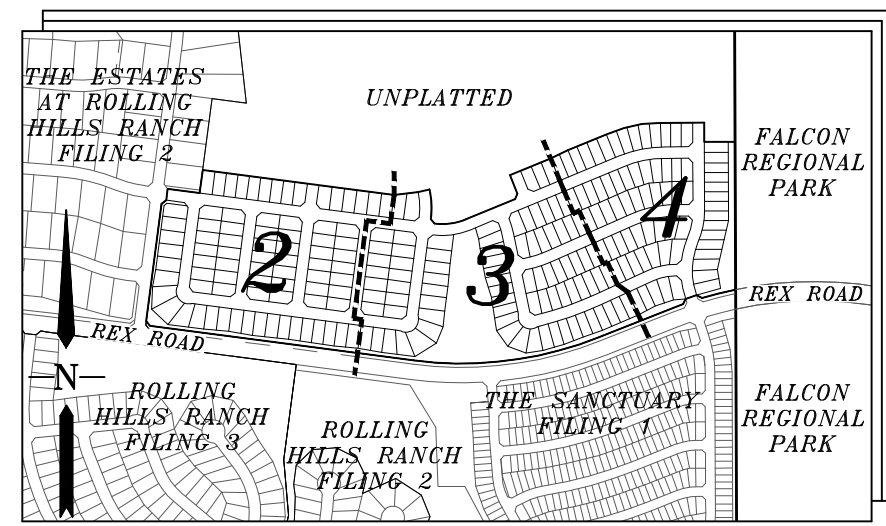


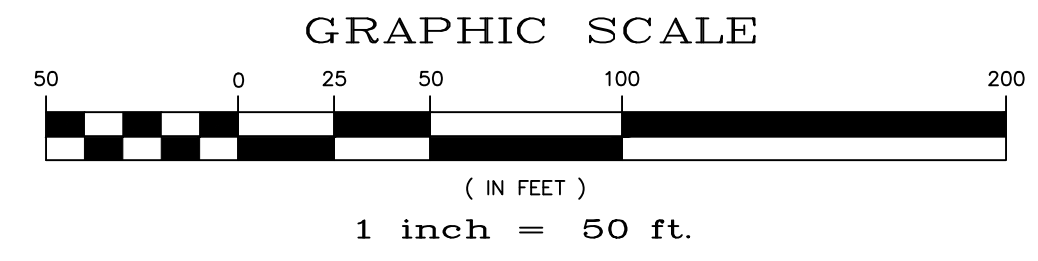


# ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO.



INDEX MAP  
N.T.S.



- LEGEND**
- = FOUND MONUMENT AS SHOWN
  - ⊙ = FOUND #4 REBAR WITH CAP PLS 34583
  - = SET #4 REBAR W/CAP PLS 34583
  - NR = NON-RADIAL BEARING
  - (82.62) = EASEMENT OR NO-BUILD DIM.
  - (12.345) = ADDRESS
  - = MATCHLINE



UNPLATTED  
(NOT A PART)

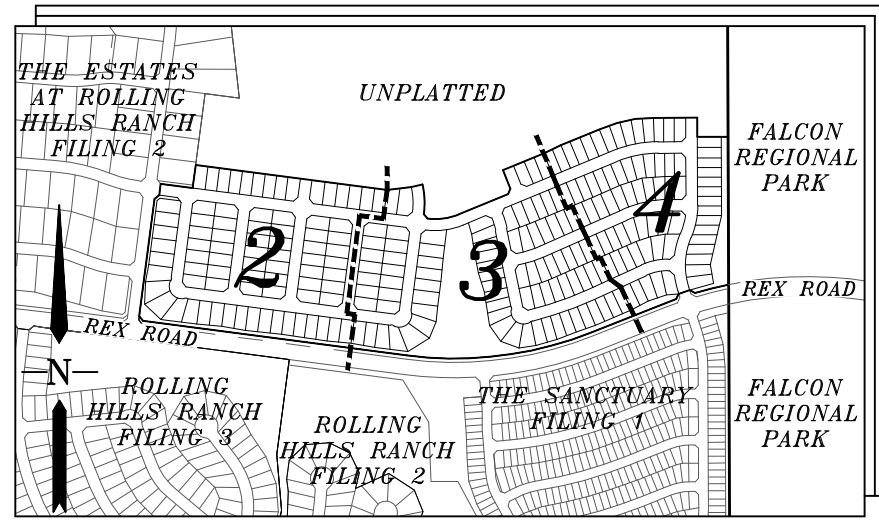
MERIDIAN RANCH  
INVESTMENTS INC  
SCH. #4200000468

THE ESTATES AT  
ROLLING HILLS RANCH  
FILING NO. 2  
RECEPTION NO. 222714944  
(NOT A PART)

TRACT A  
(NOT A PART)

# ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH

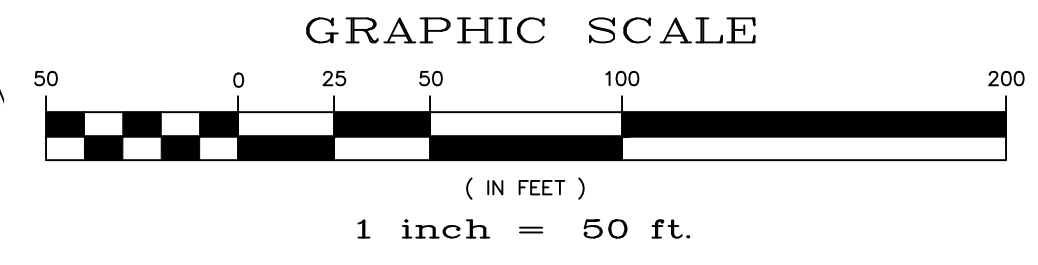
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
**EL PASO COUNTY, COLORADO.**



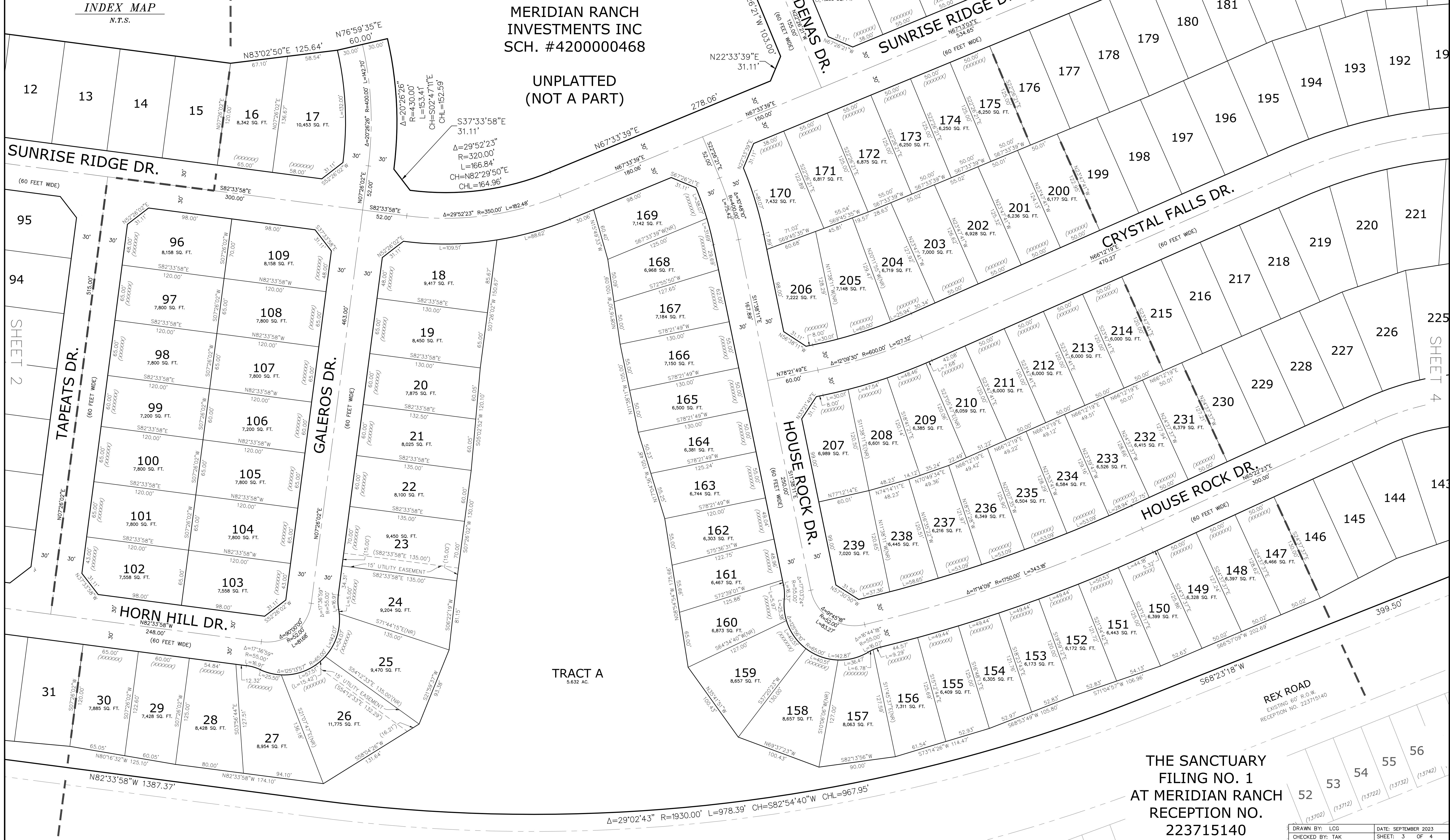
INDEX MAP  
N.T.S.

MERIDIAN RANCH INVESTMENTS INC  
SCH. #4200000468

UNPLATTED  
(NOT A PART)



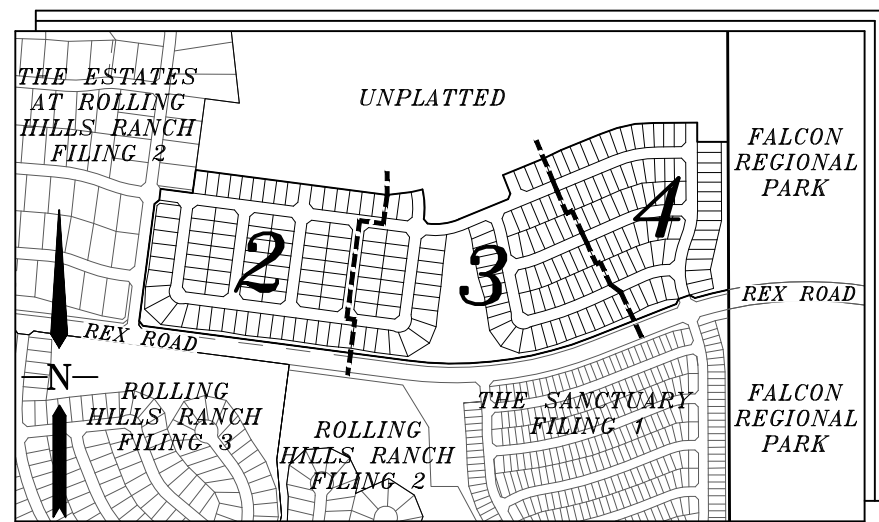
- LEGEND**
- = FOUND MONUMENT AS SHOWN
  - ⊙ = FOUND #4 REBAR WITH CAP PLS 34583
  - = SET #4 REBAR W/CAP PLS 34583
  - NR = NON-RADIAL BEARING
  - (82.62) = EASEMENT OR NO-BUILD DIM.
  - (12.345) = ADDRESS
  - = MATCHLINE



THE SANCTUARY  
FILING NO. 1  
AT MERIDIAN RANCH  
RECEPTION NO.  
223715140

# ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO.



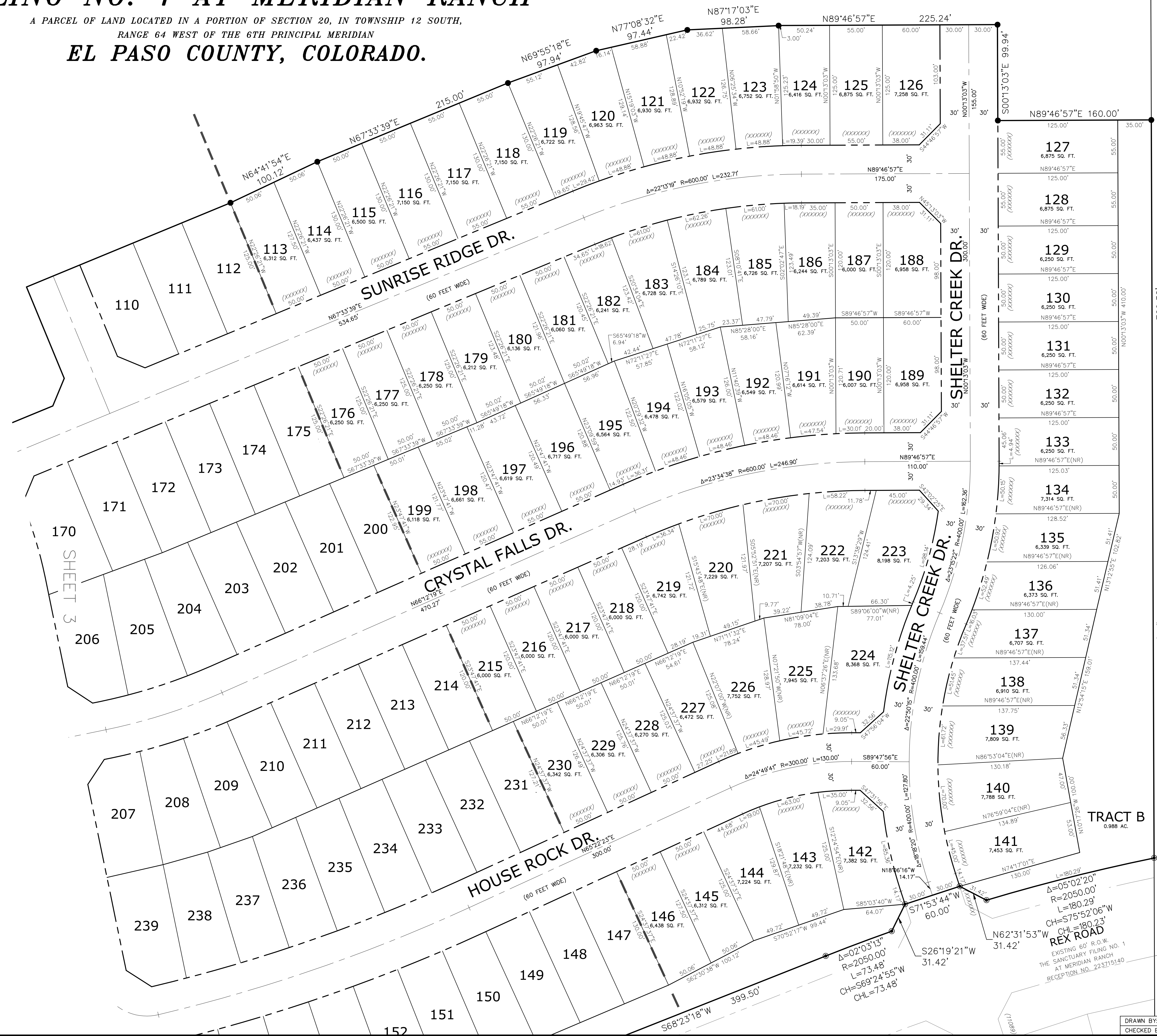
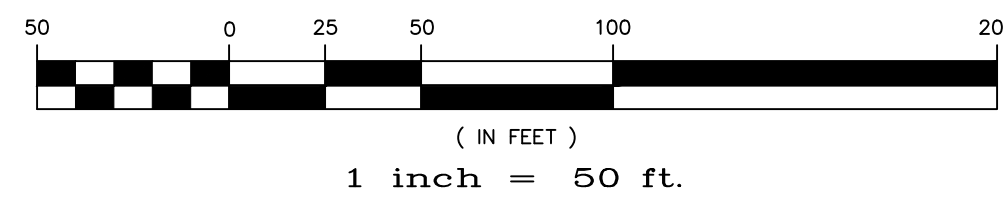
INDEX MAP  
N.T.S.

**LEGEND**

- = FOUND MONUMENT AS SHOWN
- ⊙ = FOUND #4 REBAR WITH CAP PLS 34583
- = SET #4 REBAR W/CAP PLS 34583
- NR = NON-RADIAL BEARING
- (82.62') = EASEMENT OR NO-BUILD DIM.
- (12345) = ADDRESS
- = MATCHLINE



GRAPHIC SCALE



UNPLATTED  
FALCON REGIONAL PARK  
RECEPTION NO. 214096227  
(NOT A PART)

TRACT B  
0.988 AC.

EXISTING 60' R.O.W.  
THE SANCTUARY FILING NO. 1  
AT MERIDIAN RANCH  
RECEPTION NO. 223215140

# V1\_Final Plat Drawings.pdf Markup Summary

---

## Driveway (1)

---

Add Driveway Note:  
Individual lot purchasers are responsible for constructing driveways, including any necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.

**Subject:** Driveway  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 5/24/2024 11:56:34 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add Driveway Note:  
Individual lot purchasers are responsible for constructing driveways, including any necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.

---

## Easement&Tract Maintenance (1)

---

Easement&Tract Maintenance

**Subject:** Easement&Tract Maintenance  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 5/24/2024 11:57:24 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add these notes:

Tract \_\_\_\_\_ shall be utilized as \_\_\_\_\_ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract \_\_\_\_\_ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

Lot \_\_\_\_ (or Tract \_\_\_\_ ) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. The \_\_\_\_\_ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

---

## Engineer (1)

---

El Paso County does not own and is not responsible for the underdrains or groundwater discharge systems. Maintenance and water rights are the responsibility of the developer and \_\_\_\_\_ [ xx metropolitan district, yy property owner's association ]

**Subject:** Engineer  
**Page Label:** 1  
**Author:** Bret  
**Date:** 5/28/2024 4:28:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please include the following note:

El Paso County does not own and is not responsible for the underdrains or groundwater discharge systems. Maintenance and water rights are the responsibility of the developer and \_\_\_\_\_ [ xx metropolitan district, yy property owner's association ]

---

## Limited Access (1)

---

Replace Note 2:  
There shall be no direct lot access to \_\_\_\_\_ Road.

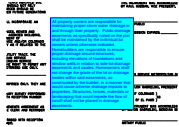
**Subject:** Limited Access  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 5/24/2024 11:53:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Replace Note 2:  
There shall be no direct lot access to \_\_\_\_\_ Road.

---

## Note Regarding Stormwater Drainage (1)

---



**Subject:** Note Regarding Stormwater Drainage  
**Page Label:** 1  
**Author:** Bret  
**Date:** 5/29/2024 9:31:00 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

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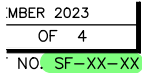
## Planner (7)

---



**Subject:** Planner  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 5/24/2024 11:30:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include the 1/4 section

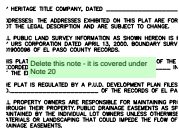


**Subject:** Planner  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 5/24/2024 11:31:09 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Planner  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 5/24/2024 11:51:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The following note shall be placed on the plat: "Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508"



**Subject:** Planner  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 5/24/2024 11:56:30 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete this note - it is covered under Note 20

EMPLOYER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATORY AGENCIES, AND OTHER AGENCY REQUIREMENTS, REGULATIONS, ORDINANCES, AND RULES AND IS ADVISED THAT THE DISTRICT OF DENVER AND THE COUNTY OF DENVER ARE UNDER FEDERAL SUPERVISORY CONTROL AND THAT THE DISTRICT OF DENVER IS SUBJECT TO FEDERAL SUPERVISORY CONTROL. THE DISTRICT OF DENVER AND THE COUNTY OF DENVER ARE UNDER FEDERAL SUPERVISORY CONTROL AND THAT THE DISTRICT OF DENVER IS SUBJECT TO FEDERAL SUPERVISORY CONTROL.

**Subject:** Planner  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 5/24/2024 11:57:54 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete this note and replace with the proposed note below for tract maintenance

NO DRIVEWAY SHALL BE ESTABLISHED UPON THE DENVER BASIN AQUIFERS IS ALLOCATED TO THE DENVER BASIN AQUIFERS FOR USE IN SUBDIVISIONS WHICH UTILIZE CENTRAL SERVICES AND WHICH ARE INCORPORATED IN A PERMANENT WATER SUPPLY.

**Subject:** Planner  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 5/24/2024 11:58:52 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This note is not necessary for subdivisions which utilize central services

Identify in the road labels whether these are public or private right-of-way.

**Subject:** Planner  
**Page Label:** 2  
**Author:** Ryan Howser  
**Date:** 5/24/2024 12:02:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify in the road labels whether these are public or private right-of-way

**Soils & Geology (1)**

ADD TO NOTE 12: GEOLOGIC HAZARD NOTE-FINAL PLAT: (TO BE CUSTOMIZED BASED UPON THE INDIVIDUAL CIRCUMSTANCES)

**Subject:** Soils & Geology  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 5/24/2024 11:56:33 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add to Note 12:  
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

In Areas of High Groundwater:  
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

**Wastewater (1)**

REPLACE NOTE 5: WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE \_\_\_\_\_ (DISTRICT OR PROVIDER NAME(S)) SUBJECT TO THE DISTRICT'S (PROVIDERS) RULES, REGULATIONS AND SPECIFICATIONS.

**Subject:** Wastewater  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 5/24/2024 11:59:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Replace Note 5:  
 Water and wastewater service for this subdivision is provided by the \_\_\_\_\_ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications.

---

## Woodmen Road (1)

---

Replace Note 24:  
All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of structural improvements to Woodmen Road.

**Subject:** Woodmen Road  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 5/24/2024 12:01:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Replace Note 24:

All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.