

## 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 and the applicable zoning and other regulations of the County Commissioners. And are also bound by the recorded Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lot 1-350 which was recorded in the El Paso County Clerk and Recorder's Office on February 1, 2006 at Reception No. 200616492 (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 shall affect the PUD changes with the Code, or any other applicable resolutions or regulations of El Paso County, shall be applied.
- 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 plotting 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 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

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 will be developed on a recreational lifestyle by providing opportunities to have a good time, while maintaining a sense of place, a sense of community, and a sense of place for this development. The parks and recreation center will be 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 treatments will be used to create a 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 identified in the use table below: (Reference: Note G)

| PRINCIPAL USES                      |   |
|-------------------------------------|---|
| CHRS Facility, Stealth              | S |
| Dwellings - Detached Single Family  | A |
| Model Home/Subdivision Sales Office | T |
| Public Park, Open Space             | A |
| Yard Sales                          | T |

| ACCESSORY USES                          |    |
|---|----|
| Day Care Home                           | A* |
| 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 S-3 of the El Paso County Land Development Code. All uses are subject to the requirements in Section 5.2.2 of the El Paso County Land Development Code OR as otherwise amended.

\*\* Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise amended.

\*\*\* Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise amended.

Accessory uses must also meet the development requirements in (C) below. These uses are also subject to the Covenants and approval of the Meridian Ranch Design Review Council No. 2.

C. Development Requirements

1. Maximum of grossage - forty (40) percent.

Maximum building height: thirty-five (35) feet

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. 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. The maximum allowed building height for an accessory building is thirty (30) feet

d. 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

Streetscape: 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 in accordance with the 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 and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except of

2. Landscape entry features, open space parks, trails and trails shall be owned (when appropriate) and maintained by the Meridian Service Metropolitan District. All double frontage lots shall receive a combination of berthing, fencing, and landscape between the property line and the curb. Double frontage streets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the front as determined by the subdivision.

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: Ten (10) feet

d. Streets: Ten (10) feet easement along all areas when front easement is not appropriate.

e. Subdivision Perimeter: Twenty (20) feet

f. Tract Perimeter: Twenty (20) feet

g. All streets shall be landscaped and shall be limited to non-motorized use only, except for maintenance and emergency vehicles.

6. According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map (FIRM No. 08041C0552G dated 12/7/18), the subject property is located outside the boundary of the 100 year floodplain.

7. Development of the property shall be in accordance with the overall PUD Development Plan Approval. Minor modifications may be subject to the relevant county section 4.2.6 of the El Paso County Land Development Code, as amended.

8. Development 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 letter from the Meridian Ranch dated December 20, 2007, Estates at Rolling Hills Ranch Filing No. 2 at Meridian Ranch is situated entirely within the Low Hazard Non-Contributory Zone.

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. A second access point will be added to the rear if the rear access point is required by the County.

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 concerning Woodmen Road adopted pursuant to resolution no. 13-041.

16. As required by Section 4.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$288 per subdivision lot for Urban Parks and \$456 per subdivision lot for Natural Areas. The required fees in lieu for this project are:

Urban: \$26,224.00

Regional: \$4,689.00

Total: \$27,912.00

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Construction of the Falcon Regional Park is being delayed until the completion of the Woodmen Road.

17. As required by Section 4.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$288 per subdivision lot for Urban Parks and \$456 per subdivision lot for Natural Areas. The required fees in lieu for this project are:

Urban: \$26,224.00

Regional: \$4,689.00

Total: \$27,912.00

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Construction of the Falcon Regional Park is being delayed until the completion of the Woodmen Road.

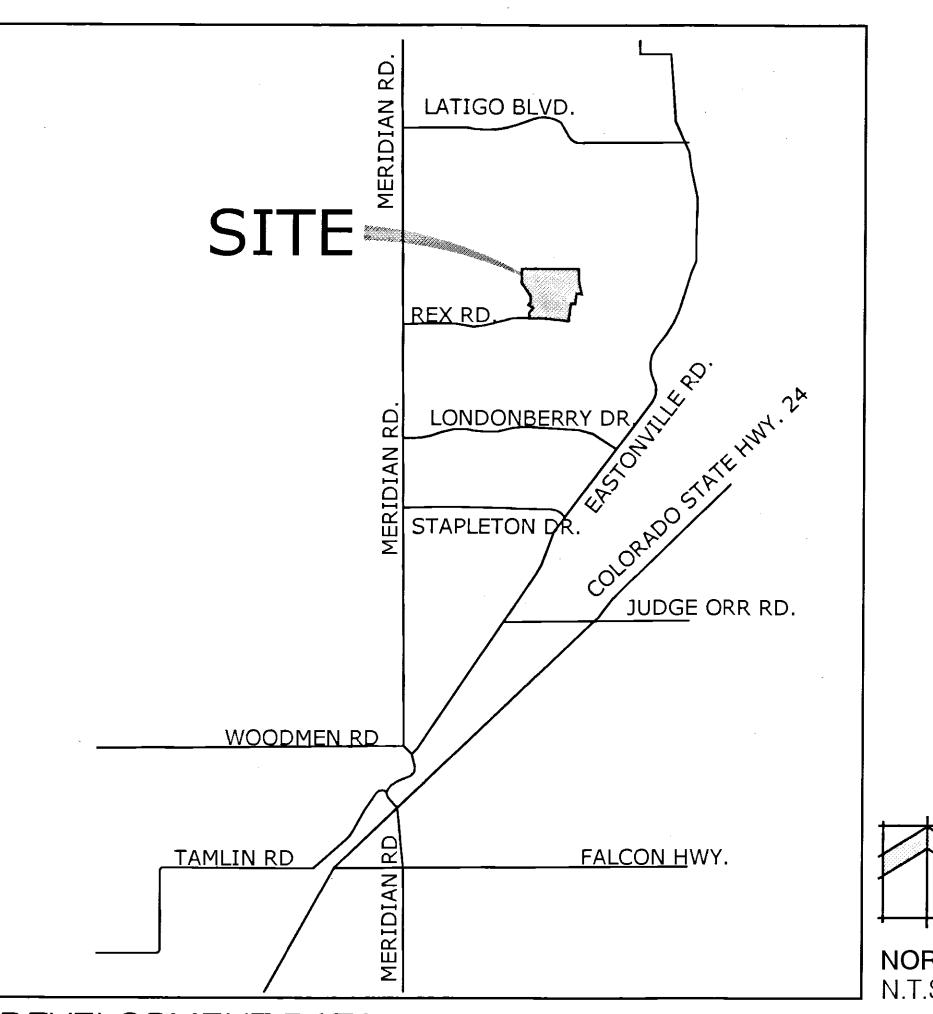
18. All No-Build Areas are per the Approved Meridian Ranch Filing 2 (SKP-11-002) addressing the required use/density buffer between the adjoining properties.

19. This subdivision is subject to the Estates at Rolling Hills Ranch Filing No. 2 county file number PUD SP-20-004 originally approved by the Board of County Commissioners on 12.2.2020 resolution number 20-473 to increase the maximum building height to thirty-five (35) feet for the main residential building with living spaces. The maximum building height for accessory buildings or the main residential building with no living spaces below the roof is thirty (30) feet.

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

Steve Schleifer  
El Paso County, CO  
09/05/2023 10:06:43 AM  
Doc \$0.00 23  
Rec \$233.00 Pages 223075300

## VICINITY MAP

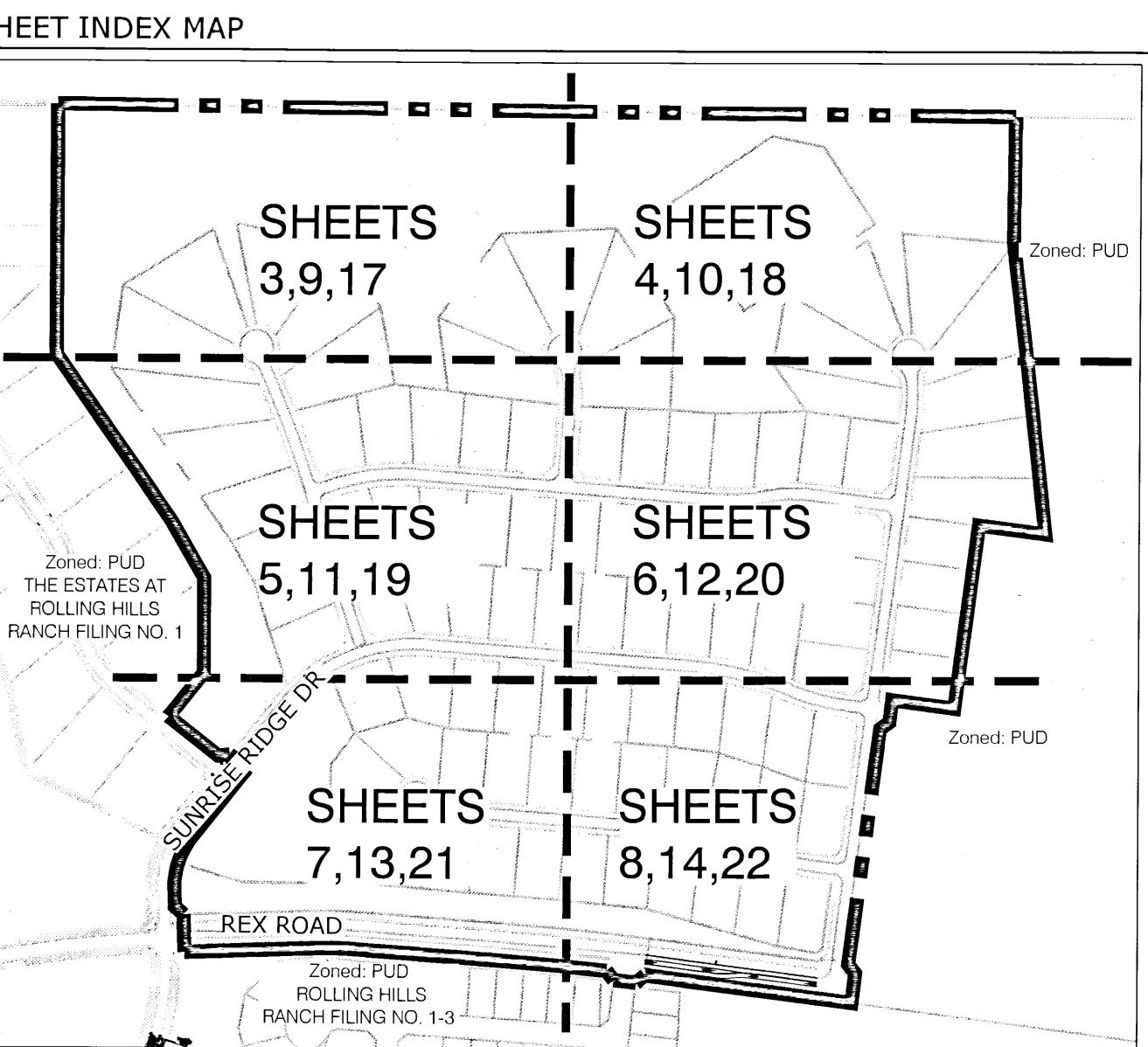


OWNER / SUBDIVIDER  
GTL, Inc.  
3575 Kenyon St.  
San Diego, CA 92110

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

Land Planning  
Landscape Architecture  
Urban Design  
**NES**  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com

© 2012. All Rights Reserved.  
PLANNED LANDSCAPE ARCHITECT  
THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2



**DEVELOPMENT DATA**

- Existing Zoning: PUD
- Approved Plan: The Estates at Rolling Hills Ranch Filing No. 2 PUD Development/Preliminary Plan
- ID: 420000453 & 4220203001
- Total Area: 116.815 AC
- Number of Lots: 98
- Total Lot Area: 63.622 AC (54.5%)
- Average Lot Size: 28.279 SF
- Minimum Lot Size: 21,780 SF
- Minimum Lot Depth: 60' at R.O.W.
- Gross Density: 0.84 DU/AC
- Net Density: 1.54 DU/AC
- R.O.W.: 14,308 AC (12.2%)
- Total Tract Area: 39.885 AC (33.3%)
- Maximum Height: Thirty-five (35) feet
- Maximum Lot Coverage: Forty percent (40%)

**LAND USE DATA TABLE**

| LAND USE          | NET DENSITY | UNITS   | ACRES  | % OF LAND |
|-------------------|-------------|---------|--------|-----------|
| SINGLE FAMILY     | 1.54 DU/AC  | 98 Lots | 63.622 | 54.5%     |
| ROAD R.O.W.       | N/A         | N/A     | 14,308 | 12.2%     |
| OPEN SPACE TRACTS | N/A         | N/A     | 38.885 | 33.3%     |

**TRACT TABLE**

| TRACT NAME | TRACT AREA | TRACT USE  | OWNERSHIP / MAINTENANCE                       |
|------------|------------|--|---|
| TRACT A    | 28.529 AC  | LANDSCAPE BUFFER/OPEN SPACE /UTILITIES/PARKS AND RECREATION  | MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE |
| TRACT B    | 3.325 AC   | LANDSCAPE BUFFER/OPEN SPACE / UTILITIES/PARKS & RECREATION/WATER TREATMENT/DRAINAGE/FACILITY/OFFICES/PARKING/MATERIALS STORAGE | MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE |
| TRACT C    | 2.916 AC   | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES/DRAINAGE   | MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE |
| TRACT D    | 0.795 AC   | LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/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 |
| TRACT F    | 0.060 AC   | LANDSCAPE BUFFER/  |   |







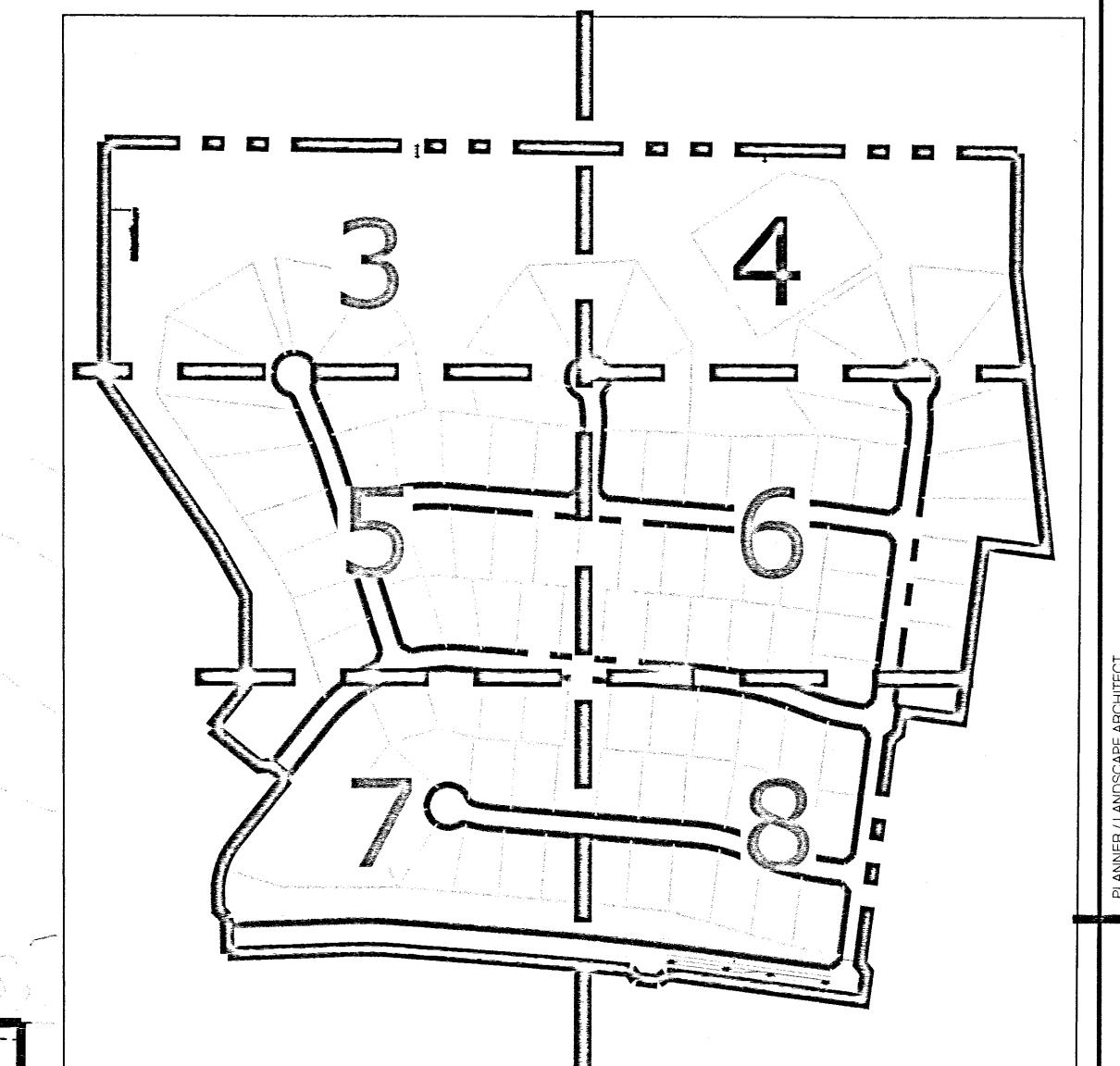
N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

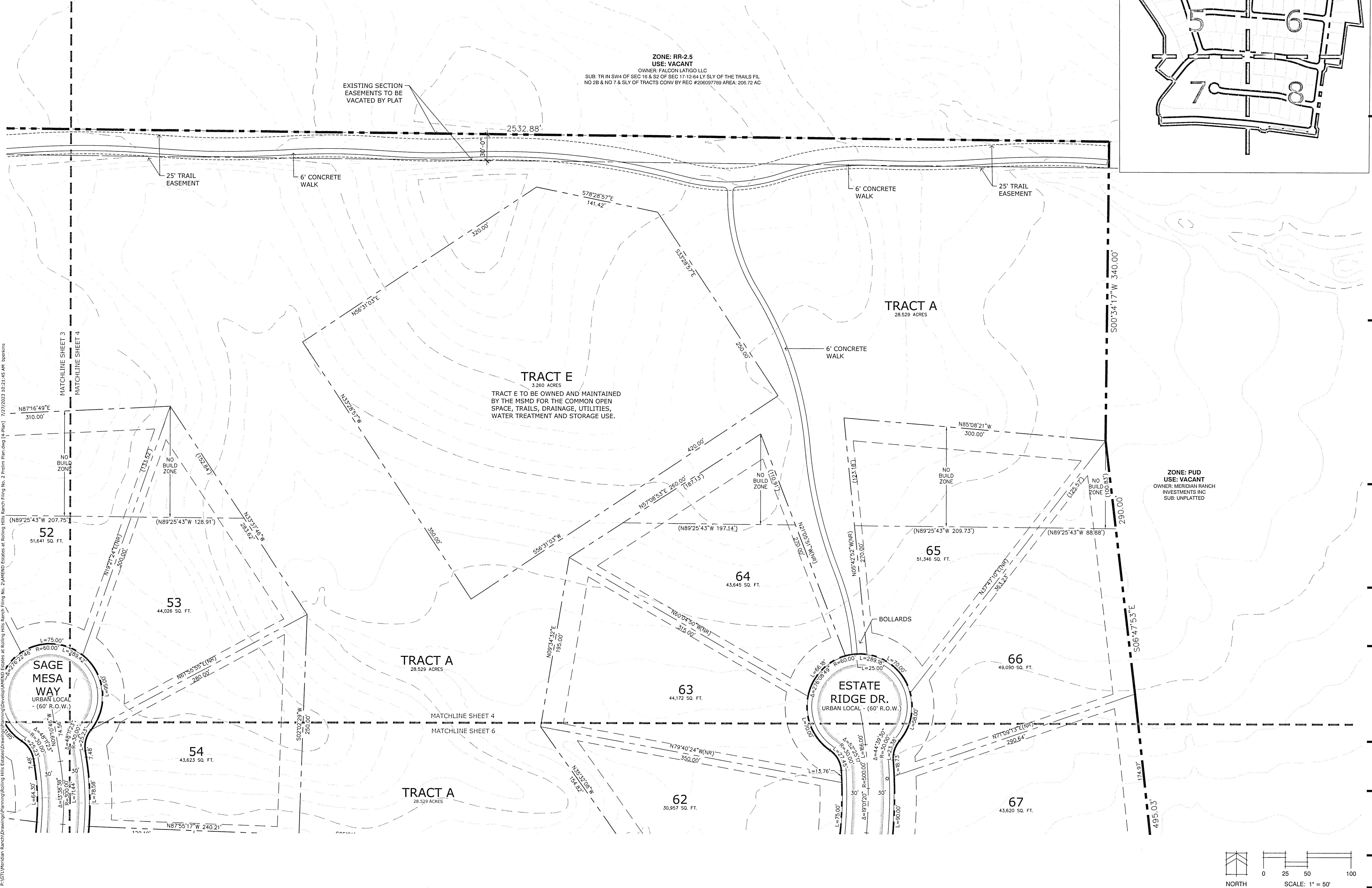
[www.nescolorado.com](http://www.nescolorado.com)

© 2012. All Rights Reserved.

## KEY MAP



|   |  |  |
|---|--|--|
| Land Planning<br>Landscape Architecture<br>Urban Design   |  |  |
| <b>THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2</b>  |  |  |
| AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN   |  |  |
| DATE: 07/28/2023<br>PROJECT MGR: A. BARLOW<br>PREPARED BY: B. PERKINS                               |  |  |
| PROJECT INFO  |  |  |
| ENTITLEMENT   |  |  |
| SITE PLAN   |  |  |
| SHEET TITLE: 4<br>SHEET NUMBER: 4<br>DRAWN BY: J. GALT<br>PUD SP 20-004<br>SCALE: 1" = 50'<br>NORTH |  |  |





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

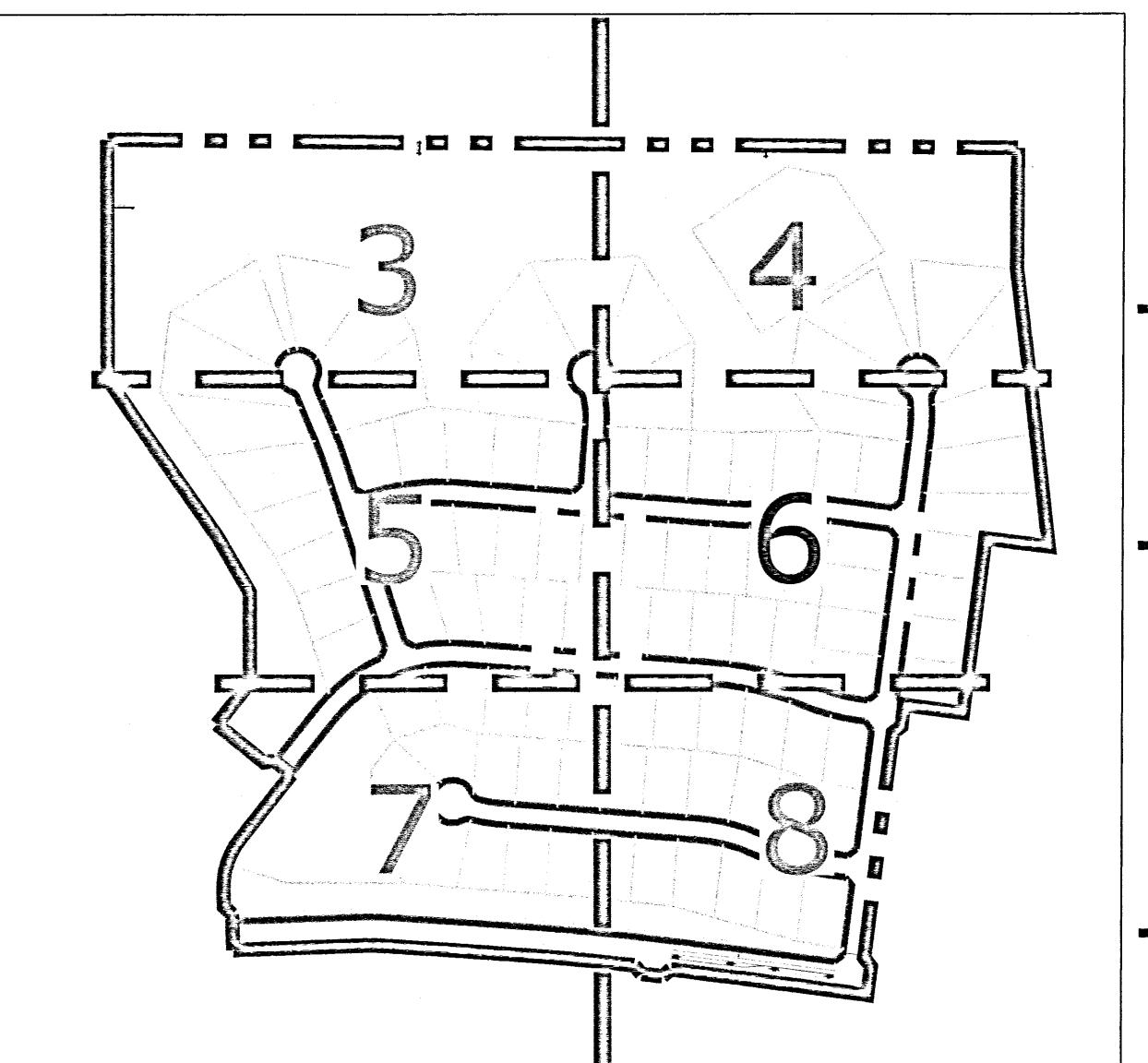
AMENDMENT TO PUD  
DEVELOPMENT PLAN /PRELIMINARY PLAN

07/26/2023  
A. BARLOW  
B. PERKINS

DATE:  
PROJECT MGR:  
PREPARED BY:

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

### KEY MAP



### SITE PLAN

6

OF

23



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

AMENDMENT TO PUD  
DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE:  
PROJECT MGR:  
PREPARED BY:  
07/26/2023  
A. BARLOW  
B. PERKINS

PROJECT NO:

SEAL

### ENTITLEMENT

DATE: BY: DESCRIPTION:

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / PENSION

### SITE PLAN

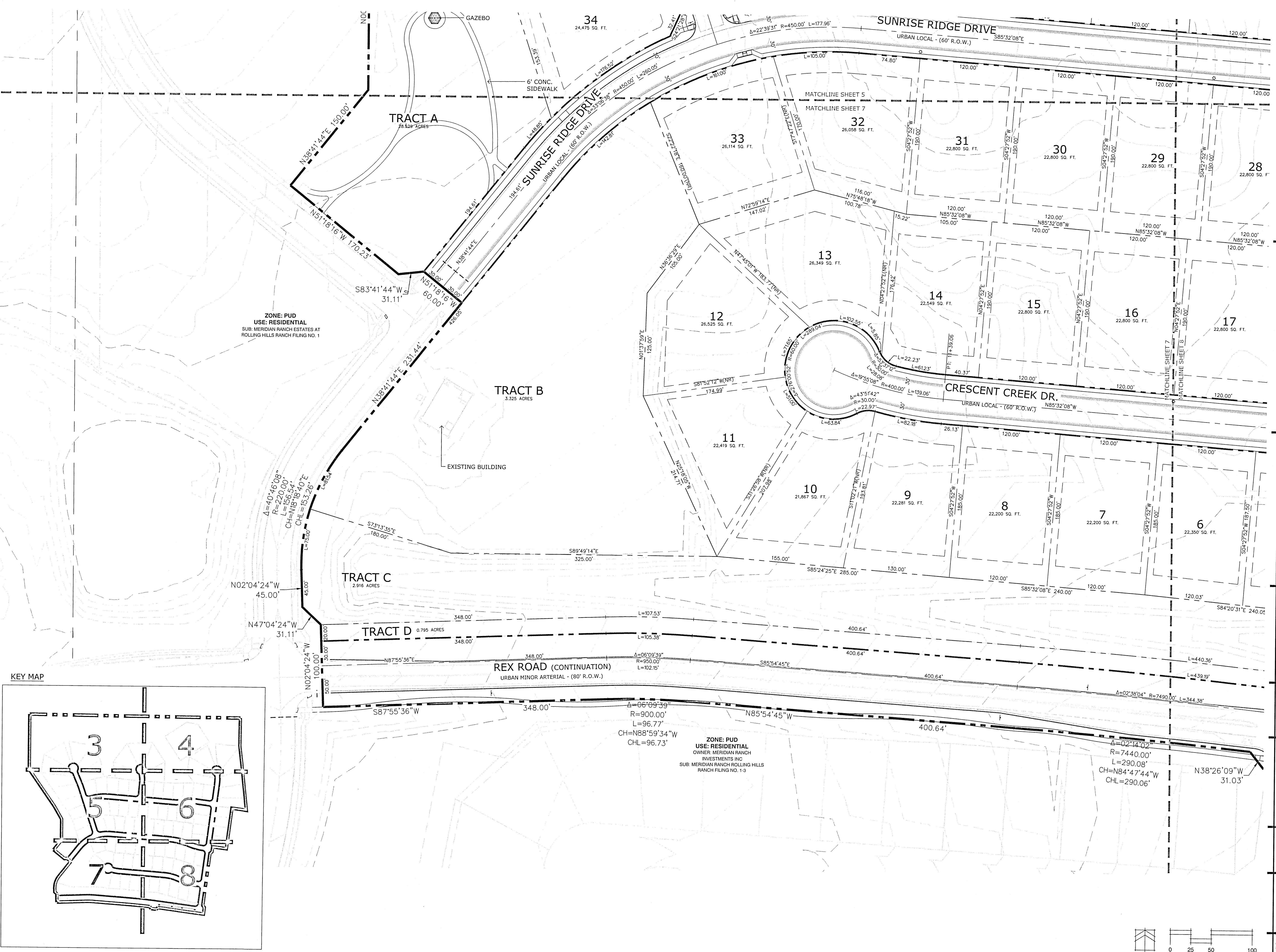
SHEET TITLE

SHEET NUMBER

23

OF

PUD SP 20-004



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

AMENDMENT TO PUD  
DEVELOPMENT PLAN  
/PRELIMINARY PLAN

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

SEAL

### ENTITLEMENT

ISSUE INFO  
DATE: BY: DESCRIPTION:

ISSUE PERIOD

### SITE PLAN

SHEET TITLE

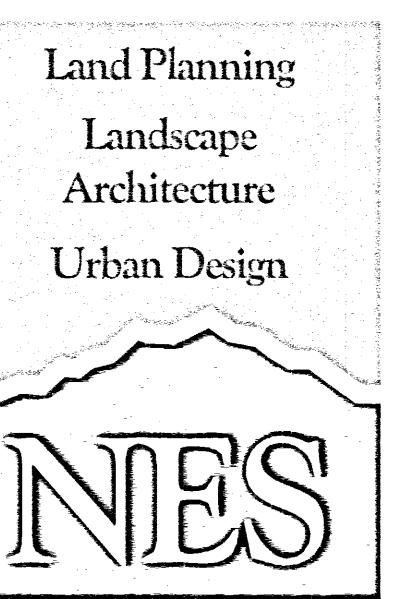
SHEET NUMBER

OF 23

PUD SP 20-004







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

el. 719.471.0073  
ax 719.471.0267

[www.nescolorado.com](http://www.nescolorado.com)

© 2012. All Rights Reserved.

THE ESTATES  
AT ROLLING  
HILLS RANCH  
FILING NO. 2

# AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

07/28/2023  
A. BARLOW

B. PERKINS

10. The following table summarizes the results of the study. The first column lists the variables, the second column lists the estimated coefficients, and the third column lists the standard errors.

## **ENTITLEMENT**

卷之三十一

DATE: BY: DESCRIPTION:

---

---

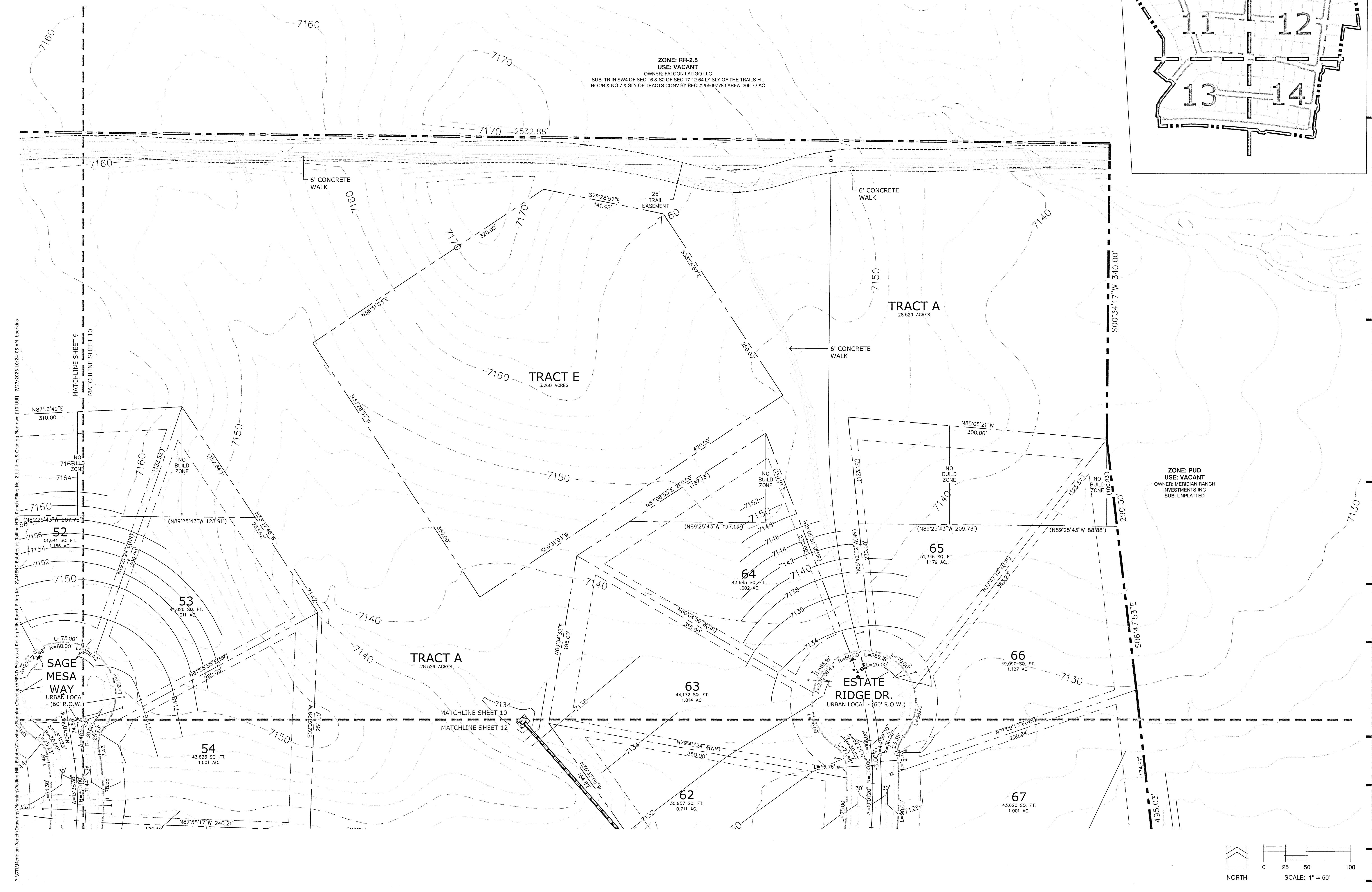
## **PRELIMINARY GRADING & UTILITIES PLAN**

10

OF 23

PUD SP 20-004

10. The following table summarizes the results of the study.





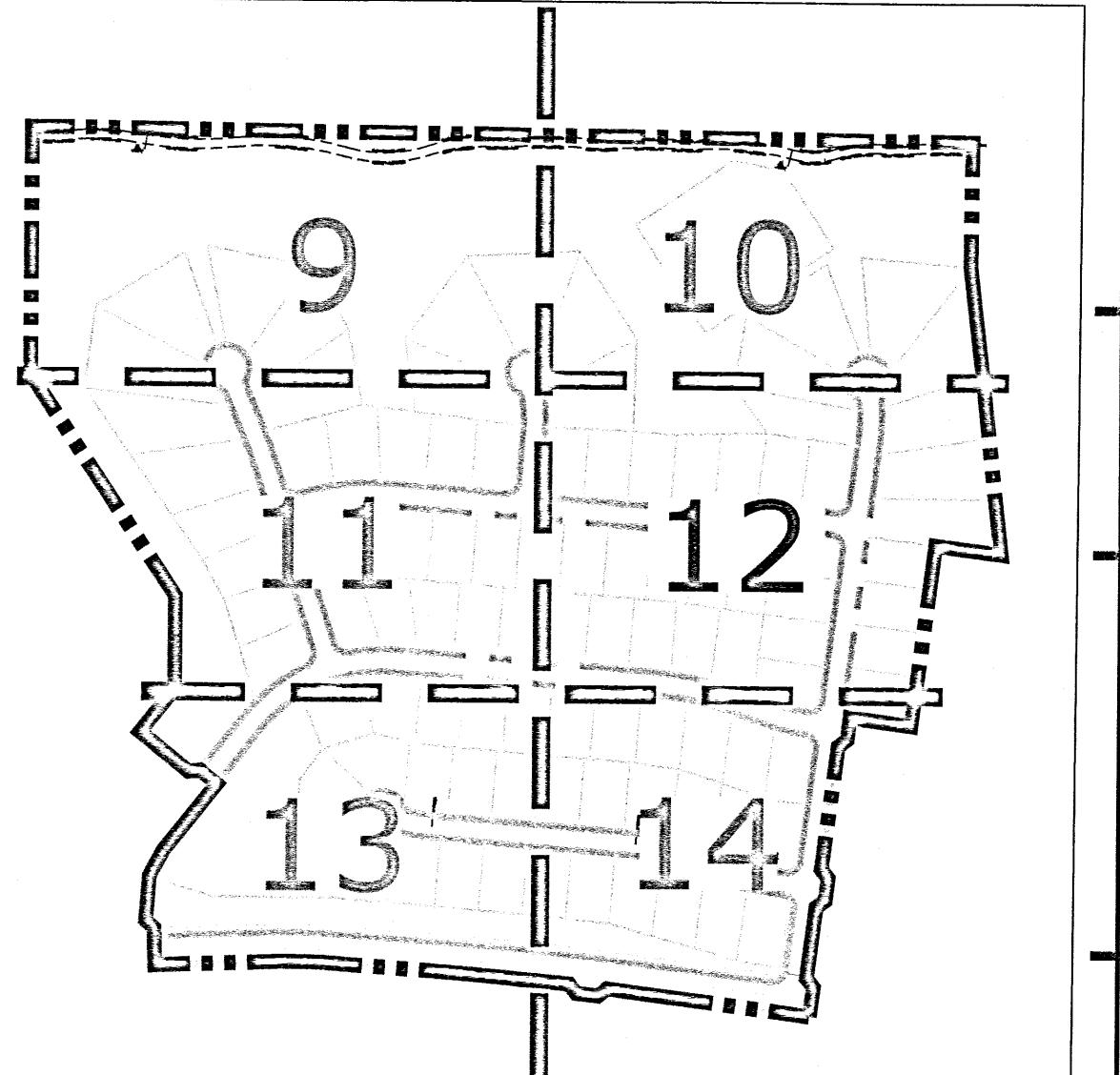
## THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

07/28/2023  
A. BARLOW  
B. PERKINS

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

### KEY MAP



### ENTITLEMENT

DATE: BY: DESCRIPTION:

DATE: BY: DESCRIPTION:

DATE: BY: DESCRIPTION:

### PRELIMINARY GRADING & UTILITIES PLAN

12  
OF 23

PUD SP 20-004



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](http://www.nescolorado.com)

© 2012. All Rights Reserved.

PLANNED LANDSCAPE ARCHITECTURE

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

### AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE:

07/28/2023

PROJECT MGR:

A. BARLOW

B. PERKINS

PREPARED BY:

# Land Planning Landscape Architecture Urban Design

# NES

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

Tel. 719.471.0073  
Fax 719.471.0267

[www.nescolorado.com](http://www.nescolorado.com)

© 2012. All Rights Reserved.

# THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

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

07/28/20  
A. BARL  
B. PERK

10. The following table shows the number of hours worked by each employee in a company. Calculate the mean, median, mode and range.

# ENTITLEMENT

BY: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

*Journal of Health Politics, Policy and Law*, Vol. 29, No. 4, December 2004  
DOI 10.1215/03616878-29-4 © 2004 by The University of Chicago

—  
—  
—

#### **UNARY GRADING S**

# **UTILITIES PLAN**

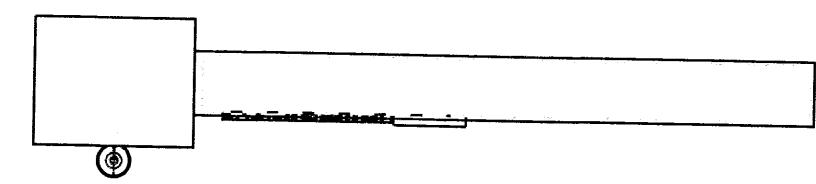
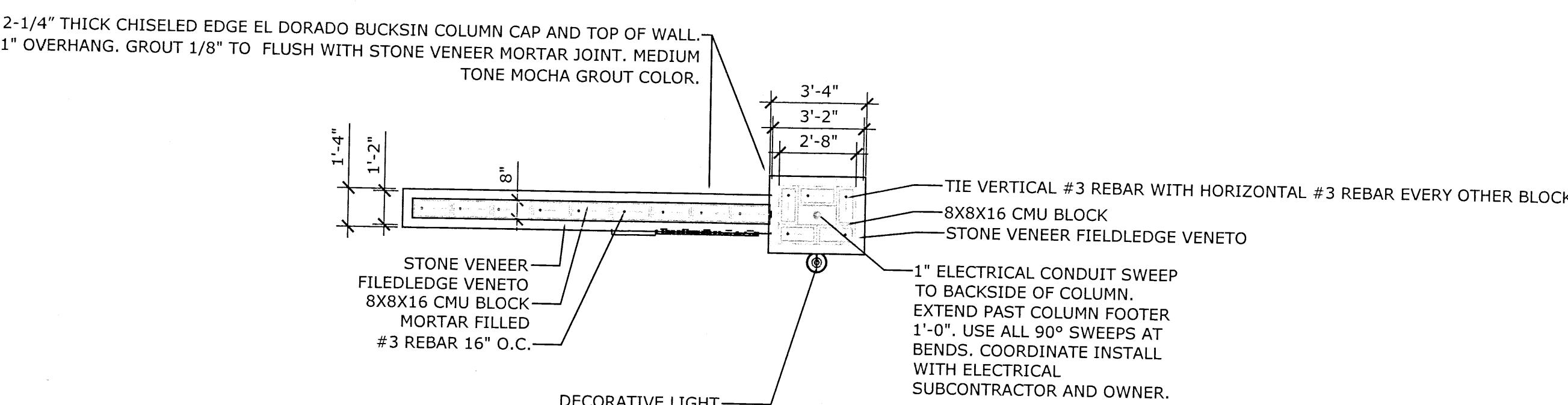
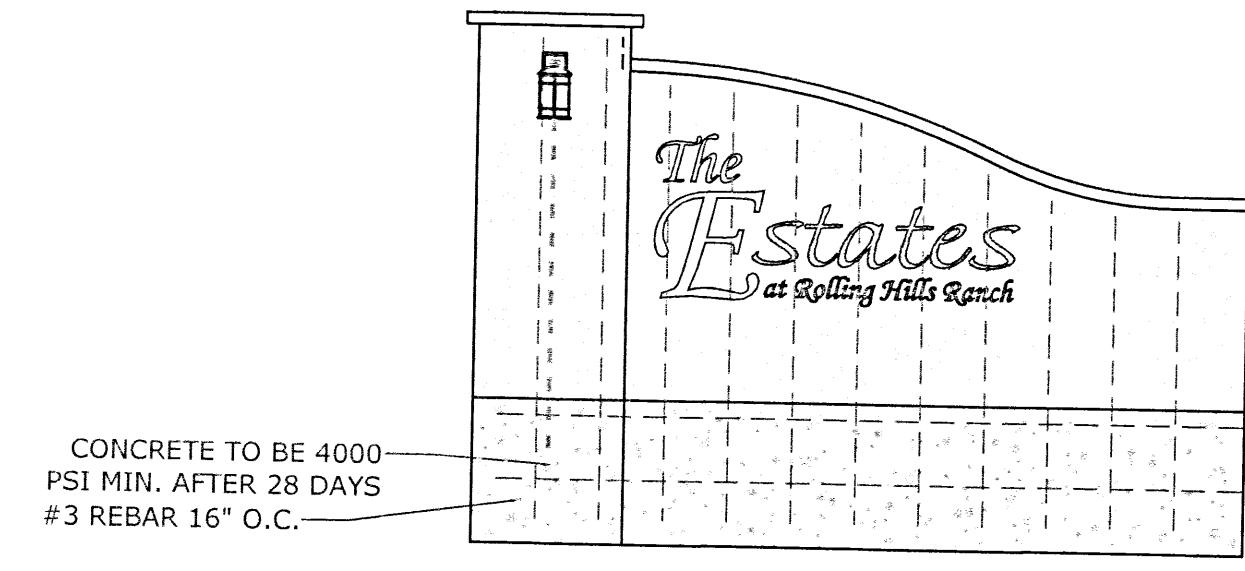
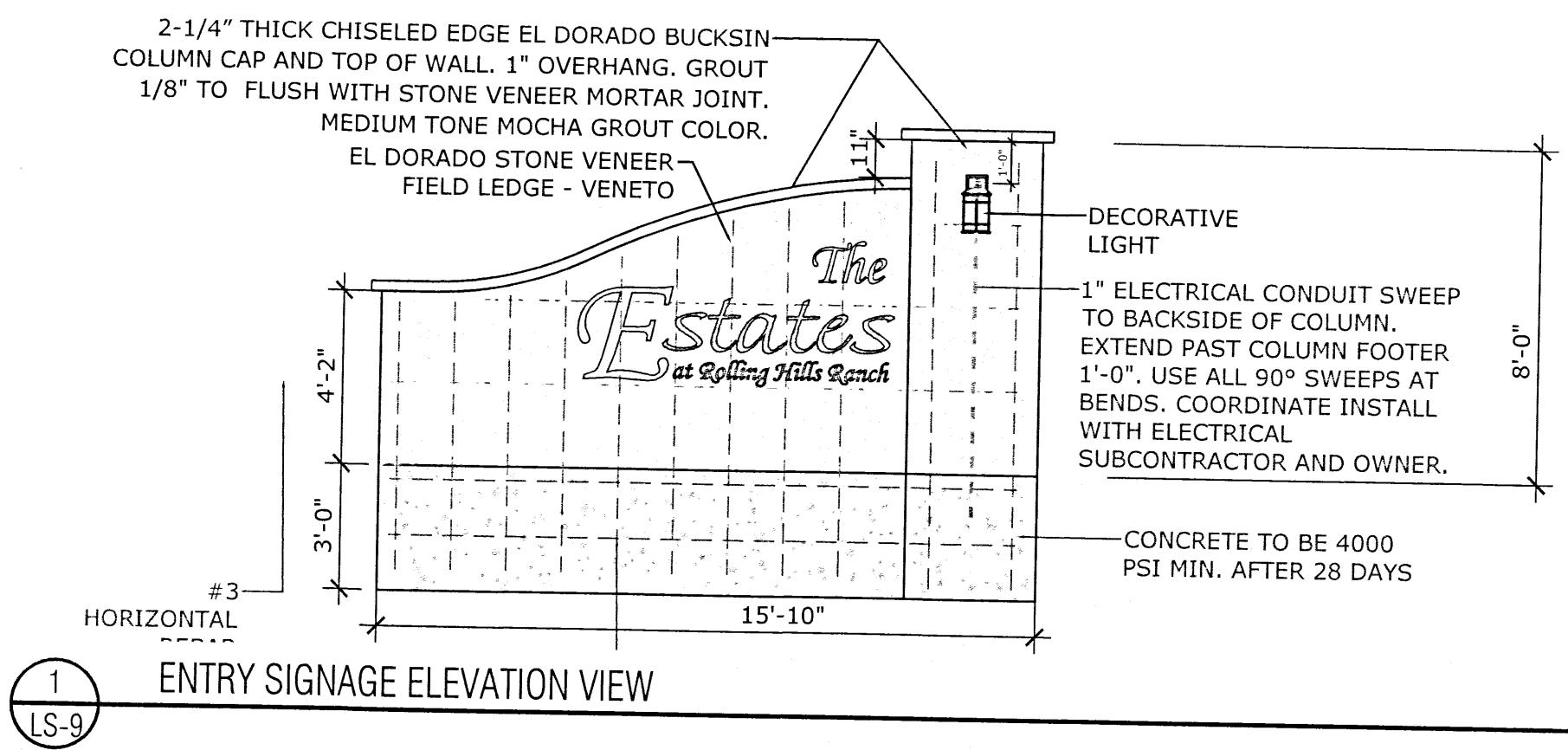
14

14

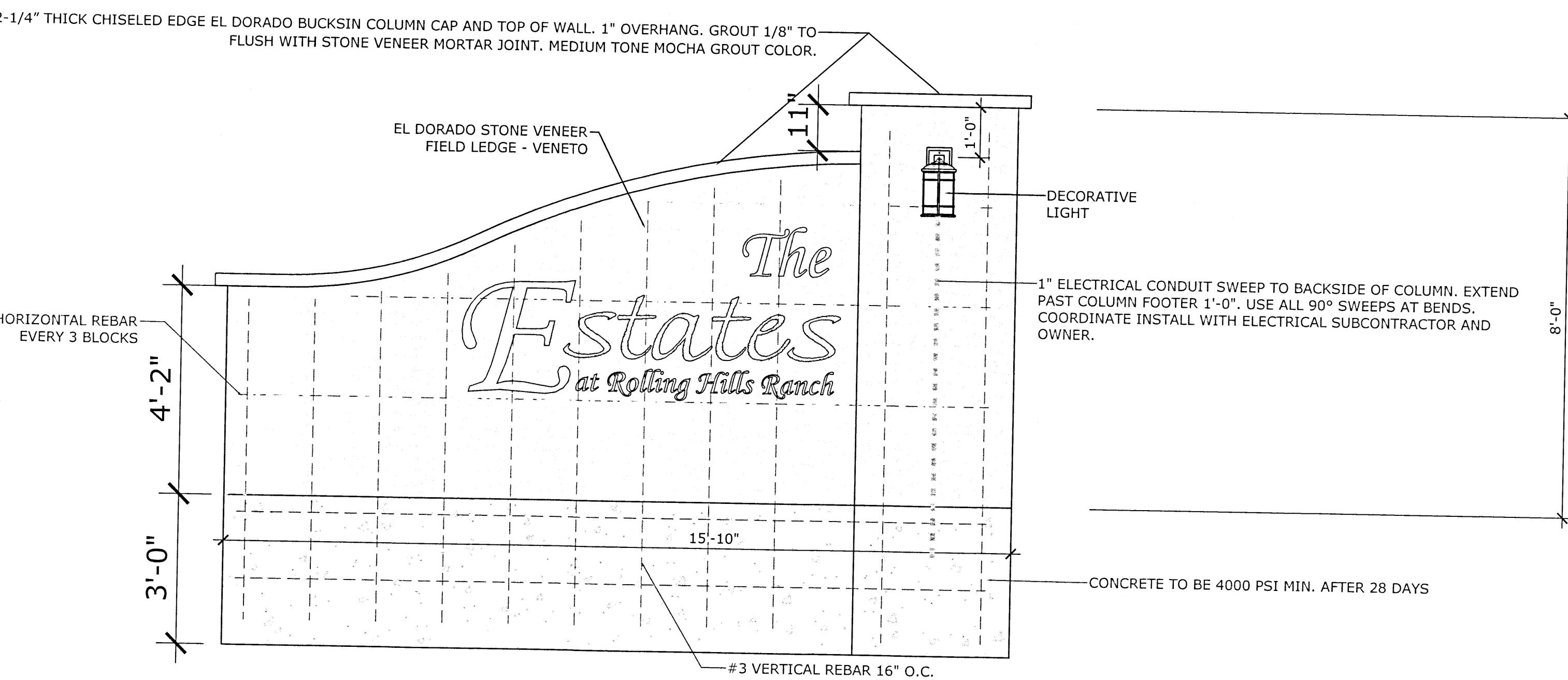
OF 25

**ANSWER** The answer is 1000.

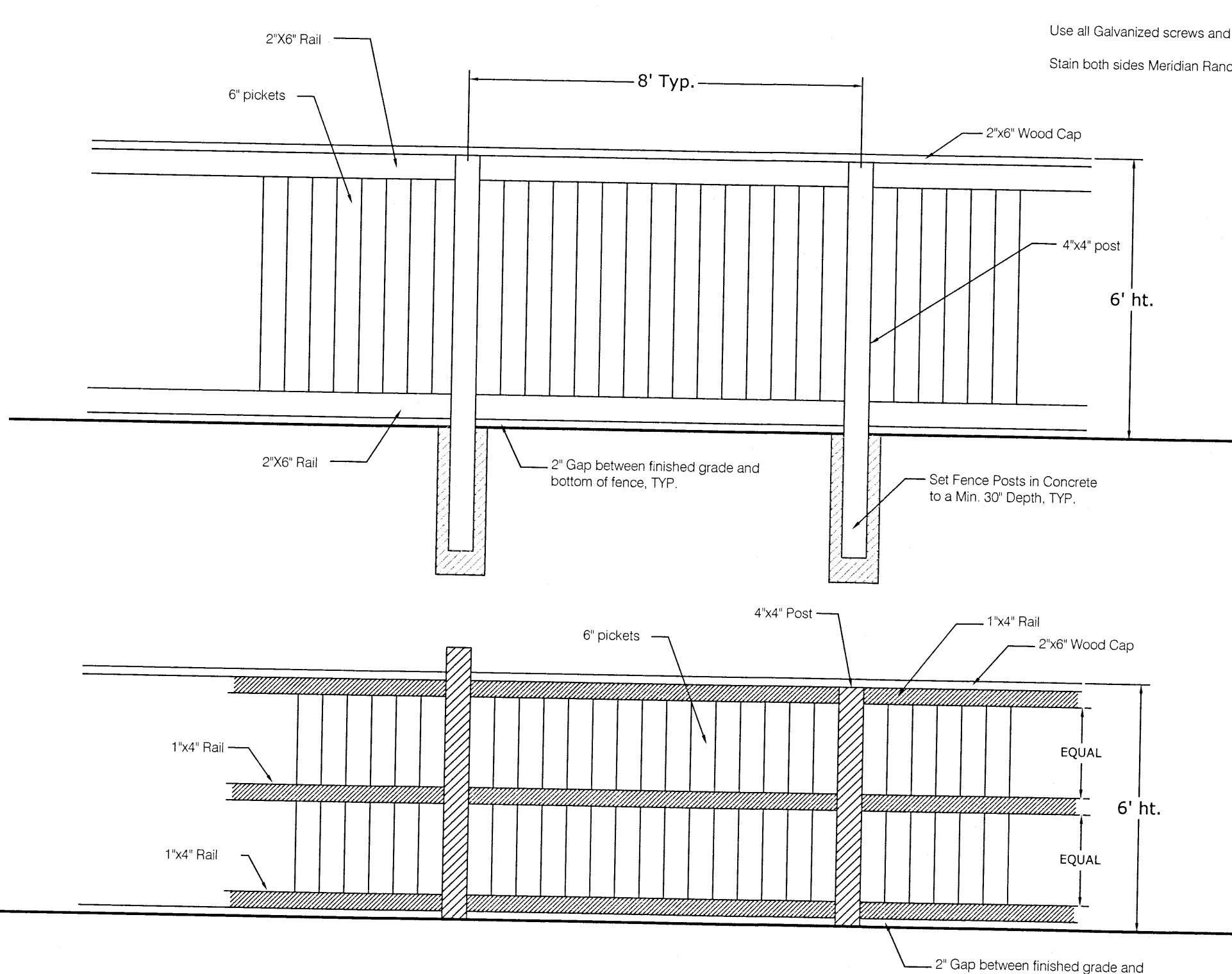




2 ENTRY SIGNAGE PLAN VIEW  
LS-9



3 ENTRY SIGNAGE DETAIL  
LS-9



4 WOOD FENCE DETAIL  
LS-9

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

AMENDMENT TO PUD  
DEVELOPMENT PLAN  
/PRELIMINARY PLAN

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

ENTITLEMENT

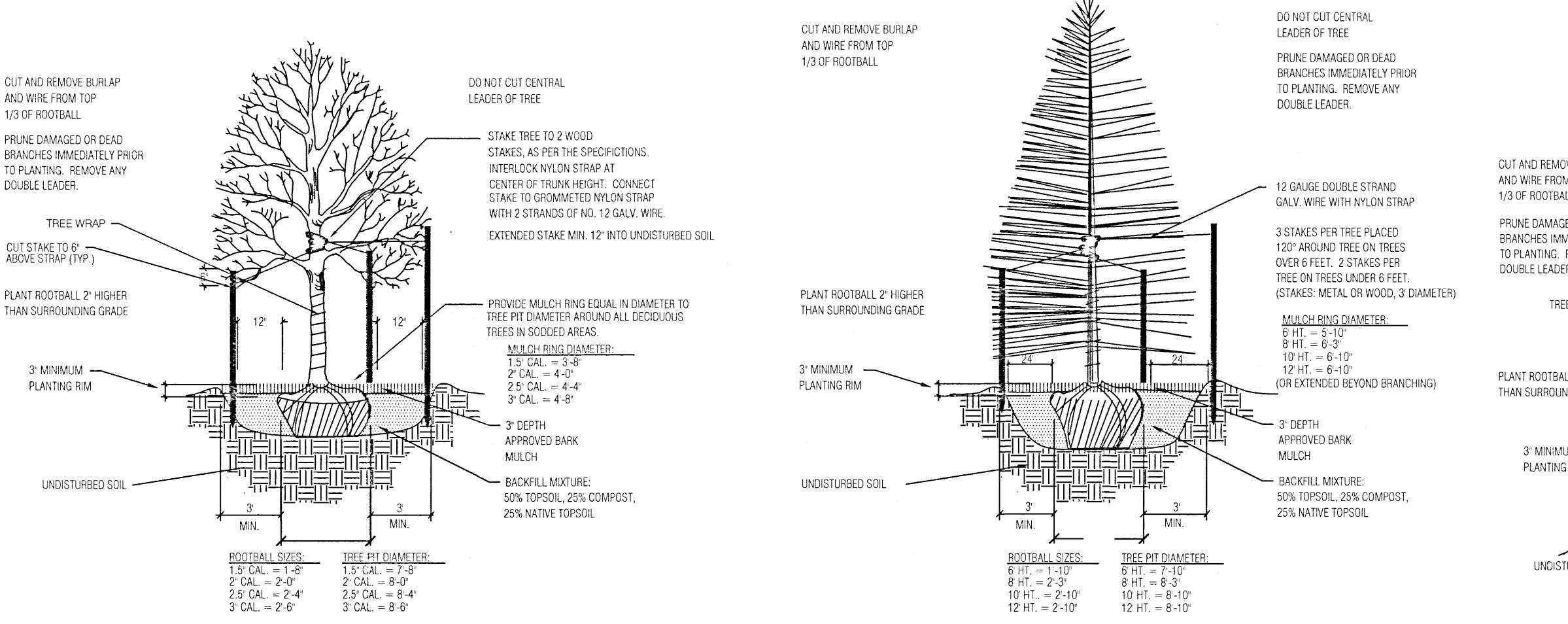
ISSUE INFO  
DATE: BY: DESCRIPTION:

ENTRY SIGNAGE  
DETAILS

15  
OF 23  
PUD SP 20-004

## GROUND COVER LEGEND

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

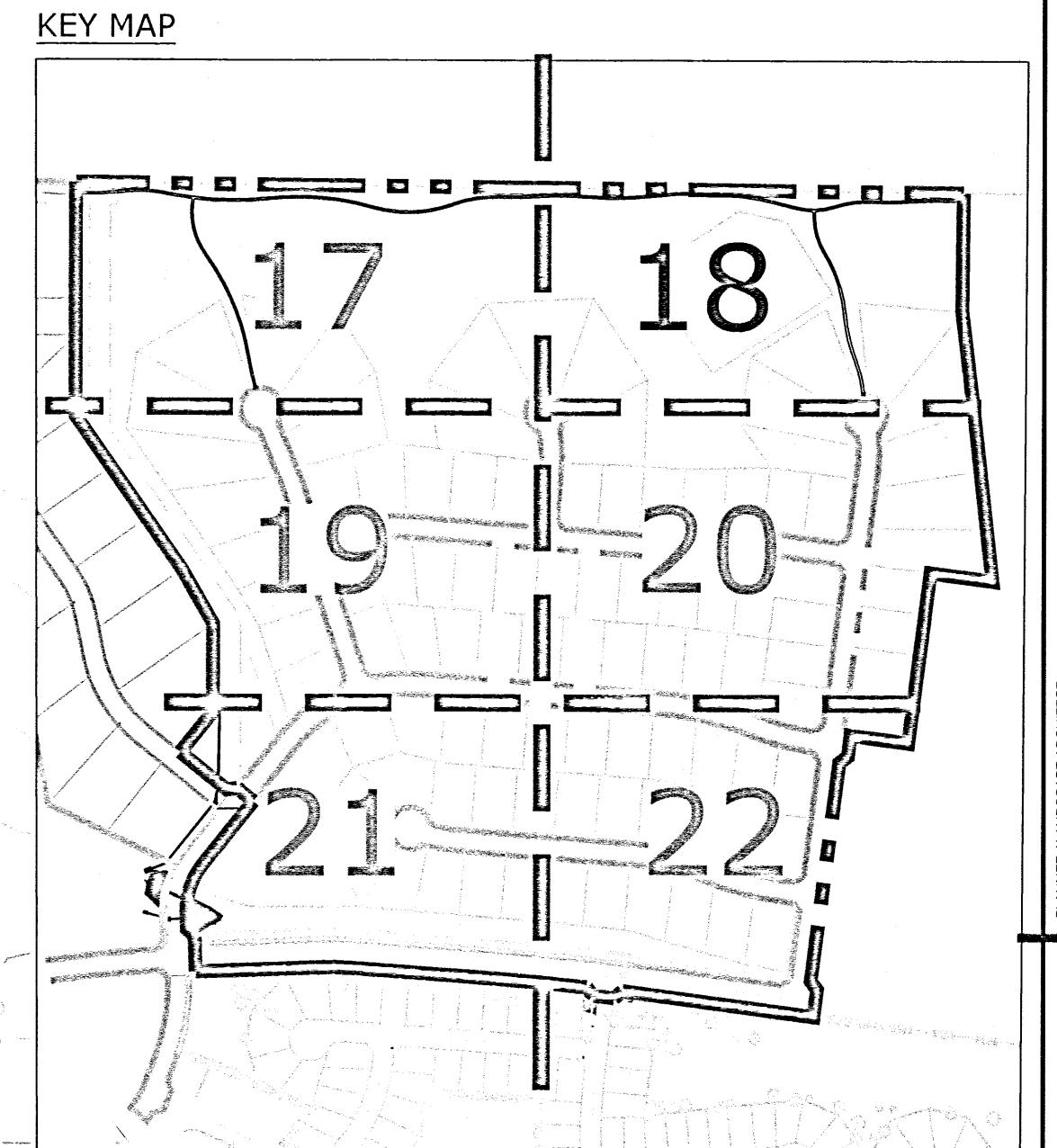
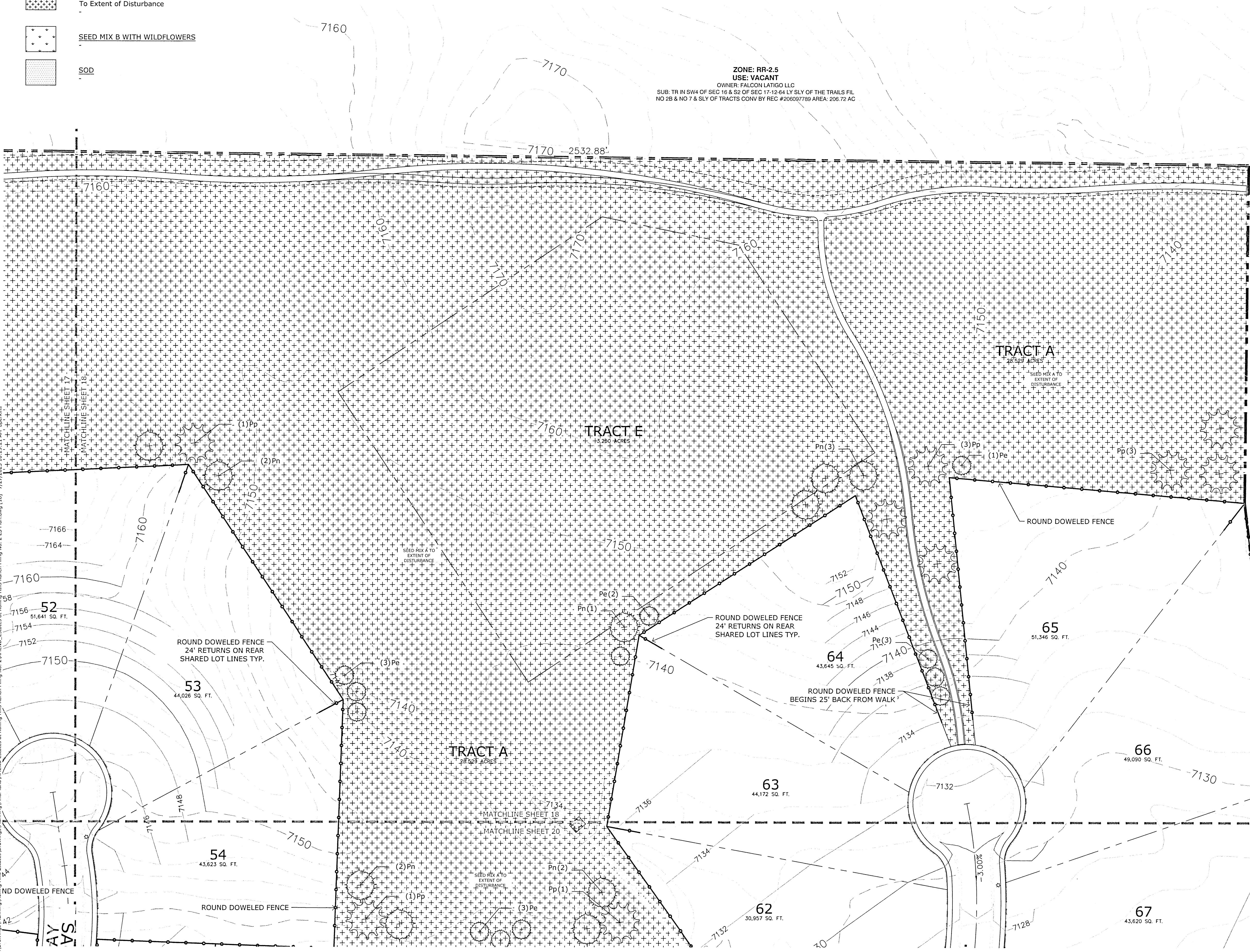




## GROUND COVER LEGEND



**ZONE: RR-2.5  
USE: VACANT**



The logo for N.E.S. Inc. features the company name "N.E.S. Inc." in a serif font at the top. Below it are three stylized mountain peaks. At the bottom is a large, bold, outlined font spelling "NES".

# THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

# AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 07/18/2021  
PROJECT MGR: A. BARLO  
PREPARED BY: B. PERKIN

## ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

19

PUD SP 20-004





## GROUND COVER LEGEND

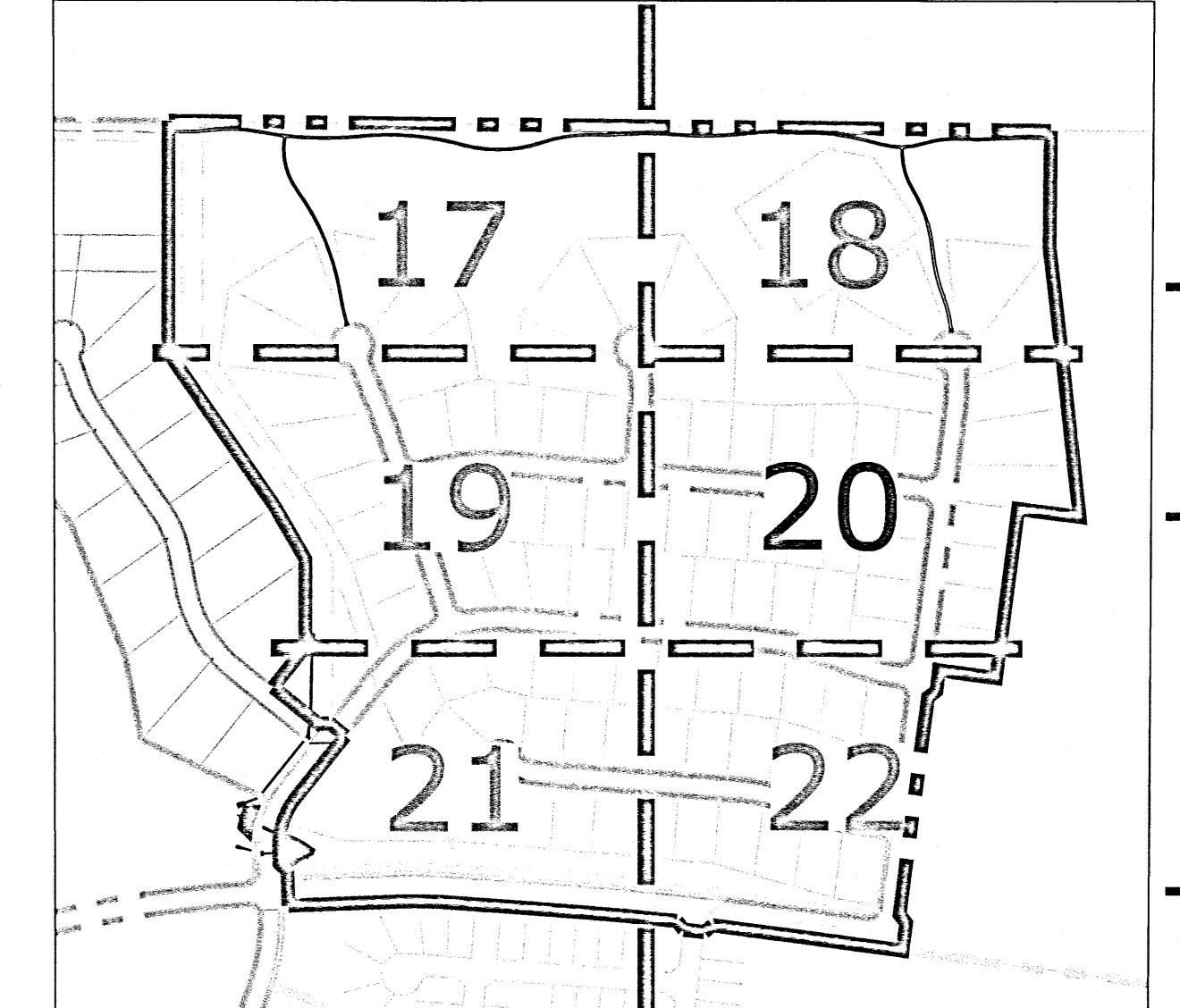


# THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

# AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

07/18/2023  
A. BARLOW  
B. PERKINS

## KEY MAP



ENTITLEMENT

DATE: BY: DESCRIPTION

10. The following table summarizes the results of the study.

LANDSCAPE PLAN

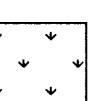
20



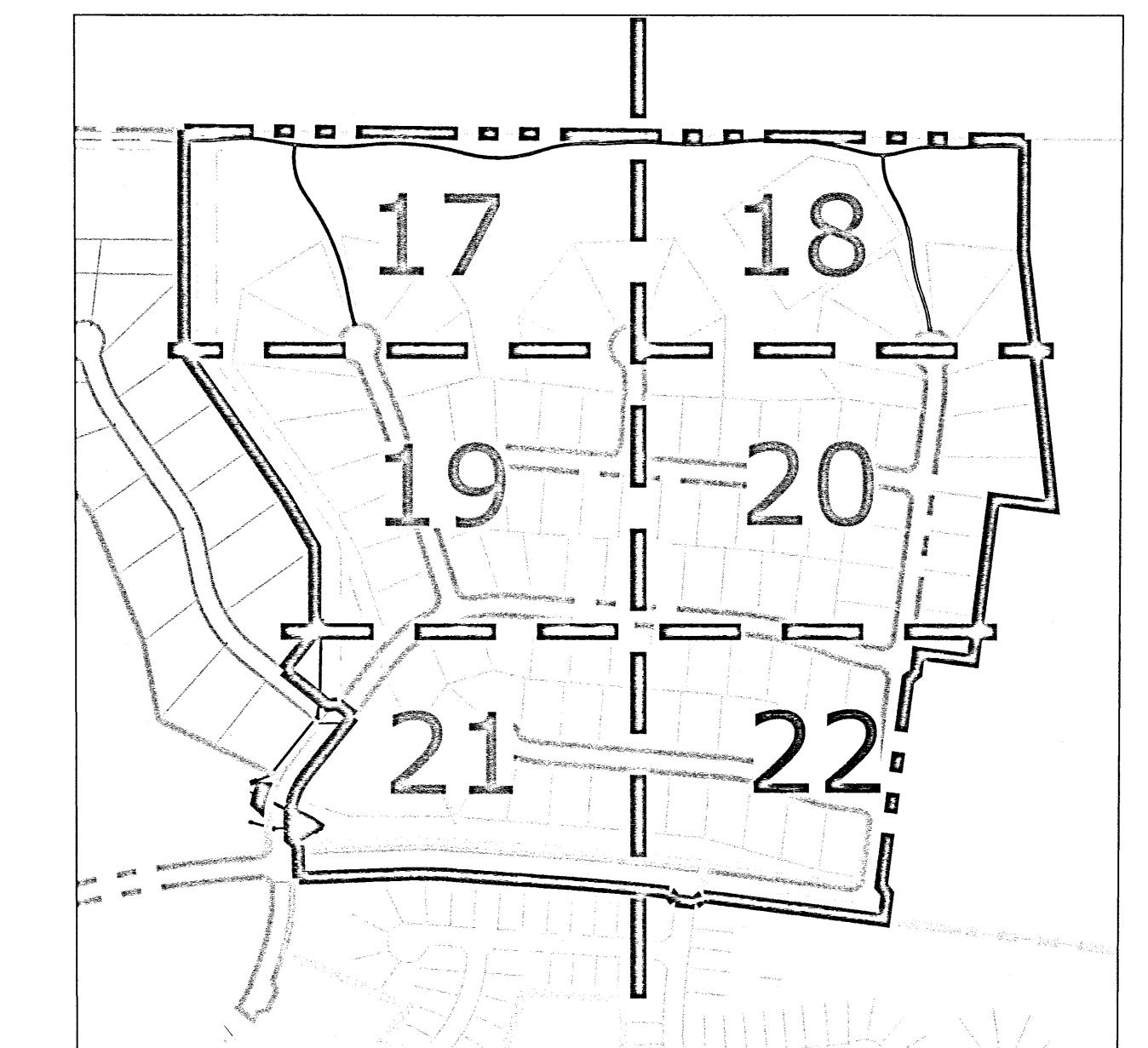


P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Final-land\AMEND Estates at Rolling Hills Ranch Filing No. 2 LS Plan.dwg [22] 7/27/2023 10:30:53 AM bperkins

## 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



THE ESTATES  
AT ROLLING  
HILLS RANCH  
FILING NO. 2

# AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 07/18/2023  
PROJECT MGR: A. BARLOW

## ENTITLEMENT

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

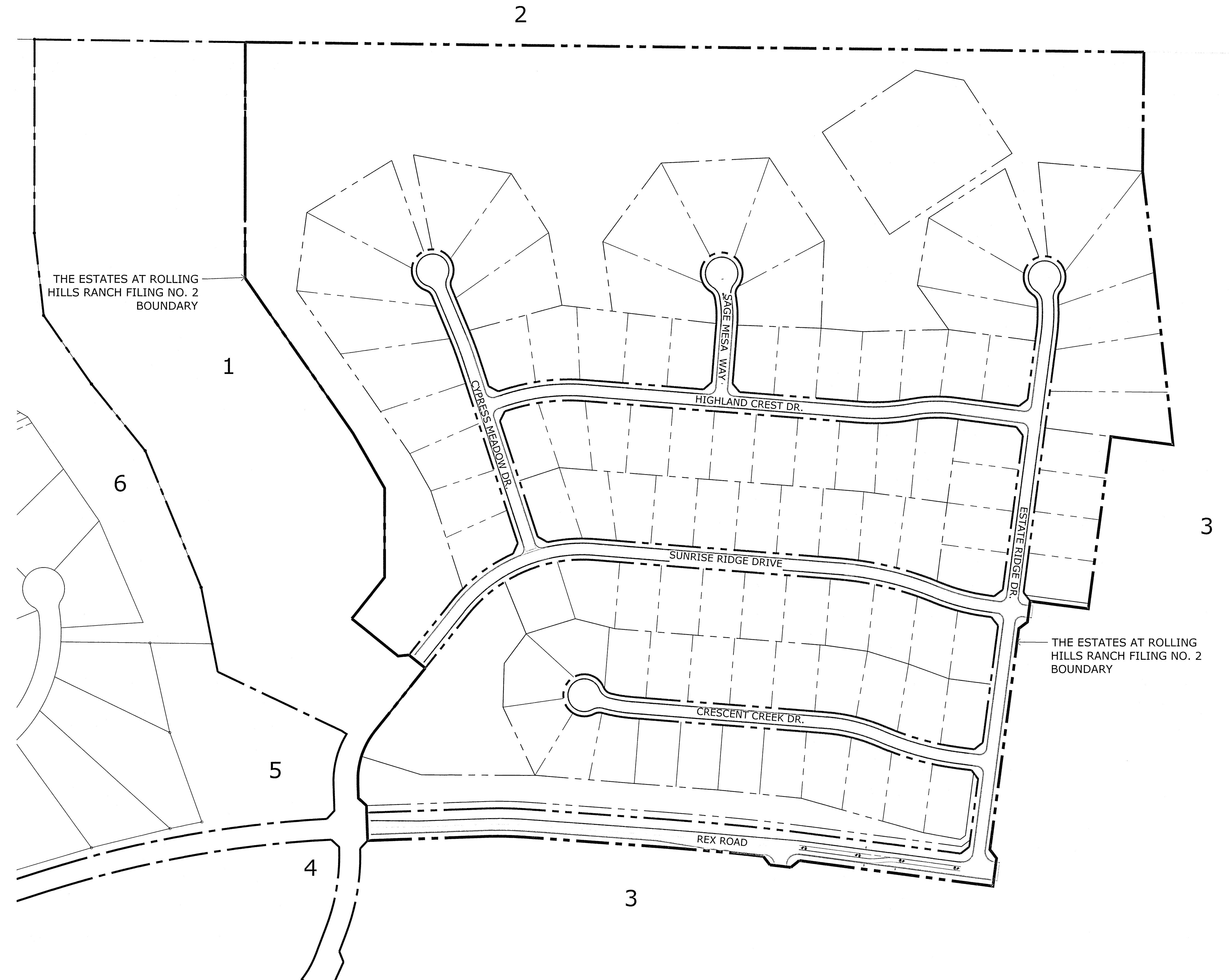
LANDSCAPE PLAN

**22**  
OF **23**

---

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



**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

SEAL

**ENTITLEMENT**

DATE: BY: DESCRIPTION

ISSUE INFO

DATE: BY: DESCRIPTION

ISSUE REASON

SHEET TITLE

DATE: BY: DESCRIPTION

**ADJACENT OWNERS**

DATE: BY: DESCRIPTION

ISSUE REASON

SHEET TITLE

DATE: BY: DESCRIPTION

ISSUE REASON