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
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
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
1. Maximum lot coverage: forty (40) percent
2. Maximum building height: thirty (30) feet.
3. Setback minimums:
   a. Front yard: twenty-five (25) feet
   b. Side yard: eight (8) feet
      Corner lot: the side yard setback for the side street side shall be fifteen (15) feet
   c. Rear yard: twenty-five (25) feet
4. 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.
5. Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval or as amended.

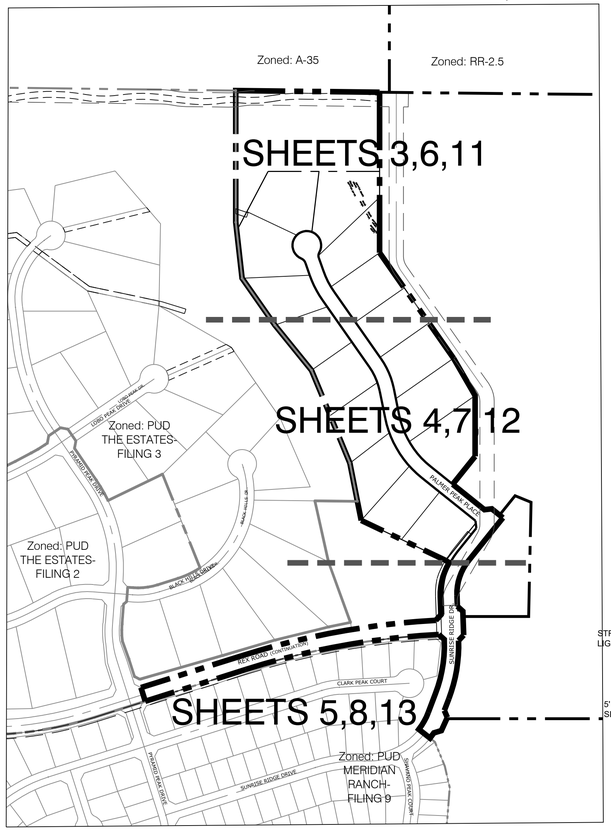
D. Lot Sizes
1. The Preliminary Plan / PUD Development Plan and the Final Plat establish the lot sizes for each lot.
2. No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots.

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/Covenantss
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

1. 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.
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.
3. Contour interval shown on plan 2'.
4. Public utility/drainage easements shall be provided on all lots as follows:
   a. Front: ten (10) feet
   b. Side: five (5) feet
   c. Rear: seven and one-half (7.5) feet
   d. Streets: Ten (10) feet easement along all areas when front easement is not appropriate.
   e. Subdivision Perimeter: Twenty (20) feet
   f. Tract Perimeter: Twenty (20) feet
5. All openspace/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
6. According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map (FIRM No. 08041C0552G dated 12/7/18), the subject property is located outside the boundary of the 100 year floodplain.
7. 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.
8. 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.
9. 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, reception number 213036329.
10. 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.
11. Estates at Rolling Hills Ranch Filing 1 shall be limited to a total of 16 single family lots.
12. 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.
13. 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.
14. 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

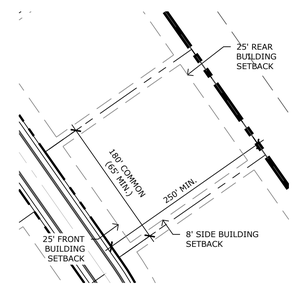
Clerk and Recorder Certification

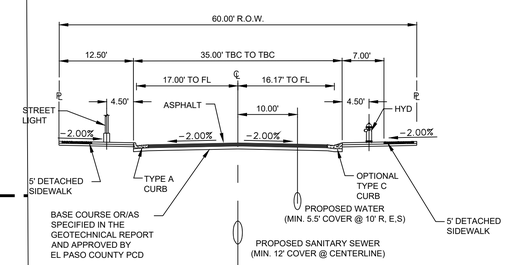
State of Colorado)
)ss.
El Paso County)

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

LOT TYPICAL





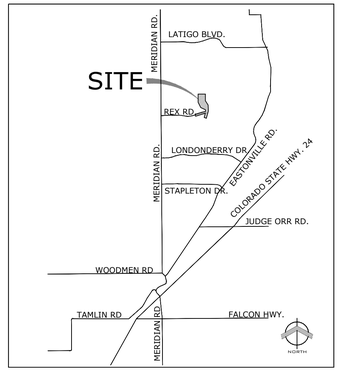
NOTES:
1. NON-STANDARD STREET SECTION PER DEVIATION NO. DEV134 APPROVED BY EL PASO COUNTY PCD.
2. TYPE C CURB USED ON ALL RESIDENTIAL STREETS UNLESS OTHERWISE NOTED.
3. CLEAR ZONES MUST BE MAINTAINED AT ALL TIMES. ALL STRUCTURAL COMPONENTS LARGER THAN 4" IN DIA. MUST BE A MINIMUM OF 7' FROM EDGE OF TRAVEL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

60' R.O.W. URBAN LOCAL ROAD (TYPICAL)

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.	Palmer Peak Place exceeds 600 feet without a mid-block crossing.	Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the southern intersection.
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.	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 Serve 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 unreasoned where 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 as an Urban 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 platted as 60' ROW currently. The deviation provides a comparable design in that the estimated ADTs for this section fall 25% below the threshold for a roadway section higher than the Residential Collector.

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: 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 Sherriff	
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	REMAINING DWELLING UNITS	MAXIMUM DWELLING UNITS
3,393	1,107	4,500

SHEET INDEX

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

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

PLANNER
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Land Planning
Landscape Architecture
Urban Design
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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

ISSUE INFO

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

ISSUE / REVISION

COVER SHEET

SHEET TITLE

SHEET NUMBER

1 OF 14

PLAN FILE #

PCD# PUDSP-19-007

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Develop\Estates at Rolling Hills Ranch Filing No. 1\RH Estates Filing No. 1_PUD SitePlan.dwg [1-Cover] 3/17/2020 1:10:40 PM bkan

PUD BOUNDARY DESCRIPTION

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 EIGHT (8) COURSES ARE ALONG SAID LINE OF TRACT C AND BOUNDARY OF SAID MERIDIAN RANCH ESTATES FILING NO. 2:

1. THENCE N72°25'54"E A DISTANCE OF 442.10 FEET TO A CURVE TO THE RIGHT;
2. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3300.00 FEET, A DELTA ANGLE OF 14°24'45", AN ARC LENGTH OF 830.10 FEET, WHOSE LONG CHORD BEARS N79°38'16"E A DISTANCE OF 827.92 FEET;
3. THENCE N42°55'36"E A DISTANCE OF 31.60 FEET;
4. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 33°20'58", AN ARC LENGTH OF 151.33 FEET, WHOSE LONG CHORD BEARS N14°36'05"E A DISTANCE OF 149.21 FEET;
5. THENCE N57°09'47"W A DISTANCE OF 17.27 FEET;
6. THENCE N64°40'14"W A DISTANCE OF 392.46 FEET;
7. THENCE N11°10'28"W A DISTANCE OF 81.37 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT A OF MERIDIAN RANCH ESTATES FILING NO. 3, RECORDED WITH RECEPTION NO. 216713852 IN THE RECORDS OF EL PASO COUNTY;

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

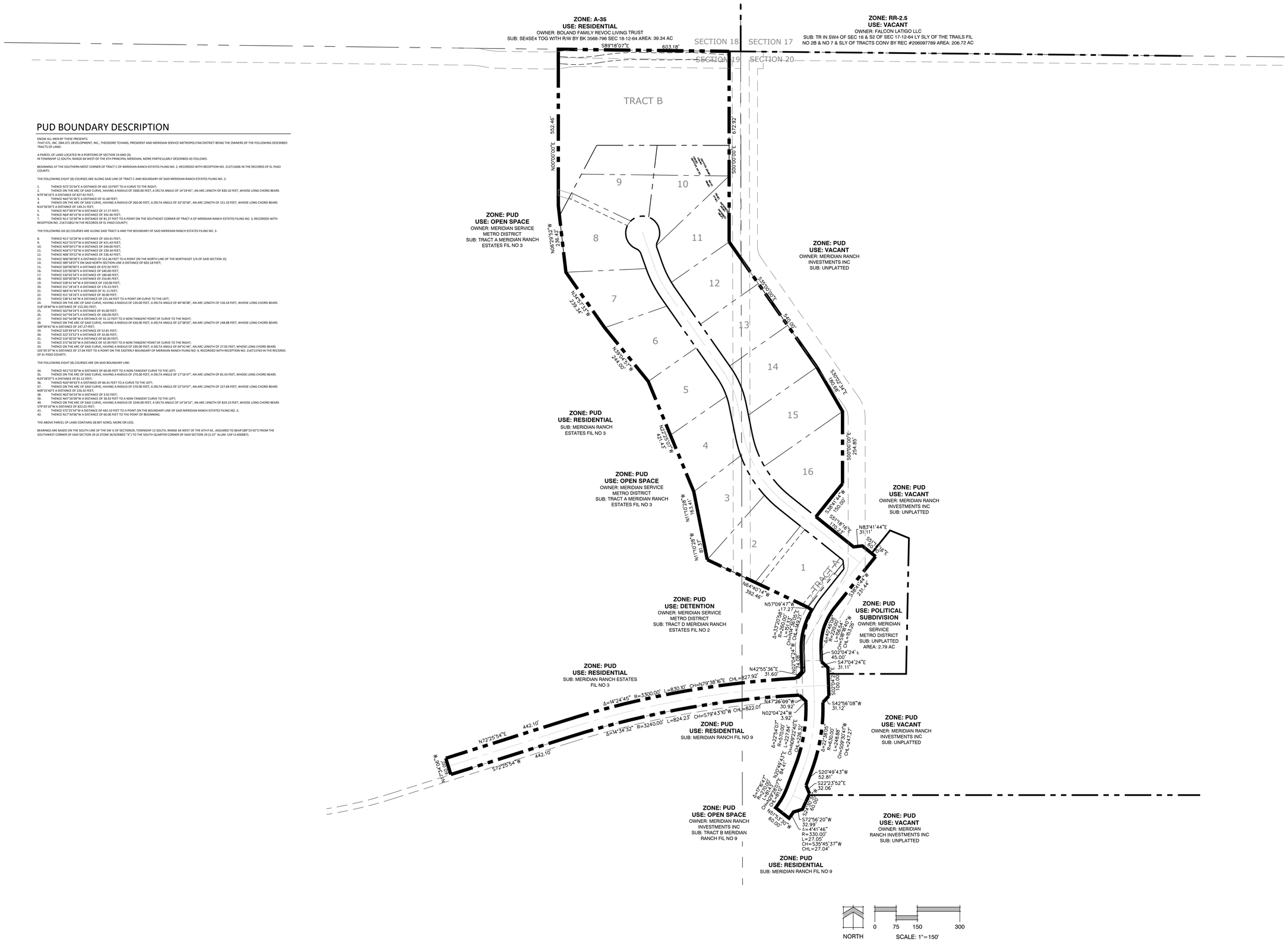
8. THENCE N11°10'28"W A DISTANCE OF 163.41 FEET;
9. THENCE N22°23'07"W A DISTANCE OF 421.43 FEET;
10. THENCE N39°04'57"W A DISTANCE OF 244.00 FEET;
11. THENCE N34°57'33"W A DISTANCE OF 239.34 FEET;
12. THENCE N06°29'52"W A DISTANCE OF 236.42 FEET;
13. THENCE N00°00'00"E A DISTANCE OF 552.46 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19;
14. THENCE S89°18'07"E ON SAID NORTH SECTION LINE A DISTANCE OF 603.18 FEET;
15. THENCE S00°00'00"E A DISTANCE OF 672.92 FEET;
16. THENCE S35°00'00"E A DISTANCE OF 540.00 FEET;
17. THENCE S30°02'34"E A DISTANCE OF 180.68 FEET;
18. THENCE S00°00'00"E A DISTANCE OF 254.85 FEET;
19. THENCE S38°42'44"W A DISTANCE OF 150.00 FEET;
20. THENCE S51°18'16"E A DISTANCE OF 170.23 FEET;
21. THENCE N83°41'44"E A DISTANCE OF 31.11 FEET;
22. THENCE S51°18'16"E A DISTANCE OF 30.00 FEET;
23. THENCE S38°42'44"W A DISTANCE OF 231.44 FEET TO A POINT OR CURVE TO THE LEFT;
24. 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 S18°18'40"W A DISTANCE OF 153.261 FEET;
25. THENCE S02°04'24"E A DISTANCE OF 45.00 FEET;
26. THENCE S47°04'24"E A DISTANCE OF 100.00 FEET;
27. THENCE S42°56'08"W A DISTANCE OF 31.12 FEET TO A NON-TANGENT POINT OF CURVE TO THE RIGHT;
28. 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 S09°30'41"W A DISTANCE OF 247.27 FEET;
29. THENCE S20°49'43"E A DISTANCE OF 52.81 FEET;
30. THENCE S22°23'52"E A DISTANCE OF 32.06 FEET;
31. THENCE S24°30'35"W A DISTANCE OF 60.00 FEET;
32. THENCE S72°56'20"W A DISTANCE OF 32.99 FEET TO A NON-TANGENT POINT OF CURVE TO THE RIGHT;
33. THENCE ON THE ARC OF 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 S35°45'37"W A DISTANCE OF 27.04 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 9, RECORDED WITH RECEPTION NO. 216713763 IN THE RECORDS OF EL PASO COUNTY;

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

34. THENCE N51°53'30"W A DISTANCE OF 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT;
35. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 17°16'47", AN ARC LENGTH OF 81.43 FEET, WHOSE LONG CHORD BEARS N29°28'07"E A DISTANCE OF 81.12 FEET;
36. THENCE N20°49'43"E A DISTANCE OF 84.41 FEET TO A CURVE TO THE LEFT;
37. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 22°54'07", AN ARC LENGTH OF 227.84 FEET, WHOSE LONG CHORD BEARS N09°22'40"E A DISTANCE OF 226.32 FEET;
38. THENCE N02°04'24"W A DISTANCE OF 3.92 FEET;
39. THENCE N47°26'09"W A DISTANCE OF 30.92 FEET TO A NON-TANGENT CURVE TO THE LEFT;
40. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3240.00 FEET, A DELTA ANGLE OF 14°34'32", AN ARC LENGTH OF 824.23 FEET, WHOSE LONG CHORD BEARS S79°43'10"W A DISTANCE OF 822.01 FEET;
41. THENCE S72°25'54"W A DISTANCE OF 442.10 FEET TO A POINT ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH ESTATES FILING NO. 2;
42. THENCE N17°34'06"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 28.907 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION29, 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 "+") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).



Land Planning
Landscape Architecture
Urban Design
NES
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Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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PLANNERS · 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

ISSUE INFO

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

ISSUE REVISION

SHEET TITLE

LEGAL PLAN

SHEET NUMBER

2 OF 14

PLAN FILE #

PCD# PUDSP-19-007

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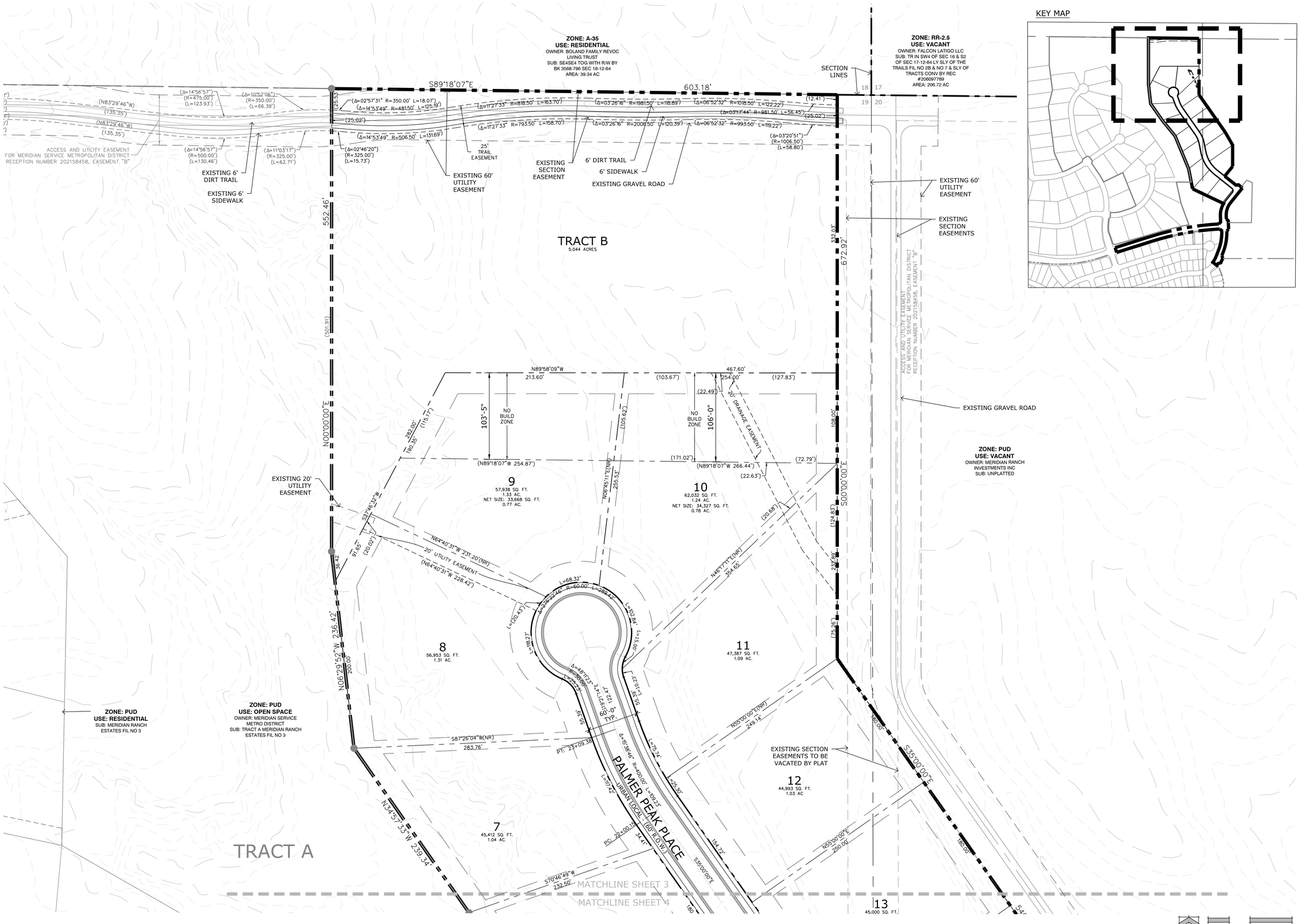

KEY MAP

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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PLANNER: LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

The Estates at Rolling Hills Ranch Filing 1

PUD Development Plan / Preliminary Plan

PROJECT INFO

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SITE PLAN

SHEET NUMBER

3 OF 14

PLAN FILE #

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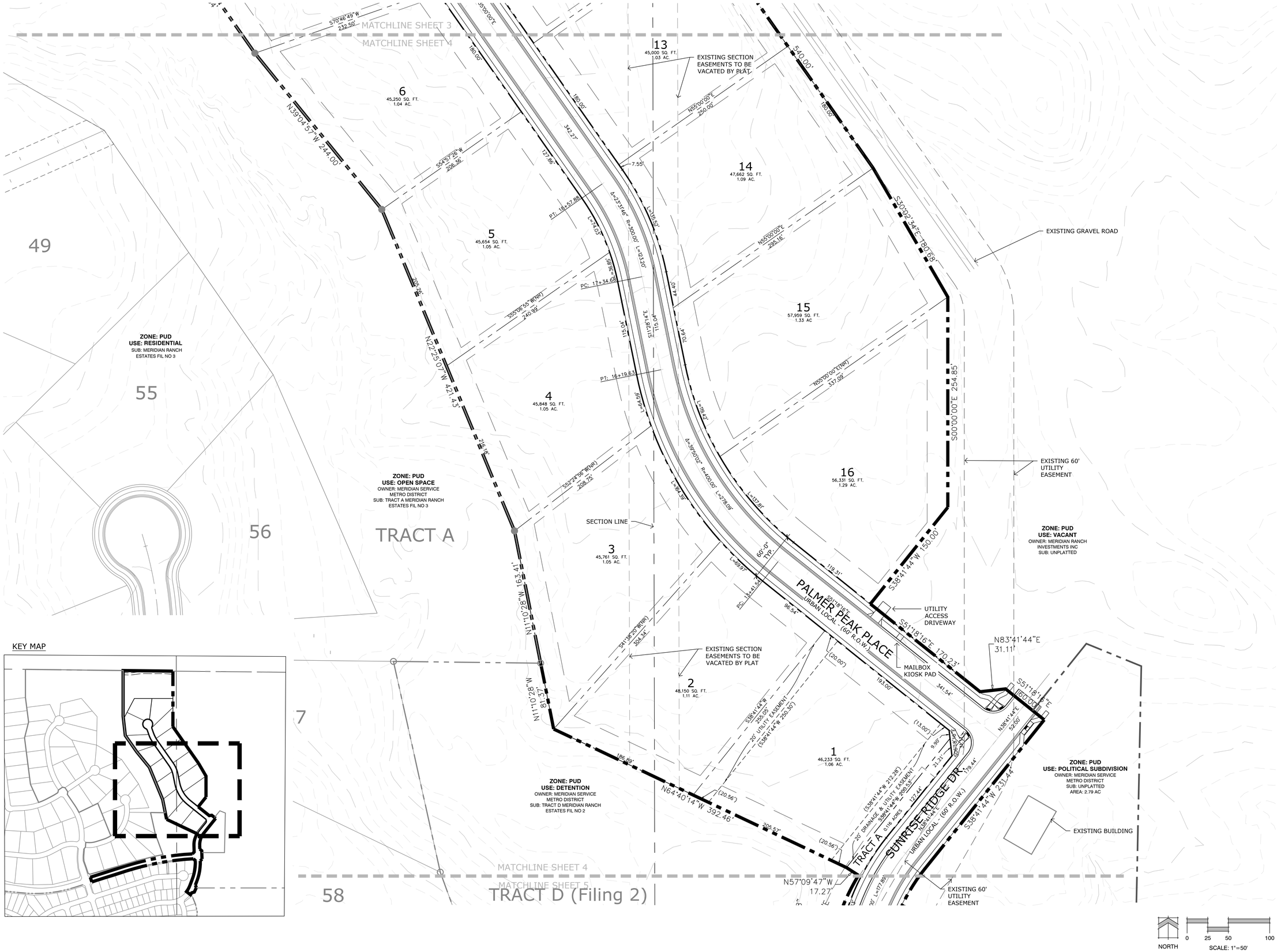

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SITE PLAN

5 OF 14

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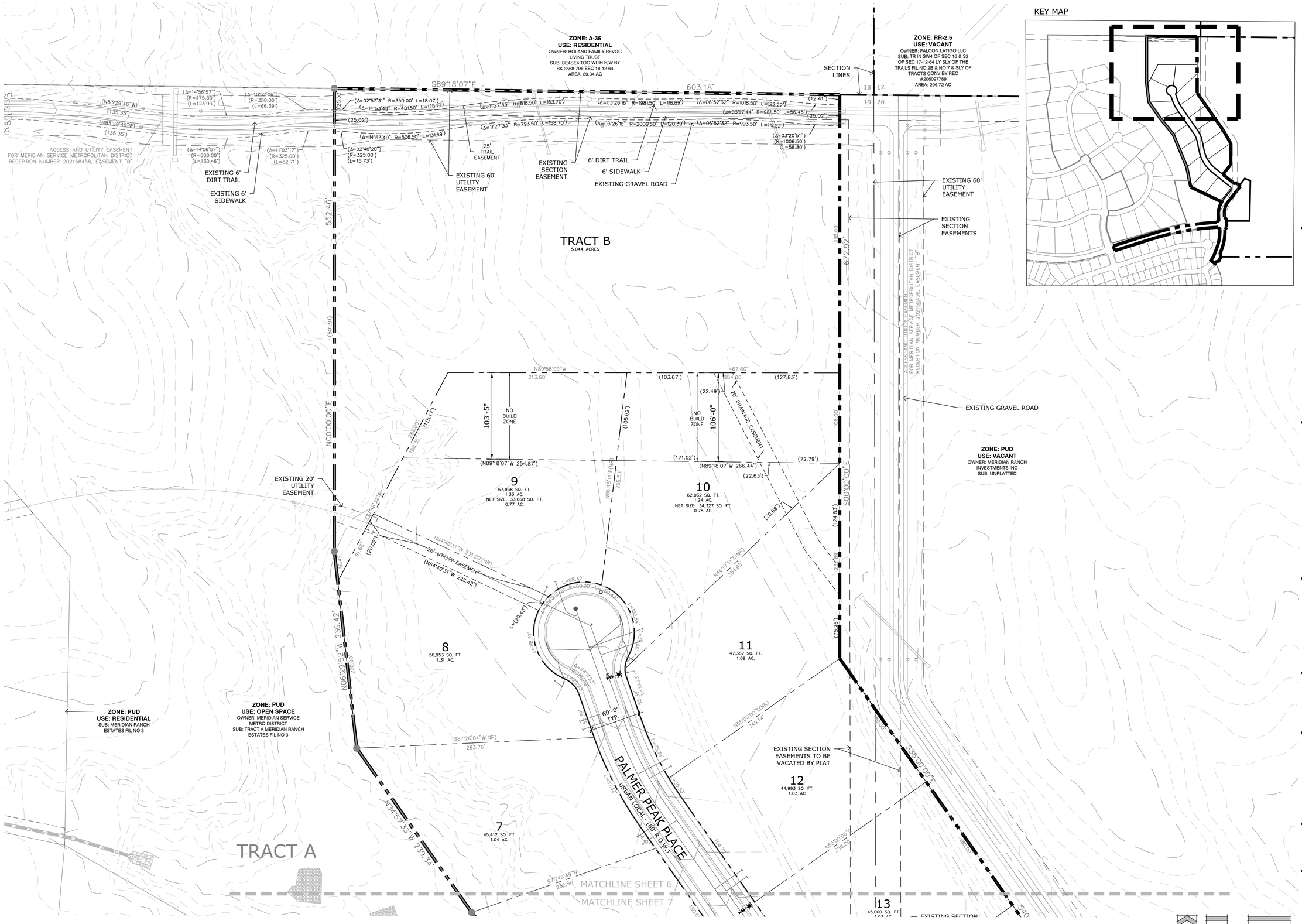

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SHEET TITLE

UTILITIES AND GRADING PLAN

SHEET NUMBER

6 OF 14

PLAN FILE #

PCD# PUDSP-19-007

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MATCHLINE SHEET 6

MATCHLINE SHEET 7

13
45,000 SQ. FT.
.93 AC.

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

6
45,250 SQ. FT.
1.04 AC.

14
47,662 SQ. FT.
1.09 AC.

5
45,654 SQ. FT.
1.05 AC.

15
57,959 SQ. FT.
1.33 AC

4
45,848 SQ. FT.
1.05 AC.

16
56,331 SQ. FT.
1.29 AC.

3
45,761 SQ. FT.
1.05 AC.

2
48,150 SQ. FT.
1.11 AC.

1
46,233 SQ. FT.
1.06 AC.

EXISTING GRAVEL ROAD

EXISTING 60' UTILITY EASEMENT

ZONE: PUD
USE: RESIDENTIAL
SUB: MERIDIAN RANCH ESTATES FIL NO 3

ZONE: PUD
USE: OPEN SPACE
OWNER: MERIDIAN SERVICE METRO DISTRICT
SUB: TRACT A MERIDIAN RANCH ESTATES FIL NO 3

TRACT A

SECTION LINE

ZONE: PUD
USE: VACANT
OWNER: MERIDIAN RANCH INVESTMENTS INC
SUB: UNPLATTED

PALMER PEAK PLACE
URBAN LOCAL - (60' R.O.W.)

UTILITY ACCESS DRIVEWAY

MAILBOX KIOSK PAD

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

ZONE: PUD
USE: DETENTION
OWNER: MERIDIAN SERVICE METRO DISTRICT
SUB: TRACT D MERIDIAN RANCH ESTATES FIL NO 2

ZONE: PUD
USE: POLITICAL SUBDIVISION
OWNER: MERIDIAN SERVICE METRO DISTRICT
SUB: UNPLATTED
AREA: 2.79 AC

EXISTING BUILDING

TRACT A 0.16 ACRES
SUNRISE RIDGE DR.
URBAN LOCAL - (60' R.O.W.)

EXISTING 60' UTILITY EASEMENT

MATCHLINE SHEET 7

MATCHLINE SHEET 8

TRACT D (Filing 2)

49

55

56

7

58

KEY MAP

NORTH

0 25 50 100

SCALE: 1"=50'

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UTILITY AND GRADING PLAN

SHEET NUMBER

7 OF 14

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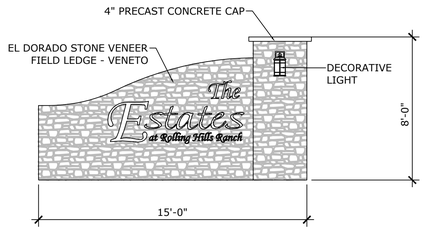

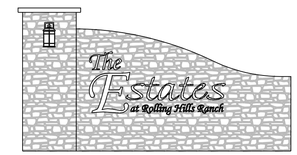

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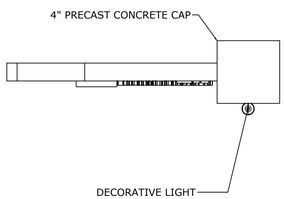
ENTRY SIGNAGE ELEVATION VIEW

SCALE: NOT TO SCALE



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ENTRY SIGNAGE PLAN VIEW

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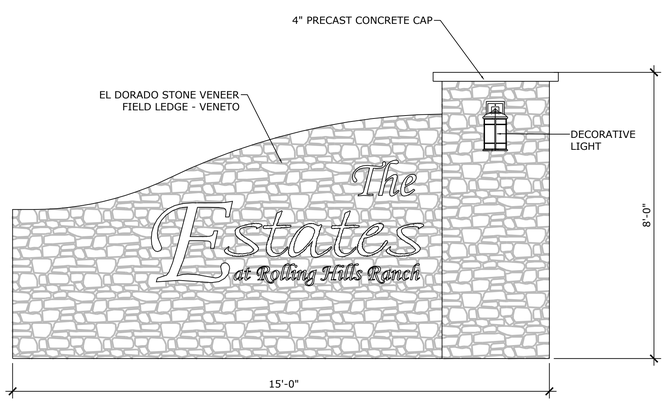

3
21
ENTRY SIGNAGE DETAIL

SCALE: NOT TO SCALE

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ENTRY SIGNAGE/DETAILS

SHEET NUMBER

9 OF 14

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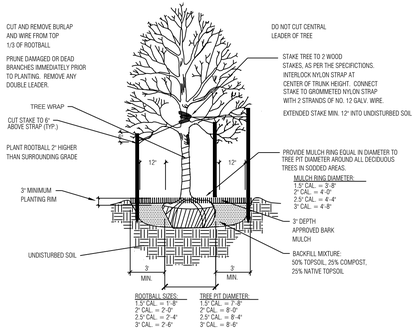
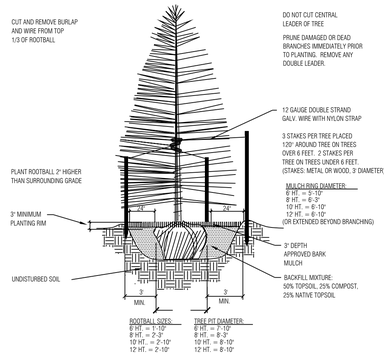


1/10 Deciduous Tree Planting Detail

SCALE: NOT TO SCALE



2/10 Coniferous Tree Planting Detail

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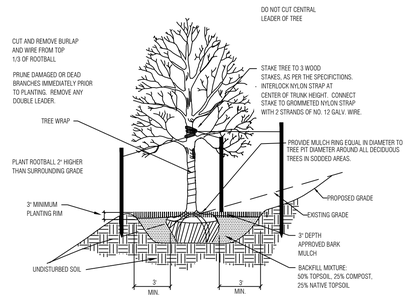
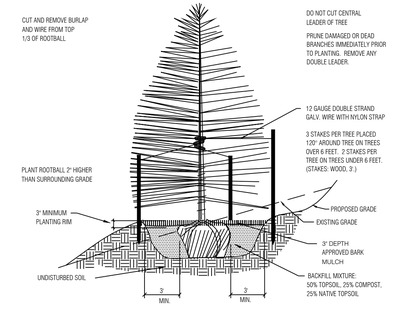


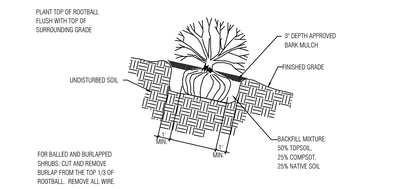
3/10 Deciduous Tree Placement on Slope

SCALE: NOT TO SCALE



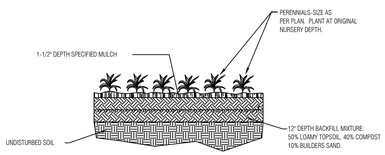
4/10 Coniferous Tree Placement on Slope

SCALE: NOT TO SCALE



5/10 Shrub Placement on Slopes

SCALE: NOT TO SCALE



6/10 Perennial / Groundcover Planting

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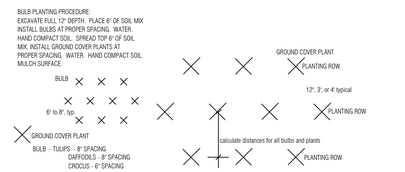
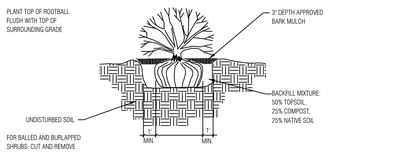


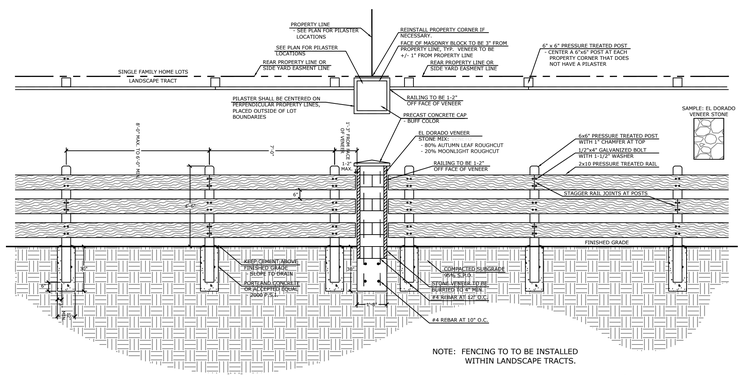
7/10 Triangular Plant Spacing Diagram

SCALE: NOT TO SCALE



8/10 Shrub Planting Detail

SCALE: NOT TO SCALE



9/10 3-Rail Streetscape Fence

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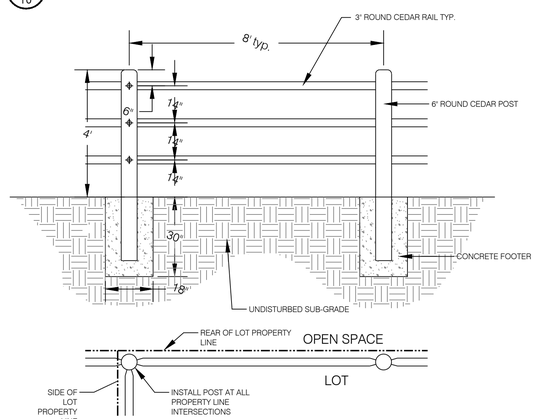
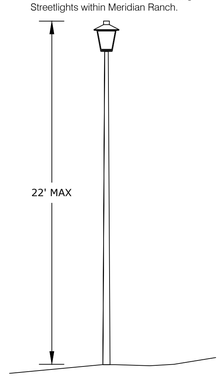


10/10 Round Doweled Fence

NOTE: Streetlights Per Mountain View Electric Association. Match to Existing Streetlights within Meridian Ranch.



11/10 Light Detail

SCALE: NOT TO SCALE

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 takifier.

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

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 WHOLESALER, 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)	399'	16 (1 per 25')	15	10	10
(SR)	Sunrise Ridge (Local)	426'	15 (1 per 30')	14	10	10

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Fax 719.471.0267
www.nescolorado.com

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PLANNERS · LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

The Estates at Rolling Hills Ranch Filing 1

PUD Development Plan / Preliminary Plan

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

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

ISSUE REVISIONS

SHEET TITLE

LANDSCAPE DETAILS AND NOTES

SHEET NUMBER

10 OF 14

PLAN FILE #

PCD# PUDSP-19-007

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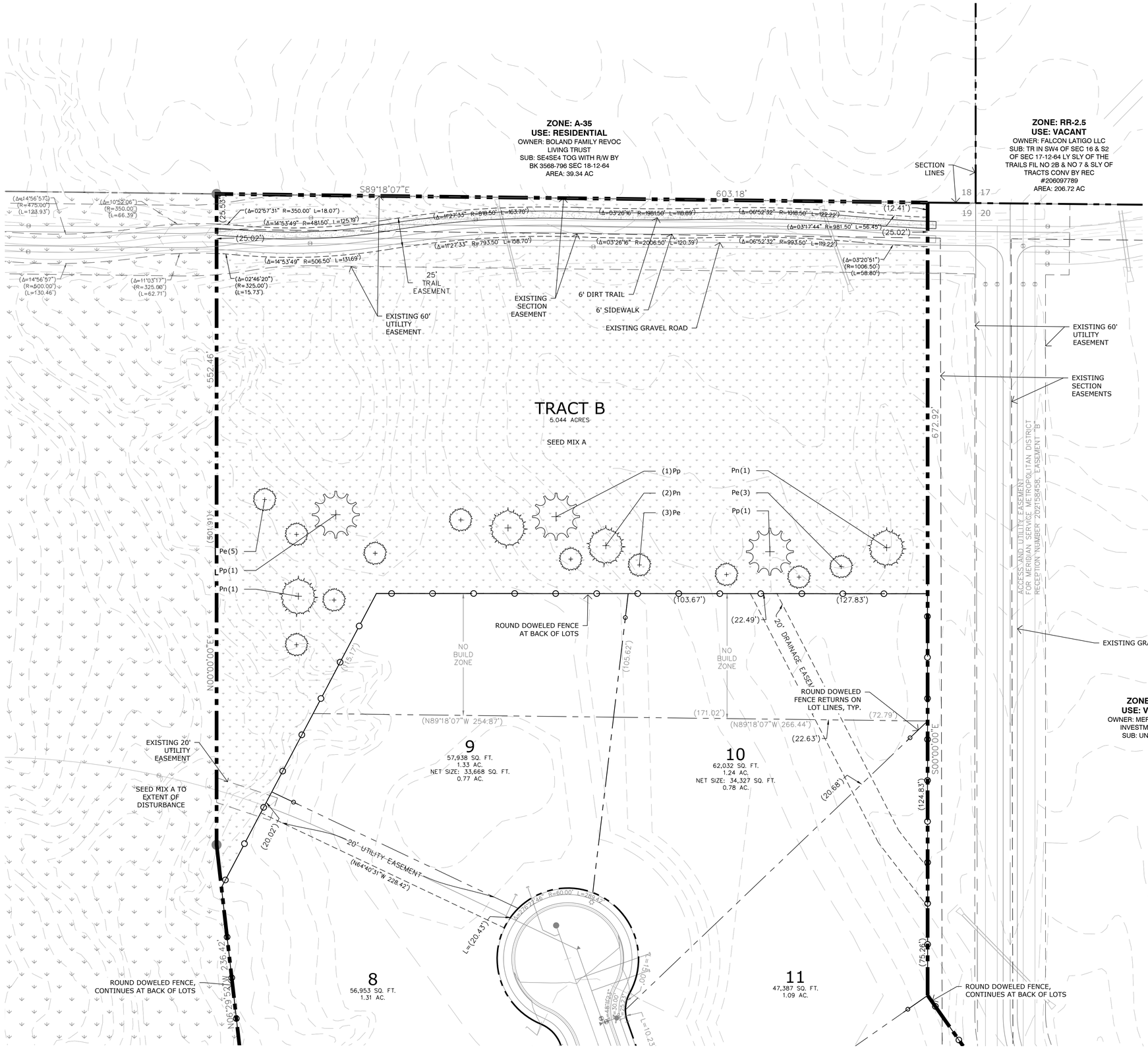
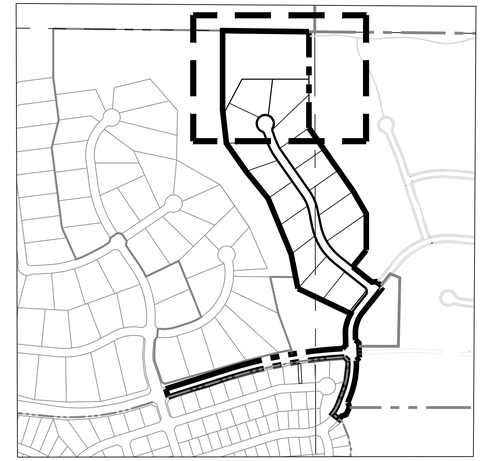


KEY MAP



GROUND COVER KEY

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

NORTH

0 20 40 80

SCALE: 1"=40'

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ISSUE REVISION

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

11 OF 14

PLAN FILE #

PCD# PUDSP-19-007

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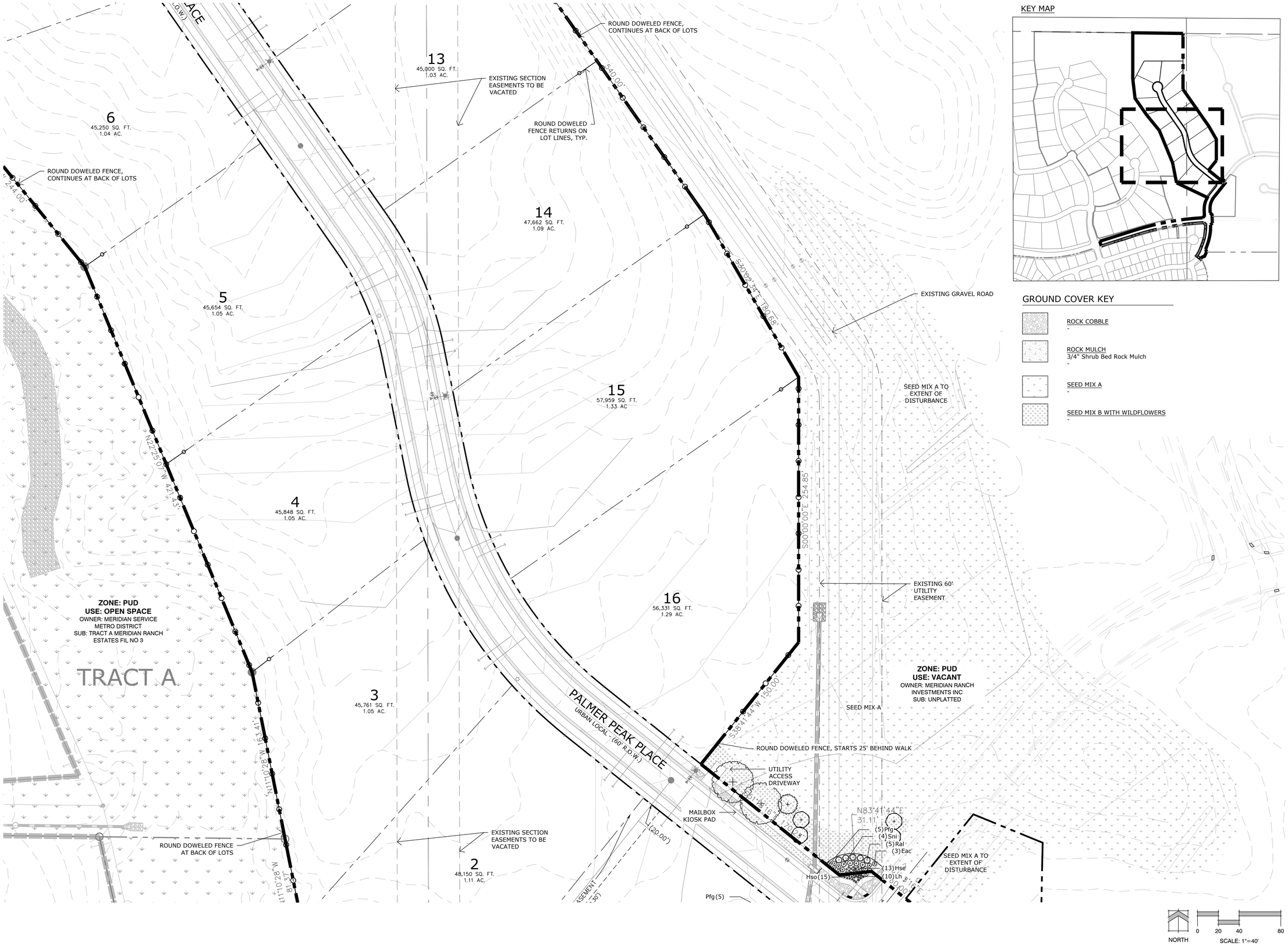

KEY MAP

GROUND COVER KEY

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PUD Development Plan / Preliminary Plan

PROJECT INFO

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

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LANDSCAPE PLAN

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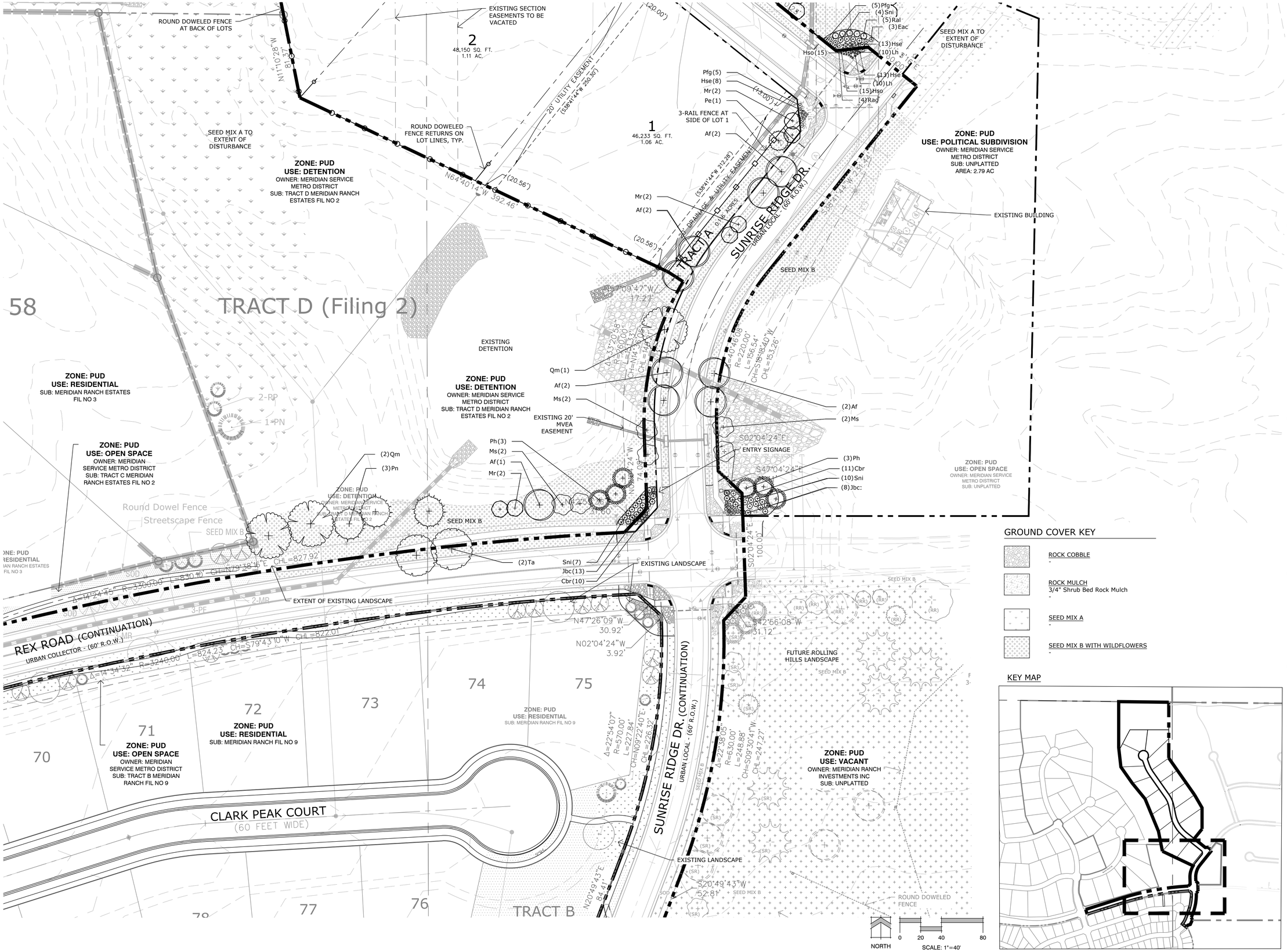

GROUND COVER KEY

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- ROCK MULCH
  3/4" Shrub Bed Rock Mulch
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- SEED MIX A
  -
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  -

KEY MAP

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ADJACENT PROPERTY OWNERS:

1. 12065 N MERIDIAN RD
   BOLAND FAMILY REVOC LIVING TRUST
   12065 N MERIDIAN RD PEYTON CO, 80831-8413
2. EASTONVILLE RD
   FALCON LATIGO LLC
   5350 S ROSLYN ST STE 400 ENGLEWOOD CO, 80111-2125
3. N MERIDIAN RD
   MERIDIAN RANCH INVESTMENTS INC
   PO BOX 80036 SAN DIEGO CA, 92138-0036
4. REX RD
   MERIDIAN SERVICE METROPOLITAN DISTRICT
   C/O COMMUNITY RESOURCE SERVICES
   11886 STAPLETON DR PEYTON CO, 80831
5. EASTONVILLE RD
   MERIDIAN RANCH INVESTMENTS INC
   PO BOX 80036 SAN DIEGO CA, 92138-0036
6. 10895 SHAVANO PEAK CT
   MARIANO, MARK AND ELLIE
   10895 SHAVANO PEAK CT PEYTON CO, 80831
7. 12792 SUNRISE RIDGE DR
   MERIDIAN SERVICE METROPOLITAN DISTRICT
   C/O COMMUNITY RESOURCE SERVICES
   11886 STAPLETON DR PEYTON CO, 80831
8. 12860 CLARK PEAK CT
   MARTIN, DAVID AND CINDY
   12860 CLARK PEAK CT PEYTON CO, 80831-4477
9. 12846 CLARK PEAK CT
   EDWIN DE QUIROZ AND AMY RENO
   12846 CLARK PEAK CT PEYTON CO, 80831-4477
10. 12832 CLARK PEAK CT
    FELTNER, KRISTINA AND RANDALL
    12832 CLARK PEAK CT PEYTON CO, 80831-4477
11. 12818 CLARK PEAK CT
    QUESADA, FELIX
    13465 CEDARVILLE WAY COLORADO SPRINGS CO, 80921-7643
12. 12804 CLARK PEAK CT
    MANZANARES, ADRIAN AND SHAYLA
    12804 CLARK PEAK CT PEYTON CO, 80831
13. 12790 CLARK PEAK CT
    EARL, RONALD AND CHARLENE
    12790 CLARK PEAK CT PEYTON CO, 80831
14. 12776 CLARK PEAK CT
    KIRKHAM, GLENDON AND LYNDSAY
    12776 CLARK PEAK CT PEYTON CO, 80831
15. 12762 CLARK PEAK CT
    BENNETT, JAMES AND AMY
    12762 CLARK PEAK CT PEYTON CO, 80831
16. 12748 CLARK PEAK CT
    MAJESTIC CUSTOM HOMES INC
    13465 CEDARVILLE WAY COLORADO SPRINGS CO, 80921-7643
17. 12734 CLARK PEAK CT
    HARVEY, JOHNNIE JR
    12734 CLARK PEAK CT PEYTON CO, 80831-4478
18. 12720 CLARK PEAK CT
    CROSS, DANETTE AND JEFFREY
    12720 CLARK PEAK CT PEYTON CO, 80831-4478
19. 12706 CLARK PEAK CT
    REUNION HOMES INC
    PO BOX 38939 COLORADO SPRINGS CO, 80937-8939
20. 12515 BLACK HILLS DR
    MANGUBAT, NELSON AND JAN
    12515 BLACK HILLS DR PEYTON CO, 80831-4467
21. 12545 BLACK HILLS DR
    BENNETT, GREGORY AND ROBIN
    12545 BLACK HILLS DR PEYTON CO, 80831-4467
22. 12575 BLACK HILLS DR
    TAYLOR, MICHAEL AND STEPHANIE
    12575 BLACK HILLS DR PEYTON CO, 80831-4467
23. 12605 BLACK HILLS DR
    PITTS, MARLENE AND DAVID
    12605 BLACK HILLS DR PEYTON CO, 80831
24. 12635 BLACK HILLS DR
    BRYAN, JEFFREY AND LISA
    12635 BLACK HILLS DR PEYTON CO, 80831
25. 12665 BLACK HILLS DR
    MANNERS, RONALD AND BELLE
    12665 BLACK HILLS DR PEYTON CO, 80831-4469
26. 12778 REX RD
    MERIDIAN SERVICE METROPOLITAN DISTRICT
    C/O COMMUNITY RESOURCE SERVICES
    11886 STAPLETON DR PEYTON CO, 80831
27. 12675 BLACK HILLS DRIVE
    MERIDIAN SERVICE METROPOLITAN DISTRICT
    C/O COMMUNITY RESOURCE SERVICES
    11886 STAPLETON DR PEYTON CO, 80831
28. 12695 BLACK HILLS DR
    VILLAFANA LIVING TRUST
    12695 BLACK HILLS DR PEYTON CO, 80831-4469
29. 12694 BLACK HILLS DR
    MAJESTIC CUSTOM HOMES INC
    13465 CEDARVILLE WAY COLORADO SPRINGS CO, 80921-7643
30. 11108 LOBO PEAK DR
    WETHERBEE, ANTON AND DEBRA
    11108 LOBO PEAK DR PEYTON CO, 80831
31. 11107 LOBO PEAK DR
    REU, PAUL AND ANDREA
    11107 LOBO PEAK DR PEYTON CO, 80831
32. 11133 LOBO PEAK DR
    PUGH, MICHAEL AND DANELL
    11133 LOBO PEAK DR PEYTON CO, 80831-6997
33. 11435 PYRAMID PEAK DR
    ACHIVIDA, JAMES AND CATHERINE
    11435 PYRAMID PEAK DR PEYTON CO, 80831-7846
34. 11461 PYRAMID PEAK DR
    OURS, KRISTA AND JEFFREY
    11461 PYRAMID PEAK DR PEYTON CO, 80831
35. 11487 PYRAMID PEAK DR
    LARRY DENTON AND SUSAN GALLIMORE-DENTON
    11487 PYRAMID PEAK DR PEYTON CO, 80831-7846

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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

ISSUE INFO

ENTITLEMENT

ISSUE REVISION

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

SHEET TITLE

ADJACENT OWNERS

SHEET NUMBER

14 OF 14

PLAN FILE #

PCD# PUDSP-19-007

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