

N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNET / LANDSCAPE ARCHITECT

AN ASSOCIATION WITH

PROJECT INFO

DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iken

SEAL

ISSUE INFO

DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.30.2020	B.I.	PER COUNTY COMMENTS
06.23.2020	B.I.	PER COUNTY COMMENTS
07.01.2020	B.I.	PER COUNTY COMMENTS

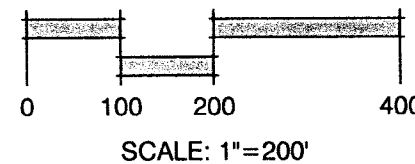
ISSUE / REVISION

LEGAL PLAN

SHEET TITLE

SHEET NUMBER

PUDSP-199



LEGAL DESCRIPTION - ROLLING HILLS RANCH FILING 1-3:

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 20 AND 29,
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 C OF MERIDIAN RANCH FILING NO. 9,
RECORDED WITH RECEPTION NO. 216713763 IN THE RECORDS OF EL PASO COUNTY;

1. THENCE N51°53'30"W ON SAID TRACT LINE A DISTANCE OF 26.13 FEET TO A CURVE TO THE RIGHT;
THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF
04°41'46", AN ARC LENGTH OF 27.05 FEET, WHOSE LONG CHORD BEARS N35°45'37"E A DISTANCE OF 27.04
FEET;
2. THENCE N72°56'20"E A DISTANCE OF 32.99 FEET;
3. THENCE N24°30'35"E A DISTANCE OF 60.00 FEET;
4. THENCE N22°23'52"W A DISTANCE OF 32.06 FEET;
5. THENCE N20°49'43"E A DISTANCE OF 52.81 FEET TO A CURVE TO THE LEFT;
6. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF
22°38'05", AN ARC LENGTH OF 248.88 FEET, WHOSE LONG CHORD BEARS N09°30'41"E A DISTANCE OF 247.27
FEET;
7. THENCE N42°56'08"E A DISTANCE OF 31.12 FEET;
8. THENCE N02°04'24"W A DISTANCE OF 100.00 FEET;
9. THENCE N87°55'36"E A DISTANCE OF 348.00 FEET TO A CURVE TO THE RIGHT;
10. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7540.00 FEET, A DELTA ANGLE OF
06°09'39", AN ARC LENGTH OF 107.53 FEET, WHOSE LONG CHORD BEARS S88°59'34"E A DISTANCE OF 107.48
FEET;
11. THENCE S85°54'45"E A DISTANCE OF 400.64 FEET TO A CURVE TO THE RIGHT;
12. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7540.00 FEET, A DELTA ANGLE OF
03°02'05", AN ARC LENGTH OF 399.38 FEET, WHOSE LONG CHORD BEARS S84°23'42"E A DISTANCE OF 399.33
FEET;
13. THENCE S07°07'21"W A DISTANCE OF 100.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
14. 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 S82°43'19"E A DISTANCE OF 40.44
FEET;
15. THENCE S82°33'58"E A DISTANCE OF 1906.13 FEET;
16. THENCE S28°18'46"E A DISTANCE OF 1200.00 FEET;
17. THENCE N86°45'47"E A DISTANCE OF 400.00 FEET;
18. THENCE S44°45'04"E A DISTANCE OF 478.58 FEET TO A POINT ON THE WESTERLY BOUNDARY OF
FALCON REGIONAL PARK, RECORDED WITH RECEPTION NO. 214096227 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING TWO (2) COURSES ARE ON SAID BOUNDARY LINE:

20. THENCE S45°14'56"W A DISTANCE OF 1150.00 FEET;
21. THENCE S00°11'44"E A DISTANCE OF 550.00 FEET;
22. THENCE S00°34'48"W A DISTANCE OF 80.00 FEET;
23. THENCE N89°25'12"W A DISTANCE OF 715.30 FEET;
24. THENCE S45°34'48"W A DISTANCE OF 14.54 FEET;
25. THENCE S00°34'48"W A DISTANCE OF 236.58 FEET;
26. THENCE S05°23'19"E A DISTANCE OF 103.70 FEET;
27. THENCE S17°01'39"E A DISTANCE OF 103.70 FEET;
28. THENCE S22°59'45"E A DISTANCE OF 174.64 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF
FALCON HIGH SCHOOL, RECORDED WITH RECEPTION NO. 206058517 IN THE RECORDS OF EL PASO COUNTY;
29. THENCE S89°19'41"W A DISTANCE OF 21.70 FEET ALONG SAID BOUNDARY;
30. THENCE S67°31'44"W A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF
MERIDIAN RANCH FILING NO. 11A, RECORDED WITH RECEPTION NO. 214713513 IN THE RECORDS OF EL PASO
COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

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

31. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1710.00 FEET, A DELTA ANGLE OF
00°31'29", AN ARC LENGTH OF 15.66 FEET, WHOSE LONG CHORD BEARS N22°44'00"W A DISTANCE OF 15.66
FEET;
32. THENCE N22°59'45"W A DISTANCE OF 63.09 FEET;
33. THENCE S86°16'43"W A DISTANCE OF 450.00 FEET;
34. THENCE N63°51'45"W A DISTANCE OF 640.00 FEET;
35. THENCE N30°07'09"W A DISTANCE OF 150.37 FEET;
36. THENCE N81°02'28"W A DISTANCE OF 139.95 FEET;
37. THENCE N05°41'51"W A DISTANCE OF 647.93 FEET;
38. THENCE N80°23'28"W A DISTANCE OF 503.71 FEET;
39. THENCE S72°14'49"W A DISTANCE OF 634.05 FEET TO A POINT ON THE EASTERLY BOUNDARY OF
MERIDIAN RANCH FILING NO. 8, RECORDED WITH RECEPTION NO. 215713635 IN THE RECORDS OF EL PASO
COUNTY;

THE FOLLOWING ELEVEN (11) COURSES ARE ON SAID BOUNDARY LINE:

40. THENCE N05°03'36"W A DISTANCE OF 165.00 FEET;
41. THENCE N20°15'12"W A DISTANCE OF 165.00 FEET;
42. THENCE N31°56'26"W A DISTANCE OF 165.00 FEET;
43. THENCE N42°44'55"W A DISTANCE OF 102.00 FEET;
44. THENCE N55°18'55"W A DISTANCE OF 75.00 FEET;
45. THENCE N36°06'38"E A DISTANCE OF 108.00 FEET;
46. THENCE N49°25'02"W A DISTANCE OF 134.00 FEET;
47. THENCE N33°45'49"W A DISTANCE OF 132.00 FEET;
48. THENCE N17°12'24"W A DISTANCE OF 137.00 FEET;
49. THENCE N09°04'29"W A DISTANCE OF 85.86 FEET;
50. THENCE N03°22'02"E A DISTANCE OF 74.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID
MERIDIAN RANCH FILING NO. 9;

THE FOLLOWING SEVEN (7) COURSES ARE ON SAID BOUNDARY LINE:

51. THENCE N10°04'06"W A DISTANCE OF 162.63 FEET;
52. THENCE N26°31'01"W A DISTANCE OF 218.96 FEET;
53. THENCE N86°43'25"W A DISTANCE OF 140.00 FEET;
54. THENCE N01°13'59"W A DISTANCE OF 97.14 FEET;
55. THENCE N04°28'51"E A DISTANCE OF 360.75 FEET;
56. THENCE N12°48'36"W A DISTANCE OF 91.63 FEET;
57. THENCE N22°11'16"W A DISTANCE OF 110.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 251.094 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF
SECTION29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM
THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER
OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).

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PUD Development Plan / Preliminary Plan

DATE: October 19, 20
PROJECT MGR: J. Rome
PREPARED BY: B. I

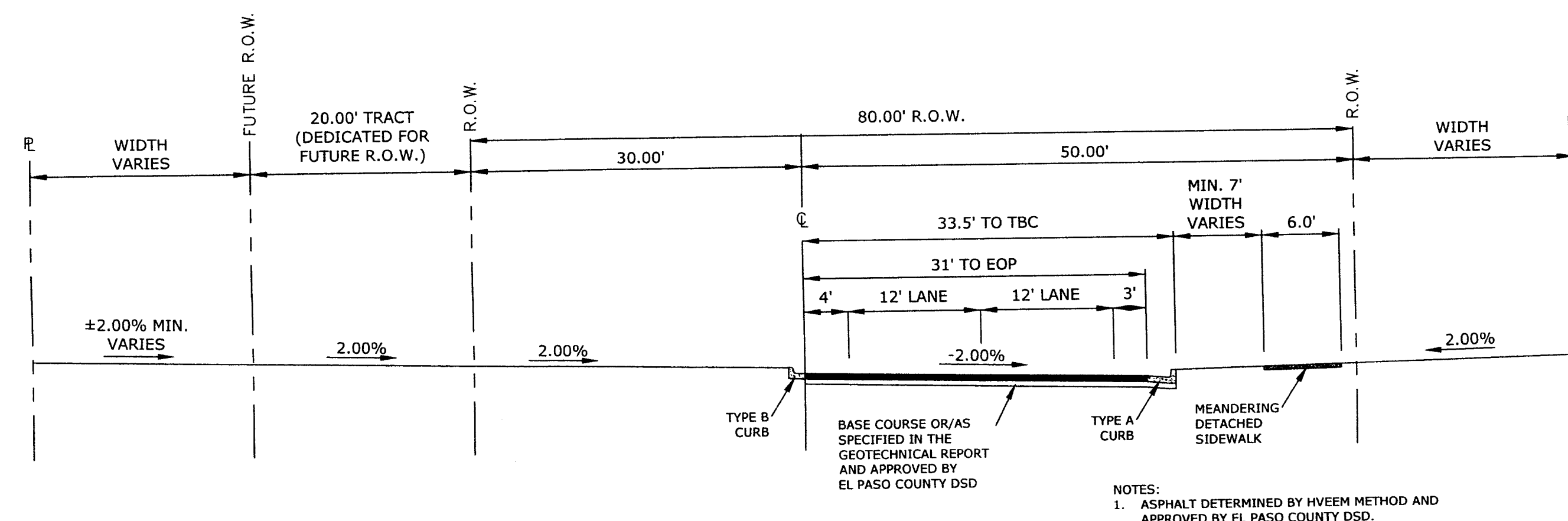
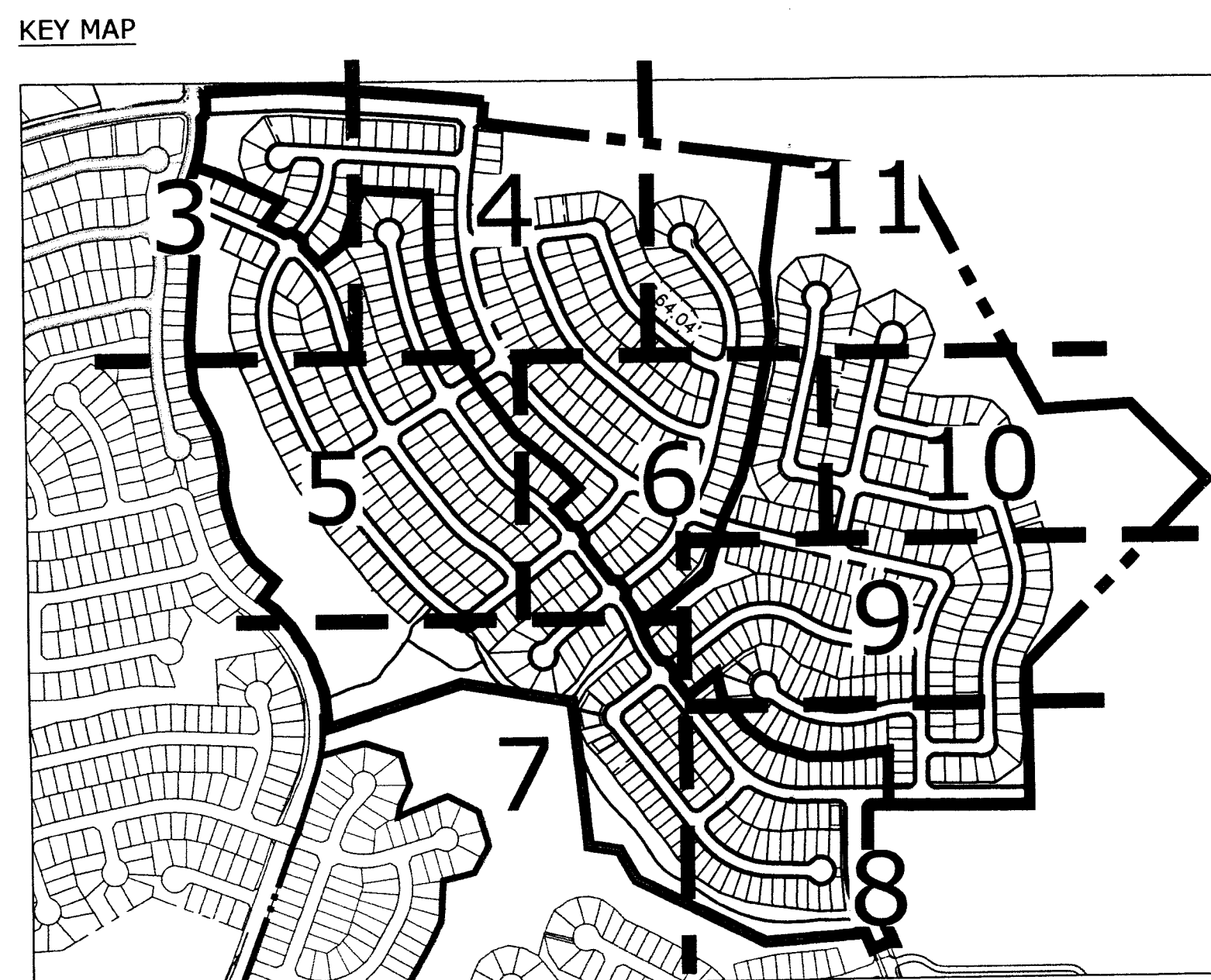
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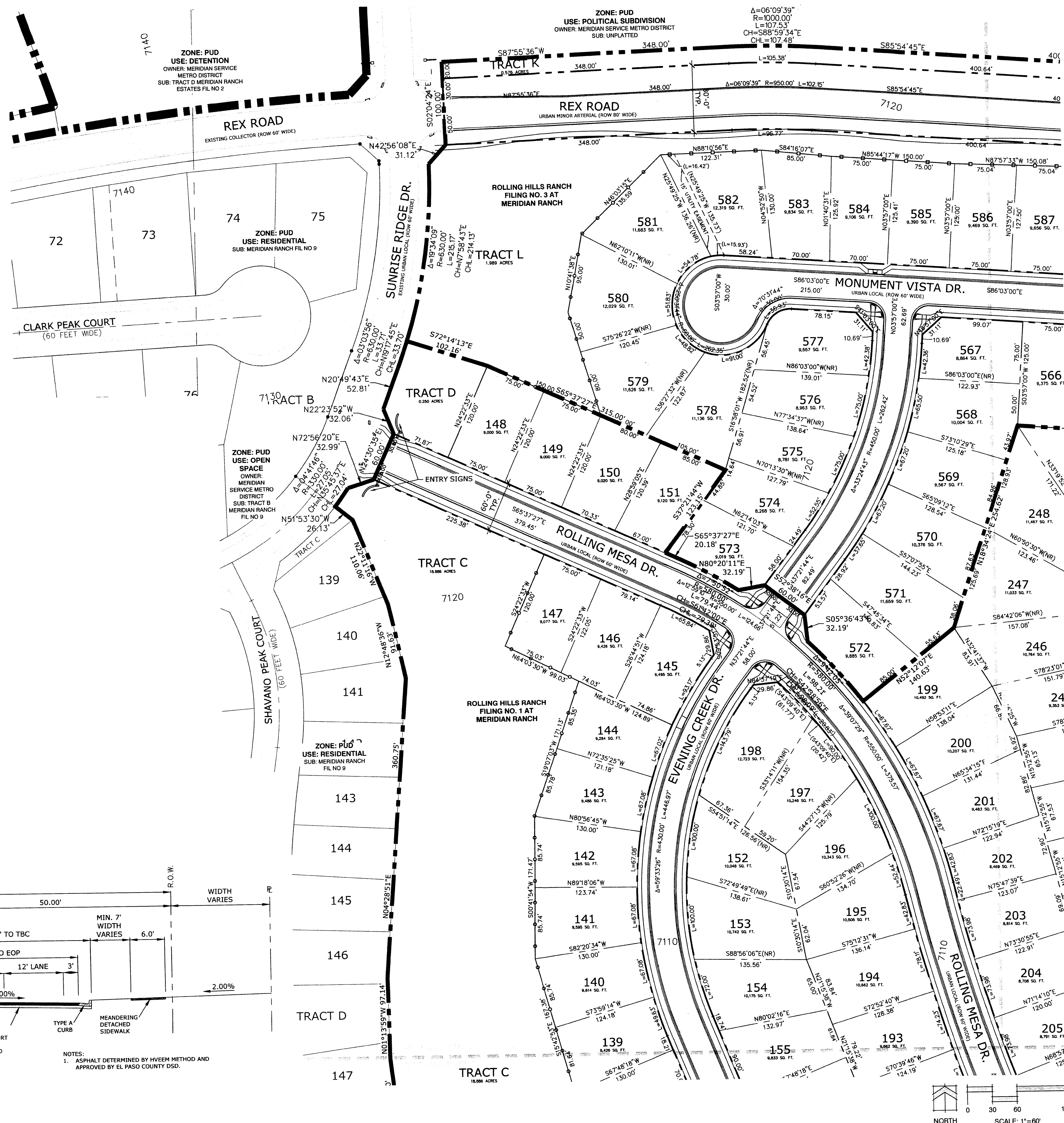
**WEST & SOUTH
SITE PLAN**

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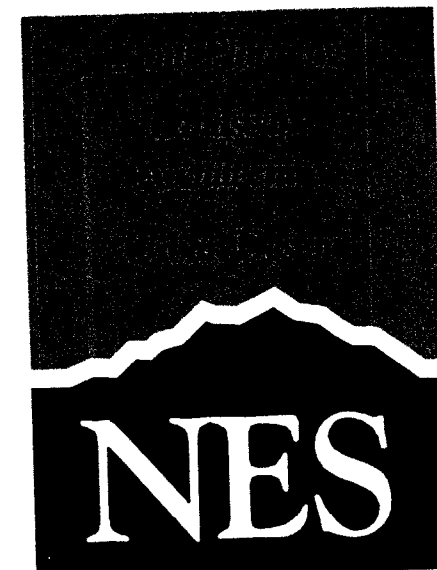
PUDSP-199



REF: ROAD 80' R.O.W. URBAN MINOR ARTERIAL ROAD



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DATE:

PREPARED BY:

October 19, 2019

J. Romero

B. Ison

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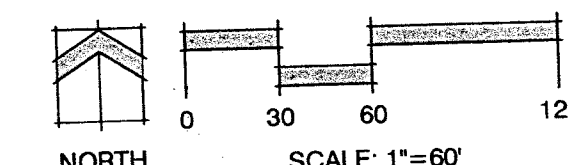
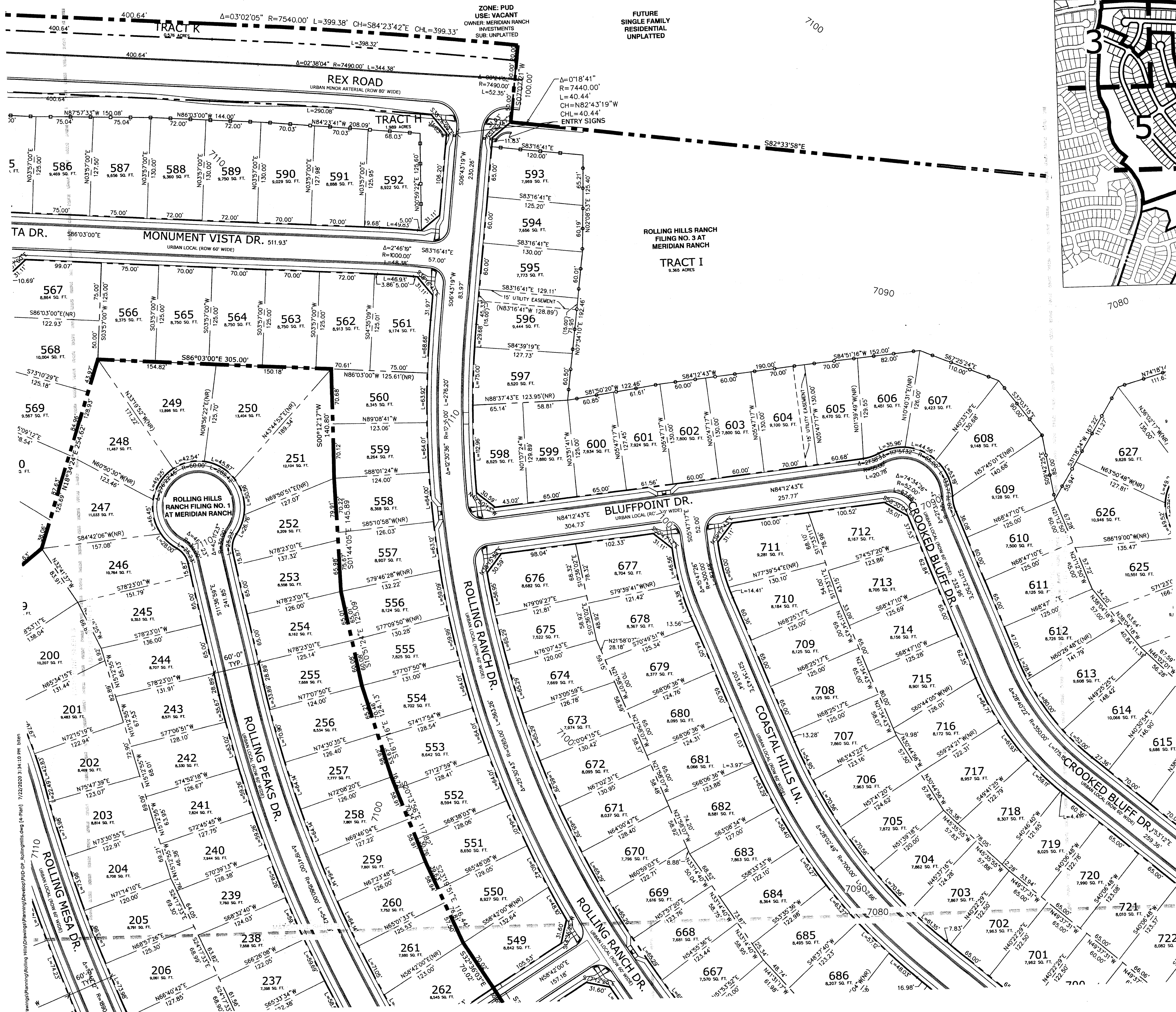
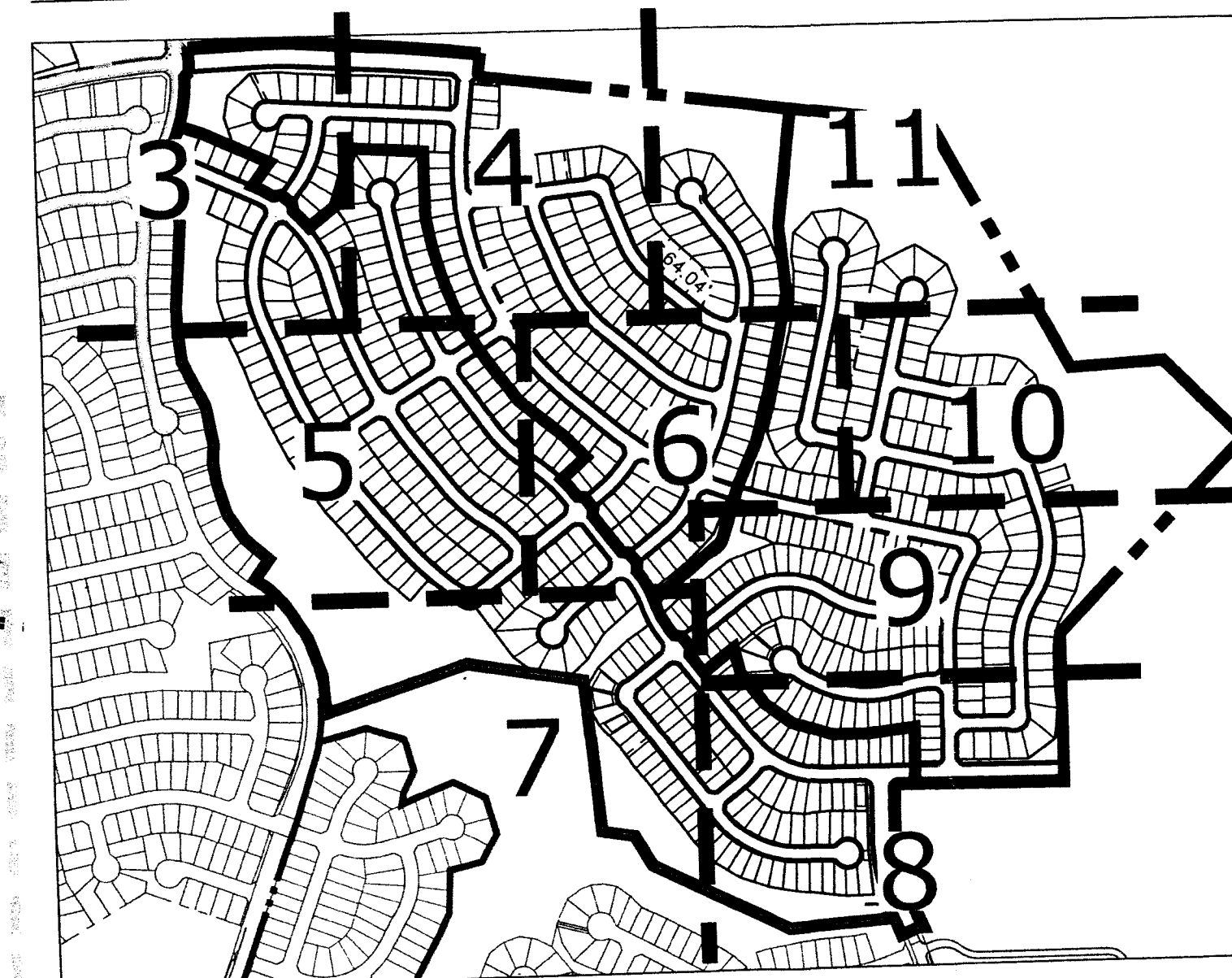
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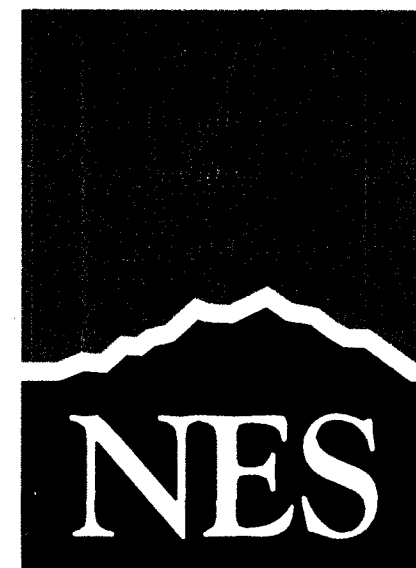
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PUDSP-199

KEY MAP





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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

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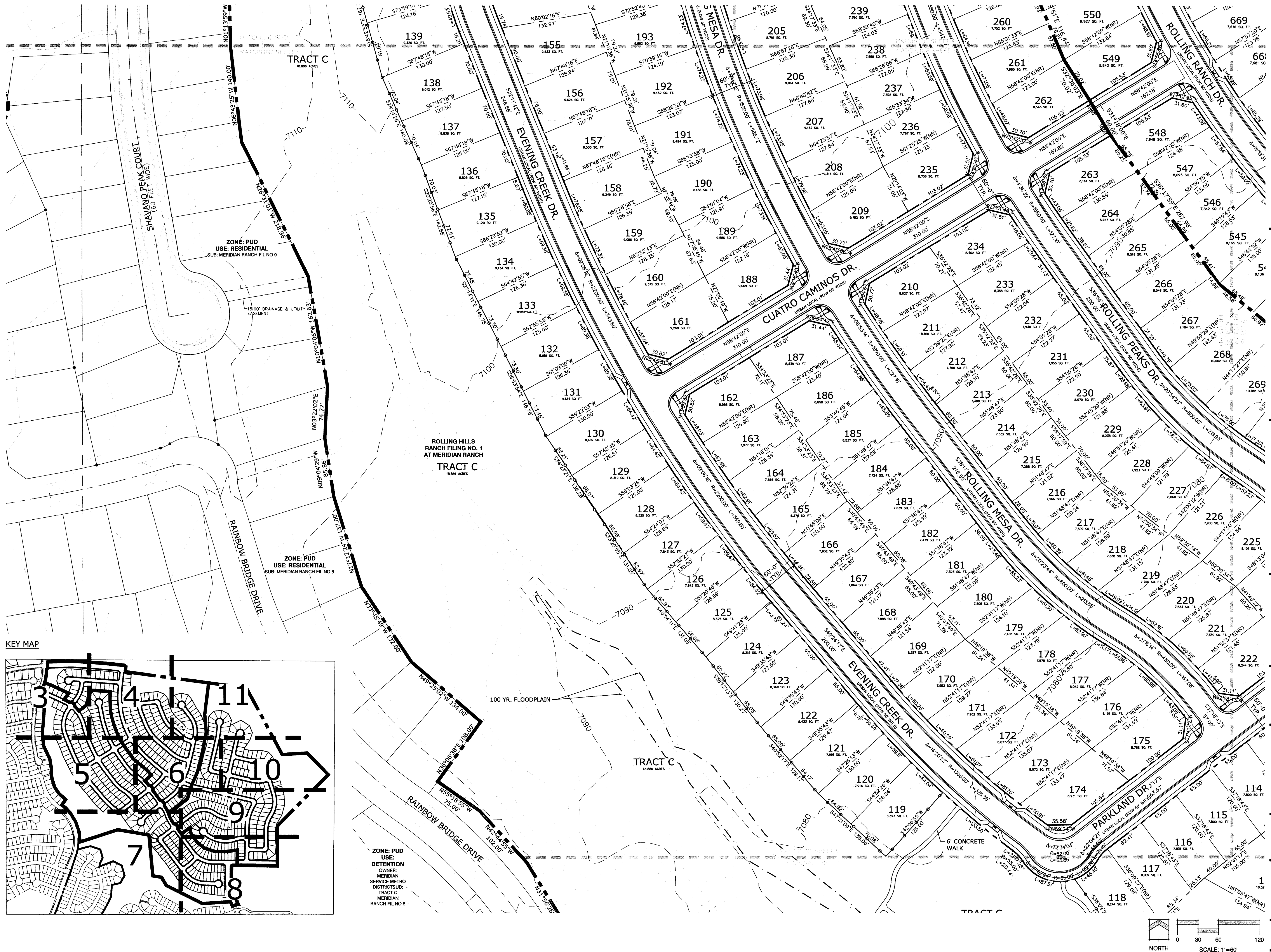
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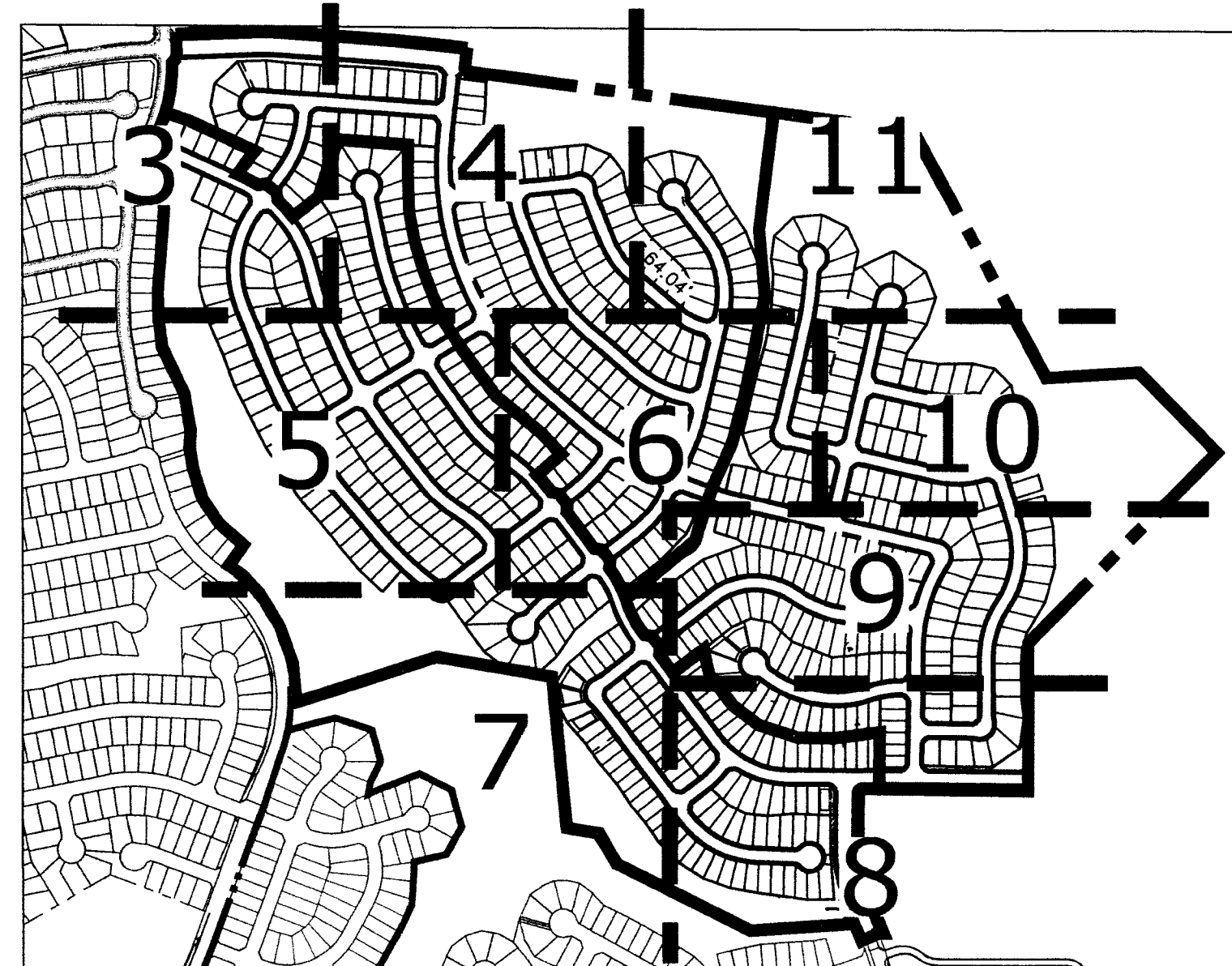
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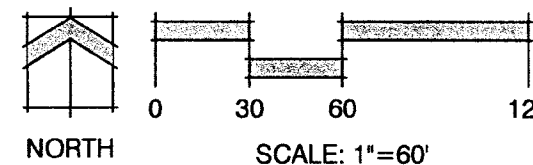
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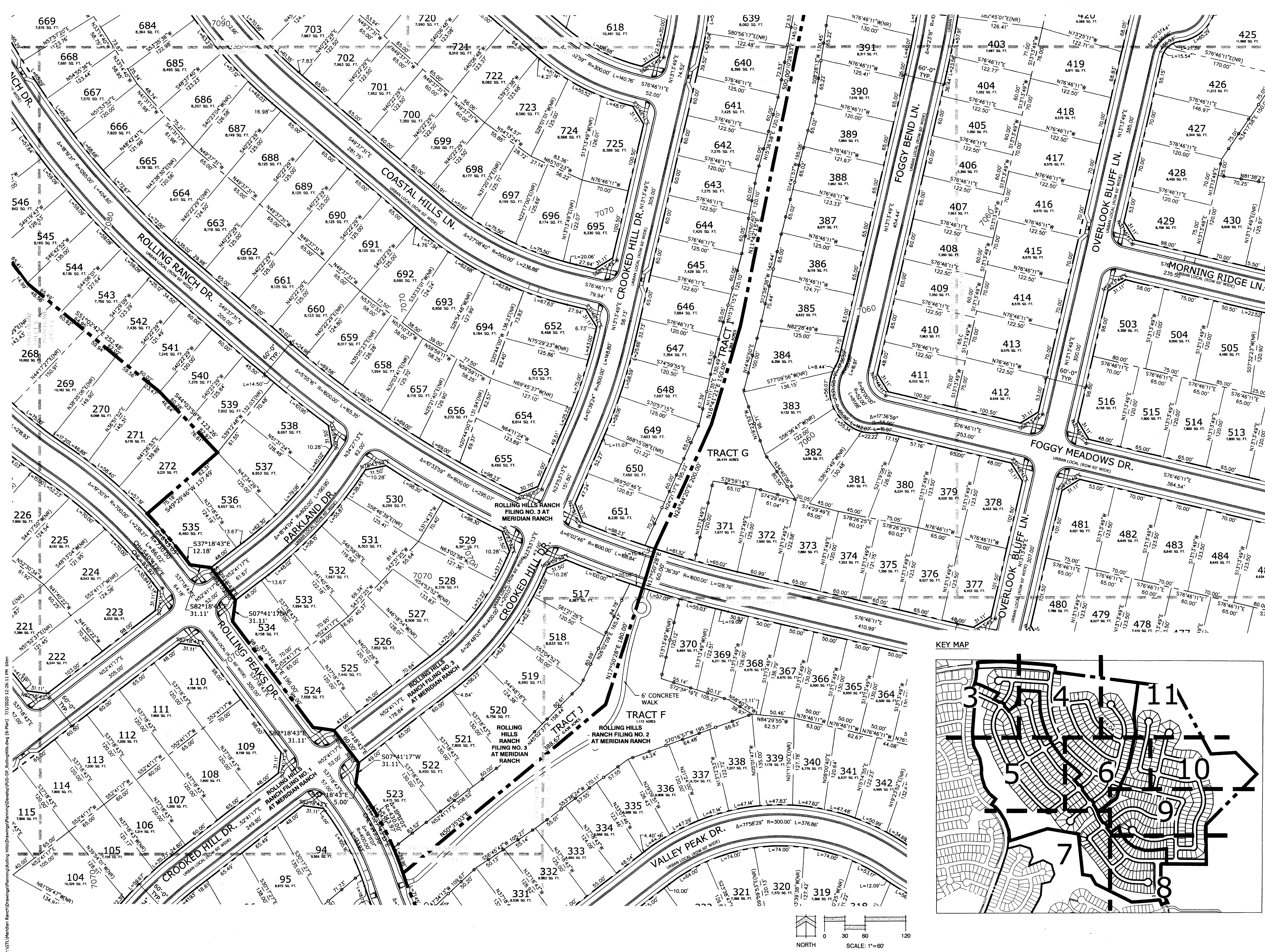


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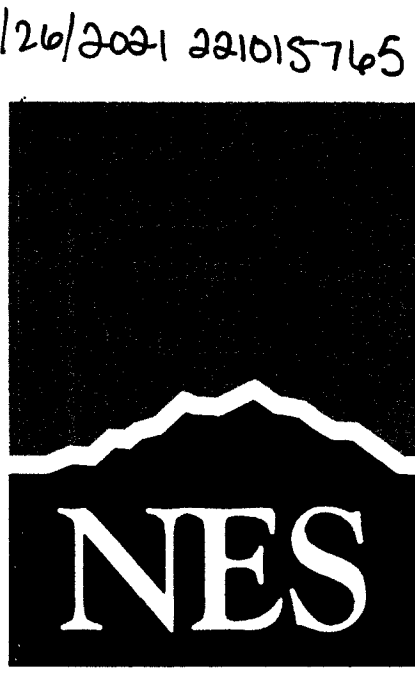


ZONE: PUD
USE: RESIDENTIAL
SUB: MERIDIAN RANCH FIL NO 8





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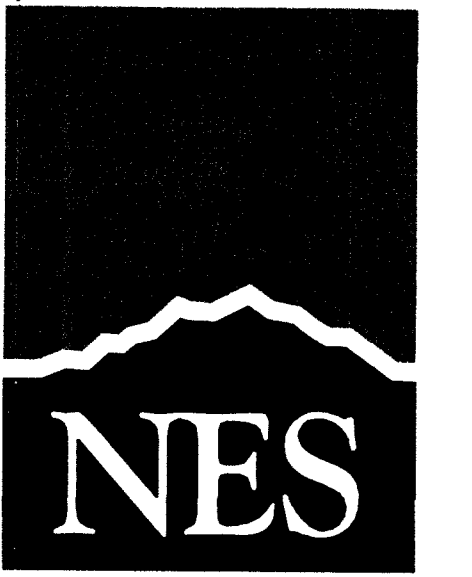
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WEST & SOUTH SITE PLAN

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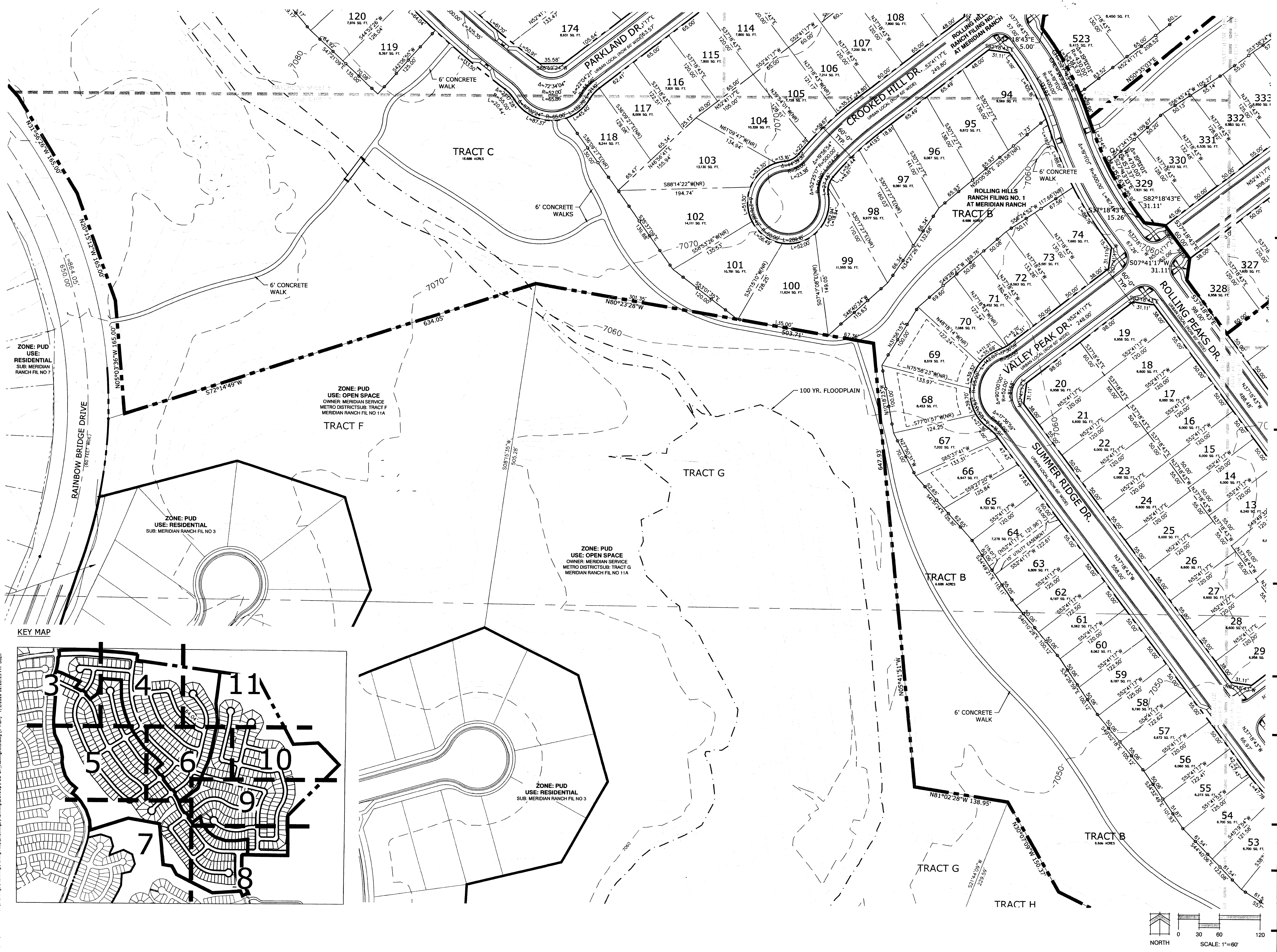
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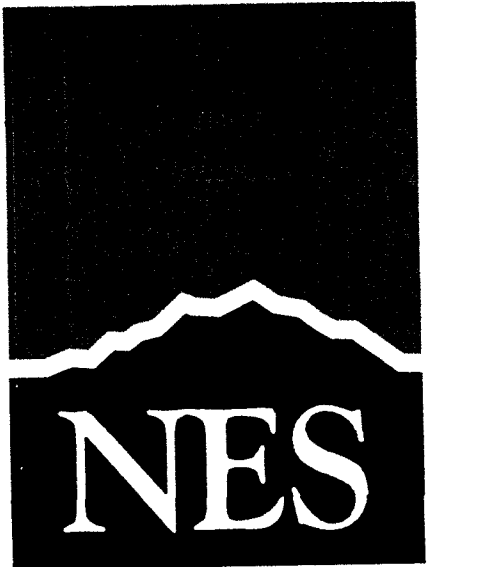
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WEST & SOUTH SITE PLAN

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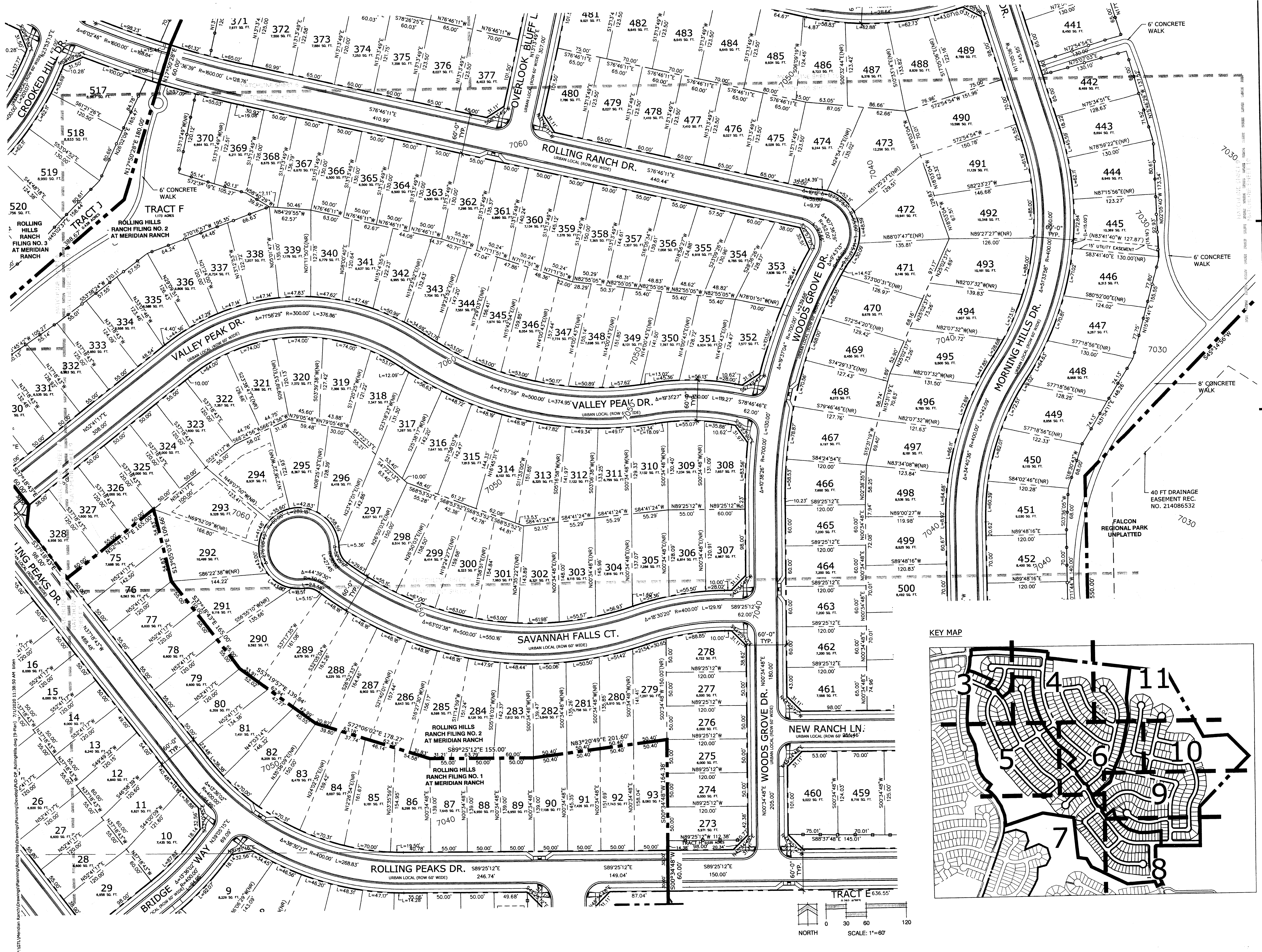
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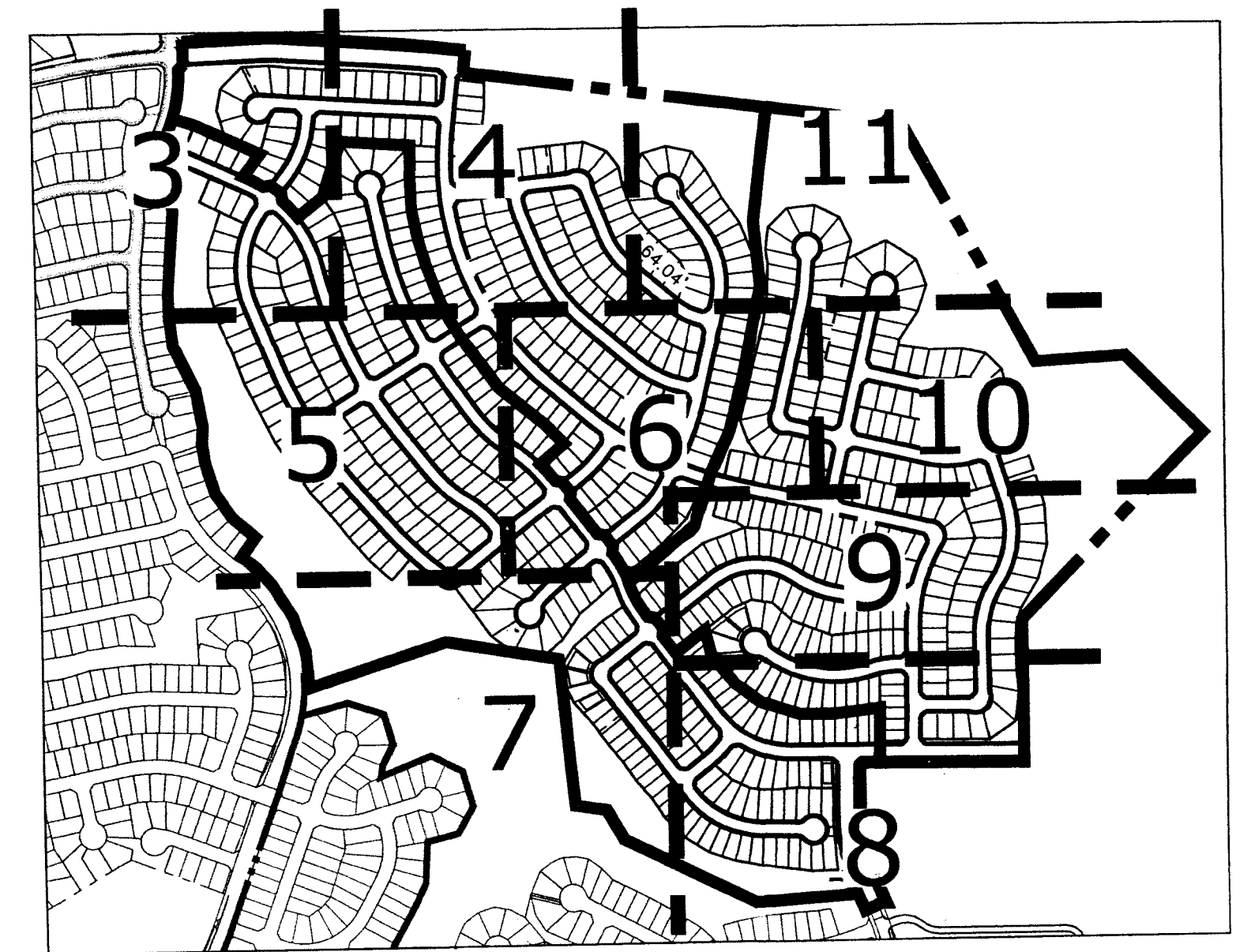
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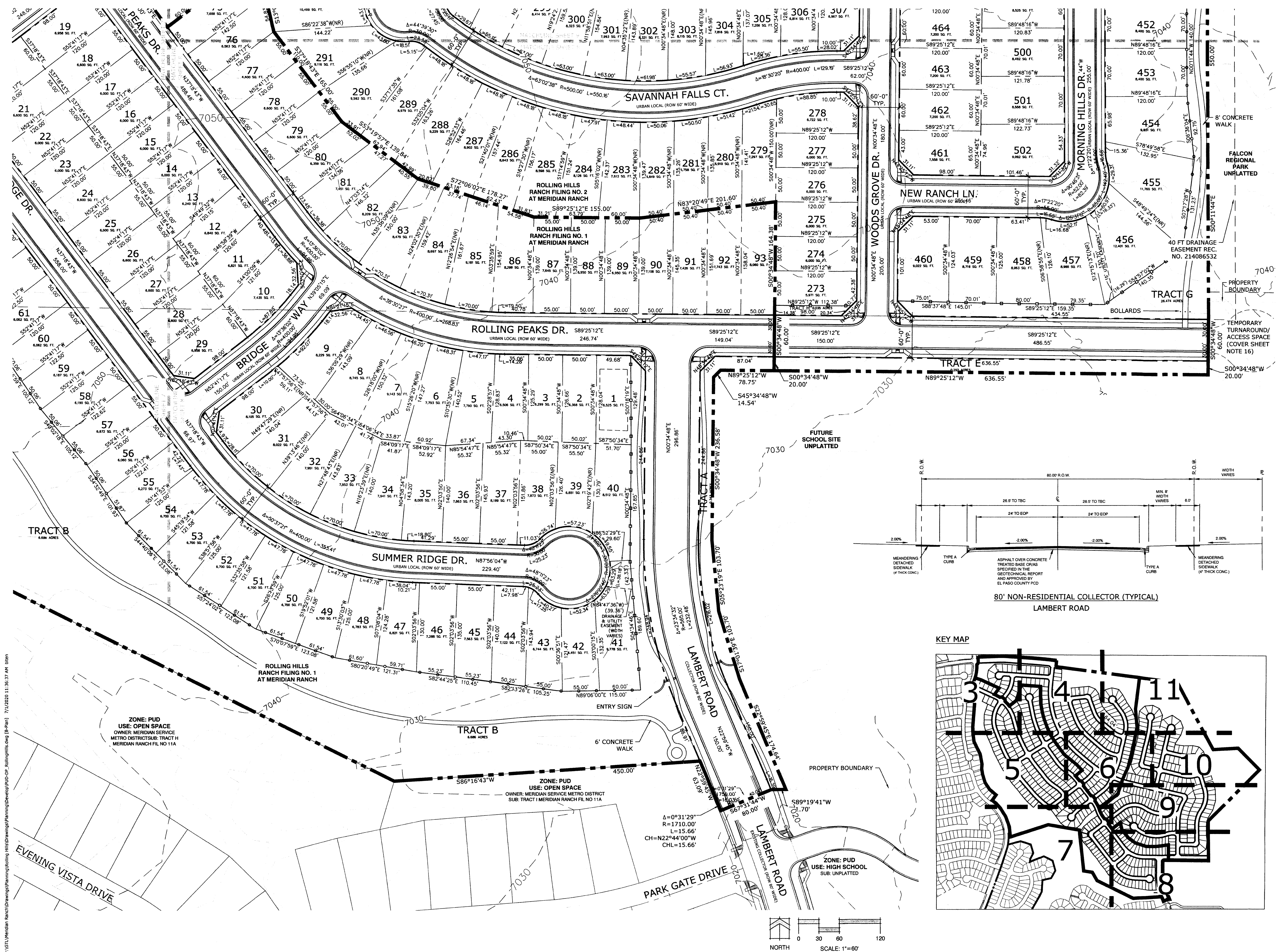
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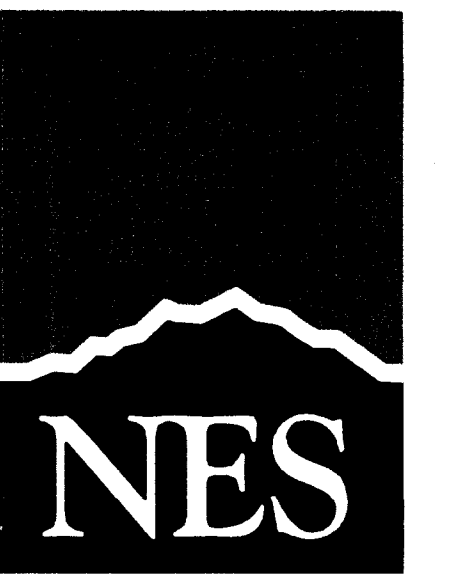


KEY MAP





01/26/2021 22105765



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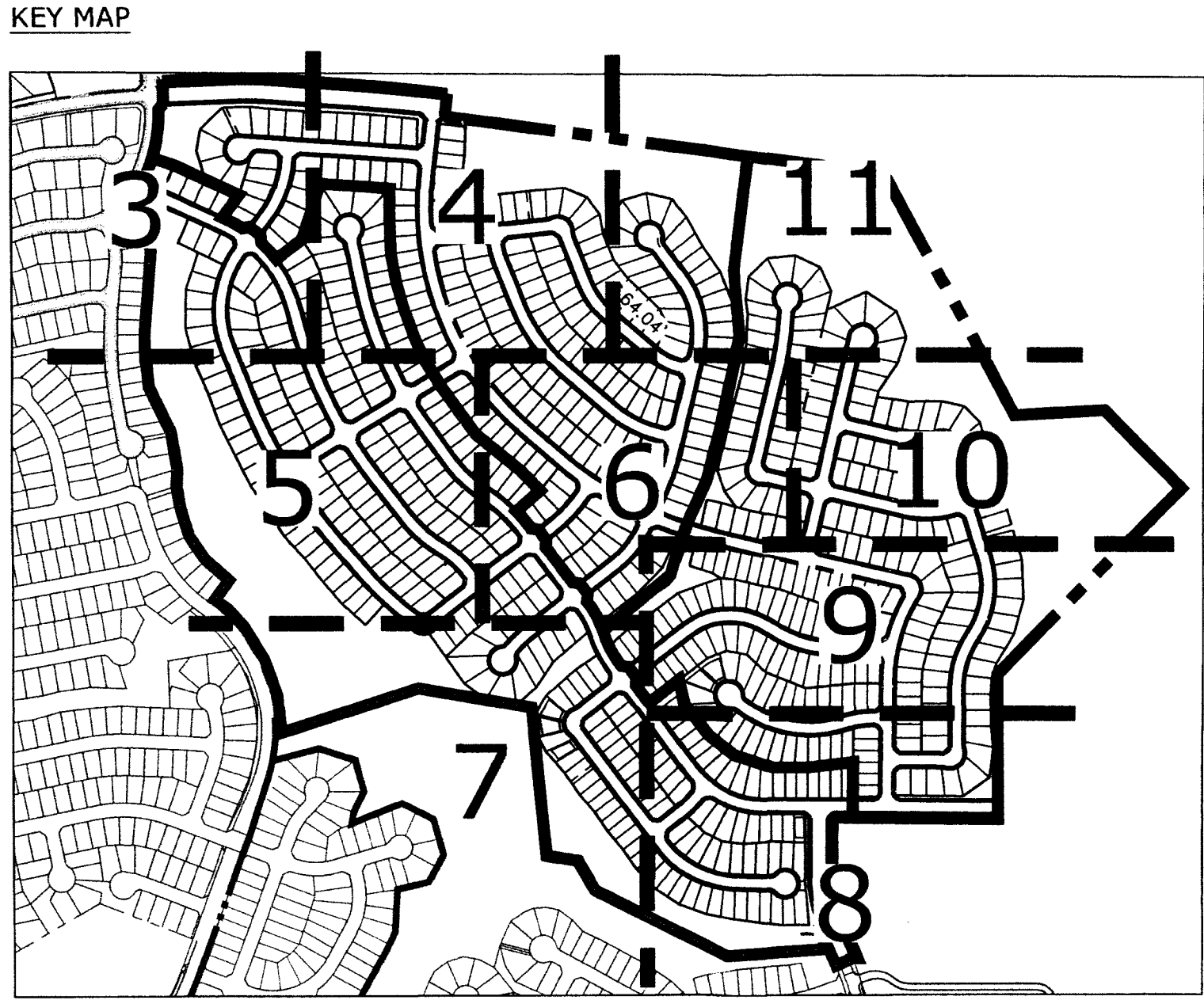
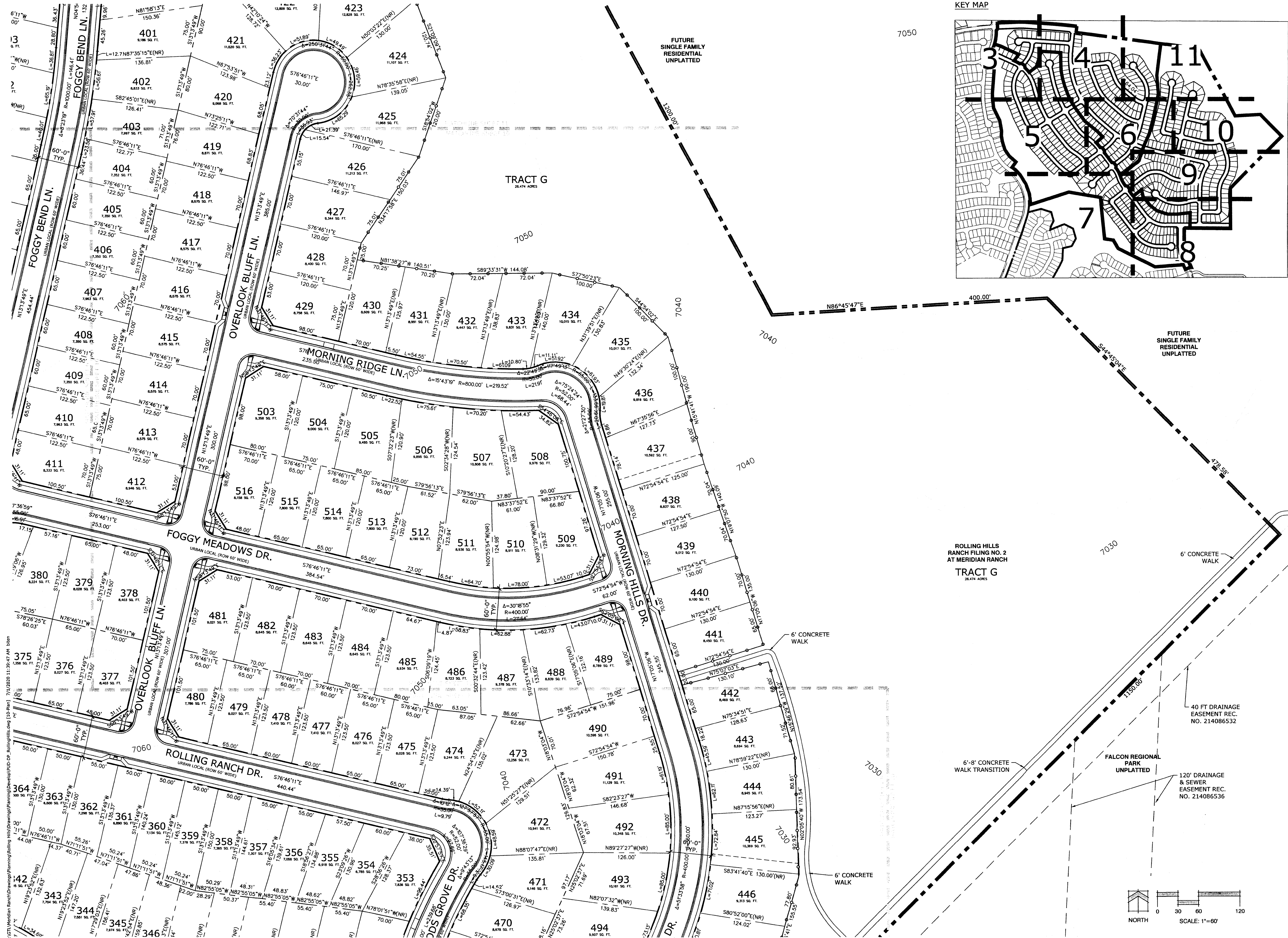
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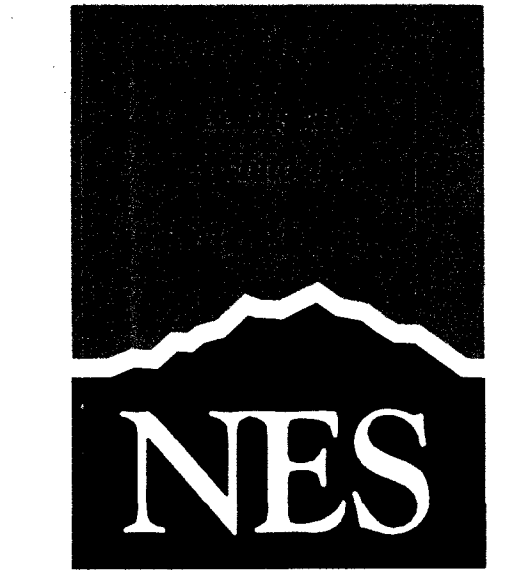
WEST & SOUTH SITE PLAN

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01/26/2024 221015765



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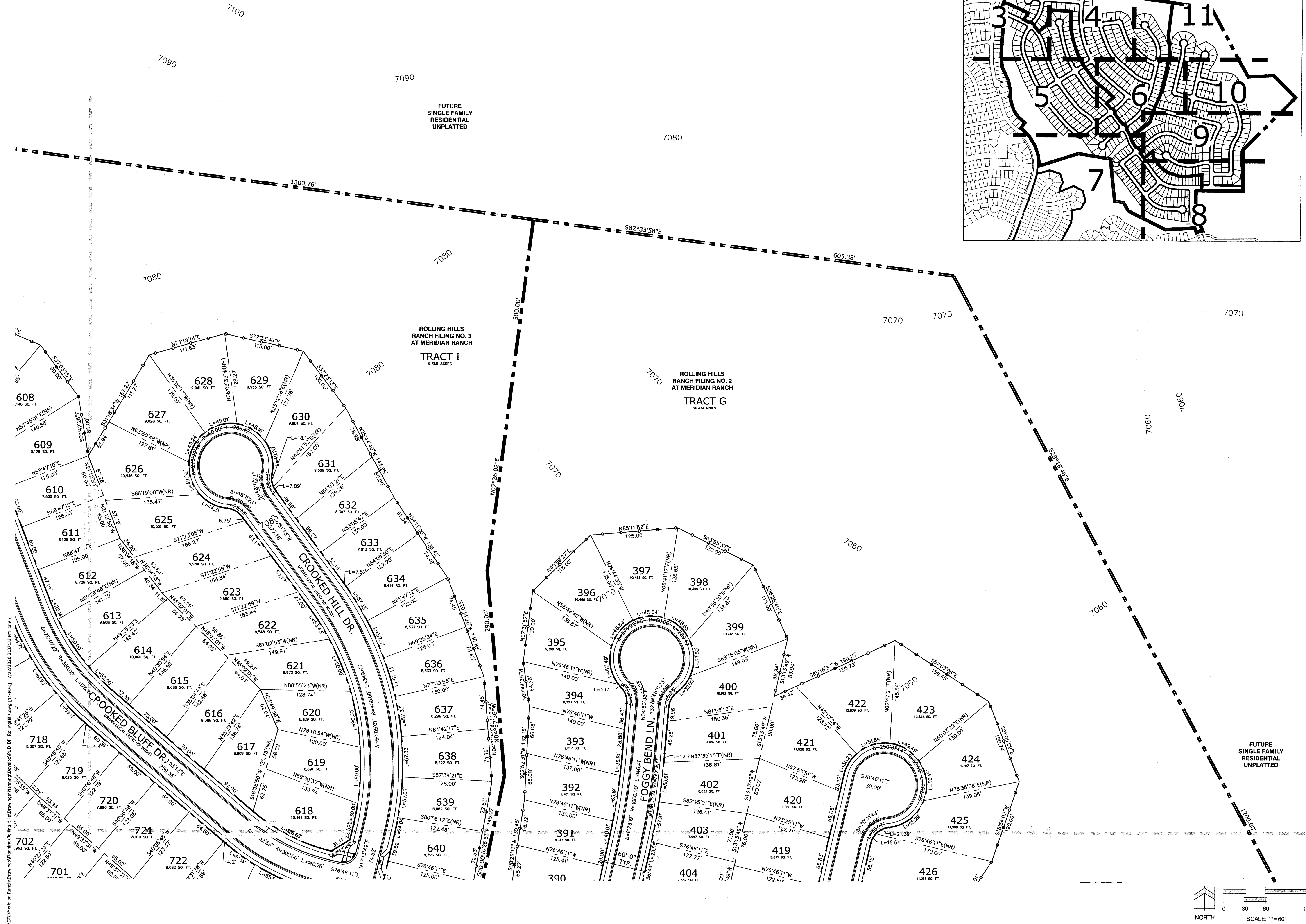
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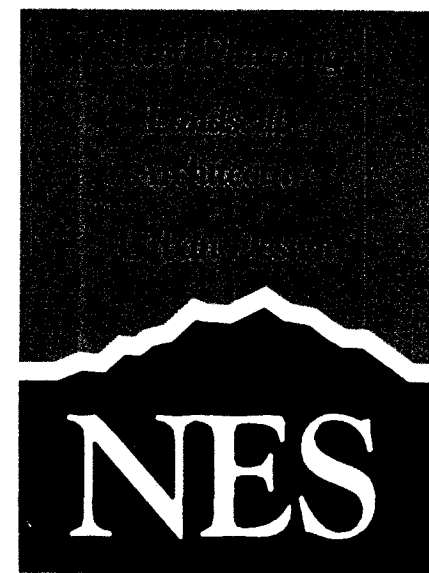
WEST & SOUTH SITE PLAN

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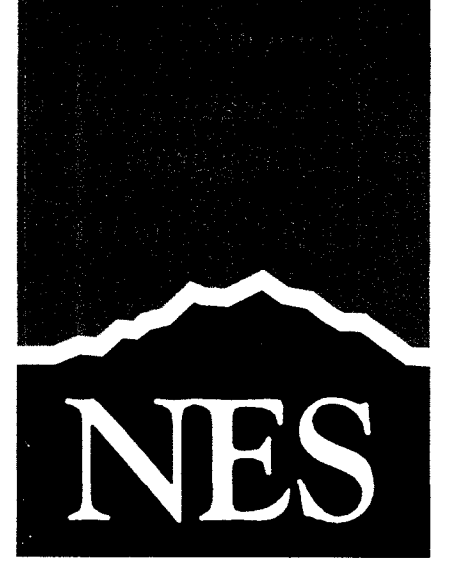
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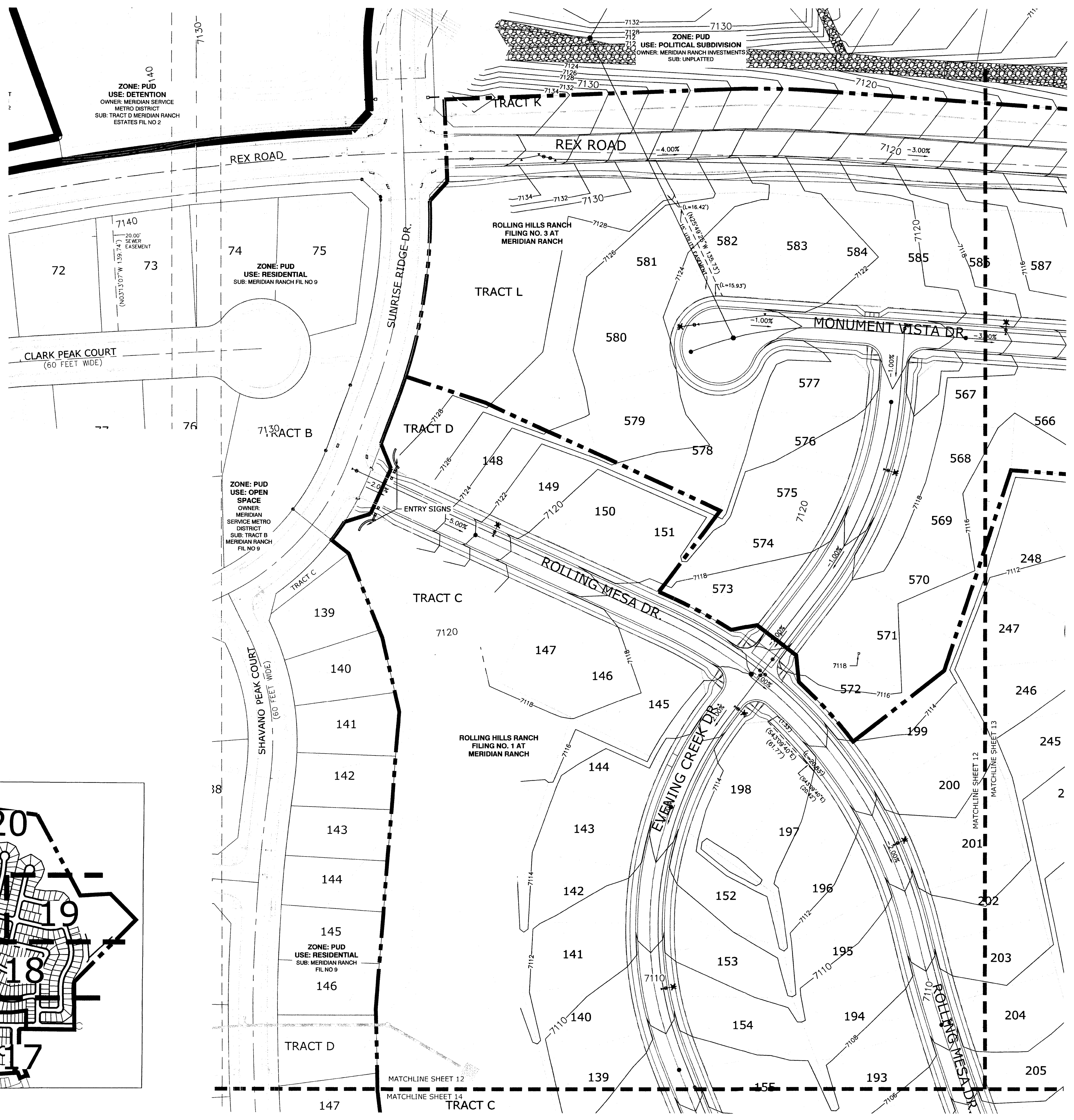
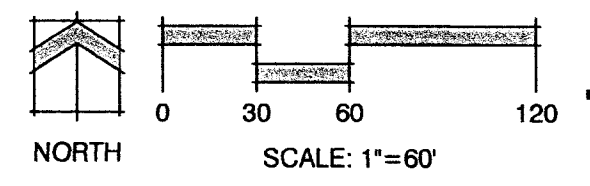
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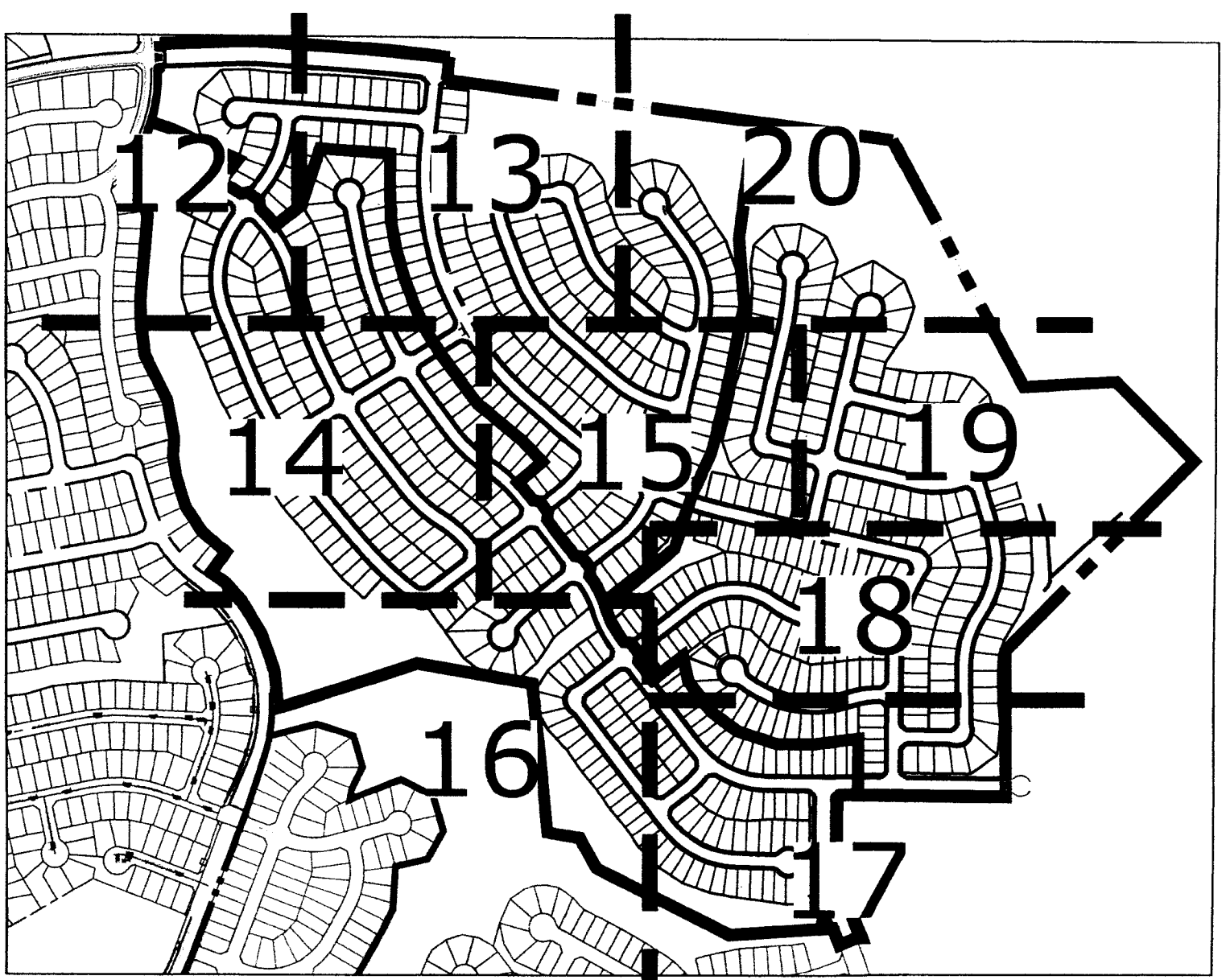
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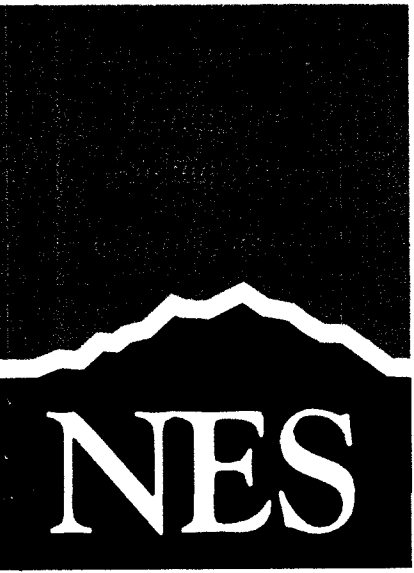
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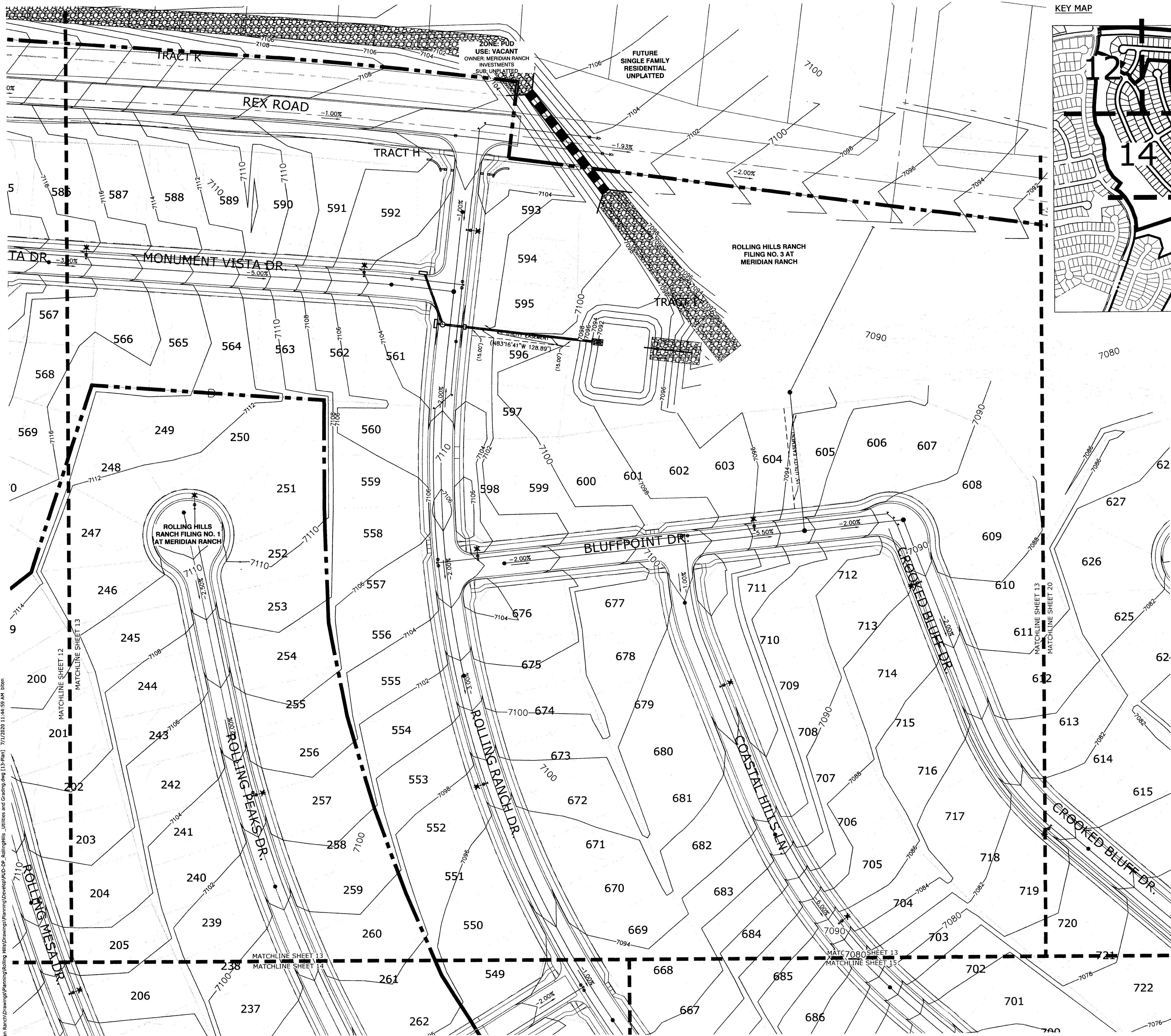
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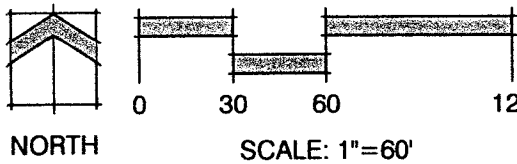
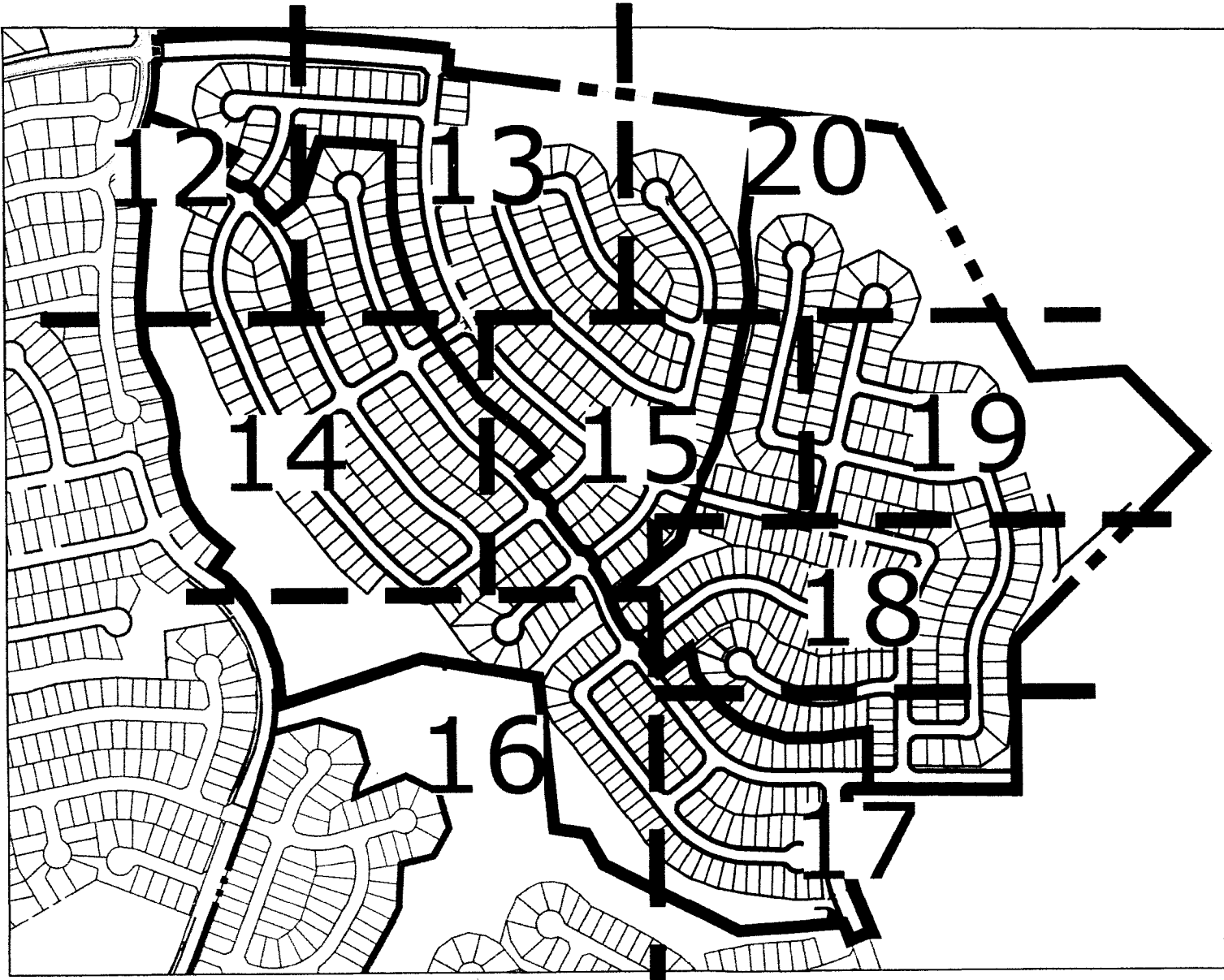
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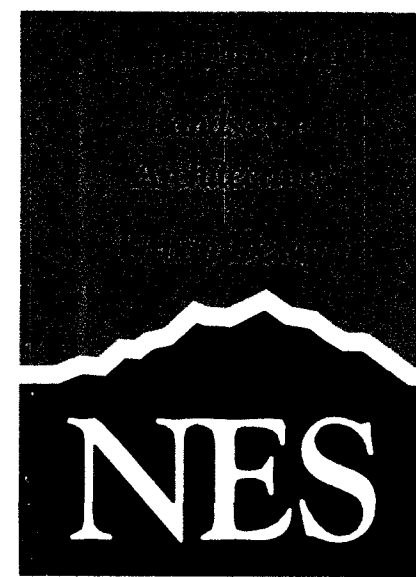
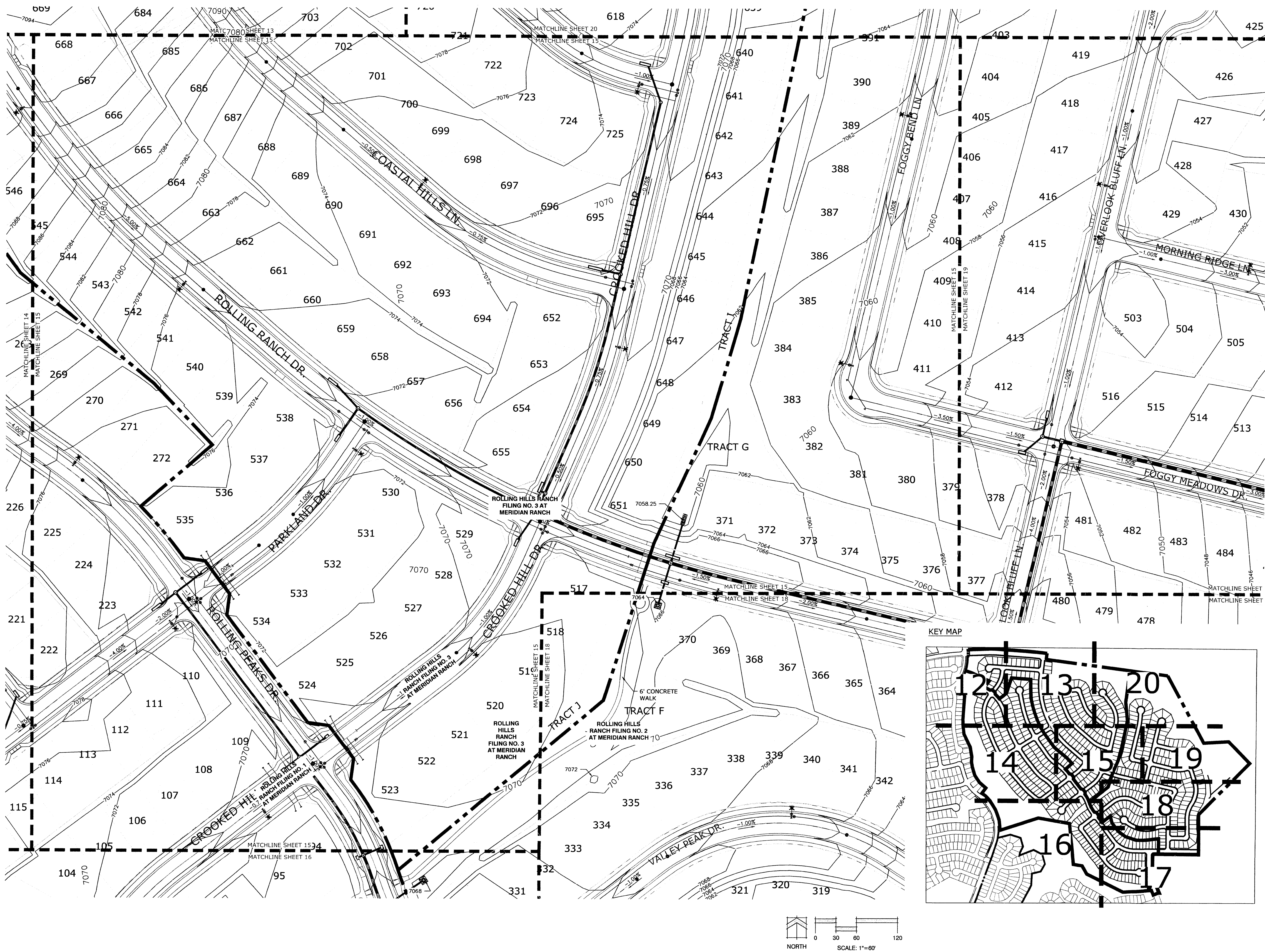
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OF 34

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KEY MAP





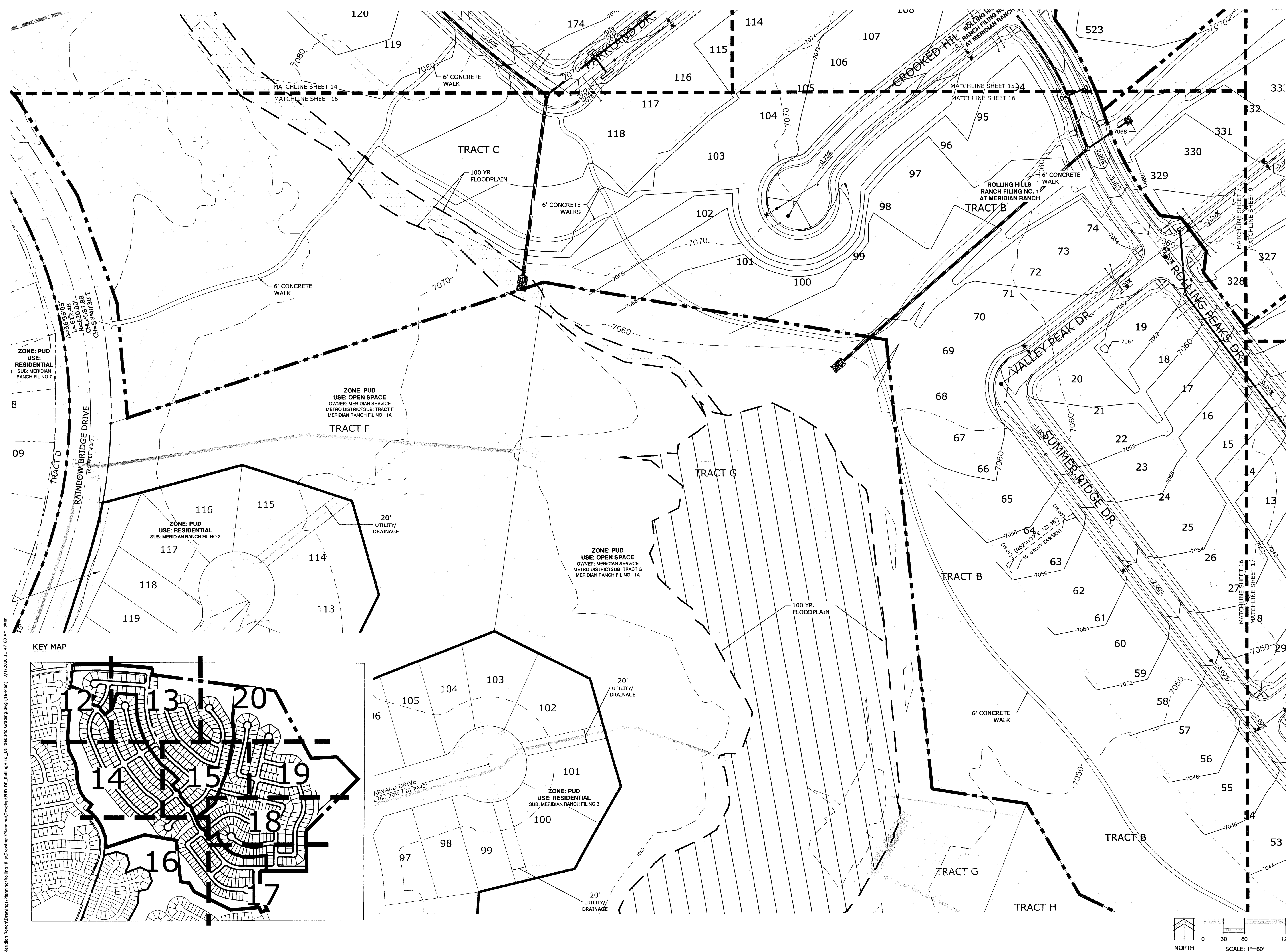
Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Ite

DATE:	BY:	DESCRIPTION:
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments
06.23.2020	B.I.	Per County Comments
07.01.2020	B.I.	Per County Comments

PRELIMINARY GRADING AND UTILITIES

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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

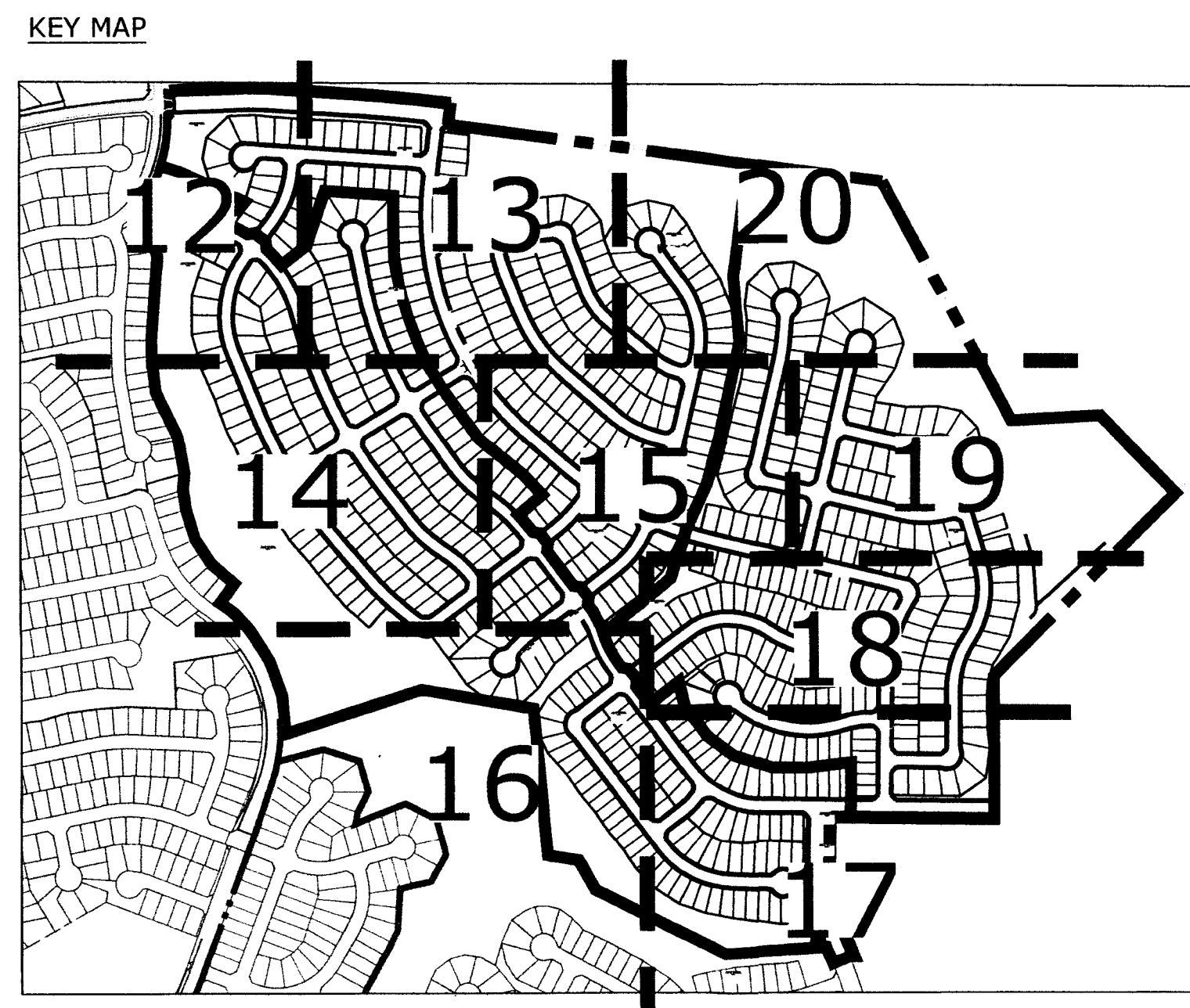
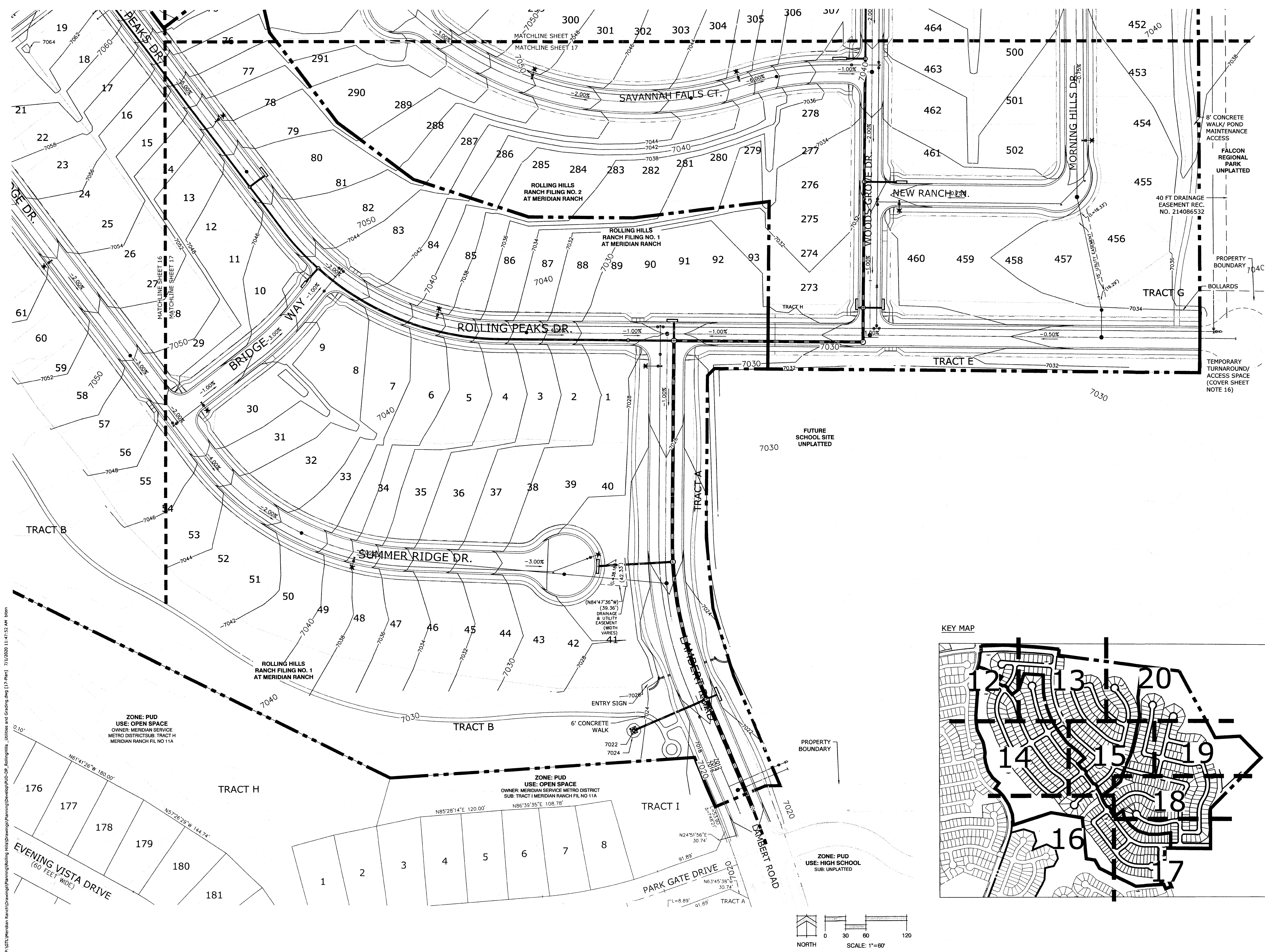
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PRELIMINARY GRADING AND UTILITIES

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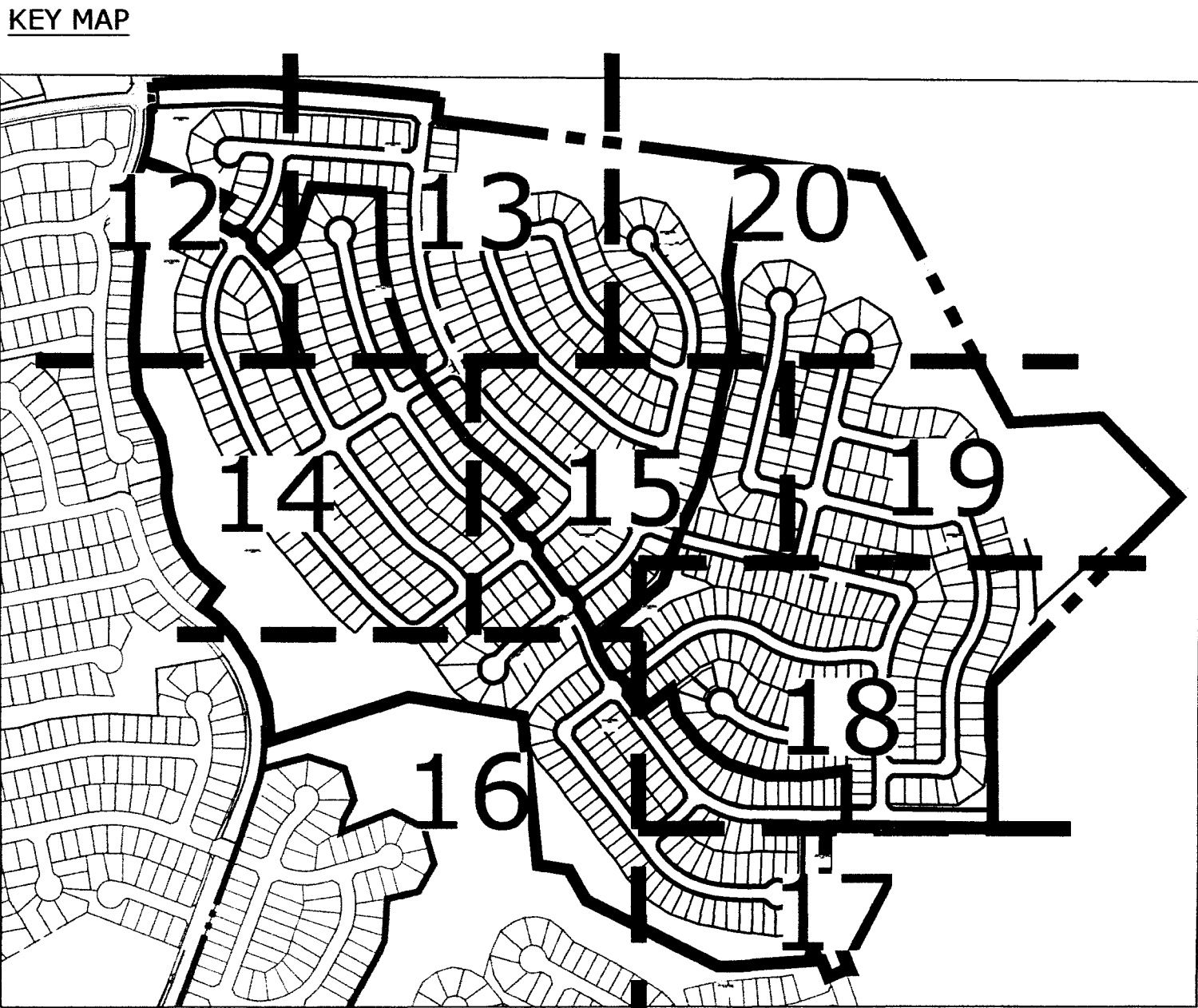
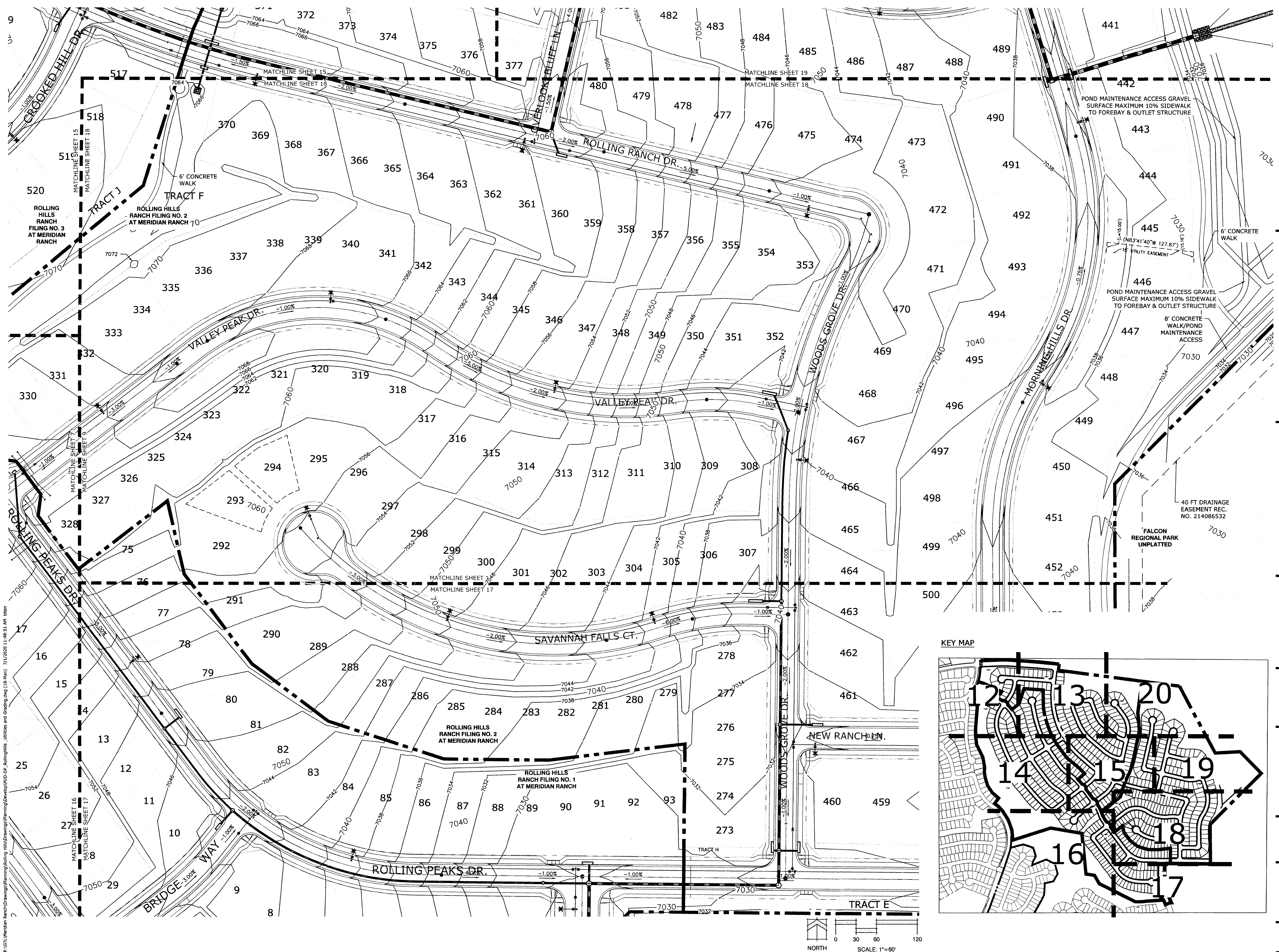
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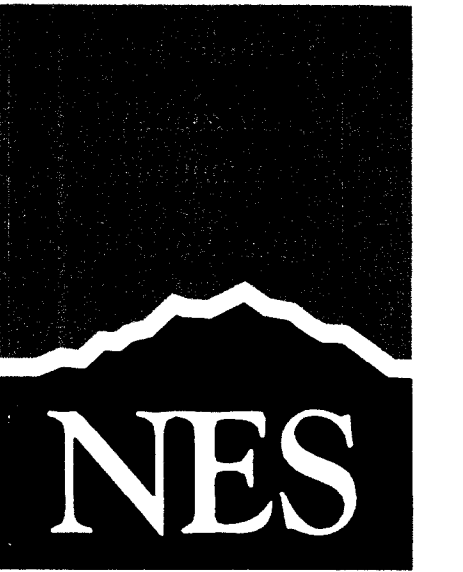
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PUD Development Plan /
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DATE: October 19, 2019
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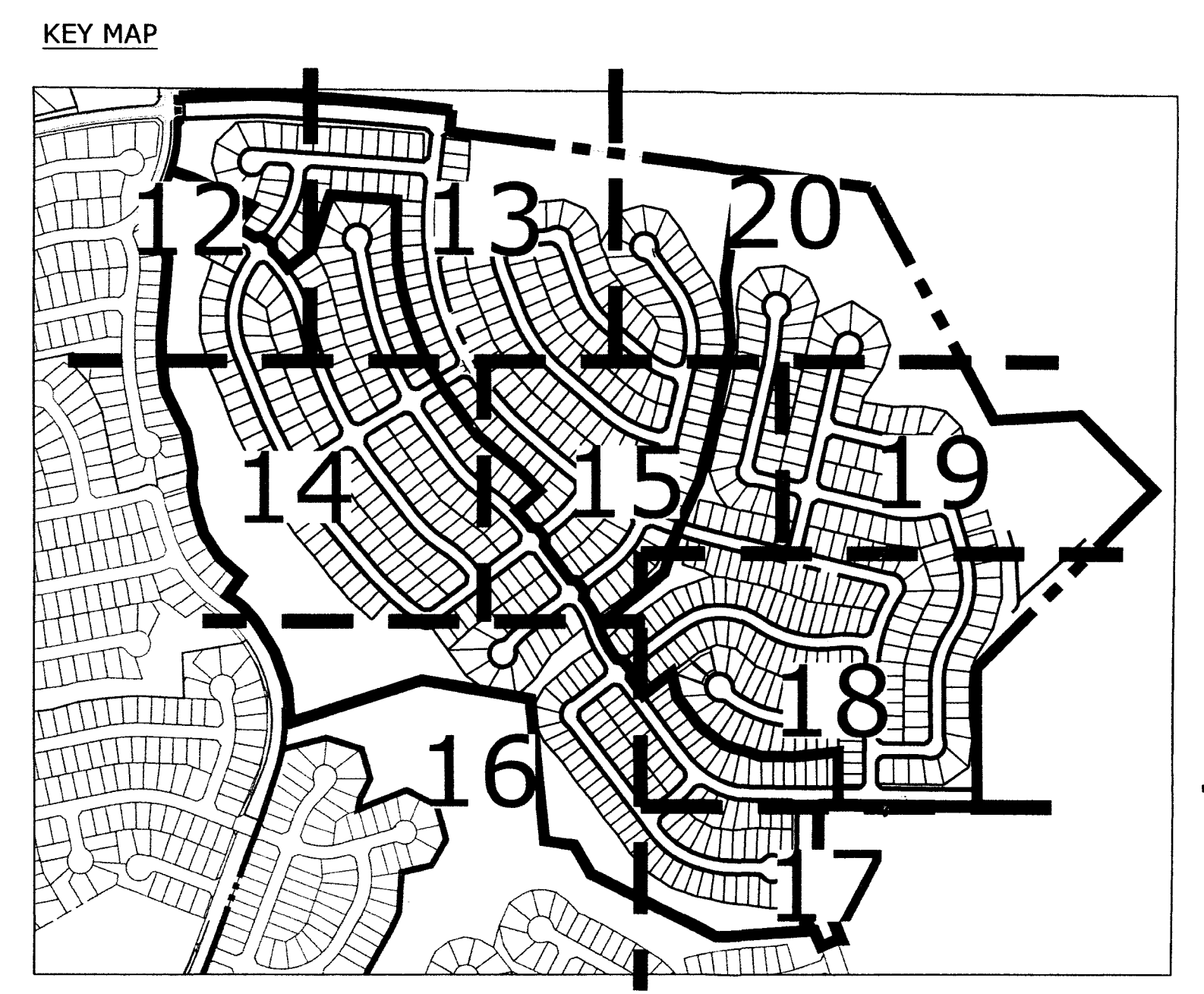
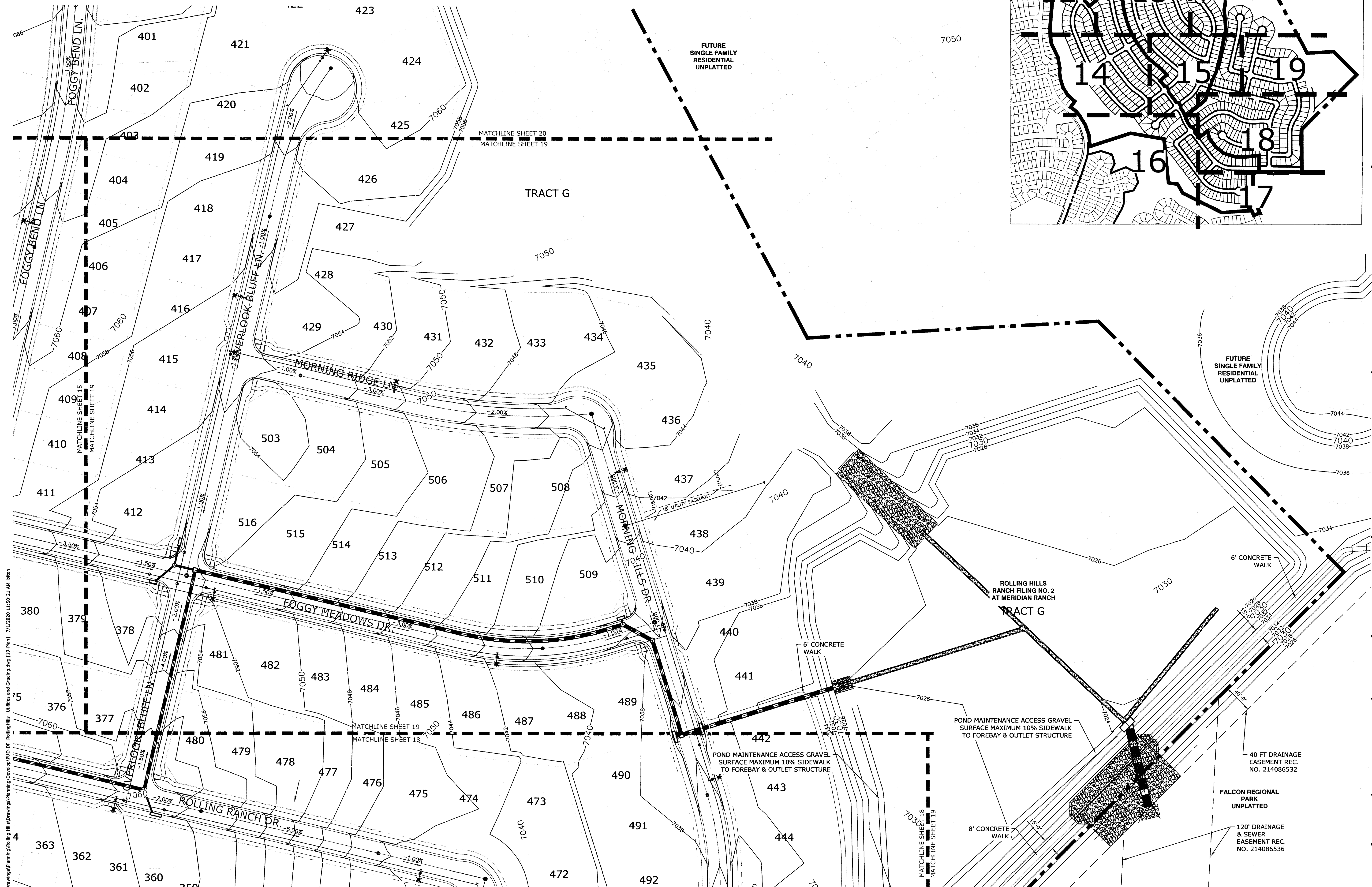
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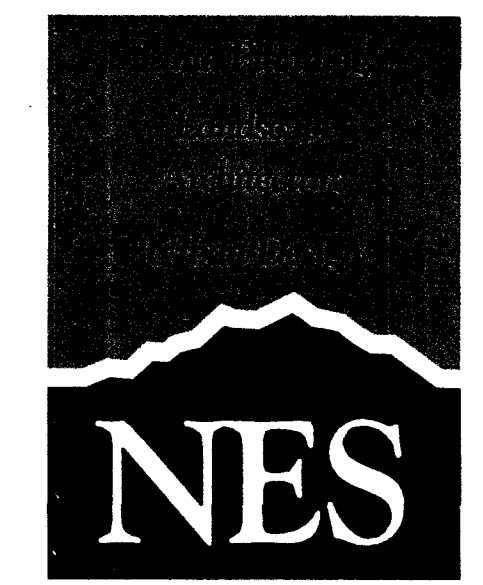
PRELIMINARY GRADING AND UTILITIES

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PUDSP-199



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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019
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PREPARED BY: S. Iken

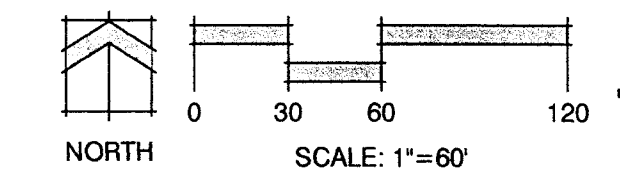
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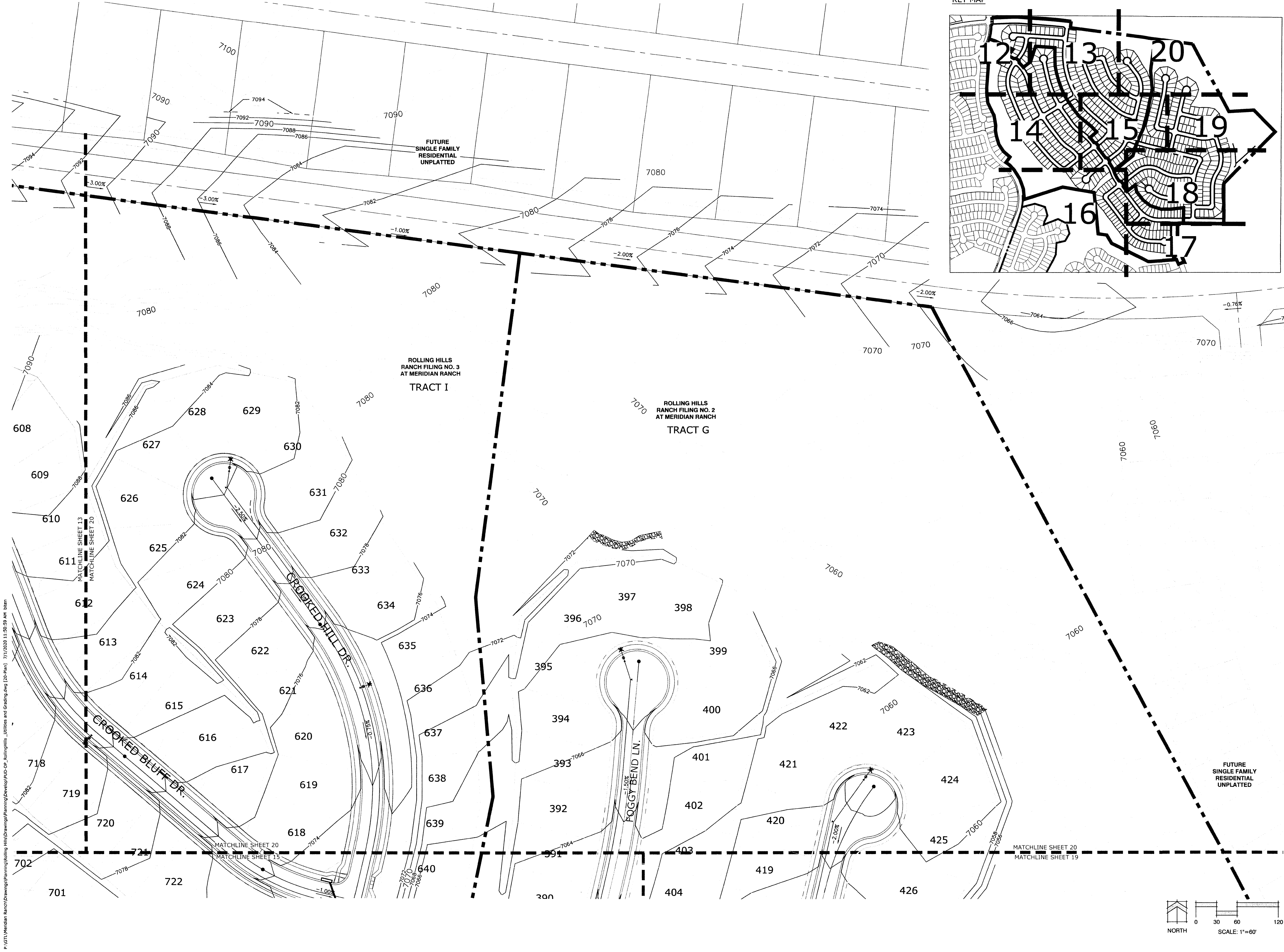
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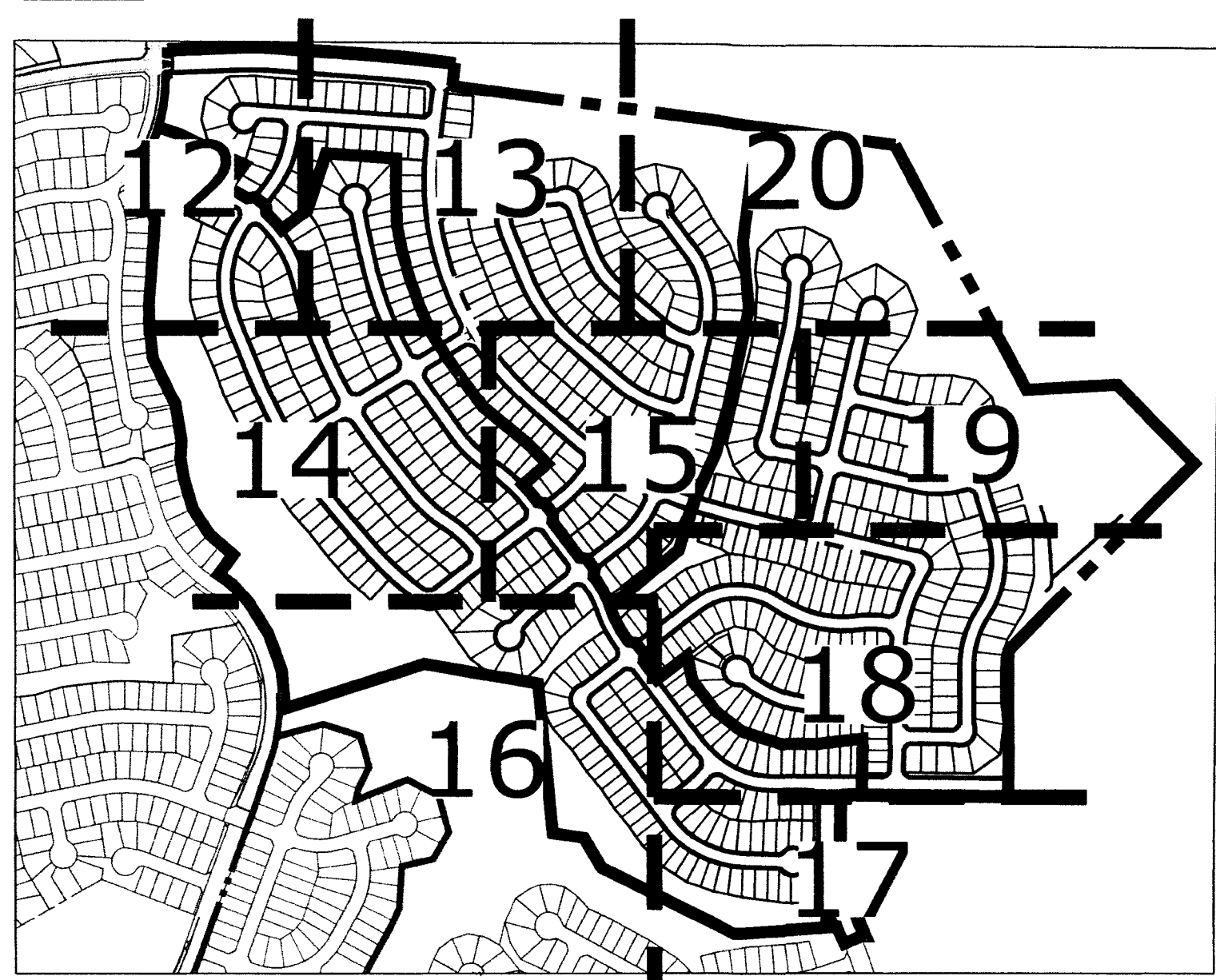
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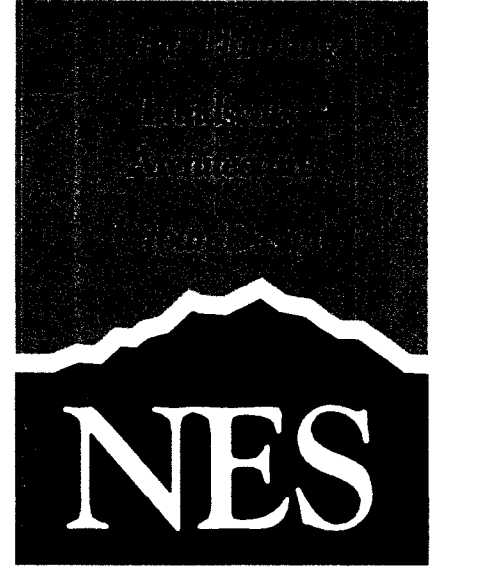
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KEY MAP



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DATE: October 19, 2019
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PREPARED BY: B. Iten

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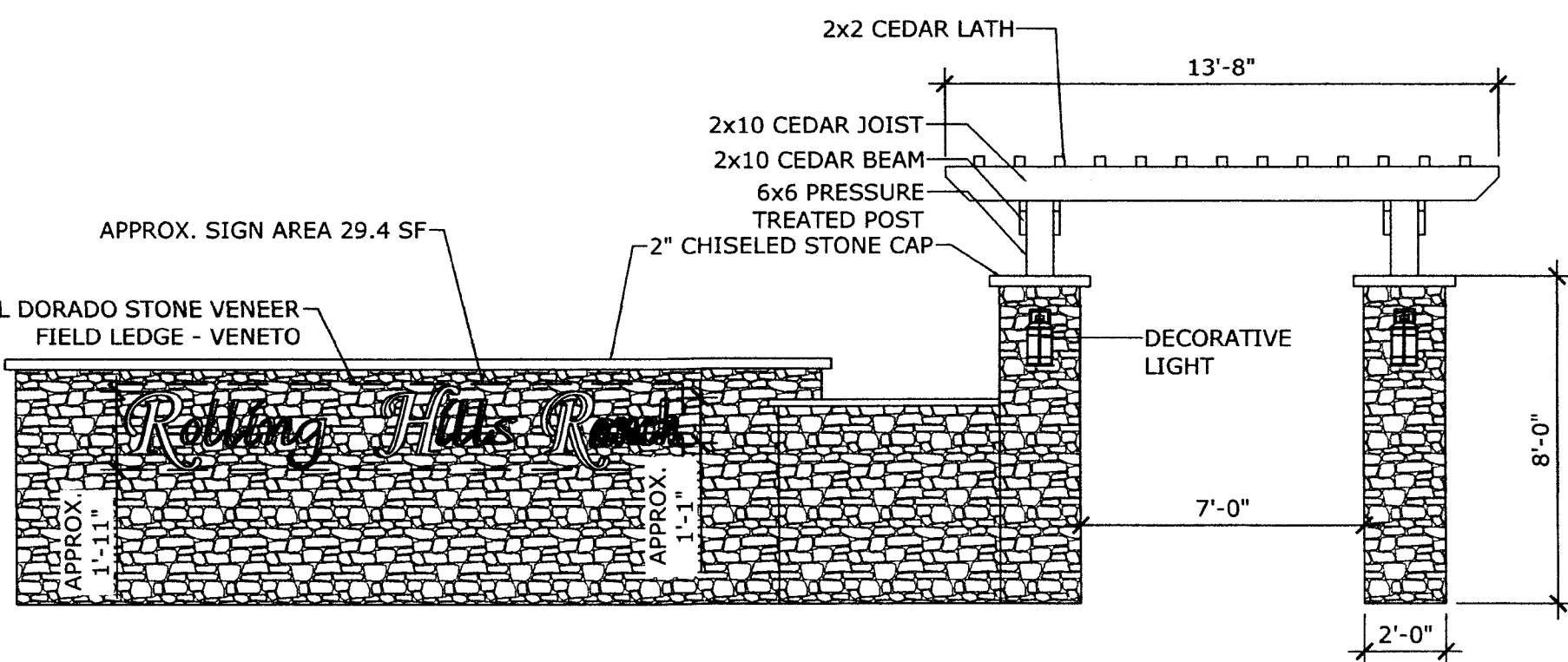
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OF 34

PUDSP-199

SHEET NUMBER

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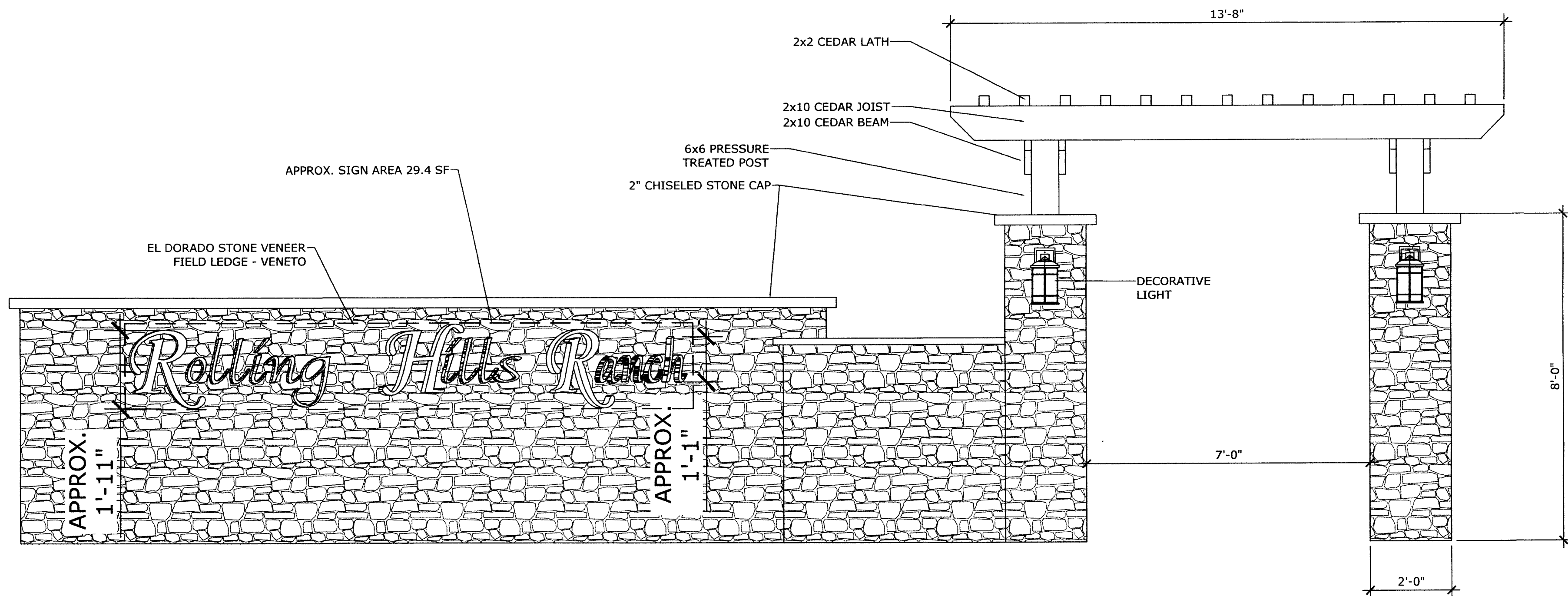
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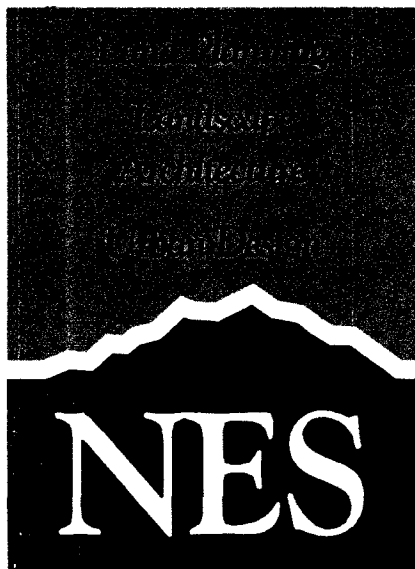
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PROJECT INFO
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PREPARED BY: B. Iken

SEAL

ENTITLEMENT

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ISSUE / REVISION

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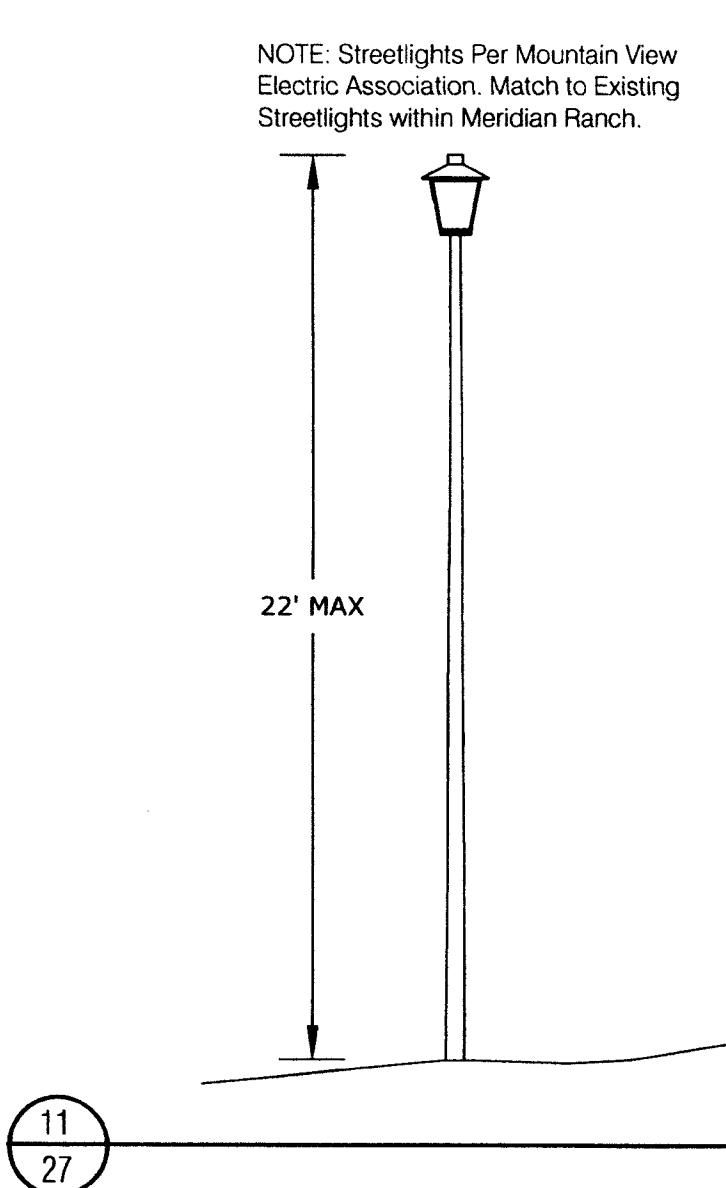
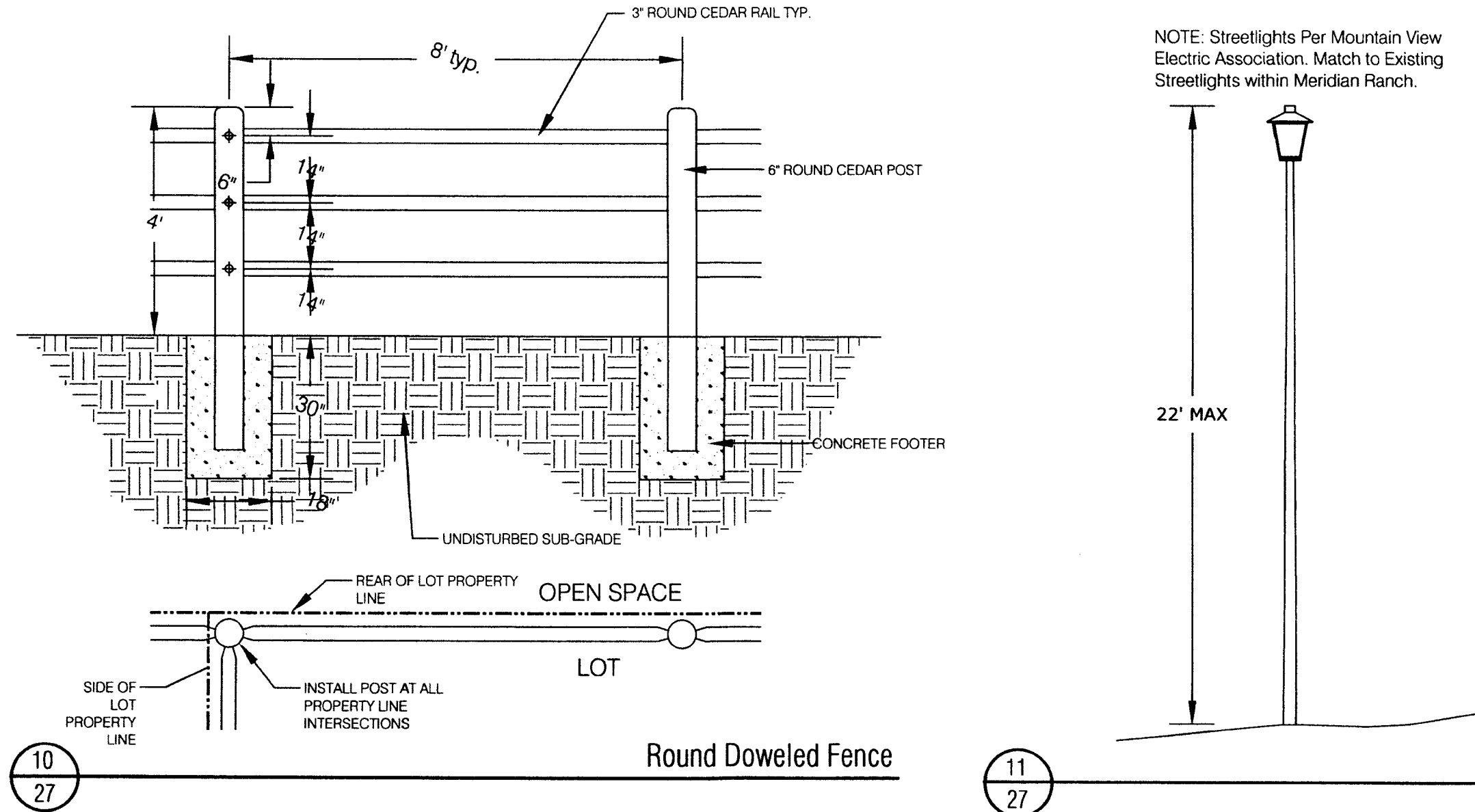
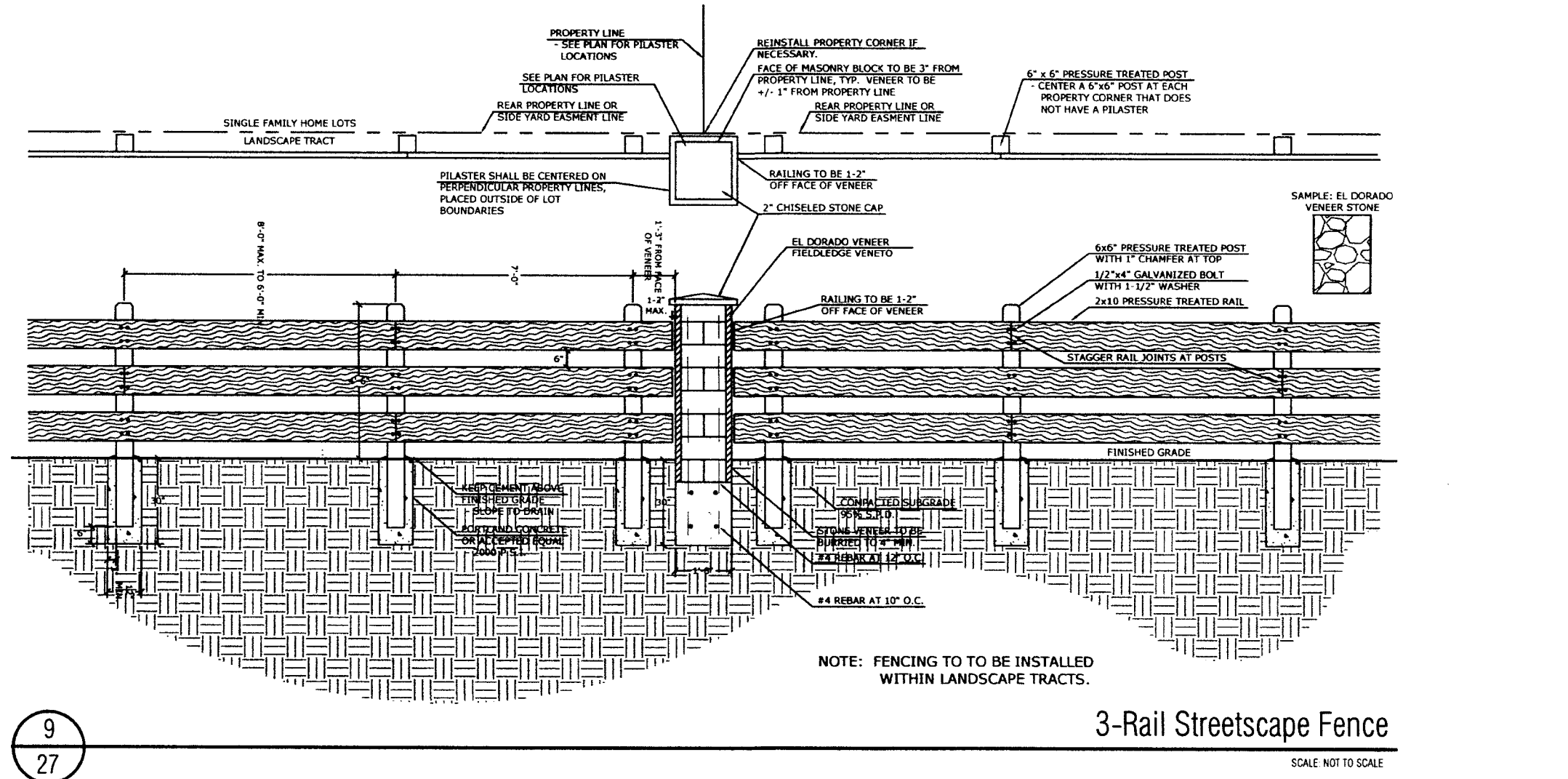
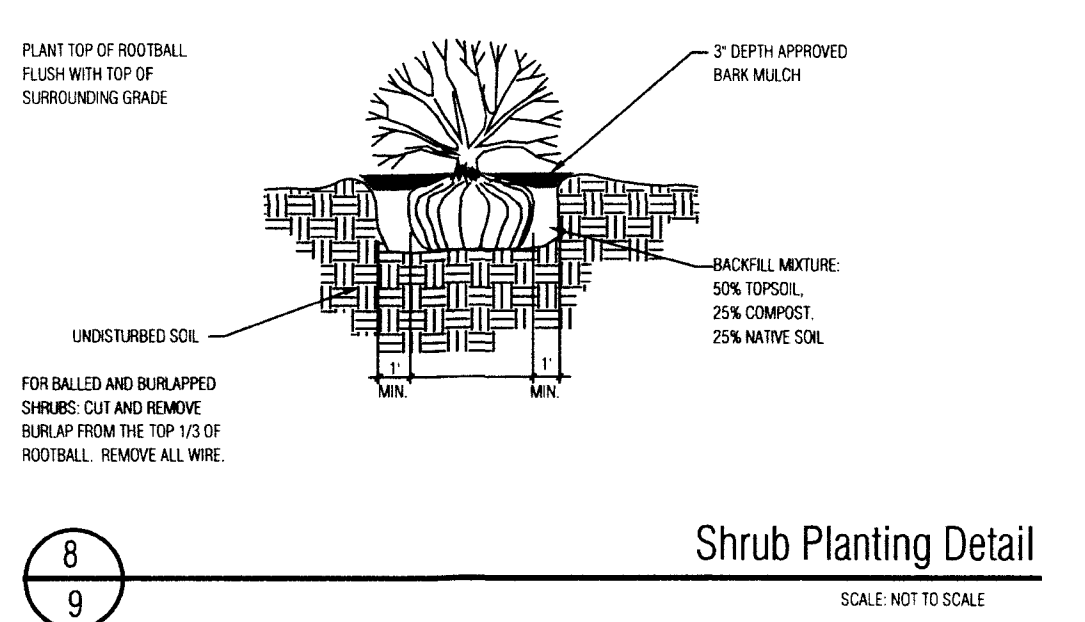
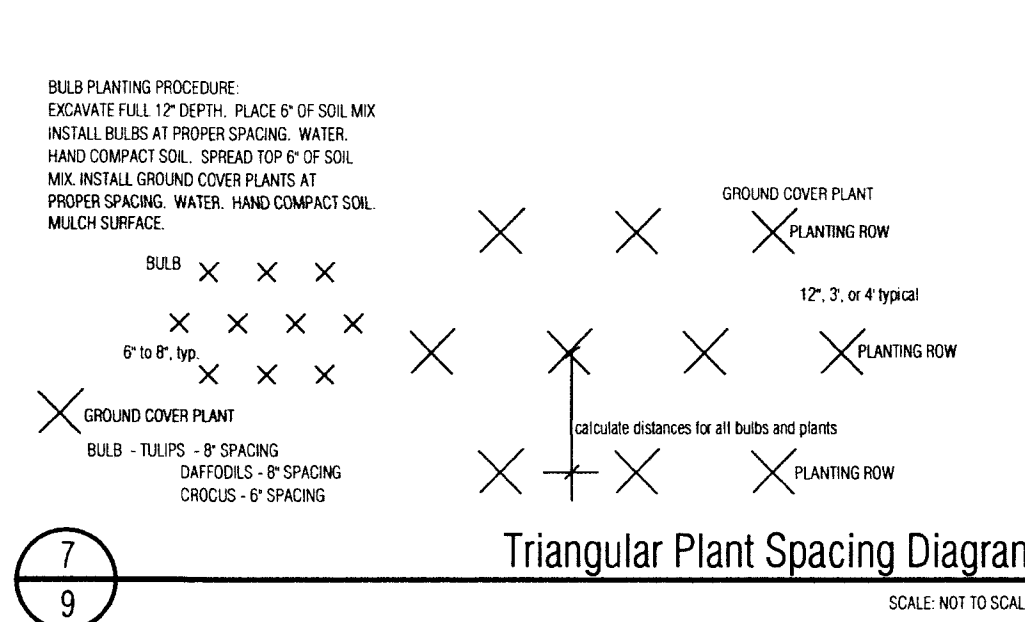
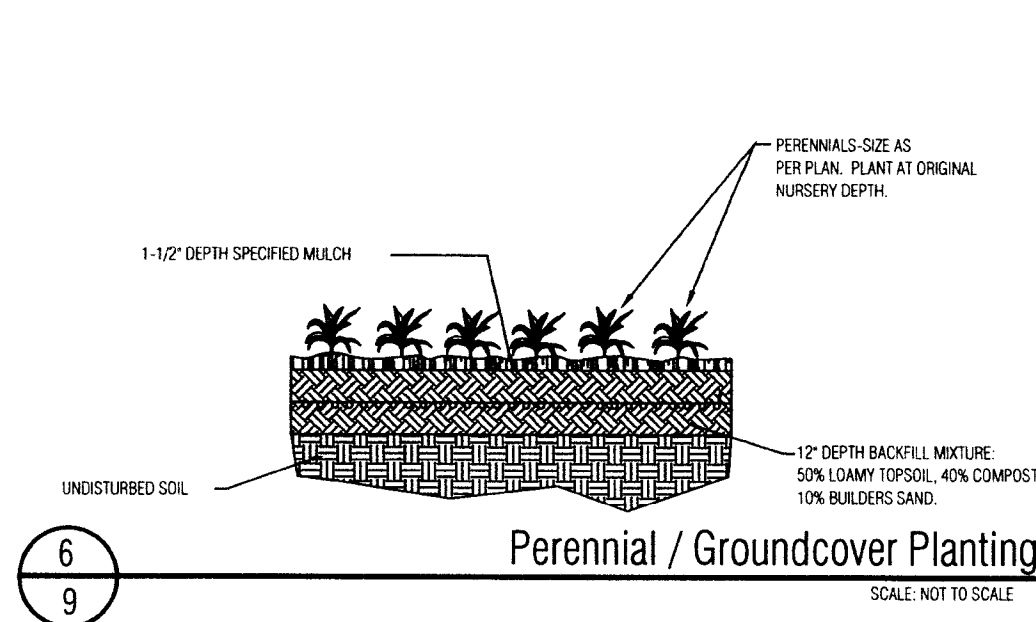
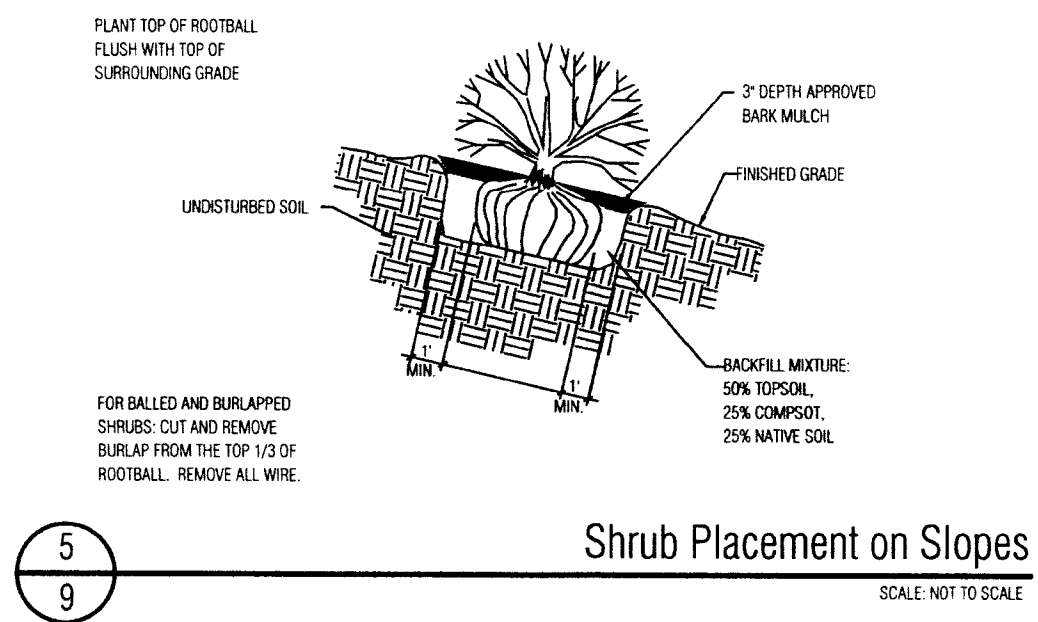
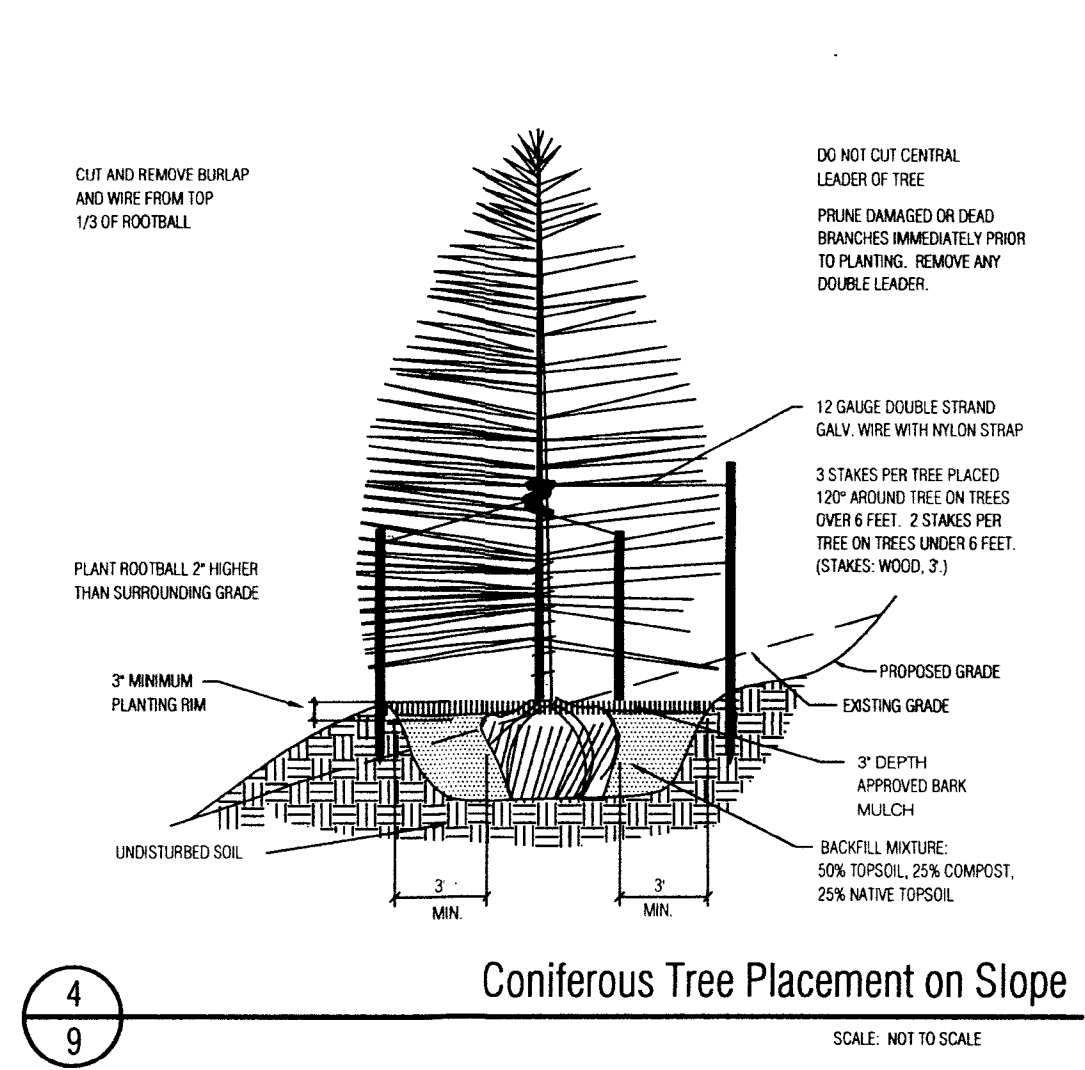
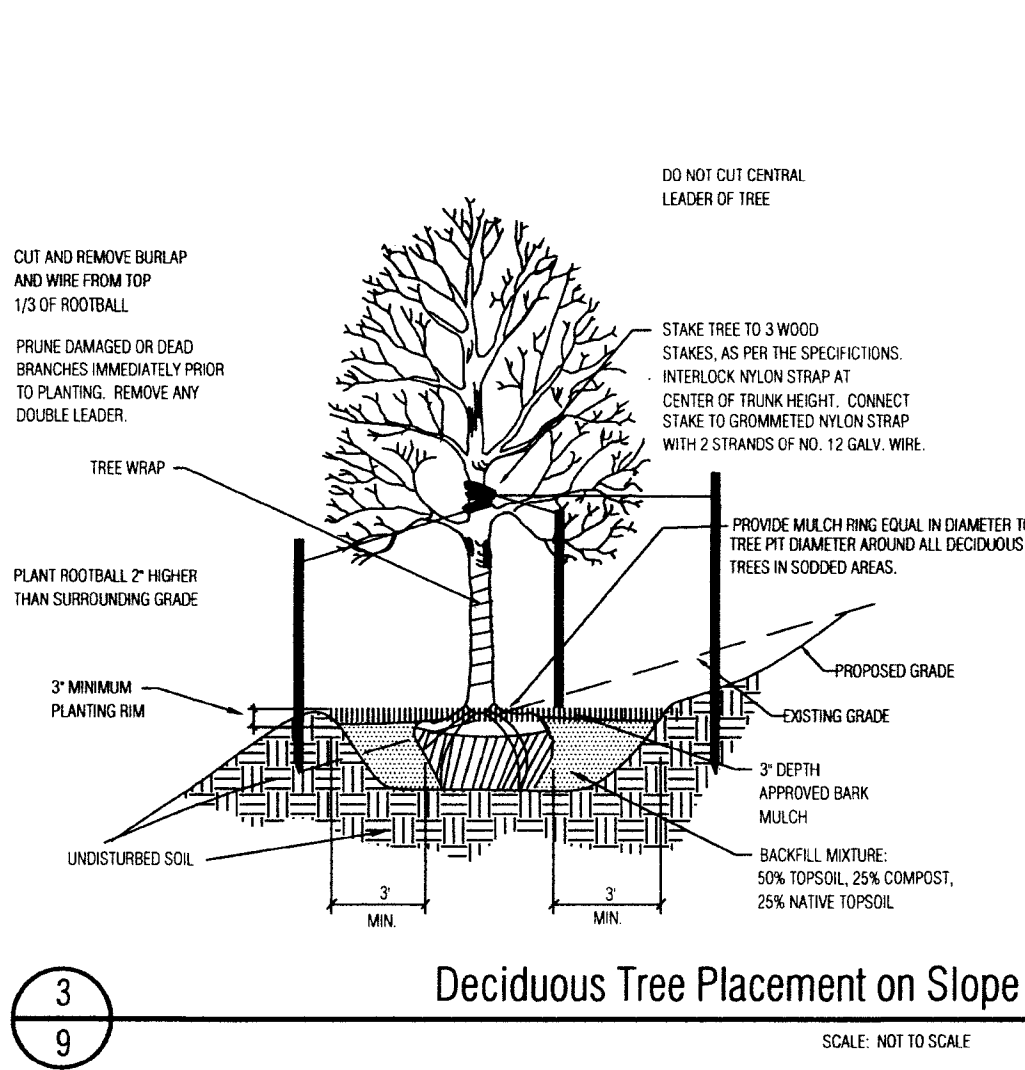
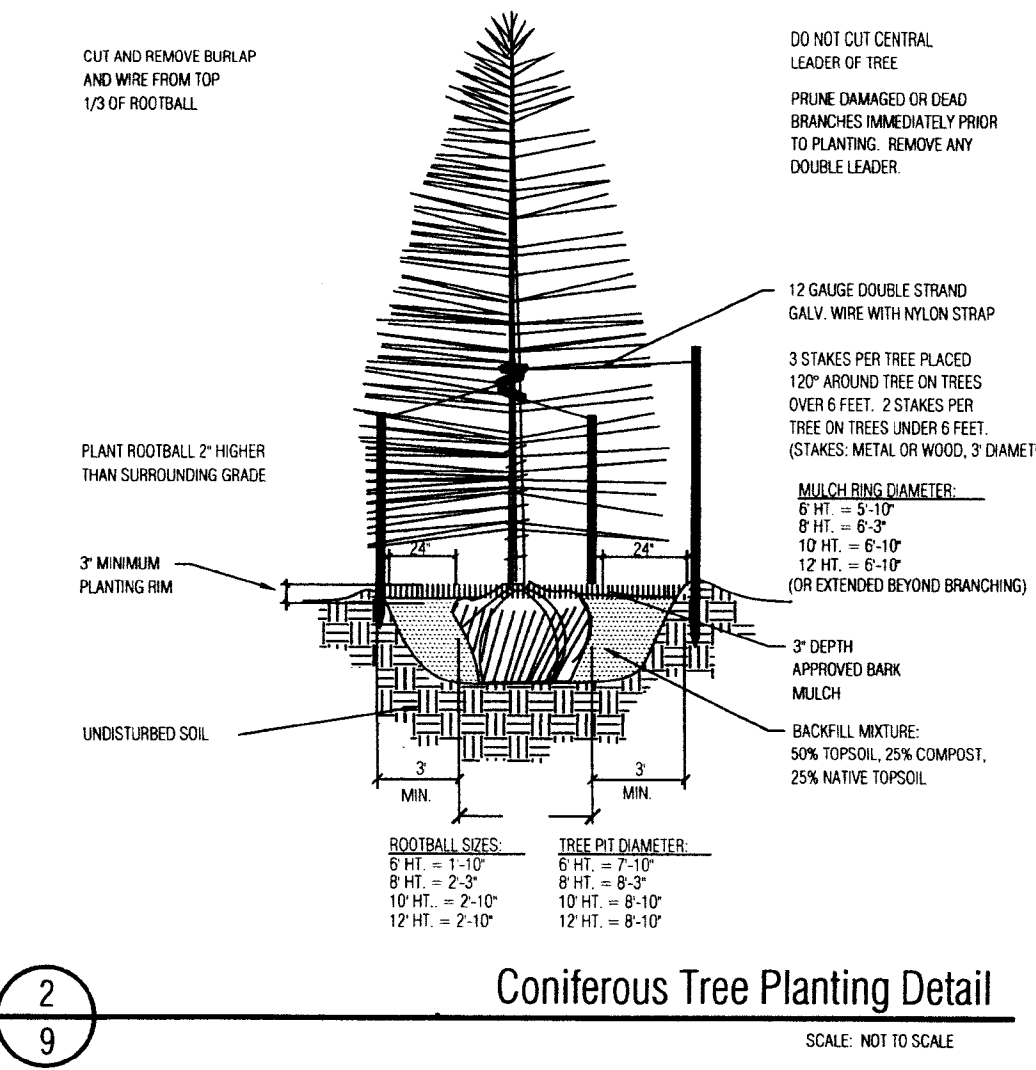
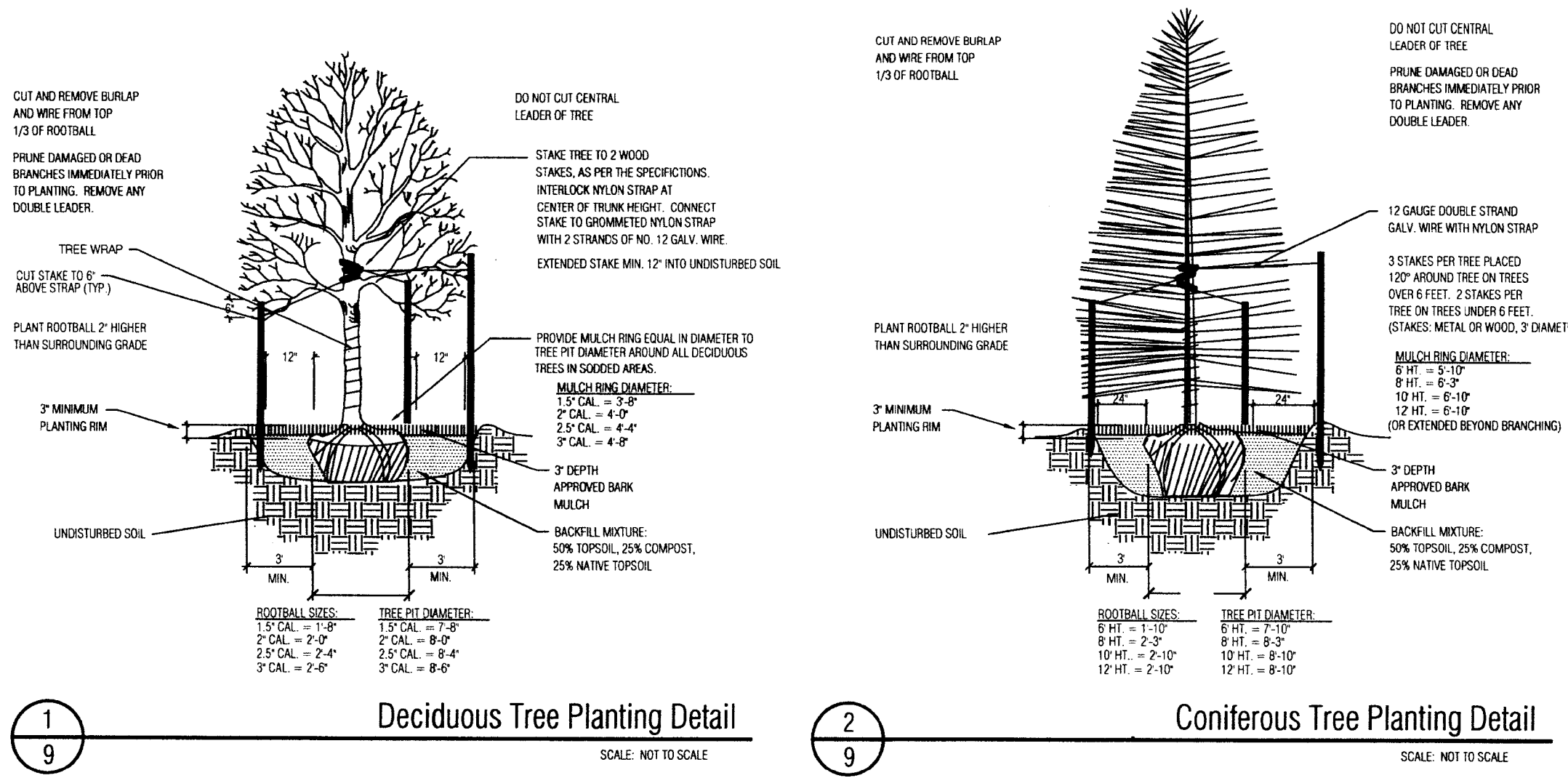
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OF 34

SHEET NUMBER

PUDSP-199

PLAN FILE #



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
+	Aru	9	Acer rubrum / Red Maple	50'	40'	3" Cal.	B&B
+	Axf	54	Acer x freemanii 'Jeffersred' / Autumn Blaze Maple	20'	30'	3" Cal.	B&B
+	Gtr	21	Gleditsia triacanthos / Honey Locust	60'	40'	3" Cal.	B&B
+	Mr	10	Malus x 'Radiant' / Radiant Crab Apple	25'	20'	2.5" Cal.	B&B
+	Mxr	4	Malus x 'Red Jewel' / Crab Apple	15'	10'	2" Cal.	B&B
+	Mxs	18	Malus x 'Sargentii' / Sargent Crabapple	10'	10'	2" Cal.	B&B
+	Ms	18	Malus x 'Spring Snow' / Spring Snow Crab Apple	25'	25'	2.5" Cal.	B&B
+	Ppu	13	Picea pungens / Colorado Blue Spruce	60'	30'	8' HT	B&B
+	Ph	31	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce	15'	25'	6' HT	B&B
+	Ped	42	Pinus edulis / Pinon Pine	30'	20'	6' HT	B&B
+	Ppo	13	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B
+	Qm	5	Quercus macrocarpa / Burr Oak	40'	50'	3" Cal.	B&B
+	Tam	2	Tilia americana / American Linden	80'	50'	3" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
+	Eac	26	Euonymus alatus 'Compactus' / Compact Burning Bush	3'	4'	5 GAL	CONT
+	Jbc	92	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8'	5 GAL	CONT
+	Pfg	15	Potentilla fruticosa 'Gold Drop' / Gold Drop Potentilla	3'	4'	5 GAL	CONT
+	Rag	28	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4'	5 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
+	Cbr	47	Calamagrostis brachytricha / Reed Grass	4'	3'	1 GAL	CONT
+	Hse	52	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT
+	Ssc	18	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
+	Hso	88	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1.5'	1.5'	1 GAL	
+	Lh	54	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	2'	2'	1 GAL	CONT

Seed Mix B with Wildflowers

30% Ephraim Crested Wheatgrass
25% Dwarf Perennial Ryegrass
15% SR3200 Blue Fescue
15% Huabens Canada 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) 451-7333

APPLICATION RATE: Native Grass Mix: 40 lbs./acre (or as recommended by supplier)
Wildflower Mix: 6 oz./1,000 s.t. or 8-10 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.

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

Seed Mix A

15% Western Wheatgrass
15% Big Bluestem
15% Thickspike Wheatgrass
10% Sideoats Grama
15% Little Bluestem
15% Blue Grama
15% Annual Rye

APPLICATION RATE: Native Grass Mix: 3 lbs./1,000s.t. or 130 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier

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

Seed Mix C

45% Reed Canyagrass
25% Improved Meadow Brome
25% Garrison Creeping Foxtail (Coated)
5% Climax, Timothy

APPLICATION RATE: Native Grass Mix: 10 lbs./acre (or as recommended by supplier)
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.

TREE REQUIREMENTS

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees
(RR)	Rex Road (Urban Minor Arterial)	1167'	47 (1 per 25')	47
(LR)	Lambert Road (Collector)	611'	25 (1 per 25')	25
(SR)	Sunrise Ridge Drive (Local)	425'	15 (1 per 30')	15
(RP)	Rolling Peaks Drive (Local)	584'	20 (1 per 30')	20

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 WHOLESALE, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, 'PUNCH LIST' SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
 - PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
 - IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
 - IRRIGATION 95%/ PUNCH INSPECTION.
 - IRRIGATION FINAL ACCEPTANCE INSPECTION.
 - LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT
 - LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
 - LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION. WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 15" DIA. FOR 5 GALLON SHRUBS AND 36" DIA. FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS SOD AREAS IN WHICH TREES SHALL RECEIVE 60" DIA. MULCH RING. AVAILABLE FROM C&C SAND CEDAR MULCH (719)471-7222.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
- CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
- FENCING DETAILS ARE TYPICAL AND MAY BE SUBJECT TO MINOR VARIATIONS IN MATERIALS. ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR, AFTER REVIEW OF ALTERNATE PLANS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VARIATION.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO VOIDS BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE. SOD TO BE FERTILIZED ACCORDING TO GROWERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.

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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: December 16, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

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LANDSCAPE DETAILS

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PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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PREPARED BY: B. Iken

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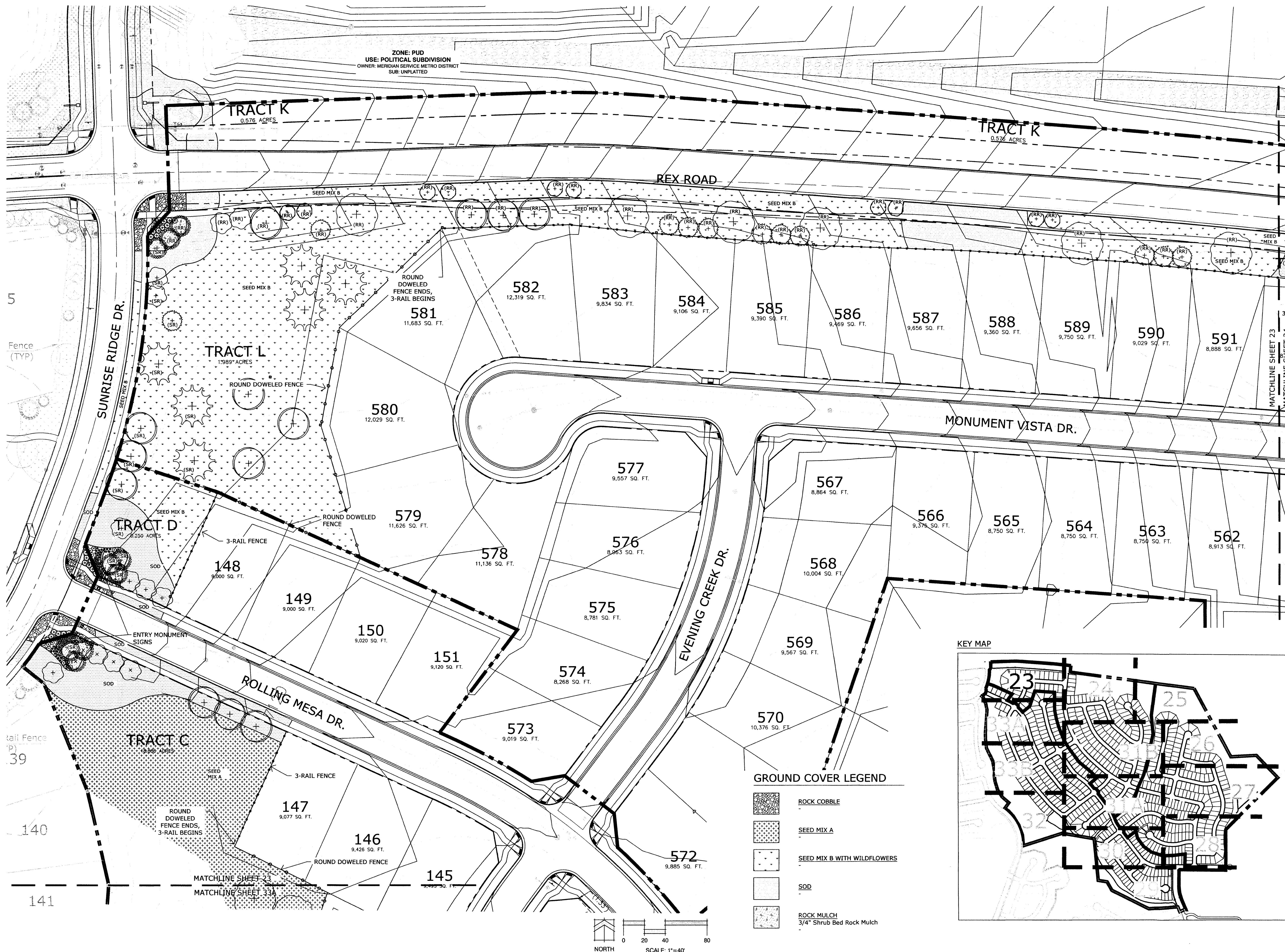
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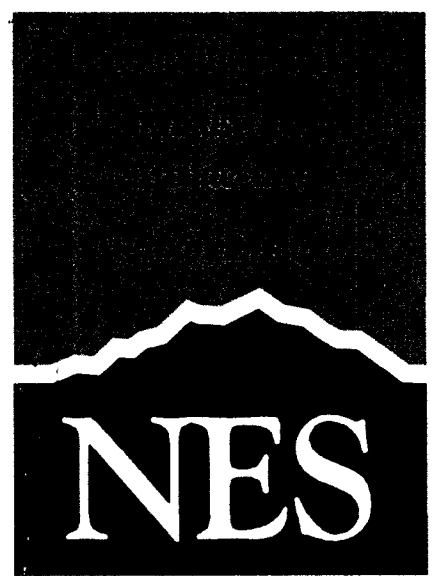
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LANDSCAPE PLAN

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PLAN FILE #





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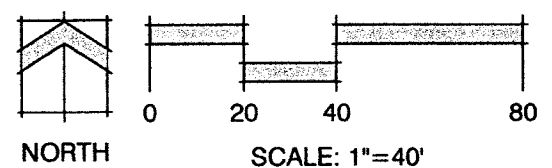
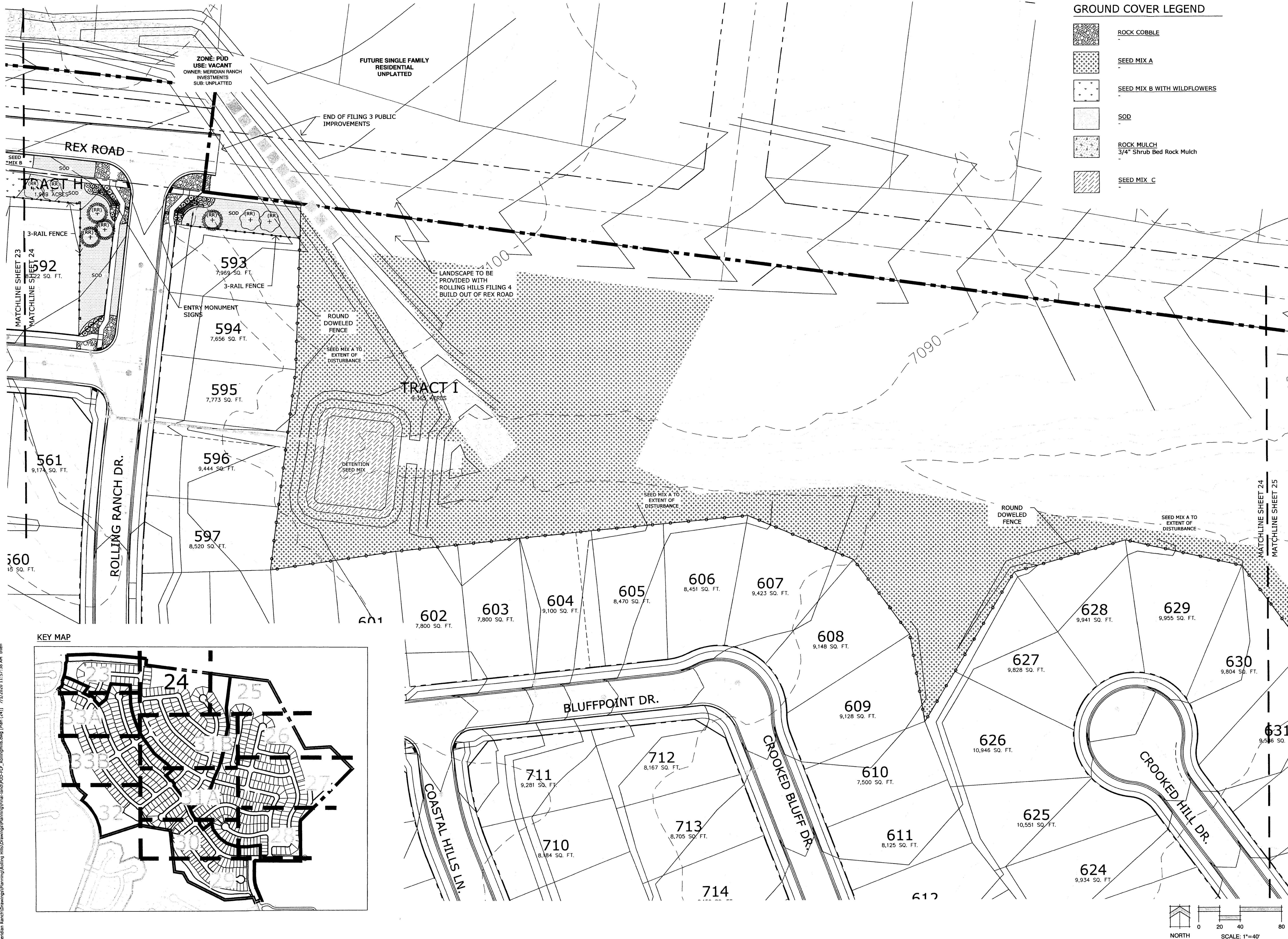
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LANDSCAPE PLAN

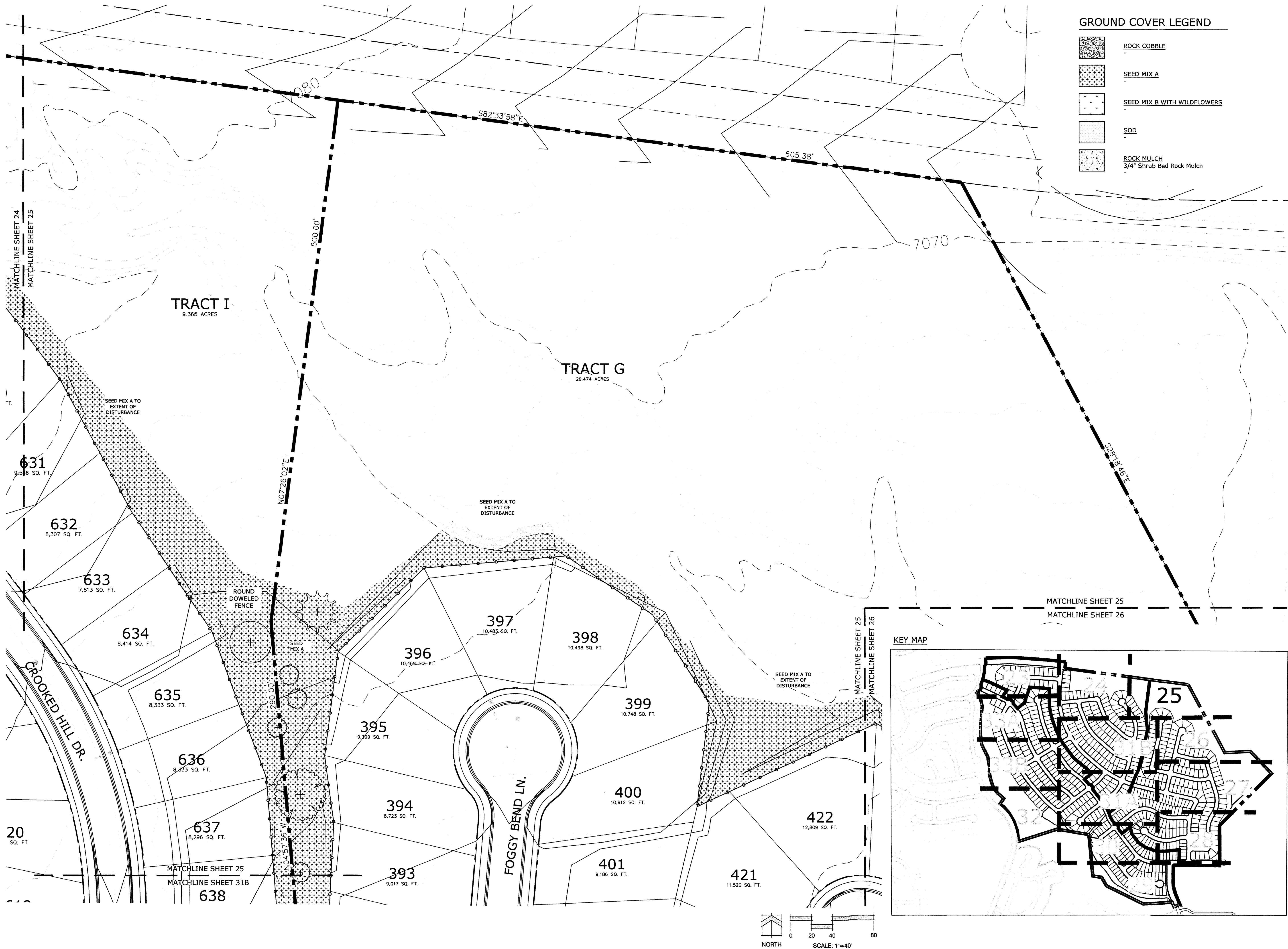
24
OF 34

GROUND COVER LEGEND

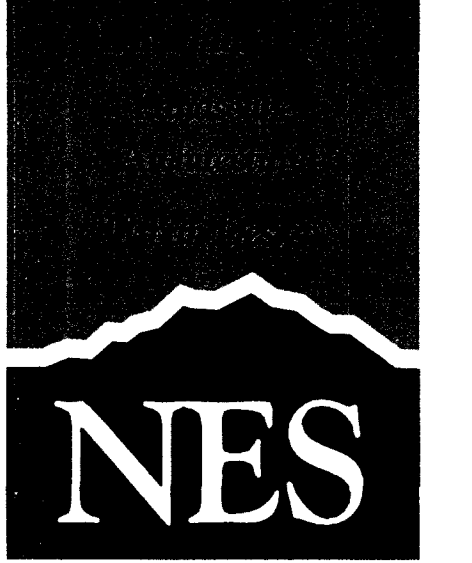
- ROCK COBBLE
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS
- SOD
- ROCK MULCH
3/4" Shrub Bed Rock Mulch
- SEED MIX C



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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /
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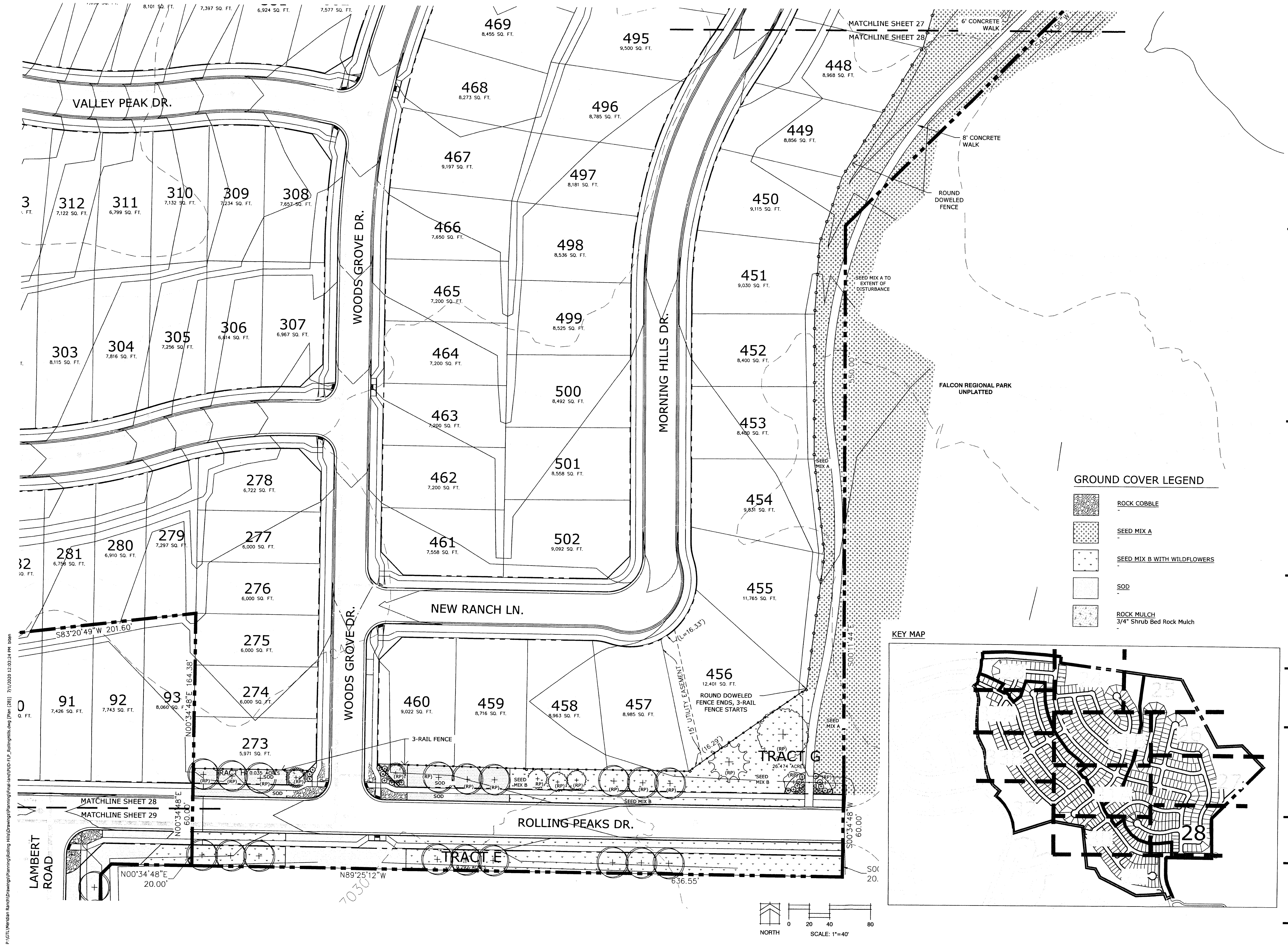
DATE: December 16, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
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04.23.2020	B.I.	Per County Comments
06.23.2020	B.I.	Per County Comments
07.01.2020	B.I.	Per County Comments

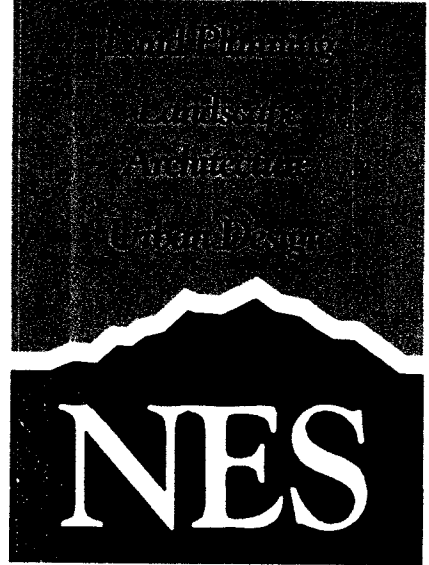
LANDSCAPE PLAN

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OF 34



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PLANNED LANDSCAPE ARCHITECT

Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

DATE: December 16, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

ENTITLEMENT		
DATE	BY	DESCRIPTION
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LANDSCAPE PLAN

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OF 34

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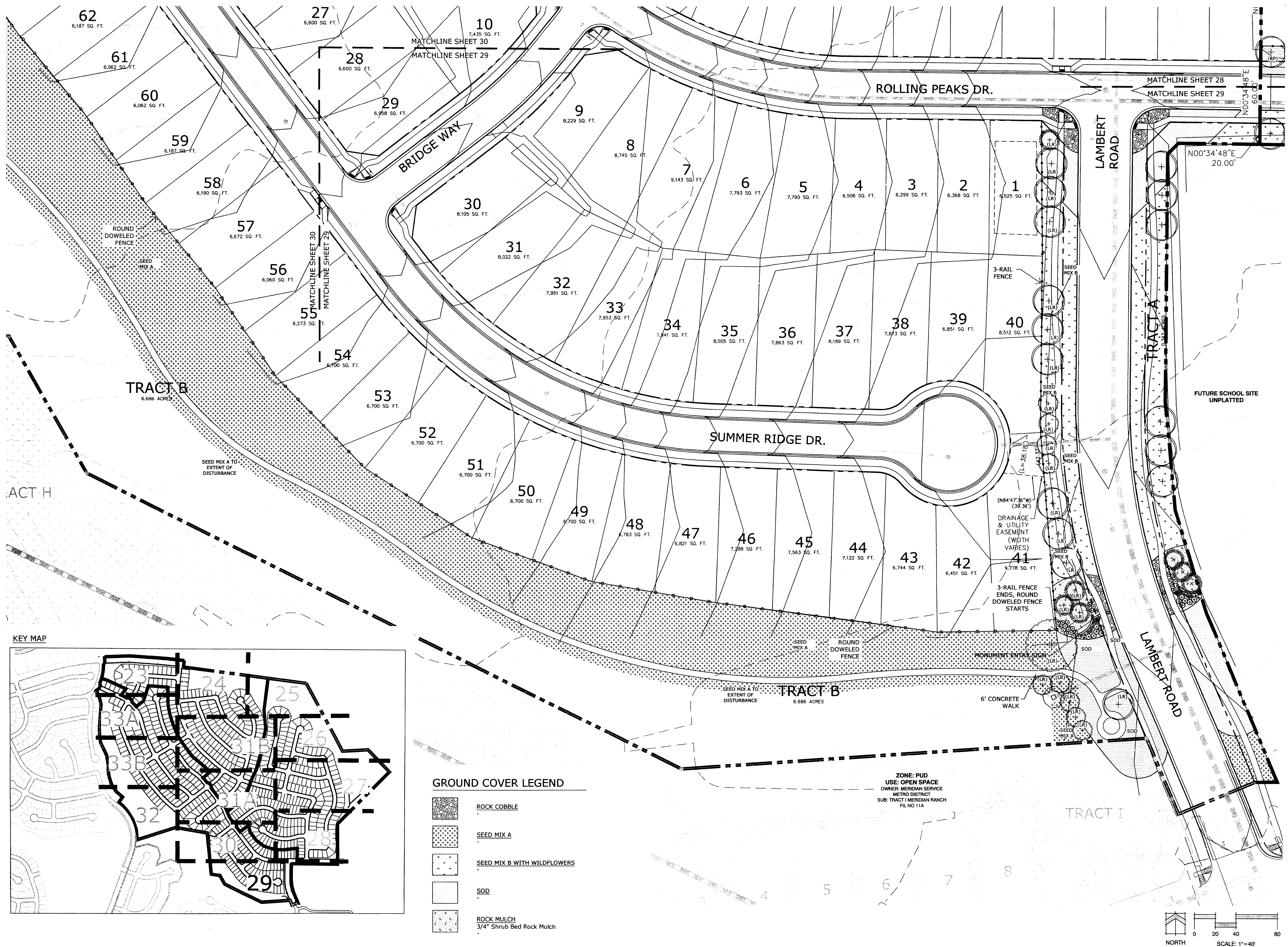
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PUD Development Plan /
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DATE: December 16, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

ISSUE INFO	DATE:	BY:	DESCRIPTION:
	03.09.2020	B.I.	Per County Comments
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OF 34



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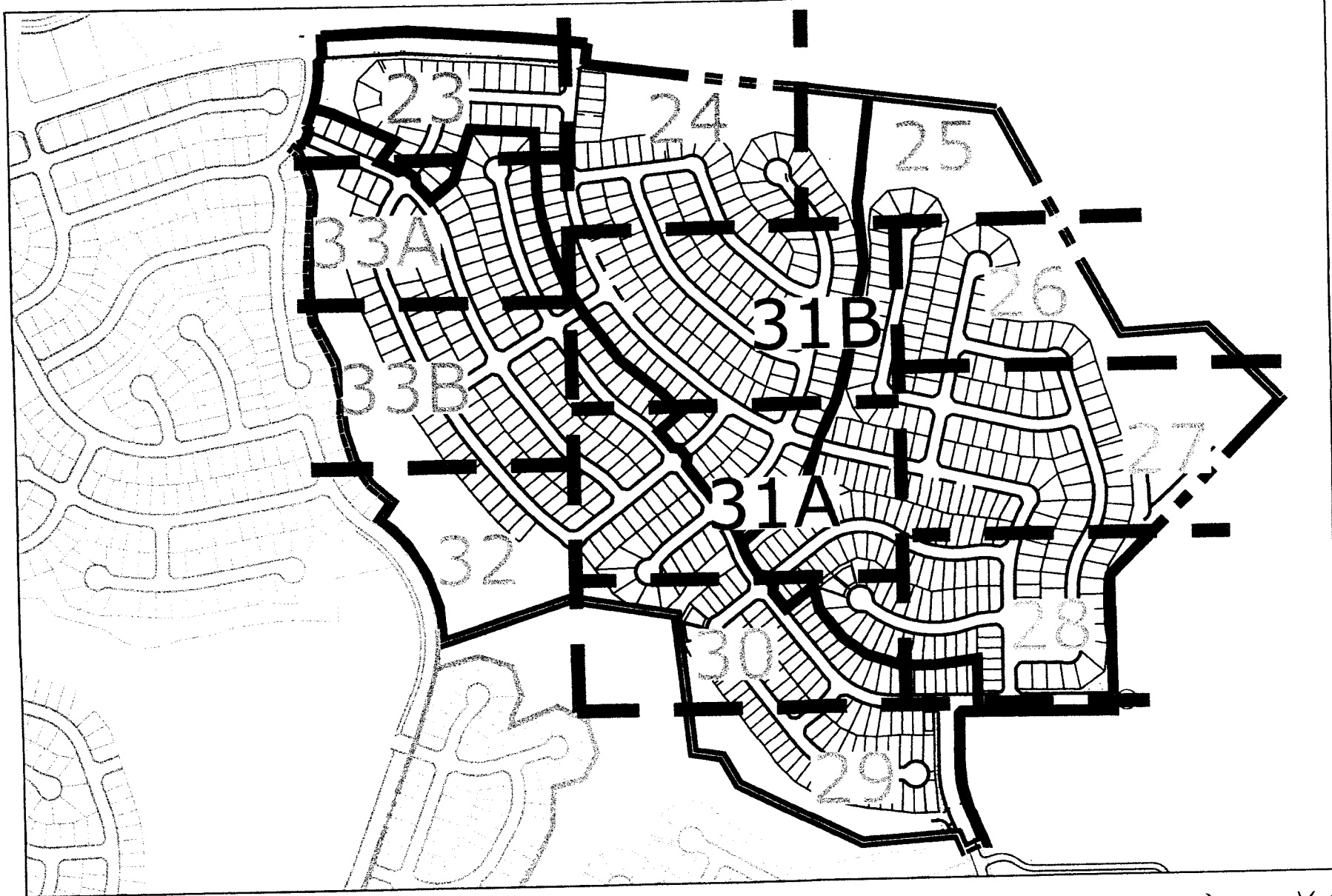
LANDSCAPE PLAN

30 OF 34

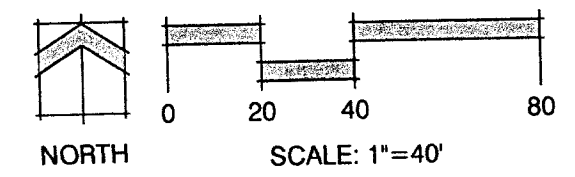
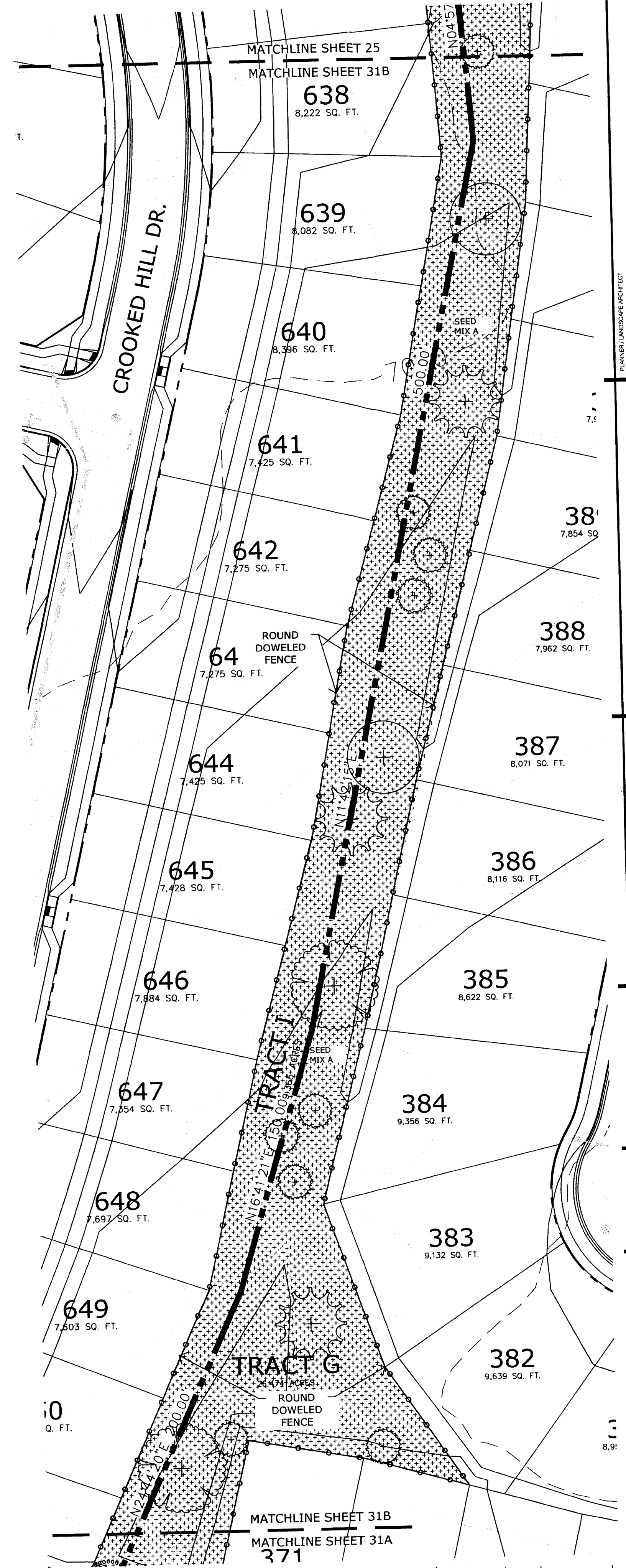
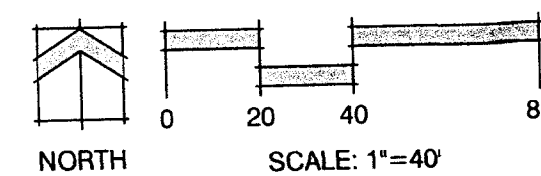
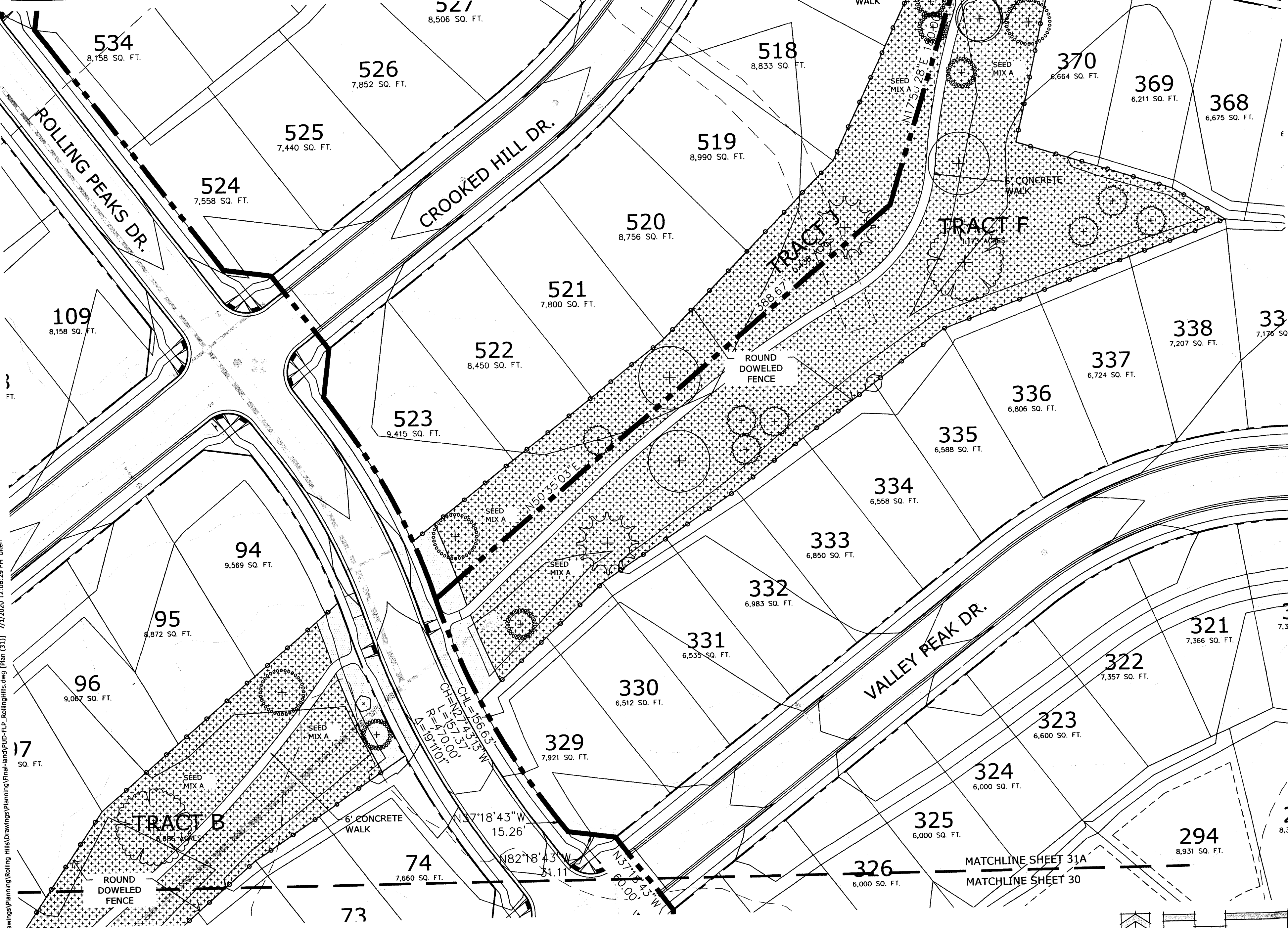
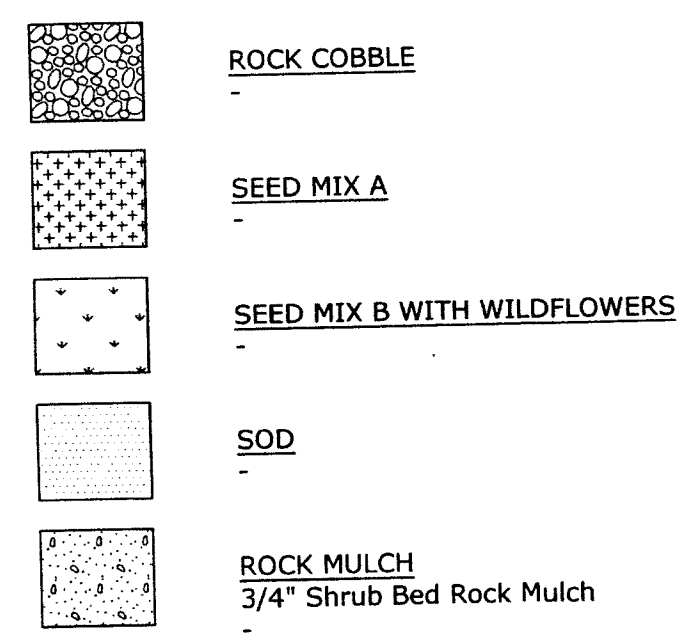


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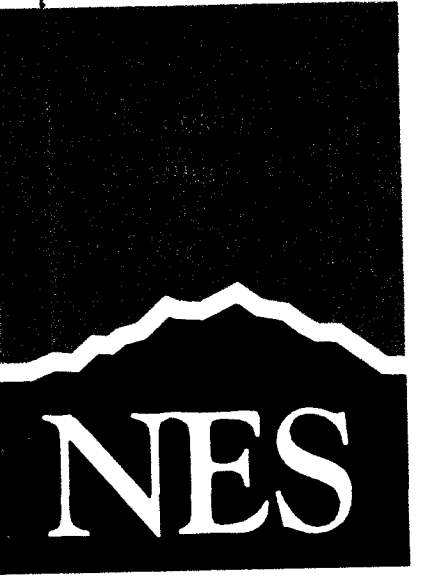
KEY MAP



GROUND COVER LEGEND



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Ranch Filings 1-3
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ENTITLEMENT

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03.09.2020	B.I.	Per County Comments
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06.23.2020	B.I.	Per County Comments
07.01.2020	B.I.	Per County Comments

LANDSCAPE PLAN

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OF 34

PLANNER / LANDSCAPE ARCHITECT

PUD Development Plan /
Preliminary Plan

PROJECT INFO

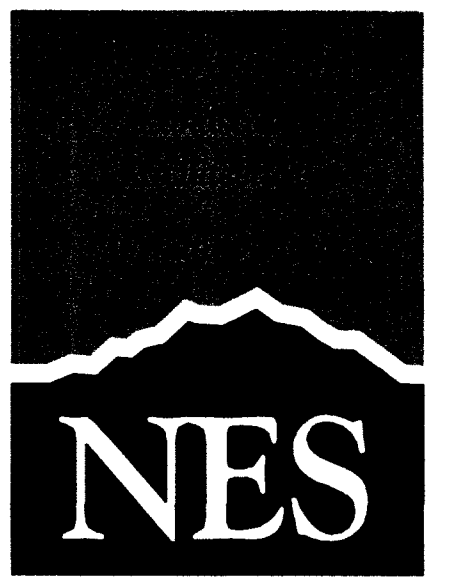
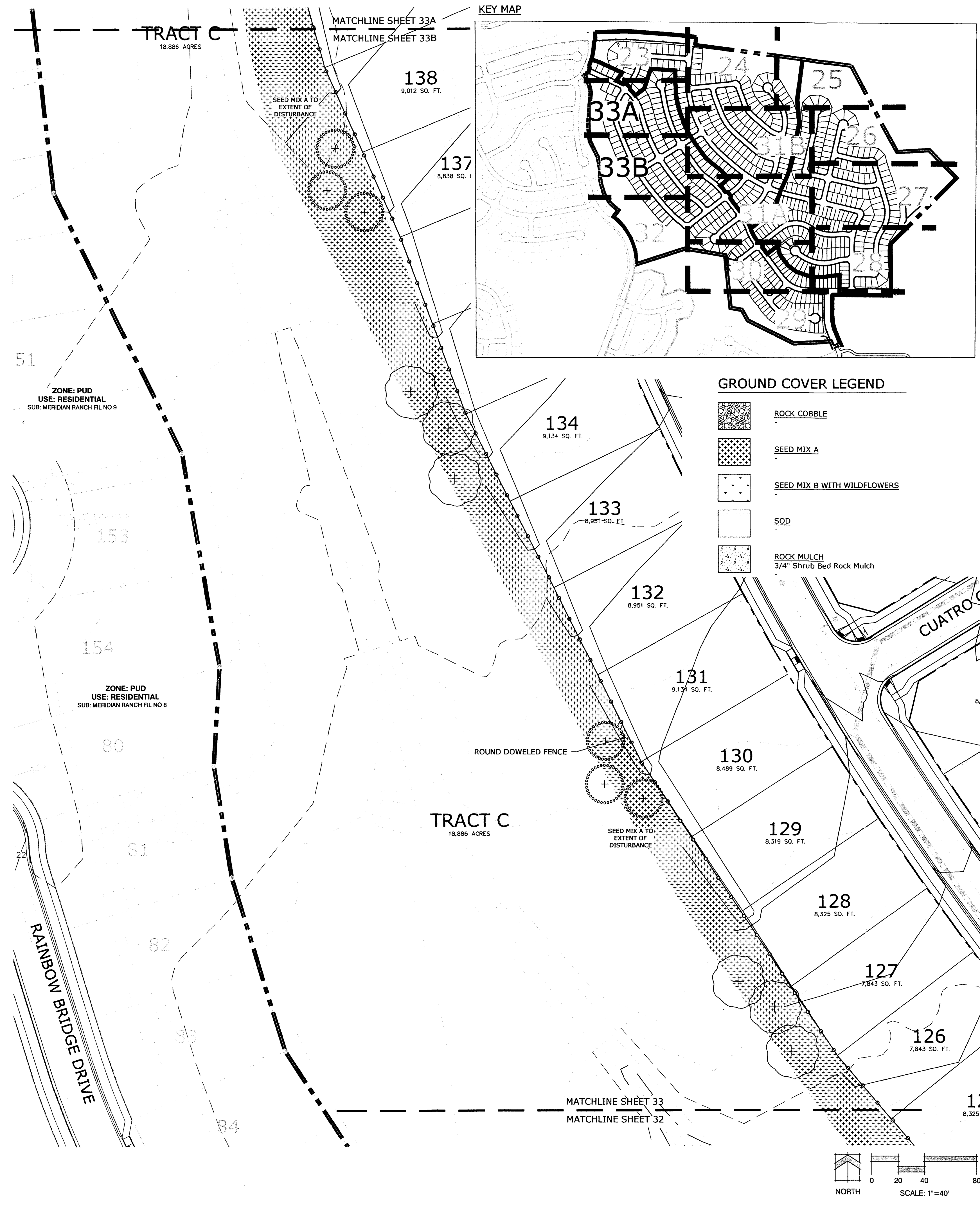
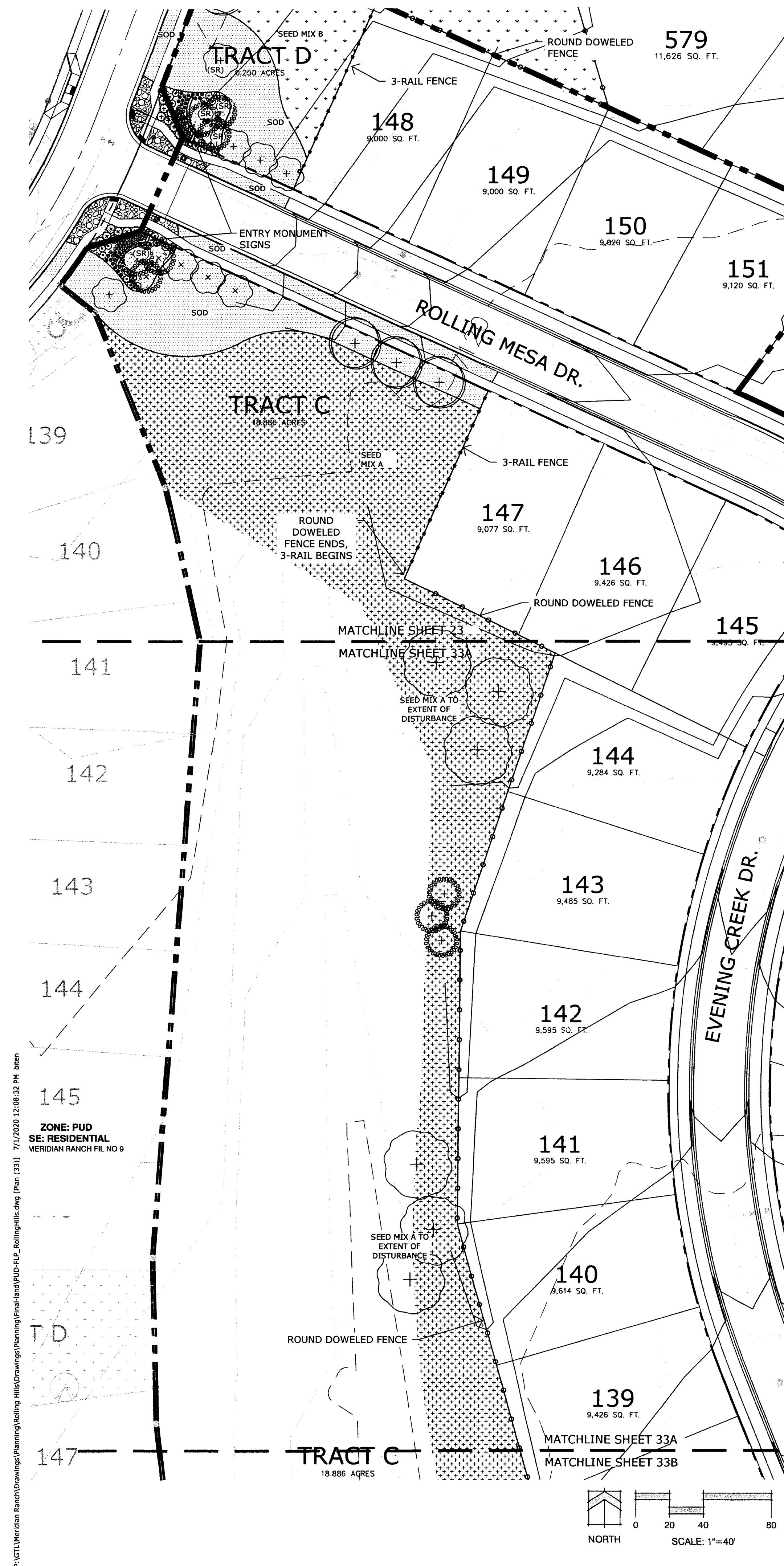
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ISSUE / REVISION

37111 13364

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LANDSCAPE PLAN

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