

LEGAL DESCRIPTION:

PARCEL A:
A TRACT OF LAND BEING A PORTION OF SECTIONS 1, 2, 11 AND 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 SAID POINT BEING THE POINT OF BEGINNING:
THENCE S00°04'50"E AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2643.48 FEET TO THE EAST ONE-QUARTER CORNER OF SECTION 1;
THENCE S00°04'54"E AND ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2609.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 098124132;

THENCE WESTERLY AND ALONG THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD THE FOLLOWING THREE (3) COURSES:
(1) THENCE S89°50'56"W A DISTANCE OF 1123.99 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°39'40", A RADIUS OF 5105.00 FEET, AND A LENGTH OF 1217.20 TO A POINT OF TANGENT;

(3) THENCE S76°10'56"W A DISTANCE OF 5797.68 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11;

THENCE N00°09'56"W AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 11 A DISTANCE OF 1392.61 FEET TO THE NORTH QUARTER CORNER OF SECTION 11;

THENCE N00°23'35"W AND ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 2 A DISTANCE OF 1319.07 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SECTION 2, SAID POINT BEING ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 214004738;

THENCE N89°38'06"E ALONG THE SOUTH LINE THEREOF 2668.39 FEET;

THENCE N89°37'47"E ALONG SAID SOUTH LINE 880.43 FEET TO THE WEST LINE OF ROLLING HILLS RANCH DISTRICT 9 AS RECORDED UNDER RECEPTION NO. 207001688;

THENCE S46°04'43"E ALONG THE SOUTHWESTERLY LINE OF ROLLING HILLS RANCH DISTRICTS 9 AND 10 AND THE SOUTHEASTERLY EXTENSION OF SAID LINE 1498.91 FEET;

THENCE 178.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 40°54'37", AND A CHORD OF 174.74 FEET WHICH BEARS N52°29'48"E TO A POINT OF TANGENT;

THENCE N32°02'30"E ALONG SAID TANGENT 885.42 FEET TO A POINT OF CURVE;

THENCE 132.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 30°28'10" TO A POINT OF TANGENT;

THENCE N01°34'19"E ALONG SAID TANGENT 1187.48 FEET TO A POINT OF CURVE;

THENCE 311.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1067.32 FEET, A CENTRAL ANGLE OF 30°36'52" TO A POINT OF TANGENT;

THENCE N18°16'19"E ALONG SAID TANGENT 629.02 FEET TO A POINT OF CURVE;

THENCE 477.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 953.04 FEET, A CENTRAL ANGLE OF 30°18'10" TO A POINT OF TANGENT;

THENCE N46°59'53"E ALONG SAID TANGENT 1196.80 FEET TO A POINT OF CURVE;

THENCE 364.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 30°18'10" TO A POINT OF TANGENT;

THENCE N00°37'26"E ALONG SAID TANGENT 469.63 FEET TO THE NORTH LINE OF AFORESAID SECTION 1;

THENCE N89°19'27"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1 A DISTANCE OF 1128.76 FEET;

EXCLUDING THEREFROM ANY PORTION OF THAT PARCEL CONVEYED IN WARRANTY DEED RECORDED JANUARY 21, 2014;

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 SHOWN ON THE ATTACHED SURVEY. THE SURVEY IS SUBJECT TO ANY INTERESTS, EASEMENTS, RIGHTS, OR CLAIMS OF THIRD PARTIES WHICH MAY BE OF RECORD.

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 ALUMINUM CAP IN RANGE BOX STAMPED "LS 17496" AND MONUMENTED AT THE SOUTH END BY A 3.50 INCH ALUMINUM 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 NORTHWEST 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 2687.08 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°21'11"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;

THENCE SOUTH 89°17'26"W A DISTANCE OF 256.96 FEET;

ROLLING MEADOWS/ BULL HILL SKETCH PLAN

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

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 N78°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 DISTANCE 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.

GENERAL NOTES:

- ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FUTURE LAND DEVELOPMENT APPLICATIONS. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE PRELIMINARY PLAN AND SITE DEVELOPMENT PLAN SUBMITTALS FOR EACH PARCEL.
- STORMWATER FACILITIES AS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- THE OWNERSHIP AND MAINTENANCE OF COMMUNITY FENCES, OPEN SPACES/PARKS, TRAILS, STORM WATER FACILITIES, COMMUNITY LANDSCAPE, AND SIGNAGE WILL BE BY A FUTURE METROPOLITAN DISTRICT AND/OR A FUTURE HOMEOWNER'S ASSOCIATION.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY A FUTURE METROPOLITAN DISTRICT AND/OR A FUTURE HOMEOWNER'S ASSOCIATION.
- ALL FENCING SHALL BE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND WILL BE INCLUDED IN A TRACT OR EASEMENT TO ALLOW FOR FUTURE MAINTENANCE ACCESS.
- LANDSCAPING SHALL COMPLY WITH THE LANDSCAPING REQUIREMENTS OF THE EL PASO LAND DEVELOPMENT CODE.
- DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZES/DIMENSIONS OF INDIVIDUAL PARCELS AND LOTS ARE UNKNOWN AT THIS TIME.
- THE ROLLING MEADOWS/ BULL HILL PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES AND PLATTED IN MULTIPLE FILINGS, WHICH HAVE YET TO BE DETERMINED. THE SEQUENCE OF CONSTRUCTION AND DEVELOPMENT IS NOT DEPENDENT UPON UTILITIES OR INFRASTRUCTURE.
- A DENSITY TRANSFER MAY BE PERMITTED WITHIN ROLLING MEADOWS/ BULL HILL SKETCH PLAN AREA FOR ALL RESIDENTIAL DISTRICTS. THIS TRANSFER WOULD BE PROPOSED AT THE TIME OF REZONING AND/OR PRELIMINARY PLAN (WHERE APPROPRIATE) AND WOULD NEED TO BE REVIEWED BY COUNTY STAFF TO ENSURE THAT THE OVERALL DEVELOPMENT CONCEPT IS ADHERED TO. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED THE TOTAL UNITS APPROVED FOR THE PROJECT.
- SPECIFIC DEVELOPMENT STANDARDS, INCLUDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT, WILL BE THROUGH SUBSEQUENT DETAILED SUBMITTALS.
- THE FOLLOWING DISTRICTS ARE ANTICIPATED TO SERVE THE PROPERTY:
 - WATER/ WASTEWATER: WIDEFIELD WATER AND SANITATION DISTRICT
 - GAS: CITY OF COLORADO SPRINGS
 - ELECTRIC: MOUNTAIN VIEW ELECTRIC
 - FIRE: SECURITY FIRE PROTECTION DISTRICT
 - SCHOOL: WIDEFIELD DISTRICT #3
 - ROADS: EL PASO COUNTY ROAD AND BRIDGE
 - POLICE PROTECTION: EL PASO COUNTY SHERIFF'S DEPARTMENT

PROPOSED BUFFERS:
DRENNAN ROAD: 10 FEET
BRADLEY ROAD: 20 FEET
MERIDIAN ROAD: 10 FEET/ 20 FEET

OPEN SPACE NOTES:
1. THE OPEN SPACE AREA WILL BE CALCULATED BASED ON RESIDENTIAL ACREAGE AS ILLUSTRATED BELOW:
RESIDENTIAL OPEN SPACE TO BE CALCULATED AT 10% OF LAND AREA
1,136.9 AC X 10% REQ. = 113.7 ACRES OF REQUIRED OPEN SPACE.
TOTAL REQUIRED OPEN SPACE EQUALS 113.7 ACRES.

2. THE AMOUNT OF TOTAL OPEN SPACE PROVIDED WITH THIS SKETCH PLAN AMENDMENT IS 252.5 ACRES, TOTALING 22.2% OF THE 1,136.9 ACRES.

3. OPEN SPACE: THE TOTAL 252.5 ACRES OF OPEN SPACE BREAKS DOWN AS FOLLOWS: OPEN SPACE/ EASEMENT = 76.5 ACRES, FUTURE PARKS WITHIN RESIDENTIAL AREAS = 52.9 ACRES, WATER RESOURCE/ FLOODPLAIN AREAS WITHIN OPEN SPACE = 123.1 ACRES (PER CODE SECTION 17.248.B.1b AN OPEN SPACE REQUIREMENT CAN BE MET THROUGH ENVIRONMENTAL PRESERVATION OF SIGNIFICANT NATURAL AREAS SUCH AS WATER BODIES/WATER RESOURCE).

4. PARK LOCATIONS AND SIZES ARE CONCEPTUAL AND SUBJECT TO CHANGE. 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 PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA A PARK LAND AGREEMENT.

5. LANDSCAPE BUFFERS TO BE SHOWN WITH FUTURE PRELIMINARY PLAN SUBMITTALS.

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. City of Colorado Springs
3. ALL INTERNAL PUBLIC ROADS SHALL BE DEDICATED TO, OWNED AND MAINTAINED EL PASO COUNTY.
4. INTERNAL STREET CROSS SECTIONS SHALL CONFORM TO EL PASO COUNTY ENGINEERING CRITERIA MANUAL STANDARDS.
5. REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THIS SKETCH PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC IMPACT STUDY.
6. ADDITIONAL ROW FOR BRADLEY ROAD, DRENNAN ROAD AND MERIDIAN ROAD SHALL BE COORDINATED WITH FUTURE PRELIMINARY PLAN SUBMITTALS.

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 AND AMENDED JANUARY 30, 2024) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS STUDY, 70 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND BEDROCK, COMPRESSIBLE SOILS, SHALLOW GROUND WATER TABLES, FLOODPLAIN/FLOODWAY, FAULTS AND SEISMICITY, RADON, AND PROPOSED GRADING, EROSION CONTROL, CUTS AND MASSES OF FILL. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

FLOODPLAIN:

THERE IS A MAJOR HYDROLOGIC FEATURE WITHIN THE PROJECT SITE BOUNDARY. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP. COMMUNITY MAP NUMBERS 0804100768G, 0804100790G, AND 0804100976G. EFFECTIVE DATE: DECEMBER 7, 2018. REFER TO WATER RESOURCES EPC SUBMITTAL CDR234 FOR PROPOSED CHANNEL DESIGN, REPORTS & ADDITIONAL INFORMATION.

SHEET INDEX:

- SHEET 1 OF 3 TITLE SHEET
- SHEET 2 OF 3 SKETCH PLAN
- SHEET 3 OF 3 SKETCH PLAN

PROPOSED LAND USE CHART:

LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
MEDIUM-LOW (RESIDENTIAL)	36.4	180	2-5	3.2%
MEDIUM (RESIDENTIAL)	602.6	3835	5-8	53.0%
MEDIUM-HIGH (RESIDENTIAL)	71.5	585	8-12	6.3%
HIGH (RESIDENTIAL)	42.3	690	12-24	3.7%
SCHOOL SITES	75.9	-	-	6.7%
DISTRICT FACILITIES	6.8	-	-	0.6%
MULTI-FAMILY/ COMMERCIAL	11.8	150	12-24	1.0%
DEDICATED ROW	37.1	-	-	3.3%
EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
CHANNEL/ FLOODPLAIN	123.1	-	-	10.8%
COMMUNITY PARKS	38.5	-	-	3.4%
NEIGHBORHOOD PARKS	14.4	-	-	1.3%
TOTAL	1136.9	5440		100.0%

SITE DATA:

EXISTING ZONING: PUD
PROPOSED ZONING: PUD delete proposed zoning- this is a sketch plan; zoning may be straight zoned
SITE ACREAGE: 1136.9 ACRES
MAXIMUM NUMBER OF UNITS: 5440
DENSITY RANGES: 2-5, 5-8, 8-12 & 12-24 DU/AC
delete: density is above in table

ZONING MAP:

- Urban Density Subdivisions:
 - Regional Park Requirements:
 - Commercial/Industrial Use: In urban density subdivisions, the minimum dedication for regional park purposes shall be .05 acre of land for each gross acre of commercial/industrial use contained within a subdivision. For land dedication requirements, refer to the current Schedule of Park Fees in Lieu of Land as adopted by the BOCC.
 - Residential Use: In urban density subdivisions, the minimum dedication for regional park purposes shall be .0194 acre of land for each dwelling unit contained within the proposed subdivision.
 - Urban Park Requirements:
 - Commercial/Industrial Use: For land dedication requirements, refer to the current Schedule of Park Fees in Lieu of Land as adopted by the BOCC.
 - Residential Use: The combined urban park standard for park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residential units per 1,000 projected residents or 0.00375 acres of park land for each dwelling unit contained within an urban density subdivision; and (b) the community park standard is 2.5 acres of park land per 1,000 projected residents or 0.00625 acres of park land for each dwelling unit contained within an urban density subdivision.
 - Neighborhood Park Size and Location: The minimum size of a neighborhood park to be dedicated shall be 3 acres. Neighborhood parks should be located adjacent to elementary schools and within a 1/4 mile of the residential units that they are intended to serve.
 - Community Park Size and Location: The minimum size of a community park to be dedicated shall be 24 acres. Community parks should be located adjacent to junior high or senior high schools and within a 1/2 mile of the residential communities that they are intended to serve.
- (iii) Consideration of Reductions in Land Dedication. Dedication of less than the required urban park dedications may be considered in association with a specific plat if agreements provide for the dedication.

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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FAX: (719) 575-0208

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

APPROVAL:
please break these categories up residential high density verses commercial
RM12 or RM30:
12-30 DU/acre

VICINITY MAP:
2 OF 3
3 OF 3

LL HILL
ORADO

ON	BY
	RAF
	RAF
	RAF

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

TITLE SHEET

SKP01

SHEET 01 OF 03

PCD FILE NO.:

FILE LOCATION: S:\21.1129.017 ROLLING HILLS RANCH & BULL HILL\100 DWG\104 PLAN SET\SKETCH PLANS\SKP01.DWG

ROLLING MEADOWS/ BULL HILL SKETCH PLAN

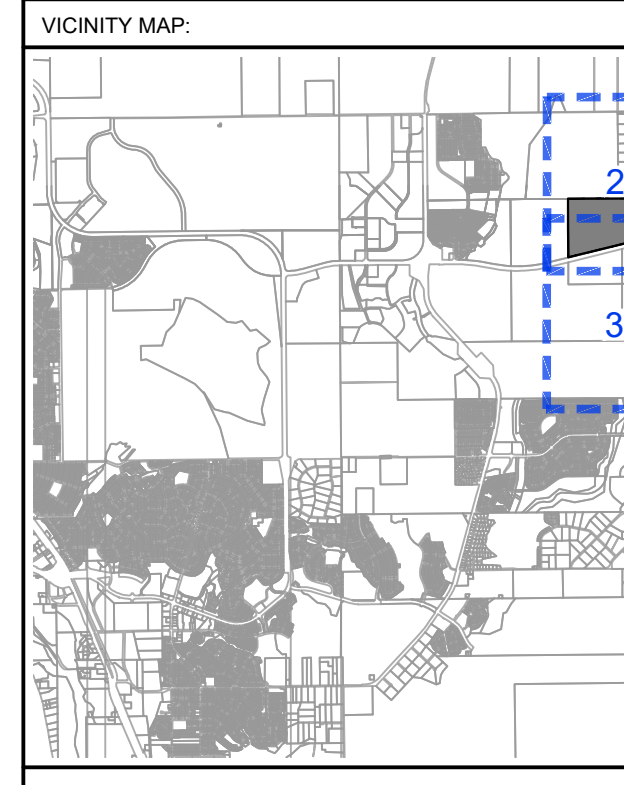
LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12, & 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

Show CSU 150' easement

CONSULTANTS:
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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
 EL PASO COUNTY, COLORADO
 FEBRUARY 2024

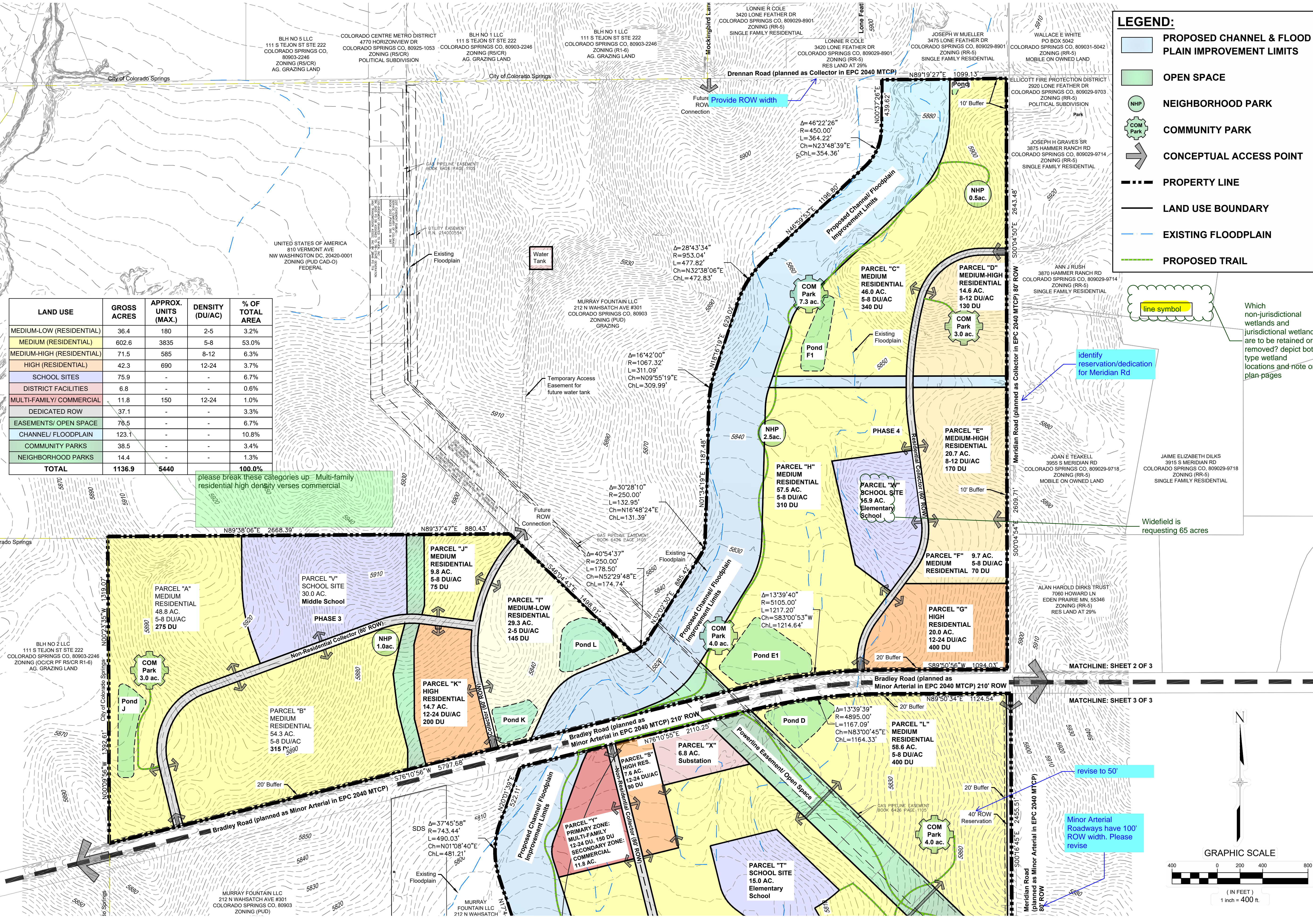
REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	09/12/2023	INITIAL SUBMITTAL	RAF
1	02/07/2024	SECOND 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.:



please break these categories up - Multi-family residential high density verses commercial

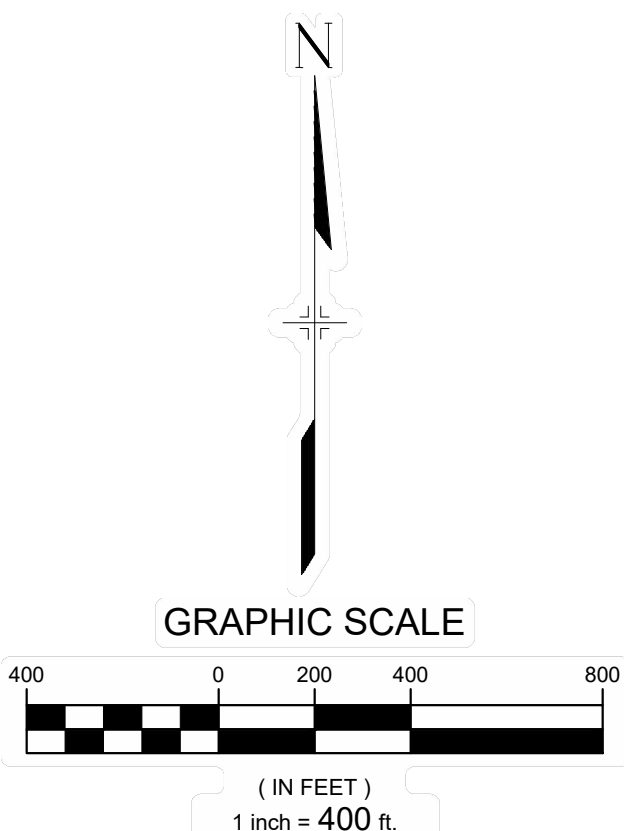
line symbol

Identify reservation/dedication for Meridian Rd

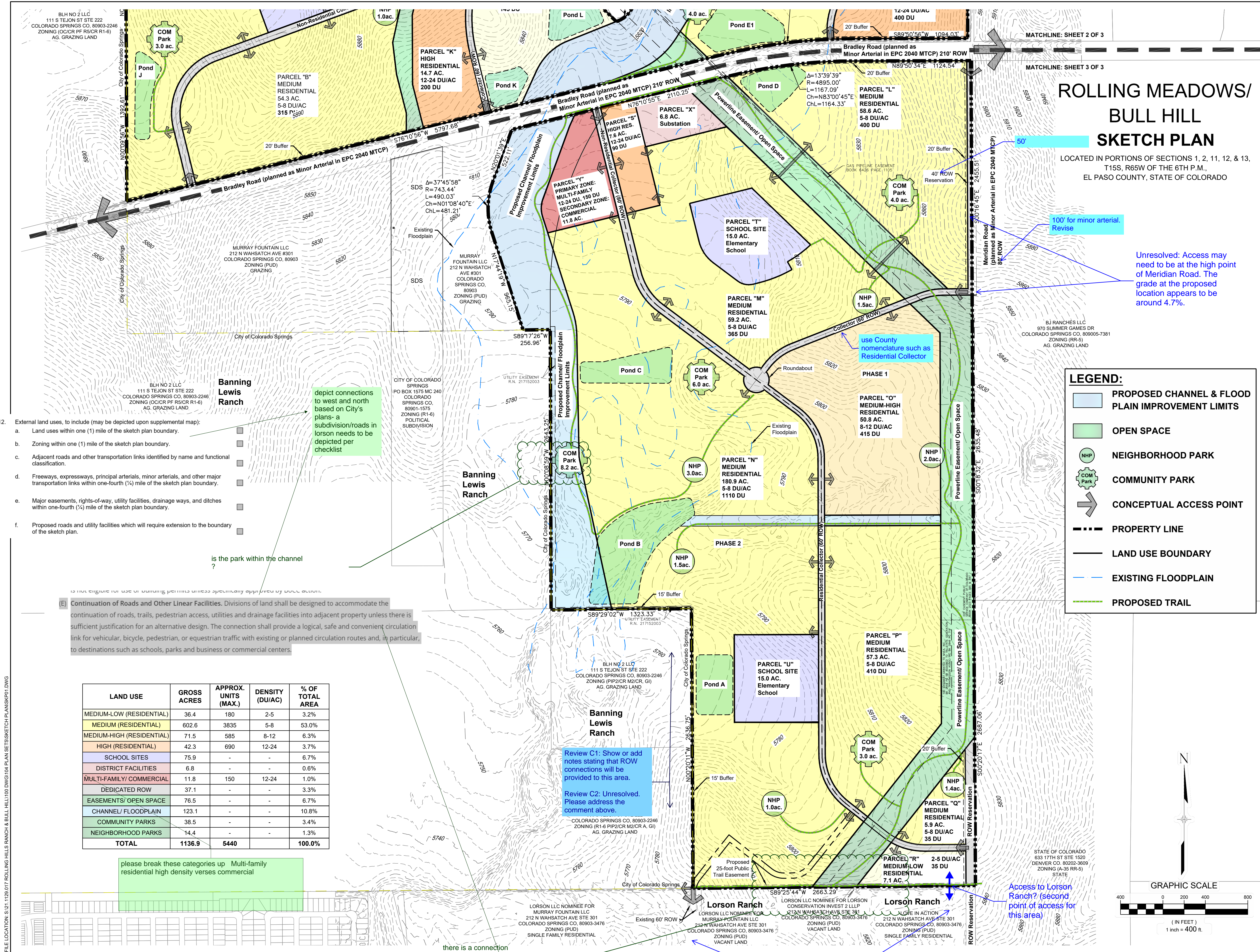
Widefield is requesting 65 acres

revise to 50'

Minor Arterial Roadways have 100' ROW width. Please revise



FILE LOCATION: S:\21.1129.017 ROLLING MEADOWS/ BULL HILL\00 DWG\04 PLAN SET\SKETCH PLAN\SKP02.DWG



ROLLING MEADOWS/ BULL HILL SKETCH PLAN

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

50'
100' for minor arterial.
Revise
Unresolved: Access may need to be at the high point of Meridian Road. The grade at the proposed location appears to be around 4.7%.

LEGEND:

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

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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OWNER/DEVELOPER:
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APPROVAL:

VICINITY MAP:

PROJECT:
**ROLLING MEADOWS/ BULL HILL
SKETCH PLAN**
EL PASO COUNTY, COLORADO
FEBRUARY 2024

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	09/12/2023	INITIAL SUBMITTAL	RAF
1	02/07/2024	SECOND 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.:

12. External land uses, to include (may be depicted upon supplemental map):
- Land uses within one (1) mile of the sketch plan boundary.
 - Zoning within one (1) mile of the sketch plan boundary.
 - Adjacent roads and other transportation links identified by name and functional classification.
 - Freeways, expressways, principal arterials, minor arterials, and other major transportation links within one-fourth (1/4) mile of the sketch plan boundary.
 - Major easements, rights-of-way, utility facilities, drainage ways, and ditches within one-fourth (1/4) mile of the sketch plan boundary.
 - Proposed roads and utility facilities which will require extension to the boundary of the sketch plan.

depict connections to west and north based on City's plans - a subdivision/roads in lorson needs to be depicted per checklist

Banning Lewis Ranch

Banning Lewis Ranch

is the park within the channel?

(E) Continuation of Roads and Other Linear Facilities. Divisions of land shall be designed to accommodate the continuation of roads, trails, pedestrian access, utilities and drainage facilities into adjacent property unless there is sufficient justification for an alternative design. The connection shall provide a logical, safe and convenient circulation link for vehicular, bicycle, pedestrian, or equestrian traffic with existing or planned circulation routes and, in particular, to destinations such as schools, parks and business or commercial centers.

LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
MEDIUM-LOW (RESIDENTIAL)	36.4	180	2-5	3.2%
MEDIUM (RESIDENTIAL)	602.6	3835	5-8	53.0%
MEDIUM-HIGH (RESIDENTIAL)	71.5	585	8-12	6.3%
HIGH (RESIDENTIAL)	42.3	690	12-24	3.7%
SCHOOL SITES	75.9	-	-	6.7%
DISTRICT FACILITIES	6.8	-	-	0.6%
MULTI-FAMILY COMMERCIAL	11.8	150	12-24	1.0%
DEDICATED ROW	37.1	-	-	3.3%
EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
CHANNEL/ FLOODPLAIN	123.1	-	-	10.8%
COMMUNITY PARKS	38.5	-	-	3.4%
NEIGHBORHOOD PARKS	14.4	-	-	1.3%
TOTAL	1136.9	5440		100.0%

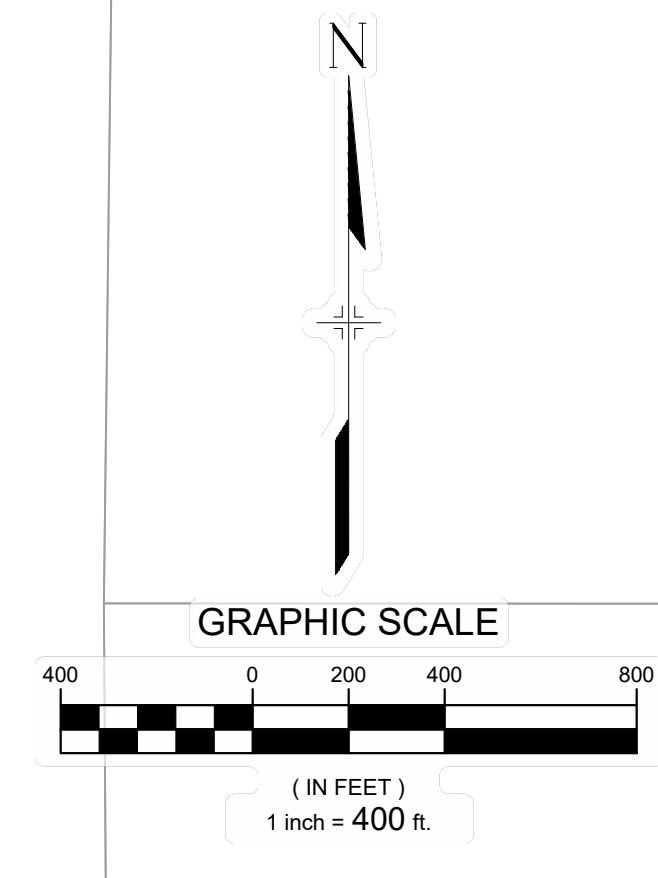
please break these categories up Multi-family residential high density verses commercial

Review C1: Show or add notes stating that ROW connections will be provided to this area.
Review C2: Unresolved. Please address the comment above.

there is a connection to an existing lorson development should be shown

Label street names

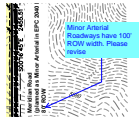
Access to Lorson Ranch? (second point of access for this area)



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

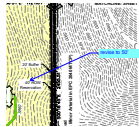
V_2 Sketch Plan Drawing(s) comments.pdf Markup Summary

Daniel Torres (7)



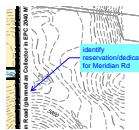
Subject: Callout
Page Label: [1] 01 SKP01
Author: Daniel Torres
Date: 3/17/2024 9:49:18 PM
Status:
Color: ■
Layer:
Space:

Minor Arterial Roadways have 100' ROW width.
Please revise



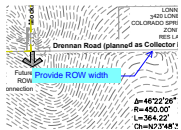
Subject: Callout
Page Label: [1] 01 SKP01
Author: Daniel Torres
Date: 3/17/2024 9:49:42 PM
Status:
Color: ■
Layer:
Space:

revise to 50'



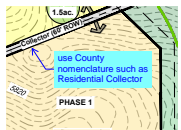
Subject: Callout
Page Label: [1] 01 SKP01
Author: Daniel Torres
Date: 3/17/2024 10:03:32 PM
Status:
Color: ■
Layer:
Space:

identify reservation/dedication for Meridian Rd



Subject: Callout
Page Label: [1] 01 SKP01
Author: Daniel Torres
Date: 3/17/2024 10:04:05 PM
Status:
Color: ■
Layer:
Space:

Provide ROW width



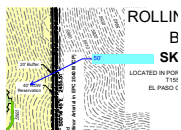
Subject: Callout
Page Label: [1] 01 SKP01
Author: Daniel Torres
Date: 3/18/2024 9:11:03 AM
Status:
Color: ■
Layer:
Space:

use County nomenclature such as Residential Collector



Subject: Callout
Page Label: [1] 01 SKP01
Author: Daniel Torres
Date: 3/17/2024 10:10:13 PM
Status:
Color: ■
Layer:
Space:

100' for minor arterial. Revise



Subject: Callout
Page Label: [1] 01 SKP01
Author: Daniel Torres
Date: 3/17/2024 10:10:20 PM
Status:
Color: ■
Layer:
Space:

50'

dspdparsons (36)

UPLAIN	123.1
ARKS	38.5
PARKS	14.4
	1136.9

Subject: Cloud
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/14/2024 3:58:35 PM
Status:
Color: ■
Layer:
Space:

6.9	5440
update LOI to this acreage and uses	

Subject: Text Box
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/14/2024 3:59:13 PM
Status:
Color: ■
Layer:
Space:

update LOI to this acreage and uses



Subject: Text Box
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/14/2024 4:00:05 PM
Status:
Color: ■
Layer:
Space:

delete proposed zoning- this is a sketch plan; zoning may be straight zoned

EXISTING ZONING:
PROPOSED ZONING:
SITE ACREAGE:
MAXIMUM NUMBER OF DENSITY RANGES:


Subject: Pen
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/14/2024 4:00:20 PM
Status:
Color: ■
Layer:
Space:


-

A:	concept PUD as in ZCP
----	-----------------------


Subject: Text Box
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/14/2024 4:00:40 PM
Status:
Color: ■
Layer:
Space:

concept PUD as in ZCP

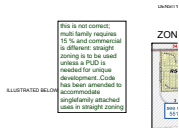
NG: 
NING:


Subject: Pen
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/14/2024 4:00:54 PM
Status:
Color: 
Layer:
Space:



Subject: Text Box
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/14/2024 4:03:48 PM
Status:
Color: 
Layer:
Space:


delete : density is above in table



Subject: Text Box
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/14/2024 4:08:47 PM
Status:
Color: 
Layer:
Space:


this is not correct; multi family requires 15 % and commercial is different: straight zoning is to be used unless a PUD is needed for unique development..Code has been amended to accommodate singlefamily attached uses in straight zoning

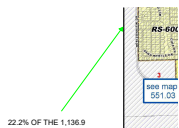



Subject: Text Box
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/14/2024 4:08:44 PM
Status:
Color: 
Layer:
Space:

this is a not a PUD its a sketch Plan see Code Chapter 8



Subject: Image
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/14/2024 4:08:24 PM
Status:
Color: 
Layer:
Space:



Subject: Arrow
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/14/2024 4:09:43 PM
Status:
Color: 
Layer:
Space:



Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 11:23:27 AM
Status:
Color: ■
Layer:
Space:

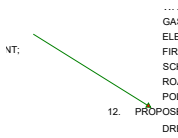
these must meet Chapter 6 minimum landscape/
 buffer setbacks



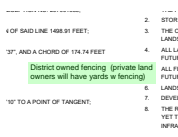
Subject: Image
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 11:26:49 AM
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Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 11:27:53 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 11:28:08 AM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 11:28:51 AM
Status:
Color: ■
Layer:
Space:

District owned fencing (private land owners will
 have yards w fencing)



Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 11:29:55 AM
Status:
Color: ■
Layer:
Space:

please break these categories up Multi-family
 residential high density verses commercial

RM12 or RM30:
12-30 DU/acre

Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 11:30:47 AM
Status:
Color: ■
Layer:
Space:

RM12 or RM30: 12-30 DU/acre

QRT:

QRT	AMOUNT (DU/ACRE)	% OF TOTAL AREA
QRT1	1.0	1.0%
QRT2	1.0	1.0%
QRT3	1.0	1.0%
QRT4	1.0	1.0%
QRT5	1.0	1.0%
QRT6	1.0	1.0%
QRT7	1.0	1.0%
QRT8	1.0	1.0%
QRT9	1.0	1.0%
QRT10	1.0	1.0%
QRT11	1.0	1.0%
QRT12	1.0	1.0%
QRT13	1.0	1.0%
QRT14	1.0	1.0%
QRT15	1.0	1.0%
QRT16	1.0	1.0%
QRT17	1.0	1.0%
QRT18	1.0	1.0%
QRT19	1.0	1.0%
QRT20	1.0	1.0%
QRT21	1.0	1.0%
QRT22	1.0	1.0%
QRT23	1.0	1.0%
QRT24	1.0	1.0%
QRT25	1.0	1.0%
QRT26	1.0	1.0%
QRT27	1.0	1.0%
QRT28	1.0	1.0%
QRT29	1.0	1.0%
QRT30	1.0	1.0%
QRT31	1.0	1.0%
QRT32	1.0	1.0%
QRT33	1.0	1.0%
QRT34	1.0	1.0%
QRT35	1.0	1.0%
QRT36	1.0	1.0%
QRT37	1.0	1.0%
QRT38	1.0	1.0%
QRT39	1.0	1.0%
QRT40	1.0	1.0%
QRT41	1.0	1.0%
QRT42	1.0	1.0%
QRT43	1.0	1.0%
QRT44	1.0	1.0%
QRT45	1.0	1.0%
QRT46	1.0	1.0%
QRT47	1.0	1.0%
QRT48	1.0	1.0%
QRT49	1.0	1.0%
QRT50	1.0	1.0%
QRT51	1.0	1.0%
QRT52	1.0	1.0%
QRT53	1.0	1.0%
QRT54	1.0	1.0%
QRT55	1.0	1.0%
QRT56	1.0	1.0%
QRT57	1.0	1.0%
QRT58	1.0	1.0%
QRT59	1.0	1.0%
QRT60	1.0	1.0%
QRT61	1.0	1.0%
QRT62	1.0	1.0%
QRT63	1.0	1.0%
QRT64	1.0	1.0%
QRT65	1.0	1.0%
QRT66	1.0	1.0%
QRT67	1.0	1.0%
QRT68	1.0	1.0%
QRT69	1.0	1.0%
QRT70	1.0	1.0%
QRT71	1.0	1.0%
QRT72	1.0	1.0%
QRT73	1.0	1.0%
QRT74	1.0	1.0%
QRT75	1.0	1.0%
QRT76	1.0	1.0%
QRT77	1.0	1.0%
QRT78	1.0	1.0%
QRT79	1.0	1.0%
QRT80	1.0	1.0%
QRT81	1.0	1.0%
QRT82	1.0	1.0%
QRT83	1.0	1.0%
QRT84	1.0	1.0%
QRT85	1.0	1.0%
QRT86	1.0	1.0%
QRT87	1.0	1.0%
QRT88	1.0	1.0%
QRT89	1.0	1.0%
QRT90	1.0	1.0%
QRT91	1.0	1.0%
QRT92	1.0	1.0%
QRT93	1.0	1.0%
QRT94	1.0	1.0%
QRT95	1.0	1.0%
QRT96	1.0	1.0%
QRT97	1.0	1.0%
QRT98	1.0	1.0%
QRT99	1.0	1.0%
QRT100	1.0	1.0%

Subject: Arrow
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 11:30:55 AM
Status:
Color: ■
Layer:
Space:

301.1 A DISTANCE OF 158.76 FEET TO THE POINT OF BEGINNING.
E2 RECORDED JANUARY 21, 2014 AT RECEPTION NO. 21845478 AND
PUBLIC RIGHT OF WAY FOR DENHAM ROAD AND MEDFORD ROAD.
2 OR LESS:
1. Number and extent of fractional parts.
2. Approximate true meridian bearing.
3. Approximate distance by sailing line of each other.
WIDE BE WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, ST
ION 10 BEING MONUMENTED AT THE NORTH END BY A 30 INCH ALUMINUM
MARK AND BEARING 114 DEGREES 50 MIN 10 SEC WEST BY 100 FEET TO THE POINT OF BEGINNING.

Subject: Image
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 2:10:14 PM
Status:
Color: ■
Layer:
Space:

1. A DISTANCE OF 158.76 FEET TO THE POINT OF BEGINNING.
E2 RECORDED JANUARY 21, 2014 AT RECEPTION NO. 21845478 AND
PUBLIC RIGHT OF WAY FOR DENHAM ROAD AND MEDFORD ROAD.
2 OR LESS:
1. Number and extent of fractional parts.
2. Approximate true meridian bearing.
3. Approximate distance by sailing line of each other.
WIDE BE WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, ST
ION 10 BEING MONUMENTED AT THE NORTH END BY A 30 INCH ALUMINUM
MARK AND BEARING 114 DEGREES 50 MIN 10 SEC WEST BY 100 FEET TO THE POINT OF BEGINNING.

Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 2:13:39 PM
Status:
Color: ■
Layer:
Space:

missing checklist items

Show CSU 150' easement

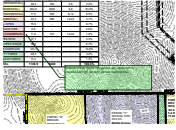
Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 10:21:54 AM
Status:
Color: ■
Layer:
Space:

Show CSU 150' easement

Widefield is requesting 65 acres

Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 10:23:17 AM
Status:
Color: ■
Layer:
Space:

Widefield is requesting 65 acres



Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 11:08:03 AM
Status:
Color: ■
Layer:
Space:

please break these categories up Multi-family residential high density verses commercial



Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 1:51:47 PM
Status:
Color: ■
Layer:
Space:

Which non-jurisdictional wetlands and jurisdictional wetlands are to be retained or removed? depict both type wetland locations and note on plan pages



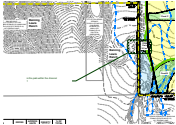
Subject: Highlight
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 11:33:13 AM
Status:
Color: ■
Layer:
Space:

Which non-jurisdictional wetlands and jurisdictional wetlands are to be retained or removed? depict both type wetland locations and note on plan pages



Subject: Text Box
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 11:33:29 AM
Status:
Color: ■
Layer:
Space:

line symbol



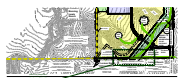
Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 10:24:45 AM
Status:
Color: ■
Layer:
Space:

is the park within the channel ?



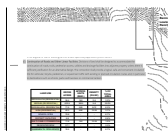
Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 11:07:44 AM
Status:
Color: ■
Layer:
Space:

please break these categories up Multi-family residential high density verses commercial

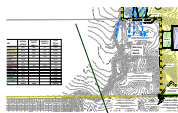


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Author: dsdparsons
Date: 3/18/2024 1:52:45 PM
Status:
Color: ■
Layer:
Space:

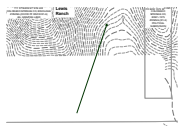
there is a connection to an existing lorson development should be shown



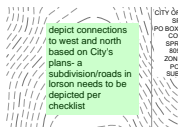
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Author: dsdparsons
Date: 3/18/2024 1:54:18 PM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 1:54:24 PM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 1:54:37 PM
Status:
Color: ■
Layer:
Space:

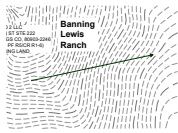


Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 2:03:08 PM
Status:
Color: ■
Layer:
Space:

depict connections to west and north based on City's plans- a subdivision/roads in lorson needs to be depicted per checklist

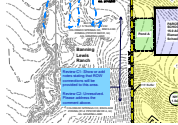


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Author: dsdparsons
Date: 3/18/2024 1:57:41 PM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 3/18/2024 1:57:53 PM
Status:
Color: ■
Layer:
Space:

HaoVo (1)

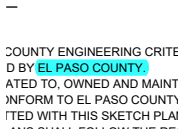


Subject: Callout
Page Label: [1] 01 SKP01
Author: HaoVo
Date: 3/13/2024 11:46:26 AM
Status:
Color: ■
Layer:
Space:

Review C1: Show or add notes stating that ROW connections will be provided to this area.

Review C2: Unresolved. Please address the comment above.

Jeff Rice - EPC Engineering Review (7)



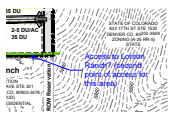
Subject:
Page Label: [1] 01 SKP01
Author: Jeff Rice - EPC Engineering Review
Date: 3/18/2024 8:28:30 AM
Status:
Color: ■
Layer:
Space:

EL PASO COUNTY.



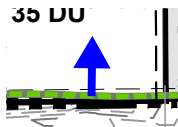
Subject: Callout
Page Label: [1] 01 SKP01
Author: Jeff Rice - EPC Engineering Review
Date: 3/18/2024 8:28:51 AM
Status:
Color: ■
Layer:
Space:

City of Colorado Springs

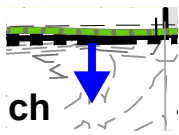


Subject: Callout
Page Label: [1] 01 SKP01
Author: Jeff Rice - EPC Engineering Review
Date: 3/18/2024 8:45:04 AM
Status:
Color: ■
Layer:
Space:

Access to Lorson Ranch? (second point of access for this area)



Subject: Arrow
Page Label: [1] 01 SKP01
Author: Jeff Rice - EPC Engineering Review
Date: 3/18/2024 8:45:25 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] 01 SKP01
Author: Jeff Rice - EPC Engineering Review
Date: 3/18/2024 8:45:35 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] 01 SKP01
Author: Jeff Rice - EPC Engineering Review
Date: 3/18/2024 8:46:17 AM
Status:
Color: ■
Layer:
Space:

Label street names



Subject: Callout
Page Label: [1] 01 SKP01
Author: Jeff Rice - EPC Engineering Review
Date: 3/18/2024 9:29:26 AM
Status:
Color: ■
Layer:
Space:

Unresolved: Access may need to be at the high point of Meridian Road. The grade at the proposed location appears to be around 4.7%.