

GENERAL PROVISIONS

- A. Authority: This PUD is authorized by Chapter 4 of the El Paso County Land Development Code...
B. Applicability: The provisions of this PUD shall run with the land...
C. Adoption: The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners...
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 No. 2...
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...
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 planning or construction (plus any approved density transfers)...
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.

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

Table with 2 columns: PRINCIPAL USES and S. Rows include CMRS Facility, Detached Single Family, Model Home/Subdivision Sales Office, Public Park, Open Space, and Yard Sales.

Table with 2 columns: ACCESSORY USES and A*. Rows include Day Care Home, Group Home, Home Occupation, Residential, Accessory Living Quarters, Personal Use Greenhouse, Residential accessory structures & uses, and Solar Energy system.

Table with 2 columns: LEGEND and S. Rows include Allowed Use, Special Use, and 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 use as defined in Table S.1 of the El Paso County Land Development Code and are subject to the criteria in Section 3.2.2 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 3.2.2 OR as otherwise Amended.
*** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 3.3.1 OR as otherwise Amended.

- 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
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...
5. Projectors into setbacks are governed by the Land Development Code in effect at the time of PUD approval or as amended.

- 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.

- Streets:
Streets within The Estates at Rolling Hills Ranch Filing No. 2 Subdivision provide general vehicular circulation throughout the development...
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.

GENERAL NOTES

- 1. All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved...
2. Landscaping and entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Meridian Service Metropolitan District...
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
5. All open-space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles...
6. Development of this property shall be in accordance with the overall PUD Development Plan Approval...
7. Development of this property shall be in accordance with the overall PUD Development Plan Approval...
8. Development Plan shall adhere to the requirements of Section 4.2.6 of the El Paso County Land Development Code...
9. Meridian Ranch Estates at Rolling Hills Ranch Filing No. 2 is subject to the approved Meridian Ranch Zoning & Conceptual Plan approved 6-24-2012...
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 No. 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...
13. This subdivision is subject to the maintenance easement agreement for Meridian Ranch as recorded under reception no. 21303630...
14. Woodmen Road District Note: All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District...
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...
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...
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...
18. All Non-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.

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.

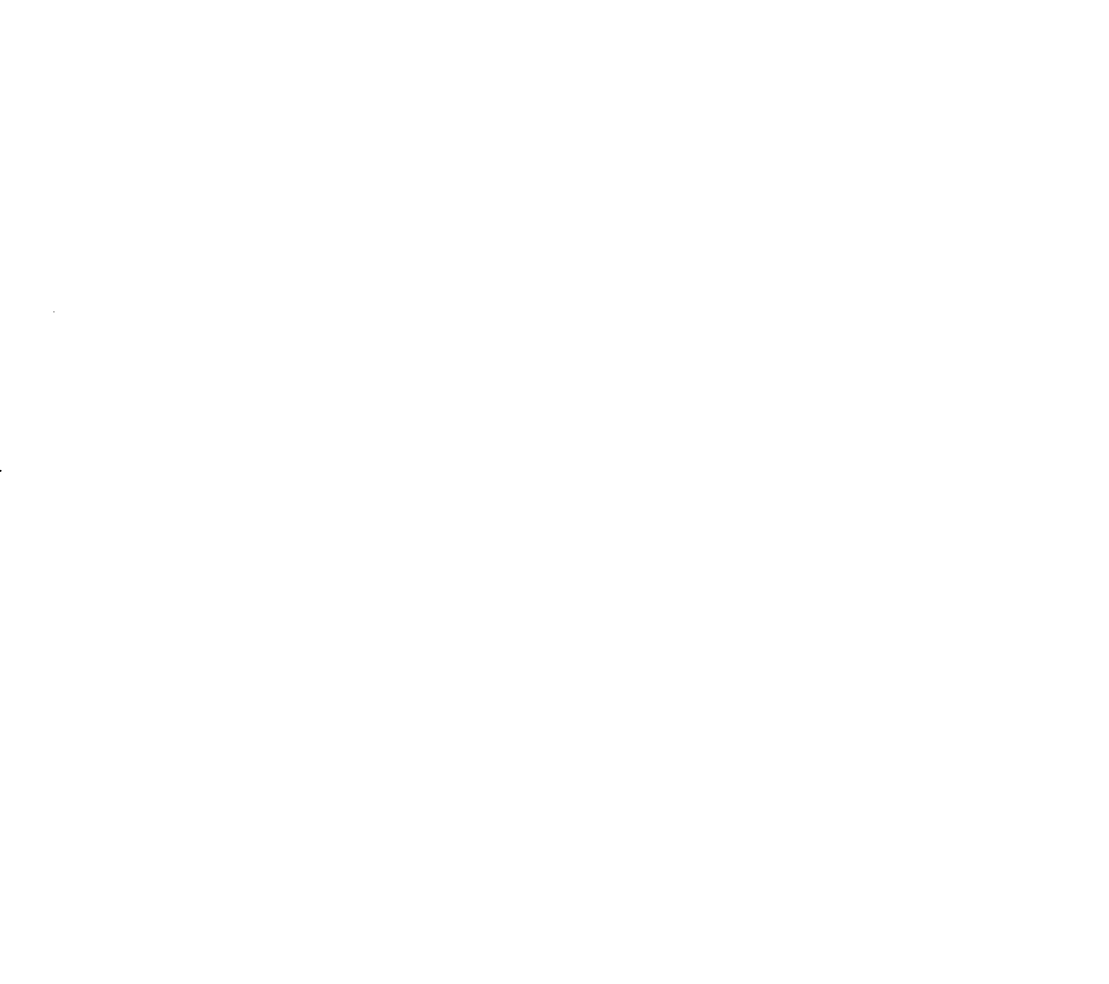
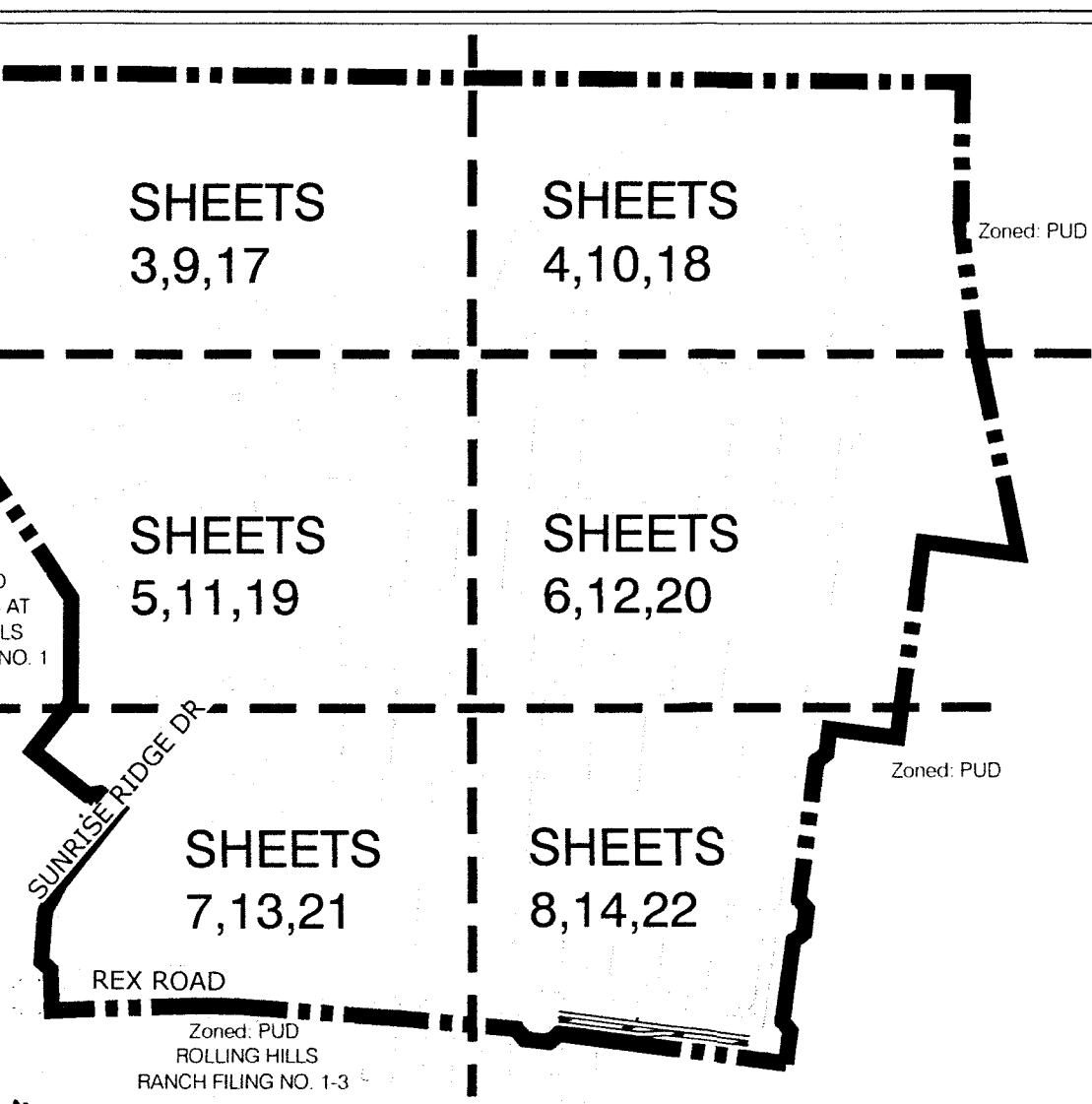
Raul Guzman, Vice President Meridian Ranch Investments, Inc. Landowner's Signature, notarized.

Ownership Certification I/we, N. Alan C. Larson, 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 Colorado, 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.

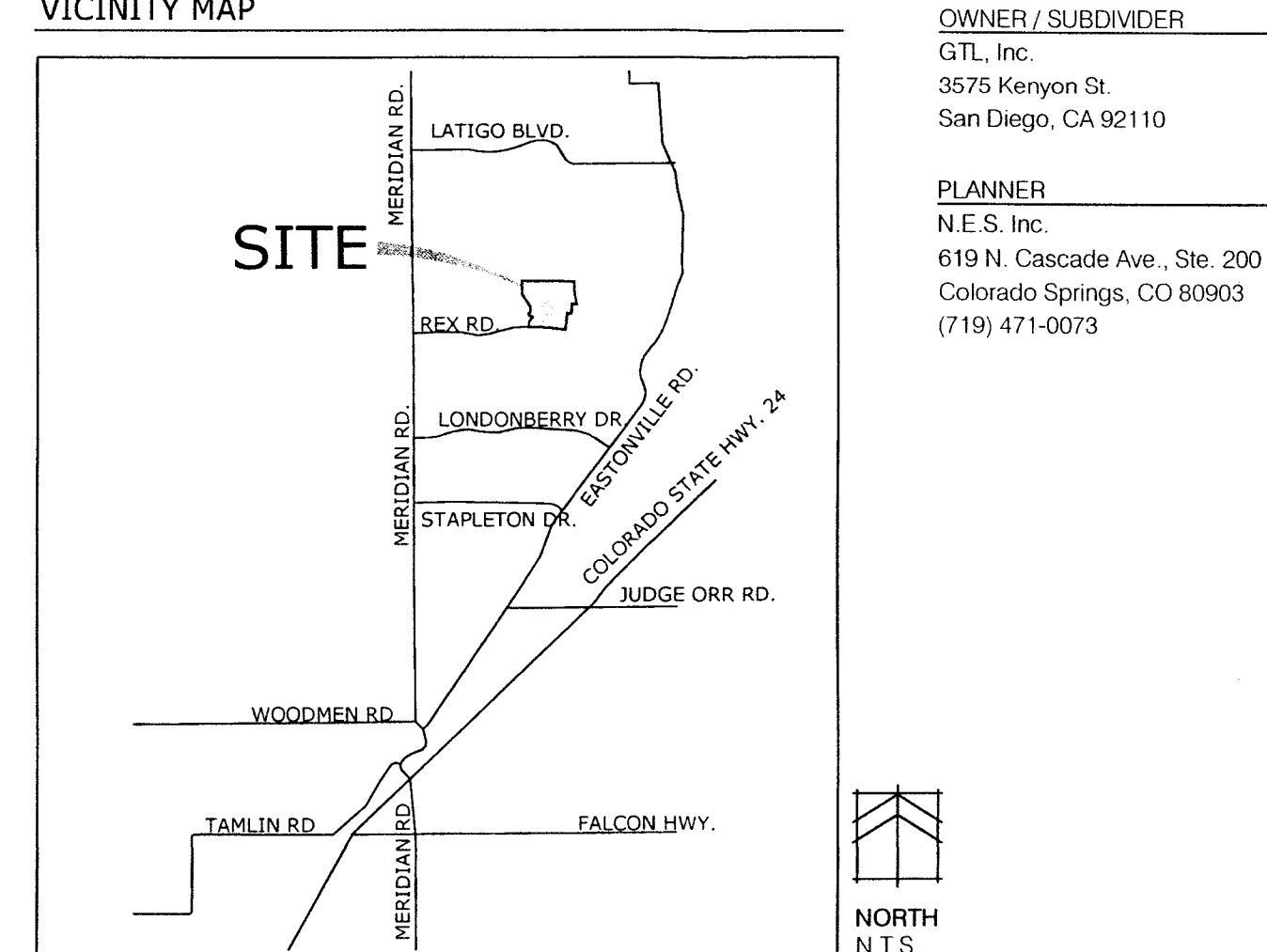
County Certification This rezoning request to PUD has been reviewed and found to be complete and in accordance with the Resolution 70-473 (Board resolution or motion #) 11/17/2020 (date) approving the PUD and all applicable El Paso County regulations.

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. _____

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(G)) Table with 5 columns: LDC/ECM Section, Category, Standard, Modification, Justification.



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.



DEVELOPMENT DATA Table with 2 columns: Existing Zoning (PUD) and PUD Development/Preliminary Plan. Rows include Approved Plan, Tax ID Number, Total Area, Number of Lots, Total Lot Area, Average Lot Size, Minimum Lot Size, Minimum Lot Width, Minimum Lot Depth, Gross Density, Net Density, R.O.W., Total Tract Area, Maximum Height, and Maximum Lot Coverage.

LAND USE DATA TABLE Table with 4 columns: LAND USE, NET DENSITY, UNITS, ACRES, % OF LAND. Rows include SINGLE FAMILY, ROAD R.O.W., and OPEN SPACE TRACTS.

SOCIAL IMPACTS TABLE Table with 3 columns: ISSUE, PROVIDER / MAINTENANCE, AVAILABILITY / AMOUNT. Rows include STUDENT GENERATION, WATER PROVIDER, WASTEWATER PROVIDER, FIRE PROTECTION PROVIDER, EMERGENCY SERVICES, RECREATION ACREAGE, and Private Open Areas.

OVERALL DEVELOPMENT DWELLING UNIT TABULATION Table with 7 columns: FILING 1, FILING 2, FILING 3, FILING 4, FILING 6, FILING 7, ESTATES FILING 2 AND 3. Rows include DWELLING UNITS and DWELLING UNITS.

SHEET INDEX Table with 3 columns: SHEET NUMBER, SHEET TITLE, SHEET DESCRIPTION. Lists sheets 1 through 23 and their respective titles and descriptions.

Land Planning Landscape Architecture Urban Design NES N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved.

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

Table with 2 columns: DATE and PROJECT MGR. Rows include 07.28.2020 and J. ROMERO.

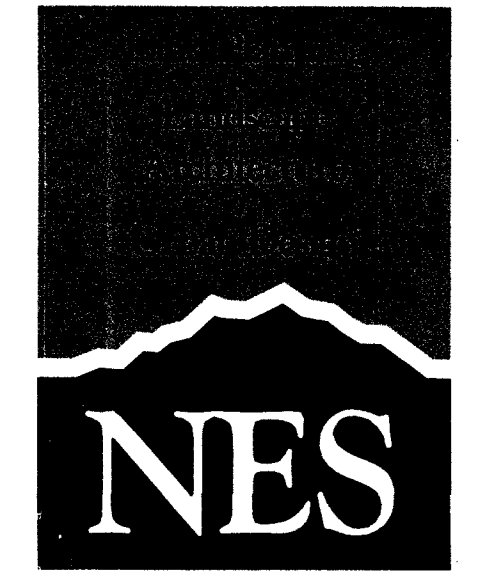
ENTITLEMENT

Table with 3 columns: DATE, BY, DESCRIPTION. Rows include 10.05.2020 B.I. COUNTY COMMENTS and 11.04.2020 B.I., COUNTY COMMENTS.

COVER SHEET 1 OF 23 PUD SP 204

\\nest2\projects\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Development\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg [1-Cover] 12/17/2020 2:53:33 PM BITEN

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

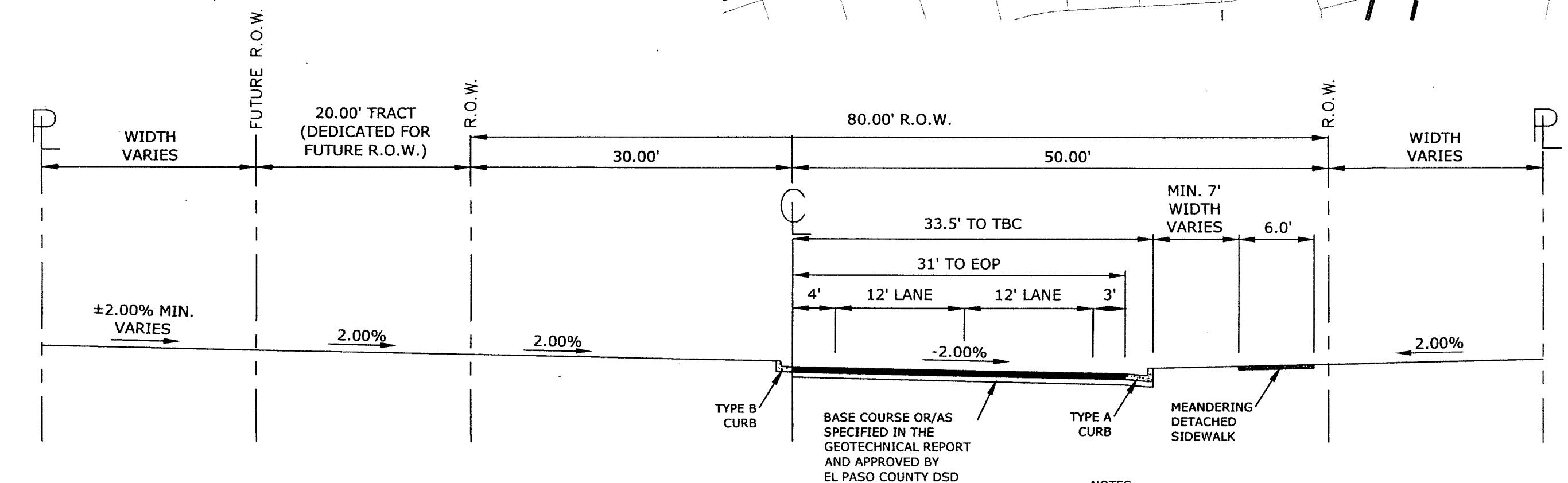
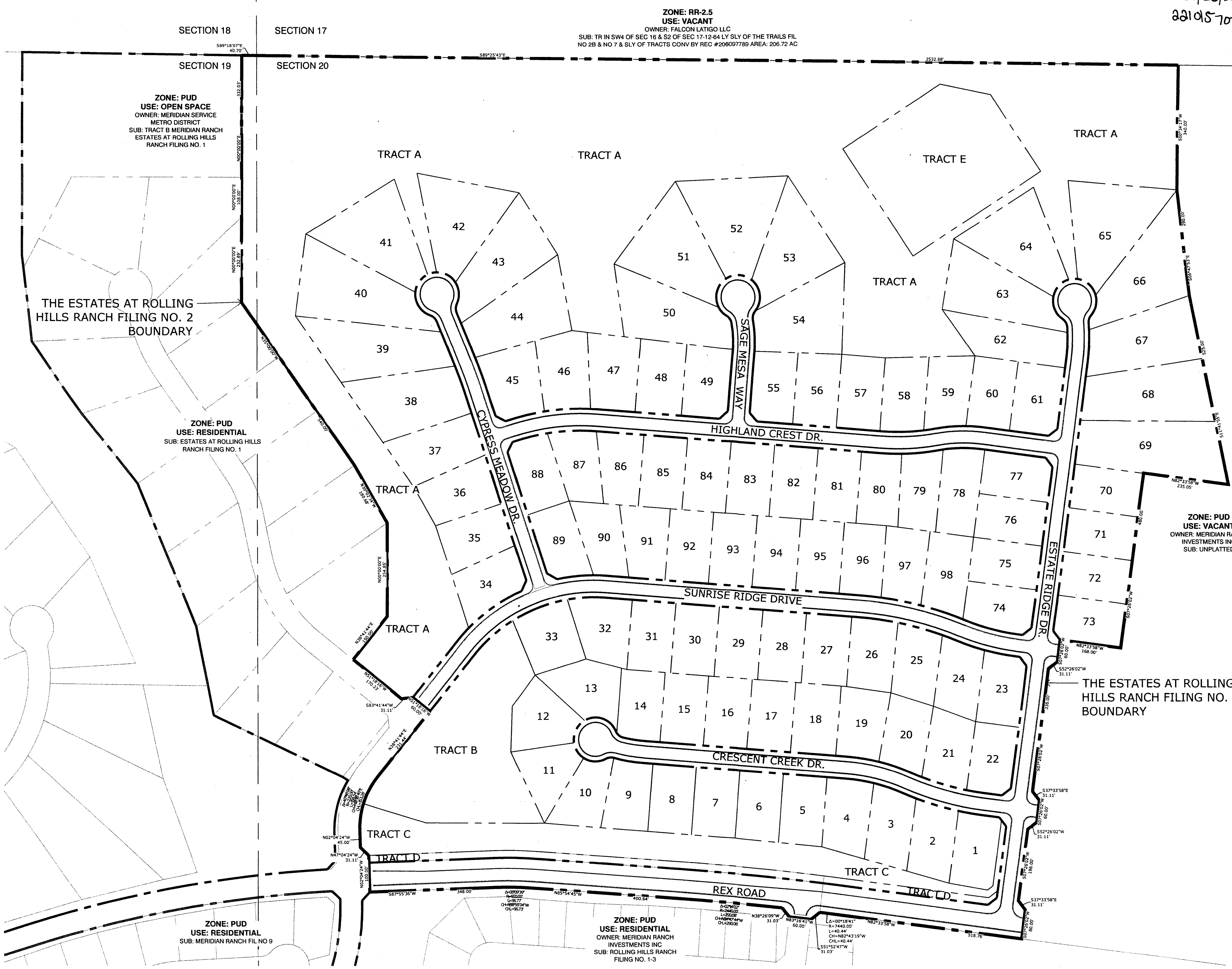
KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

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 RECEIPTION 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 S09°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 S22°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 02°14'02", AN ARC LENGTH OF 290.08 FEET, WHOSE LONG CHORD BEARS N84°47'44"W A DISTANCE OF 40.44 FEET;
 20. THENCE S51°52'47"W A DISTANCE OF 31.03 FEET;
 21. THENCE N83°10'41"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 40.44 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 95.77 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°02'44"W A DISTANCE OF 180.68 FEET;
 38. THENCE N35°00'00"W A DISTANCE OF 540.00 FEET;
 39. THENCE N00°00'00"E A DISTANCE OF 232.89 FEET;
 40. THENCE N00°00'00"E A DISTANCE OF 108.00 FEET;
 41. THENCE N00°00'00"E A DISTANCE OF 332.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 117.211 ACRES, MORE OR LESS.
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP. LS #30087).



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

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

PLANNED LANDSCAPE ARCHITECT
 IN ASSOCIATION WITH
 PROJECT INFO
 DATE: 07.28.2020
 PROJECT MGR: J. ROMERO
 PREPARED BY: B. ITEN
 SCALE
 ISSUE INFO
 DATE: BY: DESCRIPTION:
 10.05.2020 B.I. COUNTY COMMENTS
 11.04.2020 B.I. COUNTY COMMENTS
 SHEET TITLE
 SHEET NUMBER
 PLAN FILE #

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

ENTITLEMENT

LEGAL PLAN

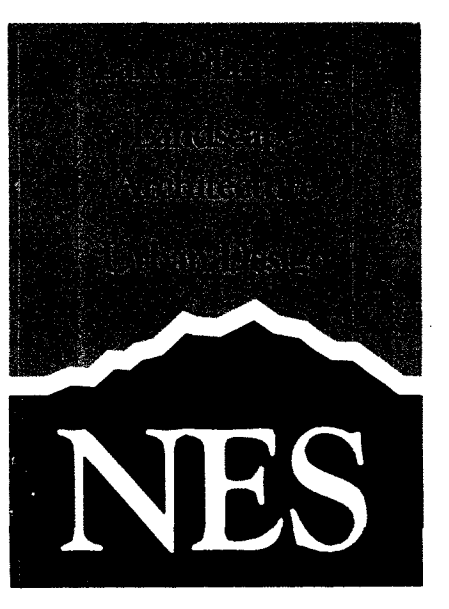
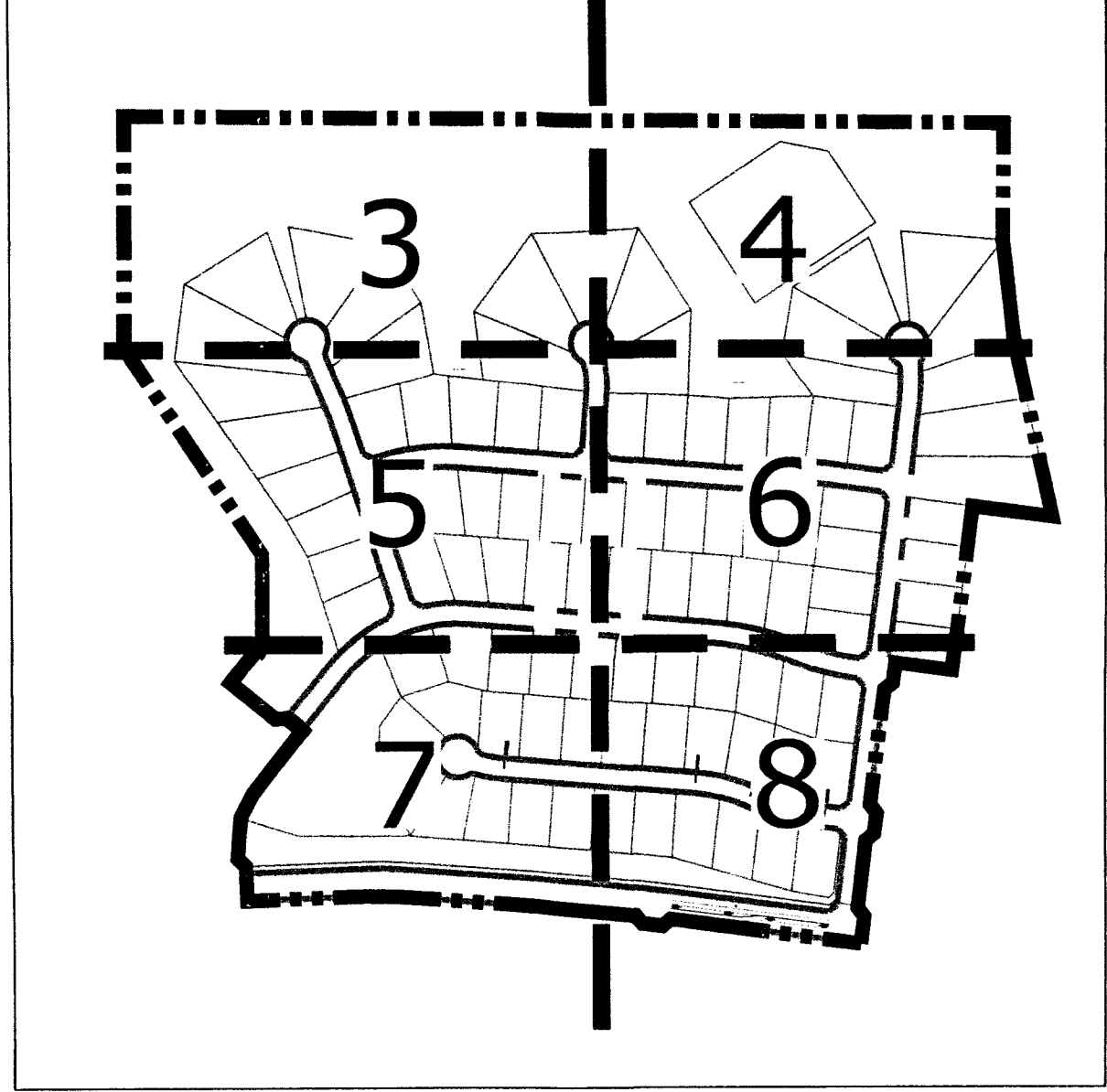
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PUD SP 204

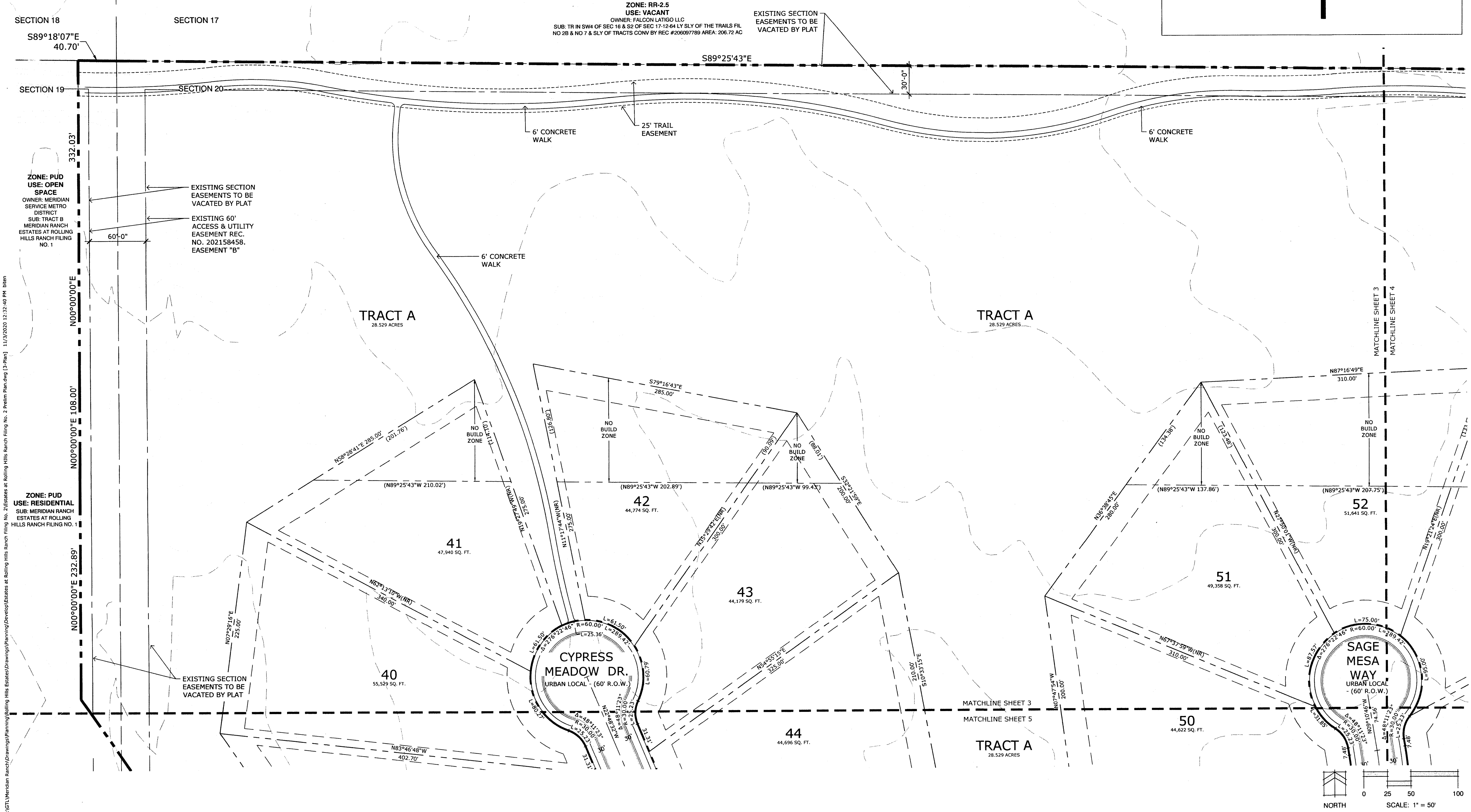
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KEY MAP



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

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

ENTITLEMENT

DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENTS
1.04.2020	B.I.	COUNTY COMMENTS

SITE PLAN

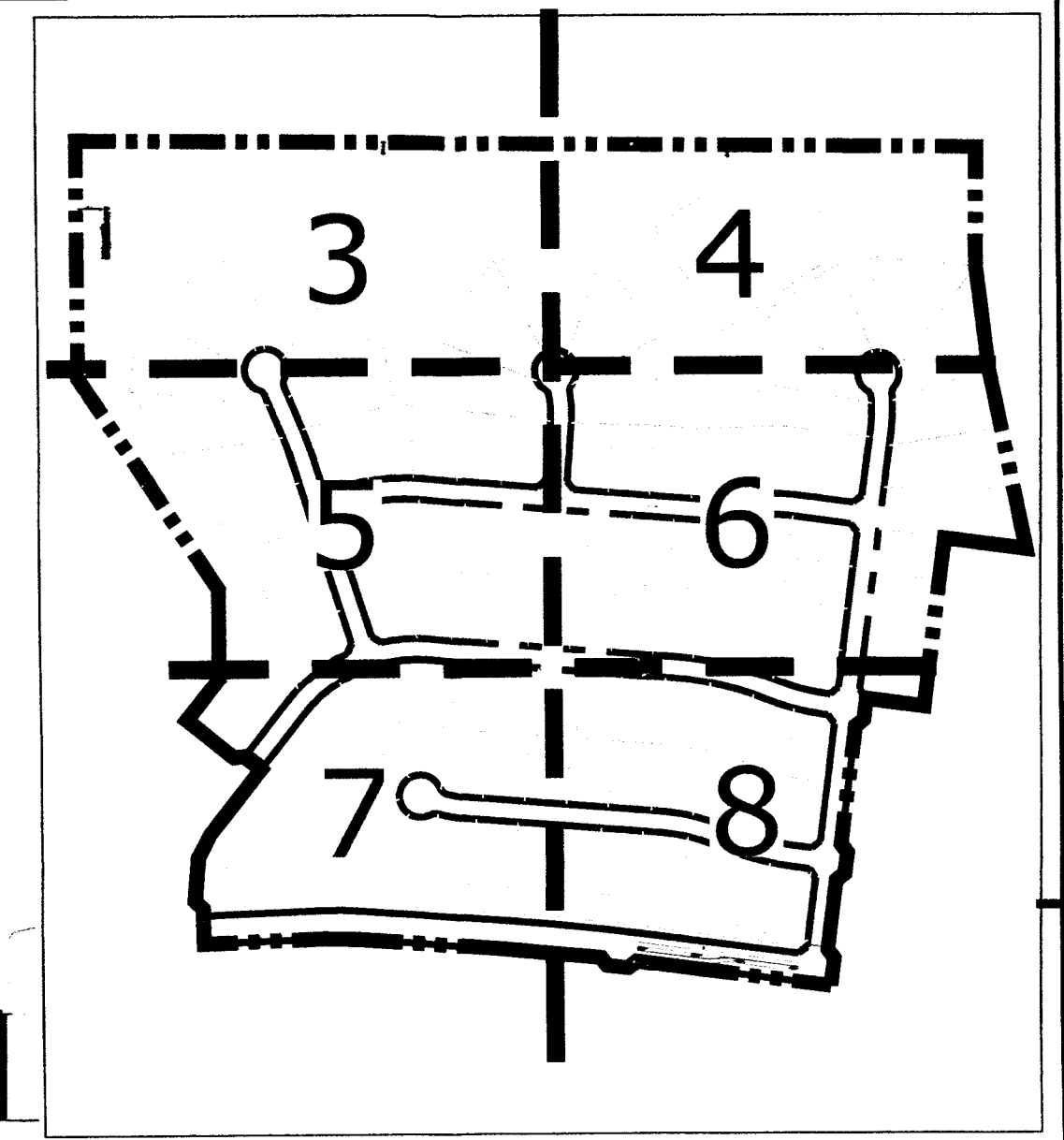
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PUD SP 204

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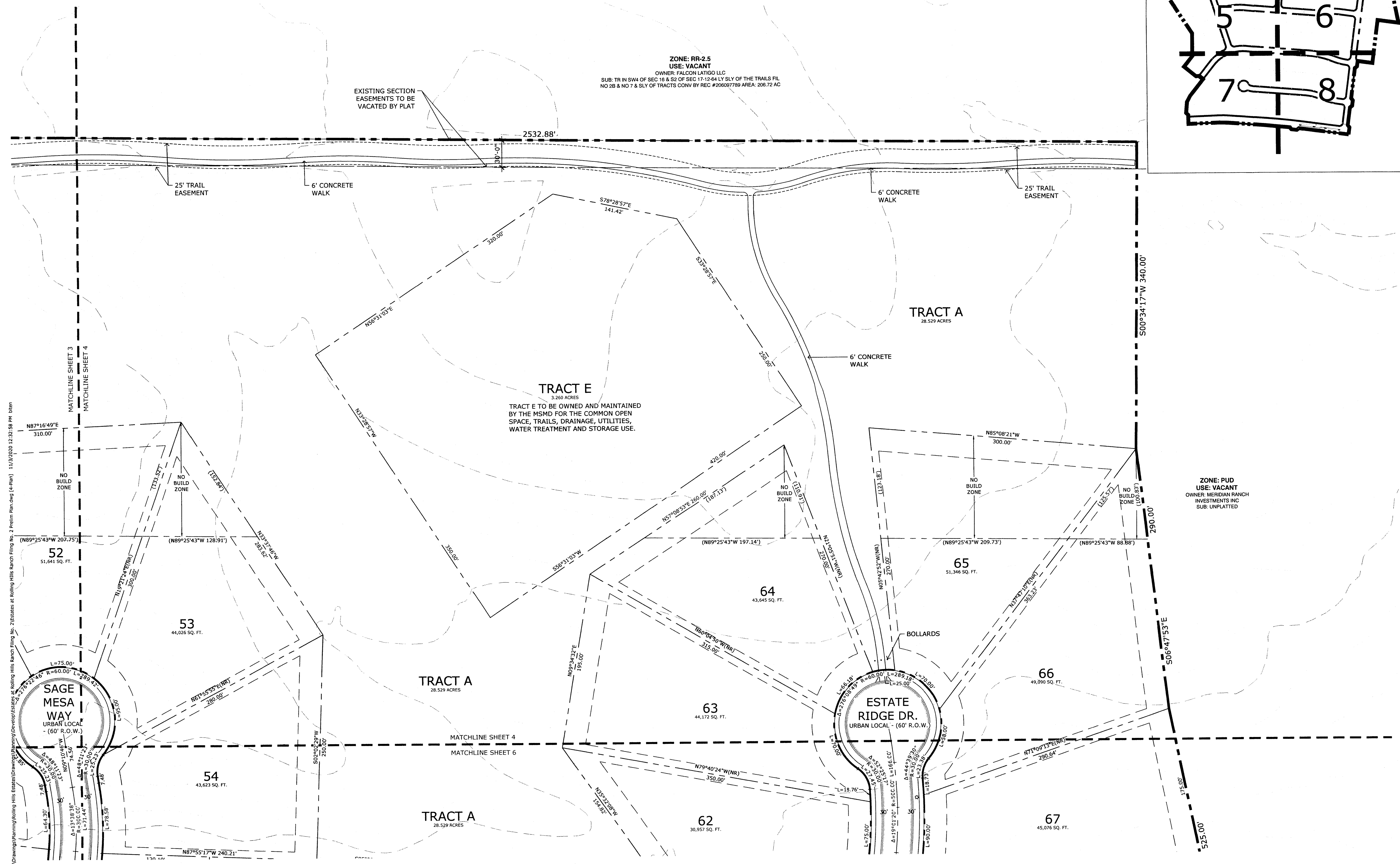
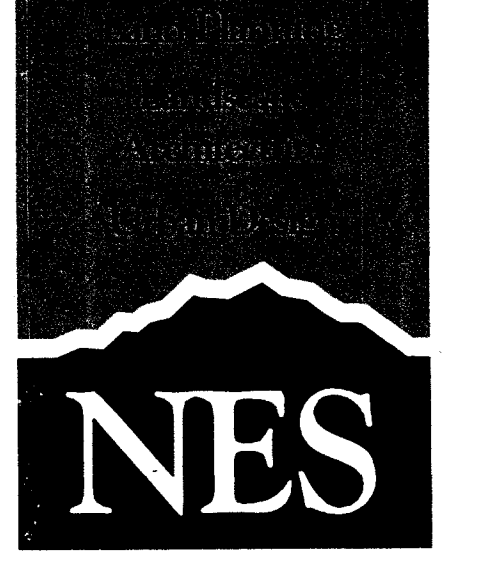
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KEY MAP



ZONE: RR-2.5
USE: VACANT
OWNER: FALCON LATIGO LLC
SUB: TR IN SW4 OF SEC 16 & S2 OF SEC 17-12-64 LY SLY OF THE TRAILS FIL NO 2B & NO 7 & SLY OF TRACTS CONV BY REC #206007789 AREA: 206.72 AC

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

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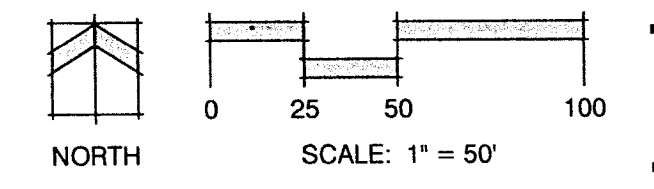
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PROJECT MGR:	J. ROMERO
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ENTITLEMENT

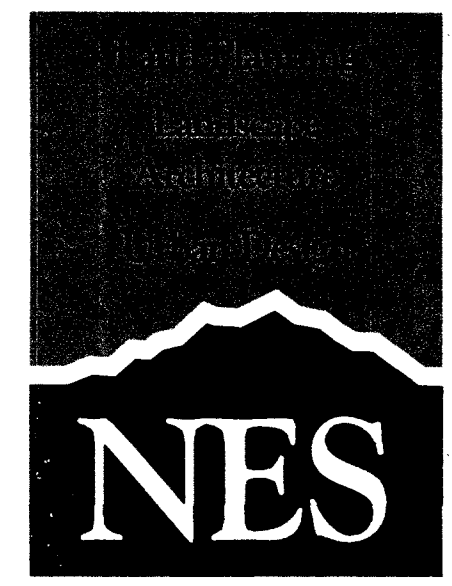
DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

SITE PLAN

4
OF 23
PUD SP 204



PROJECT: Meridian Ranch (Drawing/Planning/Rolling Hills Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg (4-Plan)) 11/2/2020 12:32:58 PM Iiten
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ENTITLEMENT

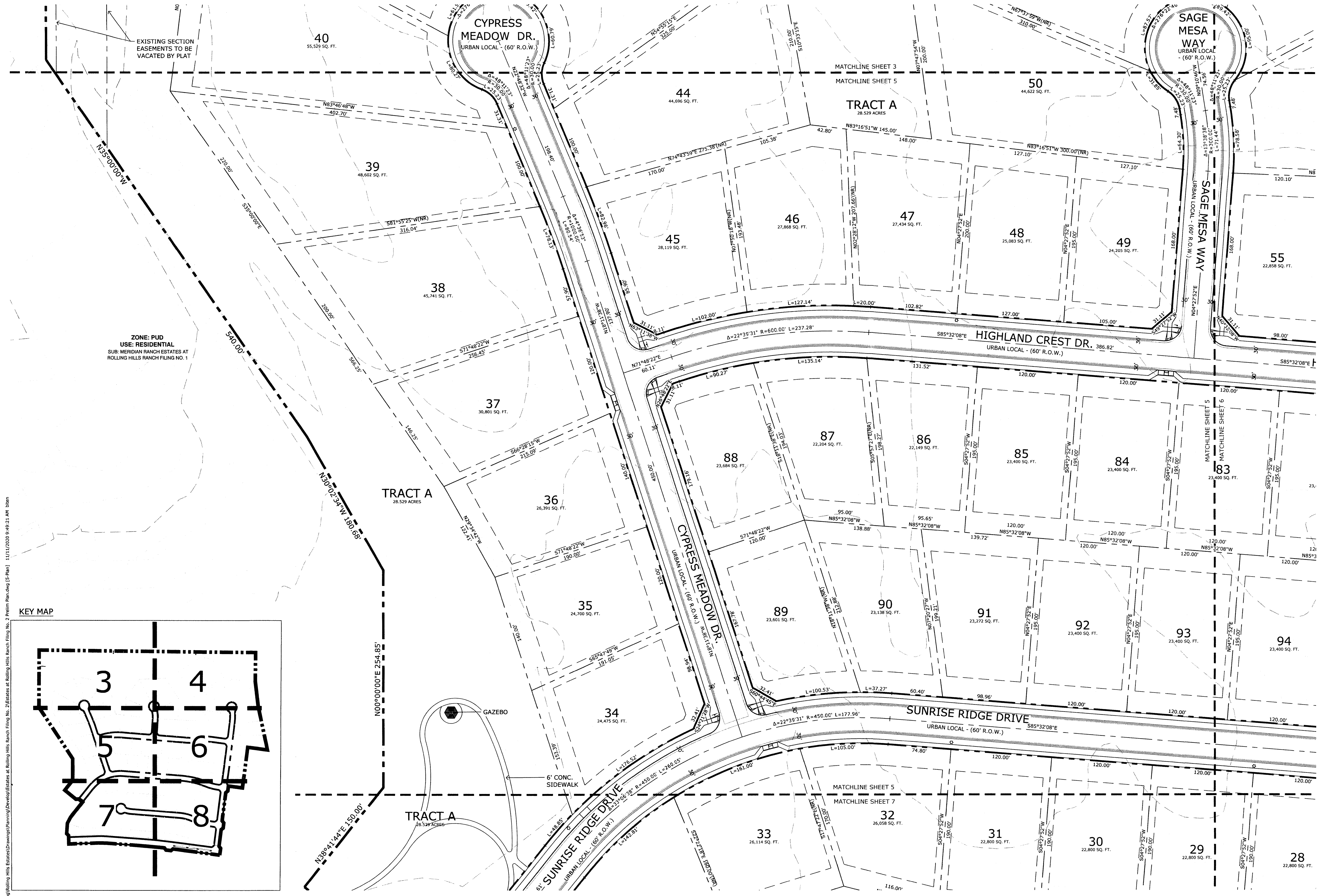
DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

SITE PLAN

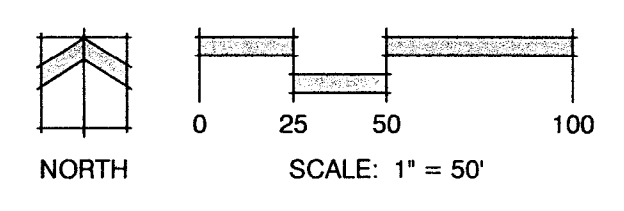
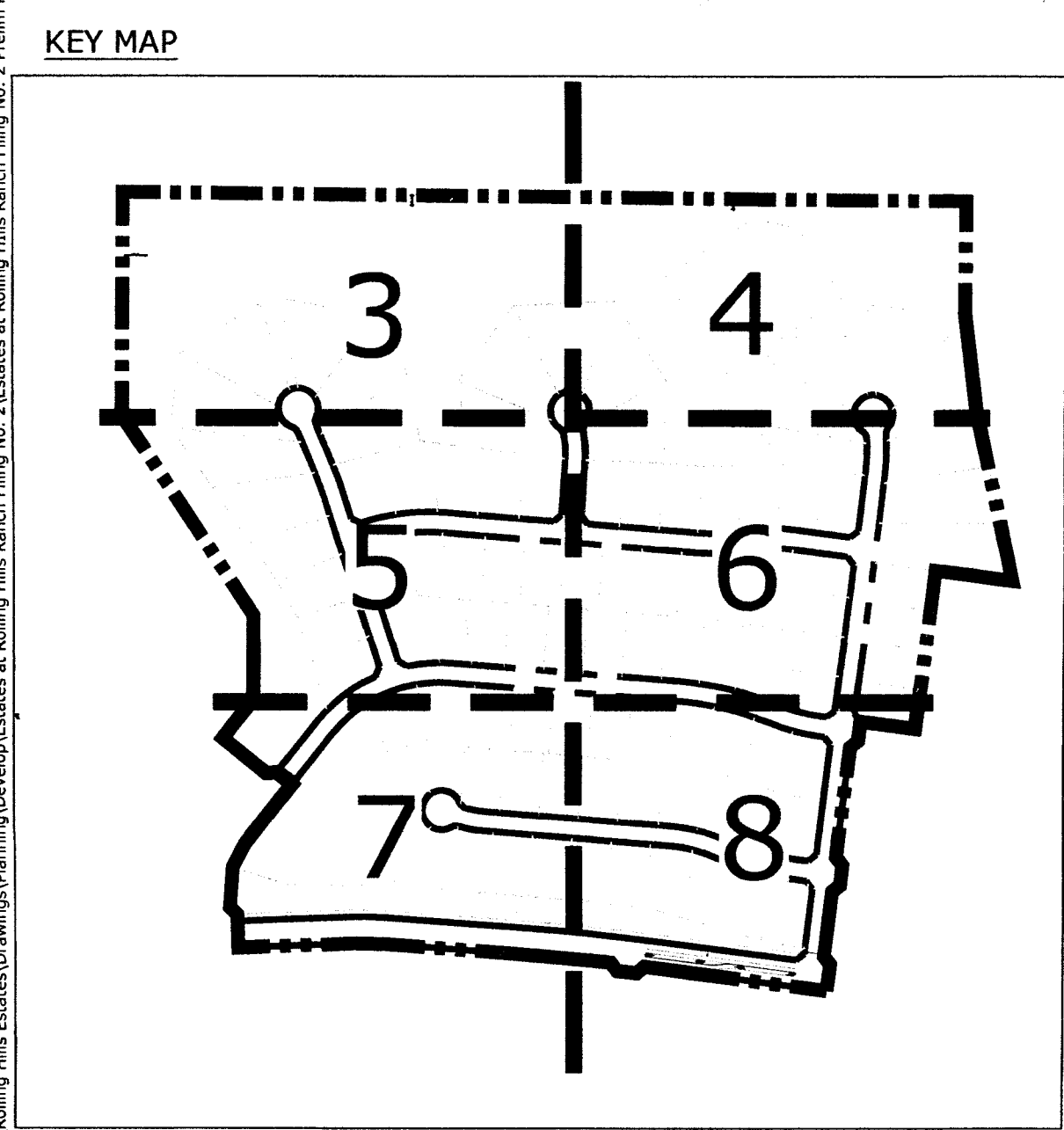
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OF 23

PUD SP 204

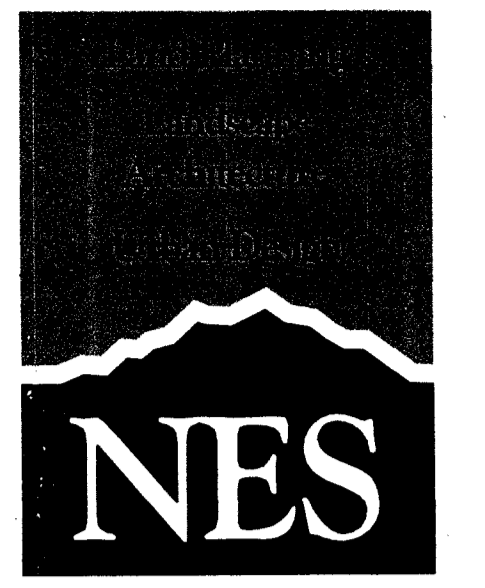


ZONE: PUD
USE: RESIDENTIAL
SUB: MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1



P:\GIT\Meridian Ranch\Drawings\Planning\Development\Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan\11/11/2020 9:49:21 AM .dgn

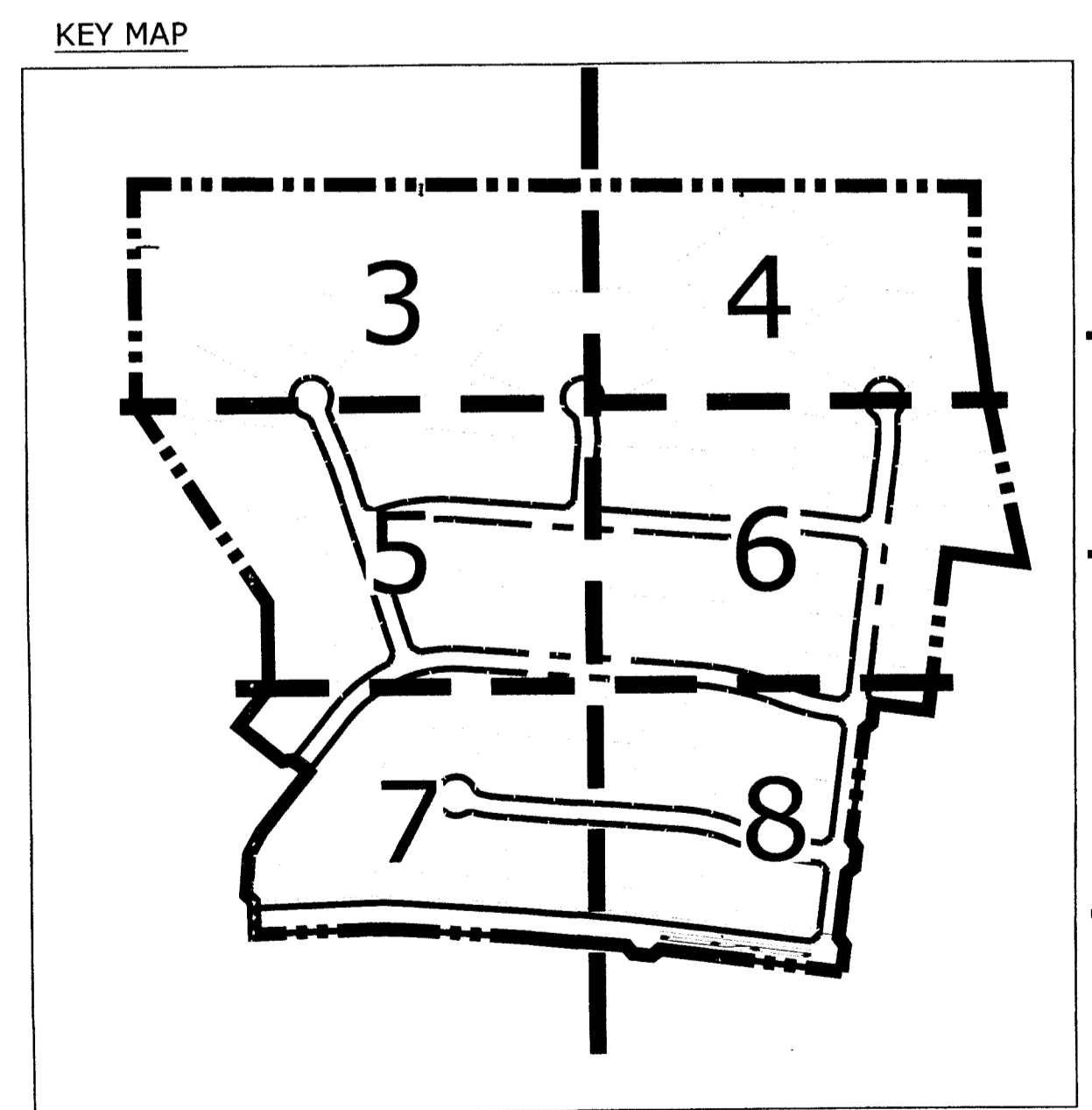
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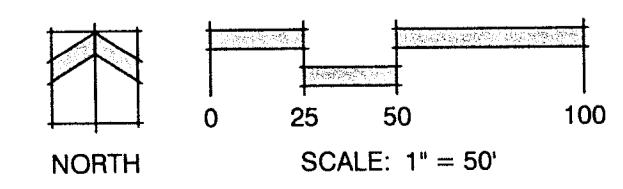
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**THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2**
PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

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



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



P:\01\Meridian_Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Preliminary\Development\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 btbn

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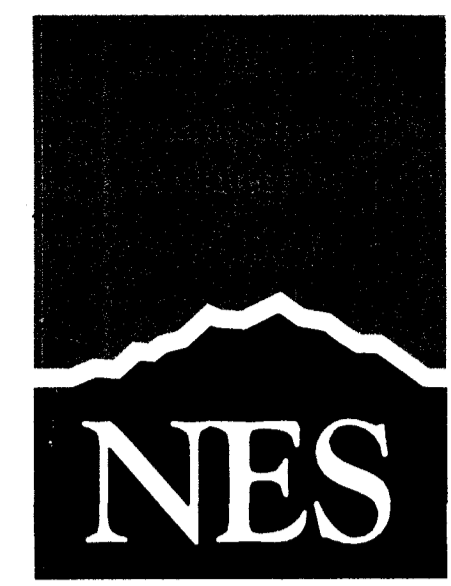
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SITE PLAN

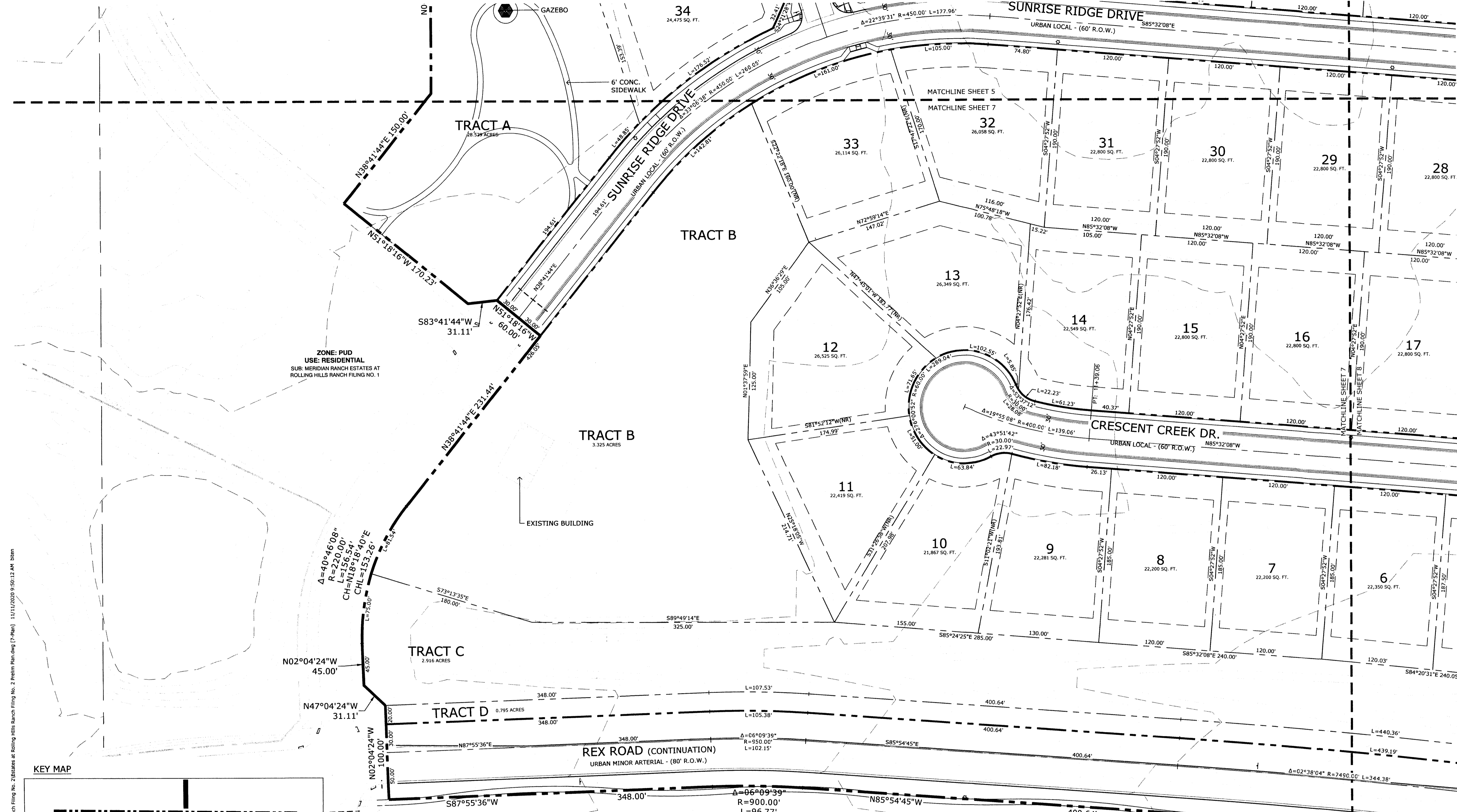
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OF 23

PUD SP 204

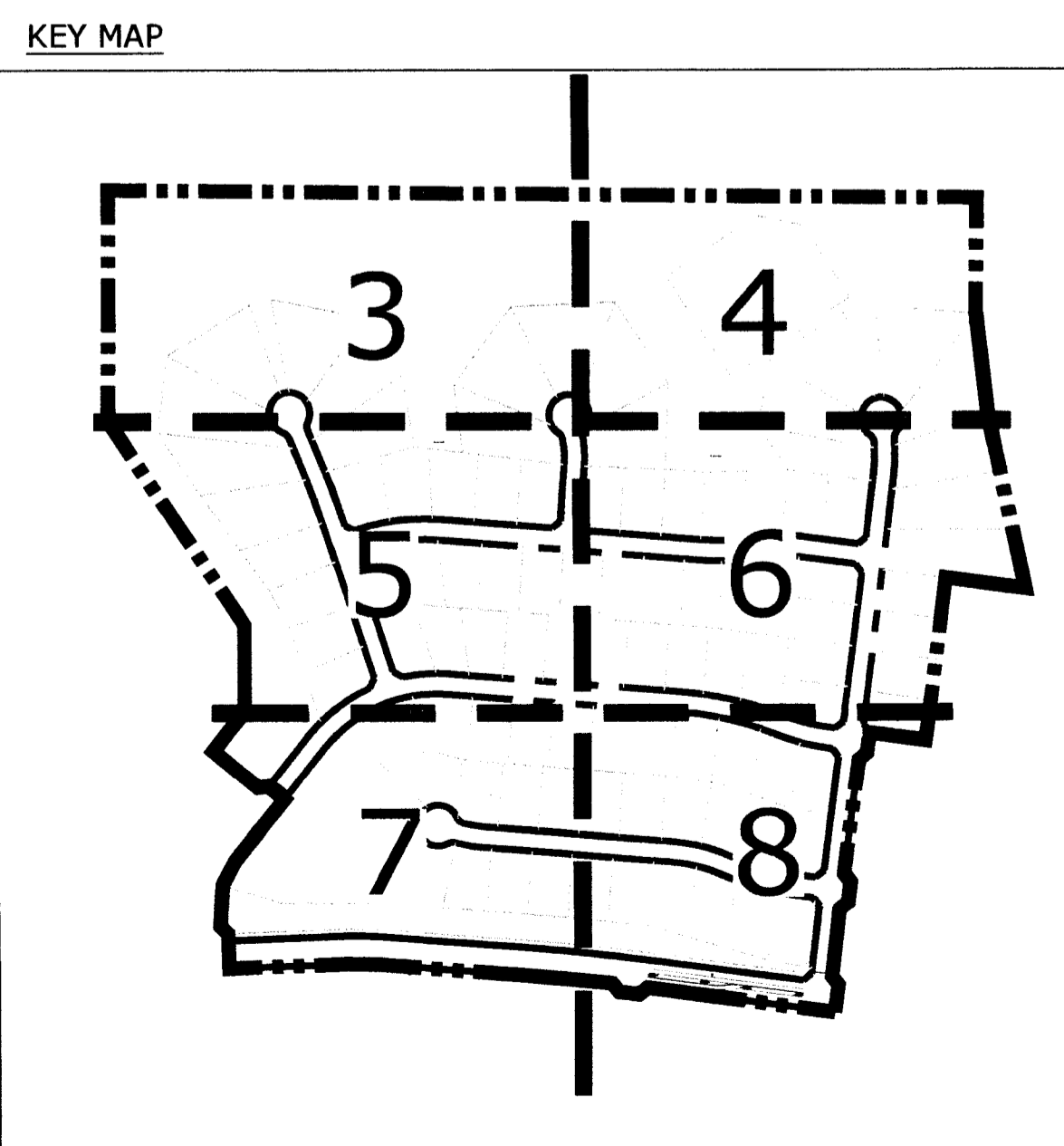
01/26/2021 221015707



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PLANNER/LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

ENTITLEMENT

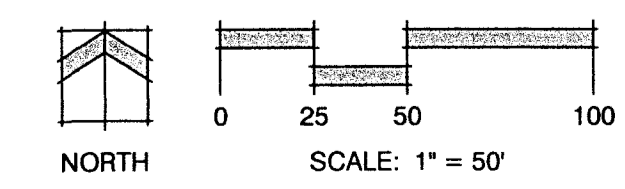
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11.04.2020	B.I.	COUNTY COMMENTS

SITE PLAN

7

OF 23

PUD SP 204

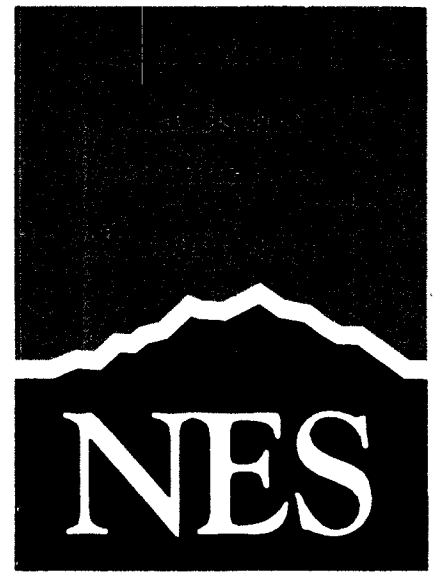


ZONE: F
USE: RESID
OWNER: MERIDI
INVESTMEN
SUB: MERIDIAN RANCI
RANCH FILING

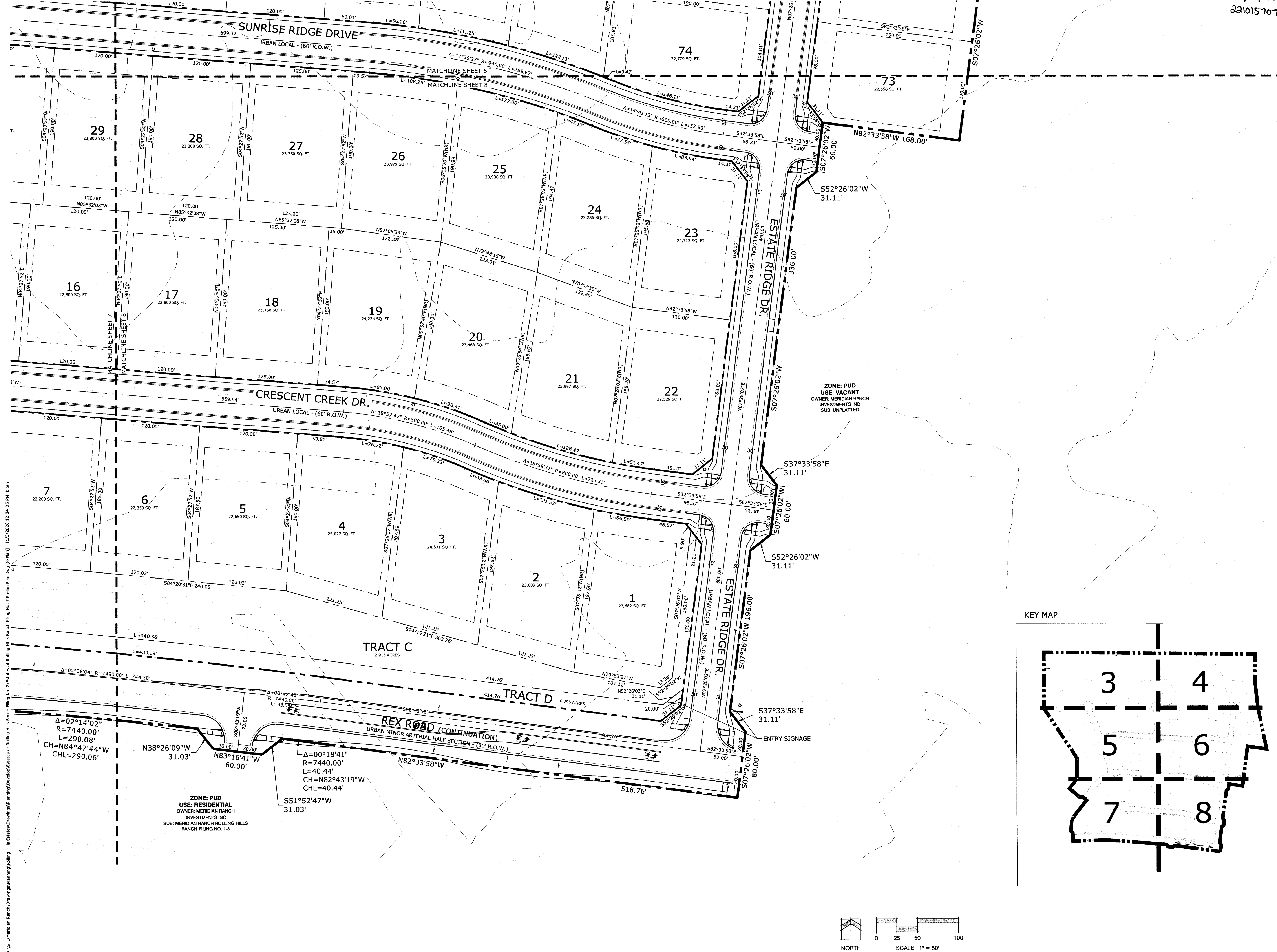
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USE: RESIDENTIAL
OWNER: MERIDIAN RANCH INVESTMENTS INC
SUB: MERIDIAN RANCH ROLLING HILLS RANCH FILING NO. 1-3

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

01/26/2021
221015707



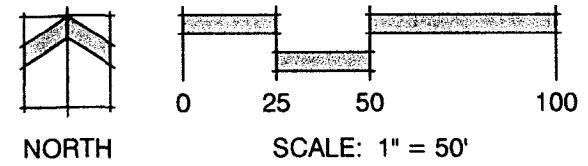
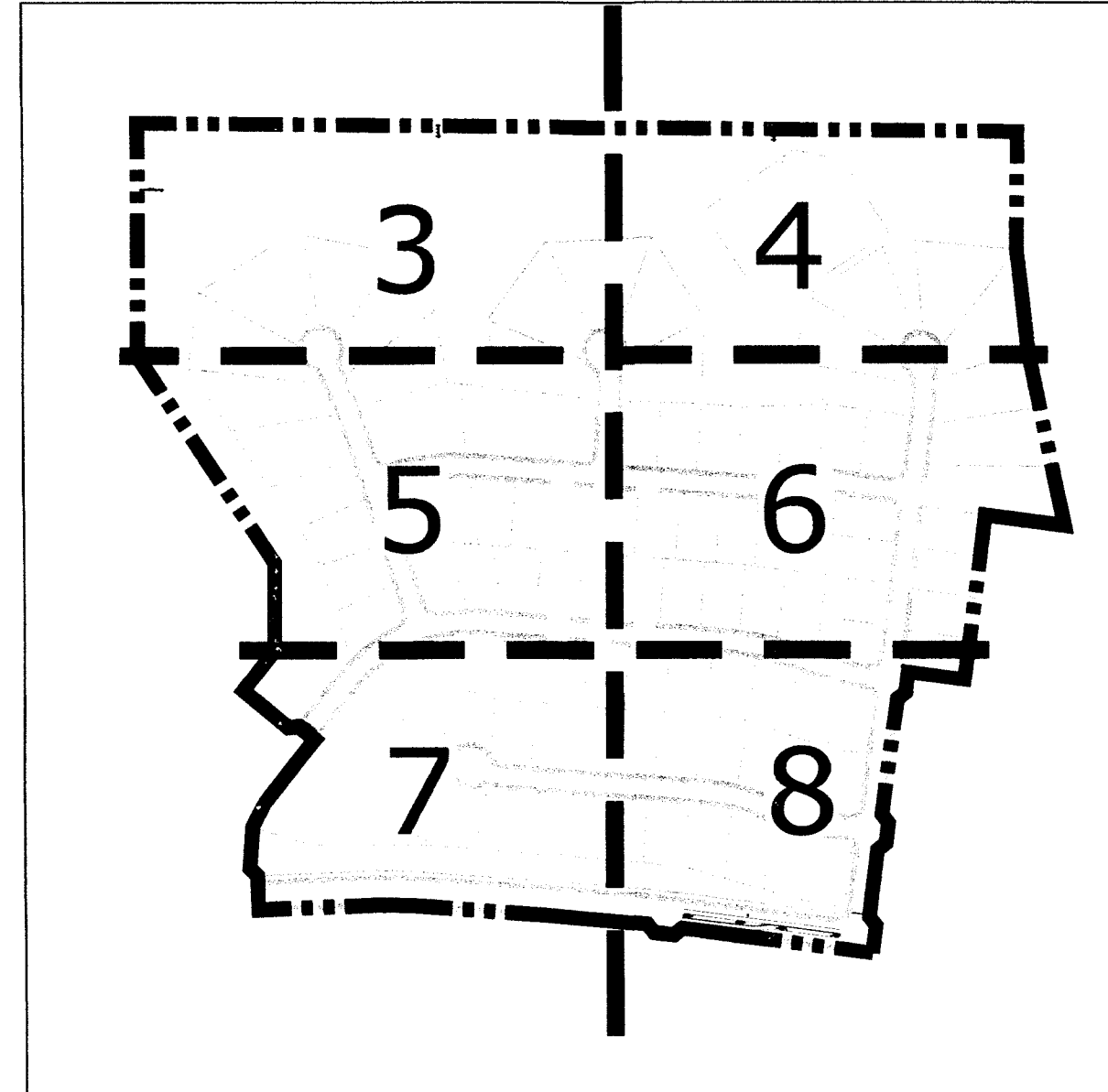
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ZONE: PUD
USE: VACANT
OWNER: MERIDIAN RANCH INVESTMENTS INC
SUB: UNPLATTED

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

KEY MAP



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg (B-Plan) 1/17/2020 12:34:25 PM biten

PLANNER/LANDSCAPE ARCHITECT
N. ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH
FILING NO. 2

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

ENTITLEMENT

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

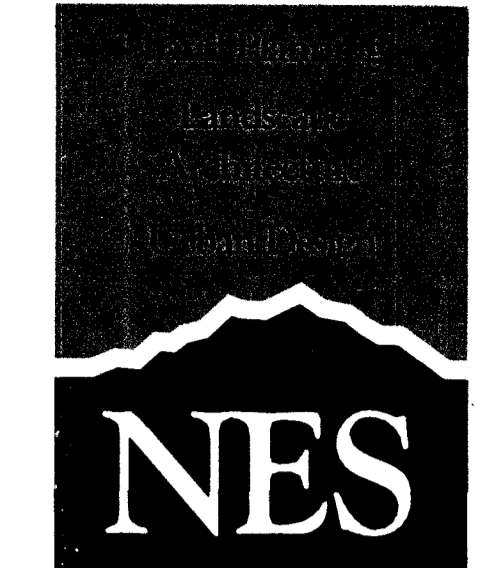
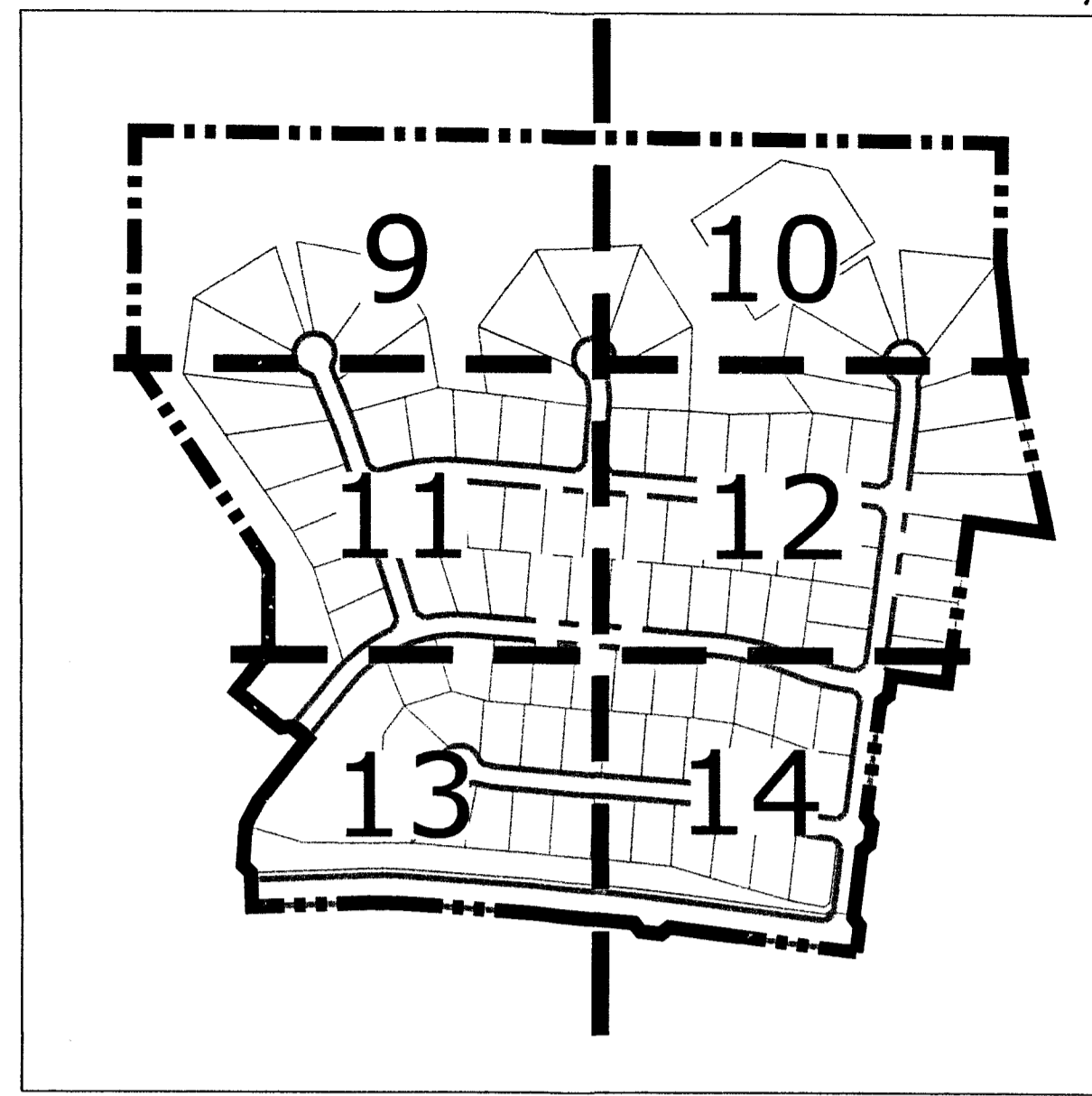
SITE PLAN

8 OF 23

PUD SP 204

KEY MAP

012602021 221015707



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

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

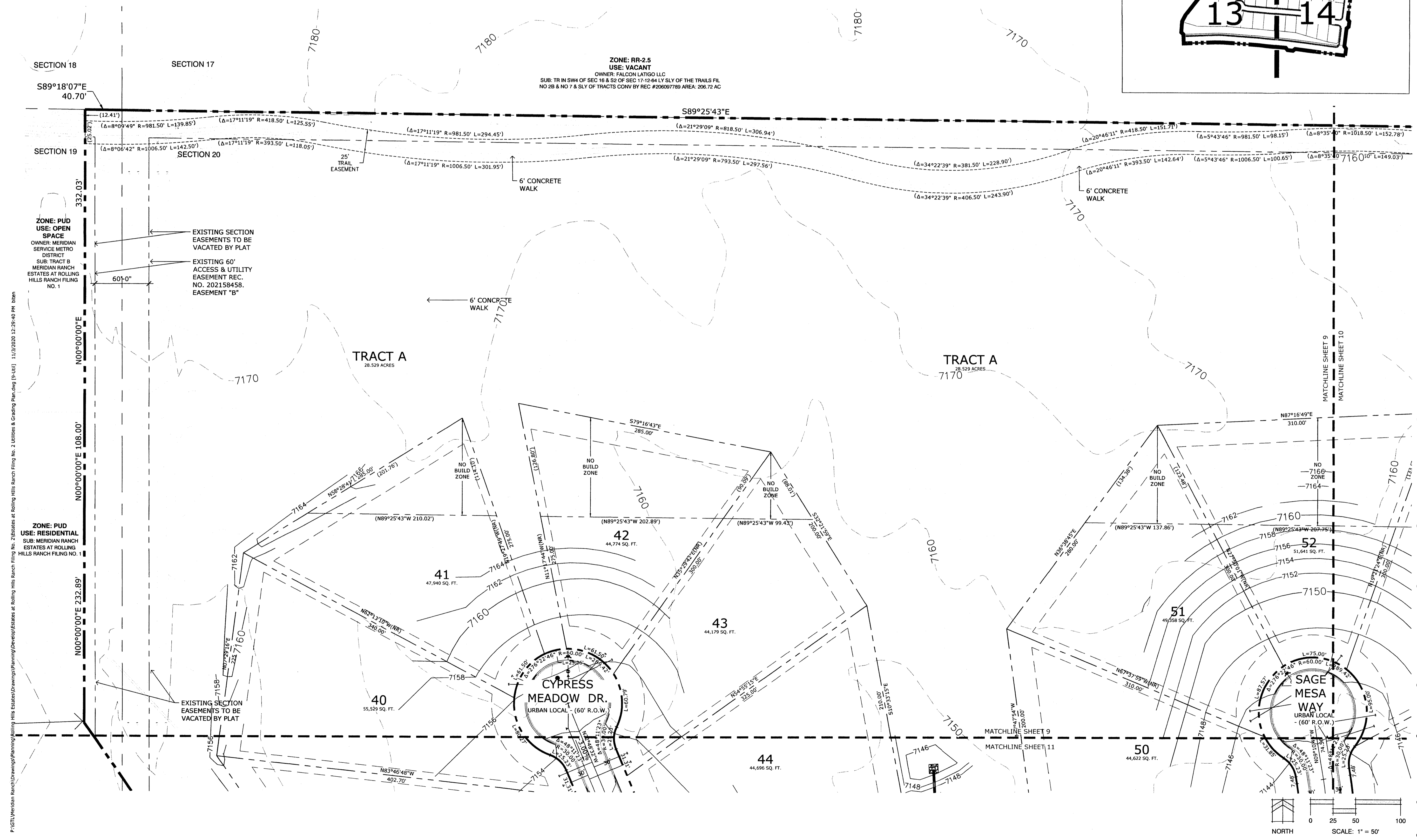
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DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

PRELIMINARY GRADING & UTILITIES PLAN

9
OF 23

PUD SP 204



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SECTION 18
S89°18'07"E
40.70'

SECTION 17

SECTION 19

SECTION 20

**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 28 & NO 7 & SLY OF TRACTS CONV BY REC #206097789 AREA: 206.72 AC

S89°25'43"E

**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"

TRACT A
28.529 ACRES

TRACT A
28.529 ACRES

6' CONCRETE WALK

6' CONCRETE WALK

6' CONCRETE WALK

6' CONCRETE WALK

7170

7170

7170

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

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

42
44,774 SQ. FT.

43
44,179 SQ. FT.

41
47,940 SQ. FT.

40
55,529 SQ. FT.

44
44,696 SQ. FT.

51
49,558 SQ. FT.

52
51,641 SQ. FT.

50
44,622 SQ. FT.

NORTH

SCALE: 1" = 50'

MATCHLINE SHEET 9
MATCHLINE SHEET 11

MATCHLINE SHEET 9
MATCHLINE SHEET 10

SEAL

ISSUE INFO

ISSUE NUMBER

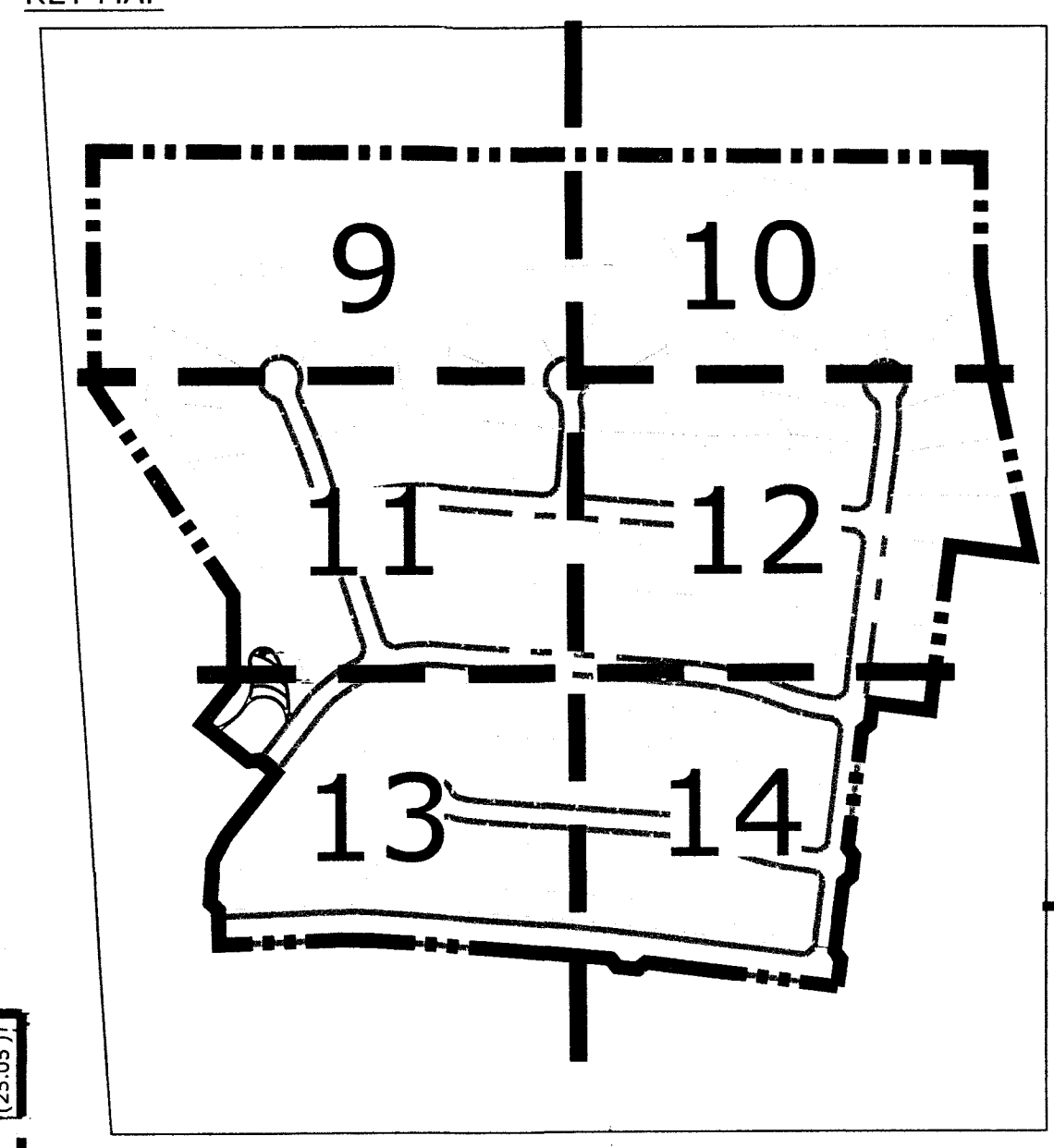
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SHEET NUMBER

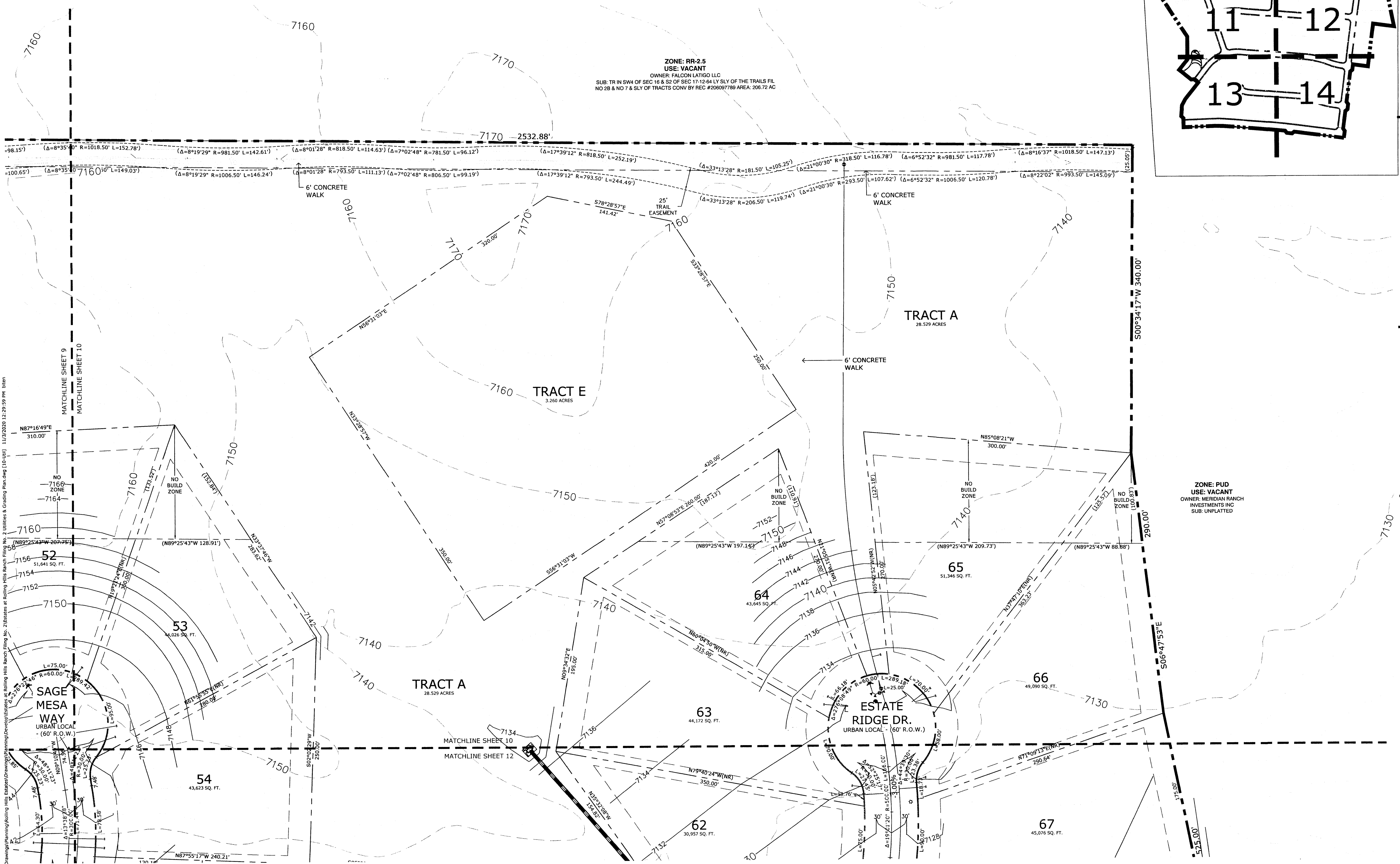
PLANT FILE

01/26/2021 09:10:57

KEY MAP



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

PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

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

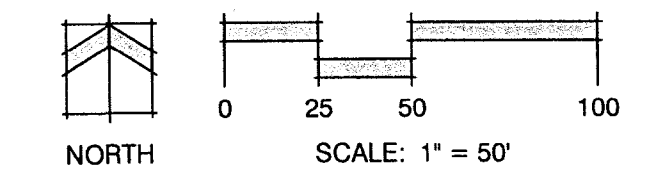
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DATE	BY	DESCRIPTION
10.05.2020	B.I.	COUNTY COMMENTS
11.04.2020	B.I.	COUNTY COMMENTS

**PRELIMINARY GRADING &
UTILITIES PLAN**

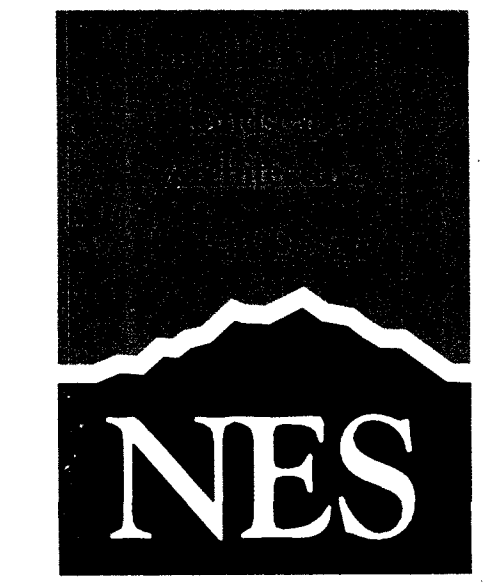
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OF 23

PUD SP 204



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PLANNING / ARCHITECT
ASSOCIATION WITH

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

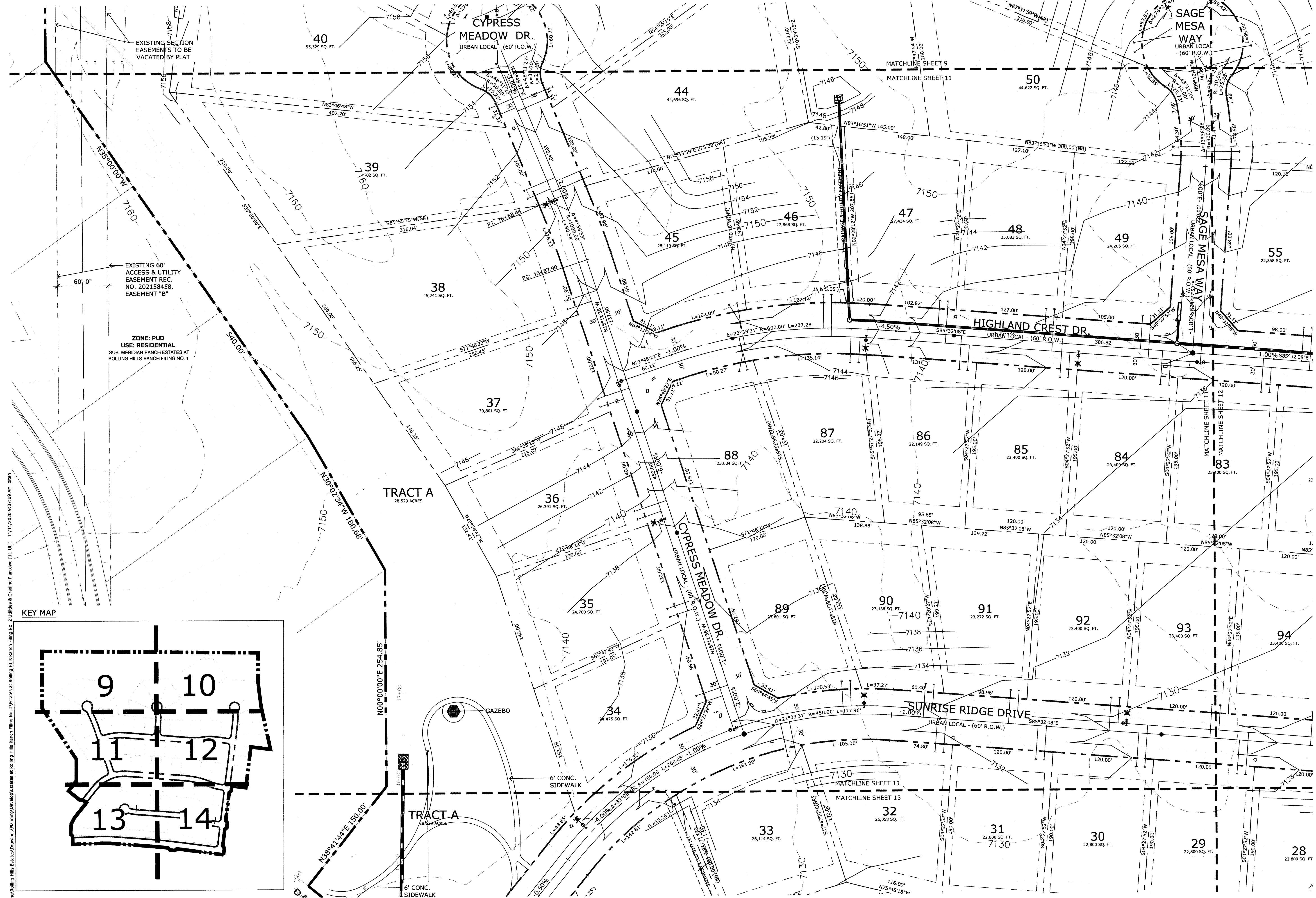
DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

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

**PRELIMINARY GRADING &
UTILITIES PLAN**

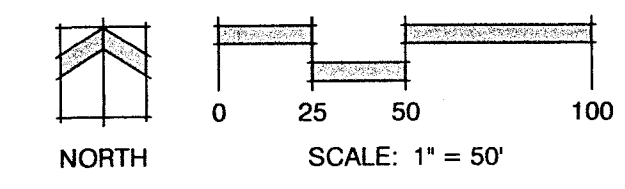
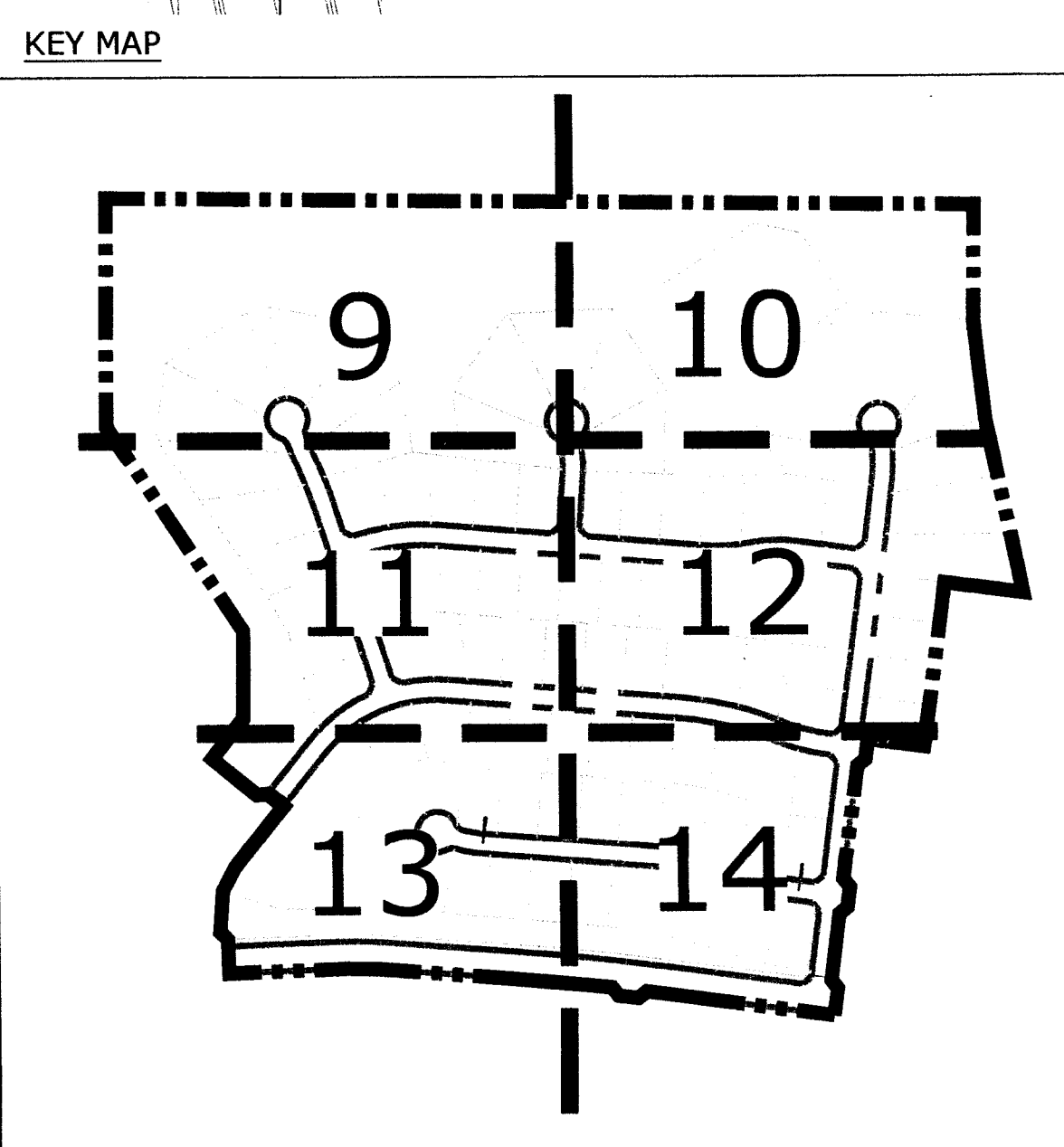
11
OF 23
PUD SP 204



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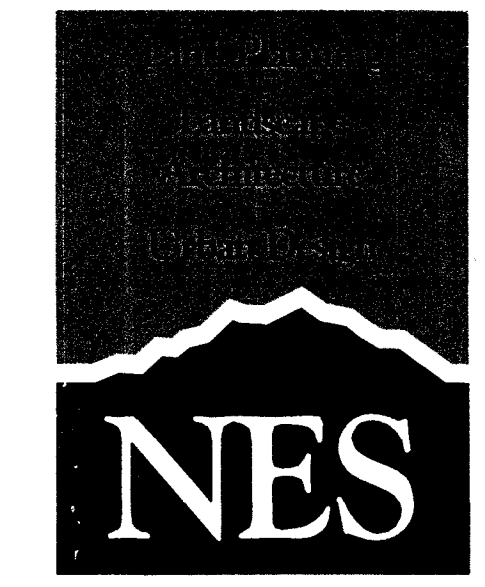
EXISTING 60'
ACCESS & UTILITY
EASEMENT REC.
NO. 202158458.
EASEMENT "B"

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



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01/26/2021 221015707



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PLANNING & LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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

SCALE: AS SHOWN
SHEET TITLE: PRELIMINARY GRADING & UTILITIES PLAN

ENTITLEMENT

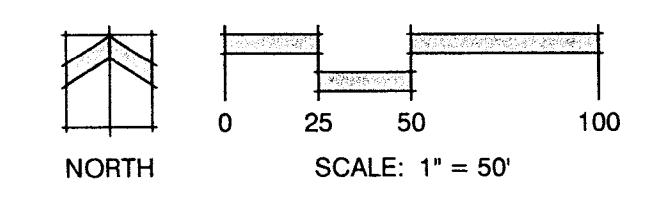
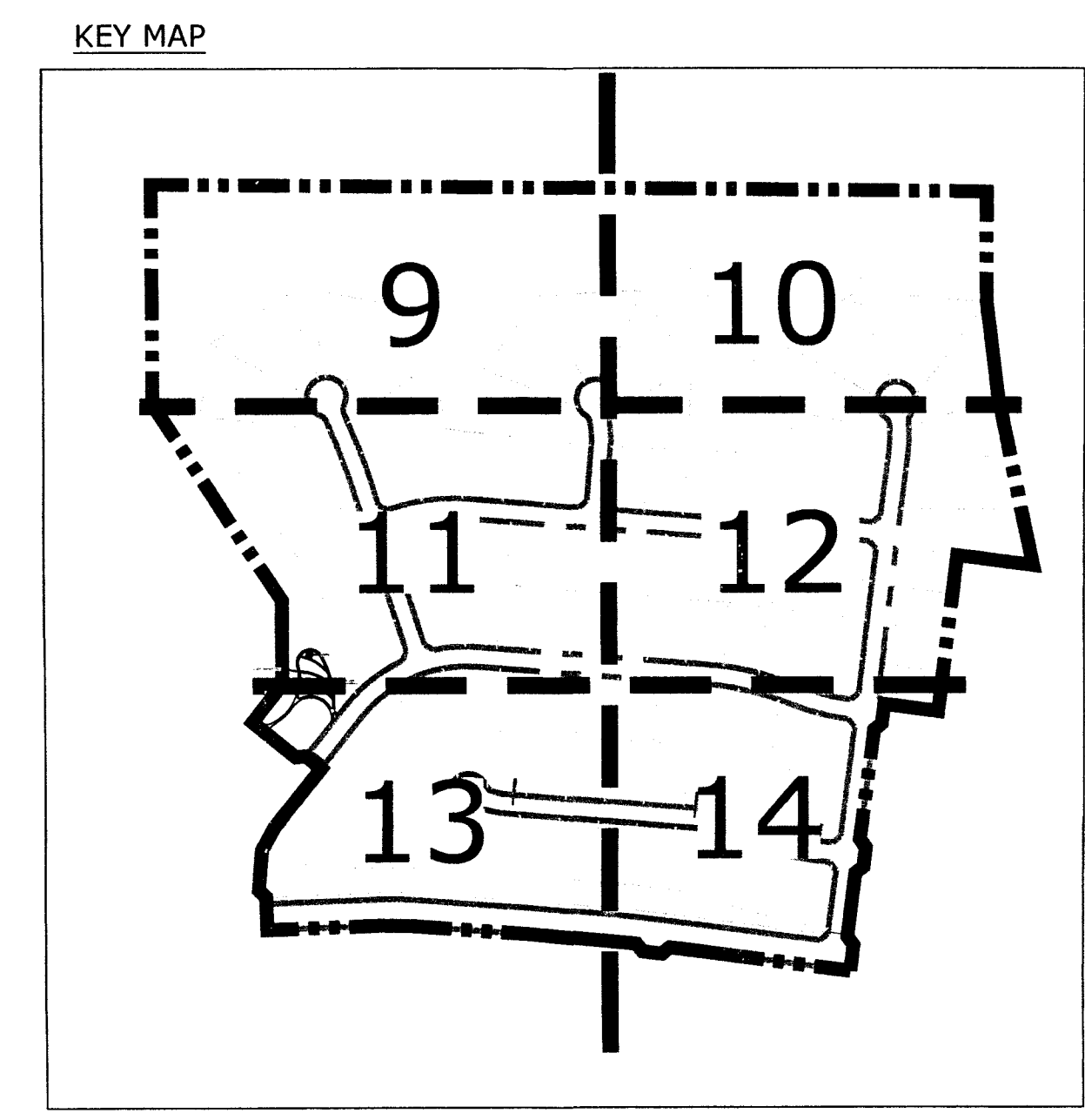
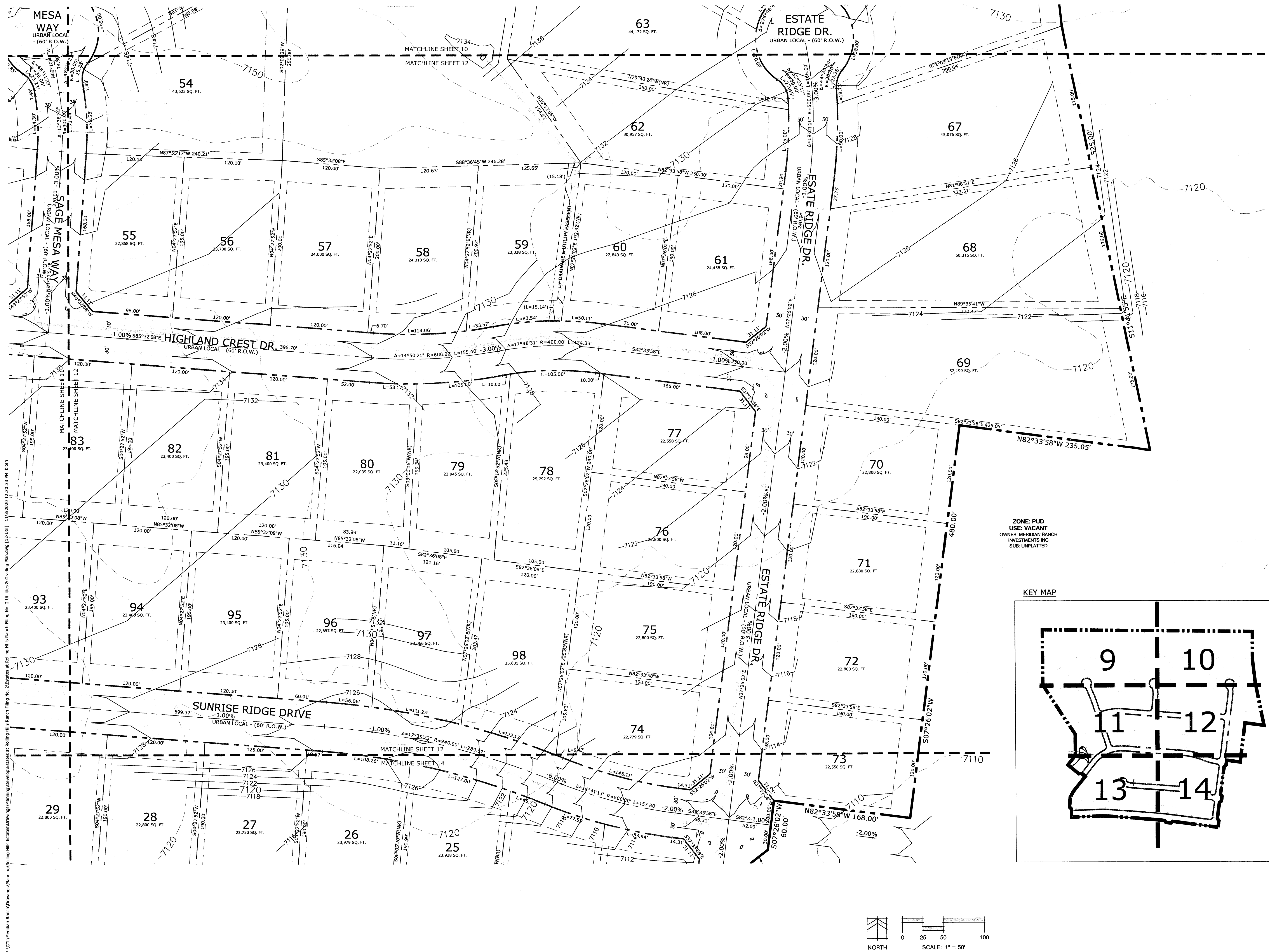
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11.04.2020	B.I.	COUNTY COMMENTS

PRELIMINARY GRADING & UTILITIES PLAN

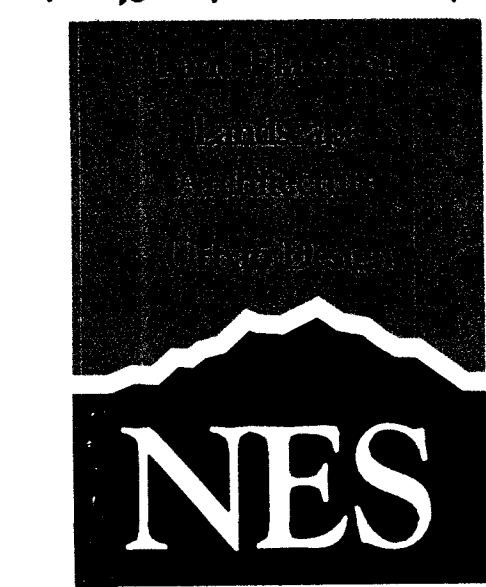
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OF 23

PUD SP 204

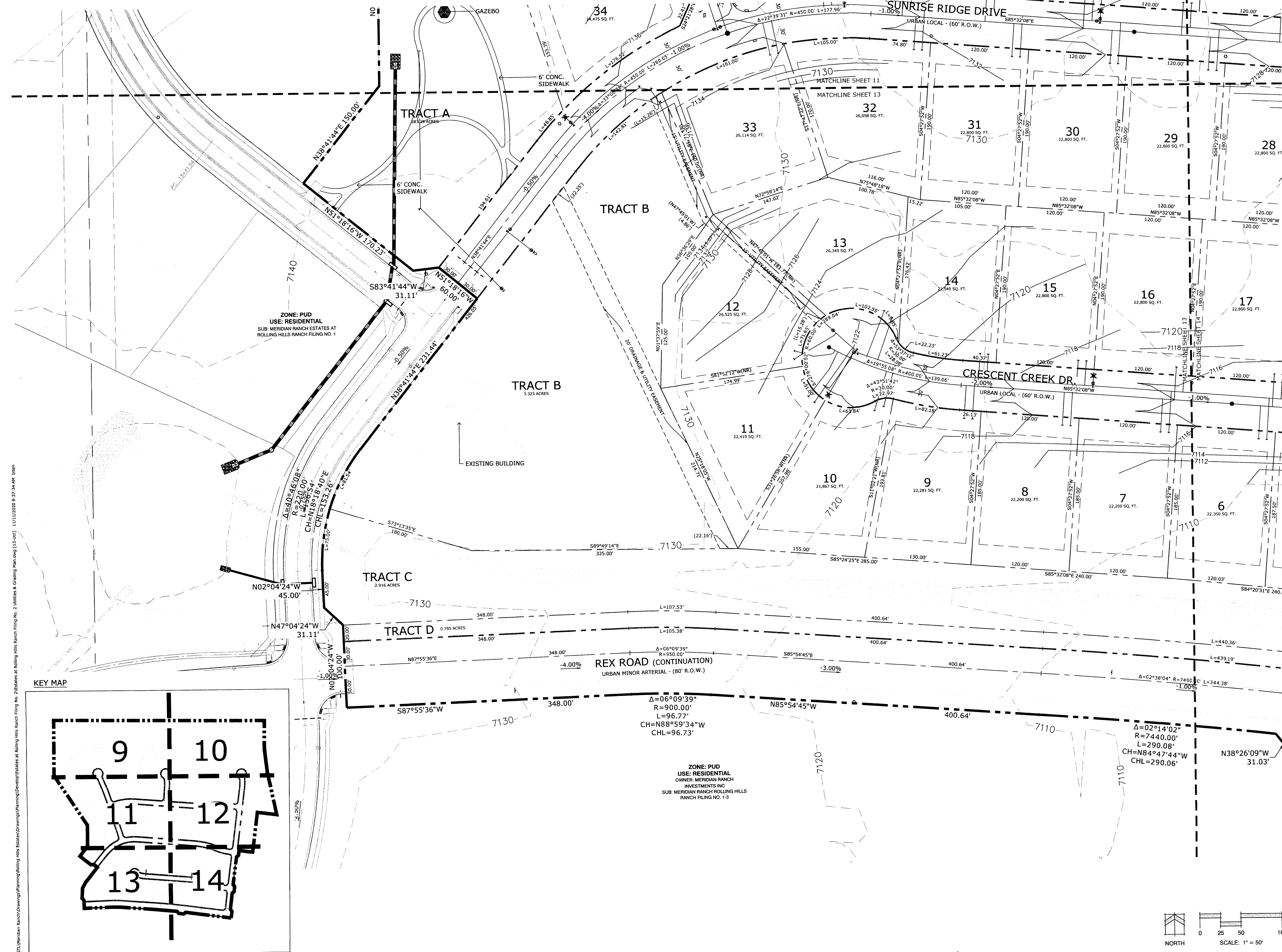


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PLANNER/LANDSCAPE ARCHITECT
ARCHITECT/ENGINEER



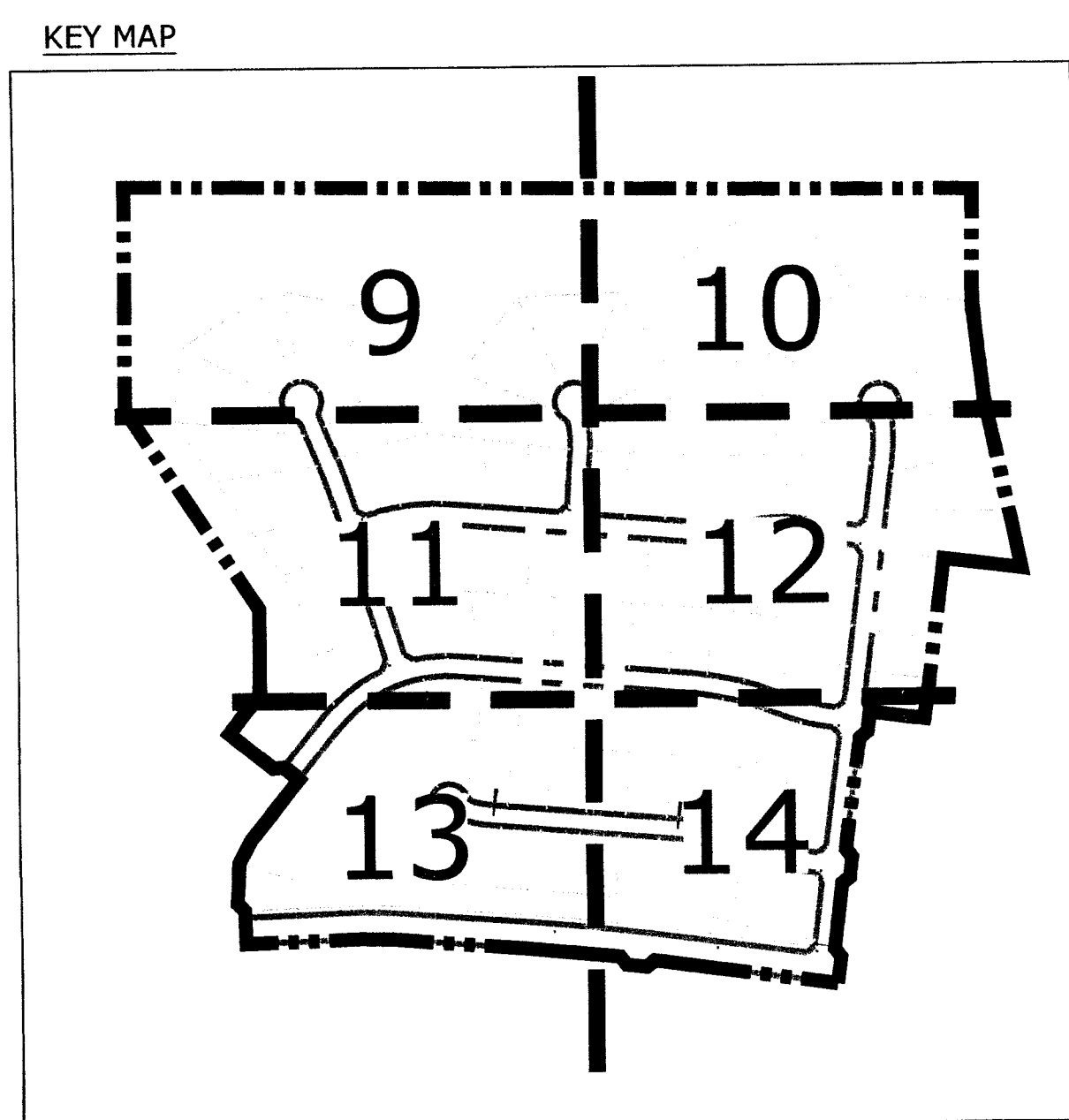
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USE: RESIDENTIAL
SUB: MERIDIAN RANCH ESTATES AT
ROLLING HILLS RANCH FILING NO. 1

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

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

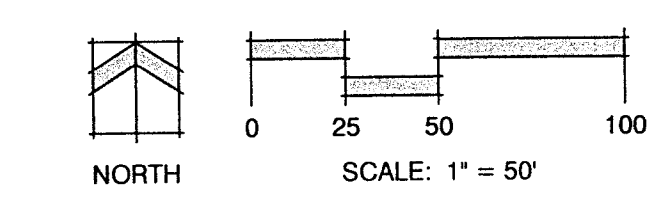
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11.04.2020	B.I.	COUNTY COMMENTS

PRELIMINARY GRADING & UTILITIES PLAN

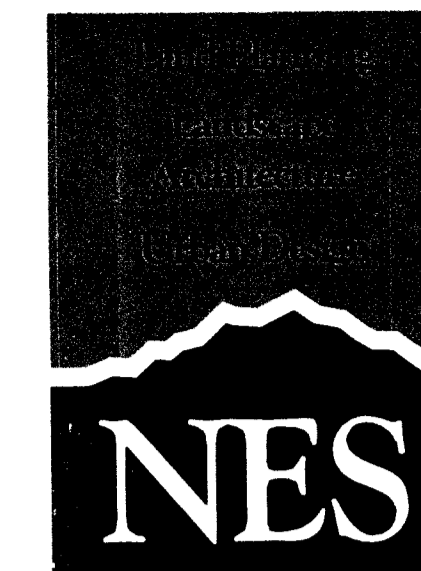
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OF 23

PUD SP 204



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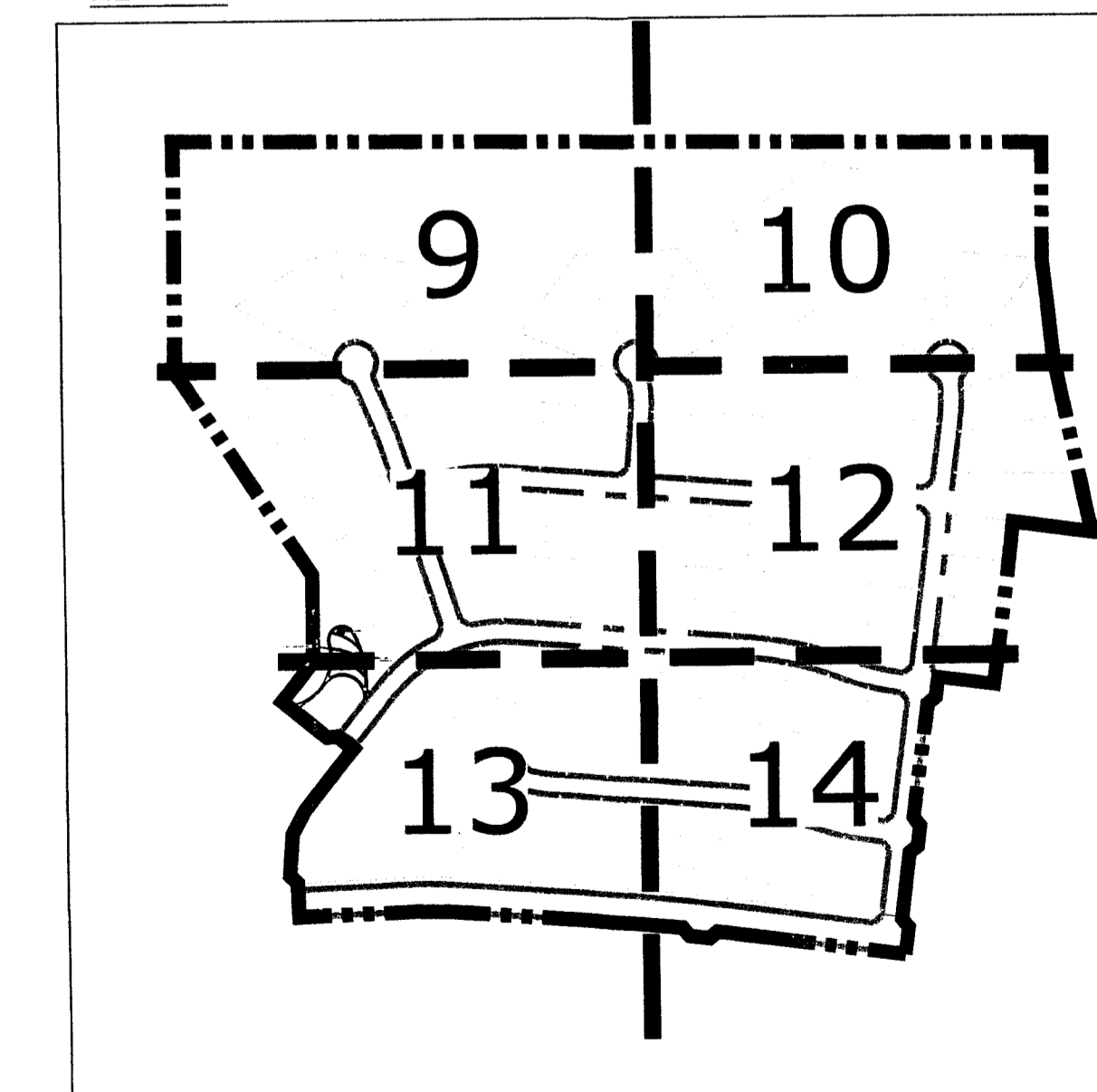
PLANNED LANDSCAPE ARCHITECT
AN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

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

KEY MAP



ENTITLEMENT

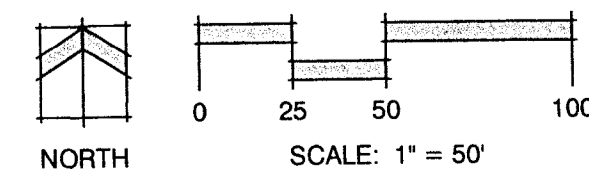
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11.04.2020	B.I.	COUNTY COMMENTS

PRELIMINARY GRADING & UTILITIES PLAN

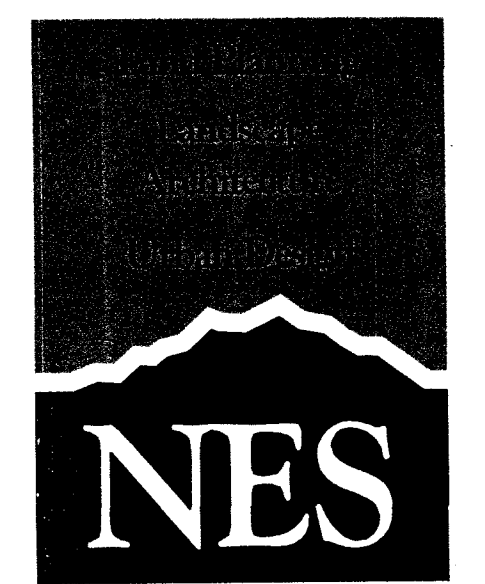
14

OF 23

PUD SP 204



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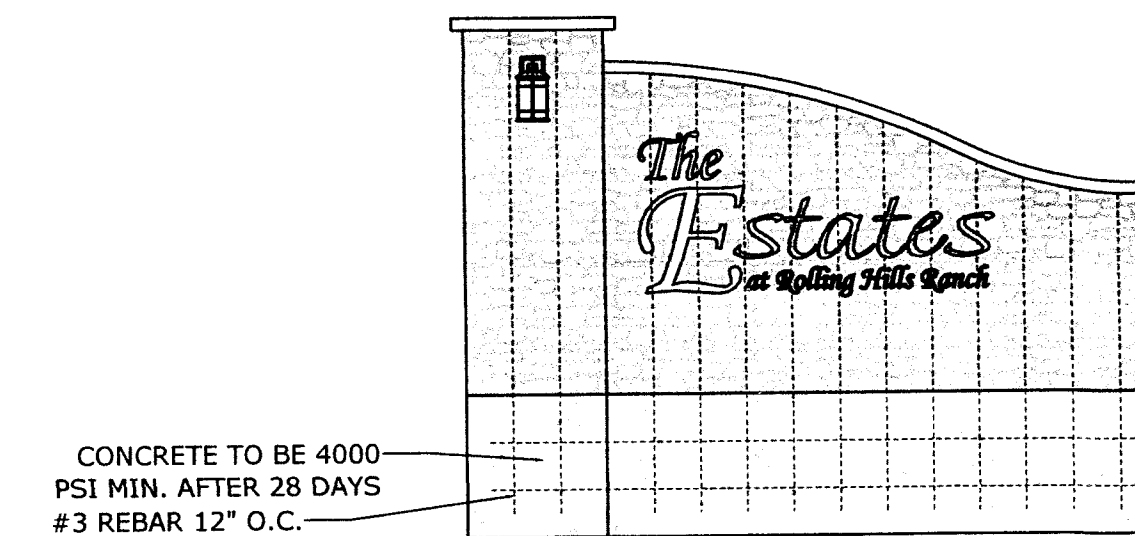
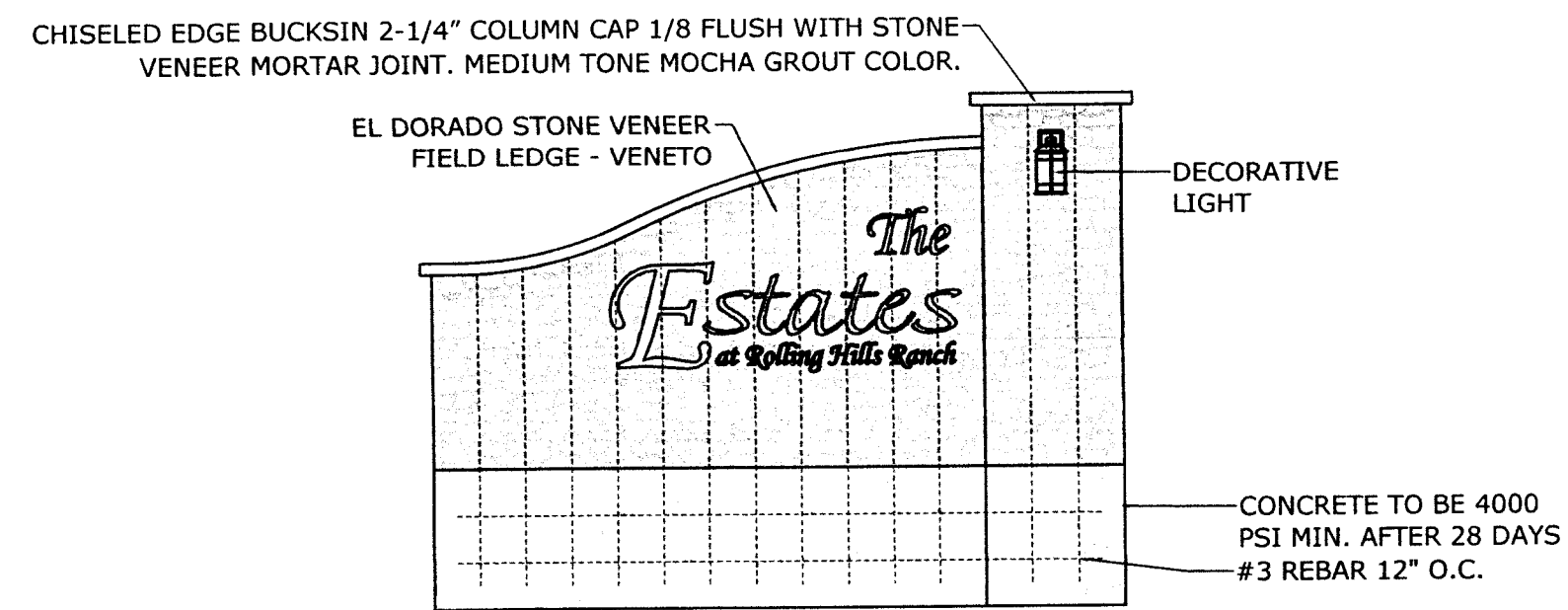
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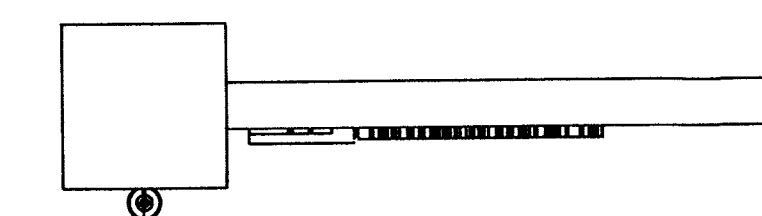
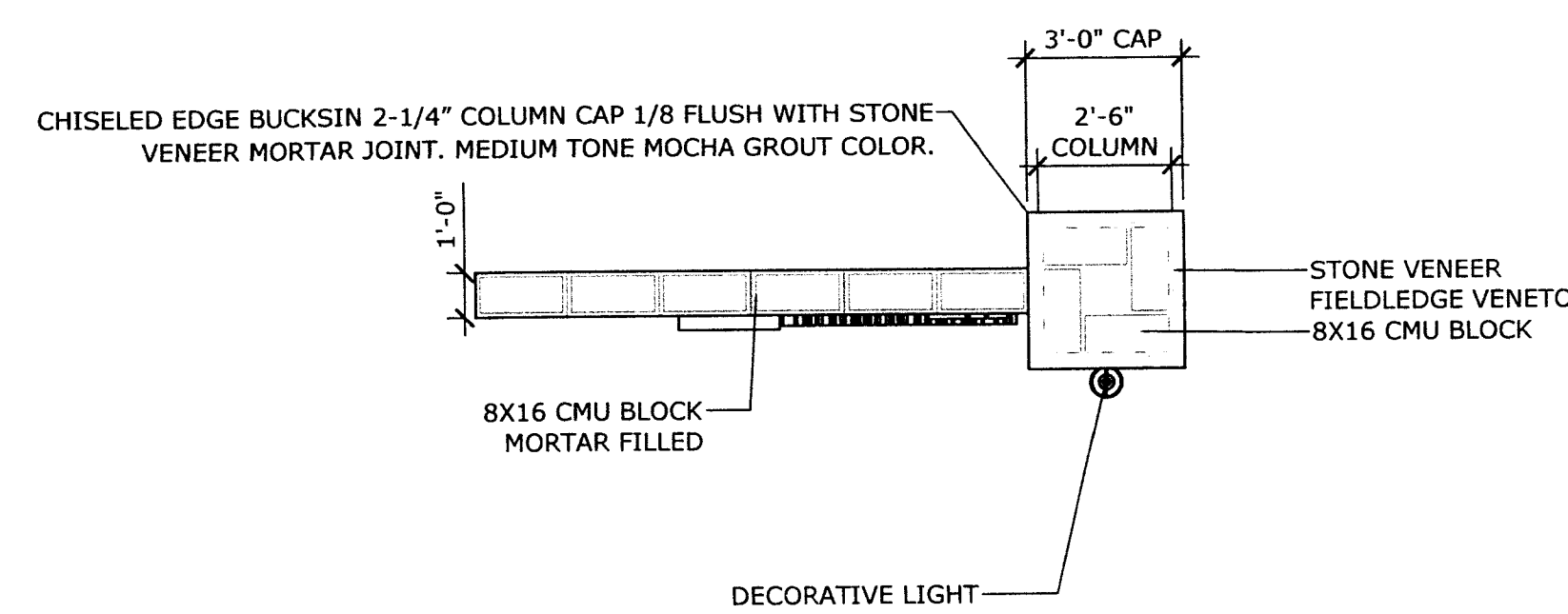
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ASSOCIATION WITH



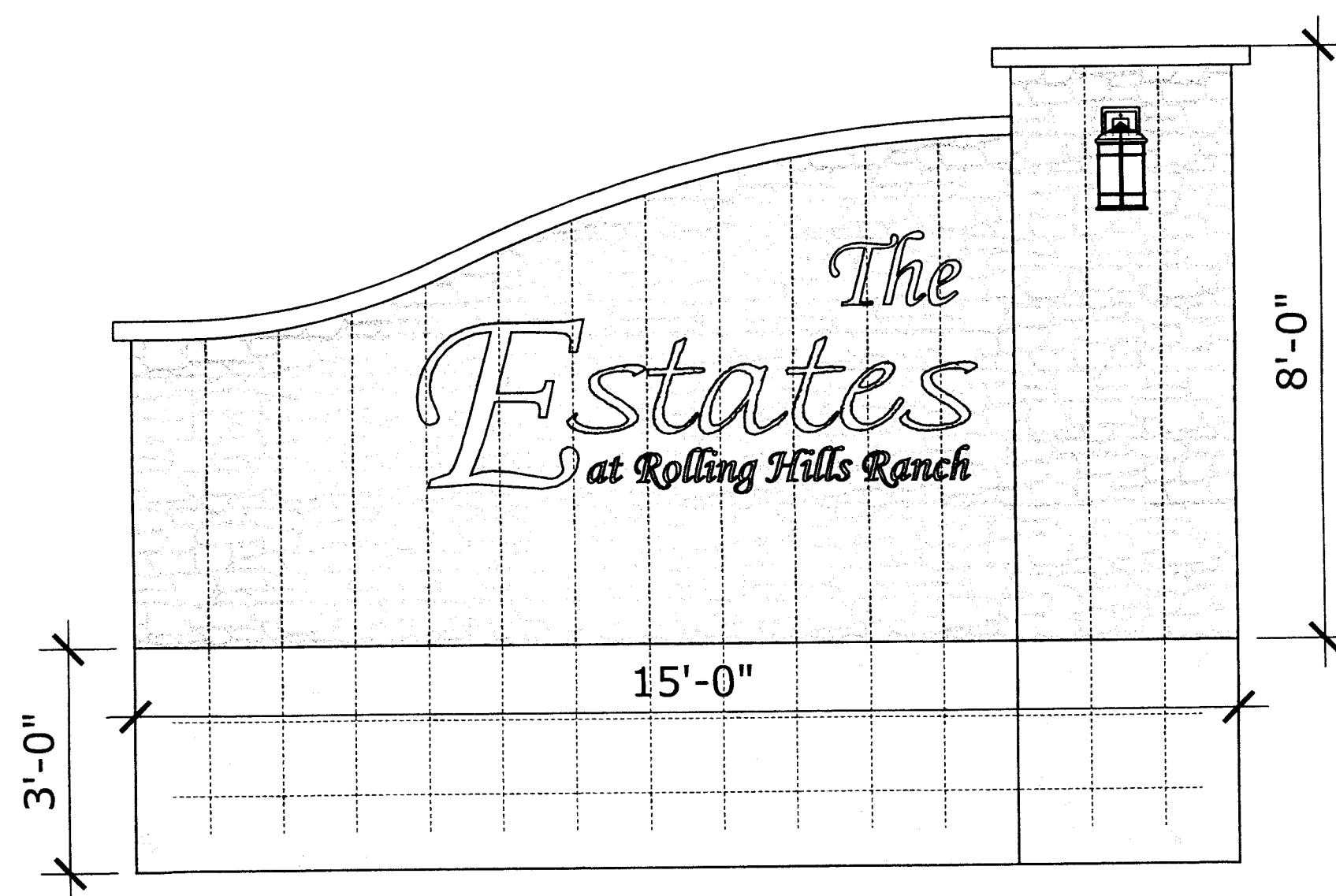
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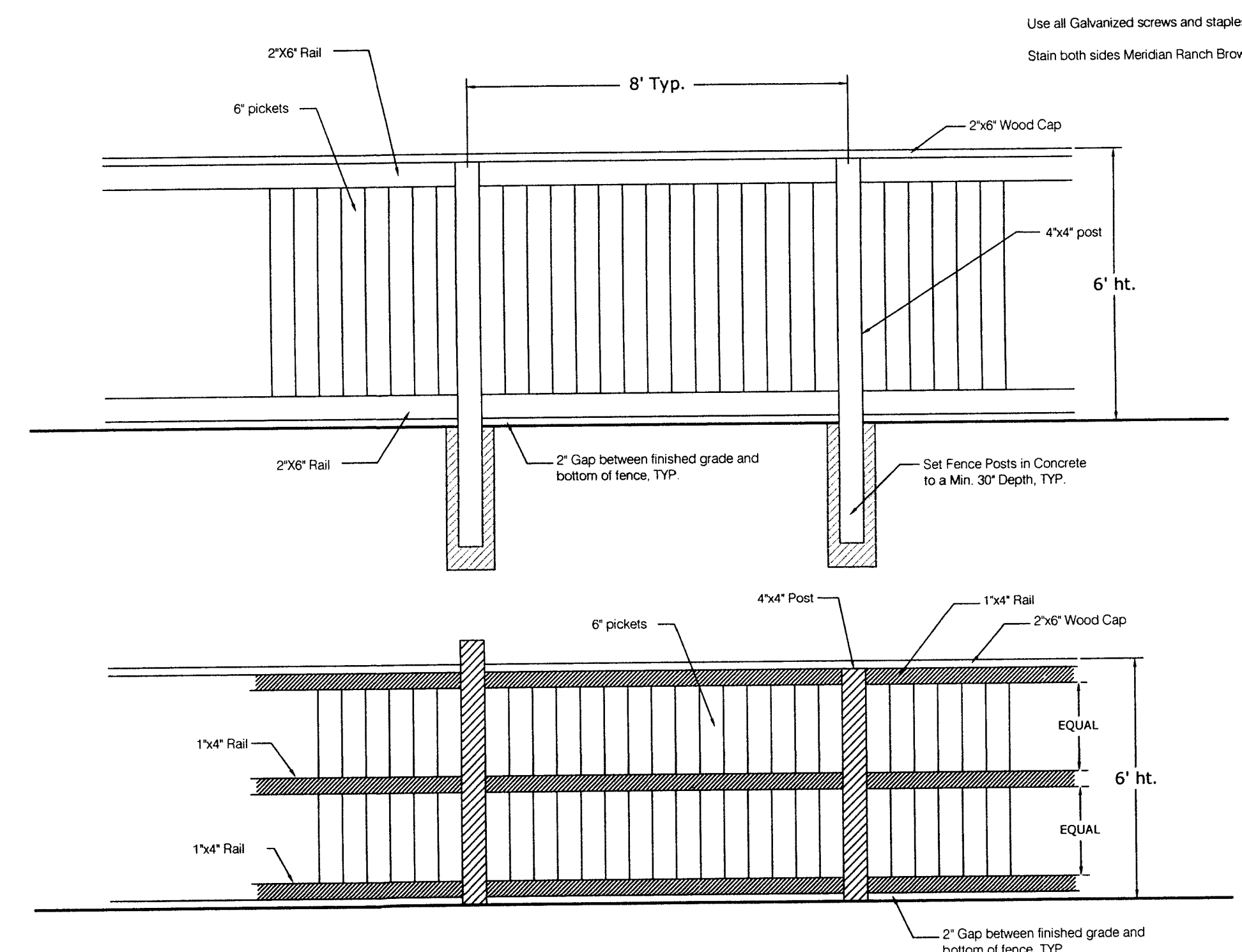
2 ENTRY SIGNAGE PLAN VIEW

SCALE: NOT TO SCALE



3 ENTRY SIGNAGE DETAIL

SCALE: NOT TO SCALE



4 WOOD FENCE DETAIL

SCALE: NOT TO SCALE

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

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

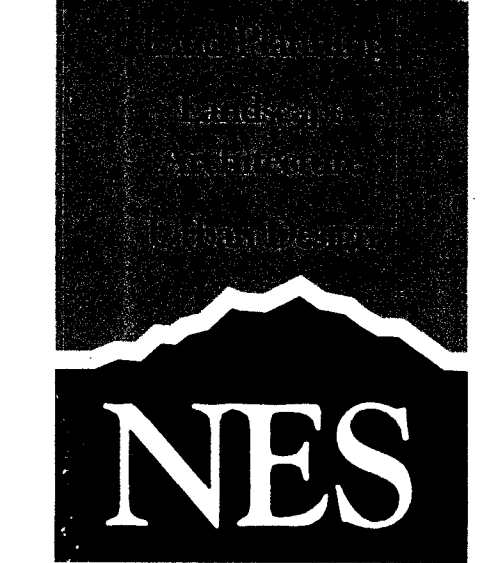
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DATE	BY	DESCRIPTION
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11.11.2020	B.I.	COUNTY COMMENT

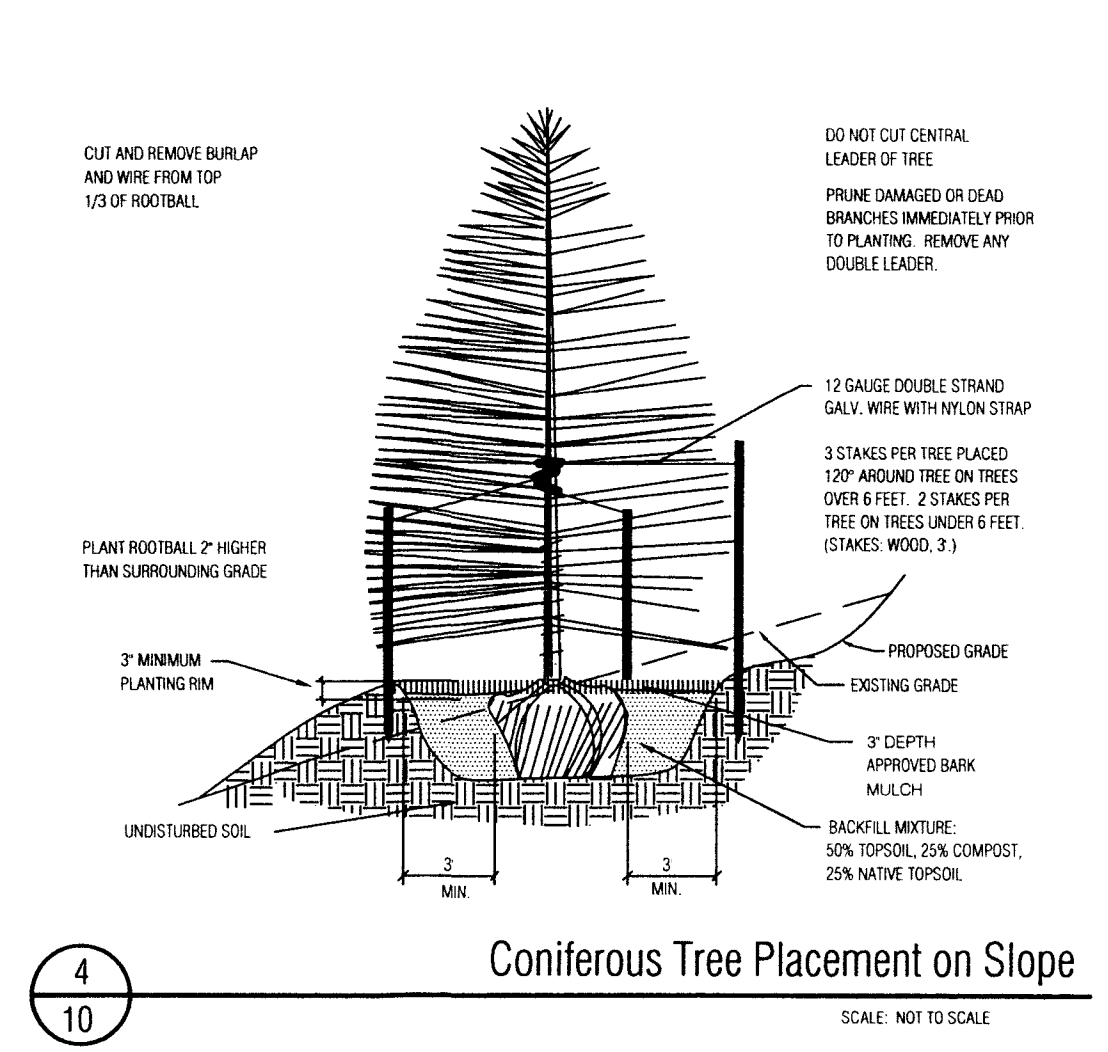
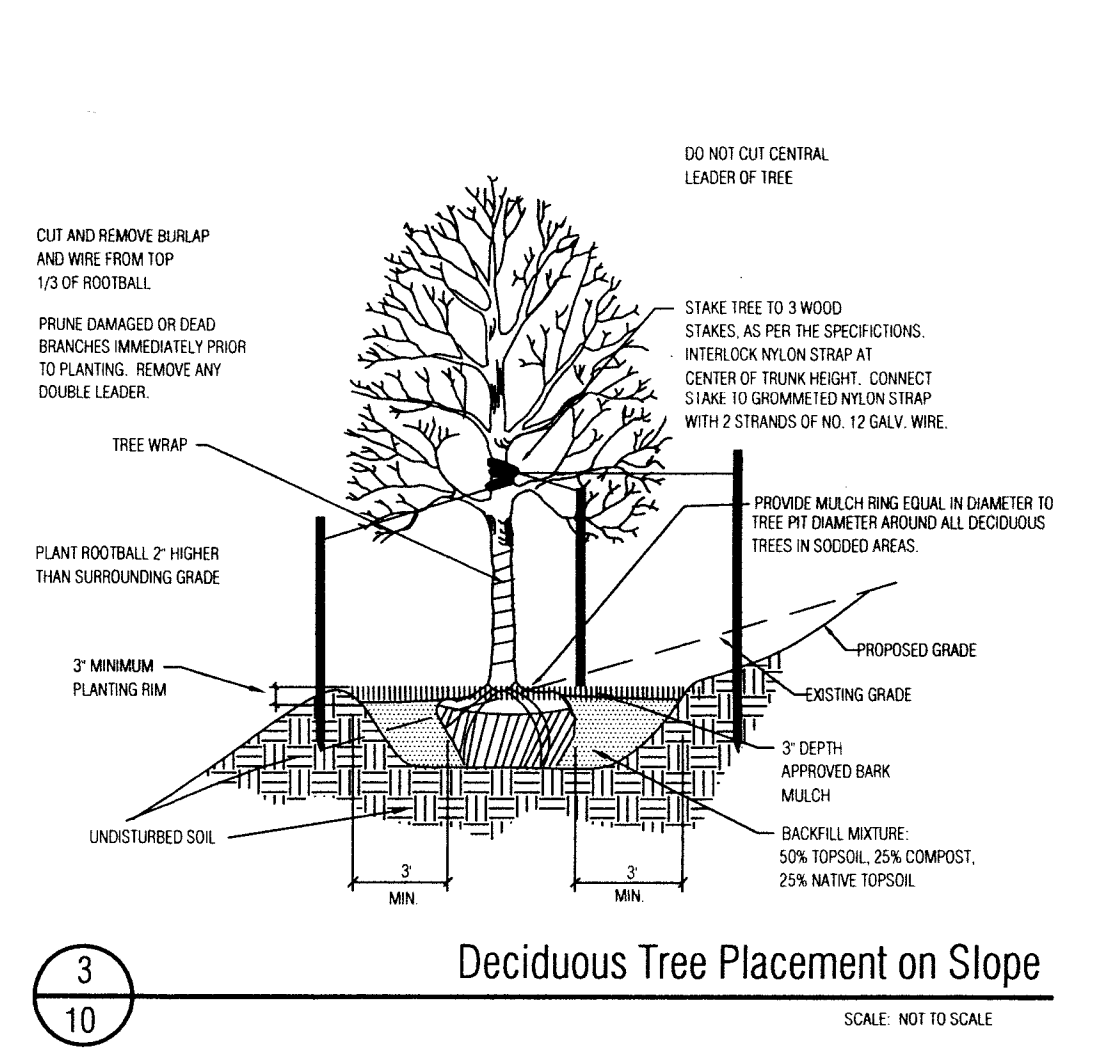
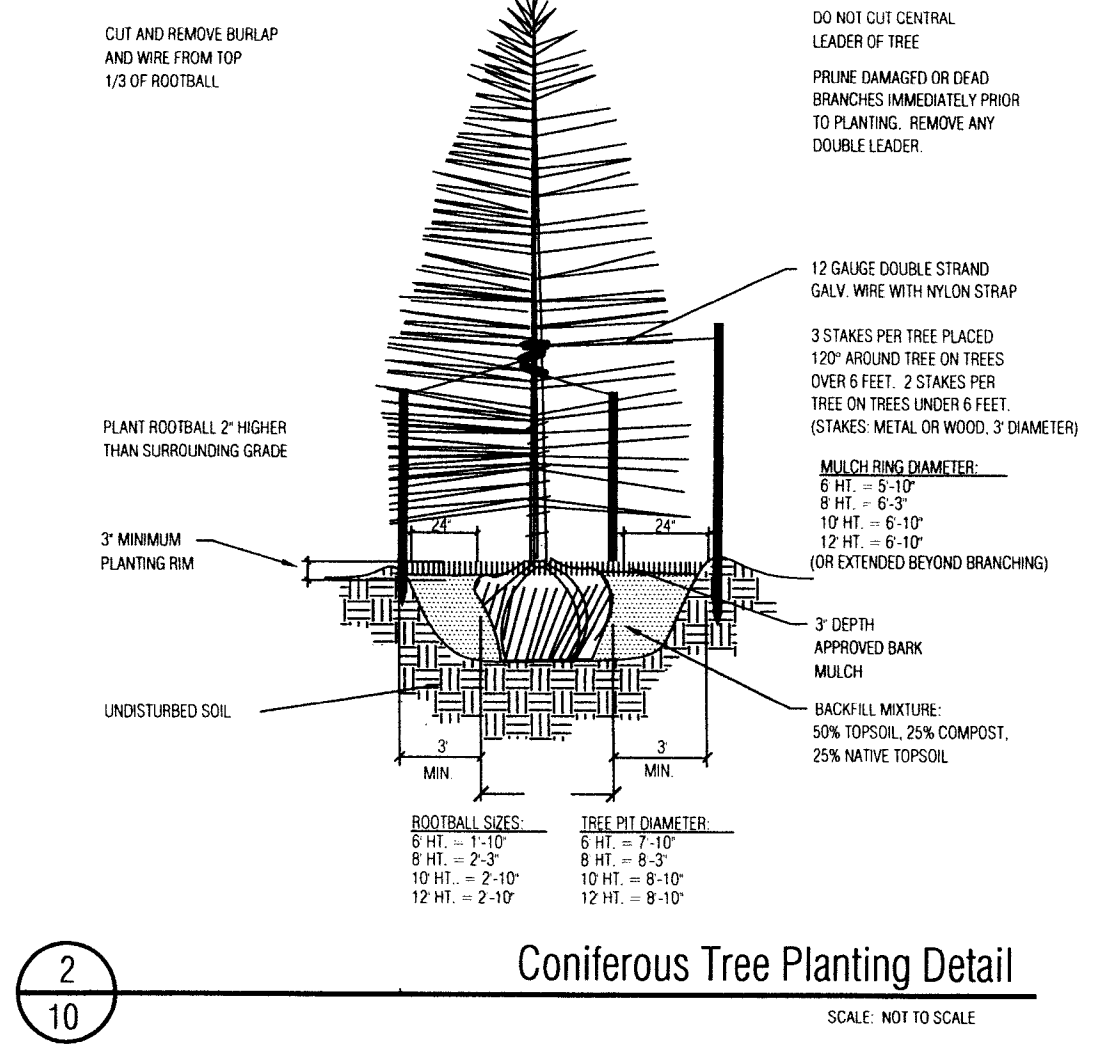
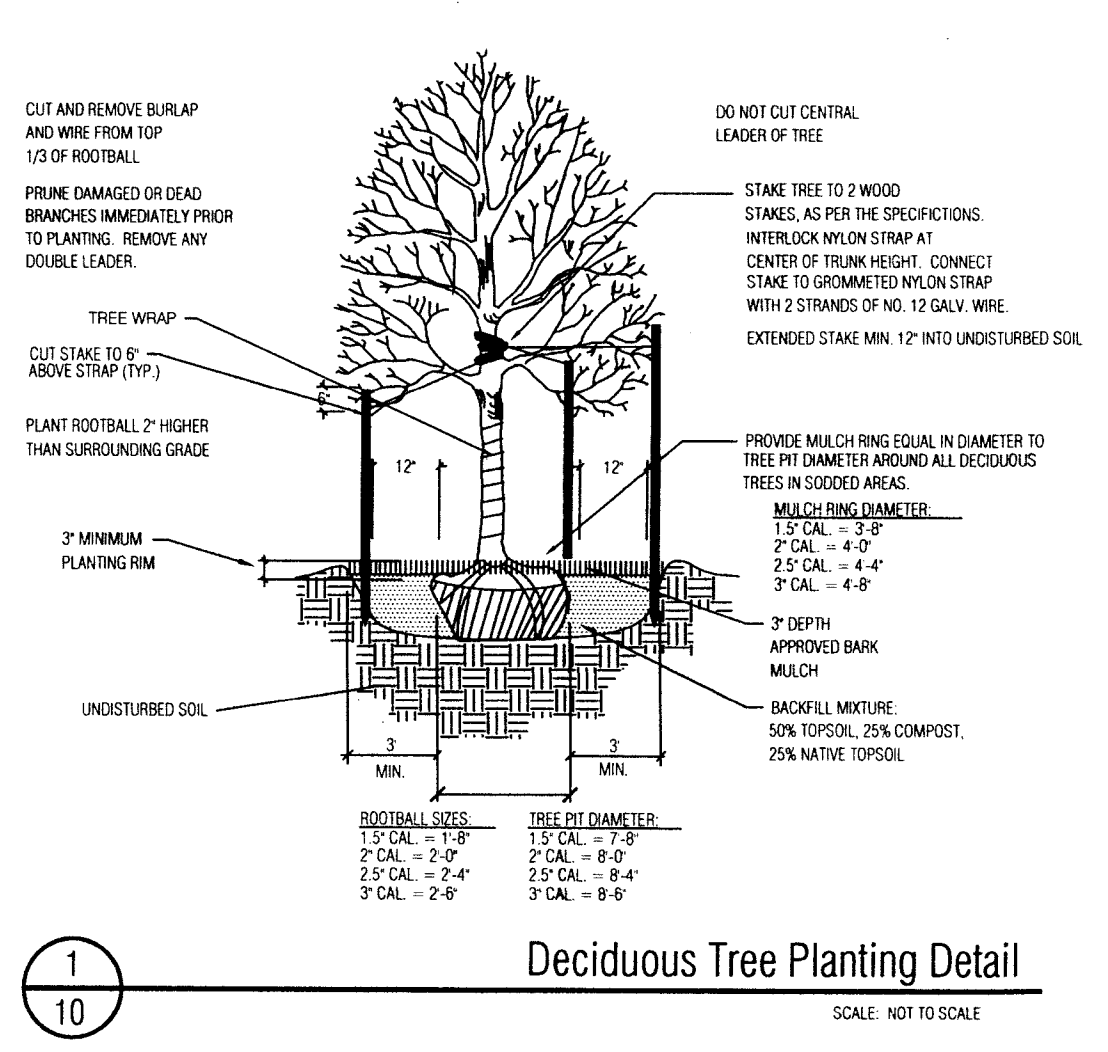
ENTRY SIGNAGE
DETAILS

15
OF 23

PUD SP 204

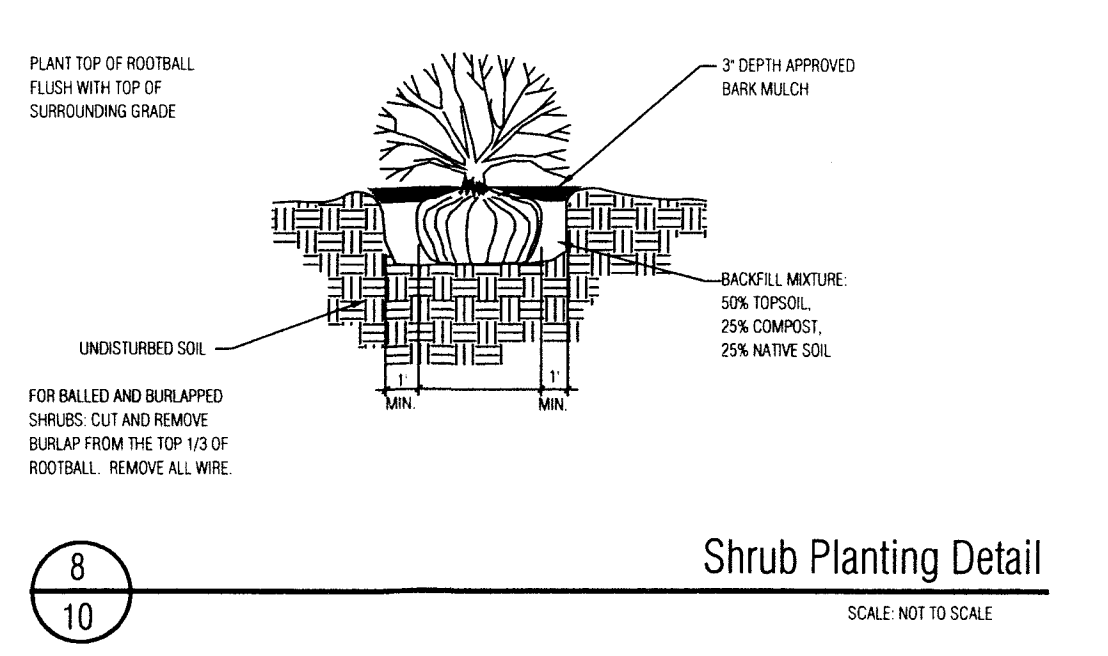
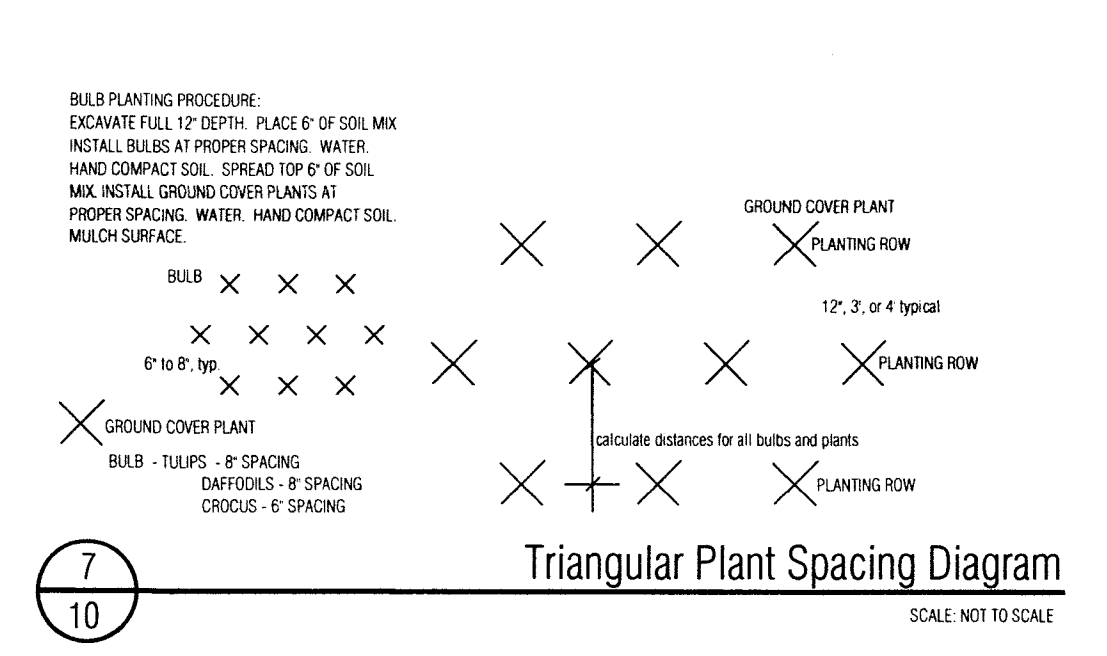
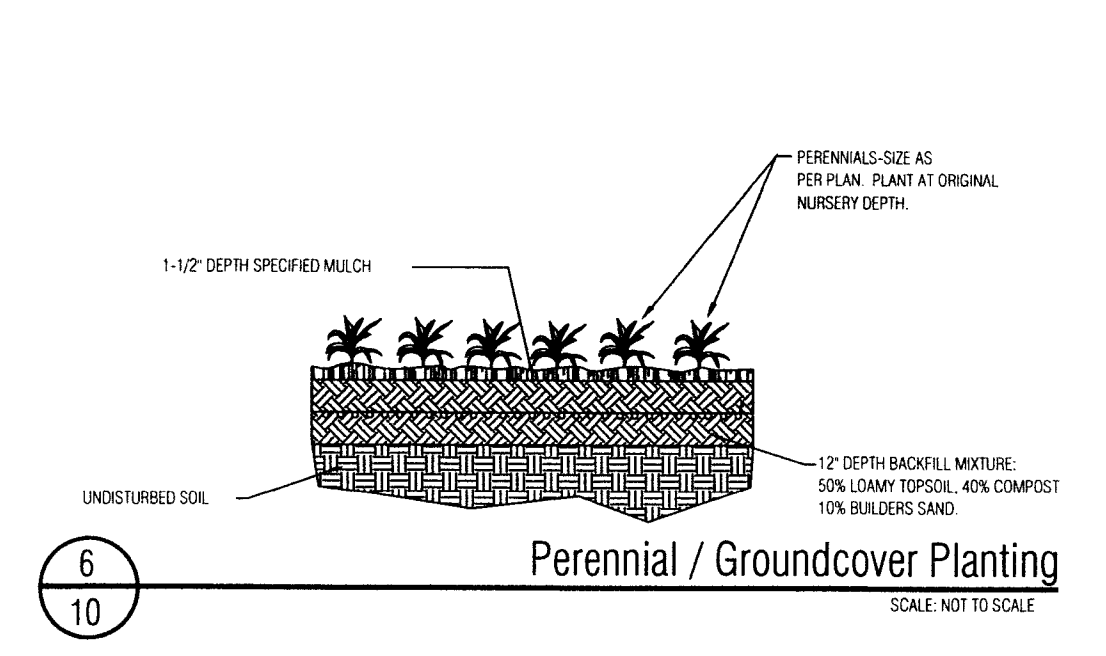
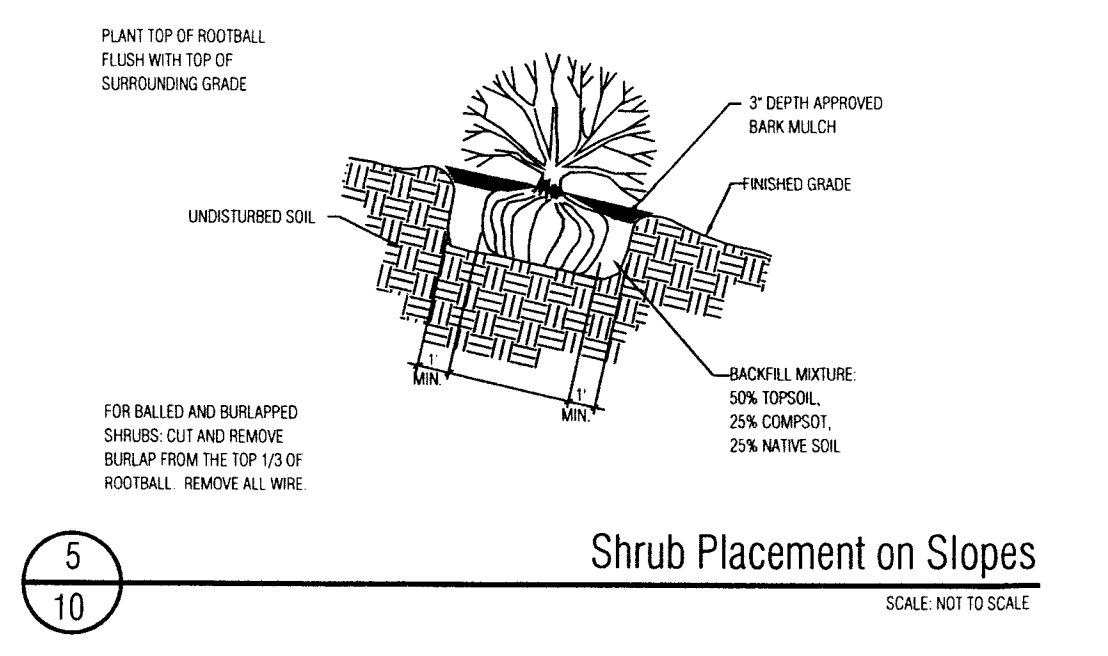


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GROUND COVER LEGEND

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	Note: Low Gro Mix available from Arkansas Valley Seed Solutions (877) 957-3337
25% Dwarf Perennial Ryegrass	
20% ST300 Blue Fescue	
15% Ruebens Canada Bluegrass	
10% Chewings Fescue	Wildflower Mix available from: Applewood Seed Co. (303) 431-7333
15% Blue Grama	
Wildflowers: 615 Western Mix	

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

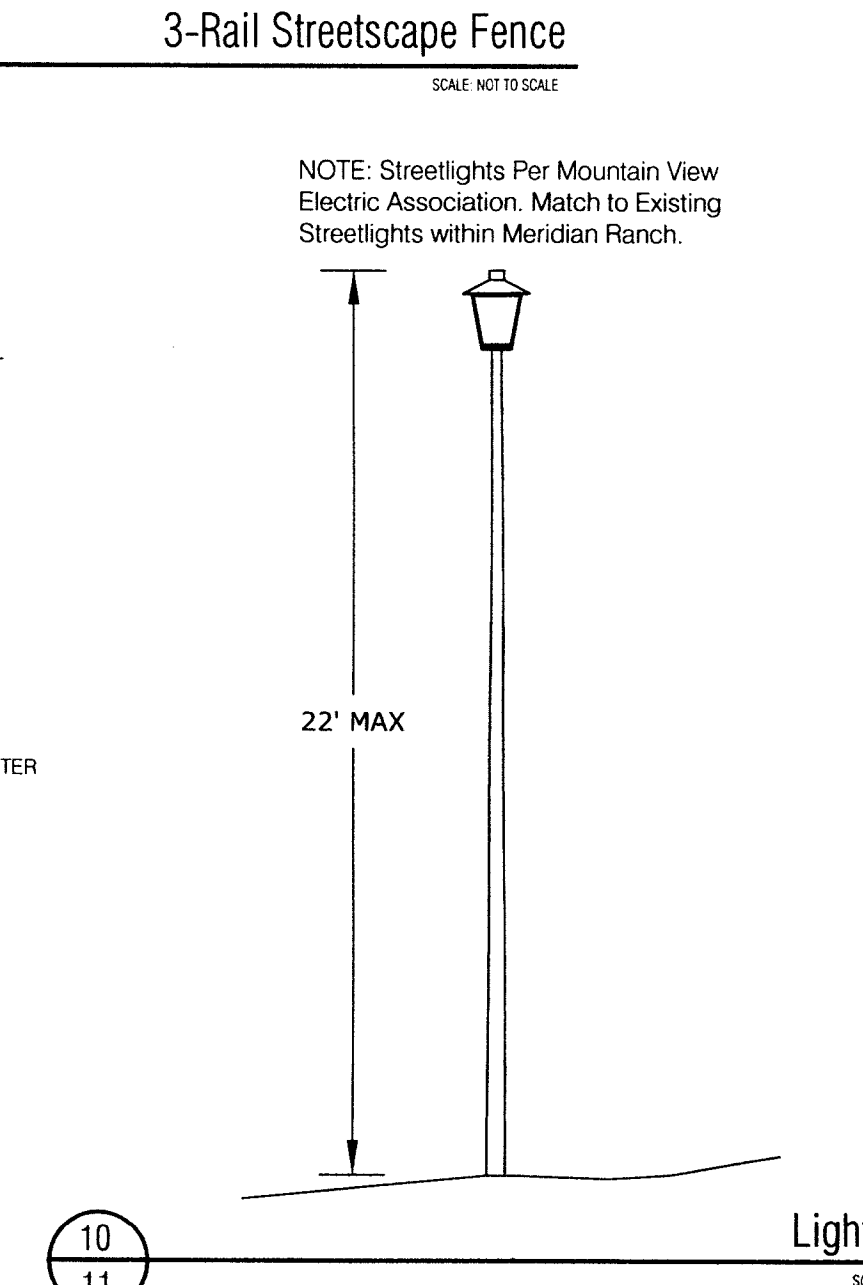
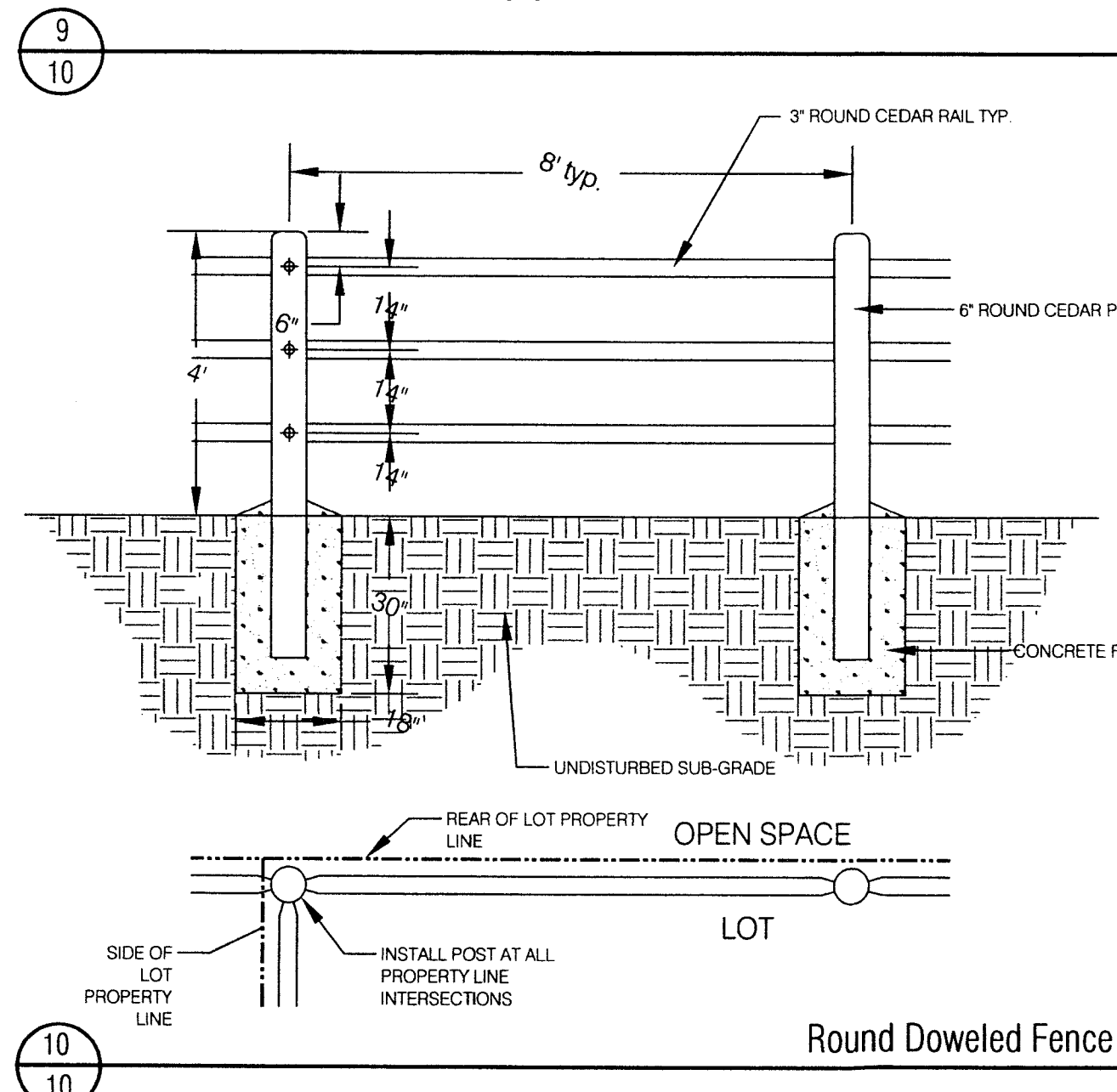
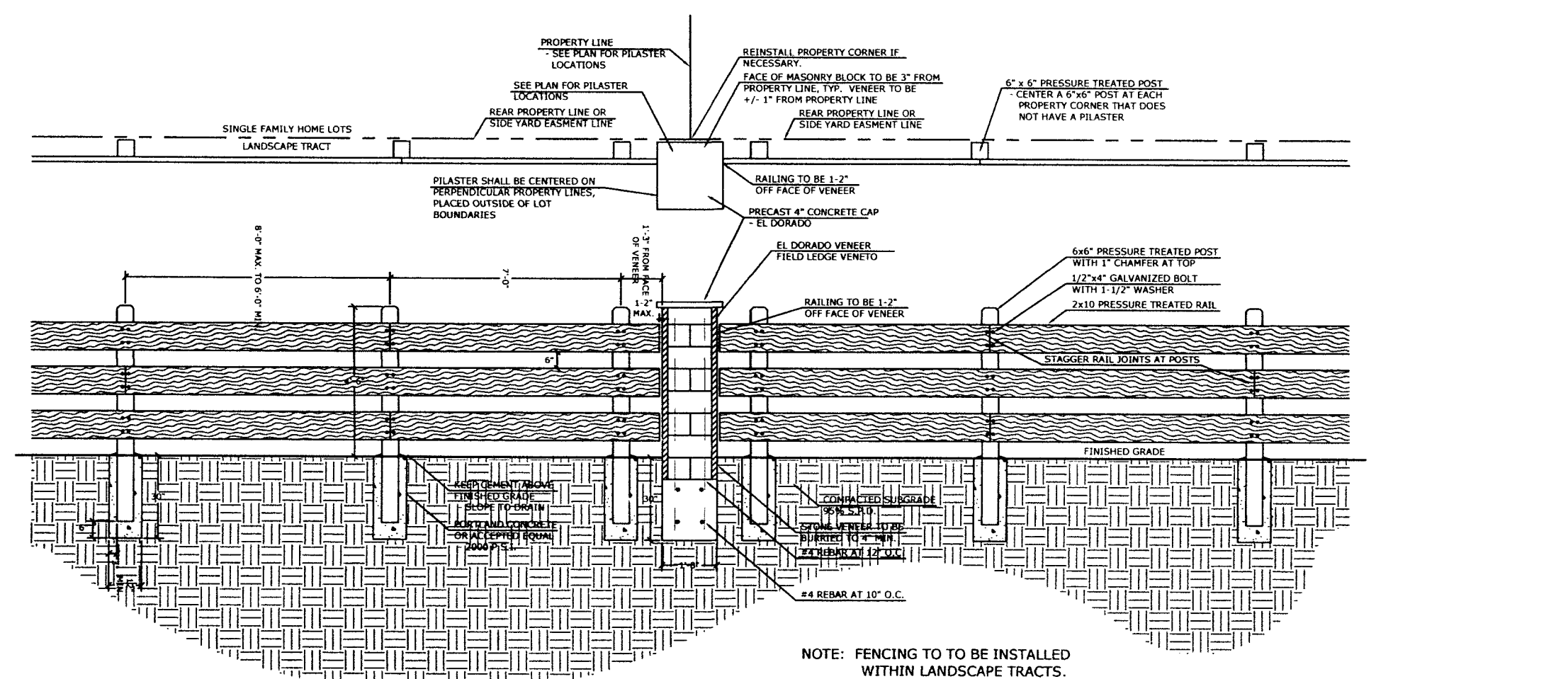
APPLICATION METHOD: Broadcast seed by hand or with a drop spreader. Manually rake seed into prepared soil. After seeding apply green hydromulch and tackifier.

Seed Mix A

15% Western Wheatgrass	15% Little Bluestem
15% Big Bluestem	15% Blue Grama
15% Thickspike Wheatgrass	15% Annual Ryegrass
10% Sidekick Grama	

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

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



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
+	Axf	7	Acer x freemanii 'Jeffsred' / Autumn Blaze Maple	20'	30"	3" Cal.
+	Gtr	11	Gleditsia triacanthos / Honey Locust	60'	40"	3" Cal.
+	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
+	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

LANDSCAPE NOTES

- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE, OR IMPORT AS REQUIRED AND TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL).
- MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALE, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, PUNCH LIST SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
 - A. PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION 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.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 15" DIA. FOR 5 GALLON SHRUBS AND 36" DIA. FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS SOD AREAS IN WHICH TREES SHALL RECEIVE 60" DIA. MULCH RING. AVAILABLE FROM C&C SAND CEDAR MULCH (719)471-7222.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
- CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
- FENCING DETAILS ARE TYPICAL AND MAY BE SUBJECT TO MINOR VARIATIONS IN MATERIALS. ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR, AFTER REVIEW OF ALTERNATE PLANS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VARIATION.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO VOIDS BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE. SOD TO BE FERTILIZED ACCORDING TO GROWERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.

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

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





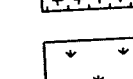

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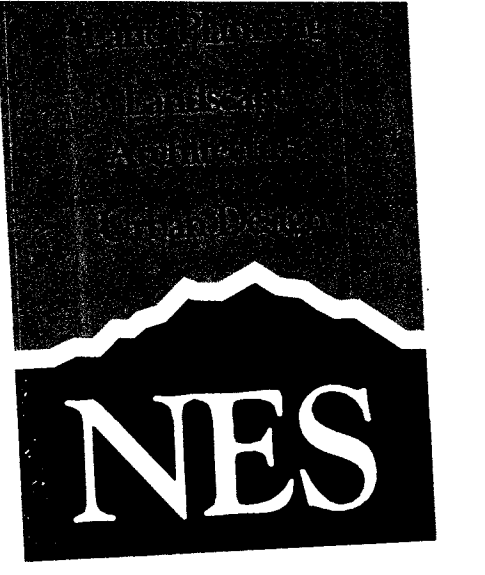
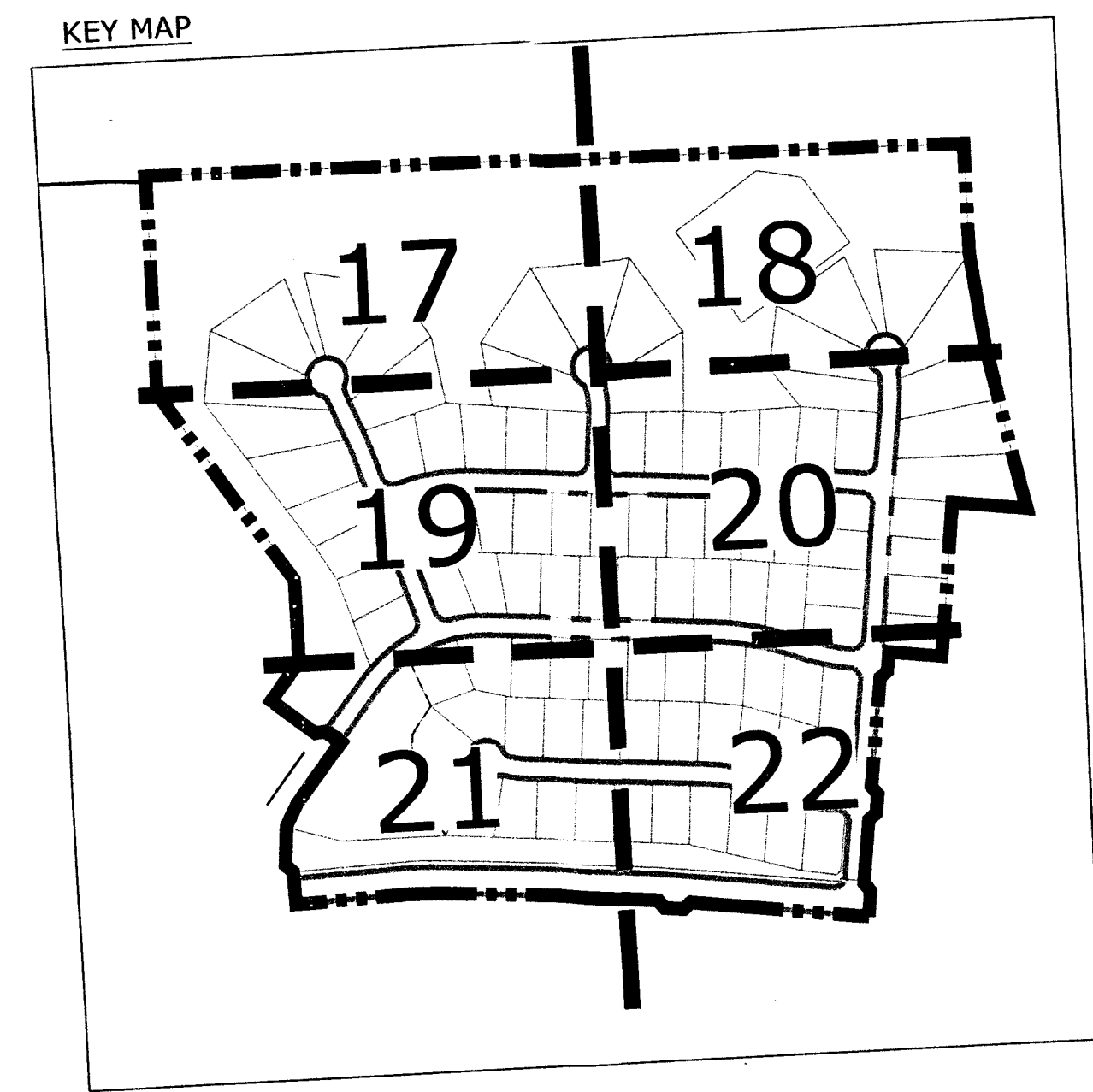
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11.11.2020	B.I.	COUNTY COMMENT

LANDSCAPE NOTES & DETAILS

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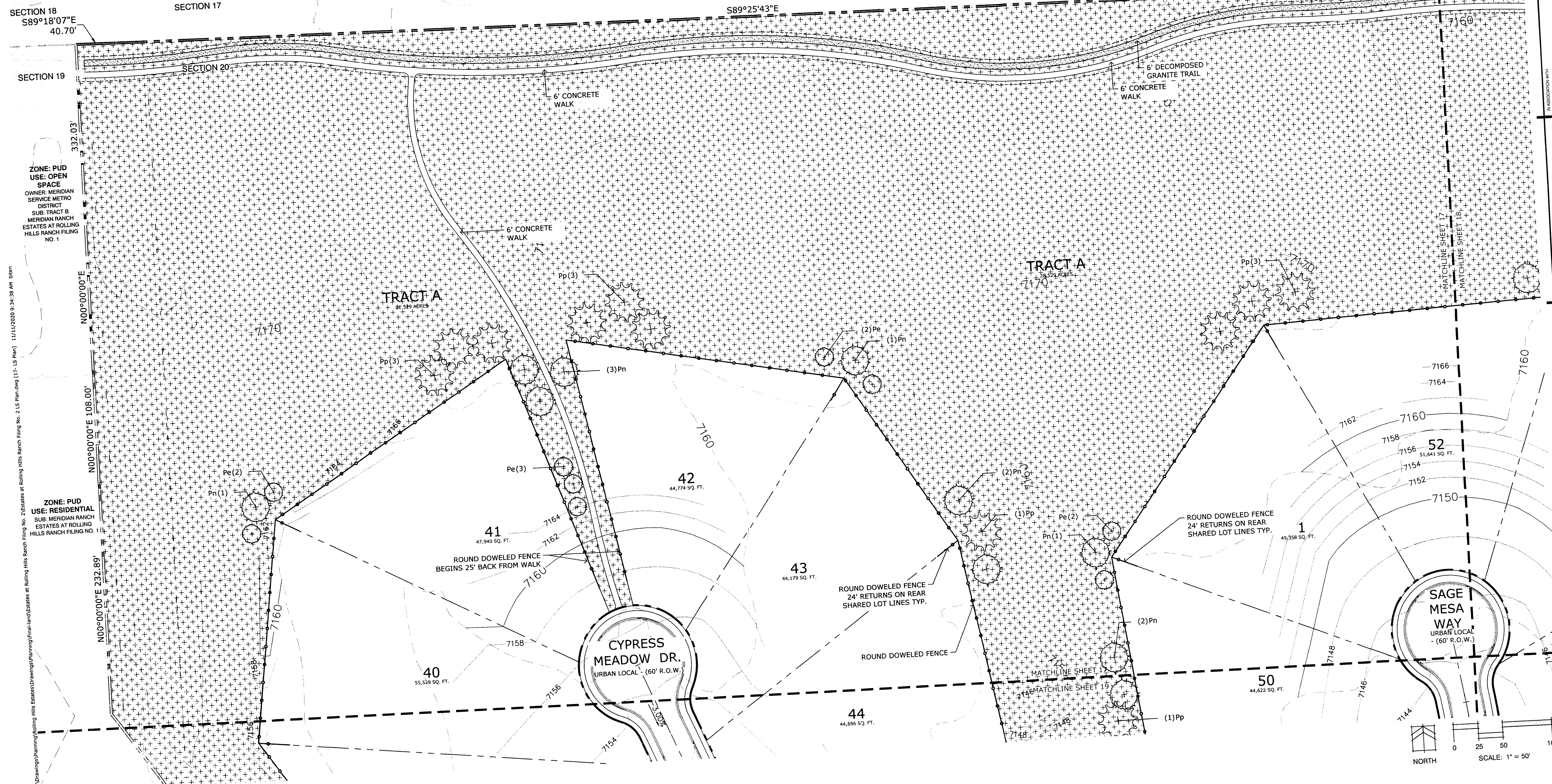
GROUND COVER LEGEND

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



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ZONE: RR-2.5
USE: VACANT
OWNER: FALCON LATIGO LLC
SUB: TR IN SW4 OF SEC 18 & S2 OF SEC 17-19-54 LY SLY OF THE TRAILS FL
NO 28 & 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. 11

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

DATE: 07.28.202
PROJECT MGR: J. ROMEF
PREPARED BY: B. TTI

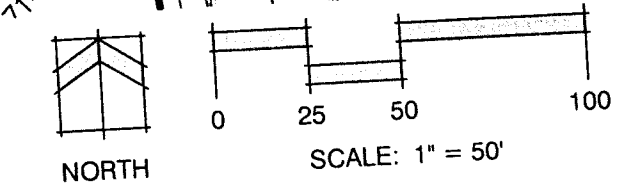
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11.11.2020	B.I.	COUNTY COMMI



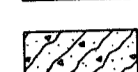
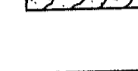


LANDSCAPE PLAN

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OF 25

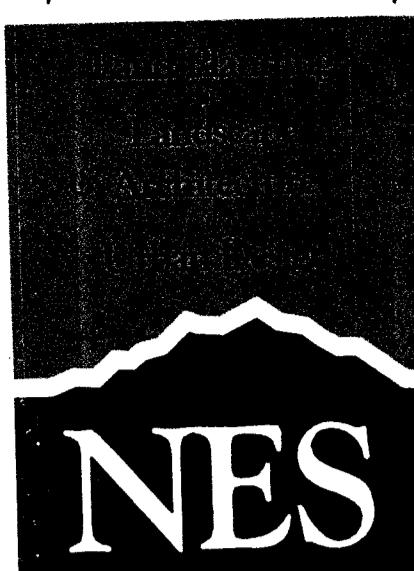
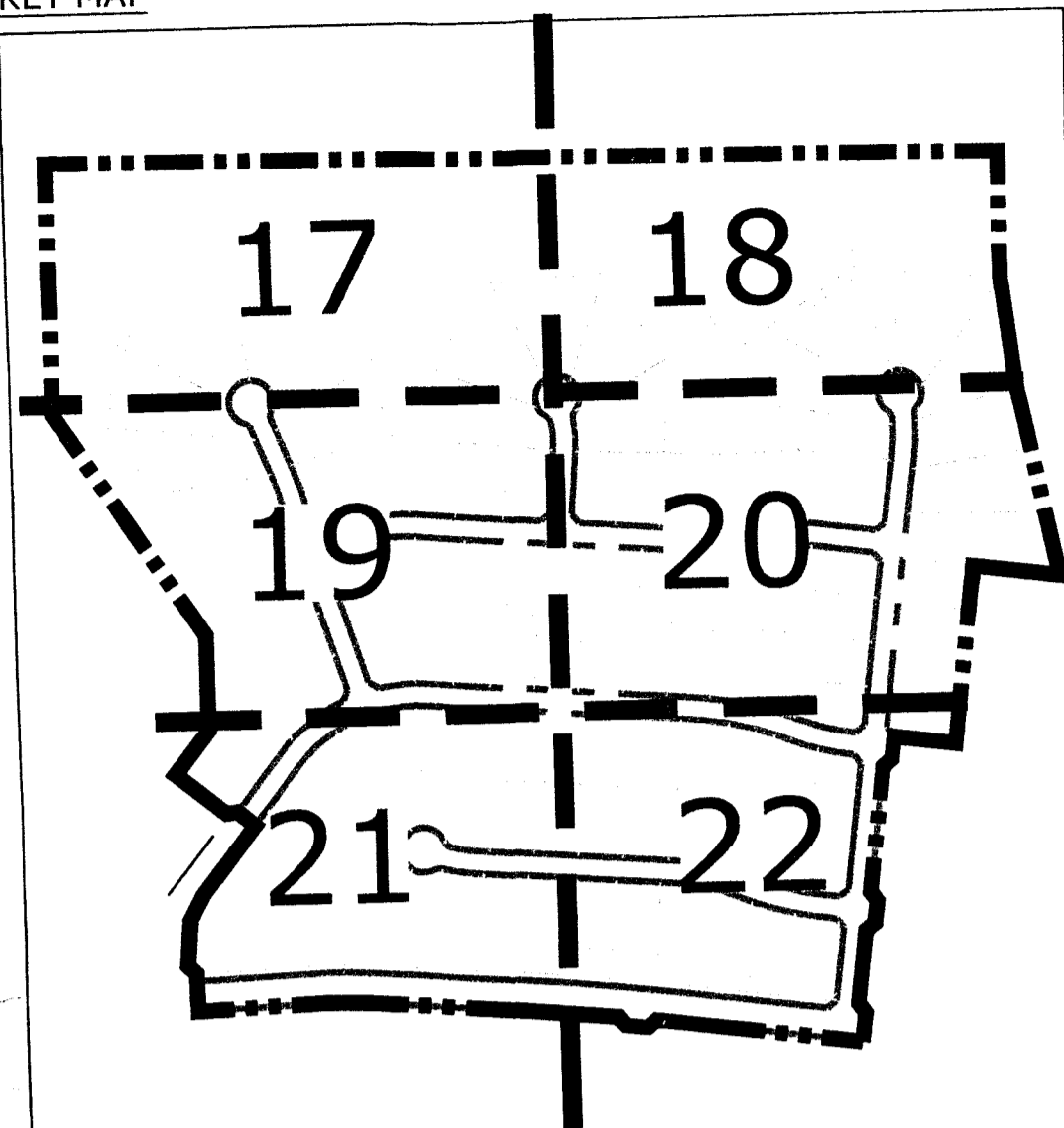
PUD SP 204



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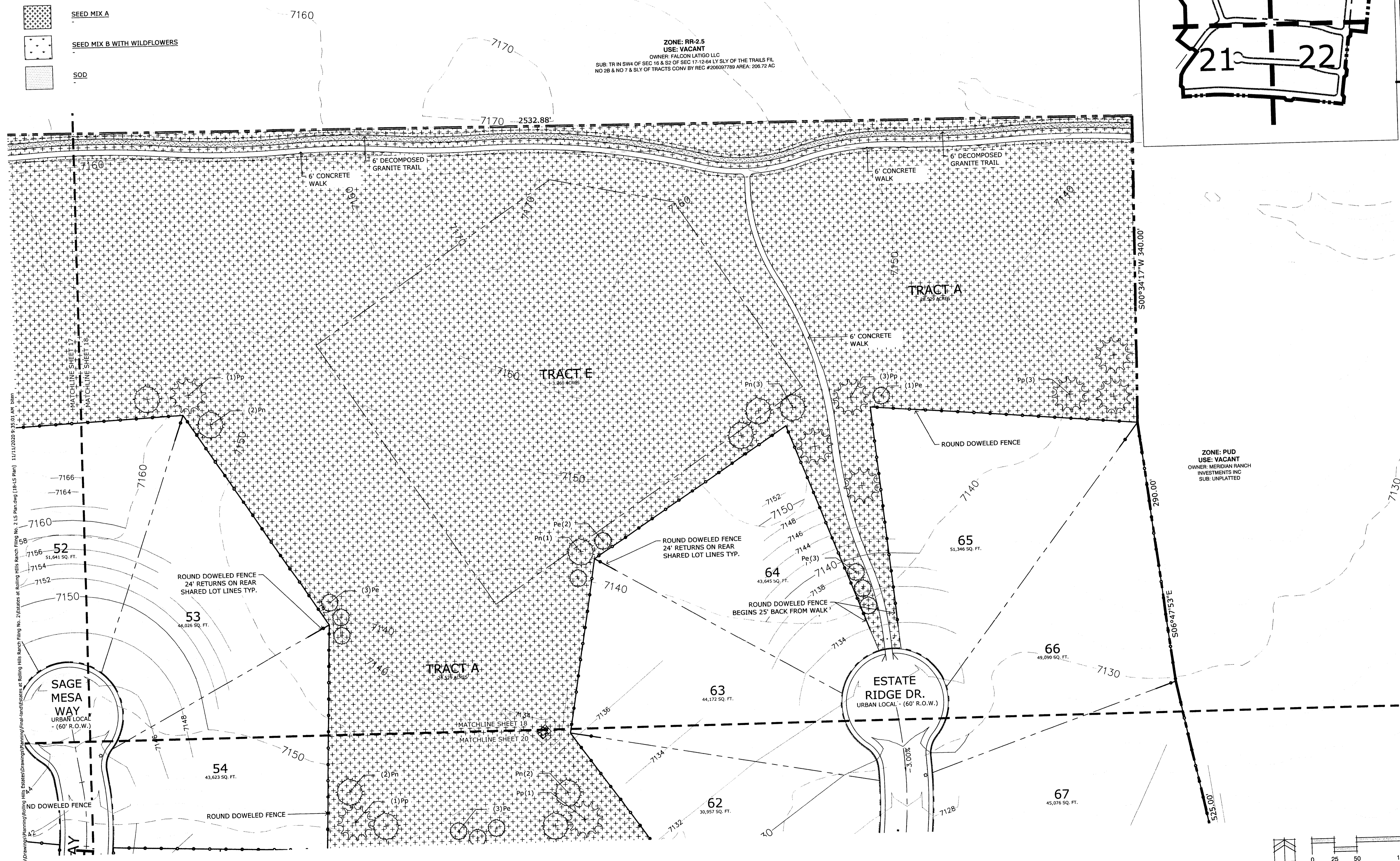
-  CRUSHER FINES
-  ROCK COBBLE
-  ROCK MULCH
3/4" Shrub Bed Rock Mulch
-  SEED MIX A
-  SEED MIX B WITH WILDFLOWERS
-  SOD

KEY MAP



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**ZONE: RR-2.5
USE: VACANT**
OWNER: FALCON LATIGO LLC
SUB. TR IN SW4 OF SEC 18 & S2 OF SEC 17-12-64 LY SLY OF THE TRAILS FIL
NO 2B & NO 7 & SLY OF TRACTS CONV BY REC #206097788 AREA: 208.72 AC



**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

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

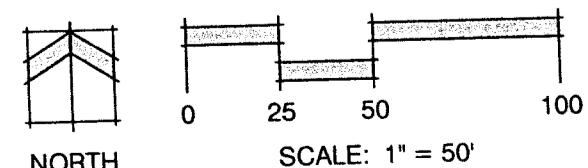
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11.11.2020	B.I.	COUNTY COMMENT

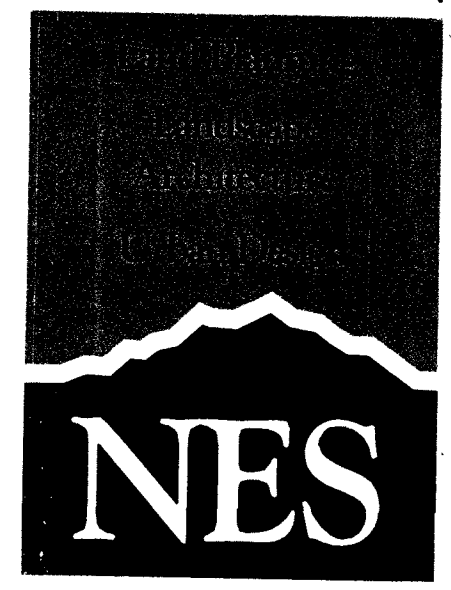
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18
OF 23

PUD SP 204



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

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

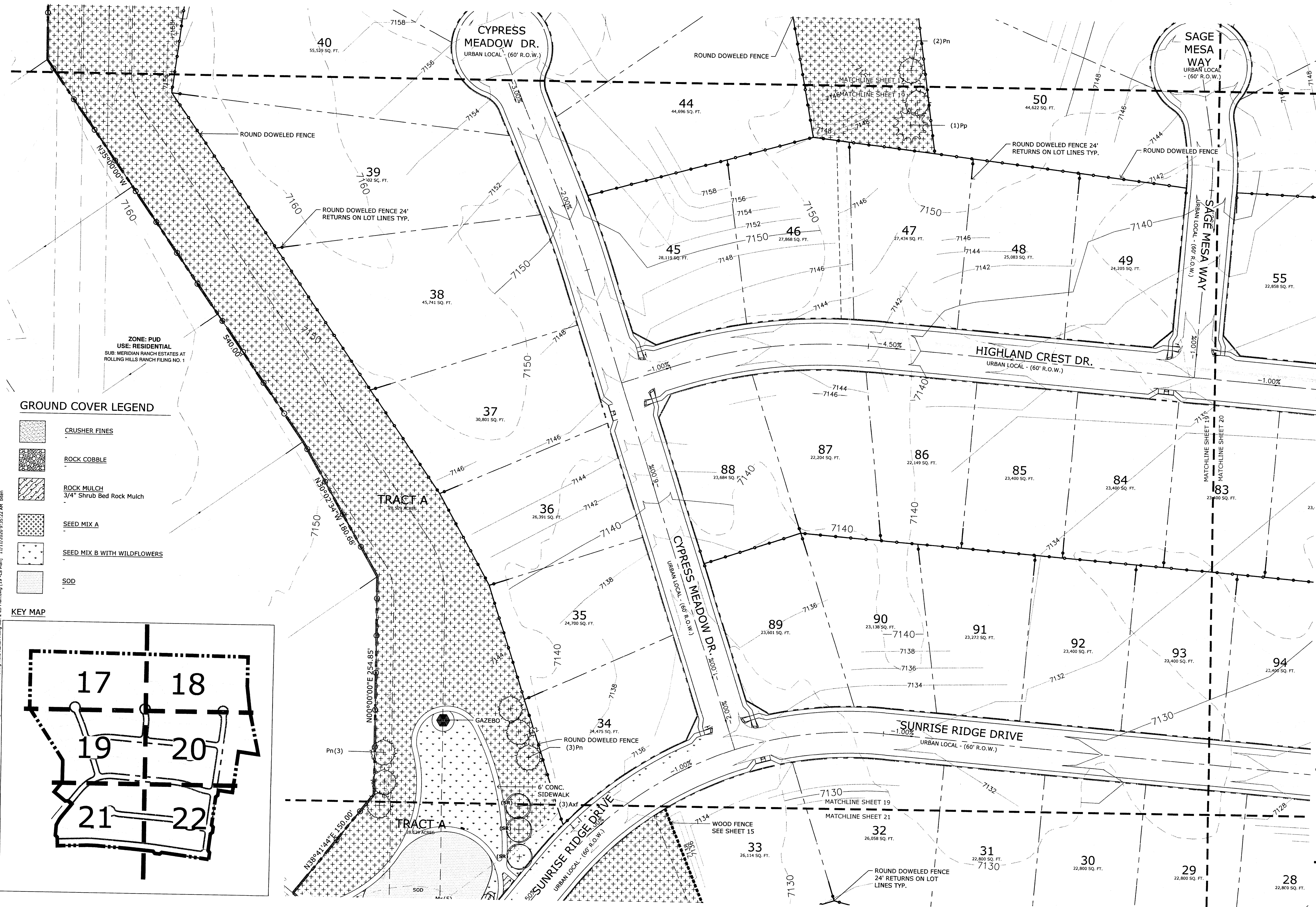
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11.11.2020	B.I.	COUNTY COMMENT

LANDSCAPE PLAN

19
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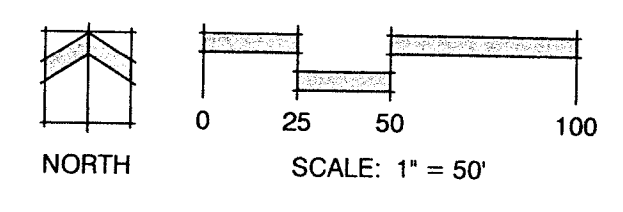
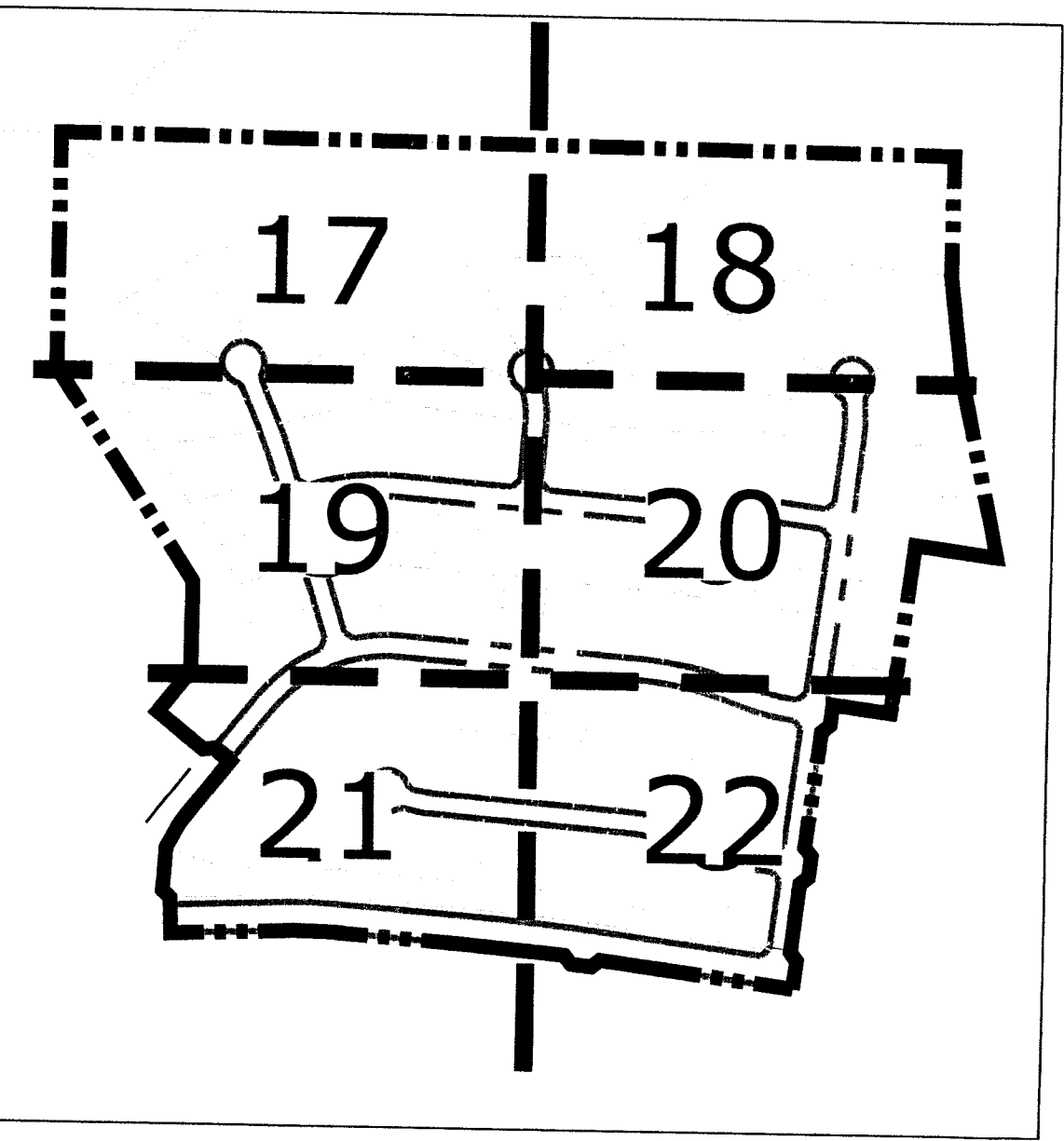
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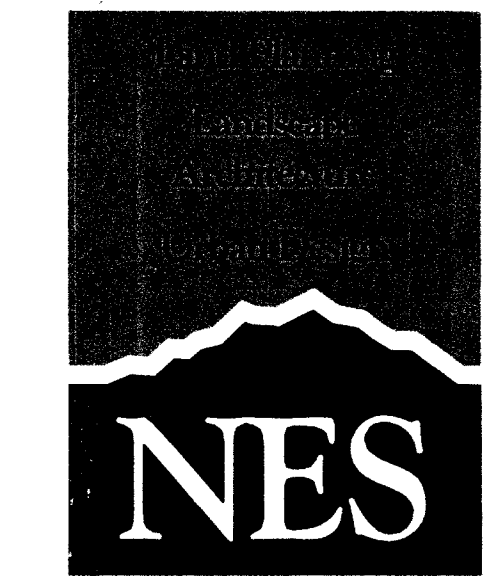
- CRUSHER FINES
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- ROCK MULCH
3/4" Shrub Bed Rock Mulch
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- SEED MIX B WITH WILDFLOWERS
- SOD

KEY MAP



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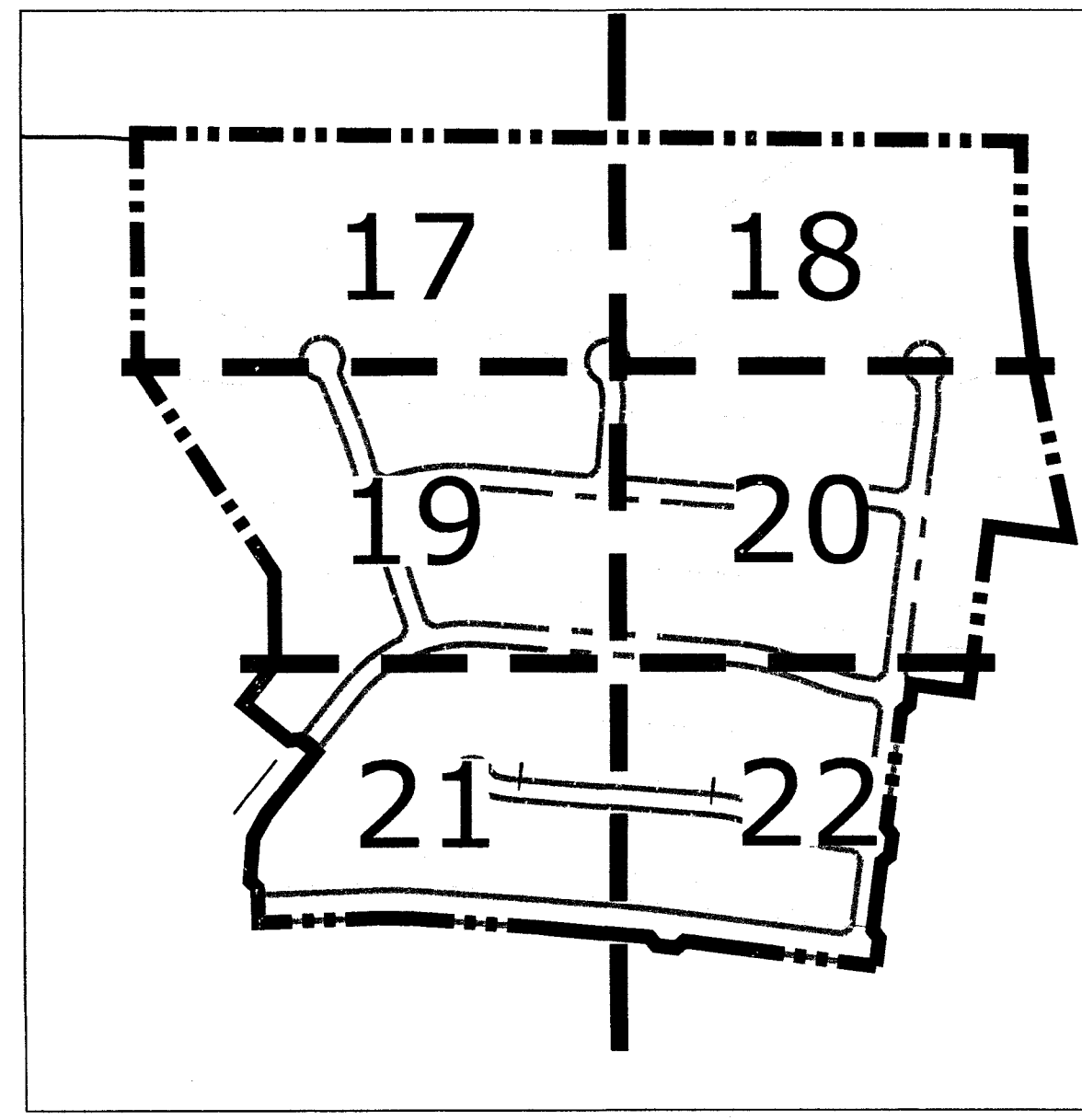
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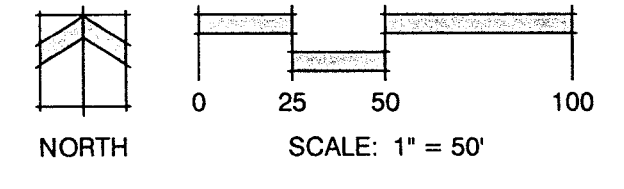
GROUND COVER LEGEND

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KEY MAP



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



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

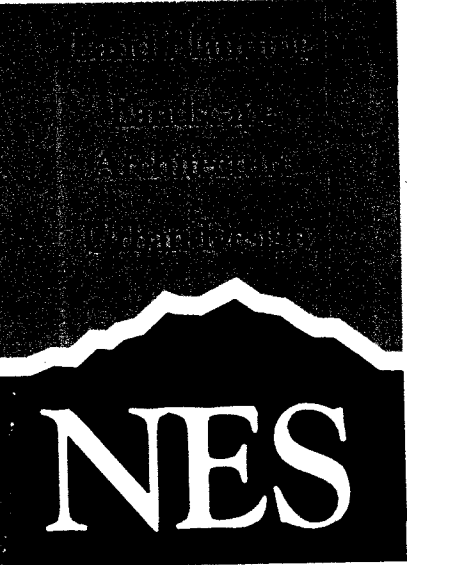
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LANDSCAPE PLAN

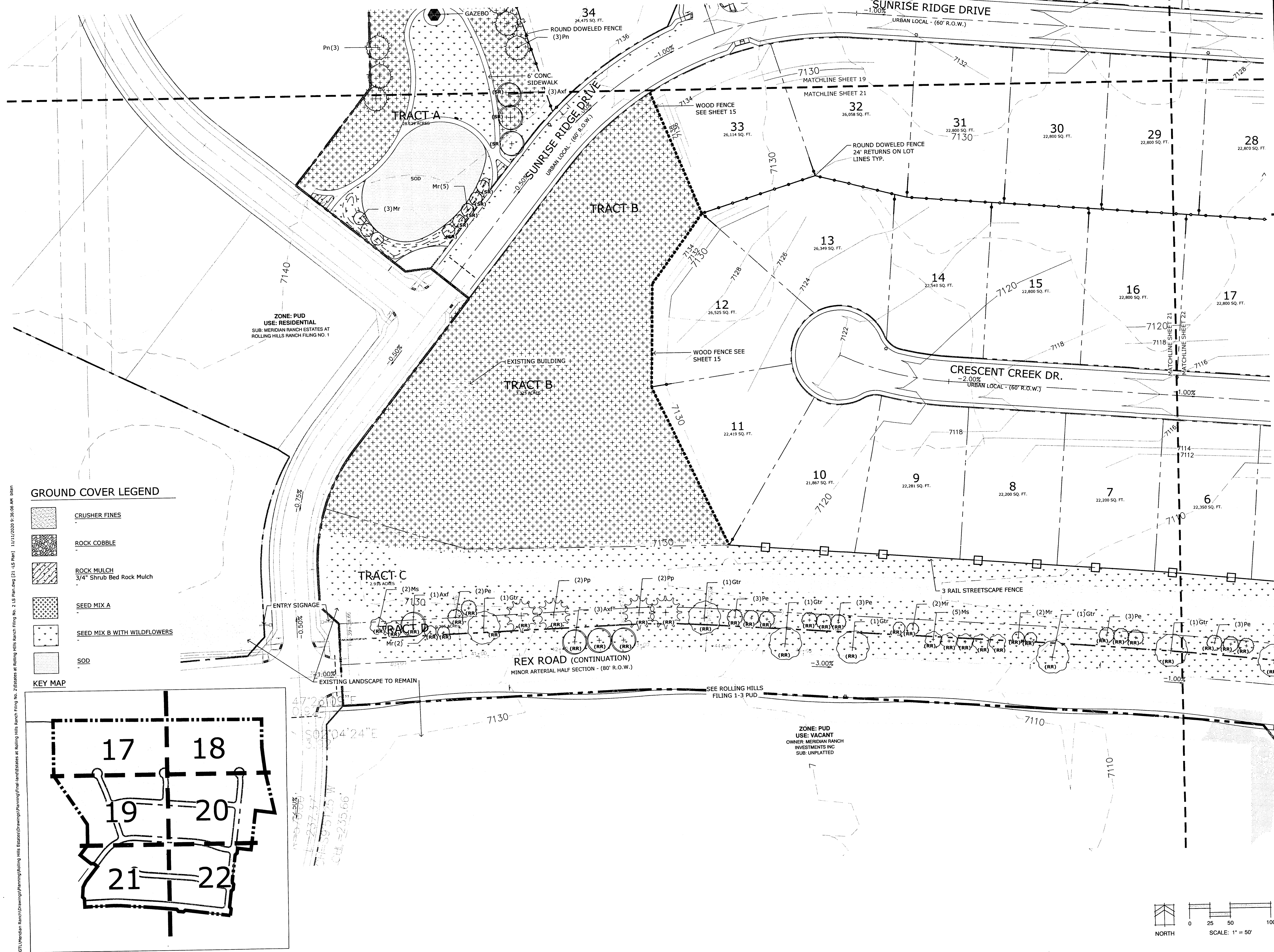
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of 23

PUD SP 204

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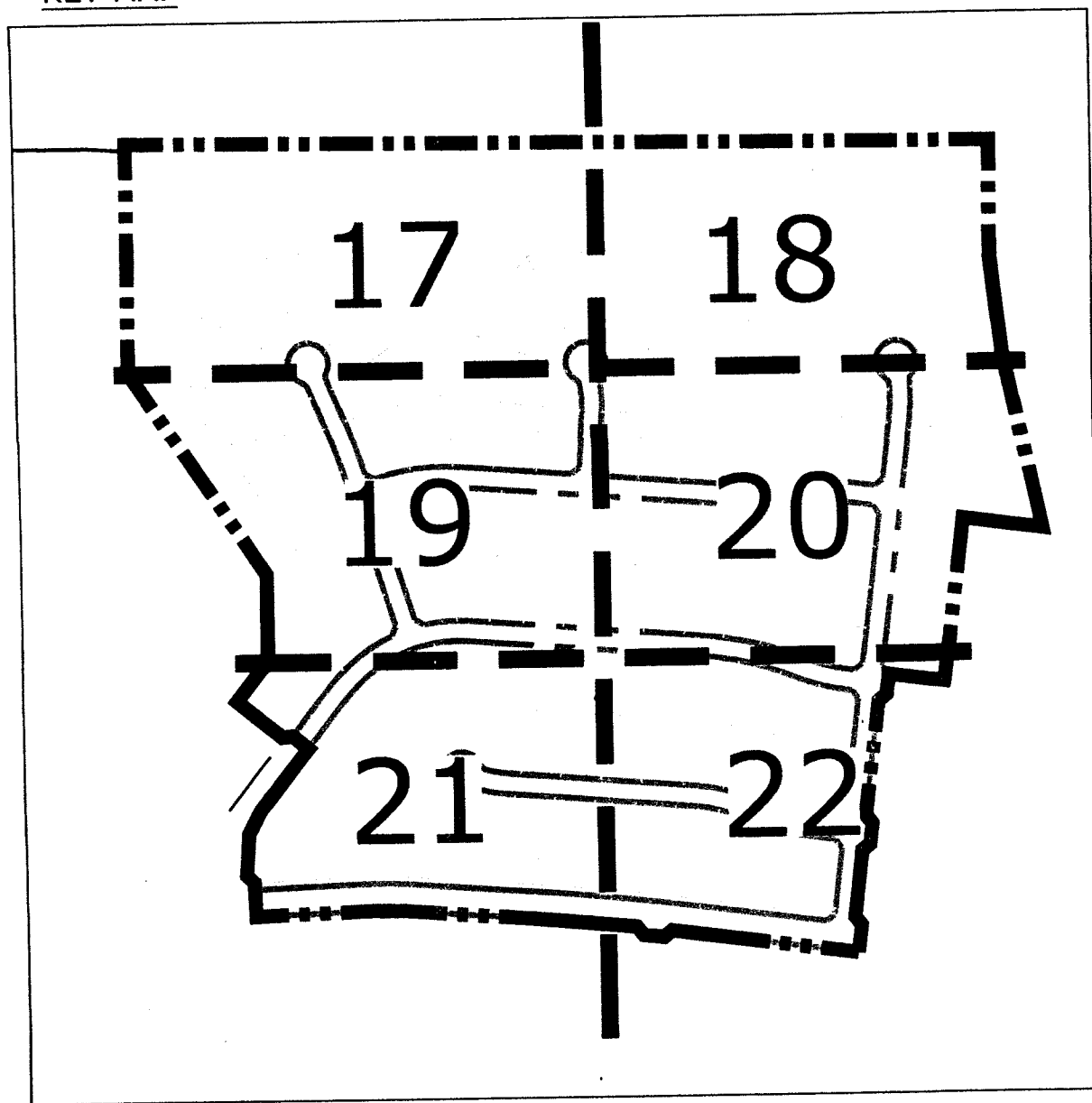


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GROUND COVER LEGEND

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

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

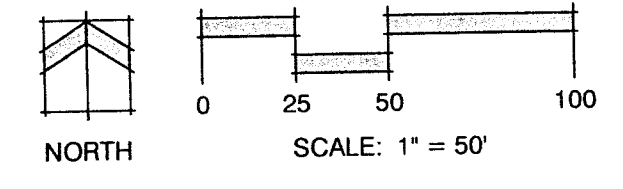
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11.11.2020	B.I.	COUNTY COMMENT

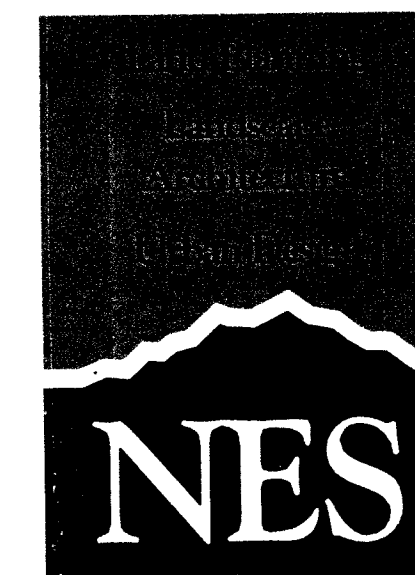
LANDSCAPE PLAN

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OF 23

PUD SP 204



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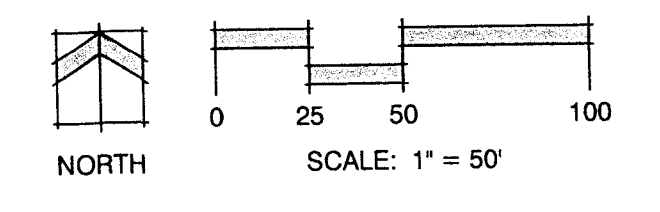
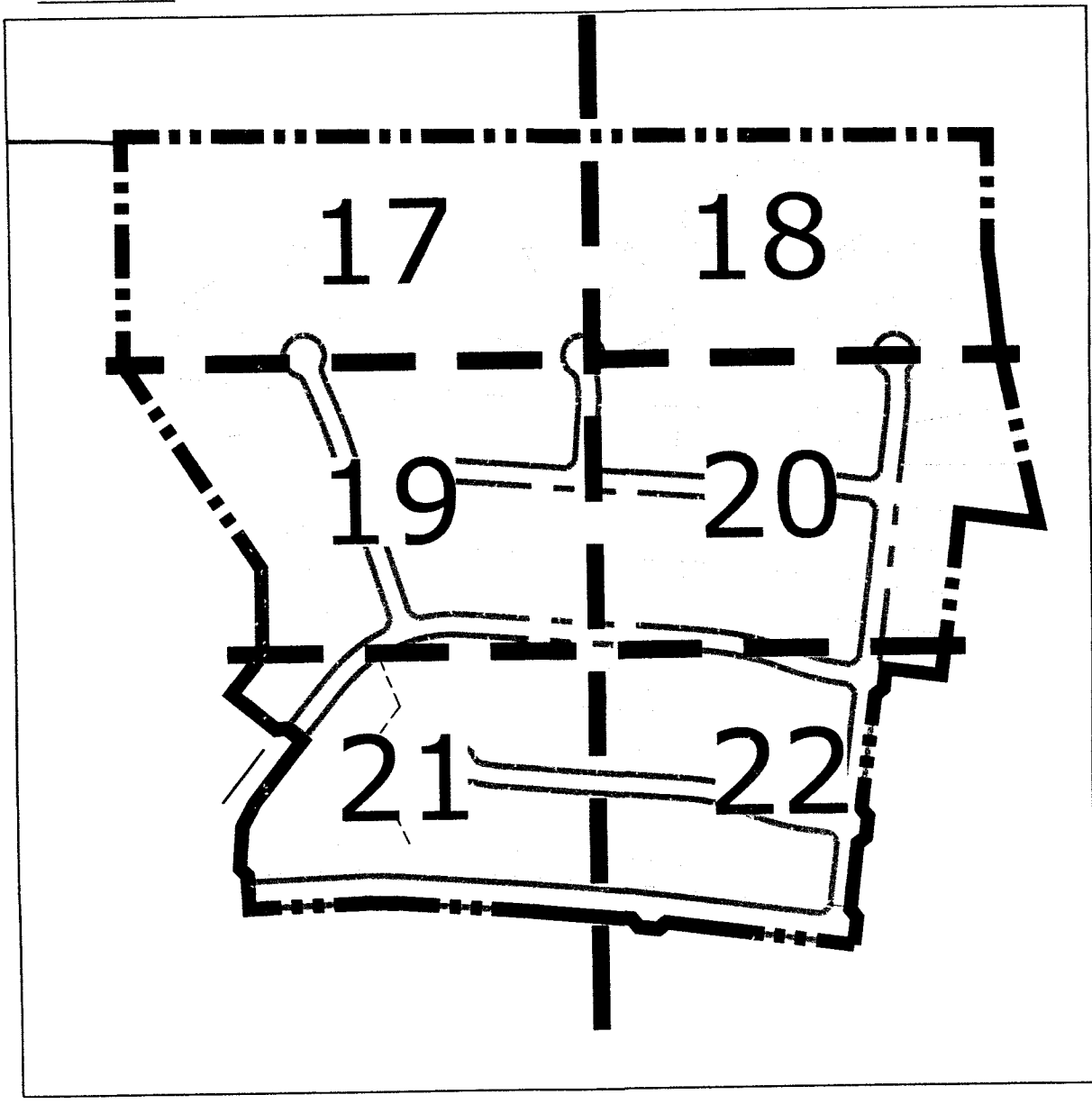
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KEY MAP



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

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

ENTITLEMENT

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

LANDSCAPE PLAN

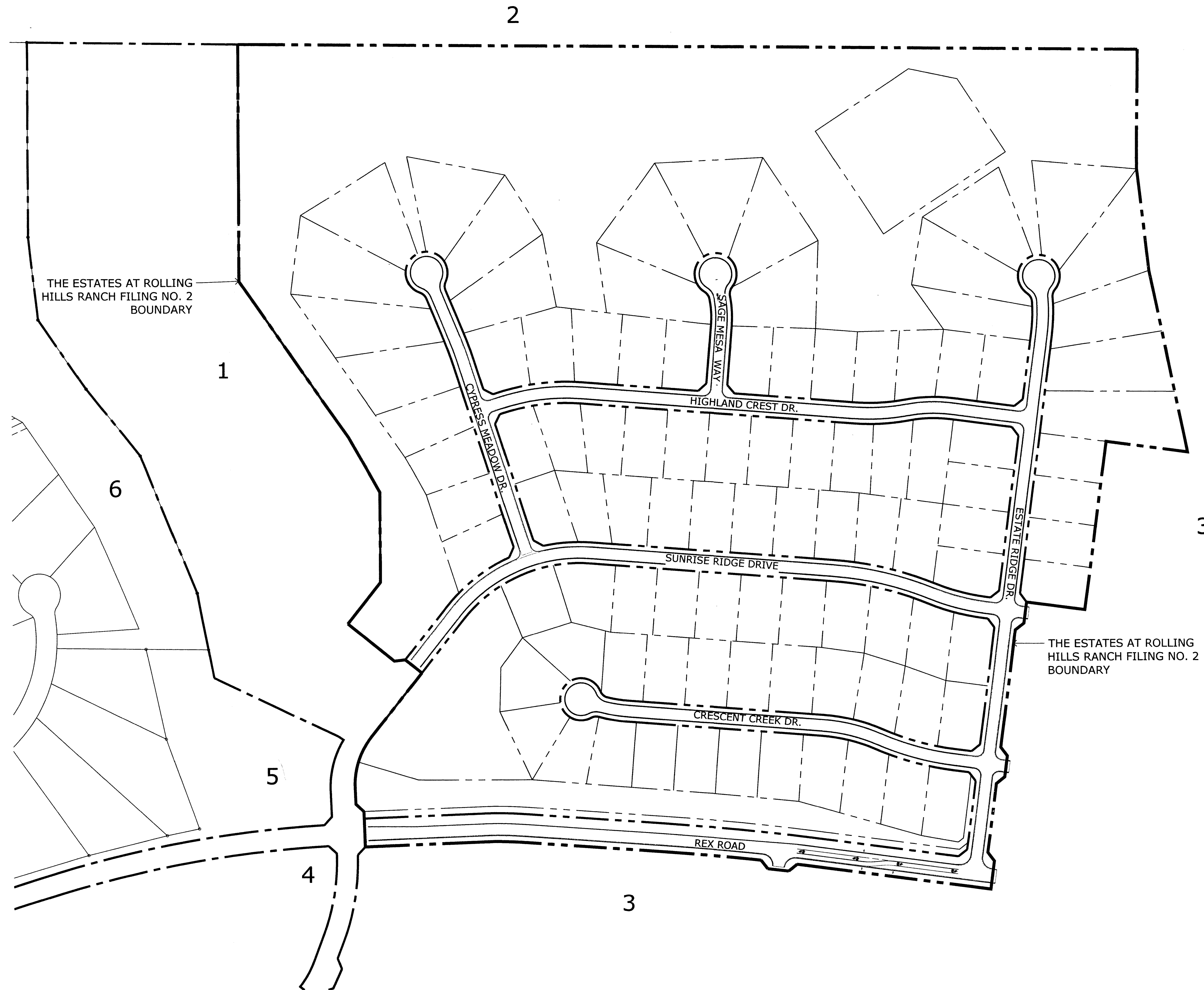
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PUD SP 204

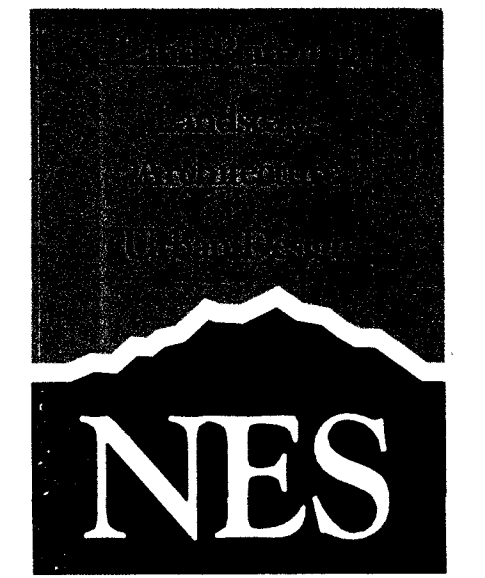
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ADJACENT PROPERTY OWNERS:

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



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PLANNER/LANDSCAPE ARCHITECT
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

ENTITLEMENT

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

ADJACENT OWNERS

23
OF 23
PUD SP 204

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