

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 No. 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 No. 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 of 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 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 identified in the use table below. (Reference: Note G)

PRINCIPAL USES	
Child Facility, Small	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, 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.

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

C. Development Requirements

- Maximum lot coverage: forty (40) percent
- Maximum building height: thirty (30) feet
- Setback minimums:
 - Front yard: twenty-five (25) feet
 - Side yard: eight (8) feet
 - Corner lot: the side yard setback for the side street side shall be fifteen (15) feet
 - Rear yard: twenty-five (25) feet
- 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.
- 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**
- The Preliminary Plan / PUD Development Plan and the Final Plat establish the lot sizes for each lot.
 - 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

- 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 for landscaping as indicated in note #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 subdivision.
- Contour interval shown on plan 2'.
- Public utility/drainage easements shall be provided on all lots as follows:
 - Front: ten (10) feet
 - Side: five (5) feet
 - Rear: seven and one-half (7.5) feet
 - Streets: Ten (10) feet easement along all areas where front easement is not appropriate.
- Subdivision Perimeter: Twenty (20) feet
- Tract Perimeter: Twenty (20) feet
- All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map (FIRM No. 0804L0055G dated 12/7/18), the subject property is located outside the boundary of the 100 year floodplain.
- 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.
- 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.
- Meridian Ranch Estates at Rolling Hills Ranch Filing No. 2 is subject to the approved Meridian Ranch Zoning & Conceptual Plan approved 5-24-2012 and recorded 3-20-2013, reception number 213036329.
- 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.
- Estates at Rolling Hills Ranch Filing No. 2 shall be limited to a total of 98 single family lots.
- 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.
- 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.
- 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.
- 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 repair fee program in accordance with the provisions of the first amendment to intergovernmental agreement concerning Woodmen Road adopted pursuant to resolution no. 13-041.
- 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-XXX) at the El Paso County Planning and Community Development Department.

Fill in file number

Include a note explaining the no build areas

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
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 _____ (date) approving the Board resolution or motion _____ (date) approving the Board 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)
El Paso County)

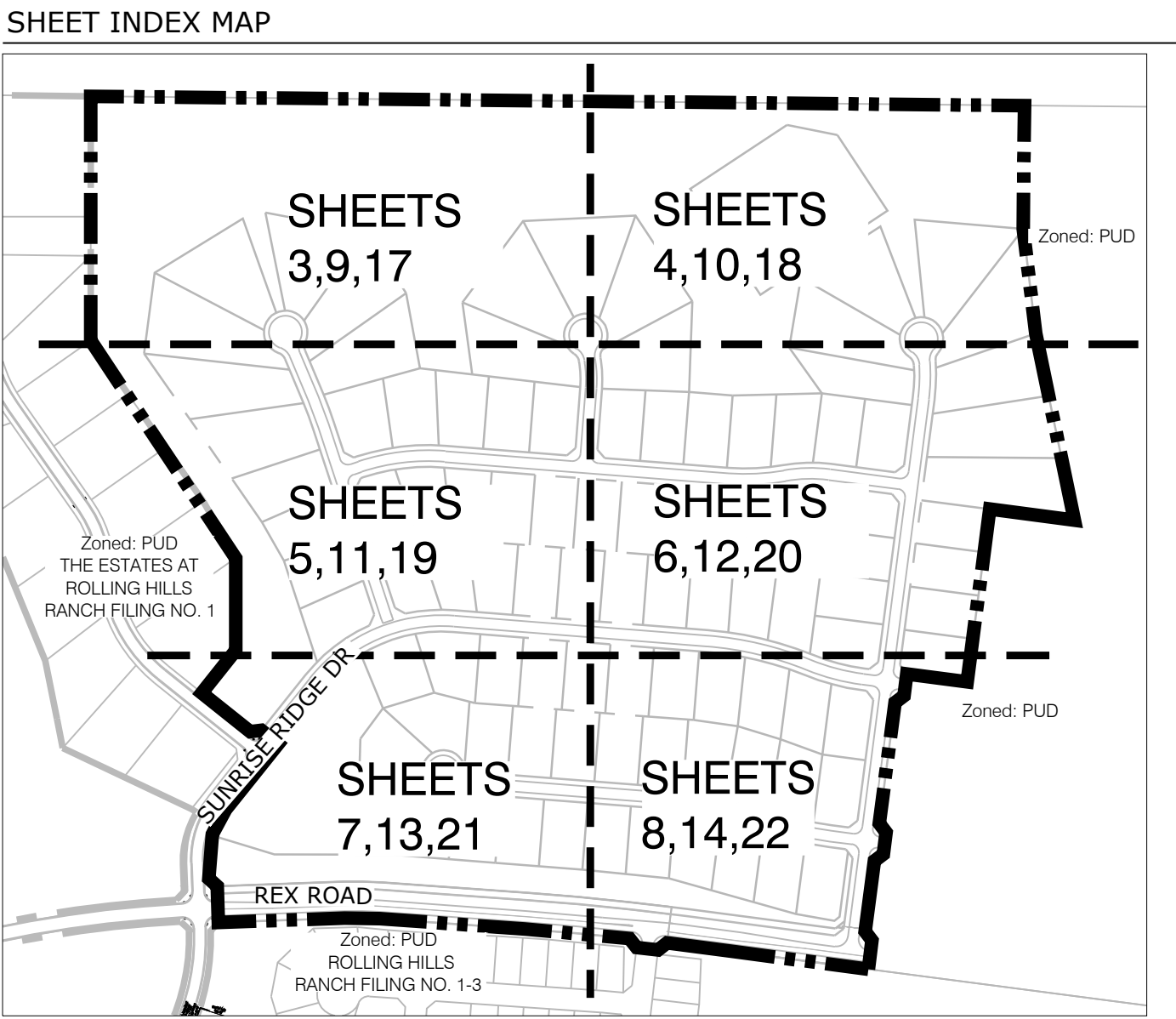
I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____

El Paso County Clerk and Recorder _____

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

LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.3(B)(2) and ECM Section 2.5.2.C.4	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	The deviation would eliminate the requirement for mid-block pedestrian crossings to be spaced no greater than 600 feet apart on Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.
2	ECM Section 2.3.B.A	Roadway terminations - cul-de-sac length	Cul-de-sacs shall have a maximum length of 700 feet for urban conditions.	The request for a deviation is to allow the proposed 1356' foot long cul-de-sac on Crescent Creek Drive northwest of the intersection of Rex Road and Estate Ridge Dr.
3	ECM Section 4.4.E.5	Type 3 Mailbox Placement	Type 3 mailboxes and the pullout for the mailbox shall be located within the right-of-way dedication but outside the roadway clear zone.	The request for a deviation is to allow vehicles to park within the clear zone when accessing the Type 3 Mailbox locations.
4	ECM Section 2.2.4.B.3 & 2.3.	Design Standards by Functional Classification	As shown on the map, a deviation is requested to construct Rex Road east of Sunrise Ridge Dr as an Urban Minor Arterial based on the 2015 MTP Map 14.206C, Roadway Plan classification	To construct Rex Road per the Residential Urban Collector standards.

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



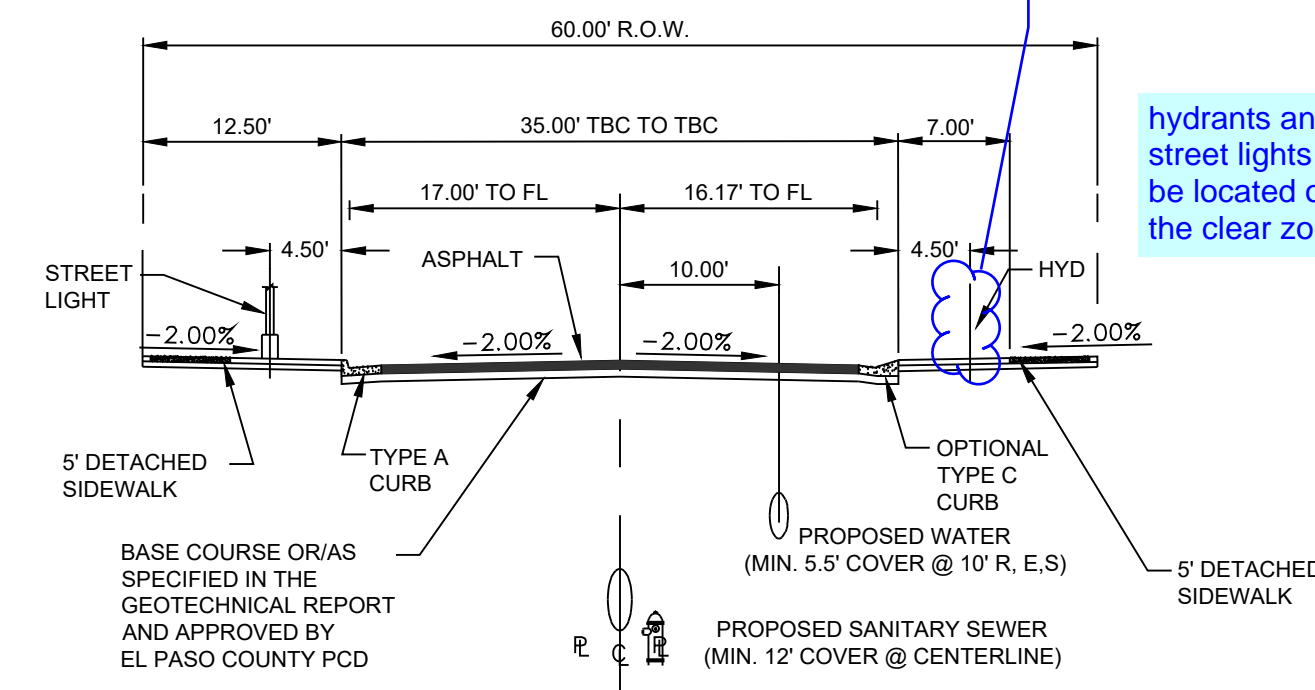
Please submit the corresponding deviation request forms for the listed modifications. These modifications/deviations have been presented to the engineering manager and are being reviewed.

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

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

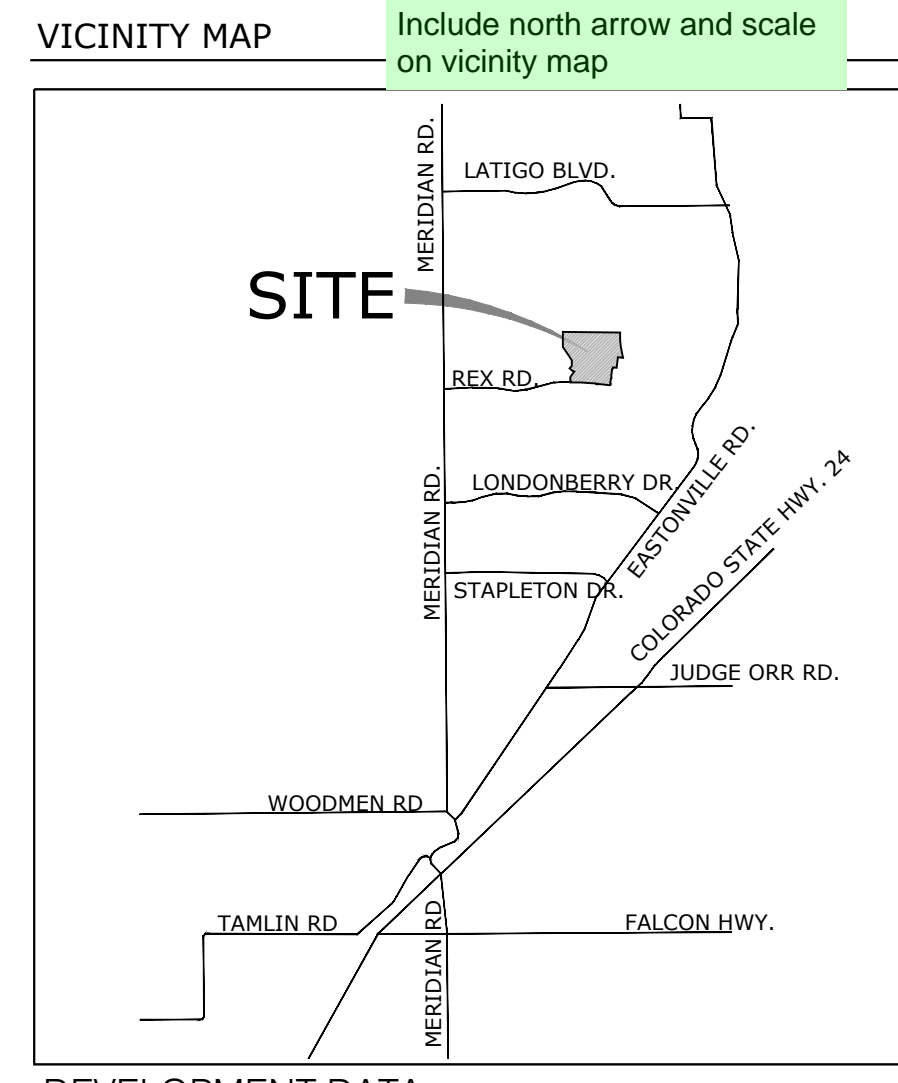
Hydrant is missing.

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



- NON-STANDARD STREET SECTION PER DEVIATION NO. DEV134 APPROVED BY EL PASO COUNTY PCD.
- TYPE C CURB USED ON ALL RESIDENTIAL STREETS UNLESS OTHERWISE NOTED.
- 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.
- ASPHALT DETERMINED BY HVEEM METHOD AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.

60' R.O.W. URBAN LOCAL ROAD (TYPICAL)



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: 420000407
- Total Area: 117,211 AC
- Number of Lots: 98
- Total Lot Area: 64,037 AC (54.6%)
- Average Lot Size: 28,464 SF
- Minimum Lot Size: 21,780 SF
- Minimum Lot Width: 60' at R.O.W.
- Minimum Lot Depth: 150'
- Gross Density: 0.84 DU/AC
- Net Density: 1.53 DU/AC
- R.O.W.: 14,349 AC (12.2%)
- Total Tract Area: 38,825 AC (33.1%)
- Maximum Height: Thirty (30) Feet
- Maximum Lot Coverage: Forty percent (40%)

LAND USE DATA TABLE

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	1.53 DU/AC	98 Lots	64,037	54.6%
ROAD R.O.W.	N/A	N/A	14,349	12.2%
OPEN SPACE TRACTS	N/A	N/A	38,825	33.1%

TRACT TABLE

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

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		98 Single Family Dwelling Units
Elementary School (34/00): 34	School District 49	
Middle School (16/00): 16	School District 49	
High School (20/00): 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
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SHEET 15 of 23: ENTRY SIGNAGE / DETAILS	

Land Planning
Landscape Architecture
Urban Design

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www.nescolorado.com

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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:

COVER SHEET

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:

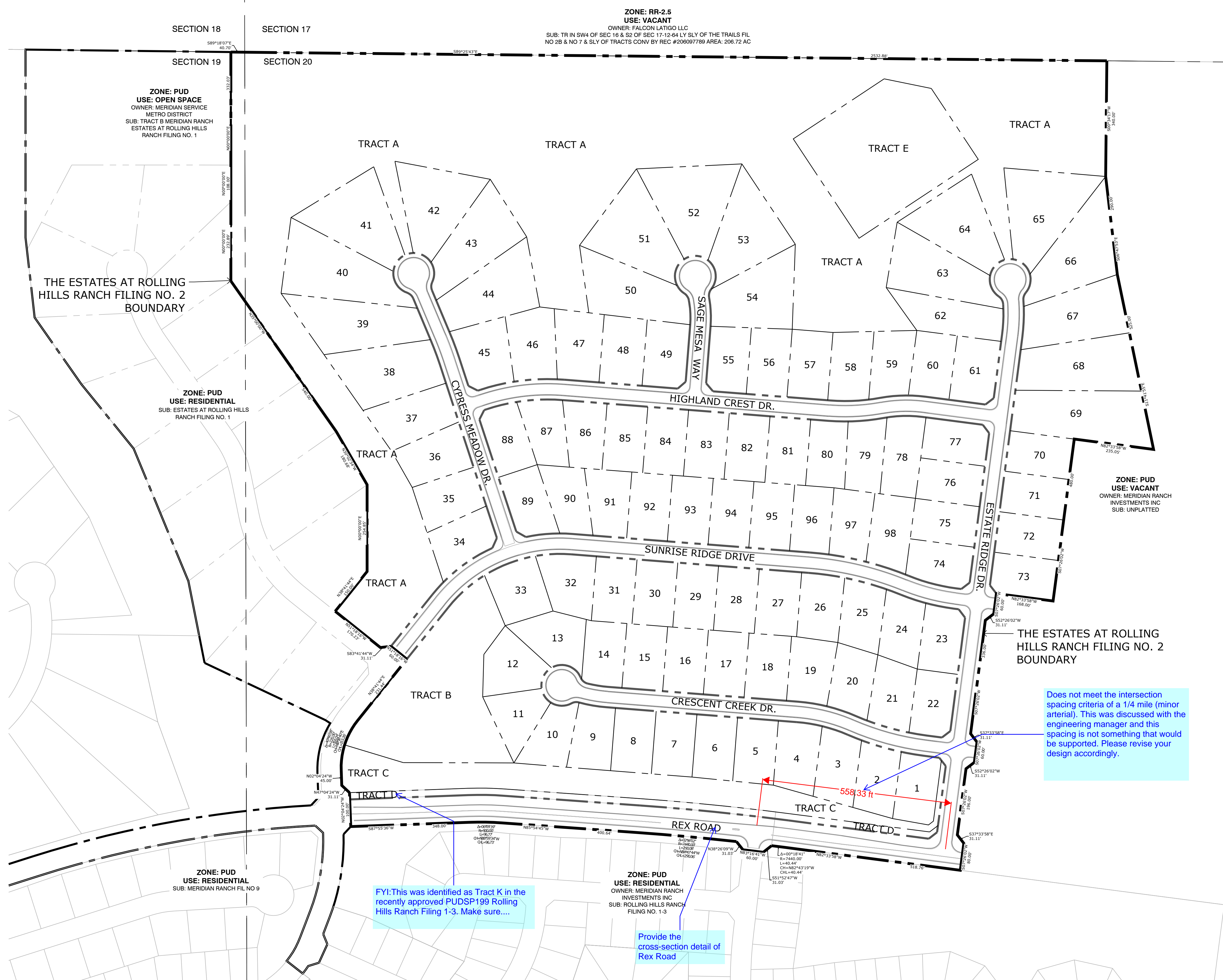
A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 19 AND 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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°23'43"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 N88°23'09"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°45'08", 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°00'34"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 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).



Does not meet the intersection spacing criteria of a 1/4 mile (minor arterial). This was discussed with the engineering manager and this spacing is not something that would be supported. Please revise your design accordingly.

FYI: This was identified as Tract K in the recently approved PUDSP199 Rolling Hills Ranch Filing 1-3. Make sure....

Provide the cross-section detail of Rex Road

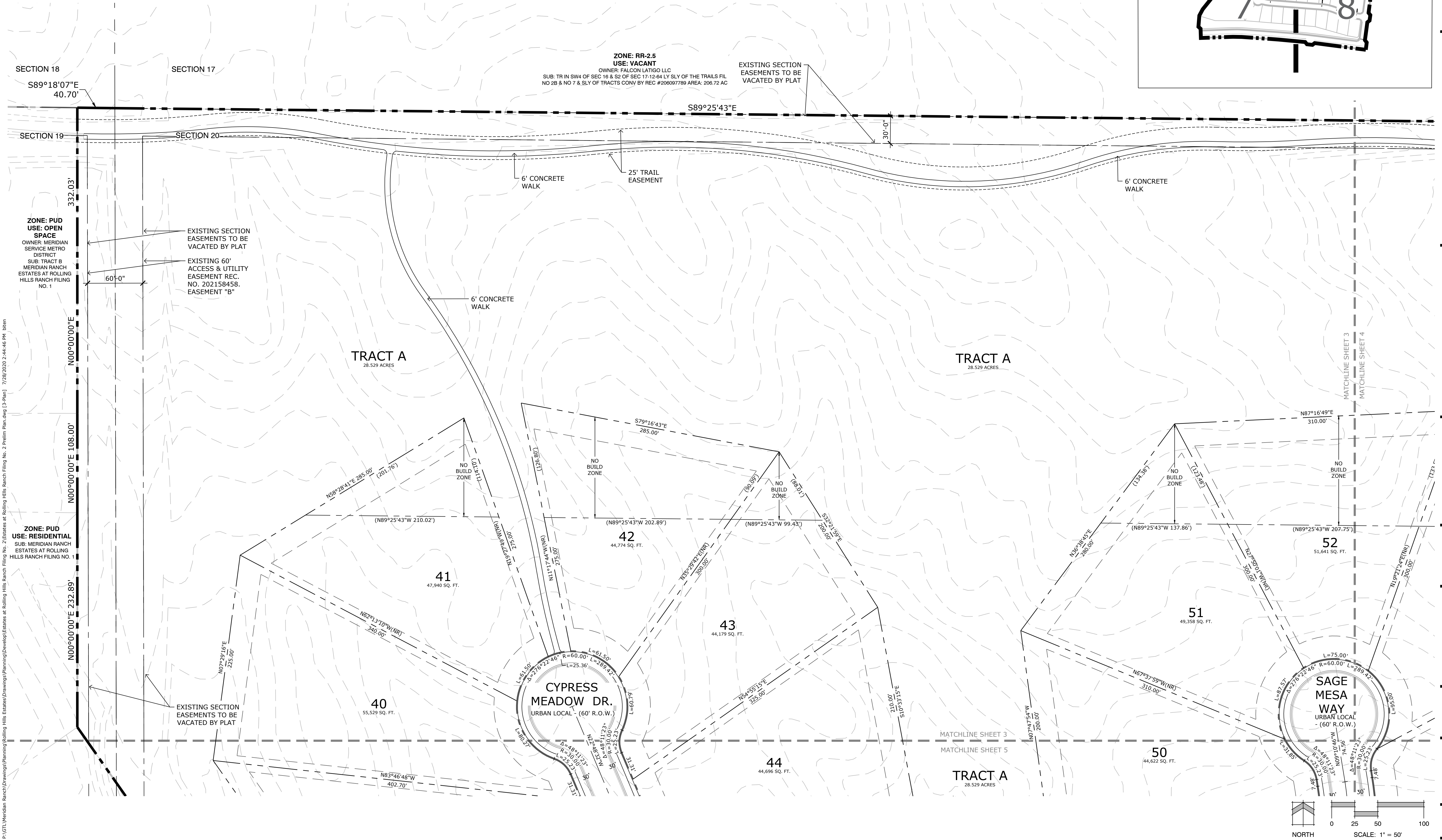
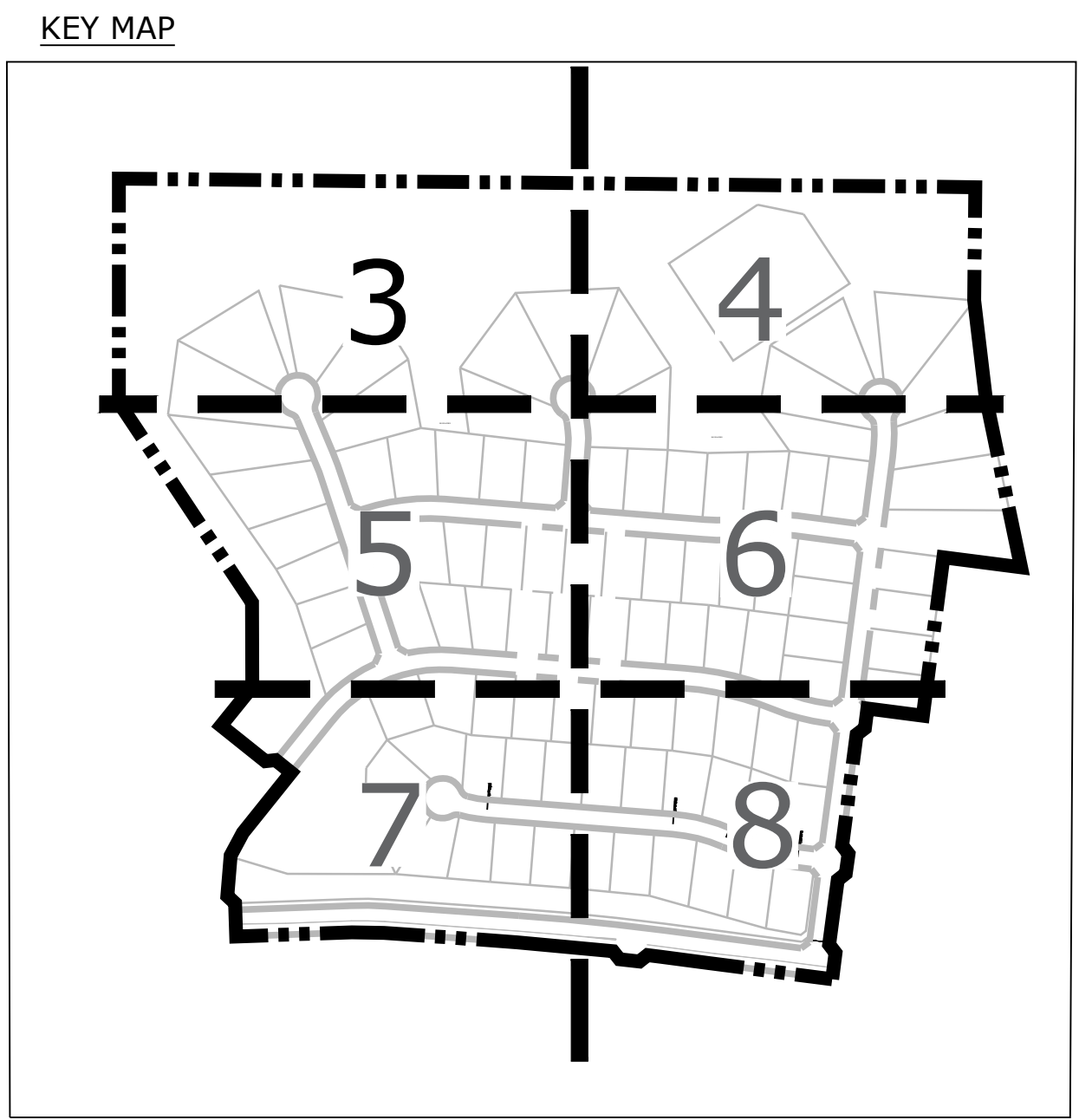
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PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

ENTITLEMENT

DATE	BY	DESCRIPTION

LEGAL PLAN



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

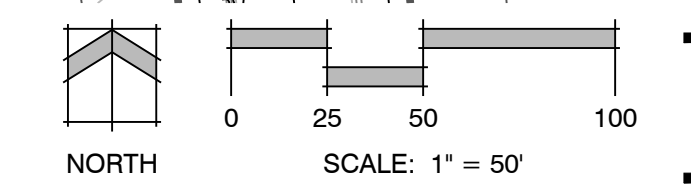
DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION

SITE PLAN

3
OF 23



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THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2

PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

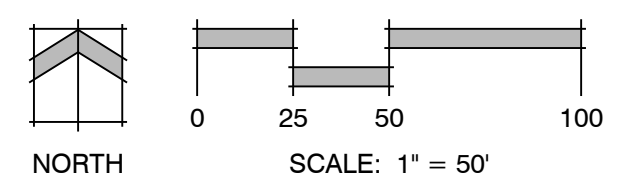
DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE: BY: DESCRIPTION:

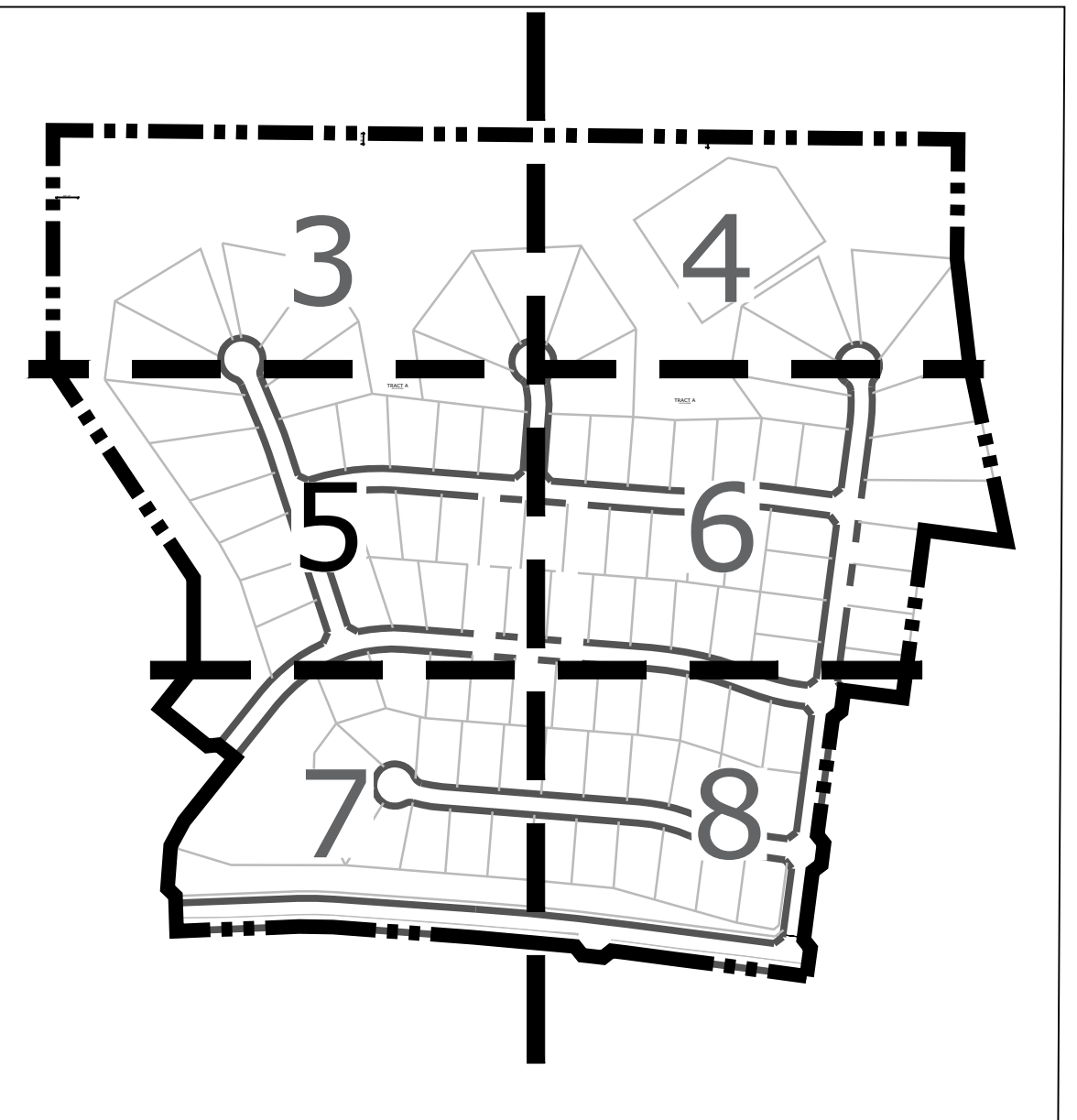
SITE PLAN

5
OF 23



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

KEY MAP



P:\GTL\Meridian Ranch\Drawings\Planning\Development\Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2 Prelim Plan.dwg (5-Plan) 7/28/2020 2:45:32 PM Iten

PLANNER: LANDSCAPE ARCHITECT
ARCHITECTURE WITH
SHEET TITLE
SHEET NUMBER



PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ISSUE INFO

SHEET

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLANTING

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

SITE PLAN

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OF 23



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PLANNER: LANDSCAPE ARCHITECT
REGISTERED ARCHITECT
REGISTERED CIVIL ENGINEER

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

PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

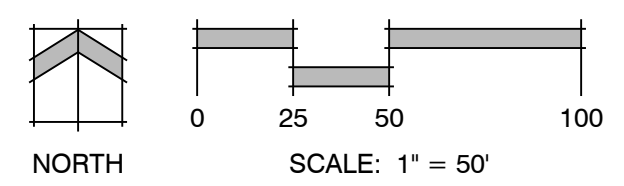
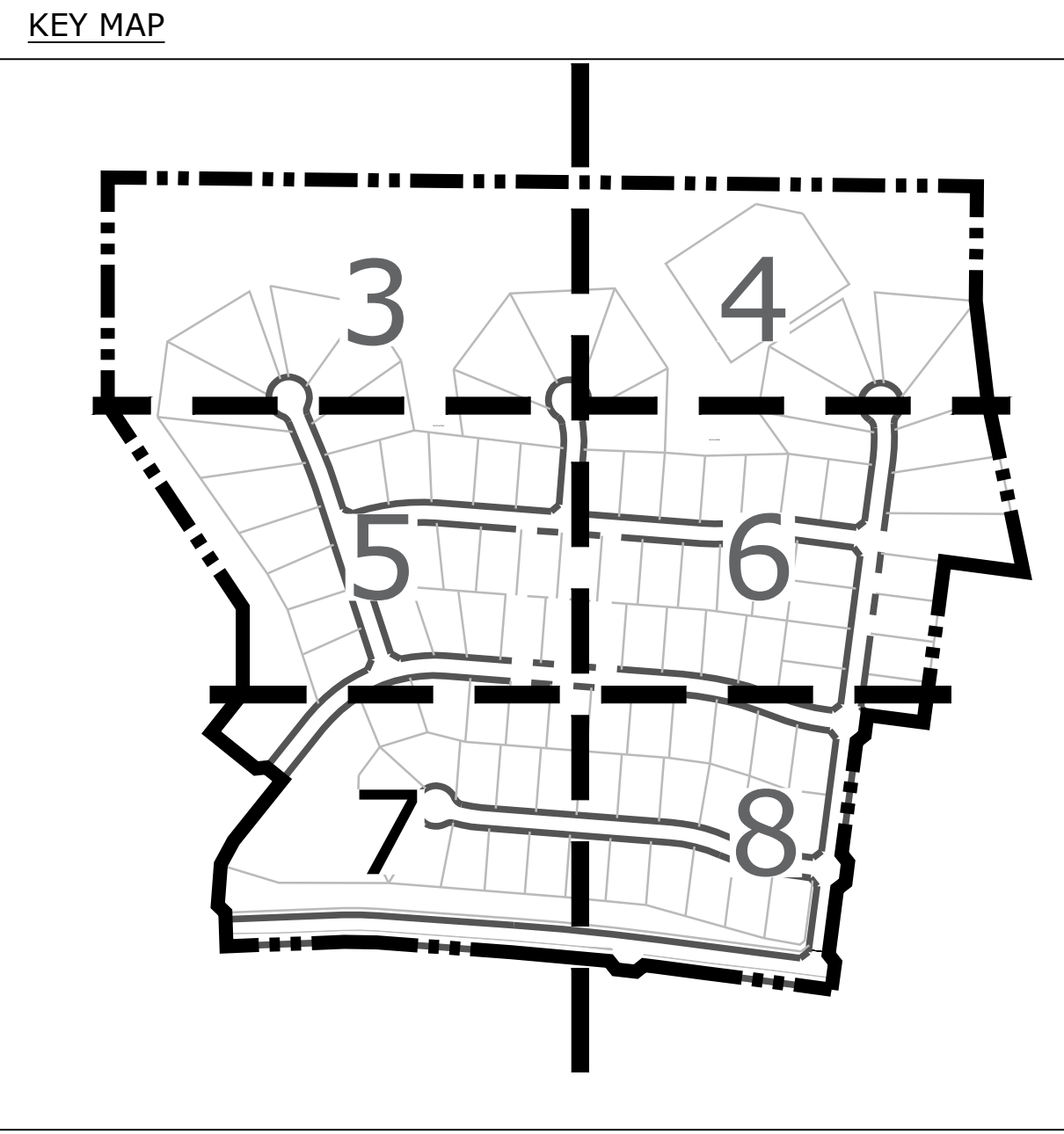
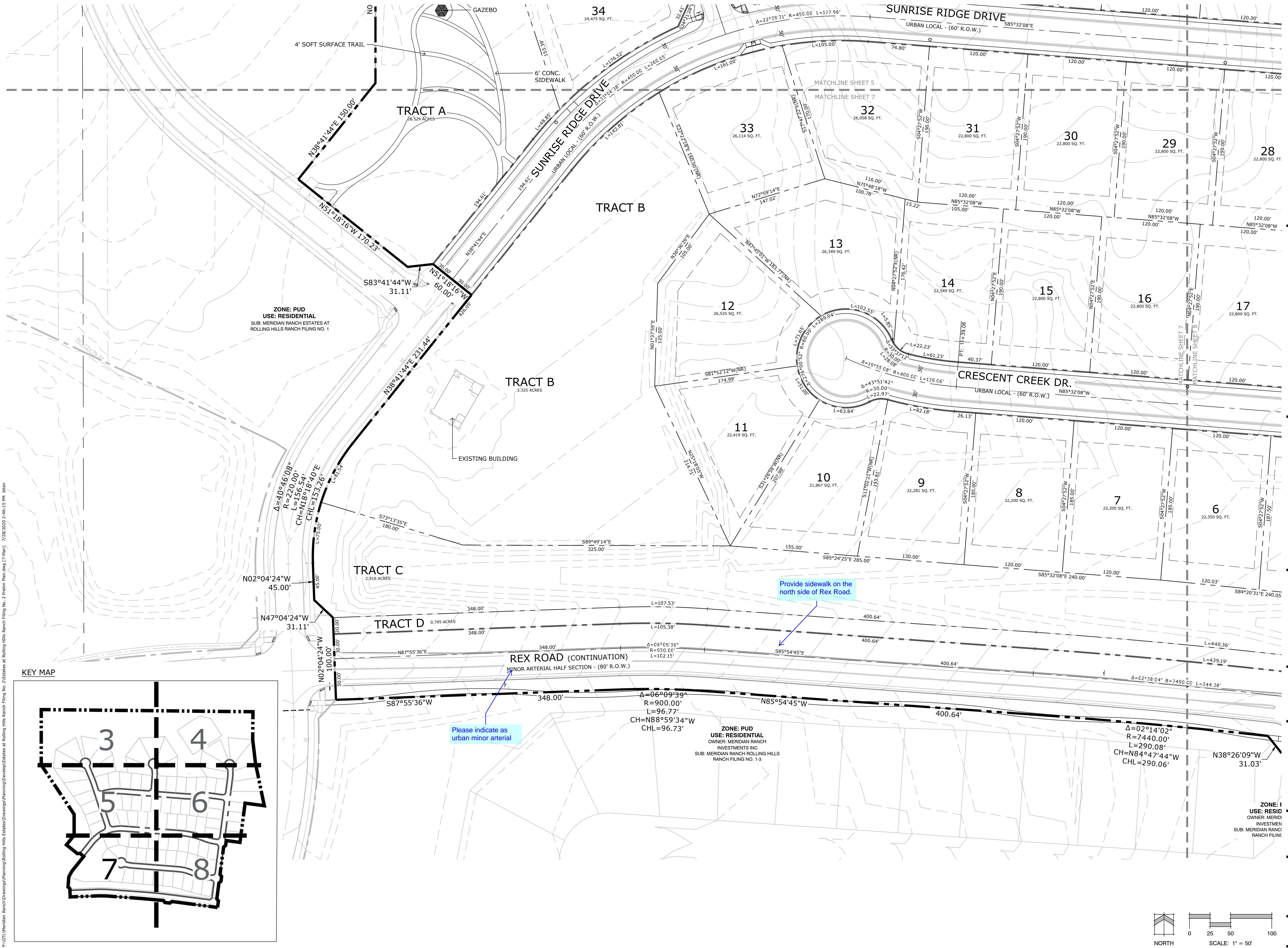
DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

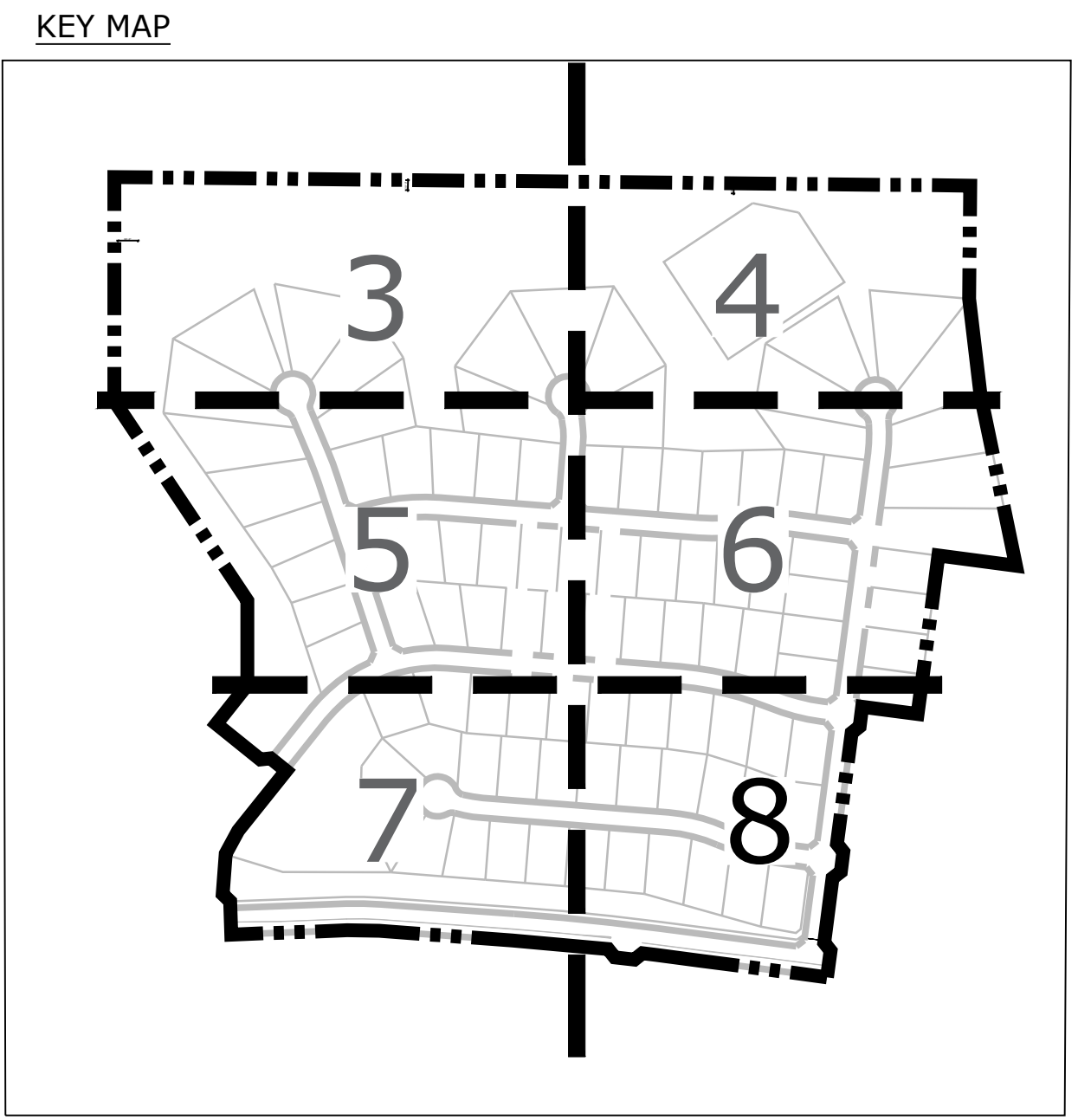
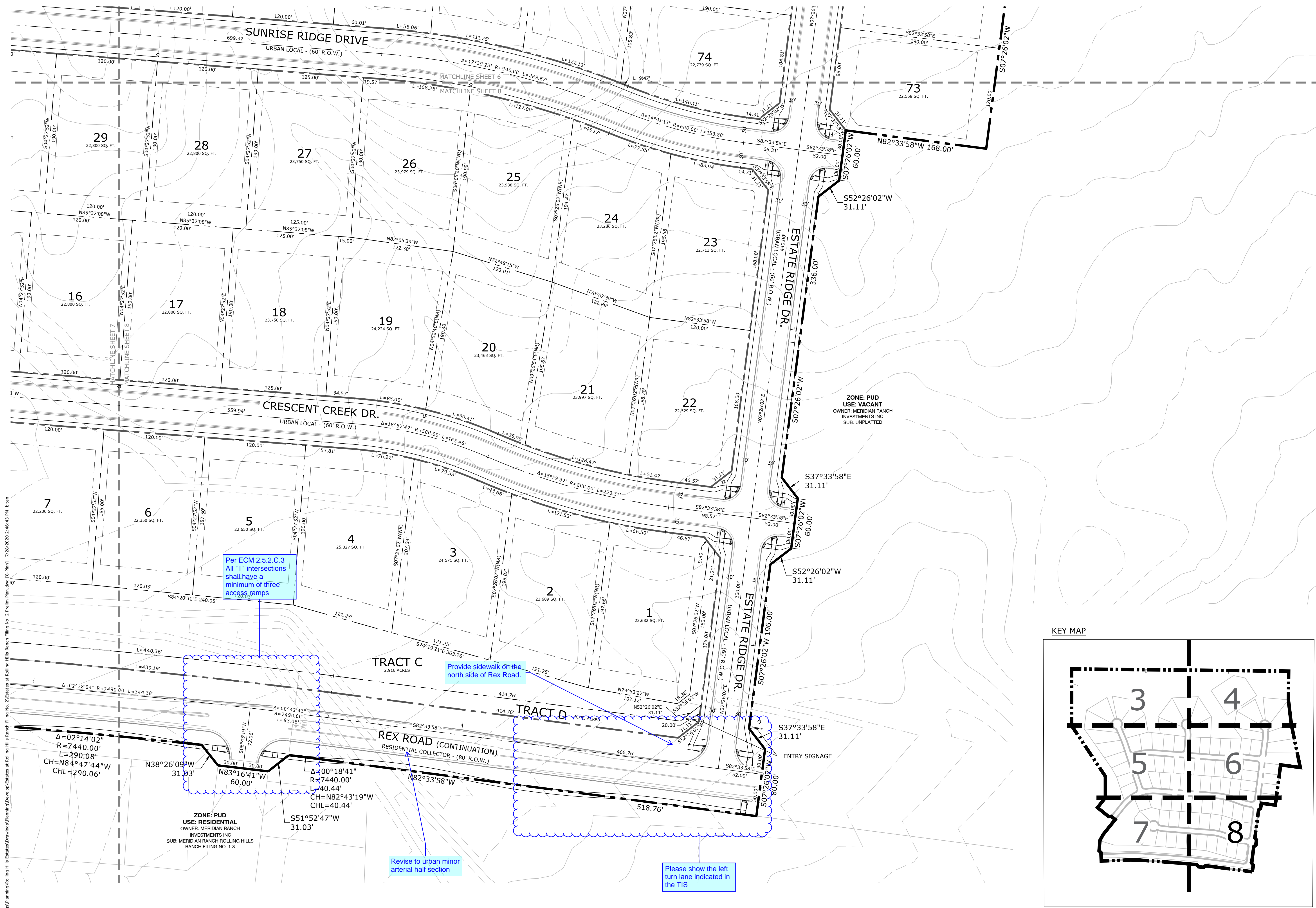
DATE	BY	DESCRIPTION

SITE PLAN

7
OF 23



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

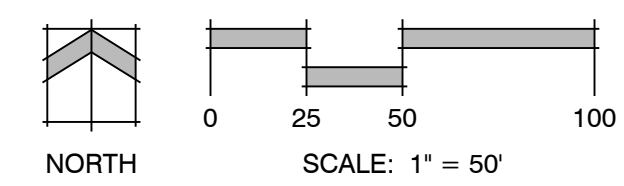
DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION

SITE PLAN

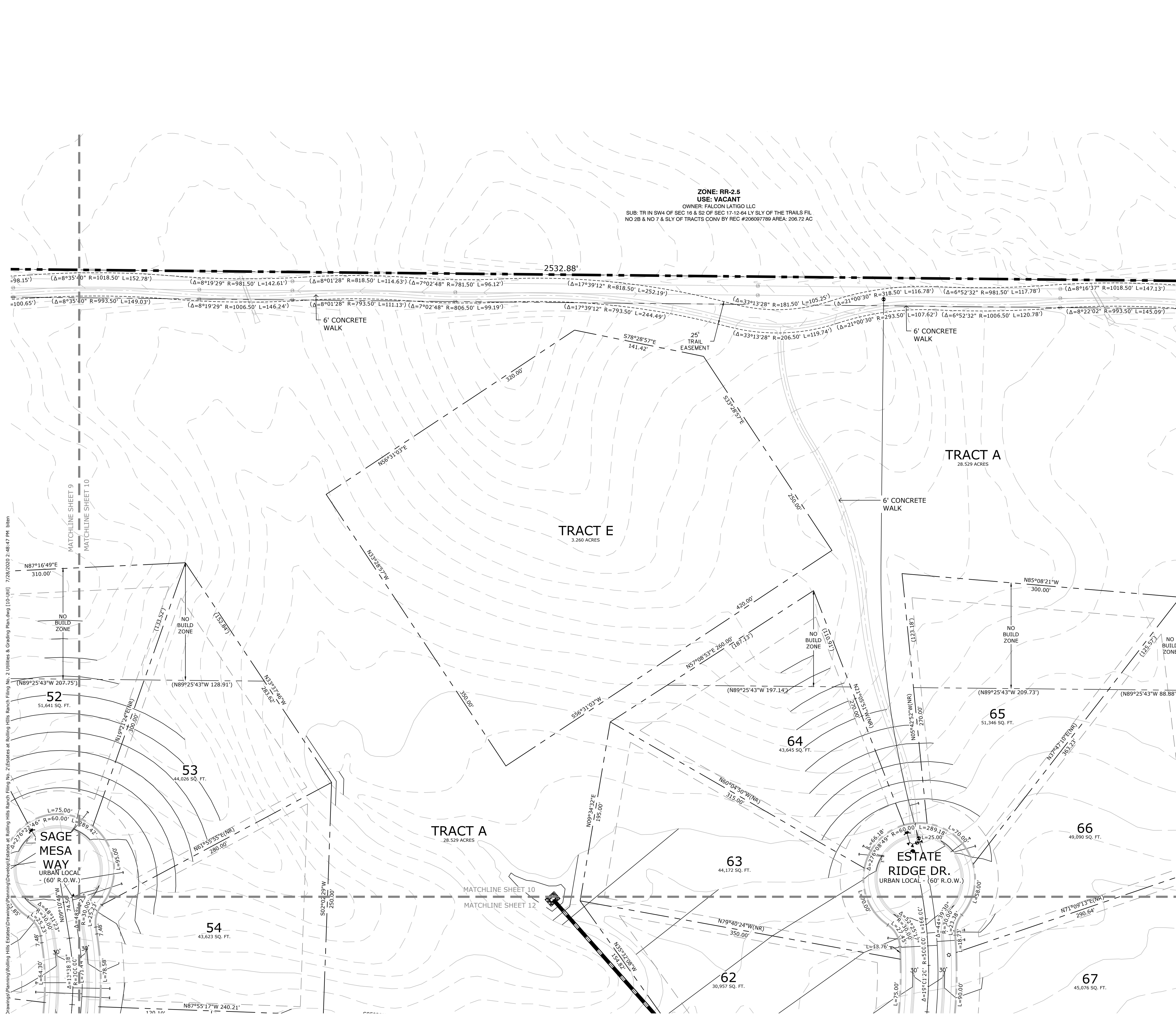
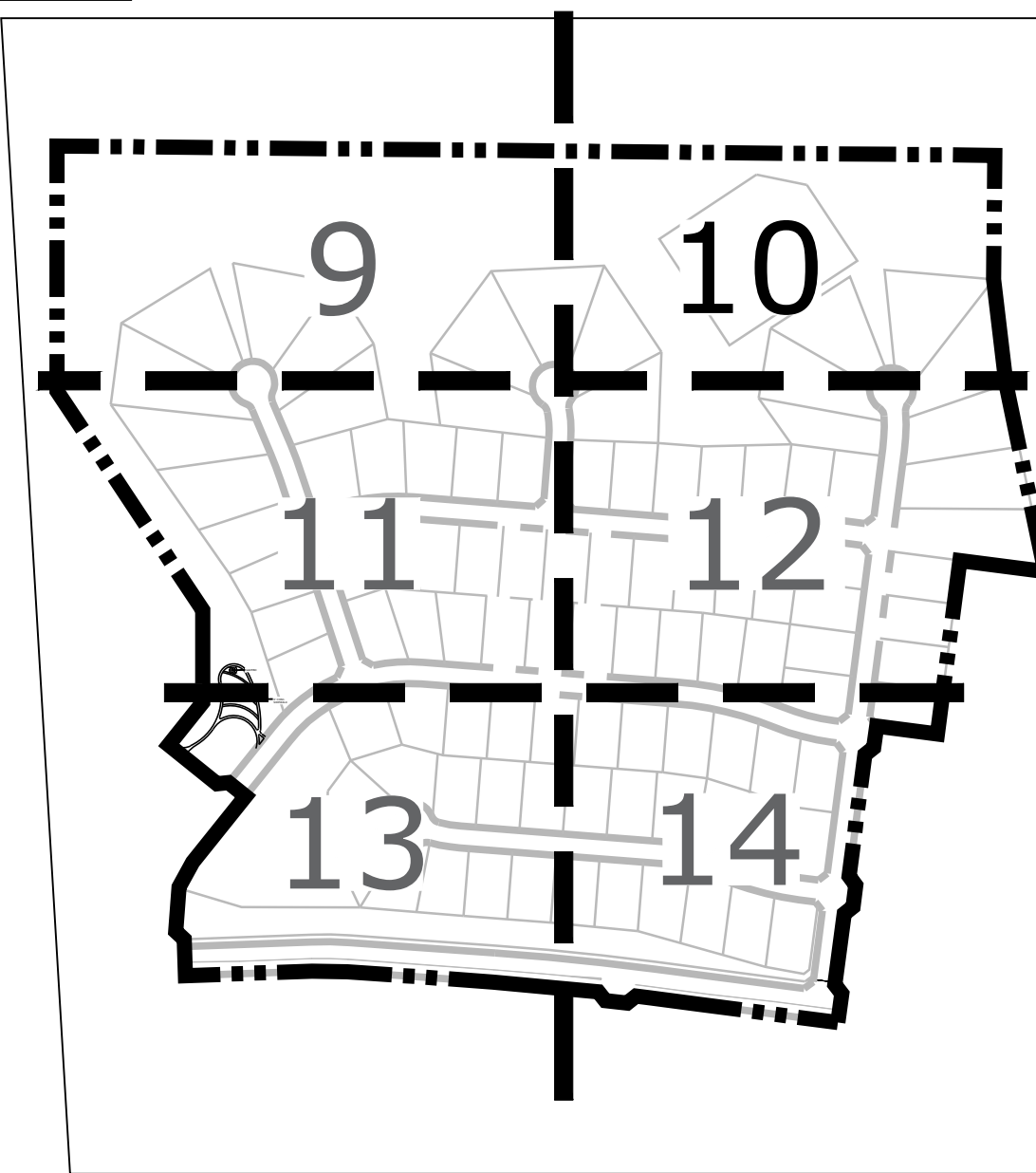
8
OF 23



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KEY MAP



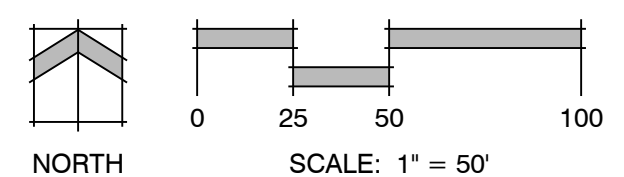
THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2
PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

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

ENTITLEMENT

GRADING &
UTILITIES PLAN

10
OF 23



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



PLANNER / LANDSCAPE ARCHITECT

REGISTERED ARCHITECT

SUAL

ISSUE INFO

ISSUE PROVISION

SHEET TITLE

SHEET NUMBER

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

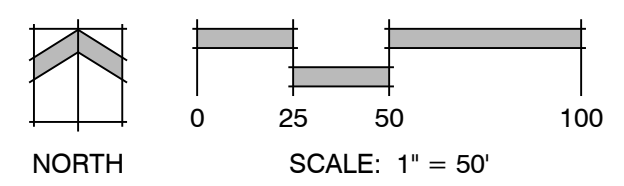
DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE: BY: DESCRIPTION:

GRADING & UTILITIES PLAN

11
OF 23

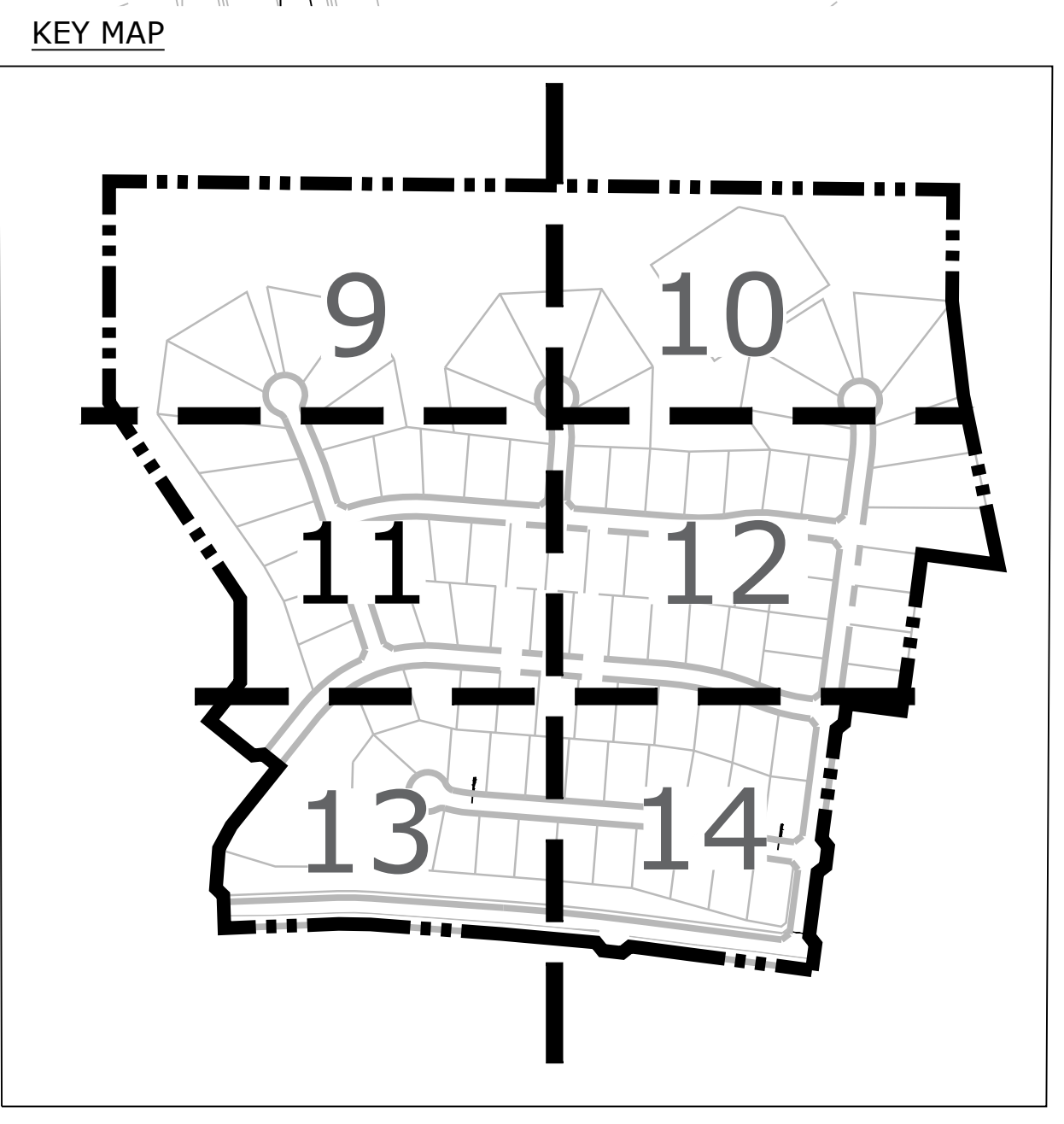


Provide centerline slope labels. Typical for a II grading sheets

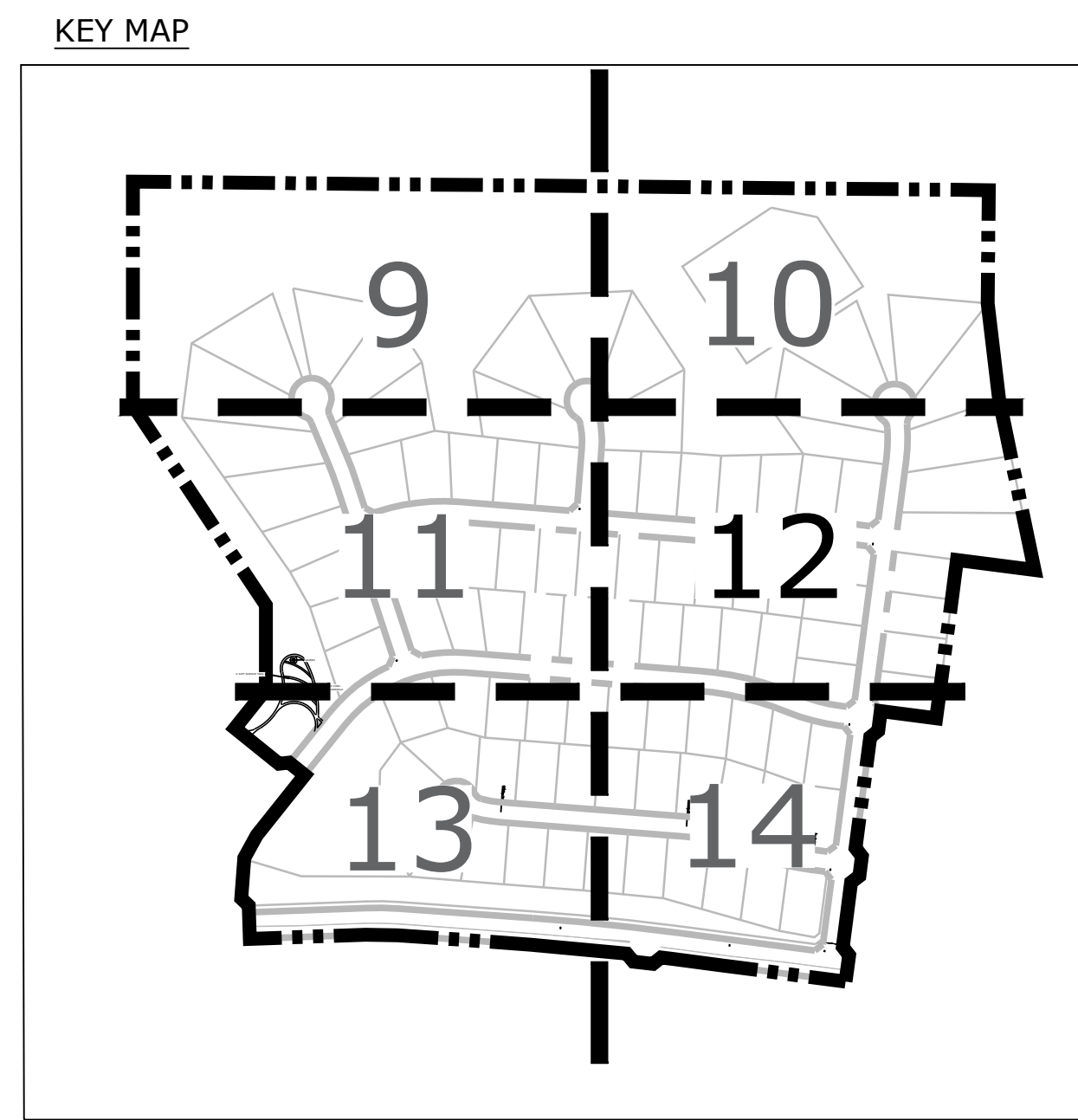
EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

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



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates at Rolling Hills Ranch Filing No. 2\Estates at Rolling Hills Ranch Filing No. 2\Utilities & Grading\Plan\dwg [1]-[1].dwt 7/29/2020 12:52:15 PM biten



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

Land Planning
 Landscape Architecture
 Urban Design

N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0073
 Fax 719.471.0267
 www.nescolorado.com
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THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2
 PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

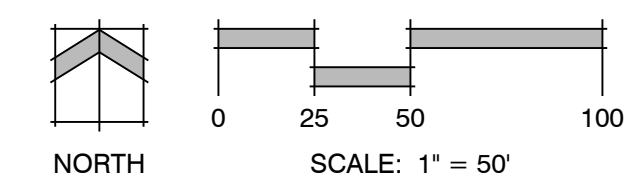
DATE: 07.28.2020
 PROJECT MGR: J. ROMERO
 PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

GRADING & UTILITIES PLAN

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 OF 23



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Rolling Hills Estates at Rolling Hills Ranch Filing No. 2\Utilities & Grading Plans\Drawings 12-1011 7/28/2020 2:49:33 PM Ithen



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

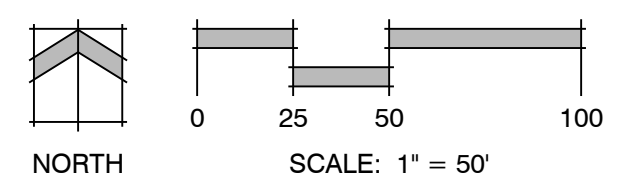
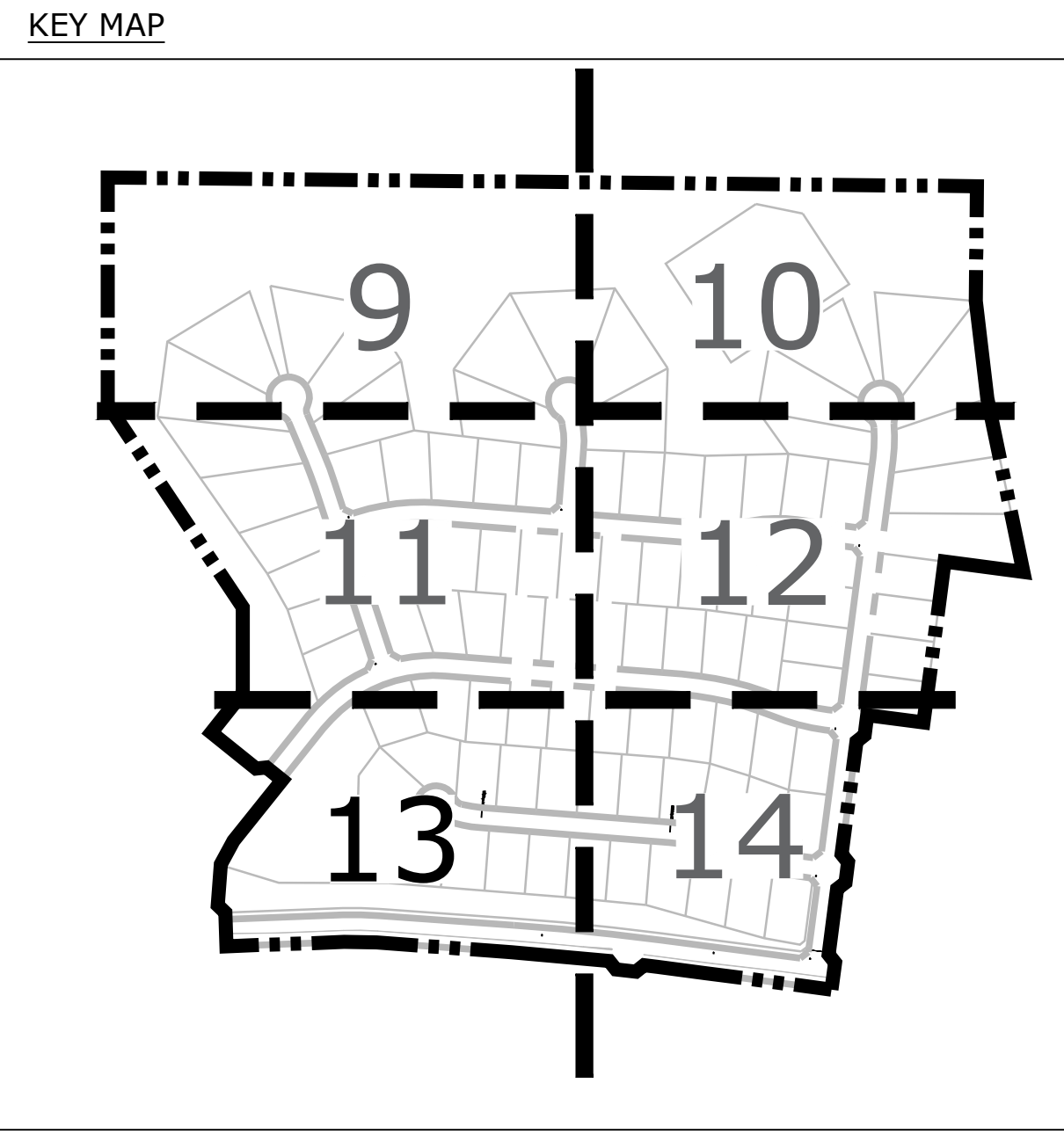
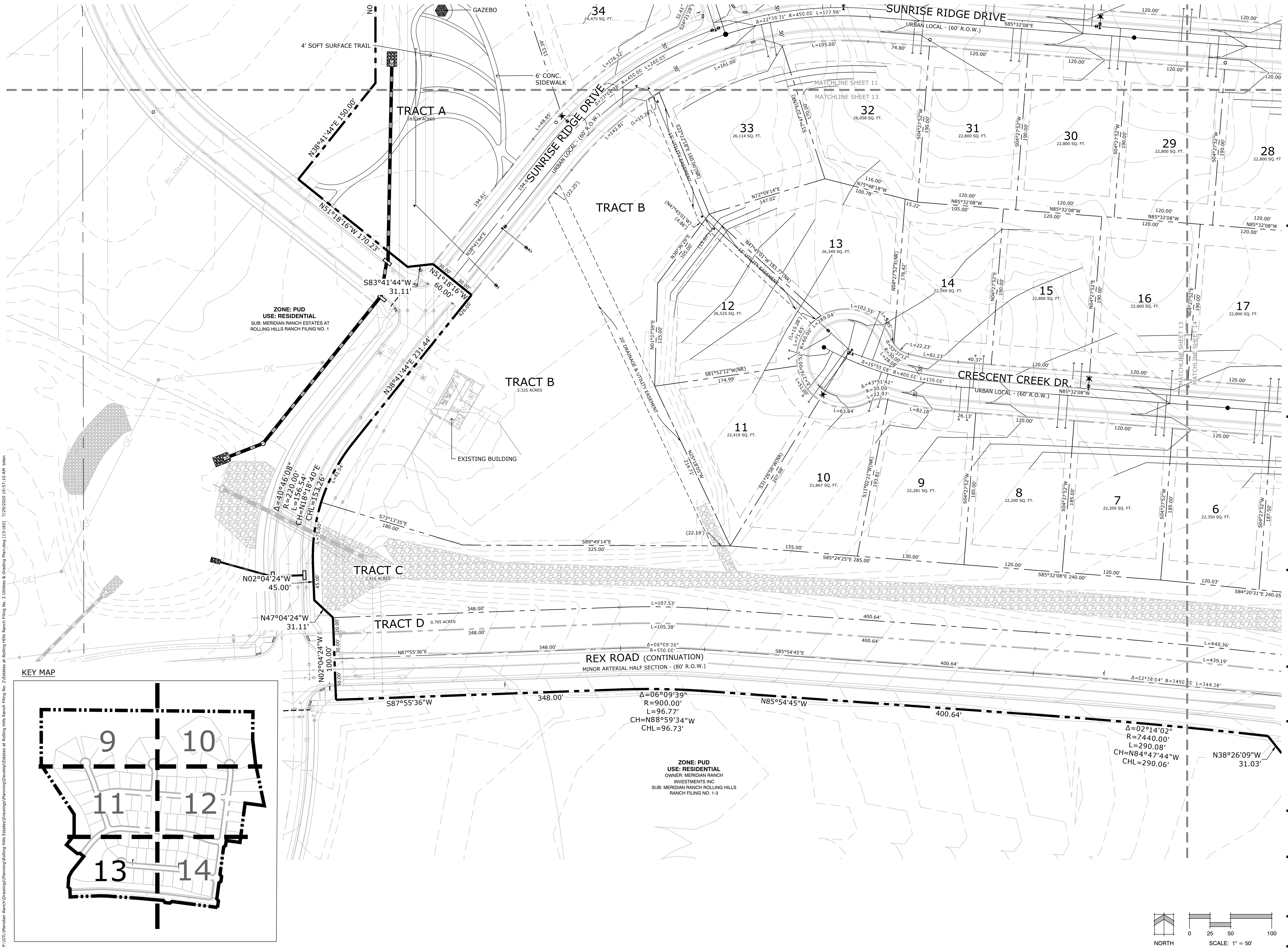
DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITTEN

ENTITLEMENT

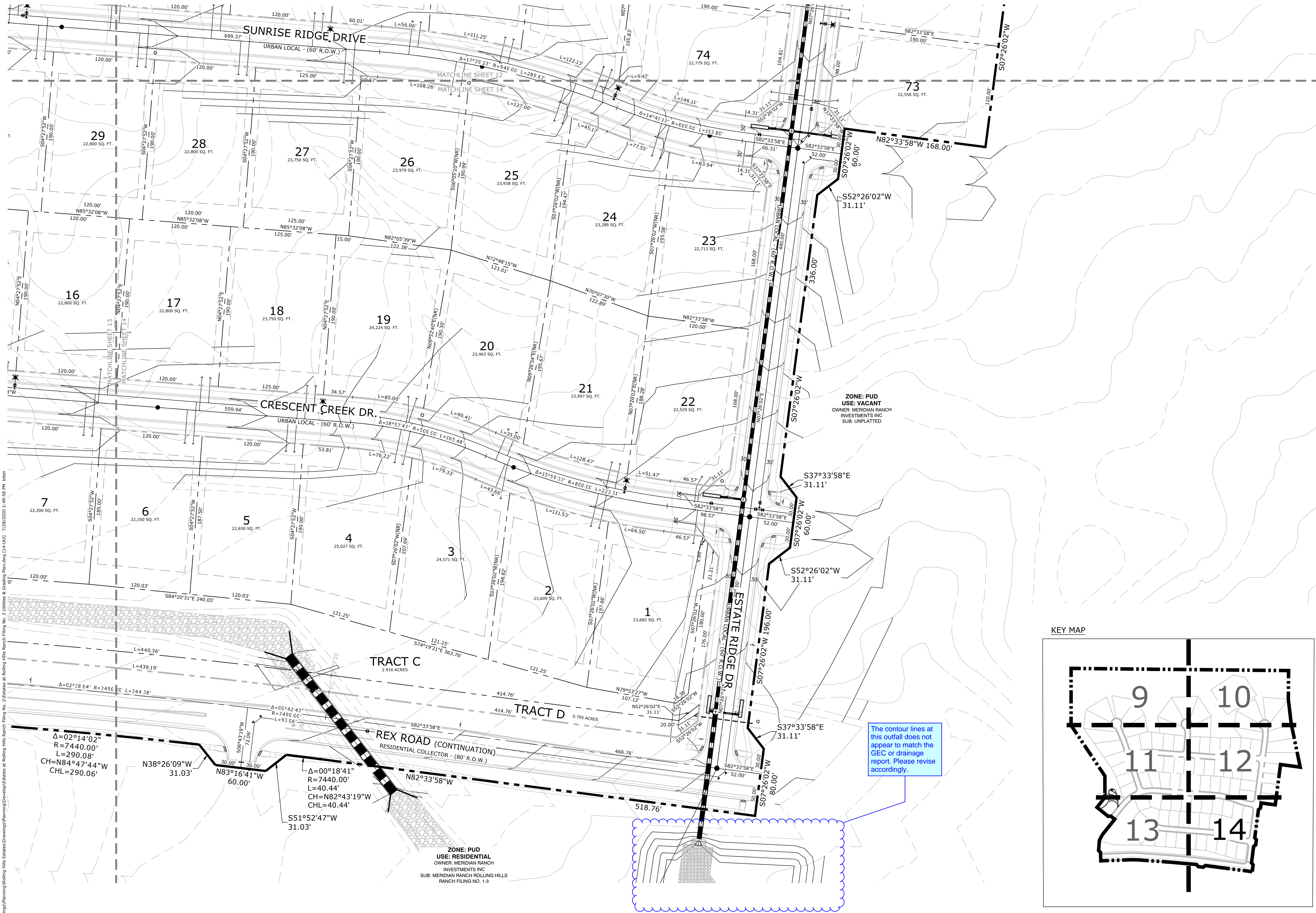
DATE	BY	DESCRIPTION

GRADING &
UTILITIES PLAN

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OF 23

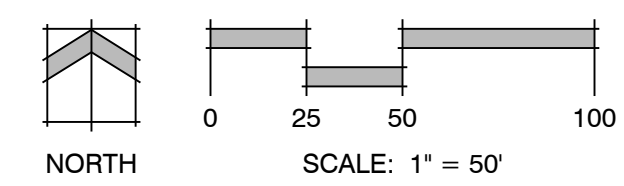
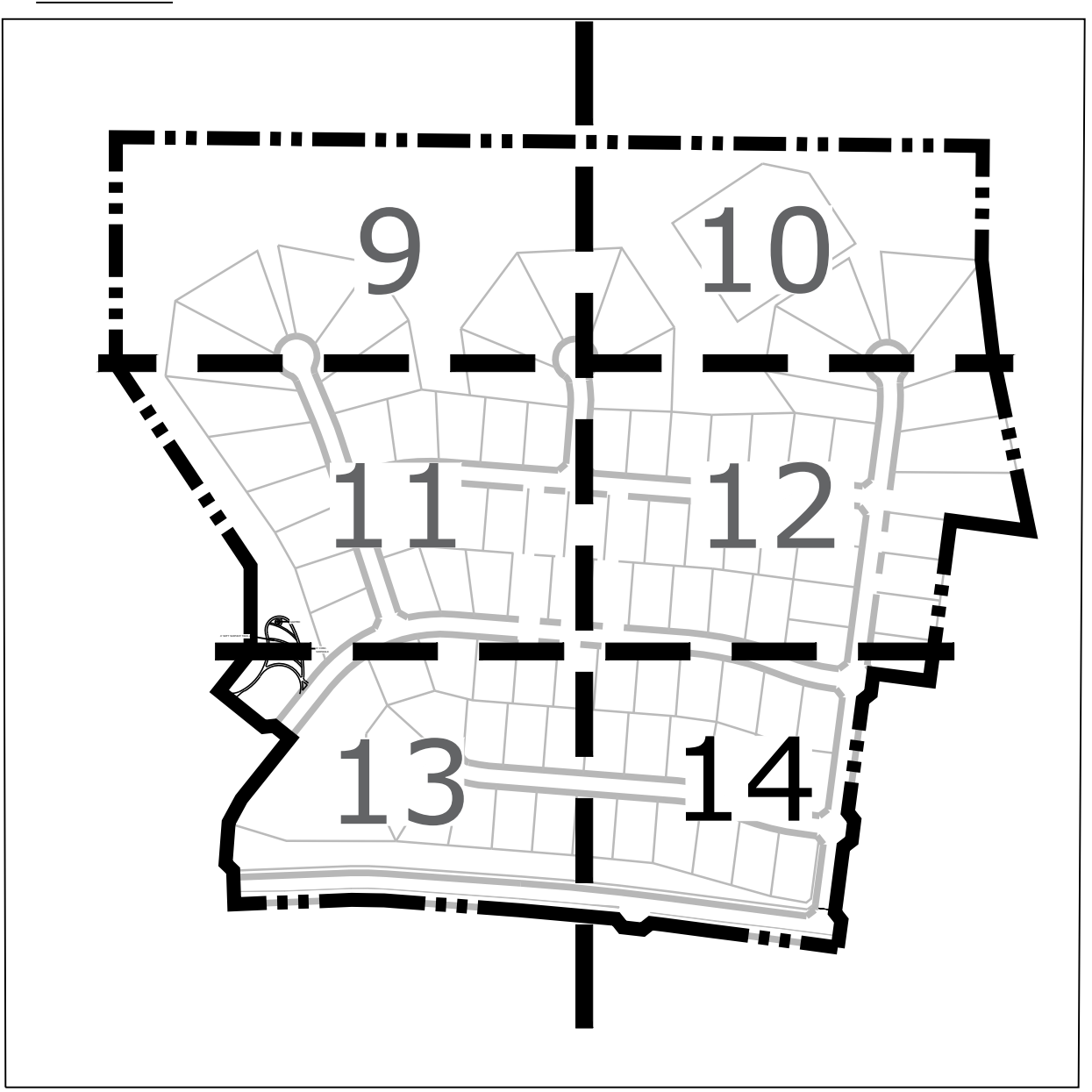


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The contour lines at this outfall does not appear to match the GEC or drainage report. Please revise accordingly.

KEY MAP



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Rolling Hills Estates\Rolling Hills Ranch Filing No. 2\Utilities & Grading\Planning [1-14.dwg] 7/28/2010 2:49:38 PM Item

PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO
DATE: 07.28.2010
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ISSUE

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLANTING

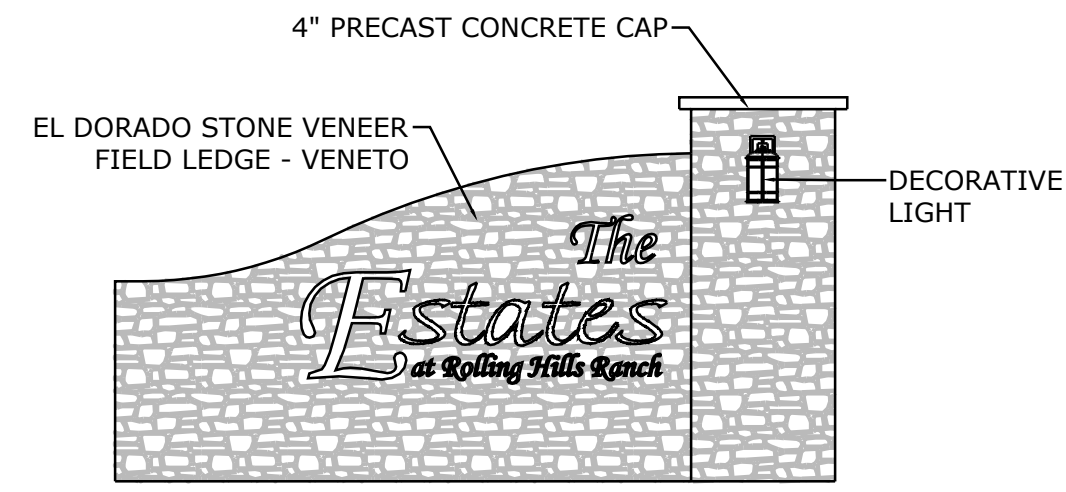
THE ESTATES AT ROLLING HILLS RANCH
FILING NO. 2
PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

ENTITLEMENT

GRADING & UTILITIES PLAN

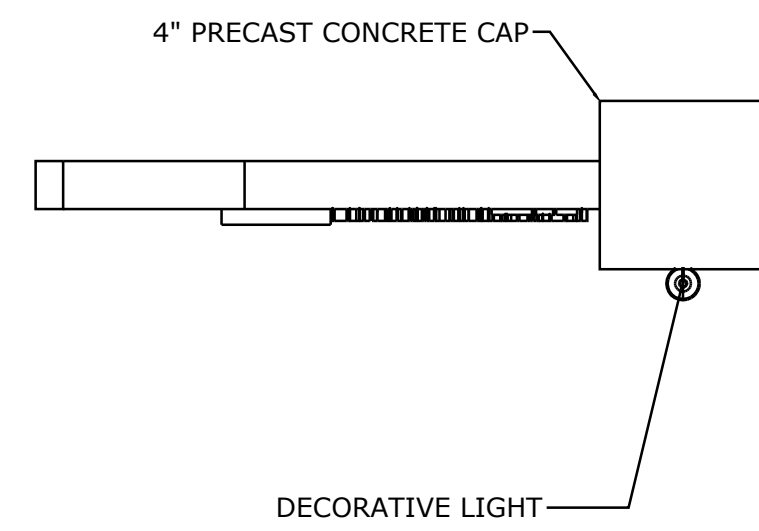
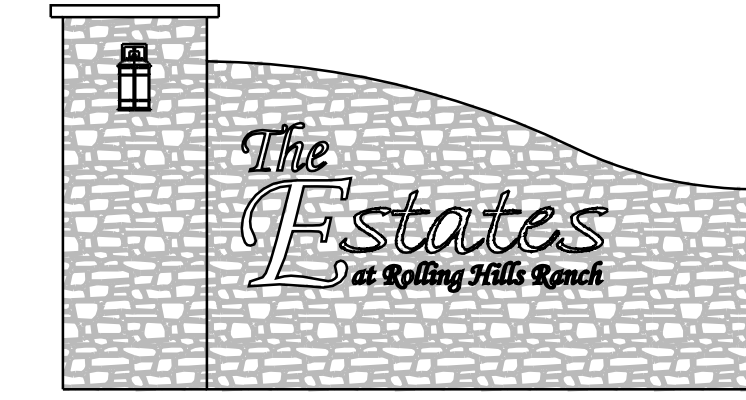
14
OF 23

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



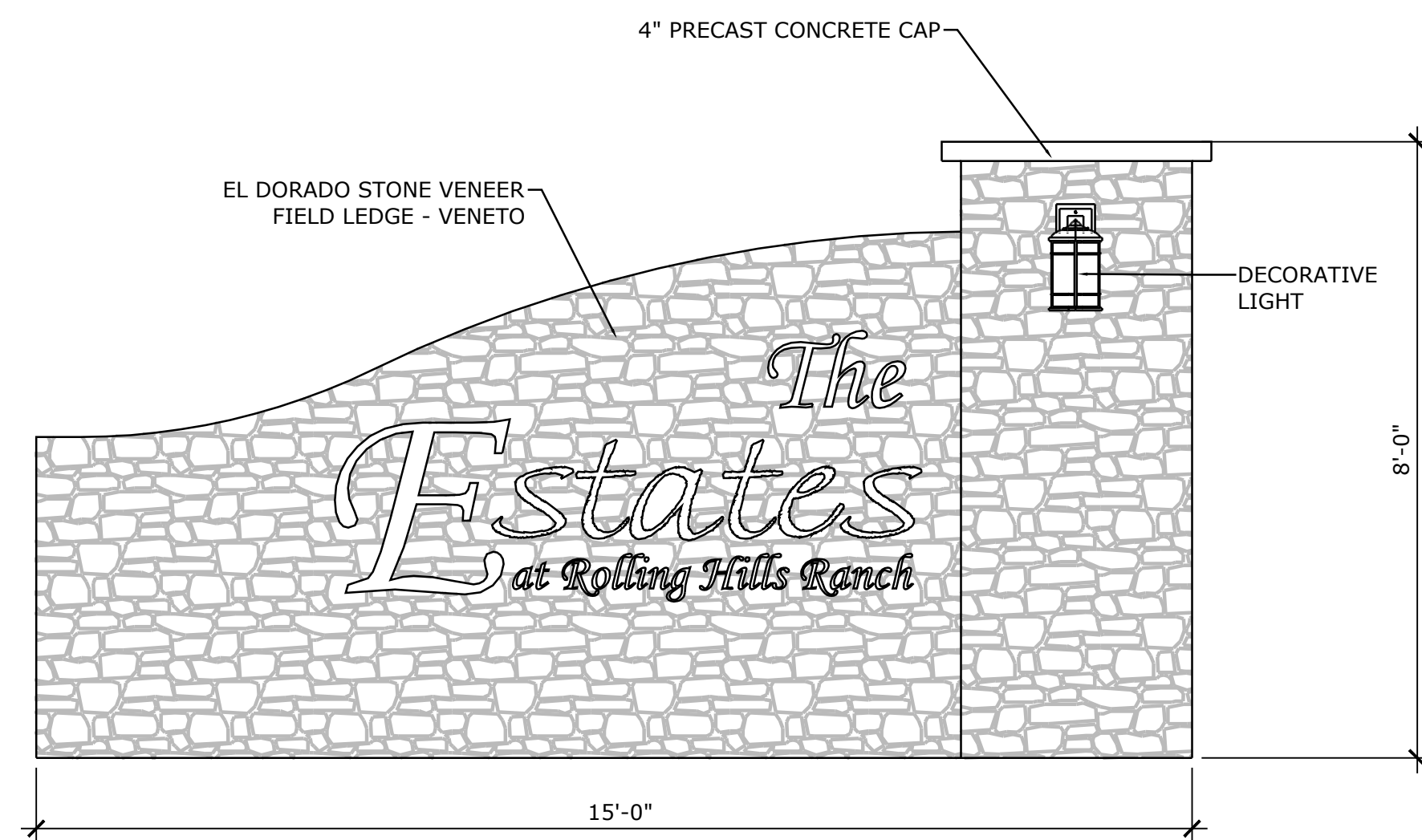
1 ENTRY SIGNAGE ELEVATION VIEW

SCALE: NOT TO SCALE



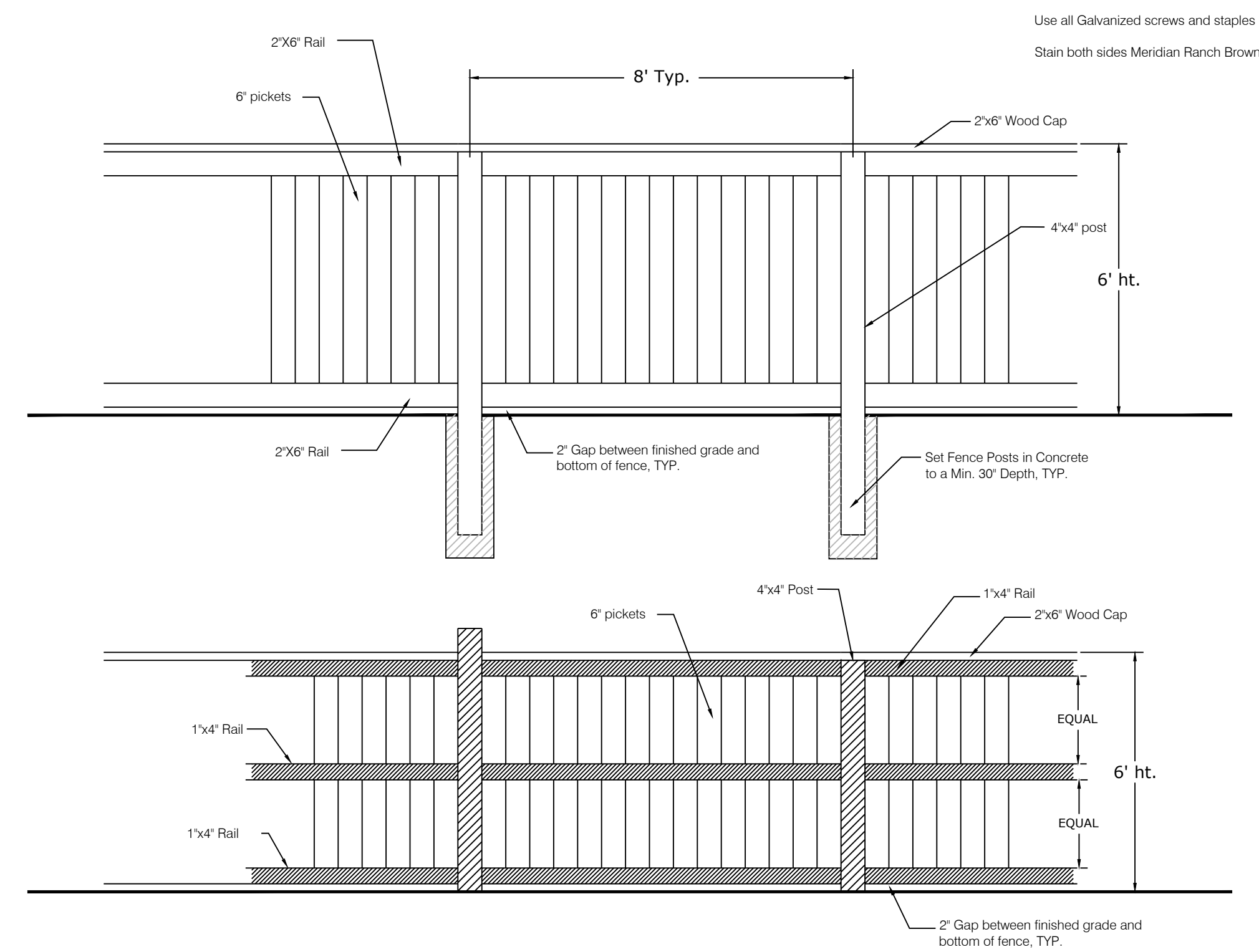
2 ENTRY SIGNAGE PLAN VIEW

SCALE: NOT TO SCALE



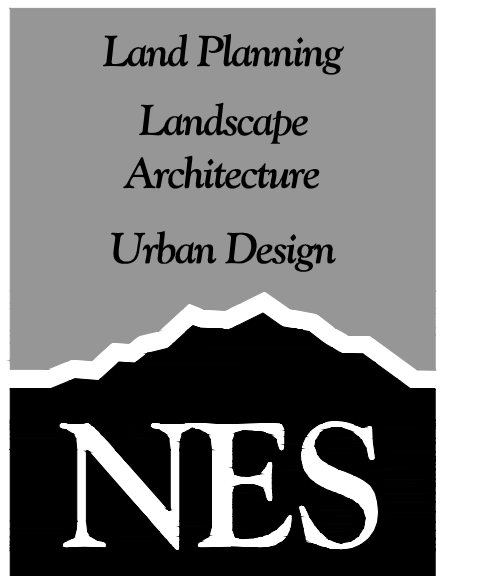
3 ENTRY SIGNAGE DETAIL

SCALE: NOT TO SCALE



4 WOOD FENCE DETAIL

SCALE: NOT TO SCALE



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Colorado Springs, CO 80903
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Fax 719.471.0267
www.nescolorado.com
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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

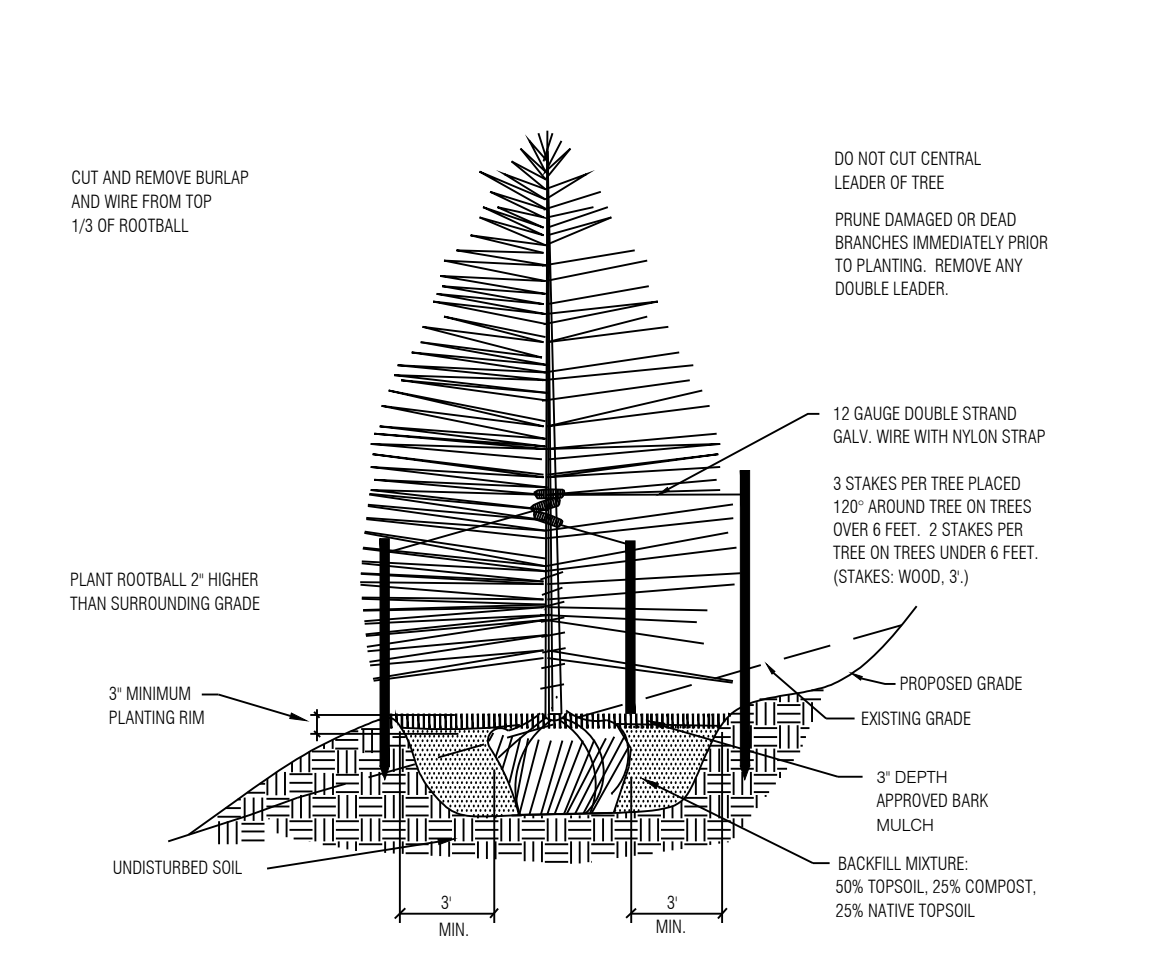
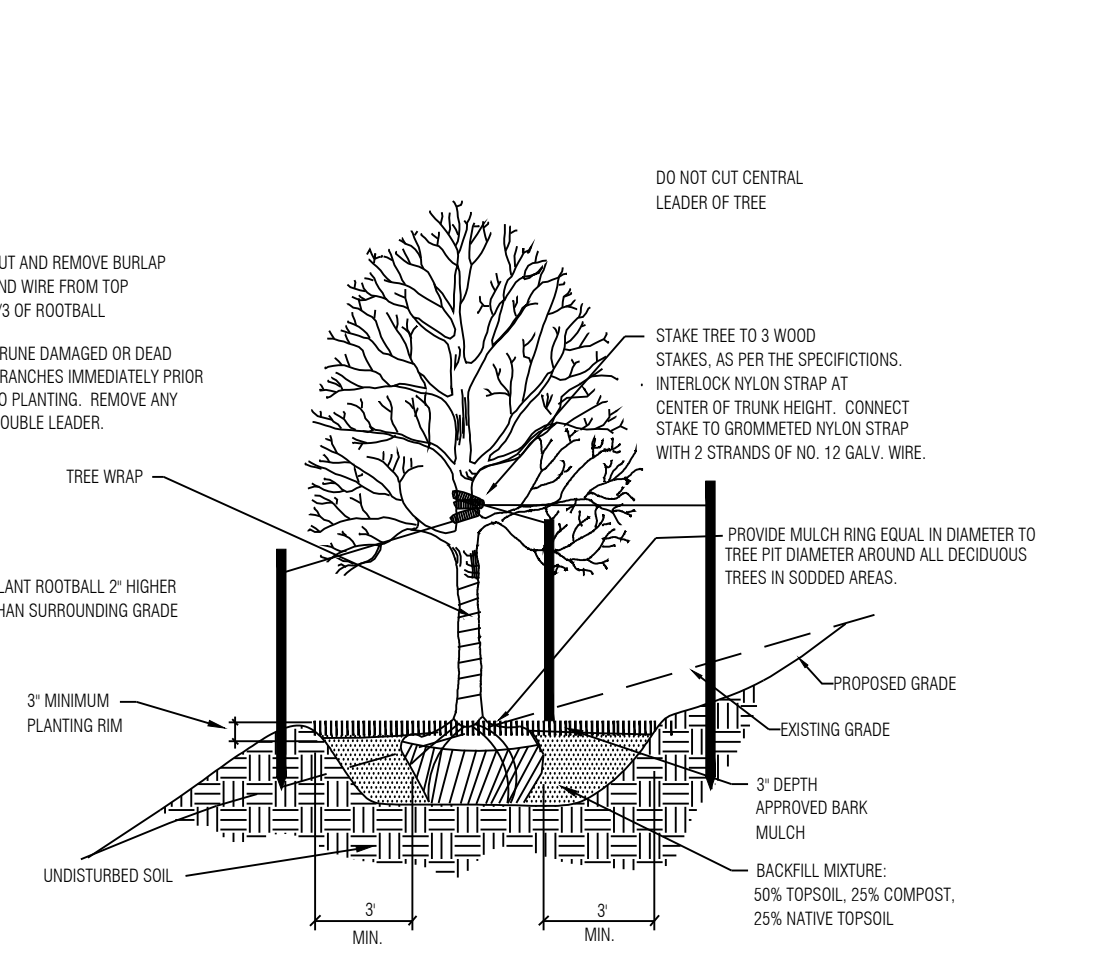
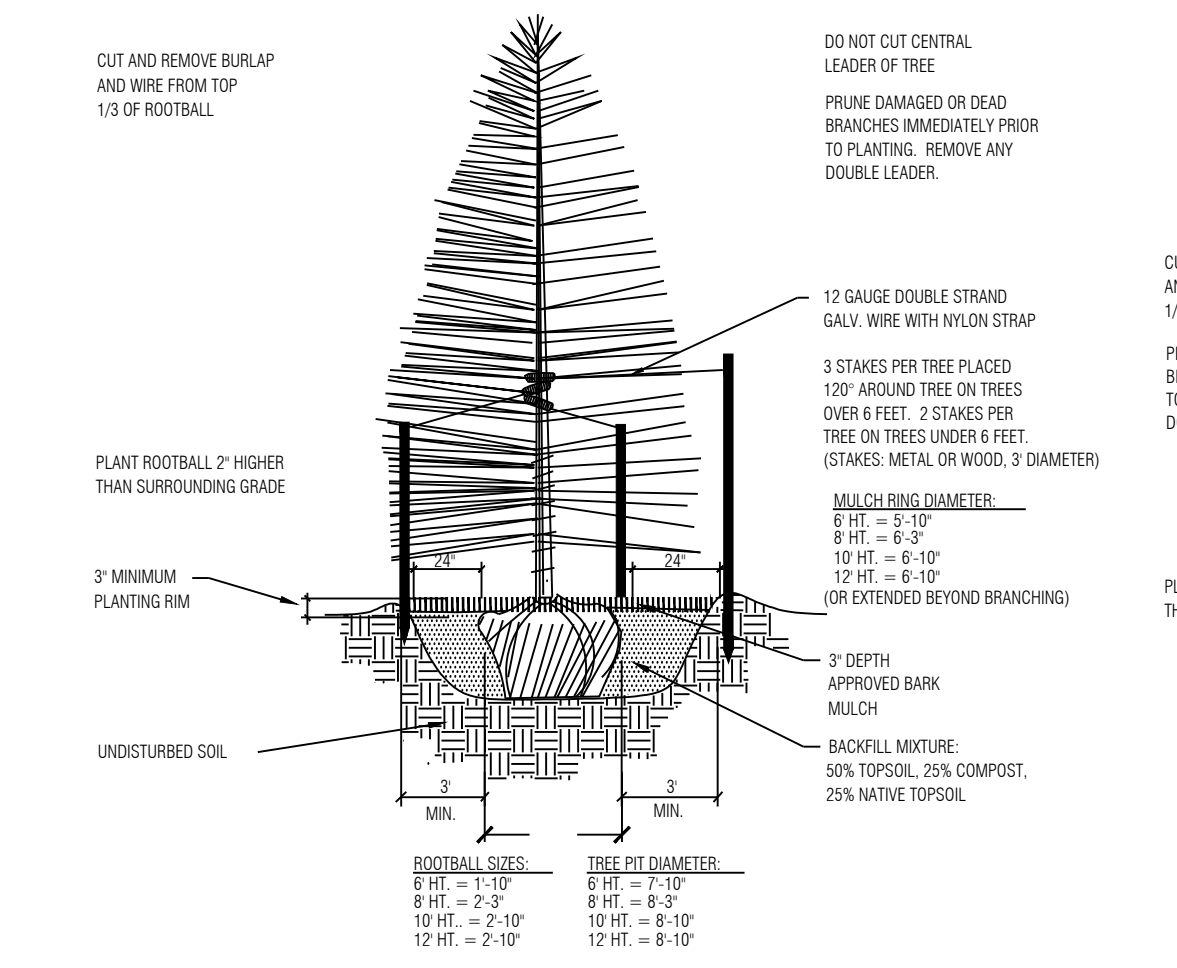
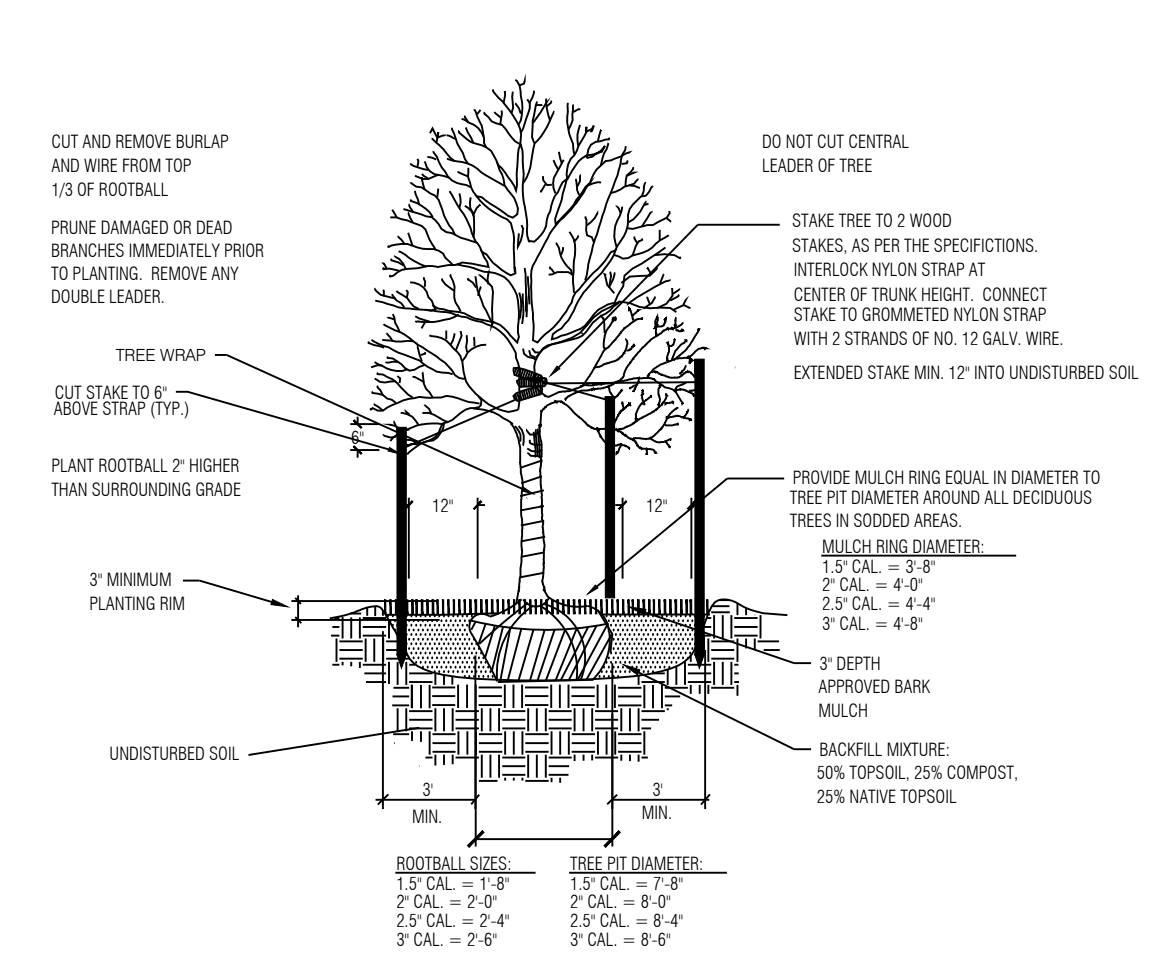
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

ENTRY SIGNAGE DETAILS

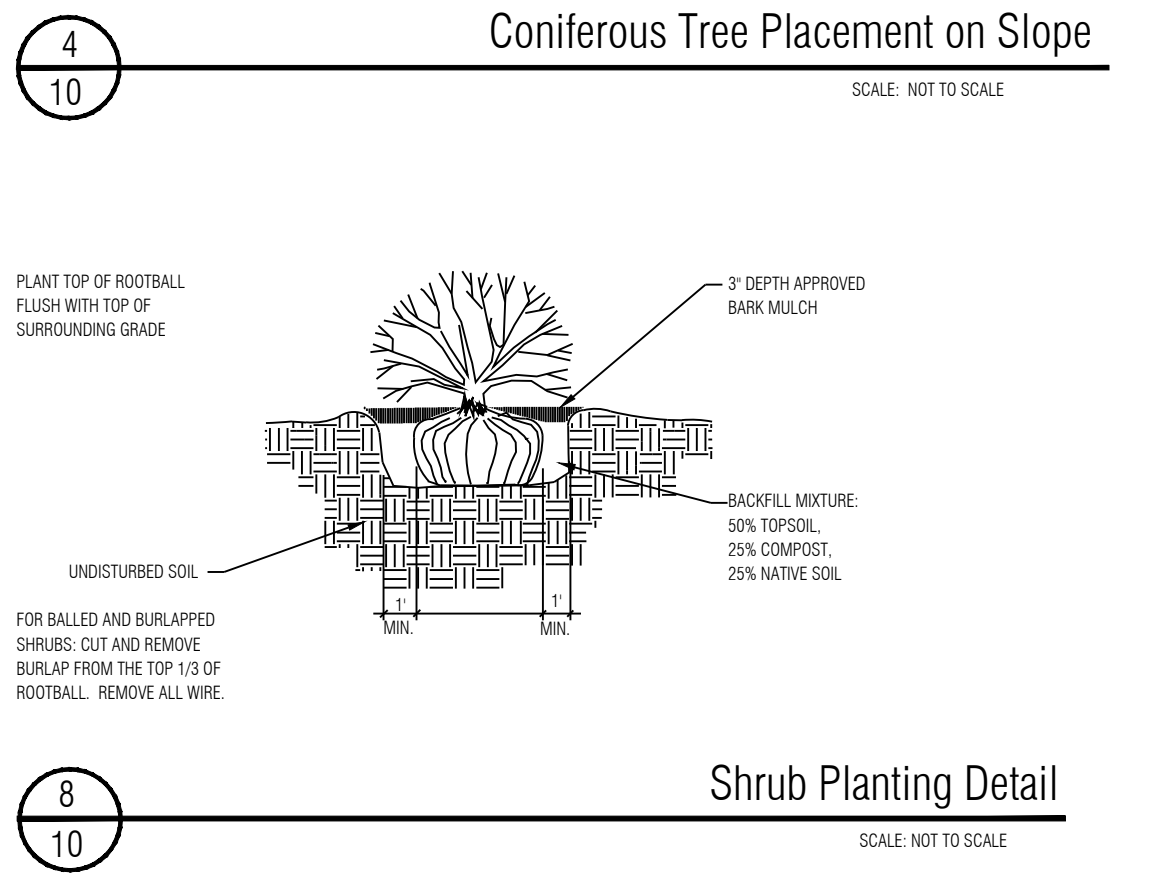
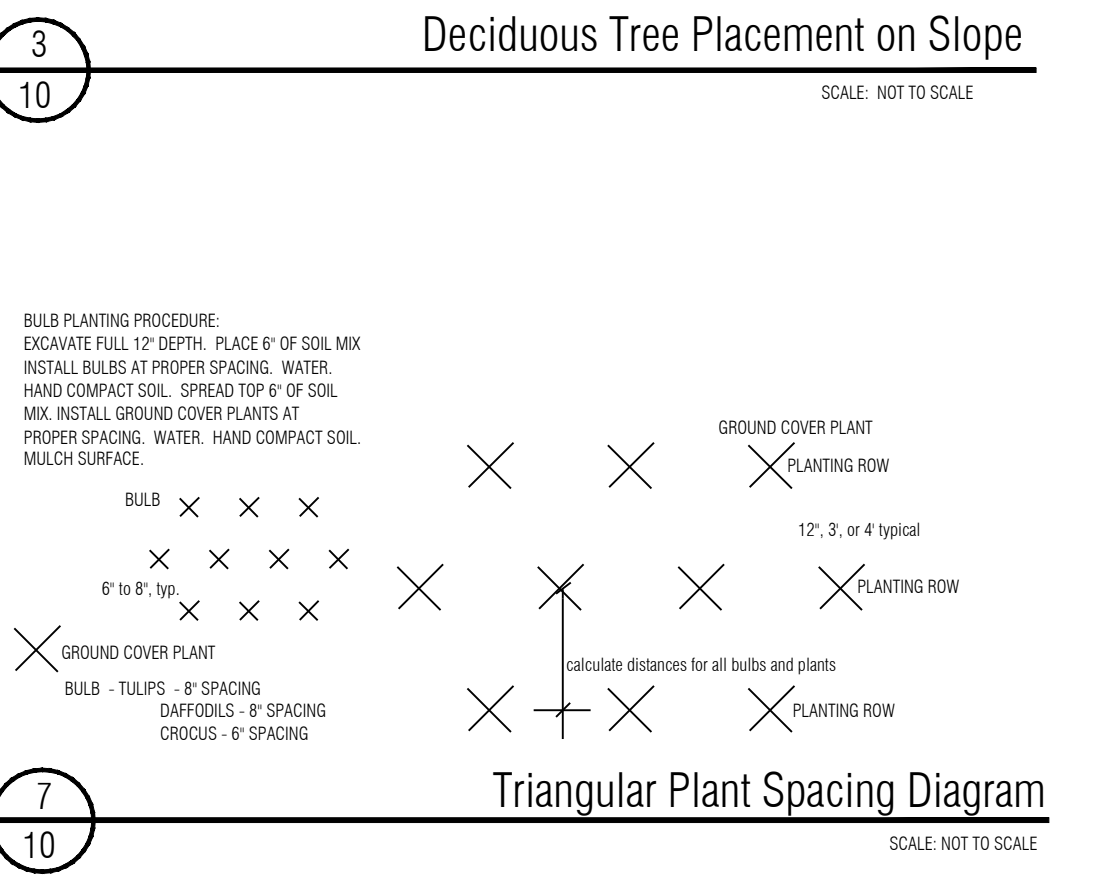
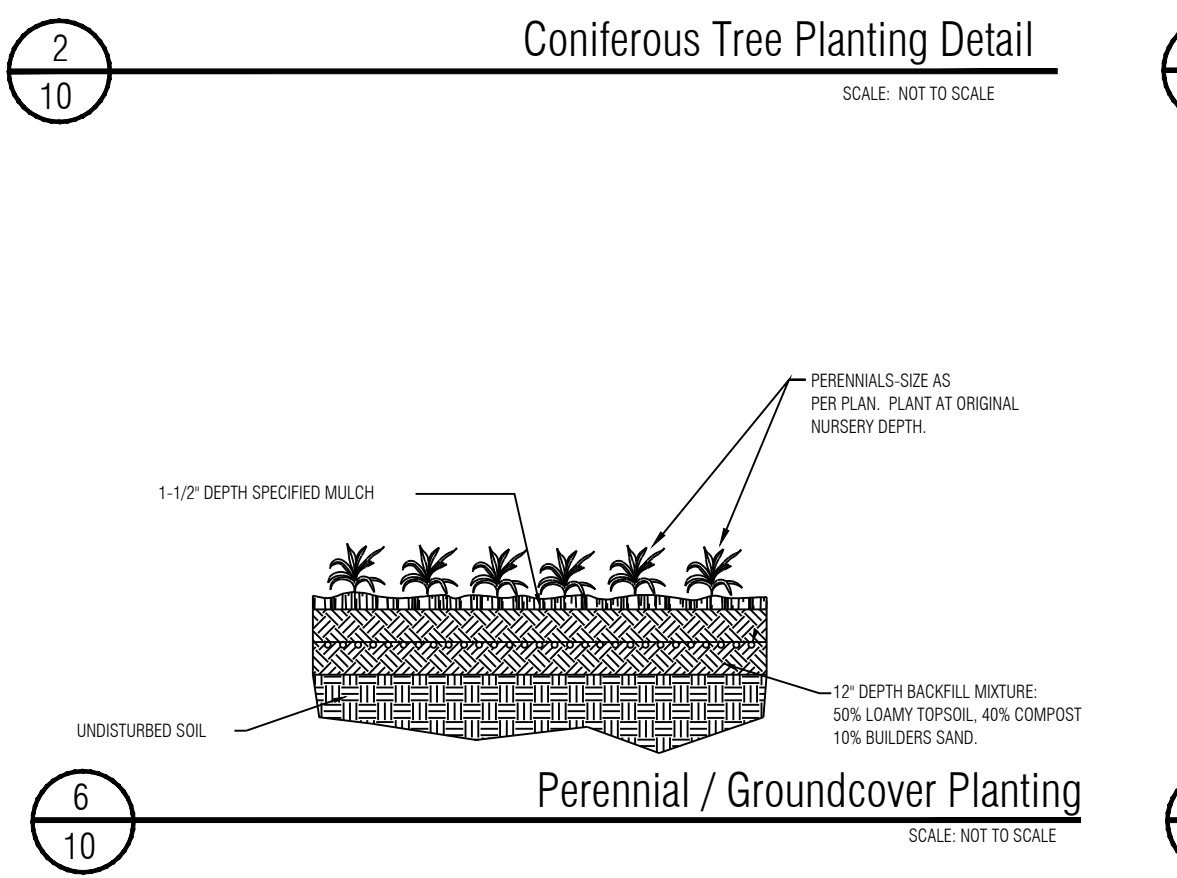
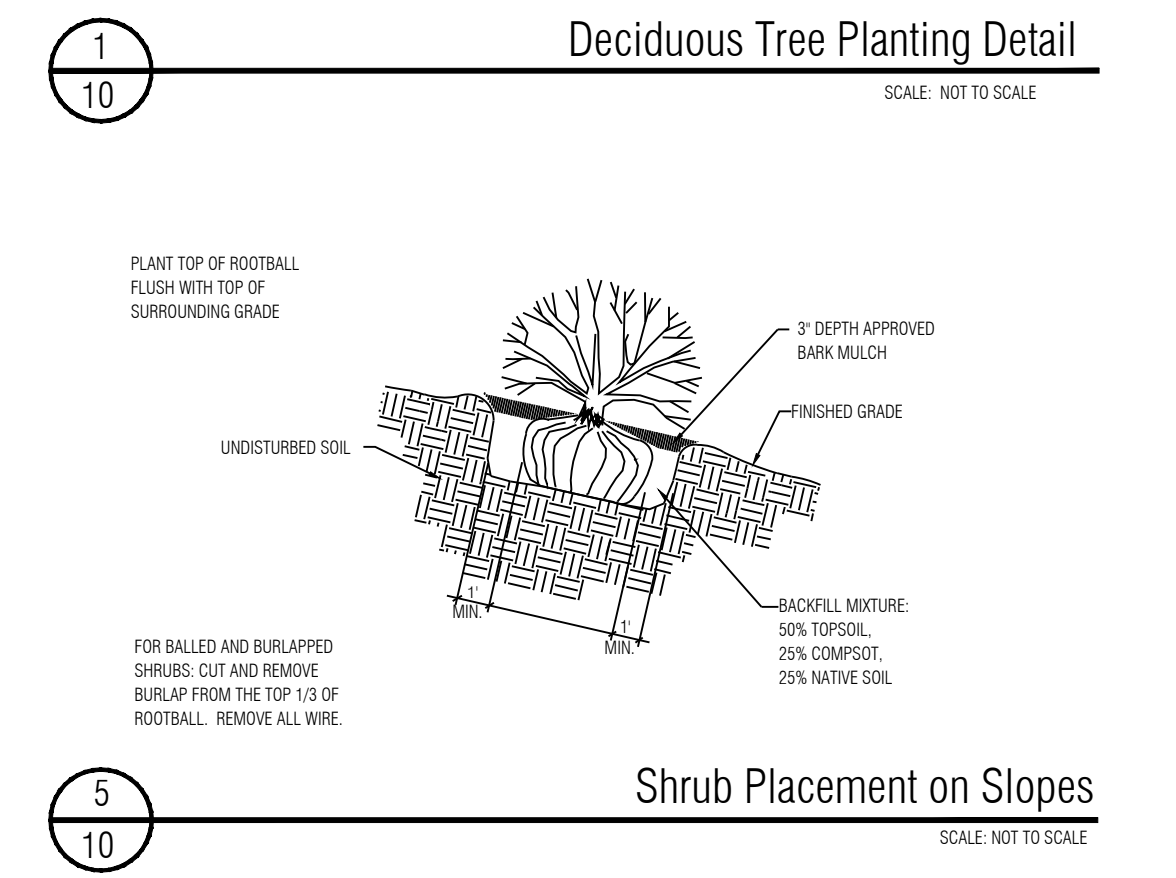
15 OF 23

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GROUND COVER LEGEND

	CRUSHER FINES	15,503 sf
	ROCK COBBLE	285 sf
	ROCK MULCH 3/4" Shrub Bed Rock Mulch	10,495 sf
	SEED MIX A	1,454,467 sf
	SEED MIX B WITH WILDFLOWERS	188,186 sf
	SOD	17,423 sf



Seed Mix B with Wildflowers

30% Ephraim Crested Wheatgrass	25% Dwarf Perennial Ryegrass	20% SR3200 Blue Fescue	15% Rubens Canada Bluegrass	10% Chickens Fescue	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.

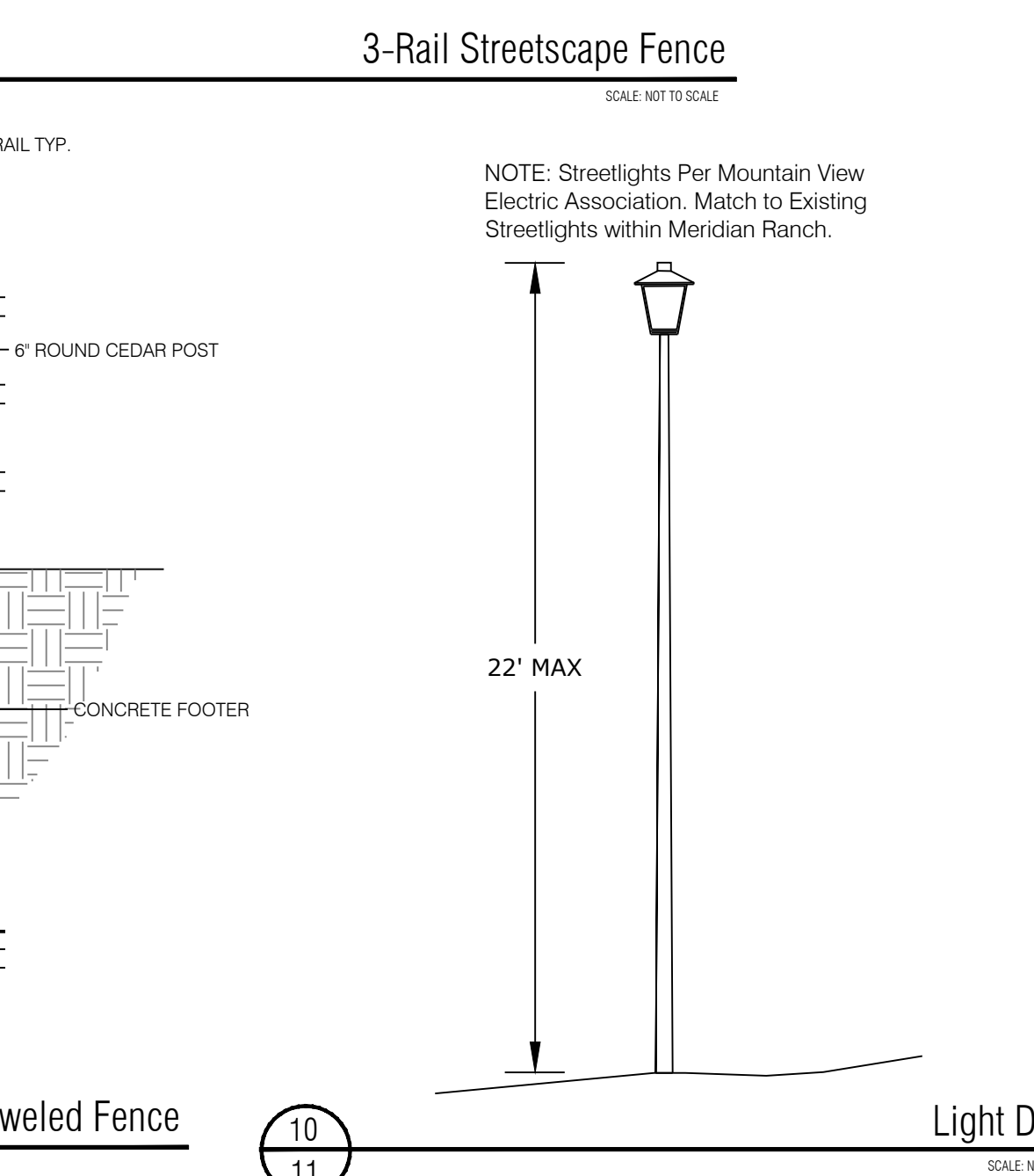
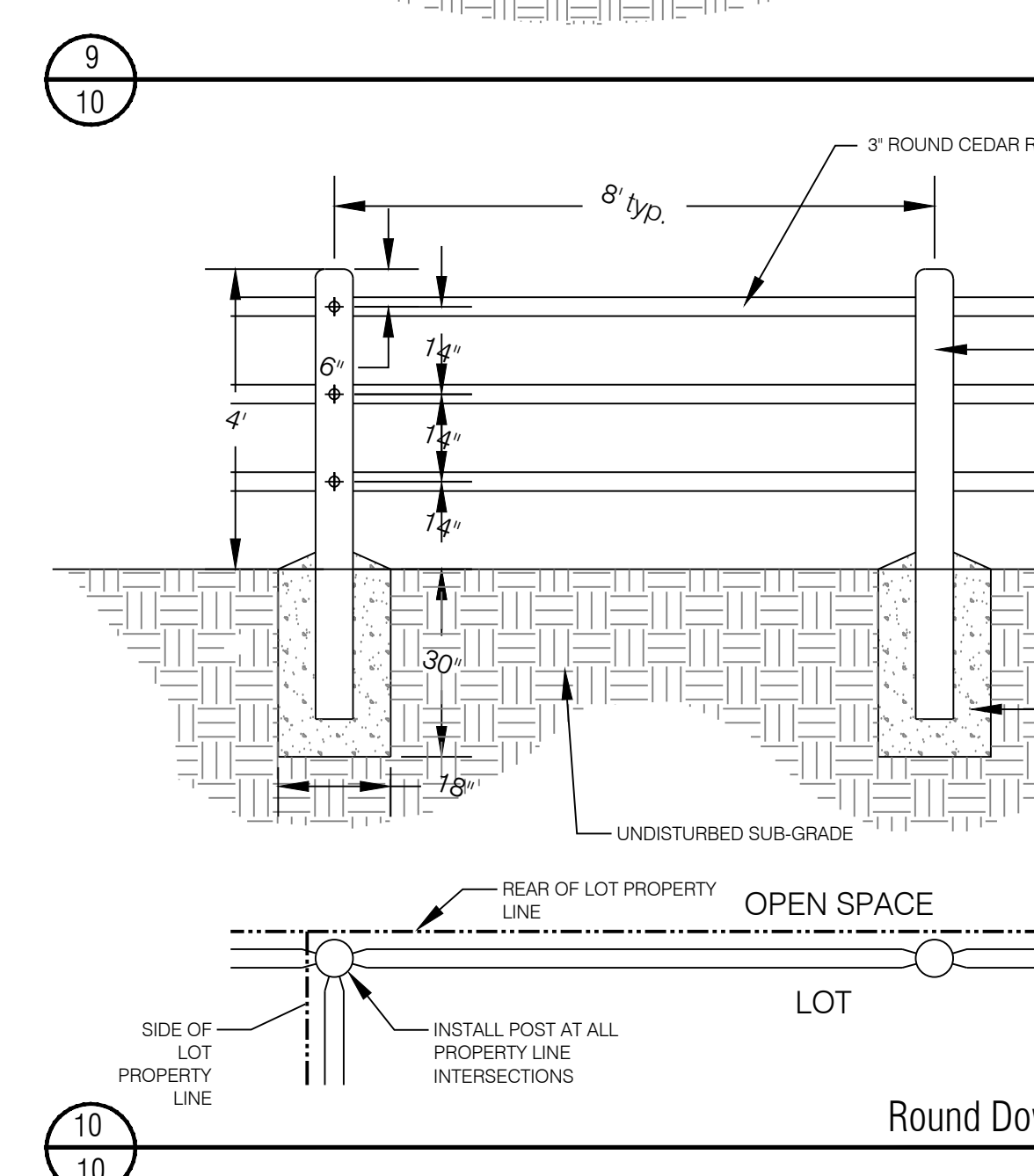
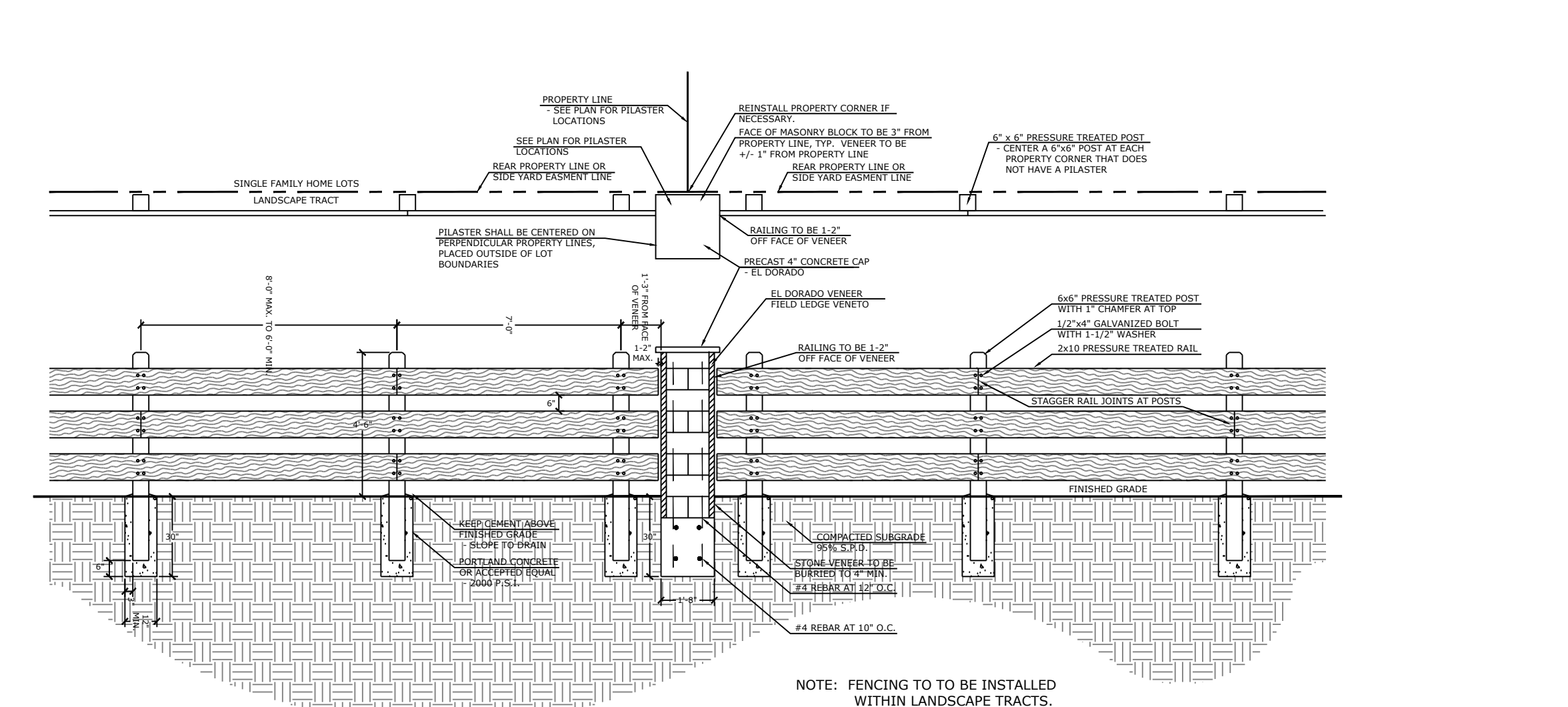
Application Method: Broadcast seed by hand or with a drop spreader. Manually rake seed into prepared soil. After seeding apply green hydromulch and tackifier.

Seed Mix A

15% Western Wheatgrass	15% Little Bluestem
15% Big Bluestem	15% Blue Grama
15% Thickspike Wheatgrass	15% Annual Rye
10% Sideleas 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 'Jeffred' / 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

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 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.
- 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

SITE DATA

- Land Use: Single Family Residential
- Number of Lots: 98 Lots
- Total Area: 117.21 AC
- Total Tract Area: 38.825 AC

ENTITLEMENT


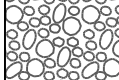
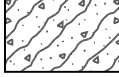



DATE:	BY:	DESCRIPTION:
07.28.2020	J. ROMERO	
	B. ITEN	

LANDSCAPE NOTES & DETAILS

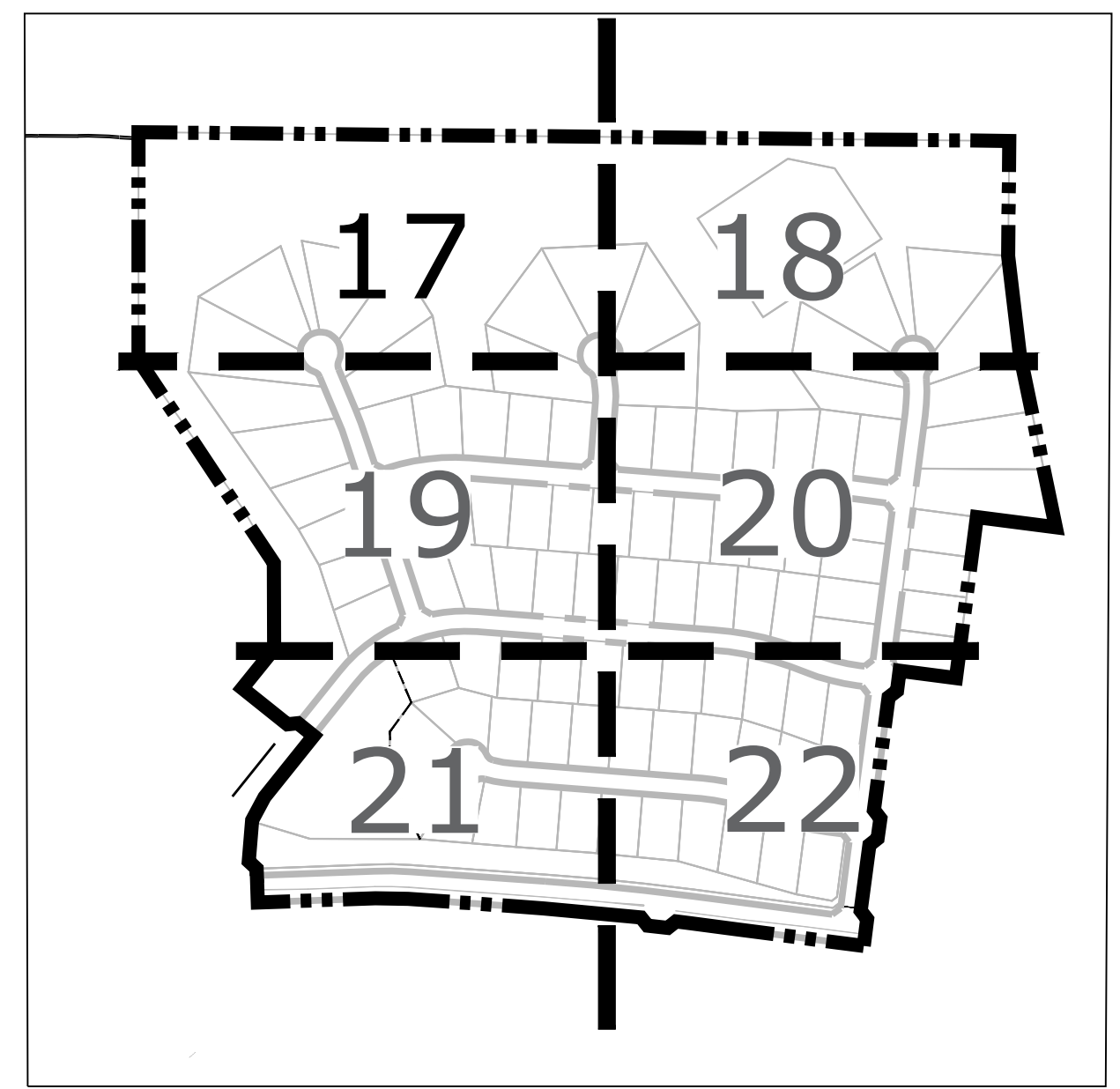
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GROUND COVER LEGEND

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

KEY MAP



Land Planning
Landscape
Architecture
Urban Design

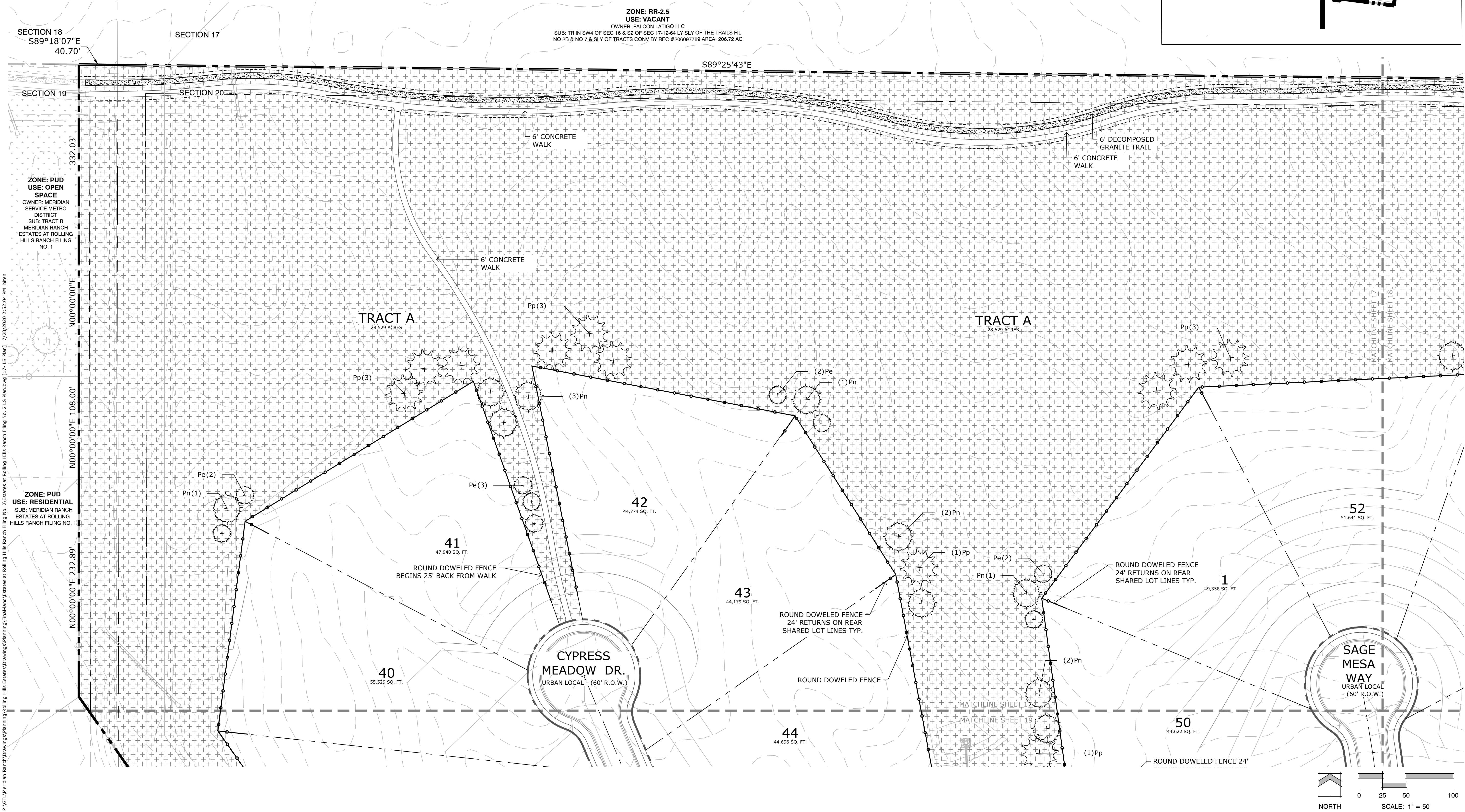
NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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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

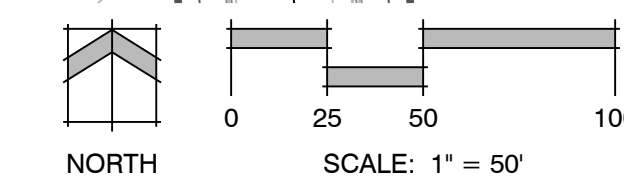
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DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

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OF 23



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

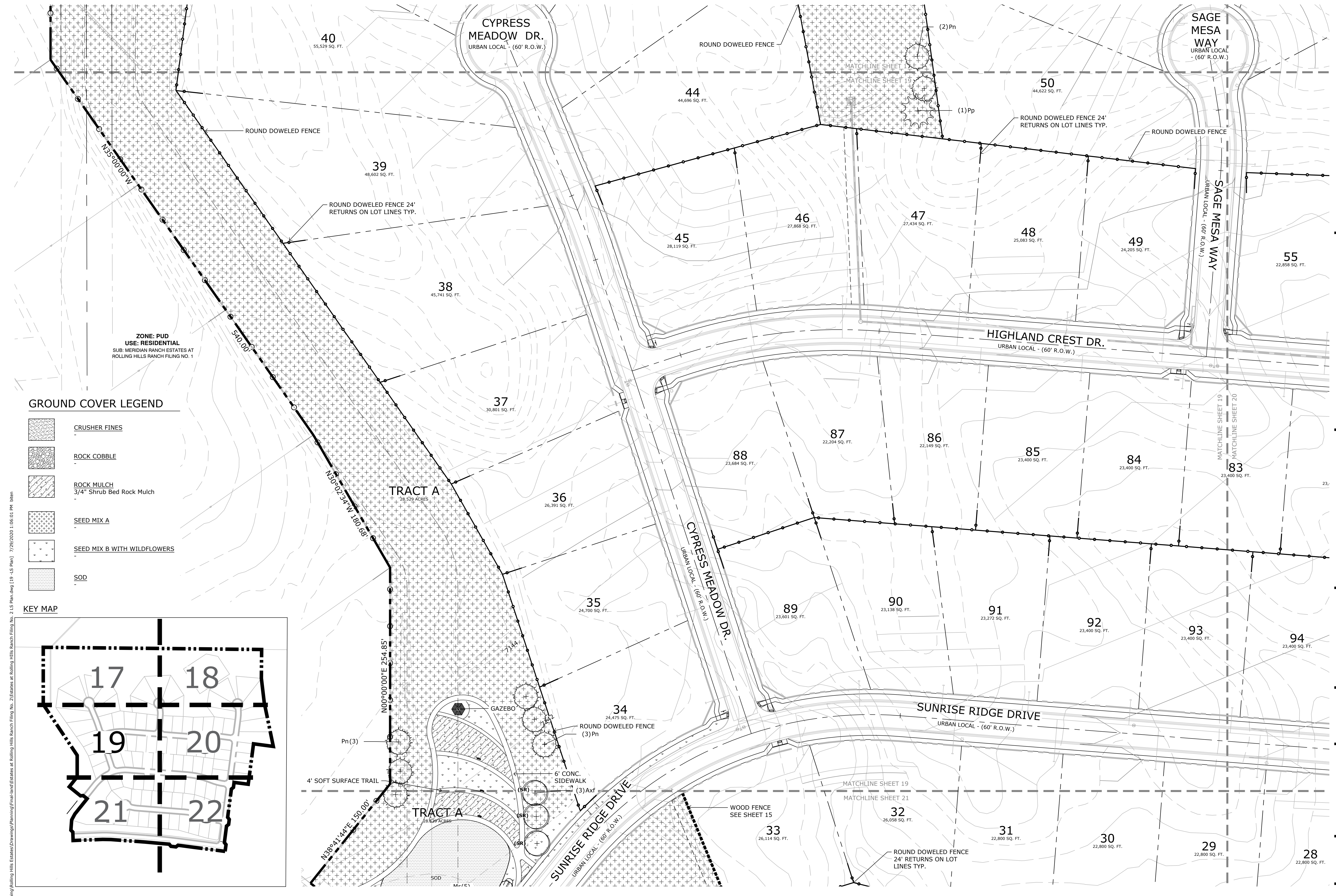
DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION

LANDSCAPE PLAN

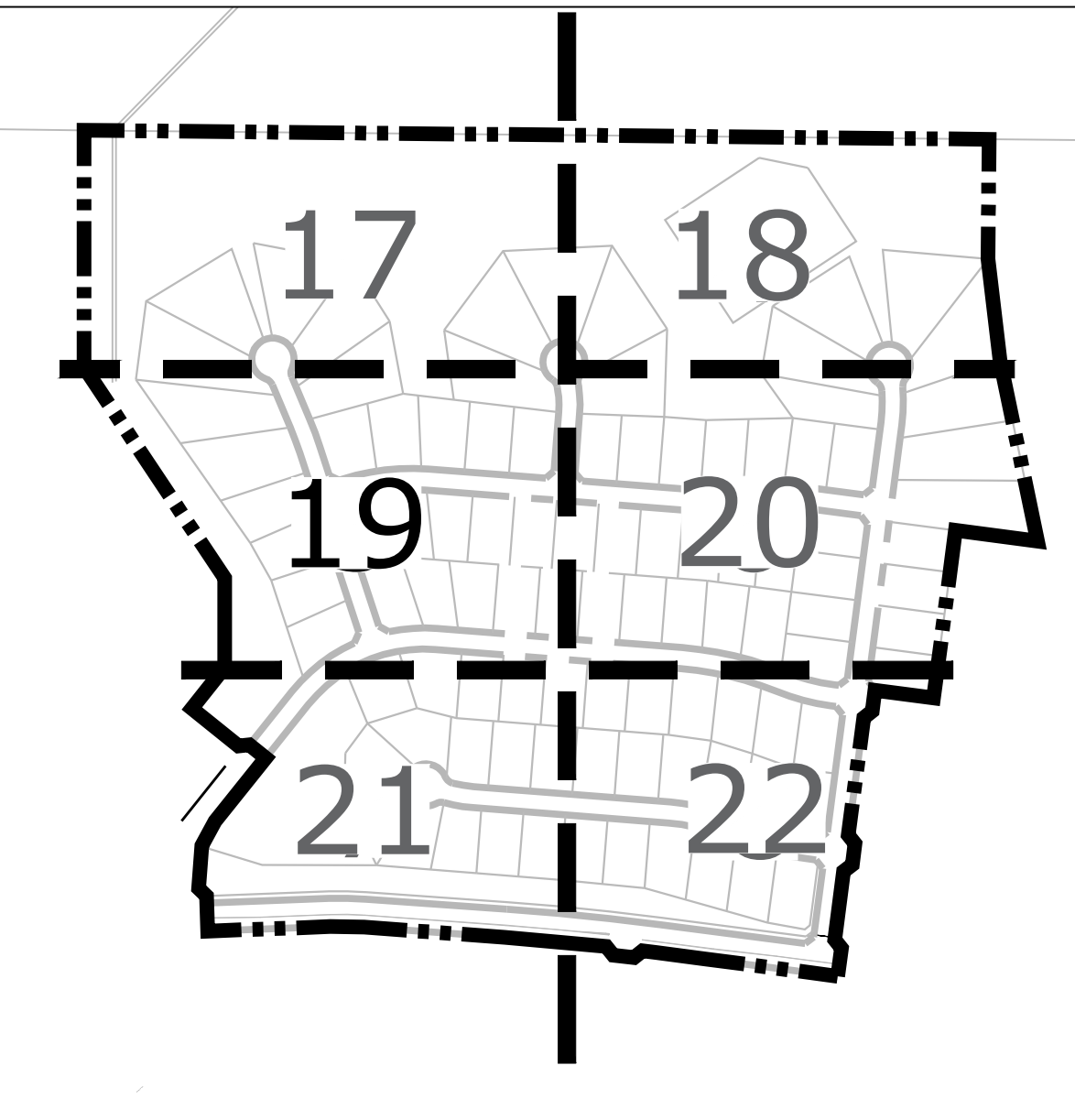
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OF 23



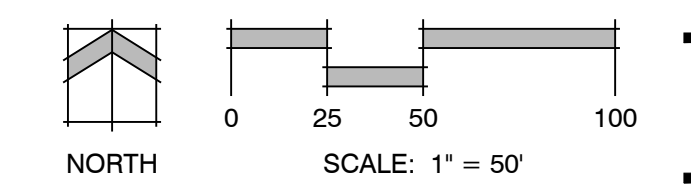
GROUND COVER LEGEND

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

KEY MAP



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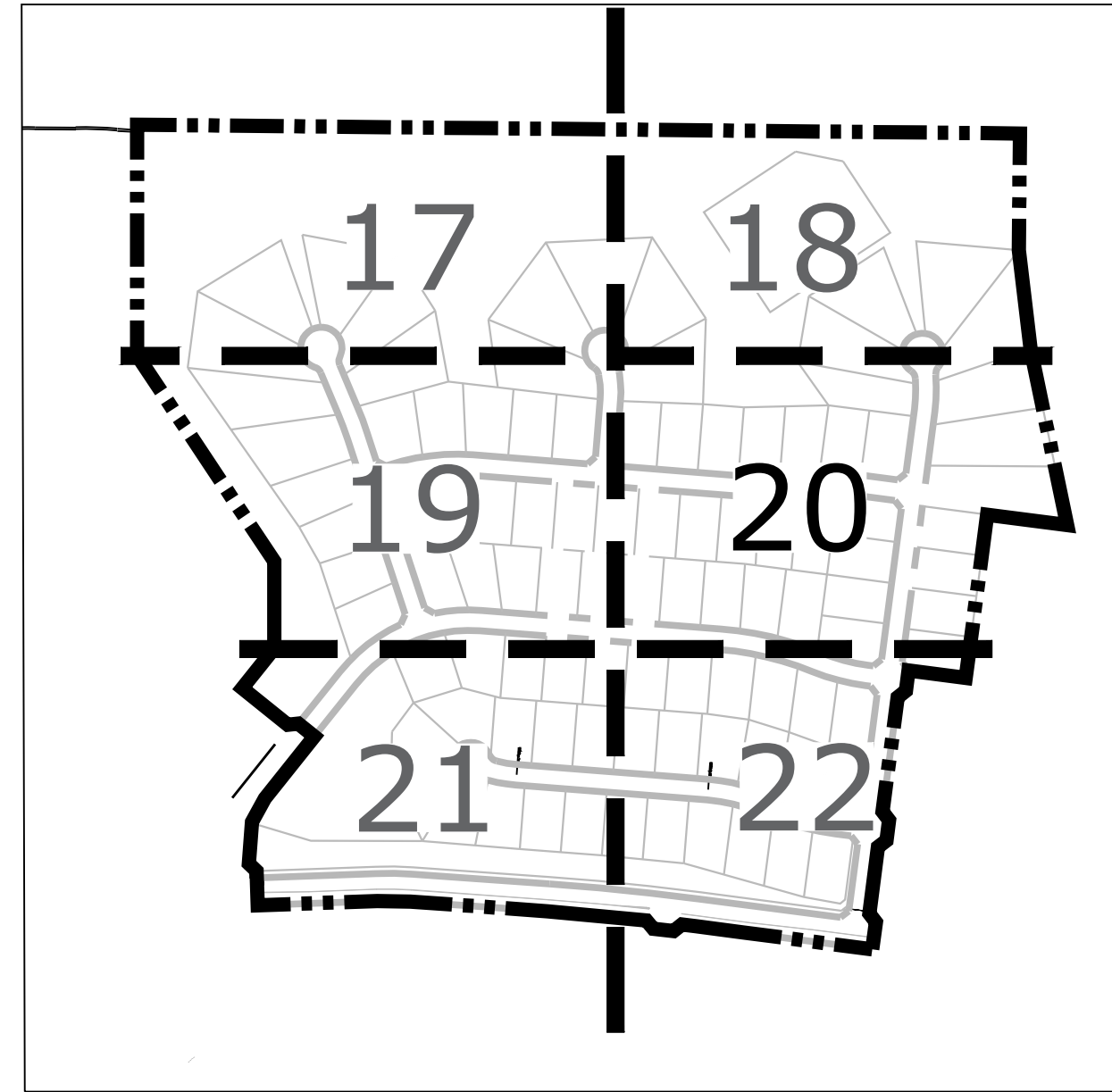


GROUND COVER LEGEND

-  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



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:

LANDSCAPE PLAN

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OF 23

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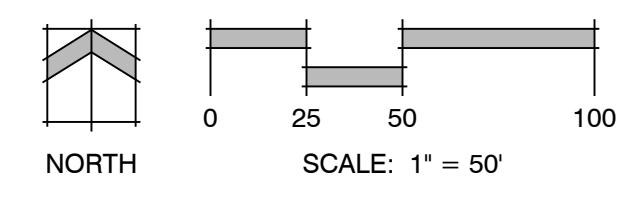
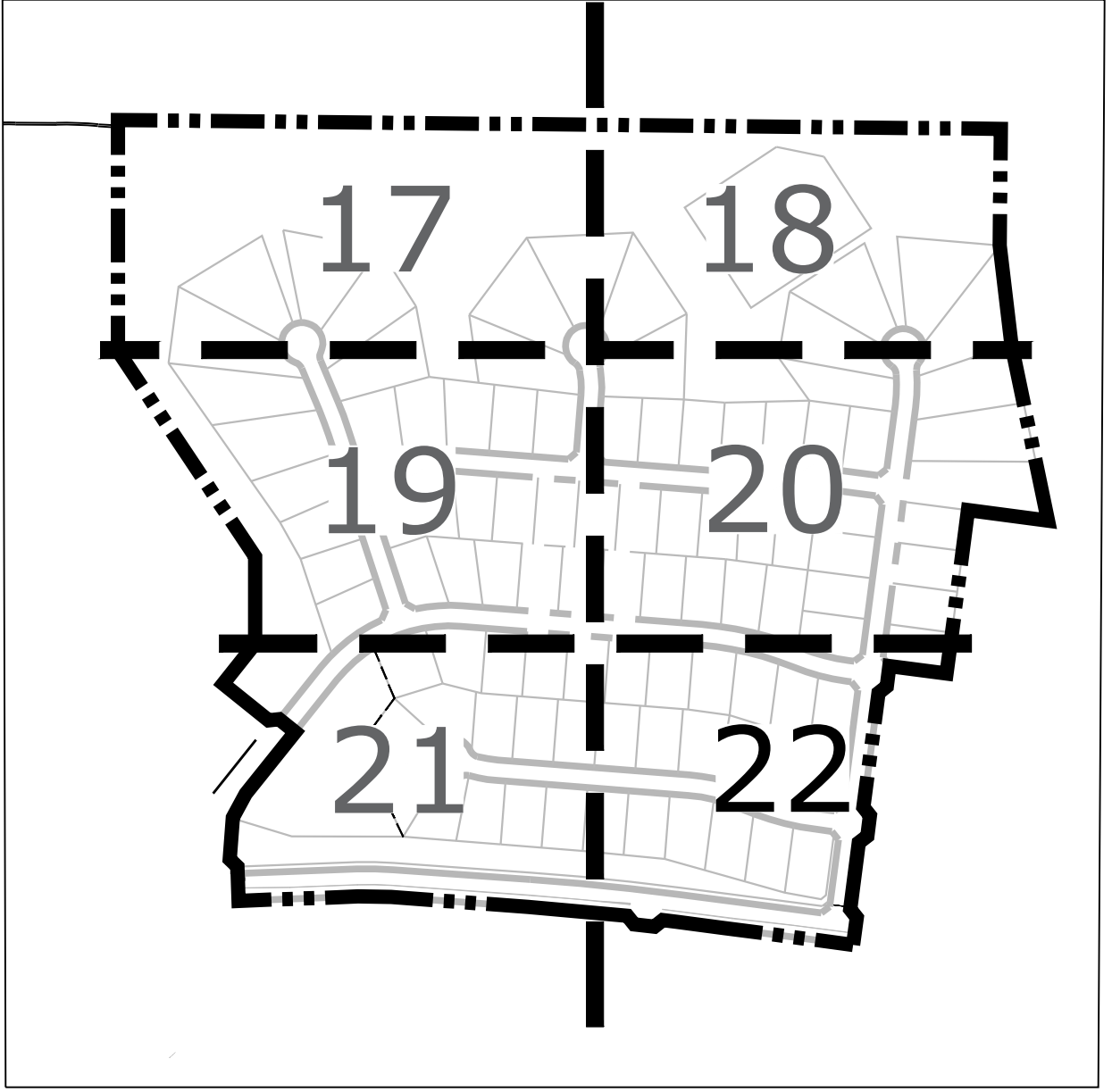


Please rename as an Urban Minor Arterial half section

GROUND COVER LEGEND

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-  ROCK COBBLE
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3/4" Shrub Bed Rock Mulch
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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. ITEN

ENTITLEMENT

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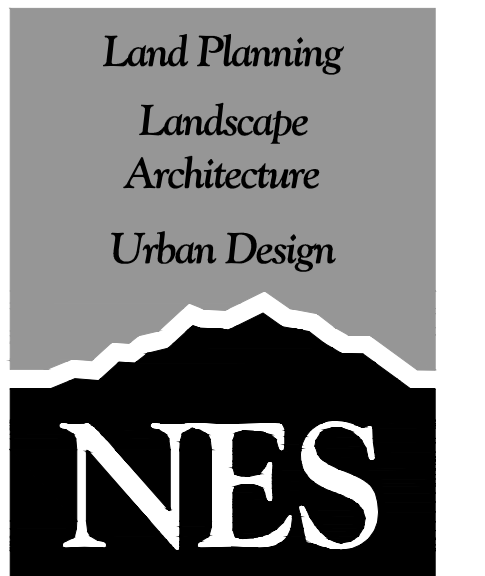
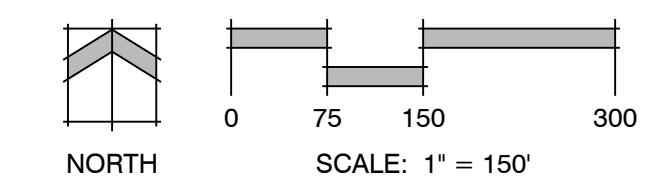
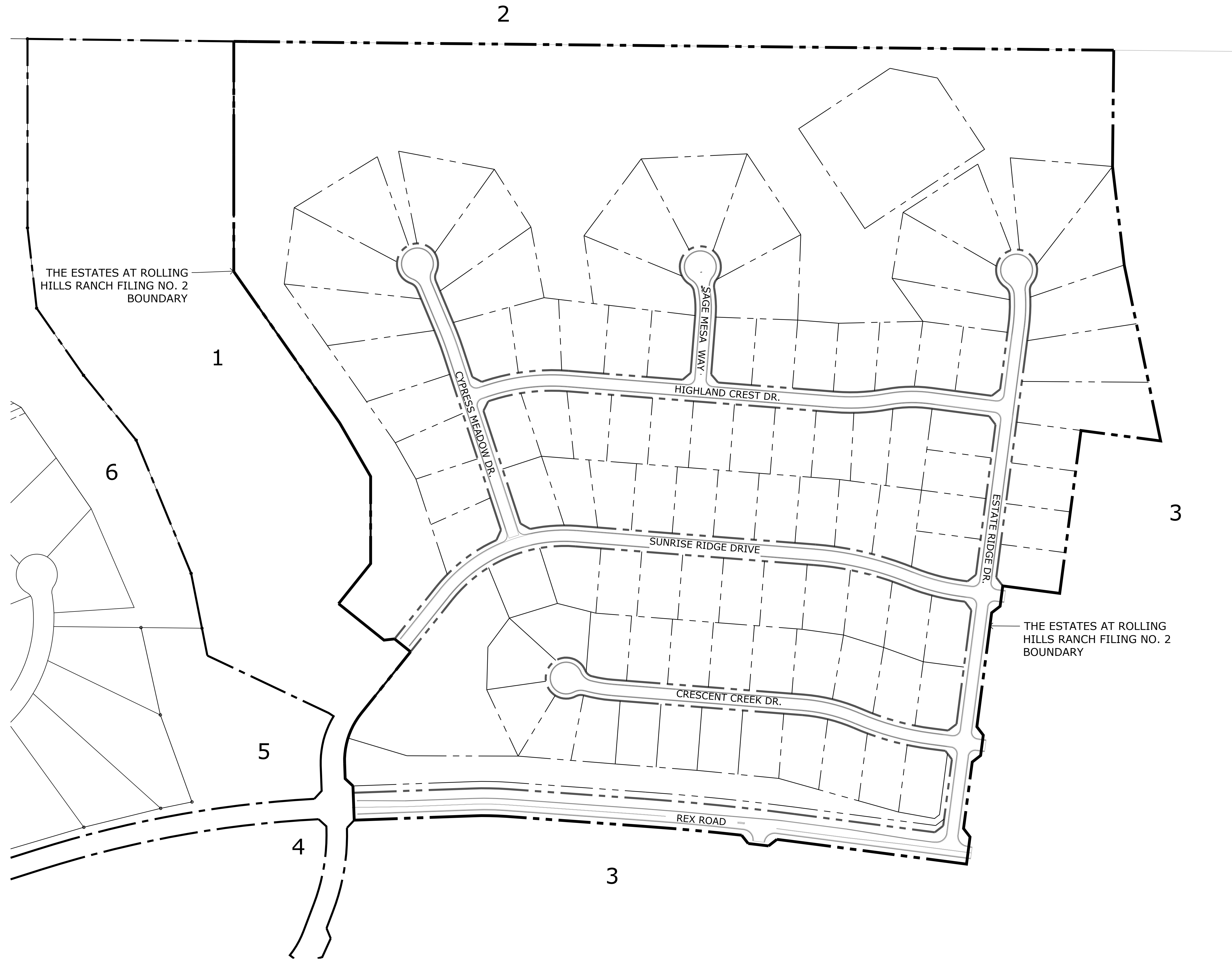
LANDSCAPE PLAN

22
OF 23

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ADJACENT PROPERTY OWNERS:

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



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

DATE: 07.28.2020
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PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION

ADJACENT OWNERS

23
OF 23

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