

GENERAL PROVISIONS

- A. Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners. And are also bound by the recorded Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 which was recorded in the El Paso County Clerk and Recorder's Office on February 1, 2006 at Reception No. 206616493 (the "Covenants") as amended by the Eighteen Supplement, El Paso County Clerk and Recorder's Office on May 5, 2023 at Reception No. 223036959.
- C. Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Rolling Hills Ranch North Filings 1 & 2 is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of Rolling Hills Ranch North Filings 1 & 2, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development.** The total number of dwellings shown on the development plan for development within the specified planning area is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- I. Overall Project Standards.** The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

ROLLING HILLS RANCH NORTH FILINGS 1&2 PUD DEVELOPMENT PLAN DEVELOPMENT GUIDELINES

- A. Project Description**
Rolling Hills Ranch North Filings 1 & 2 is the continuation of a long-term development with a distinct vision. The project centers on a recreational lifestyle by providing opportunities such as a golf course, recreation center, parks and open space, and trails for residents to enjoy. Common landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The parks and recreation center have been located in areas of higher density so more of the residents can access them by walking and provide a focal element to the neighborhoods. The golf course clubhouse is also a focal element for Meridian Ranch, Woodmen Hills, and possibly the greater Falcon area since the course is also open to the public. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.
- B. Permitted and Accessory uses:** Permitted and accessory uses are as identified in the use table below: (Reference: Note G)

| PRINCIPAL USES | |
|-------------------------------------|---|
| CMRS Facility, Steakh | S |
| Dwellings - Detached Single Family | A |
| Model Home/Subdivision Sales Office | T |
| Public Park, Open Space | A |
| Yard Sales | T |

| ACCESSORY USES | |
|-----------------------------------------|----|
| Day Care Home | A* |
| Group Home | A* |
| Home Occupation, Residential | A |
| Accessory Living Quarters | A |
| Personal Use Greenhouse | A |
| Residential accessory structures & uses | A |
| Solar Energy system | A |

| LEGEND | |
|---------------------|--|
| A: Allowed Use | |
| S: Special Use** | |
| T: Temporary Use*** | |

Uses not listed in this table are prohibited.

* Day Care & Group Homes may be an Allowed Use or a Special Use depending on the size as defined in Table 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.2 of the El Paso County Land Development Code OR as otherwise Amended.

** Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.2.2 OR as otherwise Amended.

*** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.1.1 OR as otherwise Amended.

Accessory uses must also meet the development requirements in (C) below. These uses are also subject to the Covenants and approval of the Meridian Ranch Design Review Council No. 2.

- C. Development Requirements**
- Maximum lot coverage: fifty-five (55) percent
 - Maximum building height: thirty (30) feet
 - Setback minimums:
 - Front yard: twenty (20) feet
 - Side yard: five (5) feet
 - Corner lot: the side yard setback for the side street shall be ten (10) feet
 - Rear yard: twenty (20) feet
 - Minimum Lot Width: 50' as measured from the front setback line or as otherwise shown on the PUD.
 - Accessory building must comply with the setbacks established above, except that the rear yard setback may be reduced to seven and one-half (7.5) feet for any lots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
 - Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval or as amended.

- D. Lot Sizes**
- The minimum lot size is 6,000 SF
 - The lot sizes, dimensions, and bearings, shown on the PUD Development/Preliminary Plan are conceptual only. The lot sizes, dimensions, and bearings will be established with the Final Plat and may vary from that shown on the PUD Development/Preliminary Plan
 - The Final Plat will not create any additional building lots.
 - No subdivision of any lot will be allowed if such subdivisions results in the creation of additional building lots.
 - Lot line adjustments, per Chapter 7 of the Land Development Code as amended will not require an amendment of this PUD Development/Preliminary Plan.

- E. Streets**
Streets within Rolling Hills Ranch North Filings 1 & 2 Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards except for waivers and modifications described in the Letter of Intent. All Streets shall be paved with curb and gutter. Sidewalks shall be provided on both sides of all streets illustrated on this plan.

- F. Architectural Control Committee Review/Covenants**
The Covenants govern Rolling Hills Ranch North Filings 1 & 2 and owners of lots within Rolling Hills Ranch North Filings 1 & 2 may need to obtain the prior written approval of the Design Committee before building an Improvement on the lot or commencing with a particular use of the lot.

- G. Relationship to ARC/Covenants**
The provisions of the Covenants shall prevail except where the provisions or guidelines of the Covenants do not address a particular subject or guideline, in which case the relevant provisions of the Development Plan shall then be applicable. In the event of any conflict between this Development Plan and the Covenants the Covenants shall prevail and govern. Where the provisions of the Covenants or the Development Plan conflict with a statute or code the more restrictive shall apply

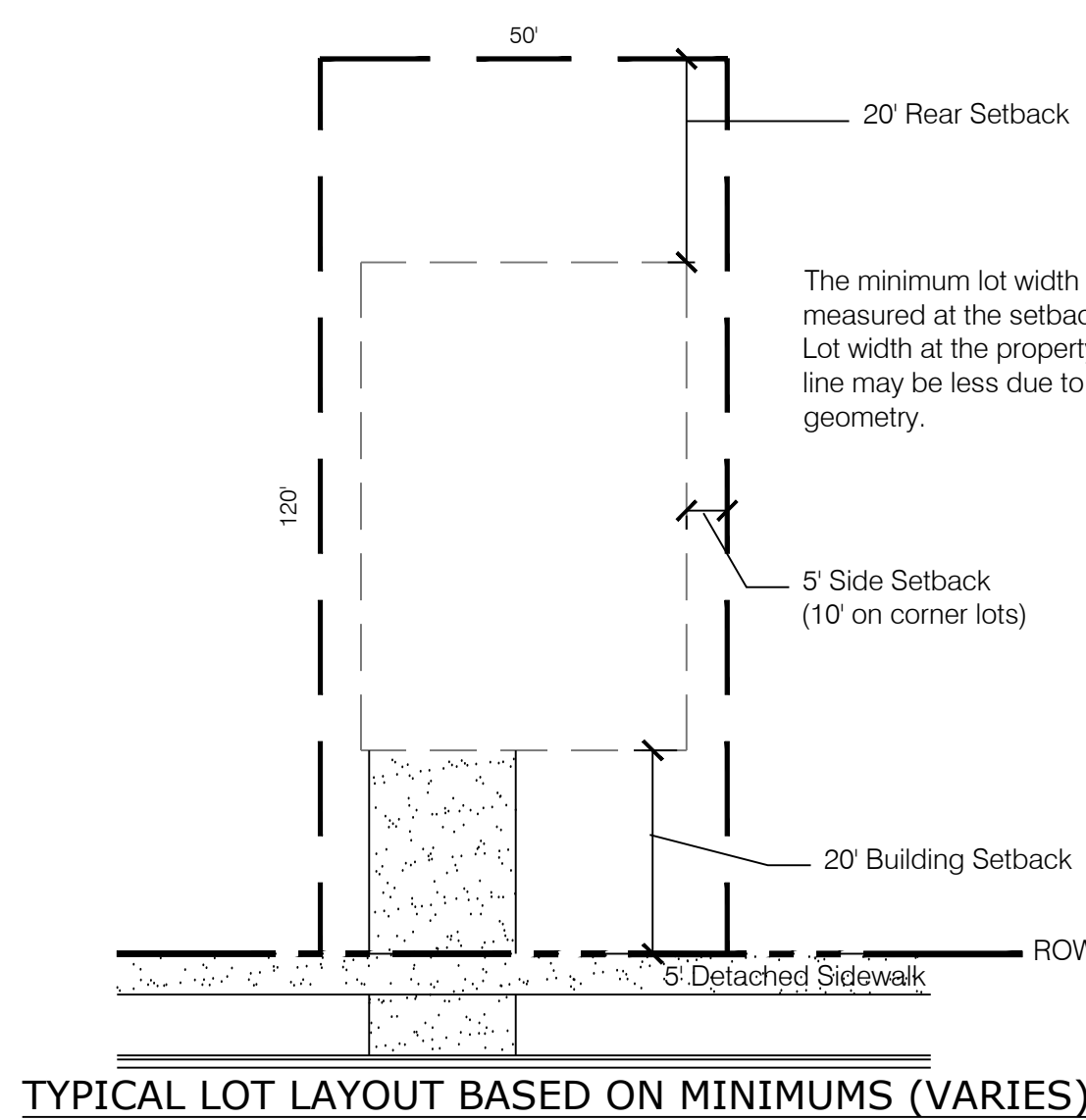
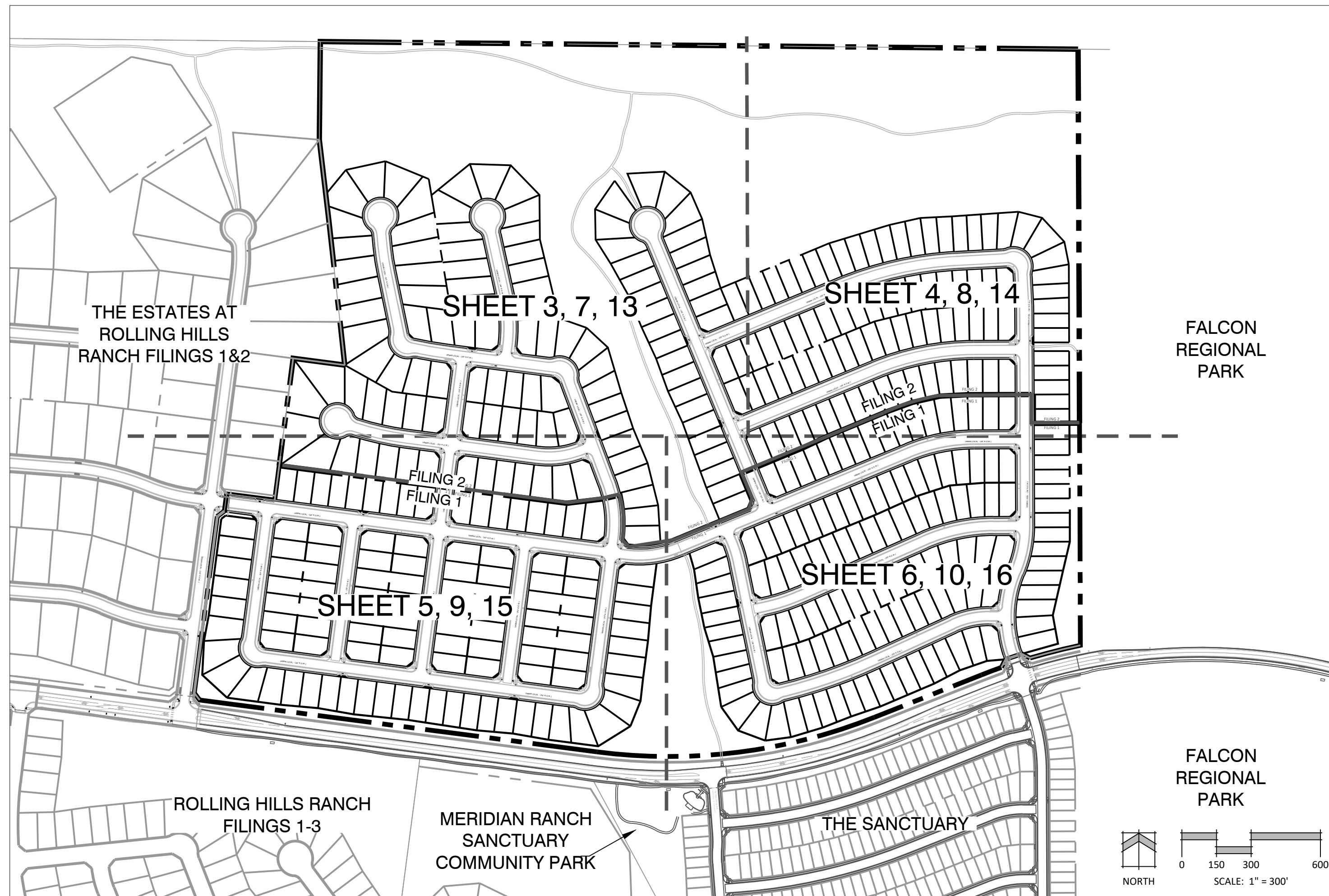
GENERAL NOTES

- All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except for landscaping as indicated in note #2.
- Landscape entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Meridian Service Metropolitan District. All double frontage lots shall receive a combination of berms, fencing, and landscaping between the property line and the curb. All double frontage streets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the frontage as determined by the subdivision.
- Contour interval shown on plan 2'
- Public utility/drainage easements shall be provided on all lots as follows:
 - Front: ten (10) feet
 - Side: five (5) feet
 - Rear: seven and one-half (7.5) feet
 - Streets: Ten (10) feet easement along all areas when front easement is not appropriate.
 - Subdivision Perimeter: Twenty (20) feet
 - Tract Perimeter: Twenty (20) feet
- All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map (FIRM No. 080410353G dated 12/7/18), the subject property is located outside the boundary of the 100 year floodplain.
- Rolling Hills Ranch North Filings 1&2 at Meridian Ranch is subject to the approved Meridian Ranch Sketch Plan Amendment (SKP 21-003) approved 6-24-2021 and recorded 9-17-2021, reception number 22117646 (Resolution No. 21-332).
- Rolling Hills Ranch North Filings 1&2 at Meridian Ranch is subject to the approved Meridian Ranch Zoning & Conceptual Plan approved 5-24-2012 and recorded 3-20-2013, reception number 213036329. Any PUD Development Plan amendment shall follow procedures of the Land Development Code as amended and/or separately implemented or otherwise adopted.
- Per the El Paso County Wildfire Hazards map, dated December 2007, Rolling Hills Ranch North Filings 1 & 2 is situated entirely within the Low Hazard - Non Forested category.
- Rolling Hills Ranch North Filings 1&2 at Meridian Ranch shall be limited to a total of 441 single family lots.
- This subdivision is subject to the public right of way landscape license agreement for Meridian Ranch as recorded under reception no. 213036330 in the office of the clerk and recorder.
- The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.4.2.F.2 of the Land Development Code:
 - Provision to promote pedestrian safety - pedestrians entering the roadway from behind parked vehicles where lines of sight are limited or blocked can create a false sense of security along the roadway without looking for traffic. The use of mid-block crossings can create safety hazards by blocking or hindering sight lines and placing pedestrians in danger
 - Provision of a more efficient pedestrian system - pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where midblock crossings are provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to amenities.
 - Provision of additional open space - by encouraging the residents to use the trail system, the project provides better access to the open space in the development.
- Woodmen Road District note: All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
- Geologic Hazards Note: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, disturbed area, expansive soils, shallow bedrock, seasonal shallow groundwater and rock. Mitigation and a map of the hazard areas can be found in the Soil, Geology and Geologic Hazard Evaluation Report prepared by Entech Engineering Inc., dated 04/20/2022, and is held in the Rolling Hills Ranch North Filing No. 1&2 PUD Development Plan file (Filing: PUDSP235) at the El Paso County Planning and Community Development Department.
 - Seasonal shallow groundwater: Per Figure 7 in the attached report all areas with potential seasonal shallow groundwater are located within drainage/open space tracts
- All roofdrains must discharge and drain through the landscape area of the lots, roofdrains cannot drain over the driveway or be piped to the back of curb and gutter to ensure continued compliance with WQV evaluation defined in ECR 17.1.C.4.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically notes on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- All No-Build Areas are per the Approved Meridian Ranch Sketch Plan (SKP 11-002) addressing the required use/density/buffer between the adjoining properties.

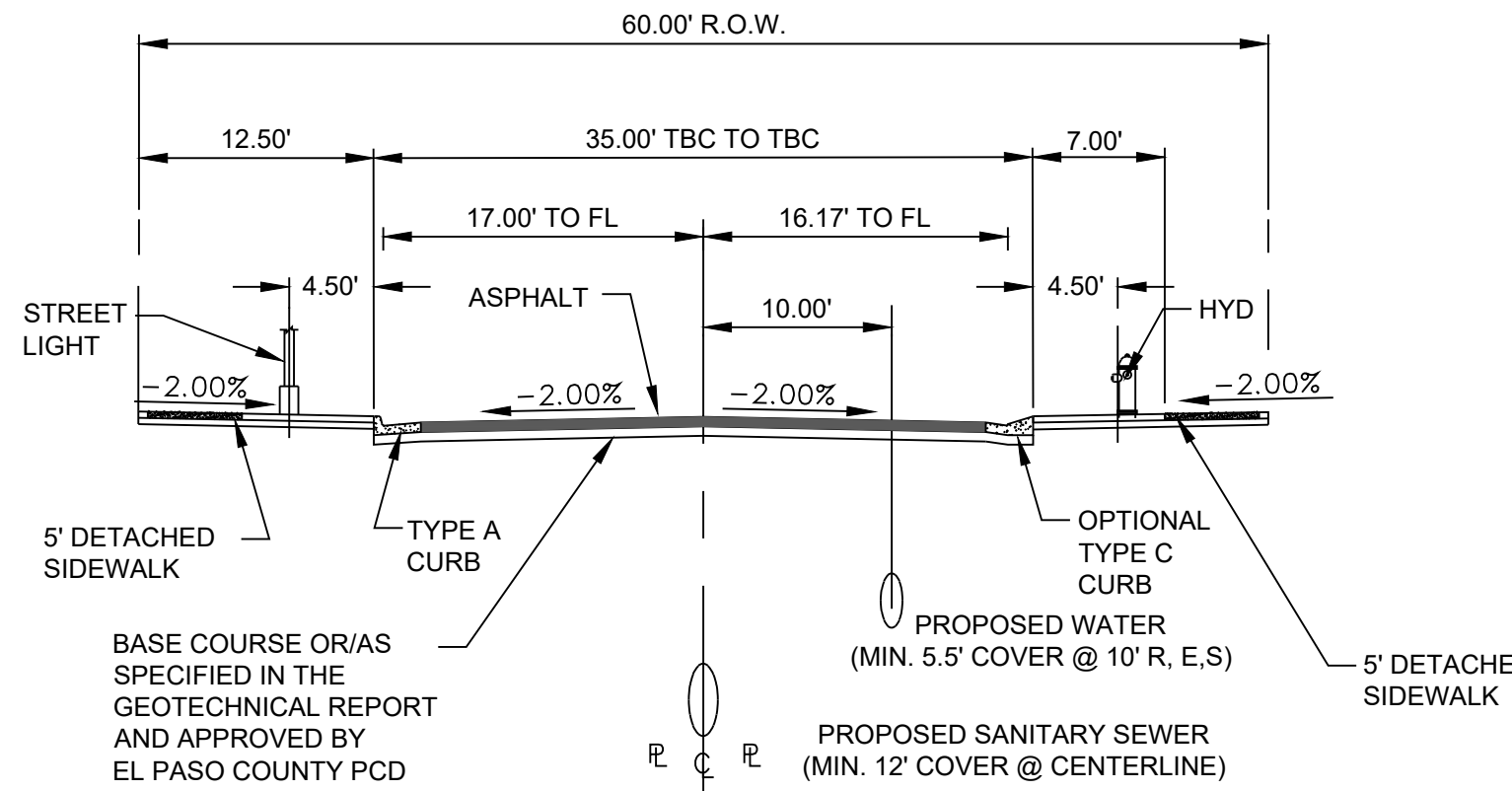
ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

SHEET INDEX MAP



TYPICAL LOT LAYOUT BASED ON MINIMUMS (VARIES)



- NON-STANDARD STREET SECTION PER DEVIATION NO. DEV134 APPROVED BY EL PASO COUNTY PCD.
- TYPE C CURB USED ON ALL RESIDENTIAL STREETS UNLESS OTHERWISE NOTED.
- CLEAR ZONES MUST BE MAINTAINED AT ALL TIMES. ALL STRUCTURAL COMPONENTS LARGER THAN 4" IN DIA. MUST BE A MINIMUM OF 7" FROM EDGE OF TRAVEL WAY FOR TYPE C CURB AND 1.5' FROM FACE OF CURB FOR TYPE A CURB.
- ASPHALT DETERMINED BY HVEEM METHOD AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.

County Certification

This PUD Development Plan and Preliminary Plan for Rolling Hills Ranch North Filings 1 & 2 at Meridian Ranch was approved for filing by the El Paso County, Colorado Board of County Commissioners on the day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) will be accepted upon recordation of the final plat(s), but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners _____ date _____

Director, Planning & Community Development _____ date _____

Clerk and Recorder Certification

STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this _____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County.

El Paso County Clerk and Recorder _____ date _____

Land Owner Certification

In Witness Whereof:
HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20____.

RAUL GUZMAN, VICE PRESIDENT
MERIDIAN RANCH INVESTMENTS, INC

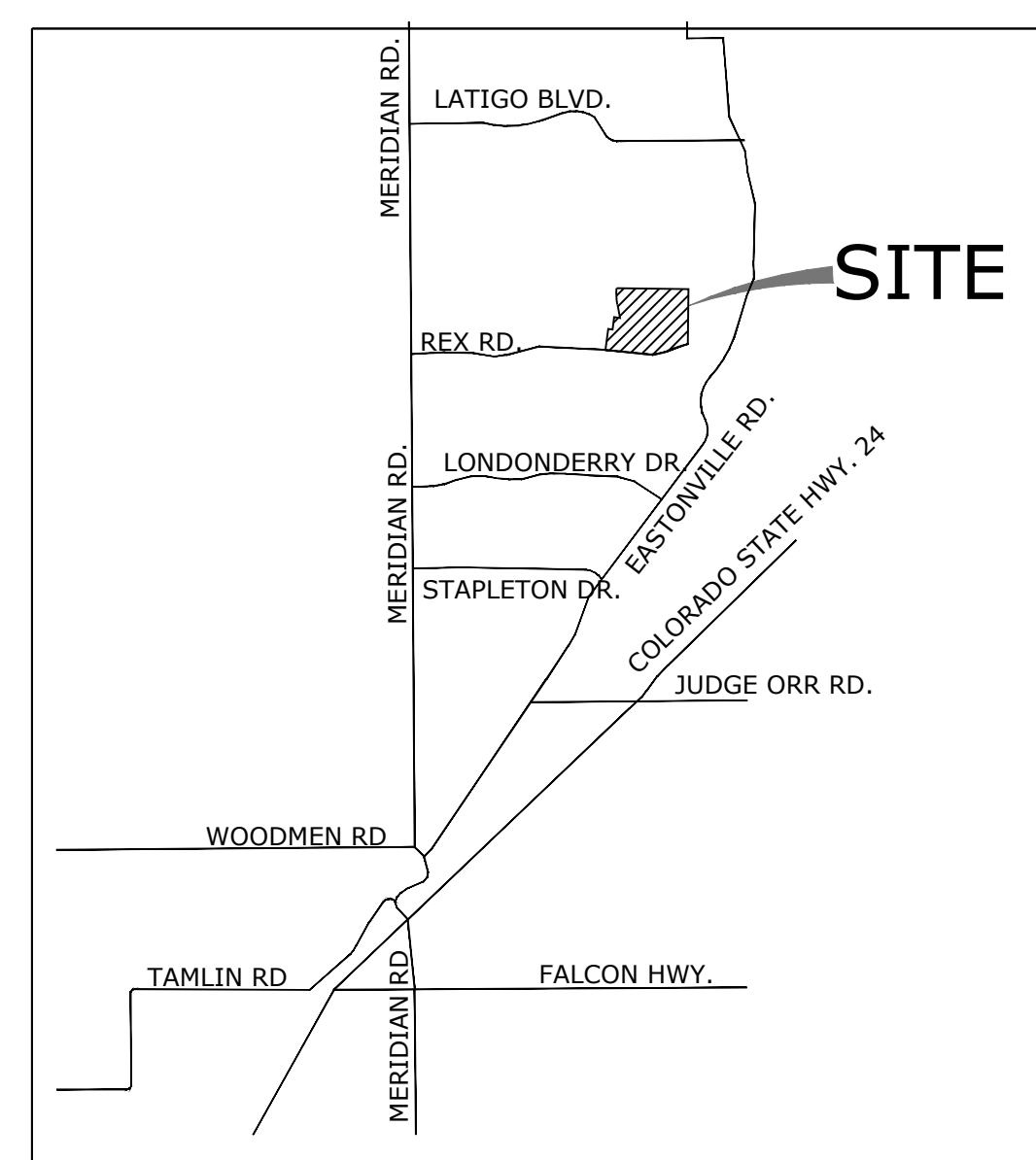
State of California
County of San Diego
Signed before me on _____, 20____
by _____ (name(s) of individual(s) making statement).

(Notary's official signature) _____

(Title of office) _____

(Commission Expiration) _____

VICINITY MAP



OWNER
MERIDIAN RANCH INVESTMENTS, INC.
P.O. BOX 80036
San Diego, CA 92138-0036

PLANNER
N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903
(719) 471-0073

CIVIL ENGINEER
Tech Contractors
11910 Tourmaline Drive, Suite 130
Falcon, CO 80831

SUBDIVIDER
GTL, Inc.
3575 Kenyon St., Suite 200
San Diego, CA 92110



DEVELOPMENT DATA

- Existing Zoning: PUD
- Tax ID Number: 4200000477
- Total Area: 148,873 AC
- Number of Lots: 441
- Total Lot Area: 78,160 AC (52.5%)
- Average Lot Size: 7,720 SF
- Gross Density: 2.96 DU/AC
- Net Density: 5.64 DU/AC
- R.O.W.: 24,252 AC (16.3%)
- Total Tract Area: 46,461 AC (31.2%)

TRACT TABLE

| FILING 1 | TRACT | SIZE (AC) | USE | OWNERSHIP/MAINTENANCE |
|----------|---------|-----------|------------------------------------------------|-----------------------------------------------|
| FILING 1 | Tract A | 5.632 AC | LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/UTILITIES | MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE |
| | Tract B | 0.988 AC | LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/UTILITIES | MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE |
| FILING 2 | Tract A | 39.841 AC | LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/UTILITIES | MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE |

SOCIAL IMPACTS TABLE

| ISSUE | PROVIDER / MAINTENANCE | AVAILABILITY / AMOUNT |
|---------------------------------|--------------------------------------|------------------------------------|
| STUDENT GENERATION | | 441 Single Family Dwelling Units |
| Elementary School (.34/DU):150 | School District 49 | |
| Middle School (.16/DU): 71 | School District 49 | |
| High School (.26/DU): 89 | School District 49 | |
| TOTAL: 310 | | |
| WATER PROVIDER | Meridian Ranch Metropolitan District | (See LOI & Water Resources Report) |
| WASTEWATER PROVIDER | Meridian Ranch Metropolitan District | (See LOI & Wastewater Report) |
| FIRE PROTECTION PROVIDER | Falcon Fire Protection District | |
| EMERGENCY SERVICES | | |
| Ambulance: | Falcon Fire Protection District | |
| Police: | El Paso County Sheriff | |
| RECREATION ACREAGE | | |
| Open Space: | Meridian Ranch Metropolitan District | 46,461 acres |
| Parks: | Meridian Ranch Metropolitan District | N/A |
| Trails: | Meridian Ranch Metropolitan District | 3,840 Linear Feet |
| Private Open Areas: | Meridian Ranch Metropolitan District | N/A |

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

| DWELLING UNITS | FILING 1 | FILING 2 | FILING 3 | FILING 4 | FILING 6 | FILING 7 | ESTATES FILING 2 AND 3 |
|----------------------|------------------------------------------|-----------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------|----------------------|------------------------|
| | 800 | 350 | 122 | 96 | 54 | 131 | 62 |
| DWELLING UNITS | FILING 11 | STONEBRIDGE FILING 1 & 2 | FILING 8 | THE VISTAS FILING 1 | FILING 4B | STONEBRIDGE FILING 3 | FILING 9 |
| | 200 | 175 | 145 | 221 | 62 | 164 | 181 |
| DWELLING UNITS | WINDINGWALK FILINGS 1&2 | STONEBRIDGE FILING 4 | ESTATES AT ROLLING HILLS RANCH FILING 1 | ESTATES AT ROLLING HILLS RANCH FILING 2 | ROLLING HILLS RANCH FILINGS 1-3 | | |
| | 405 | 209 | 16 | 98 | 725 | | |
| DWELLING UNITS | THE SANCTUARY FILING 1 AT MERIDIAN RANCH | ROLLING HILLS RANCH NORTH FILINGS 1 & 2 | | | | | |
| | 343 | 441 | | | | | |
| TOTAL DWELLING UNITS | 5000 | 0 | 5,000 | | | | |

SHEET INDEX

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- SHEET 2 of 16: LEGAL PLAN
- SHEET 3 of 16: SITE PLAN
- SHEET 4 of 16: SITE PLAN
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- SHEET 6 of 16: SITE PLAN
- SHEET 7 of 16: GRADING & UTILITIES PLAN
- SHEET 8 of 16: GRADING & UTILITIES PLAN
- SHEET 9 of 16: GRADING & UTILITIES PLAN
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- COVER SHEET
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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

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AS ASSOCIATION WITH

PROJECT DATE:

DESIGN/ PREPARED BY:

SCALE

SHEET INFO

| DATE: | BY: | DESCRIPTION: |
|-----------|-----|----------------------------|
| 2/20/2024 | BP | PER COUNTY REVIEW COMMENTS |

DESIGN / PREPARED

SHEET TITLE

SHEET NUMBER

PLAN FILE #

ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
DESIGNER: B. PERDUE
PREPARED BY: A. ROMAN

ENTITLEMENT

Cover Sheet

1

1 of 16

PUDSP235



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Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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LEGAL DESCRIPTION - ROLLING HILLS RANCH NORTH FILINGS 1 & 2

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

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

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF ESTATE RIDGE DRIVE AS DEDICATED IN THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. 222714944 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILING;

THE FOLLOWING NINE (9) COURSES ARE ON SAID BOUNDARY LINE:

1. THENCE N07°26'02"E A DISTANCE OF 616.00 FEET;
2. THENCE N42°20'02"E A DISTANCE OF 31.11 FEET;
3. THENCE N07°26'02"E A DISTANCE OF 60.00 FEET;
4. THENCE S82°33'55"E A DISTANCE OF 168.00 FEET;
5. THENCE N07°20'02"E A DISTANCE OF 495.00 FEET;
6. THENCE S82°33'55"E A DISTANCE OF 180.00 FEET;
7. THENCE N06°14'24"W A DISTANCE OF 495.03 FEET;
8. THENCE N06°47'53"W A DISTANCE OF 290.00 FEET;
9. THENCE N00°34'17"E A DISTANCE OF 340.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 20;

THE FOLLOWING COURSE IS ON SAID SECTION LINE:

10. THENCE S89°25'43"E A DISTANCE OF 2624.85 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 214093227;

THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:

11. THENCE S00°13'03"E A DISTANCE OF 2064.39 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 RECEPTION NO. 223715140 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING NINE (9) COURSES ARE ON THE BOUNDARY LINE OF SAID THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH:

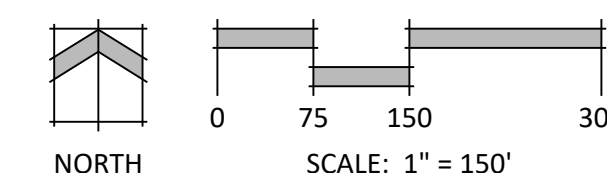
25. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 05°02'20", AN ARC LENGTH OF 180.29 FEET, WHOSE LONG CHORD BEARS S75°52'00"W A DISTANCE OF 180.23 FEET;
26. THENCE N62°31'53"W A DISTANCE OF 31.42 FEET;
27. THENCE S71°53'44"W A DISTANCE OF 60.00 FEET;
28. THENCE S20°19'21"W A DISTANCE OF 31.42 FEET TO A NON-TANGENT CURVE TO THE LEFT;
29. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS S69°24'55"W A DISTANCE OF 73.48 FEET;
30. THENCE S88°33'58"W A DISTANCE OF 399.50 FEET TO A POINT OF CURVE TO THE RIGHT;
31. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1930.00 FEET, A DELTA ANGLE OF 29°02'43", AN ARC LENGTH OF 978.39 FEET, WHOSE LONG CHORD BEARS S82°54'40"W A DISTANCE OF 967.95 FEET;
32. THENCE N82°33'58"W A DISTANCE OF 1387.37 FEET;
33. THENCE N37°33'58"W A DISTANCE OF 31.11 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 ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).

ADJACENT OWNERS

| ADJACENT OWNERS | NAME | MAILING ADDRESS | CITY / STATE / ZIP |
|-----------------|-------------------------------------------------|---------------------------------|----------------------|
| 1 | Meridian Service Metro District | 11886 Stapleton Dr. | Peyton, CO 80831 |
| 2 | GTL INC - Rolling Hills Filing 3 | 3575 Kenyon Street, Suite 200 | San Diego, CA 92110 |
| 3 | GTL INC - The Estates at Rollings Hills Ranch | 3575 Kenyon Street, Suite 200 | San Diego, CA 92110 |
| 4 | Falcon Latigo LLC | 5350 S Roslyn Street, Suite 400 | Englewood, CO 80111 |
| 5 | Board of County Commissioners of El Paso County | 200 S Cascade Ave., Suite 150 | Colorado Springs, CO |
| 6 | GTL INC - The Sanctuary | 3575 Kenyon Street, Suite 200 | San Diego, CA 92110 |



ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. ROMAN

ENTITLEMENT

| DATE: | BY: | DESCRIPTION: |
|-----------|-----|----------------------------|
| 2/20/2024 | BP | PER COUNTY REVIEW COMMENTS |
| | | |
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| | | |

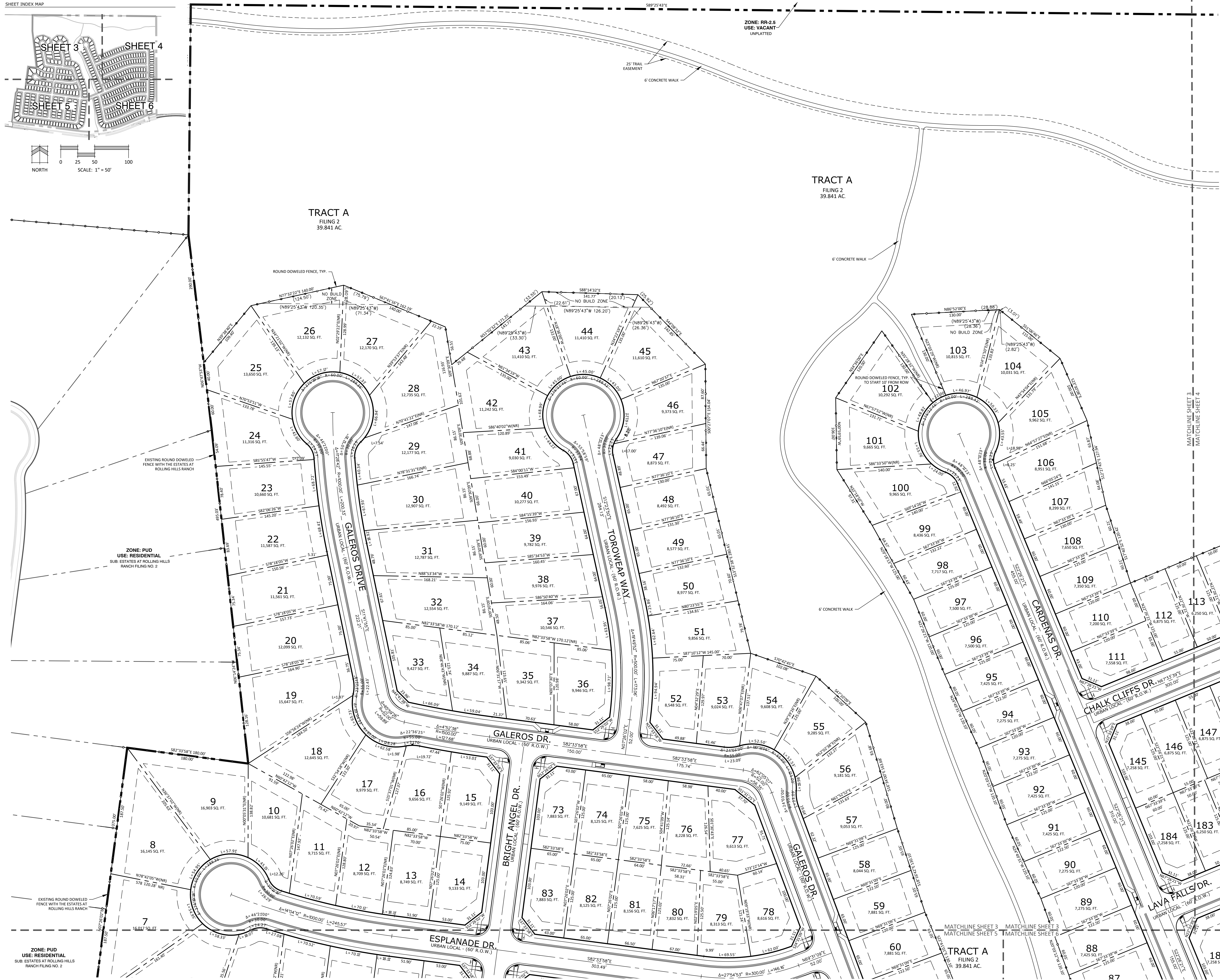
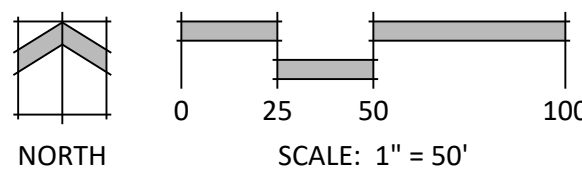
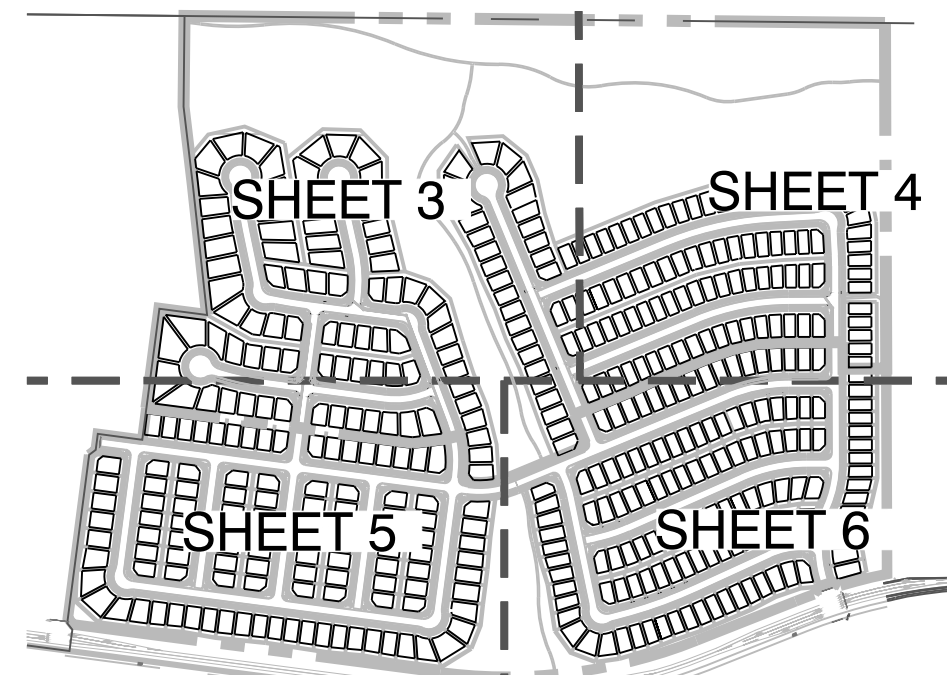
Legal Plan

2

2 OF 16

PUDSP235

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ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. ROMAN

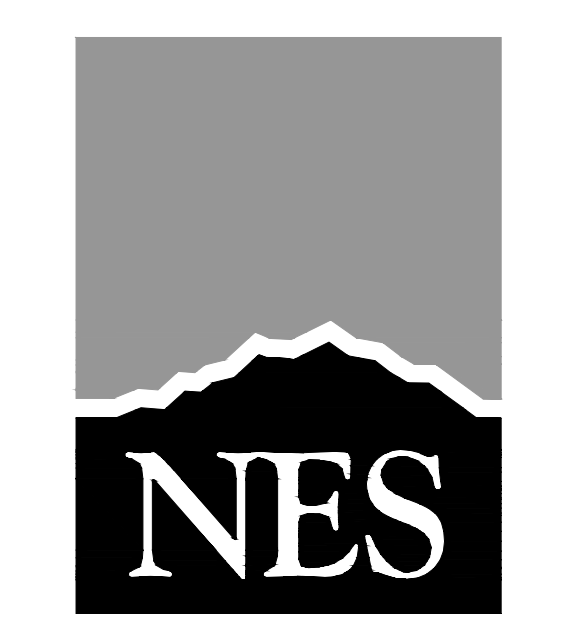
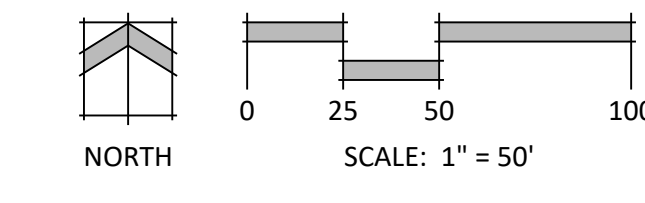
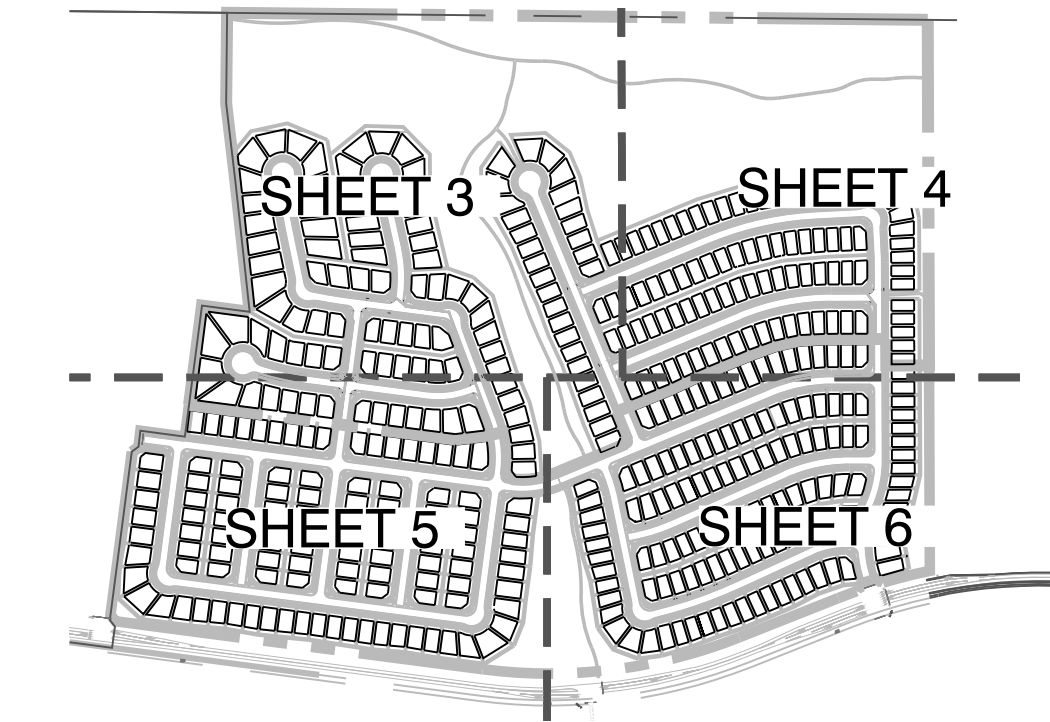
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PUD Site Plan

3
3 OF 16
PUDSP235

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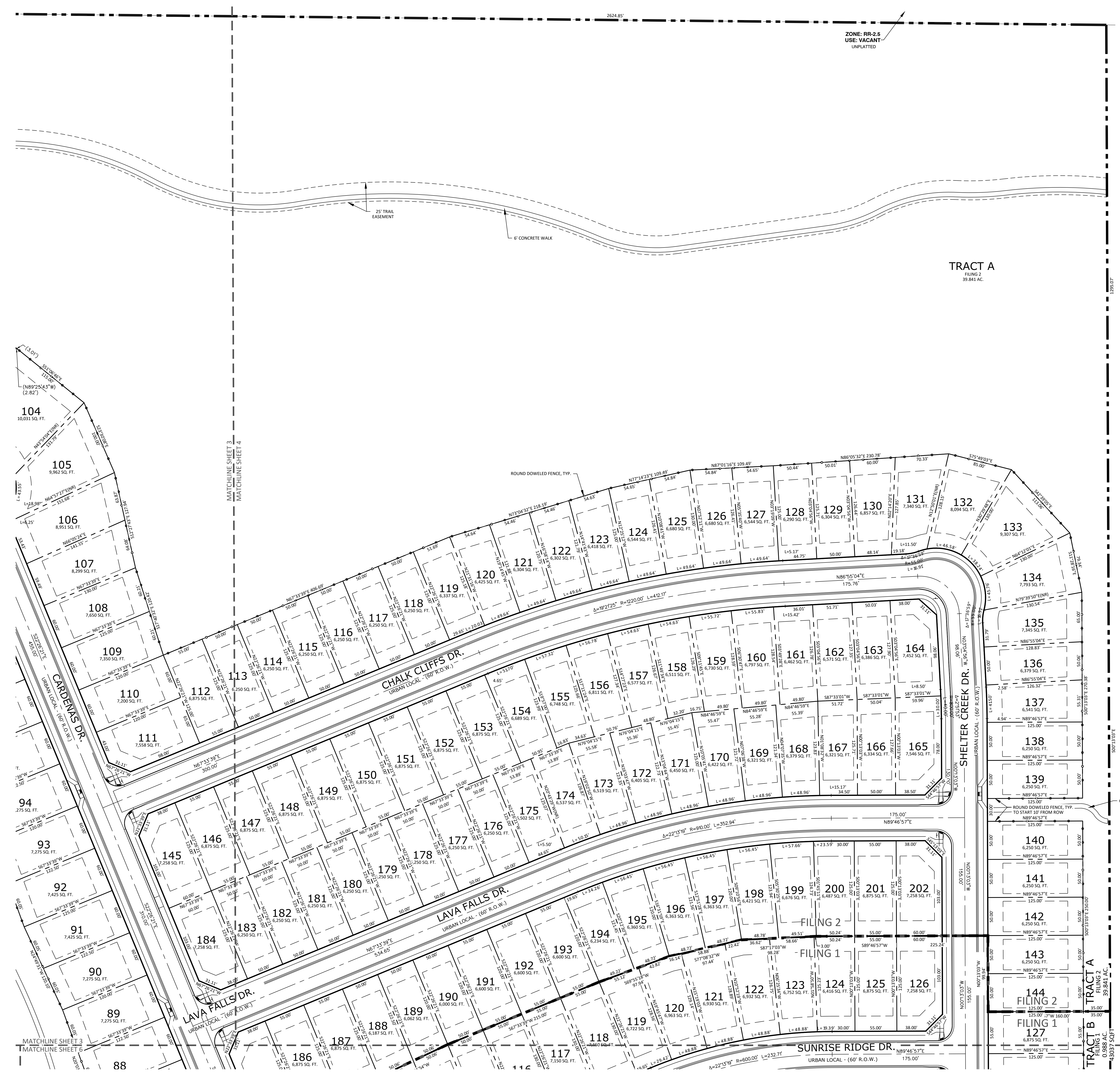
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ZONE: RR-2.5
USE: VACANT
UNPLATTED

TRACT A
FILING 2
39.841 AC.



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PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. ROMAN

ENTITLEMENT

BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY
ZONE: PUD
USE: COUNTY FALCON REGIONAL PARK

PUD Site Plan

4

4 OF 16

PUDSP235

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PREPARED BY: A. ROMAN

ENTITLEMENT

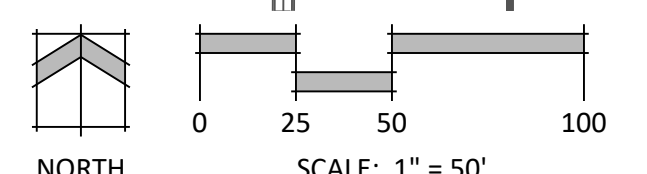
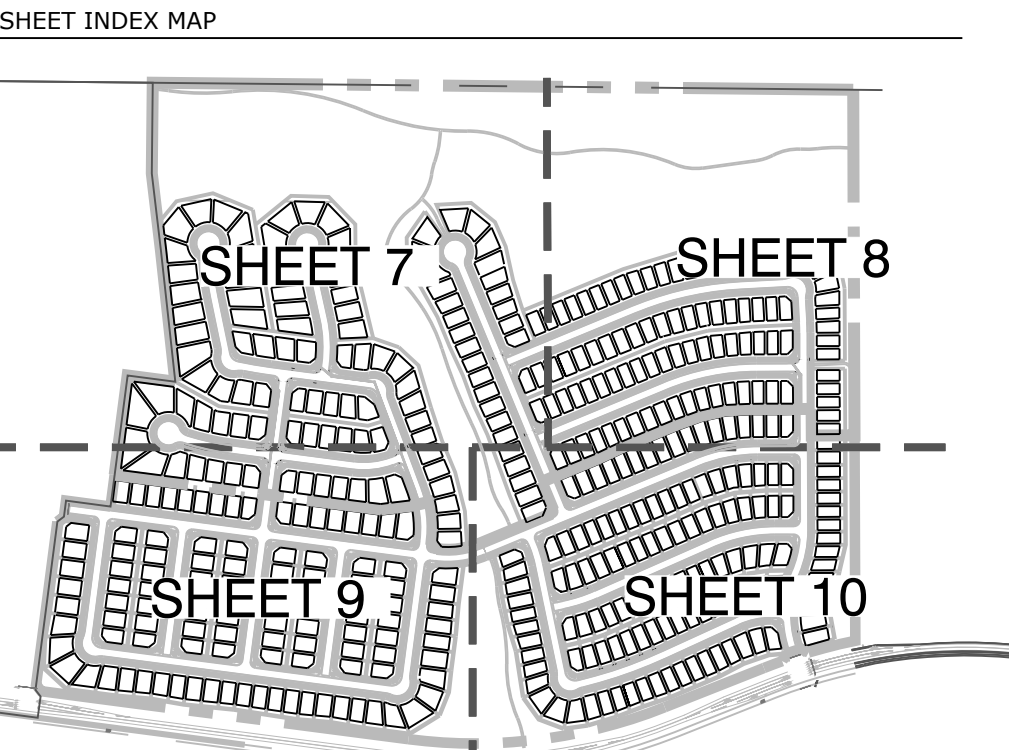
Grading and Utility Plan

9

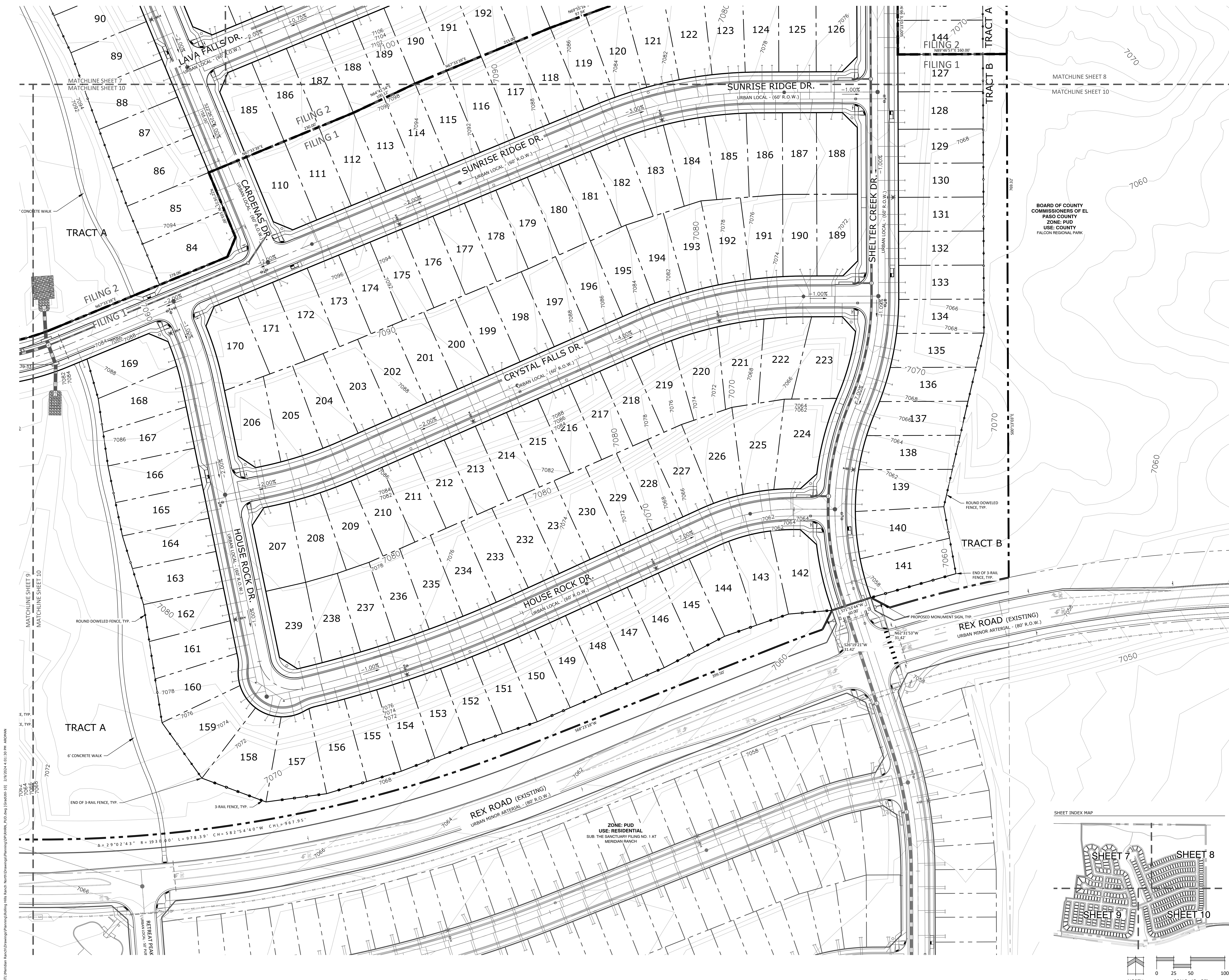
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PUDSP235

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ISSUE NUMBER SHEET TITLE ISSUE / REVISION DATE: 2/20/2024 BY: BP DESCRIPTION: PER COUNTY REVIEW COMMENTS



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BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY
 ZONE: PUD
 USE: COUNTY
 FALCON REGIONAL PARK

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

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ENTITLEMENT

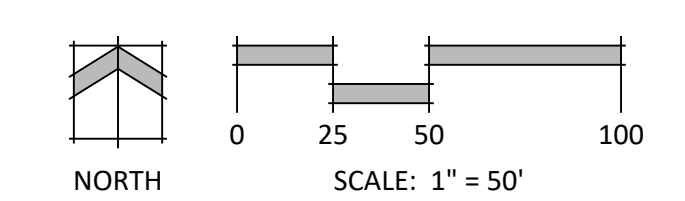
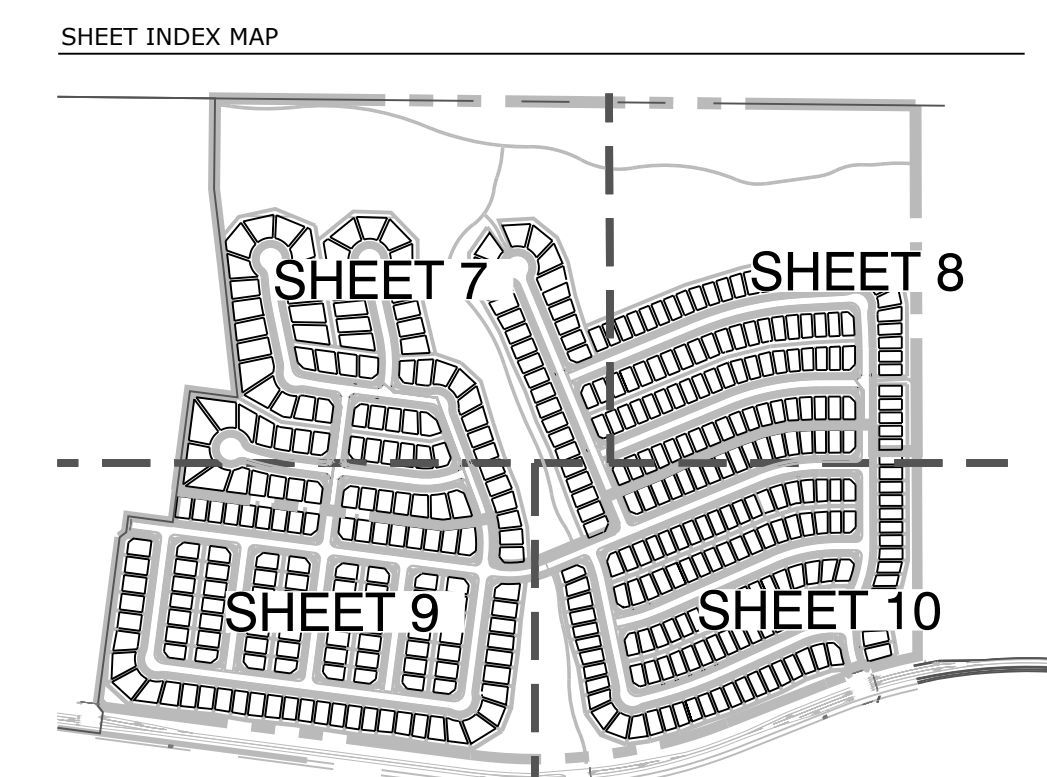
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| 2/20/2024 | BP | PER COUNTY REVIEW COMMENTS |

Grading and Utility Plan

10

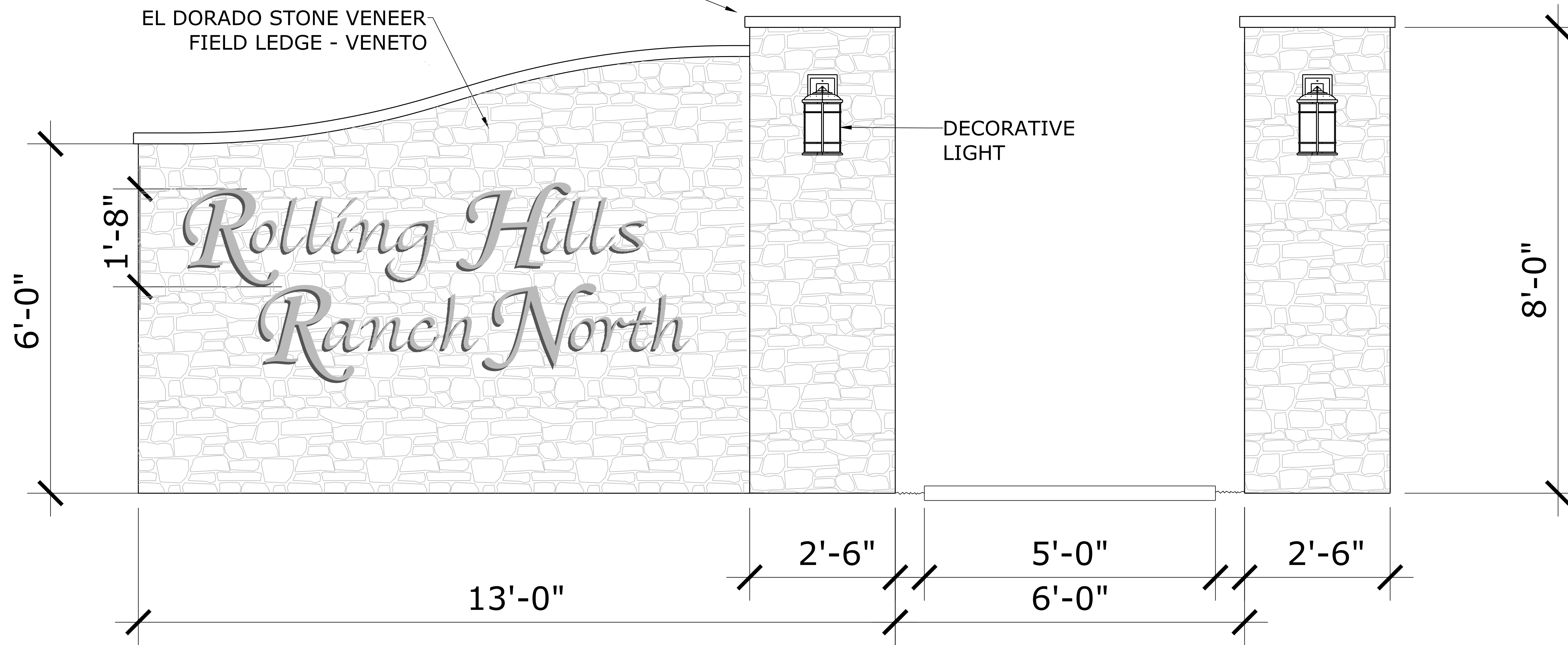
10 OF 16

PUDSP235



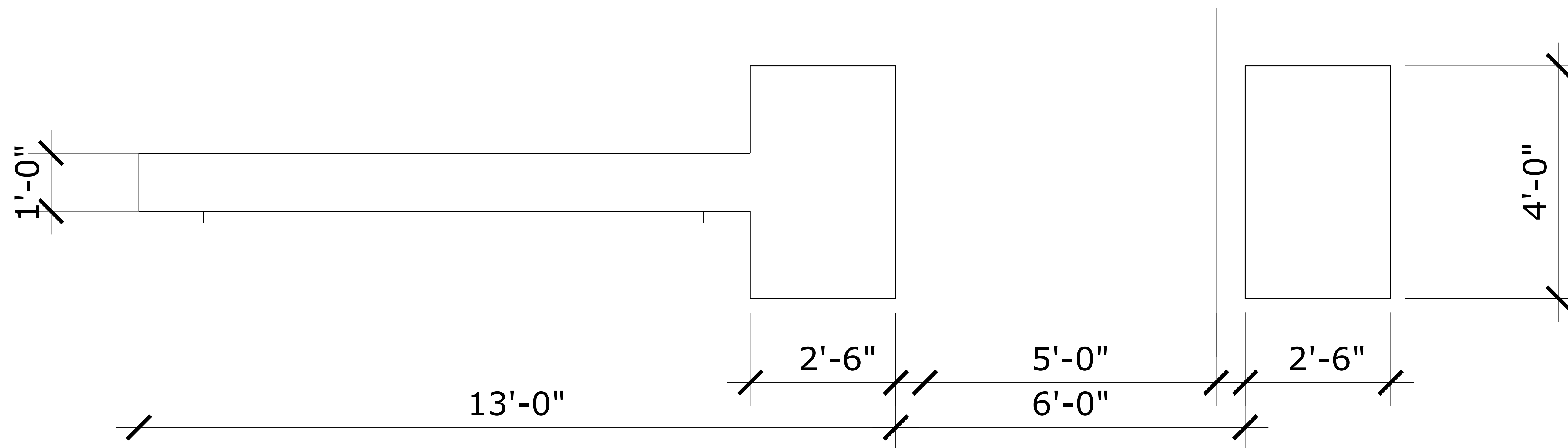
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2-1/4" THICK CHISELED EDGE EL DORADO BUCKSKIN COLUMN CAP AND TOP OF WALL. 1" OVERHANG. GROUT 1/8" TO FLUSH WITH STONE VENEER MORTAR JOINT. MEDIUM TONE MOCHA GROUT COLOR.



1 ENTRY SIGNAGE ELEVATION VIEW

SCALE: 1" = 1'



2 ENTRY SIGNAGE PLAN VIEW

SCALE: 1" = 1'



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PLANNER / LANDSCAPE ARCHITECT

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IN ASSOCIATION WITH

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PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 12/07/2023
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| 2/20/2024 | BP | PER COUNTY REVIEW COMMENTS |
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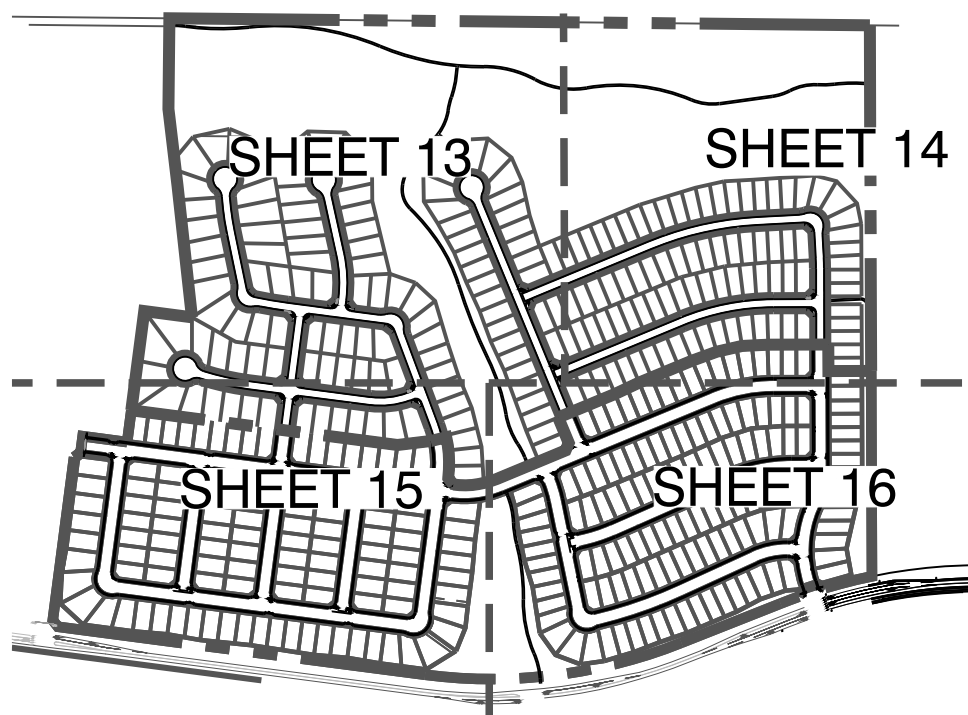
Entry Signage/
Details

11

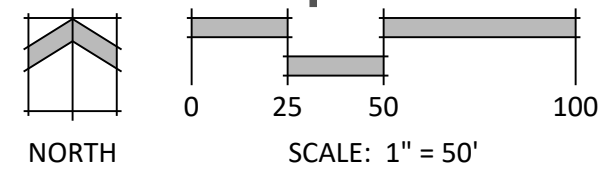
11 OF 16

PUDSP235

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- ROCK COBBLE
2-4" Grey Rose
- ROCK MULCH
1.5" Cimarron Granite
- SOD
- SEED MIX A
To Extent of Disturbance
- SEED MIX B WITH
WILDFLOWERS



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ROLLING HILLS RANCH NORTH
FILINGS 1 & 2
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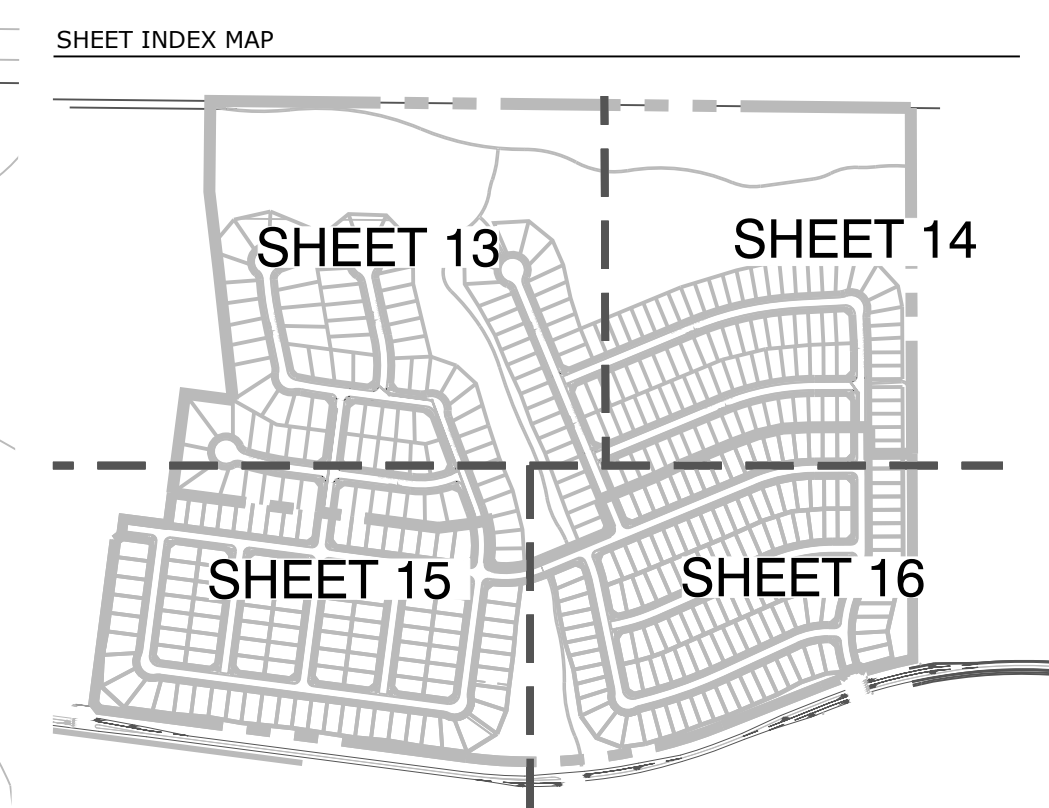
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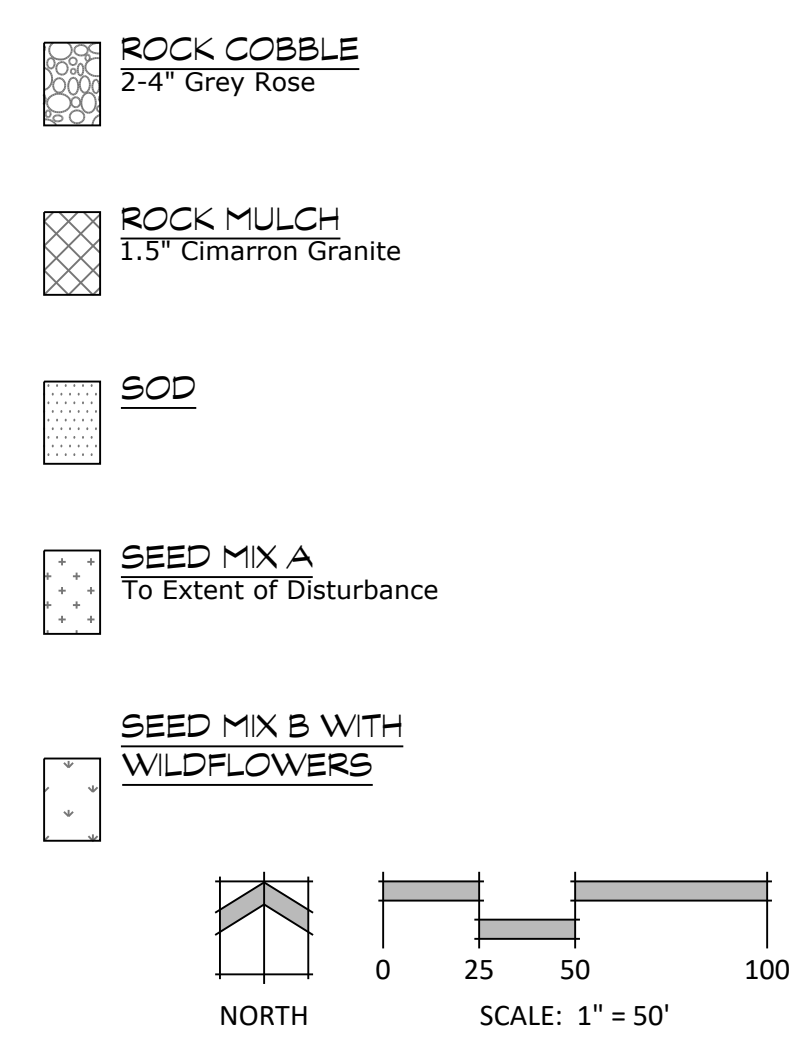
Landscape Plan

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GROUND COVER LEGEND



ROLLING HILLS RANCH NORTH
FILINGS 1 & 2
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PUD DEVELOPMENT /
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PREPARED BY: A. ROMAN

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Landscape Plan

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14 of 16

