



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

KNOW ALL MEN BY THESE PRESENTS: THAT G.T.L. INC. DBA G.T.L. 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 PORTION 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 8 OF THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEIPTION 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 S89°25'07" E ALONG THE NORTHERN LINE OF SAID SECTION 20 A DISTANCE OF 2332.88 FEET;

2. THENCE S00°34'17" W A DISTANCE OF 340.00 FEET;

3. THENCE S00°34'17" W A DISTANCE OF 280.00 FEET;

4. THENCE S00°34'17" W A DISTANCE OF 280.00 FEET;

5. THENCE N82°33'58" W A DISTANCE OF 180.00 FEET;

6. THENCE N82°33'58" W A DISTANCE OF 180.00 FEET;

7. THENCE S07°56'02" W A DISTANCE OF 495.00 FEET;

8. THENCE S07°56'02" W A DISTANCE OF 495.00 FEET;

9. THENCE S07°56'02" W A DISTANCE OF 495.00 FEET;

10. THENCE S07°56'02" W A DISTANCE OF 31.11 FEET;

11. THENCE S07°56'02" W A DISTANCE OF 636.00 FEET;

12. THENCE S07°56'02" 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 RECEIPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY;

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

14. THENCE N83°33'39" W A DISTANCE OF 58.36 FEET TO A CURVE TO THE LEFT;

15. THENCE ON THE ARC OF SAID CURVE HAVING A RADIUS OF 740.00 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 S81°42'37" W A DISTANCE OF 31.03 FEET;

17. THENCE N83°16'41" W A DISTANCE OF 60.00 FEET;

18. THENCE N83°16'41" 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 500.00 FEET, A DELTA ANGLE OF 00°14'02", AN ARC LENGTH OF 280.00 FEET, WHOSE LONG CHORD BEARS N86°47'44" W A DISTANCE OF 280.00 FEET;

20. THENCE N89°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 400.64 FEET, A DELTA ANGLE OF 00°09'39", AN ARC LENGTH OF 96.77 FEET, WHOSE LONG CHORD BEARS N89°59'34" W A DISTANCE OF 96.73 FEET;

22. THENCE S87°55'38" 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 N02°04'24" W A DISTANCE OF 31.11 FEET TO A CURVE TO THE RIGHT;

25. THENCE ON THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 40°46'08", AN ARC LENGTH OF 25.54 FEET, WHOSE LONG CHORD BEARS N181°18'40" E A DISTANCE OF 153.28 FEET;

26. THENCE N89°41'46" E A DISTANCE OF 231.44 FEET;

27. THENCE N83°18'16" W A DISTANCE OF 60.00 FEET;

28. THENCE N83°18'16" W A DISTANCE OF 31.11 FEET;

29. THENCE S83°44'44" W A DISTANCE OF 170.23 FEET;

30. THENCE N51°18'16" W A DISTANCE OF 170.23 FEET;

31. THENCE N89°41'46" E A DISTANCE OF 231.44 FEET;

32. THENCE N89°41'46" E A DISTANCE OF 180.68 FEET;

33. THENCE N89°41'46" E A DISTANCE OF 180.68 FEET;

34. THENCE N89°41'46" E A DISTANCE OF 22.89 FEET;

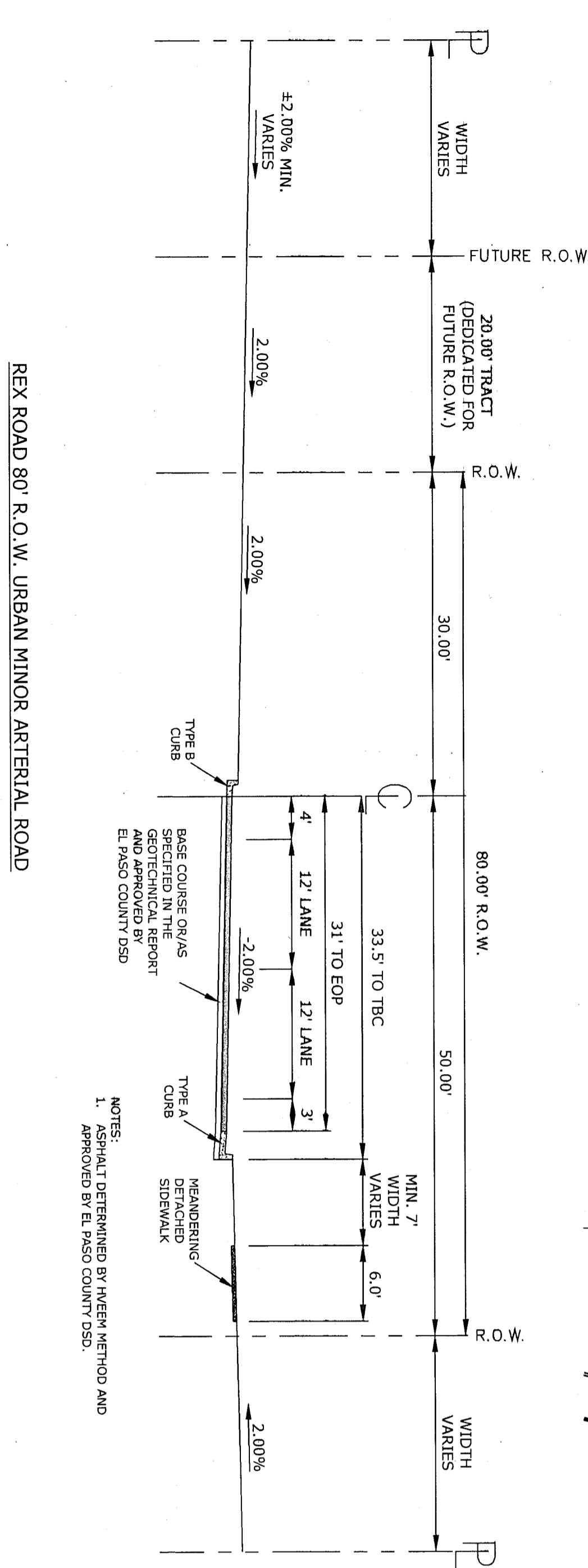
35. THENCE N00°00'00" E A DISTANCE OF 108.00 FEET;

36. THENCE N00°00'00" E A DISTANCE OF 108.00 FEET;

37. THENCE N00°00'00" E A DISTANCE OF 322.03 FEET TO THE POINT OF BEGINNING.

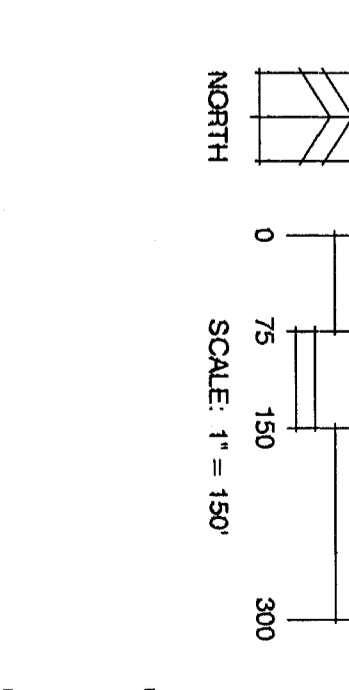
THE ABOVE PARCEL OF LAND CONTAINS 116.815 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING S89°25'07" E FROM THE SOUTHWEST CORNER OF SAID SECTION 20 (A STONE DESCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 20 (3.25" ALUM CAP IS #30087).



**NOTES**

1. SHALL DETERMINED BY INVEN METHOD AND APPROVED BY EL PASO COUNTY DSD.



SECTION 18  
SECTION 17  
SECTION 19  
SECTION 20

ZONE: RR-2.5  
OWNER: FALCON LANTINO LLC  
SUB: TRACT B SW OF SECTION 18 & 19 OF RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: SUB: TRACT B MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1

ZONE: RR-2.5  
OWNER: VACANT  
SUB: TRACT A SW OF SECTION 18 & 19 OF RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: SUB: TRACT A MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1

222009454  
01/20/2022

Land Planning  
Landscape  
Architecture  
Urban Design

**NBS**

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel: 719.471.0073  
Fax: 719.471.0267  
www.nbscolorado.com

© 2012. All Rights Reserved.

PROJECT NAME: THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

DATE: 11.16.2021

PROJECT NO: 1

PREPARED BY: NBS

AMENDMENT TO PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

ENTITLEMENT

DATE: 12.16.2021

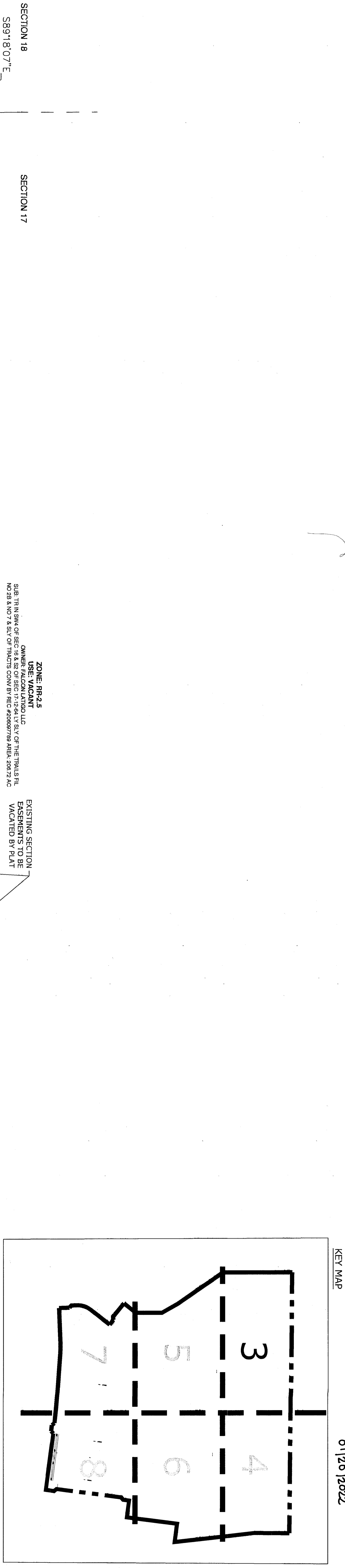
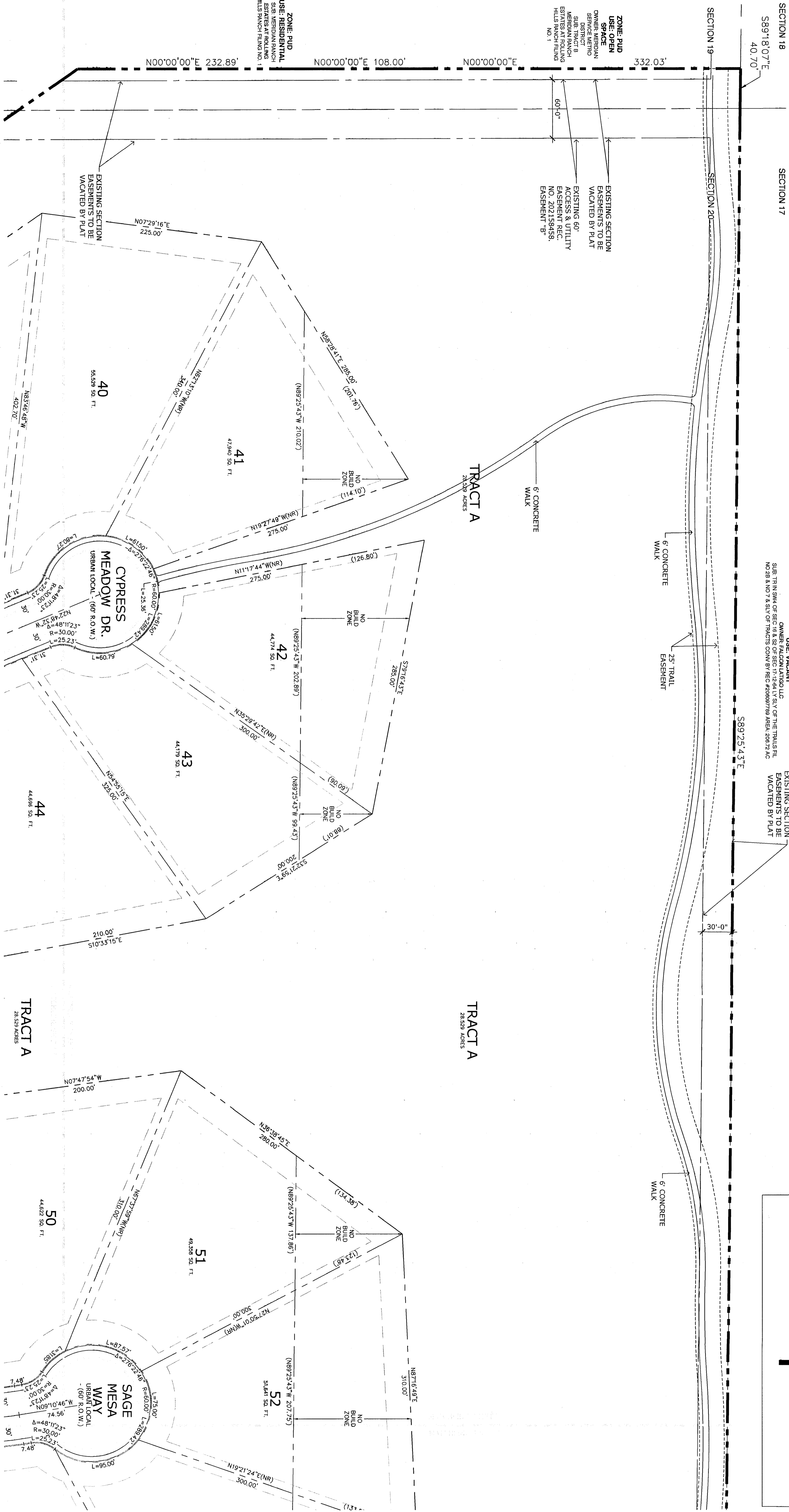
BY: B.I.

COUNTY COMMENTS:

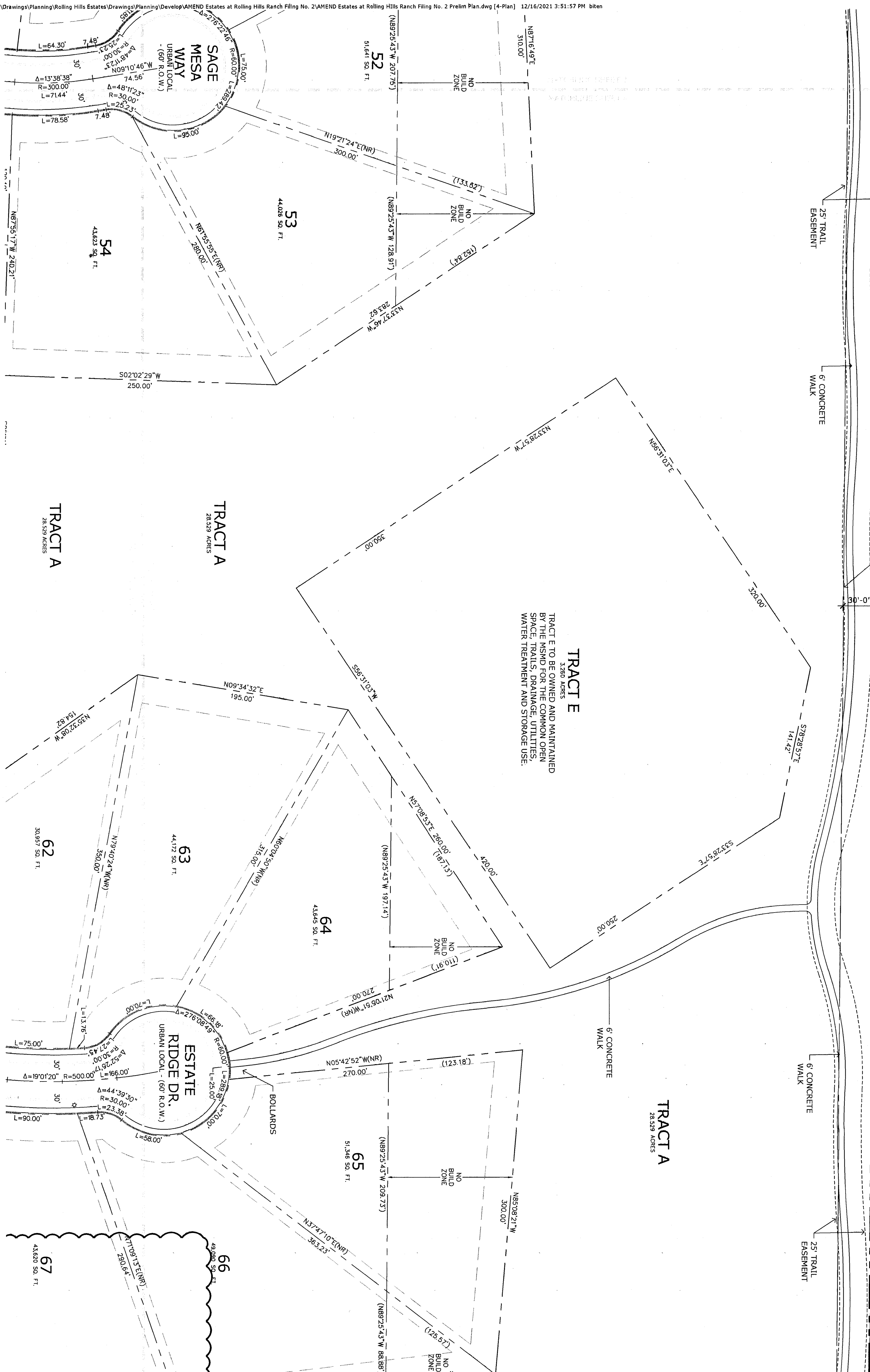
LEGAL PLAN

SHEET NUMBER: 2 OF 23

PUD SP 20-004

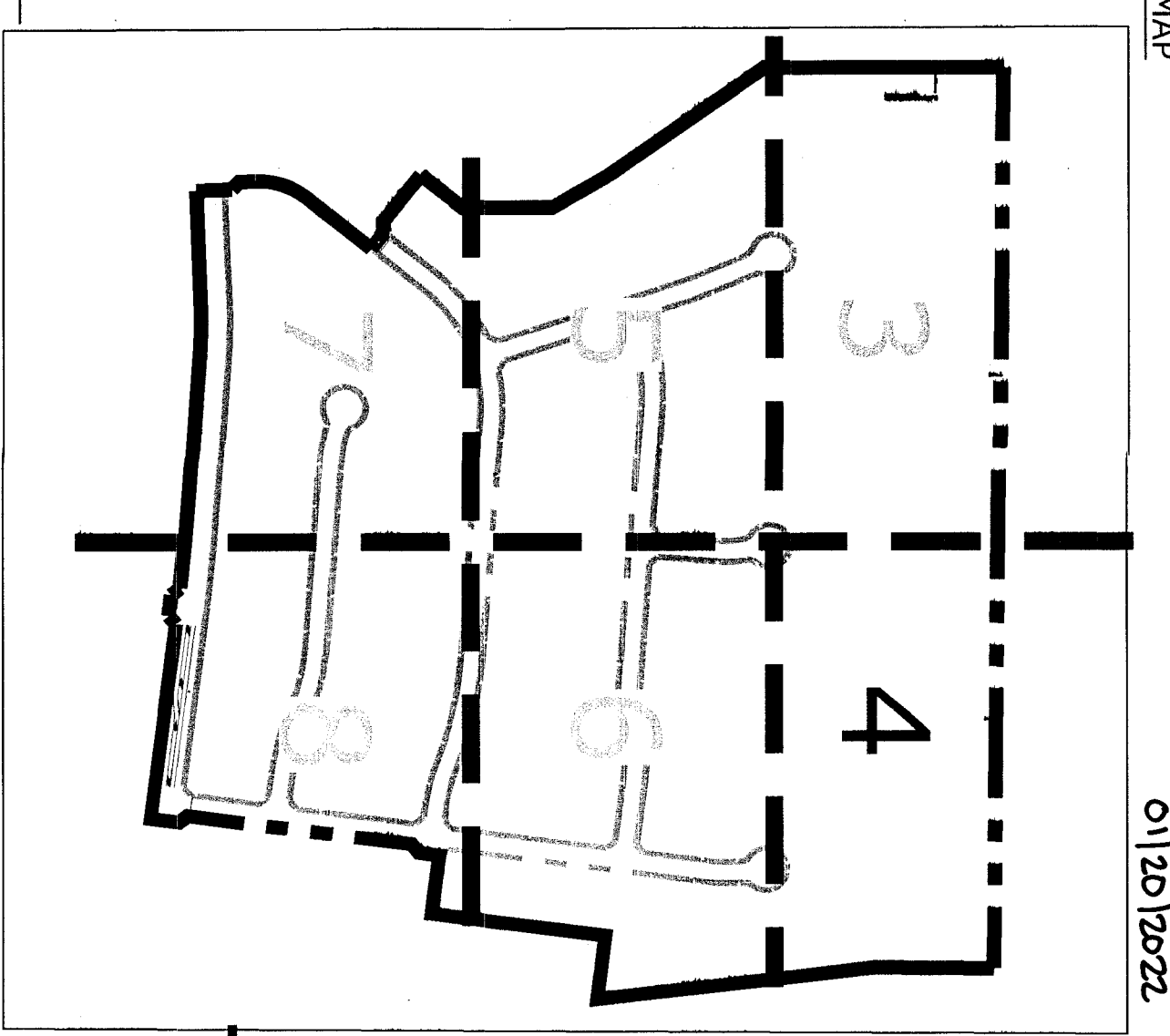


PLANNER #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE #	SCALE	PROJECT RFP	DATE	PROJECT NO.	PROJECT MGR.	PREPARED BY:	DATE	CLASSIFICATION WITH	PLANNER / LANDSCAPE ARCHITECT
	3	SITE PLAN				THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2 AMENDMENT TO PUD DEVELOPMENT PLAN / PRELIMINARY PLAN	11.16.2021		J. ROMERO	B. TIEN			N.E.S., Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com © 2012, All Rights Reserved.
	23												Land Planning Landscape Architecture Urban Design

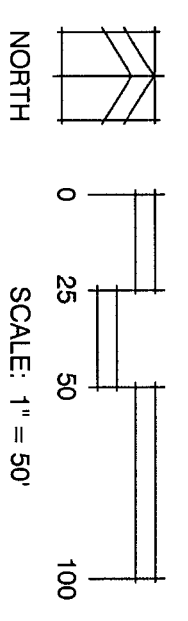


ZONE: RR-2.5  
 USE: VACANT  
 OWNER: FALCON LANTIGO LLC  
 SUBJ. TR. IN SWM OF SEC. 16 & 17 OF SEC. 7, T. 264 N. R. 51 W. OF THE TRIALS PL. NO. 28 & NO. 7 & SUBJ. TRACTS OWN. BY REC. #20097789 AREA: 285.72 AC

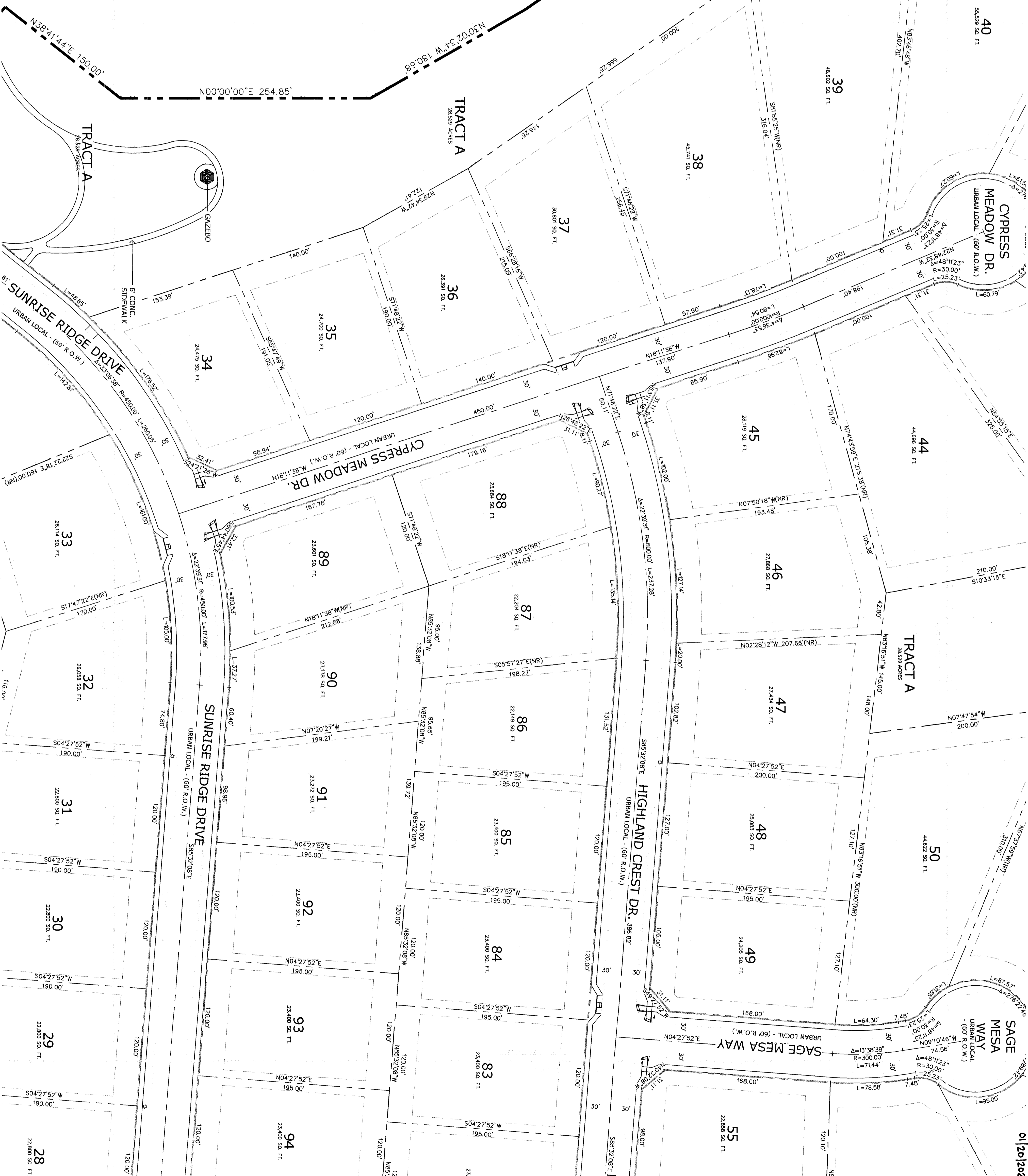
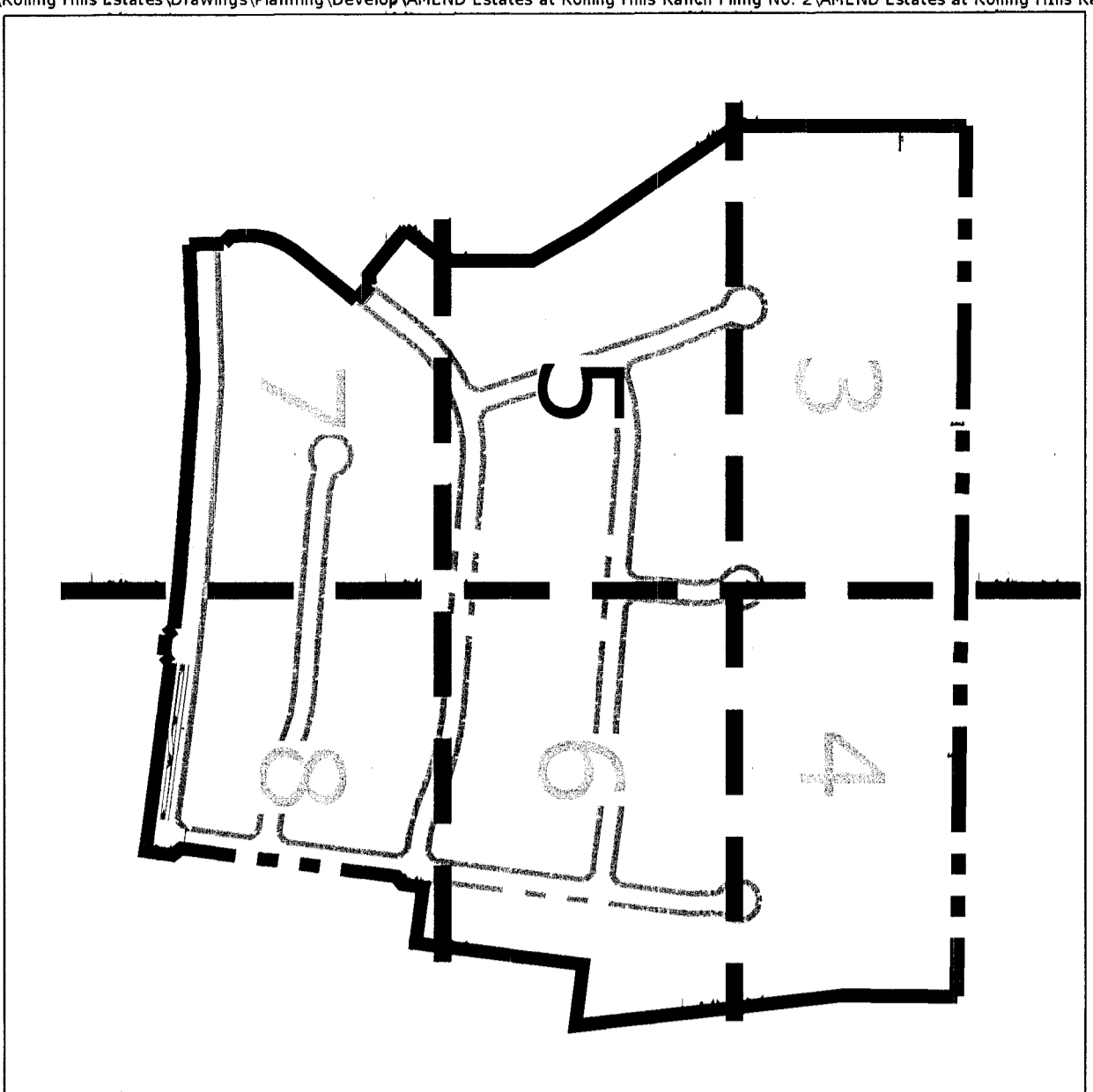
ZONE: PUD  
 USE: VACANT  
 OWNER: MERIDIAN RANCH INVESTMENTS INC  
 SUBJ. UNPLATTED



KEY MAP  
 222.009454  
 01/20/2022

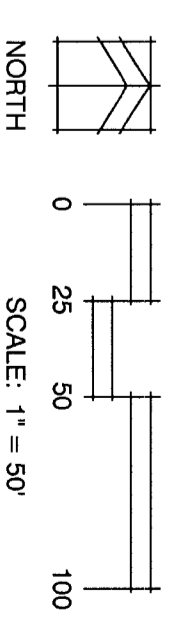
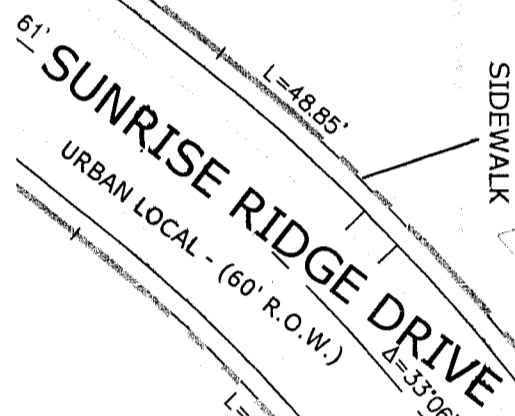
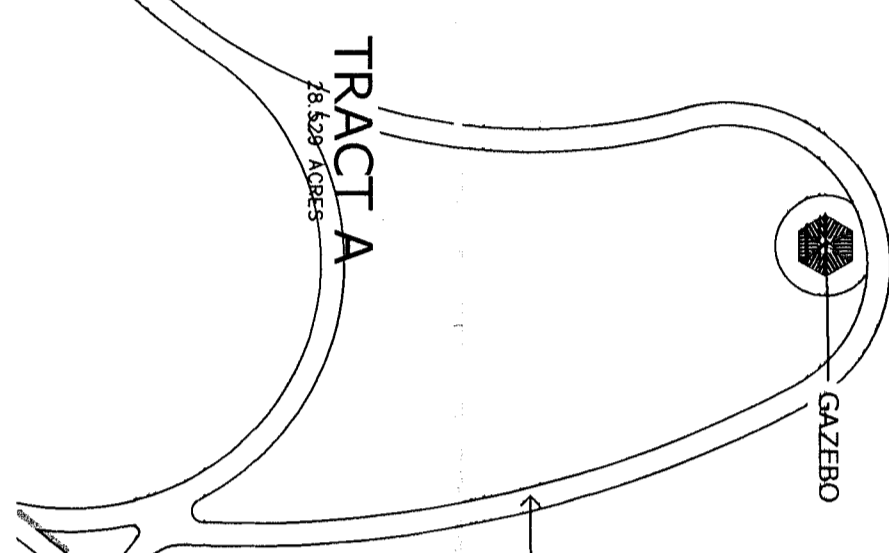


PLANNING / LANDSCAPE ARCHITECT N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 TEL: 719.471.0073 FAX: 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved.	<p><b>THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2</b></p> <p>AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN</p> <p>DATE: 11.16.2021          PROJECT NBR: 1. ROMERO          PREPARED BY: B. ITEN</p>	<p>ENTITLEMENT</p> <p>DATE: 12.16.2021          BY: B. ITEN          DESCRIPTION: COUNTY COMMENTS</p>	<p>ISSUE #/0</p> <p>ISSUE #/0</p> <p>ISSUE #/0</p>	<p>SEAL</p> <p>ENTITLEMENT</p>	<p>PROJECT NBR: 1. ROMERO          B. ITEN</p>	<p>PLANNING / LANDSCAPE ARCHITECT</p> <p>OF 23</p> <p>PUD SP 20-004</p>
--	--	---	--	--------------------------------	--	---



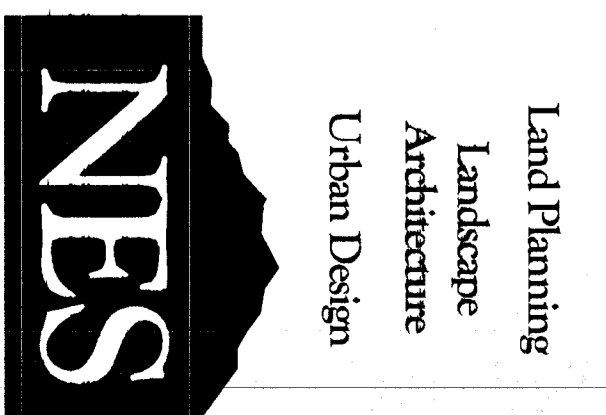
ZONE: PUD  
 USE: RESIDENTIAL  
 SUB: MERIDIAN RANCH ESTATES AT ROLLING HILLS RANCH FILING NO. 1

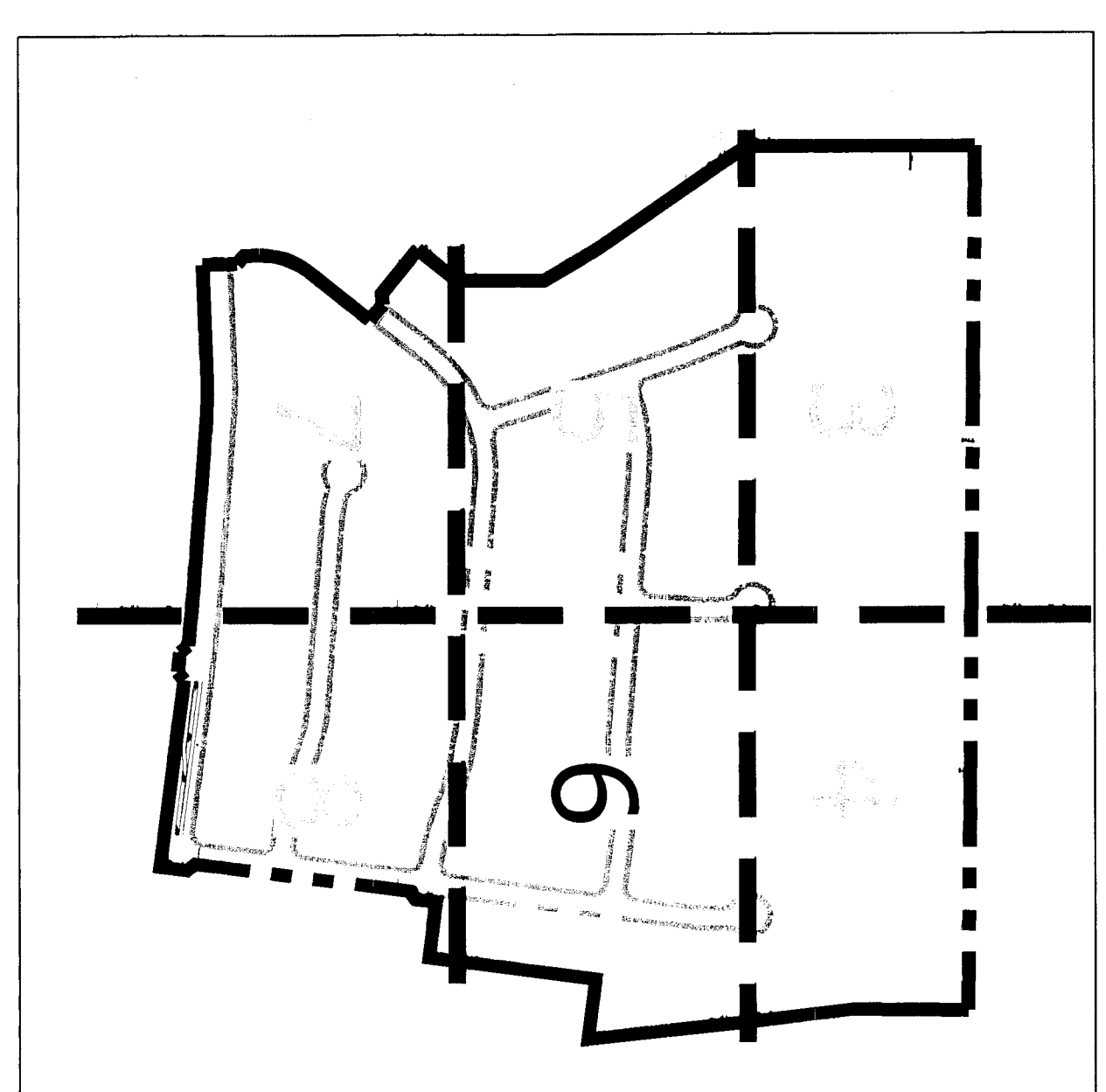
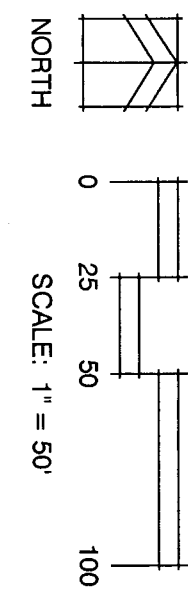
EXISTING SECTION  
 EASEMENTS TO BE  
 VACATED BY PLAT



222009484  
 01/20/2022

PLANNING #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE INFO	SEAL	PROJECT INFO	IN ASSOCIATION WITH	PLANNER / LANDSCAPE ARCHITECT
PUD SP 20-004	5 OF 23	SITE PLAN				DATE: 11.16.2021 PROJECT MGR: J. ROMERO PREPARED BY: B. ITEN	THE ESTATES AT ROLLING HILLS RANCH AMENDMENT TO PUD DEVELOPMENT PLAN / PRELIMINARY PLAN FILING NO. 2	N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com © 2012, All Rights Reserved.



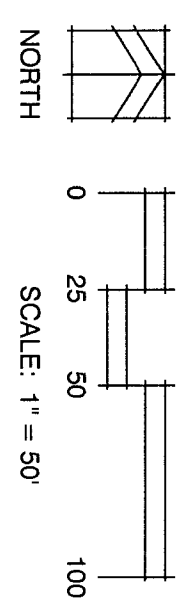
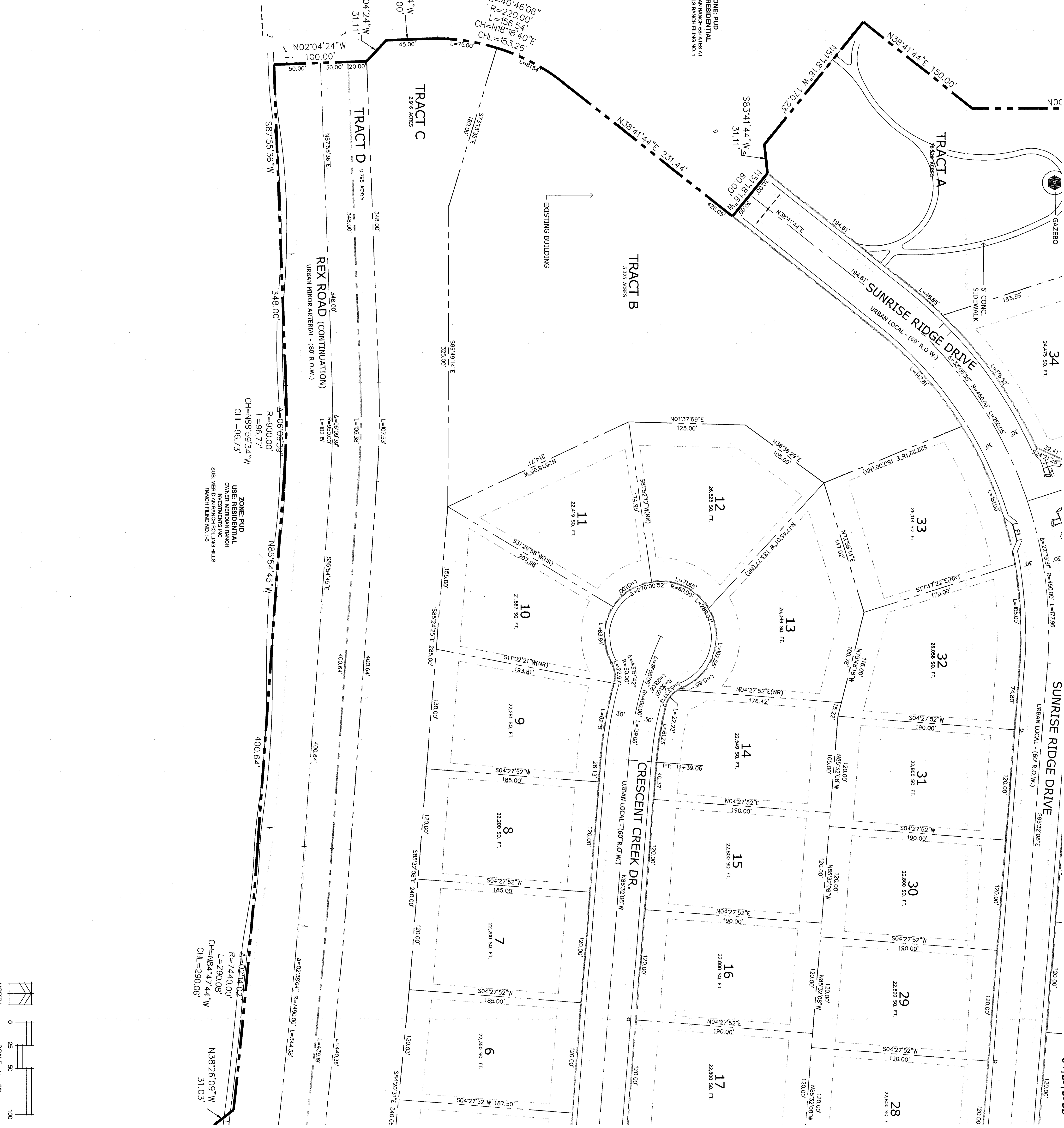
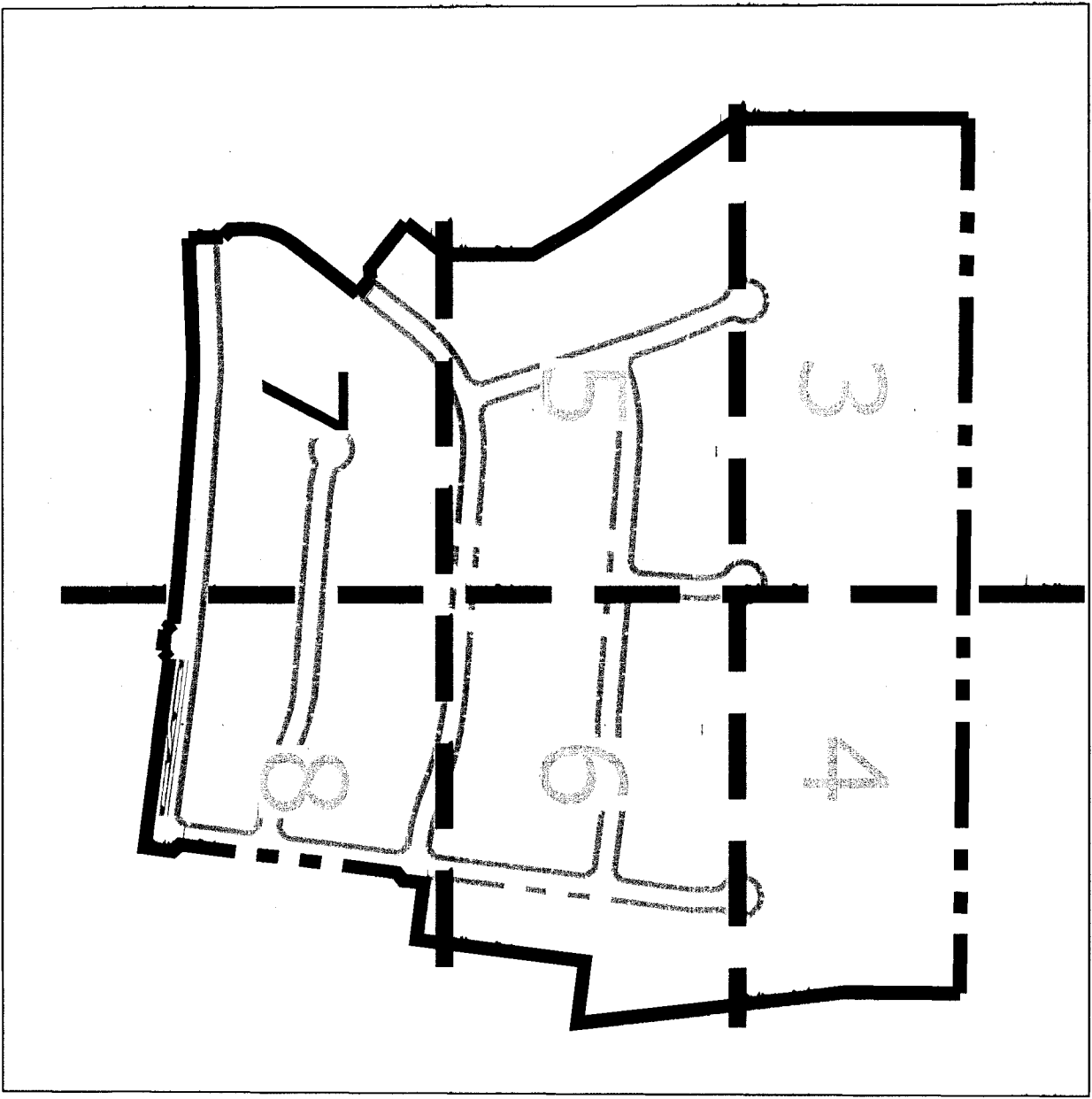


KEY MAP

ZONE: PUD  
 OWNER: MERIDIAN RANCH  
 USE: VACANT  
 SUBDIVISION: SUNRISE RIDGE

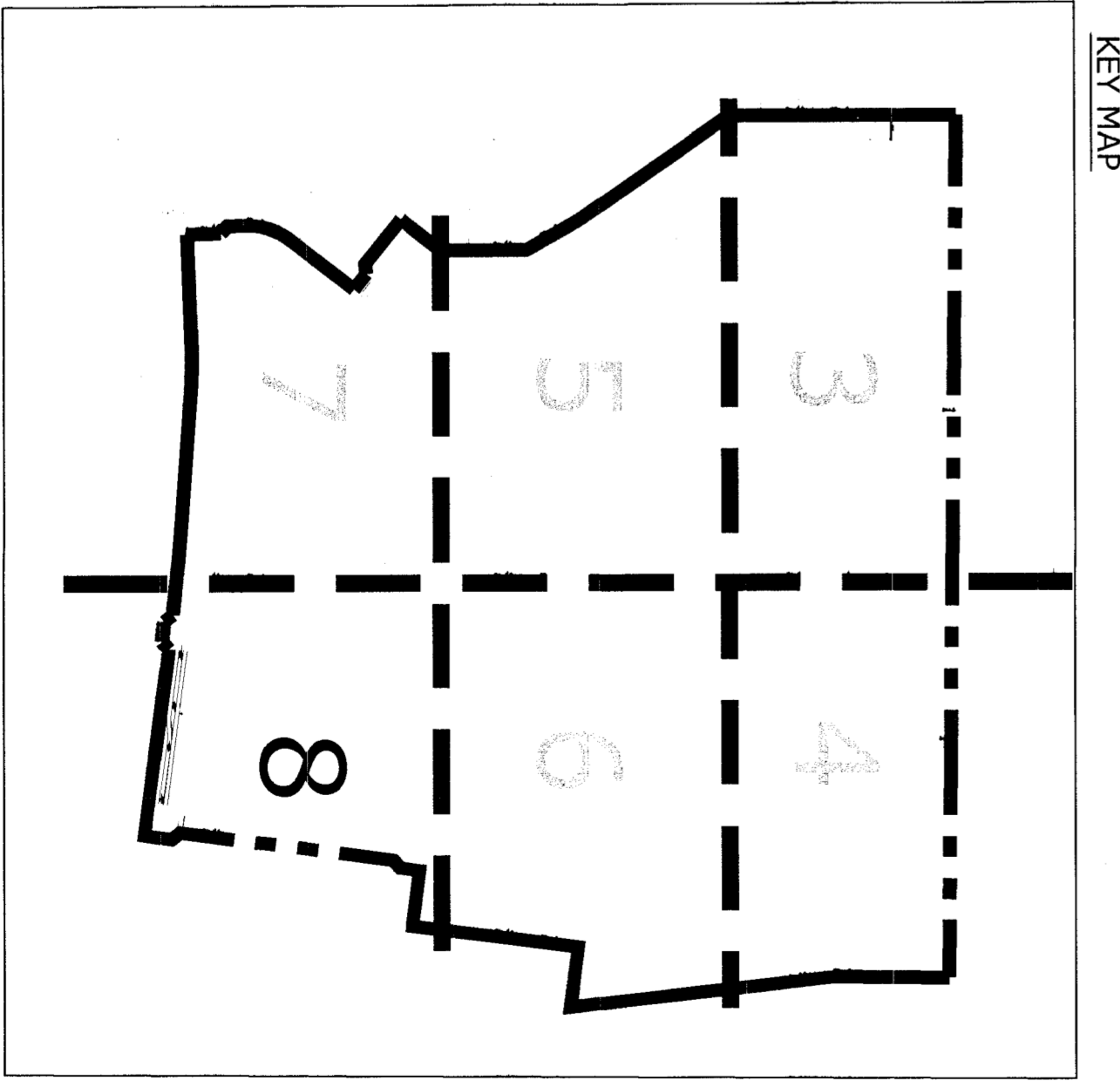
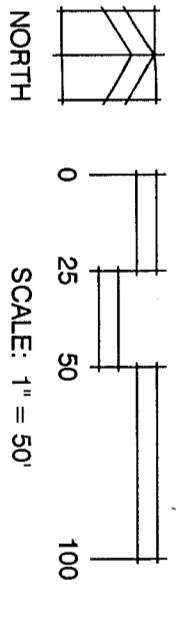
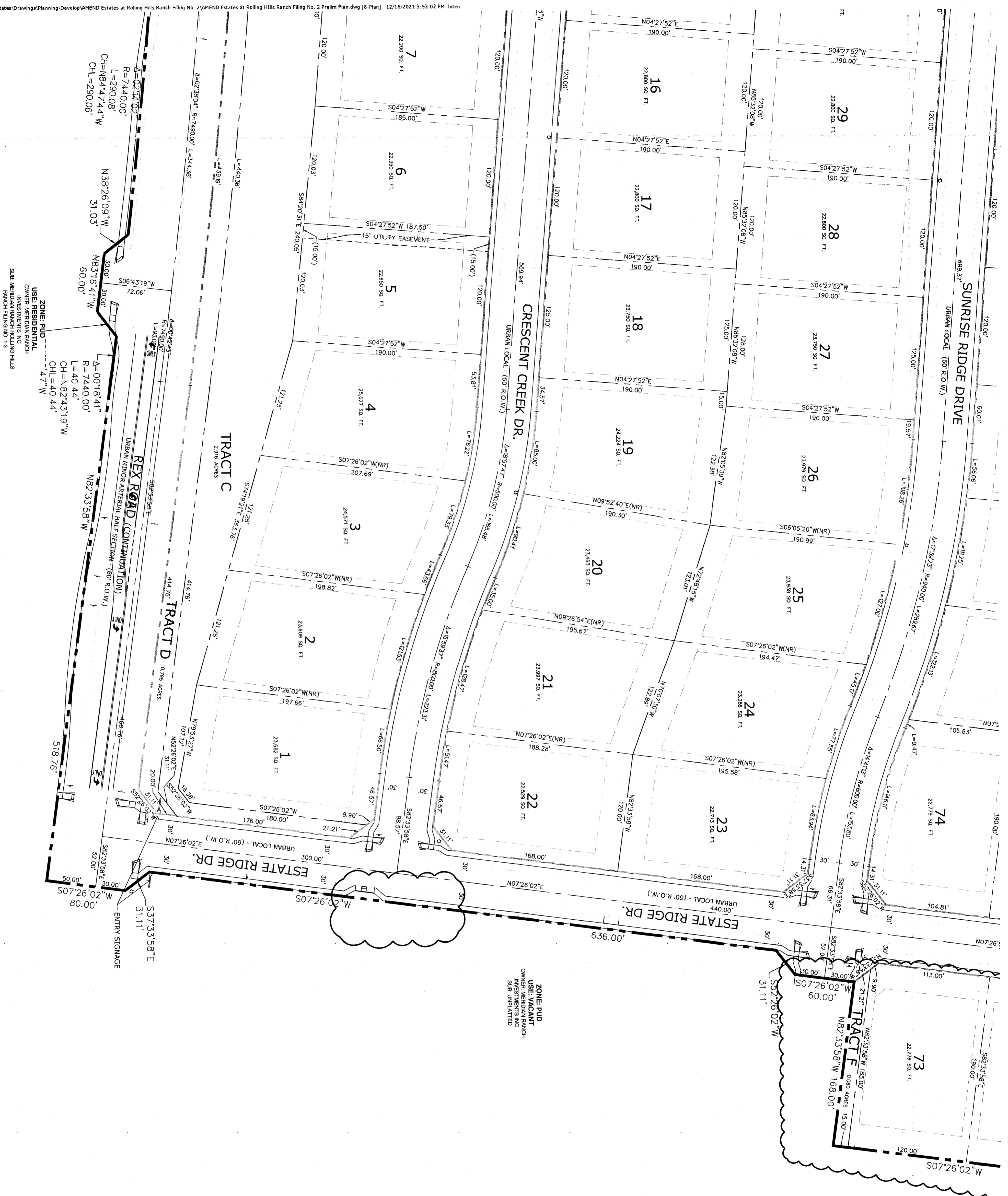
PLANNING #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE INFO	SEAL	PROJECT INFO	ASSOCIATION WITH	PLANNER / LANDSCAPE ARCHITECT
	6 OF 23	SITE PLAN				DATE: 11.16.21 PROJECT MGR: J. HON PREPARED BY: B.		N.E.S. Inc. 619 N. Cascade Avenue, Suite 203 Colorado Springs, CO 80903 Tel: 719.471.0073 Fax: 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved.
ENTITLEMENT						THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2 AMENDMENT TO PUD DEVELOPMENT PLAN / PRELIMINARY PLAN		

222009454  
 01/20/2022



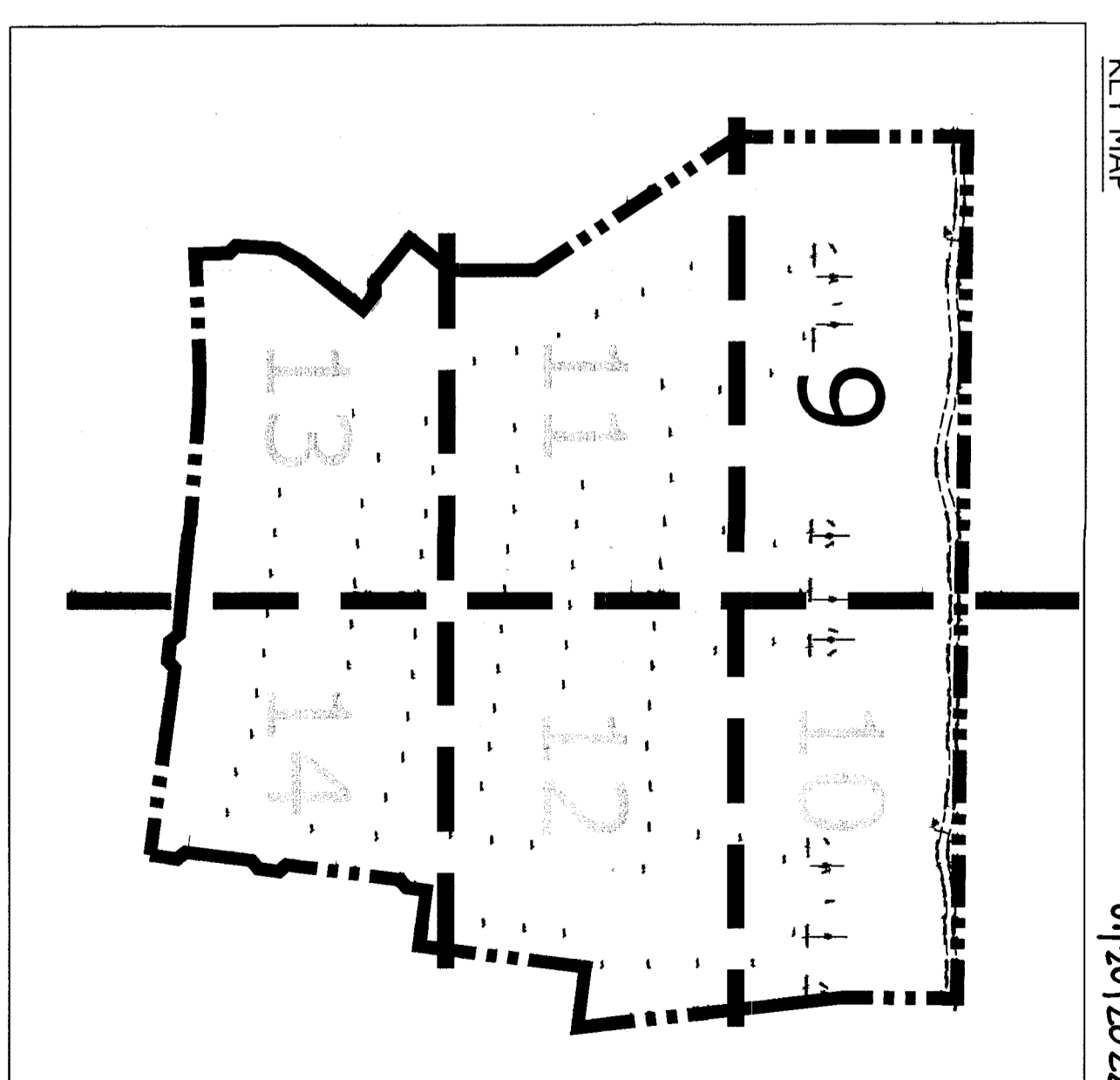
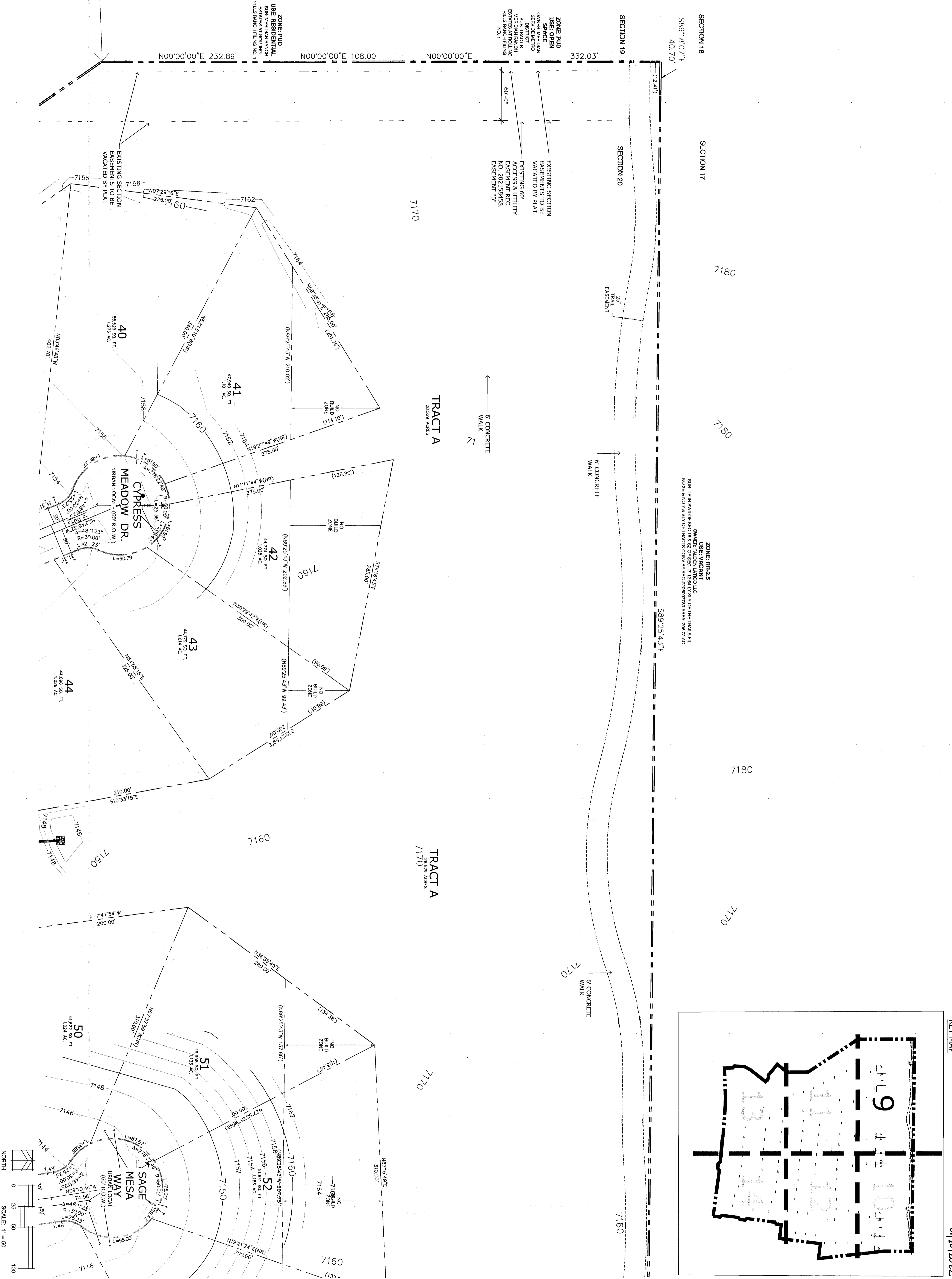
222.0094US4  
01/20/2022

PLAN FILE #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE REF	SCALE	PROJECT INFO	IN ASSOCIATION WITH	PLANNERS / LANDSCAPE ARCHITECT
PUD SP 20-004	7 OF 23	SITE PLAN			ENTITLEMENT	DATE: 11.16.2021 PROJECT MGR: J. ROMERO PREPARED BY: B. TITEN	N.E.S., Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 TEL. 719.471.0073 FAX 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved.	Land Planning Landscape Architecture Urban Design



<p>DATE: 11.16.2021 PROJECT MGR: J. ROMERO PREPARED BY: B. TIBB</p>	<p>DATE: 12.16.2021 BY: B.T. COUNTY COMMENTS:</p>	<p>ISSUE NO. 01</p> <p>ISSUE REVISION:</p>	<p>SHEET NUMBER: 8 OF 23</p> <p>PLAN FILE # PUD SP 20-004</p>	<p>SEAL: ENTITLEMENT</p>	<p>ASSOCIATION WITH: THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2 AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN</p>	<p>PLANNER /LANDSCAPE ARCHITECT: N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel: 719.471.0073 Fax: 719.471.0267 www.nescolorado.com © 2012, All Rights Reserved.</p>	<p>Land Planning Landscape Architecture Urban Design</p> <p><b>NES</b></p>	<p>2220 09454 01/20/2022</p>
---	---	--	---	--------------------------	--	---	--	----------------------------------





222 009454  
01/20/2022

Land Planning  
Landscape Architecture  
Urban Design



NBS, Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nbscolorado.com  
© 2012. All Rights Reserved.

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

PROJECT RFP NO. 11.16.2021  
DATE: 11.16.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. LITEN

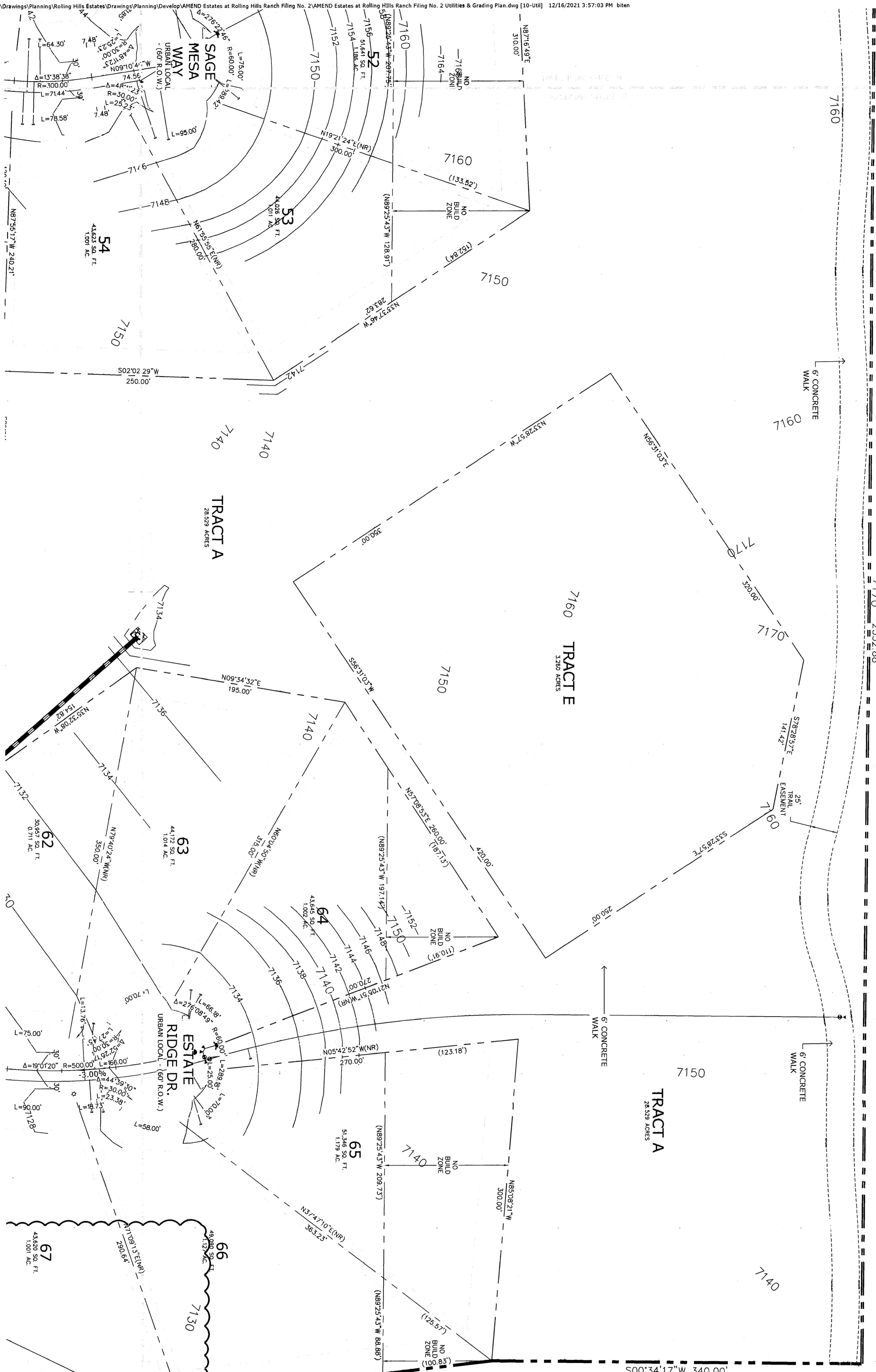
ISSUE #	DATE	BY	DESCRIPTION
1216.2021	B.L.		COUNTY COMMENTS

**ENTITLEMENT**

SHEET NUMBER	SHEET TITLE
9	PRELIMINARY GRADING & UTILITIES PLAN

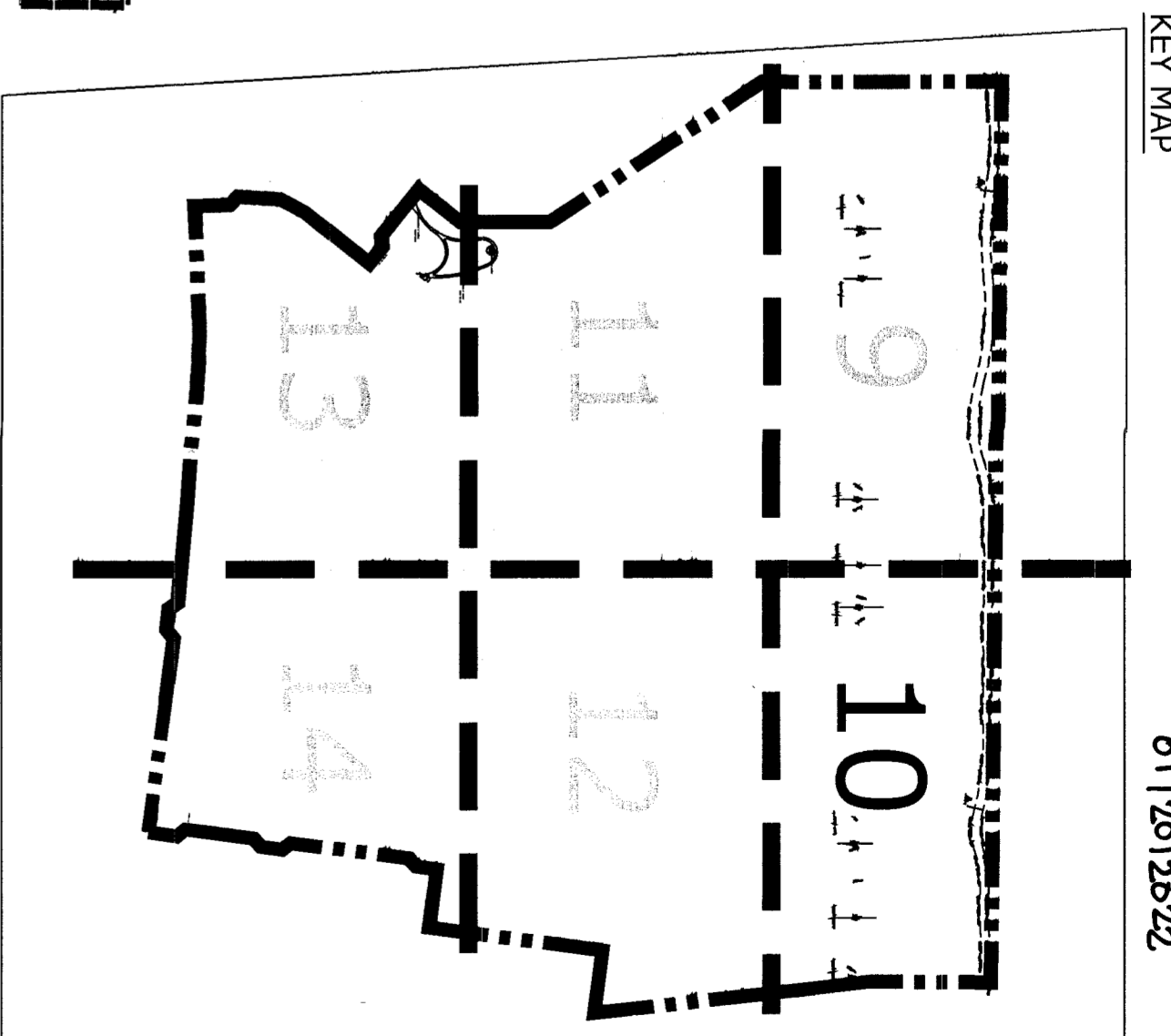
PLANSHEET #	SHEET NUMBER
PUD SP 20-004	23

SCALE: 1" = 50'

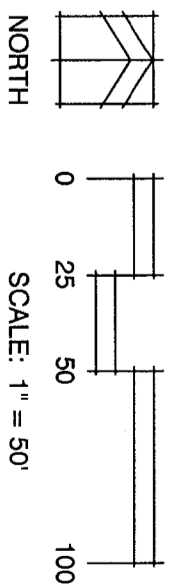


OWNER: FALCON LARGO LLC  
 SUB: 3719 S.W. OF SEC. 10, T12N, R10E, S14E OF THE TRACTS FILED NO. 28 & NO. 7 & S.W. OF TRACTS OWNED BY REC. #200907789 AREA: 200.72 AC

ZONE: RR-25  
 USE: VACANT

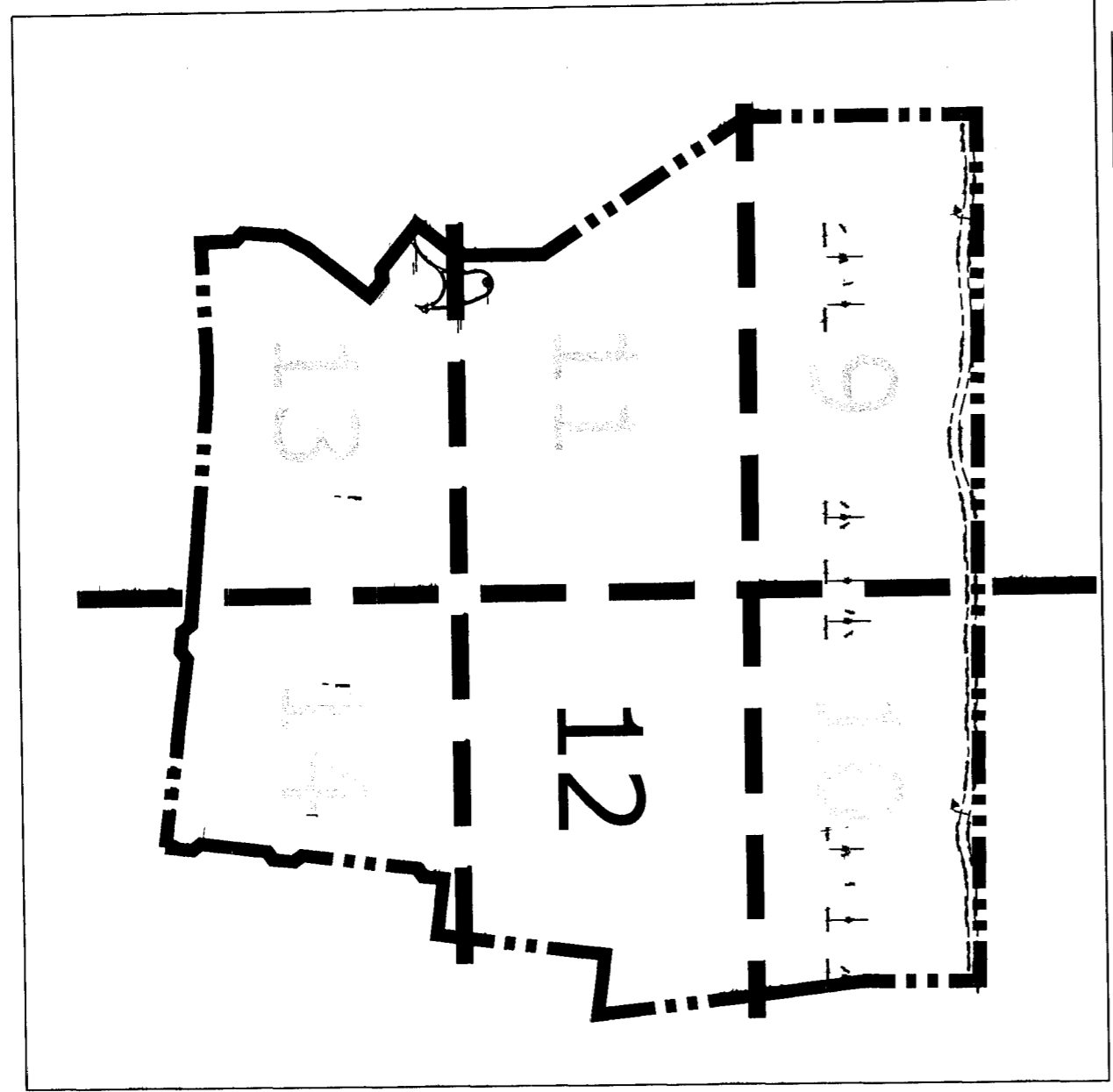
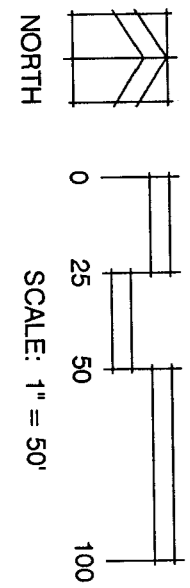
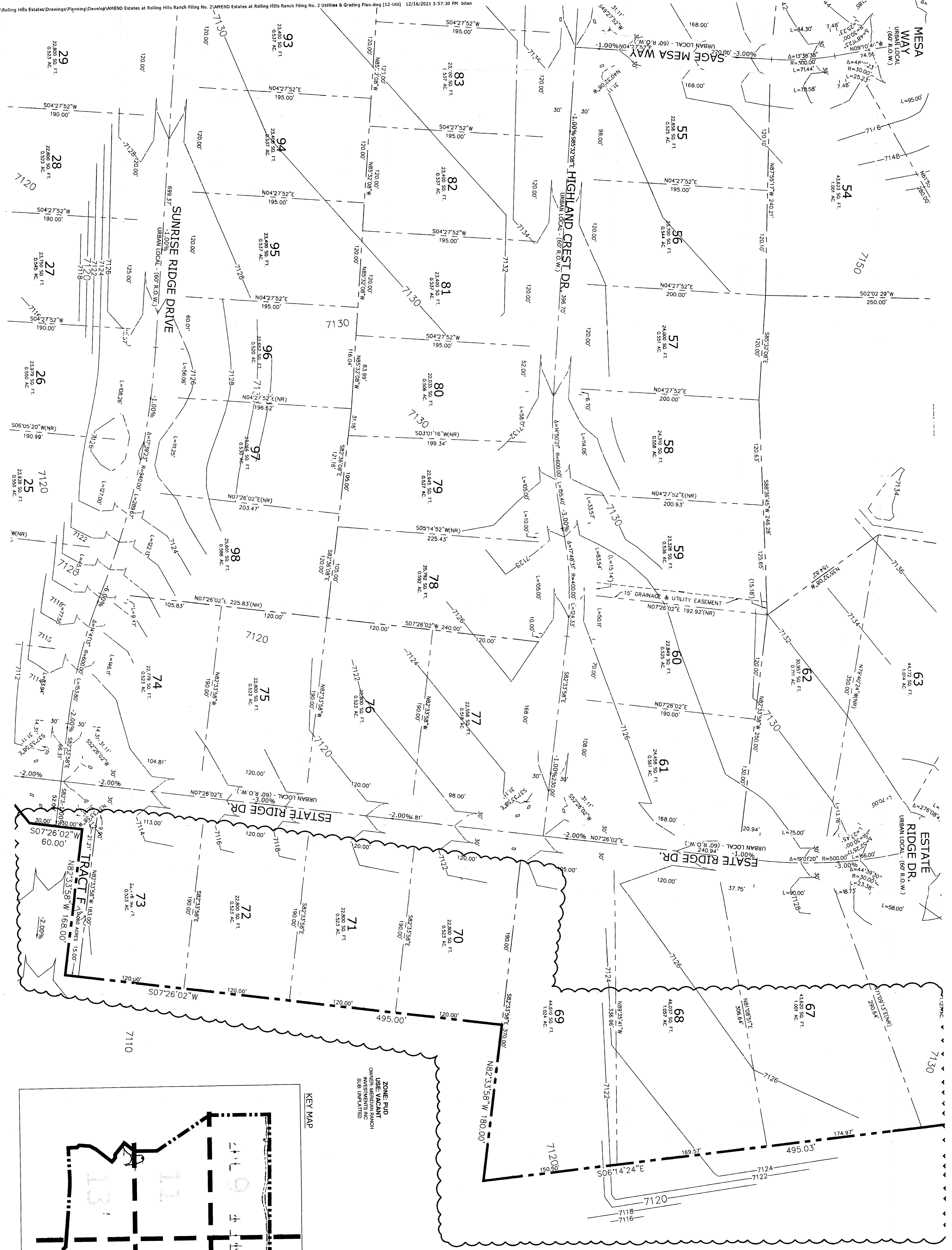


KEY MAP  
 222 009464  
 01/20/2022



PLAN FILE # SHEET NUMBER SHEET TITLE PRELIMINARY GRADING & UTILITIES PLAN <b>10</b> OF 23 PUD SP 20-004	ISSUE / REVISION DATE: 12.16.2021 BY: B.L. DESCRIPTION: COUNTY COMMENTS	SEAL ENTITLEMENT	PROJECT INFO DATE: 11.16.2021 PROJECT NO.: 1 PREPARED BY: J. ROVERO B. TITEN	IN ASSOCIATION WITH THE ESTATES AT ROLLING HILLS RANCH DEVELOPMENT PLAN / PRELIMINARY PLAN FILING NO. 2 AMENDMENT TO PUD DEVELOPMENT PLAN / PRELIMINARY PLAN	PLANNER / LANDSCAPE ARCHITECT N.E.S., Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com © 2012, All Rights Reserved.
---	--	---------------------	--	--	---





ZONE: PUD  
 JURISDICTION: ROLLING HILLS RANCH  
 OWNER: INVESTMENTS INC  
 SUB: UNPLATTED

222089454  
 01/26/2022

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.nrscolorado.com  
 © 2012, All Rights Reserved.

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

PROJECT INFO  
 DATE: 11.16.2021  
 PROJECT MGR: J. ROMERO  
 PREPARED BY: B. TIEN

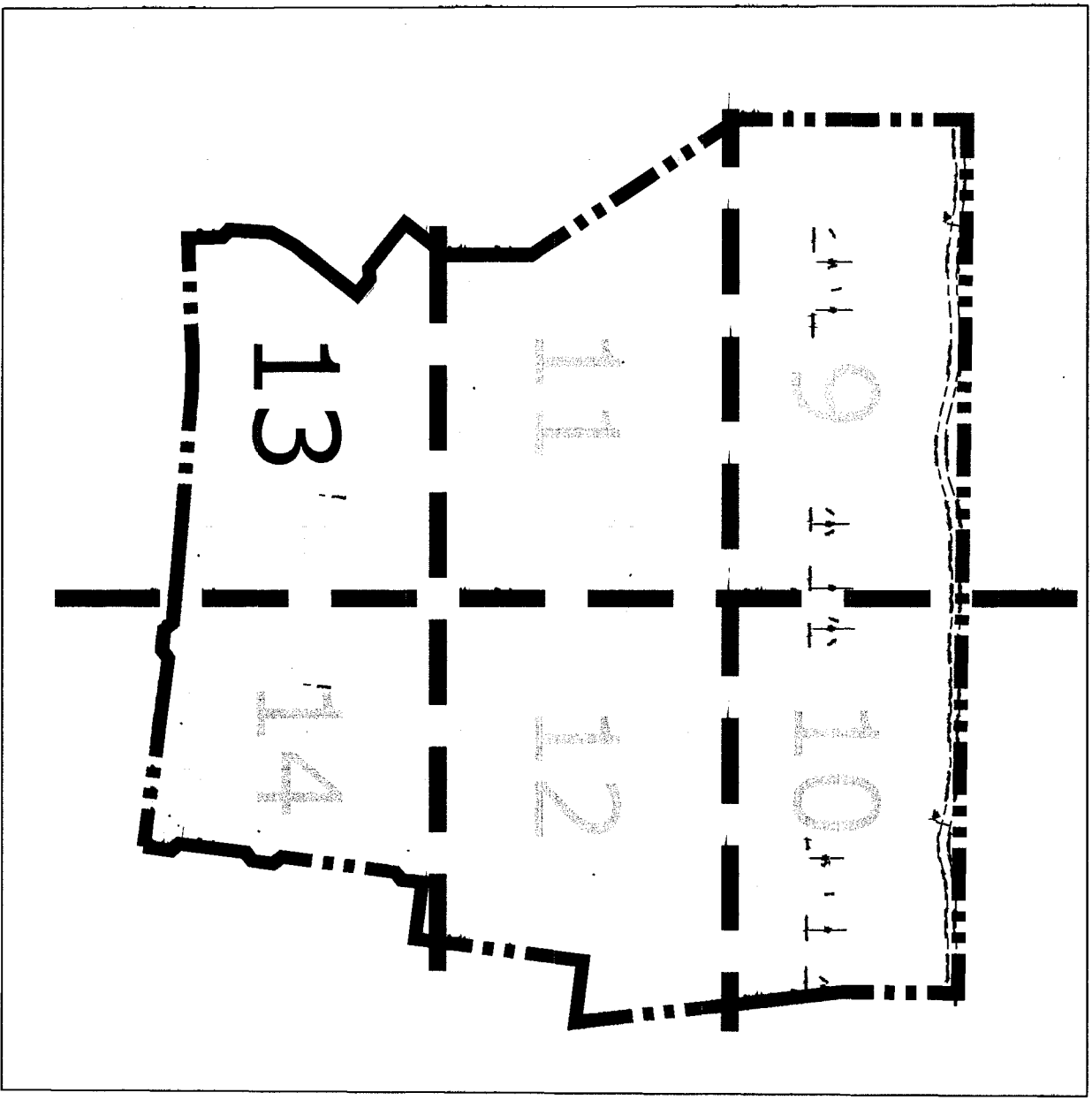
ENTITLEMENT

DATE: 12.16.2021  
 BY: COUNTY COMMENTS

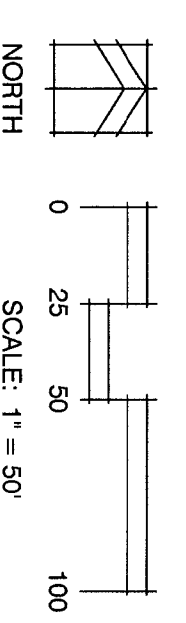
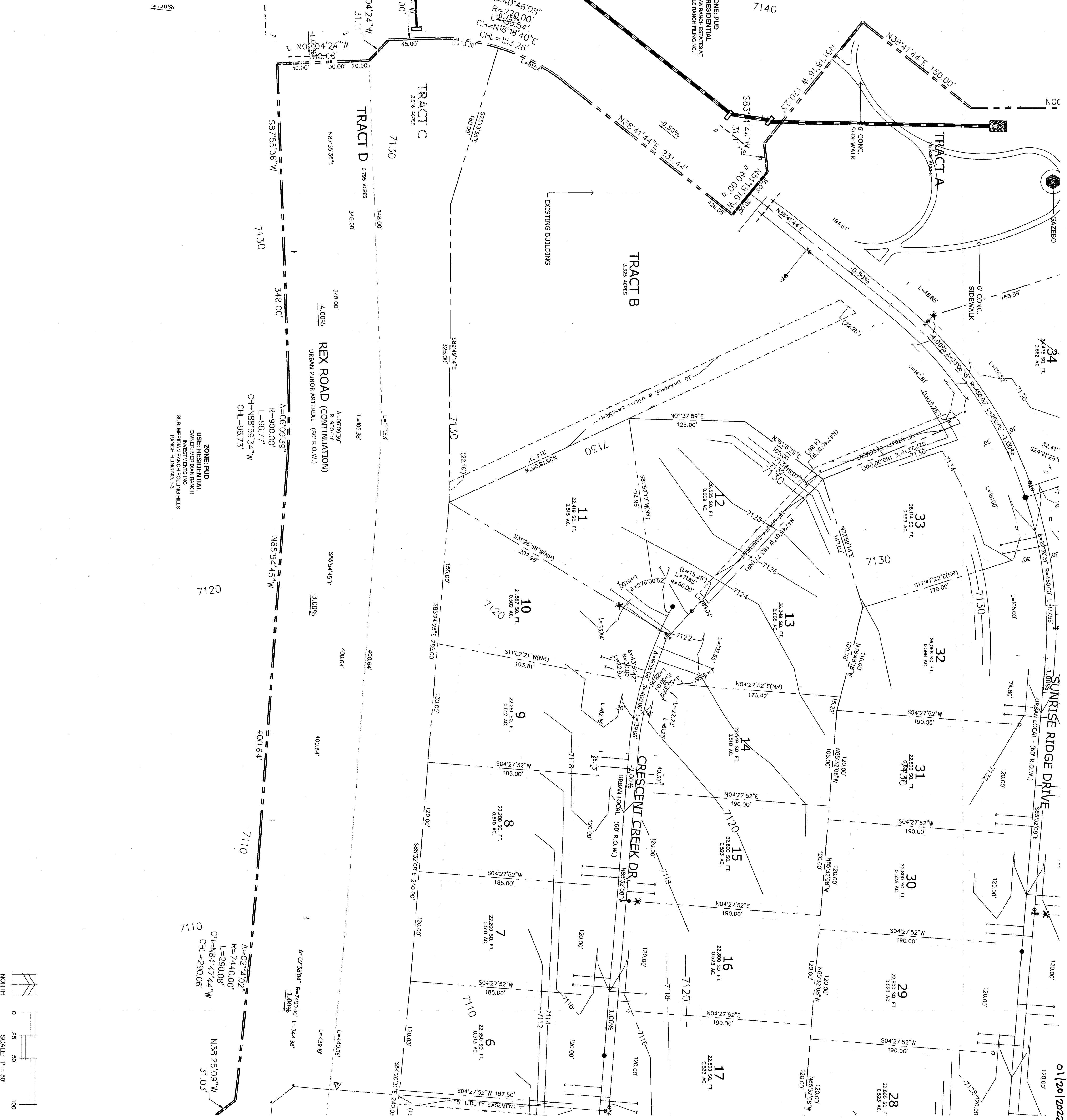
PRELIMINARY GRADING & UTILITIES PLAN

12 OF 23

PUD SP 20-004

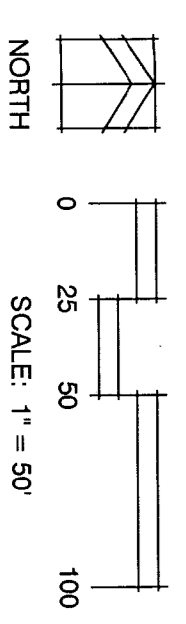
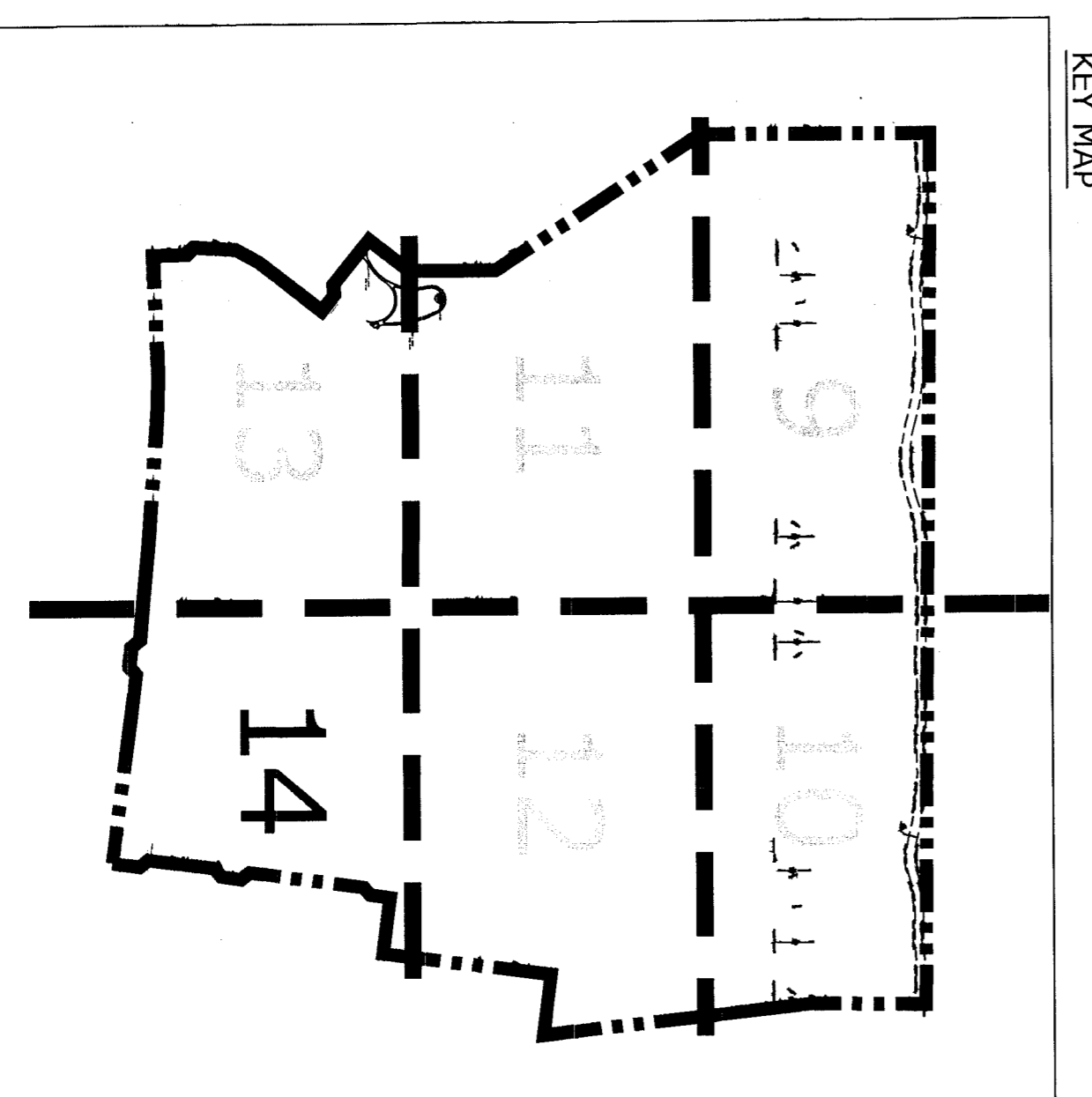
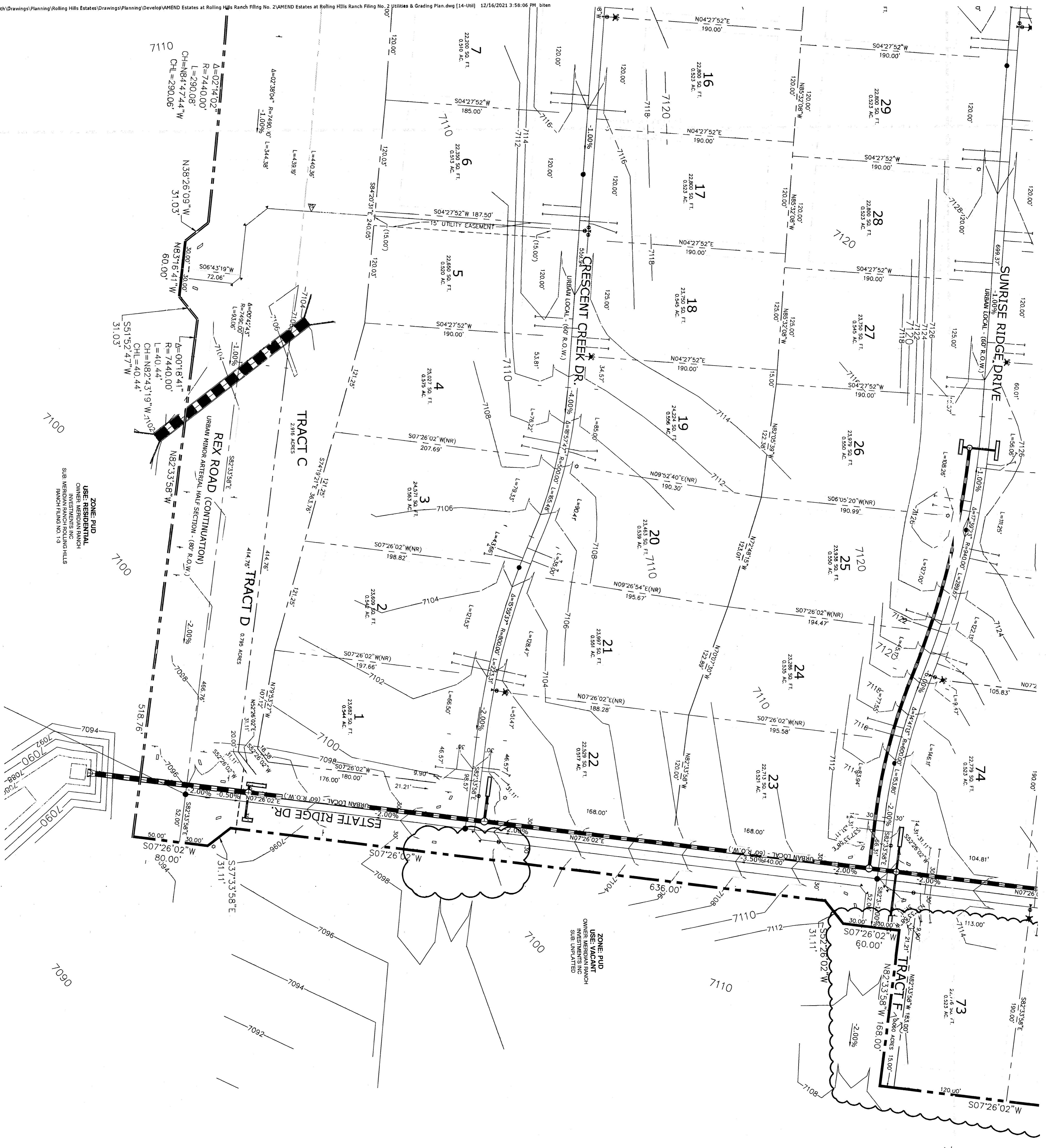


KEY MAP



PLAN FILE # SHEET NUMBER SHEET TITLE PRELIMINARY GRADING & UTILITIES PLAN <b>13</b> OF 23 PUD SP 20-004	DATE: 12.16.2021 BY: B.1. COUNTY COMMENTS:	ISSUE / REVISION ISSUE # NO SEAL ENTITLEMENT	PROJECT INFO DATE: 11.16.2021 PROJECT MGR: J. MONROE PREPARED BY: B. BITEN	IN ASSOCIATION WITH THE ESTATES AT ROLLING HILLS RANCH DEVELOPMENT PLAN /PRELIMINARY PLAN FILING NO. 2 AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN	PLANNER / LANDSCAPE ARCHITECT 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 © 2011, All Rights Reserved.

222009454  
01/20/2022



2220091454  
01/26/2022

PLAN FILE #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	DATE	PROJECT INFO	PLANNING / LANDSCAPE ARCHITECT
PUD SP 20-004	23	PRELIMINARY GRADING & UTILITIES PLAN	ENTITLEMENT	12.16.2021 B.L.	THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2 AMENDMENT TO PUD DEVELOPMENT PLAN / PRELIMINARY PLAN	N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved.
					DATE: 11.16.2021 DRAWN BY: J. BITEN CHECKED BY: J. 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  
© 2012. All Rights Reserved.

PLANNER / LANDSCAPE ARCHITECT
DATE: 11.10.2021
PROJECT MGR: J. KOWBERG
PREPARED BY: B. ITTEN

IN ASSOCIATION WITH

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

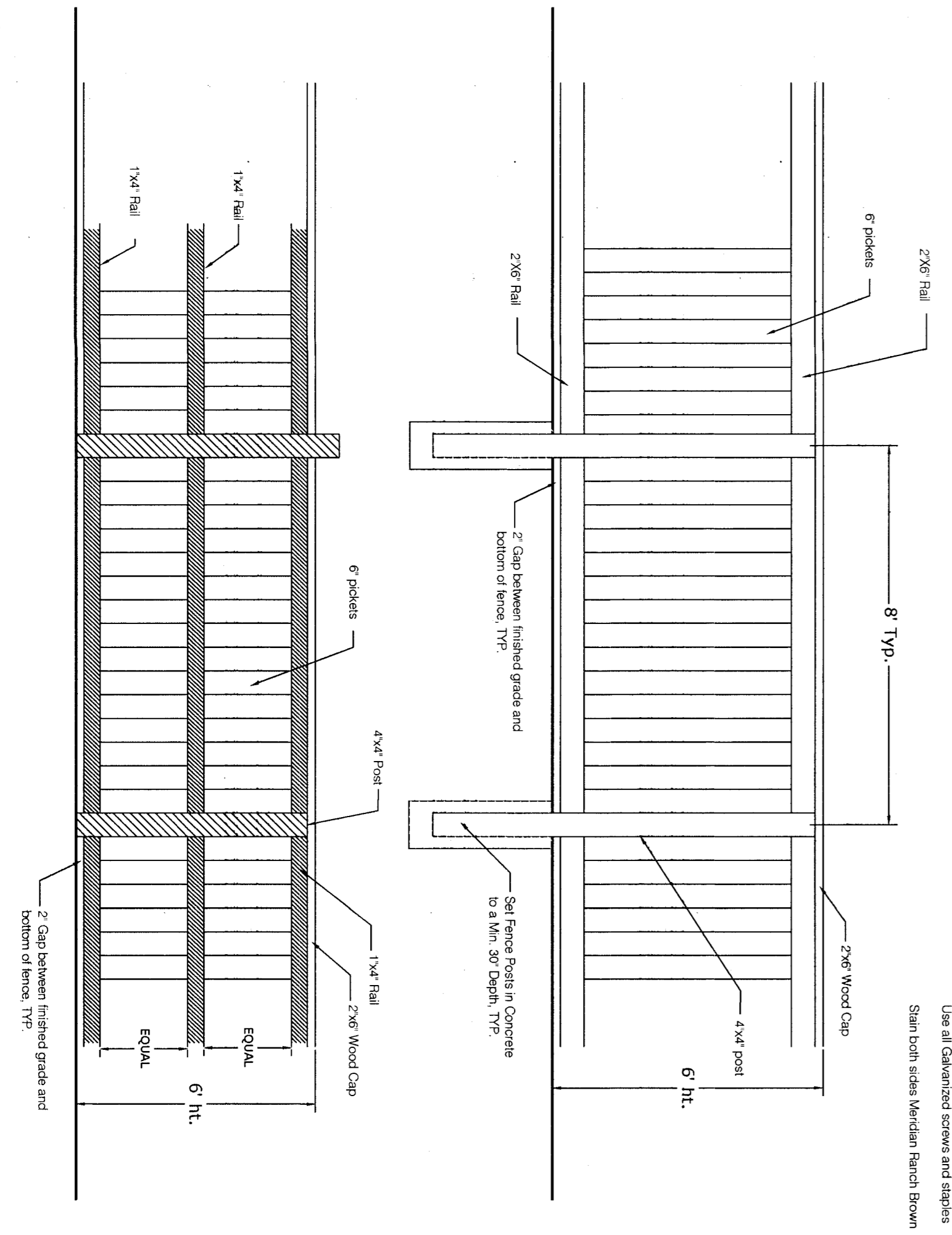
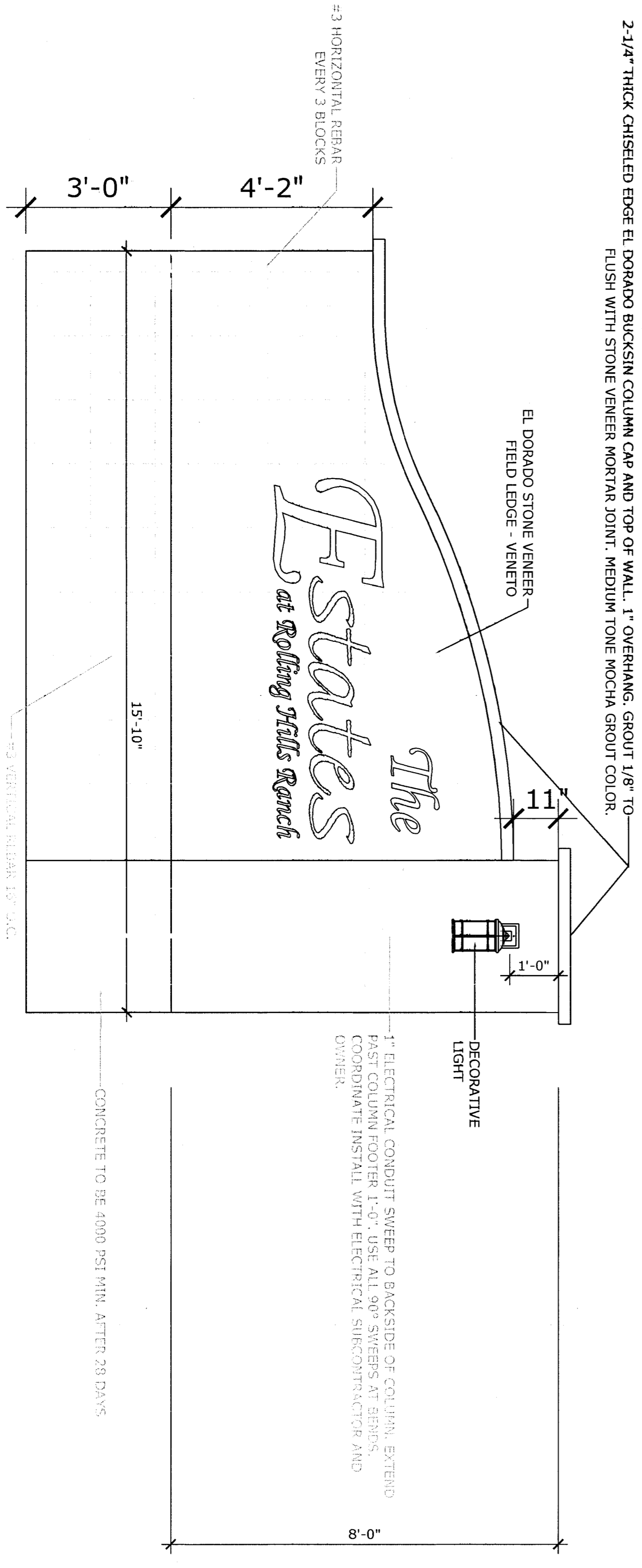
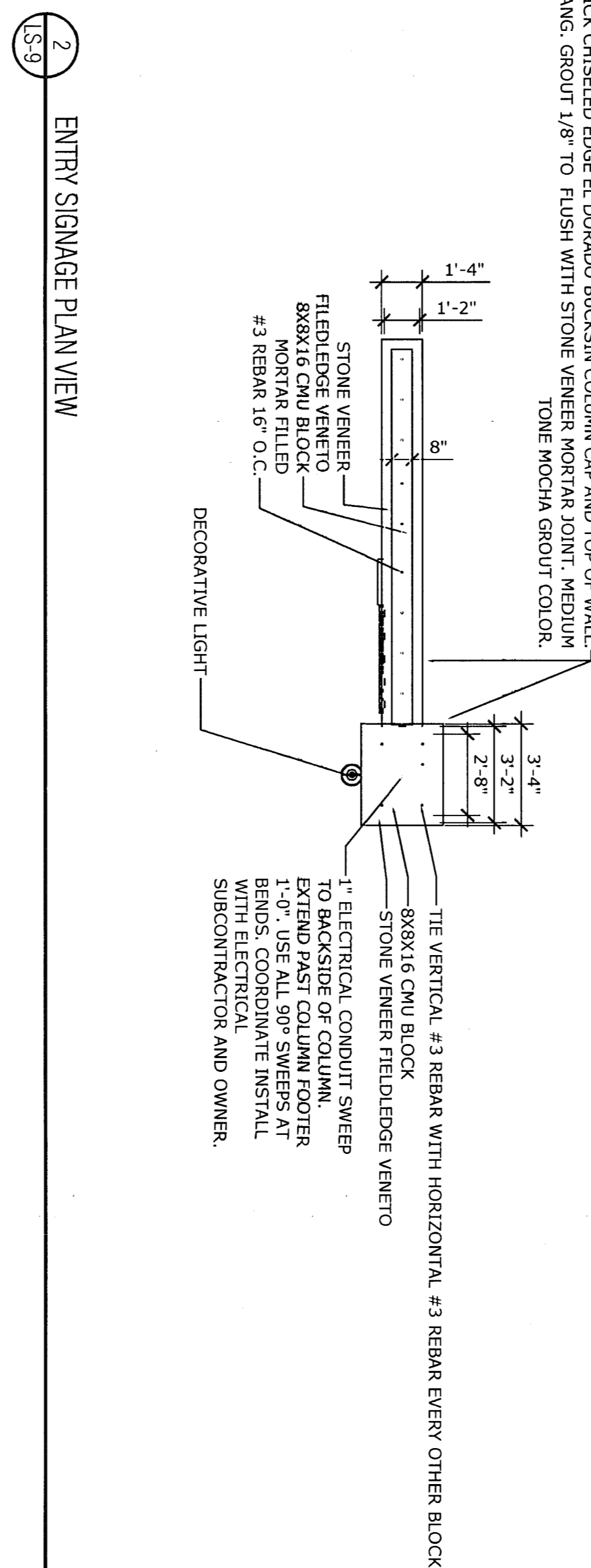
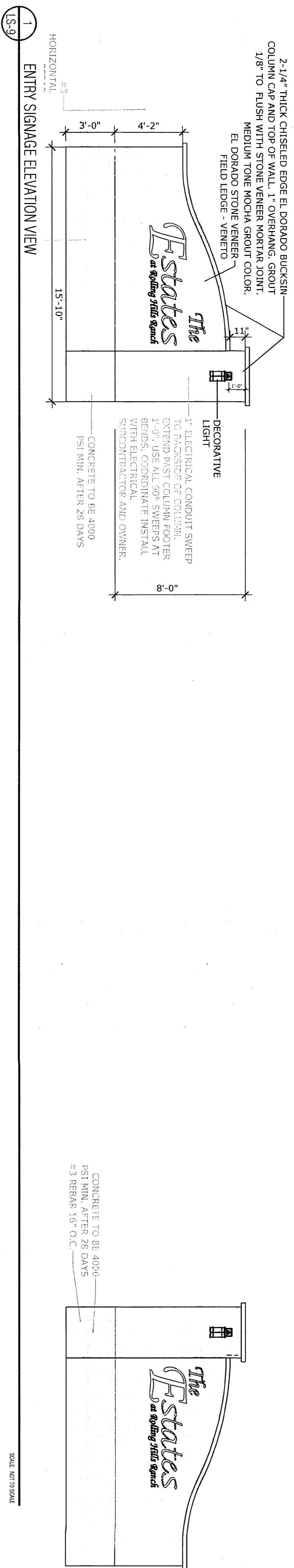
AMENDMENT TO PUD  
DEVELOPMENT PLAN  
/PRELIMINARY PLAN

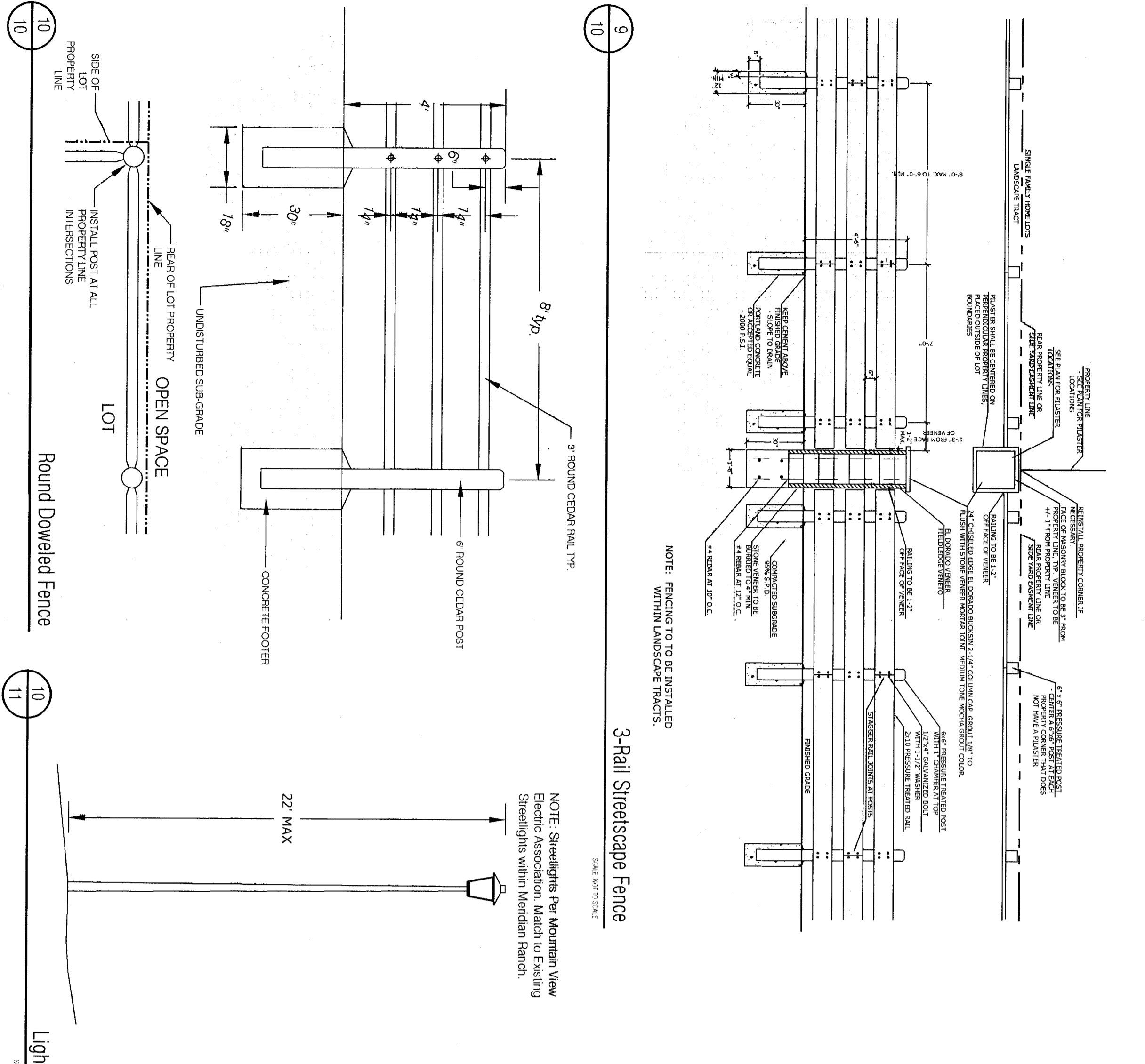
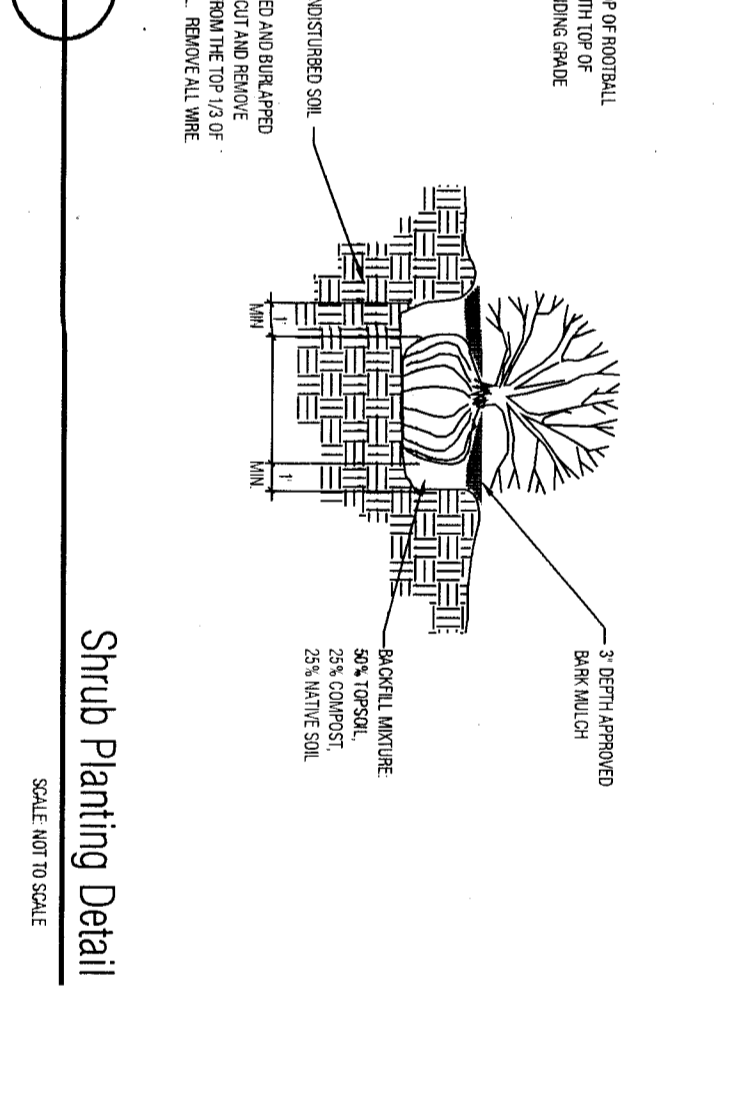
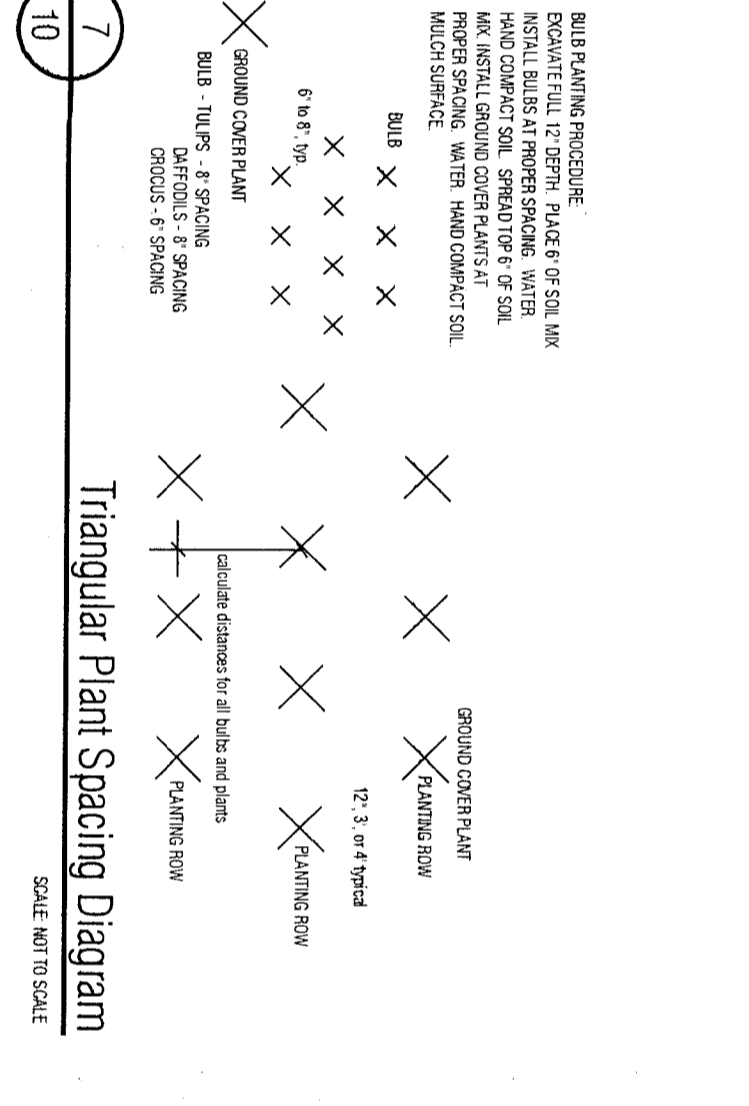
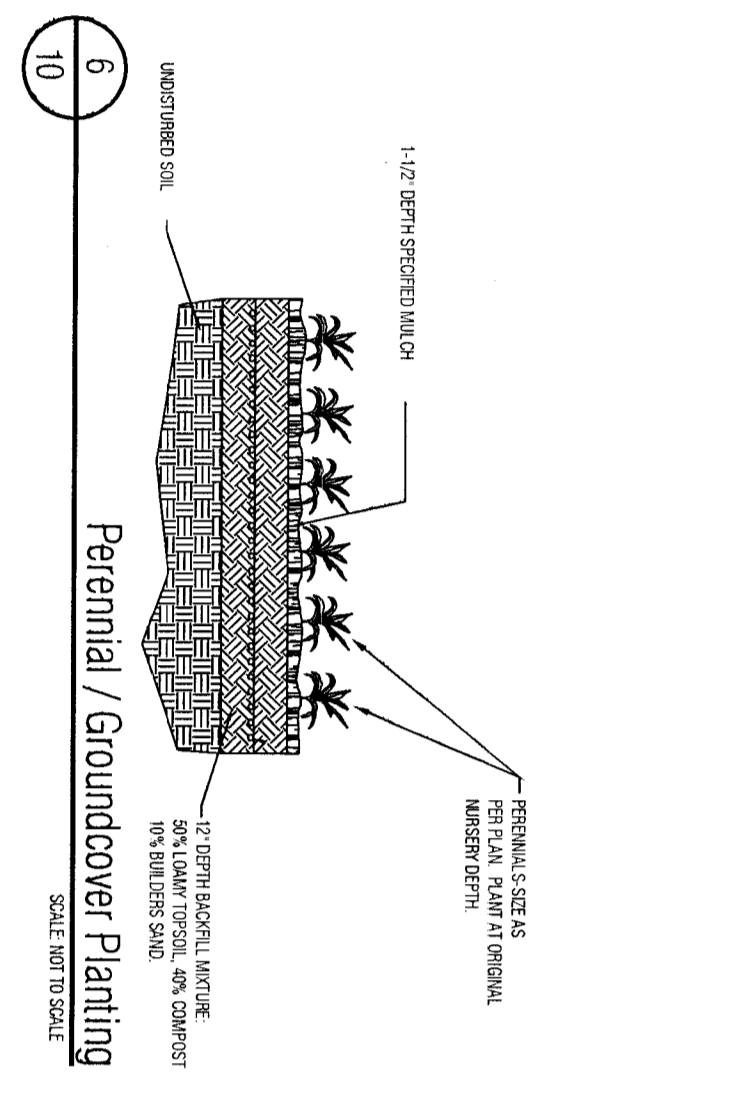
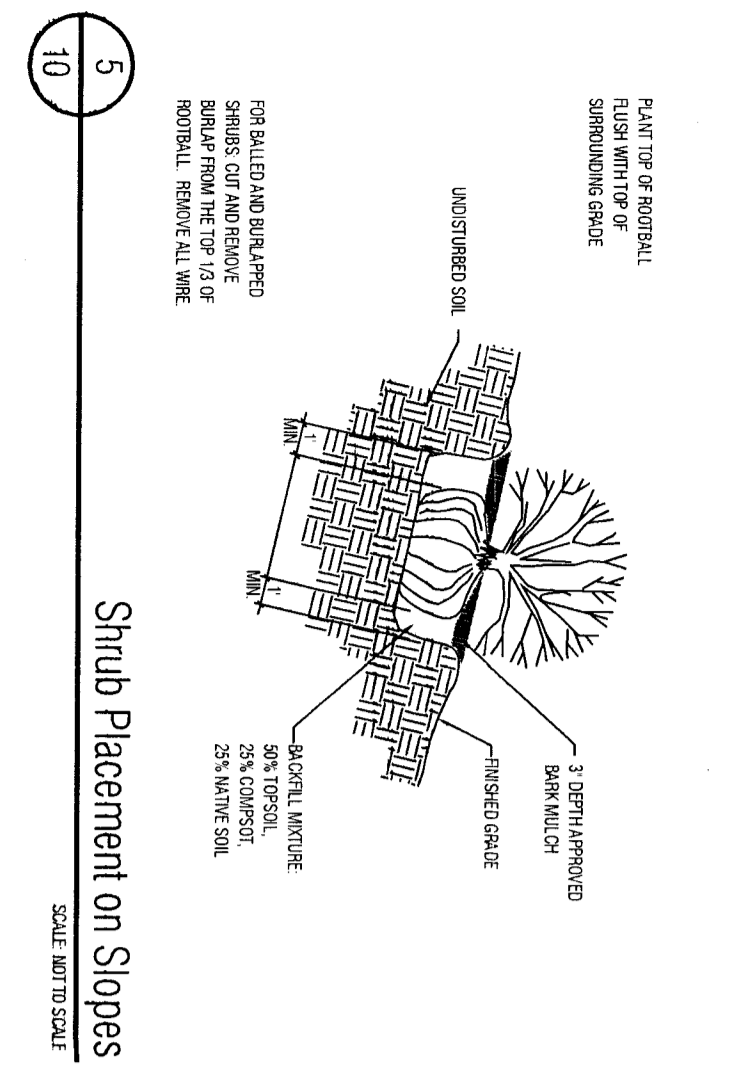
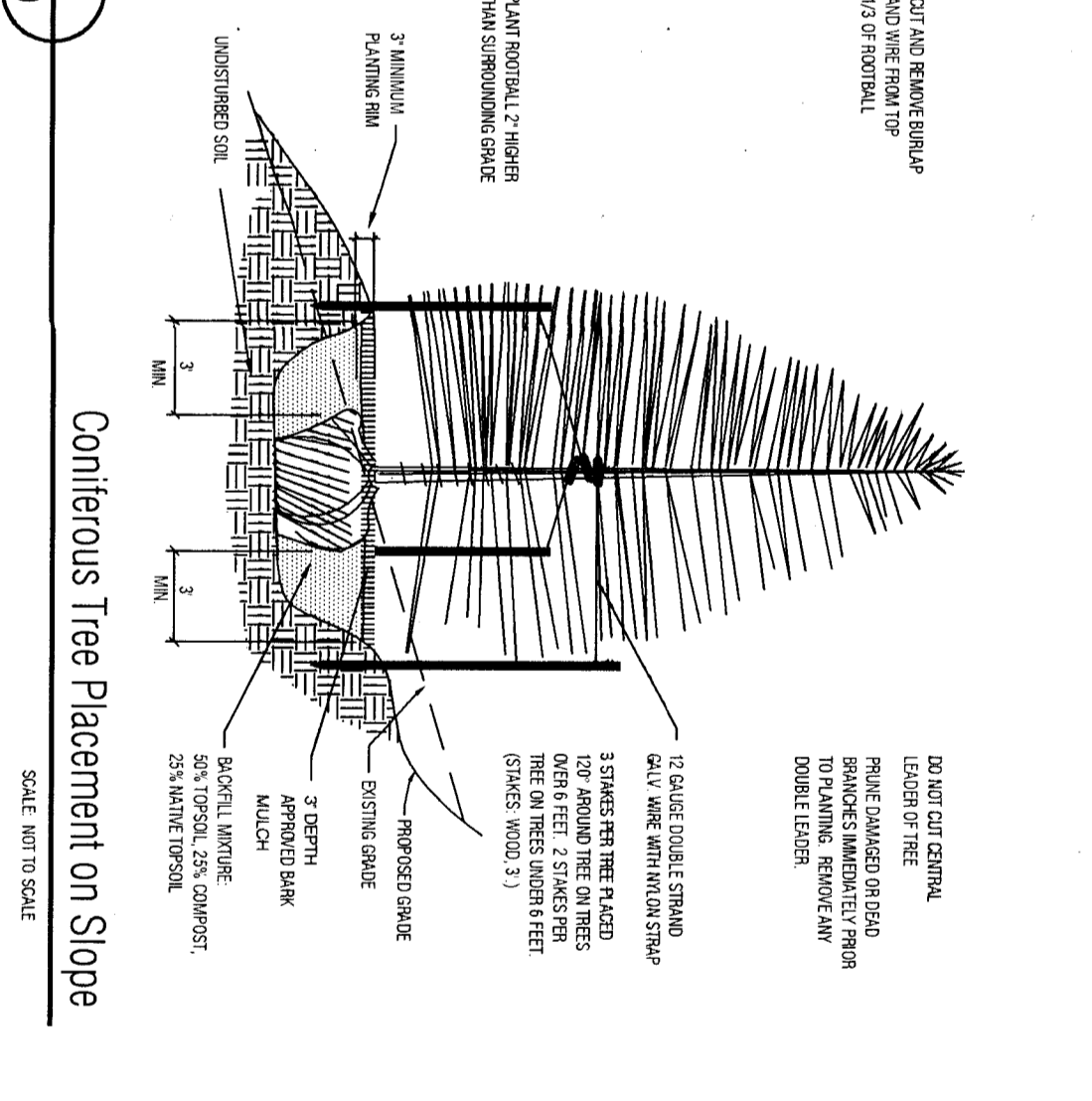
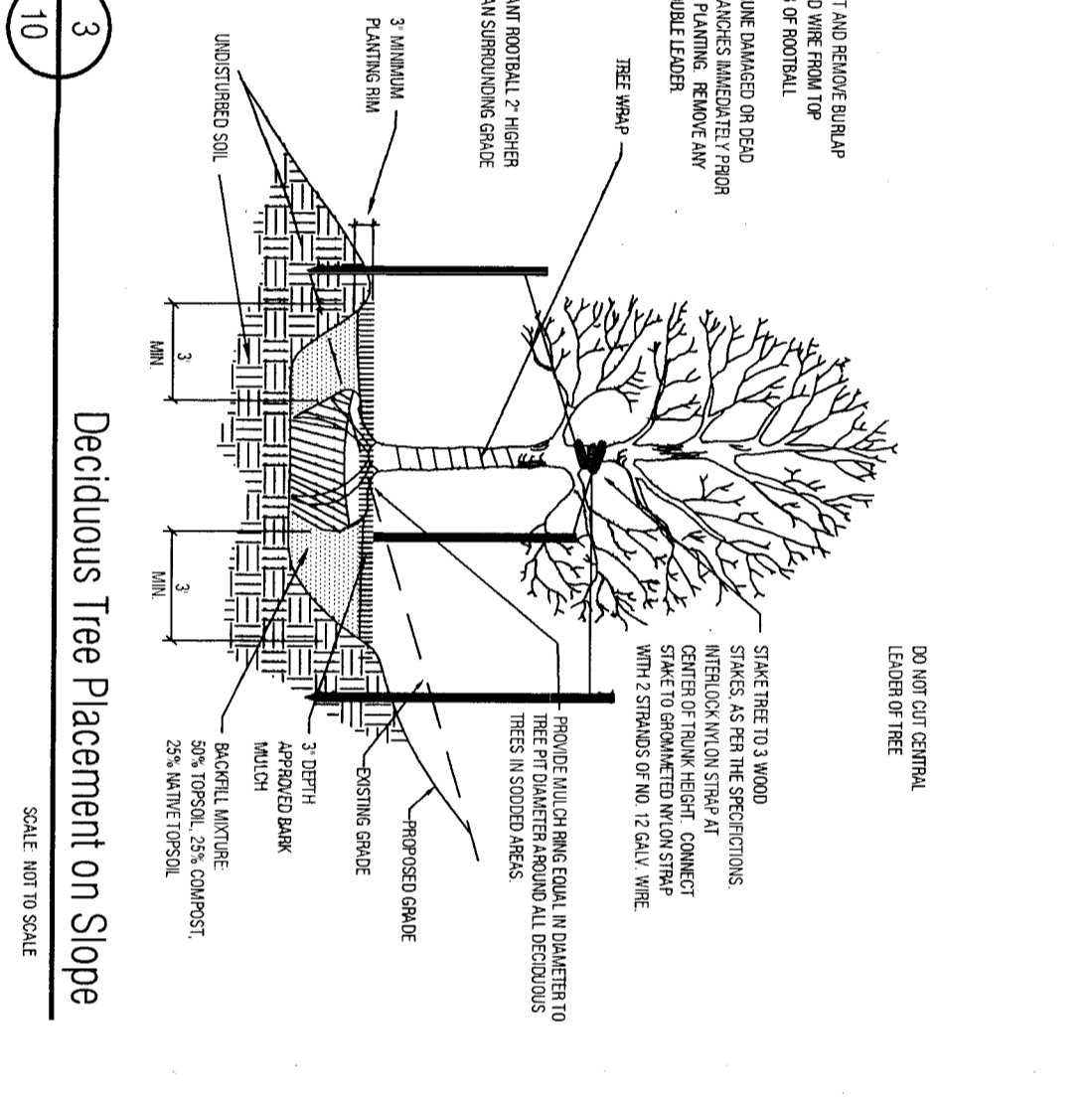
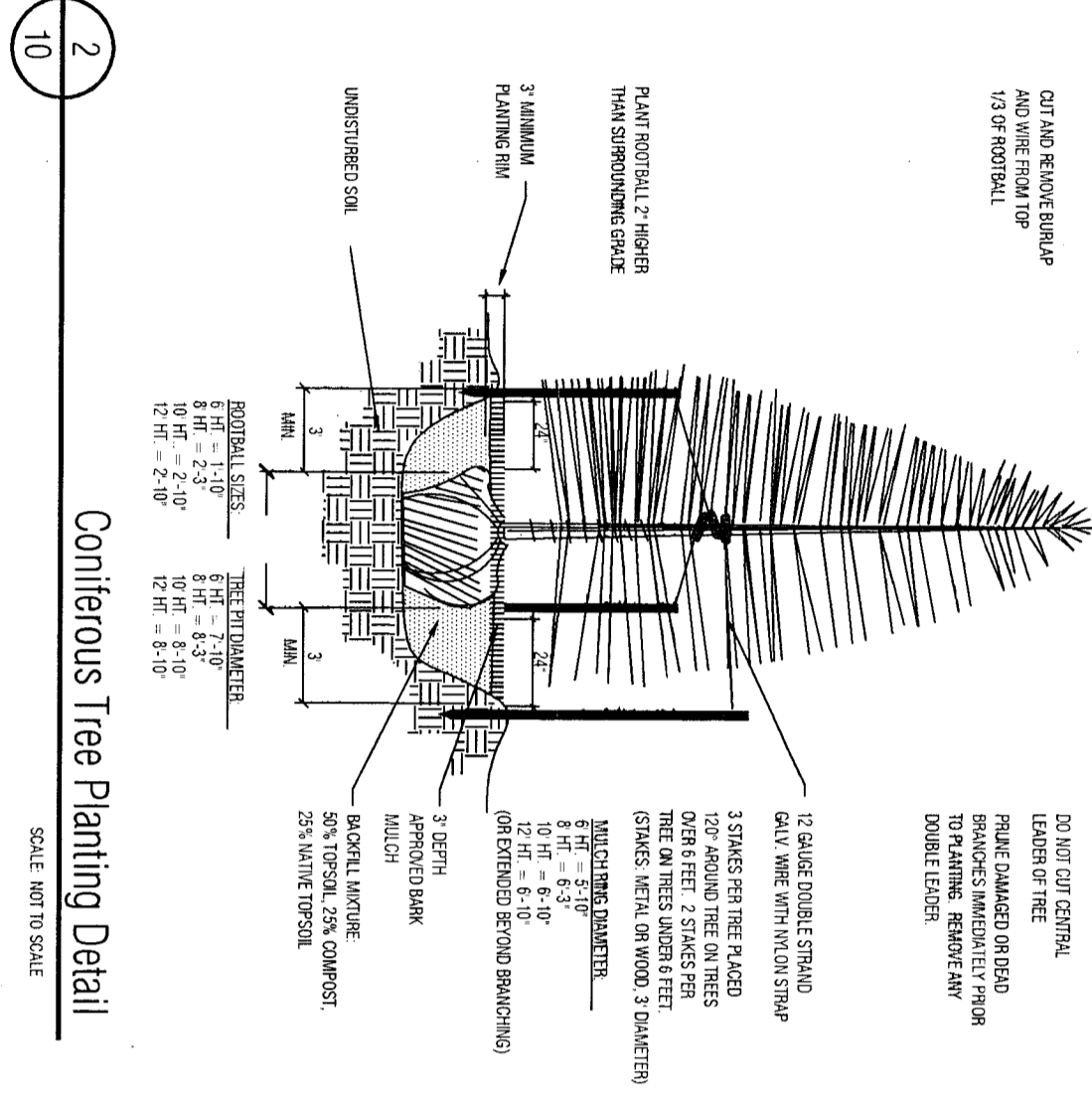
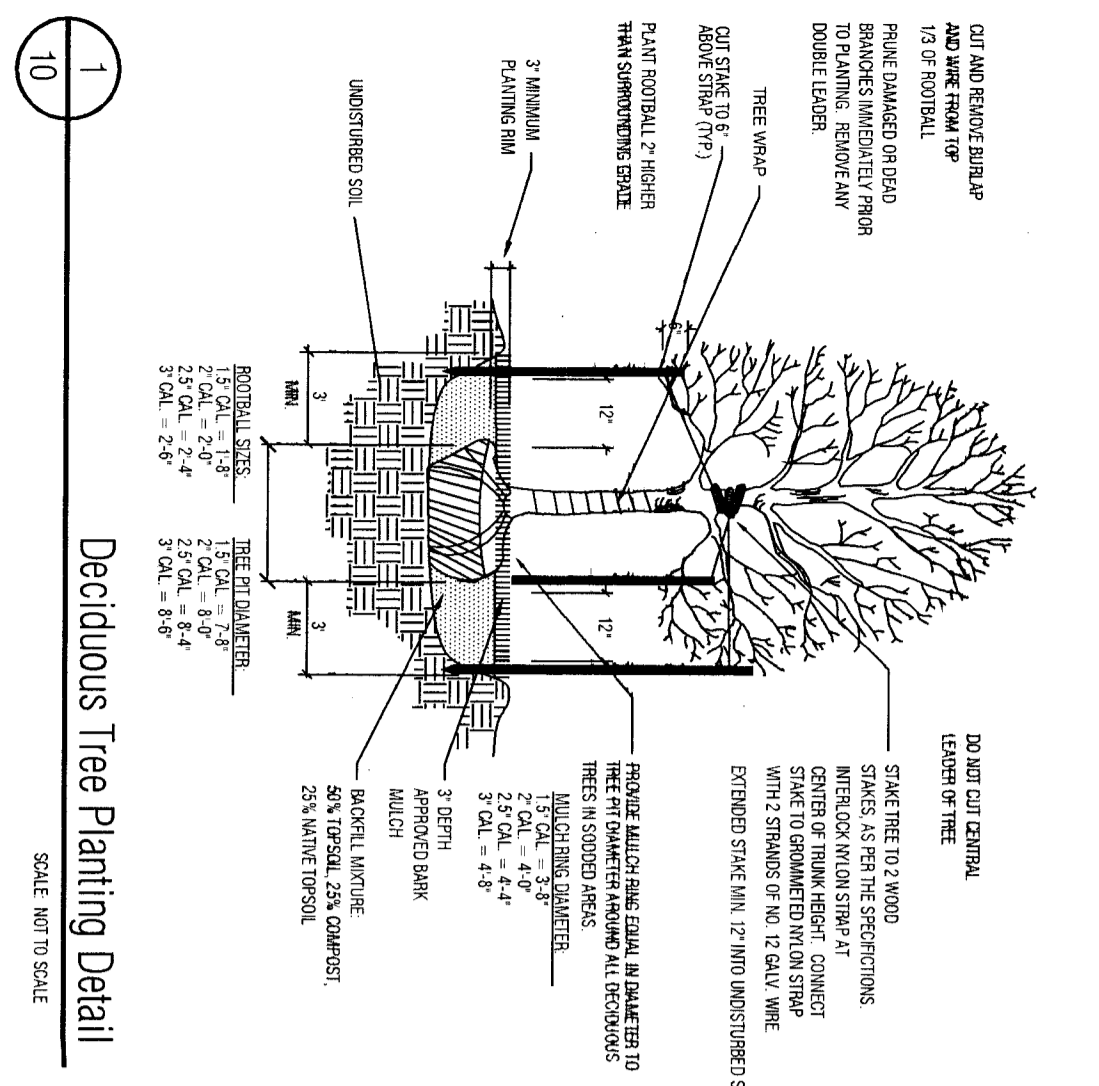
PROJECT INFO
DATE: 11.10.2021
PROJECT MGR: J. KOWBERG
PREPARED BY: B. ITTEN

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

ISSUE / REVISION
DATE: 12.16.2021
BY: B.I.
DESCRIPTION: COUNTY COMMENTS

PLAN FILE #	SHEET NUMBER	SHEET TITLE
PUD SP 20-004	15	ENTRY SIGNAGE DETAILS
	OF 23	





### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
+	Ast	6	Acer x freemanii 'Jeffers' / Autumn Blaze Maple	20'	30'	3" Cal.
+	Gr	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
+	Ph	26	Pinus nigra / Austrian Black Pine	60'	40'	8" HT
+	Pp	27	Pinus ponderosa / Ponderosa Pine	80'	40'	8" HT
+	Ms	13	Malus x 'Spring Snow' / Spring Snow Crab Apple	25'	25'	2" Cal.
+	Mt	34	Malus x 'Radiant' / Radiant Crab Apple	25'	20'	2" Cal.
+	Jnc	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
+	Rai	7	Ribes alpinum / Alpine Currant	6'	6'	5 GAL
+	Sni	34	Spiraea nipponica 'Snowmound' / Snowmound Spiraea	5'	5'	5 GAL

### TREE REQUIREMENTS

Plant Category / Street Classification	Street Frontage Length	Required Trees	Proposed Trees	Shrub Sides
(R1)	1,700'	80 (1 per 25')	86	30
(SR)	Surprise Ridge (local)	242	6 (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 GRADIES REFER TO CIVIL ENGINEERS DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 90% IMPORTED LOAMY TOPSOIL, 20% PEAT MOSS, 4% FULL Y 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 W/LESSELLER, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, PUNCH LIST SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
- PRE-CONSTRUCTION MEETINGS/SELECTION OF PLANT MATERIALS AT THE NURSERY AND CONTRACTOR'S NURSERY OR W/LESSELLER, IRRIGATION SUBMITTALS.
- IRRIGATION FINAL ACCEPTANCE INSPECTION.
- LANDSCAPE 90% INSPECTION - 1/2 THROUGH ENTIRE PROJECT.
- 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" NON DEPTH OF SPREADED CEDAR WOOD MULCH UNLESS OTHERWISE NOTED.
- ALL PLANTS TO RECEIVE 3" NON DEPTH OF SPREADED CEDAR WOOD MULCH UNLESS OTHERWISE NOTED.
- 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.
- VARIOUS LIT LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPE FINAL ACCEPTANCE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT. VARIATION DETAILS ARE TYPICAL AND MAY BE SUBJECT TO CHANGE. 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, SOIL SHALL BE KENTUCKY BLUEGRASS BLEND. SOIL SHALL BE LAD 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. SOIL TO BE FERTILIZED ACCORDING TO GROWERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- SHRUBS & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEED BEDS TO BE ENCLOSED BY STEEL EDGING. 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

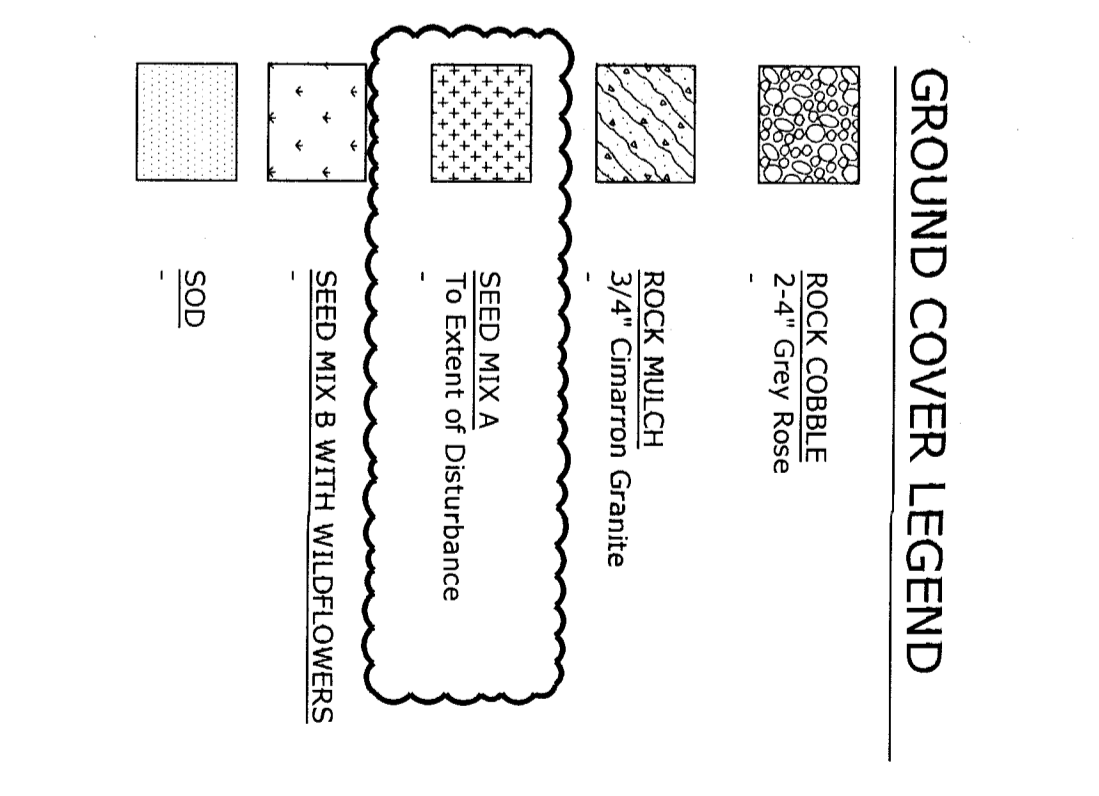
DATE: 11.10.2021  
 PREPARED BY: J. KORNBERG  
 PROJECT #FO: 16  
 SHEET #NO: 16  
 SHEET #TOT: 23

ENTITLEMENT

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

LANDSCAPE NOTES & DETAILS

16 OF 23  
 PUD SP 20-004



### Seed Mix A

30% Eastern Orchard Grasses  
 25% Dwarf Perennial Ryegrass  
 20% SR5200 Blue Fescue  
 15% Rubens Canada Bluegrass  
 10% Chewings Fescue  
 10% St. Augustine  
 Wildflower Mix available from: Approved Seed Co. (303) 431-7333

APPLICATION RATE: Water Grass like: 3 lbs./1,000 sq. ft. or 1/3 lbs./acre  
 Wildflower Mix: 6 oz./1,000 sq. ft. or 1/8 lbs./acre  
 Hydroponic: 2200 lbs./acre mulch, 100 lbs./acre fertilizer.

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

### Seed Mix B with Wildflowers

30% Eastern Orchard Grasses  
 25% Dwarf Perennial Ryegrass  
 20% SR5200 Blue Fescue  
 15% Rubens Canada Bluegrass  
 10% Chewings Fescue  
 10% St. Augustine  
 Wildflower Mix available from: Approved Seed Co. (303) 431-7333

APPLICATION RATE: Water Grass like: 40 lbs./acre (or as recommended by supplier)  
 Wildflower Mix: 6 oz./1,000 sq. ft. or 1/8 lbs./acre  
 Hydroponic: 2200 lbs./acre mulch, 100 lbs./acre fertilizer.

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

LANDSCAPE ARCHITECT

N.E.S. Inc.  
 619 N. Cascade Avenue Suite 200  
 Colorado Springs, CO 80903  
 Tel: 719-471-0073  
 Fax: 719-471-0267  
 www.nescolorado.com

© 2012. All Rights Reserved.

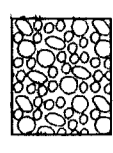
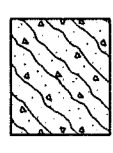
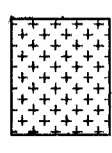
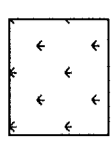
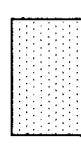
Land Planning  
 Landscape  
 Architecture  
 Urban Design

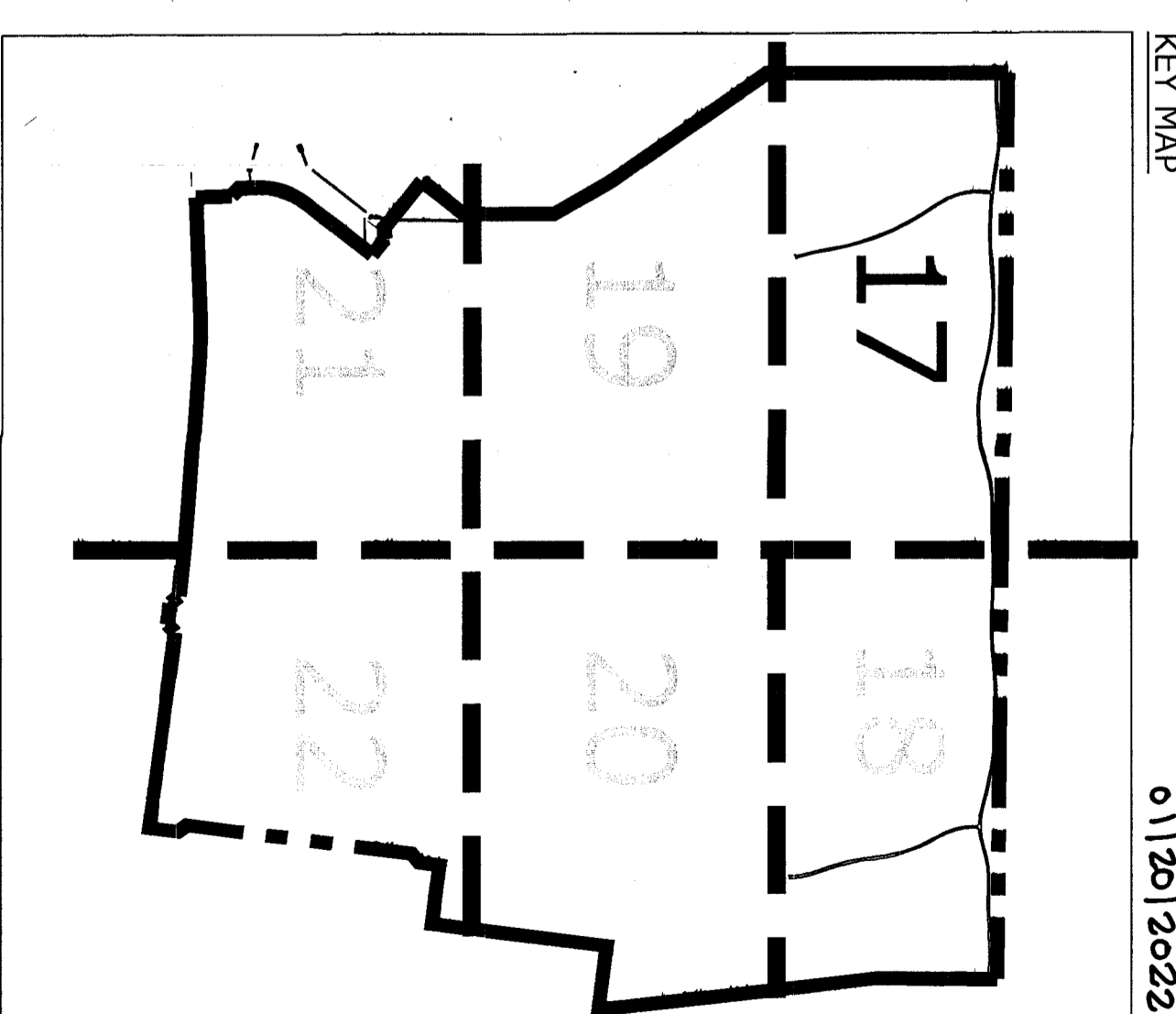
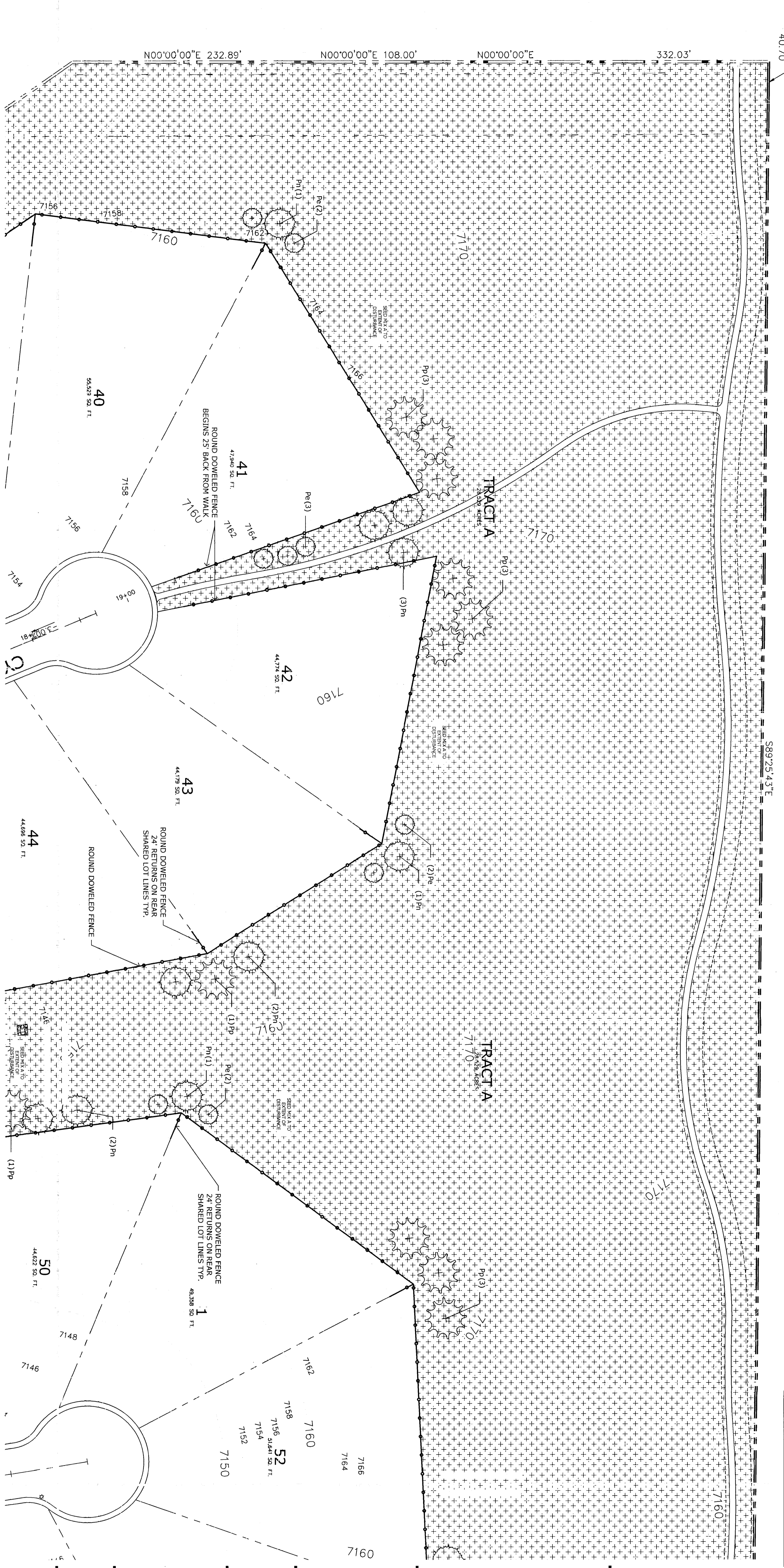
N.E.S.

222069154  
 01/26/2022



GROUND COVER LEGEND

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



KEY MAP  
222.6591454  
01/20/2022

Land Planning  
Landscape Architecture  
Urban Design



N.R.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nrscolorado.com  
© 2012. All Rights Reserved.

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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

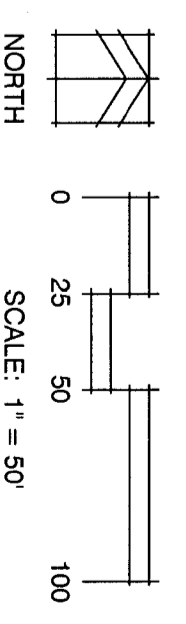
PROJECT # PPD  
DATE: 11.10.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITTEN

ENTITLEMENT

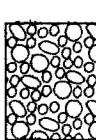
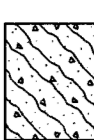
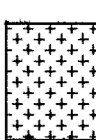

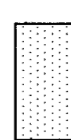
DATE: 12.16.2021 BY: B.I. COUNTY COMMENTS

LANDSCAPE PLAN

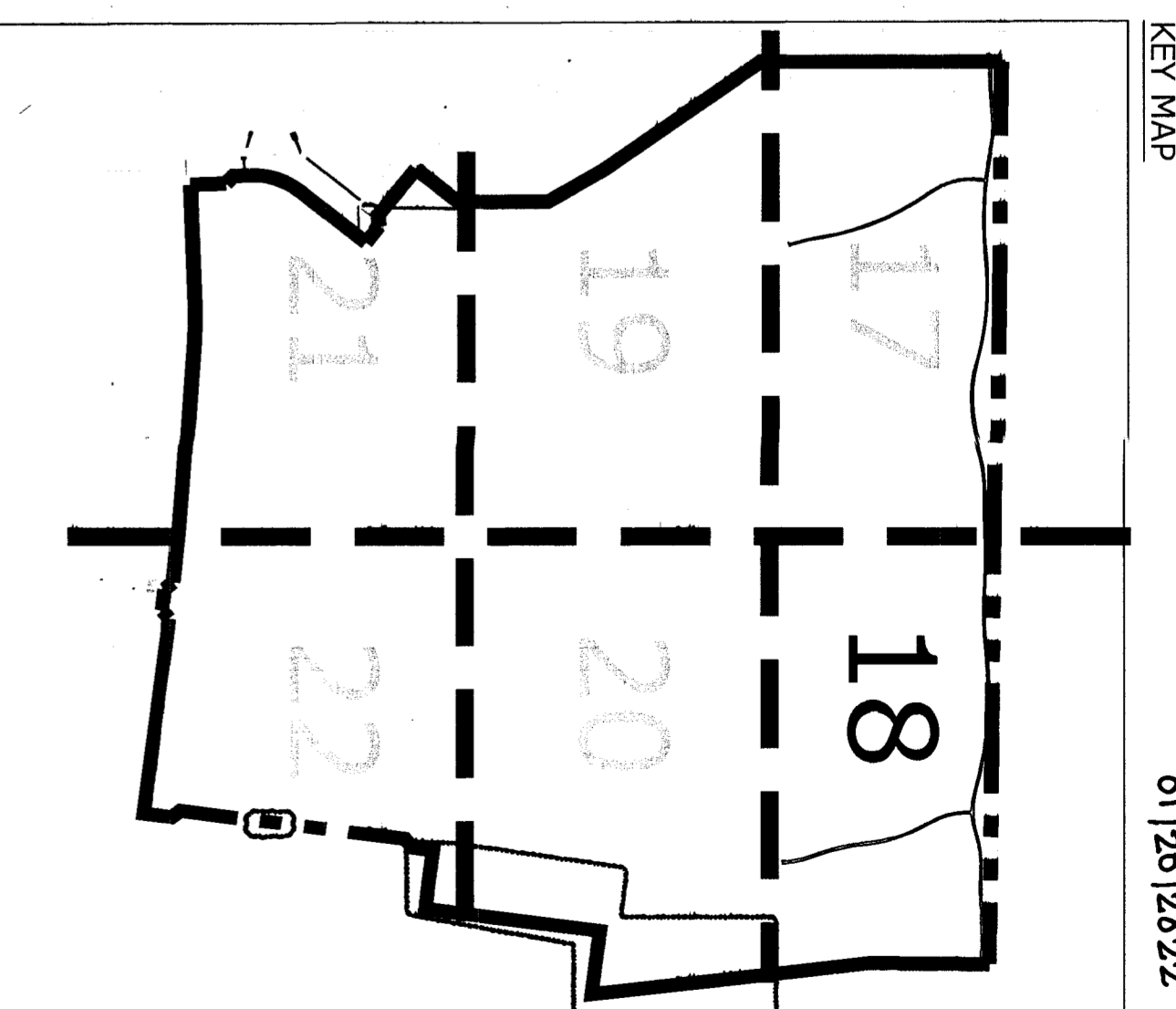
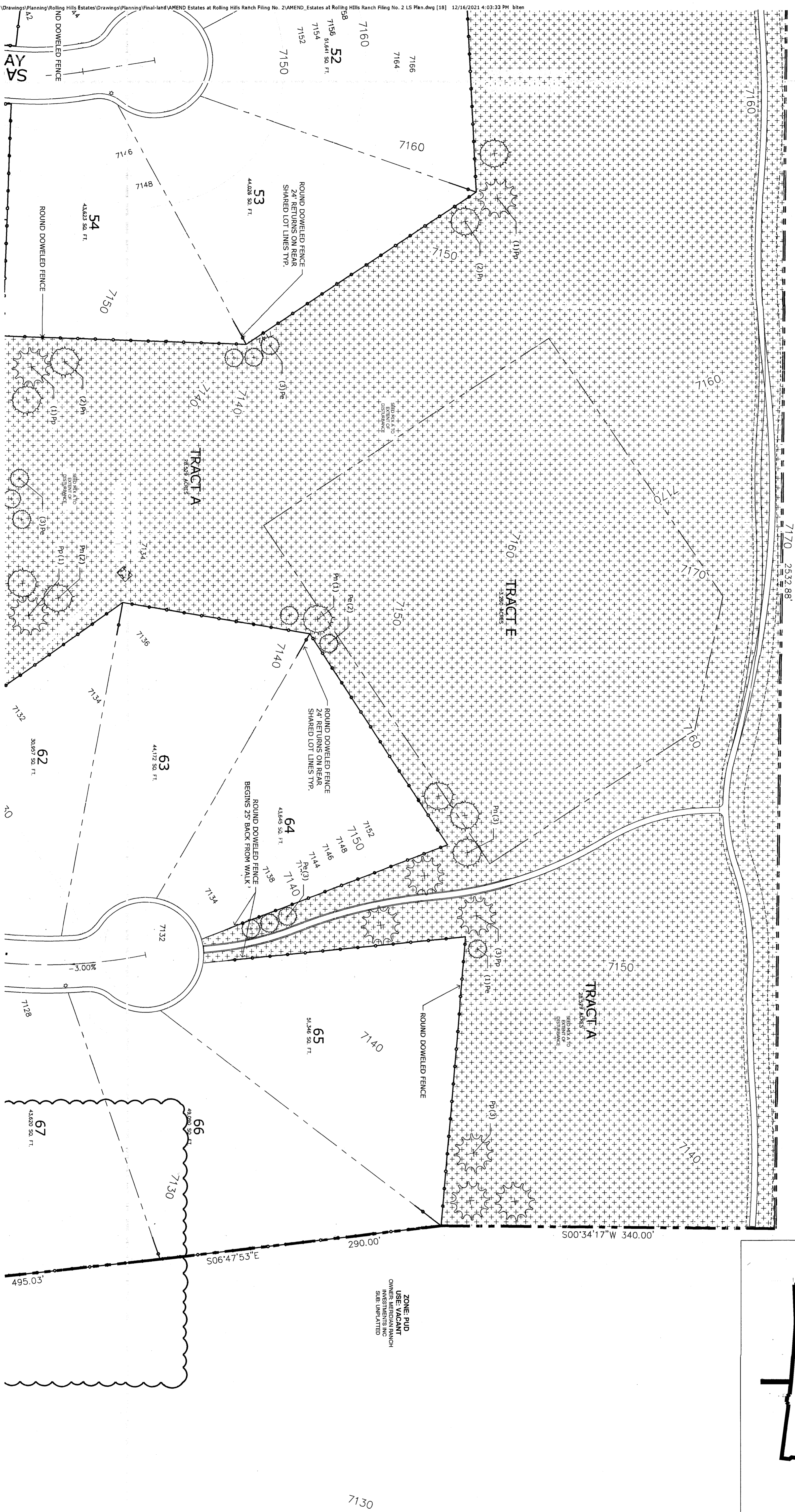
PLANSHEET NUMBER: 17 OF 23  
PUD SP 20-004



**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

ZONE: RP 4.5  
 USE: URBAN  
 OWNER: FALCON LUNGO LLC  
 SUB. TR. N SW 1/4 SEC 16 & S2 OF SEC 17-12&41 S1/4 OF THE TRAILS PL.  
 NO 28 & NO 7 & S1/4 OF TRACTS OWN BY REC #20097789 AREA: 208.27 AC



KEY MAP  
 222009454  
 01/20/2022

**Land Planning**  
 Landscape Architecture  
 Urban Design

**INES**

N.E.S., Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903  
 Tel: 719.471.0073  
 Fax: 719.471.0267  
 www.inescolorado.com

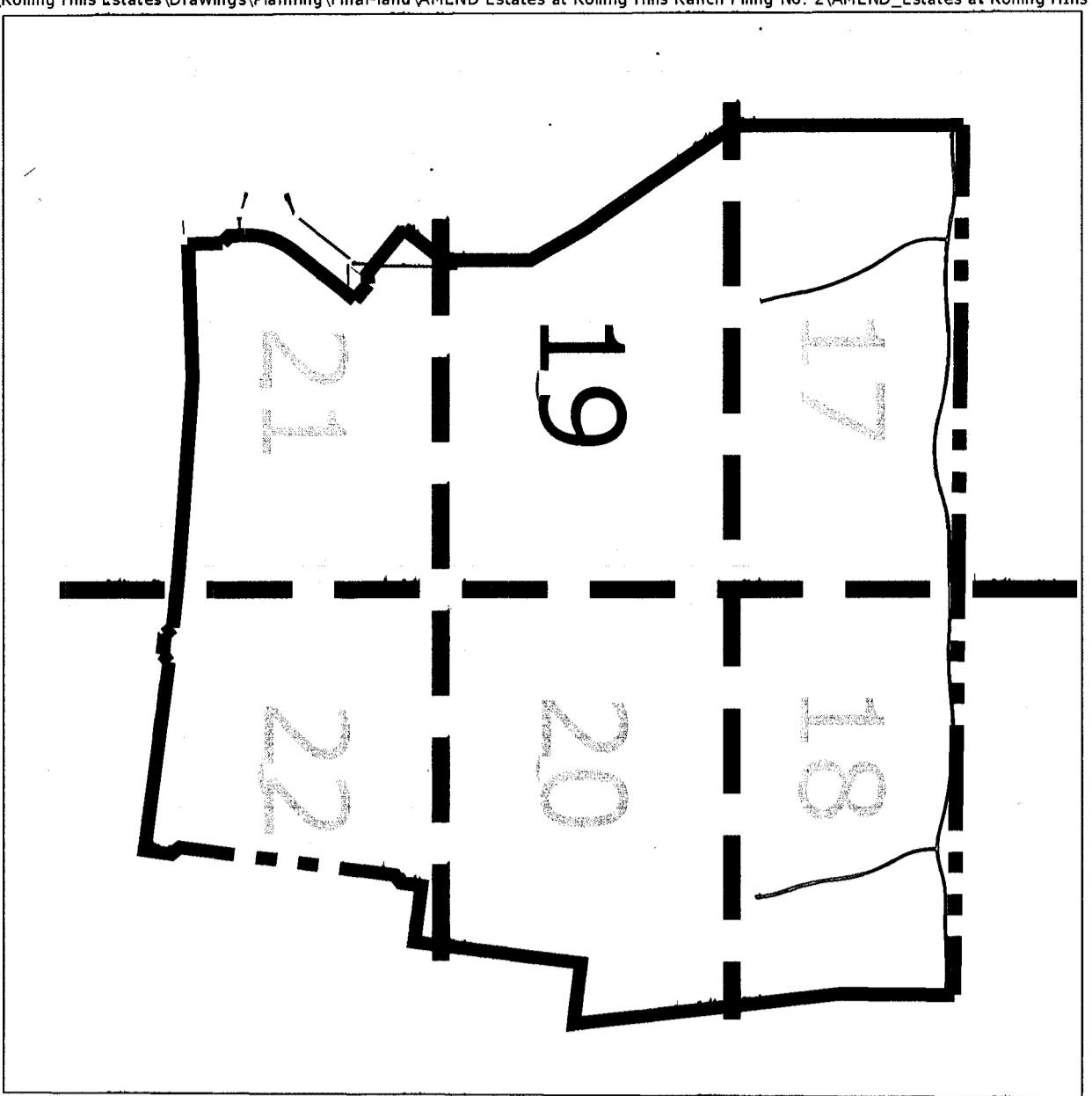
© 2012. All Rights Reserved.

PROJECT NO. 222009454  
 DATE: 11.10.2021  
 PROJECT NO.: 1  
 PREPARED BY: B. ITEN

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

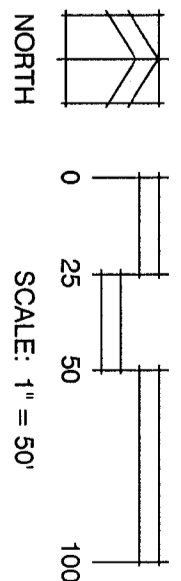
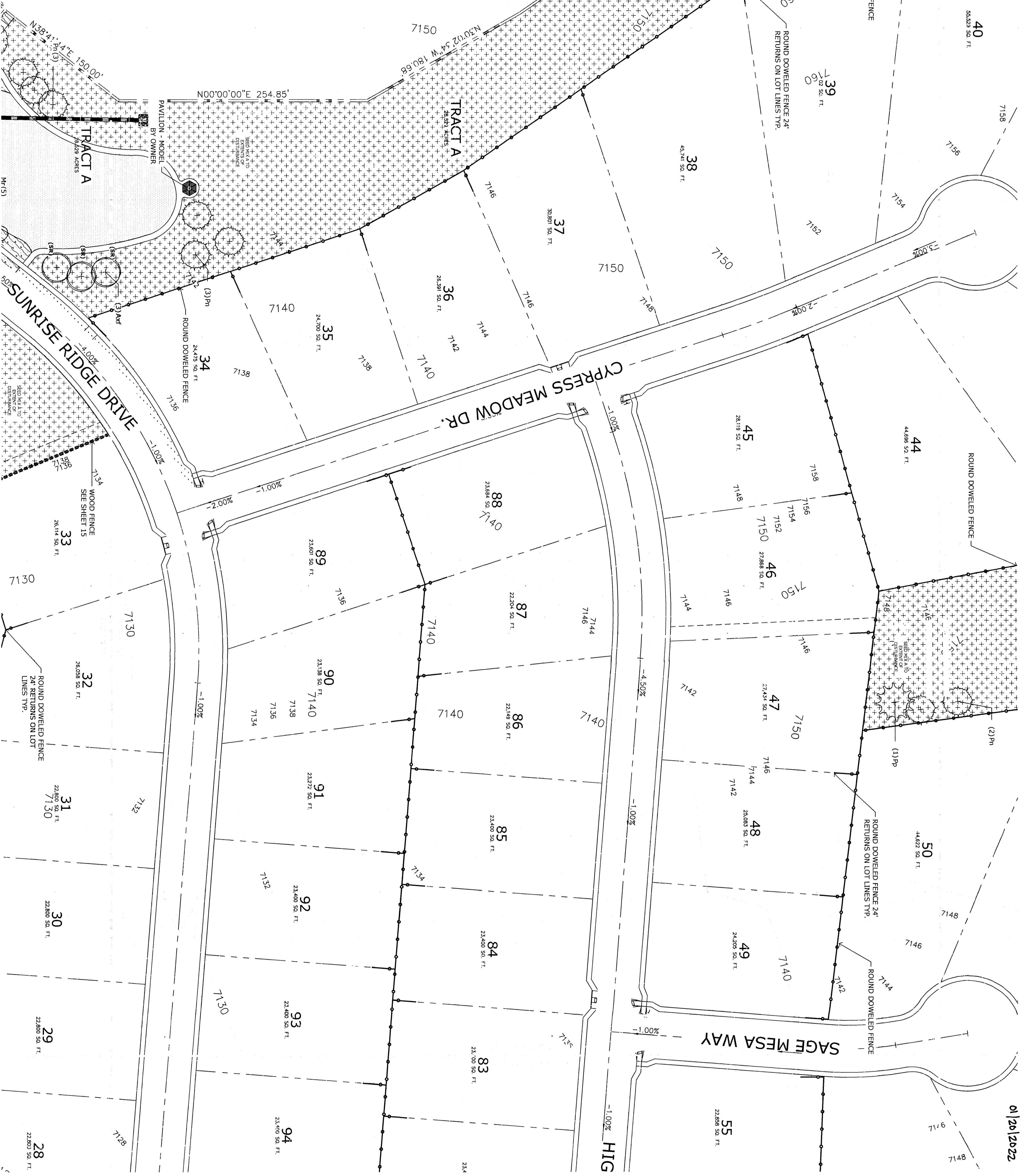
DATE	BY	DESCRIPTION
12.16.2021	B.I.	COUNTY COMMENTS

PLANNING #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	DATE	BY	DESCRIPTION
PUD SP 20-004	18 OF 23	LANDSCAPE PLAN				



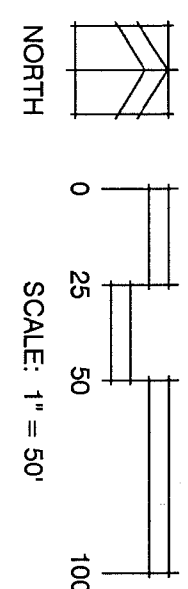
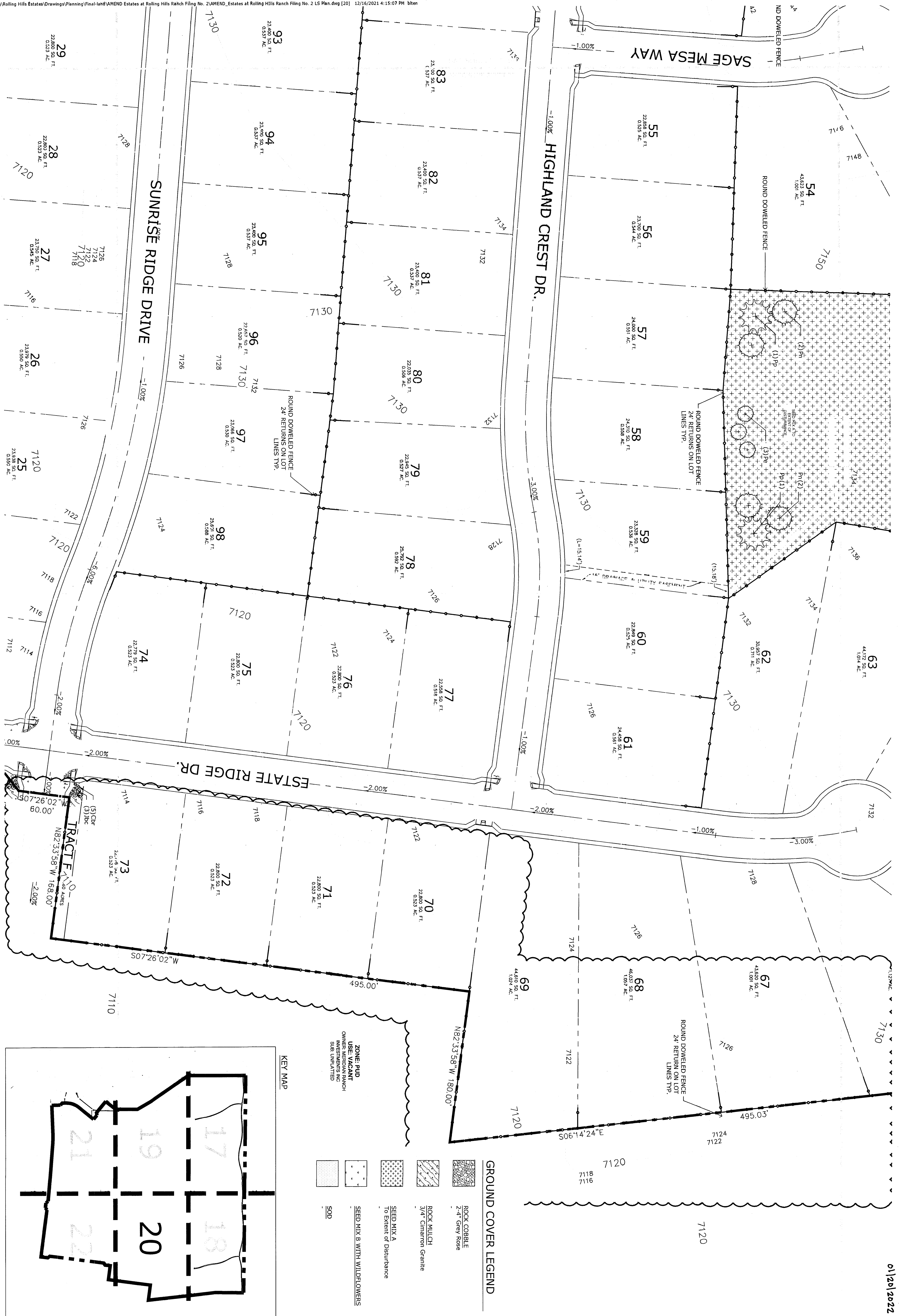
- GROUND COVER LEGEND**
- ROCK COBBLE  
2-4 Grey Rose
  - ROCK MULCH  
3/4" Cinnamon Granite
  - SEED MIX A  
To Extent of Disturbance
  - SEED MIX B WITH WILDFLOWERS
  - SOD

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



222009454  
01/20/2022

<p>PLANNING #</p> <p style="text-align: center; font-size: 24pt;"><b>19</b></p> <p>OF 23</p> <p>PUD SP 20-004</p>	<p>SHEET NUMBER</p>	<p>SHEET TITLE</p> <p style="text-align: center;"><b>LANDSCAPE PLAN</b></p>	<p>ISSUE / REVISION</p>	<p>ISSUE NO.</p> <p style="text-align: center;"><b>ENTITLEMENT</b></p>	<p>SEAL</p>	<p>PROJECT INFO</p> <p>DATE: 11.10.2021</p> <p>PROJECT MGR: J. ROMERO</p> <p>PREPARED BY: B. TITEN</p>	<p>IN ASSOCIATION WITH</p> <p style="text-align: center;"><b>THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2</b></p> <p style="text-align: center;"><b>AMENDMENT TO PUD DEVELOPMENT PLAN / PRELIMINARY PLAN</b></p>	<p>PLANNER, LANDSCAPE ARCHITECT</p> <p style="text-align: center;"><b>NRES</b></p> <p>NRES, Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel: 719.471.0073 Fax: 719.471.0267 www.nrescolorado.com © 2012. All Rights Reserved.</p>
---	---------------------	---	-------------------------	--	-------------	--	---	--



2220694514  
01/26/2022

Land Planning  
Landscape  
Architecture  
Urban Design



NBS, Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel: 719.471.0073  
Fax: 719.471.0267  
www.nbscolorado.com  
© 2012. All Rights Reserved.

IN ASSOCIATION WITH

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

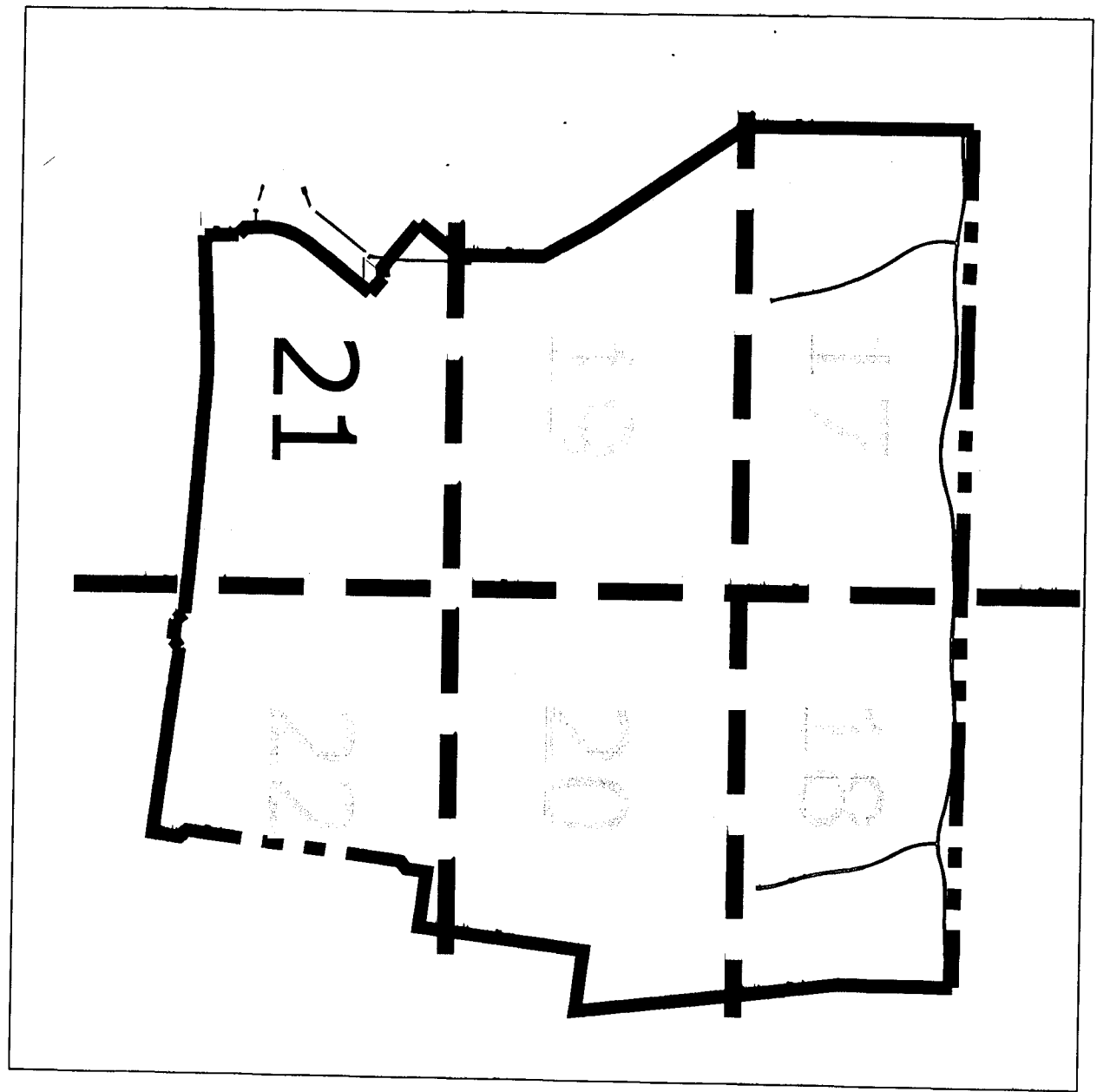
PROJECT INFO  
DATE: 11.10.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

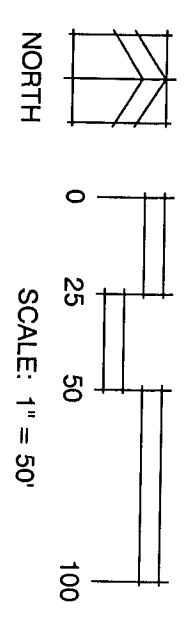
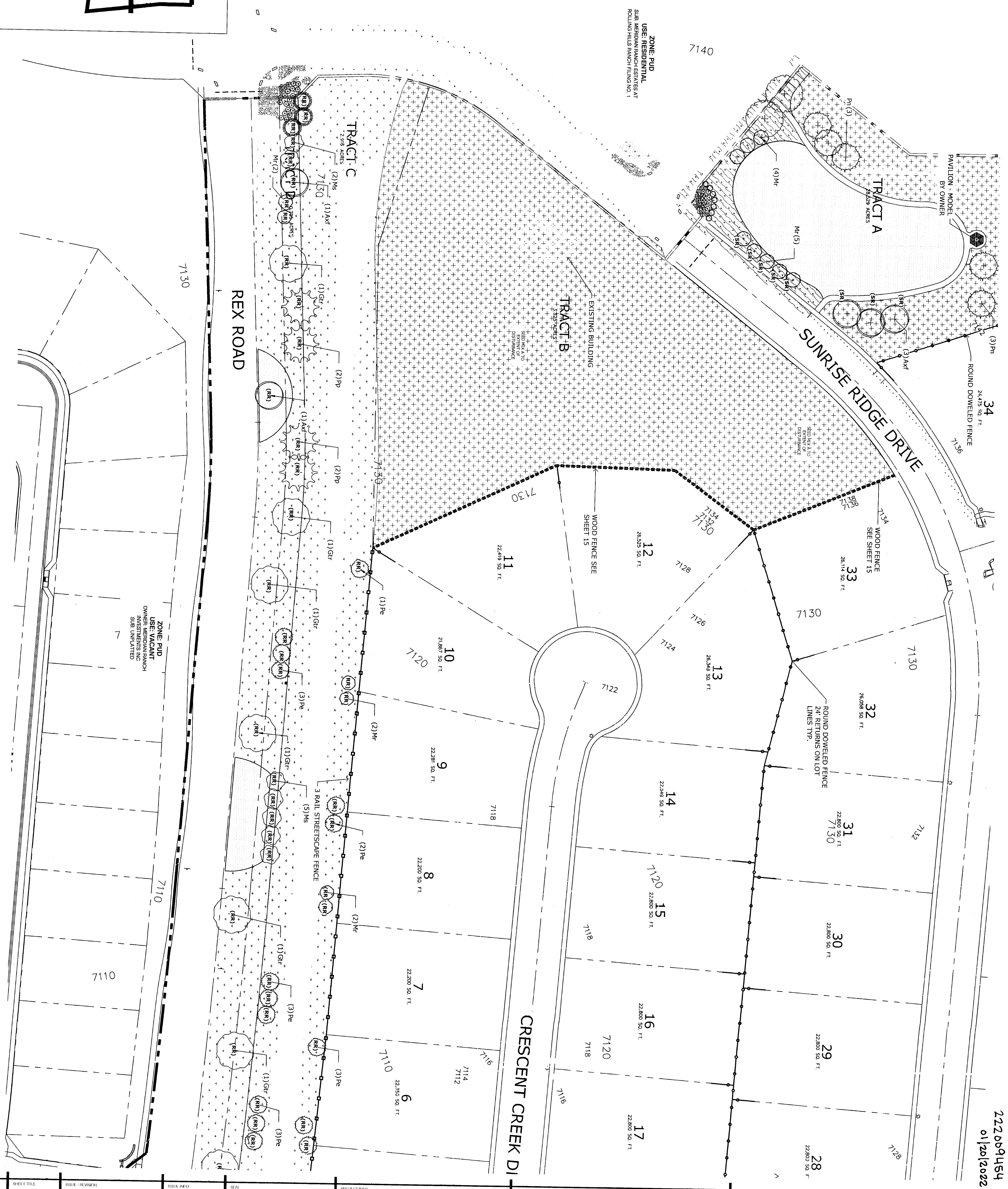
LANDSCAPE PLAN

20  
OF  
23

PUD SP 20-004



- GROUND COVER LEGEND**
- ROCK COBBLE  
2-4" Grey Rose
  - ROCK MULCH  
3/4" Charnon Granite
  - SEED MIX A  
To Extent of Disturbance
  - SEED MIX B WITH WILDFLOWERS
  - SOD



222 059464  
01/20/2022

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.nrescolorado.com  
© 2012. All Rights Reserved.

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

PROJECT NO: 1110 2021  
DATE: 11/10/2021  
PROJECT MGR: J. BOWEN  
PREPARED BY: B. ITEN

ENTITLEMENT

ISSUE #/NO: 12.16.2021, B.1.  
DATE: 12.16.2021, B.1.  
BY: COUNTY COMMENTS

LANDSCAPE PLAN

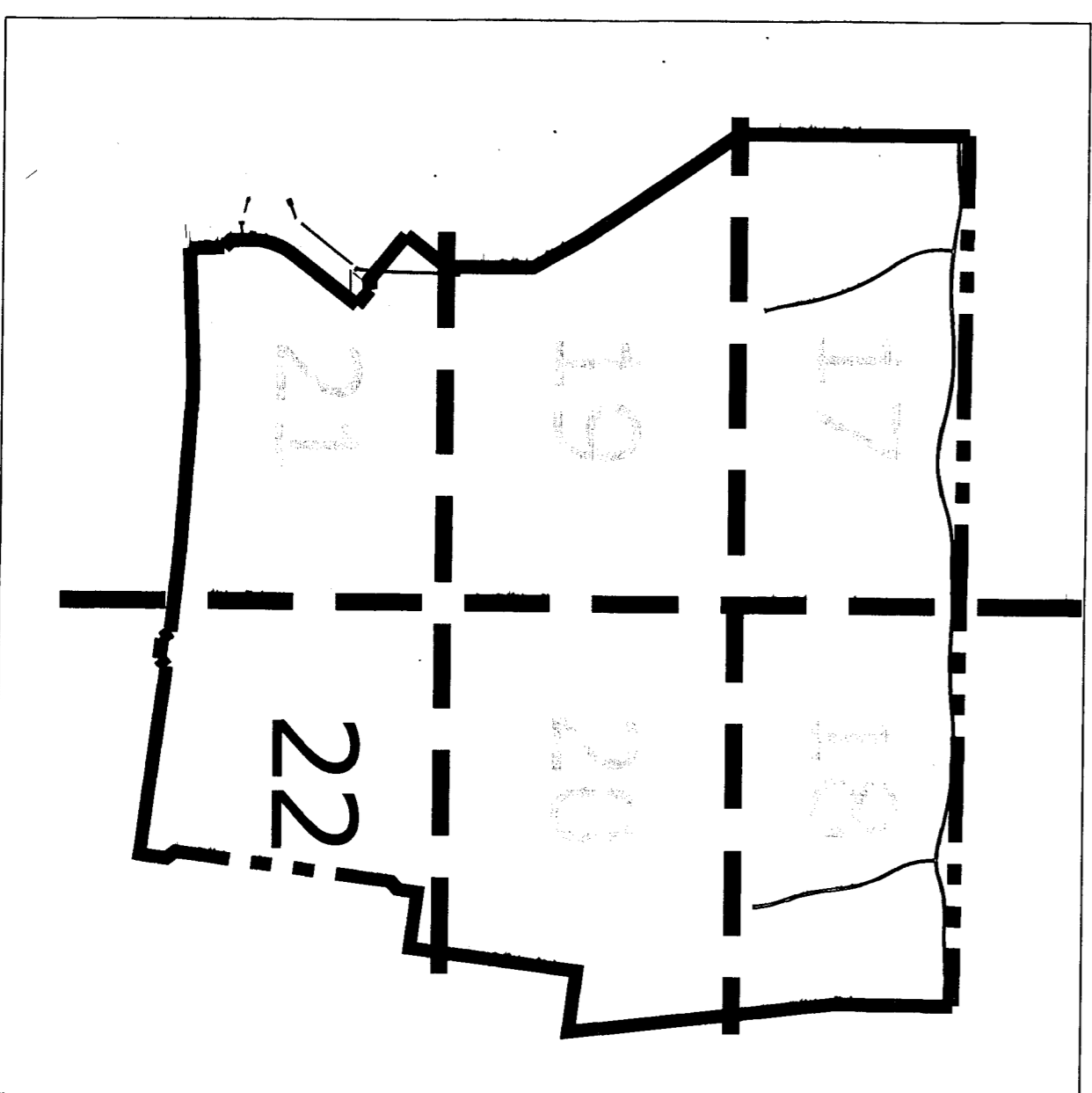
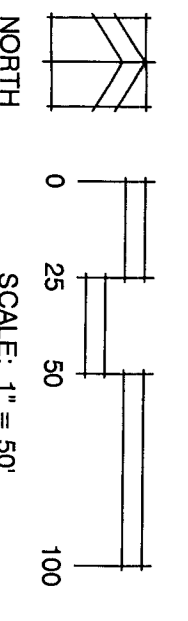
21  
OF 23

PUD SP 20-004



ZONE: PUD  
 USE: VACANT  
 INVESTMENTS INC  
 SUB: UNPLATTED

ZONE: PUD  
 USE: VACANT  
 INVESTMENTS INC  
 SUB: UNPLATTED



KEY MAP

- 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 WILDOFLOWERS
  - SOD

222069454  
 01/20/2022

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  
 © 2012. All Rights Reserved.

PLANNER / LANDSCAPE ARCHITECT

**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

SEAL

ENTITLEMENT

DATE: 12.16.2021 B.I.  
 BY: COUNTY COMMENTS

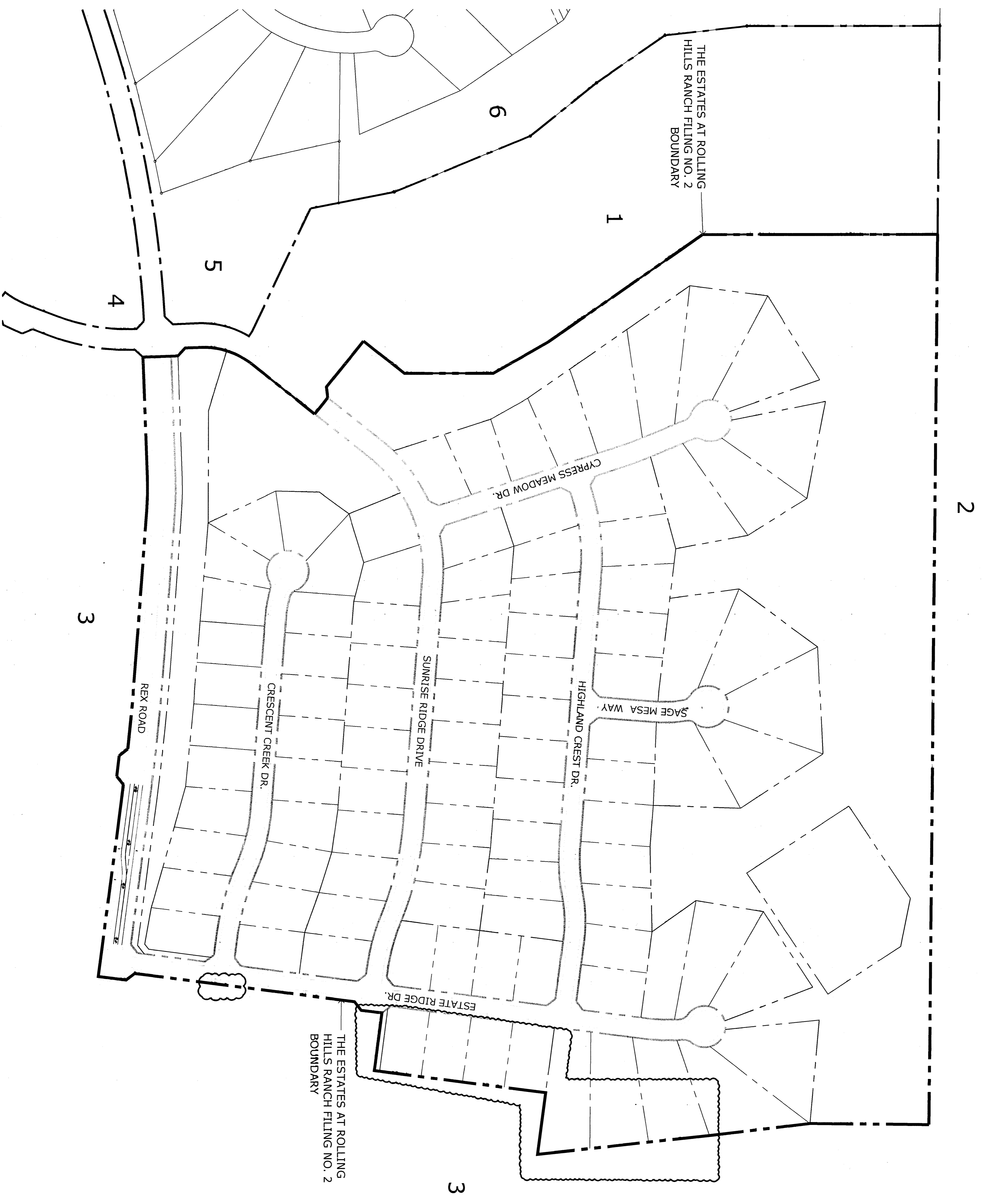
LANDSCAPE PLAN

22 OF 23

PUD SP 20-004

**ADJACENT PROPERTY OWNERS:**

1. MERIDIAN RANCH INVESTMENTS INC.  
PO BOX 80038 SAN DIEGO CA 92138-0038
2. FALCON LATIO, LLC  
5350 SHOSHYN ST STE 400 ENGLEWOOD CO. 80111-2125
3. MERIDIAN RANCH INVESTMENTS INC.  
PO BOX 80038 SAN DIEGO CA 92138-0038
4. MARTIN, DAVID AND CHNDY  
12880 CLARK PEAK CTFEYTON CO. 80831-4477
5. MANNERS, RONALD AND BELLE  
12880 BLACK HILLS DR FEYTON CO. 80831-4489
6. MERIDIAN SERVICE METROPOLITAN DISTRICT  
C/O COMMUNITY RESOURCE SERVICES  
11886 STABLETON DR FEYTON CO. 80831



222 609454  
01/20/2022

Land Planning  
Landscape  
Architecture  
Urban Design



N.R.S., Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nrescolorado.com  
© 2011. All Rights Reserved.

IN ASSOCIATION WITH

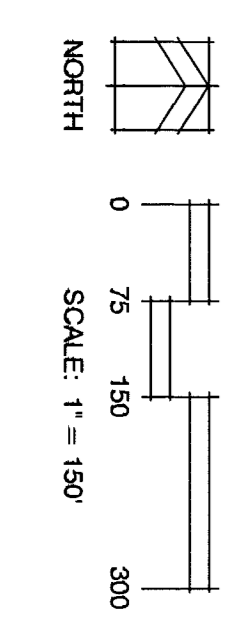
**THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2**  
AMENDMENT TO PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO  
DATE: 11.16.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. TREN

ISSUE INFO  
ENTITLEMENT

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

ISSUE / REVISION  
ADJACENT OWNERS



PLAN FILE #  
SHEET NUMBER  
SHEET TITLE  
OF 23  
PUD SP 20-004