

GENERAL PROVISIONS

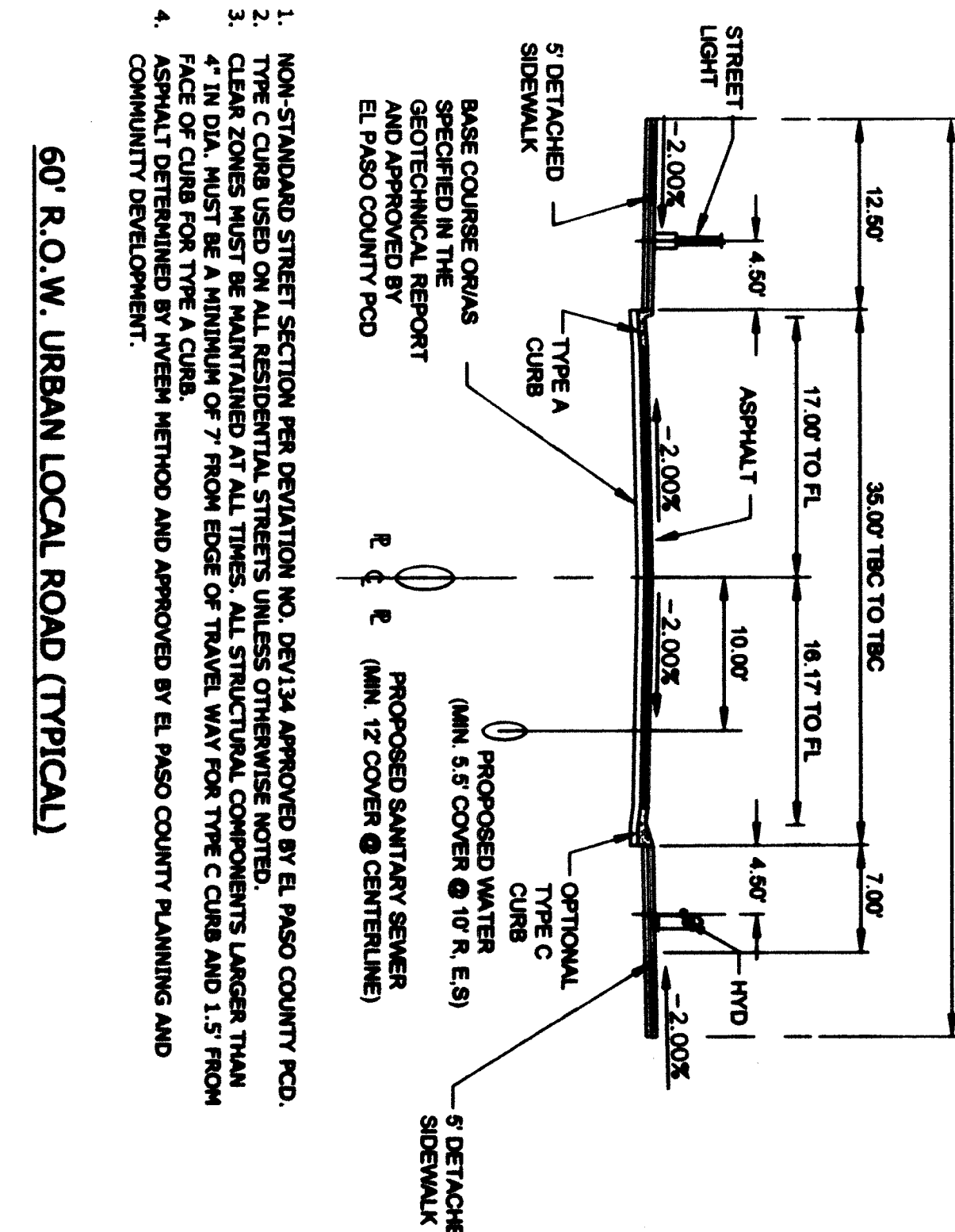
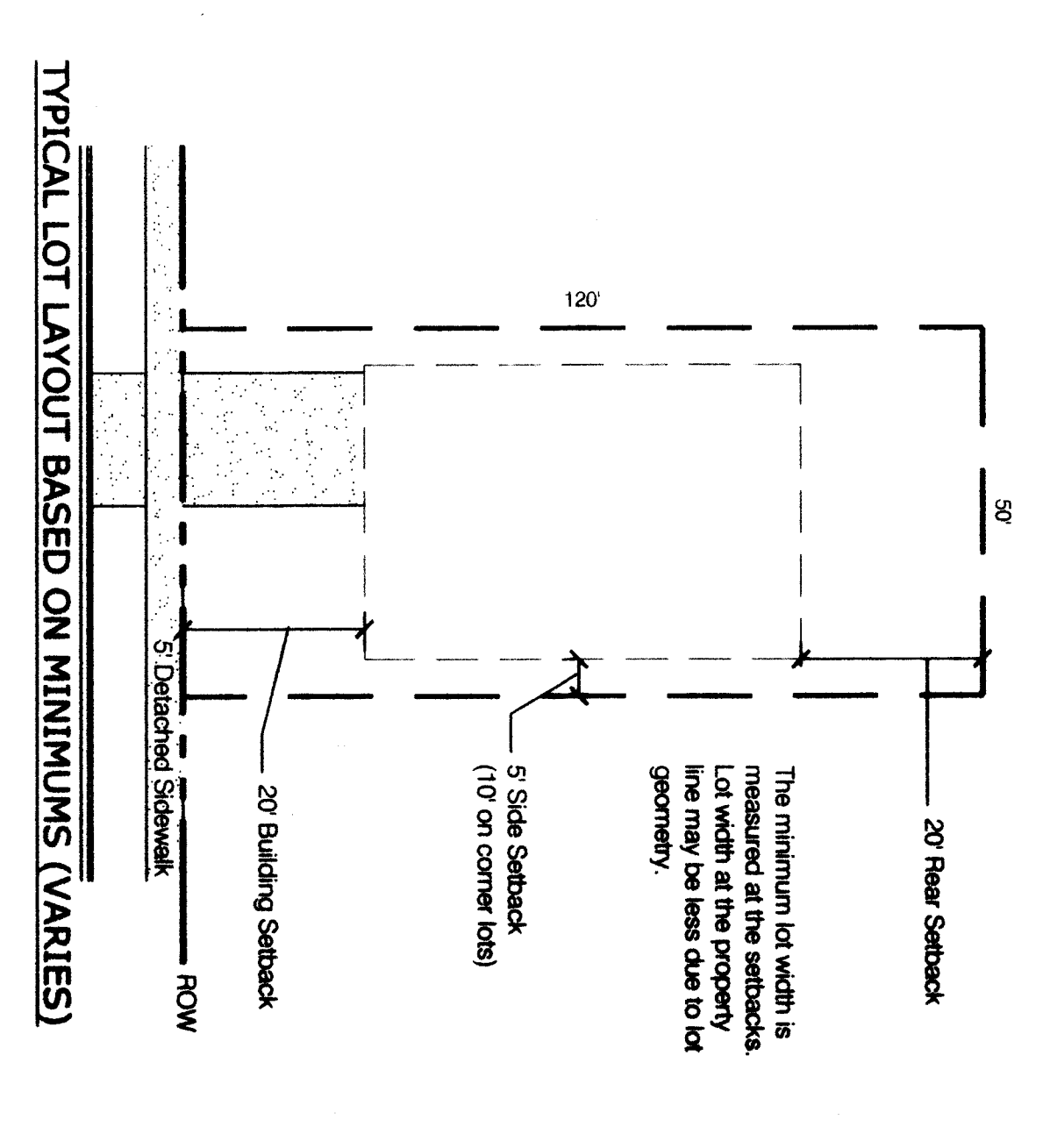
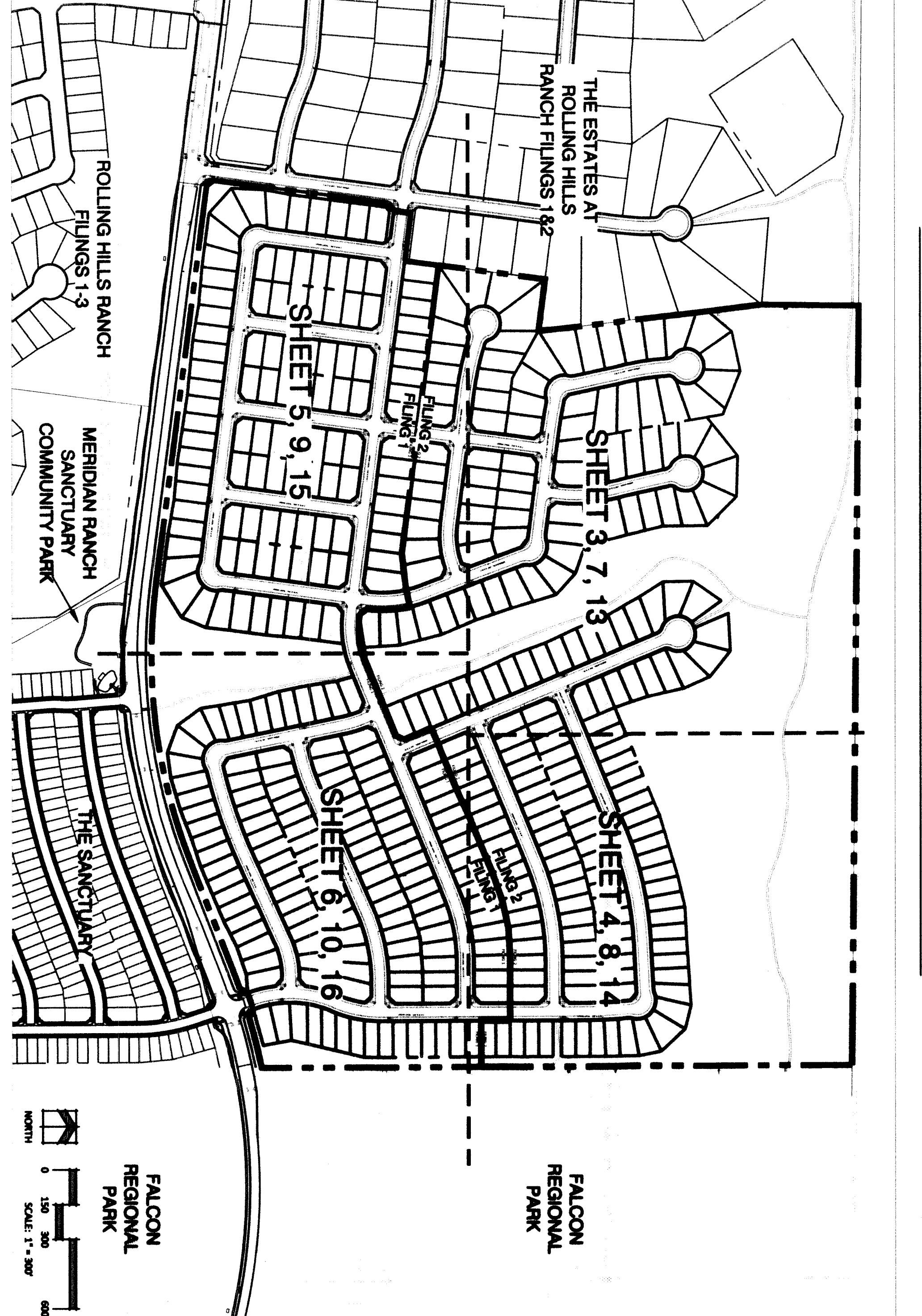
- A. Address: This PUD is subject to Chapter 4 of the El Paso County Land Development Code...
B. Approval: The provisions of this PUD shall run with the land...
C. Assessor's Map: The adoption of this development plan shall evidence the findings and decision of the El Paso County Board of County Commissioners...
D. Subdivision: This PUD is a subdivision of the land...
E. Easements: The provisions of this PUD and of the applicable provisions of the El Paso County Land Development Code...
F. Covenants: Where there is more than one provision within the development plan that covers the same subject matter...
G. Maximum Density: The total number of dwelling units on the development plan for development within the specified planning area is the maximum density...
H. Public Utilities: At the time of any final plan application, the applicant shall provide a summary of the development...
I. Open Space: The applicant shall provide a summary of the development...
J. Other Provisions: The applicant shall provide a summary of the development...
K. Other Provisions: The applicant shall provide a summary of the development...
L. Other Provisions: The applicant shall provide a summary of the development...
M. Other Provisions: The applicant shall provide a summary of the development...
N. Other Provisions: The applicant shall provide a summary of the development...
O. Other Provisions: The applicant shall provide a summary of the development...
P. Other Provisions: The applicant shall provide a summary of the development...
Q. Other Provisions: The applicant shall provide a summary of the development...
R. Other Provisions: The applicant shall provide a summary of the development...
S. Other Provisions: The applicant shall provide a summary of the development...
T. Other Provisions: The applicant shall provide a summary of the development...
U. Other Provisions: The applicant shall provide a summary of the development...
V. Other Provisions: The applicant shall provide a summary of the development...
W. Other Provisions: The applicant shall provide a summary of the development...
X. Other Provisions: The applicant shall provide a summary of the development...
Y. Other Provisions: The applicant shall provide a summary of the development...
Z. Other Provisions: The applicant shall provide a summary of the development...

ROLLING HILLS RANCH NORTH FILINGS 1&2 PUD DEVELOPMENT PLAN

Table with 2 columns: PROPOSED USE and ACCESSORY USE. Rows include Single-Family Detached, Medium-Density Residential, etc.

- A. Project Description: Rolling Hills Ranch North Filings 1 & 2 is the continuation of a long-term development with a distinct vision...
B. Common Landscaping: Common landscaping elements such as screening, accent trees, and open space...
C. Development Requirements: (1) - The (S) project...
D. Lot Size: Lot size minimum lot size is 6,000 SF...
E. Streets: Streets within Rolling Hills Ranch North Filings 1 & 2 Subdivision provide general vehicular circulation...
F. Architectural Control Committee: The Architectural Control Committee shall review and approve all exterior architectural details...
G. Relationship to AEC/Covenants: The provisions of this PUD shall prevail over any other covenants or restrictions...
H. General Notes: All general notes contained in El Paso County...
I. Other Provisions: The applicant shall provide a summary of the development...
J. Other Provisions: The applicant shall provide a summary of the development...
K. Other Provisions: The applicant shall provide a summary of the development...
L. Other Provisions: The applicant shall provide a summary of the development...
M. Other Provisions: The applicant shall provide a summary of the development...
N. Other Provisions: The applicant shall provide a summary of the development...
O. Other Provisions: The applicant shall provide a summary of the development...
P. Other Provisions: The applicant shall provide a summary of the development...
Q. Other Provisions: The applicant shall provide a summary of the development...
R. Other Provisions: The applicant shall provide a summary of the development...
S. Other Provisions: The applicant shall provide a summary of the development...
T. Other Provisions: The applicant shall provide a summary of the development...
U. Other Provisions: The applicant shall provide a summary of the development...
V. Other Provisions: The applicant shall provide a summary of the development...
W. Other Provisions: The applicant shall provide a summary of the development...
X. Other Provisions: The applicant shall provide a summary of the development...
Y. Other Provisions: The applicant shall provide a summary of the development...
Z. Other Provisions: The applicant shall provide a summary of the development...

ROLLING HILLS RANCH NORTH
FILINGS 1 & 2 AT MERIDIAN RANCH
PUD DEVELOPMENT PLAN / PRELIMINARY PLAN
SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

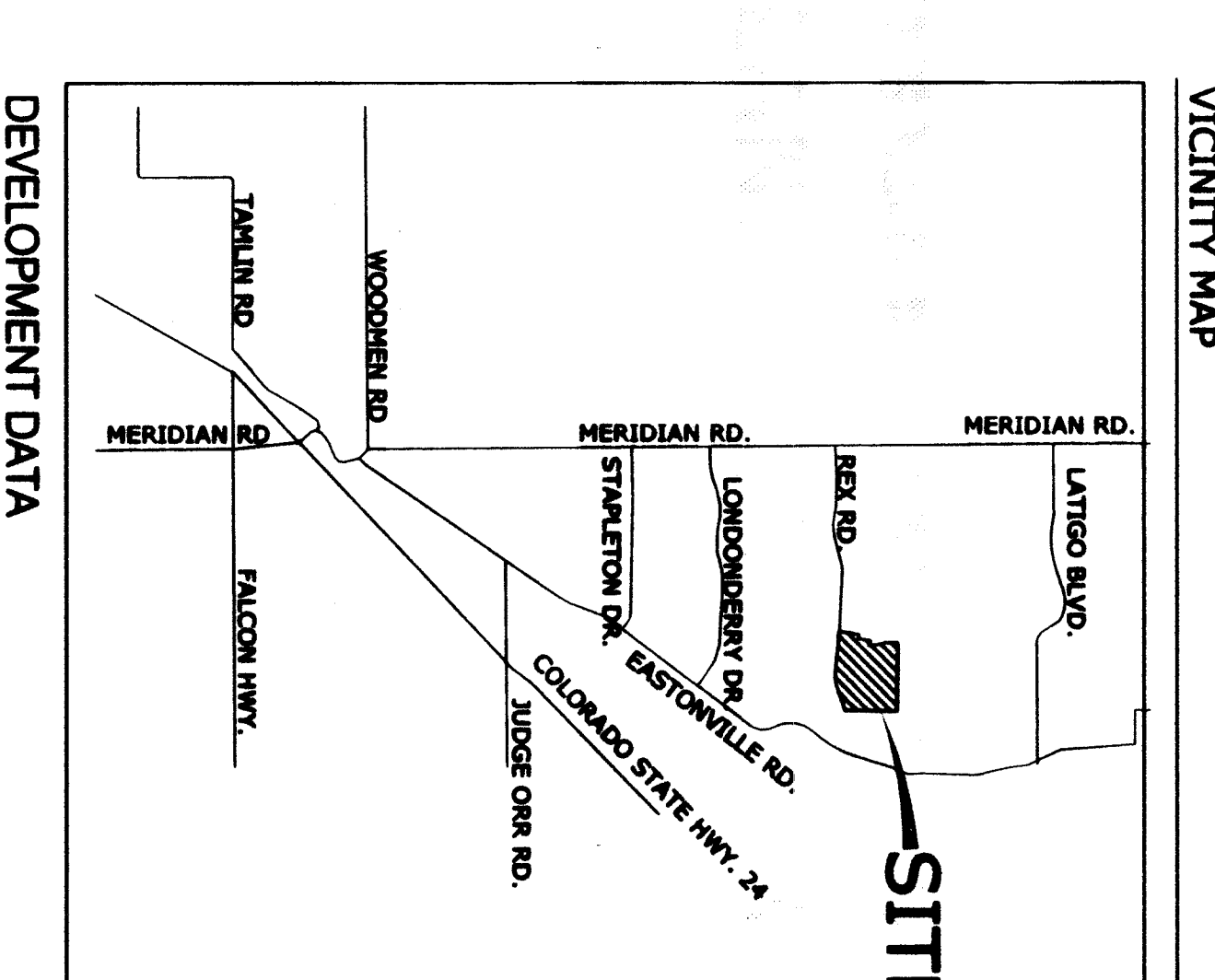


County Certification
This PUD and Preliminary Plan for Rolling Hills Ranch North Filings 1 & 2 at Meridian Ranch was approved for filing by the El Paso County Board of County Commissioners...

Land Owner Certification
The undersigned, the undersigned, and the undersigned, hereby certify that they are the legal owners of the land described in the above-captioned PUD and Preliminary Plan...

Clerk and Recorder Certification
I, the undersigned, Clerk and Recorder of El Paso County, Colorado, do hereby certify that this instrument was filed in my office on the 21st day of February, 2024, and was recorded at Reception Number 4345056587 of the records of El Paso County.

State of Colorado
I, the undersigned, Clerk and Recorder of El Paso County, Colorado, do hereby certify that this instrument was filed in my office on the 21st day of February, 2024, and was recorded at Reception Number 4345056587 of the records of El Paso County.



Development Data table with columns: Existing Zoning, Tax ID Number, Total Area, etc.

Tract Table table with columns: Tract #, Size (Ac), Use, etc.

SOCIAL IMPACTS TABLE

Social Impacts Table table with columns: Issue, Impact, etc.

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

Overall Development Dwelling Unit Tabulation table with columns: Flaming, Units, etc.

SHEET INDEX table with columns: Sheet #, Title, etc.

OWNER: MERIDIAN RANCH INVESTMENTS, INC.
PLANNER: N.E.S. INC.
ENGINEER: CIVIL ENGINEERS
SUBDIVIDER: SIBDIVIDER

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
TEL: 719.471.0073
FAX: 719.471.0267
www.nesinc.com

ROLLING HILLS RANCH NORTH
FILINGS 1 & 2 AT MERIDIAN RANCH
PUD DEVELOPMENT / PRELIMINARY PLAN
DATE: 12/07/23
PROJECT NO: 8
REVISION: A, B, C, D

ENTITLEMENT
Cover Sheet
1 of 16
PUDSP235



N.E.S., Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel: 719.471.0073
 Fax: 719.471.0067
 www.nescolorado.com

© 2011, All Rights Reserved

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ROLLING HILLS RANCH NORTH
 FILINGS 1 & 2
 AT MERIDIAN RANCH
 PUD DEVELOPMENT /
 PRELIMINARY PLAN

DATE: 12/07/2023
 PROJECT INFO: R. PERKINS
 PROJECT NO: 244050581
 REVISIONS BY: A. NISHAN

ENTITLEMENT

DATE	BY	DESCRIPTION
2/20/2024	RP	REVIEW COMMENTS

Legal Plan

2

2 OF 16

PUDSP235

LEGAL DESCRIPTION - ROLLING HILLS RANCH NORTH FILINGS 1 & 2

KNOW ALL MEN BY THESE PRESENTS, THAT GIL INC. DBA GIL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, MORE FULLY DESCRIBED AS FOLLOWS:

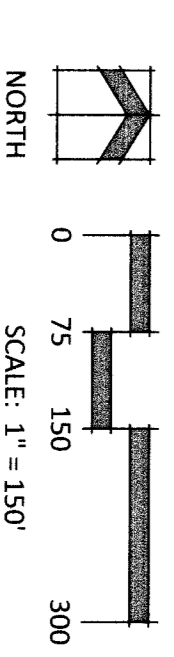
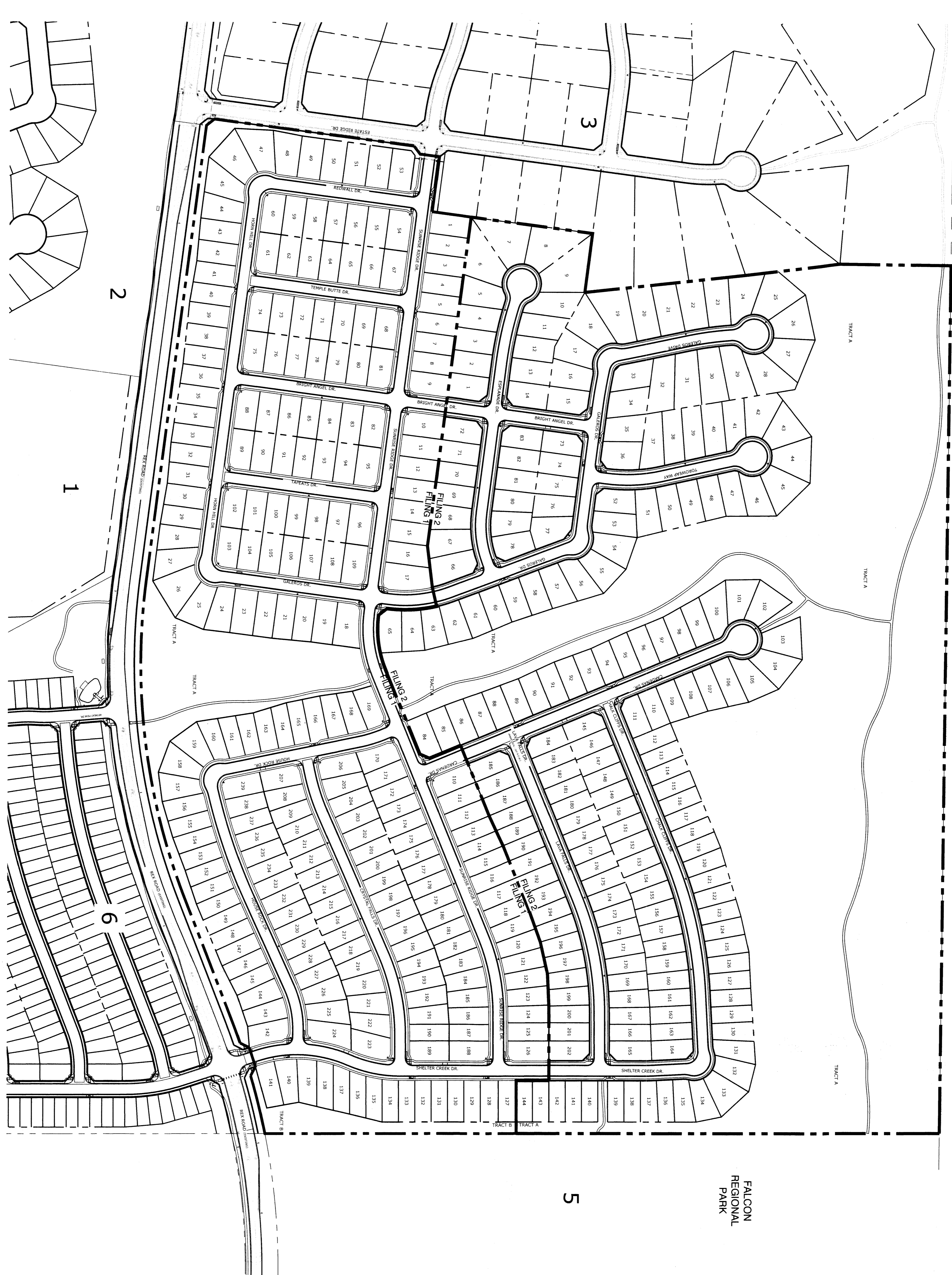
1. THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:
2. THENCE 807.28' 20" E A DISTANCE OF 616.00' FEET;
3. THENCE 807.28' 20" E A DISTANCE OF 21.13' FEET;
4. THENCE 807.28' 20" E A DISTANCE OF 168.00' FEET;
5. THENCE 807.28' 20" E A DISTANCE OF 495.00' FEET;
6. THENCE 807.28' 20" E A DISTANCE OF 495.00' FEET;
7. THENCE 807.28' 20" E A DISTANCE OF 495.00' FEET;
8. THENCE 807.28' 20" E A DISTANCE OF 200.00' FEET;
9. THENCE 807.28' 20" E A DISTANCE OF 200.00' FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20;
10. THE FOLLOWING COURSE IS ON SAID SECTION LINE:
 - 10. THENCE 807.28' 20" E A DISTANCE OF 262.85' FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEIPTION NO. 24899227;

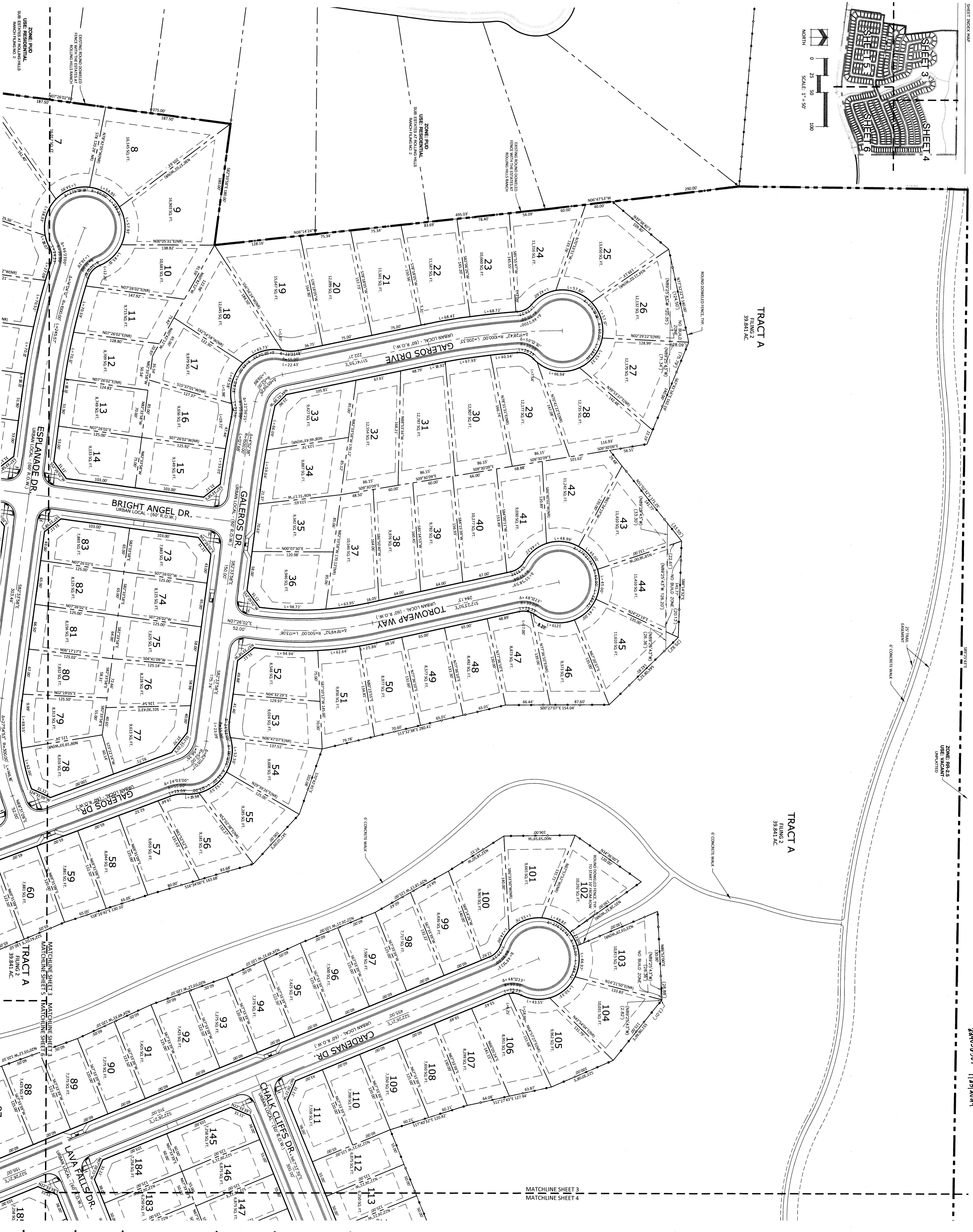
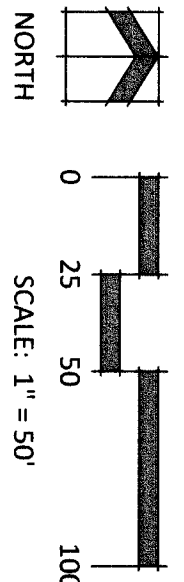
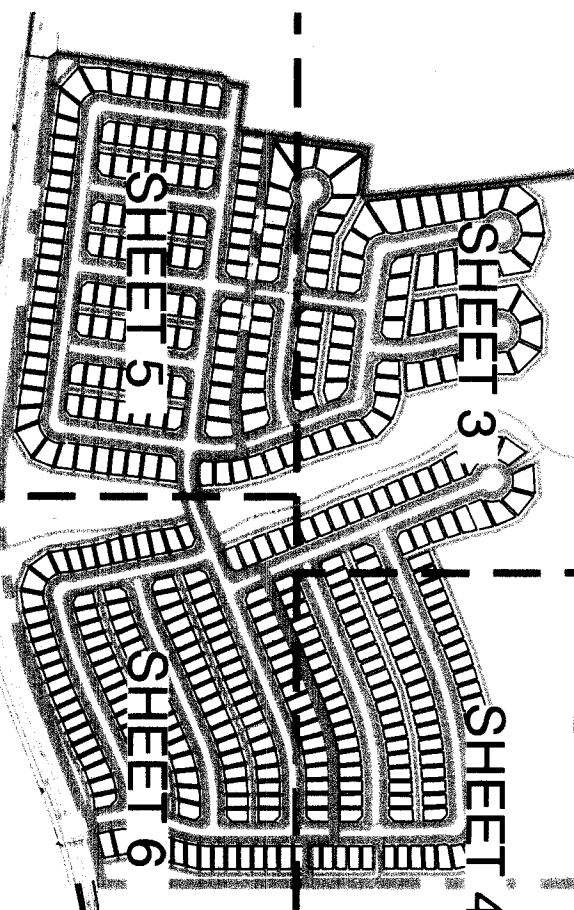
- THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:
11. THENCE 807.28' 20" E A DISTANCE OF 2664.99' FEET TO A NON-TANGENT CURVE TO THE LEFT, POINT BEING ON THE NORTHERN BOUNDARY OF THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH RECORDED WITH RECEIPTION NO. 223751240 IN THE RECORDS OF EL PASO COUNTY;
 - THE FOLLOWING CURVE (9) COURSES ARE ON THE BOUNDARY LINE OF SAID THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH:
 - 25. THENCE ON THE ARC OF SAID CURVE, AVERAGE RADIUS OF 2950.00' FEET, A DELTA ANGLE OF 05°32'27", AN ARC LENGTH OF 180.29' FEET, WHOLE LONG CHORD BEARS S75°20'00" W A DISTANCE OF 180.23' FEET;
 - 26. THENCE 807.28' 20" E A DISTANCE OF 20.00' FEET;
 - 27. THENCE 807.28' 20" E A DISTANCE OF 20.00' FEET;
 - 28. THENCE S87°19'21" W A DISTANCE OF 31.42' FEET TO A NON-TANGENT CURVE TO THE LEFT;
 - 29. THENCE ON THE ARC OF SAID CURVE, AVERAGE RADIUS OF 2050.00' FEET, A DELTA ANGLE OF 02°33'13", AN ARC LENGTH OF 73.48' FEET, WHOLE LONG CHORD BEARS S67°22'55" W A DISTANCE OF 73.48' FEET;
 - 30. THENCE S87°23'19" W A DISTANCE OF 39.50' FEET TO A POINT OF CURVE TO THE RIGHT;
 - 31. THENCE ON THE ARC OF SAID CURVE, AVERAGE RADIUS OF 2992.00' FEET, A DELTA ANGLE OF 29°32'42", AN ARC LENGTH OF 978.39' FEET, WHOLE LONG CHORD BEARS S84°40'00" W A DISTANCE OF 969.95' FEET;
 - 32. THENCE 807.28' 20" E A DISTANCE OF 25.11' FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 148.873 ACRES, MORE OR LESS.
 BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTIONS 12 SOUTH, RANGE 64 WEST OF THE 6TH N, ASSUMED TO BE A 360°24'27" TURN FROM THE SOUTHWEST CORNER OF SAID SECTION 29 TO A STONE MONUMENT 74'10" TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25' FROM CORNER OF SAID SECTION 29).

ADJACENT OWNERS

ADJACENT OWNERS	NAME	MAILING ADDRESS	CITY / STATE / ZIP
1	Meridian Service Metro District	11885 Stapleton Dr., 3575 Kenyon Street, Suite 200 San Diego, CA 92110	San Diego, CA 92110
2	GIL INC. - The Estates at Rollings	3575 Kenyon Street, Suite 200 San Diego, CA 92110	San Diego, CA 92110
3	El Paso County	5205 S. 105th St., Suite 400 El Paso County, CO 80111	El Paso County, CO 80111
4	Board of County Commissioners of El Paso County	2005 Cascade Ave., Suite 150 Colorado Springs, CO 80903	Colorado Springs, CO 80903
5	GIL INC. - The Sanctuary	3575 Kenyon Street, Suite 200 San Diego, CA 92110	San Diego, CA 92110
6	GIL INC. - The Sanctuary	3575 Kenyon Street, Suite 200 San Diego, CA 92110	San Diego, CA 92110





TRACT A
FILING 2
39.841 AC.

TRACT A
FILING 2
39.841 AC.

ZONE: RR-2.5
USE: RANCH

240050581 1/23/2024



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO
DATE: 12/07/2023
PROJECT NO.: B. PRELIMINARY
PREPARED BY: A. ROHM

PUD DEVELOPMENT /
PRELIMINARY PLAN
ROLLING HILLS
RANCH NORTH
FILINGS 1 & 2
AT MERIDIAN
RANCH

ENTITLEMENT

ISSUE / REVISION	DATE	BY	DESCRIPTION
	2/20/2024	BP	PER COUNTY REVIEW

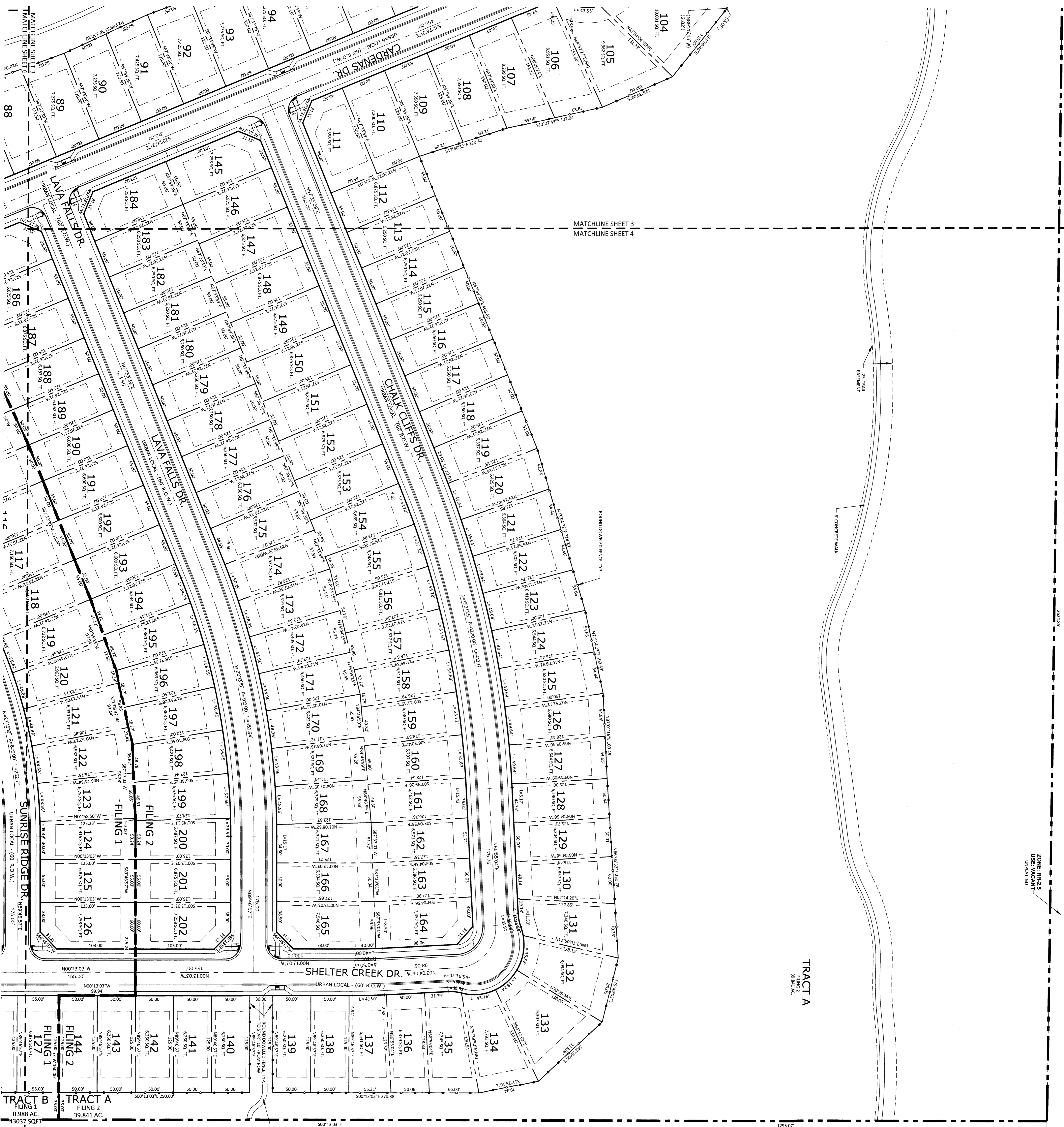
PUD Site Plan

3

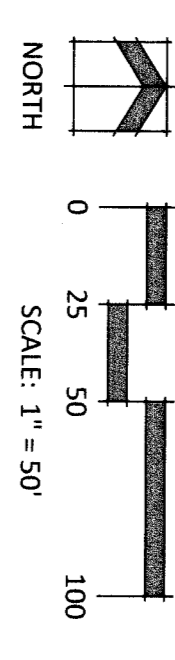
OF 16

PUDSP235

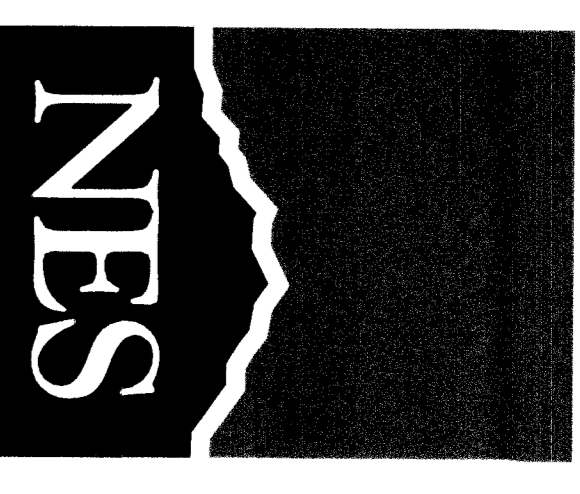
PLAN FILE	SHEET NUMBER	SHEET TITLE
	3	PUD Site Plan



2406581 1/23/2024
SHEET INDEX MAP



N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0287
www.nescolorado.com
© 2012, All Rights Reserved.



ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

PROJECT INFO
DATE: 12/07/2023
DRAWN BY: A. BROWN

ENTITLEMENT

DATE: 2/20/2024
BY: [Signature]
DESCRIPTION: PER COUNTY REVIEW COMMENTS

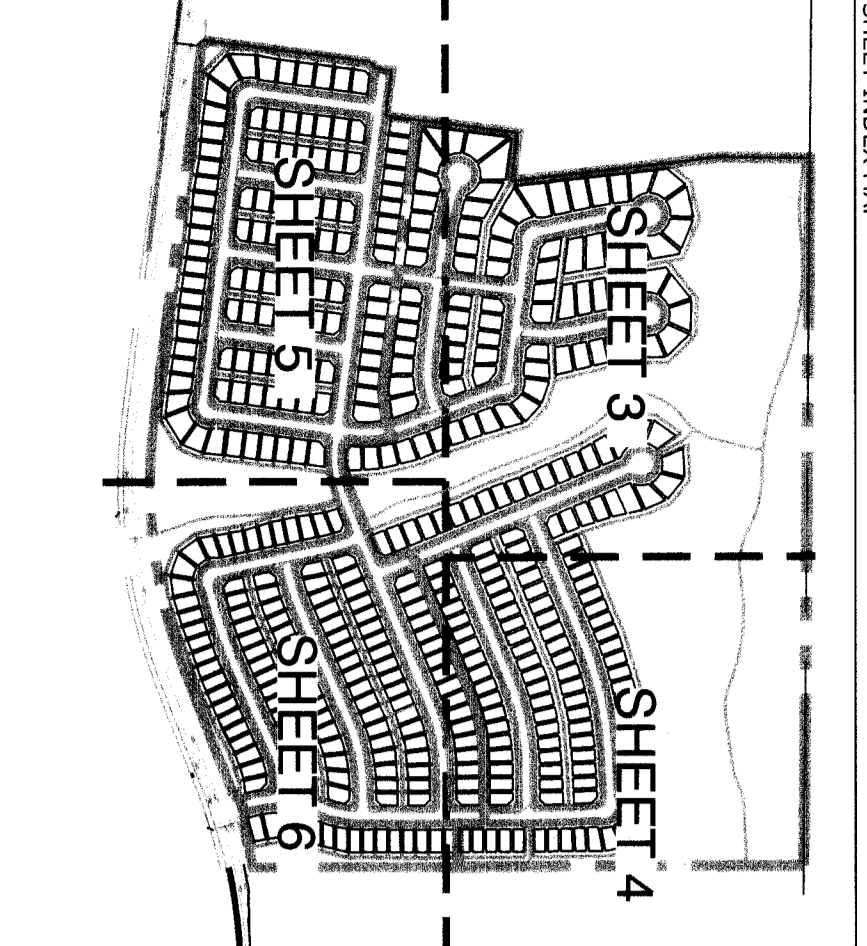
PUD Site Plan

4

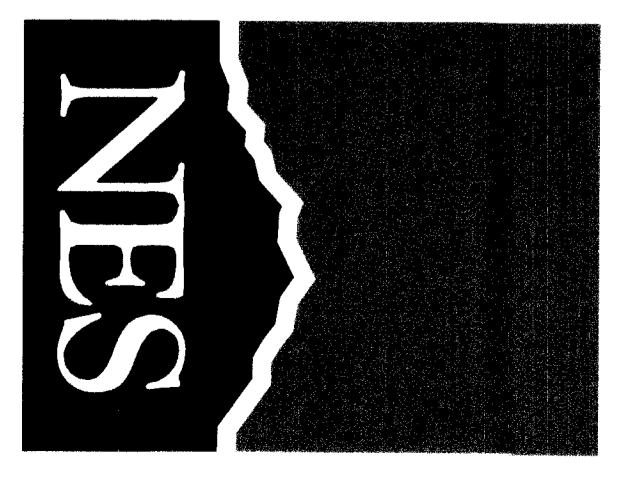
4 OF 16

PUDSP235

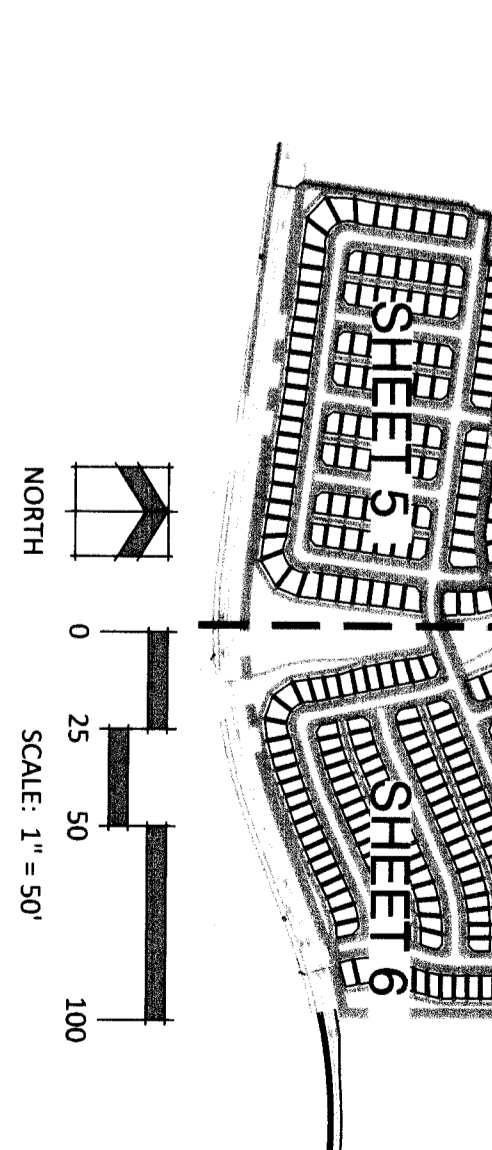
PLAN FILE #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE INFO	SCALE	IN ASSOCIATION WITH	PLANNER / LANDSCAPE ARCHITECT
	4	PUD Site Plan					



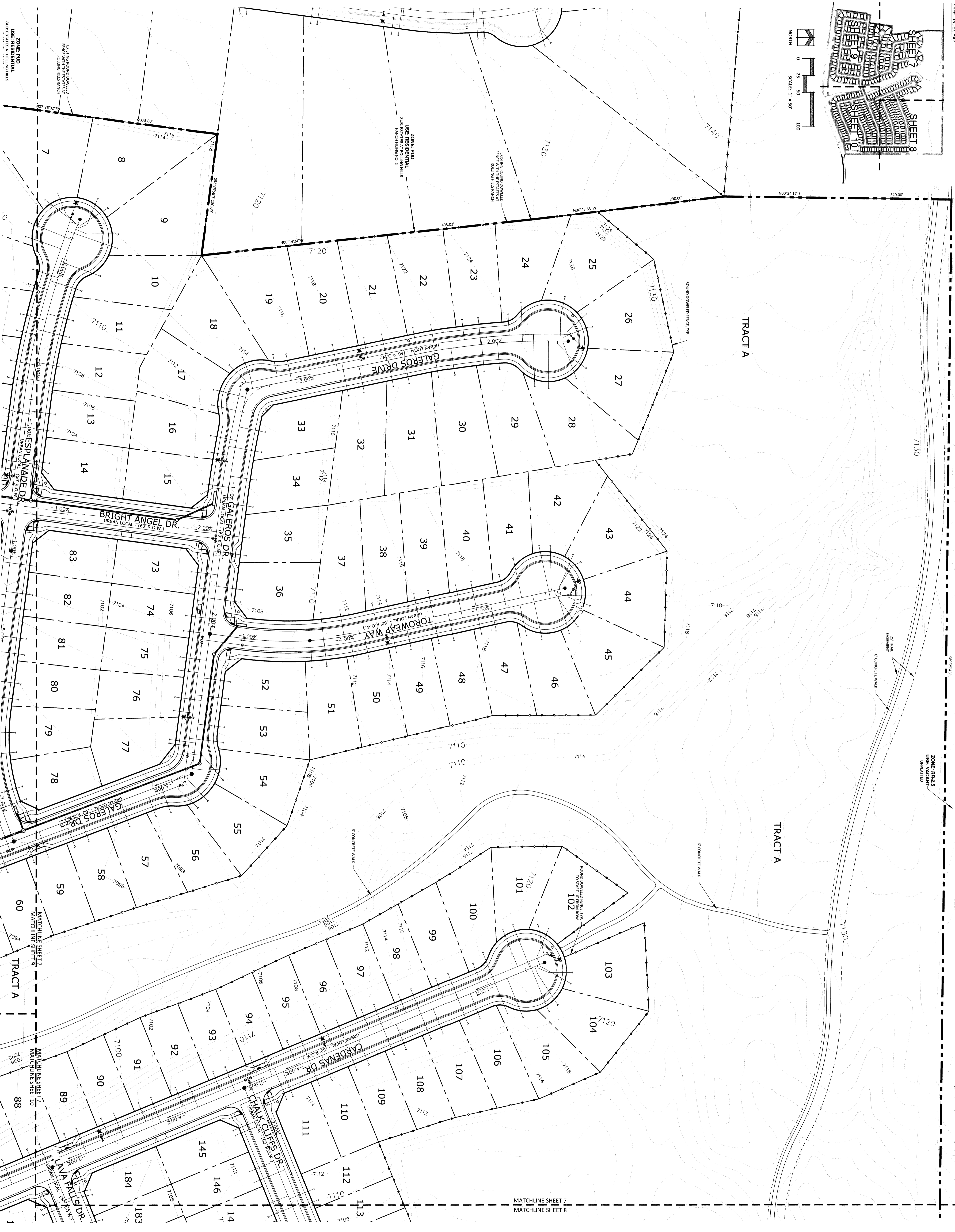
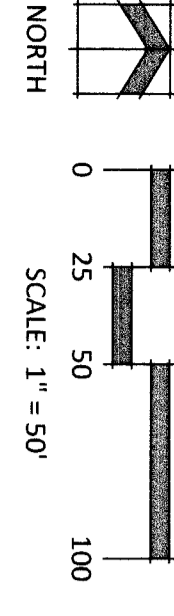
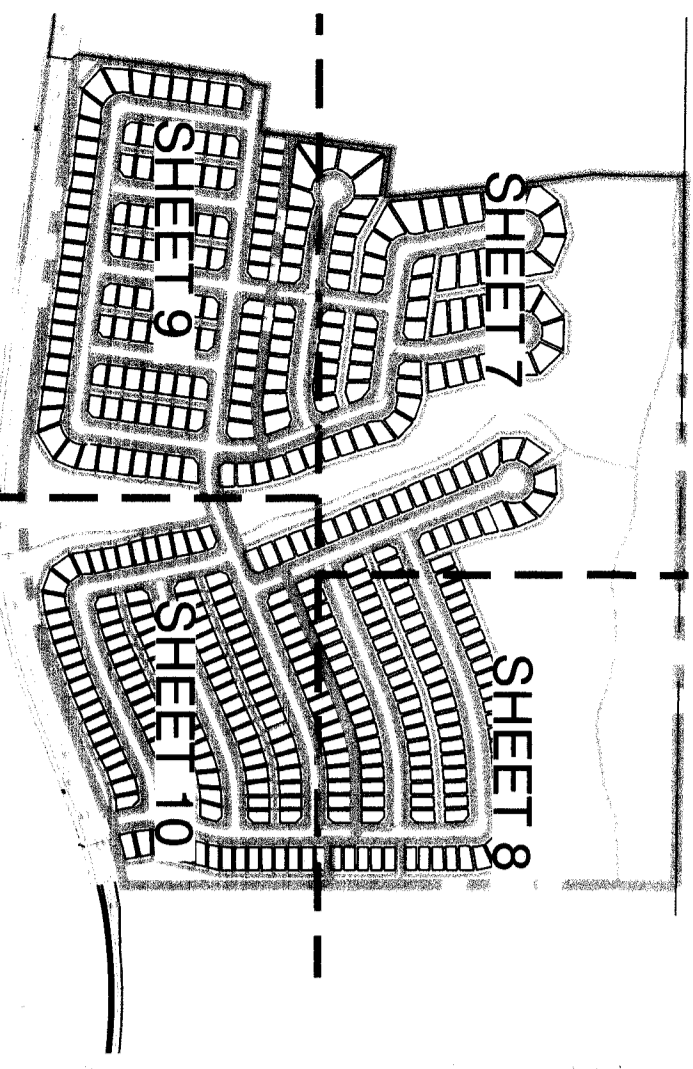
<p>PLAN FILE #</p> <p>SHEET NUMBER</p> <p>SHEET TITLE</p> <p>ISSUE / REVISION</p> <p>ISSUE INFO</p> <p>DATE</p> <p>BY</p> <p>DISCREPANCY</p> <p>2/20/2024</p> <p>BP</p> <p>COMMENTS</p>	<p>ENTITLEMENT</p> <p>5</p> <p>5 OF 16</p> <p>PUDSP235</p>	<p>PROJECT INFO</p> <p>DATE</p> <p>PROJECT NO.</p> <p>PREPARED BY</p> <p>1/20/2023</p> <p>8, FERRIS</p> <p>A. ROEMAN</p>	<p>IN ASSOCIATION WITH</p> <p>ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH</p> <p>PUD DEVELOPMENT / PRELIMINARY PLAN</p>	<p>PLANNER / LANDSCAPE ARCHITECT</p> <p>N.E.S., Inc.</p> <p>619 N. Cascade Avenue, Suite 200</p> <p>Colorado Springs, CO 80903</p> <p>Tel. 719.471.0073</p> <p>Fax 719.471.0267</p> <p>www.nescolorado.com</p> <p>© 2011, All Rights Reserved.</p>
---	---	--	---	--



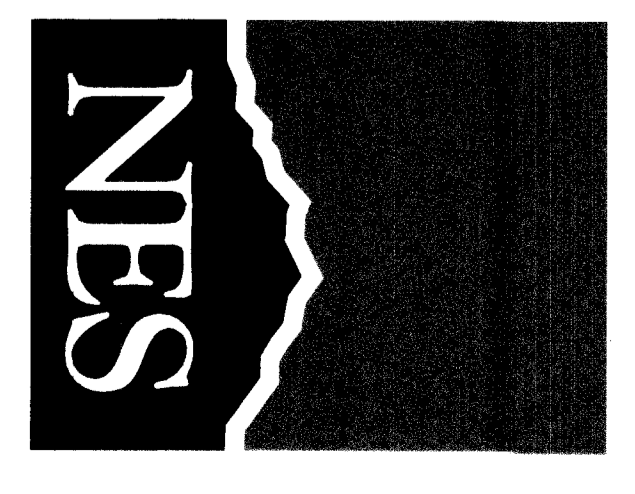
24465081 1/23/2024



<p>DATE: 12/07/2023 PREPARED BY: A. KROHN</p>	<p>PROJECT INFO: PUD DEVELOPMENT / PRELIMINARY PLAN</p>	<p>IN ASSOCIATION WITH:</p>	<p>PLANNER / LANDSCAPE ARCHITECT N.E.S., Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com</p>
<p>ENTITLEMENT</p>	<p>ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH</p>	<p>BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY USE: COUNTY PLANNING DEPARTMENT</p>	<p>244056971 7/23/2024</p>
<p>SHEET NUMBER: 6 OF 16 SHEET TITLE: PUD Site Plan PUD#P235</p>	<p>DATE: 12/07/2023 PREPARED BY: A. KROHN</p>	<p>PLANNING DEPARTMENT</p>	<p>619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com</p>



241051681 1/23/2024



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0267
www.nescolorado.com
© 2012, All Rights Reserved.

PLANNER / LANDSCAPE ARCHITECT

ROLLING HILLS RANCH NORTH
FILINGS 1 & 2 AT MERIDIAN RANCH
PUD DEVELOPMENT / PRELIMINARY PLAN
DATE: 12/07/2023
PROJECT NO: B. BARKINS
PREPARED BY: A. ROKMAN

DATE	BY	DESCRIPTION
2/20/2024	BP	COMMENTS

ISSUE INFO	ISSUE	REVISION
ENTITLEMENT	7	

PLAN FILE #	SHEET NUMBER	SHEET TITLE
PUDSP235	7 OF 16	Grading and Utility Plan

