

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. 296016992 (the "Covenants").
- 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 The Estates at Rolling Hills Ranch Filing 2 is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plans; 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 comply 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 The Estates at Rolling Hills Ranch Filing 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 resolution or ordinance 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 planning 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.

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2 PUD DEVELOPMENT PLAN DEVELOPMENT GUIDELINES

A. Project Description
The Estates at Rolling Hills Ranch Filing No. 2 at Meridian Ranch 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	
CHRS Facility, Strath	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 use as defined in Table 5.1 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 5.3.1 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: forty (40) percent
 - Maximum building height: thirty (30) feet.
 - Setback minimums:
 - Front yard: twenty-five (25) feet
 - Side yard: eight (8) feet
 - Corner lot: the side yard setback for the side street side shall be fifteen (15) feet
 - Rear yard: twenty-five (25) feet
 - 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.
 - Projectors 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 Preliminary Plan / PUD Development Plan and the Final Plat establish the lot sizes for each lot.
 - No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots.

E. Streets
Streets within The Estates at Rolling Hills Ranch Filing No. 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 The Estates at Rolling Hills Ranch Filing No. 2 and owners of lots within the Estates at Rolling Hills Ranch Filing No. 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

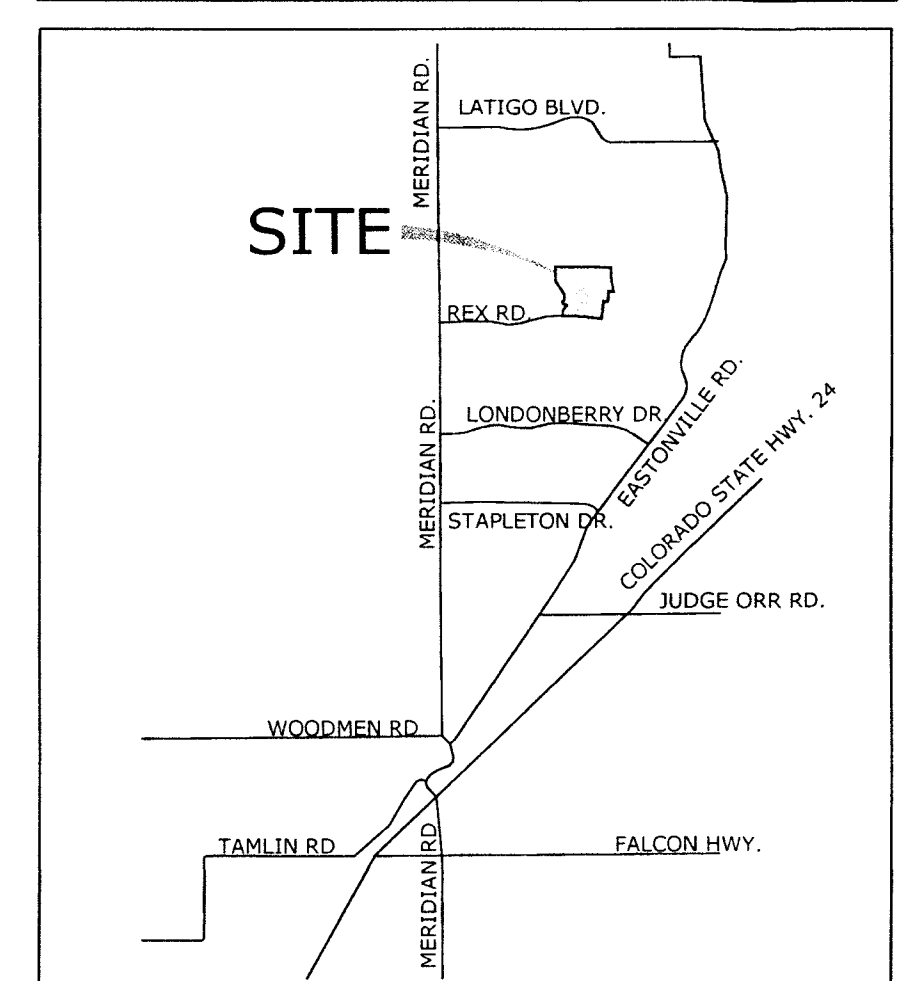
- All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except of landscaping as indicated in note #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 berming, fencing, and landscape 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: Ten (10) 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. 08041C0505C dated 12/7/18), the subject property is located outside the boundary of the 100 year Floodplain.
- Development of this property shall be in accordance with the overall PUD Development Plan Approval. Minor modifications may be subject to the limitations contained in Section 4.2.6 of the El Paso County Land Development Code, as amended.
- Development Plan shall adhere to the requirements of Section 4.2.6 of the El Paso County Land Development Code, as amended, and revisions reflected in the Preliminary Plan conditions.
- Meridian Ranch Estates at Rolling Hills Ranch Filing 2 is subject to the approved Meridian Ranch Zoning & Conceptual Plan approved 6-24-2012 and recorded 3-20-2013, reception number 213036329.
- Per the El Paso County Wildfire Hazards map, dated December 2007, Estates at Rolling Hills Ranch Filing No. 2 at Meridian Ranch is situated entirely within the Low Hazard - Non Forested category.
- Estates at Rolling Hills Ranch Filing 2 shall be limited to a total of 98 single family lots.
- Two driveway access points will be allowed on a single family lot with a minimum 30' separation between driveway access points. The total combined driveway width cannot exceed 40% of the frontage or a 45' maximum combined width. A second access point will be subject to review and approval by El Paso County.
- This subdivision is subject to the maintenance of the public right of way landscape inclusion agreement for Meridian Ranch as recorded under reception no. 213036330 in the Office of the clerk and recorder.
- 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.
- This subdivision is included within the boundaries of the Woodmen Road Metropolitan District and shall not be required to participate in the El Paso County road impact fee program, in accordance with the provisions of the first amendment to intergovernmental agreement concerning Woodmen Road adopted pursuant to resolution no. 13-041.
- Geologic Hazards Note: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, loose soils, expansive soils and seasonal shallow groundwater. 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 09-10-2019, and is held in the Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan file (FileNo. PUDSP-204) at the El Paso County Planning and Community Development Department.
- As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$288 per subdivision lot for Urban Parks and \$456 per subdivision lot for Regional Parks. The required fees in lieu for this project are:
Urban: \$28,224.00
Regional: \$44,688.00
Total: \$72,912.00
- The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement to be entered into at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.
- All Non-Build Areas are per the Approved Meridian Ranch Sketch Plan (SKP 11-002) addressing the required use/density buffer between the adjoining properties.
- School impact fees have been satisfied with previous land dedication.

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2 PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

SECTION 19 AND 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

Chuck Broerman
01/26/2021 03:06:39 PM
Doc \$0.00 23
Rec \$233.00 Pages 221015707

VICINITY MAP



OWNER / SUBDIVIDER
GTL, Inc.
3575 Kenyon St.
San Diego, CA 92110

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

*Land Planning
Landscape
Architecture
Urban Design*

NES

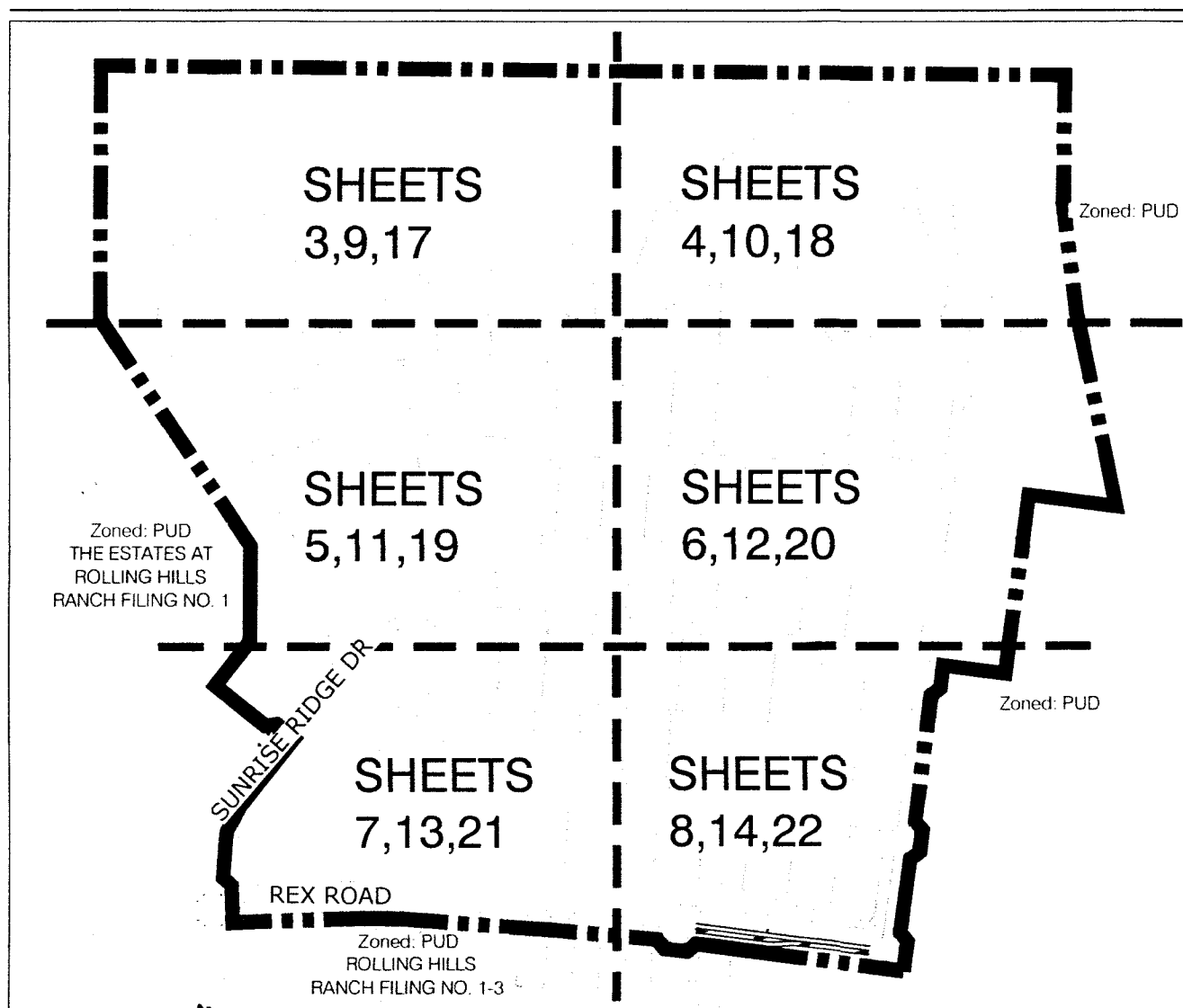
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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SHEET INDEX MAP



Raul Guzman, Vice President
Meridian Ranch Investments, Inc.
Landowner's Signature, notarized

Ownership Certification
I/We N.E.S. Inc. a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by at the time of this application.

[Signature]
Notarized signature

OR Name of Attorney and registration number

County Certification
This rezoning request to PUD has been reviewed and found to be complete and in accordance with the Resolution 20-473 (Board resolution or motion #) 11/12/2020 (date) approving the PUD and all applicable El Paso County regulations.

[Signature] 1/28/2021 date
Chair, Board of County Commissioners

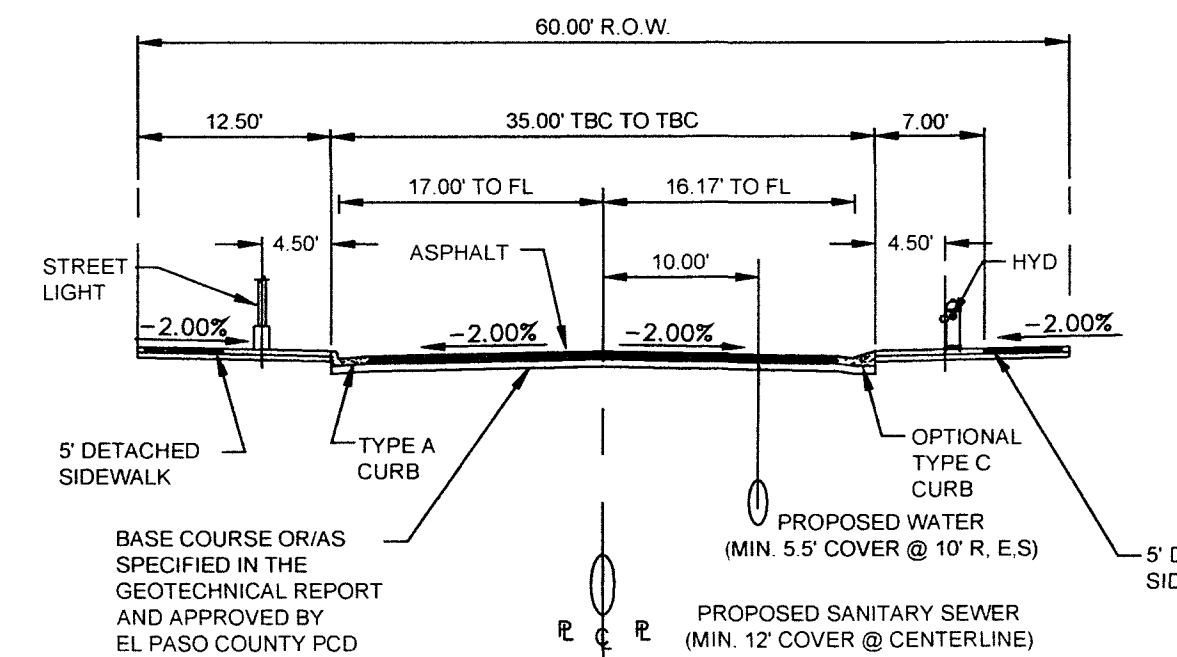
[Signature] 1/14/2021 date
Director, Planning & Community Development

Clerk and Recorder Certification
State of Colorado)
El Paso County)
I hereby certify that this Plan was filed in my office on this 1/14/2021 (day) of January (month), 2021 at 10:00 o'clock a.m./p.m. and was recorded per Reception No. 221015707

El Paso County Clerk and Recorder

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(G))

LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.3(B)(2) and ECM Section 2.5.2.C	Mid-Block crossings Access ramps on local roadways shall be spaced no greater than 600 feet apart.	The deviation would eliminate mid-block pedestrian crossings between on the following streets: REX ROAD, Crescent Creek Drive, Sunnyside Ridge Drive and Highland Crest Drive.	Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the southern intersection. There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps. The development has a focus on the trail system that meanders in an out of open space and local park space, the design is to encourage the use of the trails instead of the interior
2	ECM Section 2.3.8.A	Roadway terminations - cul-de-sac length Cul-de-sacs shall have a maximum length of 750 feet for urban conditions.	The request for a deviation is to allow the proposed 1,156-foot-long cul-de-sac on Crescent Creek Drive northwest of the intersection of REX ROAD and Estate Ridge Dr.	A belief the cul-de-sac provides a superior product that is desirable to the general public without sacrificing safety to the residents and users of the area. The attached letter from the Falcon Fire Protection District indicates that the longer cul-de-sac does not create undue safety issues.
3	ECM Section 4.4.5.E	Minimum Intersection Spacing Roadway Access Criteria- Minor Arterial Access Standards. The standard requires intersection spacing of one-quarter mile between street intersections.	The distance between the two intersections along REX ROAD is less than criteria for a minor arterial but meets that of a collector road.	The deviation request is necessary due to early agreements concerning the future of REX ROAD, in particular the arterial half section and intersection spacing as approved by the Rolling Hills Ranch 1-3 PUD (attached). The proposed intersection spacing is sufficient to accommodate the 2040 projected traffic volumes as identified in the Traffic Impact Statement.
4	ECM Section 2.2.4.8.3 & 2.3.2	Design Standards by Functional Classification The taper is 160' per criteria and the turn lane lengths as recommended by the Traffic Impact Statement are 212' for the westbound left and 189' for the eastbound left.	The alternative design is to construct REX ROAD east of Sunnyside Ridge Dr as an Urban 4 Lane Minor Arterial based on the 2016 MTC Map 16: 2040 Roadway Plan classification for an Urban Residential Collector to the half section east of Sunnyside Ridge Dr continuing east to proposed Estates Ridge Drive.	The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, located west of this project create a corridor of only 50' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project.
5	ECM Section 2.3.7.e	Turn Lane Designs	The opposing left turn lanes on REX ROAD between the proposed Estate Ridge Drive and future Rolling Hills Ranch Drive will have shortened lane and taper lengths than what is prescribed in the criteria	The lane lengths provided nearby meet criteria at 190' for the westbound left and 185' for the eastbound left (98% of criteria).



- 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.

60' R.O.W. URBAN LOCAL ROAD (TYPICAL)
REFERENCE SHEET 2 FOR REX ROAD STREET SECTION.

DEVELOPMENT DATA

- Existing Zoning: PUD
- Approved Plan: The Estates at Rolling Hills Ranch Filing No. 2 PUD Development/Preliminary Plan
- Tax ID Number: 4200000407
- Total Area: 117,211 AC
- Number of Lots: 98
- Total Lot Area: 64,037 AC (54.6%)
- Average Lot Size: 28,464 SF
- Minimum Lot Size: 21,780 SF
- Minimum Lot Width: 60 at R.O.W.
- Minimum Lot Depth: 150
- Gross Density: 0.84 DU/AC
- Net Density: 1.53 DU/AC
- R.O.W.: 14,349 AC (12.2%)
- Total Tract Area: 38,825 AC (33.1%)
- Maximum Height: Thirty (30) Feet
- Maximum Lot Coverage: Forty percent (40%)

LAND USE DATA TABLE

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	1.53 DU/AC	98 Lots	64,037	54.6%
ROAD R.O.W.	N/A	N/A	14,349	12.2%
OPEN SPACE TRACTS	N/A	N/A	38,825	33.1%

TRACT TABLE

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A	28,529 AC	LANDSCAPE BUFFER/OPEN SPACE / DRAINAGE/ CLUBHOUSE/UTILITIES/PARKS & RECREATION	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT B	3,325 AC	LANDSCAPE BUFFER/OPEN SPACE / UTILITIES /PARKS & RECREATION/WATER TREATMENT/ DRAINAGE/ FACILITY/OFFICES/PARKING/MATERIALS STORAGE	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT C	2,916 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES/DRAINAGE	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT D	0,795 AC	LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/ UTILITIES/RIGHT-OF-WAY RESERVATION	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT E	3,260 AC	COMMON OPEN SPACE/TRAILS/DRAINAGE/ UTILITIES/WATER TREATMENT AND STORAGE USE	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		98 Single Family Dwelling Units
Elementary School (14/00): 34	School District 49	
Middle School (16/00): 16	School District 49	
High School (20/00): 20	School District 49	
TOTAL: 70		
WATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Water Resources Report)
WASTEWATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & 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	38,825 acres
Parks:	Meridian Ranch Metropolitan District	N/A
Trails:	Meridian Ranch Metropolitan District	2,590 Linear Feet
Private Open Areas:	Meridian Ranch Metropolitan District	N/A

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

	FILING 1	FILING 2	FILING 3	FILINGS 4	FILING 6	FILING 7	ESTATES FILING 2 AND 3
DWELLING UNITS	800	350	122	96	54	131	62
	FILING 11	STONEBRIDGE FILING 1 & 2	FILING 8	THE VISTAS FILING 1	FILING 4B	STONEBRIDGE FILING 3	FILING 9
DWELLING UNITS	200	175	145	221	62	164	181
	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		
DWELLING UNITS	405	209	16	98	725		
TOTAL DWELLING UNITS	4,216	284	4,500				

SHEET INDEX

SHEET 1 of 23: COVER SHEET	SHEET 16 of 23: LANDSCAPE DETAILS & NOTES
SHEET 2 of 23: LEGAL PLAN	SHEET 17 of 23: LANDSCAPE PLAN
SHEET 3 of 23: SITE PLAN	SHEET 18 of 23: LANDSCAPE PLAN
SHEET 4 of 23: SITE PLAN	SHEET 19 of 23: LANDSCAPE PLAN
SHEET 5 of 23: SITE PLAN	SHEET 20 of 23: LANDSCAPE PLAN
SHEET 6 of 23: SITE PLAN	SHEET 21 of 23: LANDSCAPE PLAN
SHEET 7 of 23: SITE PLAN	SHEET 22 of 23: LANDSCAPE PLAN
SHEET 8 of 23: SITE PLAN	SHEET 23 of 23: ADJACENT PROPERTY OWNERS
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SHEET 10 of 23: GRADING & UTILITIES PLAN	
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SHEET 14 of 23: ENTRY SIGNAGE / DETAILS	

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2 PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

COVER SHEET

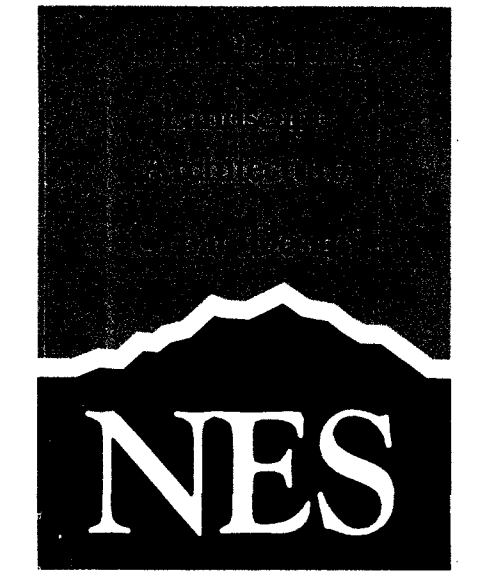
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OF 23

PUD SP 204

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01/26/2021
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LEGAL DESCRIPTION - ESTATES AT ROLLING HILLS RANCH FILING NO. 2

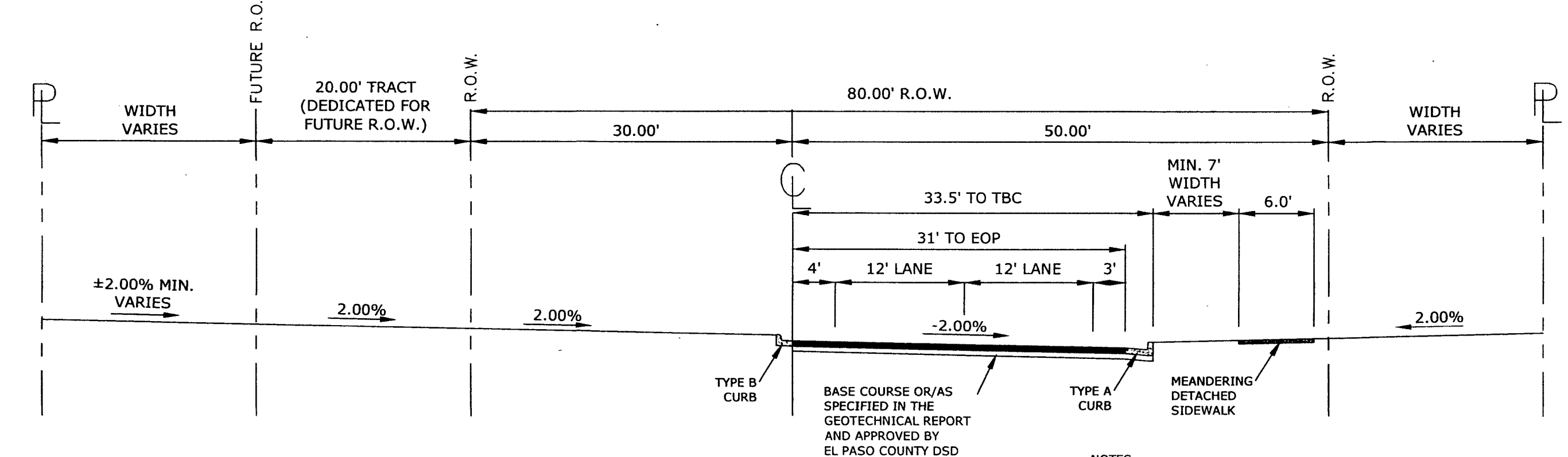
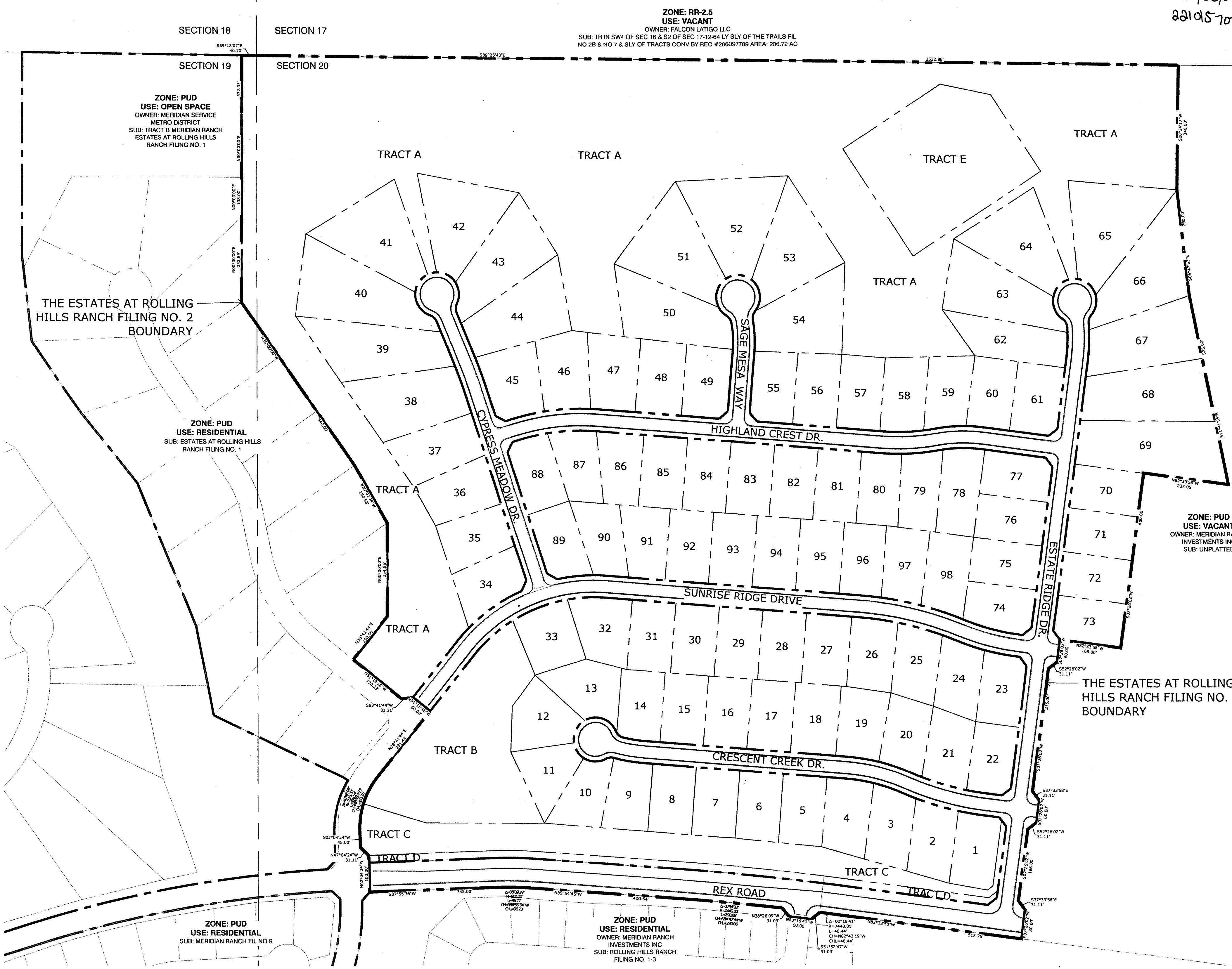
KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 19 AND 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT B OF THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEIPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE NORTHEAST 1/4 OF SAID SECTION 19;

1. THENCE S89°18'07"E ALONG SAID SECTION 19 A DISTANCE OF 40.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20;
 2. THENCE S89°25'43"E, ALONG THE NORTHERN LINE OF SAID SECTION 20 A DISTANCE OF 2532.88 FEET;
 3. THENCE S09°34'17"W A DISTANCE OF 340.00 FEET;
 4. THENCE S06°47'53"E A DISTANCE OF 290.00 FEET;
 5. THENCE S11°14'55"E A DISTANCE OF 525.00 FEET;
 6. THENCE N82°33'58"W A DISTANCE OF 235.05 FEET;
 7. THENCE S07°26'02"W A DISTANCE OF 480.00 FEET;
 8. THENCE N82°33'58"W A DISTANCE OF 168.00 FEET;
 9. THENCE S07°26'02"W A DISTANCE OF 60.00 FEET;
 10. THENCE S22°26'02"W A DISTANCE OF 31.11 FEET;
 11. THENCE S07°26'02"W A DISTANCE OF 336.00 FEET;
 12. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
 13. THENCE S07°26'02"W A DISTANCE OF 60.00 FEET;
 14. THENCE S52°26'02"W A DISTANCE OF 31.11 FEET;
 15. THENCE S07°26'02"W A DISTANCE OF 196.00 FEET;
 16. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
 17. THENCE S07°26'02"W A DISTANCE OF 80.00 FEET;
 18. THENCE N82°33'58"W A DISTANCE OF 518.76 FEET TO A CURVE TO THE LEFT;
 19. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 02°14'02", AN ARC LENGTH OF 40.44 FEET, WHOSE LONG CHORD BEARS N82°43'19"W A DISTANCE OF 40.44 FEET;
 20. THENCE S51°52'47"W A DISTANCE OF 31.03 FEET;
 21. THENCE N83°10'41"W A DISTANCE OF 60.00 FEET;
 22. THENCE N38°26'09"W A DISTANCE OF 31.03 FEET TO A NON-TANGENT CURVE TO THE LEFT;
 23. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 02°14'02", AN ARC LENGTH OF 290.08 FEET, WHOSE LONG CHORD BEARS N84°47'44"W A DISTANCE OF 290.06 FEET;
 24. THENCE N85°54'45"W A DISTANCE OF 400.64 FEET TO A CURVE TO THE LEFT;
 25. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 06°09'39", AN ARC LENGTH OF 95.77 FEET, WHOSE LONG CHORD BEARS N88°59'34"W A DISTANCE OF 95.73 FEET;
 26. THENCE S87°55'36"E A DISTANCE OF 348.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1;
- THE FOLLOWING FOURTEEN (14) COURSES ARE ON SAID BOUNDARY LINE:
27. THENCE N02°04'24"W A DISTANCE OF 100.00 FEET;
 28. THENCE N47°04'24"W A DISTANCE OF 31.11 FEET;
 29. THENCE N02°04'24"W A DISTANCE OF 45.00 FEET TO A CURVE TO THE RIGHT;
 30. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 40°46'08", AN ARC LENGTH OF 156.54 FEET, WHOSE LONG CHORD BEARS N18°18'40"E A DISTANCE OF 153.26 FEET;
 31. THENCE N38°41'44"E A DISTANCE OF 231.44 FEET;
 32. THENCE N51°18'16"W A DISTANCE OF 60.00 FEET;
 33. THENCE S83°41'44"W A DISTANCE OF 31.11 FEET;
 34. THENCE N51°18'16"W A DISTANCE OF 170.23 FEET;
 35. THENCE N38°41'44"E A DISTANCE OF 150.00 FEET;
 36. THENCE N00°00'00"E A DISTANCE OF 254.85 FEET;
 37. THENCE N30°02'44"W A DISTANCE OF 180.68 FEET;
 38. THENCE N35°00'00"W A DISTANCE OF 540.00 FEET;
 39. THENCE N00°00'00"E A DISTANCE OF 232.89 FEET;
 40. THENCE N00°00'00"E A DISTANCE OF 108.00 FEET;
 41. THENCE N00°00'00"E A DISTANCE OF 332.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 117.211 ACRES, MORE OR LESS.
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 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).



NOTES:
1. ASPHALT DETERMINED BY HVEEM METHOD AND APPROVED BY EL PASO COUNTY DSD.

REX ROAD 80' R.O.W. URBAN MINOR ARTERIAL ROAD

PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

SCALE

ISSUE INFO

SCALE / REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

LEGAL PLAN

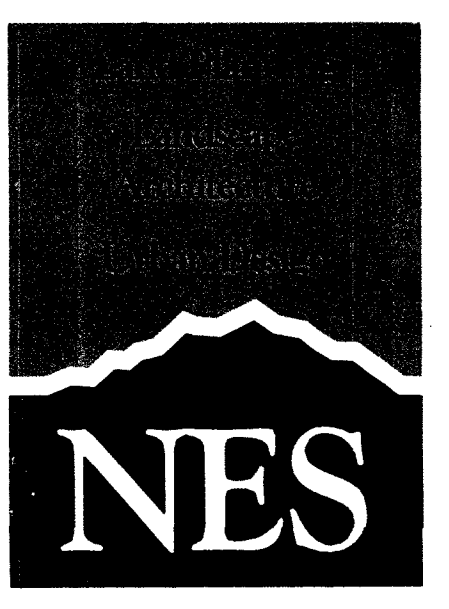
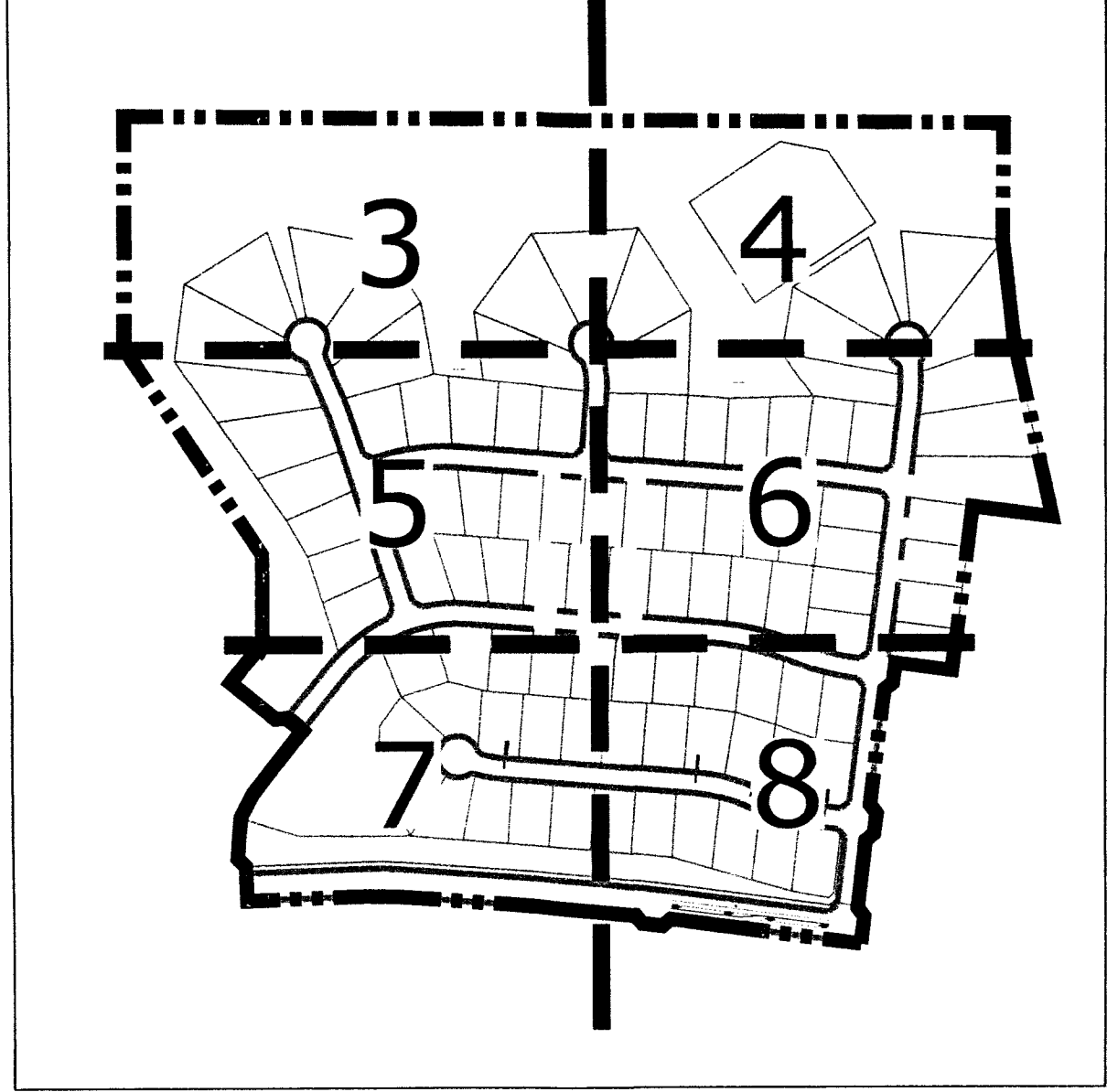
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OF 23

PUD SP 204

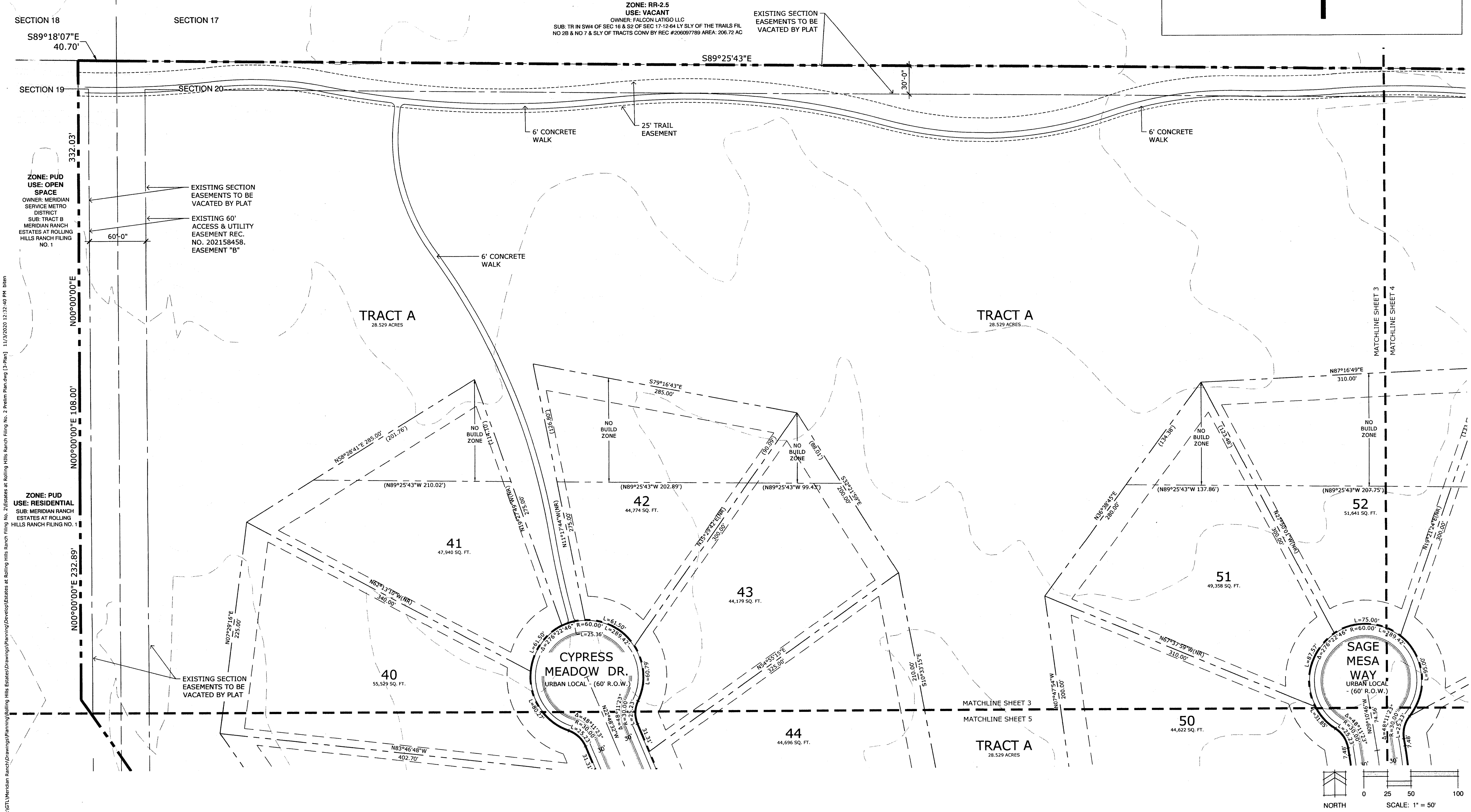
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01/26/2021
000015707

KEY MAP



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THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2
PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

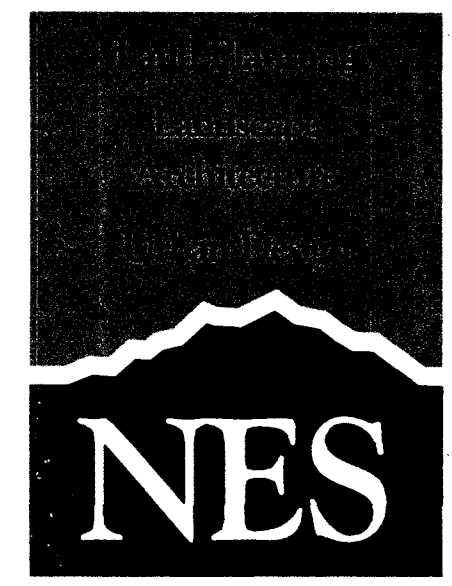
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10.05.2020	B.I.	COUNTY COMMENTS
1.04.2020	B.I.	COUNTY COMMENTS

SITE PLAN

3
OF 23

PUD SP 204

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THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2
 PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 07.28.2020
 PROJECT MGR: J. ROMERO
 PREPARED BY: B. ITEN

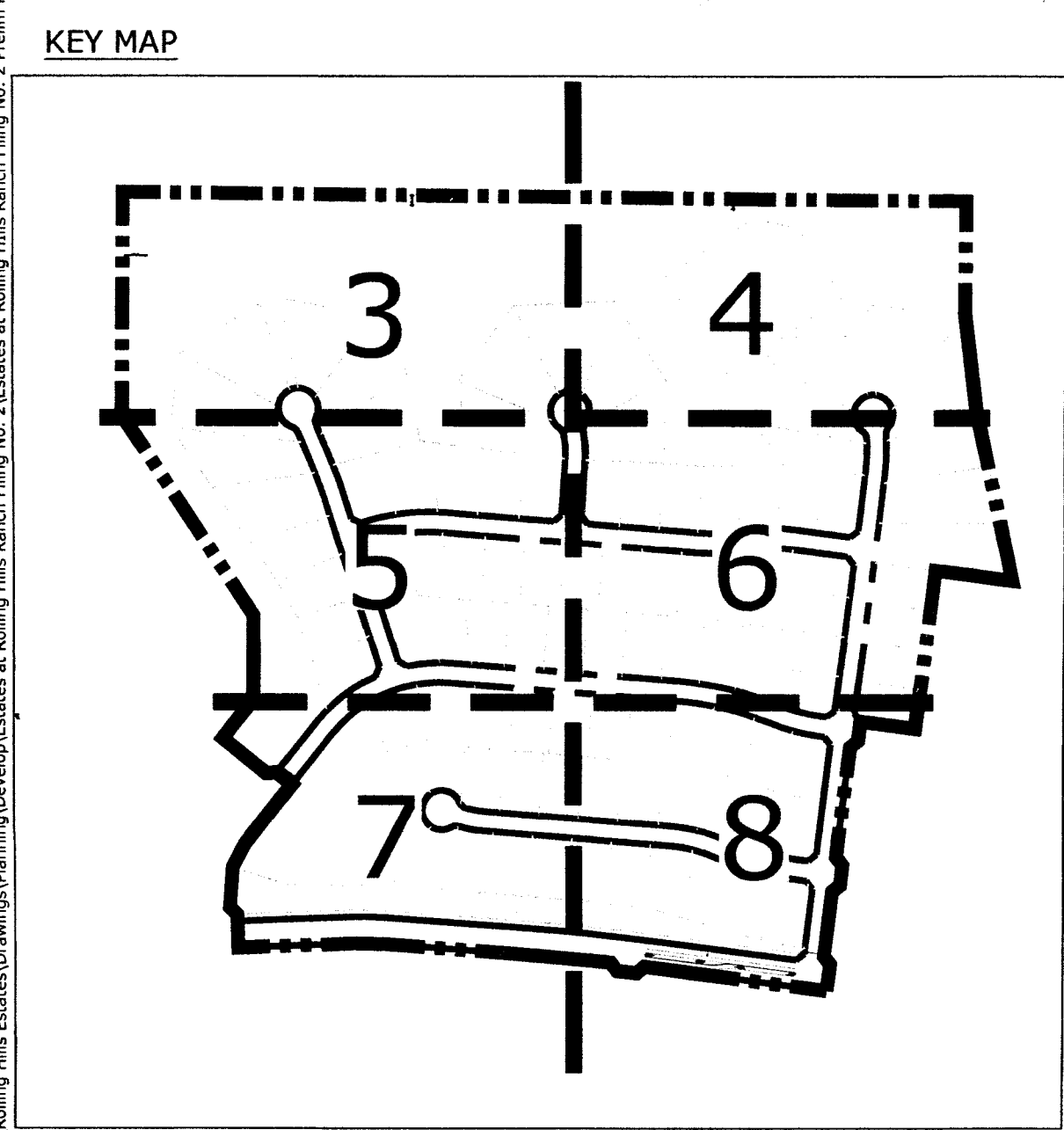
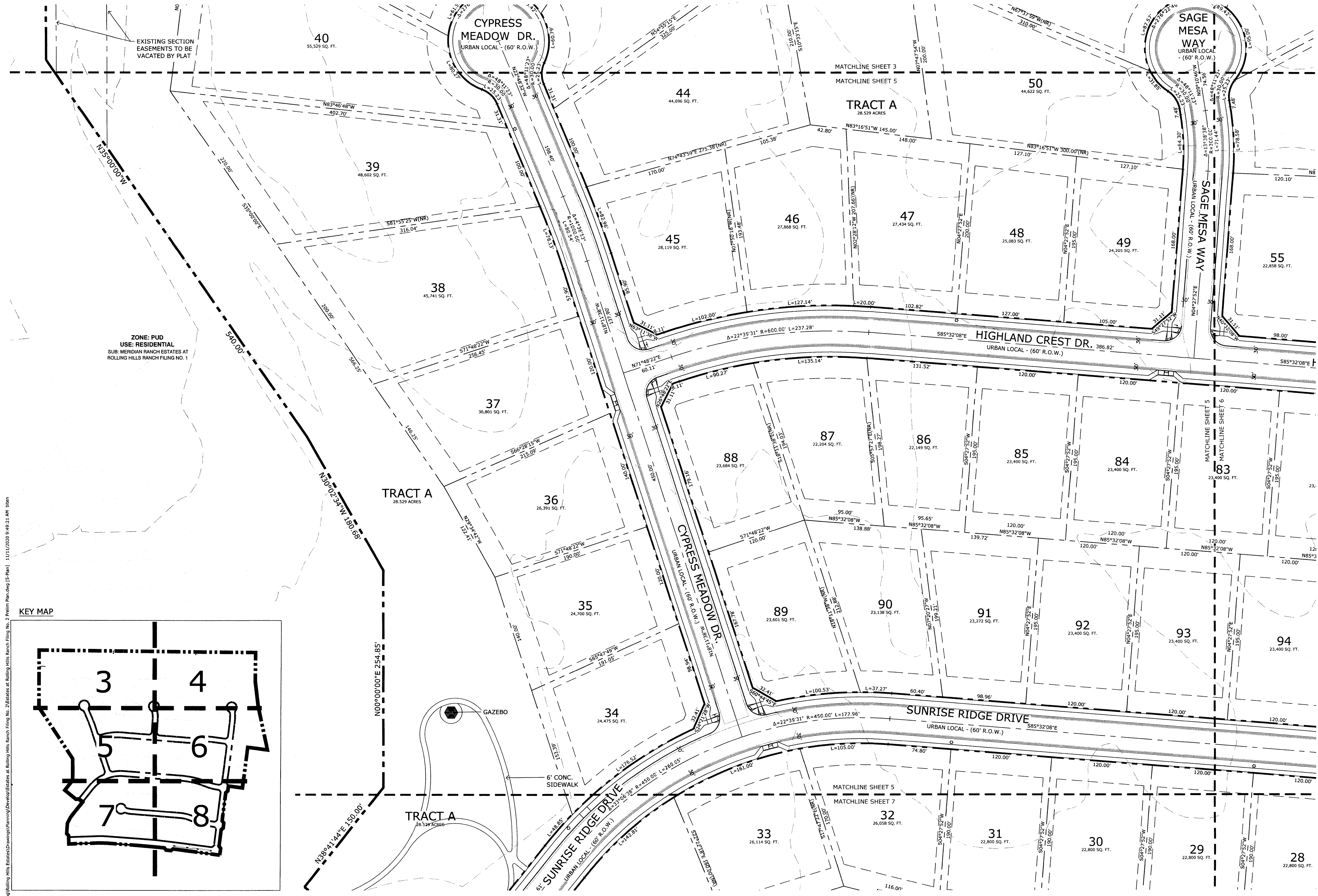
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11.04.2020	B.I.	COUNTY COMMENTS

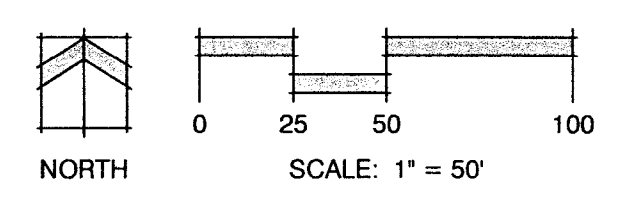
SITE PLAN

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PUD SP 204

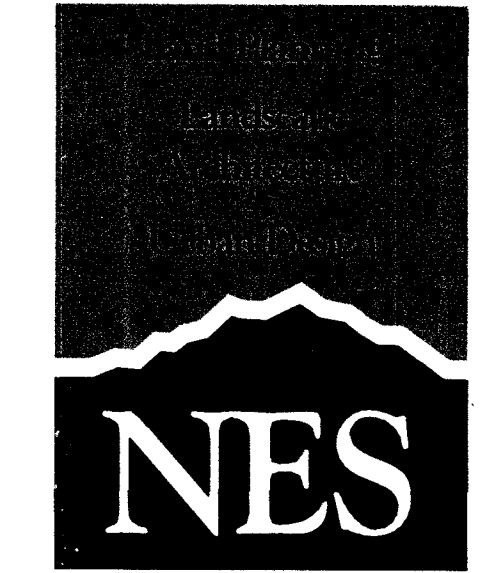
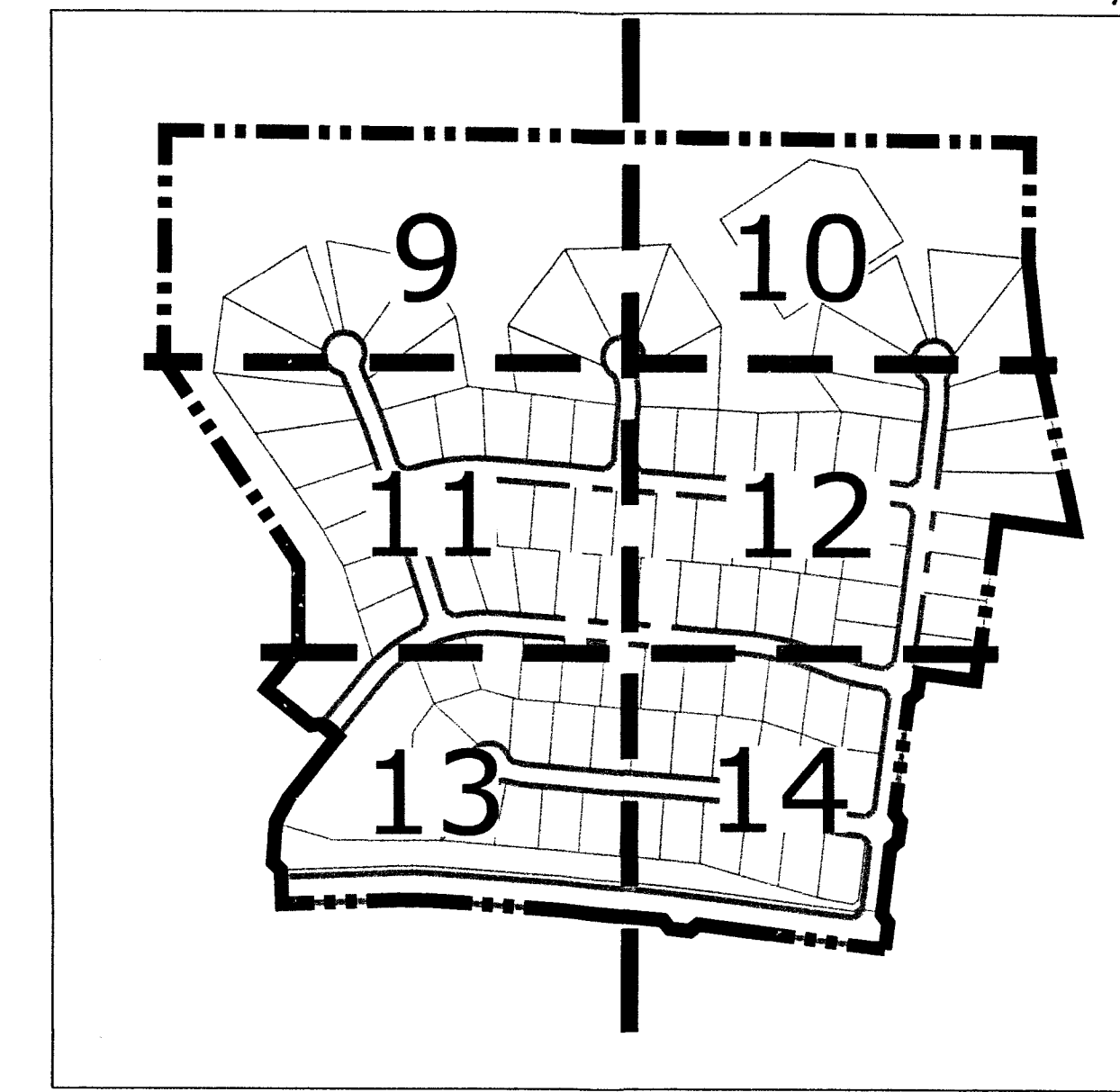


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KEY MAP

01/26/2021 22:10:57



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PLANNER/LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2
 PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 07.28.2020
 PROJECT MGR: J. ROMERO
 PREPARED BY: B. ITTEN

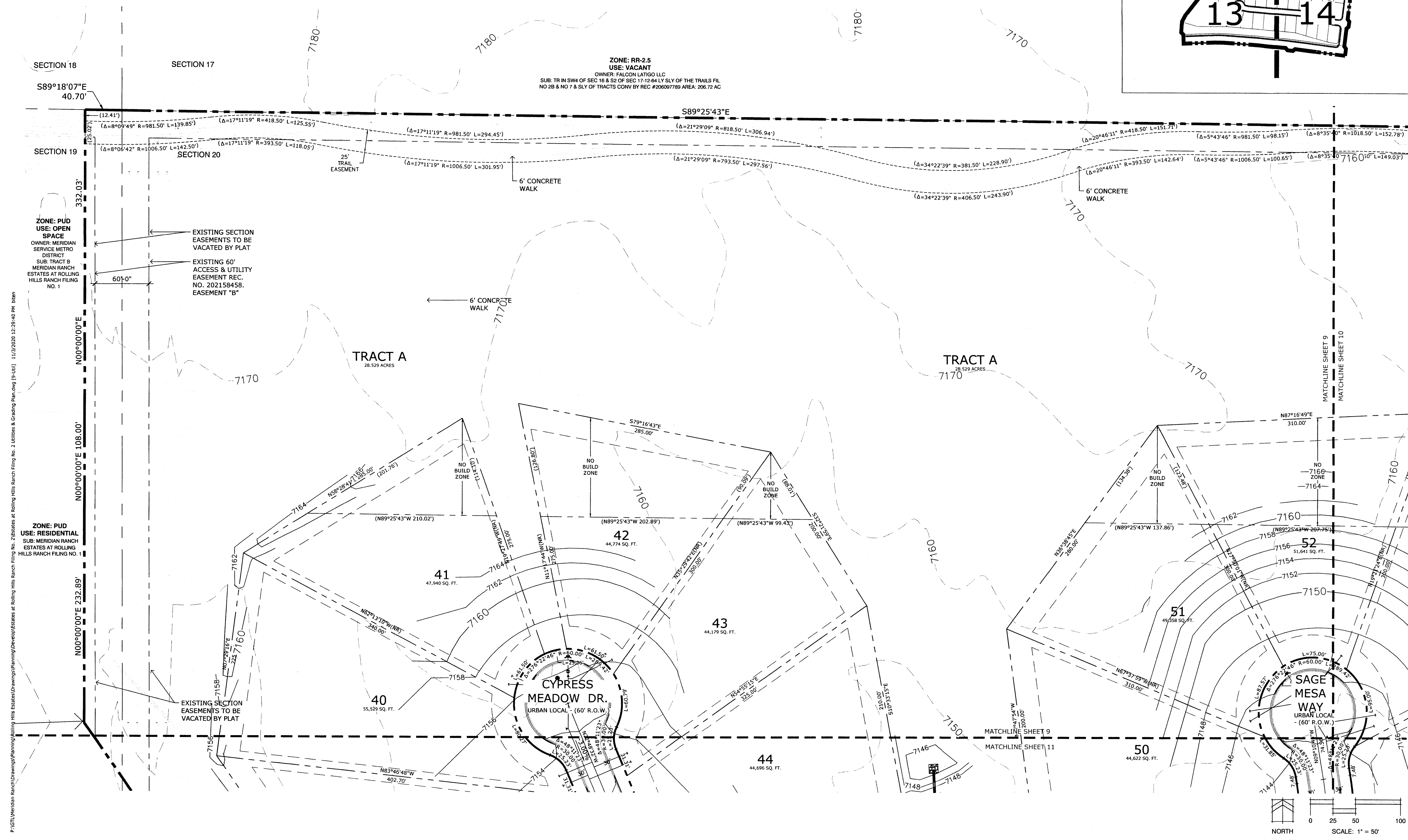
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DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

PRELIMINARY GRADING & UTILITIES PLAN

9
 OF 23

PUD SP 204



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ZONE: PUD
 USE: OPEN SPACE
 OWNER: MERIDIAN SERVICE METRO DISTRICT
 SUB: TRACT B MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1

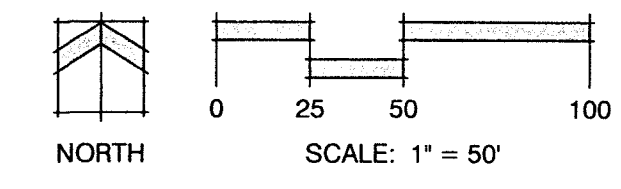
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 USE: RESIDENTIAL
 SUB: MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1

ZONE: RR-2.5
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 OWNER: FALCON LATIGO LLC
 SUB: TR IN SW4 OF SEC 16 & S2 OF SEC 17-12-64 LY SLY OF THE TRAILS FIL NO 28 & NO 7 & SLY OF TRACTS CONV BY REC #206097769 AREA: 206.72 AC

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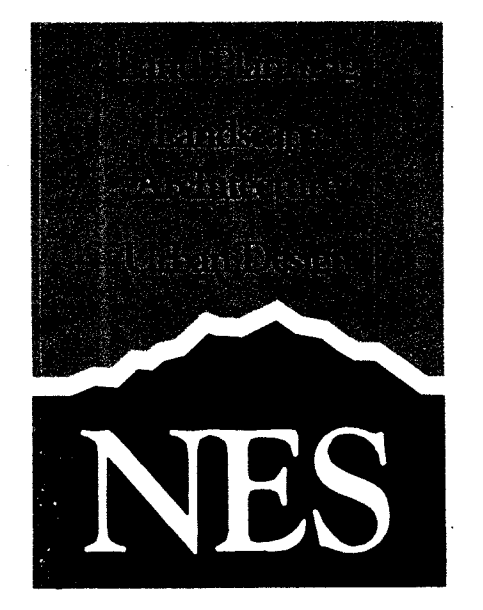
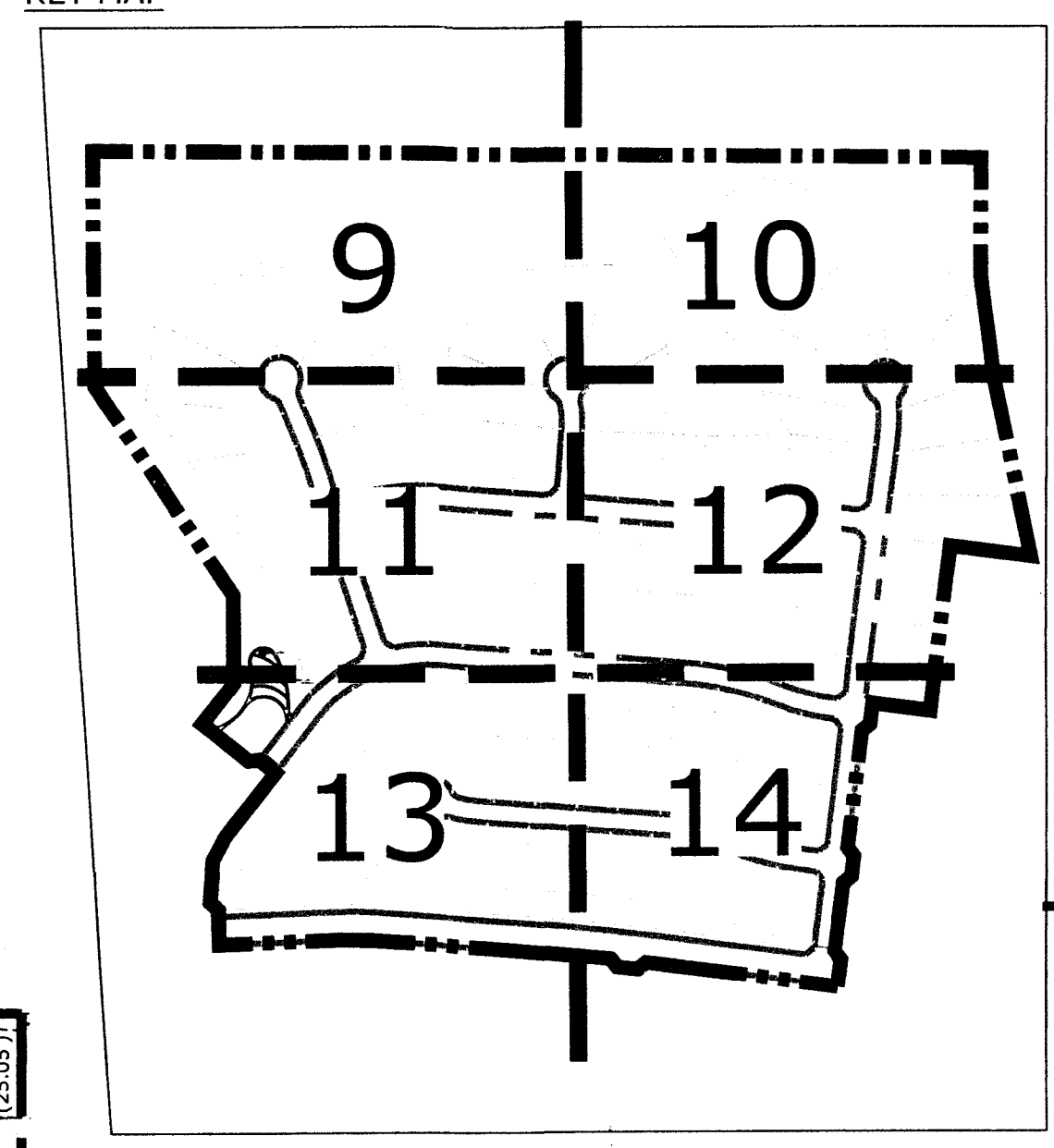
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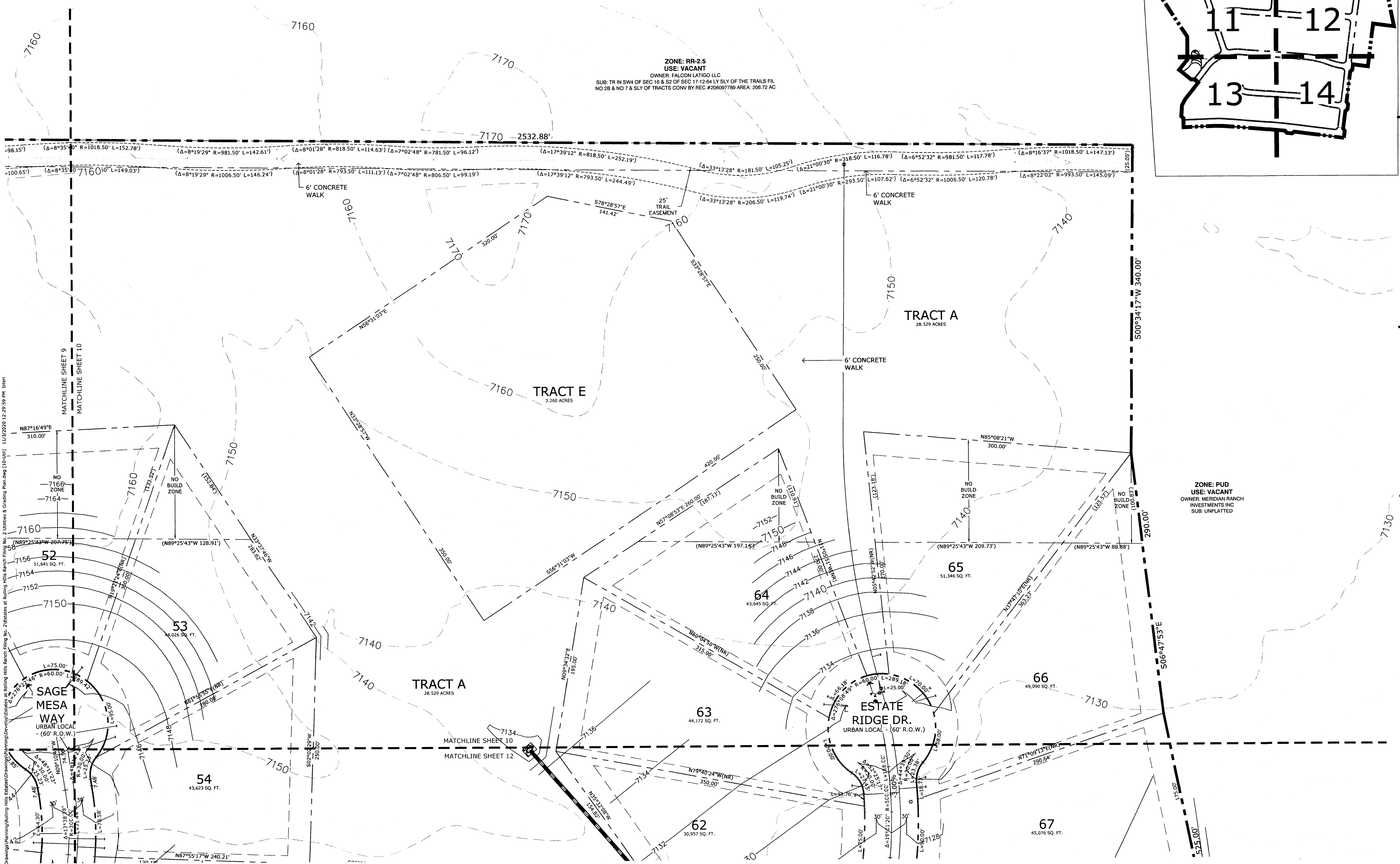


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KEY MAP



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P:\UTL\Meridian Ranch\Drawings\Planning\Rolling Hills Ranch\Rolling Hills Ranch Filing No. 2 Utilities & Grading Plan.dwg [10:40:11] 11/3/2020 12:29:59 PM bitan

THE ESTATES AT ROLLING HILLS RANCH
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 PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

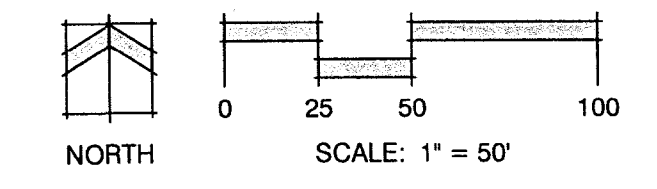
PROJECT INFO
 DATE: 07.28.2020
 PROJECT MGR: J. ROMERO
 PREPARED BY: B. ITEN

ENTITLEMENT

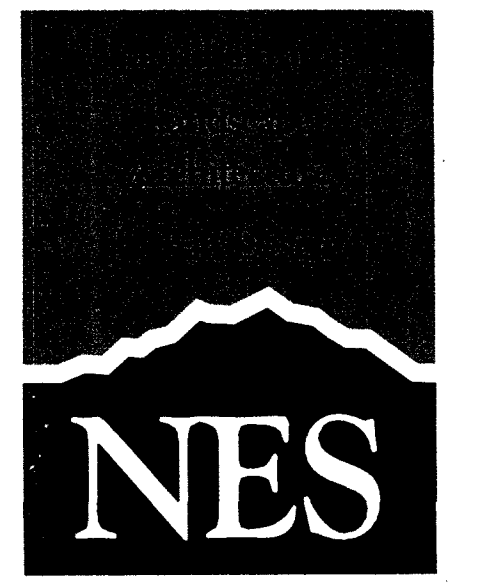
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11.04.2020	B.I.	COUNTY COMMENTS

PRELIMINARY GRADING & UTILITIES PLAN

10
 OF 23
 PUD SP 204



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221018707



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PLANNING/ARCHITECT
ASSOCIATION WITH

**THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2**
PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

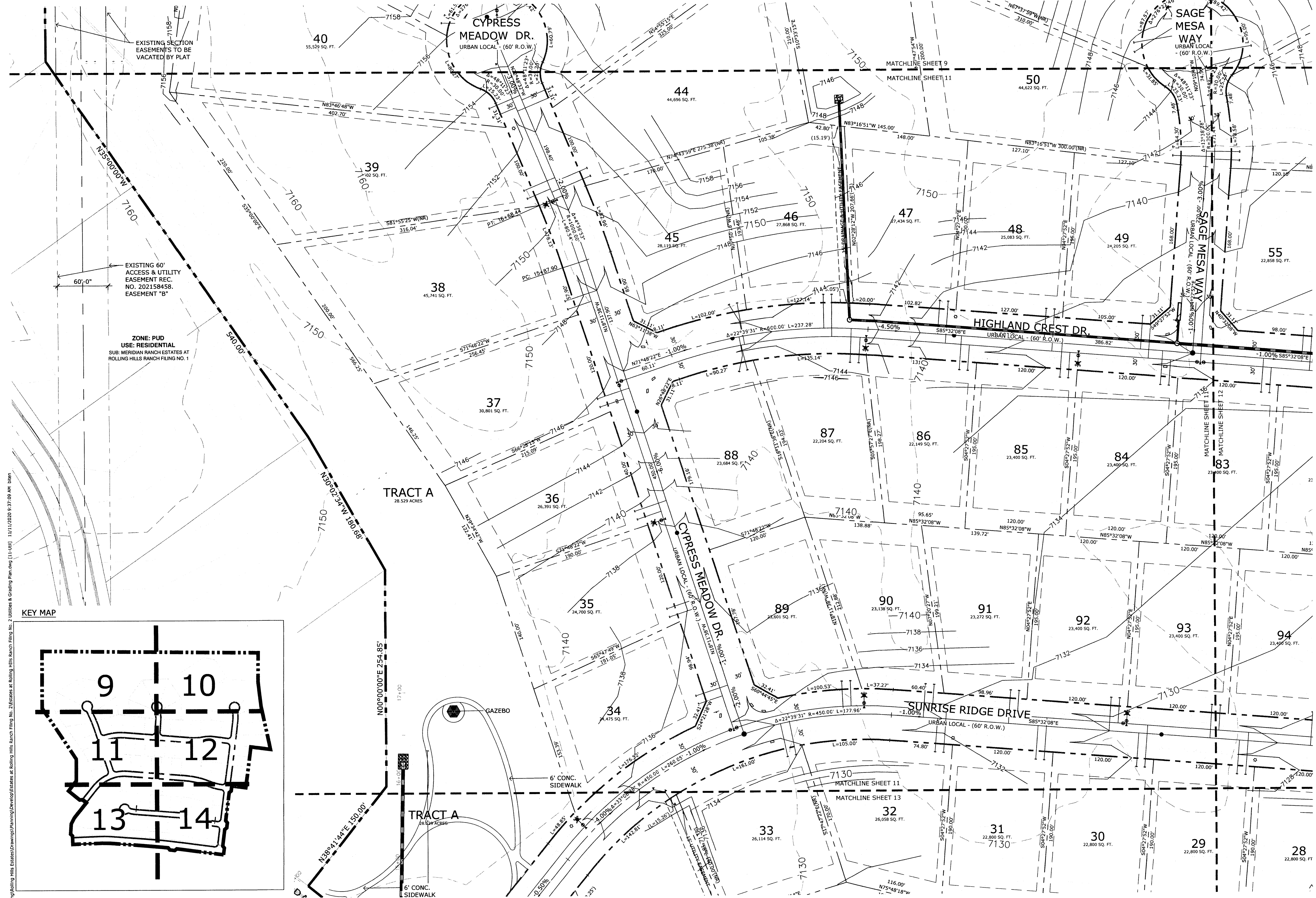
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DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

**PRELIMINARY GRADING &
UTILITIES PLAN**

11
OF 23

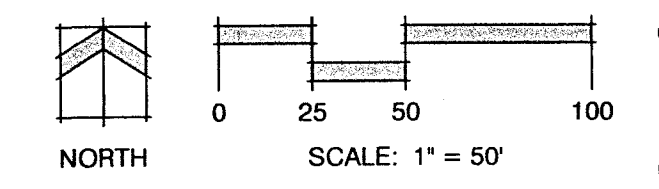
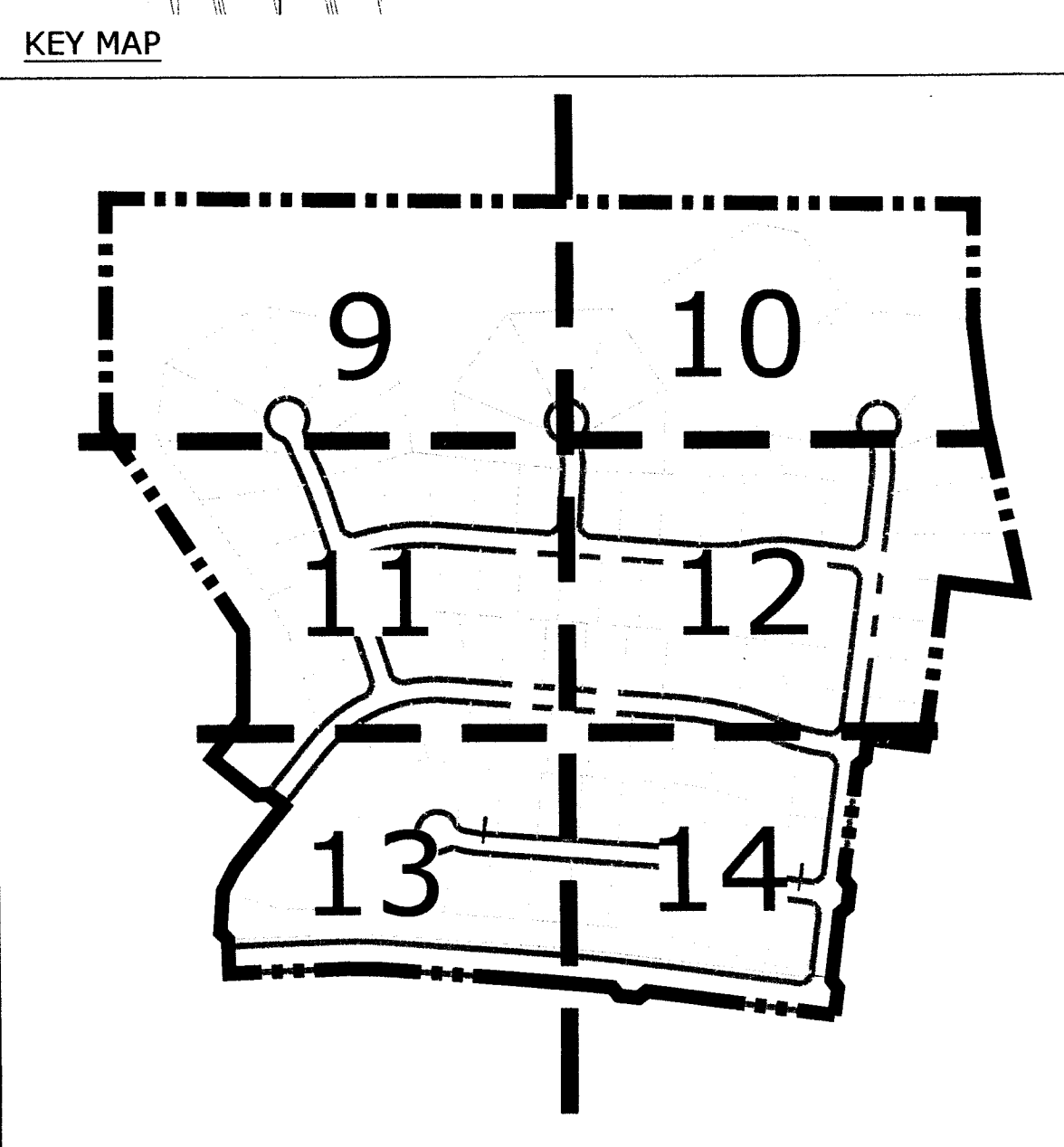
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EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

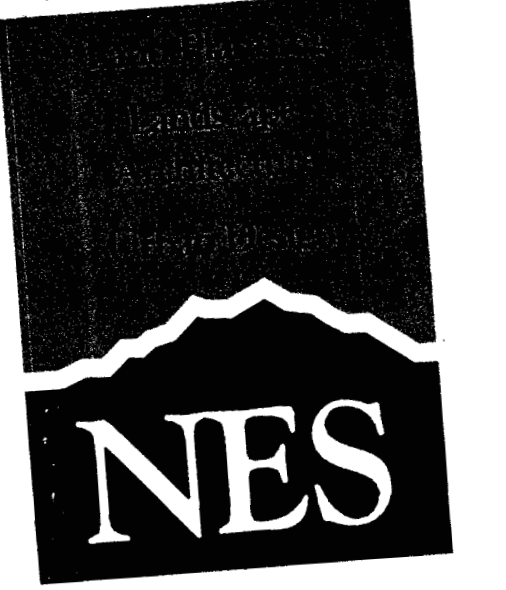
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ZONE: PUD
USE: RESIDENTIAL
SUB: MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1



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01/26/2024 021015707



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THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

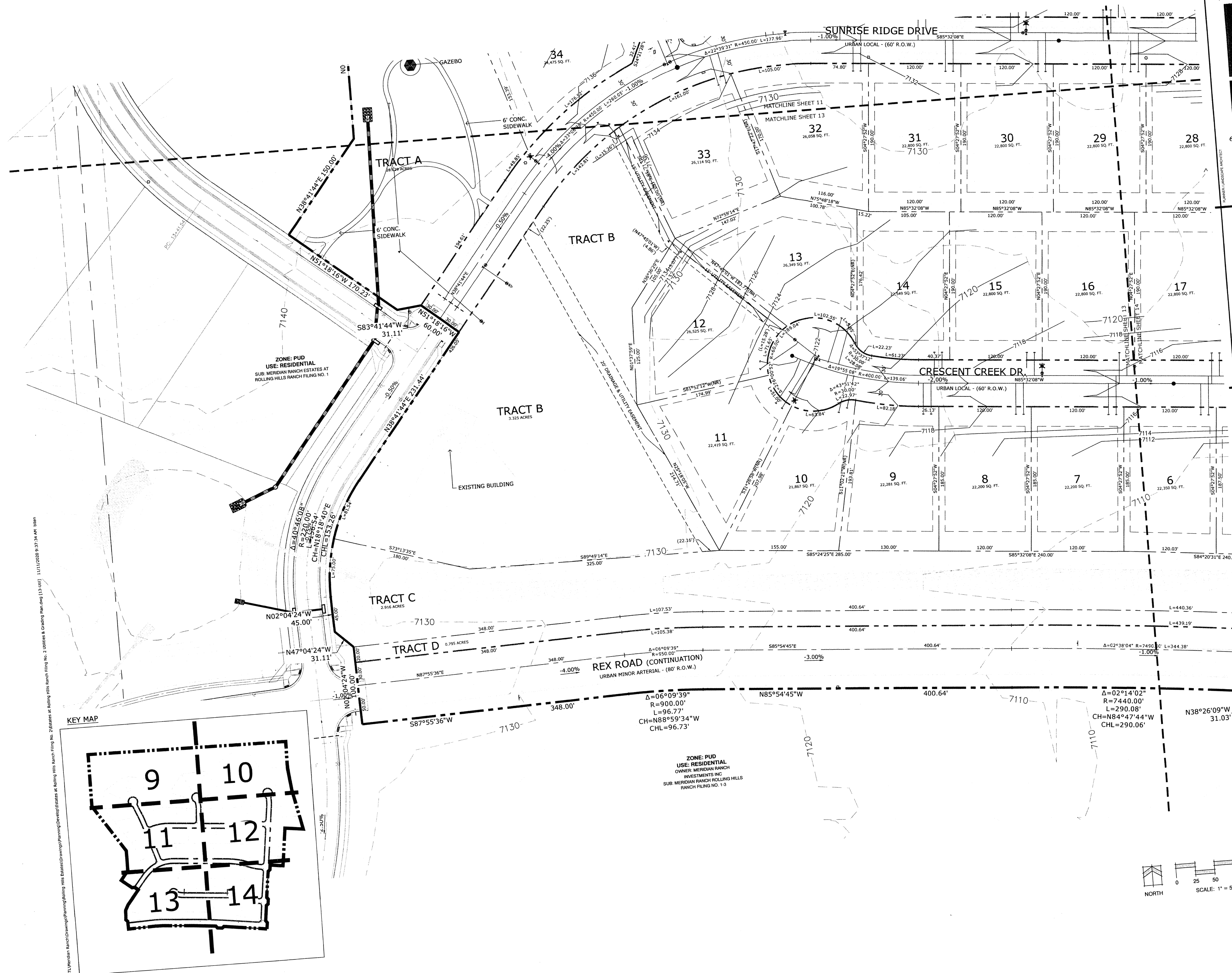
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11.04.2020	B.I.	COUNTY COMMENTS

PRELIMINARY GRADING & UTILITIES PLAN

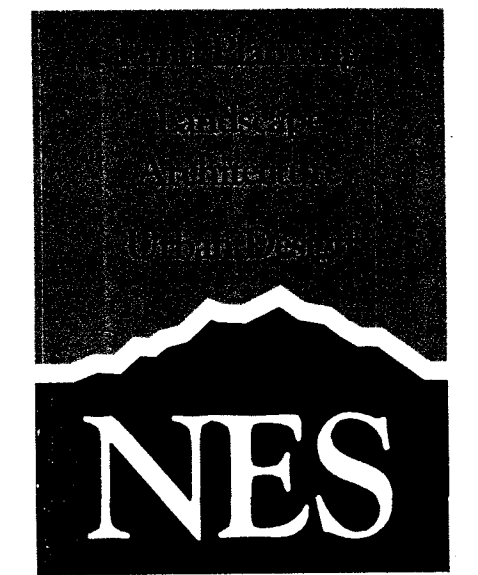
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OF 23

PUD SP 204



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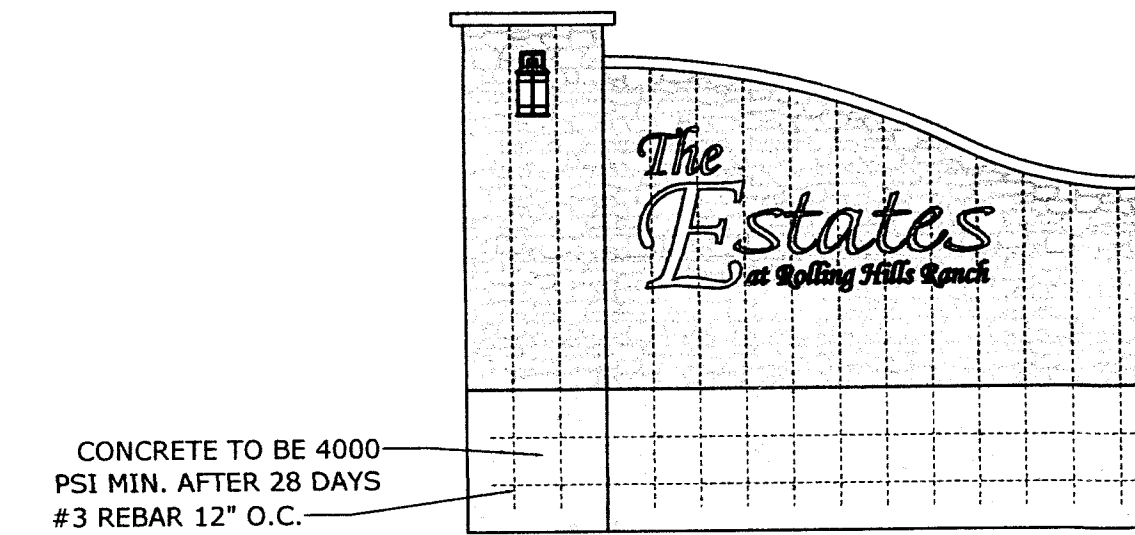
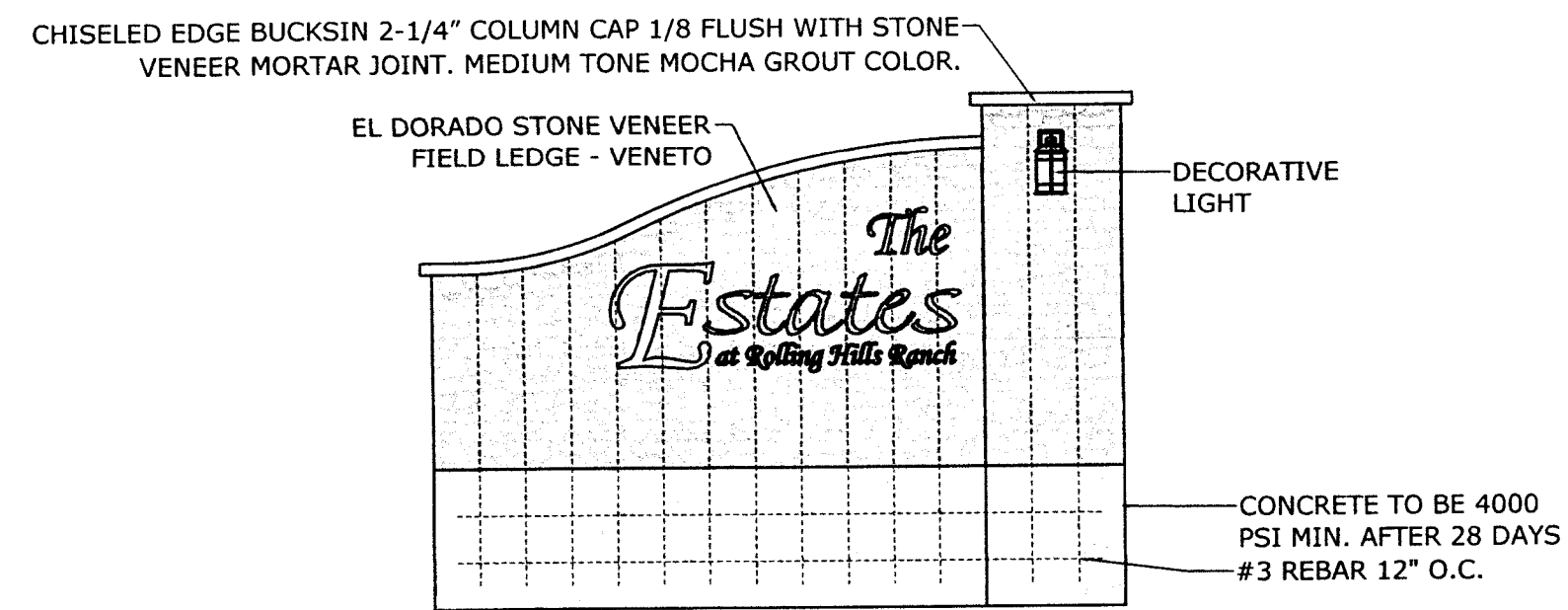


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Fax 719.471.0267

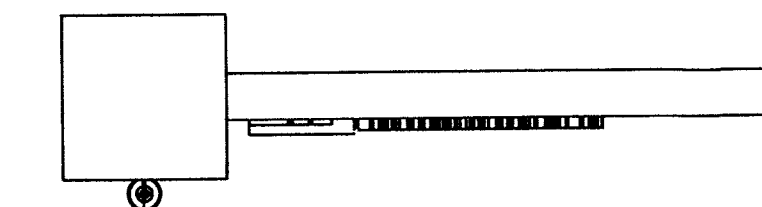
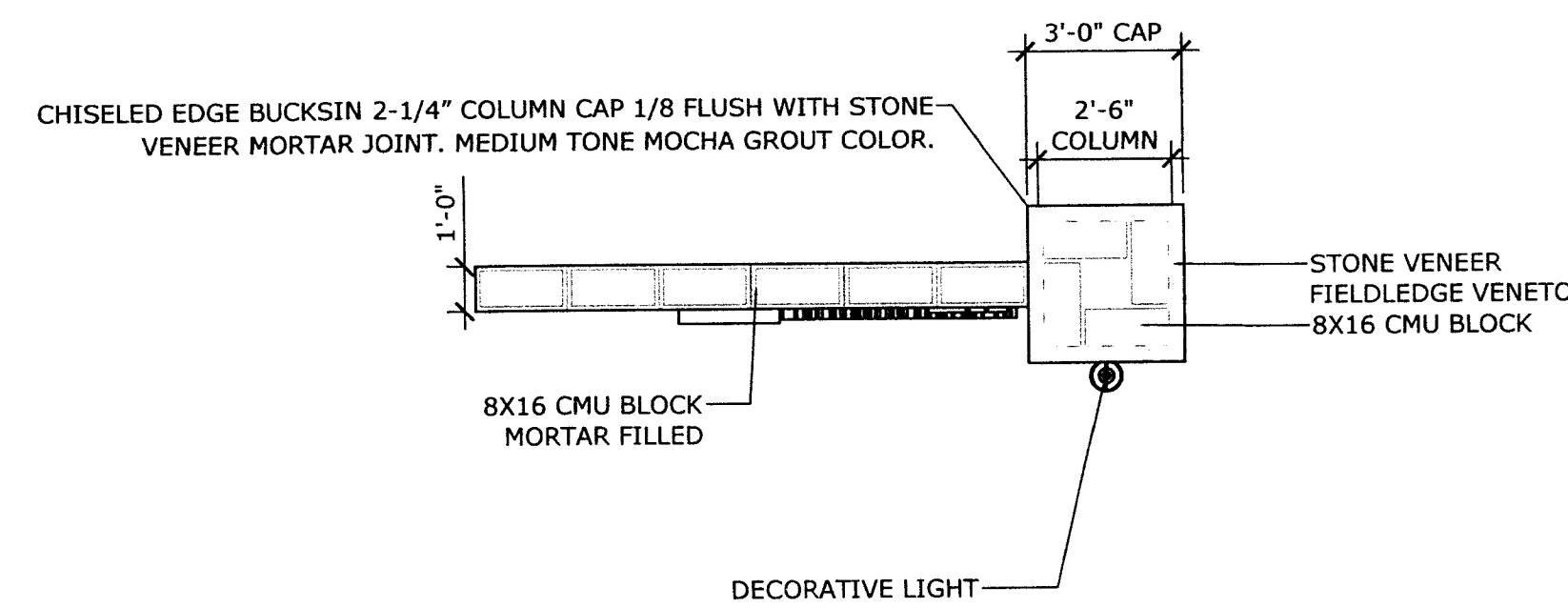
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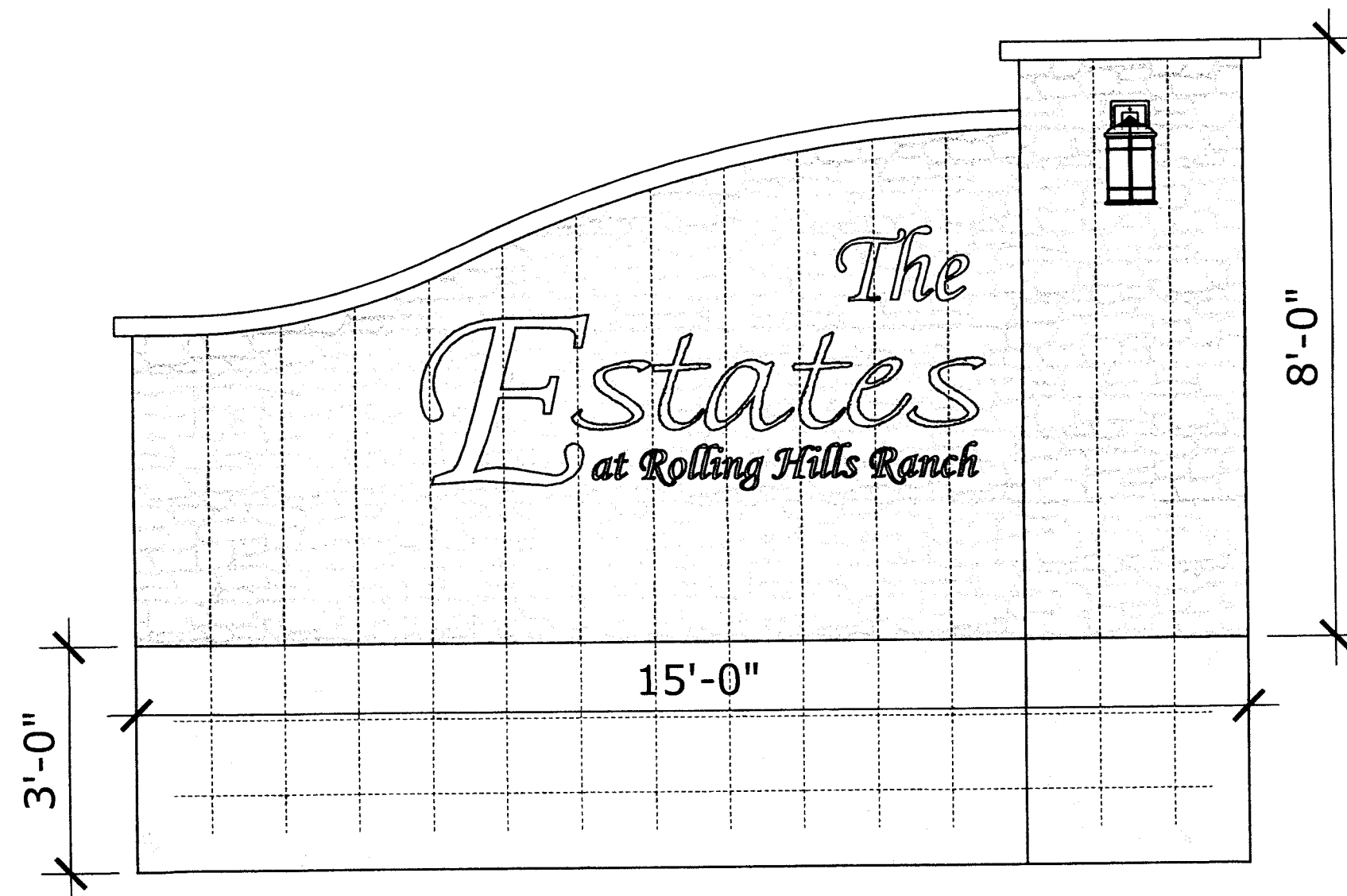
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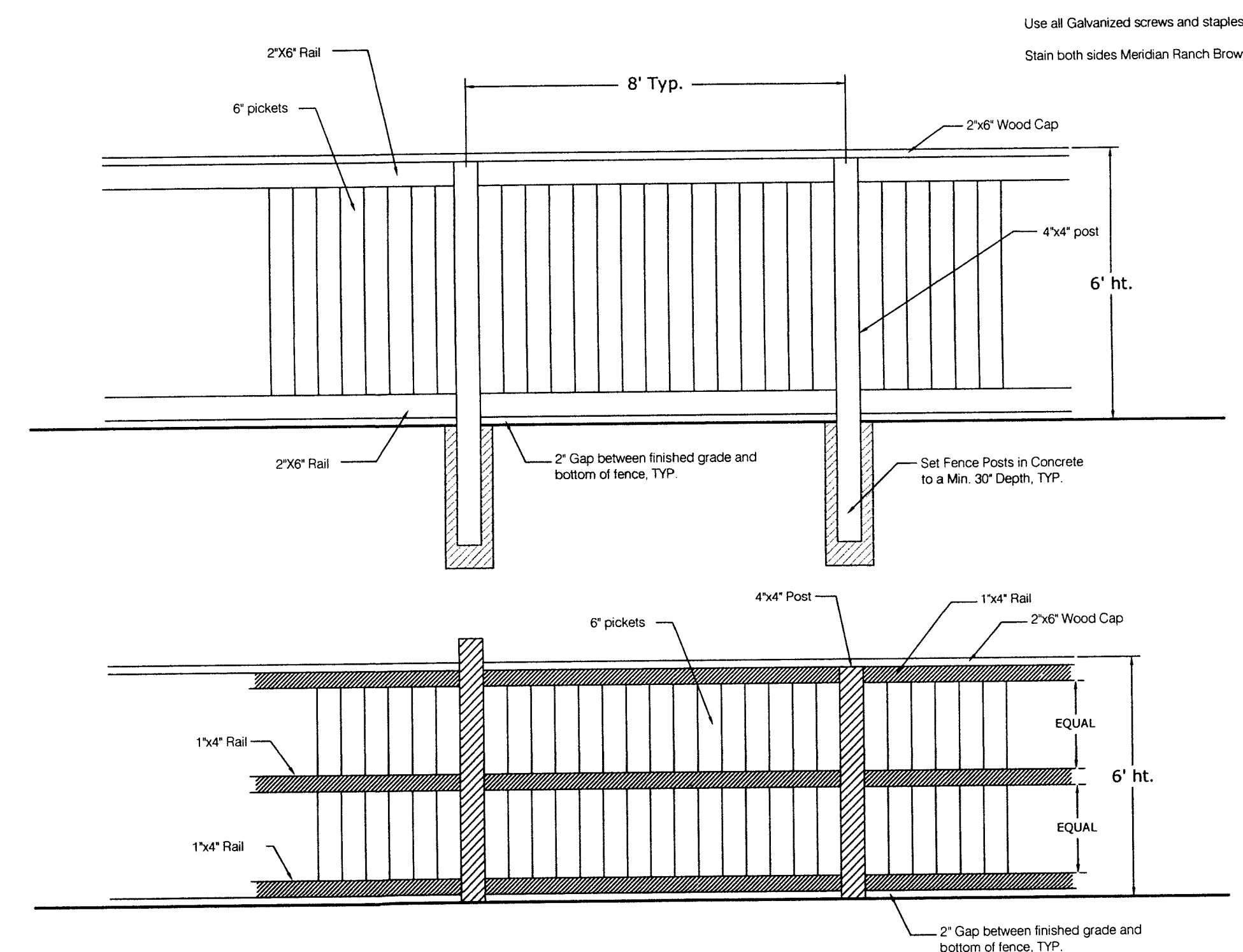
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SCALE: NOT TO SCALE



3 ENTRY SIGNAGE DETAIL
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SCALE: NOT TO SCALE



4 WOOD FENCE DETAIL
15

SCALE: NOT TO SCALE

THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2
PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

PROJECT INFO DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

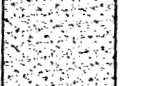
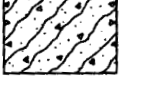


DATE	BY	DESCRIPTION
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11.11.2020	B.I.	COUNTY COMMENT

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DETAILS

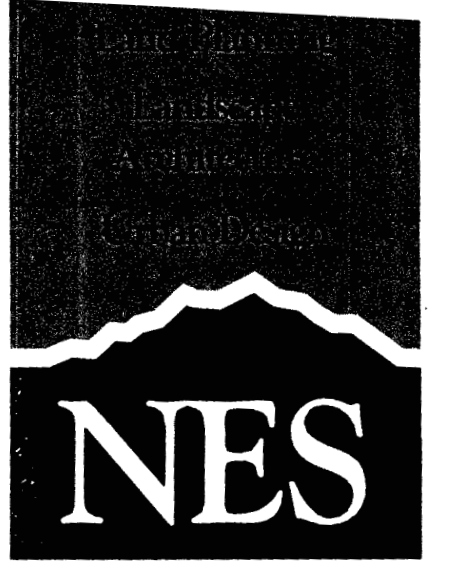
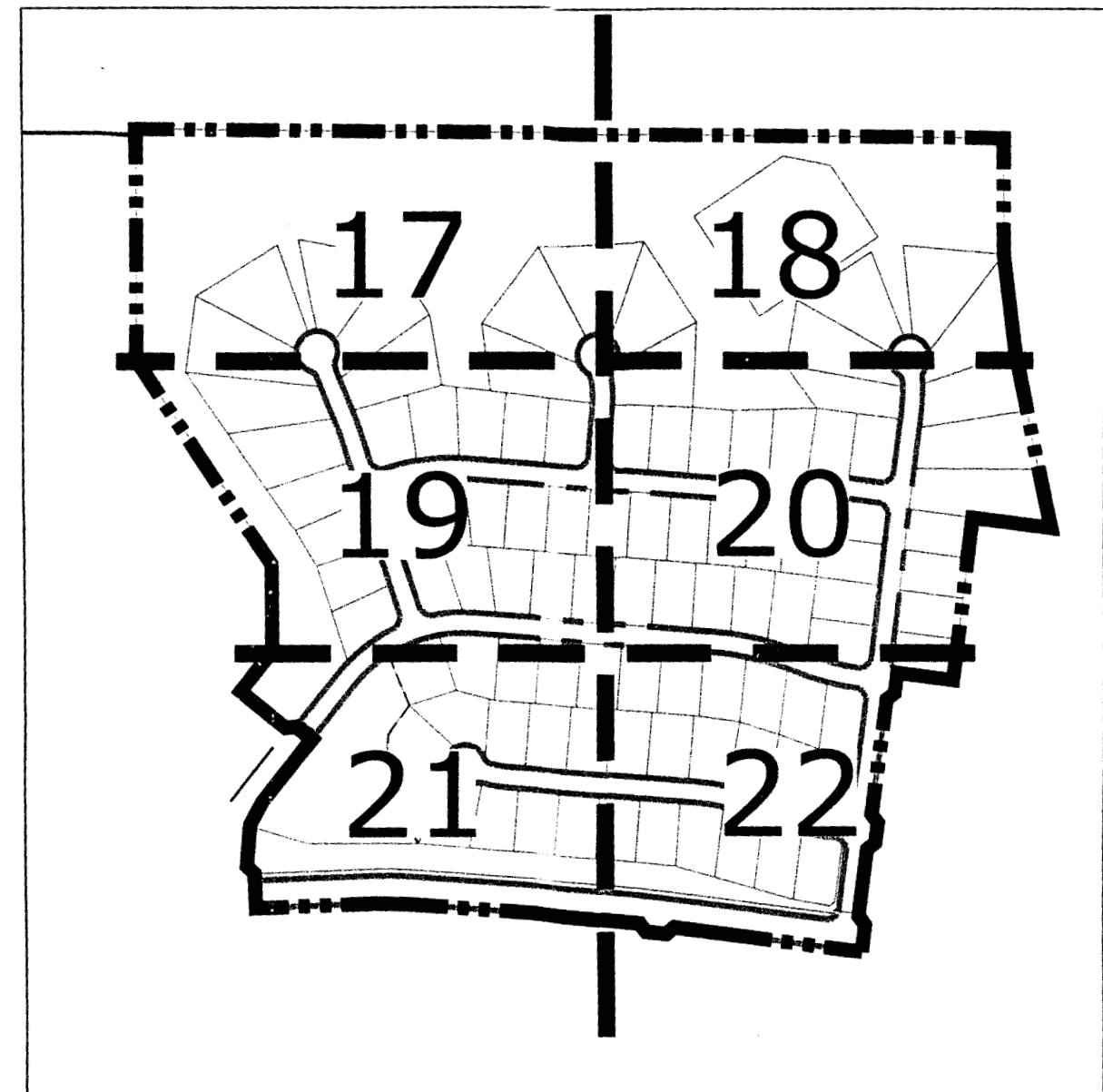
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OF 23

PUD SP 204

GROUND COVER LEGEND

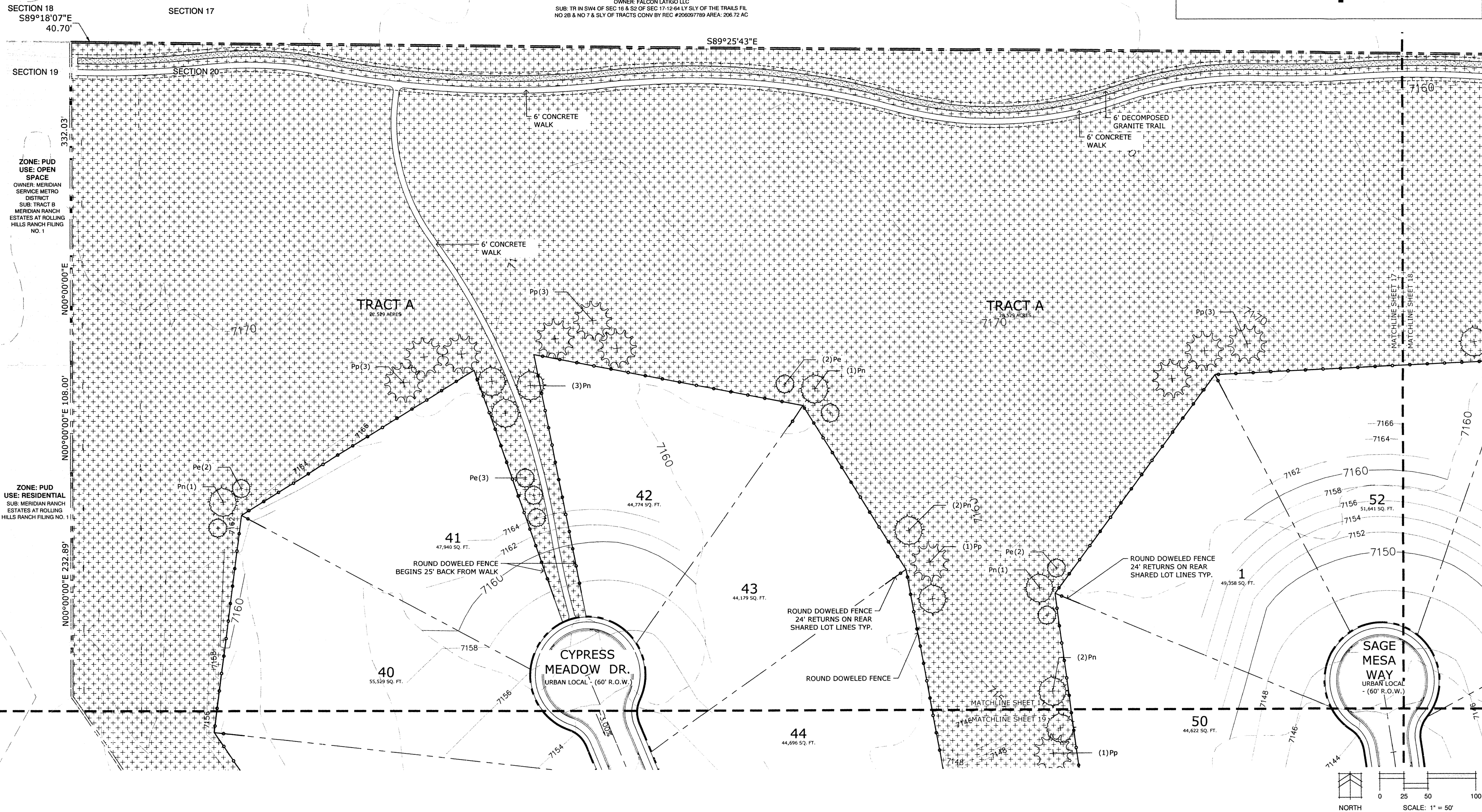
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-  ROCK COBBLE
-  ROCK MULCH
3/4" Shrub Bed Rock Mulch
-  SEED MIX A
-  SEED MIX B WITH WILDFLOWERS
-  SOD

KEY MAP



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ZONE: RR-2.5
USE: VACANT
OWNER: FALCON LATIGO LLC
SUB: TR IN SW4 OF SEC 16 & S2 OF SEC 17-12-64 LY SLY OF THE TRAILS FIL
NO 28 & NO 7 & SLY OF TRACTS CONV BY REC #200607789 AREA: 206.72 AC



ZONE: PUD
USE: OPEN SPACE
OWNER: MERIDIAN SERVICE METRO DISTRICT
SUB: TRACT B MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1

ZONE: PUD
USE: RESIDENTIAL
SUB: MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1

Meridian Ranch Drawings (Planning) Rolling Hills Estates Drawings (Planning) (Final) Estates at Rolling Hills Ranch Filing No. 2 L.S. Plan (17) 11/11/2020 9:34:38 AM Dixon

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2
PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 07.28.202
PROJECT MGR: J. ROMEF
PREPARED BY: B. ITI

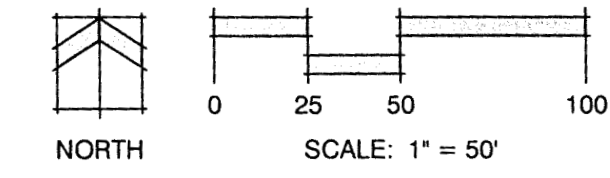
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11.11.2020	B.L.	COUNTY COMM





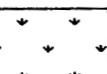

LANDSCAPE PLAN

17
OF 25

PUD SP 204

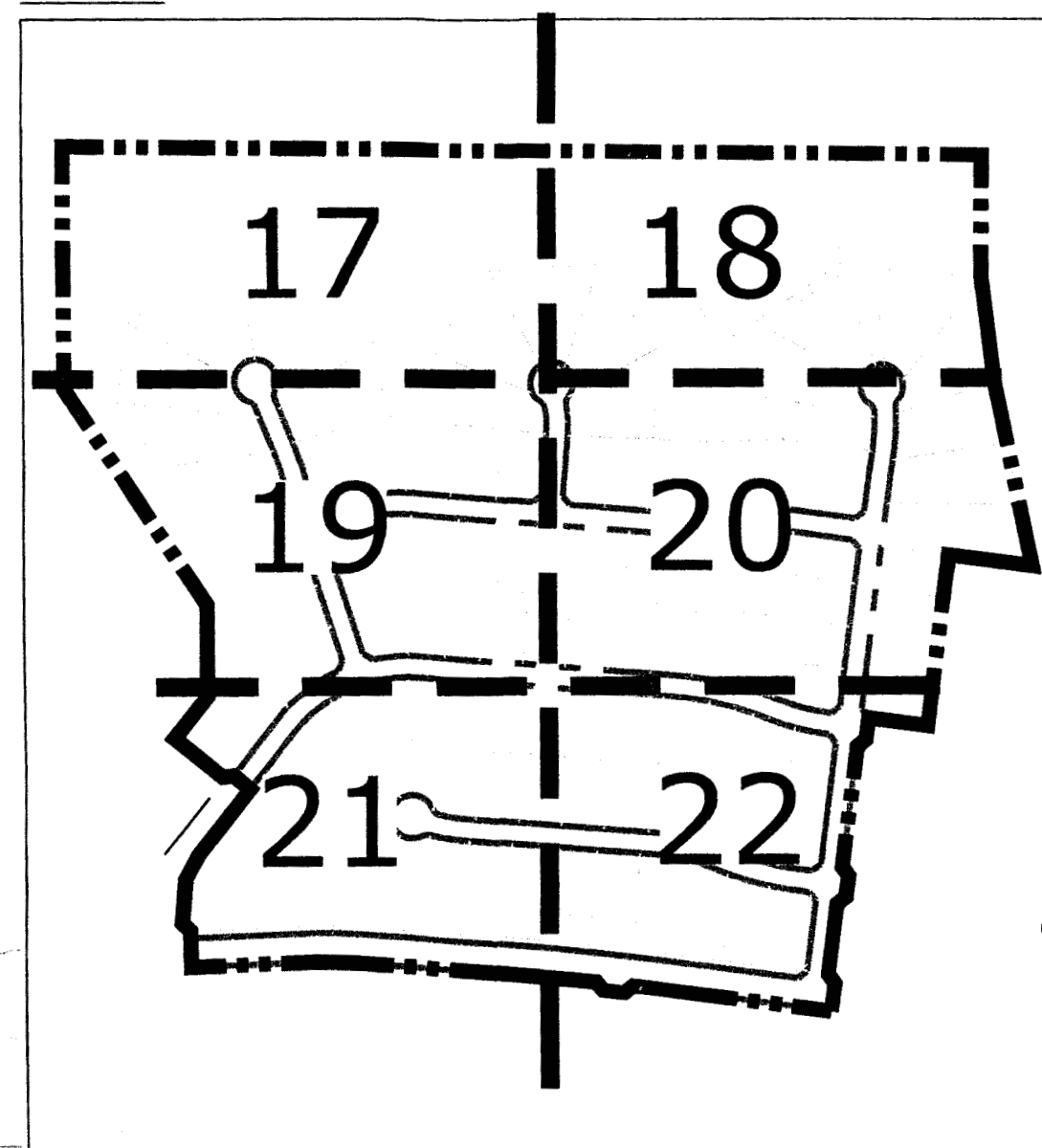


GROUND COVER LEGEND

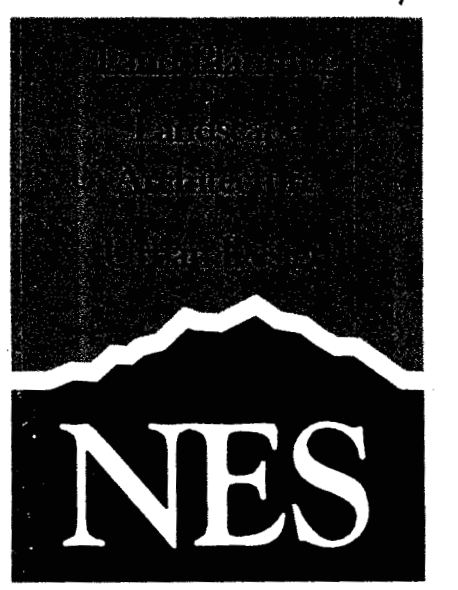
-  CRUSHER FINES
-  ROCK COBBLE
-  ROCK MULCH
3/4" Shrub Bed Rock Mulch
-  SEED MIX A
-  SEED MIX B WITH WILDFLOWERS
-  SOD

ZONE: RR-2.5
USE: VACANT
 OWNER: FALCON LAKES LLC
 SUB: TR IN SW4 OF SEC 16 & SW OF SEC 17-12-64 LY SLY OF THE TRAILS FIL
 NO 28 & NO 7 & SLY OF TRACTS CONV BY REC #206097789 AREA: 206.72 AC

KEY MAP



01/21/2024 221013707



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THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2
PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 07.28.2020
 PROJECT MGR: J. ROMERO
 PREPARED BY: B. ITEN

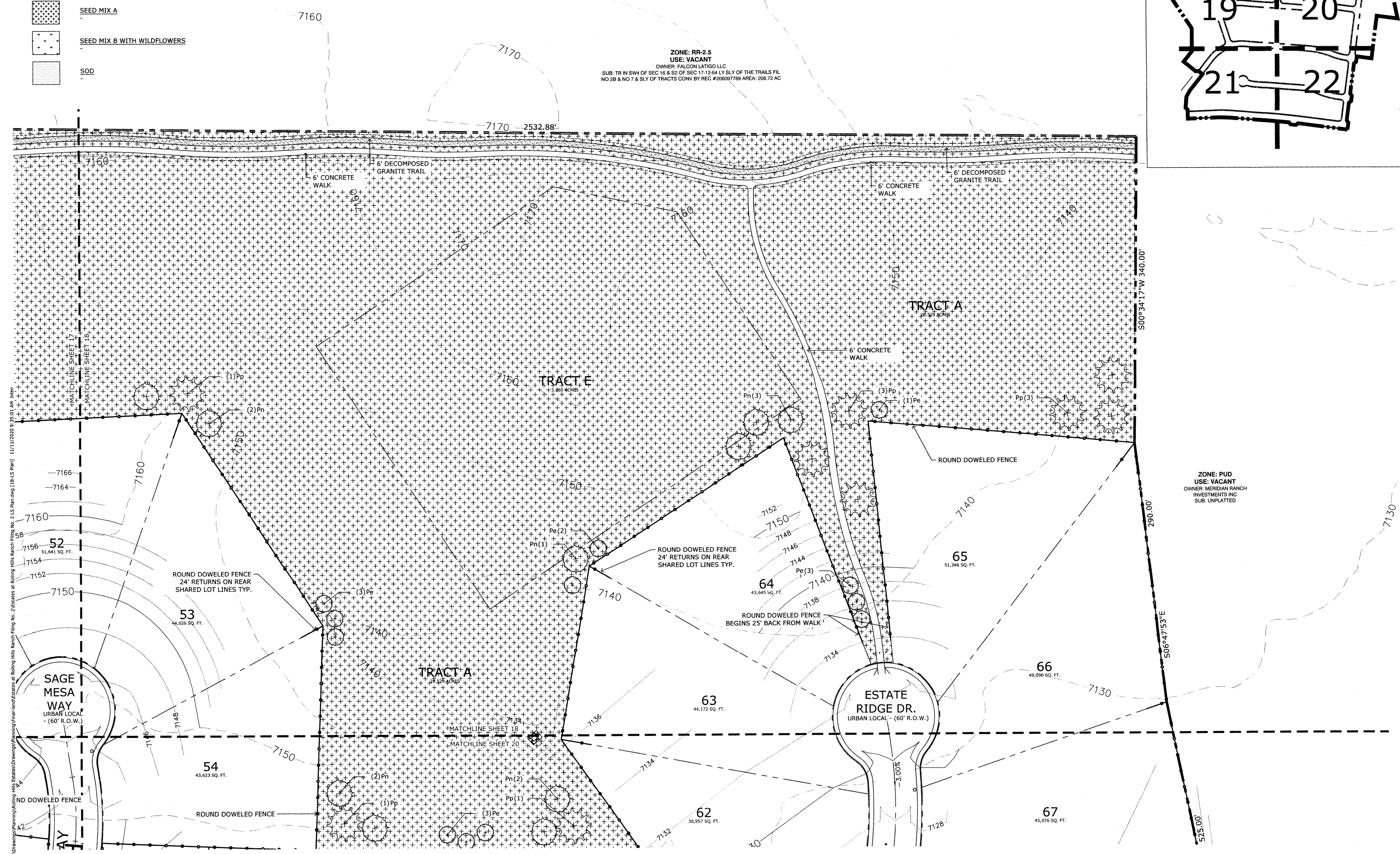
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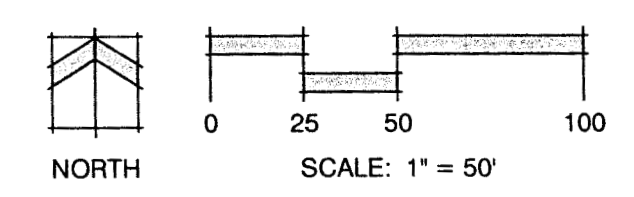
LANDSCAPE PLAN

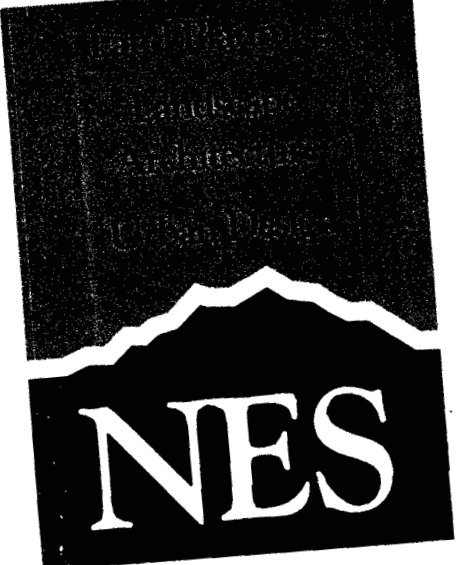
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 OF 23

PUD SP 204



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THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2
PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

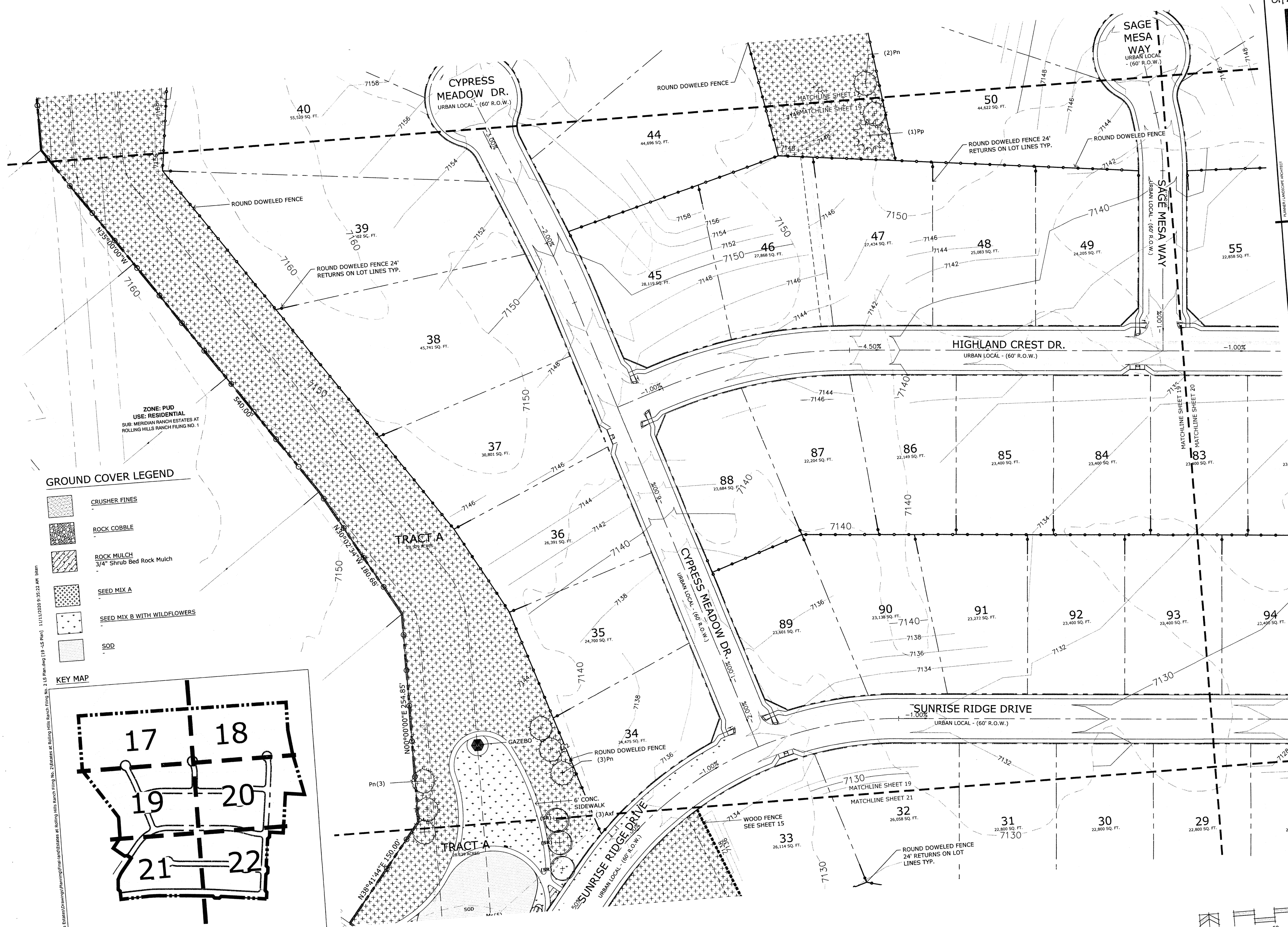
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DATE	BY	DESCRIPTION
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11.11.2020	B.I.	COUNTY COMMENT

LANDSCAPE PLAN

19
OF 23

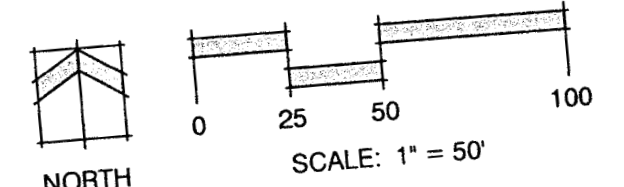
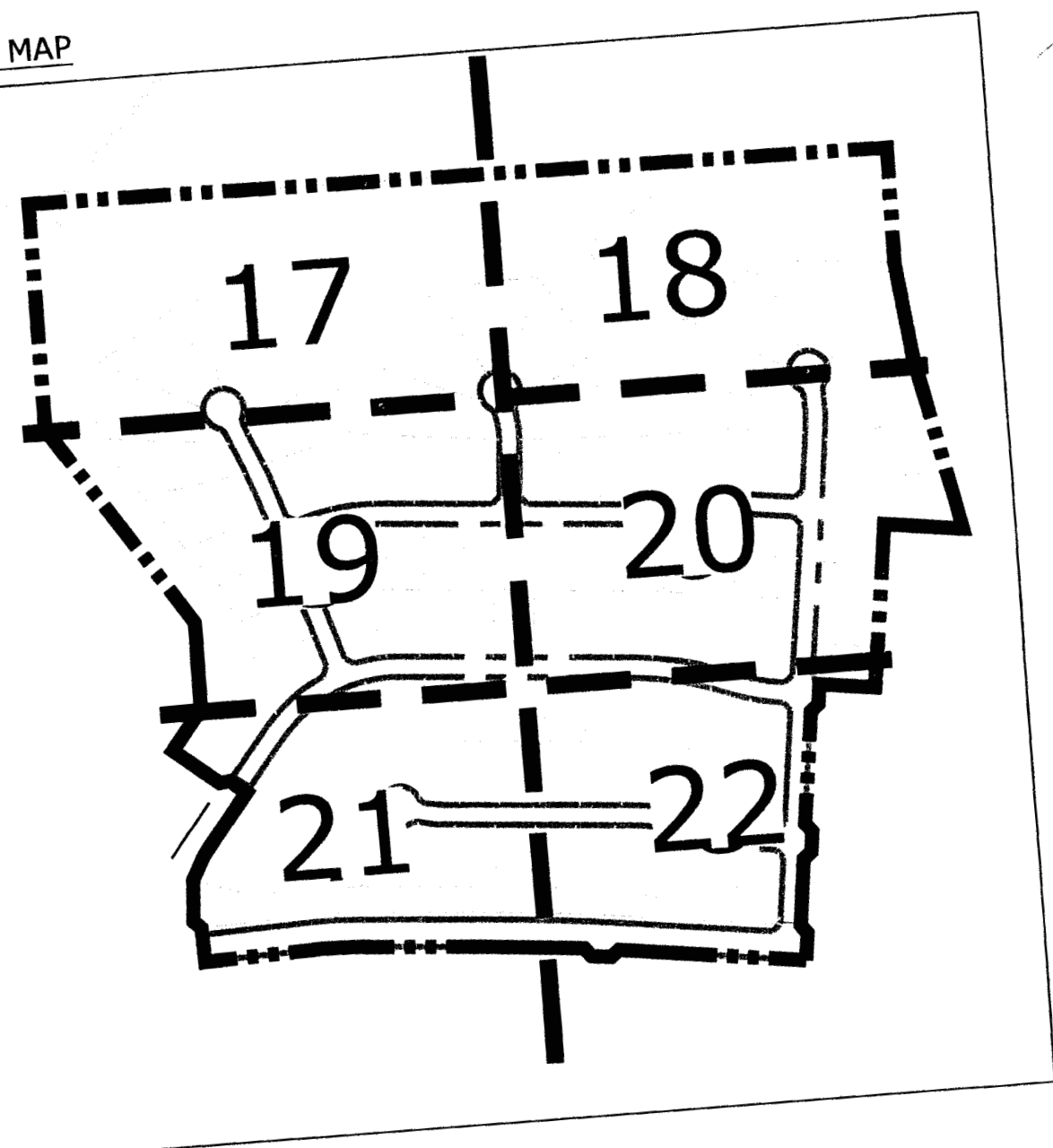
PUD SP 204



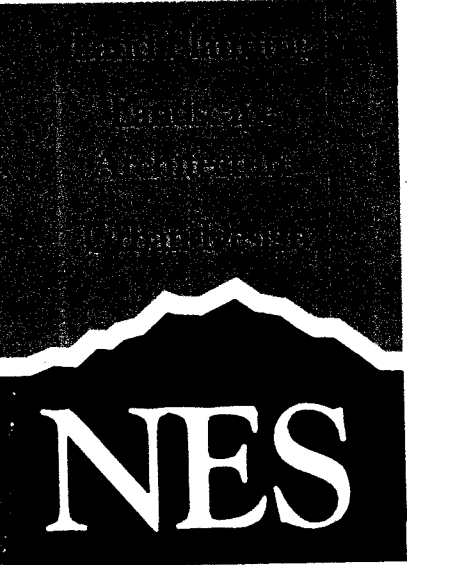
GROUND COVER LEGEND

- CRUSHER FINES
- ROCK COBBLE
- ROCK MULCH
3/4" Shrub Bed Rock Mulch
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS
- SOD

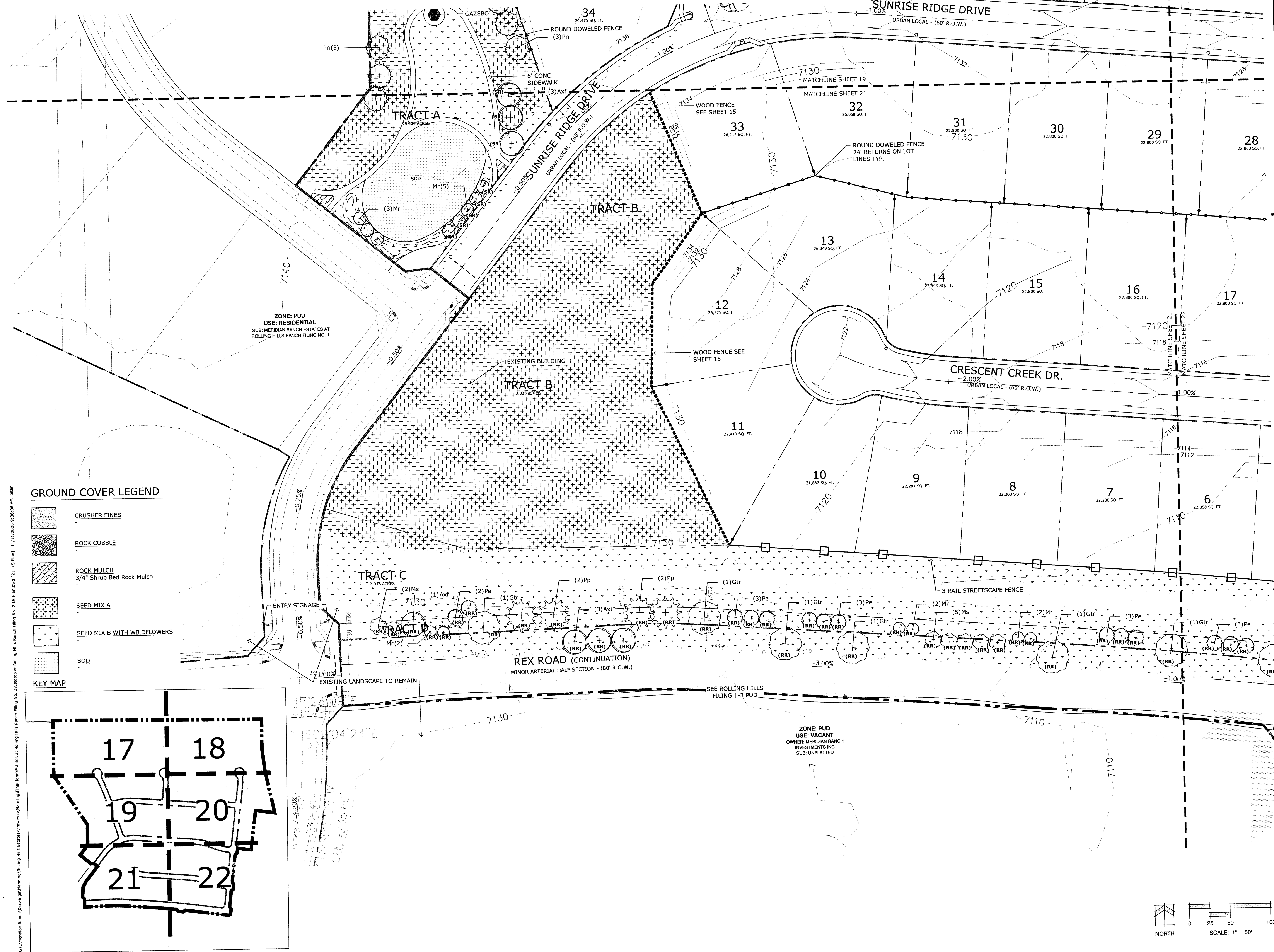
KEY MAP



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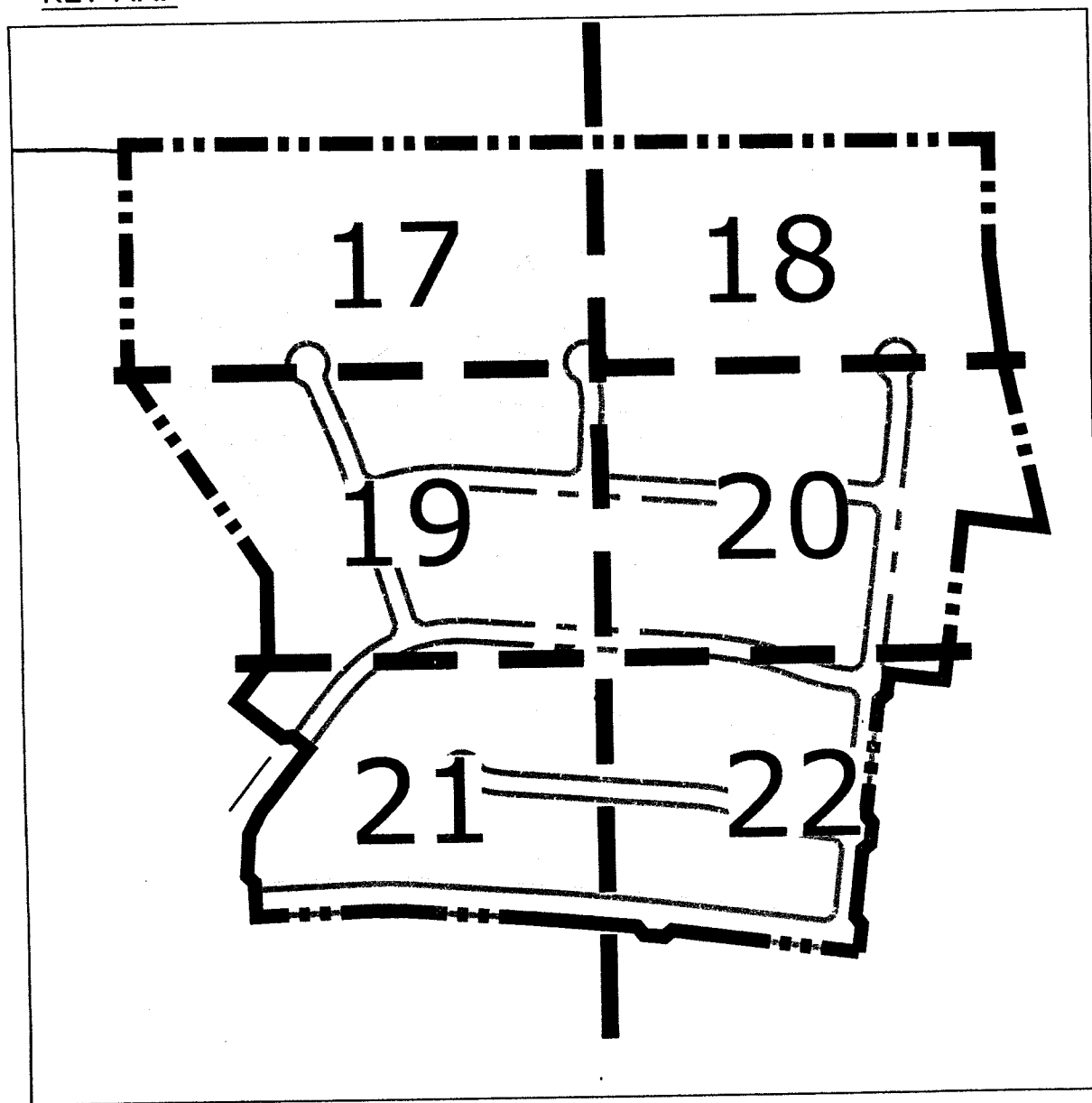


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GROUND COVER LEGEND

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3/4" Shrub Bed Rock Mulch
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THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2
PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

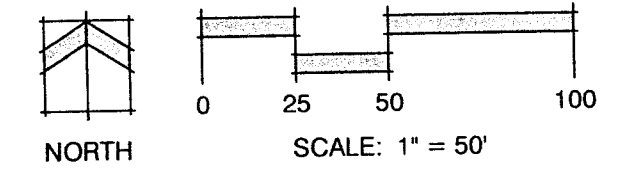
ENTITLEMENT

DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENT
11.11.2020	B.I.	COUNTY COMMENT

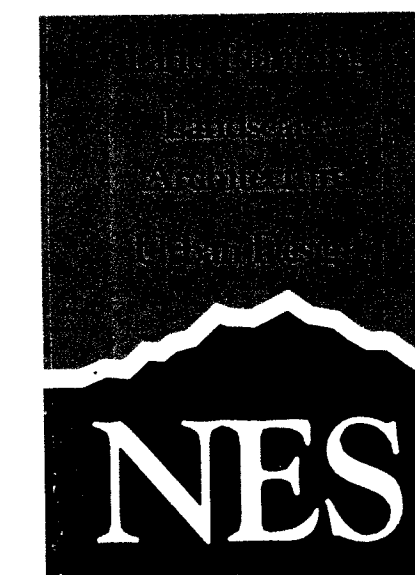
LANDSCAPE PLAN

21 OF 23

PUD SP 204



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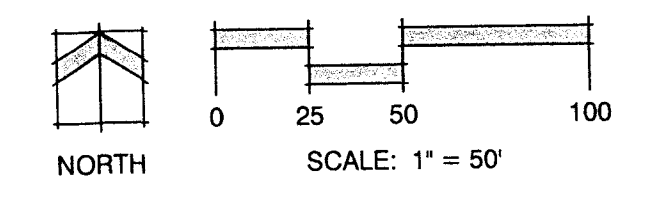
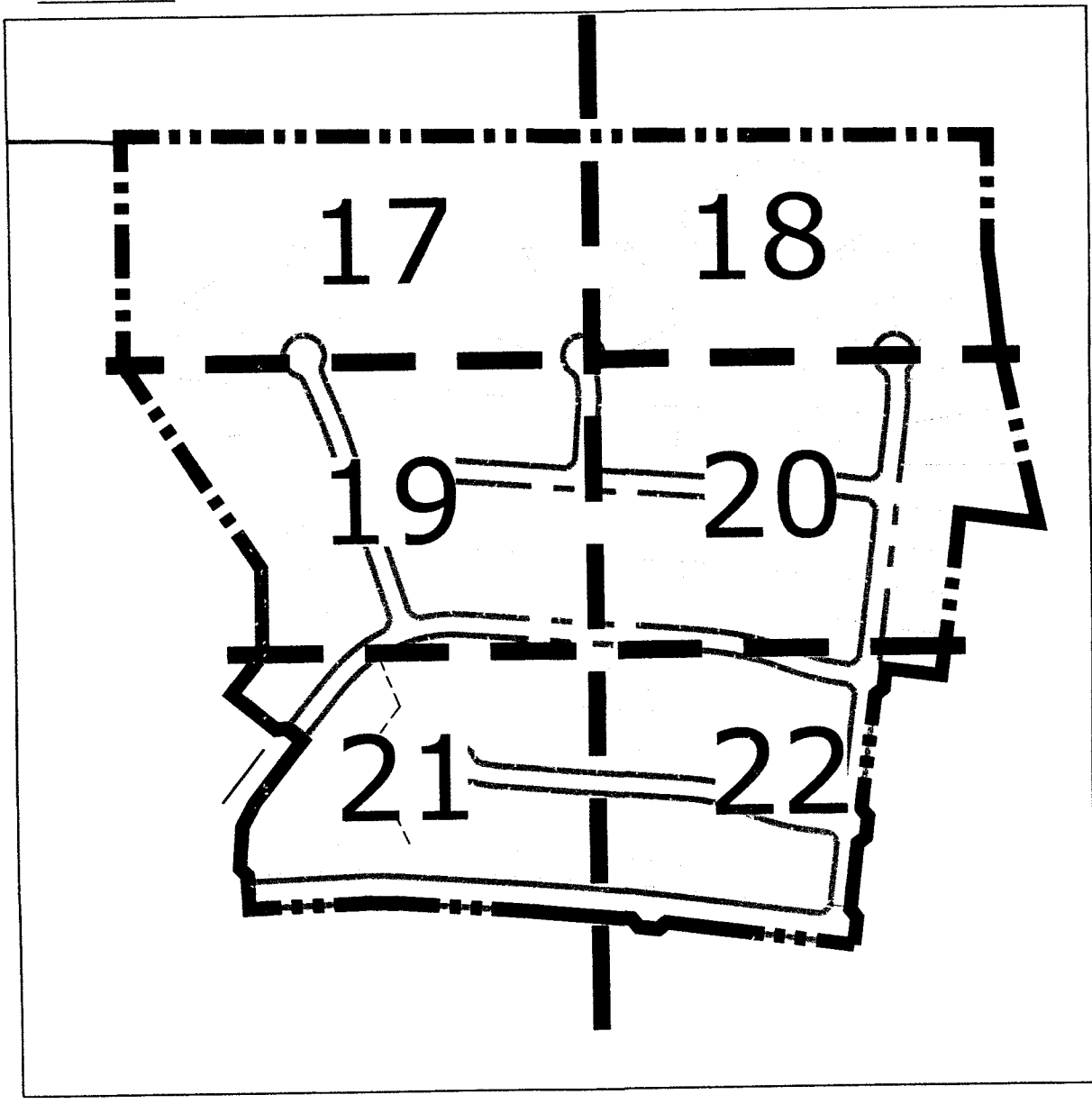
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GROUND COVER LEGEND

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KEY MAP



THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2
PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITTEN

ENTITLEMENT

DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENT
11.11.2020	B.I.	COUNTY COMMENT

LANDSCAPE PLAN

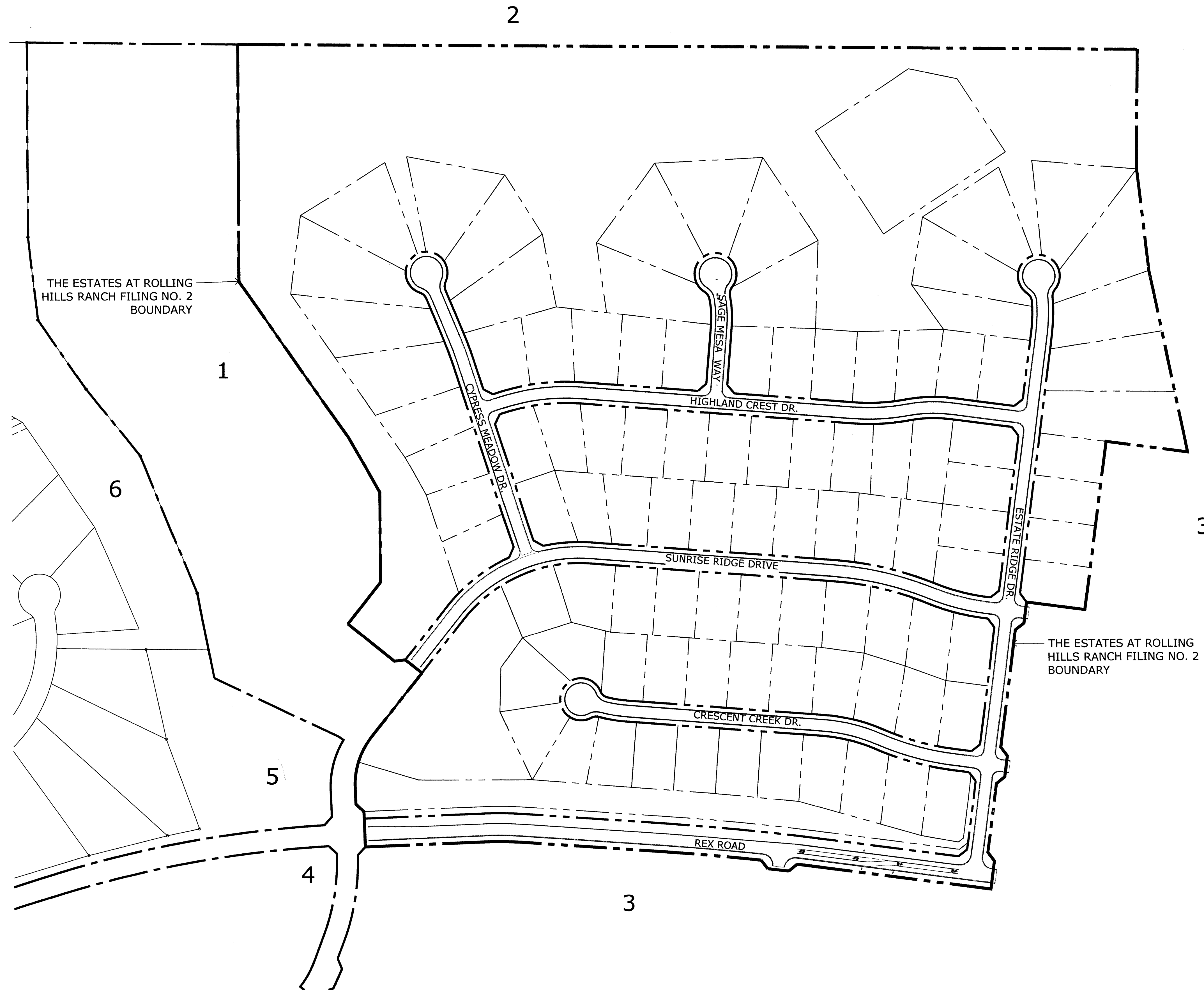
22 OF 23

PUD SP 204

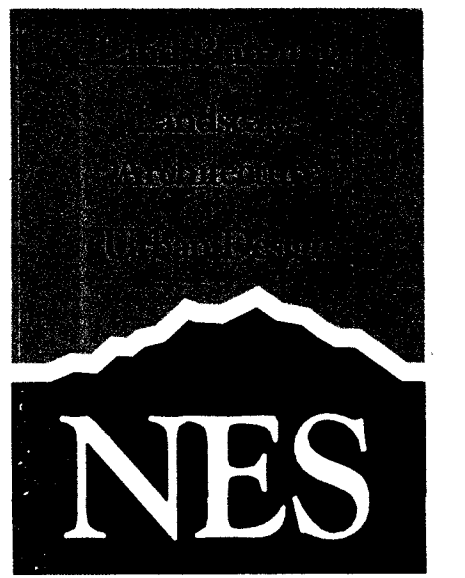
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ADJACENT PROPERTY OWNERS:

1. MERIDIAN RANCH INVESTMENTS INC
PO BOX 80036 SAN DIEGO CA, 92138-0036
2. FALCON LATIGO LLC
5350 S ROSLYN ST STE 400 ENGLEWOOD CO, 80111-2125
3. MERIDIAN RANCH INVESTMENTS INC
PO BOX 80036 SAN DIEGO CA, 92138-0036
4. MARTIN, DAVID AND CINDY
12860 CLARK PEAK CT PEYTON CO, 80831-4477
5. MANNERS, RONALD AND BELLE
12665 BLACK HILLS DR PEYTON CO, 80831-4469
6. MERIDIAN SERVICE METROPOLITAN DISTRICT
C/O COMMUNITY RESOURCE SERVICES
11886 STAPLETON DR PEYTON CO, 80831



01/26/2024 22:01:5707



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PLANNER/LANDSCAPE ARCHITECT
ASSOCIATION WITH

**THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2**
PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

ADJACENT OWNERS

23
OF 23

PUD SP 204