THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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

GENERAL PROVISIONS

A. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

B. Applicability. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners. And are also bound by the recorded Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 which was recorded in the El Paso County Clerk and Recorder's Office on February 1, 2006 at Reception No. 206016492 (the "Covenants").

C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for The Estates at Rolling Hills Ranch Filing 2 is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area 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 2, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable 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 NO. 2 PUD DEVELOPMENT PLAN DEVELOPMENT GUIDELINES

A. Project Description
The Estates at Rolling Hills Ranch Filing No. 2 at Meridian Ranch is the continuation of a long-term development with a distinct vision. The project centers on a recreational lifestyle by providing opportunities such as a golf course, recreation center, parks and open space, and trails for residents to enjoy. Common landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The parks and recreation center have been located in areas of higher density so more of the residents can access them by walking and provide a focal element to the neighborhoods. The golf course clubhouse is also a focal element for Meridian Ranch, Woodmen Hills, and possibly the greater Falcon area since the course is also open to the public. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.

B. Permitted and Accessory Uses: Permitted and accessory uses are as identified in the use table below: (Reference: Note G)

PRINCIPAL USES	
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
Accessory Living Quarters	A
Personal Use Greenhouse	A
Residential accessory structures & uses	A
Solar Energy system	A

LEGEND
A: Allowed Use
S: Special Use**
T: Temporary Use***
Uses not listed in this table are prohibited.
* Day Care & Group Homes may be an Allowed Use or a Special Use depending on the 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 uses (such as) must meet the development requirements in (C) below. These uses are also subject to the Covenants and approval of the Meridian Ranch Design Review Council No. 2.

C. Development Requirements
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 No. 2 Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards except for waivers and modifications described in the Letter of Intent. All Streets shall be paved with curb and gutter. Sidewalks shall be provided on both sides of all streets illustrated on this plan.

F. Architectural Control Committee Review/Covenants
The Covenants govern The Estates at Rolling Hills Ranch Filing No. 2 and owners of lots within the Estates at Rolling Hills Ranch Filing No. 2 may need to obtain the prior written approval of The Design Committee before building an Improvement on the lot or commencing with a particular use of the lot

G. Relationship to ARC/Covenants
The provisions of the Covenants shall prevail except where the provisions or guidelines of the Covenants do not address a particular subject or guideline, in which case the relevant provisions of the Development Plan shall then be applicable. In the event of any conflict between this Development Plan and the Covenants the Covenants shall prevail and govern. Where the provisions of the Covenants or the Development Plan conflict with a statute or code the more restrictive shall apply

GENERAL NOTES

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 where front easement is
   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 o
6. According to the current effective Federal Emergency Management Agency 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 Filing 2 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. 2 at Meridian Ranch is situated entirely within the Low Hazard - Non Forested category.
11. Estates at Rolling Hills Ranch Filing 2 shall be limited to a total of 98 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. 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.
15. 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 olution no. 13-041.
16. Geologic Ha e been found to be impacted by geologic conditions including artificial fill, loose sa r. Mitigation and a map of the hazard areas can be found in the Soil, Geology and ech Engineering Inc., dated 09.10.2019, and is held in the Estates at Rolling Hills Developmen . PUDSP-XXX) at the El Paso County Planning and Community

NES RESPONSE:

Acknowledged. These uses have been vetted over time for the development and past PUD approvals.

please be aware that these uses are very limiting. Any proposed additional uses would requrie a major amendment to the PUD.

Please include in this statement that a second access point is subject to review & approval by El Paso County.

NES RESPONSE:

Revised as noted.

NES RESPONSE:

The No-Build zone is per the approved Sketch Plan identifying buffer between the adjacent properties .

Include a note explaining the no build areas

Fill in file number

NES RESPONSE:

Revised as noted.

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

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

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.3(B)(2) and ECM Section 2.5.2.C.4	**Mid-block crossings**	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	The deviation would eliminate the requirement for mid-block pedestrian crossings to be spaced no greater than 600 feet apart on Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.	Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the southern intersection. There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps. The development has a focus on the trail system that meanders in an out of open space and local park space, the desire is to encourage the use of the trails instead of the interior
2	ECM Section 2.3.8.A	**Roadway terminations – cul-de-sac length**	Cul-de-sacs shall have a maximum length of 750 feet for urban conditions.	The request for a deviation is to allow the proposed 1,156-foot-long cul-de-sac on Crescent Creek Drive northwest of the intersection of Rex Rd and Estate Ridge Dr .	A belief that the cul-de-sac provides a superior product that is desirable to the general public without sacrificing safety to the residents and users of the area. The attached letter from the Falcon Fire Protection District indicates that the local fire district believes the longer cul-de-sac does not create undue safety issues.
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 2.2.4.B.3 & 2.3.	Design Standards by Functional Classification	Rex Road is classified as a Minor Arterial based on the 2016 MTCP Map 14: 2040 Roadway Plan classification	A deviation is requested is the criteria to construct Rex Road east of Sunrise Ridge Dr as an Urban 4 lane Minor Arterial.	The previously recorded final plats, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project.

Please submit the corresponding deviation request forms for the listed modifications. These modifications/deviations have been presented to the engineering manager and are being reviewed.

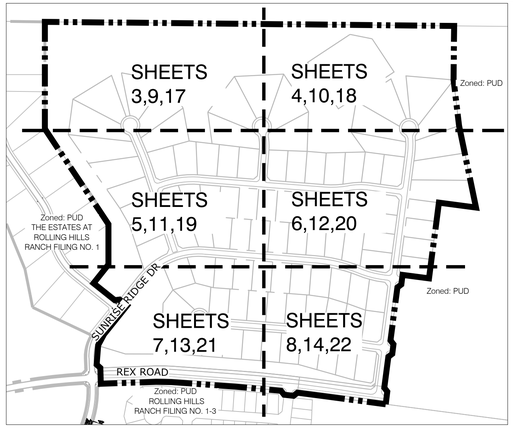
NES RESPONSE:

Previously provided.

After discussion with the engineering manager, this modification is not something that will be supported by her. Please revise the design accordingly to meet the criteria.

The PUDSP for Rolling Hills Ranch Filings 1-3 requested that the section of Rex Road to the east of Sunrise Ridge be constructed as a half section of the Urban Minor Arterial. See comments provided on the letter of intent and revise accordingly.

SHEET INDEX MAP



NES RESPONSE:

This has been noted as shown in Tract E.

Please include the purpose of drainage for all tracts to be used for the purpose of drainage facilities or for the conveyance of stormwater

NES RESPONSE:

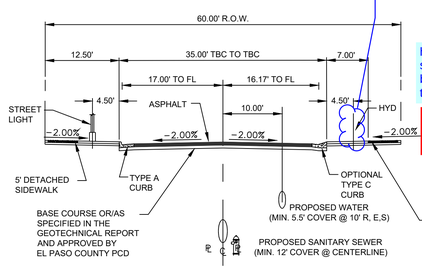
Revised as noted.

Hydrant is missing.

hydrants and street lights shall be located outside the clear zone.

NES RESPONSE:

Acknowledged.



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)

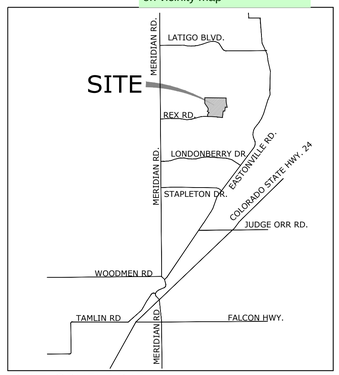
Include description of fees to be paid in lieu of land dedication for parks and school.

NES RESPONSE:

Added as noted to General Notes

VICINITY MAP

Include north arrow and scale on vicinity map



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

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

DEVELOPMENT DATA

• Existing Zoning:	PUD
• Approved Plan:	The Estates at Rolling Hills Ranch Filing No. 2 PUD Development/Preliminary Plan
• Tax ID Number:	4200000407
• Total Area:	117.211 AC
• Number of Lots:	98
• Total Lot Area:	64.037 AC (54.6%)
• Average Lot Size:	28,464 SF
• Minimum Lot Size:	21,780 SF
• Minimum Lot Width:	60' at R.O.W.
• Minimum Lot Depth:	150'
• Gross Density:	0.84 DU/AC
• Net Density:	1.53 DU/AC
• R.O.W.:	14.349 AC (12.2%)
• Total Tract Area:	38.825 AC (33.1%)
• Maximum Height:	Thirty (30) Feet
• Maximum Lot Coverage:	Forty percent (40%)

LAND USE DATA TABLE

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	1.53 DU/AC	98 Lots	64.037	54.6%
ROAD R.O.W	N/A	N/A	14.349	12.2%
OPEN SPACE TRACTS	N/A	N/A	38.825	33.1%

TRACT TABLE

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A	28.529 AC	LANDSCAPE BUFFER/OPEN SPACE / CLUBHOUSE /UTILITIES/PARKS & RECREATION	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT B	3.325 AC	LANDSCAPE BUFFER/OPEN SPACE / UTILITIES /PARKS & RECREATION/WATER TREATMENT FACILITY / OFFICES/PARKING/MATERIALS STORAGE	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT C	2.916 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT D	0.795 AC	LANDSCAPE BUFFER/OPEN SPACE/ UTILITIES/RIGHT-OF-WAY RESERVATION	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT E	3.260 AC	COMMON OPEN SPACE/TRAILS/DRAINAGE/ UTILITIES/WATER TREATMENT AND STORAGE USE	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		98 Single Family Dwelling Units
Elementary School (.34/DU): 34	School District 49	
Middle School (.16/DU): 16	School District 49	
High School (.20/DU): 20	School District 49	
TOTAL: 70		
WATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Water Resources Report)
WASTEWATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Wastewater Report)
FIRE PROTECTION PROVIDER	Falcon Fire Protection District	
EMERGENCY SERVICES		
Ambulance:	Falcon Fire Protection District	
Police:	El Paso County Sheriff	
RECREATION ACREAGE		
Open Space:	Meridian Ranch Metropolitan District	38.825 acres
Parks:	Meridian Ranch Metropolitan District	N/A
Trails:	Meridian Ranch Metropolitan District	2,590 Linear Feet
Private Open Areas:	Meridian Ranch Metropolitan District	N/A

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

	FILING 1	FILING 2	FILING 3	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 FILINGS 1&2	STONEBRIDGE FILING 4	ESTATES AT ROLLING HILLS RANCH FILING 1	ESTATES AT ROLLING HILLS RANCH FILING 2	ROLLING HILLS RANCH FILINGS 1-3
DWELLING UNITS	405	209	16	98	725

	REMAINING DWELLING UNITS	MAXIMUM DWELLING UNITS
4,216	284	4,500

SHEET INDEX

SHEET 1 of 23:	COVER SHEET	SHEET 16 of 23:	LANDSCAPE DETAILS & NOTES
SHEET 2 of 23:	LEGAL PLAN	SHEET 17 of 23:	LANDSCAPE PLAN
SHEET 3 of 23:	SITE PLAN	SHEET 18 of 23:	LANDSCAPE PLAN
SHEET 4 of 23:	SITE PLAN	SHEET 19 of 23:	LANDSCAPE PLAN
SHEET 5 of 23:	SITE PLAN	SHEET 20 of 23:	LANDSCAPE PLAN
SHEET 6 of 23:	SITE PLAN	SHEET 21 of 23:	LANDSCAPE PLAN
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SHEET 12 of 23:	GRADING & UTILITIES PLAN		
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SHEET 14 of 23:	GRADING & UTILITIES PLAN		
SHEET 15 of 23:	ENTRY SIGNAGE / DETAILS		

Land Planning
Landscape Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE
COVER SHEET

SHEET NUMBER
1 OF 23

PLAN FILE #
Add PCD File #

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Develop\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg [1-Cover] 7/28/2020 2:43:56 PM Iten

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

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

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

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

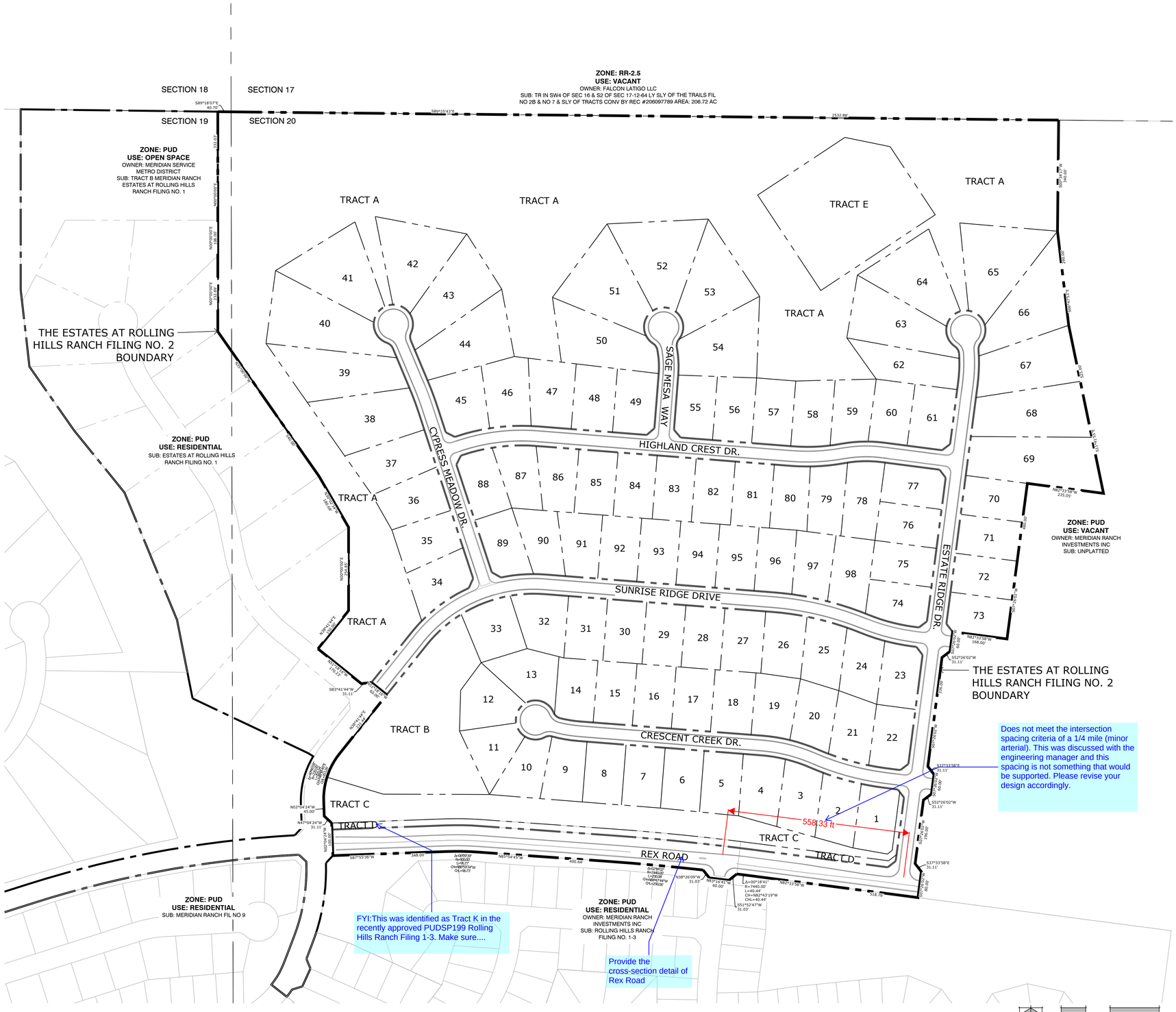
1. THENCE S89°18'07"E ALONG SAID SECTION 19 A DISTANCE OF 40.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20;
2. THENCE S89°25'43"E, ALONG THE NORTHERN LINE OF SAID SECTION 20 A DISTANCE OF 2532.88 FEET;
3. THENCE S00°34'17"W A DISTANCE OF 340.00 FEET;
4. THENCE S06°47'53"E A DISTANCE OF 290.00 FEET;
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 00°18'41", AN ARC LENGTH OF 40.44 FEET, WHOSE LONG CHORD BEARS N82°43'19"W A DISTANCE OF 40.44 FEET;
20. THENCE S51°52'47"W A DISTANCE OF 31.03 FEET;
21. THENCE N83°16'41"W A DISTANCE OF 60.00 FEET;
22. THENCE N38°26'09"W A DISTANCE OF 31.03 FEET TO A NON-TANGENT CURVE TO THE LEFT;
23. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 02°14'02", AN ARC LENGTH OF 290.08 FEET, WHOSE LONG CHORD BEARS N84°47'44"W A DISTANCE OF 290.06 FEET;
24. THENCE N85°54'45"W A DISTANCE OF 400.64 FEET TO A CURVE TO THE LEFT;
25. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 06°09'39", AN ARC LENGTH OF 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°46'08", AN ARC LENGTH OF 156.54 FEET, WHOSE LONG CHORD BEARS N18°18'40"E A DISTANCE OF 153.26 FEET;
31. THENCE N38°41'44"E A DISTANCE OF 231.44 FEET;
32. THENCE N51°18'16"W A DISTANCE OF 60.00 FEET;
33. THENCE S83°41'44"W A DISTANCE OF 31.11 FEET;
34. THENCE N51°18'16"W A DISTANCE OF 170.23 FEET;
35. THENCE N38°41'44"E A DISTANCE OF 150.00 FEET;
36. THENCE N00°00'00"E A DISTANCE OF 254.85 FEET;
37. THENCE N30°02'34"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 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 "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE REVISION

SHEET TITLE

LEGAL PLAN

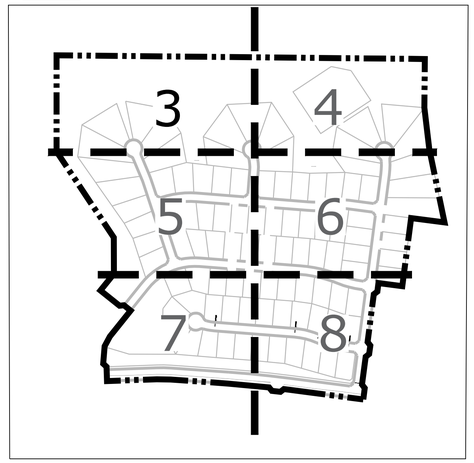
SHEET NUMBER

2 OF 23

PLAN FILE #

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Develop\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg [2-Legal] 7/28/2020 2:44:18 PM biten

KEY MAP



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PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

DATE: 07.28.2020
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ISSUE INFO

ENTITLEMENT

ISSUE REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

SITE PLAN

SHEET NUMBER

3 OF 23

PLAN FILE #

SECTION 18 | SECTION 17

S89°18'07"E 40.70'

SECTION 19 | SECTION 20

S89°25'43"E

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

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

30'-0"

6' CONCRETE WALK

25' TRAIL EASEMENT

6' CONCRETE WALK

332.03'

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

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

EXISTING 60' ACCESS & UTILITY EASEMENT REC. NO. 202158458. EASEMENT "B"

60'-0"

6' CONCRETE WALK

TRACT A
28.529 ACRES

N00°00'00"E 108.00'

N00°00'00"E 232.89'

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

S79°16'43"E 285.00'

N58°28'41"E 285.00' (201.76')

(N89°25'43"W 210.02')

NO BUILD ZONE (141.70')

(139.80')

NO BUILD ZONE

(N89°25'43"W 202.89')

(100.00')

NO BUILD ZONE (68.71')

(N89°25'43"W 99.43')

S12°21'59"E 300.00'

N11°27'49"W(NR) 275.00'

N11°17'44"W(NR) 275.00'

N35°29'42"E(NR) 300.00'

42
44,774 SQ. FT.

41
47,940 SQ. FT.

43
44,179 SQ. FT.

N82°13'19"W(NR) 340.06'

N07°29'15"E 225.00'

L=61.50'
Δ=276°22'46"
R=60.00'
L=289.42'
L=25.36'

CYPRESS MEADOW DR.
URBAN LOCAL - (60' R.O.W.)

L=60.76'

L=80.27'

Δ=48°11'23"
R=30.00'
L=25.23'

N27°48'37"W 25.00'

30'

31.31'

N64°55'15"E 225.00'

S10°33'15"E 210.00'

40
55,529 SQ. FT.

44
44,696 SQ. FT.

N83°46'48"W 402.70'

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

MATCHLINE SHEET 3
MATCHLINE SHEET 5

TRACT A
28.529 ACRES

MATCHLINE SHEET 3
MATCHLINE SHEET 4

N87°16'49"E 310.00'

(134.38')

NO BUILD ZONE (147.48')

(N89°25'43"W 137.86')

N36°58'45"E 280.00'

N27°30'14"W(NR) 300.00'

N19°21'24"E(NR) 300.00'

(N89°25'43"W 207.75')

52
51,641 SQ. FT.

51
49,358 SQ. FT.

N07°47'54"W 200.00'

N67°37'59"W(NR) 310.00'

L=75.00'
Δ=276°22'46"
R=60.00'
L=289.42'

SAGE MESA WAY
URBAN LOCAL - (60' R.O.W.)

L=87.57'

L=60.00'

L=31.88'

Δ=48°11'23"
R=30.00'
L=25.23'

N27°48'37"W 74.56'

Δ=48°11'23"
R=30.00'
L=25.23'

30'

50
44,622 SQ. FT.

NORTH

0 25 50 100

SCALE: 1" = 50'

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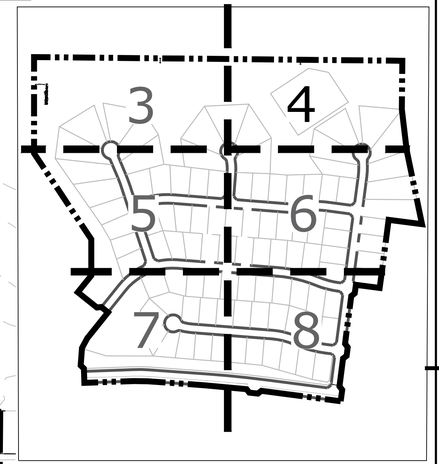
KEY MAP



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

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

2532.88'

30'-0"

25' TRAIL EASEMENT

6' CONCRETE WALK

6' CONCRETE WALK

25' TRAIL EASEMENT

S78°28'57"E 141.42'

320.00'

S78°28'57"E

N66°51'03"E

250.00'

6' CONCRETE WALK

TRACT A
28.529 ACRES

S00°34'17"W 340.00'

TRACT E
3.260 ACRES

TRACT E TO BE OWNED AND MAINTAINED BY THE MSMD FOR THE COMMON OPEN SPACE, TRAILS, DRAINAGE, UTILITIES, WATER TREATMENT AND STORAGE USE.

N23°28'57"W

420.00'

N57°08'53"E 260.00'

(187.13')

NO BUILD ZONE

(10.91')

N85°08'21"W 300.00'

NO BUILD ZONE

(123.18')

NO BUILD ZONE

(135.52')

NO BUILD ZONE

(10.83')

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

MATCHLINE SHEET 3

MATCHLINE SHEET 4

N87°16'49"E 310.00'

(135.52')

(132.88')

(N89°25'43"W 207.75')

(N89°25'43"W 128.91')

(N89°25'43"W 197.14')

(N89°25'43"W 209.73')

(N89°25'43"W 88.88')

290.00'

N23°28'57"W 282.62'

N19°21'24"E(NR) 300.00'

350.00'

S56°31'03"W

N21°05'37"W(NR) 270.00'

N05°42'52"W(NR) 270.00'

N37°47'10"E(NR) 383.23'

S06°47'53"E

525.00'

52
51,641 SQ. FT.

53
44,026 SQ. FT.

64
43,645 SQ. FT.

65
51,346 SQ. FT.

66
49,090 SQ. FT.

63
44,172 SQ. FT.

54
43,623 SQ. FT.

62
30,957 SQ. FT.

67
45,076 SQ. FT.

TRACT A
28.529 ACRES

TRACT A
28.529 ACRES

BOLLARDS

N09°24'12"E 195.00'

N60°08'50"W(NR) 315.00'

L=75.00'

Δ=276°12'46" R=60.00' L=289.42'

SAGE MESA WAY
URBAN LOCAL - (60' R.O.W.)

N61°55'35"E(NR) 280.00'

L=50.00'

L=70.00'

Δ=276°08'40" R=60.00' L=289.18'

L=25.00'

ESTATE RIDGE DR.
URBAN LOCAL - (60' R.O.W.)

L=66.18'

L=70.00'

L=58.00'

MATCHLINE SHEET 4
MATCHLINE SHEET 6

S02°02'29"W 250.00'

N79°40'24"W(NR) 350.00'

N35°32'08"W 154.82'

L=13.76'

Δ=52°25'51" R=210.45' L=166.01'

Δ=44°39'39" R=30.00' L=23.39'

L=18.73'

N71°09'13"E(NR) 290.64'

175.00'

N87°55'17"W 240.21'

L=64.30'

Δ=48°11'23" R=30.00' L=25.23'

Δ=48°11'23" R=30.00' L=25.23'

Δ=13°38'38" R=200.00' L=71.44'

L=78.58'

L=74.56'

L=75.00'

Δ=19°01'26" R=270.00' L=89.64'

30'

7.48'

NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE REVISION

SITE PLAN

SHEET TITLE

SHEET NUMBER

4
OF 23

PLAN FILE #

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EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

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

CYPRESS MEADOW DR.
URBAN LOCAL - (60' R.O.W.)

SAGE MESA WAY
URBAN LOCAL - (60' R.O.W.)

SAGE MESA WAY
URBAN LOCAL - (60' R.O.W.)

HIGHLAND CREST DR.
URBAN LOCAL - (60' R.O.W.)

CYPRESS MEADOW DR.
URBAN LOCAL - (60' R.O.W.)

SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)

SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)

TRACT A
28.529 ACRES

TRACT A
28.529 ACRES

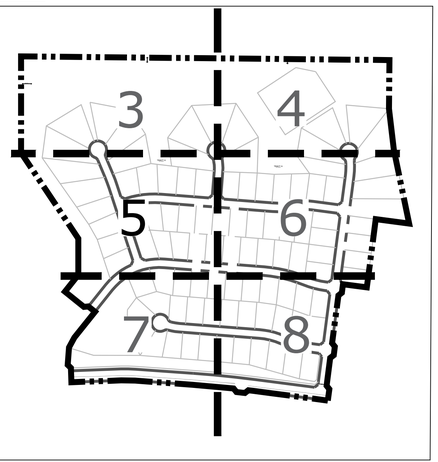
TRACT A
28.529 ACRES

40 55,529 SQ. FT.
39 48,602 SQ. FT.
38 45,741 SQ. FT.
37 30,801 SQ. FT.
36 26,391 SQ. FT.
35 24,700 SQ. FT.
34 24,475 SQ. FT.
33 26,114 SQ. FT.
32 26,058 SQ. FT.
31 22,800 SQ. FT.
30 22,800 SQ. FT.
29 22,800 SQ. FT.
28 22,800 SQ. FT.
44 44,696 SQ. FT.
45 28,119 SQ. FT.
46 27,868 SQ. FT.
47 27,434 SQ. FT.
48 25,083 SQ. FT.
49 24,205 SQ. FT.
50 44,622 SQ. FT.
55 22,858 SQ. FT.
88 23,684 SQ. FT.
87 22,204 SQ. FT.
86 22,149 SQ. FT.
85 23,400 SQ. FT.
84 23,400 SQ. FT.
83 23,400 SQ. FT.
89 23,601 SQ. FT.
90 23,138 SQ. FT.
91 23,272 SQ. FT.
92 23,400 SQ. FT.
93 23,400 SQ. FT.
94 23,400 SQ. FT.

MATCHLINE SHEET 3
MATCHLINE SHEET 5
MATCHLINE SHEET 5
MATCHLINE SHEET 6
MATCHLINE SHEET 5
MATCHLINE SHEET 7

GAZEBO
4' SOFT SURFACE TRAIL
6' CONC. SIDEWALK

KEY MAP



NORTH

0 25 50 100
SCALE: 1" = 50'

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SITE PLAN

SHEET TITLE

SHEET NUMBER
5 OF 23

PLAN FILE #

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MESA WAY
URBAN LOCAL - (60' R.O.W.)

SAGE MESA WAY
URBAN LOCAL - (60' R.O.W.)

ESTATE RIDGE DR.
URBAN LOCAL - (60' R.O.W.)

ESTATE RIDGE
URBAN LOCAL - (60' R.O.W.)

HIGHLAND CREST DR.
URBAN LOCAL - (60' R.O.W.)

SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)

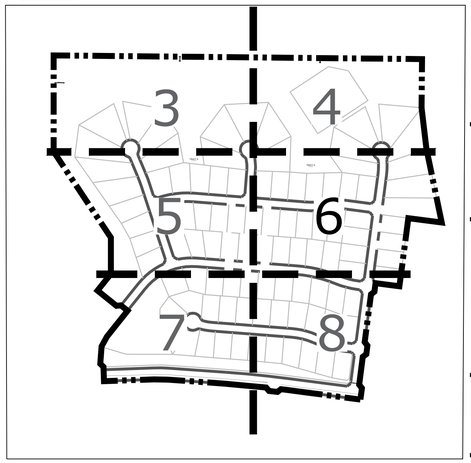
TRACT A
28.529 ACRES

MATCHLINE SHEET 4
MATCHLINE SHEET 5
MATCHLINE SHEET 6
MATCHLINE SHEET 8

Please relocate the road name text so that the distance is visible.

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

KEY MAP



NORTH

0 25 50 100
SCALE: 1" = 50'

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PLANNERS / LANDSCAPE ARCHITECTS

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SITE PLAN

SHEET TITLE

SHEET NUMBER

6 OF 23

PLAN FILE #

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GAZEBO

4' SOFT SURFACE TRAIL

6' CONC. SIDEWALK

TRACT A
28.529 ACRES

TRACT B
3.325 ACRES

TRACT C
2.916 ACRES

TRACT D
0.795 ACRES

SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)

SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)

CRESCENT CREEK DR.
URBAN LOCAL - (60' R.O.W.)

REX ROAD (CONTINUATION)
MINOR ARTERIAL HALF SECTION - (80' R.O.W.)

EXISTING BUILDING

MATCHLINE SHEET 5

MATCHLINE SHEET 7

MATCHLINE SHEET 7

MATCHLINE SHEET 15

N38°41'44"E 150.00'

N51°18'16"W 170.23'

S83°41'44"W 31.11'

N51°18'16"W 60.00'

N38°41'44"E 231.44'

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

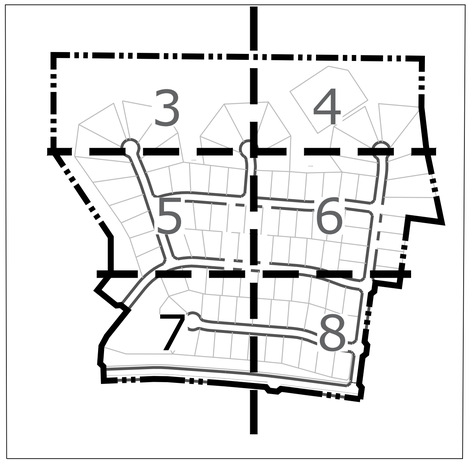
ZONE: PUD
USE: RESIDENTIAL
OWNER: MERIDIAN RANCH INVESTMENTS INC
SUB: MERIDIAN RANCH ROLLING HILLS RANCH FILING NO. 1-3

ZONE: P
USE: RESID
OWNER: MERIDI INVESTMEN
SUB: MERIDIAN RANCI RANCH FILINC

Provide sidewalk on the north side of Rex Road.

Please indicate as urban minor arterial

KEY MAP



NORTH

SCALE: 1" = 50'

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

SITE PLAN

SHEET NUMBER

7 OF 23

PLAN FILE #

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SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)

CRESCENT CREEK DR.
URBAN LOCAL - (60' R.O.W.)

ESTATE RIDGE DR.
URBAN LOCAL - (60' R.O.W.)

REX ROAD (CONTINUATION)
RESIDENTIAL COLLECTOR - (80' R.O.W.)

MATCHLINE SHEET 6
MATCHLINE SHEET 7
MATCHLINE SHEET 8

TRACT C
2.916 ACRES

TRACT D
0.745 ACRES

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

ZONE: PUD
USE: RESIDENTIAL
OWNER: MERIDIAN RANCH INVESTMENTS INC
SUB: MERIDIAN RANCH ROLLING HILLS RANCH FILING NO. 1-3

Per ECM 2.5.2.C.3 All "T" intersections shall have a minimum of three access ramps

Provide sidewalk on the north side of Rex Road.

Revise to urban minor arterial half section

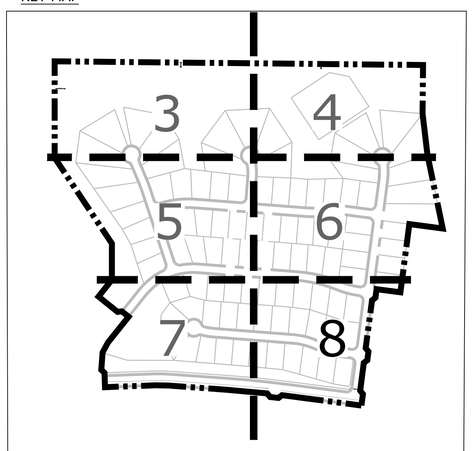
Please show the left turn lane indicated in the TIS

ENTRY SIGNAGE

NORTH

SCALE: 1" = 50'

KEY MAP



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PROJECT INFO

DATE: 07.28.2020
PROJECT MGR: J. ROMERO
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DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

SITE PLAN

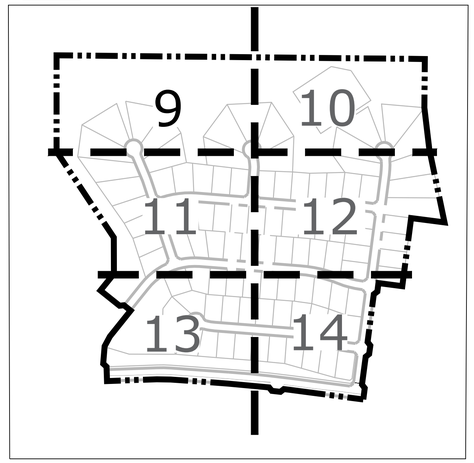
SHEET NUMBER

8 OF 23

PLAN FILE #

P:\GIT\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Develop\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg [8-Plan] 7/28/2020 2:46:43 PM biten

KEY MAP



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SECTION 18 | SECTION 17 | SECTION 19 | SECTION 20

S89°18'07"E 40.70'

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

S89°25'43"E

(12.41') (12.41') (25.02') (25.02')

(Δ=8°09'49" R=981.50' L=139.85') (Δ=17°11'19" R=418.50' L=125.55') (Δ=17°11'19" R=981.50' L=294.45') (Δ=21°29'09" R=818.50' L=306.94') (Δ=20°46'11" R=418.50' L=151.71') (Δ=5°43'46" R=981.50' L=98.15') (Δ=8°35'40" R=1018.50' L=152.78')

(Δ=8°06'42" R=1006.50' L=142.50') (Δ=17°11'19" R=393.50' L=118.05') (Δ=17°11'19" R=1006.50' L=301.95') (Δ=21°29'09" R=793.50' L=297.56') (Δ=34°22'39" R=381.50' L=228.90') (Δ=20°46'11" R=393.50' L=142.64') (Δ=5°43'46" R=1006.50' L=100.65') (Δ=8°35'40" R=993.50' L=149.03')

(Δ=34°22'39" R=406.50' L=243.90')

25' TRAIL EASEMENT

6' CONCRETE WALK

6' CONCRETE WALK

6' CONCRETE WALK

332.03'

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

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

EXISTING 60' ACCESS & UTILITY EASEMENT REC. NO. 202158458. EASEMENT "B"

60'-0"

N00°00'00"E 108.00'

N00°00'00"E 232.89'

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

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

TRACT A
28.529 ACRES

TRACT A
28.529 ACRES

Please provide contour labels for both exiting and proposed contours. Typical for all the grading sheets.

Revise title to Preliminary Grading Plan, typical

S79°16'43"E 285.00'

N56°28'41"E 285.00' (401.76')

(N89°25'43"W 210.02')

(N89°25'43"W 202.89')

(N89°25'43"W 99.43')

S25°25'59"E 200.00'

N87°16'49"E 310.00'

(N89°25'43"W 137.86')

(N89°25'43"W 207.75')

N36°28'41"E 280.00'

N67°29'16"E 225.00'

N82°13'10"W(NR) 340.00'

N64°55'15"E 325.00'

N87°47'54"W 200.00'

N67°53'59"W(NR) 310.00'

N35°29'42"E(NR) 300.00'

N10°37'15"E 210.00'

N19°27'49"W(NR) 275.00'

N11°17'44"W(NR) 275.00'

N0°29'56"W(NR) 300.00'

N19°21'24"E(NR) 300.00'

41
47,940 SQ. FT.

42
44,774 SQ. FT.

43
44,179 SQ. FT.

44
44,696 SQ. FT.

40
55,529 SQ. FT.

51
49,358 SQ. FT.

52
51,641 SQ. FT.

50
44,622 SQ. FT.

CYPRESS MEADOW DR.
URBAN LOCAL - (60' R.O.W.)

SAGE MESA WAY
URBAN LOCAL - (60' R.O.W.)

MATCHLINE SHEET 9
MATCHLINE SHEET 10
MATCHLINE SHEET 9
MATCHLINE SHEET 11

NORTH

0 25 50 100
SCALE: 1" = 50'

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Develop\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 Utilities & Grading Plan.dwg [9-Util] 7/28/2020 2:48:59 PM bitten

PROJECT INFO

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

SEAL

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE: BY: DESCRIPTION:

SHEET TITLE

GRADING & UTILITIES PLAN

SHEET NUMBER

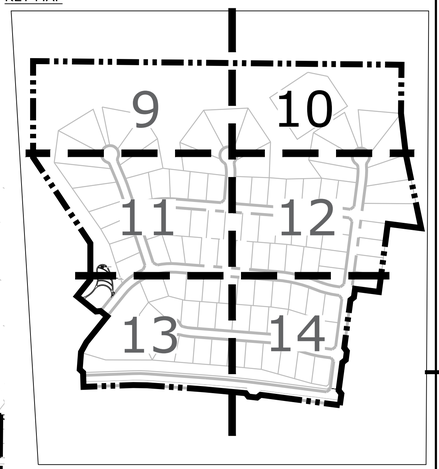
9 OF 23

PLAN FILE #

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

KEY MAP



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE REVISION

GRADING & UTILITIES PLAN

SHEET TITLE

SHEET NUMBER

10 OF 23

PLAN FILE #

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

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

2532.88'

S00°34'17"W 340.00'

S06°47'53"E 525.00'

290.00'

175.00'

TRACT A
28.529 ACRES

TRACT E
3.260 ACRES

TRACT A
28.529 ACRES

6' CONCRETE WALK

25' TRAIL EASEMENT

S78°28'57"E 141.42'

340.00'

S25°28'57"E 250.00'

N66°31'03"E

N33°28'57"W 350.00'

S56°31'03"W

420.00'

N57°08'53"E 260.00'

N85°08'21"W 300.00'

N71°09'13"E(NR) 290.64'

N37°47'10"E(NR) 383.23'

N05°42'52"W(NR) 270.00'

N21°05'37"W(NR) 270.00'

N60°09'50"W(NR) 315.00'

N09°24'12"E 195.00'

N79°40'24"W(NR) 350.00'

N35°32'08"W 158.82'

S02°20'29"W 250.00'

N87°55'17"W 240.21'

N87°16'49"E 310.00'

N19°52'24"E(NR) 300.00'

N29°27'46"W 282.62'

N61°55'35"E(NR) 280.00'

MATCHLINE SHEET 9

MATCHLINE SHEET 10

MATCHLINE SHEET 10

MATCHLINE SHEET 12

NO BUILD ZONE

(N89°25'43"W 207.75')

(N89°25'43"W 128.91')

(N89°25'43"W 197.14')

(N89°25'43"W 209.73')

(N89°25'43"W 88.88')

52
51,641 SQ. FT.

53
44,026 SQ. FT.

54
43,623 SQ. FT.

62
30,957 SQ. FT.

63
44,172 SQ. FT.

64
43,645 SQ. FT.

65
51,346 SQ. FT.

66
49,090 SQ. FT.

67
45,076 SQ. FT.

SAGE MESA WAY
URBAN LOCAL - (60' R.O.W.)

ESTATE RIDGE DR.
URBAN LOCAL - (60' R.O.W.)

NORTH

0 25 50 100
SCALE: 1" = 50'

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Develop\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 Utilities & Grading Plan.dwg [10-Util] 7/28/2020 2:48:47 PM biten

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

EXISTING 60' ACCESS & UTILITY EASEMENT REC. NO. 202158458. EASEMENT "B"

60'-0"

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

Provide centerline slope labels. Typical for a II grading sheets

CYPRESS MEADOW DR.
URBAN LOCAL - (60' R.O.W.)

SAGE MESA WAY
URBAN LOCAL - (60' R.O.W.)

SAGE MESA WAY
URBAN LOCAL - (60' R.O.W.)

HIGHLAND CREST DR.
URBAN LOCAL - (60' R.O.W.)

CYPRESS MEADOW DR.
URBAN LOCAL - (60' R.O.W.)

SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)

SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)

TRACT A
28.529 ACRES

TRACT A
28.529 ACRES

GAZEBO

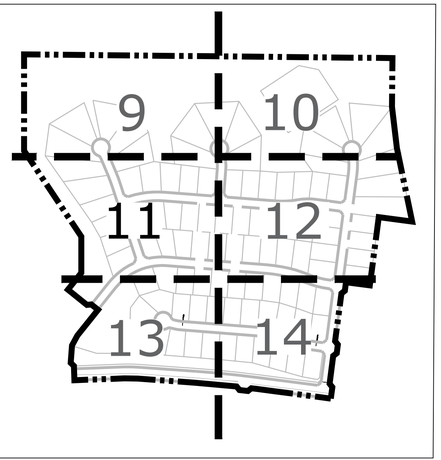
4' SOFT SURFACE TRAIL

6' CONC. SIDEWALK

MATCHLINE SHEET 9
MATCHLINE SHEET 11
MATCHLINE SHEET 12
MATCHLINE SHEET 13

40 55,529 SQ. FT.
39 48,602 SQ. FT.
38 45,741 SQ. FT.
37 30,801 SQ. FT.
36 26,391 SQ. FT.
35 24,700 SQ. FT.
34 24,475 SQ. FT.
44 44,696 SQ. FT.
45 28,119 SQ. FT.
46 27,868 SQ. FT.
47 27,434 SQ. FT.
48 25,083 SQ. FT.
49 24,205 SQ. FT.
50 44,622 SQ. FT.
55 22,858 SQ. FT.
87 22,204 SQ. FT.
88 23,684 SQ. FT.
89 23,601 SQ. FT.
90 23,138 SQ. FT.
91 23,272 SQ. FT.
92 23,400 SQ. FT.
93 23,400 SQ. FT.
94 23,400 SQ. FT.
86 22,149 SQ. FT.
85 23,400 SQ. FT.
84 23,400 SQ. FT.
83 23,400 SQ. FT.
33 26,114 SQ. FT.
32 26,058 SQ. FT.
31 22,800 SQ. FT.
30 22,800 SQ. FT.
29 22,800 SQ. FT.
28 22,800 SQ. FT.

KEY MAP



NORTH

0 25 50 100
SCALE: 1" = 50'

P:\GIL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Develop\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2\Utilities & Grading Plan.dwg [11-Util] 7/29/2020 12:52:15 PM Iten

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

GRADING & UTILITIES PLAN

SHEET TITLE

SHEET NUMBER

11
OF 23

PLAN FILE #

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

KEY MAP

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PLANNER / LANDSCAPE ARCHITECT

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PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

GRADING & UTILITIES PLAN

SHEET NUMBER

12 OF 23

PLAN FILE #

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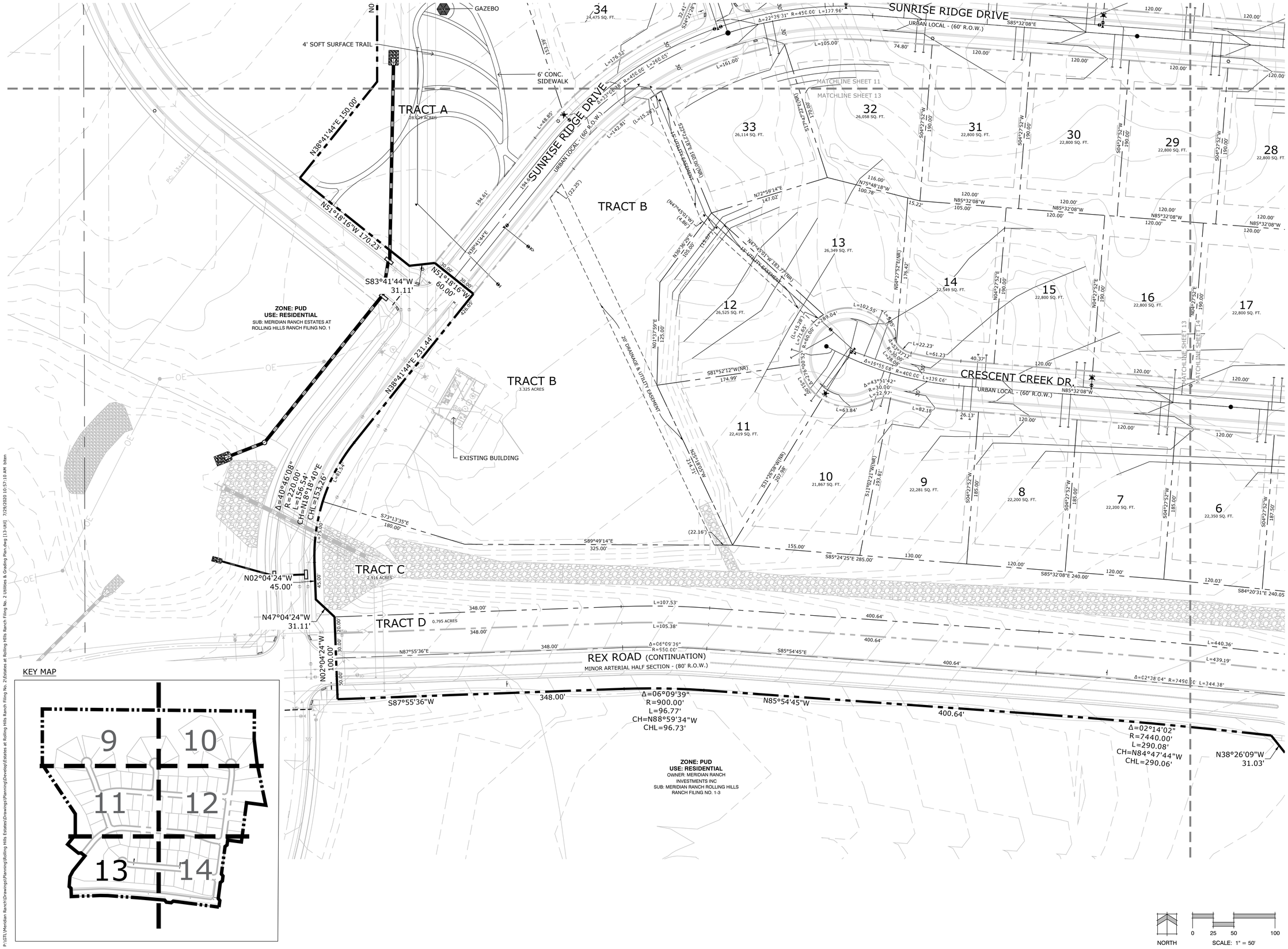

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IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

GRADING & UTILITIES PLAN

SHEET NUMBER

13 OF 23

PLAN FILE #

P:\GIS\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Develop\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 Utilities & Grading Plan.dwg [13-Util] 7/29/2020 10:57:10 AM biten

SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)

CRESCENT CREEK DR.
URBAN LOCAL - (60' R.O.W.)

REX ROAD (CONTINUATION)
RESIDENTIAL COLLECTOR - (80' R.O.W.)

ESTATE RIDGE DR.
URBAN COLLECTOR - (80' R.O.W.)

MATCHLINE SHEET 12
MATCHLINE SHEET 13
MATCHLINE SHEET 14

TRACT C
2.916 ACRES

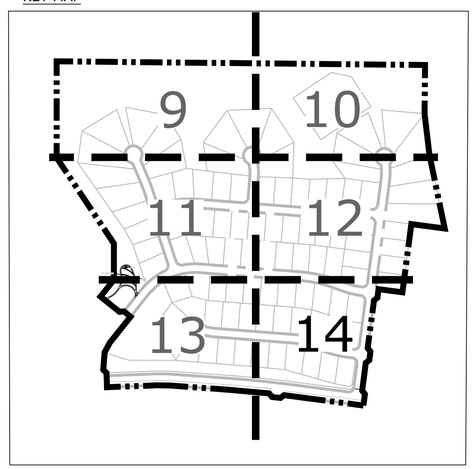
TRACT D
0.795 ACRES

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

ZONE: PUD
USE: RESIDENTIAL
OWNER: MERIDIAN RANCH INVESTMENTS INC
SUB: MERIDIAN RANCH ROLLING HILLS RANCH FILING NO. 1-3

The contour lines at this outfall does not appear to match the GEC or drainage report. Please revise accordingly.

KEY MAP



NORTH

0 25 50 100
SCALE: 1" = 50'

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IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

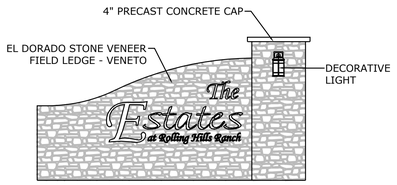
SHEET TITLE
GRADING & UTILITIES PLAN

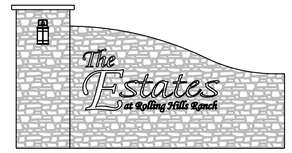
SHEET NUMBER
14
OF 23

PLAN FILE #

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Develop\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 Utilities & Grading Plan.dwg [14-Util] 7/28/2020 2:49:58 PM biten

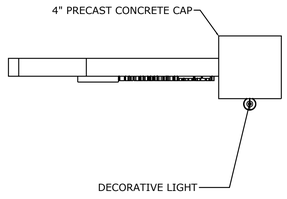
General note: signs will be permitted under a separate application. Sign design and placement is not conferred via approval of PUDSP plan.

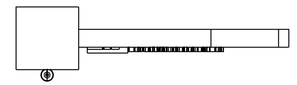




1/15 ENTRY SIGNAGE ELEVATION VIEW

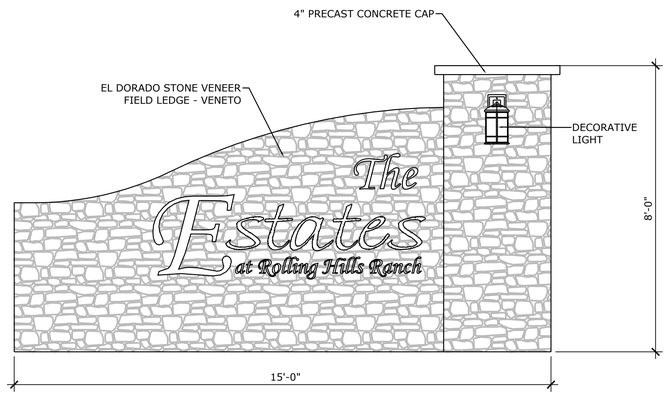
SCALE: NOT TO SCALE





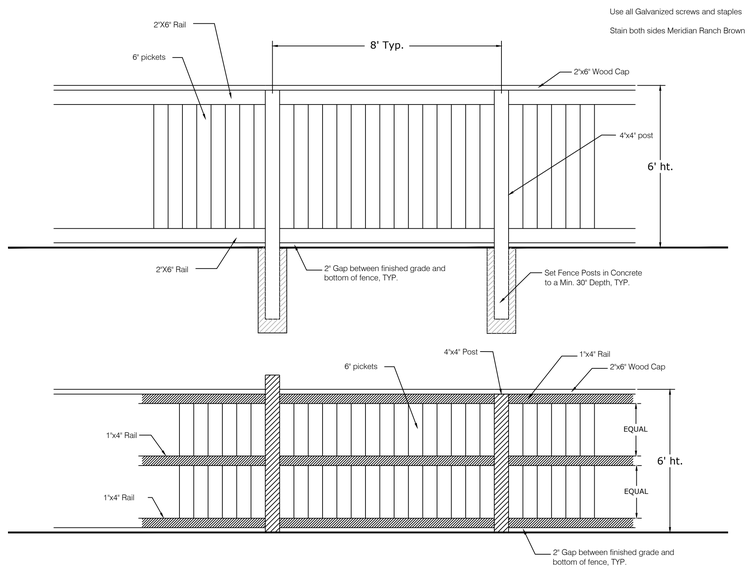
2/15 ENTRY SIGNAGE PLAN VIEW

SCALE: NOT TO SCALE



3/15 ENTRY SIGNAGE DETAIL

SCALE: NOT TO SCALE



4/15 WOOD FENCE DETAIL

SCALE: NOT TO SCALE

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

ENTRY SIGNAGE DETAILS

SHEET NUMBER

15 OF 23

PLAN FILE #

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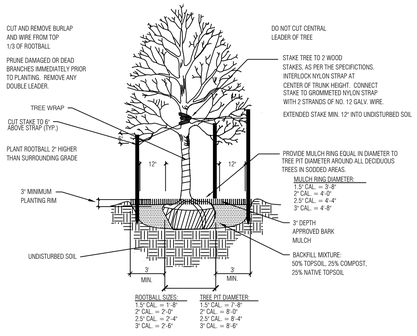
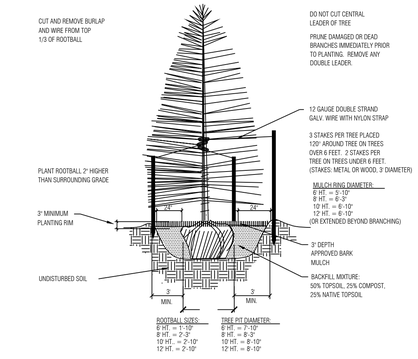


1
10

Deciduous Tree Planting Detail

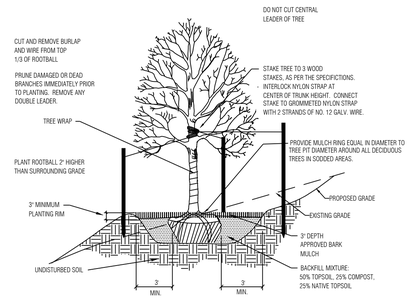
SCALE: NOT TO SCALE



2
10

Coniferous Tree Planting Detail

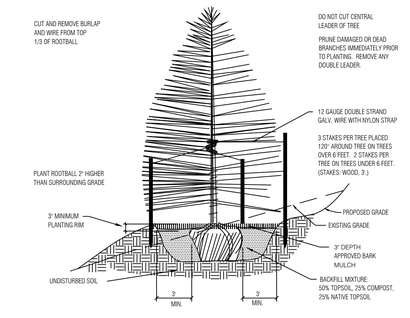
SCALE: NOT TO SCALE



3
10

Deciduous Tree Placement on Slope

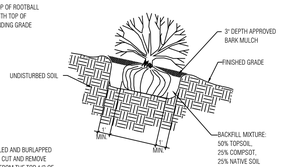
SCALE: NOT TO SCALE



4
10

Coniferous Tree Placement on Slope

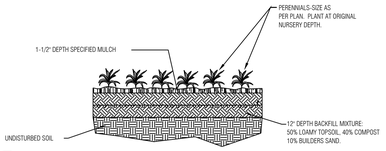
SCALE: NOT TO SCALE



5
10

Shrub Placement on Slopes

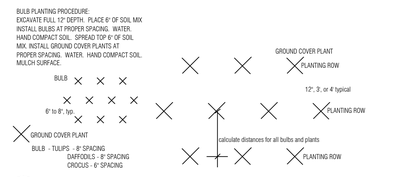
SCALE: NOT TO SCALE



6
10

Perennial / Groundcover Planting

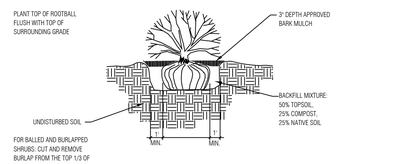
SCALE: NOT TO SCALE



7
10

Triangular Plant Spacing Diagram

SCALE: NOT TO SCALE



8
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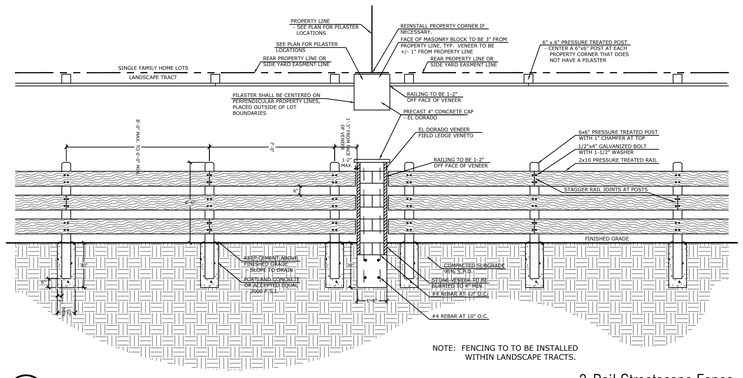
Shrub Planting Detail

SCALE: NOT TO SCALE



9
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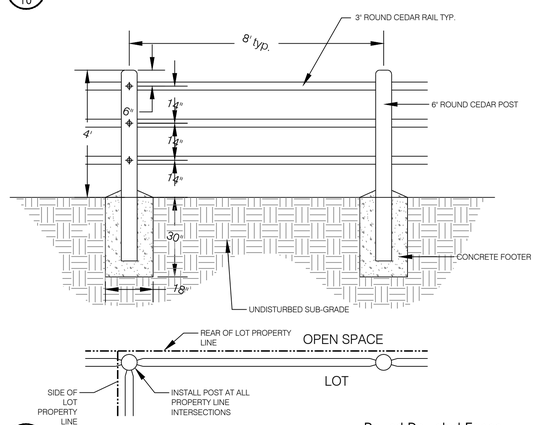
3-Rail Streetscape Fence

SCALE: NOT TO SCALE



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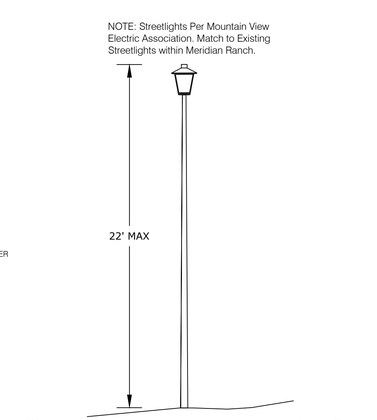
Round Doweled Fence



10
11

Light Detail

SCALE: NOT TO SCALE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Axf	7	Acer x freemanii `Jeffsred` / 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	Spiraea 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

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% 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: 98 Lots
- Total Area: 117.211 AC
- Total Tract Area: 38.825 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.

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE REVISION

SHEET TITLE

LANDSCAPE NOTES & DETAILS

SHEET NUMBER

16 OF 23

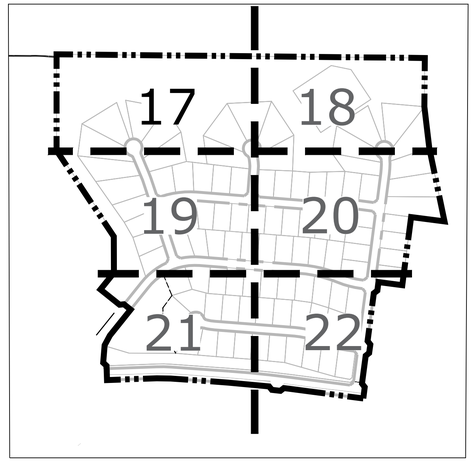
PLAN FILE #

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Final-land\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 LS Plan.dwg [16 - LS Details] 7/28/2020 2:51:44 PM biten

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



SECTION 18
S89°18'07"E
40.70'

SECTION 17

SECTION 19

SECTION 20

S89°25'43"E

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

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

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

N00°00'00"E 232.89'
N00°00'00"E 108.00'
N00°00'00"E

332.03'

6' CONCRETE WALK

6' CONCRETE WALK

6' DECOMPOSED GRANITE TRAIL

6' CONCRETE WALK

TRACT A
28,529 ACRES

TRACT A
28,529 ACRES

Pp(3)
Pp(3)
(3)Pn
(2)Pe
(1)Pn
Pe(2)
Pn(1)
Pe(3)
(2)Pn
(1)Pp
Pe(2)
Pn(1)
(2)Pn
(1)Pp

42
44,774 SQ. FT.

41
47,940 SQ. FT.

43
44,179 SQ. FT.

40
55,529 SQ. FT.

44
44,696 SQ. FT.

50
44,622 SQ. FT.

52
51,641 SQ. FT.

1
49,358 SQ. FT.

ROUND DOWELED FENCE BEGINS 25' BACK FROM WALK

ROUND DOWELED FENCE 24' RETURNS ON REAR SHARED LOT LINES TYP.

ROUND DOWELED FENCE

ROUND DOWELED FENCE 24' RETURNS ON REAR SHARED LOT LINES TYP.

ROUND DOWELED FENCE 24'

CYPRESS MEADOW DR.
URBAN LOCAL - (60' R.O.W.)

SAGE MESA WAY
URBAN LOCAL - (60' R.O.W.)

MATCHLINE SHEET 17

MATCHLINE SHEET 18

MATCHLINE SHEET 17

MATCHLINE SHEET 19

NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE REVISION

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

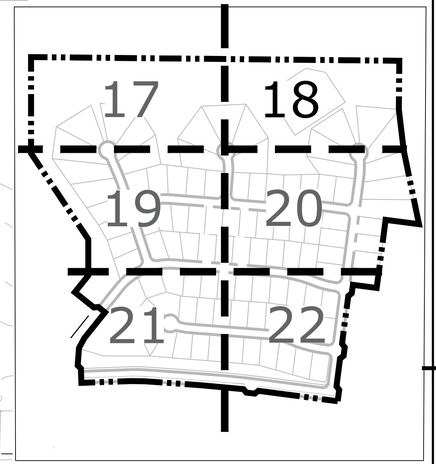
17 OF 23

PLAN FILE #

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



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

2532.88'

6' CONCRETE WALK
6' DECOMPOSED GRANITE TRAIL
6' CONCRETE WALK
6' DECOMPOSED GRANITE TRAIL

MATCHLINE SHEET 17
MATCHLINE SHEET 18

TRACT E
3.260 ACRES

TRACT A
28.529 ACRES

6' CONCRETE WALK

S00°34'17"W 340.00'

(1)Pp
(2)Pn
Pn(3)
(3)Pp
(1)Pe
Pp(3)
ROUND DOWELED FENCE

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

290.00'

52
51,641 SQ. FT.

ROUND DOWELED FENCE
24' RETURNS ON REAR
SHARED LOT LINES TYP.

Pe(2)
Pn(1)
ROUND DOWELED FENCE
24' RETURNS ON REAR
SHARED LOT LINES TYP.

65
51,346 SQ. FT.

Pe(3)

64
43,645 SQ. FT.

(3)Pe

53
44,026 SQ. FT.

ROUND DOWELED FENCE
BEGINS 25' BACK FROM WALK

S06°47'53"E

SAGE MESA WAY
URBAN LOCAL - (60' R.O.W.)

TRACT A
28.529 ACRES

66
49,090 SQ. FT.

63
44,172 SQ. FT.

ESTATE RIDGE DR.
URBAN LOCAL - (60' R.O.W.)

MATCHLINE SHEET 18
MATCHLINE SHEET 20

54
43,623 SQ. FT.

(2)Pn
Pn(2)
Pp(1)
(1)Pp
ROUND DOWELED FENCE
(3)Pe

62
30,957 SQ. FT.

67
45,076 SQ. FT.

525.00'

NORTH

0 25 50 100
SCALE: 1" = 50'

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ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

18 OF 23

PLAN FILE #

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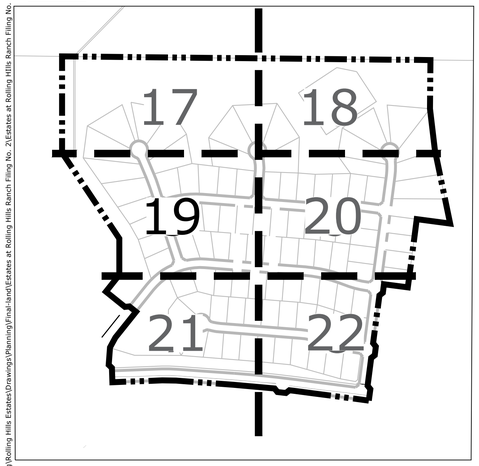
ZONE: PUD
USE: RESIDENTIAL
SUB: MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1

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



CYPRESS MEADOW DR.
URBAN LOCAL - (60' R.O.W.)

SAGE MESA WAY
URBAN LOCAL - (60' R.O.W.)

HIGHLAND CREST DR.
URBAN LOCAL - (60' R.O.W.)

SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)

CYPRESS MEADOW DR.
URBAN LOCAL - (60' R.O.W.)

ROUND DOWELED FENCE

ROUND DOWELED FENCE 24' RETURNS ON LOT LINES TYP.

(2)Pn

(1)Pp

N35°00'00"W 540.00'

N30°02'34"W 180.68'

N00°00'00"E 254.85'

N38°41'14"E 150.00'

TRACT A
28.529 ACRES

TRACT A
28.529 ACRES

GAZEBO

Pn(3)

4' SOFT SURFACE TRAIL

ROUND DOWELED FENCE (3)Pn

6' CONC. SIDEWALK

(3)Axf

WOOD FENCE SEE SHEET 15

ROUND DOWELED FENCE 24' RETURNS ON LOT LINES TYP.

SOD

Mp(5)

MATCHLINE SHEET 19

MATCHLINE SHEET 20

MATCHLINE SHEET 21

40	55,529 SQ. FT.	
39	48,602 SQ. FT.	
38	45,741 SQ. FT.	
37	30,801 SQ. FT.	
36	26,391 SQ. FT.	
35	24,700 SQ. FT.	
34	24,475 SQ. FT.	
33	26,114 SQ. FT.	
32	26,058 SQ. FT.	
31	22,800 SQ. FT.	
30	22,800 SQ. FT.	
29	22,800 SQ. FT.	
28	22,800 SQ. FT.	
44	44,696 SQ. FT.	
45	28,119 SQ. FT.	
46	27,868 SQ. FT.	
47	27,434 SQ. FT.	
48	25,083 SQ. FT.	
49	24,205 SQ. FT.	
50	44,622 SQ. FT.	
55	22,858 SQ. FT.	
87	22,204 SQ. FT.	
88	23,684 SQ. FT.	
86	22,149 SQ. FT.	
85	23,400 SQ. FT.	
84	23,400 SQ. FT.	
83	23,400 SQ. FT.	
89	23,601 SQ. FT.	
90	23,138 SQ. FT.	
91	23,272 SQ. FT.	
92	23,400 SQ. FT.	
93	23,400 SQ. FT.	
94	23,400 SQ. FT.	

NORTH

0 25 50 100
SCALE: 1" = 50'

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE REVISION

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

19 OF 23

PLAN FILE #

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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 -

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

KEY MAP

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DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

20 OF 23

PLAN FILE #

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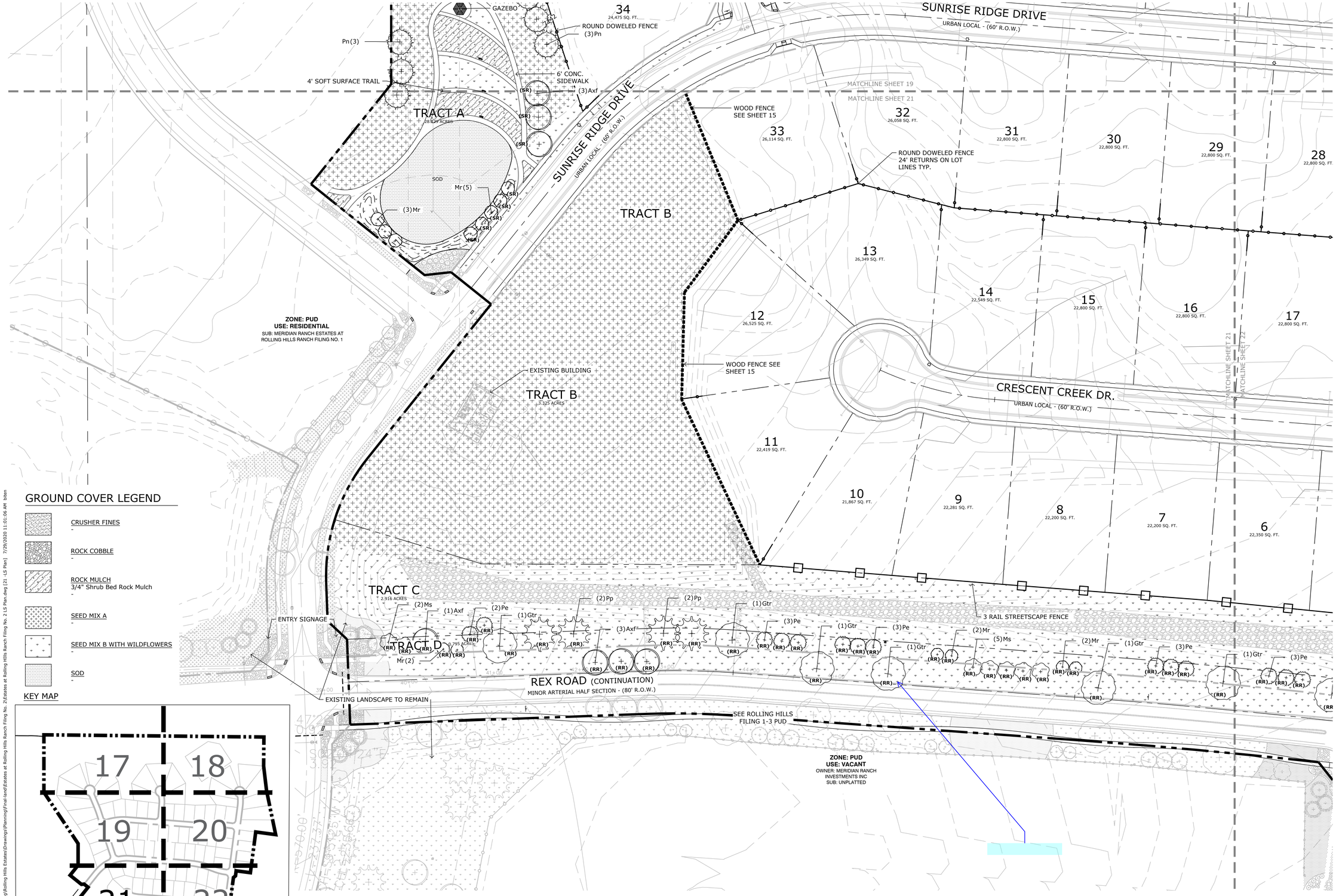
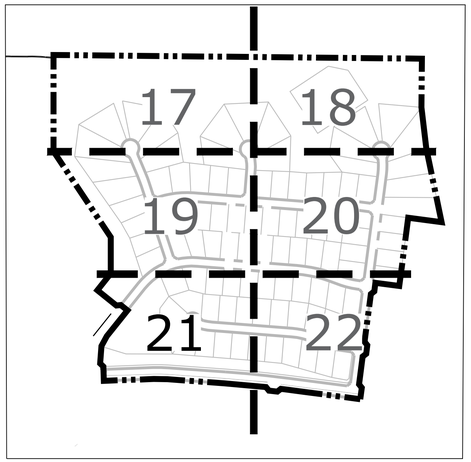


GROUND COVER LEGEND

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

KEY MAP



NORTH

0 25 50 100

SCALE: 1" = 50'

Land Planning
Landscape Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

21 OF 23

PLAN FILE #

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SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)

MATCHLINE SHEET 20
MATCHLINE SHEET 22

74
22,779 SQ. FT.

73
22,558 SQ. FT.

29
22,800 SQ. FT.

28
22,800 SQ. FT.

27
23,750 SQ. FT.

26
23,979 SQ. FT.

25
23,938 SQ. FT.

24
23,286 SQ. FT.

23
22,713 SQ. FT.

ROUND DOWELED FENCE
24' RETURNS ON LOT
LINES TYP.

ESTATE RIDGE DR.
URBAN LOCAL - (60' R.O.W.)

16
22,800 SQ. FT.

17
22,800 SQ. FT.

18
23,750 SQ. FT.

19
24,224 SQ. FT.

20
23,463 SQ. FT.

21
23,997 SQ. FT.

22
22,529 SQ. FT.

MATCHLINE SHEET 21
MATCHLINE SHEET 22

CRESCENT CREEK DR.
URBAN LOCAL - (60' R.O.W.)

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

7
22,200 SQ. FT.

6
22,350 SQ. FT.

5
22,650 SQ. FT.

4
25,027 SQ. FT.

3
24,571 SQ. FT.

2
23,609 SQ. FT.

1
23,682 SQ. FT.

3 RAIL STREETSCAPE FENCE

(5)Pp

(1)Gtr (3)Pe (RR)

TRACT C
2.916 ACRES

(3)Mr (1)Gtr (RR)

TRACT D
0.794 ACRES

(3)Ms

ENTRY SIGNAGE

Gtr(1)

REX ROAD (CONTINUATION)
RESIDENTIAL COLLECTOR - (80' R.O.W.)

Rag(20)
Sni(10)
Jbc(15)
Cbr(11)

SEE ROLLING HILLS FILING 1-3 PUD

Please rename as an Urban Minor Arterial half section

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

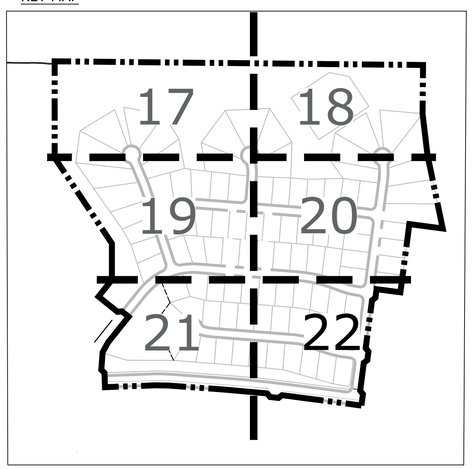
NORTH

0 25 50 100
SCALE: 1" = 50'

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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PROJECT INFO

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PROJECT MGR: J. ROMERO
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SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE REVISION

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

22
OF 23

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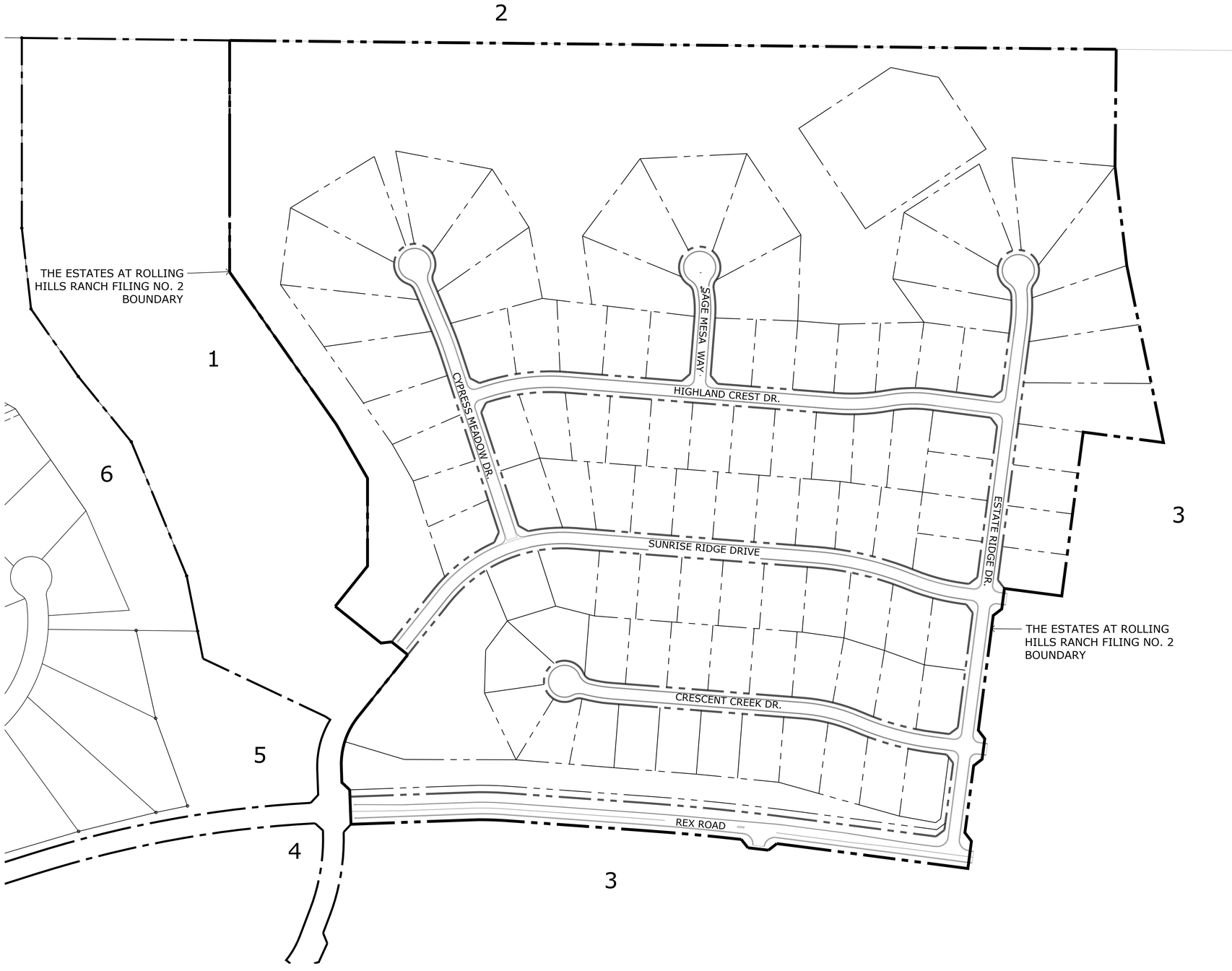
ADJACENT PROPERTY OWNERS:

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



NORTH

0 75 150 300
SCALE: 1" = 150'

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ADJACENT OWNERS

SHEET NUMBER

23
OF 23

PLAN FILE #

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