



ZONE: RR-2.5  
USE: VACANT  
OWNER: FALCON LATIGO LLC  
SUB: TR IN SW4 OF SEC 16 & S2 OF SEC 17-12.64 LY SLY OF THE TRAILS FIL NO 2B & NO 7 & SLY OF TRACTS CONV BY REC #206097789 AREA: 206.72 AC

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

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

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

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT B OF THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. 221714711 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE NORTHEAST 1/4 OF SAID SECTION 19;

1. THENCE S89°18'07"E ALONG SAID SECTION 19 A DISTANCE OF 40.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20;
2. THENCE S89°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 S06°14'24"E A DISTANCE OF 495.03 FEET;
6. THENCE N82°33'58"W A DISTANCE OF 180.00 FEET;
7. THENCE S07°26'02"W A DISTANCE OF 495.00 FEET;
8. THENCE N82°33'58"W A DISTANCE OF 168.00 FEET;
9. THENCE S07°26'02"W A DISTANCE OF 60.00 FEET;
10. THENCE S52°26'02"W A DISTANCE OF 31.11 FEET;
11. THENCE S07°26'02"W A DISTANCE OF 636.00 FEET;
12. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
13. THENCE S07°26'02"W A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ROLLING HILLS RANCH FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY;

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

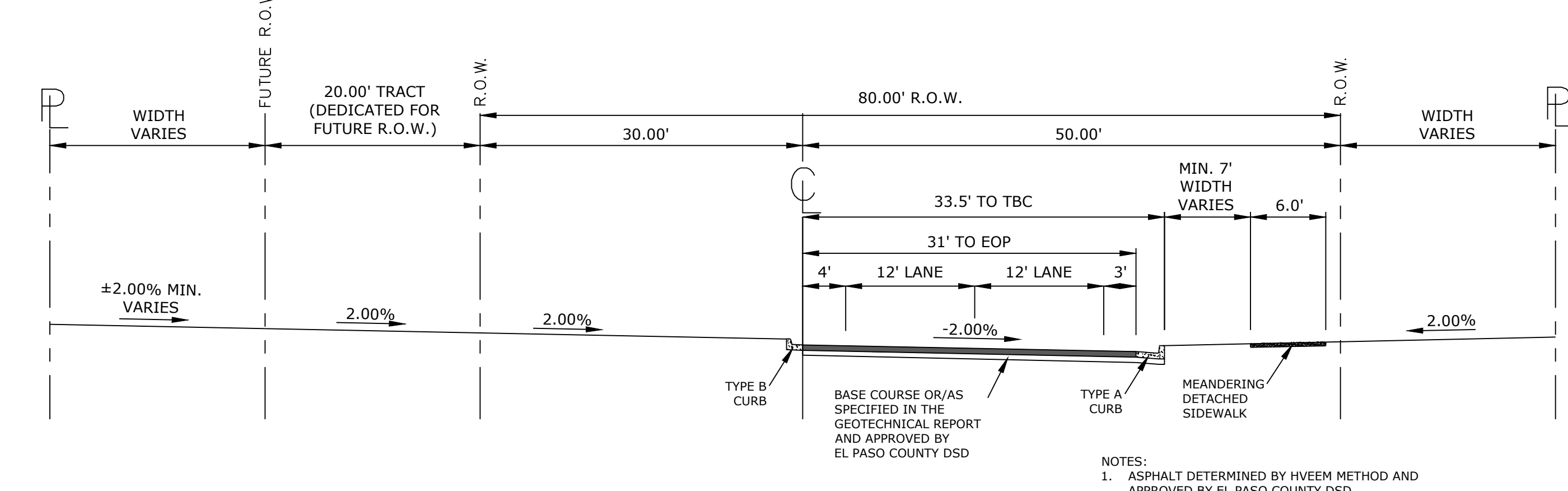
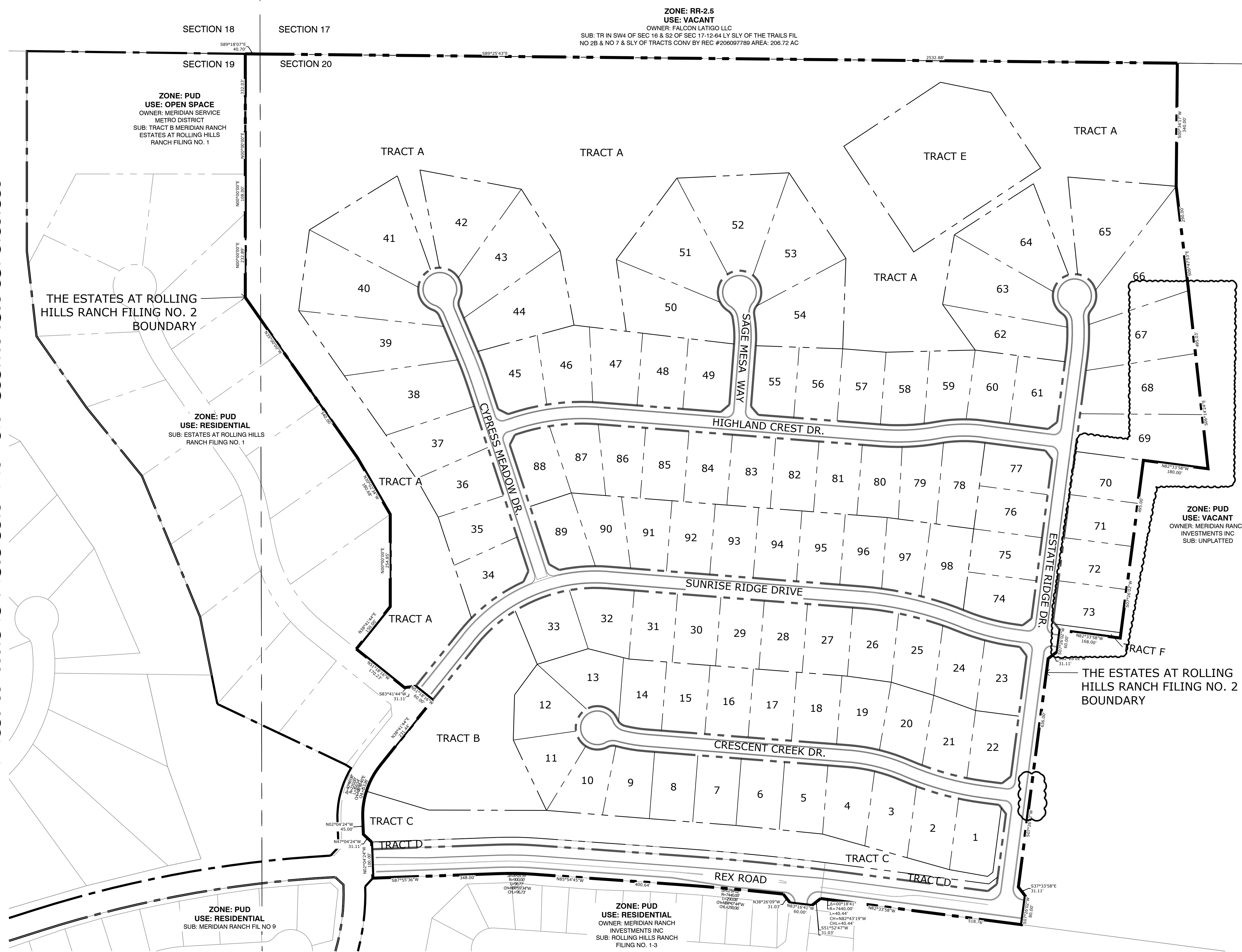
14. THENCE N82°33'58"W A DISTANCE OF 518.76 FEET TO A CURVE TO THE LEFT;
15. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 00°18'41", AN ARC LENGTH OF 40.44 FEET, WHOSE LONG CHORD BEARS N82°43'19"W A DISTANCE OF 40.44 FEET;
16. THENCE S51°52'47"W A DISTANCE OF 31.03 FEET;
17. THENCE N83°16'41"W A DISTANCE OF 60.00 FEET;
18. THENCE N38°26'09"W A DISTANCE OF 31.03 FEET TO A NON-TANGENT CURVE TO THE LEFT;
19. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 02°14'02", AN ARC LENGTH OF 290.08 FEET, WHOSE LONG CHORD BEARS N84°47'44"W A DISTANCE OF 290.06 FEET;
20. THENCE N85°54'45"W A DISTANCE OF 400.64 FEET TO A CURVE TO THE LEFT;
21. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 06°09'39", AN ARC LENGTH OF 96.77 FEET, WHOSE LONG CHORD BEARS N88°59'34"W A DISTANCE OF 96.73 FEET;
22. THENCE S87°55'36"E A DISTANCE OF 348.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1;

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

23. THENCE N02°04'24"W A DISTANCE OF 100.00 FEET;
24. THENCE N47°04'24"W A DISTANCE OF 31.11 FEET;
25. THENCE N02°04'24"W A DISTANCE OF 45.00 FEET TO A CURVE TO THE RIGHT;
26. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 40°46'08", AN ARC LENGTH OF 156.54 FEET, WHOSE LONG CHORD BEARS N18°18'40"E A DISTANCE OF 153.26 FEET;
27. THENCE N38°41'44"E A DISTANCE OF 231.44 FEET;
28. THENCE N51°18'16"W A DISTANCE OF 60.00 FEET;
29. THENCE S83°41'44"W A DISTANCE OF 31.11 FEET;
30. THENCE N51°18'16"W A DISTANCE OF 170.23 FEET;
31. THENCE N38°41'44"E A DISTANCE OF 150.00 FEET;
32. THENCE N00°00'00"E A DISTANCE OF 234.85 FEET;
33. THENCE N30°02'34"W A DISTANCE OF 180.68 FEET;
34. THENCE N35°00'00"W A DISTANCE OF 540.00 FEET;
35. THENCE N00°00'00"E A DISTANCE OF 232.89 FEET;
36. THENCE N00°00'00"E A DISTANCE OF 108.00 FEET;
37. THENCE N00°00'00"E A DISTANCE OF 332.03 FEET TO THE POINT OF BEGINNING.

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

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°23'42"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).



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

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

DATE: 11.16.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

**ENTITLEMENT**

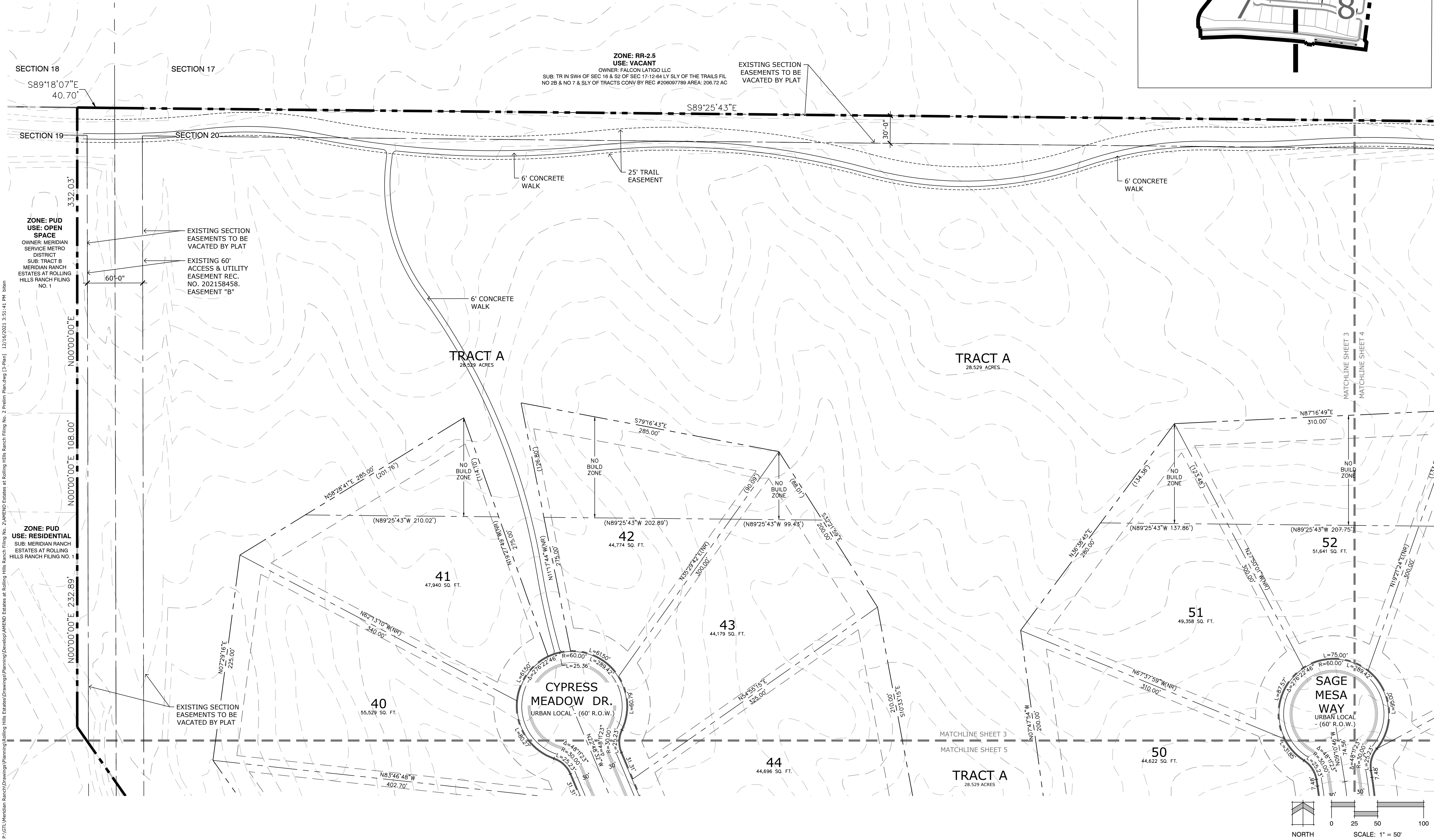
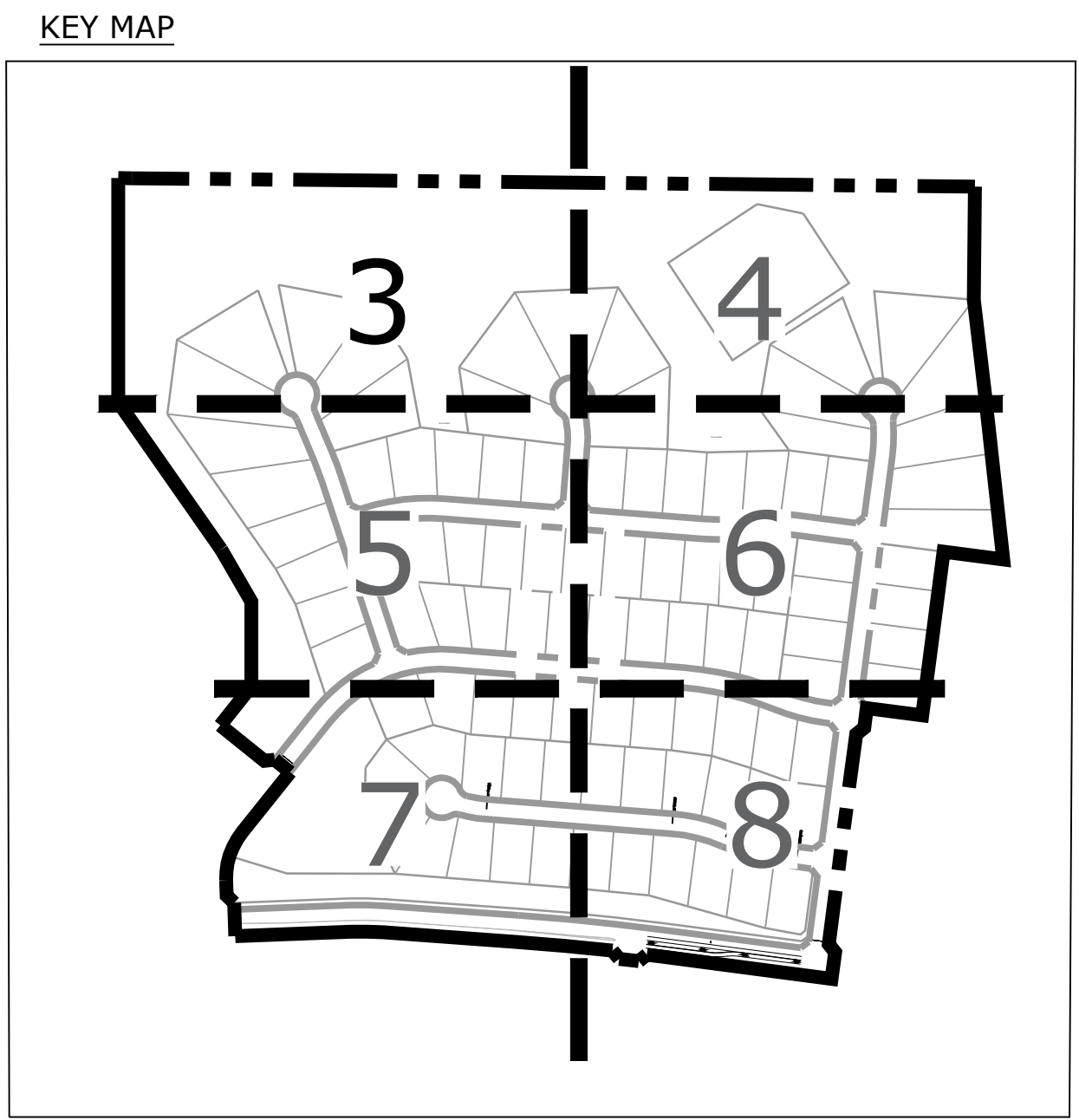
DATE:	BY:	DESCRIPTION:
12.16.2021	B.I.	COUNTY COMMENTS

**LEGAL PLAN**

**2**  
OF 23

PUD SP 20-004

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Development\AREMD Estates at Rolling Hills Ranch Filing No. 2\AREMD Estates at Rolling Hills Ranch Filing No. 2 Prelim Planning (2-Legal) 12/16/2021 3:50:02 PM bhenn



SECTION 18  
S89°18'07"E  
40.70'

SECTION 17

ZONE: RR-2.5  
USE: VACANT  
OWNER: FALCON LATIGO LLC  
SUB: TR IN SW4 OF SEC 18 & S2 OF SEC 17-12-84 LY SLY OF THE TRAILS FIL NO 2B & NO 7 & SLY OF TRACTS CONV BY REC #206097789 AREA: 206.72 AC

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

S89°25'43"E

30'-0"

6' CONCRETE WALK

25' TRAIL EASEMENT

6' CONCRETE WALK

ZONE: PUD  
USE: OPEN SPACE  
OWNER: MERIDIAN SERVICE METRO DISTRICT  
SUB: TRACT B MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

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

60'-0"

332.03'

N00°00'00"E

N00°00'00"E 108.00'

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

N00°00'00"E 232.89'

TRACT A  
28.529 ACRES

TRACT A  
28.529 ACRES

MATCHLINE SHEET 3  
MATCHLINE SHEET 4

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

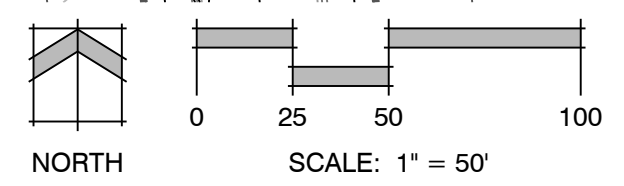
DATE: 11.16.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

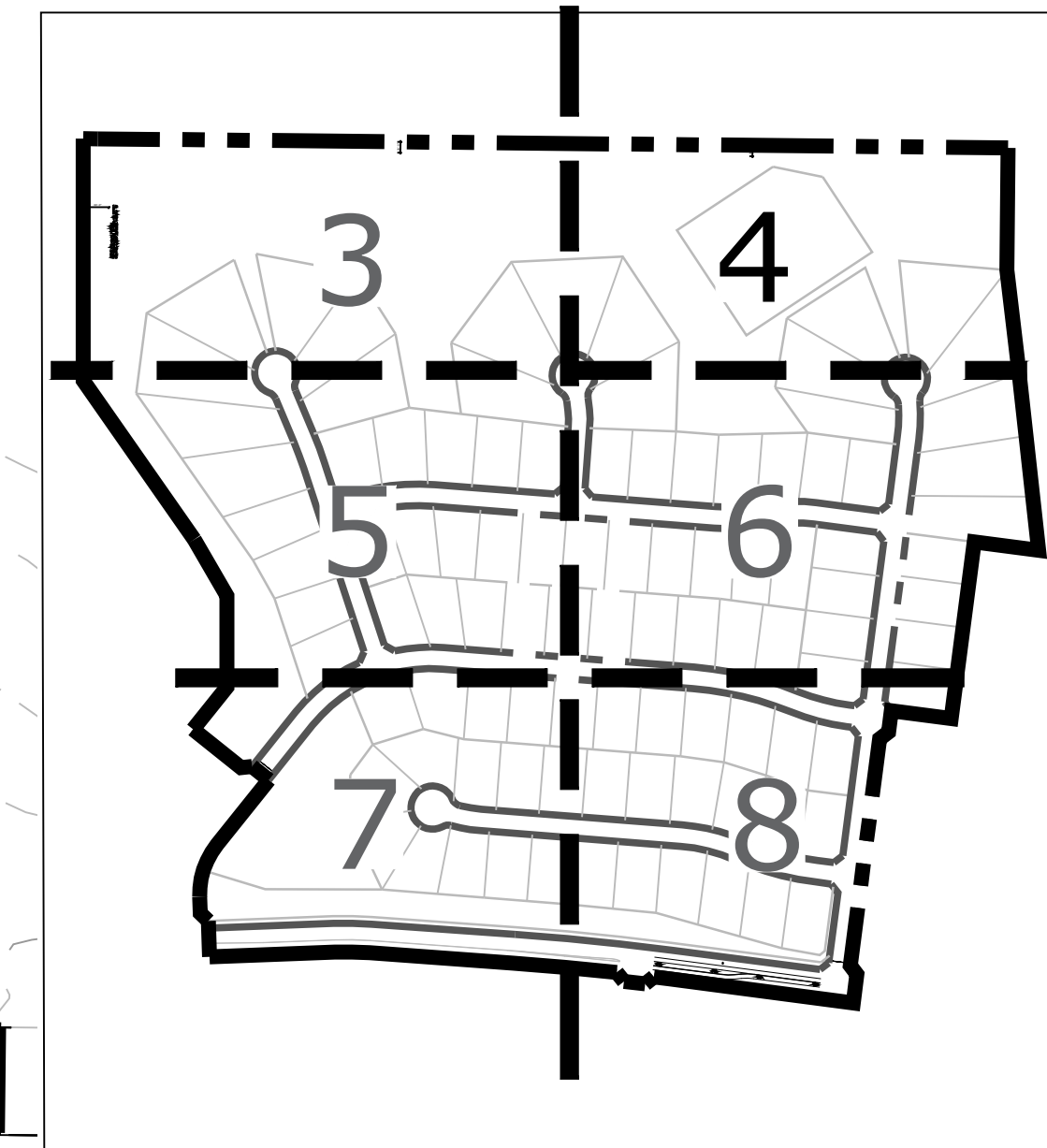
DATE:	BY:	DESCRIPTION:
12.16.2021	B.I.	COUNTY COMMENTS

SITE PLAN

3  
OF 23  
PUD SP 20-004



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Drawings\Development\PRELIM\Drawings\Rolling Hills Ranch Filing No. 2 Prelim\Plan\Drawng [3-plan]. 12/16/2021 3:51:41 PM biten



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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ZONE: RR-2.5  
USE: VACANT  
OWNER: FALCON LATIGO LLC  
SUB: TR IN SW 4 OF SEC 16 & S 2 OF SEC 17-12-64 LY SLY OF THE TRAILS FIL NO 28 & NO 7 & SLY OF TRACTS CONV BY REC #200697788 AREA: 206.72 AC

EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

TRACT A  
28.529 ACRES

TRACT E  
3.260 ACRES  
TRACT E TO BE OWNED AND MAINTAINED BY THE MSMD FOR THE COMMON OPEN SPACE, TRAILS, DRAINAGE, UTILITIES, WATER TREATMENT AND STORAGE USE.

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

TRACT A  
28.529 ACRES

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

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

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates at Rolling Hills Ranch\Filing No. 2\AMEND Estates at Rolling Hills Ranch Filing No. 2 Final Planning (4-files) 12/16/2021 3:51:37 PM diben

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

DATE: 11.16.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

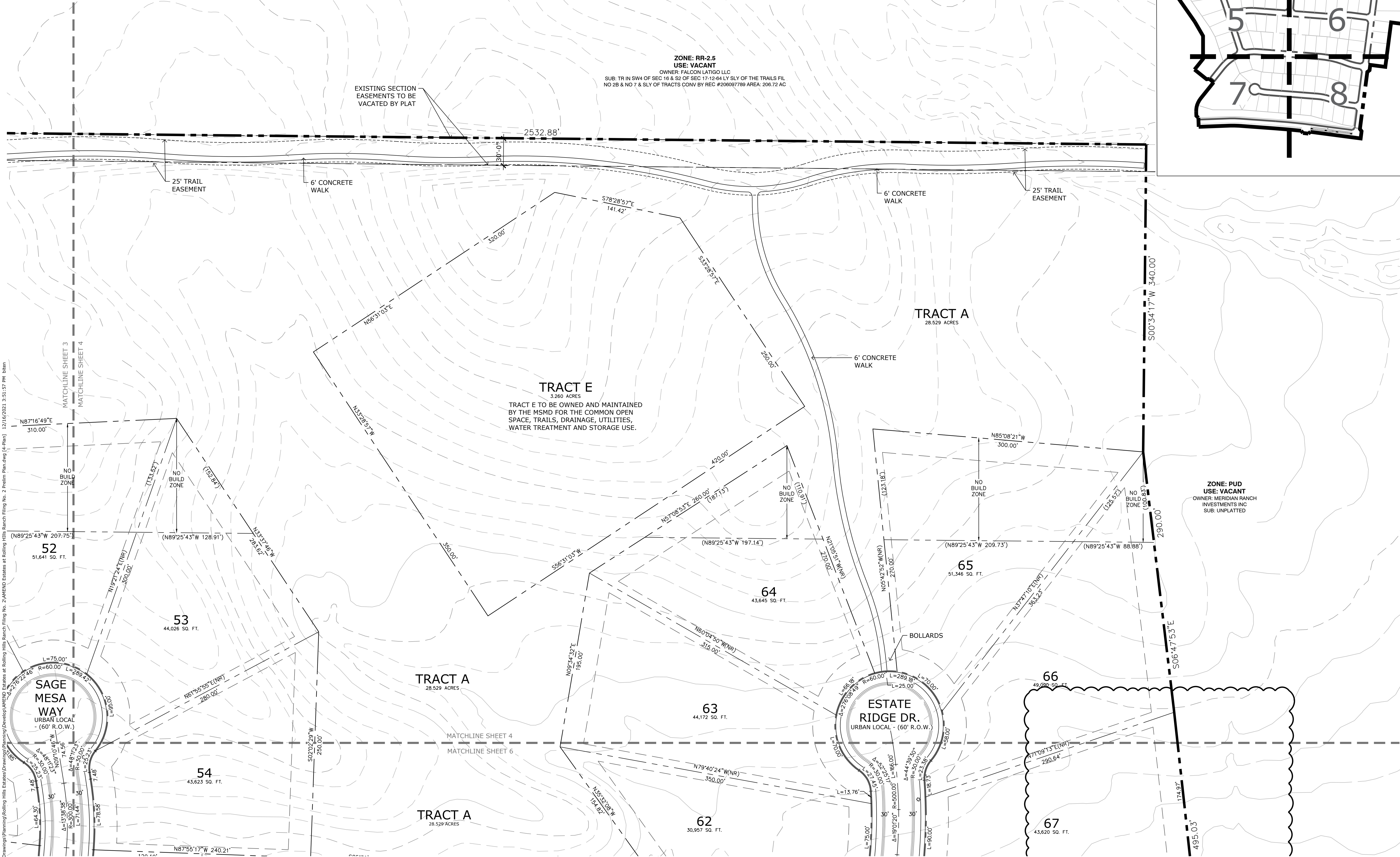
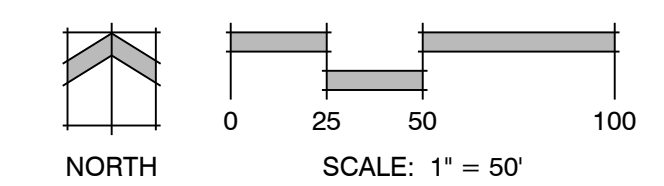
ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12.16.2021	B.I.	COUNTY COMMENTS

SITE PLAN

4  
OF 23

PUD SP 20-004



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

DATE: 11.16.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

**ENTITLEMENT**

DATE:	BY:	DESCRIPTION:
12.16.2021	B.I.	COUNTY COMMENTS

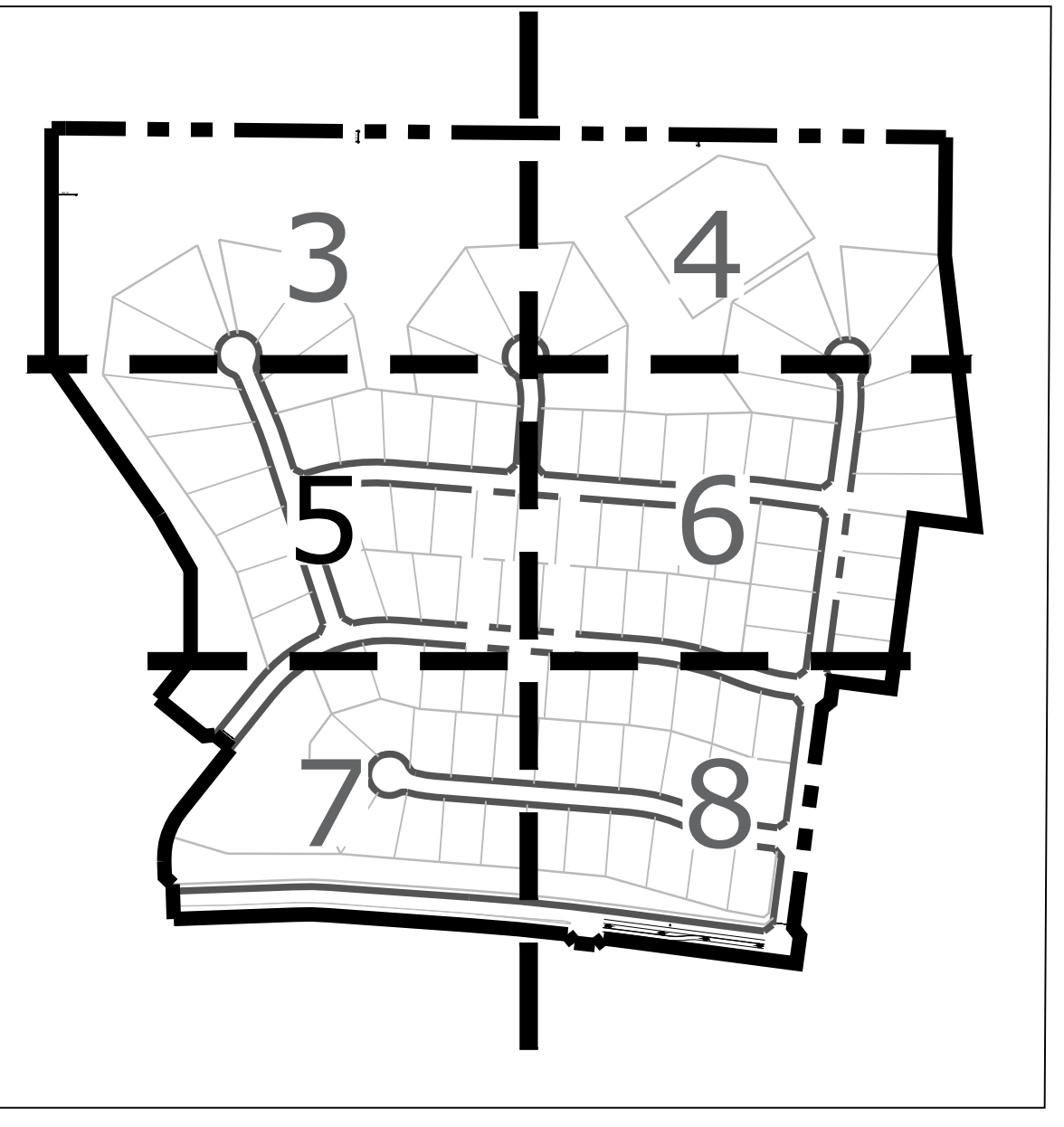
**SITE PLAN**

**5**  
OF 23  
PUD SP 20-004

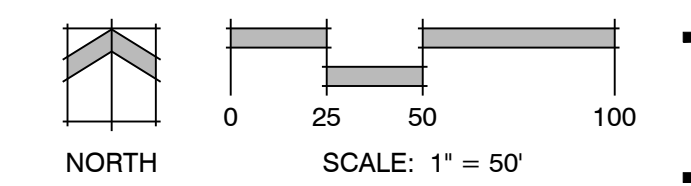


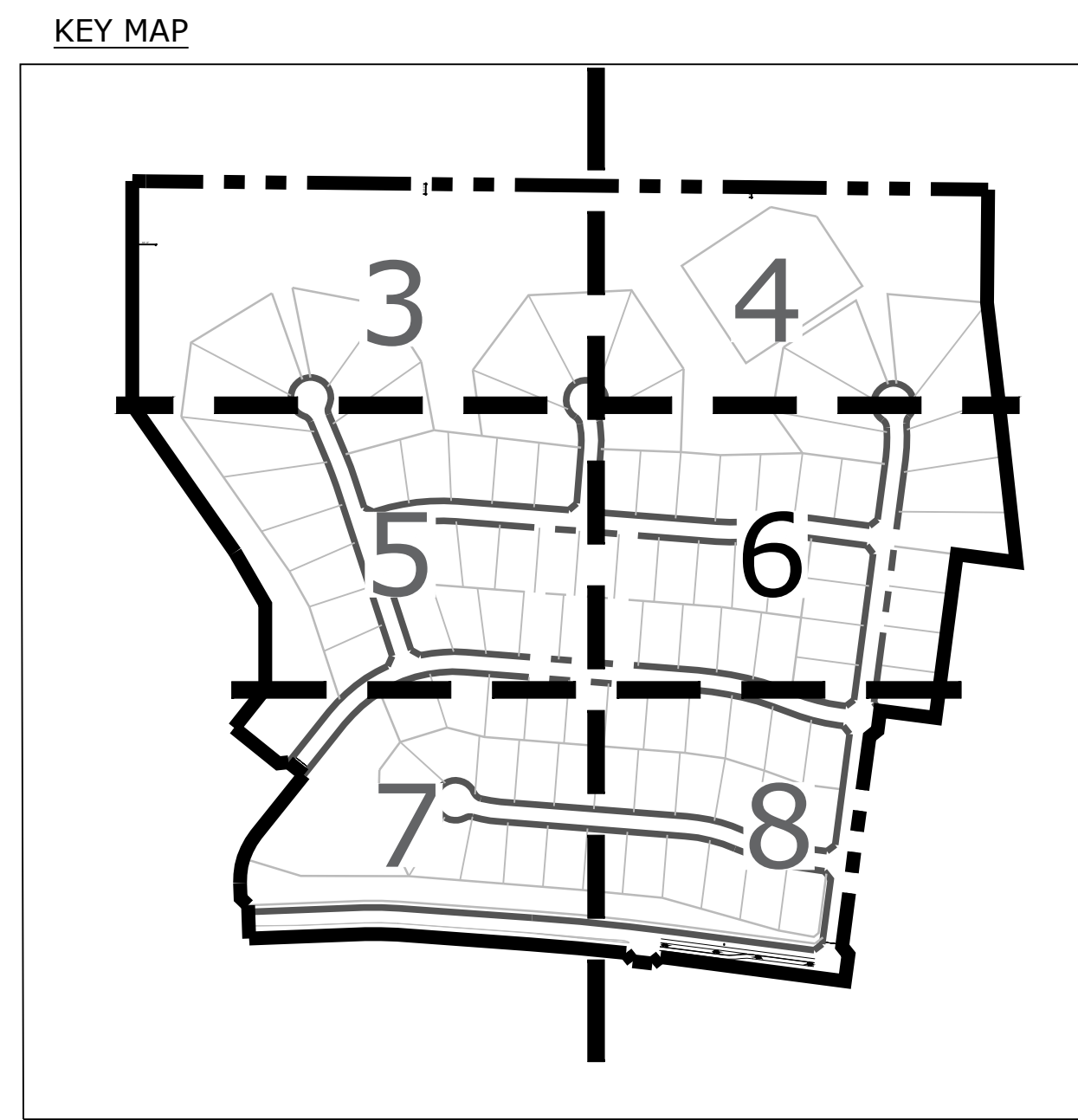
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USE: RESIDENTIAL  
SUB: MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1

KEY MAP



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

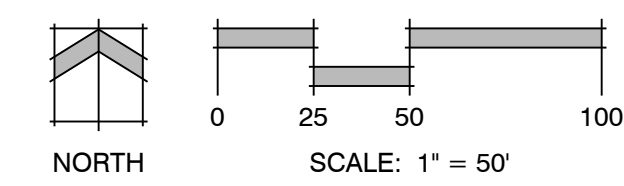
THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2  
AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 11.16.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

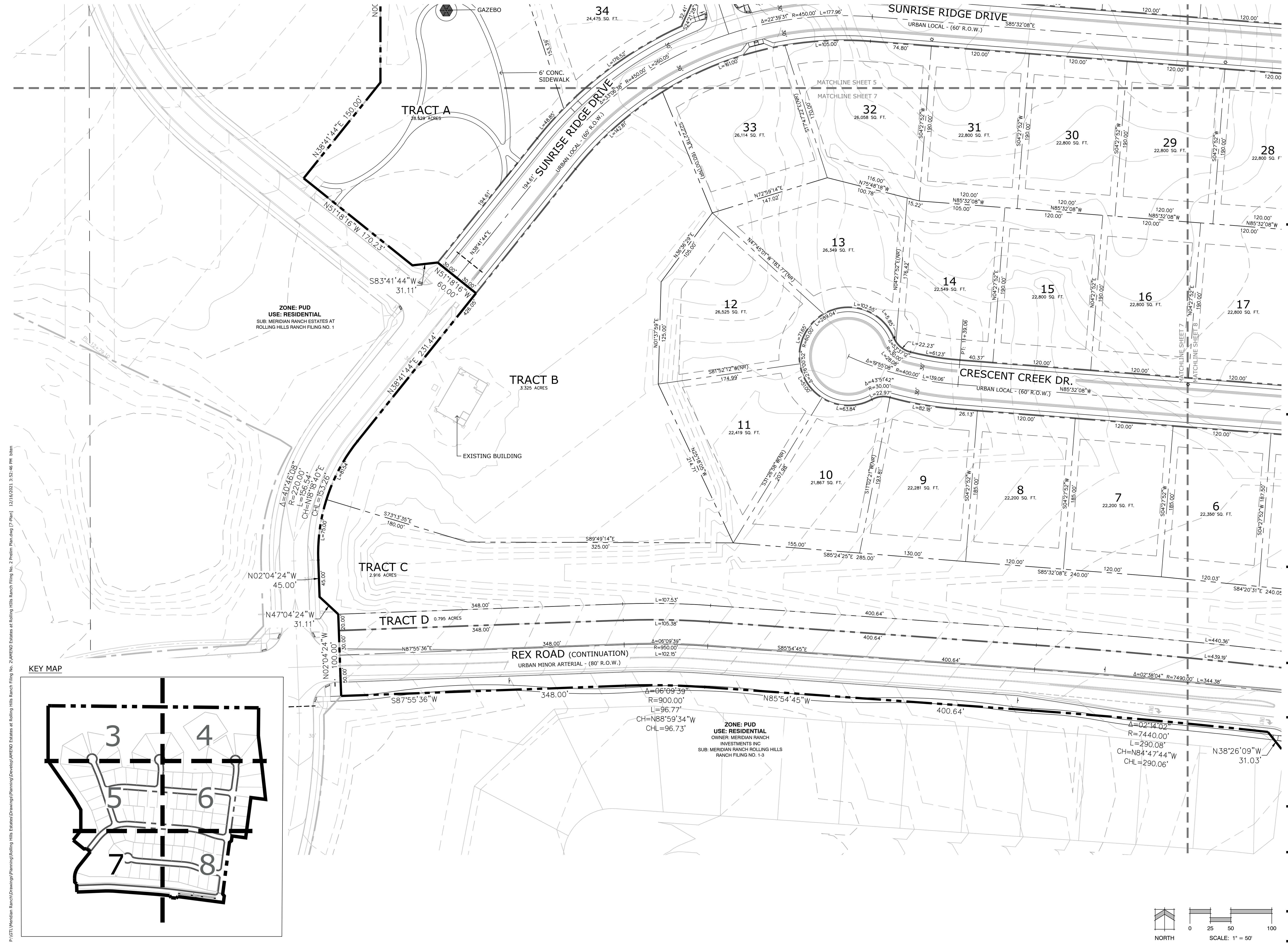
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12.16.2021	B.I.	COUNTY COMMENTS

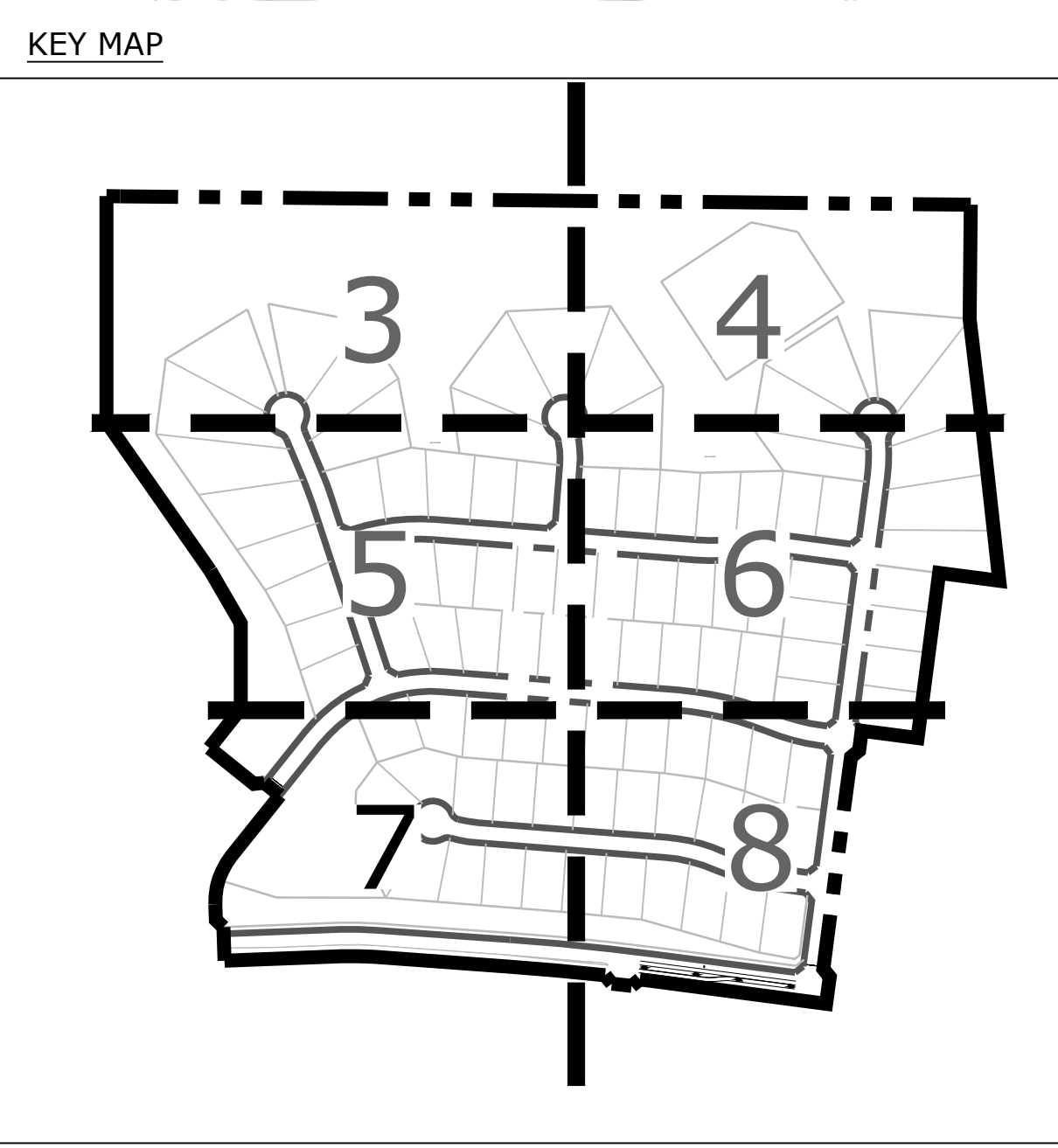
SITE PLAN



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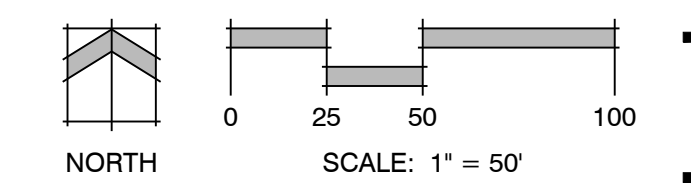


PLANNER: LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH  
SCALE  
ISSUE INFO  
DATE: 11.16.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN  
DATE: 12.16.2021  
BY: B.I.  
DESCRIPTION: COUNTY COMMENTS  
ISSUE PERSON  
SHEET TITLE  
SHEET NUMBER

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

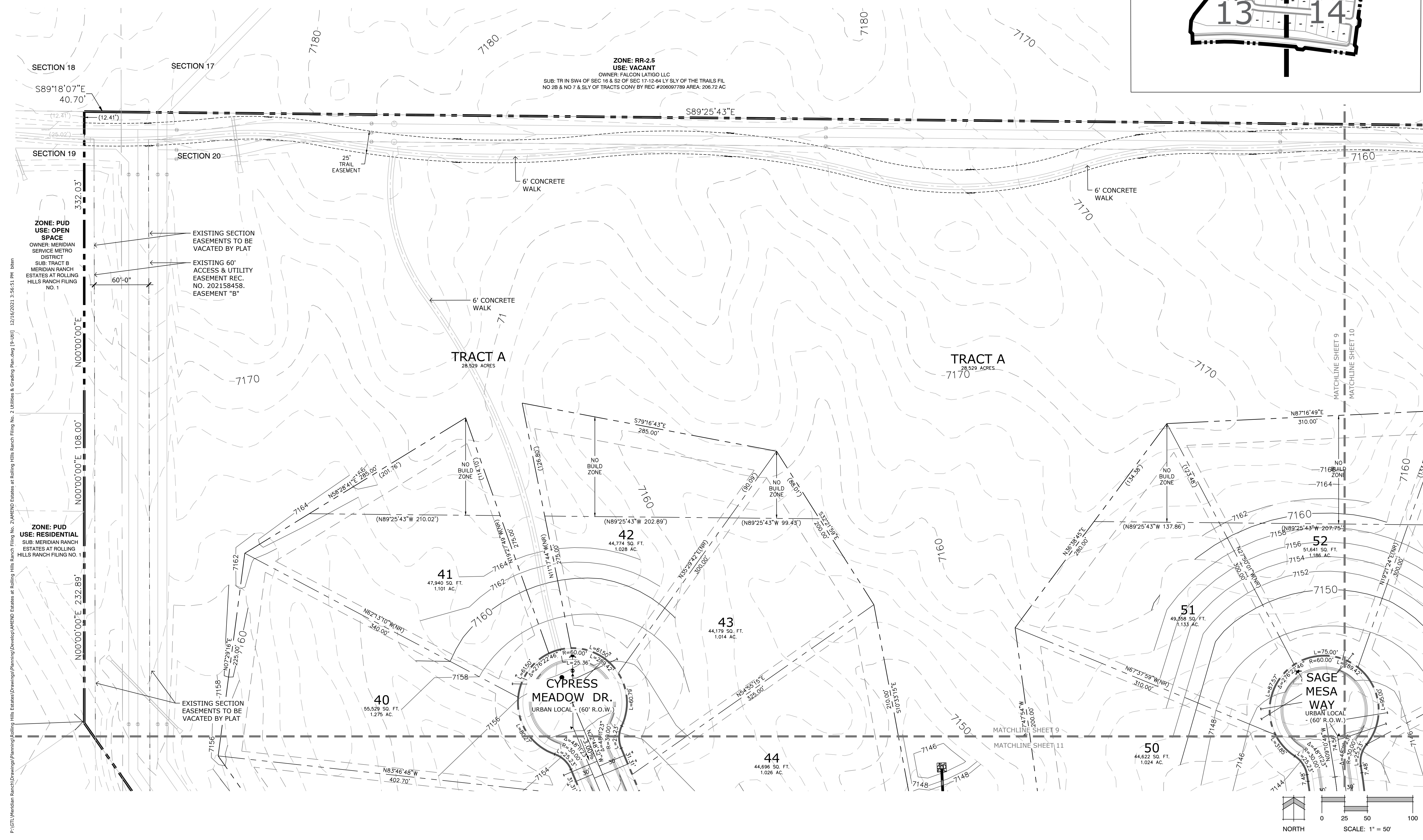
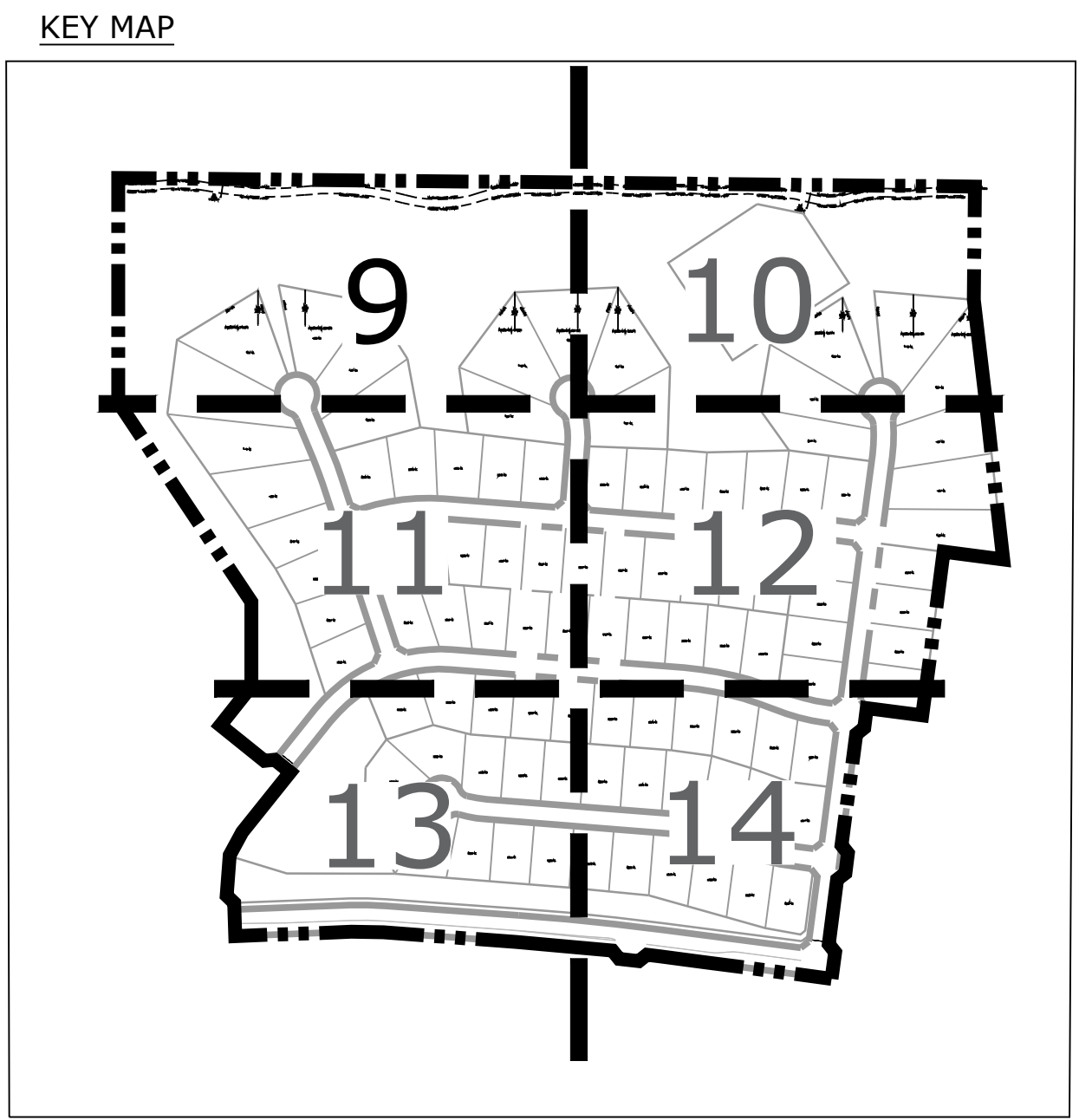
**ENTITLEMENT**

**SITE PLAN**









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

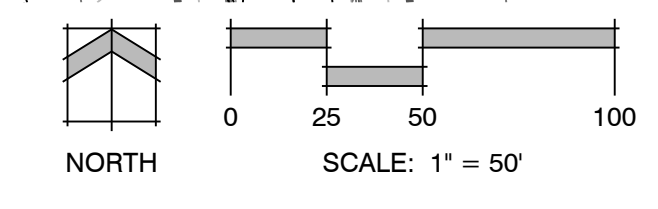
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 PROJECT MGR: J. ROMERO  
 PREPARED BY: B. ITEN

**ENTITLEMENT**

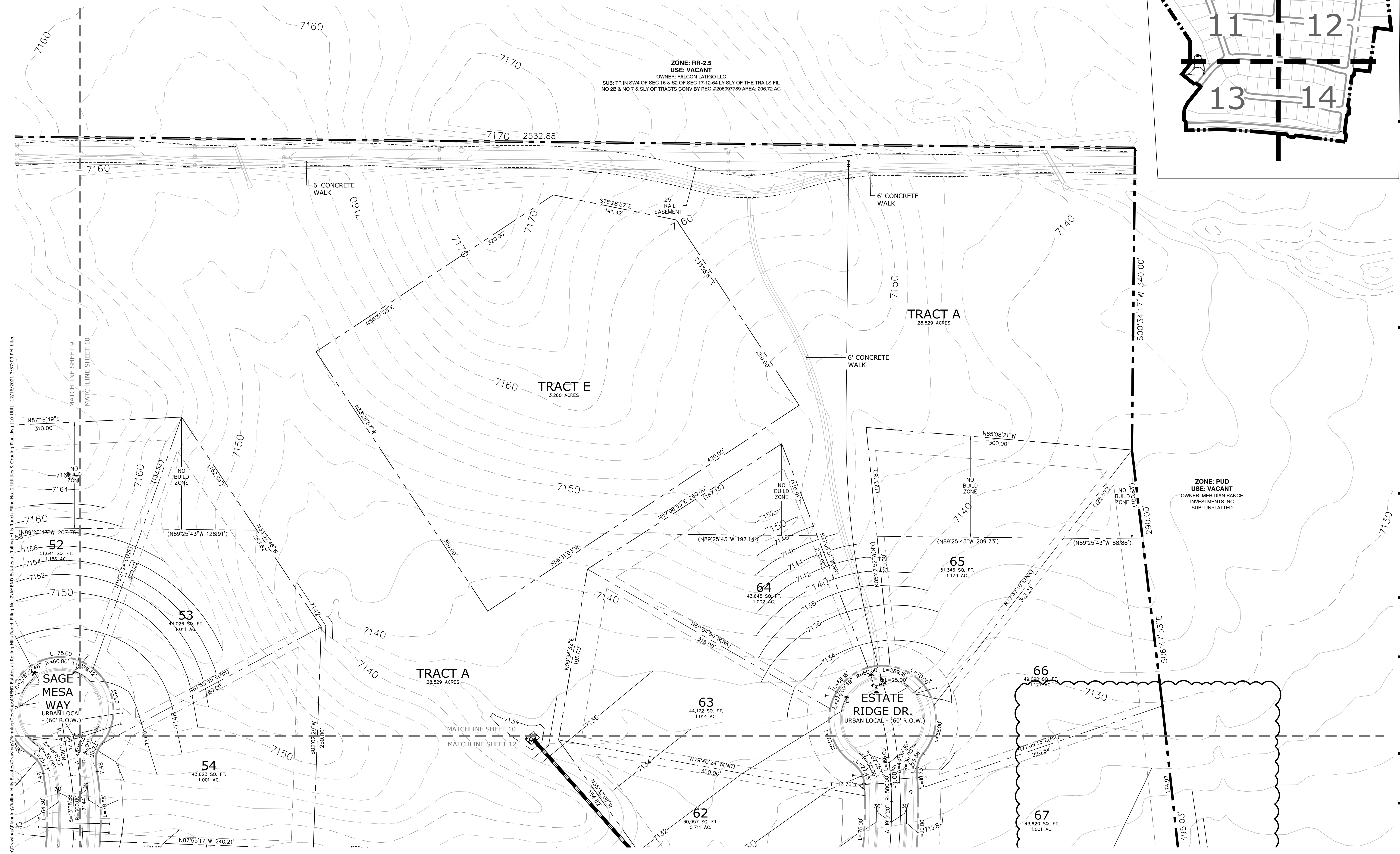
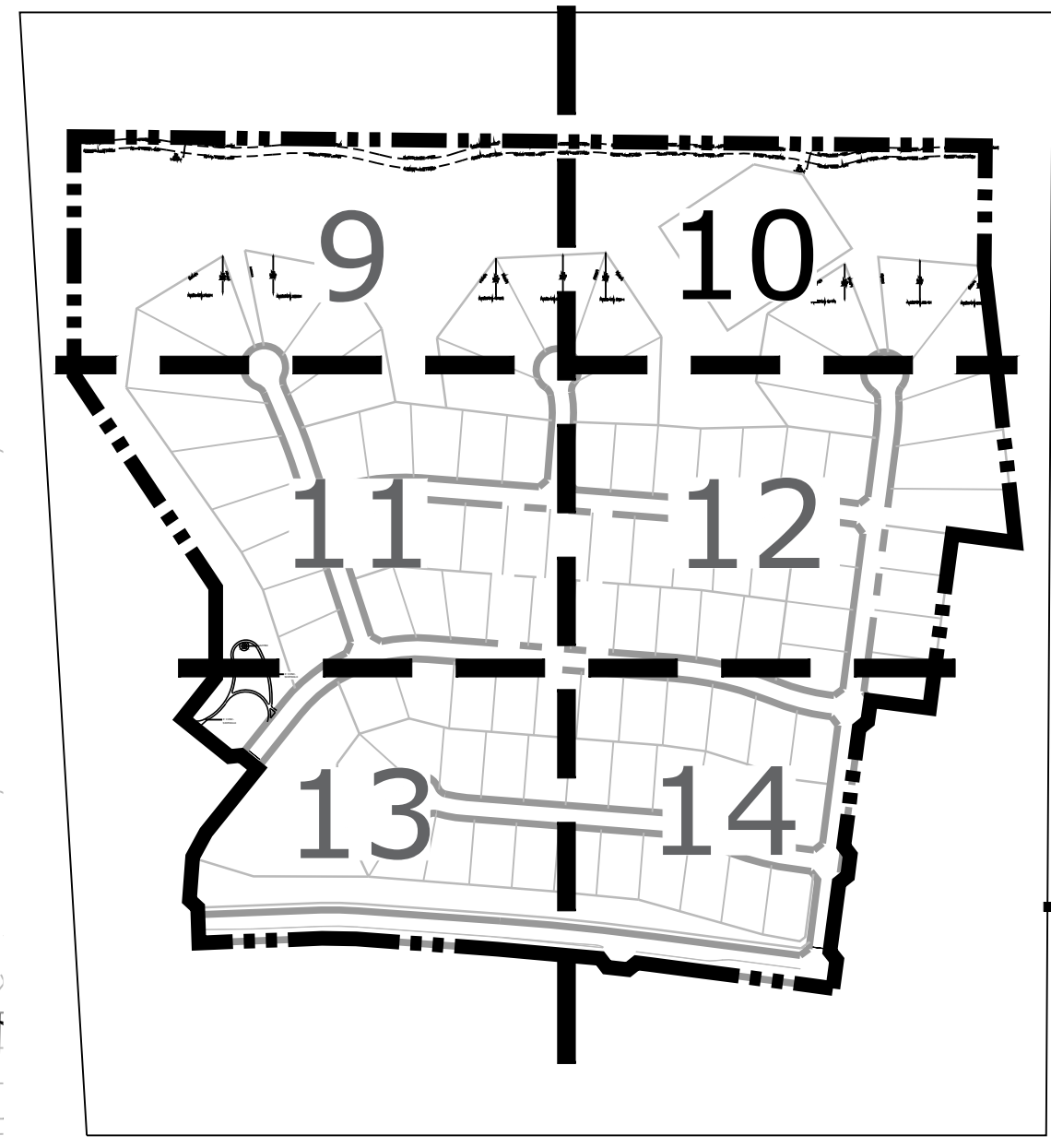
DATE:	BY:	DESCRIPTION:
12.16.2021	B.I.	COUNTY COMMENTS

**PRELIMINARY GRADING & UTILITIES PLAN**

**9**  
OF 23  
PUD SP 20-004



KEY MAP



P:\GTL\Meridian Ranch\Drawings\Grading\Utilities\Estates at Rolling Hills Ranch\Planning\Drawings\Utilities\Estates at Rolling Hills Ranch\Utilities & Grading\Plan.dwg (10-Jul-12) 12/16/2021 3:57:03 PM biten

PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH  
SCALE  
ISSUE INFO  
SHEET TITLE  
SHEET NUMBER

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

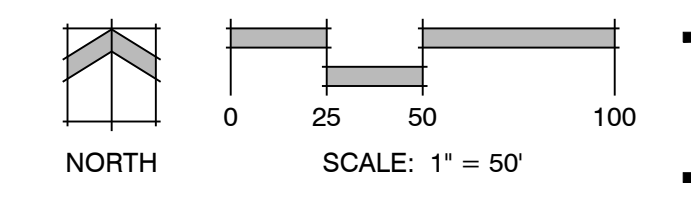
DATE: 11.16.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

**ENTITLEMENT**

DATE:	BY:	DESCRIPTION:
12.16.2021	B.I.	COUNTY COMMENTS

**PRELIMINARY GRADING & UTILITIES PLAN**

**10**  
OF 23  
PUD SP 20-004





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THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 11.16.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

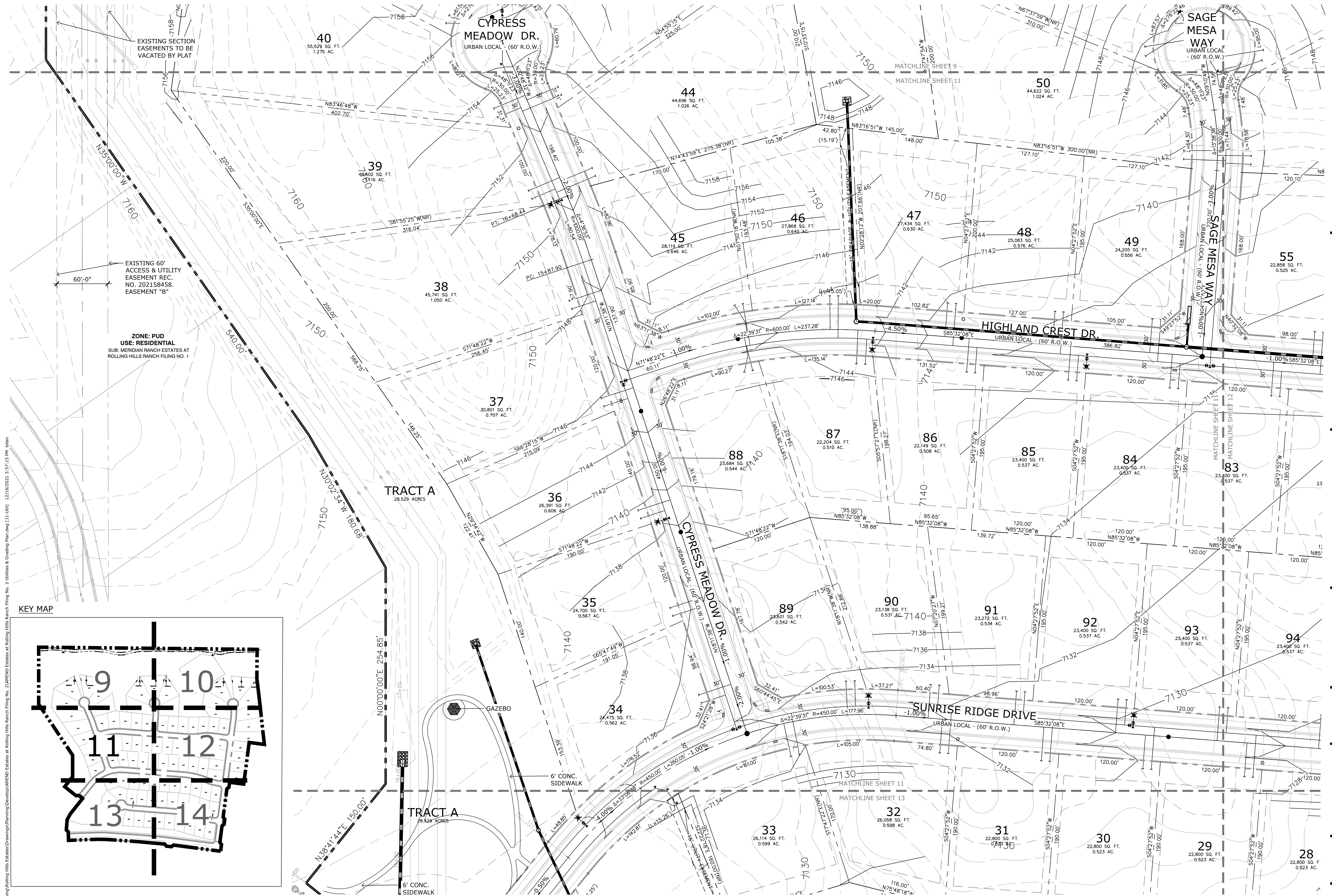
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DATE:	BY:	DESCRIPTION:
12.16.2021	B.I.	COUNTY COMMENTS

PRELIMINARY GRADING & UTILITIES PLAN

11  
OF 23

PUD SP 20-004

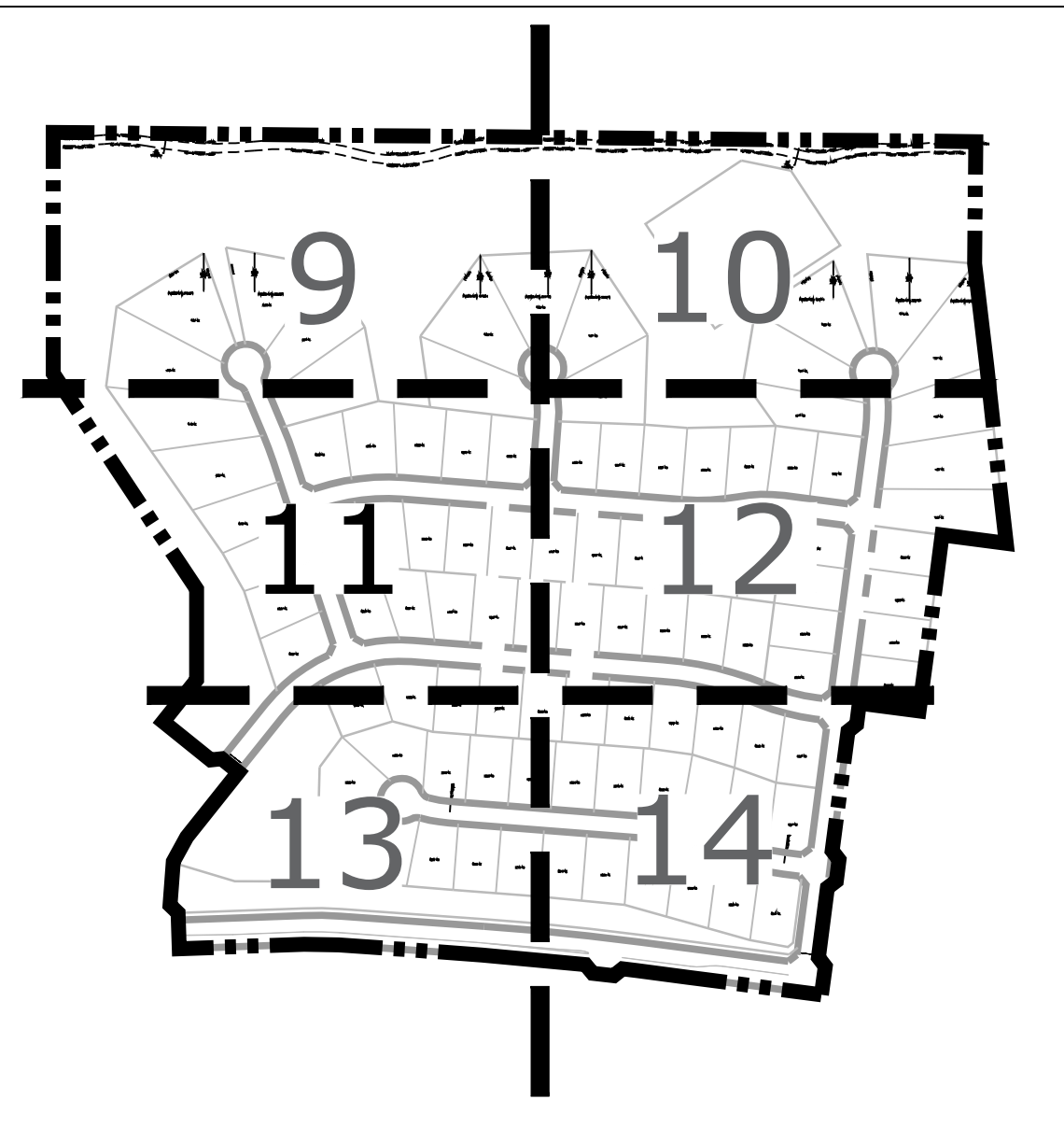


EXISTING SECTION EASEMENTS TO BE VACATED BY PLAT

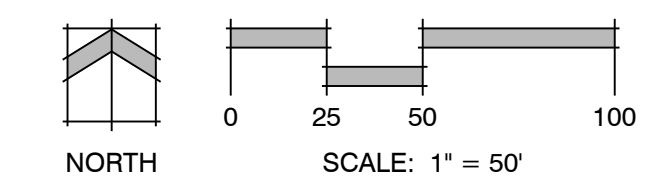
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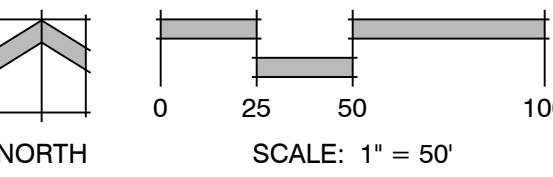
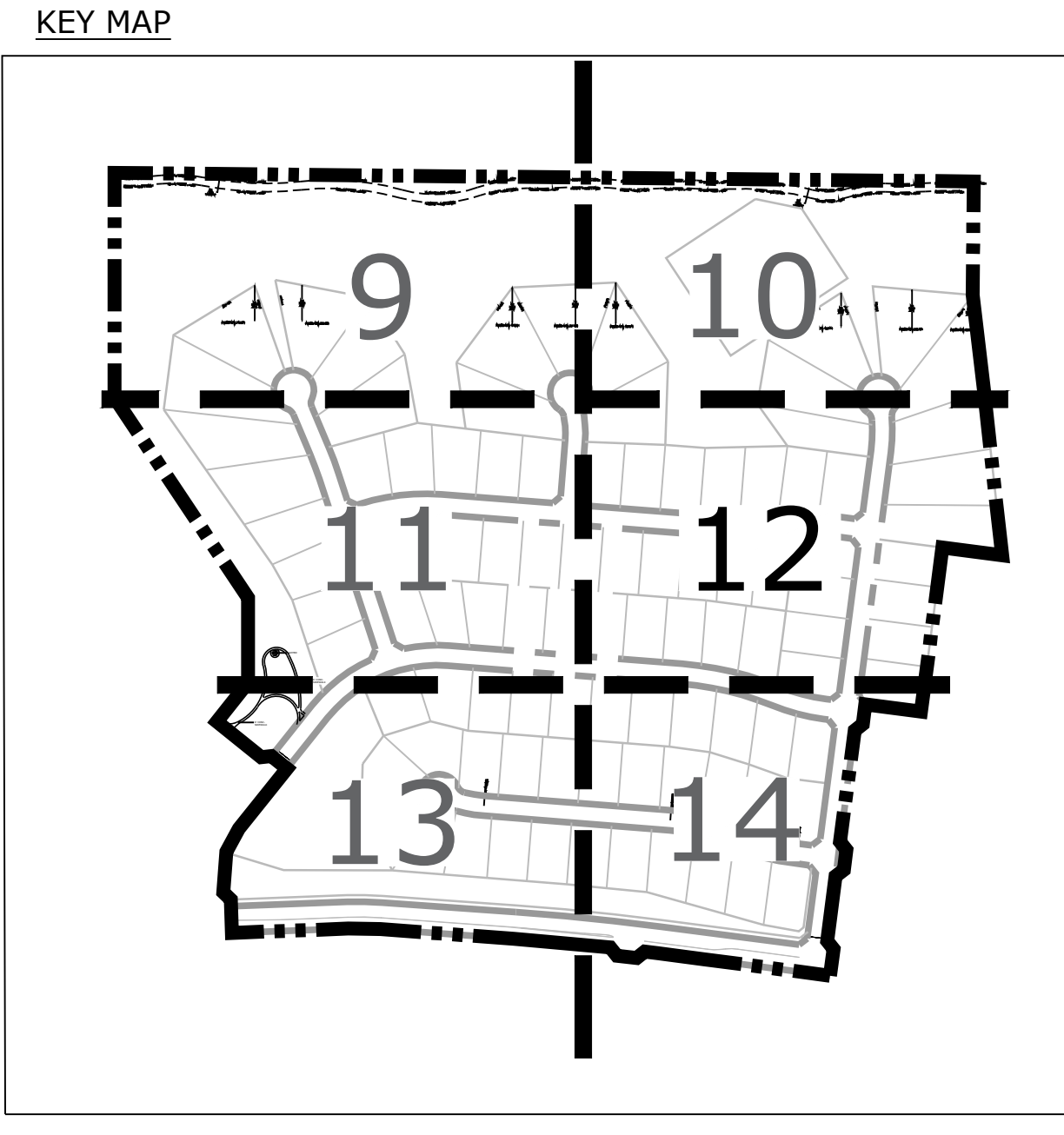
ZONE: PUD  
USE: RESIDENTIAL  
SUB: MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1

KEY MAP



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Development\PRELIM\Estates at Rolling Hills Ranch Filing No. 2\AMEND\Estates at Rolling Hills Ranch Filing No. 2\Utilities & Grading\Plan.dwg (11-Jul-21) 12/16/2021 3:57:15 PM bhin





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

AMENDMENT TO PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

DATE:	11.16.2021
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN

**ENTITLEMENT**

DATE:	BY:	DESCRIPTION:
12.16.2021	B.I.	COUNTY COMMENTS

**PRELIMINARY GRADING & UTILITIES PLAN**

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

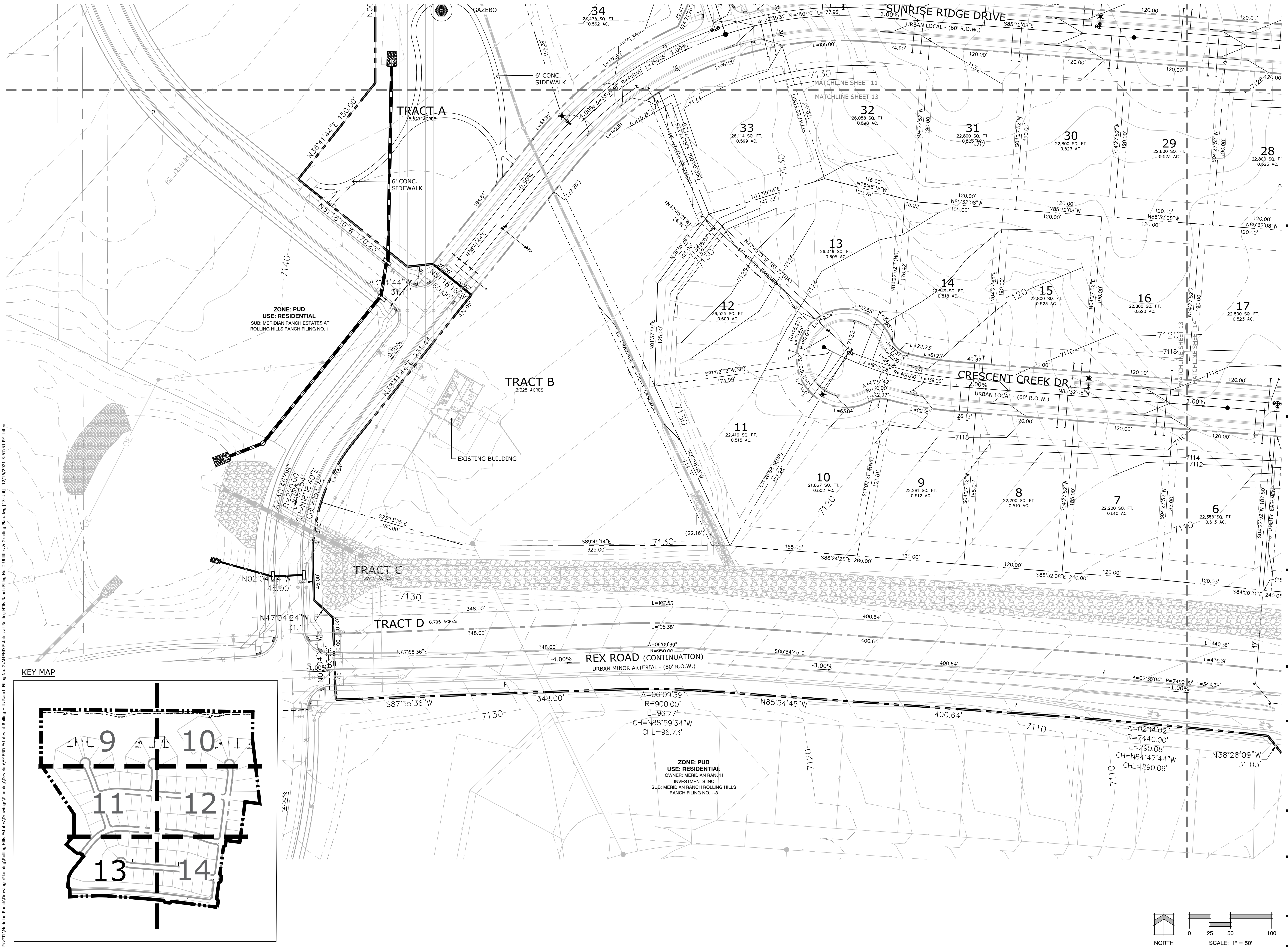
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PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITTEN

**ENTITLEMENT**

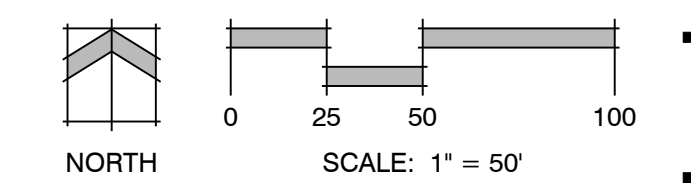
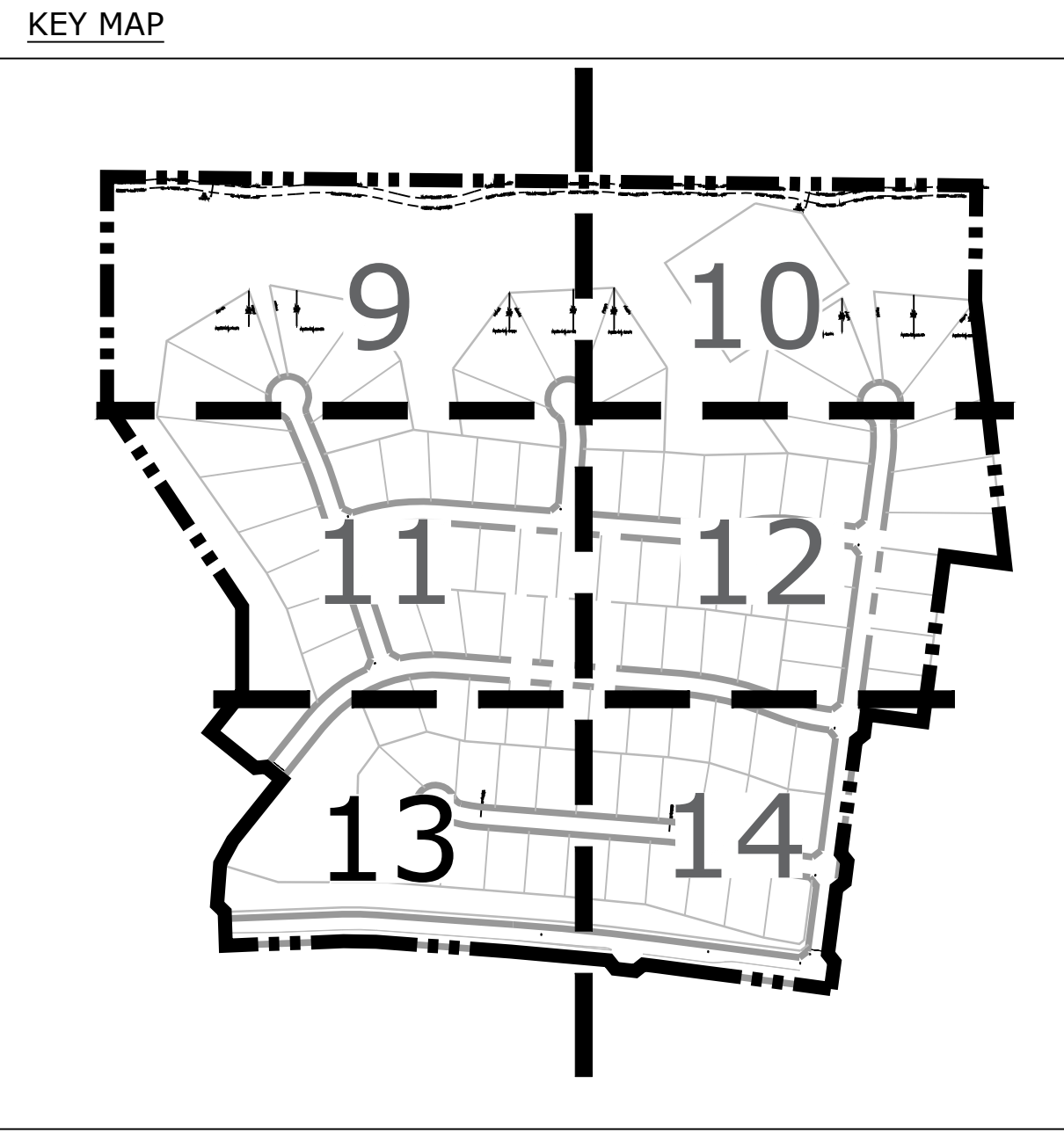
DATE:	BY:	DESCRIPTION:
12.16.2021	B.I.	COUNTY COMMENTS

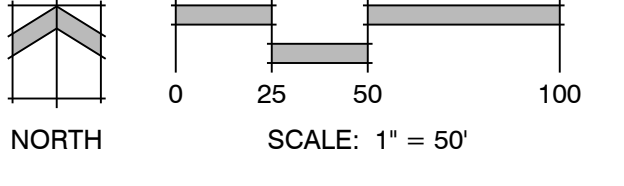
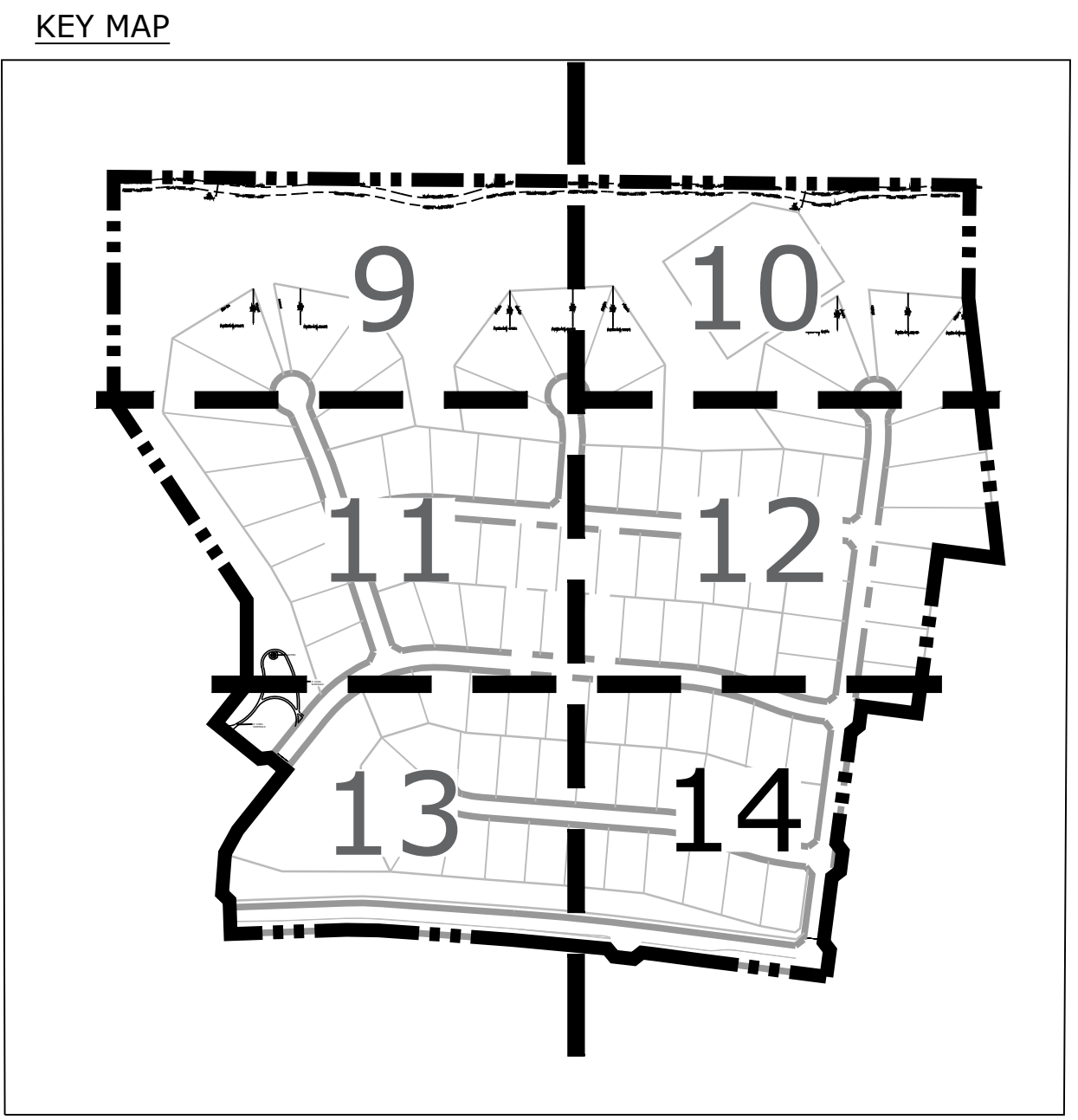
**PRELIMINARY GRADING & UTILITIES PLAN**

**13**  
OF 23  
PUD SP 20-004



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills Estates\Drawings\Planning\Drawings\A\RESID\ Estates at Rolling Hills Ranch Filing No. 2\A\RESID Estates at Rolling Hills Ranch Filing No. 2\Utilities & Grading\Plan.dwg (11-Jul-21) 12:16:2021 3:57:51 PM biten





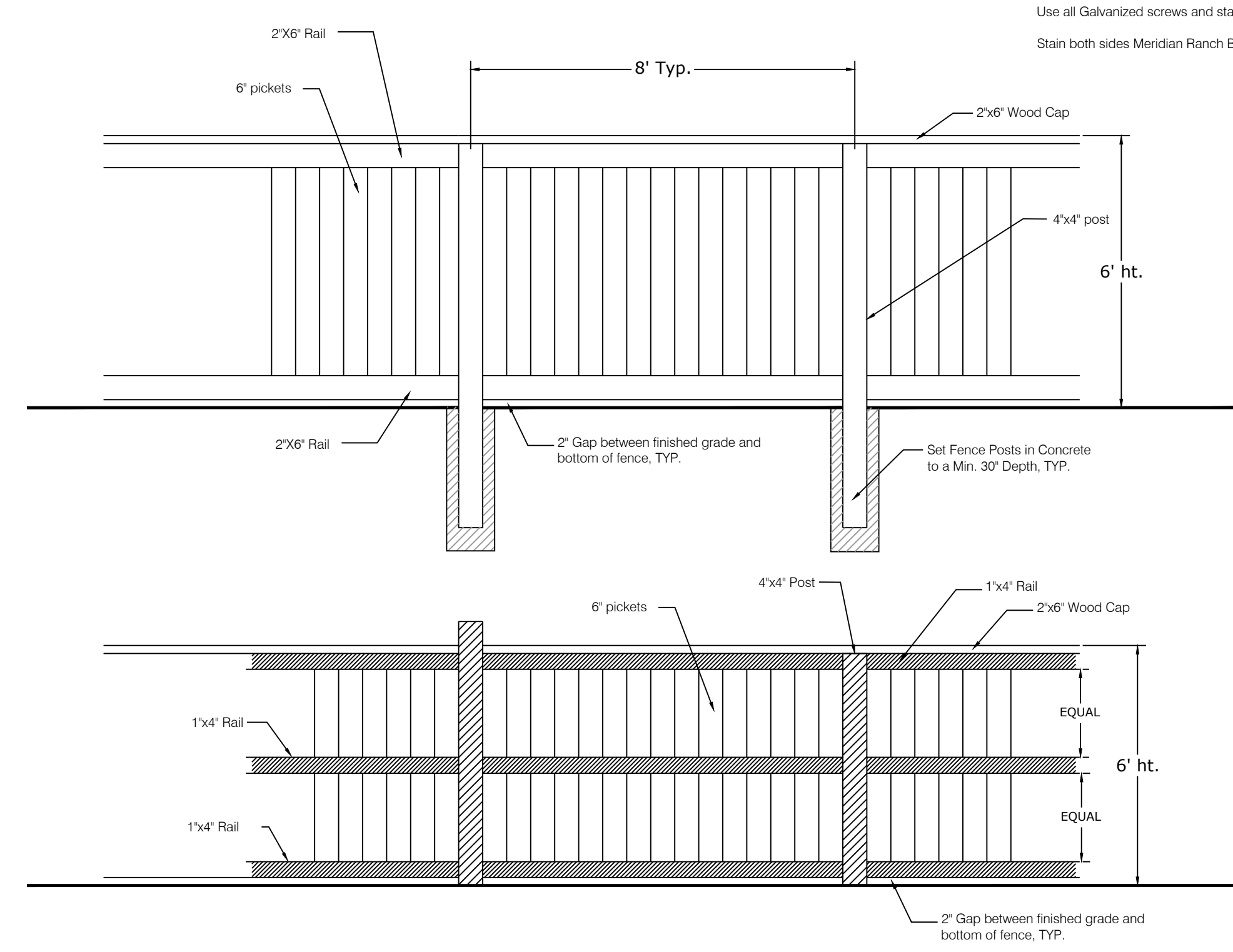
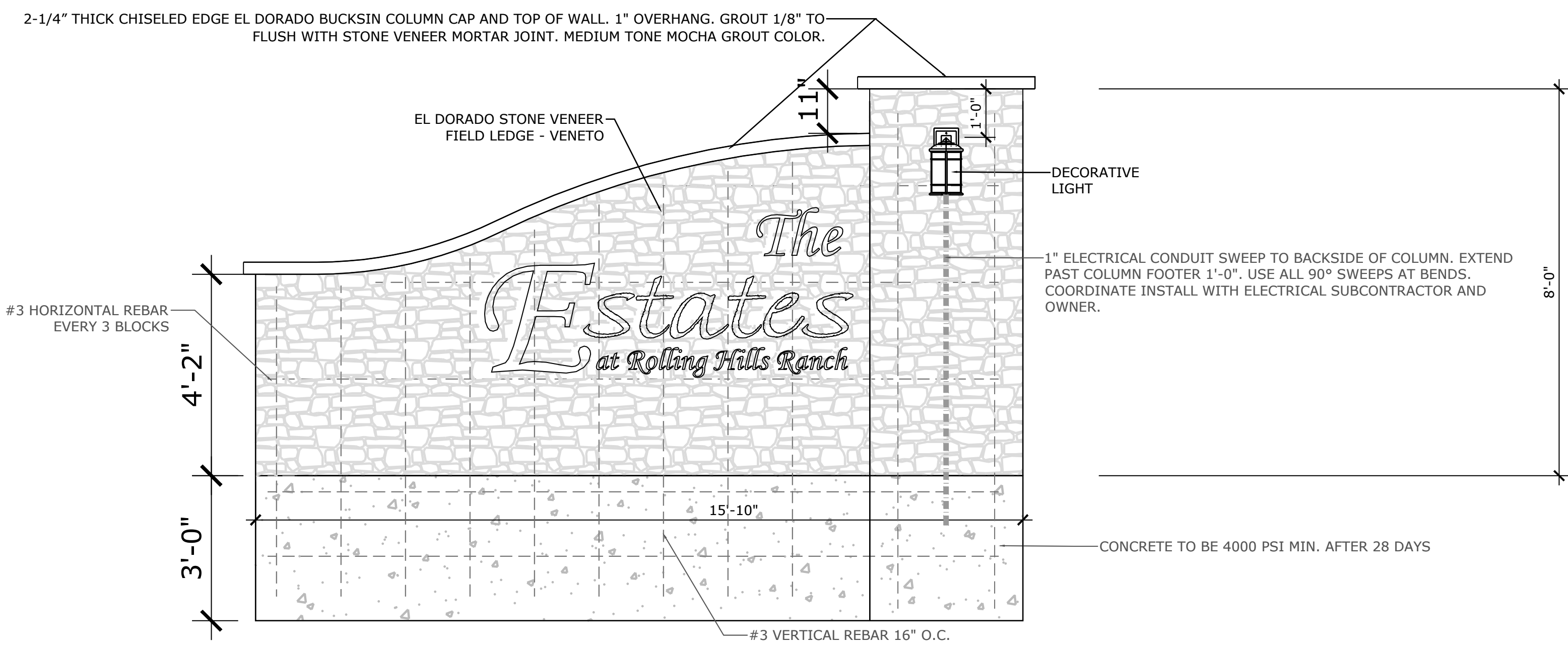
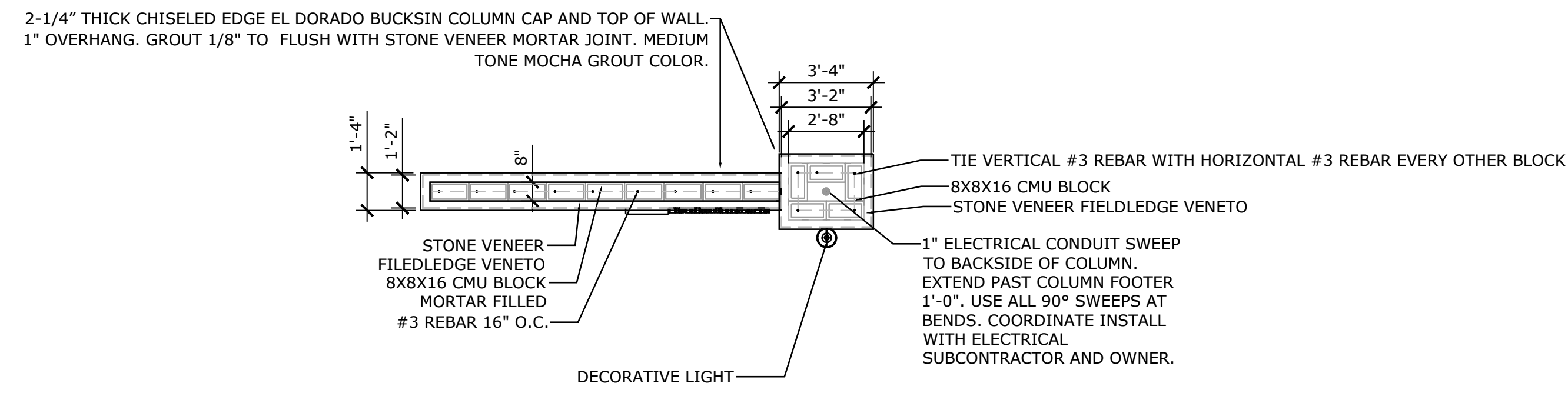
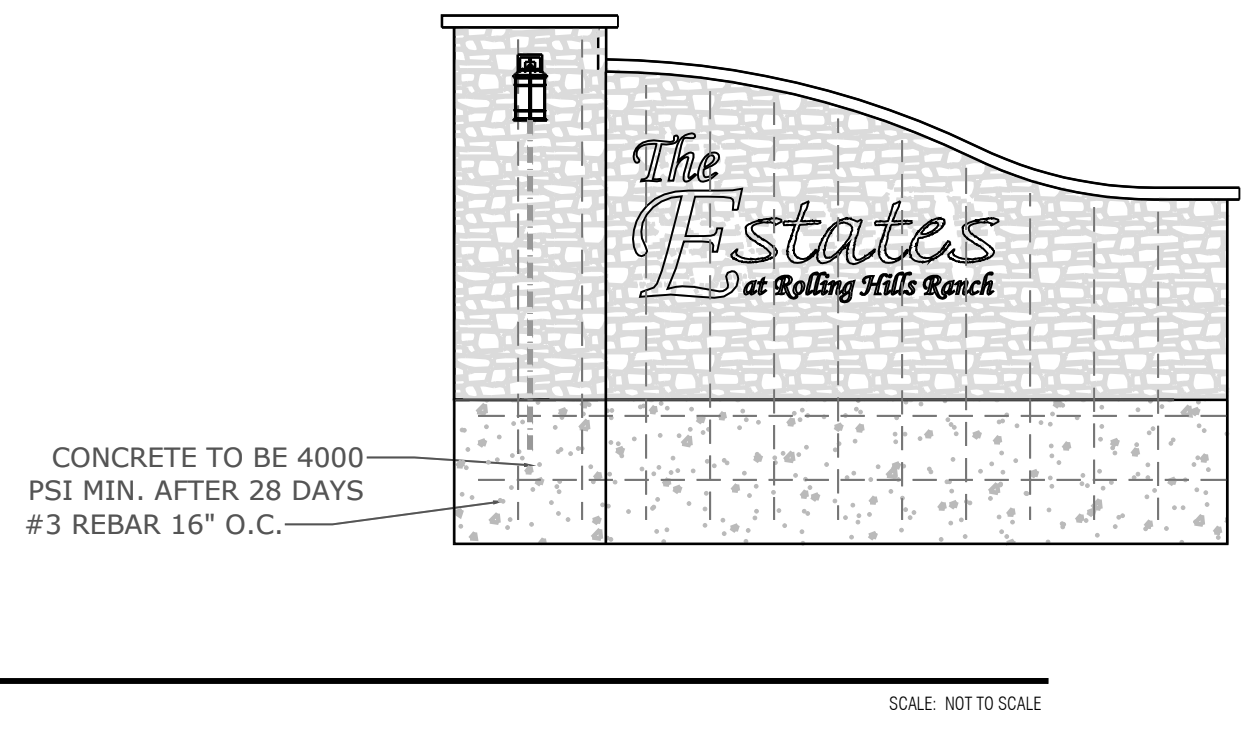
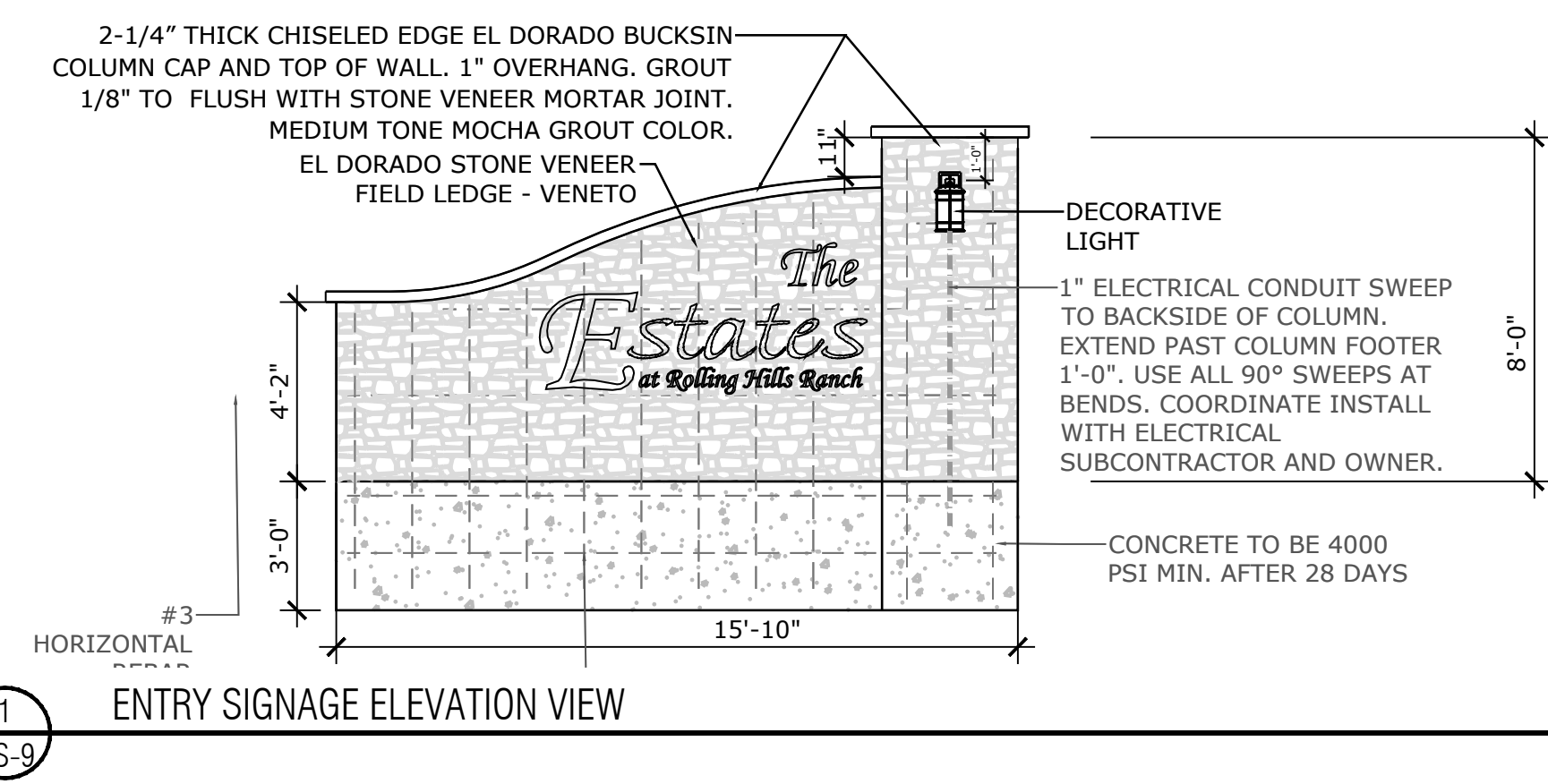
THE ESTATES  
AT ROLLING  
HILLS RANCH  
FILING NO. 2  
AMENDMENT TO PUD  
DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE:	11.16.2021
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN

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DATE:	BY:	DESCRIPTION:
12.16.2021	B.I.	COUNTY COMMENTS

PRELIMINARY GRADING &  
UTILITIES PLAN



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

DATE:	11.10.2021
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN

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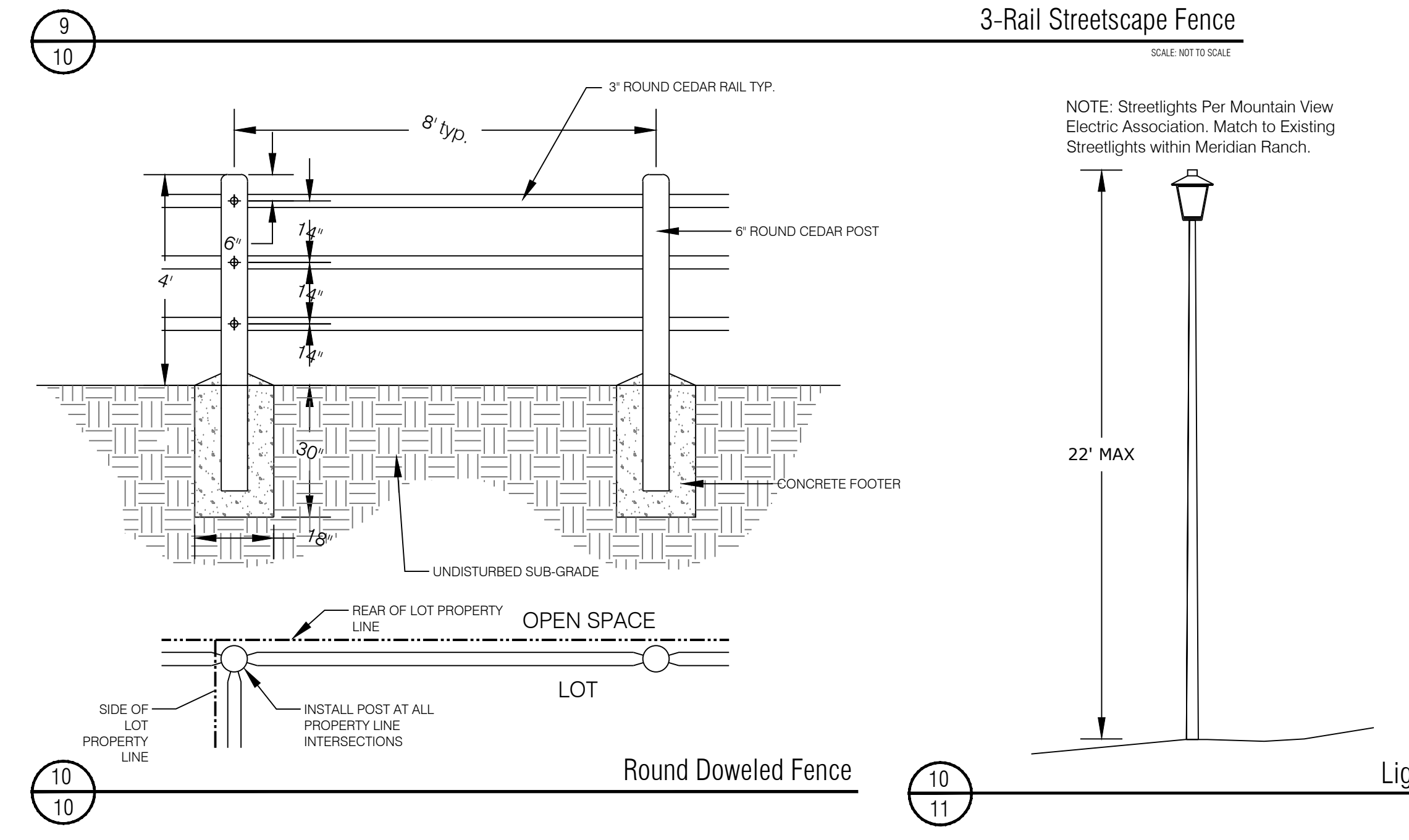
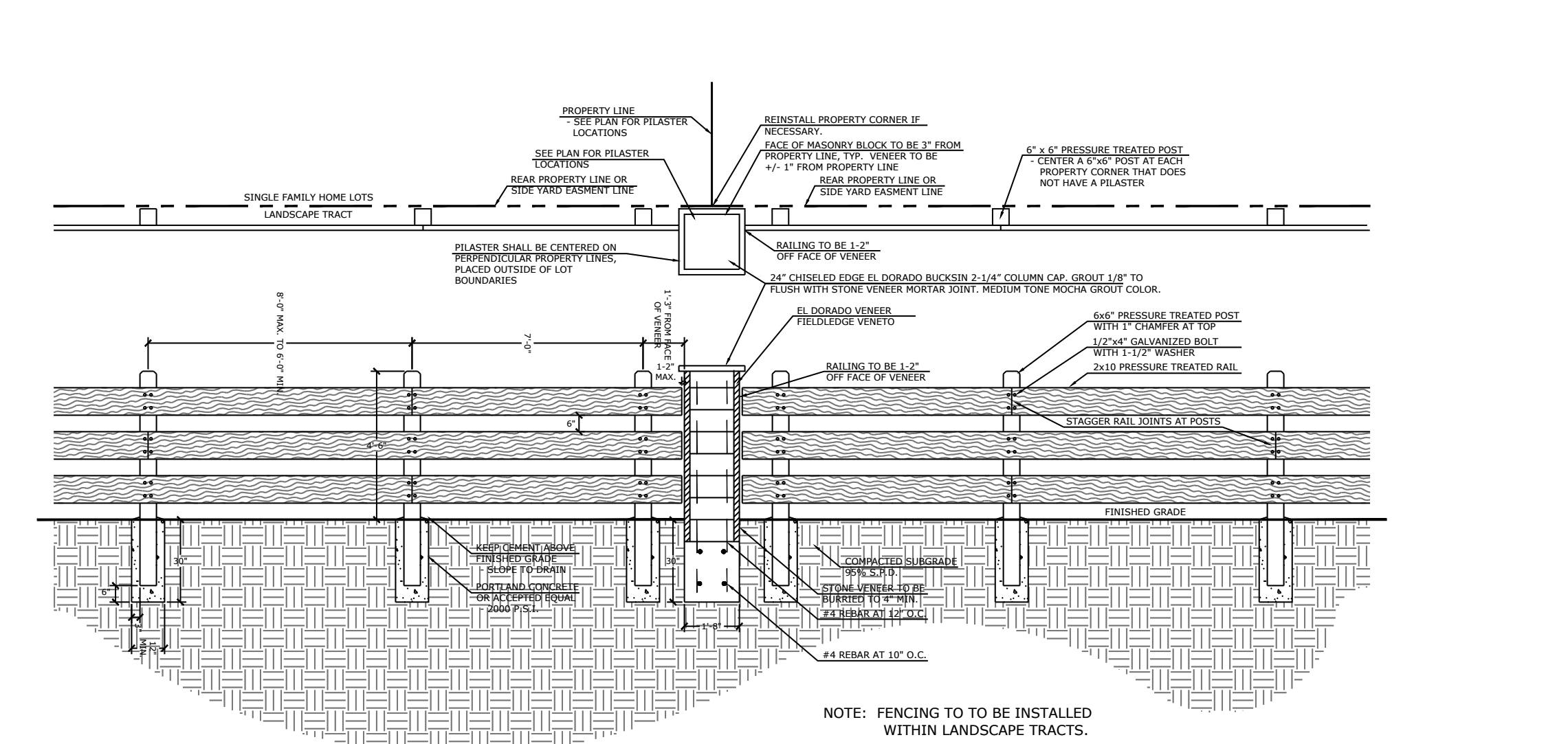
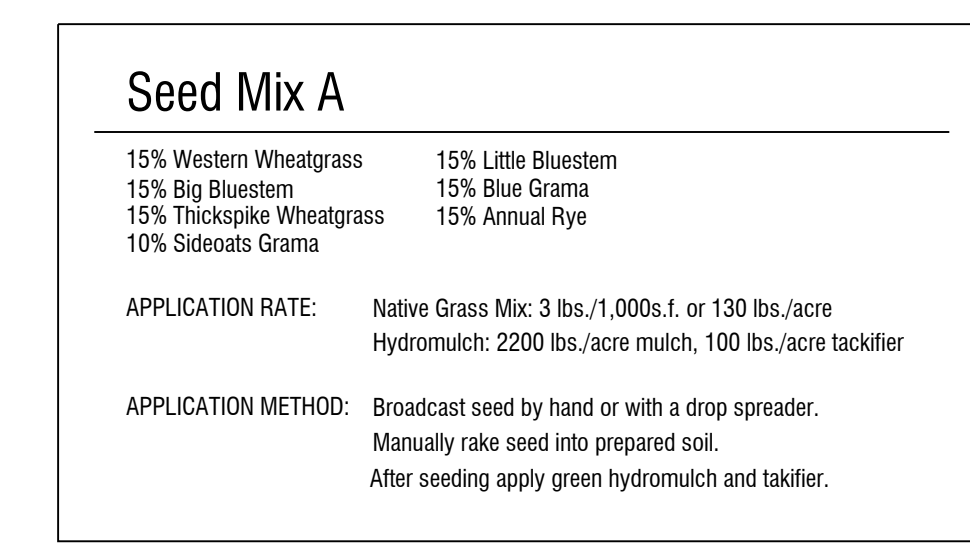
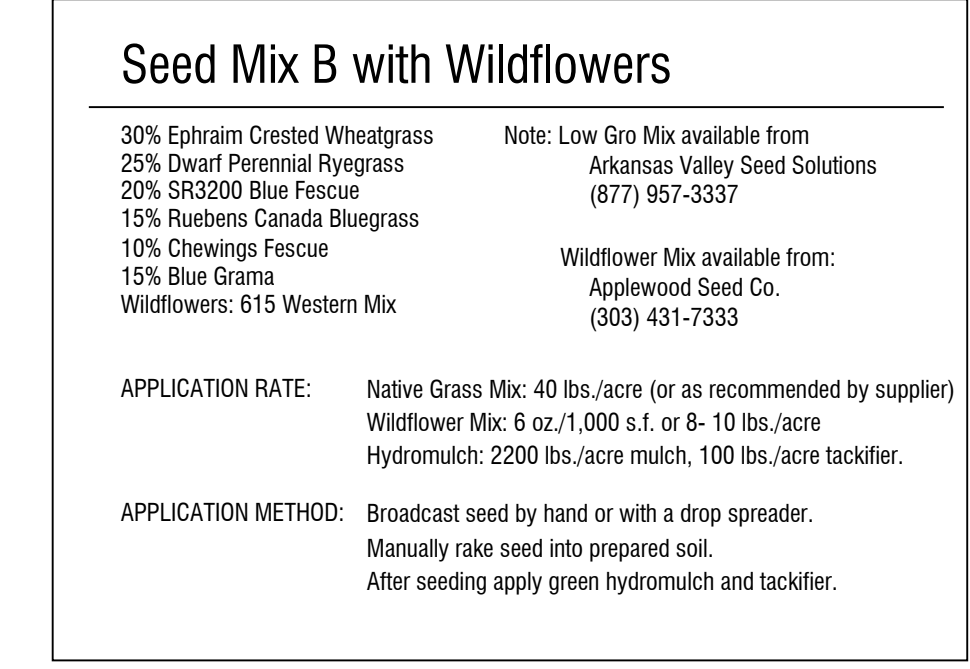
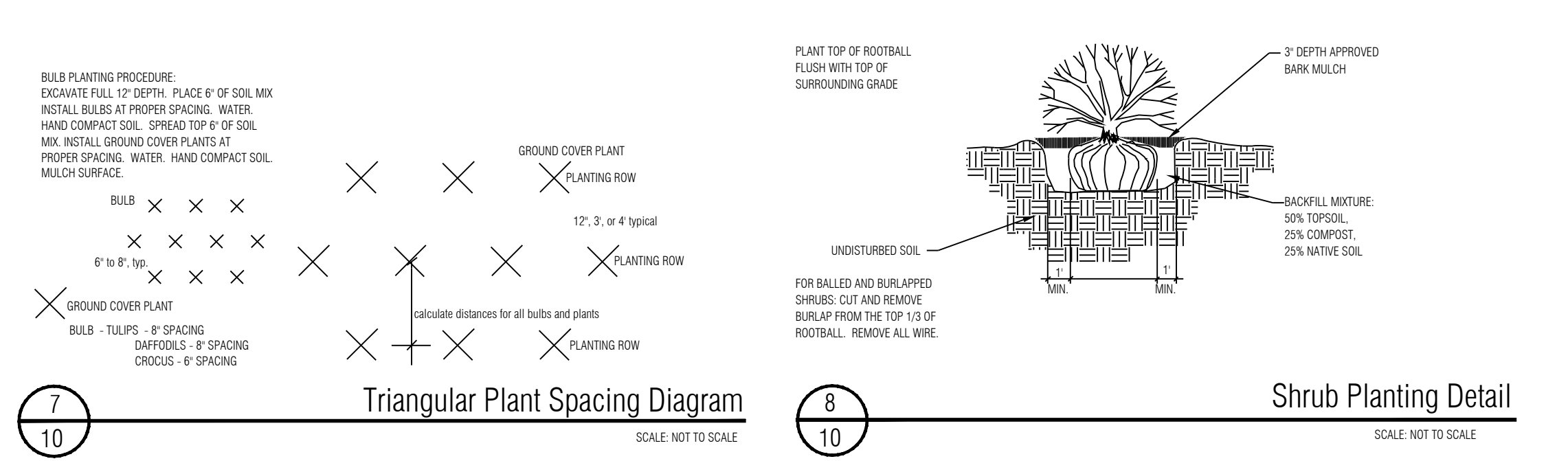
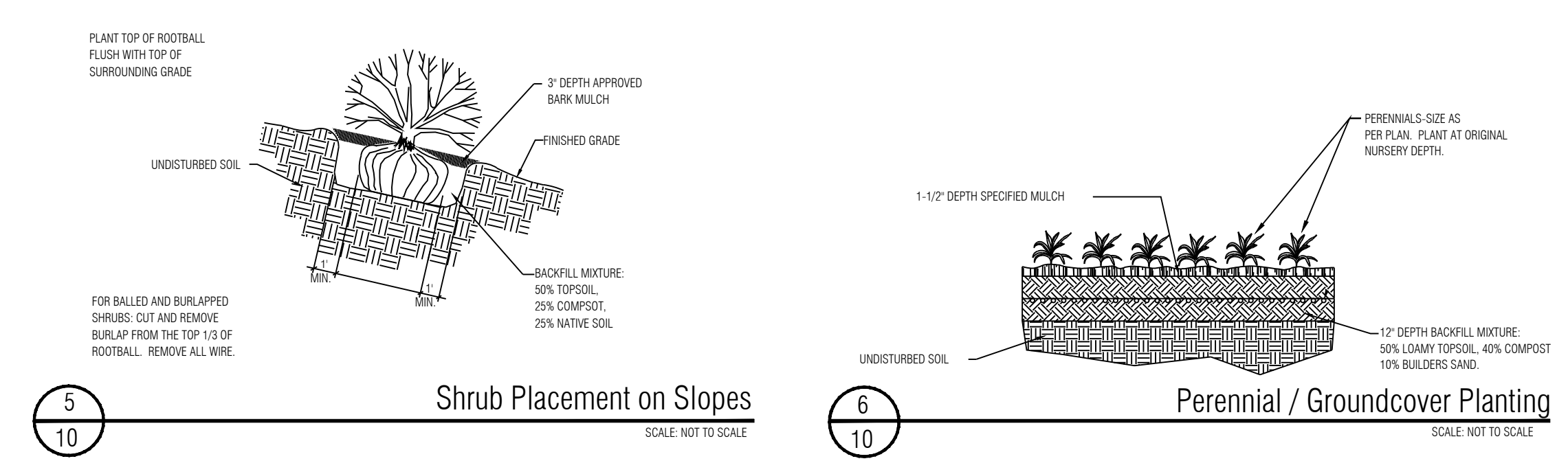
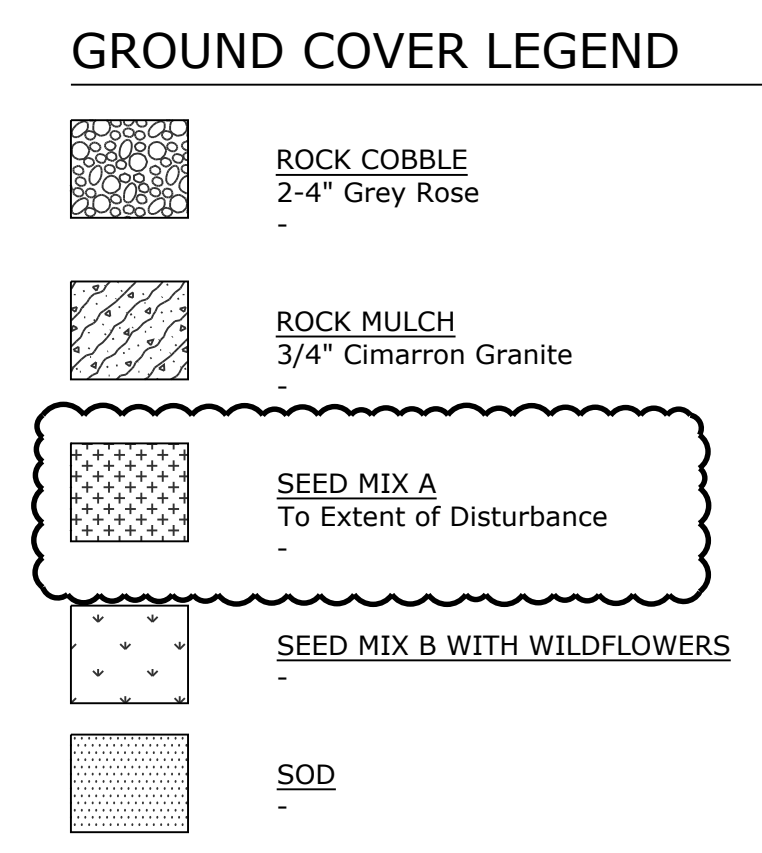
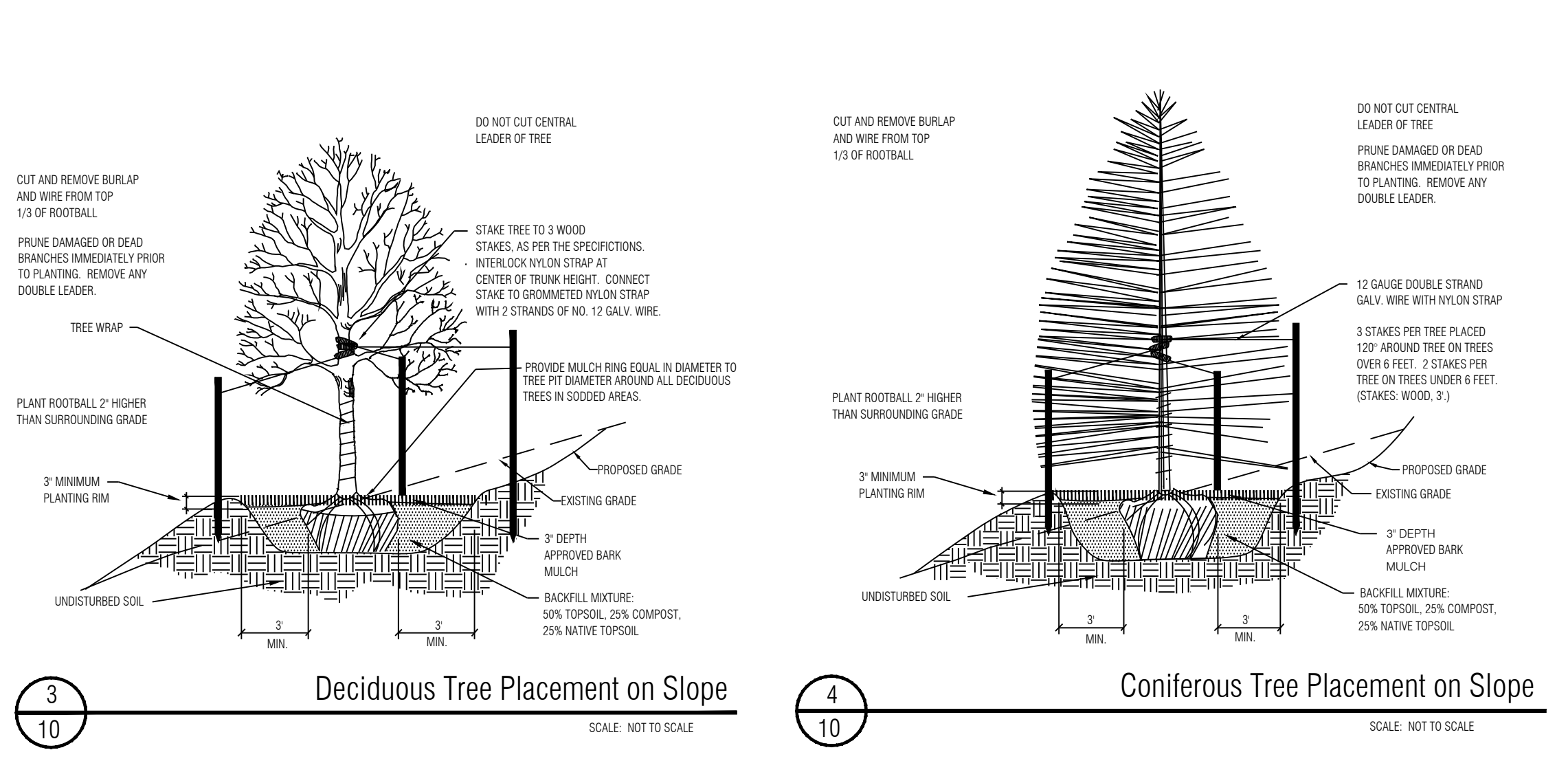
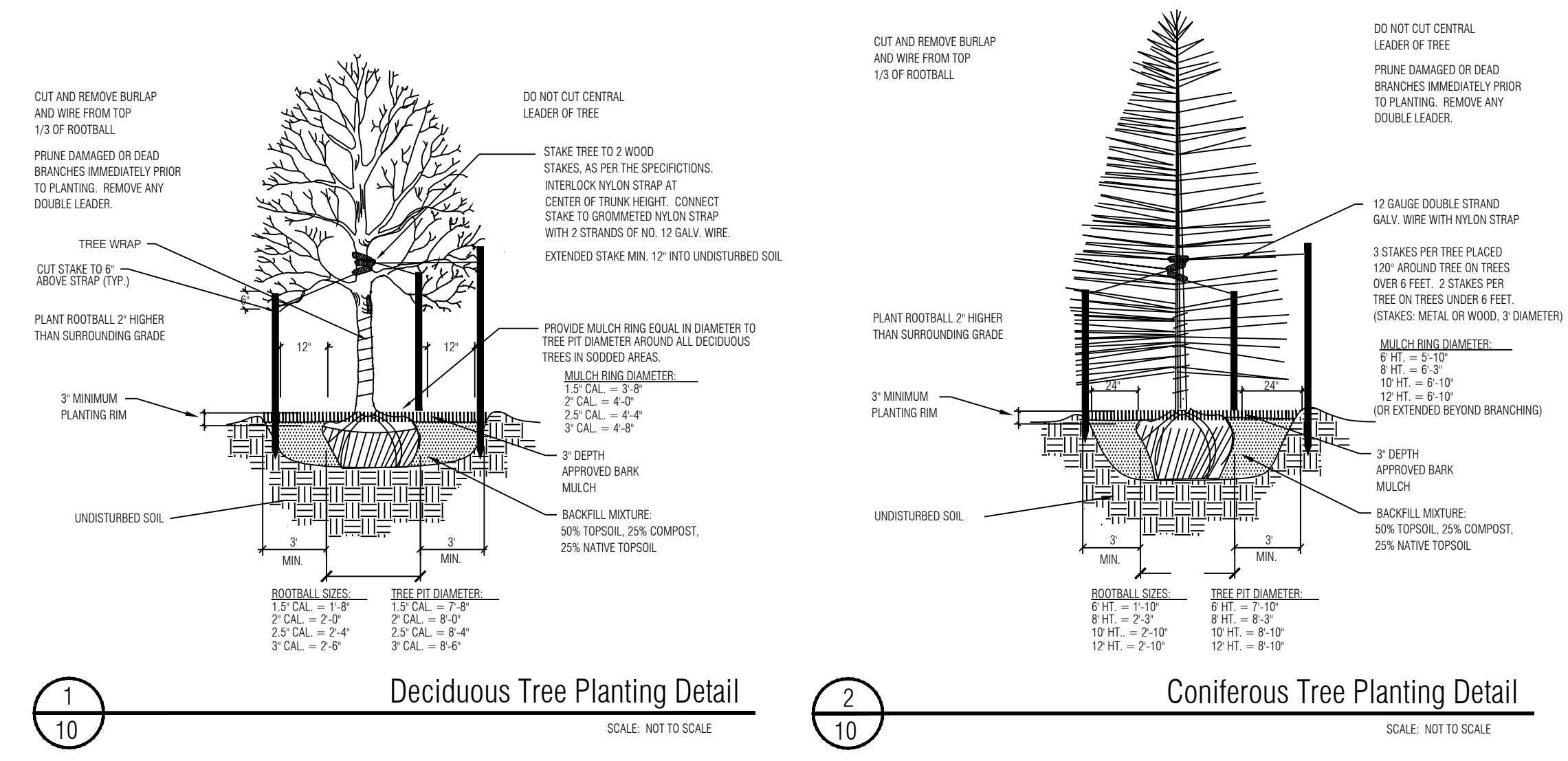
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12.16.2021	B.I.	COUNTY COMMENTS

ENTRY SIGNAGE DETAILS

15 OF 23

PUD SP 20-004

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**PLANT SCHEDULE**

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

**TREE REQUIREMENTS**

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees	Shrub Subs
(RR)	Rex Road (Collector)	1,703'	69 (1 per 25')	66	30
(SR)	Sunrise Ridge (Local)	242'	8 (1 per 30')	8	

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

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

AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 11.10.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

**ENTITLEMENT**

DATE:	BY:	DESCRIPTION:
12.16.2021	B.I.	COUNTY COMMENTS

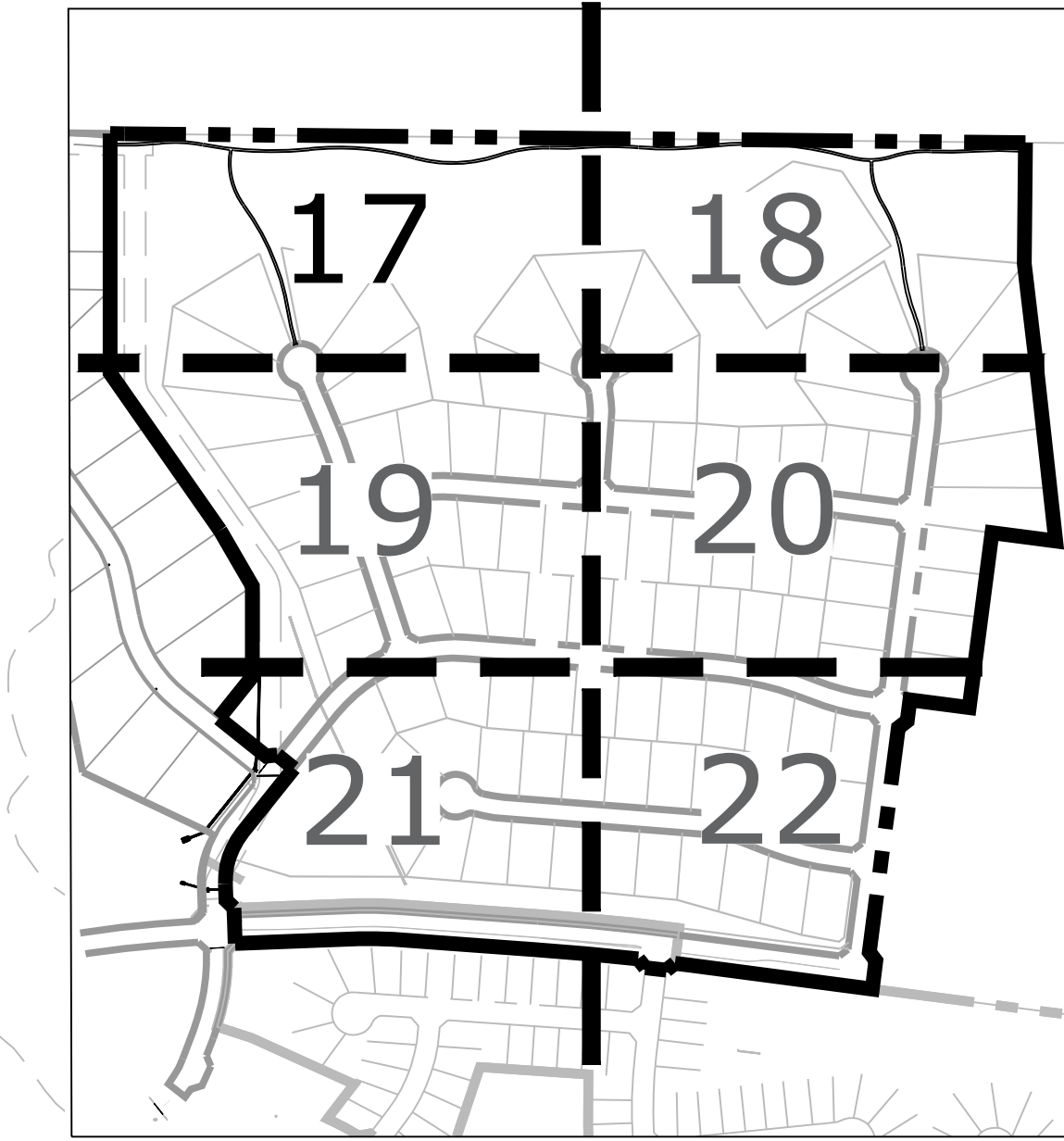
**LANDSCAPE NOTES & DETAILS**



**GROUND COVER LEGEND**

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

**KEY MAP**



Land Planning  
Landscape  
Architecture  
Urban Design

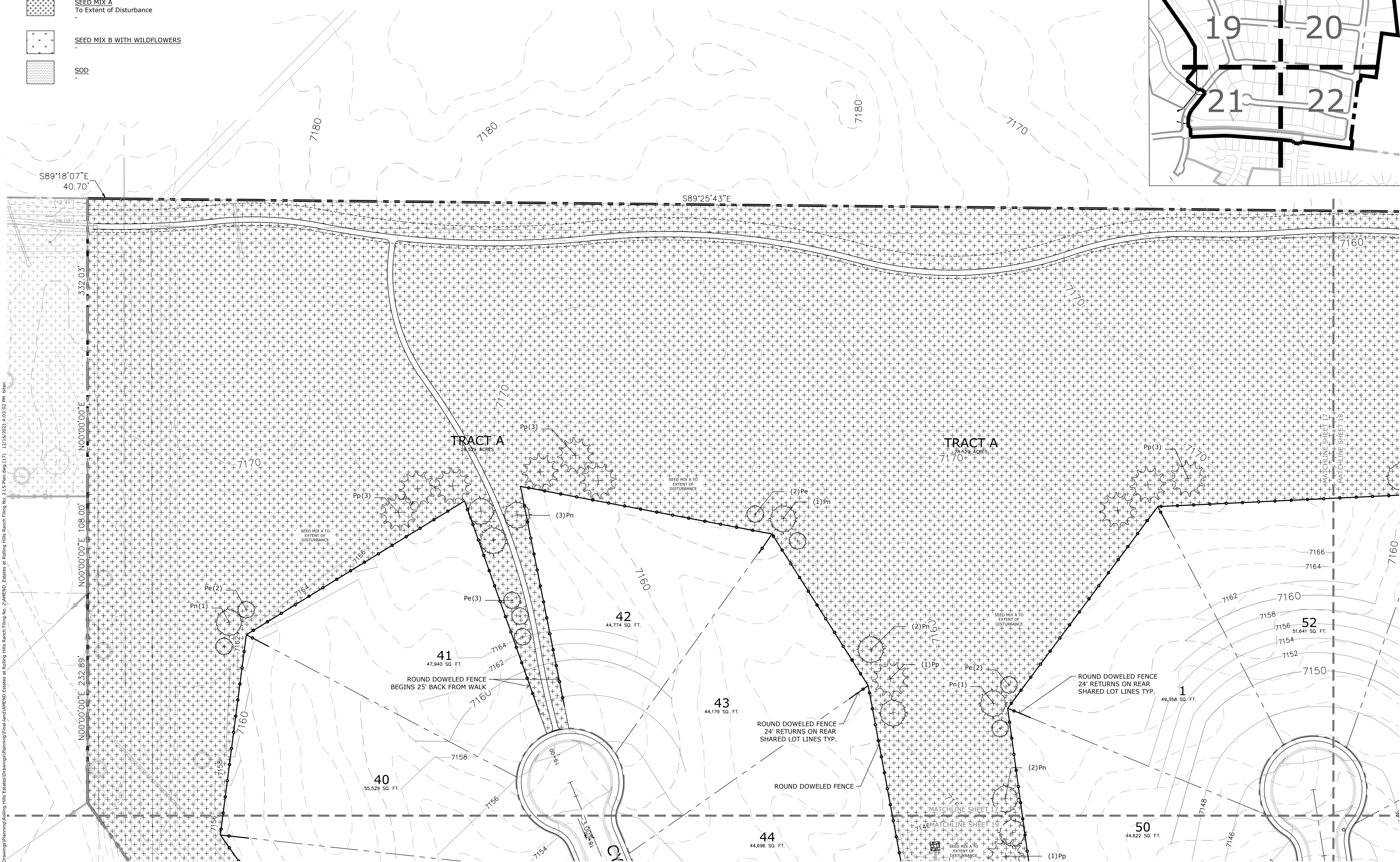


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PLANNER/LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH  
SCALE  
ISSUE INFO  
SHEET NUMBER

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

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

DATE: 11.10.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

**ENTITLEMENT**

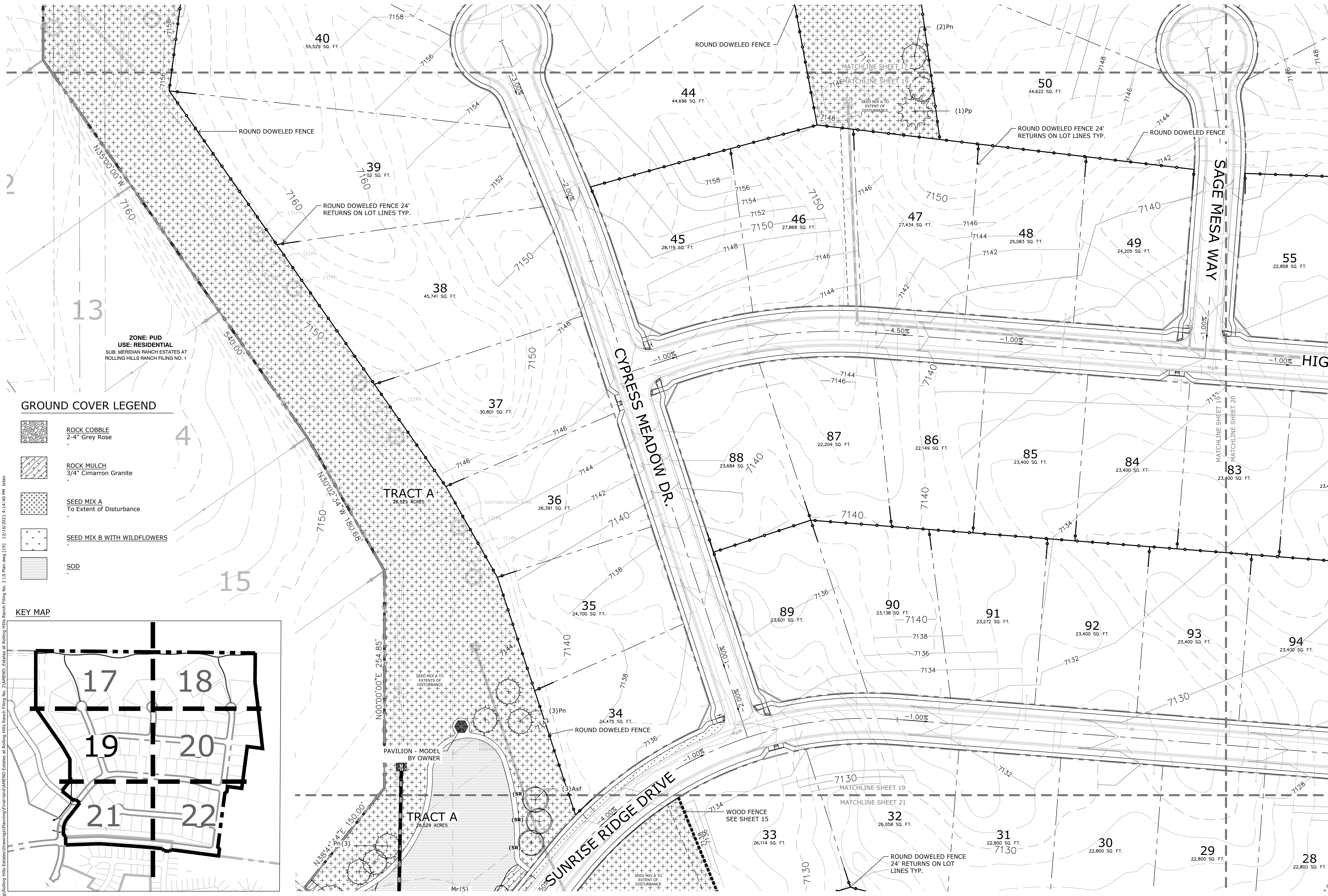
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12.16.2021	B.I.	COUNTY COMMENTS

**LANDSCAPE PLAN**

**17**  
OF 23

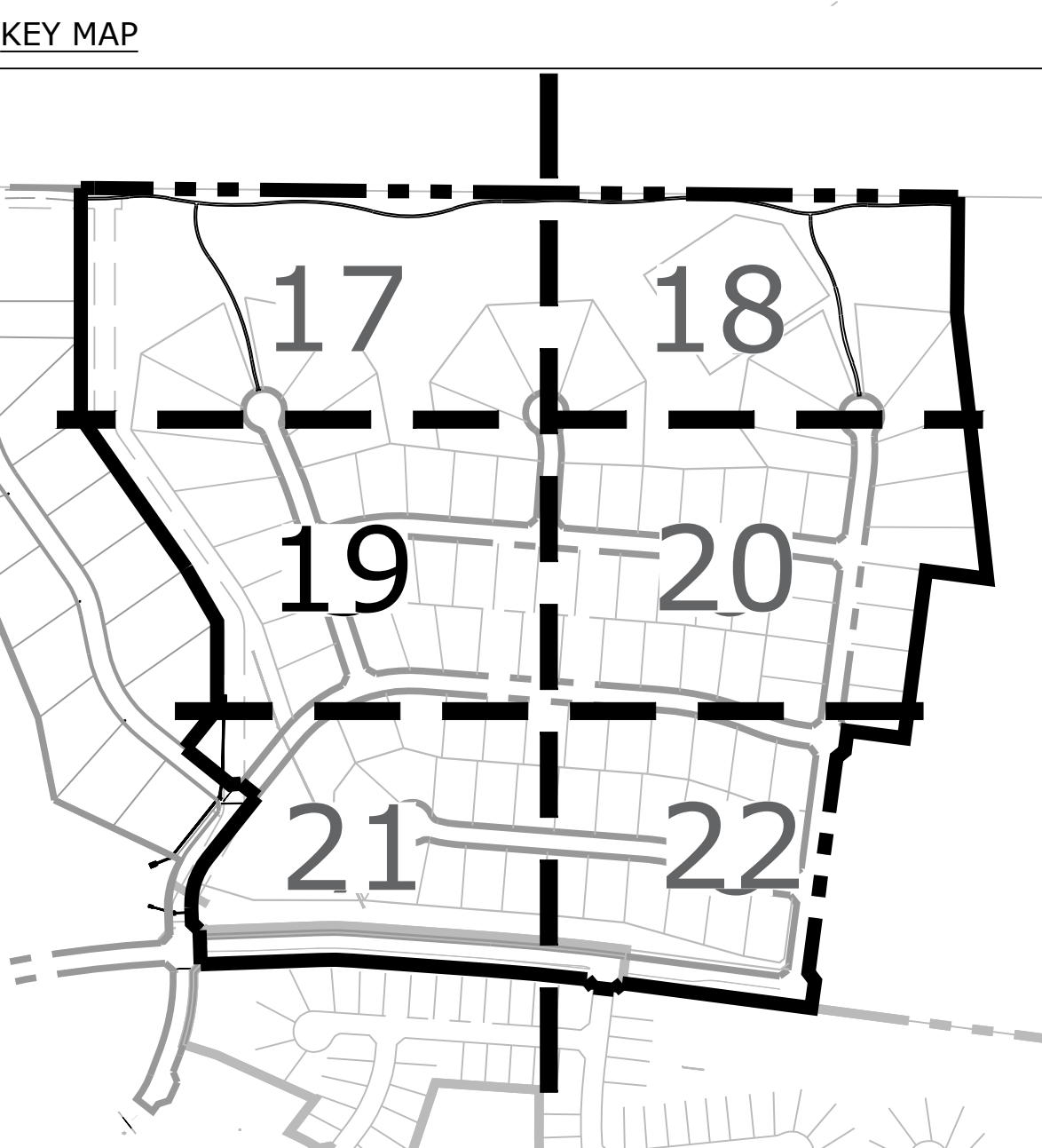
PUD SP 20-004





**GROUND COVER LEGEND**

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



PLANNER/LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH  
DATE: 11.10.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN  
SCALE: 1" = 50'

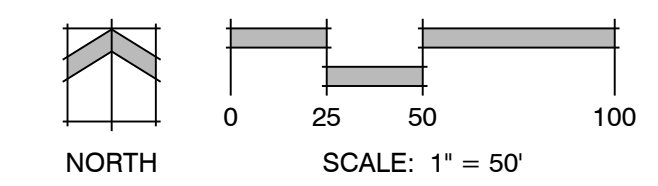
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12.16.2021	B.I.	COUNTY COMMENTS

**LANDSCAPE PLAN**



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**THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2**  
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DATE: 11.10.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

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DATE: 12.16.2021 BY: B.I. DESCRIPTION: COUNTY COMMENTS

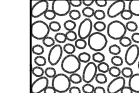

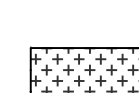
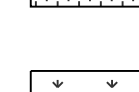
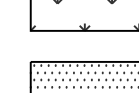
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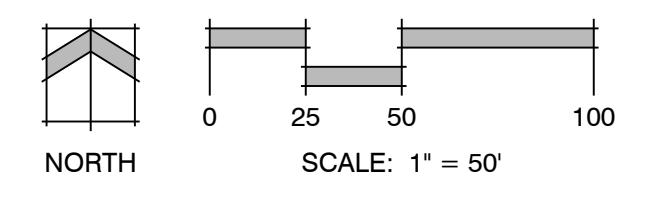
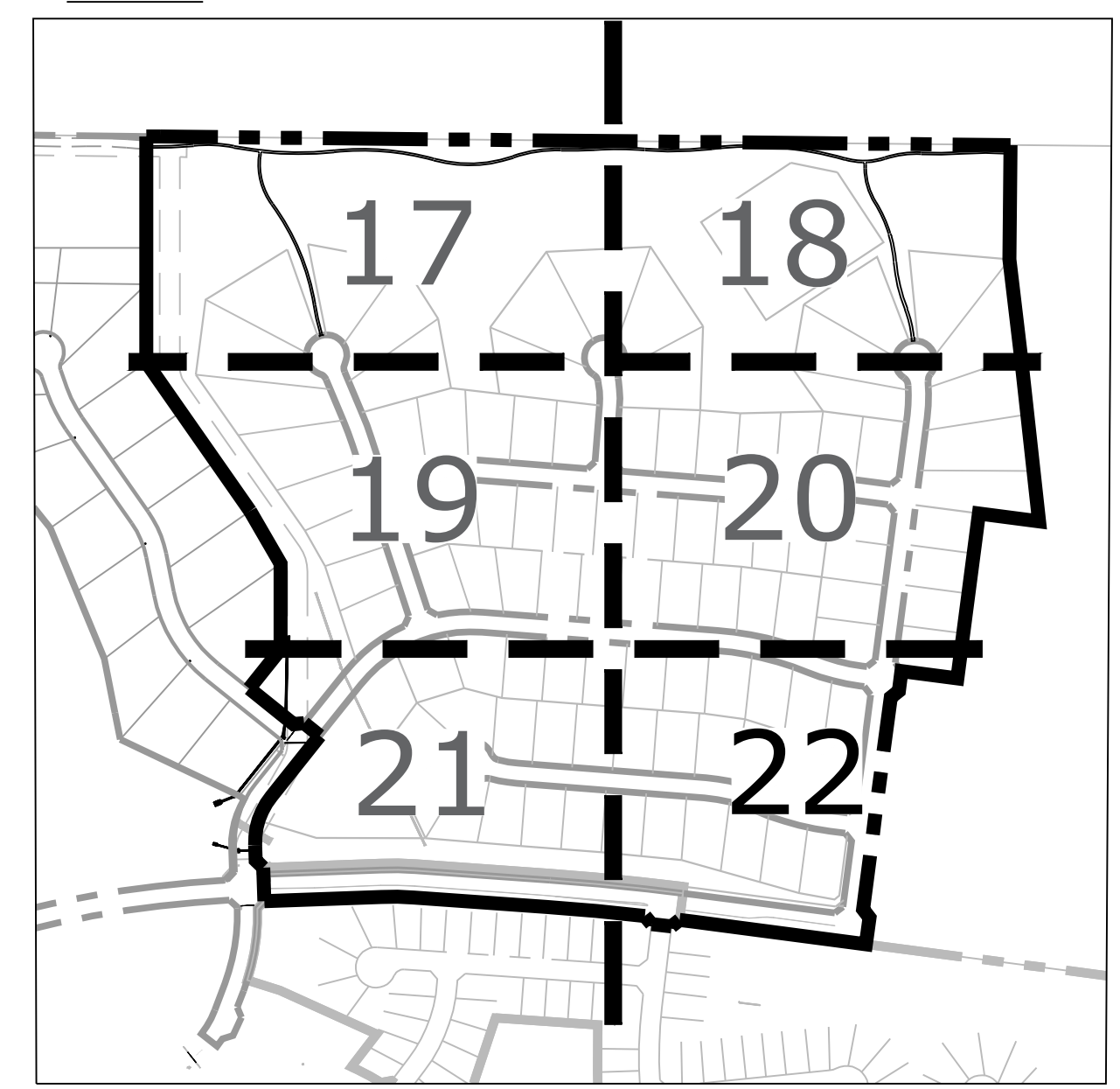




**GROUND COVER LEGEND**

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2-4" Grey Rose
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3/4" Cimarron Granite
-  **SEED MIX A**  
To Extent of Disturbance
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-  **SOD**

**KEY MAP**



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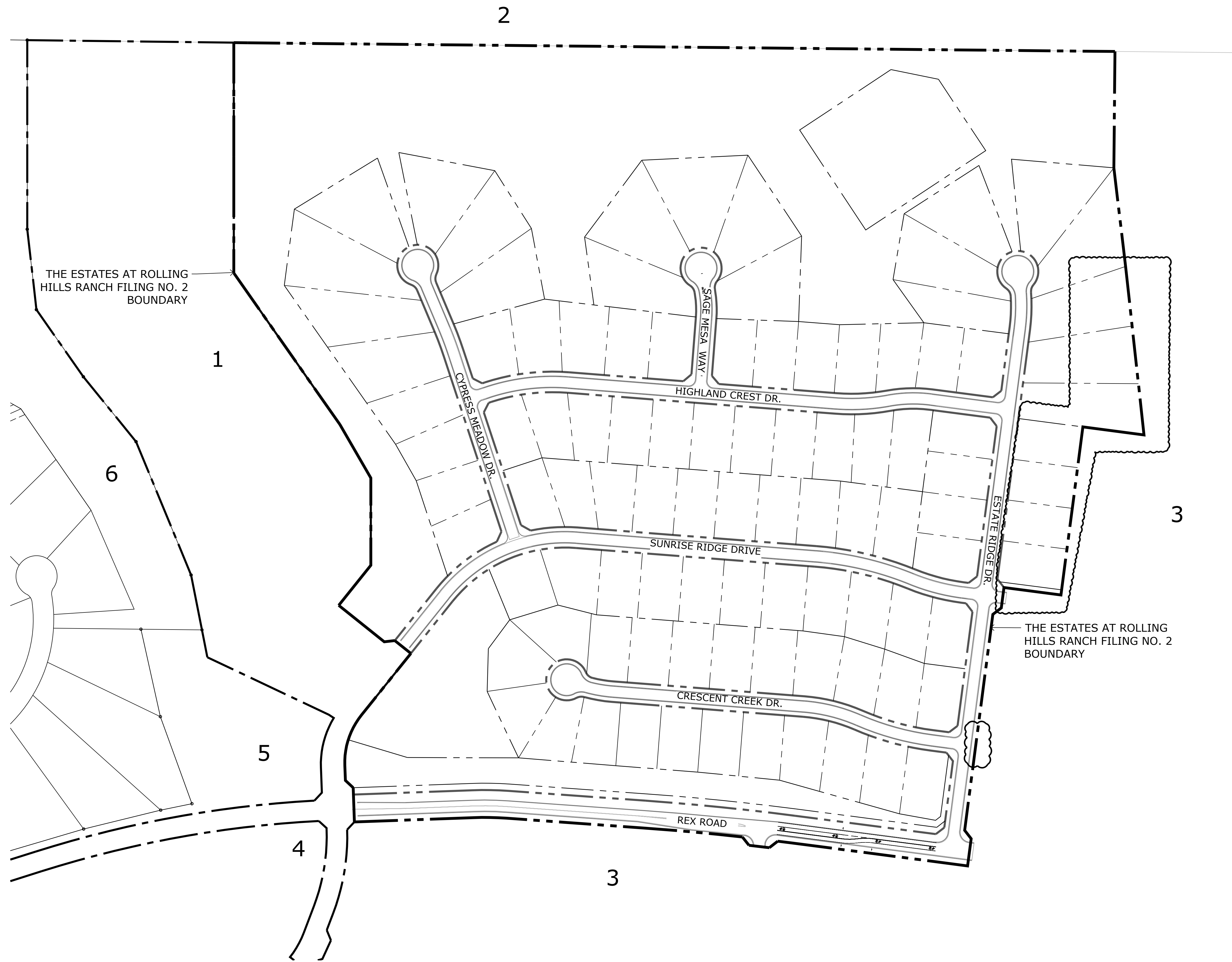
**LANDSCAPE PLAN**

**22**  
OF 23  
PUD SP 20-004

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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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**ADJACENT OWNERS**

**23**  
OF 23  
PUD SP 20-004

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