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

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 SOUTWESTERLY 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 16°42'00" 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 28°43'34" 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 46°22'26" 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 TO THE POINT OF BEGINNING,

EXCLUDING THEREFROM ANY PORTION OF THAT PARCEL CONVEYED IN WARRANTY DEED RECORDED JANUARY 21, 2014 AT RECEPTION NO. 214004738 AND

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°20'17"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°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;

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.

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. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE PRELIMINARY PLAN AND SITE DEVELOPMENT PLAN SUBMITTALS FOR EACH PARCEL.
2. STORMWATER FACILITIES AS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. 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.
4. 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.
5. ALL DISTRICT OWNED 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.
6. LANDSCAPING SHALL COMPLY WITH THE LANDSCAPING REQUIREMENTS OF THE EL PASO LAND DEVELOPMENT CODE.
7. DEVELOPMENT WILL OCCUR OVER 4 PHASES. FINAL SIZES/DIMENSIONS OF INDIVIDUAL PARCELS AND LOTS ARE UNKNOWN AT THIS TIME.
8. 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.
9. 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.
10. SPECIFIC DEVELOPMENT STANDARDS, INCLUDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT, WILL BE THROUGH SUBSEQUENT DETAILED SUBMITTALS.
11. 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
12. PROPOSED BUFFERS
    - DRENNEN ROAD: 10 FEET */**
    - BRADLEY ROAD: 20 FEET
    - MERIDIAN ROAD: 10 FEET/ 20 FEET */**

    *BUFFER BETWEEN NON-RESIDENTIAL & RESIDENTIAL DISTRICTS SEPARATED BY A NON-ARTERIAL ROAD: 15 FEET MIN.
    **BUFFER BETWEEN NON-RESIDENTIAL, MULTI-FAMILY RESIDENTIAL & SINGLE-FAMILY/ DUPLEX USES: 15 FEET MIN.

Do need to do a PUD if a straight zone is suitable- Purpose of PUD specifies when it is to be used

OPEN SPACE NOTES:

Delete all note 1

THE OPEN SPACE AREA WILL BE CALCULATED BASED ON RESIDENTIAL ACREAGE AS ILLUSTRATED BELOW (ASSUMED FUTURE PUD ZONING):

1,136.9 ACRES
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 FOR MAPS A13.1 ACRES AND WILL BE ADJUSTED FOR SITE SPECIFIC STRAIGHT ZONING IF APPLICABLE).~~

Not addressed review 2 comments. PUD may have 10% but RM has 15%- remove this note because it provides a loophole for future rezones and may not meet the Park cals per Code as amended

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 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 '08041C0769G', '08041C0790G', AND '08041C0976G' 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	12-30	3.7%
SCHOOL SITES	75.9	-	-	6.7%
DISTRICT FACILITIES	6.8	-	-	0.6%
HIGH DENSITY MULTI-FAMILY RESIDENTIAL (OR OPTIONAL COMMERCIAL)	11.8	150	12-30	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
SITE ACREAGE:	1136.9 ACRES
MAXIMUM NUMBER OF UNITS:	5440

ZONING MAP:

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:

VICINITY MAP:

PROJECT:

ROLLING MEADOWS/ BULL HILL SKETCH PLAN

EL PASO COUNTY, COLORADO
JUNE 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/12/2023	INITIAL SUBMITTAL	RAF
1	02/07/2024	SECOND SUBMITTAL	RAF
2	06/26/2024	THIRD SUBMITTAL	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 SETS\SKETCH PLAN\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

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	12-30	3.7%
SCHOOL SITES	75.9	-	-	6.7%
DISTRICT FACILITIES	6.8	-	-	0.6%
HIGH DENSITY MULTI-FAMILY RESIDENTIAL (OR OPTIONAL COMMERCIAL)	11.8	150	12-30	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%
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CONSULTANTS:

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ROLLING MEADOWS/ BULL HILL
SKETCH PLAN

EL PASO COUNTY, COLORADO
JUNE 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/12/2023	INITIAL SUBMITTAL	RAF
1	02/07/2024	SECOND SUBMITTAL	RAF
2	06/26/2024	THIRD 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 HILLS RANCH & BULL HILL\100 DWG\104 PLAN SETS\SKETCH PLANS\KP01.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

LEGEND:

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

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	12-30	3.7%
SCHOOL SITES	75.9	-	-	6.7%
DISTRICT FACILITIES	6.8	-	-	0.6%
HIGH DENSITY MULTI-FAMILY RESIDENTIAL (OR OPTIONAL COMMERCIAL)	11.8	150	12-30	1.0%
DEDICATED ROW	37.1	-	-	3.3%
EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
CHANNEL/ FLOODPLAIN	123.1	-	-	10.8%
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CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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APPROVAL:

VICINITY MAP:

PROJECT:

ROLLING MEADOWS/ BULL HILL SKETCH PLAN

EL PASO COUNTY, COLORADO
JUNE 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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1	02/07/2024	SECOND SUBMITTAL	RAF
2	06/26/2024	THIRD 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.:

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

V3_Sketch Plan.pdf Markup Summary

Daniel Torres (3)

Subject: Callout
Page Label: [3] 03 SKP03
Author: Daniel Torres
Date: 7/18/2024 4:42:26 PM
Status:
Color:
Layer:
Space:

Please address Meridian Road along the state land and powerline easement. Off site ROW and easements will be required. Has the applicant approached the state?

Subject: Highlight
Page Label: [3] 03 SKP03
Author: Daniel Torres
Date: 7/18/2024 4:40:36 PM
Status:
Color:
Layer:
Space:

Subject: Highlight
Page Label: [3] 03 SKP03
Author: Daniel Torres
Date: 7/18/2024 4:40:33 PM
Status:
Color:
Layer:
Space:

dsdparsons (7)

Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 7/18/2024 9:54:03 AM
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not addressed review 2 comments. PUD may have 10% but RM has 15%- remove this note because it provides a loophole for future rezones and may not meet the Park cals per Code as amended

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Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 7/18/2024 9:54:16 AM
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Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 7/18/2024 9:54:17 AM
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Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 7/18/2024 9:54:19 AM
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Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 7/18/2024 9:55:17 AM
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No need to do a PUD if a straight zone is suitable- Purpose of PUD specifies when it is to be used

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Subject: Planner
Page Label: [1] 01 SKP01
Author: dsdparsons
Date: 7/18/2024 9:56:14 AM
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delete all note 1

Subject: Planner
Page Label: [3] 03 SKP03
Author: dsdparsons
Date: 7/18/2024 10:33:07 AM
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Fire District may now be asking for Fire Station