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**Board of County Commissioners**  
Holly Williams, District 1  
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Cami Bremer, District 5

**TO: El Paso County Planning Commission**  
**Brian Risley, Chair**

**FROM: Ryan Howser, AICP Planner III**  
**Daniel Torres, PE Engineer III**  
**Kevin Mastin, Interim Executive Director**

**RE: Project File #: PUDSP-22-004**  
**Project Name: Sanctuary at Meridian Ranch**  
**Parcel Nos.: 42000-00-402; 42000-00-450**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
GTL, Inc. 3575 Kenyon Street, Suite 200 San Diego, CA, 92110	N.E.S, Inc. 619 North Cascade Avenue, Suite 200 Colorado Springs, CO 80903

**Commissioner District: 2**

Planning Commission Hearing Date:	9/15/2022
Board of County Commissioners Hearing Date	10/4/2022

### **EXECUTIVE SUMMARY**

A request by GTL, Inc. for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 343 single-family residential lots and seven (7) tracts. The 74.39-acre property is located at the eastern end of Rex Road, approximately 1.5 miles east of Meridian Road and within Section 20, Township 12 South, Range 64 West of the 6th P.M.

## A. REQUEST/MODIFICATIONS/AUTHORIZATION

**Request:** Approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) to develop 343 single-family residential lots and seven (7) tracts within 74.39-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2021), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan.

### **Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:**

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicants are not requesting any modifications to the LDC.

The applicants are requesting the following modification(s) of the ECM:

1. A PUD modification of section 2.2.4.B.3 and 2.3.2 of the ECM to construct the extension of Rex Road east of Estate Ridge Drive as a half section of urban minor arterial road in lieu of the entire 4-lane roadway section as identified in the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

### ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD Modification. The half section provides continuity of the existing 2-lane Rex Road section west of Estate Ridge Drive. The developer is dedicating an 80-foot right-of-way with an additional 20-foot-wide reservation within a tract to accommodate the future width section when the County determines it is necessary to construct the full width section.



2. A PUD modification of section 2.5.2.C.4 of the ECM to omit midblock pedestrian crossings on Arriba Drive, Estes Ridge Drive, Nederland Drive, and Rico Ridge Drive.

Section 2.5.2.C.4 states: "Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block access ramps shall be provided at spacing that minimize travel distances between access ramps."

ECM Administrator Recommendation:

The ECM administrator recommends approval of the requested PUD Modification. Per the PUD/Preliminary Plan, adequate pedestrian accessibility is provided by access ramps at nearby intersections. Additionally, the Federal Americans with Disabilities Act (ADA) has no requirements for maximum distance between pedestrian crossings that would necessitate mid-block pedestrian ramps.

3. A PUD modification of section 2.5.2.C.3 of the ECM to omit a pedestrian ramp across the top of a "T" intersection located along Retreat Peak Drive and Shelter Creek Drive at the intersections with Arriba Drive, Nederland Drive, and Estes Ridge Drive.

Section 2.5.2.C.3 states: "All "T" intersections shall have a minimum of three access ramps..."

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD Modification. Per the PUD/Preliminary Plan lot size and layout, pedestrian ramps at such locations will interfere with the placement of the required driveway for the residential lots. Additionally, pedestrian accessibility is provided by access ramps across the streets at no more than 600 feet away from the intersections in question.

4. A PUD modification of Appendix F, detail SD\_2-77 Urban Knuckle to modify the standard sight distance triangle length at urban local knuckles along Manzanola Drive.



Detail SD\_2-77 identifies a sight distance triangle length of 40 feet at each leg of the sight distance triangle based on a design speed of 25 miles per hour. The length of each leg is proposed to be 25 feet.

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD Modification. The typical speed of vehicles is reduced around the curve of the knuckle to approximately 15-mph allowing for adequate sight distance. Additionally, the proposal will allow for sufficient stopping sight distance on the horizontal curve which is the intended result of the sight distance legs.

5. A PUD Modification of section 2.2.5.C of the ECM to provide a roadway intersection spacing along Rex Road, an urban minor arterial, that is less than what is prescribed in the ECM between the proposed roadways Retreat Peak Drive and Shelter Creek Drive.

Section 2.2.5.C states: "Spacing of roads accessing an urban minor arterial that will result in a full movement intersection shall be planned at one-quarter mile (1,320 ft). The length proposed between the two roadways is 1,125 feet.

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD Modification. The distance between the proposed roadways is 195 feet less than what is prescribed in the ECM. The site is constrained by a major drainage channel on the west side and Falcon Regional Park on the east side. Additionally, Rex Road will operate similar to an urban residential collector roadway in the short and long term as documented in the various traffic studies submitted for the Meridian Ranch subdivisions. The required spacing for an urban residential collector is 330 feet when intersecting local roadways.

Staff recommends that the deviation requests associated with the PUD (Planned Unit Development) Modifications from the ECM as prepared are acceptable contingent upon the approval of the PUD Modifications by the Board of County Commissioners.

**Authorization to Sign:** PUD Development Plan and any other documents required to finalize the approval.

## **B. PLANNING COMMISSION SUMMARY**

**Request Heard:**

**Recommendation:**





**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

### **C. APPROVAL CRITERIA**

The Planning Commission and BOCC shall determine that the following the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2021), have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required



public services and facilities will be provided to support the development when needed;

- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2019) for a preliminary plan requires the Planning Commission and the BoCC shall find that the additional criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;



- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

#### **D. LOCATION**

North: PUD (Planned Unit Development)	Vacant
South: PUD (Planned Unit Development)	Single-family residential
East: PUD (Planned Unit Development)	County Park
West: PUD (Planned Unit Development)	Single-family residential

#### **E. BACKGROUND**

The Meridian Ranch Sketch Plan (PCD file no. SKP-99-006) was originally approved on March 9, 2000. The sketch plan included a maximum of 3,266 dwelling units within the plan area. The Sketch Plan has been subsequently amended as follows: in 2006 the maximum number of dwelling units was increased to 3,275; in 2012 the



maximum number of dwelling units was increased to 3,800; in 2014 the maximum number of dwelling units was increased to 3,862; in 2015 the maximum number of dwelling units was increased to 4,000; in 2017 the maximum number of dwelling units was increased to 4,500; and in 2021 the maximum number of dwelling units was increased to 5,000.

A total of 4,216 single family residential units have been approved or are currently in review in 25 separate final plat filings within the Meridian Ranch Sketch Plan area. According to the letter of intent submitted with the proposed sketch plan amendment request, the applicant estimates an additional development capacity of 784 units for a combined total of 5,000 units within the Meridian Ranch Sketch Plan area.

The specific request includes 343 single-family residential units on 74.39 acres for a gross density of 4.6 dwelling units per acre. The current sketch plan would allow up to 9 dwelling units per acre for this area.

## **F. ZONING ANALYSIS**

### **1. Land Development Code Analysis**

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8, as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the Land Development Code (2021).

Section 4.2.6.F.8 of the Code requires a minimum of ten (10) percent of the overall residential PUD be set aside as open space area. The PUD area is 74.39 acres in size, which would require a total of 7.4 acres of open space area. The applicant is providing 10.6 acres of designated open space tracts.

### **2. Zoning Compliance**

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

## **G. MASTER PLAN ANALYSIS**

### **1. Your El Paso Master Plan**

#### **a. Placetype: Suburban Residential**



**Placetype Character:**

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

**Recommended Land Uses:***Primary*

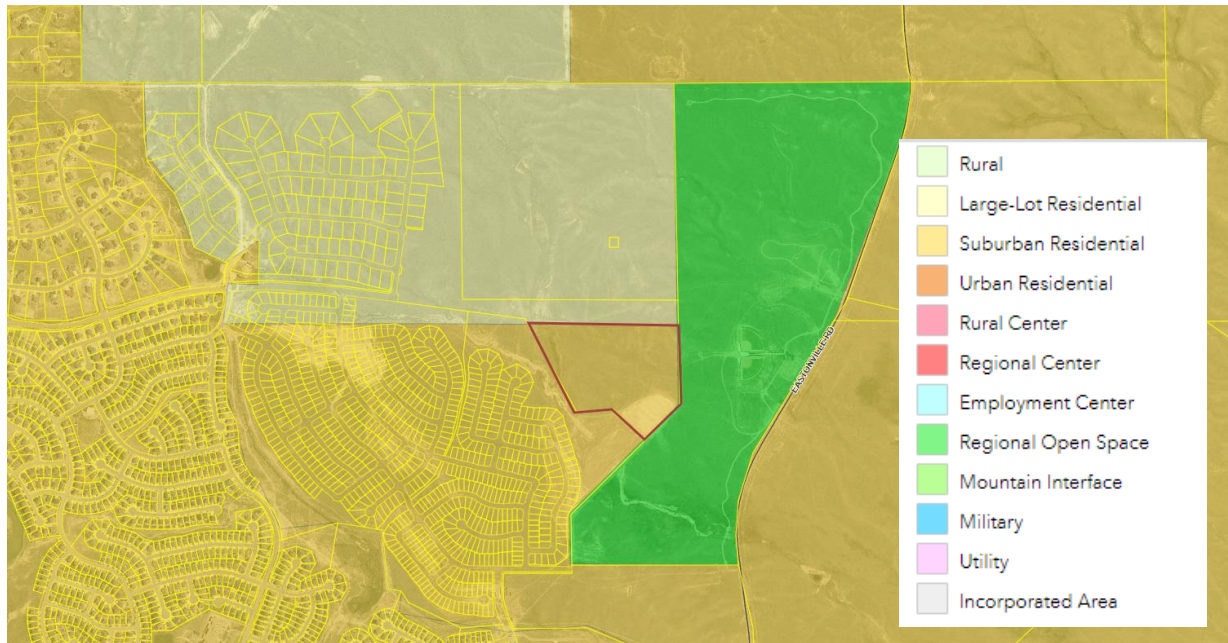
- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

*Supporting*

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional







**Figure G.1: Placetype Map**

### **Analysis:**

The property is located within the Suburban Residential placetype. The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections in addition to multifamily developments which may provide a transition from the supporting commercial land uses to the single-family developments. Relevant goals and objectives are as follows:

**Objective LU3-1** – *Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*

**Objective HC1-4** – *In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.*

**Objective HC4-1** – *Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.*

**Objective TM1-4** – *Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.*

**Objective CFI3-5** – *Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.*

**Objective CFI3-9** – *Ensure wastewater treatment systems will be properly operated and maintained and that they will not exceed the maximum treatment capacity if future growth is planned.*

**Objective E2-2** – *All future water planning efforts should reference the Water Master Plan to ensure alignment with its key policies and recommendations.*

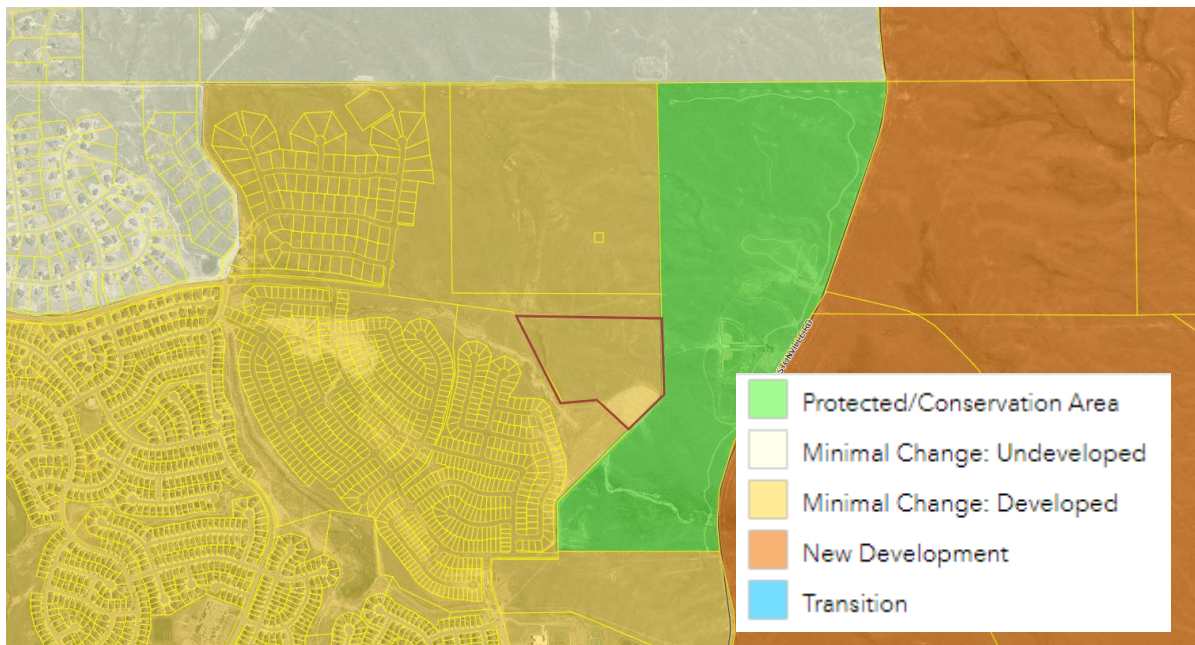
The proposed PUD development plan and preliminary plan proposes an urban density single-family detached residential development which is consistent with the recommended density and supporting land use within the Suburban Residential placetype. The overall density is approximately 4.6 dwelling units per acre. The PUD identifies sidewalks and open space areas to encourage active use of space. The overall PUD and sketch plan incorporate a range of densities and housing types which may be incorporated into future phases of development.

**b. Area of Change Designation: Minimal Change Developed**

These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.







**Figure G.2: Area of Change Map**

**Analysis:**

The property is located in an area which is not expected to significantly change in character due to primarily being surrounded by developed land. The level of change proposed with the PUD development plan and preliminary plan is consistent with the level of change identified in the Minimal Change: Developed Area, as the character of the area is not expected to be transformed; but rather remaining vacant lands are likely to be developed consistent with adjacent land uses. This area is adjacent to built-out areas within the Meridian Ranch development.

**c. Key Area Influences**

The property is not located within a Key Area.

**d. Other Implications (Priority Development, Housing, etc.)**

The property is not located within a Priority Development Area.

**2. Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

**Goal 1.1** – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

**Goal 1.2** – *Integrate water and land use planning.*

**Goal 3.1** – *Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*

**Goal 3.6** – *Develop and maintain partnerships with water providers.*

**Policy 3.6.2** – *Water providers should work with neighboring entities to provide and plan for growth between their respective boundaries.*

**Policy 4.1.4** – *Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.*

**Goal 5.1** – *Identify the potential water supply gap at projected full development build-out (2060).*

**Policy 5.2.2** – *Recognize the water supply challenges and limitations inherent in each of the regional planning areas, with particular emphasis placed on Regional Planning Area 3 (Falcon), as a result of current reliance on non-renewable Denver Basin wells and the renewable, but limited and over-appropriated, Upper Black Squirrel Creek alluvium.*

**Policy 6.0.7** – *Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.*

**Policy 6.0.11** – *Continue to limit urban level development to those areas served by centralized utilities.*

The subject property is located within Region 3, Falcon Area, and is located within an estimated area of development. Region 3 is identified as potentially



having issues regarding long term sustainable draw from the Denver Basin aquifers.

The Plan identifies the current demand for Region 3 to be 4,494 acre-feet per year (AFY) (Figure 5.1) with a current supply of 7,164 AFY (Figure 5.2). The projected demand in 2040 is 6,403 AFY (Figure 5.1) with a projected supply of 7,921 AFY (Figure 5.2). The projected demand at build-out in 2060 is 8,307 AFY (Figure 5.1) with a projected supply of 8,284 AFY (Figure 5.2), which means by 2060 there is anticipated to be a small water supply deficit of 23 AFY (Figure 5.3, Table 5-2).

The Plan identifies a potential concern with drawing water from the Denver Basin aquifers by drilling additional wells over time. Section 4.4 of the Plan states:

“The Denver Basin aquifers provide a great source of water supply because they are protected from surface contamination and are drought-proof; however, the groundwater levels are declining while the costs to pump water from the aquifers continue to increase.”

Meridian Ranch is served by the Meridian Service Metropolitan District. Developments served by centralized utilities can minimize the number of new wells being drilled to access nonrenewable aquifers by utilizing a small number of high-capacity wells. The Plan references a cascading effect whereby additional wells accessing the Denver Basin aquifers are depleting the water levels more quickly than single high-capacity wells and resulting in increased cost to draw water as the water levels decline.

The Plan specifically identifies this portion of the Meridian Service Metropolitan District as an anticipated area of development by 2040. The timing of the proposed development is in line with the anticipated growth schedule included in the Plan.

Meridian Service Metropolitan District has furnished a commitment letter for 107 AFY for residential use (343 units). The applicant's water resource report indicates the District has an ample supply of water to serve this development and future developments within the District. Please see the Water section below for a summary of the water findings and recommendations for the proposed development in regard to water quality, quantity, and dependability.



### **3. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

The Master Plan for Mineral Extraction (1996) identifies upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the attached Park Advisory Board recommendations which include an analysis regarding conformance with The El Paso County Parks Master Plan (2013). Those recommendations include the following:

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$99,470 will be required at time of the recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of the forthcoming final plat(s).”

## **H. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

No hazards were identified during the review of the combined PUD Development Plan and Preliminary Plan.

### **2. Floodplain**

The property is not located within a defined floodplain as determined from review of the FEMA Flood Insurance Rate Map panel number 08041C0552G, dated December 7, 2018.

### **3. Drainage and Erosion**

The subdivision is located in the Geick Ranch (CHMS0400) drainage basin. The Geick Ranch drainage basin planning study has not been approved to date and there are no drainage and bridge fees at this time.



The site generally drains to the southeast. Stormwater runoff will be conveyed by public storm sewer systems and discharge into an existing full spectrum detention pond (Pond G) that has been recently constructed with the Rolling Hills Ranch at Meridian Ranch subdivision. Pond G was designed to account for this project and no additional improvements are anticipated to this pond. Pond G is owned and maintained by the Meridian Service Metropolitan District.

Per the associated drainage report, the development of this project will not adversely affect the downstream properties.

The applicant has submitted a grading and erosion control plan with the concurrent final plat application (PCD File No. SF2220). The grading and erosion control plan identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system before and during grading activities.

#### **4. Transportation**

Access to the development is provided via the extension of Rex Road consistent with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP). All streets are planned to be public roads and will be dedicated to the County. Specific modification requests from the design standards in the Engineering Criteria Manual are described in section A above.

Rex Road was anticipated to be an urban residential collector when the Estates at Meridian Ranch Filing No. 2 and Meridian Ranch Filing No. 9 were platted, leaving a 60-foot right-of-way corridor west of Sunrise Ridge Drive. The 2040 Roadway Plan (Classification and Lanes) exhibit in the MTCP reclassified Rex Road as a 4-lane urban minor arterial. The County Engineer was amenable to the developer constructing half of the standard urban minor arterial for the Rex Road extension as the trip generation for Meridian Ranch is not expected to require the full 4-lane roadway. The applicant will provide tracts (Tract A & B) along the north side of Rex Road for right-of-way reservation should the construction of the full width of the roadway be needed at a future date. The half section of the Rex Road extension constructed by the developer may be an eligible improvement for reimbursement through the Road Impact Fee program. It is the developer's responsibility to submit any reimbursement request to the Traffic Impact Fee Advisory Committee.





The development will be subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471) as applicable for property located within the Woodmen Road Metropolitan District.

## **I. SERVICES**

### **1. Water**

Water is provided by Meridian Service Metropolitan District.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a recommendation for a finding of sufficiency with regards to water quantity and dependability. El Paso County Public Health is recommending a finding of sufficiency with regard to water quality.

### **2. Sanitation**

Wastewater is provided by Meridian Service Metropolitan District.

### **3. Emergency Services**

The property is within the Falcon Fire Protection District. The district was sent a referral and has no outstanding comments.

### **4. Utilities**

Mountain View Electrical Association (MVEA) currently provides electrical service to properties in the Meridian Ranch development. Black Hills Energy provides natural gas service to properties in Meridian Ranch. MVEA and Black Hills Energy were each sent referrals; MVEA has no outstanding comments and Black Hills Energy did not provide a response.

### **5. Metropolitan Districts**

This site is within the boundaries of Meridian Service Metropolitan District and Meridian Ranch Metropolitan District, which provide water and wastewater service in addition to maintaining landscaping, open space, and private drainage facilities within Meridian Ranch. The site is also located within Woodmen Road Metropolitan District, which was established to finance improvements to Woodmen Road. Per Board of County Commissioners Resolution 13-041,



property within the Woodmen Road Metropolitan District with final plat approvals within the period beginning January 1, 2021 and ending on December 31, 2027 will be subject to payment of traffic impact fees to the County.

## **6. Parks/Trails**

The El Paso County Parks Master Plan shows numerous regional trails and parks located within or directly adjacent to the proposed amendment area. Deeded to El Paso County by GTL, Inc., in 2014 as part of a Regional Park Lands Agreement, the 215-acre Falcon Regional Park lies immediately east and adjacent to the property along Eastonville Road. The proposed Arroyo Lane Primary Regional Trail alignment is located within the property, while the proposed Meridian Road and Curtis Road Bicycle Routes are located adjacent and within the property, respectively. The existing Eastonville Primary Regional Trail and Meridian Ranch Secondary Regional Trail are located along the eastern and northern boundaries of adjacent Falcon Regional Park, respectively, with proposed sections located outside of the park. The El Paso County Community Services Department, Park Operations Division, has provided an analysis of general conformance with the Parks Master Plan.

## **7. Schools**

Land dedication and fees in lieu of school land dedication are not required for a rezone or preliminary plan application.

## **J. APPLICABLE RESOLUTIONS**

Approval: 29 and 25

Denial: 30 and 26

## **K. STATUS OF MAJOR ISSUES**

There are no major issues.

## **L. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

### **CONDITIONS**

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the





Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

## **NOTATIONS**

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.



3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

#### **M. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified one (1) adjoining property owner on August 26, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

#### **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Development Plan / Preliminary Plan  
State Engineer's Letter  
County Attorney's Letter  
El Paso County Public Health Letter  
Parks Advisory Board Letter



# El Paso County Parcel Information

File Name:

Date:

PARCEL	NAME	ADDRESS
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Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
(719) 520-6600



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## SANCTUARY AT MERIDIAN RANCH

### PUD DEVELOPMENT / PRELIMINARY PLAN

#### LETTER OF INTENT

**MAY 2022, REVISED AUGUST 2022**

**PROPERTY OWNER:**

Meridian Ranch Investments Inc.  
PO BOX 80036,  
San Diego, CA 92138

**DEVELOPER:**

GTL Development, Inc.  
3575 Kenyon Street,  
San Diego, CA 92110

**CONSULTANT:**

N.E.S. Inc.  
619 North Cascade Avenue,  
Colorado Springs, CO 80903

#### LOCATION

The Sanctuary at Meridian Ranch is located southeast of the intersection of Rex Road and Rolling Hills Drive, Peyton, Colorado. The site comprises of approximately 73 acres and is zoned PUD. To the northwest is the Estates at Rolling Hills Ranch residential development and to the west Rolling Hills Ranch of Meridian Ranch with Falcon Regional Park on the eastern boundary of the property.



## REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for the Sanctuary at Meridian Ranch, consisting of 343 single-family dwelling lots, landscaping, open space, and trails on approximately 74 acres.
2. The following PUD Modifications for the Sanctuary at Meridian Ranch.

	LDC/ECM Section	Category	Standard	Modification	Justification
1	ECM Section 2.5.2.C.4	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	The deviation would eliminate mid-block pedestrian crossings between on the following streets: Arriba Drive, Estes Ridge Drive, Nederland Drive, and Rico Ridge Drive.	Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the southern intersection.  There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps.
2	ECM Section F, SD 2-77	Urban Knuckle	40' SDT	Reduce driveway side SDT to 25'	To provide greater flexibility on driveway placement, particularly to increase distance between intersections and driveways while maintaining the overall knuckle design criteria.
3	ECM Section 2.2.4.B.3 & 2.3.2	Design Standards by Functional Classification	Construct Rex Road east of Estate Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTCP Map I4: 2040 Roadway Plan classification	The alternative design is to construct Rex Road east of Estate Ridge Drive as a half section of the Urban Minor Arterial.	The projected long term (2040) total ADT is estimated to be 7,470 vehicles per day (this project plus background traffic) which is below the threshold for an Urban Residential Collector.  With the projected low traffic volume and adjacent existing 60' right of way width proposal is to construct the half section roadway within an 80-foot right of way until such time as the full width section is deemed necessary.
4	ECM Section 2.5.2.C.3	Ramps at "T" intersections	Handicap and access ramps at "T" Intersections require a minimum of three handicap accessible crossings.	Pedestrian ramps located for either leg of T-intersections would interfere with the placement of the required driveways.	Eliminate a pedestrian crossing and associated pedestrian handicap ramps across the top of a T-intersections located along Retreat Peak Dr. and Shelter Creek Dr. and provide pedestrian ramps and handicap access across the streets at locations not more than 600' away from the intersections in question.

5	ECM Section 2.2.5.C	<b>Minor Arterial Intersection Spacing</b>	The standard requires intersection spacing of one- quarter mile between street intersections.	Intersection spacing of approximately 1,125 feet	<p>The distance between the two intersections along Rex Road is constrained by topographic conditions and the presence of a major drainage channel to the west and the Falcon Regional Park on the east.</p> <p>The distance between the two intersections along Rex Road is less than criteria for a minor arterial but meets that of a collector road. The road will essentially function as a collector due to the estimated total daily traffic counts.</p> <p>The intersection spacing has been previously agreed to at the time of the Rolling Hills Ranch 1-3 PUD approval.</p>
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Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. These two development implications and decisions guiding the request for the modification support two of the identified benefits in Chapter 4.2.6.F.2.h - preserving natural features and providing more accessibility to open space within the development.

#### PROJECT JUSTIFICATION

##### a. Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on August 5<sup>th</sup>, 2021. This shows the land use designation of the area now comprising the Sanctuary at Meridian Ranch as MR-R9 (9 du/ac).

The PUD Development/Preliminary Plan for Sanctuary comprises 343 lots on approximately 74 acres, which represents a gross density of 4.6 dwellings per acre. Because of changes to the lot layout in Sanctuary at Meridian Ranch, it was necessary to replat Tract D, which was previously part of the Rolling Hills Ranch PUD and is now part of Sanctuary at Meridian Ranch. This provides a contiguous open space and drainage tract for Sanctuary at Meridian Ranch and has increased the gross site area by 25.5 ac. Even if Tract D were not replated, the remaining Sanctuary at Meridian Ranch PUD area would still result in 7 dwellings per acre, well below the approved Sketch Plans gross densities. While the replat of Tract D reduces the size of the Tract G open space in Rolling Hills Ranch PUD to 26.5 Acres, it still leaves 40 acres of open space/trail tracts in Rolling Hills Ranch. This is equivalent to 17.8% of total Rolling Hills Ranch PUD area, which exceeds the minimum 10% open space requirement for PUDs. The PUD Development/Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Master Plan Compliance

***Your El Paso County Master Plan***

Sanctuary is identified on the County Master Plan Place-Based approach as a Suburban Residential Placetype. Suburban residential place types look to detached single-family land uses as primary land uses.

Sanctuary, consistent with the past Sketch Plan approvals intends to incorporate a suburban residential development that focuses on single family uses with supportive parks and open space. The Sanctuary Filing 1 at Meridian Ranch is the continuation of a long-term development with a distinct vision. The project centers on a recreational lifestyle by providing opportunities such as a golf course, recreation center, parks and open space, and trails for residents to enjoy. Overall, Meridian Ranch common landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The parks and recreation center have been located in areas of higher density so more of the residents can access them by walking and provide a focal element to the neighborhoods. The golf course clubhouse is also a focal element for Meridian Ranch, Woodmen Hills, and possibly the greater Falcon area since the course is also open to the public. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.

As such it is in accords with the foundational alignment of the Master for Placetypes and Core Principles and Goals of the County Master Plan for Housing and Communities Priority Development Areas to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision satisfies the following policies of the Your El Paso Master Plan:

*Objective LU3.1 Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*

The Sanctuary Development is consistent with the Master Plans intent for suburban placetypes which incorporate single family detached uses as a primary use with supporting parks and open space.

*Objective LU3-3: The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing.*

The proposed development is for a portion of the approved Meridian Ranch Development with 343 single family homes supportive of the primary land use noted for suburban residential placetypes. The proposed development in addition supports the overall Sketch Plan intent and approved densities.

*Objective HC4-1: Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.*

Housing densities provided in the noted PUD are consistent with the approved Sketch Plan and in accords with suburban residential placetypes.



*Objective TM1-4: Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.*

The larger Meridian Ranch development is a residential development that promotes extensive interconnected opens spaces and parks throughout the development.

*Objective CF13-5: Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.*

Proper Service Commitments with the Falcon Fire Protection District have been provided address the new development intent and the Districts ability to serve such.

*Objective CF13-9: Ensure wastewater treatment systems will be properly operated and maintained and that they will not exceed the maximum treatment capacity if future growth is planned.*

Wastewater Service Commitments have been provided address the capacity to serve the development.

*Objective E2-2: All future water planning efforts should reference the Water Master Plan to ensure alignment with its key policies and recommendations.*

### ***El Paso County Water Master Plan***

The proposed residential subdivision satisfies the following policies of the County Water Master Plan:

*Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

The proposed subdivision is located within the Meridian Service Metropolitan District (MSMD) and a supportive Will Serve Letter noting the Districts ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

*Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.*

The proposed development is located within the MSMD and is proposed to connect to the existing central water and wastewater. Will Serve Letters have been provided for the proposed development.

*Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

An appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the

north and south sides of Falcon Highway directly east of Falcon. Specifically, the Water Master Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections.”

Full build out of the Meridian Service Metropolitan District (District) is anticipated within the 2040 timeframe. The Water Resources Report indicates that the District has sufficient supply to meet the expected need at full build out by 2040 and 2060. Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is 6,403-acre feet. As stated in the Water Resources Report, this development is projected to need 32.5-acre feet of water per year and a planning need of 1,701 -acre feet per year. Current supply is 2,119-acre feet on a 300 year basis.

The District currently incorporates a 15% reserve into their future planning. Based on the needs, current supply, and reserve the District has sufficient water to meet the needs expected now and into the future with no shortages anticipated.

A Will Serve Letter for water and wastewater commitments has been provided by the District. Meridian Ranch is situated in the Upper Black Squirrel Creek Designated Groundwater Basin which is managed by the Upper Black Squirrel Creek Management District. MSMD currently services over 12,000 in equivalent population in several filings within Meridian Ranch, Falcon High School and portions of Latigo Trails as an out of district user.

The service area is located in the Upper Black Squirrel Creek Groundwater Management District and the water bearing formations in descending stratigraphic order are the Dawson, Denver, Arapahoe, and Laramie Fox Hills. These four aquifers are collectively known as the Denver Basin aquifers and are found approximately at depths of 500, 1,400, 1,900, and 2,500 feet below the ground surface.

The water system that serves Meridian Ranch is classified as a “public water system”, and meets all the applicable requirements of the CDPHE.

The water system uses groundwater as its primary source of supply. Filtration and disinfection facilities have been constructed at a central location to ensure good water quality. Elevation differences that exist throughout the property require that the distribution system is divided into two pressure zones to ensure that the water is delivered at no less than 40 psi during peak hour flow and at no more than 120

psi during periods of low use. Storage facilities and distribution piping are provided to ensure that the residual pressure requirements are achieved both during peak hour demands and during maximum day demands with a superimposed fire flow of 1500 gpm for the residential areas and up to 3500 gpm for commercial areas. The upper pressure zone (Zone 1) is a closed loop distribution system served by pumps that provide the required pressures, these are located in the same location as the filtration and disinfection facilities. The lower pressure zone (Zone 2) is a conventional gravity system served by storage tanks to provide the required pressures.

MSMD currently provides water service to 117 Latigo Trails home sites as out of district users. Latigo Trails is located within Zone 1 north of and adjacent to Meridian Ranch. The water used to provide this service comes from a Laramie Fox Hills well under permit no. 46406-F. This well is permitted for use within the Meridian Service Metropolitan District as well.

The District's current use is based on an average of 20% renewable water sources and is actively seeking renewable sources and replacement sources with Cherokee Metro Water District to date.

c. Parks and Open Space Requirement

Sanctuary includes open space tracts approximately 10.6 acres in size with trail connections to the extensive trail and open space provisions within Meridian Ranch to include a proposed neighborhood park to the west and access to Falcon Regional Park to the east. The proposed 10.6 acres of open space provided by this PUD/Preliminary Plan equates to 14.2% of the total site area, which exceeds the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b.

As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$295 per subdivision lot for Urban Parks and \$467 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Sanctuary
Urban	\$101,185
Regional	\$160,181
Total	\$261,366

The regional park fees are offset by the previous dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.

d. Drainage

A Preliminary/Final Drainage Report for the Sanctuary is submitted with this application package.

e. Traffic

A Traffic Report prepared by LSC is submitted in support of this application which identifies the construction of Rex Road as an Urban 2-Lane Minor Arterial from the Rolling Ranch Drive to Shelter Creek Drive as part of the proposed development. This study is in keeping with past approved traffic studies and shows that no significant changes were projected for the improvements noted in the recent 2021 Sketch Plan study which had identified the proposed development densities.

f. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application. In areas that shallow ground water is identified foundations perimeter drains are recommended when foundations are not able to be located above the identified groundwater levels.

g. Utilities

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

h. Wildlife

Sanctuary Filing 1 is in a developing area and there is no significant impact to wildlife. In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

## CRITERIA FOR APPROVAL

Chapter 4.2.6.D of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met. The PUD/Preliminary Plan for the Sanctuary Filing 1 is consistent with the PUD zoning and preliminary plan approval criteria set forth in Chapter 4.2.6.D & 4.2.6.E of the LDC as follows:

### PUD Zoning:

- **The application is in general conformity with the Master Plan;**

The proposed application conforms to the most recent 2021 Approved Sketch Plan and County Master Plans as noted above.

- **The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;**

The proposed development is in compliance with all County Code requirements and applicable statutory provisions and not detrimental to the health, safety and welfare of the inhabitants of El Paso County. The proposed development continually provides needed housing, adequate access to services, infrastructure and beneficial active community open space opportunities.

- **The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;**

The proposed development is per the Approved Sketch Plan and supports an approved land use intention for the propose PUD development. The development continually promotes the access to and increased development of the surrounding natural environment that is sensitive to the impacts of the character of the community and neighboring communities through the promotion of increased access to open space and development of such.

- **The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;**

No incompatible uses are shown with the proposed development. Additional buffering is provided for density considerations with the similar residential uses to the west with increased open space dedications.

- **The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;**

The proposed development is consistent with surrounding neighborhoods and use designations. Additional buffering is provided for density considerations with the similar residential uses to the west with increased open space dedications.

- **Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;**

No significant preservation areas exist on site. Recreational open space opportunities are consistently incorporated into the Meridian Ranch development for a consistent and growing community need.

- **Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;**

The proposed Open Space for the project is 10.6 acres which equates to 14.2% of the total PUD area, exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b.

- **The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;**

Appropriate infrastructure from the Meridian Service Metropolitan District provides central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

- **The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;**

The proposed development provides a 14.2% of open space and recreation. Recreational open space opportunities are consistently incorporated into the Meridian Ranch development for a consistent and growing community need.

- **The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;**

The proposed development does not propose or permit the use of land for mineral extraction.

- **Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide;**

Proposed deviations are consistent with past approvals and warranted based on past development regulations and design intents consistent with the County Land Development Code requirements. Justification for the proposed deviations is provided in Appendix A.

- **The owner has authorized the application.**

Application is being submitted by the current landowner and developer.

Preliminary Plan:

The Preliminary Plan is consistent with the approval criteria in Section 7.2.1.D.2.e of the LDC as follows:

- **The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**

The proposed application conforms to the most recent 2021 Approved Sketch Plan and County Master Plans as noted above.

- **The subdivision is consistent with the purposes of this Code;**

See above analysis. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.

- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on August 5th, 2021. This shows the land use designation of the area now comprising the Sanctuary at Meridian Ranch as MR-R9 (9 du/ac). The PUD/Preliminary Plan for Sanctuary comprises 343 lots on approximately 74 acres, which represents a density of 4.635 dwellings per acre. Because of changes to the lot layout in Sanctuary at Meridian Ranch, it was necessary to replat Tract D, which was previously part of the Rolling Hills Ranch PUD and is now part of Sanctuary at Meridian Ranch. This provides a contiguous open space and drainage tract for Sanctuary at Meridian Ranch and has increased the gross site area by 25.5 ac. Even if Tract D were not replated, the remaining Sanctuary at Meridian Ranch PUD area would still result in 7 dwellings per acre, well below the approved Sketch Plans gross densities. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.



- **A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;**

Meridian Service Metropolitan District will provide central water to the project. The District has a sufficient water supply. Findings of sufficiency are to be approved with the recent PUD submittals of the overall Sanctuary PUD

- **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.**

Meridian Service Metropolitan District will provide sanitary sewer service to the project. The District has an established sewage disposal facility. The current capacity allocated to MSMD at the PBHWTP is 0.0925 MGD and the total capacity available at the BSWTF is 2.2 MGD for a total of just under 2.3 MGD. The available capacity of the wastewater treatment facilities is sufficient to accept the additional flows from Meridian Ranch as a result of the Sketch Plan Amendment. The total available capacity of 2.3 MGD is greater than the projected demand of 0.932 MGD. Based on the above analysis the existing wastewater treatment facilities have sufficient capacity to accept additional wastewater from the proposed Sanctuary Filing 1 at Meridian Ranch.

- **All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];**

These matters are addressed in the Soils, Geology, and Geologic Hazard Study provided by Entech Engineering Inc.

- **Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

A Final Drainage Report for the Sanctuary Filing 1 PUD is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southern corner of the project

- **The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;**

A Traffic Report prepared by LSC is submitted in support of this application which identifies the construction of Rex Road as an Urban 2-Lane Minor Arterial from the Rolling Ranch Drive to Shelter Creek Drive as part of the proposed development.

- **Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

All lots will be accessible by new public streets that comply with the LDC and ECM.

- **The proposed subdivision has established an adequate level of compatibility by**
  - a. **incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**

There are no natural physical features on the site. Sufficient open space is provided in Tracts.

- b. **incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;**

Appropriate provision is made in this regard given the context of the site and surrounding area. Sidewalks are included throughout the project and connect to the surrounding Meridian Ranch trails and open space.

- c. **incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;**

There is no requirement for a transition with adjacent uses as the surrounding area is single-family residential at similar densities and appropriate open space buffers. Landscaping is provided along the streets and in the park and open space tracts.

- d. **incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and**

There are no environmentally sensitive areas on the property.

- e. **incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

A Traffic Report prepared by LSC is submitted in support of this application which identifies the construction of Rex Road as an Urban 2-Lane Minor Arterial from the Rolling Ranch Drive to Shelter Creek Drive as part of the proposed development. This study is keeping with past approved traffic studies and shows that no significant changes were projected for the improvements noted in the recent 2021 Sketch Plan study which had identified the proposed development densities.

- **Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;**

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**

An appropriate Fire Protection Report has been provided showing the ability of the Falcon Fire Departments (FPD) ability to serve the proposed development. FPD Will Serve Letter included in addition.

- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**

The proposed subdivision meets the applicable sections of these parts of the Code, subject to the PUD modification and deviation requests. Justification for the proposed deviations is provided in Appendix A.

*P:\GTL\Meridian Ranch\Admin\Sanctuary\Admin\Submittals\PUD\Letter of Intent\_Sanctuary\_Revised 8.10.22.docx*

## **APPENDIX A:**

### **SANCTUARY FILING 1 PUD: JUSTIFICATION FOR PROPOSED DEVIATIONS**

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met. Section 5.8 of the ECM establishes an additional mechanism whereby an engineering design standard can be modified provided the limits of consideration in ECM Section 5.8.6 are met and the modifications meets the criteria for approval in ECM Section 5.8.7.

The following deviations to the ECM are requested for the Sanctuary PUD (numbers correspond to PUD modification table on the PUD cover sheet and in the Letter of Intent).

#### **#1- Mid Block Crossings**

Nature of Request:

***Section of ECM from which Deviation Is Sought:*** 2.5.2.C.4

***Specific Criteria from which a Deviation Is Sought:*** 2.5.2.C.4 Access ramps on local roadways shall be spaced no greater than 600 feet apart.

***Proposed Nature and Extent of Deviation:*** The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.F.2.h of the Land Development Code:

- *Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.*
- *Provision of additional open space – by encouraging the residents to use the trail system, the project provides better access to the open space in the development.*
- *The deviation would eliminate mid-block pedestrian crossings between on the following street: Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.*

*There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps.*

#### **ECM Section 5.8.6: Limits of Consideration:**

The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.  
**N/A**
- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

N/A

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

***The change is desired to achieve a specific design characteristic within the project. The development has a focus on the trail system that meanders in an out of open space and local park space, the desire is to encourage the use of the trails instead of the interior sidewalks. The design limits the use of mid-block pedestrian crossings that can create safety hazards by blocking or***

***hindering sight lines and placing pedestrians in danger. The design concept also creates an aesthetically pleasing, consistent sidewalk offset from the curb to sidewalk. Pedestrians will generally cross the street at any location regardless of the presence of a pedestrian ramp due to the typically low traffic volume found on local streets. A suggested revision would be to revise the criteria such that mid-block pedestrian ramps are required as deemed necessary to provide access to schools, shopping, transportation facilities or other community facilities and services similar to the City of Colorado Springs standards.***

#### **ECM Section 5.8.7: Criteria for Approval**

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;

***Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On all the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.***

- The deviation will not adversely affect safety or operations;  
***The design enhances safety by eliminating potential dangerous mid-block crossings, where pedestrians enter the roadway from behind parked vehicles where lines of sight are limited or blocked. The deviation will also eliminate mid-block ramps where changes in direction of the sidewalk and/or grade could produce a tripping or stumbling hazard.***
- The deviation will not adversely affect maintenance and its associated cost; and  
***The deviation will not adversely affect the maintenance cost or the ability for maintenance vehicles to work on the street or within the right-of-way. Reducing mid-block pedestrian ramps will reduce the cost of maintenance due to eliminating signage and pavement markings***
- The deviation will not adversely affect aesthetic appearance.  
***The deviation will improve the aesthetic appearance by creating unswerving smooth offset line of the sidewalk from curb.***

- The deviation meets the design intent and purpose of the ECM standards.  
***The deviation meets the design intent and purposes of the ECM standards by meeting all other aspects of the standards with respect road design, road safety and pedestrian safety. There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate mid-block pedestrian ramps.***
- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.  
***The proposed design does not inhibit the program requirements with respect to water quality and storm water runoff during construction and future permanent facilities.***

## **#2- Urban Knuckle – Sight Distance Triangle**

Nature of Request:

***Section of ECM from which Deviation Is Sought:*** Section F, Standard Detail SD 2-77

***Specific Criteria from which a Deviation Is Sought:*** Section F SD\_2-77, Urban Knuckle, specifically the standard sight distance triangle (SDT) length.

***Proposed Nature and Extent of Deviation:*** The deviation is needed to accommodate the sight distance triangle for the anticipated vehicle speed of 15 mph around the corner of the knuckle.

*The proposed alternative will match the proposed change to the ECM by changing the SDT from 25' to 15' to accommodate the anticipated 15 mph travel speed around the knuckle corner.*

### **ECM Section 5.8.6: Limits of Consideration:**

*The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:*

- *The ECM standard is inapplicable to a particular situation.*  
***N/A***
- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*  
***N/A***
- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*  
***The change is needed to allow the ECM to match real world occurrence of vehicles traveling through the knuckle. A vehicle needs to slow to below the posted speed limit of 25 mph to approximately 15 mph, resulting in the need for a shorter sight distance triangle.***

### **ECM Section 5.8.7: Criteria for Approval**

*Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:*

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;  
**The deviation will match the proposed revision to the sight distance triangle of the Urban Knuckle found in the ECM.**
- The deviation will not adversely affect safety or operations;  
**The deviation will not adversely affect safety or operations in that the standard brings the ECM more aligned with real world actions.**
- The deviation will not adversely affect maintenance and its associated cost; and  
**The proposed deviation has no impact on maintenance and associated cost.**
- The deviation will not adversely affect aesthetic appearance.  
**The proposed deviation has no impact on the aesthetic appearance of the project.**
- The deviation meets the design intent and purpose of the ECM standards.  
**The deviation would meet the intent and purpose of the standard plan, which is to ensure sufficient Stopping Sight Distance on the horizontal curve.**
- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.  
**The proposed design does not inhibit the program requirements with respect to water quality and storm water runoff during construction and future permanent facilities.**

### **#3- Design Standards by Functional Classification**

Nature of Request:

**Section of ECM from which Deviation Is Sought:** 2.2.4.B.3 & 2.3.2 Urban Minor Arterial & 2.3.2 Design Standards by Functional Classification

**Specific Criteria from which a Deviation Is Sought:** 2.3.2 Design Standards by Functional Classification, Table 2-6. The specific ECM standard a deviation is requested is the criteria to construct Rex Road east of Estate Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTCP Map I4: 2040 Roadway Plan classification

**Proposed Nature and Extent of Deviation:** The portion of Rex Road between Mt Gateway Drive and Sunrise Ridge Drive has been planned and constructed as an Urban Residential Collector with a standard right of way width of 60 feet. The projected long term (2040) total ADT is estimated to be 7,470 vehicles per day (this project plus background traffic) which is below the threshold for an Urban Residential Collector.

With the projected low traffic volume and adjacent existing 60' right of way width logic dictates to construct the half section roadway within an 80-foot right of way until such time as the full width section is deemed necessary. This roadway is listed on the 2040 Major Transportation Plan and therefore fully reimbursable by the County, this move will shift available funds to other higher priority roadways.

#### **ECM Section 5.8.6: Limits of Consideration:**

*The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:*

- *The ECM standard is inapplicable to a particular situation.*

**N/A**

- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*

***The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project. This portion of Rex Road would require Rex Road to be constructed with lane tapers and redirects which could create confusion for the driver and pose unnecessary risk to future accidents. Any other alternative would require the acquisition of property for public and private entities in order to secure sufficient land to construct the Urban Minor Arterial west of the project and additional cost to the County as this roadway is identified in the 2040 Major Transportation Corridor Plan making Rex Road construction a reimbursable project.***

- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*

**N/A**

#### **ECM Section 5.8.7: Criteria for Approval**

*Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:*

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*

***The deviation will provide a comparable design in that the estimated ADTs for this section fall more than 50% below the threshold for an Urban Minor Arterial roadway section.***

***The design provides the southern half of the roadway (centerline to southern curb. This provides a better design in that when and if the roadway is widened to the full width Urban Minor Arterial, all of the improvements south of the centerline will provide a future cost savings without the need to redesign and/or remove/replace large portions of the roadway.***

- *The deviation will not adversely affect safety or operations;*  
***The Engineering Criteria Manual identifies 20,000 ADTs as the maximum volume of traffic that can be safely conveyed on an Urban Minor Arterial Street section, the estimated 2040 ADT is sufficiently below at 7,470 to justify a half section. Constructing a full width Urban Minor Arterial would require lane drop, tapers and redirects to accommodate the existing narrower***



***section to the west of Sunrise Ridge Dr. The design will have the travel lanes east and west of Sunrise Ridge match eliminating the need to include lane drops east of Sunrise Ridge Dr.***

***Merging traffic at lane drops and redirects create a potential risk for accidents east of the intersection. The half section will safely carry the anticipated total traffic volume from Eastonville Road to Mt. Gateway at the projected total traffic volume.***

- ***The deviation will not adversely affect maintenance and its associated cost; and  
The proposed deviation will not adversely impact maintenance for this street section in that it will not receive traffic higher than normal for this type of roadway classification***
- ***The deviation will not adversely affect aesthetic appearance.  
The deviation will not adversely affect the aesthetics of the area as it will match an already established street section.***
- ***The deviation meets the design intent and purpose of the ECM standards.  
The proposed deviation and design allows for the accommodation of the future widening of Rex Road to full width Urban Minor Arterial if and when it is deemed necessary due to any unforeseen increase traffic volume closer to the 20,000 ADTs***
- ***The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.  
The proposed deviation is not different than any other proposed roadway within El Paso County matching all other requirements for similarly classified roads and meets all requirements associated with the MS4 permit.***

#### **#4- Ramps at "T" Intersections**

Nature of Request:

***Section of ECM from which Deviation Is Sought: 2.5.2.C.3***

***Specific Criteria from which a Deviation Is Sought: Handicap and access ramps at "T" Intersections require a minimum of three handicap accessible crossings.***

***Proposed Nature and Extent of Deviation: Pedestrian ramps located on the west side of Retreat Peak Dr. at the intersections with Estes Ridge Dr., and Nederland Dr. and the east side of Shelter Creek Dr at the intersections with Arriba Dr. and Estes Ridge Dr. for either leg of T-intersection would interfere with the placement of the required driveway for residential lots.***

***Eliminate a pedestrian crossing and associated pedestrian handicap ramps across the top of a T-intersections located along Retreat Peak Dr. and Shelter Creek Dr. and provide pedestrian ramps and handicap access across the streets at locations not more than 600' away from the intersections in question. (see exhibit)***

#### **ECM Section 5.8.6: Limits of Consideration:**

*The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:*

- *The ECM standard is inapplicable to a particular situation.*

**N/A**

- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*

***Occasionally the layout of lots limit the ability of pedestrian crossing to be located across the tops of T-intersections. Placing a pedestrian crossing at such locations will cause undue restrictions for the lot and the location of the driveway for the lot.***

- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*

**N/A**

#### **ECM Section 5.8.7: Criteria for Approval**

*Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:*

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*

***The deviation provides a superior design for the given lots by not restricting the use of the property frontage. Crossings are provided a short distance away at nearby intersections north and south of these locations.***

- *The deviation will not adversely affect safety or operations;*

***The deviation will not adversely affect safety or operations and will provide a superior design by allowing driveways to be located in such a way as to create a safer product. The design meets all other aspects of the criteria the impact to safety and operation is insignificant.***

- *The deviation will not adversely affect maintenance and its associated cost; and*

***The deviation will not adversely affect maintenance and its associated costs, in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria.***

- *The deviation will not adversely affect aesthetic appearance.*

***The deviation will not adversely affect the aesthetic appearance of the project.***

- *The deviation meets the design intent and purpose of the ECM standards.*

***The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards except the location of the pedestrian crossings across the street.***

- *The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*

***The deviation has no impact on applicable control measures required to meet the County's MS4 permit.***

GENERAL PROVISIONS

- A. **Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. **Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners. And are also bound by the recorded Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 which was recorded in the El Paso County Clerk and Recorder's Office on February 1, 2006 at Reception No. 206016492 (the "Covenants").
- C. **Addition.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for The Sanctuary Filing 1 at Meridian Ranch is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. **Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of The Sanctuary Filing 1 at Meridian Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. **Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. **Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. **Maximum Level of Development.** The total number of dwellings shown on the development plan for development within the specified planning area is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. **Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- I. **Overall Project Standards.** The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

DEVELOPMENT GUIDELINES: THE SANCTUARY FILING 1 AT MERIDIAN RANCH PUD DEVELOPMENT PLAN

A. Project Description  
The Sanctuary Filing 1 at Meridian Ranch is the continuation of a long-term development with a distinct vision. The project centers on a recreational lifestyle by providing opportunities such as a golf course, recreation center, parks and open space, and trails for residents to enjoy. Overall Meridian Ranch encompasses landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The parks and recreation center have been located in areas of higher density so more of the residents can access them by walking and provide a focal element to the neighborhoods. The golf course clubhouse is also a focal element for Meridian Ranch, Woodmen Hills, and possibly the greater Falcon area since the golf course is also open to the public. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.

B. Permitted and Accessory uses: Permitted and accessory uses are as identified in the use table below. These uses are also subject to the Covenants and approval of the Meridian Ranch Design Review Council No. 2.

PRINCIPAL USES		ACCESSORY USES	
CHRS Facility, Steam Bath	A	Day Care Home	A*
Dwellings - Detached Single Family	A	Group Home	A*
Model Home/Subdivision Sales Office	T	Home Occupation, Residential	A
Public Park, Open Space	A	Accessory Living Quarters	A
Yard Sales	T	Personal Use Greenhouse	A
		Residential accessory structures & uses	A
		Solar Energy system	A
LEGEND			
A: Allowed Use			
S: Special Use**			
T: Temporary Use**			
Uses not listed in this table are prohibited.			
* Day Care & Group Homes may be an Allowed Use or a Special Use depending on the site as defined in Table 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.2 of the El Paso County Land Development Code or as otherwise amended.			
** Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise amended.			
*** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise amended.			

Accessory uses must also meet the development requirements in (C) below. These uses are also subject to the Covenants and approval of the Meridian Ranch Design Review Council No. 2.

- C. Development Requirements
- Maximum lot coverage: sixty-five (65) percent
  - Maximum building height: thirty (30) feet.
  - Setback minimums:
    - Front yard: eighteen (18) feet
    - Side yard: five (5) feet
    - Corner lot: the side yard setback for the side street side shall be fifteen (15) feet
    - Rear yard: seven (7) feet.
  - Minimum Lot Width: 26 feet as measured from the front setback line or as otherwise shown on the PUD.
  - Accessory buildings must comply with the setbacks established above. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
  - Projections into setbacks are governed by the Land Development Code, as may be amended.

- D. Lot Sizes
- The minimum lot size is 2,900 square feet.
  - The lot sizes, dimensions, and bearings, shown on the PUD Development/Preliminary Plan are conceptual only. The lot sizes, dimensions, and bearings will be established with the Final Plat and may vary from that shown on the PUD Development/Preliminary Plan.
  - The Final Plat will not create any additional building lots.
  - No subdivision of any lot will be allowed if such subdivision results in the creation of additional building lots.
  - Lot line adjustments, per Chapter 7 of the Land Development Code or as amended will not require an amendment of this PUD Development/Preliminary Plan.

E. Streets  
Streets within the Sanctuary Filing 1 at Meridian Ranch Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards. All streets shall be paved with curb and gutter. Sidewalks shall be provided on both sides of all urban residential streets illustrated on this plan.

F. Architectural Control Committee Review/Covenants  
The Covenants govern the Sanctuary Filing 1 at Meridian Ranch and owners of lots within the Sanctuary Filing 1 at Meridian Ranch may need to obtain the prior written approval of The Design Committee before building an Improvement on the lot or commencing with a particular use of the lot.

G. Covenant Provisions  
The provisions of the Covenants shall prevail except where the provisions or guidelines of the Covenants do not address a particular subject or guideline, in which case the relevant provisions of the Development Plan shall then be applicable. In the event of any conflict between this Development Plan and the Covenants the Covenants shall prevail and govern. Where the provisions of the Covenants or the Development Plan conflict with a statute or code the more restrictive shall apply.

GENERAL NOTES

- All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except for landscaping as indicated in note #2.
- Landscape entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Meridian Service Metropolitan District. All double frontage lots shall receive a combination of berming, fencing, and landscape between the property line and the curb. All double frontage streets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the frontage as determined by the subdivider.
- Contour interval shown on plan 2'
- Public utility/drainage easements shall be provided on all lots as follows:
  - Front: five (5) feet P.I.E. ten (10) feet adjacent to P.I.E.
  - Side: five (5) feet
  - Rear: seven (7) feet
  - Streets: Ten (10) feet easement along all areas when front easement is not appropriate.
  - Subdivision Perimeter: Twenty (20) feet
  - Tract Perimeter: Twenty (20) feet
- All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map (FIRM No. 08041C052G dated 12/7/18), the subject property is located outside the boundary of the 100 year floodplain.
- Development of the property shall be in accordance with the overall PUD Development Plan Approval. Minor modifications may be subject to the limitations contained in Section 4.2.6 of the El Paso County Land Development Code, as amended.
- Development Plan shall adhere to the requirements of Section 4.2.6 of the El Paso County Land Development Code, as amended, and revisions reflected in the Preliminary Plan conditions.
- Per the El Paso County Wildfire Hazards map, dated December 2007, the Sanctuary Filing 1 at Meridian Ranch is situated entirely within the Low Hazard - Non Forested category.
- The Sanctuary Filing 1 at Meridian Ranch shall be limited to a total of 343 single family lots.
- This subdivision is subject to the public right of way landscape license agreement for Meridian Ranch as recorded under reception no. 213036330 in the office of the clerk and recorder.
- Woodmen Road District Note: 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.
- This subdivision is included within the boundaries of the Woodmen Road Metropolitan District and shall not be required to participate in the El Paso County road impact fee program, in accordance with the provisions of the first amendment to intergovernmental agreement concerning Woodmen Road adopted pursuant to resolution no. 13-041.
- Geologic Hazard Note: 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 Geohazard Evaluation Report by Entech Engineering, Inc., dated 07.15.2019 in file PUDSP22-004 available at the El Paso County Planning and Community Development Department:
  - Artificial Fill: Lot 32
  - Seasonal Shallow Groundwater: Lots 1-2 and 16-30
  - Potentially Seasonal Shallow Groundwater: North of Tract E
  - In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
- All No-Build Areas are per the Approved Meridian Ranch Sketch Plan (SKP 21-003) addressing the required use/density buffer between the adjoining properties.
- School impact fees have been satisfied with previous land dedication.
- The Sanctuary Filing 1 at Meridian Ranch is subject to the approved Meridian Ranch Sketch Plan approved 8-24-2021 resolution number 21-332.
- The Sanctuary Filing 1 at Meridian Ranch is intended to amend and replace the Meridian Ranch Zoning & Conceptual Plan approved 5-24-2012 and recorded 3-20-2013, reception number 213036329.

THE SANCTUARY FILING 1 AT MERIDIAN RANCH  
PUD DEVELOPMENT PLAN / PRELIMINARY PLAN  
SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

Raul Guzman, Vice President  
GTL Inc., DBA GTL Development, Inc.

Landowner's Signature, notarized

**Ownership Certification**  
I/we \_\_\_\_\_, a notary public duly qualified, insured, or licensed by the State of California, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by \_\_\_\_\_ at the time of this application.

Notarized signature

OR Name of Attorney and registration number

Raul Guzman, Vice President  
Meridian Ranch Investments, Inc.

Landowner's Signature, notarized

**Ownership Certification**  
I/we \_\_\_\_\_, a notary public duly qualified, insured, or licensed by the State of California, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by \_\_\_\_\_ at the time of this application.

Notarized signature

OR Name of Attorney and registration number

**Board of County Commissioners Certification**  
This PUD/preliminary plan for The Sanctuary Filing 1 at Meridian Ranch was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

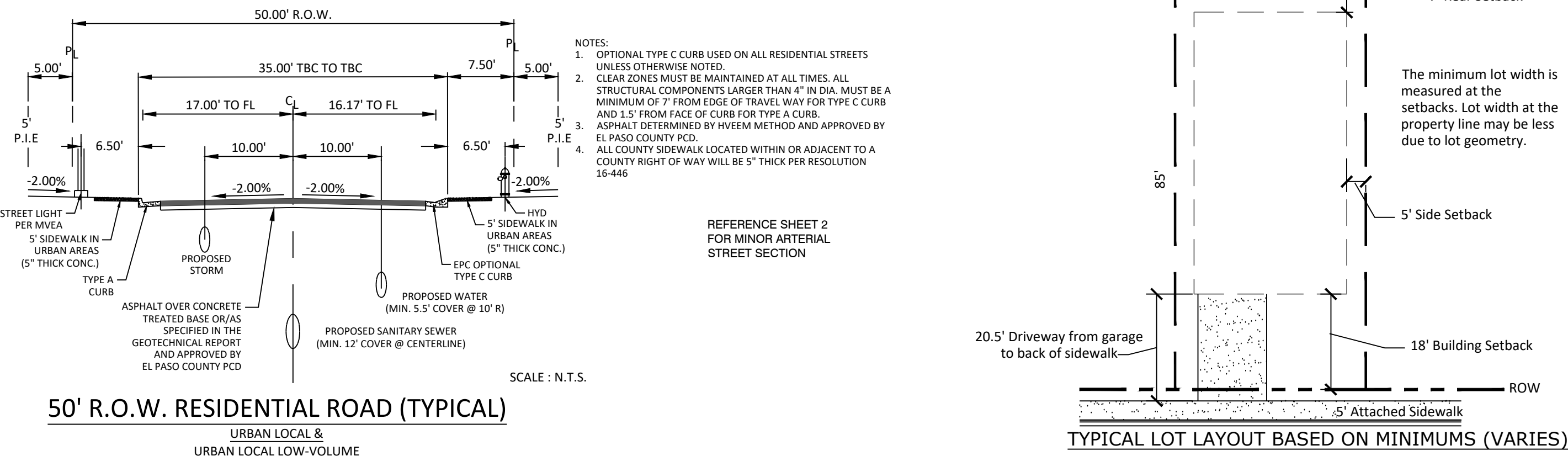
Chair, Board of County Commissioners \_\_\_\_\_ date \_\_\_\_\_

Director, Planning & Community Development Department \_\_\_\_\_ date \_\_\_\_\_

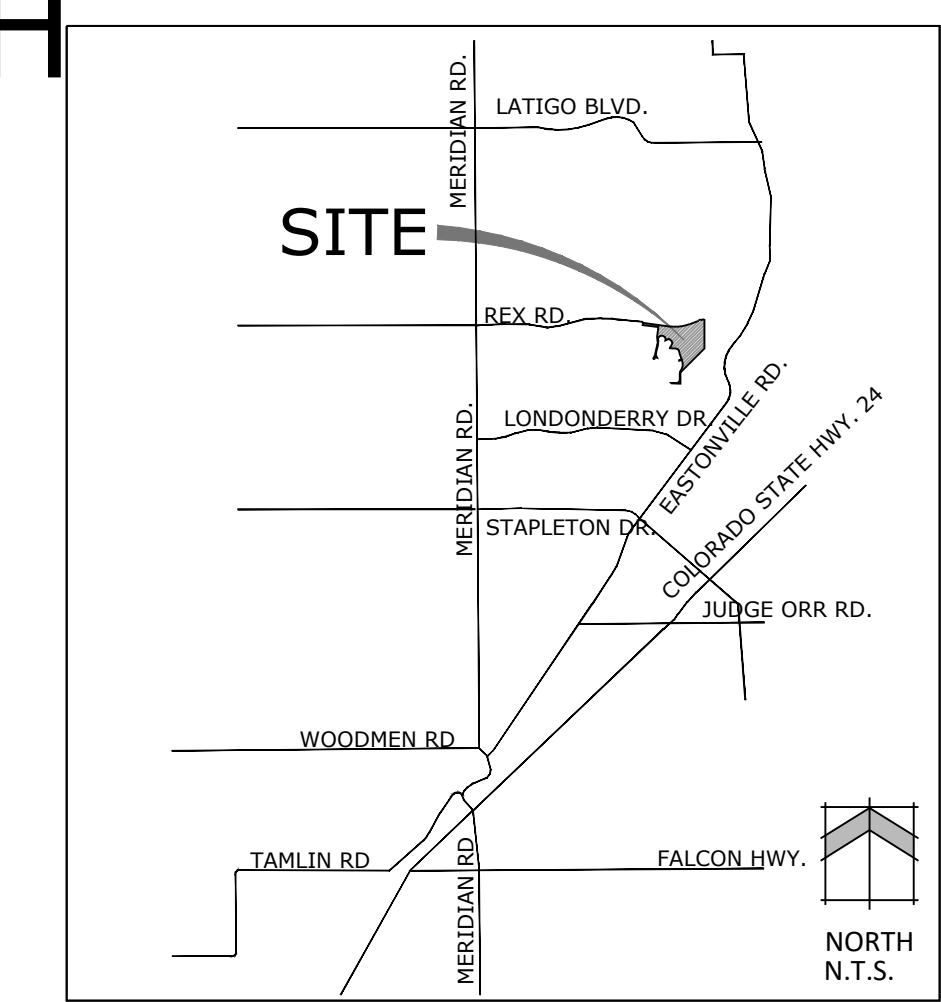
El Paso County Clerk and Recorder

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

LDC/ECM Section	Category	Standard	Modification	Justification
ECM Section 2.5.2.C.4	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	Arriba Drive, Estes Ridge Drive, Nederland Drive, Arriba Drive and Rico Ridge Drive exceed 600 feet without a mid-block crossing	Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the majority of intersections. Additional trail and open space access provided improving upon access to all development amenities and overall pedestrian access to schools, open spaces and parks.
ECM Section 2.5.2.C.3	Access Ramp	Handicap and access ramps at "T" Intersections require a minimum of three handicap accessible crossings.	Eliminate a pedestrian crossing and associated pedestrian handicap ramps across the top of a T-intersections located on the west side of Retreat Peak Dr. at the intersections with Estes Ridge Dr., and Nederland Dr. and the east side of Shelter Creek Dr at the intersections with Arriba Dr. and Estes Ridge Dr.	Pedestrian ramps located on the west side of Retreat Peak Dr. at the intersections with Estes Ridge Dr., and Nederland Dr. and the east side of Shelter Creek Dr at the intersections with Arriba Dr. and Estes Ridge Dr. for either leg of T-intersection would interfere with the placement of the required driveway for residential lots.
ECM Section F.S.D. 2-77	Urban Knuckle standard sight distance triangle (SDT) length.	Type 3 mailboxes and the pullout for the mailbox shall be located within the right-of-way dedication but outside the roadway clear zone.	The proposed alternative will match the proposed change to the ECM by changing the SDT from 40' to 25' to accommodate the anticipated 15 mph travel speed around the knuckle corner.	The change is needed to allow the ECM to match real world occurrence of vehicles traveling through the knuckle. A vehicle needs to slow to below the posted speed limit of 25 mph to approximately 15 mph, resulting in the need for a shorter sight distance triangle.
ECM Section 2.2.4.B.3	Urban Minor Arterial & 2.3.2 Design Standards by Functional Classification, Table 2-6	Construct Rex Road east of Sunrise Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTPC Map 14: 2040 Roadway Plan classification.	The alternative design is to construct Rex Road east of Rolling Ranch Drive as a half section of the Urban Minor Arterial.	The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project.
ECM Section 2.2.5.C.	Roadway Access Criteria - Minor Arterial Access Standards	1/4 Mile between street intersections	Intersection spacing of approximately 1,125 feet	The distance between the two intersections along Rex Road is constrained by topographic conditions and the presence of a major drainage channel to the west and the Falcon Regional Park on the east. The distance between the two intersections along Rex Road is less than criteria for a minor arterial but meets that of a collector road. The road will essentially function as a collector due to the estimated total daily traffic counts. The intersection spacing has been previously agreed to at the time of the Rolling Hills Ranch 1-3 PUD approval.



VICINITY MAP



**DEVELOPMENT DATA**

Existing Zoning:	PUD
Tax ID Number:	4220403091, 4200000450 & 4200000402
Total Area:	74.394 AC
Number of Lots:	343
Total Lot Area:	26,330 AC (35.4%)
Average Lot Size:	3,344 SF
Minimum Lot Size:	2,900 SF
Minimum Lot Width:	26' at R.O.W.
Minimum Lot Depth:	85'
Gross Density:	4.6 DU/AC
R.O.W.:	14.735 AC (19.8%)
Total Tract Area:	33.33 AC (44.8%)
Maximum Height:	Thirty (30) Feet
Maximum Lot Coverage:	Sixty percent (60%)

**LAND USE DATA TABLE**

LAND USE	UNITS	ACRES	% OF LAND
SINGLE FAMILY	343 Lots	26.329	35.4%
ROAD R.O.W	N/A	14.735	19.8%
R.O.W RESERVATION TRACTS	N/A	1.417	1.9%
DRAINAGE TRACT	N/A	21.313	28.7%
OPEN SPACE TRACTS	N/A	10.600	14.2%

**TRACT TABLE**

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A	1.326 AC	LANDSCAPE BUFFER / OPEN SPACE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT B	0.091 AC	LANDSCAPE BUFFER / OPEN SPACE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT C	0.653 AC	LANDSCAPE BUFFER / OPEN SPACE / DRAINAGE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT D	0.166 AC	LANDSCAPE BUFFER / OPEN SPACE / DRAINAGE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT E	6.775 AC	LANDSCAPE BUFFER / OPEN SPACE / RECREATION / DRAINAGE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT F	23.681 AC	LANDSCAPE BUFFER / OPEN SPACE / DRAINAGE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT G	0.638 AC	LANDSCAPE BUFFER / OPEN SPACE / DRAINAGE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE

**SOCIAL IMPACTS TABLE**

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		343 Single Family Dwelling Units
Elementary School (34/DU): 117	School District 49	
Middle School (16/DU): 55	School District 49	
High School (20/DU): 69	School District 49	
TOTAL: 241		
WATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Water Resources Report)
WASTEWATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Wastewater Report)
FIRE PROTECTION PROVIDER	Falcon Fire Protection District	
EMERGENCY SERVICES		
Ambulance:	Falcon Fire Protection District	
Police:	El Paso County Sheriff	
RECREATION ACREAGE		
Open Space:	Meridian Ranch Metropolitan District	10,600 acres
Parks:	Meridian Ranch Metropolitan District	N/A
Trails:	Meridian Ranch Metropolitan District	3,460 Linear Feet
Private Open Areas:	Meridian Ranch Metropolitan District	N/A

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

	FILING 1	FILING 2	FILING 3	FILING 4	FILING 6	FILING 7	ESTATES FILING 2 AND 3
DWELLING UNITS	800	350	122	96	54	131	62
	FILING 11	STONEBRIDGE FILING 1 & 2	FILING 8	THE VISTAS FILING 1	FILING 4B	STONEBRIDGE FILING 3	FILING 9
DWELLING UNITS	200	175	145	221	62	164	181
	WINDINGWALK FILINGS 1&2	STONEBRIDGE FILING 4	ESTATES AT ROLLING HILLS RANCH FILING 1	ESTATES AT ROLLING HILLS RANCH FILING 2	ROLLING HILLS RANCH FILINGS 1-3		
DWELLING UNITS	405	209	16	98	725		
DWELLING UNITS	THE SANCTUARY FILING 1 AT MERIDIAN RANCH 343						
TOTAL DWELLING UNITS	4,559	REMAINING DWELLING UNITS 441	MAXIMUM DWELLING UNITS 5,000				

**SHEET INDEX**

SHEET 1 of 20:	COVER SHEET	SHEET 14 of 20:	LANDSCAPE DETAILS & NOTES
SHEET 2 of 20:	LEGAL PLAN & ADJACENT PROPERTY OWNERS	SHEET 15 of 20:	LANDSCAPE PLAN
SHEET 3 of 20:	SITE PLAN	SHEET 16 of 20:	LANDSCAPE PLAN
SHEET 4 of 20:	SITE PLAN	SHEET 17 of 20:	LANDSCAPE PLAN
SHEET 5 of 20:	SITE PLAN	SHEET 18 of 20:	LANDSCAPE PLAN
SHEET 6 of 20:	SITE PLAN	SHEET 19 of 20:	LANDSCAPE PLAN
SHEET 7 of 20:	SITE PLAN	SHEET 20 of 20:	CONSTRAINTS EXHIBIT
SHEET 8 of 20:	GRADING & UTILITIES PLAN		
SHEET 9 of 20:	GRADING & UTILITIES PLAN		
SHEET 10 of 20:	GRADING & UTILITIES PLAN		
SHEET 11 of 20:	GRADING & UTILITIES PLAN		
SHEET 12 of 20:	GRADING & UTILITIES PLAN		
SHEET 13 of 20:	ENTRY SIGNAGE		

**OWNER / SUBDIVIDER**  
GTL, Inc.  
3575 Kenyon St.  
San Diego, CA 92110

**PLANNER**  
N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
(719) 471-0073



N.E.S. Inc.  
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IN ASSOCIATION WITH

THE SANCTUARY FILING 1 AT MERIDIAN RANCH

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO

DATE: 05/04/2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. PERKINS

STAMP

ENTITLEMENT

DATE: 07/05/2022 BY: BH DESCRIPTION: PER COUNTY COMMENTS

DATE: 08/11/2022 BY: BP DESCRIPTION: PER COUNTY COMMENTS

ISSUE / REVISION

COVER SHEET

SHEET TITLE

1

1 OF 20

PUD SP 22-004

PLAN FILE #



LEGAL DESCRIPTION - THE SANCTUARY FILING 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, INCLUDING ALL OF TRACT G, ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH RECORDED WITH RECEPTION NO. 221714831 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF REX ROAD IN THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. 222714944 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILING;

THE FOLLOWING THREE (3) COURSES ARE ON SAID BOUNDARY LINE:

1. THENCE N07°26'02"E A DISTANCE OF 80.00 FEET;
2. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET;
3. THENCE N07°26'02"E A DISTANCE OF 20.00 FEET;
4. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
5. THENCE S82°33'58"E A DISTANCE OF 1387.37 FEET TO A POINT OF CURVE TO THE LEFT;
6. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1930.00 FEET, A DELTA ANGLE OF 29°02'43", AN ARC LENGTH OF 978.39 FEET, WHOSE LONG CHORD BEARS N82°54'40"E A DISTANCE OF 967.95 FEET;
7. THENCE N89°23'12"W A DISTANCE OF 399.50 FEET TO A POINT OF CURVE TO THE RIGHT;
8. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS N69°24'55"E A DISTANCE OF 73.48 FEET;
9. THENCE N26°19'21"E A DISTANCE OF 31.42 FEET;
10. THENCE N71°53'44"E A DISTANCE OF 60.00 FEET;
11. THENCE S62°31'53"E A DISTANCE OF 31.42 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
12. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS N69°24'55"E A DISTANCE OF 73.48 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 214096227;

THE FOLLOWING THREE (3) COURSES ARE ON SAID BOUNDARY LINE:

13. THENCE S00°13'03"E A DISTANCE OF 1457.61 FEET;
14. THENCE S45°14'56"W A DISTANCE OF 1695.49 FEET TO A POINT ON THE EASTERN BOUNDARY OF SADI ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH, POINT BEING ON THE EASTERN BOUNDARY OF SAID TRACT G;

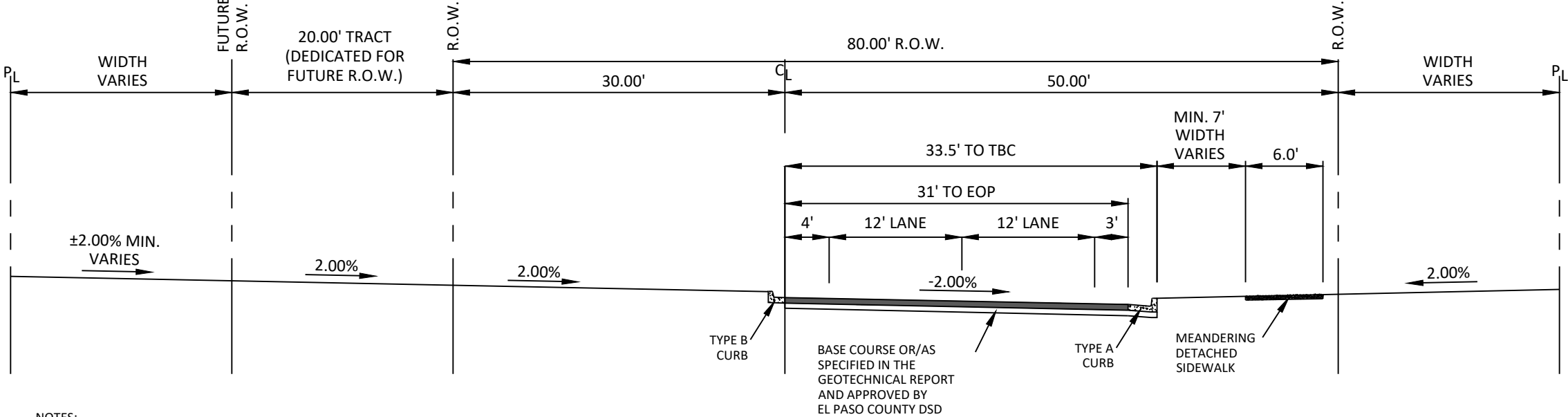
THE FOLLOWING FIFTY FOUR (54) COURSES ARE ON SAID BOUNDARY LINE OF TRACT G:

15. THENCE S00°11'44"E A DISTANCE OF 550.00 FEET;
16. THENCE N89°25'12"W A DISTANCE OF 434.55 FEET;
17. THENCE N44°25'12"W A DISTANCE OF 31.11 FEET;
18. THENCE S88°37'48"E A DISTANCE OF 145.01 FEET;
19. THENCE S89°25'12"E A DISTANCE OF 159.35 FEET;
20. THENCE N54°57'02"E A DISTANCE OF 140.35 FEET;
21. THENCE N07°17'28"W A DISTANCE OF 131.23 FEET;
22. THENCE N06°16'04"W A DISTANCE OF 92.75 FEET;
23. THENCE N07°11'44"W A DISTANCE OF 140.00 FEET;
24. THENCE N03°36'05"E A DISTANCE OF 68.00 FEET;
25. THENCE N18°30'43"E A DISTANCE OF 68.00 FEET;
26. THENCE N15°54'11"E A DISTANCE OF 148.26 FEET;
27. THENCE N15°46'41"E A DISTANCE OF 155.55 FEET;
28. THENCE N02°05'40"W A DISTANCE OF 173.54 FEET;
29. THENCE N15°46'20"W A DISTANCE OF 133.52 FEET;
30. THENCE S75°07'03"W A DISTANCE OF 130.10 FEET;
31. THENCE N17°05'06"W A DISTANCE OF 20.00 FEET;
32. THENCE N72°54'54"E A DISTANCE OF 130.00 FEET;
33. THENCE N17°05'06"W A DISTANCE OF 135.00 FEET;
34. THENCE N19°07'50"W A DISTANCE OF 140.09 FEET;
35. THENCE N15°44'41"W A DISTANCE OF 190.00 FEET;
36. THENCE N44°54'02"W A DISTANCE OF 100.00 FEET;
37. THENCE N77°50'23"W A DISTANCE OF 100.00 FEET;
38. THENCE S89°33'31"W A DISTANCE OF 144.08 FEET;
39. THENCE N81°38'27"W A DISTANCE OF 140.51 FEET;
40. THENCE N13°13'49"E A DISTANCE OF 25.00 FEET;
41. THENCE N34°17'58"E A DISTANCE OF 150.03 FEET;
42. THENCE N18°54'02"W A DISTANCE OF 120.00 FEET;
43. THENCE N21°09'09"W A DISTANCE OF 120.74 FEET;
44. THENCE N07°03'06"W A DISTANCE OF 159.45 FEET;
45. THENCE S05°18'37"W A DISTANCE OF 190.15 FEET;
46. THENCE N13°13'49"E A DISTANCE OF 83.94 FEET;
47. THENCE N25°28'40"W A DISTANCE OF 115.00 FEET;
48. THENCE N15°46'20"W A DISTANCE OF 133.52 FEET;
49. THENCE S85°11'52"W A DISTANCE OF 125.00 FEET;
50. THENCE S45°19'27"W A DISTANCE OF 115.00 FEET;
51. THENCE S07°11'57"W A DISTANCE OF 100.00 FEET;
52. THENCE S07°44'26"E A DISTANCE OF 64.26 FEET;
53. THENCE S02°52'31"W A DISTANCE OF 132.15 FEET;
54. THENCE S08°38'13"W A DISTANCE OF 130.45 FEET;
55. THENCE S14°41'57"W A DISTANCE OF 195.06 FEET;
56. THENCE S12°58'38"W A DISTANCE OF 140.44 FEET;
57. THENCE S14°40'50"W A DISTANCE OF 100.00 FEET;
58. THENCE S19°23'52"E A DISTANCE OF 96.71 FEET;
59. THENCE S34°40'06"E A DISTANCE OF 80.55 FEET;
60. THENCE N02°05'40"W A DISTANCE OF 173.54 FEET;
61. THENCE N79°59'14"W A DISTANCE OF 61.04 FEET;
62. THENCE S13°13'49"W A DISTANCE OF 120.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
63. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1570.00 FEET, A DELTA ANGLE OF 02°14'17", AN ARC LENGTH OF 61.32 FEET, WHOSE LONG CHORD BEARS N73°15'41"W A DISTANCE OF 61.32 FEET;
64. THENCE N24°44'20"E A DISTANCE OF 200.00 FEET;
65. THENCE N16°41'21"E A DISTANCE OF 150.00 FEET;
66. THENCE N11°42'15"E A DISTANCE OF 500.00 FEET;
67. THENCE N04°57'36"W A DISTANCE OF 290.00 FEET;
68. THENCE N07°20'02"E A DISTANCE OF 500.00 FEET;
69. THENCE N02°33'58"W A DISTANCE OF 782.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCEL OF LAND CONTAINS 74.394 ACRES, MORE OR LESS.

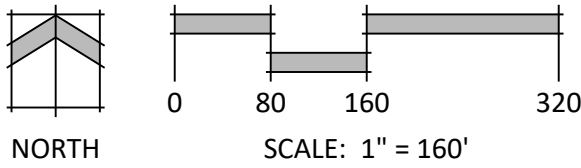
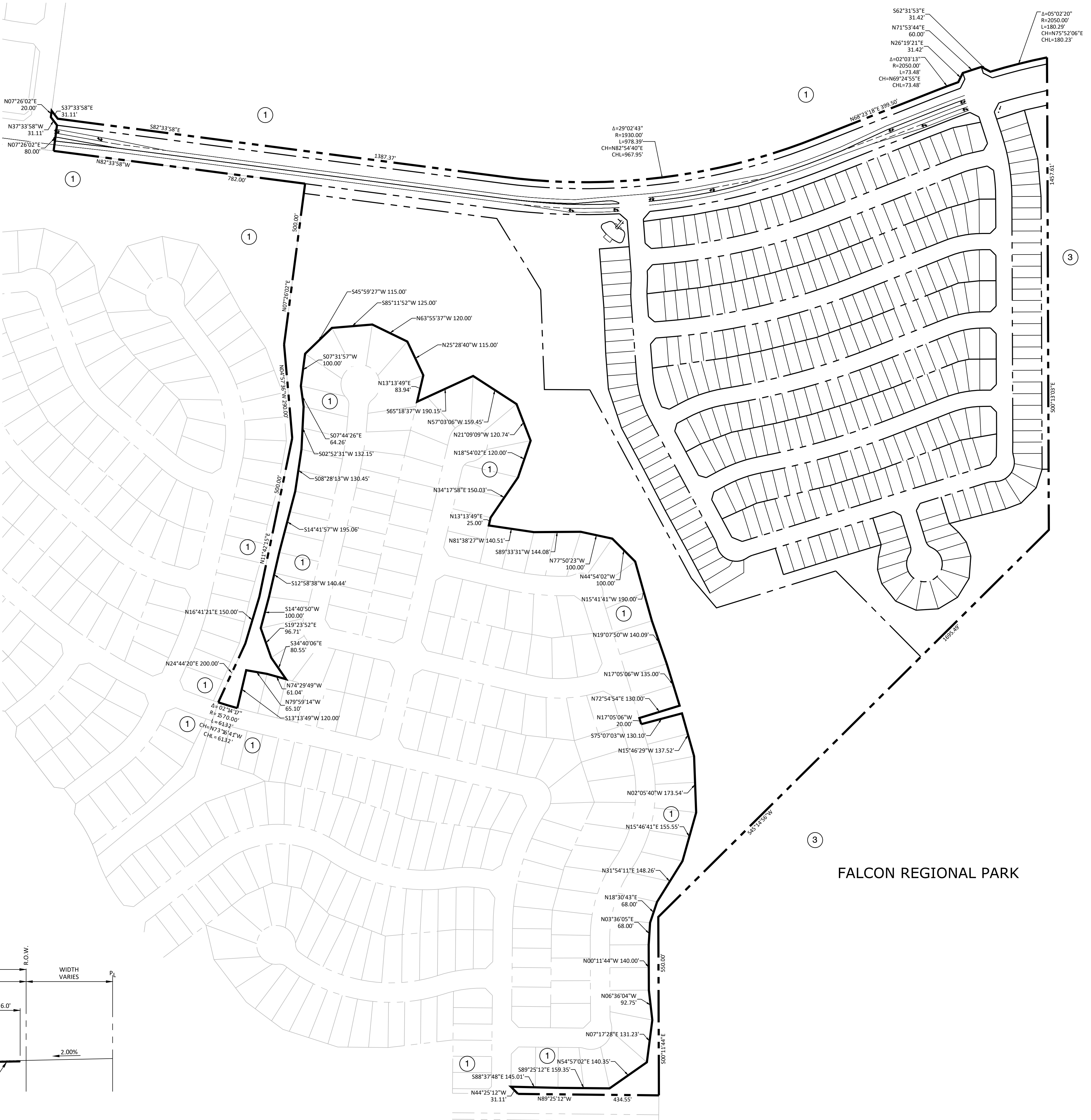
ADJACENT OWNERS

	Name	Mailing Address	City, State, Zip
1	GTL INC	3575 KENYON ST STE 200	SAN DIEGO CA, 92110
2	MERIDIAN RANCH INVESTMENTS INC	PO BOX 80036	SAN DIEGO CA, 92138
3	BOARD OF COUNTY COMMISSIONERS OF, EL PASO COUNTY	200 S CASCADE AVE	COLORADO SPRINGS CO, 80903



- NOTES:
1. ASPHALT DETERMINED BY HYEM METHOD AND APPROVED BY EL PASO COUNTY PCD.

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



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

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Fax 719.471.0267

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IN ASSOCIATION WITH

THE SANCTUARY  
FILING 1 AT  
MERIDIAN RANCH

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

PROJECT INFO

DATE: 05/04/2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. PERKINS

STAMP

ENTITLEMENT

ISSUE INFO

DATE: 07/05/2022 BY: BH DESCRIPTION: PER COUNTY COMMENTS  
08/11/2022 BP PER COUNTY COMMENTS

ISSUE / REVISION

LEGAL EXHIBIT &  
ADJACENT OWNERS

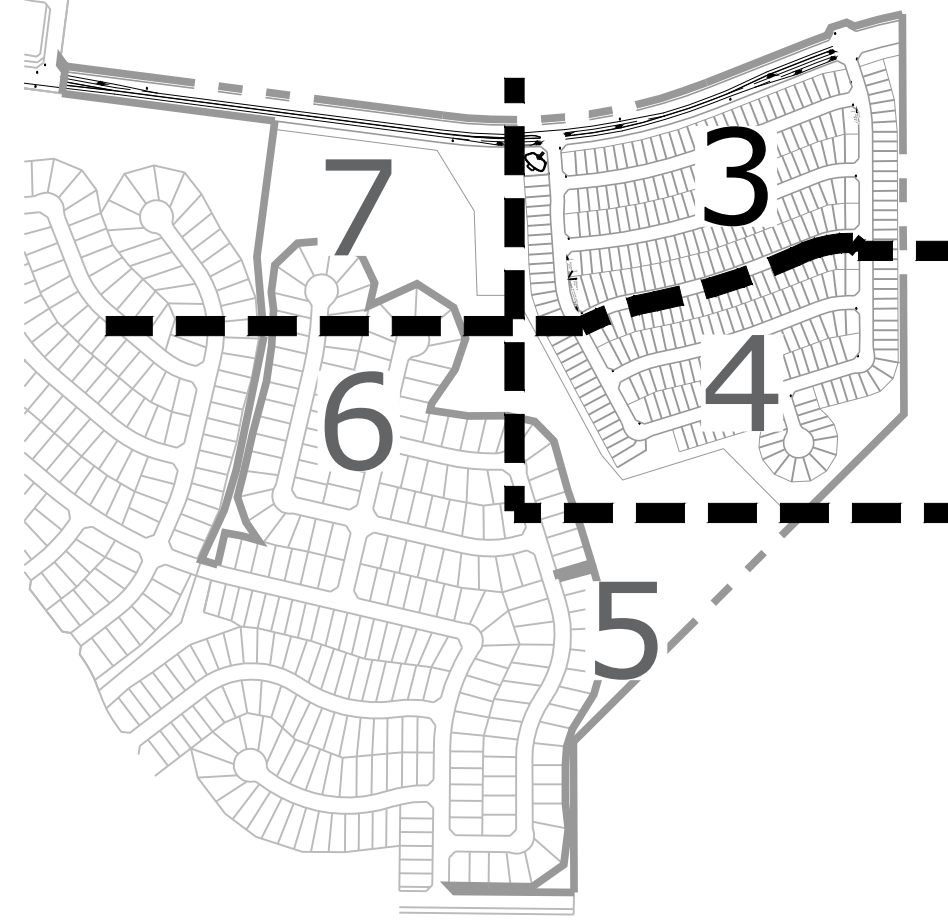
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2 OF 20

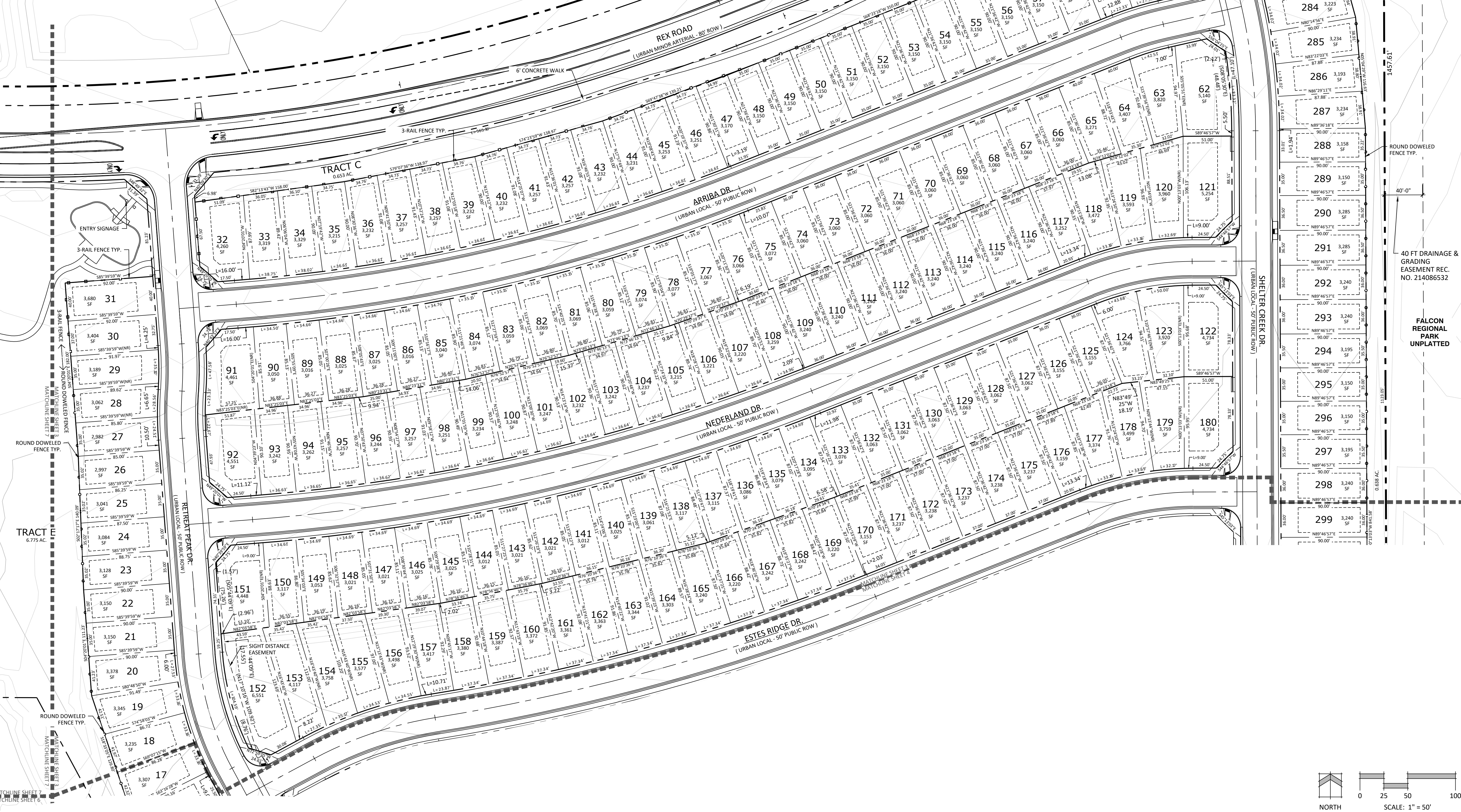
PUD SP 22-004



KEY MAP



L=978.39'  
CH=N82°54'40"E  
CHL=967.95'



0 25 50 100  
NORTH  
SCALE: 1" = 50'



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SITE PLAN

3  
3 OF 20  
PUD SP 22-004

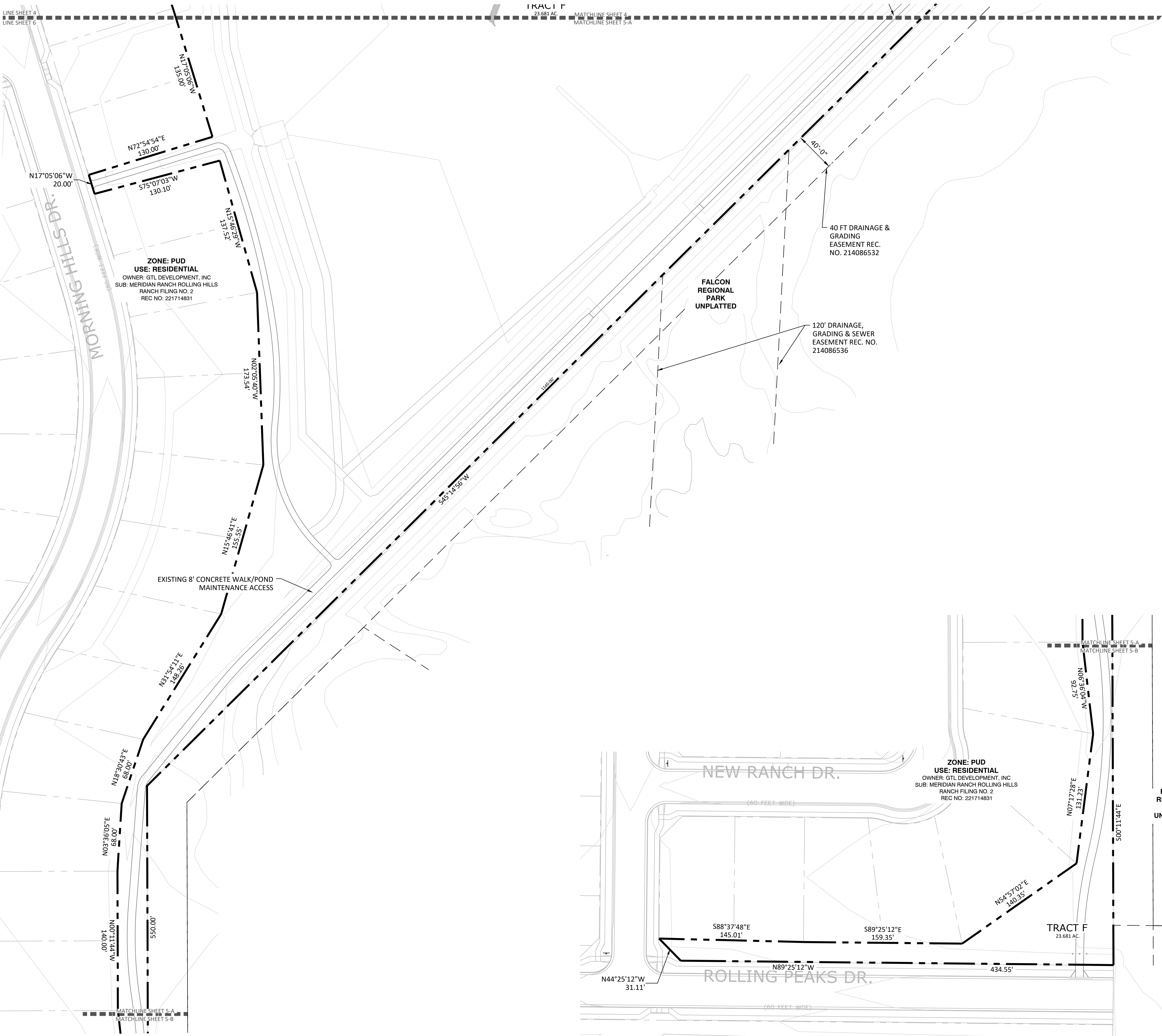
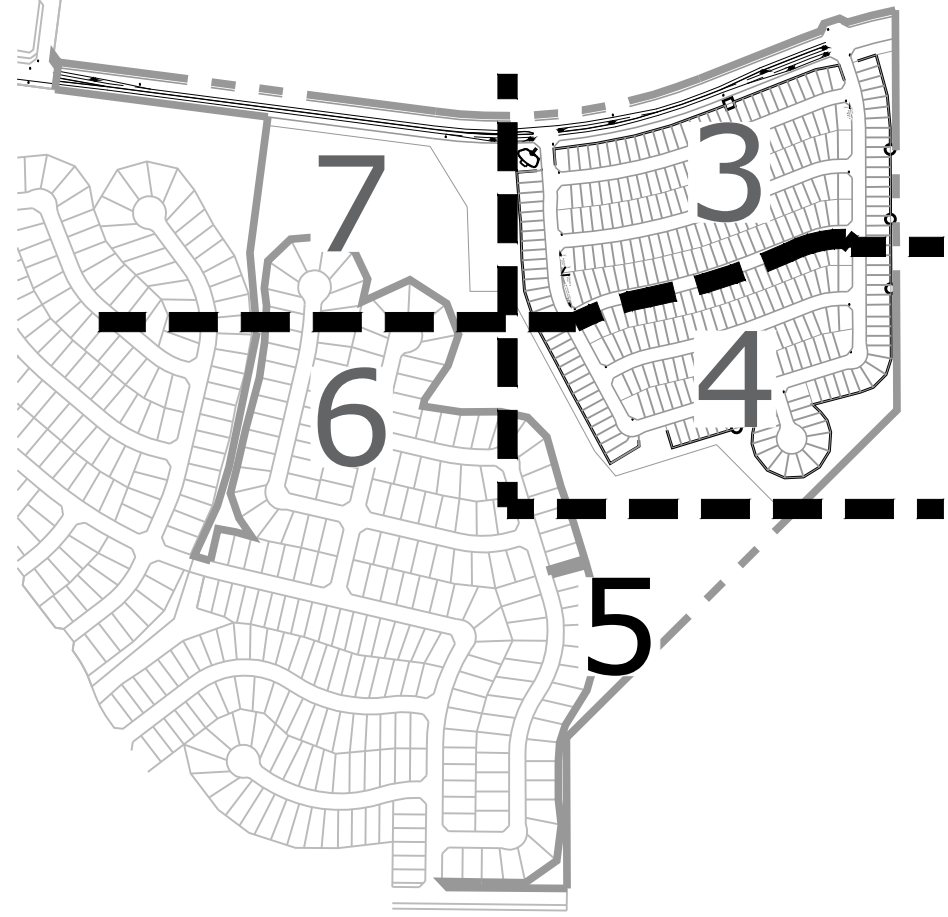




PUD SP 22-004

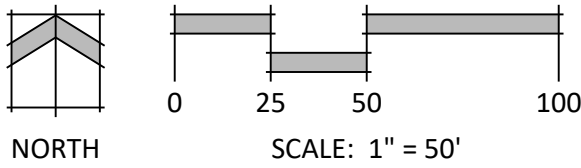






A  
5 VIEWPORT 5-A

B  
5 VIEWPORT 5-B



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### ENTITLEMENT

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07/05/2022	BH	PER COUNTY COMMENTS
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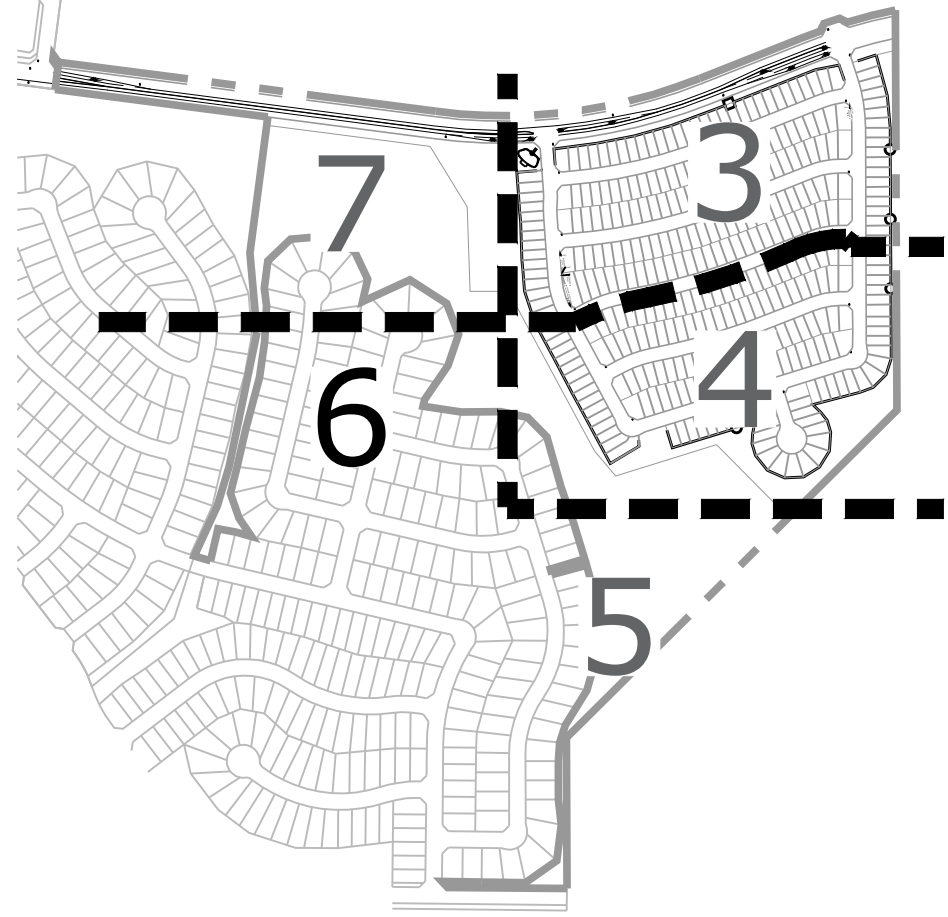
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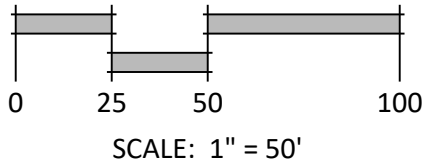
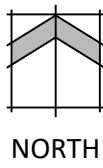
5 OF 20

PUD SP 22-004





$\Delta=02^{\circ}14'17''$   
 $R=1570.00'$   
 $L=61.32'$   
 $CH=N73^{\circ}16'41''W$   
 $CHL=61.32'$



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07/05/2022	BH	PER COUNTY COMMENTS
08/11/2022	BP	PER COUNTY COMMENTS

ISSUE / REVISION

### SITE PLAN

SHEET TITLE

6

6 OF 20

PUD SP 22-004

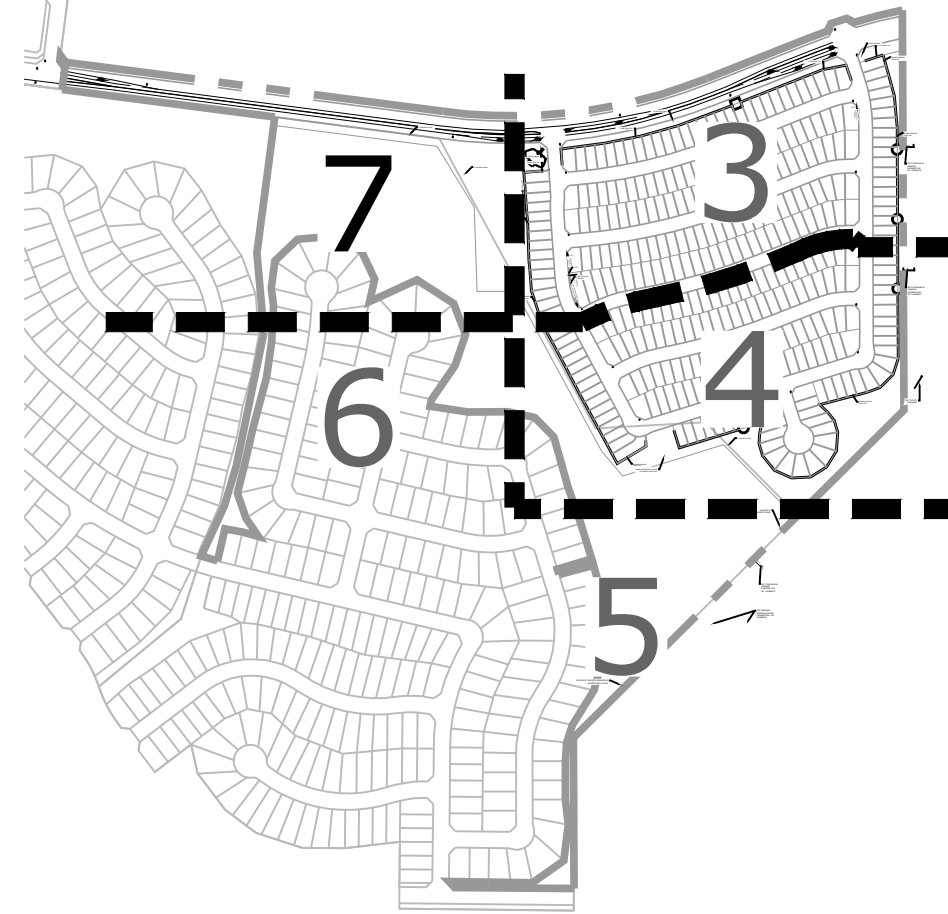


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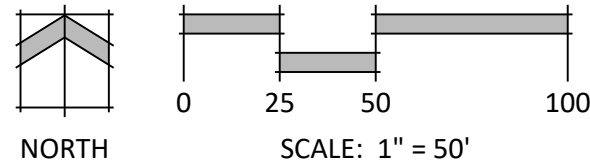


B  
7  
VIEWPORT 7-B

KEY MAP



A  
7  
VIEWPORT 7-A



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## THE SANCTUARY FILING 1 AT MERIDIAN RANCH

### PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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### SITE PLAN

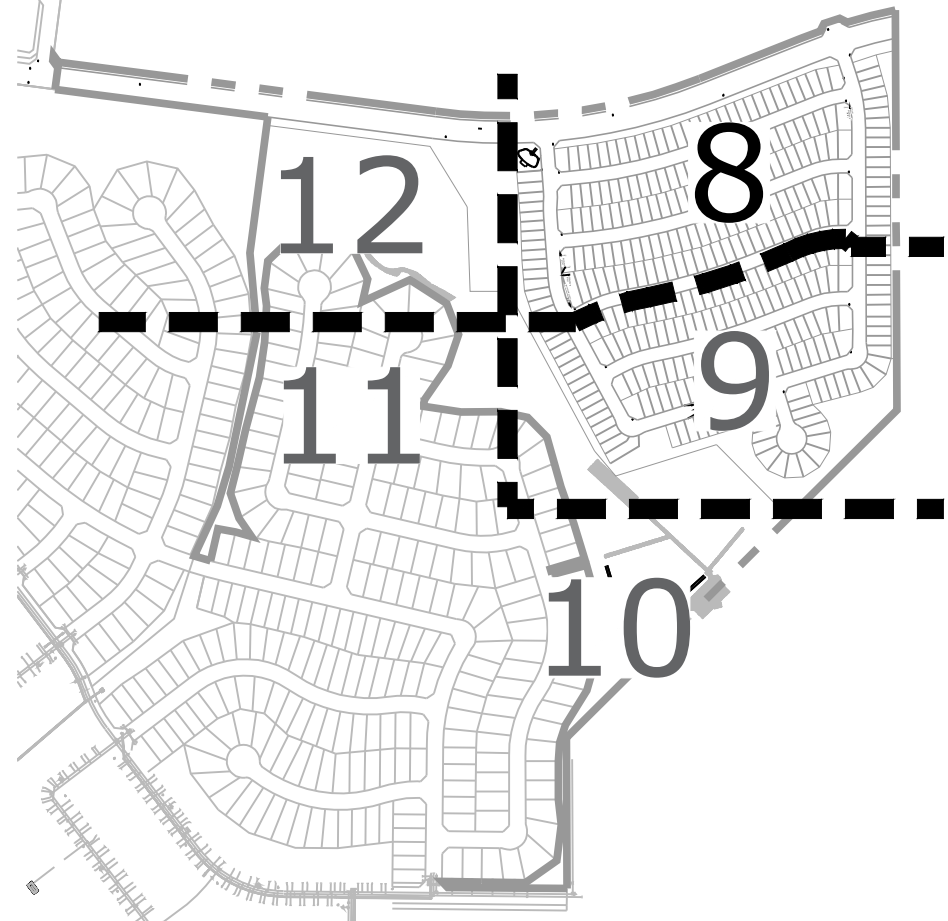
7

7 OF 20

PUD SP 22-004



KEY MAP



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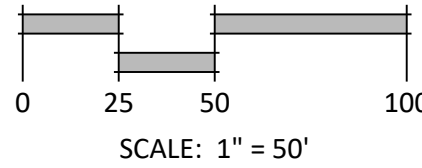
DATE: 07/05/2022 BY: BH DESCRIPTION: PER COUNTY COMMENTS  
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PRELIMINARY GRADING  
& UTILITIES

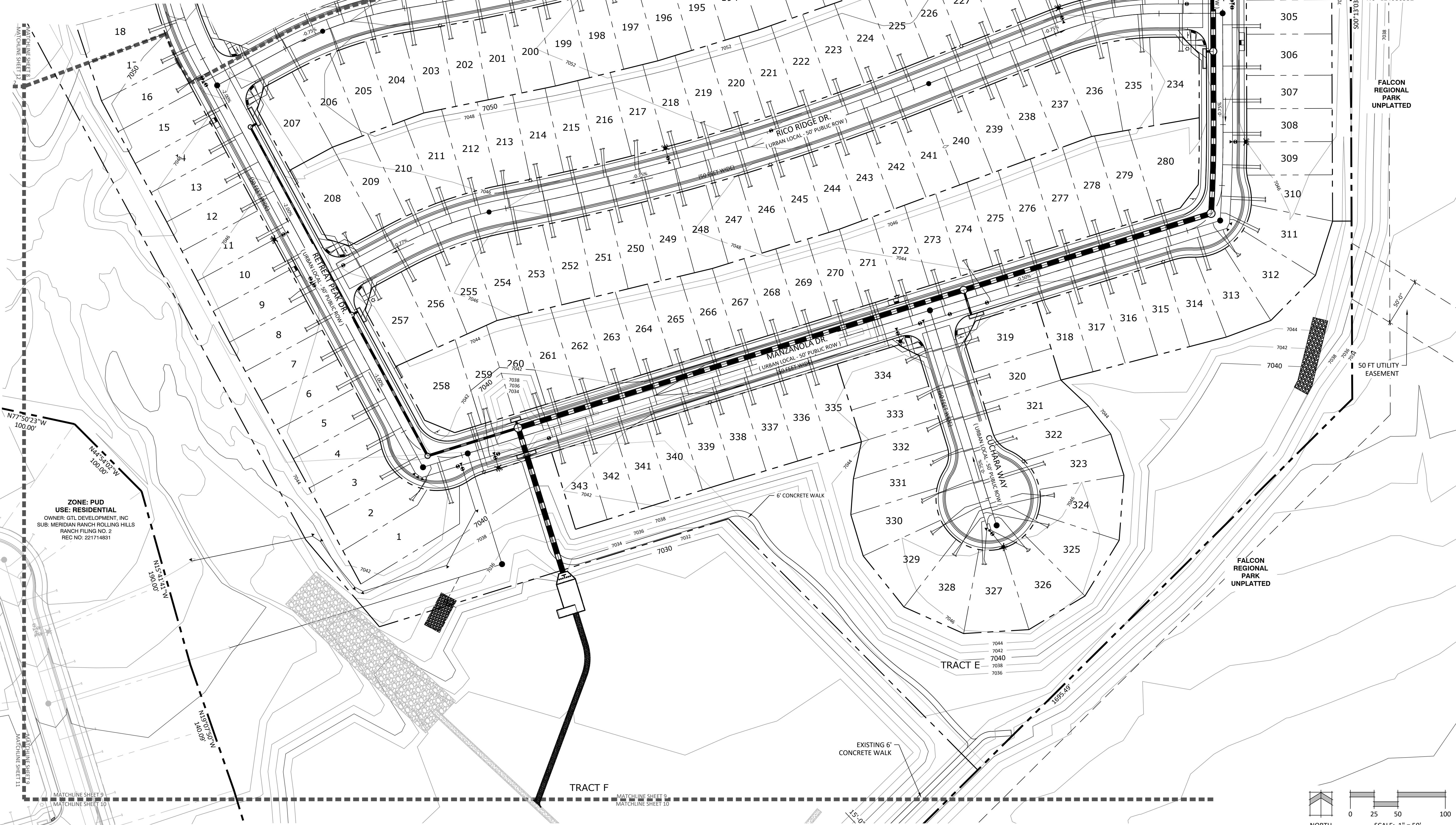
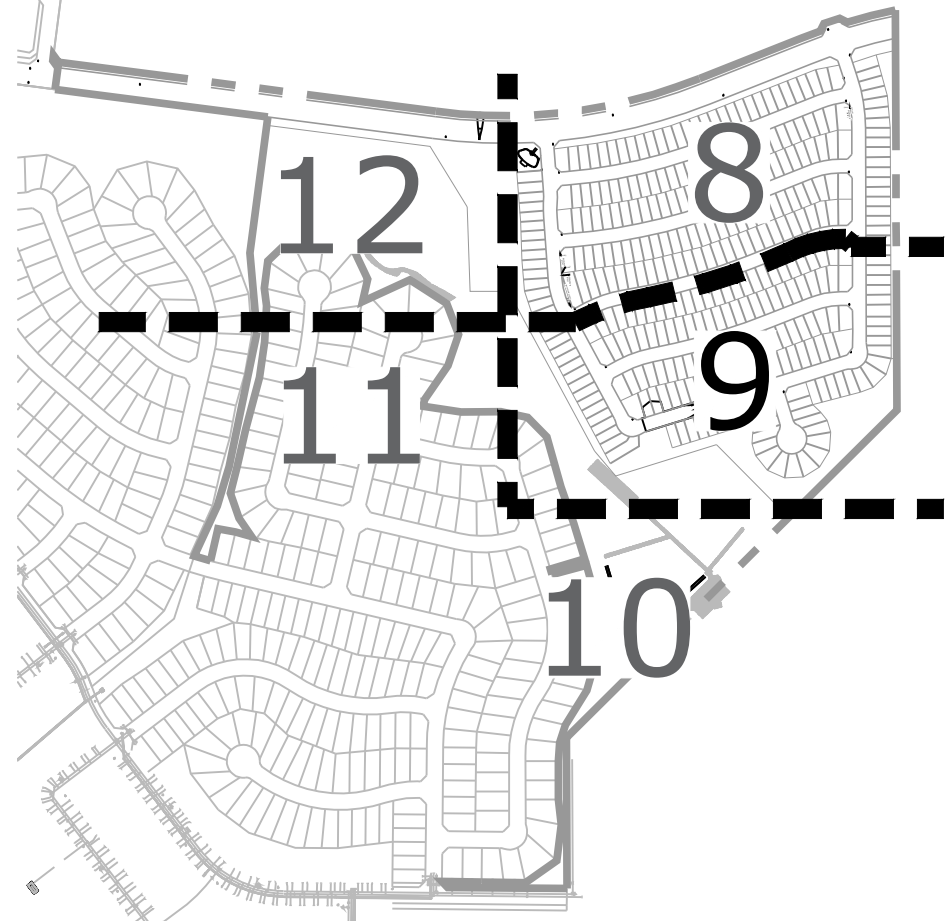
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8 OF 20

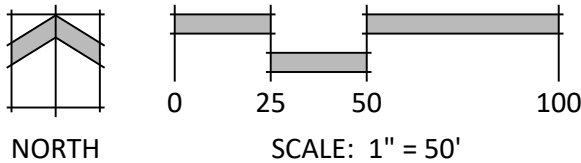
PUD SP 22-004







ZONE: PUD  
USE: RESIDENTIAL  
OWNER: GTL DEVELOPMENT, INC.  
SUB: MERIDIAN RANCH ROLLING HILLS  
RANCH FILING NO. 2  
REC NO: 221714831



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
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/PRELIMINARY PLAN

DATE: 05/04/2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. PERKINS

ENTITLEMENT

DATE: 07/05/2022 BY: BH DESCRIPTION: PER COUNTY COMMENTS  
08/11/2022 BP PER COUNTY COMMENTS

PRELIMINARY GRADING  
& UTILITIES

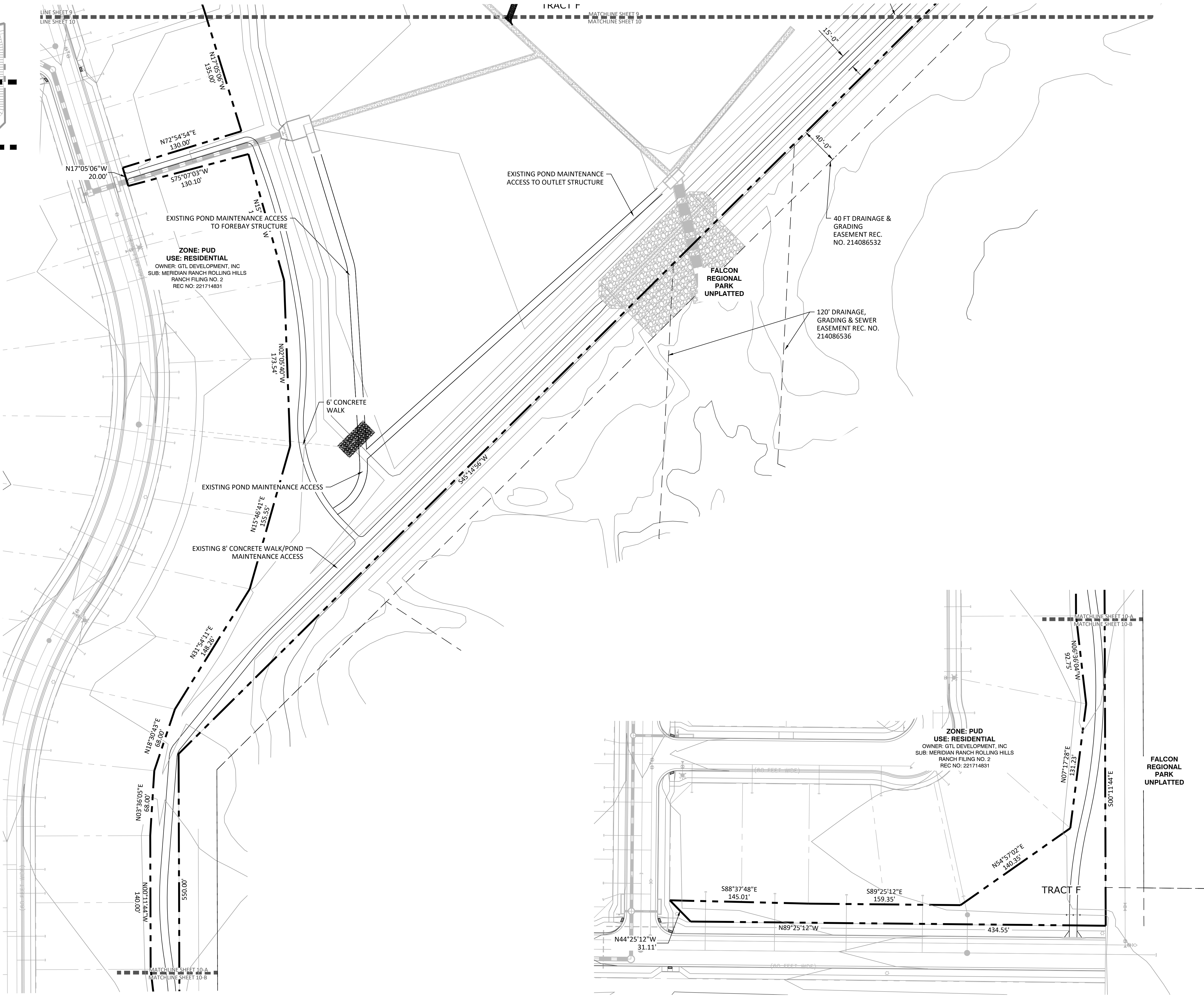
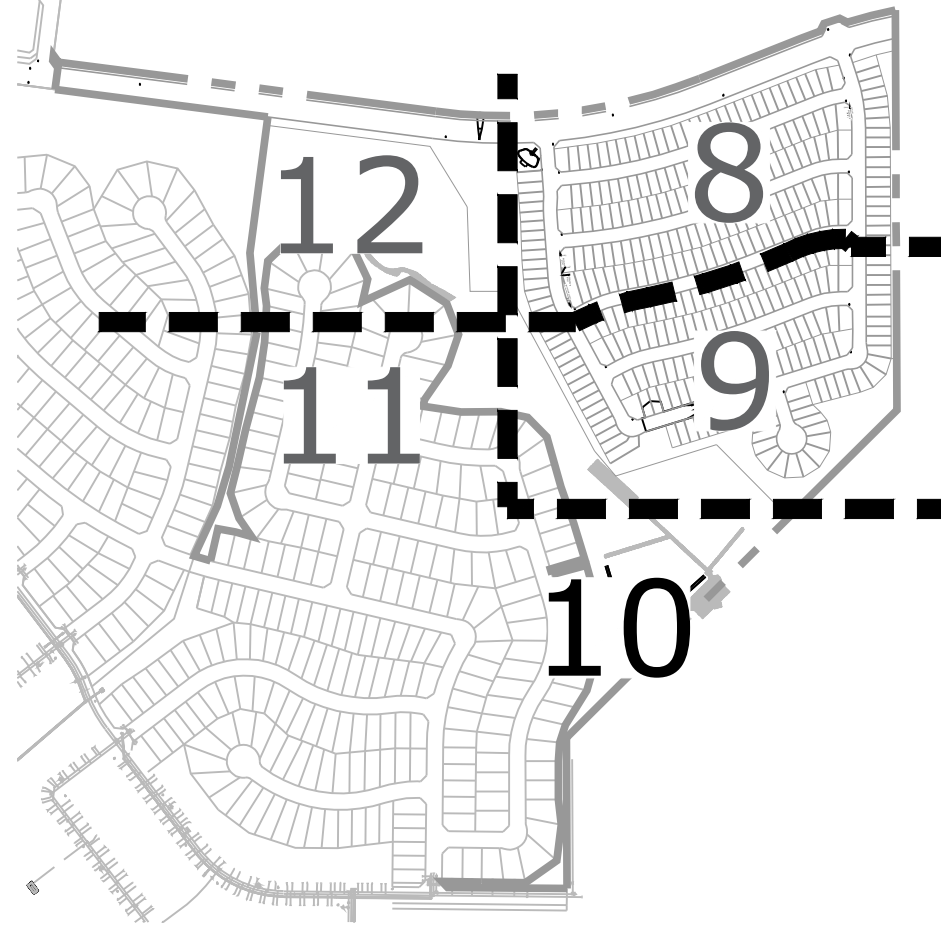
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9 OF 20

PUD SP 22-004

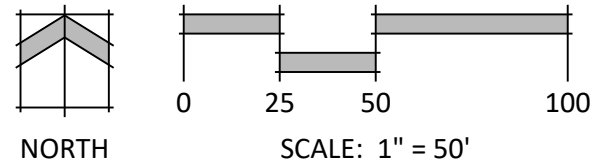


KEY MAP



A  
10 VIEWPORT 10-A

B  
10 VIEWPORT 10-B



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

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Fax 719.471.0267

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THE SANCTUARY  
FILING 1 AT  
MERIDIAN RANCH

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 05/04/2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. PERKINS

ENTITLEMENT

DATE: 07/05/2022 BY: BH PER COUNTY COMMENTS  
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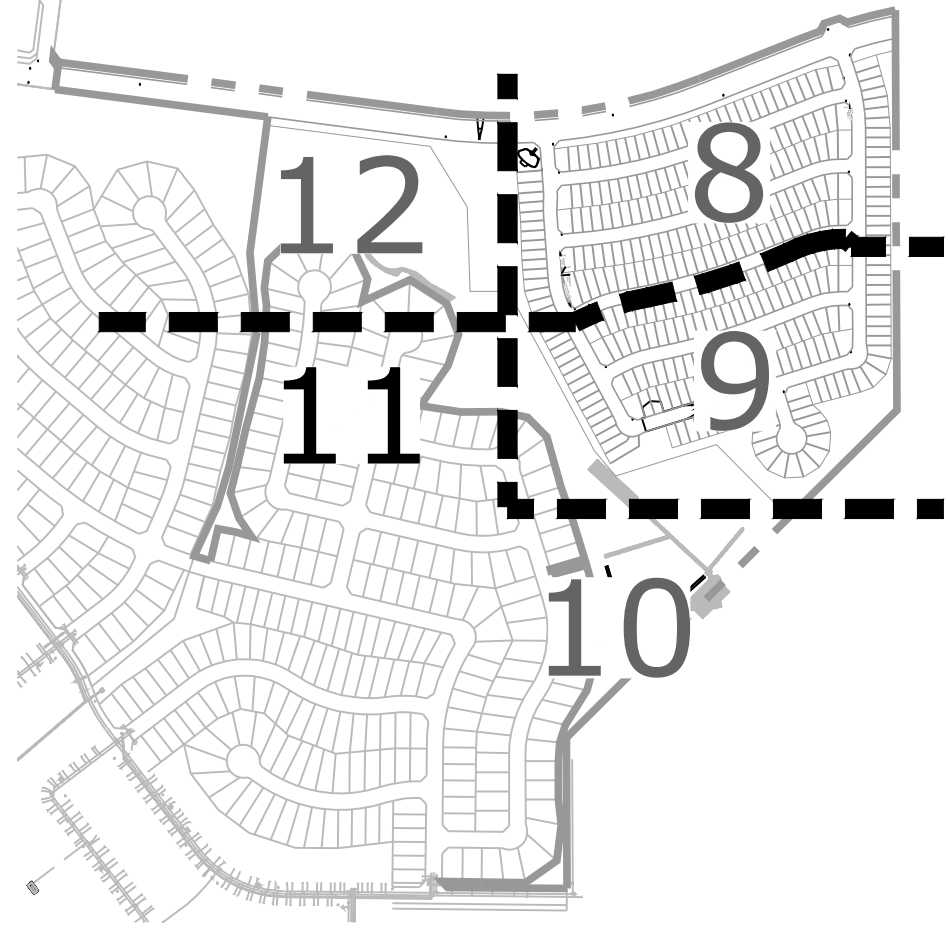
PRELIMINARY GRADING  
& UTILITIES

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10 OF 20

PUD SP 22-004



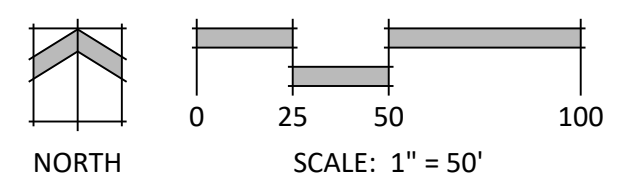


ZONE: PUD  
USE: RESIDENTIAL  
OWNER: GTL DEVELOPMENT, INC.  
SUB: MERIDIAN RANCH ROLLING HILLS  
RANCH FILING NO. 3  
REC NO: 222714814

ZONE: PUD  
USE: RESIDENTIAL  
OWNER: GTL DEVELOPMENT, INC.  
SUB: MERIDIAN RANCH ROLLING HILLS  
RANCH FILING NO. 2  
REC NO: 221714831

ZONE: PUD  
USE: RESIDENTIAL  
OWNER: GTL DEVELOPMENT, INC.  
SUB: MERIDIAN RANCH ROLLING HILLS  
RANCH FILING NO. 2  
REC NO: 221714831

$\Delta=02^{\circ}14'17''$   
 $R=1570.00'$   
 $L=61.32'$   
 $CH=N73^{\circ}16'41''W$   
 $CHL=61.32'$



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## THE SANCTUARY FILING 1 AT MERIDIAN RANCH

### PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE:	05/04/2022
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. PERKINS

### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
07/05/2022	BH	PER COUNTY COMMENTS
08/11/2022	BP	PER COUNTY COMMENTS

### PRELIMINARY GRADING & UTILITIES

# 11

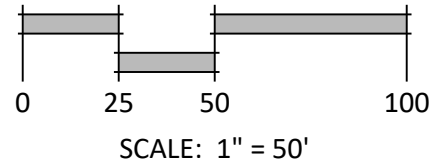
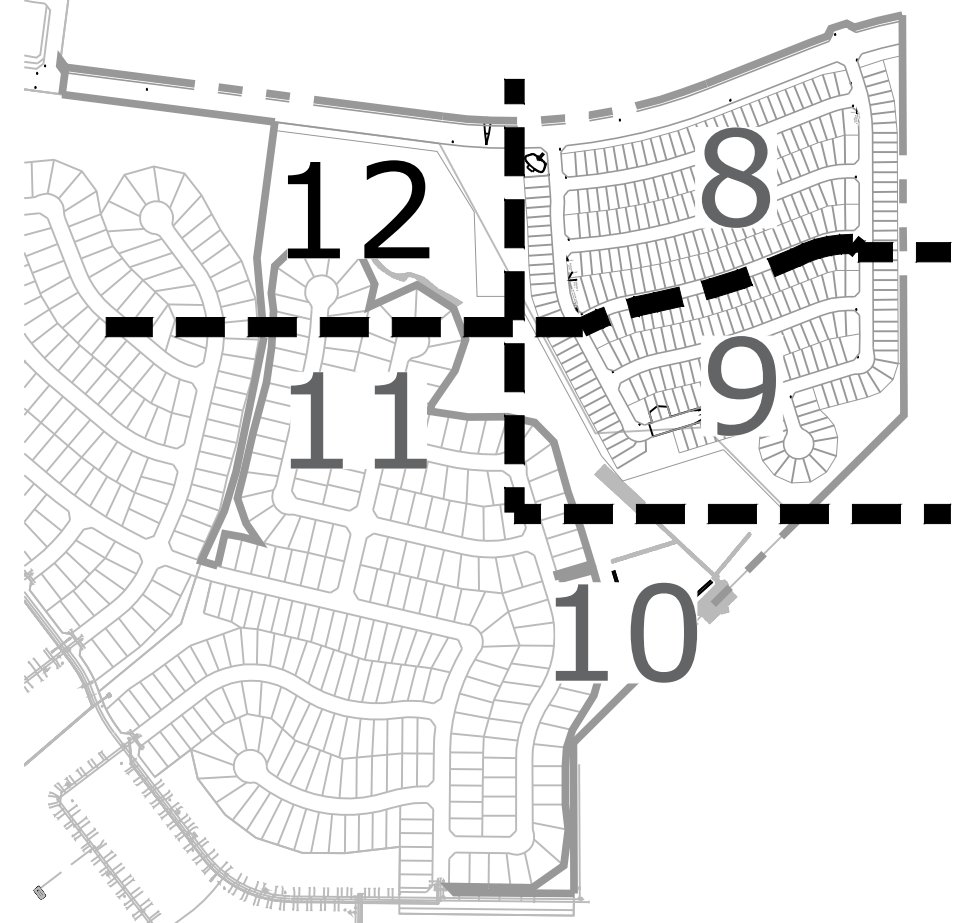
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PUD SP 22-004



P:\VTL\Meridian Ranch Drawings\Planning\Sanctuary Drawings\Planning\DP1 The Sanctuary PUD Grading Utilities.dwg [Plan-12] 8/11/2022 8:26:24 AM biton

KEY MAP



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& UTILITIES

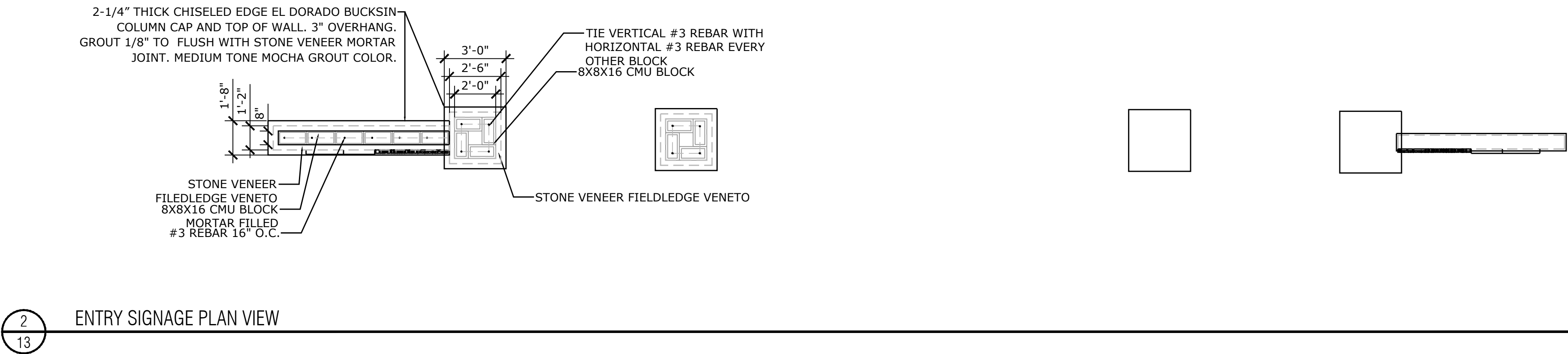
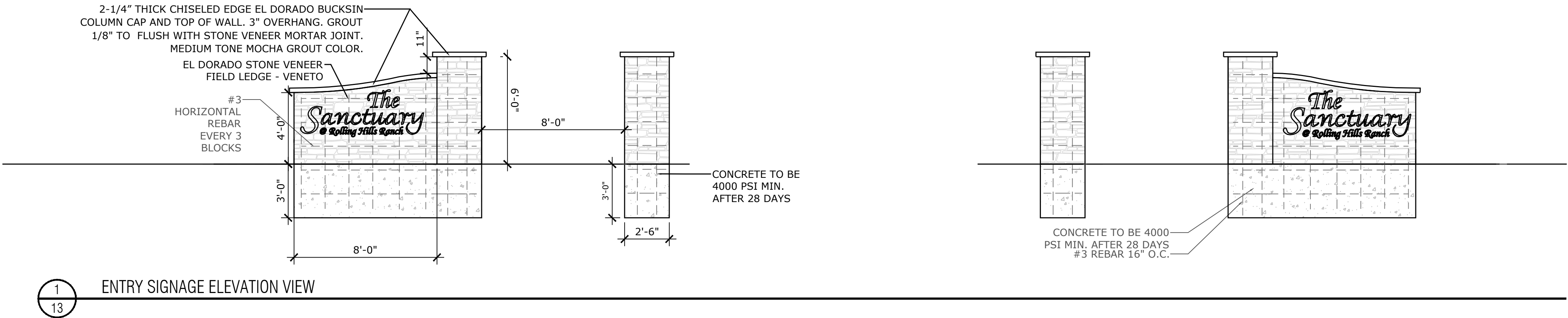
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PUD SP 22-004



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IN ASSOCIATION WITH

## THE SANCTUARY AT MERIDIAN RANCH FILING 1

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

PROJECT INFO

DATE: 05/04/2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. PERKINS

STAMP

### ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
07/05/2022	BH	PER COUNTY COMMENTS
08/11/2022	BP	PER COUNTY COMMENTS

ISSUE / REVISION

### ENTRY SIGNAGE

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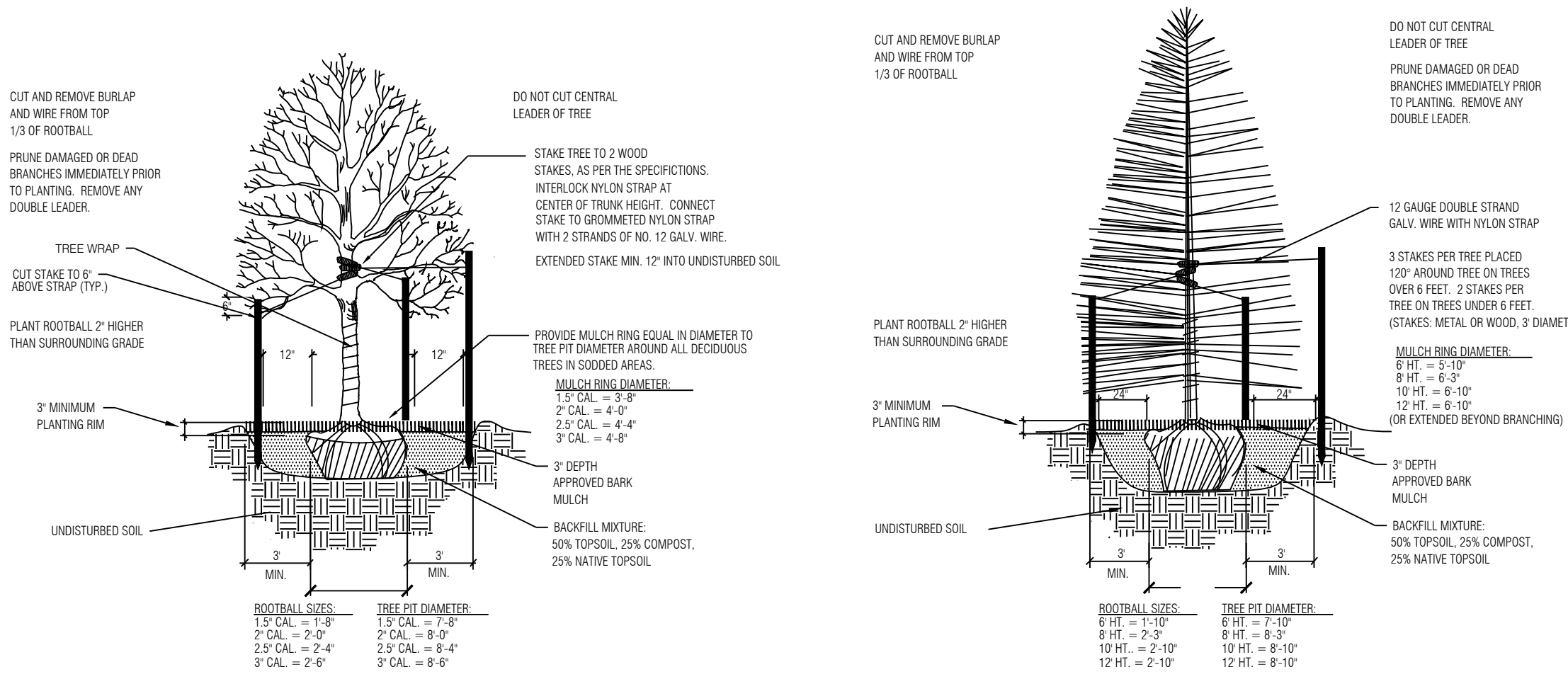
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13 OF 20

PUD SP 22-004

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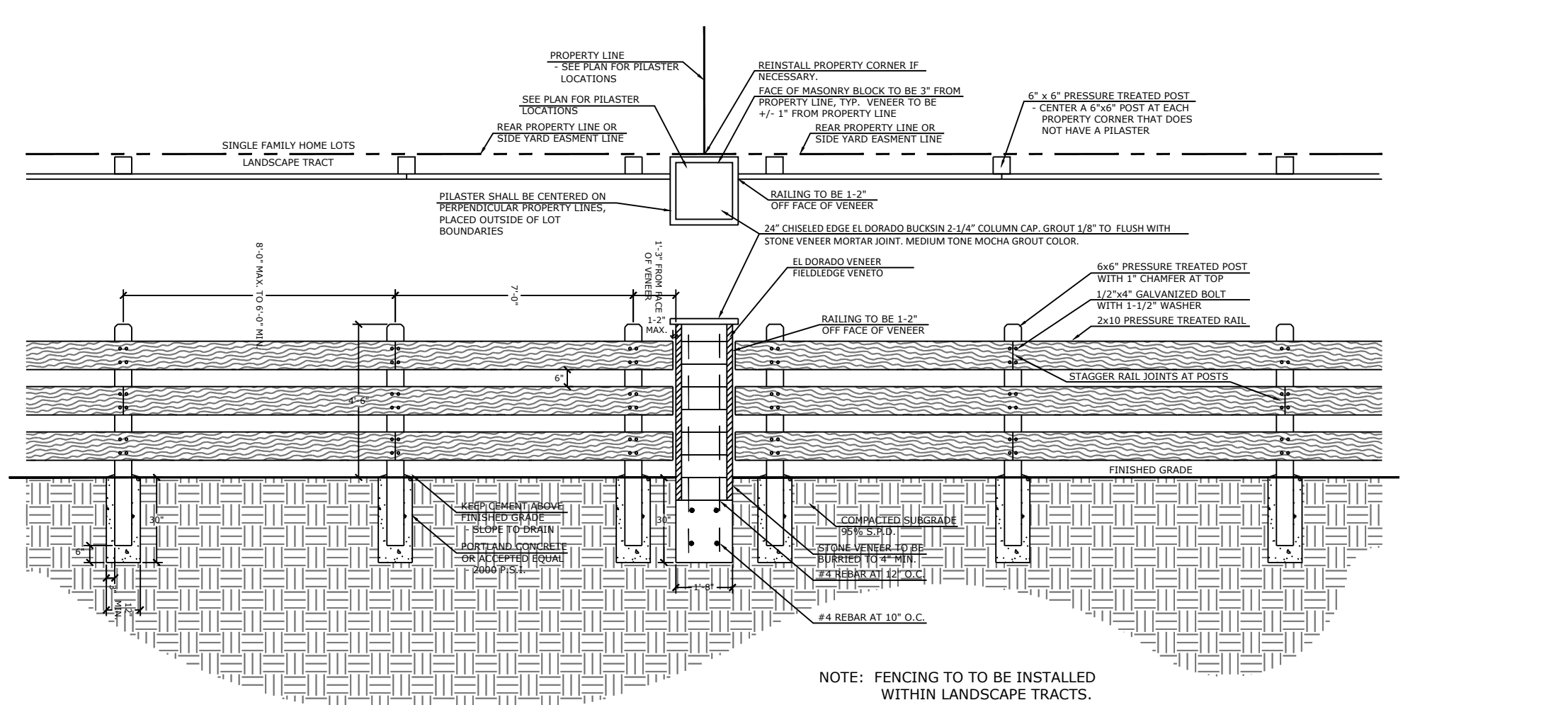
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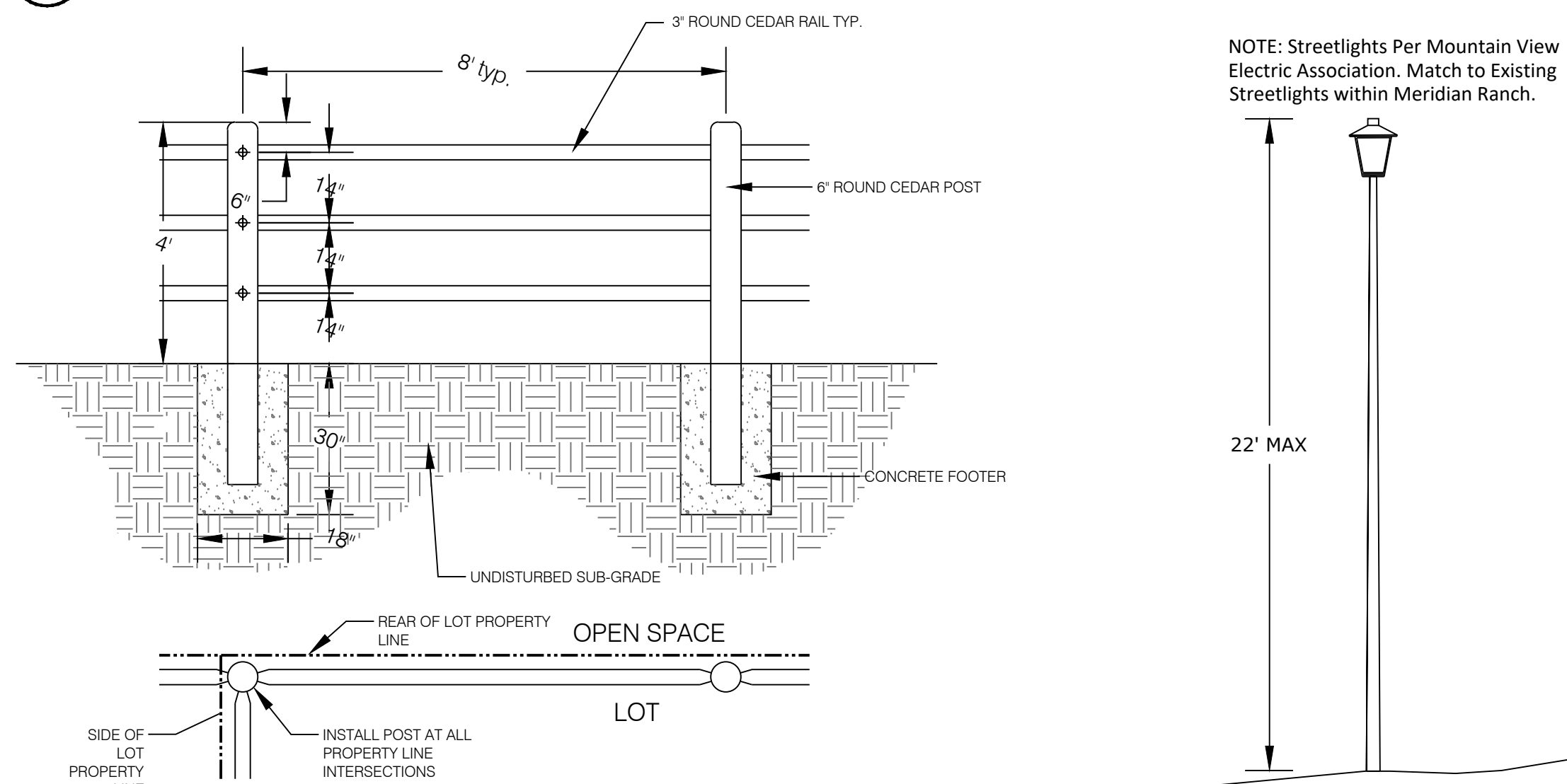
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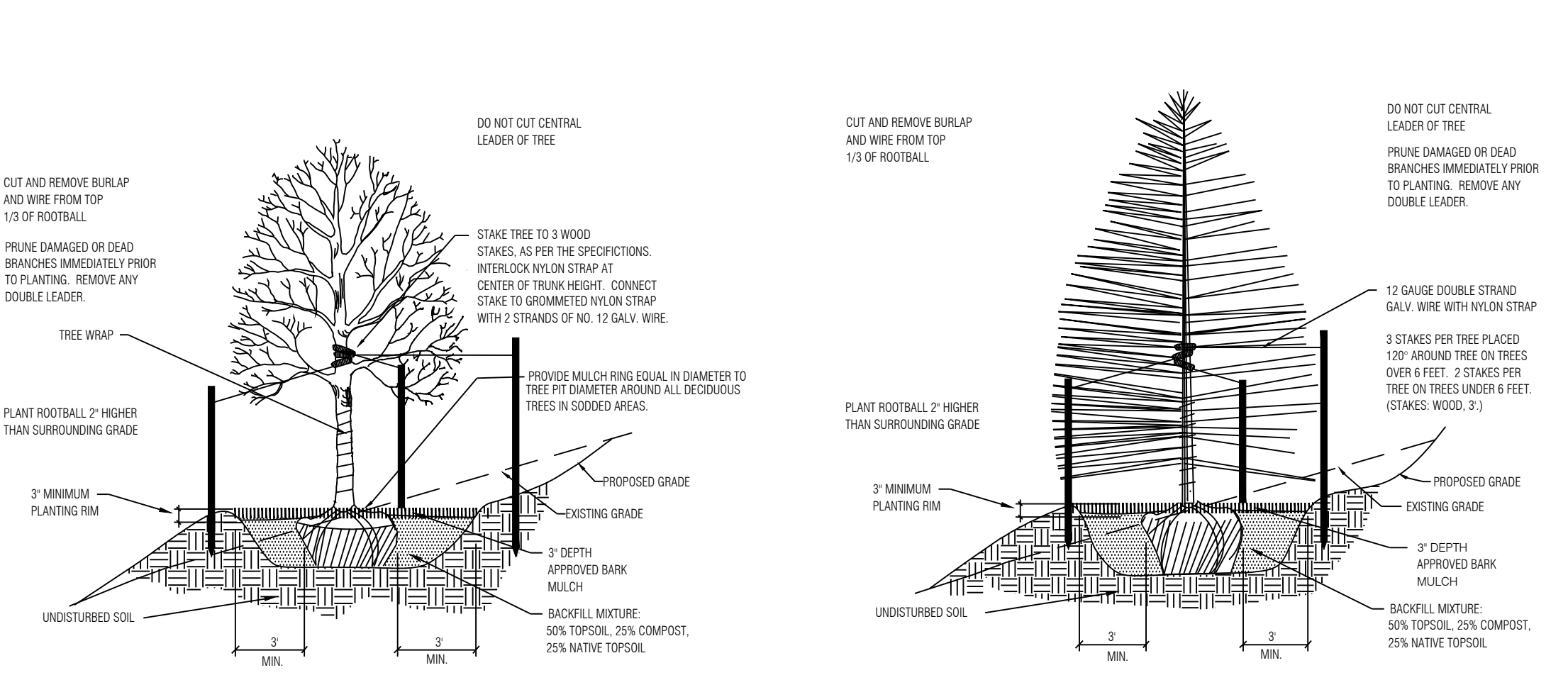
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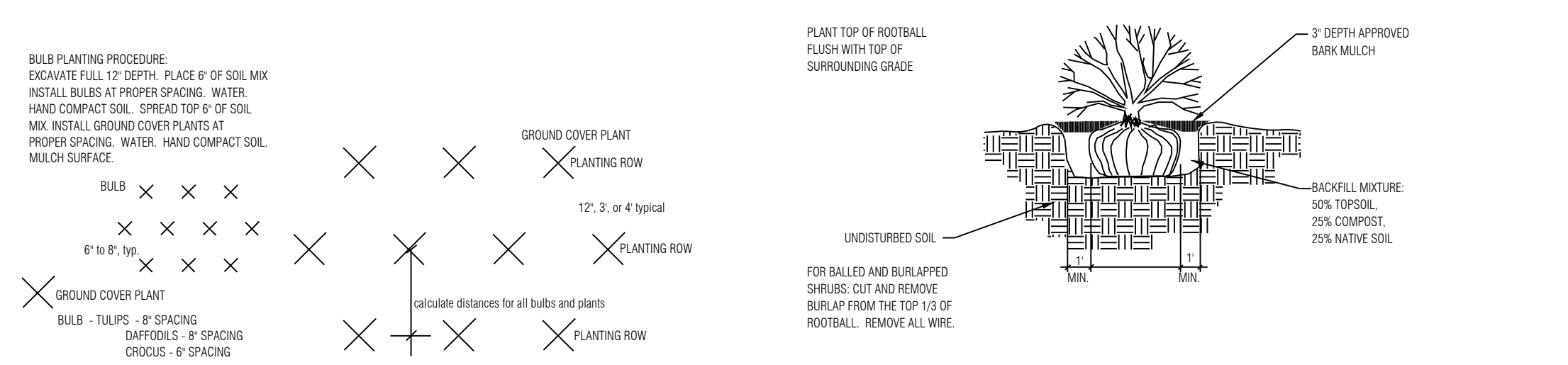
9 14



10 14  
11 14



3 14  
4 14



7 14  
8 14

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
+	Axf	17	Acer x freemanii 'Jeffred' / Autumn Blaze Maple	20'	30'	2.5" Cal.	B&B
+	Gtr	26	Gleditsia triacanthos / Honey Locust	60'	40'	2.5" Cal.	B&B
+	Mr	30	Malus x 'Radiant' / Radiant Crab Apple	25'	20'	2.5" Cal.	B&B
+	Mxr	6	Malus x 'Red Jewel' / Crab Apple	15'	10'	2.5" Cal.	B&B
+	Mxs	12	Malus x 'Sargentii' / Sargent Crabapple	10'	10'	2.5" Cal.	B&B
+	Ph	44	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce	15'	25'	6" HT	B&B
+	Ped	11	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B
+	Ppo	14	Pinus ponderosa / Ponderosa Pine	80'	40'	8" HT	B&B
+	Qm	8	Quercus macrocarpa / Burr Oak	40'	50'	2.5" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
+	Cob	16	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	3'	4'	5 GAL	CONT
+	Cse	8	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT
+	Cbd	3	Cotoneaster dammeri 'Coral Beauty' / Bearberry Cotoneaster	1'	4'	5 GAL	CONT
+	Jbc	7	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8'	5 GAL	CONT
+	Rag	21	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4'	5 GAL	CONT
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
+	Hso	24	Heemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1.5'	1.5'	1 GAL	CONT
+	Lh	36	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	2'	2'	1 GAL	CONT

Seed Mix B with Wildflowers

30% Ephraim Crested Wheatgrass  
25% Dwarf Perennial Ryegrass  
20% SR3200 Blue Fescue  
15% Rubens 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% Sideots Grama  
15% Little Bluestem  
15% Blue Grama  
15% Annual Rye

APPLICATION RATE: Native Grass Mix: 3 lbs./1,000s.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.

TREE REQUIREMENTS

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees	Shrub Sub.
(RR)	Res Road (Urban Minor Arterial)	3,136'	125 (1 per 25')	117	80

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.
  - A. PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
  - B. IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
  - C. IRRIGATION 95% / PUNCH INSPECTION.
  - D. IRRIGATION FINAL ACCEPTANCE INSPECTION.
  - E. LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT
  - F. LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
  - H. 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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THE SANCTUARY  
AT MERIDIAN  
RANCH FILING 1

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 05/04/2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. PERKINS

ENTITLEMENT

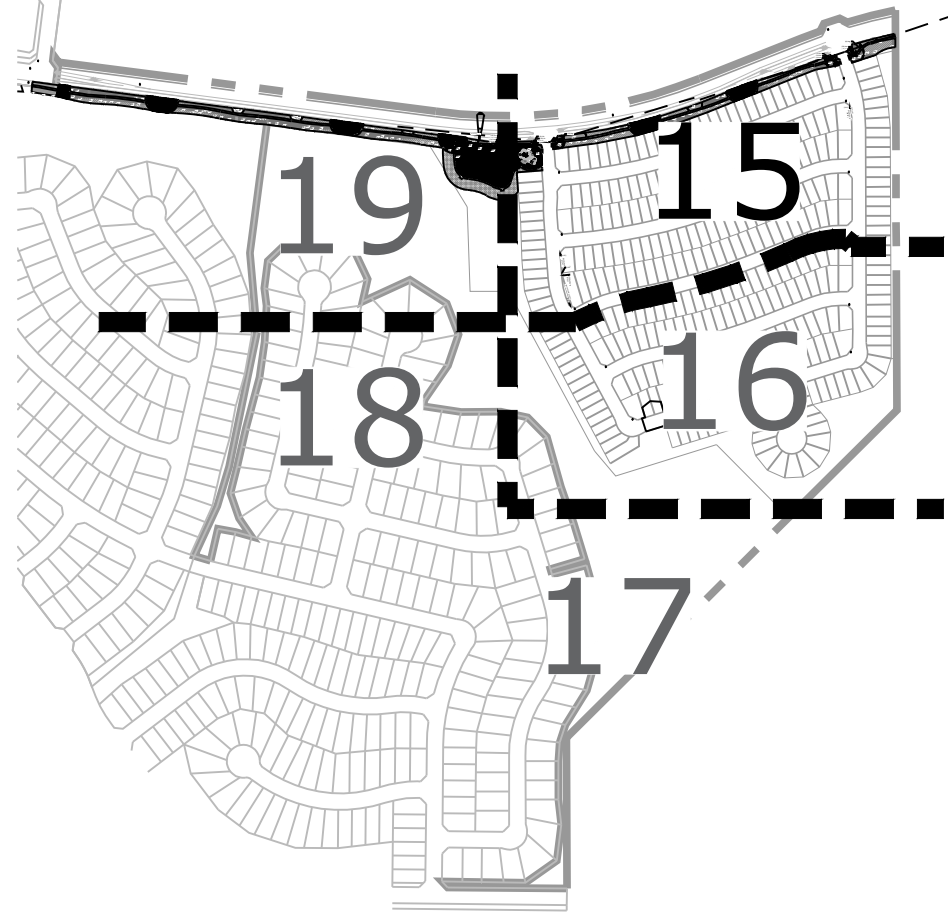
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08/11/2022 BP PER COUNTY COMMENTS

LANDSCAPE NOTES &  
DETAILS

14

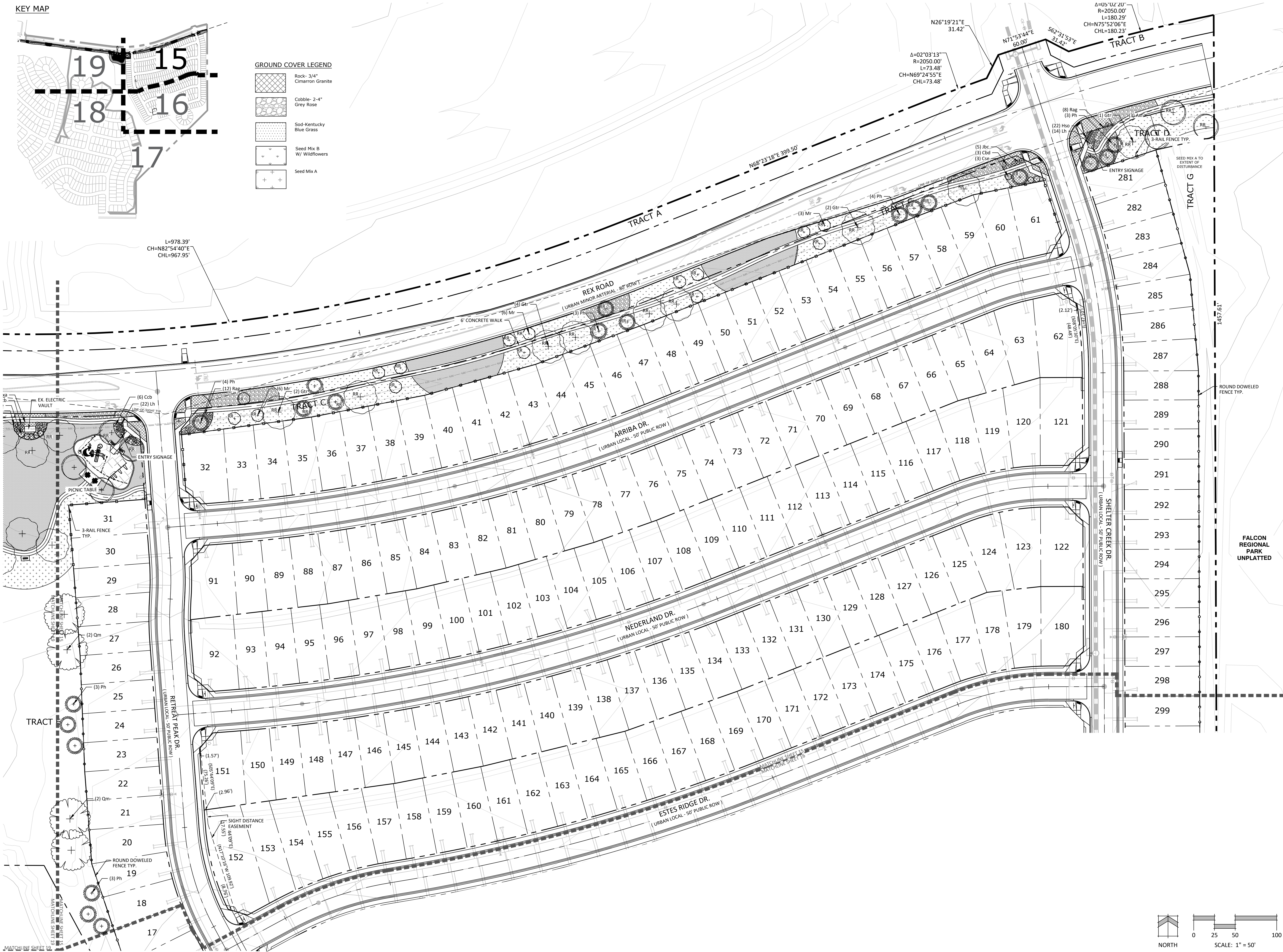
14 OF 20  
PUD SP 22-004





GROUND COVER LEGEND

- Rock- 3/4" Cimarron Granite
- Cobble- 2-4" Grey Rose
- Sod-Kentucky Blue Grass
- Seed Mix B W/ Wildflowers
- Seed Mix A



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LANDSCAPE PLAN

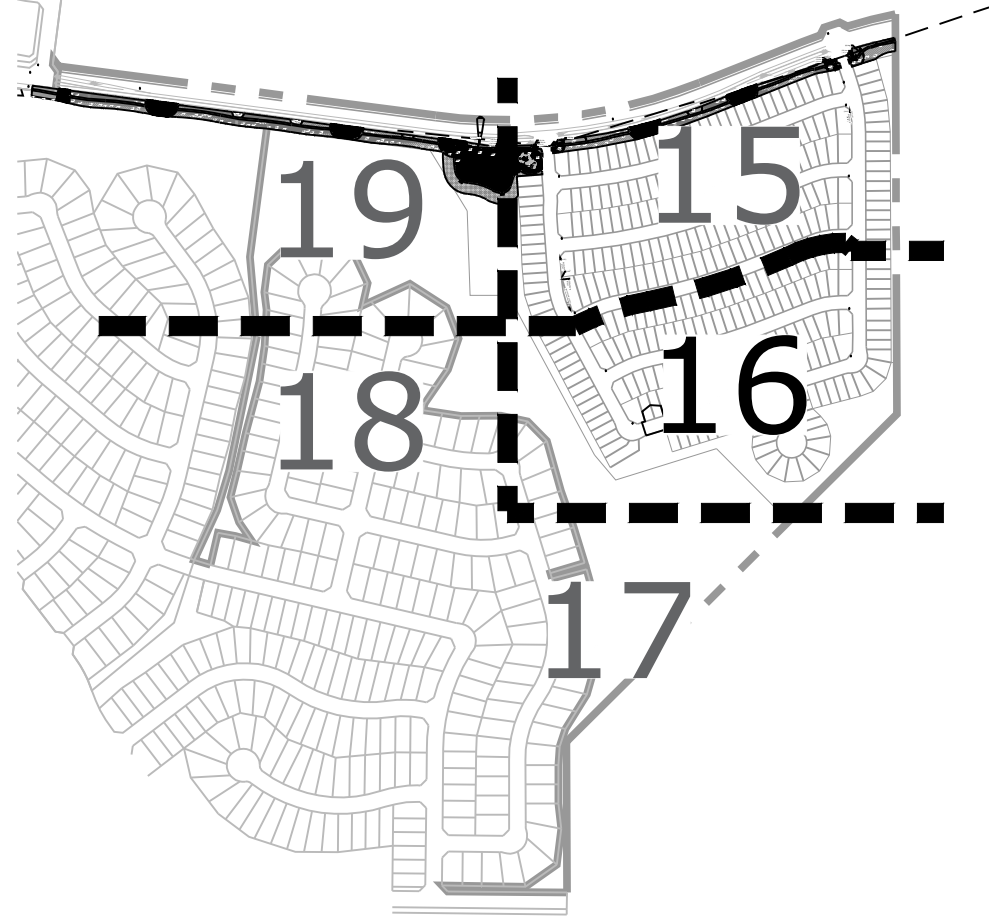
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PUD SP 22-004

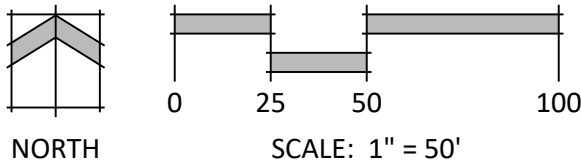
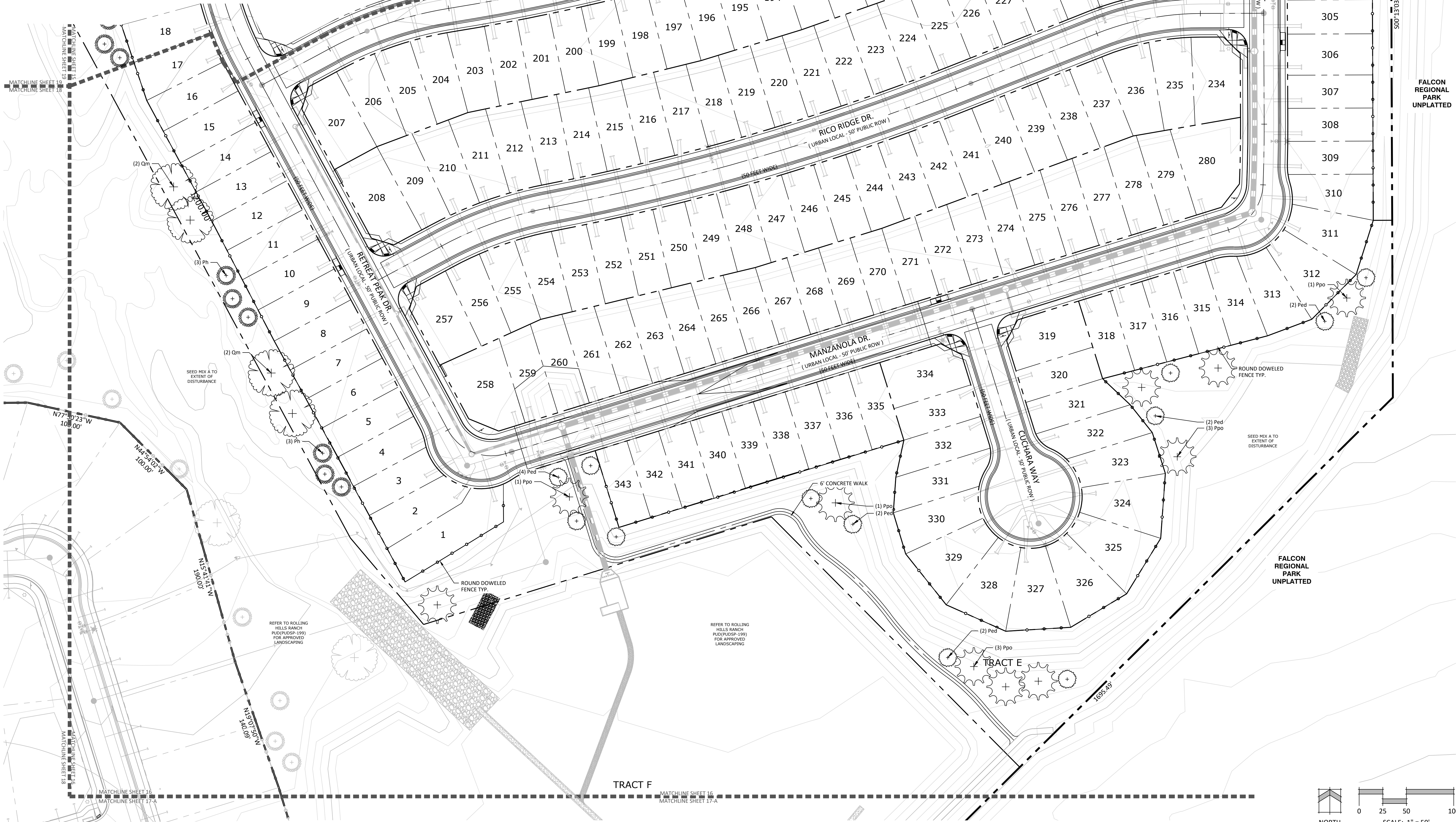


KEY MAP



GROUND COVER LEGEND

- Rock- 3/4" Cimarron Granite
- Cobble- 2-4" Grey Rose
- Sod- Kentucky Blue Grass
- Seed Mix B W/ Wildflowers



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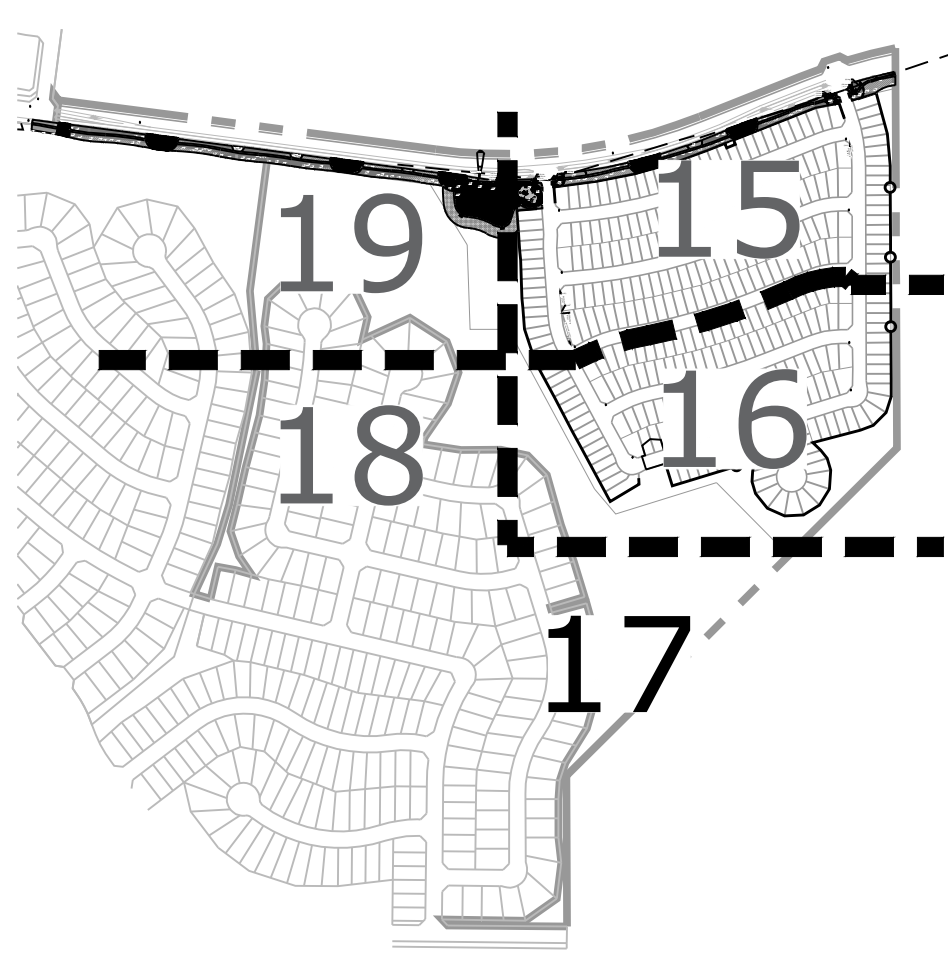
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16 OF 20

PUD SP 22-004

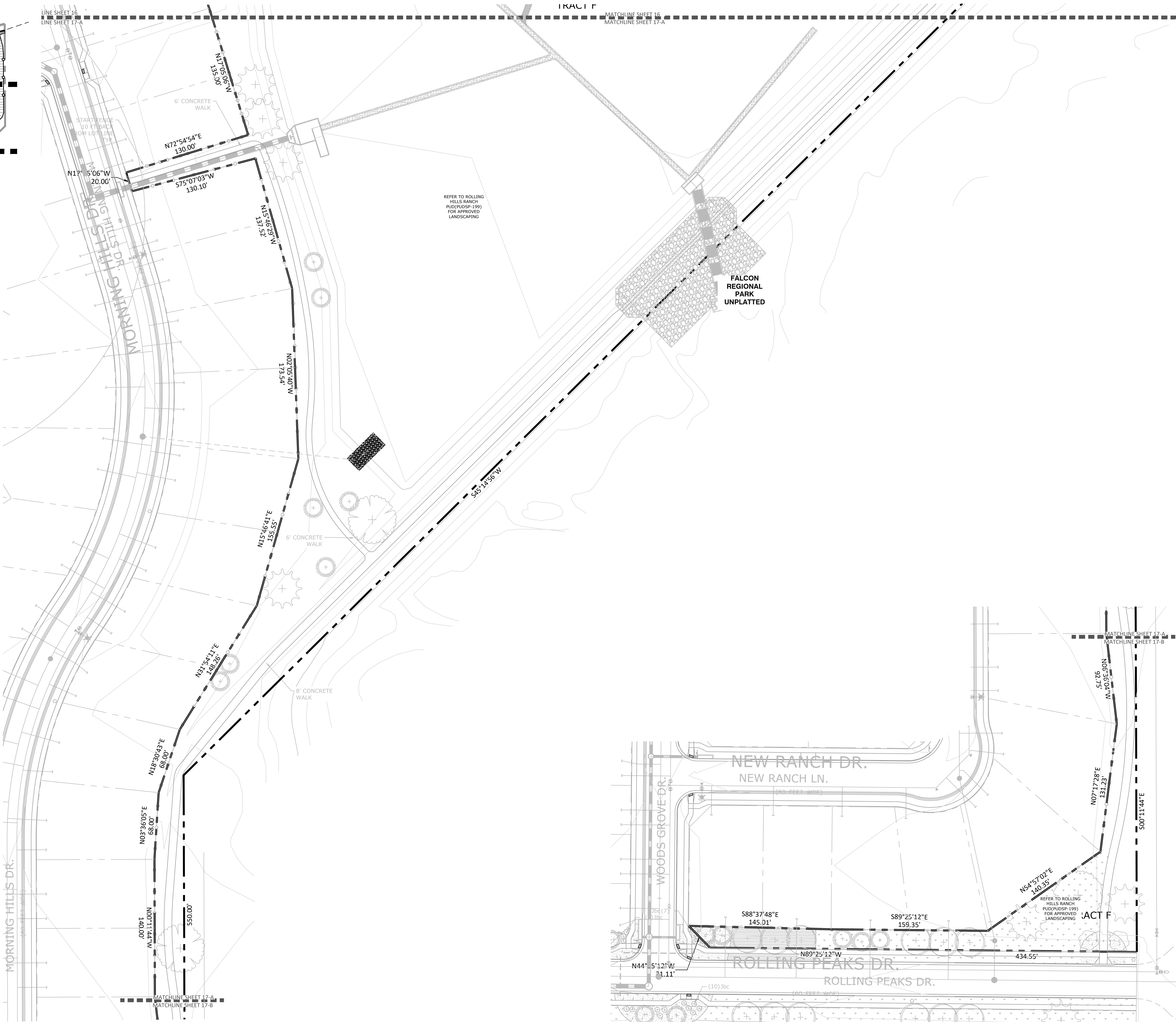


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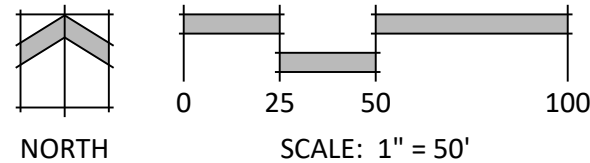
**GROUND COVER LEGEND**

- Rock- 3/4" Cimarron Granite
- Cobble- 2-4" Grey Rose
- Sod-Kentucky Blue Grass
- Seed Mix B W/ Wildflowers



A  
17  
VIEWPORT 17-A

B  
17  
VIEWPORT 17-B



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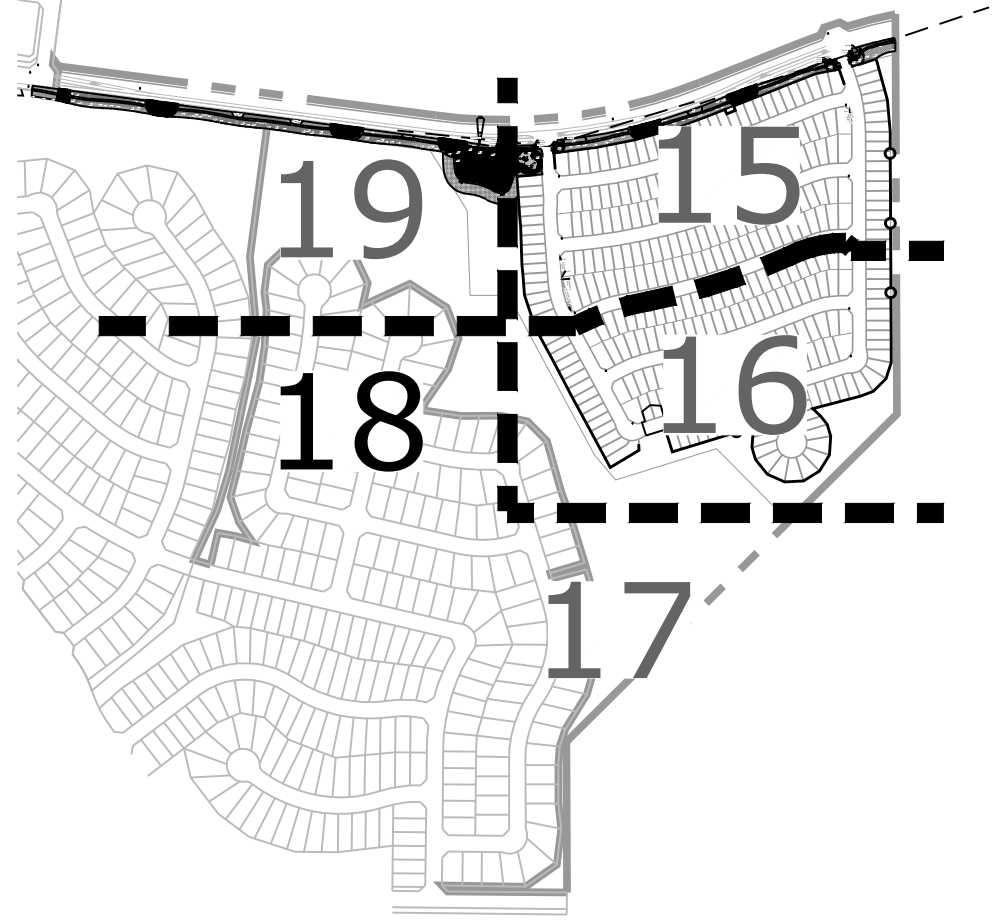
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LANDSCAPE PLAN

17

17 OF 20  
PUD SP 22-004





GROUND COVER LEGEND

- Rock- 3/4" Cinnamon Granite
- Cobble- 2-4" Grey Rose
- Sod-Kentucky Blue Grass
- Seed Mix B W/ Wildflowers



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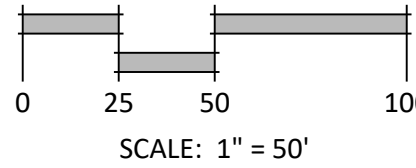
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LANDSCAPE PLAN

18

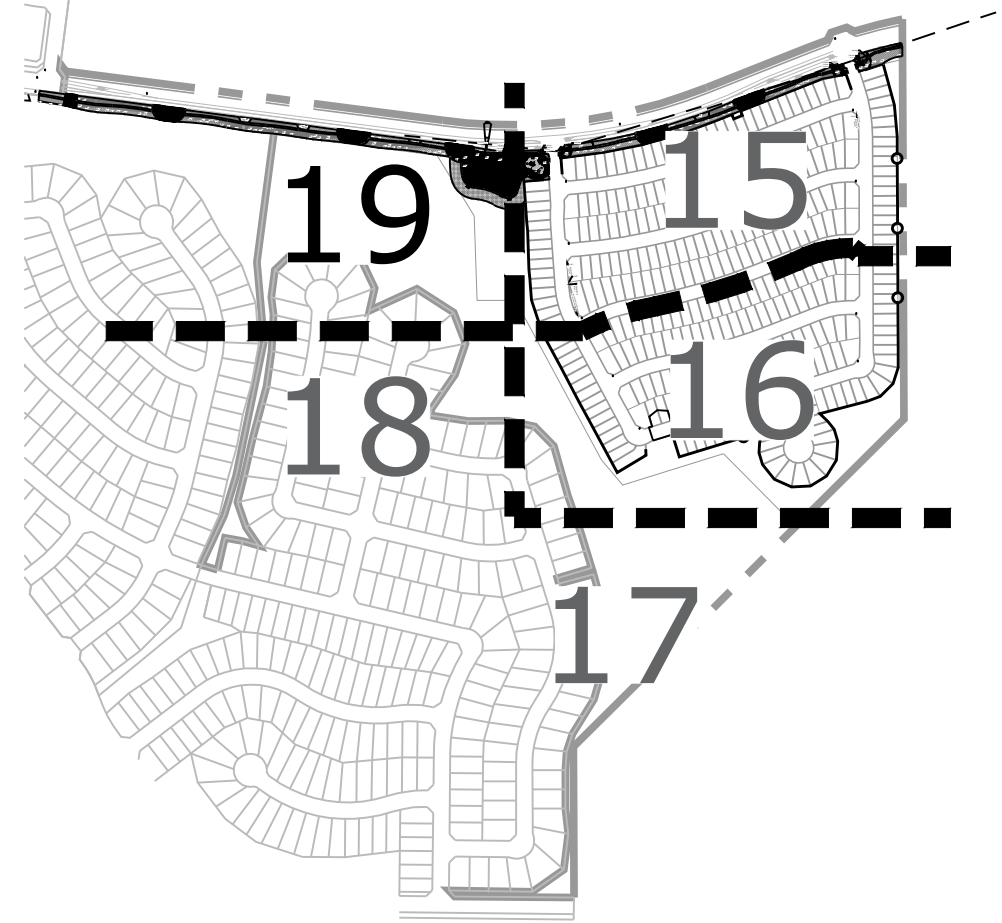
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PUD SP 22-004





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KEY MAP

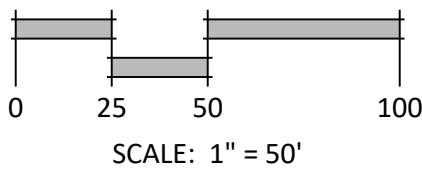


GROUND COVER LEGEND

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- Sod-Kentucky Blue Grass
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- Seed Mix A



VIEWPORT 19-A



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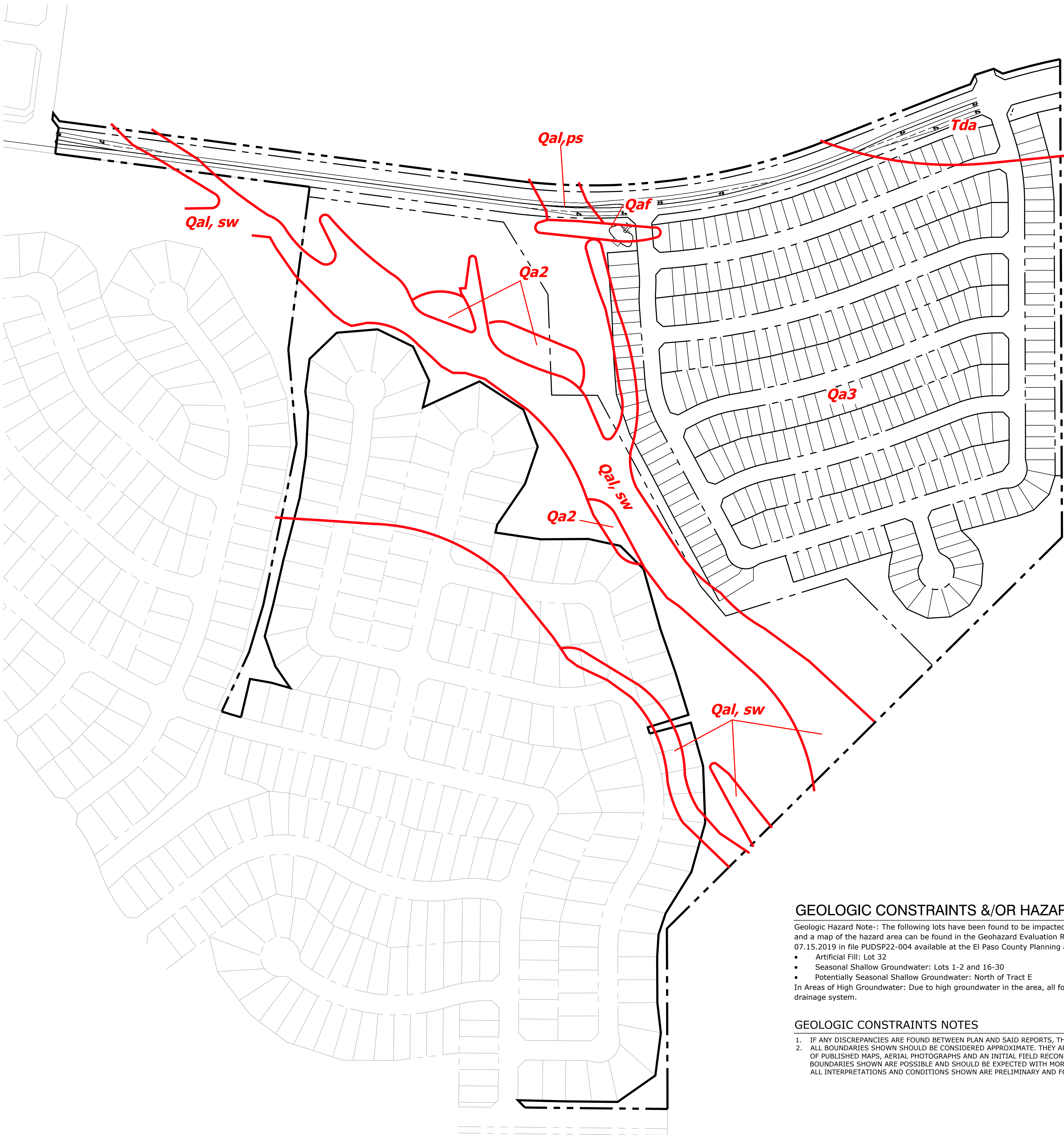
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19 OF 20

PUD SP 22-004



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<b>LEGEND:</b>	
<i>Qaf-</i>	<i>Artificial Fill of Holocene Age: man-made fill deposits</i>
<i>Qal-</i>	<i>Recent Alluvium of Holocene Age: recent water deposited materials</i>
<i>Qa<sub>2</sub>-</i>	<i>Alluvium Two of early Holocene Age: stream terrace deposited sands (Piney Creek Alluvium)</i>
<i>Qa<sub>3</sub>-</i>	<i>Alluvium Three of Pleistocene Age: stream terrace deposited sands (Broadway Alluvium)</i>
<i>Tda-</i>	<i>Dawson Arkose of Tertiary Age: arkosic sandstone with siltstone and claystone lenses</i>
<i>psw-</i>	<i>potential seasonal shallow groundwater area</i>
<i>sw-</i>	<i>seasonal shallow groundwater area</i>
<i>TB-1</i>	<i>Approximate Test Boring Location (Depth to Bedrock)</i>

**GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT**

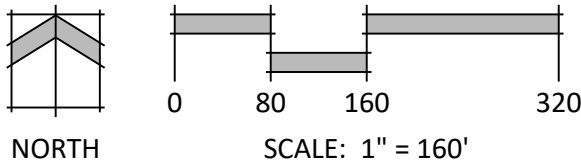
Geologic Hazard Note-: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated 07.15.2019 in file PUDSP22-004 available at the El Paso County Planning and Community Development Department:

- Artificial Fill: Lot 32
- Seasonal Shallow Groundwater: Lots 1-2 and 16-30
- Potentially Seasonal Shallow Groundwater: North of Tract E

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

**GEOLOGIC CONSTRAINTS NOTES**

1. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
2. ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRELIMINARY AND FOR LAND-USE PLANNING ONLY.



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
  
Tel. 719.471.0073  
Fax 719.471.0267  
  
www.nescolorado.com  
  
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**THE SANCTUARY  
FILING 1 AT  
MERIDIAN RANCH**

**PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN**

DATE: 05.04.2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. PERKINS

**ENTITLEMENT**

DATE:	BY:	DESCRIPTION:
07/05/2022	BH	PER COUNTY COMMENTS
08/11/2022	BP	PER COUNTY COMMENTS

**CONSTRAINTS EXHIBIT**

**20**

**20 OF 20**

**PUD SP 22-004**



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

August 19, 2022

Kari Parsons  
El Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Sanctuary Filing No. 1 at Meridian Ranch - Final Plat  
Part of Sec. 20, Twp. 12S, Rng. 64W, 6<sup>th</sup> P.M.  
Water Division 8, Water District 10  
Upper Black Squirrel Creek Designated Basin  
CDWR Assigned Subdivision No. 30359

To Whom It May Concern,

We have received the submittal to subdivide a 74± tract into 343 single-family residential lots and Tracts A-E. These lots will be approximately equal in size (3-4.5 acres in size) with no existing wells on any lots. The water supply will be provided by Meridian Service Metropolitan District ("District") with wastewater disposed of by a central system operated by Cherokee Metro District and Meridian Service Metropolitan District.

**Water Supply Demand**

The Water Supply Information Summary, included with the submittal, estimated a total annual use for the subdivision of 107 acre-feet for all uses within the subdivision. This breaks down to 106 acre-feet/year for residential use and 1± acre-feet/year for irrigation.

**Source of Water Supply**

Meridian Service Metropolitan District is the proposed water supplier. The District has provided a letter dated April 28, 2022 committing to serve this development with 107 acre-feet/year.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this **allocation** approach, the annual amounts of water decreed is equal to one percent of the total amount available as determined by Rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those amounts for a maximum of 100 years.

In the El Paso County Land Development Code, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:





“-Finding of Sufficient Quantity – The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years.”

Information provided to our office indicates the District’s water rights total approximately 2,088 acre-feet/year for a period of 300 years. The District has a current committed supply of 1,670 acre-feet/year. The uncommitted annual supply of 418 acre-feet is more than the estimated annual demand of 107 acre-feet/year for the Sanctuary Filing No. 1 at Meridian Ranch.

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, available online at: [https://dnrweblink.state.co.us/dwr/0/edoc/3576581/DWR\\_3576581.pdf?searchid=978a5a31-ddf9-4e09-b58c-a96f372c943d](https://dnrweblink.state.co.us/dwr/0/edoc/3576581/DWR_3576581.pdf?searchid=978a5a31-ddf9-4e09-b58c-a96f372c943d), to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

#### State Engineer’s Office Opinion

Based on the above, it is our opinion, pursuant to CRS 30-28-136(1)(h)(I), that the anticipated water supply can be provided without causing material injury to decreed waters.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

**The amounts of water in the Denver Basin aquifers are calculated based on estimated current aquifer conditions. For planning purposes, the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.**

Should you or the applicant have questions regarding any of the above, please contact me at this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan Franco", written in a cursive style.

Ivan Franco, P.E.  
Water Resource Engineer

cc: Division 2 Engineer  
District 10 Water Commissioner

# EL PASO COUNTY



## OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

**Kenneth R. Hodges, County Attorney**

### Assistant County Attorneys

Lori L. Seago  
Steven A. Klaffky  
Mary Ritchie  
Bryan E. Schmid  
Nathan J. Whitney  
Christopher M. Strider  
Terry A. Sample  
Dorey L. Spotts  
Steven W. Martyn

August 25, 2022

PUDSP-22-4      Sanctuary Filing No. 1 at Meridian Ranch  
PUD/Preliminary Plan

Reviewed by:      Lori L. Seago, Senior Assistant County Attorney  
Edi Anderson, Paralegal, ACP

## WATER SUPPLY REVIEW AND RECOMMENDATIONS

### Project Description

1. This is a proposal by GTL Development, Inc. ("Applicant") for subdivision of 343 single-family lots plus open space, landscaping, and trails on 74 +/- acres of land (the "property"). The property is zoned PUD (Planned Unit Development).

### Estimated Water Demand

2. Pursuant to the Water Supply Information Summary ("WSIS"), the subdivision demand is 106.3 acre-feet/lot for in-house use (0.31 acre-feet/lot), plus 0.10 acre-feet for irrigation for a total water demand of 106.5 acre-feet/year for the 343-lot subdivision. Based on the total demand, Applicant must be able to provide a supply of 31,950 acre-feet of water (106.5 acre-feet per year x 300 years) to meet the County's 300-year water supply requirement.

### Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Meridian Service Metropolitan District ("District"). As detailed in the District's *Water Resources Report for The Sanctuary Filing 1 at Meridian Ranch*, dated June 2022, the District has water rights and appropriation for "Denver Basin groundwater, renewable alluvial ground water and additional Denver Basin water rights from adjacent metropolitan districts as part of either a financial or annexation agreement."

4. The District's General Manager provided a letter of commitment for the Sanctuary Filing 1 at Meridian Ranch development dated April 28, 2022, in which the District committed to providing water service to 343 residential lots plus irrigation with an annual water requirement of 107 acre-feet/year. The letter noted that the District has a current water demand of "1,670 Ac-Ft per year. ... The Sanctuary Filing 1 at Meridian Ranch will add an additional demand of 107 Ac-Ft per year .... The additional 107 Ac-Ft demand results an overall demand of 1,777 Ac-Ft, which leaves a surplus of 311 Ac-Ft per year."

#### State Engineer's Office Opinion

5. In a letter dated August 19, 2022, the State Engineer reviewed the proposal to subdivide the 74 +/- acre parcel into 343 single-family lots, plus additional tracts. The State Engineer stated the annual water use for the subdivision will be 107 acre-feet/year. Further, "Meridian Service Metropolitan District is the proposed water supplier. The District has provided a letter dated April 28, 2022 committing to serve this development with 107 acre-feet/year." The State Engineer identified that the District has total water rights of "2,088 acre-feet/year for a period of 300 years. The District has a current committed supply of 1,670 acre-feet/year. The uncommitted annual supply of 418 acre-feet is more than the estimated annual demand of 107 acre-feet/year for the Sanctuary Filing No. 1 at Meridian Ranch." Finally, "it is our opinion, pursuant to CRS 30-28-136(1)(h)(I), that the anticipated water supply can be provided without causing material injury to decreed waters. Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions."

#### Recommended Findings

6. Quantity and Dependability. Applicant's water demand for the Sanctuary Filing No. 1 at Meridian Ranch development is 106.5 acre-feet per year to be supplied by the Meridian Service Metropolitan District.

**Based on the water demand of 106.5 acre-feet/year for the development and the District's commitment to serve in the amount of 107 acre-feet/year, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for the Sanctuary Filing No. 1 at Meridian Ranch development.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the Water Supply Information Summary provided June 23, 2022, the *Water Resources Report* dated June 2022, the Meridian Service Metropolitan District letter dated April

28, 2022, and the State Engineer Office's Opinion dated August 19, 2022. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

**REQUIREMENTS:**

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc. Ryan Howser, Planner III





Prevent • Promote • Protect

Environmental Health Division  
1675 W. Garden of the Gods Road  
Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 *phone*  
(719) 578-3188 *fax*  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

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**Sanctuary, Filing No 1 at Meridian Ranch, PUDSP-22-4**

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The 73-acre site, 343-residential lot, residential development project will be served water and wastewater by Meridian Service Metropolitan District (MSMD). A 28April2022 Will Serve Letter from MSMD for water and wastewater was submitted with the project.
- There is a finding for sufficiency in terms of water quality for this Colorado Department of Public Health and Environment regulated and approved district. The Colorado Department of Public Health and Environment has assigned PWSID # CO0121455 to the District. In addition, a Tech Contractors, May 2022, Water Resources Report supports the water quality sufficiency finding.
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area, have potentially higher radon levels than other areas of the country.
- Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to:  
<https://www.colorado.gov/pacific/cdphe/general-air-permits>
- El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to other areas using sidewalks, and bike trails. Walkability features help reduce obesity and associated heart diseases.
- All water quality detention basins must have mosquito control responsibilities included as a part of the proposed metropolitan district service plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.

Mike McCarthy  
El Paso County Public Health  
719-332-5771  
[mikemccarthy@elpasoco.com](mailto:mikemccarthy@elpasoco.com)  
01September2022

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan

**Agenda Date:** June 8, 2022

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

Request by N.E.S., Inc., on behalf of GTL, Inc., for approval of The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan. The Sanctuary is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, north of Londonderry Drive, at the current terminus of Rex Road. The proposed 74.40-acre development will include 343 single-family residential lots, with a minimum lot size of 2,900 square feet, as well as four tracts designated as landscaping, park, open space, drainage, and utilities. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013/2022 El Paso County Parks Master Plan shows no parks, trails, or open spaces directly impacted by this proposed subdivision. Falcon Regional Park is immediately east and adjacent the project site, while the existing Eastonville and Meridian Ranch Regional Trails are located 0.25 mile to the east and north, respectively. The proposed Arroyo Lane Regional Trail alignment is located approximately 0.35 mile south of the property but will utilize paved Meridian Ranch sidewalks/trails already existing or planned along the north side of Londonderry Drive. Furthermore, paved sidewalks/trails along the proposed Rex Road extension to Eastonville Road will allow for additional pedestrian access to Falcon Regional Park and Dog Park. Combined, these proposed east-west pedestrian corridors will allow for effective connectivity between Falcon Regional Park, the Eastonville Regional Trail, and the overall Meridian Ranch development.

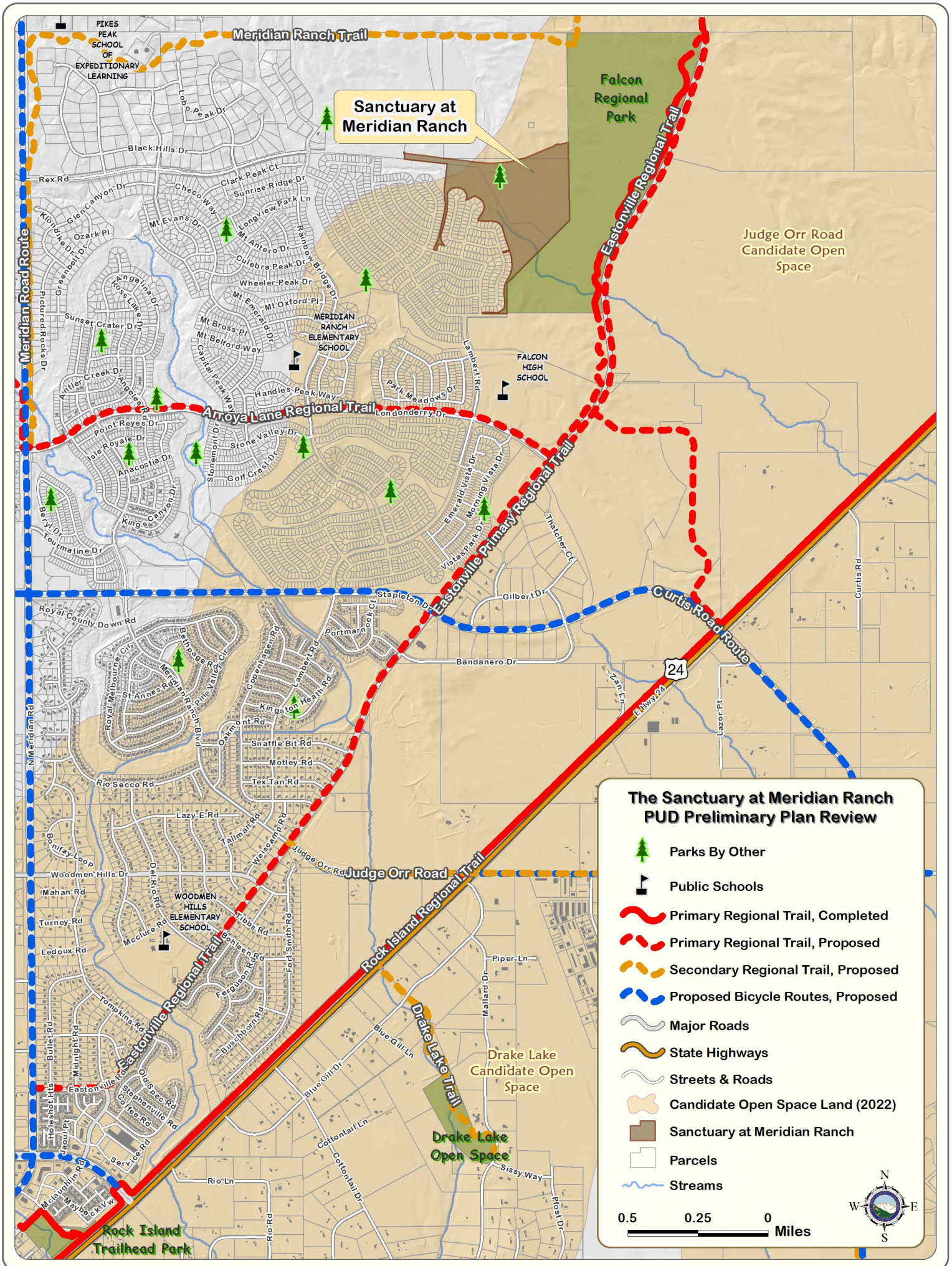
The open space dedication proposed within The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan comprises 33.4 acres, or nearly 45% of the subdivision, and therefore clearly exceeds the required open space dedication of 10%. A small neighborhood park is included in the plans for The Sanctuary at Meridian Ranch, situated along Rex Road and additional open space areas. The aforementioned trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including nearby neighborhood parks, community and recreation centers, an 18-hole golf course, as well as future connectivity directly to Falcon Regional Park. Please refer to PUD Development Plan and Preliminary Plan/Landscape Plans for a detailed layout of the internal trail and sidewalk network, as well as its connectivity to adjacent Falcon Regional Park.

County Parks acknowledges the waiver of \$157,780 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of forthcoming final plat(s). If no Park Lands Agreement is requested, urban park fees for The Sanctuary at Meridian Ranch would amount to \$99,470.

**Recommended Motion (PUD Development Plan and Preliminary Plan):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$99,470 will be required at time of the recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of the forthcoming final plat(s).







Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

June 8, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	The Sanctuary at Meridian Ranch PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-22-004	Total Acreage:	74.40
		Total # of Dwelling Units:	343
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	11.53
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area:	2
3575 Kenyon Street	Jon Romero	Urban Park Area:	3
San Diego, CA 92110	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
<b>LAND REQUIREMENTS</b>		Urban Density (> 1 Dwelling Unit Per 2.5 Acres): <b>YES</b>	
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 3</b>	
0.0194 Acres x 343 Dwelling Units = 6.654		Neighborhood:	0.00375 Acres x 343 Dwelling Units = 1.29
<b>Total Regional Park Acres: 6.654</b>		Community:	0.00625 Acres x 343 Dwelling Units = 2.14
		<b>Total Urban Park Acres: 3.43</b>	
<b>FEE REQUIREMENTS</b>			
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 3</b>	
\$460 / Dwelling Unit x 343 Dwelling Units = \$157,780		Neighborhood:	\$114 / Dwelling Unit x 343 Dwelling Units = \$39,102
<b>Total Regional Park Fees: \$157,780</b>		Community:	\$176 / Dwelling Unit x 343 Dwelling Units = \$60,368
		<b>Total Urban Park Fees: \$99,470</b>	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$99,470 will be required at time of the recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of the forthcoming final plat(s).
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