

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;
2. 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;
3. THENCE N72°56'20"E A DISTANCE OF 32.99 FEET;
4. THENCE N24°30'35"E A DISTANCE OF 60.00 FEET;
5. THENCE N22°23'52"W A DISTANCE OF 32.06 FEET;
6. THENCE N20°49'43"E A DISTANCE OF 52.81 FEET TO A CURVE TO THE LEFT;
7. 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;
8. THENCE N42°56'08"E A DISTANCE OF 31.12 FEET;
9. THENCE N02°04'24"W A DISTANCE OF 100.00 FEET;
10. THENCE N87°55'36"E A DISTANCE OF 348.00 FEET TO A CURVE TO THE RIGHT;
11. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1000.00 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;
12. THENCE S85°44'55"E A DISTANCE OF 400.64 FEET TO A CURVE TO THE RIGHT;
13. 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;
14. THENCE S07°07'21"W A DISTANCE OF 100.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
15. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 00°18'41", AN ARC LENGTH OF 40.44 FEET, WHOSE LONG CHORD BEARS S82°43'19"E A DISTANCE OF 40.44 FEET;
16. THENCE S82°33'58"E A DISTANCE OF 1906.13 FEET;
17. THENCE S28°18'46"E A DISTANCE OF 1200.00 FEET;
18. THENCE N86°45'47"E A DISTANCE OF 400.00 FEET;
19. 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 S89°19'41"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 138.95 FEET;
37. THENCE N05°41'51"W A DISTANCE OF 647.93 FEET;
38. THENCE N80°23'28"W A DISTANCE OF 503.73 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 N07°15'12"W A DISTANCE OF 305.00 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 N06°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 108.87 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 1/4 OF SECTION 29, 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).

this acreage differs from the zoning map. Please check the legal for the PUDSP, Zoning, and word legal.



PLANNING/ LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SEAL

ISSUE INFO

ISSUE/ PROVISION

SHEET TITLE

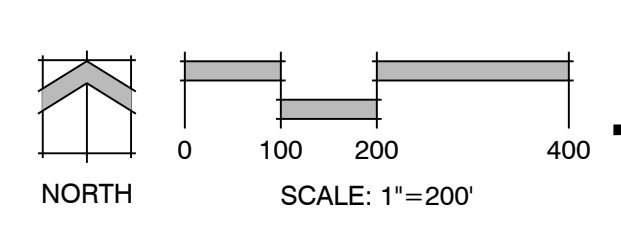
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PLANTING #

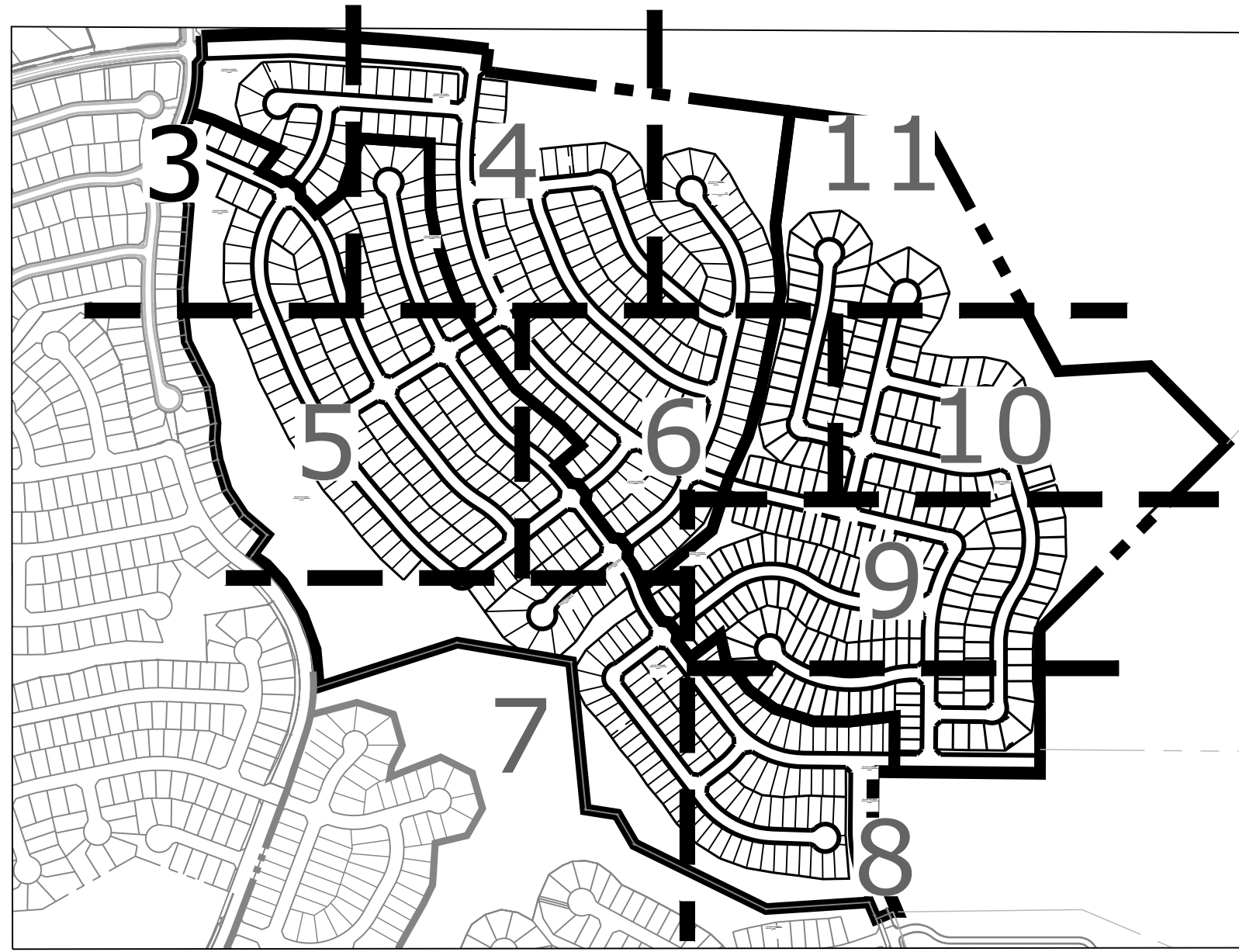
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LEGAL PLAN



KEY MAP



Land Planning
Landscape
Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
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Tel. 719.471.0073
Fax 719.471.0267

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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: K. Marshall

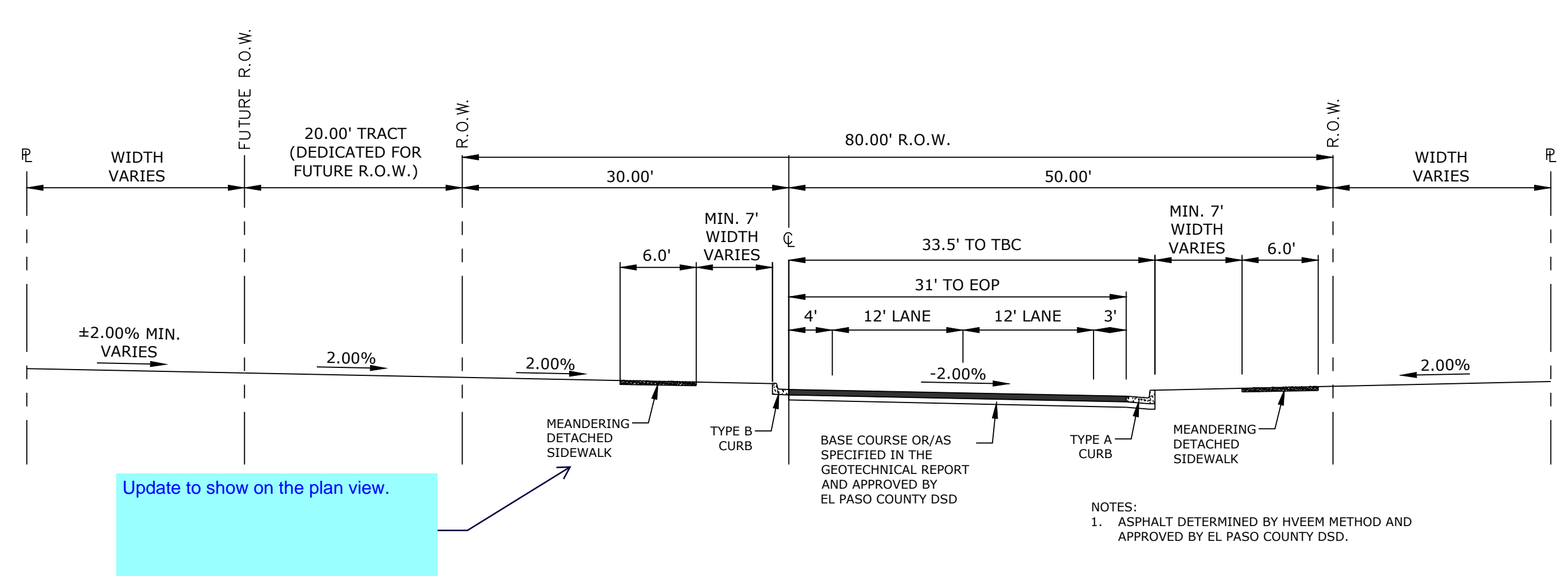
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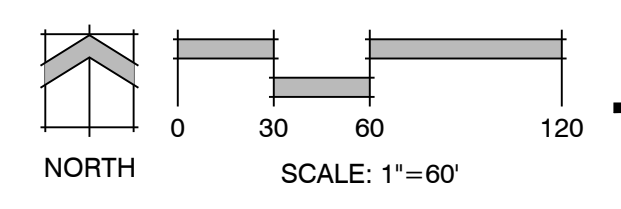
WEST & SOUTH
SITE PLAN

3
OF 34

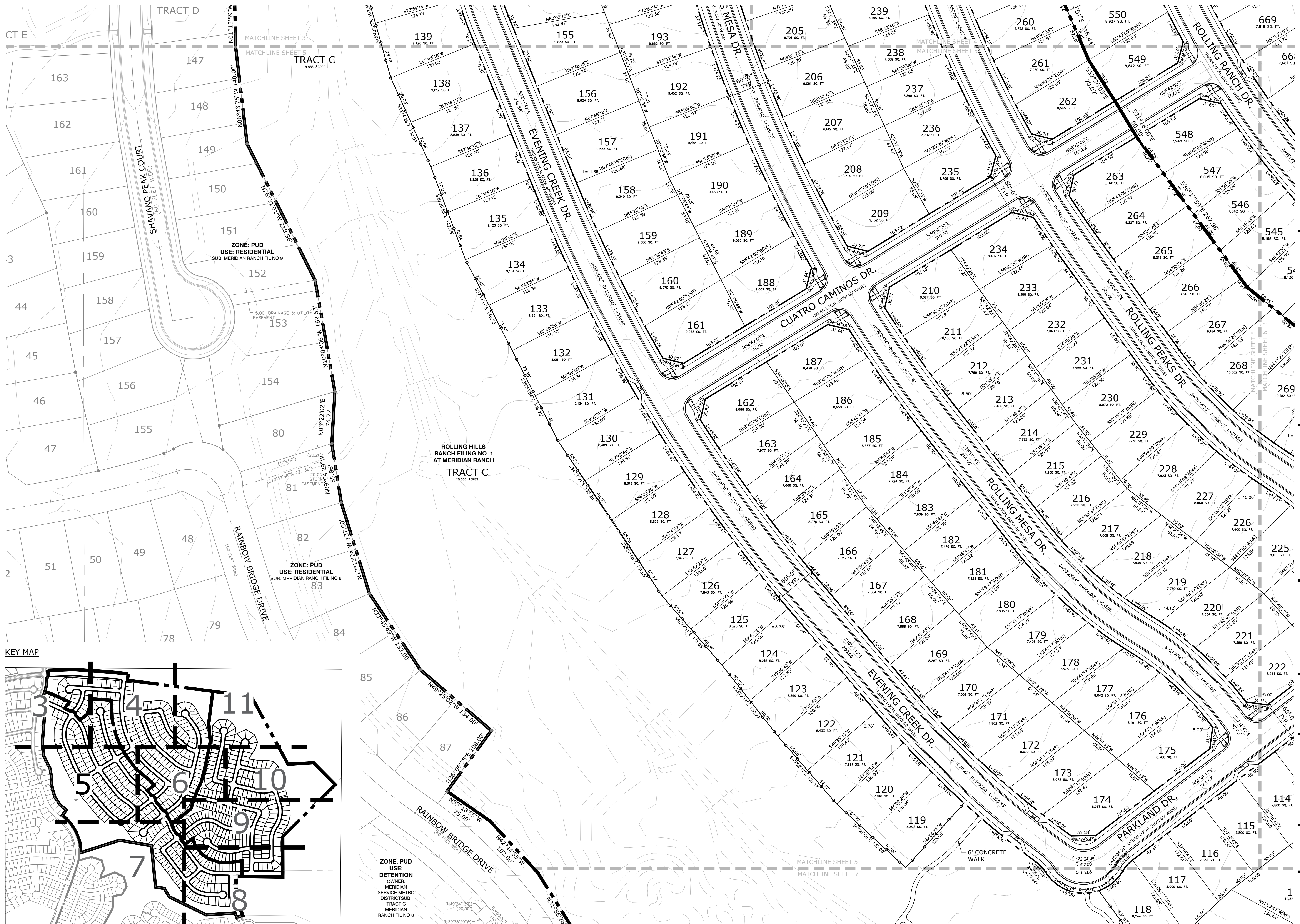
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REX ROAD 80' R.O.W. URBAN MINOR ARTERIAL ROAD



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**Rolling Hills
Ranch Filings 1-3
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Ranch**

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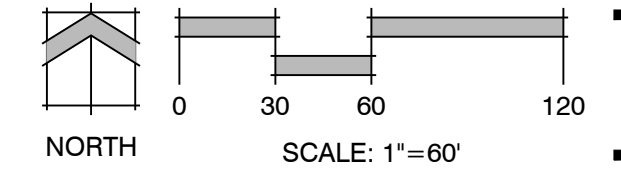
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DATE	BY	DESCRIPTION

**WEST & SOUTH
SITE PLAN**

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OF 34

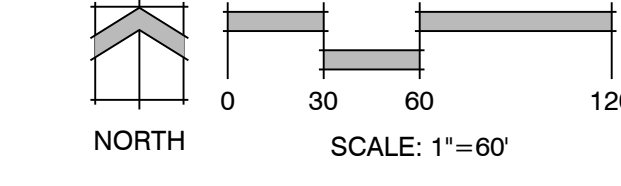
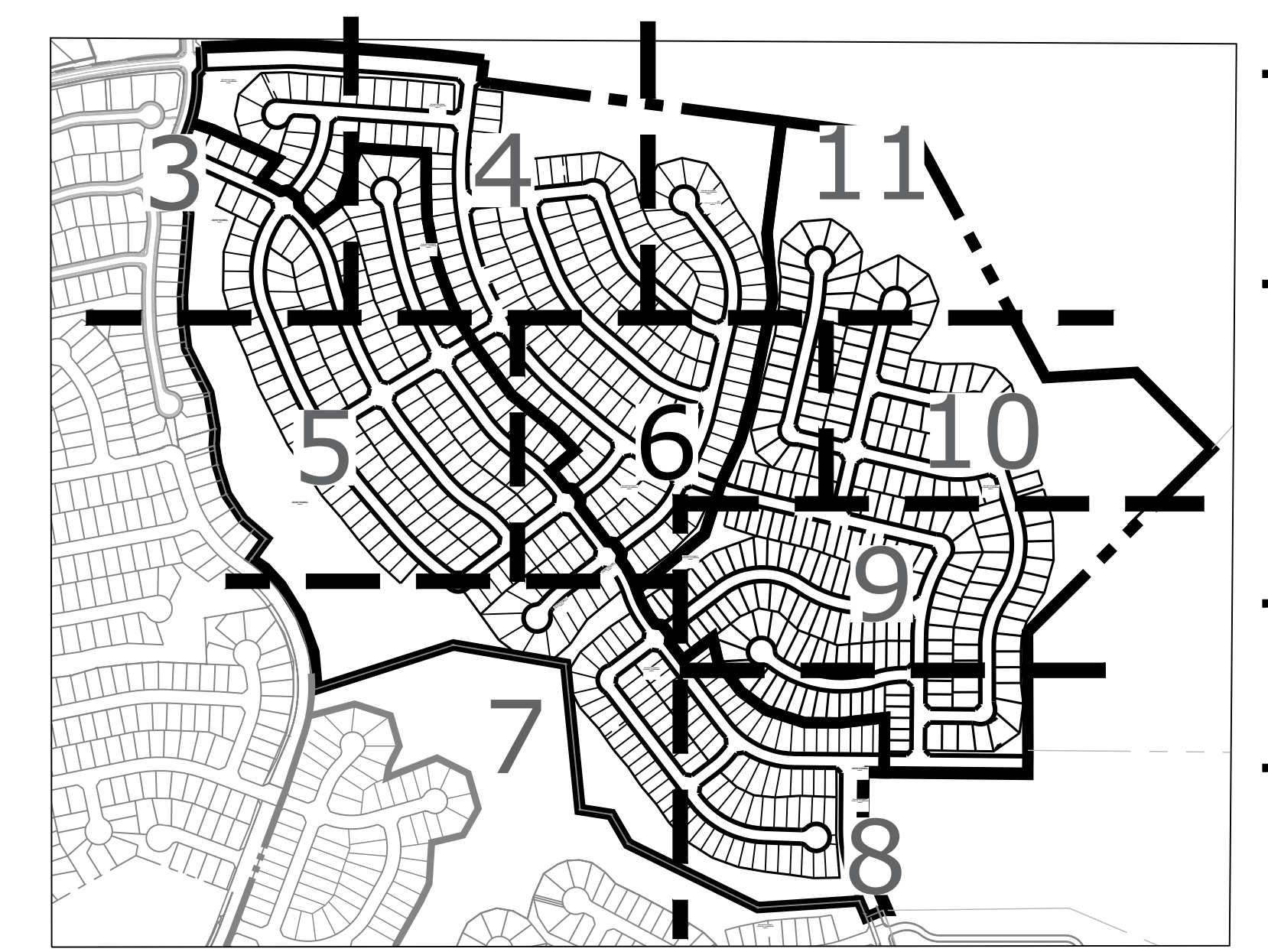
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KEY MAP



Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

DATE: October 19, 2019
PROJECT MGR: J. Romero
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ENTITLEMENT

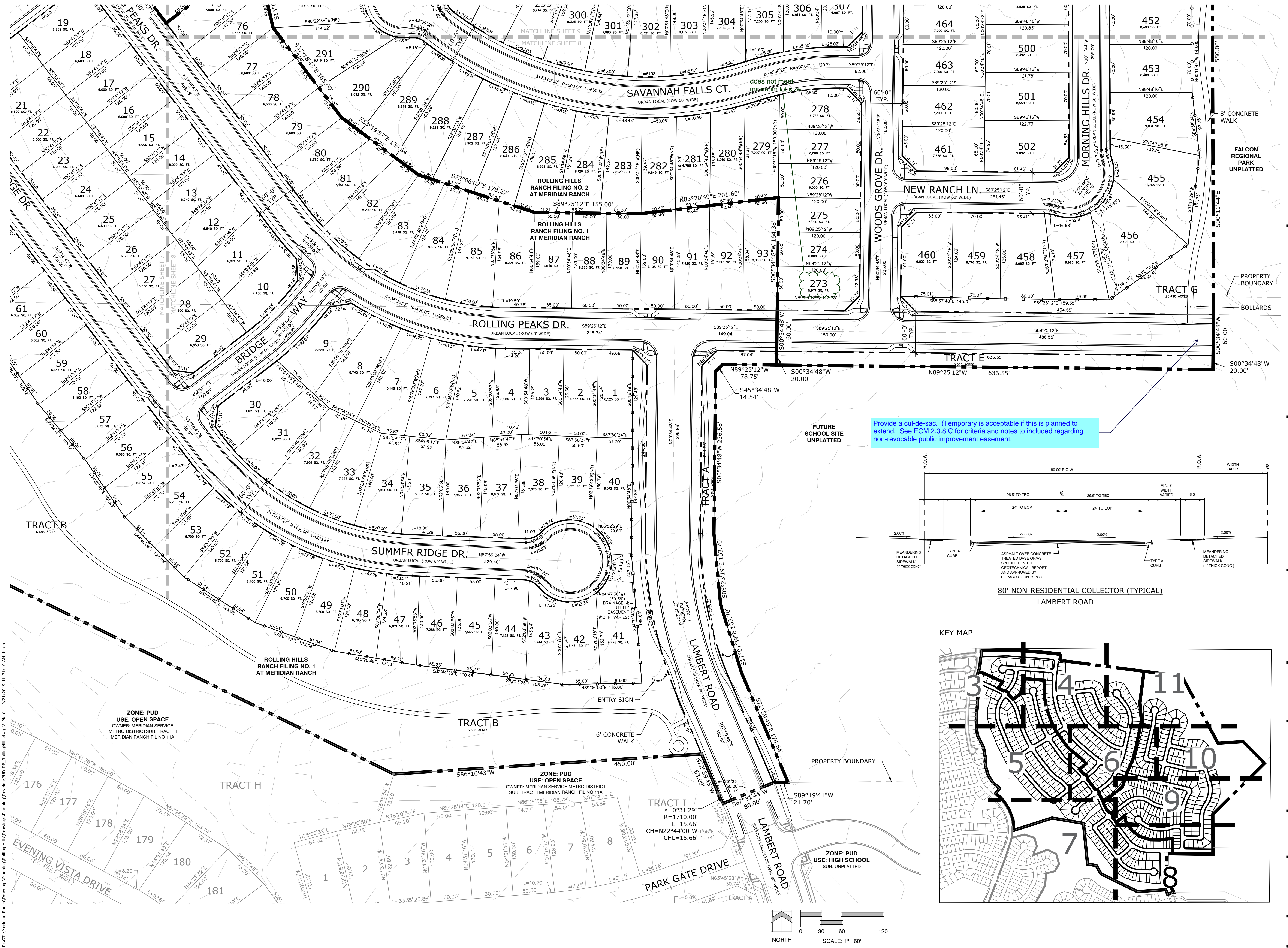
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WEST & SOUTH SITE PLAN

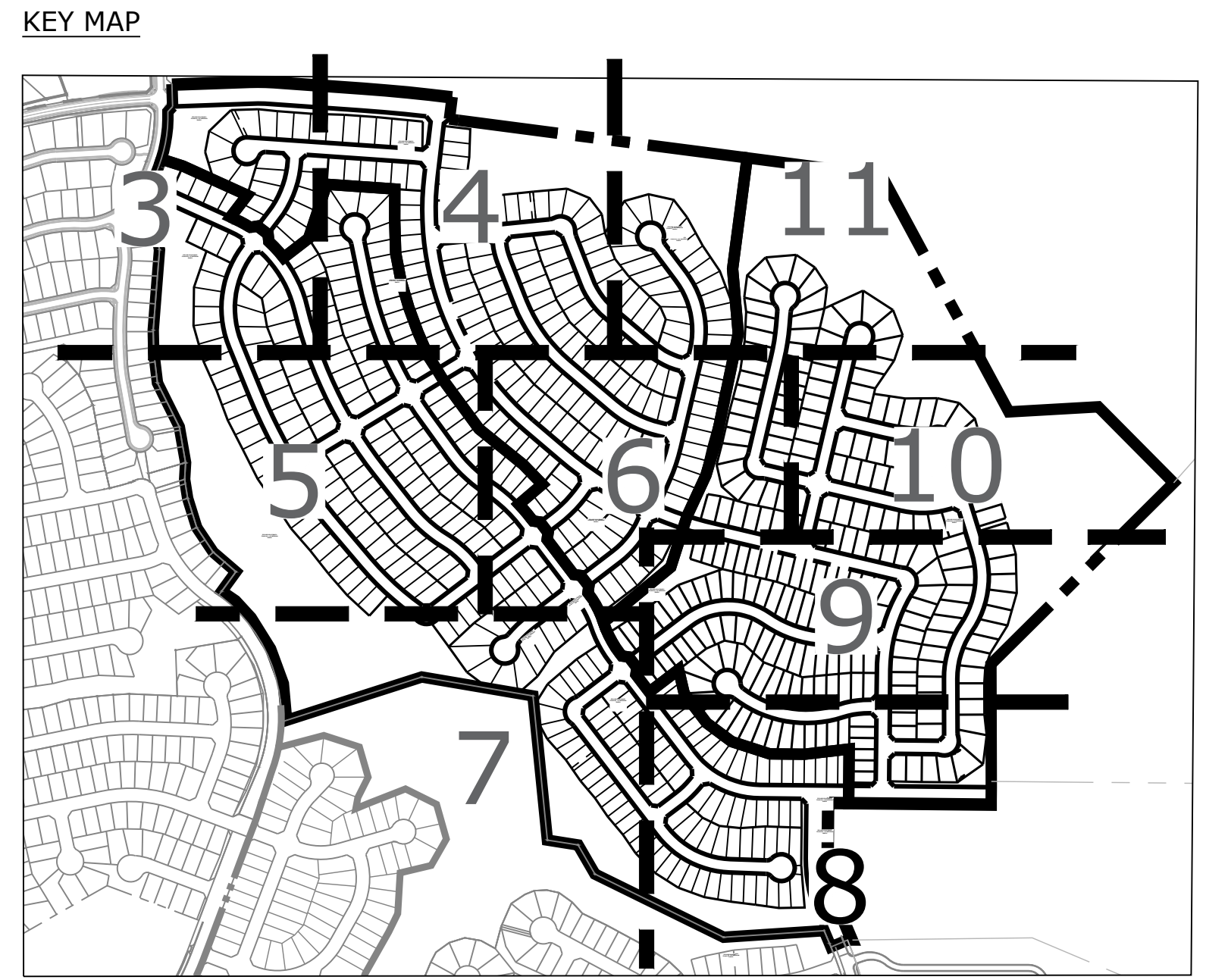
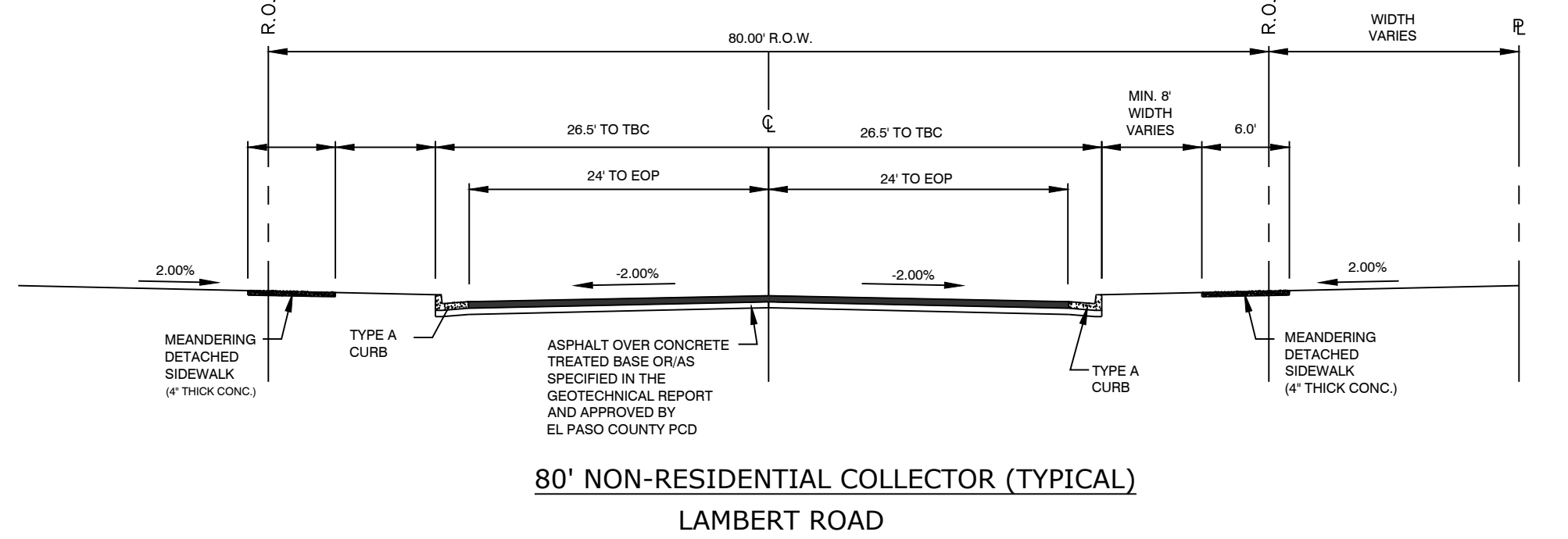
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OF 34

PCD# PUDSP-_____

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Provide a cul-de-sac. (Temporary is acceptable if this is planned to extend. See ECM 2.3.8.C for criteria and notes to included regarding non-revocable public improvement easement.)



Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

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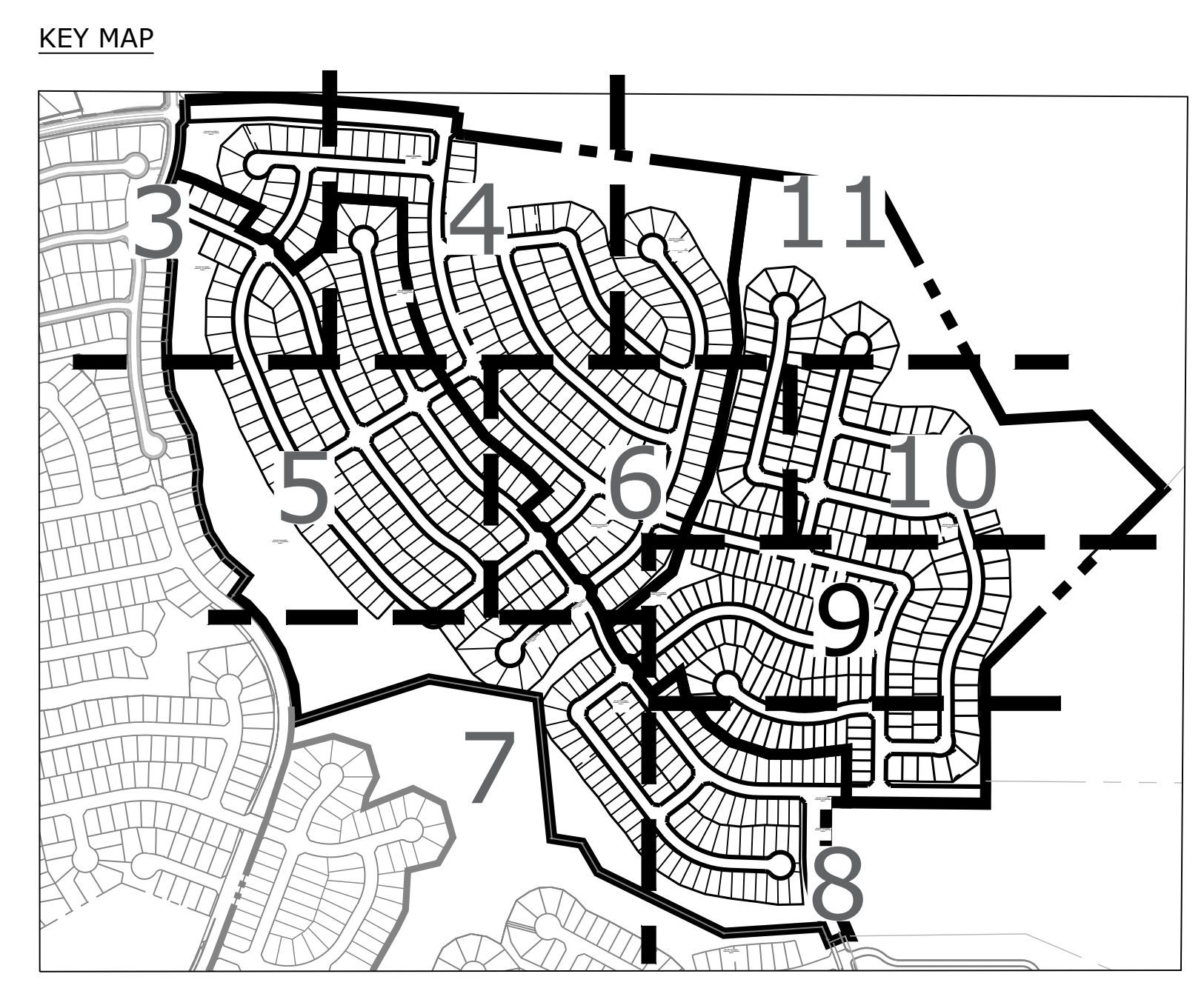
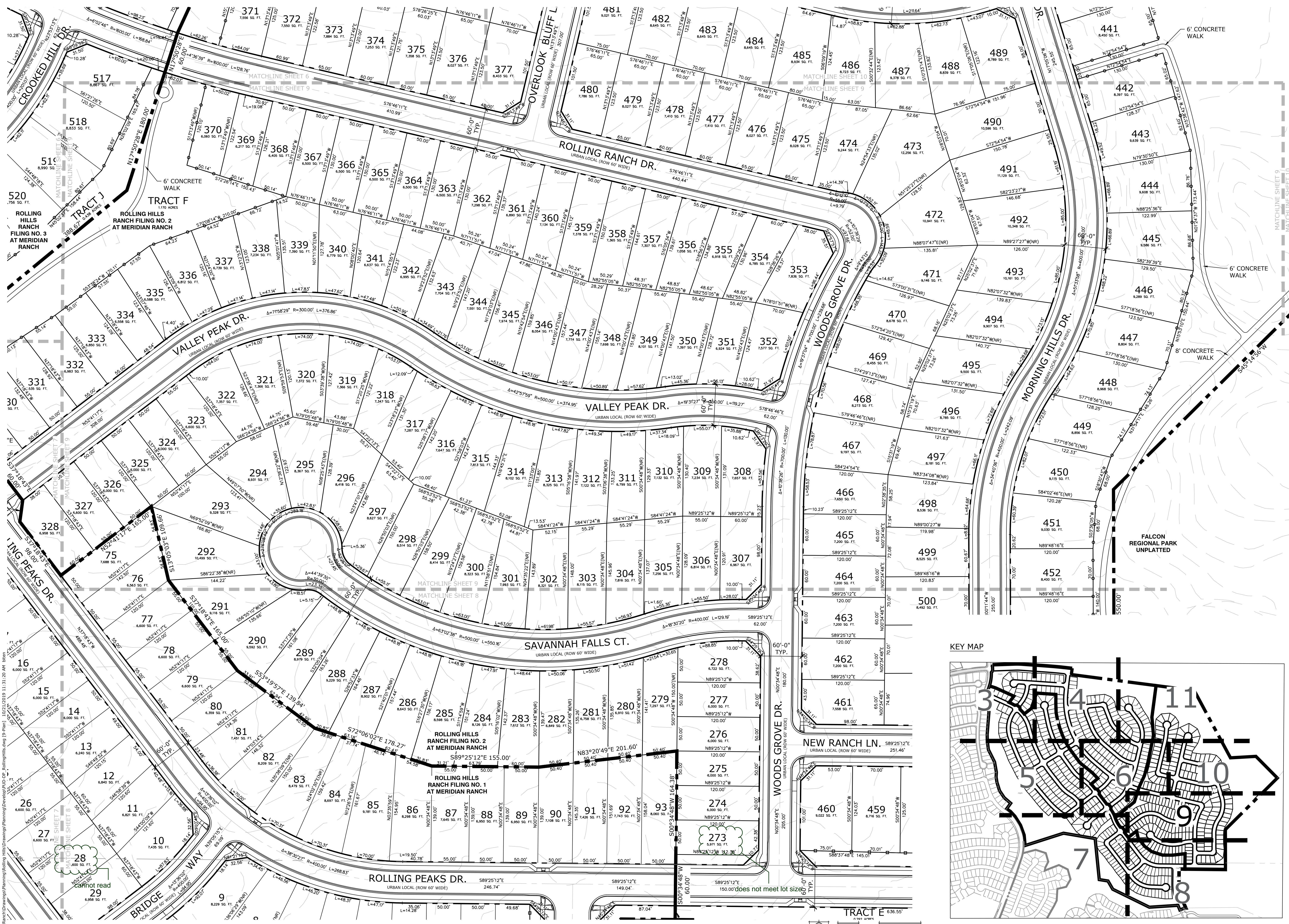
WEST & SOUTH SITE PLAN

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PCD# PUDSP-_____

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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

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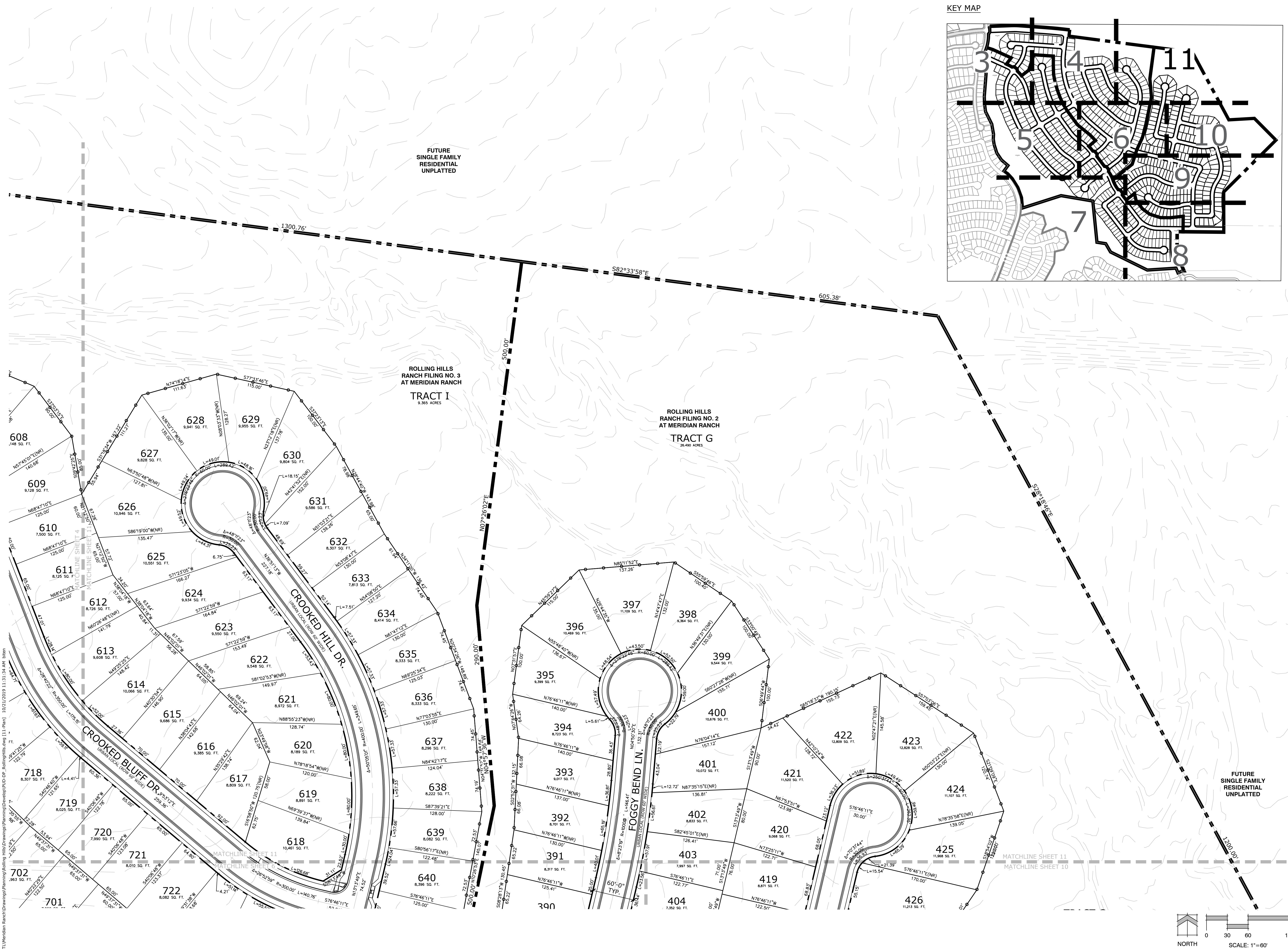
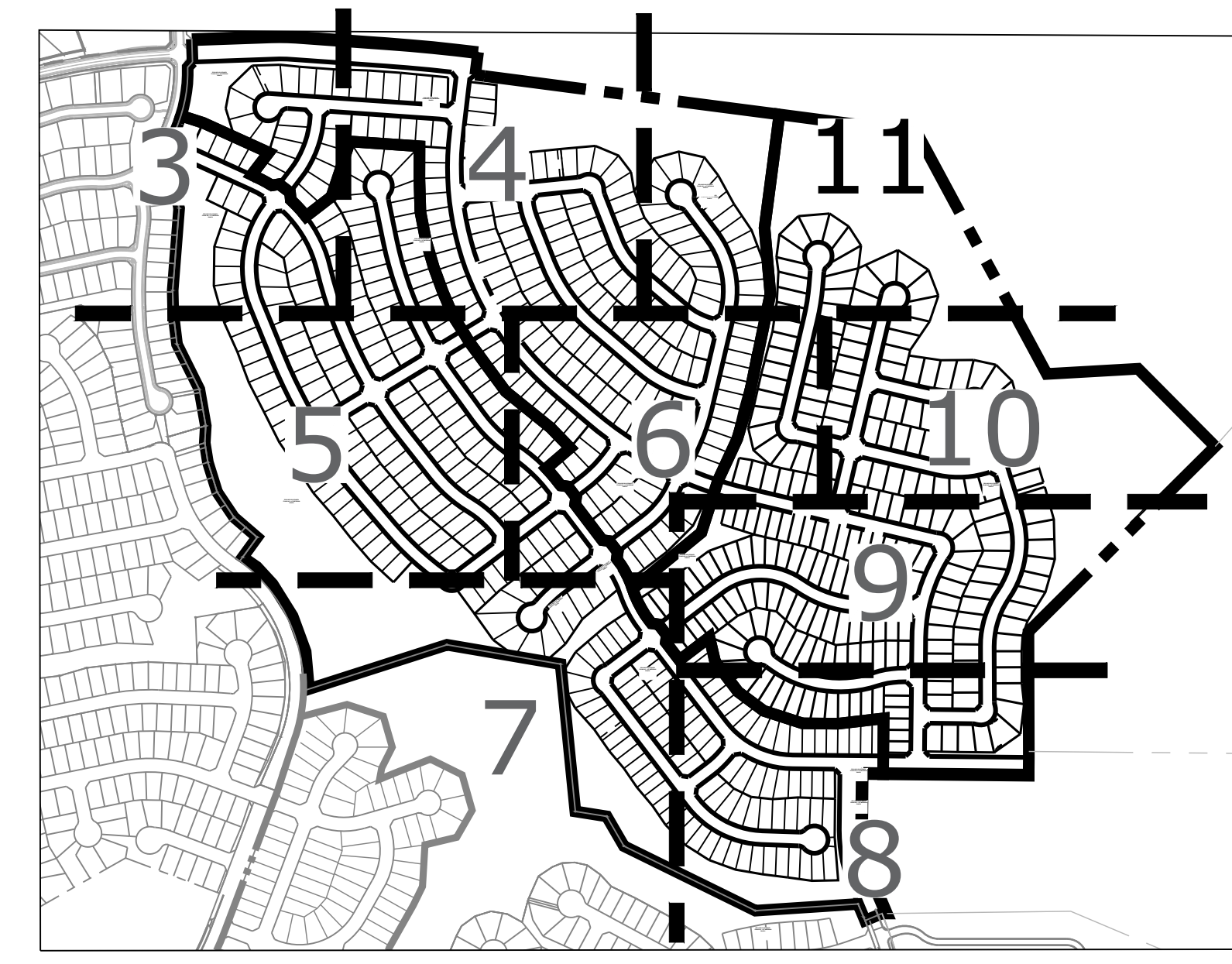
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WEST & SOUTH SITE PLAN

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OF 34
PCD# PUDSP-

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KEY MAP



Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019
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PREPARED BY: K. Marshall

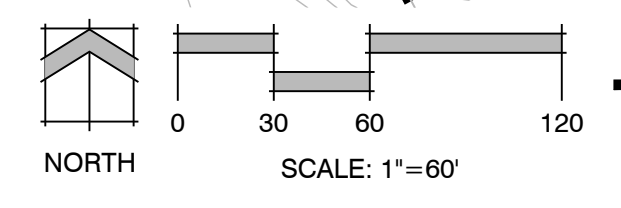
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WEST & SOUTH SITE PLAN

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OF 34

PCD# PUDSP-_____



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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

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PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

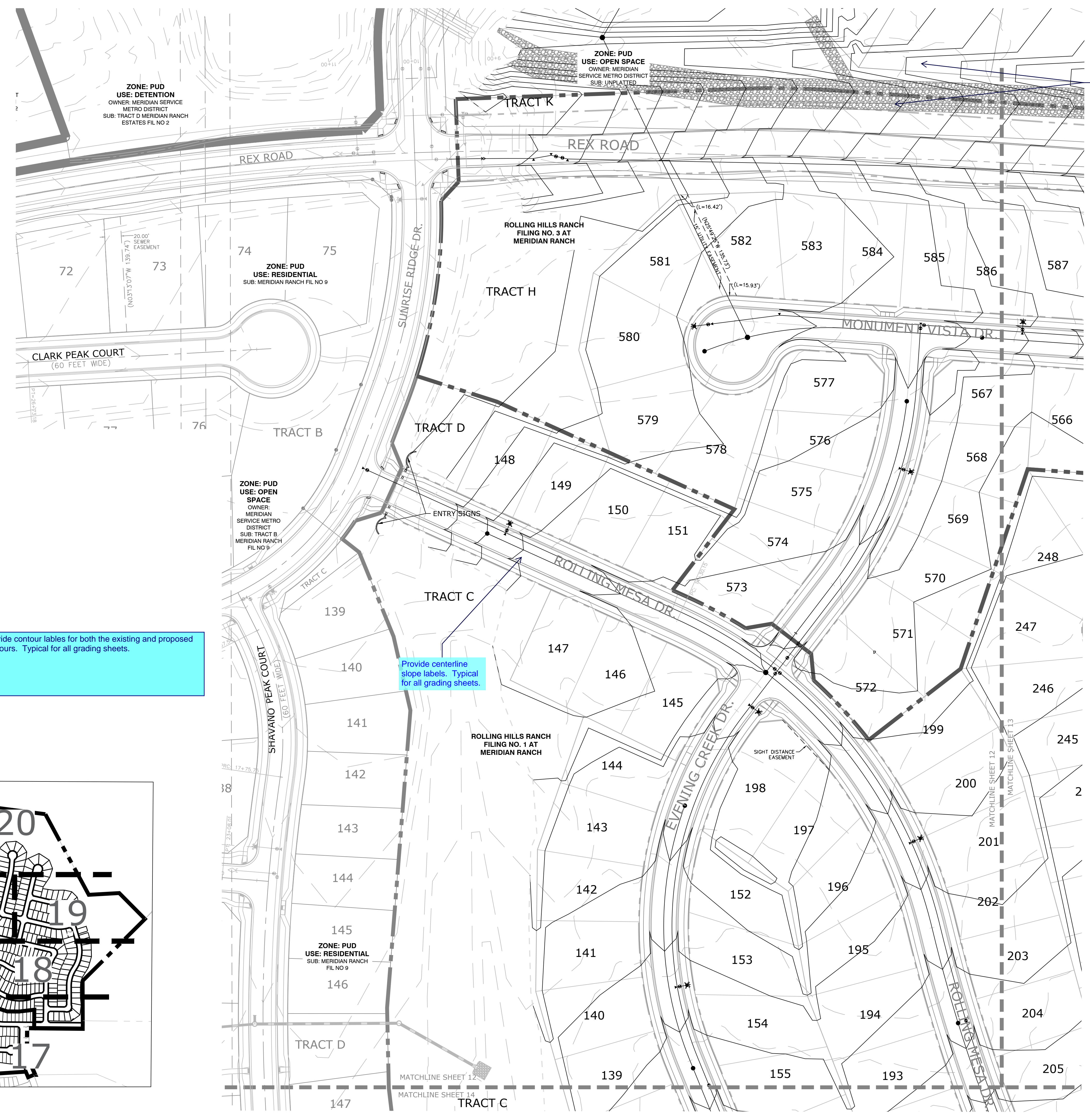
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DATE	BY	DESCRIPTION

GRADING AND UTILITIES

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OF 34

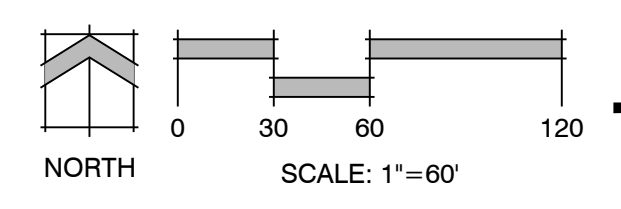
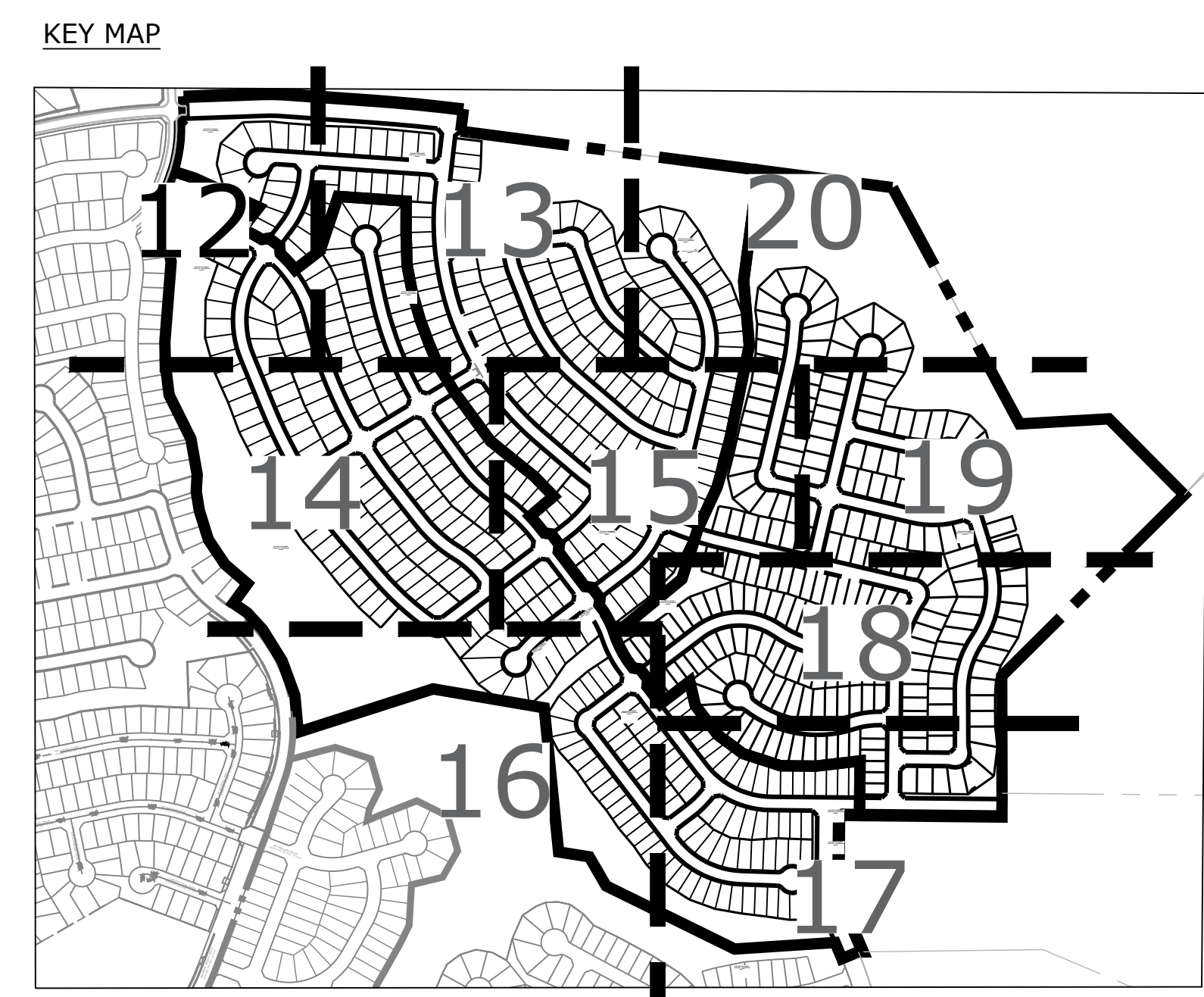
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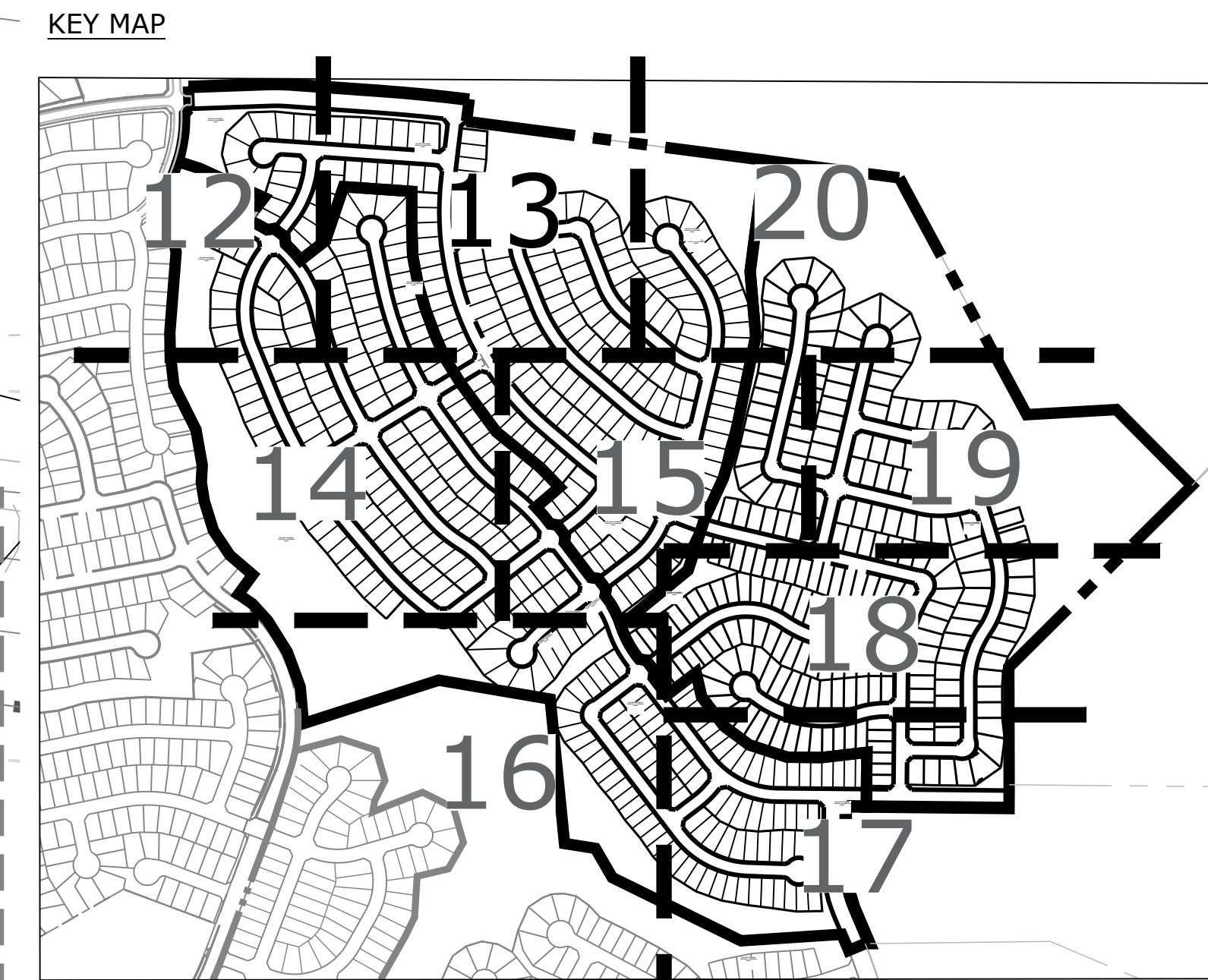
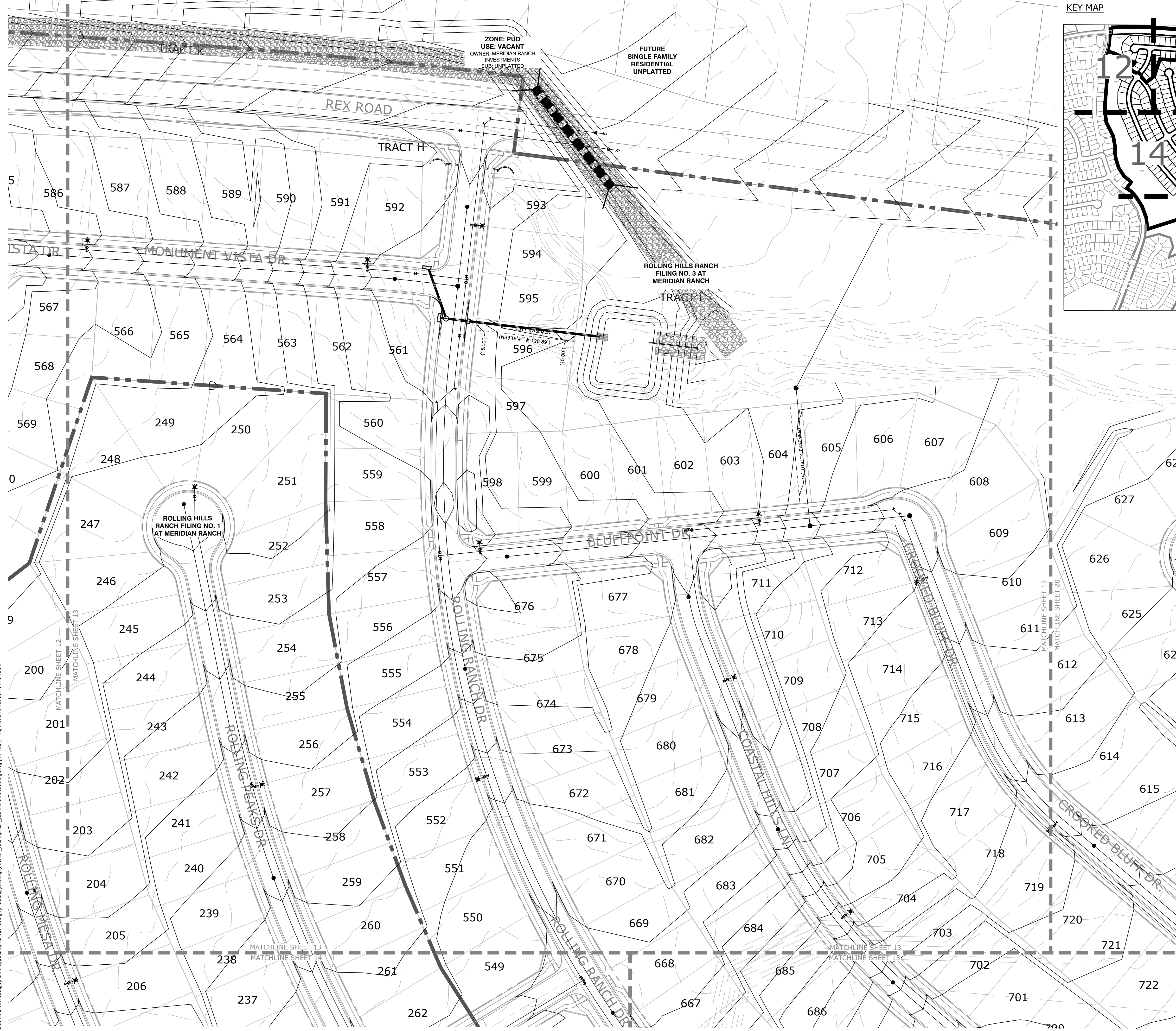
Provide contour labels for both the existing and proposed contours. Typical for all grading sheets.

Provide centerline slope labels. Typical for all grading sheets.

Adjust riprap hatch to the proposed channel



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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: K. Marshall

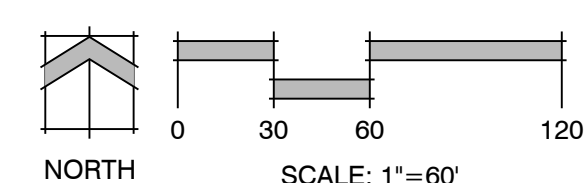
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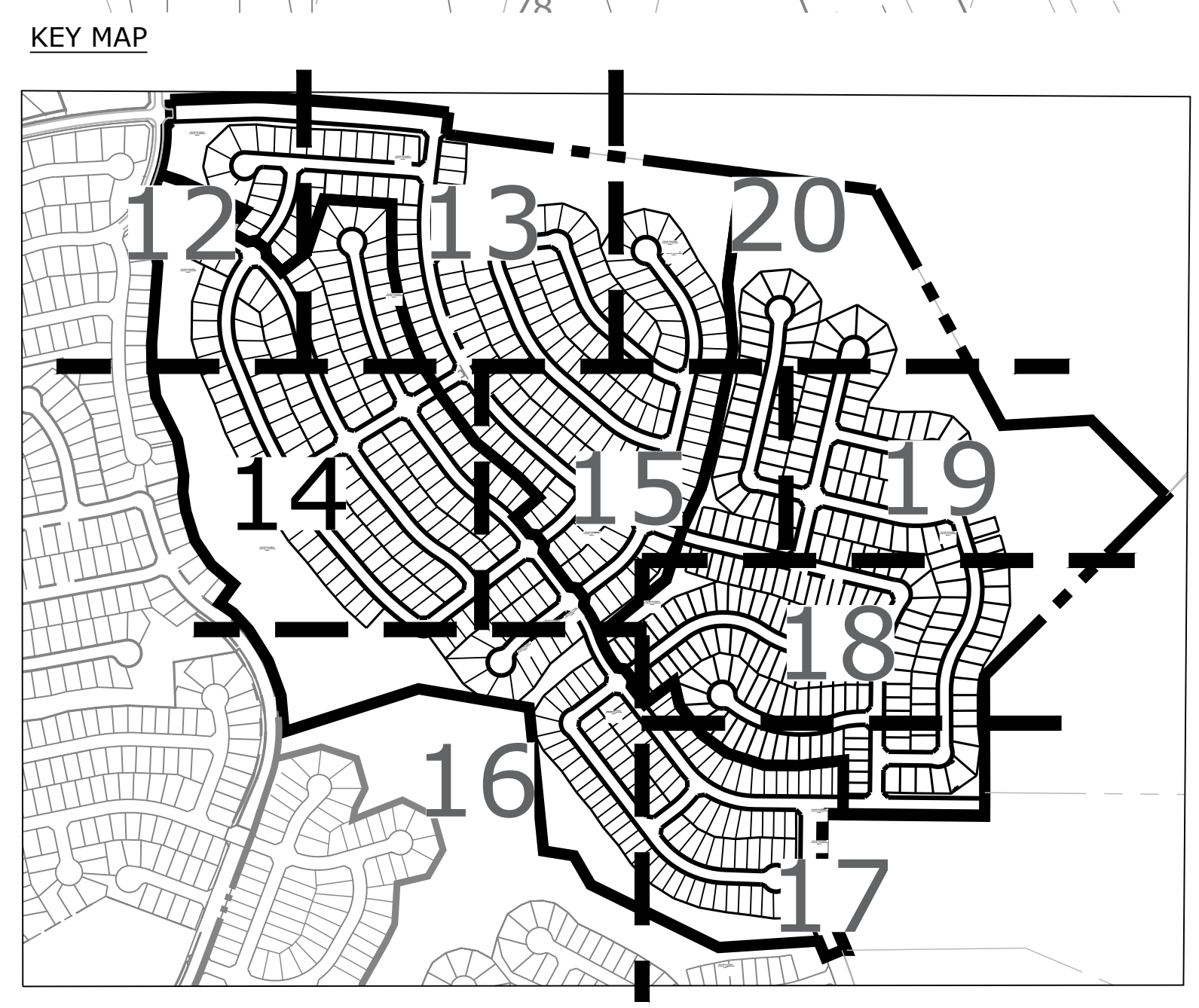
GRADING AND UTILITIES

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 OF 34

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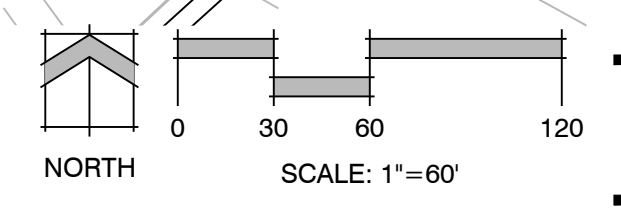


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ZONE: PUD
USE: DETENTION
OWNER: MERIDIAN SERVICE METRO
DISTRICT/SUB: TRACT C
MERIDIAN RANCH FIL NO 3
N54°01'27"E 25.00'

Remove temporary sediment basins for pre-development grading from the preliminary grading plan.



Rolling Hills Ranch Filings 1-3 At Meridian Ranch

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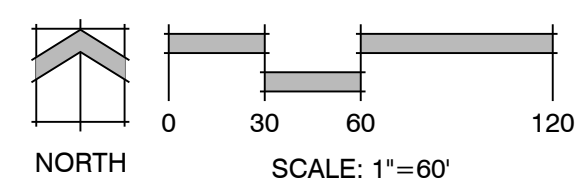
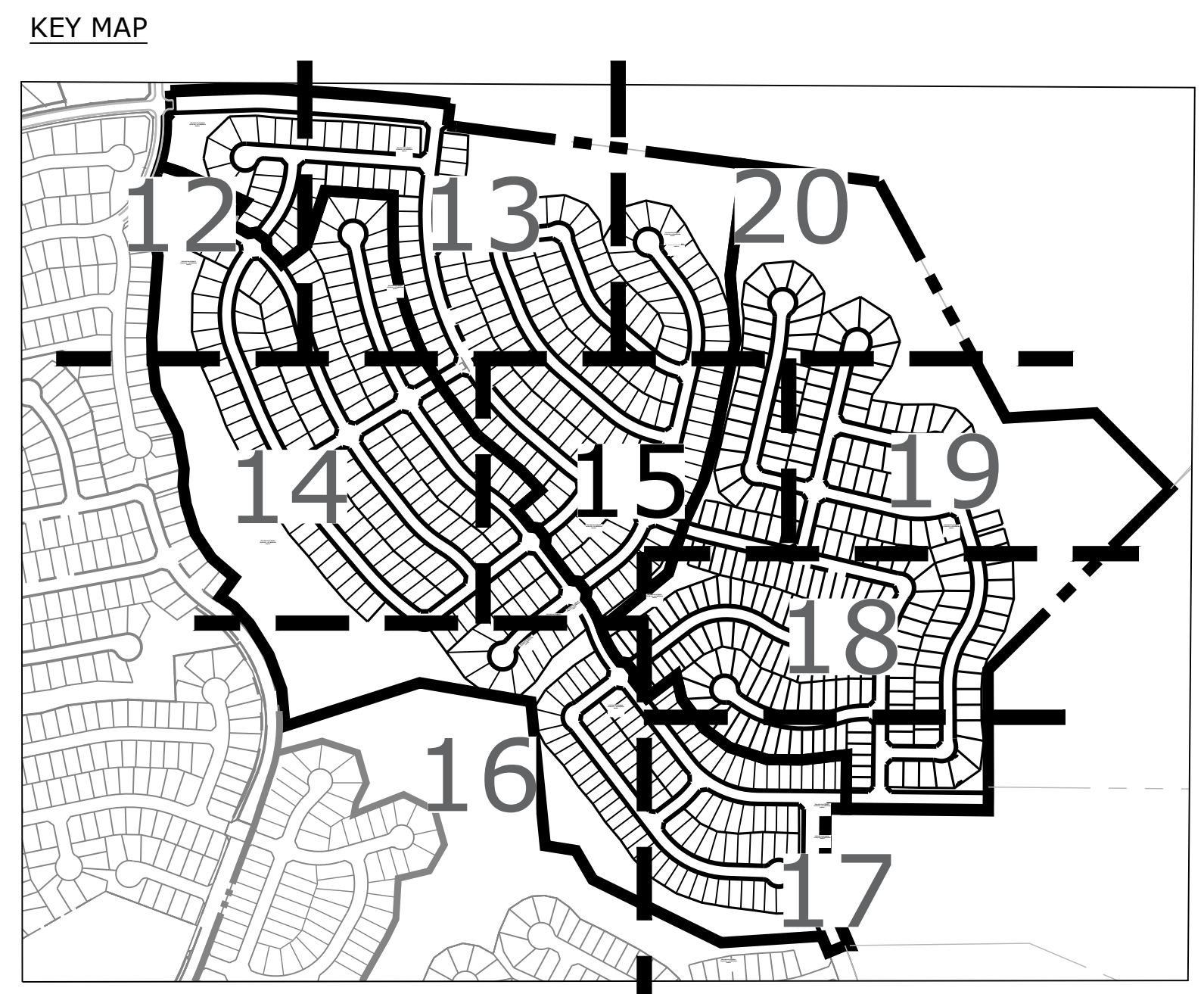
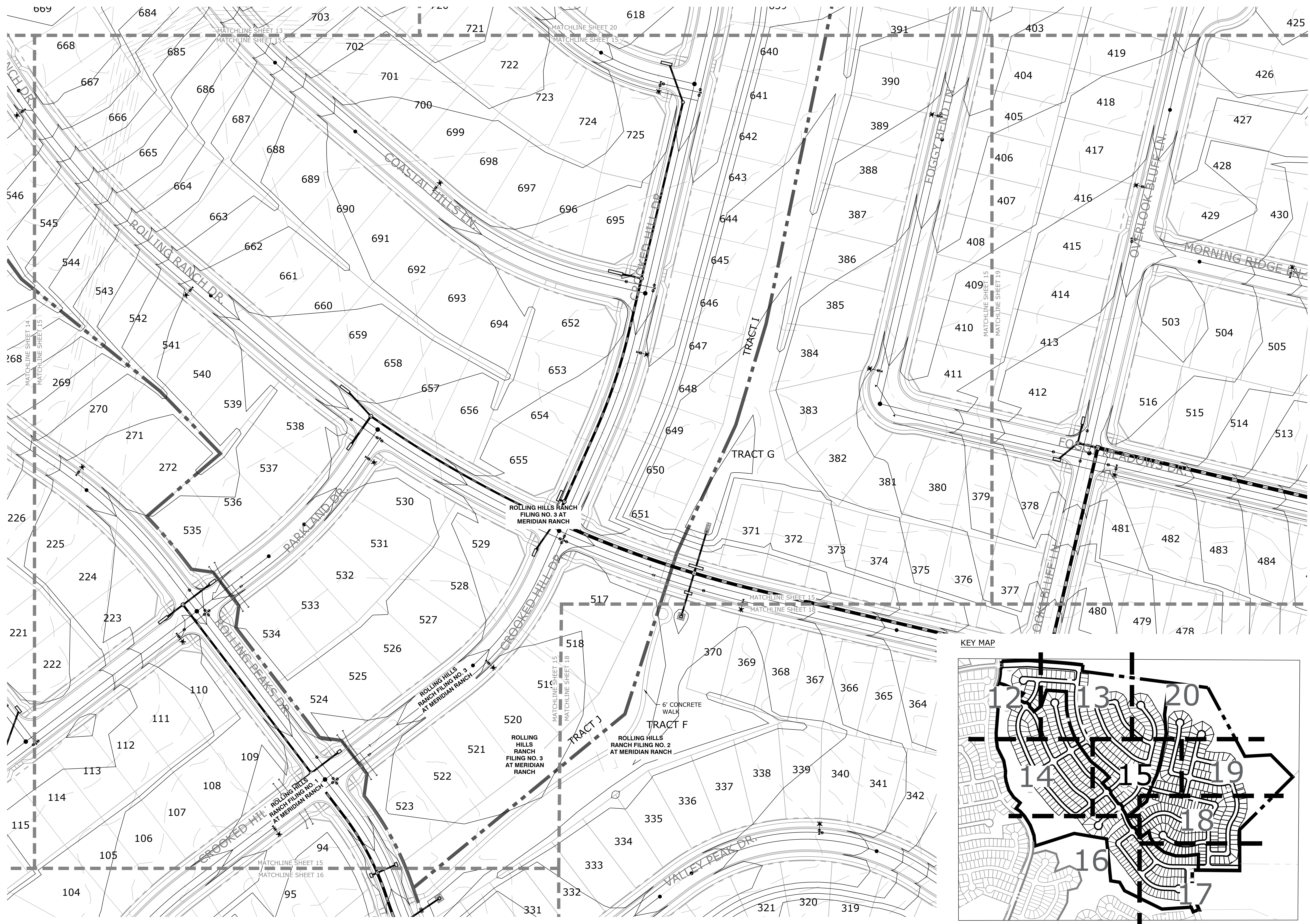
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		Update title to Preliminary Grading

GRADING AND UTILITIES

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PCD# PUDSP-

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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

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PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

ENTITLEMENT

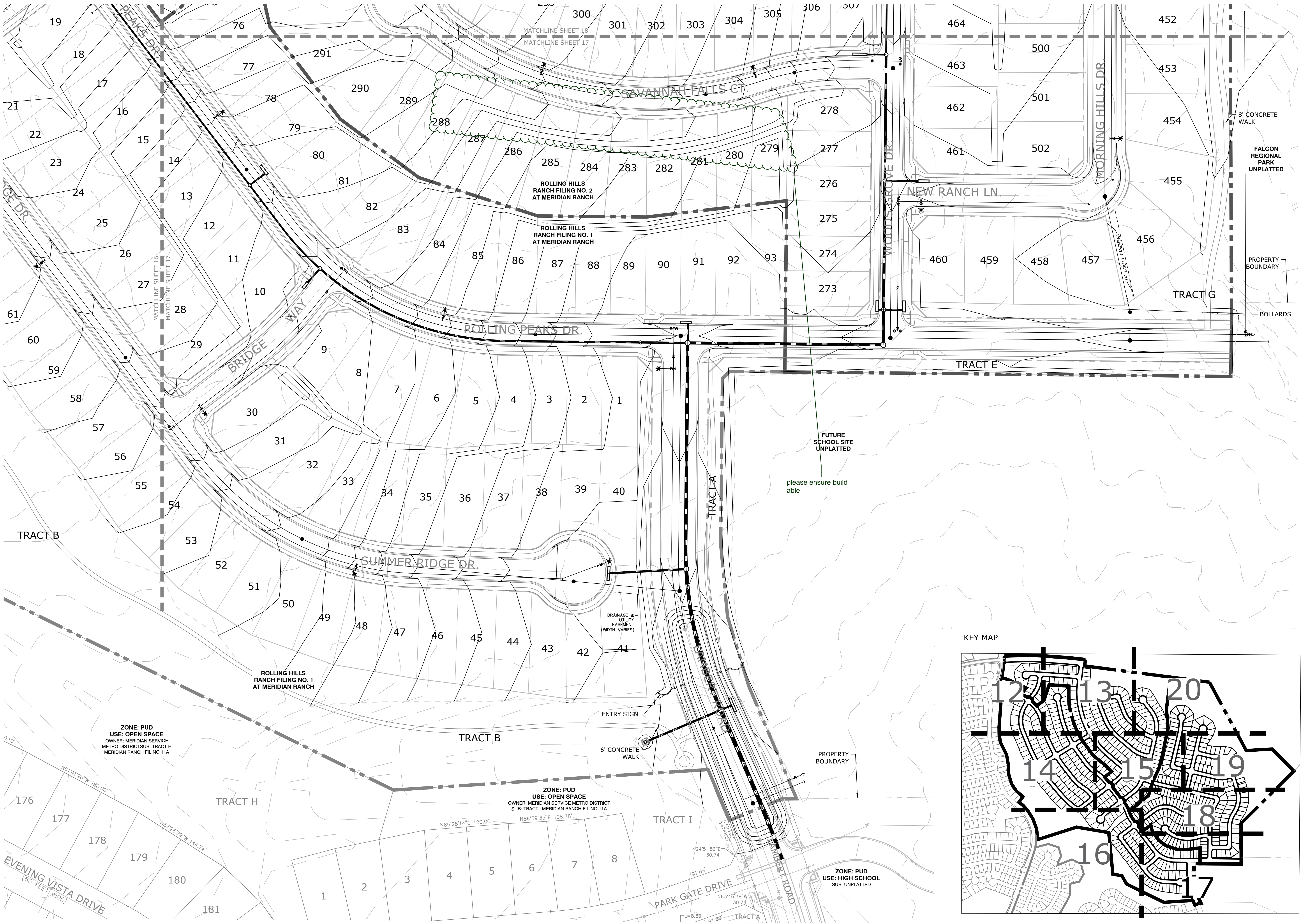
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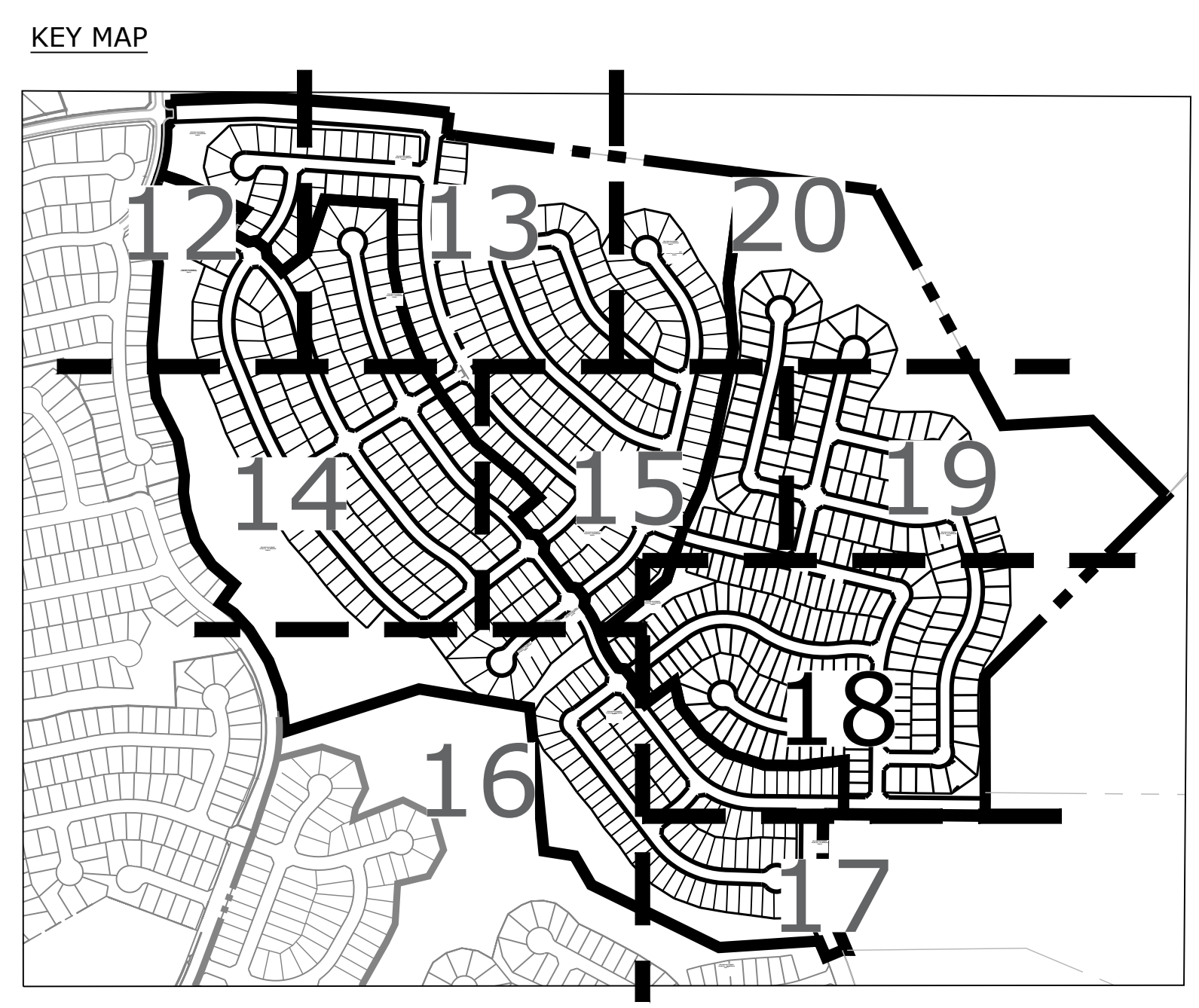
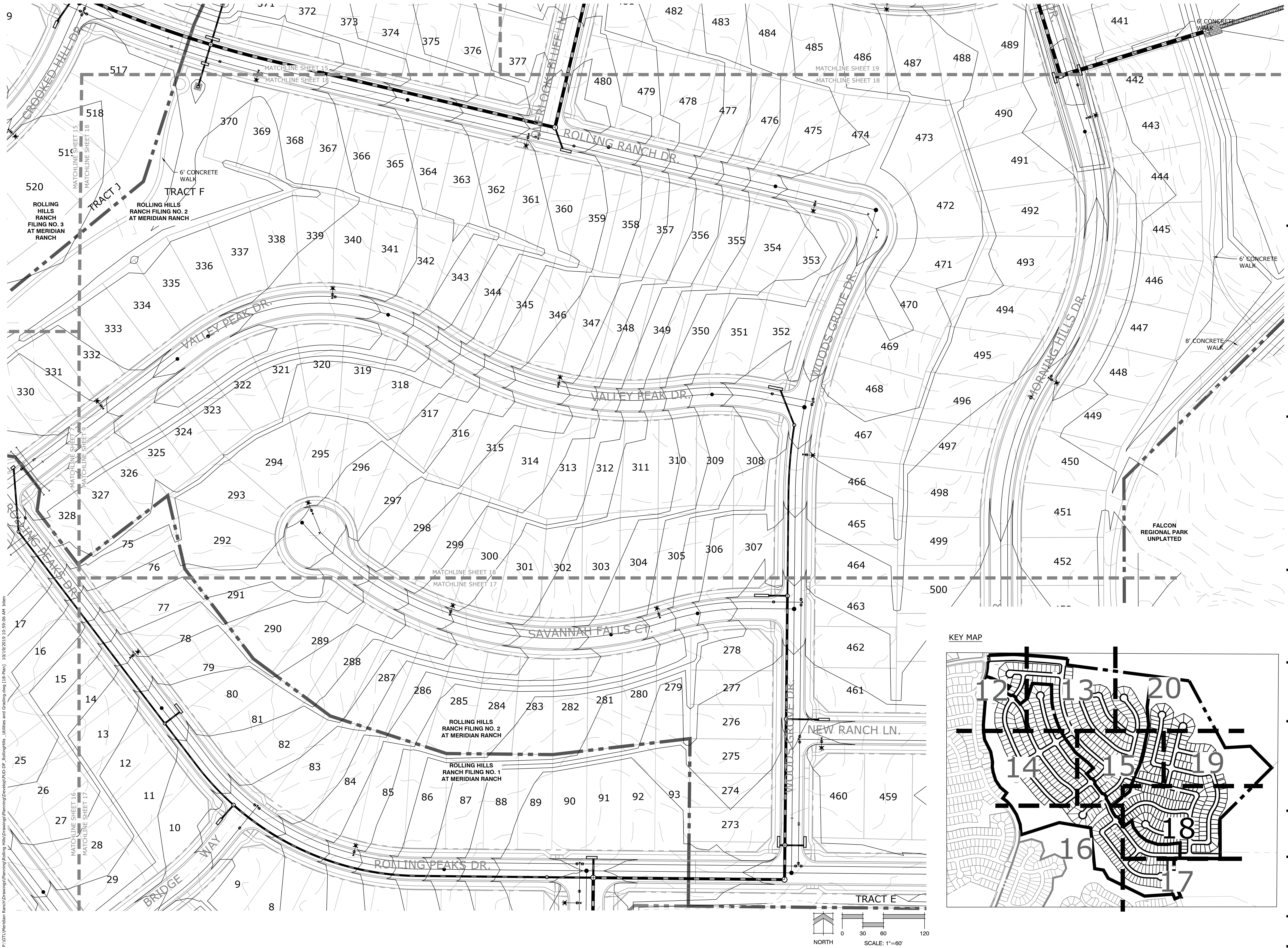
GRADING AND UTILITIES

15
OF 34

PCD# PUDSP-_____

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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

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ENTITLEMENT

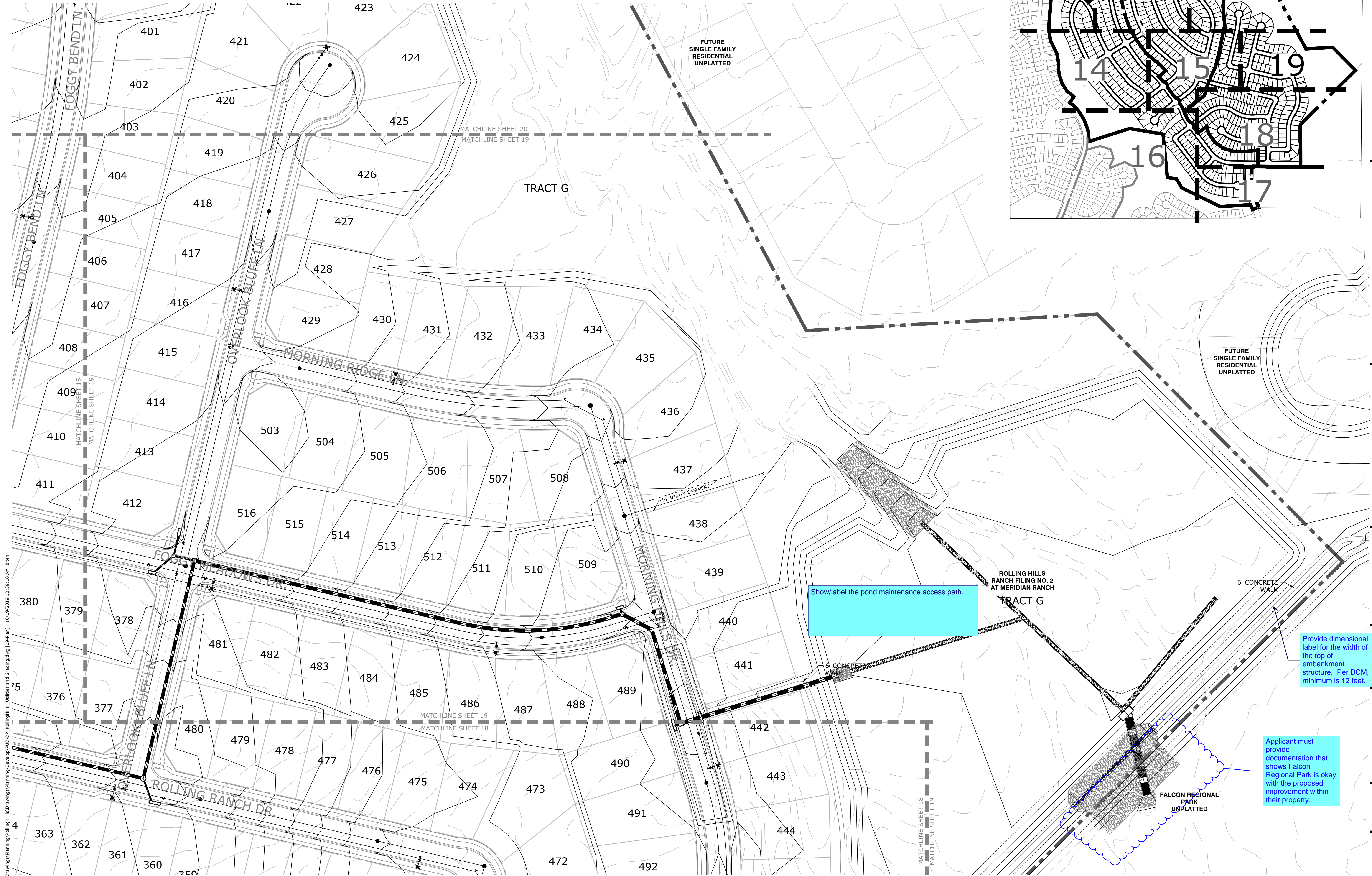
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GRADING AND UTILITIES

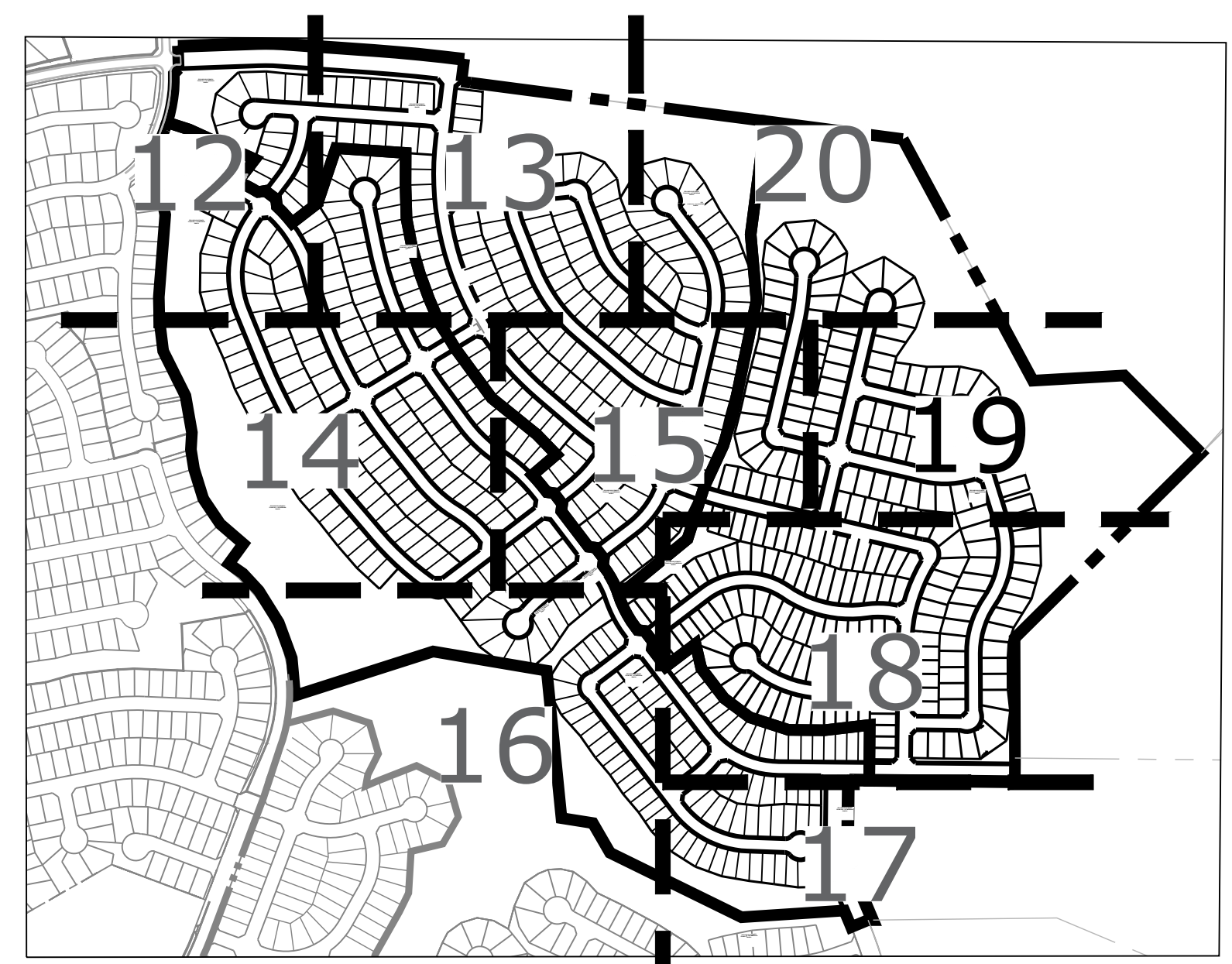
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OF 34

PCD# PUDSP-_____

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KEY MAP



Land Planning
Landscape Architecture
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GRADING AND UTILITIES

19
OF 34

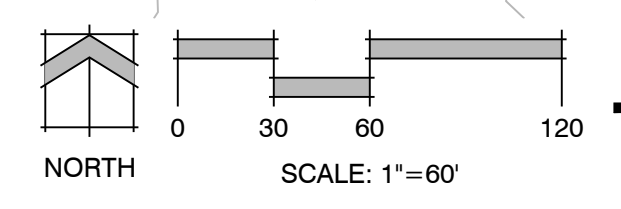
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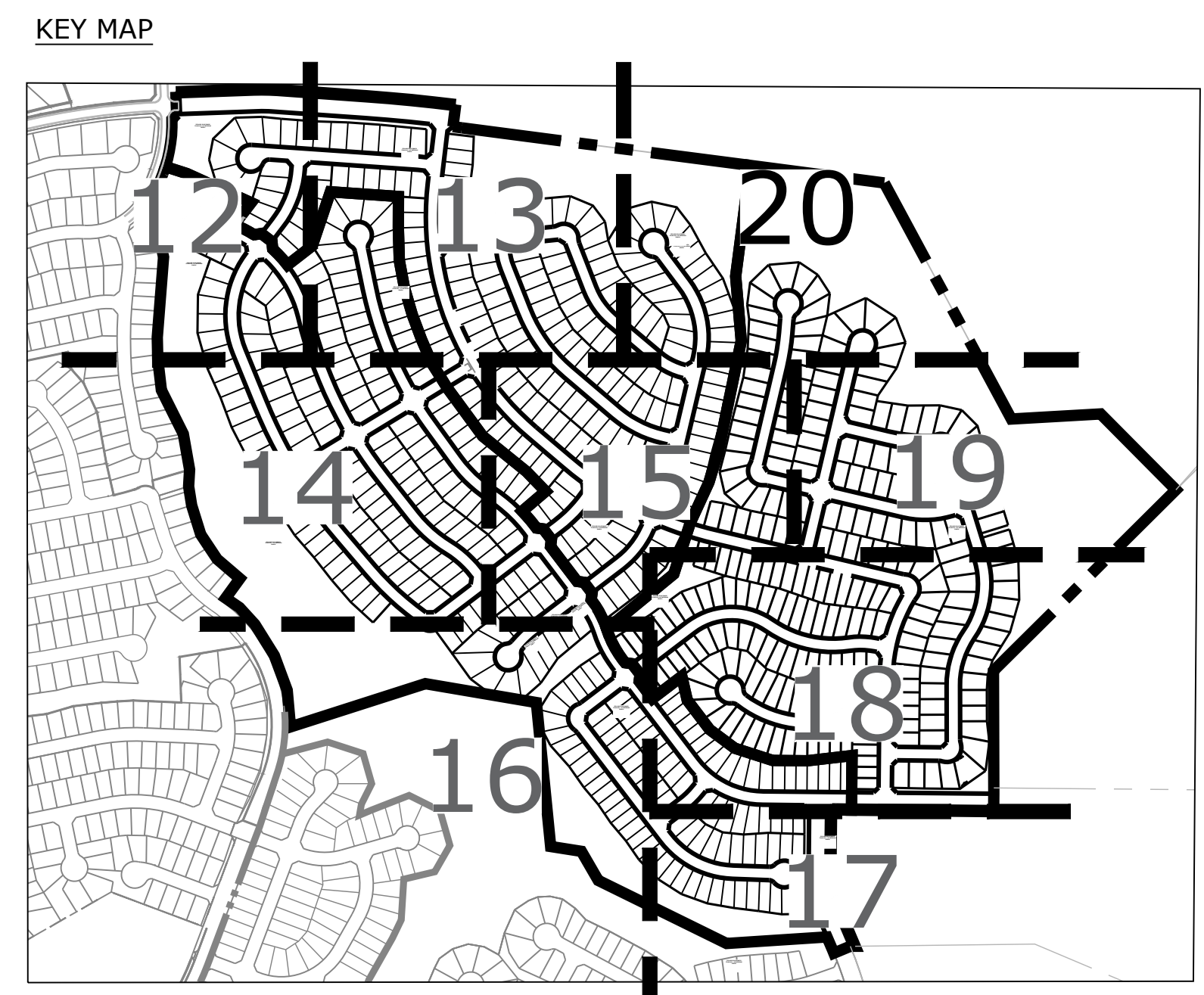
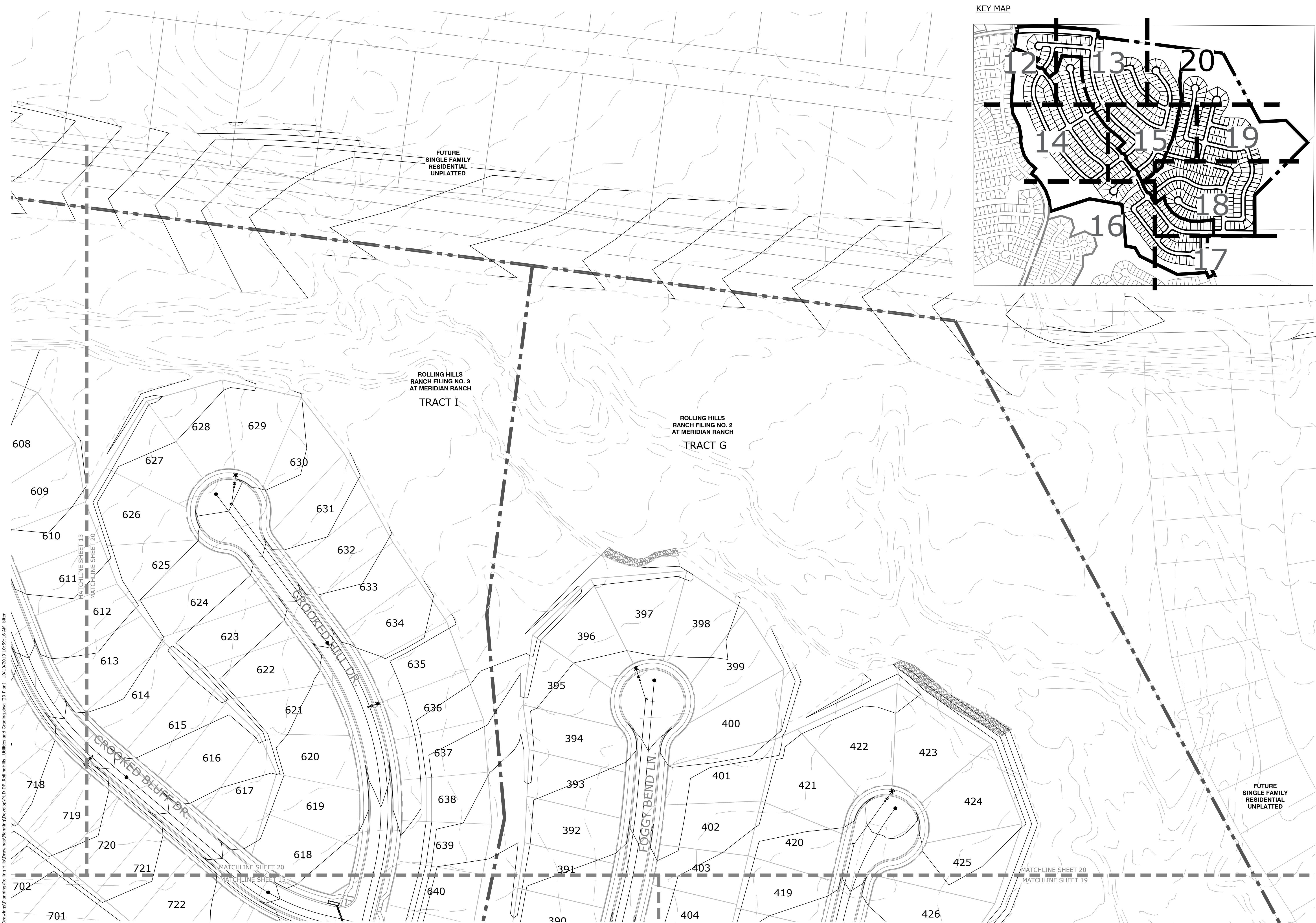
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Show/label the pond maintenance access path.

Provide dimensional label for the width of embankment structure. Per DCM, minimum is 12 feet.

Applicant must provide documentation that shows Falcon Regional Park is okay with the proposed improvement within their property.





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PREPARED BY: K. Marshall

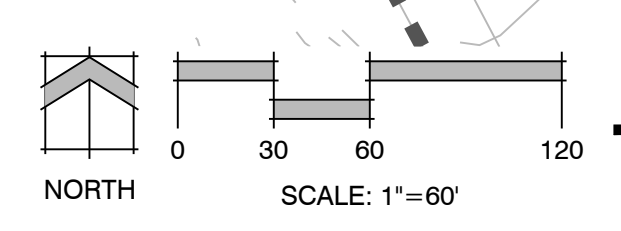
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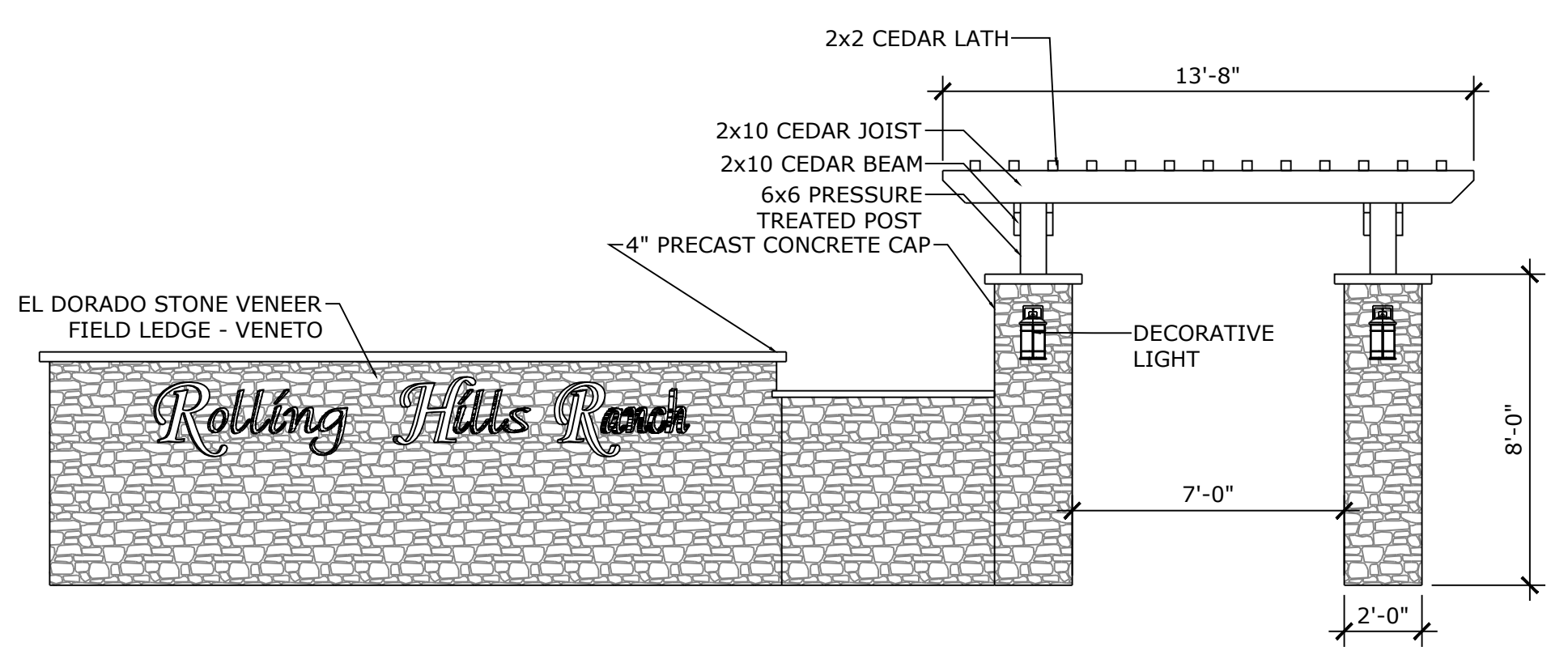
**GRADING AND
UTILITIES**

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OF 34

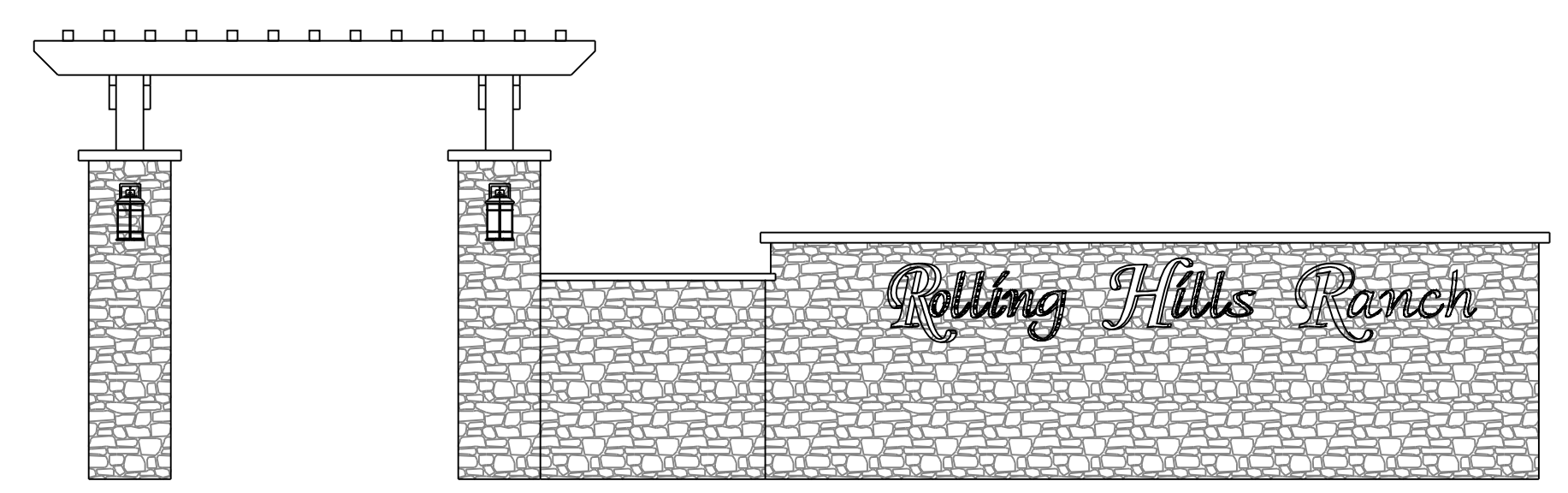
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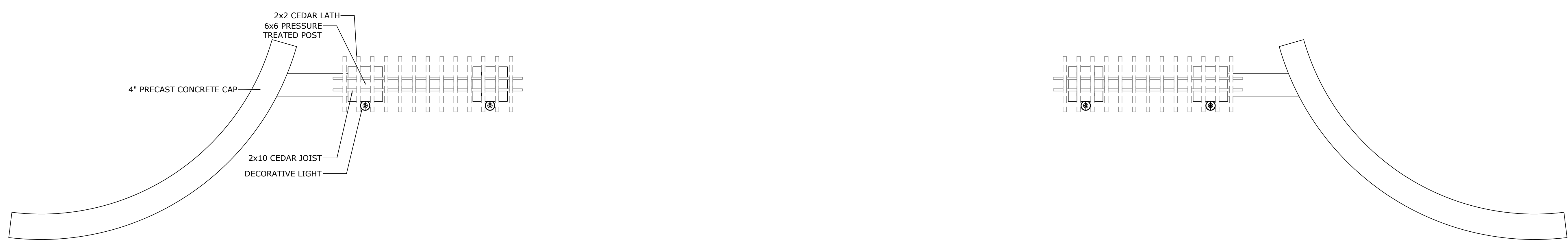


Please include a specific sign easement/tract area and identify where the signs are to be located



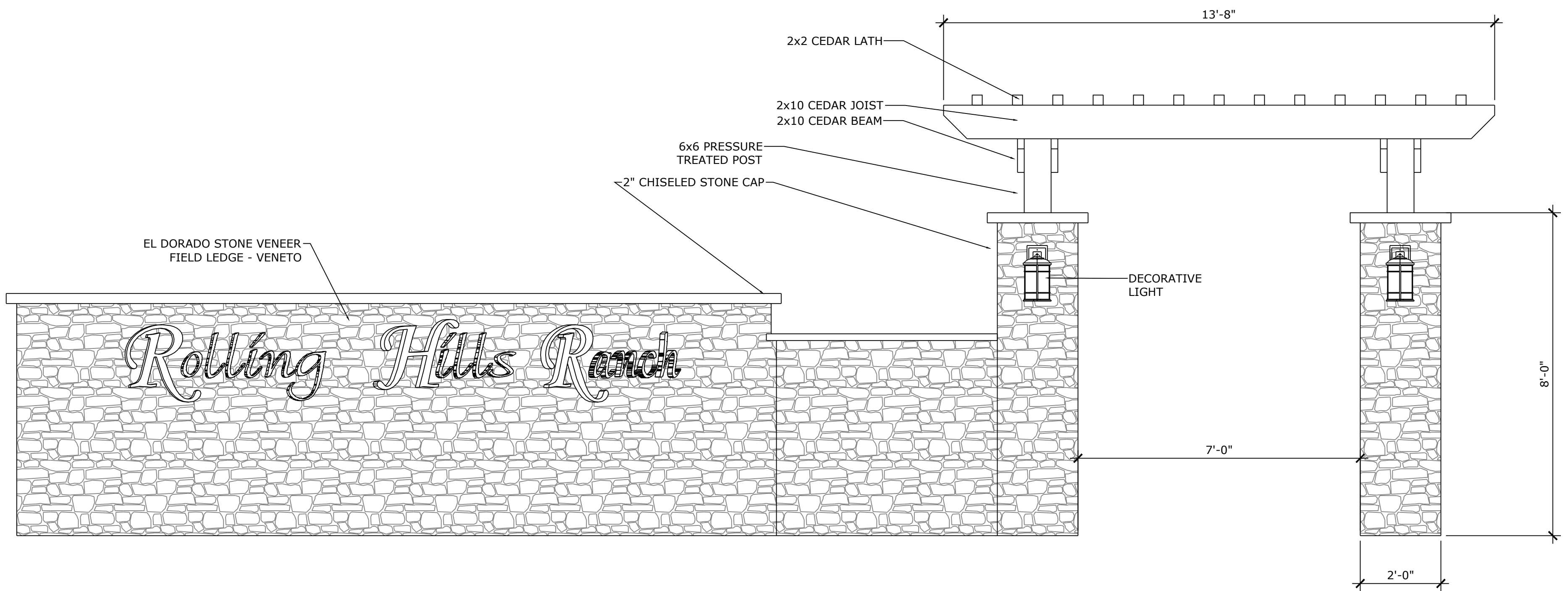
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SCALE: NOT TO SCALE



2 ENTRY SIGNAGE PLAN VIEW

SCALE: NOT TO SCALE



3 ENTRY SIGNAGE DETAIL

SCALE: NOT TO SCALE

Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

ENTITLEMENT

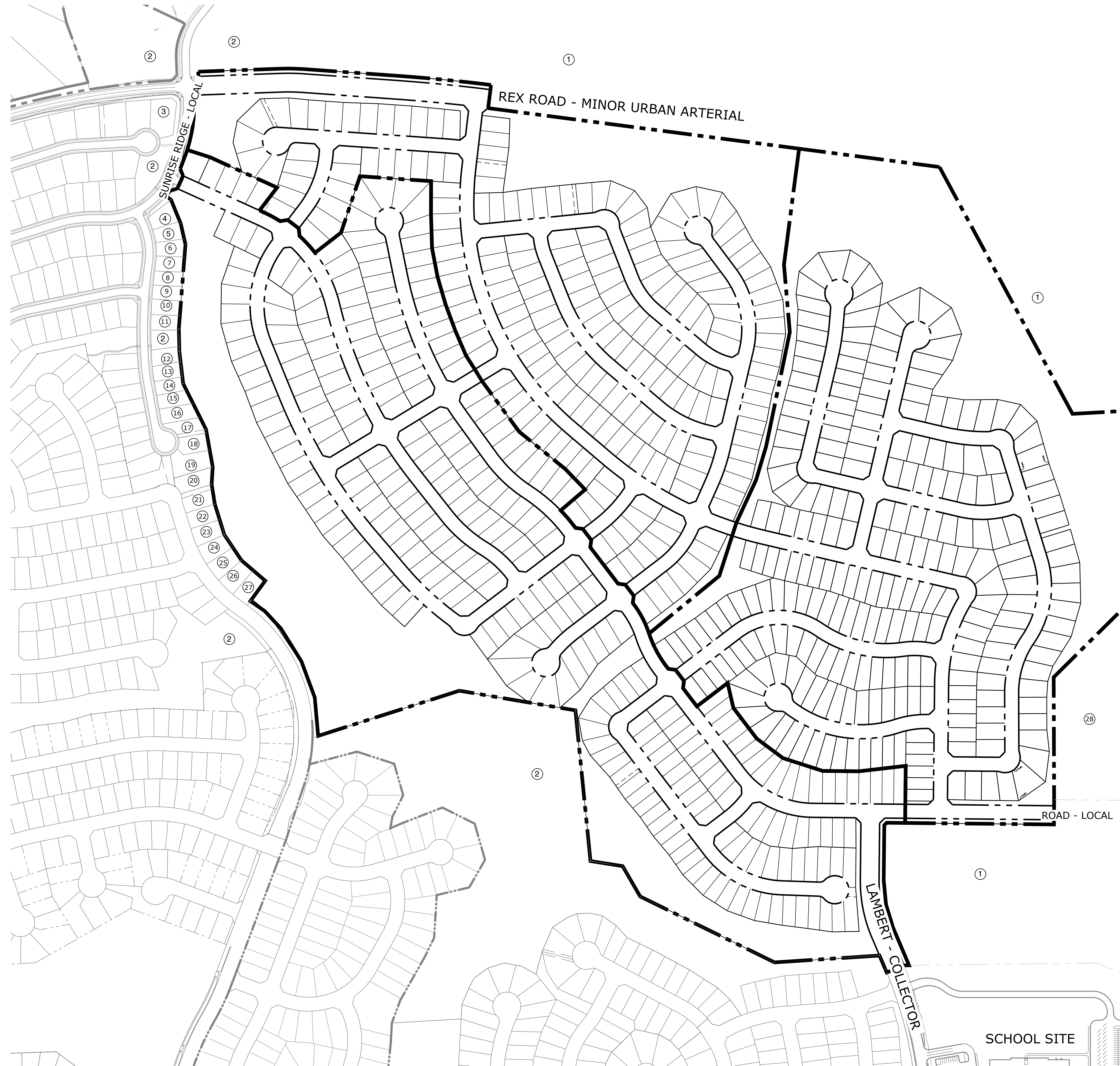
DATE	BY	DESCRIPTION

ENTRY SIGNAGE DETAILS

21 OF 34

PCD# PUDSP-_____

Name	Mailing Address	City, State, Zip
1	MERIDIAN RANCH INVESTMENTS INC PO BOX 80036	SAN DIEGO CA, 92138-0036
2	MERIDIAN SERVICE METRO DISTRICT, C/O COMMUNITY RESOURCE SVCS 11886 STAPLETON DR	PEYTON CO, 80831
3	MARTIN DAVID WAYNE, MARTIN CINDY LEE 12860 CLARK PEAK CT	PEYTON CO, 80831
4	MARIANO MARK R, MARIANO ELLIE J 10895 SHAVANO PEAK CT	PEYTON CO, 80831
5	BLAMEY KEVIN PATRICK, BLAMEY RACHEL MARIE 10883 SHAVANO PEAK CT	PEYTON CO, 80831
6	DITSON JESSICA L, DITSON HOWARD A 10871 SHAVANO PEAK CT	PEYTON CO, 80831
7	REESER JOSEPH 10859 SHAVANO PEAK CT	PEYTON CO, 80831
8	AXT NORA R, AXT PETER M 10847 SHAVANO PEAK CT	PEYTON CO, 80831
9	LATIMER THOMAS ROLAND JR, LATIMER AMBER RENEE 10835 SHAVANO PEAK CT	PEYTON CO, 80831
10	JONES TAMORRIS D, JONES APRIL N 10823 SHAVANO PEAK CT	PEYTON CO, 80831
11	LONG STEPHEN D, LONG PAMELA J 10811 SHAVANO PEAK CT	PEYTON CO, 80831
12	REID BRIAN B, REID MICHELLE E 10787 SHAVANO PEAK CT	PEYTON CO, 80831
13	JACKSON JEFFREY R, JACKSON CHELSEA N 10775 SHAVANO PEAK CT	PEYTON CO, 80831
14	MOORE FAMILY LIVING TRUST 10763 SHAVANO PEAK CT	PEYTON CO, 80831
15	BEAVER BRANDON, BEAVER DAWN 10751 SHAVANO PEAK CT	PEYTON CO, 80831
16	ARTHUR JAMEY G 10739 SHAVANO PEAK CT	PEYTON CO, 80831
17	MARTINEZ JODY E, MARTINEZ SARAH J 10727 SHAVANO PEAK CT	PEYTON CO, 80831
18	VILLANUEVA-GUTIERREZ JAINE, VILLANUEVA-GUTIERREZ KARLA 10715 SHAVANO PEAK CT	PEYTON CO, 80831
19	PRUITT ADRIAN, PRUITT AMBER 10703 SHAVANO PEAK CT	PEYTON CO, 80831
20	BORCHARDT RYAN D, BORCHARDT JESSICA M 10699 RAINBOW BRIDGE DR	PEYTON CO, 80831
21	SCOTT PAMELA R 10685 RAINBOW BRIDGE DR	PEYTON CO, 80831
22	DIXON ALTON D 10671 RAINBOW BRIDGE DR	PEYTON CO, 80831
23	ORTIZ ANTHONY C 10657 RAINBOW BRIDGE DR	PEYTON CO, 80831
24	BRETTON BRYAN J, BRETTON ELIZABETH J 10643 RAINBOW BRIDGE DR	PEYTON CO, 80831
25	BROWN SCOTT A 10629 RAINBOW BRIDGE DR	PEYTON CO, 80831
26	HAM KENNETH CHARLES III, HAM BREE J 10615 RAINBOW BRIDGE DR	PEYTON CO, 80831
27	MCCAW WILLIAM M, MCCAW GRACE B 10601 RAINBOW BRIDGE DR	PEYTON CO, 80831
28	BOARD OF COUNTY COMMISSIONERS OF, EL PASO COUNTY 200 S CASCADE AVE STE 150	COLORADO SPRINGS CO, 80903



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Rolling Hills Ranch Filings 1-3
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PUD Development Plan / Preliminary Plan

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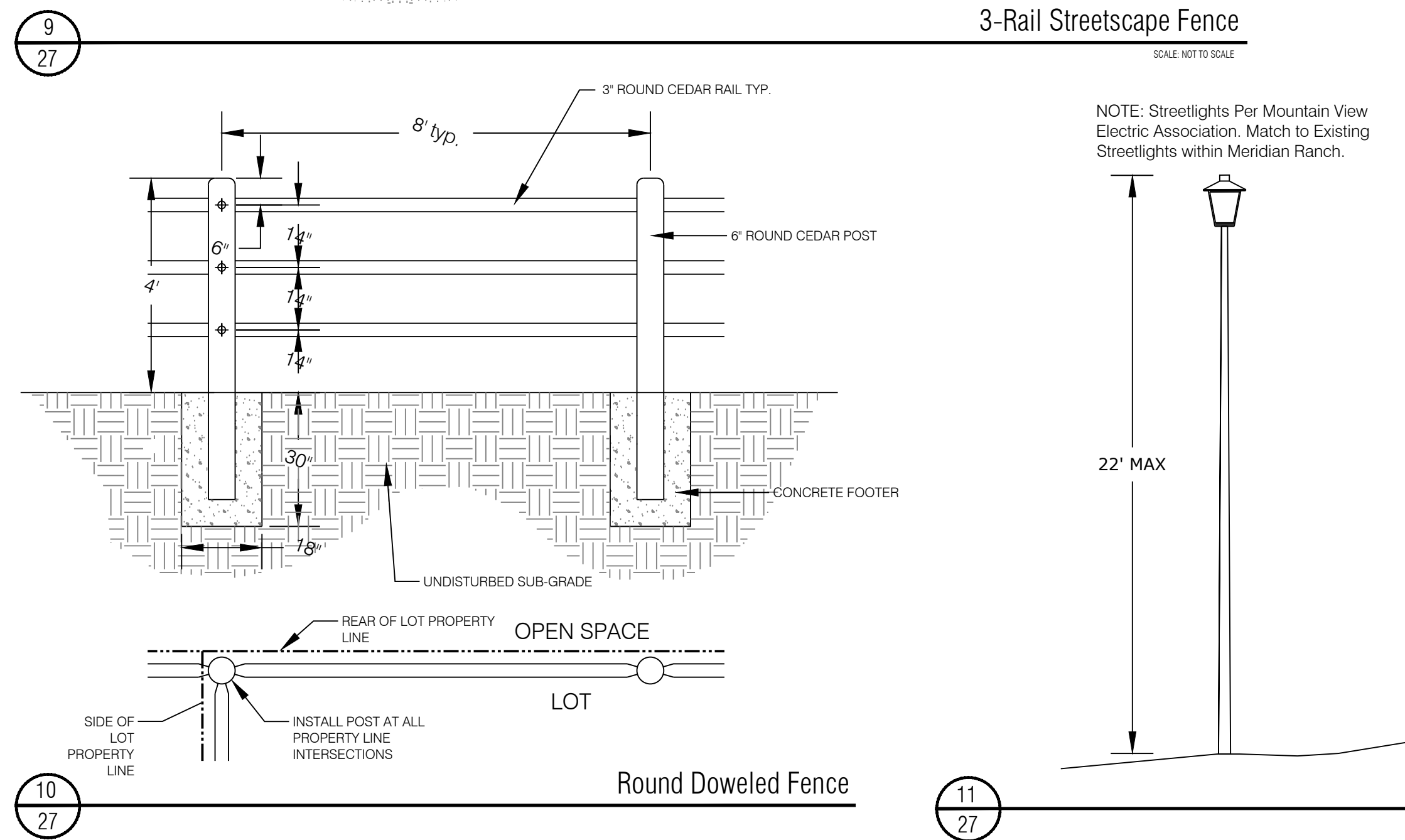
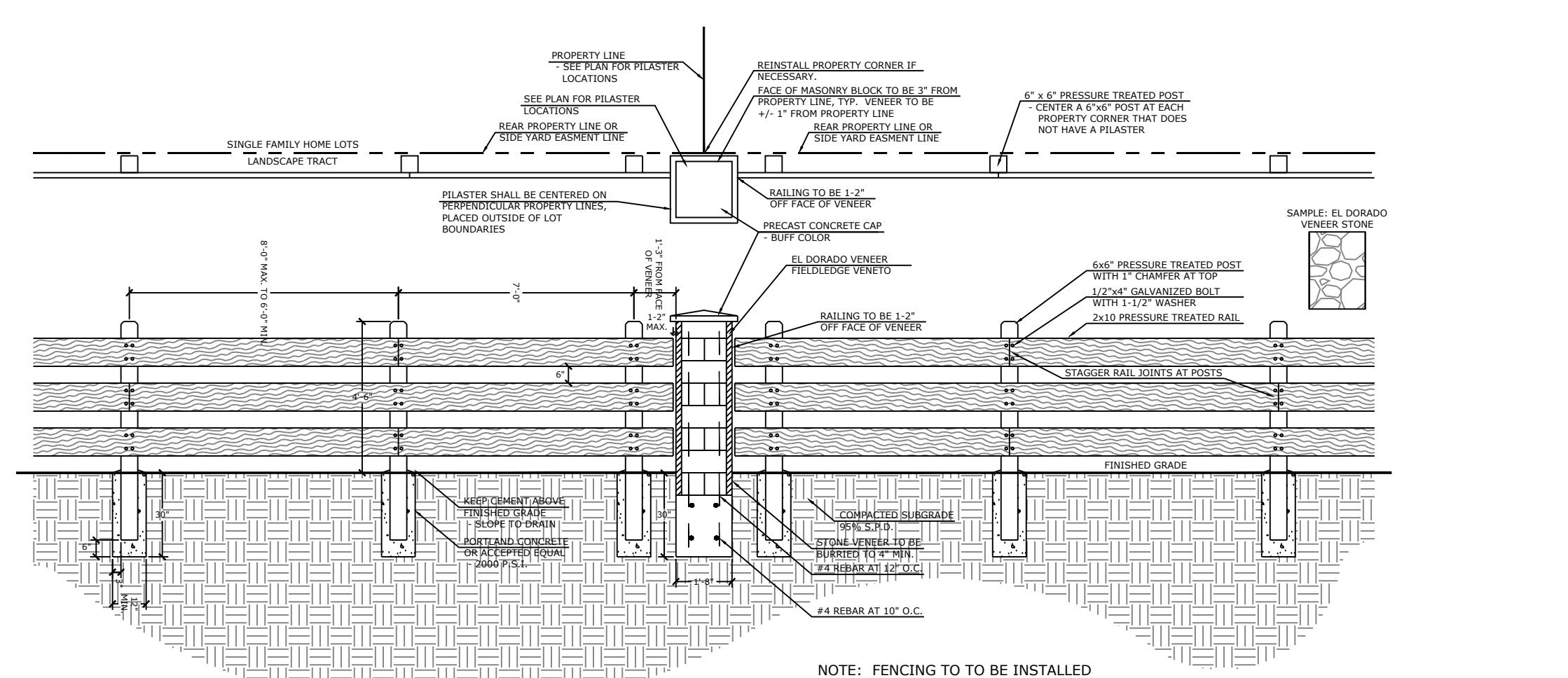
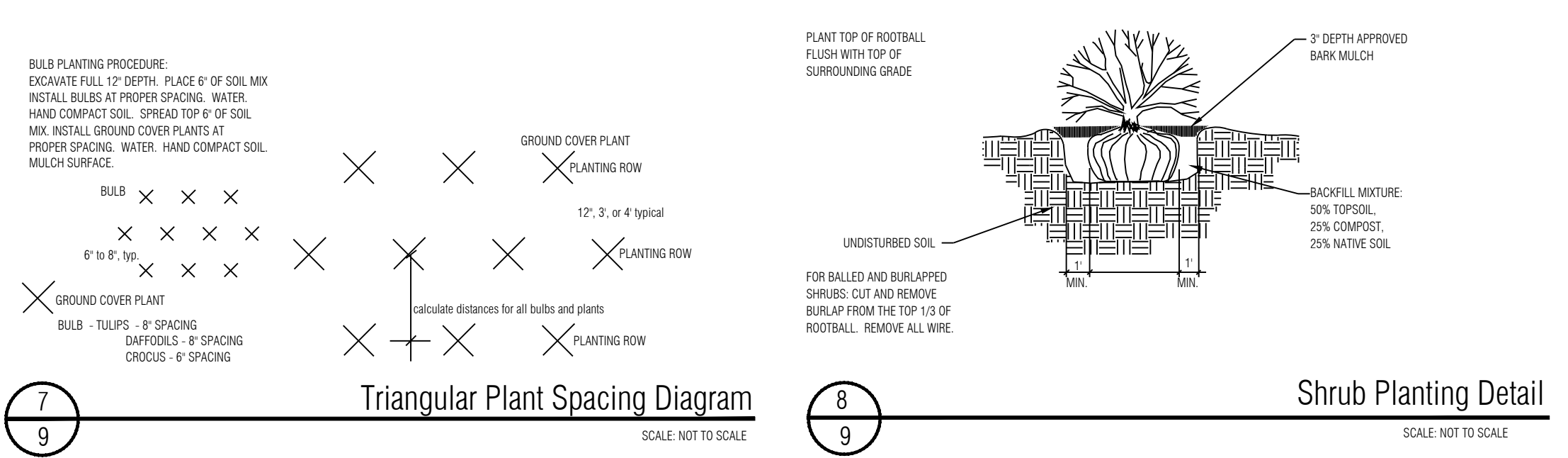
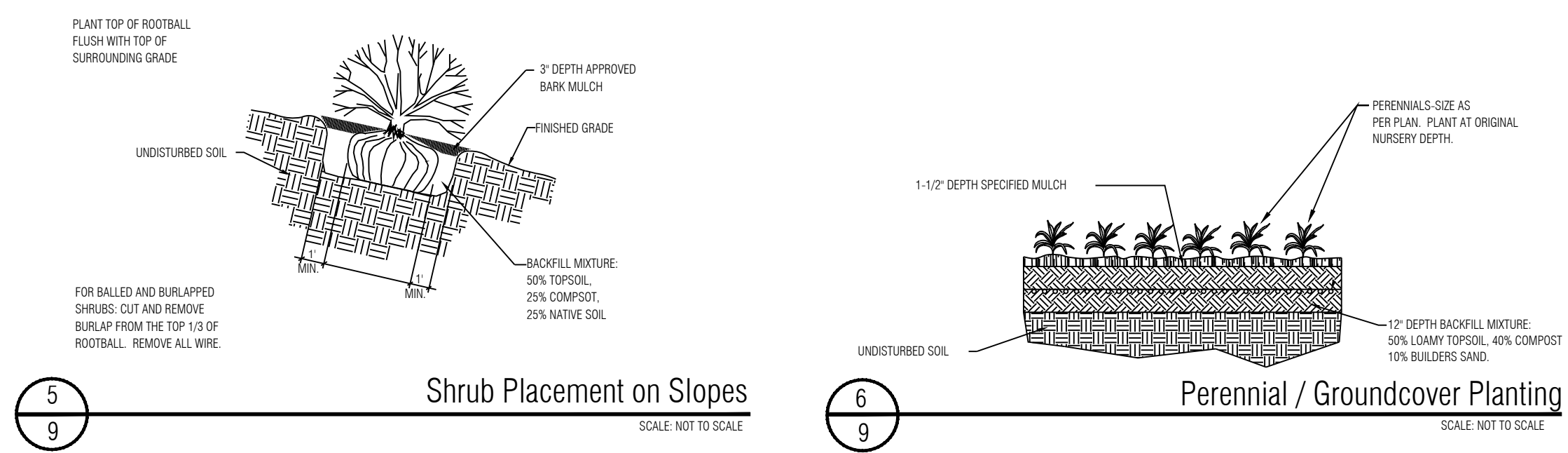
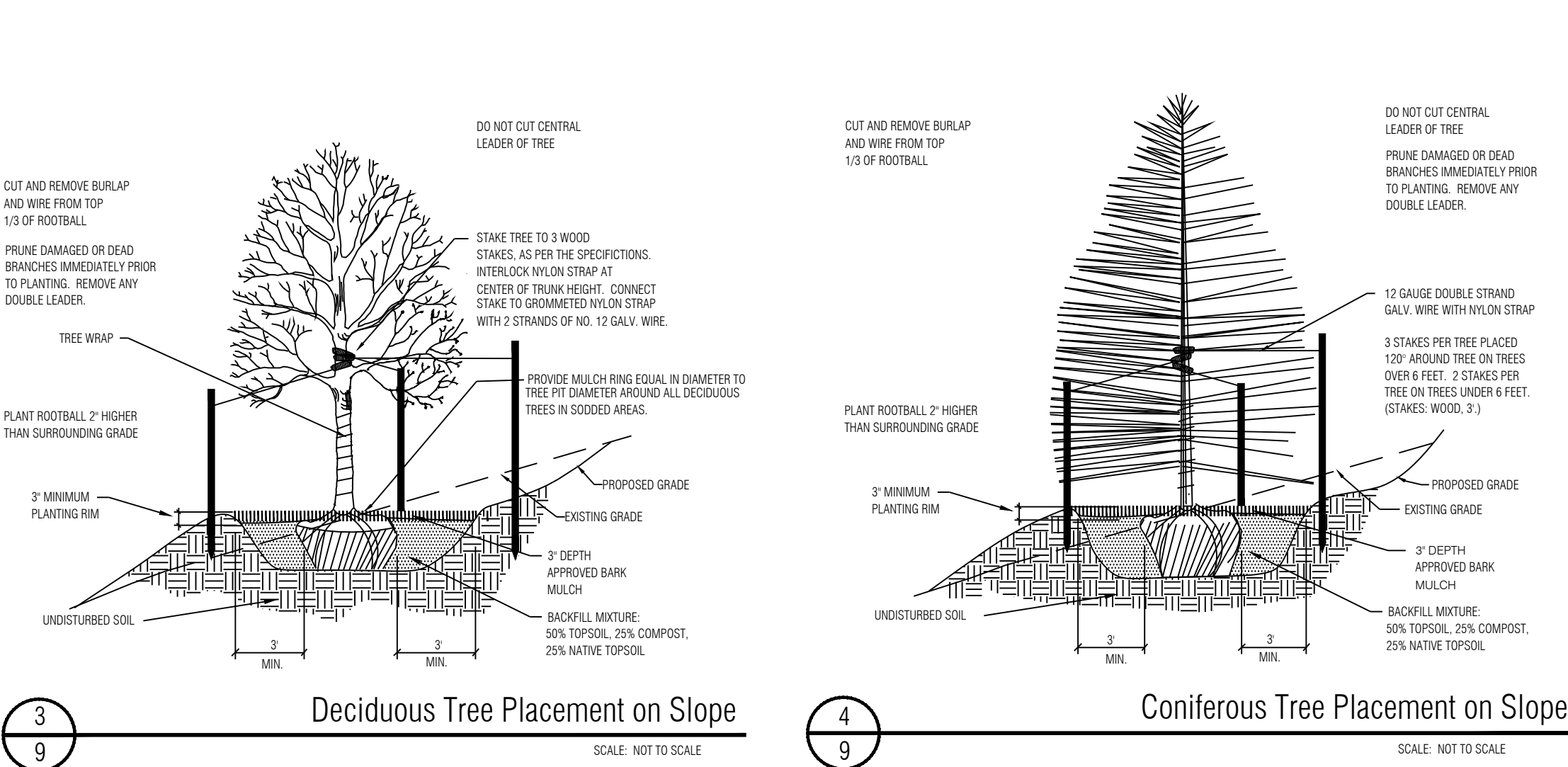
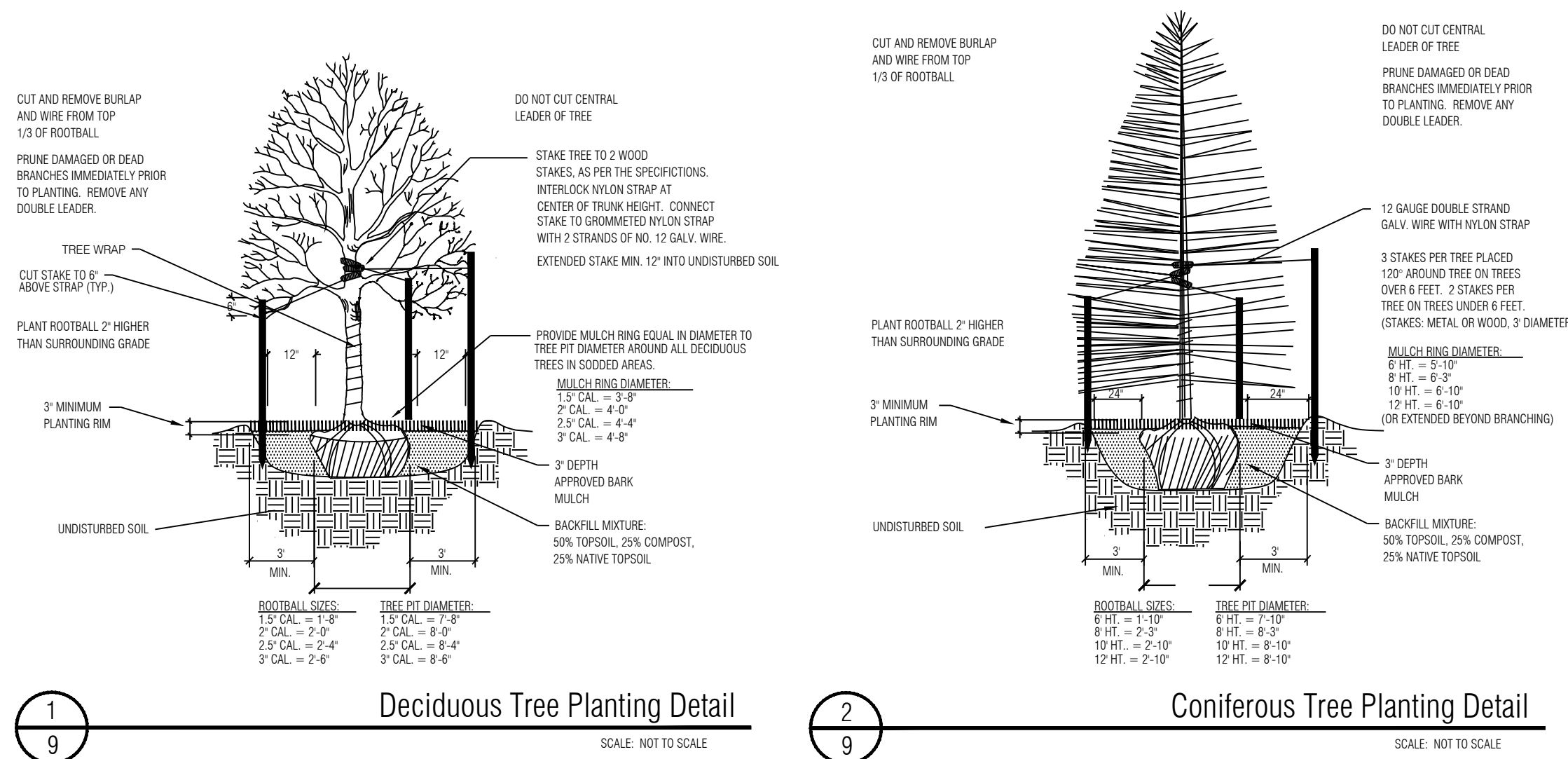
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DATE	BY	DESCRIPTION

ADJACENT OWNERS

34
OF 34
PCD# PUDSP-_____

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
Aru	+	10	Acer rubrum / Red Maple	50'	40'	3" Cal.	B&B
Axf	+	48	Acer x freemanii 'Jeffred' / 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' / Hoopsii Blue Spruce	15'	25'	6" HT	B&B
Ped	+	41	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	CONT
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% Nuflens 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) 431-7333

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

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./1,000 s.f. 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 Canarygrass
25% Improved Meadow Brome
25% Garrison Creeping Foxtail (Coated)
5% Climax, Timothy

It appears as though you are proposing to replace some of the tree requirement for shrubs. This should be specified and included as a modification.

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	Required Shrubs	Provided Shrubs
(RR)	Rex Road	1167'	47 (1 per 25')	44	30	30
(LR)	Lambert Road (Arterial)	611'	25 (1 per 25')	23	20	27
(SR)	Sunrise Ridge Drive (Local)	425'	15 (1 per 30')	15	--	--
(RP)	Rolling Peaks Drive (Local)	584'	20 (1 per 30')	18	20	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 GRADING LEVEL).
- CONTRIM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, 'PUNCH LIST' SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
 - 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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DESIGNED BY: LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

**Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch**

PUD Development Plan /
Preliminary Plan

DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

ENTITLEMENT

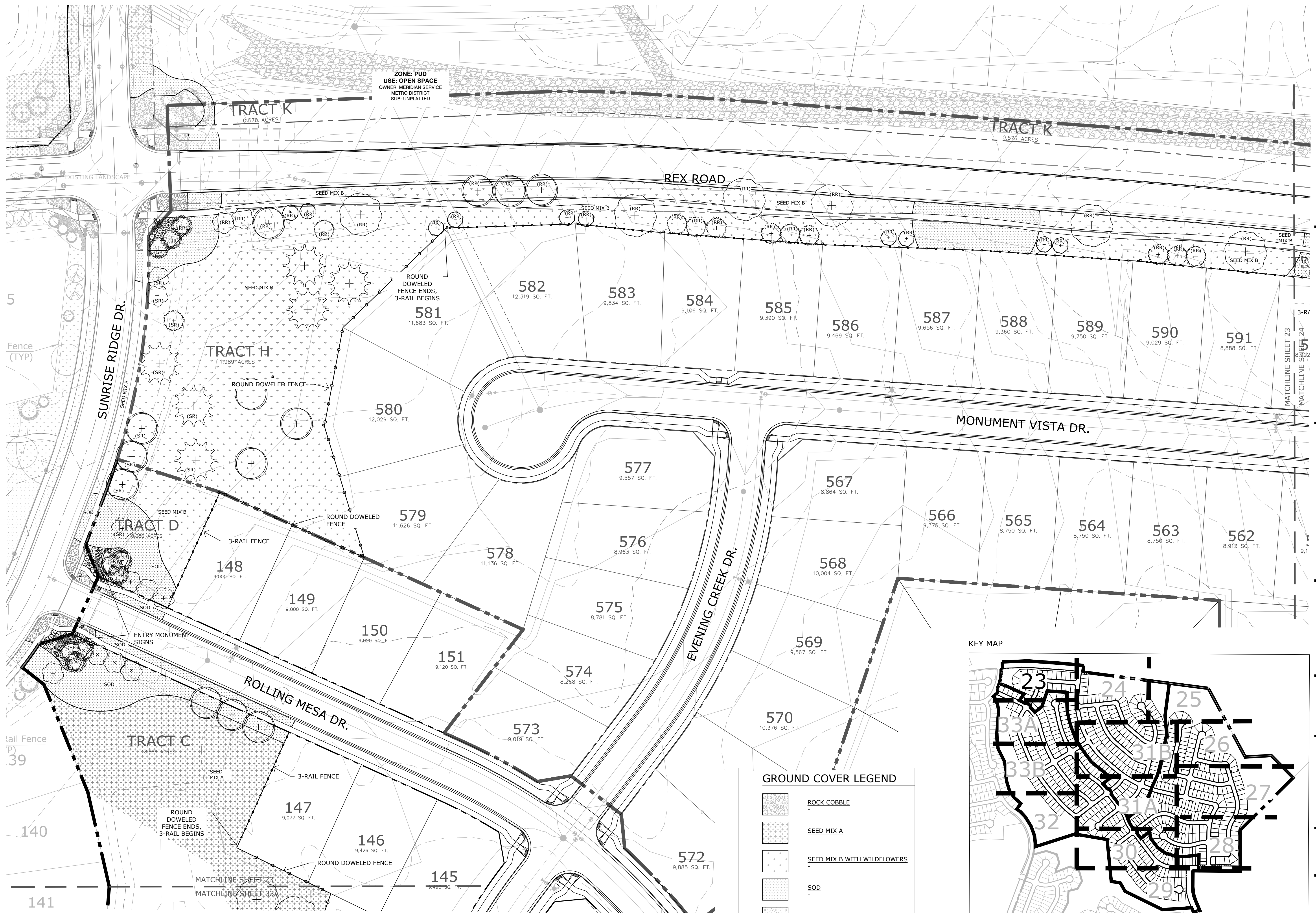
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**LANDSCAPE
DETAILS**

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OF 34

PCD# PUDSP-_____

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ZONE: PUD
USE: OPEN SPACE
OWNER: MERIDIAN SERVICE
METRO DISTRICT
SUB: UNPLATTED

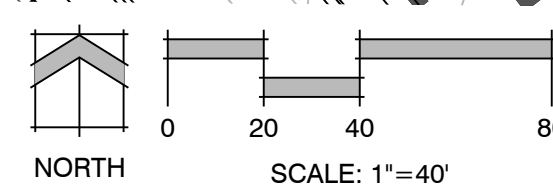
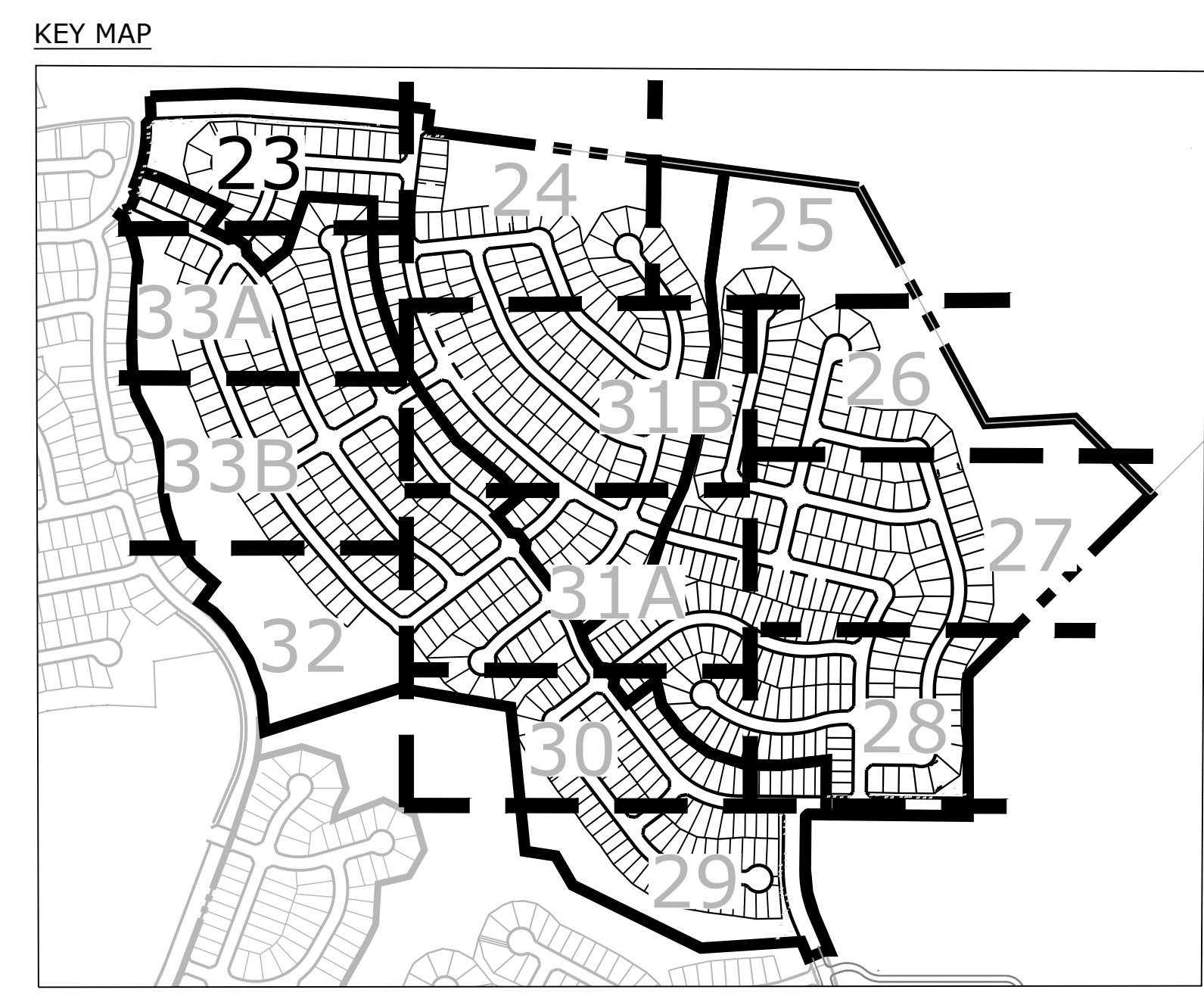
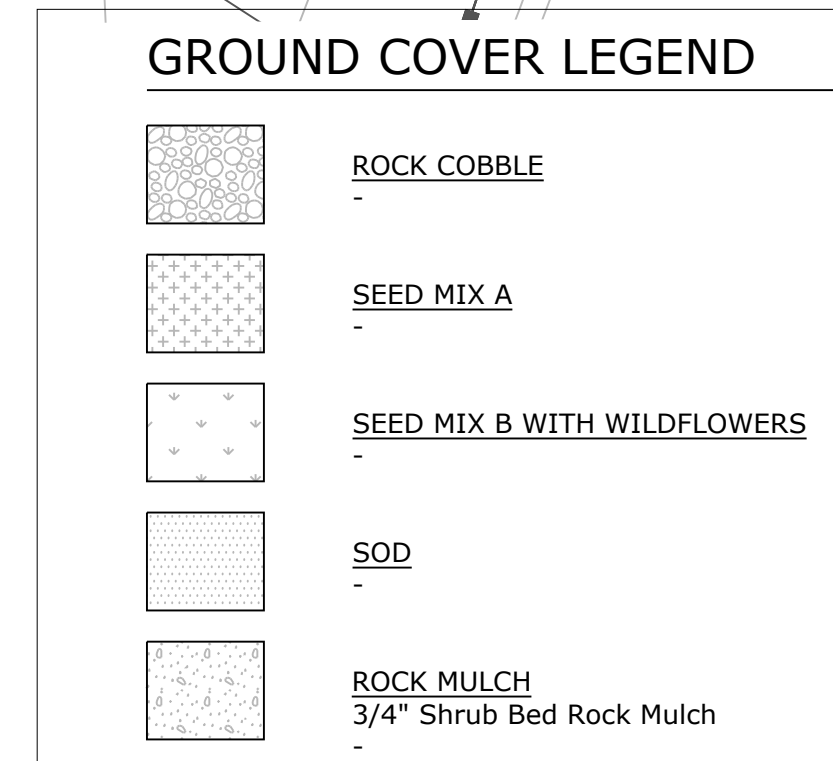
TRACT K
0.576 ACRES

TRACT K
0.576 ACRES

TRACT H
1.989 ACRES

TRACT D
0.250 ACRES

TRACT C
0.969 ACRES



PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

SCALE

DATE

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLANTING

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PREPARED BY: K. Marshall

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LANDSCAPE PLAN

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OF 34

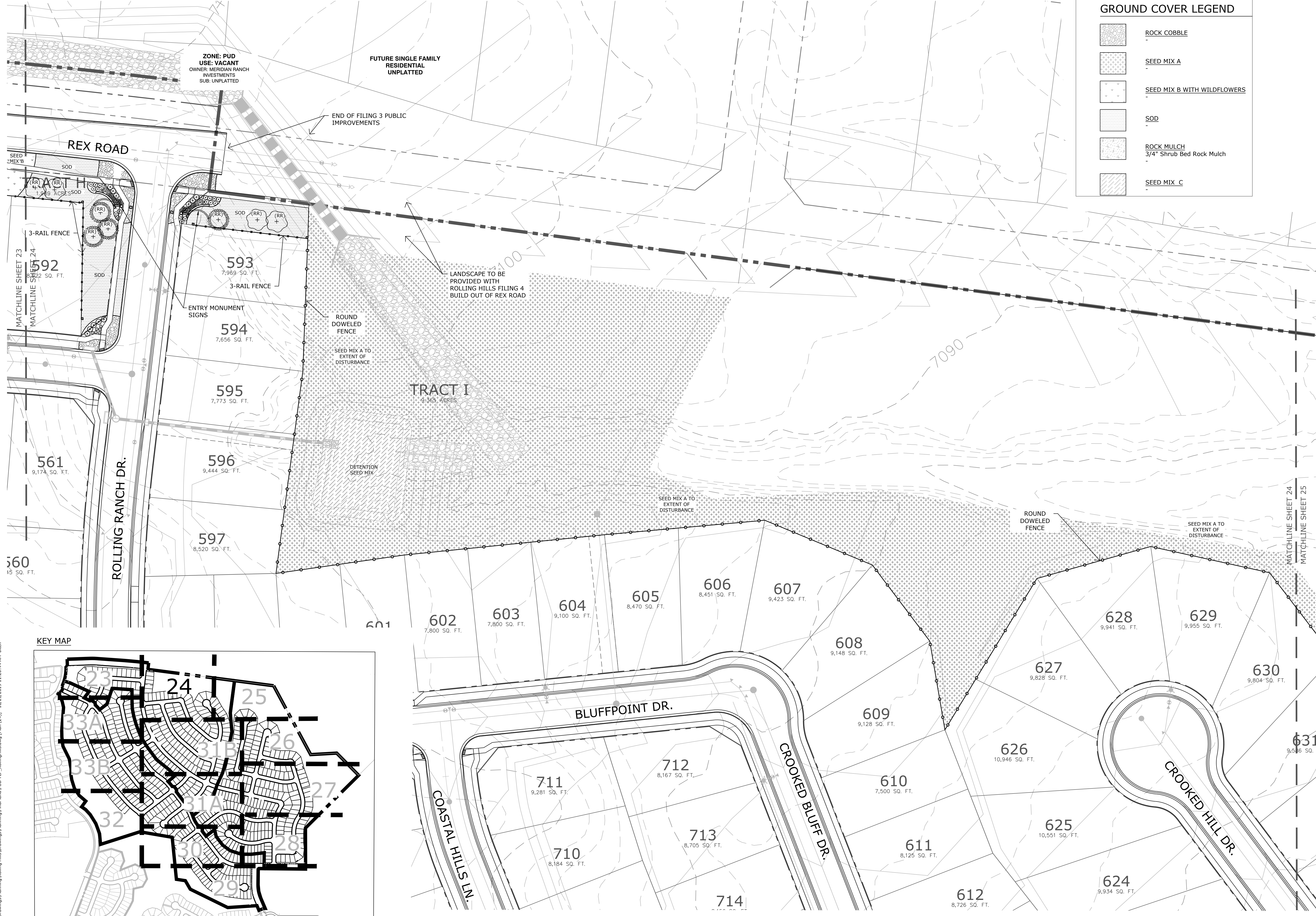
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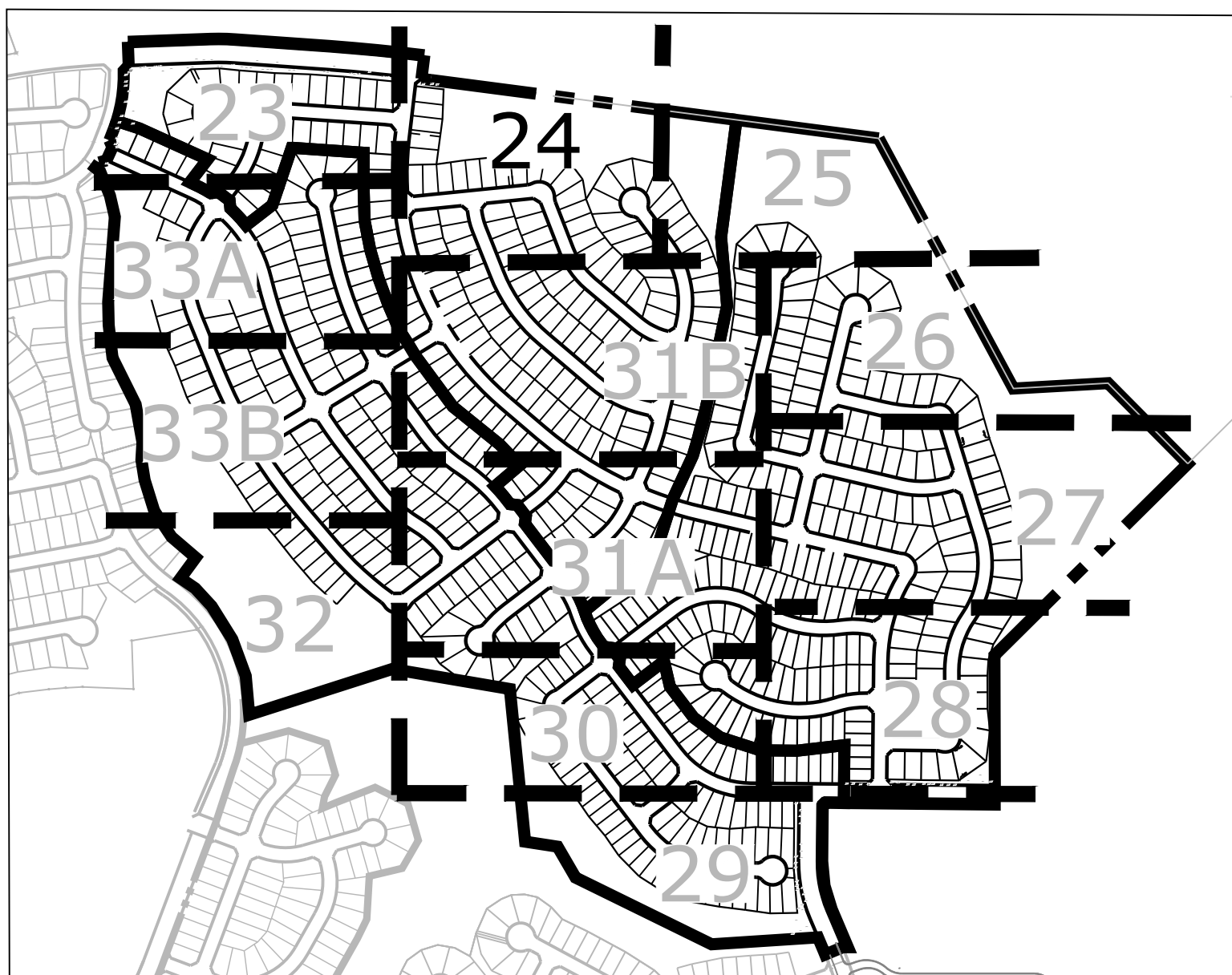


GROUND COVER LEGEND

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



KEY MAP



**Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch**

PUD Development Plan /
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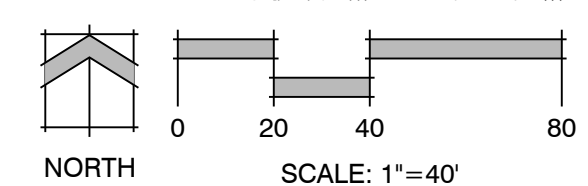
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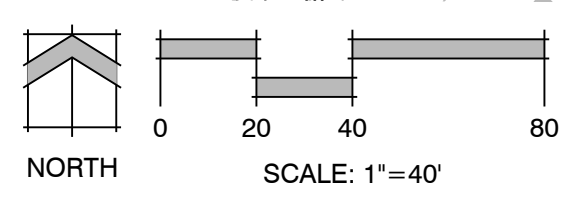
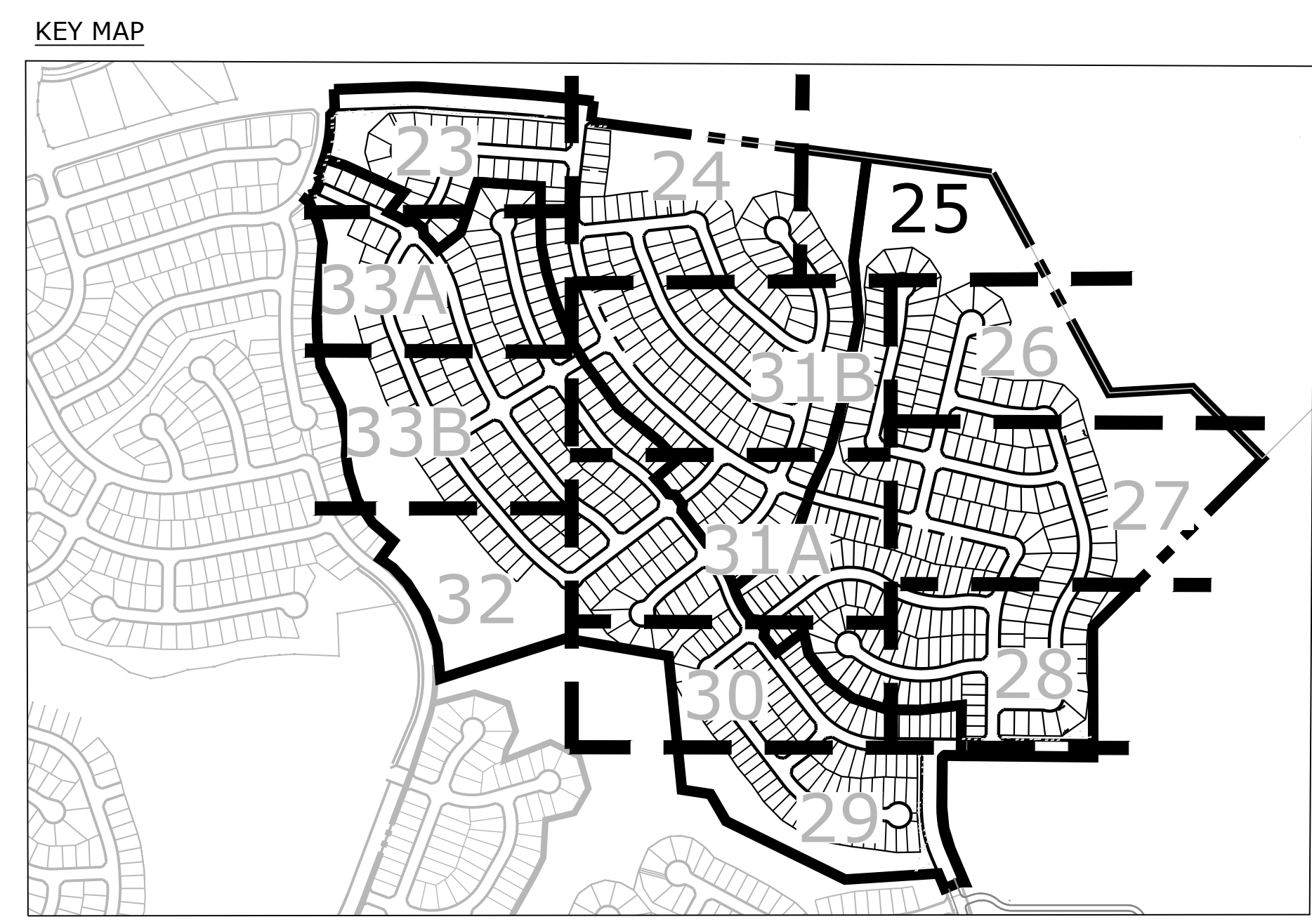
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OF 34

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GROUND COVER LEGEND	
	ROCK COBBLE
	SEED MIX A
	SEED MIX B WITH WILDFLOWERS
	SOD
	ROCK MULCH 3/4" Shrub Bed Rock Mulch



**Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch**

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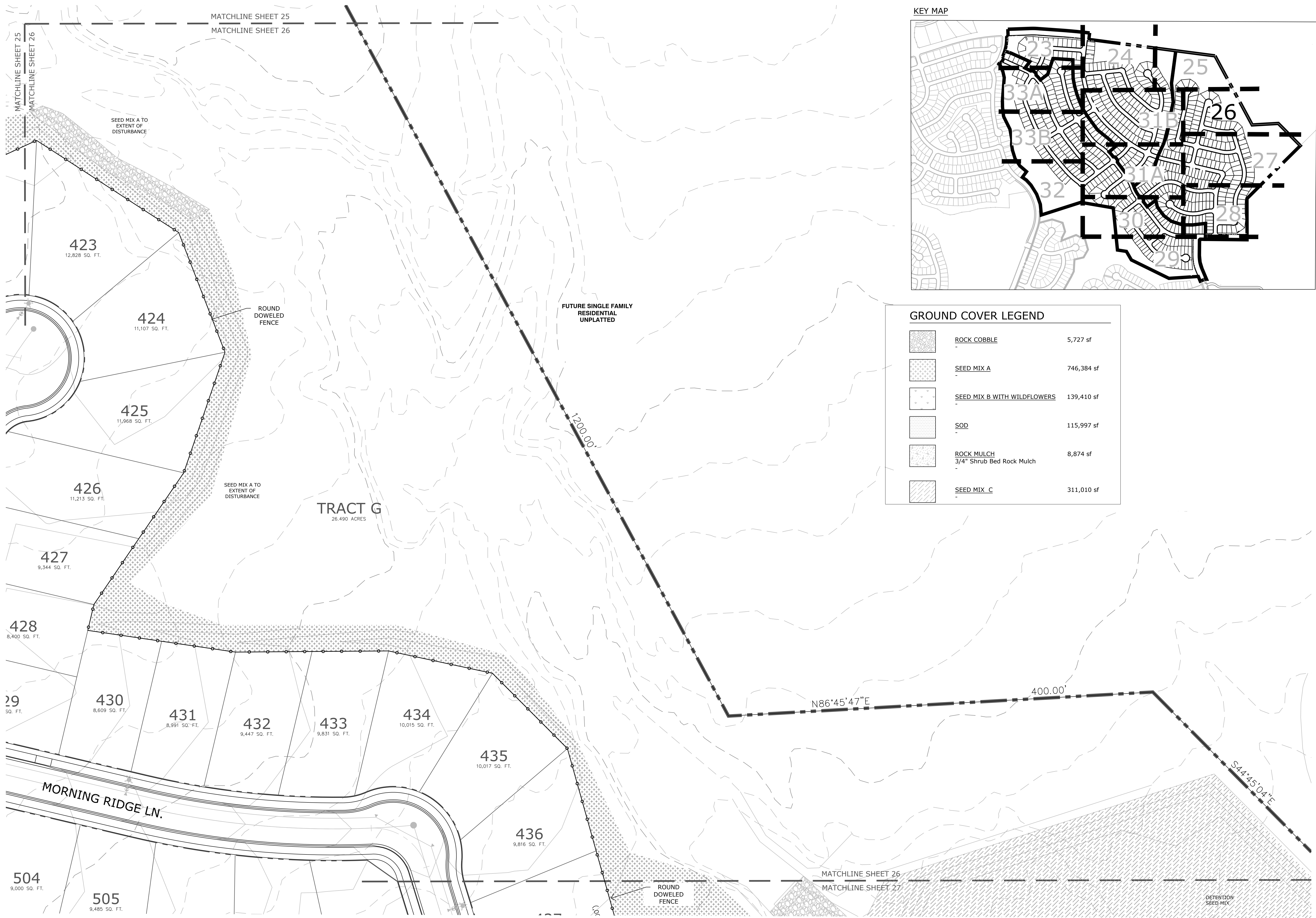
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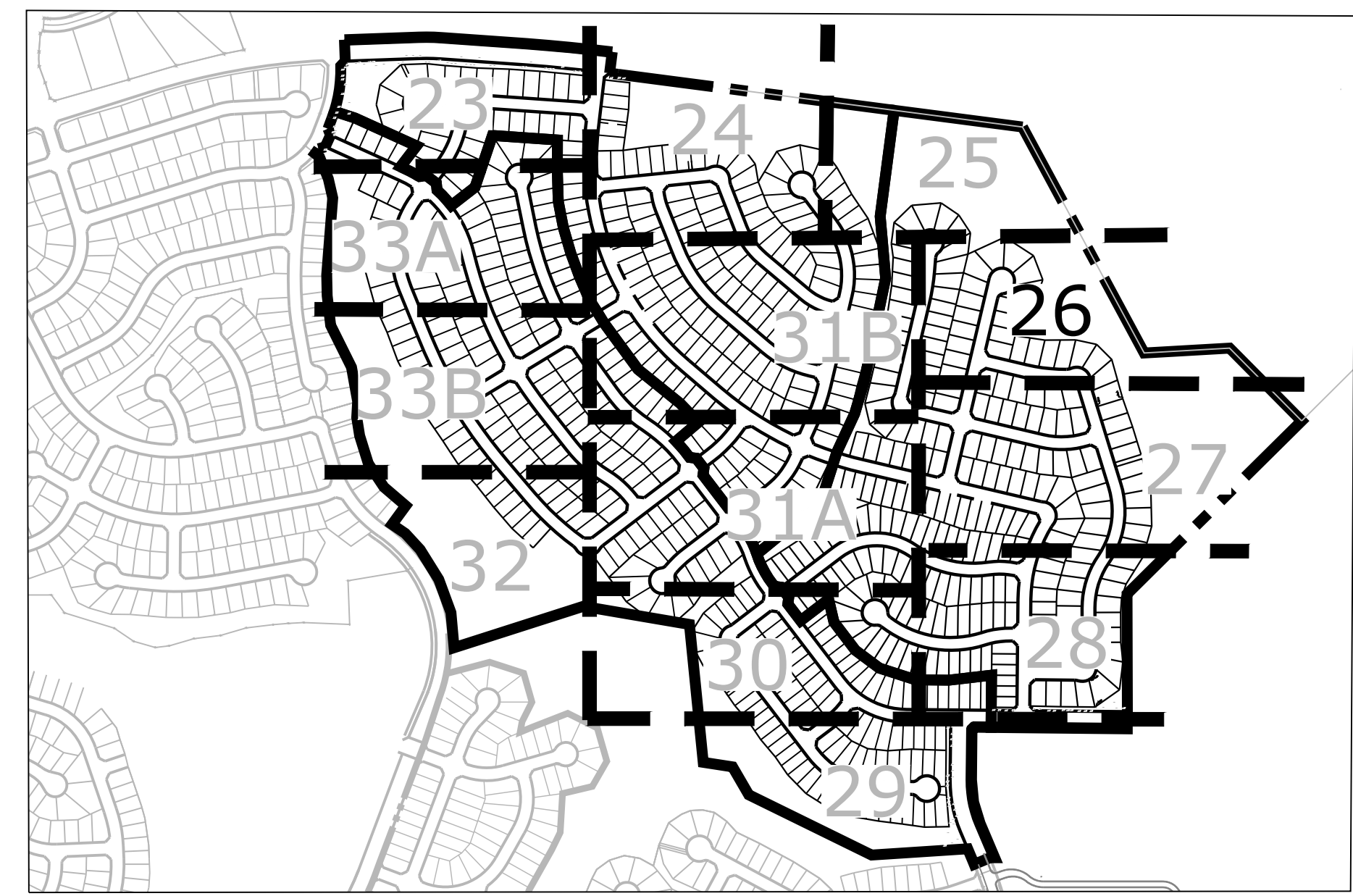
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KEY MAP



GROUND COVER LEGEND

	ROCK COBBLE	5,727 sf
	SEED MIX A	746,384 sf
	SEED MIX B WITH WILDFLOWERS	139,410 sf
	SOD	115,997 sf
	ROCK MULCH 3/4" Shrub Bed Rock Mulch	8,874 sf
	SEED MIX C	311,010 sf

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Rolling Hills
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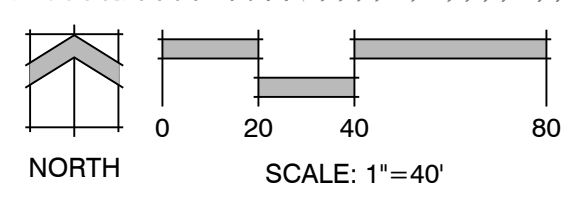
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DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

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OF 34

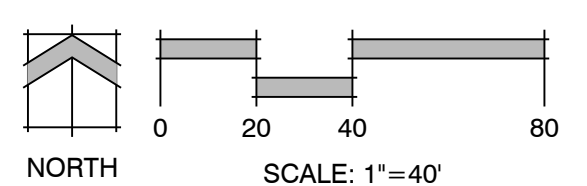
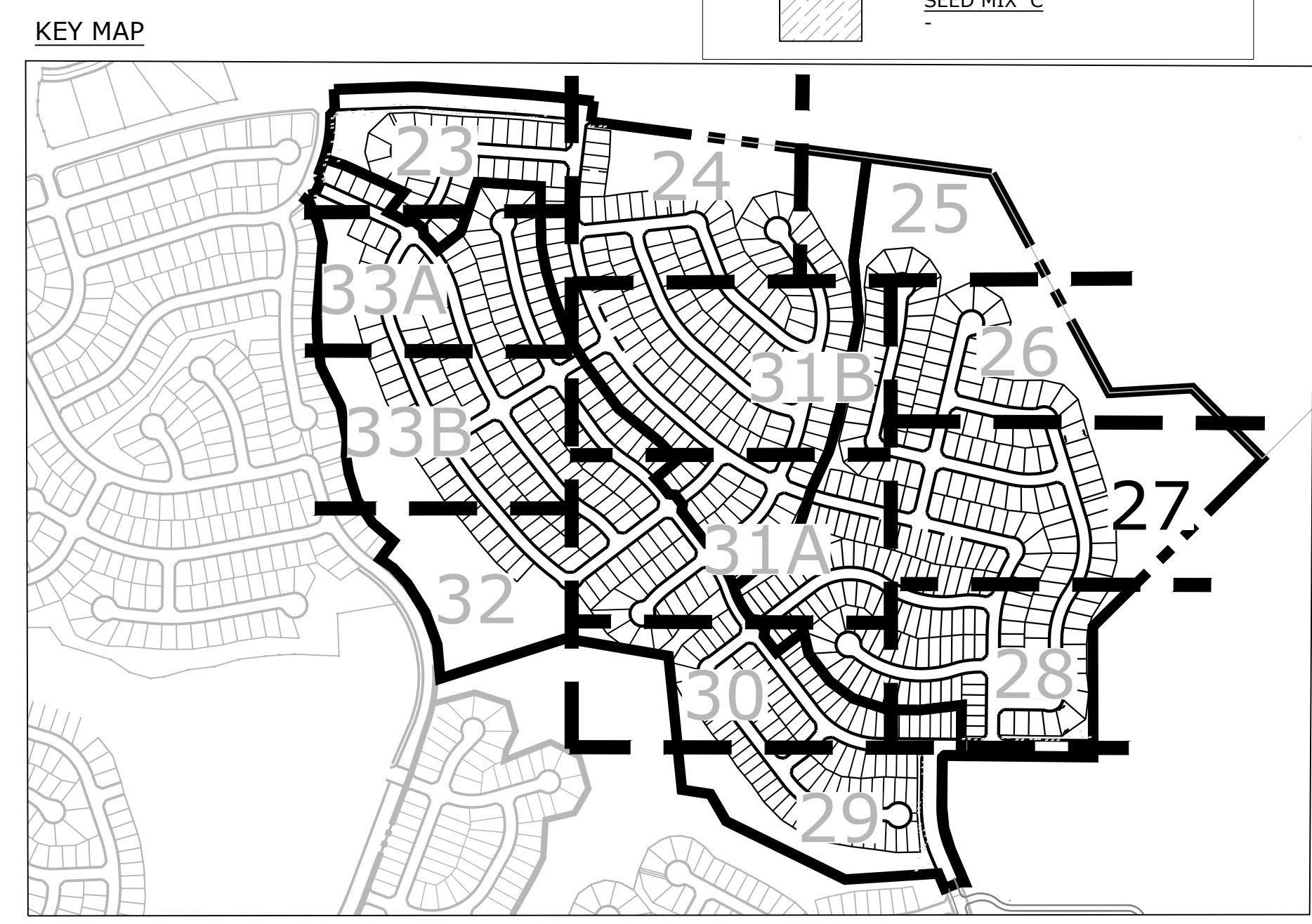
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GROUND COVER LEGEND

	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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LANDSCAPE PLAN

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ISSUE INFO

ISSUE / PROVISION

SHEET TITLE

SHEET NUMBER

PLANTING #

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

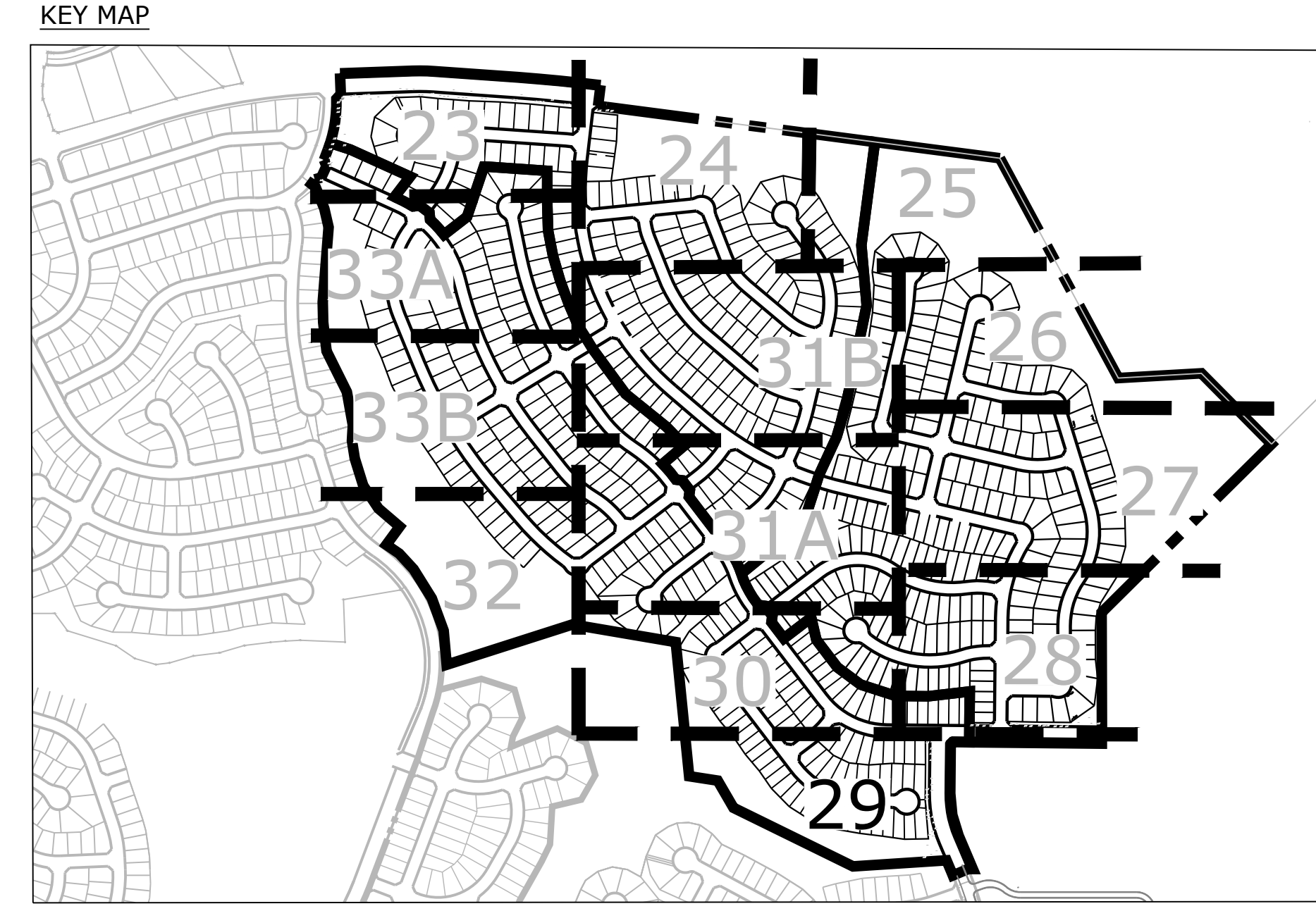
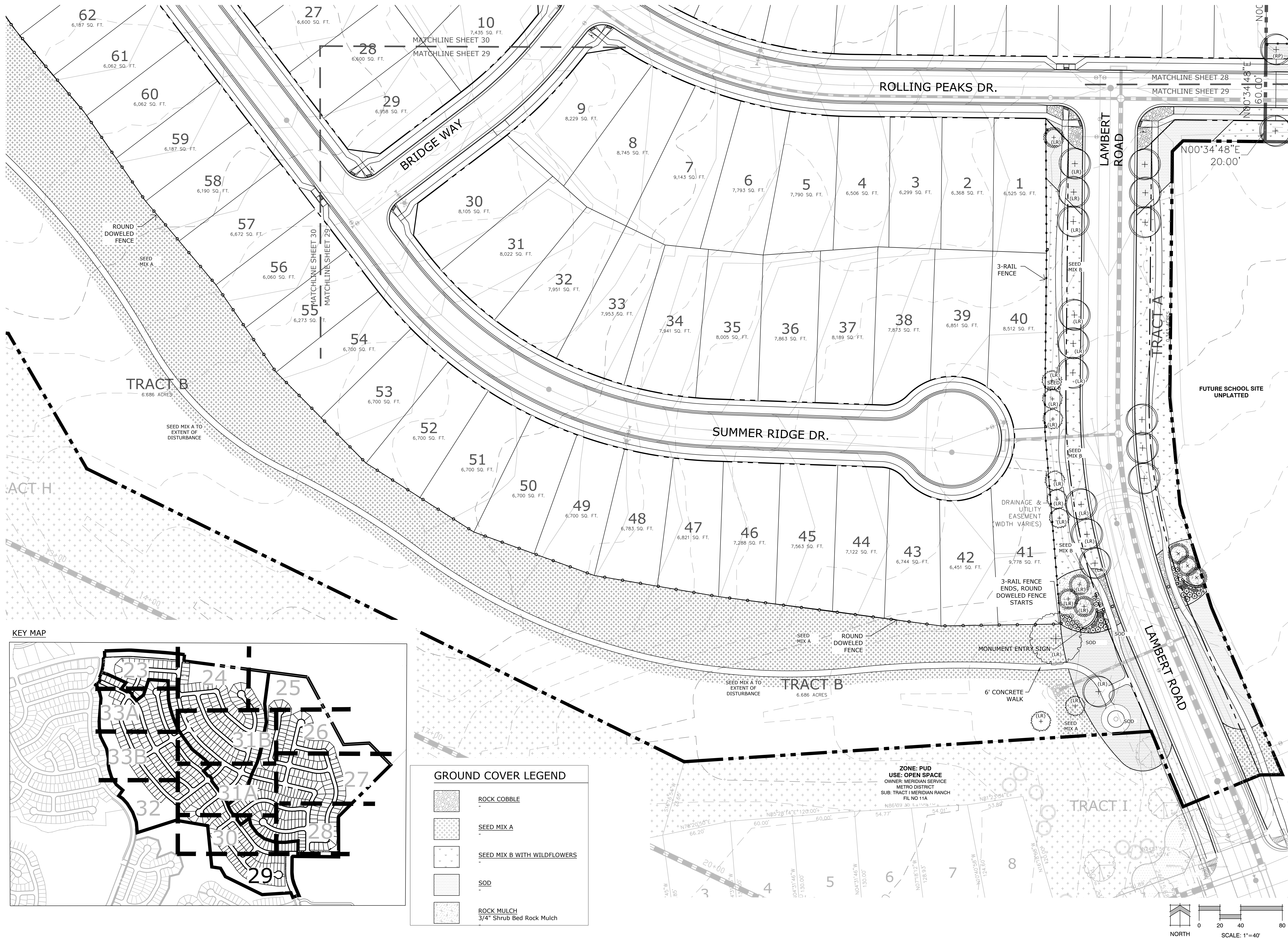
LANDSCAPE PLAN

28
OF 34

PCD# PUDSP-_____



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GROUND COVER LEGEND

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

**Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch**

PUD Development Plan /
Preliminary Plan

DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

ENTITLEMENT

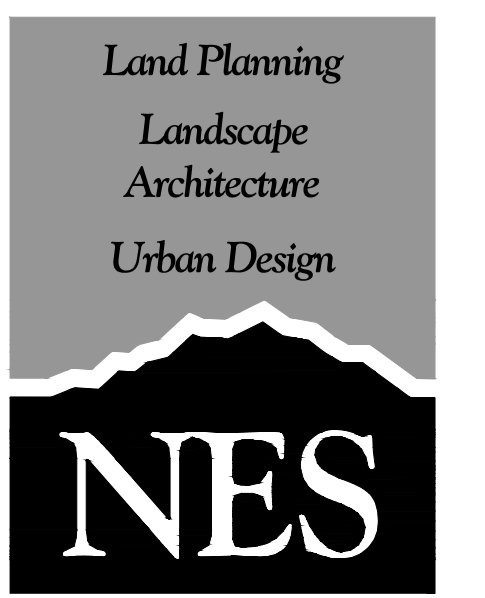
DATE	BY	DESCRIPTION

LANDSCAPE PLAN

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OF 34

PCD# PUDSP-_____

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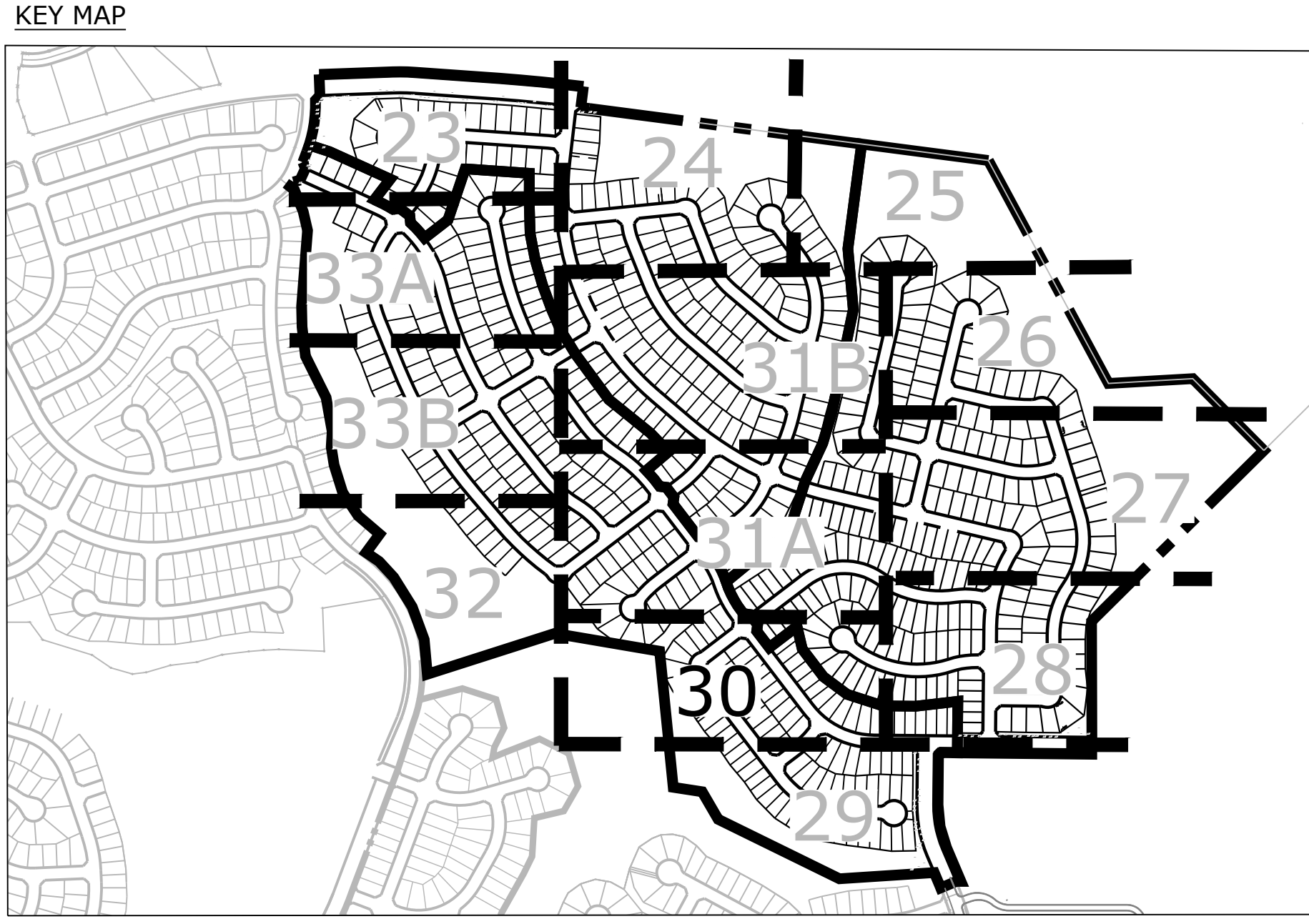


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GROUND COVER LEGEND

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



PROJECT: LANDSCAPE ARCHITECT
 IN ASSOCIATION WITH
 SEAL
 ISSUE INFO
 SHEET NUMBER

Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019
 PROJECT MGR: J. Romero
 PREPARED BY: K. Marshall

ENTITLEMENT

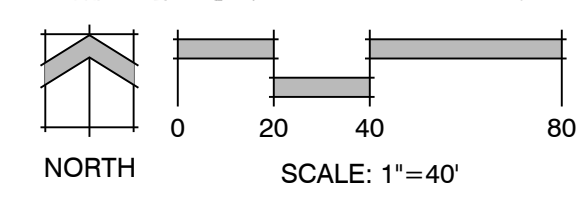
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LANDSCAPE PLAN

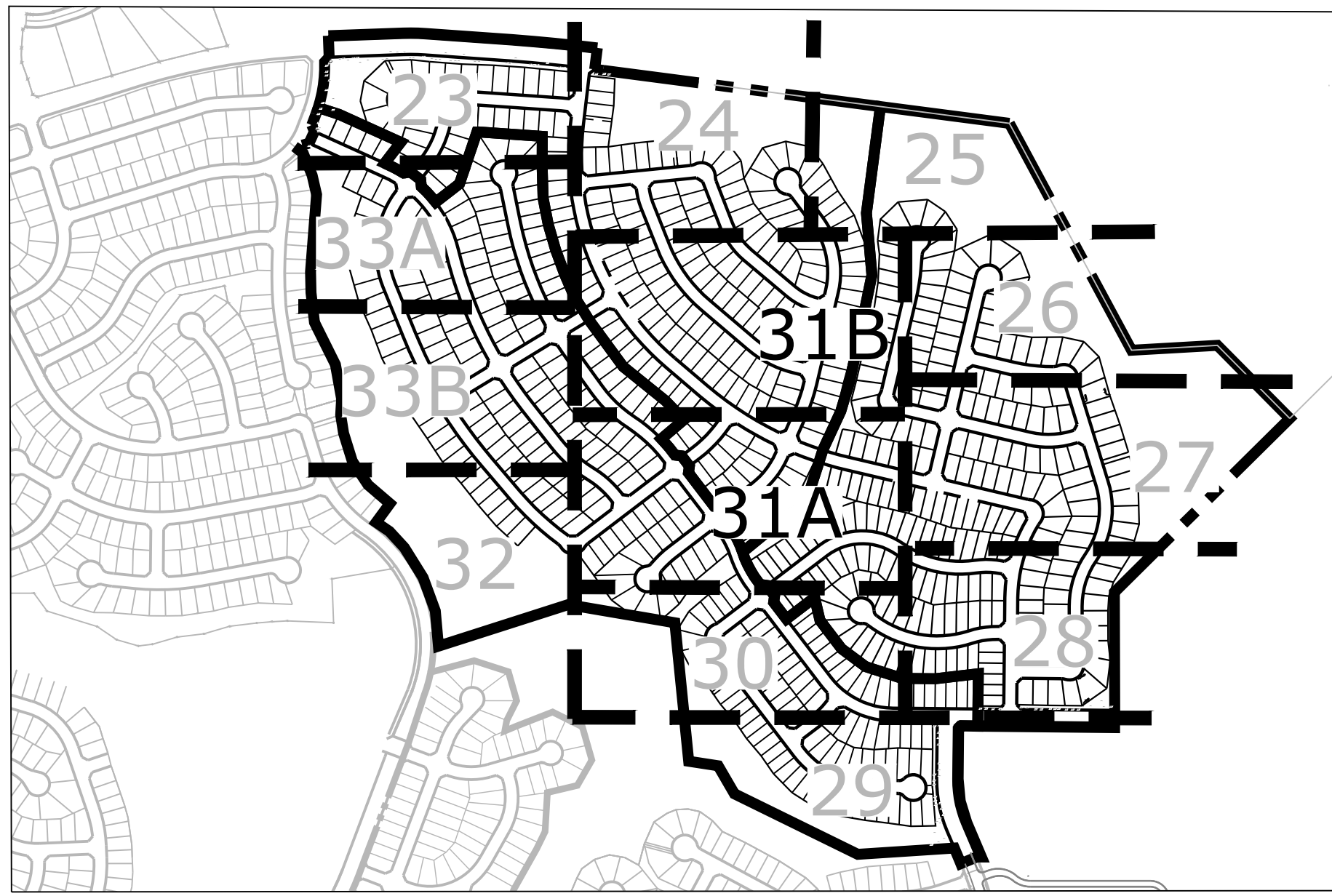
30
 OF 34

PCD# PUDSP-_____

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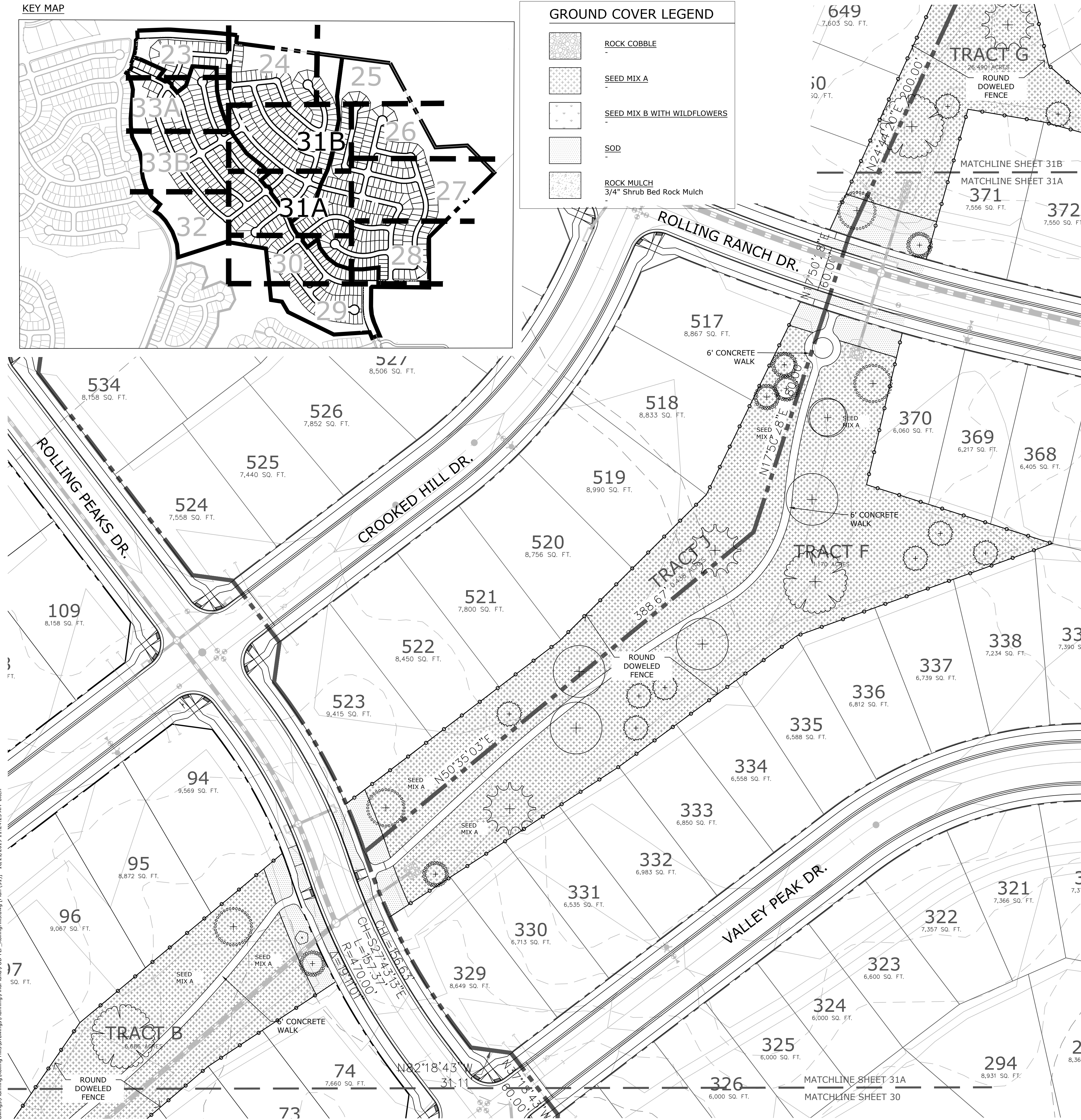


KEY MAP



GROUND COVER LEGEND

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



Land Planning
Landscape Architecture
Urban Design

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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

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DATE	BY	DESCRIPTION

LANDSCAPE PLAN

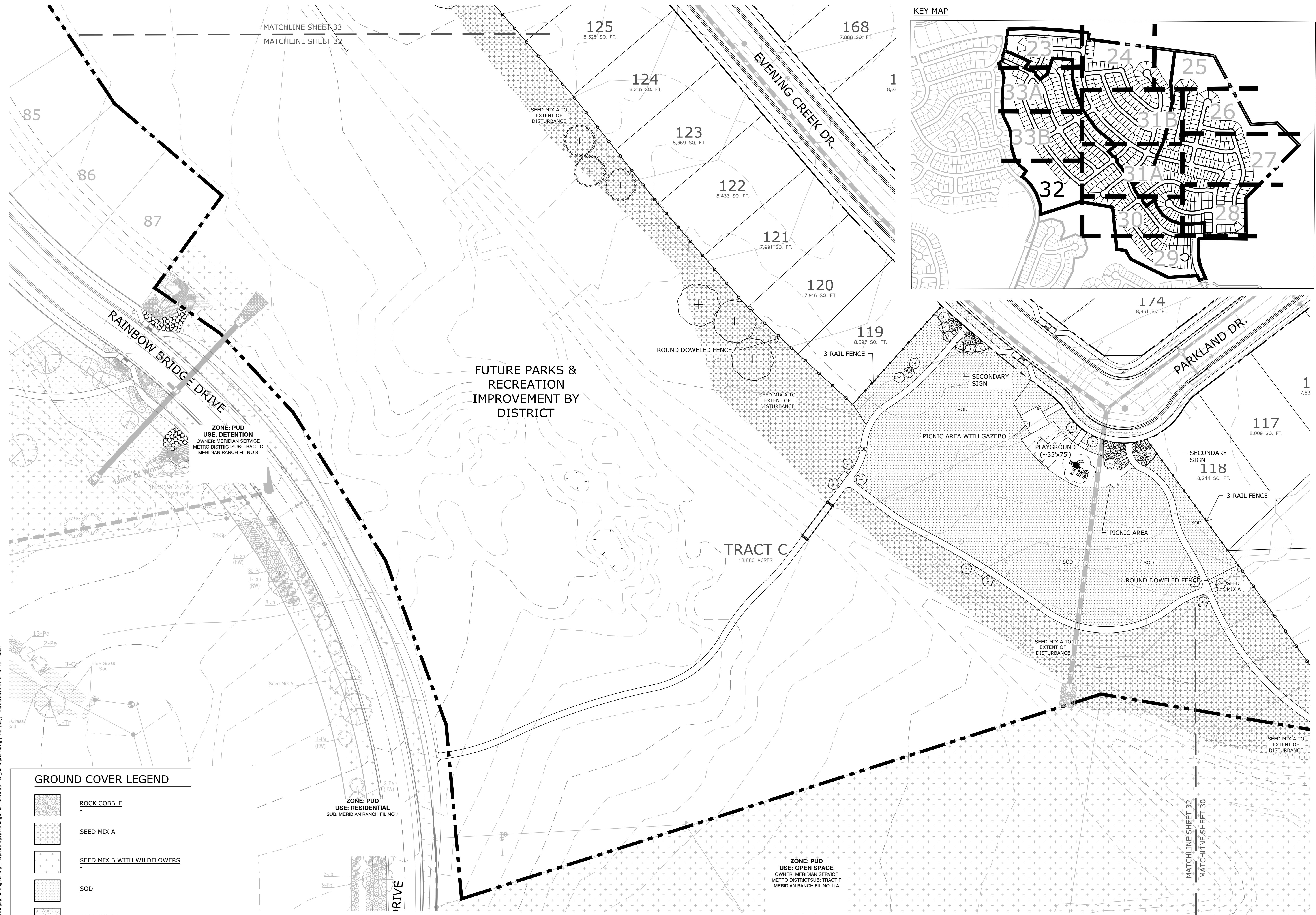
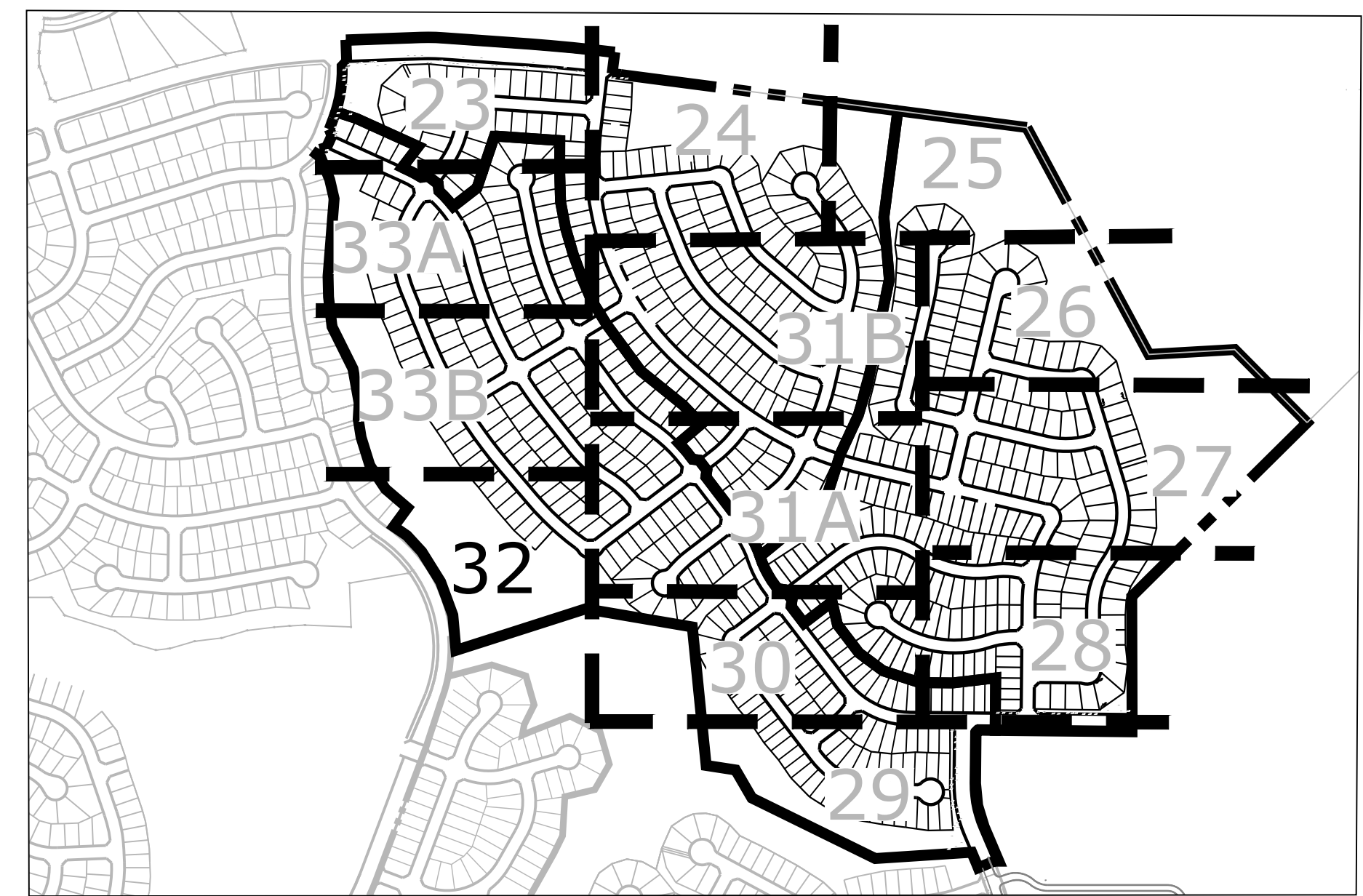
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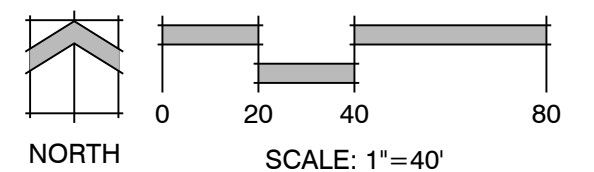


KEY MAP



GROUND COVER LEGEND

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



**Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch**

PUD Development Plan /
Preliminary Plan

DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

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DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

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OF 34

PCD# PUDSP-_____

