

THE ESTATES AT ROLLING HILLS RANCH FILING 1

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.

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.
- 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 1 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 The Estates at Rolling Hills Ranch Filing 1, 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.

THE ESTATES AT ROLLING HILLS RANCH FILING 1 PUD DEVELOPMENT PLAN DEVELOPMENT GUIDELINES

A. **Project Description**
The Estates at Rolling Hills Ranch Filing 1 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:

PRINCIPAL USES	
CMRS Facility, Stealth	S
Dwellings - Detached Single Family	A
Home/Hotel/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
Mother-in-law apartment	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 5.3.2 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.

- 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) feetCorner 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.
 - Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval or as amended.

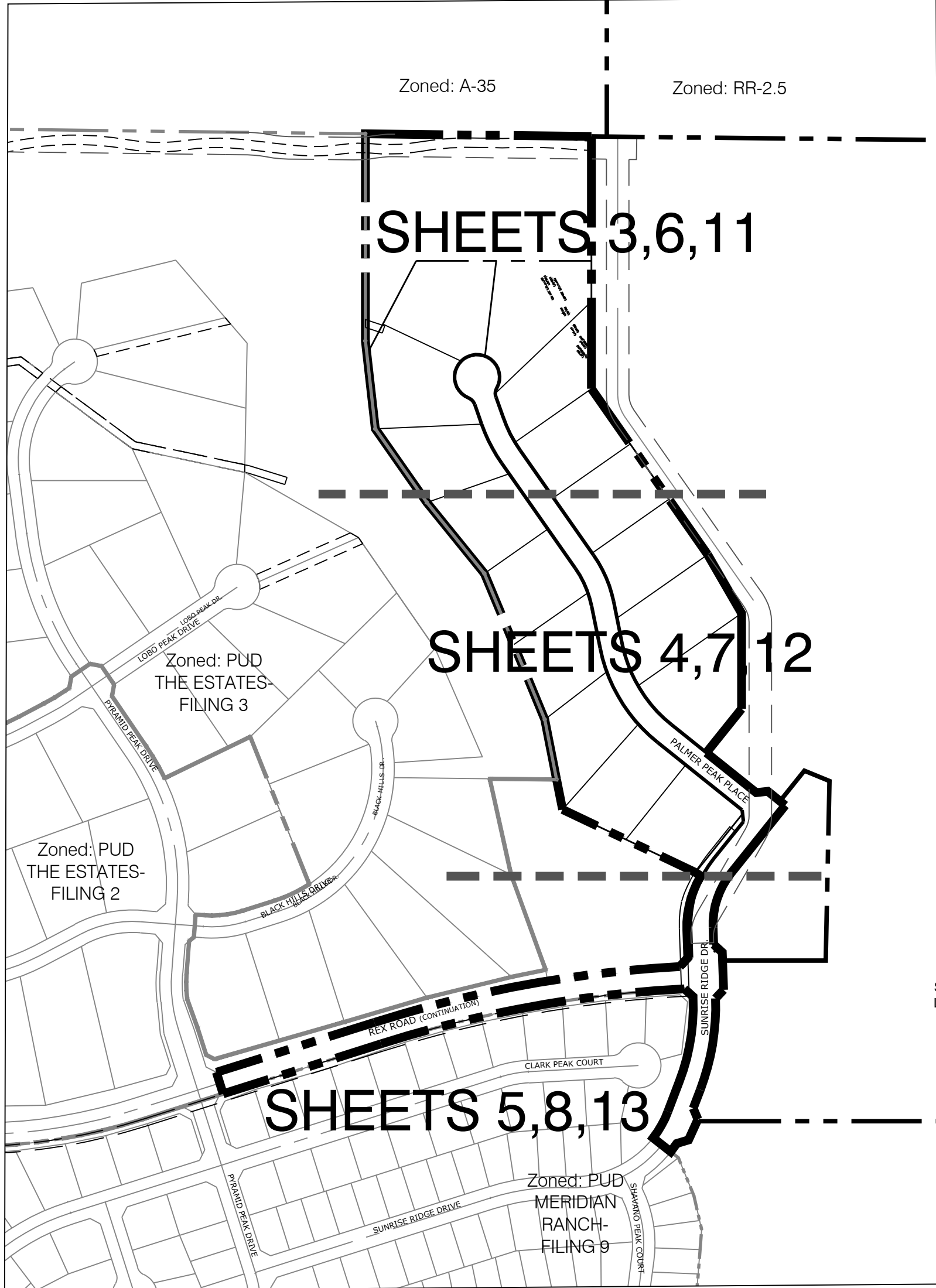
- D. **Lot Sizes**
- The Preliminary Plan / PUD Development Plan and the Final Plat establish the lot sizes for each lot.
 - No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots.

E. **Streets**
Streets within The Estates at Rolling Hills Ranch Filing 1 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**
Covenants for The Estates at Rolling Hills Ranch Filing 1 have been created by separate documents. The Covenants establish rules and regulations for the property within the subdivisions and establish the governance mechanism of the subdivision, including the creation of the Architectural Control Committee.

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 terming, 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 subdivider.
- 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. 0804C0552G dated 1/7/18), the subject property is located outside the boundary of the 100 year floodplain.
- Development of the 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 Filings 1 is subject to the approved Meridian Ranch Zoning & Conceptual Plan approved 5-24-2012 and recorded 3-20-2013, recording number 213036329.
- Per the El Paso County Wildlife Hazards map, dated December 2007, Estates at Rolling Hills Ranch Filing No. 1 at Meridian Ranch is situated entirely within the Low Hazard - Non Forested category.
- Estates at Rolling Hills Ranch Filing 1 shall be limited to a total of 16 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.
- 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.
- 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 Filings 1 PUD Development Plan file (FileNo. PUDSP-19-007) at the El Paso County Planning and Community Development Department.



Raul Guzman
Name of Landowner

Landowner's Signature, notarized

Ownership Certification
I/we _____ 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 California, 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.

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 _____ (Board resolution or motion #) _____ (date) approving the PUD and all applicable El Paso County regulations.

Chair, Board of County Commissioners _____ date _____

Director, Planning & Community Development _____ date _____

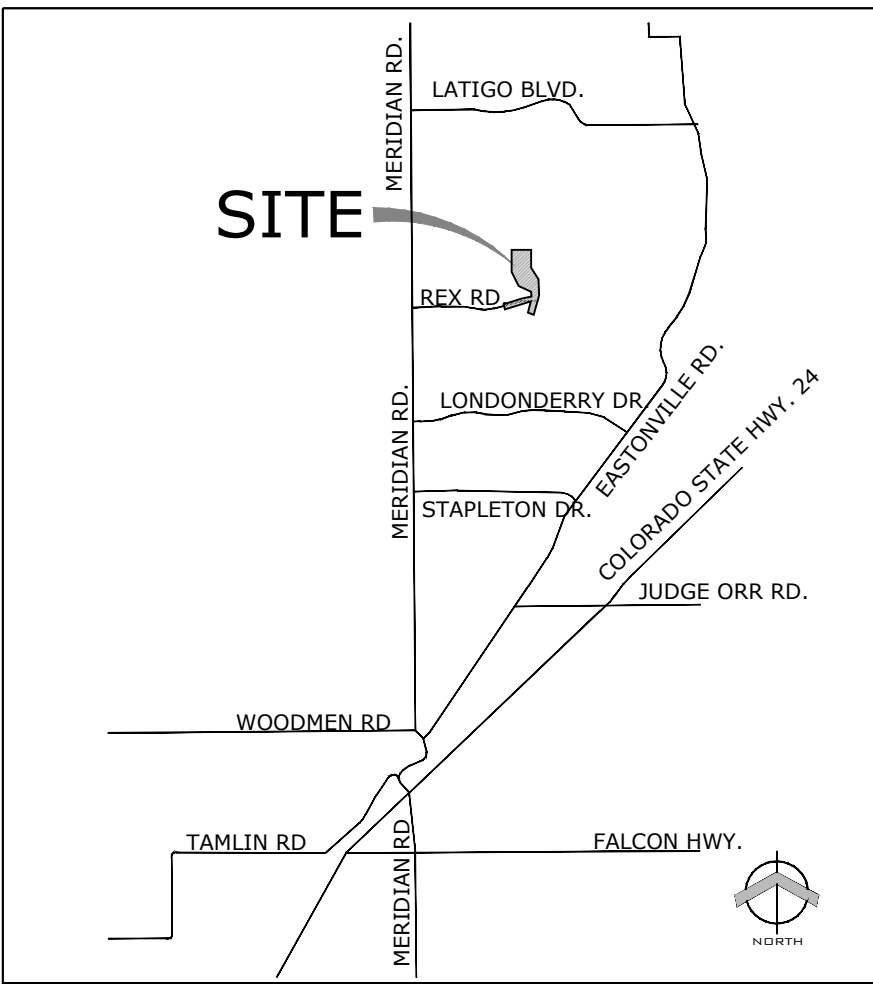
Clerk and Recorder Certification
State of Colorado)
El Paso County)
I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

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.4	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	The deviation would eliminate the requirement for mid-block pedestrian crossings to be spaced no greater than 600 feet apart on Palmer Peak Lane. However, a single mid-block pedestrian crossing will be located near Station 18+75.	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.
2	ECM Section 2.3.B.8	Roadway terminations - cul-de-sac length	Cul-de-sacs shall have a maximum length of 750 feet for urban conditions.	Palmer Peak Place cul-de-sac exceeds 750 feet	The cul-de-sac provides for a more efficient layout for the larger lot layout. Additionally, the proposed length serves only 16 lots. The Fire Dept. has reviewed the proposal and provided an appropriate and modified Will Sense Approval Letter
3	ECM Section 4.4.5.E	Type 3 Mailbox Placement	Type 3 mailboxes and the pullout for the mailbox shall be located within the right-of-way dedication but outside the roadway clear zone.	The request for a deviation is to allow vehicles to park within the clear zone when accessing the Type 3 Mailbox locations.	Local and Local Low Volume Streets allow for street parking of vehicles. This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County. The regulation is unreasonable when street parking is allowed, requiring residents to temporarily park outside the clear zone when on-street parking within the clear zone is allowed on the same street section.
4	ECM Section 2.3.2	Design Standards by Functional Classification	Construct the portion of Rex Road between Pyramid Peak and the Minor Arterial as identified in the current 2040 Major Transportation Corridor Plan.	To construct Rex Road per the Residential Urban Collector standards.	Previous existing ROW to the west and planned to south is anticipated and platd as 60' ROW currently. The deviation provides a comparable design in that the options to make the connection of Sunrise Ridge Dr to the extension of Rex Road. The alternative design meets all other ECM criteria and does not pose nor compromise the public safety or accessibility requirements.
5	ECM Section 2.3.F.3.F	Minimum tangent length between two curves on an Urban Local street	Minimum tangent length between two curves on an Urban Local street	To allow an 84.41-foot long centerline tangent length between two curves on Sunrise Ridge Dr	The existing recorded plats and above ground and below ground facilities create conditions that limit the options to make the connection of Sunrise Ridge Dr to the extension of Rex Road. The alternative design meets all other ECM criteria and does not pose nor compromise the public safety or accessibility requirements.

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

DEVELOPMENT DATA

- Existing Zoning: PUD
- Approved Plan: The Estates at Rolling Hills Ranch Filing 1 PUD Development/Preliminary Plan
- Tax ID Number: 4200000407
- Total Area: 28,907 AC
- Number of Lots: 16
- Total Lot Area: 18,333 AC (63.4%)
- Average Lot Size: 49,910 SF
- Minimum Lot Size: 44,993 SF
- Minimum Lot Width: 65' at R.O.W.
- Minimum Lot Depth: 150'
- Gross Density: 0.553 DU/AC
- Net Density: 0.873 DU/AC
- R.O.W.: 5.414 AC (18.7%)
- Total Tract Area: 5,160 AC (17.9%)
- 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	0.873 DU/AC	16 Lots	18,333	63.4 %
ROAD R.O.W	N/A	N/A	5,414	18.7%
OPEN SPACE TRACTS	N/A	N/A	5,160	17.9%

TRACT TABLE

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A	0.116 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT B	5.044 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		16 Single Family Dwelling Units
Elementary School (.34/DU): 5	School District 49	
Middle School (.16/DU): 3	School District 49	
High School (.20/DU): 3	School District 49	
TOTAL: 11		
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	5.16 acres
Parks:	Meridian Ranch Metropolitan District	N/A
Trails:	Meridian Ranch Metropolitan District	611 Linear Feet
Private Open Areas:	Meridian Ranch Metropolitan District	N/A

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

	FILING 1	FILING 2	FILING 3	FILING 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 1&2	STONEBRIDGE FILING 4	ESTATES AT ROLLING HILLS RANCH FILING 1				
DWELLING UNITS	405	209	16				
TOTAL DWELLING UNITS	3,393	1,107	4,500				

SHEET INDEX	
SHEET 1 of 14:	COVER SHEET
SHEET 2 of 14:	LEGAL PLAN
SHEET 3 of 14:	SITE PLAN
SHEET 4 of 14:	SITE PLAN
SHEET 5 of 14:	UTILITIES & GRADING PLAN
SHEET 6 of 14:	UTILITIES & GRADING PLAN
SHEET 7 of 14:	UTILITIES & GRADING PLAN
SHEET 8 of 14:	ENTRY SIGNAGE/DETAILS
SHEET 9 of 14:	LANDSCAPE DETAILS & NOTES
SHEET 10 of 14:	LANDSCAPE PLAN
SHEET 11 of 14:	LANDSCAPE PLAN
SHEET 12 of 14:	LANDSCAPE PLAN
SHEET 13 of 14:	ADJACENT PROPERTY OWNERS
SHEET 14 of 14:	

Land Planning
Landscape
Architecture
Urban Design



N.E.S. Inc.
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The Estates at Rolling Hills Ranch Filing 1

PUD Development Plan / Preliminary Plan

DATE: September 25, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
01.06.2020	B.I.	Per County Comments
03.16.2020	B.I.	Per County Comments
05.04.2020	B.I.	Per County Comments

COVER SHEET

1
OF 14

PCD# PUDSP-19-007

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 SOUTHERN MOST CORNER OF TRACT C OF MERIDIAN RANCH ESTATES FILING NO. 2, RECORDED WITH RECEPTION NO. 213713406 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING LISTED ARE COURSES AND ALONGS SAID OF TRACT C AND BOUNDARY OF SAID MERIDIAN RANCH ESTATES FILING NO. 2:

1. THENCE N72°25'44"E COURSE OF 442.10 FEET TO A CURVE TO THE RIGHT;
2. THENCE ON THE CURVE SAID CURVE, HAVING A RADIUS OF 3300.0 FEET, A DELTA ANGLE OF 14°24'45", AN ARC LENGTH OF 830.10 FEET, WHENCE LONG CHORD NB73°35'34"E COURSE OF 827.92 FEET;
3. THENCE N45°32'52"E COURSE OF 15.16 FEET;
4. THENCE ON THE CURVE SAID CURVE, HAVING A RADIUS OF 2600.0 FEET, A DELTA ANGLE OF 33°25'58", AN ARC LENGTH OF 151.33 FEET, WHENCE LONG CHORD NB43°30'12"E COURSE OF 148.11 FEET;
5. THENCE N70°47'44"E COURSE OF 12.77 FEET;
6. THENCE S89°42'42"E COURSE OF 12.92 FEET;
7. THENCE S89°42'42"E COURSE OF 12.92 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT A OF MERIDIAN RANCH ESTATES FILING NO. 3, RECORDED WITH RECEPTION NO. 21213823 IN THE RECORDS OF THE PLAT COUNTY.

THE FOLLOWING SIX (6) COURSES ARE ALONG SAID TRACT A AND THE BOUNDARY OF SAID MERIDIAN RANCH ESTATES FILING NO. 3.

8. THENCE N11°28'26" W A DISTANCE OF 164.43 FEET;
9. THENCE S27°30'37" N A DISTANCE OF 42.41 FEET;
10. THENCE N08°05'37" W A DISTANCE OF 144.00 FEET;
11. THENCE S47°35'37" W A DISTANCE OF 239.4 FEET;
12. THENCE N40°28'27" N A DISTANCE OF 236.4 FEET;
13. THENCE N00°00'00" W A DISTANCE OF 52.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAO SECTION 15;
14. THENCE S01°00'00" E CORNER NORTH SECTION 15 A DISTANCE OF 603.1 FEET;
15. THENCE S00°00'00" W A DISTANCE OF 67.92 FEET;
16. THENCE S01°00'00" W A DISTANCE OF 40.00 FEET;
17. THENCE S02°02'44" E A DISTANCE OF 168.68 FEET;
18. THENCE N00°00'00" W A DISTANCE OF 26.48 FEET;
19. THENCE S38°14'44" W A DISTANCE OF 15.00 FEET;
20. THENCE S41°14'44" E A DISTANCE OF 170.13 FEET;
21. THENCE N48°14'44" E A DISTANCE OF 31.11 FEET;
22. THENCE S18°14'44" E A DISTANCE OF 30.00 FEET;
23. THENCE S48°14'44" E A DISTANCE OF 23.44 FEET TO A POINT ON THE LEFT OF
24. THE NORTHEAST 1/4 OF SAO SECTION 15, 12.12 FEET TO A POINT OF CURVE TO THE LEFT, AN ARC LENGTH OF 136.54 FEET, WHOLE LONG CHORD BEARS
S18°18'14" E A DISTANCE OF 132.63 FEET;
25. THENCE S01°00'00" W A DISTANCE OF 10.00 FEET;
26. THENCE S47°34'24" E A DISTANCE OF 100.00 FEET;
27. THENCE S01°00'00" W A DISTANCE OF 12.12 FEET TO A NON-TANGENT POINT OF CURVE TO THE LEFT;
28. THENCE ON THE OAK SAO CURVE, HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 22°30'00", AN ARC LENGTH OF 248.88 FEET, WHOLE LONG CHORD BEARS
S01°27'37" E A DISTANCE OF 277.77 FEET;
29. THENCE S20°39'44" E A DISTANCE OF 52.81 FEET;
30. THENCE S01°00'00" W A DISTANCE OF 10.00 FEET;
31. THENCE S47°34'24" E A DISTANCE OF 100.00 FEET;
32. THENCE S01°00'00" W A DISTANCE OF 12.12 FEET TO A NON-TANGENT POINT OF CURVE TO THE RIGHT;
33. THENCE ON THE OAK SAO CURVE, HAVING A RADIUS OF 130.00 FEET, A DELTA ANGLE OF 27°05'40", AN ARC LENGTH OF 27.05 FEET, WHOLE LONG CHORD BEARS
S01°27'37" E A DISTANCE OF 27.78 FEET TO A POINT ON THE EASTLY BOUNDARY OF MEDIANA BARBERS PARK PLACED 40.5, RECORDED WITH RECEPTION NO. 218713780 ON THE RECORDS OF EL PASO COUNTY.

THE FOLLOWING EIGHT (8) COURSES ARE ON SAID BOUNDARY LINE:

34. THENCE $N51^{\circ}30'W$ A DISTANCE 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT;

35. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF $17^{\circ}47'44''$, AN ARC LENGTH OF 81.83 FEET, WHOLE LONG CHORD BEARS $N20^{\circ}28'04''E$ A DISTANCE OF 81.12 FEET;

36. THENCE $N01^{\circ}01'42''E$ A DISTANCE OF 84.81 FEET TO A NON-TANGENT CURVE TO THE RIGHT;

37. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 57.00 FEET, A DELTA ANGLE OF $22^{\circ}54'00''$, AN ARC LENGTH OF 22.84 FEET, WHOLE LONG CHORD BEARS $N02^{\circ}22'18''E$ A DISTANCE OF 23.63 FEET;

38. THENCE $N02^{\circ}29'34''W$ A DISTANCE OF 132.02 FEET;

39. THENCE $N01^{\circ}01'42''E$ A DISTANCE OF 80.52 FEET TO A NON-TANGENT CURVE TO THE LEFT;

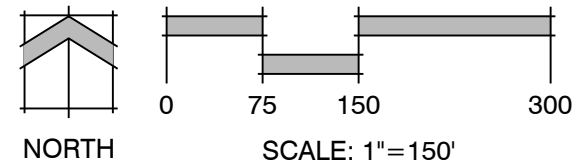
40. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF $14^{\circ}34'32''$, AN ARC LENGTH OF 78.00 FEET, WHOLE LONG CHORD BEARS $S79^{\circ}41'30''W$ A DISTANCE OF 82.03 FEET;

41. THENCE $S72^{\circ}05'44''W$ A DISTANCE OF 44.35 FEET TO A POINT ON THE BOUNDARY LINE;

42. THENCE $S73^{\circ}08'44''W$ A DISTANCE OF 60.00 FEET TO THE BEGINNING LINE.

THE ABOVE PARCEL OF LAND CONTAINS 28.907 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 L# 930087).



PUD Development Plan /
Preliminary Plan

PROJECT INFO

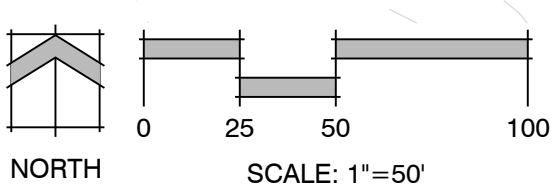
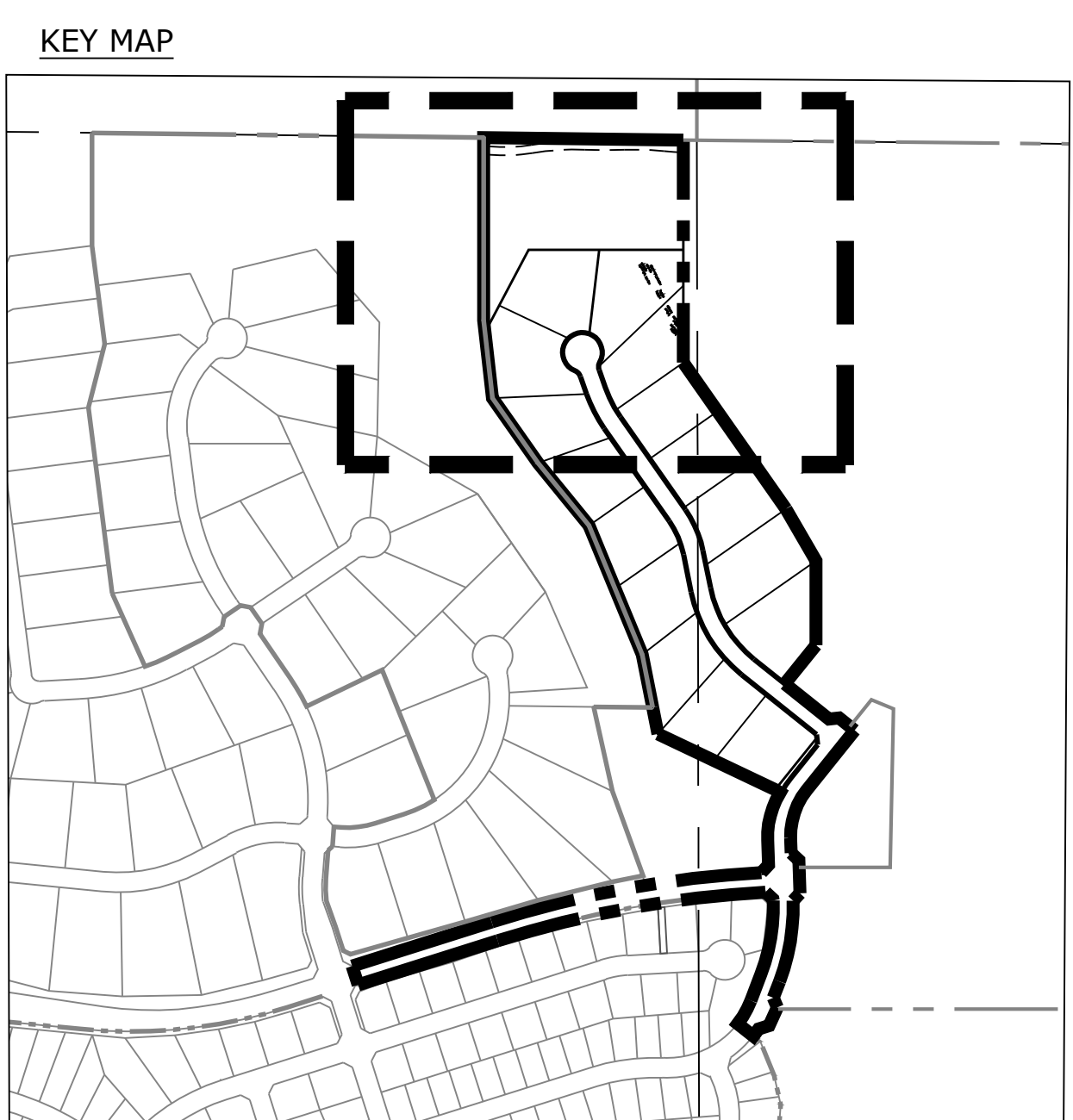
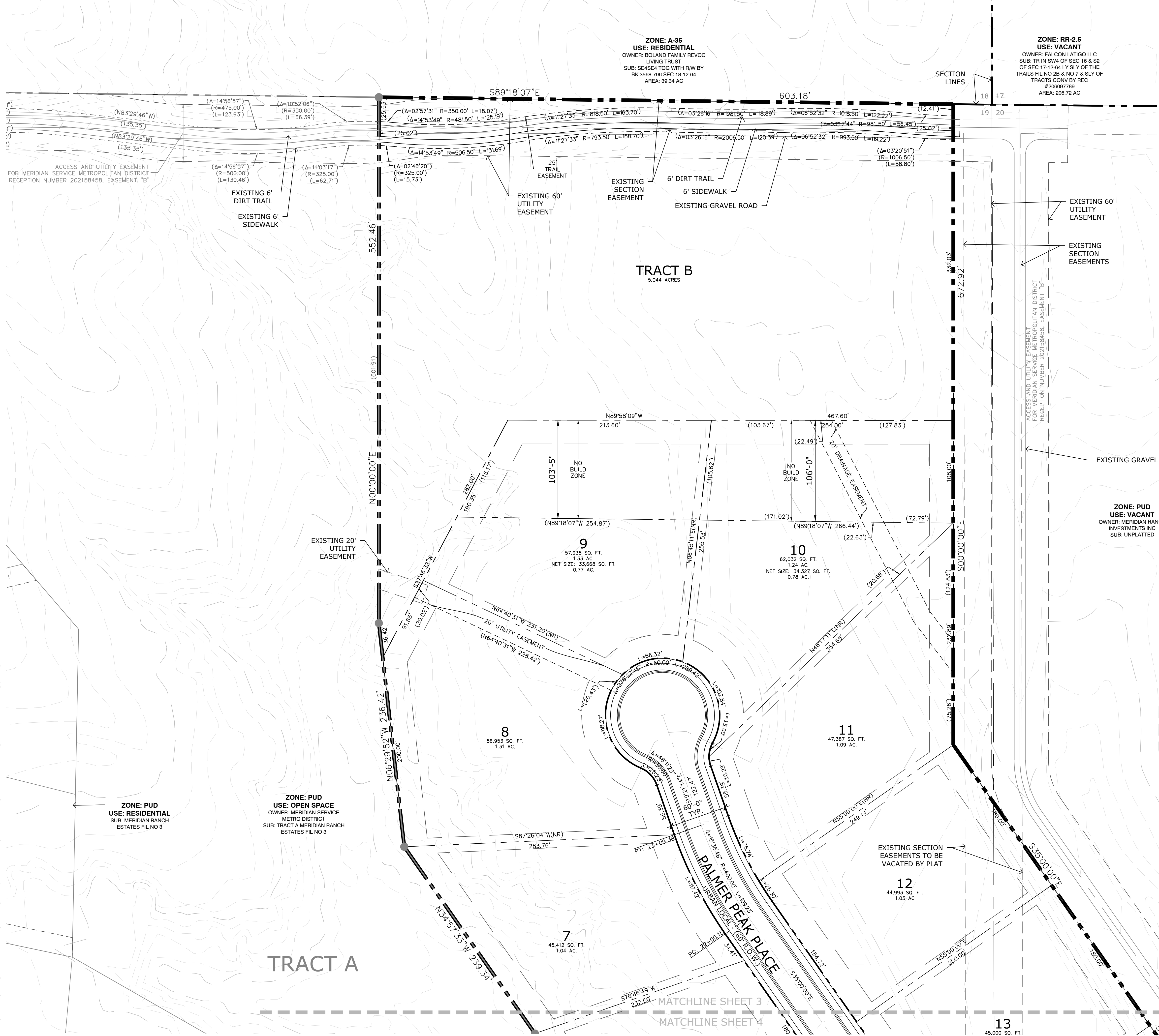
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LEGAL PLAN

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Colorado Springs, CO 80903

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Fax 719.471.0267

www.nescolorado.com

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PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SEAL

ISSUE INFO

SHEET TITLE

SHEET NUMBER

PLANTING

The Estates at
Rolling Hills
Ranch
Filing 1

PUD Development Plan /
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ENTITLEMENT

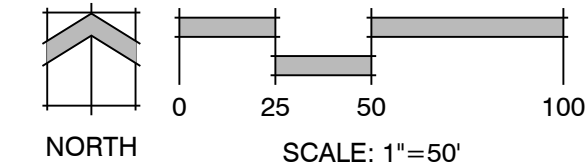
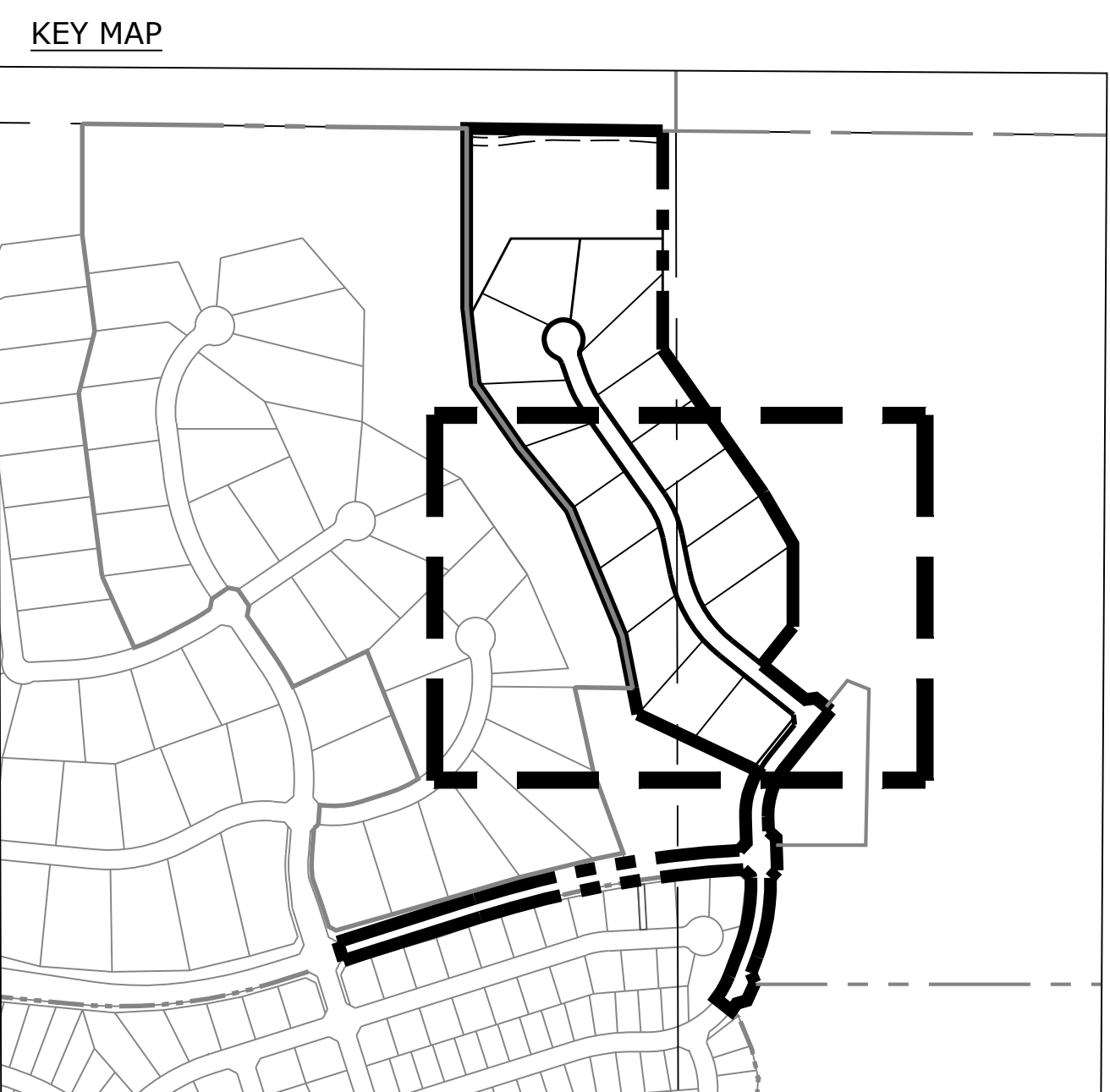
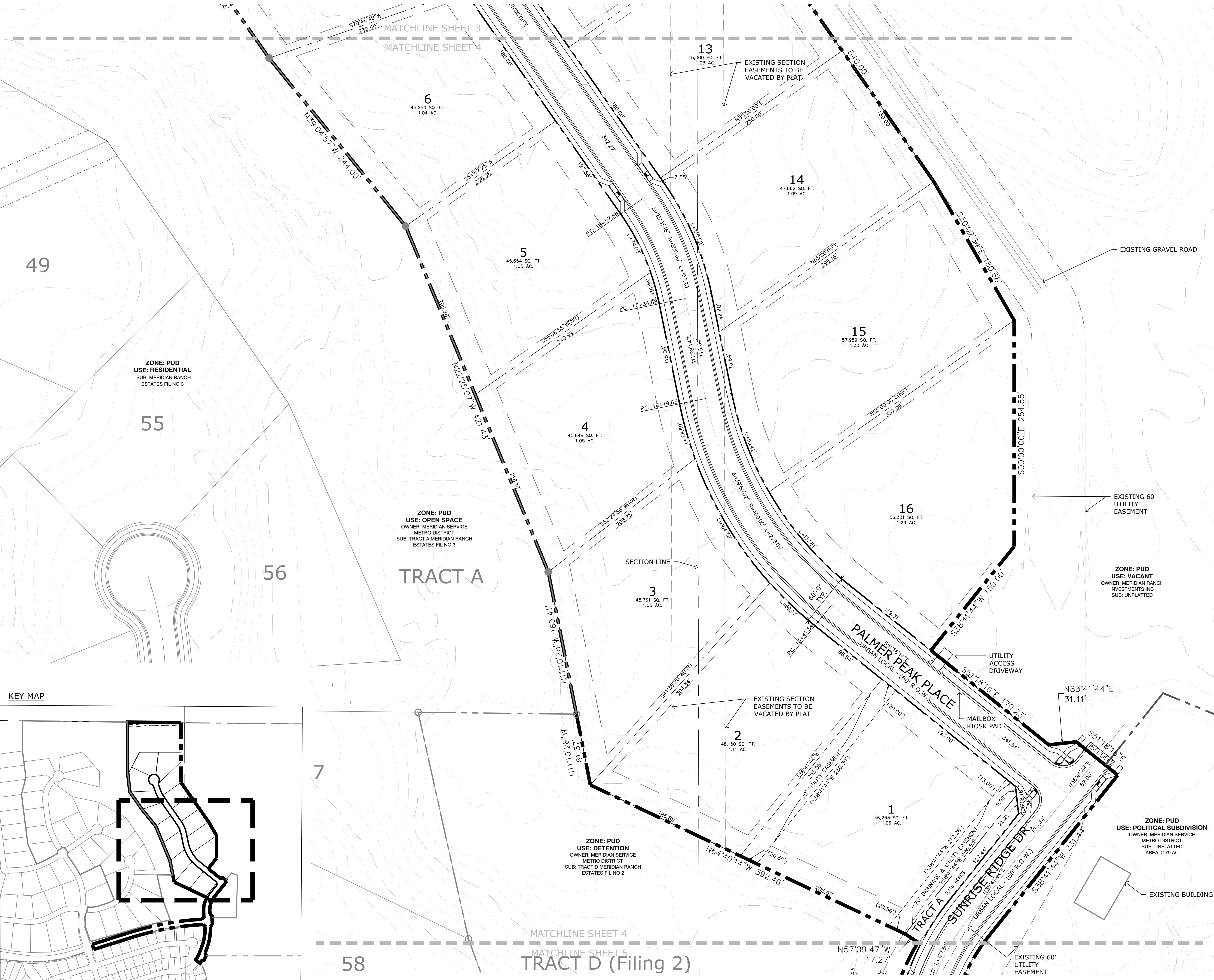
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05.04.2020	B.I.	Per County Comments

SITE PLAN

3
OF 14

PCD# PUDSP-19-007

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PLANNER, LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

The Estates at
Rolling Hills
Ranch
Filing 1

PUD Development Plan /
Preliminary Plan

PROJECT INFO
DATE: September 25, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

SEAL

ENTITLEMENT

DATE: 01.06.2020 BY: B.I. DESCRIPTION: Per County Comments
03.16.2020 B.I. Per County Comments
05.04.2020 B.I. Per County Comments

ISSUE / REVISION

SITE PLAN

SHEET TITLE

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of 14

PLANTING

PCD# PUDSP-19-007

PUD Development Plan /
Preliminary Plan

DATE: September 25, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

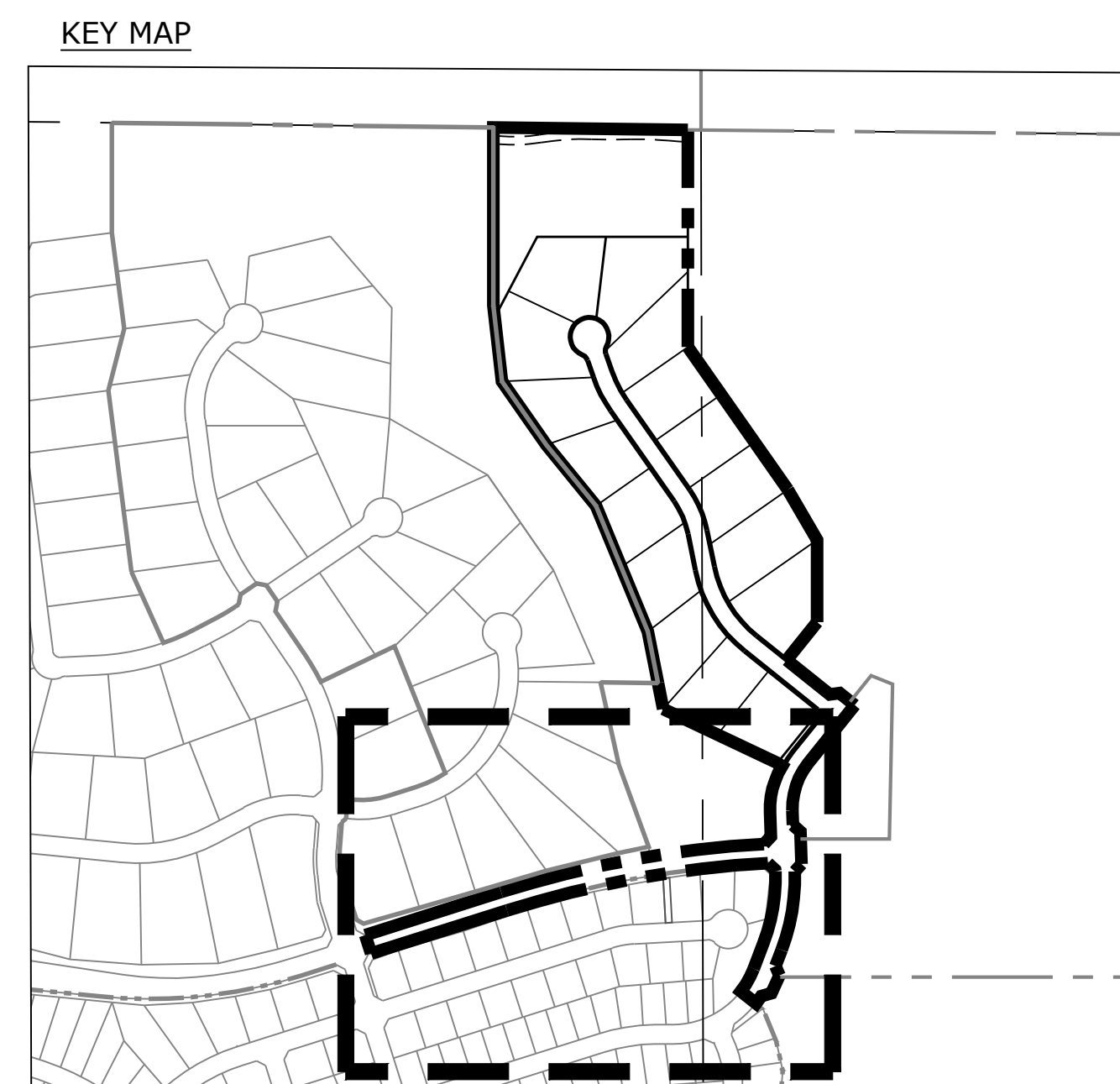
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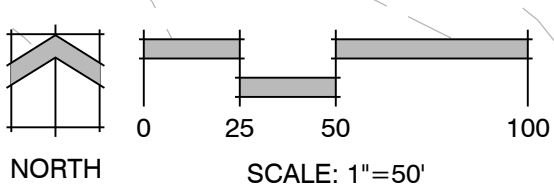
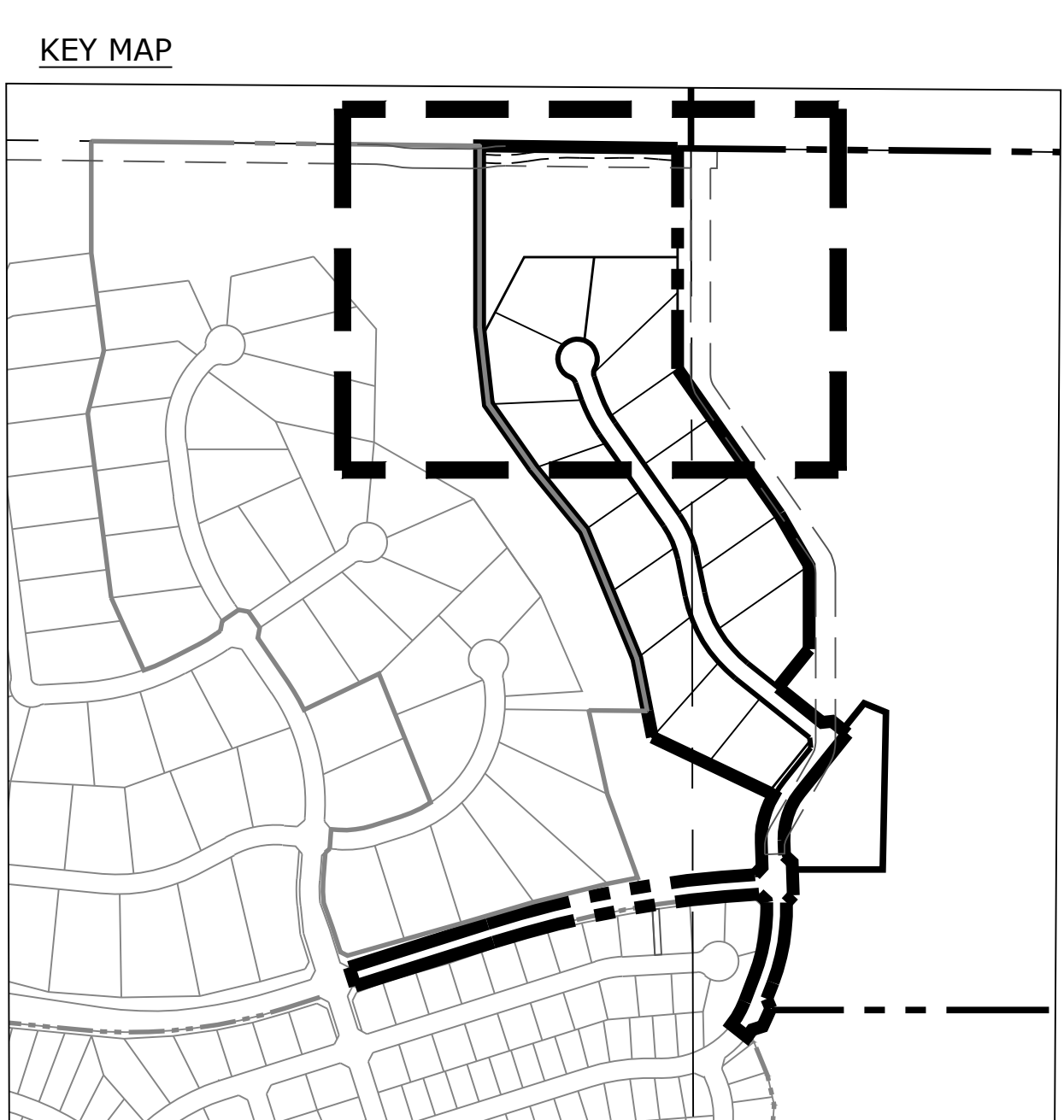
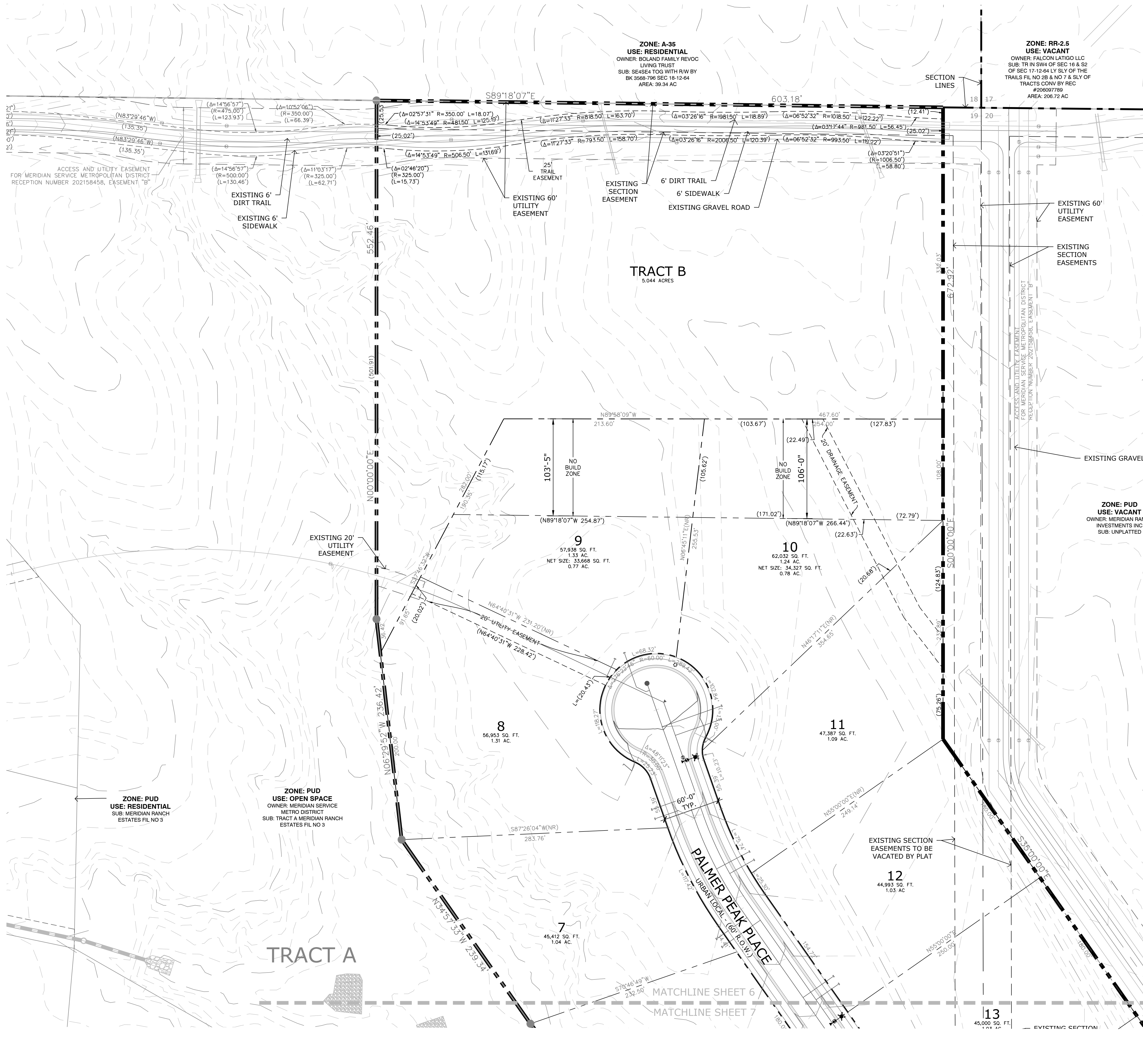
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PCD# PUDSP-19-007



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The Estates at
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UTILITIES AND
GRADING PLAN

6
OF 14

PCD# PUDSP-19-007

PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SEAL

ISSUE INFO

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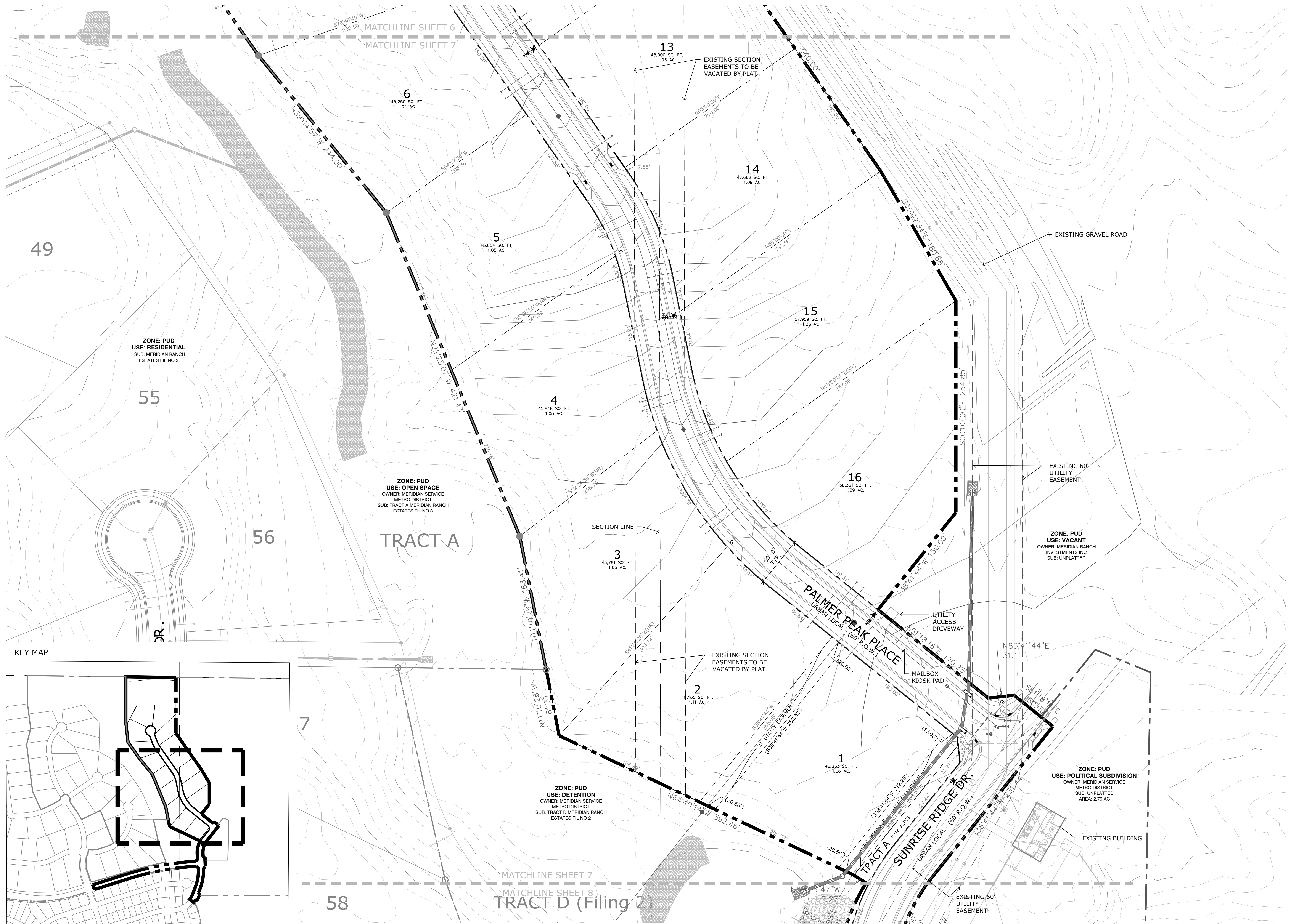
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PREPARED BY: K. Marshall

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7
OF 14



PUD Development Plan /
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PROJECT INFO

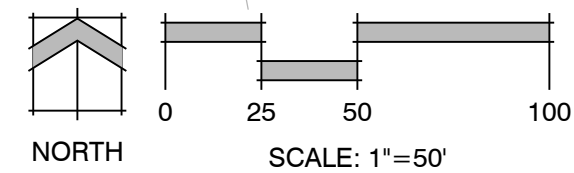
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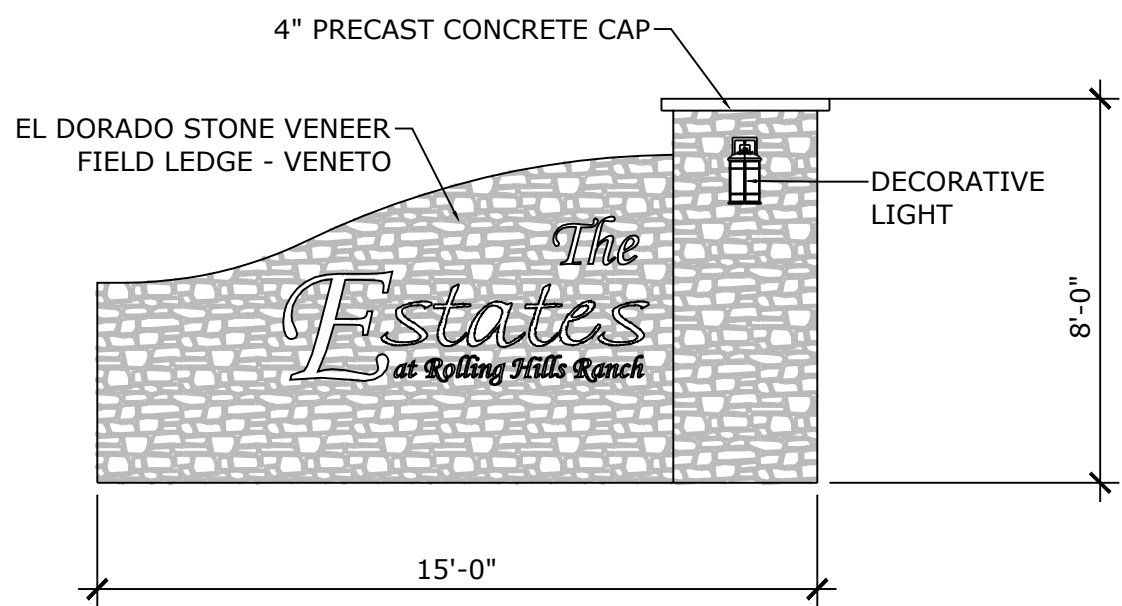
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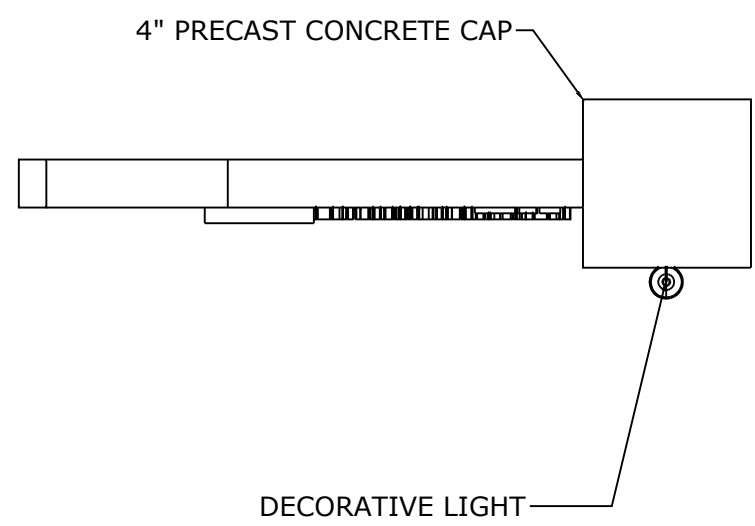
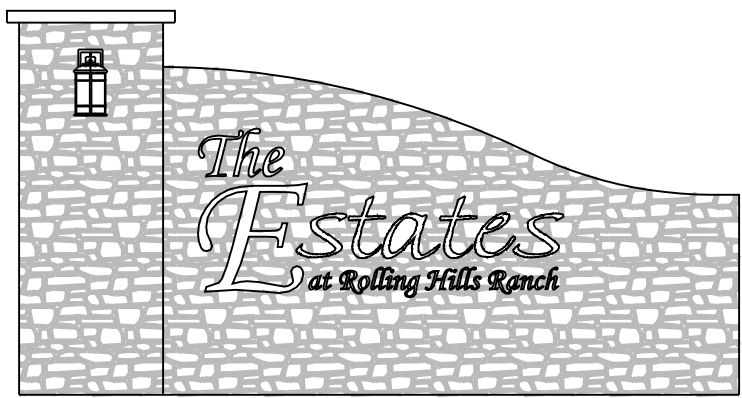


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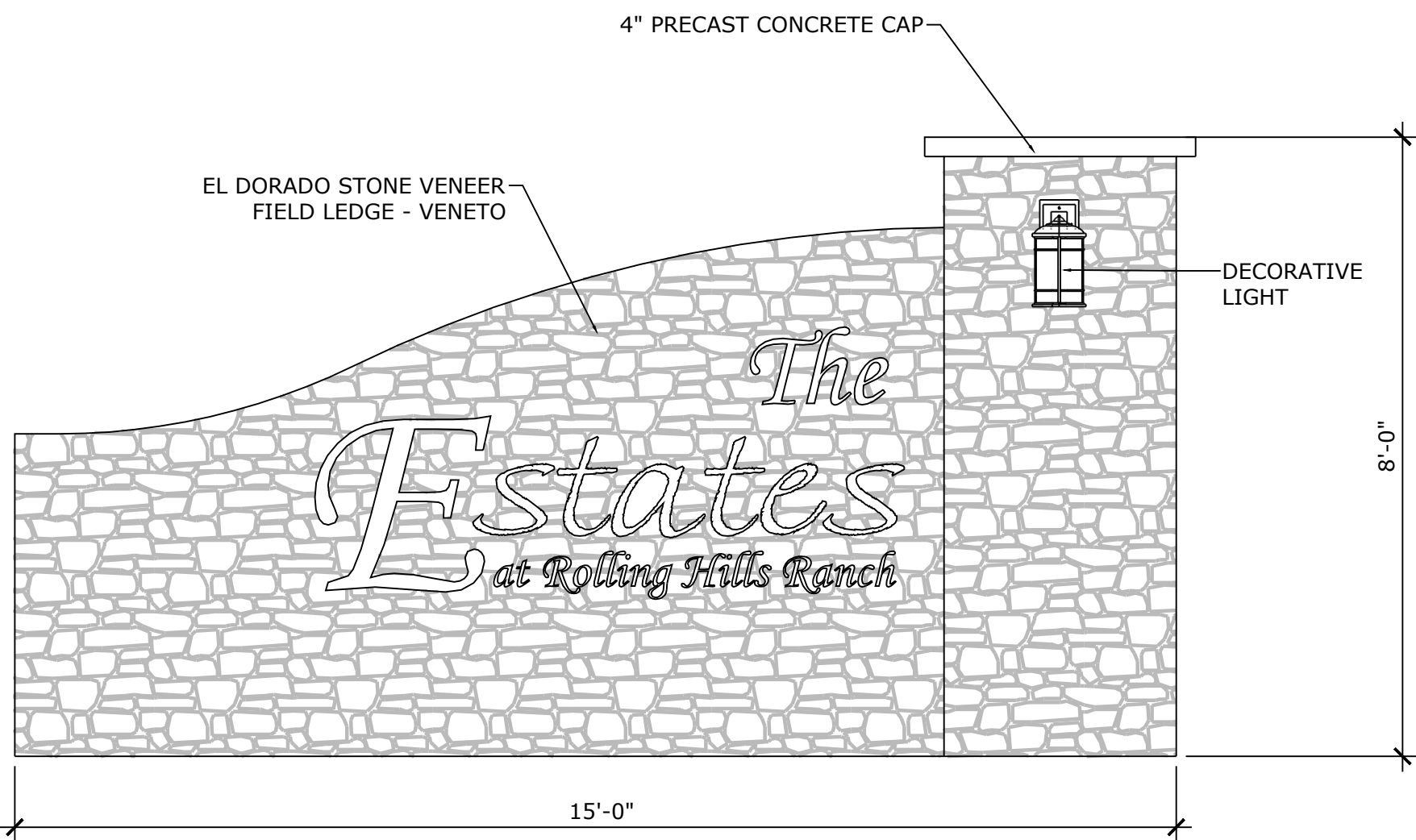
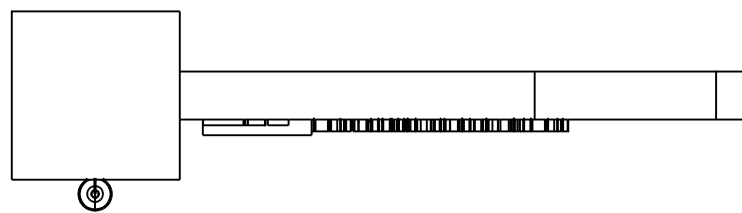
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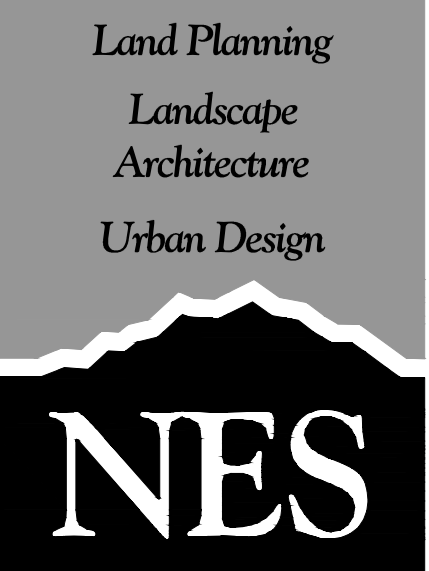
2 ENTRY SIGNAGE PLAN VIEW

SCALE: NOT TO SCALE



3 ENTRY SIGNAGE DETAIL

SCALE: NOT TO SCALE



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

The Estates at Rolling Hills Ranch Filing 1

PUD Development Plan / Preliminary Plan

DATE: September 25, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

PROJECT INFO

SEAL

ISSUE NO.

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

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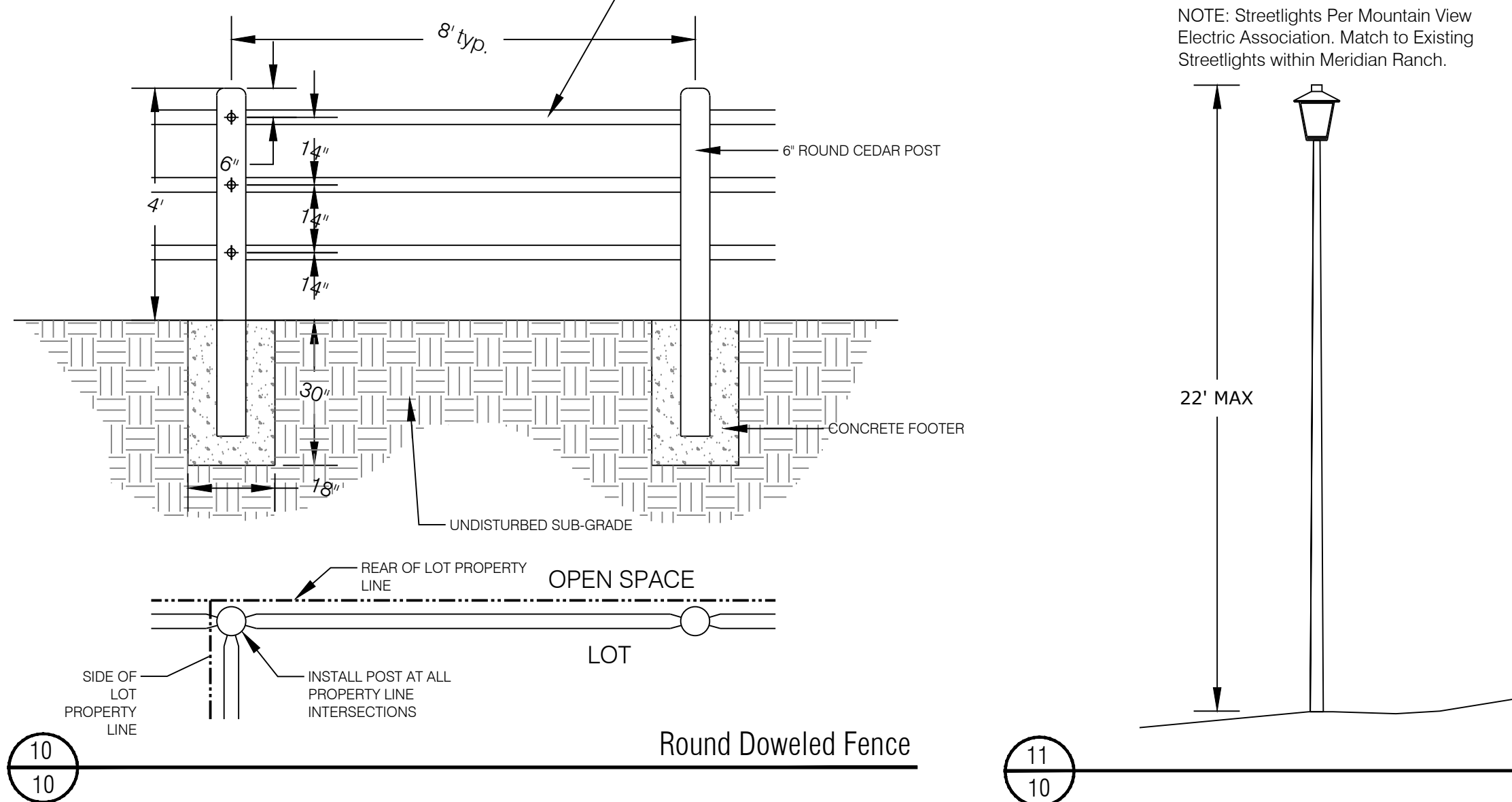
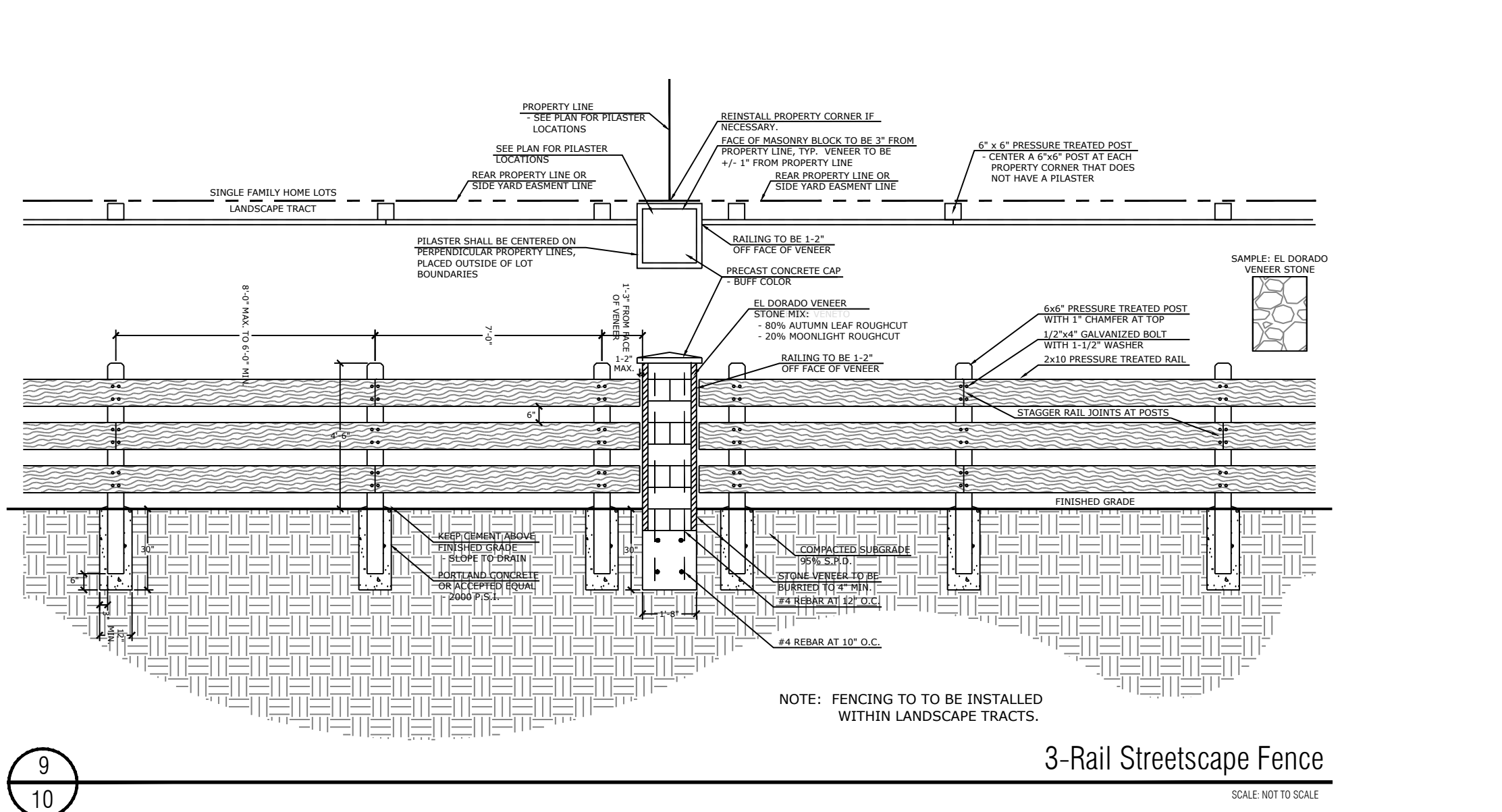
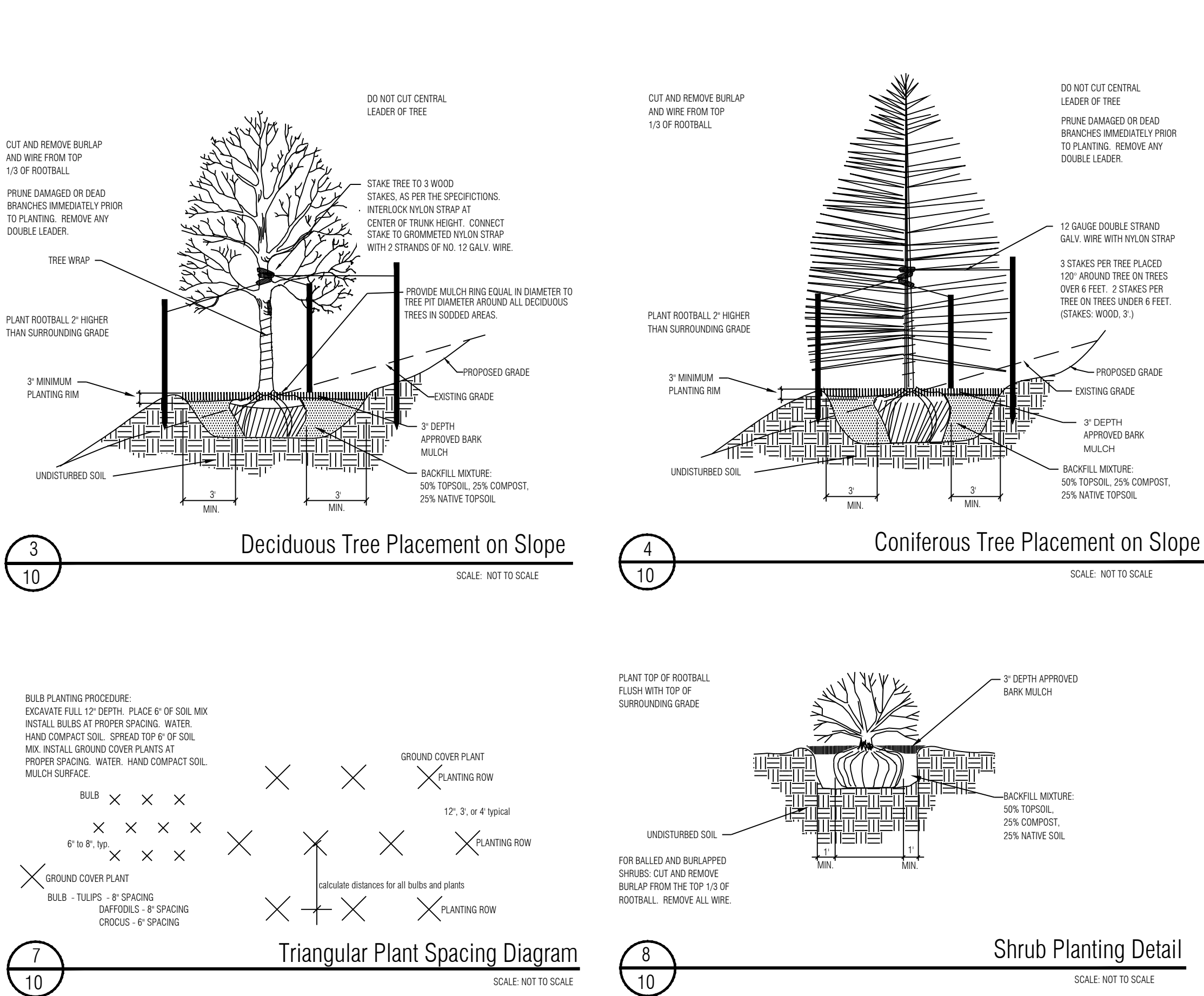
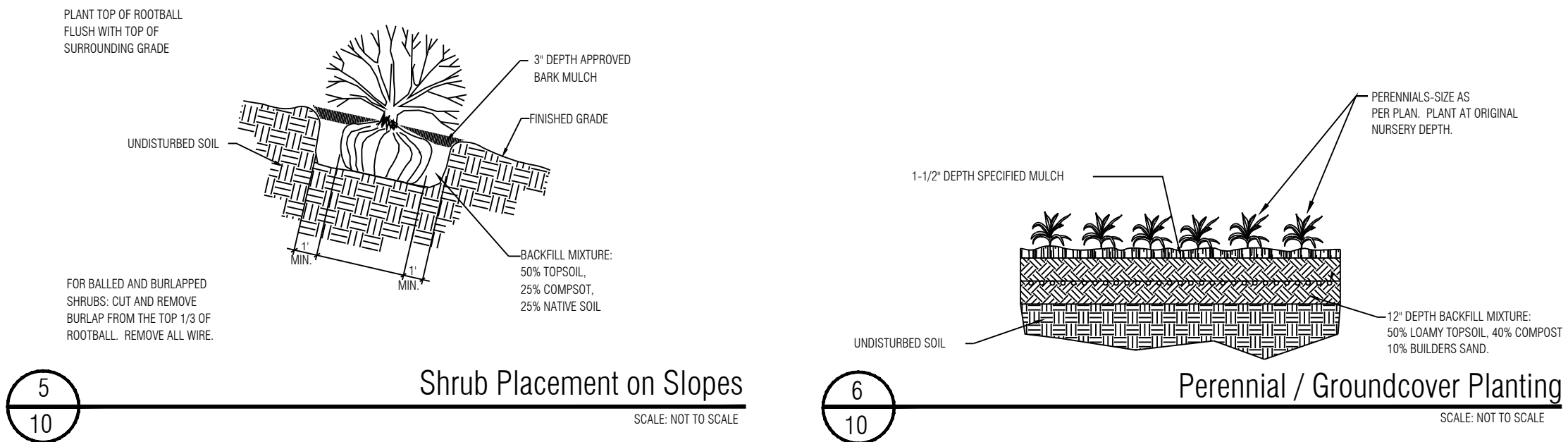
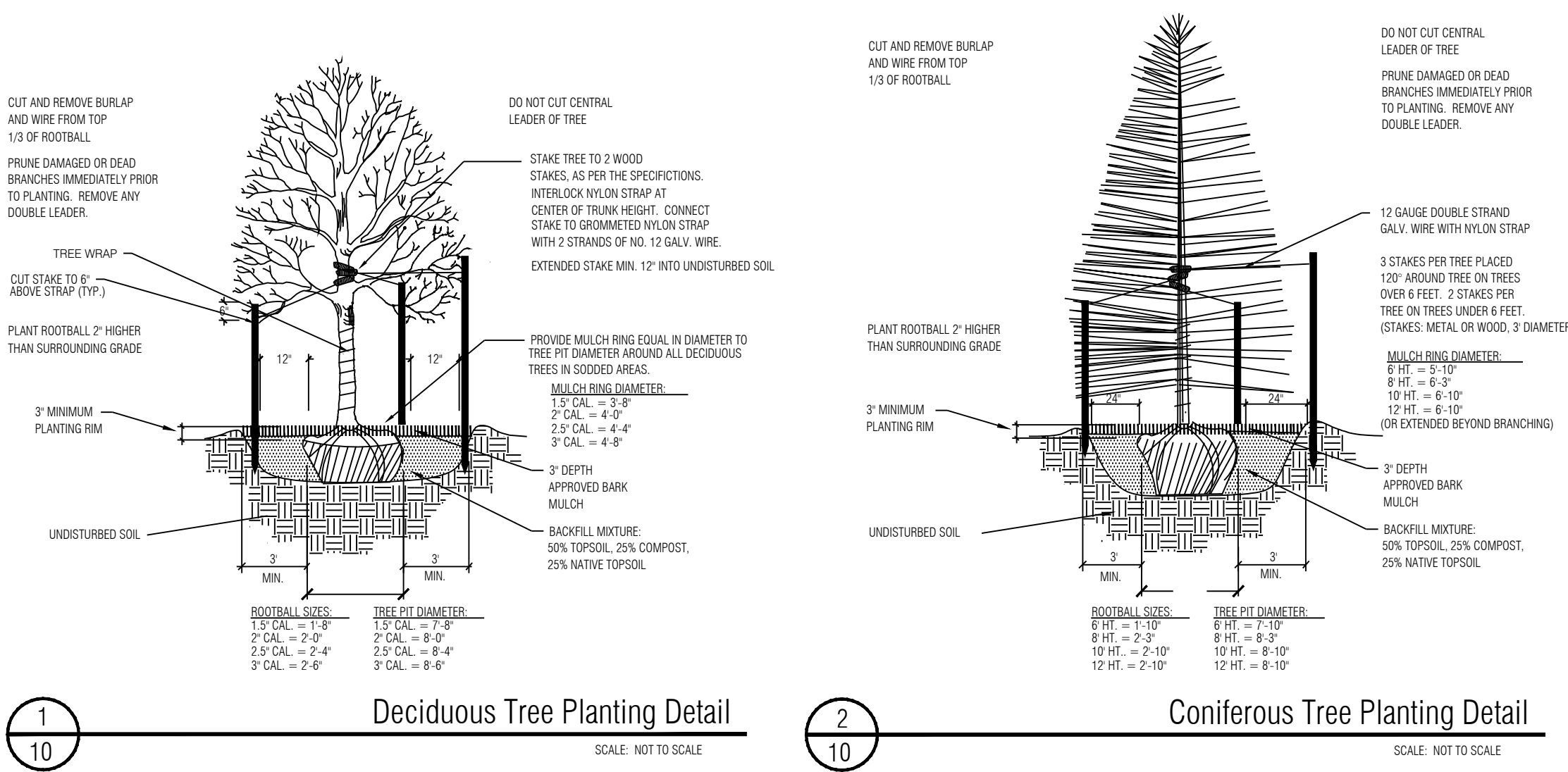
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01.06.2020	B.I.	Per County Comments
03.16.2020	B.I.	Per County Comments
05.04.2020	B.I.	Per County Comments

ENTRY SIGNAGE/DETAILS

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PCD# PUDSP-19-007



PLANT SCHEDULE						
DECIDUOUS TREE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	
	9	Acer x freemanii `Jeffsred` / Autumn Blaze Maple	20'	30'	2.5" Cal.	
	3	Quercus macrocarpa / Burr Oak	40'	50'	3" Cal.	
	4	Tilia americana / American Linden	80'	50'	2.5" Cal.	
EVERGREEN TREE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	
	6	Picea pungens `Hoopsii` / Hoopsi Blue Spruce	15'	25'	6' HT	
	13	Pinus edulis / Pinon Pine	30'	20'	6' HT	
	7	Pinus nigra / Austrian Black Pine	60'	40'	8' HT	
	3	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	
ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	
	10	Malus x `Radiant` / Radiant Crab Apple	25'	20'	2" Cal.	
	6	Malus x `Spring Snow` / Spring Snow Crab Apple	25'	25'	2" Cal.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	
	3	Euonymus alatus `Compactus` / Compact Burning Bush	3'	4'	5 GAL	
	20	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	1'	8'	5 GAL	
	10	Potentilla fruticosa `Gold Drop` / Gold Drop Potentilla	3'	4'	5 GAL	
	4	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	3'	4'	5 GAL	
	5	Ribes alpinum / Alpine Currant	6'	6'	5 GAL	
	18	Spiraea nipponica `Snowmound` / Snowmound Spirea	5'	5'	5 GAL	
GRASSES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	
	24	Calamagrostis brachytricha / Reed Grass	4'	3'	1 GAL	
	21	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	
PERENNIALS	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	
	15	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1.5'	1.5'	1 GAL	
	10	Lavandula angustifolia `Hidcote` / Hidcote Lavender	2'	2'	1 GAL	

GROUND COVER KEY		
	ROCK COBBLE	3,706 sf
	ROCK MULCH 3/4" Shrub Bed Rock Mulch	7,254 sf
	SEED MIX A	367,223 sf
	SEED MIX B WITH WILDFLOWERS	50,335 sf

Seed Mix B with Wildflowers	
30% Ephraim Crested Wheatgrass 25% Dwarf Perennial Ryegrass 20% SR3200 Blue Fescue 15% Ruebens Canada Bluegrass 10% Chewings Fescue 15% Blue Grama Wildflowers: 615 Western Mix	Note: Low Gro Mix available from: Arkansas Valley Seed Solutions (877) 957-3337 Wildflower Mix available from: Applewood Seed Co. (303) 431-7333
APPLICATION RATE:	Native Grass Mix: 40 lbs./acre (or as recommended by supplier) Wildflower Mix: 6 oz./1,000 s.f. or 8- 10 lbs./acre Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.
APPLICATION METHOD:	Broadcast seed by hand or with a drop spreader. Manually rake seed into prepared soil. After seeding apply green hydromulch and tackifier.

Seed Mix A	
15% Western Wheatgrass 15% Big Bluestem 15% Thickspike Wheatgrass 10% Sideoats Grama	15% Little Bluestem 15% Blue Grama 15% Annual Rye
APPLICATION RATE:	Native Grass Mix: 3 lbs./1,000s.f. or 130 lbs./acre Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier
APPLICATION METHOD:	Broadcast seed by hand or with a drop spreader. Manually rake seed into prepared soil. After seeding apply green hydromulch and tackifier.

LANDSCAPE NOTES	
1. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE, OR IMPORT AS REQUIRED AND TILL INTO TOP 6" OF SOIL.	
2. FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.	
3. ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.	
4. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.	
5. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL).	
6. MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALE, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, 'PUNCH LIST' SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.	
A. PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.	
B. IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.	
C. IRRIGATION 95%/ PUNCH INSPECTION.	
D. IRRIGATION FINAL ACCEPTANCE INSPECTION.	
E. LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT	
F. LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.	
H. LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.	
7. PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).	
8. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 15" DIA. FOR 5 GALLON SHRUBS AND 36" DIA. FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS. SOD AREAS IN WHICH TREES SHALL RECEIVE 60" DIA. MULCH RING. AVAILABLE FROM C&C SAND CEDAR MULCH (719)471-7222.	
9. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.	
10. CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.	
11. CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.	
12. LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.	
13. FENCING DETAILS ARE TYPICAL AND MAY BE SUBJECT TO MINOR VARIATIONS IN MATERIALS. ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR, AFTER REVIEW OF ALTERNATE PLANS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VARIATION.	
14. SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO VOIDS BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE. SOD TO BE FERTILIZED ACCORDING TO GROWERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.	
15. ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.	

TREE REQUIREMENTS						
Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees	Required Shrubs	Provided Shrubs
(RR)	Rex Road (Collector)	397'	16 (1 per 25')	15	10	10
(SR)	Sunrise Ridge (Local)	426'	15 (1 per 30')	14	10	10

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PROJECT INFO

DATE: August 26, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

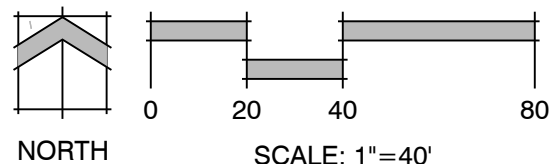
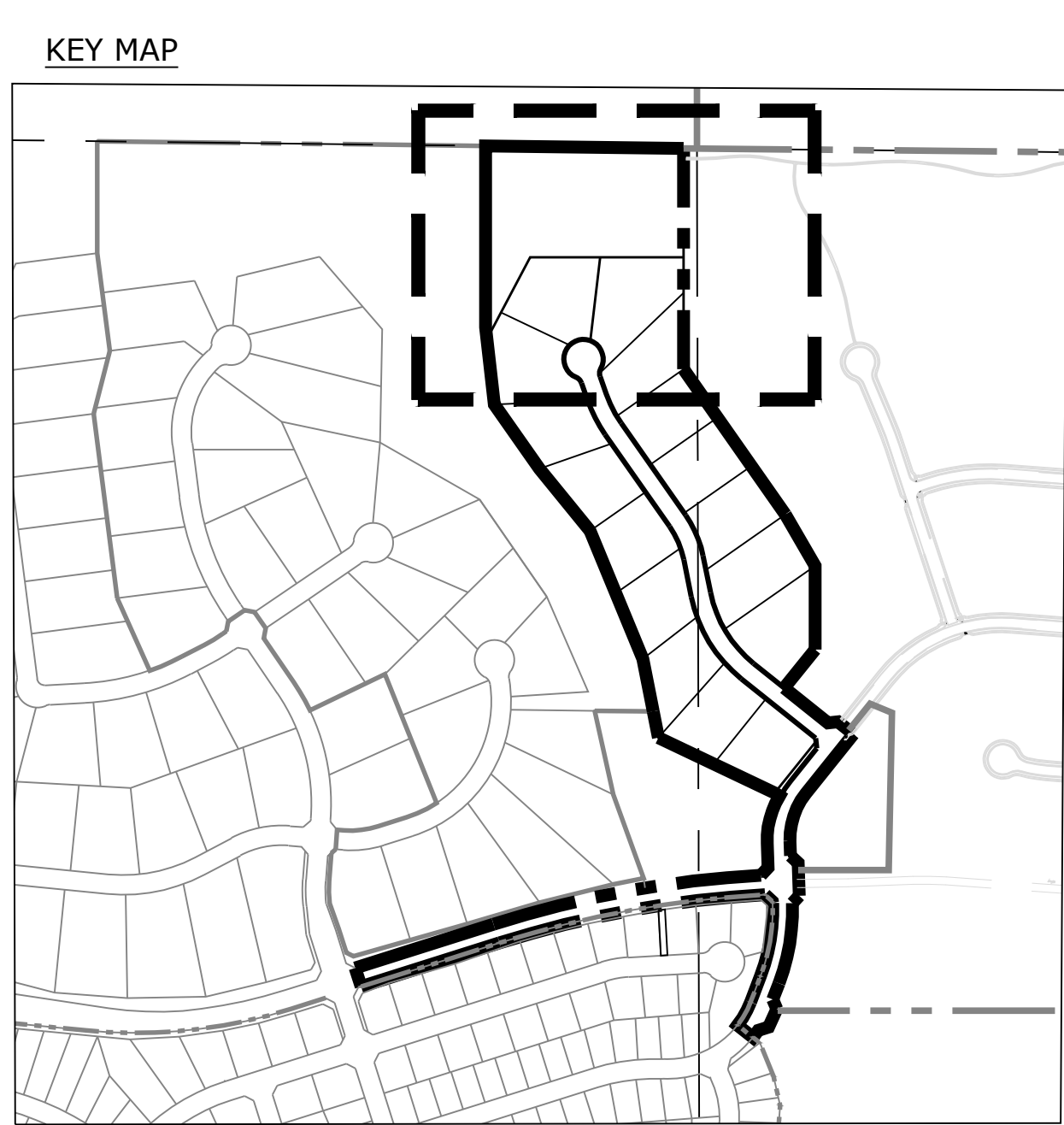
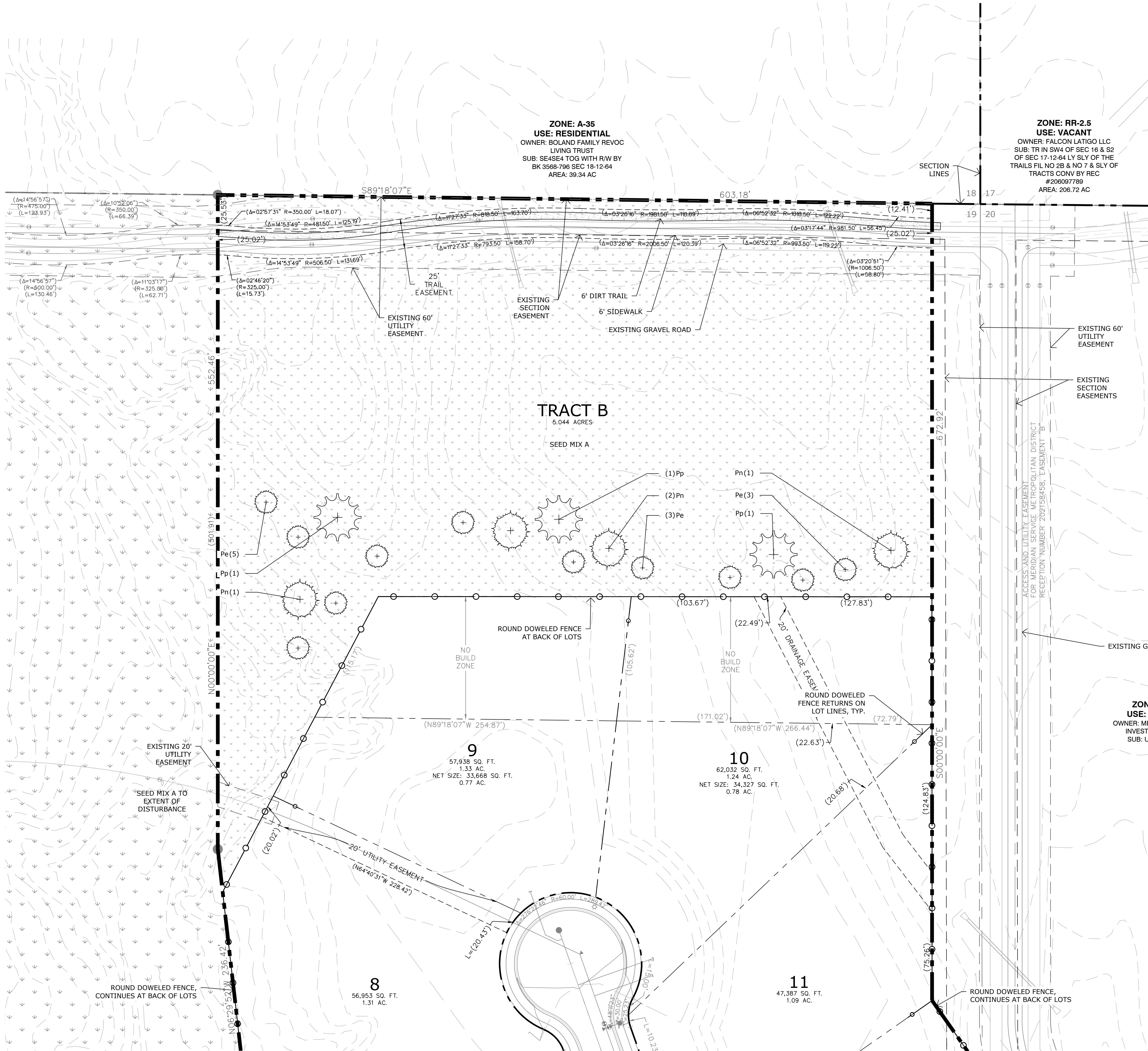
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LANDSCAPE
DETAILS AND
NOTES

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PCD# PUDSP-19-007

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PREPARED BY: B.I.

DATE: 03.16.2020
PROJECT MGR: B.I.
PREPARED BY: B.I.

DATE: 05.03.2020
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PREPARED BY: B.I.

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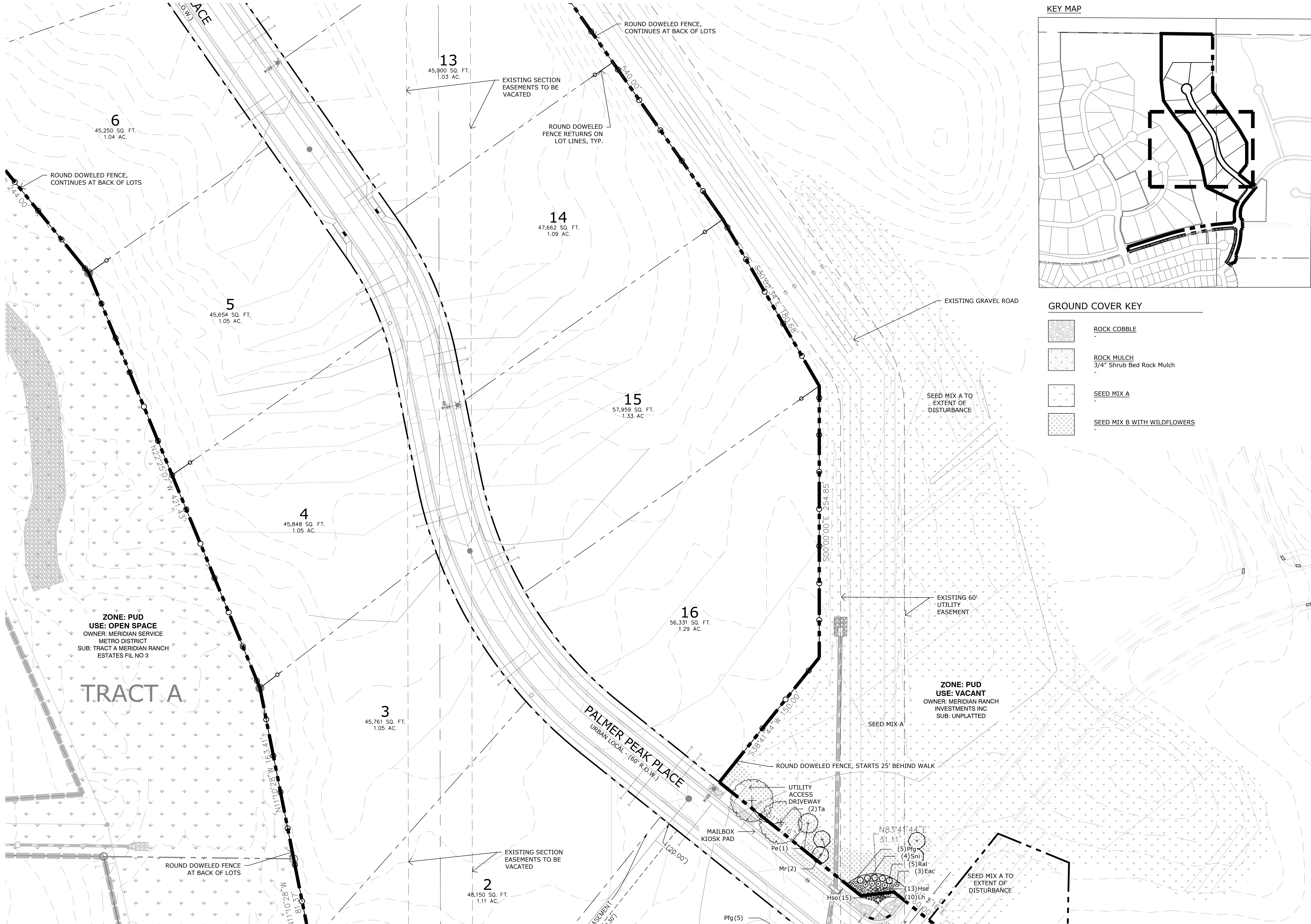
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LANDSCAPE PLAN

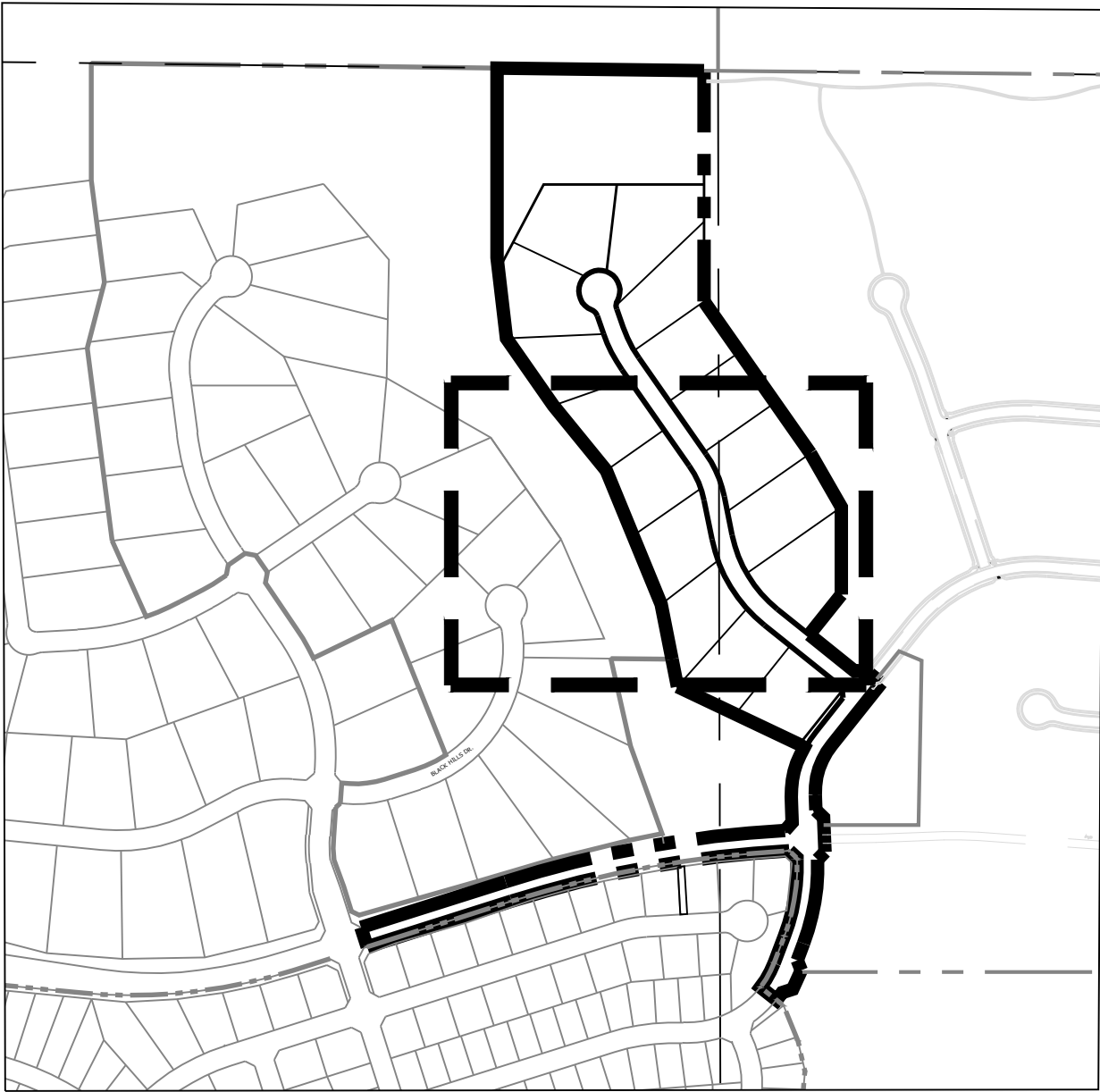
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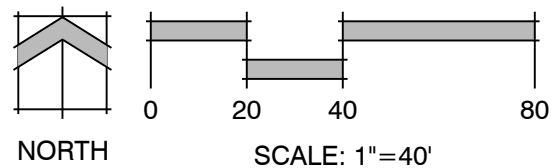
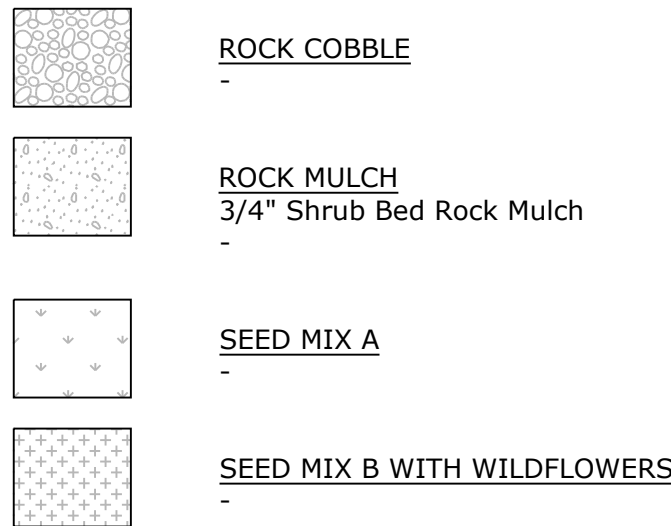
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KEY MAP



GROUND COVER KEY



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PUD Development Plan / Preliminary Plan

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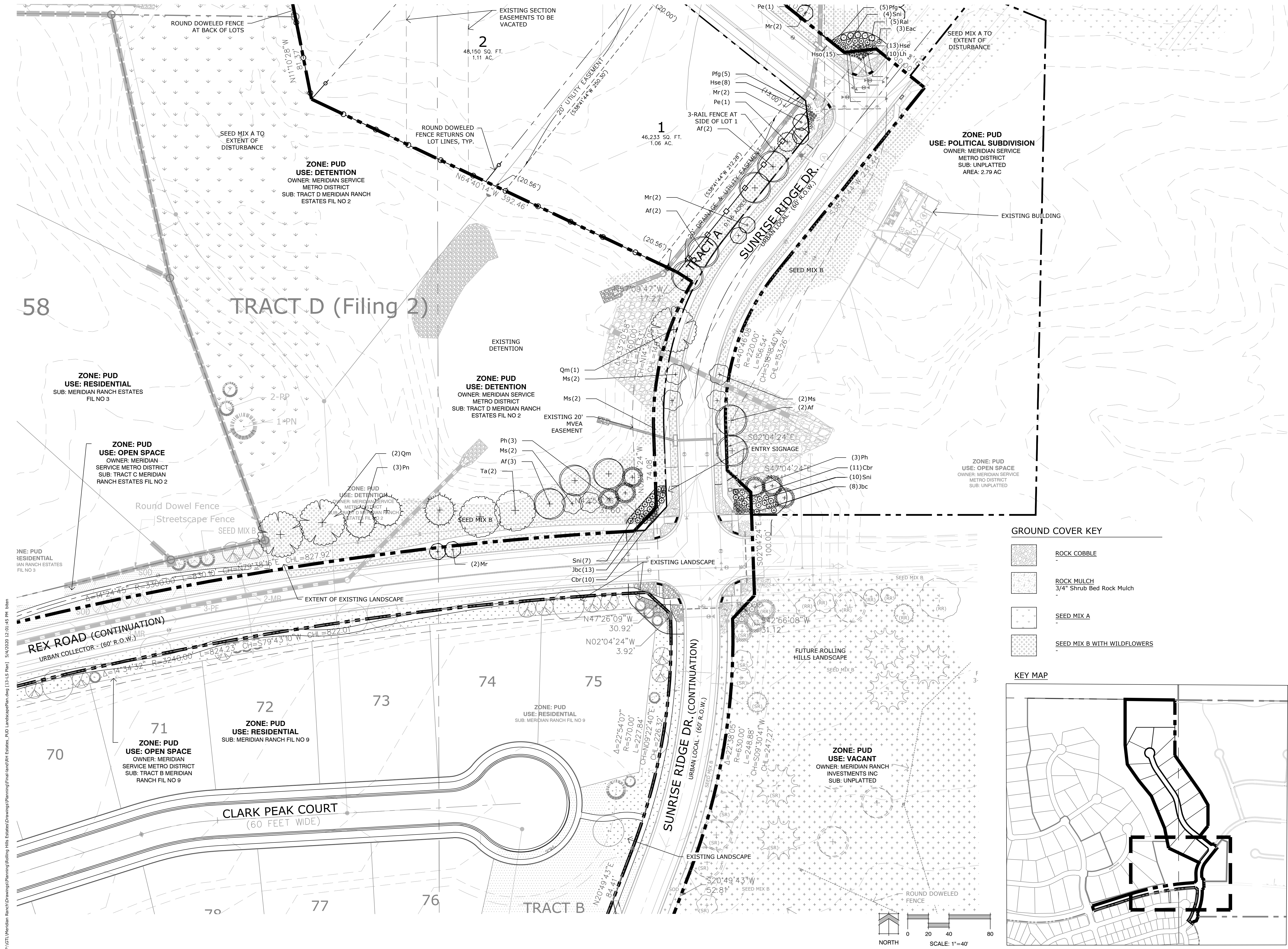
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LANDSCAPE PLAN

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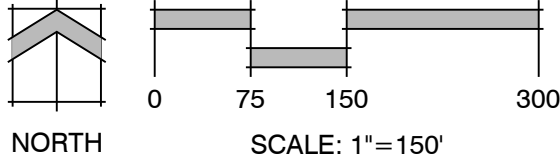
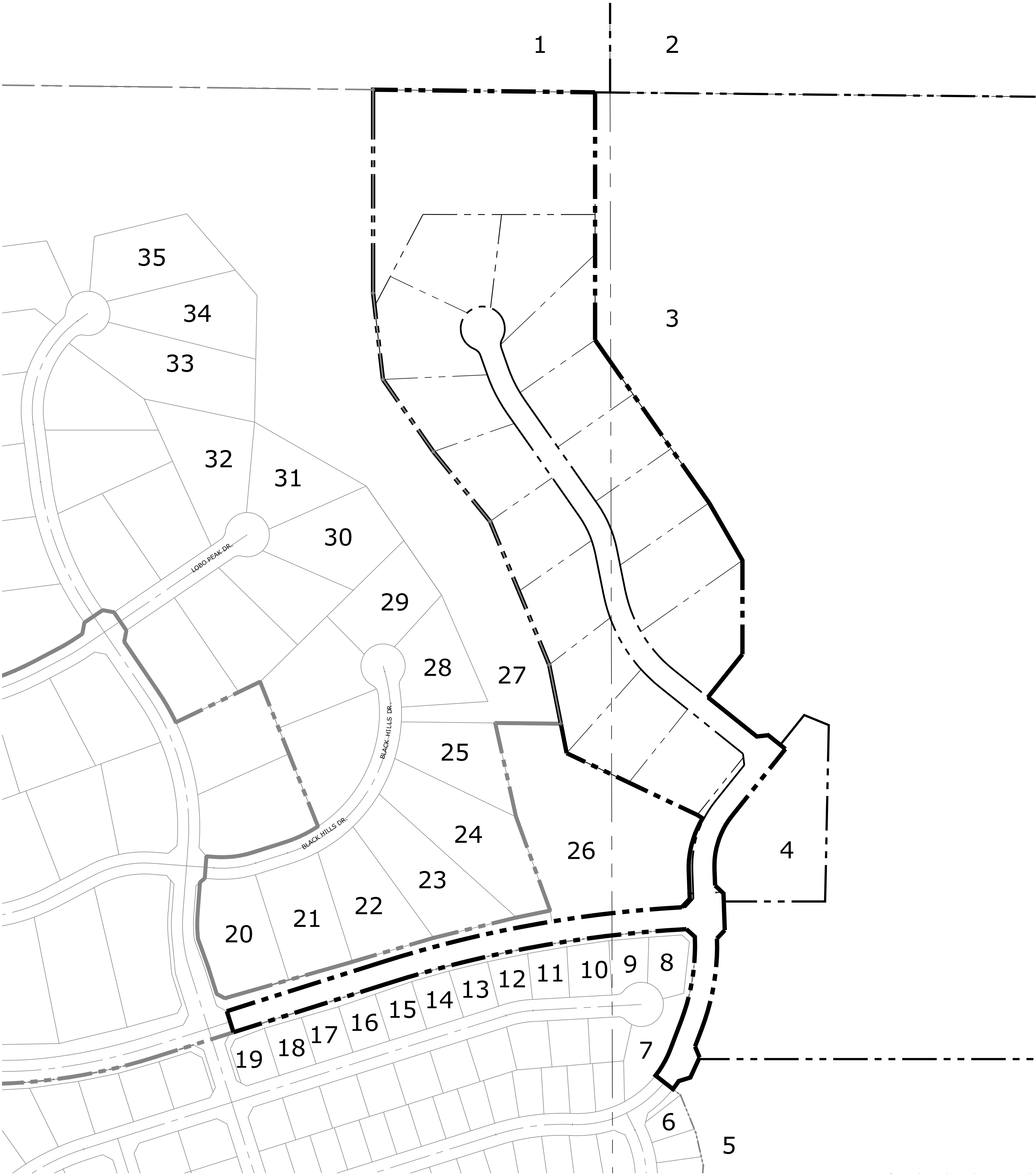
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ADJACENT PROPERTY OWNERS:

- 12065 N MERIDIAN RD
BOLAND FAMILY REVOC LIVING TRUST
12065 N MERIDIAN RD PEYTON CO, 80831-8413
- EASTONVILLE RD
FALCON LATIGO LLC
5350 S ROSLYN ST STE 400 ENGLEWOOD CO, 80111-2125
- N MERIDIAN RD
MERIDIAN RANCH INVESTMENTS INC
PO BOX 80036 SAN DIEGO CA, 92138-0036
- REX RD
MERIDIAN SERVICE METROPOLITAN DISTRICT
C/O COMMUNITY RESOURCE SERVICES
11886 STAPLETON DR PEYTON CO, 80831
- EASTONVILLE RD
MERIDIAN RANCH INVESTMENTS INC
PO BOX 80036 SAN DIEGO CA, 92138-0036
- 10895 SHAVANO PEAK CT
MARIANO, MARK AND ELLIE
10895 SHAVANO PEAK CT PEYTON CO, 80831
- 12792 SUNRISE RIDGE DR
MERIDIAN SERVICE METROPOLITAN DISTRICT
C/O COMMUNITY RESOURCE SERVICES
11886 STAPLETON DR PEYTON CO, 80831
- 12860 CLARK PEAK CT
MARTIN, DAVID AND CINDY
12860 CLARK PEAK CT PEYTON CO, 80831-4477
- 12846 CLARK PEAK CT
EDWIN DE QUIROZ AND AMY RENO
12846 CLARK PEAK CT PEYTON CO, 80831-4477
- 12832 CLARK PEAK CT
FELTNER, KRISTINA AND RANDALL
12832 CLARK PEAK CT PEYTON CO, 80831-4477
- 12818 CLARK PEAK CT
QUESADA, FELIX
13465 CEDARVILLE WAY COLORADO SPRINGS CO, 80921-7643
- 12804 CLARK PEAK CT
MANZANARES, ADRIAN AND SHAYLA
12804 CLARK PEAK CT PEYTON CO, 80831
- 12790 CLARK PEAK CT
EARL, RONALD AND CHARLENE
12790 CLARK PEAK CT PEYTON CO, 80831
- 12776 CLARK PEAK CT
KIRKHAM, GLENDON AND LYNDAY
12776 CLARK PEAK CT PEYTON CO, 80831
- 12762 CLARK PEAK CT
BENNETT, JAMES AND AMY
12762 CLARK PEAK CT PEYTON CO, 80831
- 12748 CLARK PEAK CT
MAJESTIC CUSTOM HOMES INC
13465 CEDARVILLE WAY COLORADO SPRINGS CO, 80921-7643
- 12734 CLARK PEAK CT
HARVEY, JOHNNIE JR
12734 CLARK PEAK CT PEYTON CO, 80831-4478
- 12720 CLARK PEAK CT
CROSS, DANETTE AND JEFFREY
12720 CLARK PEAK CT PEYTON CO, 80831-4478
- 12706 CLARK PEAK CT
REUNION HOMES INC
PO BOX 38939 COLORADO SPRINGS CO, 80937-8939
- 12515 BLACK HILLS DR
MANGUBAT, NELSON AND JAN
12515 BLACK HILLS DR PEYTON CO, 80831-4467
- 12545 BLACK HILLS DR
BENNETT, GREGORY AND ROBIN
12545 BLACK HILLS DR PEYTON CO, 80831-4467
- 12575 BLACK HILLS DR
TAYLOR, MICHAEL AND STEPHANIE
12575 BLACK HILLS DR PEYTON CO, 80831-4467
- 12605 BLACK HILLS DR
PITTS, MARLENE AND DAVID
12605 BLACK HILLS DR PEYTON CO, 80831
- 12635 BLACK HILLS DR
BRYAN, JEFFREY AND LISA
12635 BLACK HILLS DR PEYTON CO, 80831
- 12665 BLACK HILLS DR
MANNERS, RONALD AND BELLE
12665 BLACK HILLS DR PEYTON CO, 80831-4469
- 12778 REX RD
MERIDIAN SERVICE METROPOLITAN DISTRICT
C/O COMMUNITY RESOURCE SERVICES
11886 STAPLETON DR PEYTON CO, 80831
- 12675 BLACK HILLS DRIVE
MERIDIAN SERVICE METROPOLITAN DISTRICT
C/O COMMUNITY RESOURCE SERVICES
11886 STAPLETON DR PEYTON CO, 80831
- 12695 BLACK HILLS DR
VILLAFRANA LIVING TRUST
12695 BLACK HILLS DR PEYTON CO, 80831-4469
- 12694 BLACK HILLS DR
MAJESTIC CUSTOM HOMES INC
13465 CEDARVILLE WAY COLORADO SPRINGS CO, 80921-7643
- 11108 LOBO PEAK DR
WETHERBEE, ANTON AND DEBRA
11108 LOBO PEAK DR PEYTON CO, 80831
- 11107 LOBO PEAK DR
REU, PAUL AND ANDREA
11107 LOBO PEAK DR PEYTON CO, 80831
- 11133 LOBO PEAK DR
PUGH, MICHAEL AND DANELL
11133 LOBO PEAK DR PEYTON CO, 80831-6997
- 11435 PYRAMID PEAK DR
ACHIVIDA, JAMES AND CATHERINE
11435 PYRAMID PEAK DR PEYTON CO, 80831-7846
- 11461 PYRAMID PEAK DR
OURS, KRISTIA AND JEFFREY
11461 PYRAMID PEAK DR PEYTON CO, 80831
- 11487 PYRAMID PEAK DR
LARRY DENTON AND SUSAN GALLIMORE-DENTON
11487 PYRAMID PEAK DR PEYTON CO, 80831-7846



Land Planning
Landscape
Architecture
Urban Design

NES

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The Estates at
Rolling Hills
Ranch
Filing 1

PUD Development Plan /
Preliminary Plan

DATE: September 25, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
01.06.2020	B.I.	Per County Comments
03.16.2020	B.I.	Per County Comments
05.04.2020	B.I.	Per County Comments

ADJACENT
OWNERS

14
OF 14

PCD# PUDSP-19-007