

## 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 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 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 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 appealing spaces for the community.
- B. **Accessory uses** shall be subject to the regulations of section 5 of the 2012 LDC, and may be amended in the future.
- C. **Development Regulations.**
- 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
    - Rear yard: the side yard setback for the side street side shall be fifteen (15) feet
  - Corner lot: the side yard setback for the side street side shall be fifteen (15) feet
  - Neighborhood: twenty-five (25) feet
  - Where the vehicular door opening to the garage is parallel to the street right-of-way / property line, and the garage is set back at least forty (40) feet from the said street right-of-way / property line, the front yard setback may be reduced to fifteen (15) feet from the said street right-of-way / property line and the rear yard setback for the garage may be reduced to twenty-two (22) 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 lot that is not abutting a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials that be consistent with the primary structure of the lot.
  - Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval.
- 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. 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 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 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.
- The FEMA Flood Insurance Rate Maps (FIRM No. 08041C0552G dated 12/7/18) indicates that No 100 year floodplain is existing within the project area.
- Estates at Rolling Hills Ranch Filings 1 is subject to the previously approved Meridian Ranch Overall PUD Plan. Any PUD Development Plan amendment shall follow procedures of the Land Development Code as amended and/or separately implemented or otherwise adopted.
- 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, reception number 213036329.
- Per the El Paso County Wildfire 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 Filings 1 shall be limited to a total of 16 single family lots.
- This subdivision is subject to the public right of way landscape easement agreement for Meridian Ranch as recorded under reception no. 213036330 in the office of the clerk and recorder.
- 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.
- In these instances, the PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Chapter 4.2.6.F.2.h of the Land Development Code:
  - Provision of a more efficient pedestrian system** - pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.
  - Provision of additional open space** - by encouraging the residents to use the trail system, the project provides better access to the open space in the development.
- Woodmen Road District Note: All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
- Geologic Hazards Note: Areas of the proposed subdivision have been found to be impacted by geologic conditions including erosion and a map of the hazard areas can be found in the Soil, Geology and Geologic Hazard Report, dated 12/12/18, 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.

Fill in the blanks.

NES RESPONSE:

Completed

List all PUD Modifications.

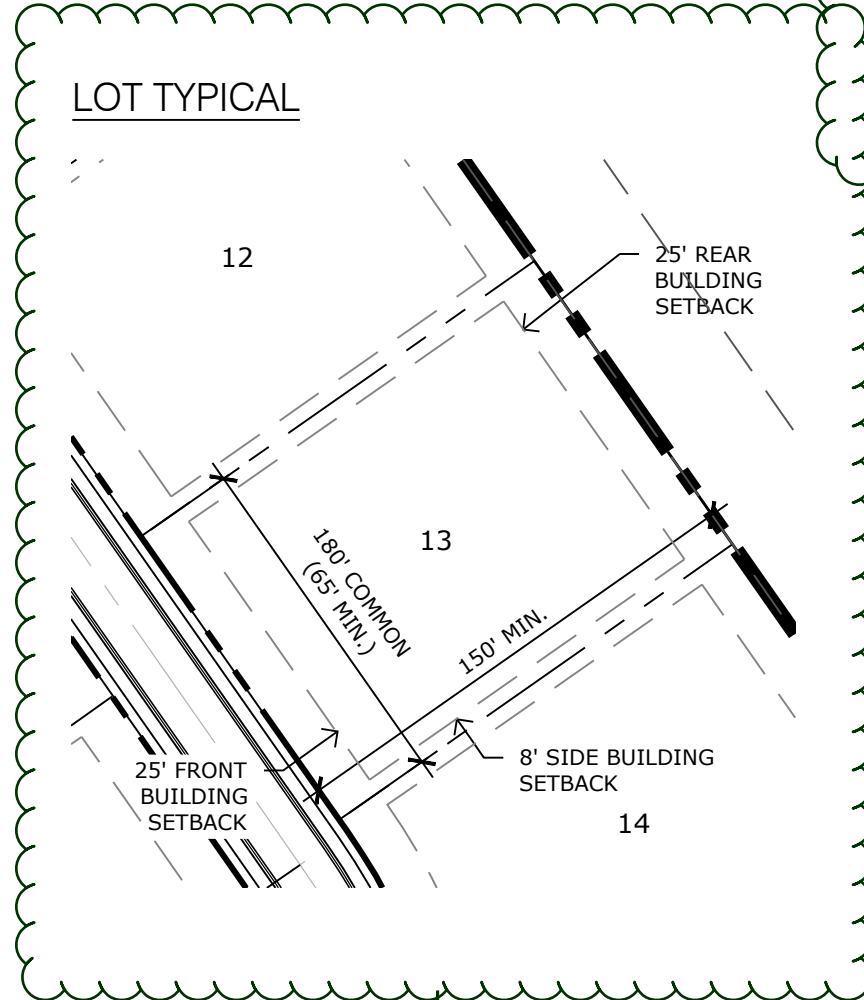
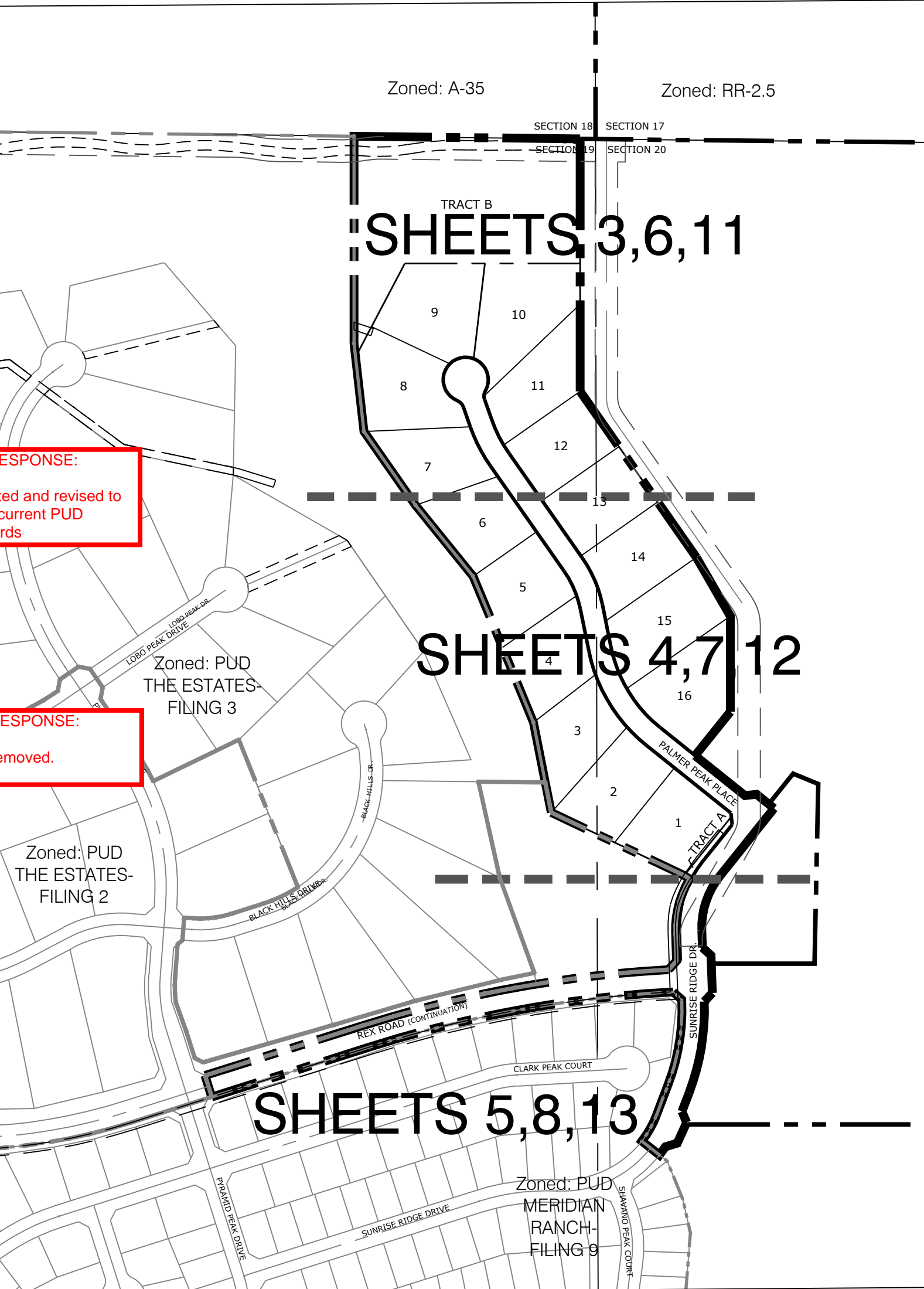
See PUDSP181 Forest Lakes Phase II PUD plan for an example for the information to be provided in the PUD and Letter of Intent.

NES RESPONSE:

Included as noted.

# 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.



this does not match the minimum lot size requirement

NES RESPONSE:

Corrected

## Permitted Uses Table

PRINCIPAL USES	
CHRS Facility, Stealth	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
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.	
** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2.	
*** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1.	

these uses are extremely limiting. Please review those uses typically allowed in the LDC. These are larger lots, do you want to allow for rural uses?

NES RESPONSE:

Completed

Corrected and revised to match current PUD Standards desired and past Approvals

now chair

## County Certification

This preliminary request to PUD has been reviewed and found to be complete, and in accordance with the \_\_\_\_\_ (date) approving the PUD and all applicable El Paso County regulations.

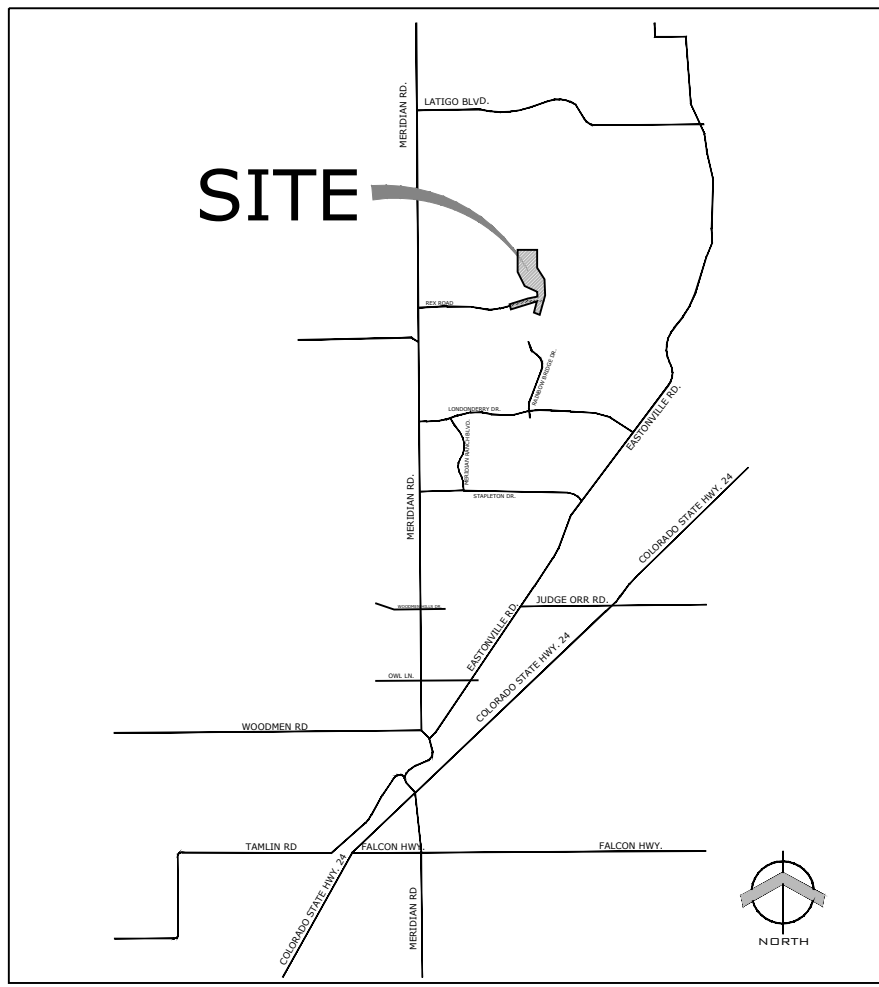
\_\_\_\_\_, President, Board of County Commissioners date

\_\_\_\_\_, Director, Planning & Community Development date

NES RESPONSE:

Corrected

## VICINITY MAP



## 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: 30' (30' Max)
  - Maximum Lot Coverage: Forty percent (40%)

NES RESPONSE:

Yes this is to remain and consistent with past approvals

that is HUGE for a lot this size. Do you really want 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		
Elementary School (.34/DU): 5	School District 49	16 Single Family Dwelling Units
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

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SHEET 2 of 13:	SITE PLAN
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SHEET 12 of 13:	LANDSCAPE PLAN
SHEET 13 of 13:	ADJACENT PROPERTY OWNERS

19-007

NES RESPONSE:

Completed

Land Planning

Landscape

Architecture

Urban Design

# NES

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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please enlarge street names so they are visible.

NES RESPONSE:

Corrected

## 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:

## COVER SHEET

# 1

OF 13

PCD# PUDSP-



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 20 AND 29,  
 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 C OF MERIDIAN RANCH FILING NO. 9, RECORDED WITH RECEPTION NO. 216713763 IN THE RECORDS OF EL PASO COUNTY;

1. THENCE N51°53'30" W ON SAID TRACT LINE A DISTANCE OF 16.23 FEET TO A CURVE TO THE RIGHT;
2. THENCE N51°53'30" W ON SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 04°41'46", AN ARC LENGTH OF 27.05 FEET, WHOSE LONG CHORD BEARS N35°43'37"E A DISTANCE OF 27.04 FEET;
3. THENCE S72°06'56" W A DISTANCE OF 30.00 FEET;
4. THENCE S24°30'35"E A DISTANCE OF 60.00 FEET;
5. THENCE N22°23'52" W A DISTANCE OF 32.06 FEET;
6. THENCE N02°49'43"E A DISTANCE OF 50.00 FEET TO A CURVE TO THE LEFT;
7. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 22°38'05", AN ARC LENGTH OF 248.88 FEET, WHOSE LONG CHORD BEARS N09°30'41"E A DISTANCE OF 247.27 FEET;
8. THENCE N42°56'08"E A DISTANCE OF 31.53 FEET;
9. THENCE N02°04'24" W A DISTANCE OF 100.00 FEET;
10. THENCE N87°55'36"E A DISTANCE OF 348.00 FEET TO A CURVE TO THE RIGHT;
11. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,000.00 FEET, A DELTA ANGLE OF 06°09'39", AN ARC LENGTH OF 107.48 FEET, WHOSE LONG CHORD BEARS S88°39'44"E A DISTANCE OF 107.48 FEET;
12. THENCE S85°54'45"E A DISTANCE OF 400.64 FEET TO A CURVE TO THE RIGHT;
13. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7540.00 FEET, A DELTA ANGLE OF 03°02'05", AN ARC LENGTH OF 509.39 FEET, WHOSE LONG CHORD BEARS S88°39'44"E A DISTANCE OF 509.39 FEET;
14. THENCE S07°07'21" W A DISTANCE OF 100.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
15. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 00°18'41", AN ARC LENGTH OF 100.00 FEET, WHOSE LONG CHORD BEARS S88°39'44"E A DISTANCE OF 40.44 FEET;
16. THENCE S82°38'58"E A DISTANCE OF 190.13 FEET;
17. THENCE S28°18'46"E A DISTANCE OF 1200.16 FEET;
18. THENCE N86°45'47"E A DISTANCE OF 400.00 FEET;
19. THENCE S44°50'45"E A DISTANCE OF 425.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF FALCON REGIONAL PARK, ACCORDING WITH RECEPTION NO. 214006227 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING TWO (2) COURSES ARE ON SAID BOUNDARY LINE

20. THENCE S45°15'56" W A DISTANCE OF 1500.00 FEET;  
21. THENCE S00°11'14" E A DISTANCE OF 590.00 FEET;  
22. THENCE S03°34'48" W A DISTANCE OF 50.00 FEET;  
23. THENCE N89°25'12" W A DISTANCE OF 715.30 FEET;  
24. THENCE S45°34'48" W A DISTANCE OF 14.00 FEET;  
25. THENCE S03°34'48" W A DISTANCE OF 236.58 FEET;  
26. THENCE S05°23'39" E A DISTANCE OF 103.70 FEET;  
27. THENCE S17°03'39" E A DISTANCE OF 103.70 FEET;  
28. THENCE S22°59'45" E A DISTANCE OF 174.64 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF FALCON  
29. HIGH SCHOOL, EL PASO COUNTY;  
30. THENCE S89°19'41" W A DISTANCE OF 210.77 FEET ALONG SAID BOUNDARY;  
31. THENCE S67°31'44" W A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN  
32. ADJACENT TO THE SOUTHERLY BOUNDARY OF MERIDIAN ADJACENT TO THE SOUTHERLY BOUNDARY OF EL PASO COUNTY AND A  
33. NON-TANGENT CURVE TO THE LEFT;

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

31. THEN ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1710.00 FEET, A DELTA ANGLE OF 00°31'29", AN  
 ARC LENGTH OF 15.66 FEET, THOSE LONG CHORD BEARS N22°43'00"W A DISTANCE OF 15.66 FEET;  
 32. THENCE N22°59'00"W A DISTANCE OF 63.00 FEET;  
 33. THENCE S86°14'32"W A DISTANCE OF 450.00 FEET;  
 34. THENCE S86°14'32"W A DISTANCE OF 640.00 FEET;  
 35. THENCE N30°07'09"W A DISTANCE OF 150.37 FEET;  
 36. THENCE N11°02'28"W A DISTANCE OF 138.95 FEET;  
 37. THENCE N05°41'51"W A DISTANCE OF 647.93 FEET;  
 38. THENCE S80°23'28"W A DISTANCE OF 503.71 FEET;  
 39. THENCE S72°19'00"W A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN  
 RANCH PLATS NO. 8, RECORDED WITH RECEPTION NO. 2157133 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING ELEVEN (11) COURSES ARE ON SAID BOUNDARY LINE:

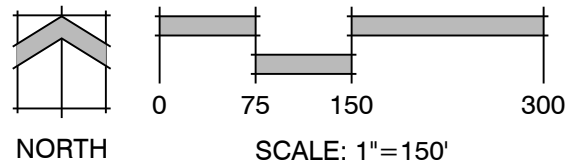
40. THENCE N05°03'36"W A DISTANCE OF 165.00 FEET;  
41. THENCE N20°15'12"W A DISTANCE OF 165.00 FEET;  
42. THENCE N31°56'26"W A DISTANCE OF 165.00 FEET;  
43. THENCE N44°45'55"W A DISTANCE OF 102.00 FEET;  
44. THENCE N55°18'55"W A DISTANCE OF 75.00 FEET;  
45. THENCE N36°06'38"E A DISTANCE OF 108.00 FEET;  
46. THENCE N49°25'02"W A DISTANCE OF 134.00 FEET;  
47. THENCE N33°45'49"W A DISTANCE OF 132.00 FEET;  
48. THENCE N17°12'24"W A DISTANCE OF 137.00 FEET;  
49. THENCE N09°04'23"W A DISTANCE OF 75.00 FEET;  
50. THENCE N03°22'02"E A DISTANCE OF 74.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID  
MERIDIAN RANCH FLING NO. 9;

THE FOLLOWING SEVEN (7) COURSES ARE ON SAID BOUNDARY LINE:

51. THENCE N10°04'06"W A DISTANCE OF 162.63 FEET;  
52. THENCE N26°31'01"W A DISTANCE OF 218.96 FEET;  
53. THENCE N06°43'25"W A DISTANCE OF 140.00 FEET;  
54. THENCE N01°13'59"W A DISTANCE OF 97.14 FEET;  
55. THENCE N04°28'51"E A DISTANCE OF 360.75 FEET;  
56. THENCE N12°48'36"W A DISTANCE OF 91.63 FEET;  
57. THENCE N22°11'16"W A DISTANCE OF 110.06 FEET TO THE POINT OF BEGINNING

THE ABOVE PARCEL OF LAND CONTAINS 251.094 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).



**NES RESPONSE:**

PUD modification and Deviation provided to include Fire District  
Endoresment letter.

Cul-de-sac length exceeds the criteria (750 max length per ECM 2.3.8.A) Revise or identify as a PUD Modification and submit a deviation request for consideration.

Per the referenced section a request for a deviation from the maximum length criteria will not be considered without an express written endorsement from the fire district.

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

SEAL

ENTITLEMENT

	DATE:	BY:	DESCRIPTION:

/ REVISION

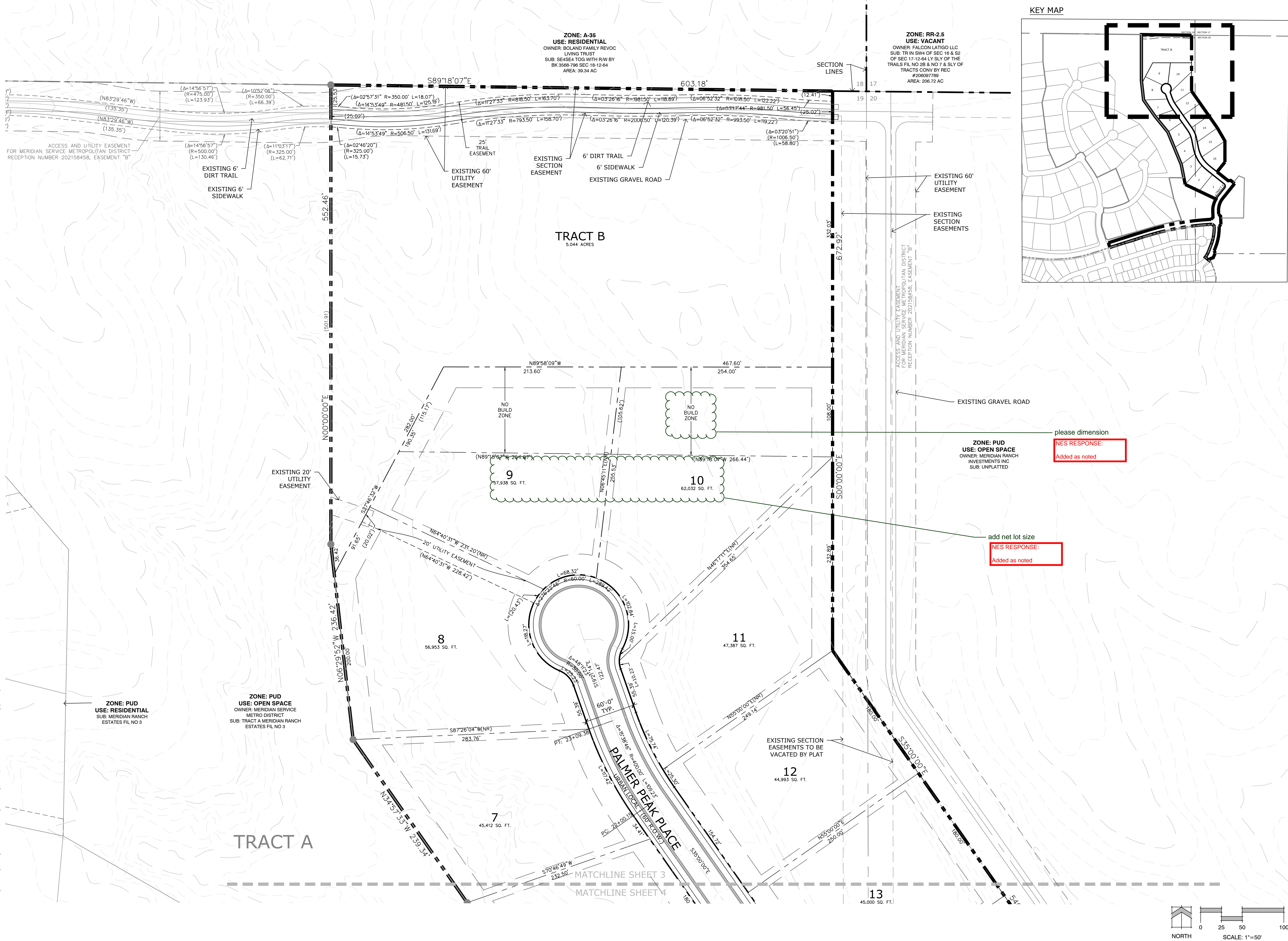
## LEGAL PLAN

2  
OF 13

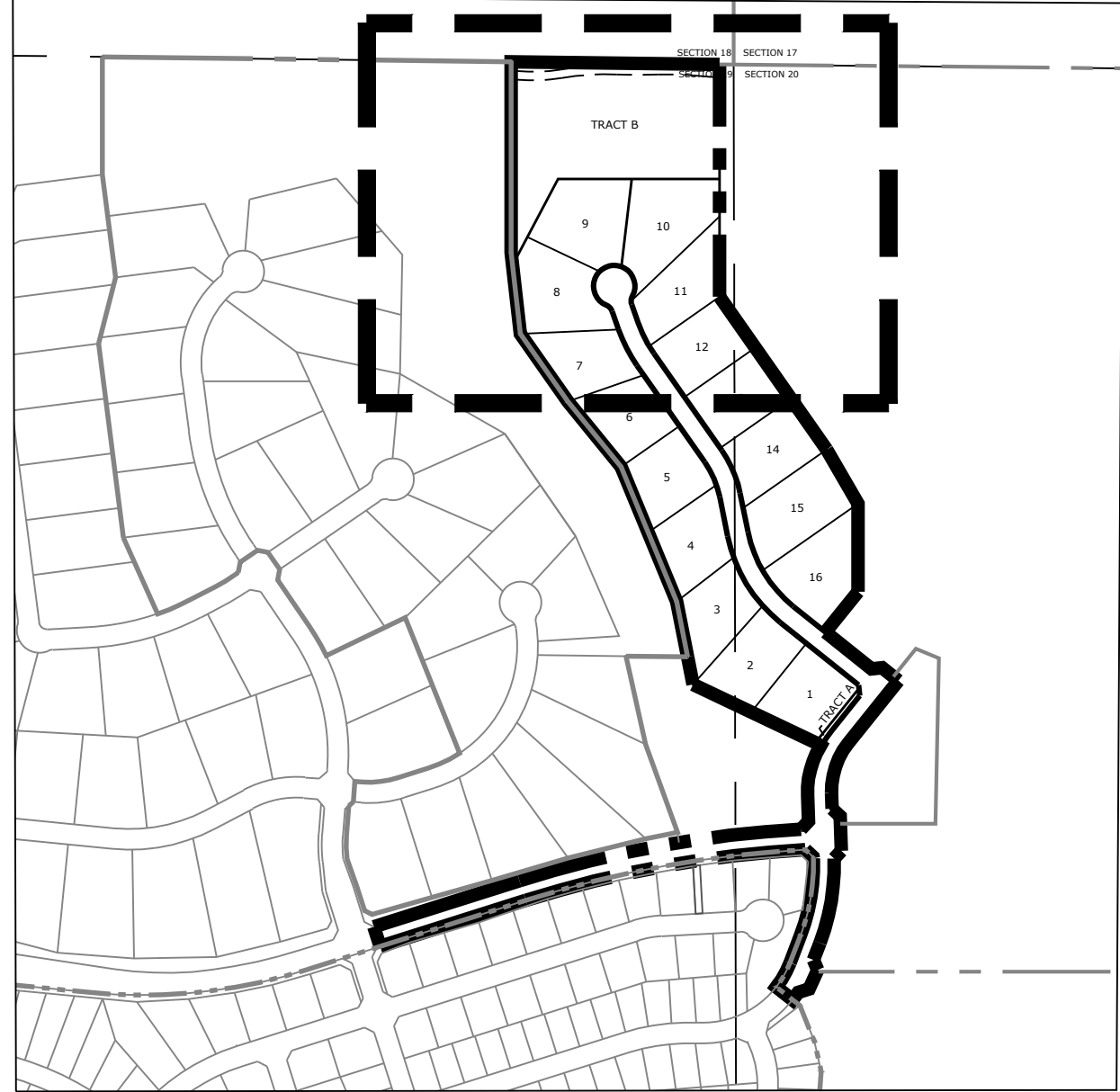
PCD# PUDSP-



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Development\Hills Estates\_PUD\_SitePlan.dwg (3-Plan) 9/23/2019 2:55:59 PM knmarshall



KEY MAP



please dimension

NES RESPONSE:  
Added as noted

add net lot size

NES RESPONSE:  
Added as noted

# 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:

## SITE PLAN

3  
OF 13

PCD# PUDSP-\_\_\_\_\_

Land Planning  
Landscape Architecture  
Urban Design

**NES**

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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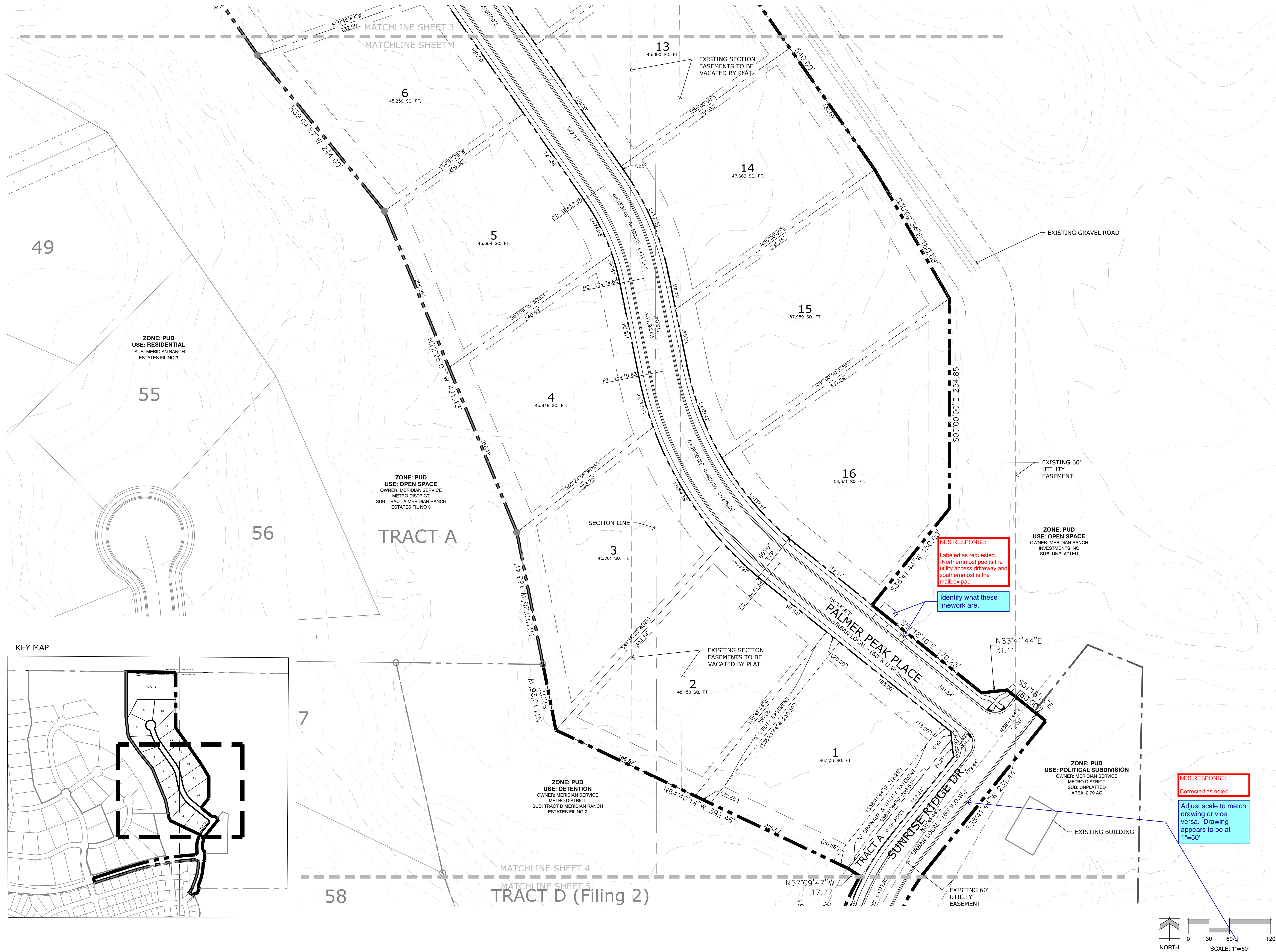


PUD Development Plan /  
Preliminary Plan

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

4  
OF

PCD# PUDSP-





PUD Development Plan /  
Preliminary Plan

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

## ENTITLEMENT

## SITE PLAN

5  
OF 13

PCD# PUDSP-\_\_\_\_\_



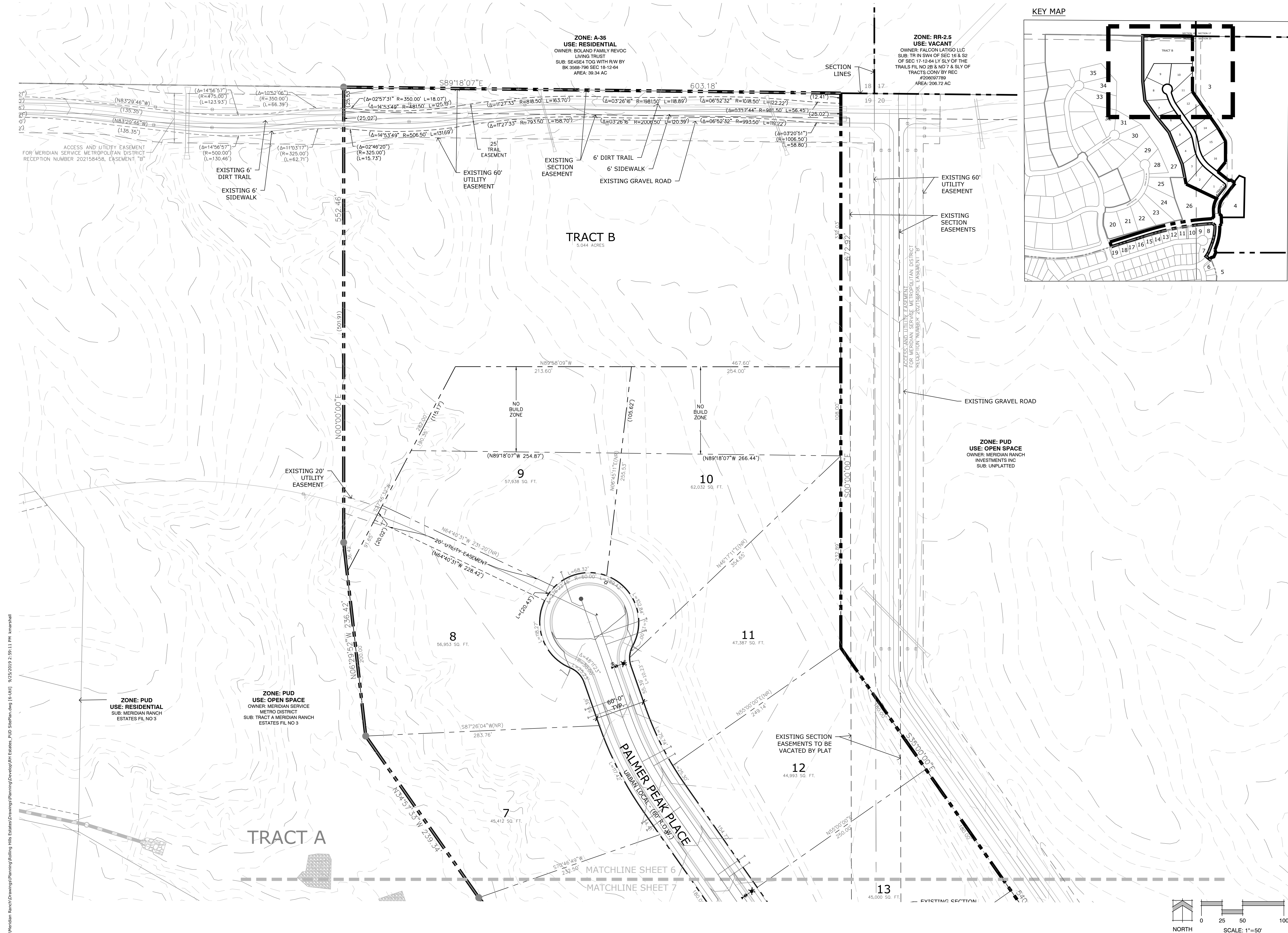
PUD Development Plan /  
Preliminary Plan

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

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PCD# PUDSP-\_\_\_\_\_





PUD Development Plan /  
Preliminary Plan

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

## ENTITLEMENT

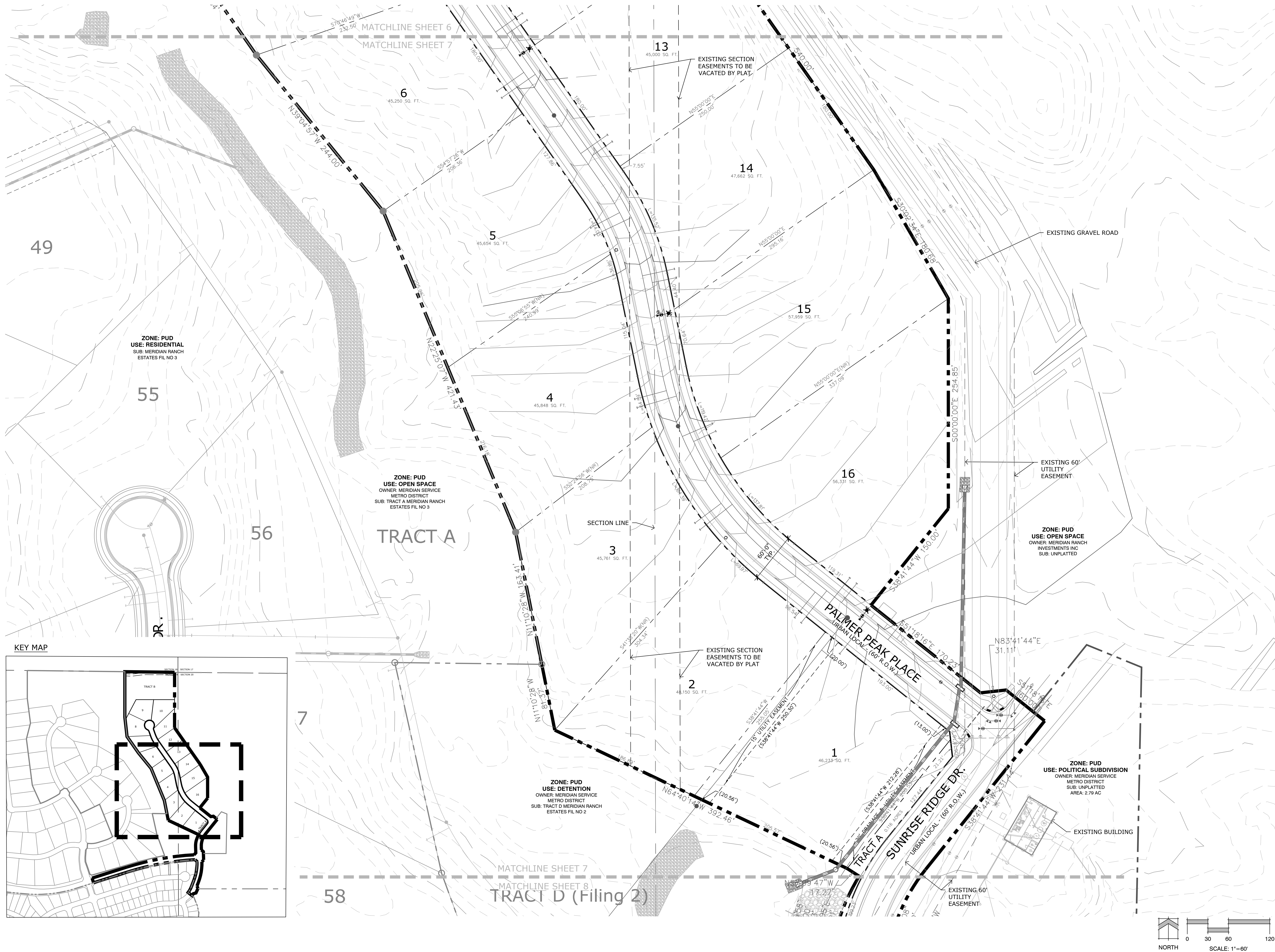
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ISSUE / REVISION

## UTILITY AND GRADING PLAN

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PCD# PUDSP-





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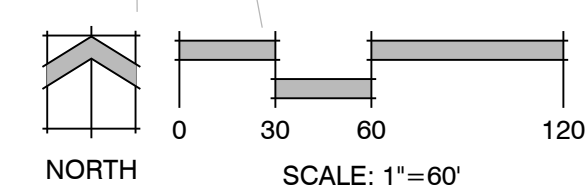
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DATE:	BY:	DESCRIPTION:
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HEET TITLE

SHEET NUMBER

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TRACT 8

SECTION 10 T11N R13E SECTION 20

16

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14

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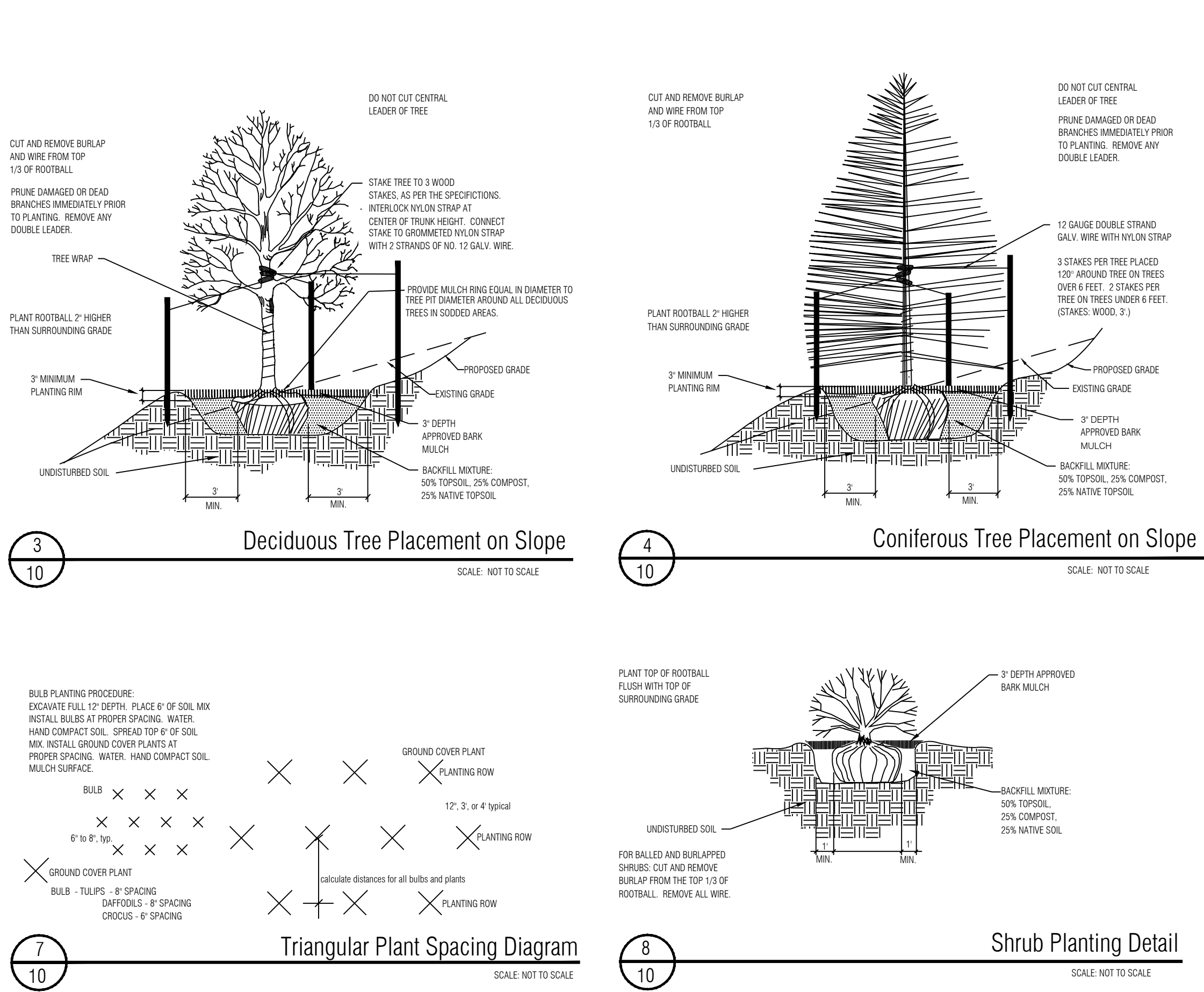
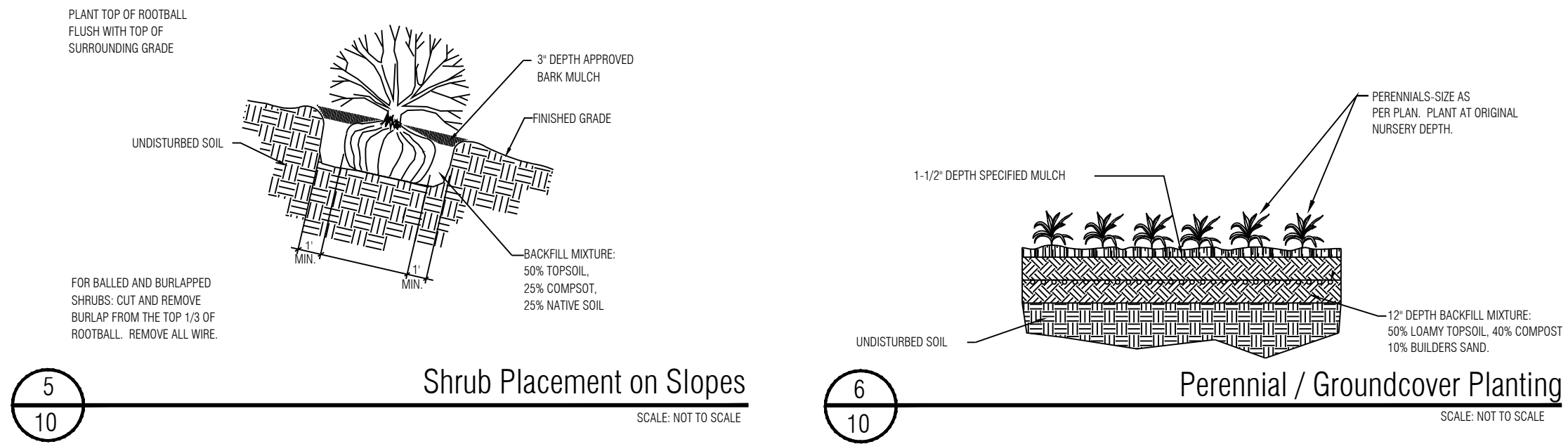
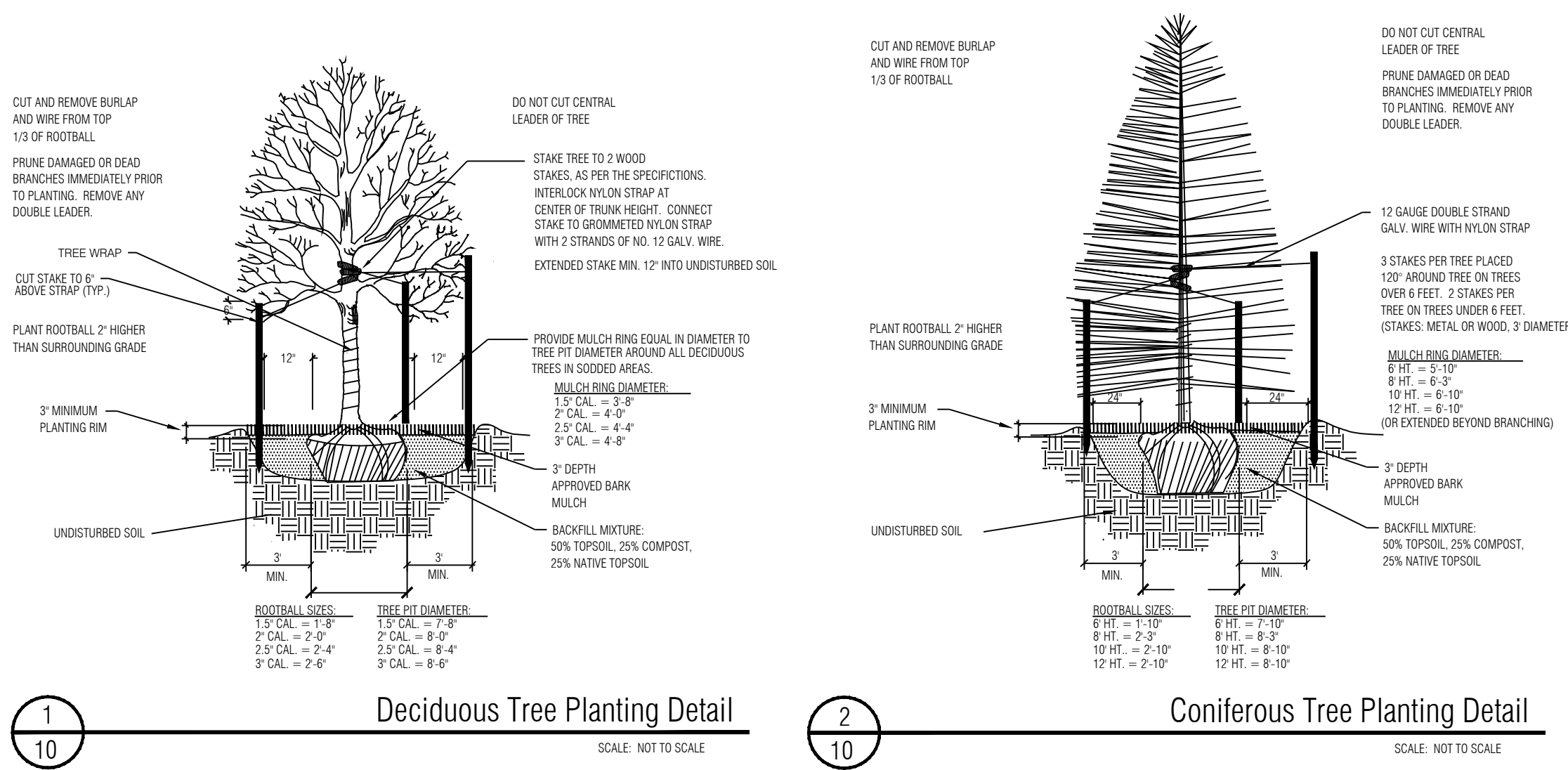
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#### PLANT SCHEDULE

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

	<b>ROCK COBBLE</b>	3,706 sf
	<b>ROCK MULCH</b> 3/4" Shrub Bed Rock Mulch	7,254 sf
	<b>SEED MIX A</b>	367,223 sf
	<b>SEED MIX B WITH WILDFLOWERS</b>	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

50% TOPSOIL  
20% COMPOST  
25% NATIVE SOIL

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.

#### SITE DATA

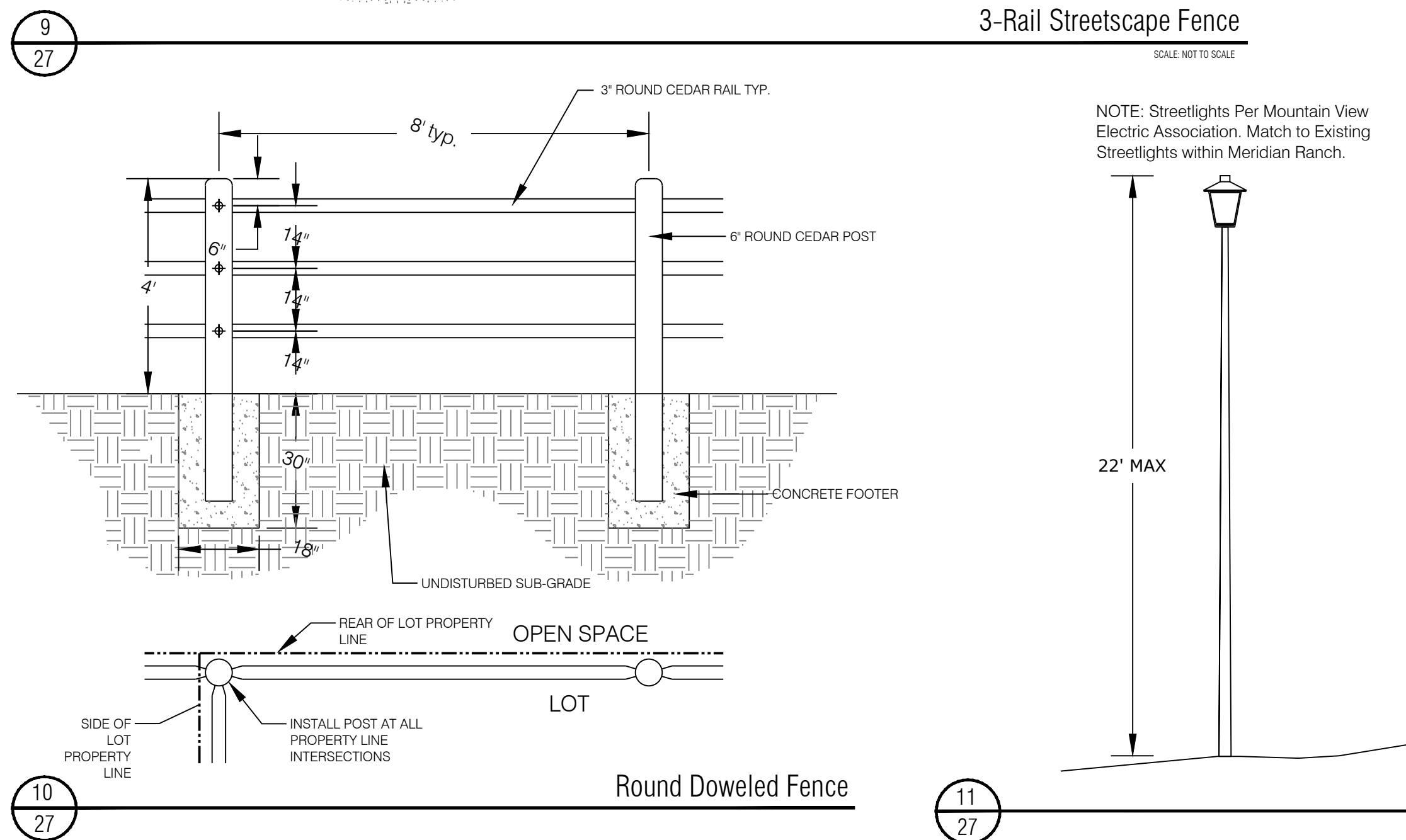
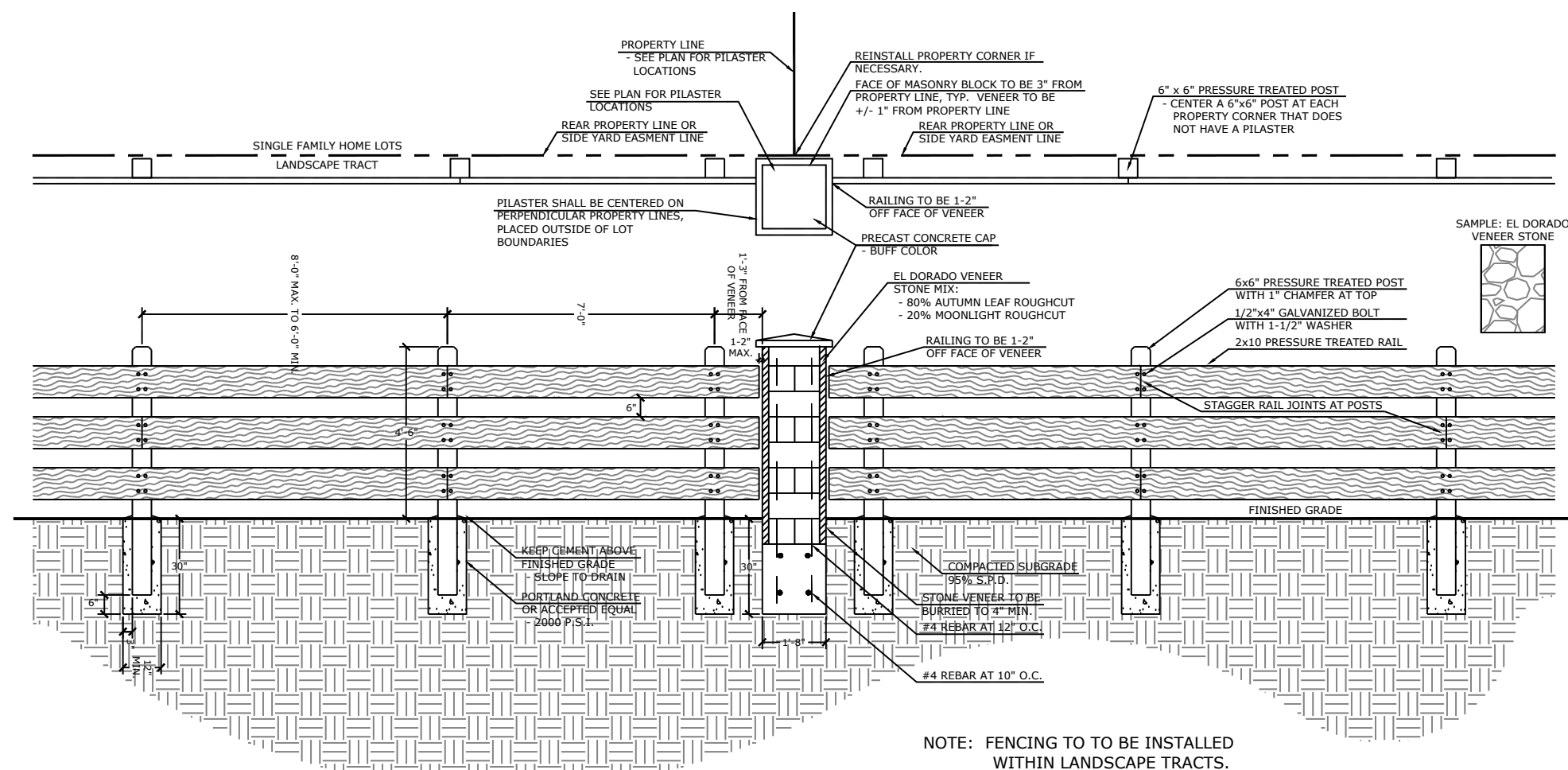
- Land Use: Single Family Residential
- Number of Lots: 16 Lots
- Total Area: 28,907 AC
- Total Tract Area: 5,160 AC

#### LANDSCAPE NOTES

- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE, OR IMPORT AS REQUIRED AND TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
- 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).
- MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, 'PUNCH LIST' SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
  - PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
  - IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
  - IRRIGATION 95%/ PUNCH INSPECTION.
  - IRRIGATION FINAL ACCEPTANCE INSPECTION.
  - LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT
  - LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
  - LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- 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.
- 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.
- CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
- CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
- 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.
- 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.
- 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



## The Estates at Rolling Hills Ranch Filing 1

### PUD Development Plan / Preliminary Plan

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DATE: BY: DESCRIPTION:

### LANDSCAPE DETAILS AND NOTES



PUD Development Plan /  
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PREPARED BY: K. Marshall

## LANDSCAPE PLAN

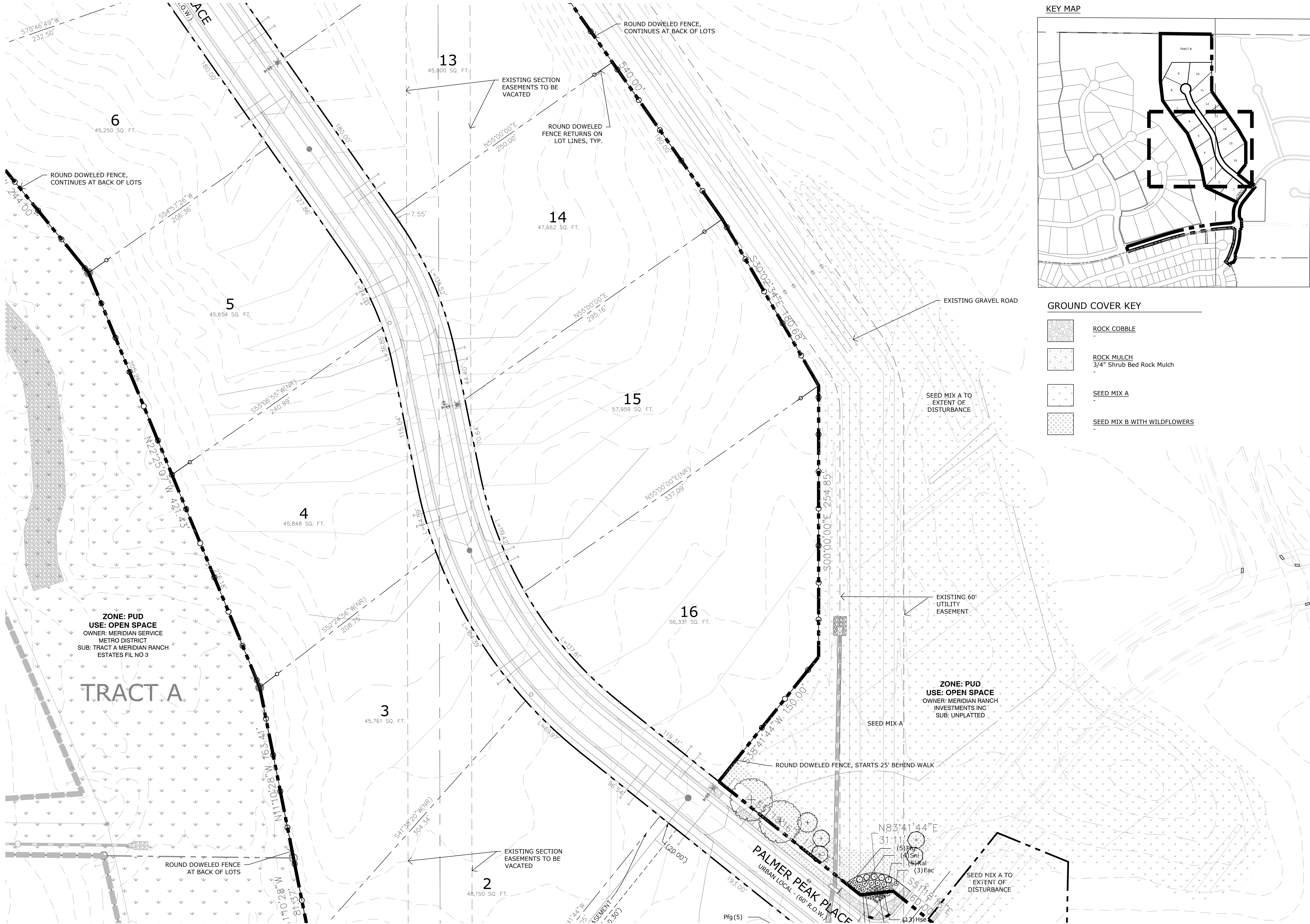
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PCD# PUDSP-

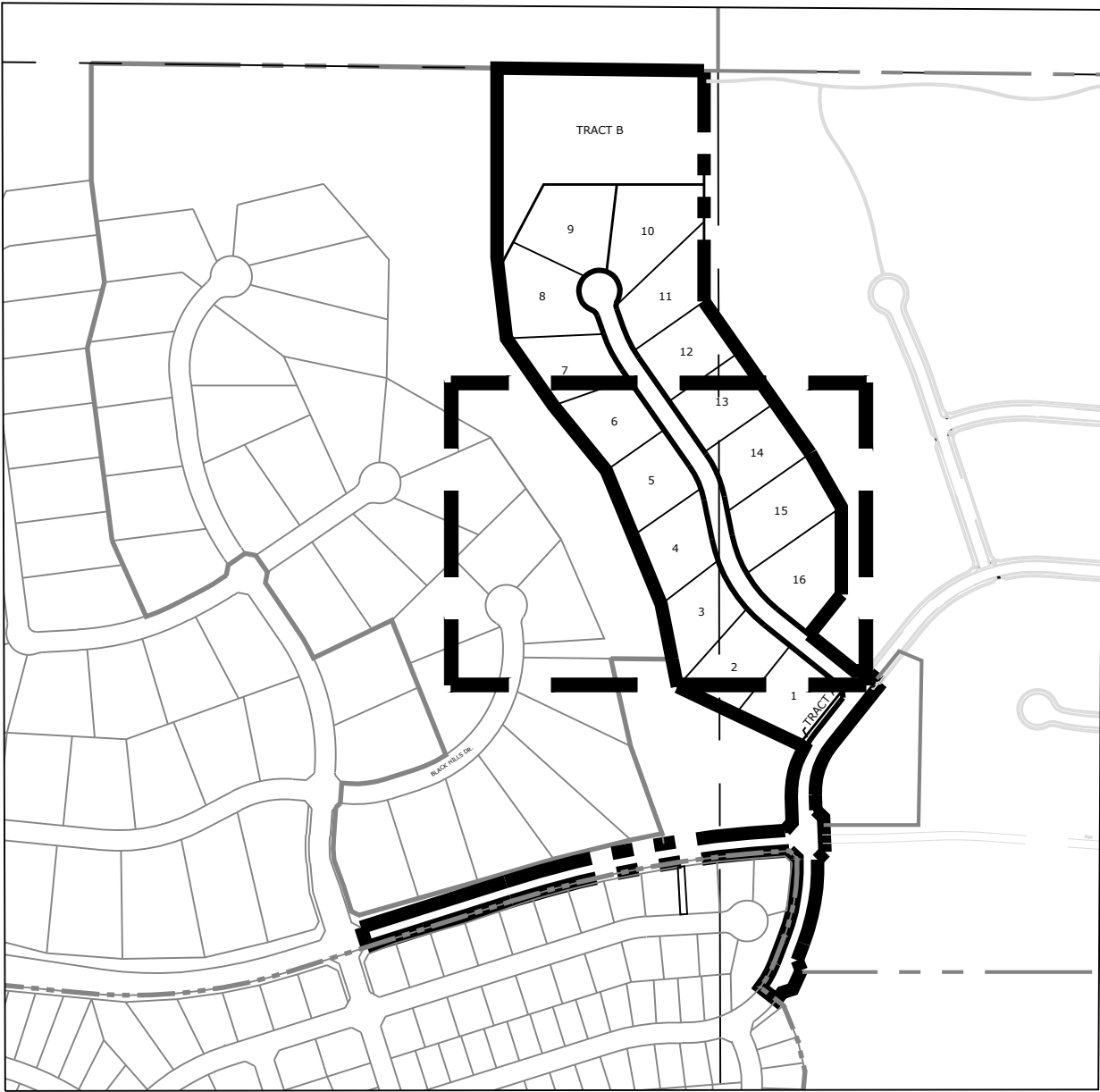




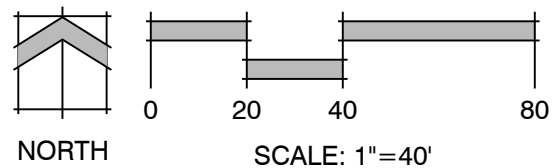
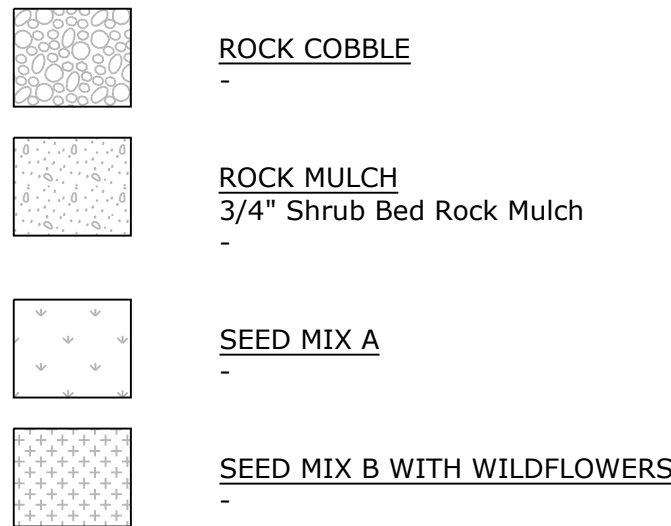
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KEY MAP



GROUND COVER KEY



Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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### LANDSCAPE PLAN

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OF 13

PCD# PUDSP-\_\_\_\_\_



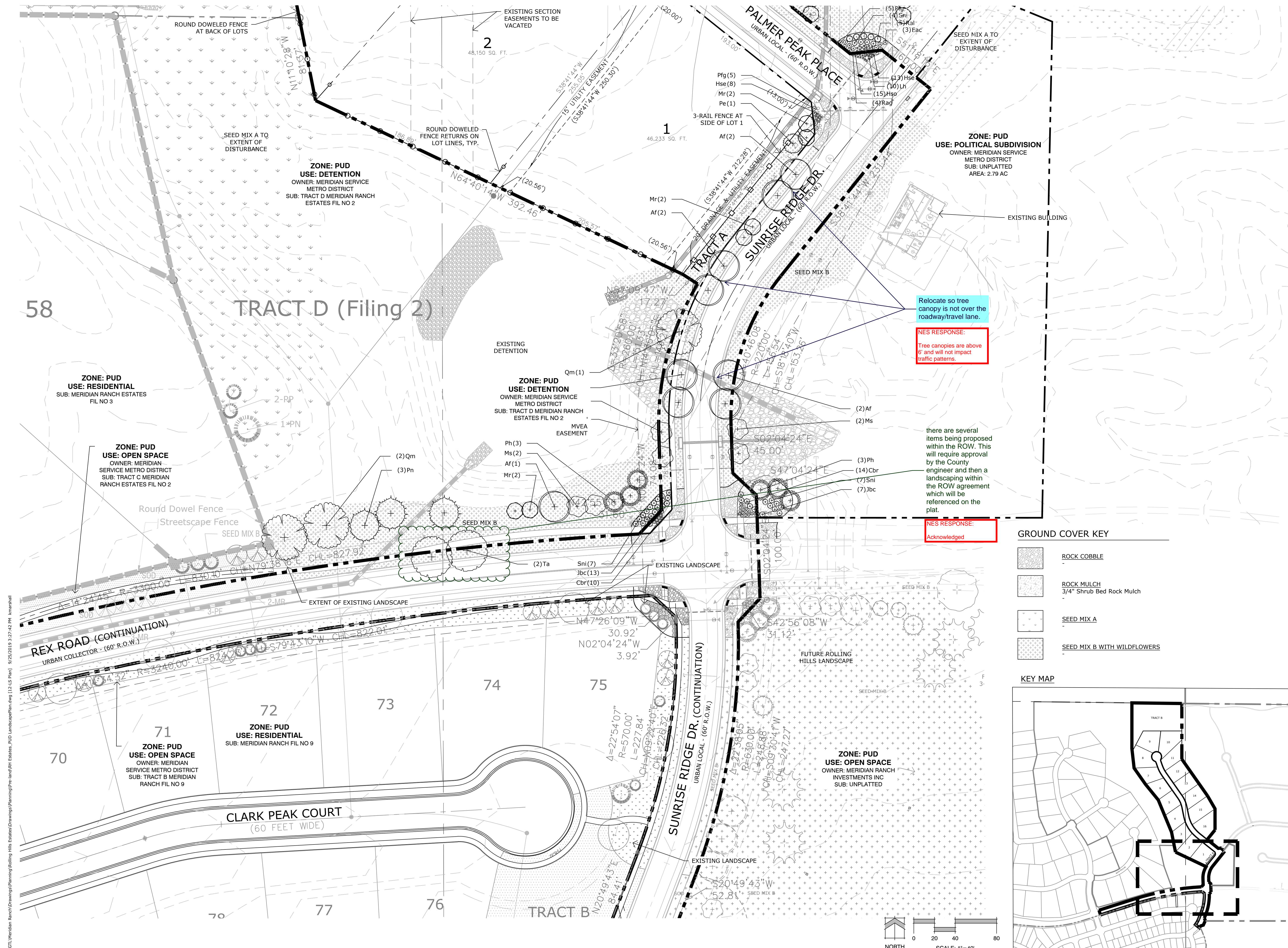
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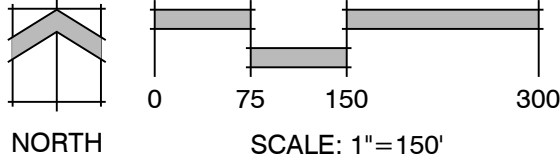
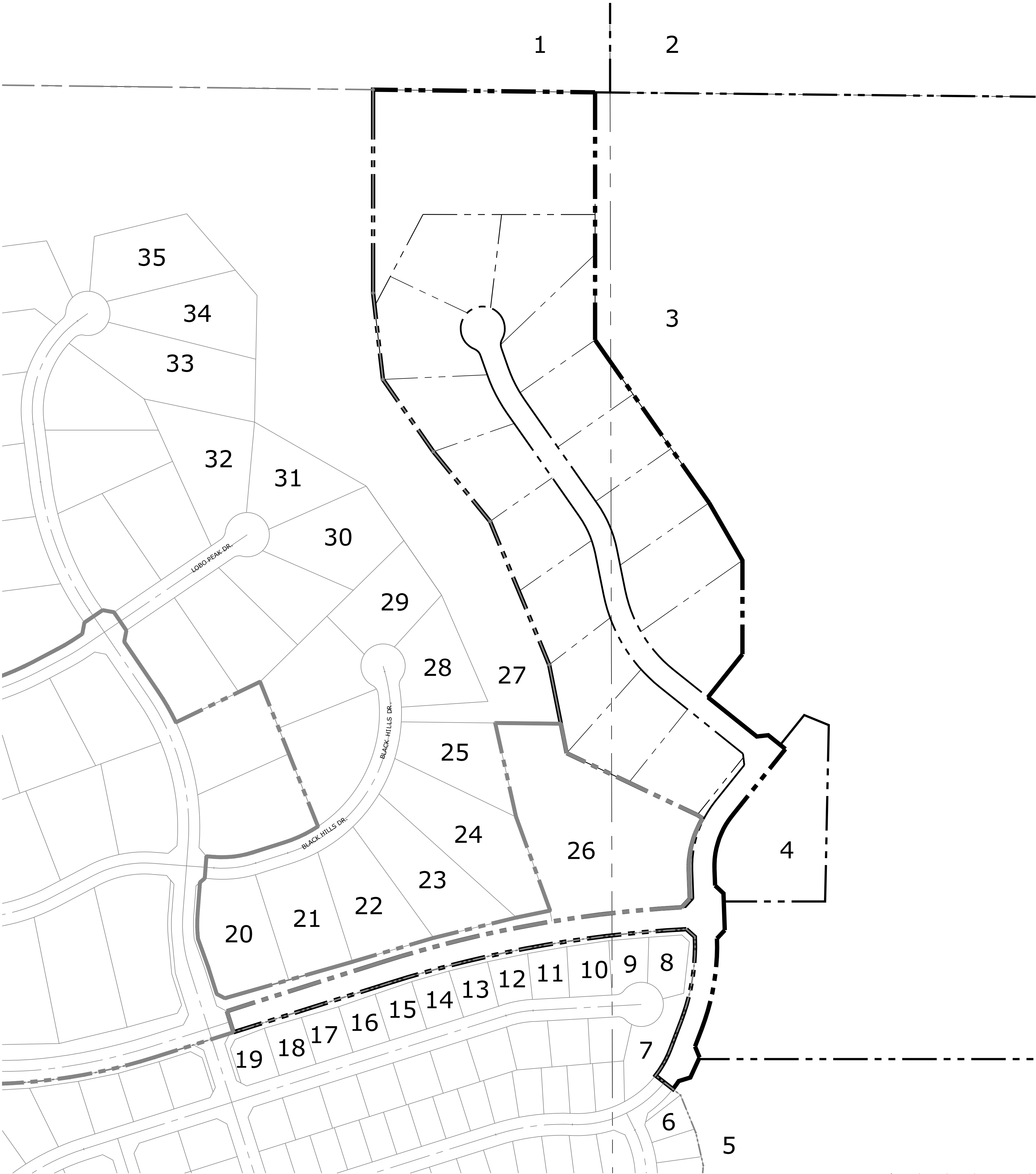
PCD# PUDSP-





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  
VILLAFANA 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



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