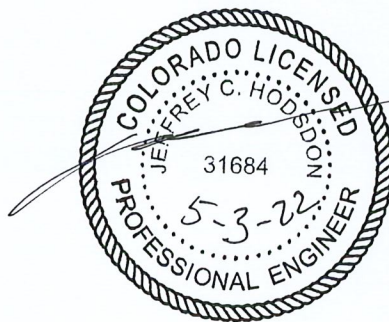


The Sanctuary at Meridian Ranch Transportation Memorandum (LSC #S224190) May 3, 2022

¹ Please add file no. PUDSP224 and
SF2220

ic Engineer's Statement

traffic report and supporting information were prepared under my responsible charge and they
port with the standard of care. So far as is consistent with the standard of care, said report was
ared in general conformance with the criteria established by the County for traffic reports.



loper's Statement

Developer, have read and will comply with all commitments made on my behalf within this report.


Guzman, Vice President
Development, Inc

May 3, 2022


Date

LSC Responses to TIS Redline Comments

Page: 1

 Number: 1 Author: Daniel Torres Subject: Text Box Date: 6/13/2022 17:22:56

[Please add file no. PUDSP224 and SF2220](#)

 Author: kdferrin Subject: Sticky Note Date: 6/29/2022 18:35:52

LSC Response: The additional information has been added as requested



LSC TRANSPORTATION CONSULTANTS, INC.
2504 East Pikes Peak Avenue, Suite 304
Colorado Springs, CO 80909
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lscctrans.com
Website: <http://www.lscctrans.com>

May 3, 2022

Mr. Raul Guzman
Tech Contractors
P.O. Box 80036
San Diego, CA 92138

RE: The Sanctuary at Meridian Ranch
El Paso County, CO
Transportation Memorandum
LSC #S224190

Dear Mr. Guzman,

LSC Transportation Consultants, Inc. has prepared this Transportation Memorandum for the Sanctuary at Meridian Ranch PUD and Filing No. 1. The location of the site is shown in Figure 1. This report is intended as a site-specific PUD and final-plat traffic report.

LSC recently completed the Meridian Ranch Sketch Plan 2021 Amendment Traffic Impact Study (TIS), which included this site. This report was dated June 25, 2021. The land use and access for the currently proposed plan is consistent with the land use and trip generation estimated and evaluated in that report.

Please list other traffic studies in the area
within the past 5 years ¹


LAND USE AND ACCESS

Land Use

The approved Meridian Ranch 2021 Sketch Plan Amendment increased the overall maximum number of residential dwelling units within all of Meridian Ranch from 4,500 to 5,000. This increase allows for up to 784 residential dwelling units in the amendment area which includes the 45-acre site located south of Rex Road currently proposed for the Sanctuary at Meridian Ranch and a 152-acre parcel north of Rex Road. The Sketch Plan TIS analyzed two development scenarios. The first scenario assumed the 152-acre parcel located north of Rex Road built out to a maximum density of 500 residential dwelling units and that the Sanctuary at Meridian Ranch parcel would be developed with 284 units, which is the remaining number of lots to reach the allowable maximum of 5,000 residential units within all of Meridian Ranch. An alternate scenario was presented which assumed a higher dwelling unit distribution (and corresponding trip generation) of 384 residential dwelling units north of Rex Road and 400 residential dwelling units within the Sanctuary at Meridian Ranch parcel.

 Number: 1 Author: Daniel Torres Subject: Text Box Date: 6/14/2022 20:22:32

Please list other traffic studies in the area within the past 5 years

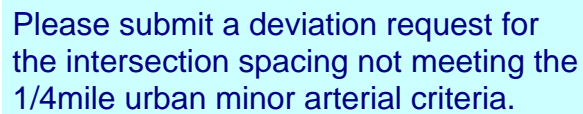
 Author: kdferrin Subject: Sticky Note Date: 6/29/2022 18:46:17

LSC Response: The additional information has been added as requested

The site plan for the Sanctuary at Meridian Ranch is shown in Figure 2. It is planned to include a total of 343 lots for single-family homes. The number of proposed units is about midway between the two development scenarios analyzed in the Sketch Plan Amendment TIS. The area north of Rex Road will likely be developed with 441 residential dwelling units as part of a future PUD for a total of 784 residential dwelling units within the Meridian Ranch Sketch Plan 2021 Amendment Area.

Access

Please submit a deviation request for the intersection spacing not meeting the 1/4 mile urban minor arterial criteria.



This report assumes Rex Road is constructed east from Estate Ridge Drive to Shelter Creek Drive with the proposed Sanctuary Filing 1 at Meridian Ranch. Rex Road will be completed through the Regional Park between Shelter Creek Drive and Eastonville Road prior to trips being generated by residents in the proposed Sanctuary Filing 1 final plat. Two full-movement access points are proposed to this new section. The first access, Retreat Peak Drive, is located 1,848 feet east of Estate Ridge Drive and the second access, Shelter Creek Drive, is located 1,120 feet east of the first access. The proposed access points are consistent with the access plan assumed in the Sketch Plan Amendment TIS.

Sight Distance

Figures 3 and 4 show sight-distance analysis at the proposed intersections of Rex Road/Retreat Peak Drive and Rex Road/Shelter Creek Drive, respectively. Based on a design speed of 40 miles per hour (mph) on Rex Road and the criteria contained in Table 2-21 of the *Engineering Criteria Manual (ECM)*, the required intersection sight distance at these future intersections to Rex is 445 feet. Based on the criteria contained in Table 2-17 of the *ECM*, the required stopping sight distance approaching these intersections is 305 feet. As shown in Figures 3 and 4, these criteria can be met at both intersections.

Pedestrian Routes to Schools

Figure 2 shows the proposed sidewalk and trail locations in the vicinity of the site. As shown in Figure 2, the proposed pedestrian facilities will connect with the planned pedestrian facilities for the Rolling Ranch at Meridian Ranch development just west of the site. LSC prepared a school pedestrian plan as part of the Rolling Hills Ranch at Meridian Ranch PUDSP Traffic Impact Analysis dated June 29, 2020. A copy of the figure that shows the potential pedestrian routes to schools within two miles of the site has been attached.

 Number: 1 Author: Daniel Torres Subject: Callout Date: 6/14/2022 09:06:37

Please submit a deviation request for the intersection spacing not meeting the 1/4mile urban minor arterial criteria.

 Author: kdferrin Subject: Sticky Note Date: 6/30/2022 06:54:01

LSC Response: A deviation request will be submitted with this application

ROADWAY AND TRAFFIC CONDITIONS

Area Roadways

The major roadways in the site's vicinity are shown in Figure 1 and are described below.

Please identify the classification of Rex Road and that a half section of the urban minor arterial will be constructed by the developer. ¹

Rex Road extends east from Goodson Road to Sunrise Ridge Drive within the Meridian Ranch development. The posted speed limit on Rex Road is 45 mph between Meridian Road and Mt. Gateway Drive and 35 mph east of Mt. Gateway Drive. At the time of development of the Sanctuary at Meridian Ranch, Rex Rd will have been constructed to Estate Ridge Drive (with Estates at Rolling Hills Ranch Filing No. 2). Rex Road will be extended east to Eastonville Road by the developer as a separate project. Rex Road will be completed to Eastonville Road prior to trips being generated by residents in the proposed Sanctuary Filing 1 final plat. A short section is also proposed to be constructed east of Eastonville Road in the short-term future as part of the Grandview Reserve Phase 1 development currently under review. In the future, Rex Road is planned to be constructed southeast through Grandview Reserve and will intersect US Highway 24 as part of the Grandview Reserve Sketch Plan, coordination with El Paso County, the Colorado Department of Transportation (CDOT), and other local agencies, and associated applications to CDOT.

Meridian Road extends north from South Blaney Road to County Line Road. The posted speed limit on Meridian Road in the vicinity of Rex Road is 55 mph. Meridian Road is shown as a four-lane Principal Arterial south of Rex Road, a four-lane Minor Arterial north of Rex Road, and a two-lane Minor Arterial north of Murphy Road on the El Paso County *Major Transportation Corridors Plan*.

Eastonville Road extends northeast from Meridian Road to past Hodgen Road. It is shown as a two-lane Minor Arterial on the El Paso County *Major Transportation Corridors Plan* and the *Preserved Corridor Network Plan*. Eastonville Road has a three-lane cross-section (one through lane in each direction plus a center two-way, left-turn lane) from Woodmen Hills Drive to Snaffle Bit Road (approximately midway between Judge Orr Road and Stapleton Road). Eastonville Road is a two-lane roadway north and south of this section. Eastonville Road is currently unpaved north of Londonderry Drive. Pikes Peak Rural Transportation Authority (PPRTA)-funded improvements are anticipated in the future for Eastonville Road. The *Conceptual Design Report Eastonville Road Project* prepared by Wilson & Company Inc. in April 2021 shows the section of Eastonville adjacent to the site as an urban 48-foot paved section with one through lane in each direction, a two-way, left-turn-lane center median, and 6-foot paved shoulder. The posted speed limit north of Stapleton Drive is 35 mph.

Londonderry Drive is a two-lane Collector extending east from the Falcon Hills neighborhood to Eastonville Road. Londonderry Drive has one through lane in each direction and a raised center median.

Please identify the classification of Rex Road and that a half section of the urban minor arterial will be constructed by the developer.

LSC Response: The additional information has been added as requested

TRIP GENERATION

The site-generated vehicle trips were estimated using the nationally published trip-generation rates from *Trip Generation, 11th Edition, 2017* by the Institute of Transportation Engineers (ITE). Table 1 of the shows the trip-generation estimates for the Sanctuary at Meridian Ranch. Table 1 also shows a comparison estimates of the traffic expected to be generated for the Sketch Plan 2021 Amendment TIS which includes the proposed Sanctuary at Meridian Ranch site and a 152-acre parcel north of Rex Road. The north parcel is assumed to be developed with 441 residential dwelling units as allowed by the approved Sketch Plan 2021 Amendment. Note that the trip-generation estimate shown in the Sketch Plan 2021 Amendment TIS was based on the trip-generation rates for Single Family Detached Housing from the 10th Edition of Trip Generation, which are slightly higher than the rates shown in the current 11th Edition.

The Sanctuary at Meridian Ranch is expected to generate about 3,234 vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 a.m. and 8:30 a.m., about 62 vehicles would enter and 178 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 p.m. and 6:15 p.m., about 130 vehicles would enter and 77 vehicles would exit the site.

TOTAL TRAFFIC AND PROJECTED LEVELS OF SERVICE

Please refer to the Sketch Plan 2021 Amendment TIS for the total traffic volumes and level of service analysis. No significant changes are projected to the results of that study. El Paso County is currently working on a plan for intersections to Eastonville Road, including Rex Road. Once that study is drafted this memorandum could be updated accordingly.

The sketch plan provided two (long term) scenarios that do not match the proposed plan. Please provide a complete analysis (short and long) on the actual proposed conditions for this development.

REQUIRED IMPROVEMENTS

Table 2 (attached) contains a summary of needed area improvements.

ROADWAY CLASSIFICATIONS

Figure 5 shows the recommended street classifications. All of the internal streets within the Sanctuary at Meridian Ranch should be classified Urban Local or Urban Local (Low Volume).

ROAD IMPROVEMENT FEE PROGRAM

Sanctuary at Meridian Ranch will not be required to participate in the Countywide Transportation Improvement Fee Program, as Meridian Ranch is located within the Woodmen Road Metropolitan District.

-Provide auxiliary turn lane analysis at the proposed access points.-Please provide a list of deviations requested for this development. ²

Number: 1 Author: Daniel Torres Subject: Callout Date: 6/14/2022 21:15:22

The sketch plan provided two (long term) scenarios that do not match the proposed plan. Please provide a complete analysis (short and long) on the actual proposed conditions for this development.

← Author: kdferrin Subject: Sticky Note Date: 6/30/2022 20:57:05

LSC Response: The updated TIS explains why the Sketch Plan report contained two scenarios and why two scenarios were not carried forward in this report.

This report includes analysis of the two proposed access points to Rex Road. As the total number of dwelling units within the amendment plan area is consistent with the Sketch Plan TIS no changes to the analysis of the external intersections are anticipated. The analysis of external/off site intersections was not subject to change with the final distribution of lots north vs. south of Rex Road. In order to present the complete analysis within this document (including offsite intersections), we have attached applicable pages from the Sketch Plan report and referenced them.

Number: 2 Author: Daniel Torres Subject: Text Box Date: 6/30/2022 17:14:15

-Provide auxiliary turn lane analysis at the proposed access points.-Please provide a list of deviations requested for this development.

← Author: kdferrin Subject: Sticky Note Date: 6/29/2022 18:59:03

LSC Response: The additional information has been added as requested

- Regarding a potential request for Fee Program credit for design and/or installation of new Rex Road segments, it is the applicant's responsibility to:
 - contact the road impact fee advisory committee to confirm/determine if these are eligible intersection improvements for reimbursement under the road impact fee, and
 - submit a request for Fee program credit (if applicable). Any credit, if approved, would be per Fee Program provisions and is based on program unit costs, not actual costs incurred.

* * * * *

Please contact me if you have any questions regarding this report

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.
Principal


JCH/KDF:jas

Enclosures: Tables 1-2
Figures 1-5
Figure 3 School Pedestrian Routes from the Rolling Hills Ranch PUDSP
Traffic Impact Analysis

1
-Please provide discussion/update on Rex Rd/Meridian intersection improvements.
-Please provide analysis of LondonderryLambert intersection. The Rolling Hills Ranch PUDSP recommended this intersection be monitored for traffic control changes. What are this developments impact to the intersection?

 Number: 1 Author: Daniel Torres Subject: Text Box Date: 6/14/2022 21:09:26

-Please provide discussion/update on Rex Rd/Meridian intersection improvements.-Please provide analysis of LondonderryLambert intersection. The Rolling Hills Ranch PUDSP recommended this intersection be monitored for traffic control changes. What are this developments impact to the intersection?

 Author: kdferrin Subject: Sticky Note Date: 6/30/2022 18:03:00
LSC Response: An update on Rex Rd/Meridian has been included in the updated memo.


The applicant discussed this comment with staff. Given the layout of the road network and the intent to connect Rex to Eastonville soon after development begins within the Sanctuary PUD the impacts at the intersection of Lambert/Londonerry due to the currently proposed site are minimal. This intersection will be analyzed with the next Rolling Hill Ranch North PUD.

Per discussions with Jeff Rice, El Paso County may be responsible for constructing these improvements. Additionally, the improvements are from Snaffle-bit Road to Londonderry (phase 1)

Table 2 The Sanctuary at Meridian Ranch Roadway Improvements			
Item #	Improvement	Timing	Responsibility
Roadway Segment Improvements			
1	Eastonville Road - Rex Road to Laigo initial grading and paving	TBD by EPC; See Item 2 for Phase 2 of the Eastonville PPRTA Project	Area developments or otherwise determined by the County - depending on traffic impacts in the short term prior to Phase 2 of PPRTA.
2	Eastonville Road - Rex Road to Laigo upgrade to Rural Minor Arterial (Per MTCP). (Note: recent discussions suggest that this segment may be planned for an urban section, instead of rural)	TBD by EPC (Phase 2 of the Eastonville PPRTA Project)	PPRTA and potentially area developments or otherwise determined by the County - depending on the timing of developments and level of traffic impacts relative to prior to Phase 2 of PPRTA.
3	Eastonville Road - Roadway Design - Londonderry to Rex Road Upgrade to Urban Minor Arterial (Cross section TBD shortly- the determination is underway by EPC)	As per EPC direction PPRTA Phase 1 - Design process is underway	PPRTA (Phase 1): Grandview Development and/or other area developments in conjunction with owners/consultants of the Grandview Development and potentially other area developments.
4	Eastonville Road - Roadway Design - Stapleton to Londonderry Upgrade to Urban Minor Arterial (Cross section TBD shortly- the determination is underway by EPC)	As per EPC direction PPRTA Phase 1 - Design process is underway	PPRTA (Phase 1): Grandview Development and/or other area developments in conjunction with owners/consultants of the Grandview Development and potentially other area developments.
5	Construct Rex Road as an Urban 2-Lane Minor Arterial from Sunrise Ridge Drive to Rolling Ranch Drive.	The Estates at Rolling Hills Ranch Filing No. 2	Meridian Ranch
6	Construct Rex Road as an Urban 2-Lane Minor Arterial from Rolling Ranch Drive to Estate Ridge Drive.	The Estates at Rolling Hills Ranch Filing No. 2	Meridian Ranch
7	Construct Rex Road as an Urban 2-Lane Minor Arterial from Estate Ridge Drive to Shelter Creek Drive	With the Sanctuary at Meridian Ranch	Meridian Ranch
8	Construct Rex Road as an Urban 2-Lane Minor Arterial from Shelter Creek Drive	Prior to approval of subdivisions north of Sanctuary at Meridian Ranch (north side of Rex Road) but also prior to tips being generated by residents of the Sanctuary at Meridian Ranch.	Meridian Ranch
9	Rex Road from Eastonville Road to US 24	Grandview Estates (Timing TBD - beyond Phase 1)	Grandview Estates
10	Meridian Road - Widen to provide two northbound and two southbound through lanes from just north of Indian Paint Trail to Murphy Road.	Shown on 2040 MTCP Roadway Plan	El Paso County
11	Stapleton Drive - Meridian Road to Eastonville Road complete southern (eastbound) half	Shown on 2040 MTCP Roadway Plan	El Paso County
12	Stapleton Drive - Eastonville Road to US Hwy 24 complete southern (eastbound) half	Shown on 2040 MTCP Roadway Plan	Waterbury Metro District
Rex/Meridian			
(Please refer to the "Rex/Meridian Intersection" section of the report for additional details)			
13	Rex & Meridian: Design & Construction of the Intersection Improvements, addition of - The improvements will include additional through lanes, road alignment adjustments, drainage improvements and a traffic-signal.	The design is under contract and is in preliminary design. The design phase is expected to be completed 2022 with the construction to begin Spring 2023. (Information current as of 04/12/2022)	The County is the lead for the completion of the design and construction of Intersection Improvements. The developer of Meridian Ranch will be responsible for the fair share cost of the design and construction of the traffic-signal improvements. At its November 18, 2020 meeting, the El Paso County Road Impact Fee Advisory Committee Rex and Meridian Signal Request - unanimously approved the request to include the Rex Road and Meridian Road intersection as an Eligible Intersection Improvement.
Rex/Eastonville			
14	The traffic control and determination of intersection type (conventional intersection or roundabout) number of through lanes, auxiliary lane needs, road alignment adjustments, drainage improvements, etc. TBD shortly- the determination is underway by EPC.	Improvements at this intersection as well as the future intersection control are included as part of the Eastonville Road PPRTA Project Phase 1 design process which is currently under way.	PPRTA (Phase 1): Grandview Development and/or other area developments in conjunction with El Paso County and owners of the Grandview Development and potentially other area developments.
15	Include a northbound left-turn lane on Eastonville Road at Rex Road into the design of the Eastonville Road PPRTA project.	Subject to change and as necessary depending on intersection type (conventional or roundabout) improvements at this intersection as well as the future intersection control are included as part of the Eastonville Road PPRTA Project Phase 1 design process which is currently under way.	PPRTA (Phase 1): Grandview Development and/or other area developments in conjunction with El Paso County and owners of the Grandview Development and potentially other area developments.
16	Include a southbound right turn lane on Eastonville Road at Rex Road into the design of the Eastonville Road PPRTA project.		
17	Construct 205' eastbound left-turn plus 160' taper on Rex Road approaching Eastonville Road		
18	Construct 155' eastbound right-turn deceleration lane plus 160 foot taper on Rex Road approaching Eastonville Road		
19	Construct a traffic-signal at the intersection of Rex Road and Eastonville Road (if not constructed as a roundabout)	Future (& potentially as part of Phase 2 of the Eastonville PPRTA project). (As applicable and once warrants are met - potentially with the connection of Rex Road to Highway 24, future area development and/or increases in through traffic)	Likely El Paso County under the county fee program guidelines or potentially as part of Phase 2 of the Eastonville PPRTA project
Eastonville/Londonderry			
20	Include a northbound left-turn lane on Eastonville Road at Londonderry Drive into the design of the Eastonville Road PPRTA project.	Subject to change and as necessary depending on intersection type (conventional or roundabout) improvements at this intersection as well as the future intersection control are included as part of the Eastonville Road PPRTA Project Phase 1 design process which is currently under way.	Phase 1 of the Eastonville PPRTA project. EPC and potentially area developments.
21	Include a southbound right turn lane on Eastonville Road at Londonderry Drive into the design of the Eastonville Road PPRTA project.	Subject to change and as necessary depending on intersection type (conventional or roundabout) improvements at this intersection as well as the future intersection control are included as part of the Eastonville Road PPRTA Project Phase 1 design process which is currently under way.	Phase 1 of the Eastonville PPRTA project. EPC and potentially area developments.
22	Convert from two-way, stop-sign control to traffic signal (if not constructed as a roundabout)	As applicable and once warrants are met -Subject to change and as necessary depending on intersection type (conventional or roundabout). Improvements at this intersection as well as the intersection control are included as part of the Eastonville Road PPRTA Project Phase 1 design process which is currently under way.	Phase 1 of the Eastonville PPRTA project. EPC and potentially area developments.
Rex/Rolling Ranch & Rex/Estate Ridge			
23	Construct a 190-foot westbound left-turn lane on Rex Road approaching Rolling Ranch Drive and a 185-foot eastbound left-turn lane on Rex Road approaching Estate Ridge Drive with a shared 90-foot reverse curve taper.	With The Estates at Rolling Hills Ranch Filing No. 2 or Rolling Hills Ranch at Meridian Ranch Filing No. 3	Meridian Ranch
24	Construct a 155-foot eastbound right-turn deceleration lane on Rex Road approaching Rolling Ranch Drive plus a 160-foot taper.	Rolling Hills Ranch at Meridian Ranch Filing No. 3	Meridian Ranch
25	Construct a 155-foot westbound right-turn deceleration lane on Rex Road approaching Estates Ridge Drive plus a 160-foot taper.	With development of filings within the amendment area north of Rex Road	Meridian Ranch
Rex Road/Retreat Peak Drive			
26	Construct a 205-foot westbound left-turn lane on Rex Road approaching Retreat Peak Drive plus a 160-foot taper	With the Sanctuary at Meridian Ranch	Meridian Ranch
27	Construct a 155-foot eastbound right-turn deceleration lane on Rex Road approaching Retreat Peak Drive plus a 160-foot taper.	With the Sanctuary at Meridian Ranch	Meridian Ranch
Rex Road/Shelter Creek Drive			
28	Construct a 255-foot westbound left-turn lane on Rex Road approaching Shelter Creek Drive plus a 160-foot taper	With the Sanctuary at Meridian Ranch	Meridian Ranch
29	Construct a 155-foot eastbound right-turn deceleration lane on Rex Road approaching Shelter Creek Drive plus a 160-foot taper.	With the Sanctuary at Meridian Ranch	Meridian Ranch
30	Construct a 205-foot eastbound left-turn lane on Rex Road approaching Shelter Creek Drive plus a 160-foot taper	With the development of filings within the amendment area north of Rex Road	Meridian Ranch


 Number: 1 Author: Daniel Torres Subject: Callout Date: 6/15/2022 11:52:30


Per discussions with Jeff Rice, El Paso County may be responsible for constructing these improvements. Additionally, the improvements are from Snaffle bit Road to Londonderry (phase 1)

 Author: kdferrin Subject: Sticky Note Date: 6/30/2022 17:41:29
LSC Response: The table has been revised

 Number: 2 Author: Daniel Torres Subject: Callout Date: 6/14/2022 21:30:33

This should be Estates Ridge Drive to Shelter Creek as Rex Rd from Rolling Ranch Dr to Estates Ridge Drive is to be done by Estates at Rolling Hills Ranch #2


 Author: kdferrin Subject: Sticky Note Date: 6/29/2022 19:45:43
LSC Response: The table has been revised

 Number: 3 Author: Daniel Torres Subject: Highlight Date: 6/14/2022 21:30:18

Rolling Ranch Driv


 Number: 4 Author: Daniel Torres Subject: Callout Date: 6/14/2022 17:40:06

from Shelter Creek to Eastonville?

 Author: kdferrin Subject: Sticky Note Date: 6/29/2022 19:46:54
LSC Response: to Eastonville Road has been added


 Number: 5 Author: Daniel Torres Subject: Callout Date: 6/14/2022 21:20:47

please provide this section in the report

 Author: kdferrin Subject: Sticky Note Date: 6/29/2022 19:47:11
LSC Response: Added as requested


 Number: 6 Author: Daniel Torres Subject: Cloud+ Date: 6/15/2022 13:48:02

The responsibility for these two items shall be Meridian Ranch as they will be extending Rex to Eastonville

 Author: jchodsdon Subject: Sticky Note Date: 6/30/2022 18:01:04
LSC Response: This intersection is now planned as a modern roundabout. The design is underway. These items are no longer applicable.

 Number: 7 Author: Daniel Torres Subject: Callout Date: 6/14/2022 21:35:33

Revise to Sanctuary at Meridian Ranch as this section of Rex will be constructed by this development.

 Author: kdferrin Subject: Sticky Note Date: 6/29/2022 19:52:17
LSC Response: Revised as requested

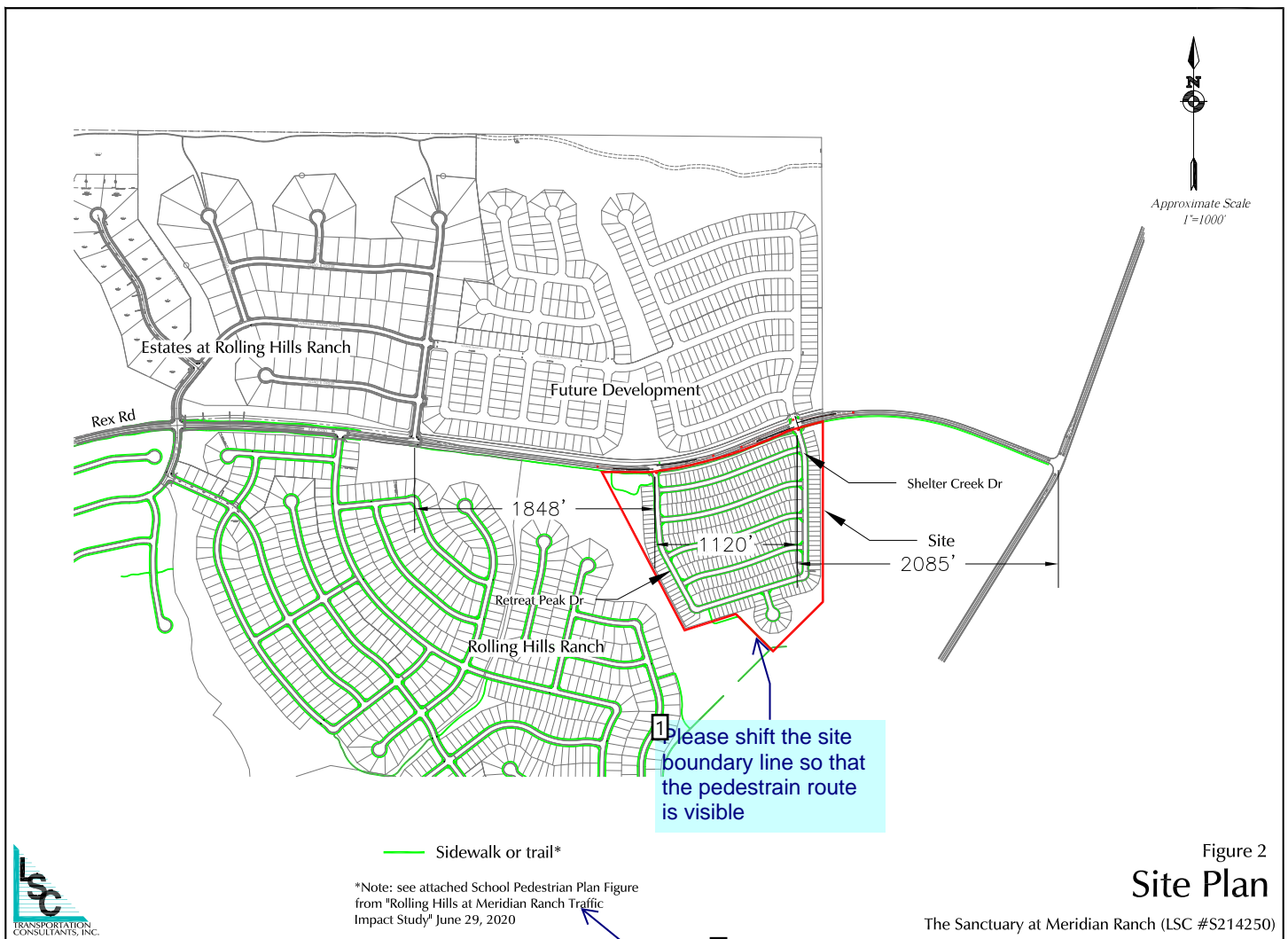



Figure 2
Site Plan

The Sanctuary at Meridian Ranch (LSC #S214250)


 Number: 1 Author: Daniel Torres Subject: Callout Date: 6/14/2022 20:28:16

Please shift the site boundary line so that the pedestrain route is visible

 Author: kdferrin Subject: Sticky Note Date: 6/29/2022 19:52:28
LSC Response: Revised as requested

 Number: 2 Author: Daniel Torres Subject: Callout Date: 6/14/2022 20:26:31

Please include the PCD file no. for the project: PUDSP199

 Author: kdferrin Subject: Sticky Note Date: 6/29/2022 19:52:35
LSC Response: Revised as requested
