

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 record Deed of the PUD, dated February 1, 2006 at Reception No. 2, Lots 1-350 which was recorded in the El Paso County Clerk and Recorder's Office on February 1, 2006 at Reception No. 206016492 (the "Covenants").
- C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for The Estates at Rolling Hills Ranch Filing 2 is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan comply with the Colorado Planned Unit Development Act of 1972, as amended.
- D. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of The Estates at Rolling Hills Ranch Filing 2, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. Enforcement. To further the mutual interest of the residents, occupants, and owners of the PUD and of the public, in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall not 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 permitted number of plating or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. Project Tracking. At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- I. Overall Project Standards. The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

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

A. Project Description
The Estates at Rolling Hills Ranch Filing No. 2 at Meridian Ranch is the continuation of a long-term development with a distinct vision. The project centers on a recreational lifestyle by providing opportunities such as a golf course, recreation center, parks and open space, and trails for residents to enjoy. Community facilities include such amenities as streets, street tree plantings, landscaping, and signage with established sense of place throughout the development. These areas and structures will be located in areas of high density, where the residents can access them by walking and provide a focal element to the neighborhoods. The golf course house is also a focal element for Meridian Ranch, Woodmen Hills, and possibly the greater Falcon area since the course is also open to the public. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.

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

PRINCIPAL USES	
CHRS Facility, Swimming Pool	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
Personnel Use/Guesthouse	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.

* Our Care & Greenhouses may be an allowed use or a Special Use depending on the size and type. See Table 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.2 of the El Paso County Land Development Code OR as otherwise amended.

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

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

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

C. Development Requirements

1. Maximum lot coverage: forty (40) percent
2. Maximum building height: thirty (30) feet.
3. Setbacks:
 - a. Front: twenty-five (25) feet
 - b. Side: eight (8) feet
 - c. Corner lot: the side yard setback for the side street side shall be fifteen (15) feet
 - d. Rear: twenty-five (25) feet
4. Accessory buildings must comply with the setbacks established above, except that the rear yard setback may be reduced to seven and one half (7.5) feet for any lots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
5. Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval or as amended.

D. Lot Sizes

1. The Preliminary Plan / PUD Development Plan and the Final Plat establish the lot sizes for each lot.

2. No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots.

E. Streets
Streets within The Estates at Rolling Hills Ranch Filing No. 2 Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards except for ways and modifications described in the Letter of Intent. All Streets shall be paved with curbs 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 ARC shall prevail except where the provisions or guidelines of the Covenants do not address a particular subject or guideline, in which case the relevant provisions of the Development Plan shall then be applicable. In the event of any conflict between this Development Plan and the Covenants the Covenants shall prevail and govern. Where the provisions of the Covenants or the Development Plan conflict with a statute or code the more restrictive shall apply.

GENERAL NOTES

1. All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except for landscaping and irrigation.
2. Landscape utility fees, 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 berthing, fencing, and landscape between the property line and the curb. All double frontage streets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the frontage as determined by the subdivider.
3. Cul-de-sacs are not permitted on plan 2.
4. Public utility 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. Street: Twenty (20) feet
 - e. Subdivision Perimeter: Twenty (20) feet
 - f. Tract 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. According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map (FIRM No. 08041C0552G dated 12/1/2018) the property is located outside the boundary of the 100 year floodplain.
7. Development of the property shall be in accordance with the overall PUD Development Plan Approval. Minor modifications may be subject to the limitations contained in Section 4.2.6 of the El Paso County Land Development Code, as amended.
8. Development Plan shall adhere to the requirements of Section 4.2.6 of the El Paso County Land Development Code, as amended, and review and approve the traffic impact statement in the form of the Traffic Impact Statement.
9. Meridian Ranch Estates at Rolling Hills Ranch Filing 2 is subject to the approved Meridian Ranch Zoning & Conceptual Plan approved 5-24-2012 and recorded 3-20-2013, reception no. 213036329.
10. Per the El Paso County Wildfire Hazard map, dated December 2007, Estates at Rolling Hills Ranch Filing No. 2 at Meridian Ranch is currently in the Low Risk Zone 2 - Not Forested category.
11. Estates at Rolling Hills Ranch Filing No. 2 at Meridian Ranch is currently in the Low Risk Zone 2 - Not Forested category.
12. Two driveway access points will be allowed on a single family lot with a minimum 30' separation between driveway access points. The total combined driveway width cannot exceed 40% of the frontage or a 45' maximum combined width. A second access point will be subject to review and approval by El Paso County.
13. The developer is required to obtain a valid way landscape license agreement for Meridian Ranch as recorded under reception no. 213036320 in the office of the Clerk and Recorder.
14. Woodmen Road District Note: All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, plating fees and building permit fees for the purpose of financing construction of specified improvements.
15. This subdivision is included within the boundaries of the Woodmen Road Metropolitan District and shall not be required to participate in the El Paso County road impact fee program, in accordance with the provisions of the first amendment to intergovernmental agreement concerning Woodmen Road adopted pursuant to resolution no. 13-041.
16. Geologic Hazards Note: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, loose soil, expansive soils and seasonal shallow groundwater. Mitigation and a map of the hazard areas can be found in the Soil, Geology and Natural Hazards Assessment Report prepared by Entek Engineering Inc., dated 09-10-2019, and is held in the Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan file (File# PUDSP-294) at the El Paso County Planning and Community Development Department.
17. As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$288 per subdivision lot for Urban Parks and \$456 per subdivision lot for Regional Parks. The required fees in lieu for this project are: Urban: \$28,224.00 Regional: \$44,688.00 Total: \$72,912.00

The required fees are offset by the payment of taxes to the County for the Public Reserve Park per the overall PUD Agreement for Meridian Ranch. The fee for the urban park will be collected through a Park and Trail Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above. All No-Build Areas are per the Approved Meridian Ranch Plan (SKP 11-002) addressing the required use/density buffer between the adjoining properties.

18. Some project fees have been satisfied with previous land dedication.

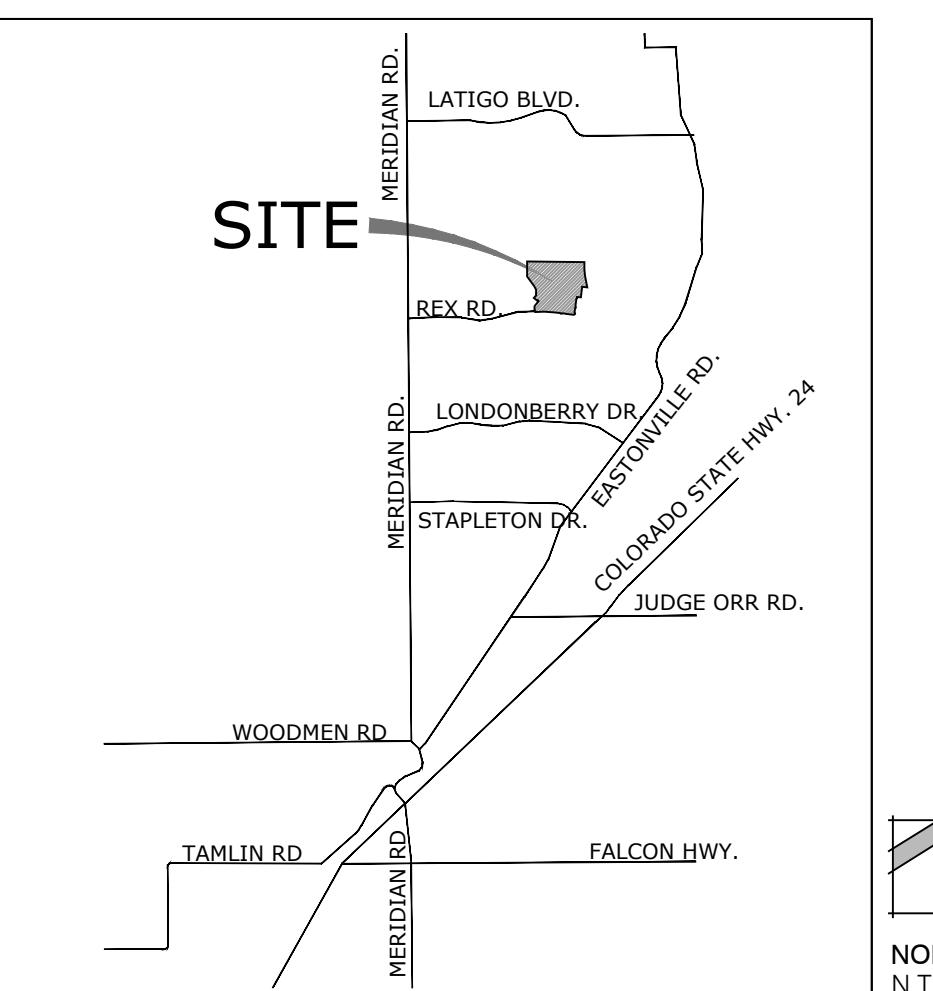
19. Some project fees have been satisfied with previous land dedication.

20. This is an addendum to The Estates at Rolling Hills Ranch Filing No. 2 county file number PUD SP 20-004 originally approved by the Board of County Commissioners on 12-22-2020 resolution number 20-473 to address minor boundary, tract and lot line adjustments reference amendment chart.

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

SECTION 19 AND 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

VICINITY MAP



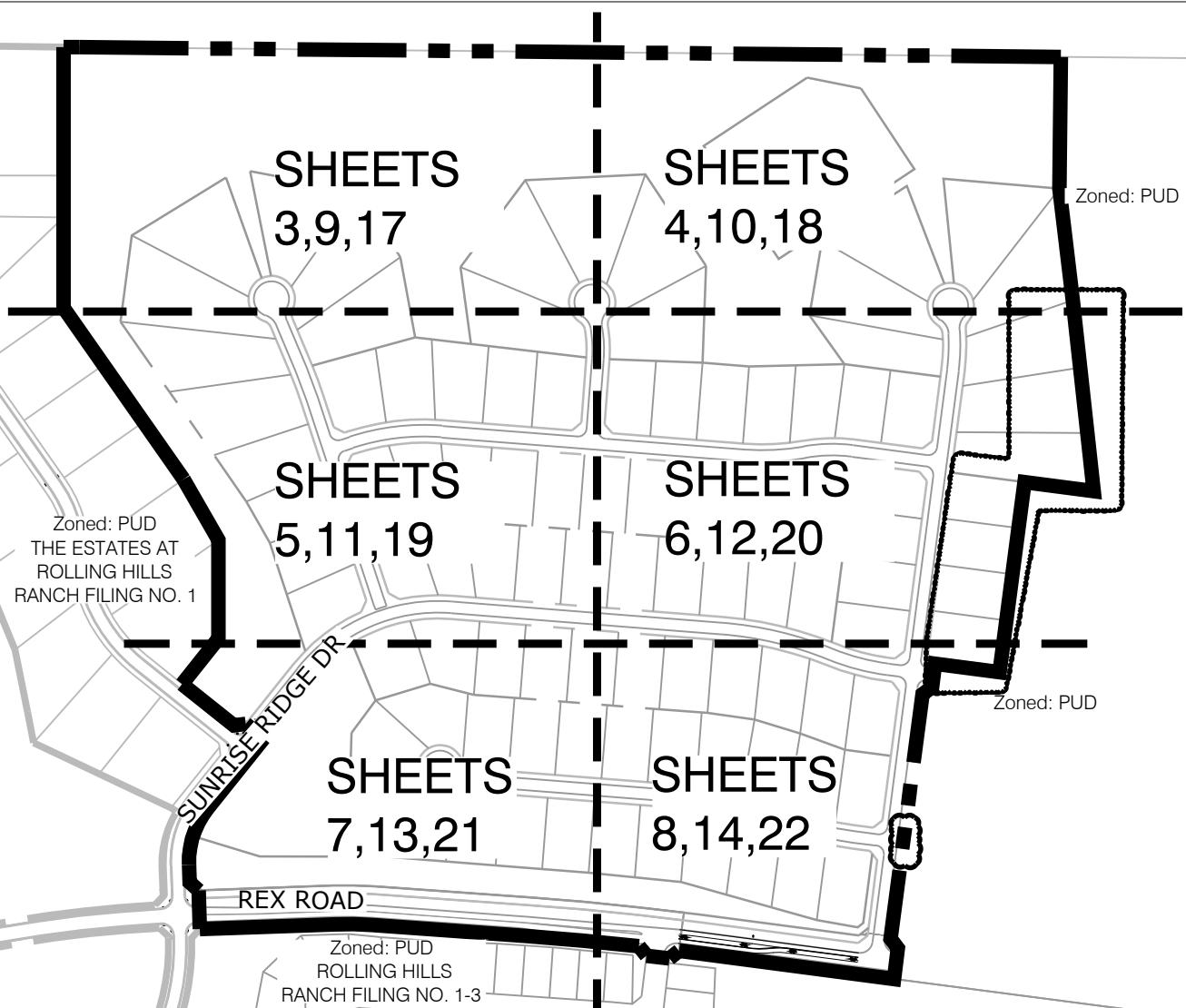
OWNER / SUBDIVIDER
GTL, Inc.
357 Keryn St.
San Diego, CA 92110

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

Land Planning
Landscape
Architecture
Urban Design
NES
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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SHEET INDEX MAP



DEVELOPMENT DATA

- Existing Zoning: PUD
- Approved Plan: The Estates at Rolling Hills Ranch Filing No. 2 PUD Development Preliminary Plan
- Tax ID Number: 420000453 & 4220203001
- Total Area: 116.815 AC
- Number of Lots: 98
- Total Lot Area: 63.622 AC (54.5%)
- Average Lot Size: 28.279 SF
- Minimum Lot Size: 21,780 SF
- Minimum Lot Width: 60' at R.O.W.
- Minimum Lot Depth: 150'
- Gross Density: 0.84 DU/AC
- Net Density: 1.54 DU/AC
- R.O.W.: 14.308 AC (12.2%)
- Total Tract Area: 38.885 AC (33.3%)
- 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	1.54 DU/AC	98 Lots	63.622	54.5%
ROAD R.O.W.	N/A	N/A	14.308	12.2%
OPEN SPACE TRACTS	N/A	N/A	38.885	33.3%

TRACT TABLE

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A	28.529 AC	LANDSCAPE BUFFER/OPEN SPACE / UTILITIES/PARKS AND RECREATION	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT B	3.325 AC	LANDSCAPE BUFFER/OPEN SPACE / UTILITIES /PARKS AND RECREATION/WATER TREATMENT/ DRAINAGE/FACILITY/OFFICES/PARKING/MATERIALS STORAGE	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT C	2.916 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES/DRAINAGE	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT D	0.795 AC	LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/UTILITIES/RIGHT-OF-WAY RESERVATION	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT E	3.260 AC	COMMON OPEN SPACE/TRAILS/DRAINAGE/UTILITIES/WATER TREATMENT AND STORAGE USE	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT F	0.060 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION	School District 49	98 Single Family Dwelling Units
Elementary School (.34/DU): 34	School District 49	
Middle School (.16/DU): 16	School District 49	
High School (.20/DU): 20	School District 49	
TOTAL: 70		
WATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Water Resources Report)
WASTEWATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Wastewater Report)
FIRE PROTECTION PROVIDER	Falcon Fire Protection District	
EMERGENCY SERVICES		
AMBULANCE	Falcon Fire Protection District	
POLICE	El Paso County Sheriff	
RECREATION ACREAGE		
Open Space</td		

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE:
PROJECT MGR:
B. ITEN

11.16.2021

J. ROMERO

B. ITEN

PREPARED BY:

11.16.2021

J. ROMERO

B. ITEN

11.1

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

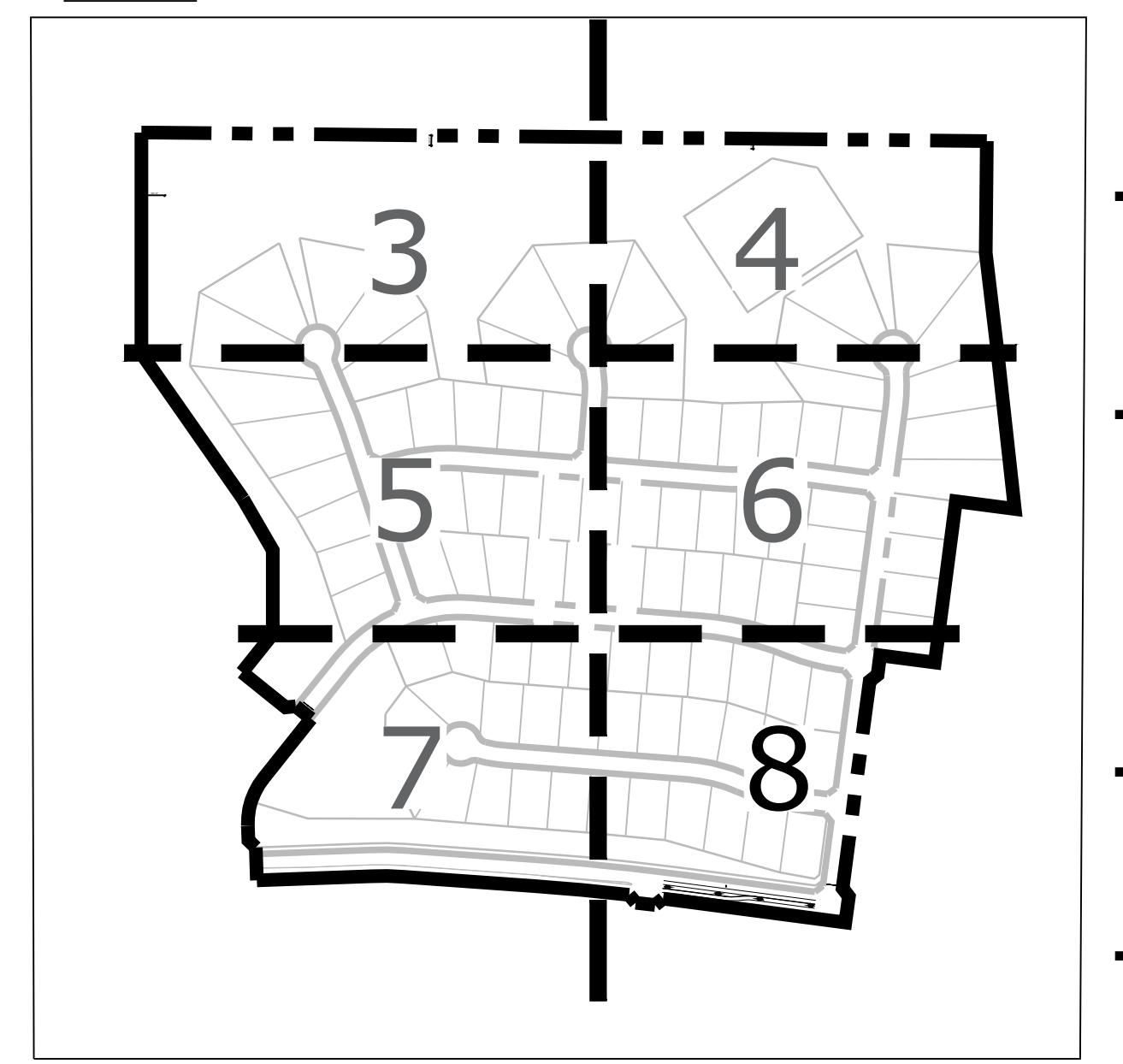
DATE:
PROJECT MGR:
PREPARED BY:

11.16.2021
J. ROMERO
B. ITEN

PROJECT INFO

SEAL

KEY MAP



ENTITLEMENT

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

ISSUE INFO

SITE PLAN

SHEET TITLE

SHEET NUMBER

PLAN FILE #

23

PUD SP 20-004



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

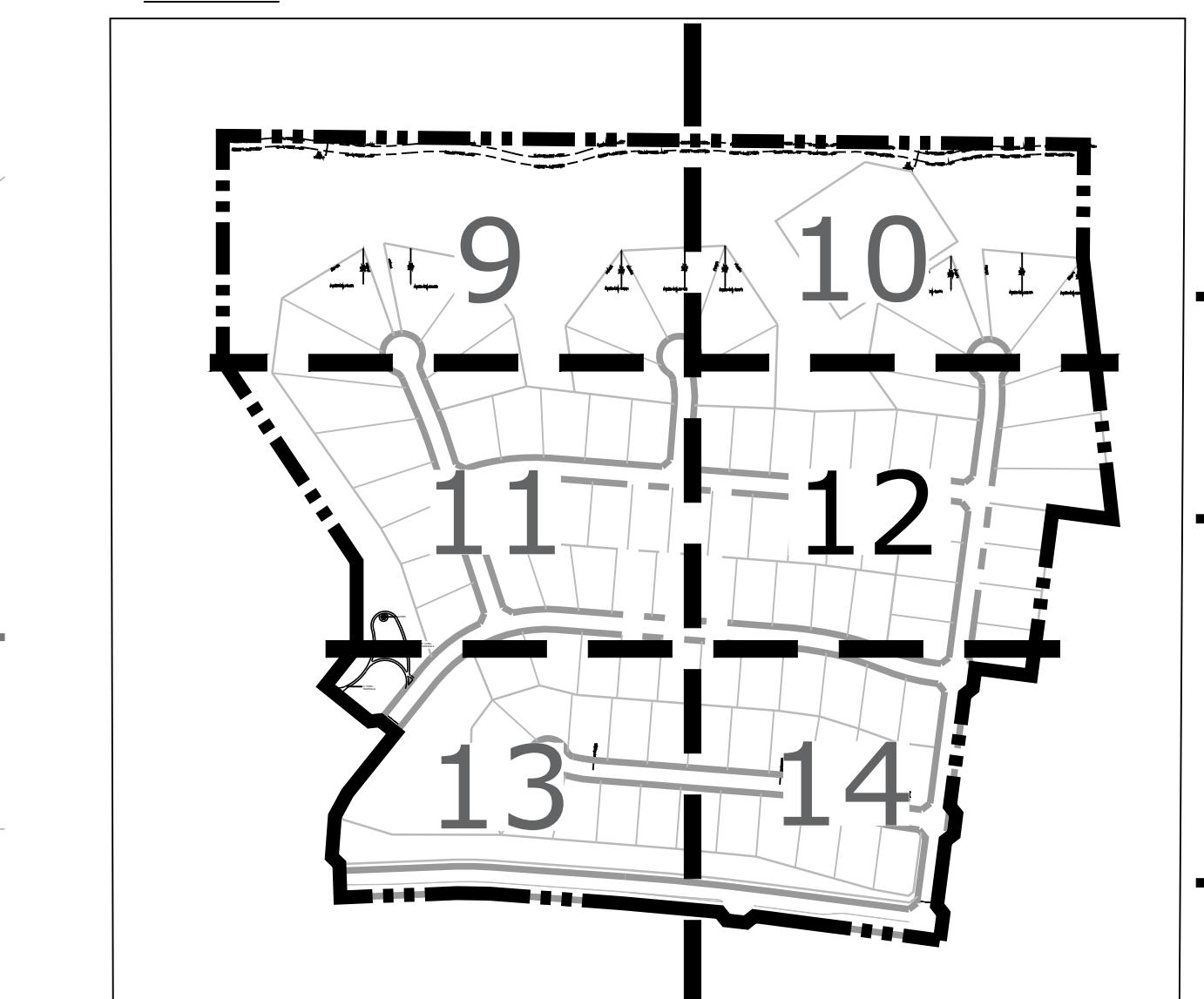
AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE:
PROJECT MGR:
PREPARED BY:

11.16.2021
J. ROMERO
B. ITEN

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

KEY MAP



ENTITLEMENT

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

ISSUE INFO

ISSUE/REVISION

SHEET TITLE

12

OF 23

PUD SP 20-004



THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

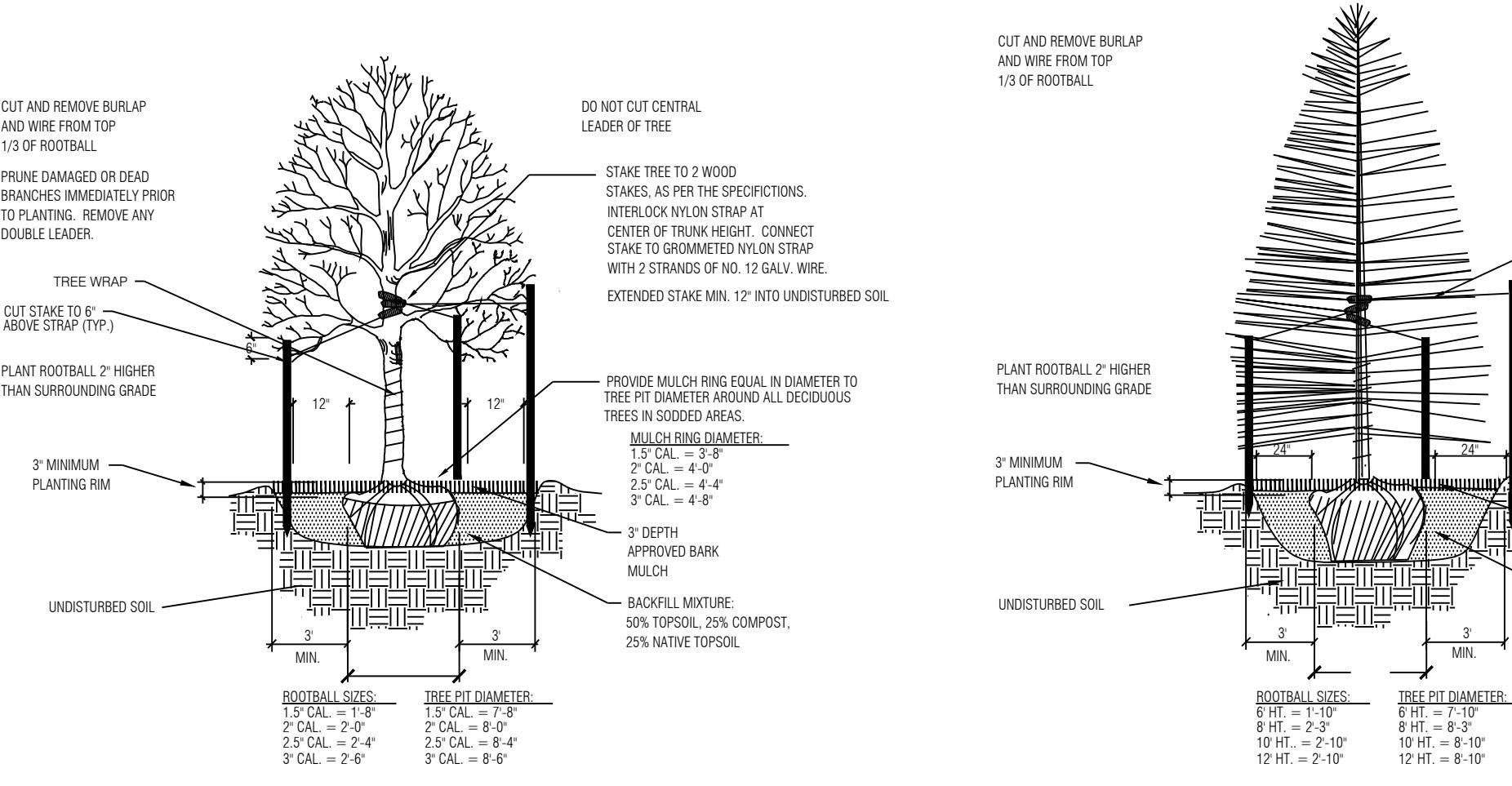
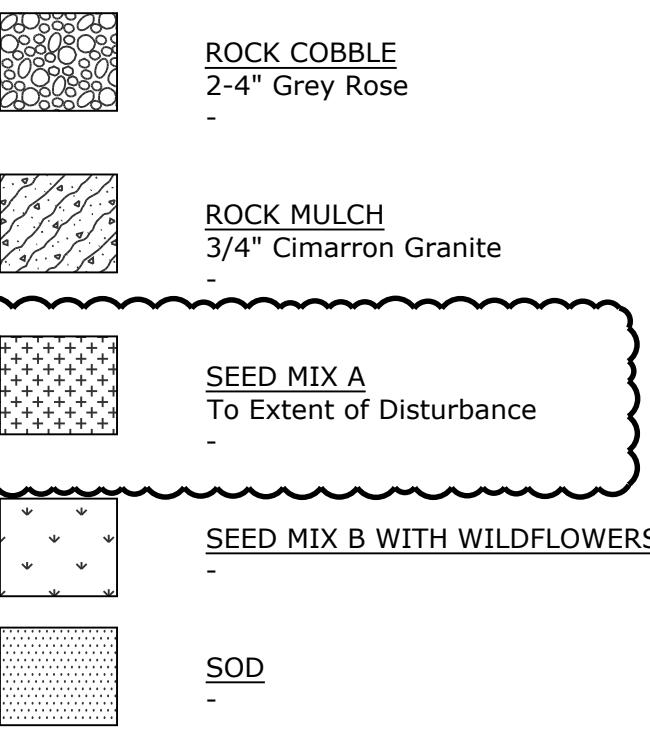
DATE: 11.10.2021
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

LANDSCAPE NOTES & DETAILS

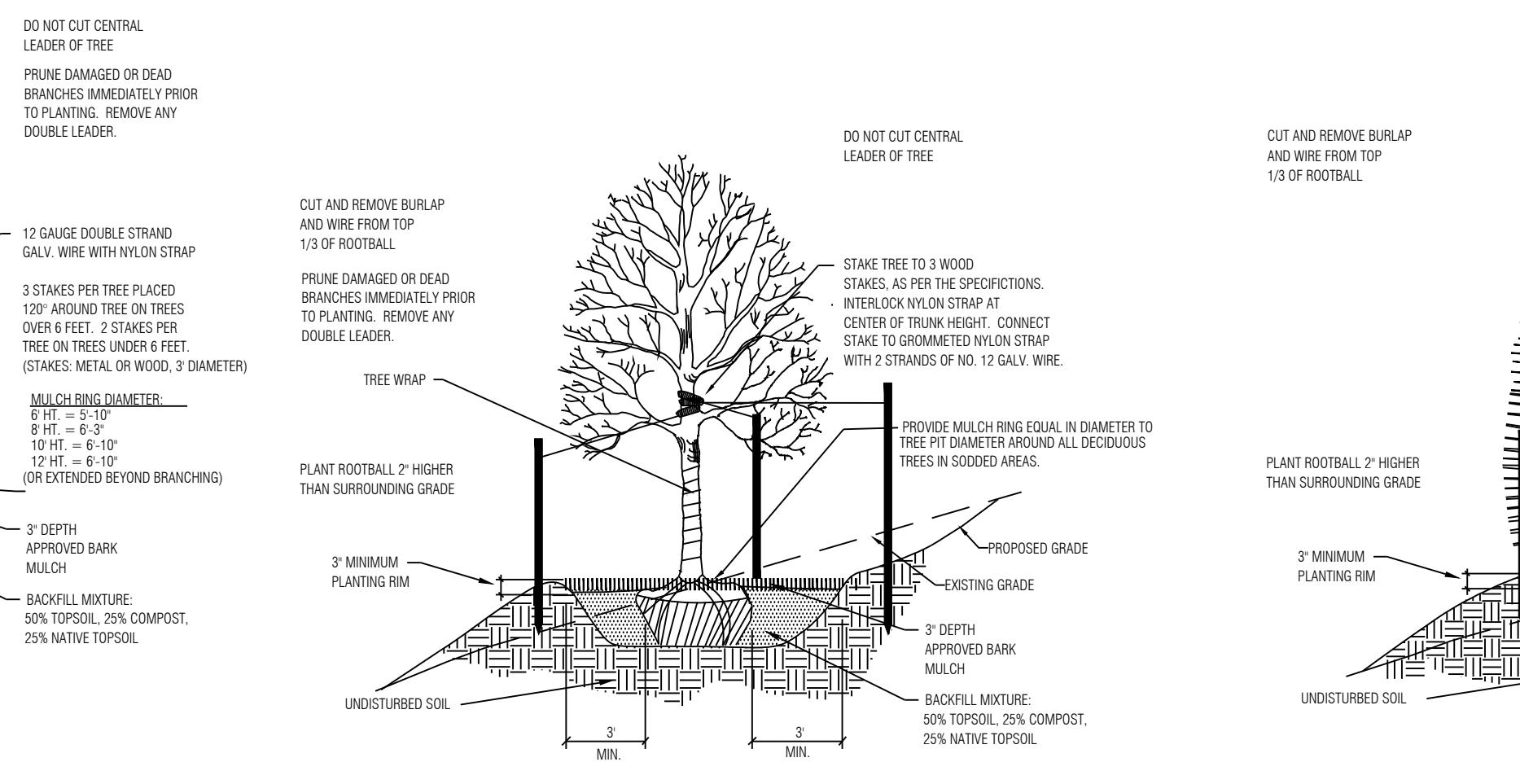
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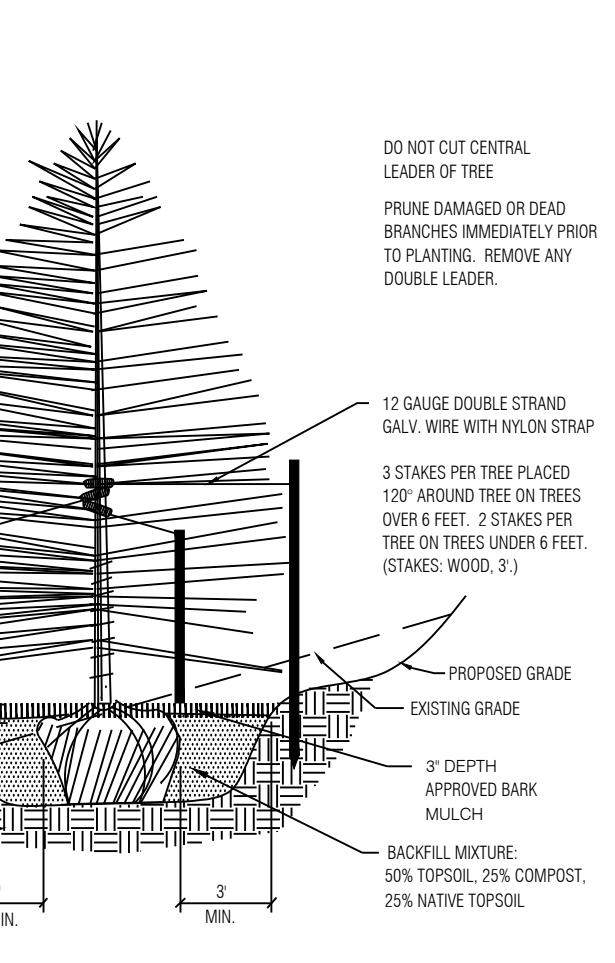
GROUND COVER LEGEND



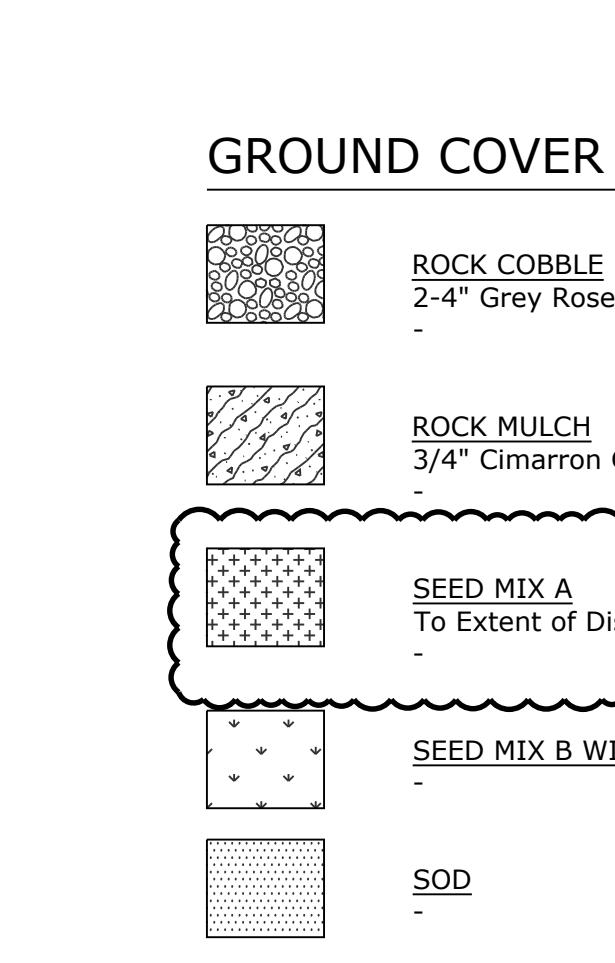
1 10 Deciduous Tree Planting Detail
SCALE: NOT TO SCALE



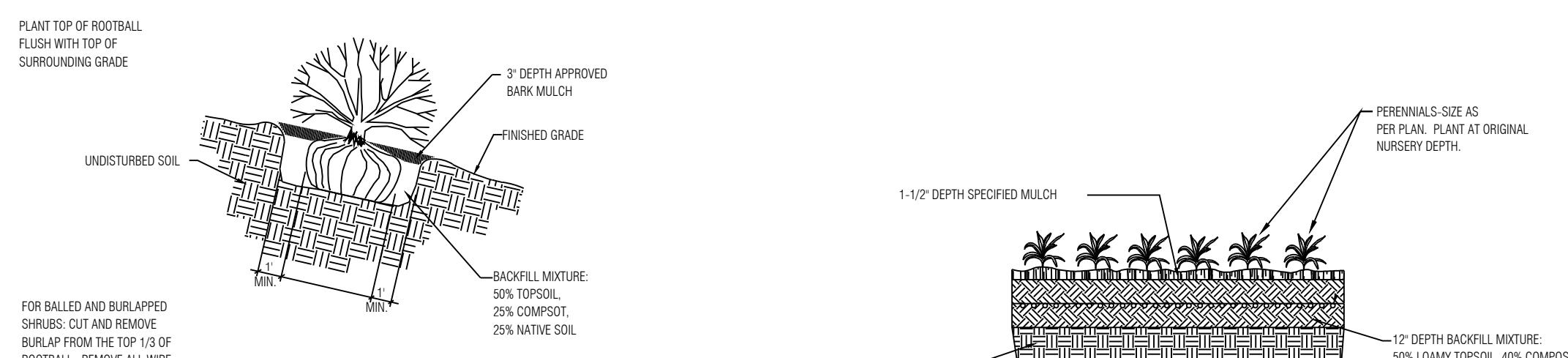
2 10 Coniferous Tree Planting Detail
SCALE: NOT TO SCALE



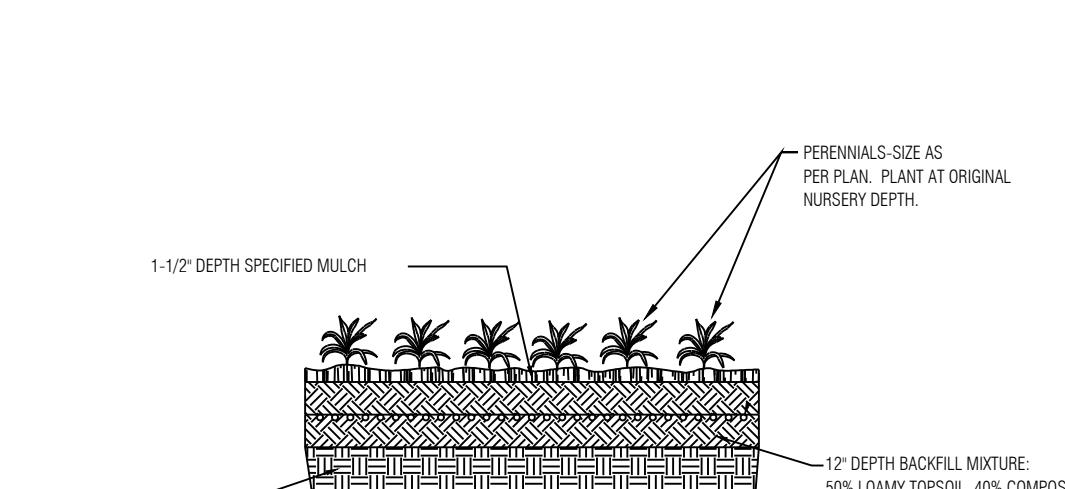
3 10 Deciduous Tree Placement on Slope
SCALE: NOT TO SCALE



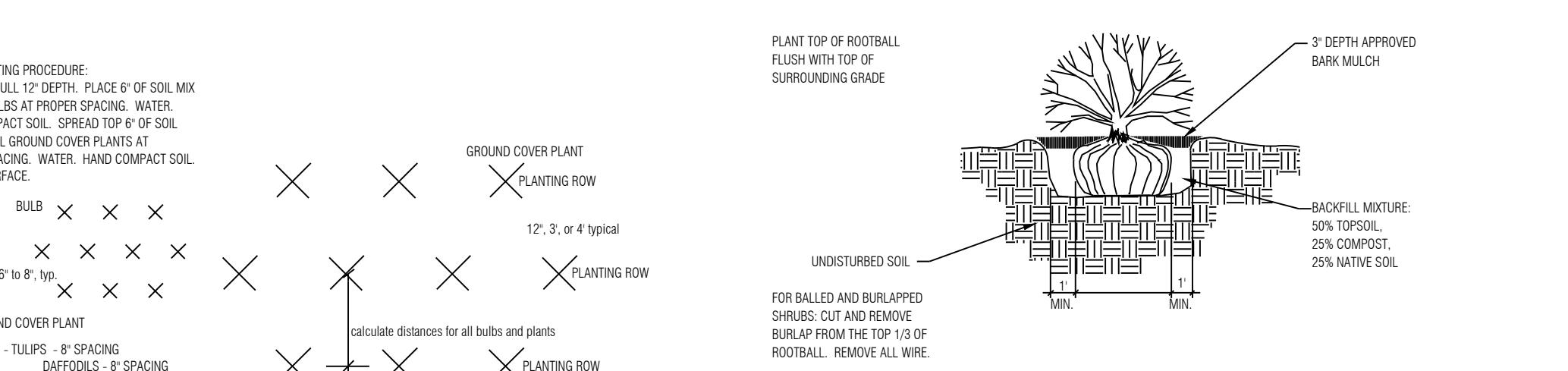
4 10 Coniferous Tree Placement on Slope
SCALE: NOT TO SCALE



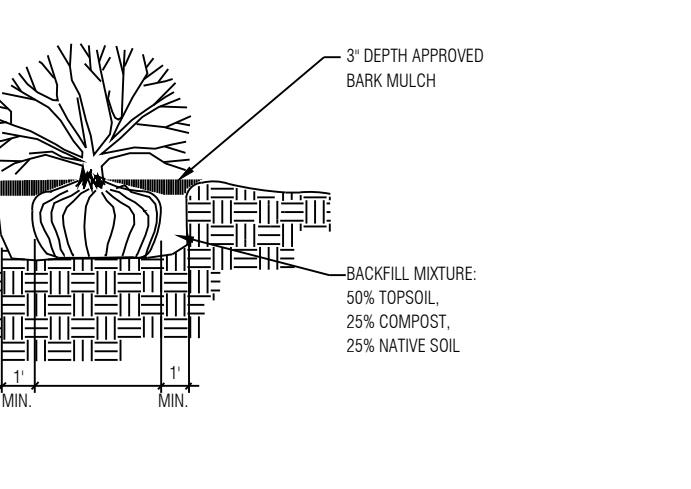
5 10 Shrub Placement on Slopes
SCALE: NOT TO SCALE



6 10 Perennial / Groundcover Planting
SCALE: NOT TO SCALE



7 10 Triangular Plant Spacing Diagram
SCALE: NOT TO SCALE



8 10 Shrub Planting Detail
SCALE: NOT TO SCALE

Seed Mix B with Wildflowers

30% Elymus Crested Wheatgrass
25% Eastern Perennial Ryegrass
20% SP230 Blue Fescue
15% Rueben's Canaria Bluegrass
10% Chewings Fescue
15% Blue Grama
Wildflowers: 615 Western Mix

Note: Low Gro Mix available from
Arkansas Valley Seed Solutions
(877) 957-3337

Wildflower Mix available from:
Applewood Seed Co.
(303) 431-7333

APPLICATION RATE: Native Grass Mix: 40 lbs./acre (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.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Axf	6	Acer x freemanii 'Jeffsred' / Autumn Blaze Maple	20'	30'	3" Cal.
	Gtr	11	Gleditsia triacanthos / Honey Locust	60'	40'	3" Cal.
	Ta	2	Tilia americana / American Linden	80'	50'	2.5" Cal.
	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 ponderosa / Ponderosa Pine	60'	40'	8' HT
	Pp	27	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT
	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.
	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 (per 25')	66	30
(SR) Sunrise Ridge (Local)		242'	8 (per 30')	8	

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Light Detail
SCALE: NOT TO SCALE

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Round Dowelled Fence
SCALE: NOT TO SCALE

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Open Space
LOT
SIDE OF PROPERTY LINE
REAR OF LOT PROPERTY LINE
INSTALL POST AT ALL PROPERTY LINE INTERSECTIONS
LOT
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SHEET NUMBER
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11

Open Space
LOT
SIDE OF PROPERTY LINE
REAR OF LOT PROPERTY LINE
INSTALL POST AT ALL PROPERTY LINE INTERSECTIONS
LOT
OPEN SPACE
SHEET NUMBER
PLAN FILE #

10
11

Light Detail
SCALE: NOT TO SCALE

10
11

Round Dowelled Fence
SCALE: NOT TO SCALE

10
11

Open Space
LOT
SIDE OF PROPERTY LINE
REAR OF LOT PROPERTY LINE
INSTALL POST AT ALL PROPERTY LINE INTERSECTIONS
LOT
OPEN SPACE
SHEET NUMBER
PLAN FILE #

10
11

Light Detail
SCALE: NOT TO SCALE

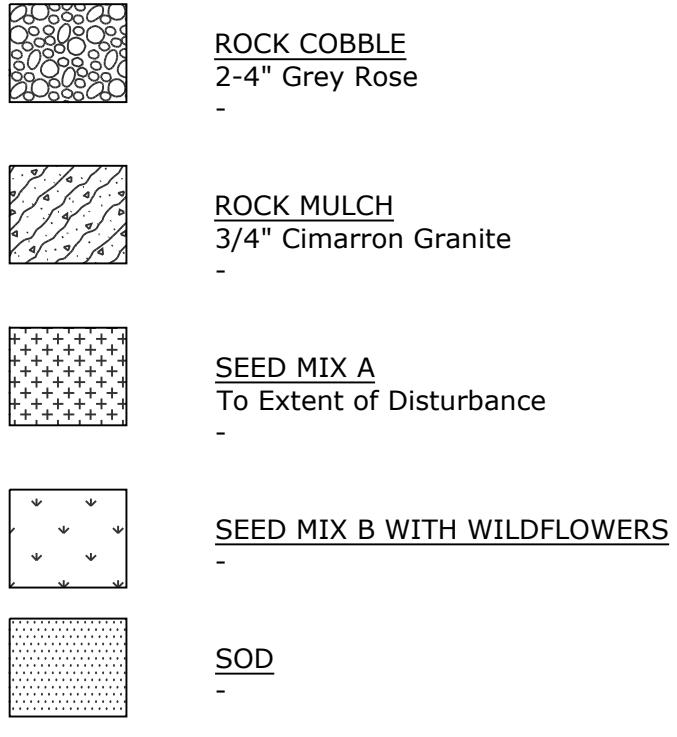
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Round Dowelled Fence
SCALE: NOT TO SCALE

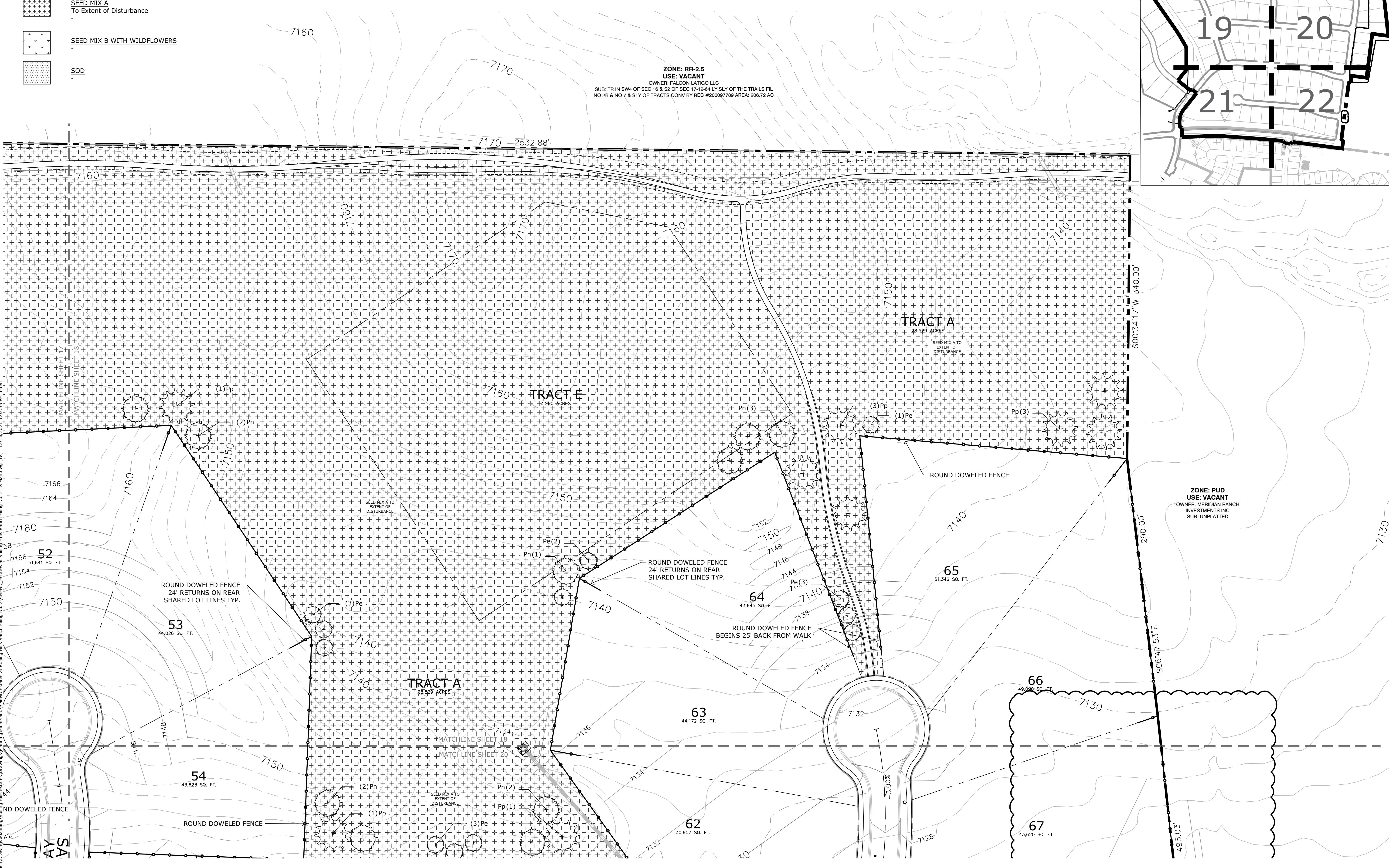
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Open Space
LOT
SIDE OF PROPERTY LINE
REAR OF LOT PROPERTY LINE
INSTALL POST AT ALL PROPERTY LINE INTERSECTIONS
LOT
OPEN SPACE
SHEET

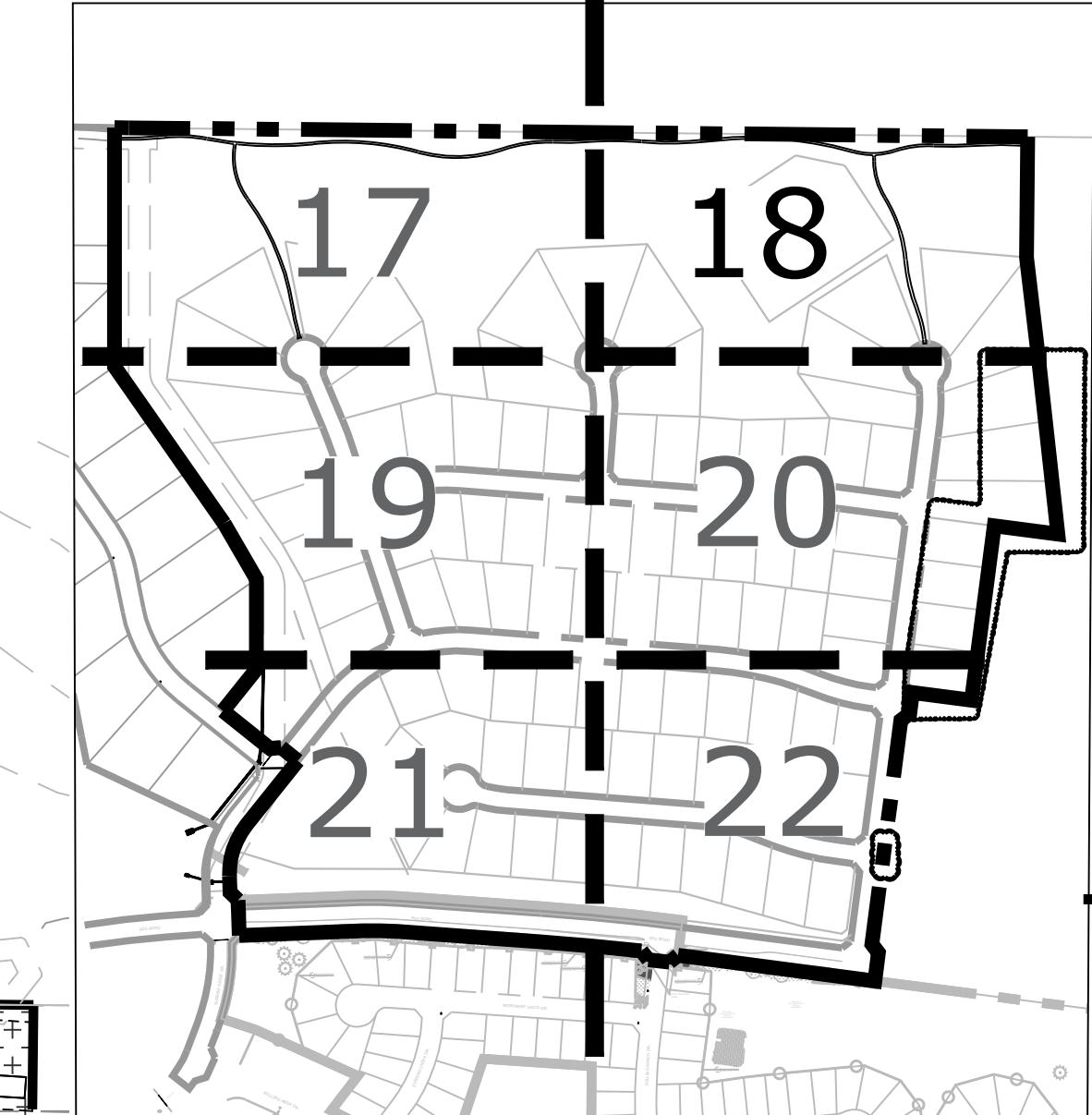
GROUND COVER LEGEND



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



KEY MA



The logo consists of three stacked text sections. The top section contains the words "Land Planning", "Landscape", and "Architecture" in a serif font, with "Landscape" and "Architecture" stacked vertically below "Land Planning". The middle section contains the words "Urban Design" in a serif font. The bottom section features the letters "NES" in a large, bold, white serif font. Above the text, there is a graphic element resembling a stylized mountain range or a jagged horizon line, rendered in white against a dark background.

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

AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

11.10.20
J. ROMEO
P. ITALIA

10 of 10

ENTITLEMENT

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

LANDSCAPE PLAN

18

PLID SP 20-004

[View Details](#) | [Edit](#) | [Delete](#)

IN ASSOCIATION WITH

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

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

SEAL

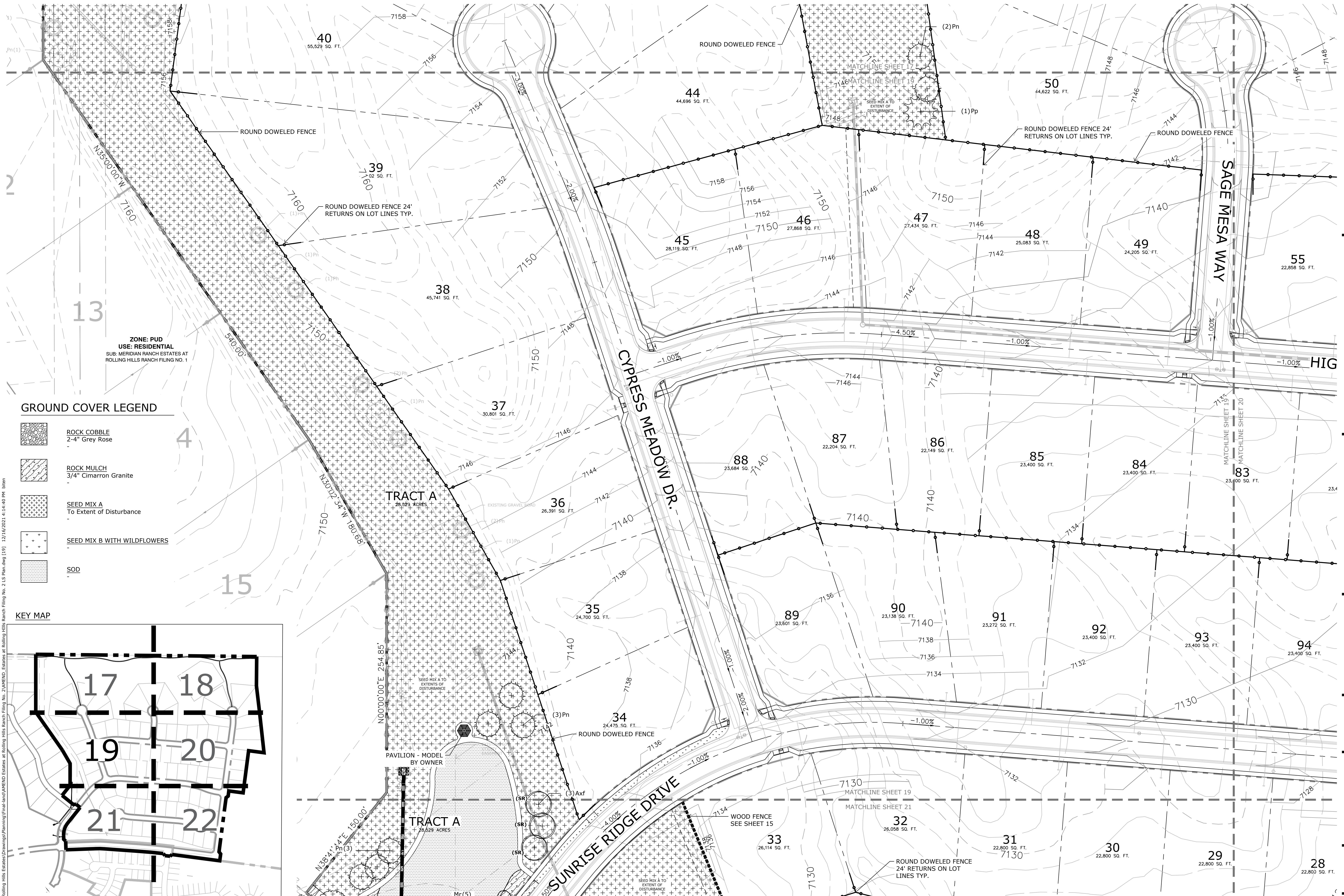
ENTITLEMENT

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

ISSUE INFO

LANDSCAPE PLAN

SHEET TITLE: 19 OF 23
SHEET NUMBER: PUD SP 20-004
PLAN FILE #: 0 25 50 100
NORTH SCALE: 1" = 50'



THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

11.10.2021

DATE:
PROJECT MGR:
PREPARED BY:

PROJECT INFO

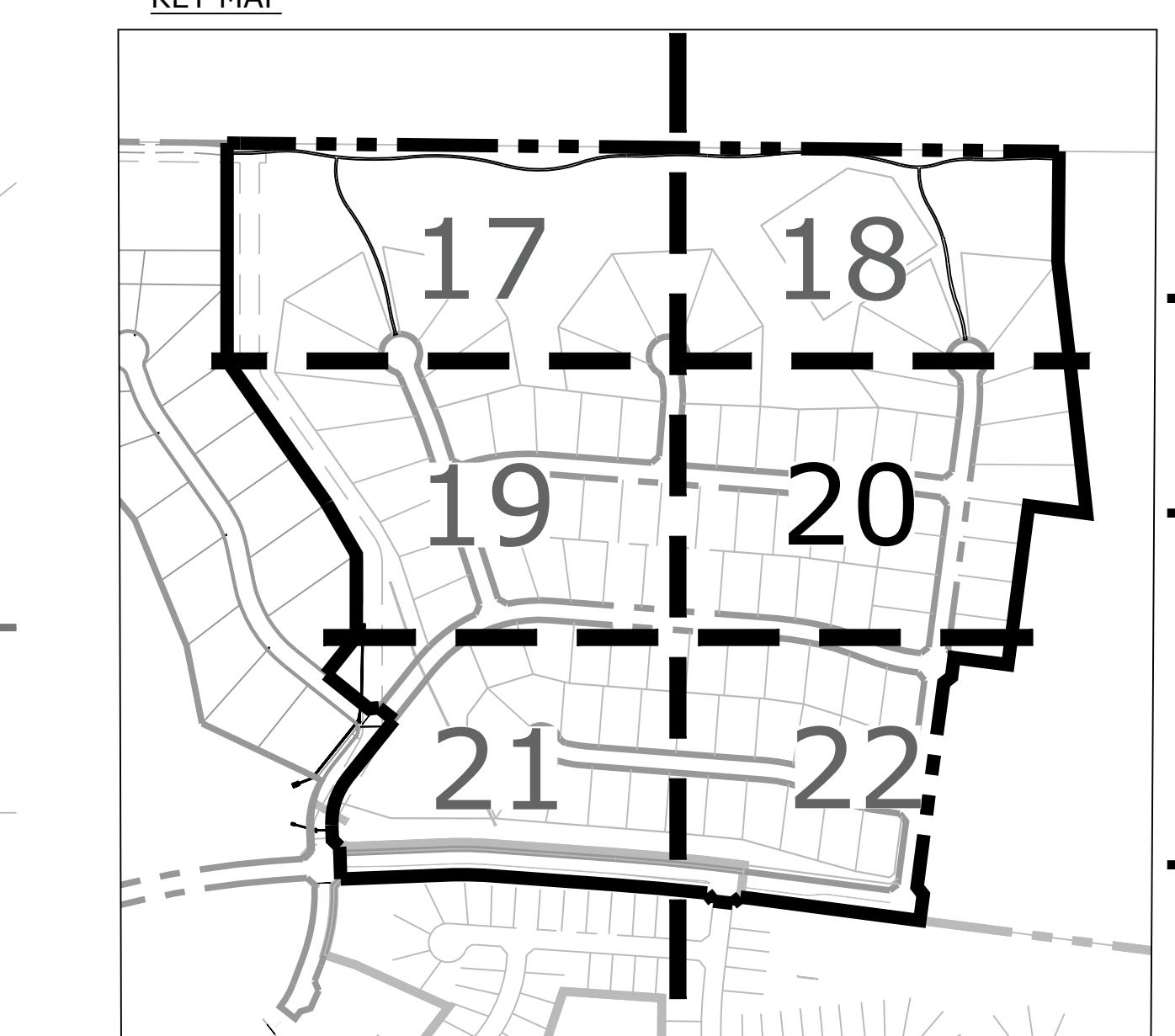
DATE: 12.16.2021 BY: J. ROMERO
DESCRIPTION: COUNTY COMMENTS

ISSUE INFO

DATE: 12.16.2021 BY: B.I.

DESCRIPTION: COUNTY COMMENTS

KEY MAP



ENTITLEMENT

DATE: 12.16.2021 BY: B.I.

DESCRIPTION: COUNTY COMMENTS

ISSUE INFO

DATE: 12.16.2021 BY: B.I.

DESCRIPTION: COUNTY COMMENTS

SHEET TITLE

20

OF 23

LANDSCAPE PLAN

DATE: 12.16.2021 BY: B.I.

DESCRIPTION: COUNTY COMMENTS

PLAN FILE #

PUD SP 20-004

SHEET NUMBER

20

OF 23



THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE:
PROJECT MGR:
PREPARED BY:

11.10.2021

J. ROMERO
B. ITEN

SEAL

ENTITLEMENT

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

ISSUE INFO

LANDSCAPE PLAN

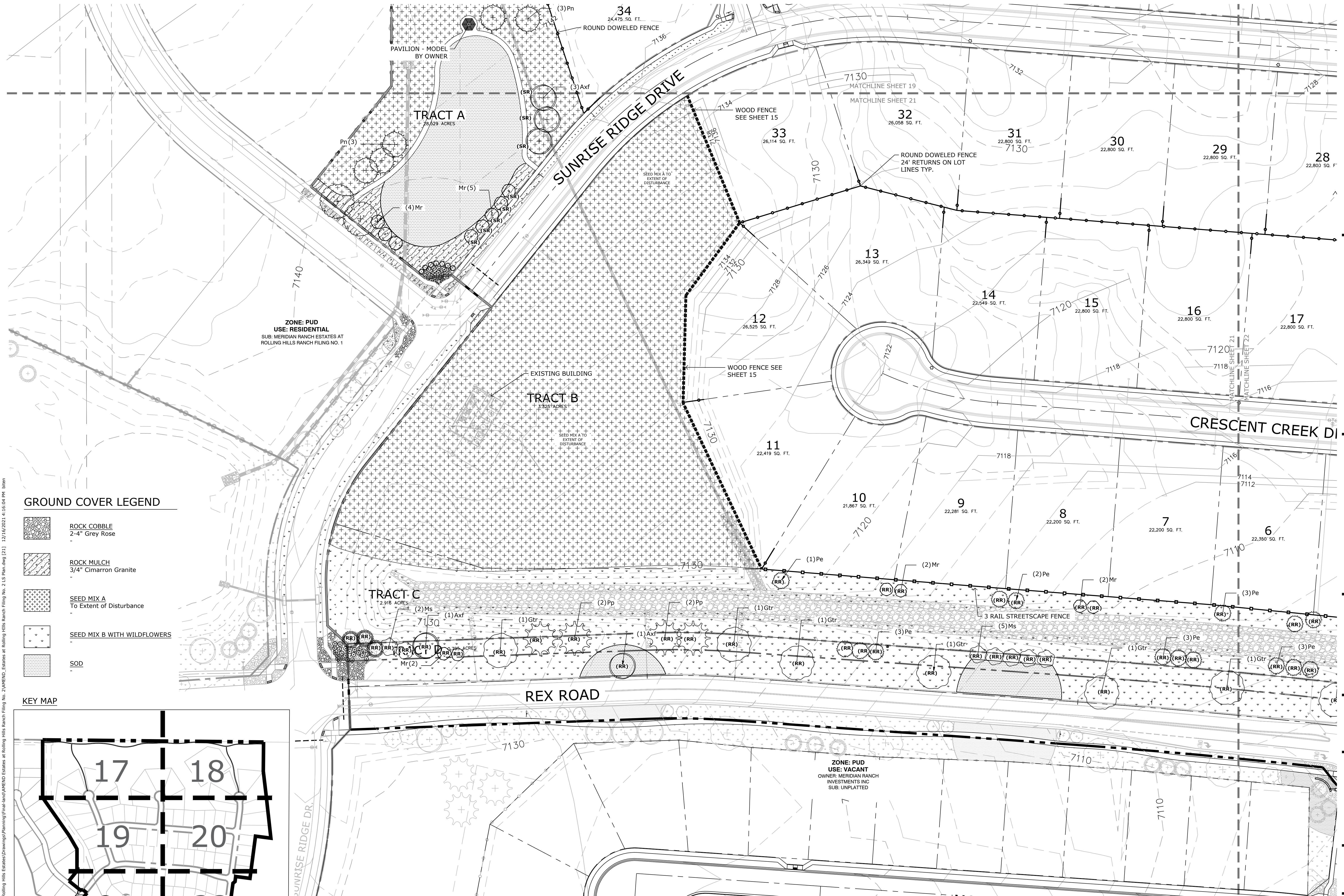
SHEET NUMBER

21

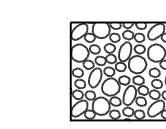
OF 23

PLAN FILE #

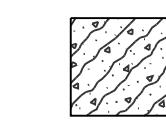
PUD SP 20-004



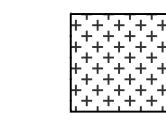
GROUND COVER LEGEND



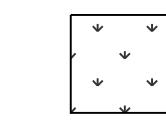
ROCK COBBLE
2-4" Grey Rose



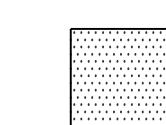
ROCK MULCH
3/4" Cimarron Granite



SEED MIX A
To Extent of Disturbance



SEED MIX B WITH WILDFLOWERS



SOD

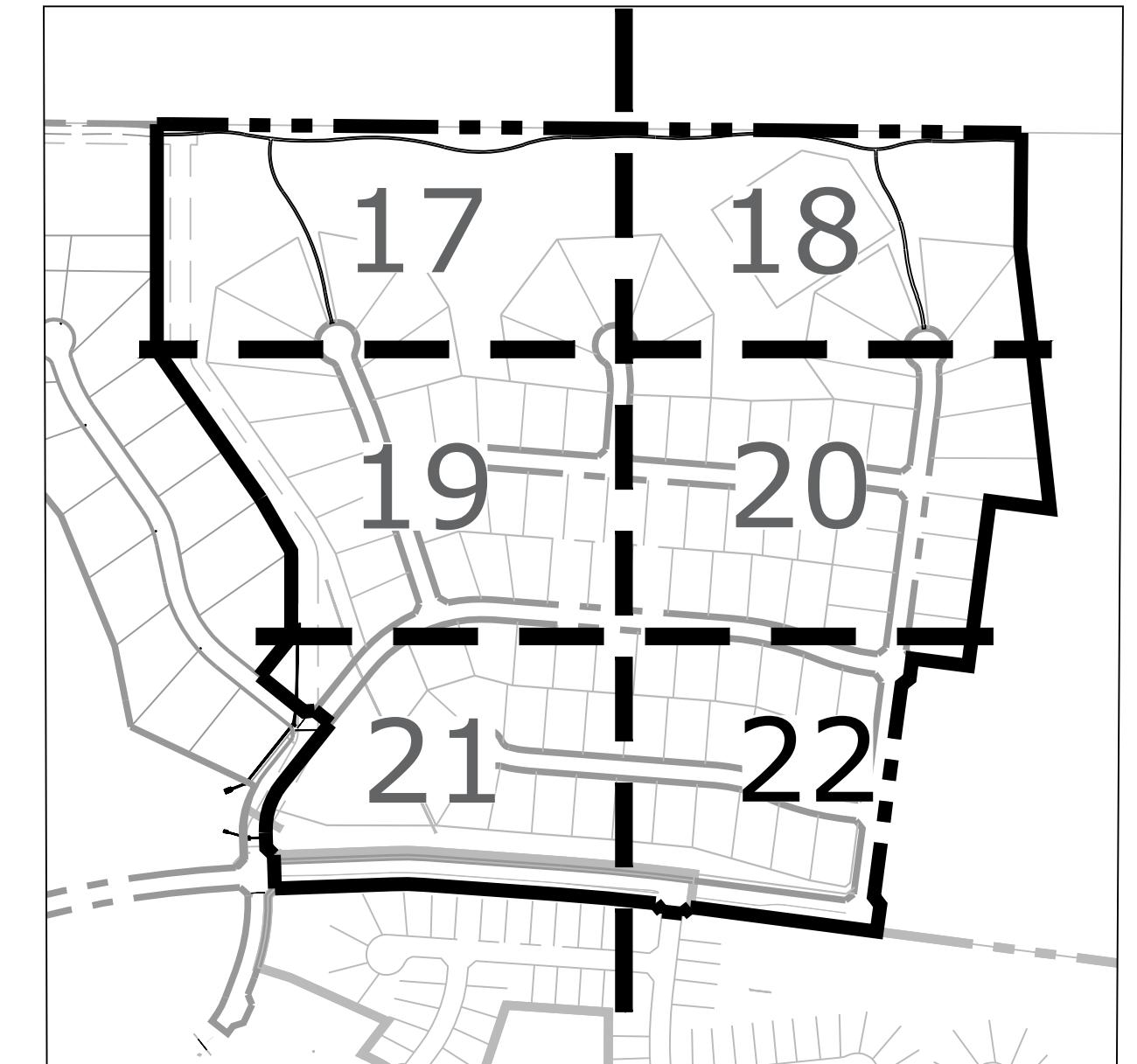
**THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2**

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

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

12/16/2021 4:16:31 AM [22]

KEY MAP



ENTITLEMENT

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

LANDSCAPE PLAN

22 OF 23

PUD SP 20-004



THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

AMENDMENT TO PUD
DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE:
PROJECT MGR:
PREPARED BY:

11.16.2021

PROJECT INFO
SEAL

ENTITLEMENT

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

ISSUE INFO
SHEET TITLE

ADJACENT OWNERS

23
OF
23

PUD SP 20-004

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

