





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 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 RECEIPTION 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 1930.00 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 RECEIPTION NO. 234096227;

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

13. THENCE S00°13'03"E A DISTANCE OF 1457.61 FEET;
14. THENCE S49°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;

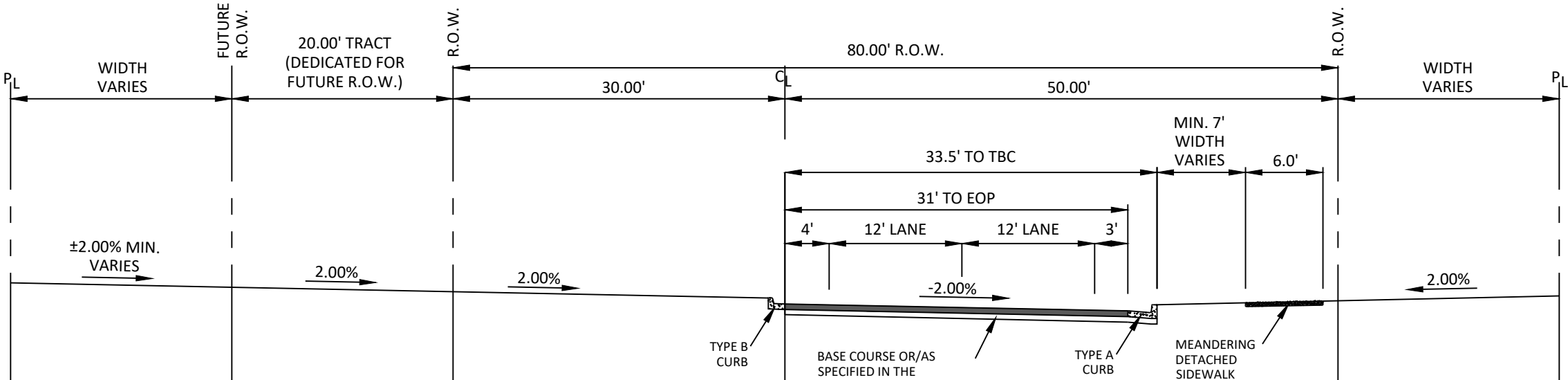
THE FOLLOWING FIFTY FOUR (54) COURSES ARE ON SAID BOUNDARY LINE OF TRACT G:

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°13'04"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 N31°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 S79°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°44'41"E 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°23'31"E 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 N67°30'06"W A DISTANCE OF 159.45 FEET;
45. THENCE N05°38'37"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 S49°59'27"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 N13°13'49"E A DISTANCE OF 120.00 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

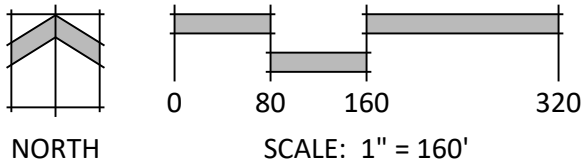
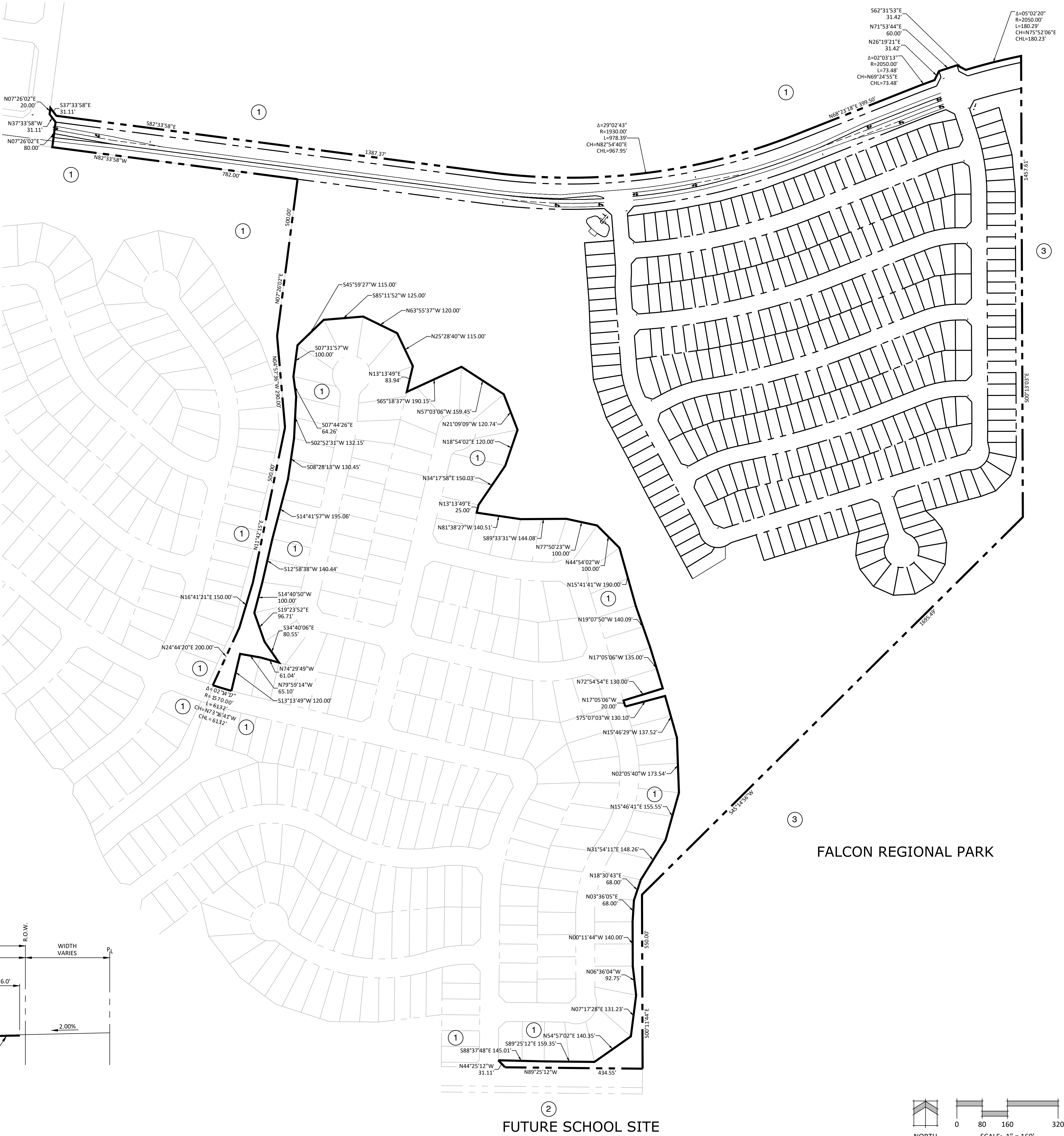
|   | Name   | Mailing Address        | City, State, Zip           |
|---|--|------------------------|----------------------------|
| 1 | GTL INC  | 3575 KENYON ST STE 200 | SAN DIEGO CA, 92110        |
| 2 | MERIDIAN RANCH INVESTMENTS INC                   | PO BOX 80036           | SAN DIEGO CA, 92138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



- NOTES:
1. ASPHALT DETERMINED BY 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  
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: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

DATE: BY: DESCRIPTION:

LEGAL EXHIBIT &  
ADJACENT OWNERS

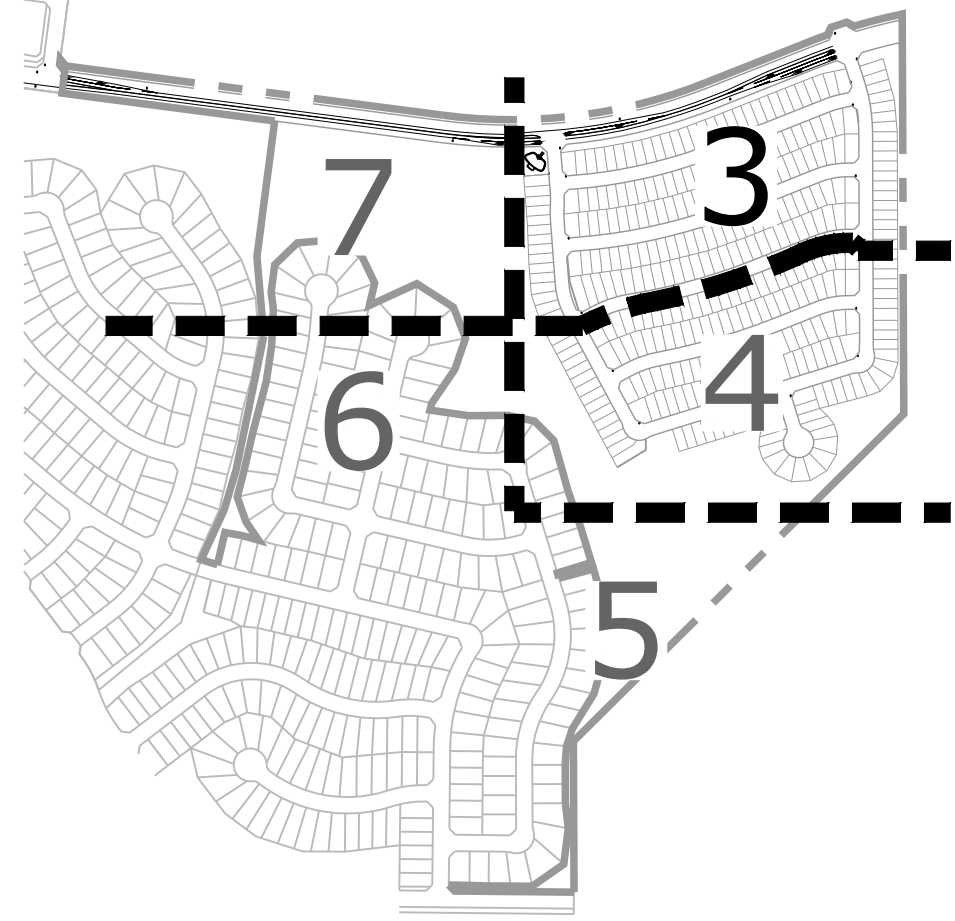
2

2 OF 19

PUD SP



KEY MAP



TRACT A  
1.326 AC.  
A=29°02'43" R=1930.00' L=978.39' CH=N82°54'40"E CHL=967.95'

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

provide a note on the PUD plan that indicates that Rex Road should 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

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 are provided in 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

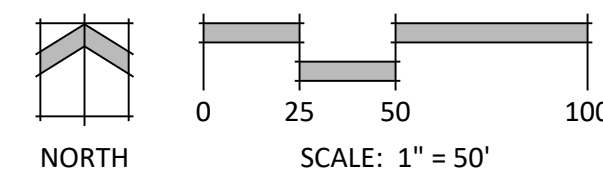


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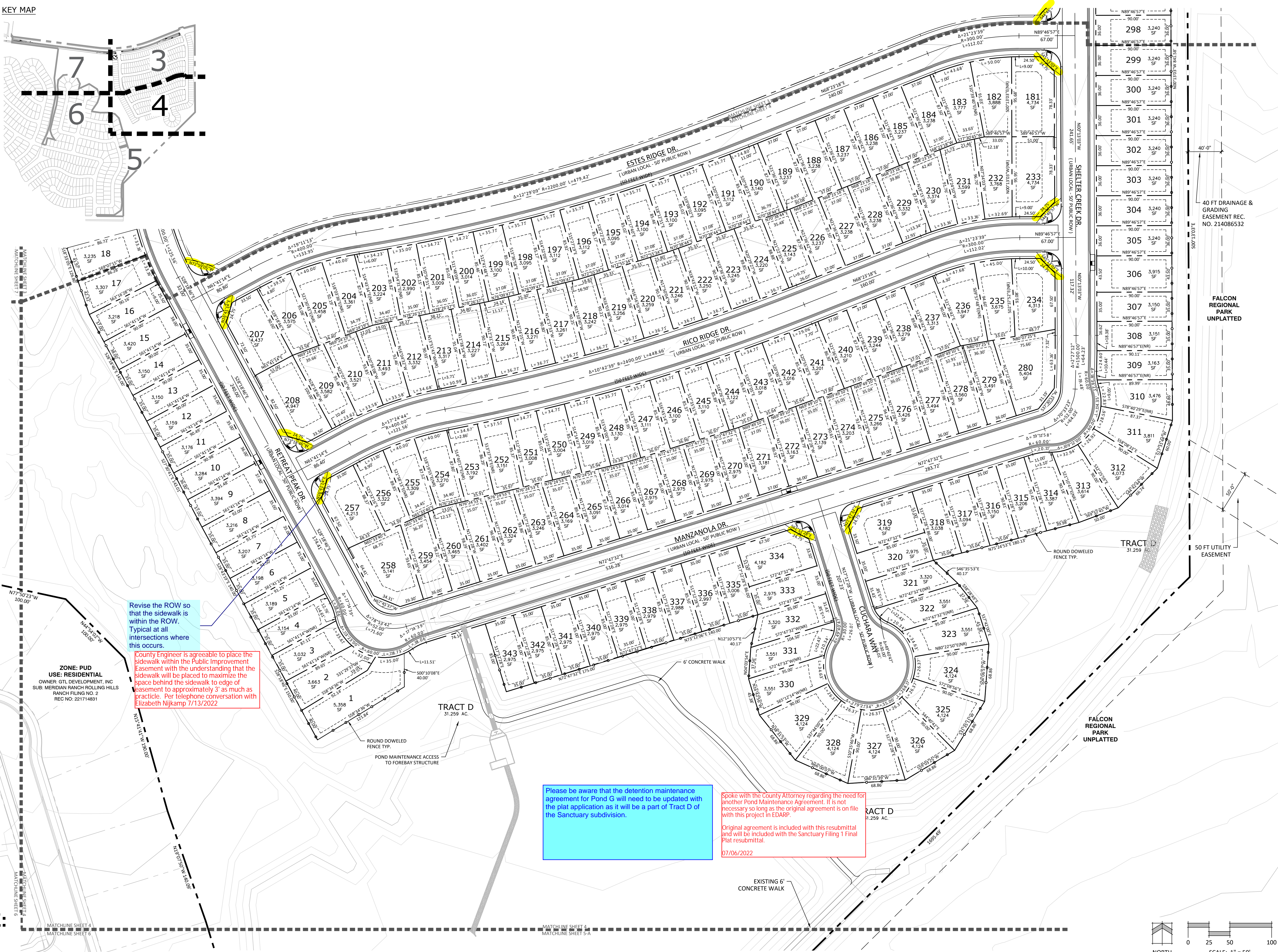
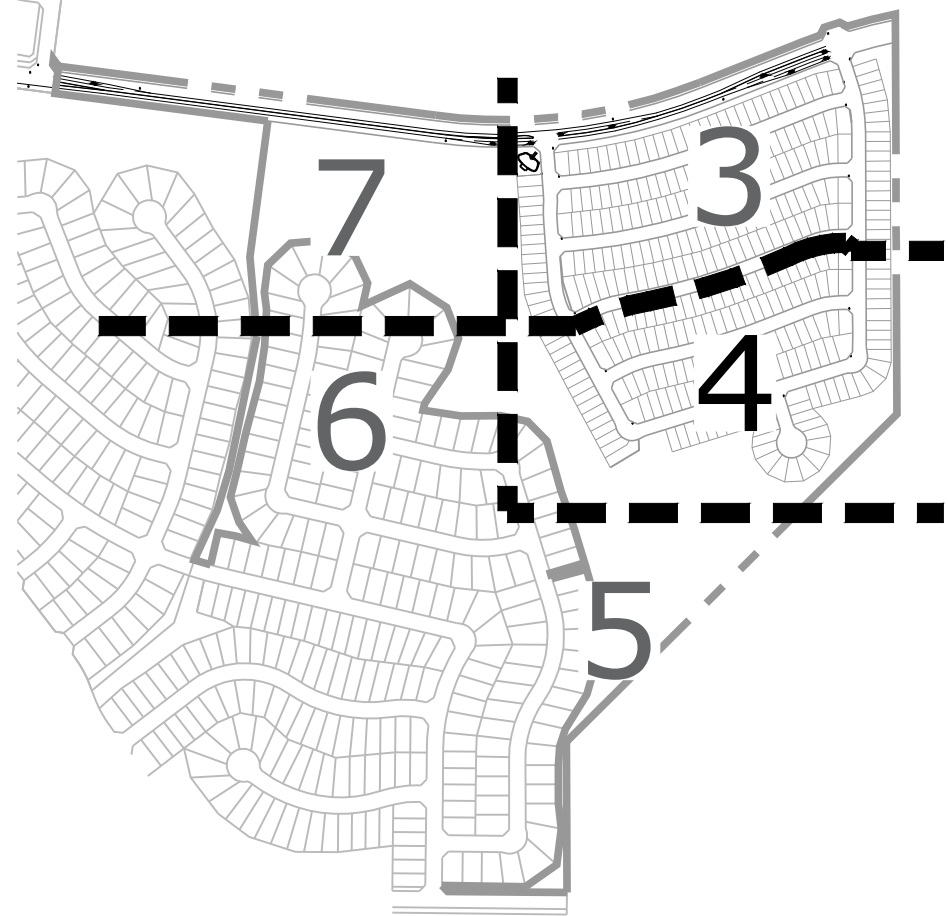
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Revise the ROW so that the sidewalk is within the ROW. Typical at all intersections where this occurs.

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



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THE SANCTUARY  
FILING 1 AT  
MERIDIAN RANCH

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

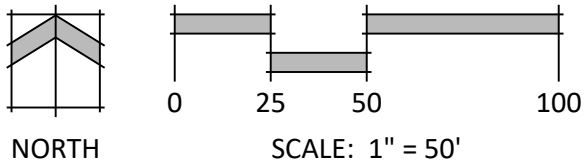
DATE: 05.04.2022  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

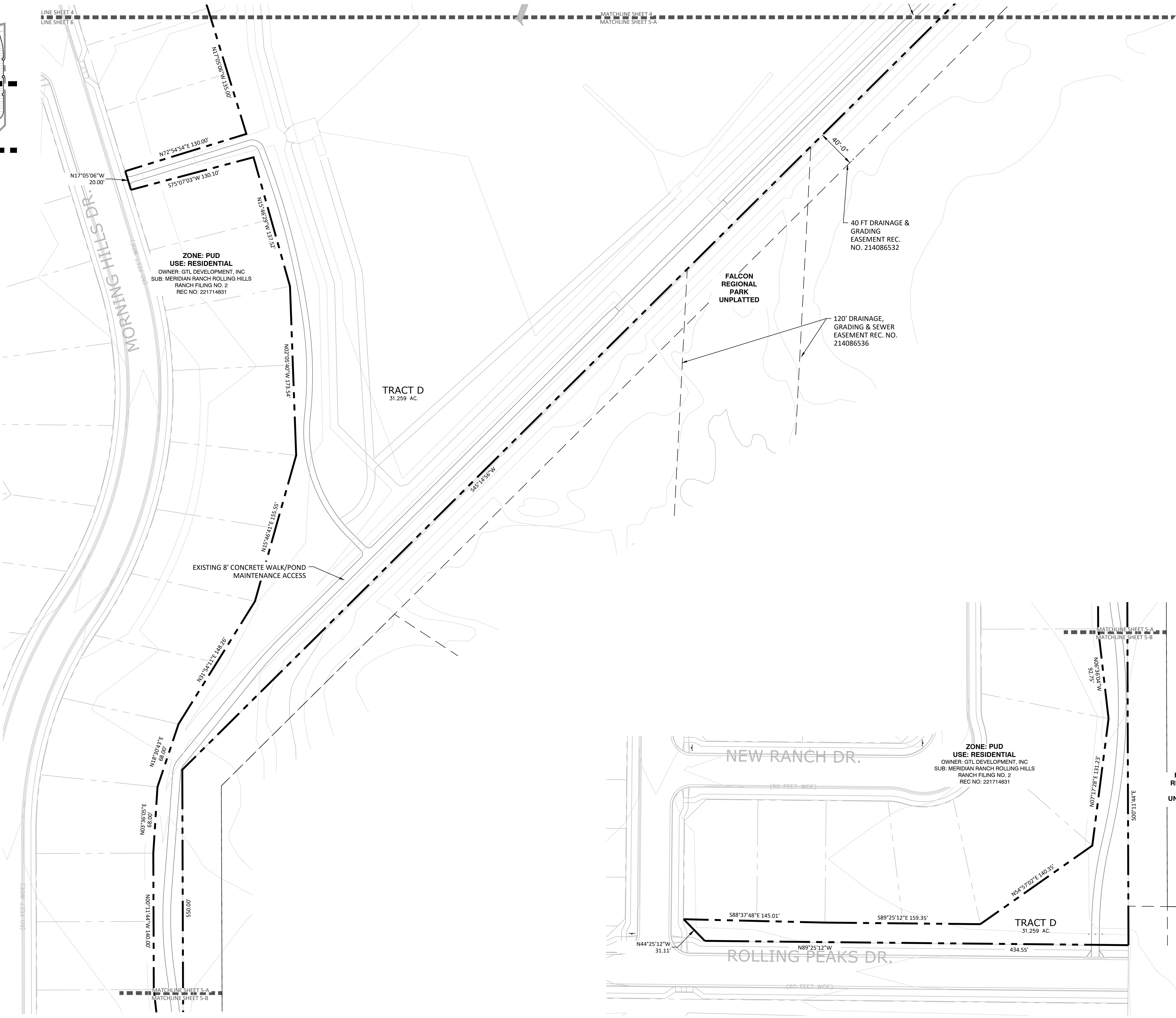
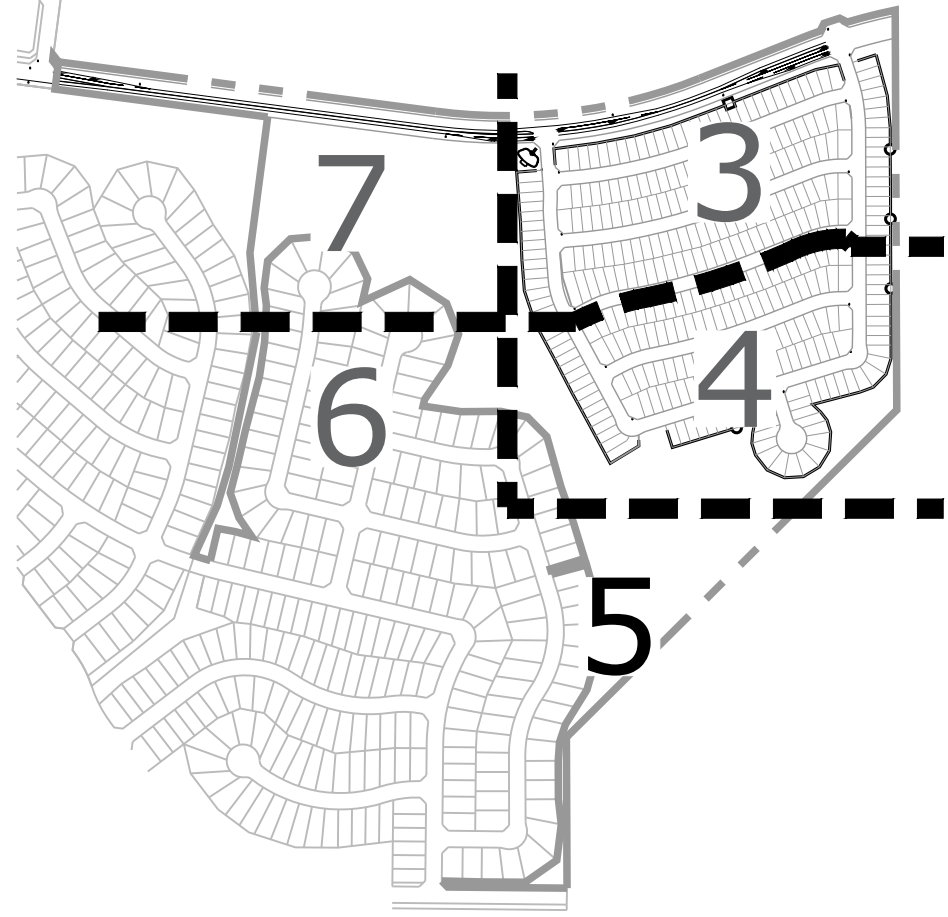
SITE PLAN

4

4 OF 19  
PUD SP

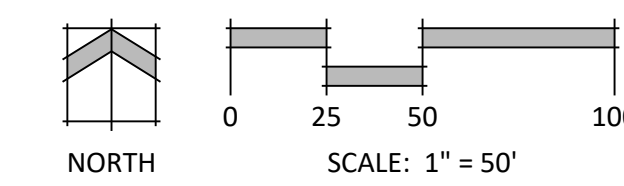






A  
5 VIEWPORT 5-A

B  
5 VIEWPORT 5-B



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PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

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

ENTITLEMENT

| DATE: | BY: | DESCRIPTION: |
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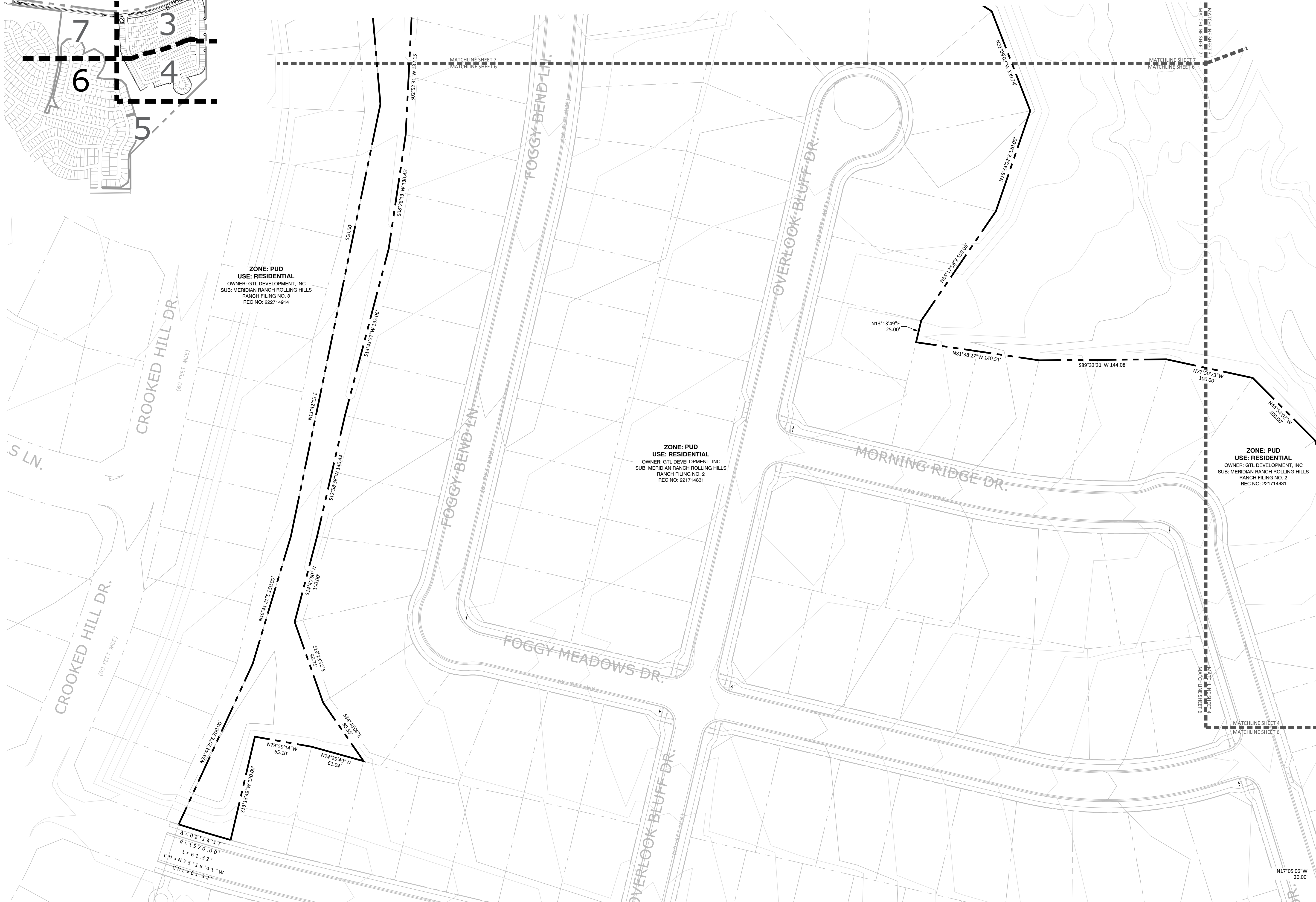
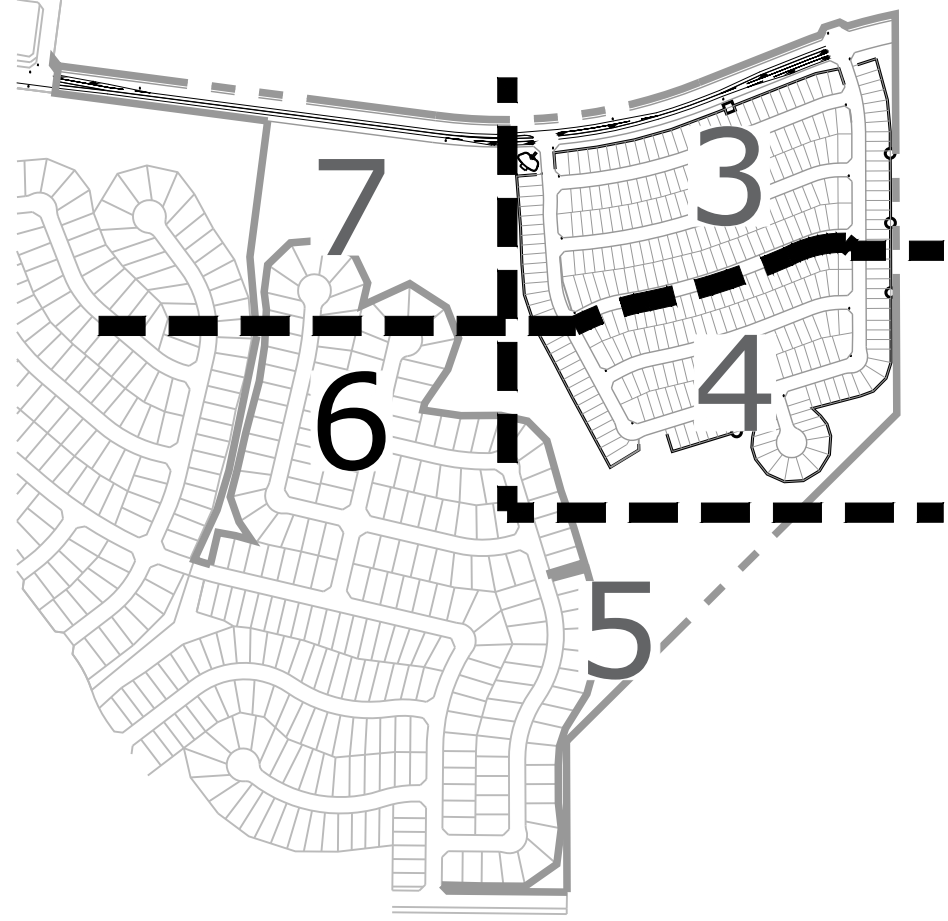
SITE PLAN

5

5 OF 19

PUD SP



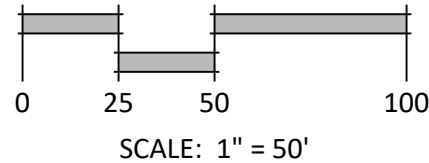


ZONE: PUD  
USE: RESIDENTIAL  
OWNER: GTL DEVELOPMENT, INC  
SUB: MERIDIAN RANCH ROLLING HILLS  
RANCH FILING NO. 3  
REC NO: 222714814

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

N17°05'06"W  
20.00'



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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

### SITE PLAN

SHEET TITLE  
SHEET NUMBER  
PLAN FILE #

6

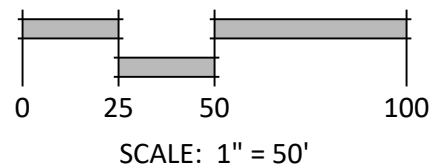
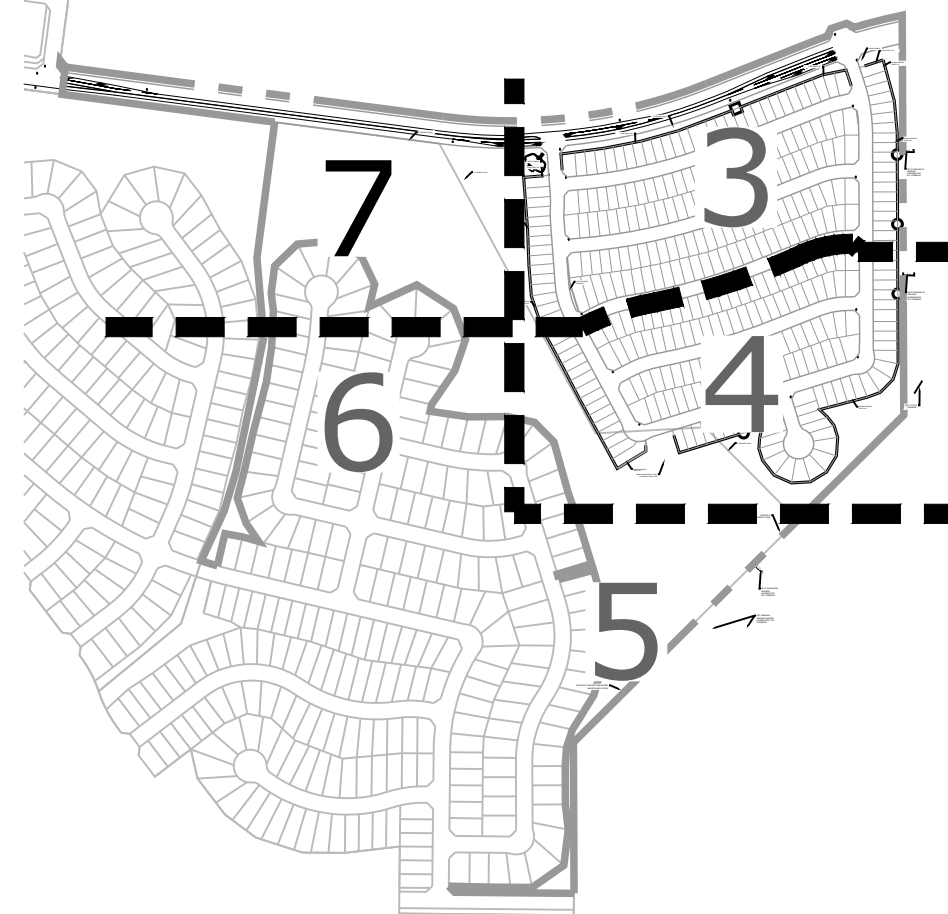
6 OF 19

PUD SP



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KEY MAP



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THE SANCTUARY  
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/PRELIMINARY PLAN

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

ENTITLEMENT

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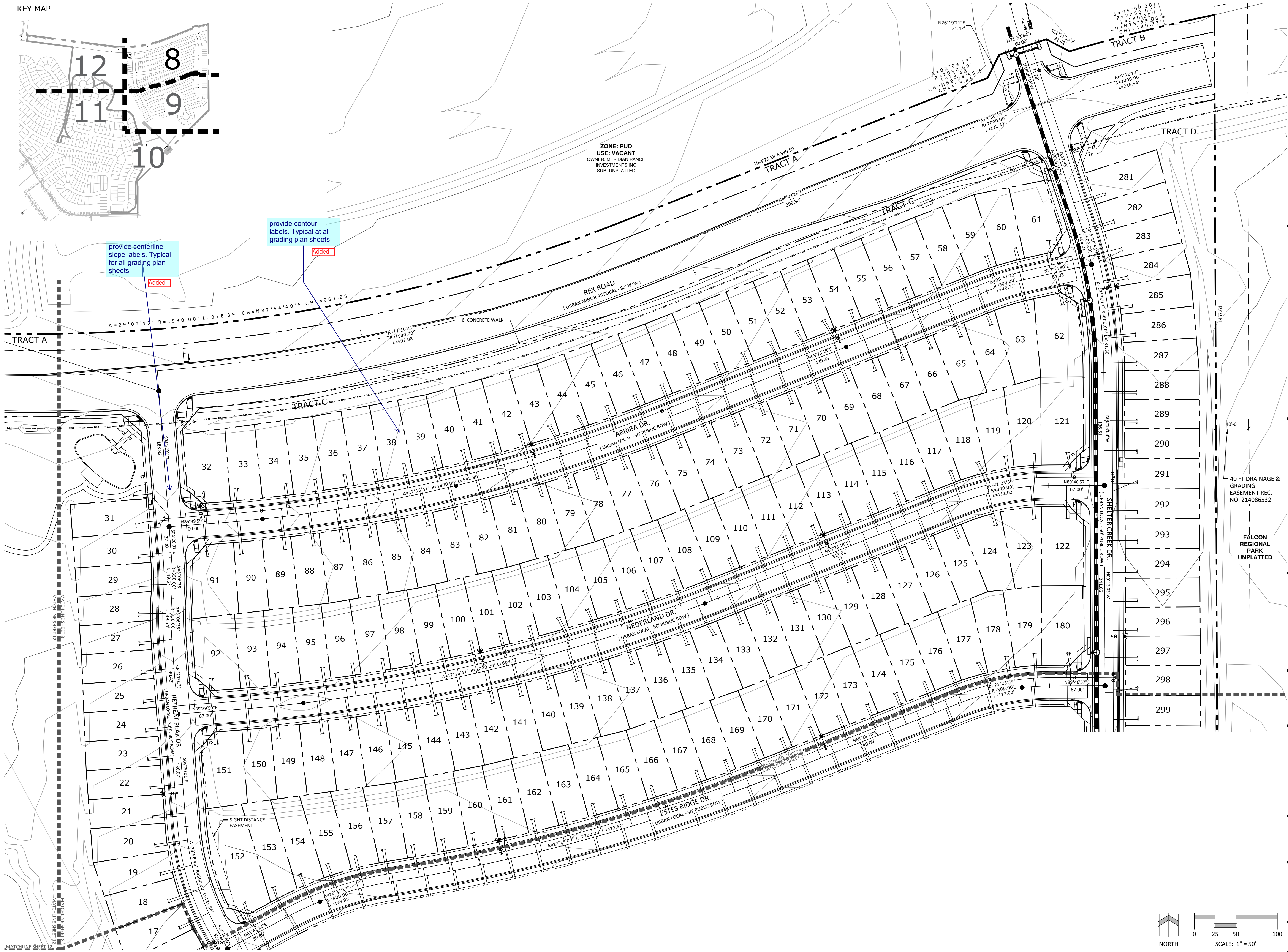
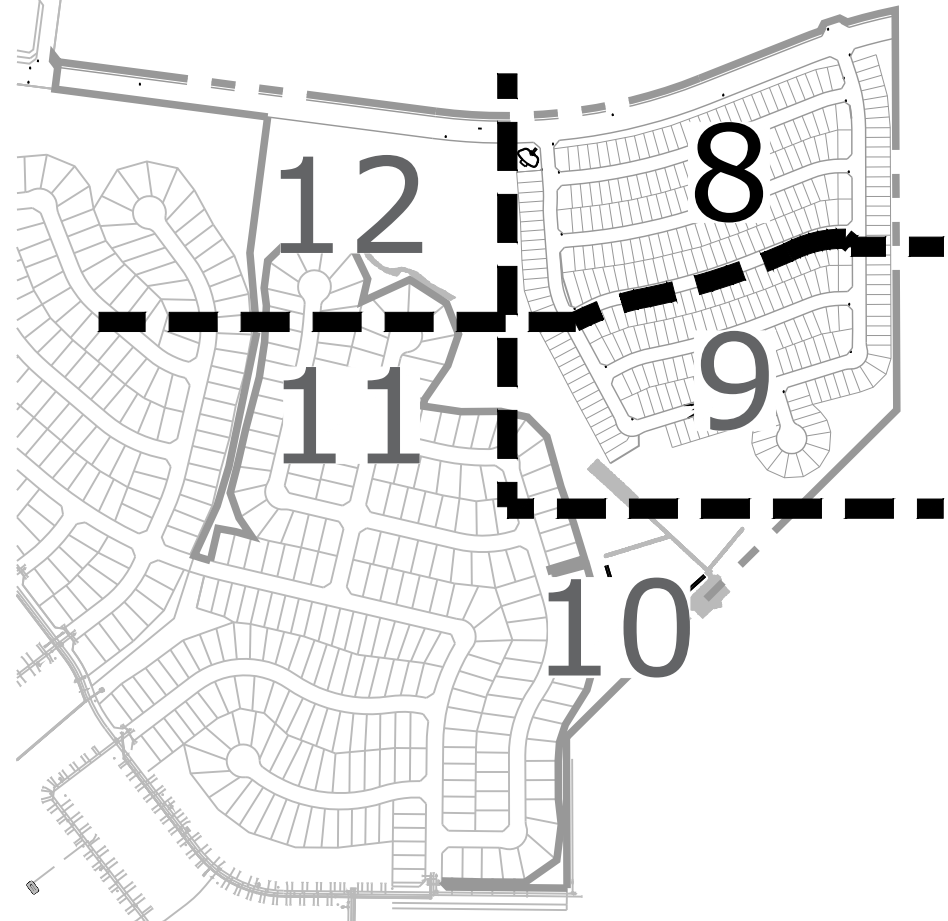
SITE PLAN

7

7 OF 19

PUD SP





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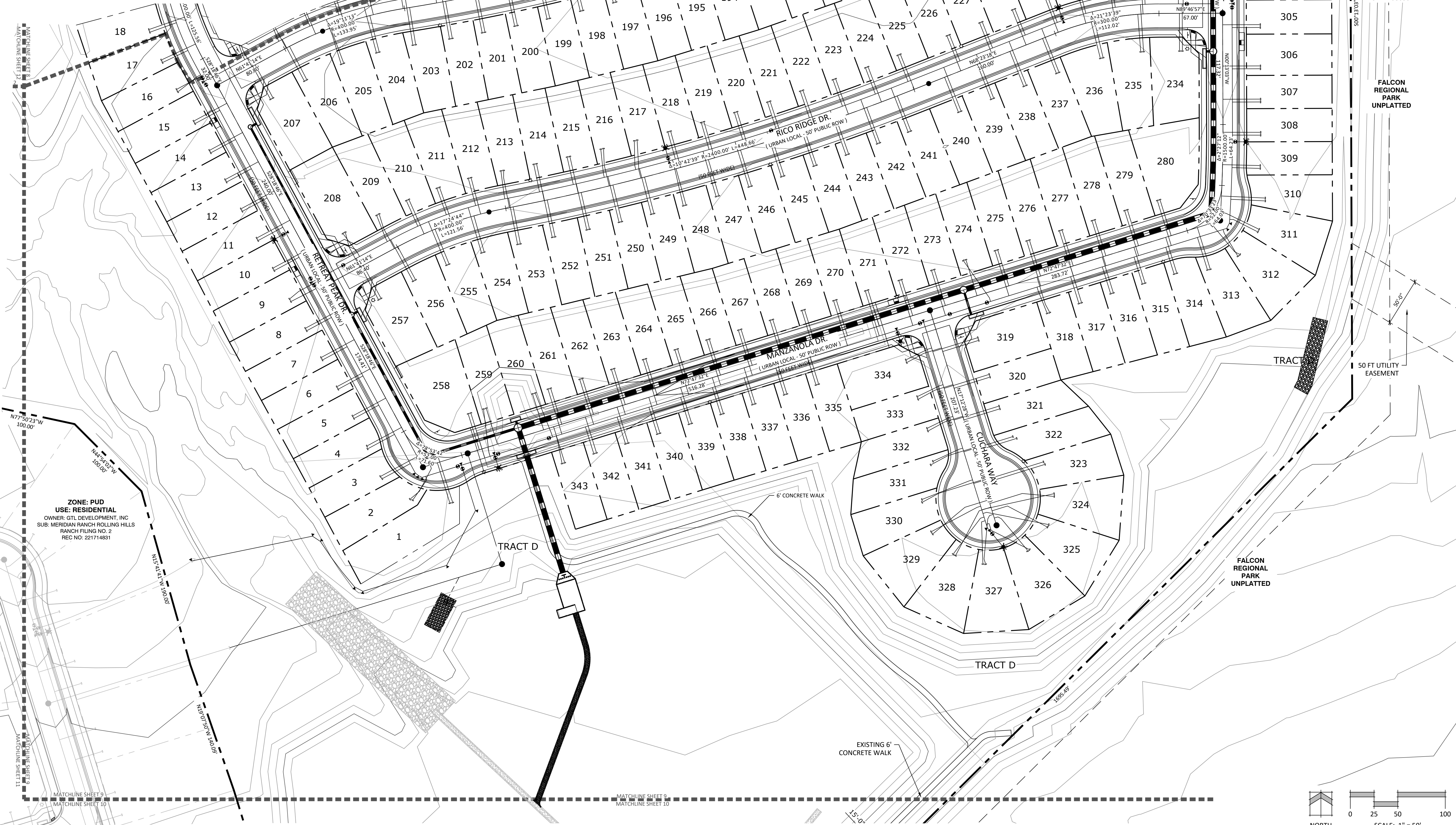
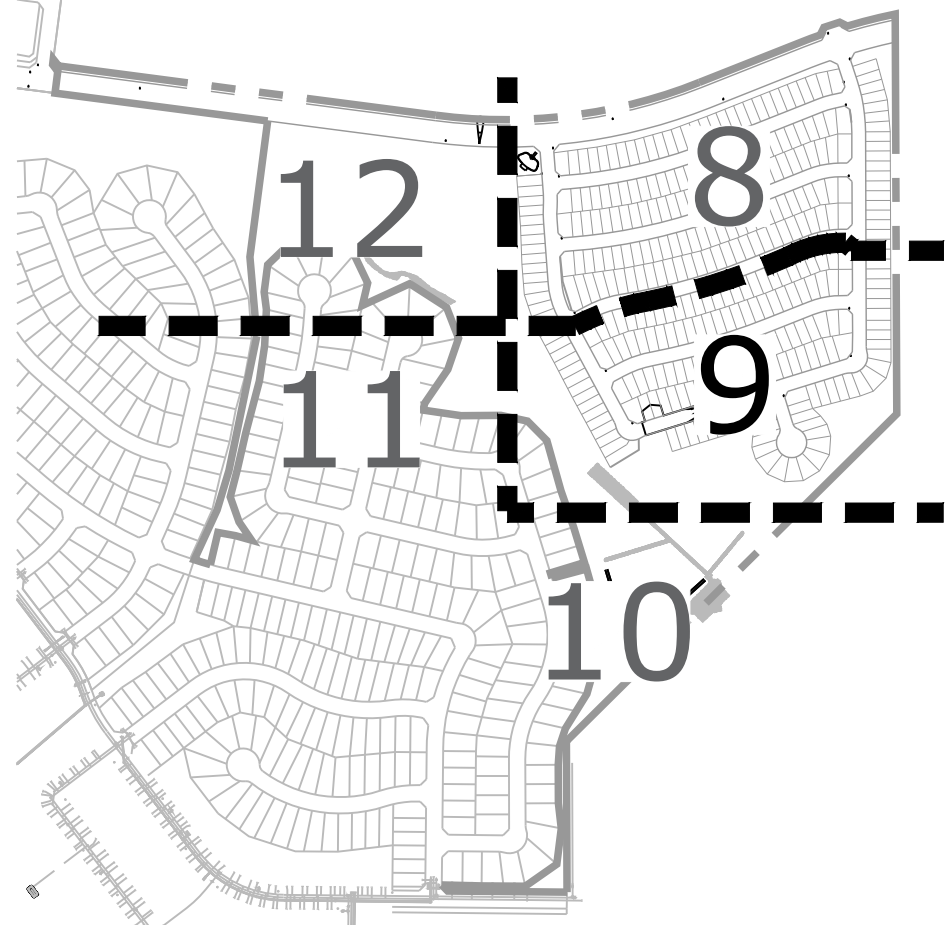
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PRELIMINARY GRADING  
& UTILITIES

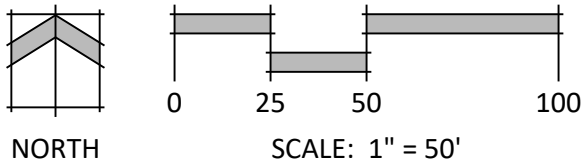
8

8 OF 19  
PUD SP





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  
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PUD DEVELOPMENT PLAN  
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DATE: 05.04.2022  
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PREPARED BY: B. ITEN

ENTITLEMENT

DATE: BY: DESCRIPTION:

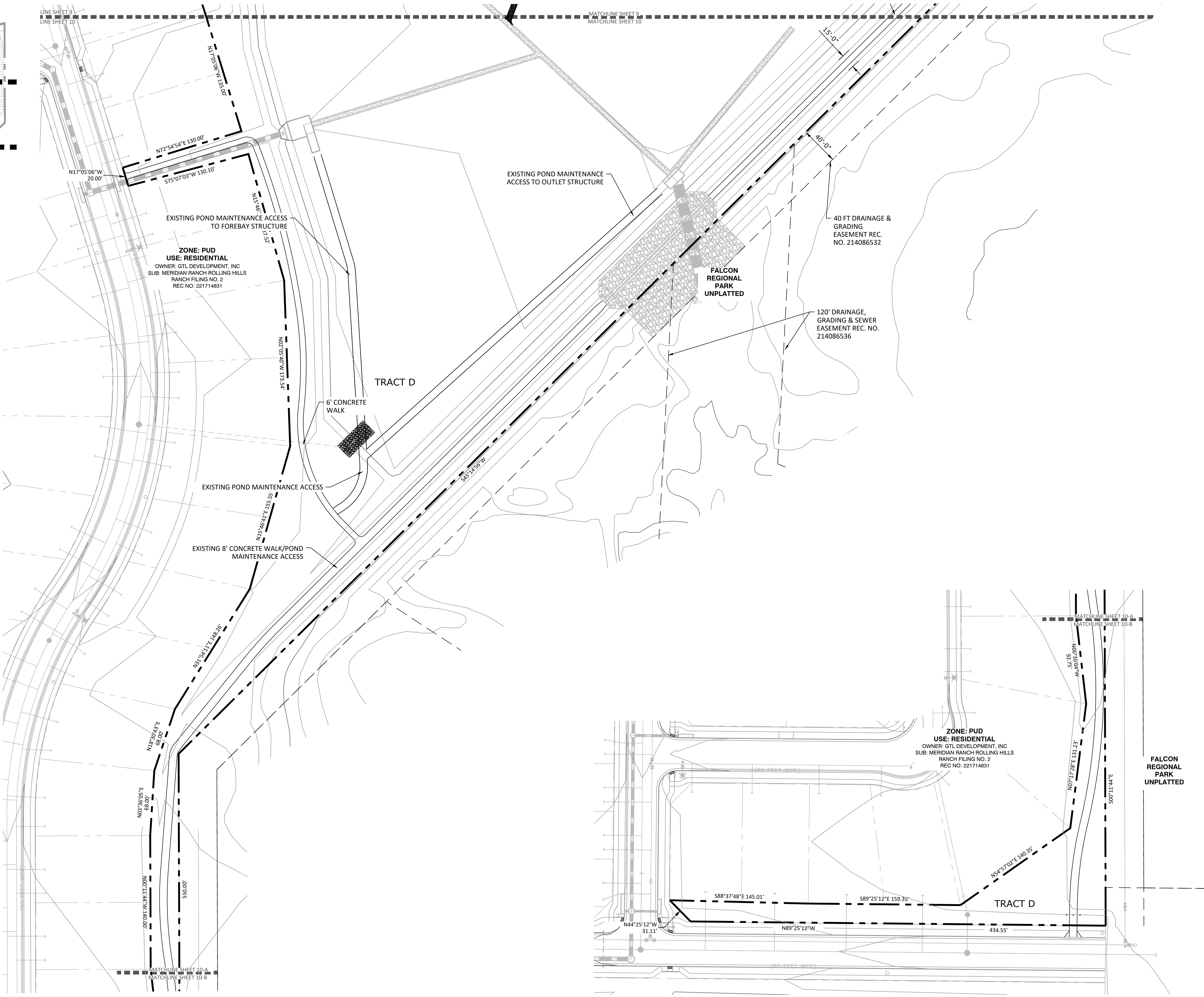
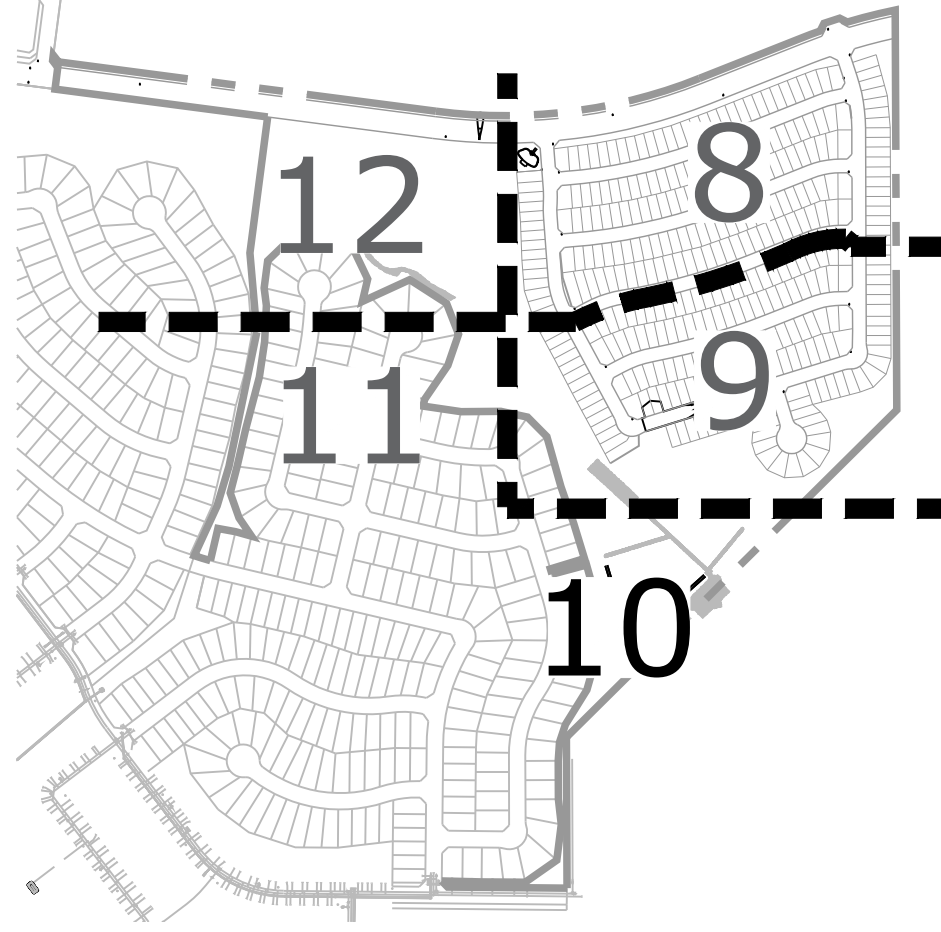
PRELIMINARY GRADING  
& UTILITIES

9

9 OF 19

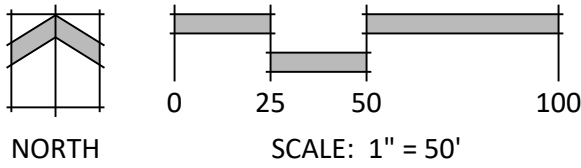
PUD SP





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: J. ROMERO  
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

PRELIMINARY GRADING  
& UTILITIES

SHEET TITLE

10

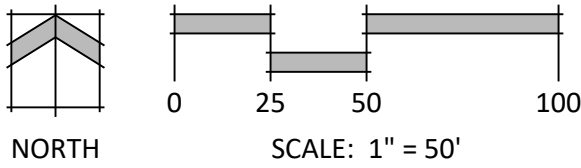
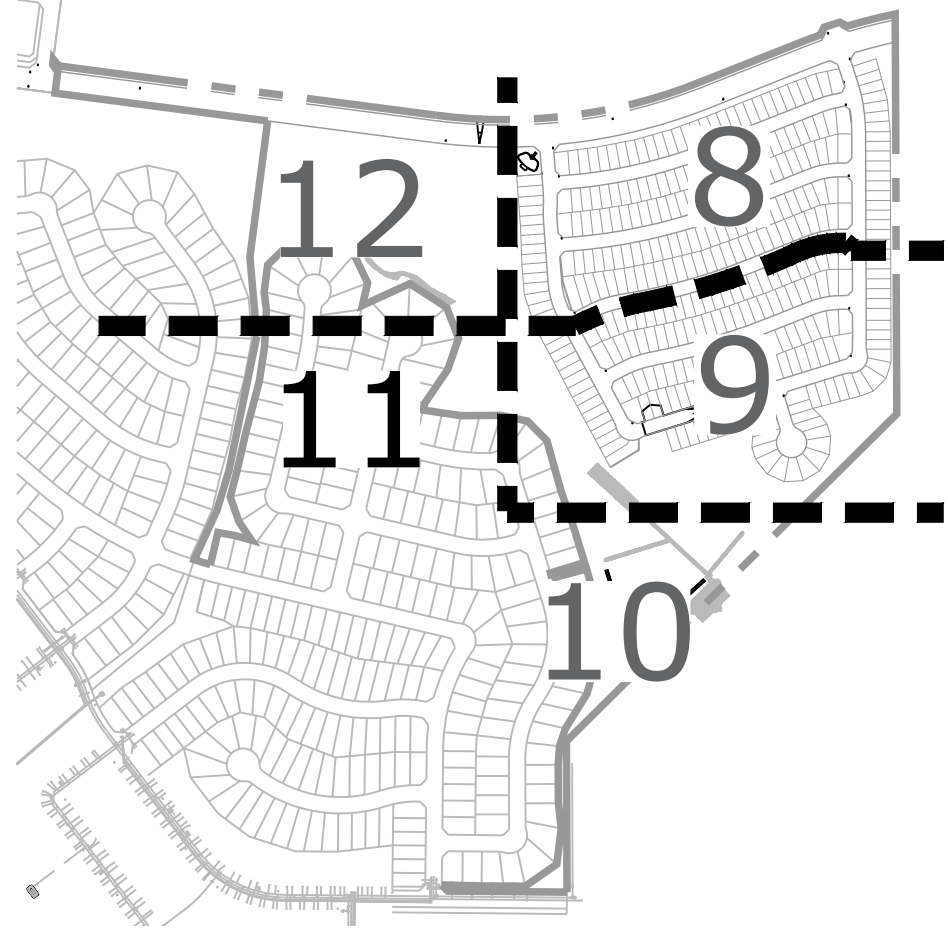
10 OF 19

PUD SP

SHEET NUMBER

PLAN FILE #





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PRELIMINARY GRADING  
& UTILITIES

SHEET TITLE

11

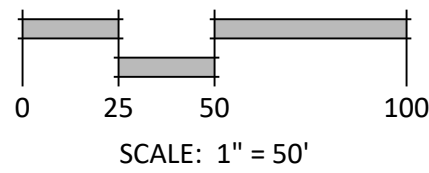
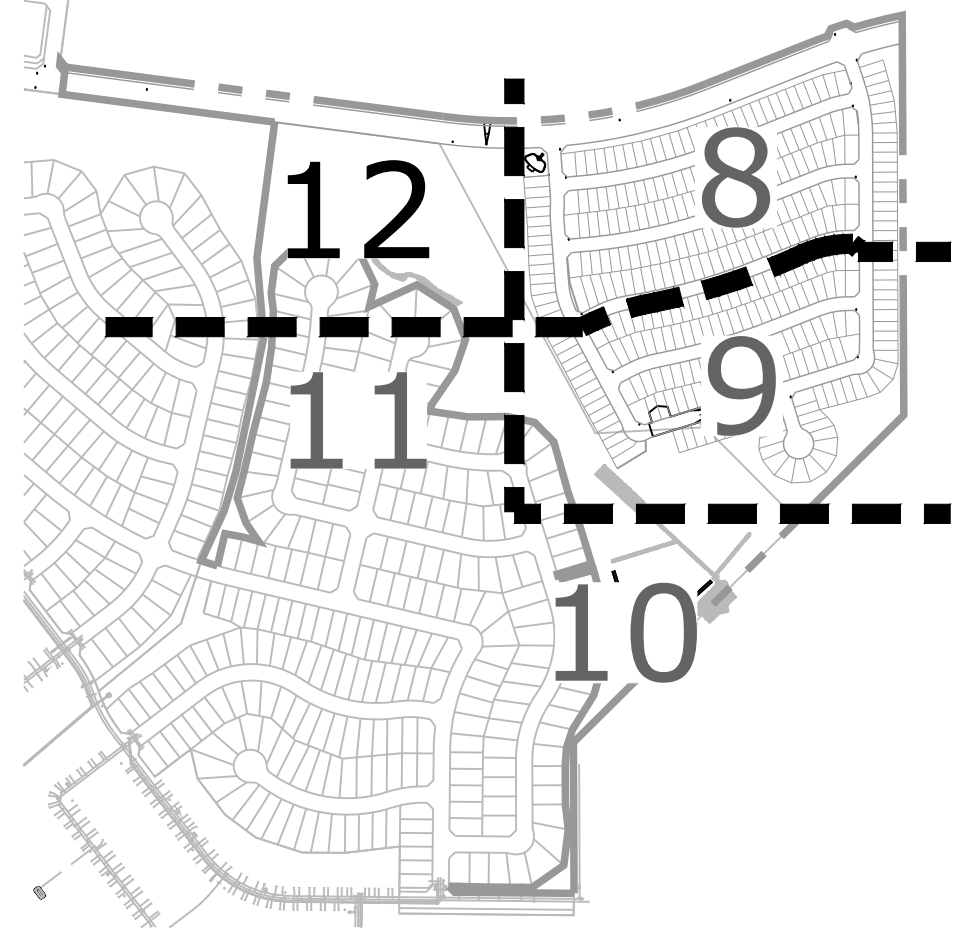
11 OF 19

PUD SP



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KEY MAP



N.E.S. Inc.  
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Colorado Springs, CO 80903

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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: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

DATE: BY: DESCRIPTION:

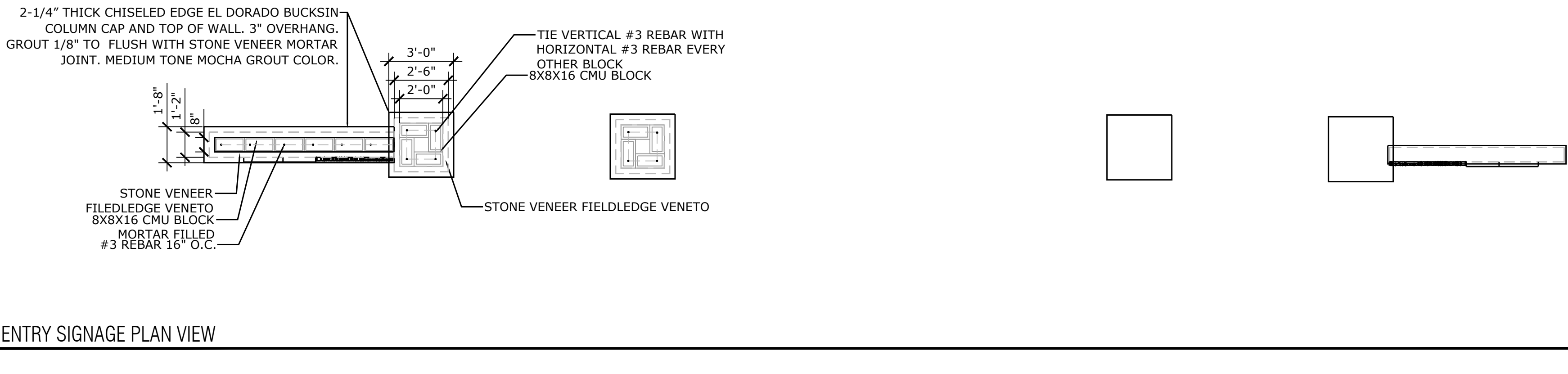
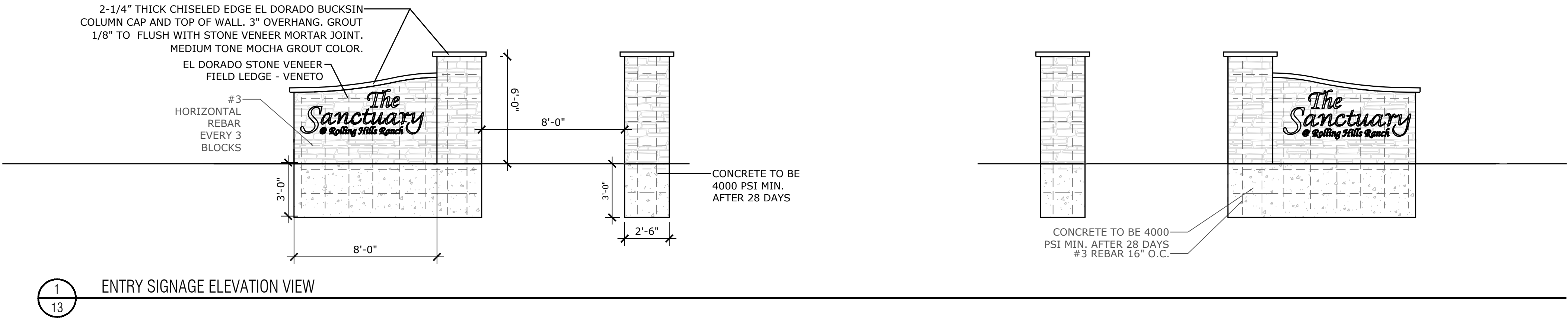
PRELIMINARY GRADING  
& UTILITIES

12

12 OF 19

PUD SP





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PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

THE SANCTUARY  
AT MERIDIAN  
RANCH FILING 1

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

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ISSUE INFO

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ISSUE / REVISION

ENTRY SIGNAGE

SHEET TITLE

13

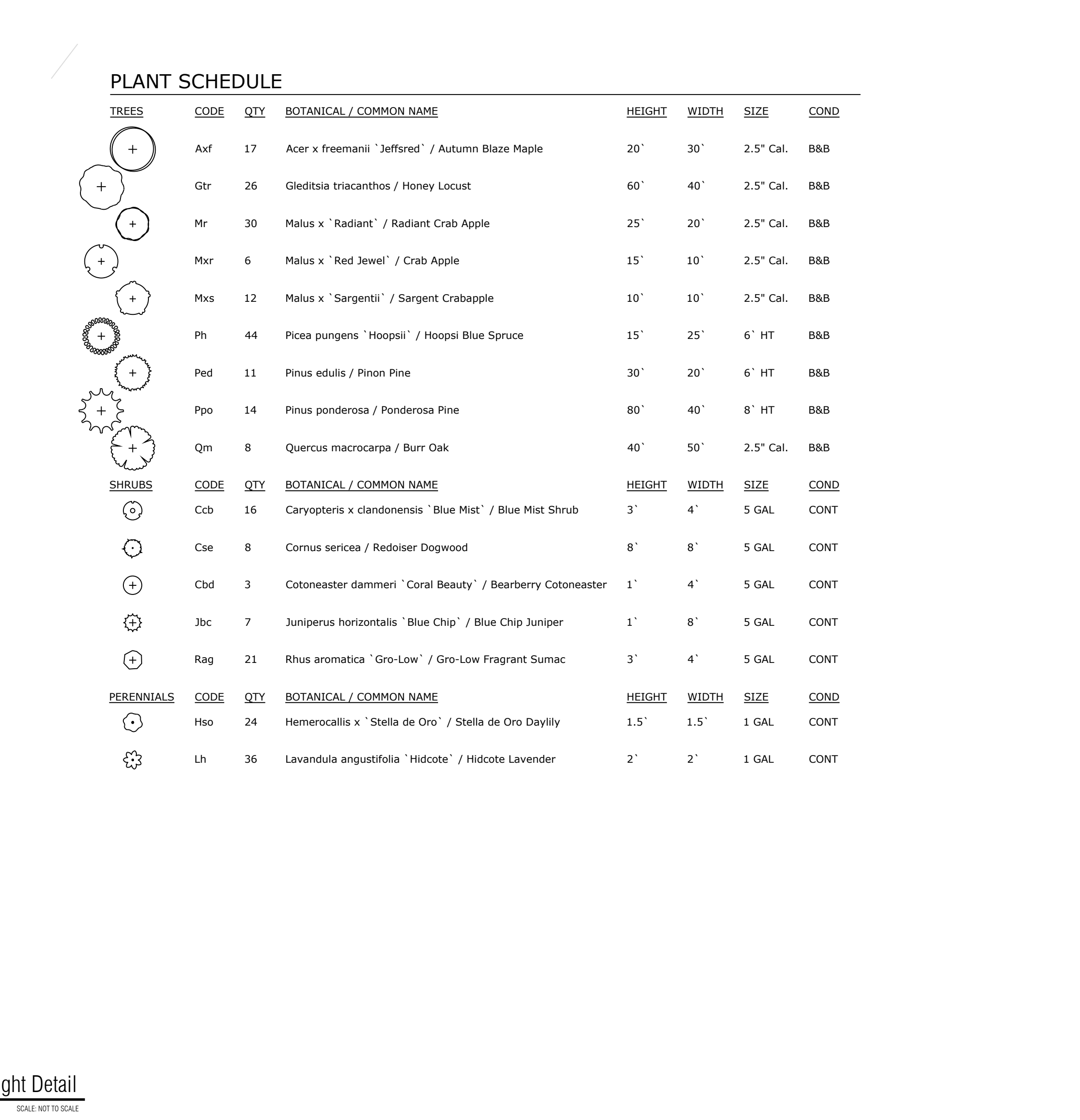
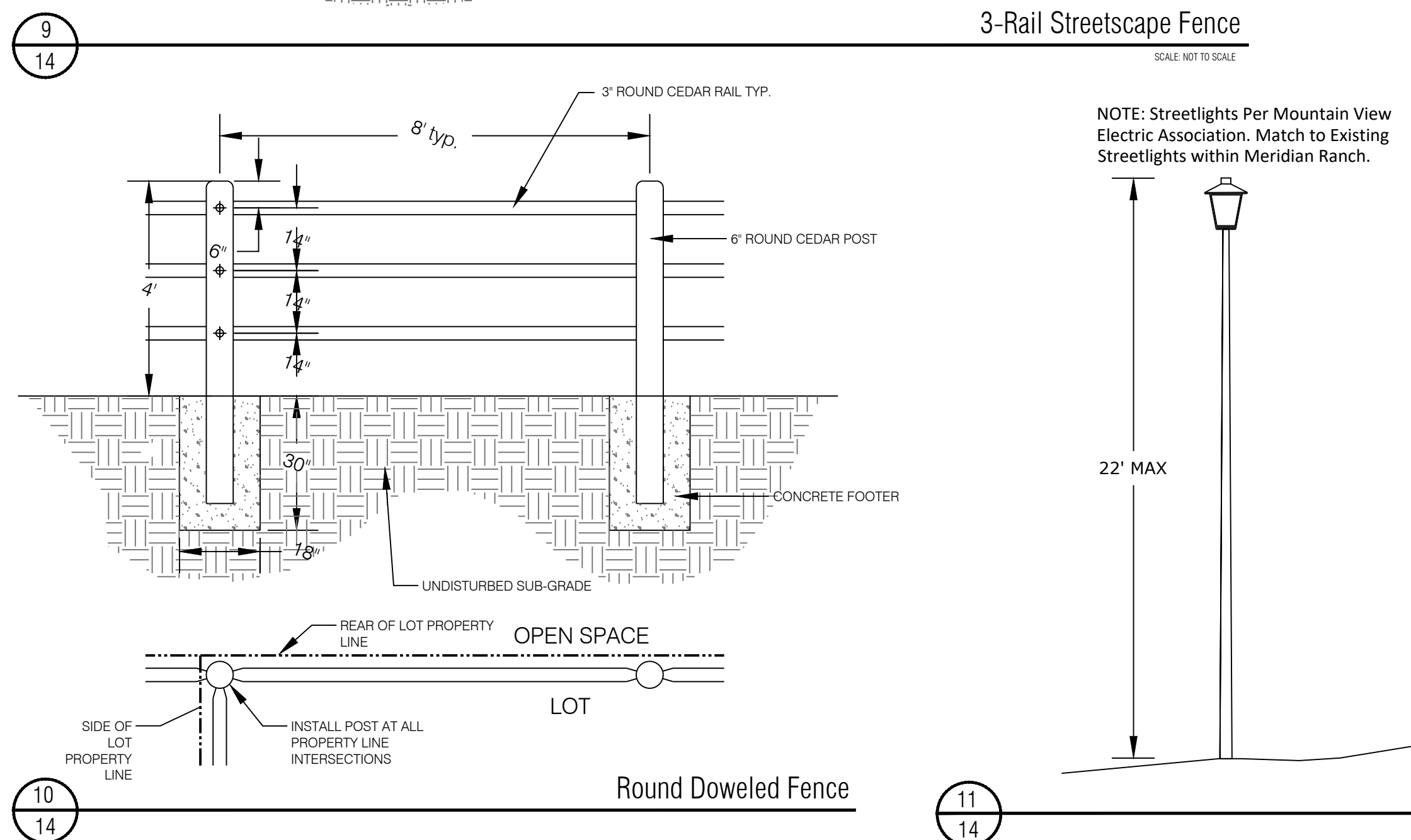
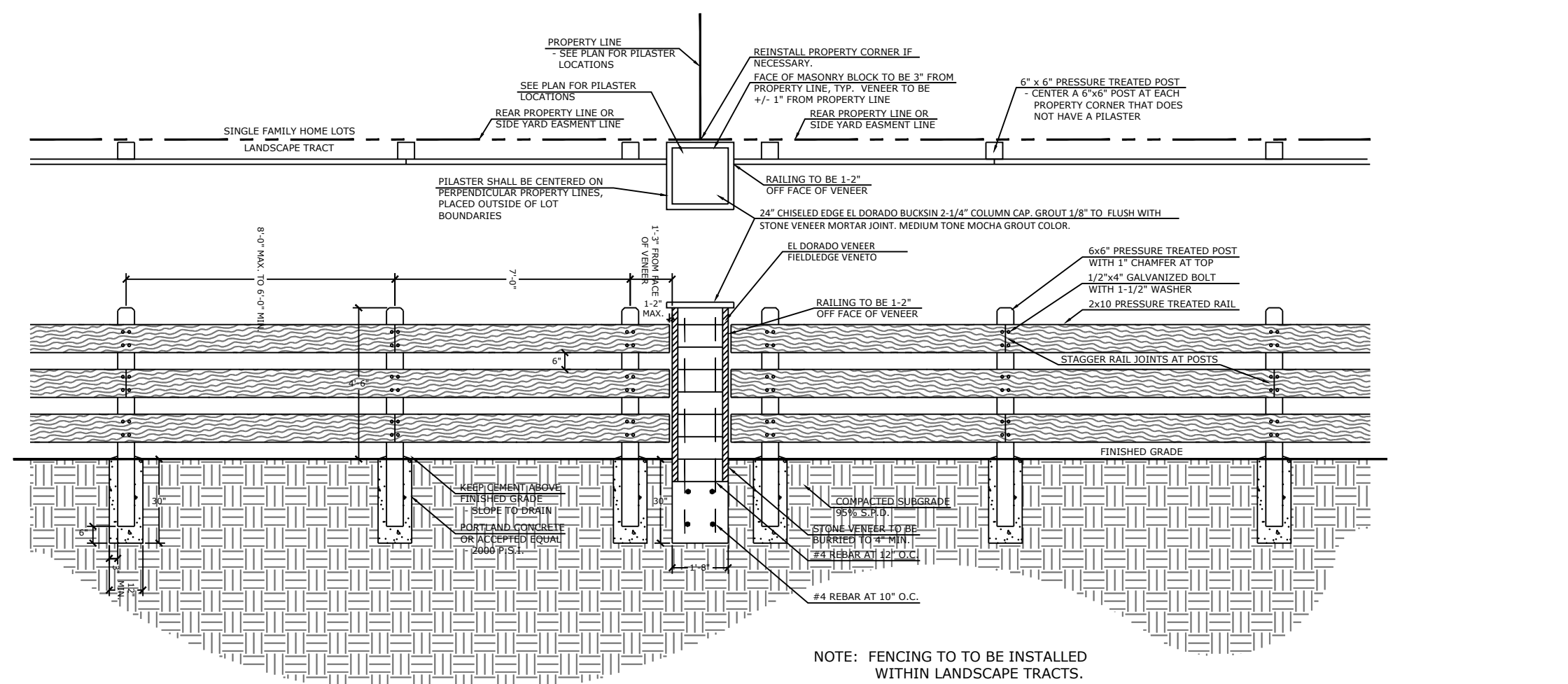
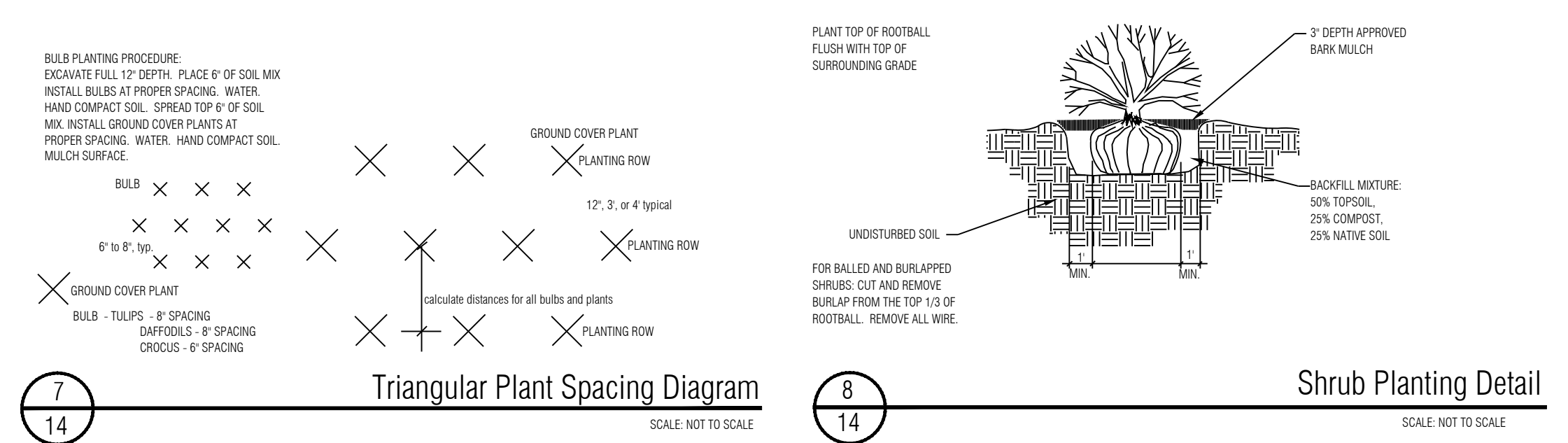
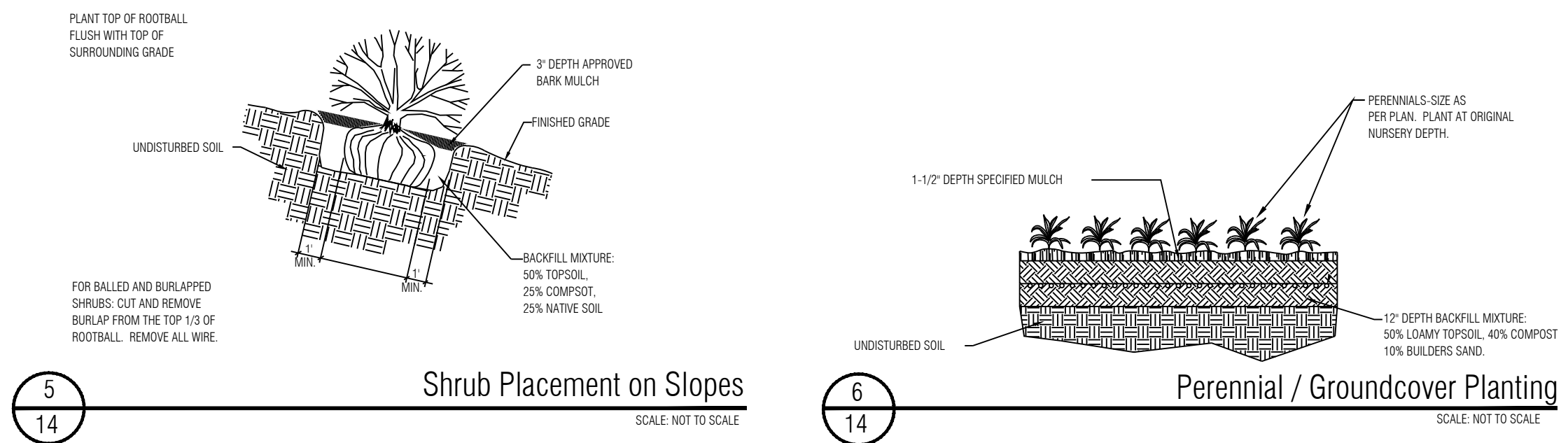
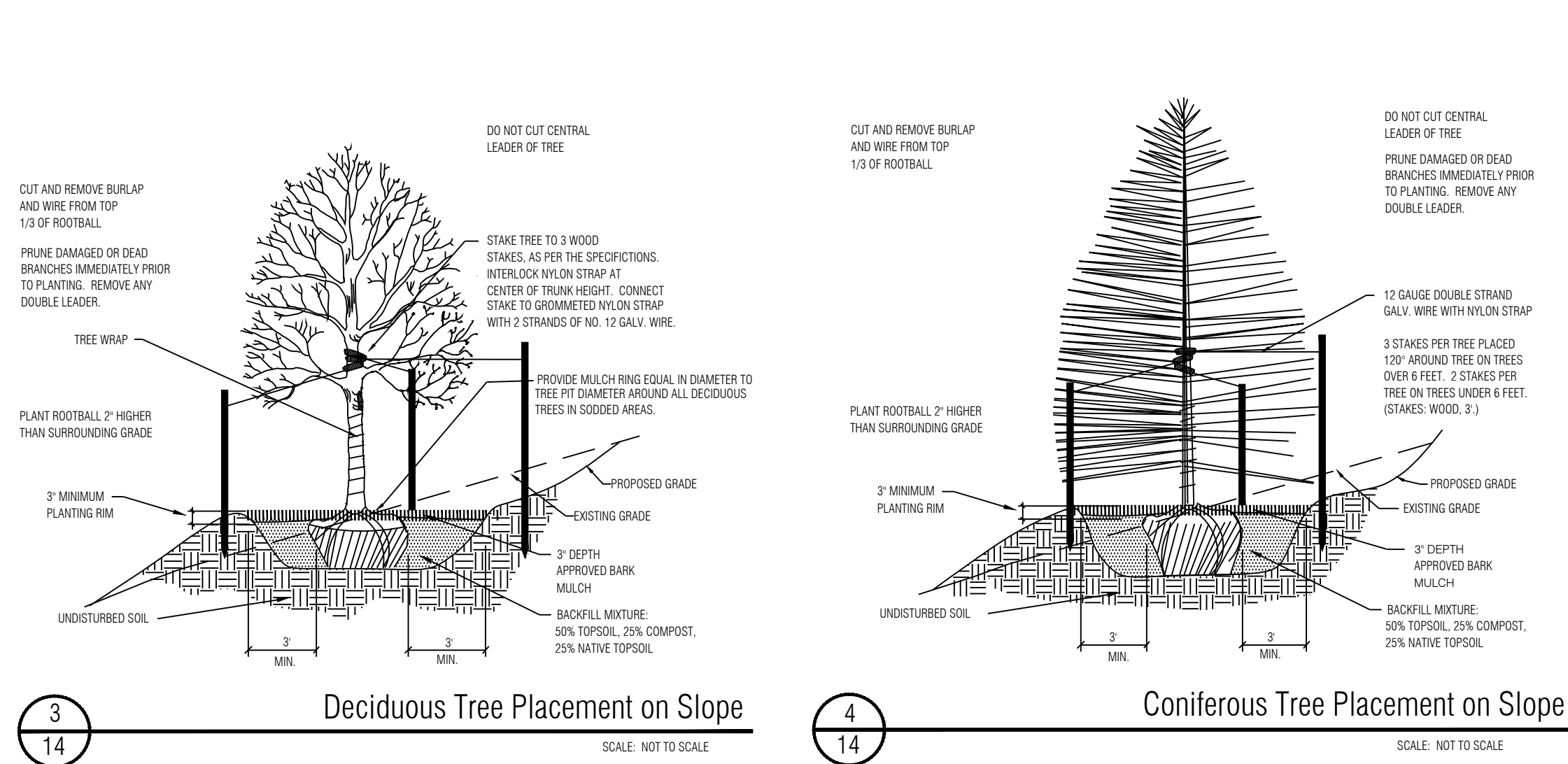
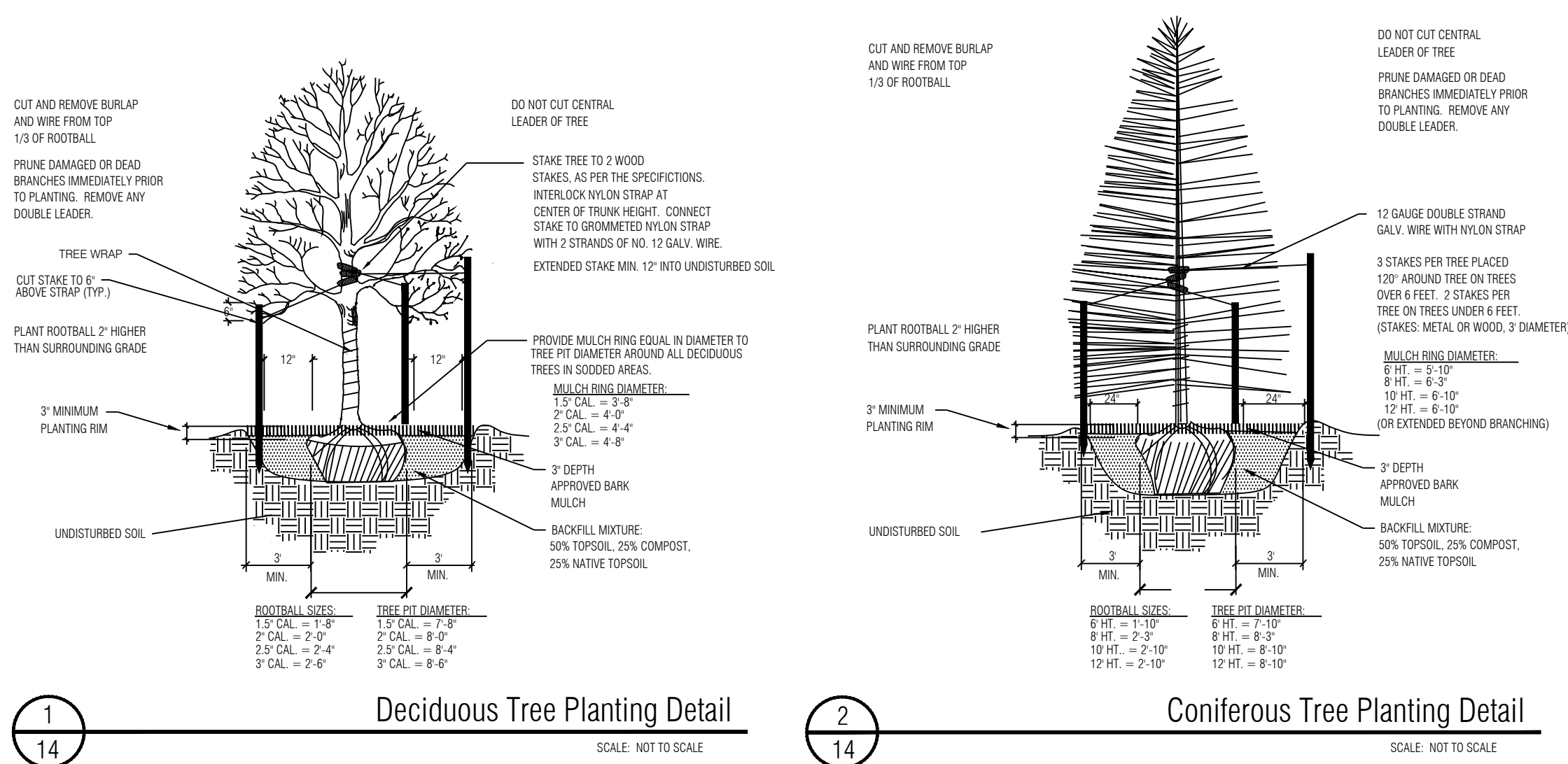
13 OF 19

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

SHEET NUMBER

PLAN FILE #





# Seed Mix B with Wildflowers

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|                                |                                 |
|--------------------------------|---------------------------------|
| 30% Ephraim Crested Wheatgrass | Note: Low GR Mix available from |
| 25% Dwarf Perennial Ryegrass   | Arkansas Valley Seed Solutions  |
| 20% SR3200 Blue Fescue         | (877) 977-3337                  |
| 15% Rubens Canada Bluegrass    |                                 |
| 10% Chewings Fescue            |                                 |
| 15% White Grama                | Wildflower Mix available from:  |
| Wildflowers: 615 Western Mix   | 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.t. 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% Sidepods Grama
- 15% Little Bluestem
- 15% Blue Grama
- 15% Annual Rye

**APPLICATION RATE:** Native Grass Mix: 3 lbs./1,000/s.f. or 130 lbs./acre  
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier

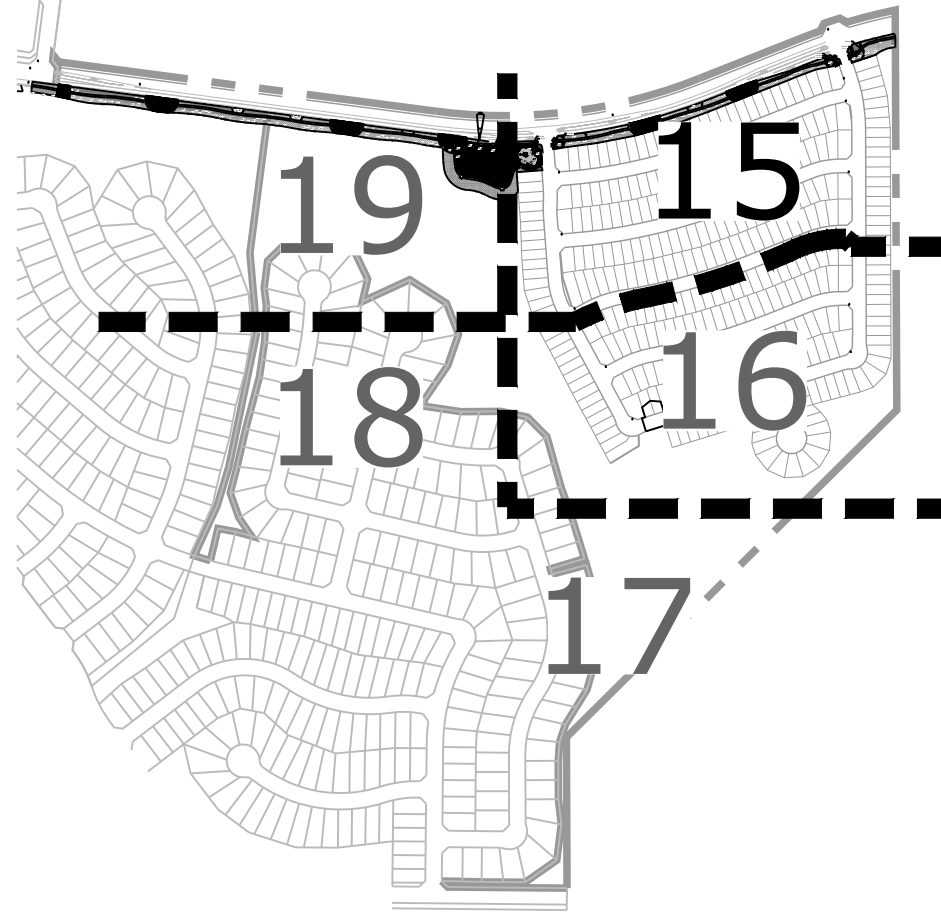
**APPLICATION METHOD:** Broadcast seed by hand or with a drop spreader.  
Manually rake seed into prepared soil.  
After seeding apply green hydromulch and tackifier.

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

# LANDSCAPE NOTES

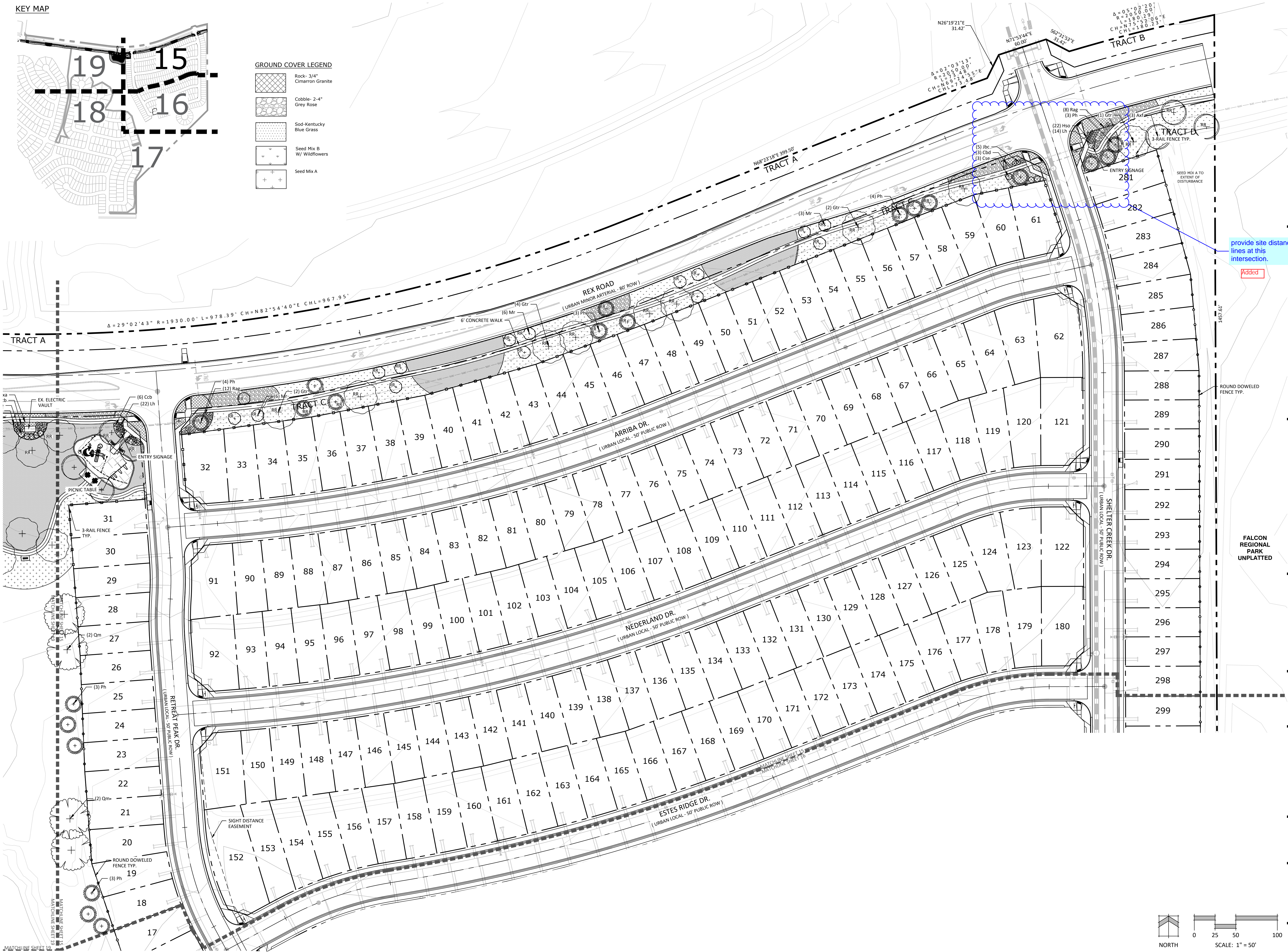
1. CONTRACTOR TO REQUIRE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE, OR IMPORT AS REQUIRED AND TILL INTO TOP 6" OF SOIL.
2. FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
3. ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
4. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
5. 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).
6. 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.
7. PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
8. ALL PLANTS TO BE DELIVERED TO SITE OF SHREDDER 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&S SAND CEDAR MULCH (719)471-7222.
9. 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.
10. CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
11. CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
12. LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
13. 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.
14. 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 S.O. FOR APPROVAL PRIOR TO INSTALLATION.
15. ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID EDGING. SEPARATION BETWEEN SOD AND NATIVE SOD, AND BETWEEN ALTERNATIVE TURF AND NATIVE SOD SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.





GROUND COVER LEGEND

- Rack- 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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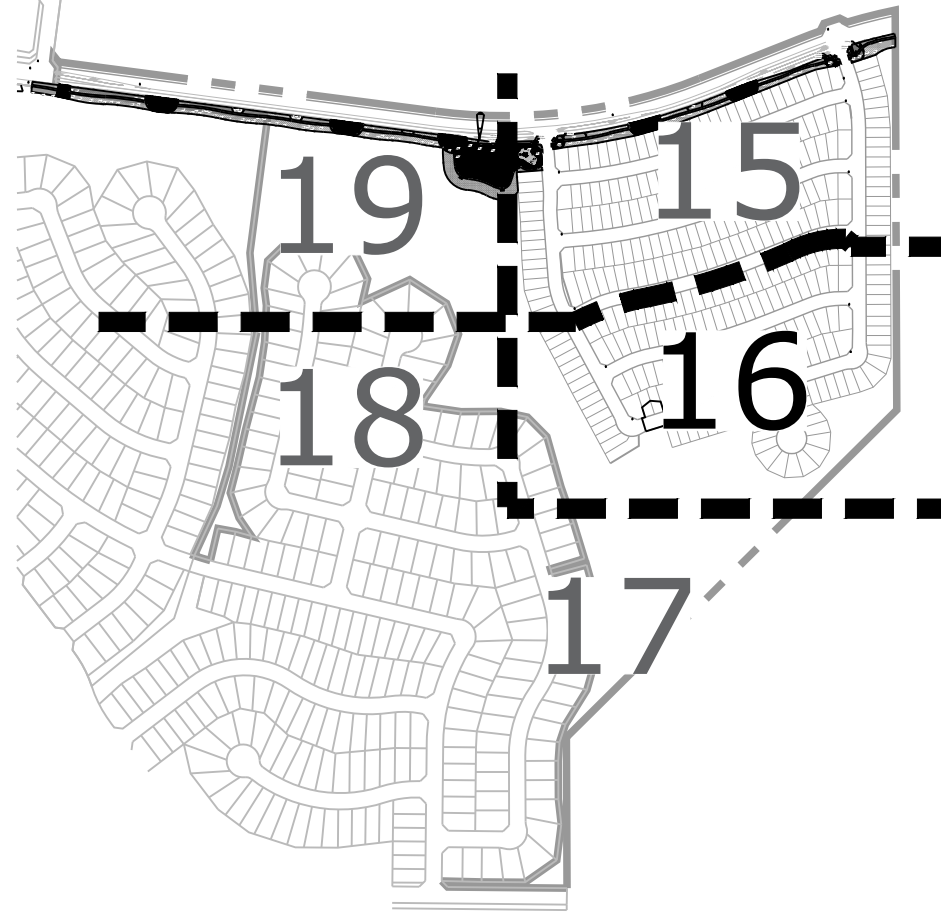
LANDSCAPE PLAN

15

15 OF 19

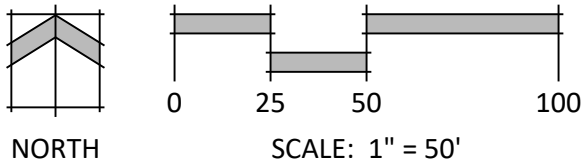
PUD SP





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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LANDSCAPE PLAN

SHEET TITLE

16

16 OF 19

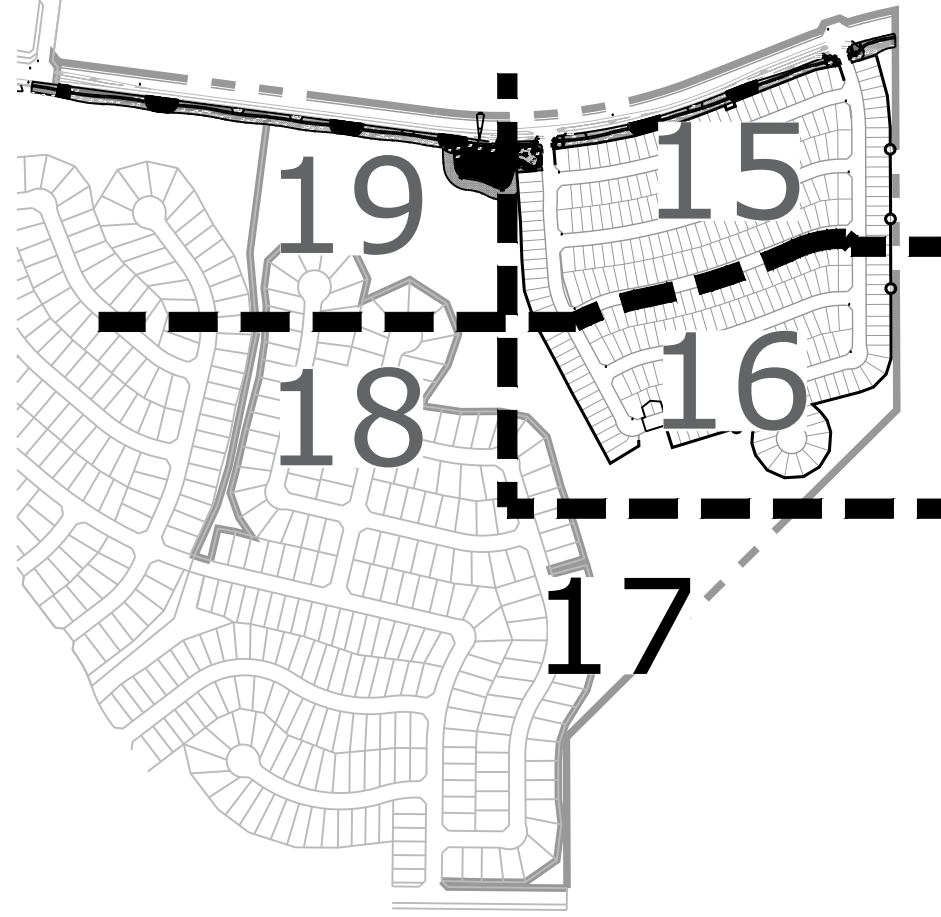
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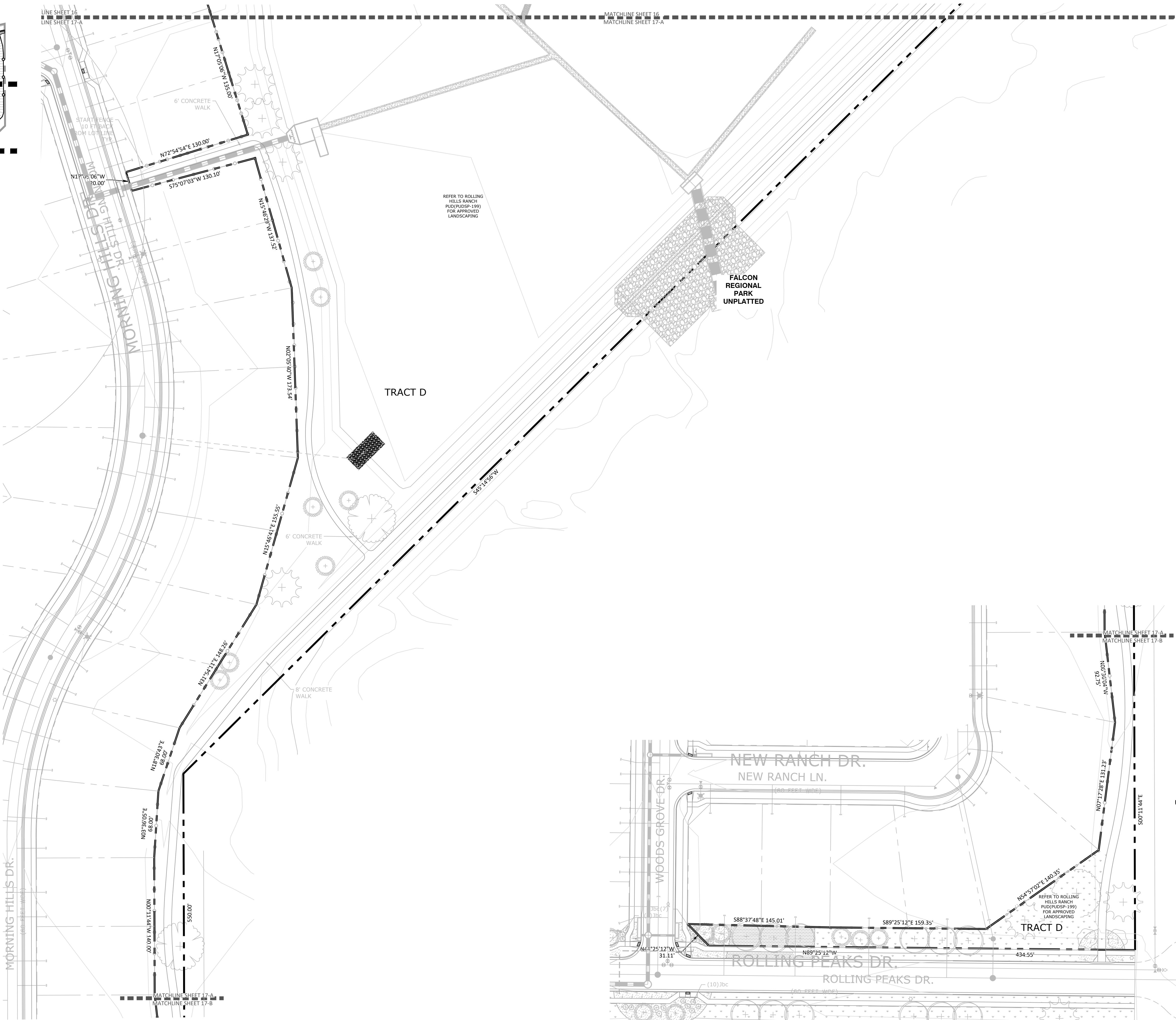


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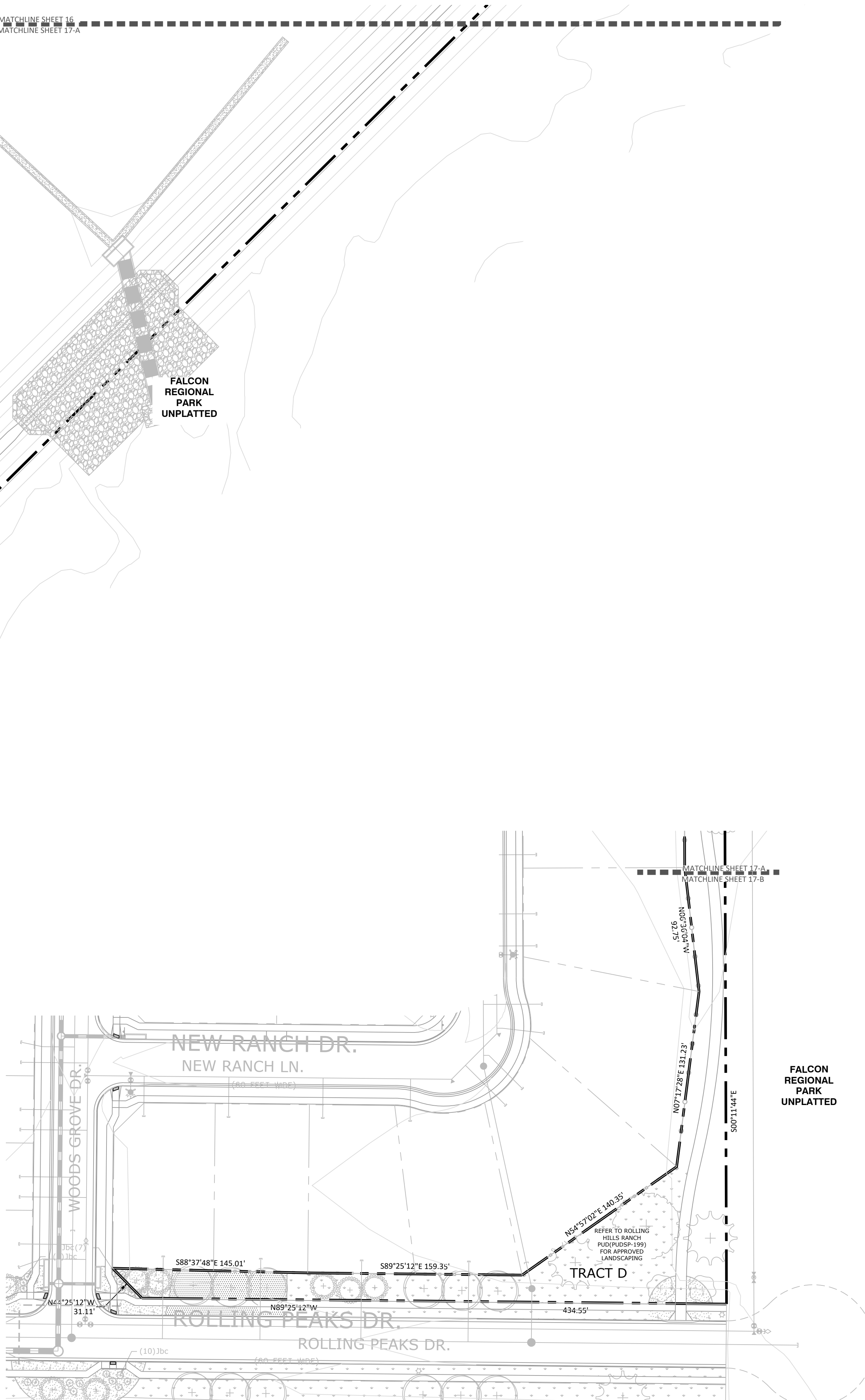


**GROUND COVER LEGEND**

- 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

NORTH

0 25 50 100

SCALE: 1" = 50'



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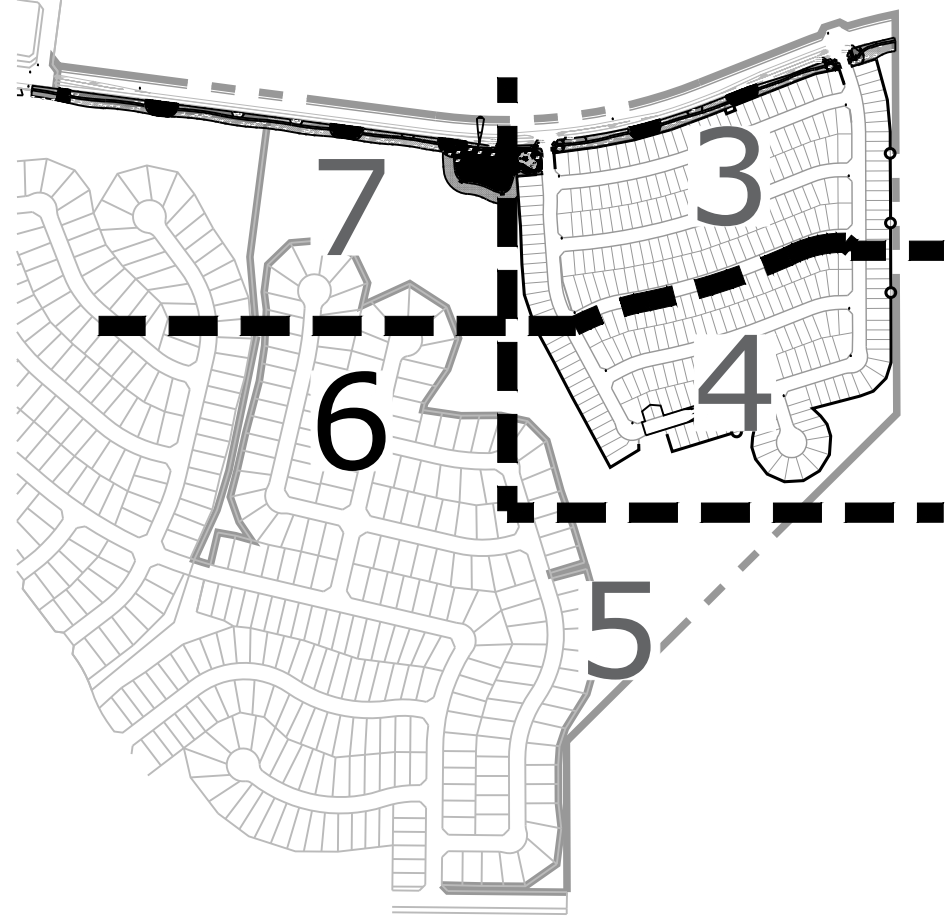
LANDSCAPE PLAN

17

17 OF 19

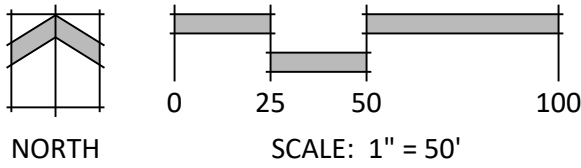
PUD SP





GROUND COVER LEGEND

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LANDSCAPE PLAN

18

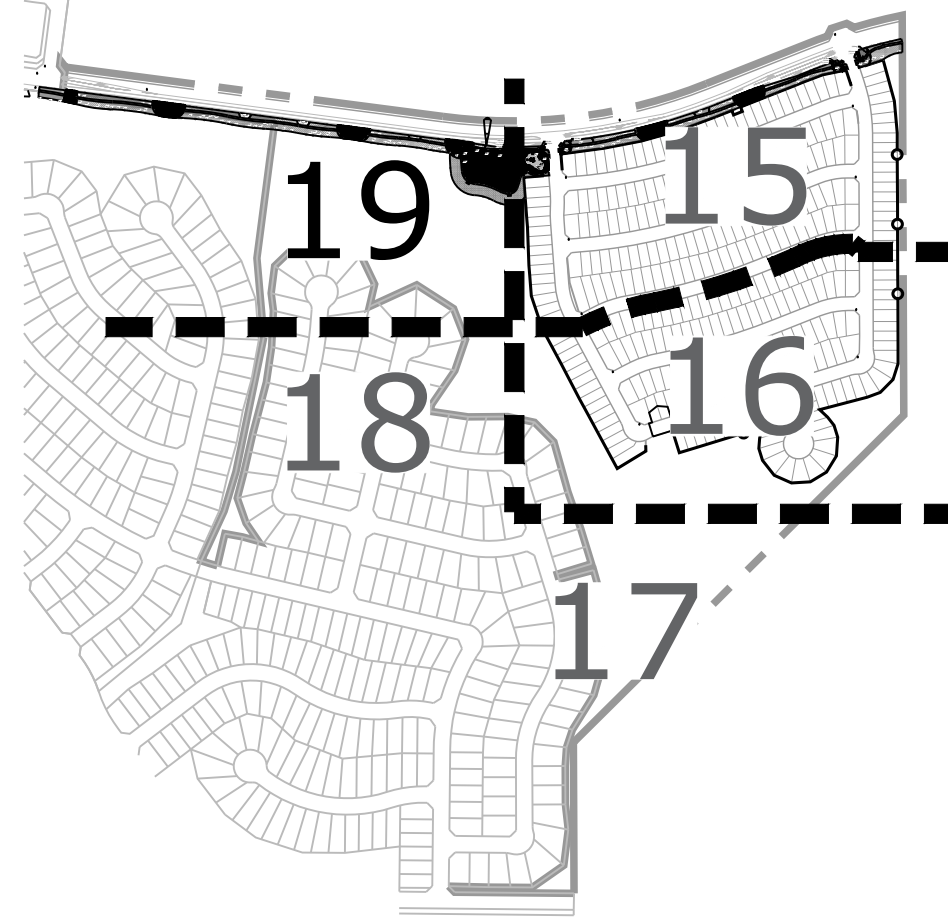
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PUD SP



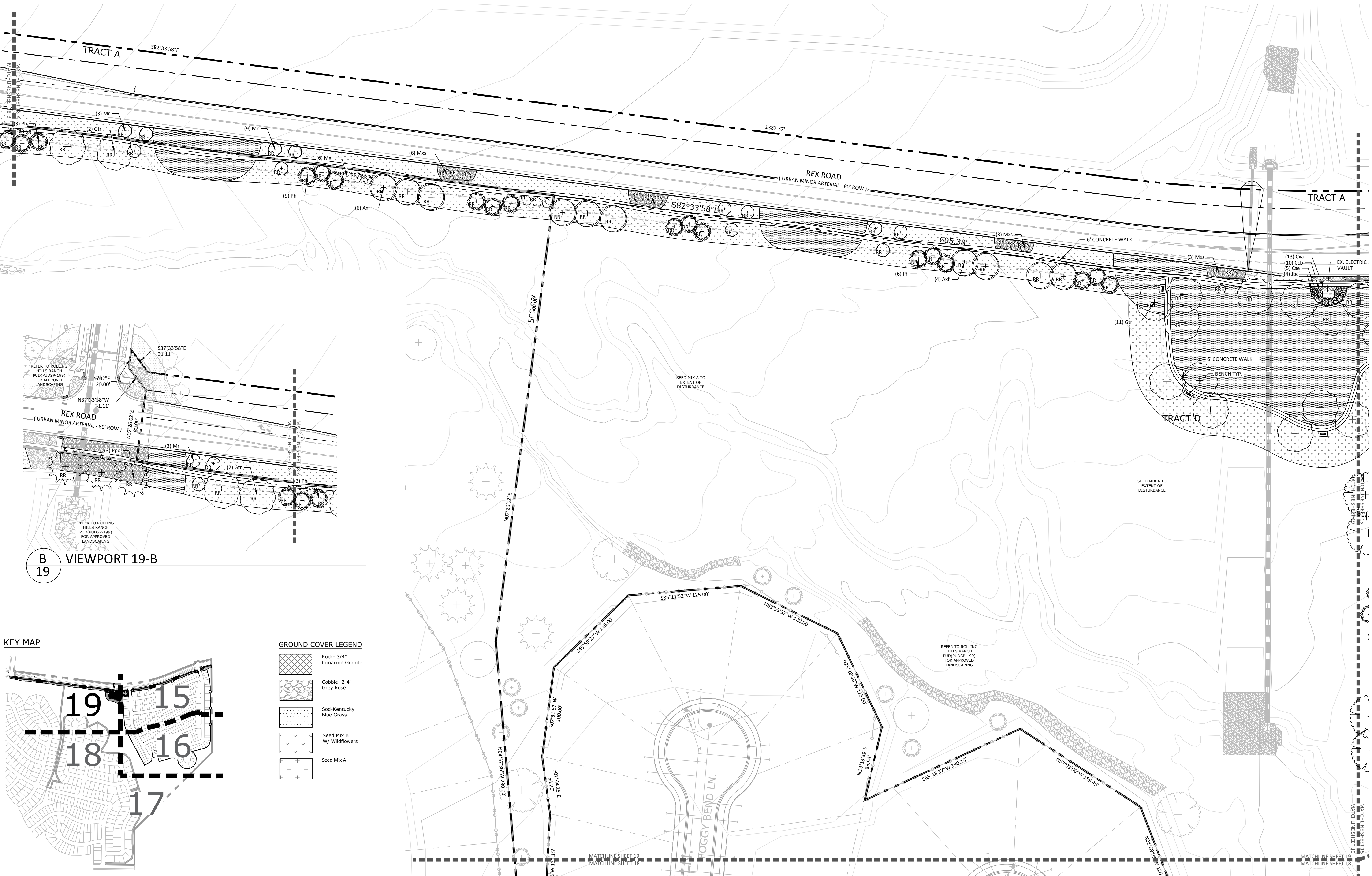
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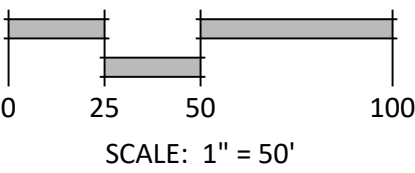


GROUND COVER LEGEND

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- Seed Mix B W/ Wildflowers
- Seed Mix A



A VIEWPORT 19-A



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19

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