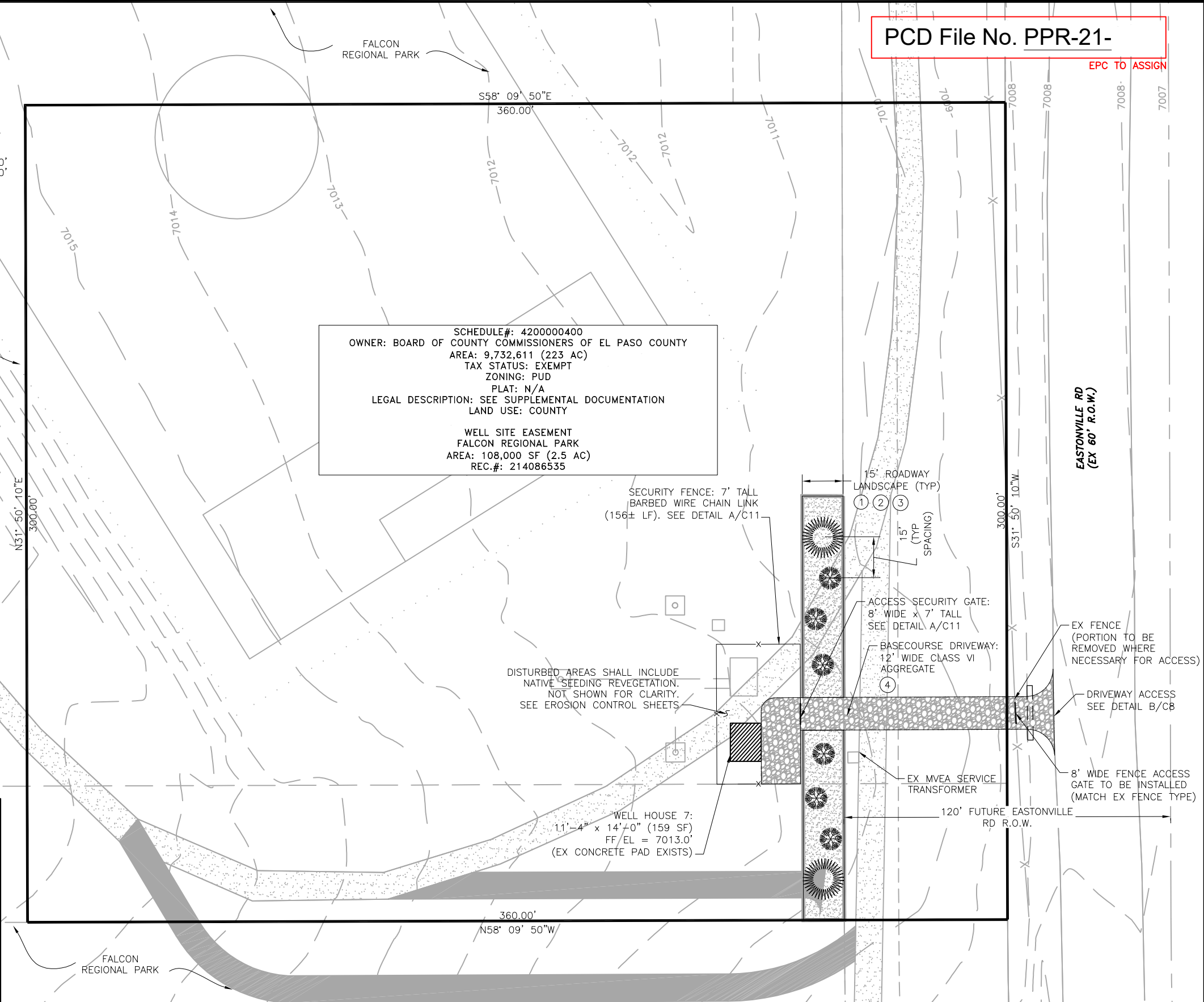
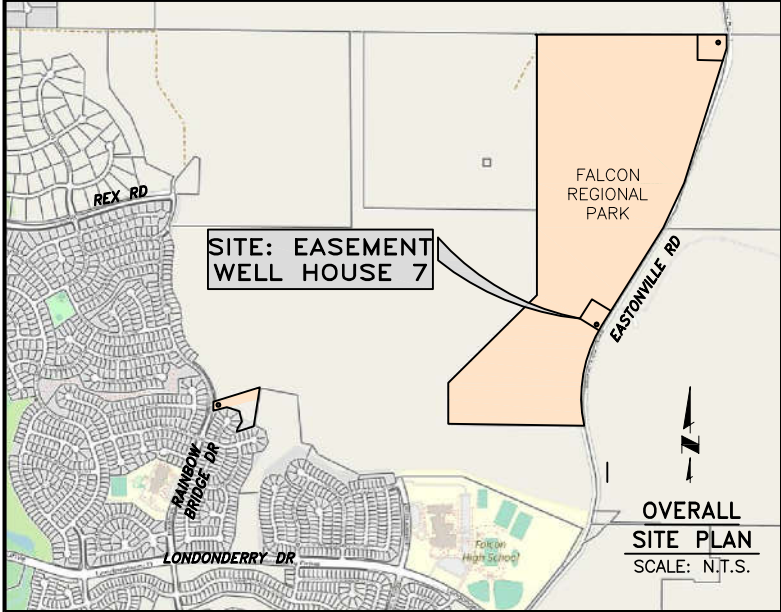
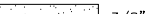


















ALTERNATIVE LANDSCAPING DATA:	
NET SITE AREA (EASEMENT)	108,000
<i>ROAD FRONTAGE (LESS DRIVEWAY)</i>	
EASTONVILLE RD, NON-ARTERIAL	288 LF
FRONTAGE WIDTH REQUIRED/PROVIDED	15'/15'
NUMBER OF TREES REQUIRED (@ 1/15 LF)/PROVIDED	19/8



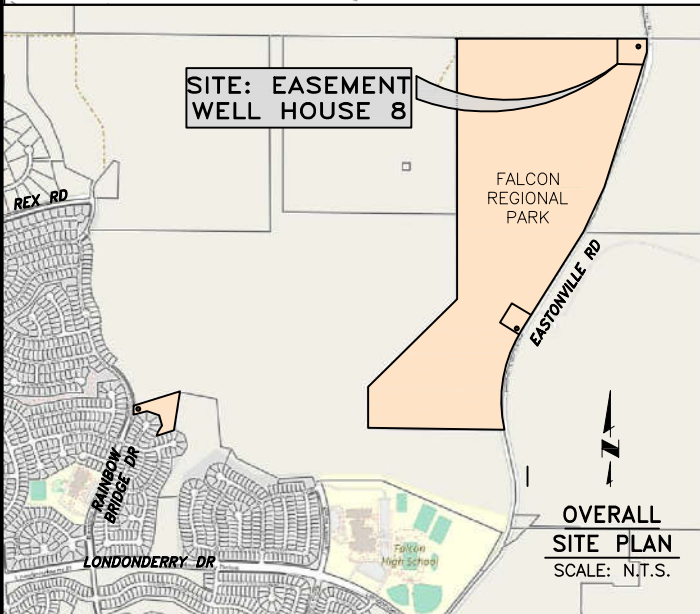
LEGEND — MATERIALS		SCHEDULE — HARDSCAPE		SCHEDULE — XERIC/LOW WATER VEGETATION						
①	TYP PLANTING REF: SHEET C8			SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
②	STEEL EDGE, TYP FOR SEPARATION BETWEEN SEED, GRAVEL/MULCH, AND BASECOURSE AREAS REF: DETAIL C/C8		3/8" GRAVEL "MULCH": WASHED RIVER ROCK OR APPROVED EQUAL		EVERGREEN TREE					
③	GRAVEL "MULCH" @ 4" DEPTH MIN		BASECOURSE: CLASS VI AGGREGATE SEE SPECS		PINUS EDULIS	PINON PINE	2	25'-0" x 15'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH
④	BASECOURSE @ 4" DEPTH MIN				JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6	15'-0" x 8'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE OUT SPORE HORNS WHEN SEEN IN SPRING





LEGEND

	EX PROJECT WELL EASEMENT
	LINE
	EX RIGHT-OF-WAY
	EX FENCE
	EX FIRE HYDRANT
 5540	EX CONTOURS—MAJOR
 5540	EX CONTOURS—MINOR
 5540	PP CONTOURS—MAJOR
 5540	PP CONTOURS—MINOR
	PP FENCE
	PP VEHICLE TRACKING PAD (INITIAL)
	PP EROSION CONTROL SILT FENCE (INITIAL)

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
2. BUILDING SETBACKS ARE UNESTABLISHED, AS CURRENT PUD IS NOT ASSOCIATED WITH FALCON REGIONAL PARK.
3. NEAREST EXISTING FIRE HYDRANT IS LOCATED AT LONDONDERRY AND MERIDIAN VISTA WAY; A PROPOSED FIRE HYDRANT AT THIS LOCATION IS NOT IMMEDIATELY FEASIBLE, AS ONLY RAW WATER EXISTS.
4. NO GRADE ELEVATION CHANGES/DRAINAGE IMPROVEMENTS ARE PROPOSED AT THIS TIME. SITES HAVE BEEN ROUGH GRADED AND WILL BE RESTORED/FINAL GRADED UPON PROJECT COMPLETION.

ALTERNATIVE LANDSCAPING DATA:	
NET SITE AREA (EASEMENT)	131,554
ROAD FRONTAGE (LESS DRIVEWAY)	
EASTONVILLE RD, NON-ARTERIAL	319 LF
FRONTAGE WIDTH REQUIRED/PROVIDED	15'/15'
NUMBER OF TREES REQUIRED (@ 1/15 LF)/PROVIDED	21/7



LEGEND — MATERIALS		SCHEDULE — HARDSCAPE		SCHEDULE — XERIC/LOW WATER VEGETATION						
①	TYP PLANTING REF: SHEET C8			SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
②	STEEL EDGE, TYP FOR SEPARATION BETWEEN SEED, GRAVEL/MULCH, AND BASECOURSE AREAS REF: DETAIL C/C8		3/8" GRAVEL "MULCH": WASHED RIVER ROCK OR APPROVED EQUAL		<u>EVERGREEN TREE</u>					
③	GRAVEL "MULCH" @ 4" DEPTH MIN		BASECOURSE: CLASS VI AGGREGATE SEE SPECS		PINUS EDULIS	PINON PINE	2	25'–0" x 15'–0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH
④	BASECOURSE @ 4" DEPTH MIN					JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	5	15'–0" x 8'–0"	4' MIN. HEIGHT

S89° 25' 52"E
399.44'

ADJACENT PROPERTY
SCH.# 4200000321
OWNER: JMK HOLDINGS LLC
AREA: 8,264,203 SF
(189 AC)
ZONING: A-35
LAND USE: AG. GRAZING

JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

MERIDIAN SERVICE METROPOLITAN DISTRICT

WELL SITES 5, 7, & 8

WELL SITE 8 - ALTERNATE LANDSCAPE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

FOR REVIEW

Project No.: 151.48
Date: 07/01/21
Design: GGM
Drawn: GGM
Check: MLD

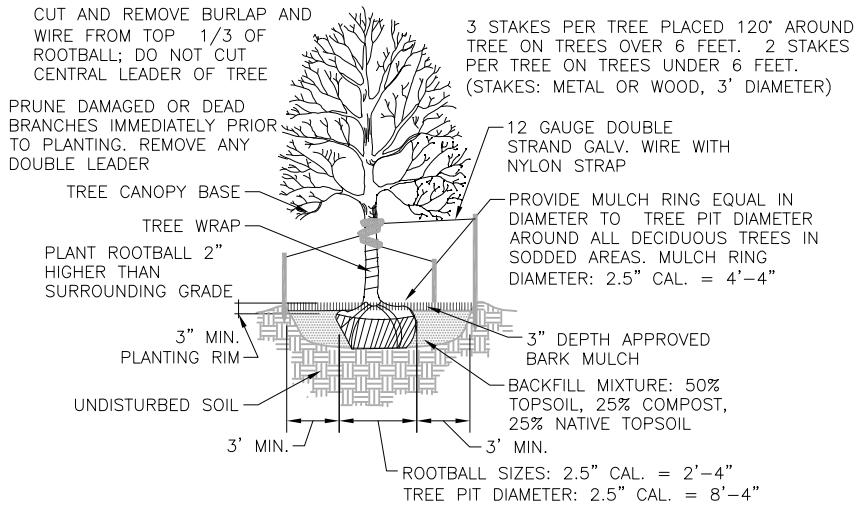
C6

SHEET 6 OF 13

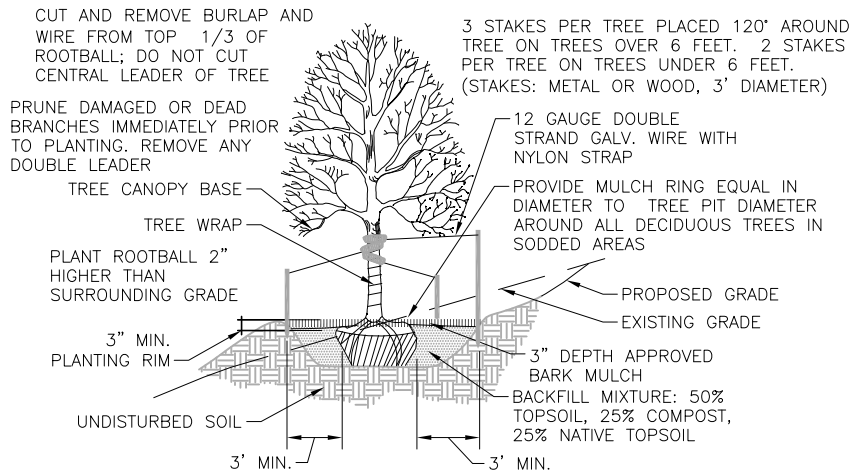
PCD File No. PPR-21-

EPC TO ASSIGN

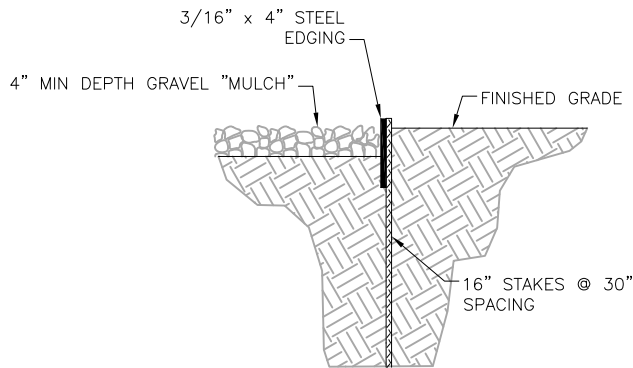
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A
C7 **TREE PLANTING**
SCALE: N.T.S.



B
C7 **TREE PLANTING ON SLOPES**
SCALE: N.T.S.



C
C7 **LANDSCAPE STEEL EDGE**
SCALE: N.T.S.

LANDSCAPE MAINTENANCE

1. THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING, AND MOWING.
2. REPLACEMENT OF DEAD, DISEASED, OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL OCCUR WITHIN 6 MONTHS FROM WHEN THE PLANT MATERIAL DIED, OR WHEN THE INSPECTION DETERMINED THE PLANT MATERIAL WAS DEAD OR DAMAGED. REPLACEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS ORIGINALLY APPROVED. AN ALTERNATIVE TYPE OF SPECIES SHALL REQUIRE APPROVAL BY THE PCD DIRECTOR.
3. MAINTENANCE INSPECTIONS MAY BE PERFORMED PERIODICALLY. FAILURE TO MAINTAIN THE LANDSCAPING IN COMPLIANCE WITH THE APPROVAL IS CONSIDERED A ZONING VIOLATION.

LANDSCAPE PLANTINGS/INSTALLATIONS:

1. **PLANT QUANTITY AND SUBSTITUTION:** IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL GOVERN. THE MINIMUM ACCEPTABLE SIZES OF PLANTS MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE SCHEDULE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
2. **ACCEPTABLE PLANT MATERIAL:** ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE "COLORADO NURSERY ASSOCIATION," AND THE "AMERICAN STANDARD OF NURSERY STOCK." ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND HAVE ADEQUATE ROOT SYSTEMS. ALL PLANTINGS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE ENGINEER OR OWNER PRIOR TO INSTALLATION. STAKING/CONTRACTOR INSPECTION NOTE: ALL PLANTING LOCATIONS TO BE STAKED AND INSPECTED BY CONTRACTOR PRIOR TO INSTALLATION. ALL PLANTS TO BE INSPECTED AT NURSERY LOCATION PRIOR TO TRANSPORTING TO THE SITE.
3. **SITE DISTURBANCE:** ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED.
4. **SOIL AMENDMENTS:** CONTRACTOR SHALL AMEND PLANTING AREAS AS FOLLOWS:
 - ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED, AGED MANURE OR PREMIUM COMPOST PER 1000 S.F.
 - ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
 - 3 CUBIC YARDS PER 1000 S.F. OF WELL-COMPOSTED, AGED MANURE OR PREMIUM COMPOST.
 - ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
5. **SEEDED TURF:** ALL SEEDED OR HYDRO-MULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
6. **IRRIGATION:** OWNER TO HAND WATER FOR ONE TO TWO GROWING SEASONS UNTIL ESTABLISHED AND ON AN AS-NEEDED BASIS THEREAFTER. DISTURBED AREA SEED/GRASS MIXTURE MUST BE IRRIGATED BY OWNER UNTIL ESTABLISHED AND IN TIMES OF DROUGHT. THE ON-GOING MAINTENANCE OF THE NATIVE GRASS IS THE RESPONSIBILITY OF OWNER.
7. **INORGANIC MULCH AND FABRIC:** ALL PLANTINGS TO RECEIVE 3-INCH DEPTH OF INORGANIC MULCH. MULCH RINGS TO BE 15-INCH DIA. FOR (5) GALLON SHRUBS/GRASSES. HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK BASES.
8. **STEEL EDGE:** ALL EDGER SHALL BE ACME 4" PERFORATED STEEL EDGER "SELF COLORING" 14 GAUGE OR APPROVED EQUAL.
9. **APPROVAL:** ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. **FINAL TREE AND SHRUB LOCATIONS:** ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER REPRESENTATIVE/ENGINEER PRIOR TO PLANTING. SHRUBS SHALL BE PLACED IN THEIR LOCATIONS PER THIS PLAN AND APPROVED BY OWNER REPRESENTATIVE/ENGINEER. THE FINAL LOCATION OF TREES TO BE PLANTED MAY REQUIRE ADJUSTMENT BASED ON APPROVAL OF THE FINAL UTILITIES PLANS AND ASSOCIATED FINAL PLAT AND EASEMENTS.

PCD File No. PPR-21-

EPC TO ASSIGN

NO.	REVISIONS			DATE
	DESCRIPTION	BY	APP.	
1				
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FOR REVIEW

Project No.: 151.48
Date: 07/01/21
Design: MTV
Drawn: GGM
Check: MLD