

HILLTOP VILLAGES PUD

"Community Villages for Manufactured Homes"

El Paso County, Colorado
Development and Preliminary Plan

Authority

The authority of this Development Plan is Part IV, Section 17.5 (Planned Unit Development District) of El Paso County Zoning Resolution. The Authority for Section 17.5 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Hilltop Villages PUD is in general conformity with the El Paso County Master Plan, is authorized by the provision of Part IV, Section 17.5 of the El Paso County Zoning Resolution, and that such Part IV, Section 17.5 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of Hilltop Villages PUD, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

OWNERSHIP CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That Hilltop Development, LLC, being the owner of "Hilltop Villages PUD" located in S 1/2 of the Southeast 1/4 of Section 20 and the 1/2 of Section 29, all in Township 13 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 20, thence S89°10'57"W along the South line of said Section 20, a distance of 30.00 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION, said point also being on the West R.O.W. line of Marksheffel Road:

1. Thence S00°15'03"E along said Westerly R.O.W. line, a distance of 1454.01 feet;
2. Thence S89°56'53"W, a distance of 1449.55 feet;
3. Thence N00°03'07"W, a distance of 997.16 feet to a point of curve to the right;
4. Thence along the arc of said curve to the right with a radius of 930.00 feet, a delta angle of 40°39'51", an arc length of 660.04 feet, whose long chord bears N20°16'49"E, a distance of 646.28 feet, to a point of reverse curve to the left;
5. Thence along the arc of said reverse curve to the left with a radius of 930.00 feet, a delta angle of 41°07'59", an arc length of 667.65 feet, whose long chord bears N20°02'45"E, a distance of 653.41 feet;
6. Thence N00°31'15"W, a distance of 258.21 feet;
7. Thence N89°28'45"E, a distance of 997.56 feet to the West R.O.W. line of Marksheffel Road;
8. Thence S00°03'07"E, along said Westerly R.O.W. line a distance of 1029.16 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

The above tract of land contains 73.27 acres more or less.

Basis of bearings: The North line of the Northeast Quarter of Section 29, T13S, R65W of the 6th P.M., which is assumed to bear N89°10'57"E from the North 1/4 of said Section 29 to the Northeast corner of said Section 29.

IN WITNESS WHEREOF:

The aforementioned have executed these presents this 5 day of October, A.D., 1998.

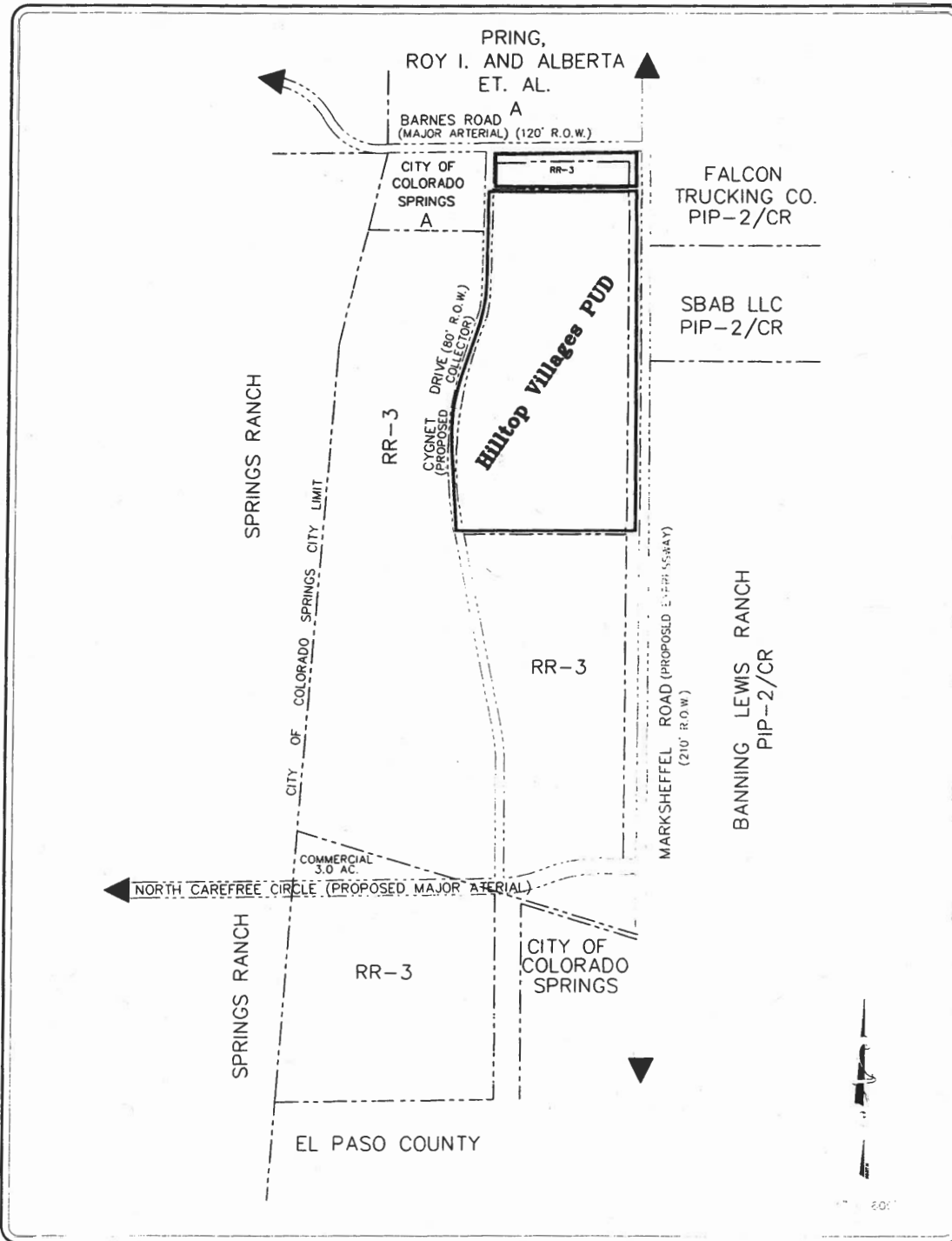
Chateau at Antelope Ridge, LLC
[Signature]

STATE OF COLORADO) *[Notary Seal]*
COUNTY OF EL PASO)

The above and foregoing statement was acknowledged before me this 5 day of October, A.D., 1998, by [Signature]

Witness My Hand and Official Seal: [Signature]
Notary Public

My commission expires: 8-23-2002



ADJOINING USE & ZONING MAP

SHEET INDEX

- 1 General Provisions and Certifications
- 2 Development Standards
- 3 Development and Preliminary Plan
- 4 Typical Cul-de-Park® Village Plan
- 5 Landscape Plan
- 6 Marksheffel Road Cross-Sections

2 AS AMENDED BY YES ANTELOPE RIDGE, LLC FEBRUARY 2025

COUNTY CERTIFICATION

This zoning request to the PUD (Planned Unit Development) District has been reviewed and found to be complete and in accordance with the Resolution 00-98366-LU-121 approving the Planned Unit Development and all applicable El Paso County Regulations.

[Signature]
Board of County Commissioners, Chairman
[Signature]
Administrator, Land Use Department

11/27/1998
Date

Nov 20 1998
Date

State of Colorado) *[Signature]*
County of El Paso)

I hereby certify that this Plan was filed in my office on this 14th day of December, 1998, A.D. at 10:47 o'clock a.m./p.m., and was recorded per Reception No. 98183853

J. PATRICK KELLY
Clerk & Recorder, El Paso Co.

\$60.00 RECORDING FEE
\$ 1.00 SUR CHARGE

NO.	REVISIONS

Hilltop Villages PUD
El Paso County, Colorado
General Provisions and Certifications

DCI
DEVELOPMENT SERVICES GROUP, INC.
11184 Huron Street, Suite 13
Denver, Colorado 80234-3344
(303) 280-9200 Fax: (303) 450-0917

Project No.: CHA100
Date of Issue: 02/11/98
Designed by: R.D.W.
Drawn by: W.J.P.
Checked by: R.D.W.
CAD File No.: CHA100.CHAPUDI
CAD File Date: 02/11/98

sheet no.
1 of 6

A. STATEMENT OF INTENT

1. Owner and Consultant

"Hilltop Villages PUD" is designed to be provide affordable housing through a grouping of small neighborhoods of manufactured homes. "Hilltop Villages PUD" will be professionally managed on a full time basis under single ownership. The design of "Hilltop Villages PUD" was prepared by QCI Development Services Group, Inc., a planning and engineering group specializing in the design and development of manufactured home communities nationally.

Applicant/Developer: Chateau at Antelope Ridge, LLC
c/o Heath Heber
1960 Paso Del Oro
Colorado Springs, CO 80904
Phone: (719) 636-9282

Consultant: QCI Development Services Group, Inc.
11184 Huron Street
Suite 13
Denver, CO 80234
Phone: (303) 280-9200
FAX: (303) 450-0917

2. Site Location, Size, and Zoning

"Hilltop Villages PUD" is generally located south of the proposed completion of Barnes Road and west of Marksheffel Road. It is part of "Hilltop", a sketch plan previously approved. Off-site roads, water, sewer and other utilities will be extended to "Hilltop Villages PUD". "Hilltop Villages PUD" comprises approximately 73.27 acres and is currently vacant. Proposed zoning is PUD.

3. Existing and Proposed Facilities, Structures, Roads, etc.

No facilities, structures, roads, or other improvements exist on property currently. "Hilltop Villages PUD" will complete a portion of Barnes Road, a portion of the proposed minor arterial and extend water, sewer, gas, electric, phone and cable t.v. to the property and adjacent to "Hilltop Villages".

4. Waiver Requests and Justifications.

To the extent the "cul-de-parks" could be considered a cul-de-sac, "Hilltop Villages PUD" requests approval of up to twenty (20) home sites within one "cul-de-park".

B. PERMITTED USES

1. Principal Uses:
a. Manufactured home.

2. Uses Subject to Special Review:
a. Child care facility.

3. Accessory Buildings and Uses:

- a. Home occupation as provided in Sec.35.1.C.
- b. Management headquarters with or without permanent occupancy.
- c. Outdoor recreational facilities including, but not limited to: swimming pools, tennis courts, putting greens, tot lots, basketball court, volleyball court, barbecue facilities, playground equipment.
- d. Private parks and open space.
- e. Community building with kitchen, baths, meeting rooms, offices, weight room, etc.
- f. Security guard house(s).
- g. DELETED
- h. Manufactured home display (on lots only) for sale.
- i. Manufactured home sales office.
- j. Maintenance buildings and equipment.

C. DEVELOPMENT REQUIREMENTS

- 1. There shall be no more than one (1) manufactured home on any manufactured home site.
- 2. The homes shall appear as a conventional site built home with a minimum amount of exposed foundation: special grading condition excepted.
- 3. Homes will have pitched roofs with composite asphalt or similar shingles.
- 4. Homes will be hardboard or vinyl sided.
- 5. Windows will be vinyl coated or anodized aluminum in white or brown or as may be approved by management.
- 6. Accessory structures shall be painted with the same body and trim colors as the primary structure.
- 7. All home sites shall be provided with a minimum of two (2) off street parking spaces.
- 8. Water and sewer will be provided by the Cherokee Water and Sanitation District.
- 9. See "Typical Cul-de-Park Village Plan" for further details.
- 10. Individual trash pick-up to be provided to each home site.

D. ACCESS WAYS

- 1. Primary Ingress/Egress
 - a. Ingress - 36' flowline to flowline.
 - b. Egress - 36' flowline to flowline.
- 2. Secondary Ingress/Egress
 - a. Ingress and egress - 36' flowline to flowline.
- 3. Temporary emergency ingress/egress - 20' edge to edge.
- 4. All access ways shall be paved in accordance with the soils engineer's report and recommendations.
- 5. Access ways shall be privately owned and maintained.
- 6. See "Development, Landscape, and Preliminary Plan" for further details. See "Typical Cul-de-Park Village Plan" for further details.

E. INTERNAL ROADWAYS

- 1. Collector:
 - a. 36' flowline to flowline with parking both sides.
 - b. 30' flowline to flowline with parking one side.
 - c. 24' flowline to flowline with no parking.
- 2. Cul-de-Park:
 - a. 28' flowline to flowline with parking one side.
 - b. 20' flowline to flowline with no parking.
- 3. Internal roadways shall be paved in accordance with the soils engineer's report and recommendations.
- 4. Internal roadways shall be privately owned and maintained.
- 5. See "Development, Landscape, and Preliminary Plan" for further details. See "Typical Cul-de-Park Plan" for further details.

F. INTERNAL PEDESTRIAN WALKWAYS

- 1. Theme:
 - a. Pedestrian facilities are provided adjacent to corridors accommodating through vehicular movement to the extent practical.
 - b. Pedestrian movements are encouraged through open space corridors to the extent practical.
 - c. On street parking is discouraged and restricted.
 - d. Cul-de-Park activity is encouraged.
- 2. Collector:
 - a. 4' sidewalks both sides, attached and detached, concrete.
- 3. Cul-de-Park:
 - a. No side walks adjacent to the road.

G. LANDSCAPE STANDARDS

DEFINITIONS for the purpose of this paragraph: "Common Area" shall be those areas including "Community Commons" area, the common area of each "cul-de-park" and shall specifically exclude the individual home sites, the utility corridors, and the streetscape areas provided for elsewhere within this paragraph. "Individual Home Sites" shall be those areas numbered and depicted by site lines on the accompanying drawings.

- 1. Minimum Depth of Landscape Setback as measured from the R.O.W. line to the home.
 - a. Marksheffel Road - 25'
 - b. Cygnet Drive - 25'
 - c. North Property Line - 16'
 - d. South Property Line - 20'
- 2. Minimum Number of Trees in Landscape Setback and R.O.W.
 - a. Marksheffel Road - One (1) per 20' of frontage. (Up to 1/2 of required trees may be substituted by shrubs.)
 - b. Cygnet Drive - One (1) tree per 30' of frontage (or ten (10) shrubs per 30' of frontage.)
 - c. North Property Line - One (1) per home site
 - d. South Property Line - One (1) per home site
 - * may be located within the Landscape Setback or toward the rear one-third of the home site. A minimum of one-third of the trees shall be evergreen.
- 3. Perimeter Walls and Fencing in Landscape Setback and at R.O.W. Line
 - a. Marksheffel Road - 6' opaque at R.O.W. line or greater.
 - b. Cygnet Drive - 6' opaque at R.O.W. line or greater.
 - c. North Property Line - 6' opaque on property line unless previously constructed by others.
 - d. South Property Line - 6' opaque adjacent to development or open rail adjacent to the detention pond/open space located on property line unless previously constructed by others
- 4. Internal Landscaping
 - a. Common Areas
 - 1. Minimum number of trees - One (1) per 2000 square feet or 10 shrubs per 2000 square feet; up to 1/2 of required trees may be substituted with shrubs.
 - b. Individual Home Sites
 - 1. Minimum number of trees - One (1) per home site, to be provided to the resident by the Developer/Retailer.
 - c. Open space shall be vegetated with drought tolerant native grasses.
- 5. Minimum Plant Material Sizes/Percentage of Live Material
 - a. Deciduous shade trees - 1 1/2" measured 6" above ground.
 - b. Deciduous ornamental trees - 1" measured 6" above ground
 - c. Evergreen trees - 6", except Pinon Pine and Upright Juniper at 4", all measured installed above ground.
 - d. Evergreen and deciduous shrubs - One or five gallon size, depending on the spacing of the plants.
 - e. Landscape Setback and Common Areas - A minimum of 75% of pervious surfaces shall be covered in living grass or other plant materials.
 - f. Individual Home Sites - A minimum of 50% of pervious surfaces shall be covered in living grass or other living plant materials.

G. LANDSCAPE STANDARDS (continued)

- 6. Care and Maintenance of Individual Home Sites
 - a. Each resident shall be responsible for the installation, care, and maintenance of his/her individual home site.
 - b. The Developer/Operator shall enforce the standards of residency as set forth in the Lease Agreement and Rules and Regulations for Residency, to be prepared prior to initial operation of the community.
- 7. Final Landscape Plan
 - a. A Final Landscape Plan in accordance with the "Landscape Policy and Design Manual" for single family homes, reflected to meet the general "Landscape Standards" herein, shall be submitted and approved prior to authorization for issuance of a building permit.

H. ADVERTISING AND MONUMENTATION

- 1. All project monumentation, identification, advertising, and signage shall be in accordance with Section 35.4.

I. MAINTENANCE PLAN

- 1. Proposed Ownership and Operation:
 - a. "Hilltop Villages PUD" will be owned and maintained in its entirety by a single entity. Ownership shall consist of, but is not necessarily limited to, the following components of "Hilltop Villages PUD":
 - 1. Land
 - 2. Roads
 - 3. Common facilities, amenities, and appurtenances.
 - 4. Common landscape improvements.
 - 5. Water mains and appurtenances.
 - 6. Sewer mains and appurtenances.
 - 7. Storm facilities and appurtenances.
 - 8. Electrical pedestals and service laterals.
 - 9. Gas service mounting devices.
 - Only the manufactured homes, their accessory structures, and appurtenances may be owned by another individual(s) or entity(s). Residents of "Hilltop Villages PUD" will pay a monthly lease rate to Ownership. Said lease rate will include a provision for reserve for maintenance.

J. LOTS AND HOME SITES

- 1. The terms "lot" or "lots" and "home site" or "home sites" may be used interchangeably through the course of this document. There will be no subdivided "lots" for sale to others. The "lots" or "home sites" depicted on the drawings herein, represent the area in which the individual manufactured homes may be placed, subject to separation and setback standards further defined herein.

NO.	REVISIONS	DATE
1	TRASH PICK-UP	9/30/98

Hilltop Villages PUD
El Paso County, Colorado
Development Standards

QCI
DEVELOPMENT SERVICES GROUP, INC.
11184 Huron Street, Suite 13
Denver, Colorado 80234-3344
(303) 280-9200 Fax: (303) 450-0917

Project No.: CHAL00
Date of Issue: 02/11/98
Designed by: R.D.W.
Drawn by: W.J.F.
Checked by: R.D.W.
CAD File No.: CHAL00.CHAPUD2.BWG
CAD File Date: 9/30/98

2 AS AMENDED BY YES ANTELOPE RIDGE, LLC FEBRUARY 2025

sheet no.
2 of 6

FALCON TRUCKING CO.
PIP-2/CR

SBAB LLC
PIP-2/CR
POINT OF COMMENCEMENT
NORTH EAST CORNER SECTION 29,
T13S, R65W

BANNING LEWIS RANCH
PIP-2/CR

2 LOT 87 TO BE DIVIDED INTO
LOTS 87 AND 87A (4330 AND
4334 GRAY FOX HEIGHTS)

MARKSHEFFEL ROAD
POINT OF BEGINNING



LAND USE TABLE

	ACRES	PERCENT
PERIMETER STREETScape SETBACK:	1.43	2.0%
PERIMETER LANDSCAPE SETBACK:	2.55	3.5%
COMMON AREAS:	3.15	4.3%
OPEN SPACE:	11.23	15.3%
STREETS & COURTS:	9.27	12.7%
HOMESITES, 338 EA.:	38.99	53.2%
CYGNET DRIVE 40' R.O.W. DEDICATION	2.37	3.2%
MARKSHEFFEL 75' R.O.W. DEDICATION	4.28	5.8%
	73.27	100.0%

GROSS DENSITY: 4.63 du/ac.
GROSS AVERAGE FOR HOMESITES: ±5,025 SF EACH
WALKS: ±13,200 LF

2
LOT 321 (4055 GRAY FOX HEIGHTS
TO REMAIN VACANT OPEN SPACE

2
AS AMENDED BY
YES ANTELOPE RIDGE, LLC
FEBRUARY 2025

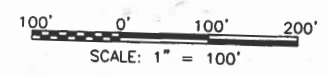
NO.	REVISION	DATE
1	ADDED LEADER ARROW	9/30/08

Hilltop Villages PUD
El Paso County, Colorado
Development and Preliminary Plan

DCI
DEVELOPMENT SERVICES GROUP, INC.
11184 Huron Street, Suite 13
Denver, Colorado 80234-3344
(303) 280-9200 Fax: (303) 450-0817

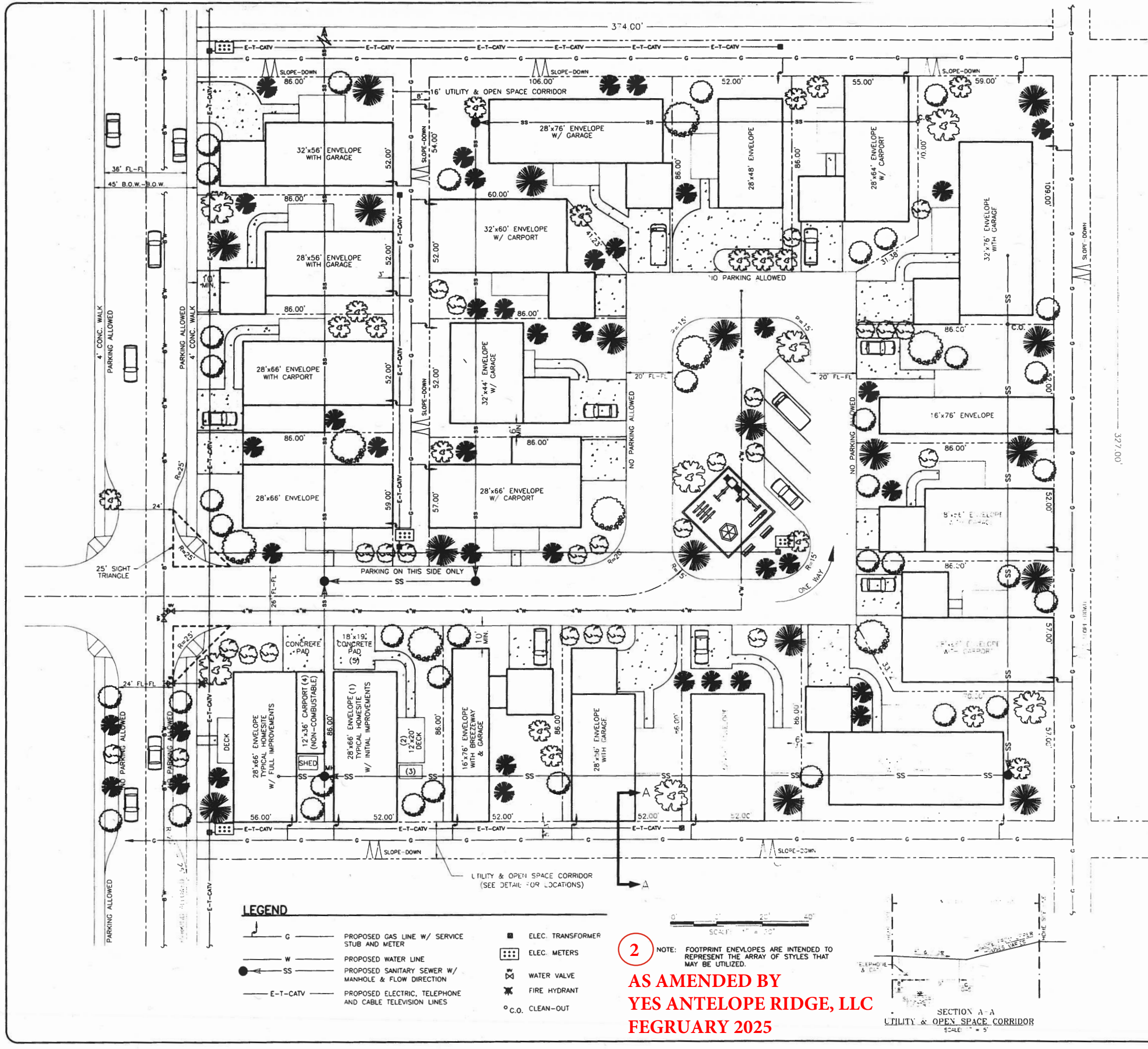
Project No.: CHAL00
Date of Issue: 02/11/08
Drawn by: R.D.W.
Checked by: W.J.P.
CAD File No.: CHAL00\CHALPUDS.DWG
CAD File Date: 9/30/08

sheet no.
3 of 6



J:\085\CHAL100\CHALPUDS.DWG Thu Oct 01 11 23 33 1998 PEN 300

98183853-3



- LEGEND**
- G — PROPOSED GAS LINE W/ SERVICE STUB AND METER
 - W — PROPOSED WATER LINE
 - SS — PROPOSED SANITARY SEWER W/ MANHOLE & FLOW DIRECTION
 - E-T-CATV — PROPOSED ELECTRIC, TELEPHONE AND CABLE TELEVISION LINES
 - — ELEC. TRANSFORMER
 - — ELEC. METERS
 - ⊗ — WATER VALVE
 - ⊗ — FIRE HYDRANT
 - C.O. — CLEAN-OUT

2 NOTE: FOOTPRINT ENVELOPES ARE INTENDED TO REPRESENT THE ARRAY OF STYLES THAT MAY BE UTILIZED.

**AS AMENDED BY
YES ANTELOPE RIDGE, LLC
FEGRUARY 2025**

SECTION A-A
UTILITY & OPEN SPACE CORRIDOR
SCALE 1" = 5'

- HOMESITE DETAILS:**
- (1) THE MANUFACTURED HOME - BY RESIDENT. SHALL NOT BE LOCATED CLOSER THAN 10 FEET TO SIDE, 8 FEET END TO SIDE, OR 6 FEET END TO END HORIZONTALLY FROM ANY OTHER MANUFACTURED HOME OR COMMUNITY BUILDING UNLESS THE EXPOSED COMPOSITE WALLS AND ROOF OF EITHER STRUCTURE ARE WITHOUT OPENINGS AND CONSTRUCTED OF MATERIALS THAT WILL PROVIDE A ONE-HOUR FIRE RATING OR THE STRUCTURES ARE SEPARATED BY ONE-HOUR FIRE-RATED BARRIER. NFPA 501A, 1987, 4-2.1.1 EXCEPT AS FURTHER RESTRICTED - SEE "STANDARDS"
 - (2) THE PATIO AND/OR DECK, 12'x20' BUILDING ENVELOPE - BY RESIDENT.
 - (3) ACCESSORY BUILDING 4'x8' TO 6'x10' - BY RESIDENT.
 - (4) GARAGE OR CARPORT, 20'x24' BUILDING ENVELOPE - BY RESIDENT.
 - (4a.) THE MINIMUM FRONT SETBACK FOR CARPORTS SHALL BE 20' OR THE FRONT LIMIT OF THE MANUFACTURED HOME, WHICHEVER IS CLOSER. THIS STANDARD SHALL BE MEASURED FROM THE FLOWLINE OF THE CURB ON INTERIOR STREETS OR DRIVES OR FROM THE BACK OF SIDEWALK, WHICHEVER IS APPLICABLE.
 - (5) PARKING PAD, 18'x19' - BY COMMUNITY.

NOTE:

(2) (3) (4) "ACCESSORY BUILDINGS OR STRUCTURES" - NO INTERNAL "LOT LINES" EXIST WITHIN THIS DEVELOPMENT. IN THE ABSENCE OF "LOT LINES", ACCESSORY BUILDINGS OR STRUCTURES, NOTED ABOVE BY (2) (3) (4), WHETHER ATTACHED OR DETACHED TO THE MANUFACTURED HOME, FOR THE PURPOSE OF SITE PLACEMENT, SHALL BE DEEMED TO BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, LATEST EDITION, INTERPRETED FOR R-3, SINGLE FAMILY RESIDENTIAL CONSTRUCTION, AS FOLLOWS:

ACCESSORY BUILDINGS OR STRUCTURES CONSTRUCTED ENTIRELY OF MATERIALS THAT DO NOT SUPPORT COMBUSTION, MAY BE LOCATED ADJACENT TO A SITE LINE PROVIDED, HOWEVER, THAT A MINIMUM OF 3' OF SEPARATION IS PROVIDED BETWEEN IT AND ANY STRUCTURE ON AN ADJOINING RESIDENCE.

ACCESSORY BUILDINGS OR STRUCTURES CONSTRUCTED OF MATERIALS THAT DO SUPPORT COMBUSTION, MAY BE LOCATED ADJACENT TO A SITE LINE PROVIDED, HOWEVER, THAT A MINIMUM OF 6' OF SEPARATION IS PROVIDED BETWEEN IT AND ANY STRUCTURE ON AN ADJOINING RESIDENCE.

- (6) STANDARDS
- (1) The following standards shall apply to all home sites:
 - a. Minimum area manufactured home space 4,000 sq. ft.
 - b. Minimum lot length 80 feet
 - c. Minimum yards 50 feet - double wide unit
 - d. Maximum height 25 feet
35 feet for community building

(2) The distance between any building or manufactured home and/or accessory structure from a property line of the community shall be sixteen (16) feet.

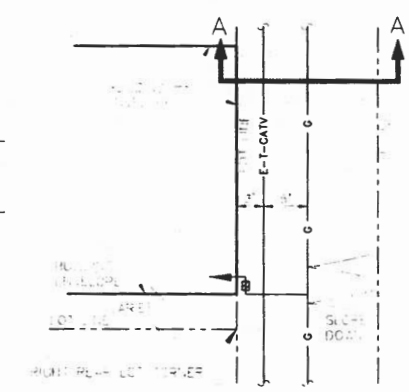
(3) The minimum front setback of a manufactured home, exclusive of accessory structures, shall be ten (10) feet from the flowline of the curb on interior streets or drives, or ten (10) feet from the back of sidewalk, whichever is applicable.

(4) To encourage the enclosed storage of parked vehicles, the front setback of garages may be no closer than ten (10) feet from the flowline of the curb on interior streets or drives, or ten (10) feet from the back of sidewalk, whichever is applicable. This shall apply only to garages which are fully enclosed, with operable garage door, and are the same in style, character, and color of the accompanying manufactured home.

(5) Side spacing shall provide for a distance of ten (10) feet between manufactured homes, exclusive of accessory structures.

(6) Rear spacing shall provide for a distance of six (6) feet between manufactured homes, (homes end to end), and eight (8) feet between manufactured homes, (homes side to end), exclusive of accessory structures.

(7) There shall be a minimum setback of eighteen (18) feet between any service facility or manufactured housing community permanent building and any manufactured home and/or accessory structure.



SERVICE LOCATIONS SHOWN ARE TYPICAL LOCATIONS ONLY SEE FINAL CONSTRUCTION PLANS FOR SPECIFIC SERVICE LOCATIONS AND MAIN LOCATIONS

UTILITY SERVICE LOCATION DETAIL
SCALE 1" = 10'

NO.	REVISIONS	DATE

Hilltop Villages PUD
El Paso County, Colorado
Typical "Cul-De-Park" Village Plan

OCI
DEVELOPMENT SERVICES GROUP, INC.
11164 Huron Street, Suite 13
Denver, Colorado 80234-3344
(303) 280-8200 Fax: (303) 450-0917

Project No.: CH4100
Date of Issue: 02/11/98
Designed By: R.D.W.
Drawn By: W.J.P.
Checked By: R.D.W.
CAD File No.: CH4100.CH4100A.DWG
CAD File Date: 9/30/98

sheet no.
4 of 6

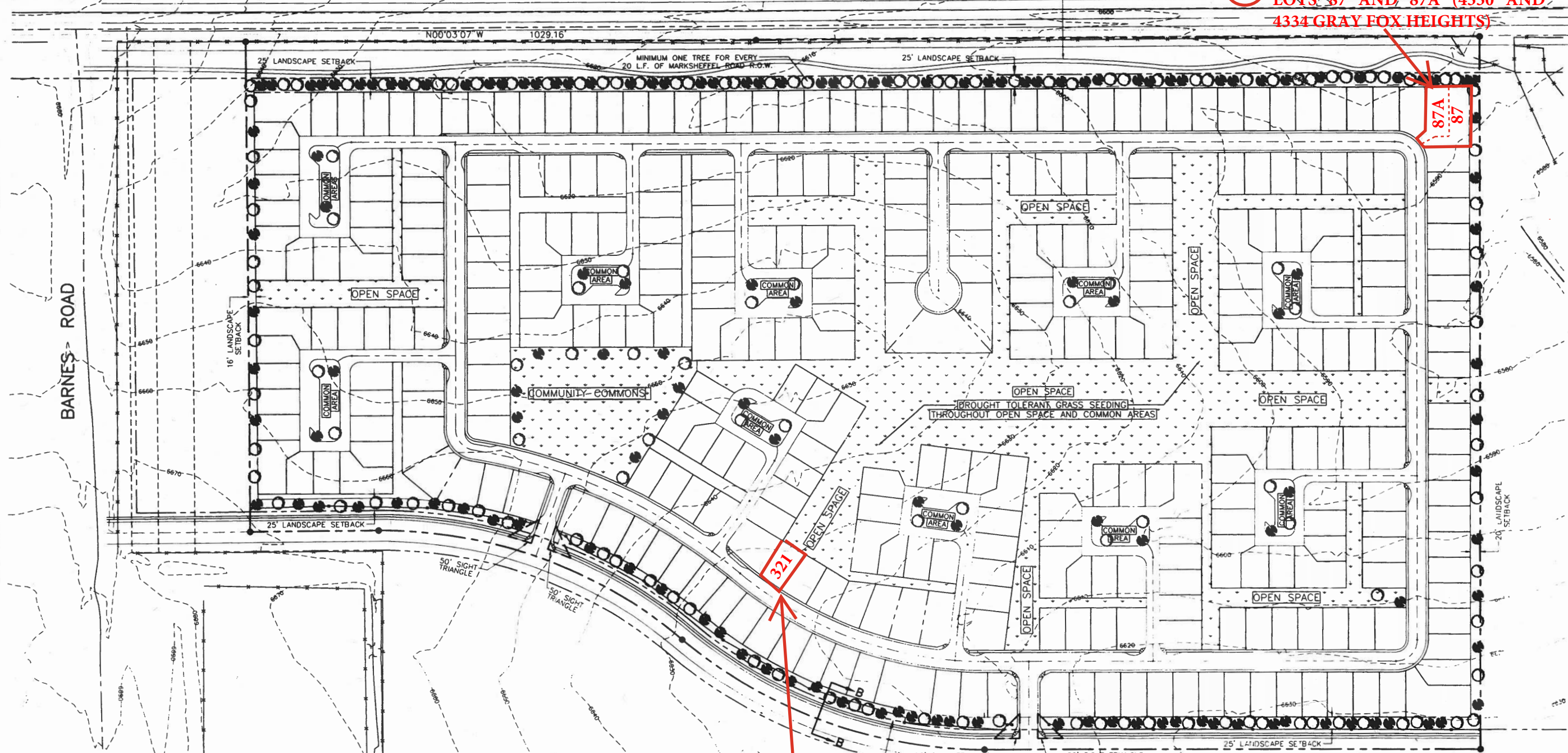
98183853-4

MARKSHEFFEL ROAD

8' PUBLIC TRAIL (TO BE DESIGNED W/ FINAL ENGINEERING)

2 LOT 87 TO BE DIVIDED INTO LOTS 87 AND 87A (4330 AND 4334 GRAY FOX HEIGHTS)

BARNES ROAD



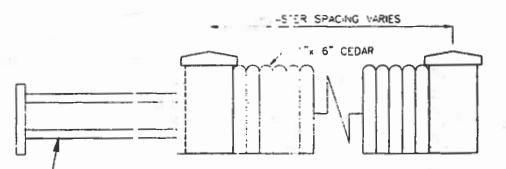
NOTES:

1. LANDSCAPE FOR INDIVIDUAL HOMESITES IS NOT SHOWN FOR CLARITY.
2. STREET DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. A FINAL LANDSCAPE PLAN IN ACCORDANCE WITH THE "LANDSCAPE PLAN AND DESIGN MANUAL FOR SINGLE FAMILY HOMES, REFLECTED TO THE GENERAL "LANDSCAPE STANDARDS" HEREIN, SHALL BE SUBMITTED AND APPROVED PRIOR TO ALLOTMENT OR ISSUANCE OF BUILDING PERMITS.

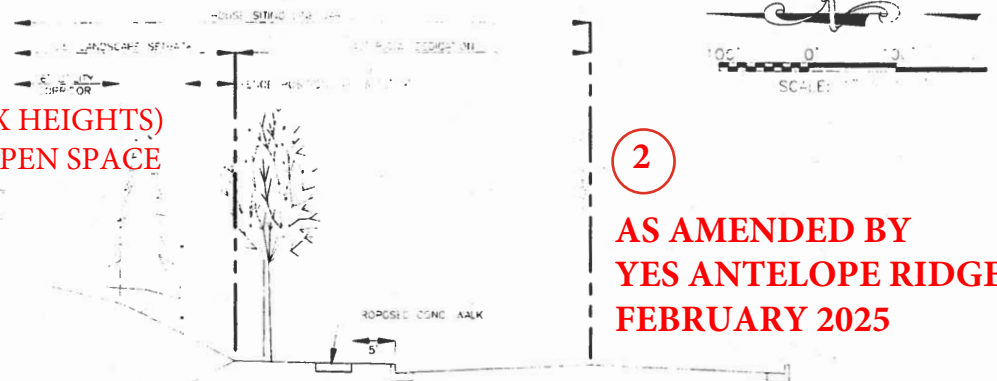
MINIMUM ONE TREE FOR EVERY 20 L.F. OF CYGNET DRIVE ROW

2 LOT 321 (4055 GRAY FOX HEIGHTS) TO REMAIN VACANT OPEN SPACE

2 AS AMENDED BY YES ANTELOPE RIDGE, LLC FEBRUARY 2025



FENCE DETAIL



SECTION B-B TYPICAL CYGNET DRIVE SECTION HORIZONTAL SCALE: 1"=10' VERTICAL SCALE: 1"=5'

NO.	REVISIONS	DATE

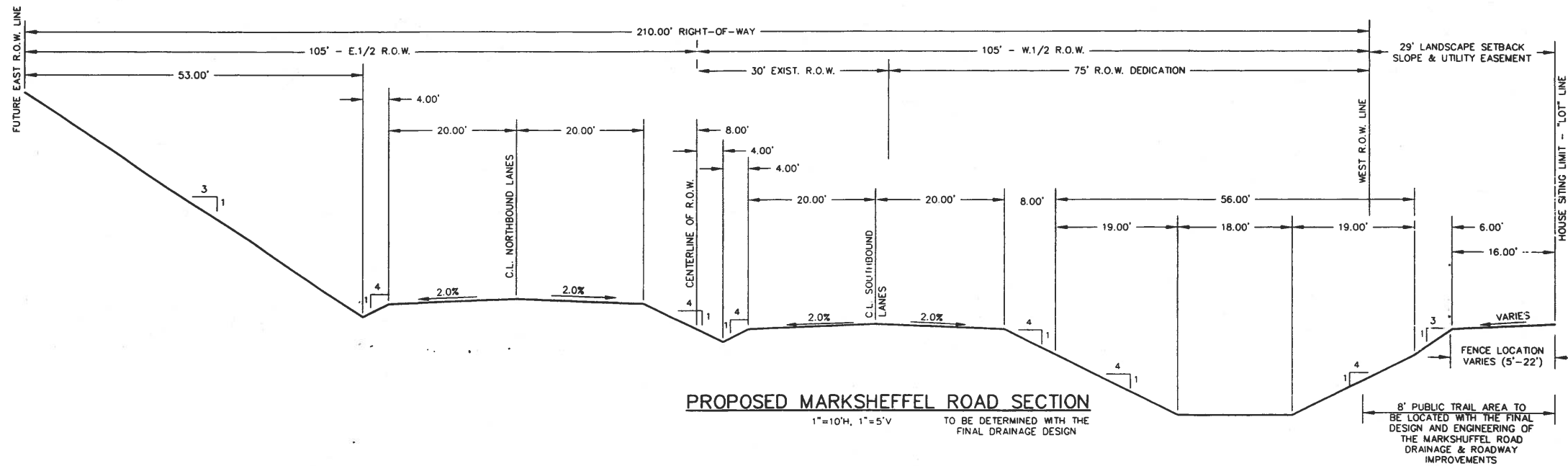
Hilltop Villages PUD
El Paso County, Colorado
Landscape Plan

DCI
DEVELOPMENT SERVICES GROUP, INC.
11184 Huron Street, Suite 13
Denver, Colorado 80234-3344
(303) 280-9200 Fax: (303) 450-0817

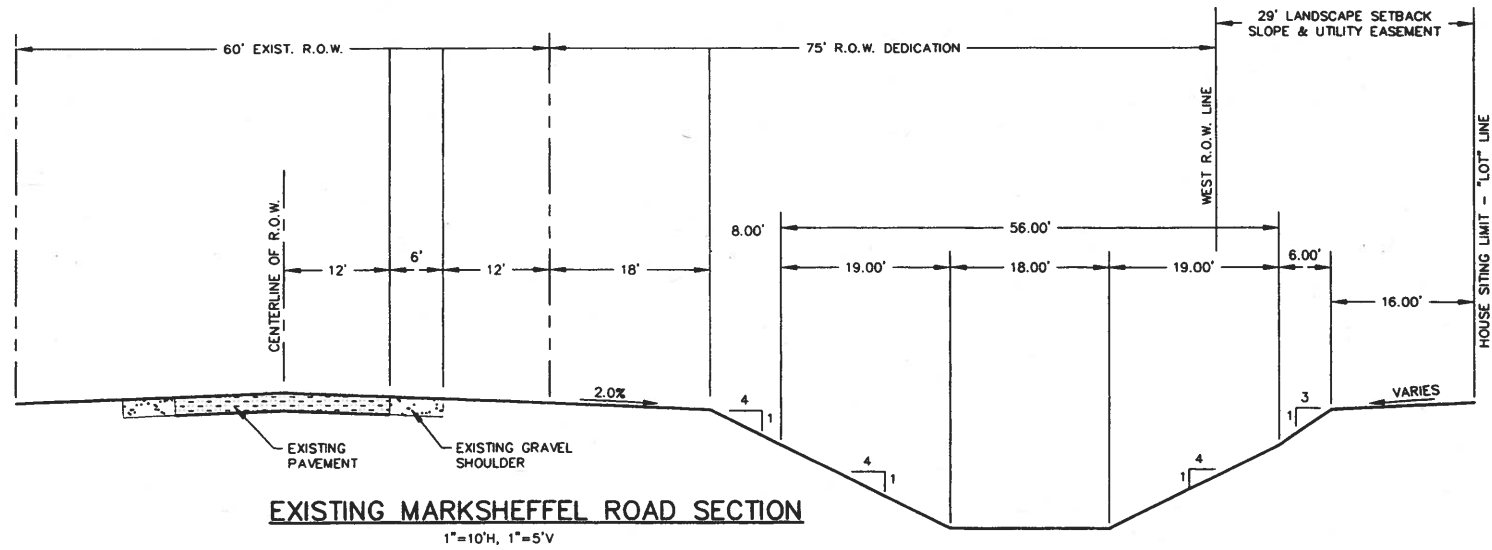
Project No.: CHAI00
Date of Issue: 02/11/98
Designed by: R.D.W.
Drawn by: W.J.P.
Checked by: R.D.W.
CAD File No.: CHAI00\CHAI00.PUDS.DWG
CAD File Date: 9/30/98

sheet no.
5 of 6

98183853-5



PROPOSED MARKSHEFFEL ROAD SECTION
 1"=10'H, 1"=5'V TO BE DETERMINED WITH THE FINAL DRAINAGE DESIGN



EXISTING MARKSHEFFEL ROAD SECTION
 1"=10'H, 1"=5'V

2
AS AMENDED BY
YES ANTELOPE RIDGE, LLC
FEBRUARY 2025

NO.	REVISIONS	DATE

Hilltop Villages PUD
 El Paso County, Colorado.
 Preliminary Street Design
 Marksheffel Road
 Cross Sections

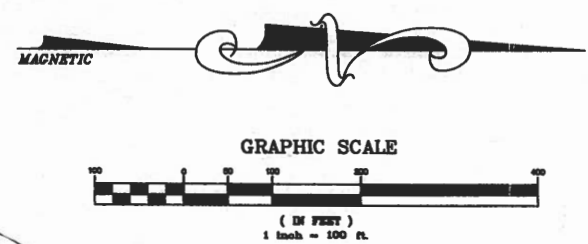
DCI
 DEVELOPMENT SERVICES GROUP, INC.
 11184 Huron Street, Suite 12
 Denver, Colorado 80234-3944
 (303) 280-9200 Fax: (303) 450-0917

Project No.: CHA100
 Date of Issue: 05/11/98
 Designed by: R.D.W.
 Drawn by: W.J.P.
 Checked by: R.D.W.
 CAD File No.: CHA100\CHAPUD6.DWG
 CDD File Date: 9/30/98

sheet no.
6 of 6

98183853-6

\\pws167\6742212\CAD\001\ANT_RIDGEE2.dwg Tue Sep 28 09:16:14 1999 Plotted by EDE



2 LOT 321 (4055 GRAY FOX HEIGHTS) TO REMAIN VACANT OPEN SPACE

2 LOT 87 TO BE DIVIDED INTO LOTS 87 AND 87A (4330 AND 4334 GRAY FOX HEIGHTS)

2 AS AMENDED BY YES ANTELOPE RIDGE, LLC FEBRUARY, 2025

LOT LAYOUT CHATEAU AT ANTELOPE RIDGE

URS Greiner Woodward Clyde

DRAWN BY: EDE
DATE: 06/16/99
PROJ. NO.: 6742212