

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.
C. Adoption: 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.
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.
C. Development Requirements: 1. Maximum lot coverage: sixty-five (65) percent. 2. Maximum building height: thirty (30) feet. 3. Setback minimums: a. Front yard: eighteen (18) feet. b. Side yard: five (5) feet. c. Rear yard: seven (7) feet. 4. Minimum Lot Width: 26 feet as measured from the front setback line or as otherwise shown on the PUD. 5. Accessory buildings must comply with the setbacks established above. 6. Projections into setbacks are governed by the Land Development Code, as may be amended.
D. Lot Sizes: 1. The minimum lot size is 2,900 square feet. 2. 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. 3. The Final Plat will not create any additional building lots. 4. No subdivision of any lot will be allowed if such subdivision results in the creation of additional building lots. 5. 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

- 1. 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.
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 berms, fencing, and landscape between the property line and the curb. All double frontage streets shall have a minimum of one per-30 feet of frontage. These trees can be clustered along the frontage as determined by the subdivision.
3. Contour interval shown on plan 2'.
4. Public utility/drainage easements shall be provided on all lots as follows: a. Front: five (5) feet P.I.E. ten (10) feet adjacent to P.I.E. b. Side: five (5) feet c. Rear: seven (7) feet d. Streets: Ten (10) feet easement along all areas when front easement is not appropriate. e. Subdivision Perimeter: Twenty (20) feet
5. Easement Perimeter: Twenty (20) feet
6. All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
7. According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map (FIRM No. 08041C0552G dated 12/7/18), the subject property is located outside the boundary of the 100 year floodplain.
8. 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.
9. The Sanctuary Filing 1 at Meridian Ranch is subject to the approved Meridian Ranch Zoning & Conceptual Plan approved 5-24-2012 and recorded 3-20-2013, reception number 213036329.
10. Per the El Paso County Wildfire Hazards map, dated December 2009, the subject property is located within the Low Hazard - Non Forested category.
11. The Sanctuary Filing 1 at Meridian Ranch shall be limited to a total of 343 single family lots.
12. 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.
13. 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, planting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
14. 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 adoption pursuant to resolution no. 13-041.
15. Geologic Hazards Note: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, loose soils, expansive soils and seasonal shallow groundwater. Mitigation and a map of the hazard areas can be found in the Soil, Geology and geologic Hazard Evaluation Report prepared by Entech Engineering, Inc. dated 07.15.2019, and is held in the Sanctuary Filing 1 at Meridian Ranch PUD Development Plan file (FileNo. PUD ) at the El Paso County Planning and Community Development Department.
16. All No-Build Areas are per the Approved Meridian Ranch Sketch Plan (SKP 11-002) addressing the required use/density buffer between the adjoining properties.
17. School impact fees have been satisfied with previous land dedication.

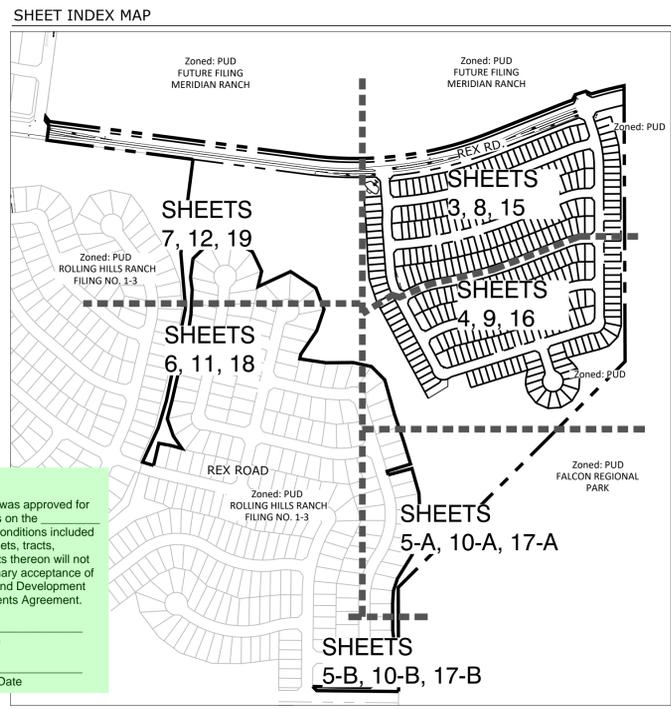
See note on Soils & geology report. It is difficult to tell from the report where the hazards and constraints are. Will the lots within this subdivision need an underdrain system / perimeter drains or other mitigation? This note will need to be amended.

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

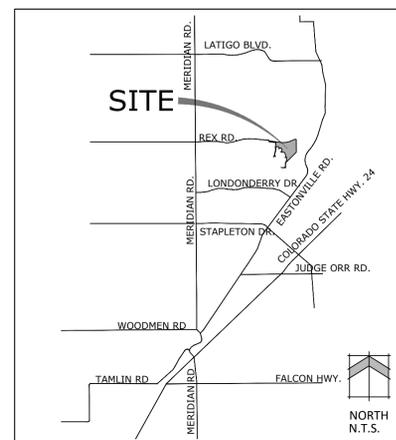
SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

Did you intend on calling the PUDSP filing 1? Intentional, no change

Ownership Certification forms for Raul Guzman, Vice President of GTL Inc., DBA GTL Development, Inc. and Board of County Commissioners. Includes sections for Ownership Certification, County Certification, and Clerk and Recorder Certification.



VICINITY MAP



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

NES logo and contact information for N.E.S. Inc. at 619 N. Cascade Avenue, Suite 200, Colorado Springs, CO 80903. Includes phone and fax numbers and website URL www.nescolorado.com.

DEVELOPMENT DATA

Table with 2 columns: Item and Value. Includes Existing Zoning (PUD), Tax ID Number (4220403091), Total Area (74.394 AC), Total Lot Area (26.330 AC), Average Lot Size (3,344 SF), and Gross Density (4.6 DU/AC).

Something is not adding up regarding the open space percentages and acreage. Land use data table says 33 acres / 44% open space tracts, but development data states 7.798 acres / 16% total tract area, and social impacts table states 7.798 acres / 16% open space. Please provide more clarity.

LAND USE DATA TABLE

Table with 4 columns: LAND USE, UNITS, ACRES, % OF LAND. Shows data for Single Family (343 lots, 26.330 acres, 35.4%), Road R.O.W (14.735 acres, 19.8%), and Open Space Tracts (33.329 acres, 44.8%).

TRACT TABLE

Table with 4 columns: TRACT NAME, TRACT AREA, TRACT USE, OWNERSHIP / MAINTENANCE. Lists tracts A, B, C, and D with their respective areas and uses like 'LANDSCAPE BUFFER / OPEN SPACE / UTILITIES'.

SOCIAL IMPACTS TABLE

Table with 3 columns: ISSUE, PROVIDER / MAINTENANCE, AVAILABILITY / AMOUNT. Lists issues like Student Generation, Water Provider, Fire Protection, and Recreation Acreage with their respective providers and availability.

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

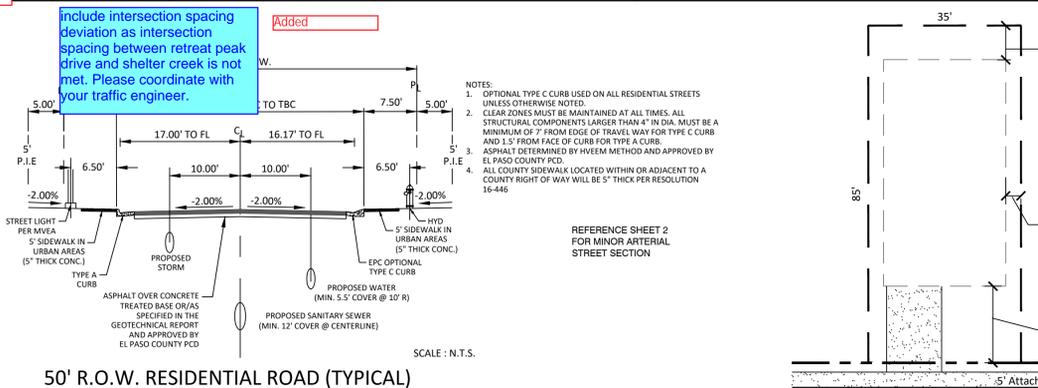
Summary table of dwelling units across various filings (FILING 1, 2, 3, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 19). Includes columns for Dwelling Units, Remaining Units, and Maximum Dwelling Units.

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

DATE: 05.04.2022
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

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

Table with 5 columns: LDC/ECM Section, Category, Standard, Modification, Justification. Lists modifications such as mid-block crossings, access ramps, and urban knuckle standard sight distance triangle.



TYPICAL LOT LAYOUT BASED ON MINIMUMS (VARIES)

SHEET INDEX

Table listing sheet numbers and titles, such as SHEET 1 of 19: COVER SHEET, SHEET 2 of 19: LEGAL PLAN & ADJACENT PROPERTY OWNERS, and SHEET 14 of 19: LANDSCAPE DETAILS & NOTES.

COVER SHEET

Cover sheet information including sheet number 1 of 19, plan file name PUD-SP, and a table for issue resolution with columns for Date, By, and Description.

**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. 22174831 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 N68°23'18"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 N75°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;

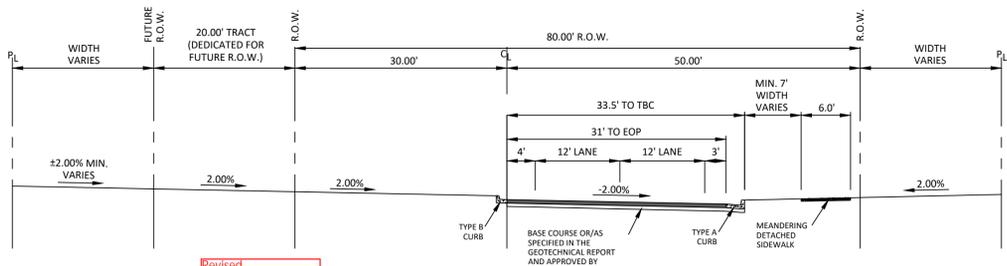
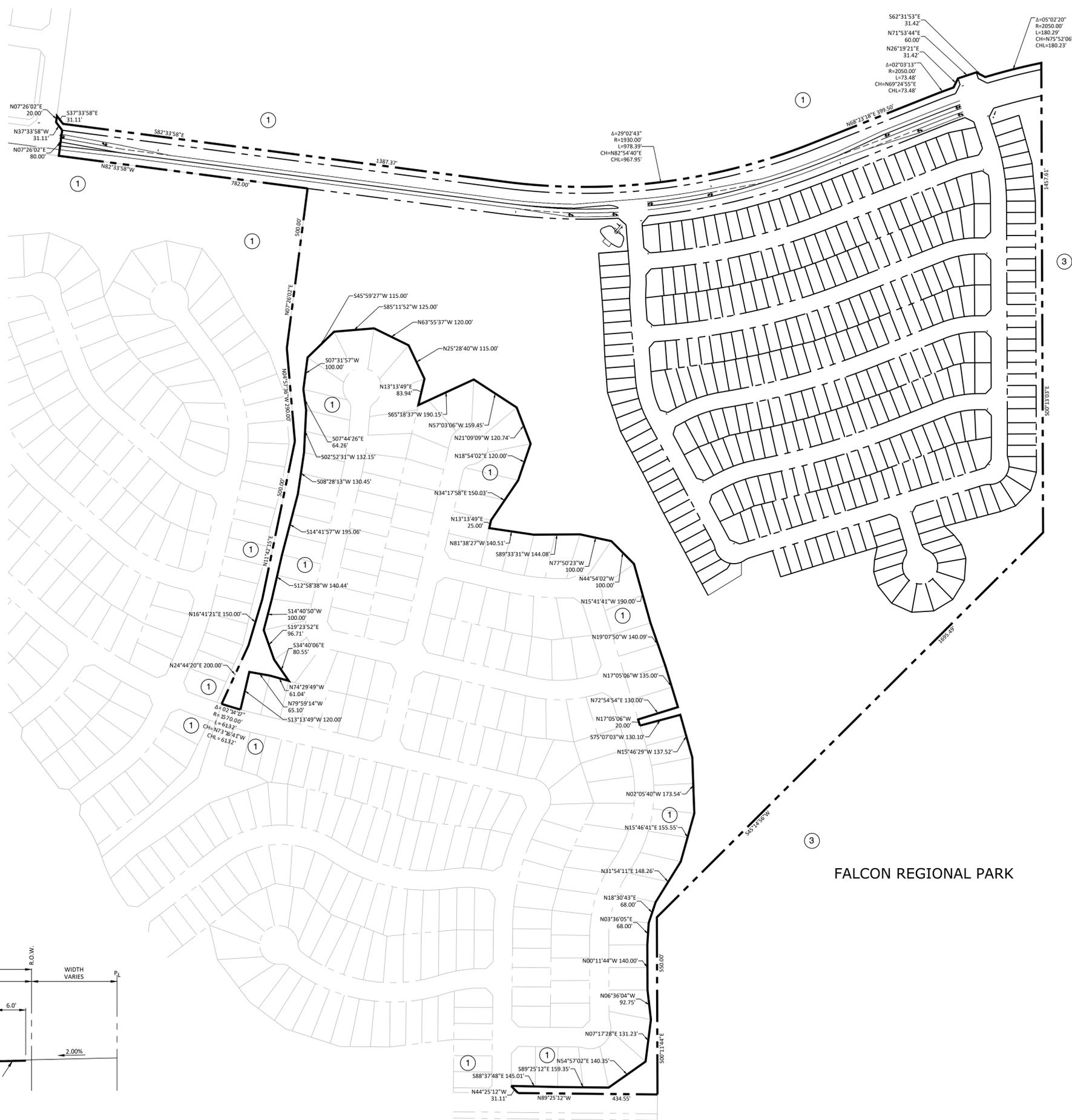
THE FOLLOWING FIFTY FOUR (54) COURSES ARE ON SAID BOUNDARY LINE OF TRACT G:

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°57'07"E A DISTANCE OF 140.35 FEET;
21. THENCE N07°17'28"W A DISTANCE OF 333.23 FEET;
22. THENCE N06°35'04"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 N35°51'11"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°46'29"W A DISTANCE OF 133.52 FEET;
30. THENCE S75°07'03"W A DISTANCE OF 130.30 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°44'18"W A DISTANCE OF 100.00 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°38'31"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"W A DISTANCE OF 150.03 FEET;
42. THENCE N18°54'02"E 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 N45°59'27"W A DISTANCE OF 115.00 FEET;
49. THENCE S85°11'52"W A DISTANCE OF 125.00 FEET;
50. THENCE S45°59'27"W A DISTANCE OF 115.00 FEET;
51. THENCE S07°15'57"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°28'18"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°00'50"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 65.10 FEET;
61. THENCE N79°59'14"W A DISTANCE OF 65.10 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°57'38"W A DISTANCE OF 290.00 FEET;
68. THENCE N07°26'02"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.

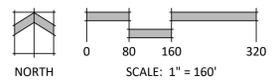
**ADJACENT OWNERS**

Name	Mailing Address	City, State, Zip
1	GTL INC 3575 KENYON ST STE 200 MERIDIAN RANCH	SAN DIEGO CA, 92110
2	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 HVEEM METHOD AND APPROVED BY EL PASO COUNTY.  
Please revise the title to Rex Road 80' ROW Urban Minor Arterial to be consistent with the previous approved subdivisions

**REX ROAD**  
**TEMP. MINOR ARTERIAL**  
SCALE: N.T.S.



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

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 05.04.2022  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

**ENTITLEMENT**

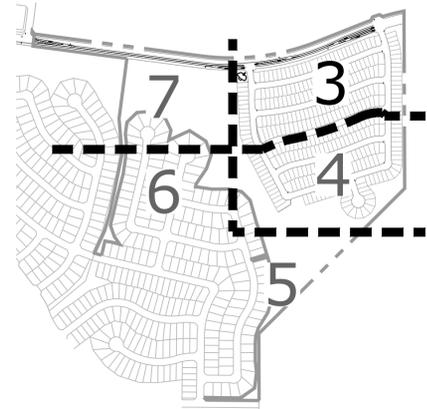
DATE: BY: DESCRIPTION:

**LEGAL EXHIBIT & ADJACENT OWNERS**

**2**

2 OF 19  
PUD SP

KEY MAP



provide a note on the PUD plan that indicates that Rex Road shall be constructed to Eastonville road with this development.

Additionally please show Rex Road extending to Eastonville on the plans. A note may be provided at the intersection of Rex and Eastonville that final details for the intersection improvements will be provided with the future construction drawings.

Rex Road is not to be included with this PUD. It will be a separate project coordinated after processing this project with the EPC Parks, Public Works and PCD. No change made to these plans.

please coordinate with the traffic engineer as comments where provided to analyze whether a westbound left turn is needed at this intersection.

Design incorporates the future westbound turn lanes to be installed with the future extension of Rex Road through the the Regional Park



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Colorado Springs, CO 80903

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719.471.0267

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provide intersection sight distance lines at this intersection and provide a sight distance easement if necessary.

Sight lines shown on sheet 15. No easement required

Revise the lot line/ROW so that the sidewalk is within the ROW. Typical at all intersections where this occurs.

County Engineer is agreeable to place the sidewalk within the Public Improvement Easement with the understanding that the sidewalk will be placed to maximize the space behind the sidewalk to edge of easement to approximately 3' as much as practicable. Per telephone conversation with Elizabeth Nijkamp 7/13/2022

provide intersection sight distance lines at this intersection and provide a sight distance easement if necessary.

Sight Distance lines shown to the south, none are required to the north. No change to the plans.

It appears that there is sufficient room for parallel PED ramps at this location. Similarly at Nederland and Retreat Peak on the west side.

discussed the T-Intersection design and PED ramps with the ECM administrator (06/21/2022). The design is acceptable, no changes made.

# THE SANCTUARY FILING 1 AT MERIDIAN RANCH

## PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 05.04.2022  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

### ENTITLEMENT

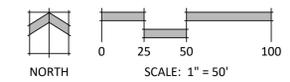
DATE: BY: DESCRIPTION:

### SITE PLAN

# 3

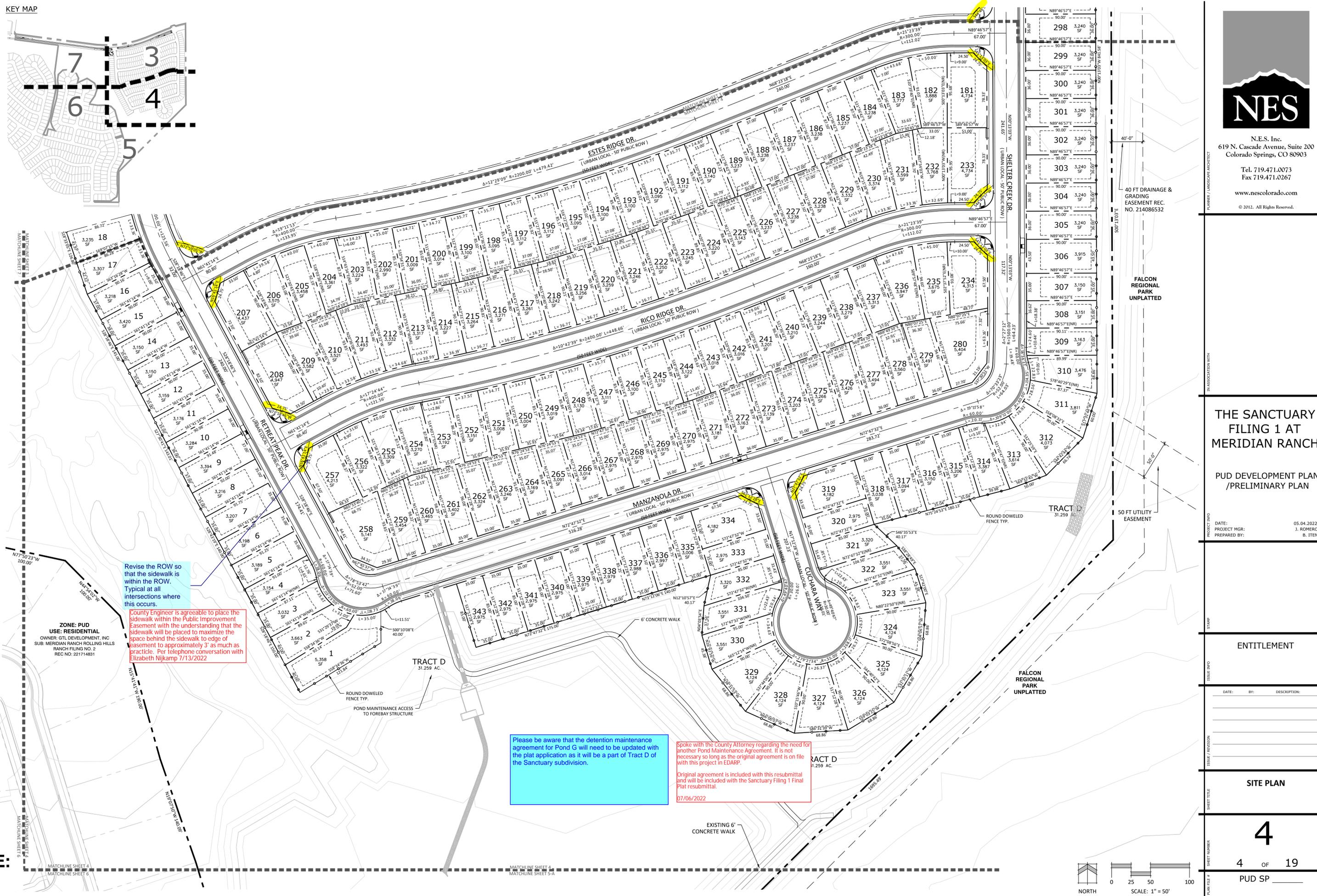
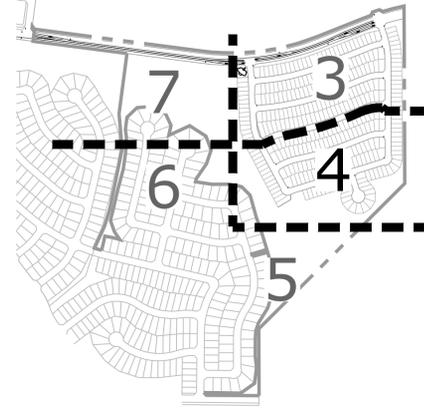
3 OF 19

PUD SP



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KEY MAP



Revise the ROW so that the sidewalk is within the ROW. Typical at all intersections where this occurs.

County Engineer is agreeable to place the sidewalk within the Public Improvement Easement with the understanding that the sidewalk will be placed to maximize the space behind the sidewalk to edge of easement to approximately 3' as much as practice. Per telephone conversation with Elizabeth Nijkamp 7/13/2022

Please be aware that the detention maintenance agreement for Pond G will need to be updated with the plat application as it will be a part of Tract D of the Sanctuary subdivision.

Spoke with the County Attorney regarding the need for another Pond Maintenance Agreement. It is not necessary so long as the original agreement is on file with this project in EDARP. Original agreement is included with this resubmittal and will be included with the Sanctuary Filing 1 Final Plat resubmittal. 07/06/2022

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



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

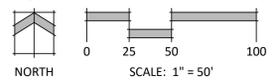
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ENTITLEMENT

SITE PLAN

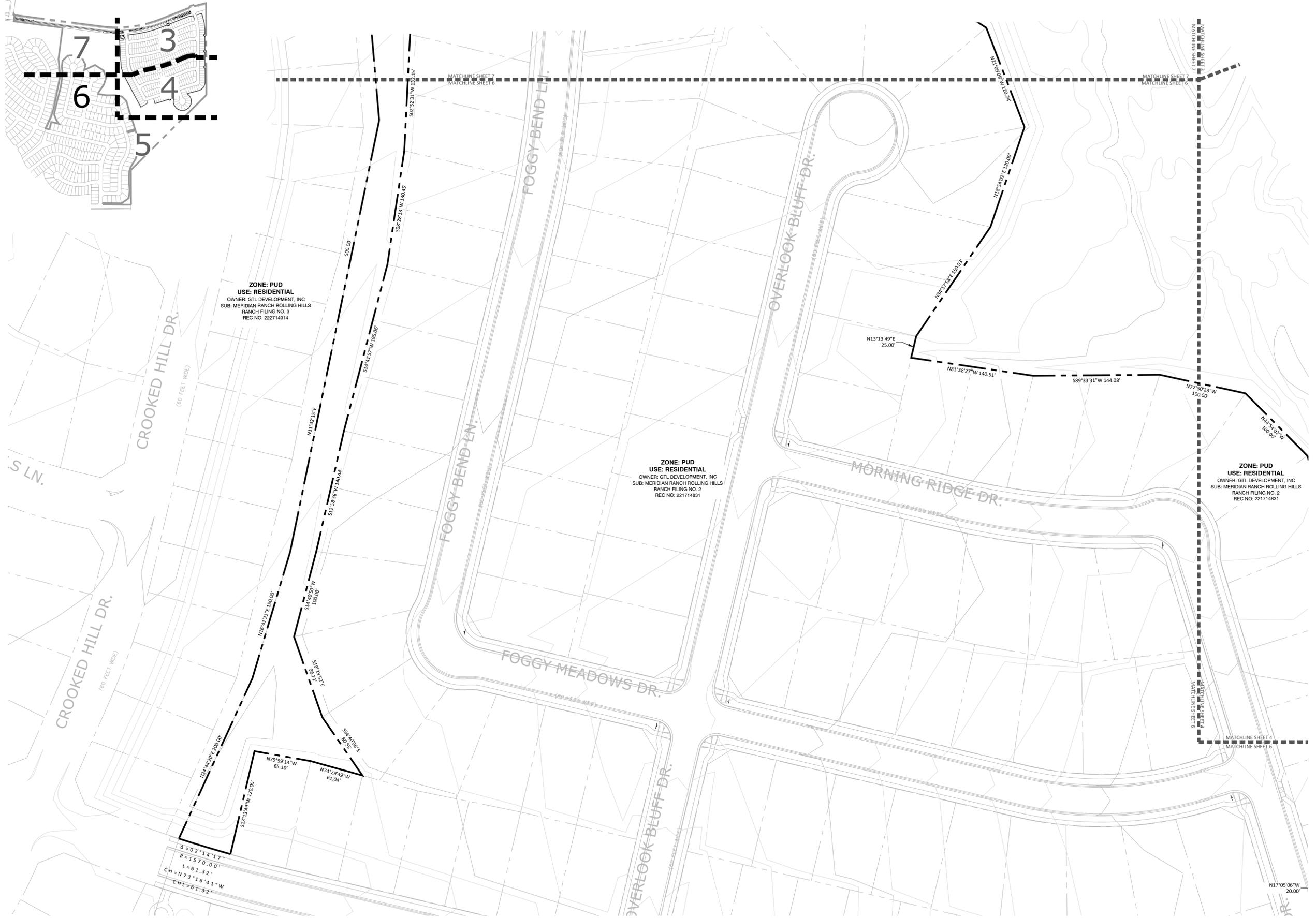
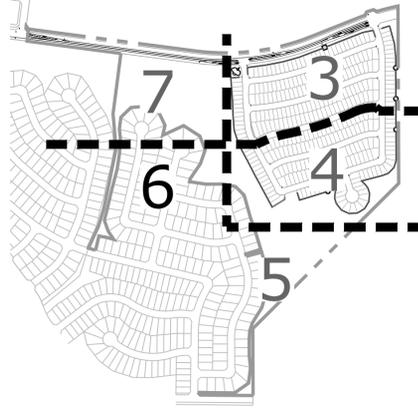
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4 OF 19  
 PUD SP



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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: J. ROMERO  
PREPARED BY: B. ITEN

STAMP

**ENTITLEMENT**

DATE: BY: DESCRIPTION:

ISSUE / REVISION

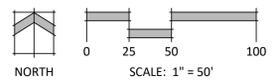
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SHEET NUMBER  
PLAN FILE #

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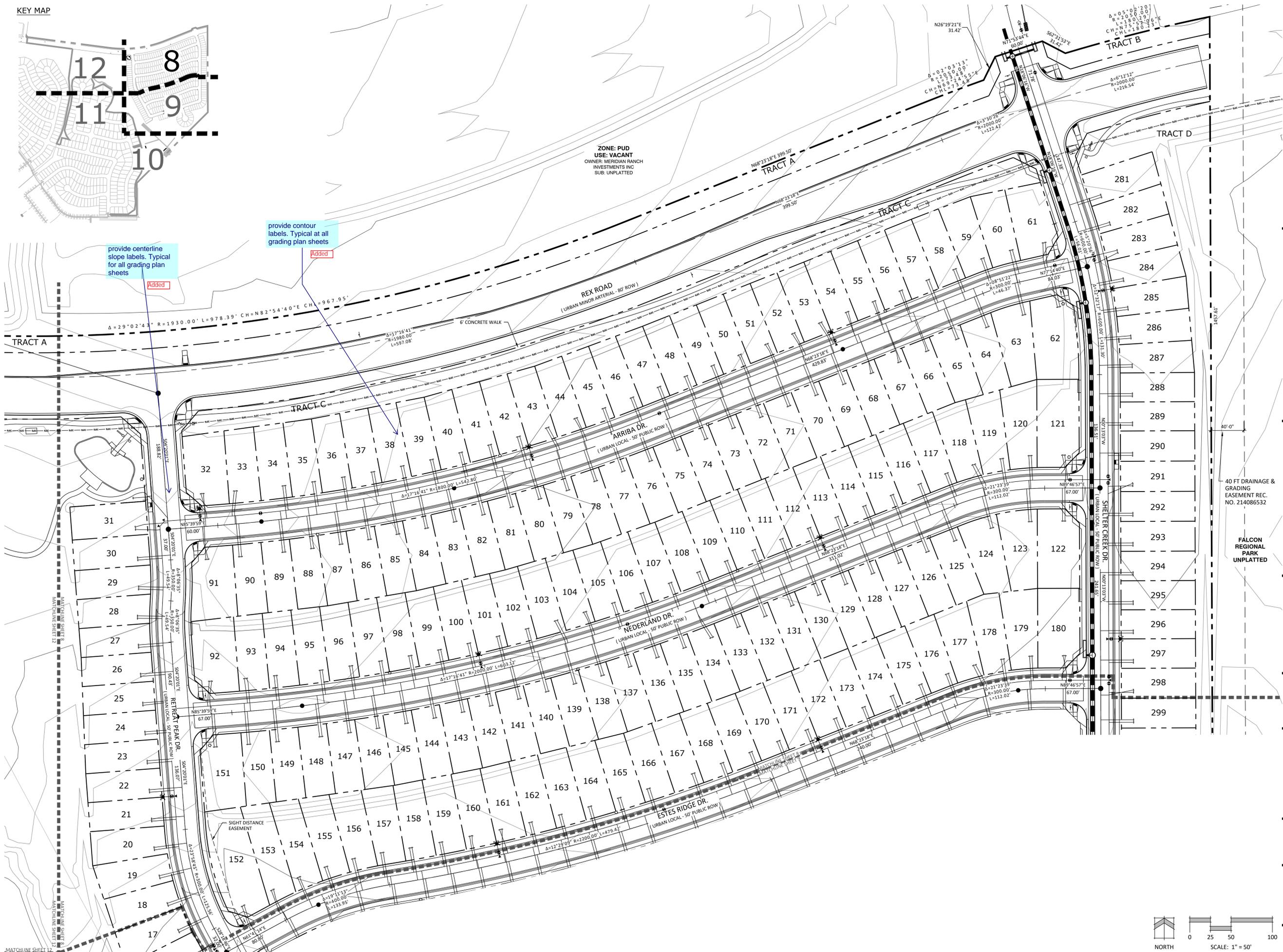
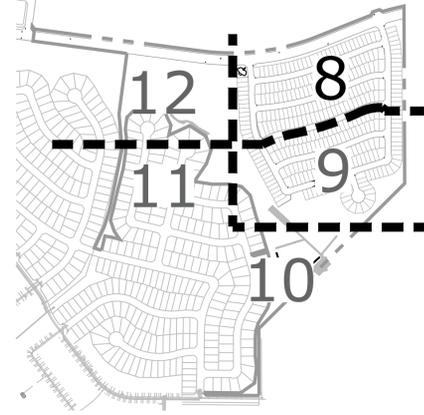
6 OF 19

PUD SP





KEY MAP



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THE SANCTUARY  
FILING 1 AT  
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PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 05.04.2022  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

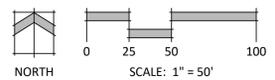
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PRELIMINARY GRADING  
& UTILITIES

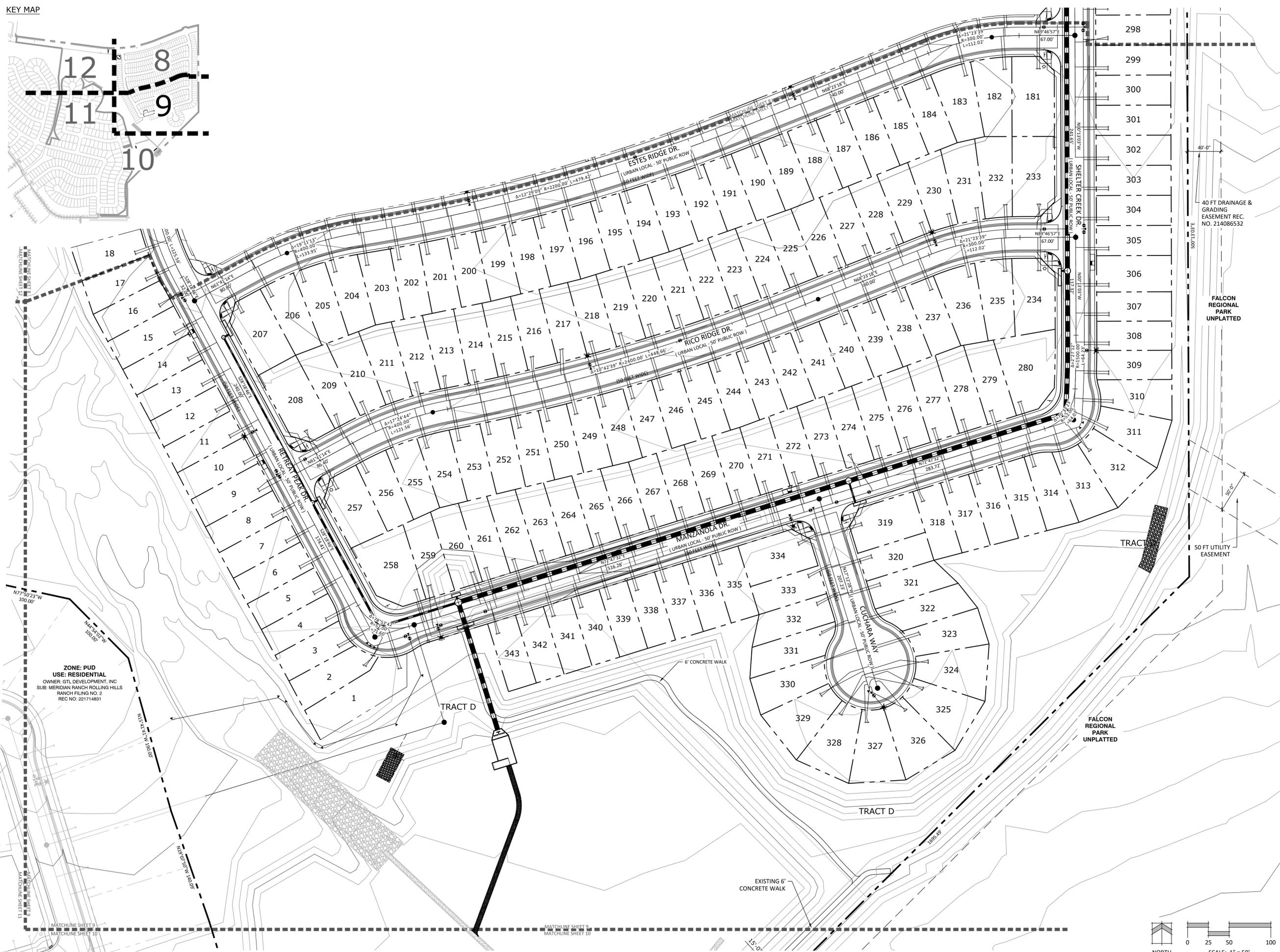
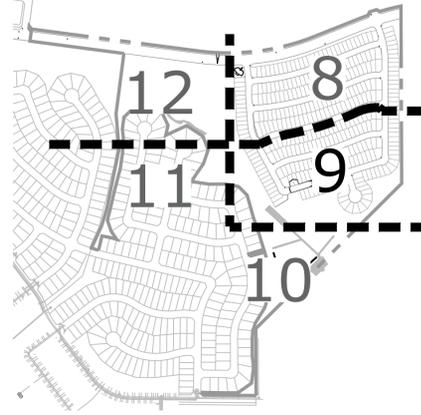
8

8 OF 19

PUD SP



KEY MAP



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

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 PUD DEVELOPMENT PLAN  
 /PRELIMINARY PLAN

DATE: 05.04.2022  
 PROJECT MGR: J. ROMERO  
 PREPARED BY: B. ITEN

**ENTITLEMENT**

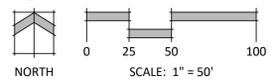
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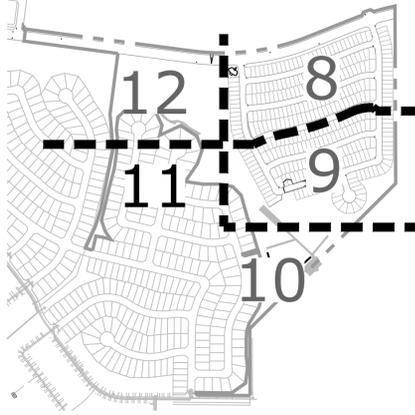
9 OF 19

PUD SP



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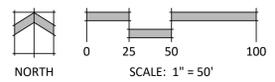


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USE: RESIDENTIAL**  
OWNER: GTL DEVELOPMENT, INC  
SUB: MERIDIAN RANCH ROLLING HILLS  
RANCH FILING NO. 3  
REC NO: 222714914

**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

4 = 0.214117  
R = 1570.00  
L = 61.32  
CH & N 73.1641° W  
CH = 61.32



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PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 05.04.2022  
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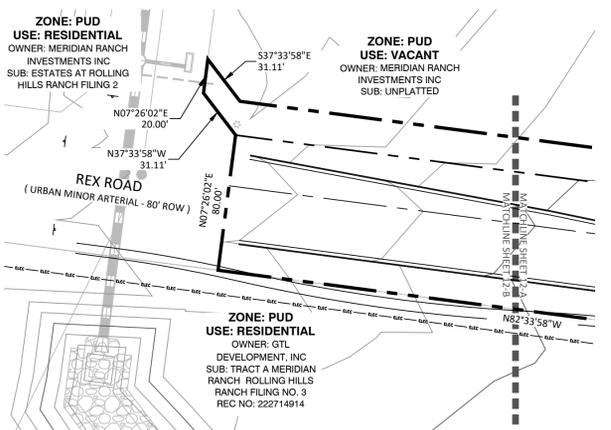
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**11**  
11 OF 19  
PUD SP

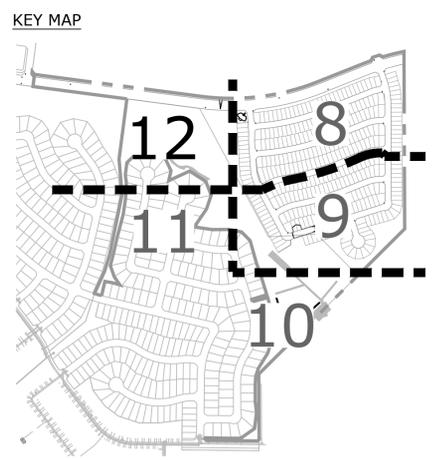
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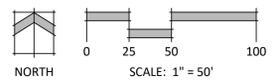


**B**  
 12  
 VIEWPORT 12-B



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**A**  
 12  
 VIEWPORT 12-A



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 /PRELIMINARY PLAN

DATE: 05.04.2022  
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ENTITLEMENT

DATE:	BY:	DESCRIPTION:

**PRELIMINARY GRADING  
 & UTILITIES**

**12**  
 12 OF 19  
 PUD SP

SHEET NUMBER  
 PLAN FILE #



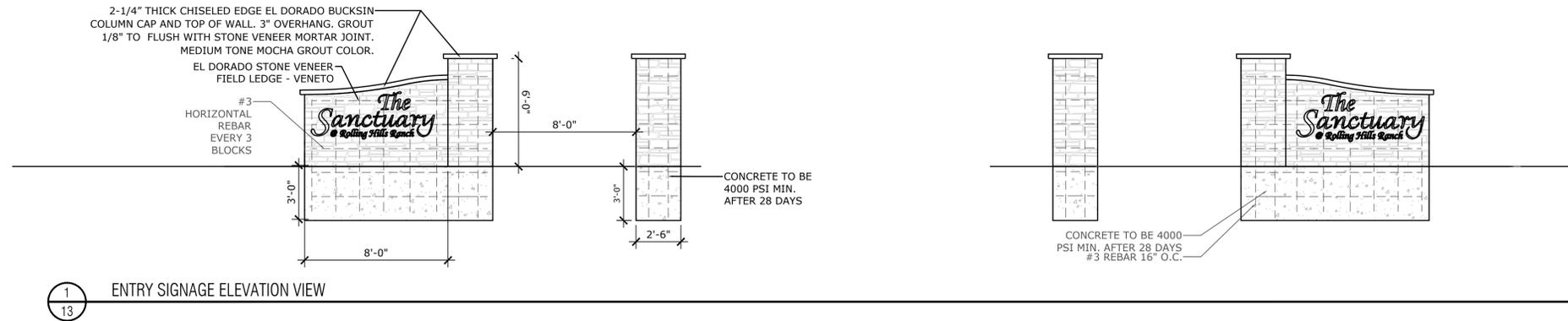
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1  
13 ENTRY SIGNAGE ELEVATION VIEW



2  
13 ENTRY SIGNAGE PLAN VIEW

THE SANCTUARY  
AT MERIDIAN  
RANCH FILING 1

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

PROJECT INFO  
DATE: 05.04.2022  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

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ENTITLEMENT

ISSUE INFO  
DATE: BY: DESCRIPTION:

DATE	BY	DESCRIPTION

ENTRY SIGNAGE

SHEET TITLE

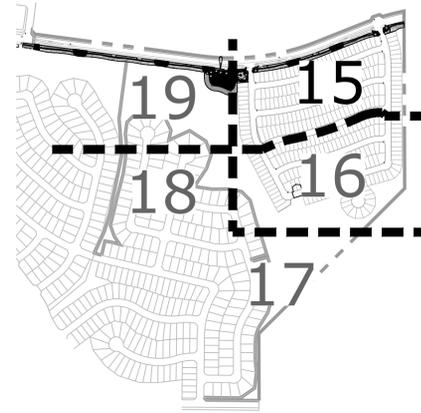
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13 OF 19

PUD SP \_\_\_\_\_

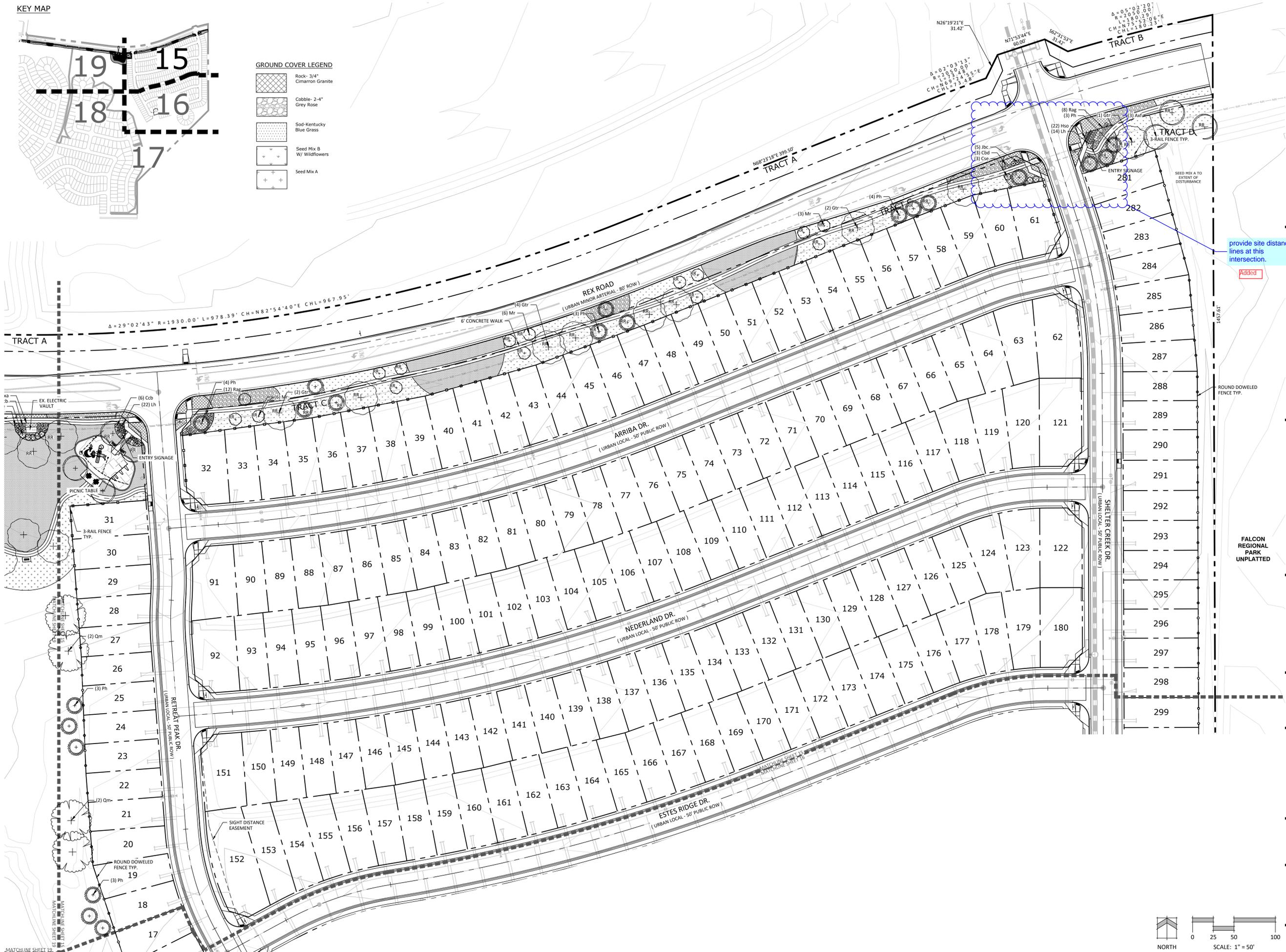


KEY MAP



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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PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

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ENTITLEMENT

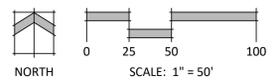
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LANDSCAPE PLAN

15

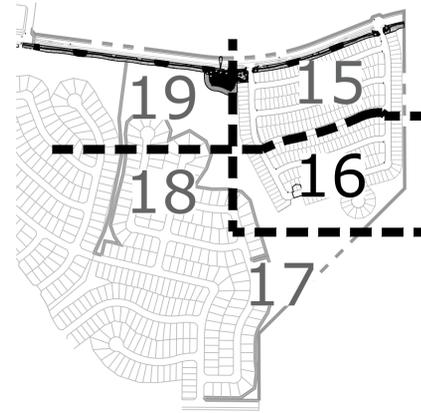
15 OF 19

PUD SP



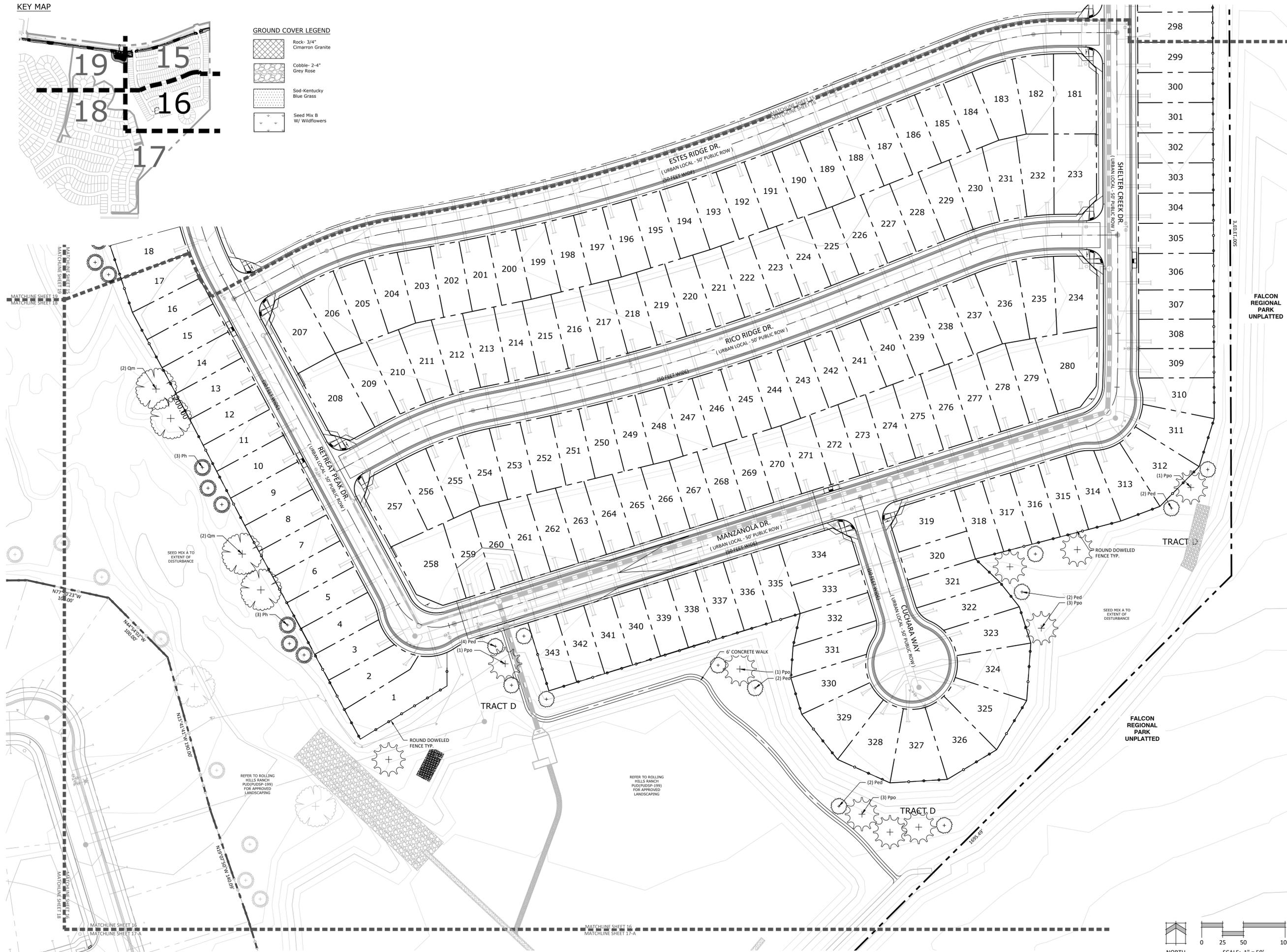
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KEY MAP



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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PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

DATE: 05.04.2022  
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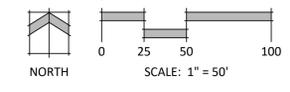
LANDSCAPE PLAN

SHEET TITLE

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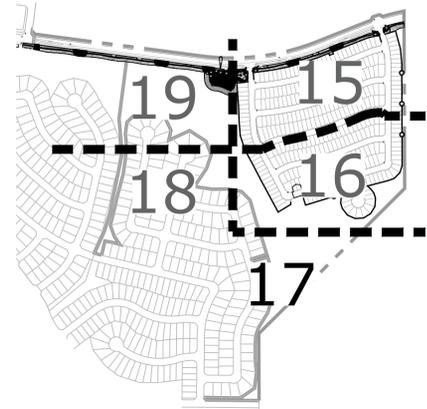
16 OF 19

PUD SP



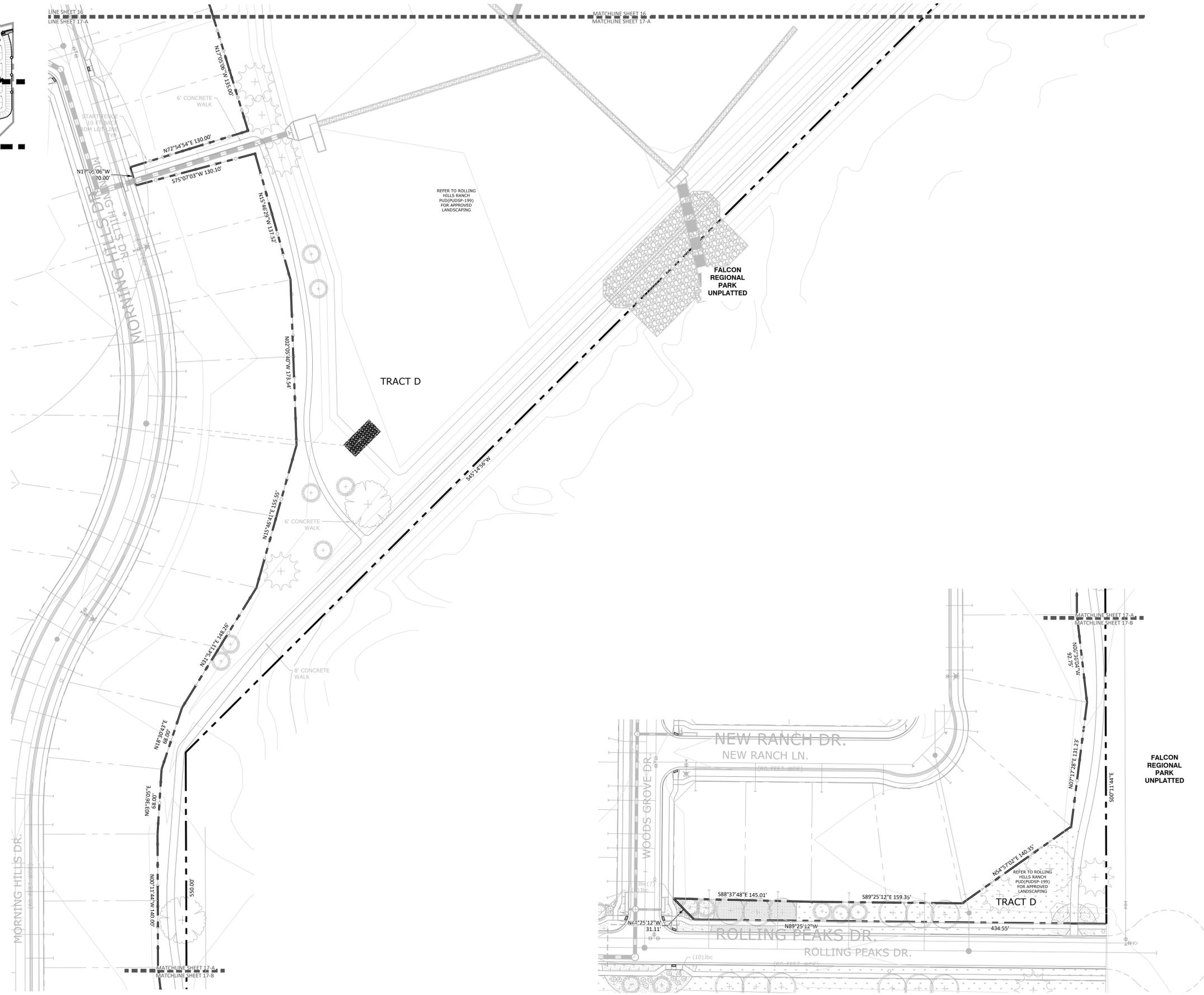
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KEY MAP



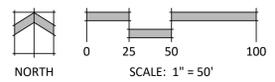
GROUND COVER LEGEND

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



**A** VIEWPORT 17-A  
17

**B** VIEWPORT 17-B  
17



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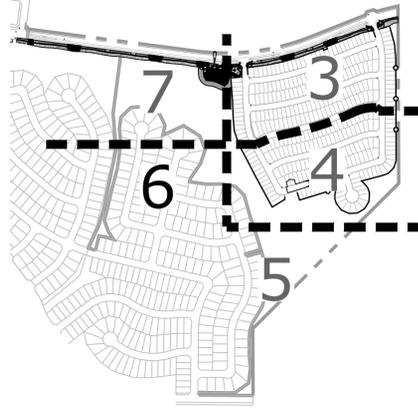
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LANDSCAPE PLAN

17

17 OF 19  
PUD SP

KEY MAP



GROUND COVER LEGEND

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



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PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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ENTITLEMENT

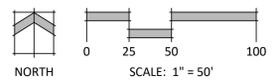
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LANDSCAPE PLAN

18

18 OF 19

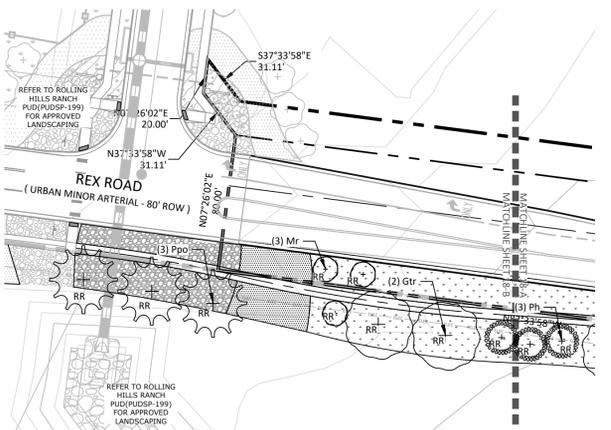
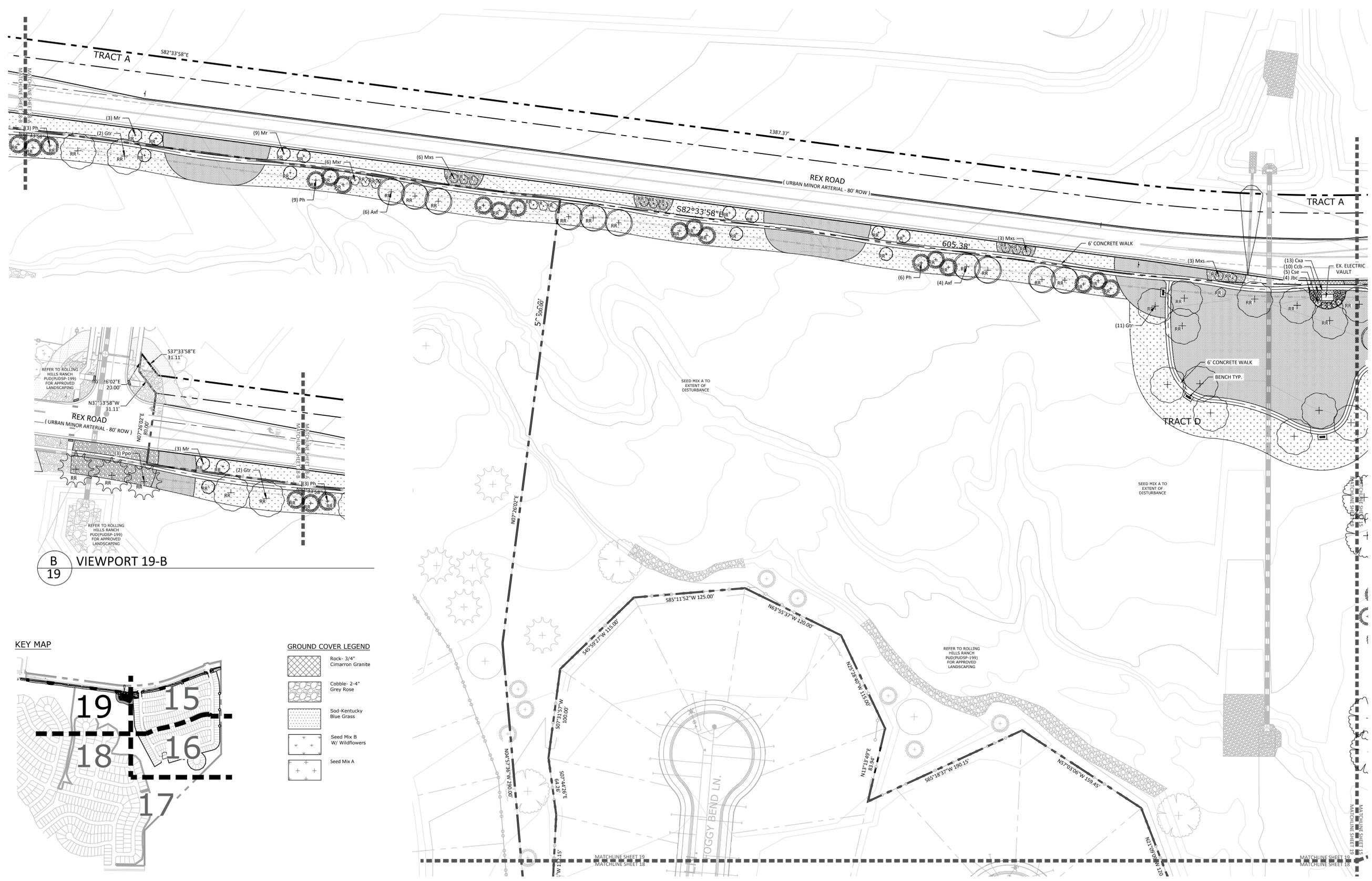
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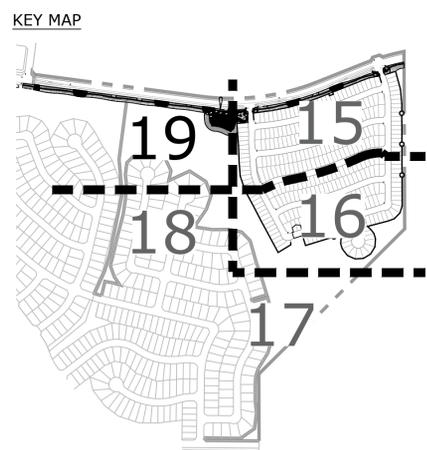
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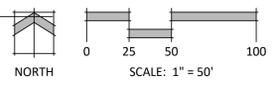
B  
19  
VIEWPORT 19-B



**GROUND COVER LEGEND**

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

A  
19  
VIEWPORT 19-A



THE SANCTUARY AT MERIDIAN RANCH FILING 1

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 05.04.2022  
 PROJECT MGR: J. ROMERO  
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DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

19

19 OF 19  
 PUD SP

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