TO: **El Paso County Board of County Commissioners**
Mark Waller, Chair

FROM: **Ryan Howser, Planner I**
Daniel Torres, PE Engineer II
Craig Dossey, Executive Director

RE: **Project File #: PUDSP-20-004**
Project Name: The Estates at Rolling Hills Filing No. 2
Parcel Nos.: 42000-00-407

OWNER:	**REPRESENTATIVE:**
Meridian Ranch Investments, Inc. P.O. Box 80036 San Diego, CA, 92138	NES, Inc. 619 N Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	12/3/2020
Board of County Commissioners Hearing Date	12/22/2020

EXECUTIVE SUMMARY

A request by Meridian Ranch Investments, Inc., for approval of a map amendment (rezoning) from an overall zoning and conceptual PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) to develop 98 single-family residential lots, rights-of-way, open space, and utility tracts within a 117.21-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan, the applicant

requests the PUD development plan also be approved as a preliminary plan with a finding of sufficiency for water quality, quantity, and dependability. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s). The parcel is zoned PUD (Planned Unit Development) and is located west of Eastonville Road at the easternmost terminus of Rex Road and within Sections 19 and 20, Township 12 South, Range 64 West of the 6th P.M. The parcel is included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008).

A. REQUEST/MODIFICATIONS/AUTHORIZATION

Request: A request by Meridian Ranch Investments, Inc., for approval of a map amendment (rezoning) from an overall zoning and conceptual PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) to develop 98 single-family residential lots, rights-of-way, open space, and utility tracts within a 117.21-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan, the applicant is also requesting the PUD development plan be approved as a preliminary plan with a finding of sufficiency for water quality, quantity, and dependability.

Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant requests the following modification(s) of the LDC:

A PUD Modification of Section 8.4.3.B.2 of the LDC is requested with this application in relation to the requirement to provide midblock pedestrian crossings at specific locations.

PCD Executive Director Recommendation:
The PCD Executive Director recommends approval of the requested PUD modifications. The applicant has depicted a sidewalk design and layout that accommodates ADA accessibility for pedestrians throughout the proposed PUD/Preliminary plan.

The applicant is requesting the following modification(s) of the ECM:

1. The applicant is requesting a PUD modification to Section 2.5.2.C.4 of the ECM to omit midblock pedestrian crossings on Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.

   Section 2.5.2.C.4 states: "Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block access ramps shall be provided at spacing that minimize travel distances between access ramps."

   ECM Administrator Recommendation:
   The ECM Administrator recommends approval of the requested PUD Modification. Per the PUD/Preliminary Plan, adequate pedestrian accessibility is provided by access ramps at all intersections. Additionally, the Federal Americans with Disabilities Act (ADA) has no requirements for maximum distance between pedestrian crossings that would necessitate mid-block pedestrian ramps.

2. The applicant has submitted a modification requesting a cul-de-sac length of 1,156 feet for Crescent Creek Drive, which is 406 feet longer than the ECM standard.

   Section 2.3.8.A of the ECM states: "Cul-de-sacs shall have a minimum radius of 45 feet and a maximum length of 750 feet for urban conditions…"

   ECM Administrator Recommendation:
   The ECM Administrator recommends approval of the requested PUD modification since the Falcon Fire Protection District has provided a letter of support for the proposed design.

3. The applicant is requesting a PUD modification to Section 2.2.4.B.3 and 2.3.2 of the ECM to construct the extension of Rex Road east of Sunrise Ridge Drive as a half section of urban minor arterial road in lieu of the entire 4-lane roadway section as identified in the current 2016 Major Transportation Corridors Plan.

ECM Administrator Recommendation:
The ECM Administrator recommends approval of the requested PUD Modification. The half section provides continuity of the existing 2-lane Rex Road section west of Sunrise Ridge Drive. The developer is dedicating an 80-foot right-of-way with an additional 20-foot wide reservation within a tract to accommodate the future full width section when the County determines it is necessary to construct the full width section.

4. The applicant is requesting a PUD modification to Section 2.2.5.C of the ECM to provide an intersection spacing between the proposed Estate Ridge Drive and the future Rolling Ranch Drive that is less than what is prescribed in the ECM.

   As identified in the current 2016 Major Transportation Corridors Plan, Rex Road has been reclassified as an urban minor arterial roadway. The ECM standard indicates a ¼ mile intersection spacing requirement. The proposed intersection spacing exceeds that of that of an urban residential collector roadway, which is 330 feet when intersecting local roadways.

   ECM Administrator Recommendation:
   The ECM Administrator recommends approval of the requested PUD modification. The roadway will operate similar to an urban residential collector roadway in the short term and long term. The projected long term (2040) ADT is estimated to be 7,470 vehicles per day, which is below the threshold for an urban residential collector. Rex Road west of Sunrise Ridge has been approved as an urban residential collector roadway. As stated in item #3 above, the applicant will construct Rex Road east of Sunrise Ridge as a half section of urban minor arterial road and provide right-of-way reservation to accommodate the full width of the urban minor arterial should it be needed in the future.

5. The applicant has submitted a modification requesting shortened left turn lane and taper lengths than what is prescribed in Section 2.3.7.E of the ECM for the left turn lanes on Rex Road at the proposed Estate Ridge Drive and the future Rolling Ranch Drive.

   The proposed westbound left turn lane will be 190 feet and the eastbound left turn lane will be 185 feet with a 90-oot taper between the two lanes. ECM criteria indicates that these turn lanes should be 205 feet with a 160 foot taper.

ECM Administrator Recommendation:
The ECM Administrator recommends approval of the requested PUD modification. The spacing between the two intersections does not allow for the full length of the left turn lanes. The submitted traffic study provided a queuing analysis that indicated that the projected queues at these intersections could be accommodated with the proposed configuration.

Staff recommends that the deviation requests associated with the PUD (Planned Unit Development) Modifications from the ECM, as prepared, are acceptable contingent upon the approval of the PUD Modifications by the Board of County Commissioners.

Authorization to Sign: PUD Development Plan and any other documents required to finalize the approval

B. PLANNING COMMISSION SUMMARY

Request Heard: Agendized as a Consent item, pulled to Regular to hear more information on the deviations as well as adjacent property owner opposition.
Recommendation: Approval based on recommended conditions, notations, and modifications.
Waiver Recommendation: N/A
Vote: 8 to 0
Vote Rationale: N/A
Summary of Hearing: The applicant was represented at the hearing. Draft PC minutes are attached from the December 3, 2020 hearing.
Legal Notice: Advertised in Shopper's Press on November 25, 2020.

C. APPROVAL CRITERIA

The BOCC shall determine that the following the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the

surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;

- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2019) for a preliminary plan requires the BoCC shall find that the additional criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North:	A-35 (Agricultural)/RR-2.5 (Residential Rural)	Vacant
South:	PUD (Planned Unit Development)	Vacant
East:	PUD (Planned Unit Development)	Residential
West:	PUD (Planned Unit Development)	Vacant

E. BACKGROUND

The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners. An amended Sketch Plan was approved by the Board of County Commissioners on March 13, 2018, to allow for the maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001). Platting of the proposed 98 lots within the Estates at Rolling Hills Ranch Filing #2 PUD/SP would bring the total number of platted lots up to 4,216 within the Meridian Ranch sketch plan area.

F. ANALYSIS

1. Land Development Code Analysis

With the exception of the requested PUD Modifications, this application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the El Paso County Land Development Code (2019).

2. Zoning Compliance

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan is consistent with the approved PUD zoning concept plan, the approved Sketch Plan, the proposed PUD development guidelines, and with the submittal and processing requirements of the Land Development Code.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

> ***Policy 6.1.3*** *– Encourage new development which is continuous and compatible with previously developed areas in terms of factors such as density, land use, and access.*
>
> ***Policy 6.1.4*** *– Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.*
>
> ***Policy 6.1.11*** *- Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

There are two adjacent parcels to the north of the subject site; one 39-acre single-family detached residential property and the other a 206-acre vacant tract. The platted lots located west of the subject parcel are located within the Meridian Ranch Estates Filing No. 3 subdivision with an average density of 0.5 dwelling units/acre. Property to the east comprises 471 acres of vacant land owned by Meridian Ranch Investments, Inc. The infrastructure needed to provide central services to the development are proposed to be extended from existing adjacent development within Meridian Ranch into the proposed subdivision. The Meridian Ranch Sketch Plan (PCD file no. SKP-11-002) and Planned Unit Development zoning concept plan (PCD file no. PUD-11-003) were previously approved by the Board of County Commissioners. The Sketch Plan was amended by the Board of County Commissioners on March 13, 2018 to allow for the maximum residential density to increase from 4,000 to 4,500 dwelling units (PCD file no. SKP-17-001). Platting of the Estates at Rolling Hills Filing No. 2 PUD/SP would bring the total number of platted lots up to 4,216 within the Meridian Ranch sketch plan area. The proposed densities and land uses are consistent with the approved sketch plan and overall Meridian Ranch development.

4. Small Area Plan Analysis

The property is located within the boundaries of the Falcon/Peyton Small Area Master Plan (2008). The Plan identifies this area as existing and approved urban density with lot sizes less than 2.5 acres in size.

Section 4.3.1 of the Plan states “Although the map may seem to show uniform urban density throughout the area, this is not the intent of this Plan. These urban

growth areas are meant to show the extent of where urban density clustered development would be acceptable. Anticipating the exact location of future urban clusters is very difficult, and this Plan does not seek to dictate where those clusters might arise. Urban growth in these areas will be intermixed with existing rural residential land uses, and new urban developments should be small and dense, surrounded by lower density uses, preferably open space."

Relevant policies are as follows:

> ***Policy 4.5.3.1*** *- Generally encourage a well-planned mix of housing types and densities in identifies urban development and infill areas, with efficient access to supporting uses, parks, schools, and open space.*
>
> ***Policy 4.5.3.4*** *– Encourage the use of design standards that enable new development to fit the surrounding natural, historical, and built context.*
>
> ***Policy 4.5.8.7*** *– Encourage opportunities for pedestrian linkages especially to connect residential areas to schools, shopping, and significant trail corridors.*

The parcels adjacent to the north are within the A-35 (Agricultural) and RR-2.5 (Rural Residential) zoning districts and are 39 acres and 206 acres in size, respectively. The platted lots located west of the subject parcel are located within the Meridian Ranch Estates Filing No. 3 subdivision with lot sizes varying from 1.1 to 1.9 acres.

The Estates at Rolling Hills Ranch Filing No. 2 is proposed to have an average lot size of 0.65 acres and a net density of 1.53 dwelling units/acre. Additionally, the proposed PUD includes a 28-acre open space tract immediately adjacent to the A-35 and RR-2.5 zoned parcels to the north. This tract results in a minimum of a 340-foot wide buffer from the agricultural and residential parcels to the north. The applicant is proposing a pedestrian trail within the open space tract, which provides trail connections internal to the subdivision and to connect to the overall Meridian Ranch trail system.

The approved Meridian Ranch Sketch Plan established the mix of uses and interconnected roadway and trail system, as well as the provision of adequate school, park, and open space facilities. The Estates at Rolling Hills Ranch Filing No. 2 PUD is consistent with the Sketch Plan and it establishes design standards

that are intended to help the development fit into the surrounding Meridian Ranch neighborhood.

5. **Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

> **Goal 1.1 –** Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.
>
> **Goal 1.2 –** Integrate water and land use planning.
>
> **Policy 6.0.11 –** Continue to limit urban level development to those areas served by centralized utilities.

The proposed development includes lots to be served by central water and wastewater with a minimum lot size of 21,780 square feet. Water sufficiency has been analyzed with the review of the proposed PUD/SP. Please see the Water section below for a summary of the water findings and recommendations for the proposed development. The State Engineer and the County Attorney's Office have recommended that the proposed development has an adequate water supply in terms of quantity and dependability.

> **Goal 1.1** – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.
>
> **Goal 1.2** – Integrate water and land use planning.
>
> **Goal 3.6** – Develop and maintain partnerships with water providers.
>
> **Policy 3.6.2** – Water providers should work with neighboring entities to provide and plan for growth between their respective boundaries.
>
> **Goal 3.7** – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.

Policy 4.1.1 – Protect and enhance the quality of drinking water in the County.

Policy 4.2.2 –Allow for the potential to import new and preferably renewable water supplies from outside the various planning areas, potentially including the Arkansas River, in order to reduce the dependency on non-renewable water supplies and accommodate new development.

Policy 4.2.3 – Support studies to determine options for how water providers can secure and deliver a more permanent, long-term water supply.

Goal 4.3 –Collaborate with the State and other stakeholders to extend the economic life of the Denver Basin aquifers.

Policy 4.3.5 – Encourage plans to recharge the Upper Black Squirrel Aquifer if such plans are based on sound science and can be demonstrated to not adversely impact water quality or water rights, with a preference for those plans which will maintain or enhance the available water supply at a regional scale.

Goal 4.6 – Promote collaboration among the County, municipalities, water and wastewater service providers and regional and State agencies through the use of Memoranda of Understanding or similar arrangements.

Policy 4.6.1 – Explore establishing Memoranda of Understanding to address shared source water protection and mutual concerns impacting water quality.

Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.

Policy 6.0.11 – Continue to limit urban level development to those areas served by centralized utilities.

The Estates at Rolling Hills Ranch Filing No. 2 is an urban level development and is within Region 3, the Falcon Area, which primarily draws from nonrenewable resources from the Denver Basin. The Plan identifies the current demands for Region 3 to be 4,494 AFY (Figure 5.1) with the projected need at build-out in

2060 at 8,307 AFY (Figure 5.3). Region 3 currently has 7,164 AFY in supplies, which means by 2060 there is anticipated to be a deficiency of 1,143 AFY (Table 5-2).

The Water Resources Report submitted in support of the proposed development identifies that with the additional 98 lots, the total water demand within the Meridian Service Metropolitan District will be 1,701 AFY. The report identifies at full buildout of the Meridian Service Metropolitan District area the water demand will be 1,970 AFY. The District owns water rights for 2,119 AFY, which is in excess of the anticipated total demand. The water rights are comprised of several sources, one of which comes from the Guthrie Ranch, which is a renewable water source in the alluvial Upper Black Squirrel Creek Designated Groundwater Basin. The Meridian Service Metropolitan District has partnered with the Cherokee Metropolitan District to recharge the aquifer from their respective wastewater treatment plants.

The Plan specifically identifies this portion of the Meridian Service Metropolitan District as an anticipated area of development by 2040. The timing of the proposed development is in line with the anticipated growth schedule included in the Plan. Additionally, the applicant has provided a commitment letter and water resources report documenting that the District has adequate capacity to serve the additional lots.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. The Environmental Division of the El Paso County Community Services Department, Colorado Parks and Wildlife, and Colorado State Forest Service were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits in the area of the subject parcel. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks Section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation Section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the PUDSP application that would impede development.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

3. Floodplain

The property is not located within a defined floodplain as determined from the FEMA Flood Insurance Rate Map panel number 08041C0552G, dated December 7, 2018.

4. Drainage and Erosion

The property is located in the Geick Ranch (CHMS0400) drainage basin. The Geick Ranch drainage basin planning study has not been approved to date and there are no drainage and bridge fees at this time.

The site generally drains to the southeast. Stormwater runoff will be conveyed by public storm sewer systems and discharge into an existing drainageway continuing into an offsite full spectrum detention pond (Pond G) that will be constructed with Rolling Hills Ranch Filing Nos.1-3 at Meridian Ranch. Construction drawings for Pond G were previously approved with Rolling Hills Ranch Filing Nos. 1-3 at Meridian Ranch. Pond G was designed to account for this project and no additional improvements are anticipated to this pond. Pond G is owned and maintained by the Meridian Service Metropolitan District.

Per the associated drainage report, the development of this project will not adversely affect the downstream properties.

The applicant has submitted a grading and erosion control plan with the concurrent final plat application (PCD File No. SF2018). The grading and erosion control plan identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system before and during grading activities.

5. Transportation

Access to the development is provided via the extension of Rex Road consistent with the 2016 Major Transportation Corridor Plan. All streets are planned to be public roads and will be dedicated to the County. Specific modification requests from the design standards in the Engineering Criteria Manual are described in Section A above.

Rex Road was anticipated to be an urban residential collector when the Estates at Meridian Ranch Filing No. 2 and Meridian Ranch Filing No. 9 were platted, leaving a 60-foot right-of-way corridor west of Sunrise Ridge Drive. The 2040 Roadway Plan (Classification and Lanes) exhibit in the 2016 Major Transportation Corridor Plan (MTCP) reclassified Rex Road as a 4-lane urban minor arterial. The County Engineer was amenable to the developer constructing half of the standard urban minor arterial for the Rex Road extension as the trip generation for Meridian Ranch is not expected to require the full 4-lane roadway. The applicant will provide a tract (Tract D) along the north side of Rex Road for right-of-way reservation should the construction of the full width of the roadway be needed at a future date. The half section of the Rex Road extension constructed by the developer may be an eligible improvement for reimbursement through the Road Impact Fee program. It is the developer's responsibility to submit any reimbursement request to the Traffic Impact Fee Advisory Committee.

The submitted traffic study indicates that signal warrants are projected to be met at the intersection of Rex Road and Meridian Road following the build-out of the currently proposed Estates at Rolling Hills Ranch Filing No. 2. The applicant is working on a partnership with the El Paso County Department of Public Works for the design and construction of the necessary intersection and signal improvements at Rex Road and Meridian Road.

The development is within the boundaries of the Woodmen Road Metropolitan District. New construction is subject to payment of traffic impact fees to the District as reimbursement for roadway improvements previously constructed by Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, final plat approvals through December 31, 2020 are not subject to participation in the El Paso County Road Impact Fee Program, but will instead trigger payment of fees to the Woodmen Road Metropolitan District. Final plat approvals within the period beginning January 1, 2021 and ending on

December 31, 2027 will be subject to payment of traffic impact fees to the County.

H. SERVICES

1. Water

The Meridian Service Metropolitan District provides water service and has committed to serve the property.

Sufficiency:
Quality: Sufficient
Quantity: Sufficient
Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has recommended a finding of sufficiency with regards to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

2. Sanitation

Wastewater is provided by Meridian Service Metropolitan District. The District has provided a report demonstrating adequate capacity to serve the additional 98 single-family residential lots.

3. Emergency Services

The property is within the Falcon Fire Protection District. The district was sent a referral for the proposed development and responded with no objection.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service to the property. Black Hills Energy will provide natural gas services to the property.

5. Metropolitan Districts

The development area is within the Meridian Ranch Metropolitan District, Meridian Ranch Metropolitan 2018 Subdistrict, and Woodmen Road Metropolitan Districts, which have a combined mill levy of 49.178 mills. The Meridian Ranch District provides water and wastewater service and maintains landscaping, open space, and drainage facilities within the District. The Woodmen Road Metropolitan District was established to finance roadway improvements in the area. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning the Woodmen Road Metropolitan District, final plat approvals through December 31, 2020 are not subject to participation in the El Paso County Road Impact Fee Program but will

instead trigger payment of fees to the Woodmen Road Metropolitan District. Final plat approvals within the period beginning January 1, 2021 and ending on December 31, 2027 will be subject to payment of traffic impact fees to the County.

6. Parks/Trails

The open space dedication proposed with this PUDSP is approximately 39 acres, or 33 percent of the subdivision. The proposed PUD depicts trails and sidewalks, which will connect with and continue the existing pedestrian system. The applicant is proposing a pedestrian trail within the open space tract to be owned and maintained by the Meridian Ranch Metropolitan District.

The El Paso County Parks Master Plan (2013) depicts the parcel as being adjacent to the Falcon Regional Park. The Board of County Commissioners approved a development and park lands agreement between El Paso County and the applicant for the applicant to convey approximately 215 acres of open space to the County for the Falcon Regional Park (Resolution 14-313). With that agreement the developer satisfied all regional park dedication requirements. No land dedication or fees in lieu of dedication are required for a map amendment (rezoning) or preliminary plan application. Fees in lieu of urban park land dedication will be due at the time of recording the final plat.

7. Schools

The property is located within Falcon School District No. 49. Two school sites have been dedicated within the Meridian Ranch Development. Therefore, no fees will be required at the time of final plat recordation.

I. APPLICABLE RESOLUTIONS

See Attached Resolution.

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in

residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.

3. All owners of record must sign the PUD development plan.

4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.

5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

NOTATIONS

1. Subsequent final plat filings may be approved administratively by the Planning and Community Development Director.

2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

4. The development is subject to payment of traffic impact fees to the Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, final plat approvals through December 31, 2020 are not subject to participation in the El Paso County Road Impact Fee Program, but will instead trigger payment of fees to the Woodmen Road Metropolitan District. Final plat approvals within the period beginning January 1, 2021 and ending on December 31, 2027 will be subject to payment of traffic impact fees to the County.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified six (6) adjoining property owners on November 16, 2020, for the Board of County Commissioners meeting. Responses received to date are included; others may be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
PUD Development Plan / Preliminary Plan
State Engineers Letter
County Attorney's Letter
Adjacent Property Owner Response
Planning Commission Draft Minutes
Planning Commission Resolution
Board of County Commissioners' Resolution

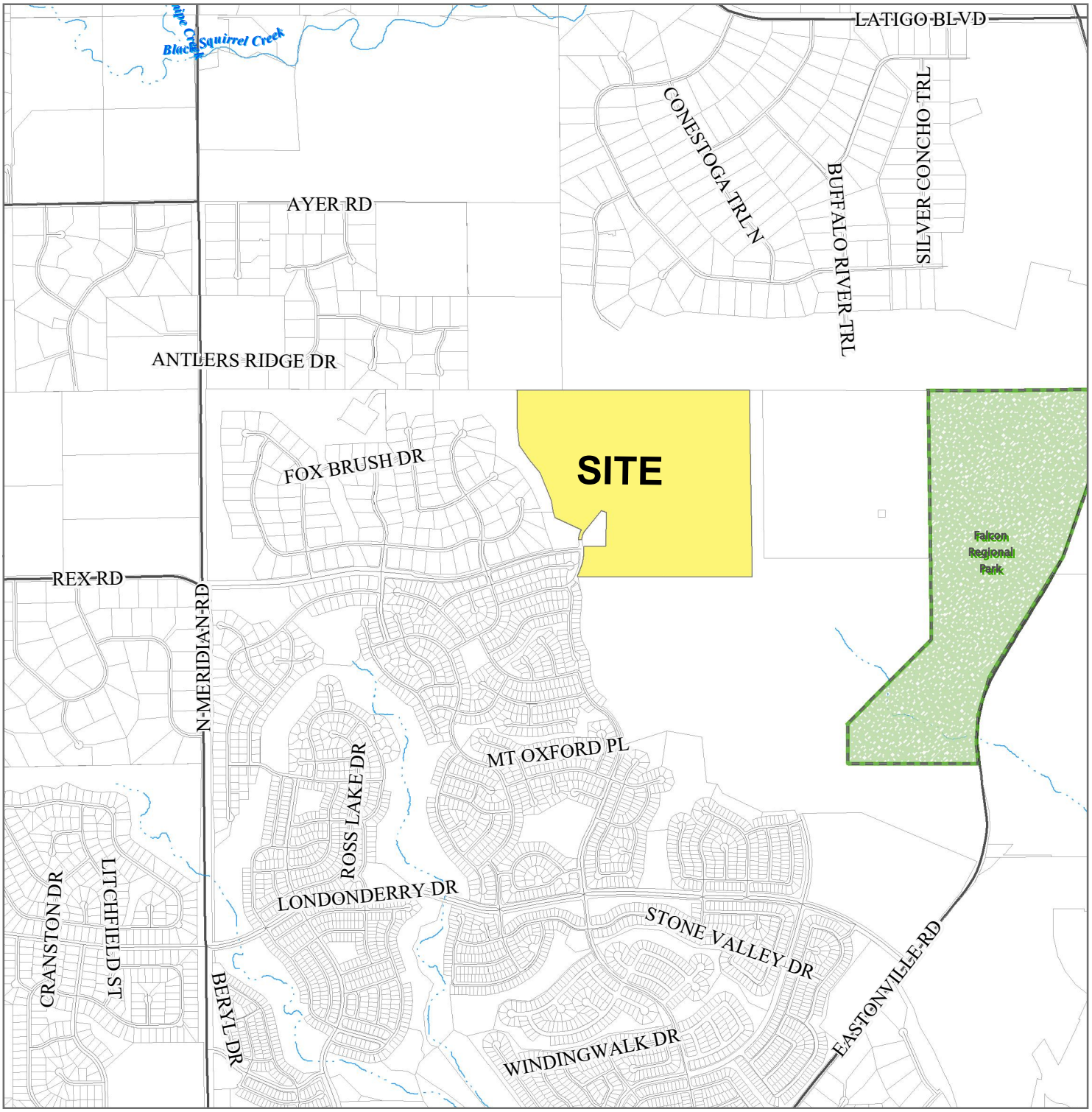
El Paso County Parcel Information

PARCEL	NAME
4200000407	MERIDIAN RANCH INVESTMENTS INC

File Name: PUDSP-20-004

Zone Map No. --

Date: November 12, 2020



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

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MERIDIAN RANCH: ESTATES AT ROLLING HILLS RANCH NO. 2

PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT

LETTER OF INTENT

JULY 2020
REVISED NOVEMBER 2020

PROPERTY OWNER:
Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:
GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:
N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

The Estates at Rolling Hills Ranch No. 2 is located northeast of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 117 acres and is zoned PUD. To the west is the Estates at Rolling Hills Ranch No.1 residential development and to the south, Rolling Hills Ranch of Meridian Ranch.

REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for the Estates at Rolling Hills Ranch No.2, consisting of 98 single-family dwelling lots, landscaping, open space, and trails on approximately 117 acres.
2. A Final Plat for Estates at Rolling Hills Ranch No.2 , consisting of 98 lots and 5 tracts for landscaping, open space, and utilities on approximately 38 acres.
3. The following PUD Modifications for the Estates at Rolling Hills Ranch No. 2

	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 mid-block pedestrian crossings between on the following streets: Rex Road, 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 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	**Minimum Intersection Spacing**	Roadway Access Criteria-Minor Arterial Access Standards. The standard requires intersection spacing of one-quarter mile between street intersections.	The distance between the two intersections along Rex Road is less than criteria for a minor arterial but meets that of a collector road.	The deviation request is necessary due to early agreements concerning the future of Rex Road, in particular the Arterial Half section and intersection spacing as approved by the Rolling Hills Ranch 1-3 PUD (attached). The proposed intersection spacing is sufficient to accommodate the 2040 projected traffic volumes as identified in the Traffic Impact Statement.

4	ECM Section 2.2.4.B.3 & 2.3.2	**Design Standards by Functional Classification**	Construct Rex Road east of Sunrise Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTCP Map I4: 2040 Roadway Plan classification	The alternative design is to construct Rex Road east of Sunrise Ridge Drive as a half section of the Urban Minor Arterial. Transition from a Residential Urban Collector to the half section east of Sunrise Ridge Dr continuing east to proposed Estate Ridge Drive..	The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, 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.
5	ECM Section 2.3.7.e	**Turn Lane Designs**	The taper is 160' per criteria and the turn lane lengths as recommended by the Traffic Impact Statement are 212' for the westbound left and 189' for the eastbound left.	The opposing left turn lanes on Rex Road between the proposed Estate Ridge Drive and future Rolling Ranch Drive will have shortened lane and taper lengths then what is prescribed in the criteria	The lane lengths provided nearly meet criteria at 190' for the westbound (90% of criteria) and 185' for the eastbound left (98% of criteria).

Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. The modification in addition minimizes grading in an area that based on early soil investigation shows areas of shallow sandstone bedrock, making lowering for future connections difficult. These two development implications and decisions guiding the request for the modification support two of the identified benefits in Chapter 4.2.6.F.2.h - preserving natural features and providing more accessible open space within the development. Supportive of the modification request, the site layout has been reviewed and approved by the Fire Department for safety based on the proposed cul-de-sac lengths and a necessary Will Serve Approval letter has been provided.

PROJECT JUSTIFICATION

a. Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on March 14, 2018. This shows the land use designation of the area now comprising the Estates at Rolling Hills Ranch No. 2 as MR-R2 (2 du/ac).

The PUD Development/Preliminary Plan for Estates at Rolling Hills Ranch No.2 comprises 98 lots on approximately 117 acres, which represents a density of 0.84 dwellings per acre. The net density, excluding the tracts and right-of-way is 1.53 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Policy Plan, Water Master Plan and Small Area Plan Compliance

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision satisfies the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

> The proposed development supports the overall Sketch Plan intent and approved densities. The development is keeping and supportive of adjacent development proposals with regard to access and overall land uses. The proposed PUD density proposed in addition is contiguous with the existing developments to the west.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

> The PUD proposes to implement a compatible use that contextually is in keeping with past development proposals for similar size lots. Proper landscaping, buffering and access, support the overarching development context and greater community vision that allow for the variety of densities in an accessible, and compatible manner.

The proposed residential subdivision satisfies the following policies of the County Water Master Plan:

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would *allow shared infrastructure costs.*

> The proposed subdivision is located within the Meridian Service Metropolitan District (MSMD) and a supportive Will Serve Letter noting the Districts ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.

> The proposed development is located within the MSMD and is proposed to connect to the existing central water and wastewater. Will Serve Letters have been provided for the proposed development.

Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.

> An appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. Specifically, the Water Master Plan states:

> "Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections."

Full build out of the Meridian Service Metropolitan District (District) is anticipated within the 2040 timeframe. The Water Resources Report indicates that the District has sufficient supply to meet the expected need at full build out by 2040 and 2060. Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is 6,403-acre feet. As stated in the Water Resources Report, this development is projected to need 32.5-acre feet of water per year and a planning need of 1,701 -acre feet per year. Current supply is 2,119-acre feet on a 300 year basis.
The District currently incorporates a 15% reserve into their future planning. Based on the needs, current supply, and reserve the District has sufficient water to meet the needs expected now and into the future with no shortages anticipated.

A Will Serve Letter for water and wastewater commitments has been provided by the District. Meridian Ranch is situated in the Upper Black Squirrel Creek Designated Groundwater Basin which is managed by the Upper Black Squirrel Creek Management District. MSMD currently services over 12,000 in equivalent population in several filings within Meridian Ranch, Falcon High School and portions of Latigo Trails as an out of district user.

The service area is located in the Upper Black Squirrel Creek Groundwater Management District and the water bearing formations in descending stratigraphic order are the Dawson, Denver, Arapahoe, and

Laramie Fox Hills. These four aquifers are collectively known as the Denver Basin aquifers and are found approximately at depths of 500, 1,400, 1,900, and 2,500 feet below the ground surface.

The water system that serves Meridian Ranch is classified as a "public water system", and meets all the applicable requirements of the CDPHE.

The water system uses groundwater as its primary source of supply. Filtration and disinfection facilities have been constructed at a central location to ensure good water quality. Elevation differences that exist throughout the property require that the distribution system is divided into two pressure zones to ensure that the water is delivered at no less than 40 psi during peak hour flow and at no more than 120 psi during periods of low use. Storage facilities and distribution piping are provided to ensure that the residual pressure requirements are achieved both during peak hour demands and during maximum day demands with a superimposed fire flow of 1500 gpm for the residential areas and up to 3500 gpm for commercial areas. The upper pressure zone (Zone 1) is a closed loop distribution system served by pumps that provide the required pressures, these are located in the same location as the filtration and disinfection facilities. The lower pressure zone (Zone 2) is a conventional gravity system served by storage tanks to provide the required pressures.

MSMD currently provides water service to 117 Latigo Trails home sites as out of district users. Latigo Trails is located within Zone 1 north of and adjacent to Meridian Ranch. The water used to provide this service comes from a Laramie Fox Hills well under permit no. 46406-F. This well is permitted for use within the Meridian Service Metropolitan District as well.

The District's current use is based on an average of 20% renewable water sources and is actively seeking renewable sources and replacement sources with Cherokee Metro Water District to date.

c. Parks and Open Space Requirement

Estates at Rolling Hills Ranch No.2 includes open space tracts approximately 38.8 acres in size trail connection to the extensive trail and open space provision within Meridian Ranch. The proposed Open Space dedication for the project of 38.8 acres achieves an 33% dedication exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b.

As required by Section 8.5.3 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 Regional Parks. The required fees in lieu for this project are:

	Estates at Rolling Hills Ranch No.2
Urban	$28,224
Regional	$44,688
Total	$72,912

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. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.

d. Drainage

A Preliminary/Final Drainage Report for the Estates at Rolling Hills Ranch No.2 is submitted with this application package.

e. Traffic

A Traffic Report prepared by LSC is submitted in support of this application. Based on the projected 2040 total traffic volumes shown in Figure 11 and the criteria contained in the ECM, an eastbound left-turn lane is required on Rex Road approaching Estate Ridge Drive.

f. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application. In areas that shallow ground water is identified foundations perimeter drains are recommended when foundations are not able to be located above the identified groundwater levels.

g. Utilities

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

h. Wildlife

Estates at Rolling Hills Ranch No. 2 is in a developing area and there is no significant impact to wildlife.

In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

Criteria for Approval:

PUD Zoning:

• The application is in general conformity with the Master Plan;

The proposed application is in keeping the with the most recent 2017 Approved Sketch Plan and County Wide Master Plans as noted above.

• The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

The proposed development is in compliance with all County Code requirements and applicable statutory provisions and not detrimental to the health, safety and welfare of the inhabitants of el Paso County. The proposed development continually provides needed housing, adequate access to services, infrastructure and beneficial active community open space opportunities.

• The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;

The proposed development is per the Approved Sketch Plan and supports an approved land use intention for the propose PUD development. The development continually promotes the access to and increased development of the surrounding natural environment that is sensitive to the impacts of the character of the community and neighboring communities through the promotion of increased access to open space and development of such.

• The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

No incompatible uses are shown with the proposed development. Additional buffering is provided for density considerations with the similar residential uses to the north with increased open space dedications.

• The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

The proposed development is consistent with surrounding neighborhoods and use designations. Additional buffering is provided for density considerations with the similar residential uses to the north with increased open space dedications.

• Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

No significant preservation areas exist on site. Recreational open space opportunities are consistently incorporated into the Meridian Ranch development for a consistent and growing community need.

• Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;
The proposed Open Space dedication for the project of 38.8 acres achieves an 33% dedication exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b.
• The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
Appropriate infrastructure from the Meridian Service Metropolitan District provides central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

• The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
The proposed development provides a 33% land dedication for open space. Recreational open space opportunities are consistently incorporated into the Meridian Ranch development for a consistent and growing community need.

• The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
The proposed development does not propose or permit the use of land for mineral extraction.

• Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide;
Proposed deviations are consistent with past approvals and warranted based on past development regulations and design intents consistent with the County Land Development Code requirements.

• The owner has authorized the application.
Application is being submitted by the current land owner and developer.

Final Plat:
• The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
The proposed application is in keeping the with the most recent 2017 Approved Sketch Plan and County Wide Master Plans as noted above.

• The subdivision is in substantial conformance with the approved preliminary plan;
The proposed application is in keeping with past development applications and seeks both a Preliminary Plan/ PUD Plan Approvals.

• The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
The proposed plan is consistent with the current County Land Use and County Subdivisions Criteria.

• A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
An appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.

• A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
An appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.

• All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];
A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application. In areas that shallow ground water is identified foundations perimeter drains are recommended when foundations are not able to be located above the identified groundwater levels.

• Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
A Preliminary/Final Drainage Report for the Estates at Rolling Hills Ranch No.2 is submitted with this application package addressing all appropriate drainage improvements.

• Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
Appropriate access and Right-of-Way improvements are proposed per current County Criteria.

• Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
Appropriate Will Serve Letters for Fire and Utilities have been provided along with necessary community service needs related to recreation and transportation.

• The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
A Will Serve Letter and Fire Protection Report showing ability to serve the development adequately has been provided.

• Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
All off-site impacts have adequately mitigated for the proposed development.

• Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
Adequate infrastructure is being providing to support the current Metro Districts ability to serve the proposed development and an appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.

• The subdivision meets other applicable sections of Chapter 6 and 8; and
The proposed development meets all County Land Development Code requirements.

• The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]
The proposed development does not propose or permit the use of land for mineral extraction.

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APPENDIX A:
ESTATES AT ROLLING HILLS RANCH NO.2 PUD: JUSTIFICATION FOR PROPOSED DEVIATIONS

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met. Section 5.8 of the ECM establishes an additional mechanism whereby an engineering design standard can be modified provided the limits of consideration in ECM Section 5.8.6 are met and the modifications meets the criteria for approval in ECM Section 5.8.7.

The following deviations to the ECM are requested for the Estates at Rolling Hills Ranch PUD (numbers correspond to PUD modification table on the PUD cover sheet and in the Letter of Intent).

#1- Mid Block Crossings

Nature of Request:
Section of ECM from which Deviation Is Sought: 2.5.2.C.4

Specific Criteria from which a Deviation Is Sought: 2.5.2.C.4 Access ramps on local roadways shall be spaced no greater than 600 feet apart.

Proposed Nature and Extent of Deviation: The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.F.2.h of the Land Development Code:

- ***Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.***

- ***Provision of additional open space – by encouraging the residents to use the trail system, the project provides better access to the open space in the development.***

- *The deviation would eliminate mid-block pedestrian crossings between on the following street: Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.*

There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps.

ECM Section 5.8.6: Limits of Consideration:
The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.

N/A

- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
  N/A

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.
  The change is desired to achieve a specific design characteristic within the project. 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 sidewalks. The design limits the use of mid-block pedestrian crossings that can create safety hazards by blocking or
  hindering sight lines and placing pedestrians in danger. The design concept also creates an aesthetically pleasing, consistent sidewalk offset from the curb to sidewalk. Pedestrians will generally cross the street at any location regardless of the presence of a pedestrian ramp due to the typically low traffic volume found on local streets. A suggested revision would be to revise the criteria such that mid-block pedestrian ramps are required as deemed necessary to provide access to schools, shopping, transportation facilities or other community facilities and services similar to the City of Colorado Springs standards.

ECM Section 5.8.7: Criteria for Approval
Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;
  Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On all the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.

- The deviation will not adversely affect safety or operations;
  The design enhances safety by eliminating potential dangerous mid-block crossings, where pedestrians enter the roadway from behind parked vehicles where lines of sight are limited or blocked. The deviation will also eliminate mid-block ramps where changes in direction of the sidewalk and/or grade could produce a tripping or stumbling hazard.

- The deviation will not adversely affect maintenance and its associated cost; and

The deviation will not adversely affect the maintenance cost or the ability for maintenance vehicles to work on the street or within the right-of-way. Reducing mid-block pedestrian ramps will reduce the cost of maintenance due to eliminating signage and pavement markings

- The deviation will not adversely affect aesthetic appearance.
  The deviation will improve the aesthetic appearance by creating unswerving smooth offset line of the sidewalk from curb.

- The deviation meets the design intent and purpose of the ECM standards.
  The deviation meets the design intent and purposes of the ECM standards by meeting all other aspects of the standards with respect road design, road safety and pedestrian safety. There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate mid-block pedestrian ramps.

- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.
  The proposed design does not inhibit the program requirements with respect to water quality and storm water runoff during construction and future permanent facilities.

#2- Roadway terminations – cul-de-sac length

Nature of Request:

Section of ECM from which Deviation Is Sought: 2.3.8.A

Specific Criteria from which a Deviation Is Sought: 2.3.8.A Exceed the maximum length between of a cul-de-sac on an Urban Local street

Proposed Nature and Extent of Deviation: The requested cul-de-sac length is 1,156 feet, which is 406 feet longer than the ECM standard of 750 feet.

The Falcon Fire Protection District has provided a letter in support of this design alternative stating the district does not have any restricting regulation with regard to cul-de-sac lengths other than the requirement to have the necessary surface material and the means to turnaround that meets the county requirements.

ECM Section 5.8.6: Limits of Consideration:

The ECM Administrator may only consider a project-specific deviation to an existing standard when ***one*** *of the following conditions is met:*

- *The ECM standard is inapplicable to a particular situation.*
  Several cul-de-sacs in the last few subdivisions have been deemed too long by this criterion. The ECM seems to indicate a safety concern from the perspective of the access by emergency

services, in particular fire protection. However, the Falcon Fire Protection District has indicated in every case that approval of lengths exceeding 750 are acceptable if a proper surface is provided, the means of access and turnaround is sufficient and the location is not within the wildland fire interface. This project is not located within the wildland interface.

- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*
  N/A

- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*
  N/A

ECM Section 5.8.7: Criteria for Approval
Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*
  Homes on a cul-de-sac are desirable to most home purchasers, this design provides what the perspective purchaser is seeking without adversely impacting the public safety nor surrounding property. The proposed design in addition creates unique and desired community enclaves while also providing sufficient vehicular and pedestrian access to open space links.

- *The deviation will not adversely affect safety or operations;*
  The deviation will not adversely affect safety or operations; as mentioned above the Falcon Fire Protection District has no objections for this design so long as the roadway is built wide enough for their firefighting apparatus to traverse the length of the street and has sufficient space to turn around, and the project is not located within the wildland fire interface. The design provides both width and turn-around space. The Falcon Fire Protection District has no regulations limiting the length of a cul-de-sac, just additional provisions that certain lengths be approved and proper surfacing provided.

- *The deviation will not adversely affect maintenance and its associated cost; and*
  The deviation will not adversely affect maintenance and its associated costs, since in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria. Since it meets all other criteria the impacts to maintenance is insignificant.

  Conversely, if the long cul-de-sac were not allowed, a street would be required to be added increasing maintenance and cost to the County.

- *The deviation will not adversely affect aesthetic appearance.*

The deviation will not adversely affect the aesthetic appears of the project.

- *The deviation meets the design intent and purpose of the ECM standards.*
  The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards except the length of the cul-de-sac.

- *The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*
  The deviation meets the control measure requirements by leaving more area in its natural condition promotes more infiltration and less runoff. By allowing a long cul-de-sac, additional disturbance of the surrounding area for an additional roadway for the sole purpose of connecting this cul-de-sac with a future cul-de-sac can be avoided.

#3- Minimum Intersection Spacing

Nature of Request:
Section of ECM from which Deviation Is Sought: 2.2.5.C

Specific Criteria from which a Deviation Is Sought: Roadway Access Criteria-Minor Arterial Access Standards. The standard requires intersection spacing of one-quarter mile between street intersections. This standard is also reflected in Table 2-6 Roadway Design Standards for Urban Expressways and Arterials and reflected in Section 2.4.1.D.2 Entering Site Distance on Minor Arterial, Table 2-35.

Proposed Nature and Extent of Deviation: The distance between the two intersections along Rex Road is less than criteria for a minor arterial but meets that of a collector road. The road will essentially function as a collector due to the estimated total daily traffic counts. The intersection spacing has been previously agreed to at the time of the Rolling Hills Ranch 1-3 PUD approval.

ECM Section 5.8.6: Limits of Consideration:
The ECM Administrator may only consider a project-specific deviation to an existing standard when ***one*** *of the following conditions is met:*

- *The ECM standard is inapplicable to a particular situation.*
  N/A

- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*
  The deviation request is necessary due to early agreements concerning the future of Rex Road, in particular the Arterial Half section and intersection spacing as approved by the Rolling Hills

Ranch 1-3 PUD (attached). The proposed intersection spacing is sufficient to accommodate the 2040 projected traffic volumes as identified in the Traffic Impact Statement.

- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*
  N/A

ECM Section 5.8.7: Criteria for Approval
Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*
  Given the constraints of the intersection spacing provides the best design alternative for providing sufficient sight distance for vehicle entering Rex Road from the adjacent local roadways.

- *The deviation will not adversely affect safety or operations;*
  The deviation will not adversely affect safety or operations since the sight distance available between the two intersections meets the minimum requirements for the posted speed limit.

- *The deviation will not adversely affect maintenance and its associated cost; and*
  There are no adverse impacts of this design that would affect maintenance in this area.

- *The deviation will not adversely affect aesthetic appearance.*
  The deviation provides the necessary sight distance for the two intersections and the general appearance to a typical driver or nearby resident will appear no different than any other intersection. There will be no adverse aesthetic appearance.

- *The deviation meets the design intent and purpose of the ECM standards.*
  The design meets the spirit and intent of the ECM standards in limiting access points onto Minor Arterials.

- *The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*
  The proposed deviation is not different than any other proposed roadway within El Paso County matching all other requirements for similarly classified roads and meets all requirements associated with the MS4 permit.

#4- Design Standards by Functional Classification
Nature of Request:
Section of ECM from which Deviation Is Sought: *2.2.4.B.3 & 2.3.2*

Specific Criteria from which a Deviation Is Sought: *2.3.2 Design Standards by Functional Classification, Table 2-6*

Proposed Nature and Extent of Deviation: Construct the portion of Rex Road to be located between Pyramid Peak Drive and Sunrise Ridge Drive as a Residential Urban Collector in lieu of the Urban Minor Arterial as identified in the current 2040 Major Transportation Corridor Plan.

The alternative design is to construct Rex Road east of Sunrise Ridge Drive as a half section of the Urban Minor Arterial. Transition from a Residential Urban Collector to the half section east of Sunrise Ridge Dr continuing east to proposed Rolling Ranch Drive..

ECM Section 5.8.6: Limits of Consideration:
The ECM Administrator may only consider a project-specific deviation to an existing standard when ***one*** *of the following conditions is met:*

- *The ECM standard is inapplicable to a particular situation.*
  N/A

- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*
  The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, 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. This portion of Rex Road would require Rex Road to be constructed with lane tapers and redirects which could create confusion for the driver and pose unnecessary risk to future accidents. Any other alternative would require the acquisition of property for public and private entities in order to secure sufficient land to construct the Urban Minor Arterial west of the project and additional cost to the County as this roadway is identified in the 2040 Major Transportation Corridor Plan making Rex Road construction a reimbursable project.

- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*
  N/A

ECM Section 5.8.7: Criteria for Approval
Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*

The deviation will provide a comparable design in that the estimated ADTs for this section fall more than 50% below the threshold for an Urban Minor Arterial roadway section.

The design provides the southern half of the roadway (centerline to southern curb. This provides a better design in that when and if the roadway is widened to the full width Urban Minor Arterial, all of the improvements south of the centerline will provide a future cost savings without the need to redesign and/or remove/replace large portions of the roadway.

- *The deviation will not adversely affect safety or operations;*
  The Engineering Criteria Manual identifies 20,000 ADTs as the maximum volume of traffic that can be safely conveyed on an Urban Minor Arterial Street section, the estimated 2040 ADT is sufficiently below at 7,470 to justify a half section. Constructing a full width Urban Minor Arterial would require lane drop, tapers and redirects to accommodate the existing narrower section to the west of Sunrise Ridge Dr. The design will have the travel lanes east and west of Sunrise Ridge match eliminating the need to include lane drops east of Sunrise Ridge Dr.

  Merging traffic at lane drops and redirects create a potential risk for accidents east of the intersection. The half section will safely carry the anticipated total traffic volume from Eastonville Road to Mt. Gateway at the projected total traffic volume.

- *The deviation will not adversely affect maintenance and its associated cost; and*
  The proposed deviation will not adversely impact maintenance for this street section in that it will not receive traffic higher than normal for this type of roadway classification

- *The deviation will not adversely affect aesthetic appearance.*
  The deviation will not adversely affect the aesthetics of the area as it will match an already established street section.

- *The deviation meets the design intent and purpose of the ECM standards.*
  The proposed deviation and design allows for the accommodation of the future widening of Rex Road to full width Urban Minor Arterial if and when it is deemed necessary due to any unforeseen increase traffic volume closer to the 20,000 ADTs

- *The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*
  The proposed deviation is not different than any other proposed roadway within El Paso County matching all other requirements for similarly classified roads and meets all requirements associated with the MS4 permit.

#5- Turn Lane Designs
Nature of Request:
Section of ECM from which Deviation Is Sought: *2.3.7.E*

Specific Criteria from which a Deviation Is Sought: *2.3.7.E Turn Lane Designs*

Proposed Nature and Extent of Deviation: The opposing left turn lanes on Rex Road between the proposed Estate Ridge Drive and future Rolling Ranch Drive will have shortened lane and taper lengths then what is prescribed in the criteria

ECM Section 5.8.6: Limits of Consideration:
The ECM Administrator may only consider a project-specific deviation to an existing standard when ***one*** *of the following conditions is met:*

- *The ECM standard is inapplicable to a particular situation.*
  N/A

- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*

  The deviation request is necessary due to early agreements concerning the future of Rex Road, in particular the Arterial Half section and intersection spacing as approved by the Rolling Hills Ranch 1-3 PUD (attached). The proposed left turn lengths, both eastbound and westbound, are sufficient to accommodate the 2040 projected traffic volumes as identified in the Traffic Impact Statement.

- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*

  N/A

ECM Section 5.8.7: Criteria for Approval
Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*
  Given the constraints of the sight and the design parameters, the shortened taper and near criteria lane lengths provide the best design alternative for providing the exclusive the left turn lanes.
- *The deviation will not adversely affect safety or operations;*
  The deviation will not adversely affect safety or operations since the total deceleration length is available between the two intersections and there are no sight distance issues associated with this area.
- *The deviation will not adversely affect maintenance and its associated cost; and*
  There are no adverse impacts of this design that would affect maintenance in this area.
- *The deviation will not adversely affect aesthetic appearance.*
  The deviation provides the necessary left turn configurations for the two intersections and the general appearance to a typical driver or nearby resident will appear no different than any other intersection. There will be no adverse aesthetic appearance.

- *The deviation meets the design intent and purpose of the ECM standards.*

  The design meets the spirit and intent of the ECM standards in providing exclusive left turn lanes, deceleration lengths and tapers.

- *The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*

  The proposed deviation is not different than any other proposed roadway within El Paso County matching all other requirements for similarly classified roads and meets all requirements associated with the MS4 permit.

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 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 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: 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
5. All openspace/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
6. According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map (FIRM No. 08041C0552G dated 12/7/18), the subject property is located outside the boundary of the 100 year floodplain.
7. Development of the property shall be in accordance with the overall PUD Development Plan Approval. Minor modifications may be subject to the limitations contained in Section 4.2.6 of the El Paso County Land Development Code, as amended.
8. Development Plan shall adhere to the requirements of Section 4.2.6 of the El Paso County Land Development Code, as amended, and revisions reflected in the Preliminary Plan conditions.
9. Meridian Ranch Estates at Rolling Hills Ranch 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. A second access point will be subject to review and approval by El Paso 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. Geologic Hazards Note: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, loose soils, expansive soils and seasonal shallow groundwater. Mitigation and a map of the hazard areas can be found in the Soil, Geology and Geologic Hazard Evaluation Report prepared by Entech Engineering Inc., dated 09.10.2019, and is held in the Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan file (FileNo. PUDSP-204) at the El Paso County Planning and Community Development Department.
17. As required by Section 8.5.3 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 Regional Parks. The required fees in lieu for this project are:
    Urban: $28,224.00
    Regional: $44,688.00
    Total: $72,912.00
    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. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.
18. All No-Build Areas are per the Approved Meridian Ranch Sketch Plan (SKP 11-002) addressing the required use/density buffer between the adjoining properties.
19. School impact fees have been satisfied with previous land dedication.

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)

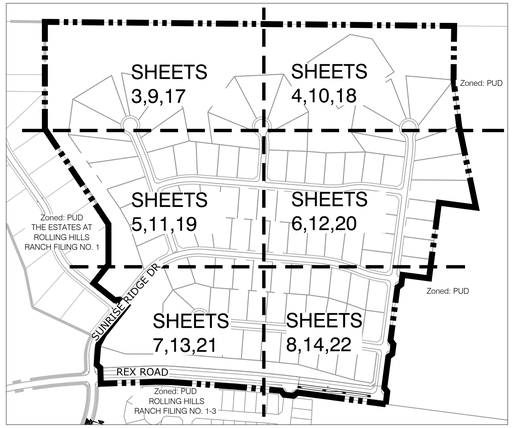
I hereby certify that this Plan was filed in my office on this _____(*day*) of _____(*month*), 20___ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

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 mid-block pedestrian crossings between on the following streets: Rex Road, 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 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	Minimum Intersection Spacing	Roadway Access Criteria-Minor Arterial Access Standards. The standard requires intersection spacing of one-quarter mile between street intersections.	The distance between the two intersections along Rex Road is less than criteria for a minor arterial but meets that of a collector road.	The deviation request is necessary due to early agreements concerning the future of Rex Road, in particular the Arterial Half section and intersection spacing as approved by the Rolling Hills Ranch 1-3 PUD (attached). The proposed intersection spacing is sufficient to accommodate the 2040 projected traffic volumes as identified in the Traffic Impact Statement.
4	ECM Section 2.2.4.B.3 & 2.3.2	Design Standards by Functional Classification	Construct Rex Road east of Sunrise Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTCP Map I4: 2040 Roadway Plan classification	The alternative design is to construct Rex Road east of Sunrise Ridge Drive as a half section of the Urban Minor Arterial. Transition from a Residential Urban Collector to the half section east of Sunrise Ridge Dr continuing east to proposed Rolling Ranch Drive.	The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, 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.
5	ECM Section 2.3.7.e	Turn Lane Designs	The taper is 160' per criteria and the turn lane lengths as recommended by the Traffic Impact Statement are 212' for the westbound left and 189' for the eastbound left.	The opposing left turn lanes on Rex Road between the proposed Estate Ridge Drive and future Rolling Ranch Drive will have shortened lane and taper lengths then what is prescribed in the criteria	The lane lengths provided nearly meet criteria at 190' for the westbound (90% of criteria) and 185' for the eastbound left (98% of criteria).

SHEET INDEX MAP

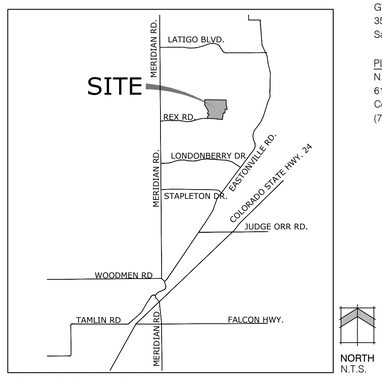


1. NON-STANDARD STREET SECTION PER DEVIATION NO. DEV134 APPROVED BY EL PASO COUNTY PCD.
2. TYPE C CURB USED ON ALL RESIDENTIAL STREETS UNLESS OTHERWISE NOTED.
3. CLEAR ZONES MUST BE MAINTAINED AT ALL TIMES. ALL STRUCTURAL COMPONENTS LARGER THAN 4" IN DIA. MUST BE A MINIMUM OF 7' FROM EDGE OF TRAVEL WAY 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)

REFERENCE SHEET 2 FOR REX ROAD STREET SECTION.

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 / DRAINAGE/ CLUBHOUSE /UTILITIES/PARKS & 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

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

TOTAL DWELLING UNITS	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
SHEET 7 of 23:	SITE PLAN	SHEET 22 of 23:	LANDSCAPE PLAN
SHEET 8 of 23:	SITE PLAN	SHEET 23 of 23:	ADJACENT PROPERTY OWNERS
SHEET 9 of 23:	GRADING & UTILITIES PLAN		
SHEET 10 of 23:	GRADING & UTILITIES PLAN		
SHEET 11 of 23:	GRADING & UTILITIES PLAN		
SHEET 12 of 23:	GRADING & UTILITIES PLAN		
SHEET 13 of 23:	GRADING & UTILITIES PLAN		
SHEET 14 of 23:	GRADING & UTILITIES PLAN		
SHEET 15 of 23:	ENTRY SIGNAGE / DETAILS		

Land Planning
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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:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

ISSUE REVISION

SHEET TITLE

COVER SHEET

SHEET NUMBER

1 OF 23

FILE # PUD SP 204

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;

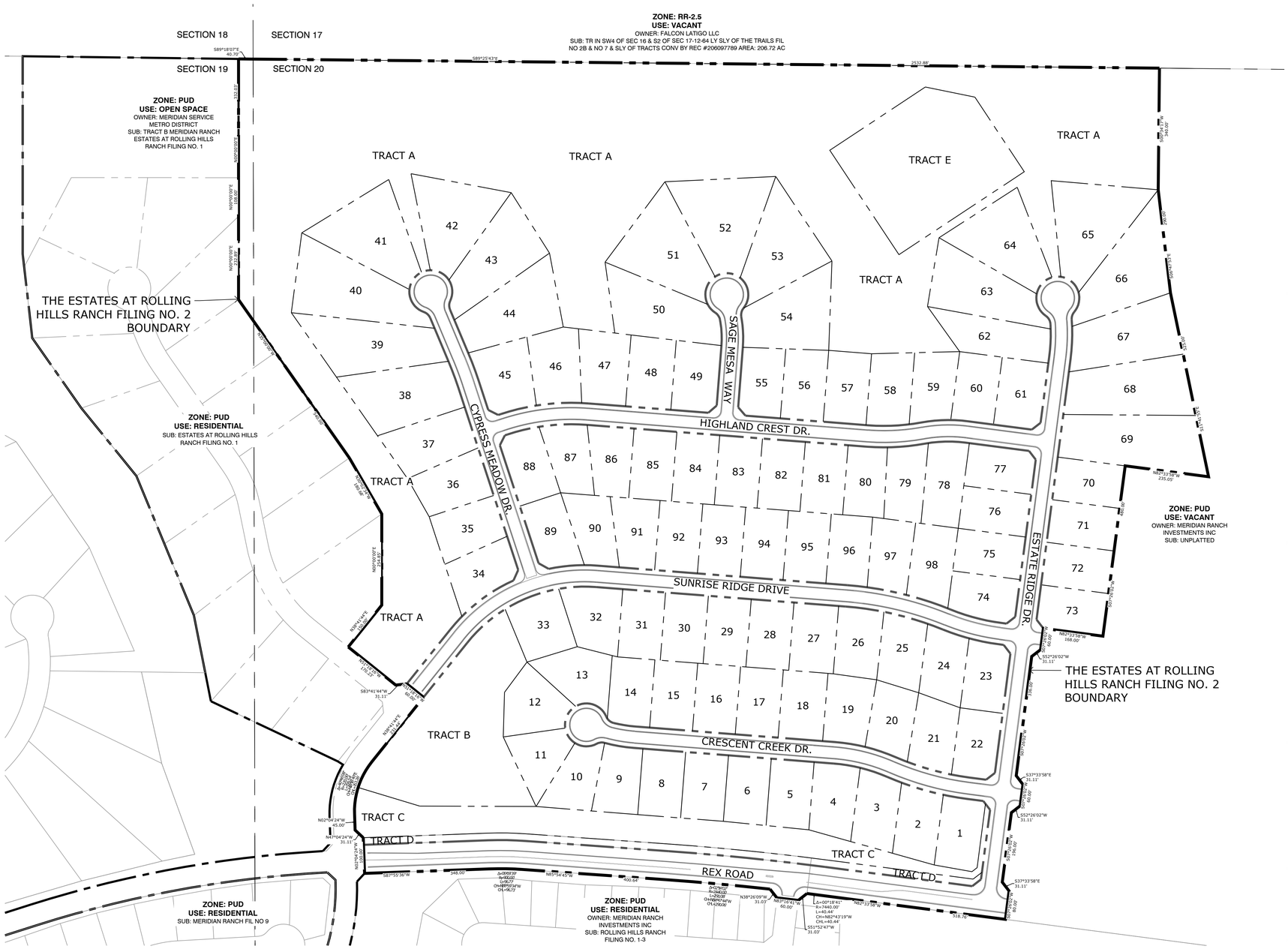
1. THENCE S89°18'07"E ALONG SAID SECTION 19 A DISTANCE OF 40.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20;
2. THENCE S89°25'43"E, ALONG THE NORTHERN LINE OF SAID SECTION 20 A DISTANCE OF 2532.88 FEET;
3. THENCE S00°34'17"W A DISTANCE OF 340.00 FEET;
4. THENCE S06°47'53"E A DISTANCE OF 290.00 FEET;
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;

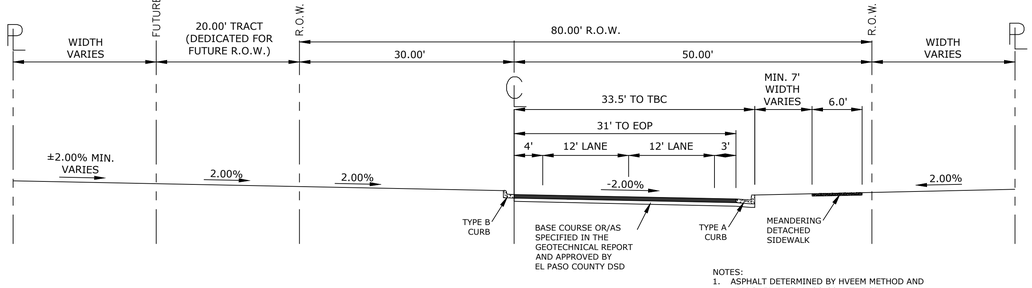
THE FOLLOWING FOURTEEN (14) COURSES ARE ON SAID BOUNDARY LINE:

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).





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

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

NORTH

0 75 150 300
SCALE: 1" = 150'

Land Planning
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Colorado Springs, CO 80903
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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

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

SHEET TITLE

LEGAL PLAN

SHEET NUMBER

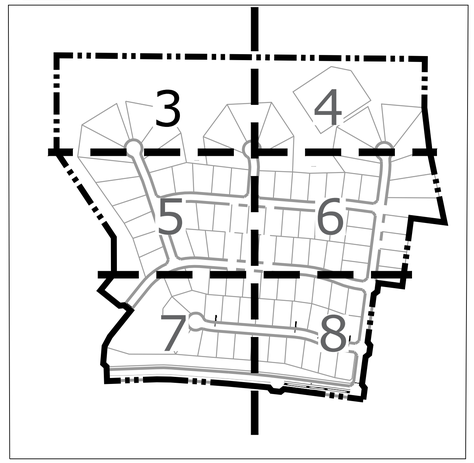
2 OF 23

PLAN FILE #

PUD SP 204

F:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estate\Drawings\Planning\Develop\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg [2-Legal] 11/3/2020 12:32:08 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'

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

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

N58°28'41"E 285.00' (201.76')

NO BUILD ZONE (147.70')

(N89°25'43"W 210.02')

N11°27'49"W(NR) 275.00'

N11°17'44"W(NR) 275.00'

S79°16'43"E 285.00'

NO BUILD ZONE (138.80')

NO BUILD ZONE

(N89°25'43"W 202.89')

(200.00')

NO BUILD ZONE (68.70')

(N89°25'43"W 99.43')

S12°21'59"E 200.00'

N35°29'32"E(NR) 300.00'

41
47,940 SQ. FT.

42
44,774 SQ. FT.

43
44,179 SQ. FT.

N62°13'13"W(NR) 340.06'

N07°29'15"E 225.00'

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

L=61.50'
Δ=276°22'46"
R=60.00'
L=289.42'
L=25.36'
L=60.76'
L=61.50'
N22°08'32"W
R=25.00'
Δ=48°11'23"
L=21.02'
R=25.00'
Δ=48°11'23"
L=21.02'
30'
31.31'
L=80.27'

N64°55'15"E 225.00'

S10°03'15"E 210.00'

40
55,529 SQ. FT.

44
44,696 SQ. FT.

50
44,622 SQ. FT.

51
49,358 SQ. FT.

52
51,641 SQ. FT.

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

N83°46'48"W 402.70'

MATCHLINE SHEET 3
MATCHLINE SHEET 5

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°50'04"W(NR) 300.00'

N19°21'24"E(NR) 300.00'

(N89°25'43"W 207.75')

NO BUILD ZONE

N67°57'59"W(NR) 310.00'

L=75.00'
L=60.00'
L=289.42'
Δ=276°22'46"
R=60.00'
L=60.00'
L=87.57'
L=31.88'
N29°48'41"W 74.56'
Δ=48°11'23"
R=30.00'
L=25.23'
7.48'
30'
5'

NORTH

0 25 50 100

SCALE: 1" = 50'

PROJECT INFO

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

SEAL

ISSUE INFO

ENTITLEMENT

ISSUE REVISION

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

SHEET TITLE

SITE PLAN

SHEET NUMBER

3
OF 23

PLAN FILE #

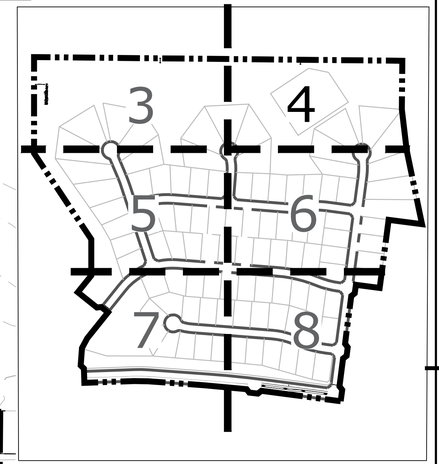
PUD SP 204

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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 (3-Plan) 11/3/2020 12:32:40 PM bten

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°31'03"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'

N85°08'21"W 300.00'

N87°16'49"E 310.00'

MATCHLINE SHEET 3

MATCHLINE SHEET 4

NO BUILD ZONE

(135.52')

NO BUILD ZONE

(152.84')

(N89°25'43"W 207.75')

(N89°25'43"W 128.91')

N23°28'57"W 282.62'

N57°08'53"E 260.00'

(187.13')

NO BUILD ZONE

(10.91')

(N89°25'43"W 197.14')

N21°09'57"W(NR) 270.00'

(123.83')

NO BUILD ZONE

(N89°25'43"W 209.73')

N05°42'52"W(NR) 270.00'

(135.52')

NO BUILD ZONE

(10.83')

(N89°25'43"W 88.88')

290.00'

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

52
51,641 SQ. FT.

53
44,026 SQ. FT.

64
43,645 SQ. FT.

65
51,346 SQ. FT.

N19°21'24"E(NR) 300.00'

N37°47'10"E(NR) 383.23'

S06°47'53"E

L=75.00'

R=60.00'

L=289.43'

Δ=276°22'46"

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

N61°55'35"E(NR) 280.00'

TRACT A
28.529 ACRES

N09°24'12"E 195.00'

63
44,172 SQ. FT.

BOLLARDS

L=66.18'

R=60.00'

L=289.18'

Δ=276°08'40"

L=25.00'

L=70.00'

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

66
49,090 SQ. FT.

L=70.00'

L=58.00'

L=50.00'

Δ=48°11'23"

R=30.00'

L=25.23'

N00°10'46"W 74.56'

MATCHLINE SHEET 4

MATCHLINE SHEET 6

S02°02'39"W 250.00'

N79°40'24"W(NR) 350.00'

N71°09'13"E(NR) 290.64'

54
43,623 SQ. FT.

Δ=48°11'23"

R=30.00'

L=25.23'

L=64.30'

Δ=13°38'38"

R=200.00'

L=71.44'

L=78.58'

L=18.76'

N35°32'08"W 154.82'

Δ=52°25'51"

R=210.45'

L=166.10'

Δ=44°39'39"

R=50.00'

L=23.36'

L=18.73'

TRACT A
28.529 ACRES

62
30,957 SQ. FT.

67
45,076 SQ. FT.

N87°55'17"W 240.21'

L=75.00'

Δ=19°01'21"

R=200.00'

L=90.00'

175.00'

525.00'

NORTH

0 25 50 100

SCALE: 1" = 50'

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NES

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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:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

ISSUE REVISION

SHEET TITLE

SITE PLAN

SHEET NUMBER

4 OF 23

PLAN FILE #

PUD SP 204

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 (4-Plan) 11/3/2020 12:32:58 PM biten

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.)

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

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

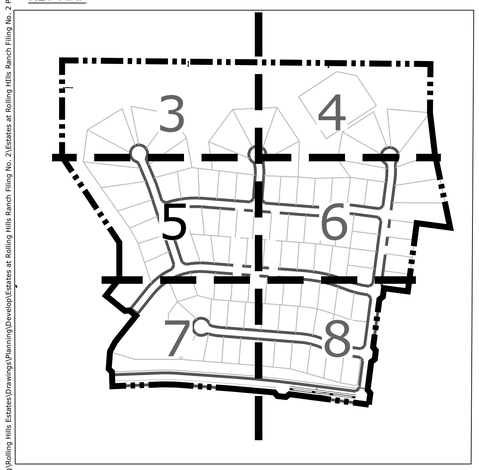
TRACT A
28.529 ACRES

GAZEBO

6' CONC. SIDEWALK

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

KEY MAP



NORTH

0 25 50 100
SCALE: 1" = 50'

Land Planning
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Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

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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:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

ISSUE / REVISION

SITE PLAN

SHEET TITLE

SHEET NUMBER

5
OF 23

PLAN FILE #

PUD SP 204

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 Prelim Plan.dwg [5-Plan] 11/11/2020 9:49:21 AM biten

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.)

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

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

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

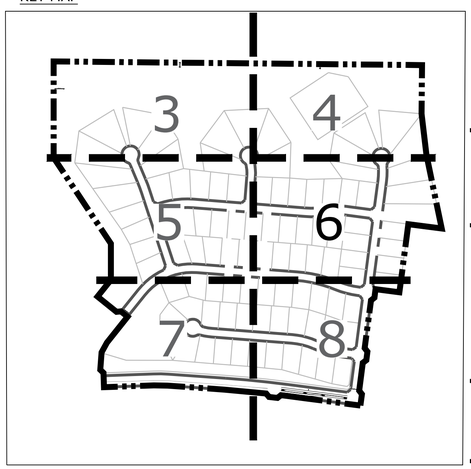
TRACT A
28.529 ACRES

54 43,623 SQ. FT.
55 22,858 SQ. FT.
56 23,700 SQ. FT.
57 24,000 SQ. FT.
58 24,310 SQ. FT.
59 23,328 SQ. FT.
60 22,849 SQ. FT.
61 24,458 SQ. FT.
62 30,957 SQ. FT.
63 44,172 SQ. FT.
67 45,076 SQ. FT.
68 50,316 SQ. FT.
69 57,199 SQ. FT.
70 22,800 SQ. FT.
71 22,800 SQ. FT.
72 22,800 SQ. FT.
73 22,558 SQ. FT.
74 22,779 SQ. FT.
75 22,800 SQ. FT.
76 22,800 SQ. FT.
77 22,558 SQ. FT.
78 25,792 SQ. FT.
79 22,945 SQ. FT.
80 22,035 SQ. FT.
81 23,400 SQ. FT.
82 23,400 SQ. FT.
83 23,400 SQ. FT.
93 23,400 SQ. FT.
94 23,400 SQ. FT.
95 23,400 SQ. FT.
96 22,657 SQ. FT.
97 23,066 SQ. FT.
98 25,601 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.

15' DRAINAGE & UTILITY EASEMENT

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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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

ISSUE INFO

ENTITLEMENT

ISSUE REVISION

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

SHEET TITLE

SITE PLAN

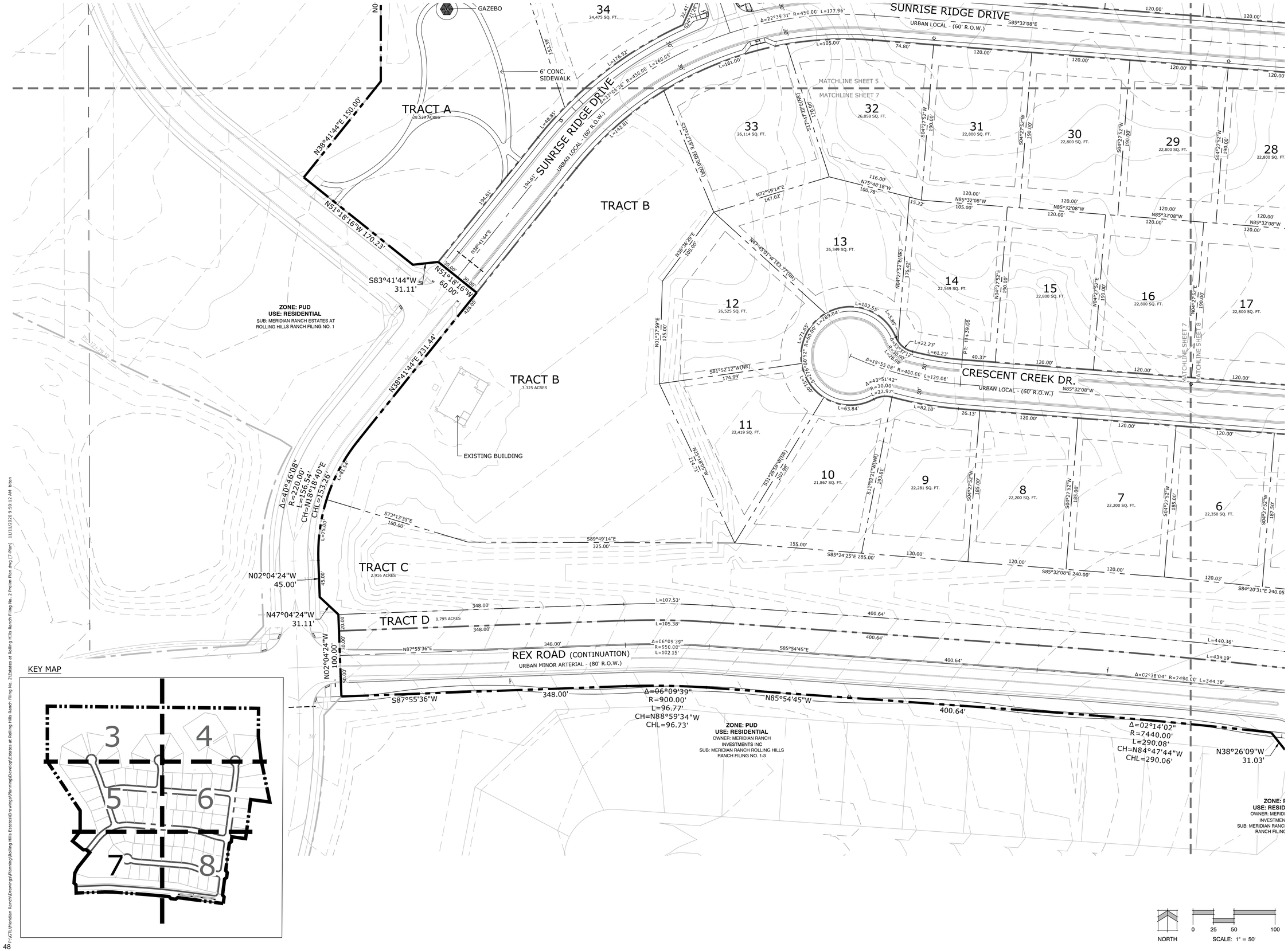
SHEET NUMBER

6 OF 23

PLAN FILE #

PUD SP 204

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 (6-Plan) 11/3/2020 12:33:40 PM biten



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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:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

ISSUE / REVISION

SHEET TITLE

SITE PLAN

SHEET NUMBER

7 OF 23

PLAN FILE #

PUD SP 204

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 Prelim Plan.dwg [7-Plan] 11/11/2020 9:50:12 AM biten

KEY MAP

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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:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

ISSUE / REVISION

SHEET TITLE

SITE PLAN

SHEET NUMBER

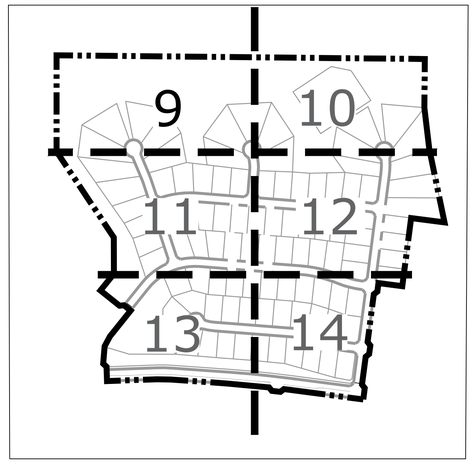
8 OF 23

PLAN FILE #

PUD SP 204

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 Prelim Plan.dwg [8-Plan] 11/3/2020 12:34:25 PM Biten

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:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

ISSUE REVISION

PRELIMINARY GRADING & UTILITIES PLAN

SHEET TITLE

SHEET NUMBER

9 OF 23

PLAN FILE #

PUD SP 204

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] 11/3/2020 12:29:40 PM bIten

SECTION 18 | SECTION 17 | SECTION 19 | SECTION 20

S89°18'07"E 40.70'

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

332.03'

N00°00'00"E 108.00'

N00°00'00"E 232.89'

N00°00'00"E

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

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

60'-0"

25' TRAIL EASEMENT

6' CONCRETE WALK

TRACT A
28.529 ACRES

40
55,529 SQ. FT.

41
47,940 SQ. FT.

42
44,774 SQ. FT.

43
44,179 SQ. FT.

44
44,696 SQ. FT.

50
44,622 SQ. FT.

51
49,358 SQ. FT.

52
51,641 SQ. FT.

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

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

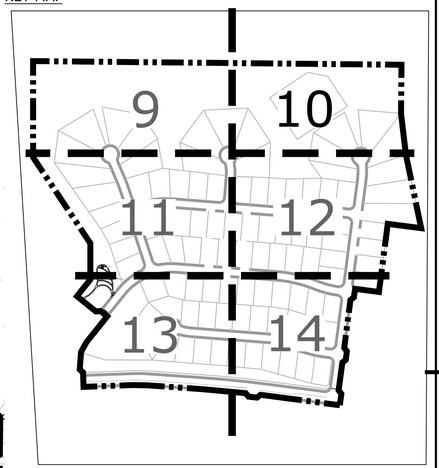
NO BUILD ZONE

MATCHLINE SHEET 9
MATCHLINE SHEET 10
MATCHLINE SHEET 11

NORTH

0 25 50 100
SCALE: 1" = 50'

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

25' TRAIL EASEMENT

TRACT A
28.529 ACRES

TRACT E
3.260 ACRES

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

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

MATCHLINE SHEET 9

MATCHLINE SHEET 10

MATCHLINE SHEET 12

NO BUILD ZONE

NO 7166 ZONE

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.

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

S00°34'17"W 340.00'

S06°47'53"E 525.00'

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:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

ISSUE / REVISION

SHEET TITLE

PRELIMINARY GRADING & UTILITIES PLAN

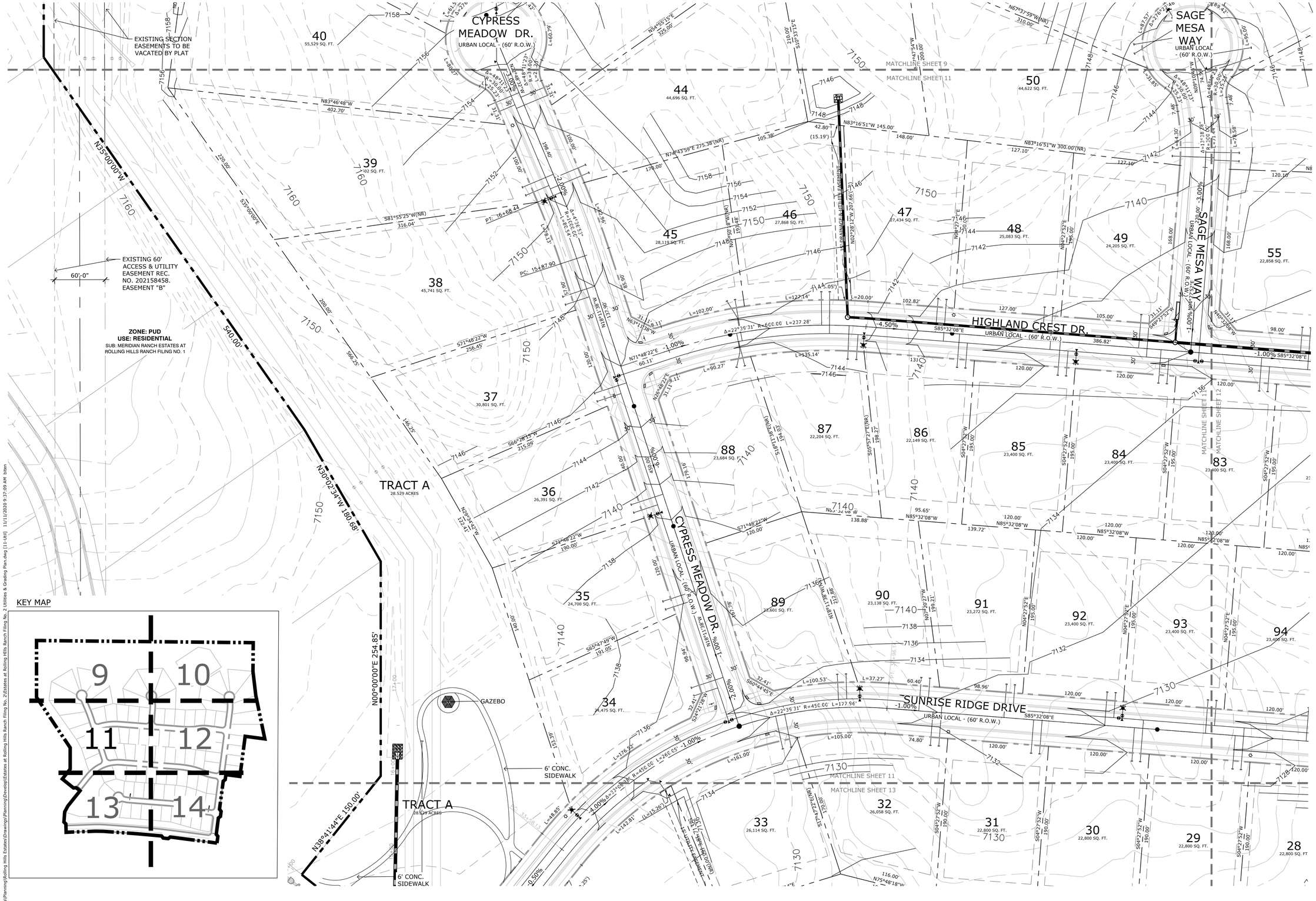
SHEET NUMBER

10 OF 23

PLAN FILE #

PUD SP 204

P:\LGTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 Utilities & Grading Plan.dwg [10-Util] 11/3/2020 12:29:59 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
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.)
SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)
CYPRESS MEADOW DR.
URBAN LOCAL - (60' R.O.W.)
MATCHLINE SHEET 9
MATCHLINE SHEET 11
MATCHLINE SHEET 11
MATCHLINE SHEET 13
MATCHLINE SHEET 11
MATCHLINE SHEET 12
TRACT A
28.529 ACRES
TRACT A
28.529 ACRES
GAZEBO
6' CONC. SIDEWALK
6' CONC. SIDEWALK
N35°00'00"W
540.00'
N20°02'34"W 180.68'
N00°00'00"E 254.85'
N38°41'44"E 150.00'
S71°48'22"W 566.45'
N83°46'48"W 402.70'
S81°55'25"W(NR) 316.04'
N74°43'59"E 275.38'(NR)
N83°16'51"W 145.00'
N83°16'51"W 300.00'(NR)
N67°37'59"W(NR) 310.00'
S85°32'08"E
S85°32'08"E
S85°32'08"E
N85°32'08"W
N85°32'08"W
N85°32'08"W
N85°32'08"W
N85°32'08"W
S71°48'22"W 120.00'
S71°48'22"W 190.00'
S65°47'49"W 191.05'
S60°44'45"E
N38°41'48"W 120.00'
N26°48'27"E 31.11'
N63°11'38"W 31.11'
N71°48'22"E 60.11'
S05°57'27"E(NR) 198.17'
N05°57'27"W(NR) 198.17'
N04°27'52"E 195.00'
S04°27'52"W 195.00'
S04°27'52"W 190.00'
N63°11'38"W 31.11'
S26°48'27"W 31.11'
S24°21'28"W 32.41'
N24°21'28"E 32.41'
N63°11'38"W 32.41'
S26°48'27"W 31.11'
N26°48'27"E 31.11'
N63°11'38"W 31.11

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

KEY MAP

NORTH

0 25 50 100
SCALE: 1" = 50'

Land Planning
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Urban Design

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PLANNERS · LANDSCAPE ARCHITECTS

MEMBER ASSOCIATION MEMBER

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:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

ISSUE REVISION

PRELIMINARY GRADING & UTILITIES PLAN

SHEET TITLE

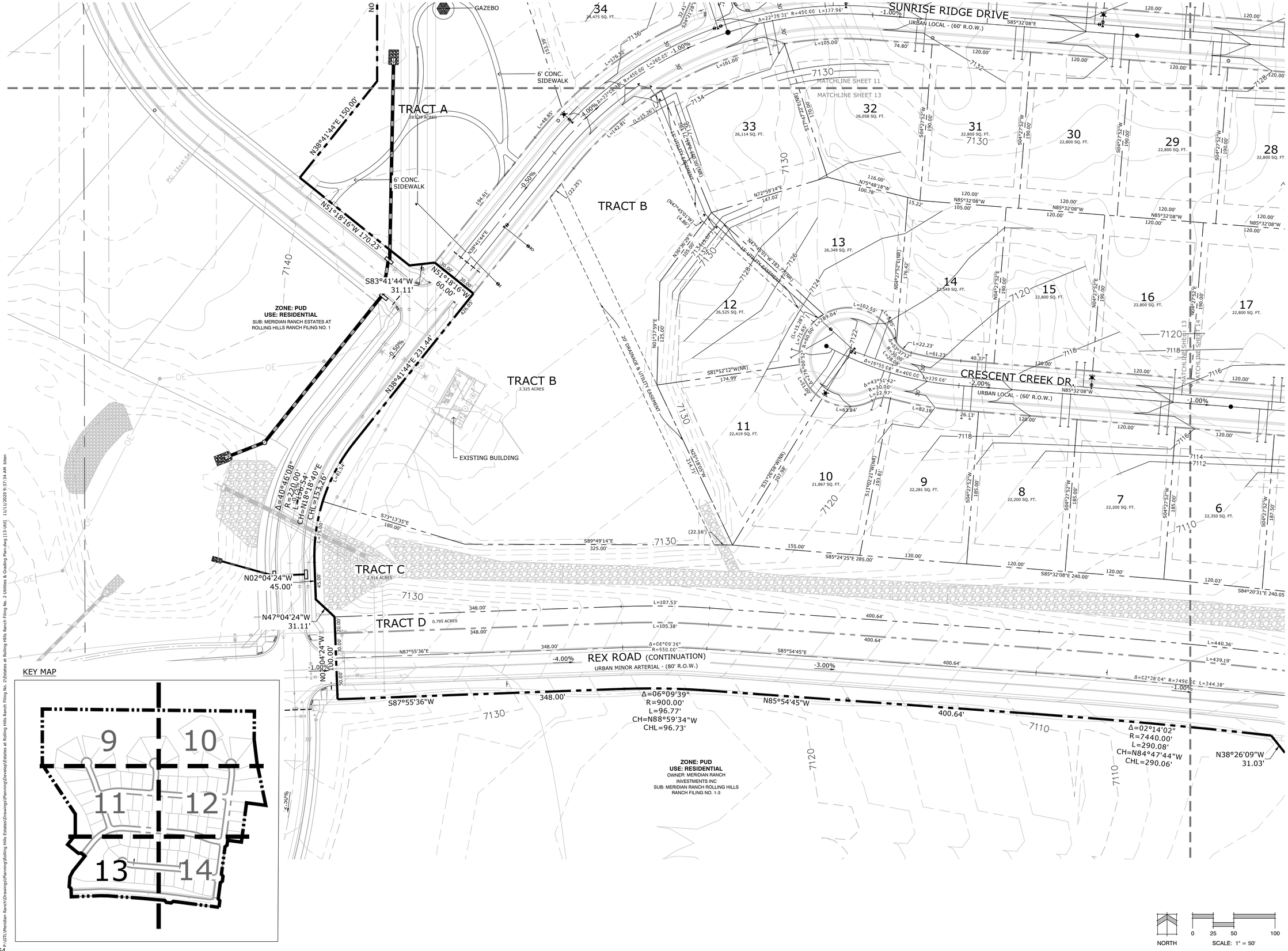
SHEET NUMBER

12 OF 23

PLAN FILE #

PUD SP 204

P:\LGTL\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 [12-UtG] 11/3/2020 12:30:33 PM biten



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:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

ISSUE / REVISION

SHEET TITLE

PRELIMINARY GRADING & UTILITIES PLAN

SHEET NUMBER

13 OF 23

PLAN FILE #

PUD SP 204

F:\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] 11/11/2020 9:37:34 AM biten

SUNRISE RIDGE DRIVE
URBAN LOCAL - (60' R.O.W.)
-1.00%
699.37'
MATCHLINE SHEET 12
MATCHLINE SHEET 14
MATCHLINE SHEET 13
MATCHLINE SHEET 14
CRESCENT CREEK DR.
URBAN LOCAL - (60' R.O.W.)
599.94'
-4.00%
-2.00%
ESTATE RIDGE DR.
URBAN LOCAL - (60' R.O.W.)
TRACT C
2.916 ACRES
TRACT D
0.795 ACRES
REX ROAD (CONTINUATION)
URBAN MINOR ARTERIAL HALF SECTION - (80' R.O.W.)
518.76'
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
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.
22 22,529 SQ. FT.
21 23,997 SQ. FT.
20 23,463 SQ. FT.
19 24,224 SQ. FT.
18 23,750 SQ. FT.
17 22,800 SQ. FT.
16 22,800 SQ. FT.
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.
N82°33'58"W 168.00'
S07°26'02"W 60.00'
S52°26'02"W 31.11'
S37°33'58"E 31.11'
S82°33'58"E 52.00'
S82°33'58"E 98.57'
N82°33'58"W 120.00'
N82°33'58"W 518.76'
S07°26'02"W 336.00'
S07°26'02"W 180.00'
N07°26'02"E 196.00'
S84°20'31"E 240.05'
S74°19'21"E 363.76'
N79°53'27"W 107.12'
Δ=02°14'02" R=7440.00' L=290.08' CH=N84°47'44"W CHL=290.06'
N38°26'09"W 31.03'
N83°16'41"W 60.00'
Δ=00°18'41" R=7440.00' L=40.44' CH=N82°43'19"W CHL=40.44'
S51°52'47"W 31.03'
Δ=02°38'04" R=7450.00' L=344.38'
Δ=00°42'43" R=7450.00' L=93.06'
Δ=17°39'23" R=540.00' L=285.67'
Δ=14°41'13" R=600.00' L=153.86'
Δ=18°57'47" R=500.00' L=165.48'
Δ=15°56'37" R=600.00' L=223.31'
L=440.36'
L=439.19'
L=111.25'
L=122.13'
L=108.26'
L=127.00'
L=146.11'
L=43.94'
L=90.41'
L=35.00'
L=128.47'
L=51.47'
L=85.00'
L=76.62'
L=79.33'
L=43.66'
L=121.53'
L=66.50'
L=9.47'
N72°48'15"W 123.01'
N70°07'30"W 122.89'
N82°05'39"W 122.38'
KEY MAP
9
10
11
12
13
14
NORTH
0 25 50 100
SCALE: 1" = 50'

Land Planning
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PLANNING | 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

GOAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

ISSUE: REVISION

SHEET TITLE

PRELIMINARY GRADING & UTILITIES PLAN

SHEET NUMBER

14 OF 23

PLAN FILE #

PUD SP 204

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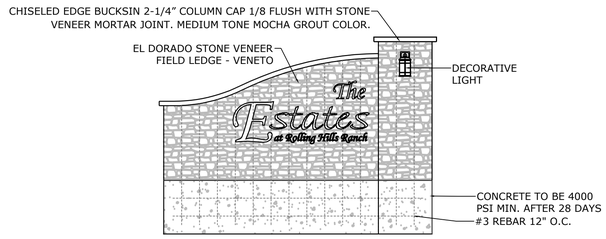

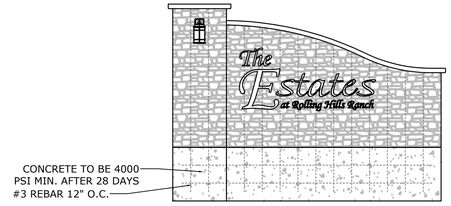

1/15 ENTRY SIGNAGE ELEVATION VIEW

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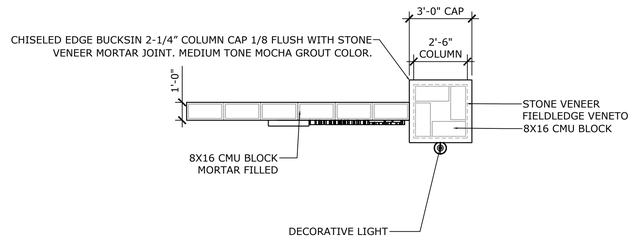

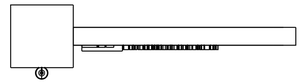

2/15 ENTRY SIGNAGE PLAN VIEW

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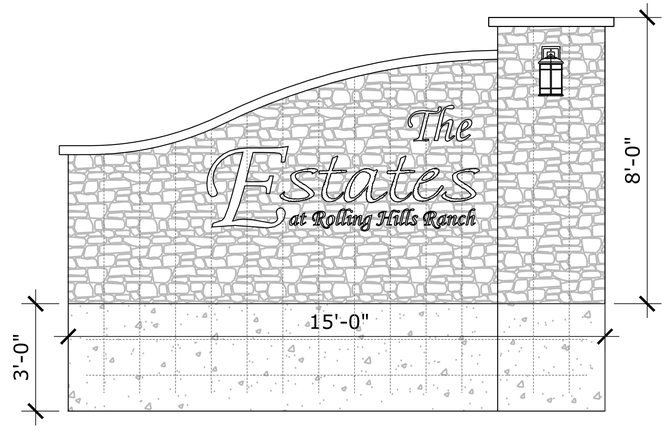

3/15 ENTRY SIGNAGE DETAIL

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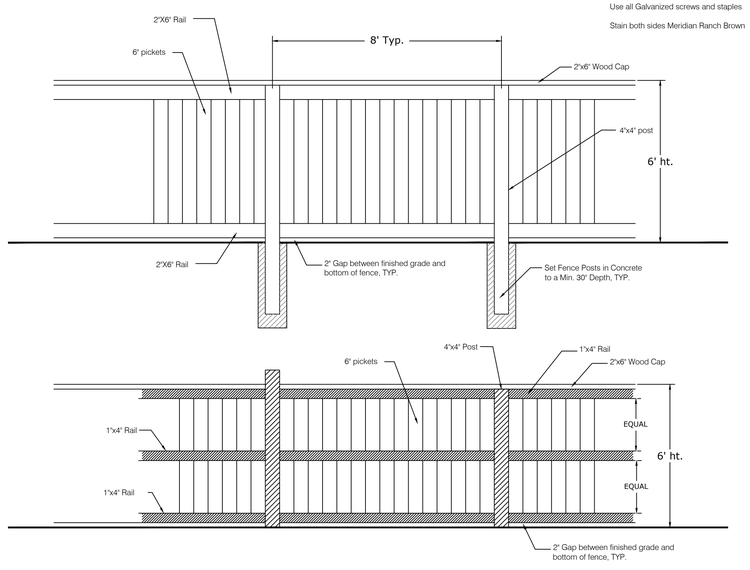

4/15 WOOD FENCE DETAIL

SCALE: NOT TO SCALE

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ENTRY SIGNAGE DETAILS

SHEET NUMBER

15 OF 23

PLAN FILE #

PUD SP 204

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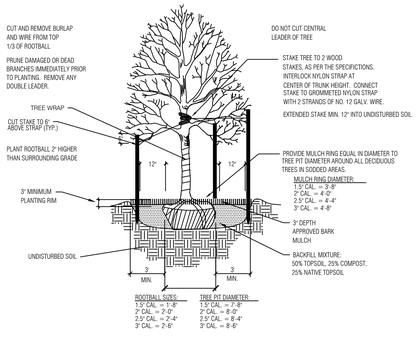

1 / 10 Deciduous Tree Planting Detail

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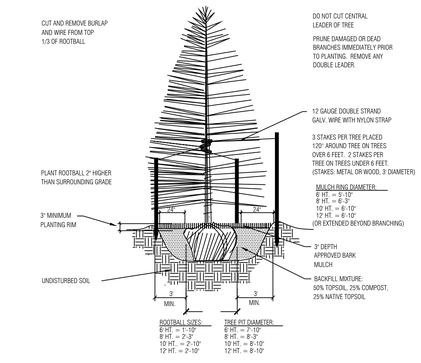

2 / 10 Coniferous Tree Planting Detail

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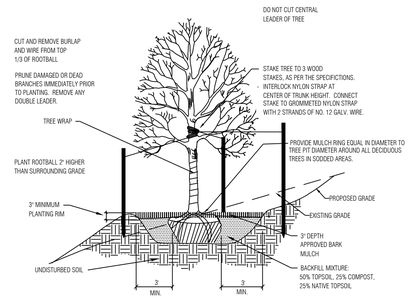

3 / 10 Deciduous Tree Placement on Slope

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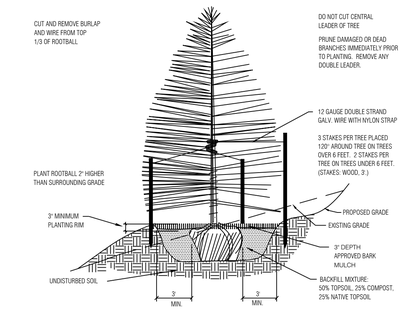
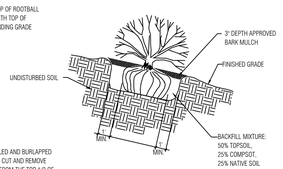


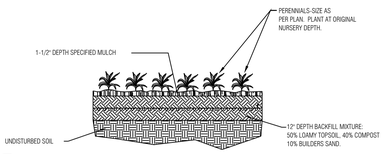
4 / 10 Coniferous Tree Placement on Slope

SCALE: NOT TO SCALE



5 / 10 Shrub Placement on Slopes

SCALE: NOT TO SCALE



6 / 10 Perennial / Groundcover Planting

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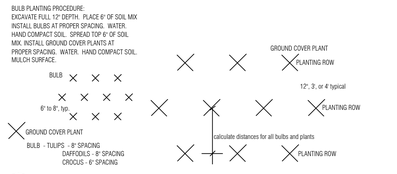
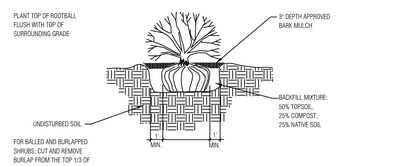


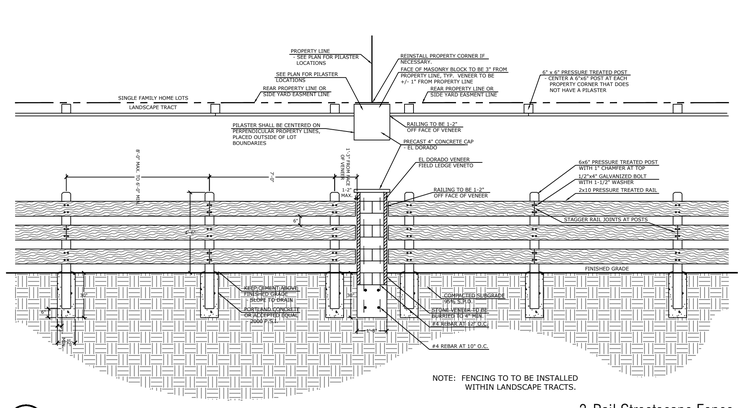
7 / 10 Triangular Plant Spacing Diagram

SCALE: NOT TO SCALE



8 / 10 Shrub Planting Detail

SCALE: NOT TO SCALE



9 / 10 3-Rail Streetscape Fence

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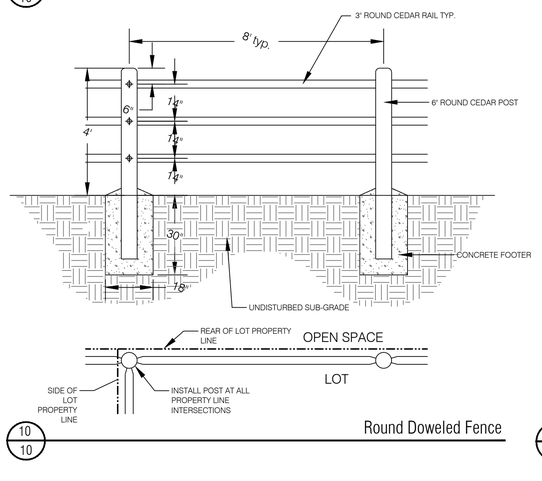
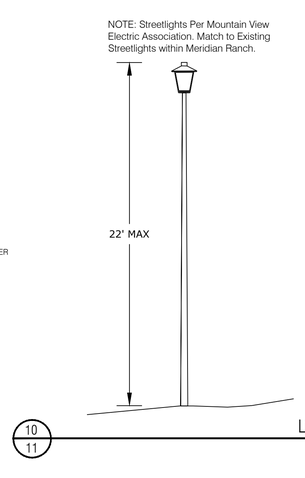


10 / 10 Round Doweled Fence



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	-	290 sf
ROCK MULCH	3/4" Shrub Bed Rock Mulch -	3,962 sf
SEED MIX A	-	1,454,384 sf
SEED MIX B WITH WILDFLOWERS	-	195,090 sf
SOD	-	17,263 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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PLANNING / 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

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10.05.2020	B.I.	COUNTY COMMENT
11.11.2020	B.I.	COUNTY COMMENT

ISSUE REVISION

SHEET TITLE

LANDSCAPE NOTES & DETAILS

SHEET NUMBER

16 OF 23

PLAN FILE #

PUD SP 204

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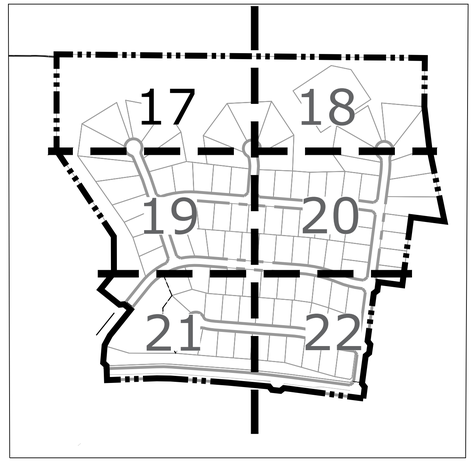
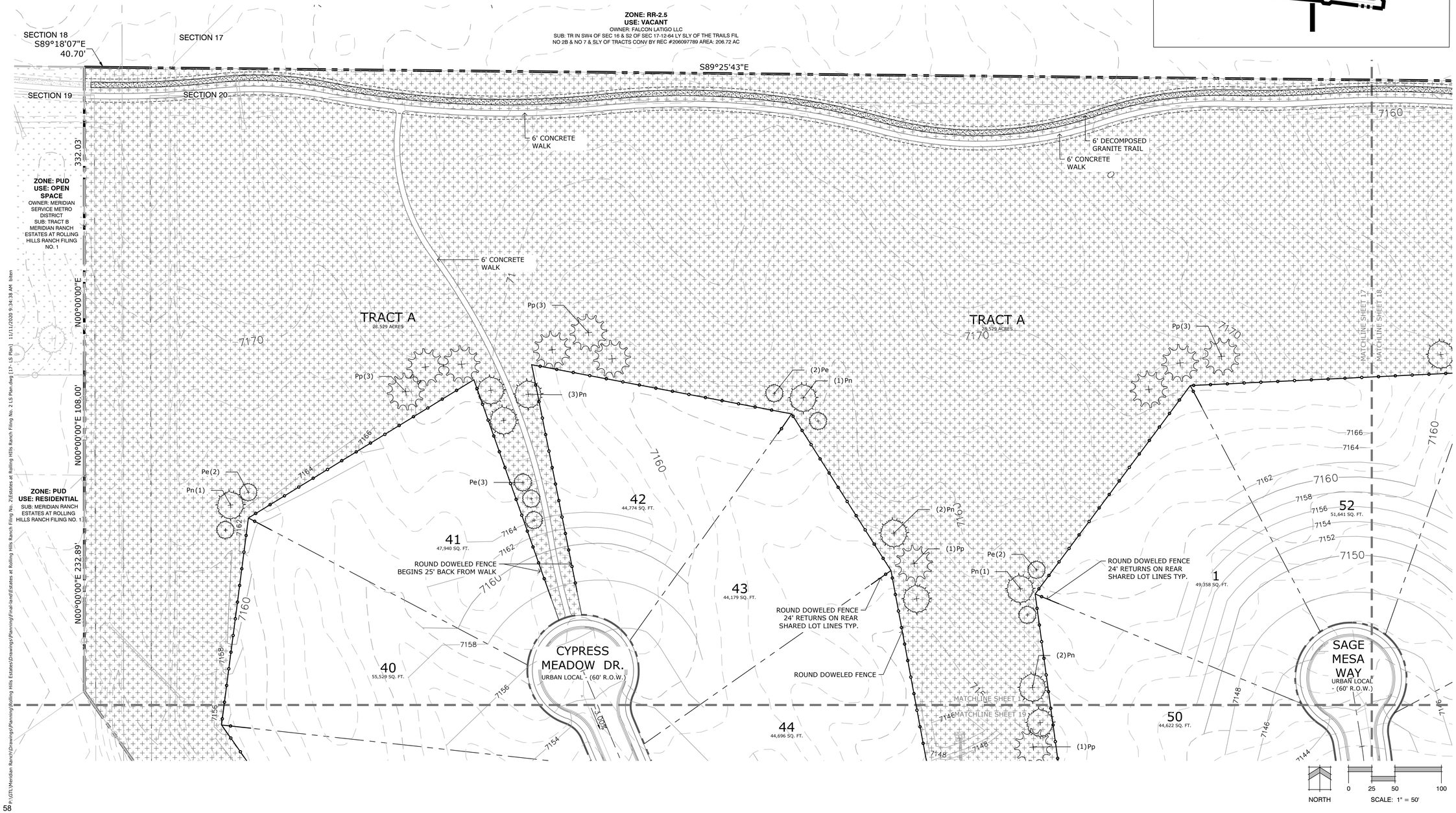
GROUND COVER LEGEND

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

KEY MAP





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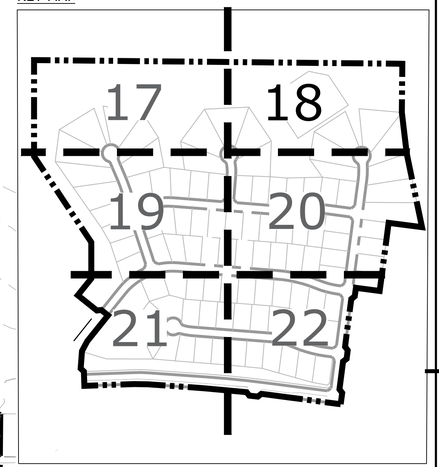
- SOD
  -

KEY MAP



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LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

18
OF 23

PLAN FILE #

PUD SP 204

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

TRACT A
28.529 ACRES

TRACT E
3.860 ACRES

S00°34'17"W 340.00'

ROUND DOWELED FENCE

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

290.00'

S06°47'53"E

525.00'

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

ROUND DOWELED FENCE BEGINS 25' BACK FROM WALK

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.)

3.00%

MATCHLINE SHEET 17

MATCHLINE SHEET 18

MATCHLINE SHEET 20

NORTH

SCALE: 1" = 50'

0 25 50 100

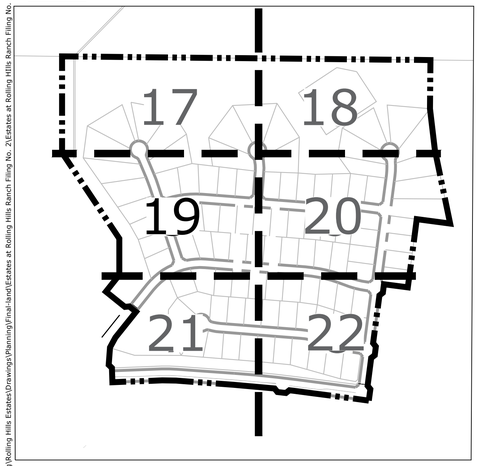
P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Final\land\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 LS Plan.dwg [18-LS Plan] 11/11/2020 9:35:01 AM biten

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.)

TRACT A 28.529 ACRES

ROUND DOWELED FENCE
ROUND DOWELED FENCE 24' RETURNS ON LOT LINES TYP.
GAZEBO
ROUND DOWELED FENCE (3)Pn
6' CONC. SIDEWALK
WOOD FENCE SEE SHEET 15
ROUND DOWELED FENCE 24' RETURNS ON LOT LINES TYP.

MATCHLINE SHEET 19
MATCHLINE SHEET 20
MATCHLINE SHEET 21

N35°00'00"W 540.00'
N30°02'34"W 180.68'
N00°00'00"E 254.85'
N38°41'44"E 150.00'

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THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENT
11.11.2020	B.I.	COUNTY COMMENT

LANDSCAPE PLAN

SHEET NUMBER: 19 OF 23

PLAN FILE #: PUD SP 204

NORTH

SCALE: 1" = 50'

0 25 50 100

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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

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:
10.05.2020	B.I.	COUNTY COMMENT
11.11.2020	B.I.	COUNTY COMMENT

ISSUE / REVISION

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

20 OF 23

PLAN FILE #

PUD SP 204

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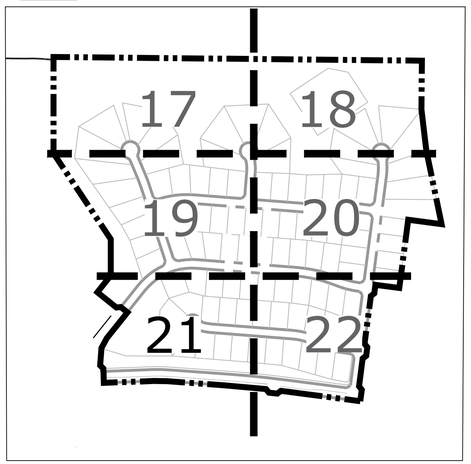
GROUND COVER LEGEND

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

KEY MAP



GAZEBO

Pn(3)

ROUND DOWELED FENCE
(3)Pn

6' CONC. SIDEWALK

(3)Axf

TRACT A
28.629 ACRES

SOD

Mr(5)

(3)Mr

(SR)

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

-1.00%

-0.50%

7140

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

TRACT B

EXISTING BUILDING

TRACT B
7.323 ACRES

WOOD FENCE SEE SHEET 15

WOOD FENCE SEE SHEET 15

ROUND DOWELED FENCE
24' RETURNS ON LOT LINES TYP.

SUNRISE RIDGE DRIVE
-1.00%
URBAN LOCAL - (60' R.O.W.)

MATCHLINE SHEET 19

MATCHLINE SHEET 21

MATCHLINE SHEET 21

MATCHLINE SHEET 22

CRESCENT CREEK DR.
-2.00%
URBAN LOCAL - (60' R.O.W.)

1.00%

34	33	32	31	30	29	28	13	14	15	16	17	12	11	10	9	8	7	6
24,475 SQ. FT.	26,114 SQ. FT.	26,058 SQ. FT.	22,800 SQ. FT.	22,800 SQ. FT.	22,800 SQ. FT.	22,800 SQ. FT.	26,349 SQ. FT.	22,549 SQ. FT.	22,800 SQ. FT.	22,800 SQ. FT.	22,800 SQ. FT.	26,525 SQ. FT.	22,419 SQ. FT.	21,867 SQ. FT.	22,281 SQ. FT.	22,200 SQ. FT.	22,200 SQ. FT.	22,350 SQ. FT.

TRACT C
2.915 ACRES

(2)Ms (1)Axf (2)Pe (1)Gtr (2)Pp (2)Pp (1)Gtr (3)Pe (1)Gtr (3)Pe (2)Mr (5)Ms (2)Mr (1)Gtr (3)Pe (1)Gtr (3)Pe

Mr(2)

(RR)

ENTRY SIGNAGE

-0.50%

3 RAIL STREETSCAPE FENCE

TRACT D
0.084 ACRES

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

-3.00%

-1.00%

EXISTING LANDSCAPE TO REMAIN

SEE ROLLING HILLS FILING 1-3 PUD

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

-0.75%

-4.00%

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:
10.05.2020	B.I.	COUNTY COMMENT
11.11.2020	B.I.	COUNTY COMMENT

ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

21 OF 23

PLAN FILE #

PUD SP 204

GROUND COVER LEGEND

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

KEY MAP

NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNER / LANDSCAPE ARCHITECT

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PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

DATE: 07.28.2020
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PREPARED BY: B. ITEN

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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

22 OF 23

PLAN FILE #

PUD SP 204

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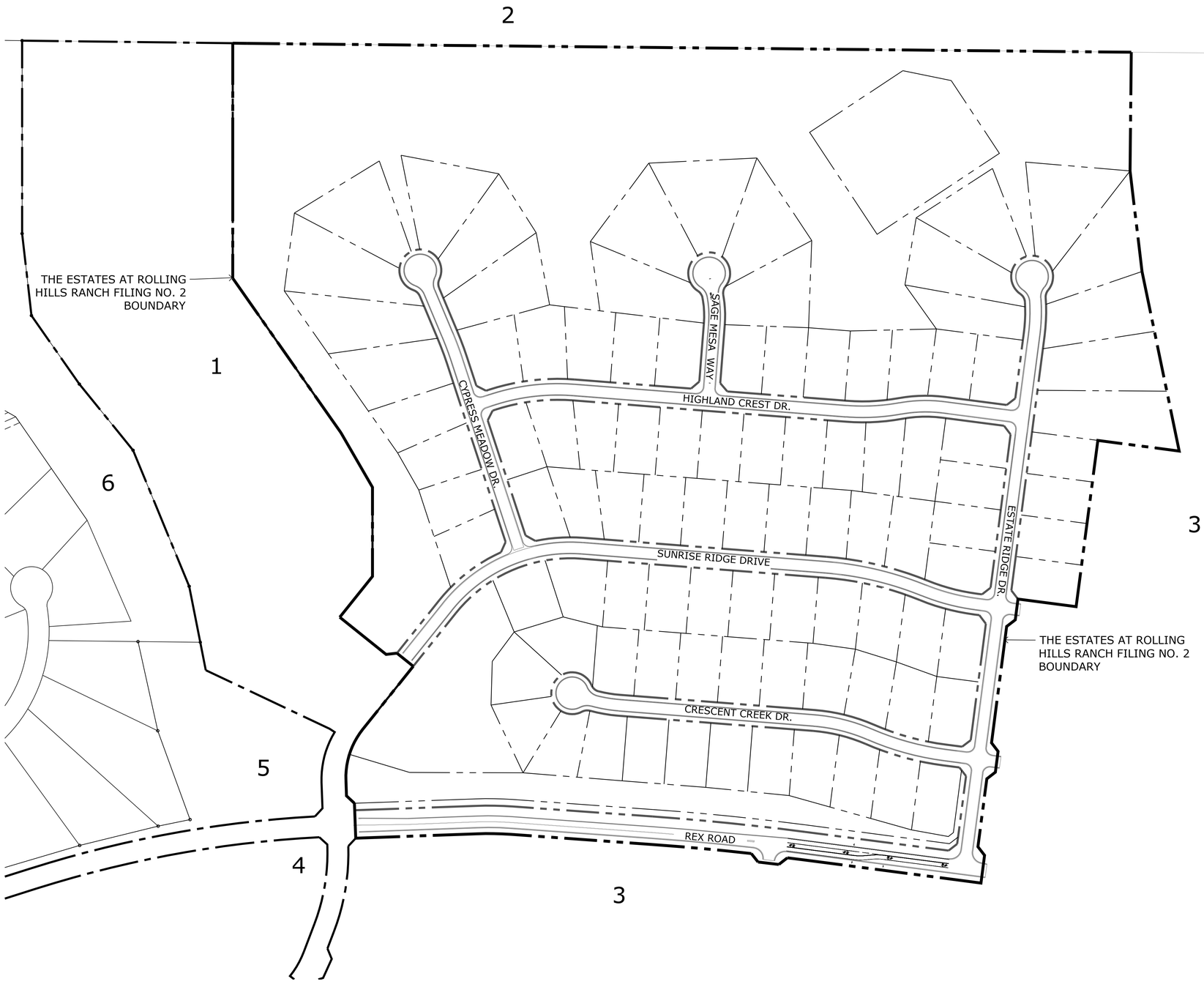
ADJACENT PROPERTY OWNERS:

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



NORTH

0 75 150 300

SCALE: 1" = 150'

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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:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

ISSUE REVISION

SHEET TITLE

ADJACENT OWNERS

SHEET NUMBER

23 OF 23

PLAN FILE #

PUD SP 204

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COLORADO
Division of Water Resources
Department of Natural Resources
Colorado Ground Water Commission

August 27, 2020

Ryan Howser
El Paso County Development Services Department
DSDcomments@elpasoco.com

RE: Estates at Rolling Hills Ranch Filing No. 2
PUDSP204 and SF2018
Part of the NW ¼, 20 T12S, R64W, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin

Dear Mr. Howser:

We have reviewed your August 10, 2020 submittal concerning the above referenced proposal for the development of 117 acres into 98 single family lots and tracts for landscaping, open space and utilities.

Water Supply Demand

According to the Water Supply Information Summary, the total estimated water demand is 32.5 acre-feet/year.

Source of Water Supply

Meridian Service Metropolitan District ("District") is the proposed water supplier. The District has provided a letter dated June 8, 2020 committing to serve the 98 lots within the proposed Estates at Rolling Hills Ranch Filing 2 subdivision at the estimated demand of 32.5 acre-feet per year. The subdivision lies within the allowed place of use of the District's water supplies.

The District's sources of water are a combination of bedrock aquifer allocations from the Denver Basin as well as alluvial sources. The State Engineer's Office does not have evidence regarding the length of time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this **allocation** approach, the annual amounts of water determined are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *El Paso County Land Development Code*, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:

> "- Finding of Sufficient Quantity - The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years."

The State Engineer's Office does not have evidence regarding the length of time for which the bedrock aquifer sources will "meet the average annual demand of the proposed subdivision." However, treating El Paso County' s requirement as an **allocation** approach based on three hundred

years, the annual amounts of water available from the bedrock aquifers that may be withdrawn from a maximum period of 300 years are equal to one-third of one percent of the total amount.

Information available in our files indicates the District's water rights total approximately 2,088 acre-feet/year for a period of 300 years (1,888 acre-feet/year from bedrock aquifers and 200 acre-feet/year from the alluvial aquifer), and it has approximately 1,671 acre-feet/year committed to supplying subdivisions and 30.2 acre-feet/year committed to replacement obligations, for a total commitment of 1,701 acre-feet/year.

The uncommitted annual water supply of 387 acre-feet/year is more than the estimated annual demand of 32.5 acre-feet/year for Estates at Rolling Hills Ranch, Filing No. 2.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100 year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

If you, or the applicant, have any questions, please contact Ailis Thyne at 303-866-3581 ext. 8216.

Sincerely,

Keith Vander Horst

Keith Vander Horst
Chief of Water Supply, Designated Basins

cc: Upper Black Squirrel Creek GWMD

Estates at Rolling Hills Ranch Filing 2.docx
SEO referral no. 27262

EL PASO COUNTY

OFFICE OF THE COUNTY ATTORNEY
CIVIL DIVISION

Diana K. May, County Attorney

Assistant County Attorneys
M. Cole Emmons
Lori L. Seago
Lisa A. Kirkman
Steven A. Klaffky
Mary Ritchie
Bryan E. Schmid
Nathan J. Whitney
Michael J. Desmond
Christopher M. Strider

October 23, 2020

Estates at Rolling Hills Ranch Filing No. 2
SF-20-18 Final Plat
PUDSP-20-4 PUD Development Plan/Preliminary Plan

Reviewed by: Lori Seago, Senior Assistant County Attorney LS
Edi Anderson, Paralegal, ACP

FINDINGS AND CONCLUSIONS:

1. This is a PUD Development Plan/Preliminary Plan and Final Plat proposal by GTL Development, Inc. ("Applicant"), to subdivide an approximately 117 acre parcel into 98 single-family lots. The property is zoned PUD (Planned Unit Development).

2. *The Applicant has provided for the source of water to derive from the* Meridian Service Metropolitan District ("District"). Pursuant to the Water Supply Information Summary, the Applicant estimates its annual water needs to serve household use for the entire subdivision at 32.5 acre-feet, based on the District's 0.33 annual acre-feet per single-family equivalent, plus irrigation in the amount of 0.2 acre-feet/year. Based on these figures, the Applicant must be able to provide a supply of 9,750 acre-feet of water (32.5 acre-feet/year x 300 years) to meet the County's 300 year water supply requirement.

3. *The District's General Manager provided a letter of commitment for the* Estates at Rolling Hills Ranch Filing 2 Subdivision dated June 8, 2020, in which the District committed to providing water service to the subdivision of 98 residential lots at an annual amount of water of 32.5 acre-feet. The District Manager identified that the District currently has 2,119 acre-feet per year of water available for developments, with approved commitments in the amount 1,669 acre-feet. The Manager states that the "additional 32.5 Ac-Ft demand results [in] an overall demand of 1,701 Ac-Ft which leaves a surplus of 418 Ac-Ft per year."

200 S. CASCADE AVENUE
OFFICE: (719) 520-6485
COLORADO SPRINGS, CO 80903
FAX: (719) 520-6487

4. Applicant also provided a *Water Resources Report for Estates at Rolling Hills Ranch Filing 2 PUD dated September 2020* ("Water Resources Report") which detailed the District's water supply. The Report notes that the District's water supply includes both "renewable sources and Denver Basin non-renewable sources." The *District's total legal supply on a 300-year basis is 2,119 annual acre-feet.*

5. In a letter dated August 27, 2020, the State Engineer reviewed the application to subdivide the 117 acres into 98 single-family residential lots. The Engineer reviewed this proposal which estimated a water demand of 32.5 acre-feet/year, including the District's commitment to supply the same. The State Engineer indicated that information in their files indicates "the District's water rights total approximately 2,088 acre-feet/year for a period of 300 years (1,888 acre-feet/year from bedrock aquifers and 200 acre-feet/year from the alluvial aquifer), and it has approximately 1,671 acre-feet/year committed to supplying subdivisions and 30.2 acre-feet/year committed to replacement obligations, for a total commitment of 1,701 acre-feet/year." And further, an "uncommitted annual water supply of 387 acre-feet/year[1] is more than the estimated annual demand of 32.5 acre-feet/year for Estates at Rolling Hills Ranch, Filing No. 2." Finally, the Engineer stated that "pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

6. Analysis: As indicated above, the Applicant provided a Water Resources Report dated September 2020, detailing the sources of the District's water supply, which is based on both renewable and non-renewable sources. With a proposed annual demand of 32.5 acre-feet, plus the current commitments of the District of 1,669 acre-feet per year, the available resulting water supply of 2,119 acre-feet, and the remaining surplus of 387 acre-feet per year (based on the State Engineer's figures), it appears the proposed water supply will be sufficient for the Estates at Rolling Hills Ranch Filing No. 2.

7. Section 8.4.7(B)(10)(g), of the El Paso County Land Development Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

---

[1] This number (387 acre-feet) differs slightly from the number provided by the District (418 acre-feet). Notwithstanding, the amounts set forth by both entities reflect an adequate water supply available for this subdivision.

REQUIREMENTS:

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the *District*.

cc: Ryan Howser, Project Manager, Planner I

From:	KC
To:	Daniel Torres
Cc:	Nina Ruiz; Ryan Howser; Tracey Garcia; Lori Seago; Elizabeth Nijkamp
Subject:	Re: Planning Commission Item PUDSP-20-004
Date:	Thursday, December 03, 2020 7:23:13 AM

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Mr. Torres,

Thanks for the perspective! I understand and agree with everything you've said, at least as it applies to the present. My concern is for the future. At some point, the road will need to be built out to the full standard and it will be the county's responsibility to do that. If the final plat is approved after 1 January, then no problem - the fees will have been paid to the County to pay for that expansion. But if the final plat is approved before the end of the year, the fees go to the Metro District, which means the County would have to build out the road without having been paid for it. A simple condition stating the final plat cannot be approved in 2020 solves the issue - it lets the application proceed exactly as submitted and ensures the County is paid for the work it will eventually have to do at some point in the future.

Regards, and Thanks Again!
- Kevin Curry

On 12/3/2020 7:17 AM, Daniel Torres wrote:

Planning Commission Meeting
Thursday, December 3, 2020
El Paso County Planning and Community Development Department
200 S. Cascade Ave – Centennial Hall Hearing Room
Colorado Springs, Colorado

REGULAR HEARING
1:00 p.m.

PRESENT AND VOTING: BRIAN RISLEY, TOM BAILEY, SARAH BRITTAIN JACK, TIM TROWBRIDGE, JAY CARLSON, BECKY FULLER, AND MORAES

PRESENT VIA ELECTRONIC MEANS AND VOTING: GRACE BLEA-NUNEZ AND THOMAS GREER

PRESENT AND NOT VOTING: NONE

ABSENT: JAY CARLSON AND JOAN LUCIA-TREESE

STAFF PRESENT: CRAIG DOSSEY, NINA RUIZ, RYAN HOWSER, LINDSAY DARDEN (VIA REMOTE ACCESS), DANIEL TORRES, EL PASO COUNTY ATTORNEY COLE EMMONS

OTHERS SPEAKING AT THE HEARING: KEVIN CURRY, JON ROMERO, DAVID AND CINDY SMALLIDGE, BRENT NEISER, DAVID WHITEHEAD, DANIEL COMBS

Report Items

1. **A. Report Items -- Planning and Community Development Department – Mr. Dossey** -- The following information was discussed:

    a) The next scheduled Planning Commission meeting is for **Thursday, December 17, 2020 at 1:00 p.m.**

b) **Mr. Dossey** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting.

c) **Mr. Dossey** also gave the November Total Single Family Building Permits numbers. He further gave major development application numbers for the PCD department for the year. The numbers are at all time highs.

d) **Mr. Dossey** gave a report on the Master Plan process and timeline. The draft plan is still in review by staff.

B. Public Input on Items Not Listed on the Agenda - NONE

2. Pulled Consent Items to Regular

A. Approval of the Minutes – November 19, 2020

The minutes were unanimously approved as presented. (8-0)

B. PUDSP-20-004 HOWSER
PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
THE ESTATES AT ROLLING HILLS FILING NO. 2

A request by Meridian Ranch Investments, Inc., for approval of a map amendment (rezoning) from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 98 single-family residential lots. The 117.21-acre property is located west of Eastonville Road at the easternmost terminus of Rex Road and within Sections 19 and 20, Township 12 South, Range 64 West of the 6th P.M. (Parcel No.42000-00-407) (Commissioner District No. 2)

Mr. Trowbridge requested it be pulled to review the deviations and the ECM modifications. An abbreviated presentation to address these concerns will be done. **Mr. Curry** would also like to offer opposition, attending remotely.

Mr. Ryan Howser and **Mr. Daniel Torres** gave the presentation on behalf of PCD planning and engineering staff.

Mr. Trowbridge – When is the extension of Rex Road projected to be developed? **Mr. Torres** – It's a minor arterial roadway in the 2040 MTCP. As these developments come in, it will continue to be extended first to Eastonville, but ultimately to Highway 24. The traffic studies that were collected support the collector roadway. If the County feels it necessary, the County could upgrade.

Mr. Trowbridge – I have an issue with the cul de sac extension being 50% greater than allowed. I understand that the fire department signed off on it, but that is still a concern. **Mr. Torres** – We only support it because the fire department gave their approval.

IN FAVOR: NONE

IN OPPOSITION:
Mr. Curry - My concern is for the future. At some point, the road will need to be built out to the full standard and it will be the county's responsibility to do that. If the final plat is approved after 1 January, then no problem - the fees will have been paid to the County to pay for that expansion. But if the final plat is approved before the end of the year, the fees go to the Metro District, which means the County would have to build out the road without having been paid for it. A simple condition stating the final plat cannot be approved in 2020 solves the issue - it lets the application proceed exactly as submitted and ensures the County is paid for the work it will eventually have to do at some point in the future. **Mr. Torres** – It is staff's opinion that the application meets the criteria. There is an IGA between Woodmen Road Metro District and County in place to ensure that developers within the district pay their fair and equitable share of the regional roads. **Mr. Dossey** – In regard to the scenario where a developer would construct half of a principal arterial, we do that because we can't legally require them to build a road that exceeds the impact of their development. Fees that could be collected could pay for this section of road does not add up. It would be a drop in a bucket of what is required to construct that road.

Mr. Moraes – What was it their (Meridian Ranch) responsibility to go to the Rex Road boundary when they started building that out? **Mr. Torres** – They will be constructing Rex Road. The buildout to the south is comprised of three filings. It's currently a stub out but will be constructed in Filing 3.

DISCUSSION:
Mr. Emmons – It looks like the applicant is available online as well if they want to speak. I want to underscore what Mr. Dossey said. So, what you have before you is a PUD and preliminary plan. The PUD is a negotiation between the applicant and the County. In straight zoning, there isn't much flexibility, but in a PUD there is more flexibility. They could ask for dedication of ROW or more open space. However, the County has to be careful of what they want. The development will come with impacts, so the County makes exactions that are in proportion to the development. The impacts from the traffic to Rex Road would not be proportional if the requirement was to build the full road out, so therefore the deviation must be approved. As far as the fees, my understanding is that this is an IGA that was entered into by the

City of Colorado Springs and Woodmen Road Metro District. There is $17 million that the County will put into the developments, so therefore the those are paid pack through road impact funds. If this final plat gets approved after the first of the year, then the County has to pay those impact funds to the metro district. I would recommend against placing a condition on as Mr. Curry stated.

Mr. Jon Romero, NES, wanted to speak on behalf of the applicants. We wanted to reiterate the improvements that will be completed during the three filings. We echo what the County spoke on and agree with their presentation.

PC ACTION: MORAES MOVED/BRITTAIN JACK SECONDED FOR APPROVAL OF CONSENT ITEM NUMBER 2B, PUDSP-20-004, FOR A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN FOR THE ESTATES AT ROLLING HILLS FILING NO. 2, UTILIZING RESOLUTION PAGE NOS. 29 AND 25, CITING 20-055 WITH SIX (6) CONDITIONS AND SIX (6) NOTATIONS, AND FIVE (5) MODIFICATIONS WITH A FINDING OF WATER SUFFICIENCY FOR WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (8-0).

C. PUD-20-003 DARDEN

PLANNED UNIT DEVELOPMENT
ROLLING THUNDER BUSINESS PARK PUD AMENDMENT

A request by Brewing Ground Investments for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) to amend those permitted uses in the industrial portion of the PUD. The 12.36 acre property is located at the southeast corner of the East Woodmen Road and Golden Sage Road intersection and within Section 11, Township 13 South, Range 65 West of the 6th P.M. (Parcel Nos. 53111-01-001, 53111-01-002, 53111-01-003, 53111-01-004, 53111-01-005, 53111-01-006, 53111-01-007, 53111-01-008, 53111-01-014, 53111-01-013, 53111-01-012, 53111-01-011, 53111-01-015) (Commissioner District No. 2)

PC ACTION: FULLER MOVED/BAILEY SECONDED APPROVAL OF CONSENT ITEM 2C FOR PUD-20-003 FOR A PLANNED UNIT DEVELOPMENT FOR ROLLING THUNDER BUSINESS PARK PUD AMENDMENT UTILIZING RESOLUTION PAGE NO. 29, CITING 20-056, WITH SEVEN (7) CONDITIONS, AND SEVEN (7) NOTATIONS, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY

COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (8-0).

D. SF-19-010 RUIZ

FINAL PLAT
MAYBERRY, COLORADO SPRINGS FILING NO. 2

A request by Colorado Springs Mayberry, LLC, for approval of a final plat to create three (3) commercial lots. The 38.89 acre property is zoned CS (Commercial Service) and is located south of Highway 94, approximately 1.3 miles west of the Highway 94 and North Ellicott Highway intersection and within Section 14, Township 14, Range 63 West of the 6th P.M. (Parcel No. 34000-00-440) (Commissioner District No. 4)

PC ACTION: BAILEY MOVED/MORAES SECONDED APPROVAL OF CONSENT ITEM 2D FOR SF-19-010 FOR A FINAL PLAT FOR MAYBERRY, COLORADO SPRINGS FILING NO. 2, UTILIZING RESOLUTION PAGE NO. 19, CITING 20-057, WITH ELEVEN (11) CONDITIONS, AND TWO (2) NOTATIONS, WITH A FINDING OF WATER SUFFICIENCY FOR WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (8-0).

E. VA-20-003 HOWSER

VARIANCE OF USE
11955 FALCON HWY EVENT CENTER

A request by David & Cynthia Smallidge for approval of a variance of use for a business event center. The 41.92-acre property is zoned RR-5 (Residential Rural) and is located at the southeast corner of the Meridian Road and Falcon Highway intersection and within Section 18, Township 13 South, Range 64 West of the 6th P.M. (Parcel No. 43180-00-028) (Commissioner District No. 2)

It was requested by an adjacent property owner to pull the item and heard as a Regular item. **Mr. Trowbridge** also wanted the item pulled and heard as Regular.

Mr. Howser gave a brief overview and asked **Mr. Emmons** to go over the review criteria for a variance of use.

Mr. Emmons – A variance of use is a zoning action. You will look at a proposed use that is not allowed in a particular zoning district, so it doesn't comply with master plan components. You have to look at why or why not you

are allowing this use when otherwise not allowed. You are dealing with trying to mitigate the impacts to a surrounding area giving you greater flexibility in denying it or imposing additional conditions that would further address the impacts to the surrounding area.

Mr. Howser then introduced the applicants, **Mr. and Mrs. Smallidge**, to go over their presentation.

Mr. Trowbridge – I am familiar with this area. (Went over familiar businesses in the area for identification purposes)

Ms. Jack – Did you speak with school District 49 to see if they had any concerns? **Ms. Smallidge** -- We did not speak with them, but they did receive a letter.

Mr. Trowbridge – Do you have a diagram of your plans? Could staff bring up the layout of the lot to show the building layout? My question is more about the orientation of the site and why you chose to bring traffic in. Why did you not put it closer to the highway to keep from visual impact to the other neighbors? **Ms. Smallidge** – The other property owners can't even see this area where the parking will be located. **Mr. Smallidge** – The septic location also had a part to play in the decision of where to locate the building.

Ms. Fuller – Did you look at rezoning to A-35 instead of the variance? I don't see this as a hardship to say you can't find another piece of land. Does this stay with the land forever? **Mr. Smallidge** – We got permission to use our existing well to go to the other building. **Mr. Howser** – The use allows the use as a business event center, up to 75 people. A for profit business whose purpose is to provide a place for people to assemble for events in the nature of, but not limited to, recreational, social, cultural, political uses. Looking at the surrounding zoning, it's primarily RR-5 with a small lot subdivision. Commercial didn't appear to be a viable option to match the surrounding area.

Mr. Moraes – Twice you said 75-80 people, but please realize the condition states no more than 75 people along with other conditions.

Mr. Howser gave his full presentation to the Planning Commission.

Mr. Trowbridge – Could you point out the elementary school? (**Mr. Howser** showed on map) So this would be directly across from the school? **Mr. Howser** – That is correct.

Mr. Risley -- It states three-days a week, so who decides what days that is? I think it could use some clarification. **Mr. Howser** – It states three days, so

it's not determined specific days. We could clarify further in the condition, maybe say holidays and weekends.

Mr. Torres gave his engineering report/findings.

Mr. Bailey – Is the driveway across from the entrance to the school? **Mr. Smallidge** – Yes, it is.

Mr. Howser – We could modify Condition #5 to say that it is limited to weekends and holidays.

Mr. Emmons – The other thing you do is name the days that the use will be in place. **Mr. Risley** – Or if we do specify holidays state that it say federal holidays.

Mr. Trowbridge – Condition 1 says limited use applicable to the applicants' letter of intent. If there is a conflict, which trumps which, the LOI or the conditions? **Mr. Emmons** – The conditions would trump the letter of intent.

Ms. Fuller – Does a variance stay with the property or just with these owners? **Mr. Howser** – it would run with the property, but there is a condition to say if the use is abandoned for two years, it reverts back to the regular zoning.

IN FAVOR: NONE

IN OPPOSITION:
Mr. Brent Neiser – I am owner of 11 properties in the area. I am not the original developer, but I was one of several investors. I would like to see them find another piece of property that is zoned commercial. I imagine that there will be alcohol served at their events, I'm concerned about people leaving at 10 p.m. and driving intoxicated.

Ms. Smallidge – We are okay with the 75 people and only having events on Saturday and Sunday. **Mr. Smallidge** – We will be contracting with reputable vendors who will take responsibility for any alcohol-related issues that may occur.

Ms. Fuller – I don't see a big deal with it just saying weekends and not specifying particular dates. I don't see this as a big impact to the area; I will be in favor of this project.

Mr. Trowbridge – I agree with Ms. Fuller's comments. I don't think the school traffic will complicate this operation because generally they will be different times.

Mr. Moraes – I look at this large piece of property, and if we said no they could come back and rezone and get a special use in place. They aren't putting a large industrial use on the property. I feel it is in character with the surrounding area.

Mr. Bailey – I agree with all the comments. I think the trend will work away from the rural and go more urban. Rezoning to A-35 doesn't usually happen, it usually goes to smaller density. I think this is a good area and I will be in support of this.

Mr. Risley – I appreciate that the owners went through the appropriate channels to do this correctly. There are other large-scale structures already in the area, but you did this through the County. There is also a lot of commercial development already in the area. Condition 5 will be limited to Saturdays and Sundays and will commence at 10 p.m.

Ms. Brittain Jack – I thought it was suggested to include holidays and Fridays. Does the applicant want to change that?

Ms. Blea-Nunez – Think of it as a business. You could very well have some weddings that want to occur on Fridays and Mondays. I think you should go broader.

Ms. Smallidge – Friday noon to Sunday at 10 p.m. and 8 a.m. to 10 p.m. on federal holidays

Mr. Dossey – My suggestion would be to not say hours of the day and just say days of the week and federal holidays, with the exception of conclusion at 10 p.m.

Mr. Risley – So I understand the condition now should be "shall be limited to Fridays, Saturdays, and Sundays and federal holidays and all events shall conclude by 10 p.m.

<u>PC ACTION:</u> BRITTAIN JACK MOVED/TROWBRIDGE SECONDED APPROVAL OF CONSENT ITEM 2E FOR VA-20-003 FOR A VARIANCE OF USE FOR 11955 FALCON HIGHWAY EVENT CENTER, UTILIZING RESOLUTION PAGE NO. 19, CITING 20-058, WITH SEVEN (7) CONDITIONS, AND THREE (3) NOTATIONS, WITH A CHANGE TO CONDITION NUMBER 5 AS STATED BY MR. RISLEY ABOVE, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (8-0).

Regular Items

3. VA-19-008 **RUIZ**

VARIANCE OF USE
MOUNTAIN SPLENDOR, 2020 APPLICATION

A request by Daniel Combs for approval of a variance of use for a contractor equipment yard. The variance of use was previously approved on February 27, 2018 and then revoked on September 10, 2019 due to noncompliance. The five (5) acre property is zoned A-5 (Agricultural) and is located on the west side of Main Lane, approximately 0.3 miles south of Woodmen Road and within Section 8, Township 13, Range 65 West of the 6th P.M. (Parcel No. 53080-00-048) (Commissioner District No. 2)

Mr. Greer left the hearing, there is still a quorum of seven voting members.

Ms. Ruiz gave a brief overview of the project and asked **Mr. Emmons** to go over the review criteria for a variance of use. She then asked the applicants' representative, **Mr. David Whitehead**, to give their presentation.

Ms. Ruiz then gave her full presentation, Mr. Torres gave his engineering report/findings, and they answered questions from the Planning Commission.

Mr. Trowbridge – Could you review the adjacent properties to the north? It appears there are already three other landscaping businesses in the area. **Ms. Ruiz** – Yes, that is correct. It's definitely a transition area. We are seeing some urban development applications coming in.

Ms. Fuller – Are the other three equipment yards like this one? **Ms. Ruiz** – There is outside storage according the aerial.

Ms. Fuller – Why was this completely ignored and why are we looking at this two years later? I'd like to have that conversation.

Mr. Bailey – I understand that most of the conditions have been addresses even though it was revoked, is that correct? **Ms. Ruiz** – yes, that is correct. They have planted trees and filed the appropriate permits.

IN FAVOR: NONE

IN OPPOSITION:
Ms. Cathy Bell – (provided handouts prior to hearing) – This neighborhood should not have commercial business right next door to residential. His property is very loud, an eye sore, and trees that he planted does nothing for screening. He should have

never received a variance in the first place, and then he ignored it all, and now wants it all again. The pole barn that he finally got permitted is permitted as a commercial garage that he wants to use for his business. I don't think his business can meet noise and dust control. It's not safe with a barbed wire fence next to where children ride bikes. (showing pics to PC and public).

Mr. Trowbridge – Could you identify where your property is located in comparison to the subject property? Ms. Bell – I took these pictures from the walking trail, not from my property. (showed maps of 2015 and 2017).

The applicants' representative had an opportunity for rebuttal. **Mr. Whitehead** stated that the caller's view is sees the northwest portion of the site. The fence was supposed to be constructed further out which would have added to the visual impact. The owner struggles with trespassing, people cut the fence and use his property as a cut through. To the east across the open space, there are other landscaping businesses. To the west, there are two more landscaping businesses. To date, we have met all the conditions and have a building permit.

Ms. Fuller – Could you address why those conditions were never met two years ago? **Mr. Combs** – When we applied for this two years ago, we got the approval, got the package and said here you go. We had stipulations that storage tanks be removed. The tanks are 15,000 gallon tanks. They've since been sold and moved. I buy semi-truck loads of compost and rock. We stored that material in bulk around the property. I had to get structural engineers involved in the building design. That took months to get stamped trusses. I bring trucks in, I have material hauled in, and equipment is on site that I use for the business. I'm not a contractor, I'm a landscaper. The complaint of scrap pipe is a recycling area. I haul a semi load of that off once a year.

Ms. Fuller – Are you willing to actually fence this area or are you wanting just the trees be considered your screening? **Mr. Combs** – I'm not trying to get around anything. The reason that NES filed to get the trees as opposed to a fence, you have 6 ft fence on two sides as an unlit area. The town is crowding around us. I'm not opposed to a fence. If it has to be a fence, I'll do it. I met the criteria; I planted trees. I don't want it to look industrial. I think the trees offer a different look. **Ms. Fuller** – I think a fence would mitigate the visual impacts.

Mr. Moraes – Could you please show the pictures of the trees? (shown) Are these the pine trees that were approved? **Mr. Combs** – yes, I planted 15 trees about 4 years ago. **Mr. Moraes** – The trees don't screen much. I can look right through and see everything. You say that people keeping cutting your fence, wouldn't make sense to construct a solid fence that would be more secure? **Mr. Combs** – I think it was built in 1972, and never had a problem. Six months ago, people started going through my property. They were trespassing. **Mr. Moraes** – To me, it would make more sense to have the solid fence, and it's a liability to have people on your property if

they get hurt. As for having 2 six-foot fencing on two sides and it being unlit, that's not really your problem. I don't think the trees are doing what was intended, and they won't for 5, 10 or more years. **Mr. Combs** – I am agreeable to putting a fence up.

Mr. Bailey – We need to remember that the trees are there in lieu of a 6 ft privacy fence. A fence won't offer any more screening. The developer of Quail Bush decided to put their fence on the wrong side and didn't offer the buffer that they should have initially. I do think that you made a good faith effort to finally comply. Unfortunately, lots look like this more and more, with houses butting right against other properties.

Ms. Ruiz – Our experience has been that when you have a dark narrow area fenced on either side, the area is not properly maintained, items begin to be illegally dumped, and it becomes a favorite location for unsavory activities. Regarding the outside storage and visual clutter, maybe instead of doing a solid fence along the property boundary, they fence the open storage areas A and E that would screen the immediate view of the neighbors. From a planning perspective, if there is an additional condition recommended that we'd offer this as an alternative to one large solid fence.

Mr. Trowbridge – If a fence were erected a fence where the barbed wire is, I don't think that would be visually appealing. I would point out that the County Commissioners approved the trees along with the Planning Commission. I would not be in favor of a tall privacy fence where the barbed wire fence is currently located. I like **Ms. Ruiz's** idea of fencing those storage areas.

Mr. Moraes – You've seen my correspondence with Ms. Ruiz in your packet. It was only after I saw the pictures from the opposition that I saw that the trees did nothing to screen.

Ms. Brittain Jack – The homeowners knew what they were facing when they built there. This was in existence long before they build.

Ms. Fuller – I would agree with that. A lot of homeowners build and think an area will stay open space. These houses did encroach, but the use is much more intense than it was when your brother had this property. There is an obligation to make it less horrible visually.

Mr. Combs – I don't think a 6-foot fence around the storage areas will work, but maybe more trees. I am a good neighbor; I maintain Maine Lane for all the residents. I don't want to create a force within the property.

Mr. Bailey – I think we might be overstating the nature of that trail. People tend to walk there and if they have to look at a contractor's equipment yard, they've made that choice.

Ms. Brittain Jack – There is three or four letters from businesses on that road complimenting Mr. Combs for maintaining that road and being a good neighbor.

Ms. Fuller – How big are the lots of the other landscaping businesses? **Mr. Whitehead** – They are approximately 3-4 acres. There's one that is 10 acres.

Mr. Moraes – If the general feeling is that we want him to put in more trees, then we should take a break to see how we need to word that to get the intent. If we don't want to change it, then we press on. Mr. Bailey – I am happy with what was approved before and what is being requested at this time. Ms. Fuller – I believe Mr. Combs will do what he says and continue to be a good neighbor. Mr. Moraes – I'm good with whatever the consensus is.

Mr. Trowbridge – I am somewhat sympathetic to the applicant of not understanding what was expected before, but I hope he recognizes that it is his responsibility to understand all the conditions that are before him. I've heard enough here today to move forward with this.

Mr. Risley – You have stated on record that you will continue to be a good neighbor and that you will adhere to the requirements set forth.

PC ACTION: BAILEY MOVED/MORAES SECONDED FOR APPROVAL REGULAR ITEM NUMBER 3, VA-19-008, FOR A VARIANCE OF USE FOR MOUNTAIN SPLENDOR, UTILIZING RESOLUTION PAGE NO. 51, CITING 20-059, WITH THREE (3) CONDITIONS, THREE (3) NOTATIONS, AND ONE (1) WAIVER, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (7-0)

4. **El Paso County Master Plan – Information Update – No Action Needed – Mr. Dossey** gave an update of the Master Plan during report items. No further information provided.

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (719-520-6300). Visit our Web site at www.elpasoco.com to view the agenda and other information about El Paso County. Results of the action taken by the Planning Commission will be published following the meeting. (The name to the right of the title indicates the Project Manager/ Planner processing the request.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.

MAP AMENDMENT (REZONING) – PLANNED UNIT DEVELOPMENT (PUD)
(RECOMMEND APPROVAL)

Commissioner Moraes moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. PUDSP-20-004
Estates at Rolling Hills Filing No. 2

WHEREAS, Meridian Ranch, Investments, did file an application with the El Paso County Planning and Community Development Department to amend the El Paso County Zoning Map to rezone property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference to the PUD (Planned Unit Development) zoning district; and

WHEREAS, a public hearing was held by this Commission on December 3, 2020; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.

2. Proper posting, publication, and public notice was provided as required by law for the hearing before the Planning Commission of El Paso County.

3. The hearing before the Planning Commission was extensive and complete, all pertinent facts, matters, and issues were submitted and reviewed, and all interested persons were heard at that hearing.

4. That all exhibits were received into evidence; and

5. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado.

6. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the El Paso County Land Development Code.

7. There has been a substantial change in the character of the area since the land was last zoned.

8. The proposed development is in compliance with the requirements of the Land Development Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.

9. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area.

10. The proposed development provides adequate consideration for any potentially detrimental use-to-use relationships (e.g. commercial use adjacent to single-family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site.

11. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.

12. The areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.

13. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.

14. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.

15. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy-efficient site design.

16. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.

17. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.

18. The owner has authorized the application.

19. The subdivision is in conformance with the subdivision design standards and any approved sketch plan.

20. Sufficiency: A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.

21. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.

22. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].

23. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.

24. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.

25. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.

26. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.

27. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of the application to amend the EL Paso County Zoning Map to rezone rezone property to the PUD (Planned Unit Development) zoning district.

BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the PUD Development Plan as a preliminary plan.

BE IT FURTHER RESOLVED that the Planning Commission recommends the following conditions and notations and modifications be placed upon this approval:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.

3. All owners of record must sign the PUD development plan.

4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.

5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

NOTATIONS

1. Subsequent final plat filings may be approved administratively by the Planning and Community Development Director.

2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

6. The development is subject to payment of traffic impact fees to the Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, final plat approvals through December 31, 2020 are not subject to participation in the El Paso County Road Impact Fee Program, but will instead trigger payment of fees to the Woodmen Road Metropolitan District. Final plat approvals within the period beginning January 1, 2021 and ending on December 31, 2027 will be subject to payment of traffic impact fees to the County.

Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.
-

The applicant requests the following modification(s) of the LDC:

A PUD Modification of Section 8.4.3.B.2 of the LDC is requested with this application in relation to the requirement to provide midblock pedestrian crossings at specific locations.

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. The applicant has depicted a sidewalk design and layout that accommodates ADA accessibility for pedestrians throughout the proposed PUD/Preliminary plan.

The applicant is requesting the following modification(s) of the ECM:

1. The applicant is requesting a PUD modification to Section 2.5.2.C.4 of the ECM to omit midblock pedestrian crossings on Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.

   Section 2.5.2.C.4 states: “Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block access ramps shall be provided at spacing that minimize travel distances between access ramps.”

   ECM Administrator Recommendation:
   The ECM Administrator recommends approval of the requested PUD Modification. Per the PUD/Preliminary Plan, adequate pedestrian accessibility is provided by access ramps at all intersections. Additionally, the Federal Americans with Disabilities Act (ADA) has no requirements for maximum distance between pedestrian crossings that would necessitate mid-block pedestrian ramps.

2. The applicant has submitted a modification requesting a cul-de-sac length of 1,156 feet for Crescent Creek Drive, which is 406 feet longer than the ECM standard.

   Section 2.3.8.A of the ECM states: “Cul-de-sacs shall have a minimum radius of 45 feet and a maximum length of 750 feet for urban conditions…”

   ECM Administrator Recommendation:
   The ECM Administrator recommends approval of the requested PUD modification since the Falcon Fire Protection District has provided a letter of support for the proposed design.

3. The applicant is requesting a PUD modification to Section 2.2.4.B.3 and 2.3.2 of the ECM to construct the extension of Rex Road east of Sunrise Ridge Drive as a half section of urban minor arterial road in lieu of the entire 4-lane roadway section as identified in the current 2016 Major Transportation Corridors Plan.

   ECM Administrator Recommendation:
   The ECM Administrator recommends approval of the requested PUD Modification. The half section provides continuity of the existing 2-lane Rex Road section west of Sunrise Ridge Drive. The developer is dedicating an 80-foot right-of-way with an additional 20-foot wide reservation within a tract to accommodate the future full width section when the County determines it is necessary to construct the full width section.

4. The applicant is requesting a PUD modification to Section 2.2.5.C of the ECM to provide an intersection spacing between the proposed Estate Ridge Drive and the future Rolling Ranch Drive that is less than what is prescribed in the ECM.

   As identified in the current 2016 Major Transportation Corridors Plan, Rex Road has been reclassified as an urban minor arterial roadway. The ECM standard indicates a ¼ mile intersection spacing requirement. The proposed intersection spacing exceeds that of that of an urban residential collector roadway, which is 330 feet when intersecting local roadways.

   ECM Administrator Recommendation:
   The ECM Administrator recommends approval of the requested PUD modification. The roadway will operate similar to an urban residential collector roadway in the short term and long term. The projected long term (2040) ADT is estimated to be 7,470 vehicles per day, which is below the threshold for an urban residential collector. Rex Road west of Sunrise Ridge has been approved as an urban residential collector roadway. As stated in item #3 above, the applicant will construct Rex Road east of Sunrise Ridge as a half section of urban minor arterial road and provide right-of-way reservation to accommodate the full width of the urban minor arterial should it be needed in the future.

5. The applicant has submitted a modification requesting shortened left turn lane and taper lengths than what is prescribed in Section 2.3.7.E of the ECM for the left turn lanes on Rex Road at the proposed Estate Ridge Drive and the future Rolling Ranch Drive.

   The proposed westbound left turn lane will be 190 feet and the eastbound left turn lane will be 185 feet with a 90-oot taper between the two lanes. ECM criteria indicates that these turn lanes should be 205 feet with a 160 foot taper.

   ECM Administrator Recommendation:
   The ECM Administrator recommends approval of the requested PUD modification. The spacing between the two intersections does not allow for the full length of the left turn lanes. The submitted traffic study provided a queuing analysis that indicated that the projected queues at these intersections could be accommodated with the proposed configuration.

Staff recommends that the deviation requests associated with the PUD (Planned Unit Development) Modifications from the ECM, as prepared, are acceptable contingent upon the approval of the PUD Modifications by the Board of County Commissioners.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

Commissioner Brittain Jack seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Moraes	aye
Commissioner Risley	aye
Commissioner Brittain Jack	aye
Commissioner Fuller	aye
Commissioner Trowbridge	aye
Commissioner Blea-Nunez	aye
Commissioner Bailey	aye
Commissioner Greer	aye

The Resolution was adopted by a vote of 8 to 0 by the El Paso County Planning Commission, State of Colorado.

DATED: December 3, 2020

_____
Brian Risley, Chair

EXHIBIT A

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;
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17. THENCE S07°26'02"W A DISTANCE OF 80.00 FEET;
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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;
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22. THENCE N38°26'09"W A DISTANCE OF 31.03 FEET TO A NON-TANGENT CURVE TO THE LEFT;

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24. THENCE N85°54'45"W A DISTANCE OF 400.64 FEET TO A CURVE TO THE LEFT;
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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;
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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).

RESOLUTION NO. 20-

EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF COLORADO

APPROVAL OF THE ESTATES AT ROLLING HILLS FILING NO. 2 MAP AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN (PUDSP-20-004)

WHEREAS Meridian Ranch Investments did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference from the conceptual PUD (Planned Unit Development) zoning district to the site-specific PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development plan; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on December 3, 2020, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application and supporting PUD Development Plan; and

WHEREAS, a public hearing was held by this Board on December 22, 2020; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Board of County Commissioners.

2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and Board of County Commissioners of El Paso County.

3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters

and issues were submitted and reviewed, and all interested persons were heard at those hearings.

4. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado.

5. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the Land Development Code.

6. The proposed development is in compliance with the requirements of the Land Development Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.

7. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area.

8. The proposed development provides adequate consideration for any potentially detrimental use-to-use relationships (e.g. commercial use adjacent to single-family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site.

9. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.

10. The areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.

11. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.

12. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.

13. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy-efficient site design.

14. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.

15. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.

16. The owner has authorized the application.

17. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.

18. The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.

19. Sufficiency: A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.

20. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.

21. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].

22. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.

23. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.

24. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.

25. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.

26. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

27. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the application to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from the conceptual PUD (Planned Unit Development) zoning district to the site-specific PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

BE IT FURTHER RESOLVED that the Board of County Commissioners hereby approves the PUD Development Plan as a preliminary plan.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:
For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

•

The applicant requests the following modification(s) of the LDC:

A PUD Modification of Section 8.4.3.B.2 of the LDC is requested with this application in relation to the requirement to provide midblock pedestrian crossings at specific locations.

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. The applicant has depicted a sidewalk design and layout that accommodates ADA accessibility for pedestrians throughout the proposed PUD/Preliminary plan.

The applicant is requesting the following modification(s) of the ECM:

1. The applicant is requesting a PUD modification to Section 2.5.2.C.4 of the ECM to omit midblock pedestrian crossings on Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.

   Section 2.5.2.C.4 states: “Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block access ramps shall be provided at spacing that minimize travel distances between access ramps.”

   ECM Administrator Recommendation:

   The ECM Administrator recommends approval of the requested PUD Modification. Per the PUD/Preliminary Plan, adequate pedestrian accessibility is provided by access ramps at all intersections. Additionally, the Federal Americans with Disabilities Act (ADA) has no requirements for maximum distance between pedestrian crossings that would necessitate mid-block pedestrian ramps.

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   Section 2.3.8.A of the ECM states: “Cul-de-sacs shall have a minimum radius of 45 feet and a maximum length of 750 feet for urban conditions…”

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The ECM Administrator recommends approval of the requested PUD modification since the Falcon Fire Protection District has provided a letter of support for the proposed design.

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   As identified in the current 2016 Major Transportation Corridors Plan, Rex Road has been reclassified as an urban minor arterial roadway. The ECM standard indicates a ¼ mile intersection spacing requirement. The proposed intersection spacing exceeds that of that of an urban residential collector roadway, which is 330 feet when intersecting local roadways.

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and provide right-of-way reservation to accommodate the full width of the urban minor arterial should it be needed in the future.

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   The ECM Administrator recommends approval of the requested PUD modification. The spacing between the two intersections does not allow for the full length of the left turn lanes. The submitted traffic study provided a queuing analysis that indicated that the projected queues at these intersections could be accommodated with the proposed configuration.

Staff recommends that the deviation requests associated with the PUD (Planned Unit Development) Modifications from the ECM, as prepared, are acceptable contingent upon the approval of the PUD Modifications by the Board of County Commissioners.

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.

3. All owners of record must sign the PUD development plan.

4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.

5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

NOTATIONS

1. Subsequent final plat filings may be approved administratively by the Planning and Community Development Director.

2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

4. The development is subject to payment of traffic impact fees to the Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, final plat approvals through December 31, 2020 are not subject to participation in the El Paso County

Road Impact Fee Program, but will instead trigger payment of fees to the Woodmen Road Metropolitan District. Final plat approvals within the period beginning January 1, 2021 and ending on December 31, 2027 will be subject to payment of traffic impact fees to the County.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 22nd day of December, 2020, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

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:

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