

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

DATE: 07/28/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

ENTITLEMENT

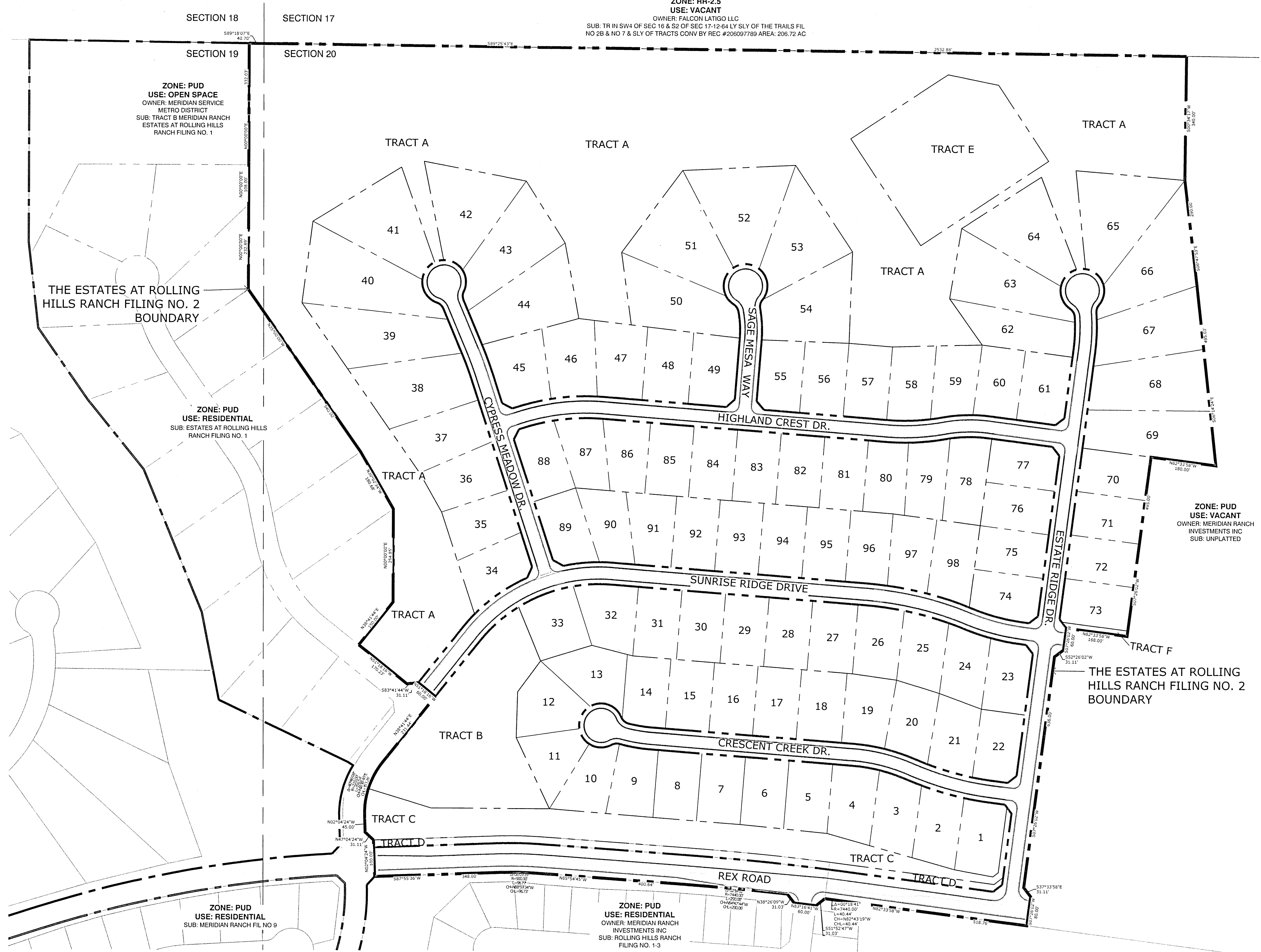
DATE	BY	DESCRIPTION

LEGAL PLAN

2
OF 23

PUD SP 20-004

ZONE: RR-2.5
USE: VACANT
OWNER: FALCON LATIGO LLC
SUB: TR IN SW4 OF SEC 18 & S2 OF SEC 17 1/2 64 LY SLY OF THE TRAILS FIL NO 2B & NO 7 & SLY OF TRACTS CONV BY REG #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 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. 221714711 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°54'17"W A DISTANCE OF 340.00 FEET;
4. THENCE S06°47'53"E A DISTANCE OF 290.00 FEET;
5. THENCE S06°14'24"E A DISTANCE OF 495.03 FEET;
6. THENCE N82°33'58"W A DISTANCE OF 168.00 FEET;
7. THENCE S07°26'02"W A DISTANCE OF 495.00 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°26'00"W A DISTANCE OF 31.11 FEET;
11. THENCE S07°26'02"W A DISTANCE OF 636.00 FEET;
12. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
13. THENCE S07°26'02"W A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ROLLING HILLS RANCH FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY;

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

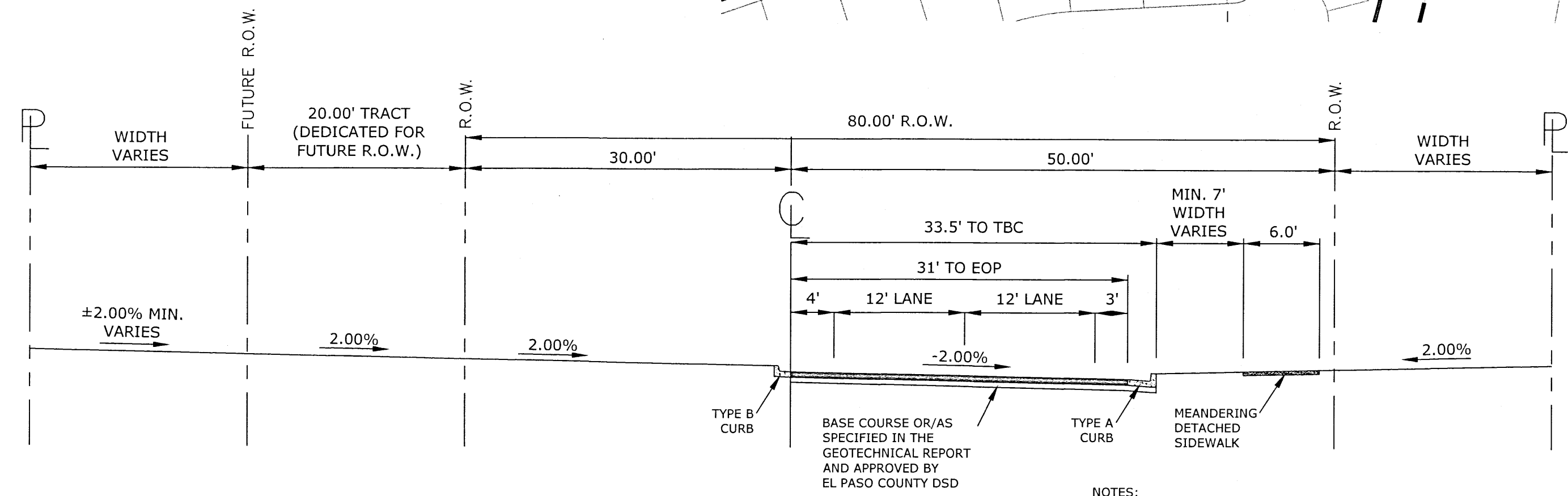
14. THENCE N82°33'58"W A DISTANCE OF 518.76 FEET TO A CURVE TO THE LEFT;
15. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 00°18'41", AN ARC LENGTH OF 40.44 FEET, WHOSE LONG CHORD BEARS N82°43'19"W A DISTANCE OF 40.44 FEET;
16. THENCE S51°52'47"W A DISTANCE OF 31.03 FEET;
17. THENCE N83°16'41"W A DISTANCE OF 60.00 FEET;
18. THENCE N38°26'09"W A DISTANCE OF 31.03 FEET TO A NON-TANGENT CURVE TO THE LEFT;
19. 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;
20. THENCE N85°54'45"W A DISTANCE OF 400.64 FEET TO A CURVE TO THE LEFT;
21. 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;
22. 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:

23. THENCE N02°04'24"W A DISTANCE OF 100.00 FEET;
24. THENCE N47°04'24"W A DISTANCE OF 31.11 FEET;
25. THENCE N02°04'24"W A DISTANCE OF 45.00 FEET TO A CURVE TO THE RIGHT;
26. 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;
27. THENCE N38°41'44"E A DISTANCE OF 231.44 FEET;
28. THENCE N51°18'16"W A DISTANCE OF 60.00 FEET;
29. THENCE S83°41'44"W A DISTANCE OF 31.11 FEET;
30. THENCE N51°18'16"W A DISTANCE OF 170.23 FEET;
31. THENCE N38°41'44"E A DISTANCE OF 150.00 FEET;
32. THENCE N00°00'00"E A DISTANCE OF 254.05 FEET;
33. THENCE N30°02'34"W A DISTANCE OF 180.68 FEET;
34. THENCE N35°00'00"W A DISTANCE OF 540.00 FEET;
35. THENCE N00°00'00"E A DISTANCE OF 232.89 FEET;
36. THENCE N00°00'00"E A DISTANCE OF 108.00 FEET;
37. THENCE N00°00'00"E A DISTANCE OF 332.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 116.815 ACRES, MORE OR LESS.

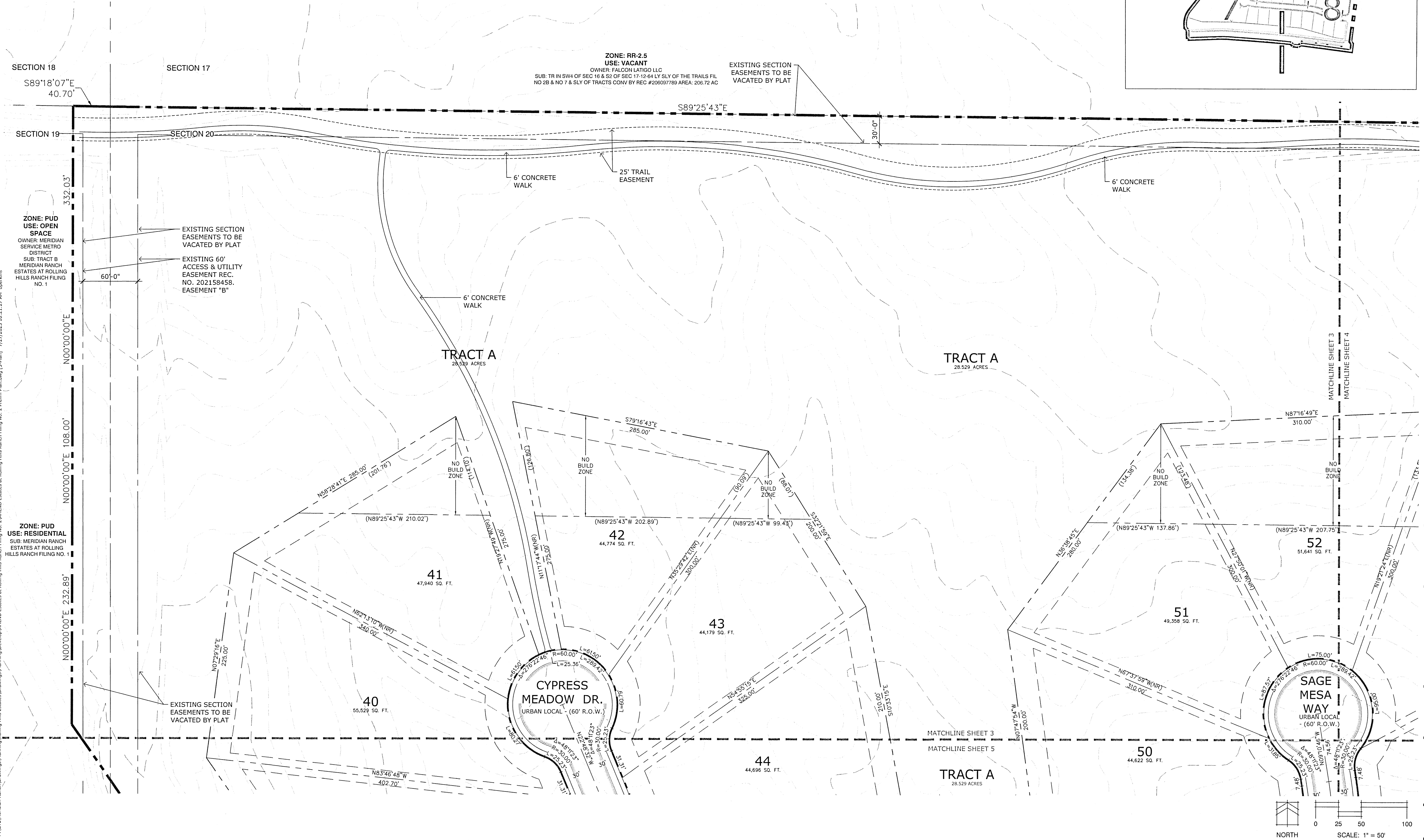
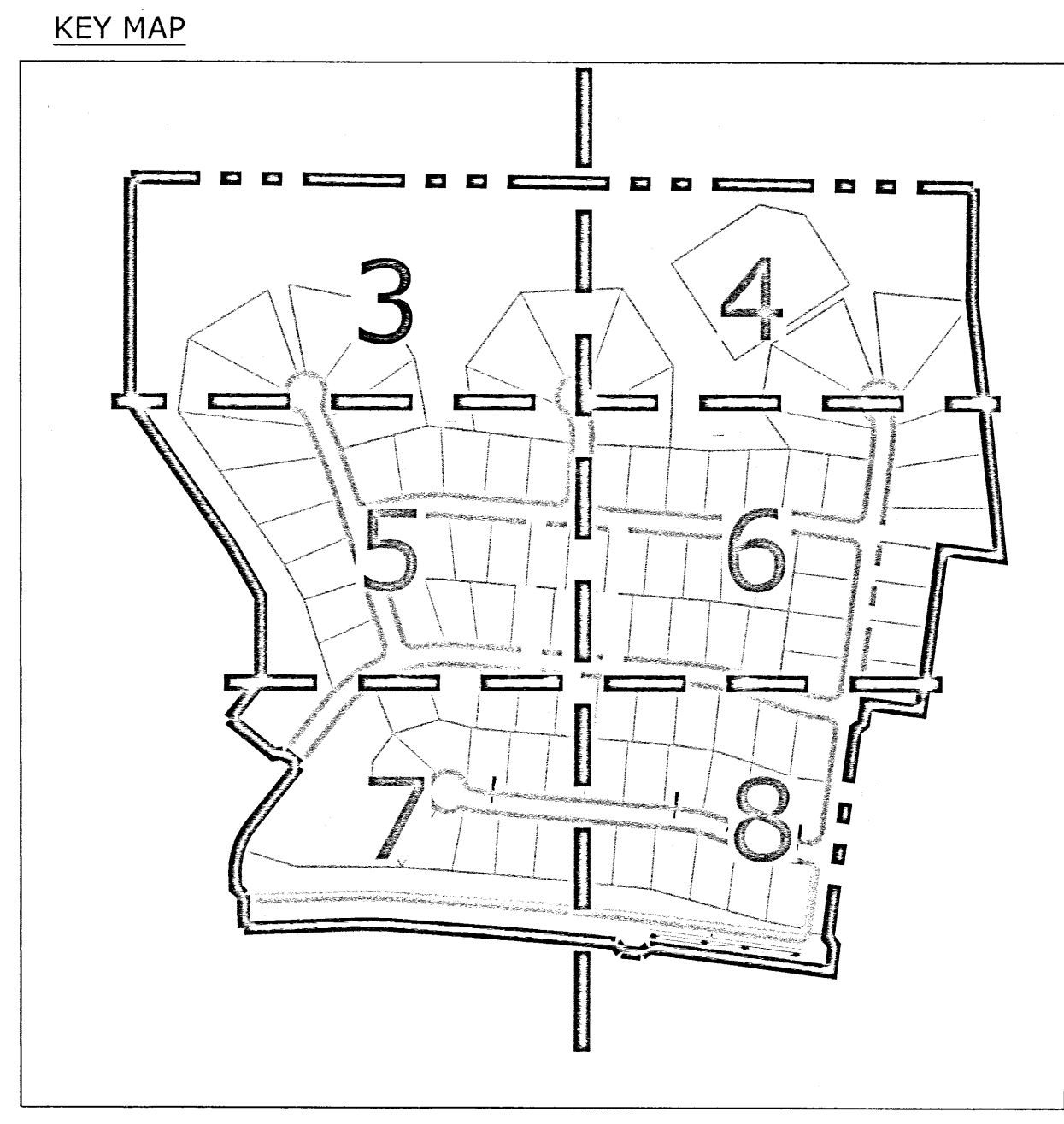
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).



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

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

P:\01\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\AMEND ESTATES AT ROLLING HILLS RANCH FILING NO. 2\Plan\Plan.dwg 7/27/2023 10:21:16 AM bperkins



THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07/28/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

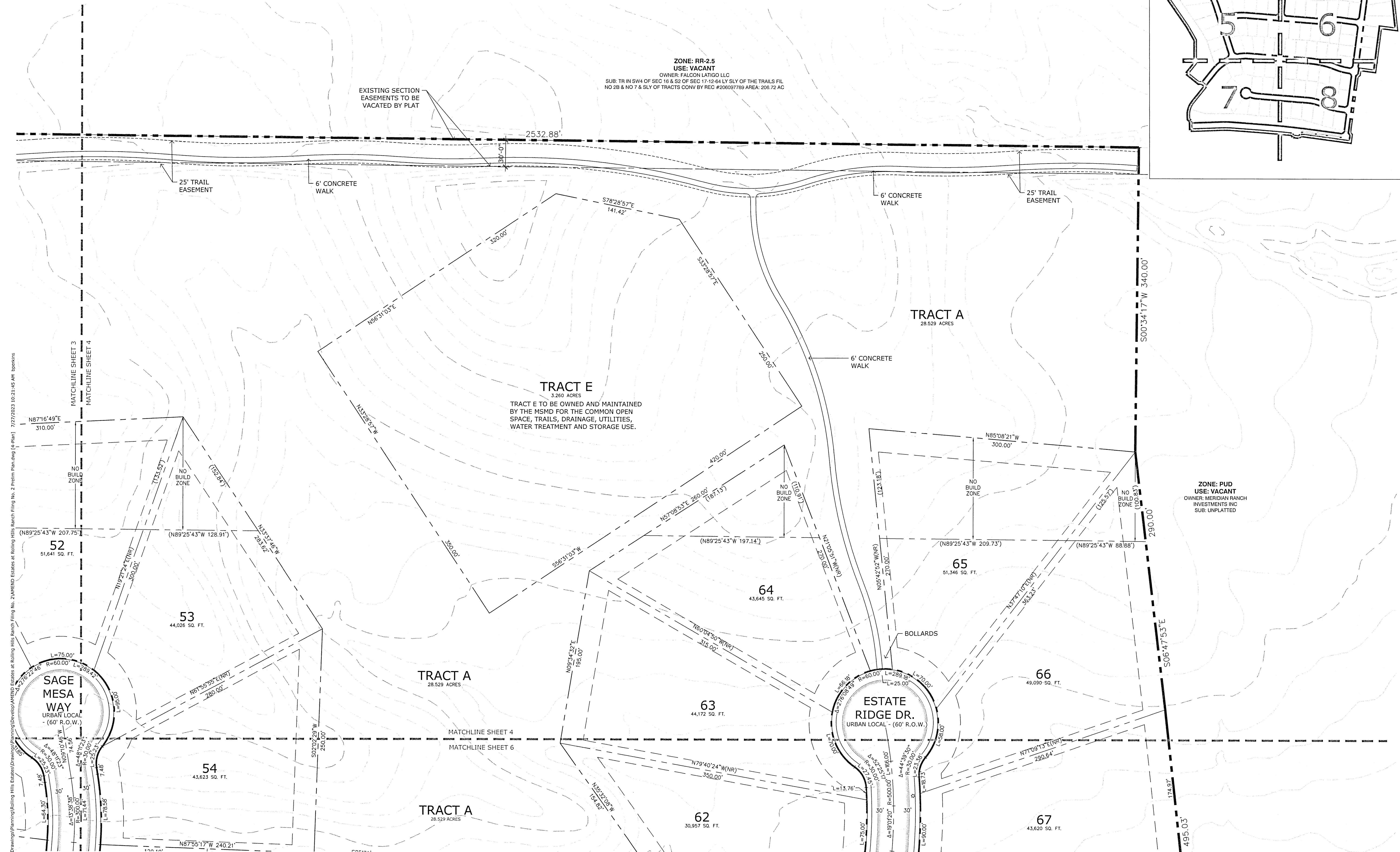
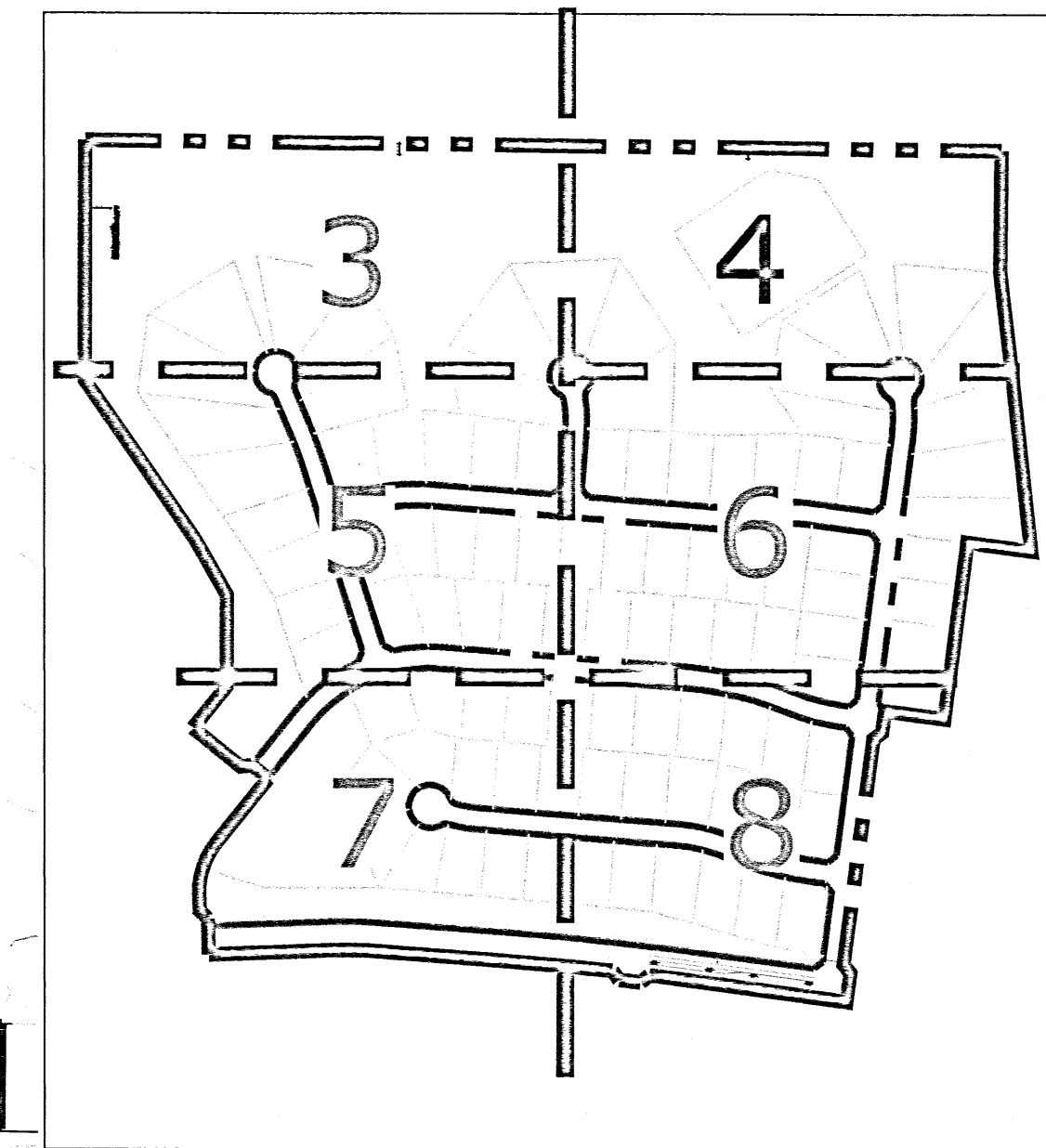
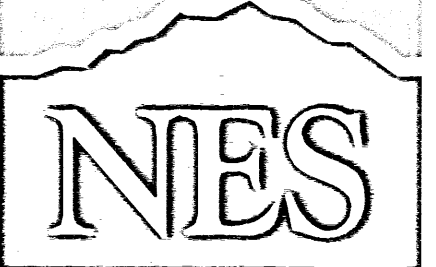
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

SITE PLAN

3
OF 23

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\AHEND\Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg [3-Plan] 7/27/2023 10:21:27 AM bperkins



THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07/28/2023
PROJECT MGR: A. BARLOW
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ENTITLEMENT

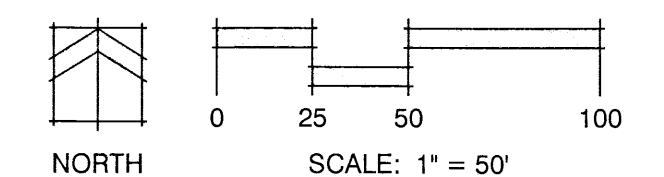
DATE: BY: DESCRIPTION:

SITE PLAN

4

OF 23

PUD SP 20-004



P:\CTU\Medidian Ranch\Drawings\Rolling Hills Estates\AMEND\Rolling Hills Ranch Filing No. 2\AMEND Estates at Rolling Hills Ranch Filing No. 2\Main Plan.dwg [p.44] 7/27/2023 10:21:45 AM bperkins



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THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07/28/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

SITE PLAN

5
OF
23

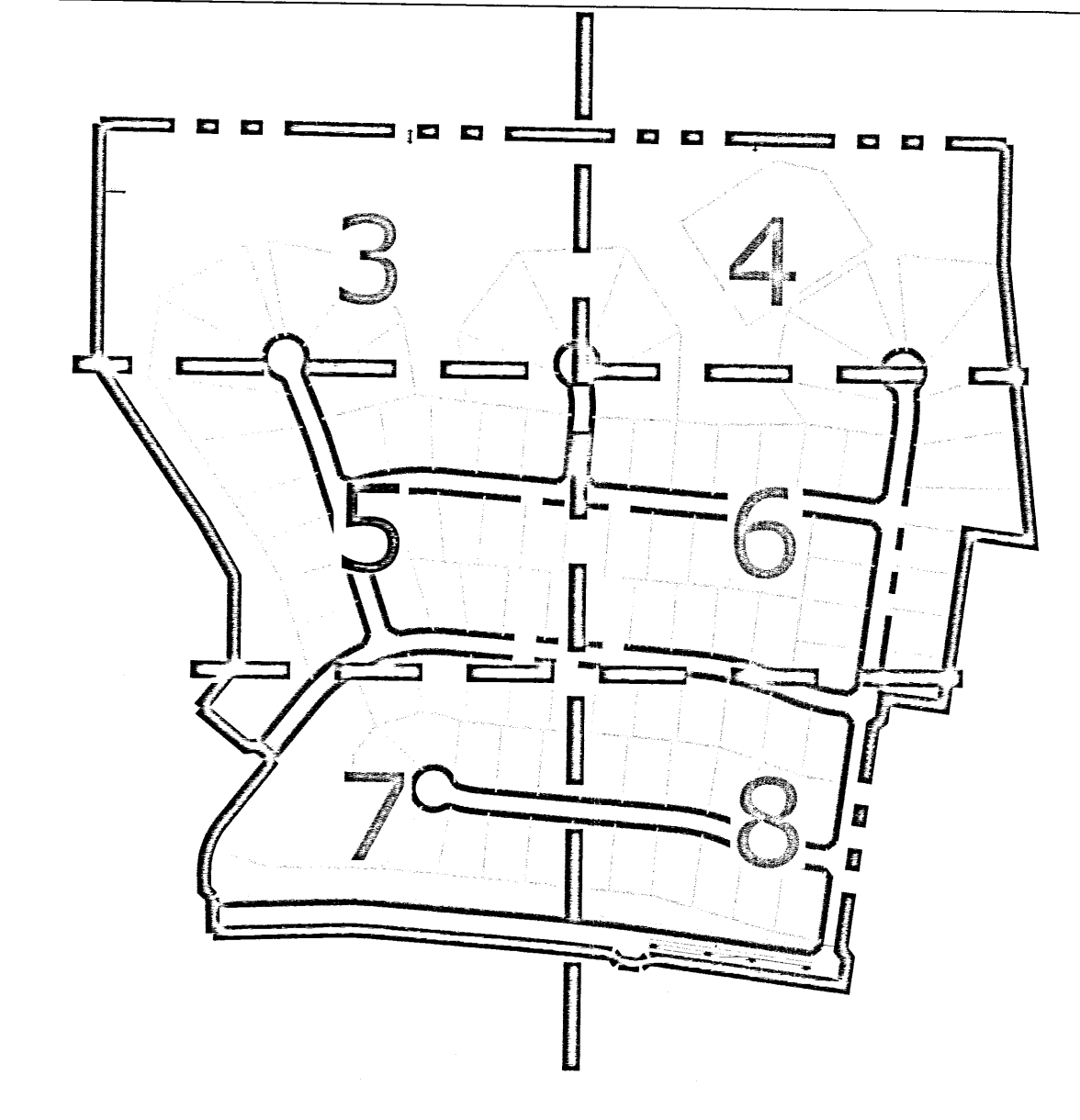
PUD SP 20-004



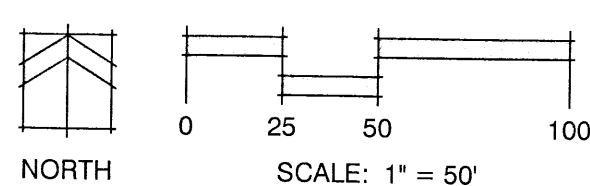
EXISTING SECTION
EASEMENTS TO BE
VACATED BY PLAT

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

KEY MAP



P:\01\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Development\AMEND Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg (B.mari) 7/27/2023 10:22:00 AM bperkins





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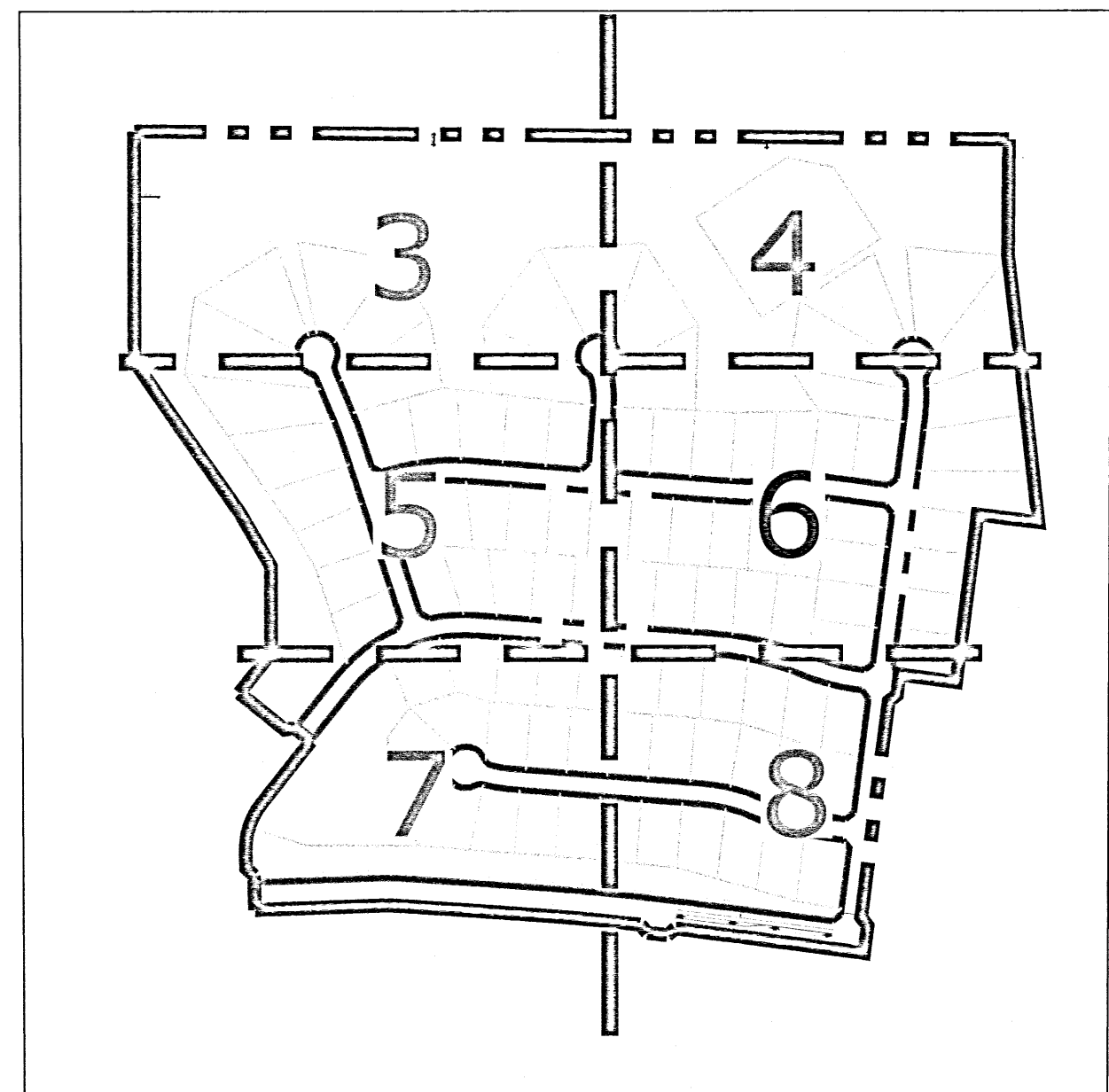
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THE ESTATES AT ROLLING HILLS RANCH
FILING NO. 2

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07/28/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

KEY MAP



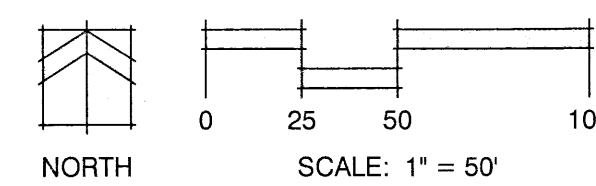
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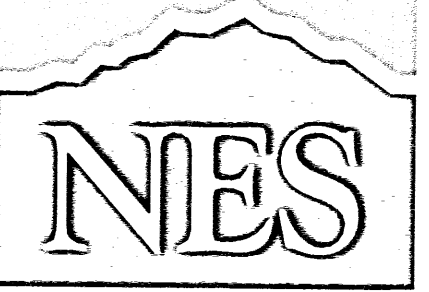
SITE PLAN

6
OF 23

PUD SP 20-004



P:\GTM\Meridian Ranch\Drawings\Planning\Development\AREED Estates at Rolling Hills Ranch Filing No. 2\AREED Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg (6-Plan) 7/27/2023 10:22:17 AM bperkins



PLANNING LANDSCAPE ARCHITECTURE ASSOCIATION

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

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07/28/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

ENTITLEMENT

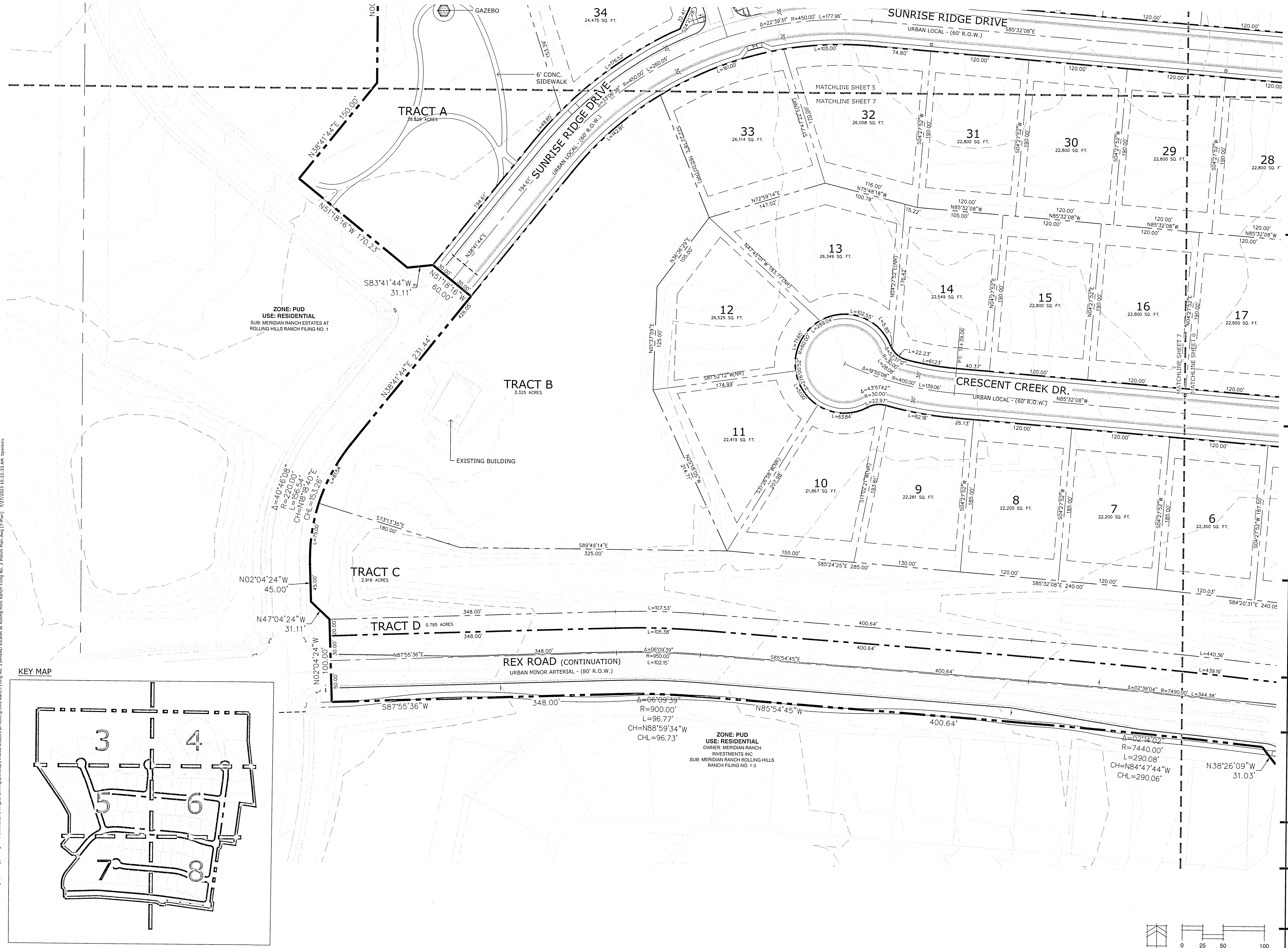
DATE: BY: DESCRIPTION:

SITE PLAN

7

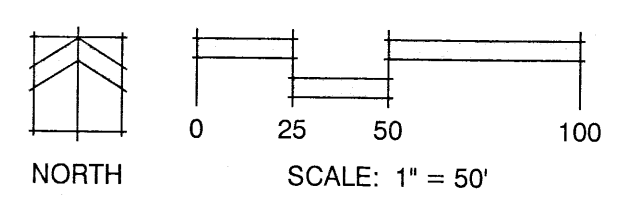
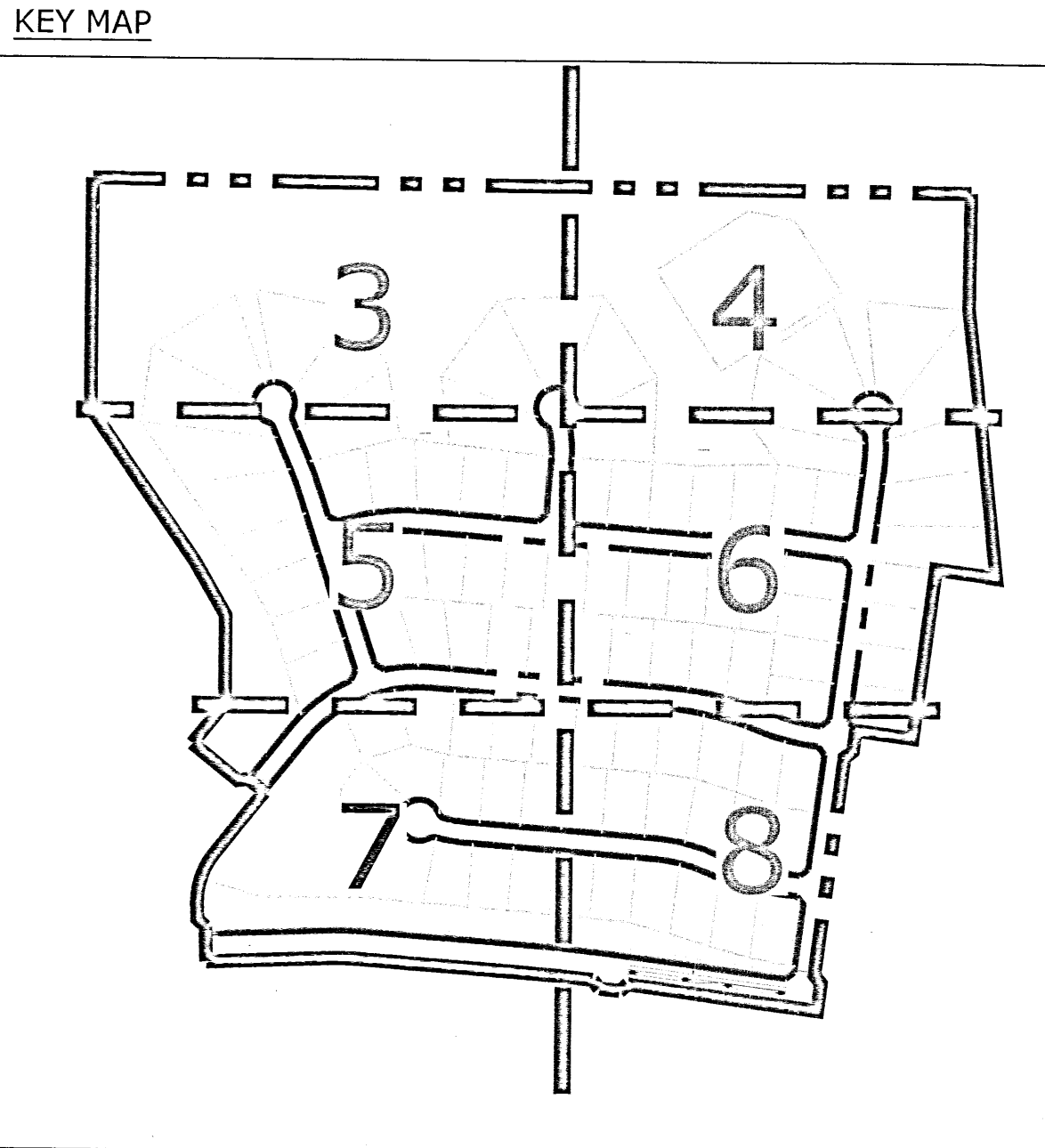
OF 23

PUD SP 20-004

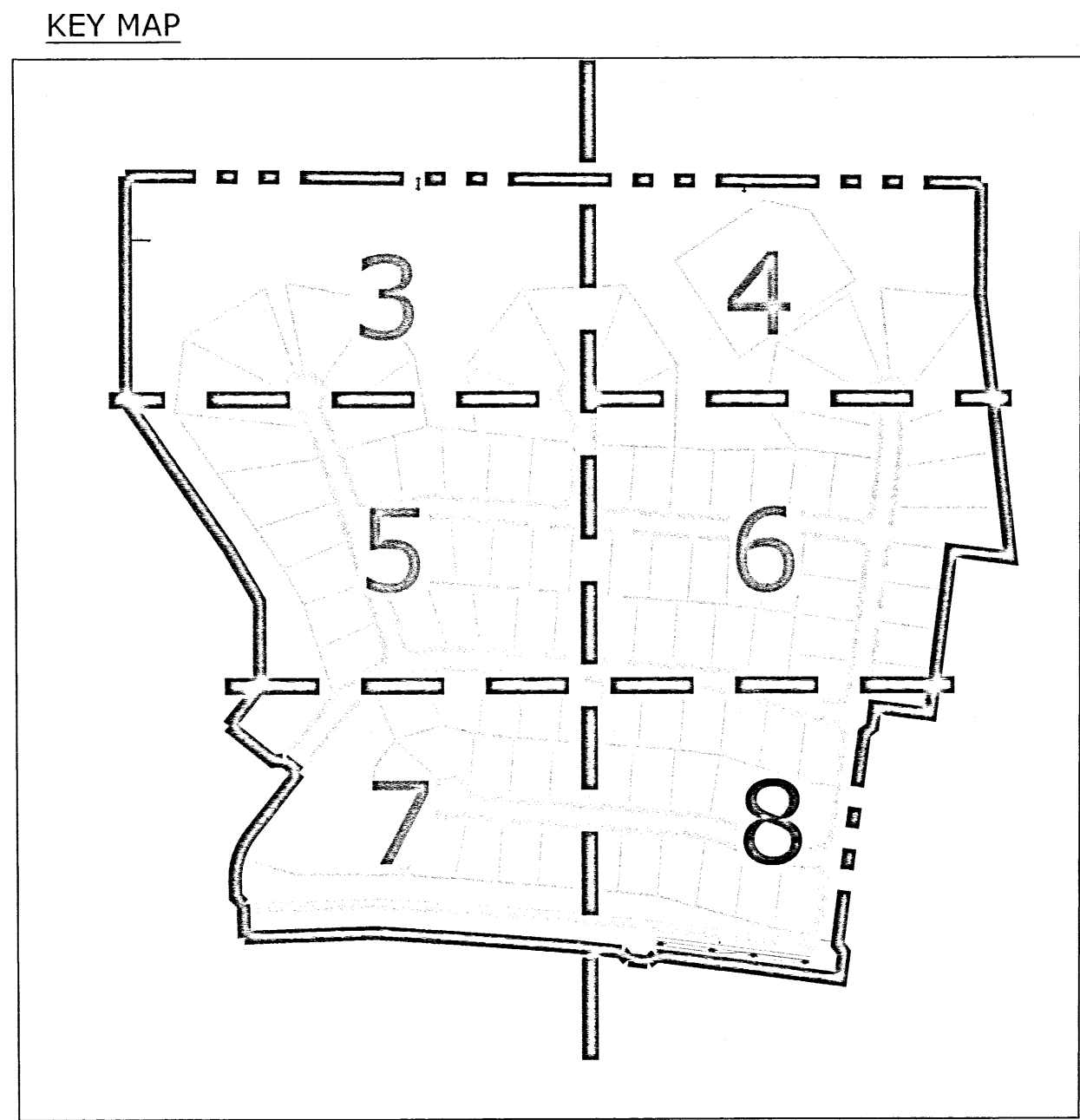
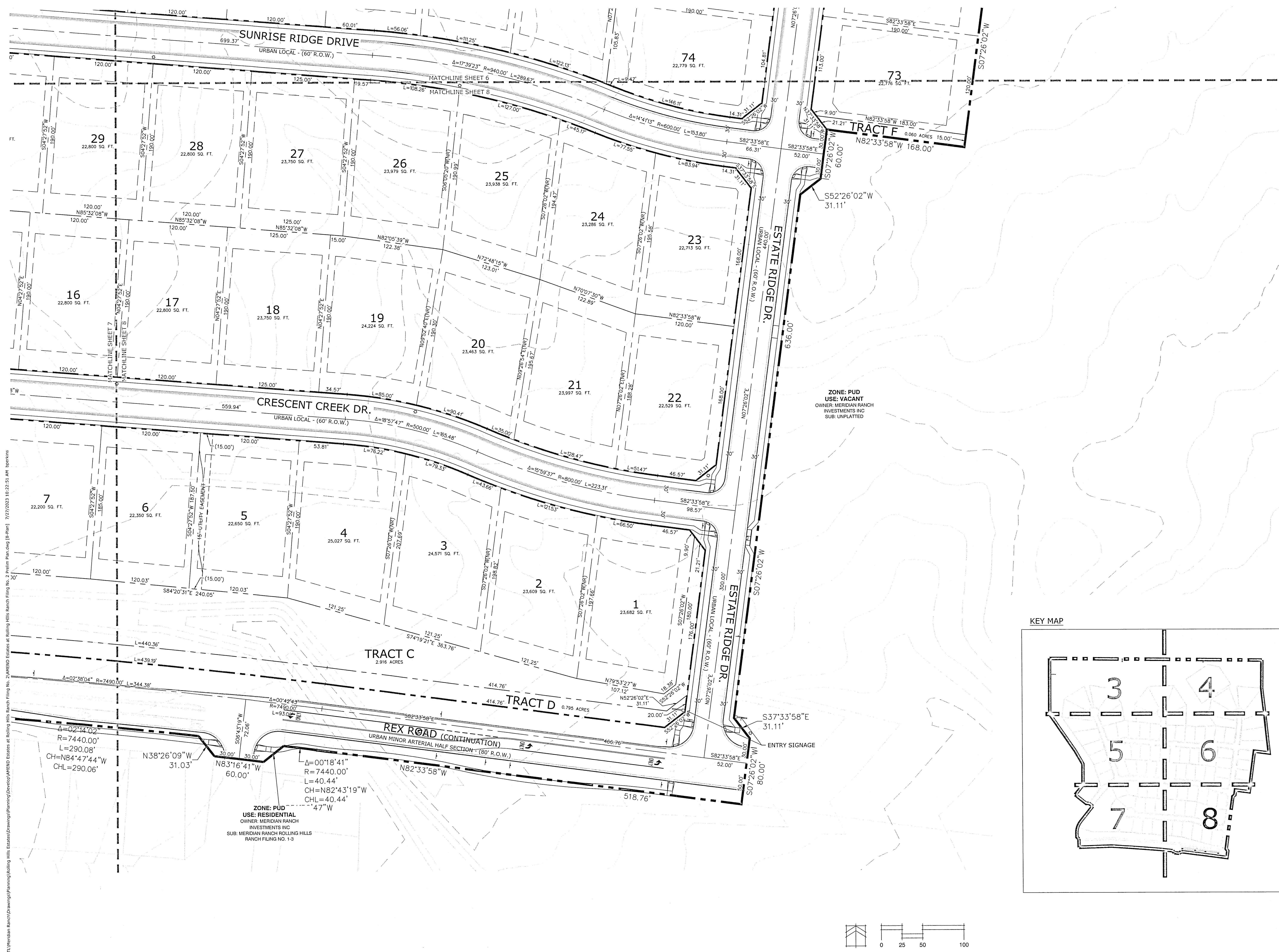


ZONE: PUD
USE: RESIDENTIAL
SUB: MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1

EXISTING BUILDING



P:\UTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Development\AMEND Estates at Rolling Hills Ranch Filing No. 2\AMEND Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg (7/28/2023 10:23:33 AM) bperkins



Land Planning
Landscape Architecture
Urban Design

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

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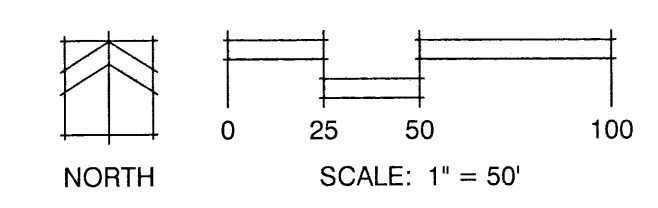
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

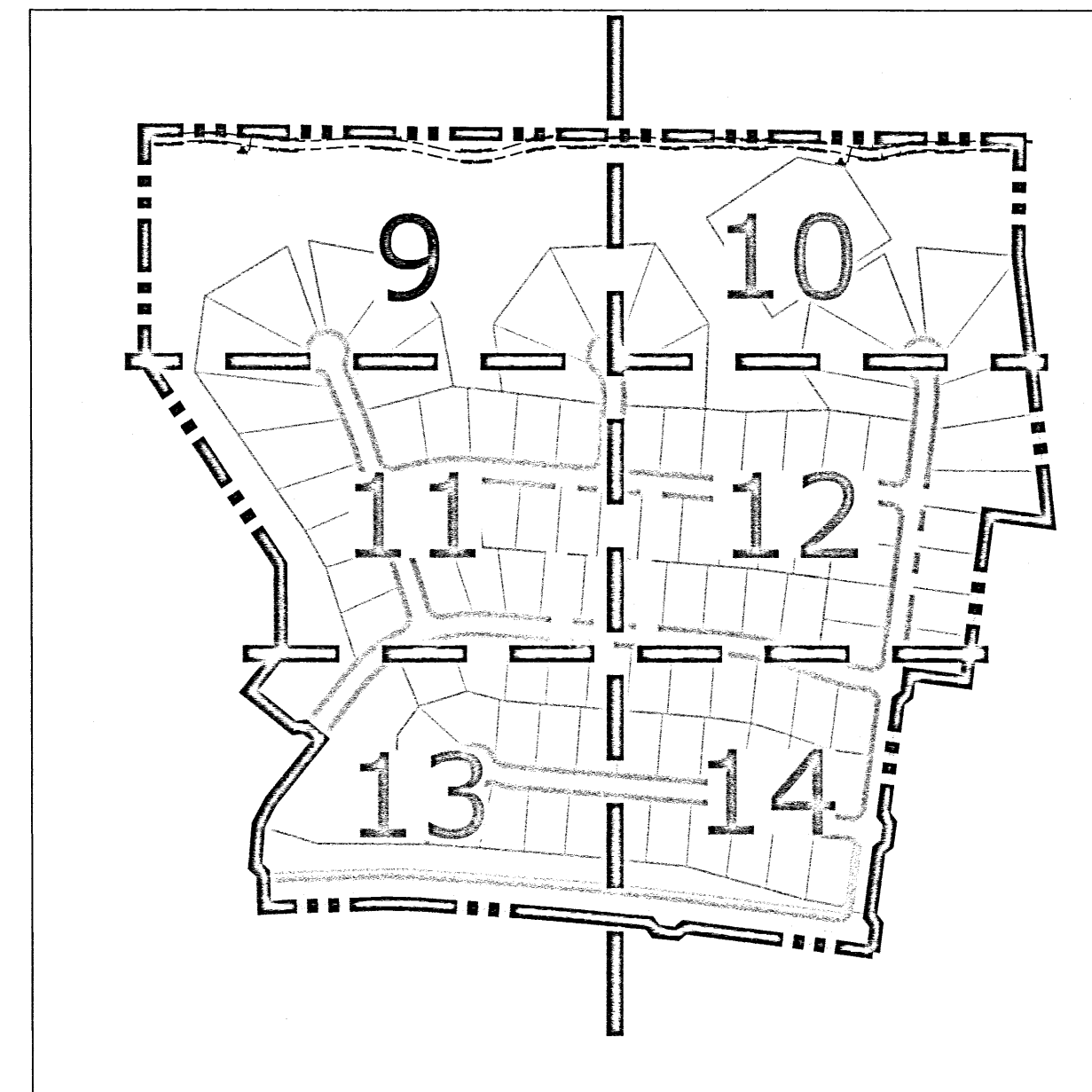
SITE PLAN

8
OF
23
PUD SP 20-004

P:\GTA\Meridian Ranch\Drawings\Planning\Rolling Hills Estates at Rolling Hills Ranch Filing No. 2\Arenid\Arenid Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg (B-Plan) 7/27/2023 10:12:51 AM bperkins



KEY MAP



Land Planning
Landscape
Architecture
Urban Design



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PLANNER / LANDSCAPE ARCHITECT
N.E.S. INC. / ARCHITECT
N.E.S. INC. / ARCHITECT

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

DATE: 07/28/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

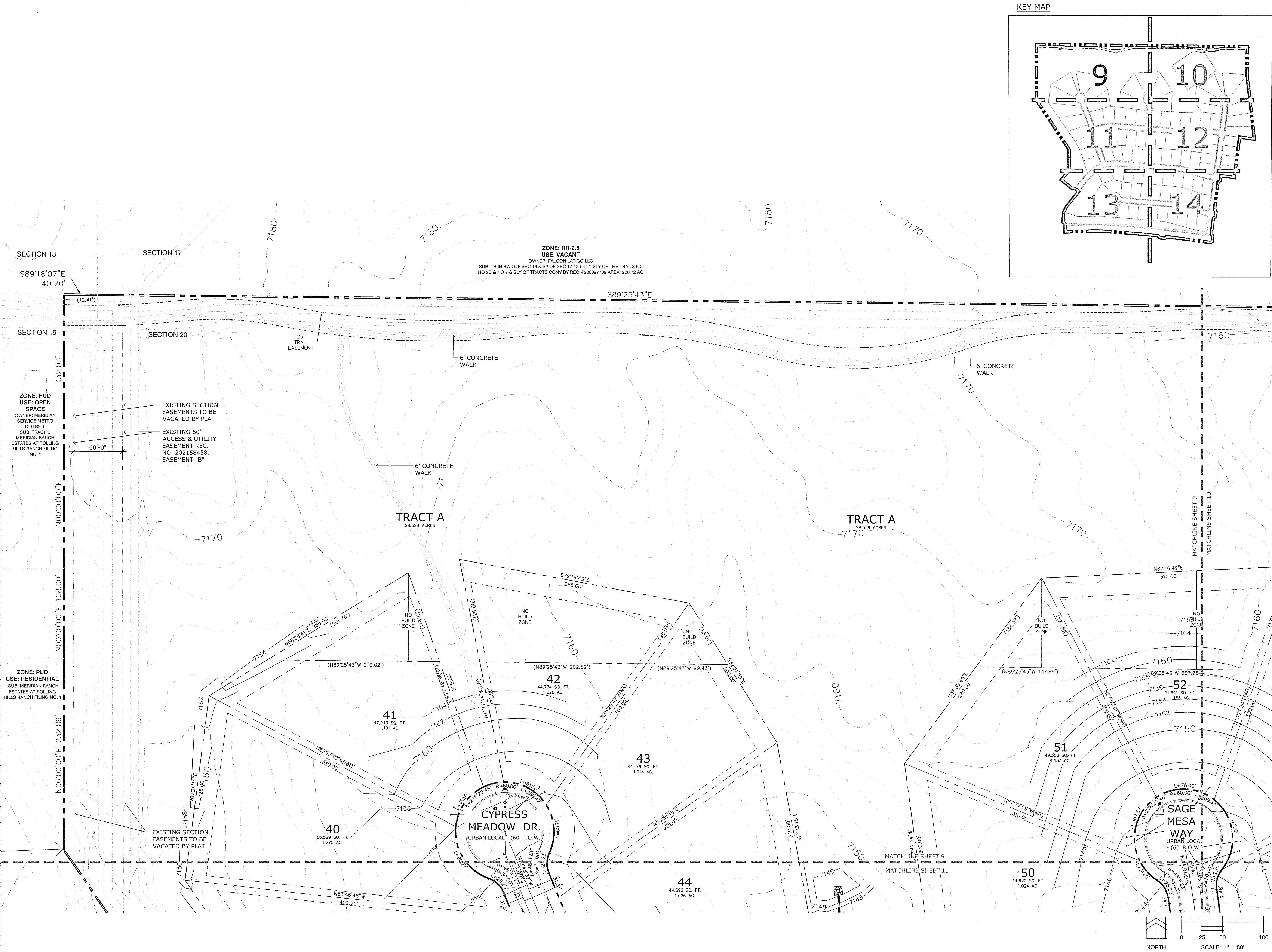
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PRELIMINARY GRADING & UTILITIES PLAN

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OF 23

PUD SP 20-004



P:\VOTL\Meridian Ranch\Drawings\Planning\Development\Amendment Estates at Rolling Hills Ranch Filing No. 2\AMEND Estates at Rolling Hills Ranch Filing No. 2 Utilities & Grading Plan.dwg [9-Jan] 7/27/2023 10:23:52 AM bperkins

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

ZONE: RR-2.5
USE: VACANT
OWNER: FALCON LATIGO LLC
SUB: TR IN SW1/4 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 #236097789 AREA: 206.72 AC

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT
EXISTING 60' ACCESS & UTILITY EASEMENT REC. NO. 202158458. EASEMENT "B"

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

NORTH
SCALE: 1" = 50'

Land Planning
 Landscape Architecture
 Urban Design



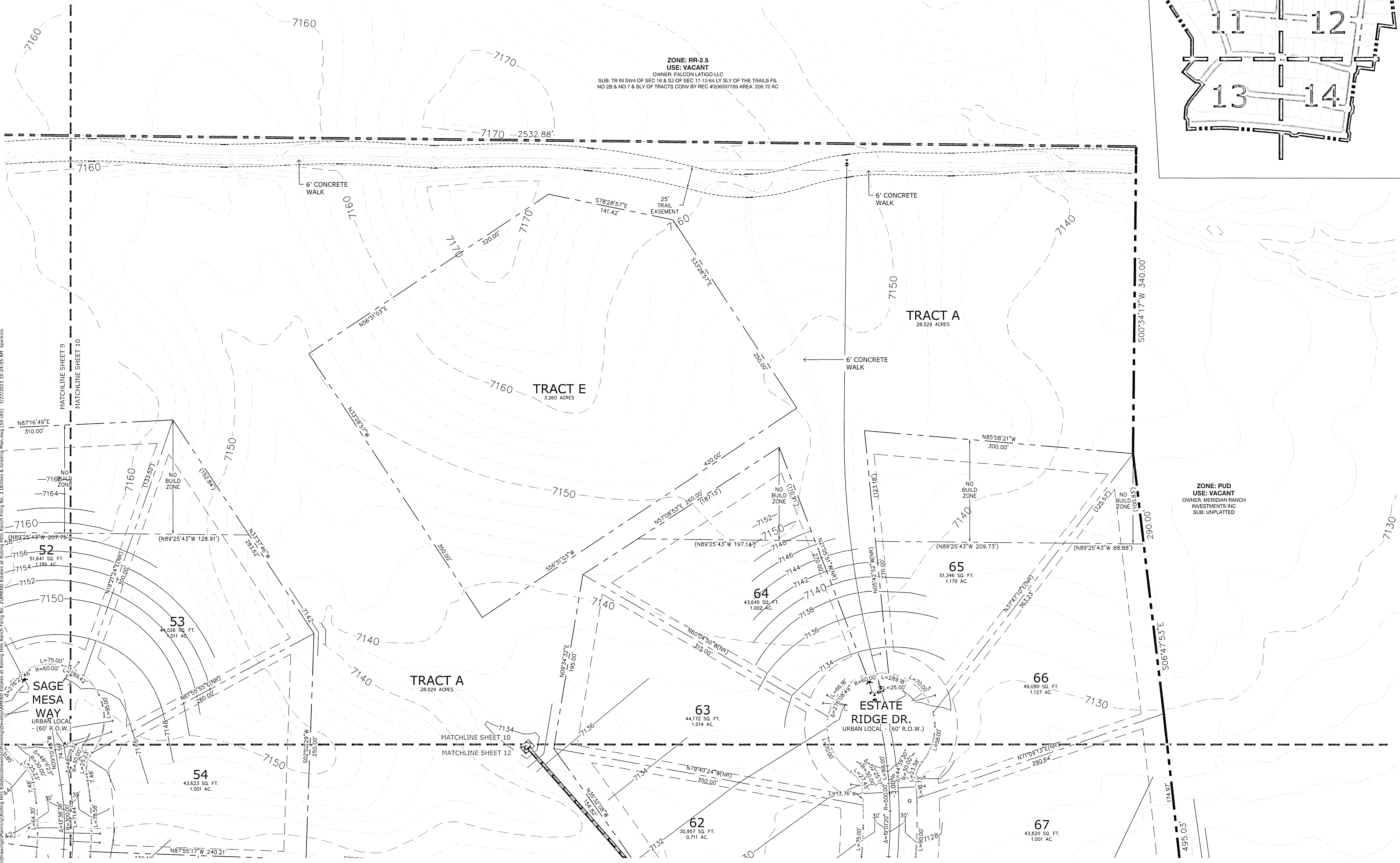
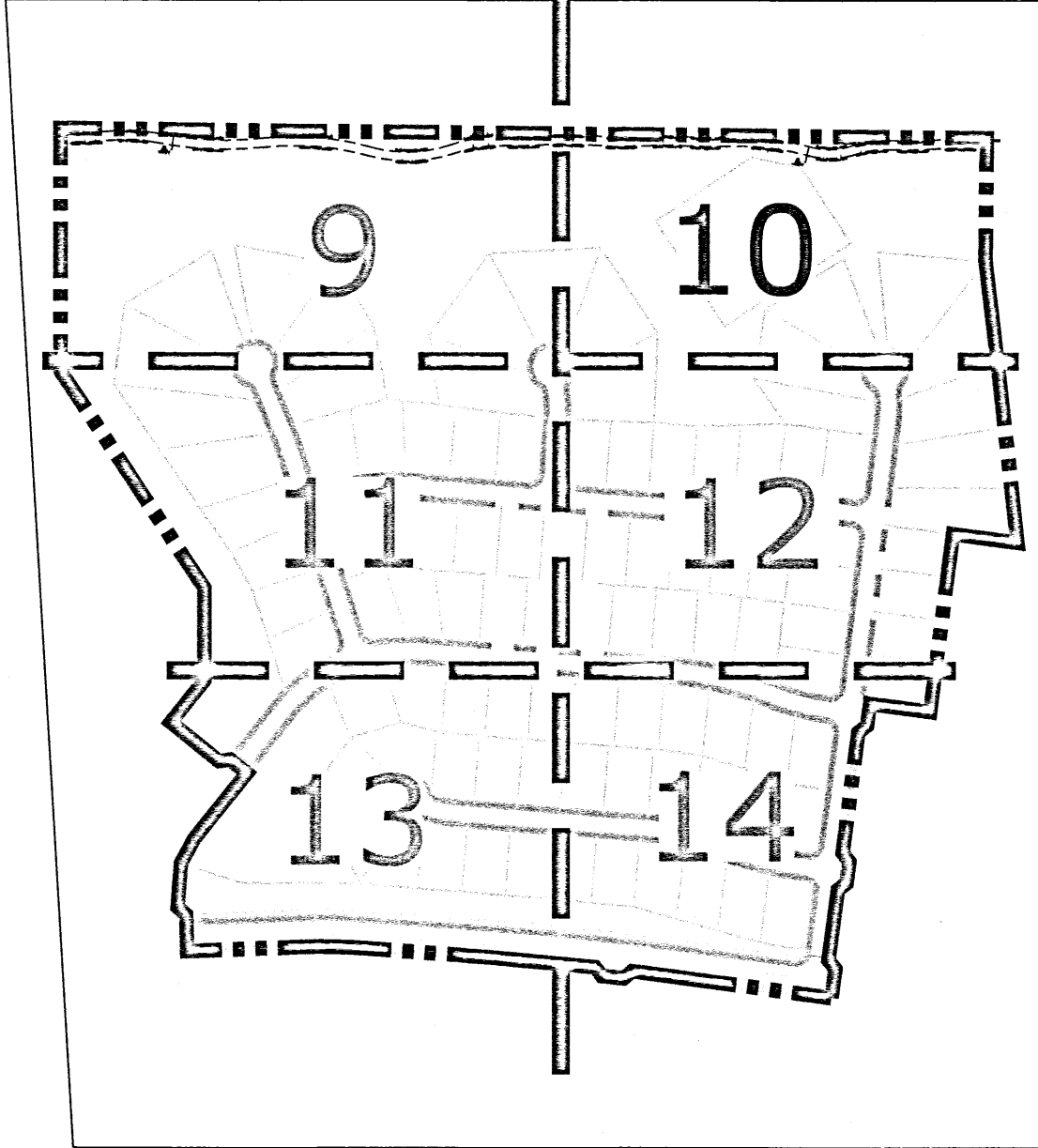
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KEY MAP



PLAN: Meridian Ranch/Developing Rolling Hills Estates/Developing ARPHD Estates at Rolling Hills Ranch Filing No. 2/VAREHD Estates at Rolling Hills Ranch Filing No. 2 UTILITIES & Grading Plan.dwg (10-Unit) 7/27/2023 10:24:05 AM Topobkins

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

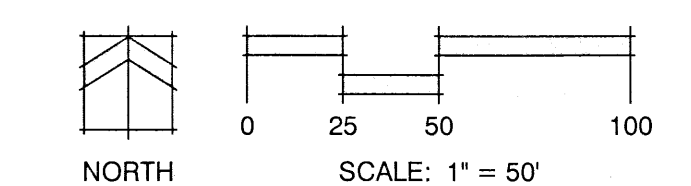
DATE: 07/28/2023
 PROJECT MGR: A. BARLOW
 PREPARED BY: B. PERKINS

ENTITLEMENT

PRELIMINARY GRADING & UTILITIES PLAN

10
 OF 23

PUD SP 20-004





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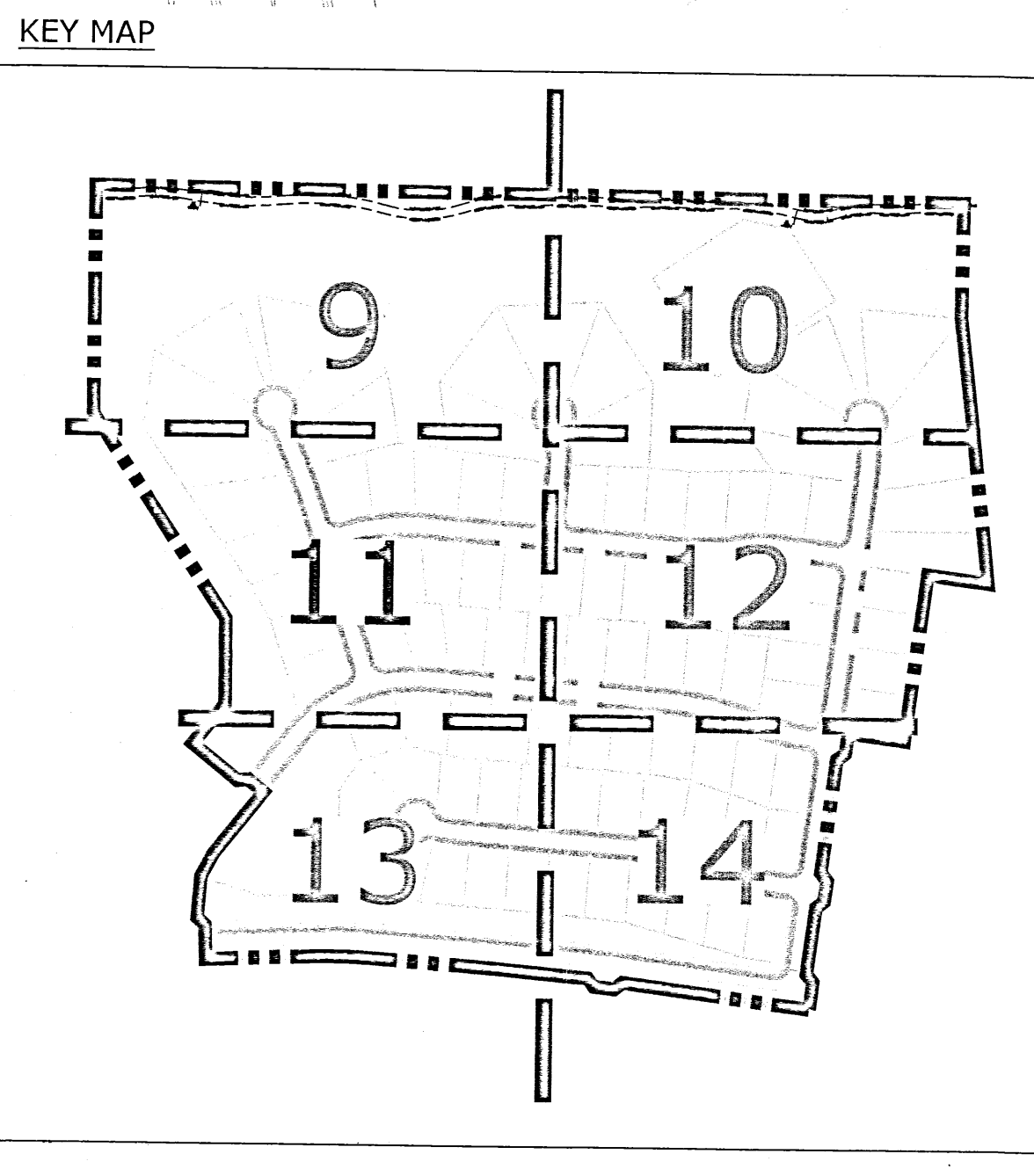
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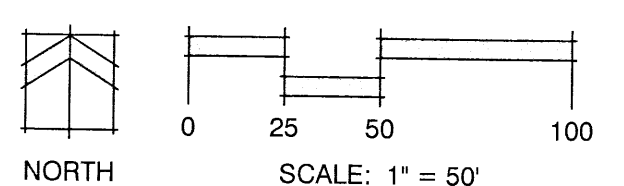
PRELIMINARY GRADING &
UTILITIES PLAN

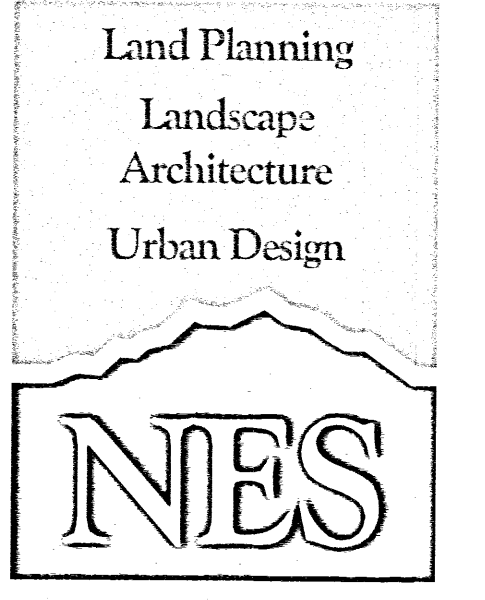
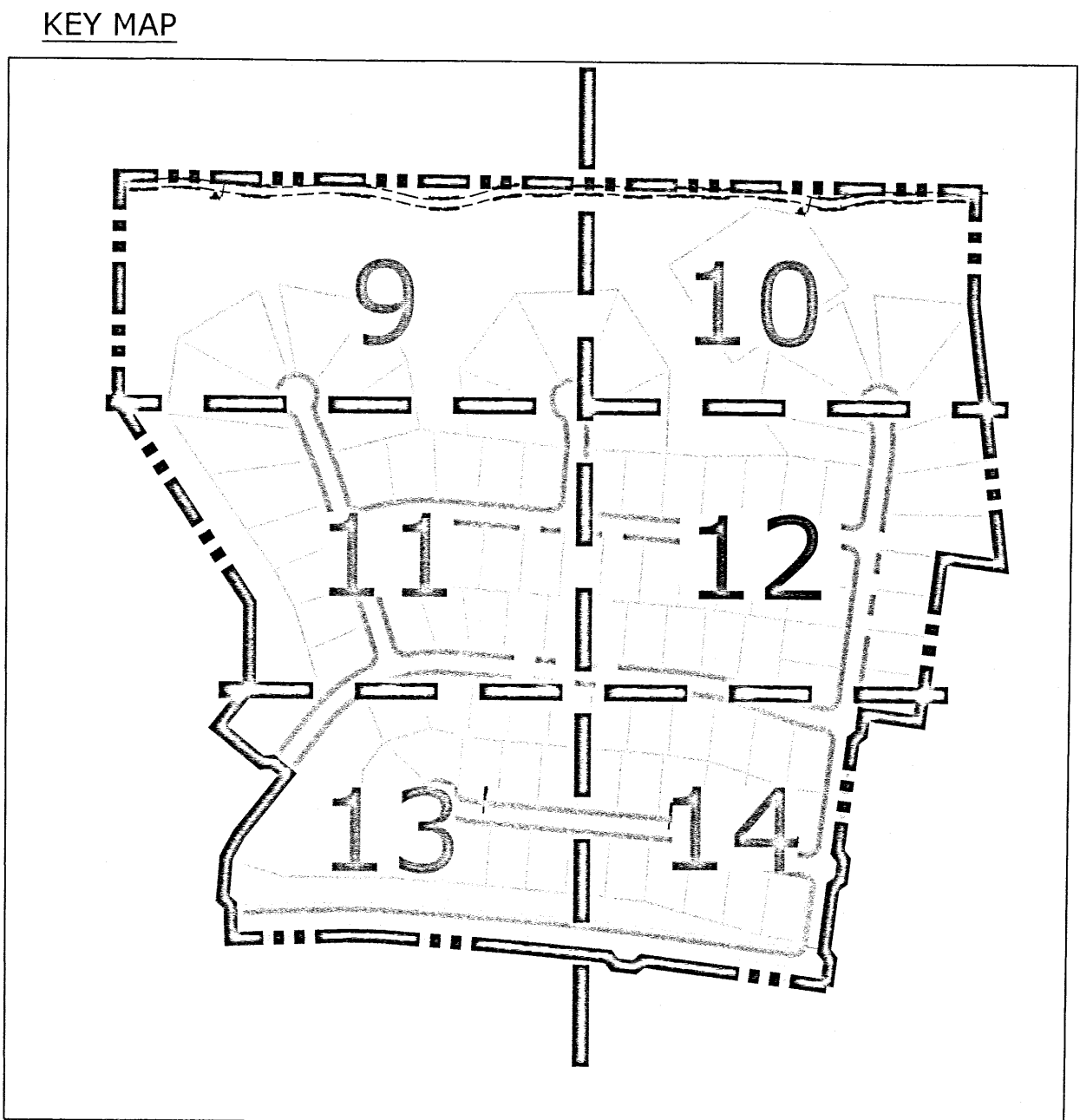
11
OF 23

PUD SP 20-004



P:\01\Meridian Ranch\Drawings\Planning\Development\Entitlement\Rolling Hills Ranch Filing No. 2\AMEND ESTATES at Rolling Hills Ranch Filing No. 2\Utilities & Grading Plan.dwg (11-11) 7/27/2023 10:24:18 AM bperkins





Land Planning
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 Urban Design

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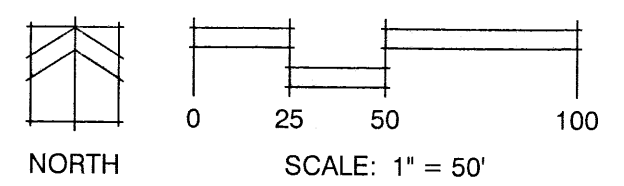
ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY GRADING & UTILITIES PLAN

12
 OF 23

PUD SP 20-004



P:\CUT\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Development\AMRPO\Rolling Hills Estates at Rolling Hills Ranch Filing No. 2\AMRPO Estates at Rolling Hills Ranch Filing No. 2\Utilities & Grading Plans.dwg (12-000) 7/27/2023 10:24:34 AM bperkins



PLANNING/LANDSCAPE ARCHITECT

PLANNING/LANDSCAPE ARCHITECT

PROJECT NO.

SCALE

ISSUE NO.

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

DATE: 07/28/2023
PROJECT MGR: A. BARLOW
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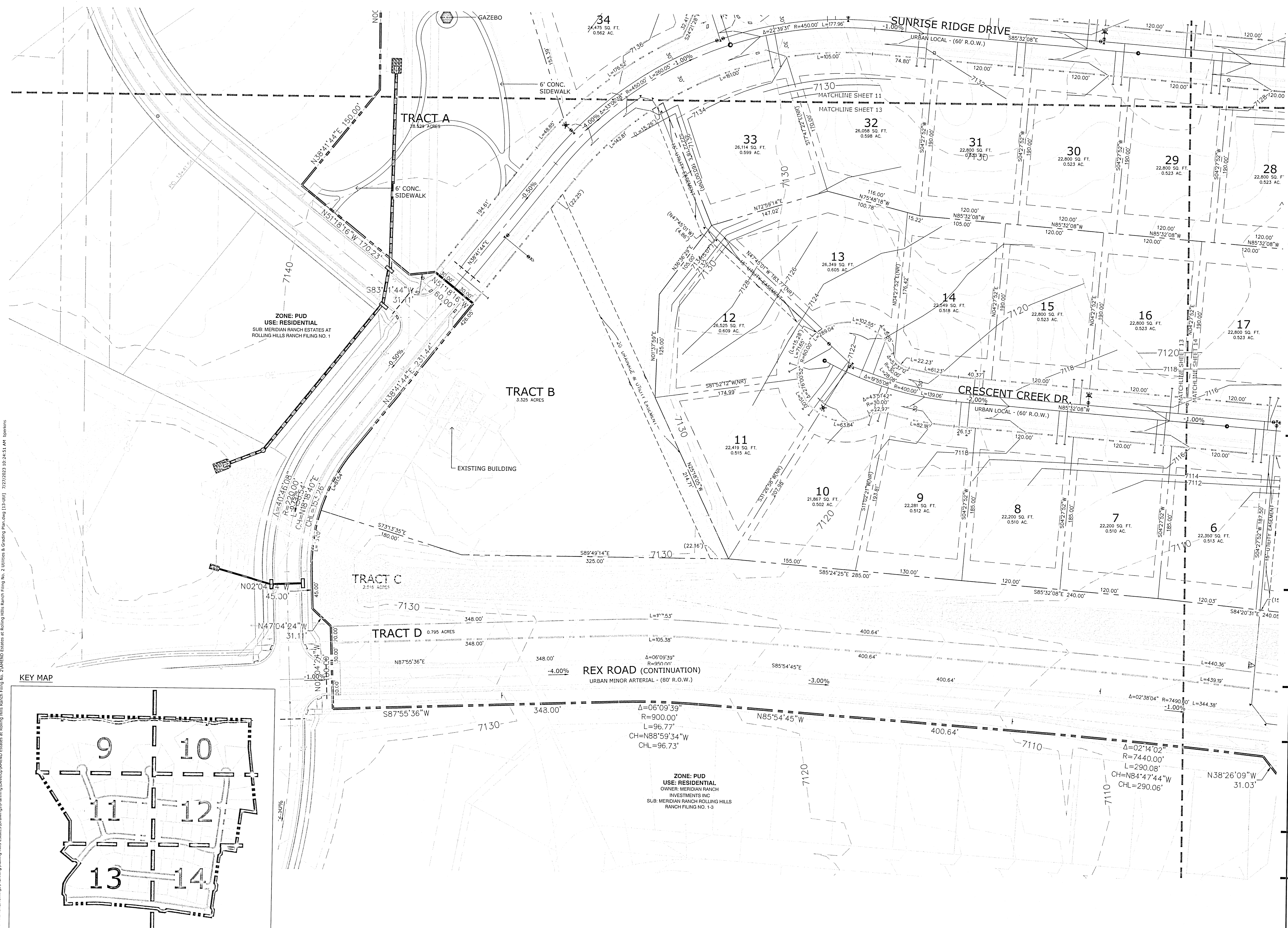
DATE	BY	DESCRIPTION

PRELIMINARY GRADING & UTILITIES PLAN

13

OF 23

PUD SP 20-004



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

TRACT B
3.325 ACRES

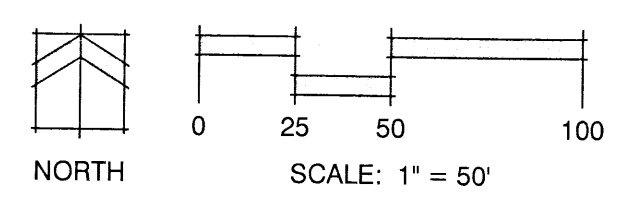
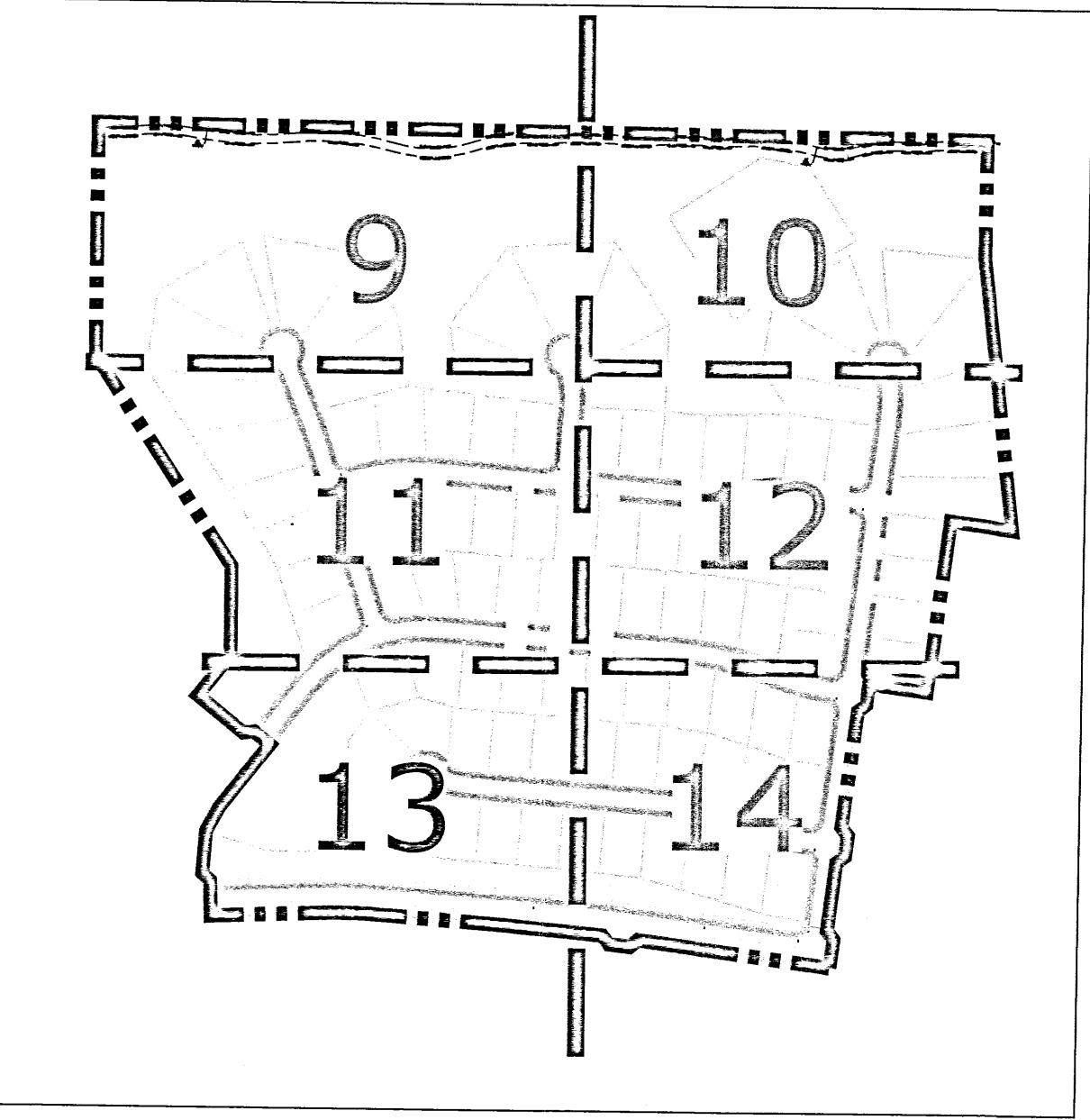
TRACT C
2.916 ACRES

TRACT D
0.795 ACRES

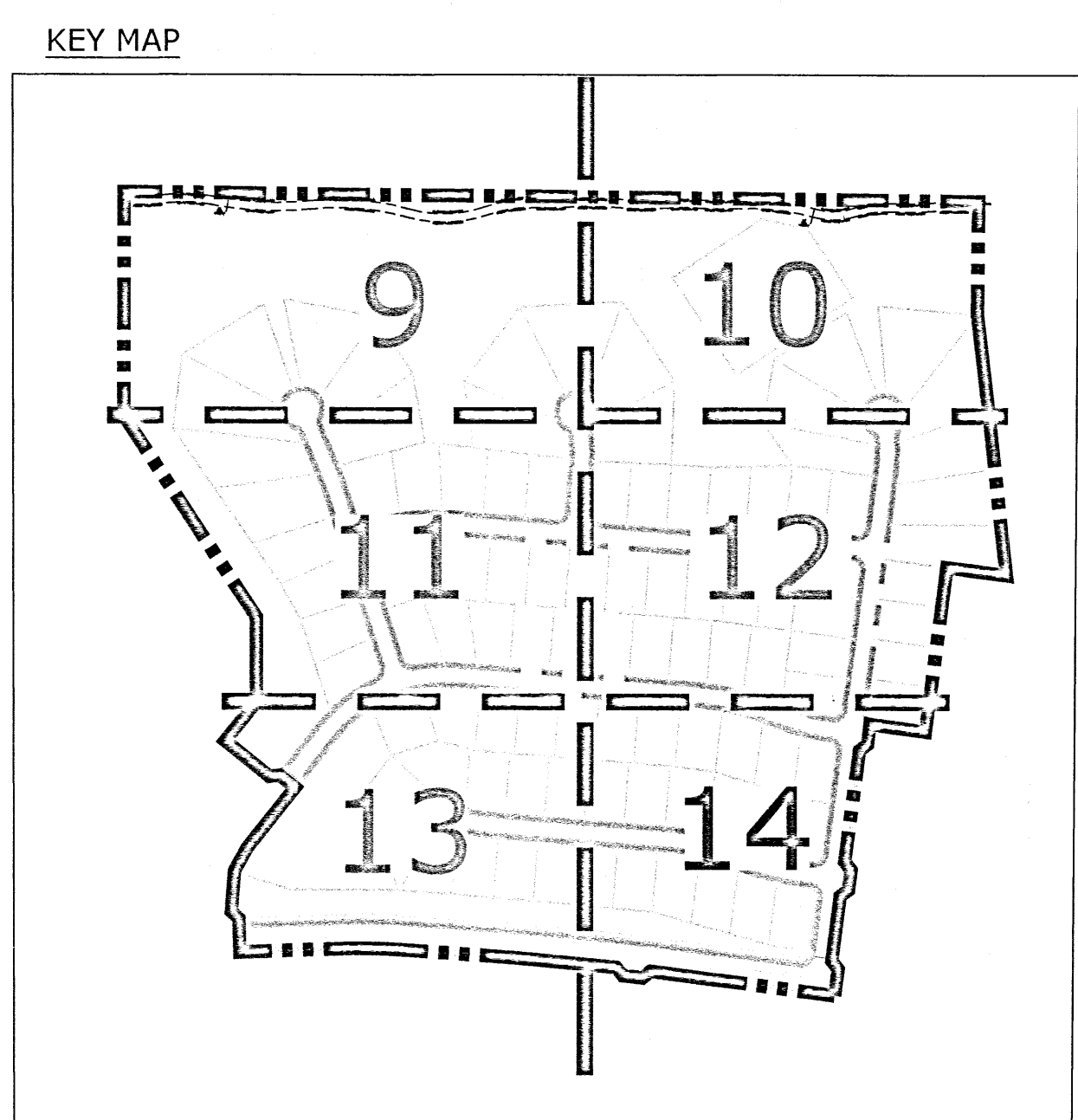
REX ROAD (CONTINUATION)
URBAN MINOR ARTERIAL - (80' R.O.W.)

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

KEY MAP



P:\VTL\Meridian Ranch\Drawings\Rolling Hills Estates\Drawings\Planning\Development\AMEND Estates at Rolling Hills Ranch Filing No. 2\AMEND Estates at Rolling Hills Ranch Filing No. 2 Utilities & Grading Plan.dwg [13-Jan-23] 7/27/2023 10:24:51 AM bperkins



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THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

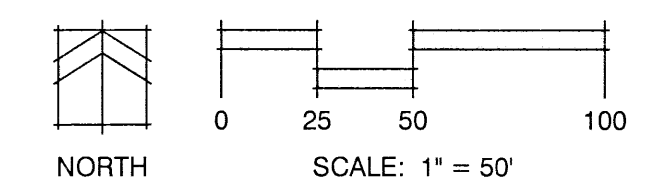
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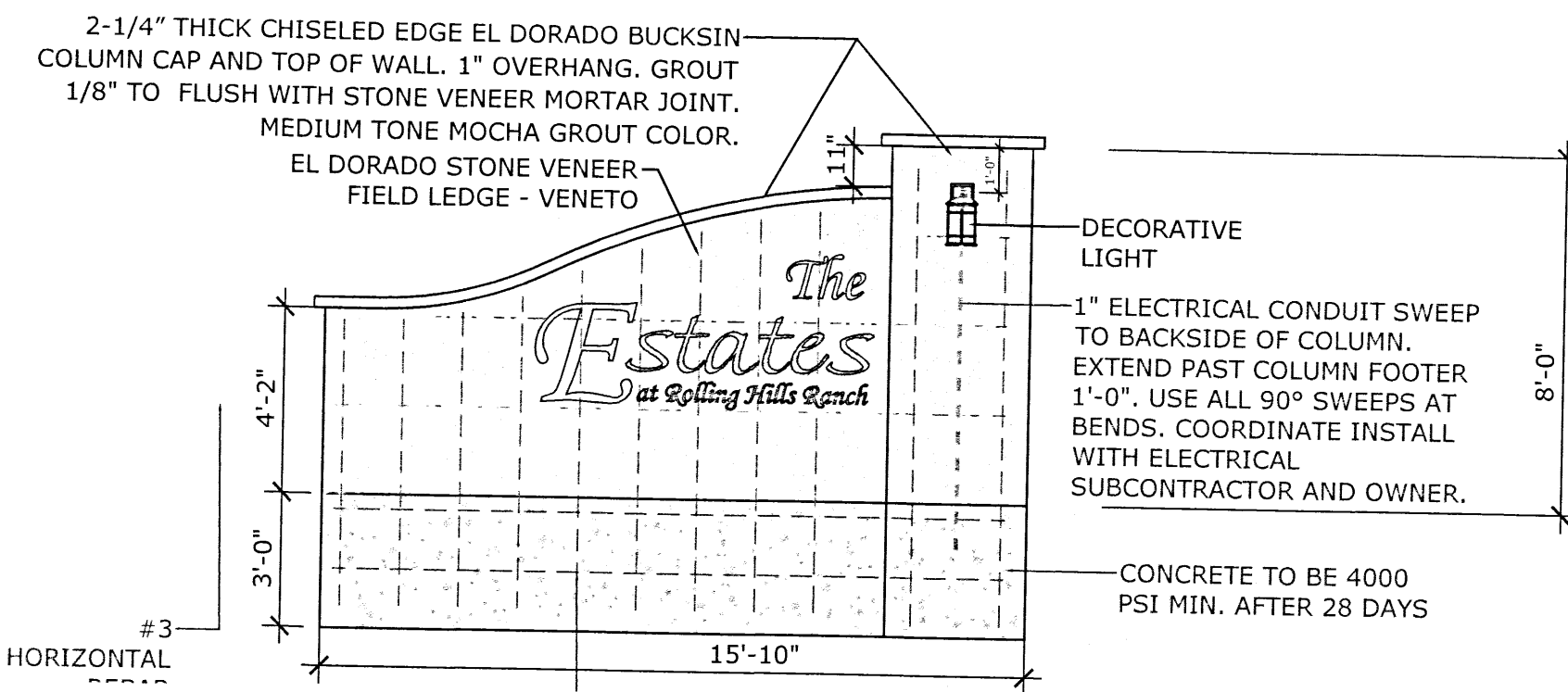
DATE: 07/28/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

ENTITLEMENT

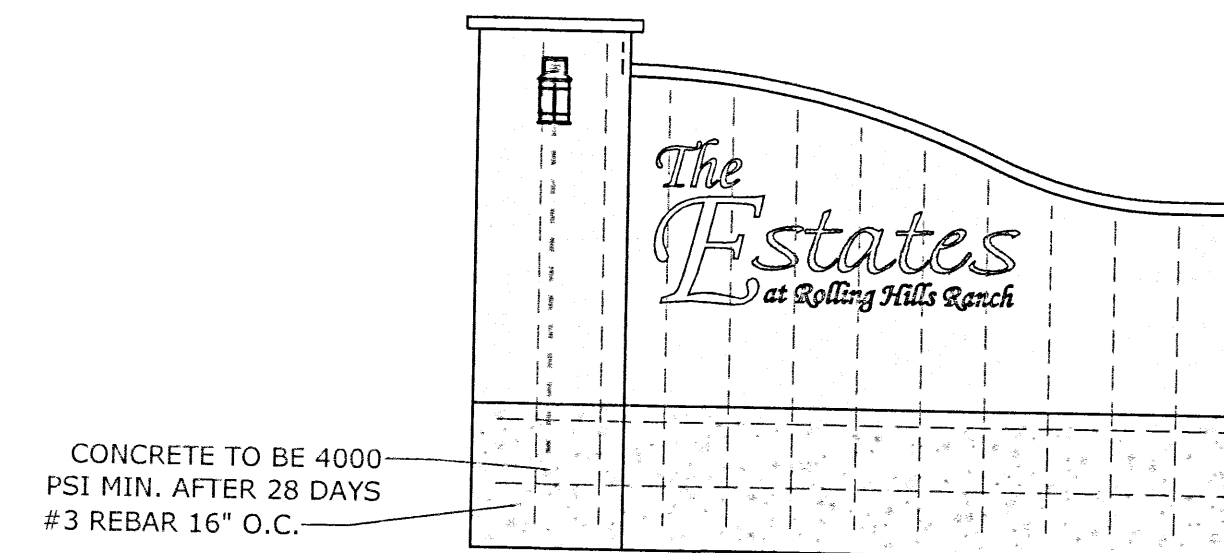
DATE:	BY:	DESCRIPTION:

PRELIMINARY GRADING & UTILITIES PLAN

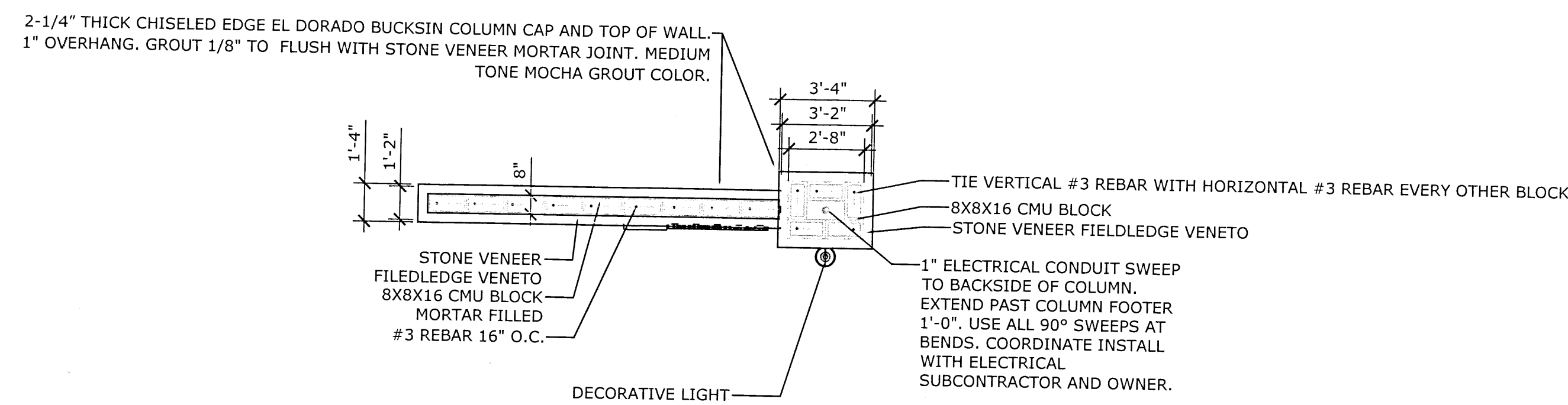




1 ENTRY SIGNAGE ELEVATION VIEW

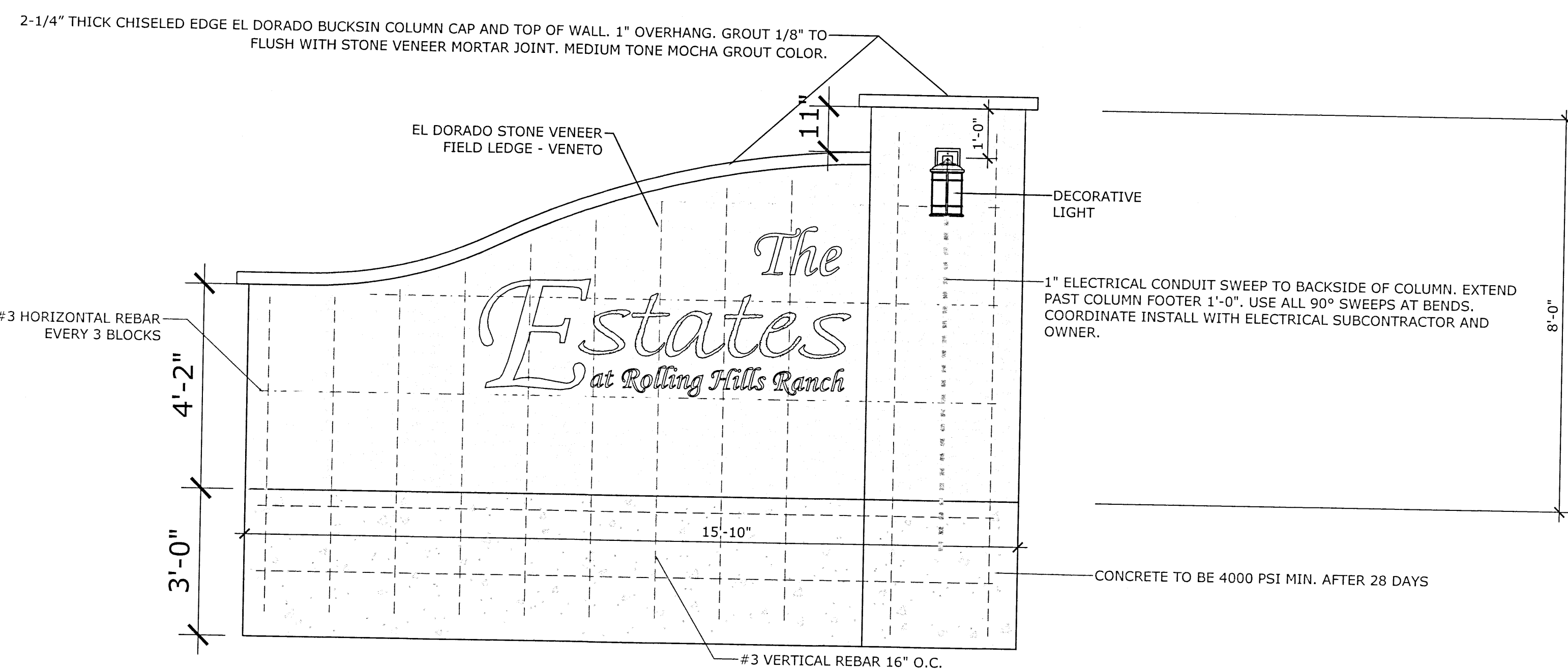


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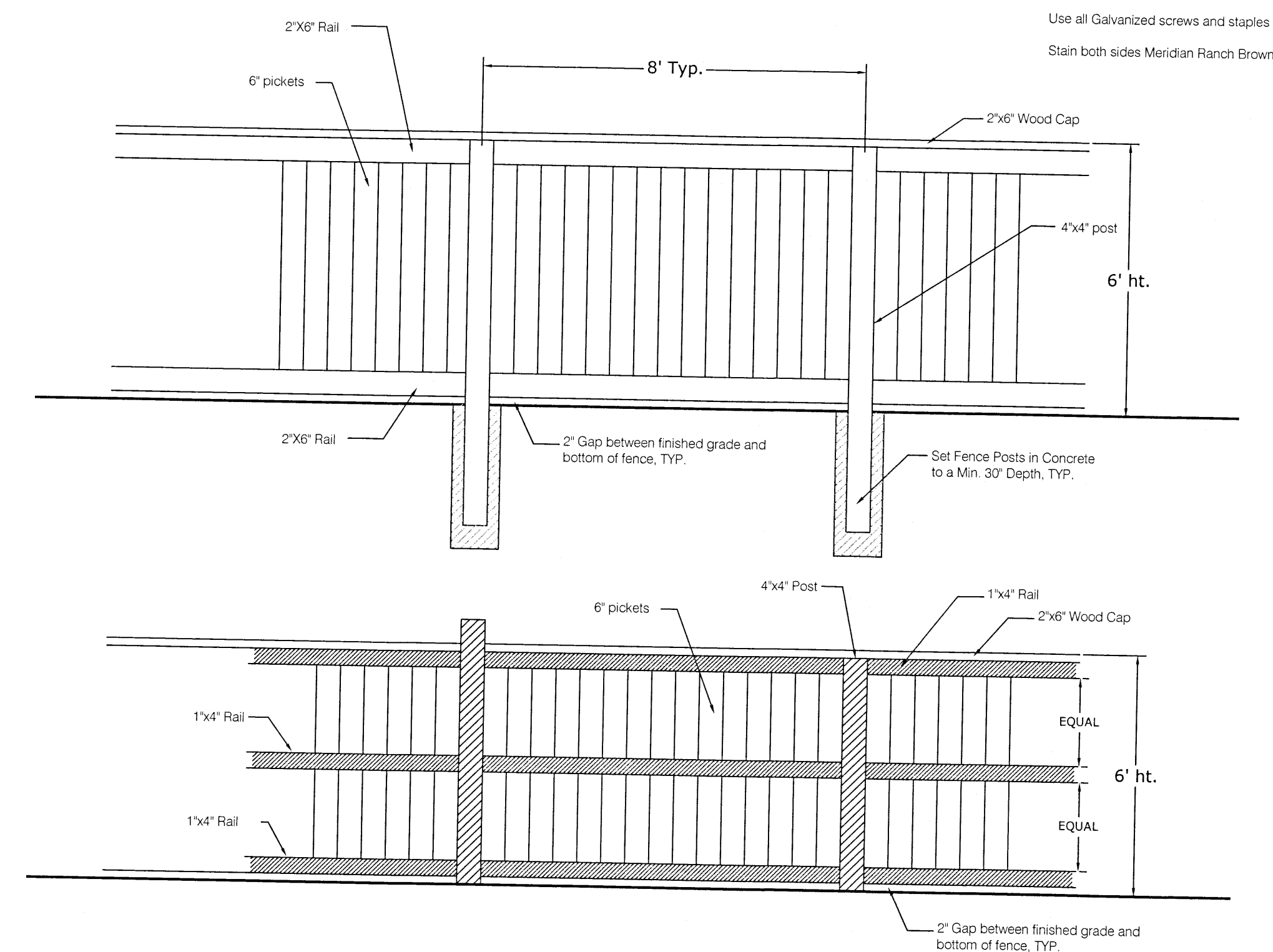
2 ENTRY SIGNAGE PLAN VIEW

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

AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

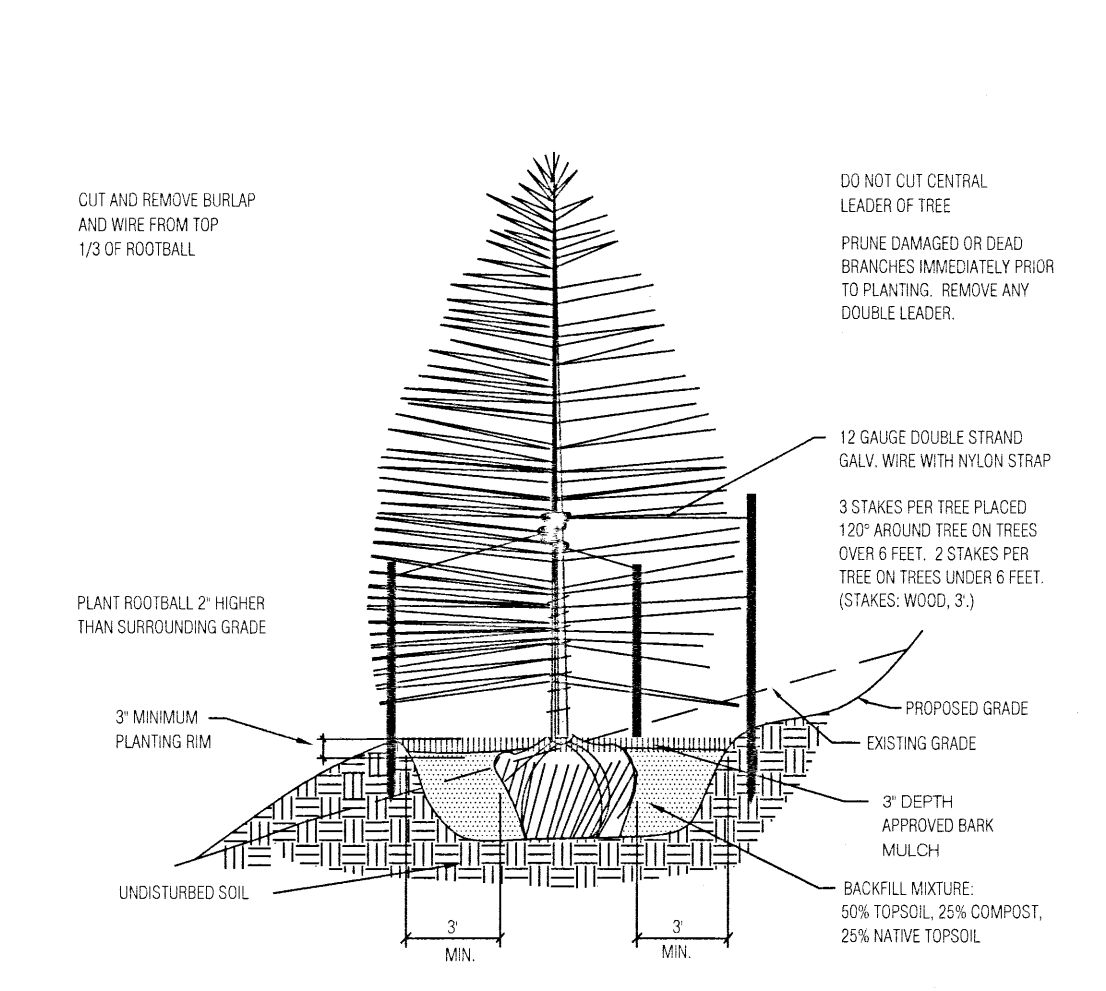
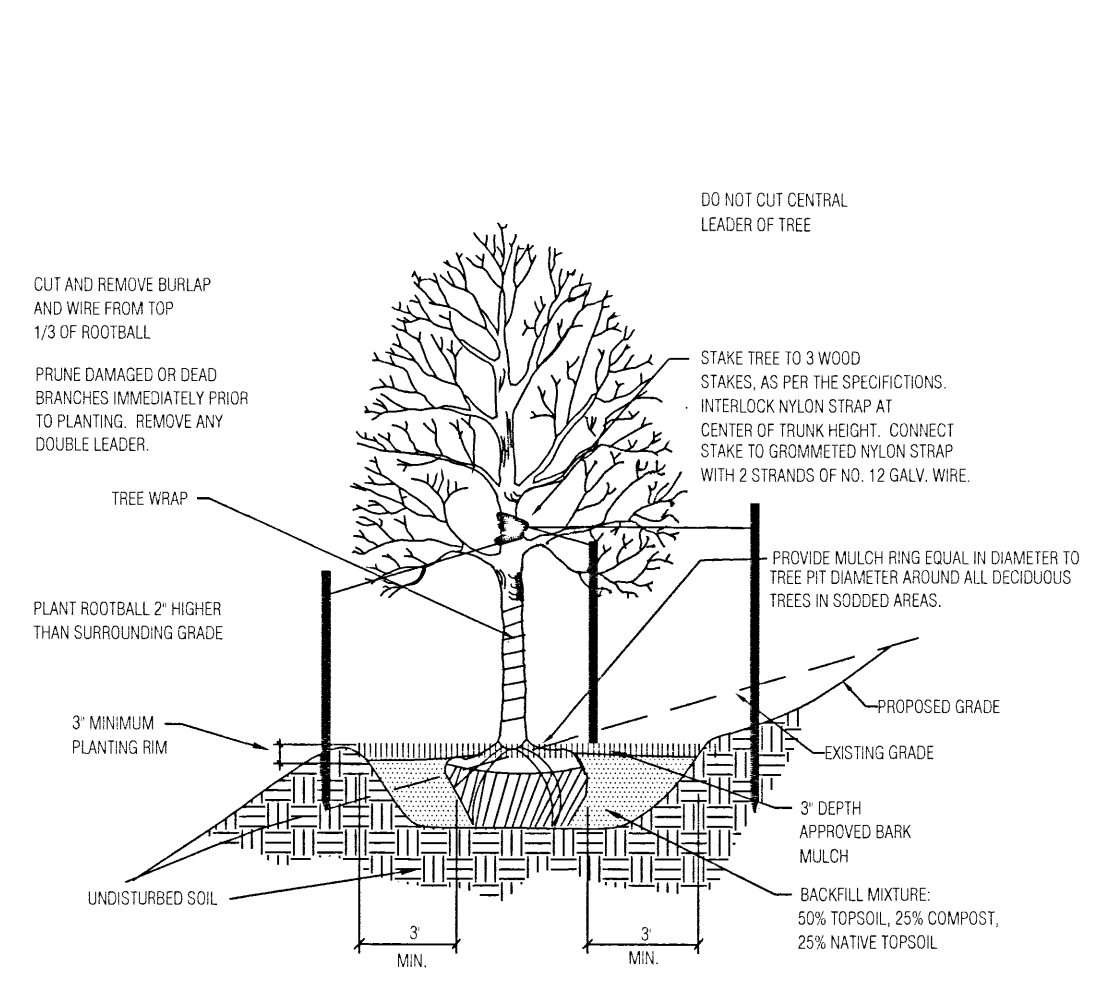
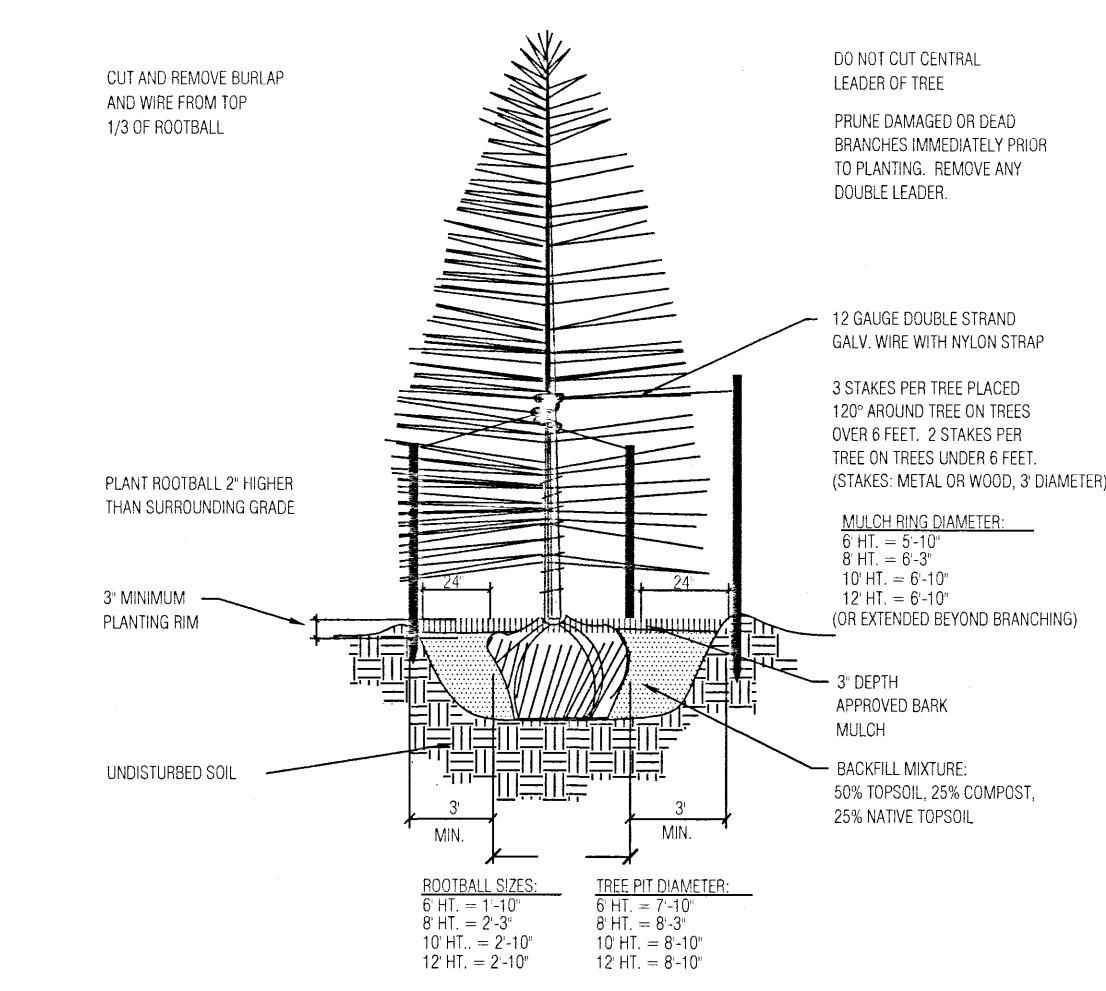
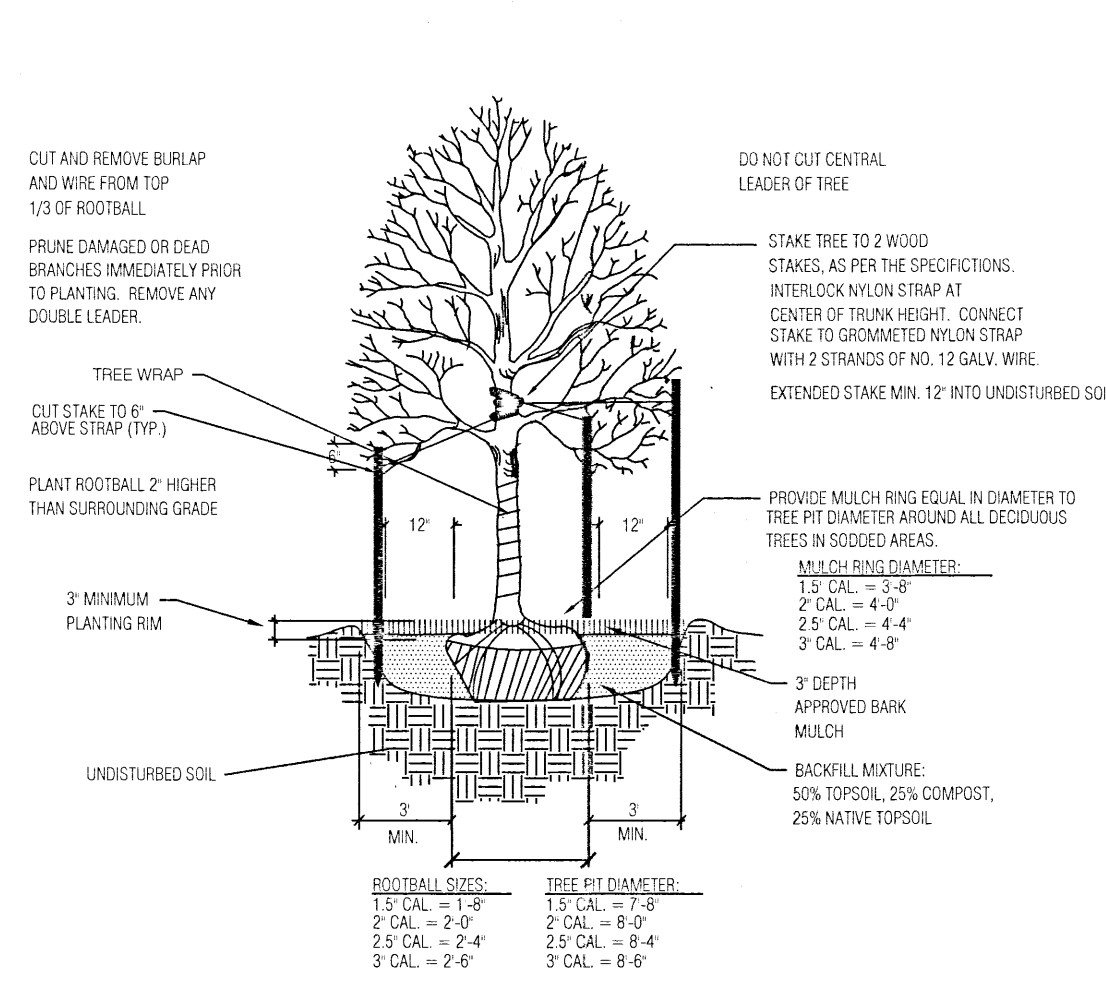
DATE: 07/18/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

ENTITLEMENT

DATE	BY	DESCRIPTION

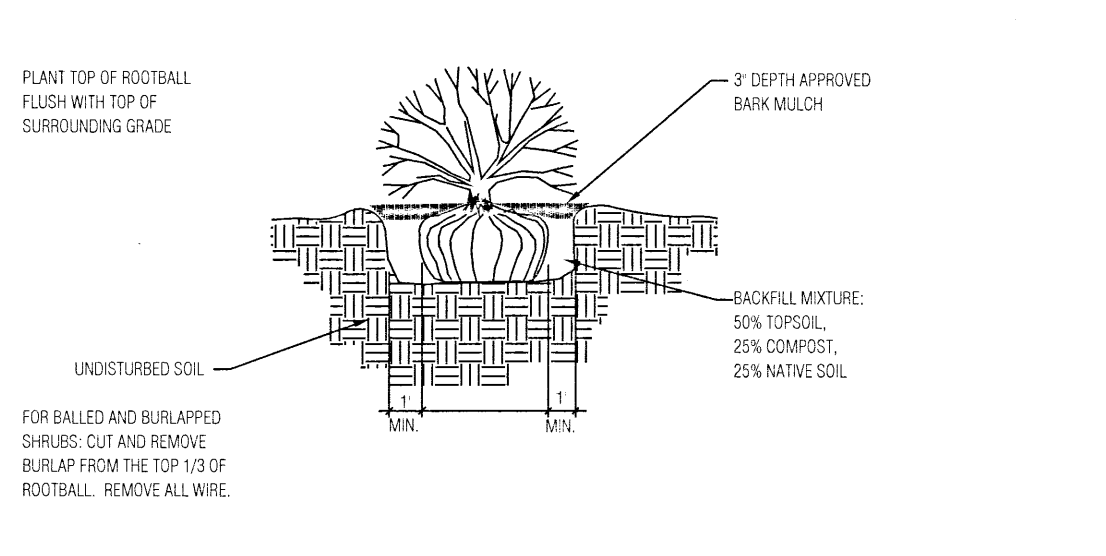
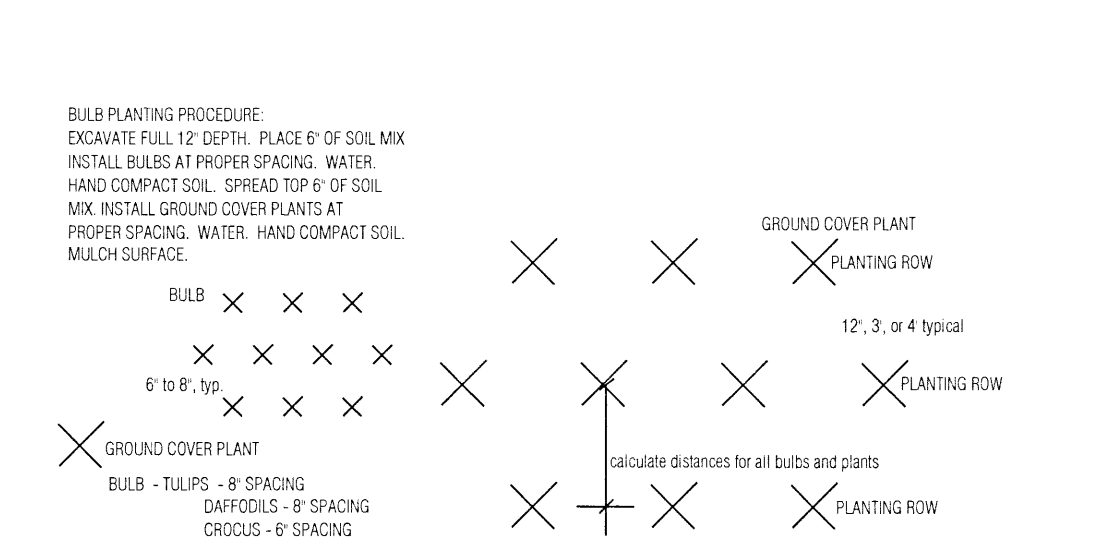
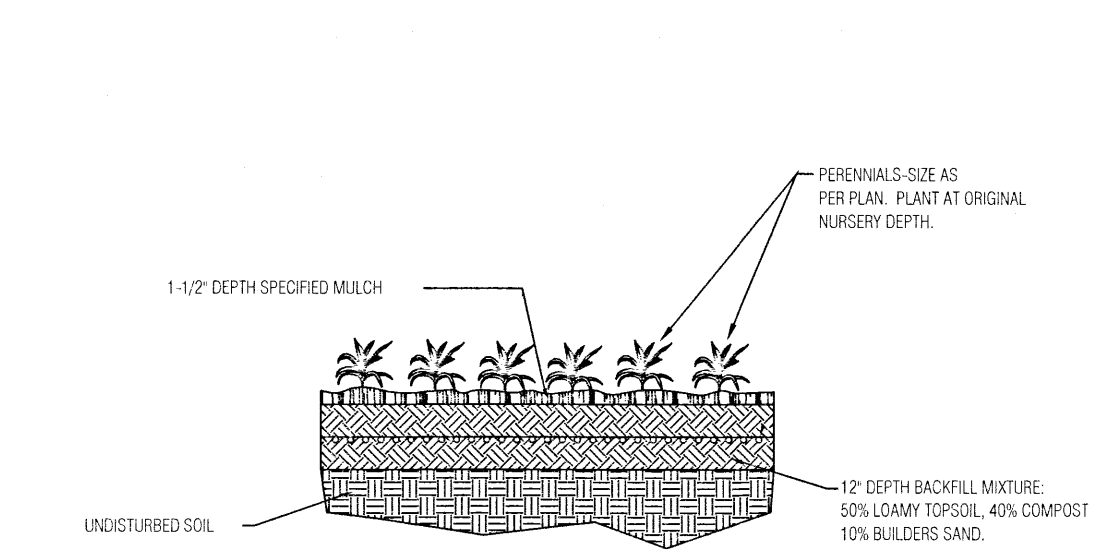
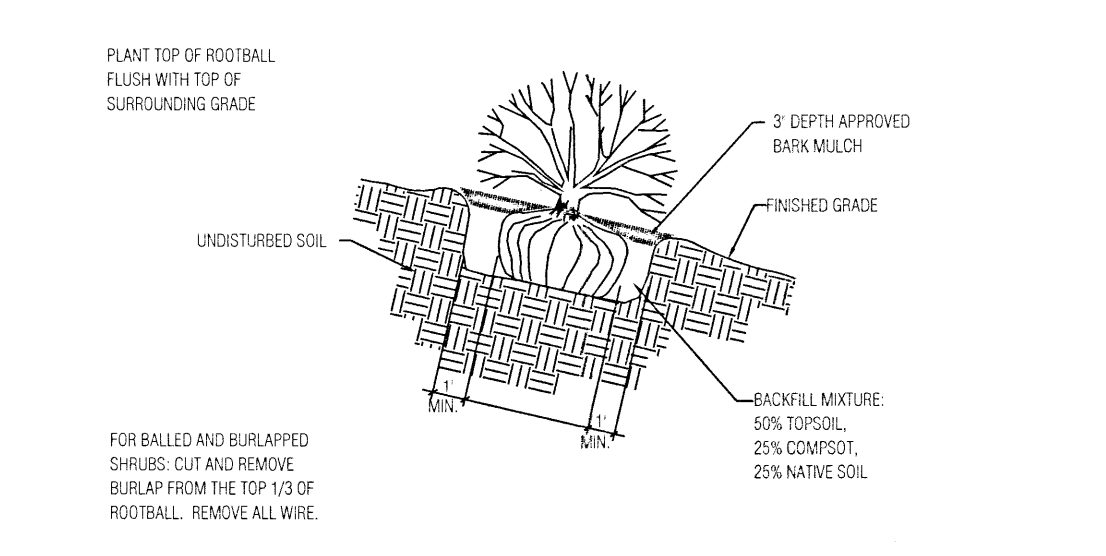
ENTRY SIGNAGE DETAILS

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GROUND COVER LEGEND

- ROCK COBBLE**
2-4" Grey Rose
- ROCK MULCH**
3/4" Cimarron Granite
- SEED MIX A**
To Extent of Disturbance
- SEED MIX B WITH WILDFLOWERS**
- SOD**



Seed Mix B with Wildflowers

30% Etrheim 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 Gm Mix available from Arkansas Valley Seed Solutions (877) 957-3337

Wildflower Mix available from: Applewood Seed Co. (303) 431-7333

APPLICATION RATE: Native Grass Mix: 40 lbs./acre (or as recommended by supplier)
Wildflower Mix: 6 oz./1,000 s.f. or 8-10 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.

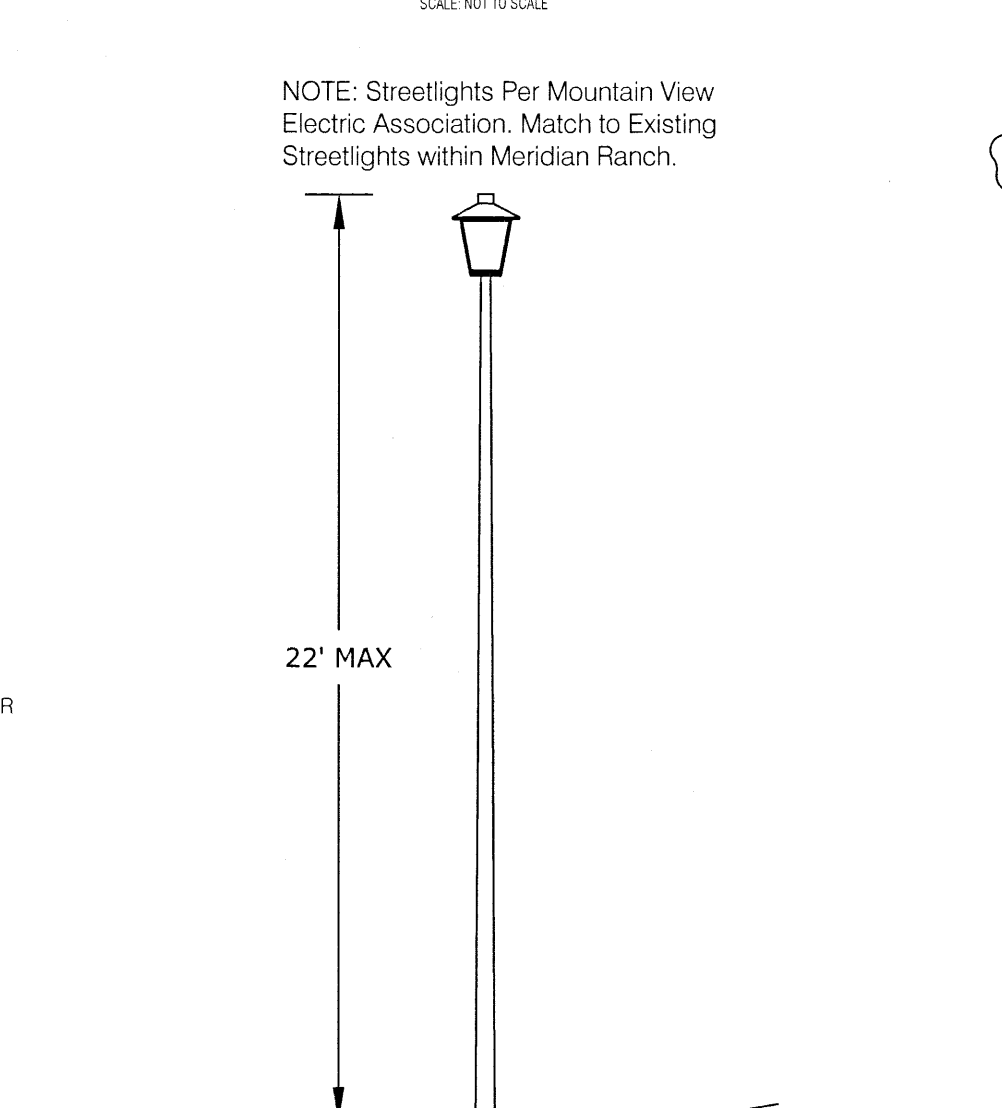
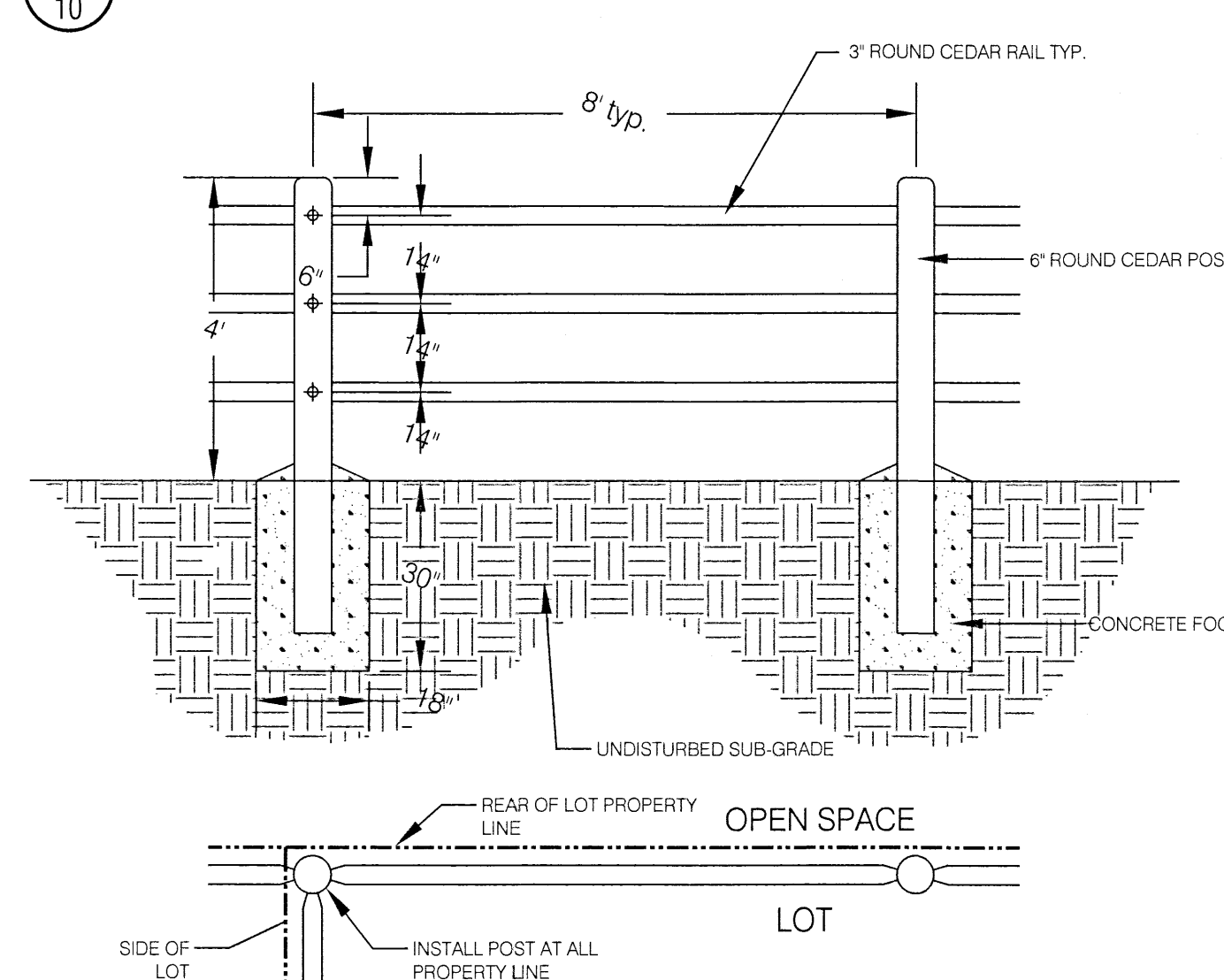
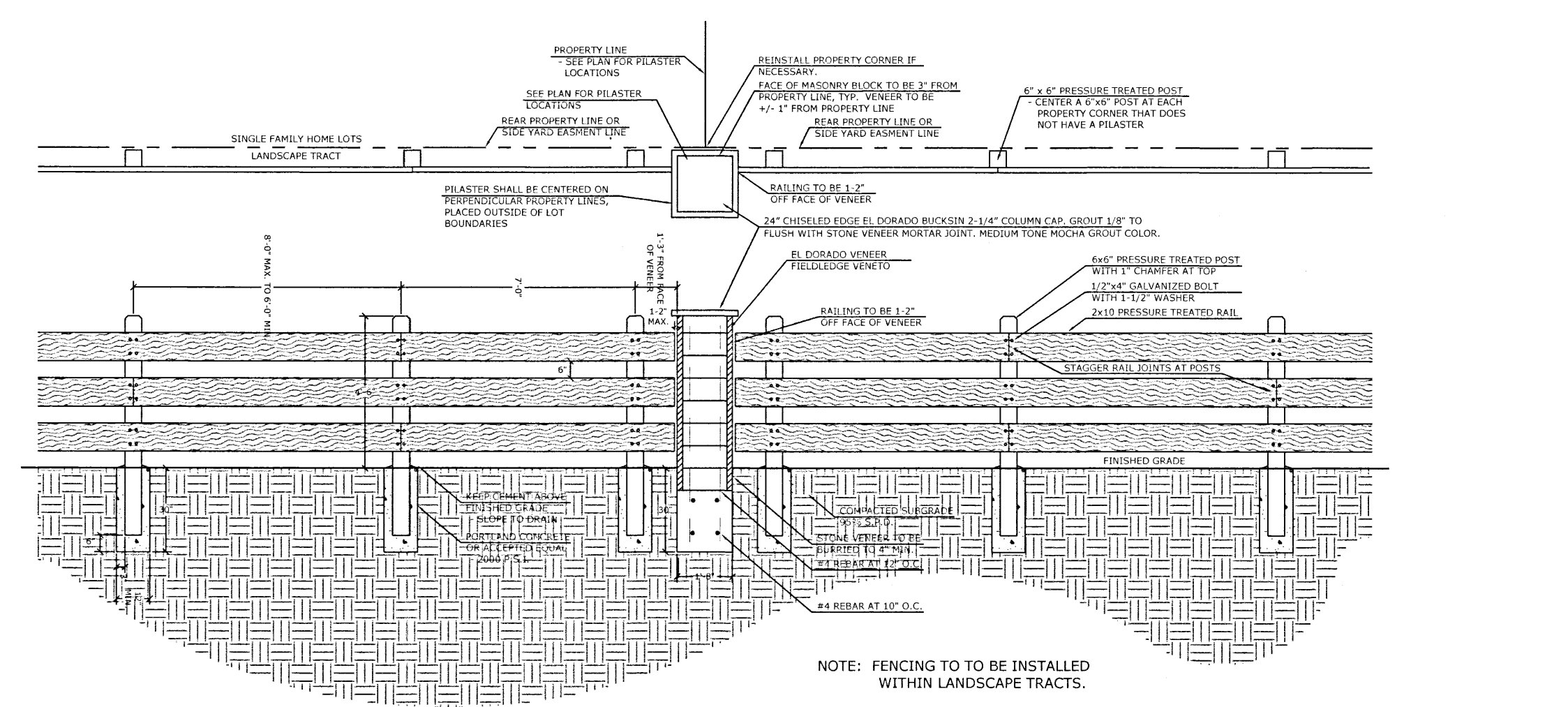
APPLICATION METHOD: Broadcast seed by hand or with a drop spreader. Manually rake seed into prepared soil. After seeding apply green hydromulch and tackifier.

Seed Mix A

15% Western Wheatgrass
15% Big Bluestem
15% Thickspike Wheatgrass
10% Sideoats Grama
15% Little Bluestem
15% Blue Grama
15% Annual Rye

APPLICATION RATE: Native Grass Mix: 3 lbs./1,000s.f. or 130 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier

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



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Axf	6	Acer x freemanii 'Jeffers' / Autumn Blaze Maple	20'	30'	3" Cal.
	Gtr	11	Gleditsia triacanthos / Honey Locust	60'	40'	3" Cal.
DECIDUOUS TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Ta	2	Tilia americana / American Linden	80'	50'	2.5" Cal.
EVERGREEN TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Ph	3	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce	15'	25'	6' HT
	Pe	36	Pinus edulis / Pinon Pine	30'	20'	6' HT
	Pn	26	Pinus nigra / Austrian Black Pine	60'	40'	8' HT
	Pp	27	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Mr	34	Malus x 'Radiant' / Radiant Crab Apple	25'	20'	2" Cal.
	Ms	13	Malus x 'Spring Snow' / Spring Snow Crab Apple	25'	25'	2" Cal.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Jbc	29	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8'	5 GAL
	Pfg	4	Potentilla fruticosa 'Gold Drop' / Gold Drop Potentilla	3'	4'	5 GAL
	Rag	4	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4'	5 GAL
	Ral	7	Ribes alpinum / Alpine Currant	6'	6'	5 GAL
	Sni	34	Spiraea nipponica 'Snowmound' / Snowmound Spirea	5'	5'	5 GAL

TREE REQUIREMENTS

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees	Shrub Subs
(RR)	Rex Road (Collector)	1,703'	69 (1 per 25')	66	30
(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 CONTRACTORS NURSERY OR WHOLESALE, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, PUNCH LIST SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
 - A. PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION MATERIALS.
 - 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.
- 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

AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

SITE DATA

- Land Use: Single Family Residential
- Number of Lots: 98 Lots
- Total Area: 116.815 AC
- Total Tract Area: 38.885 AC

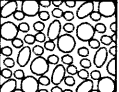
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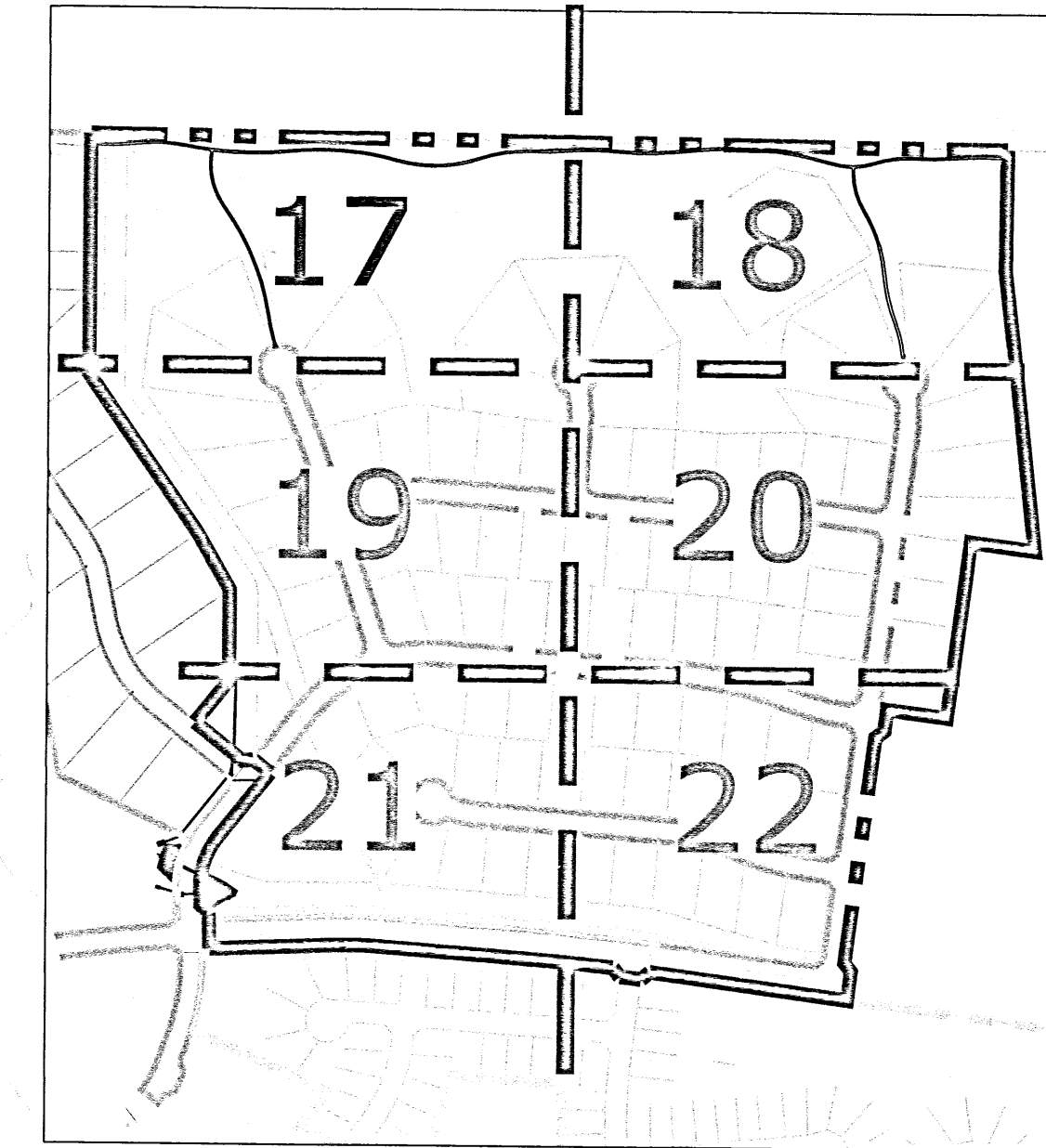
LANDSCAPE NOTES & DETAILS

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GROUND COVER LEGEND

-  **ROCK COBBLE**
2-4" Grey Rose
-  **ROCK MULCH**
3/4" Cimarron Granite
-  **SEED MIX A**
To Extent of Disturbance
-  **SEED MIX B WITH WILDFLOWERS**
-  **SOD**

KEY MAP



Land Planning
Landscape
Architecture
Urban Design

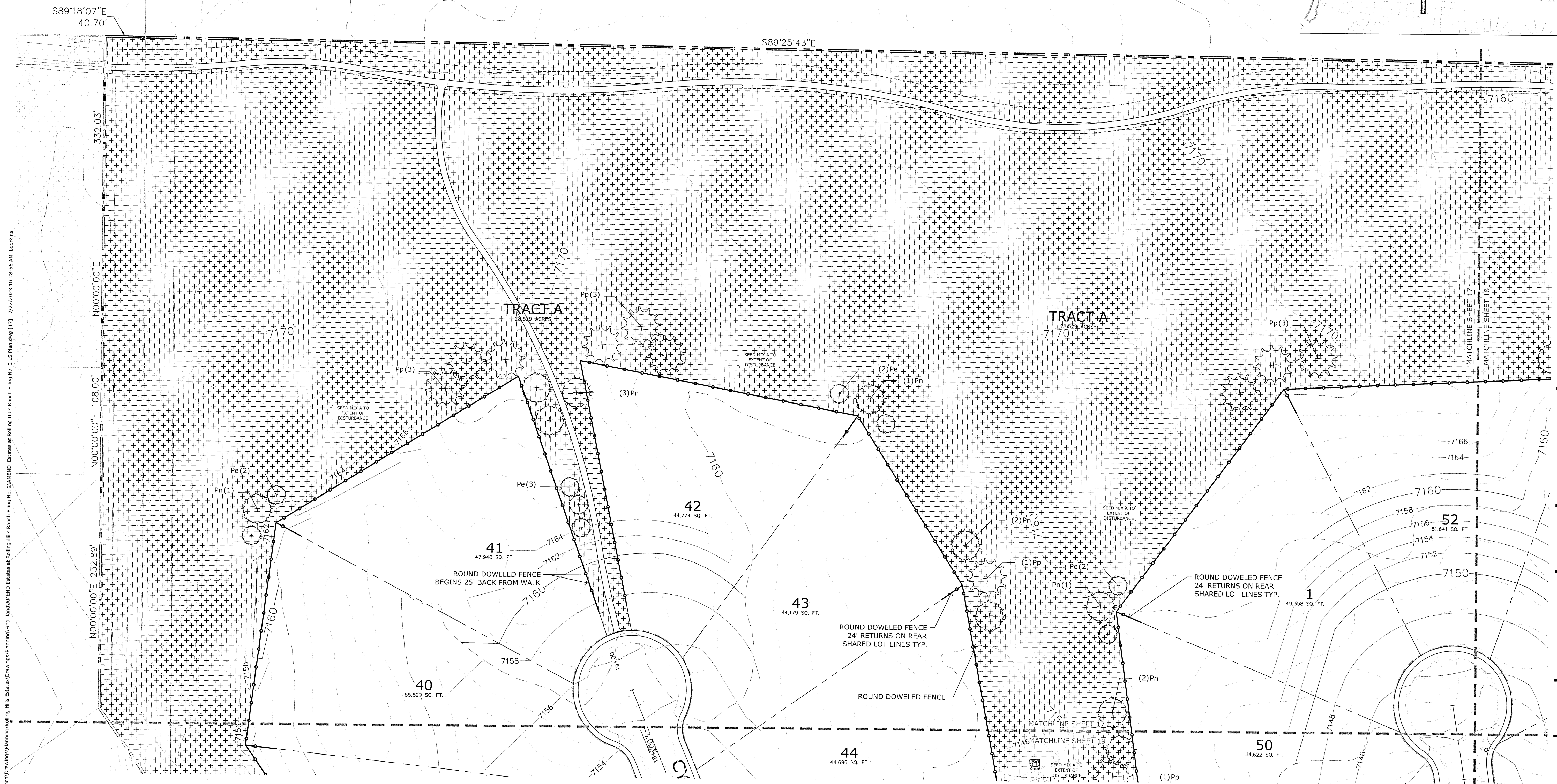


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P:\CTU\Wetland\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Final\Rolling Hills Estates at Rolling Hills Ranch Filing No. 2\AMENDED Estates at Rolling Hills Ranch Filing No. 2\LS Plan.dwg (17) 7/27/2023 10:28:56 AM bperkins

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

**AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN**

DATE: 07/18/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

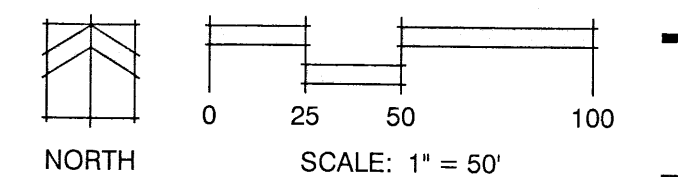
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DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

17
OF 23

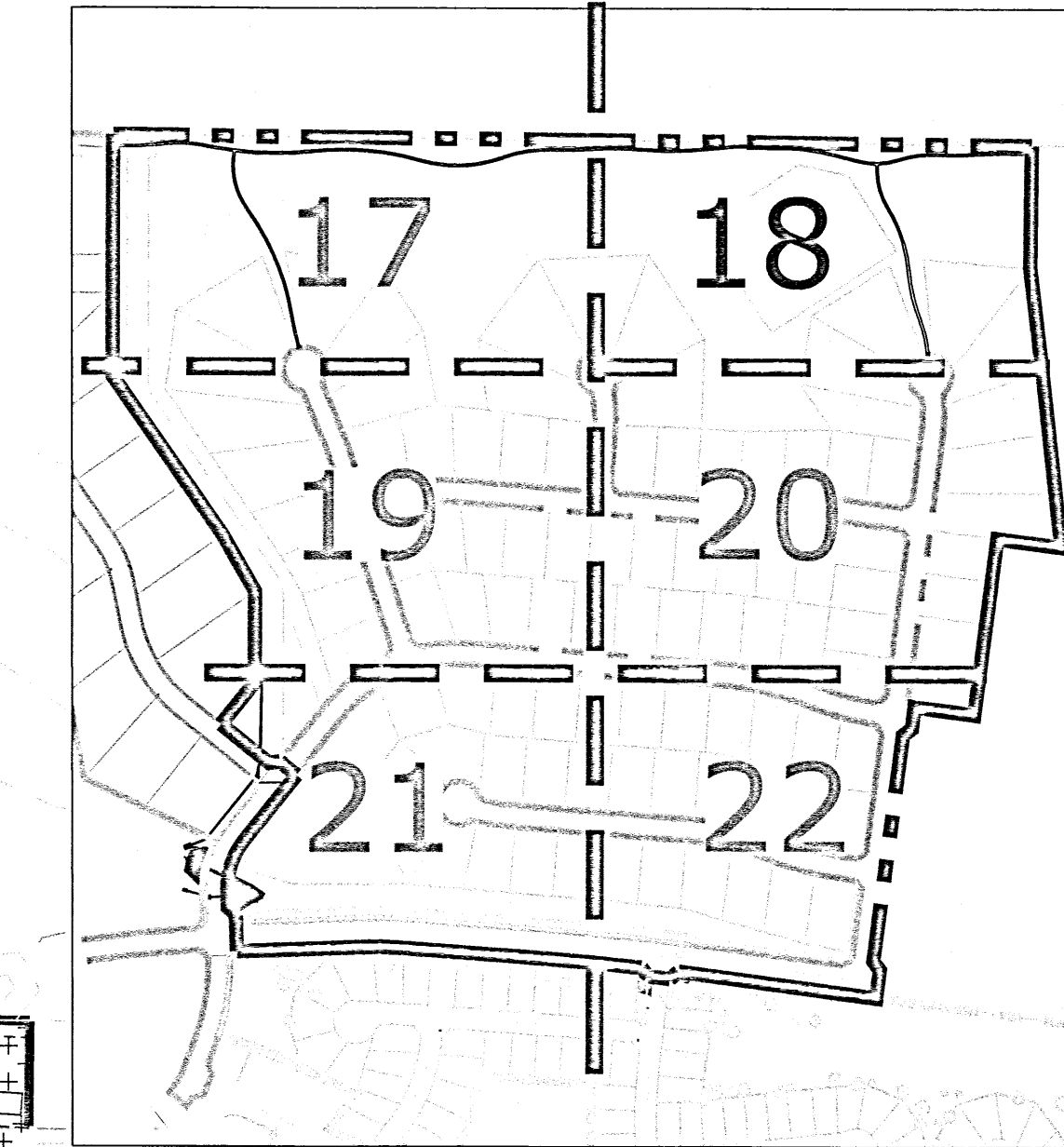
PUD SP 20-004




GROUND COVER LEGEND

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2-4" Grey Rose
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3/4" Cimarron Granite
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To Extent of Disturbance
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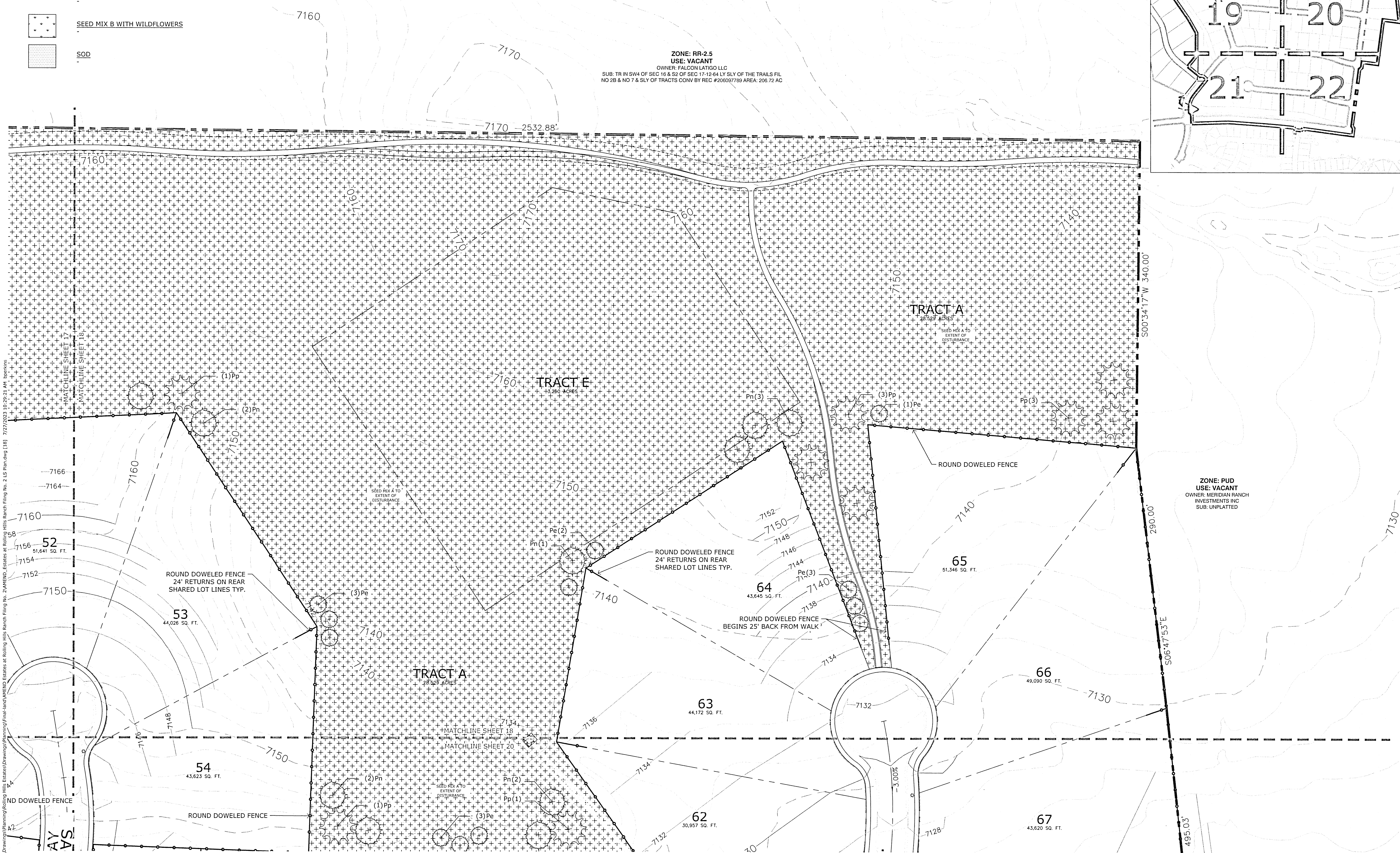
KEY MAP



Land Planning
Landscape Architecture
Urban Design



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THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 07/18/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

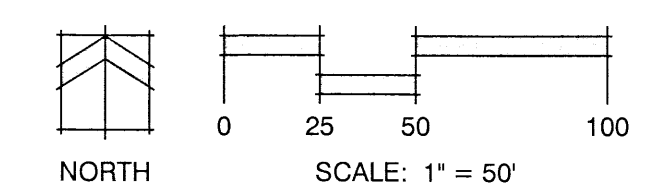
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DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

18
OF 23

PUD SP 20-004



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THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

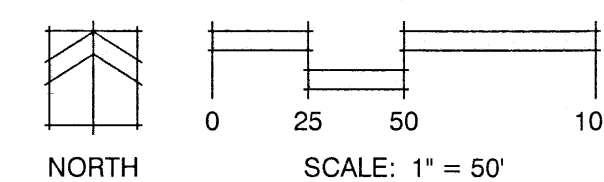
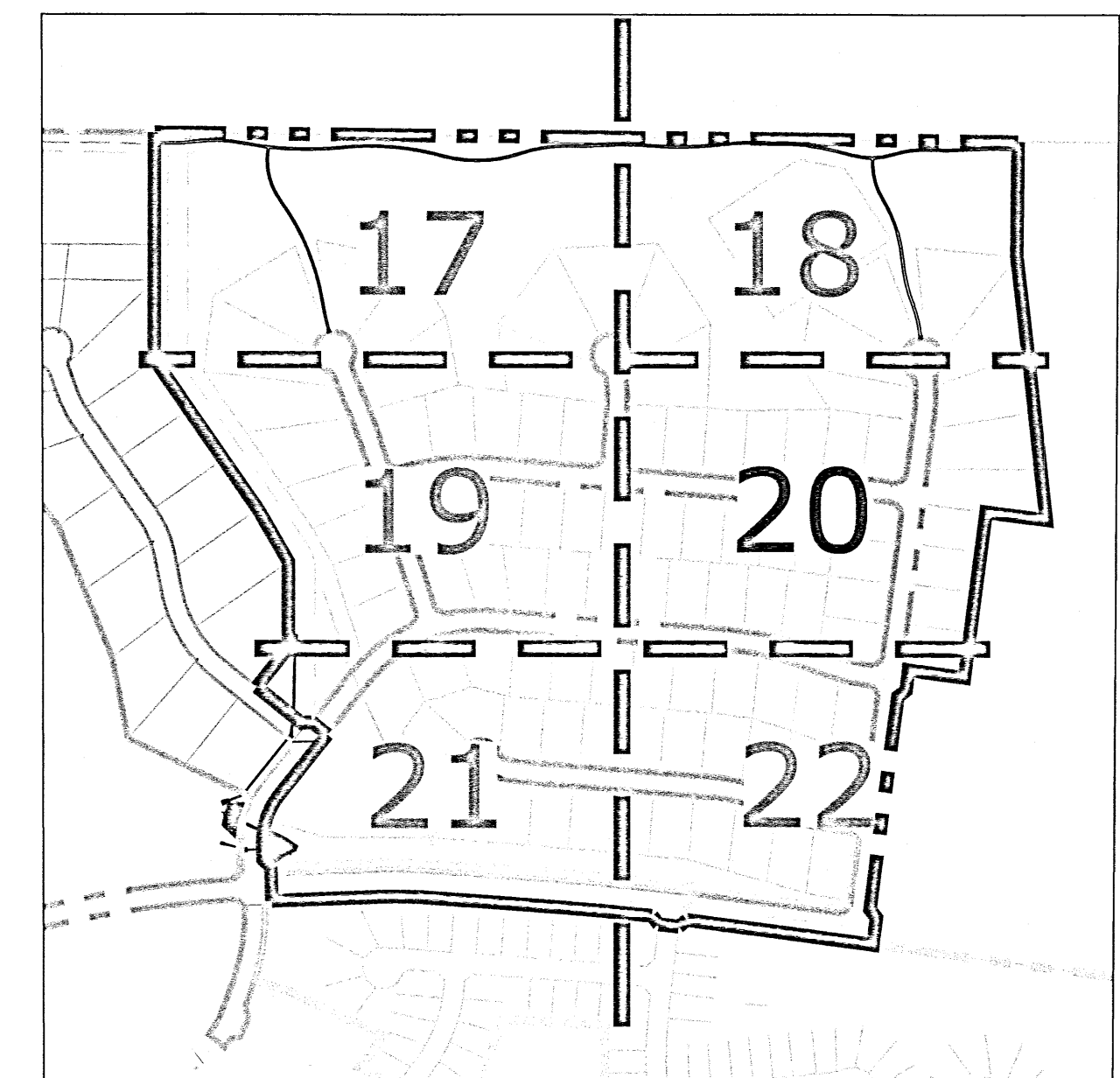
DATE: 07/18/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

GROUND COVER LEGEND

- ROCK COBBLE
2-4" Grey Rose
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3/4" Cimarron Granite
- SEED MIX A
To Extent of Disturbance
- SEED MIX B WITH WILDFLOWERS
- SOD

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

KEY MAP



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PLANNING / LANDSCAPE ARCHITECT

REGISTRATION STATE

PROJECT NO.

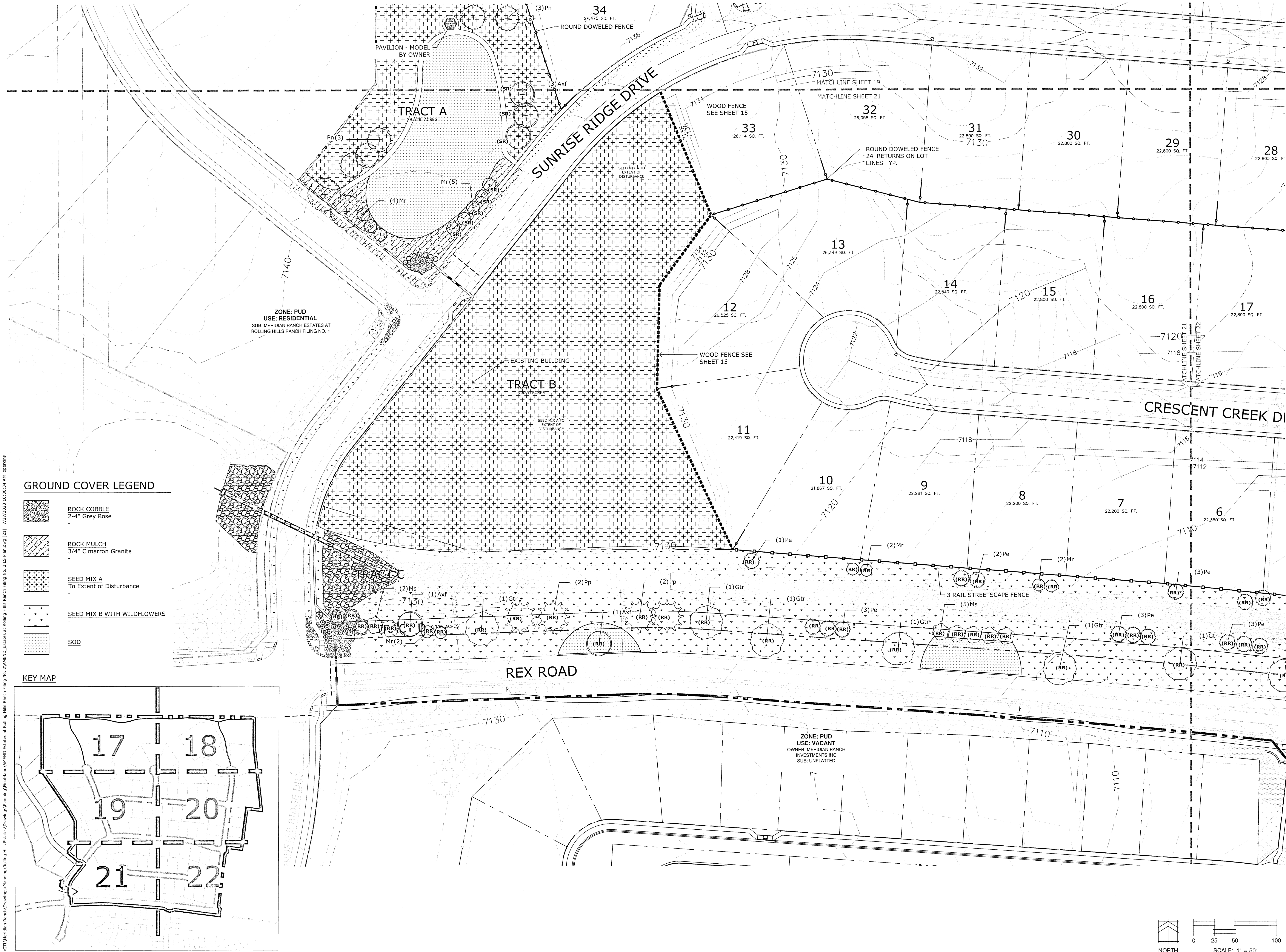
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DATE

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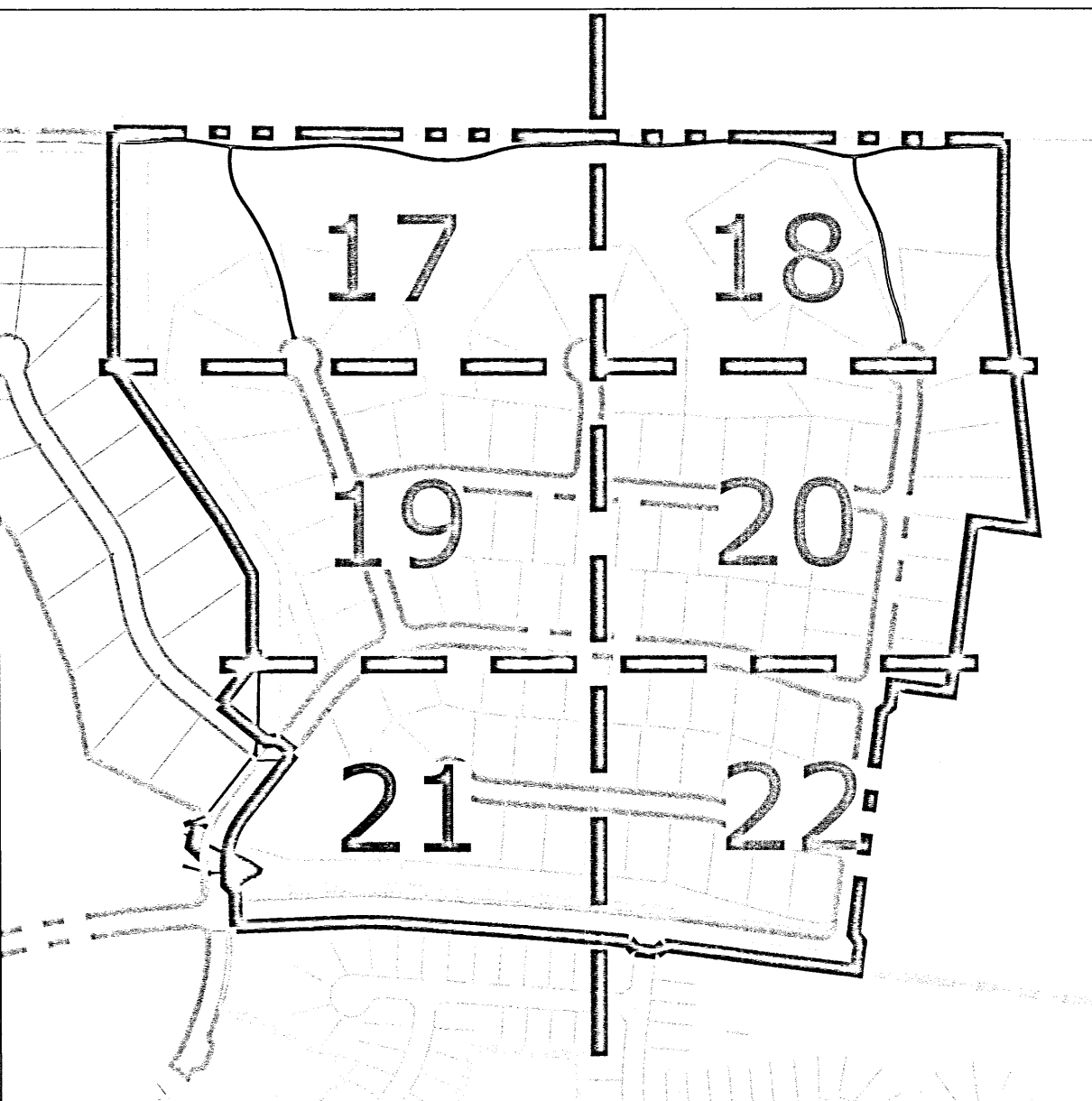
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GROUND COVER LEGEND

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KEY MAP



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

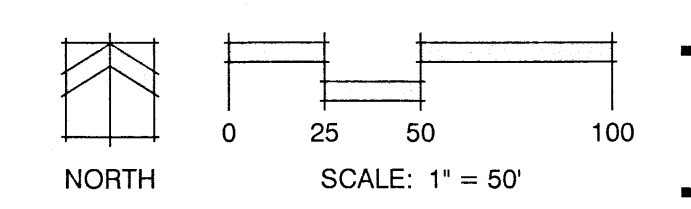
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DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07/18/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

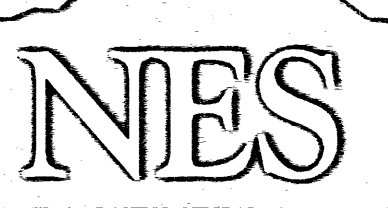
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DATE	BY	DESCRIPTION

LANDSCAPE PLAN



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PLANNER/LANDSCAPE ARCHITECT

PLANNING

DATE:
PROJECT MGR:
PREPARED BY:

07/18/2023
A. BARLOW
B. PERKINS

THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

22
OF 23

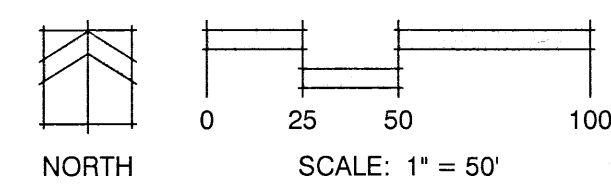
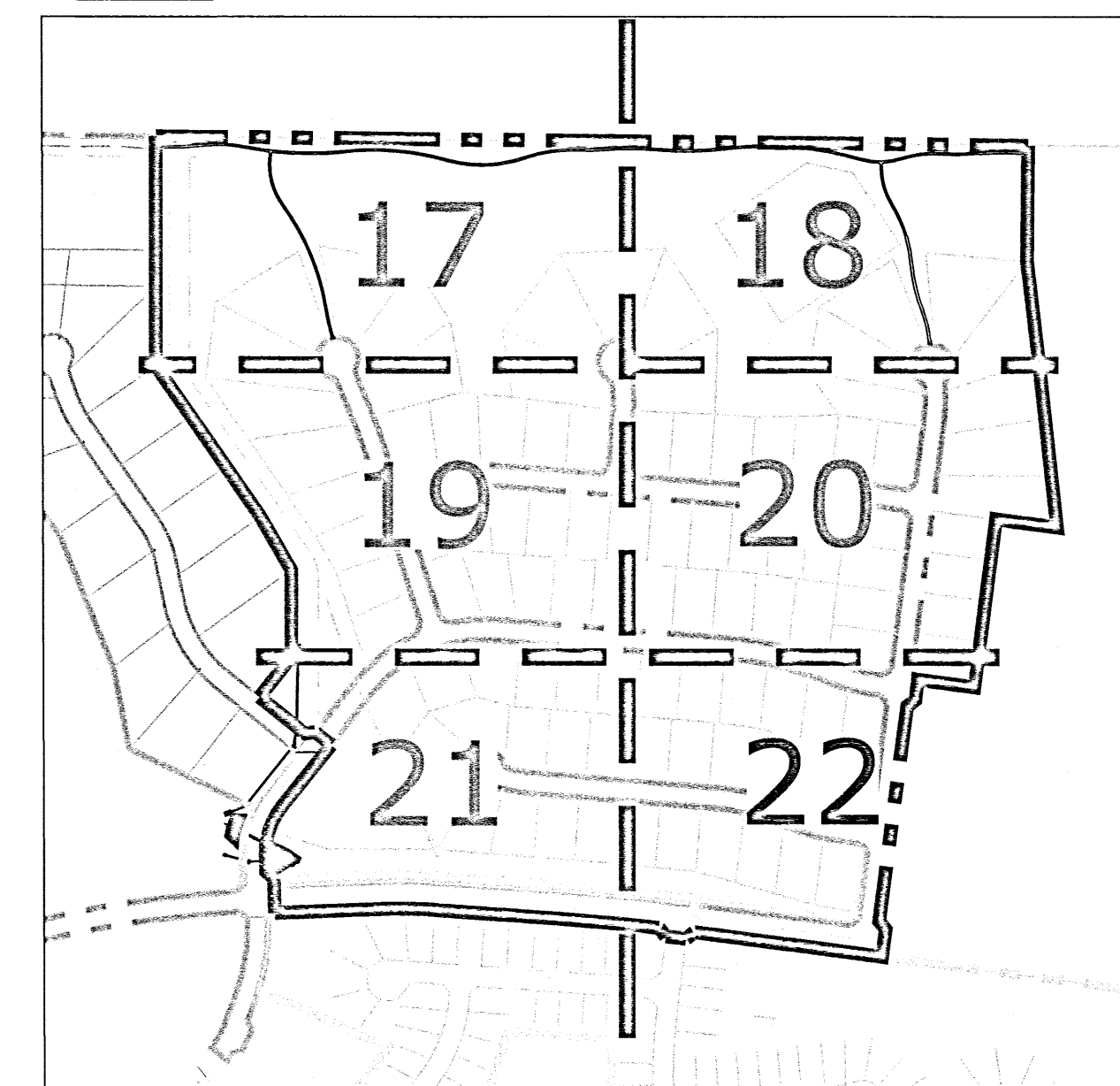
PUD SP 20-004



GROUND COVER LEGEND

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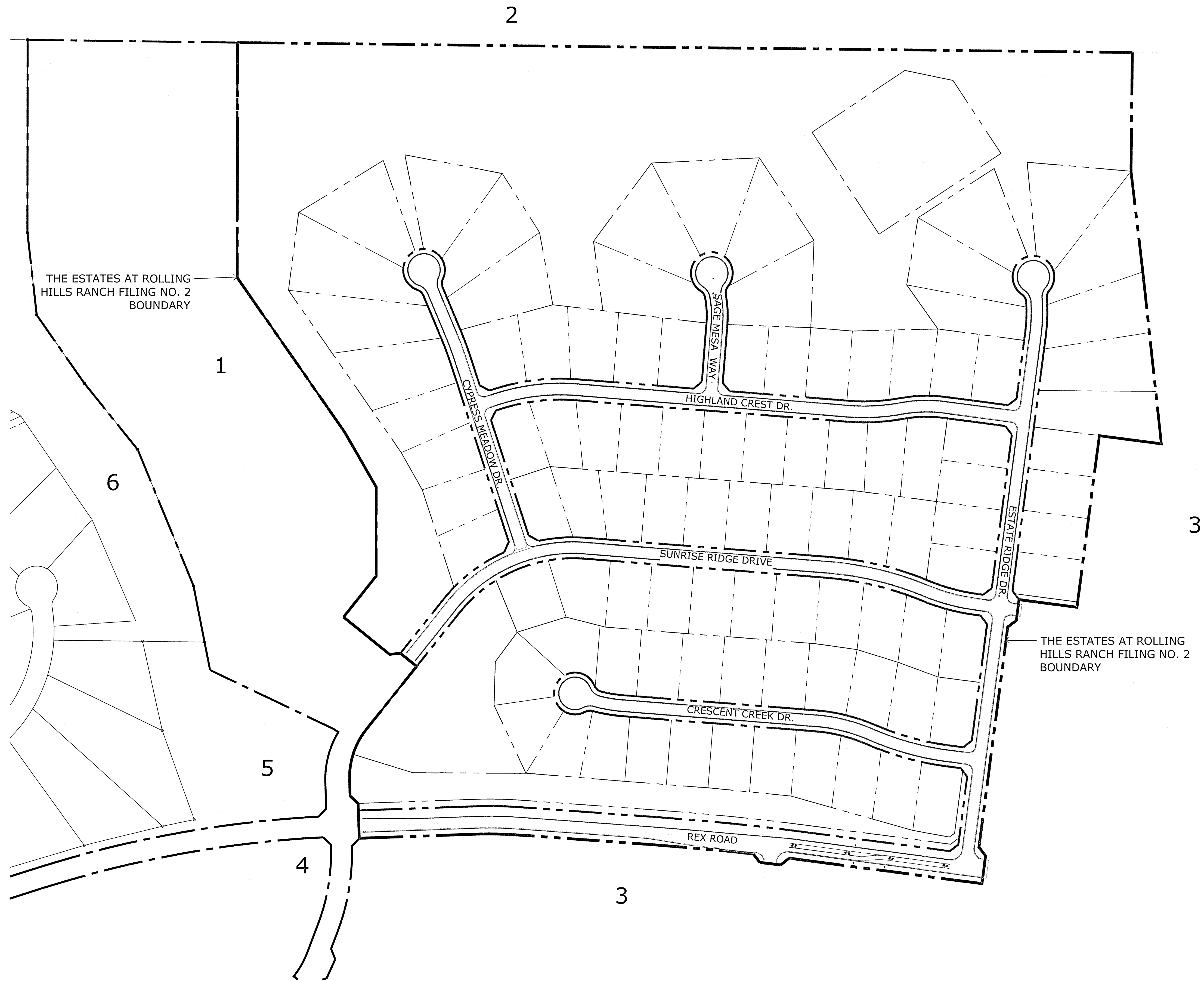
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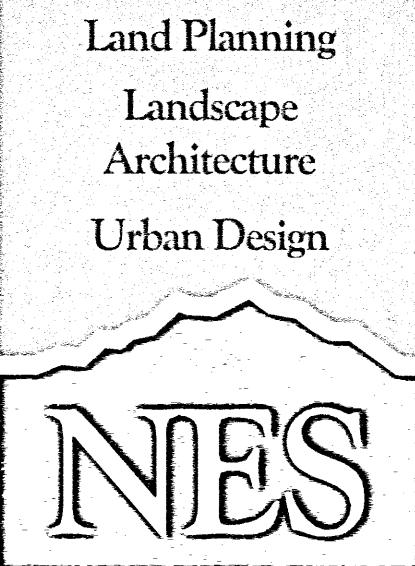
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ADJACENT PROPERTY OWNERS:

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



P:\CITY\Meridian Ranch\Drawings\Planning\Rolling Hills Ranch Filing No. 2\AMEND Estates at Rolling Hills Ranch Filing No. 2\AMEND Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg (23 - Adj Owners) 7/27/2023 10:31:24 AM bperkins



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

DATE: 07/28/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

ENTITLEMENT

DATE	BY	DESCRIPTION

ADJACENT OWNERS

23
OF 23

PUD SP 20-004

