

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. and TITLE. Includes SHEET 1 OF 3, SHEET 2 OF 3, and SHEET 3 OF 3.

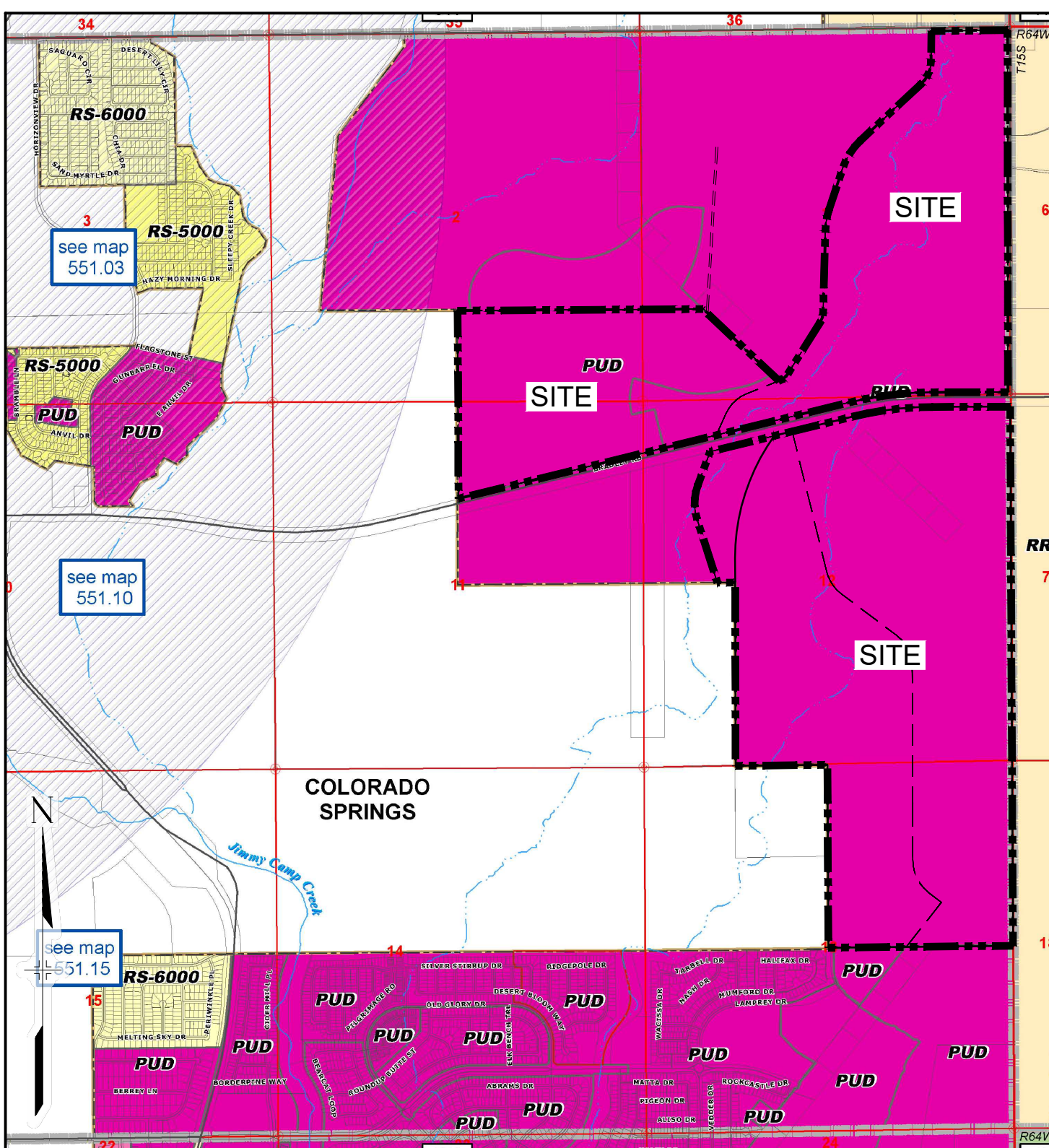
PROPOSED LAND USE CHART:

Table with 5 columns: LAND USE, GROSS ACRES, APPROX. UNITS (MAX.), DENSITY (DU/AC), and % OF TOTAL AREA. Includes categories like RESIDENTIAL, SCHOOL SITE, and CHANNELED FLOODPLAIN.

SITE DATA:

Table with 2 columns: CATEGORY and VALUE. Includes EXISTING ZONING, PROPOSED ZONING, SITE ACREAGE, and DENSITY RANGES.

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...

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 TOTAL PUD AREA SUBMITTED. A PUD IS NO LONGER HAVE A CONCEPT PUD... 2. THE AMOUNT OF TOTAL OPEN SPACE PROVIDED WITH THIS SKETCH PLAN AMENDMENT IS 222.1 ACRES...

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. 3. ALL INTERNAL PUBLIC ROADS SHALL BE DEDICATED TO, OWNED AND MAINTAINED EL PASO COUNTY.

SOILS:

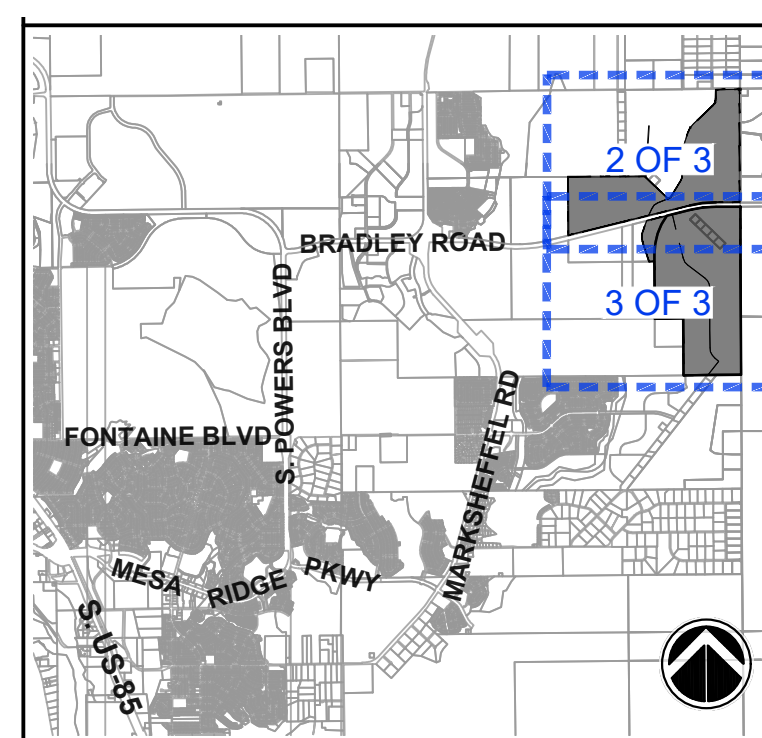
THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A "SOILS AND GEOLOGY STUDY". ROLLING MEADOWS BRADLEY ROAD, EL PASO COUNTY, COLORADO (RMG- ROCKY MOUNTAIN GROUP, AUGUST 5, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE...

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

OWNER/DEVELOPER: The Landhuis Company 212 N Wahsatch Dr., Suite 301 Colorado Springs, CO 80903

Table with 2 columns: CATEGORY and VALUE. Includes RESIDENTIAL, PARK/OPEN SPACE, INSTITUTIONS, and R.O.W.

SHEET INDEX table listing SHEET 1 OF 4: COVER SHEET, SHEET 2 OF 4: SKETCH PLAN, SHEET 3 OF 4: ADJACENT PROPERTY OWNERS MAP, and 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

4 Layout The location of property lines including location and boundaries of the development area. Approximate layout, dimensions, and area of each proposed use area labeled with the proposed use and density.

5 Hazards and Constraints Approximate location of all areas of floodplain, inundation, or storm water overflow and the location, widths, and direction of flow of all water courses. Note if the constraint will be mitigated or remain in its natural state.

6 Internal Land Uses Relative percentages and acreages of proposed land uses at completion. To be divided into the following categories: Residential (single family, low density, medium density, high density) and (multifamily: low density, medium density, high density) expressed in dwelling units per acre.

7 Streets, Roads, and Easements Transportation system, to include approximate location, length, and point of intersection of all major streets (collector level roadways and above) including functional classification, trail corridors and trailheads, and other transportation links.

8 Community Information Land use data table that shows acreage and density of each land use type, right-of-way, and open space areas and percentage of the total acreage.

9 Summary Information The maximum gross acreage, the maximum number of lots, maximum number of units if including multifamily, estimated maximum gross density, and maximum square footage of industrial or commercial land use types within the sketch plan by each land use type and density category.

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).

PARCEL B A TRACT OF LAND BEING A PORTION OF SECTIONS 12, AND 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, BEING MONUMENTED AT THE NORTH END BY A 3.50 INCH ALUMINIUM CAP IN RANGE BOX STAMPED "LS 17496" AND MONUMENTED AT THE SOUTH END BY A 3.50 INCH ALUMINIUM CAP STAMPED "LS 12103" WITH THE LINE CONSIDERED TO BEAR SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST, (THE SOUTH MONUMENT WAS NOT FOUND, SEE NOTE 1)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; 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 CONTINUING SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM S00°16'45"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2455.51 FEET (2455.53' AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 12;

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 26 MINUTES 00 SECONDS WEST (AM S89°25'44"W) ALONG THE NORTH LINE AND ITS WESTERLY EXTENSION 2662.93 FEET (2663.29' AM) TO THE CENTER ONE-QUARTER CORNER OF SECTION 13;

THENCE NORTH 00 DEGREES 21 MINUTES 41 SECONDS WEST (AM N00°20'11"W) AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2636.75 FEET (2636.75' AM) TO THE NORTH ONE-QUARTER CORNER OF SECTION 13;

THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST (AM S89°29'02"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;

THENCE NORTH 00 DEGREES 07 MINUTES 57 SECONDS WEST (AM N00°08'59"W) AND ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2644.55 FEET (2643.25' AM) TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12;

FILE LOCATION: S:\21-1129-017-ROLLING MEADOWS/ 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	524
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	766.2 ac.	100%	100%	3260

ROLLING MEADOWS/ BULL HILL SKETCH PLAN AMENDMENT

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12 & 13, T6S, R65W OF T6P6TH P.M., EL PASO COUNTY, STATE OF COLORADO

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

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

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%

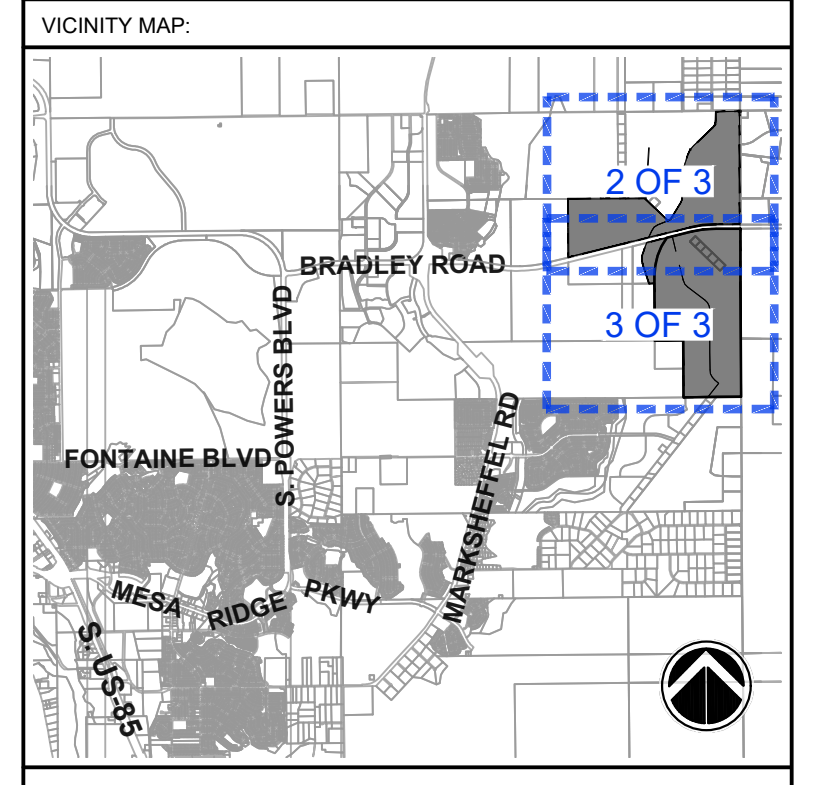
LEGEND:

- 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

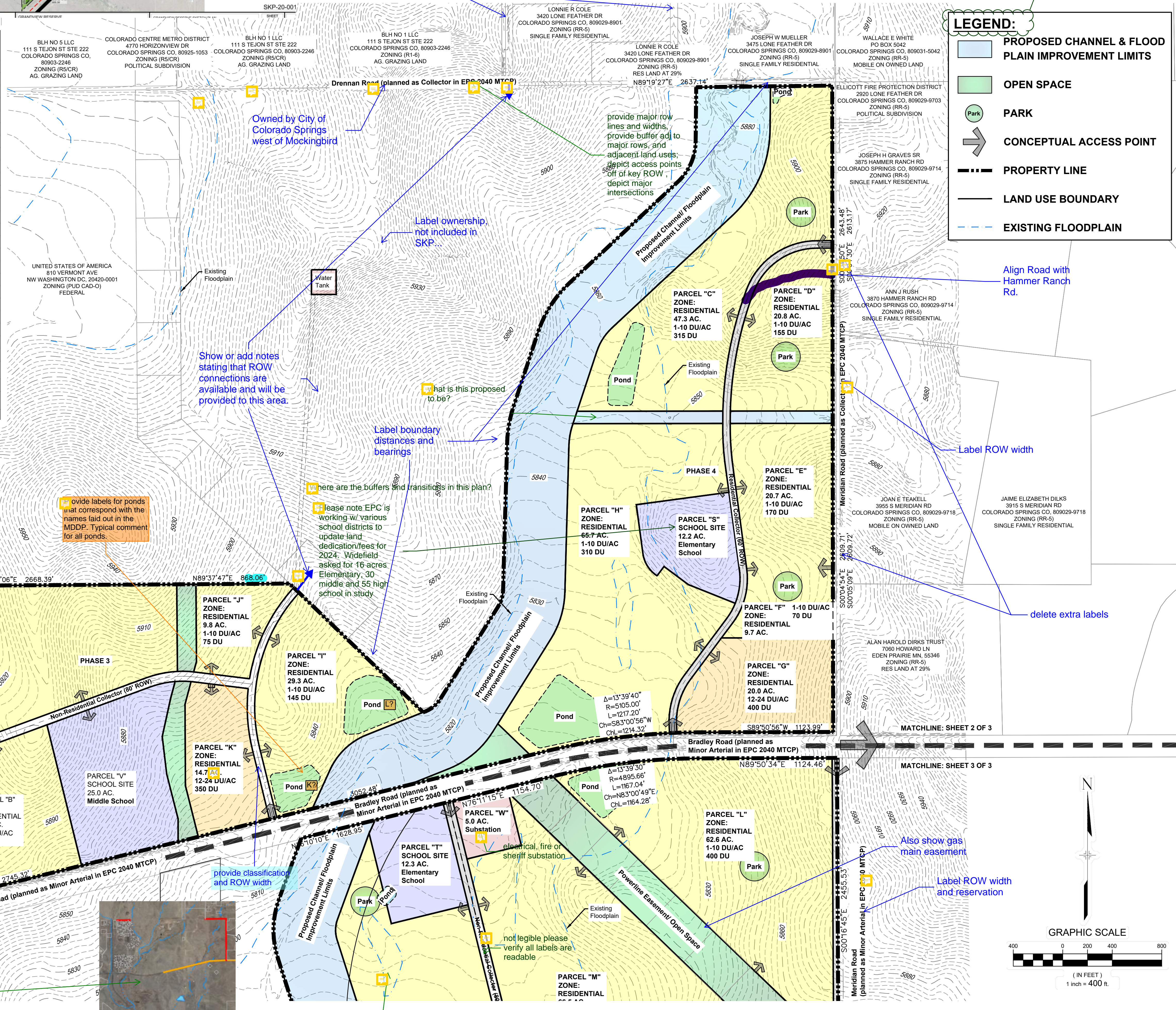
REVISION HISTORY:

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.:



Label City boundary, show clearly

provide labels for ponds that correspond with the names laid out in the MDDP. Typical comment for all ponds.

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

lease 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.

Label ownership, not included in SKP...

Label boundary distances and bearings

what is this proposed to be?

where are the buffers and transitions in this plan?

provide major row lines and widths, provide buffer ad to major rows, and adjacent land uses, depict access points off of key ROW, depict major intersections

Label ROW width

delete extra labels

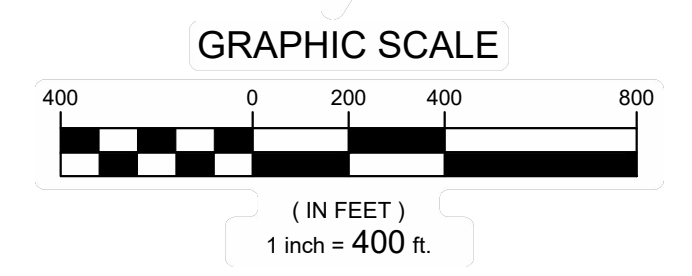
provide classification and ROW width

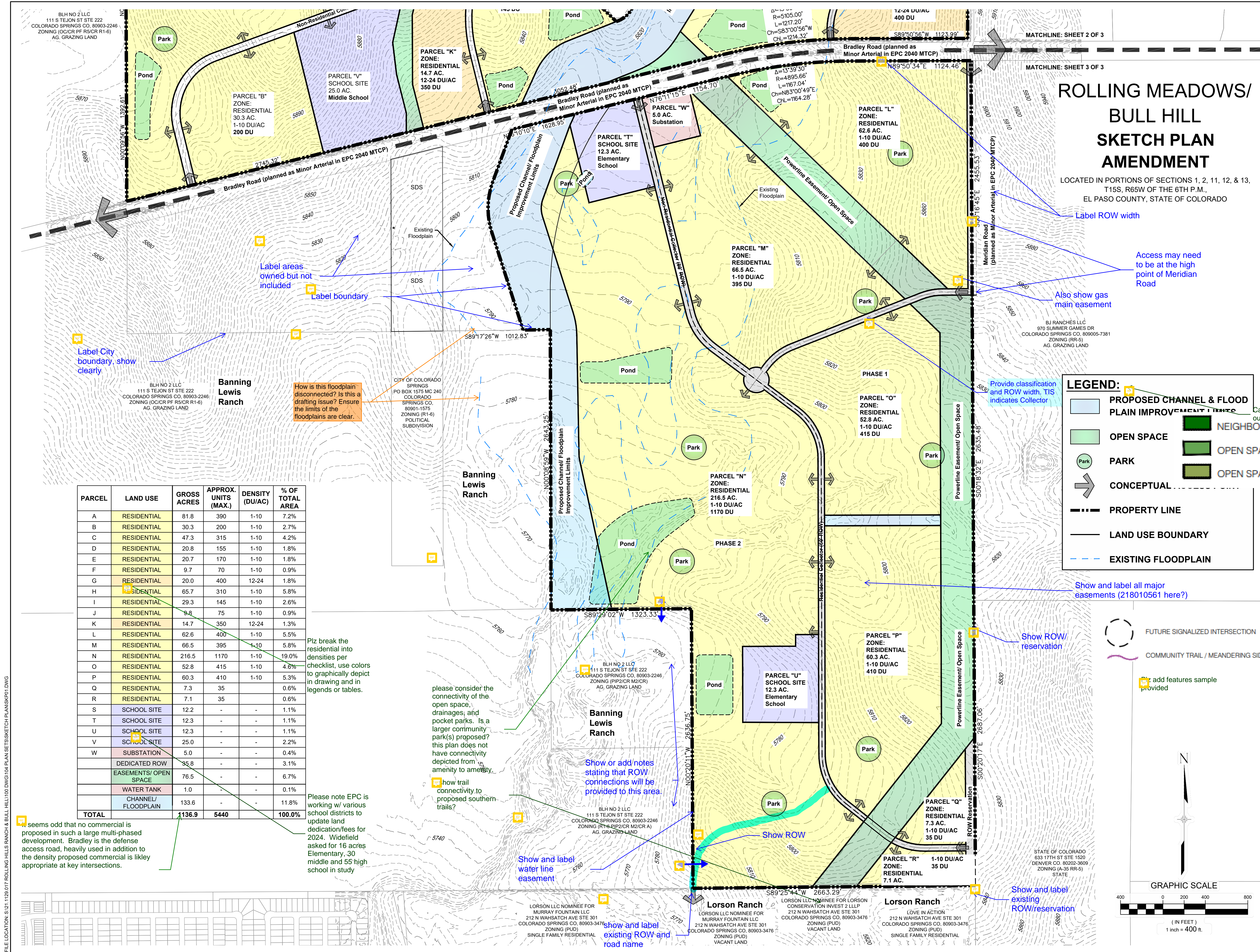
not legible please verify all labels are readable

Also show gas main easement

Label ROW width and reservation

this is flood plain according to legend- is that correct?





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
Provide classification and ROW width. TIS indicates Collector

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

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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.

how 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 ROW/reservation

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
FAX: (719) 575-0208

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

STORY:

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

add features sample provided

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