

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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**ZONE: RR-2.5**  
**USE: VACANT**  
OWNER: FALCON LATIGO LLC  
SUB: TR IN SW4 OF SEC 16 & S2 OF SEC 17-12-64 LY SLY OF THE TRAILS FIL  
NO 2B & NO 7 & SLY OF TRACTS CONV BY REC #206097789 AREA: 206.72 AC

**LEGAL DESCRIPTION - ESTATES AT ROLLING HILLS RANCH FILING NO. 2**

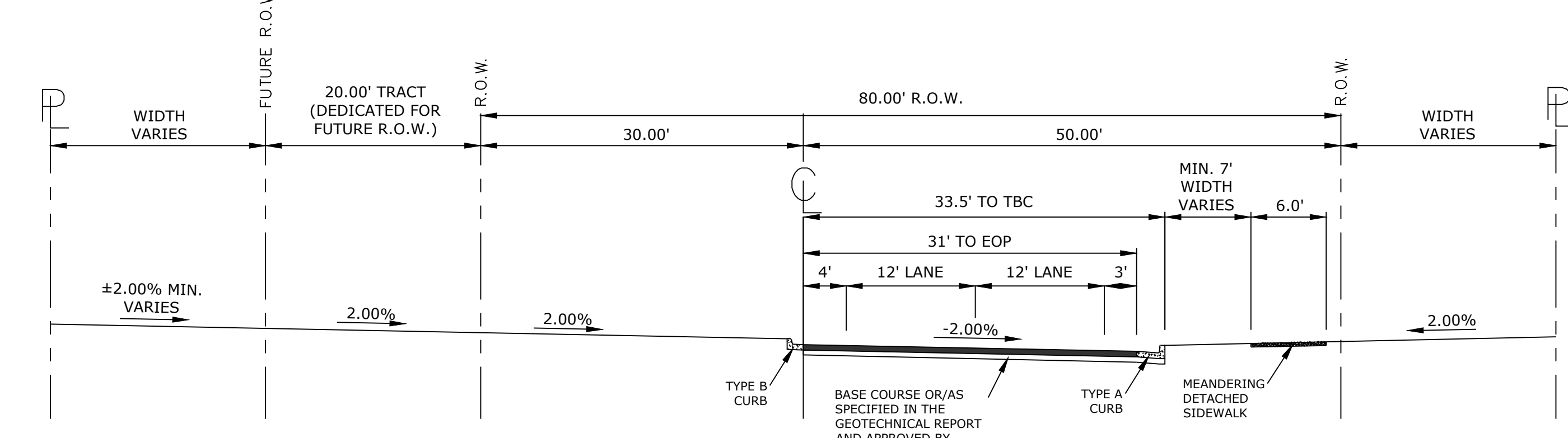
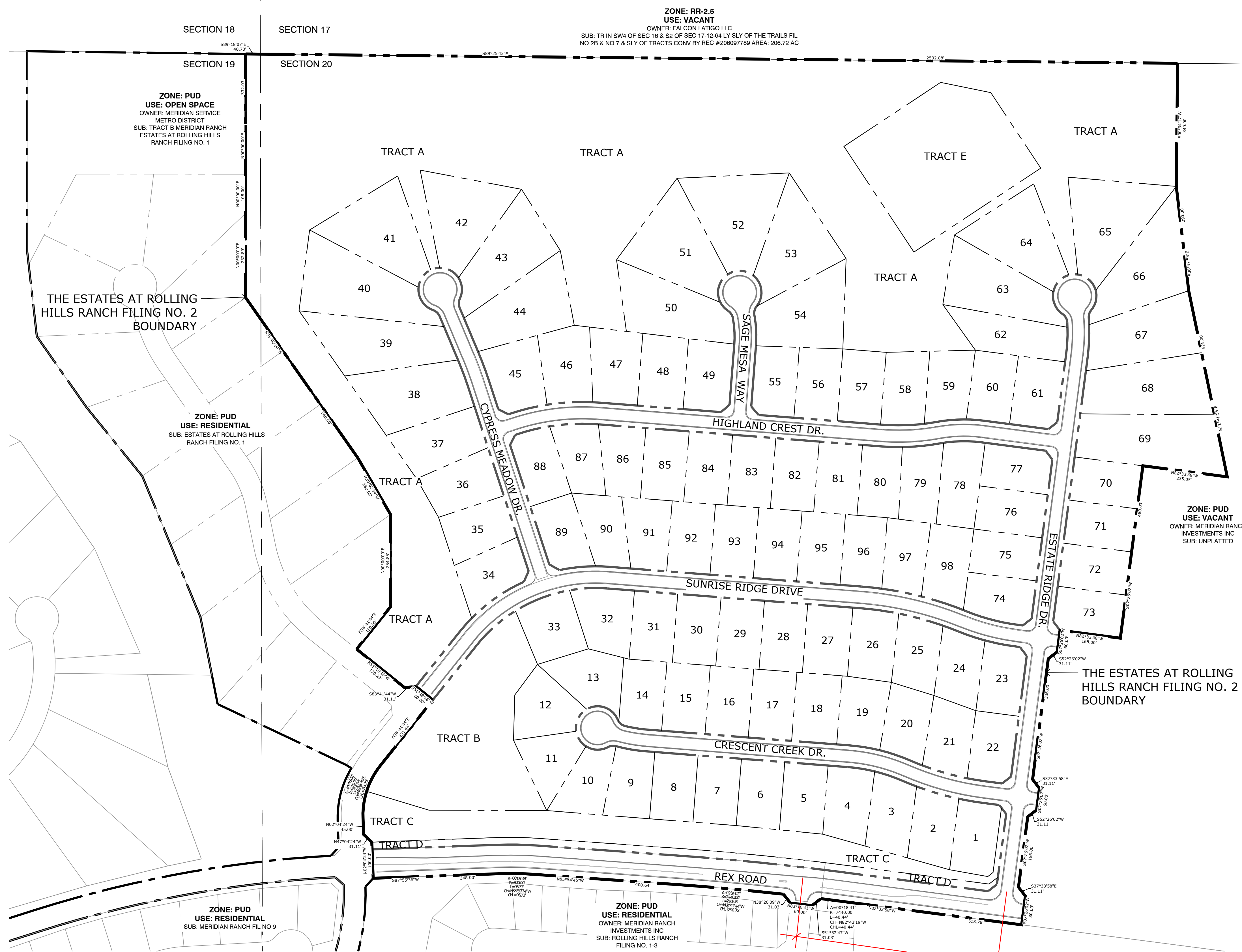
KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

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

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

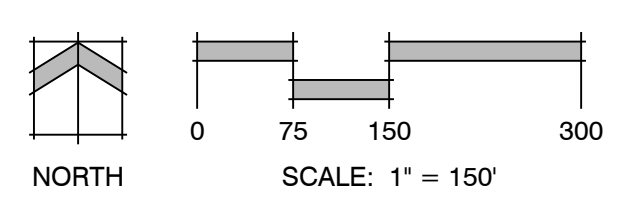
1. THENCE S89°18'07"E ALONG SAID SECTION 19 A DISTANCE OF 40.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20;
  2. THENCE S89°23'43"E, ALONG THE NORTHERN LINE OF SAID SECTION 20 A DISTANCE OF 2532.88 FEET;
  3. THENCE S00°34'17"W A DISTANCE OF 340.00 FEET;
  4. THENCE S06°47'53"E A DISTANCE OF 290.00 FEET;
  5. THENCE S11°14'55"E A DISTANCE OF 525.00 FEET;
  6. THENCE N82°33'58"W A DISTANCE OF 235.05 FEET;
  7. THENCE S07°26'02"W A DISTANCE OF 480.00 FEET;
  8. THENCE N82°33'58"W A DISTANCE OF 168.00 FEET;
  9. THENCE S07°26'02"W A DISTANCE OF 60.00 FEET;
  10. THENCE S52°26'02"W A DISTANCE OF 31.11 FEET;
  11. THENCE S07°26'02"W A DISTANCE OF 336.00 FEET;
  12. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
  13. THENCE S07°26'02"W A DISTANCE OF 60.00 FEET;
  14. THENCE S52°26'02"W A DISTANCE OF 31.11 FEET;
  15. THENCE S07°26'02"W A DISTANCE OF 196.00 FEET;
  16. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
  17. THENCE S07°26'02"W A DISTANCE OF 80.00 FEET;
  18. THENCE N82°33'58"W A DISTANCE OF 518.76 FEET TO A CURVE TO THE LEFT;
  19. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 0°01'18"41", AN ARC LENGTH OF 40.44 FEET, WHOSE LONG CHORD BEARS N84°47'44"W A DISTANCE OF 40.44 FEET;
  20. THENCE S51°52'47"W A DISTANCE OF 31.03 FEET;
  21. THENCE N83°16'41"W A DISTANCE OF 60.00 FEET;
  22. THENCE N82°33'58"W A DISTANCE OF 31.03 FEET TO A NON-TANGENT CURVE TO THE LEFT;
  23. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 0°2'14"02", AN ARC LENGTH OF 290.08 FEET, WHOSE LONG CHORD BEARS N84°47'44"W A DISTANCE OF 290.06 FEET;
  24. THENCE N85°54'45"W A DISTANCE OF 400.64 FEET TO A CURVE TO THE LEFT;
  25. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 0°09'39", AN ARC LENGTH OF 96.77 FEET, WHOSE LONG CHORD BEARS N88°59'34"W A DISTANCE OF 96.73 FEET;
  26. THENCE S87°55'36"E A DISTANCE OF 348.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1;
- THE FOLLOWING FOURTEEN (14) COURSES ARE ON SAID BOUNDARY LINE:
27. THENCE N02°04'24"W A DISTANCE OF 100.00 FEET;
  28. THENCE N47°04'24"W A DISTANCE OF 31.11 FEET;
  29. THENCE N02°04'24"W A DISTANCE OF 45.00 FEET TO A CURVE TO THE RIGHT;
  30. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 40°45'08", AN ARC LENGTH OF 156.54 FEET, WHOSE LONG CHORD BEARS N18°18'40"E A DISTANCE OF 153.26 FEET;
  31. THENCE N38°41'44"E A DISTANCE OF 231.44 FEET;
  32. THENCE N51°18'16"W A DISTANCE OF 60.00 FEET;
  33. THENCE S83°41'44"W A DISTANCE OF 31.11 FEET;
  34. THENCE N51°18'16"W A DISTANCE OF 170.23 FEET;
  35. THENCE N38°41'44"E A DISTANCE OF 150.00 FEET;
  36. THENCE N00°00'00"E A DISTANCE OF 254.85 FEET;
  37. THENCE N30°00'34"W A DISTANCE OF 180.68 FEET;
  38. THENCE N35°00'00"W A DISTANCE OF 540.00 FEET;
  39. THENCE N00°00'00"E A DISTANCE OF 232.89 FEET;
  40. THENCE N00°00'00"E A DISTANCE OF 108.00 FEET;
  41. THENCE N00°00'00"E A DISTANCE OF 332.03 FEET TO THE POINT OF BEGINNING.
- THE ABOVE PARCEL OF LAND CONTAINS 117.211 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).



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

Please provide a modification/deviation request for the intersection spacing between Estate Ridge Dr. and the roadway to the Rolling Hills Ranch Filing 3 site. As previously discussed in the meeting, the ECM Administrator is in support of this but we still need to document it.



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

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

**ENTITLEMENT**

DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENTS

**LEGAL PLAN**

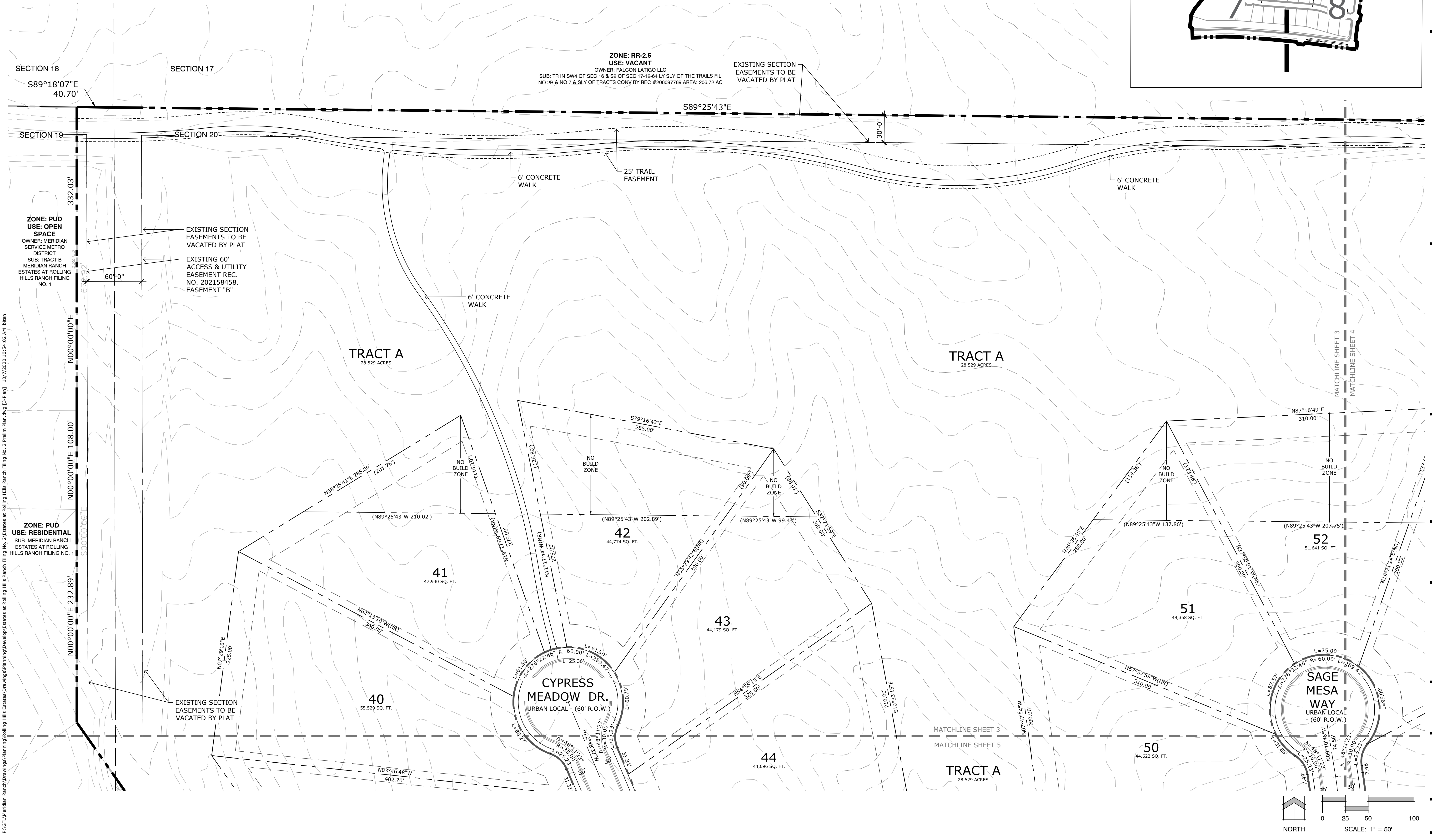
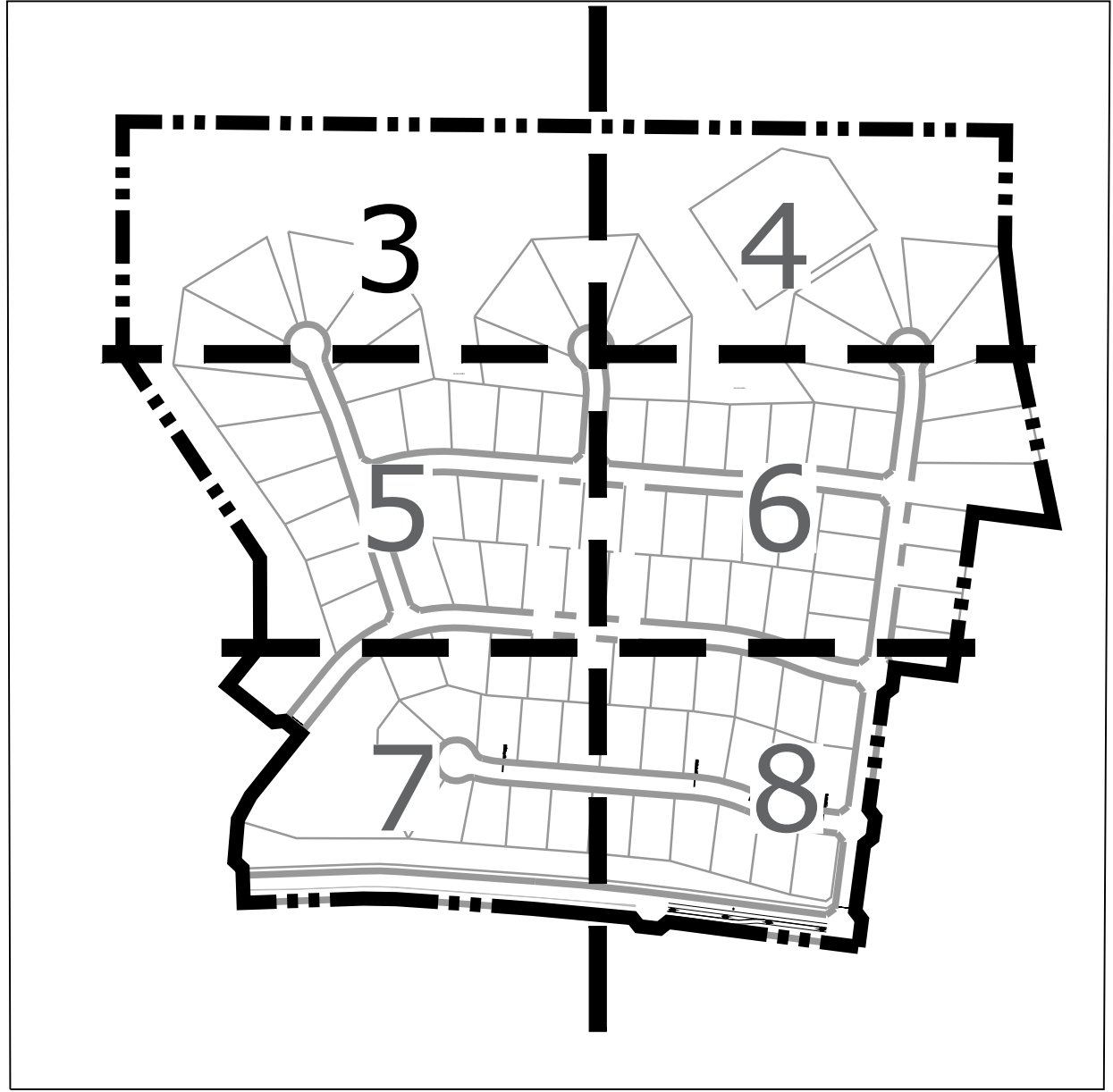
**2**  
OF 23

PUD SP 204

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills, Estates\Drawings\Planning\Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg (2 Legal) 10/6/2020 11:21:24 AM bhin

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

KEY MAP



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

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

**ENTITLEMENT**

DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENTS

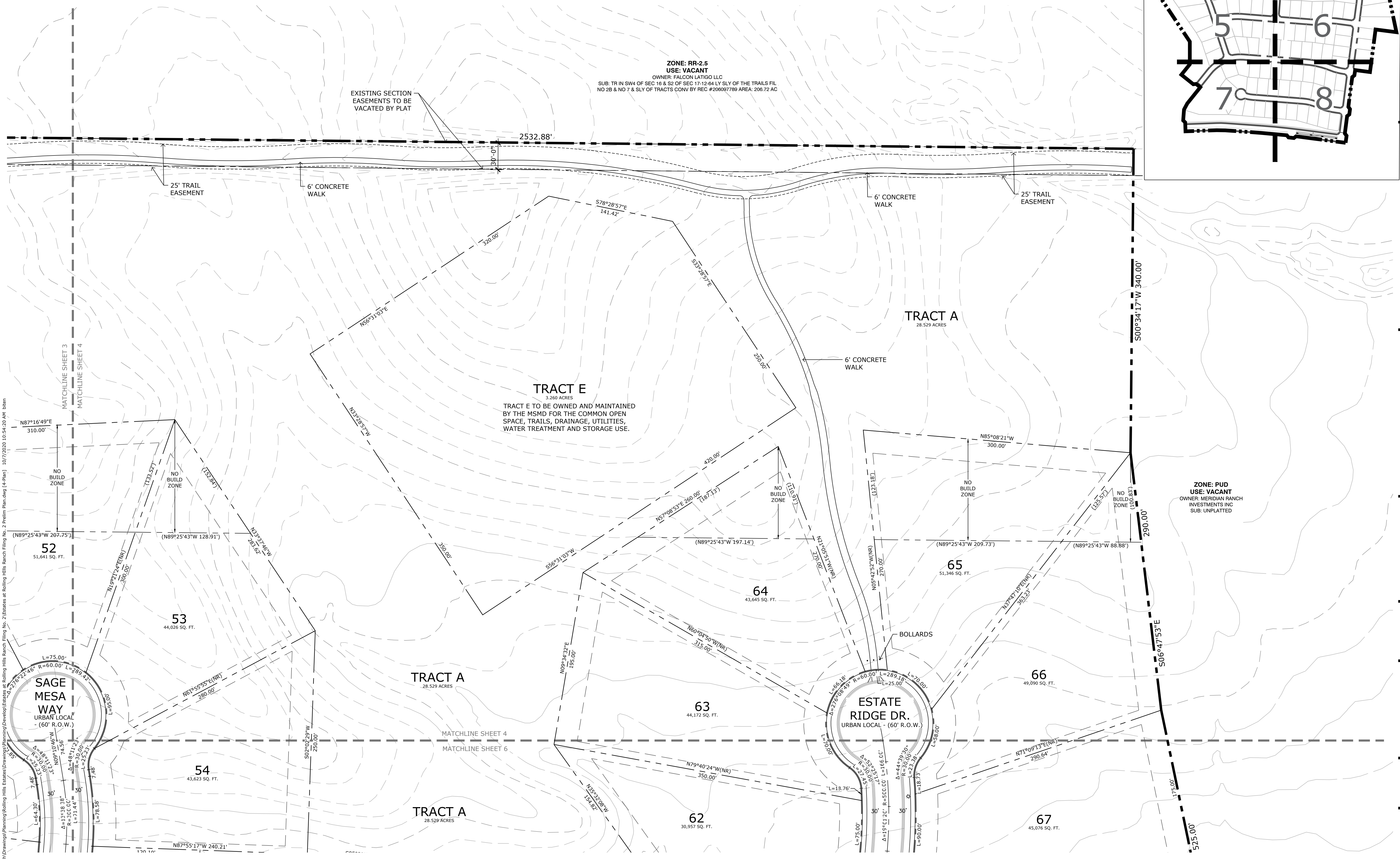
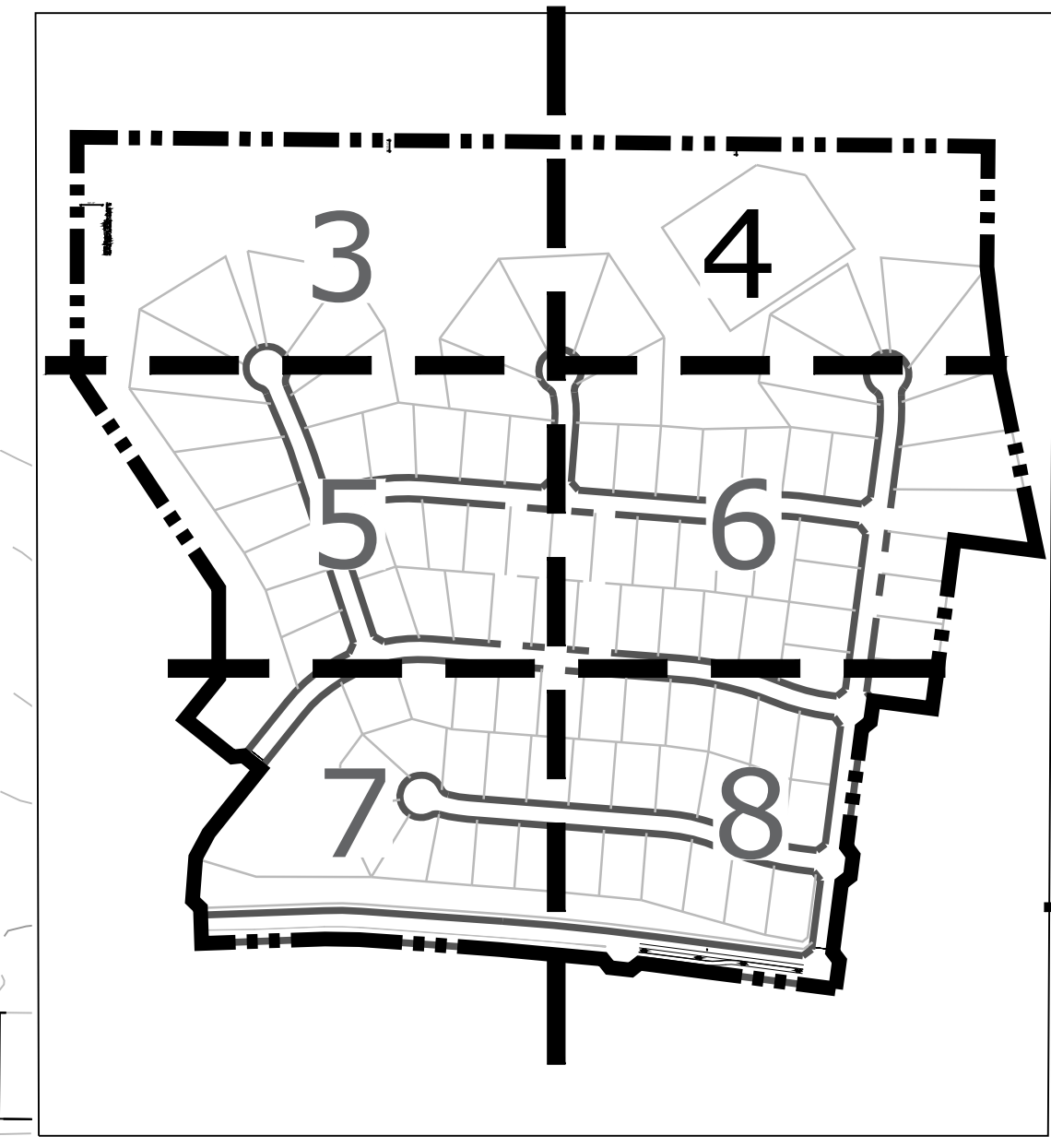
**SITE PLAN**

**3**  
OF 23

PUD SP 204

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KEY MAP



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

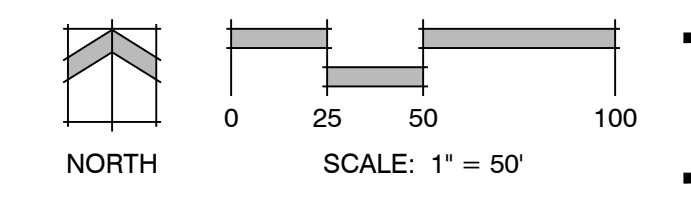
DATE: 07.28.2020  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

**ENTITLEMENT**

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

**SITE PLAN**

**4**  
OF 23  
PUD SP 204



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

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

ENTITLEMENT

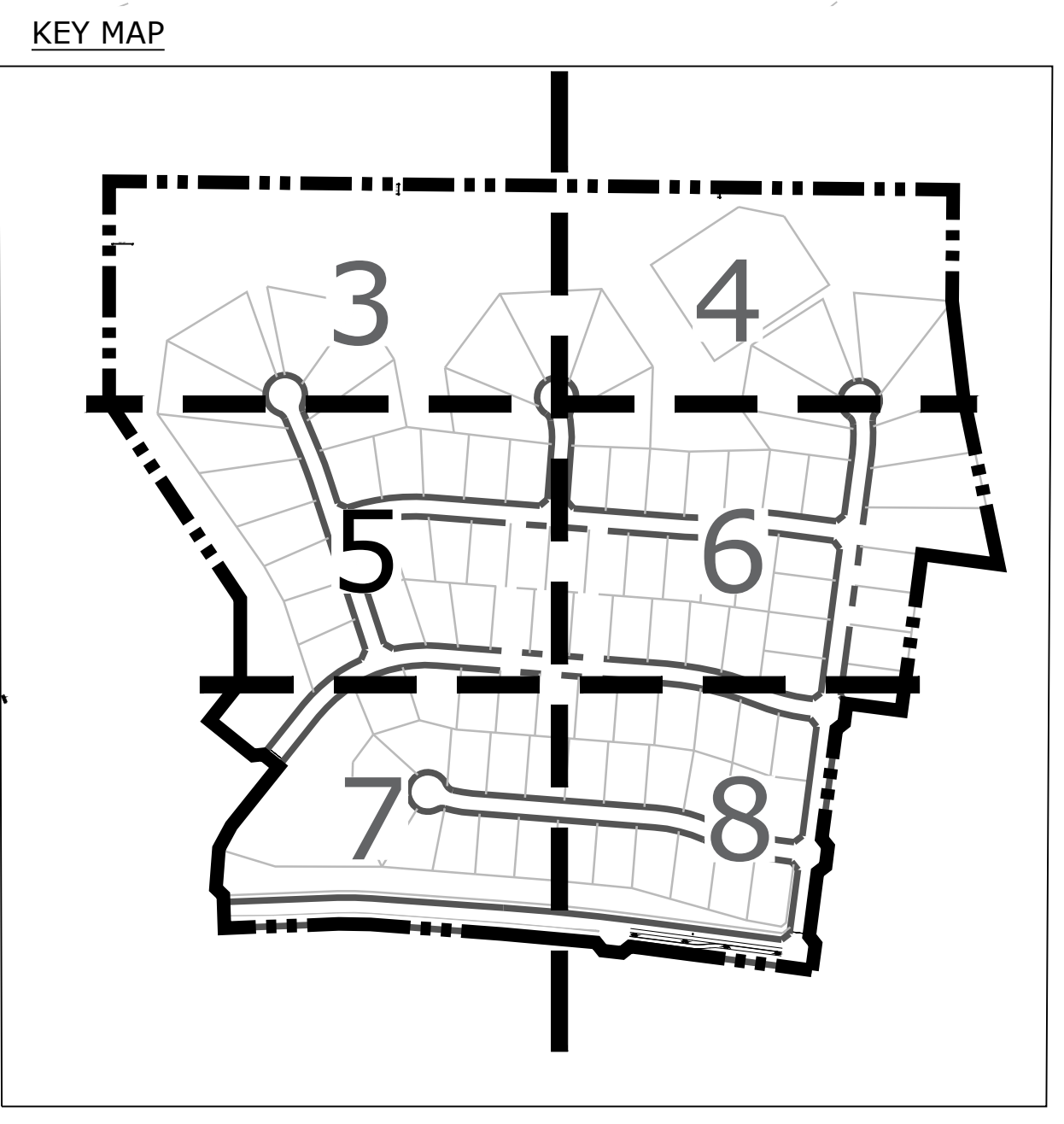
DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENTS

SITE PLAN

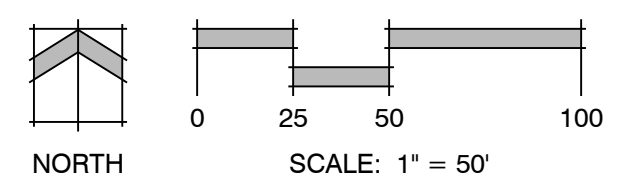
5  
OF 23  
PUD SP 204



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



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

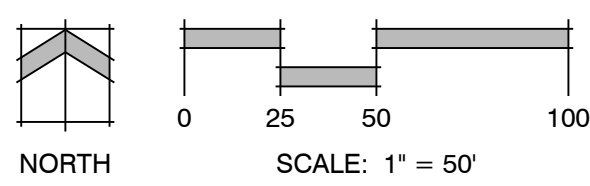
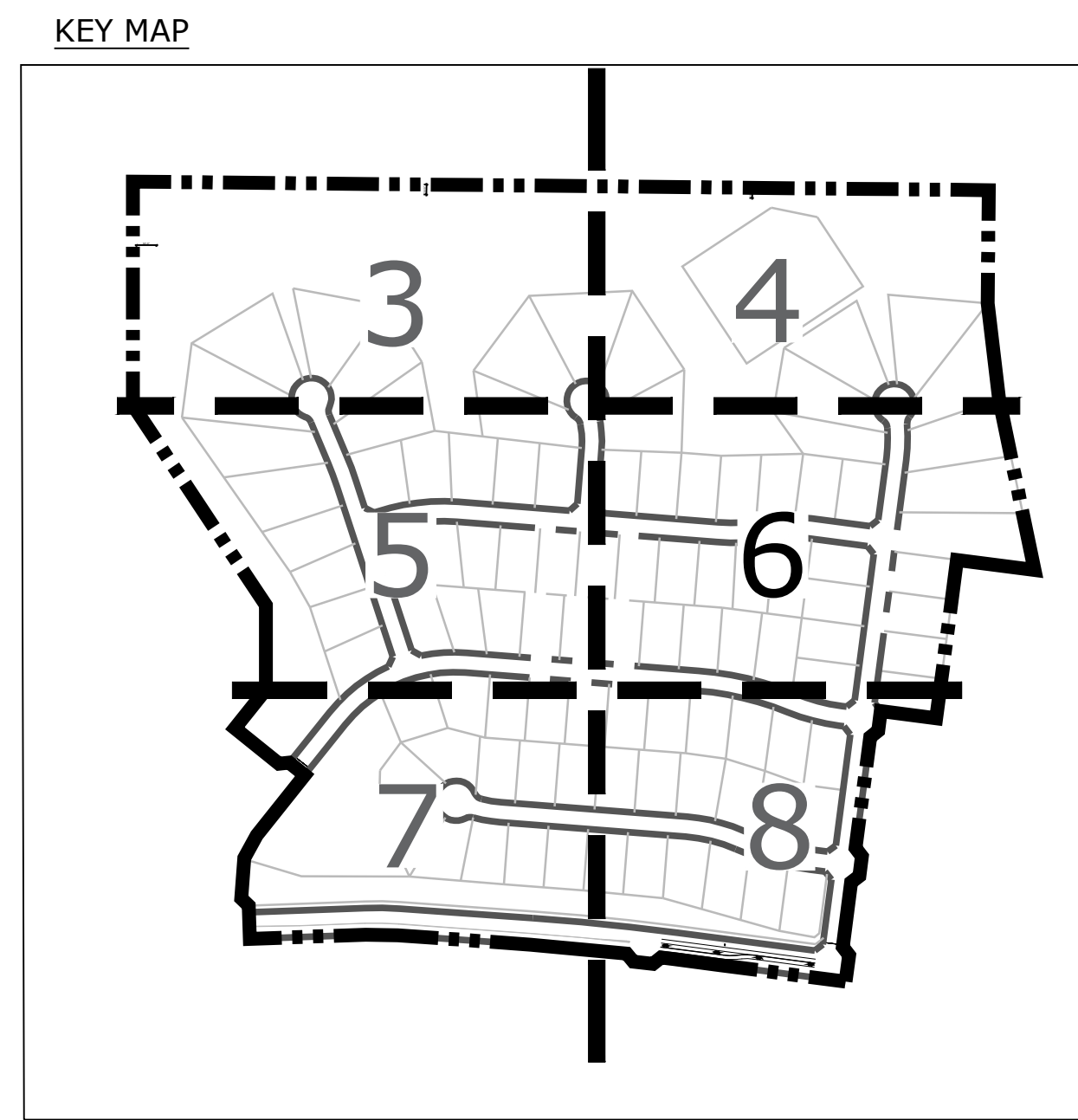
DATE: 07.28.2020  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENTS

SITE PLAN

**6**  
OF 23  
PUD SP 204



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PLANNER: LANDSCAPE ARCHITECT  
REGISTERED IN CO  
REGISTERED IN WY

**THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2**

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

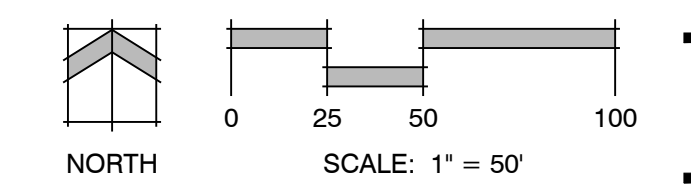
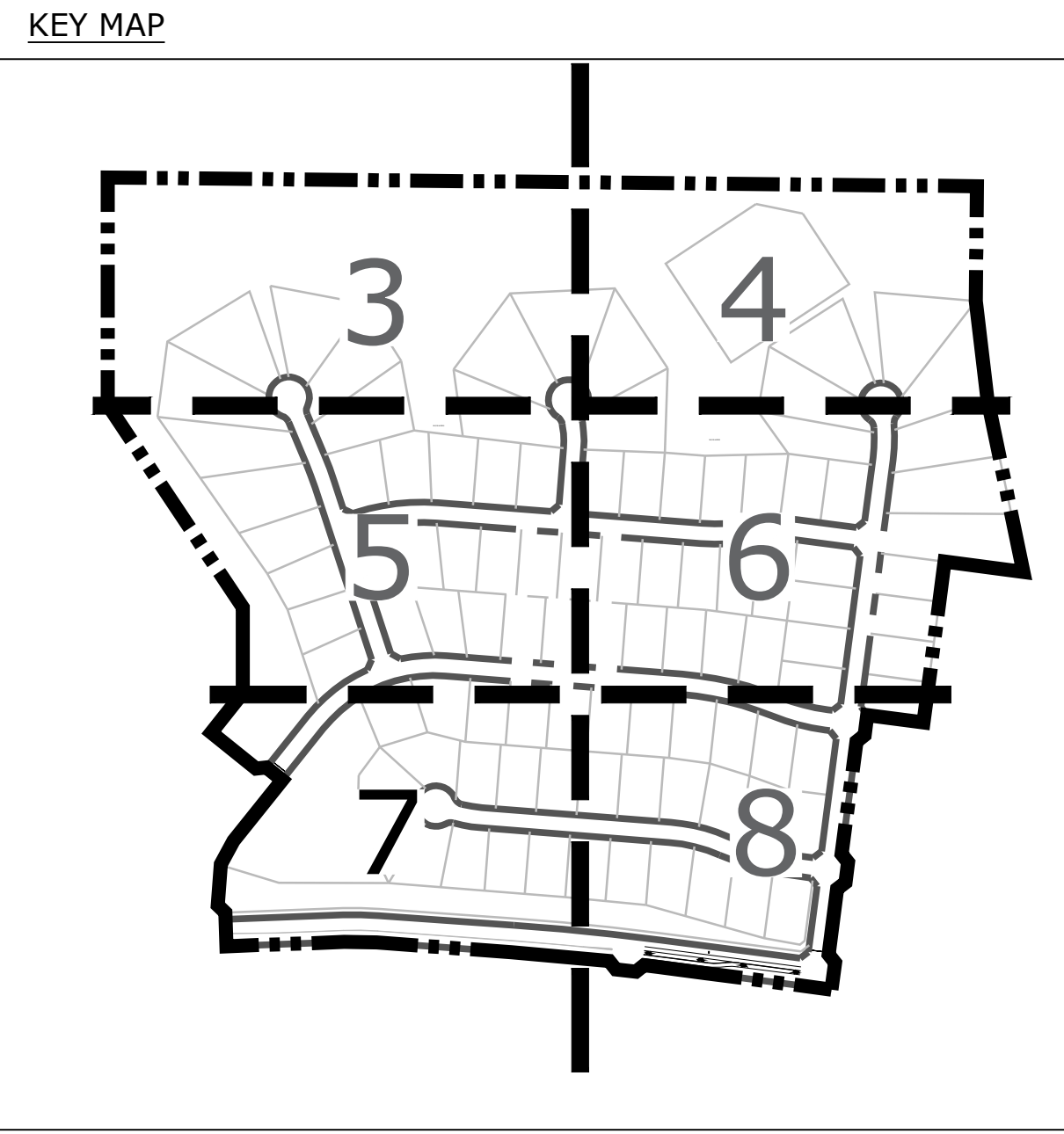
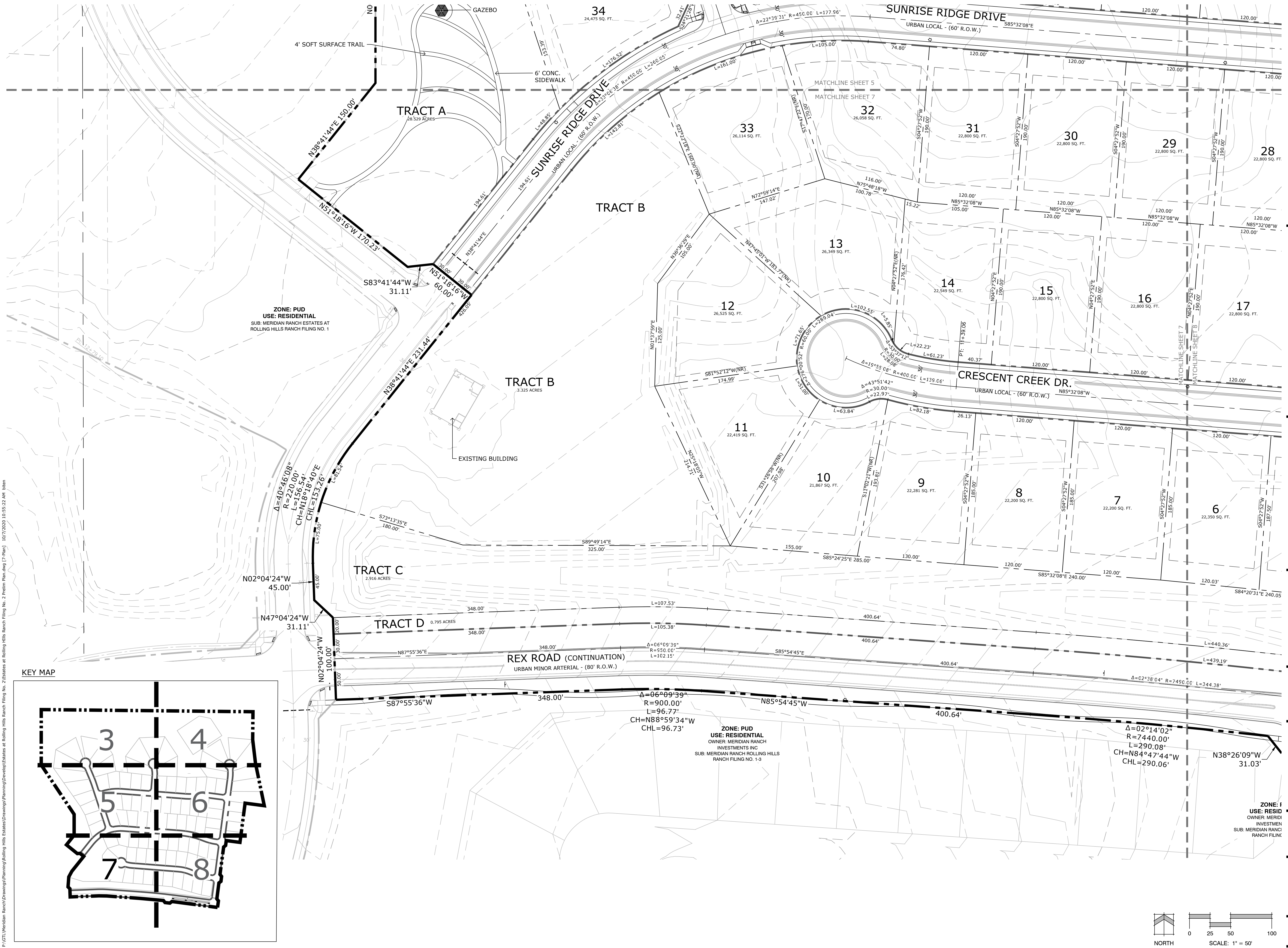
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DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS

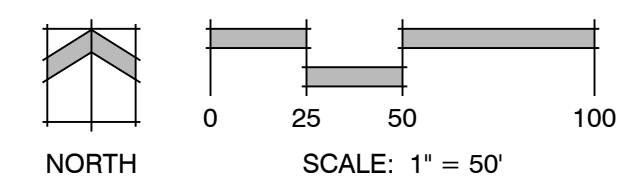
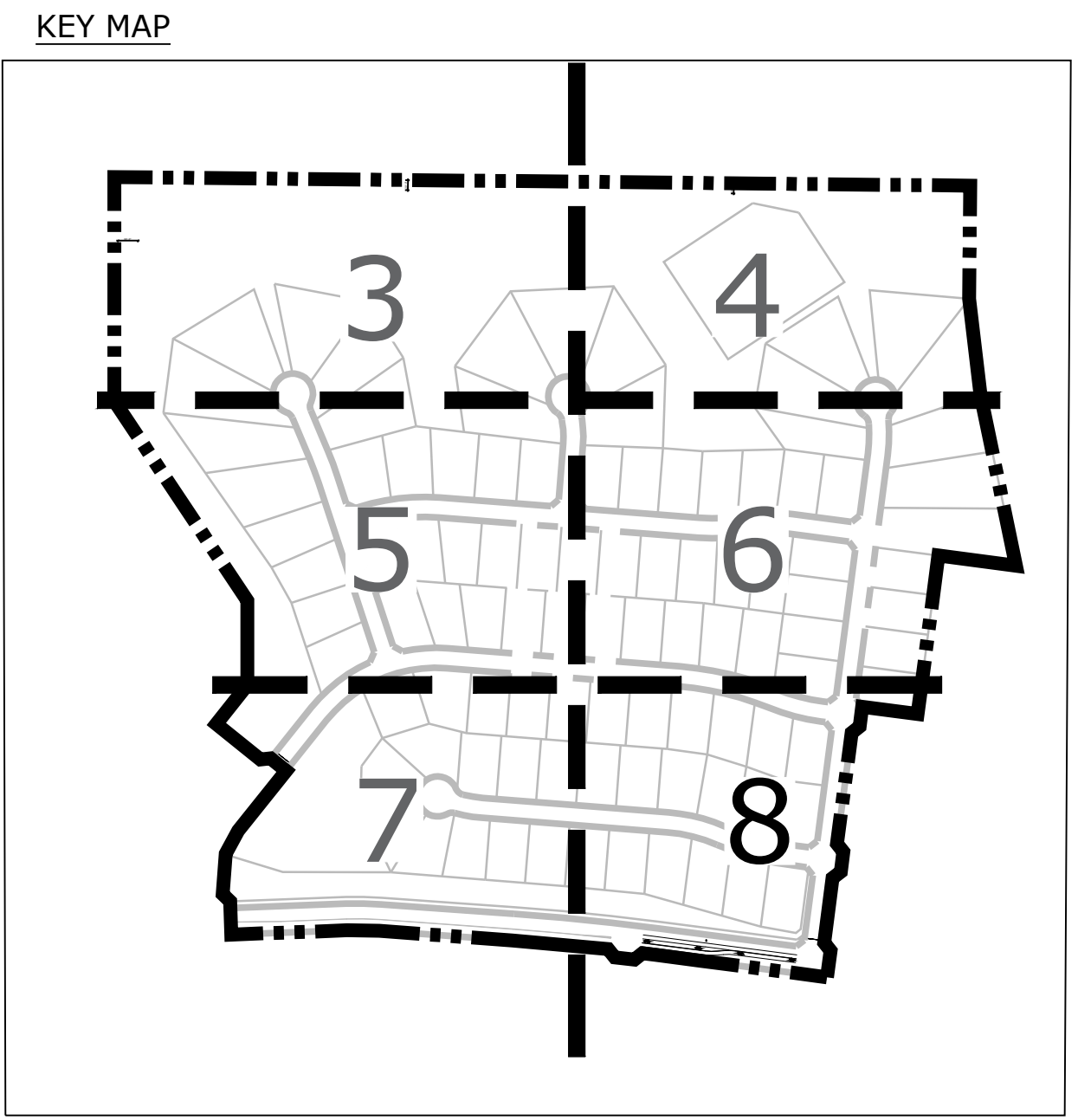
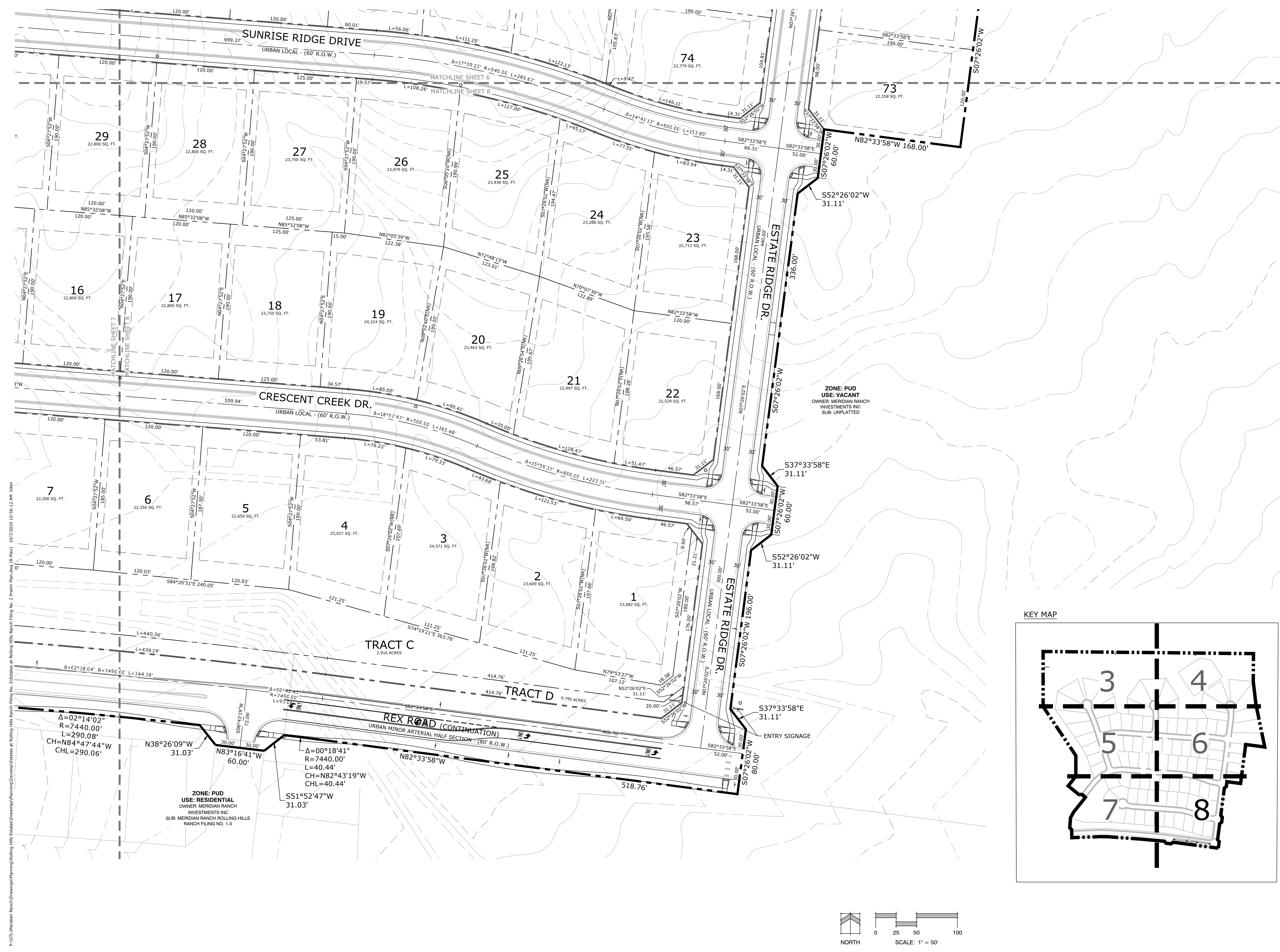
**SITE PLAN**

**7**  
OF 23

PUD SP 204



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

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

**ENTITLEMENT**

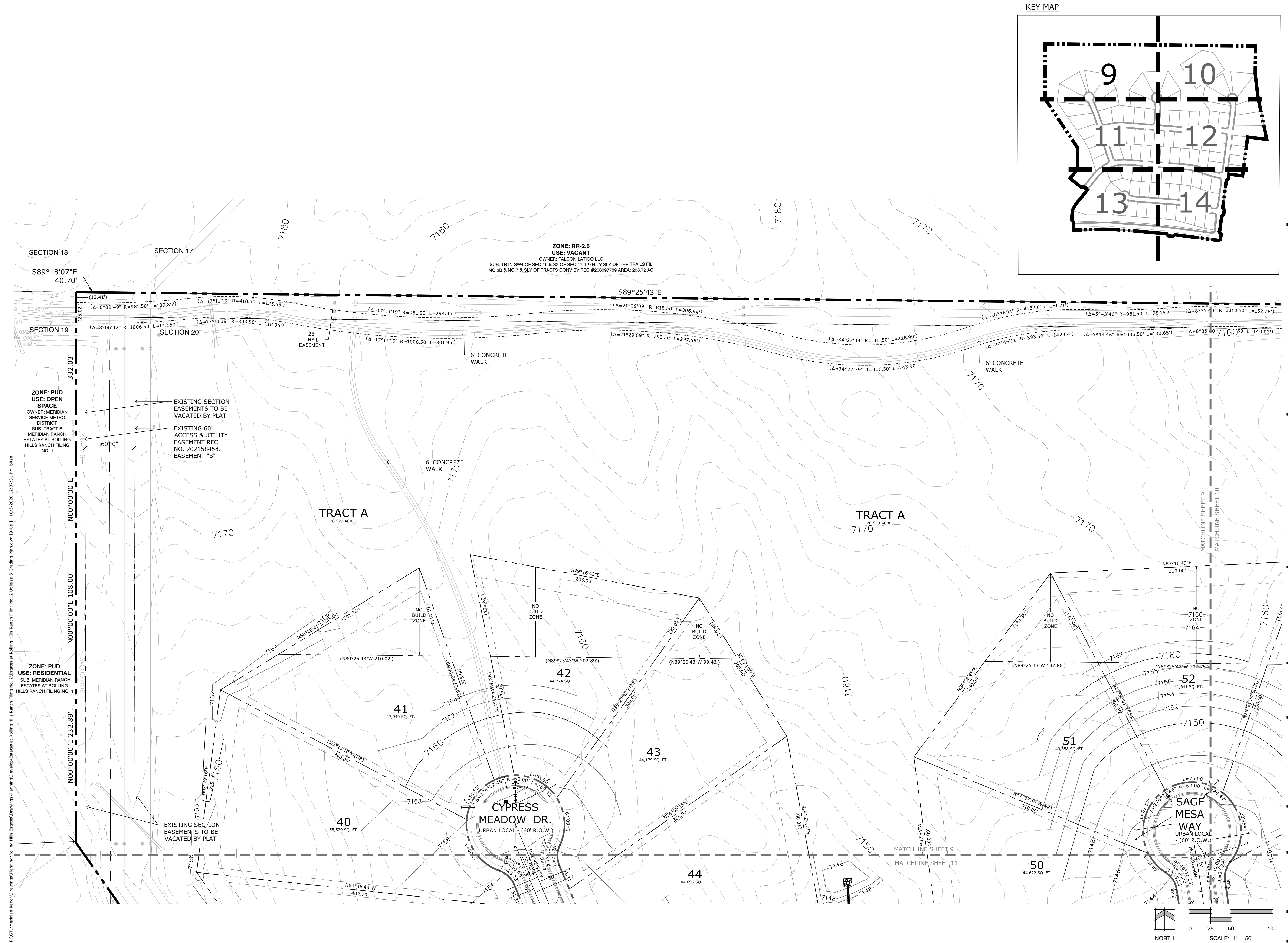
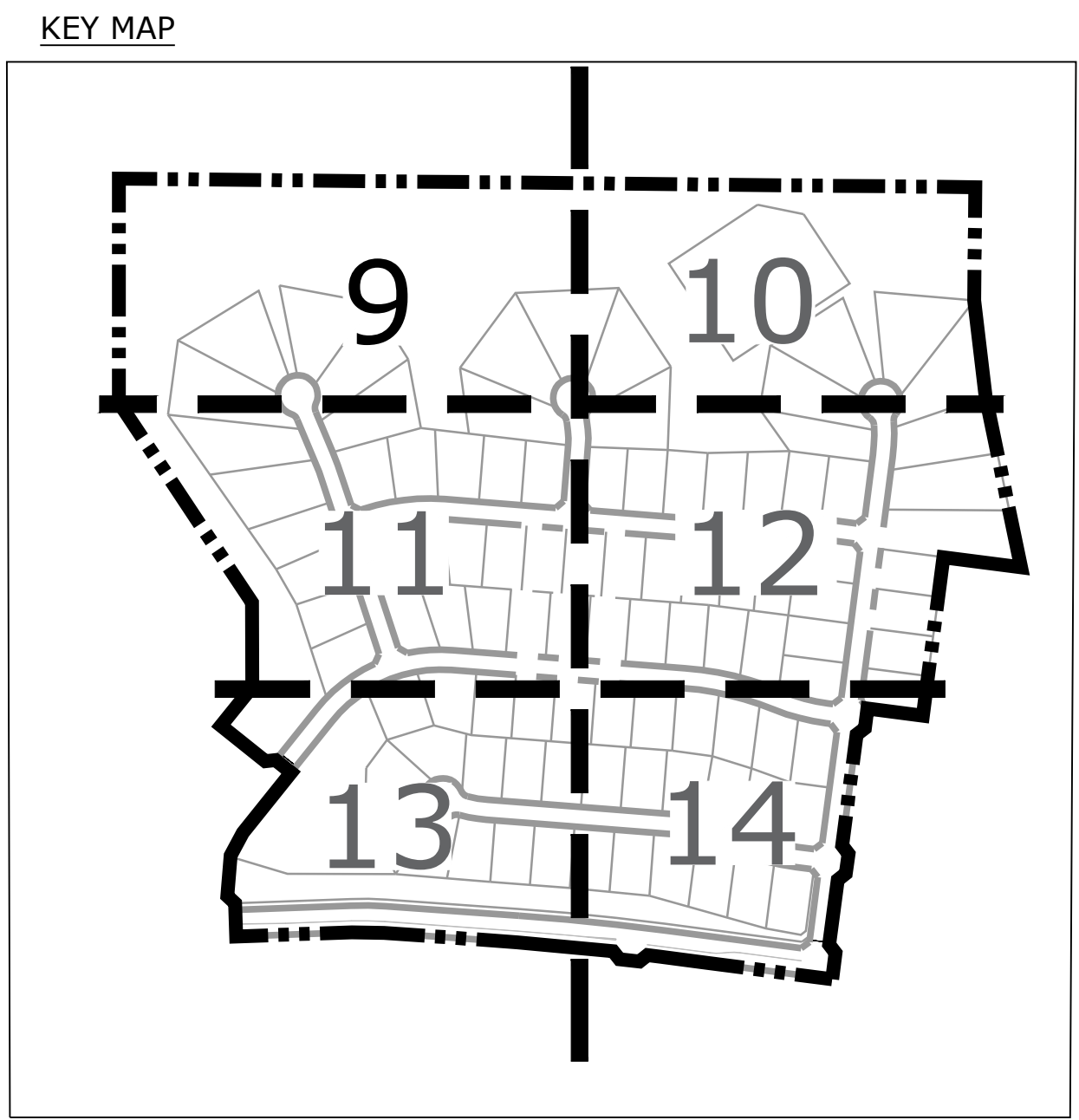
DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENTS

**SITE PLAN**

**8**  
OF 23  
PUD SP 204

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

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

**ENTITLEMENT**

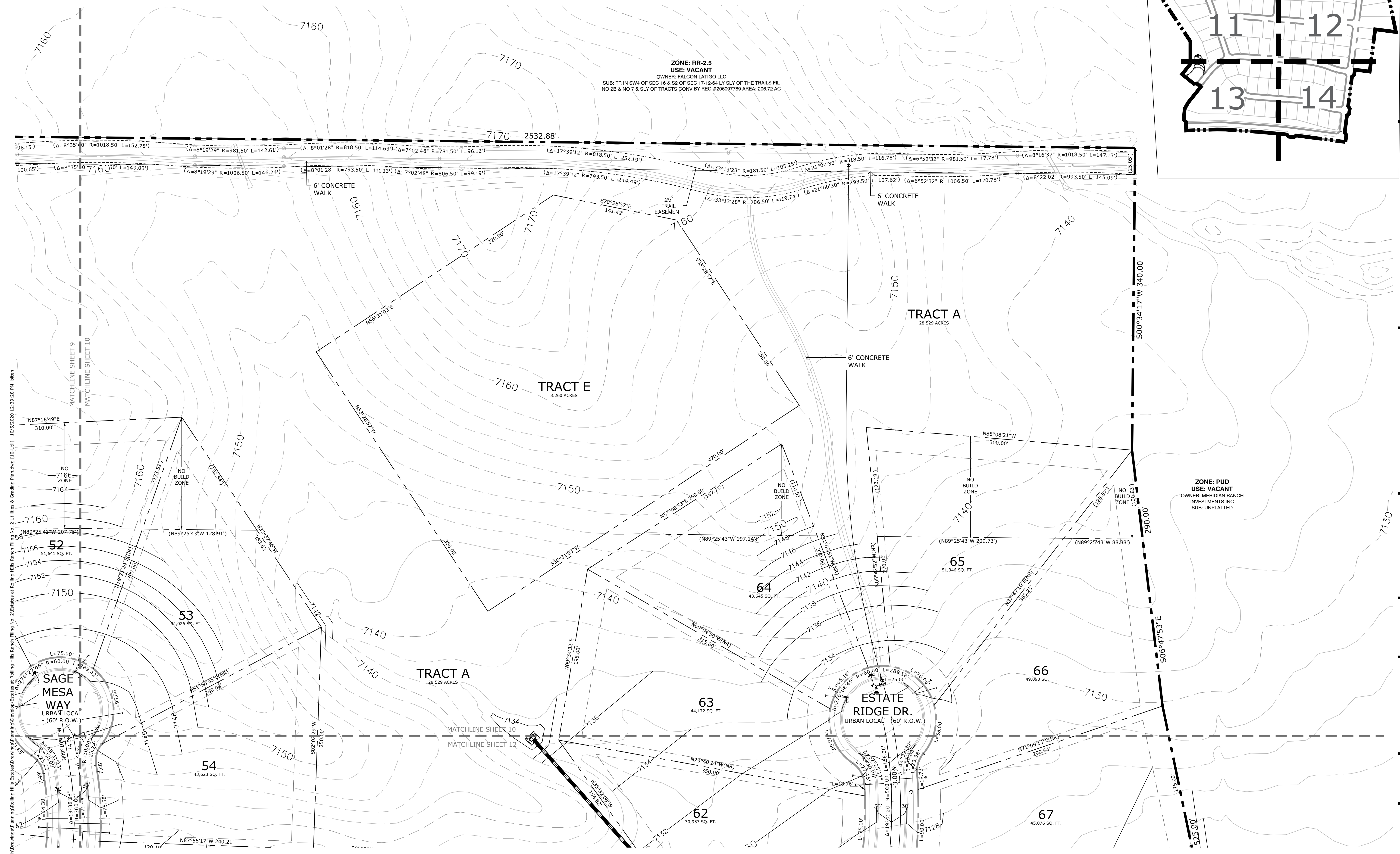
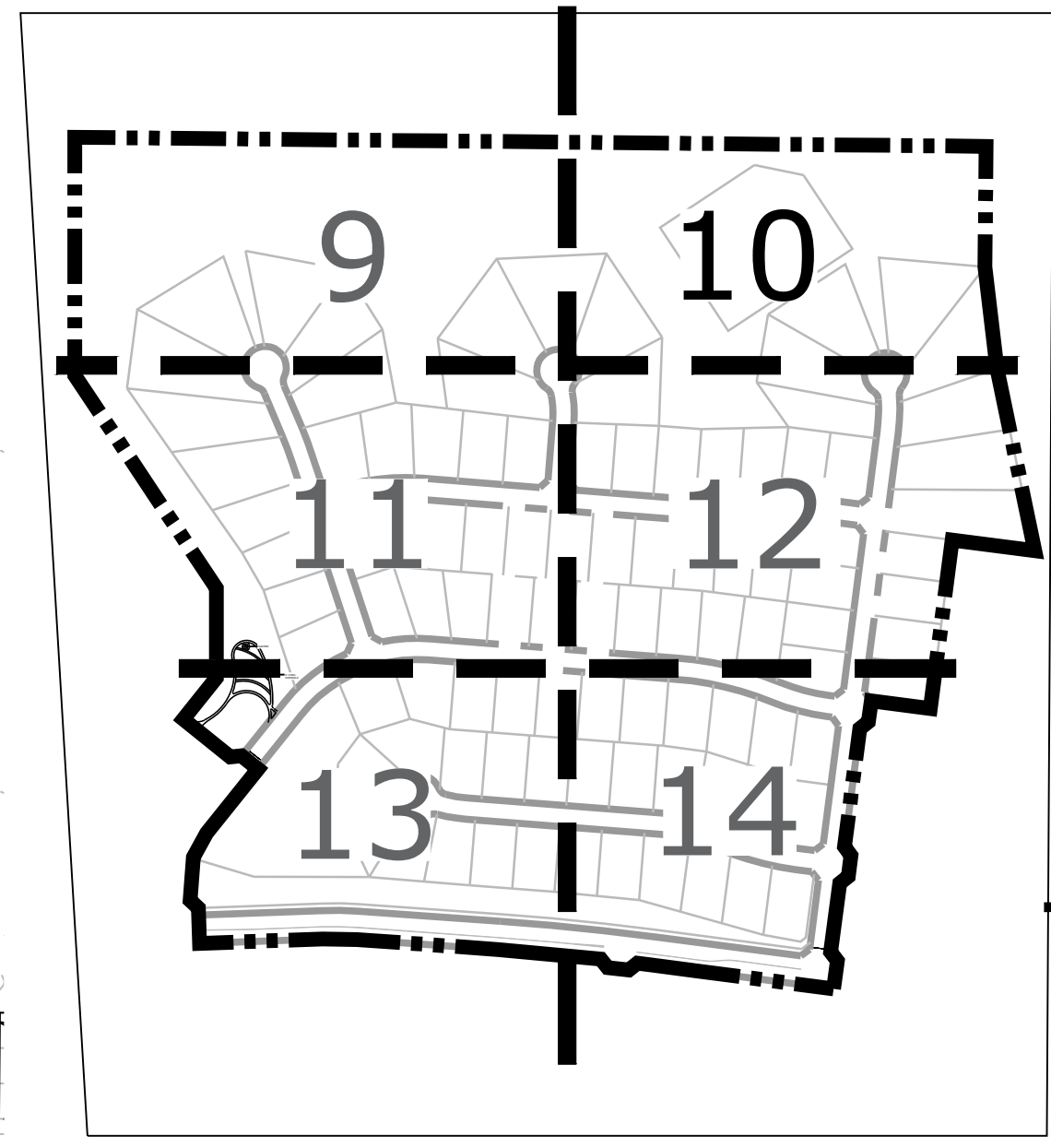
**PRELIMINARY GRADING & UTILITIES PLAN**

**9**  
OF 23

PUD SP 204

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KEY MAP



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

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

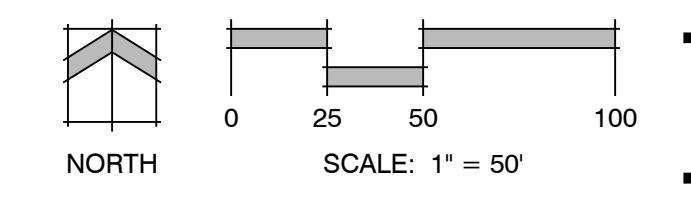
**ENTITLEMENT**

DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENTS

**PRELIMINARY GRADING & UTILITIES PLAN**

**10**  
OF 23

PUD SP 204



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

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

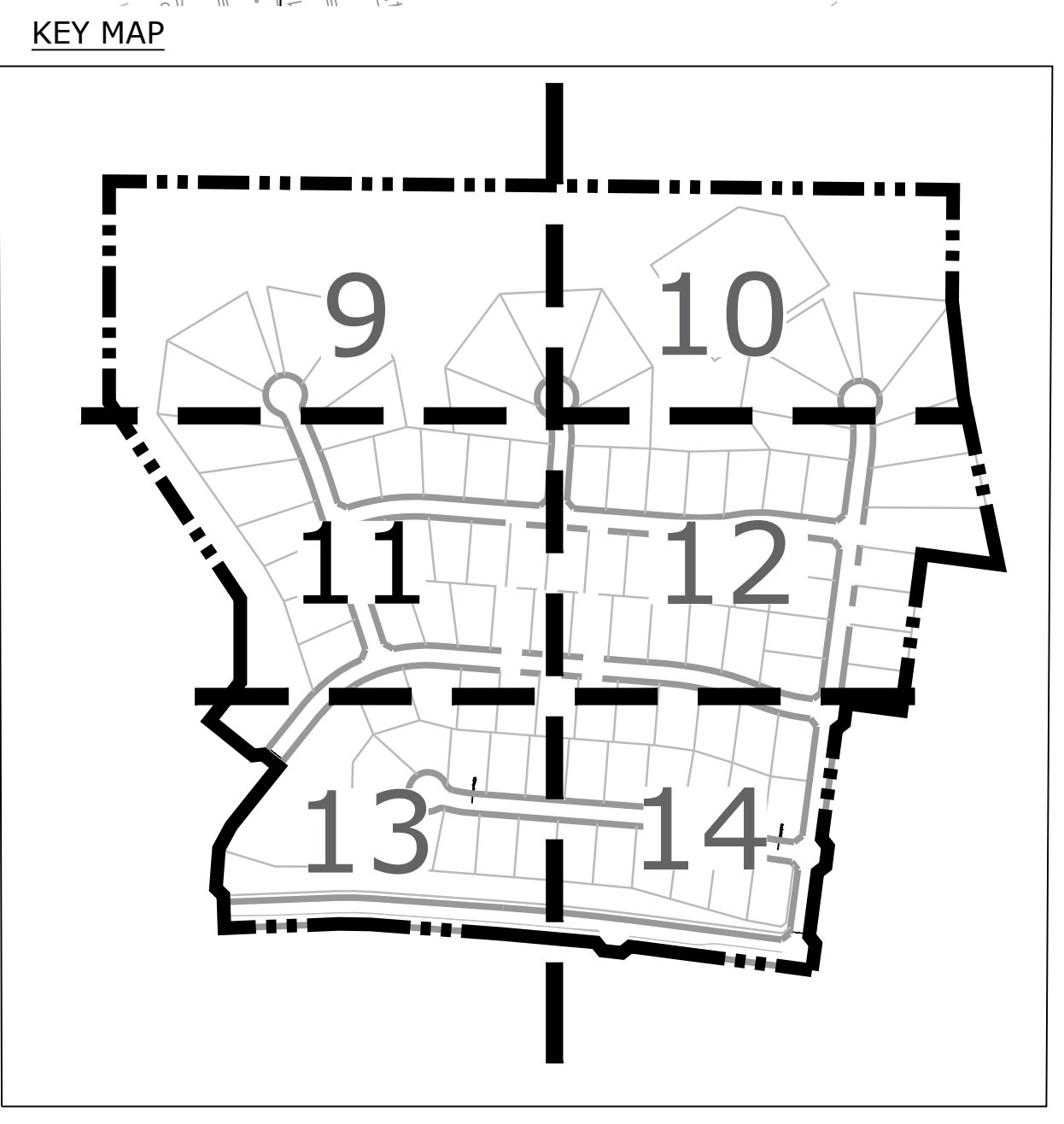
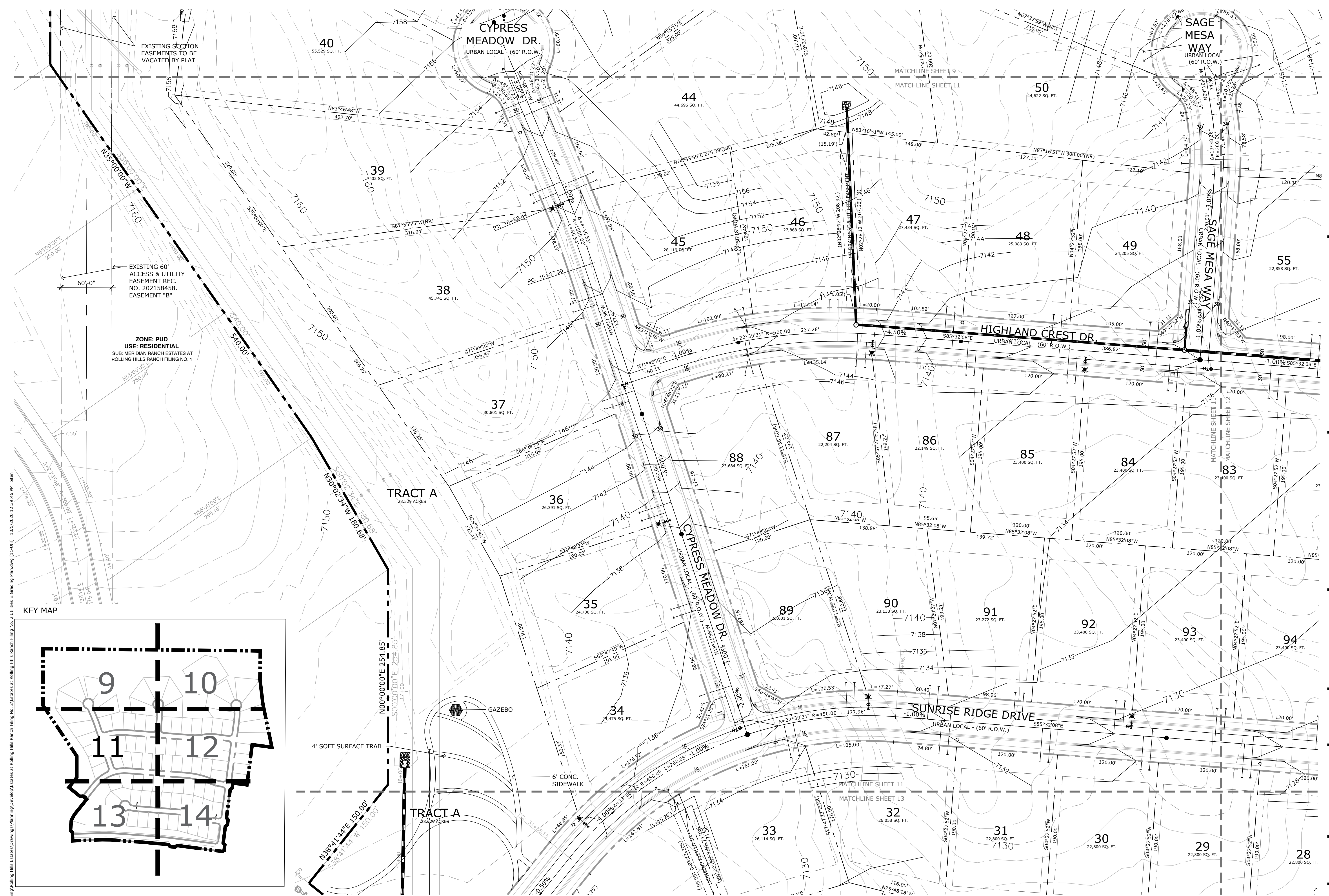
ENTITLEMENT

DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENTS

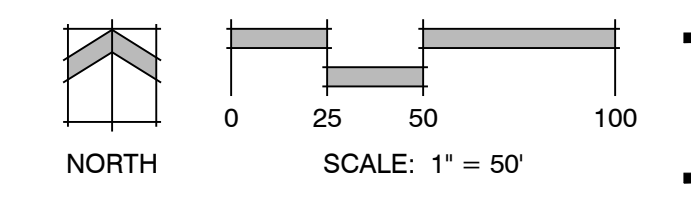
PRELIMINARY GRADING & UTILITIES PLAN

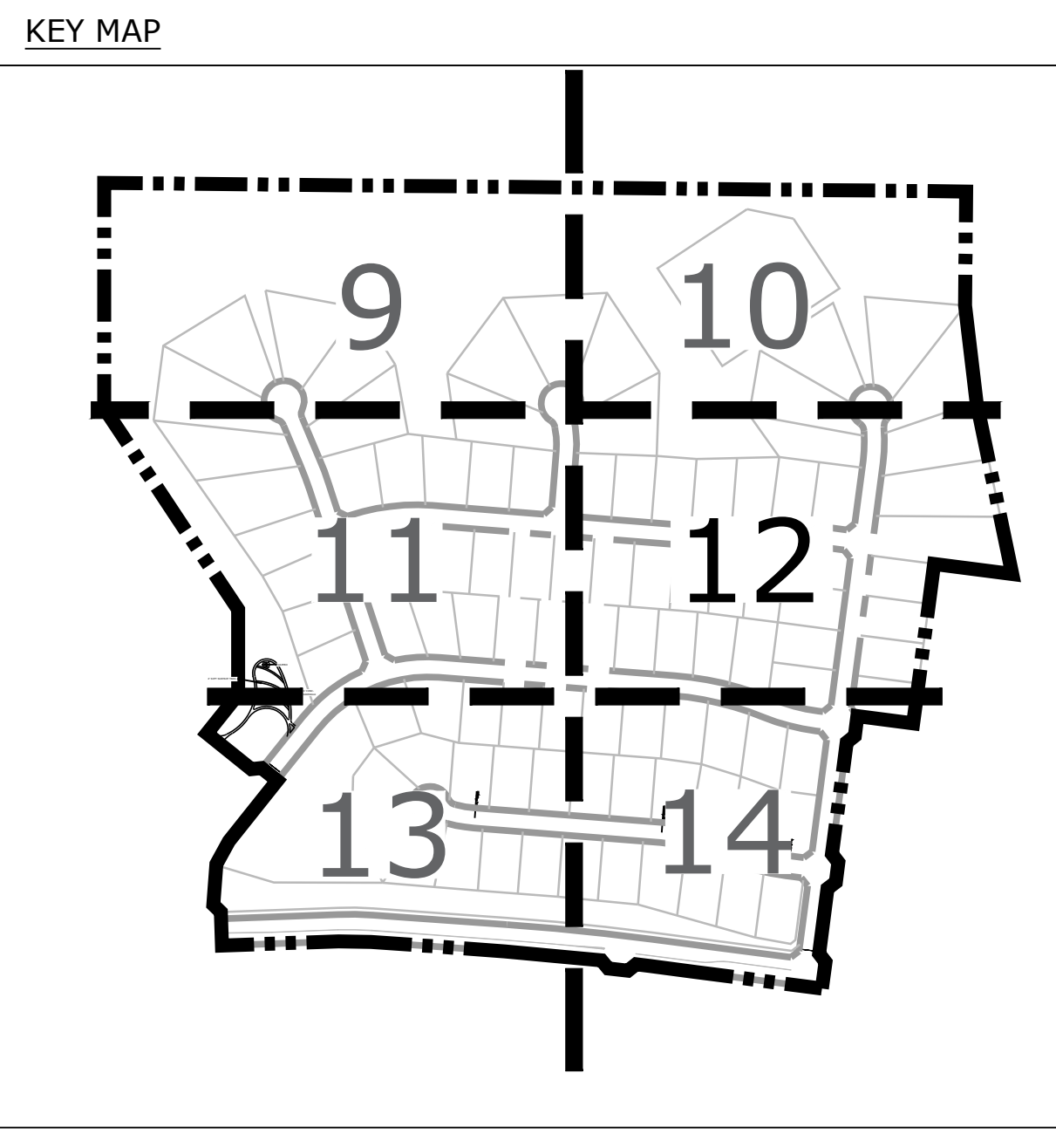
11  
OF 23

PUD SP 204

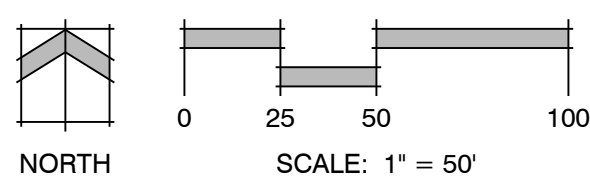


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**ZONE: PUD  
USE: VACANT**  
OWNER: MERIDIAN RANCH INVESTMENTS INC  
SUB: UNPLATTED



Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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PLANNING, LANDSCAPE ARCHITECT  
UNPLATTED WITH  
UNPLATTED WITH

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

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

#### ENTITLEMENT

DATE	BY	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS

#### PRELIMINARY GRADING & UTILITIES PLAN

**12**  
OF 23

PUD SP 204

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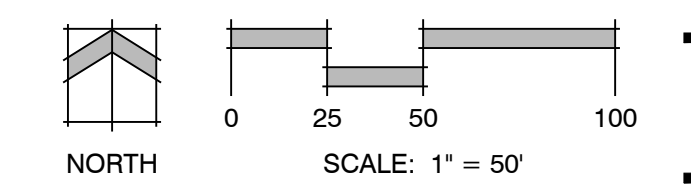
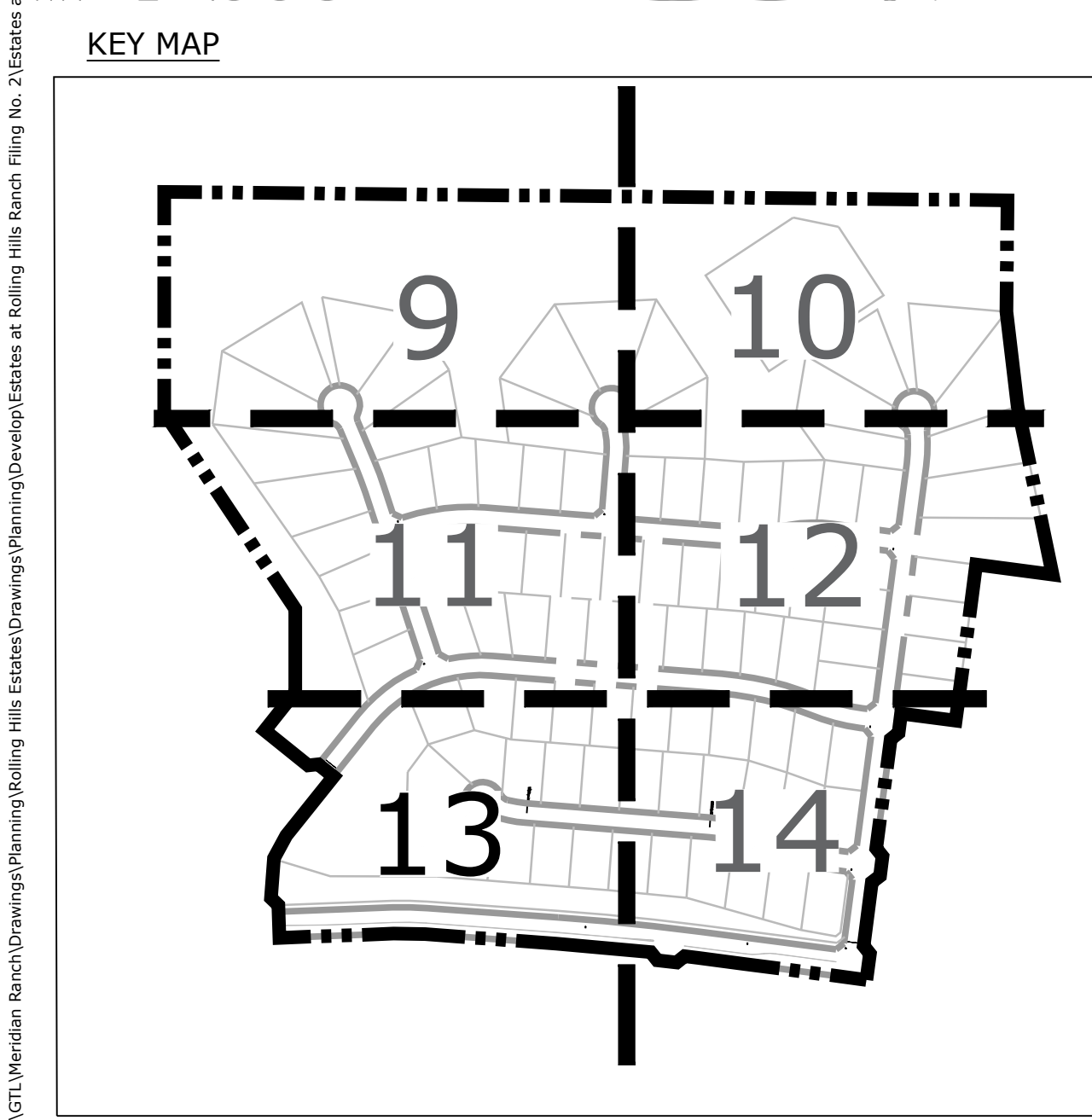
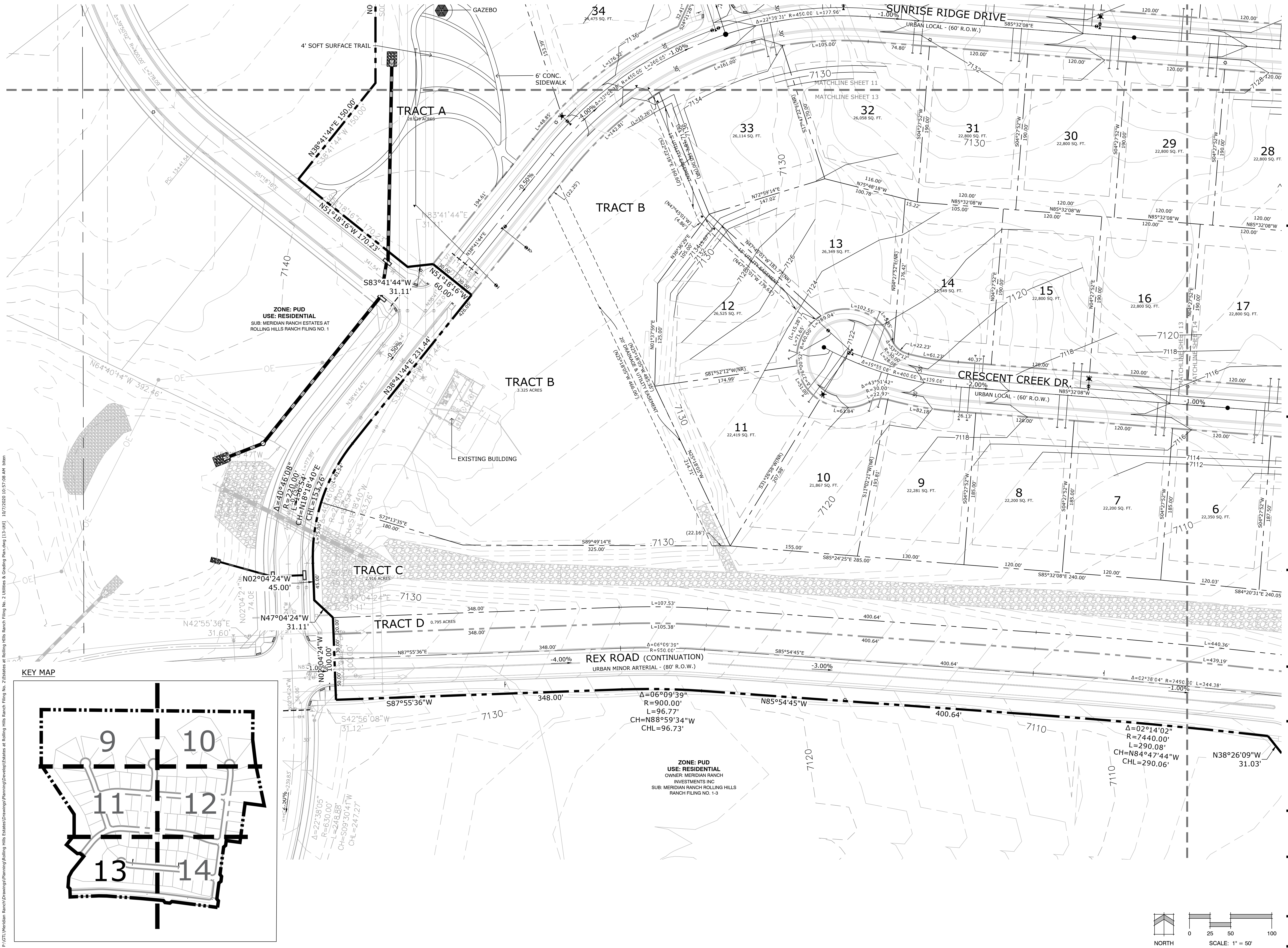
**THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2**  
PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

**ENTITLEMENT**

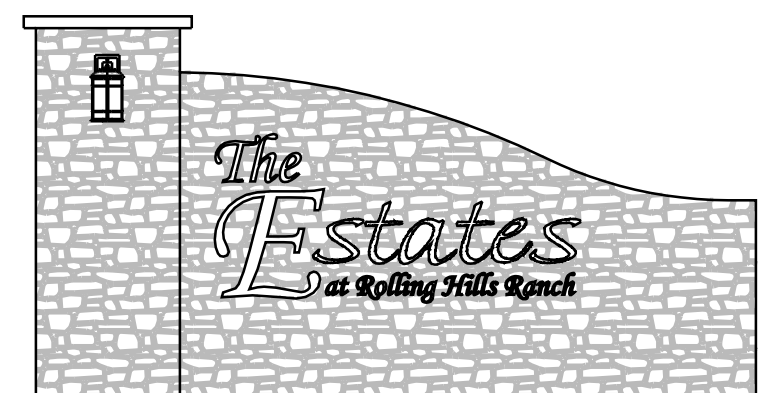
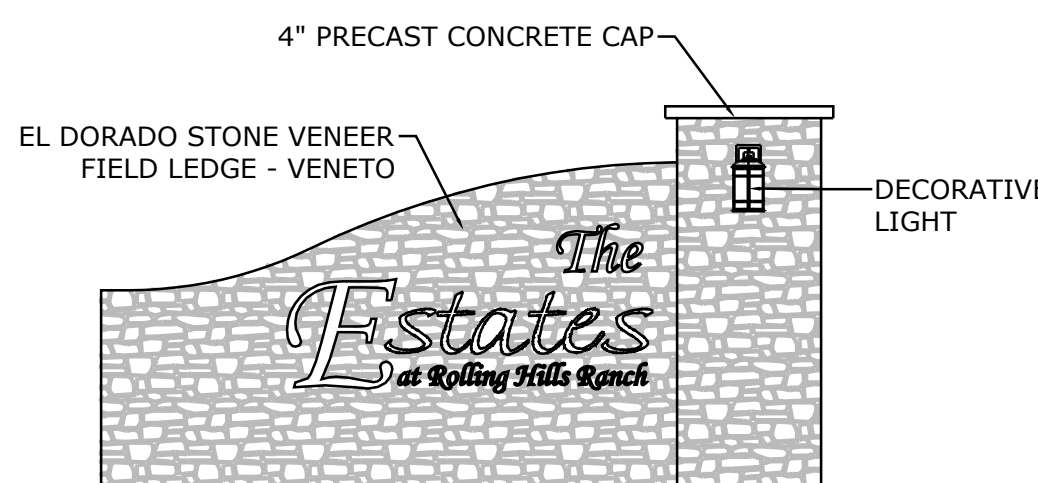
DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENTS

**PRELIMINARY GRADING & UTILITIES PLAN**



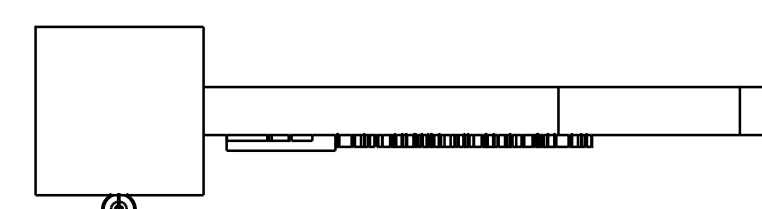
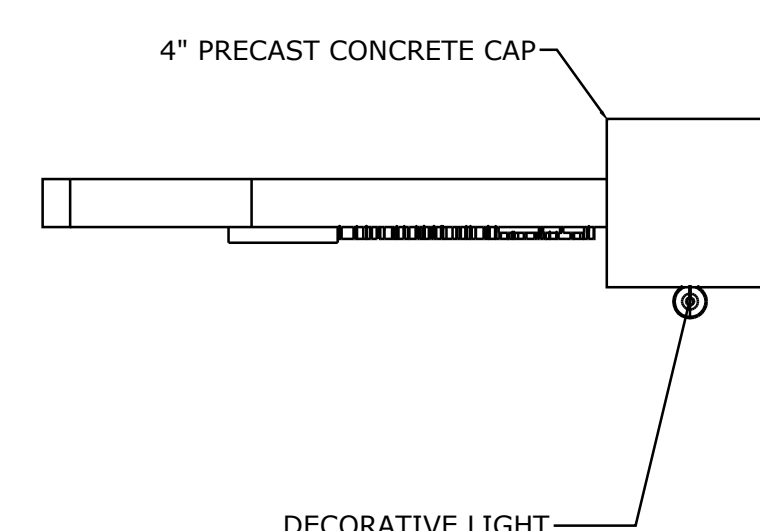
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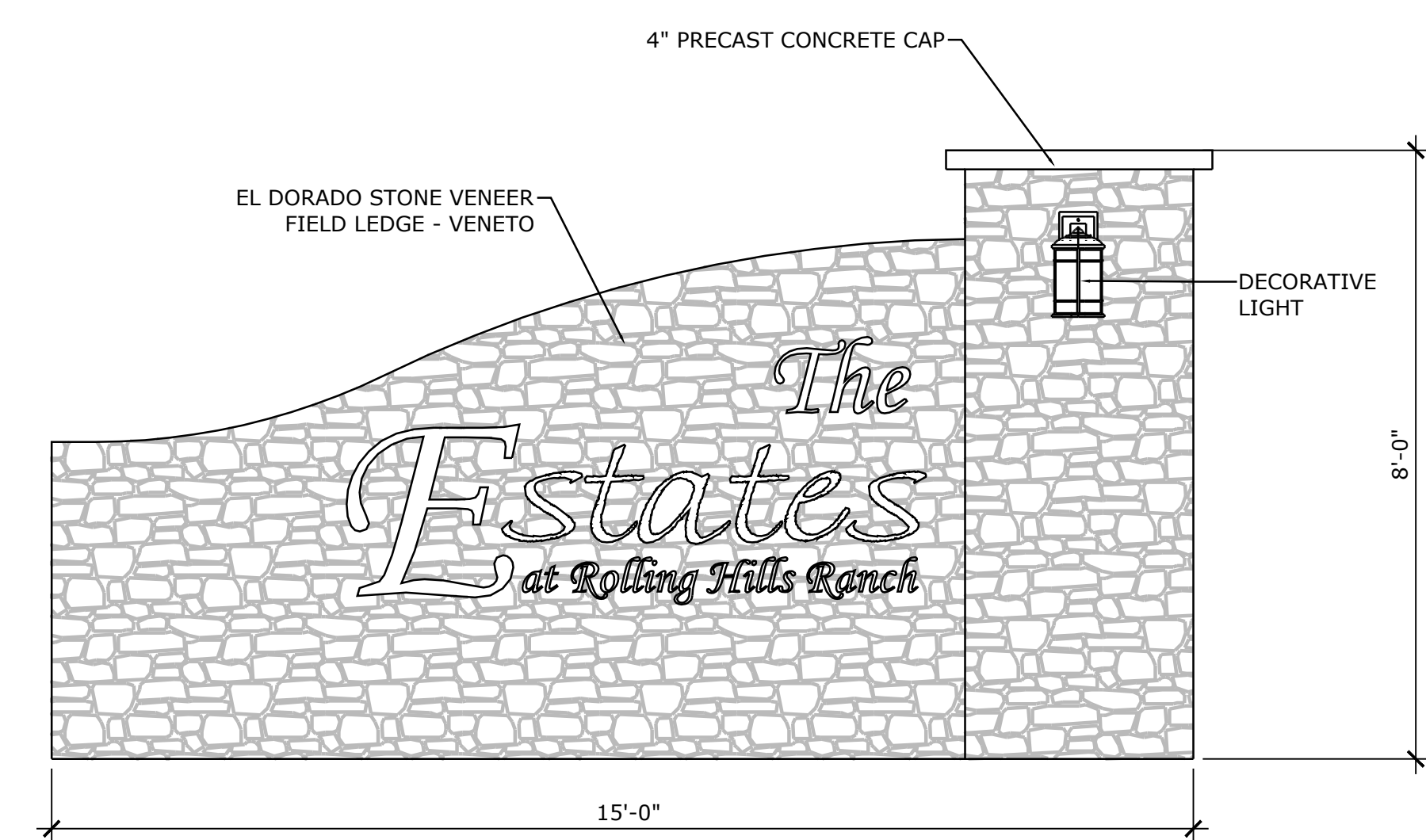
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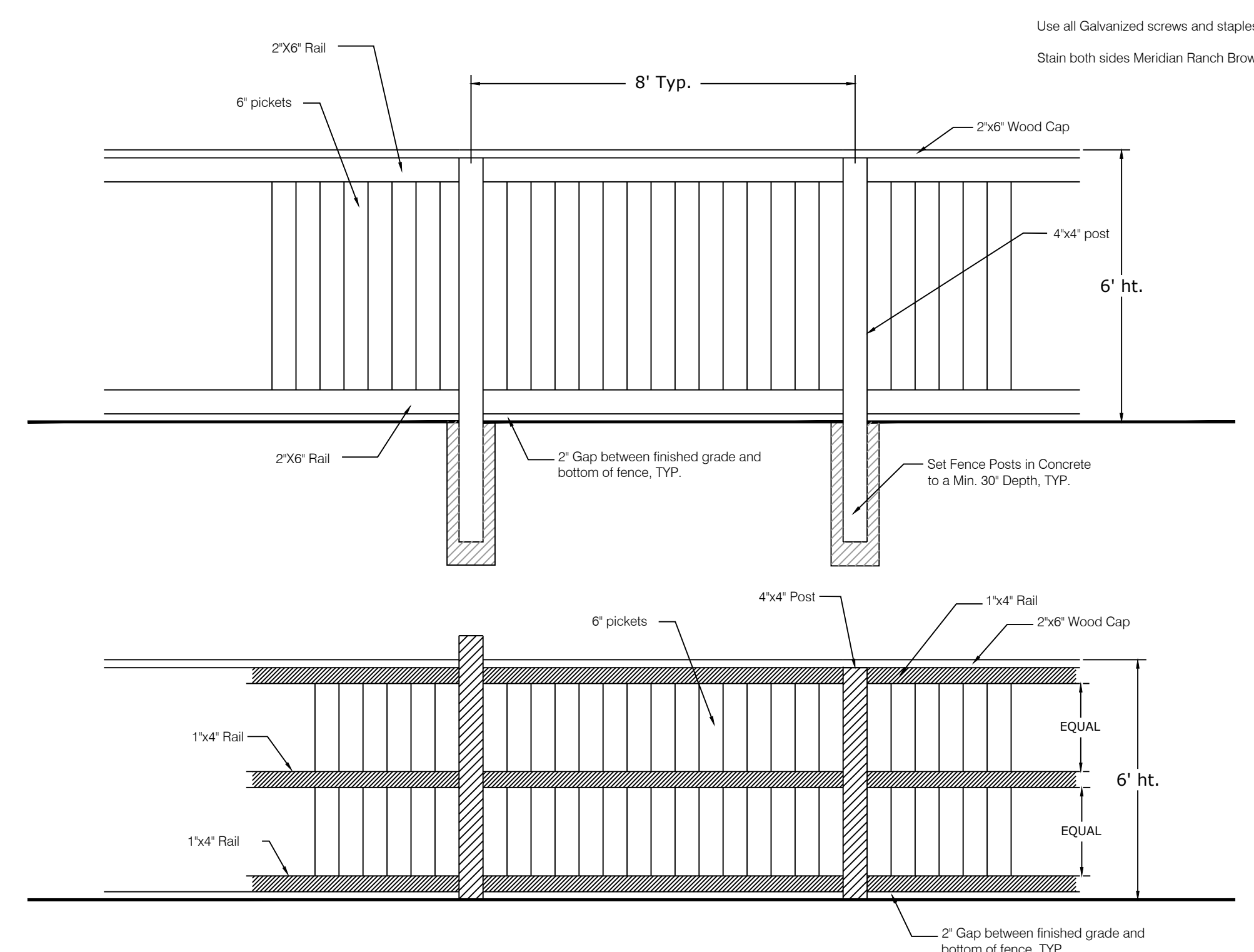
2 ENTRY SIGNAGE PLAN VIEW

SCALE: NOT TO SCALE



3 ENTRY SIGNAGE DETAIL

SCALE: NOT TO SCALE



4 WOOD FENCE DETAIL

SCALE: NOT TO SCALE

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

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

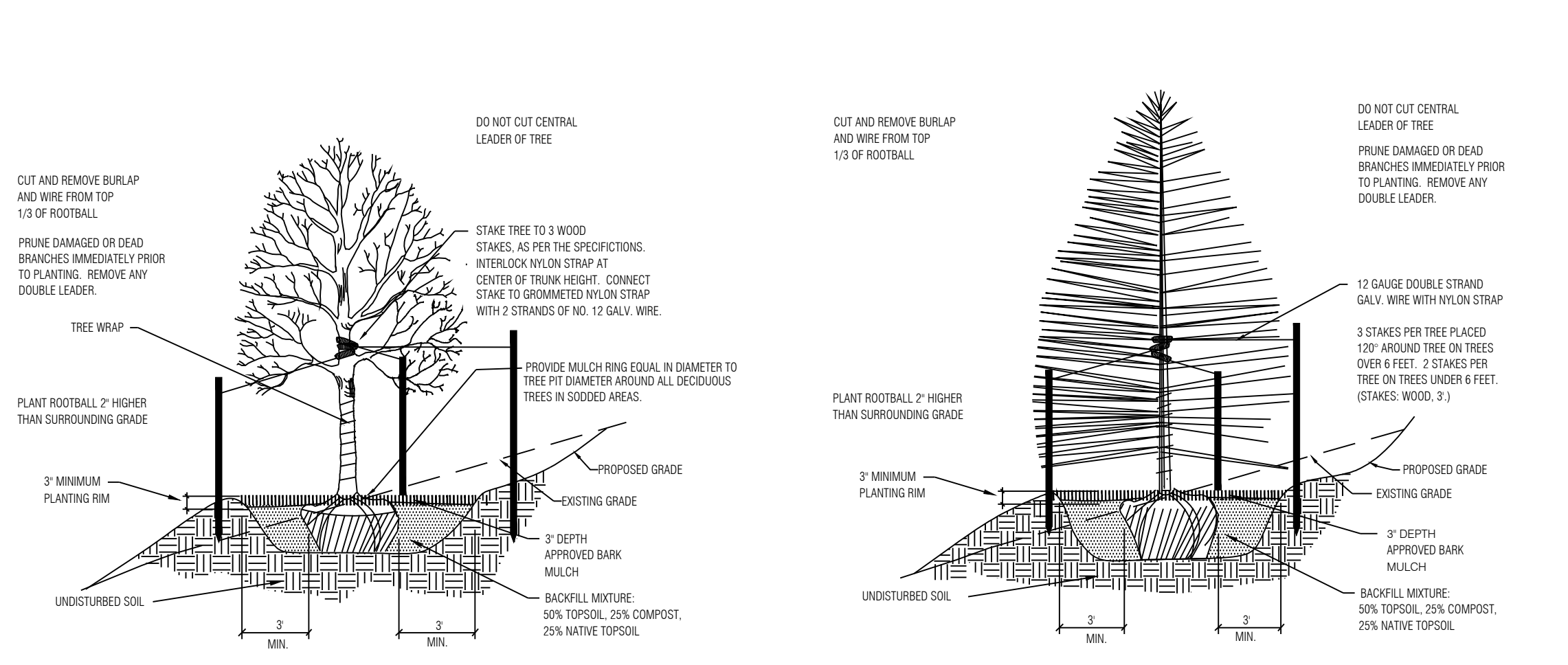
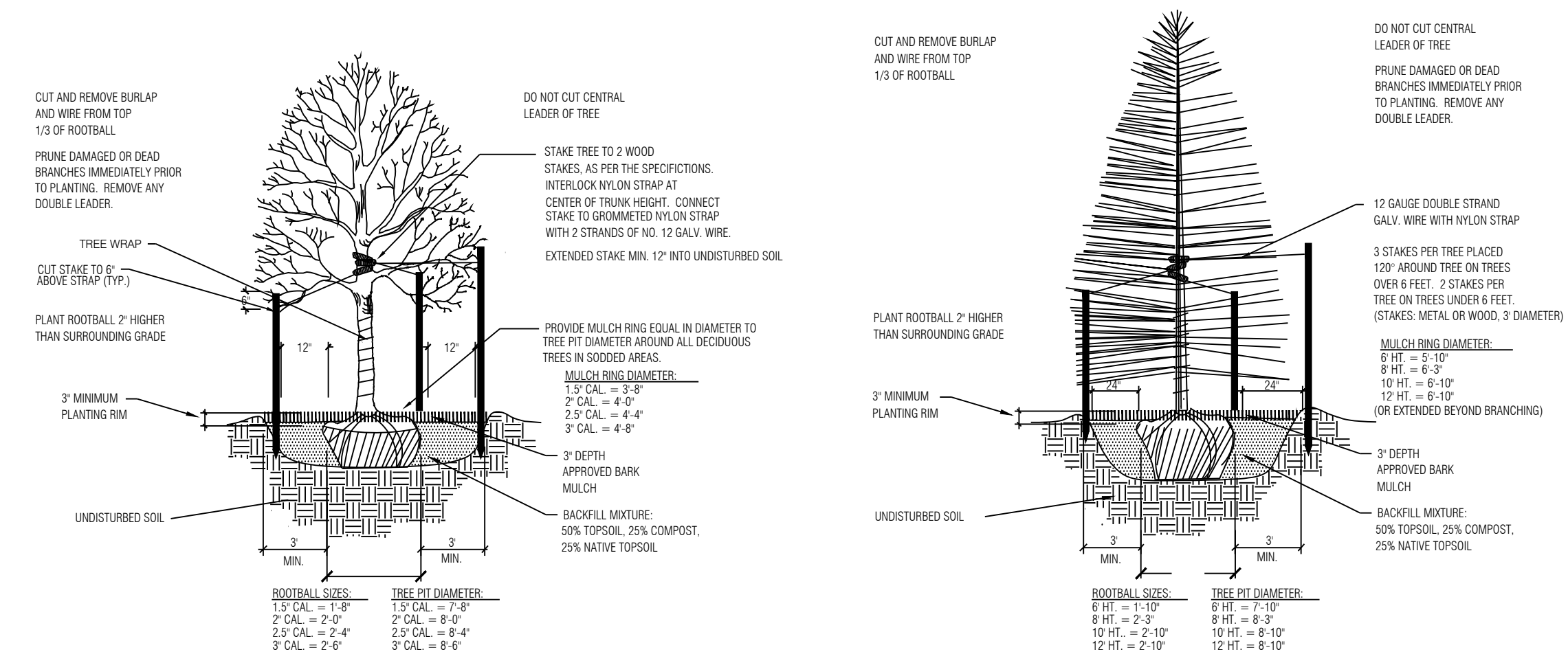
ENTITLEMENT

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

ENTRY SIGNAGE  
DETAILS

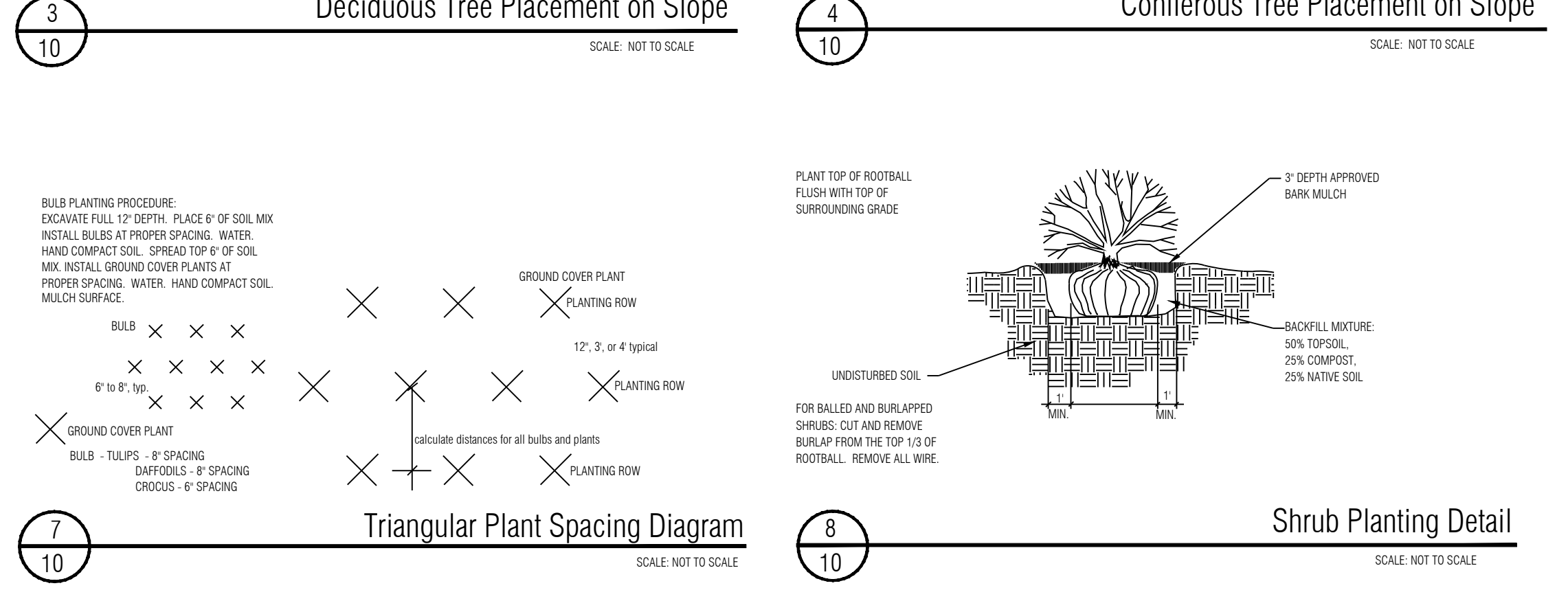
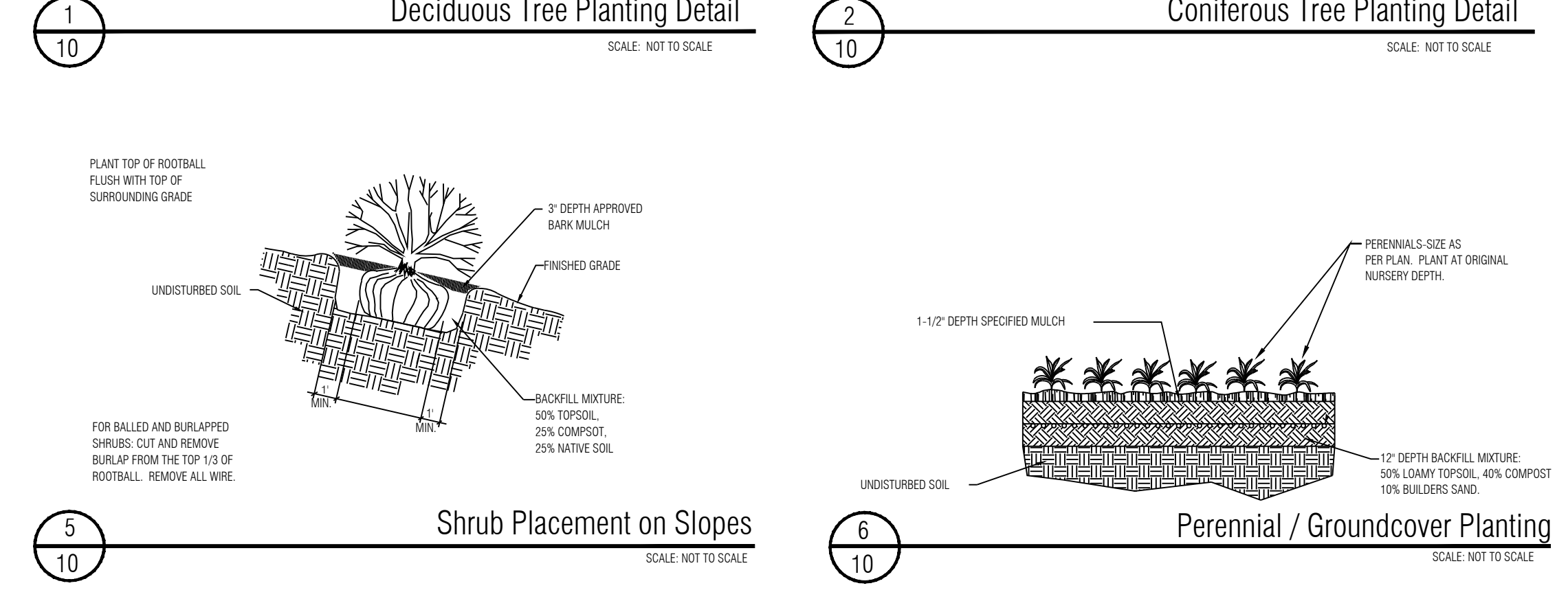
15  
OF 23

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### GROUND COVER LEGEND

	CRUSHER FINES	15,503 sf
	ROCK COBBLE	285 sf
	ROCK MULCH 3/4" Shrub Bed Rock Mulch	10,495 sf
	SEED MIX A	1,454,467 sf
	SEED MIX B WITH WILDFLOWERS	188,186 sf
	SOD	17,423 sf



### Seed Mix B with Wildflowers

30% Ephraim Crested Wheatgrass  
25% Dwarf Perennial Ryegrass  
20% SR3200 Blue Fescue  
15% Rubens Canada Bluegrass  
10% Chickpea 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.

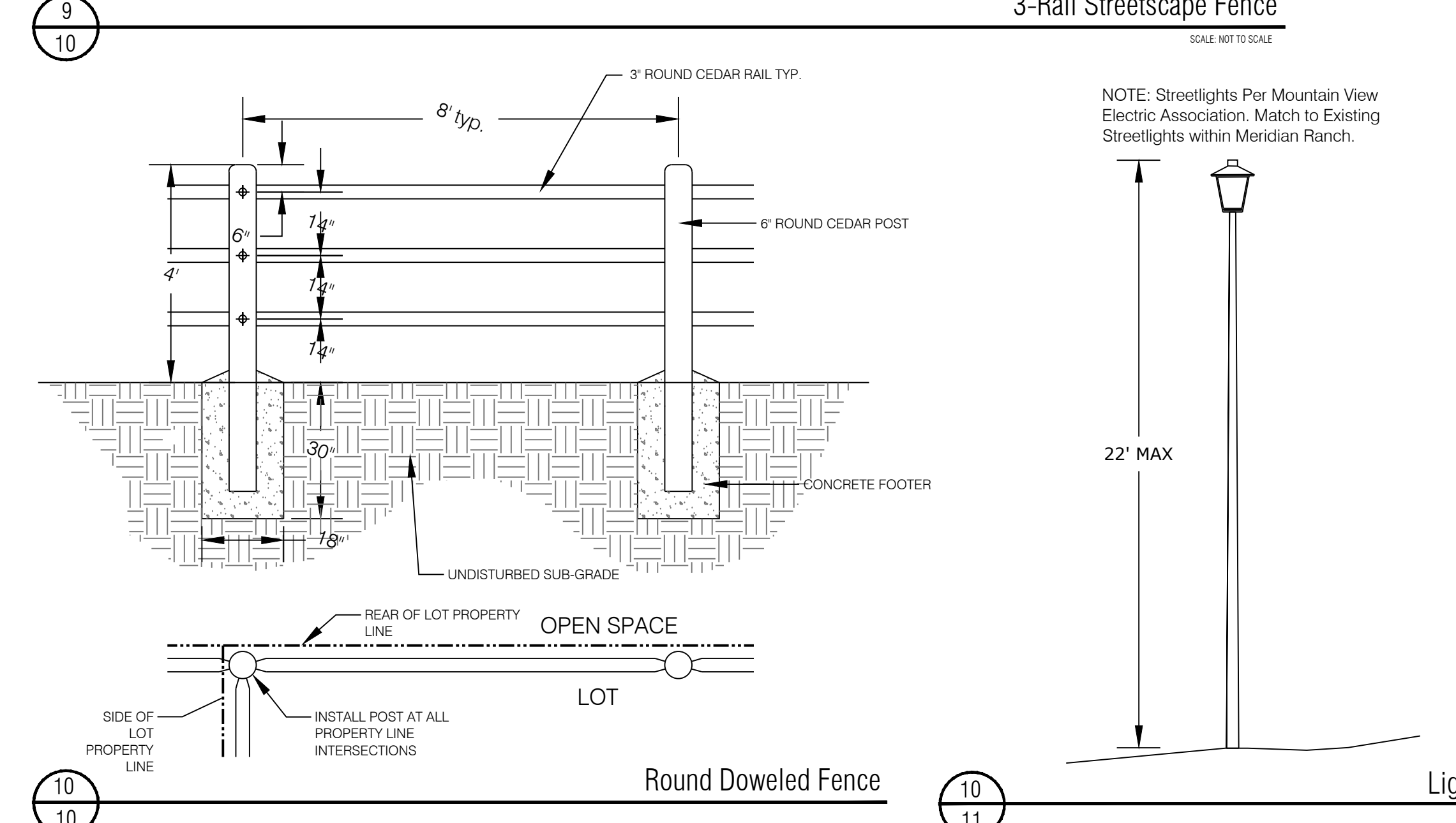
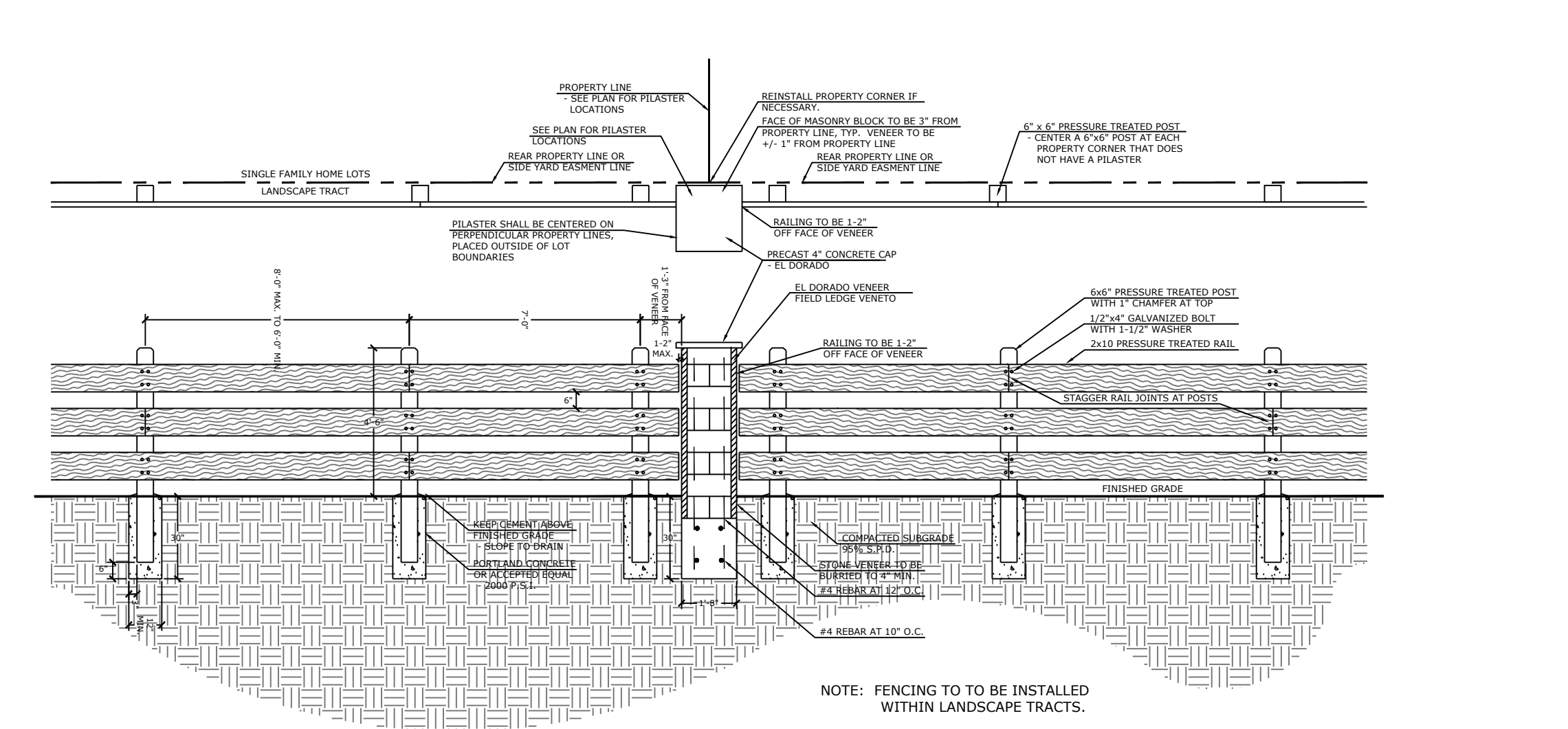
APPLICATION METHOD: Broadcast seed by hand or with a drop spreader. Manually rake seed into prepared soil. After seeding apply green hydromulch and tackifier.

### Seed Mix A

15% Western Wheatgrass  
15% Little Bluestem  
15% Big Bluestem  
15% Blue Grama  
10% Sideleas Grama

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.



### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Axf	7	Acer x freemanii 'Jeffred' / Autumn Blaze Maple	20'	30'	3" Cal.
	Gtr	11	Gleditsia triacanthos / Honey Locust	60'	40'	3" Cal.
EVERGREEN TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Pe	38	Pinus edulis / Pinon Pine	30'	20'	6" HT
	Pn	26	Pinus nigra / Austrian Black Pine	60'	40'	8" HT
	Pp	29	Pinus ponderosa / Ponderosa Pine	80'	40'	8" HT
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Mr	26	Malus x 'Radiant' / Radiant Crab Apple	25'	20'	2" Cal.
	Ms	10	Malus x 'Spring Snow' / Spring Snow Crab Apple	25'	25'	2" Cal.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Jbc	30	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8"	5 GAL
	Rag	40	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4"	5 GAL
	Sni	20	Spirea nipponica 'Snowmound' / Snowmound Spirea	5'	5"	5 GAL
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Cbr	22	Calamagrostis brachytricha / Reed Grass	4'	3"	1 GAL

### TREE REQUIREMENTS

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees
(RR)	Rex Road (Collector)	1,703'	69 (1 per 25')	69
(SR)	Sunrise Ridge (Local)	242'	8 (1 per 30')	8

### 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.

## THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

### PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

### ENTITLEMENT

DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENT

### LANDSCAPE NOTES & DETAILS

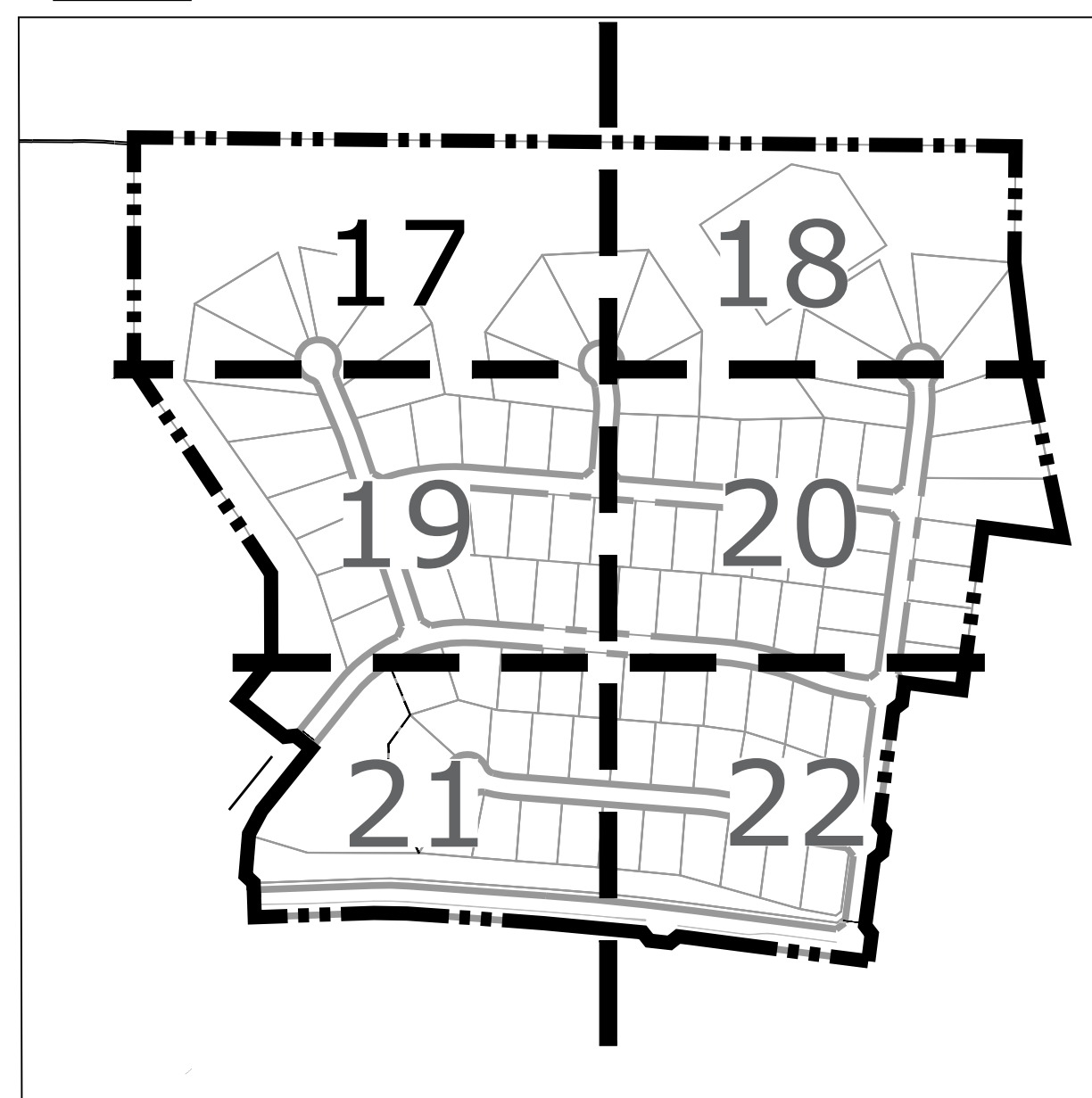
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GROUND COVER LEGEND

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

KEY MAP



Land Planning  
Landscape  
Architecture  
Urban Design

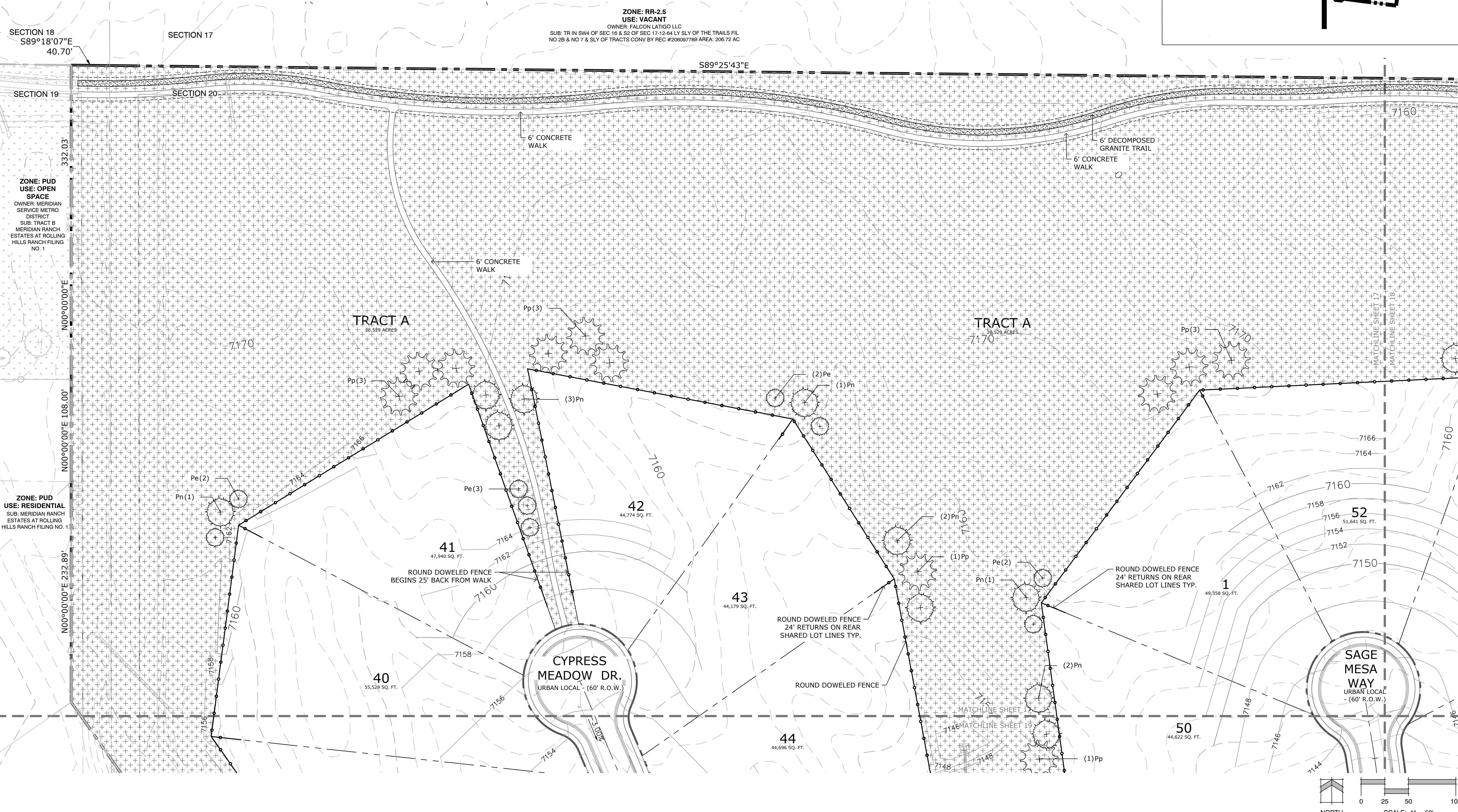


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Colorado Springs, CO 80903

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

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

ENTITLEMENT


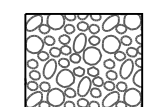
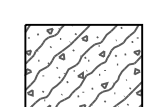
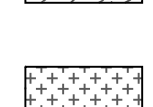
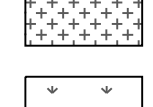
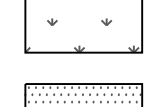
DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENT

LANDSCAPE PLAN

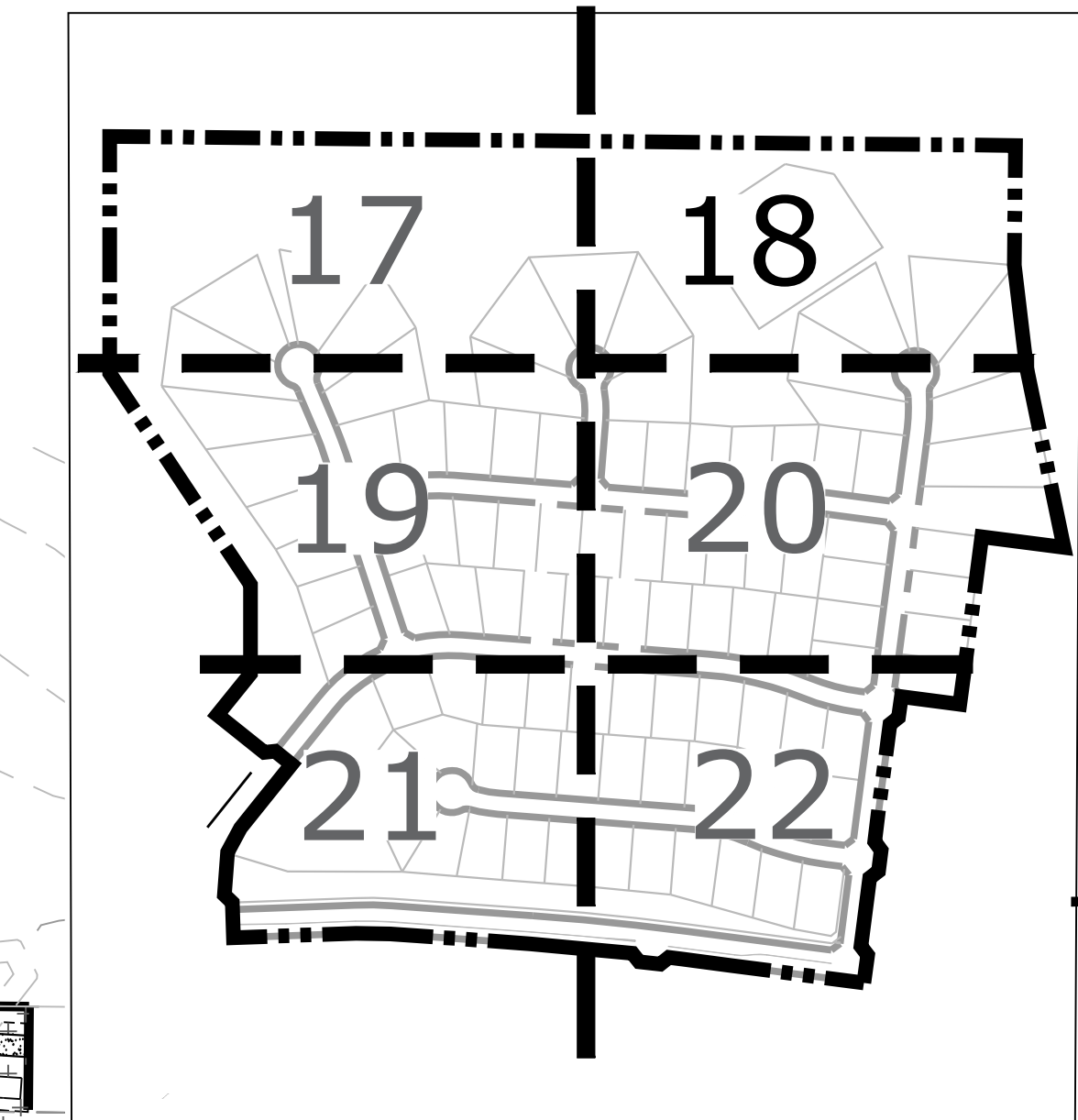
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**GROUND COVER LEGEND**

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

**KEY MAP**



Land Planning  
Landscape Architecture  
Urban Design

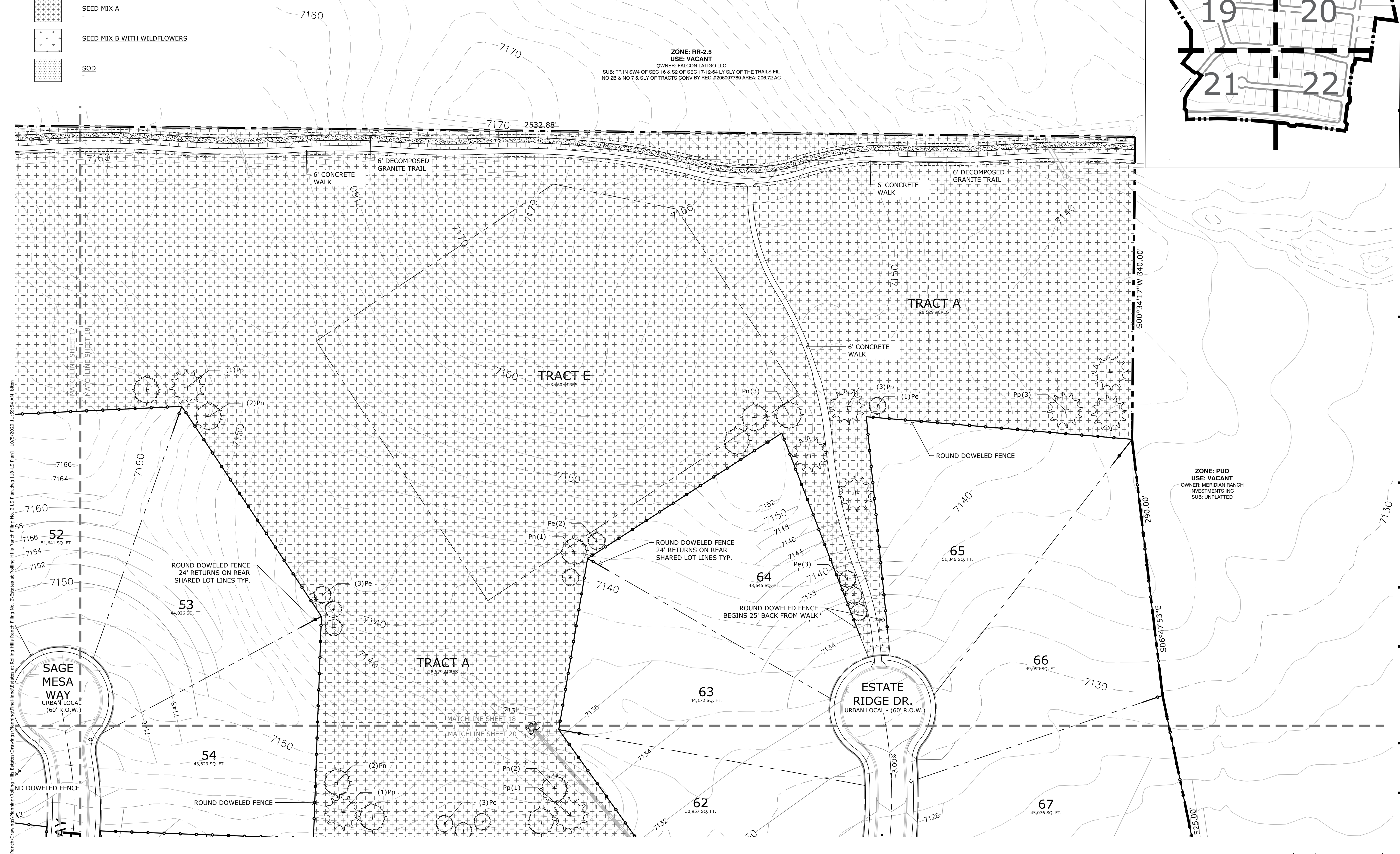


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**THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2**

PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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

ENTITLEMENT

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

LANDSCAPE PLAN

**18**  
OF 23

NORTH  
SCALE: 1" = 50'

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

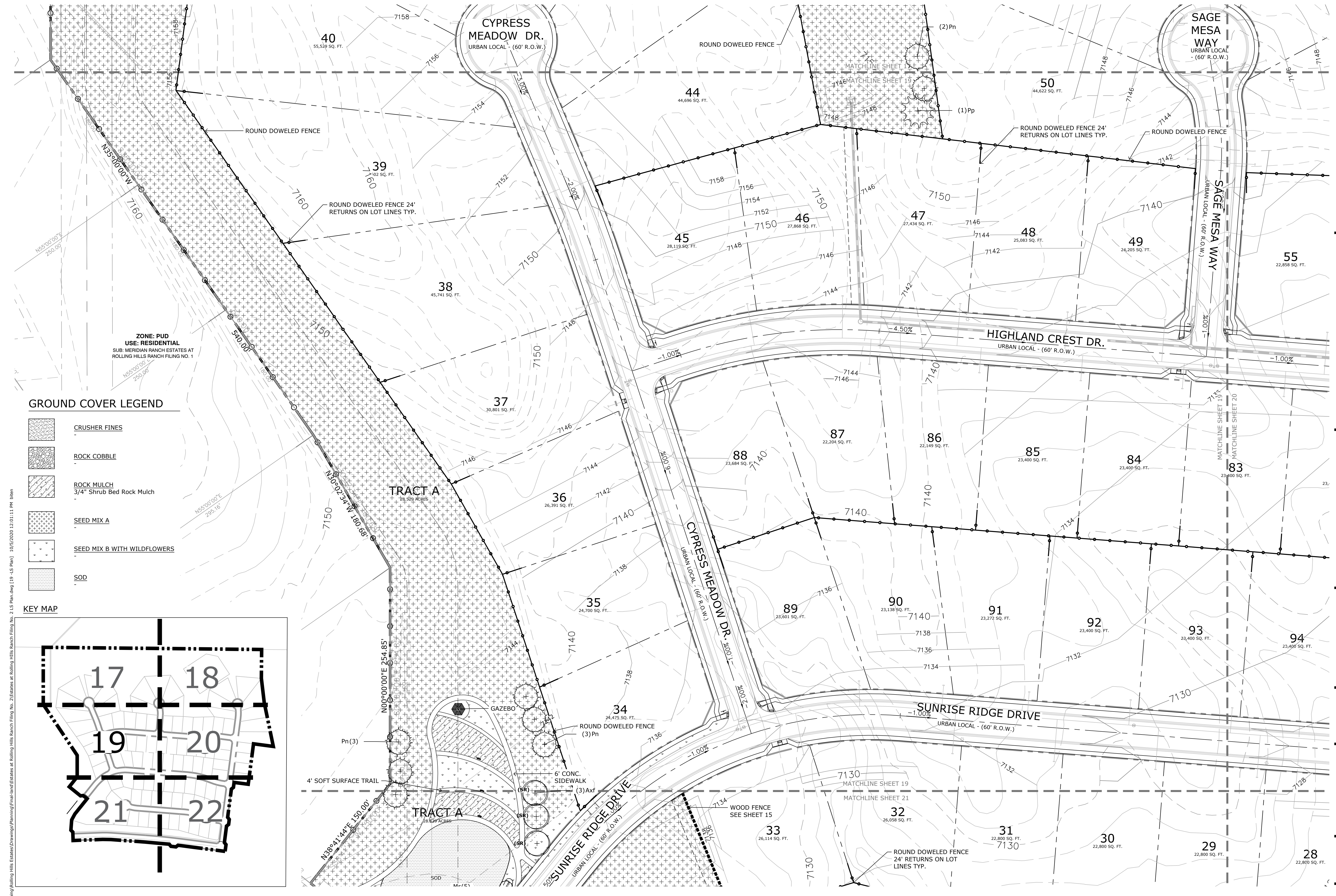
DATE: 07.28.2020  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENT

LANDSCAPE PLAN

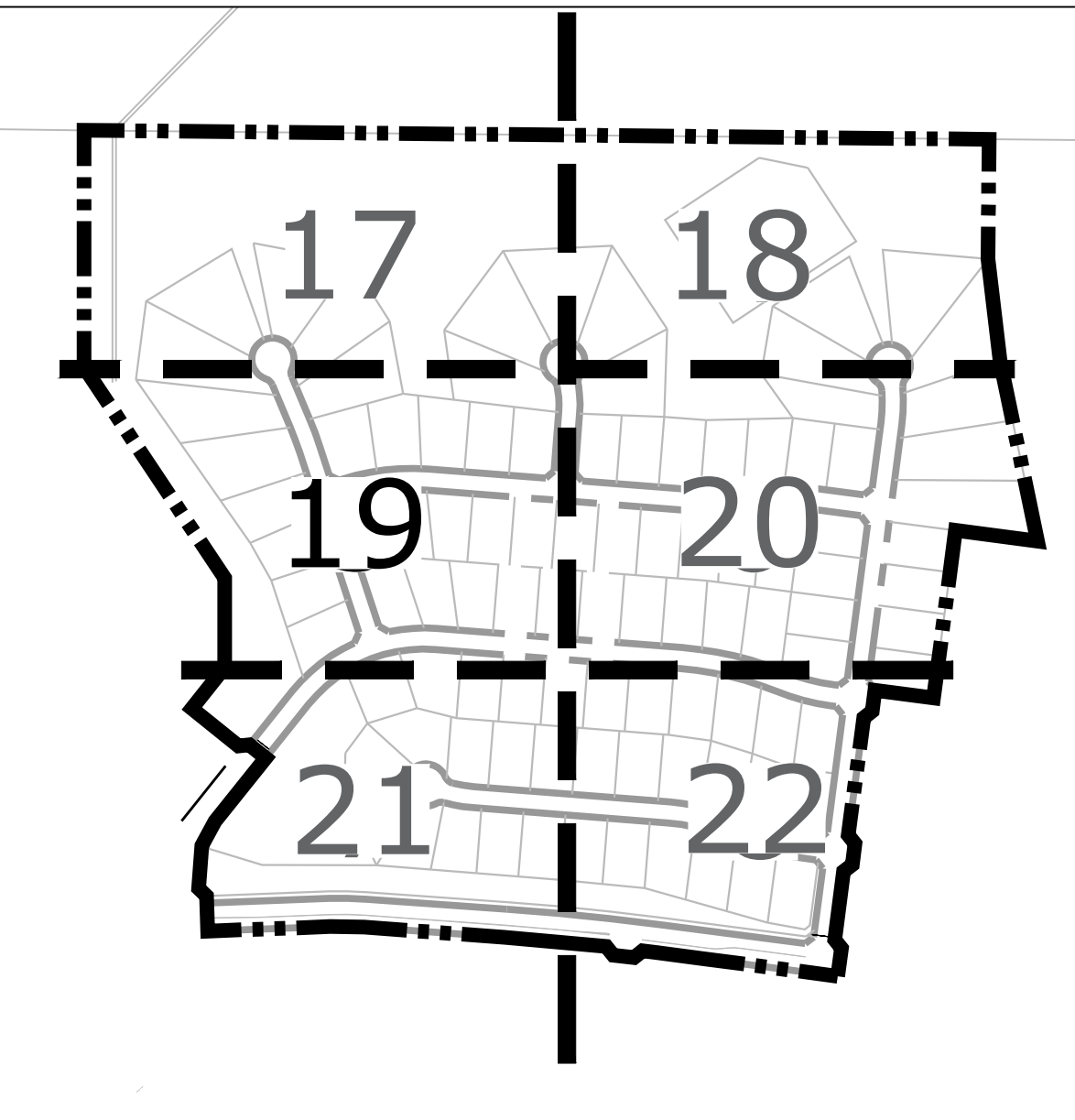
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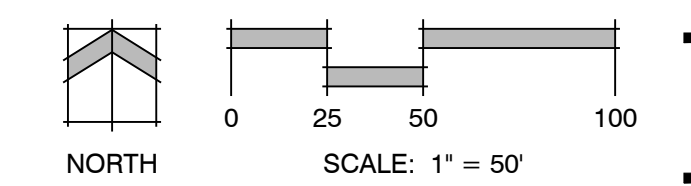
GROUND COVER LEGEND

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3/4" Shrub Bed Rock Mulch
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KEY MAP



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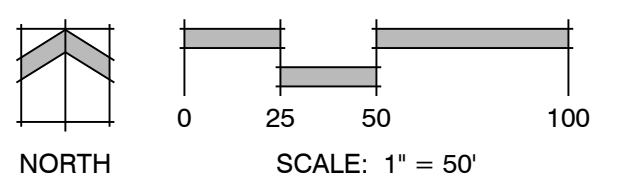
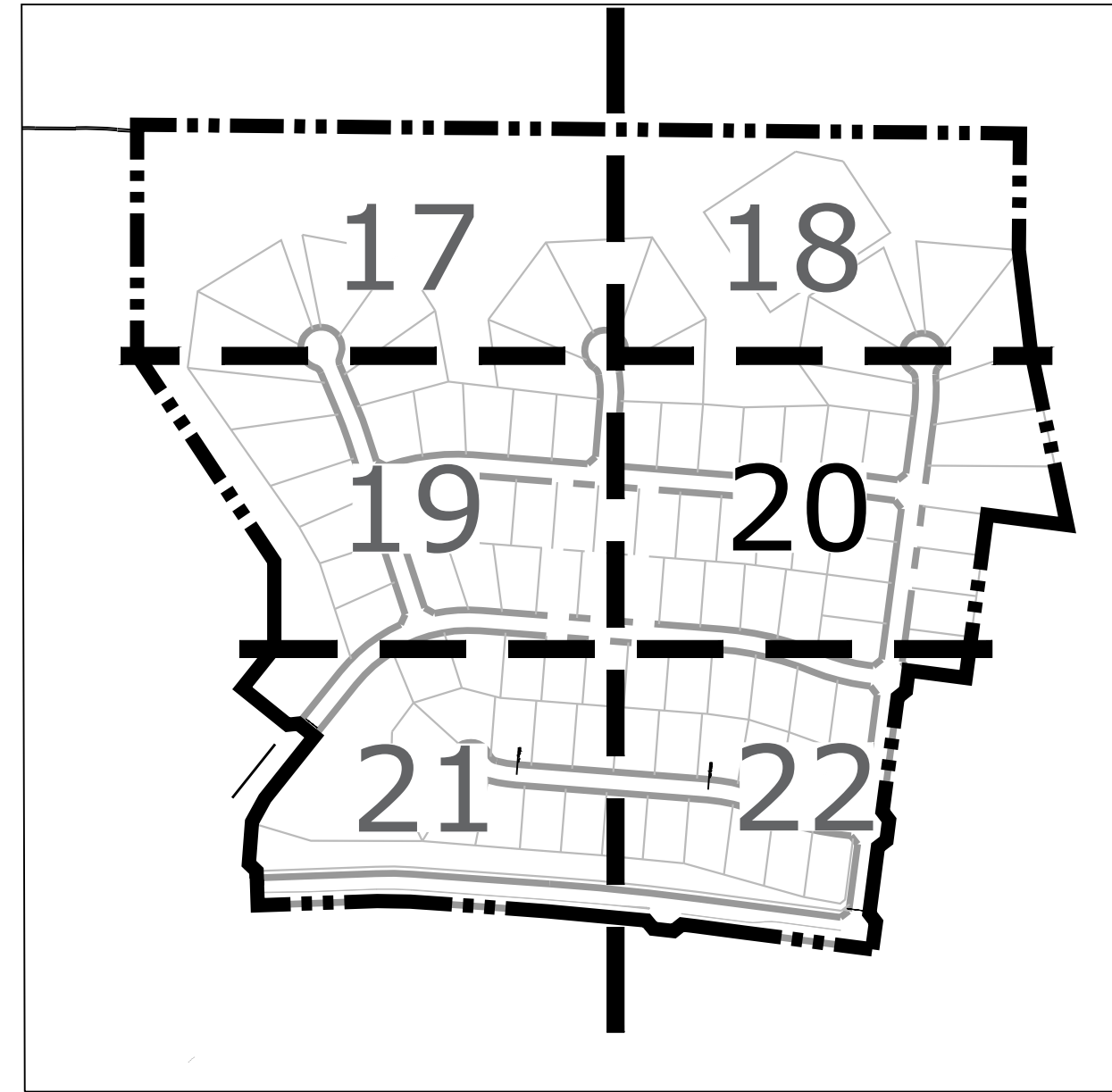


**GROUND COVER LEGEND**

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

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

**KEY MAP**



PROJECT INFO: DATE: 10/05/2020 PROJECT MGR: B.I. PREPARED BY: J. ROMERO B. ITEN  
 ISSUE: PROVISION  
 SHEET NUMBER: 20 OF 23

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

**ENTITLEMENT**

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

**LANDSCAPE PLAN**

**20**  
OF 23

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

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

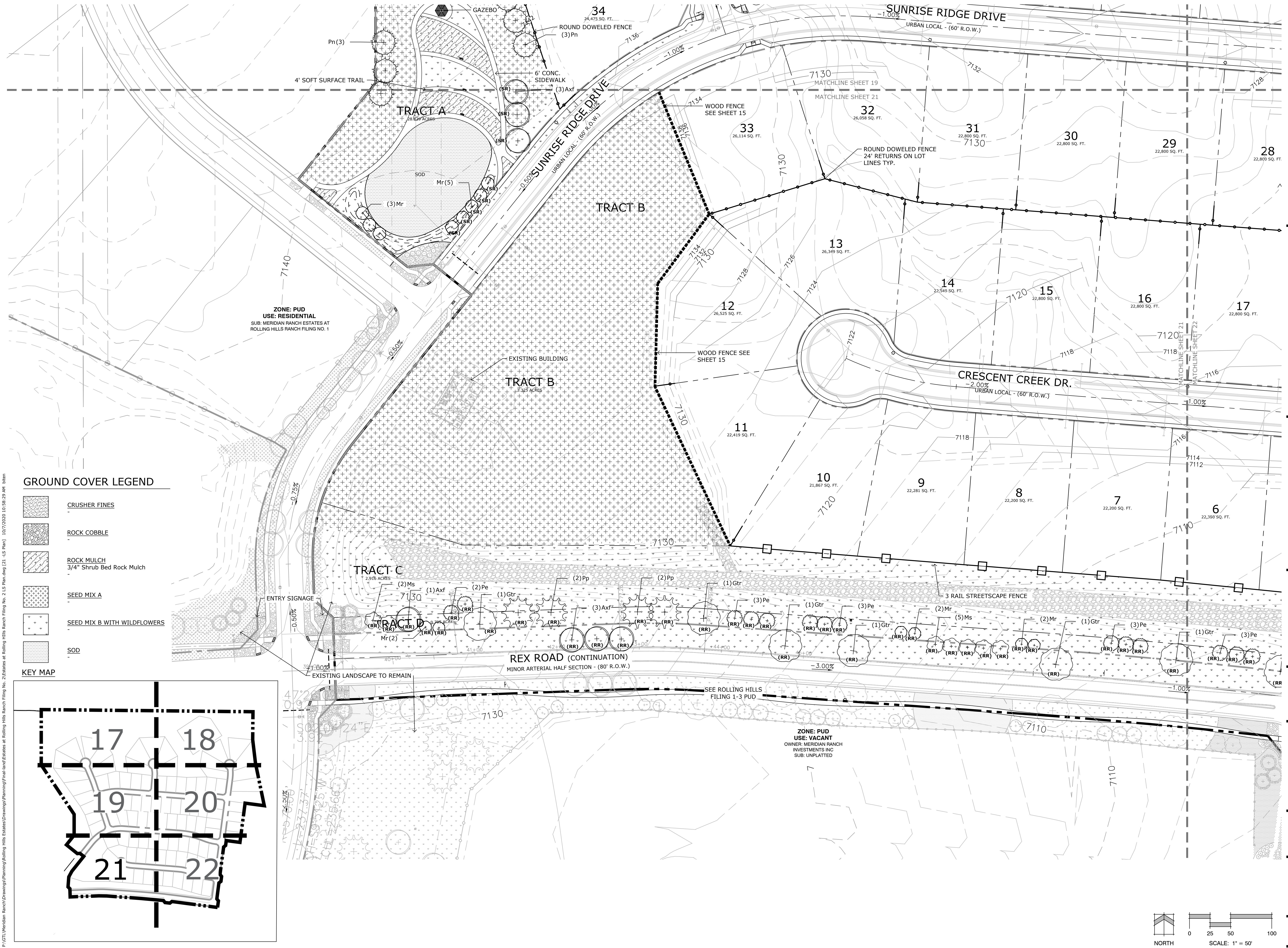
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10.05.2020	B.I.	COUNTY COMMENT

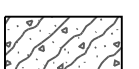
**LANDSCAPE PLAN**

**21**  
OF 23

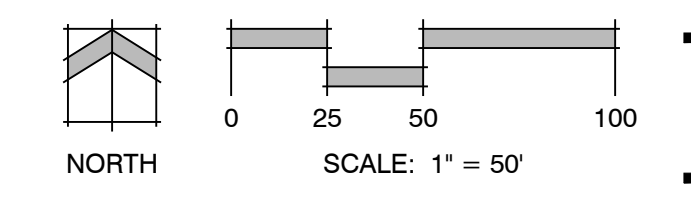
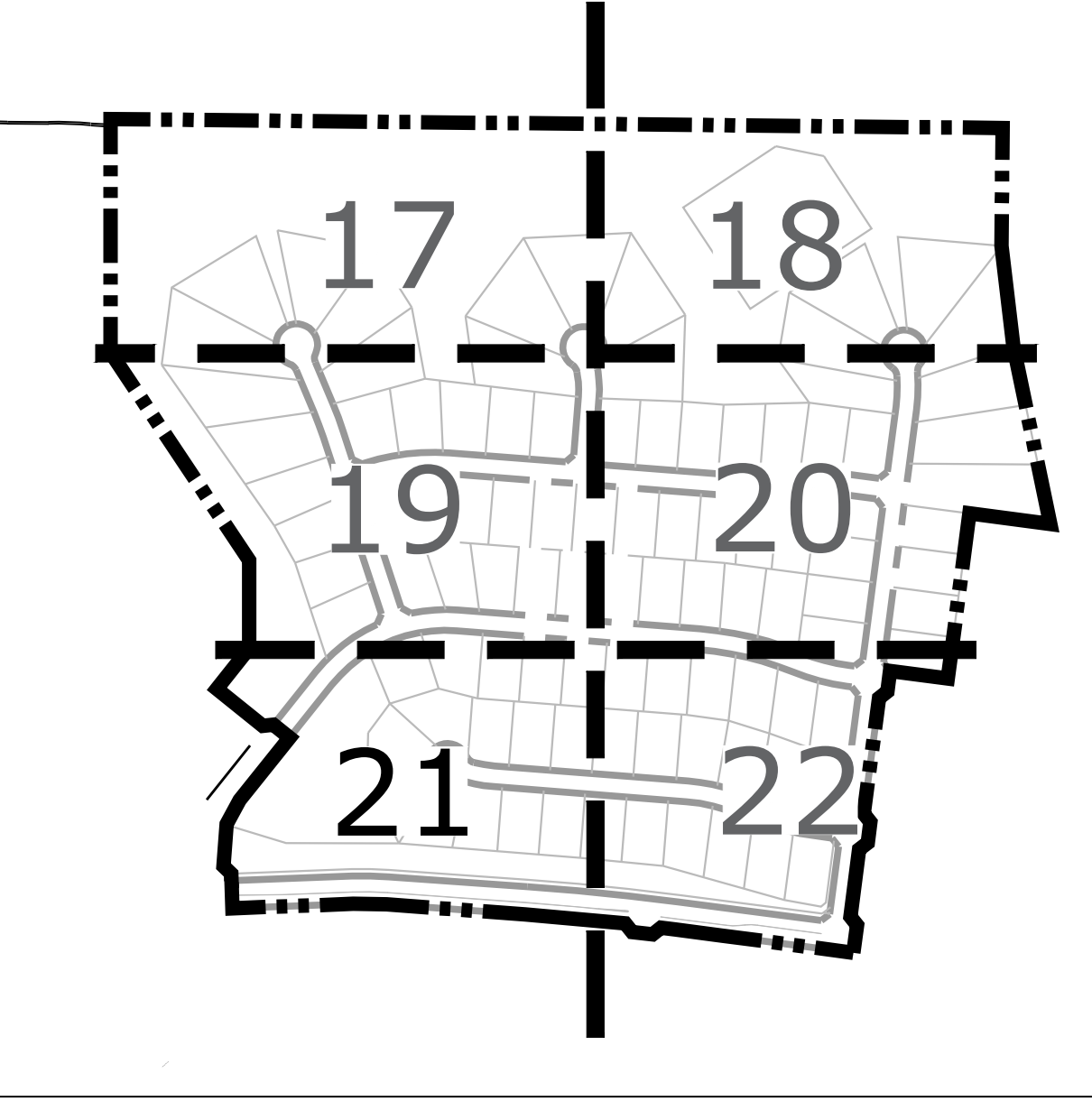
PUD SP 204



**GROUND COVER LEGEND**

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

**KEY MAP**



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Land Planning  
Landscape  
Architecture  
Urban Design

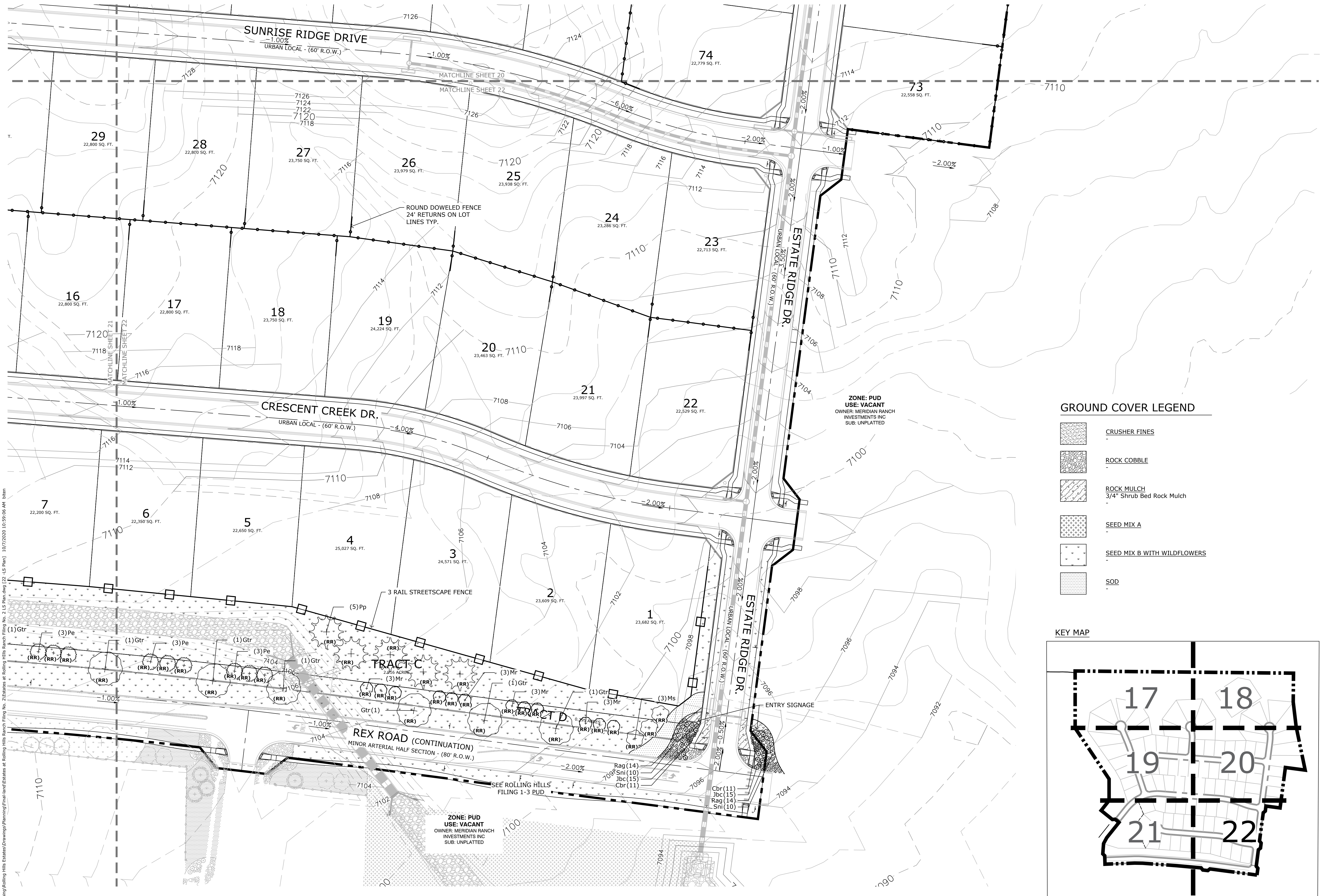


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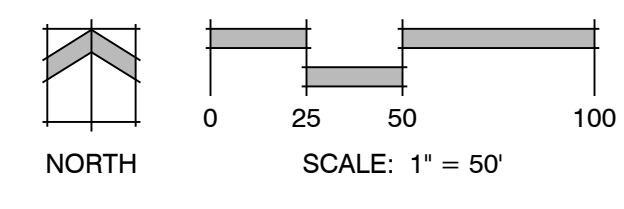
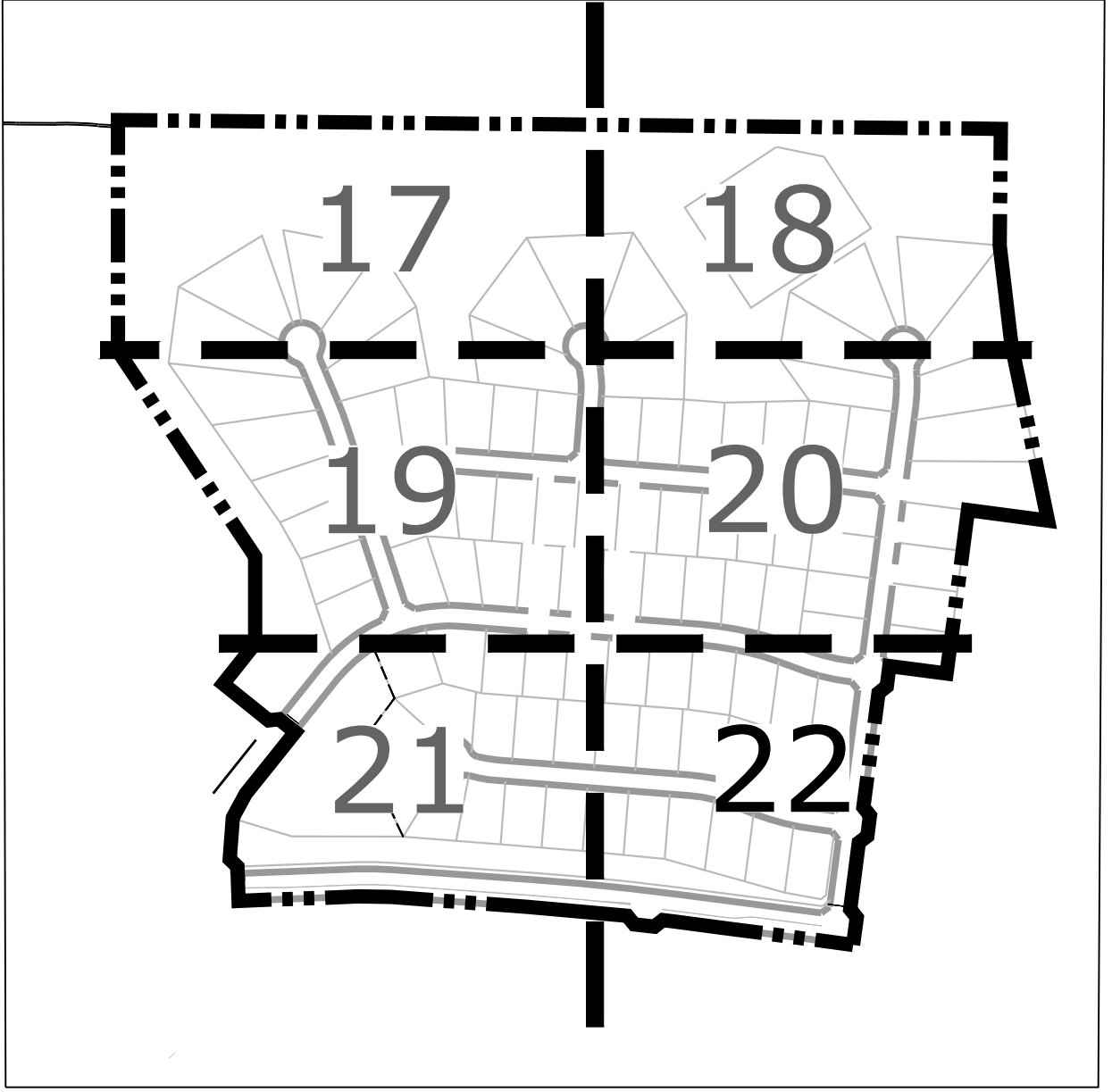
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**GROUND COVER LEGEND**

- CRUSHER FINES
- ROCK COBBLE
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3/4" Shrub Bed Rock Mulch
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS
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**KEY MAP**



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

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

**ENTITLEMENT**

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

**LANDSCAPE PLAN**

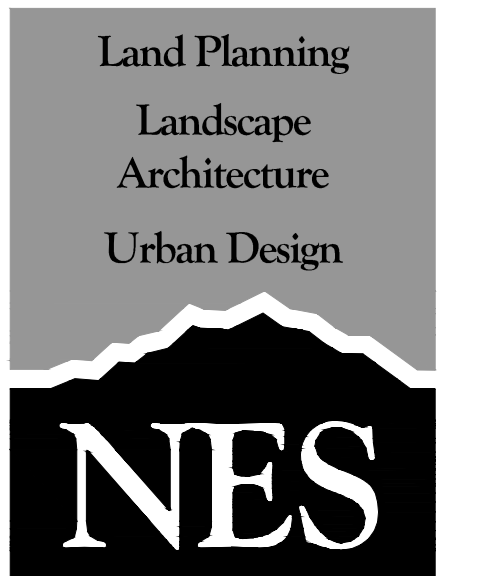
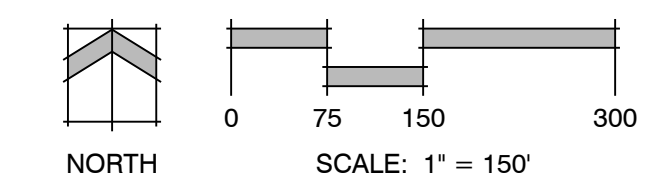
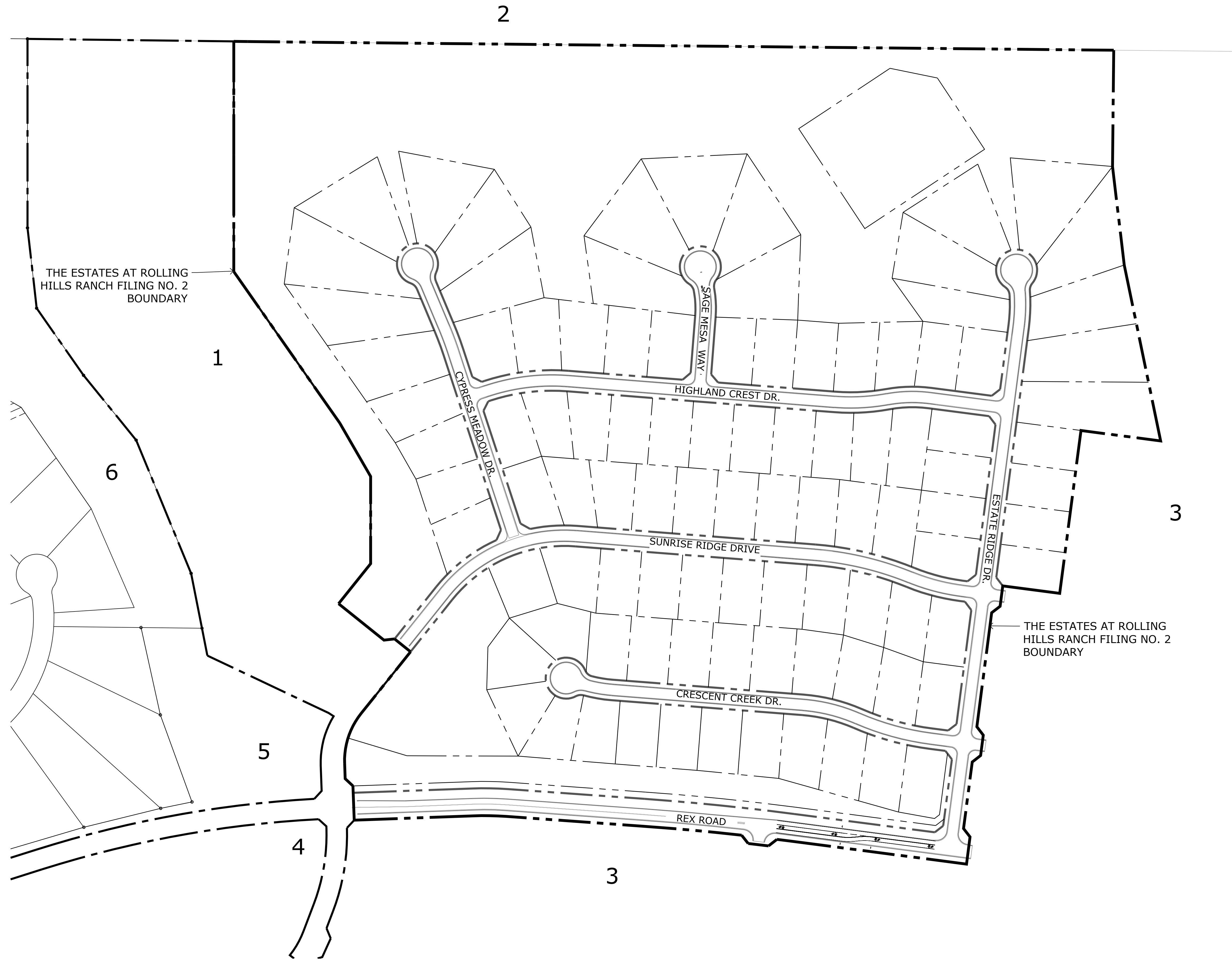
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OF 23

PUD SP 204

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**ADJACENT PROPERTY OWNERS:**

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



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

DATE: 07.28.2020  
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PREPARED BY: B. ITEN

**ENTITLEMENT**

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

**ADJACENT OWNERS**

**23**  
OF 23

PUD SP 204

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