

GENERAL PROVISIONS

- A. Authority: This PUD is authorized by Chapter 4 of the El Paso County Land Development Code...
B. Applicability: The provisions of this PUD shall run with the land...
C. Adoption: The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners...
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...
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...
F. Conflict: Where there is more than one provision within the development plan that covers the same subject matter...
G. Maximum Level of Development: The total number of dwellings shown on the development plan for development within the specified planning area...
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...
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.

Table with columns: PRINCIPAL USES, ACCESSORY USES, LEGEND. Includes categories like CHRS Facility, Dwelling, Public Park, etc.

Accessory uses must also meet the development requirements in (C) 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. Thirty-five (35) feet for lots 107 - 135; 168 - 192; 223 - 233; 289 - 304
3. Setback minimums:
a. Front yard: eighteen (18) feet
b. Side yard: five (5) feet
c. Rear yard: seven (7) feet
d. Corner lot: the side yard setback for the side street side shall be fifteen (15) feet
e. Minimum Lot Width: 25 feet as measured from the front setback line or as otherwise shown on the PUD.

- D. Lot Sizes
1. The minimum lot size is 2,900 square feet.
2. The lot sizes, dimensions, and bearings, shown on the PUD Development/Preliminary Plan are conceptual only.
3. The Final Plat will not create any additional building lots.
4. No subdivision of any lot will be allowed if any 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.

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.

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.
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
f. Tract Perimeter: Twenty (20) feet
5. All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
6. According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map (FIRM No. 08041C052G dated 12/7/18), the subject property is located outside the boundary of the 100 year floodplains.
7. 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.
8. Development Plan shall adhere to the requirements of Section 4.2.6 of the El Paso County Land Development Code, as amended, and revisions reflected in the Preliminary Plan conditions.
9. Per the El Paso County Wildfire Hazards map, dated December 2007, the Sanctuary Filing 1 at Meridian Ranch is situated entirely within the Low Hazard - Non Forested category.
10. The Sanctuary Filing 1 at Meridian Ranch shall be limited to a total of 343 single family lots.
11. 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.
12. 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, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
13. 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 adopted pursuant to resolution no. 13-041.
14. Geologic Hazard Note: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated 07.15.2019 in file PUDSP22-004 available at the El Paso County Planning and Community Development Department:
- Artificial Fill: Lot 32
- Seasonal Shallow Groundwater: Lots 1-2 and 16-30
- Potentially Seasonal Shallow Groundwater: North of Tract E
In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
15. All No-Build Areas are per the Approved Meridian Ranch Sketch Plan (SKP 21-003) addressing the required use/density buffer between the adjoining properties.
16. School impact fees have been satisfied with previous land dedication.
17. The Sanctuary Filing 1 at Meridian Ranch is subject to the approved Meridian Ranch Sketch Plan approved 8-24-2021 resolution number 21-332.
18. The Sanctuary Filing 1 at Meridian Ranch is intended to amend and replace the Meridian Ranch Zoning & Conceptual Plan approved 5-24-2012 and recorded 3-20-2013, reception number 213036329.

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

107 - 135, 168 - 192, 223 - 233, AND 289 - 304 SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

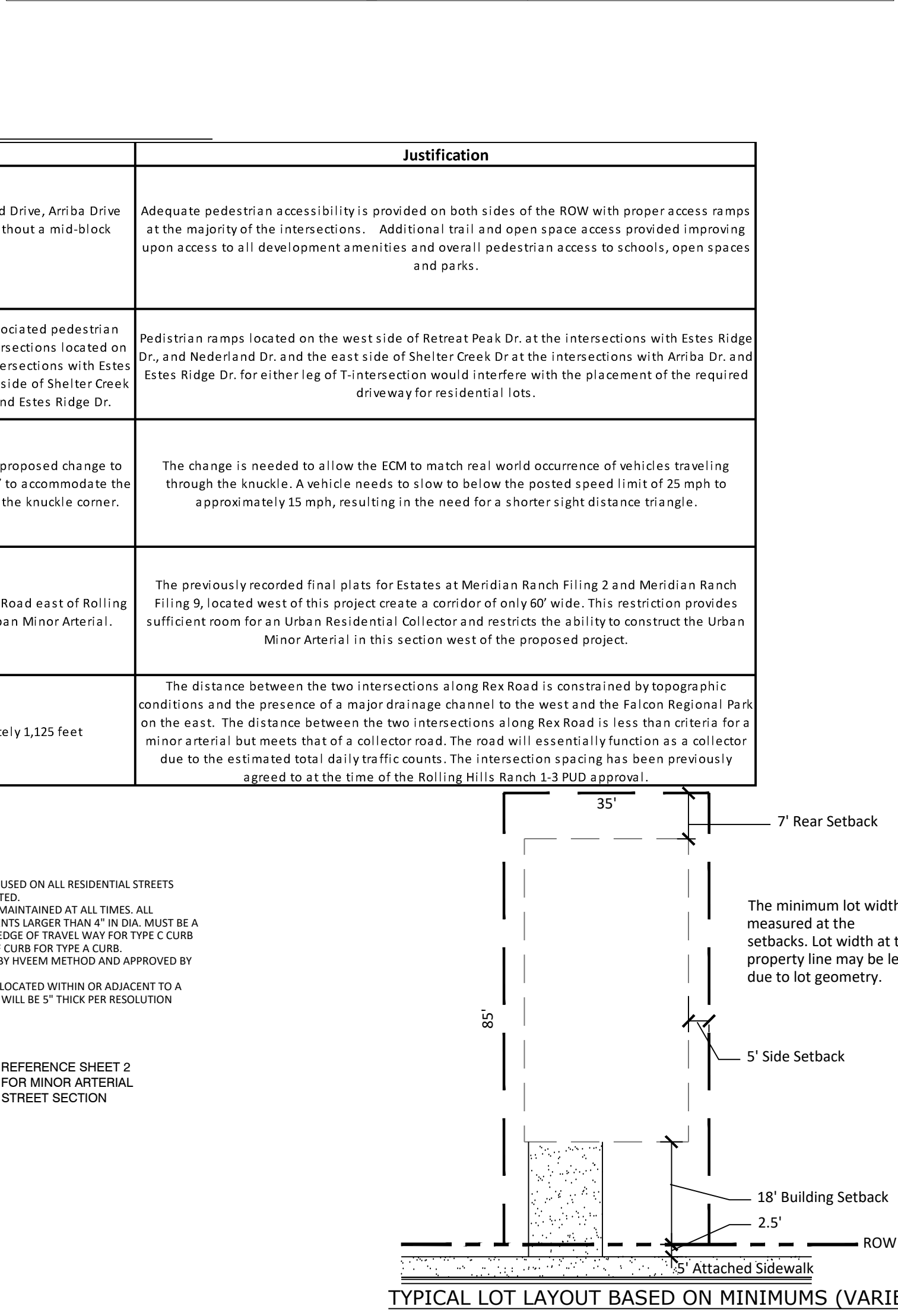
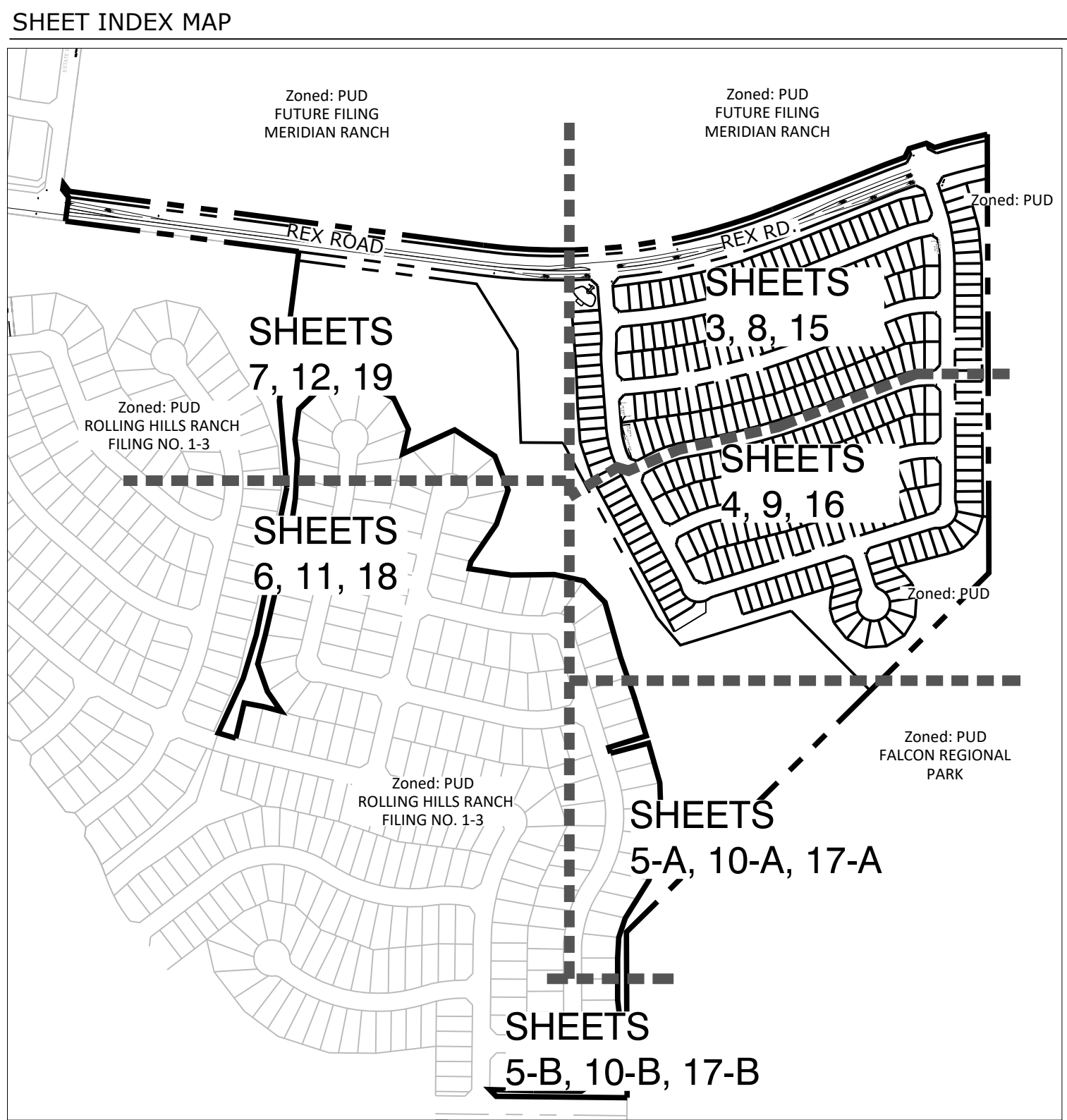
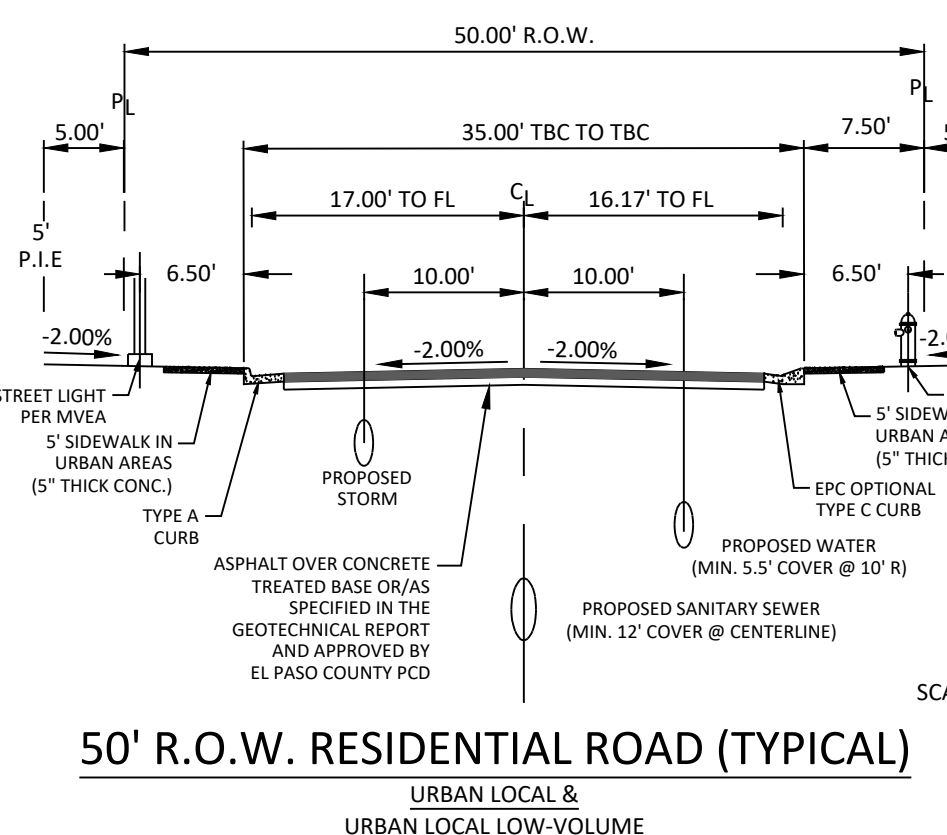
LAND OWNER CERTIFICATION
IN WITNESS WHERE OF: GTL Inc., DBA GTL Development, Inc HAS EXECUTED THESE PRESENTS THIS DAY OF 2026 A.D., A COLORADO LIMITED LIABILITY COMPANY
AUTHORIZED AGENT, MANAGER
STATE OF COUNTY OF
SIGNED BEFORE ME ON 20, BY (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT.) (NOTARY'S OFFICIAL SIGNATURE) (TITLE OF OFFICE) (COMMISSION EXPIRATION)

County Certification
This PUD/preliminary plan for the Sanctuary Filing 1 at Meridian Ranch has been reviewed and found to be in accordance with Resolution # 22-351 (Board Resolution or motion #) October 4, 2022 (date) approving the PUD and all applicable El Paso County regulations.
Director, Planning & Community Development Department date

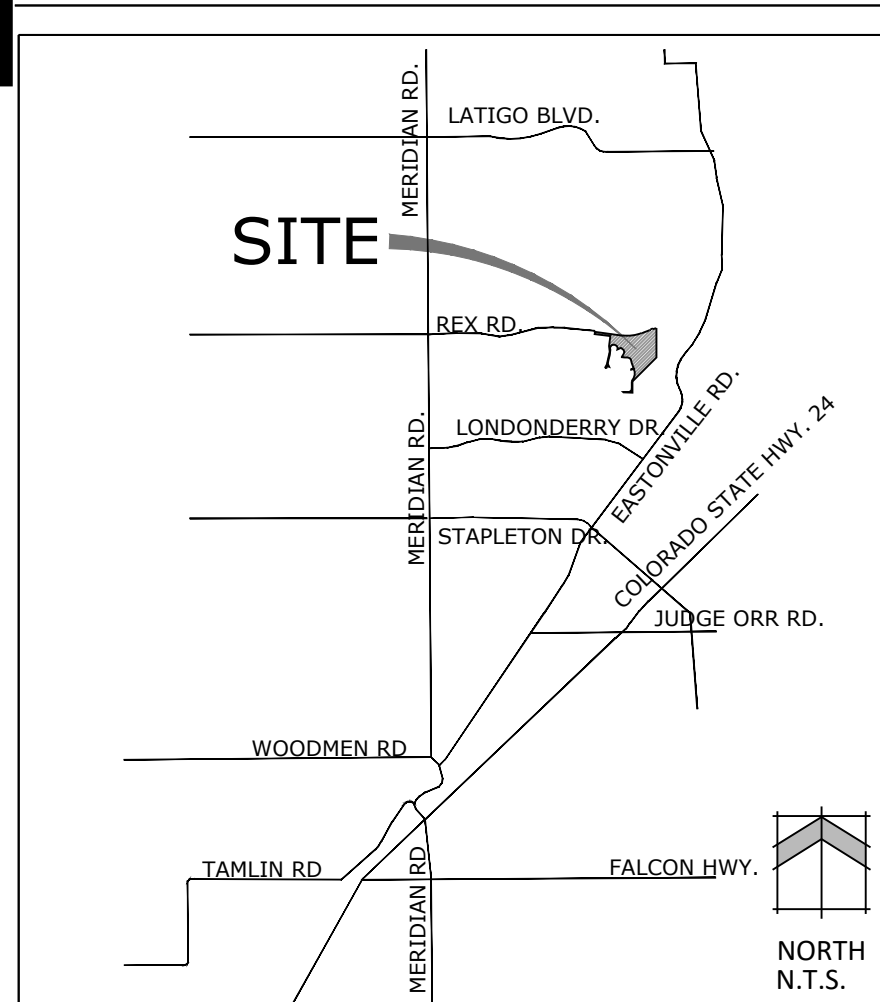
Clerk and Recorder Certification
State of Colorado) ss. El Paso County)
I hereby certify that this Plan was filed in my office on this 20 at o'clock a.m./p.m. and was recorded per Reception No.
El Paso County Clerk and Recorder

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

Table with columns: LDC/ECM Section, Category, Standard, Modification, Justification. Includes rows for Mid-block crossings, Access Ramp, Urban Knuckle standard sight distance triangle (SDT) length, Urban Minor Arterial & 2.3.2 Design Standards by Functional Classification, and Roadway Access Criteria.



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



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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DEVELOPMENT DATA

- Existing Zoning: PUD
Tax ID Number: 4220403091, 4200000450 & 4200000402
Total Area: 74.394 AC
Number of Lots: 343
Total Lot Area: 26,330 AC (35.4%)
Average Lot Size: 3,344 SF
Minimum Lot Size: 2,900 SF
Minimum Lot Width: 26' at R.O.W.
Minimum Lot Depth: 85'
Gross Density: 4.6 DU/AC
R.O.W.: 14.735 AC (19.8%)
Total Tract Area: 33.33 AC (44.8%)
Maximum Height: Thirty (30) Feet
Thirty-five (35) Feet for lots 107 - 135; 168 - 192; 223 -233; 289 - 304
Sixty-five percent (65%)

LAND USE DATA TABLE

Table with columns: LAND USE, UNITS, ACRES, % OF LAND. Includes categories like SINGLE FAMILY, ROAD R.O.W, DRAINAGE TRACT, OPEN SPACE TRACTS.

TRACT TABLE

Table with columns: TRACT NAME, TRACT AREA, TRACT USE, OWNERSHIP / MAINTENANCE. Lists tracts A through G with their respective areas and uses.

SOCIAL IMPACTS TABLE

Table with columns: ISSUE, PROVIDER / MAINTENANCE, AVAILABILITY / AMOUNT. Lists issues like STUDENT GENERATION, WATER PROVIDER, FIRE PROTECTION PROVIDER, etc.

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

Table showing dwelling unit counts for various filing areas (FILING 1-9) and total counts (TOTAL DWELLING UNITS: 4,559).

SHEET INDEX

Table mapping sheet numbers to plan titles, such as SHEET 1 of 20: COVER SHEET, SHEET 2 of 20: LEGAL PLAN & ADJACENT PROPERTY OWNERS, etc.

THE SANCTUARY FILING 1 AT MERIDIAN RANCH

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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

ENTITLEMENT

DATE: 07/05/2022 BH PER COUNTY COMMENTS
08/11/2022 BP PER COUNTY COMMENTS
03/24/2026 ES MINOR PUD AMENDMENT

COVER SHEET

1 OF 20
PUD SP 26-XXX

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"E 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°21'18"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°52'06"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. 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 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;

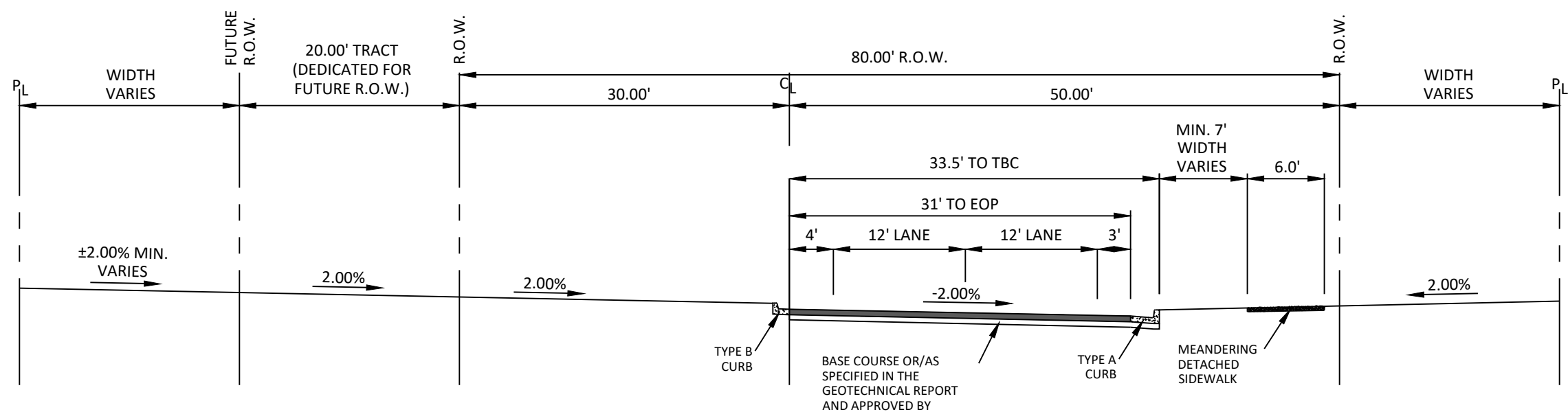
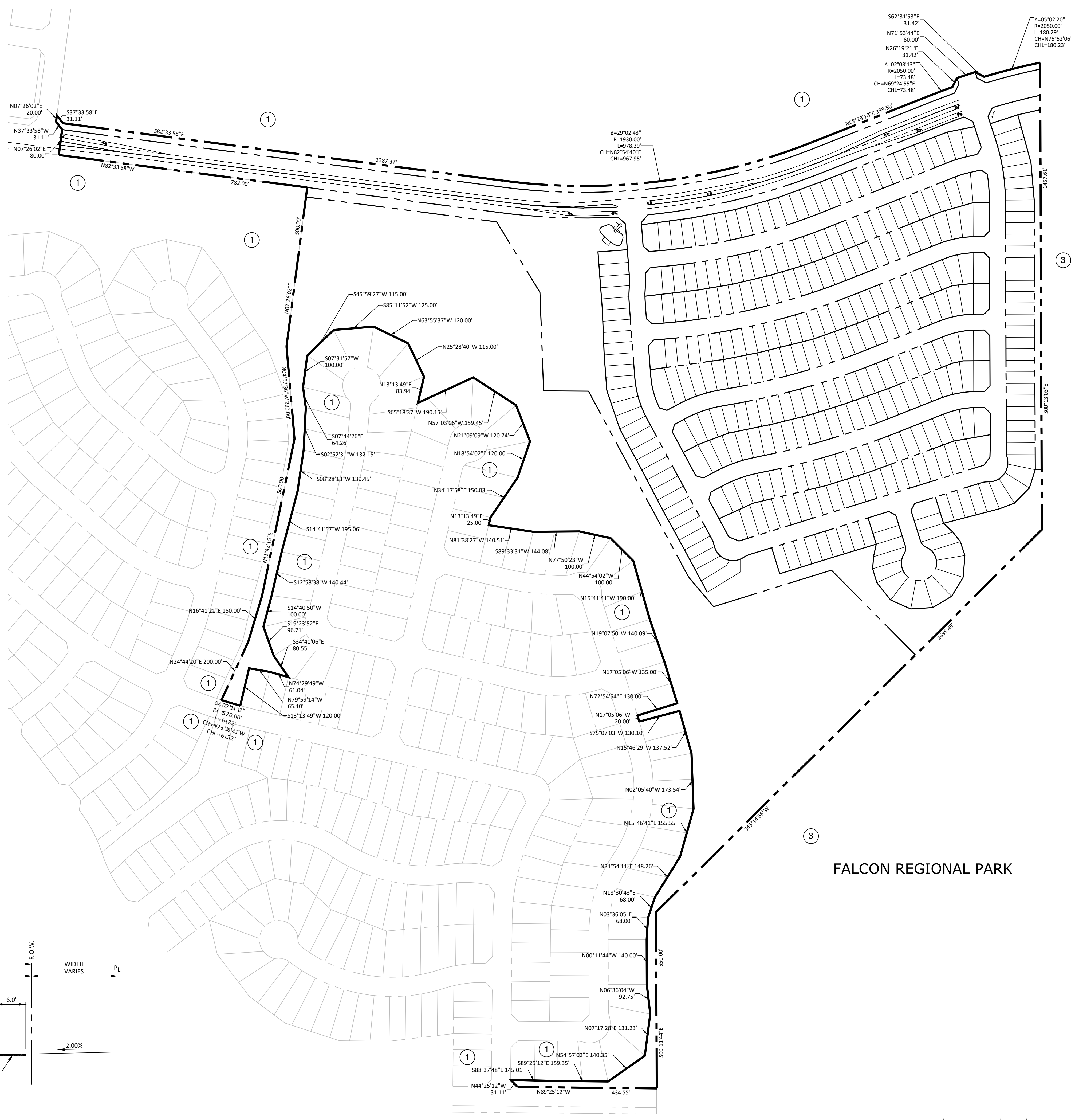
THE FOLLOWING FIFTY FOUR (54) COURSES ARE ON SAID BOUNDARY LINE OF TRACT G:

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"W 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°36'04"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°46'28"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°41'41"W 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°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"E 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°18'17"W A DISTANCE OF 190.35 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°51'57"W A DISTANCE OF 120.00 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°11'57"W A DISTANCE OF 300.00 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°18'18"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°00'06"E A DISTANCE OF 80.55 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 61.40 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.

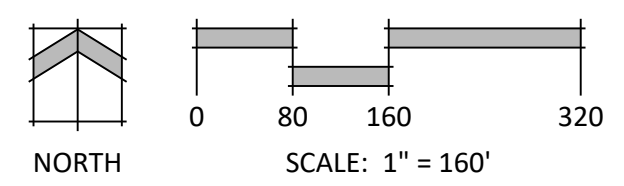
ADJACENT OWNERS

Name	Mailing Address	City, State, Zip
1	GTL INC 3575 KENYON ST STE 200	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 PCD.

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



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
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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: A. BARLOW
PREPARED BY: B. PERKINS

ENTITLEMENT

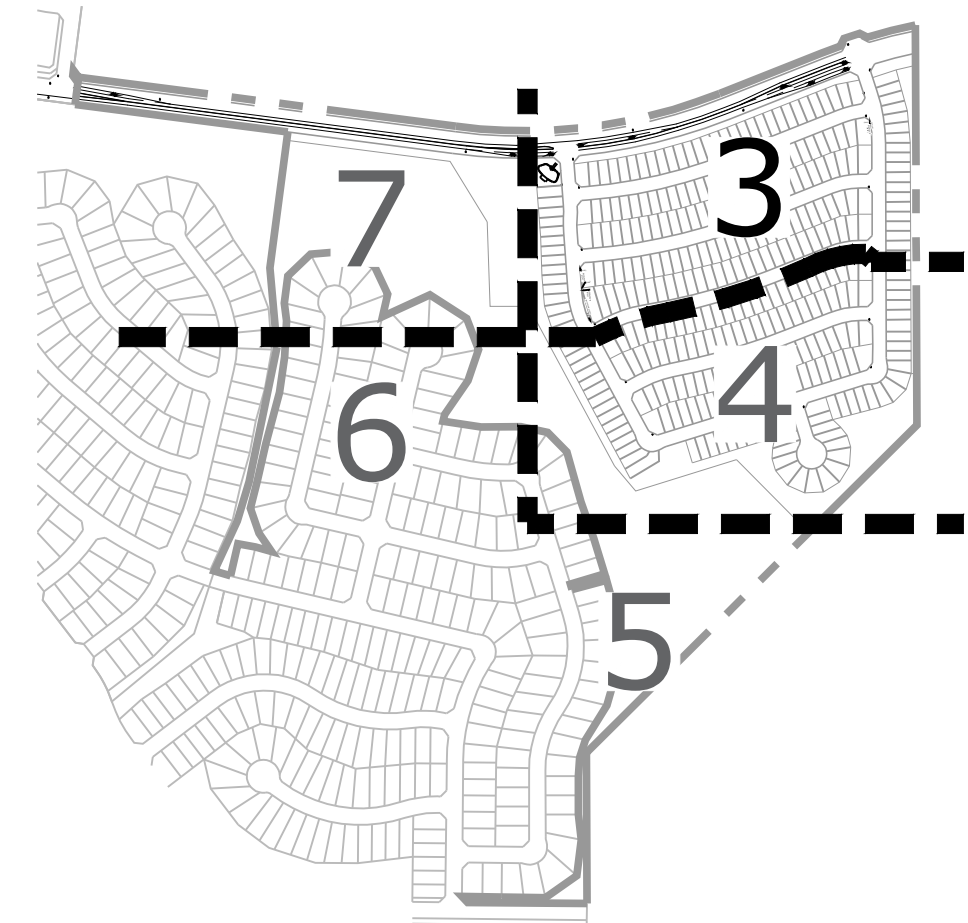
DATE:	BY:	DESCRIPTION:
07/05/2022	BH	PER COUNTY COMMENTS
08/11/2022	BP	PER COUNTY COMMENTS

LEGAL EXHIBIT & ADJACENT OWNERS

2

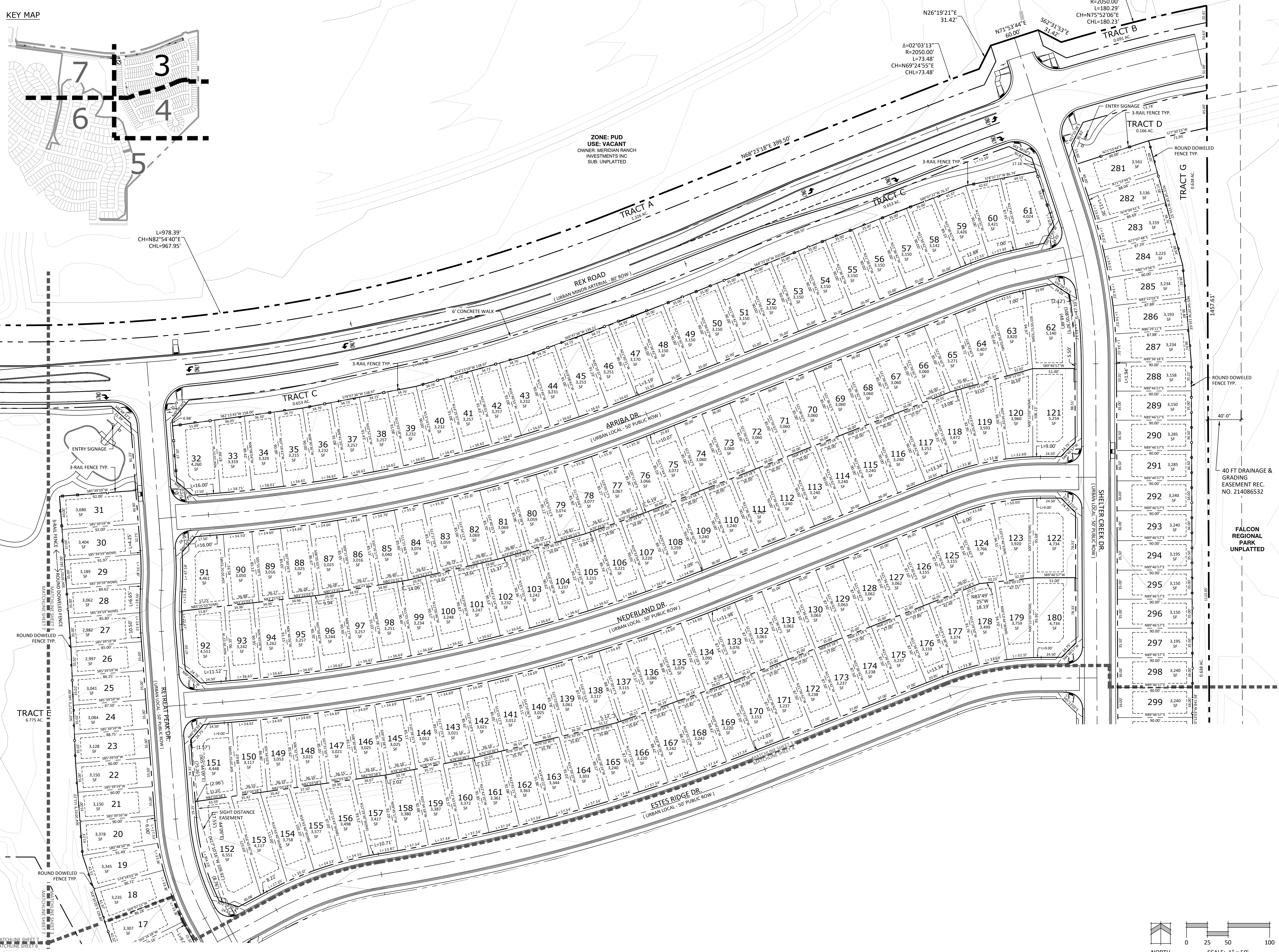
2 OF 20
PUD SP 22-004

KEY MAP



L=978.39'
CH=N82°54'40"E
CHL=967.95'

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



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THE SANCTUARY
FILING 1 AT
MERIDIAN RANCH

PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

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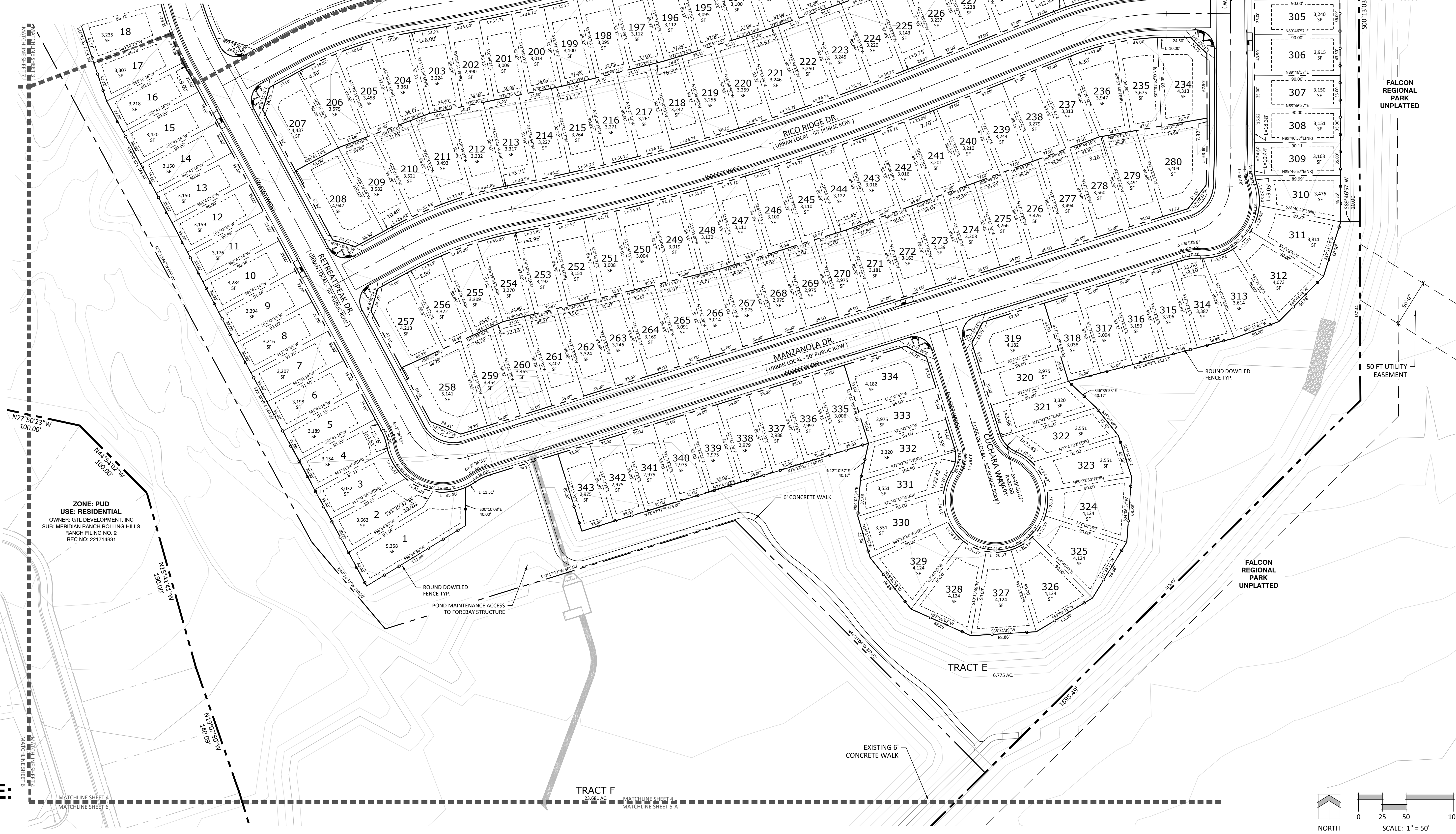
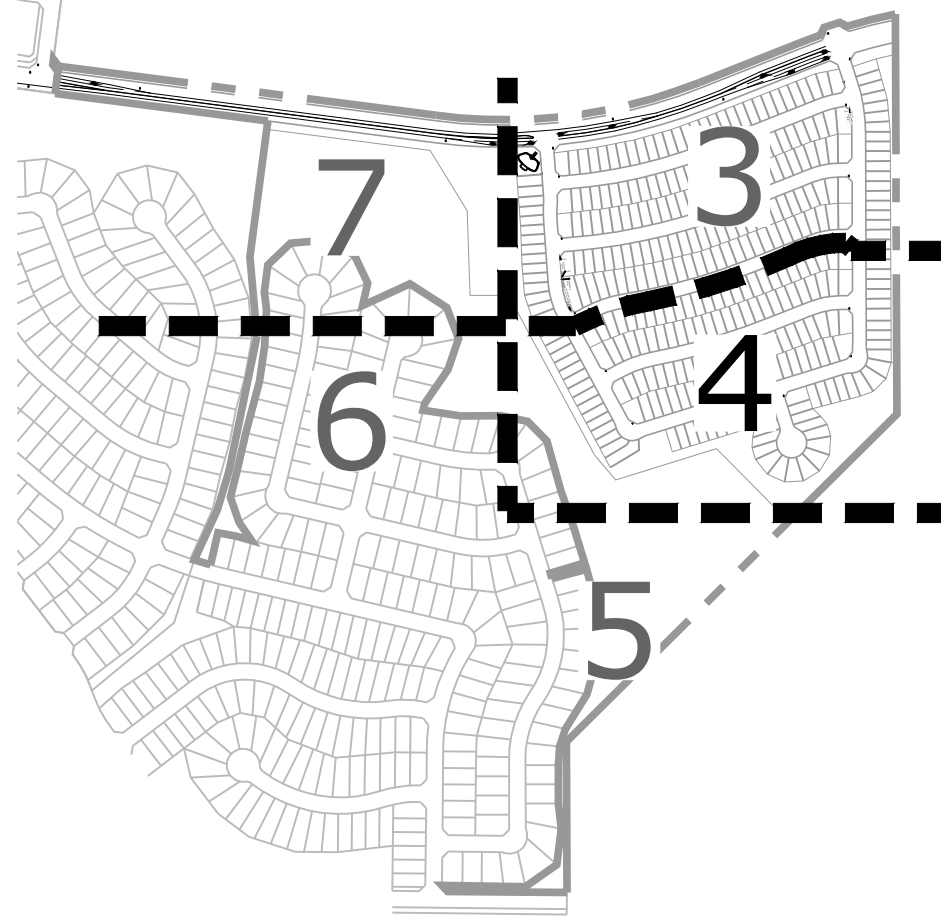
DATE: 07/05/2022 BY: BH DESCRIPTION: PER COUNTY COMMENTS
08/11/2022 BY: BP DESCRIPTION: PER COUNTY COMMENTS

SITE PLAN

3
3 OF 20
PUD SP 22-004

P:\GTL\Meridian Ranch\Drawings\Secondary\Drawings\Planning\DP\The Sanctuary PUD.dwg [Plan-3] 8/11/2022 8:19:44 AM bperkins

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

DATE: 05/04/2022
PROJECT MGR: A. BARLOW
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ENTITLEMENT

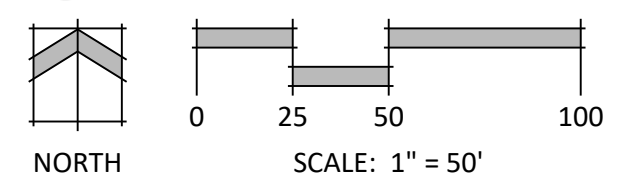
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07/05/2022	BH	PER COUNTY COMMENTS
08/11/2022	BP	PER COUNTY COMMENTS

SITE PLAN

4

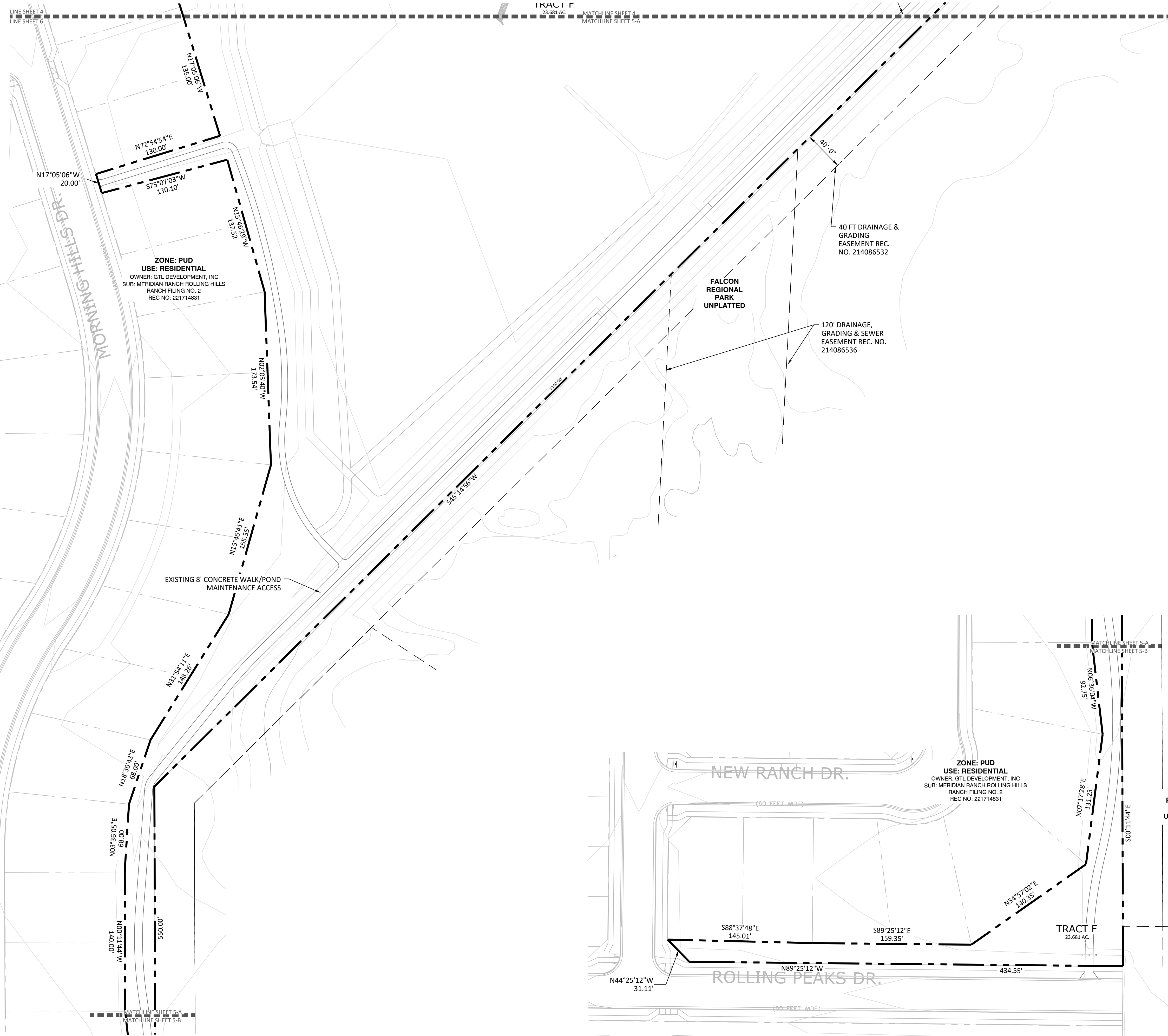
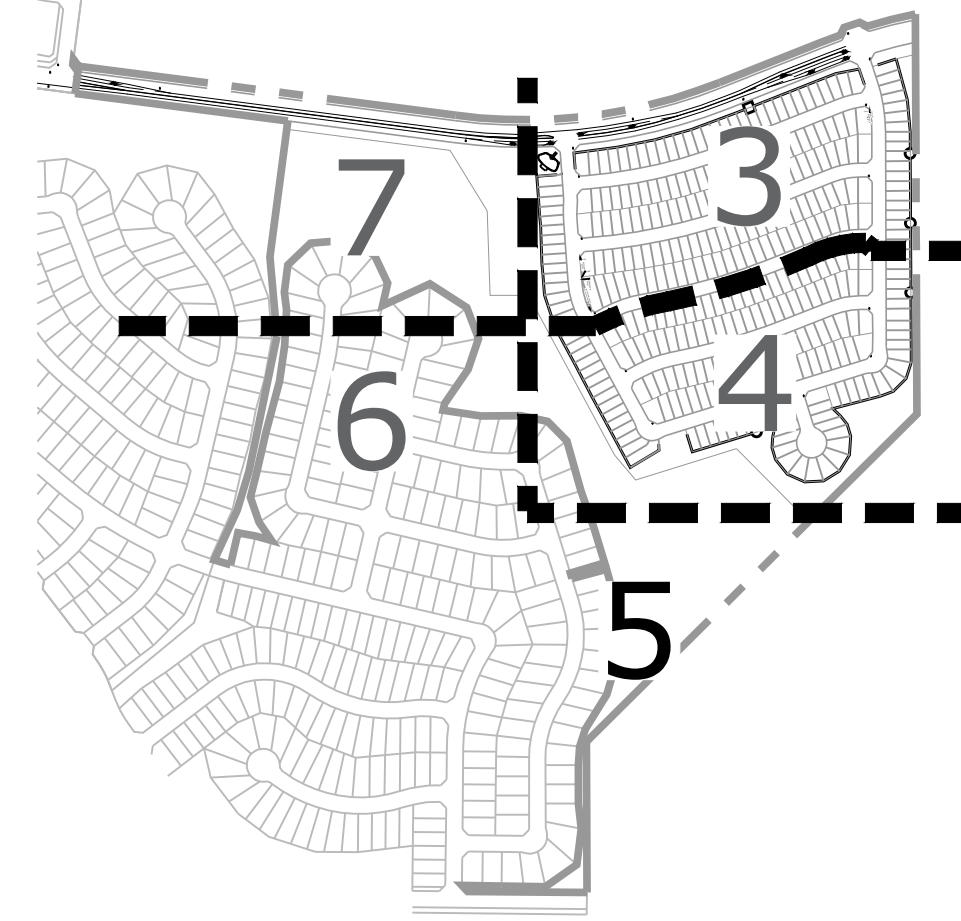
4 OF 20

PUD SP 22-004



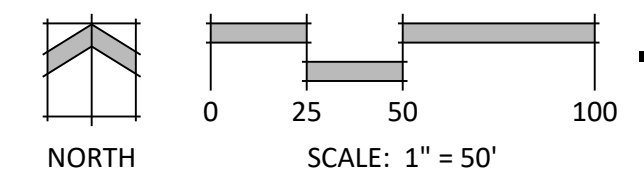
P:\GTI\Meridian Ranch\Drawings\Planning\Secondary\Drawings\Plan-4 The Sanctuary PUD.dwg [Plan-4] 8/11/2022 8:19:58 AM bperkins

KEY MAP



A
5 VIEWPORT 5-A

B
5 VIEWPORT 5-B



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

**THE SANCTUARY
FILING 1 AT
MERIDIAN RANCH**

**PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN**

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

STAMP

ENTITLEMENT

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

ISSUE / REVISION

SITE PLAN

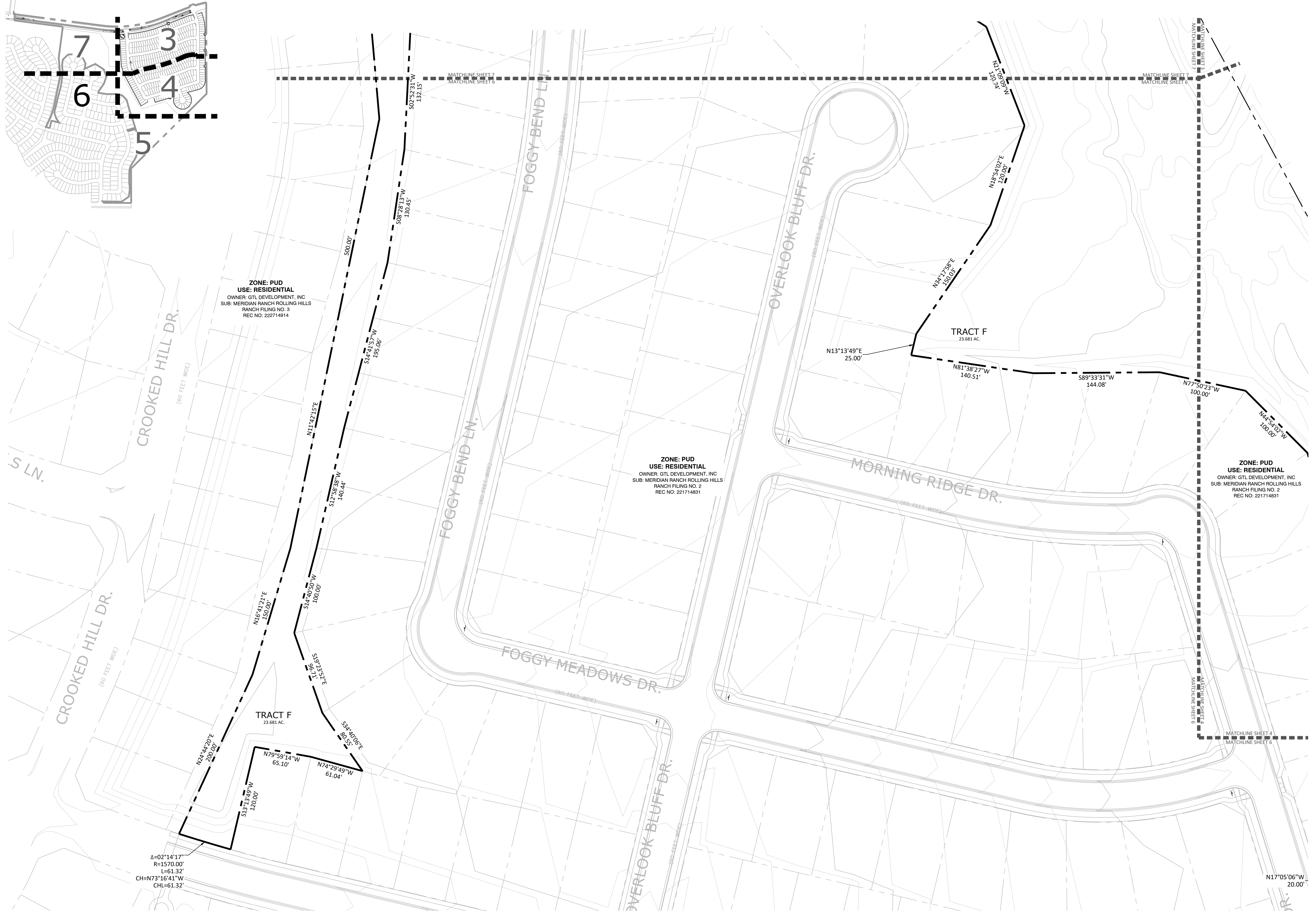
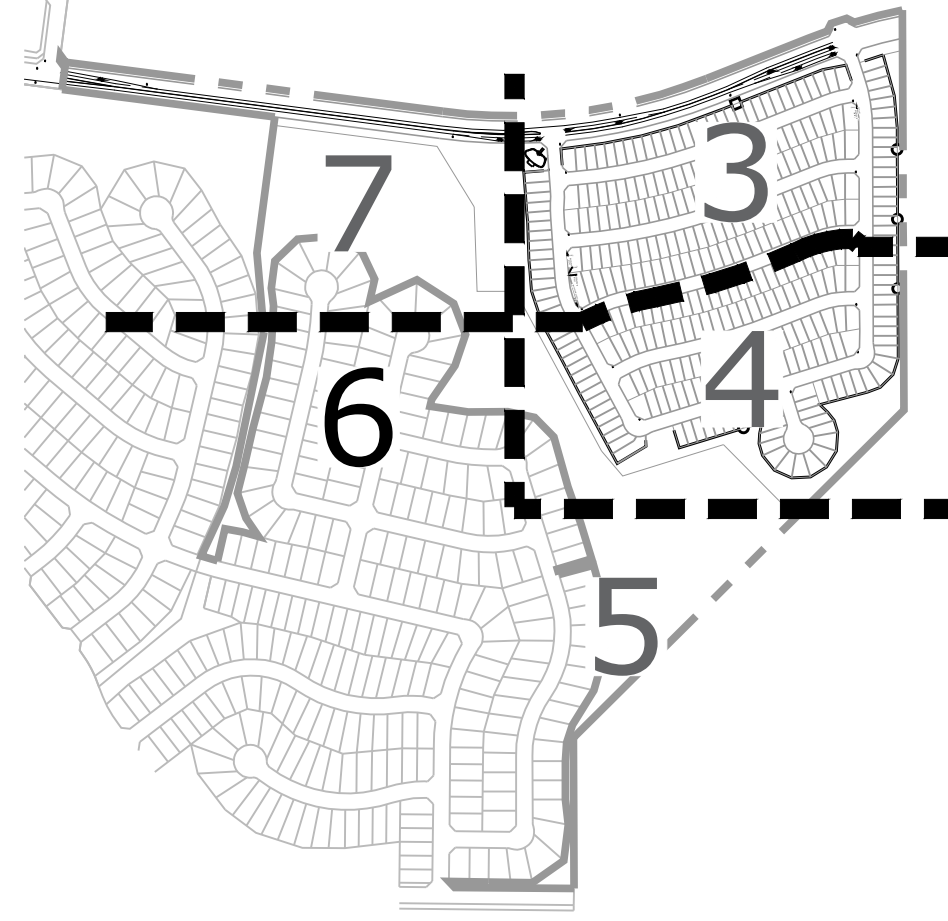
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5

5 OF 20

PUD SP 22-004

PLAN FILE #

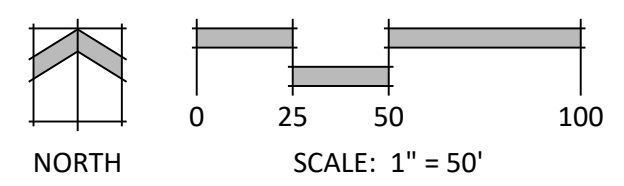


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USE: RESIDENTIAL**
OWNER: GTL DEVELOPMENT, INC
SUB: MERIDIAN RANCH ROLLING HILLS
RANCH FILING NO. 3
REC NO: 222714814

**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

$\Delta=02^{\circ}14'17''$
 $R=1570.00'$
 $L=61.32'$
 $CH=N73^{\circ}16'41''W$
 $CHL=61.32'$



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

**THE SANCTUARY
FILING 1 AT
MERIDIAN RANCH**

**PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN**

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

STAMP

ENTITLEMENT

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

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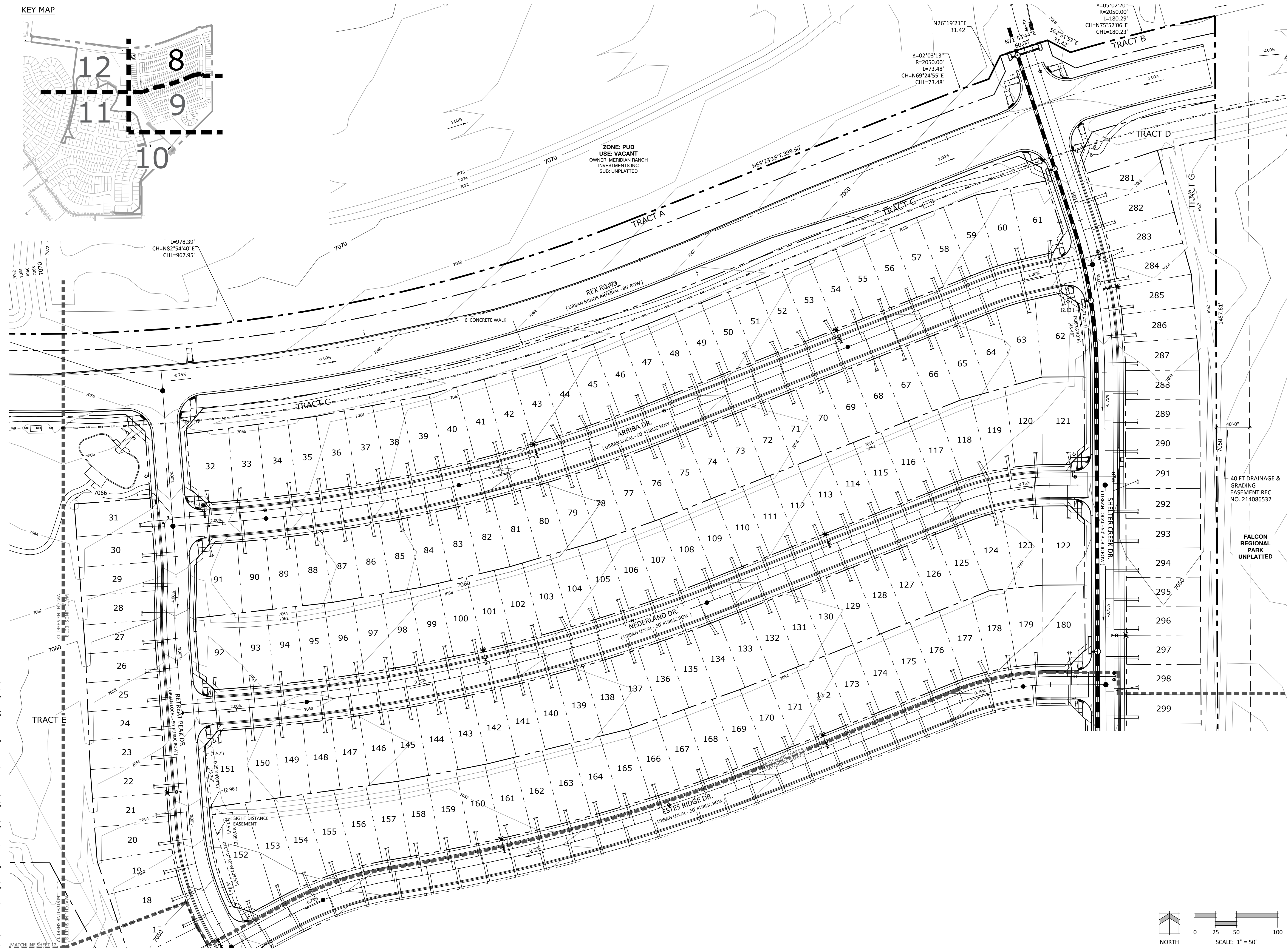
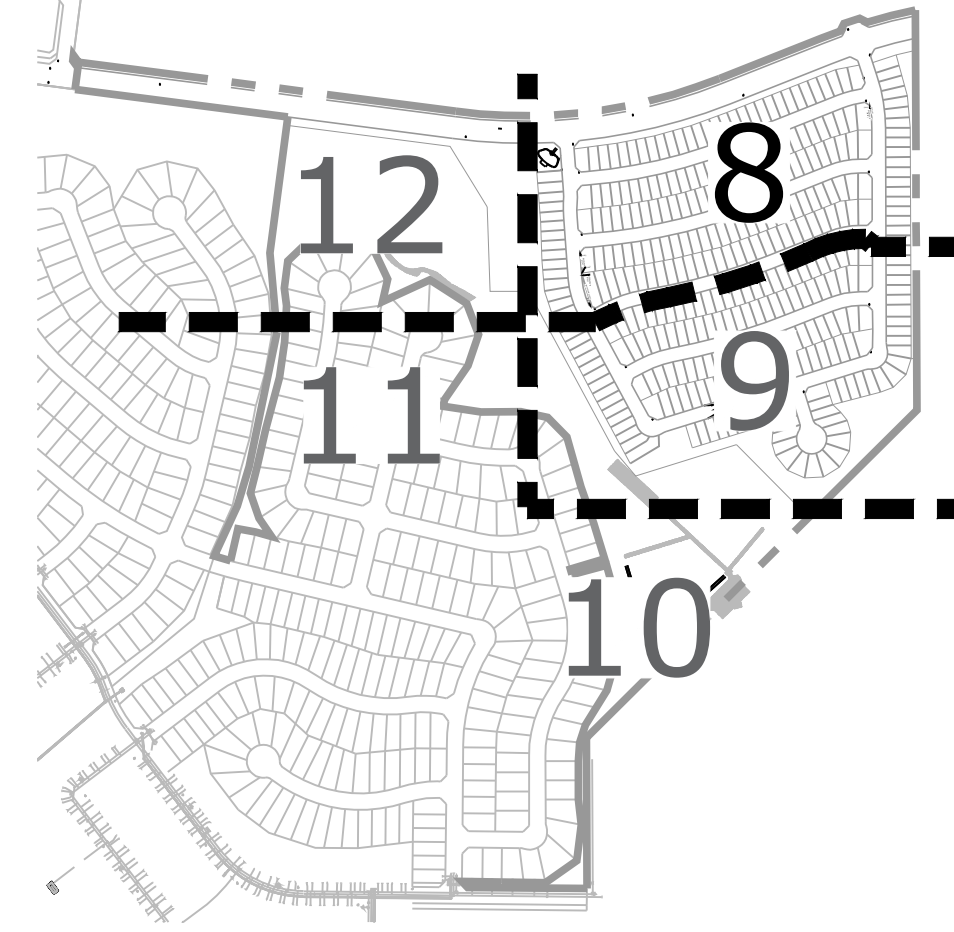
SITE PLAN

SHEET TITLE

6
6 OF 20
PUD SP 22-004

SHEET NUMBER
PLAN FILE #

KEY MAP



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ENTITLEMENT

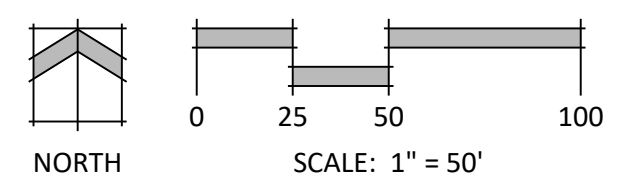
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PRELIMINARY GRADING
& UTILITIES

8

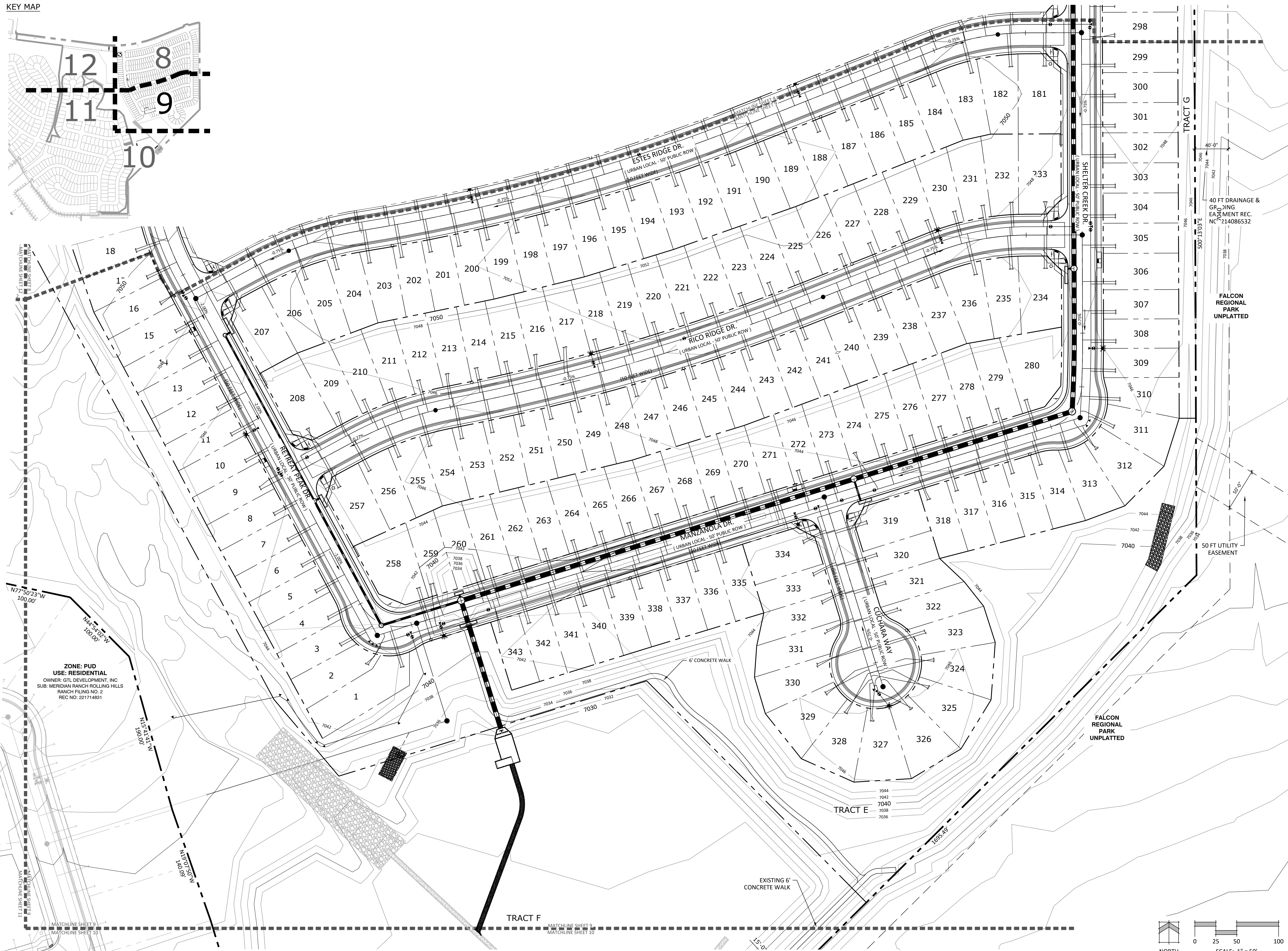
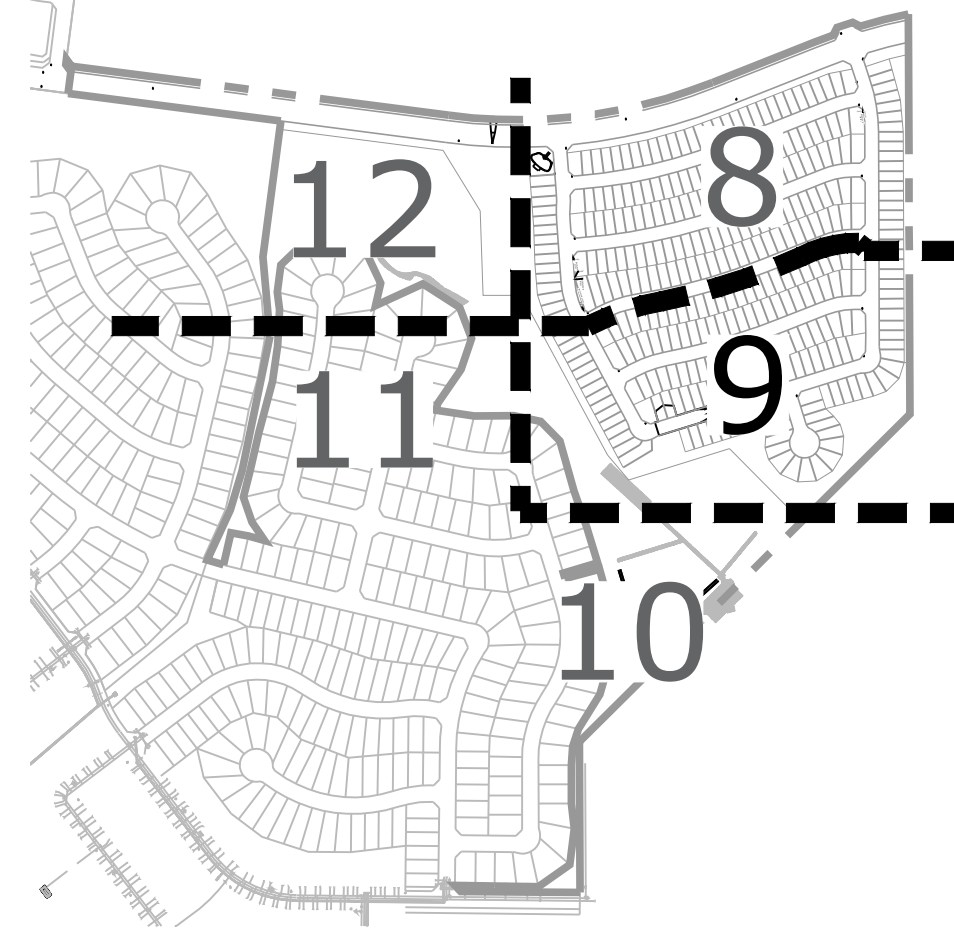
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PUD SP 22-004



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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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ENTITLEMENT

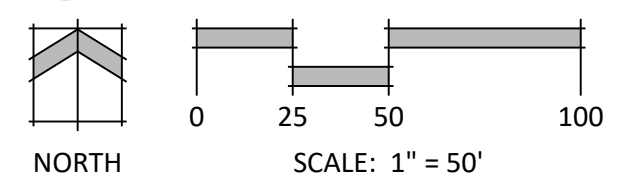
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PRELIMINARY GRADING & UTILITIES

9

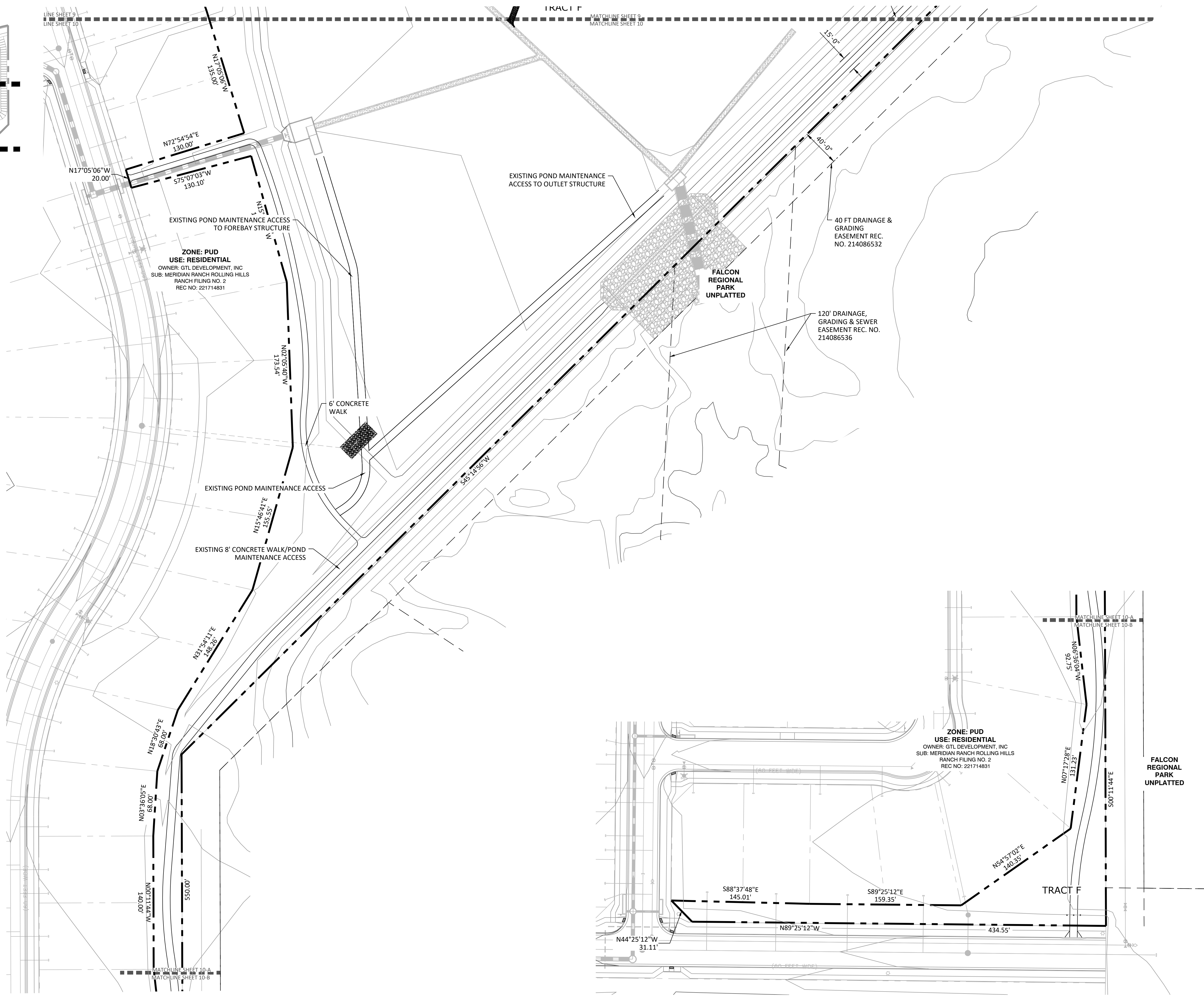
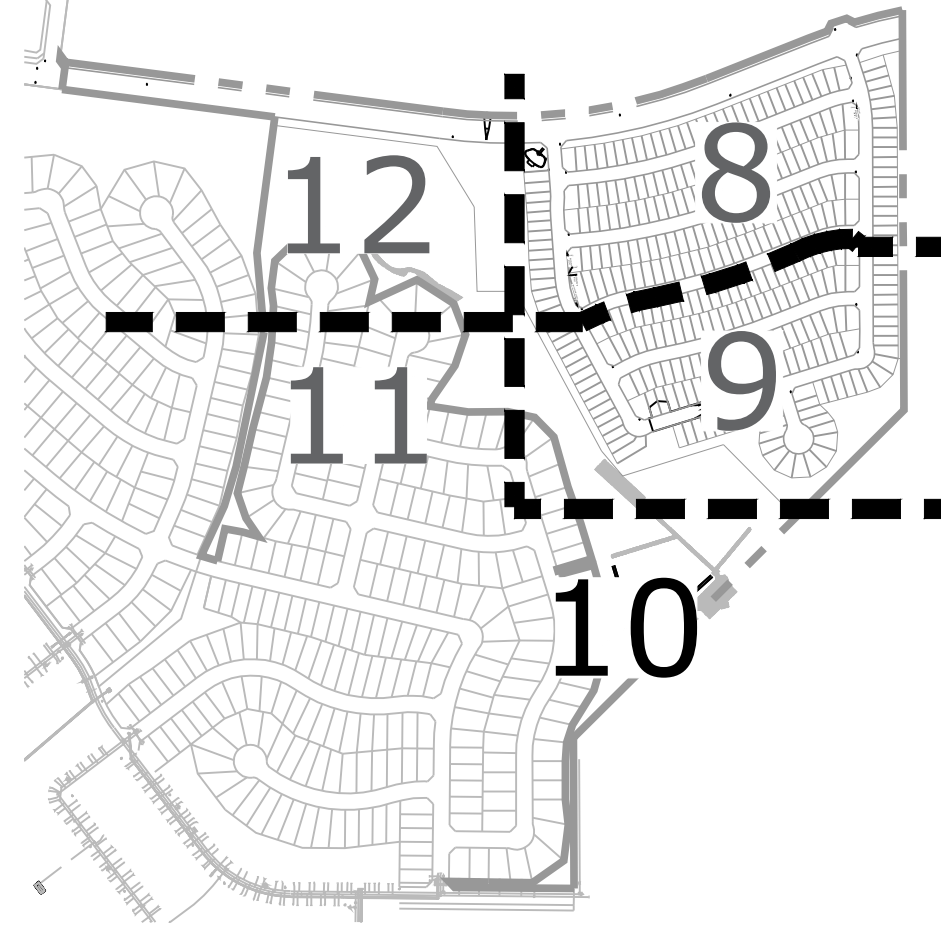
9 OF 20

PUD SP 22-004



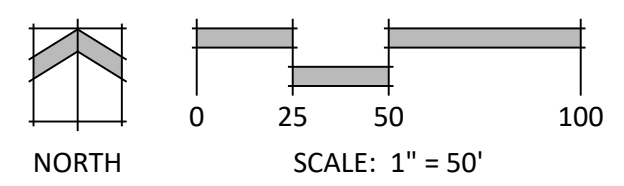
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KEY MAP



A VIEWPORT 10-A

B VIEWPORT 10-B



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DATE: 05/04/2022
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PREPARED BY: B. PERKINS

ENTITLEMENT

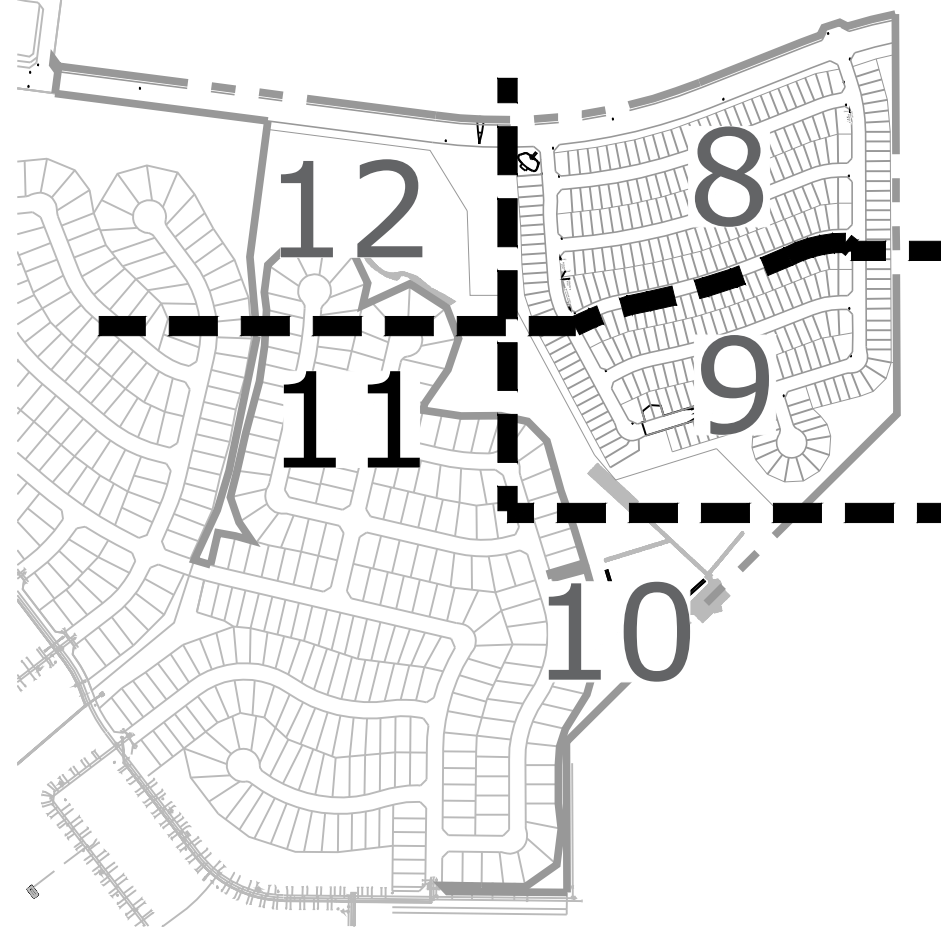
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PRELIMINARY GRADING
& UTILITIES

10
10 OF 20
PUD SP 22-004

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KEY MAP

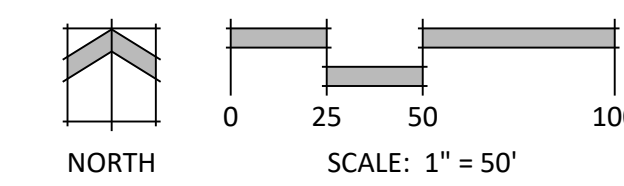


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 USE: RESIDENTIAL
 OWNER: GTL DEVELOPMENT, INC
 SUB: MERIDIAN RANCH ROLLING HILLS
 RANCH FILING NO. 3
 REC NO: 222714814

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

$\Delta=02^{\circ}14'17''$
 $R=1570.00'$
 $L=61.32'$
 $CH=N73^{\circ}16'41''W$
 $CHL=61.32'$



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PRELIMINARY GRADING
 & UTILITIES

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11
 11 OF 20
 PUD SP 22-004

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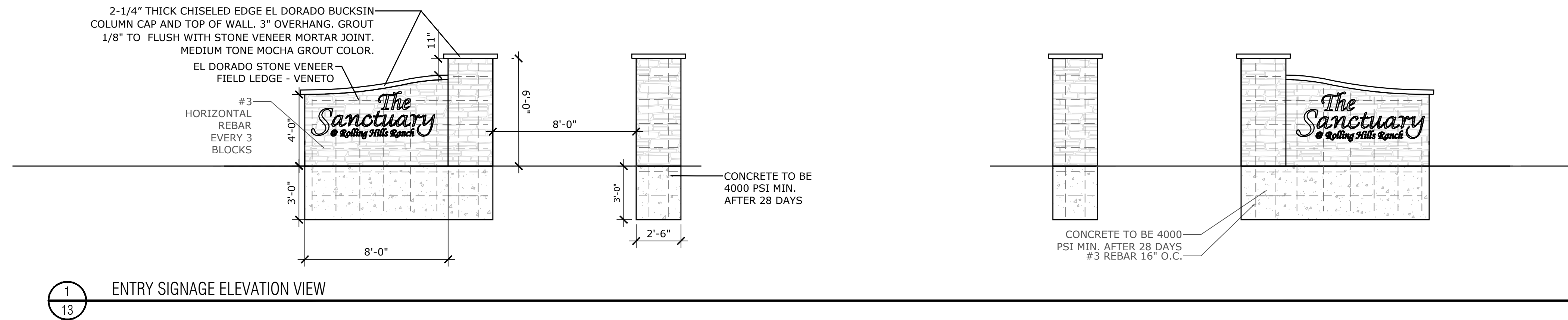
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1
13 ENTRY SIGNAGE ELEVATION VIEW



2
13 ENTRY SIGNAGE PLAN VIEW

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RANCH FILING 1

PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 05/04/2022
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08/11/2022 BP PER COUNTY COMMENTS

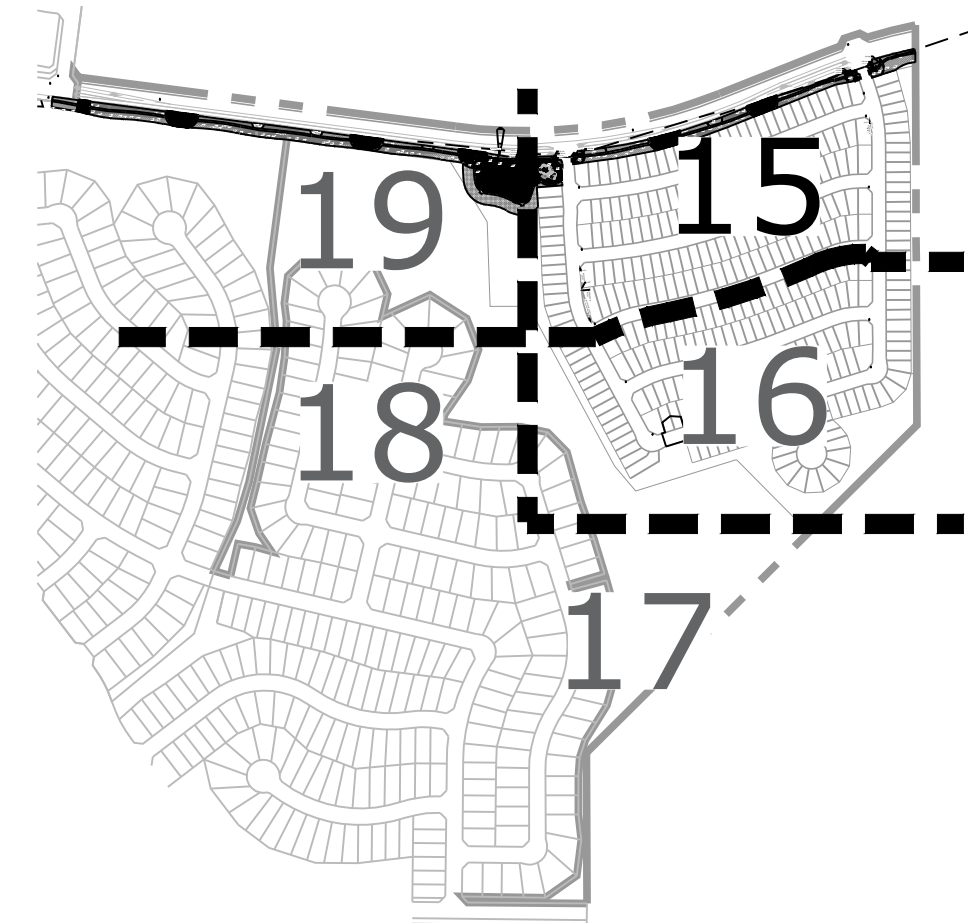
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13 OF 20

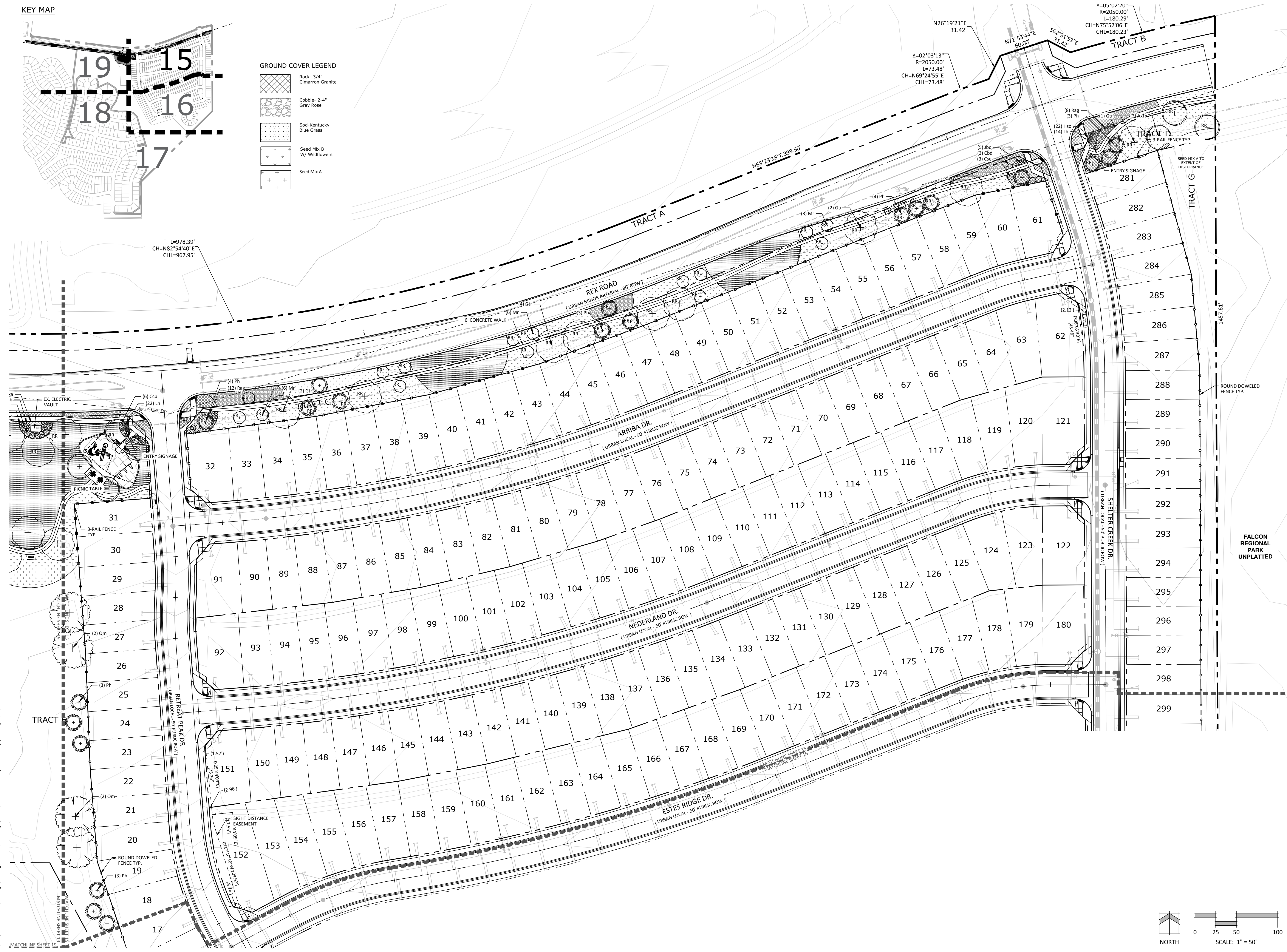
PUD SP 22-004

KEY MAP



GROUND COVER LEGEND

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



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PUD DEVELOPMENT PLAN
 /PRELIMINARY PLAN

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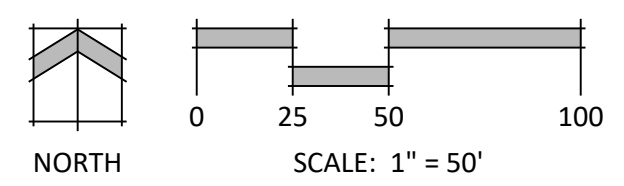
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07/05/2022	BH	PER COUNTY COMMENTS
08/11/2022	BP	PER COUNTY COMMENTS

LANDSCAPE PLAN

15

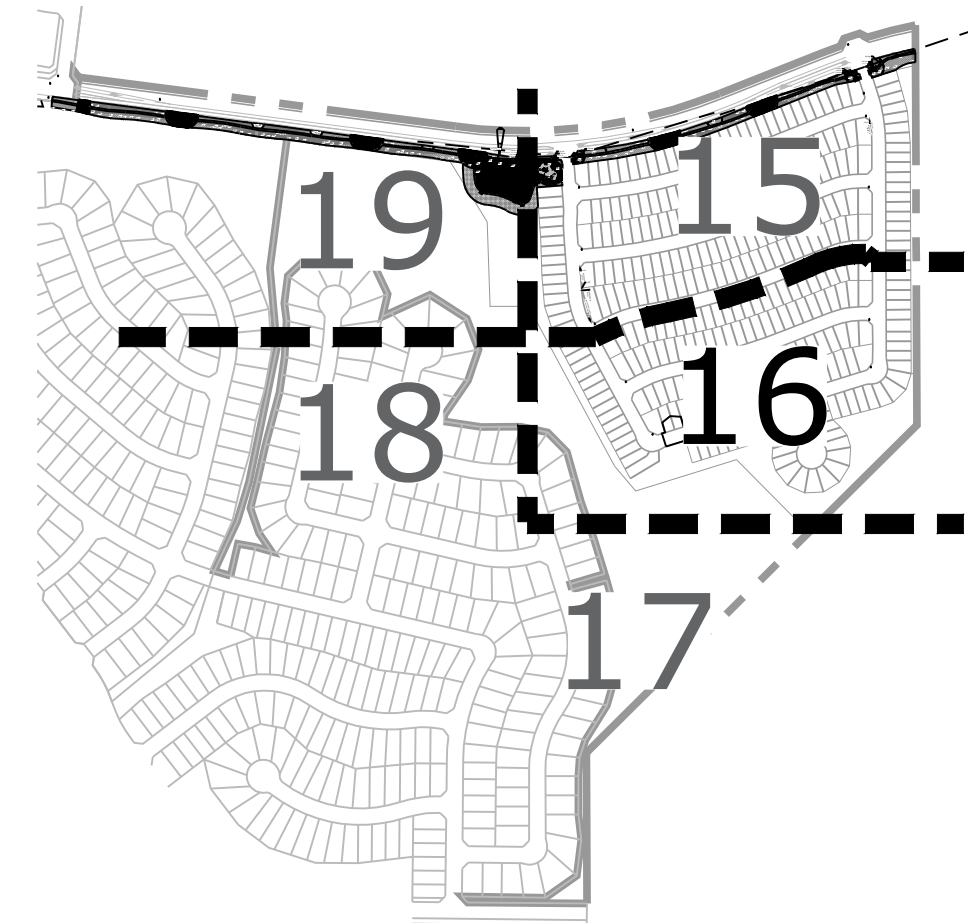
15 OF 20

PUD SP 22-004



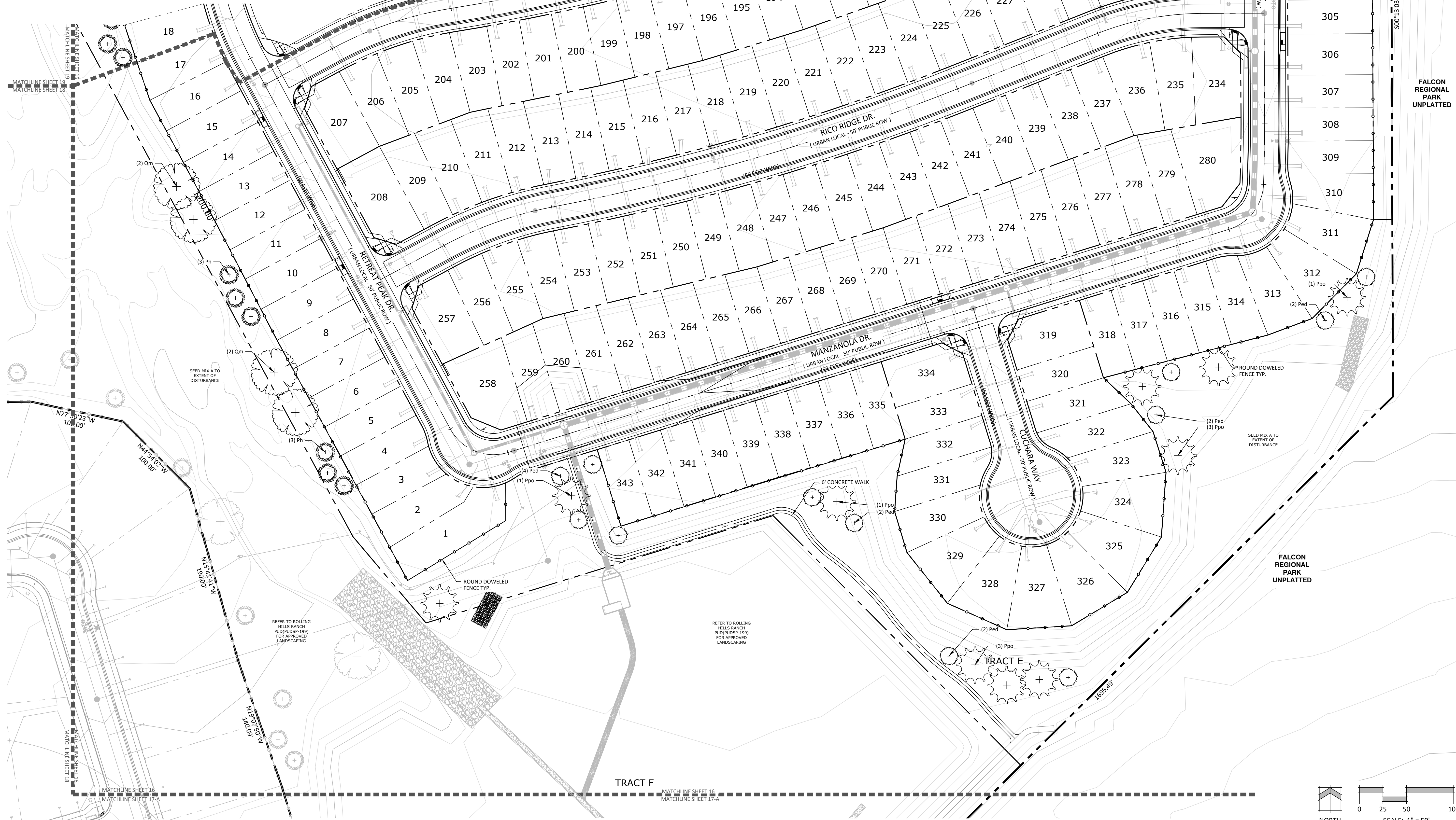
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KEY MAP



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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PREPARED BY: B. PERKINS

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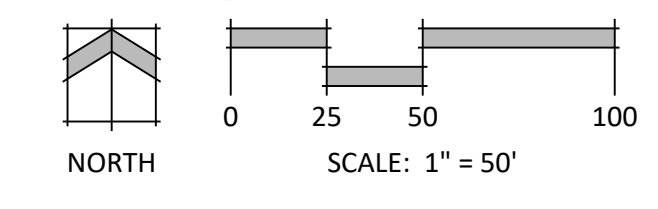
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SHEET TITLE

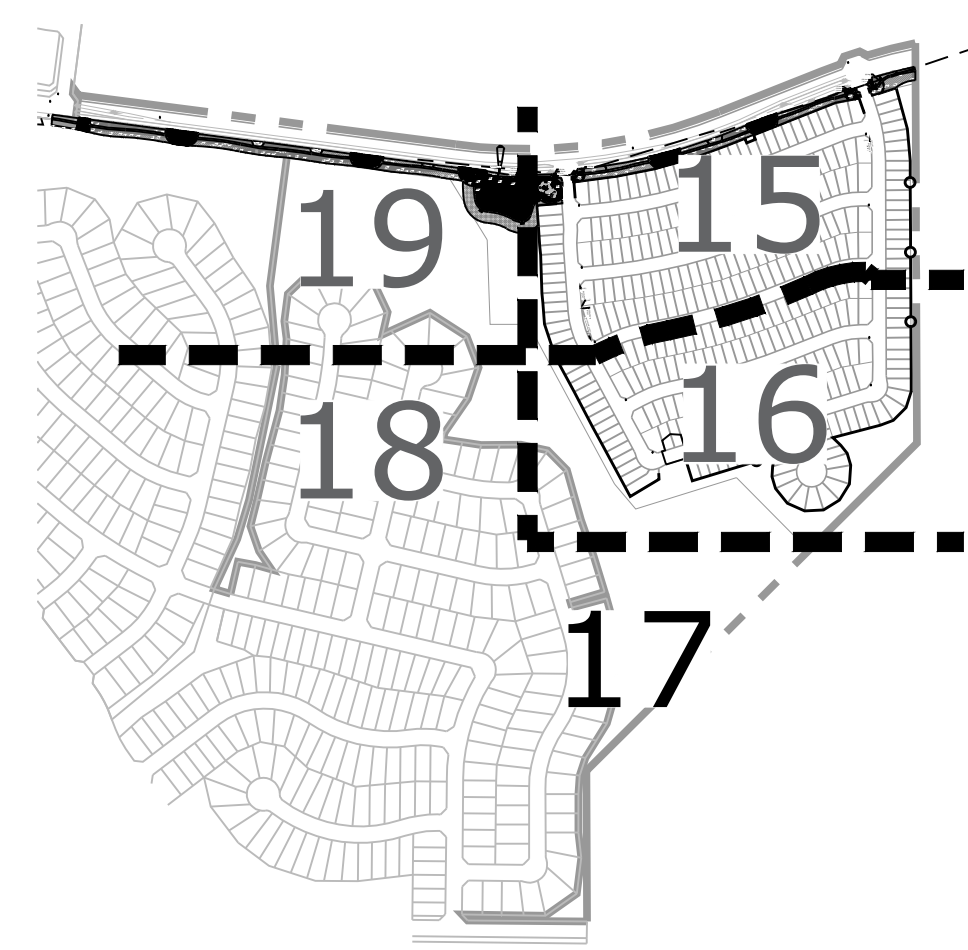
LANDSCAPE PLAN

16 OF 20
PUD SP 22-004



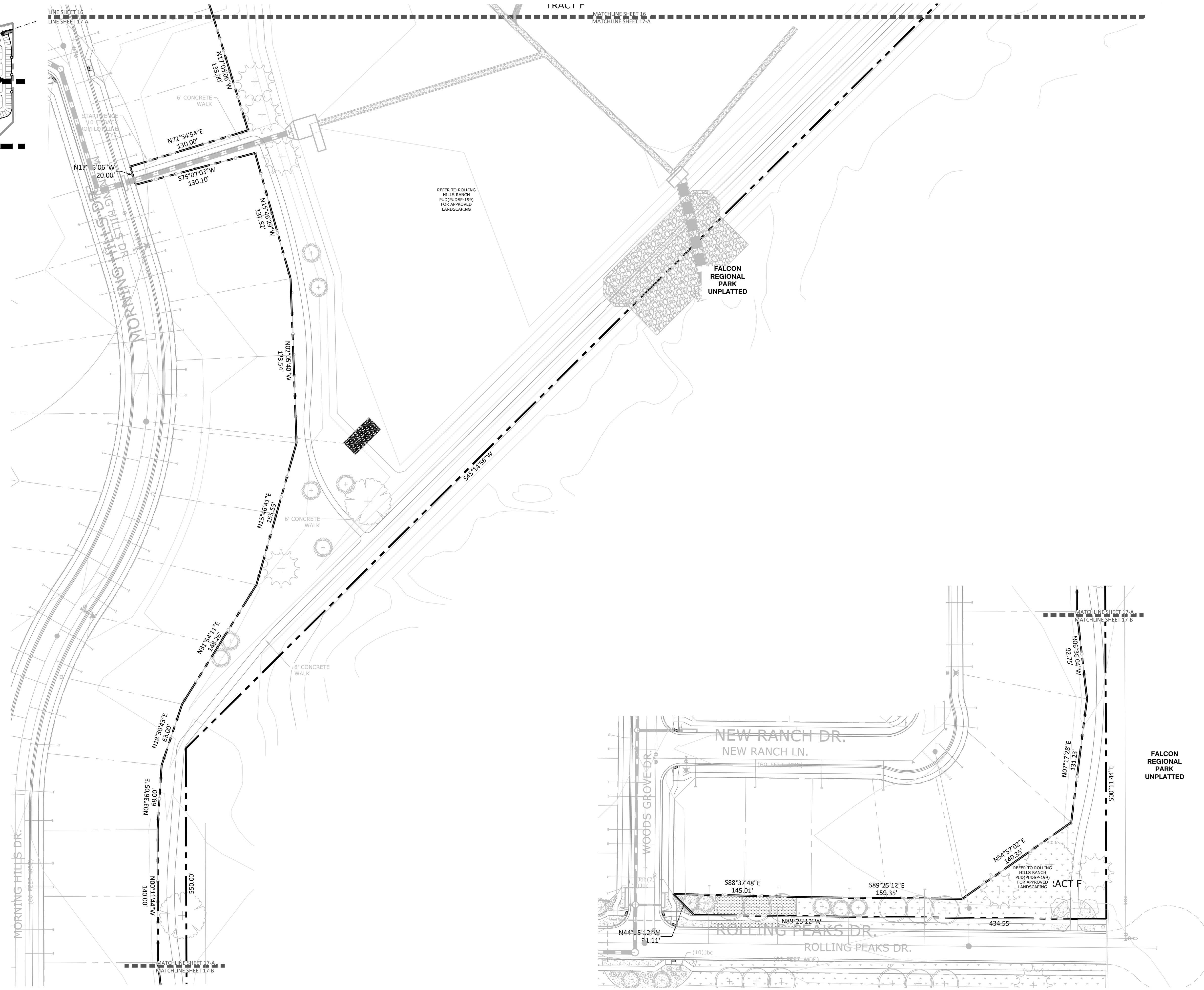
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KEY MAP



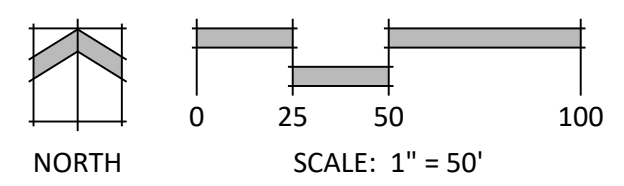
GROUND COVER LEGEND

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



A VIEWPORT 17-A
17

B VIEWPORT 17-B
17



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DATE: 05/04/2022
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PREPARED BY: B. PERKINS

ENTITLEMENT

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

LANDSCAPE PLAN

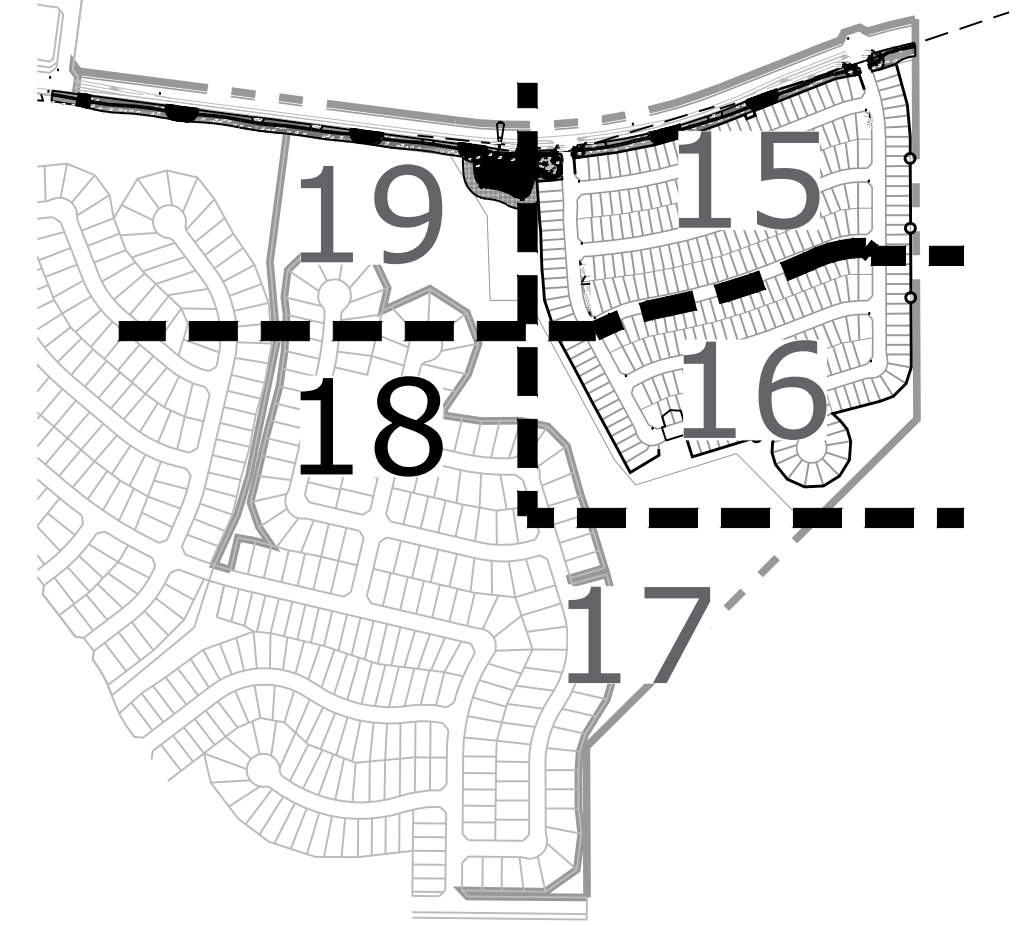
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PUD SP 22-004

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KEY MAP

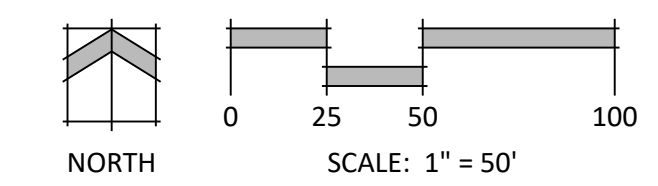


GROUND COVER LEGEND

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



Δ=02°14'17"
 R=1570.00'
 L=61.32'
 CH=N73°16'41"W
 CHL=61.32'



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08/11/2022	BP	PER COUNTY COMMENTS

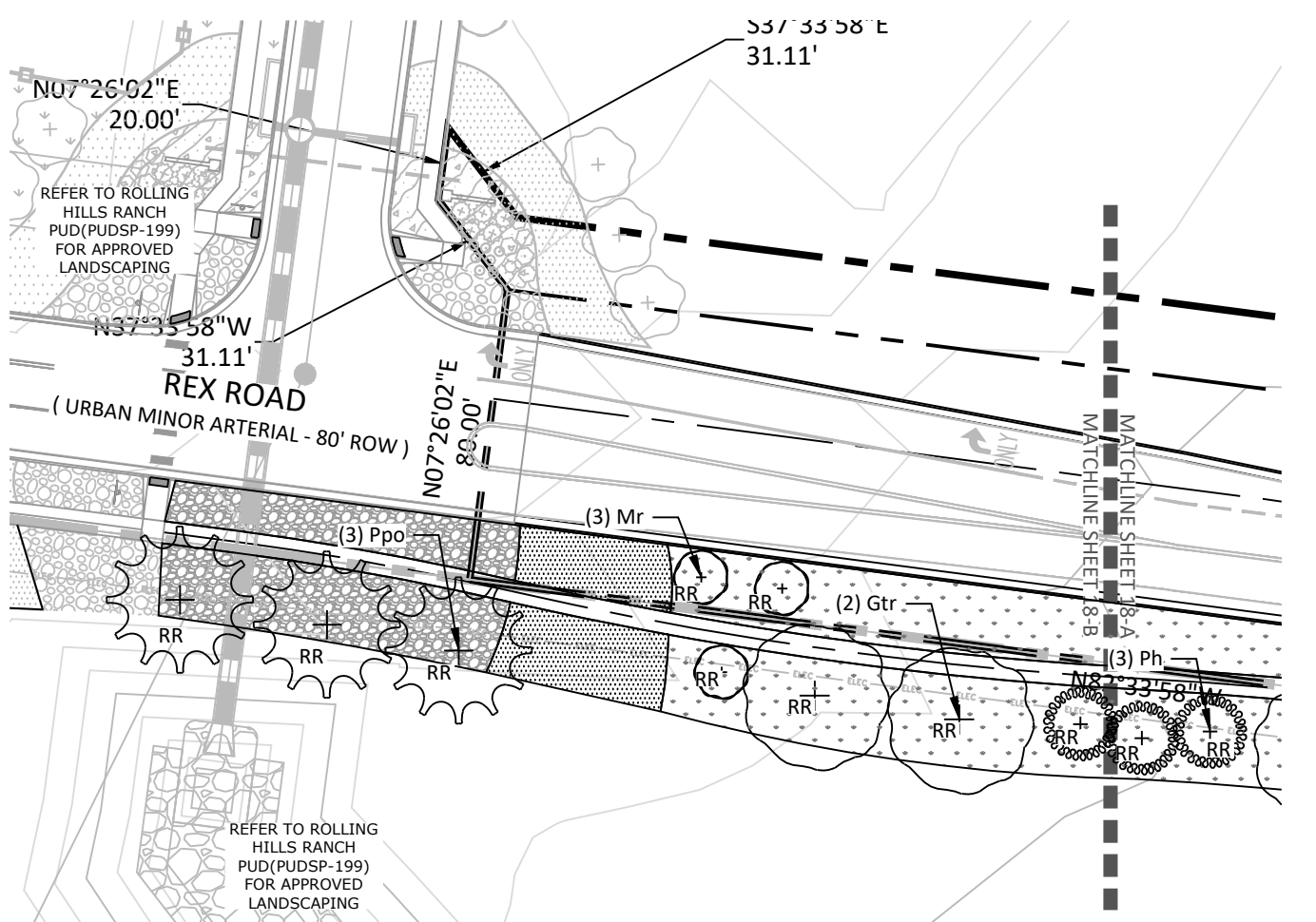
LANDSCAPE PLAN

18
 18 OF 20
 PUD SP 22-004

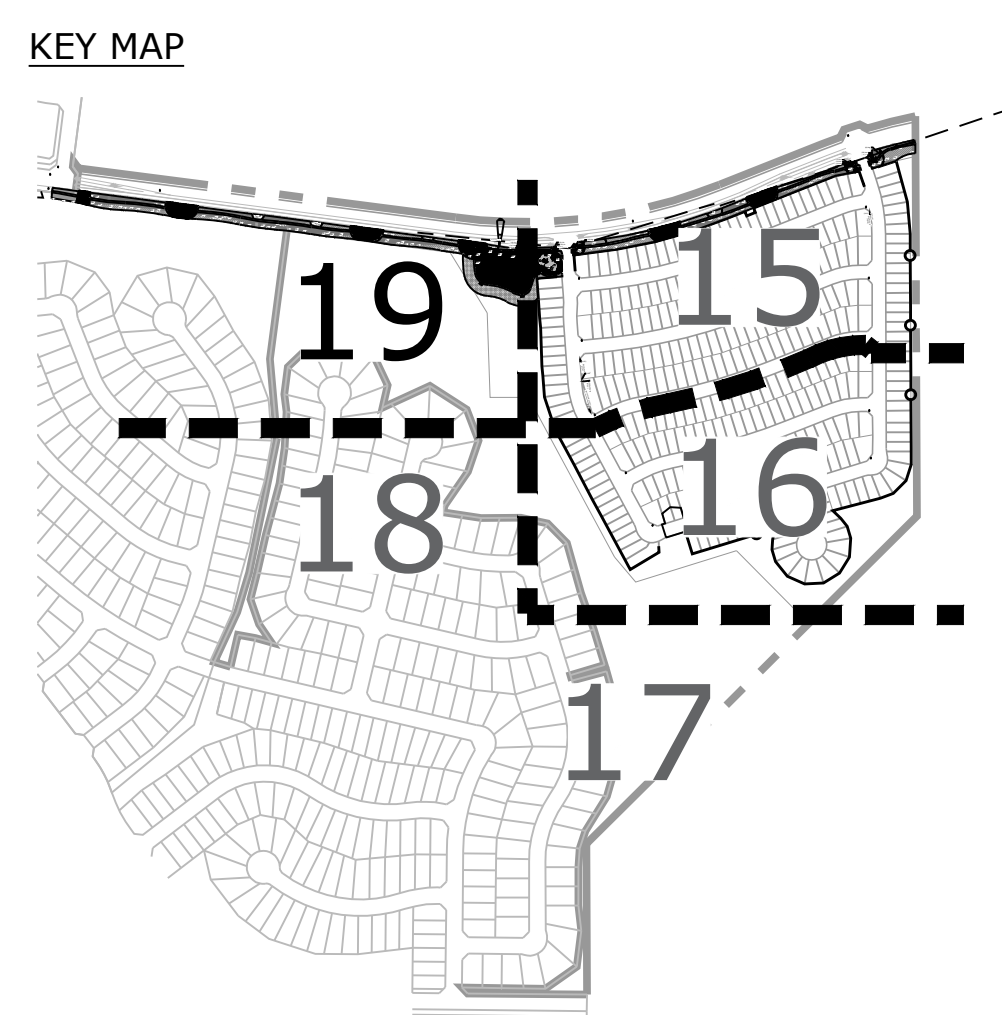
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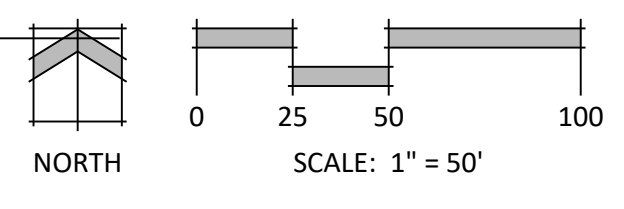


B
 19
 VIEWPORT 19-B



- 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: A. BARLOW
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ENTITLEMENT

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

LANDSCAPE PLAN

19

19 OF 20

PUD SP 22-004

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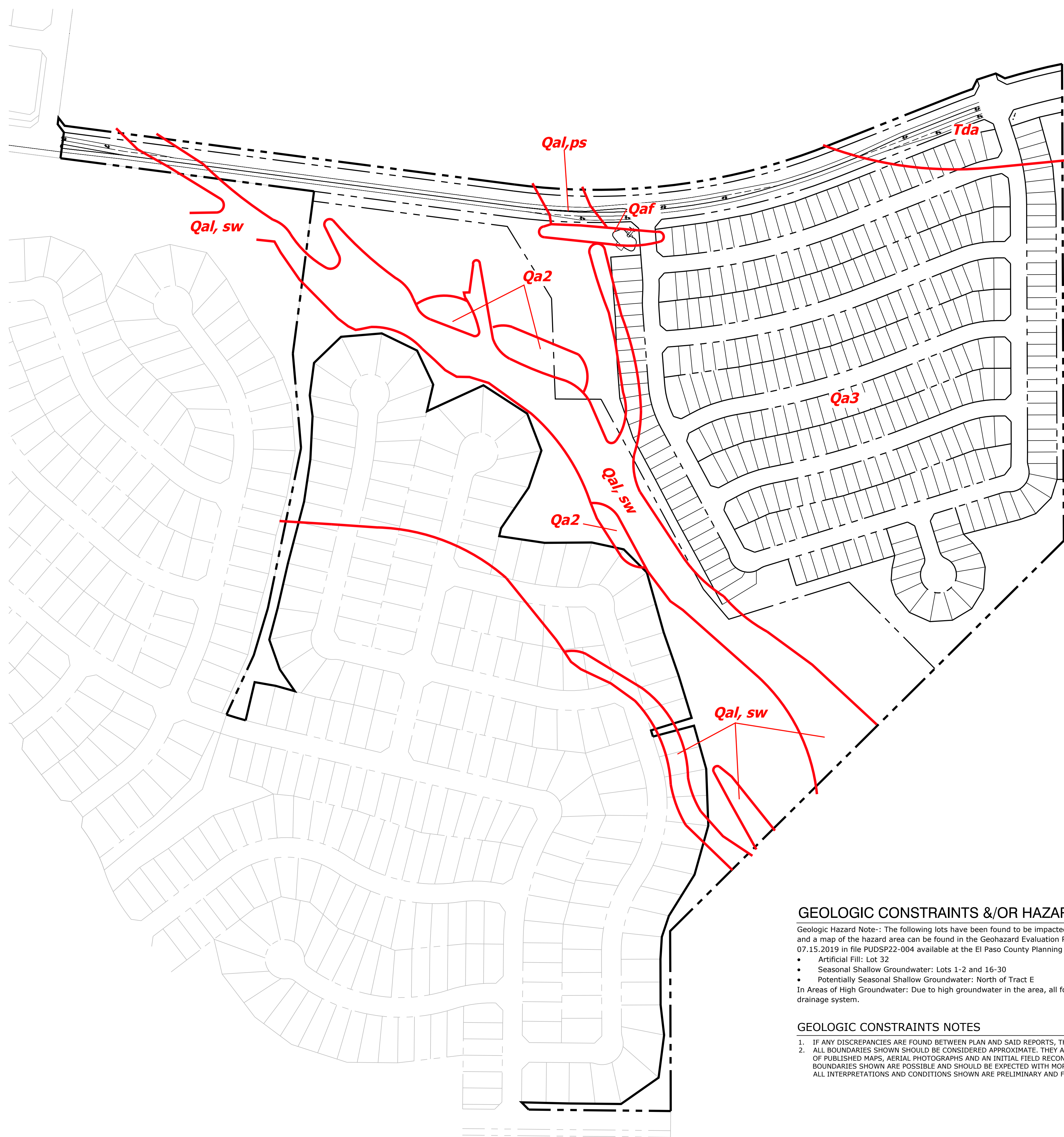


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LEGEND:

Qaf- Artificial Fill of Holocene Age: man-made fill deposits

Qal- Recent Alluvium of Holocene Age: recent water deposited materials

Qa₂- Alluvium Two of early Holocene Age: stream terrace deposited sands (Piney Creek Alluvium)

Qa₃- Alluvium Three of Pleistocene Age: stream terrace deposited sands (Broadway Alluvium)

Tda- Dawson Arkose of Tertiary Age: arkosic sandstone with siltstone and claystone lenses

psw- potential seasonal shallow groundwater area

sw- seasonal shallow groundwater area

TB-1 Approximate Test Boring Location (Depth to Bedrock)

GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

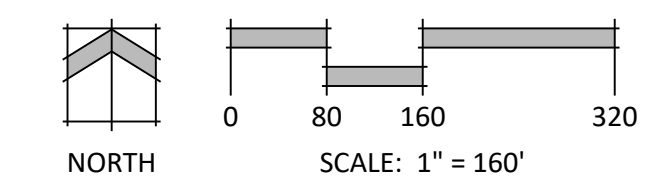
Geologic Hazard Note:- The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated 07.15.2019 in file PUDSP22-004 available at the El Paso County Planning and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

- Artificial Fill: Lot 32
- Seasonal Shallow Groundwater: Lots 1-2 and 16-30
- Potentially Seasonal Shallow Groundwater: North of Tract E

In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

GEOLOGIC CONSTRAINTS NOTES

1. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
2. ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRELIMINARY AND FOR LAND-USE PLANNING ONLY.



THE SANCTUARY FILING 1 AT MERIDIAN RANCH

PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

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ENTITLEMENT

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08/11/2022	BP	PER COUNTY COMMENTS

CONSTRAINTS EXHIBIT

20

20 OF 20

PUD SP 22-004