

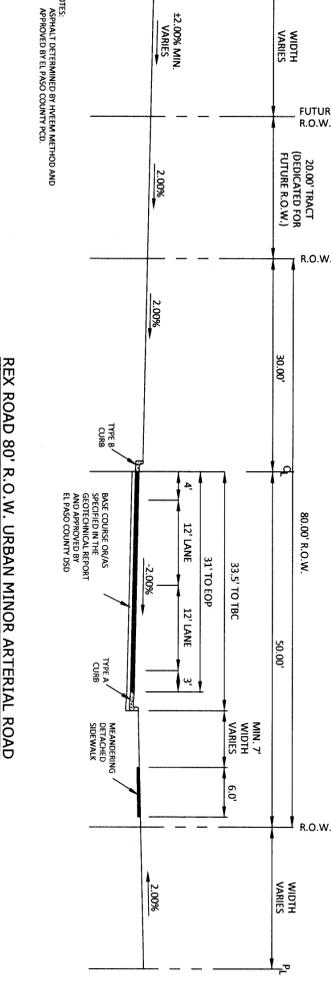
LEGAL DESCRIPTION - THE SANCTUARY FILING 1 AT MERIDIAN RANCH:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 36, IN TOWNSHIP 32 SOUTH, RANGE 10 WEST OF THE MERIDIAN, INCLUDING ALL OF TRACT 2 OF MERIDIAN HILLS SPUR II, PARCEL NO. 241, MERIDIAN RANCH RECORDED WITH RECEPTION NO. 227138 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEING A LOT ON THE SOUTHERN RIGHT-OF-WAY OF ROAD IN THE ESTATES AT MERIDIAN HILLS SPUR II, PARCEL NO. 241, RECORDED WITH RECEPTION NO. 227138 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND BEING A PORTION OF THE EASTERN BOUNDARY LINE OF SAID FILING.
- THE FOLLOWING IS THE LEGAL DESCRIPTION OF SAID PARCEL:
1. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 80.00 FEET;
 2. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 3. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 4. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 5. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 6. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 7. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 8. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 9. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 10. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 11. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 12. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 13. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 14. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 15. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 16. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 17. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 18. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 19. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 20. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 21. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 22. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 23. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 24. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 25. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 26. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 27. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 28. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 29. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 30. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 31. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 32. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 33. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 34. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 35. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 36. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 37. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 38. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 39. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
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 66. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 67. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;
 68. THENCE NORTH 75°02'00" EAST AN DISTANCE OF 15.00 FEET;

ADJACENT OWNERS

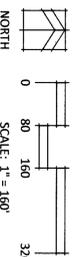
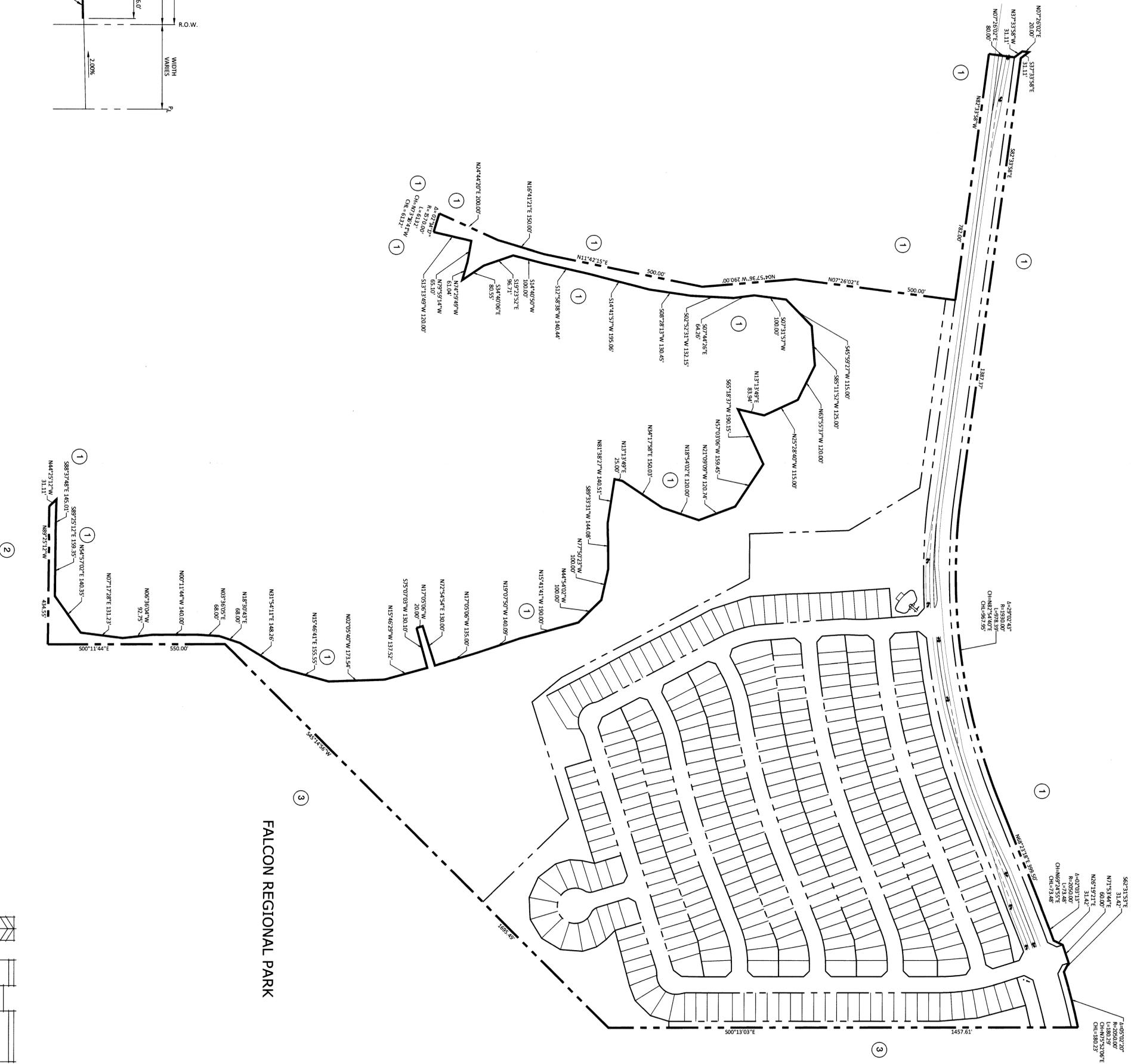
Name	Mailing Address	City, State, Zip
1. GIL INC.	3575 KENNON STE 200	SAN DIEGO CA 92110
2. MERIDIAN RANCH INVESTMENTS INC	PO BOX 80036	SAN DIEGO CA 92138
3. BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY	200 S CASCADE AVE	COLORADO SPRINGS CO, 80903



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

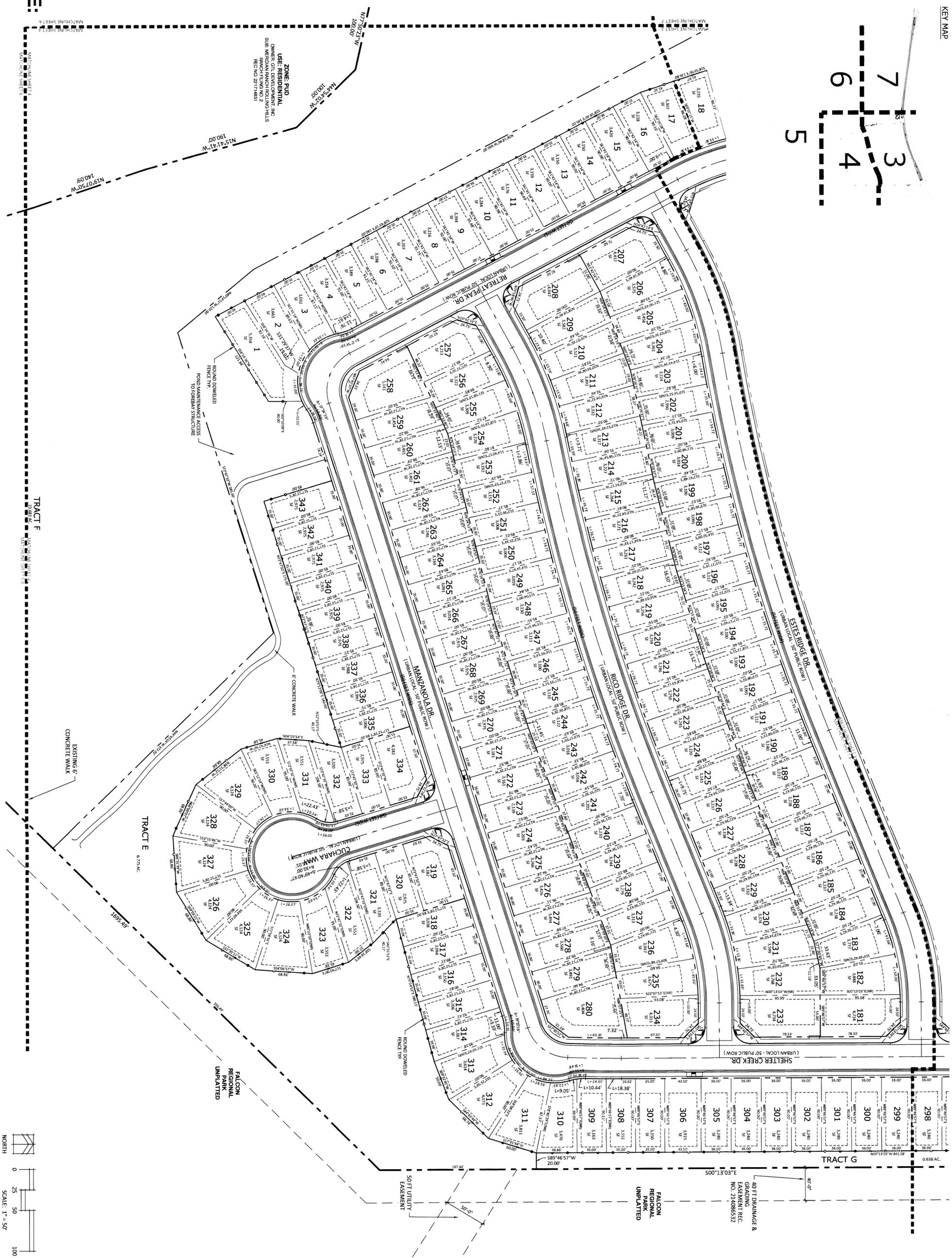
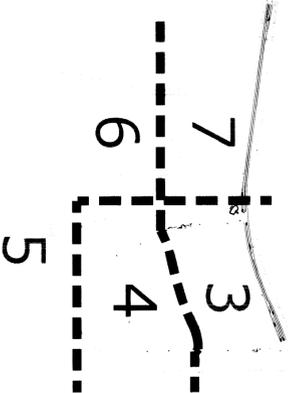
FUTURE SCHOOL SITE

FALCON REGIONAL PARK

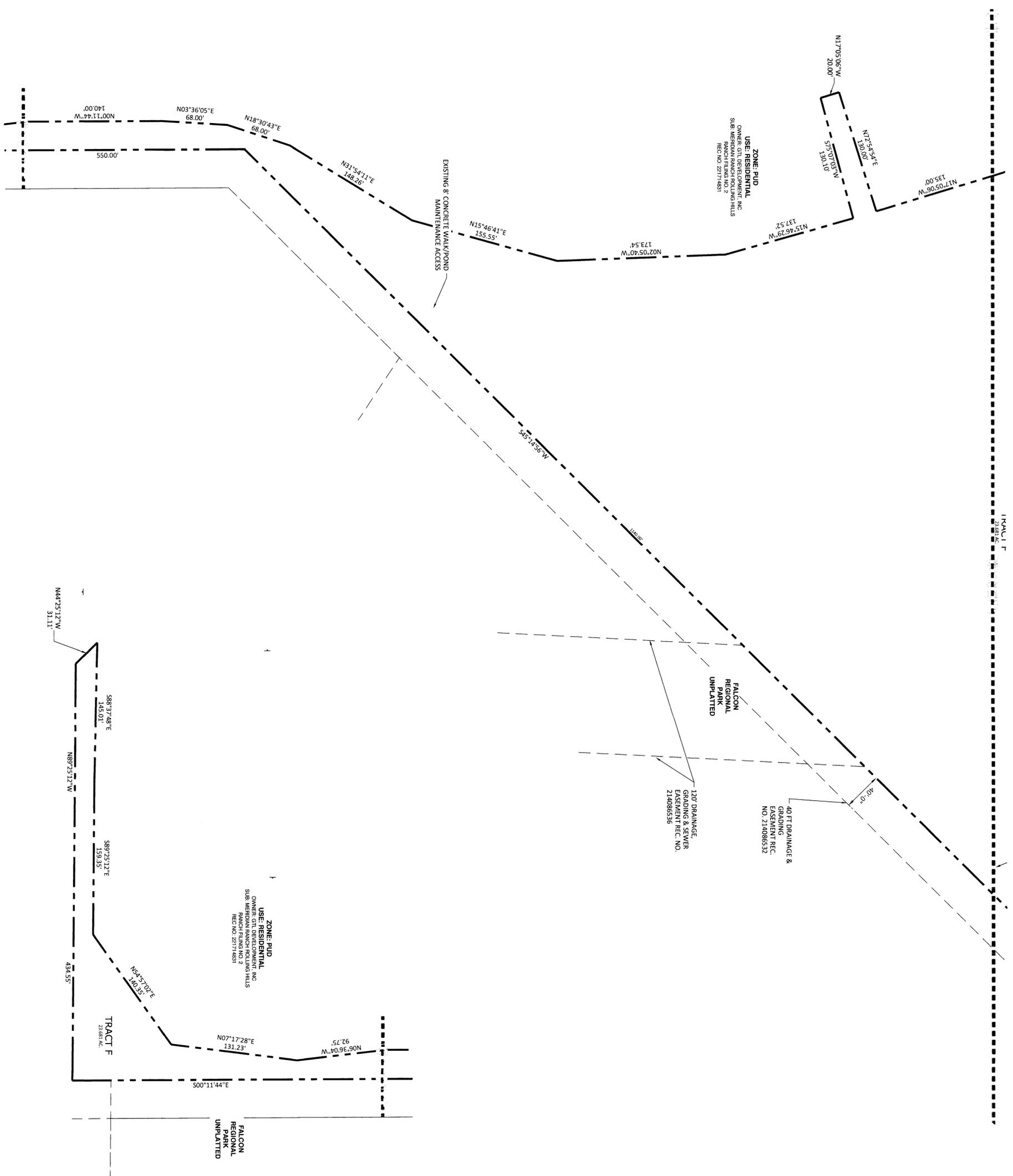
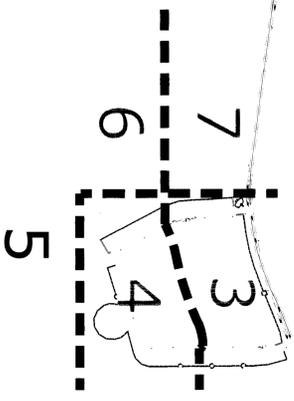


<p>PLAN FILE #</p> <p>SHEET NUMBER</p> <p>2 OF 20</p> <p>PUD SP 22-004</p>	<p>SHEET TITLE</p> <p>LEGAL EXHIBIT & ADJACENT OWNERS</p>	<p>ISSUE / REVISION</p>	<p>ISSUE INFO</p>	<p>STAMP</p> <p>ENTITLEMENT</p>	<p>PROJECT INFO</p> <p>DATE: 05/04/2022</p> <p>PROJECT MGR: A. BARLOW</p> <p>DRAWN BY: B. PERKINS</p>	<p>IN ASSOCIATION WITH</p> <p>THE SANCTUARY FILING 1 AT MERIDIAN RANCH</p> <p>PUD DEVELOPMENT PLAN /PRELIMINARY PLAN</p>	<p>PLANNER / LANDSCAPE ARCHITECT</p> <p>N.E.S., Inc.</p> <p>619 N. Cascade Avenue, Suite 200</p> <p>Colorado Springs, CO 80903</p> <p>Tel. 719.471.0073</p> <p>Fax 719.471.0267</p> <p>www.arescolorado.com</p> <p>© 2012. All Rights Reserved.</p>
		<p>DATE: 07/05/2022</p> <p>BY: BHI</p> <p>DESCRIPTION: PER COUNTY COMMENTS</p>	<p>DATE: 08/11/2022</p> <p>BY: BP</p> <p>DESCRIPTION: PER COUNTY COMMENTS</p>	<p>DATE: 07/05/2022</p> <p>BY: BHI</p> <p>DESCRIPTION: PER COUNTY COMMENTS</p>	<p>DATE: 08/11/2022</p> <p>BY: BP</p> <p>DESCRIPTION: PER COUNTY COMMENTS</p>	<p>DATE: 07/05/2022</p> <p>BY: BHI</p> <p>DESCRIPTION: PER COUNTY COMMENTS</p>	<p>DATE: 08/11/2022</p> <p>BY: BP</p> <p>DESCRIPTION: PER COUNTY COMMENTS</p>





<p>2330 204880 3/15/23</p>	 <p>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 © 2012. All Rights Reserved.</p>	<p>PLANNER / LANDSCAPE ARCHITECT</p>	<p>IN ASSOCIATION WITH</p>	<p>THE SANCTUARY FILING 1 AT MERIDIAN RANCH</p> <p>PUD DEVELOPMENT PLAN /PRELIMINARY PLAN</p>	<p>PROJECT INFO</p> <p>DATE: 05/04/2022 PROJECT NO: A. BARKOW PREPARED BY: S. PERKINS</p>	<p>ISSUE INFO</p> <p>ENTITLEMENT</p>	<p>PLAN FILE # SHEET NUMBER SHEET TITLE</p> <p>4 OF 20 PUD SP 22-004 SITE PLAN</p>
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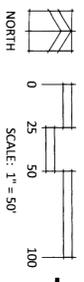


A

VIEWPORT 5-A

B

VIEWPORT 5-B



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

SHEET TITLE

SITE PLAN

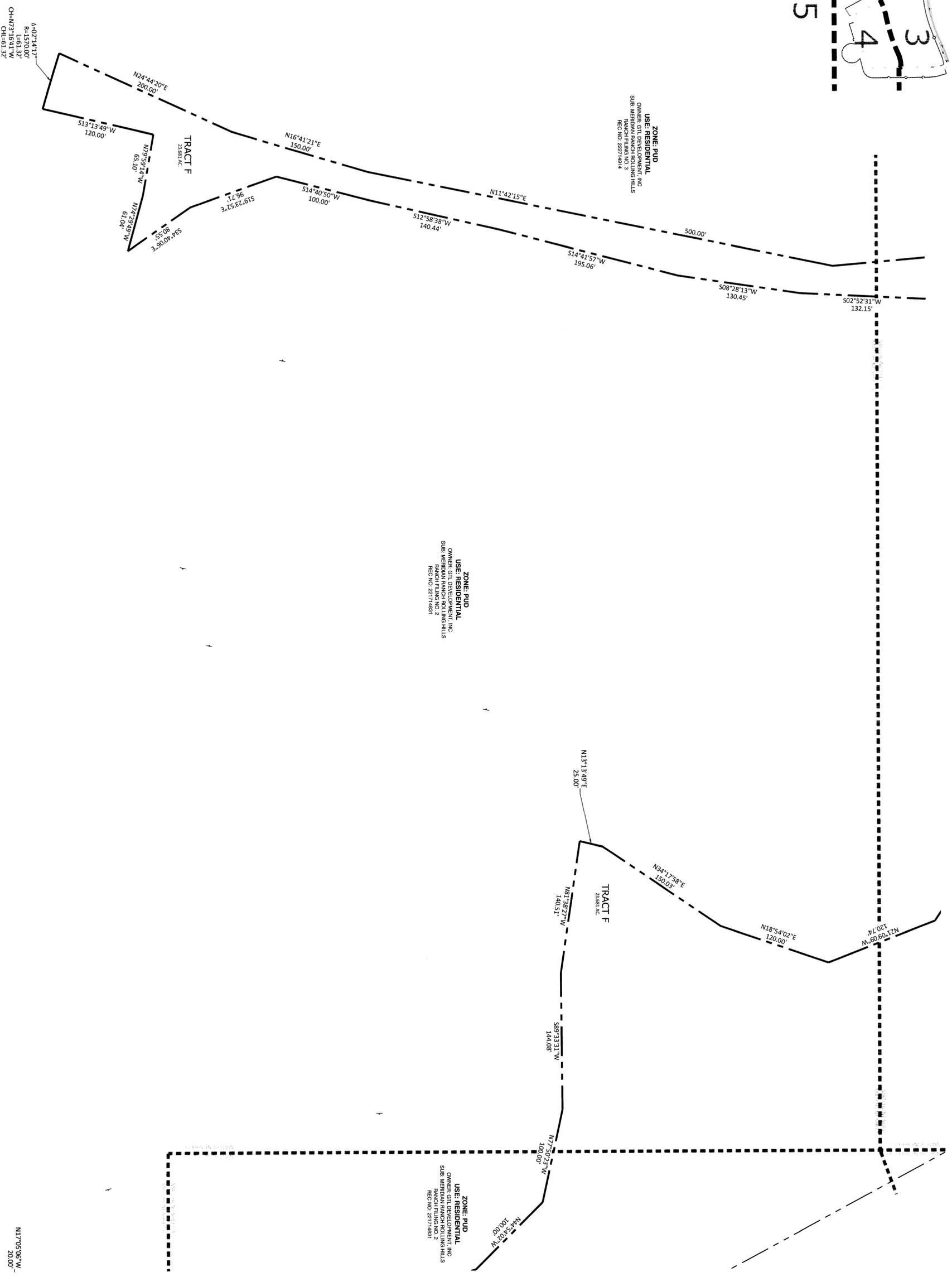
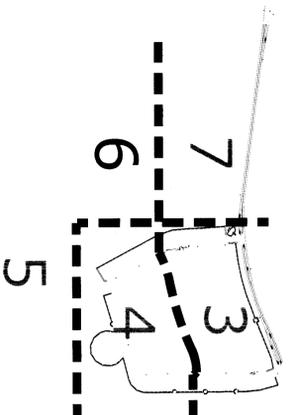
ISSUE / REVISION

SHEET NUMBER

5 OF 20

PLAN FILE #

PUD SP 22-004



N17°05'06"W
200.00'

PLAN FILE #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE INFO	STAMP	PROJECT INFO	IN ASSOCIATION WITH	PLANNER / LANDSCAPE ARCHITECT
	6 OF 20	SITE PLAN			ENTITLEMENT	DATE: 02/04/2022 PROJECT MGR: A. BARKOW PREPARED BY: B. PERKINS	THE SANCTUARY FILING 1 AT MERIDIAN RANCH PUD DEVELOPMENT PLAN /PRELIMINARY PLAN	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 © 2012. All Rights Reserved.



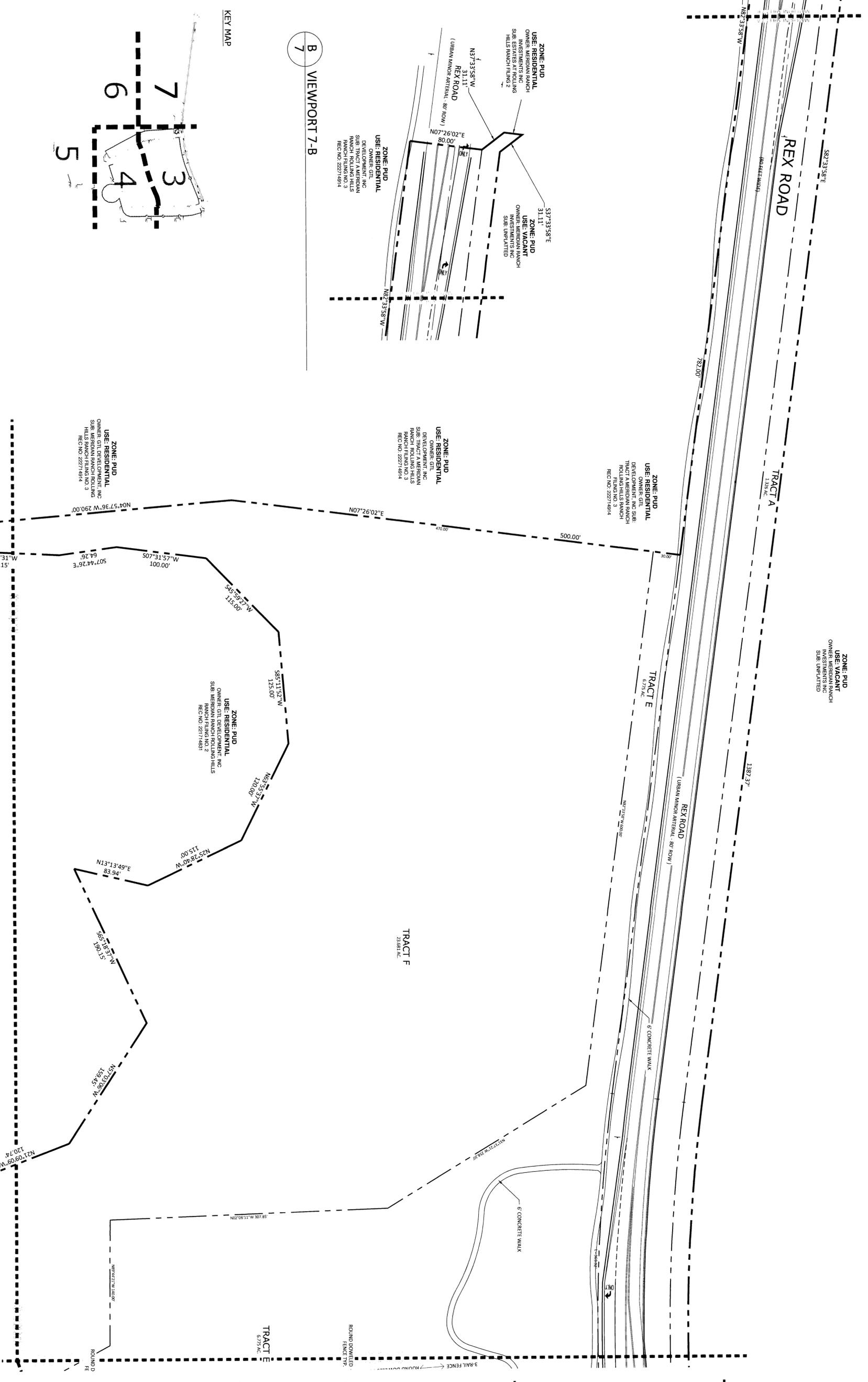
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 Colorado Springs, CO 80903
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 Fax 719-471-0267
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IN ASSOCIATION WITH
 PROJECT INFO
 DATE: 09/04/2022
 PROJECT MGR: A. BARKLOW
 PREPARED BY: B. PERKINS
 THE SANCTUARY
 FILING 1 AT
 MERIDIAN RANCH
 PUD DEVELOPMENT PLAN
 /PRELIMINARY PLAN

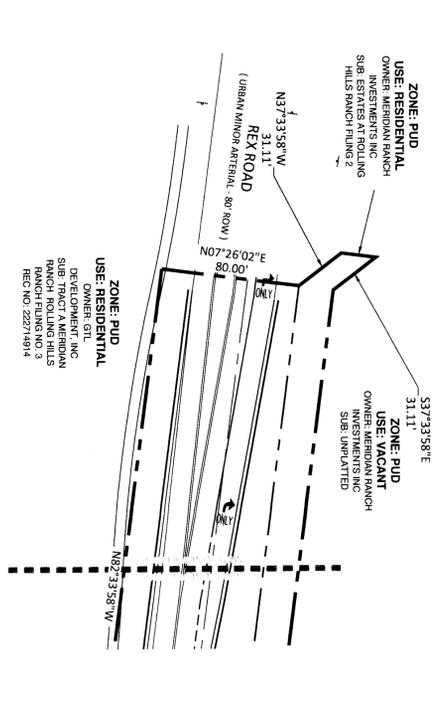
ISSUE INFO	STAMP
DATE: 07/05/2022 BY: BP DESCRIPTION: PER COUNTY COMMENTS 08/11/2022 BP PER COUNTY COMMENTS	ENTITLEMENT

ISSUE / REVISION	SHEET TITLE
	SITE PLAN

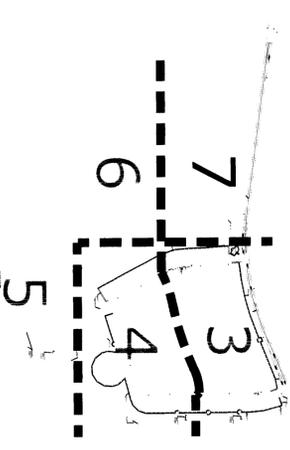
PLAN FILE #	SHEET NUMBER	SHEET TITLE
	7 OF 20	PUD SP 22-004



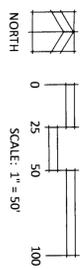
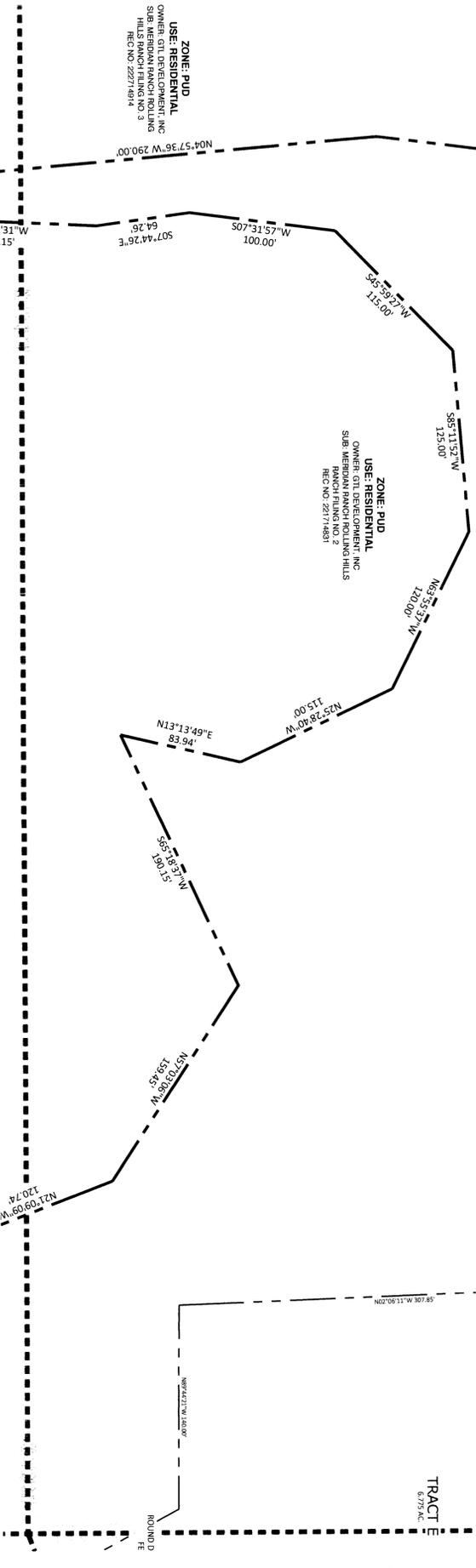
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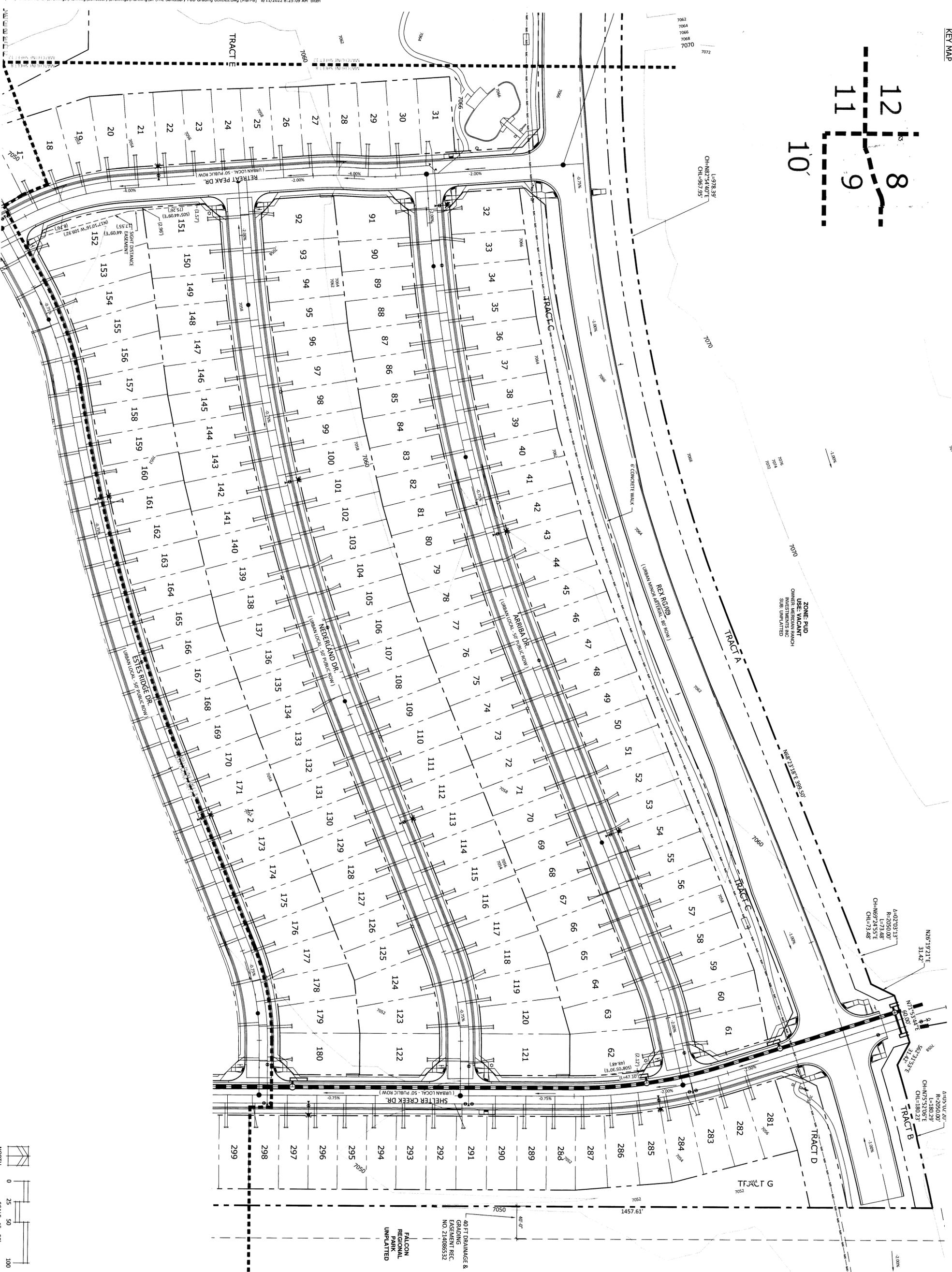
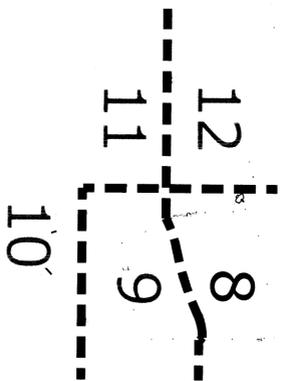


KEY MAP



A VIEWPORT 7-A





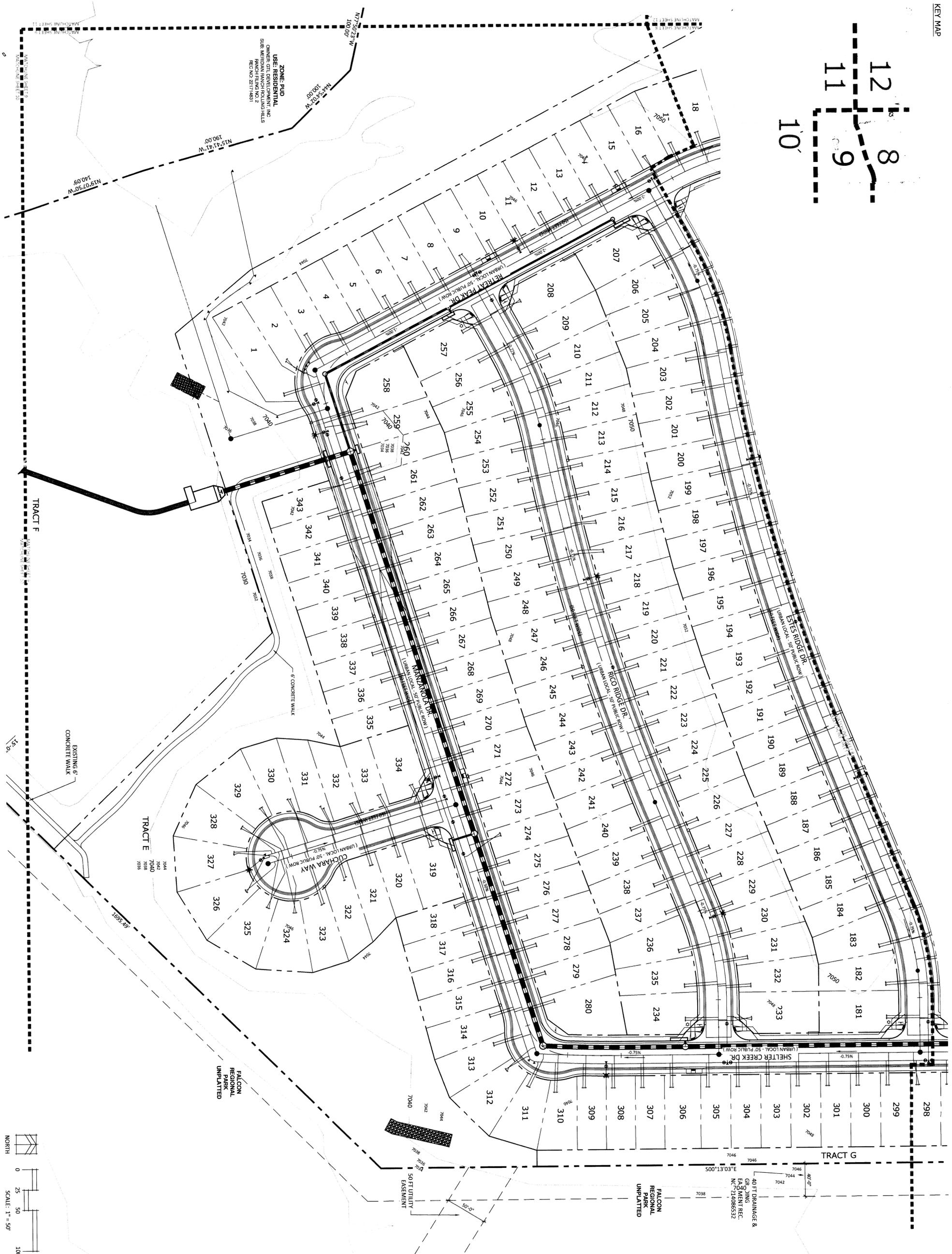
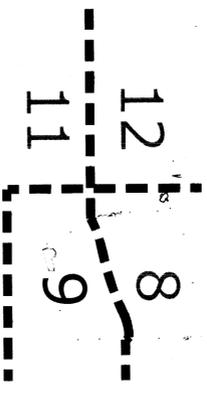
ZONE: PUD
 USE: VACANT
 OWNER: INVESTMENTS INC
 SUB: UNPLATTED

A=02'03.13"
 R=2050.00'
 L=73.48'
 CH=N69°24'55"E
 CH=73.48'

A=45'02.01"
 R=2050.00'
 CH=N75°52'06"E
 CH=180.23'

40 FT DRAINAGE & GRADING EASEMENT REC. NO. 21408532
 FALCON REGIONAL PARK UNPLATTED

PLAN FILE # SHEET NUMBER SHEET TITLE PRELIMINARY GRADING & UTILITIES 8 OF 20 PUD SP 22-004	DATE: 07/09/2022 BY: BH DESCRIPTION: PER COUNTY COMMENTS PER COUNTY COMMENTS	DATE: 05/04/2022 PROJECT NO.: A BARLOW & PERKINS	IN ASSOCIATION WITH THE SANCTUARY FILING 1 AT MERIDIAN RANCH PUD DEVELOPMENT PLAN /PRELIMINARY PLAN	PLANNER / LANDSCAPE ARCHITECT 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 © 2012. All Rights Reserved.
	ISSUE / REVISION ENTITLEMENT	ISSUE INFO	STAMP	N.E.S.



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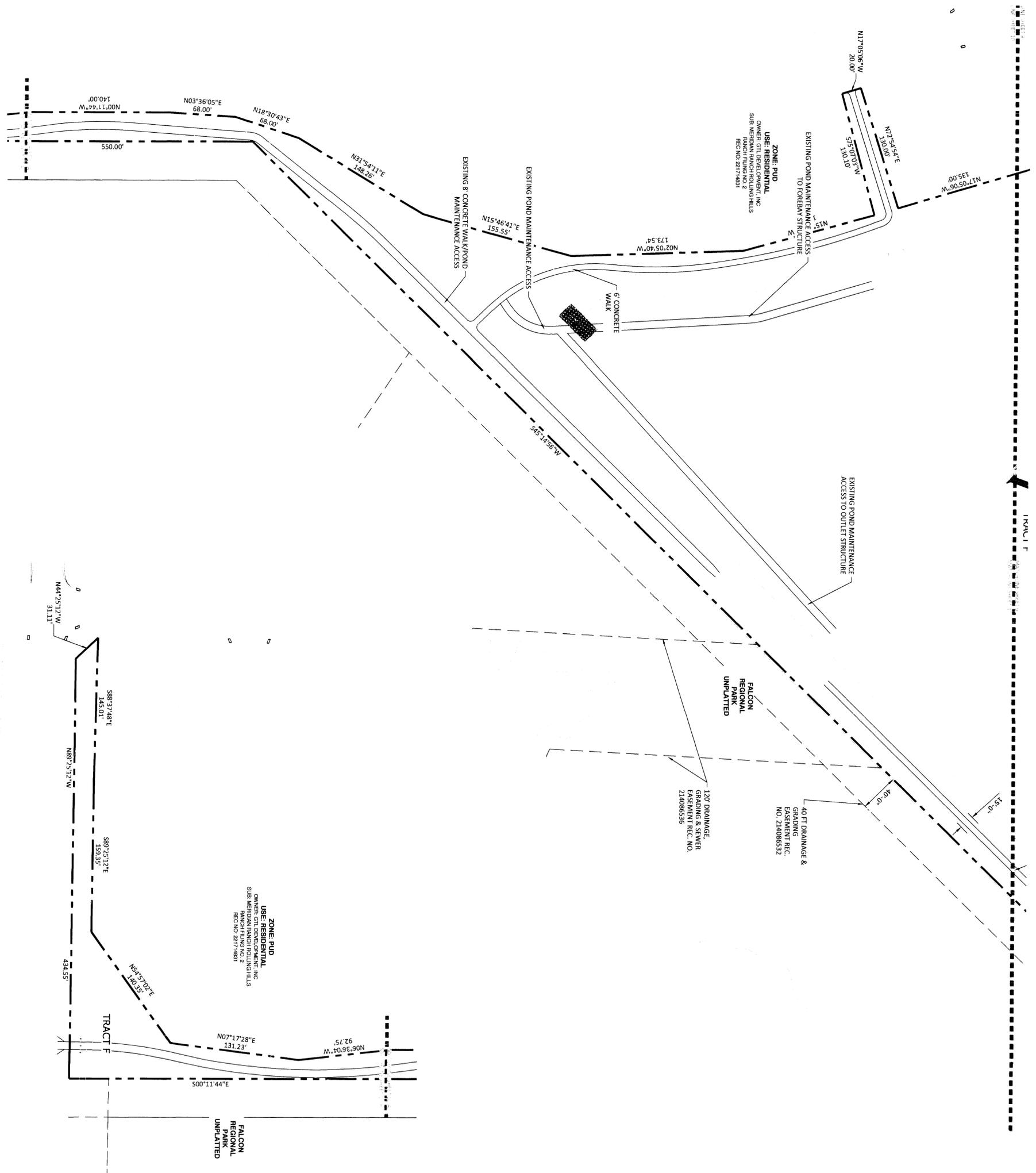
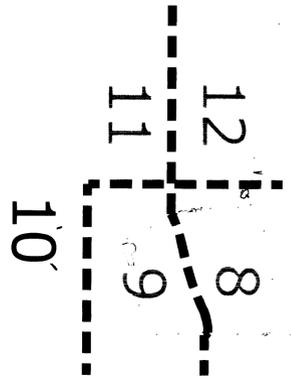
IN ASSOCIATION WITH
THE SANCTUARY
FILING 1 AT
MERIDIAN RANCH
PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

PROJECT INFO
DATE: 05/04/2022
PROJECT NO.: A. BARLOW
PREPARED BY: B. PERKINS

ISSUE INFO
ISSUE TITLE: ENTITLEMENT

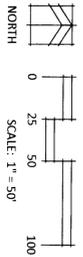
ISSUE / REVISION
DATE: 07/05/2022
BY: BH
DESCRIPTION: PER COUNTY COMMENTS
08/11/2022 BP PER COUNTY COMMENTS

SHEET TITLE: PRELIMINARY GRADING & UTILITIES
SHEET NUMBER: 9 OF 20
PLAN FILE # PUD SP 22-004



A VIEWPORT 10-A

B VIEWPORT 10-B



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

**THE SANCTUARY
 FILING 1 AT
 MERIDIAN RANCH**

PUD DEVELOPMENT PLAN
 /PRELIMINARY PLAN

PROJECT INFO

DATE: 06/04/2023
 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

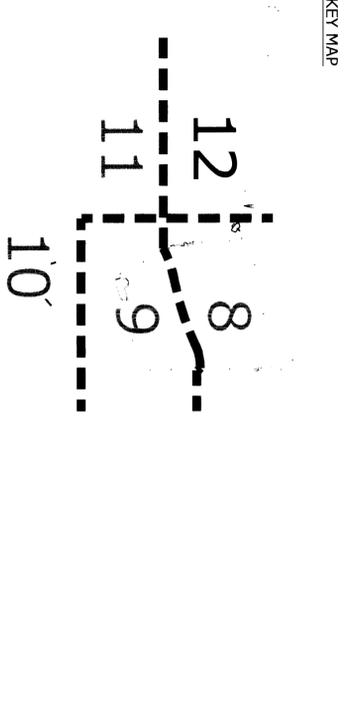
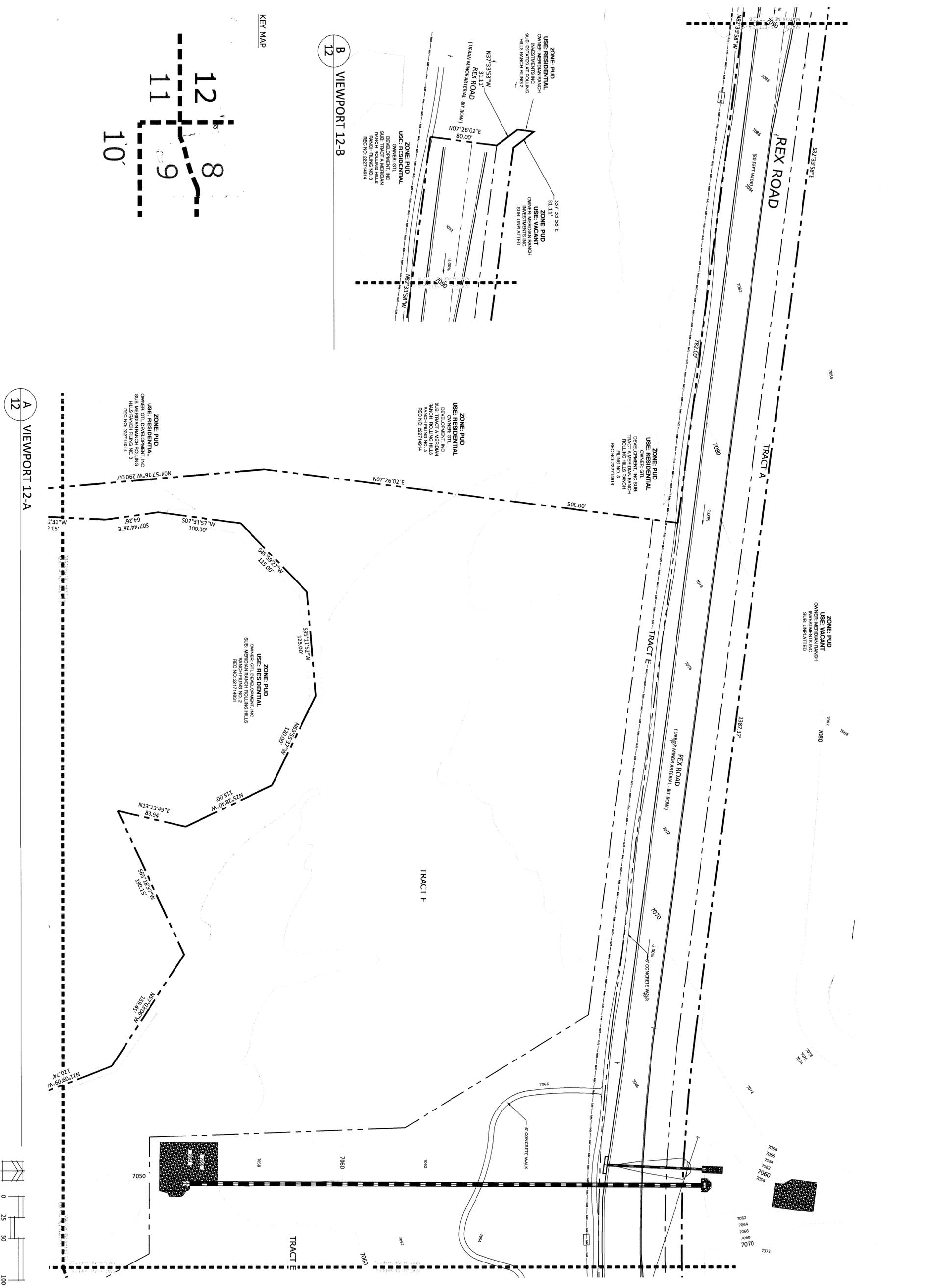
ISSUE / REVISION

PRELIMINARY GRADING
 & UTILITIES

PLAN FILE # SHEET NUMBER

10 OF 20

PUD SP 22-004



B VIEWPORT 12-B

A VIEWPORT 12-A



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**THE SANCTUARY
 FILING 1 AT
 MERIDIAN RANCH**

**PUD DEVELOPMENT PLAN
 /PRELIMINARY PLAN**

PROJECT INFO
 DATE: 05/04/2022
 PROJECT NR: A. BILKOW
 PREPARED BY: B. FERRELLAS

STAMP
ENTITLEMENT

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

**PRELIMINARY GRADING
 & UTILITIES**

12

12 OF 20

PUD SP 22-004



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE SANCTUARY
 AT MERIDIAN
 RANCH FILING 1

PUD DEVELOPMENT PLAN
 /PRELIMINARY PLAN

PROJECT INFO
 DATE: 05/04/2023
 PROJECT MGR: A. SHALOW
 PREPARED BY: B. PERKINS

ENTITLEMENT

ISSUE INFO

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

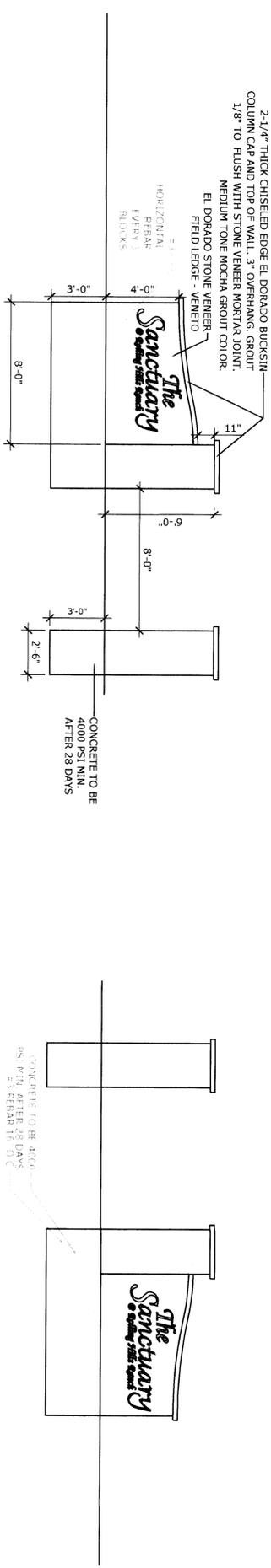
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ISSUE / REVISION

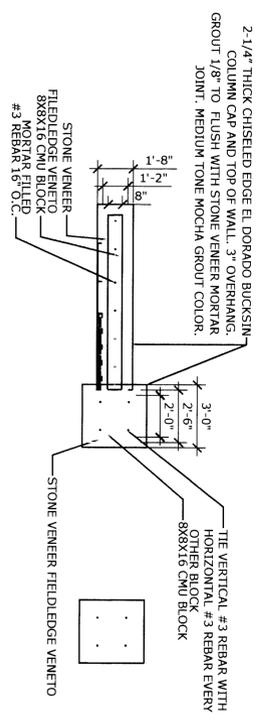
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 ENTRY SIGNAGE

SHEET NUMBER
 13 OF 20

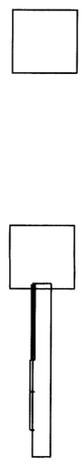
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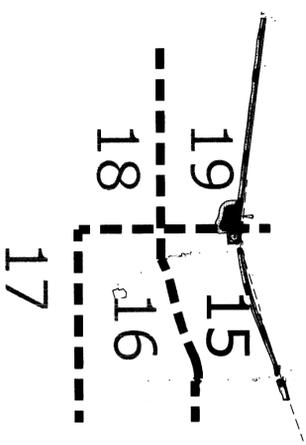


1 ENTRY SIGNAGE ELEVATION VIEW

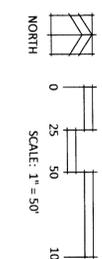
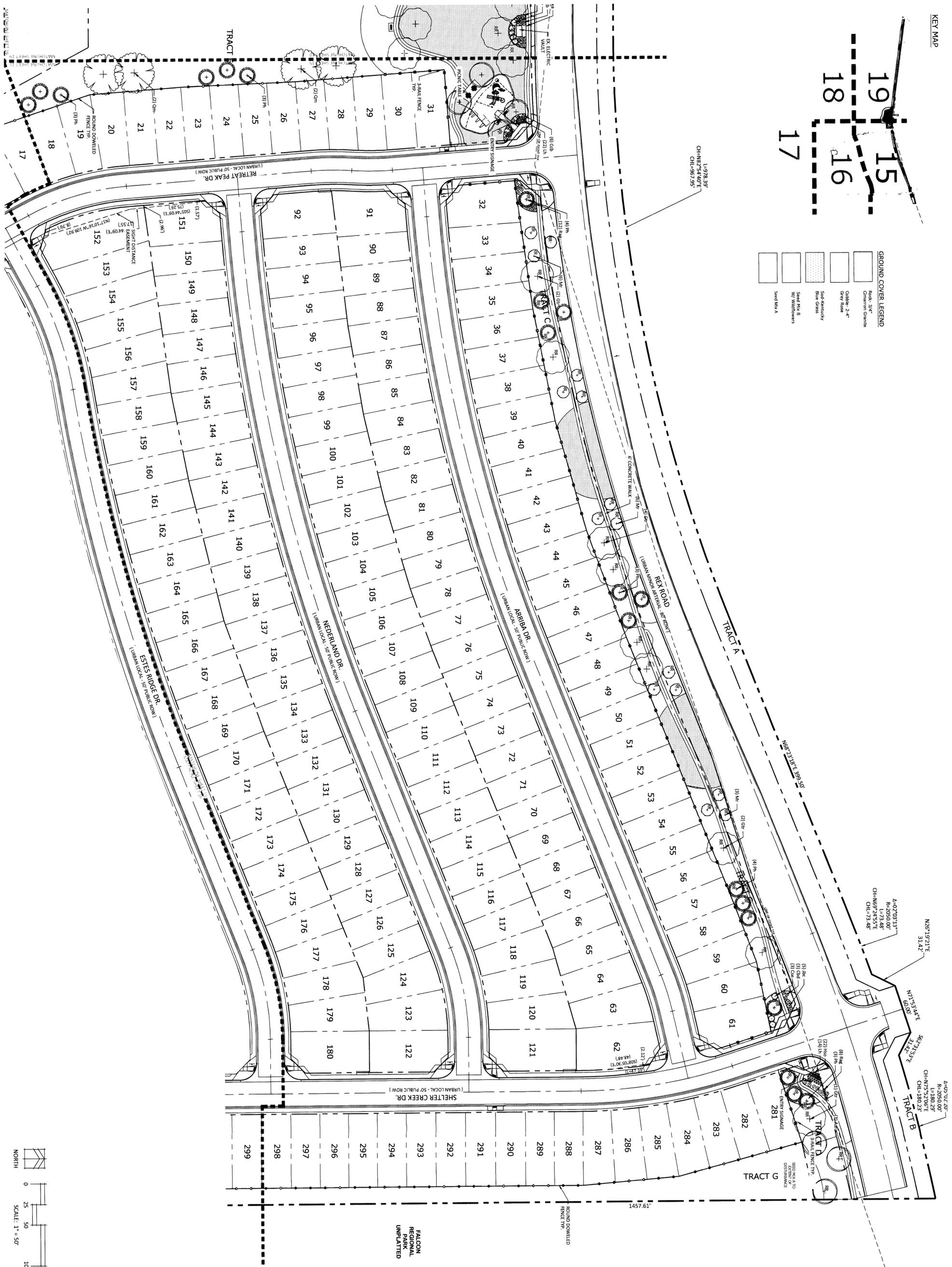


2 ENTRY SIGNAGE PLAN VIEW

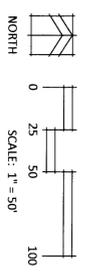
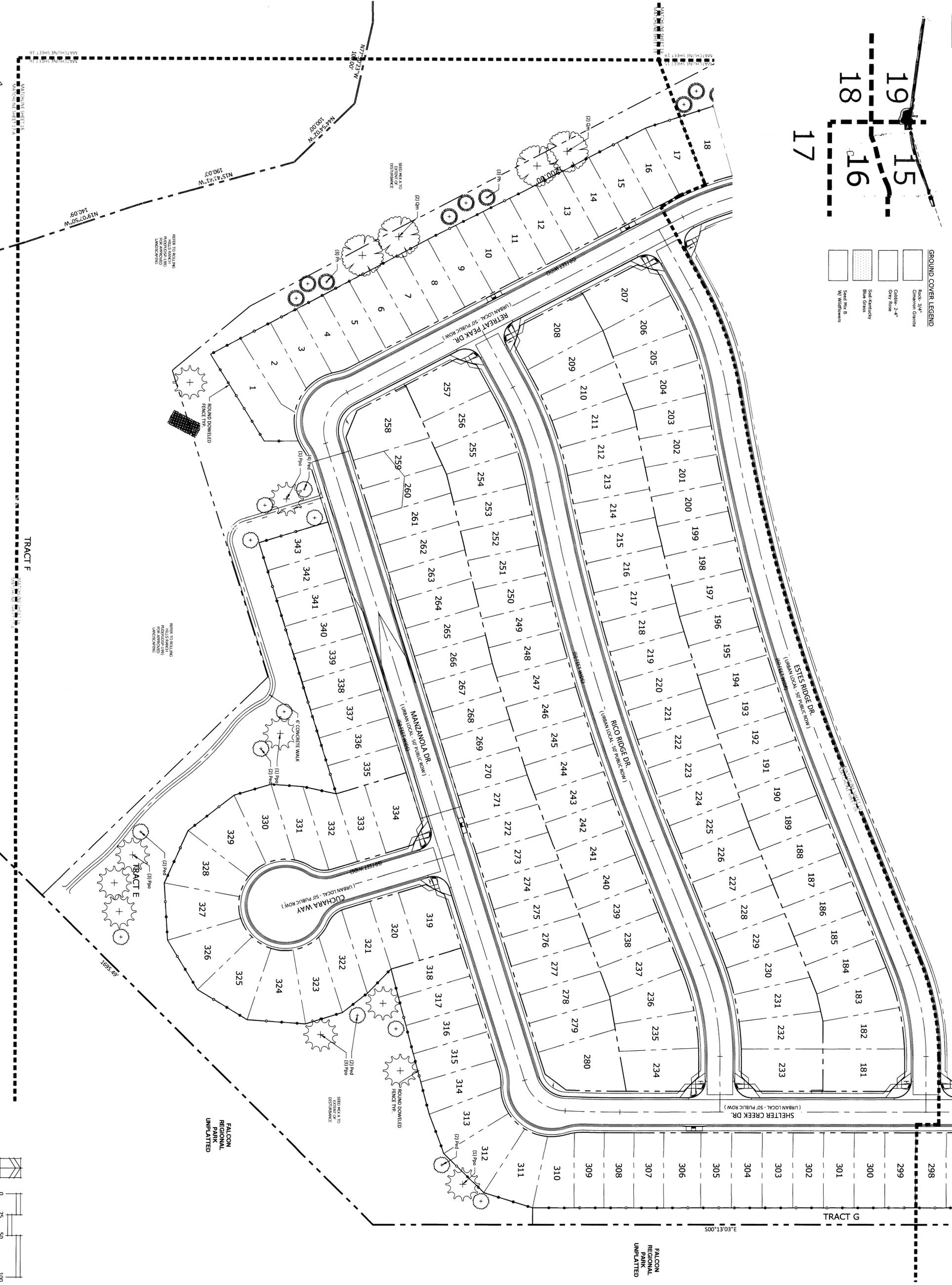
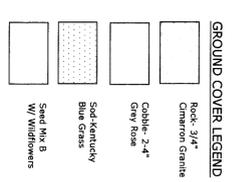
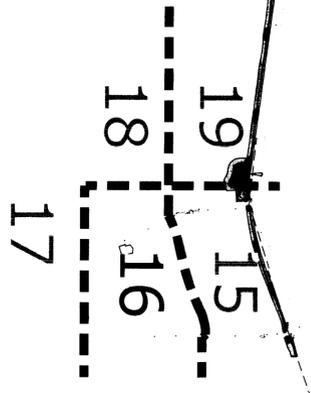




- GROUND COVER LEGEND**
- Rock - 3/4" Crushed Granite
 - Cobble - 2-4" 50% 3/8"
 - Soft Kentucky Blue Grass
 - Seed Mix B W/ Wildflowers
 - Seed Mix A



<p>PLAN FILE # SHEET NUMBER SHEET TITLE</p> <p>15 OF 20 LANDSCAPE PLAN</p>		<p>ISSUE / REVISION</p> <p>DATE BY DESCRIPTION</p> <p>07/05/2022 BH PER COUNTY COMMENTS</p> <p>08/11/2022 BP PER COUNTY COMMENTS</p>		<p>ISSUE INFO</p> <p>DATE BY DESCRIPTION</p> <p>05/04/2022 A. BALDOW B. FERKINS</p>		<p>PROJECT INFO</p> <p>DATE: 05/04/2022</p> <p>PROJECT NAME: PUD DEVELOPMENT PLAN /PRELIMINARY PLAN</p> <p>PREPARED BY: A. BALDOW B. FERKINS</p>		<p>IN ASSOCIATION WITH</p> <p>THE SANCTUARY AT MERIDIAN RANCH FILING 1</p> <p>PUD DEVELOPMENT PLAN /PRELIMINARY PLAN</p>		<p>PLANNER / LANDSCAPE ARCHITECT</p> <p>N.E.S. Inc.</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903</p> <p>Tel. 719.471.0073 Fax 719.471.0267</p> <p>www.nescolorado.com</p> <p>© 2012. All Rights Reserved.</p>	
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PLANNER / LANDSCAPE ARCHITECT

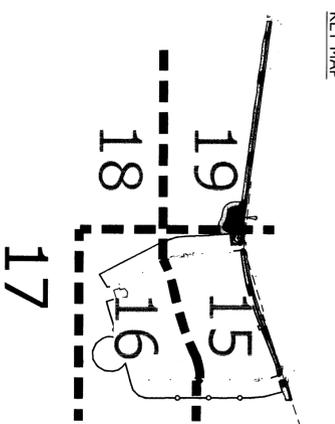
IN ASSOCIATION WITH

THE SANCTUARY AT MERIDIAN RANCH FILING 1
 PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

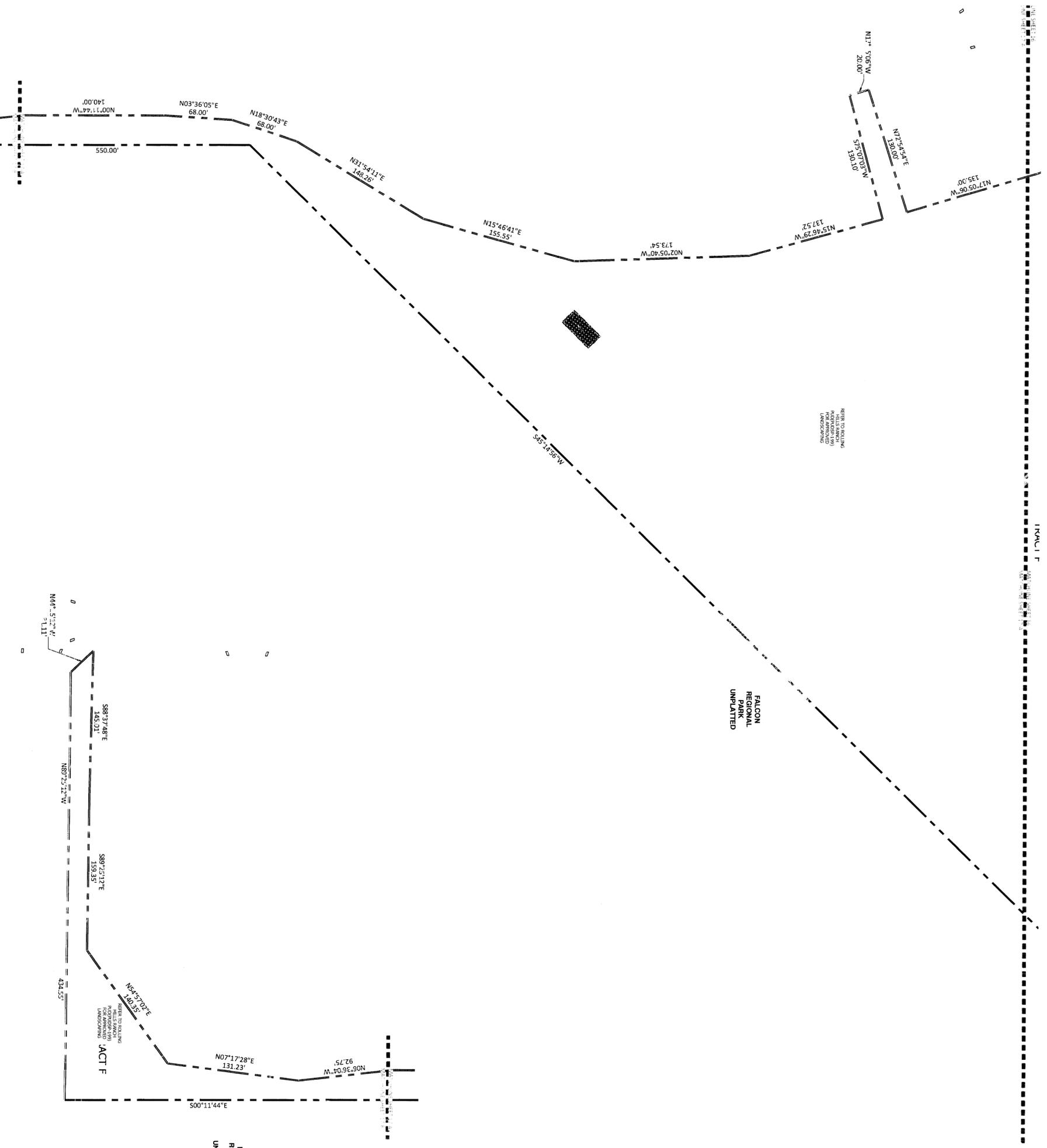
PROJECT INFO

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

PLAN FILE #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE INFO	STAMP
16 OF 20	PUD SP 22-004	LANDSCAPE PLAN		ENTITLEMENT	
			DATE: 07/05/2022	BY: BH	DESCRIPTION: PER COUNTY COMMENTS
			DATE: 08/11/2022	BY: BP	DESCRIPTION: PER COUNTY COMMENTS



- GROUND COVER LEGEND**
- Rock - 3/4" Chertown Granite
 - Cobble - 2-4" Grey Flint
 - Sand Kentucky Sand Gravel
 - Sand Mix B w/ Wildflowers



REFER TO EXISTING LANDSCAPE PLAN FOR LANDSCAPING

FALCON REGIONAL PARK UNPLATTED

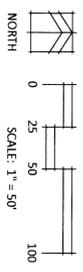
FALCON REGIONAL PARK UNPLATTED

REFER TO EXISTING LANDSCAPE PLAN FOR LANDSCAPING

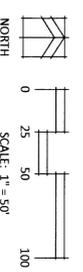
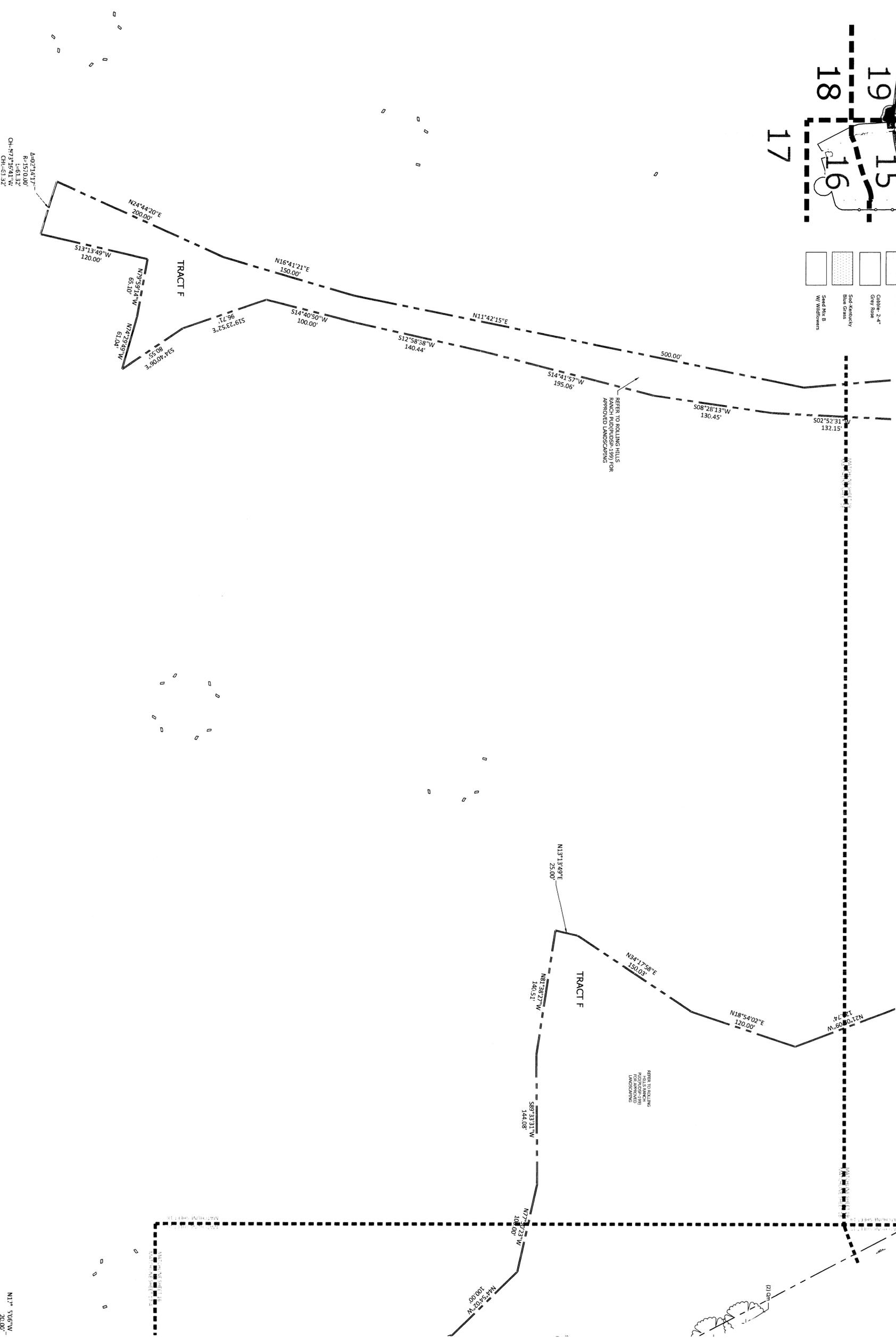
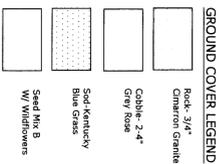
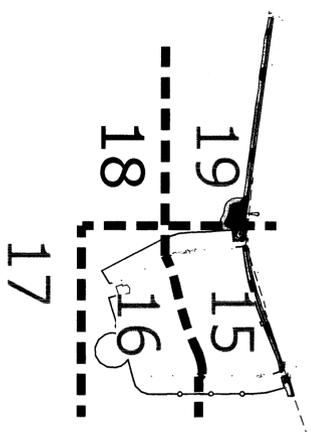
ACT F

A VIEWPORT 17-A

B VIEWPORT 17-B



<p>DATE: 05/04/2022 PROJECT MGR: A. BARLOW PREPARED BY: B. PERKINS</p>		<p>PROJECT INFO</p>		<p>IN ASSOCIATION WITH</p>		<p>PLANNER / LANDSCAPE ARCHITECT</p>	
<p>DATE: 07/05/2022 BH 08/11/2022 BP</p>		<p>DESCRIPTION: PER COUNTY COMMENTS PER COUNTY COMMENTS</p>		<p>THE SANCTUARY AT MERIDIAN RANCH FILING 1</p>		<p>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</p>	
<p>ISSUE / REVISION</p>		<p>ISSUE INFO</p>		<p>PUD DEVELOPMENT PLAN /PRELIMINARY PLAN</p>		<p>© 2022. All Rights Reserved.</p>	
<p>LANDSCAPE PLAN</p>		<p>ENTITLEMENT</p>		<p>17 OF 20</p>		<p>2230209180 3/15/23</p>	
<p>17</p>		<p>17</p>		<p>PUD SP 22-004</p>		<p>NES</p>	



N17° 5'06"W
20.00'



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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. BARKLOW
 PREPARED BY: B. PERKINS

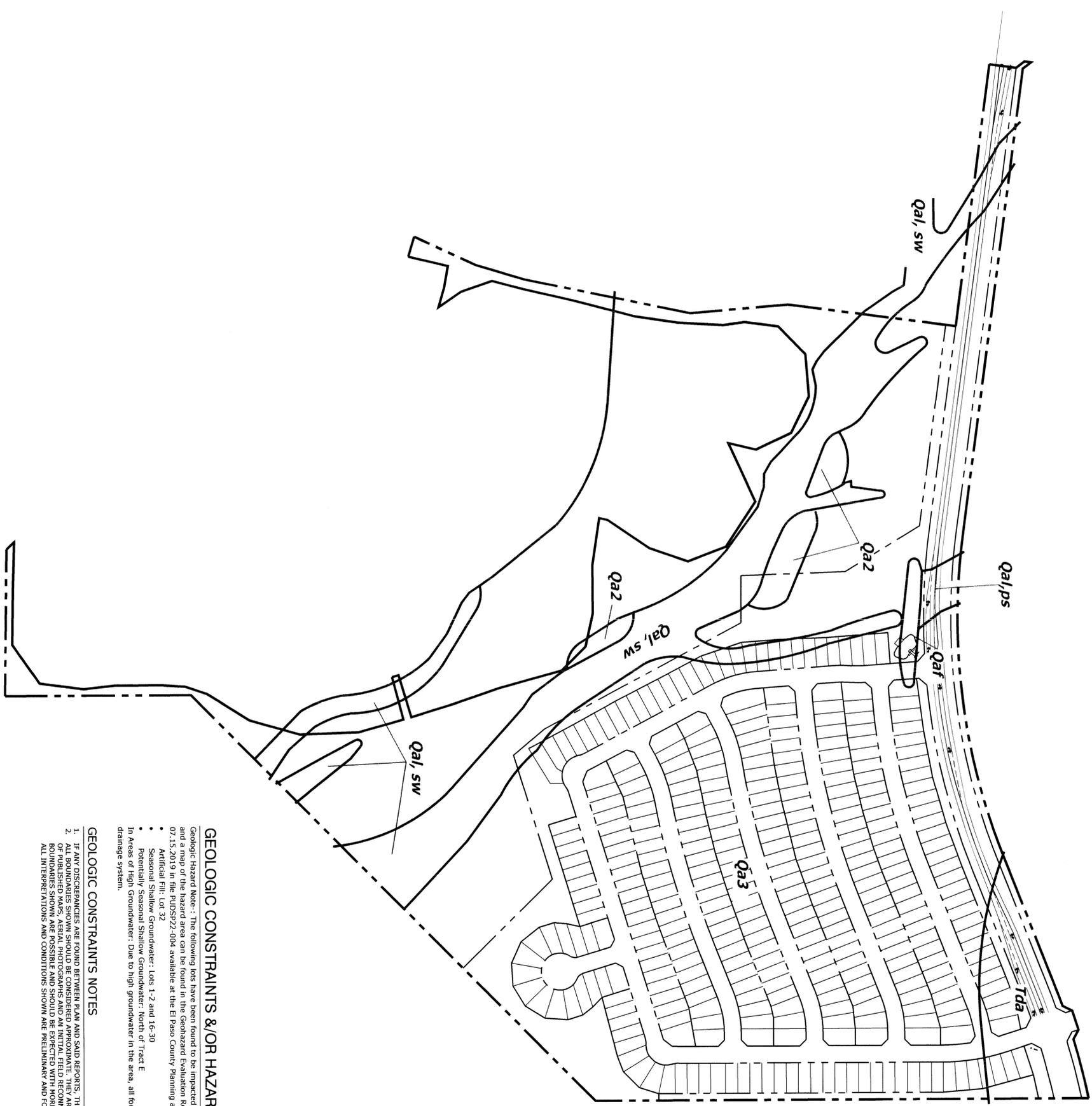
ISSUE INFO
 ISSUE: ENTITLEMENT

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

SHEET TITLE
LANDSCAPE PLAN

18

18 OF 20
 PUD SP 22-004



GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

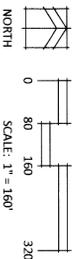
Geologic Hazard Note: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated 07.15.2019 in file HUCSP22-004 available at the El Paso County Planning and Community 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. THIS PLAN IS BASED ON THE REPORTS AND ANY CHANGES TO THE REPORTS WILL BE MADE AT THE DISCRETION OF THE ENGINEER. ANY CHANGES TO THE REPORTS WILL BE MADE AT THE DISCRETION OF THE ENGINEER. ANY CHANGES TO THE REPORTS WILL BE MADE AT THE DISCRETION OF THE ENGINEER.

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.



<p>PLAN FILE #</p> <p>SHEET NUMBER</p> <p>20 OF 20</p> <p>PUD SP 22-004</p>	<p>SHEET TITLE</p> <p>CONSTRAINTS EXHIBIT</p>	<p>ISSUE / REVISION</p>	<p>ISSUE INFO</p> <p>ENTITLEMENT</p>	<p>STAMP</p>	<p>PROJECT INFO</p> <p>DATE: 06/04/2022</p> <p>PREPARED BY: B. PERKINS</p>	<p>IN ASSOCIATION WITH</p> <p>THE SANCTUARY</p> <p>FILING 1 AT</p> <p>MERIDIAN RANCH</p> <p>PUD DEVELOPMENT PLAN</p> <p>/PRELIMINARY PLAN</p>	<p>PLANNER / LANDSCAPE ARCHITECT</p> <p>N.E.S., Inc.</p> <p>619 N. Cascade Avenue, Suite 200</p> <p>Colorado Springs, CO 80903</p> <p>Tel. 719.471.0073</p> <p>Fax 719.471.0267</p> <p>www.nescolorado.com</p> <p>© 2012. All Rights Reserved.</p>	<p>223020180 3/15/23</p>
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