

LEGAL DESCRIPTION:

PARCEL A:

please verify all items on checklist are included in on SKP

ROLLING MEADOWS/ BULL HILL SKETCH PLAN AMENDMENT

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12, & 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

FLOODPLAIN:

THERE IS A MAJOR HYDROLOGIC FEATURE WITHIN THE PROJECT SITE BOUNDARY. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP...

SHEET INDEX:

Table with 2 columns: SHEET NO. OF 3, TITLE SHEET / SKETCH PLAN

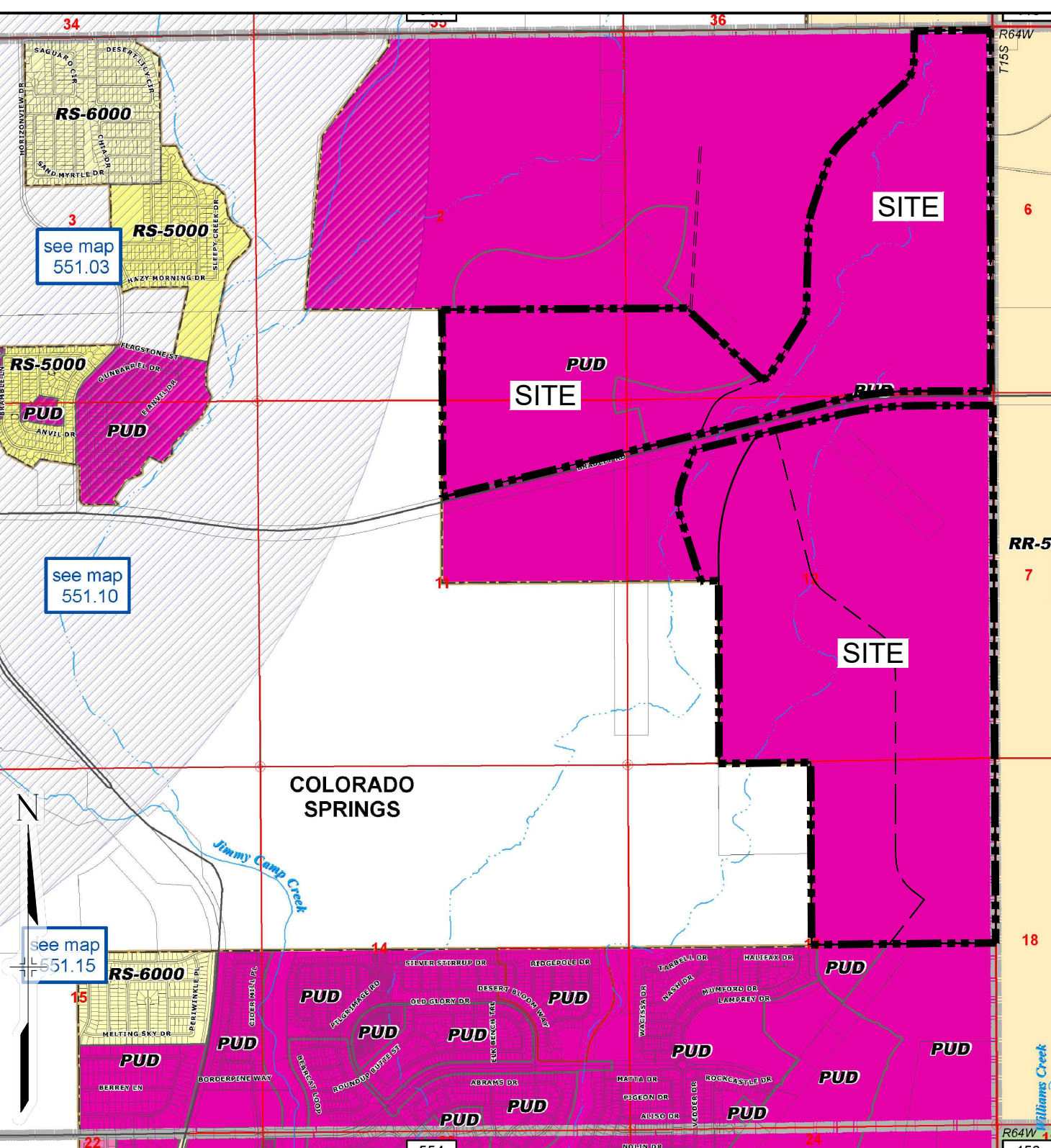
PROPOSED LAND USE CHART:

Table with 5 columns: LAND USE, GROSS ACRES, APPROX. UNITS (MAX.), DENSITY (DU/AC), % OF TOTAL AREA

SITE DATA:

Table with 2 columns: EXISTING ZONING, PROPOSED ZONING, SITE ACREAGE, etc.

ZONING MAP:



THENCE S89°17'26"W A DISTANCE OF 256.96 FEET; THENCE N17°44'19"W A DISTANCE OF 965.15 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 36°53'56", A RADIUS OF 743.44 FEET, AND A LENGTH OF 490.03 FEET TO A POINT OF TANGENT;

THENCE N20°01'39"E ALONG SAID TANGENT 522.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BRADLEY ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 98124132;

THENCE EASTERLY AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRADLEY ROAD THE FOLLOWING THREE COURSES: 1. NORTH N76°10'55"E ALONG SAID RIGHT-OF-WAY LINE 2110.25 FEET TO A POINT OF CURVE;

2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13 DEGREES 39 MINUTES 41 SECONDS (AM 13°39'39"), A RADIUS OF 4895.00 FEET, AND A LENGTH OF 1167.15 FEET (1167.09 AM) TO THE POINT OF TANGENT;

3. NORTH 89 DEGREES 50 MINUTES 39 SECONDS EAST (AM N89°50'34"E) A DSITANCE OF 1124.39 FEET (1124.54' AM) TO THE POINT OF BEGINNING. THE PROPERTY CONTAINS 27,782,841 S.F. (637.806 ACRES) MORE OR LESS AS SURVEYED.

ROLLING HILLS RANCH DISTRICT 9 AS RECORDED UNDER RECEPTION NO. 207001888;

PLZ INCORPORATE THESE NOTES FROM JAYNES SKP225 AS AN EXAMPLE TO THE NOTES BELOW.

GENERAL NOTES:

- 1. ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FUTURE LAND DEVELOPMENT APPLICATIONS...

OPEN SPACE NOTES:

- 1. THE OPEN SPACE AREA WILL BE CALCULATED BASED ON THE RESIDENTIAL PUD. THE PUD IS NOT REQUIRED TO BE SUBMITTED WITH THIS SKETCH PLAN AMENDMENT...

TRAFFIC AND ROADWAYS:

- 1. BRADLEY ROAD TO BE DESIGNED TO EL PASO COUNTY ENGINEERING CRITERIA MANUAL STANDARDS. 2. BRADLEY ROAD TO BE OWNED AND MAINTAINED BY EL PASO COUNTY.

SOILS:

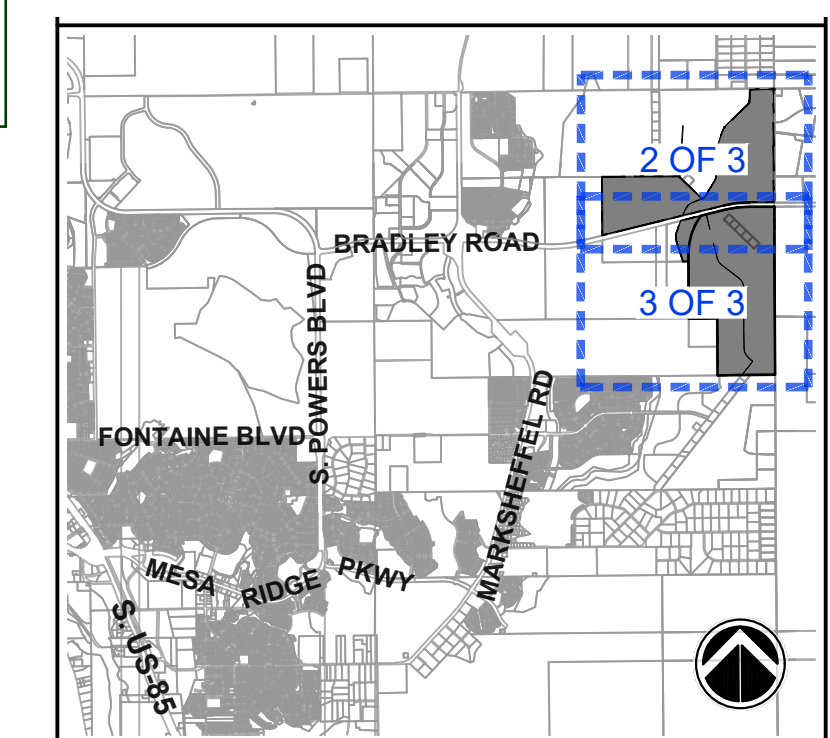
THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A "SOILS AND GEOLOGY STUDY". ROLLING MEADOWS BRADLEY ROAD, EL PASO COUNTY, COLORADO (RMG- ROCKY MOUNTAIN GROUP, AUGUST 5, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE...

CONSULTANTS: PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER: Matrix 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920

SAMPLE Density Break Down SITE DATA EXISTING LAND USE: AGRICULTURAL EXISTING ZONING: RR-2.5

RESIDENTIAL: LOW DENSITY 587.1 AC 134.1 AC MEDIUM DENSITY 272.5 AC 65.6 AC HIGH DENSITY 114.9 AC 29.9 AC

SHEET INDEX SHEET 1 OF 4: COVER SHEET SHEET 2 OF 4: SKETCH PLAN SHEET 3 OF 4: ADJACENT PROPERTY OWNERS MAP SHEET 4 OF 4: PHYSICAL FEATURES MAP



PROJECT: ROLLING MEADOWS/ BULL HILL SKETCH PLAN AMENDMENT EL PASO COUNTY, COLORADO SEPTEMBER 2023

TITLE SHEET SKP01 SHEET 01 OF 03 PCD FILE NO.:

Table with 2 columns: Description of layout and boundaries, and corresponding legal description text.

Table with 2 columns: Hazards and Constraints, Internal Land Uses, and Natural and Other Features.

Table with 2 columns: Summary Information and other project details.

Table with 2 columns: Summary Information and other project details.

EXCLUDING THE NORTHERLY 30 FEET AND THE EASTERLY 30 FEET OF SECTION 1 FOR PUBLIC RIGHT-OF-WAY FOR DRENNAN ROAD AND MERIDIAN ROAD. PARCEL A CONTAINS A CALCULATED NET AREA OF 21,741,190 S.F. (499.109 ACRES MORE OR LESS).

as measured is different?

THENCE SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM S00°16'31"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 179.72 FEET (179.82' AM) TO THE POINT OF BEGINNING.

THENCE SOUTH 00 DEGREES 18 MINUTES 37 SECONDS EAST (AM S00°18'32"E) AND ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2635.48 FEET (2635.48' AM) TO THE SOUTHEAST CORNER OF SECTION 12;

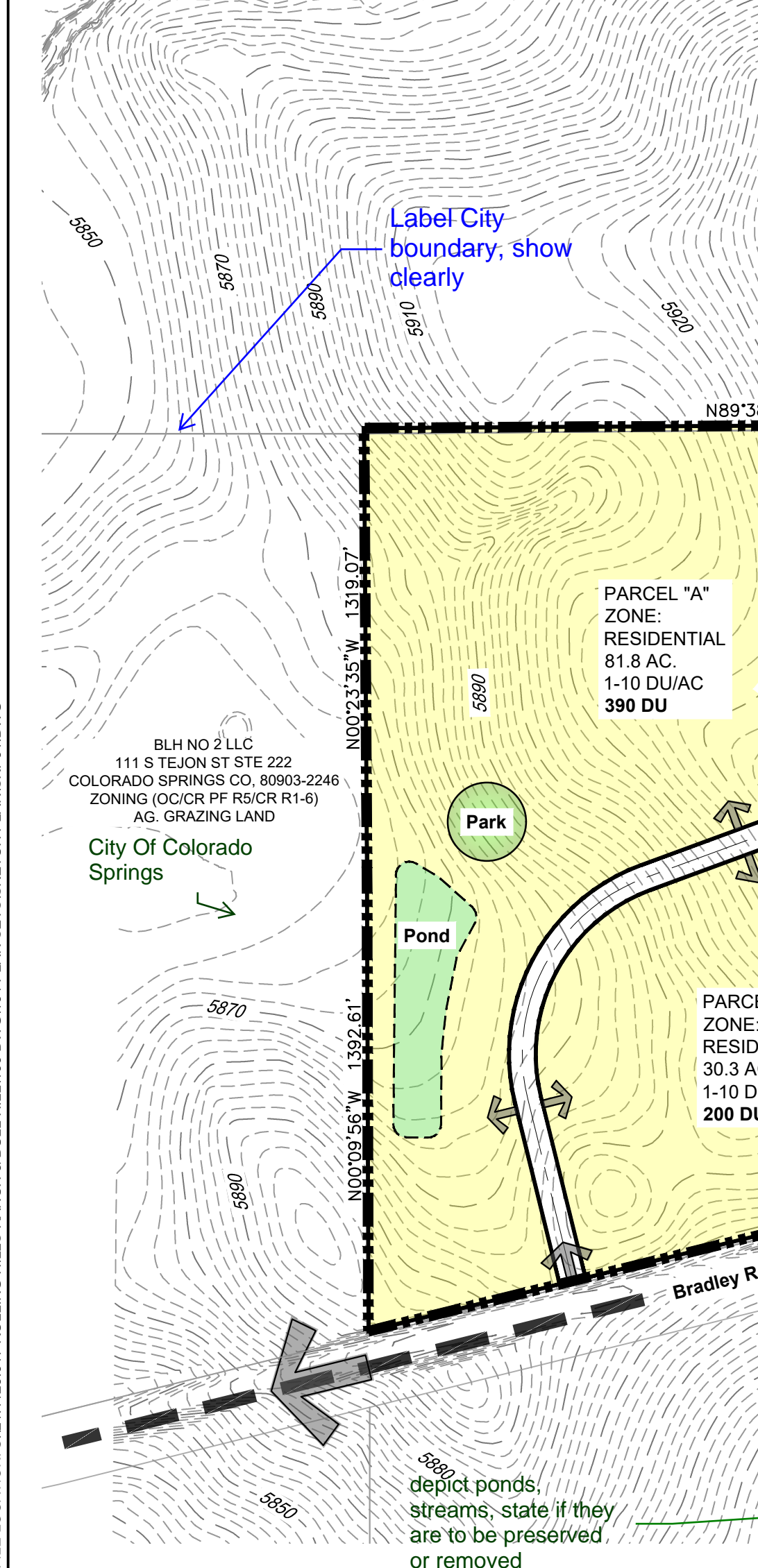
THENCE SOUTH 00 DEGREES 19 MINUTES 49 SECONDS EAST (AM S00°19'17"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2687.06 FEET (2687.06' AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 13 AND THE NORTHEAST CORNER OF THE RIDGE AT LORSON RANCH FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 223715152 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST (AM S89°25'02"W) AND ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF SECTION 12 A DISTANCE OF 1323.33 FEET (1323.33' AM) TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12;

FILE LOCATION: S:\21-1129-017-ROLLING HILLS RANCH & BULL HILL\100-DWG\104-PLAN SET\SKETCH PLAN\SKP01.DWG

LAND USE CATEGORY	ACREAGE	ACREAGE %	MAX DU/AC	MAX UNITS
SCHOOL	53.9 ac.	1.4%	N/A	N/A
CHURCH	6.1 ac.	0.8%	N/A	N/A
LOW DENSITY	134.1 ac.	17.5%	2	268
MEDIUM DENSITY	272.5 ac.	35.5%	4	1090
MED. - HIGH DENSITY	65.6 ac.	8.5%	8	324
HIGH DENSITY	114.9 ac.	15.0%	12	1378
COMMERCIAL	16.4 ac.	2.1%	N/A	N/A
OPEN SPACE	127.1 ac.	16.5%	N/A	N/A
REX RD/COLLECTOR	20.6 ac.	2.7%	N/A	N/A
Total	768.2 ac.	100%	100%	3260

PARCEL	LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
A	RESIDENTIAL	81.8	390	1-10	7.2%
B	RESIDENTIAL	30.3	200	1-10	2.7%
C	RESIDENTIAL	47.3	315	1-10	4.2%
D	RESIDENTIAL	20.8	155	1-10	1.8%
E	RESIDENTIAL	20.7	170	1-10	1.8%
F	RESIDENTIAL	9.7	70	1-10	0.9%
G	RESIDENTIAL	20.0	400	12-24	1.8%
H	RESIDENTIAL	65.7	310	1-10	5.8%
I	RESIDENTIAL	29.3	145	1-10	2.6%
J	RESIDENTIAL	9.8	75	1-10	0.9%
K	RESIDENTIAL	14.7	350	12-24	1.3%
L	RESIDENTIAL	62.6	400	1-10	5.5%
M	RESIDENTIAL	66.5	395	1-10	5.8%
N	RESIDENTIAL	216.5	1170	1-10	19.0%
O	RESIDENTIAL	52.8	415	1-10	4.6%
P	RESIDENTIAL	60.3	410	1-10	5.3%
Q	RESIDENTIAL	7.3	35	-	0.6%
R	RESIDENTIAL	7.1	35	-	0.6%
S	SCHOOL SITE	12.2	-	-	1.1%
T	SCHOOL SITE	12.3	-	-	1.1%
U	SCHOOL SITE	12.3	-	-	1.1%
V	SCHOOL SITE	25.0	-	-	2.2%
W	SUBSTATION	5.0	-	-	0.4%
	DEDICATED ROW	35.8	-	-	3.1%
	EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
	WATER TANK	1.0	-	-	0.1%
	CHANNEL/ FLOODPLAIN	133.6	-	-	11.8%
TOTAL		1136.9	5440		100.0%



ROLLING MEADOWS/ BULL HILL SKETCH PLAN AMENDMENT

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12 & 13, T6S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

This reads as if its 2 plans..It is one

Delete- there is not valid sketch plan

Depict trails, buffers, detention (distinguish the various "open" lands.) Calculations will be made based on density. Depict the amenities for the multi-phase development.

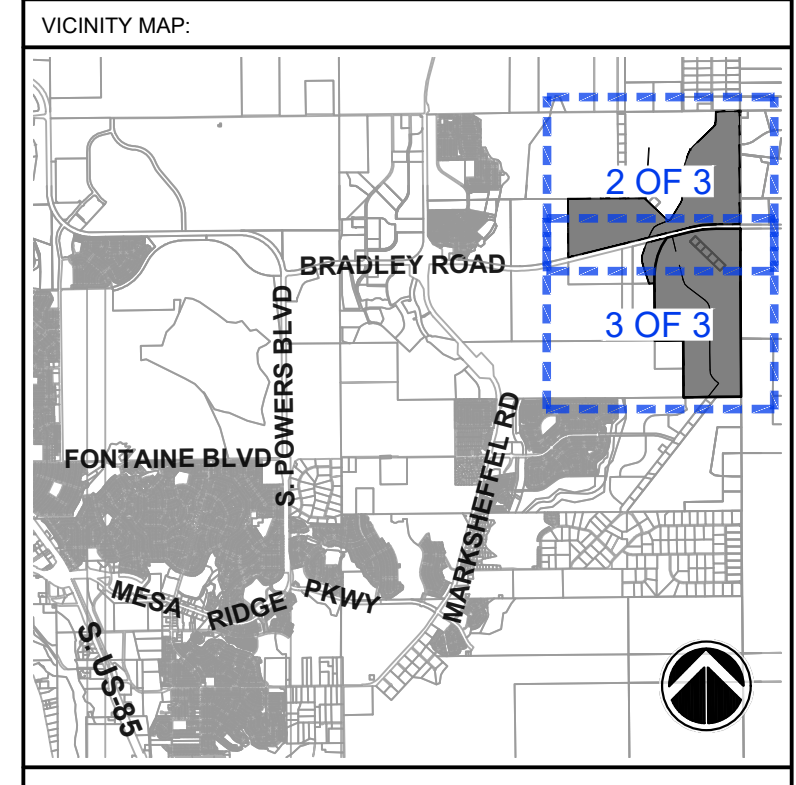
LEGEND:

- PROPOSED CHANNEL & FLOOD PLAIN IMPROVEMENT LIMITS
- OPEN SPACE
- PARK
- CONCEPTUAL ACCESS POINT
- PROPERTY LINE
- LAND USE BOUNDARY
- EXISTING FLOODPLAIN

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) 655-3200

APPROVAL:



PROJECT:
ROLLING MEADOWS/ BULL HILL SKETCH PLAN AMENDMENT
EL PASO COUNTY, COLORADO
SEPTEMBER 2023

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	09/12/2023	INITIAL SUBMITTAL	RAF

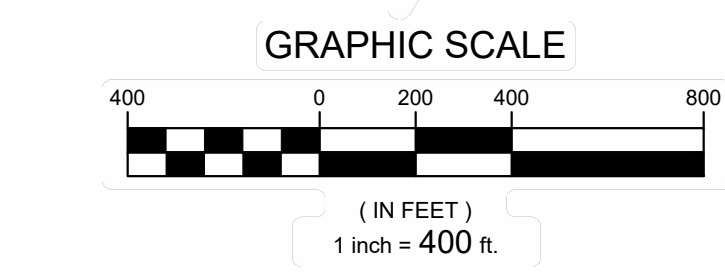
DRAWING INFORMATION:
PROJECT NO: 21.1129.017
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

SKETCH PLAN

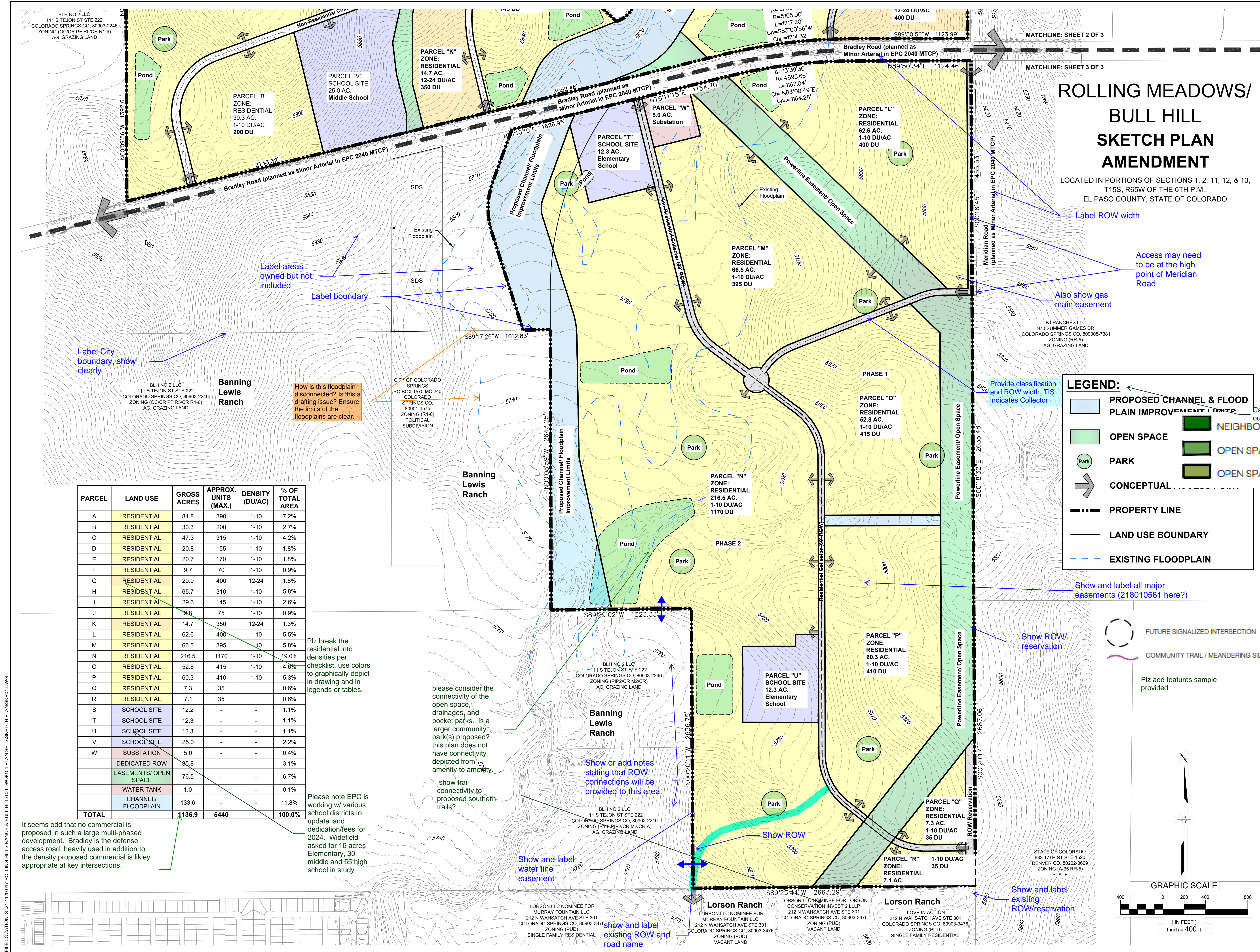
SKP02

SHEET 02 OF 03

PCD FILE NO.:



FILE LOCATION: S:\21.1129.017 ROLLING MEADOWS/ BULL HILL\100 DWG\04 PLAN SET\SKETCH PLAN\SKP02.DWG



ROLLING MEADOWS/ BULL HILL SKETCH PLAN AMENDMENT

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12, & 13,
T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

Label ROW width

Access may need to be at the high point of Meridian Road

Also show gas main easement

LEGEND:

- PROPOSED CHANNEL & FLOOD PLAIN IMPROVEMENT LIMITS
- OPEN SPACE
- PARK
- CONCEPTUAL
- PROPERTY LINE
- LAND USE BOUNDARY
- EXISTING FLOODPLAIN
- NEIGHBORHOOD PARK
- OPEN SPACE / GREENWAY / BUFFER
- OPEN SPACE / DETENTION

PARCEL	LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
A	RESIDENTIAL	81.8	390	1-10	7.2%
B	RESIDENTIAL	30.3	200	1-10	2.7%
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	DEDICATED ROW	55.8	-	-	3.1%
	EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
	WATER TANK	1.0	-	-	0.1%
	CHANNEL/ FLOODPLAIN	133.6	-	-	11.8%
TOTAL		1136.9	5440		100.0%

Plz break the residential into densities per checklist, use colors to graphically depict in drawing and in legends or tables.

Please note EPC is working w/ various school districts to update land dedication fees for 2024. Widefield asked for 16 acres Elementary, 30 middle and 55 high school in study

please consider the connectivity of the open space, drainages, and pocket parks. Is a larger community park(s) proposed? this plan does not have connectivity depicted from amenity to amenity.

show trail connectivity to proposed southern trails?

Show or add notes stating that ROW connections will be provided to this area.

Show and label water line easement

show and label existing ROW and road name

Show and label all major easements (218010561 here?)

Show ROW/reservation

Show ROW

Show and label existing ROW/reservation

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

APPROVAL:

PROJECT:
ROLLING MEADOWS/ BULL HILL
H PLAN AMENDMENT
EL PASO COUNTY, COLORADO
MBER 2023

PROJECT HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/12/2023	INITIAL SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.017
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

SKETCH PLAN

SKP03

SHEET 03 OF 03

PCD FILE NO.:

FUTURE SIGNALIZED INTERSECTION or round about

COMMUNITY TRAIL / MEANDERING SIDEWALK

Plz add features sample provided

GRAPHIC SCALE
(IN FEET)
1 inch = 400 ft.

FILE LOCATION: S:\21.1129.017 ROLLING MEADOWS/ BULL HILL\100 DWG\104 PLAN SET\SKETCH PLAN\SKP03.DWG