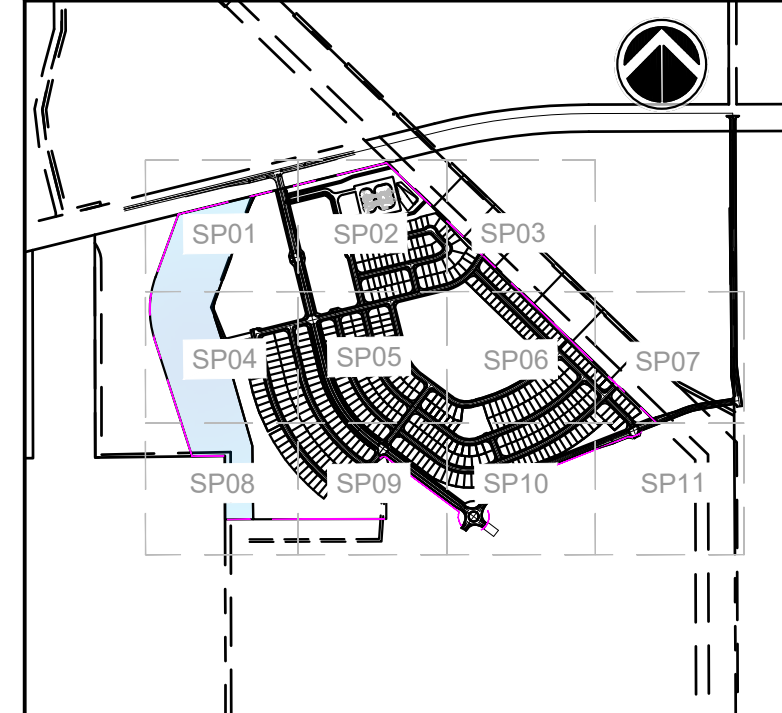
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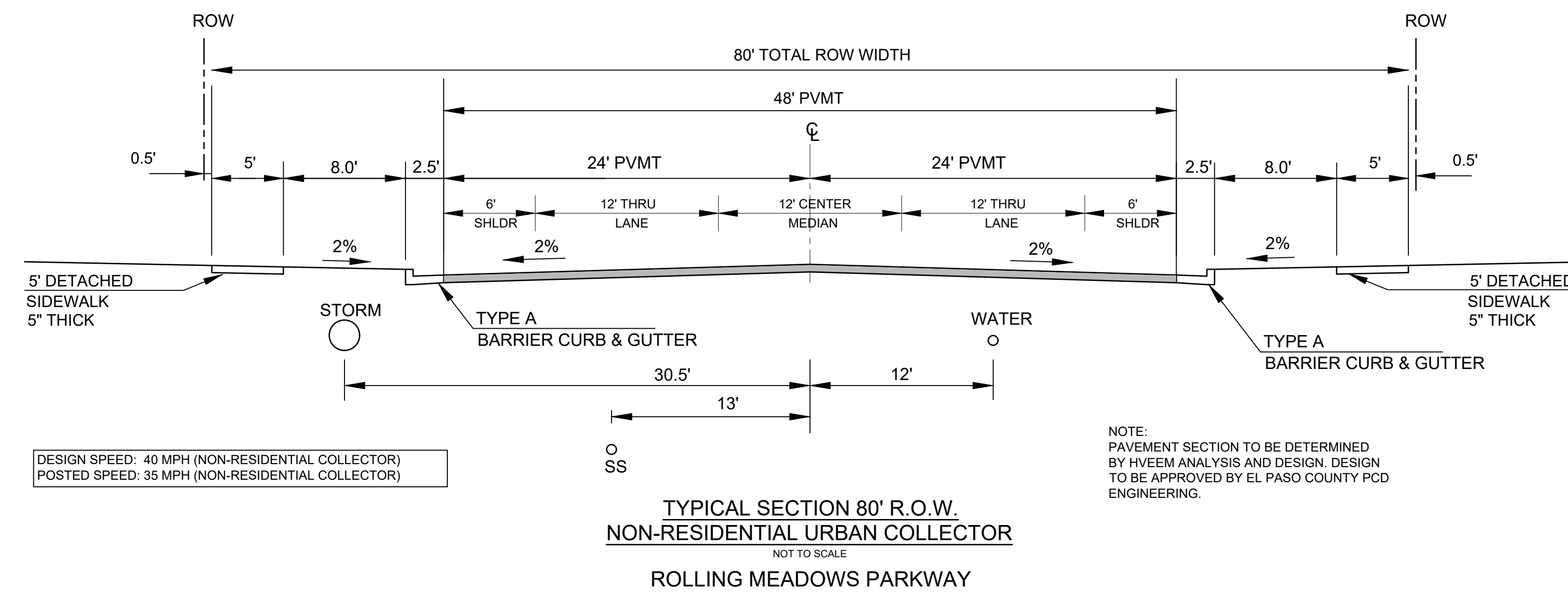
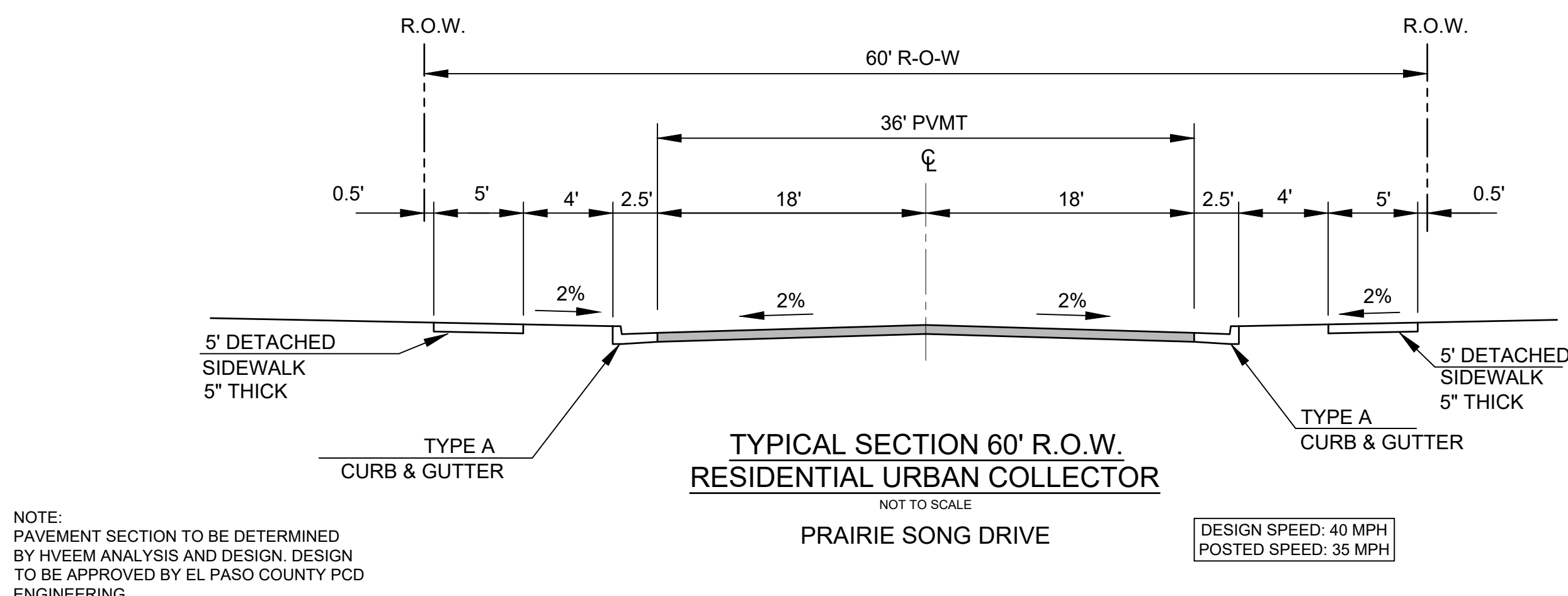
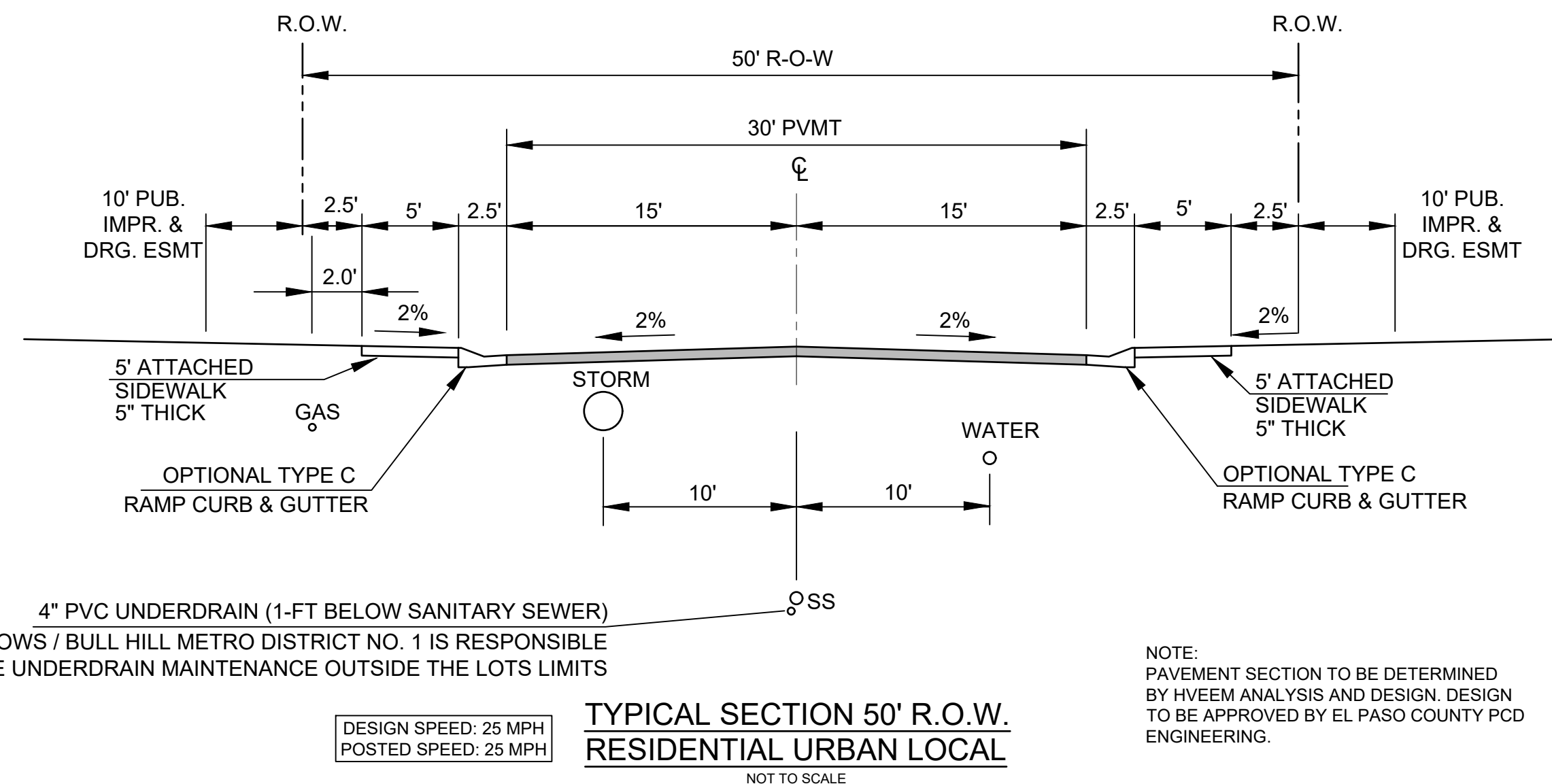
SHEET TITLE:

**PUD DETAILS**

**DT03**

SHEET 4 OF 31

PCD FILE NO.: PUDSP255



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP100 CADD\04 PLAN SET\DEVELOPMENT PLAN\DT03.DWG

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## EL PASO COUNTY, COLORADO

### PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

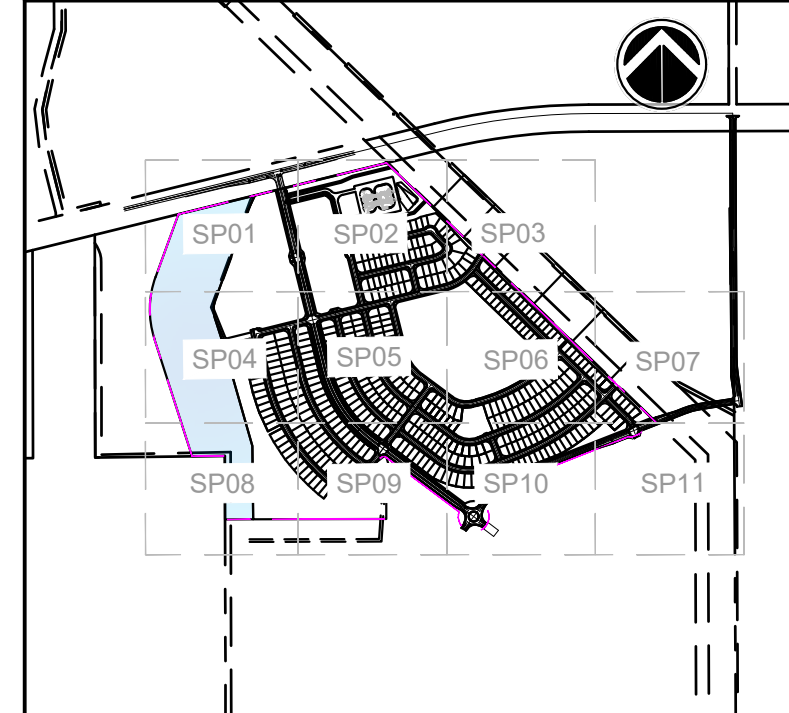
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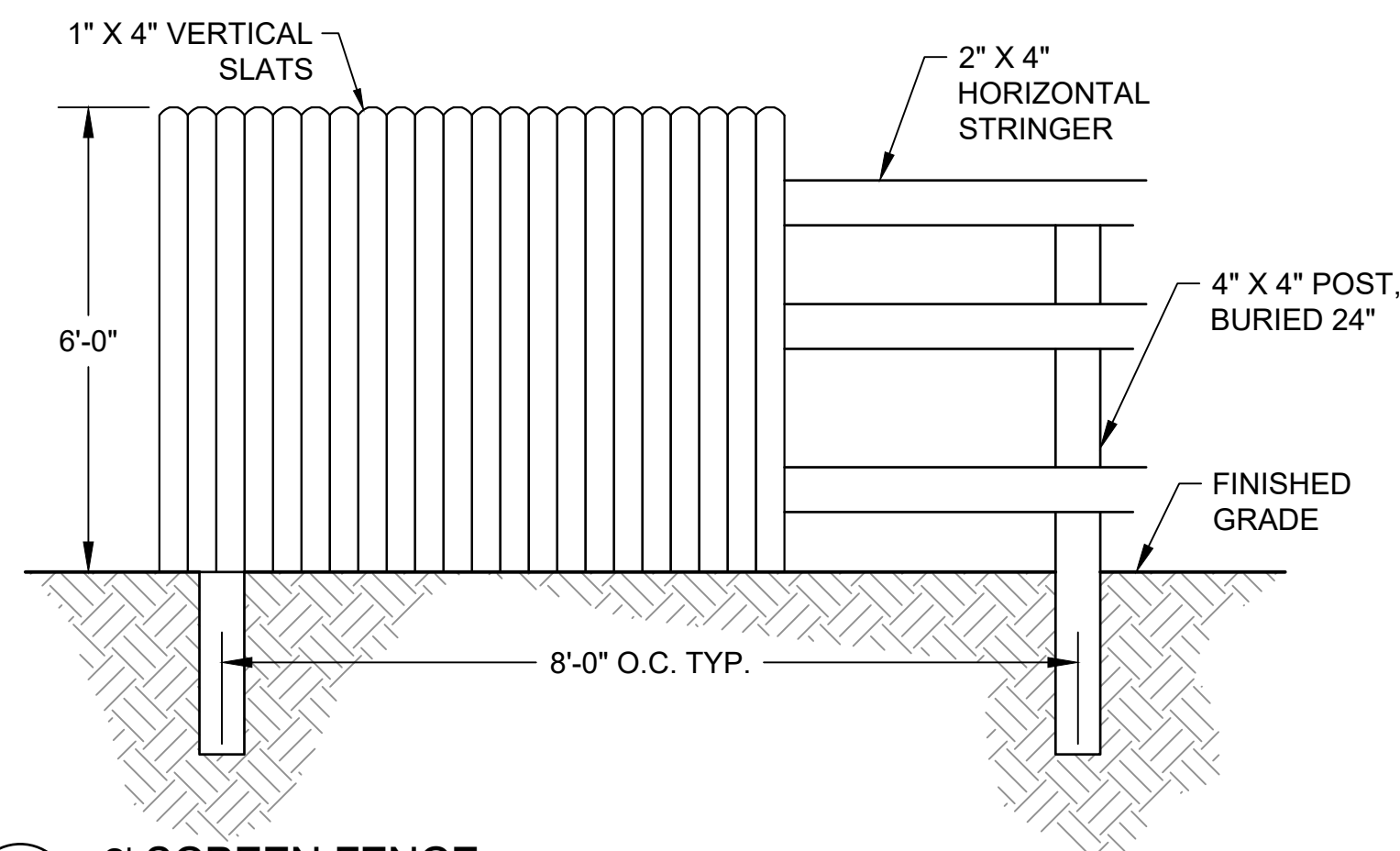
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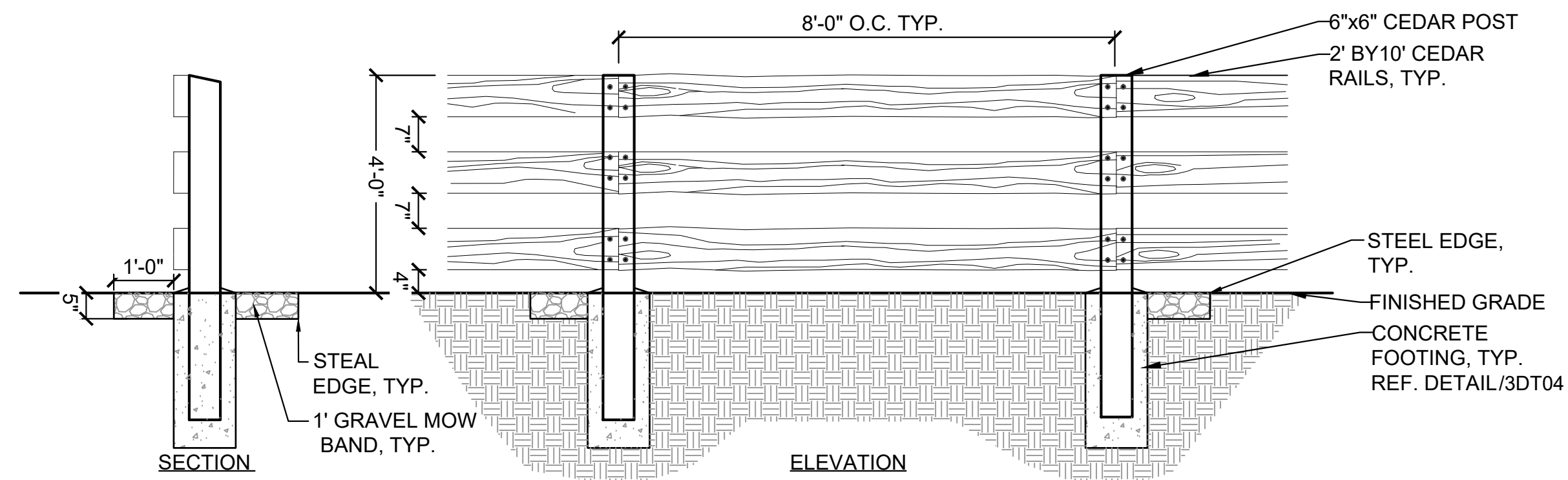
## PUD DETAILS

**DT04**  
 SHEET 5 OF 31

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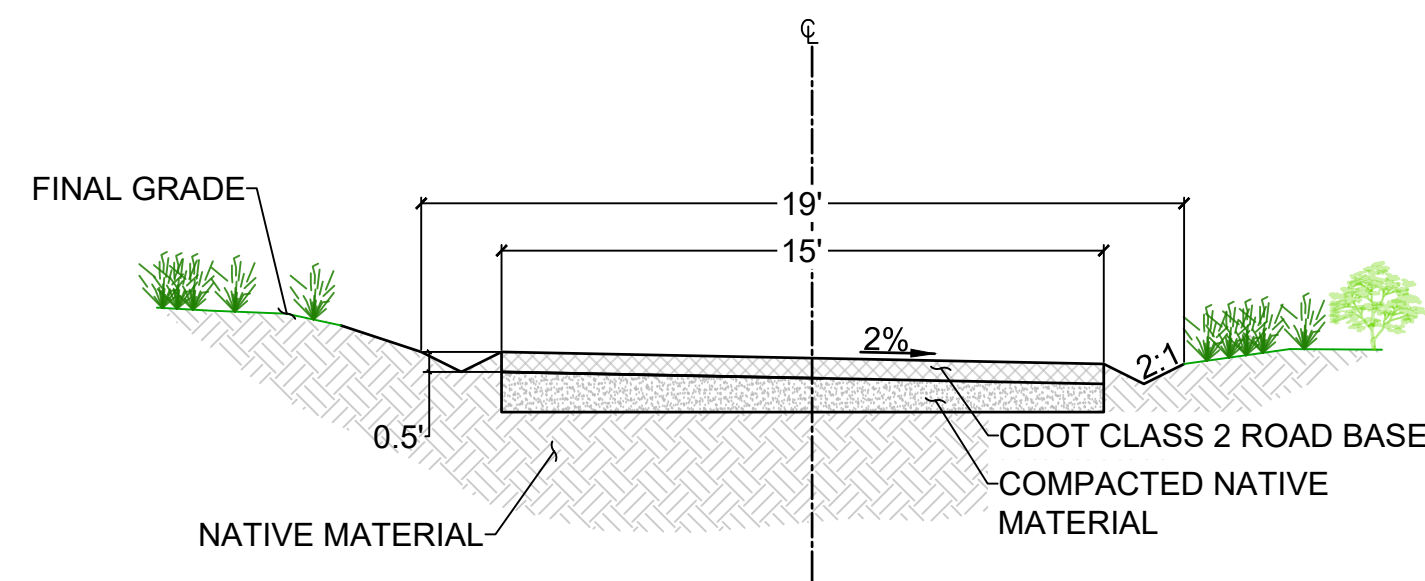


**1** 6' SCREEN FENCE  
 NTS MS-PR1-ANT-02

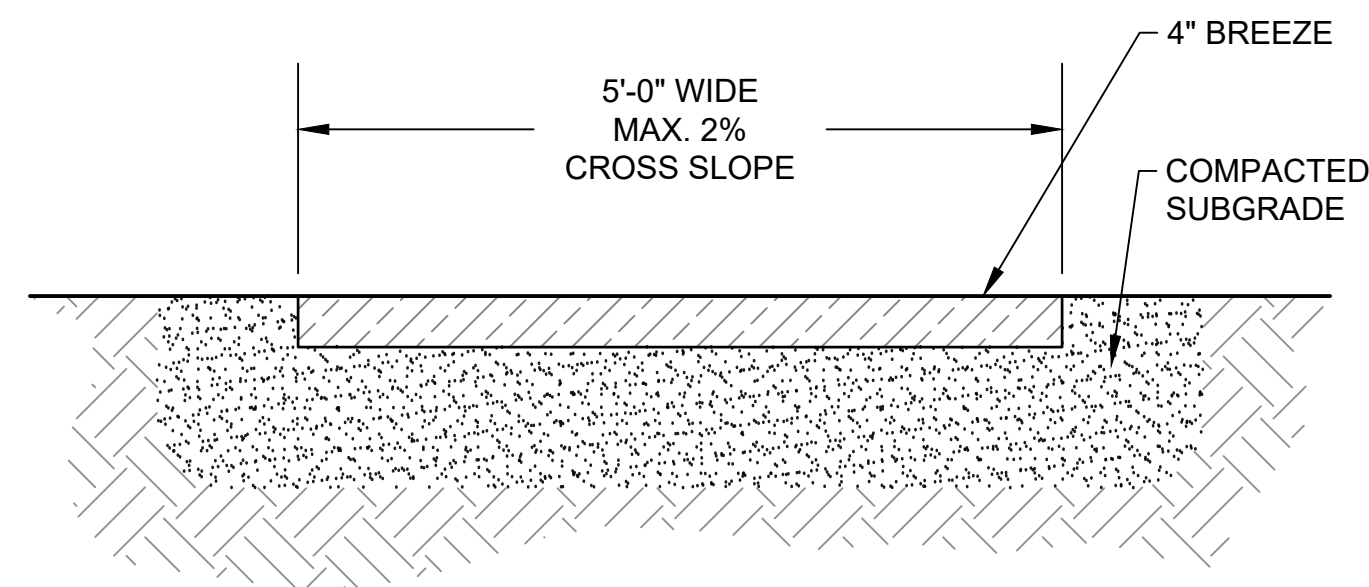


GENERAL NOTES:  
 1. ALL WOOD TO BE PRESSURE TREATED RED CEDAR FINISH.  
 2. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.  
 3. ALL RAIL MUST FACE OUTWARDS TOWARD THE STREET OR ADJACENT PROPERTY.

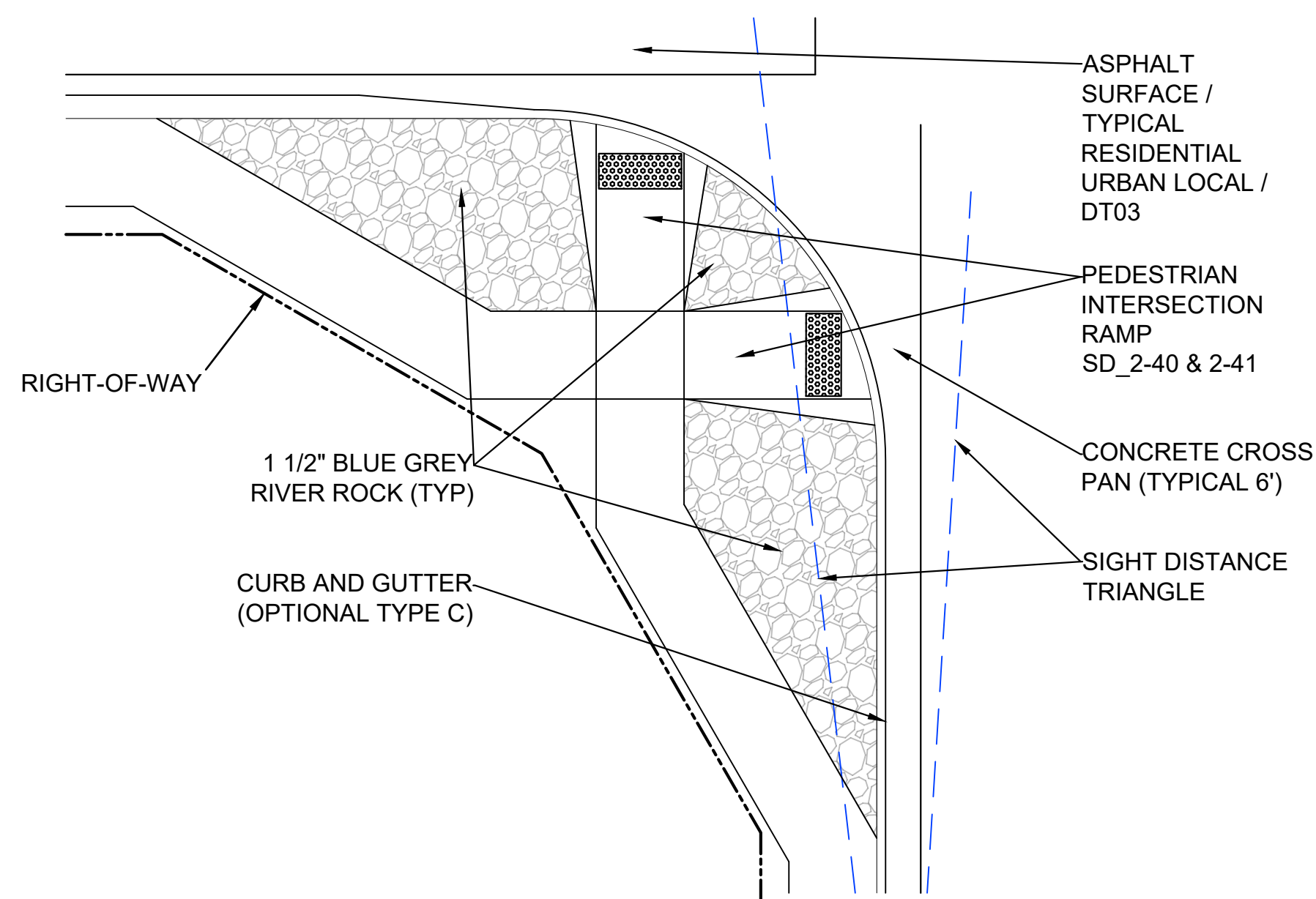
**2** 3-RAIL WOOD FENCE  
 NTS MS-PR1-ANT-14



**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

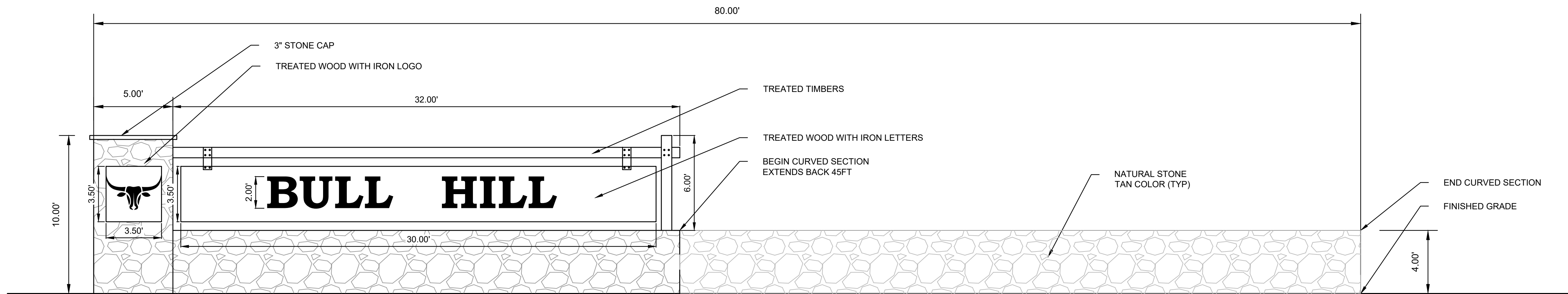
# ANTELOPE RIDGE AT BULL HILL

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

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

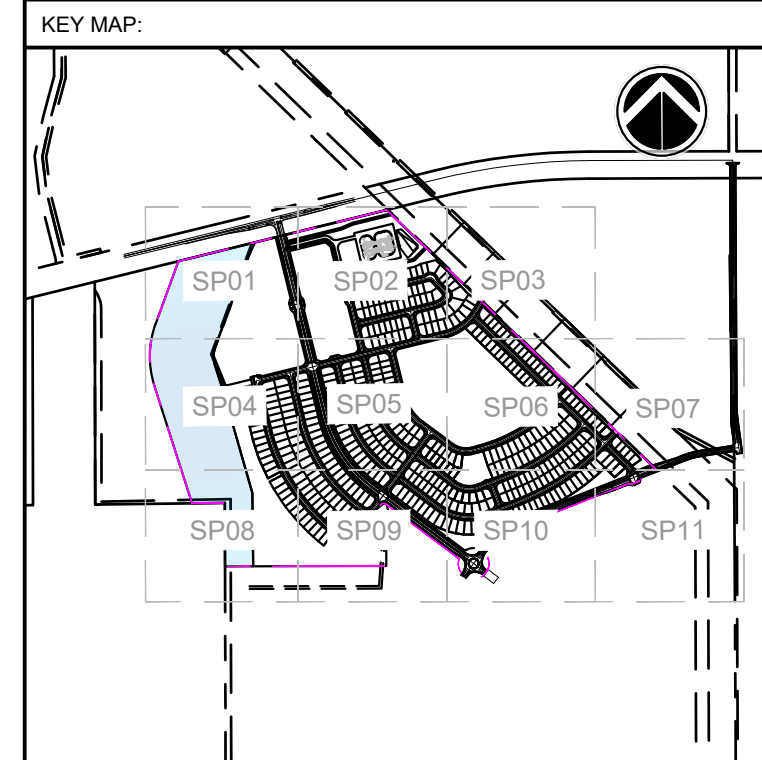
OWNER/DEVELOPER:  
**The Landhuis Company**  
 212 N Wahsatch Dr., Suite 301  
 Colorado Springs, CO 80903  
 (719) 635-3200

APPROVAL:



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

MS-PR1-ANT-17



PROJECT:  
**ANTELOPE RIDGE AT BULL HILL  
 PUD AND PRELIMINARY PLAN**  
 EL PASO COUNTY, COLORADO  
 MAY 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
4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

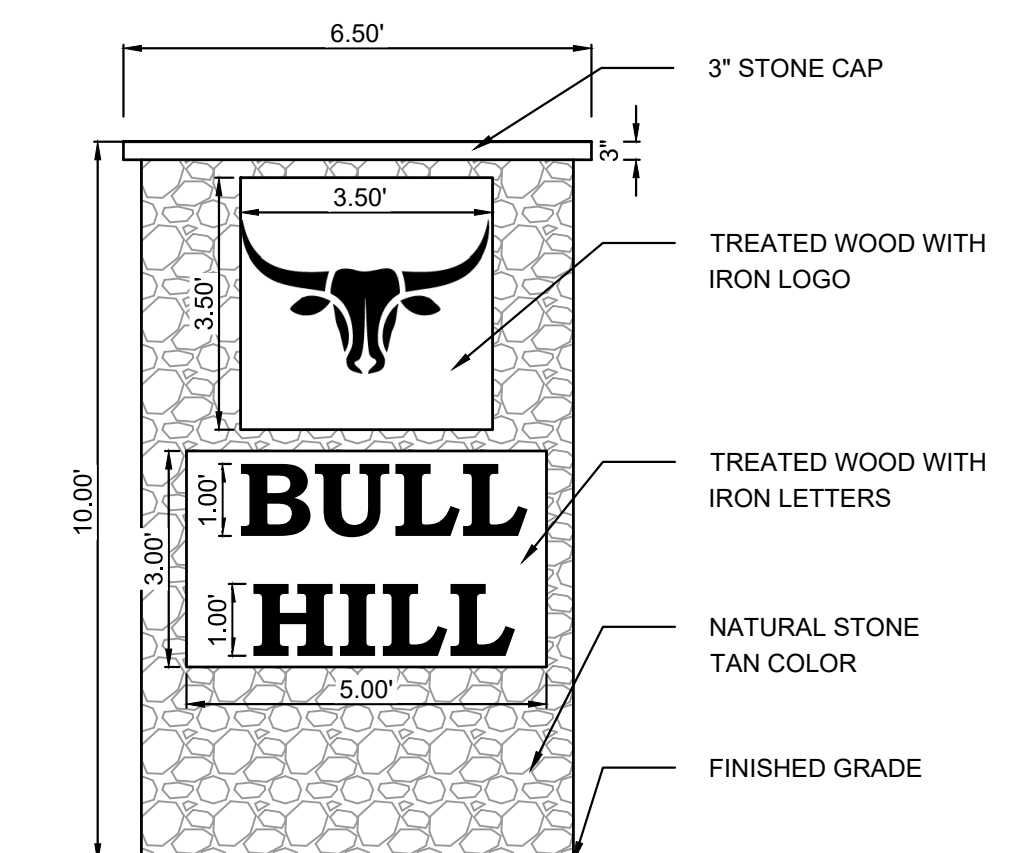
DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA

SHEET TITLE:  
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**DT05**  
 SHEET 6 OF 31

PCD FILE NO.: PUDSP255

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



**2** SECONDARY ENTRANCE SIGN  
 NTS

MS-PR1-ANT-18

**ANTELOPE RIDGE AT BULL HILL**

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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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

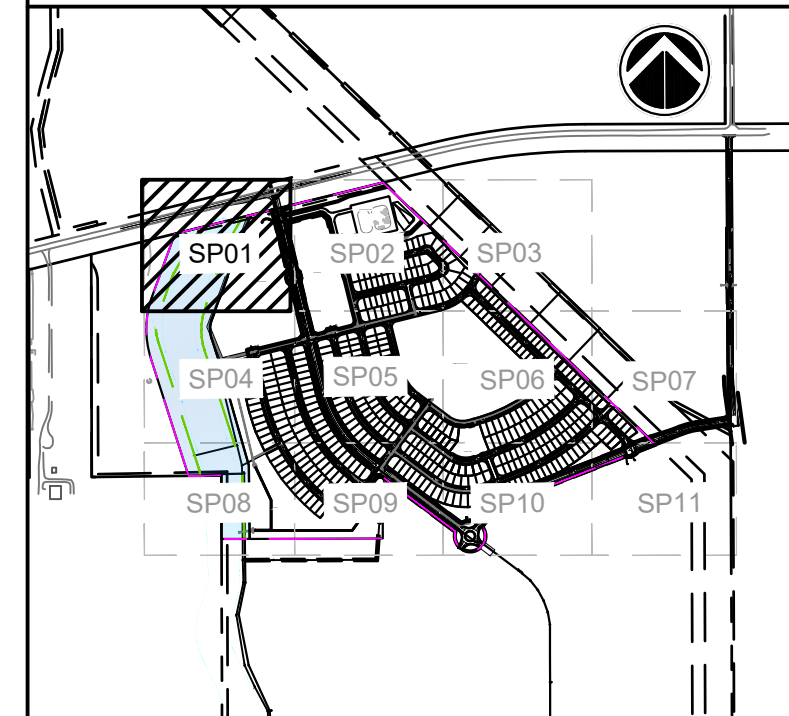
OWNER/DEVELOPER:

**The Landhuis Company**

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

APPROVAL:

KEY MAP:



PROJECT:

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

EL PASO COUNTY, COLORADO  
 MAY 2026

REVISION HISTORY:

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DRAWING INFORMATION:

PROJECT NO: 24.1129.029

DRAWN BY: JS

CHECKED BY: RF

APPROVED BY: JA

SHEET TITLE:

**SITE PLAN**

**SP01**

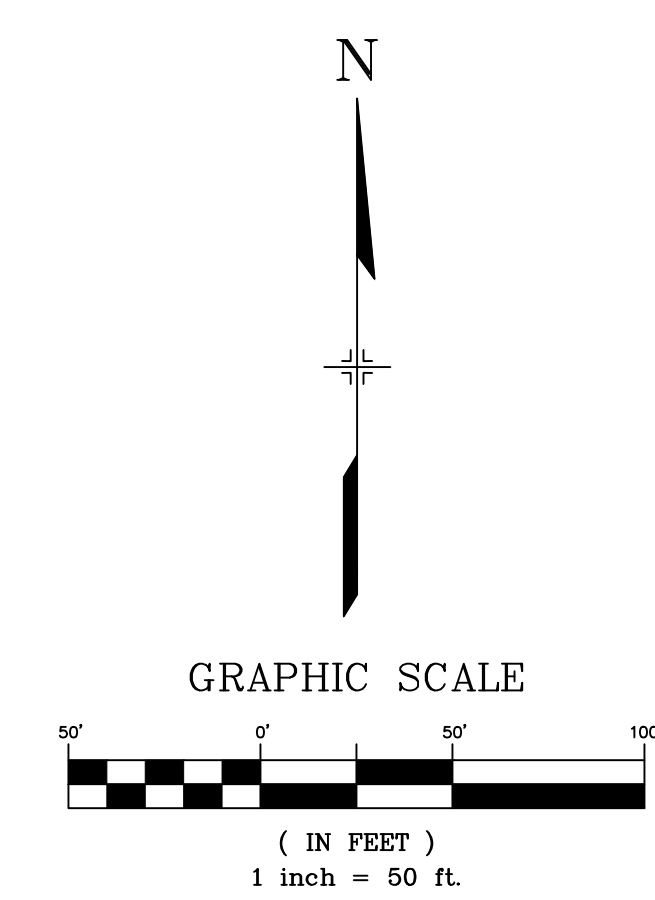
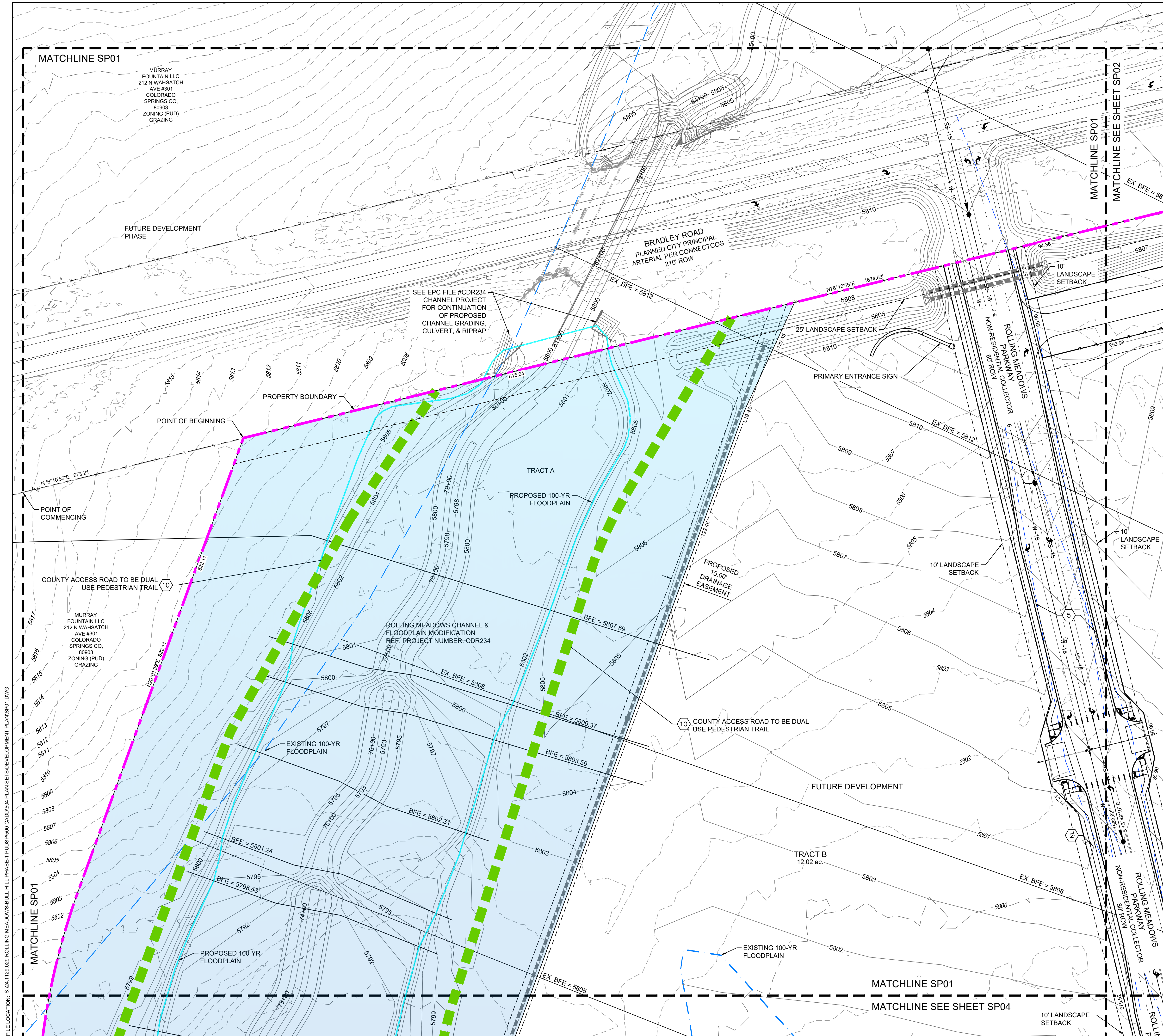
**SHEET 7 OF 31**

PCD FILE NO.: PUDSP255

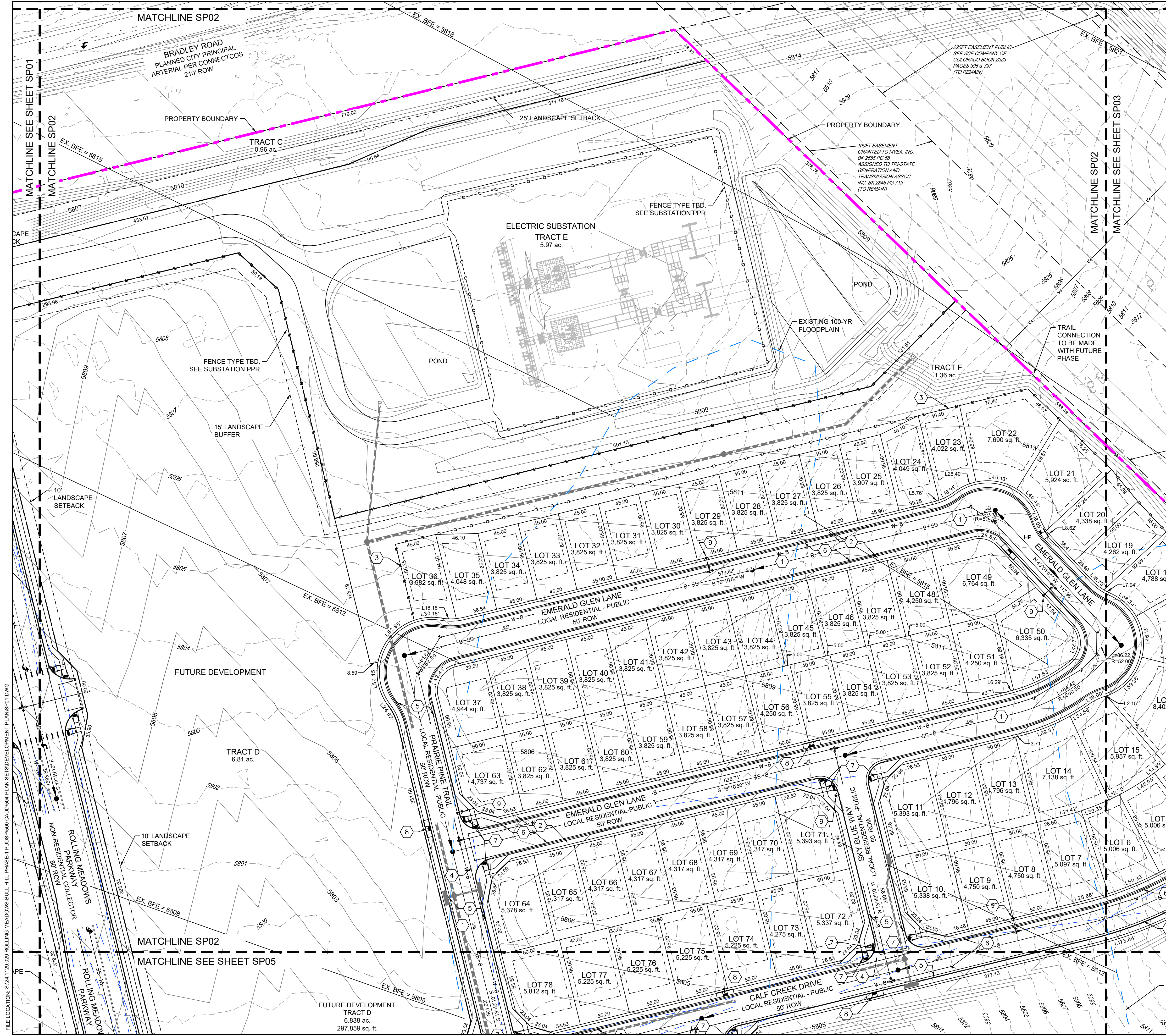
**SITE LEGEND**

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

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



FILE LOCATION: S:\24.1129.029\ROLLING MEADOWS-BULL HILL PHASE-1 PUD\SP000 CAD\004 PLAN SET\DEVELOPMENT PLAN\SP01.DWG



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

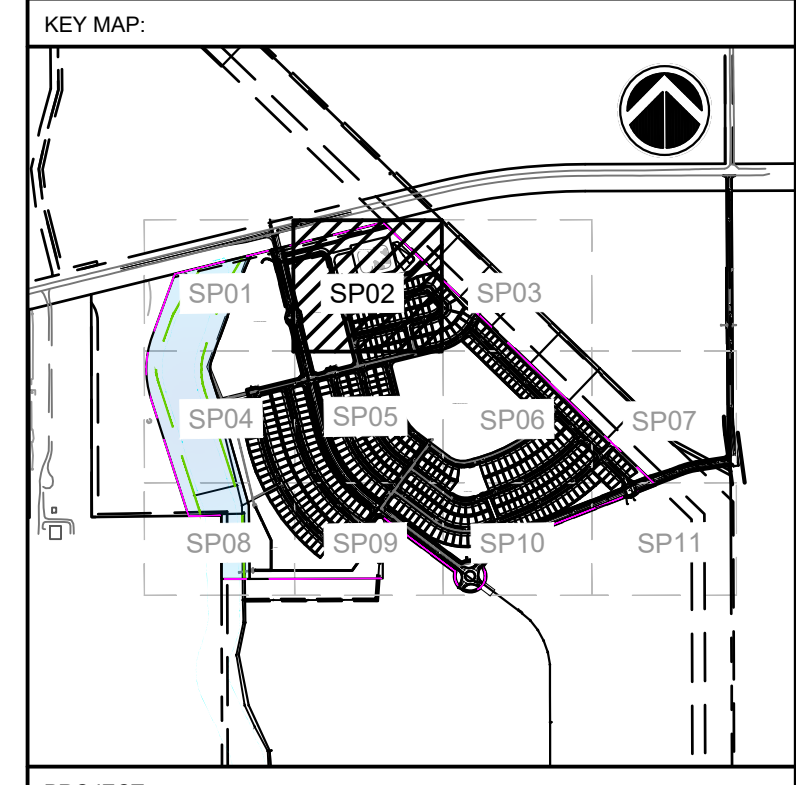
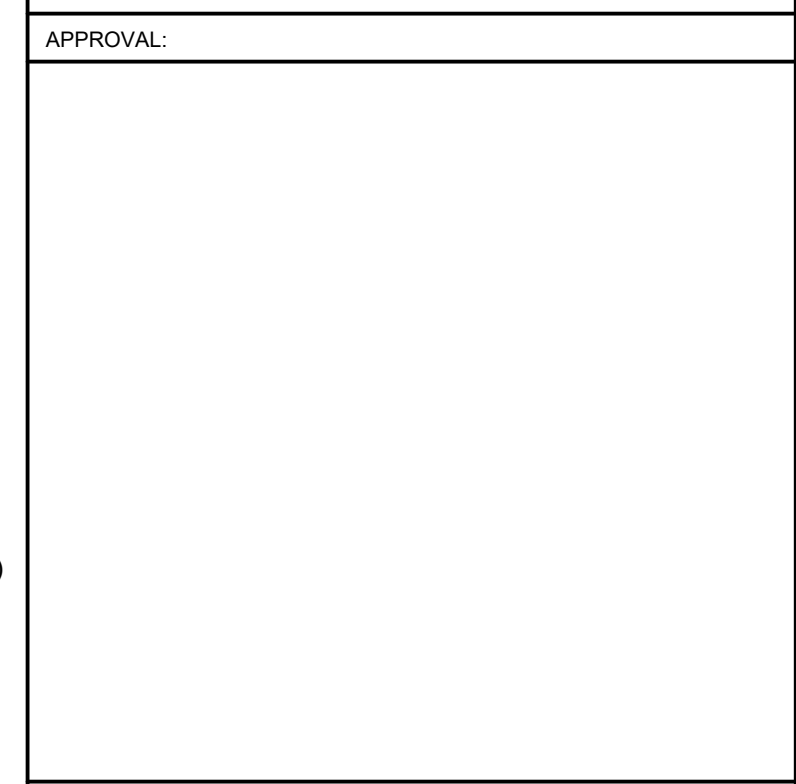
**SITE LEGEND**

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

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

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

APPROVAL:



REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

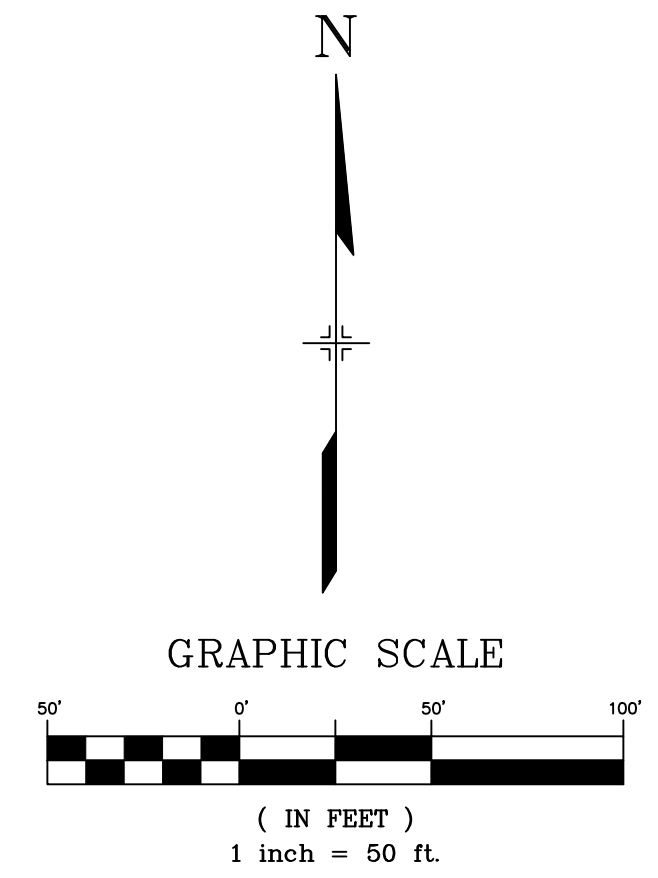
DRAWING INFORMATION:

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

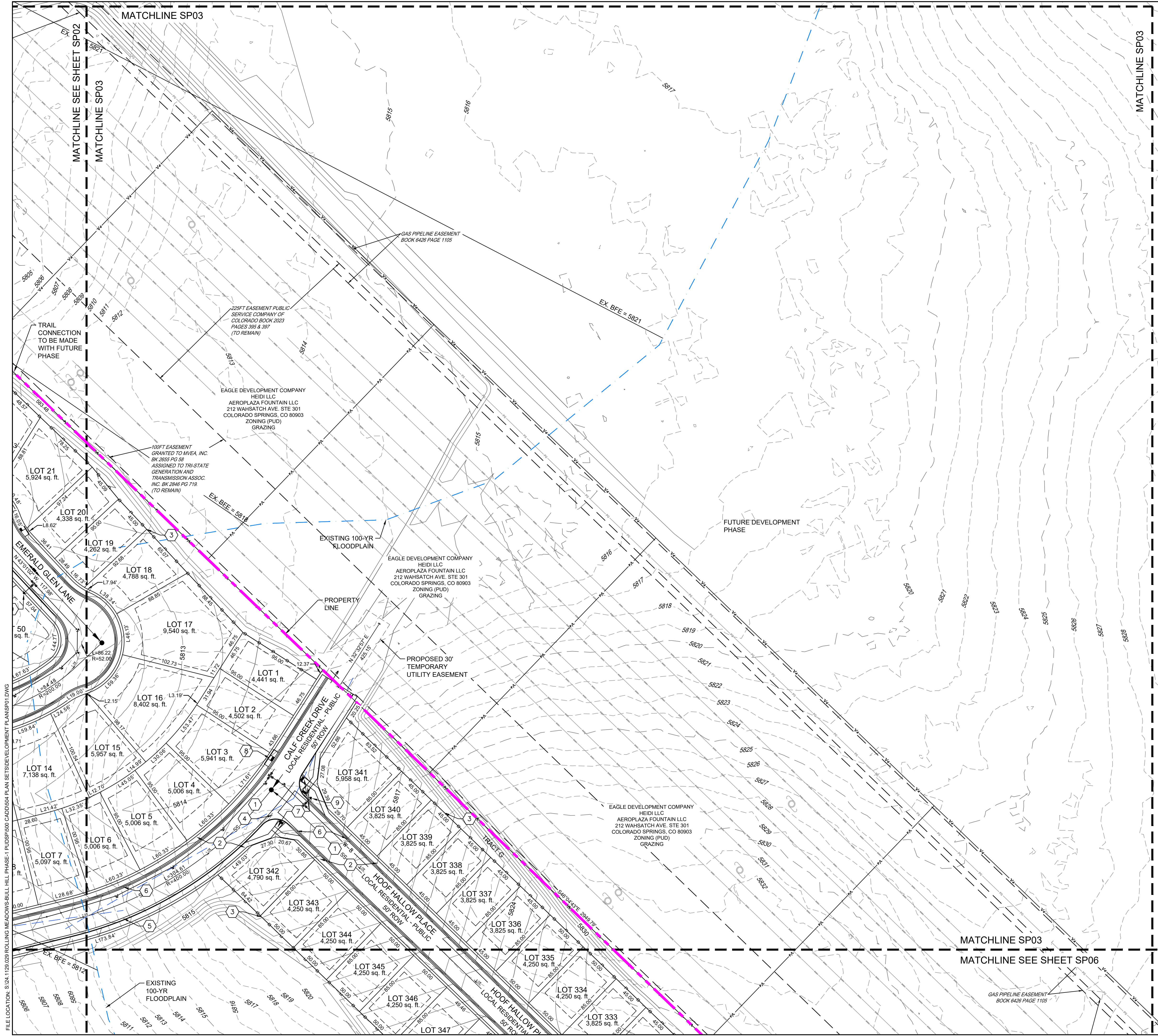
**SITE PLAN**

**SP02**  
 SHEET 8 OF 31

PCD FILE NO.: PUDSP255



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP000 CAD\004 PLAN SET\DEVELOPMENT PLAN\SP01.DWG



**ANTELOPE RIDGE AT BULL HILL**

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

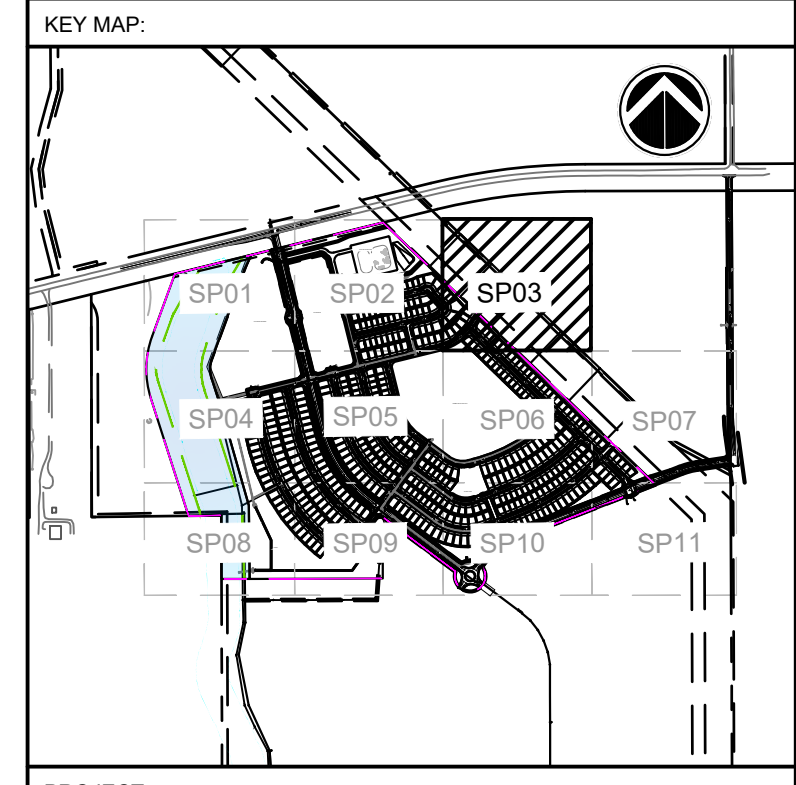
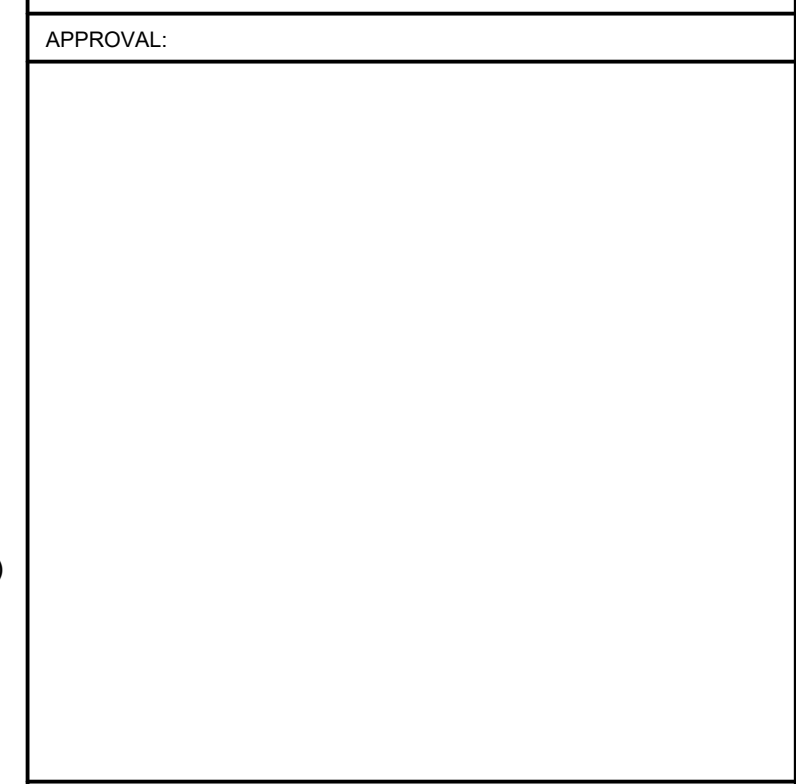
**SITE LEGEND**

- PROPERTY BOUNDARY LINE
  - SETBACK LINE
  - EASEMENT
  - CONCRETE CURB & GUTTER
  - LINE OF SIGHT (LOS)
  - PROPOSED CONTOURS
  - EXISTING CONTOURS
  - PROPOSED WATER
  - PROPOSED SEWER
  - PROPOSED STORM
- 
- ASPHALT SURFACE (TYPICAL)
  - CONCRETE SIDEWALK
  - 6' WOOD SCREEN FENCE
  - CONCRETE CROSSSPAN (6' TYPICAL)
  - CURB AND GUTTER (TYPE A)
  - CURB & GUTTER (OPTIONAL TYPE C)
  - PEDESTRIAN INTERSECTION RAMP (SD\_2-40 & 2-41)
  - PARALLEL PEDESTRIAN RAMP (SD\_2-50)
  - PROPOSED FIRE HYDRANT LOCATION
  - COMPACTED BREEZE TRAIL (15' TYPICAL)

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**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:



REVISION HISTORY:

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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF
4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

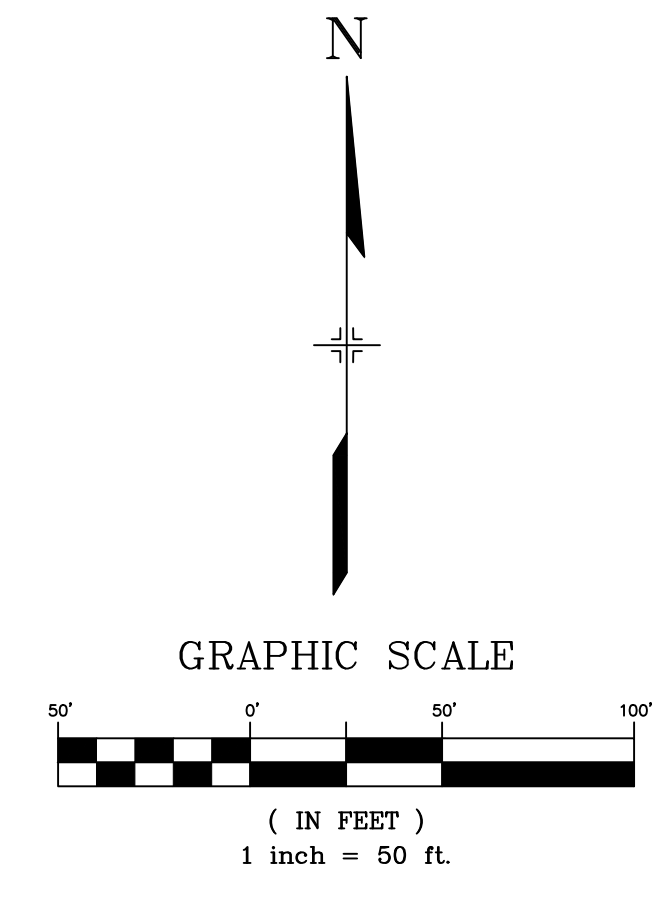
DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA  
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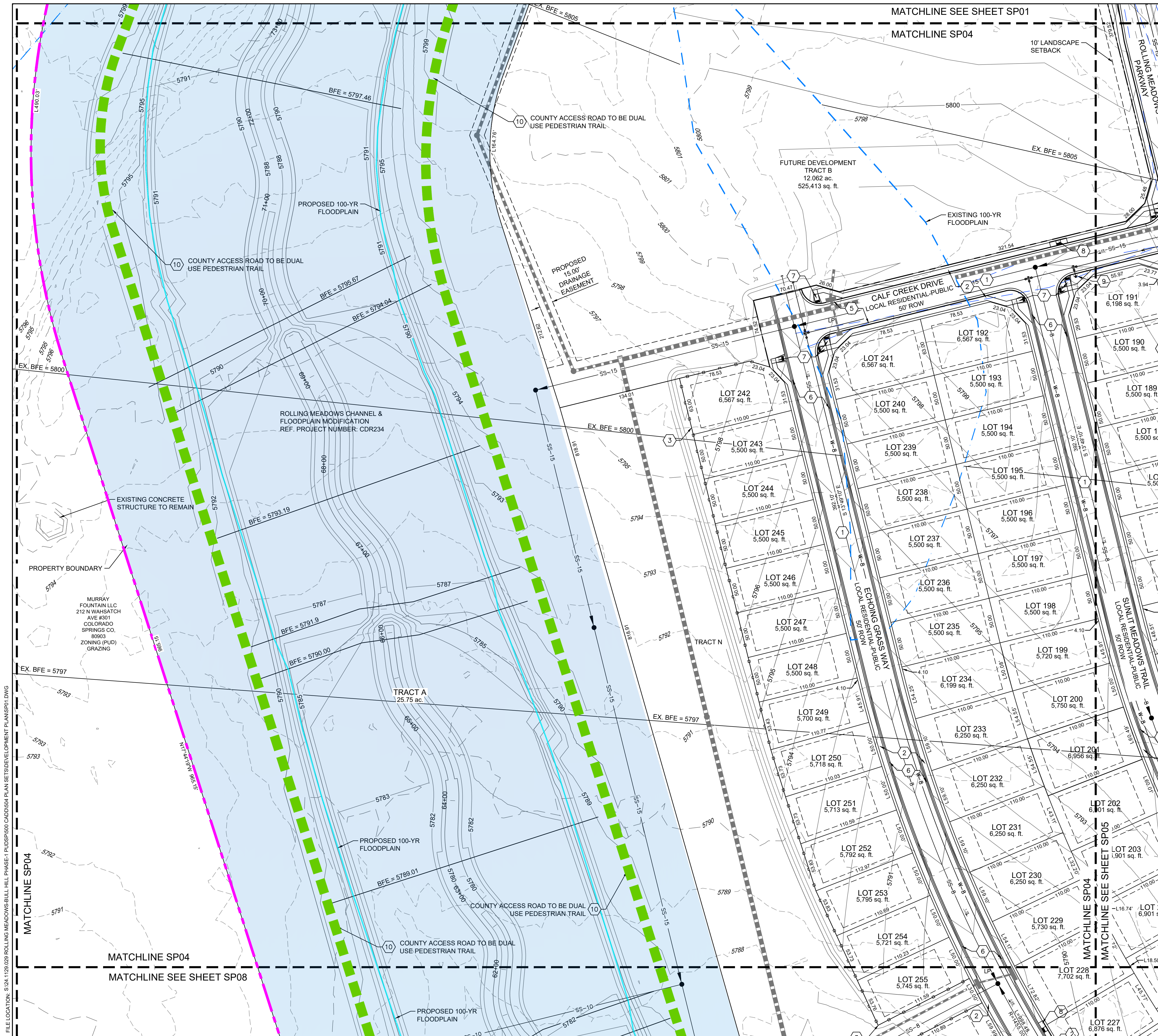
**SP03**

**SHEET 9 OF 31**

PCD FILE NO.: PUDSP255



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP00 CADD\04 PLAN SET\DEVELOPMENT PLANS\PT1.DWG



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

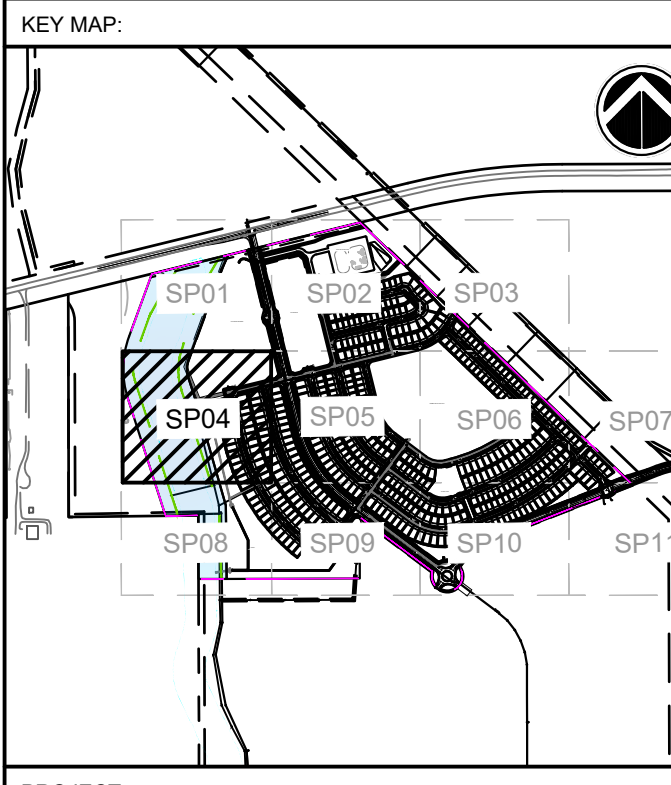
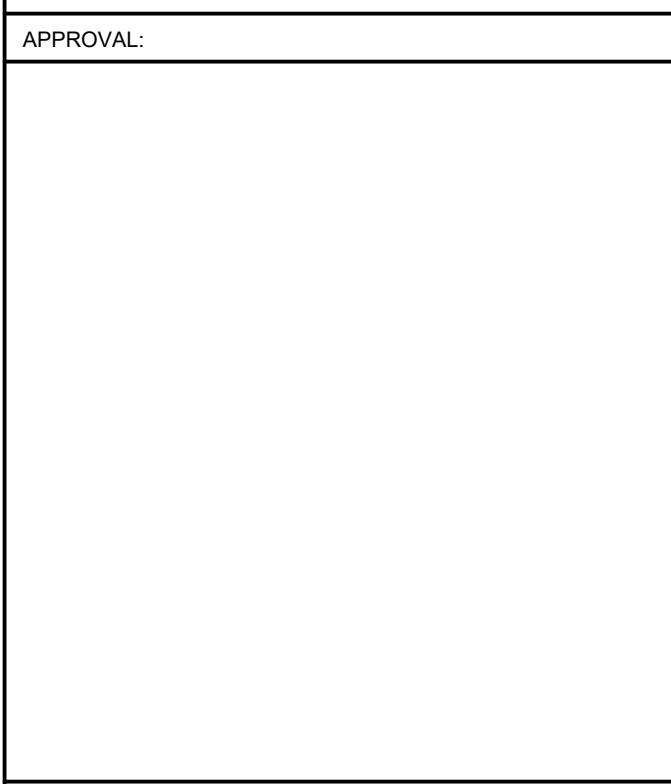
**SITE LEGEND**

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

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

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

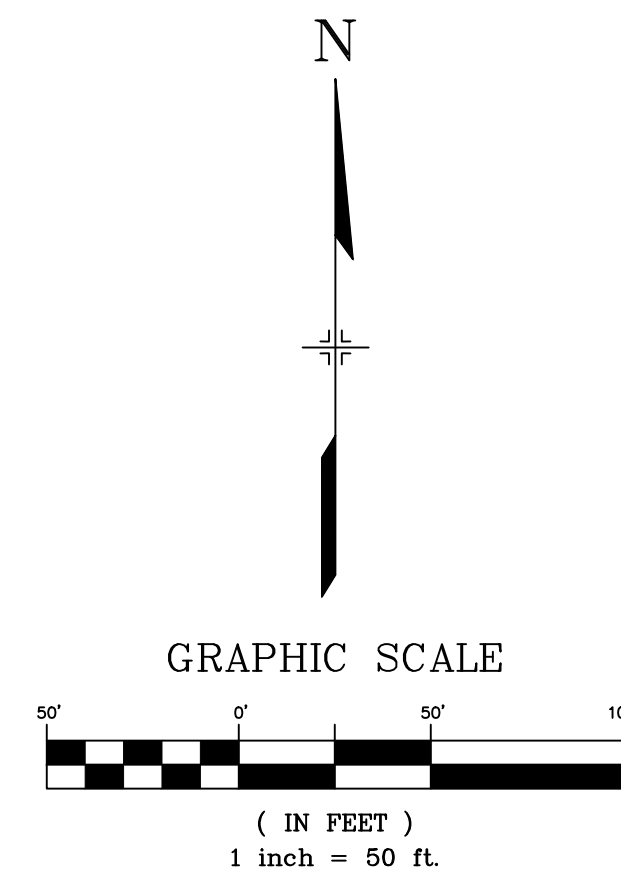
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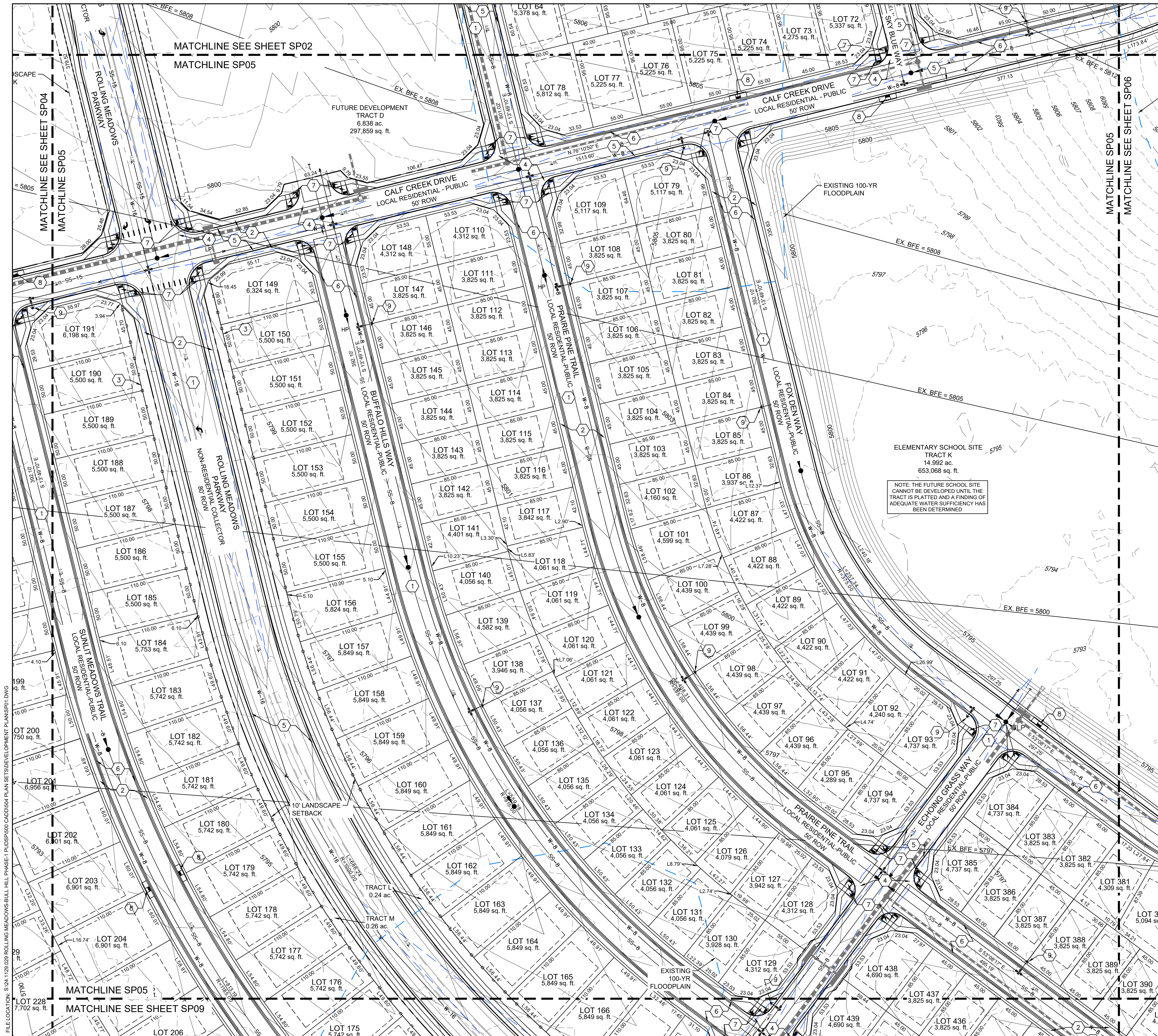
DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA  
 SHEET TITLE:

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**SP04**  
 SHEET 10 OF 31  
 PCD FILE NO.: PUDSP255



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP000 CADD\04 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



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

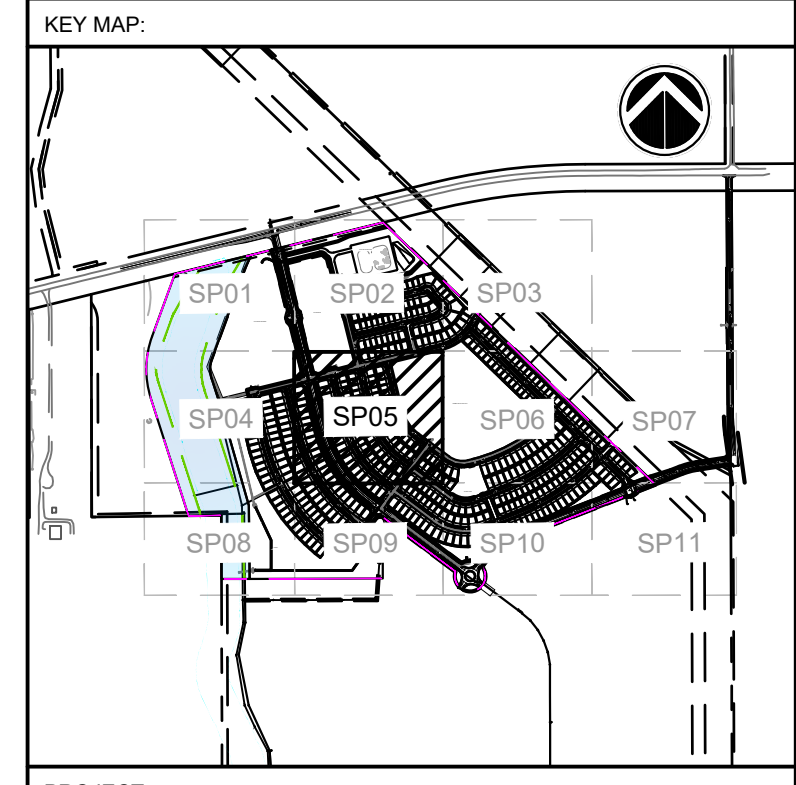
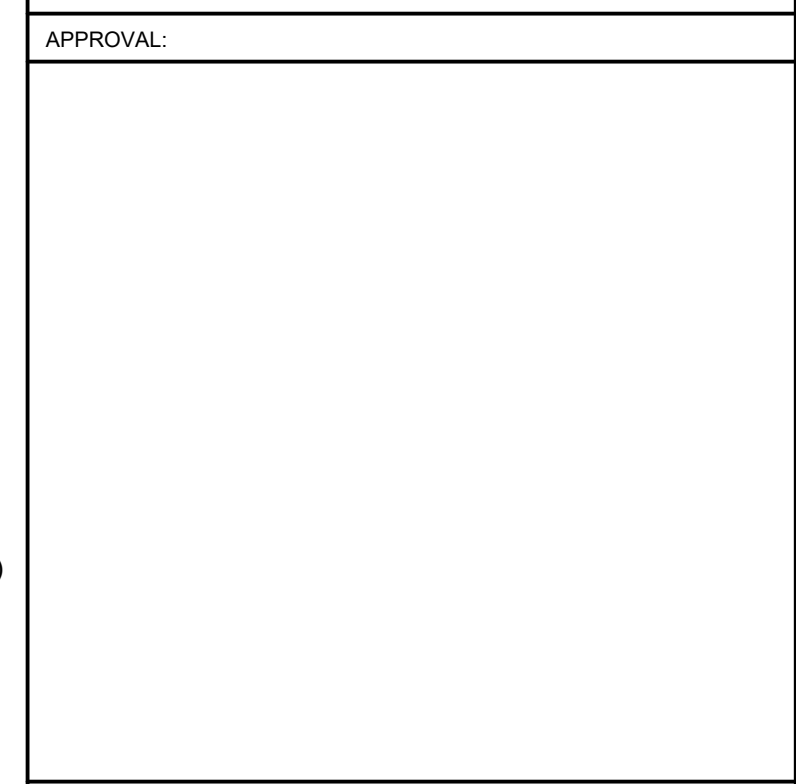
- SITE LEGEND**
- PROPERTY BOUNDARY LINE
  - SETBACK LINE
  - EASEMENT
  - CONCRETE CURB & GUTTER
  - LINE OF SIGHT (LOS)
  - PROPOSED CONTOURS
  - EXISTING CONTOURS
  - PROPOSED WATER
  - PROPOSED SEWER
  - PROPOSED STORM

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

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

APPROVAL:



REVISION HISTORY:

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DRAWING INFORMATION:

PROJECT NO: 24.1129.029

DRAWN BY: JS

CHECKED BY: RF

APPROVED BY: JA

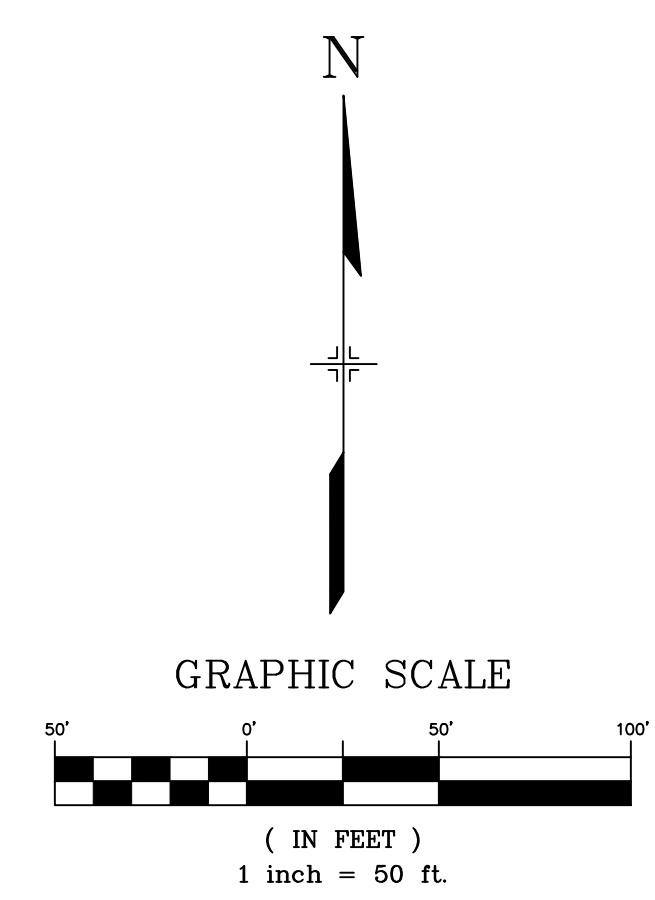
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**SITE PLAN**

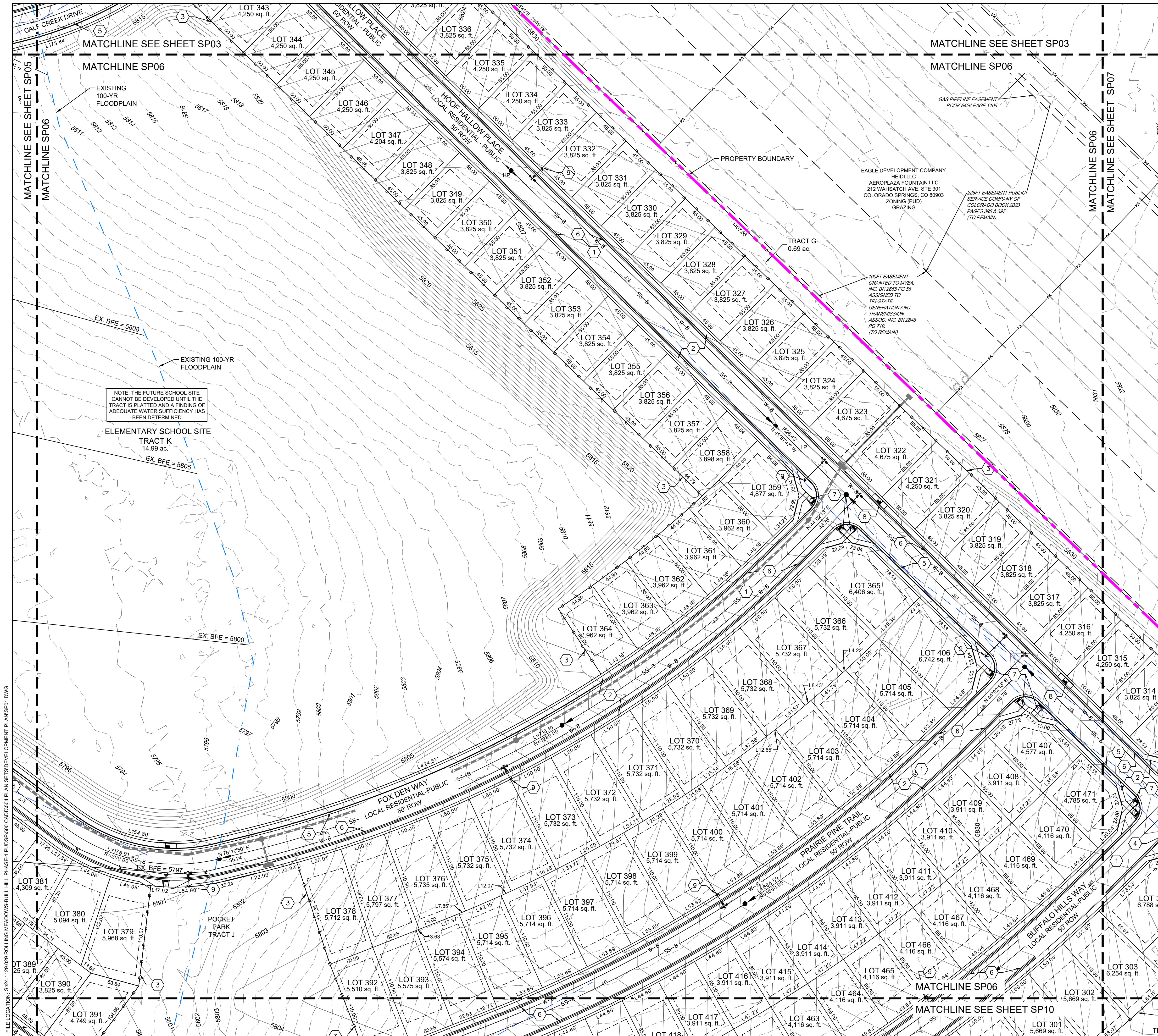
**SP05**

**SHEET 11 OF 31**

PCD FILE NO.: PUDSP255



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP005 CADD\004 PLAN SET\DEVELOPMENT PLAN\SP01.DWG



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

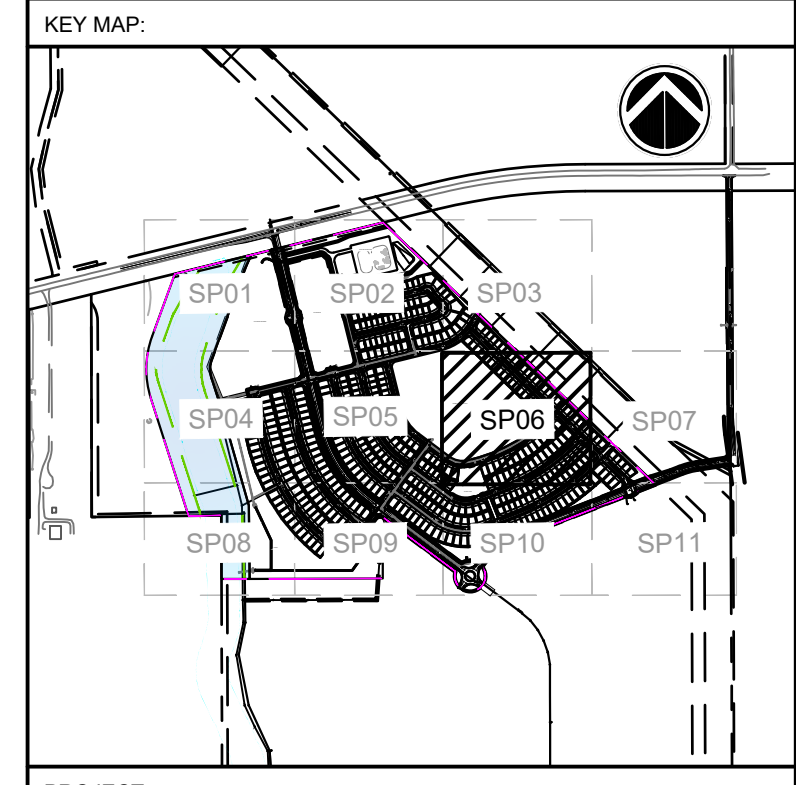
**SITE LEGEND**

- PROPERTY BOUNDARY LINE
  - SETBACK LINE
  - EASEMENT
  - CONCRETE CURB & GUTTER
  - LINE OF SIGHT (LOS)
  - PROPOSED CONTOURS
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  - PROPOSED WATER
  - PROPOSED SEWER
  - PROPOSED STORM
- 
- 1 ASPHALT SURFACE (TYPICAL)
  - 2 CONCRETE SIDEWALK
  - 3 6' WOOD SCREEN FENCE
  - 4 CONCRETE CROSSSPAN (6' TYPICAL)
  - 5 CURB AND GUTTER (TYPE A)
  - 6 CURB & GUTTER (OPTIONAL TYPE C)
  - 7 PEDESTRIAN INTERSECTION RAMP (SD 2-40 & 2-41)
  - 8 PARALLEL PEDESTRIAN RAMP (SD 2-50)
  - 9 PROPOSED FIRE HYDRANT LOCATION
  - 10 COMPACTED BREEZE TRAIL (15' TYPICAL)

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

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

APPROVAL:



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

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

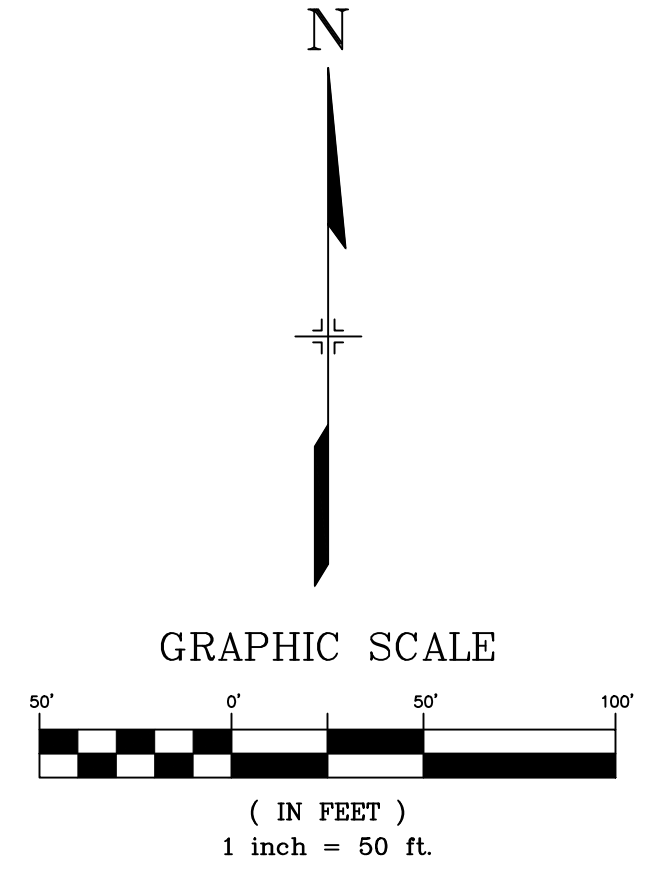
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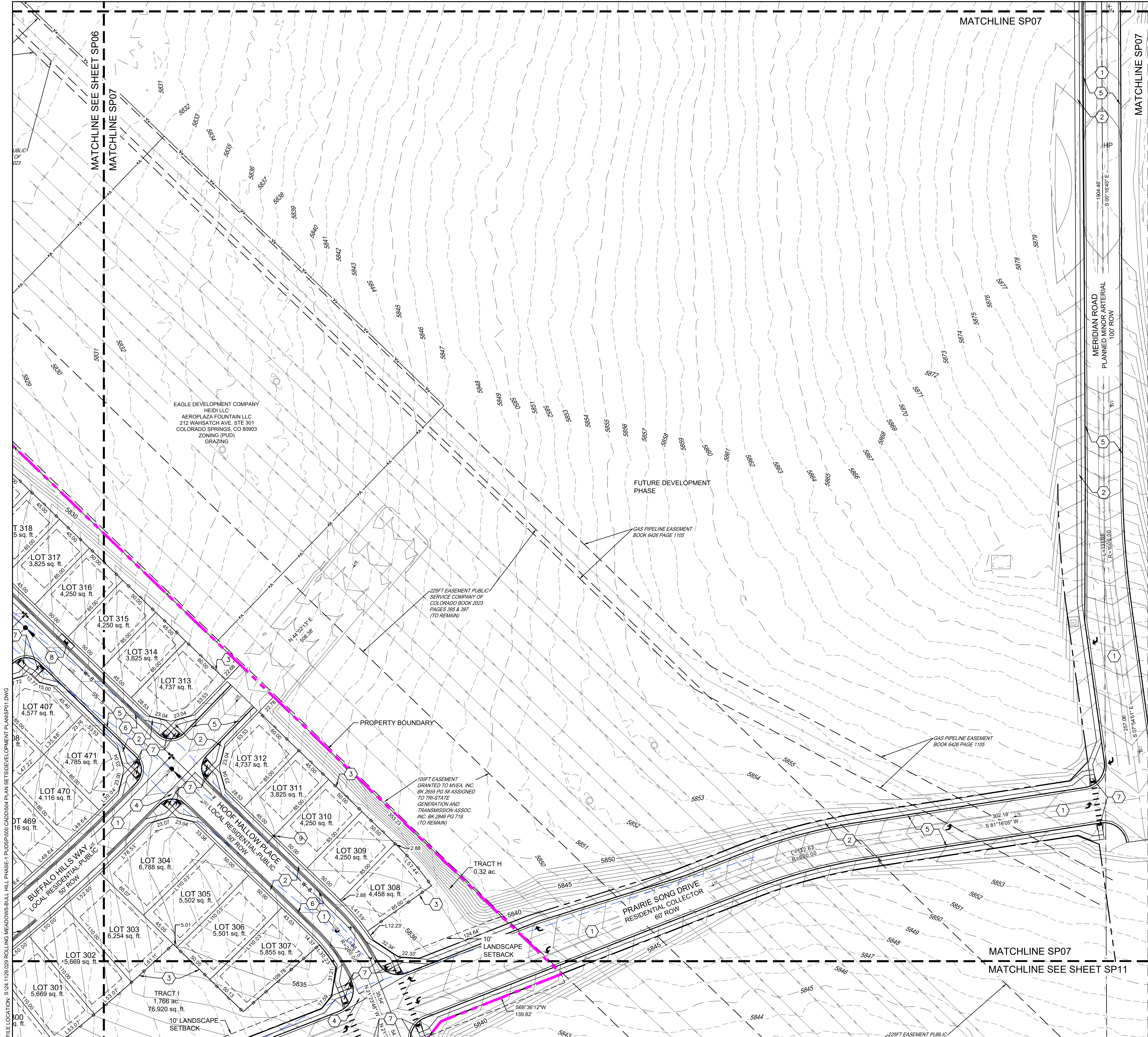
**SP06**

**SHEET 12 OF 31**

PCD FILE NO.: PUDSP255



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP000 CADD\004 PLAN SET\DEVELOPMENT PLAN\SP01.DWG



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

**SITE LEGEND**

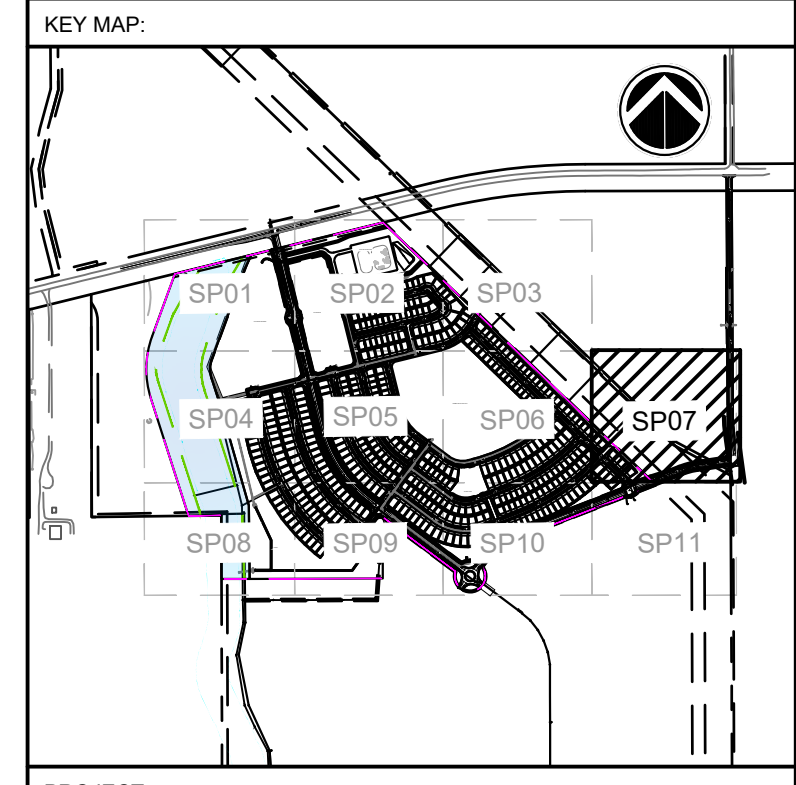
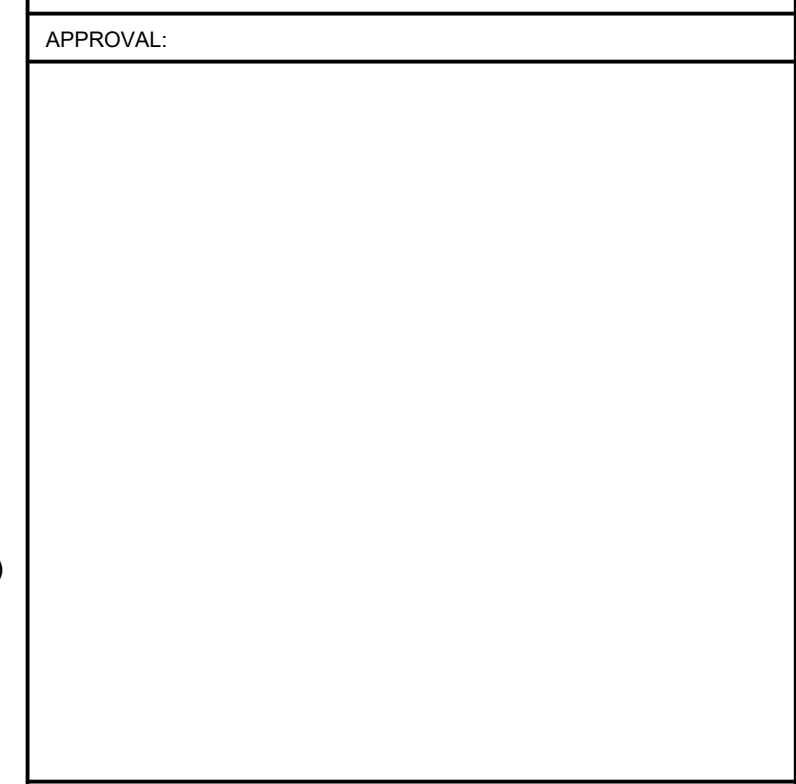
- PROPERTY BOUNDARY LINE
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- LINE OF SIGHT (LOS)
- PROPOSED CONTOURS
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- ASPHALT SURFACE (TYPICAL)
- CONCRETE SIDEWALK
- 6' WOOD SCREEN FENCE
- CONCRETE CROSSSPAN (6' TYPICAL)
- CURB AND GUTTER (TYPE A)
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- PEDESTRIAN INTERSECTION RAMP (SD 2-40 & 2-41)
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CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
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 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
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OWNER/DEVELOPER:  
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 (719) 635-3200

APPROVAL:



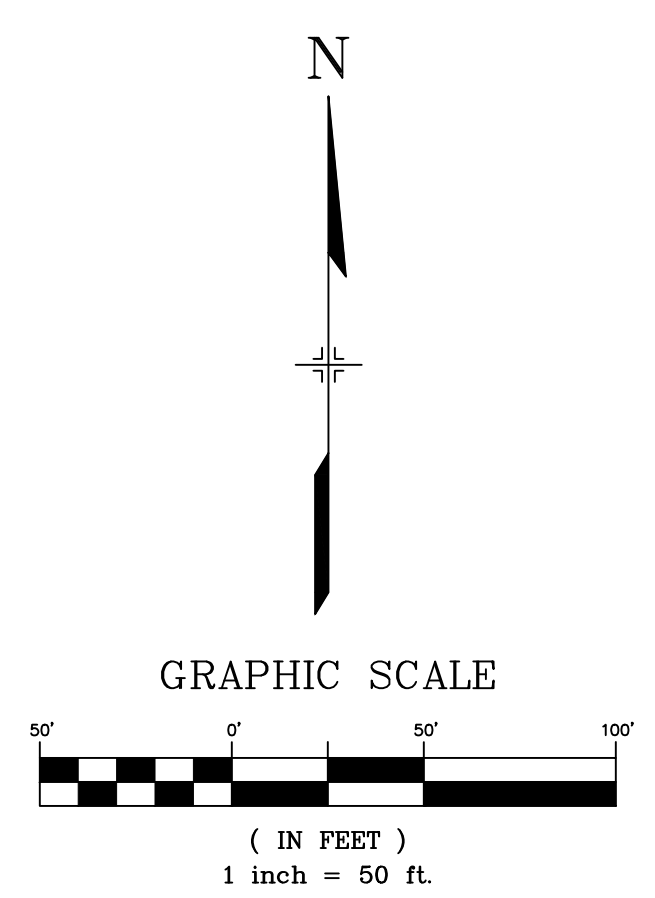
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF
4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

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

**SITE PLAN**

**SP07**  
 SHEET 13 OF 31



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP000 CADD\004 PLAN SET\DEVELOPMENT PLANS\SP07.DWG

FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP000 CADD\04 PLAN SET\DEVELOPMENT PLANS\SP01.DWG

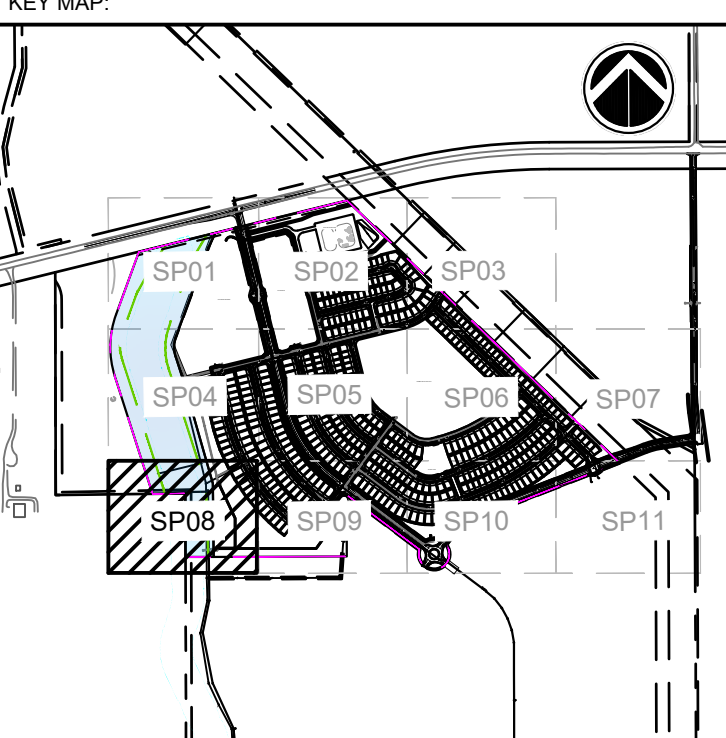
**ANTELOPE RIDGE AT BULL HILL**  
 EL PASO COUNTY, COLORADO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**  
 A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE  
 6TH/ P.M., EL PASO COUNTY, COLORADO

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

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

APPROVAL:

KEY MAP:



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


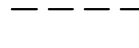

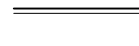











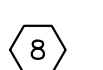

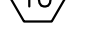


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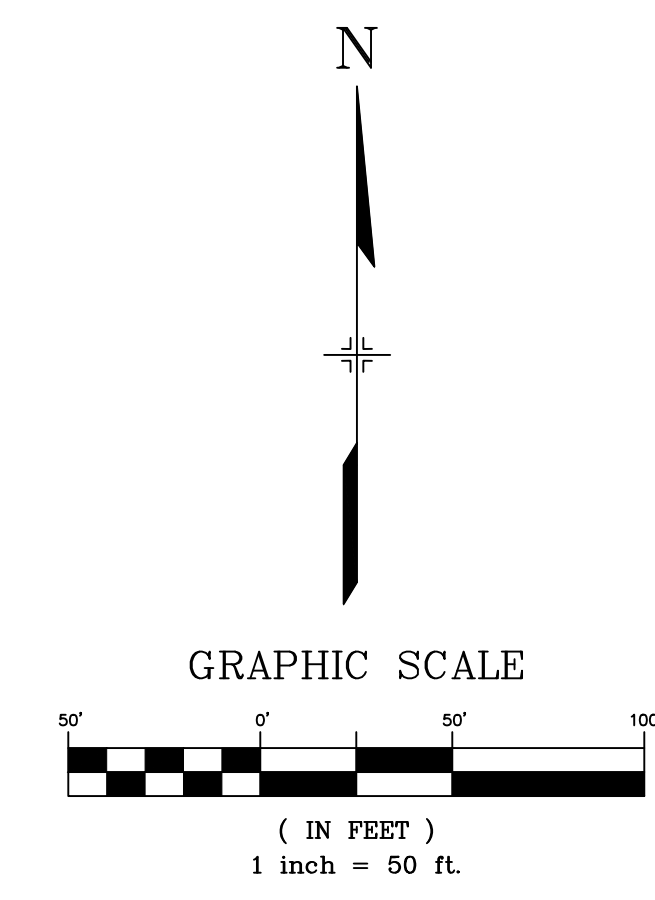
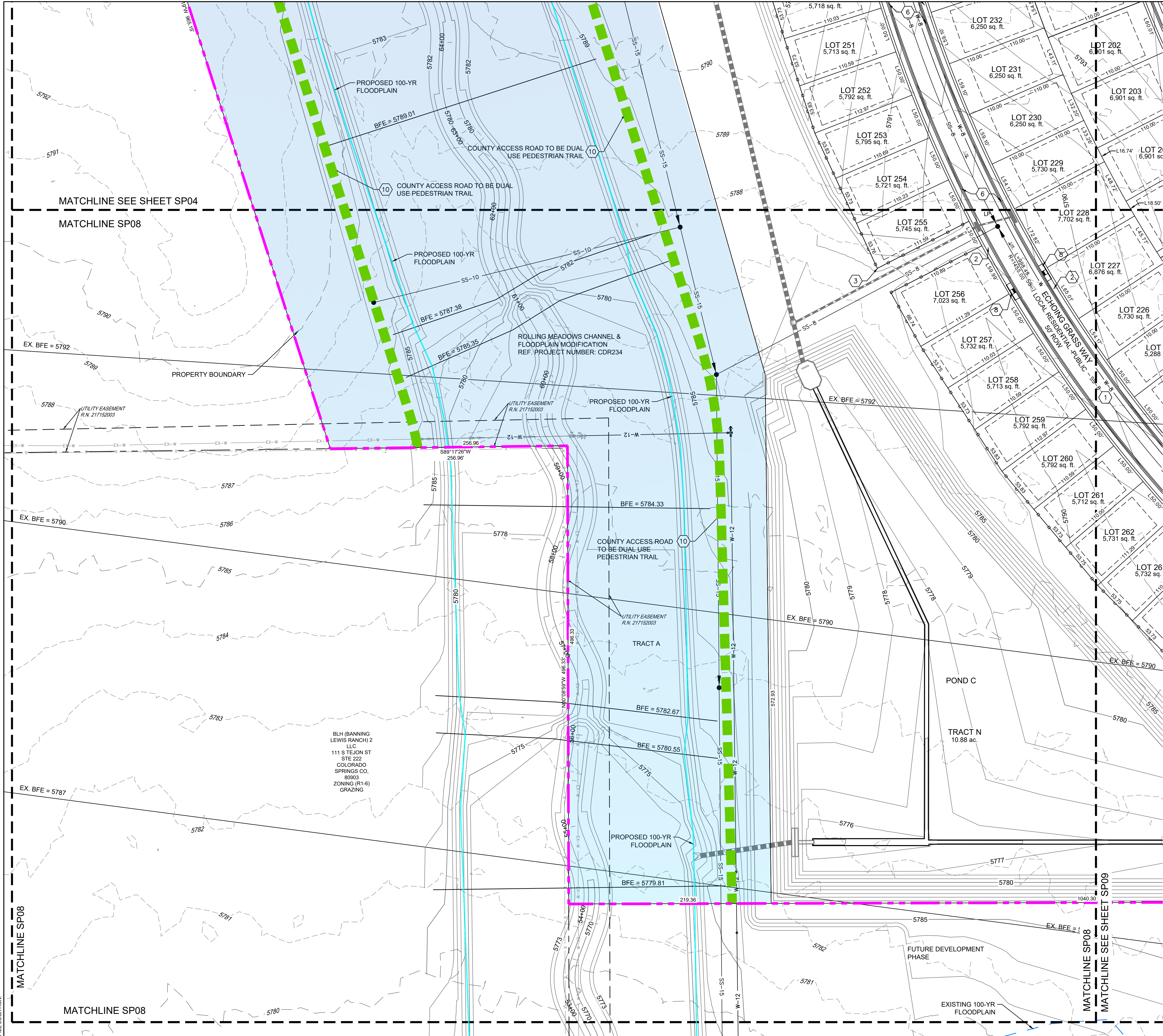
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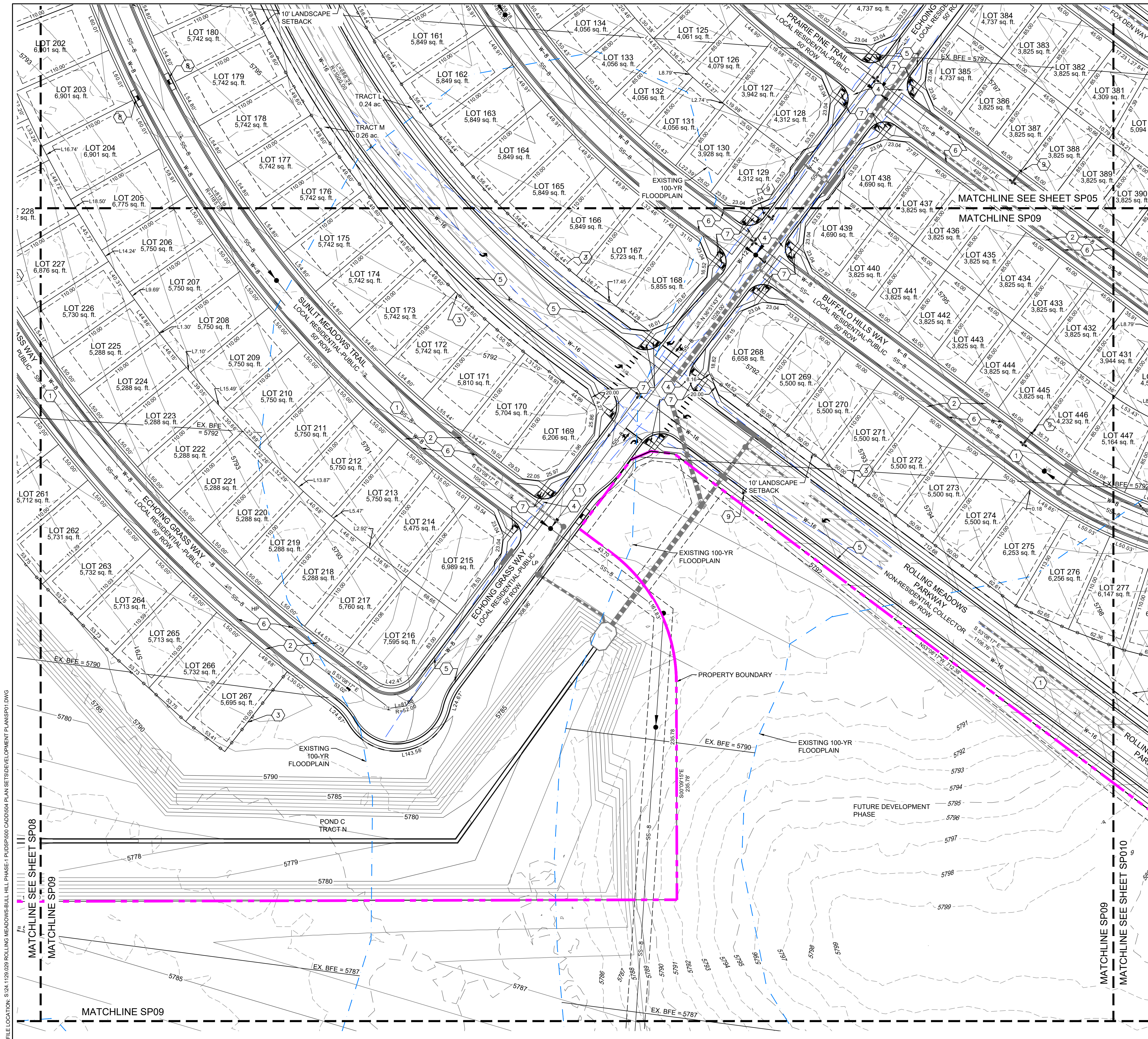
DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA

SHEET TITLE:  
**SITE PLAN**  
**SP08**  
 SHEET 14 OF 31  
 PCD FILE NO.: PUDSP255

**SITE LEGEND**

-  PROPERTY BOUNDARY LINE
  -  SETBACK LINE
  -  EASEMENT
  -  CONCRETE CURB & GUTTER
  -  LINE OF SIGHT (LOS)
  -  PROPOSED CONTOURS
  -  EXISTING CONTOURS
  -  PROPOSED WATER
  -  PROPOSED SEWER
  -  PROPOSED STORM
- 
-  1 ASPHALT SURFACE (TYPICAL)
  -  2 CONCRETE SIDEWALK
  -  3 6' WOOD SCREEN FENCE
  -  4 CONCRETE CROSSSPAN (6' TYPICAL)
  -  5 CURB AND GUTTER (TYPE A)
  -  6 CURB & GUTTER (OPTIONAL TYPE C)
  -  7 PEDESTRIAN INTERSECTION RAMP (SD 2-40 & 2-41)
  -  8 PARALLEL PEDESTRIAN RAMP (SD 2-50)
  -  9 PROPOSED FIRE HYDRANT LOCATION
  -  10 COMPACTED BREEZE TRAIL (15' TYPICAL)





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

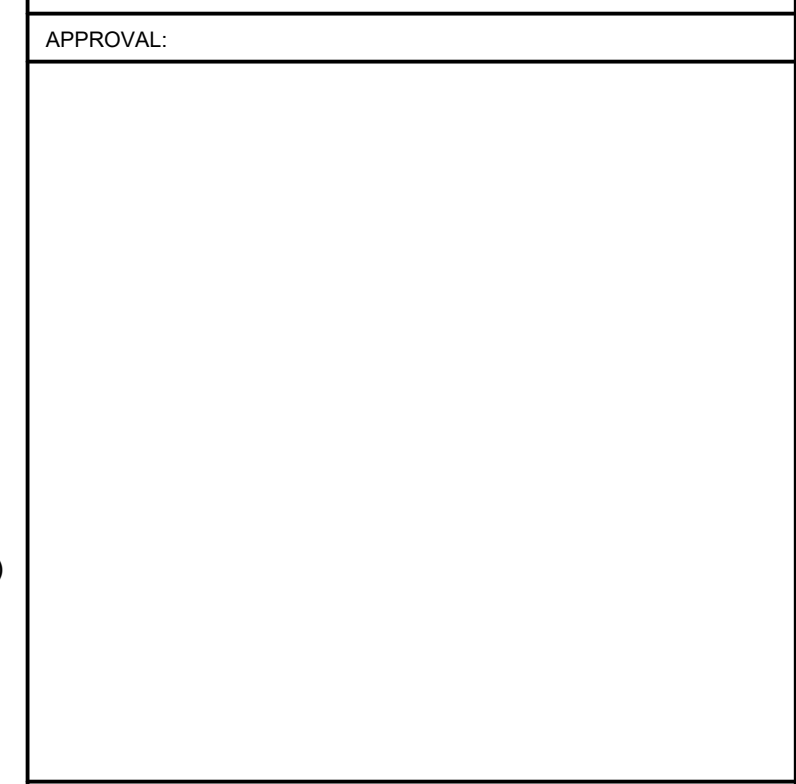
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CONSULTANTS:  
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 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
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OWNER/DEVELOPER:  
**The Landhuis Company**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

APPROVAL:



PROJECT:

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

EL PASO COUNTY, COLORADO  
 MAY 2026

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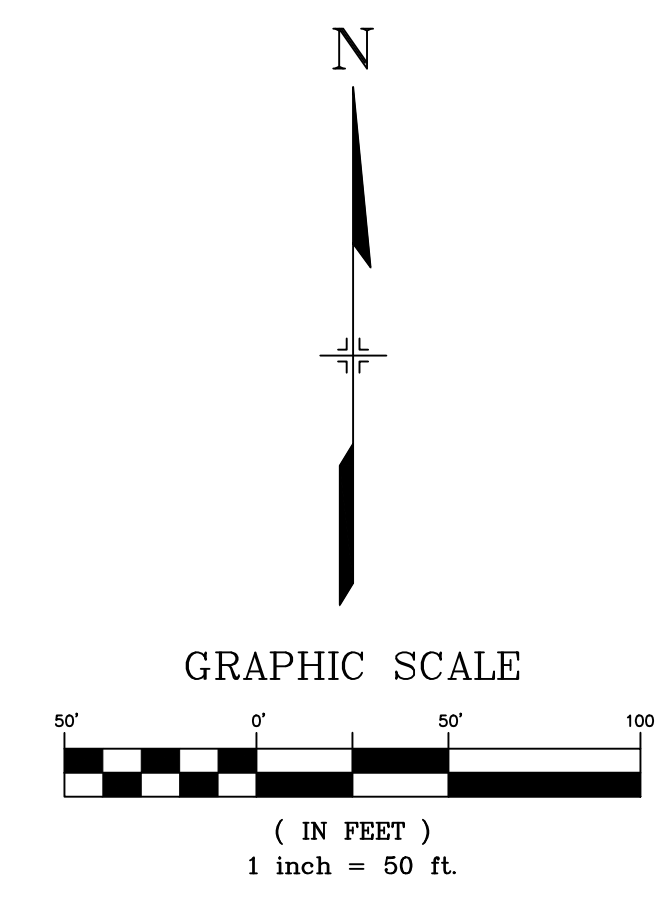
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SHEET TITLE:

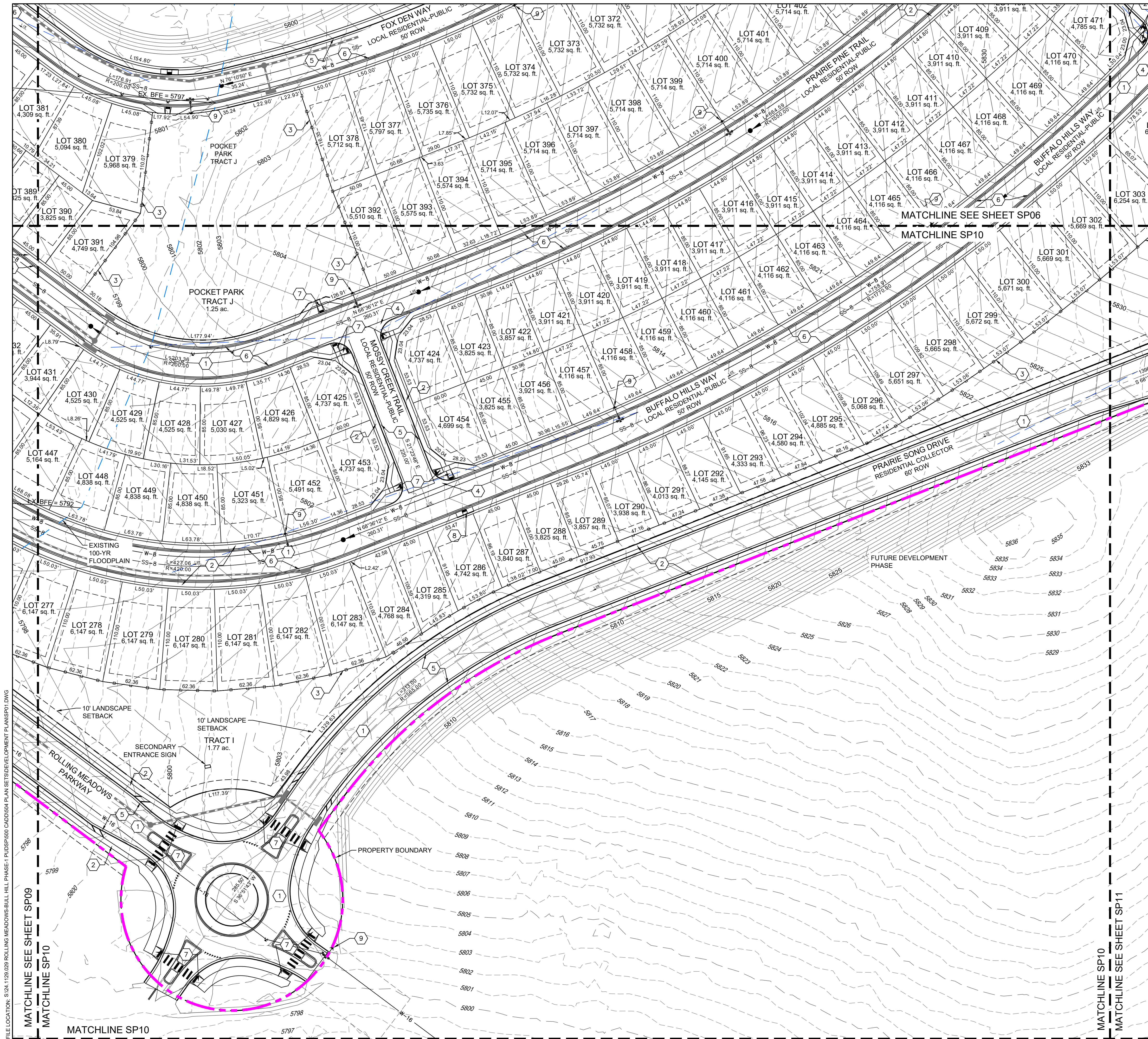
**SITE PLAN**

**SP09**

SHEET 15 OF 31



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP000 CADD\004 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



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

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
 2435 RESEARCH PARKWAY, SUITE 300  
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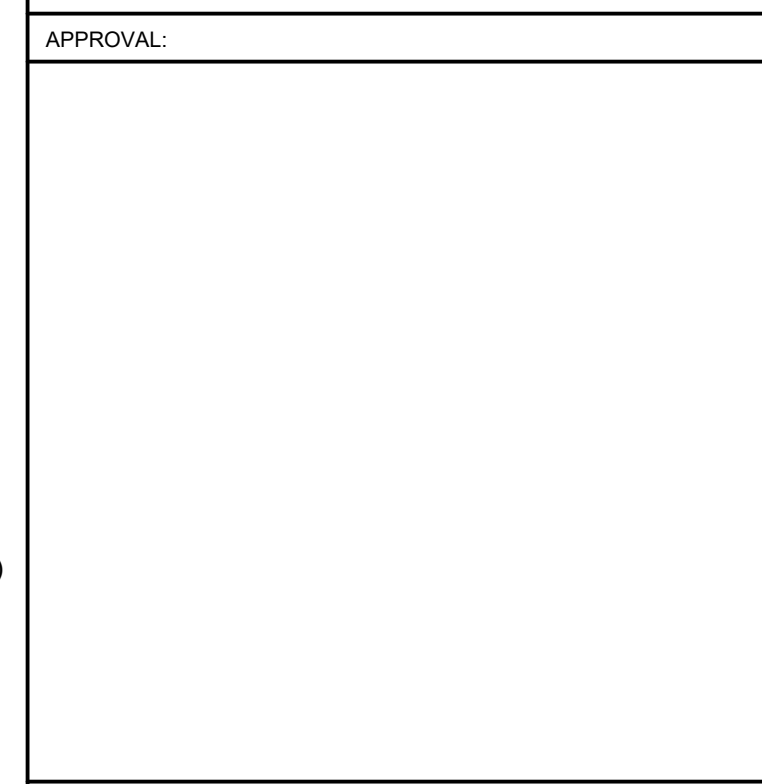
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OWNER/DEVELOPER:  
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 212 N Wahatch Dr., Suite 301  
 Colorado Springs, CO 80903  
 (719) 635-3200

APPROVAL:



PROJECT:

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

EL PASO COUNTY, COLORADO  
 MAY 2026

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PROJECT NO: 24.1129.029

DRAWN BY: JS

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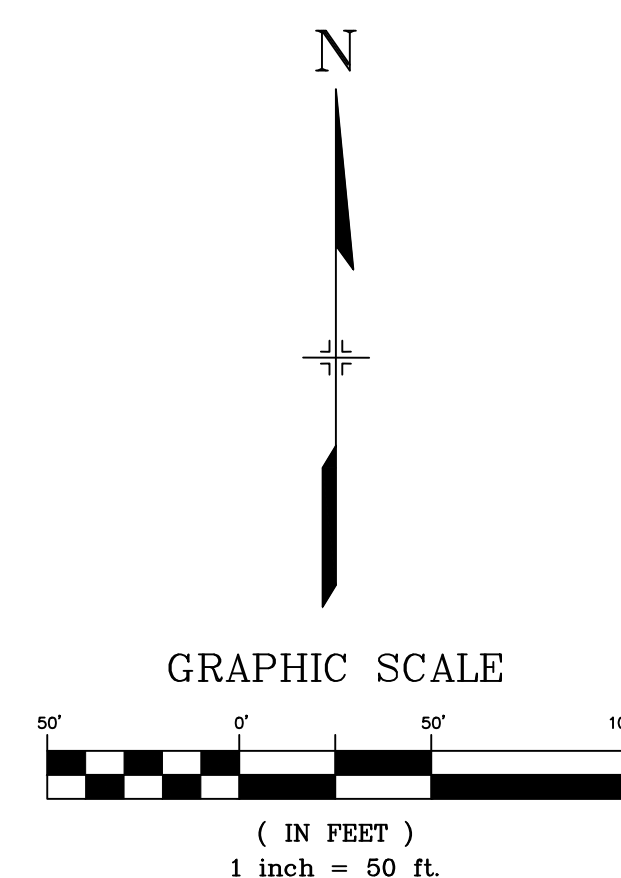
SHEET TITLE:

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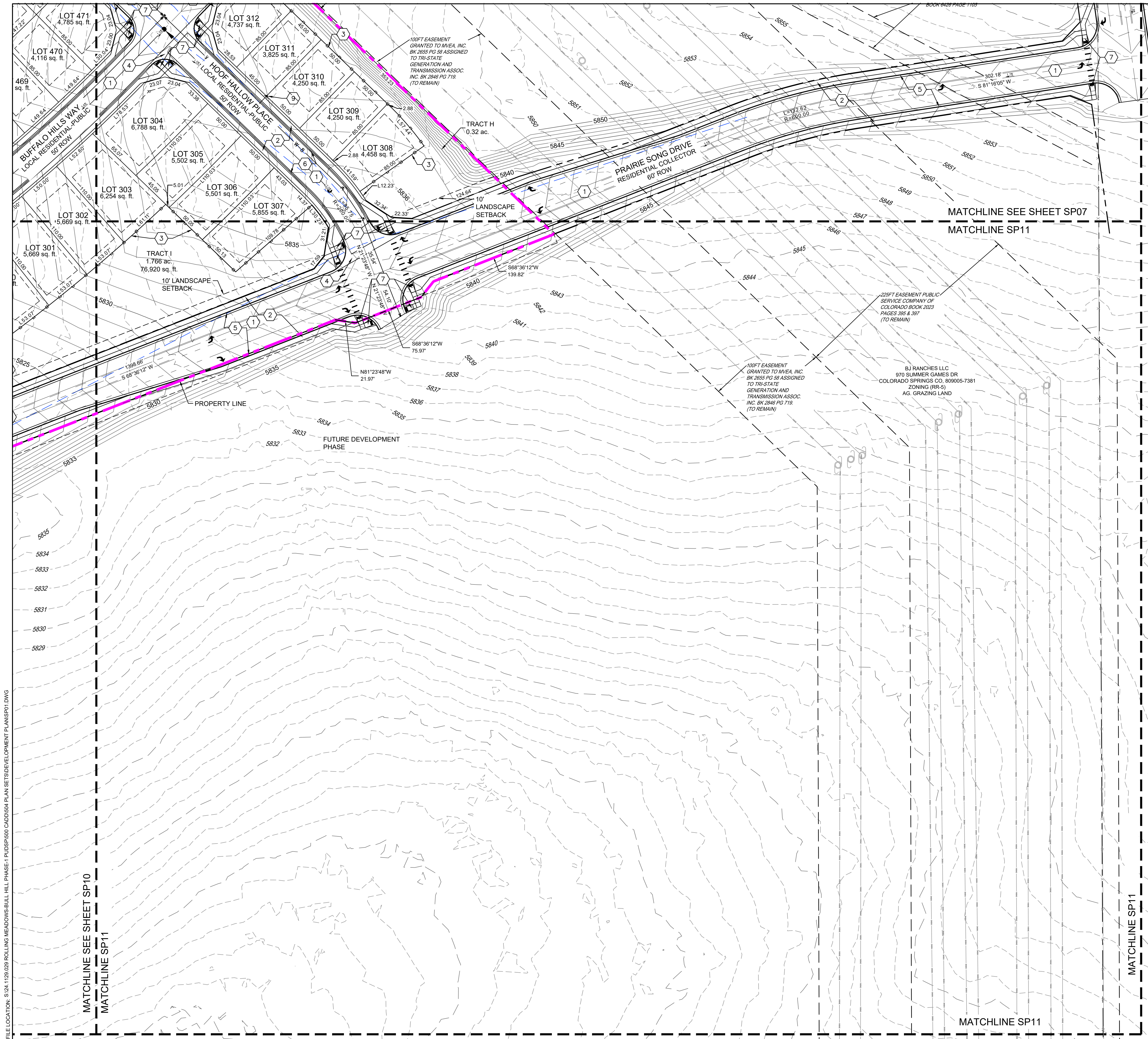
**SP10**

SHEET 16 OF 31

PCD FILE NO.: PUDSP255



FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP255 CAD\004 PLAN SET\DEVELOPMENT PLANS\SP10.DWG



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

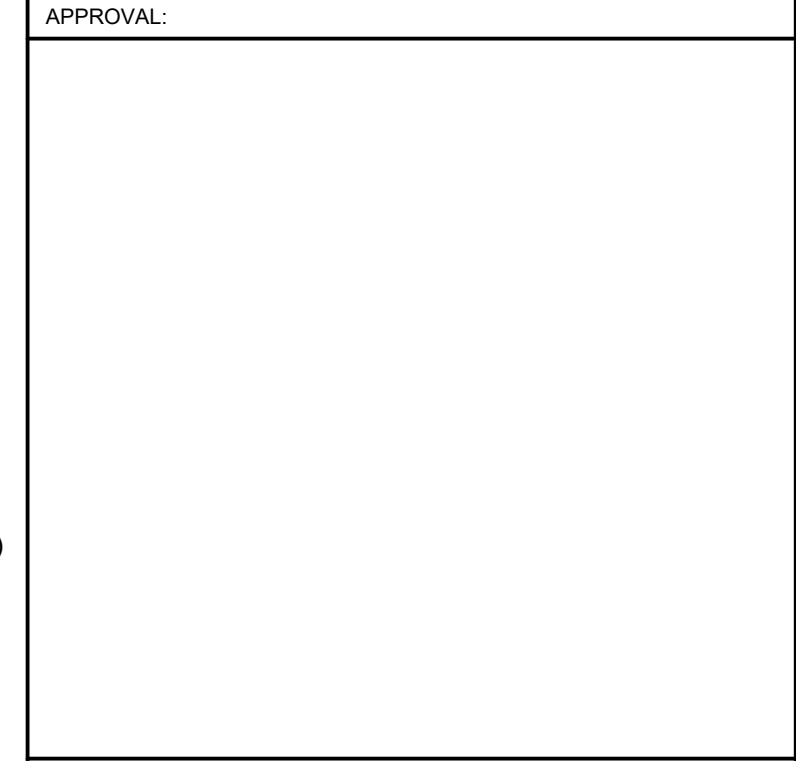
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APPROVAL:



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

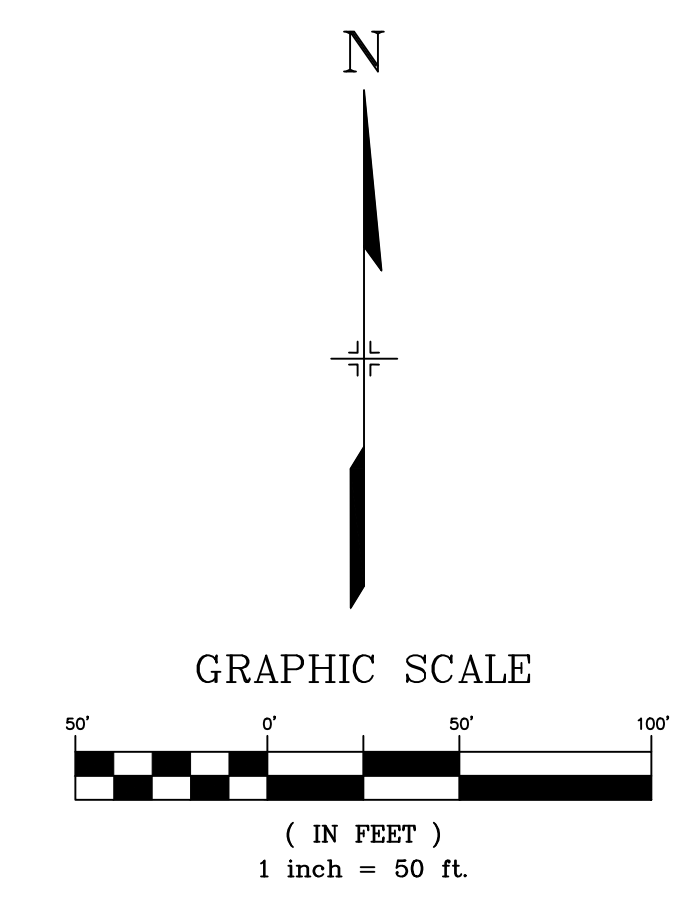
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 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA

**SITE PLAN**

**SP11**  
 SHEET 17 OF 31



FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP000 CAD\004 PLAN SET\DEVELOPMENT PLANS\SP11.DWG

# ANTELOPE RIDGE AT BULL HILL

## EL PASO COUNTY, COLORADO

### PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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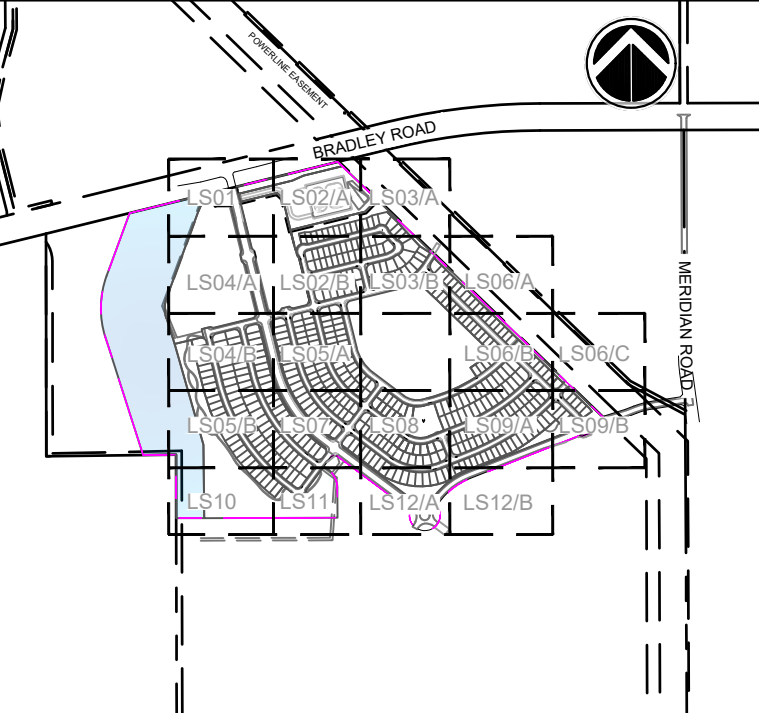
OWNER/DEVELOPER:

The Landhuis Company

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

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL  
 PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO  
 MAY 2026

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DRAWING INFORMATION:

PROJECT NO: 24.1129.029

DRAWN BY: JS

CHECKED BY: RF

APPROVED BY: JA

SHEET TITLE:

## LANDSCAPE DETAILS

### LD01

SHEET 18 OF 31

PCD FILE NO.: PUDSP255

#### GENERAL NOTES

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

#### ENTITLEMENT NOTES

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

#### LANDSCAPE SITE REQUIREMENTS

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

#### LANDSCAPE BUFFERS - SUBSTATION

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

#### PRELIMINARY SODDING AND SEEDING NOTES

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

#### PRELIMINARY TREE AND SHRUB PLANTING NOTES

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

#### SEED MIX SCHEDULE

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

# ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

## PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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

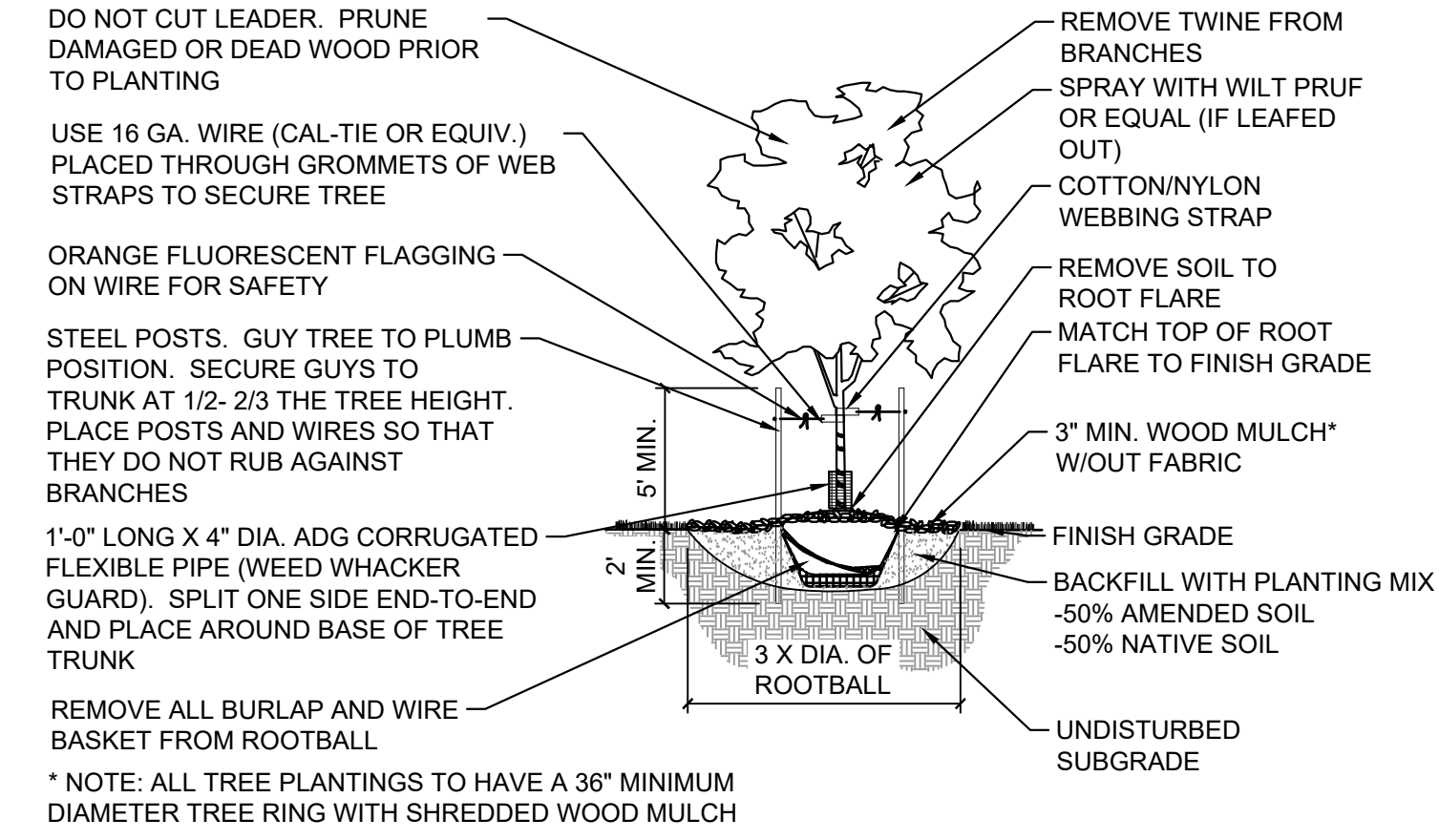
OWNER/DEVELOPER:

The Landhuis Company

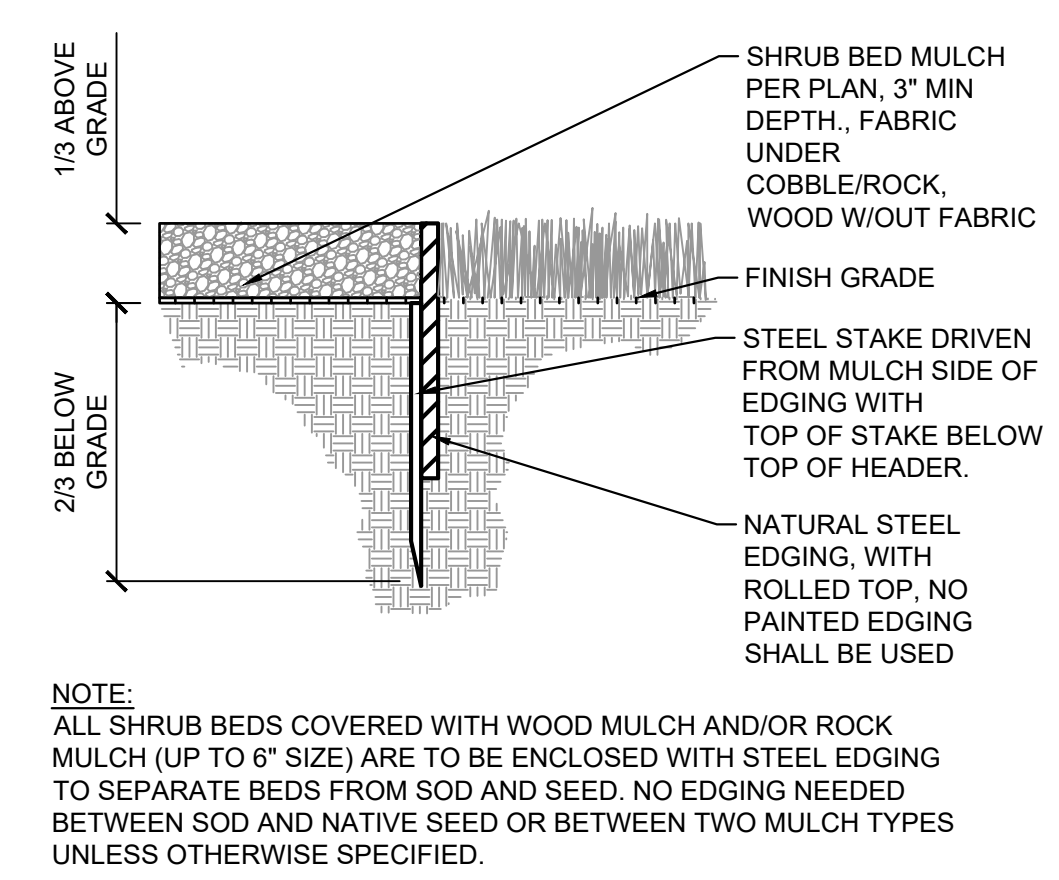
212 N Wahsatch Dr., Suite 301  
 Colorado Springs, CO 80903  
 (719) 635-3200

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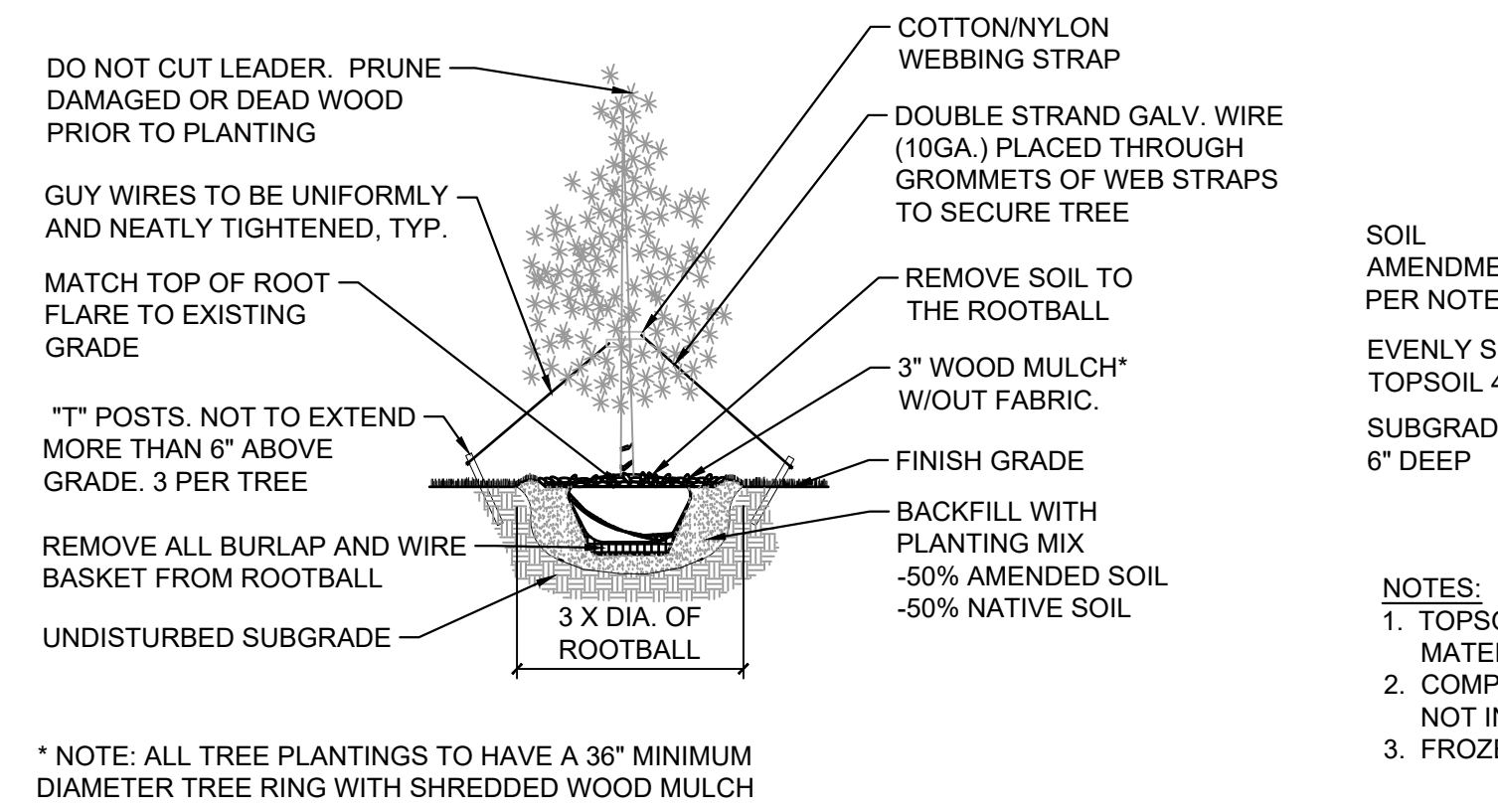
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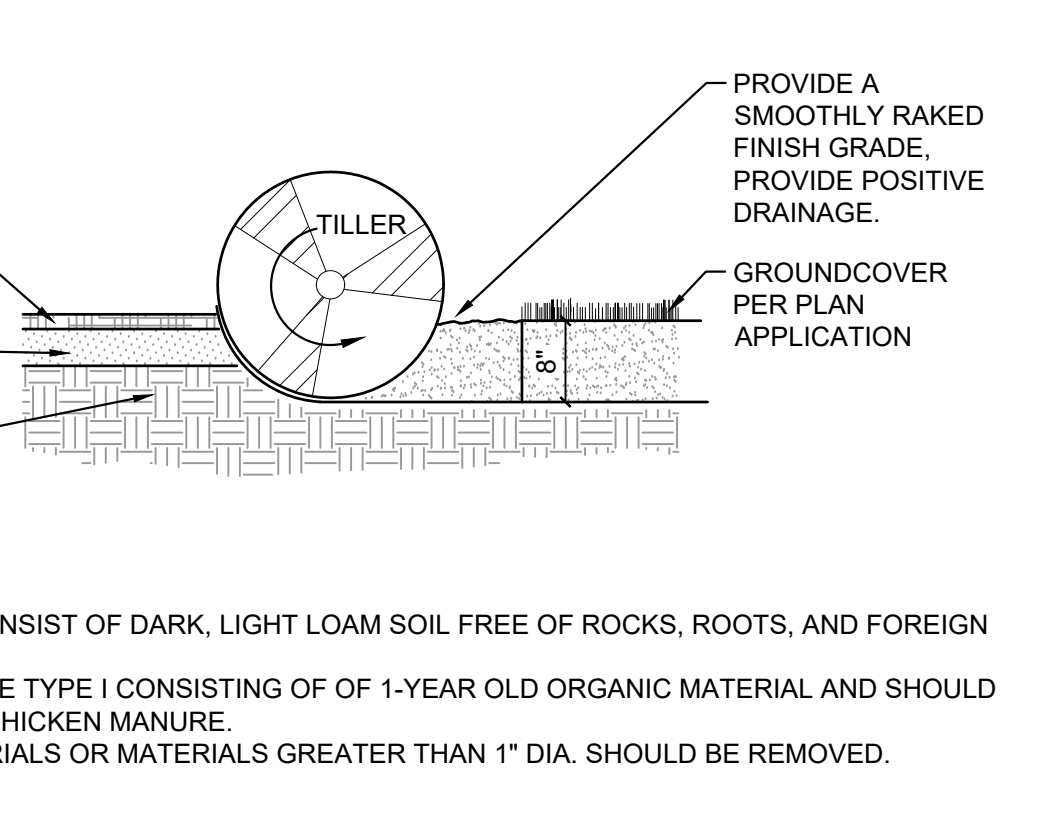
**1 DECIDUOUS TREE**  
 NTS MS-PR1-ANT-01



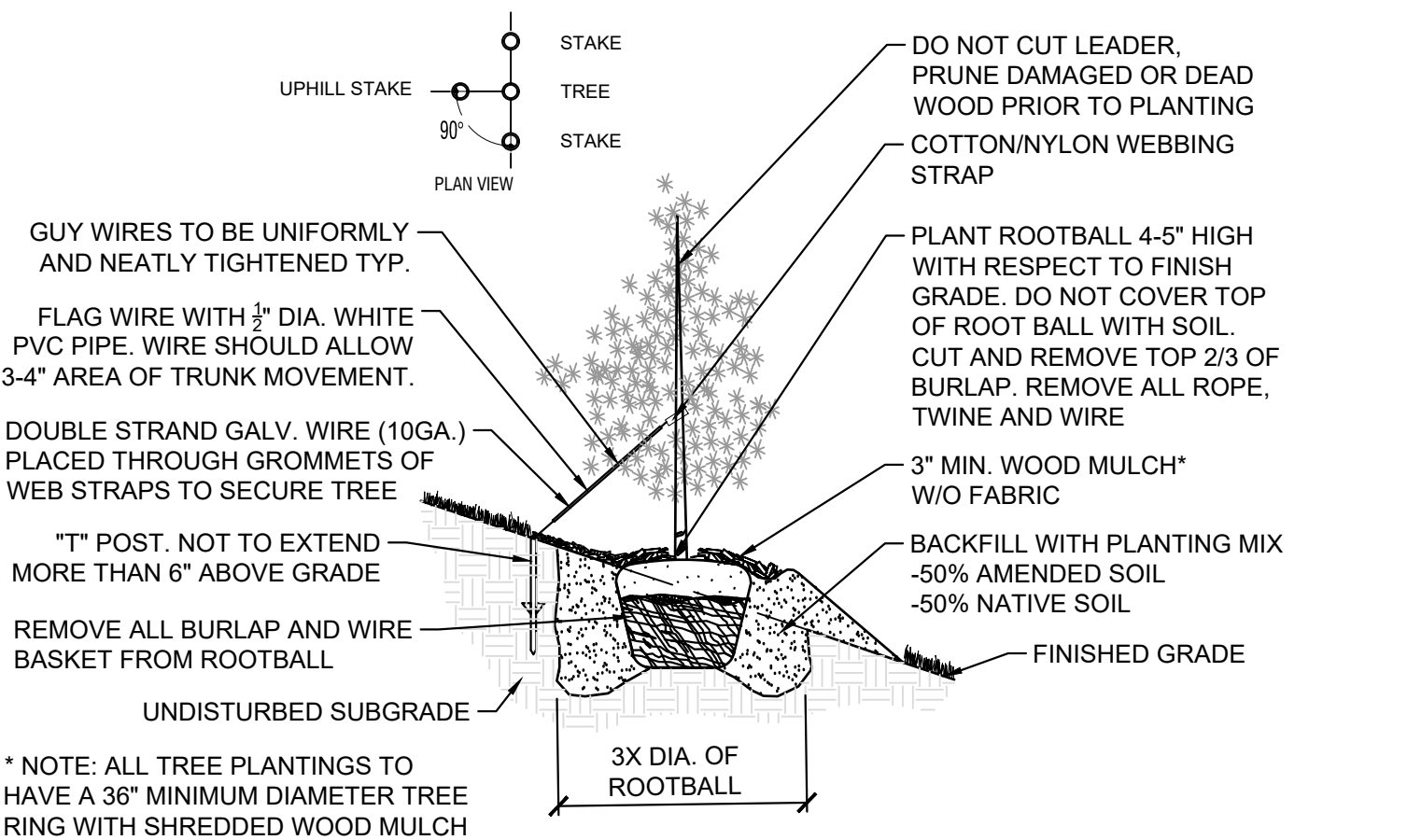
**2 STEEL EDGING**  
 NTS MS-PR1-ANT-11



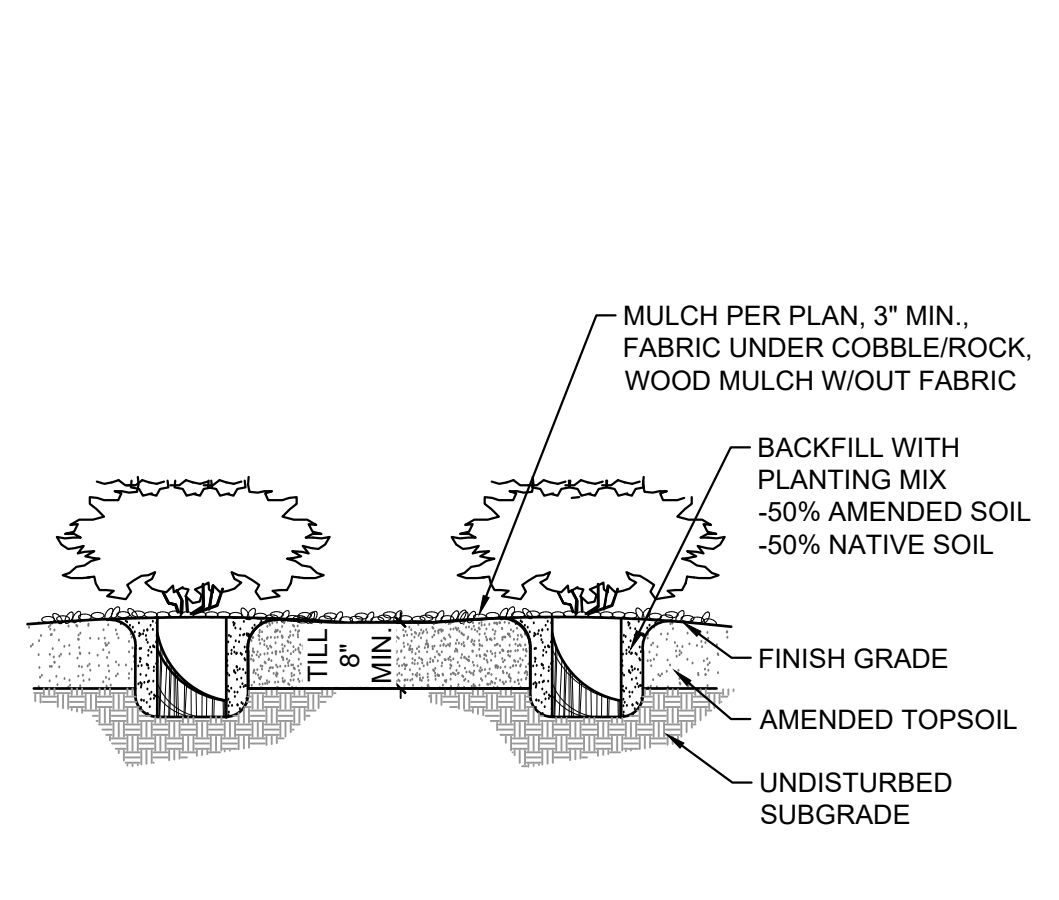
**3 EVERGREEN TREE**  
 NTS MS-PR1-ANT-07



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



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



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

### PLANT SCHEDULE

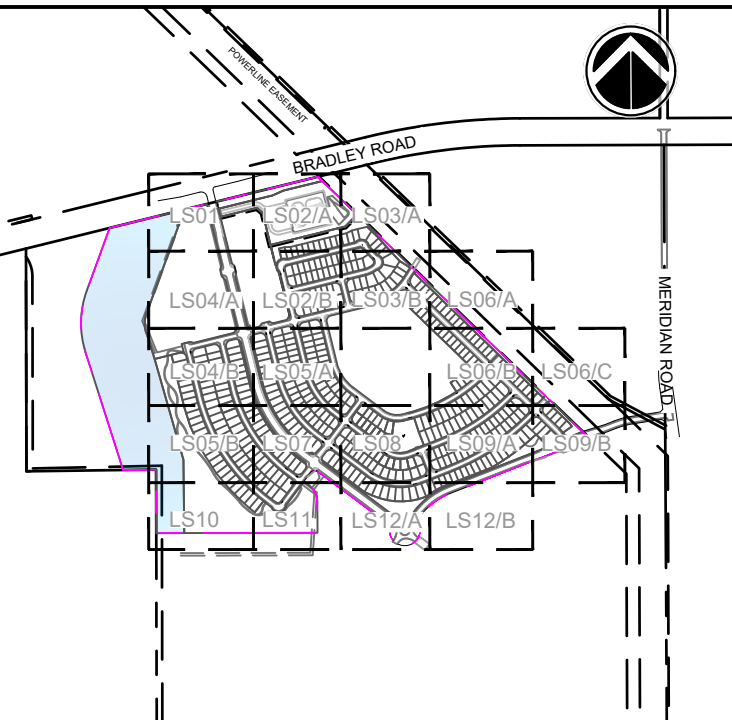
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
<b>EVERGREEN TREES</b>							
JS	26	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	4' HT	B&B	30"	12"	
PH	34	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6' HT.	B&B	50"	20"	
PA	54	PINUS ARISTATA BRISTLECONE PINE	6' HT.	B&B	20"	15"	
PN	16	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	50"	40"	
PI	32	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	60"	30"	
PS	8	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	60"	40"	
<b>ORNAMENTAL TREES</b>							
AA	16	AMELANCHIER ALNIFOLIA SERVICEBERRY	1.5" 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"	
<b>SHADE TREES</b>							
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"	
<b>DECIDUOUS SHRUBS</b>							
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"	
<b>ORNAMENTAL GRASSES</b>							
MRP	135	MUHLLENBERGIA 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'	

### 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

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL  
 PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO  
 MAY 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
4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO: 24.1129.029

DRAWN BY: JS

CHECKED BY: RF

APPROVED BY: JA

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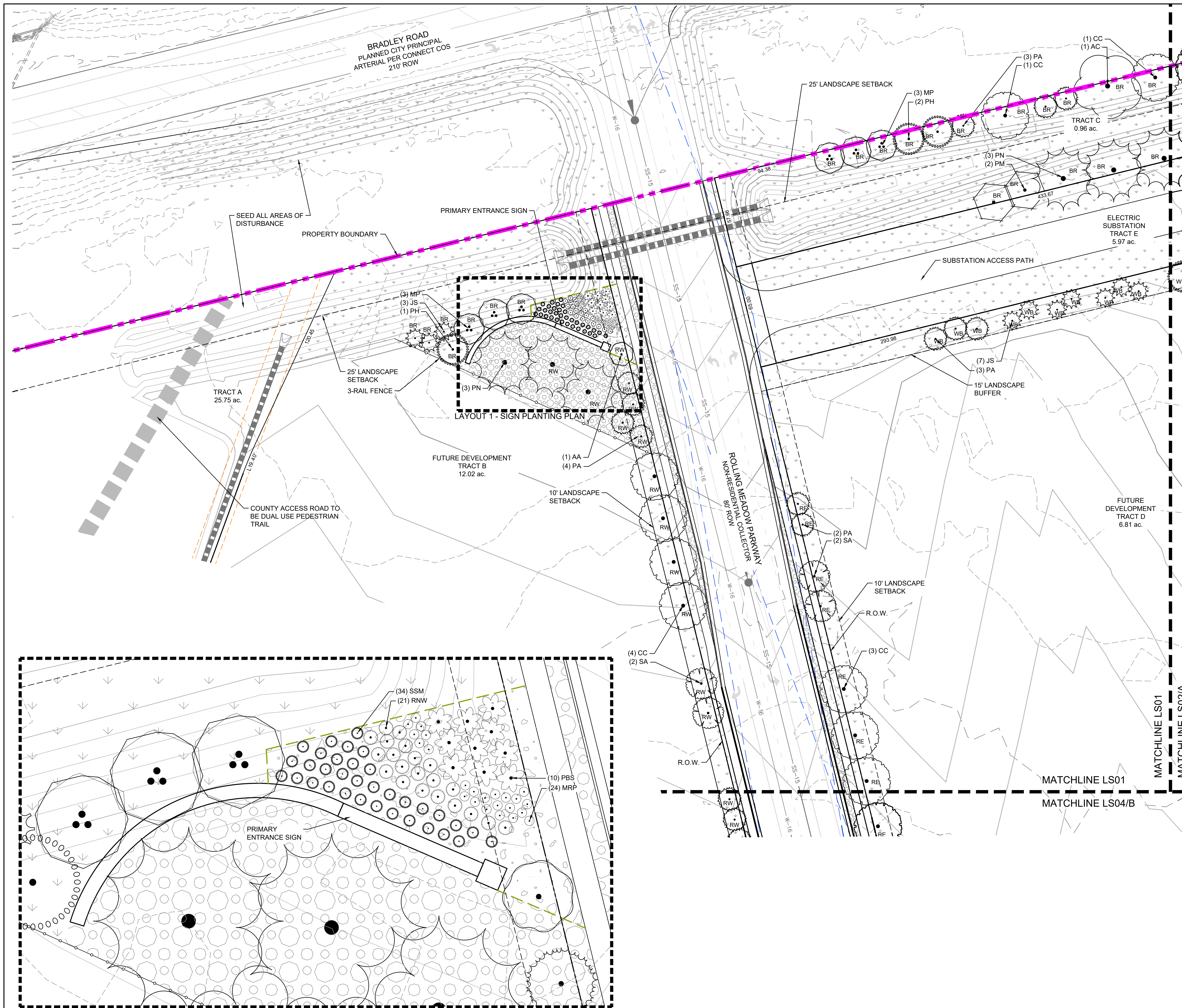
LANDSCAPE  
 DETAILS

LD02

SHEET 19 OF 31

PCD FILE NO.: PUDSP255

FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP000 CAD\004 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

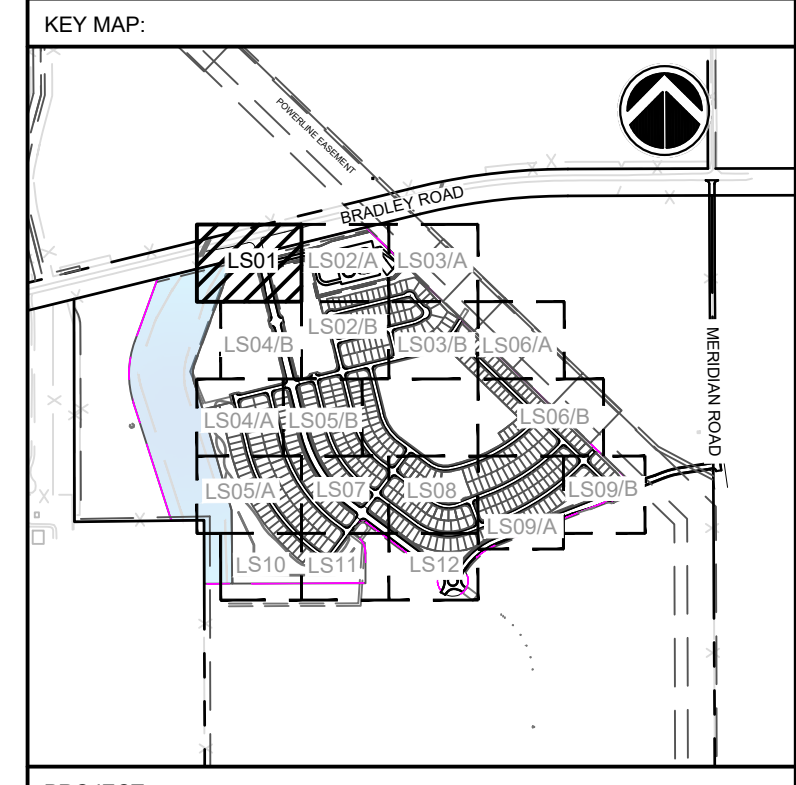
- SITE LEGEND**
- PROPERTY BOUNDARY LINE
  - TRACT BOUNDARY
  - LANDSCAPE SETBACK
  - EASEMENT
  - LINE OF SIGHT
  - PROPOSED CONTOURS
  - 6' SCREEN FENCE, REF DT04
  - 3-RAIL WOOD FENCE, REF DT04
  - STEEL LANDSCAPE EDGER
  - FIRE HYDRANT

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

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

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

APPROVAL:  
 2025-06-24 15:27



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**ANTELOPE RIDGE AT BULL HILL  
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 MAY 2026

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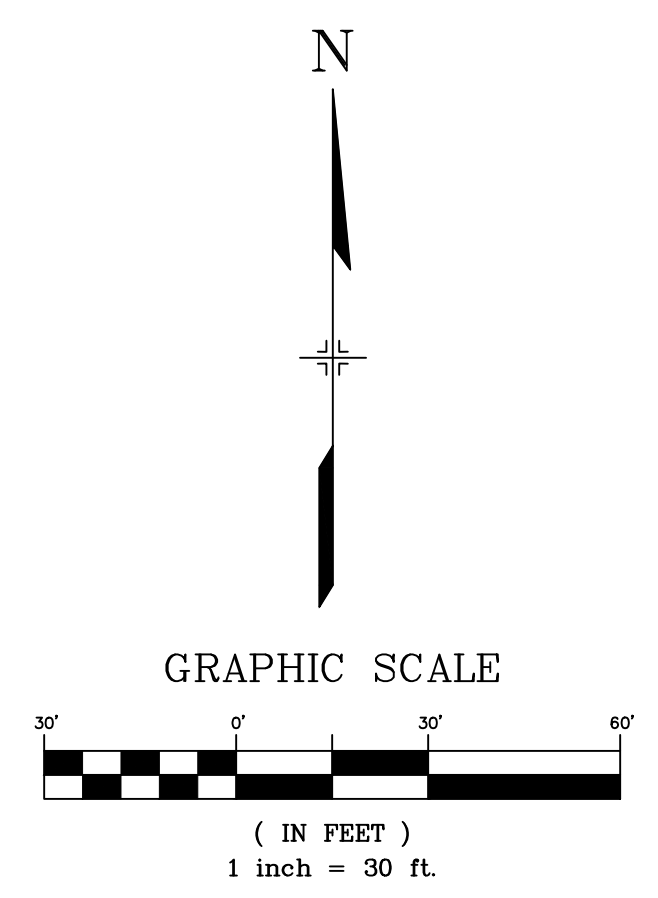
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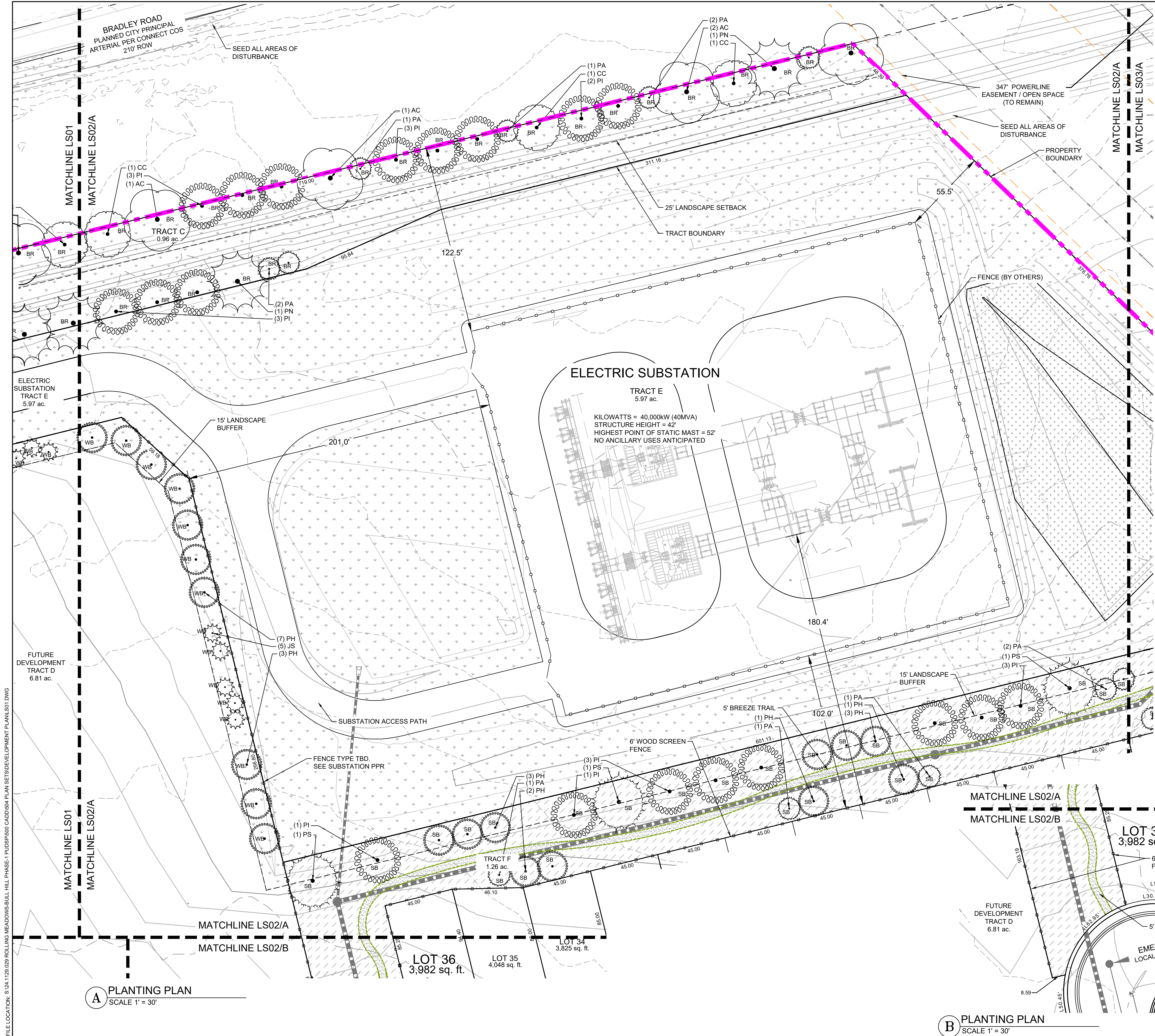
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**LS01**  
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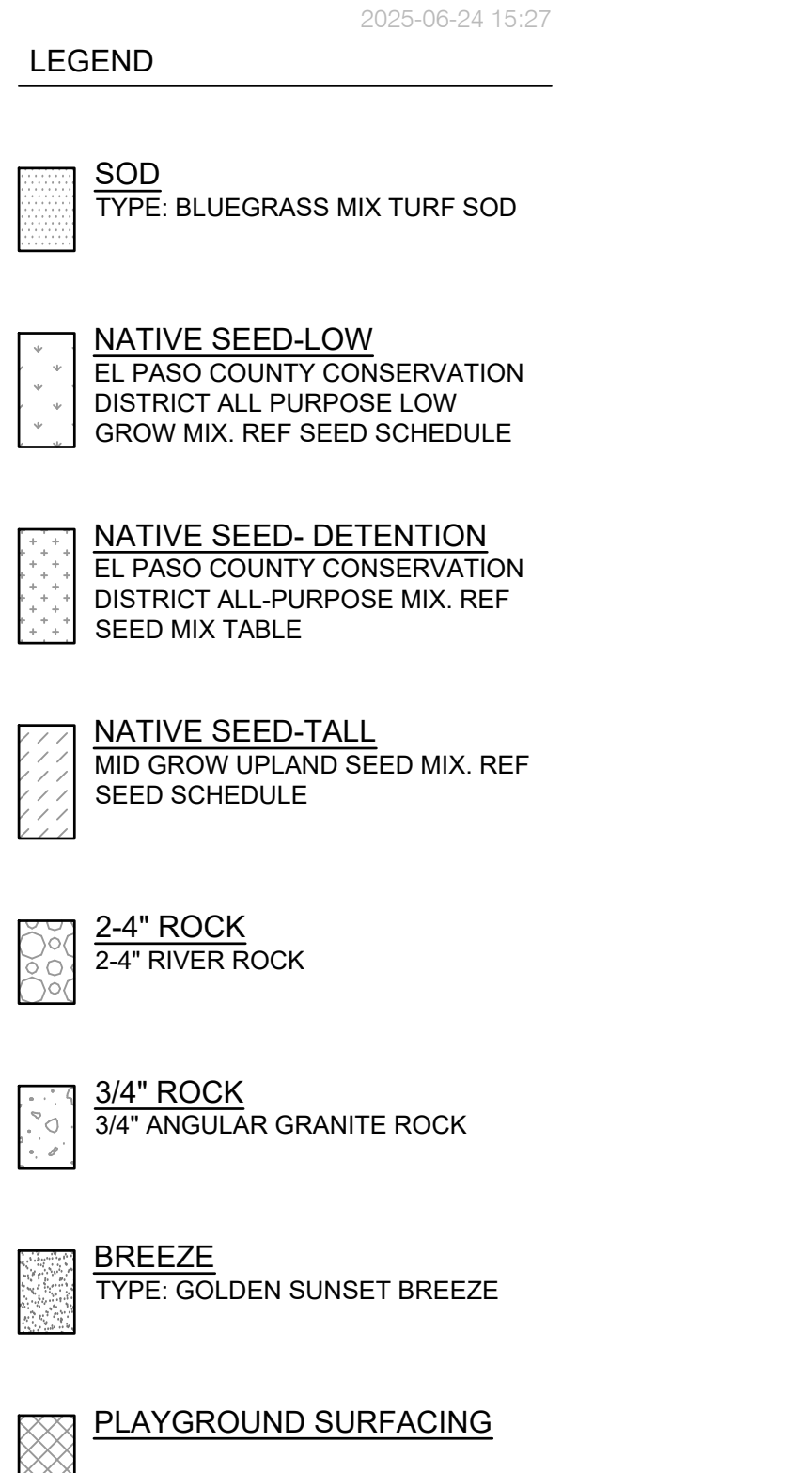
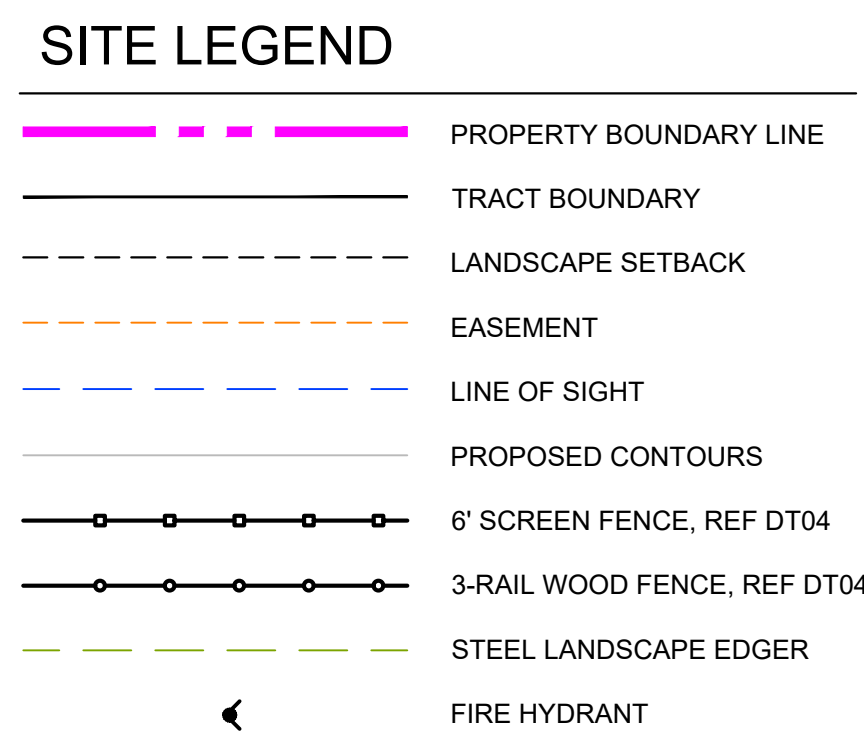
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**1 LAYOUT 1 - SIGN PLANTING PLAN**  
 SCALE 1" = 10'





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 EL PASO COUNTY, COLORADO  
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 6TH P.M., EL PASO COUNTY, COLORADO

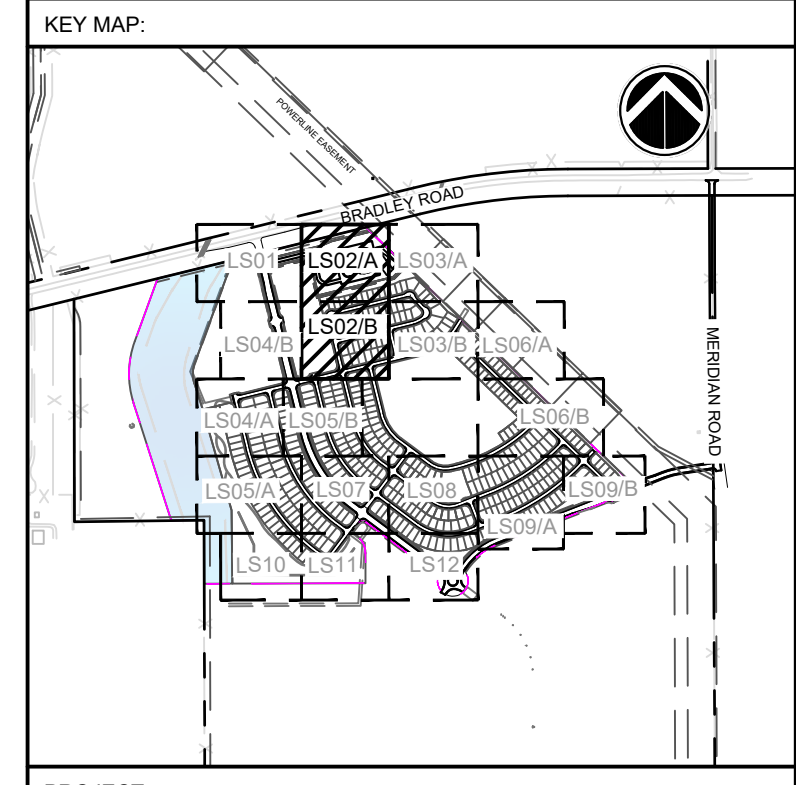


CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
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 212 N Wahatch Dr., Suite 301  
 Colorado Springs, CO 80903  
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APPROVAL:

2025-06-24 15:27



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**ANTELOPE RIDGE AT BULL HILL  
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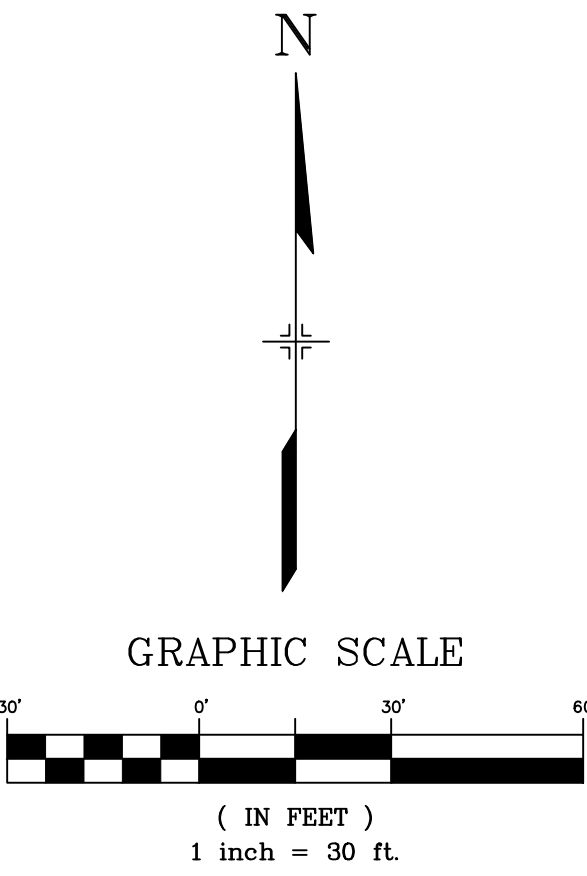
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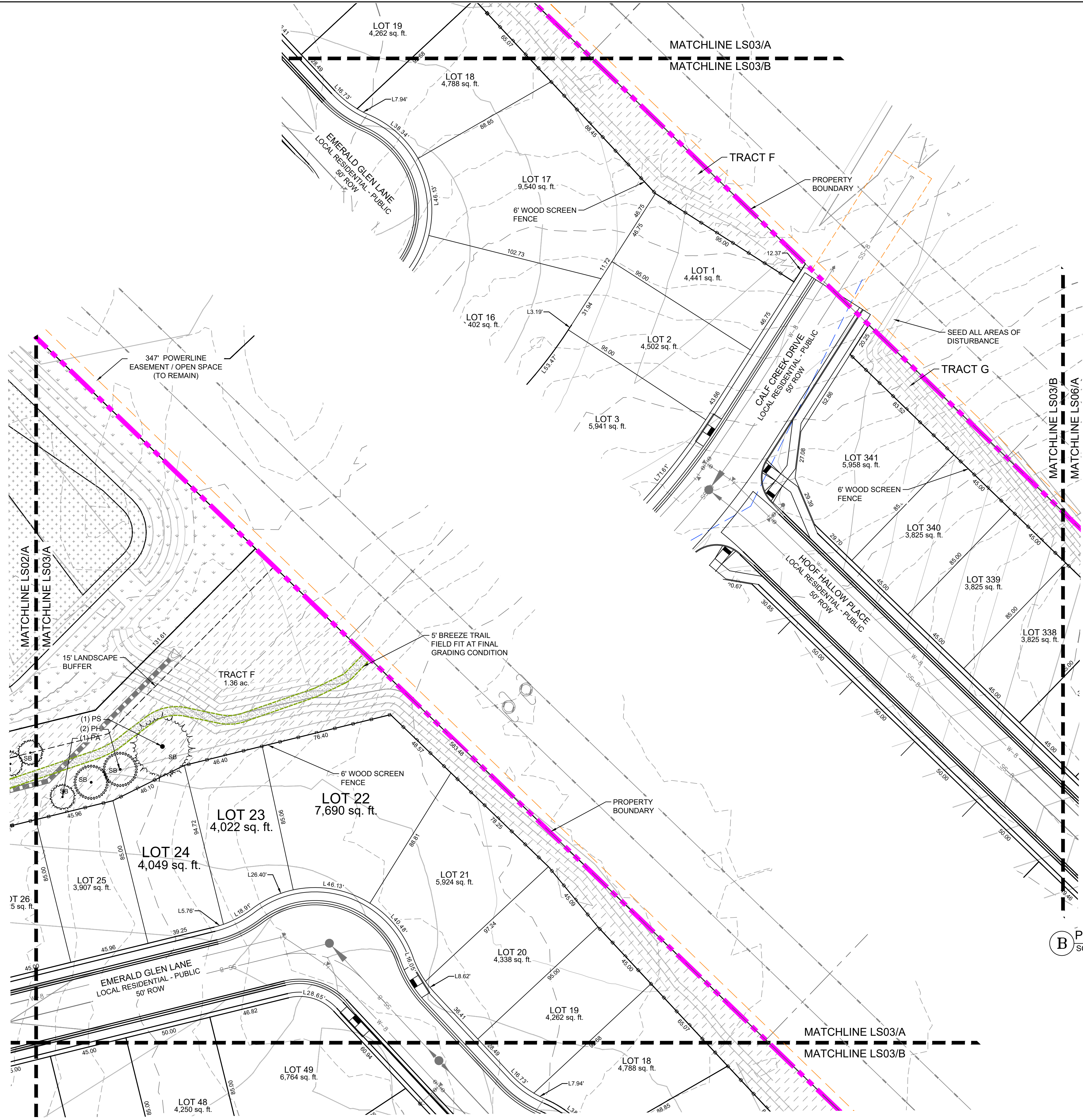
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**A** PLANTING PLAN  
 SCALE 1" = 30'

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



FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP-000 CADD\04 PLAN SET\DEVELOPMENT PLAN\LS01.DWG



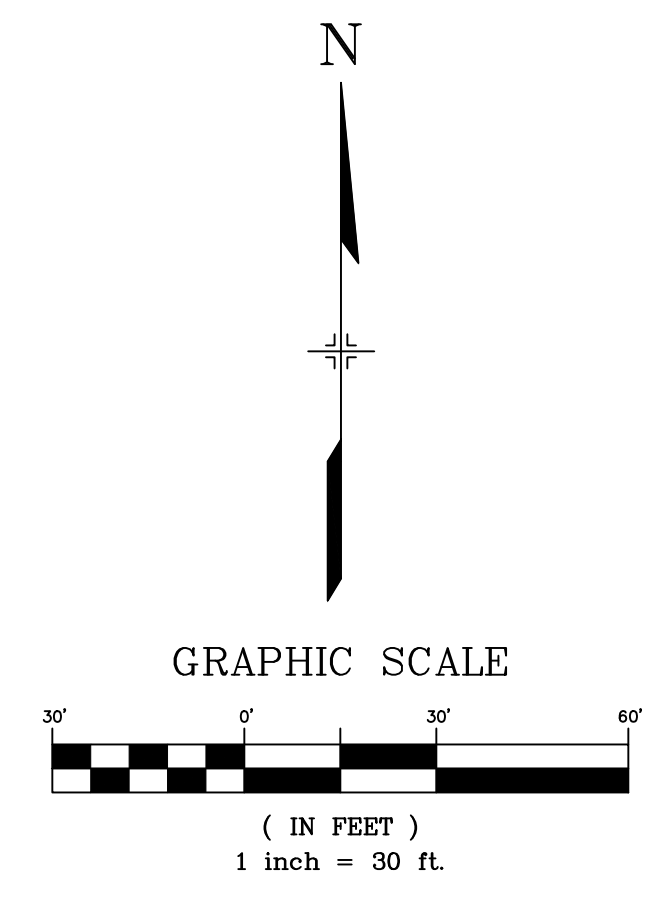
**LEGEND**

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

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**SITE LEGEND**

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- TRACT BOUNDARY
- LANDSCAPE SETBACK
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- 6' SCREEN FENCE, REF DT04
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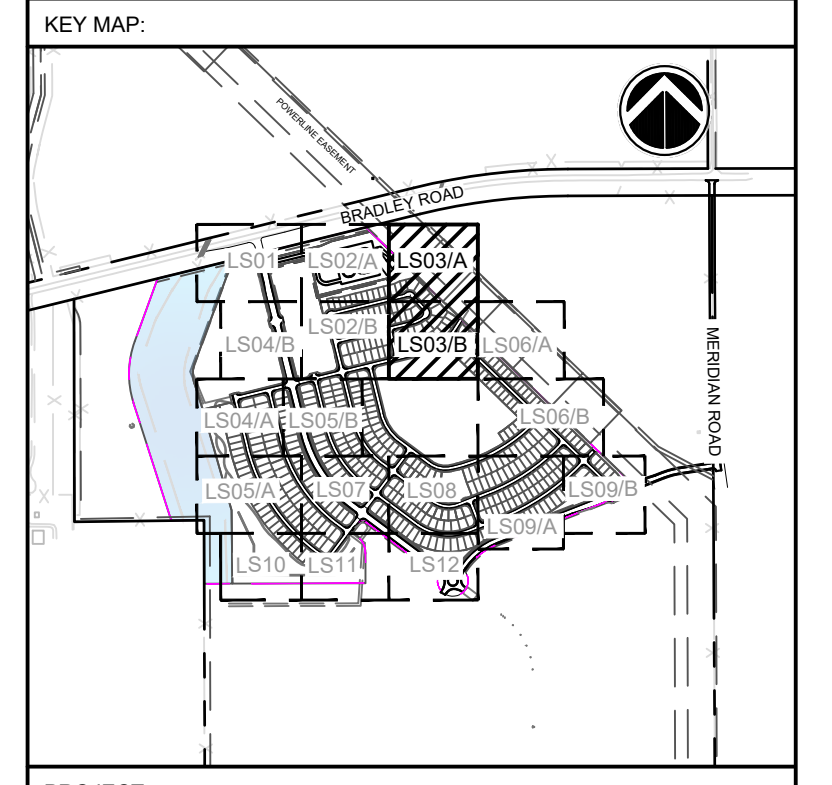
**B** PLANTING PLAN  
SCALE 1" = 30'

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

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

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

APPROVAL:



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

REVISION HISTORY:

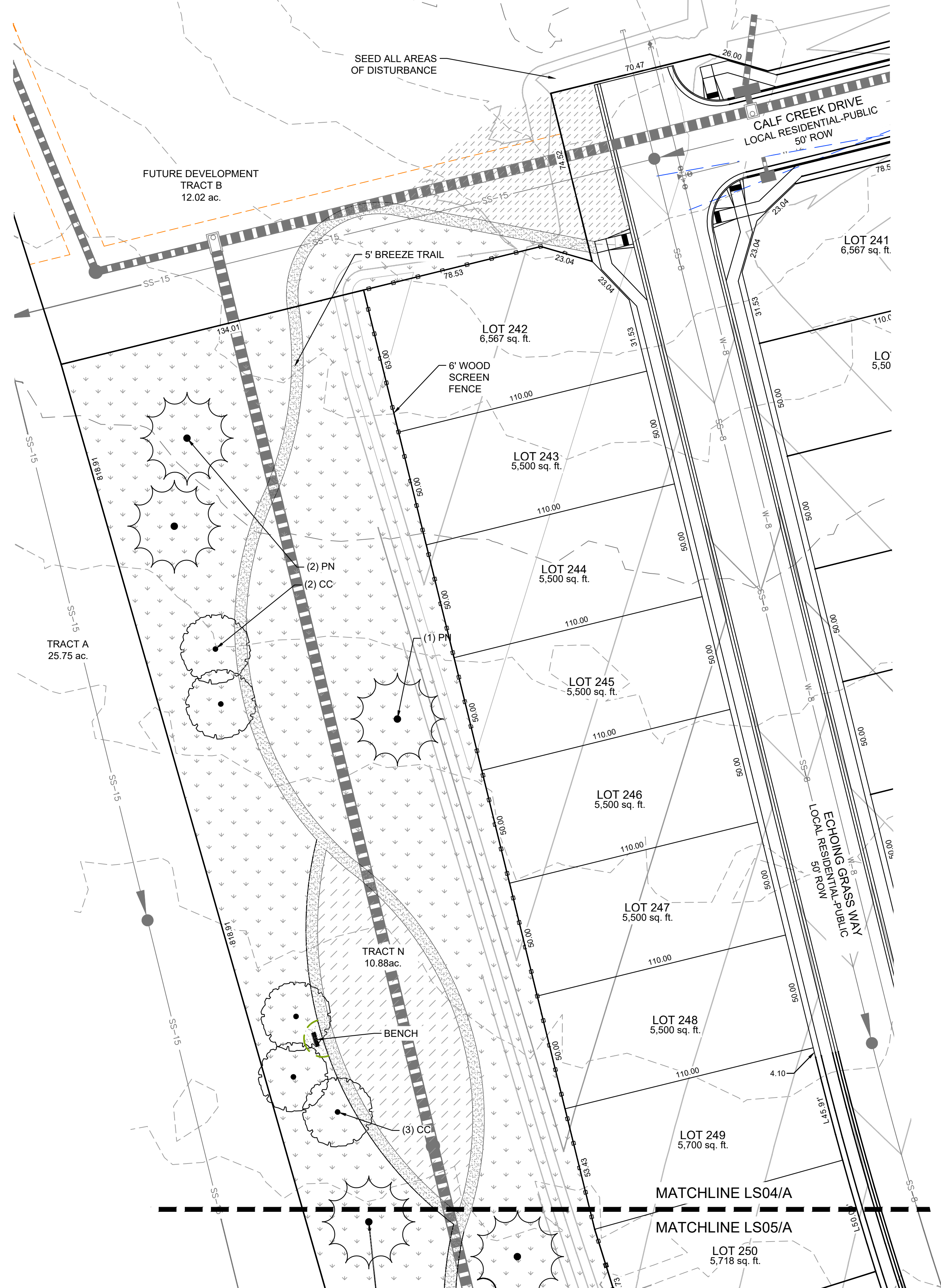
NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF
4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

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

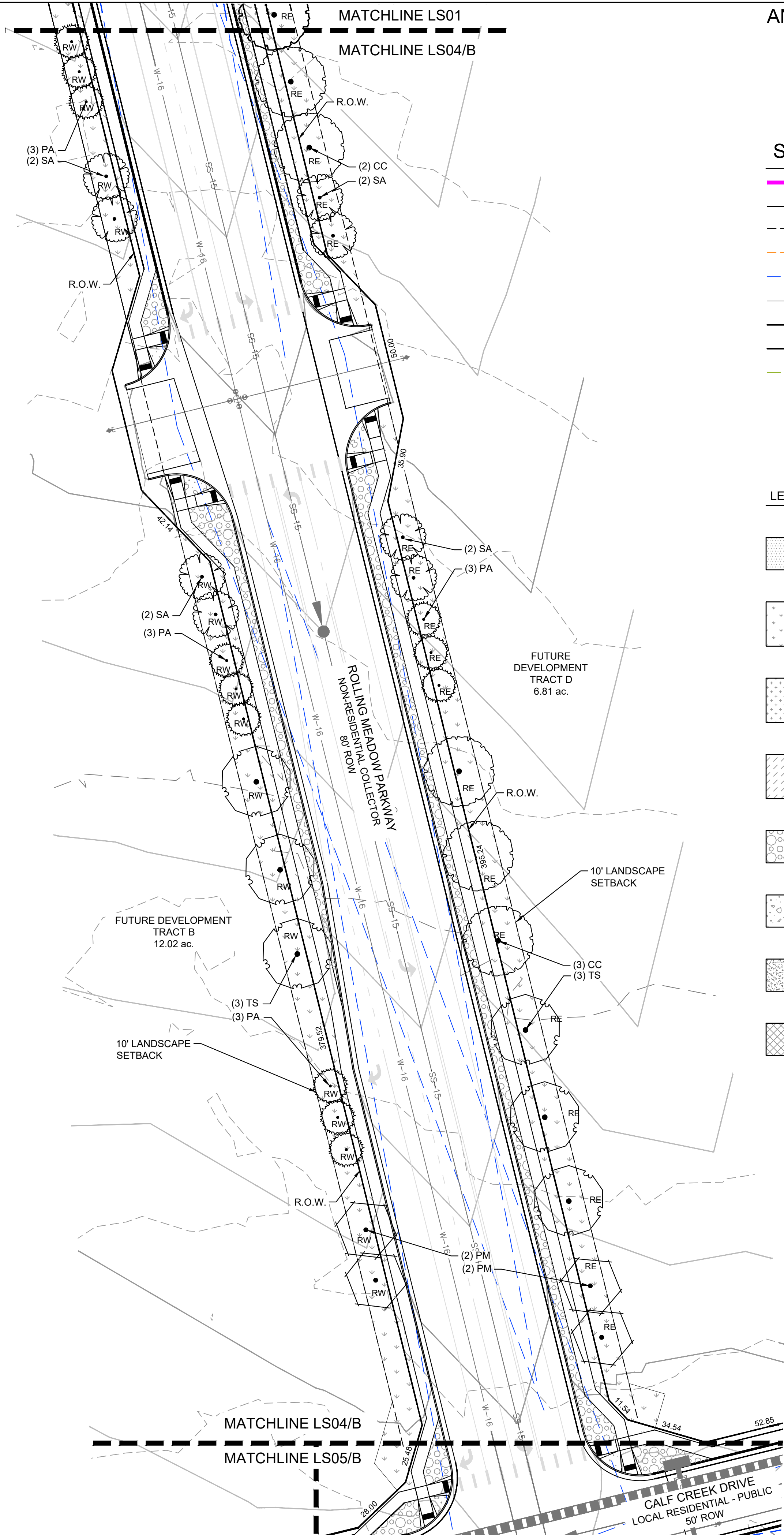
**LANDSCAPE PLAN**

**LS03**  
SHEET 22 OF 31  
PCD FILE NO.: PUDSP255

FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP1000 CAD\DD04 PLAN SET\DEVELOPMENT PLAN\LS01.DWG



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

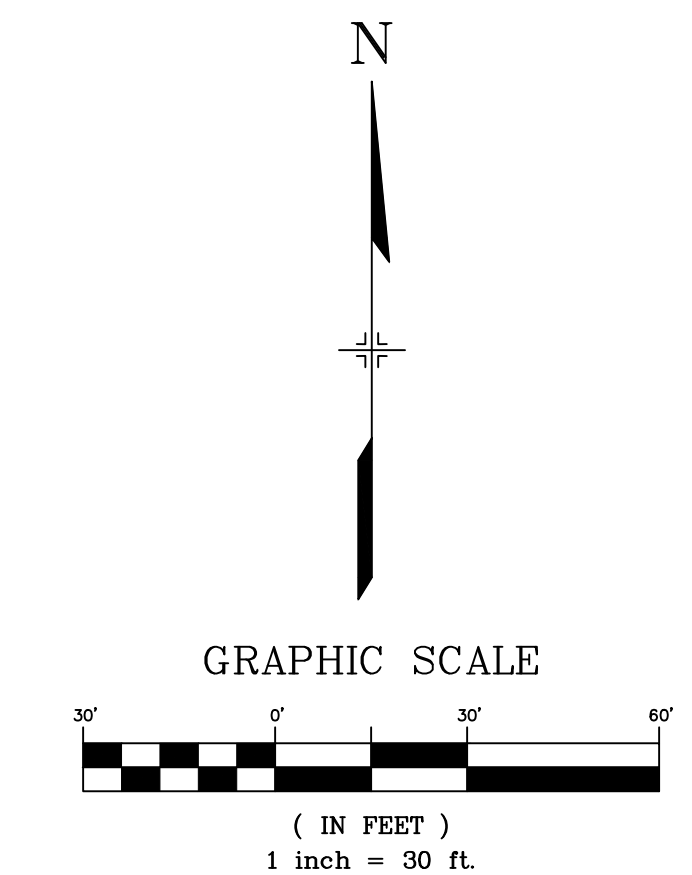


**B** PLANTING PLAN  
SCALE 1" = 30'

**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

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

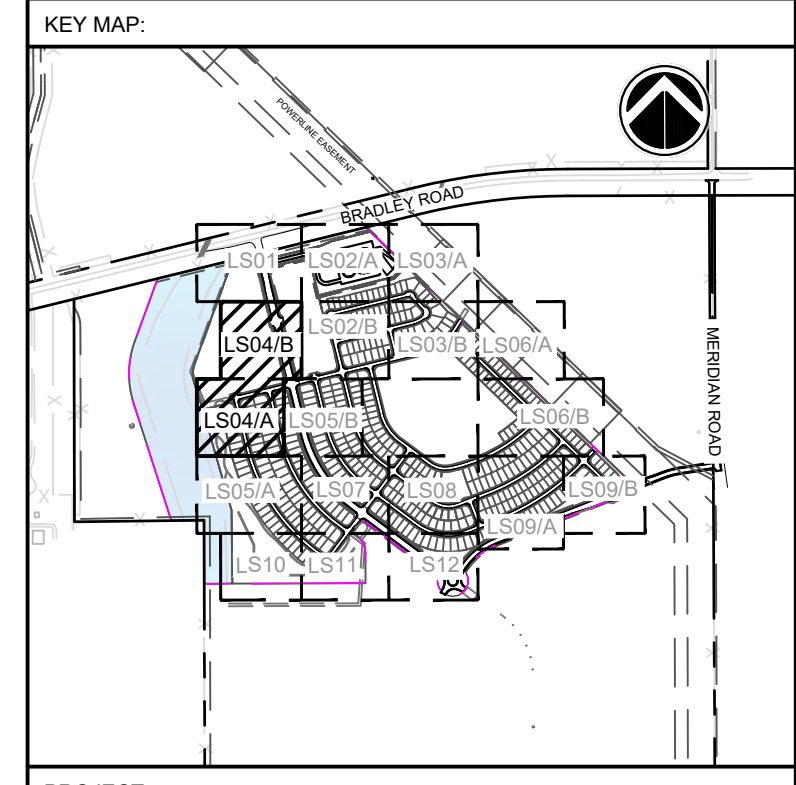


CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

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

APPROVAL:

2025-06-24 15:27



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

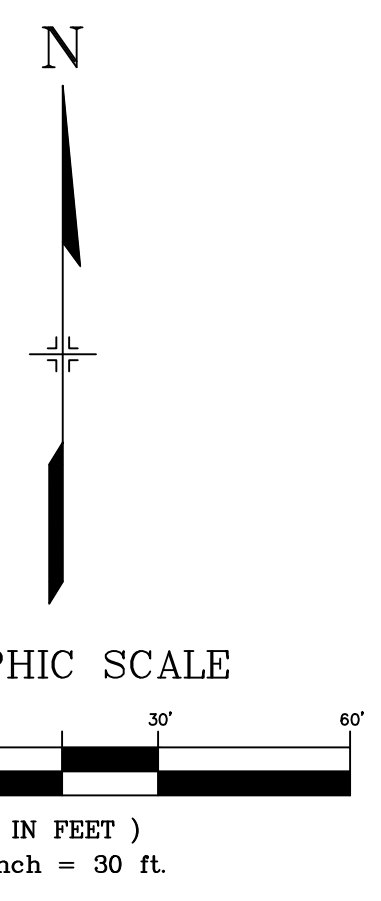
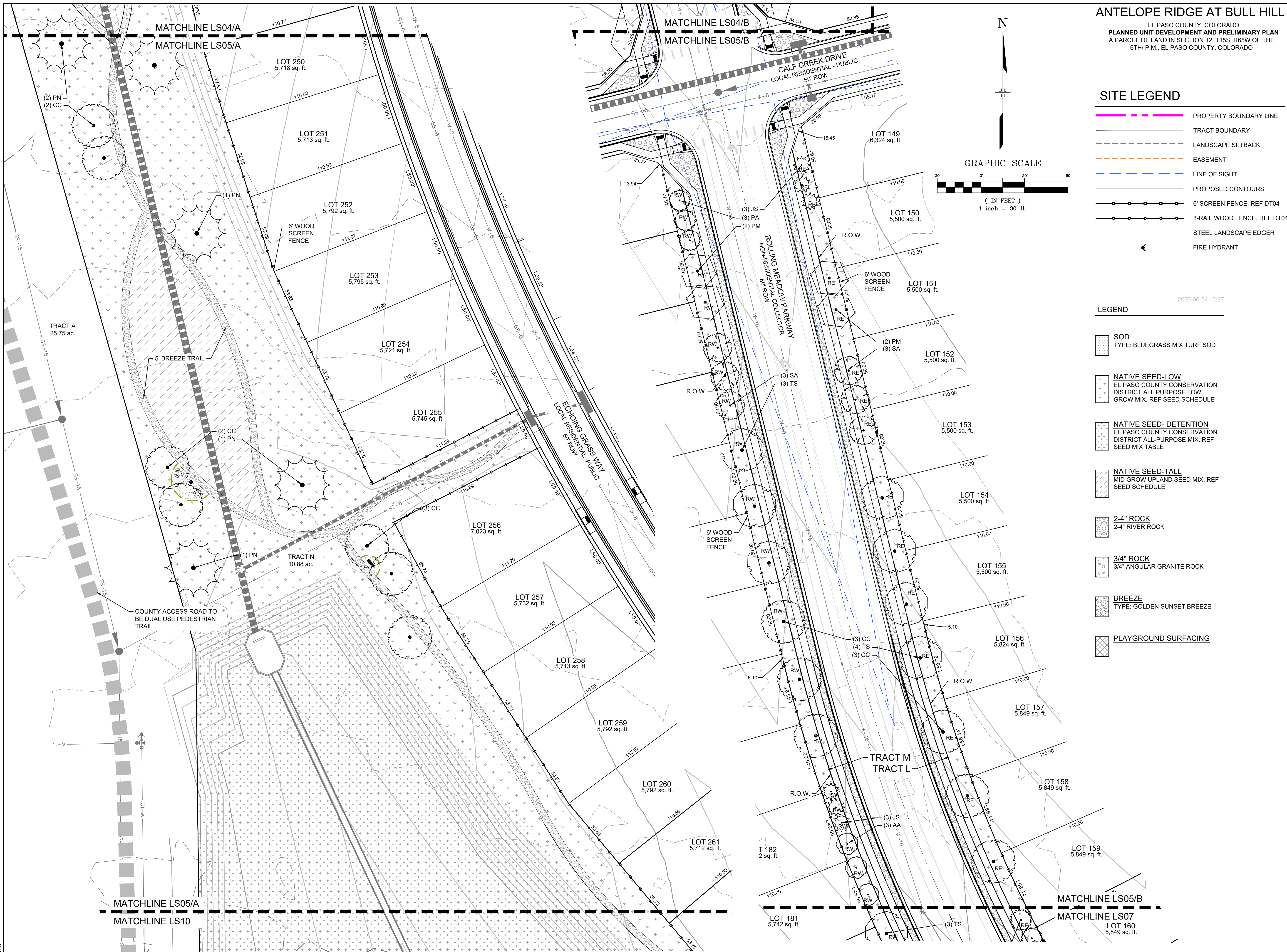
REVISION HISTORY:

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
4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

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

SHEET TITLE:  
**LANDSCAPE PLAN**  
  
**LS04**  
  
SHEET 23 OF 31

FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP1000 CAD\DD04 PLAN SET\DEVELOPMENT PLAN\LS01.DWG



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

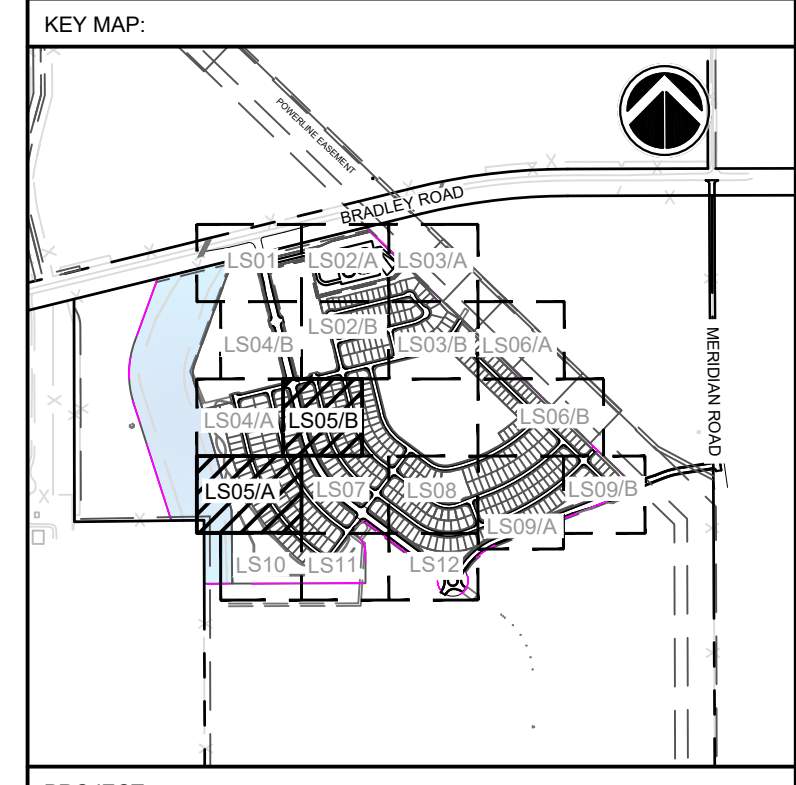
- SITE LEGEND**
- PROPERTY BOUNDARY LINE
  - TRACT BOUNDARY
  - LANDSCAPE SETBACK
  - EASEMENT
  - LINE OF SIGHT
  - PROPOSED CONTOURS
  - 6' SCREEN FENCE, REF DT04
  - 3-RAIL WOOD FENCE, REF DT04
  - STEEL LANDSCAPE EDGER
  - FIRE HYDRANT

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

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

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

APPROVAL:  
 2025-06-24 15:27



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

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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4	05/04/2026	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.: PUDSP255

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

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

FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP1000 CADD\004 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

2025-06-24 15:27

### ANTELOPE RIDGE AT BULL HILL

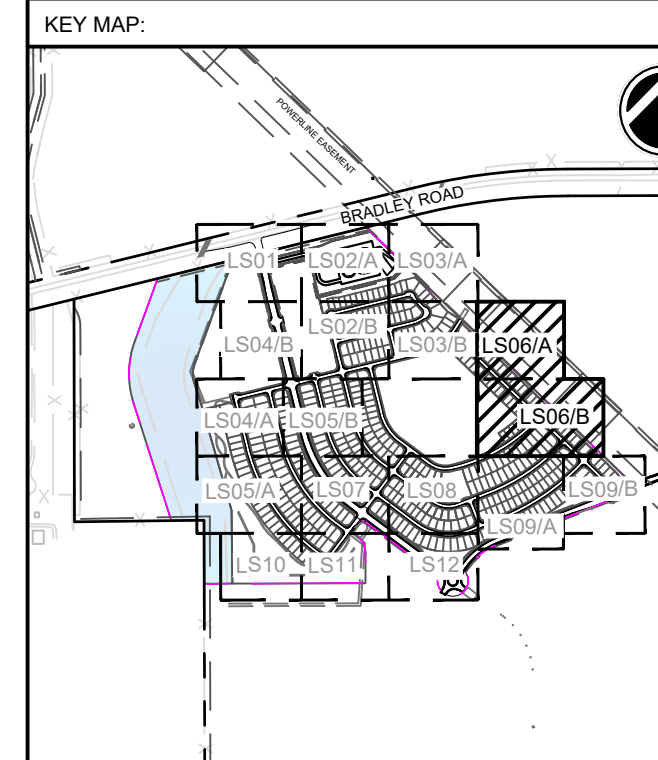
EL PASO COUNTY, COLORADO  
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN  
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE  
6TH/ P.M., EL PASO COUNTY, COLORADO

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

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

APPROVAL:

KEY MAP:



PROJECT:  
**ANTELOPE RIDGE AT BULL HILL  
PUD AND PRELIMINARY PLAN**  
EL PASO COUNTY, COLORADO  
MAY 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
4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

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

## LANDSCAPE PLAN

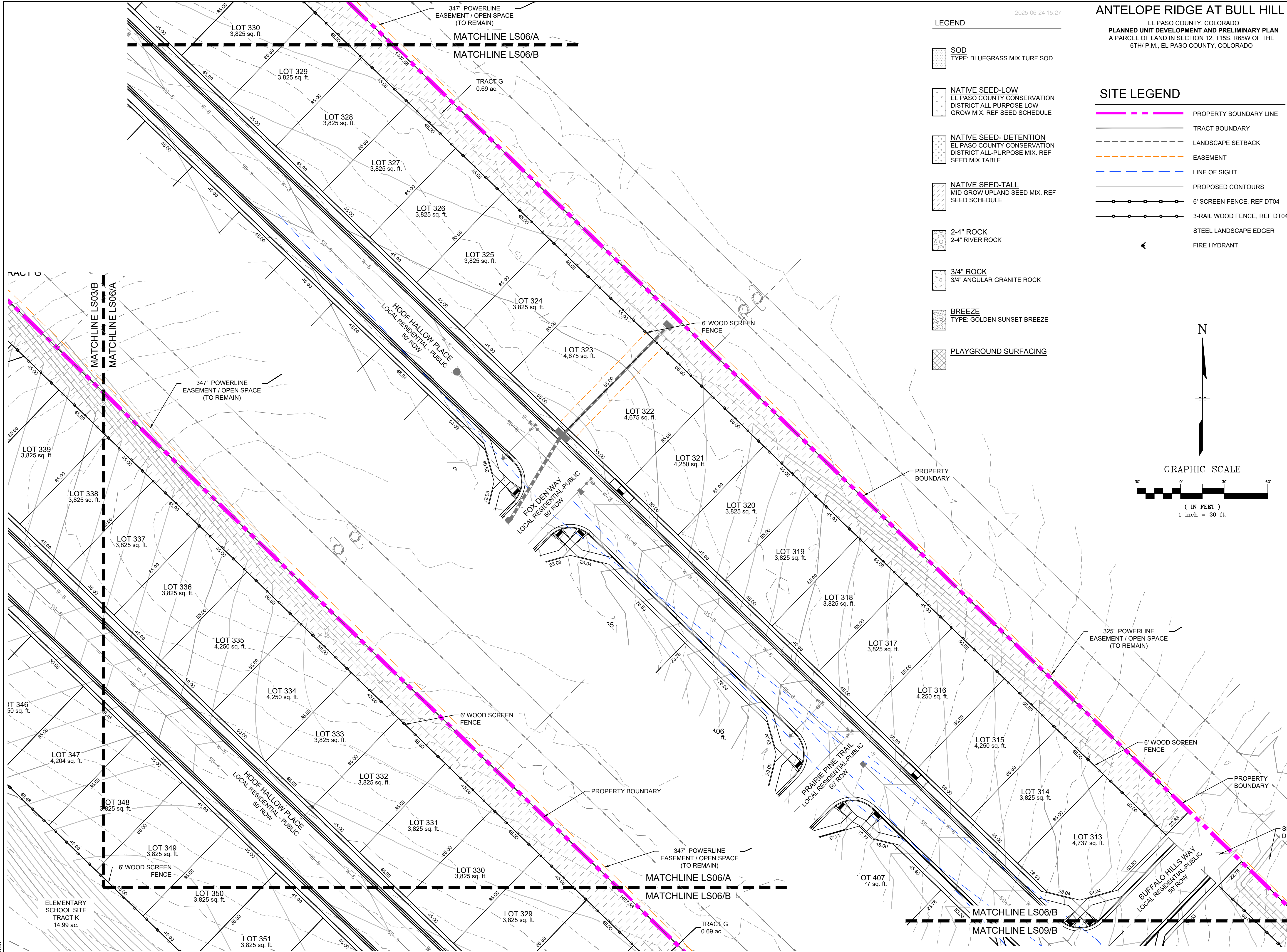
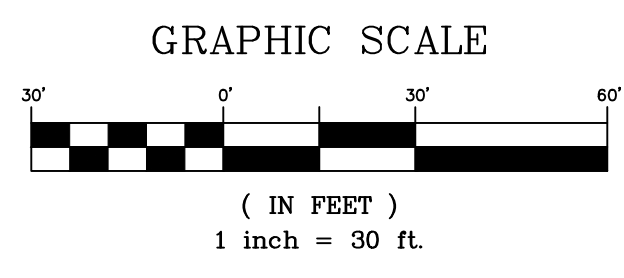
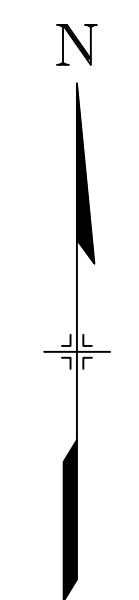
LS06  
SHEET 25 OF 31  
PCD FILE NO.: PUDSP255

#### LEGEND

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

#### SITE LEGEND

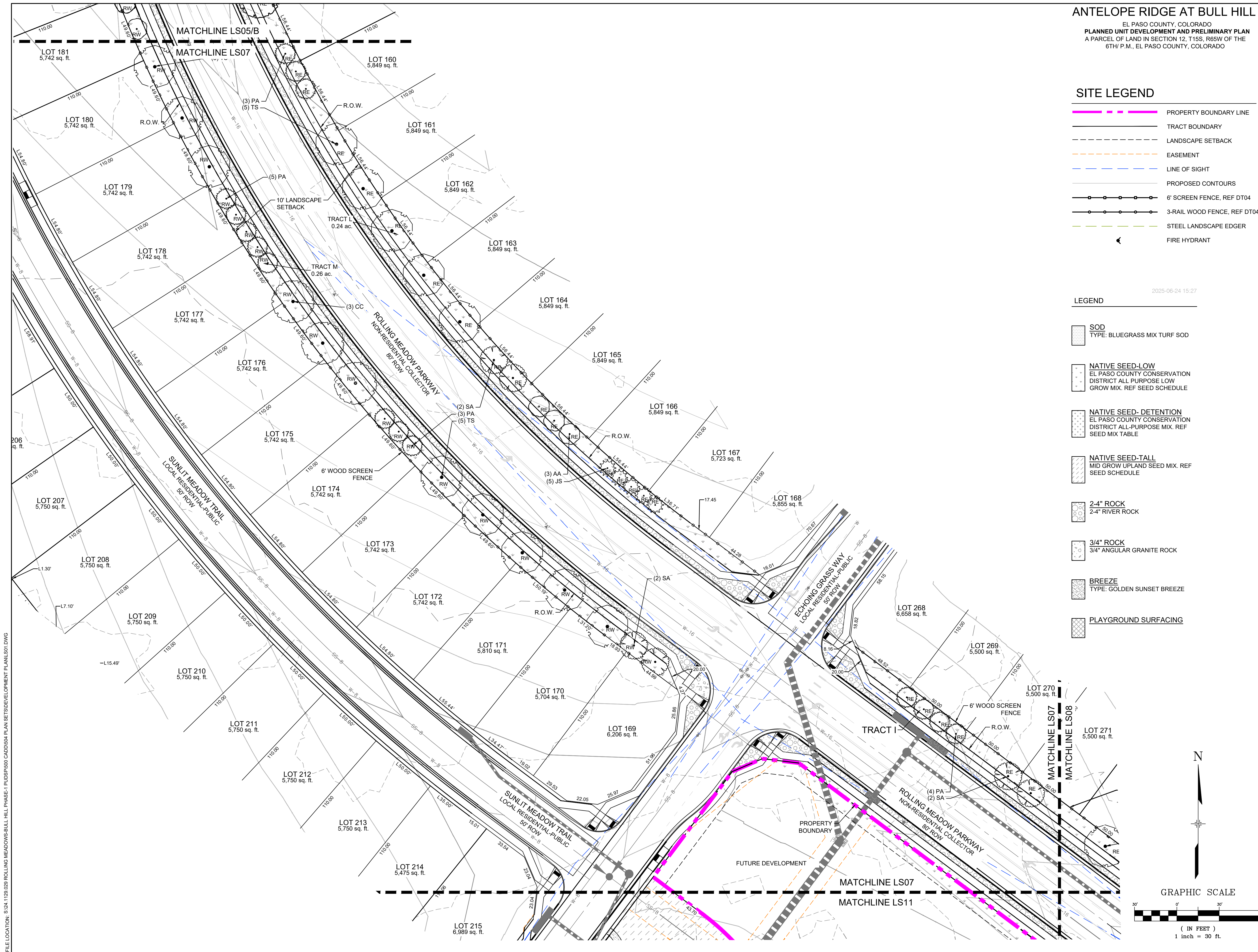
- PROPERTY BOUNDARY LINE
- TRACT BOUNDARY
- LANDSCAPE SETBACK
- EASEMENT
- LINE OF SIGHT
- PROPOSED CONTOURS
- 6' SCREEN FENCE, REF DT04
- 3-RAIL WOOD FENCE, REF DT04
- STEEL LANDSCAPE EDGER
- FIRE HYDRANT



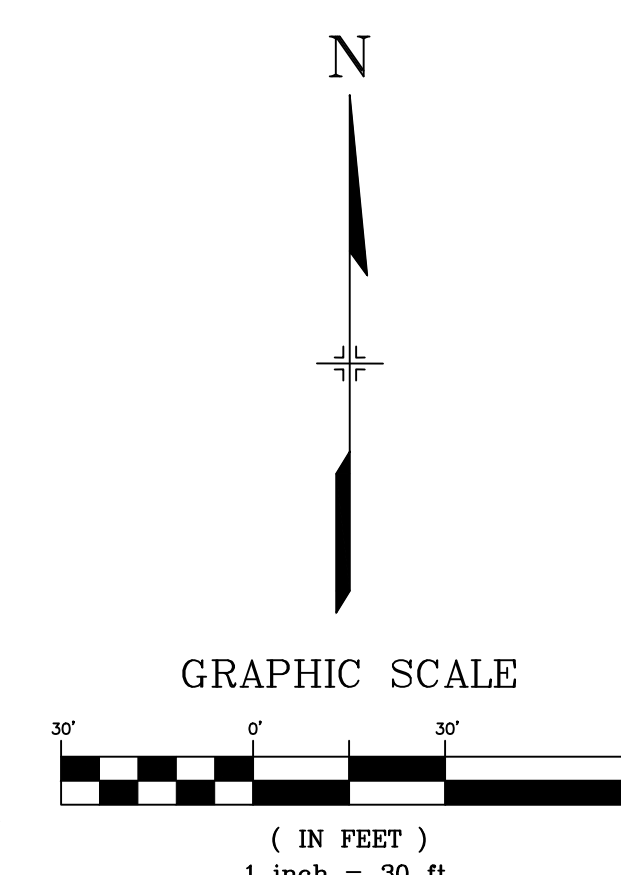
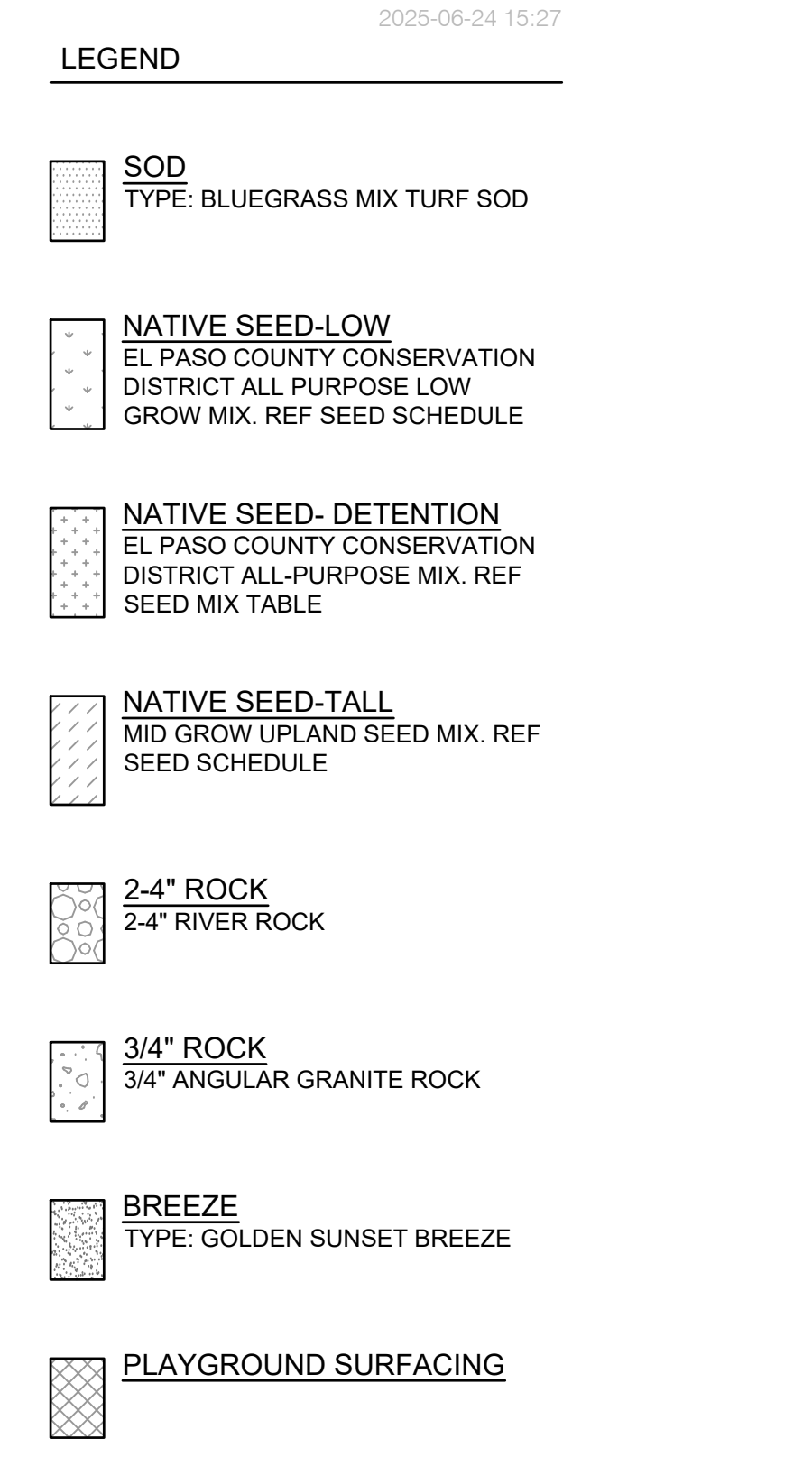
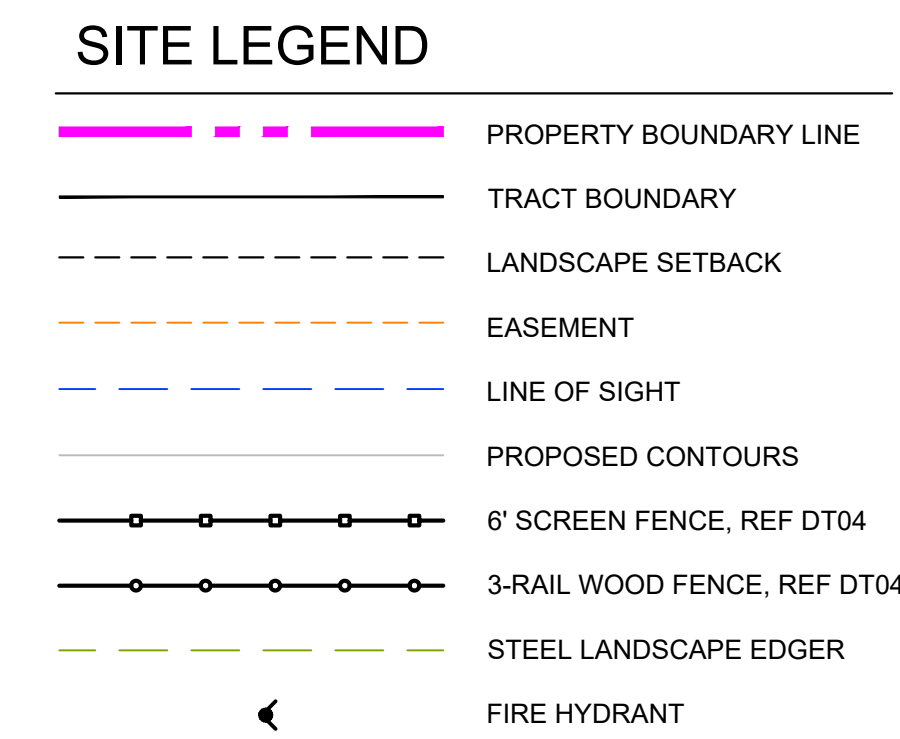
**A** PLANTING PLAN  
SCALE 1" = 30'

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

FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP1600 CADD\04 PLAN SET\DEVELOPMENT PLAN\LS07.DWG



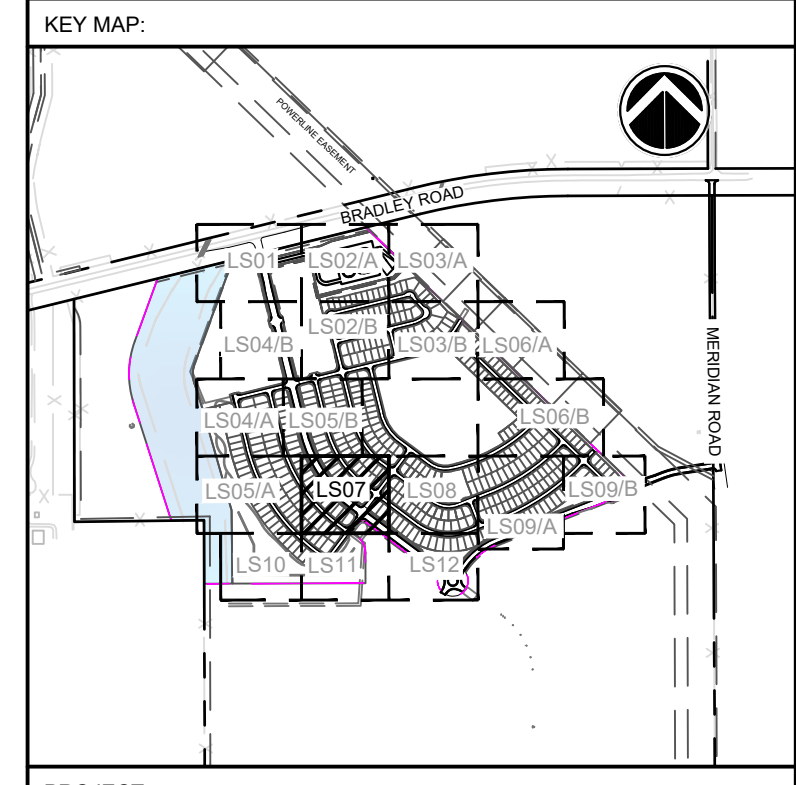
**ANTELOPE RIDGE AT BULL HILL**  
 EL PASO COUNTY, COLORADO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**  
 A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE  
 6TH P.M., EL PASO COUNTY, COLORADO



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

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

APPROVAL:



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

EL PASO COUNTY, COLORADO  
 MAY 2026

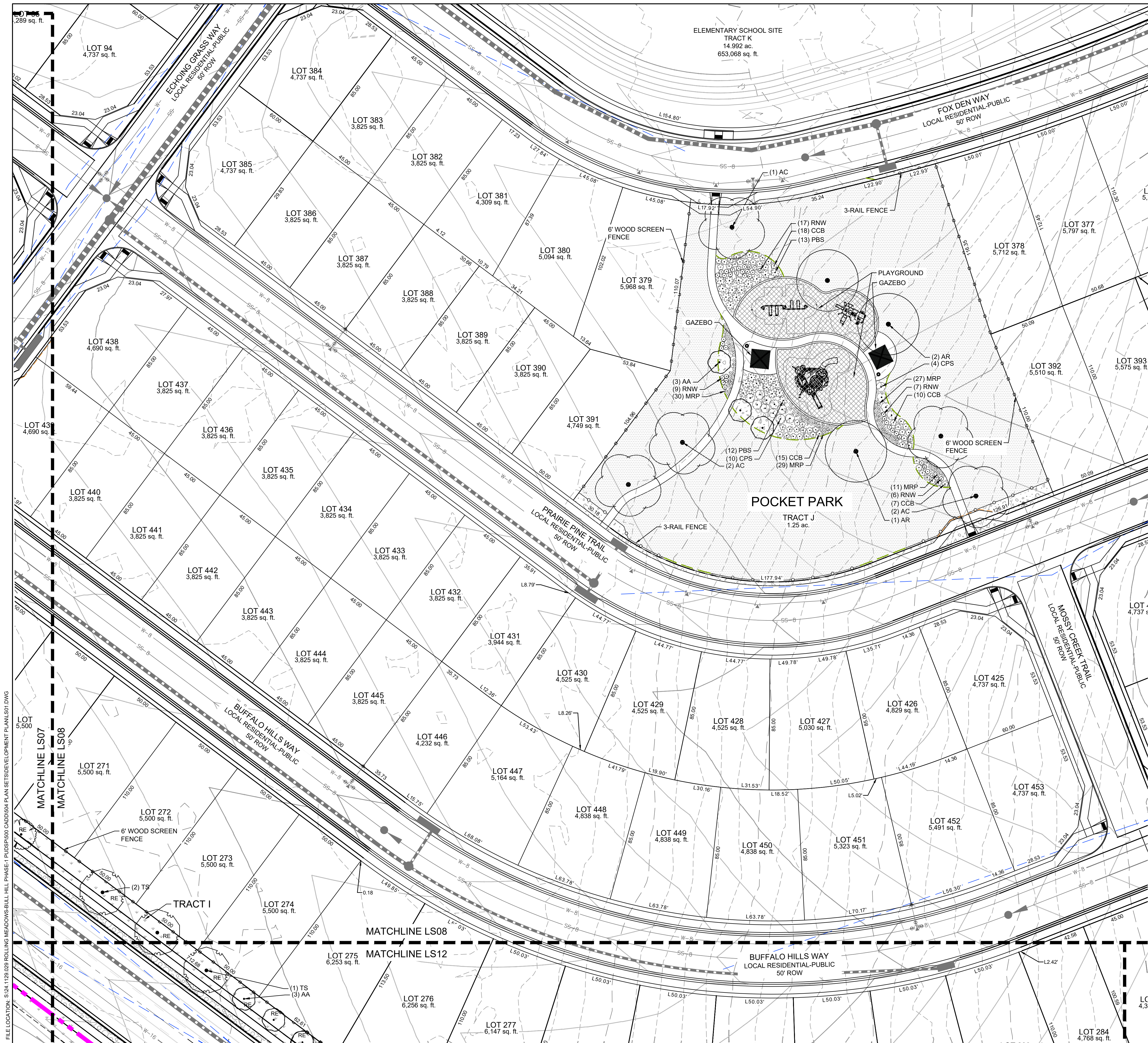
REVISION HISTORY:

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
4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

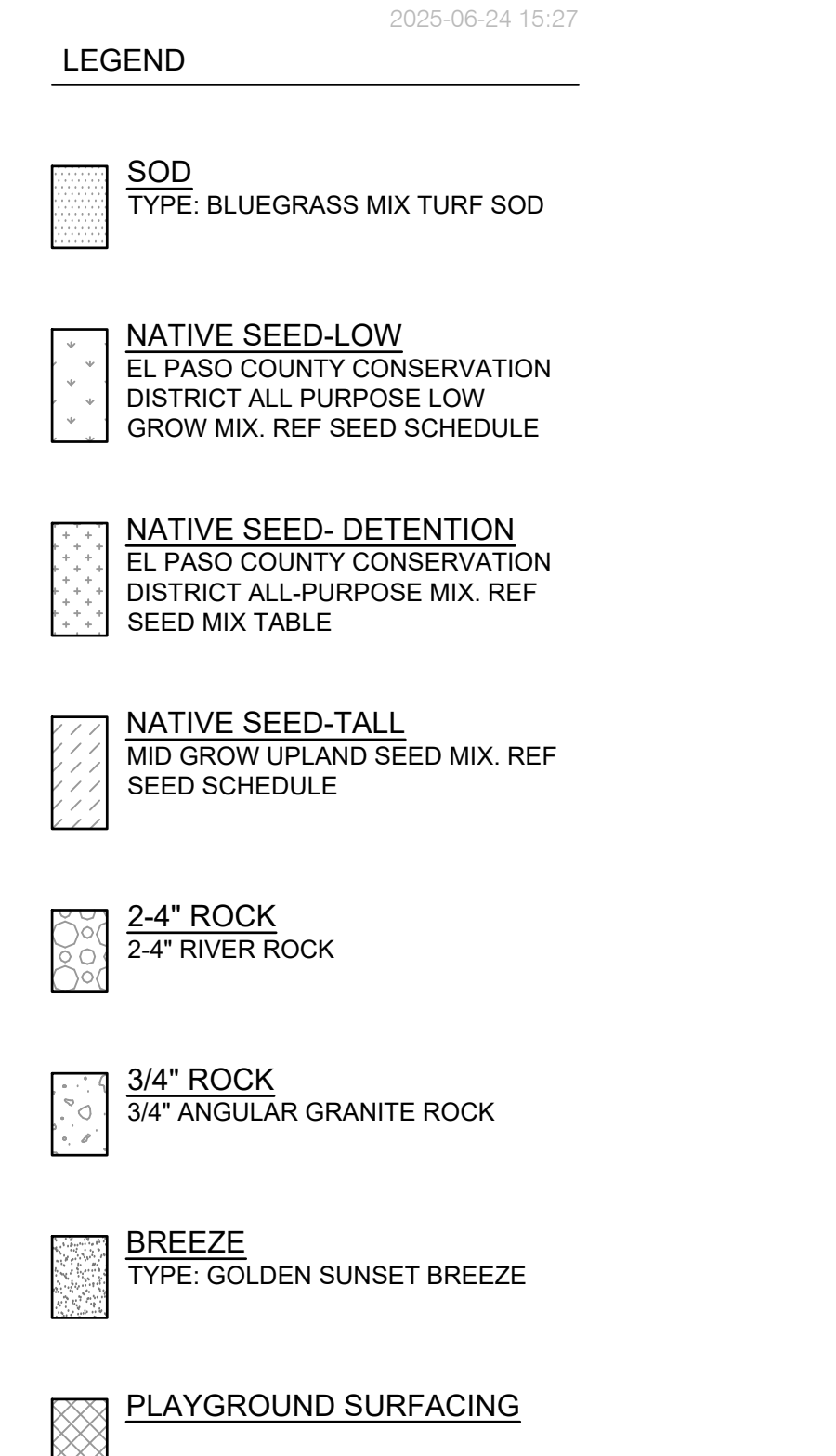
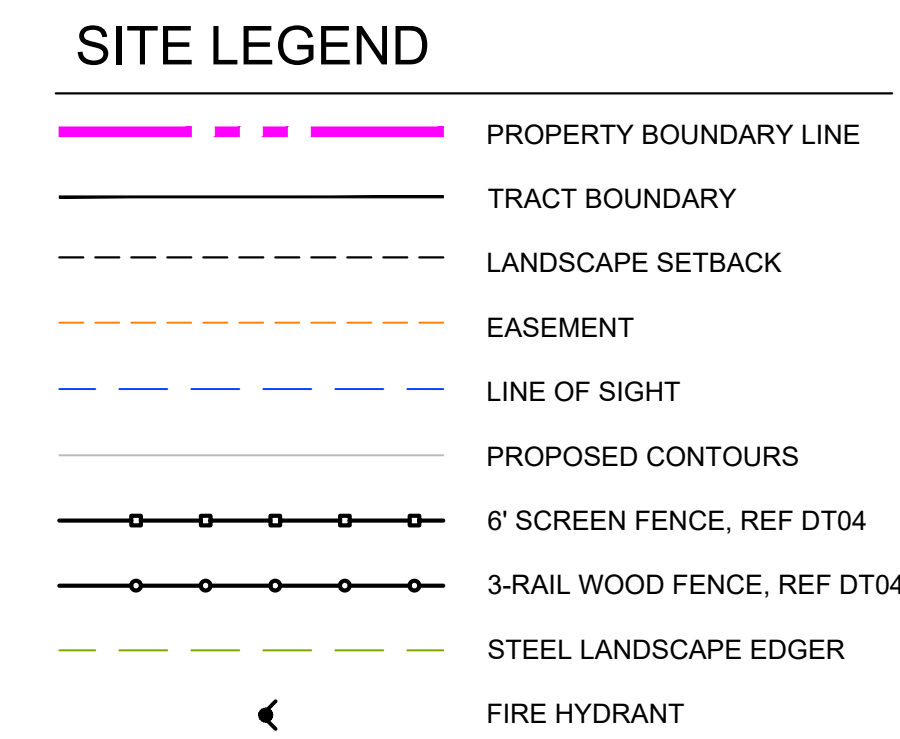
DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA

SHEET TITLE:  
**LANDSCAPE PLAN**

**LS07**  
 SHEET 26 OF 31  
 PCD FILE NO.: PUDSP255



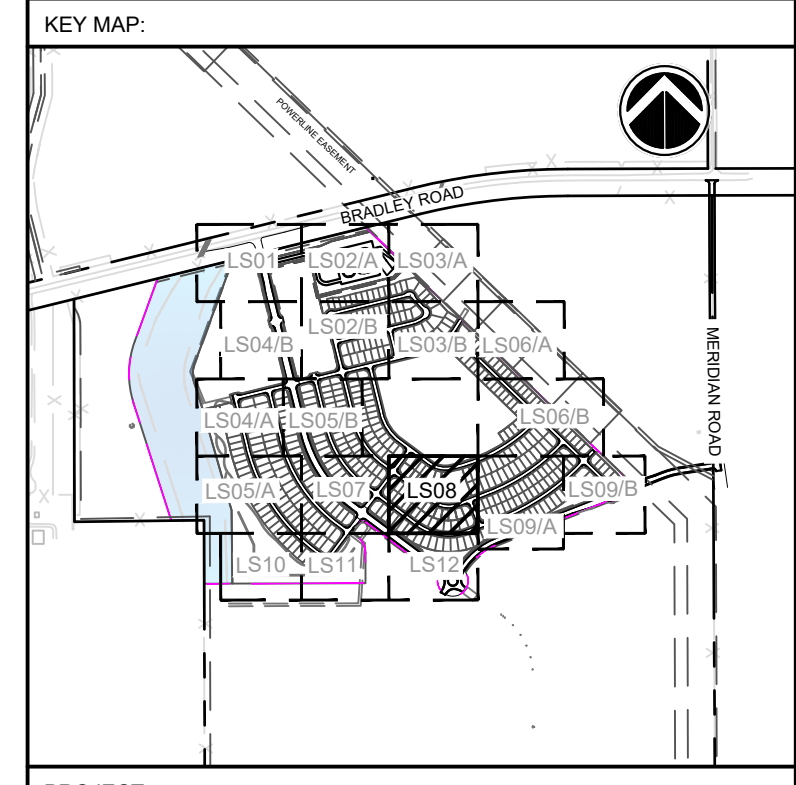
**ANTELOPE RIDGE AT BULL HILL**  
 EL PASO COUNTY, COLORADO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**  
 A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE  
 6TH P.M., EL PASO COUNTY, COLORADO



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

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

APPROVAL:  
 2025-06-24 15:27



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

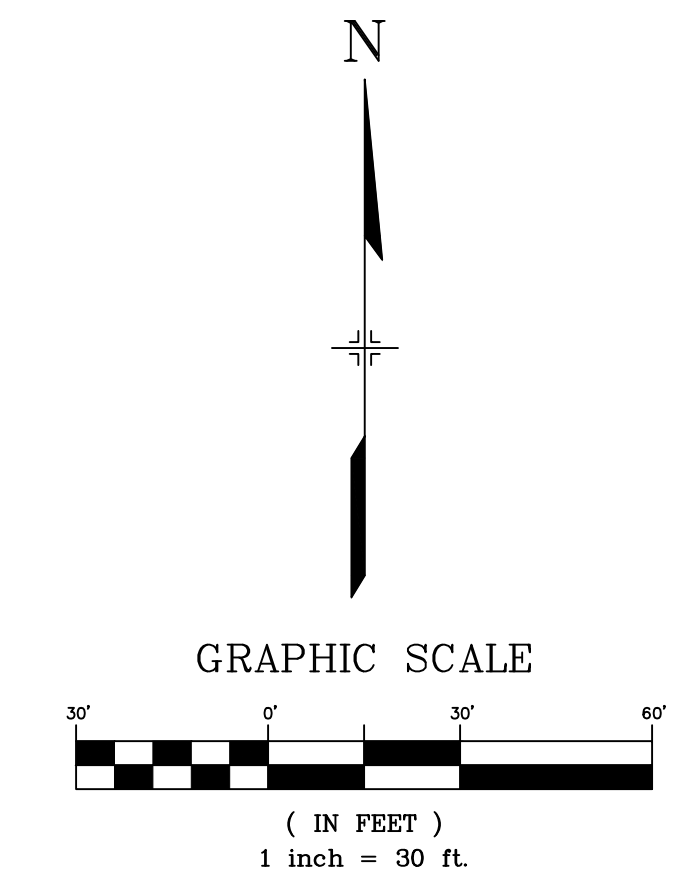
REVISION HISTORY:

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1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
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4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

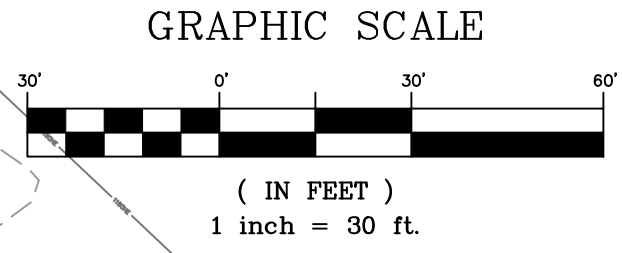
DRAWING INFORMATION:  
 PROJECT NO: 24.1129.029  
 DRAWN BY: JS  
 CHECKED BY: RF  
 APPROVED BY: JA

SHEET TITLE:  
**LANDSCAPE PLAN**

**LS08**  
 SHEET 27 OF 31  
 PCD FILE NO.: PUDSP255



FILE LOCATION: S:\24.1129.029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP255 CAD\004 PLAN SET\DEVELOPMENT PLAN\LS01.DWG



**LEGEND**

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

**ANTELOPE RIDGE AT BULL HILL**

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

**SITE LEGEND**

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

2025-06-24 15:27

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

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

APPROVAL:

KEY MAP:

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

EL PASO COUNTY, COLORADO  
 MAY 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

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

**LANDSCAPE PLAN**

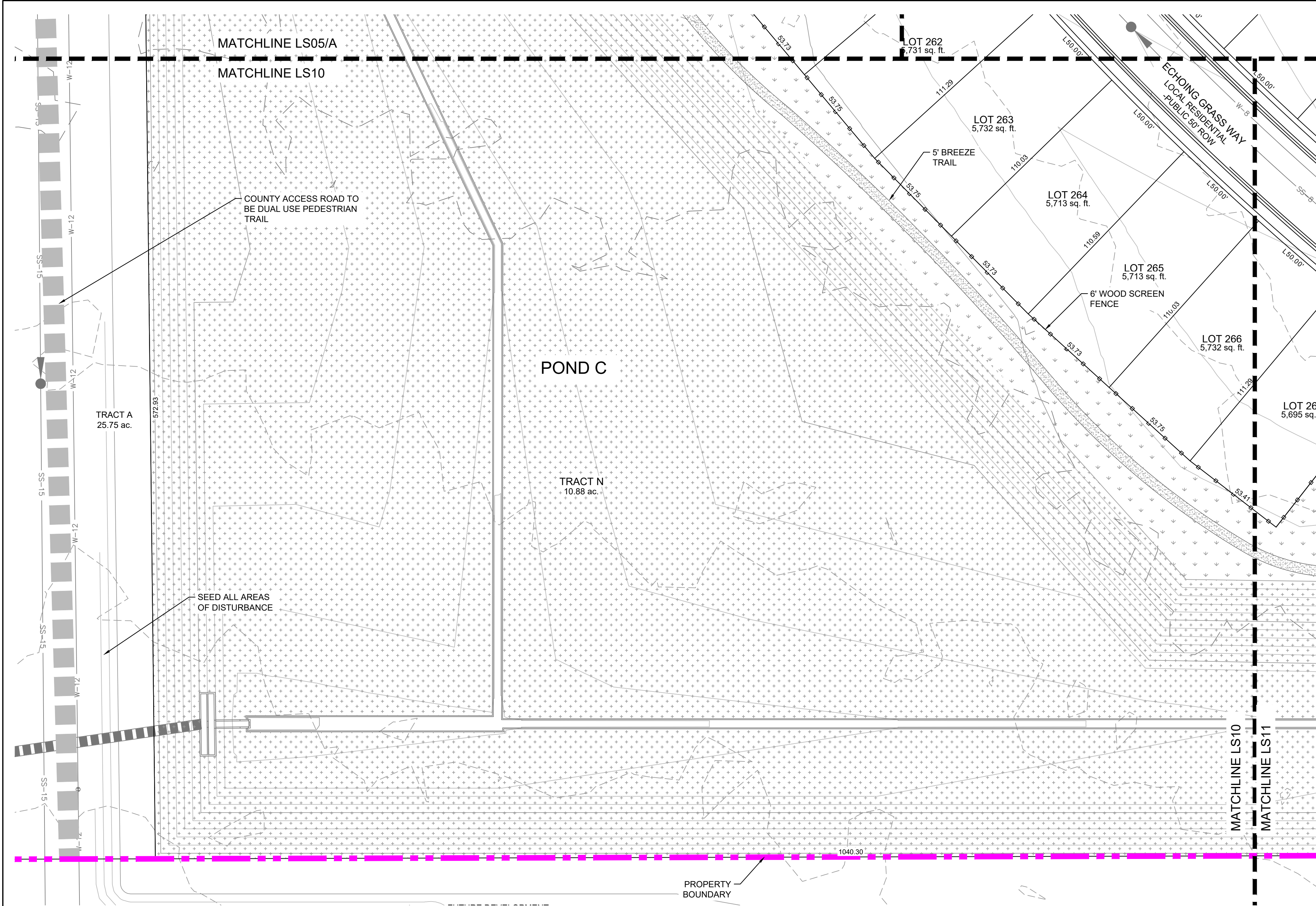
**LS09**  
 SHEET 28 OF 31

FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP000 CAD\0004 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

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

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

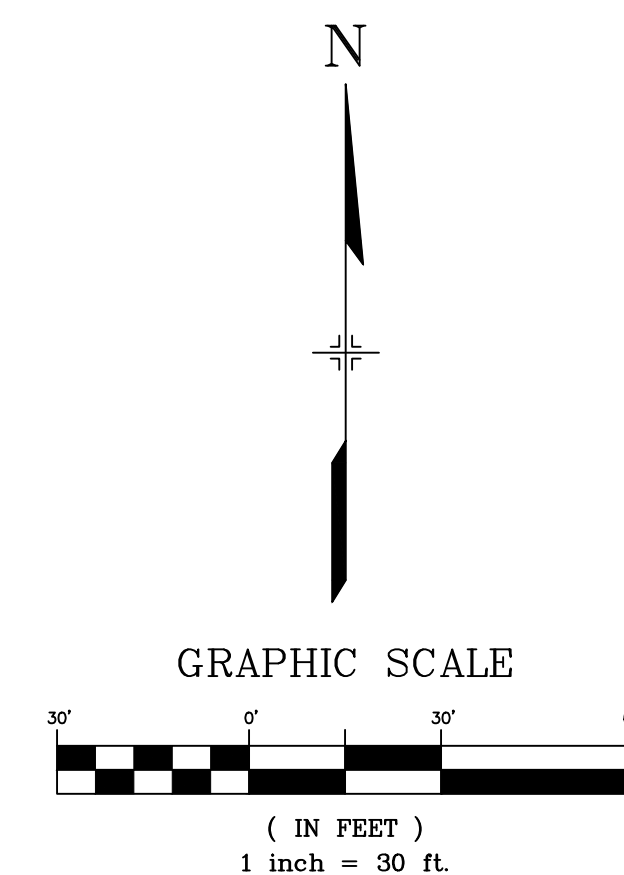
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**ANTELOPE RIDGE AT BULL HILL**  
 EL PASO COUNTY, COLORADO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**  
 A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE  
 6TH P.M., EL PASO COUNTY, COLORADO

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

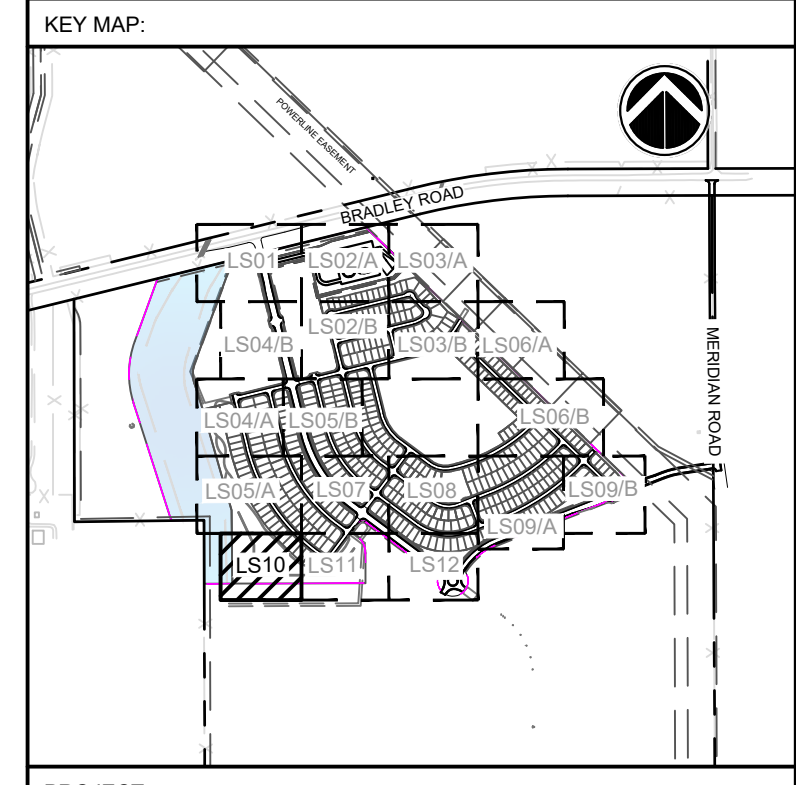
- LEGEND**
- SOD  
TYPE: BLUEGRASS MIX TURF SOD
  - NATIVE SEED-LOW  
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE
  - NATIVE SEED- DETENTION  
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE
  - NATIVE SEED-TALL  
MID GROW UPLAND SEED MIX.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



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

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

APPROVAL:



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

EL PASO COUNTY, COLORADO  
 MAY 2026

REVISION HISTORY:

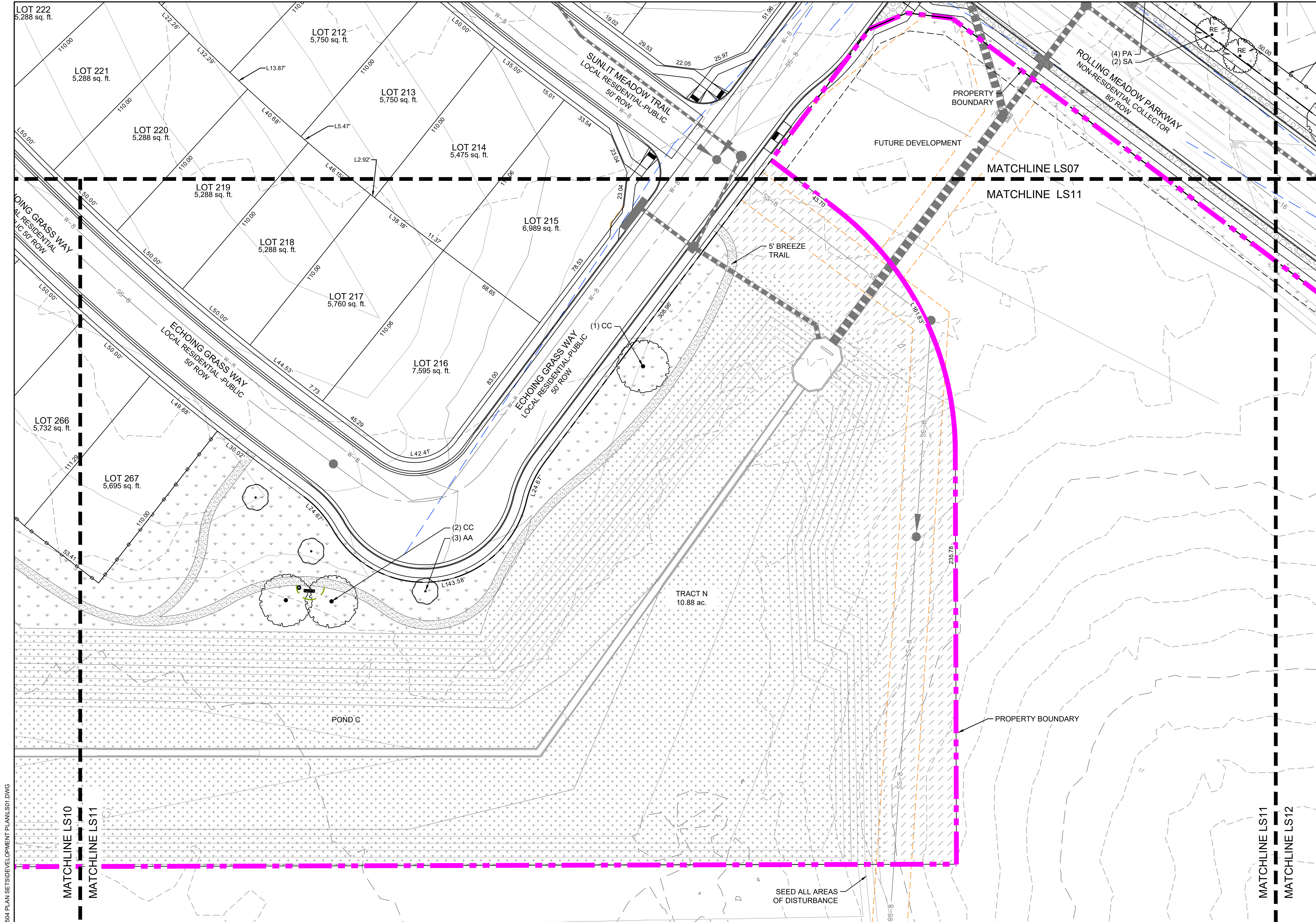
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3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF
4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

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

SHEET TITLE:  
**LANDSCAPE PLAN**

**LS10**  
 SHEET 29 OF 31

PCD FILE NO.: PUDSP255



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

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

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

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
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OWNER/DEVELOPER:  
**The Landhuis Company**  
 212 N Wahatch Dr., Suite 301  
 Colorado Springs, CO 80903  
 (719) 635-3200

APPROVAL:

KEY MAP:

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

REVISION HISTORY:

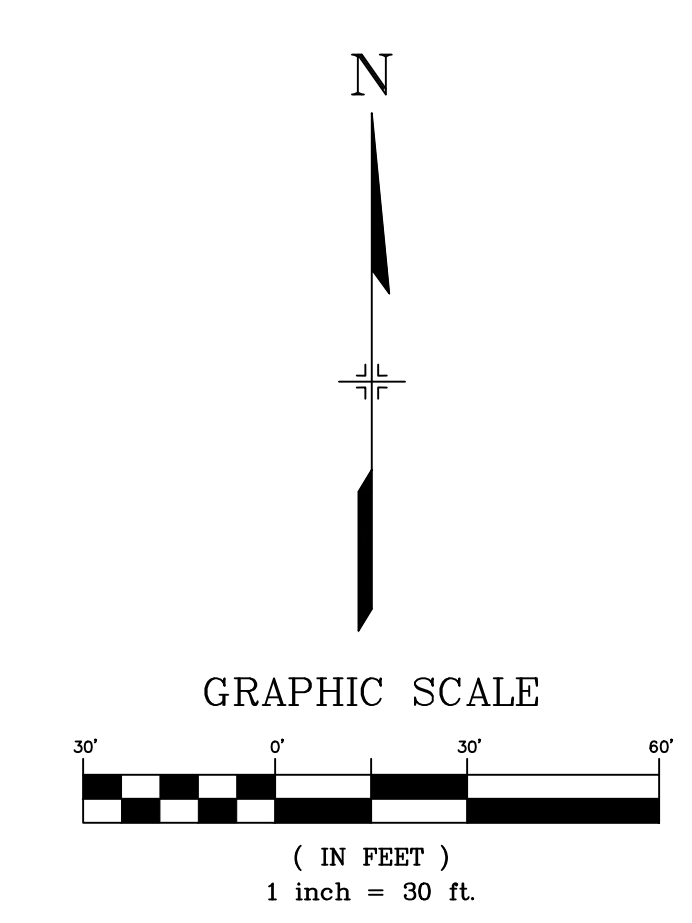
NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF
2	12/05/2025	REVISED PER COUNTY COMMENTS	RAF
3	03/11/2026	REVISED PER COUNTY COMMENTS	RAF
4	05/04/2026	REVISED PER COUNTY COMMENTS	RAF

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.: PUDSP255



FILE LOCATION: S:\24-1129-029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP000 CAD\DD04 PLAN SET\DEVELOPMENT PLAN\LS11.DWG

