

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 RECEIPTION 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°20'27" E A DISTANCE OF 80.00 FEET;
2. THENCE N37°33'55" W A DISTANCE OF 31.11 FEET;
3. THENCE N07°20'27" E A DISTANCE OF 20.00 FEET;
4. THENCE S37°33'55" E A DISTANCE OF 31.11 FEET;
5. THENCE S82°33'48" E A DISTANCE OF 1387.93 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°20'43", AN ARC LENGTH OF 978.39 FEET, WHOSE LONG CHORD BEARS N82°54'06" E A DISTANCE OF 967.95 FEET;
7. THENCE S82°33'48" E A DISTANCE OF 1387.93 FEET TO THE POINT OF BEGINNING OF THE RIGHT-OF-WAY;
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 N29°19'24" E A DISTANCE OF 31.42 FEET;
10. THENCE N71°53'44" E A DISTANCE OF 60.00 FEET;
11. THENCE S62°31'31" 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. 2149692/22.

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

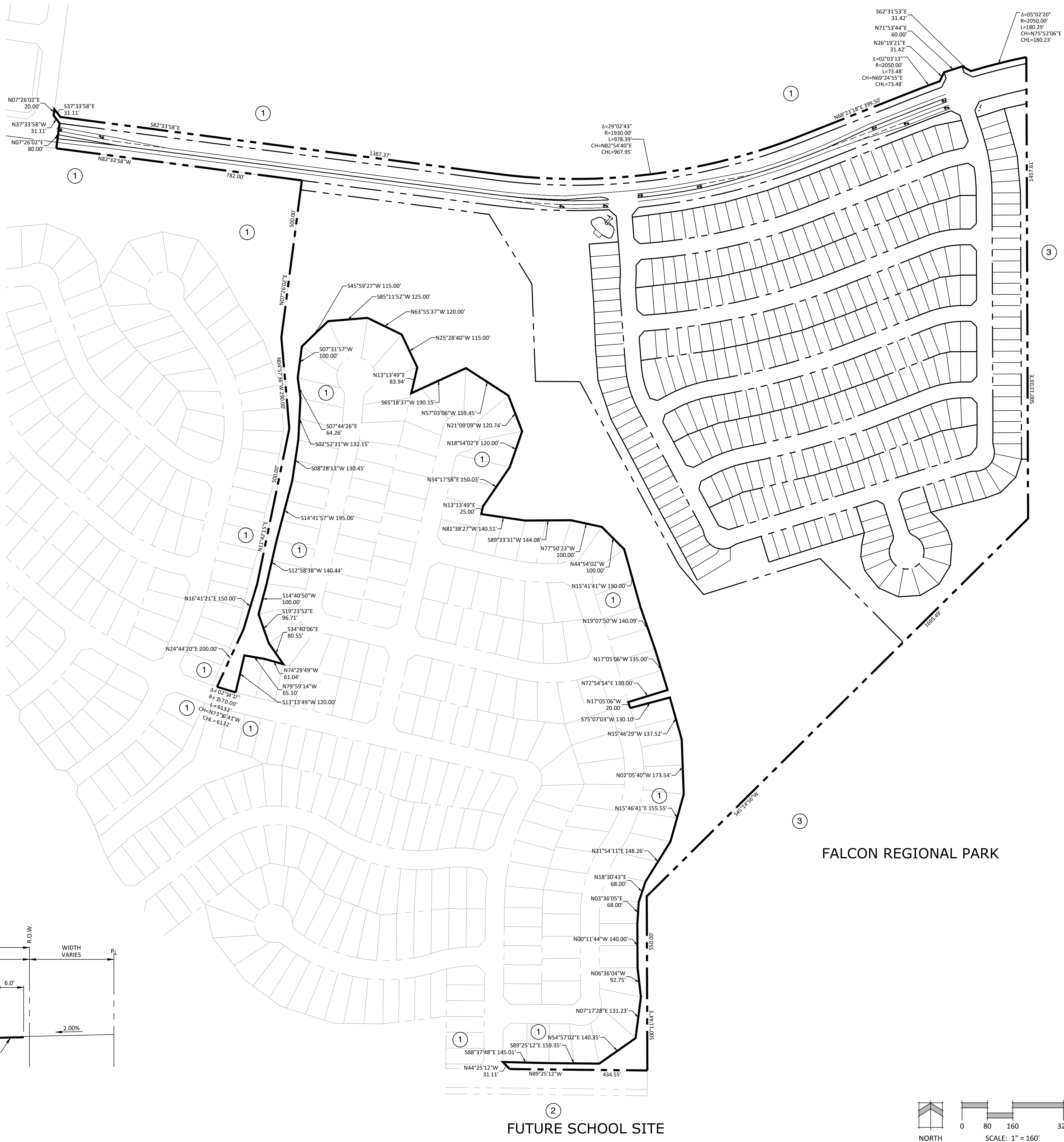
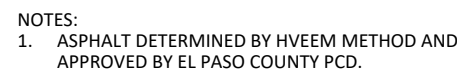
13. THENCE S00°13'03"E A DISTANCE OF 1457.61 FEET;
14. THENCE S45°14'56"W A DISTANCE OF 1695.49 FEET TO A POINT ON THE EASTERN BOUNDARY OF SADI ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH, POINT BEING ON THE EASTERN BOUNDARY OF SAID TRACT G;

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

17. THENCE S00°11'44"E A DISTANCE OF 550.00 FEET;
18. THENCE N89°22'12"W A DISTANCE OF 44.45 FEET;
19. THENCE N44°39'12"W A DISTANCE OF 81.11 FEET;
20. THENCE S88°37'48"E A DISTANCE OF 145.01 FEET;
21. THENCE S89°25'12"E A DISTANCE OF 159.35 FEET;
22. THENCE N64°57'02"E A DISTANCE OF 140.35 FEET;
23. THENCE N07°13'28"W A DISTANCE OF 131.21 FEET;
24. THENCE N07°36'04"W A DISTANCE OF 92.75 FEET;
25. THENCE N00°11'44"W A DISTANCE OF 140.00 FEET;
26. THENCE N03°36'05"E A DISTANCE OF 68.00 FEET;
27. THENCE N13°30'43"E A DISTANCE OF 68.00 FEET;
28. THENCE N31°54'11"E A DISTANCE OF 148.26 FEET;
29. THENCE N15°46'41"E A DISTANCE OF 155.55 FEET;
30. THENCE N02°05'40"W A DISTANCE OF 175.54 FEET;
31. THENCE N15°46'29"W A DISTANCE OF 137.52 FEET;
32. THENCE S75°07'03"W A DISTANCE OF 130.10 FEET;
33. THENCE N17°05'06"W A DISTANCE OF 26.00 FEET;
34. THENCE N72°54'54"E A DISTANCE OF 130.00 FEET;
35. THENCE N13°05'06"W A DISTANCE OF 135.00 FEET;
36. THENCE N13°07'50"W A DISTANCE OF 145.00 FEET;
37. THENCE N13°41'41"W A DISTANCE OF 190.00 FEET;
38. THENCE N44°54'02"E A DISTANCE OF 130.00 FEET;
39. THENCE N77°50'23"W A DISTANCE OF 100.00 FEET;
40. THENCE S89°33'11"W A DISTANCE OF 144.08 FEET;
41. THENCE N81°38'27"W A DISTANCE OF 140.51 FEET;
42. THENCE N13°13'49"E A DISTANCE OF 21.00 FEET;
43. THENCE N34°17'58"W A DISTANCE OF 150.03 FEET;
44. THENCE N16°54'02"E A DISTANCE OF 120.00 FEET;
45. THENCE N02°10'09"W A DISTANCE OF 120.74 FEET;
46. THENCE N05°03'06"W A DISTANCE OF 159.45 FEET;
47. THENCE S68°18'37"W A DISTANCE OF 130.15 FEET;
48. THENCE N13°13'49"E A DISTANCE OF 83.94 FEET;
49. THENCE N02°58'40"W A DISTANCE OF 115.00 FEET;
50. THENCE N63°15'37"W A DISTANCE OF 120.00 FEET;
51. THENCE S85°11'52"W A DISTANCE OF 125.00 FEET;
52. THENCE S45°59'27"W A DISTANCE OF 115.00 FEET;
53. THENCE S07°31'52"W A DISTANCE OF 100.00 FEET;
54. THENCE S07°44'26"E A DISTANCE OF 64.26 FEET;
55. THENCE S02°52'31"W A DISTANCE OF 132.15 FEET;
56. THENCE S08°18'11"W A DISTANCE OF 130.45 FEET;
57. THENCE S14°41'57"W A DISTANCE OF 158.06 FEET;
58. THENCE S12°58'38"W A DISTANCE OF 140.44 FEET;
59. THENCE S14°40'02"W A DISTANCE OF 100.00 FEET;
60. THENCE S19°23'52"E A DISTANCE OF 96.71 FEET;
61. THENCE S34°40'06"E A DISTANCE OF 80.55 FEET;
62. THENCE N72°59'49"W A DISTANCE OF 61.04 FEET;
63. THENCE N79°59'14"W A DISTANCE OF 65.10 FEET;
64. THENCE S11°33'30"W A DISTANCE OF 120.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
65. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 157.00 FEET, A DELTA ANGLE OF 20°14'17", AN ARC LENGTH OF 61.32 FEET, WHOSE LONG CHORD BEARS N77°16'14"W A DISTANCE OF 61.32 FEET;
66. THENCE N24°44'20"E A DISTANCE OF 200.00 FEET;
67. THENCE N16°42'12"E A DISTANCE OF 150.00 FEET;
68. THENCE N11°42'15"E A DISTANCE OF 500.00 FEET;
69. THENCE N04°57'36"W A DISTANCE OF 290.00 FEET;
70. THENCE N07°25'02"E A DISTANCE OF 580.00 FEET;
71. THENCE N82°18'33"W A DISTANCE OF 782.00 FEET TO THE POINT OF BEGINNING;

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

	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



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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PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

PROJECT INFO

DATE:
PROJECT MGR:
PREPARED BY:

05/04/2022
A. BARLOTTI
B. PERKINS

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

07/05/2022 BH PER COUNTY COMMENT:

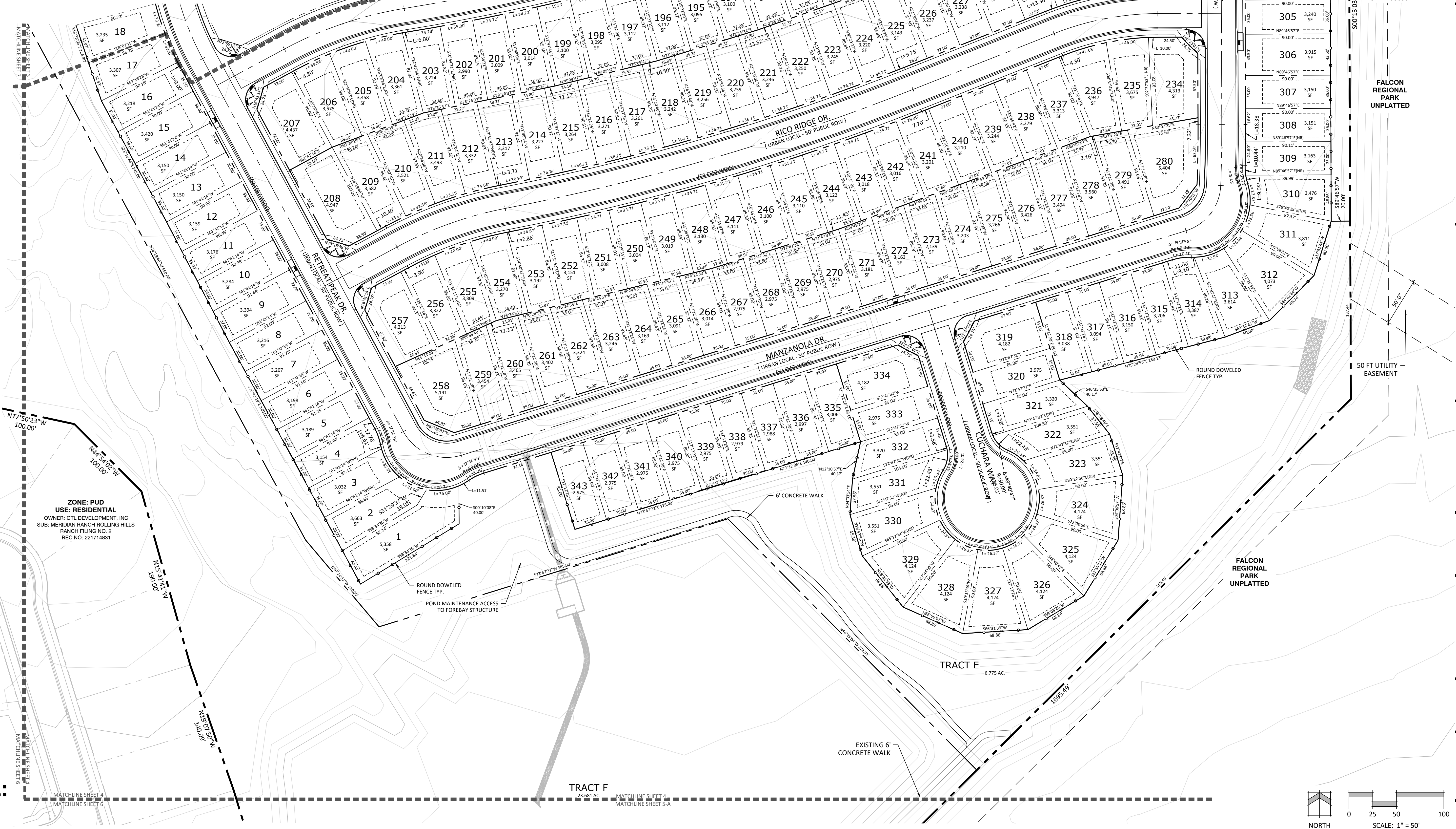
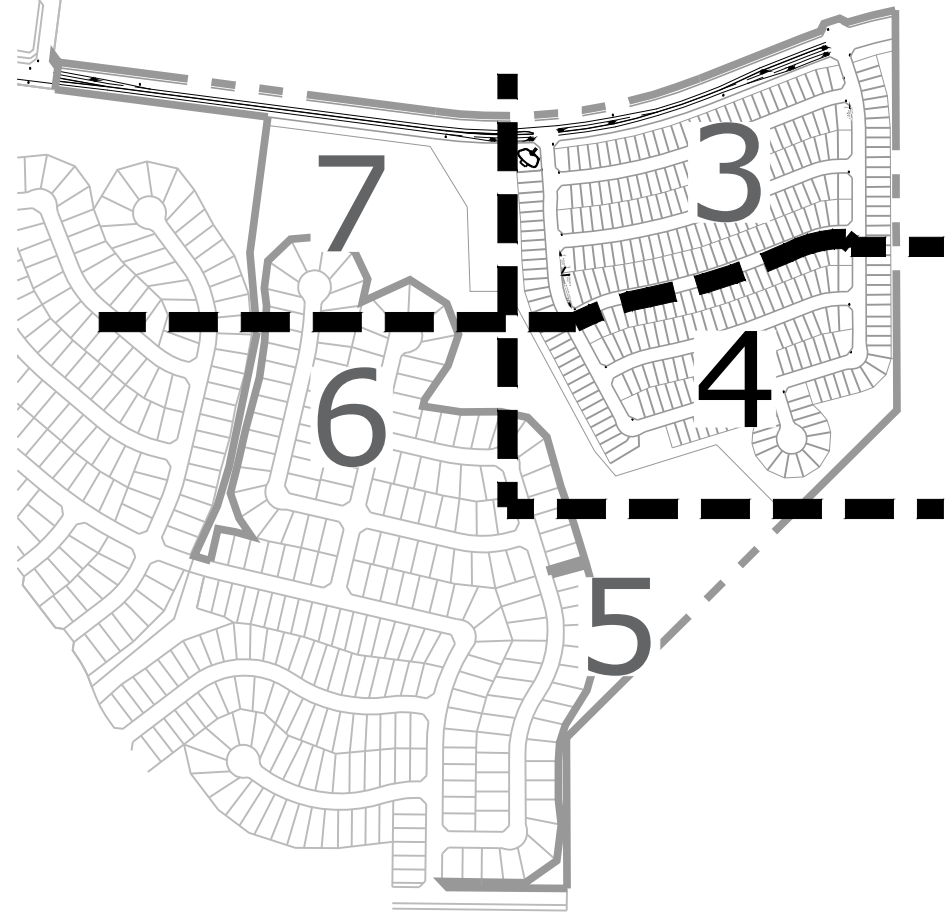
08/11/2022 BP PER COUNTY COMMENT

LEGAL EXHIBIT & ADJACENT OWNERS

2

2 OF 20

PUD SP 22-004



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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

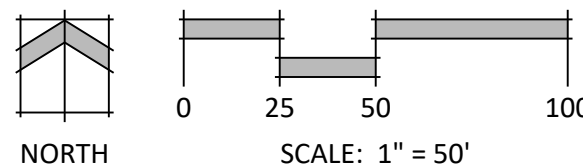
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08/11/2022 BP PER COUNTY COMMENTS

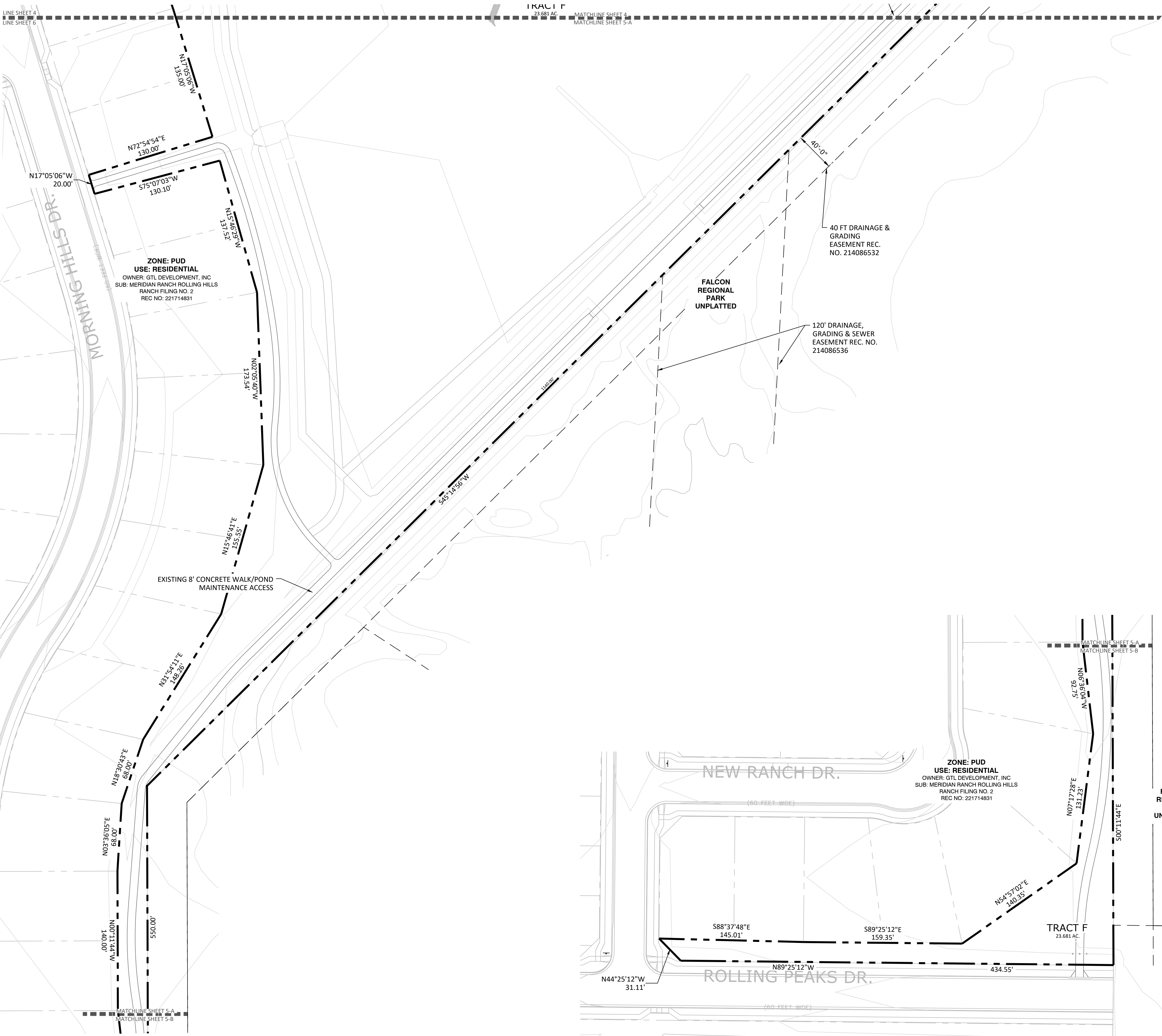
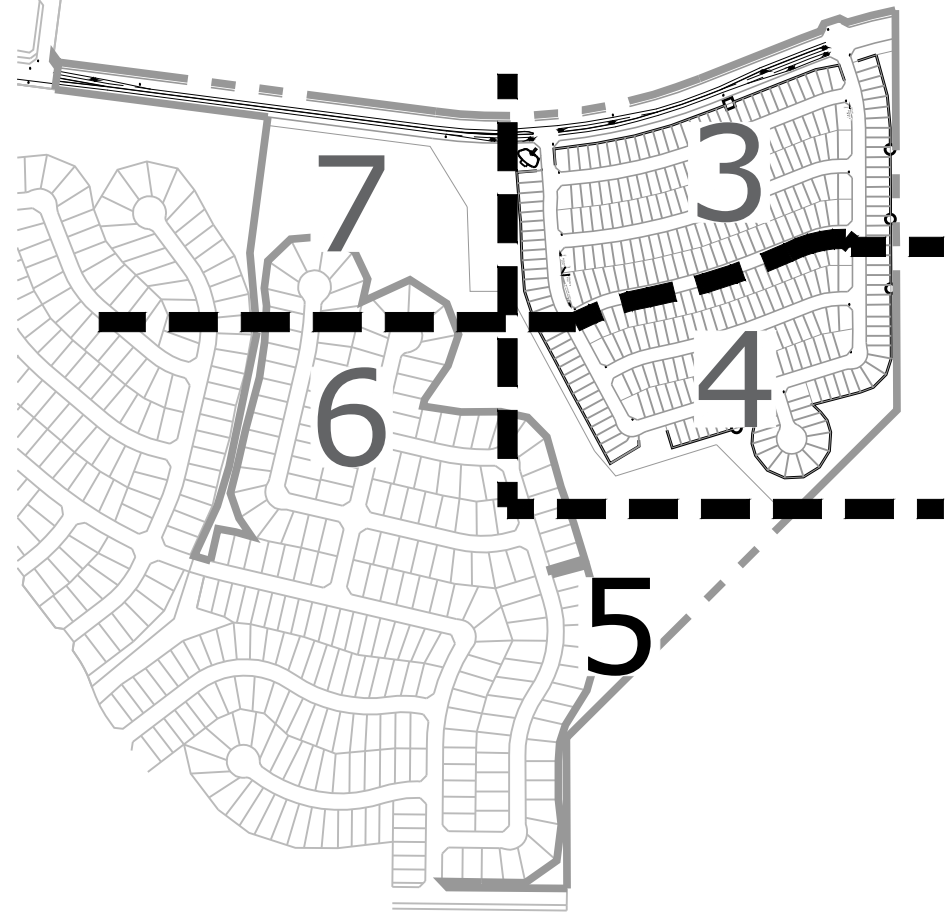
SITE PLAN

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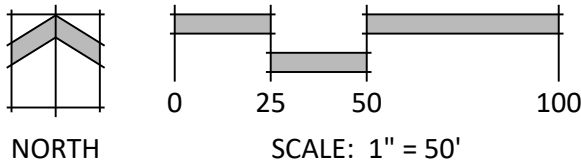
PUD SP 22-004





A
5 VIEWPORT 5-A

B
5 VIEWPORT 5-B



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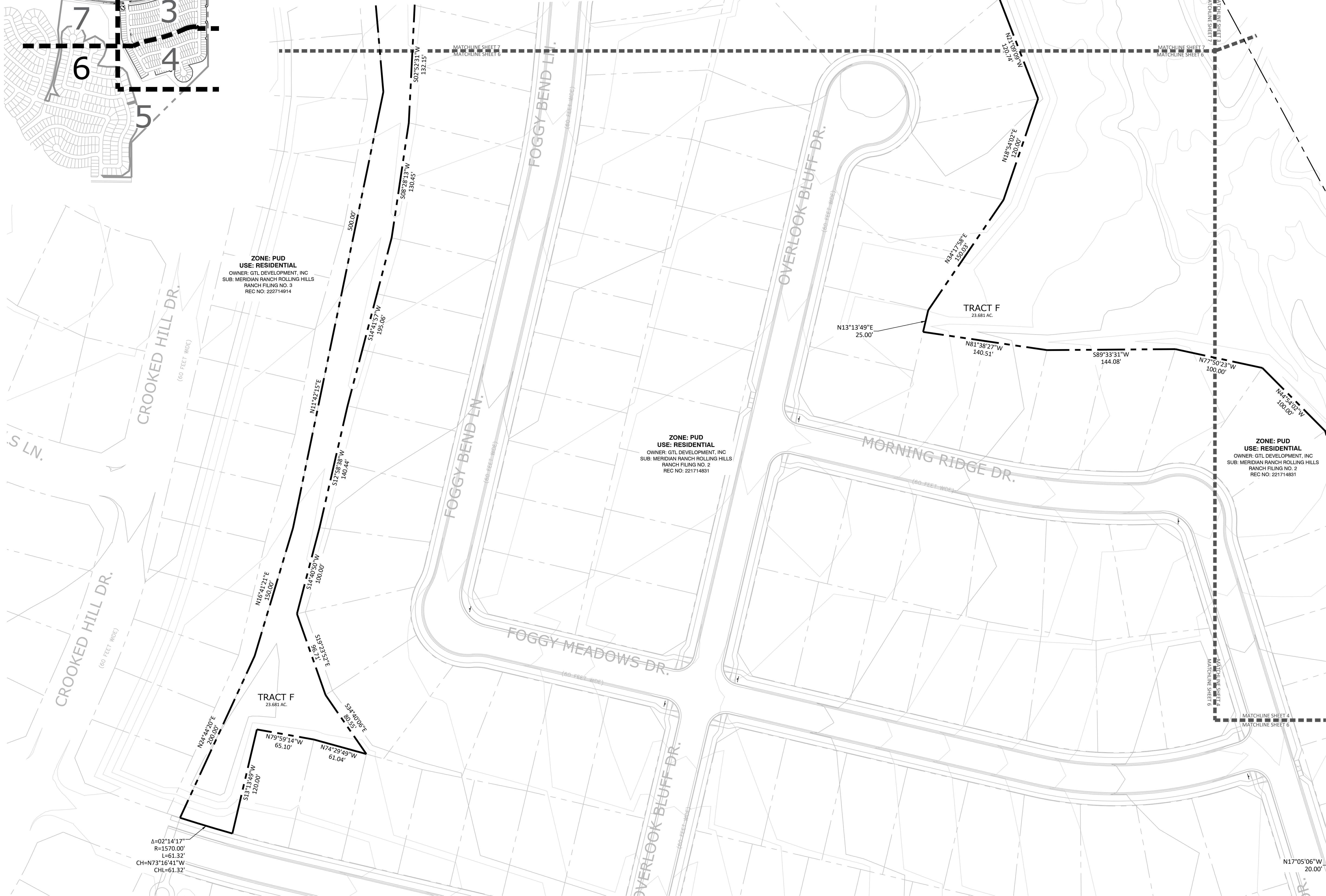
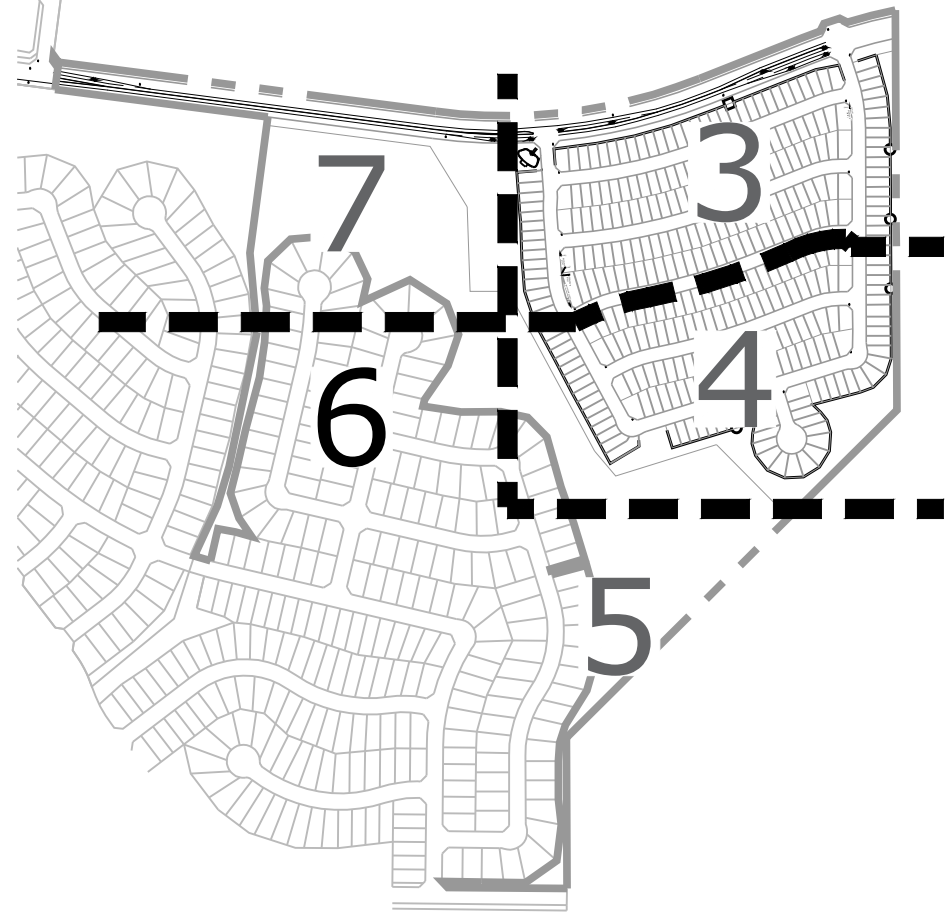
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07/05/2022	BH	PER COUNTY COMMENTS
08/11/2022	BP	PER COUNTY COMMENTS

SITE PLAN

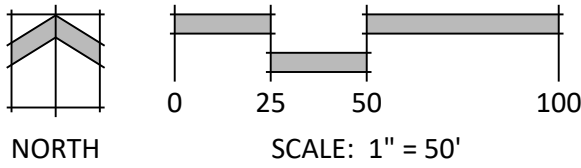
5

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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

SITE PLAN

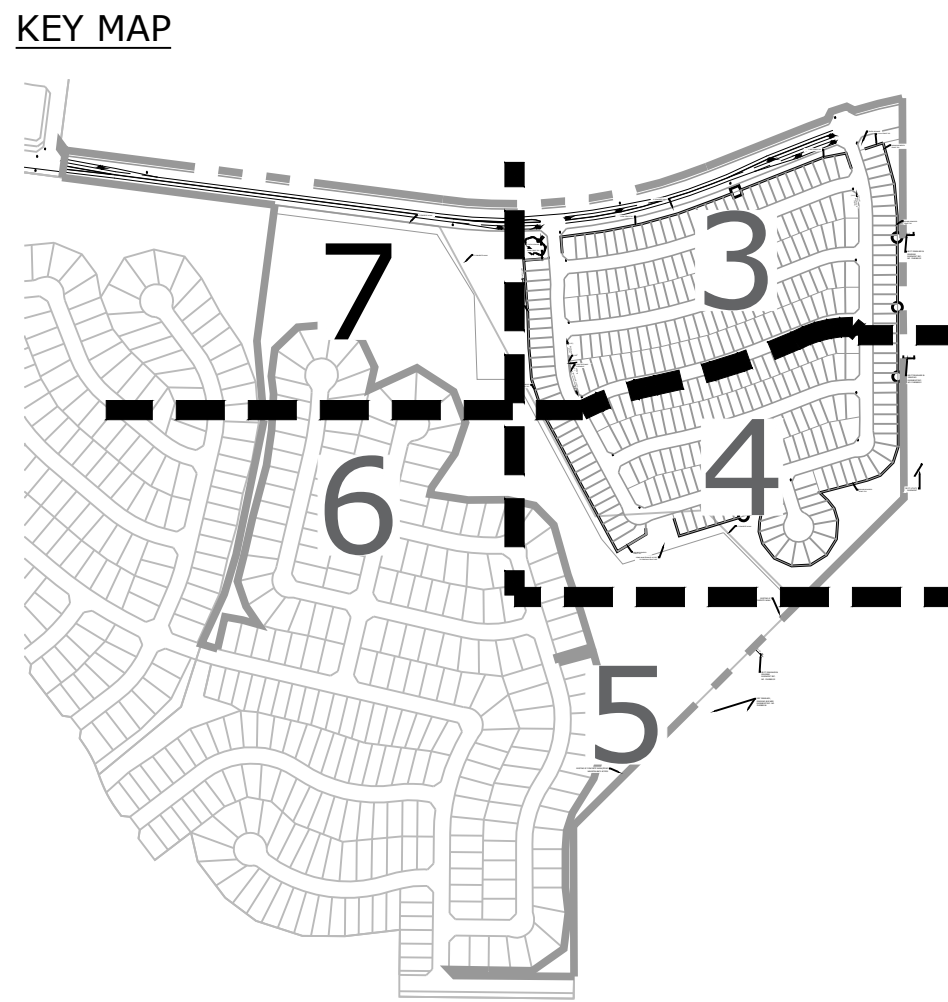
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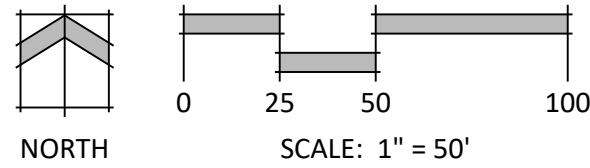
PUD SP 22-004



B
7
VIEWPORT 7-B



A
7
VIEWPORT 7-A



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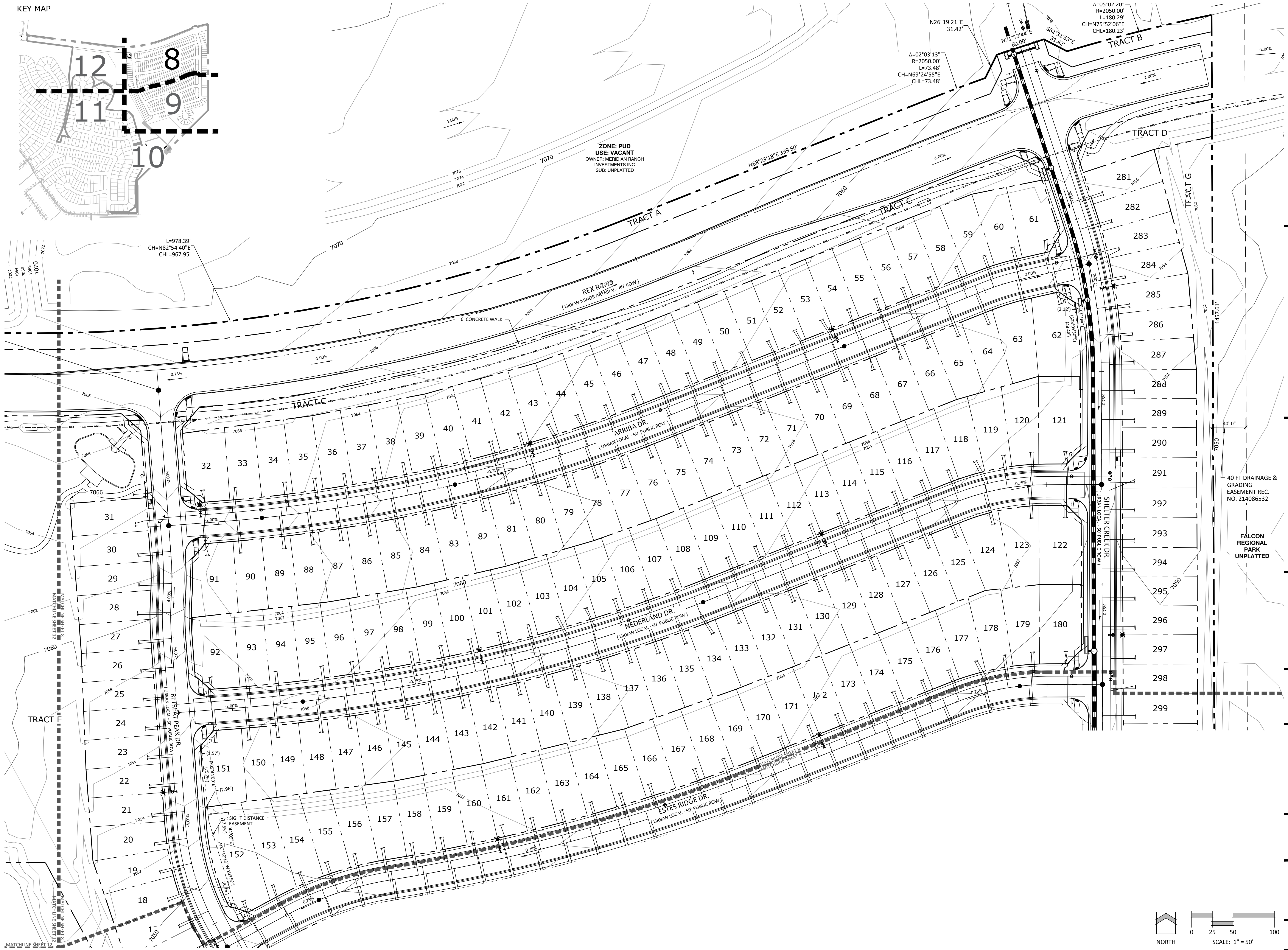
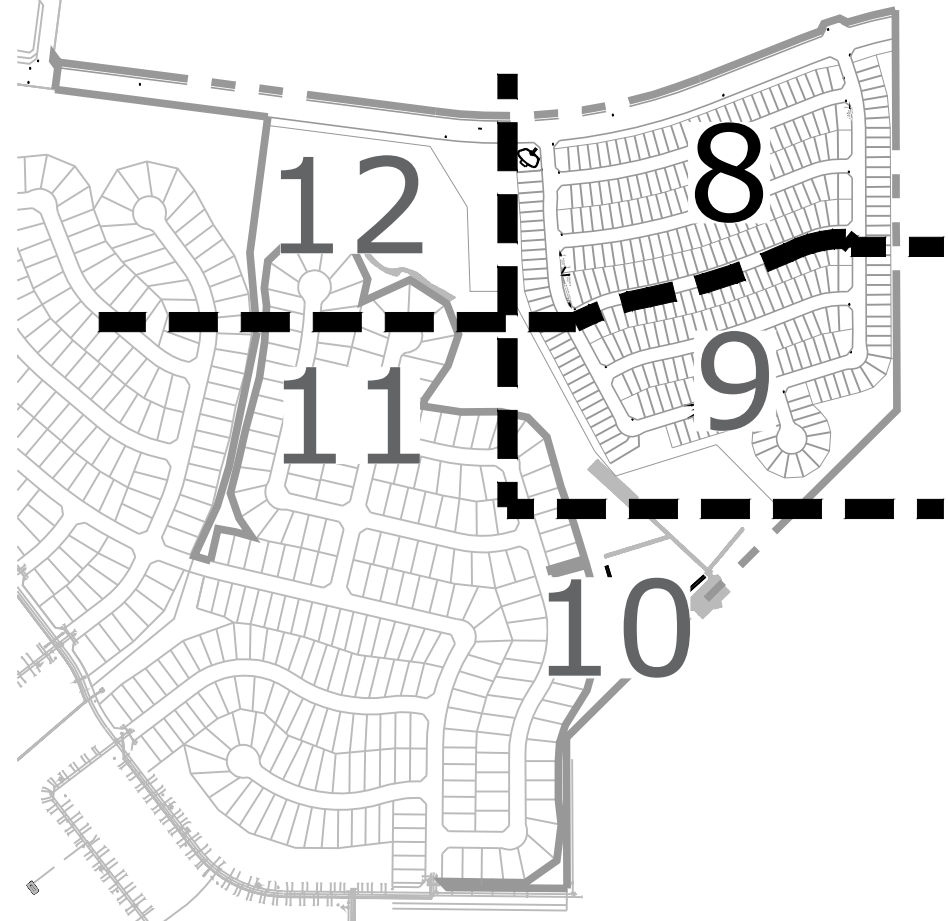
DATE: 07/05/2022 BY: BH DESCRIPTION: PER COUNTY COMMENTS
08/11/2022 BP PER COUNTY COMMENTS

SITE PLAN

7

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PUD SP 22-004



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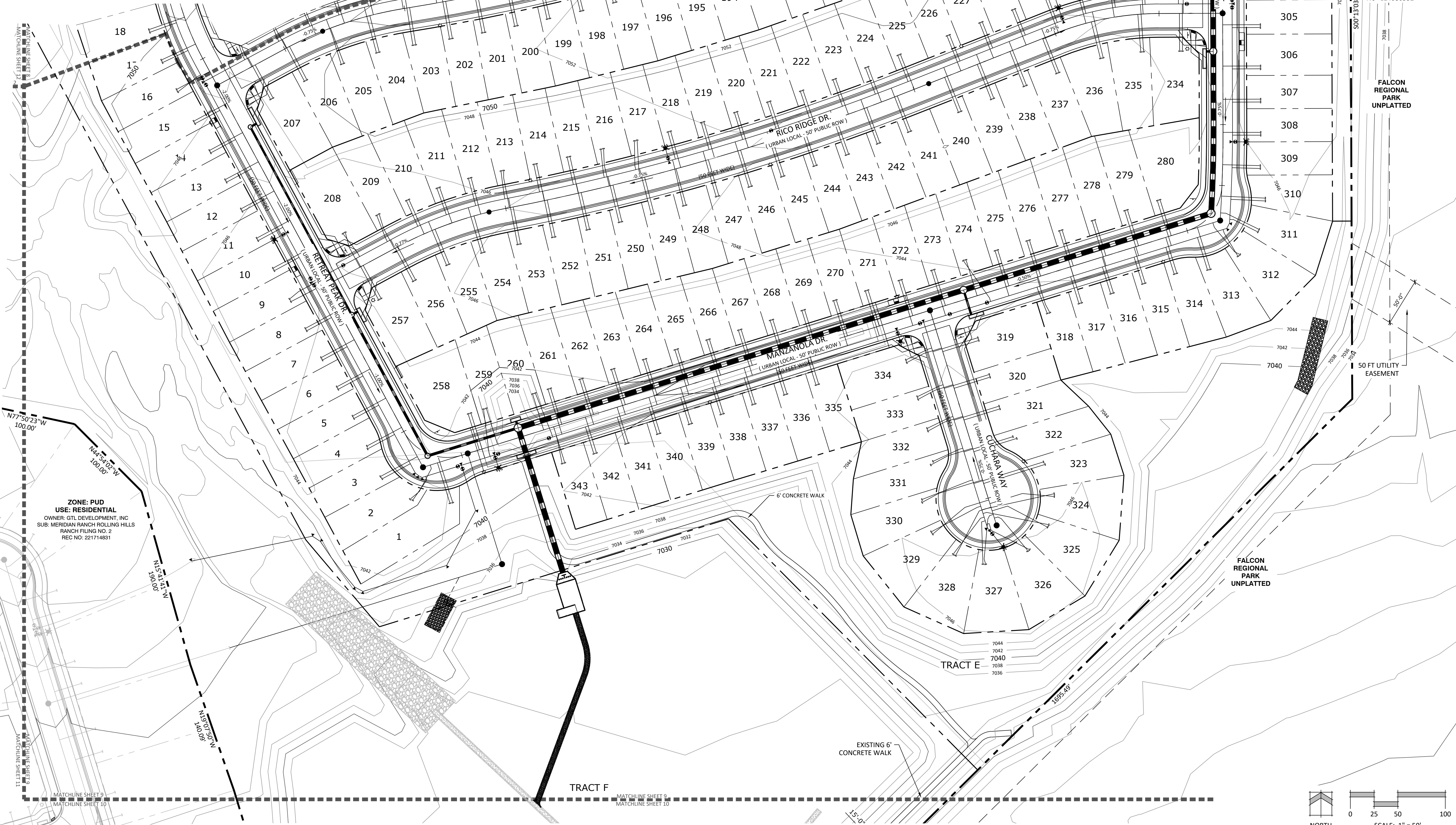
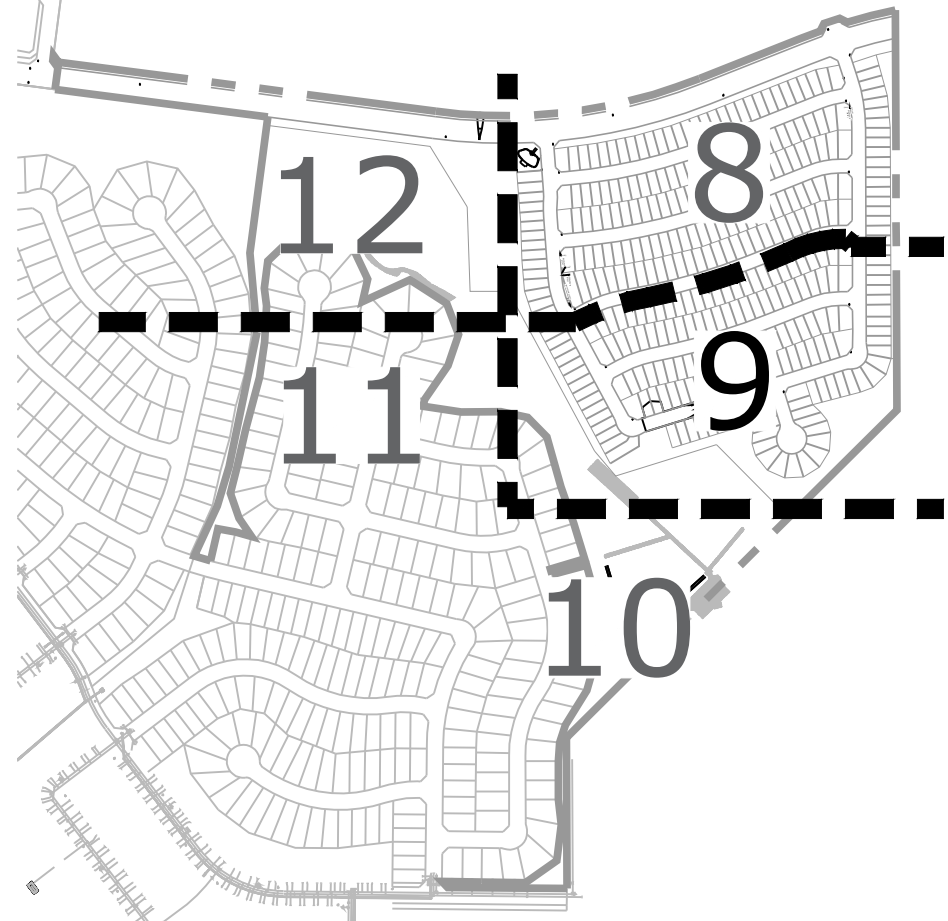
DATE: 07/05/2022 BY: BH DESCRIPTION: PER COUNTY COMMENTS
08/11/2022 BP PER COUNTY COMMENTS

PRELIMINARY GRADING & UTILITIES

8

8 OF 20

PUD SP 22-004



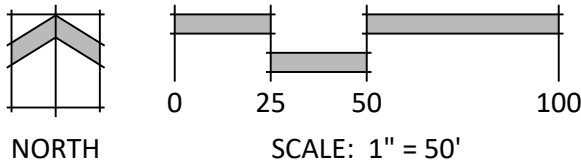
ZONE: PUD
USE: RESIDENTIAL
OWNER: GTL DEVELOPMENT, INC.
SUB: MERIDIAN RANCH ROLLING HILLS
RANCH FILING NO. 2
REC NO: 221714831

40 FT DRAINAGE &
GRADING
EASIMENT REC.
NO 214086532

FALCON
REGIONAL
PARK
UNPLATTED

50 FT UTILITY
EASEMENT

FALCON
REGIONAL
PARK
UNPLATTED



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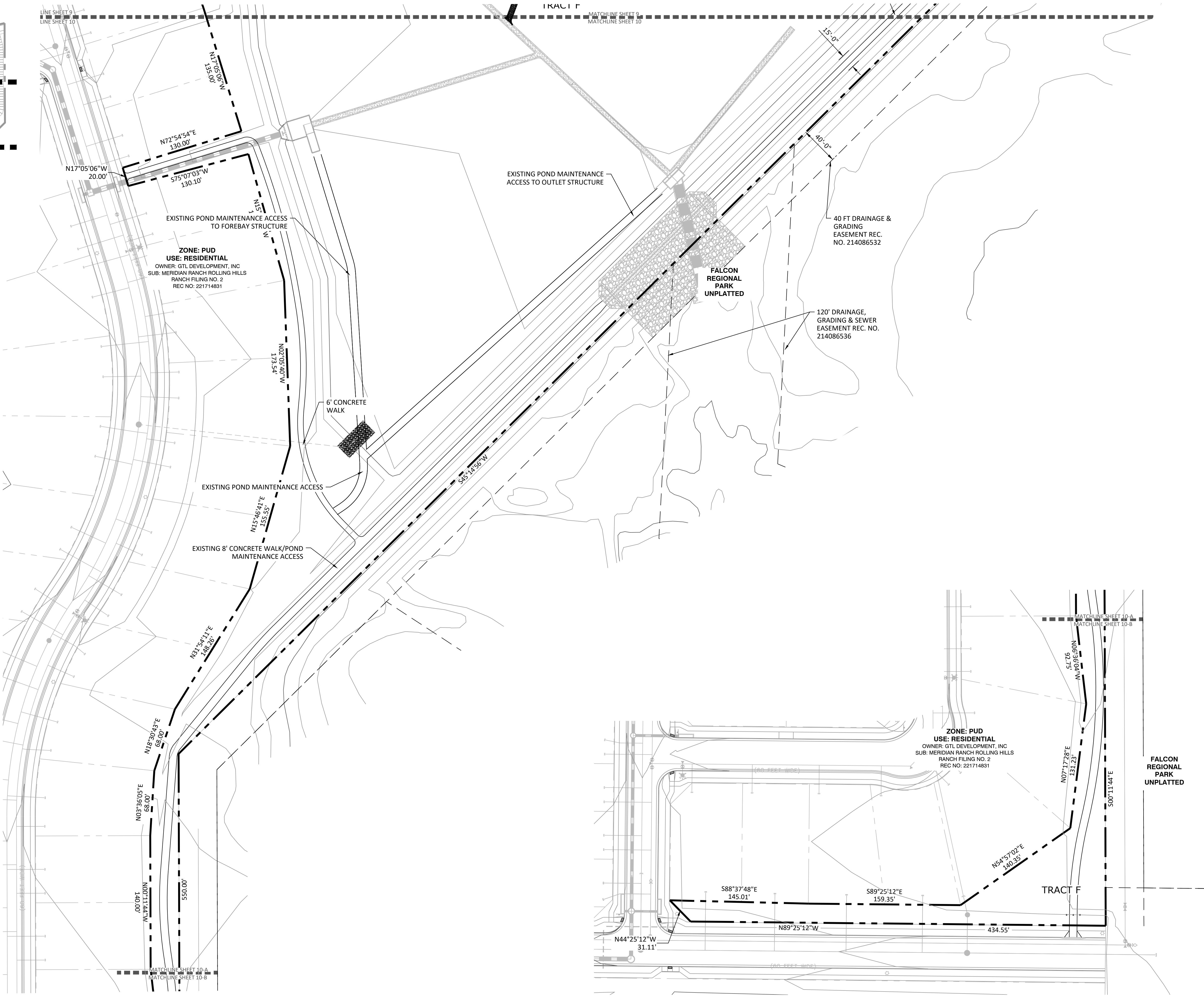
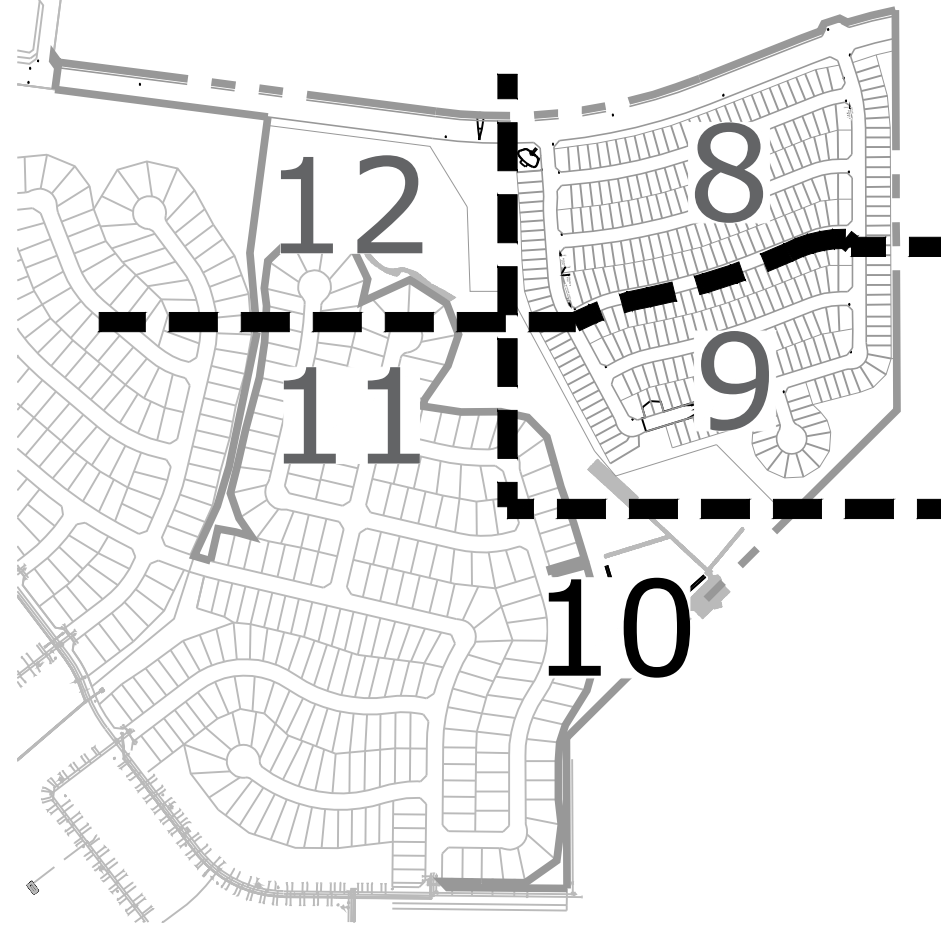
PRELIMINARY GRADING
& UTILITIES

9

9 OF 20

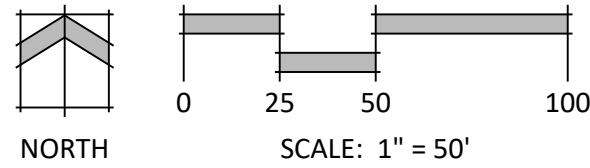
PUD SP 22-004

KEY MAP



A
10 VIEWPORT 10-A

B
10 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

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

STAMP

ENTITLEMENT

ISSUE INFO

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

ISSUE / REVISION

PRELIMINARY GRADING
& UTILITIES

SHEET TITLE

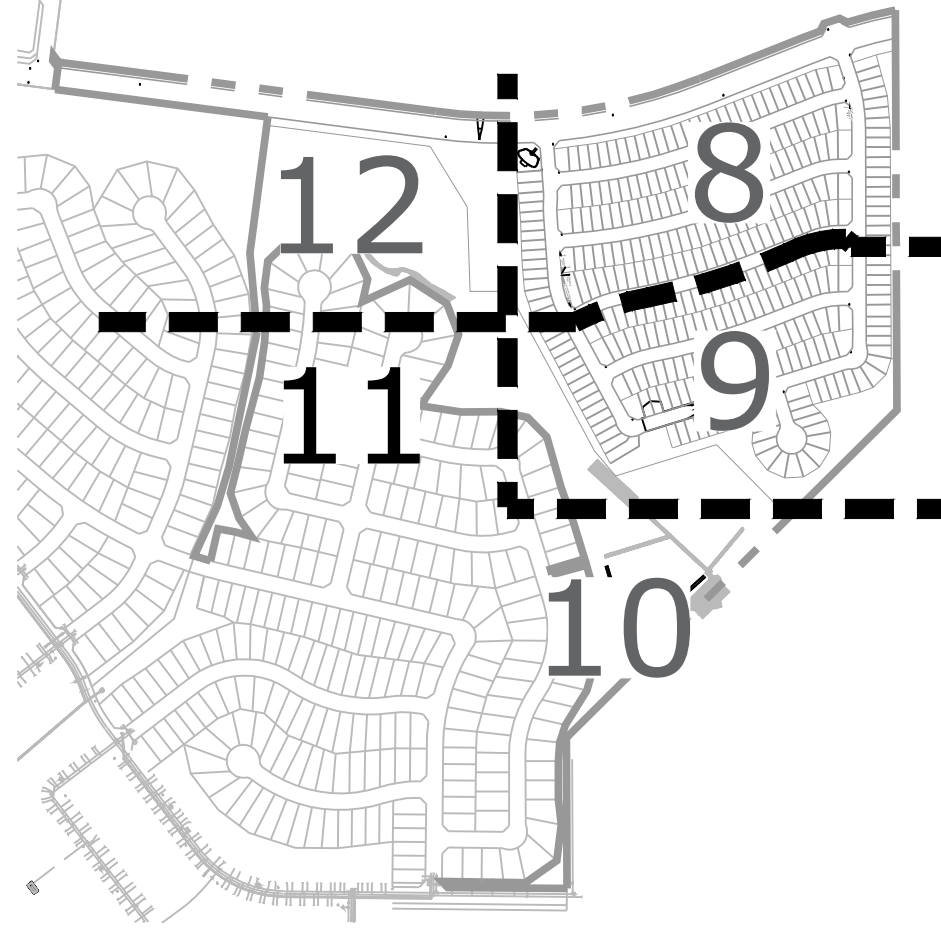
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10 OF 20

PUD SP 22-004

SHEET NUMBER

PLAN FILE #



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PLANNER / LANDSCAPE ARCHITECT

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PUD DEVELOPMENT PLAN
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PROJECT INFO

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STAMP

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08/11/2022	BP	PER COUNTY COMMENTS

ISSUE / REVISION

PRELIMINARY GRADING
& UTILITIES

SHEET TITLE

11

11 OF 20

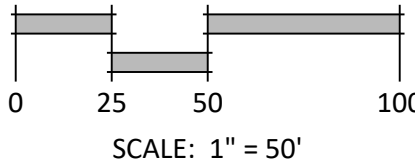
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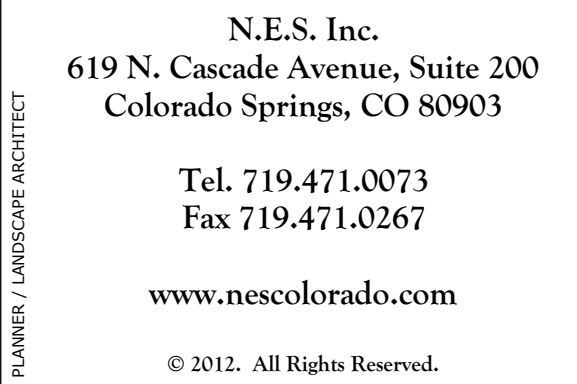
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NORTH



SCALE: 1" = 50'

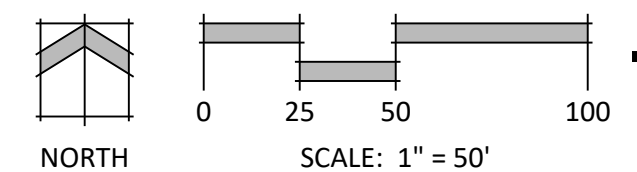


PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

ENTITLEMENT

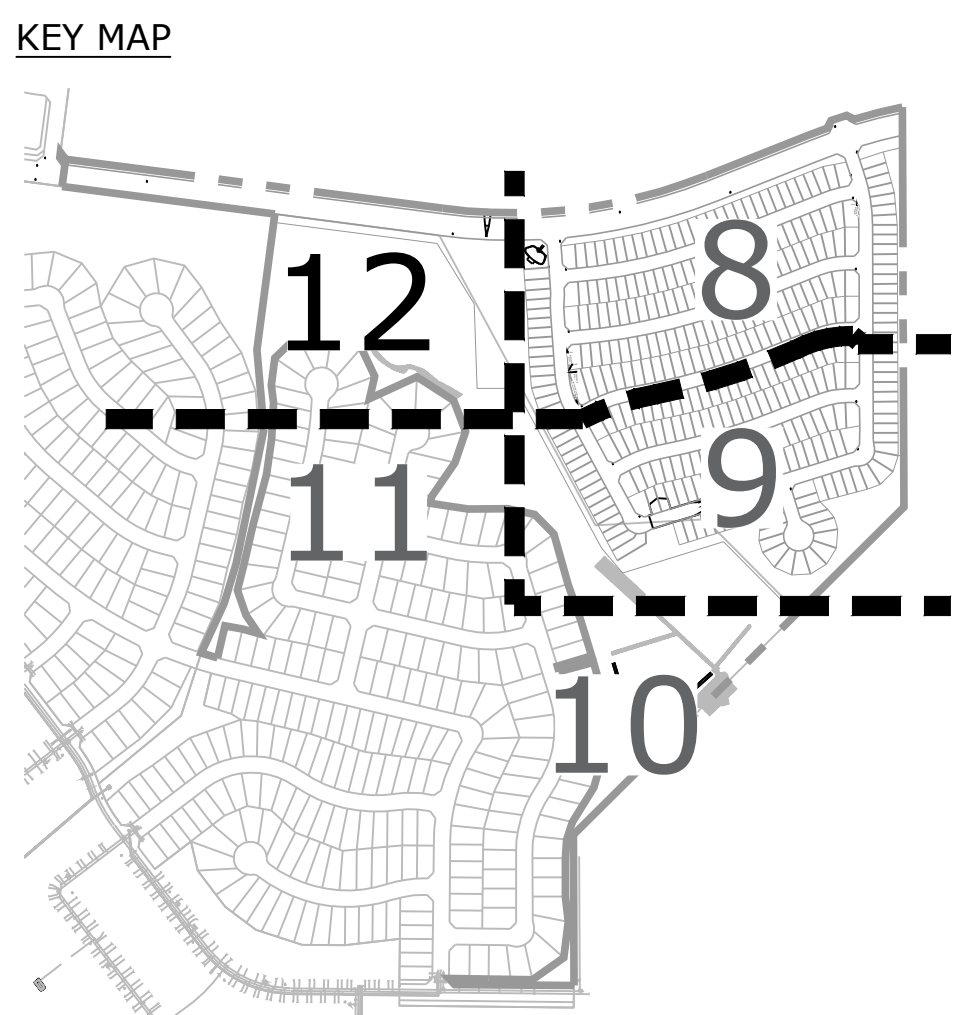
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PUD SP 22-004

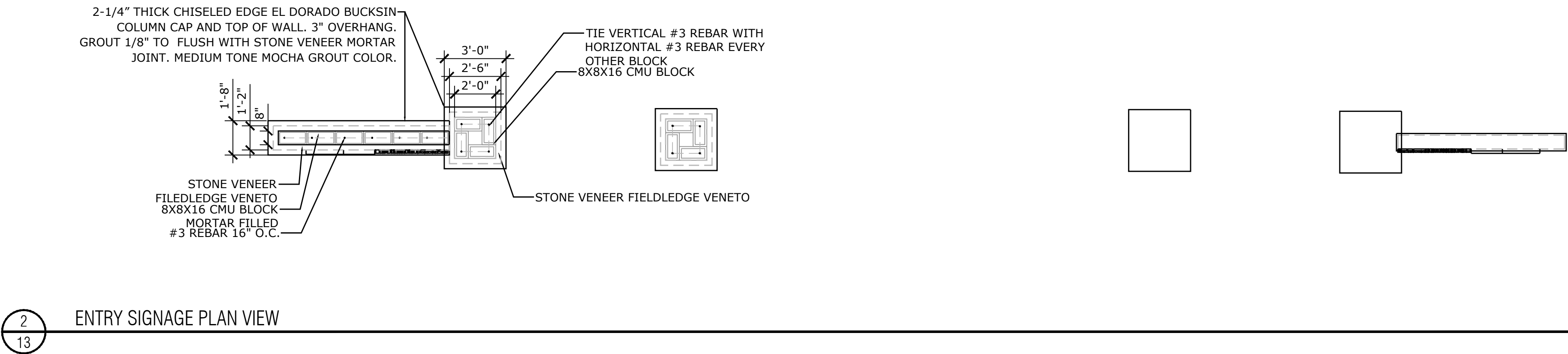
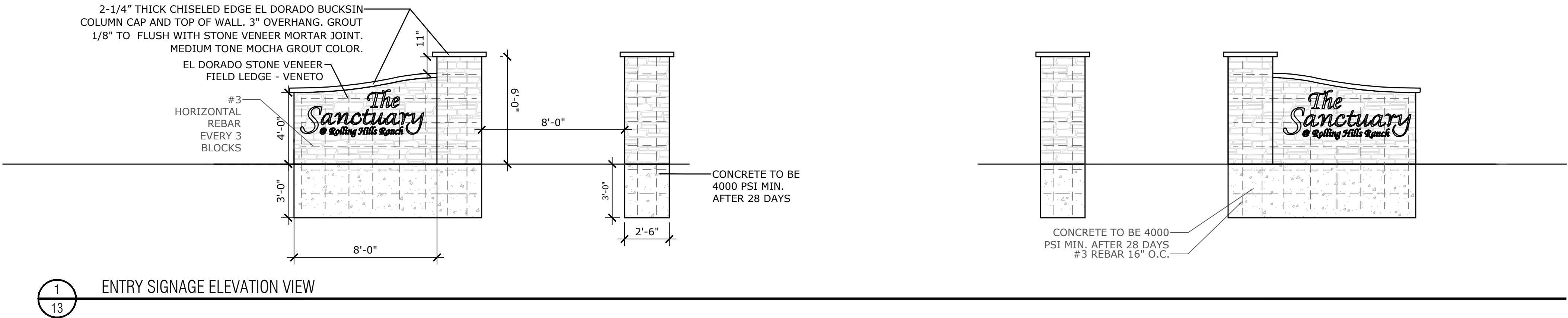


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12

VIEWPORT 12-A



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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

SHEET TITLE

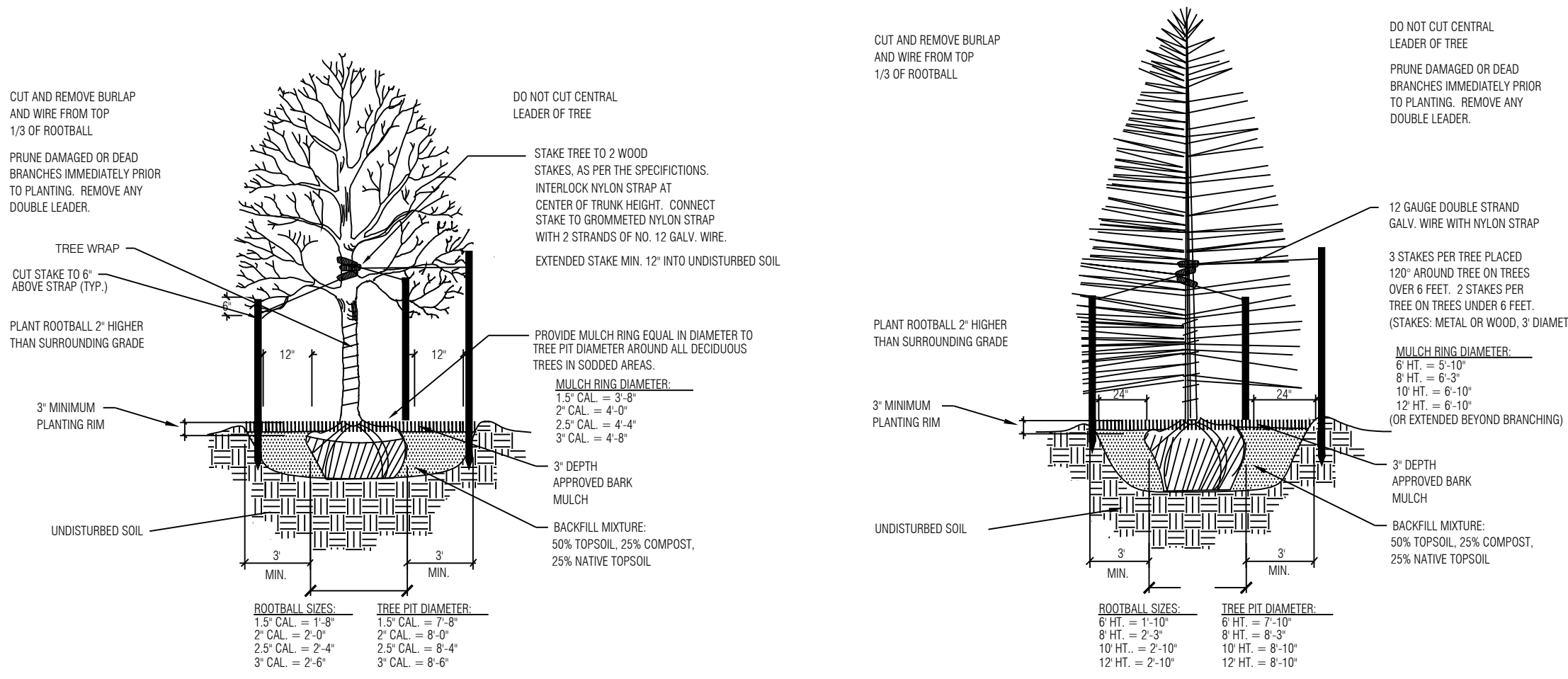
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PUD SP 22-004

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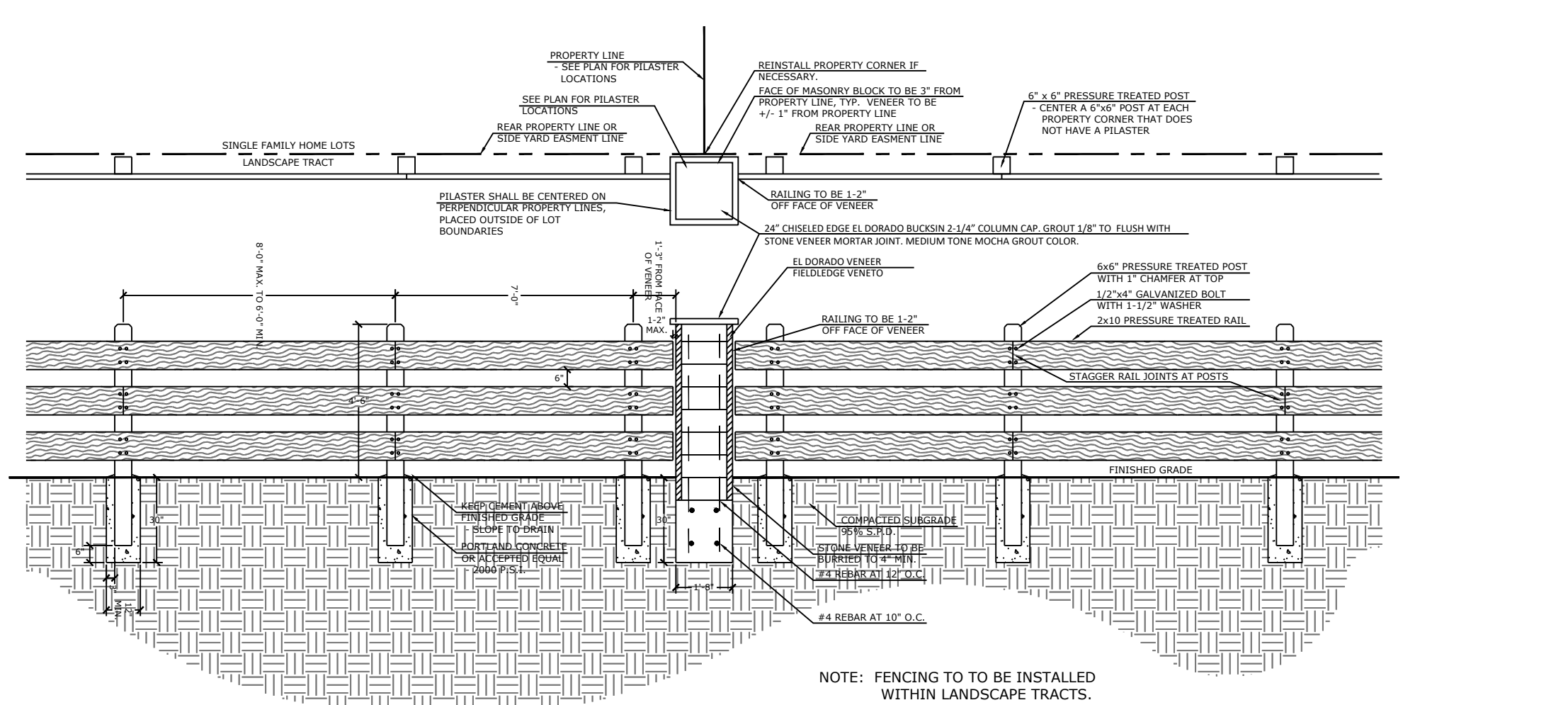
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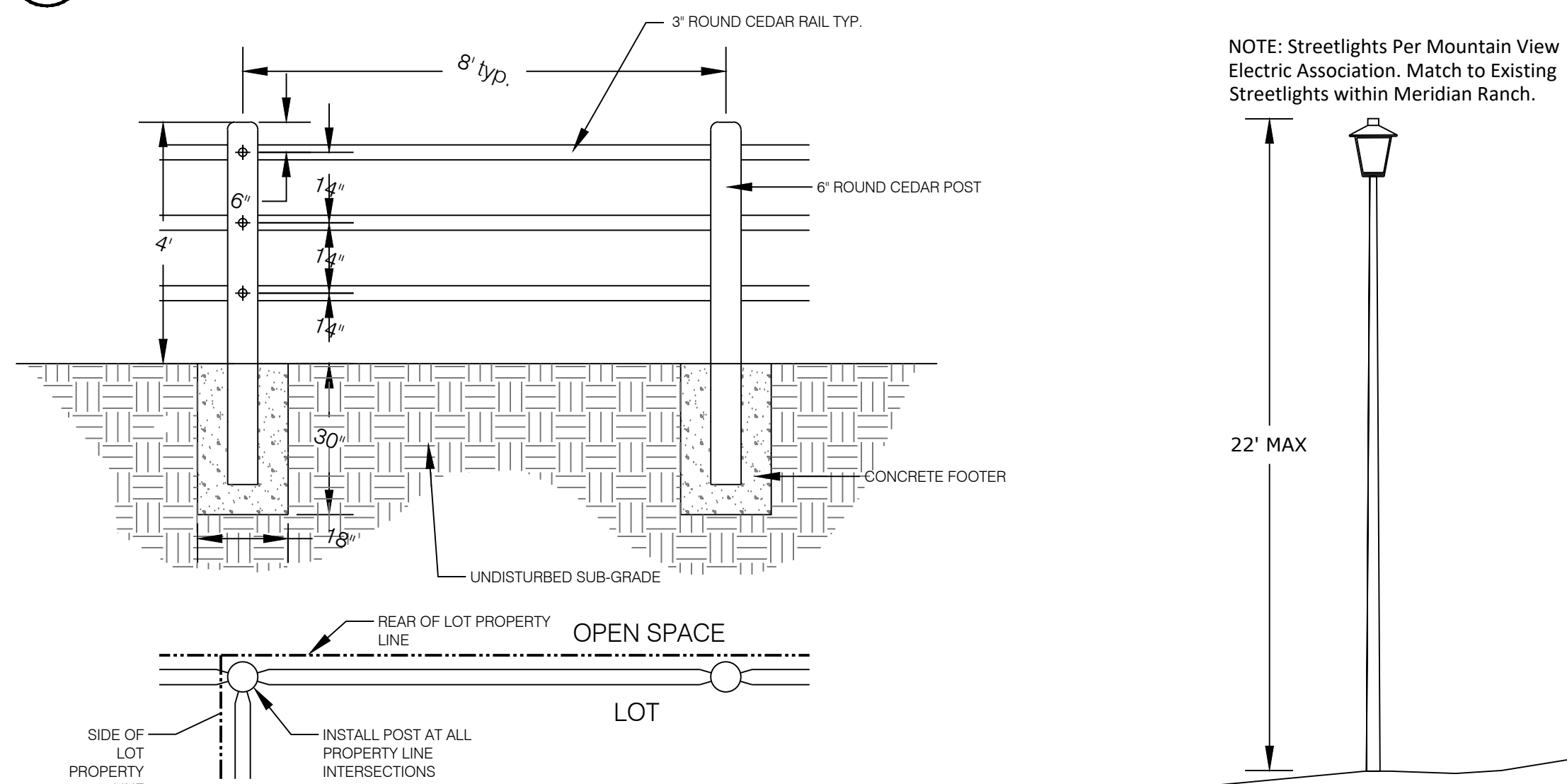
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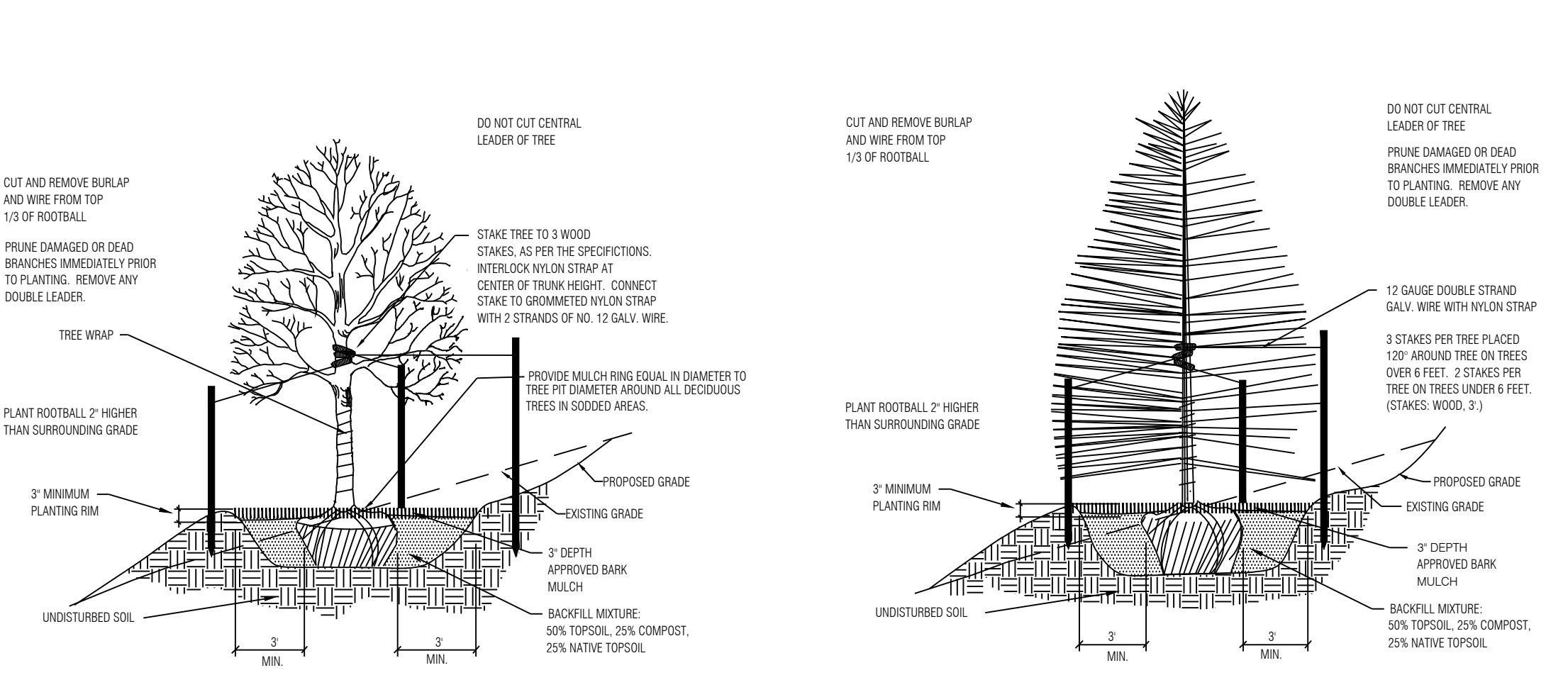
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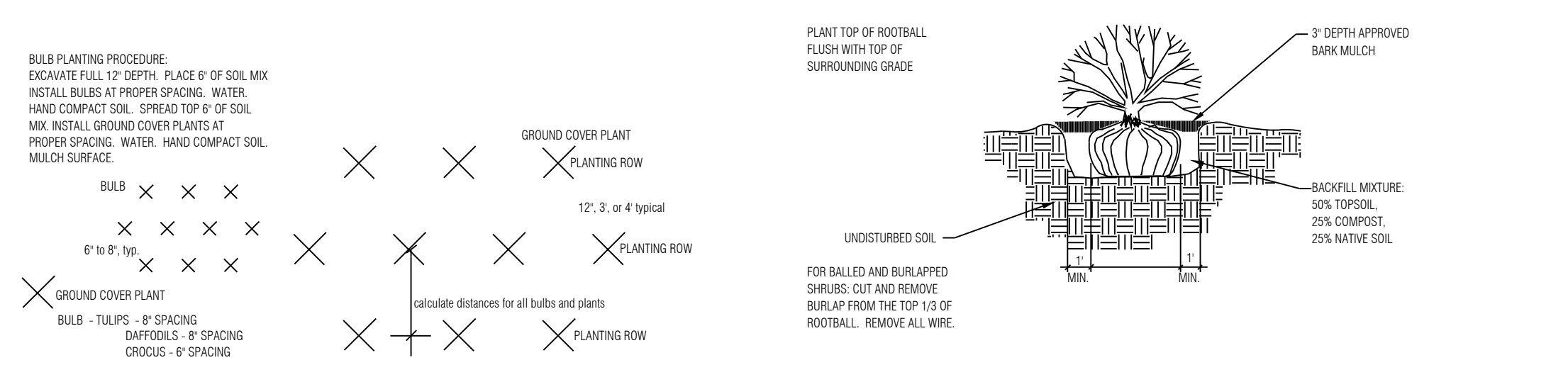
9 14



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
	Ccb	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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE SANCTUARY AT MERIDIAN RANCH FILING 1

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

STAMP

ENTITLEMENT

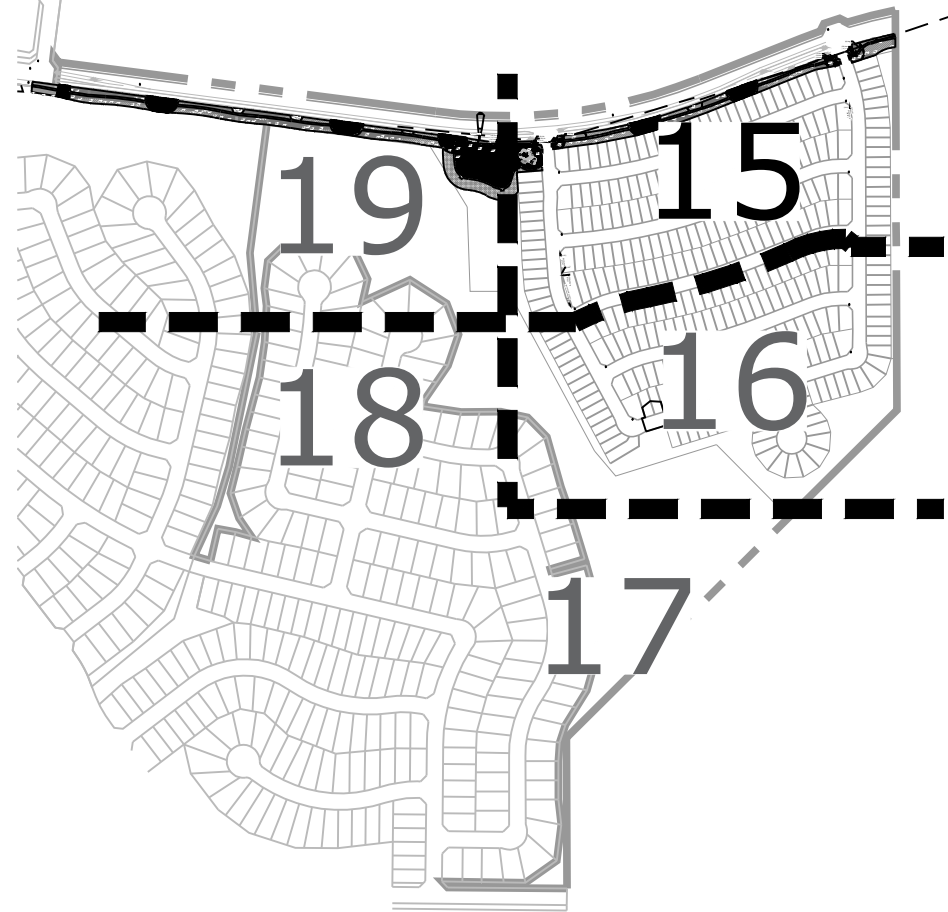
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08/11/2022 BP PER COUNTY COMMENTS

LANDSCAPE NOTES & DETAILS

14

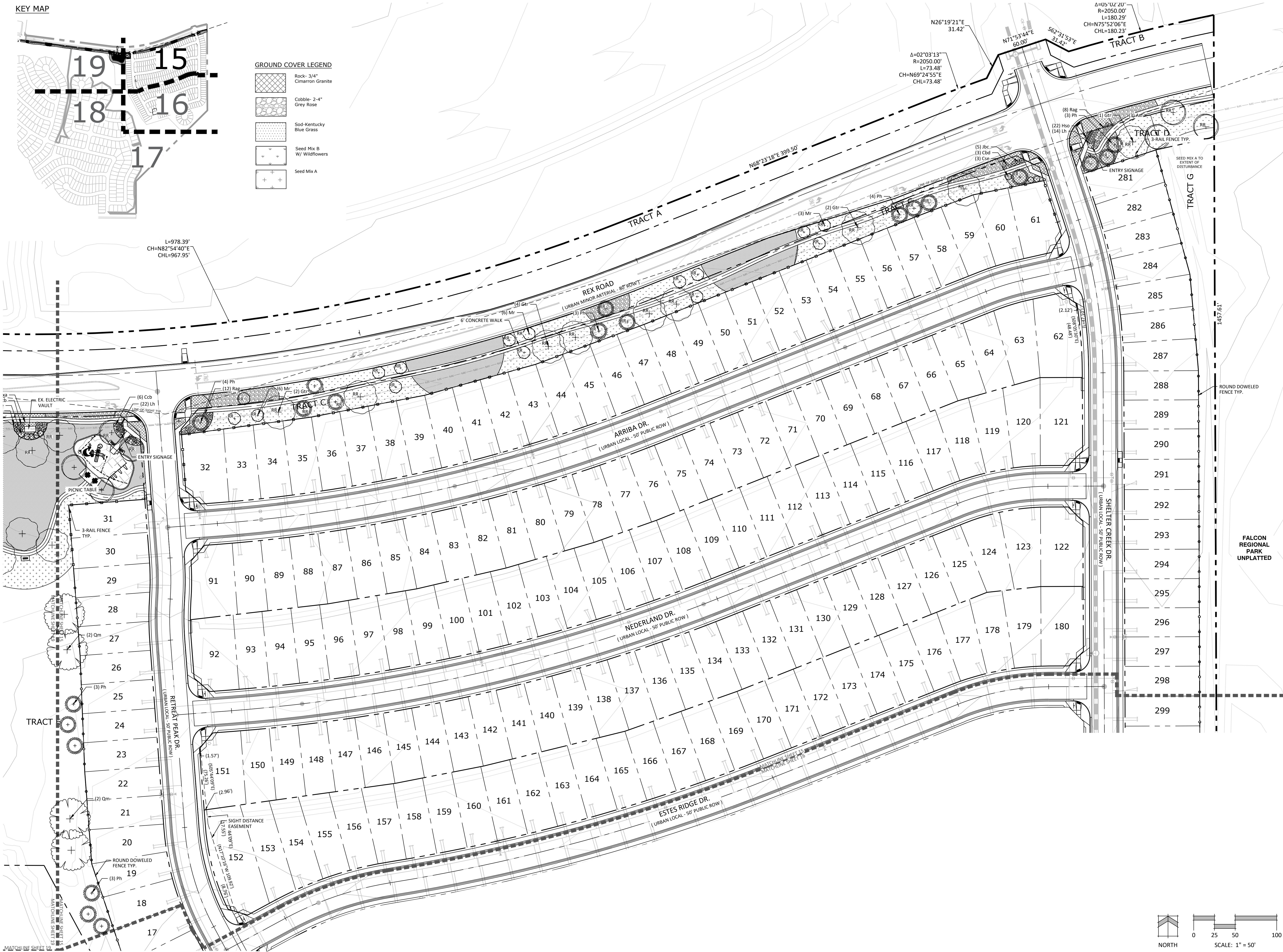
14 OF 20
PUD SP 22-004

SHEET NUMBER
PLAN FILE #



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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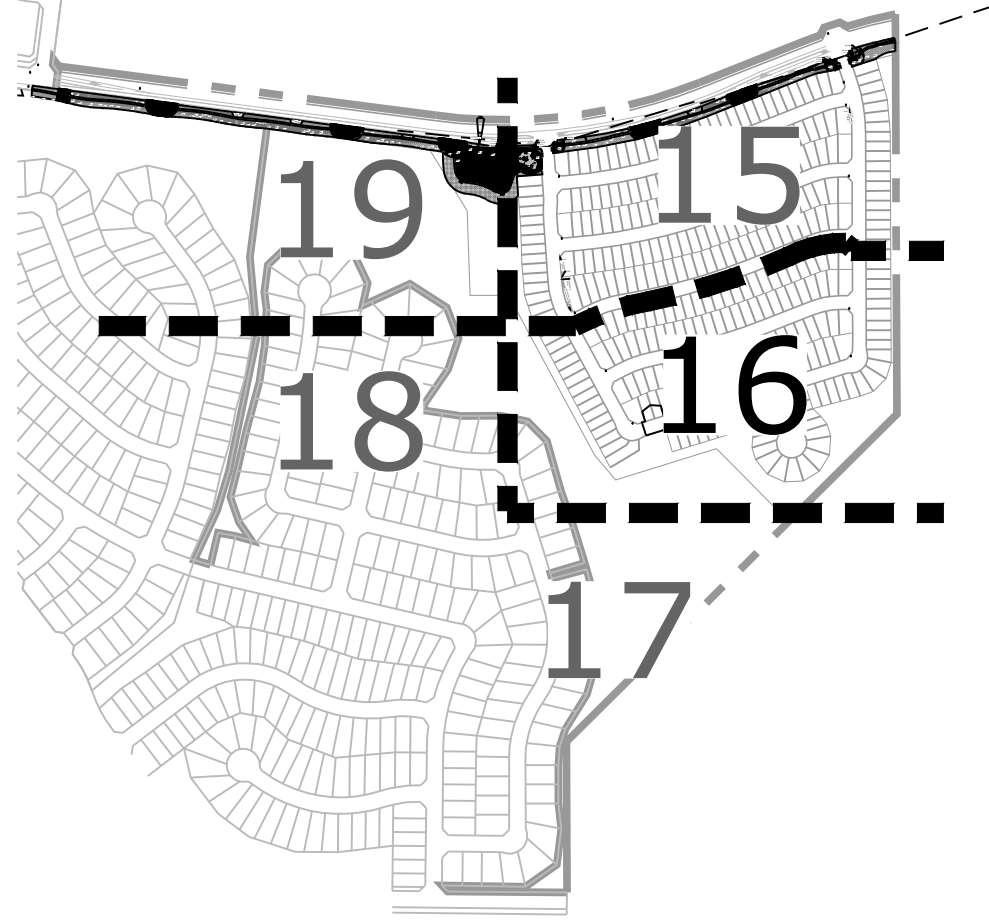
LANDSCAPE PLAN

15

15 OF 20

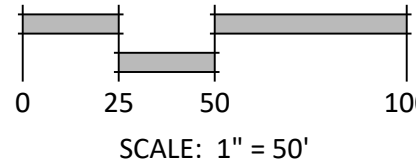
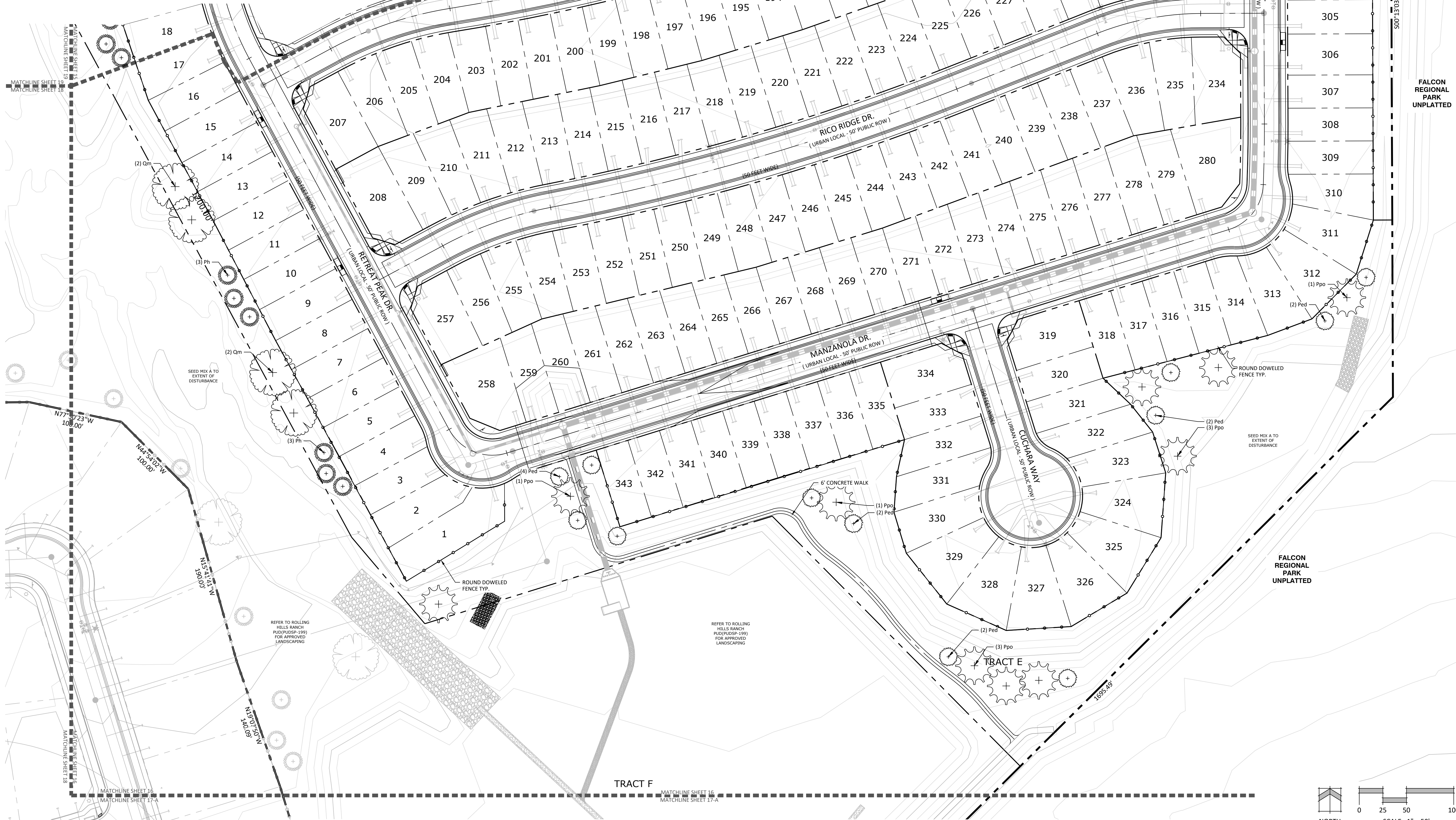
PUD SP 22-004

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

ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

16

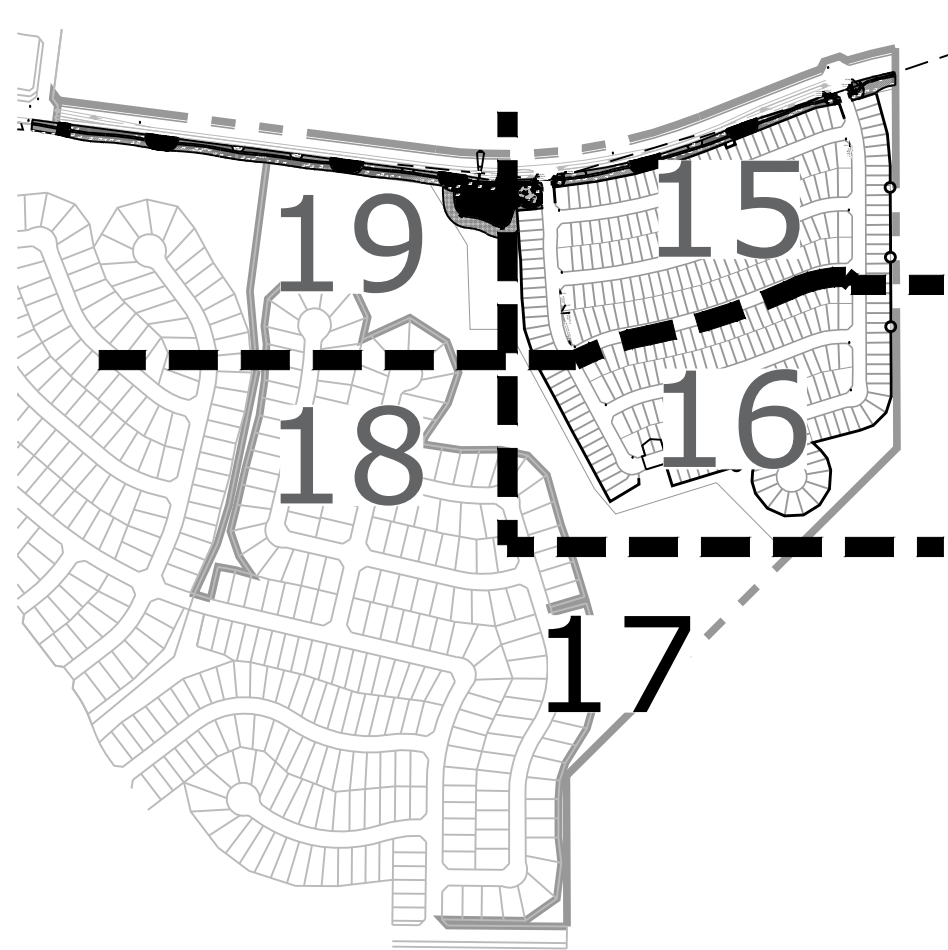
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PUD SP 22-004

SHEET NUMBER

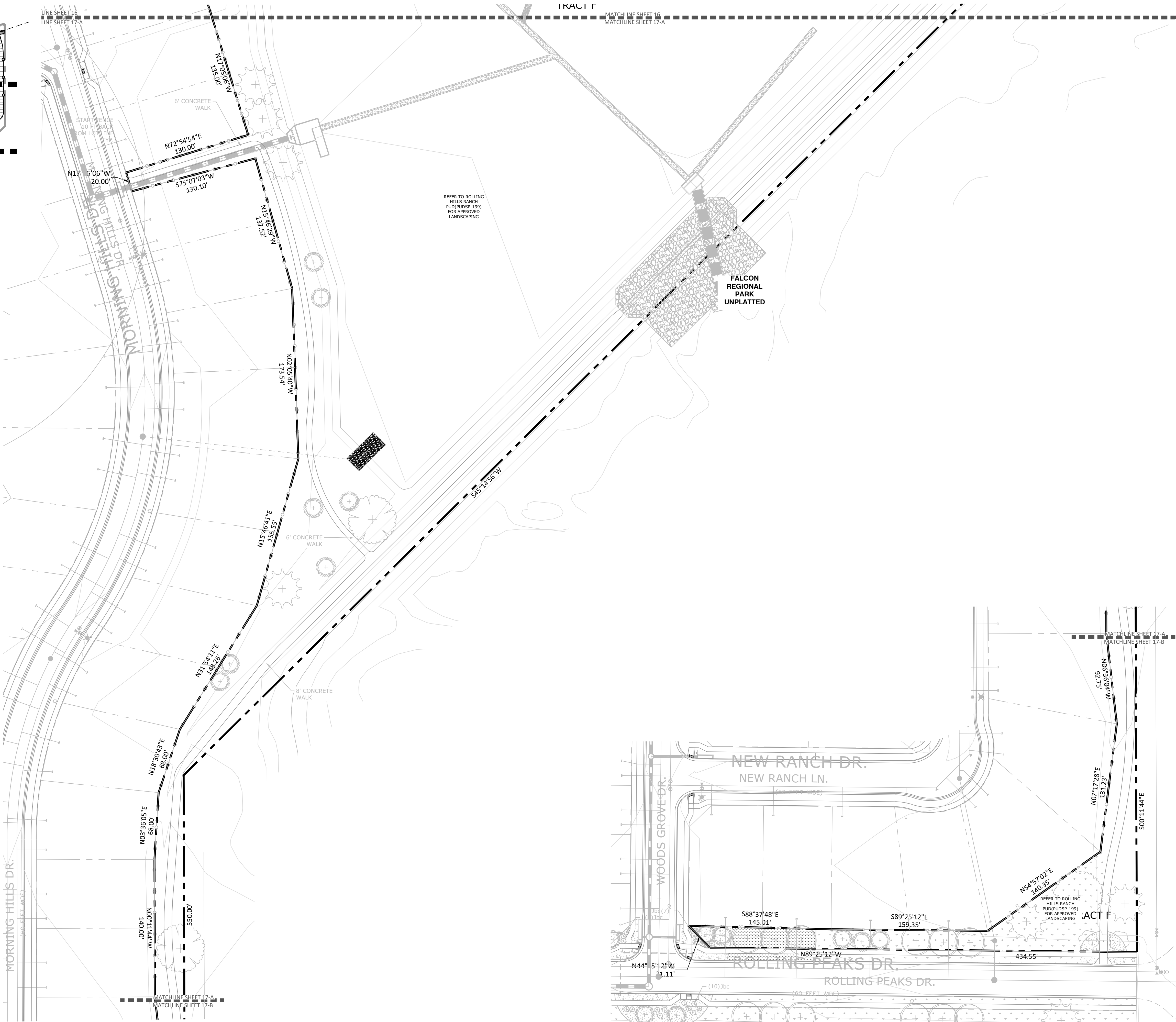
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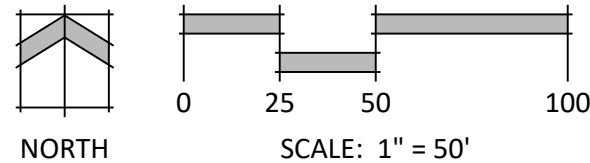
GROUND COVER LEGEND

- Rock- 3/4" Cimarron Granite
- Cobble- 2-4" Grey Rose
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A
17
VIEWPORT 17-A

B
17
VIEWPORT 17-B



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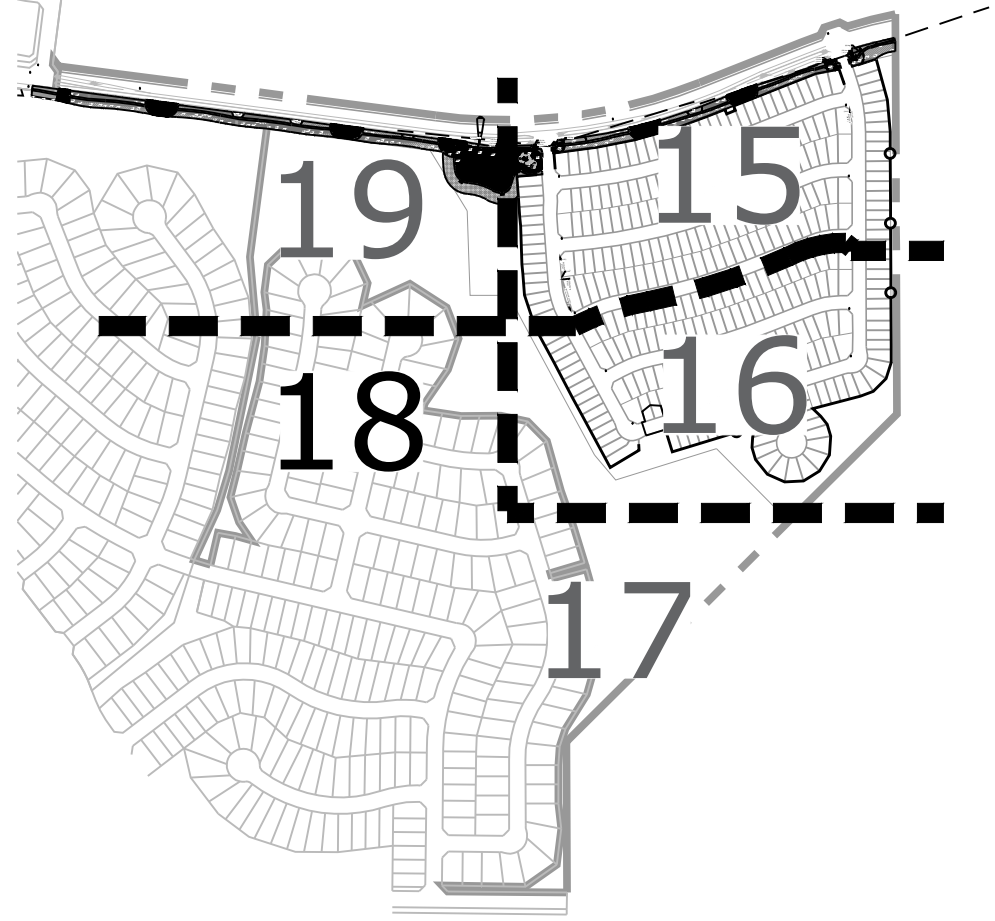
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08/11/2022 BP PER COUNTY COMMENTS

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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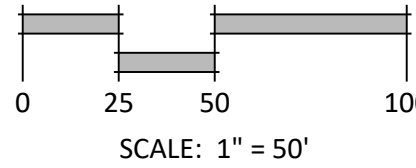
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LANDSCAPE PLAN

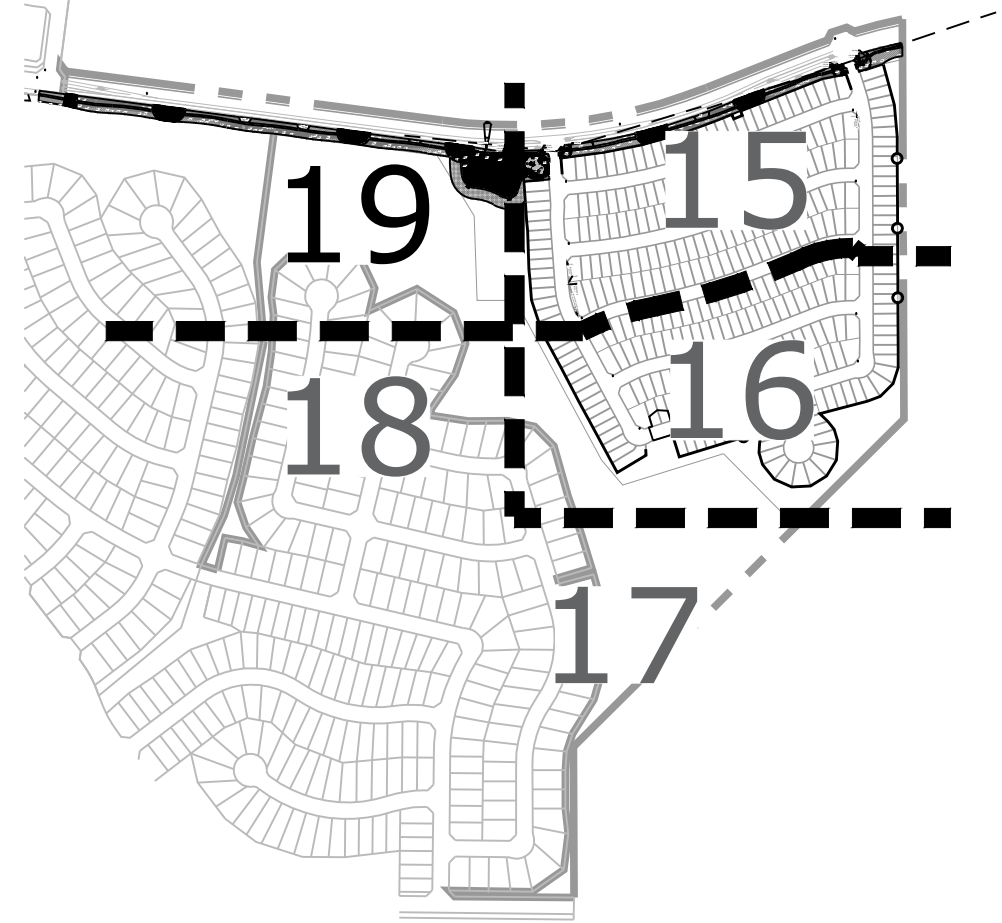
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18 OF 20
PUD SP 22-004



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KEY MAP

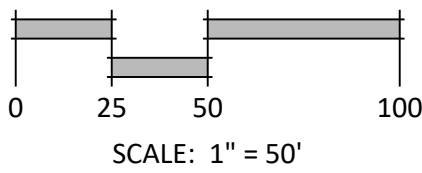


GROUND COVER LEGEND

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A VIEWPORT 19-A



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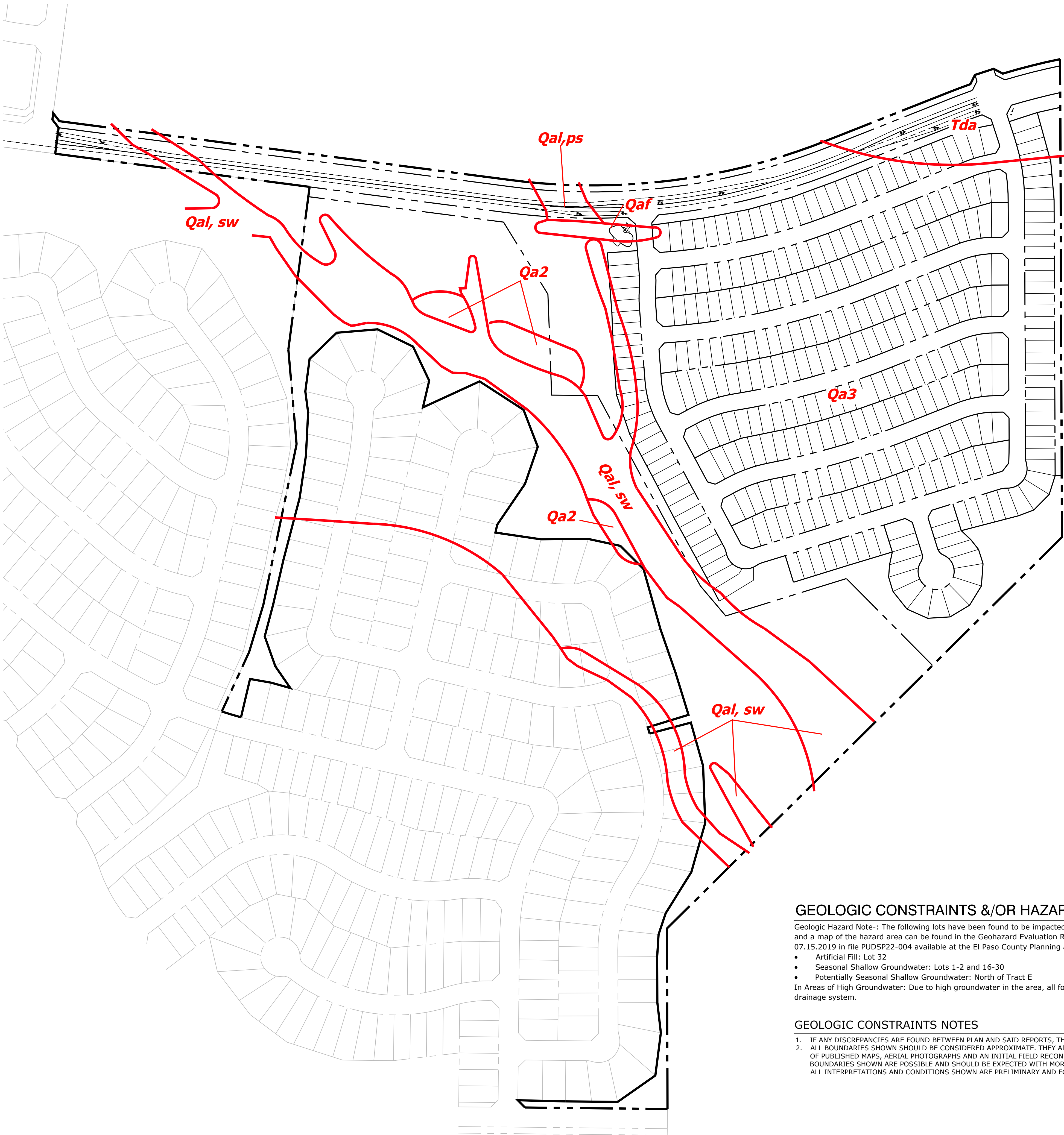
LANDSCAPE PLAN

19

19 OF 20

PUD SP 22-004

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LEGEND:	
<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>Qa₂-</i>	<i>Alluvium Two of early Holocene Age: stream terrace deposited sands (Piney Creek Alluvium)</i>
<i>Qa₃-</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

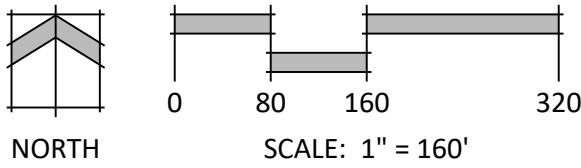
Geologic Hazard Note-: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated 07.15.2019 in file PUDSP22-004 available at the El Paso County Planning and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



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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

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PUD SP 22-004