

LEGAL DESCRIPTION - THE SANCTUARY FILING 1 AT MERIDIAN RANCH:

A PART OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 22 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. 22713483 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN RIGHT-OF-WAY OF REX ROAD IN THE STATES AT ROLLING HILLS FILING NO. 2, RECORDED WITH RECEPTION NO. 22713484 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID RANCH;

THE FOLLOWING THENCE (1) COURSES ARE ON SAID BOUNDARY LINE:

- 1. THENCE NORTH 70° 02' 00" E A DISTANCE OF 80.00 FEET;
- 2. THENCE NORTH 73° 38' 30" W A DISTANCE OF 31.11 FEET;
- 3. THENCE NORTH 72° 02' 00" E A DISTANCE OF 20.00 FEET;
- 4. THENCE NORTH 72° 02' 00" E A DISTANCE OF 31.11 FEET;
- 5. THENCE SOUTH 33° 39' 00" E A DISTANCE OF 188.37 FEET TO A POINT OF CURVE TO THE LEFT;
- 6. THENCE SOUTH 33° 39' 00" E A DISTANCE OF 188.37 FEET TO A POINT OF CURVE TO THE RIGHT;
- 7. THENCE SOUTH 33° 39' 00" E A DISTANCE OF 188.37 FEET TO A POINT OF CURVE TO THE LEFT;
- 8. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2000.00 FEET, A BELTA ANGLE OF 02° 03' 11", AN ARC LENGTH OF 73.48 FEET, WHOS LONG CHORD BEARS NORTH 73° 55' 00" E A DISTANCE OF 73.48 FEET;
- 9. THENCE NORTH 72° 02' 00" E A DISTANCE OF 31.11 FEET;
- 10. THENCE NORTH 72° 02' 00" E A DISTANCE OF 31.11 FEET;
- 11. THENCE SOUTH 33° 39' 00" E A DISTANCE OF 31.11 FEET TO A POINT OF CURVE TO THE RIGHT;
- 12. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2000.00 FEET, A BELTA ANGLE OF 02° 03' 11", AN ARC LENGTH OF 73.48 FEET, WHOS LONG CHORD BEARS NORTH 73° 55' 00" E A DISTANCE OF 73.48 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING THENCE (1) COURSES ARE ON SAID BOUNDARY LINE:

- 13. THENCE SOUTH 33° 39' 00" E A DISTANCE OF 188.37 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH, POINT BEING ON THE EASTERN BOUNDARY OF SAID RANCH;
- 14. THENCE SOUTH 33° 39' 00" E A DISTANCE OF 188.37 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH, POINT BEING ON THE EASTERN BOUNDARY OF SAID RANCH;

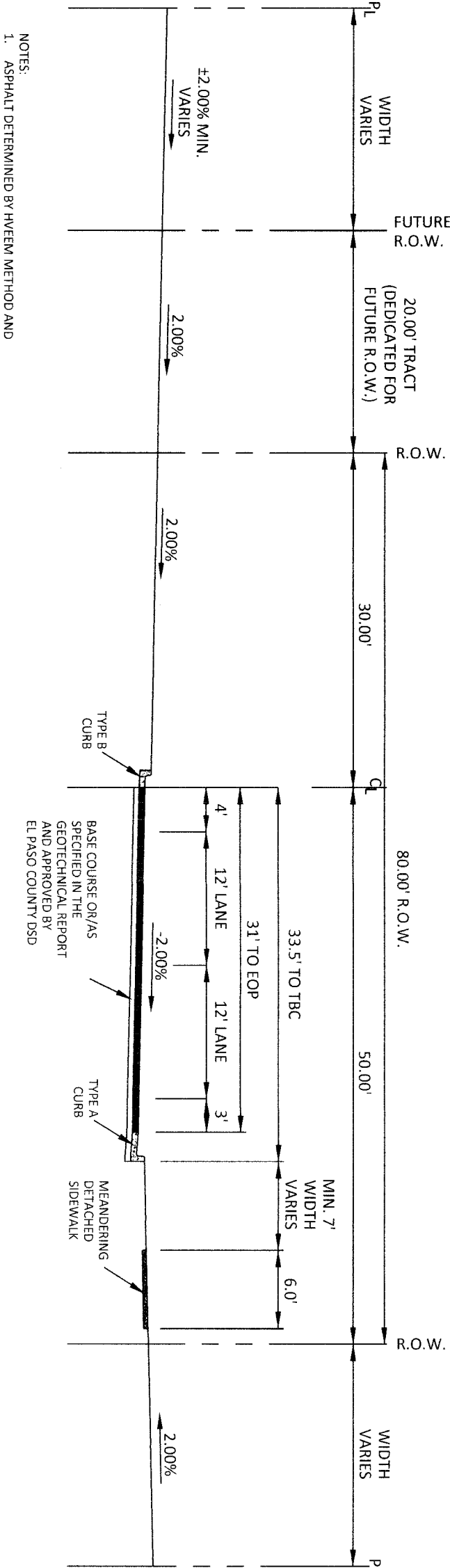
THE FOLLOWING FIFTY FOUR (54) COURSES ARE ON SAID BOUNDARY LINE OF TRACT G:

- 15. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 16. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 17. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 18. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 19. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 20. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 21. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 22. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 23. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 24. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 25. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 26. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 27. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 28. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 29. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 30. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 31. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 32. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 33. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 34. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 35. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 36. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 37. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 38. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 39. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 40. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 41. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 42. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 43. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 44. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 45. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 46. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 47. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 48. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 49. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 50. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 51. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 52. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 53. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 54. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 55. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 56. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 57. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 58. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 59. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 60. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 61. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 62. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 63. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 64. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 65. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 66. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 67. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 68. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;
- 69. THENCE SOUTH 11° 12' 00" W A DISTANCE OF 434.55 FEET;
- 70. THENCE NORTH 88° 25' 12" W A DISTANCE OF 434.55 FEET;

THE ABOVE PARCEL OF LAND CONTAINS 7.98 ACRES, MORE OR LESS.

ADJACENT OWNERS

Name	Mailing Address	City, State, Zip
1. GTL INC.	3575 KENON SITE 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

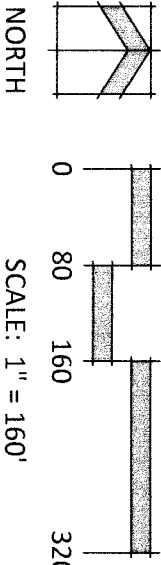


NOTES:
1. SPHALT DETERMINED BY HEAVY METHOD AND
2. APPROVED BY EL PASO COUNTY PCD.

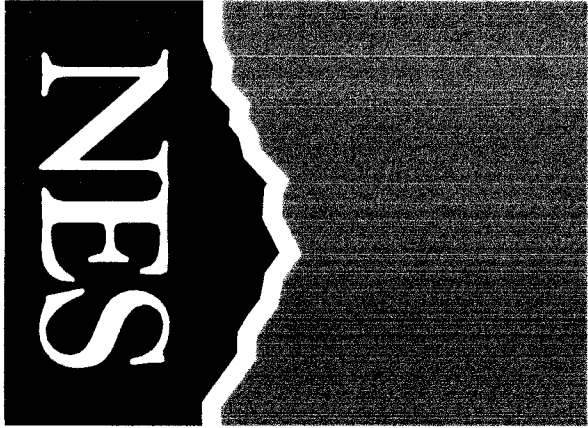
REX ROAD 80' R.O.W. URBAN MINOR ARTERIAL ROAD

FUTURE SCHOOL SITE

FALCON REGIONAL PARK



226053361
06/08/2024



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Colorado Springs, CO 80903
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Tel 719.471.0267
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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: A. BRADLOW
PREPARED BY: B. PERKINS

STAMP

ENTITLEMENT

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

LEGAL EXHIBIT &
ADJACENT OWNERS

2

OF 20

PUD SP 26-002

PLAN FILE #

SHEET NUMBER

SHEET TITLE

ISSUE / REVISION

ISSUE INFO

KEY MAP

220053301
06/08/2024

ZONE PUD
USE VACANT
OWNER MERIDIAN RANCH
INVESTMENTS INC
SUB UNPLATTED

A-00'03'13"
R-2050.00
CH=N552'06'E
CH=180'23'
CH=73.48

A-05'02'20"
R-2050.00'
L-180.29'
CH=N55'52'06"E
CH=180'23'

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

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TRACT K

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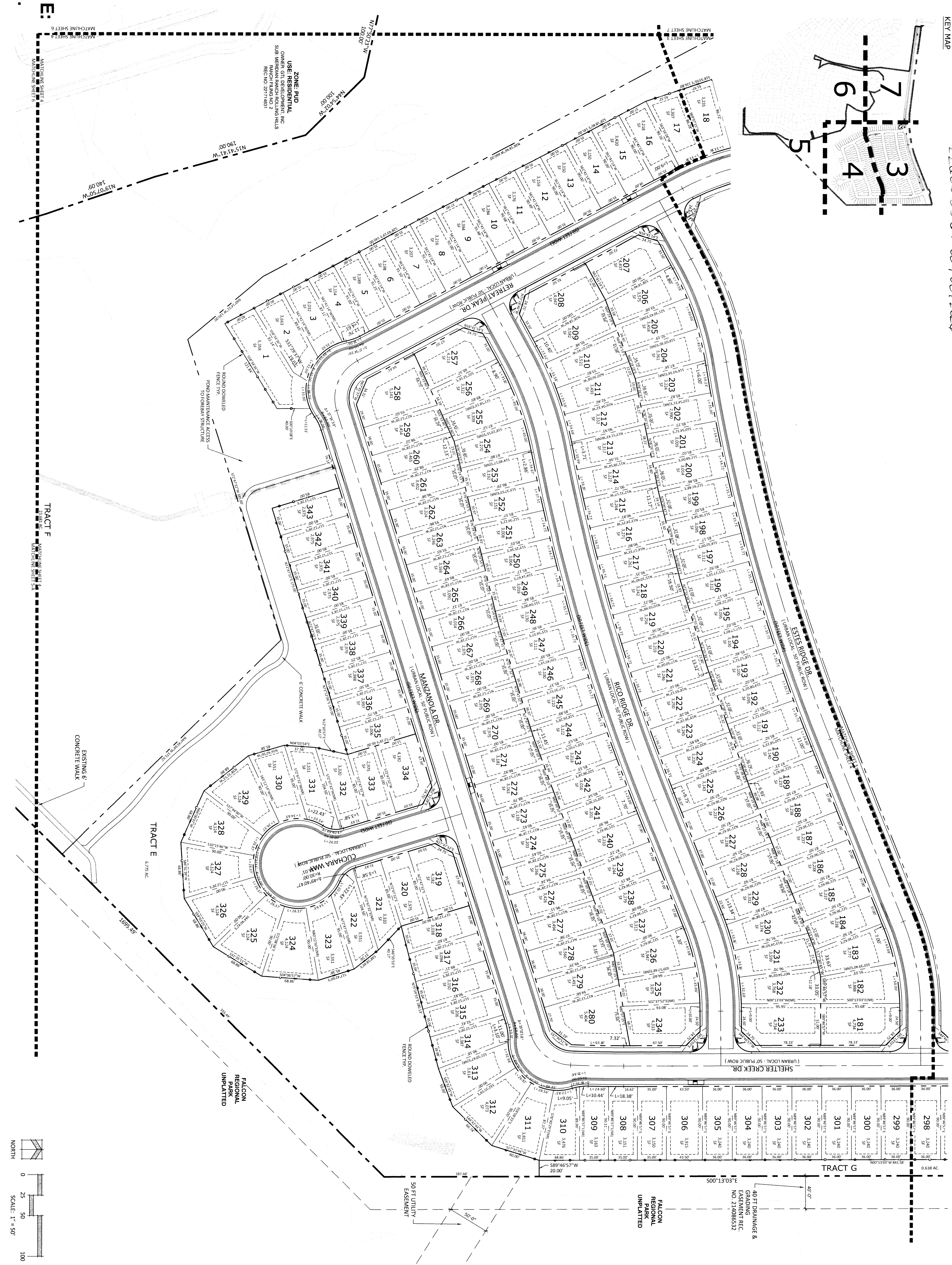
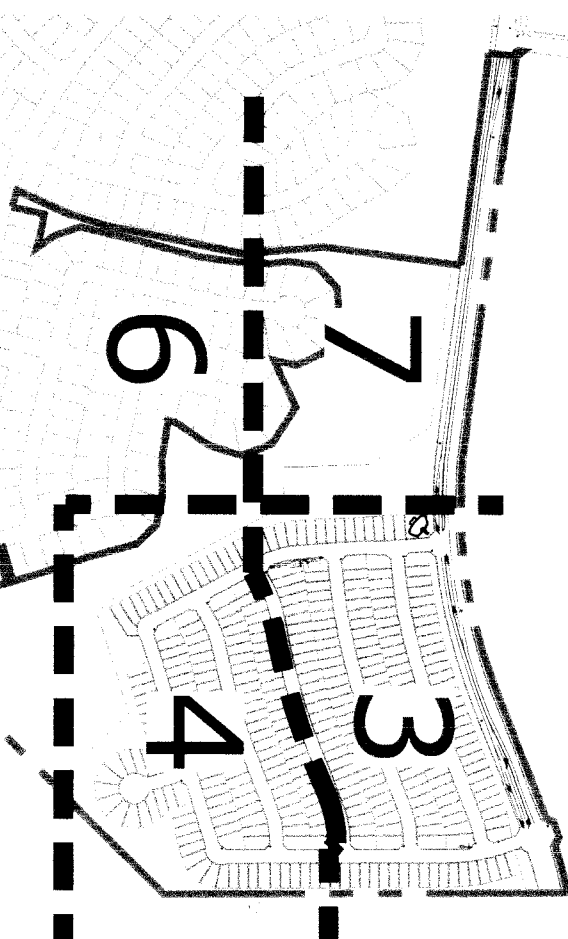
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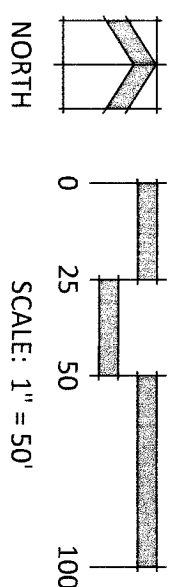
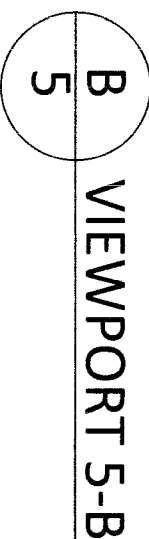
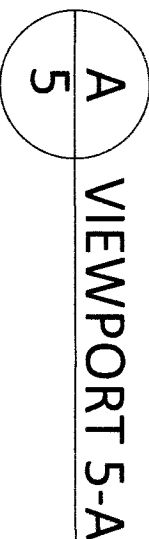
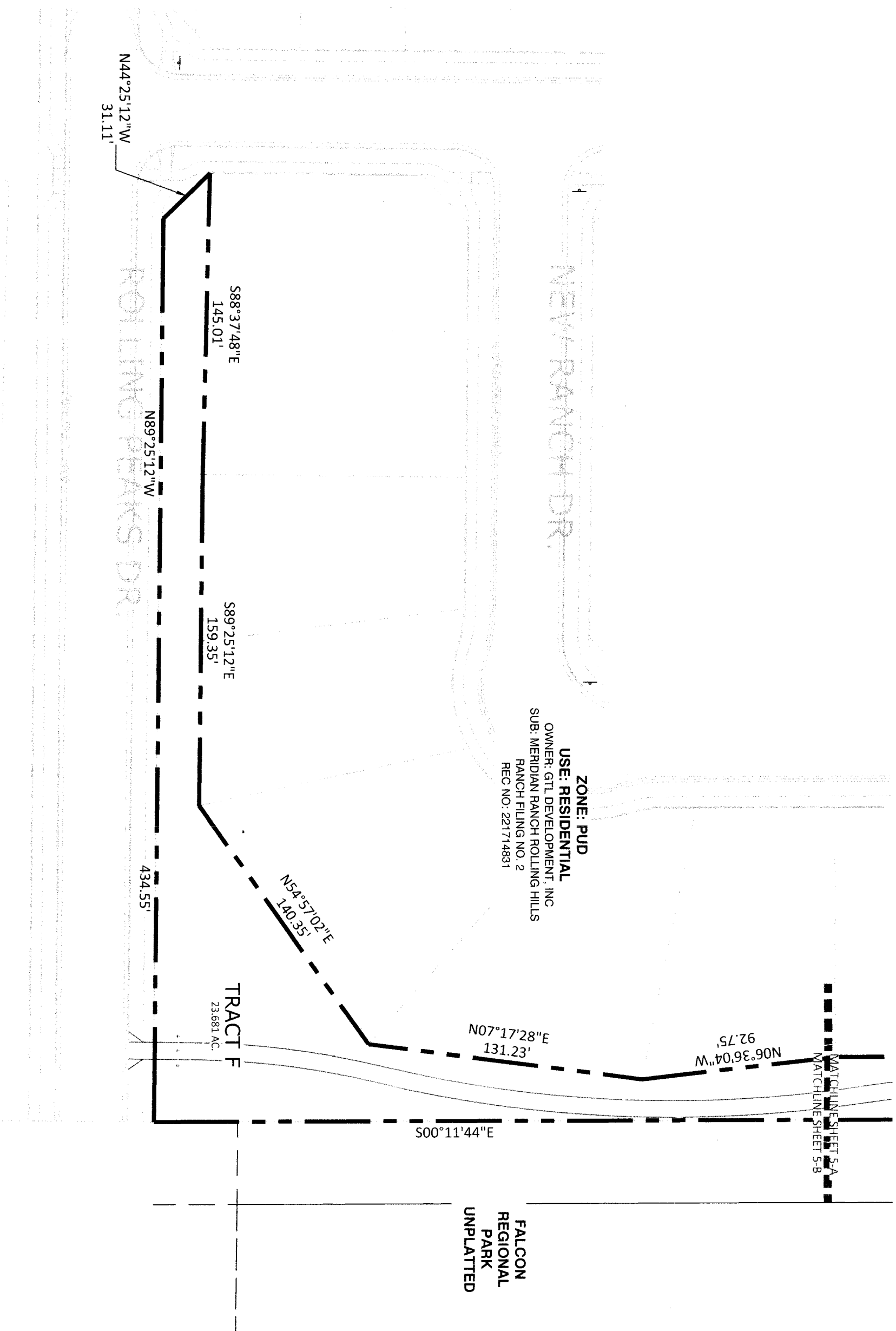
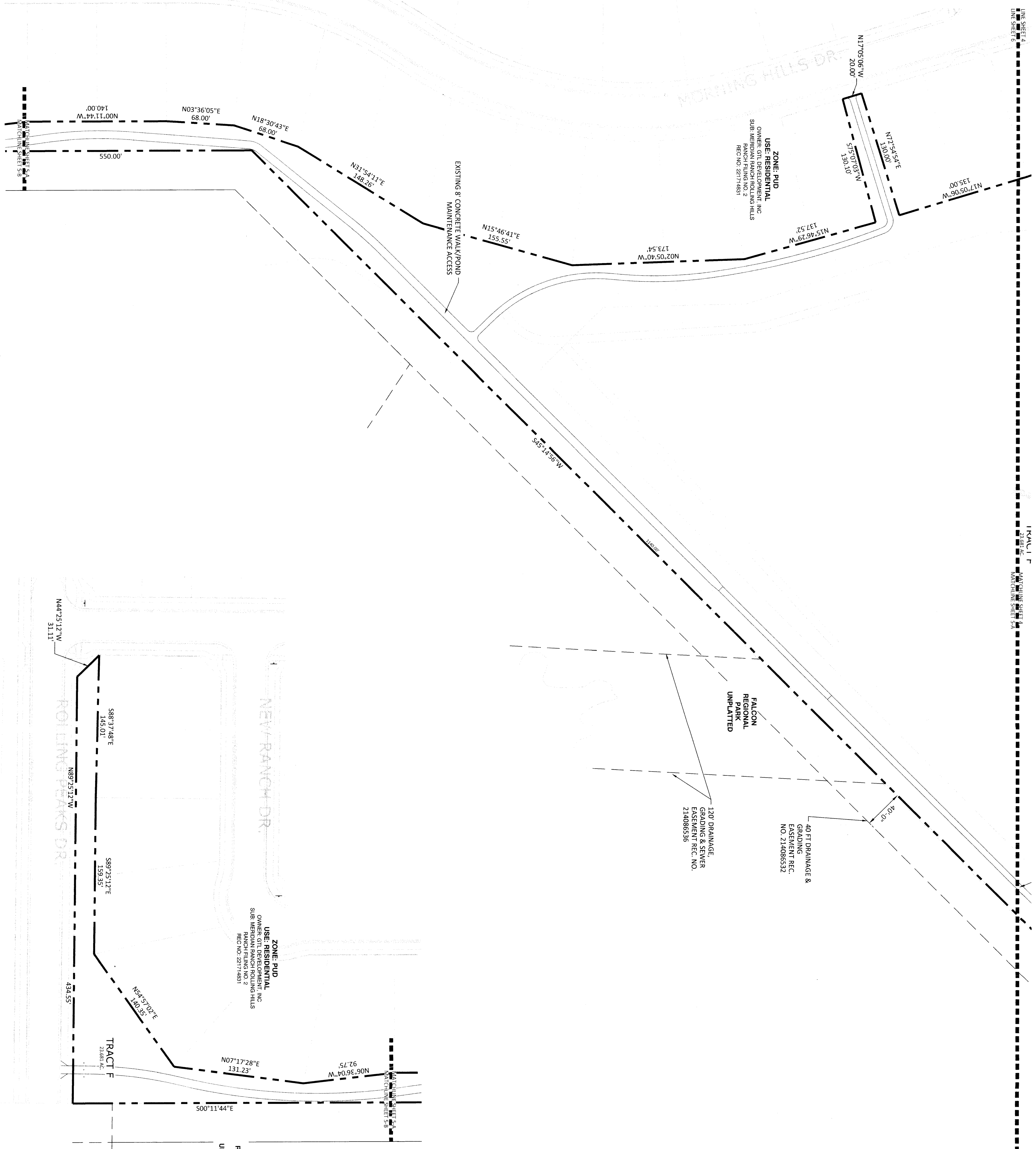
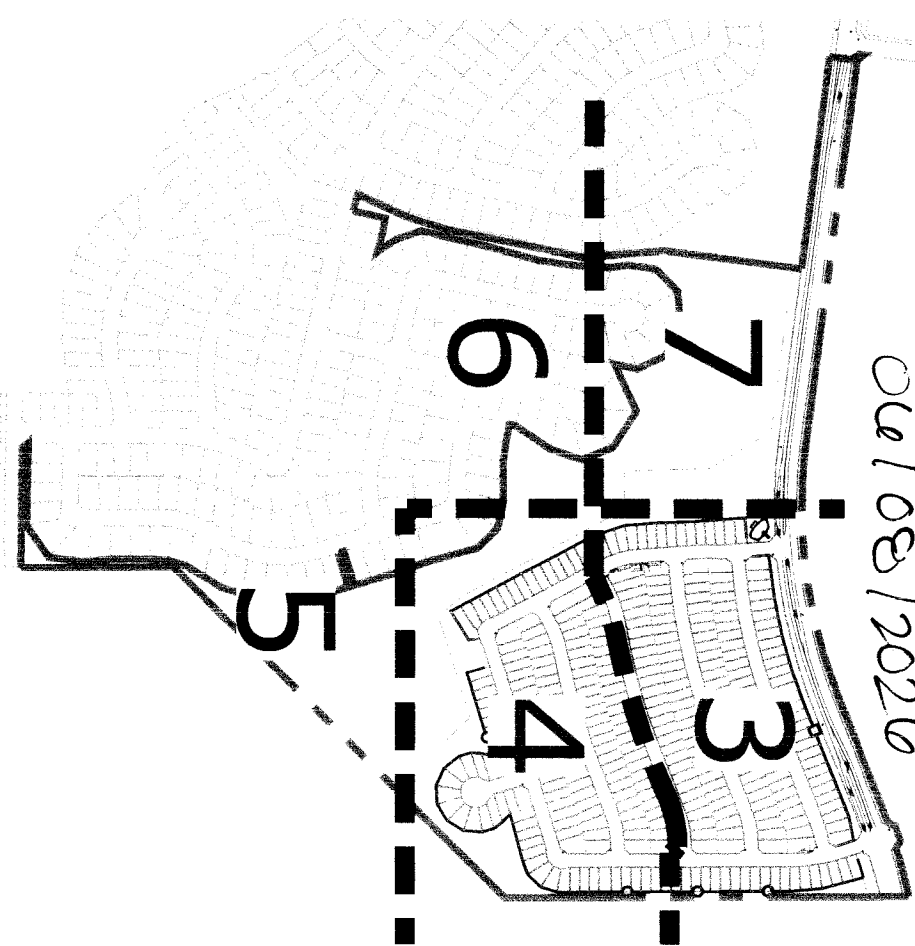
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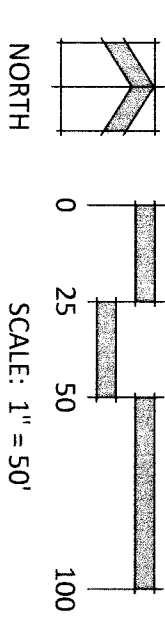
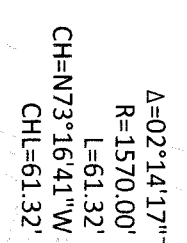
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PLANNER / LANDSCAPE ARCHITECT		IN ASSOCIATION WITH		PROJECT INFO		STAMP		ISSUE INFO		ISSUE / REVISION		SHEET TITLE		SHEET NUMBER		PLAN FILE #	
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THE SANCTUARY FILING 1 AT MERIDIAN RANCH		PROJECT INFO DATE: 05/04/2022 PROJECT MGR: A. BARLOW PREPARED BY: B. PERKINS	
PUD DEVELOPMENT PLAN /PRELIMINARY PLAN		STAMP	
ENTITLEMENT		ISSUE INFO	
DATE: 07/05/2022 BY: PER COUNTY COMMENTS 08/11/2022 BP PER COUNTY COMMENTS _____ _____ _____		ISSUE / REVISION	
SITE PLAN		SHEET NUMBER 5 OF 20 PUD SP 26-002	
PLAN FILE #		SHEET TITLE	



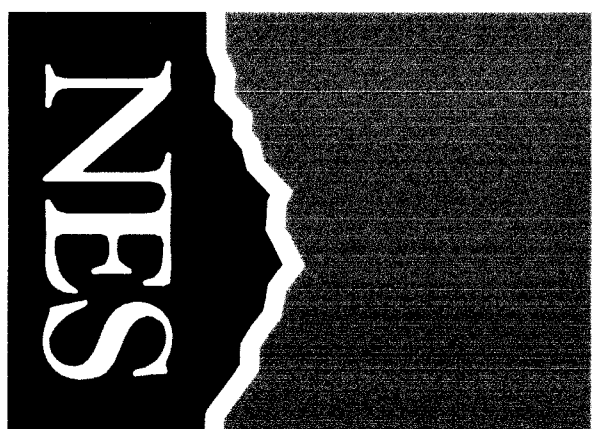
PLANNER / LANDSCAPE ARCHITECT

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

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

ENTITLEMENT

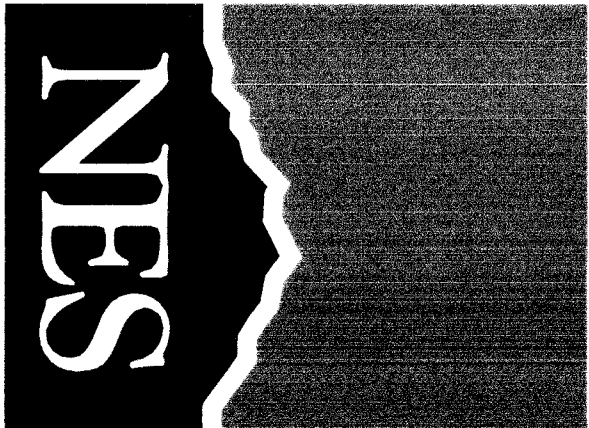
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SITE PLAN

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6 OF 20
PUD SP 26-002

226053361 06/08/2026



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IN ASSOCIATION WITH

THE SANCTUARY
FILING 1 AT
MERIDIAN RANCH

PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

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

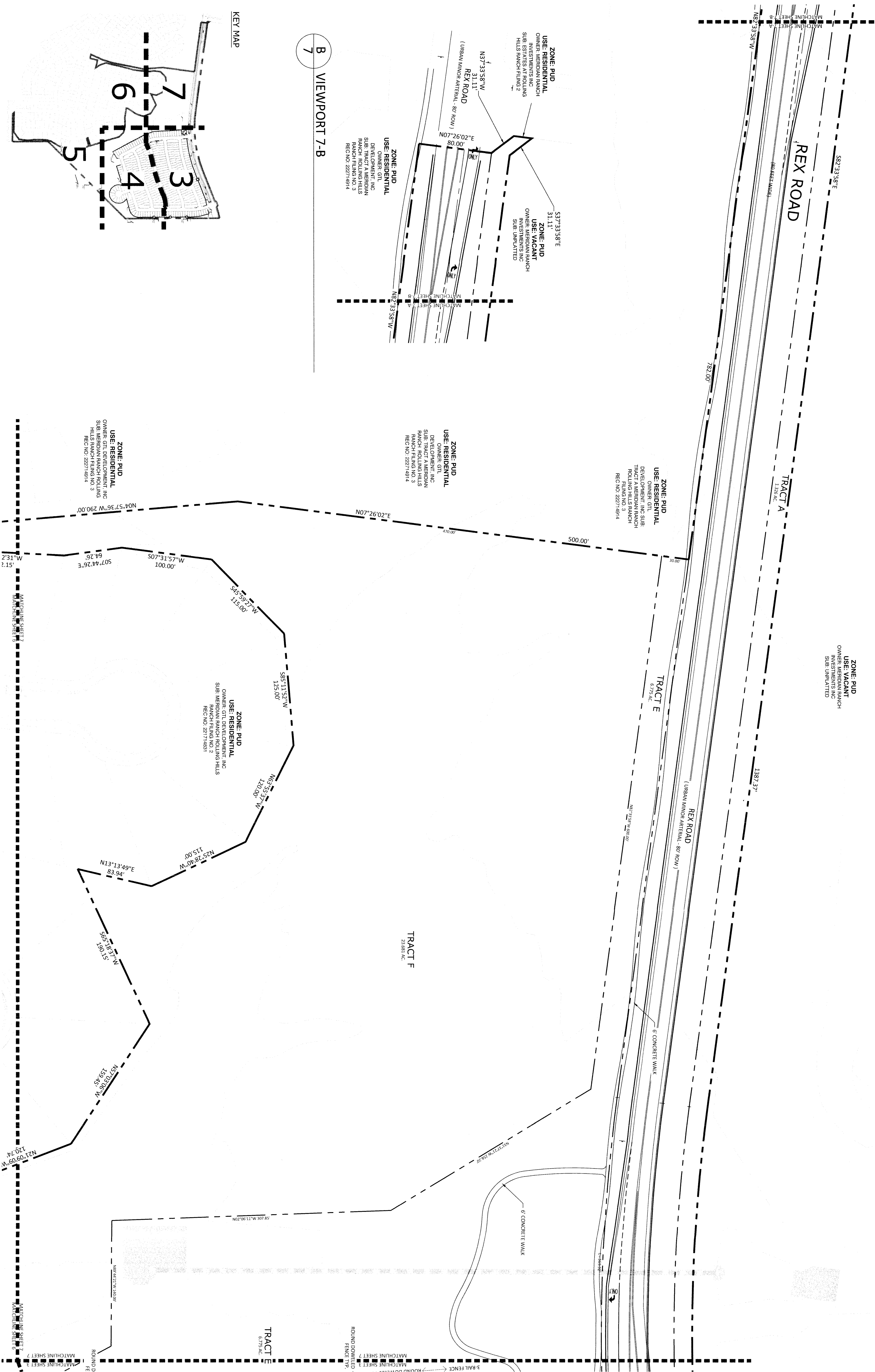
ISSUE INFO
ENTITLEMENT

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

SITE PLAN

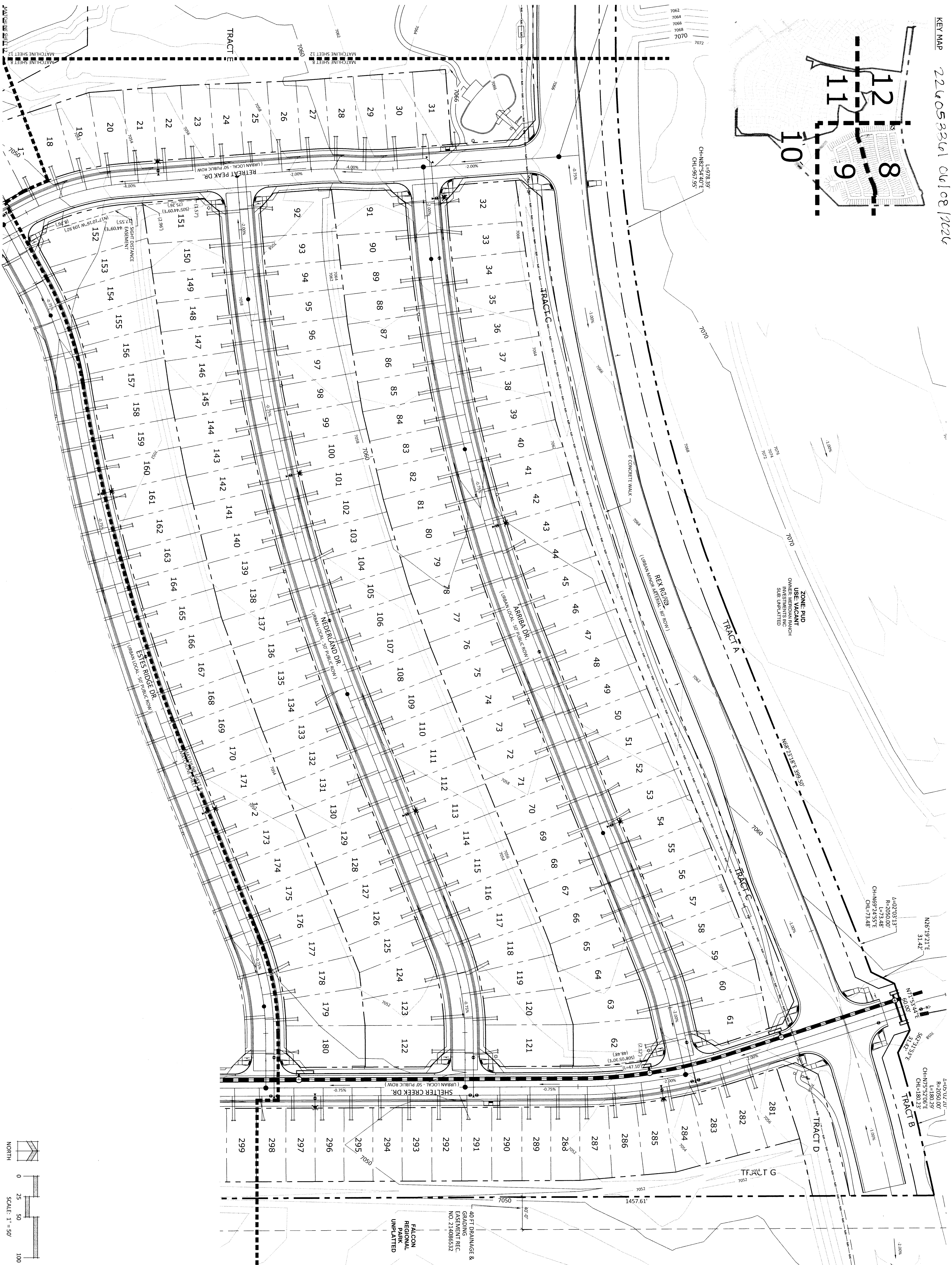
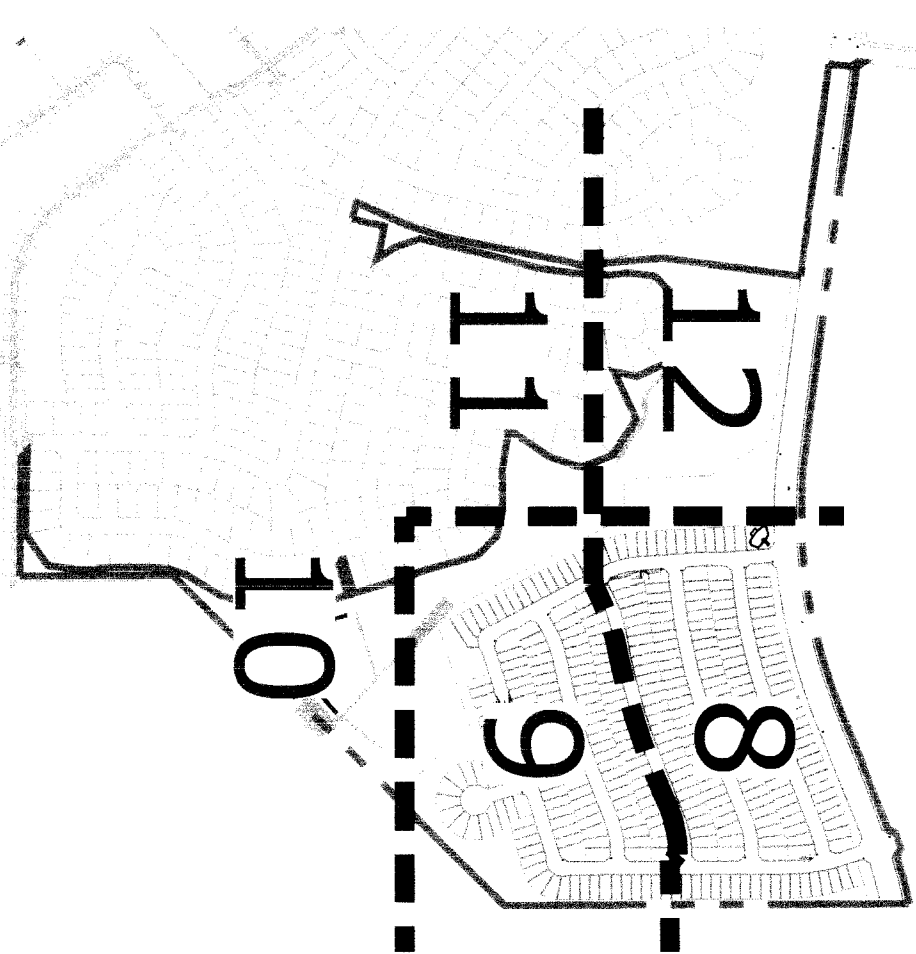
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7 OF 20
PUD SP 26-002

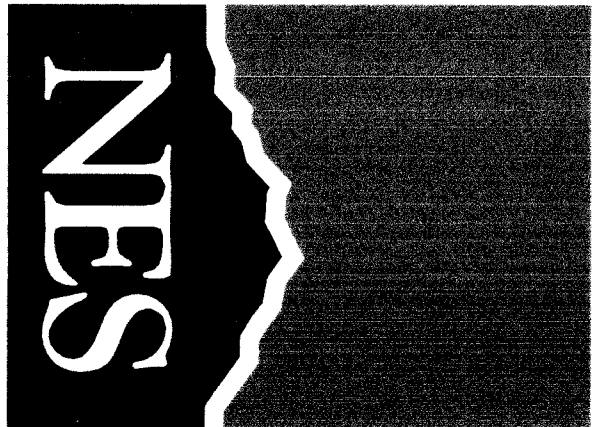
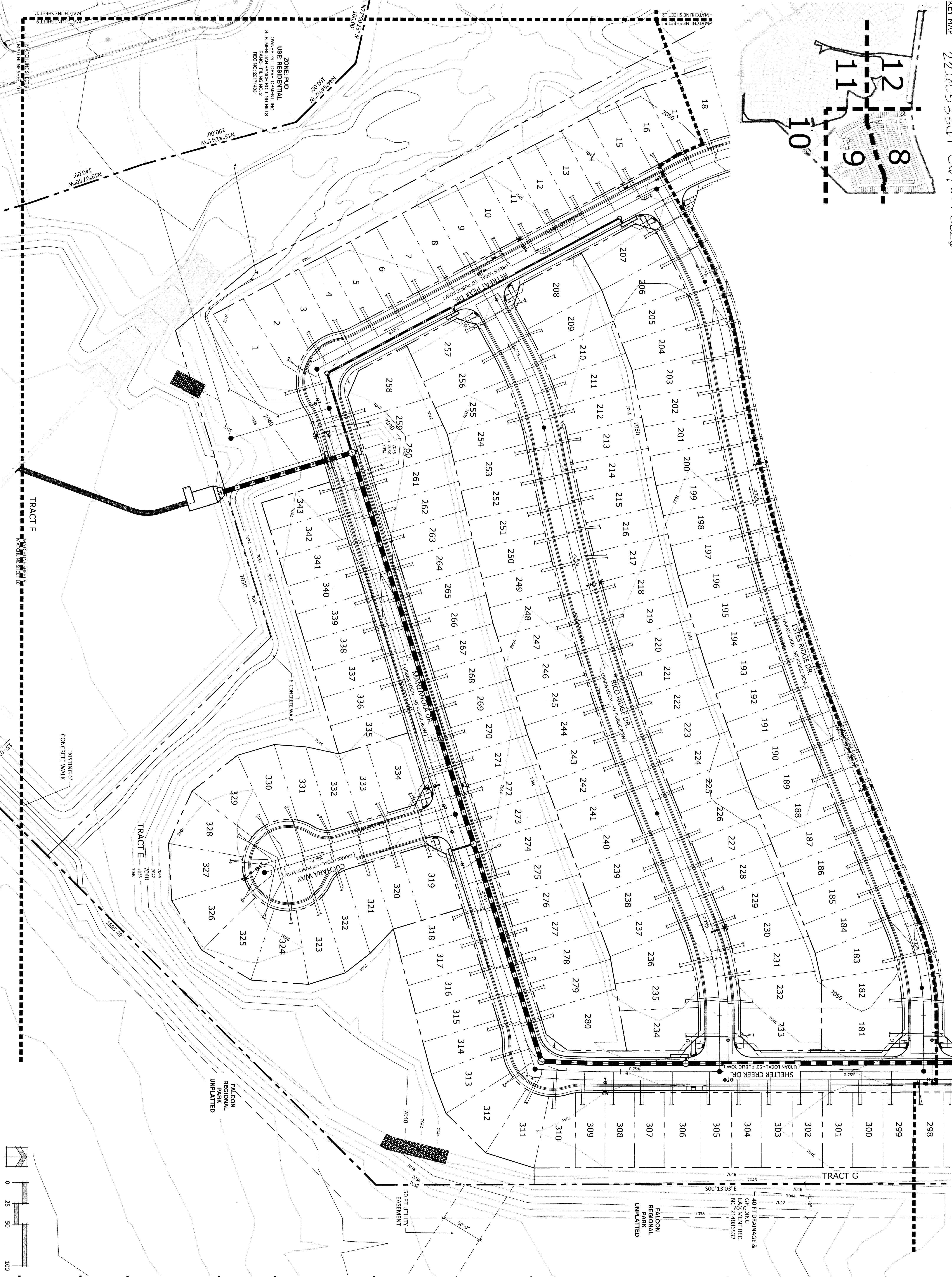
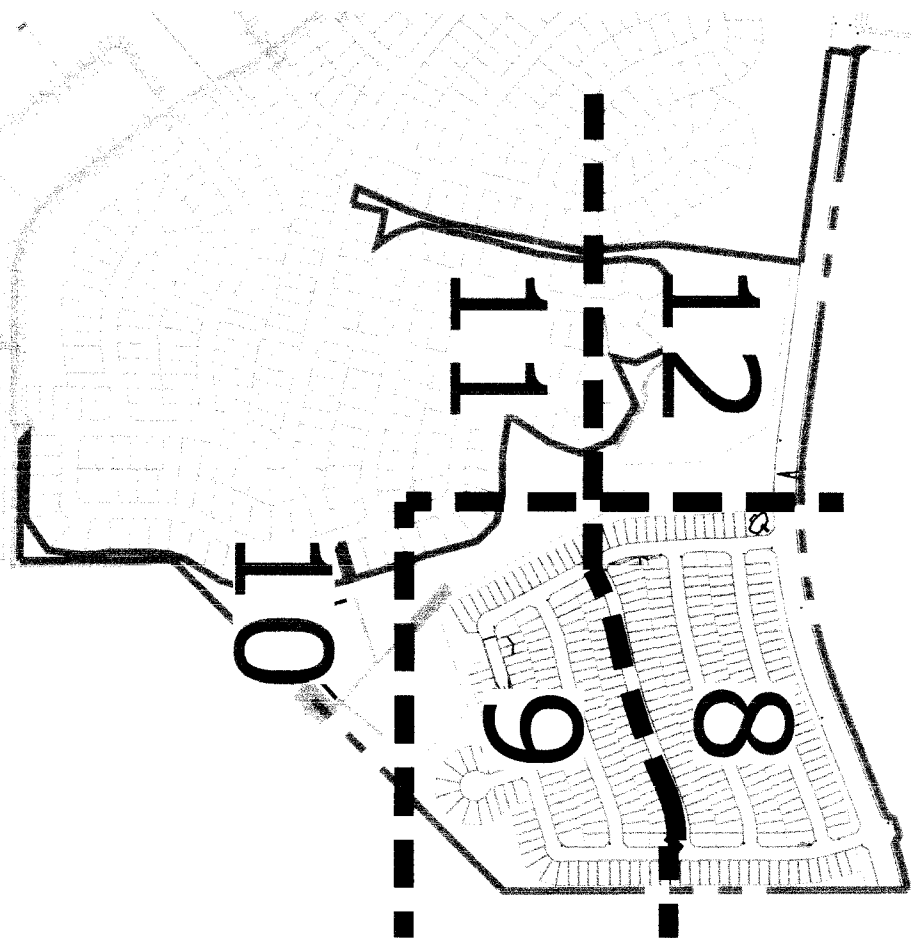


KEY MAP

226053361 06/08/2024



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IN ASSOCIATION WITH		PROJECT INFO DATE: 05/04/2012 PROJECT NBR: 26-002 PREPARED BY: B. PERKINS	
THE SANCTUARY FILING 1 AT MERIDIAN RANCH PUD DEVELOPMENT PLAN /PRELIMINARY PLAN		ISSUE INFO DATE: 07/05/2012 BY: PER COUNTY COMMENTS 08/11/2012 BP PER COUNTY COMMENTS	
STAMP ENTITLEMENT		ISSUE / REVISION	
PLAN FILE #		SHEET NUMBER	
8 OF 20		8 OF 20	
PUD SP 26-002		PUD SP 26-002	



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ENTITLEMENT

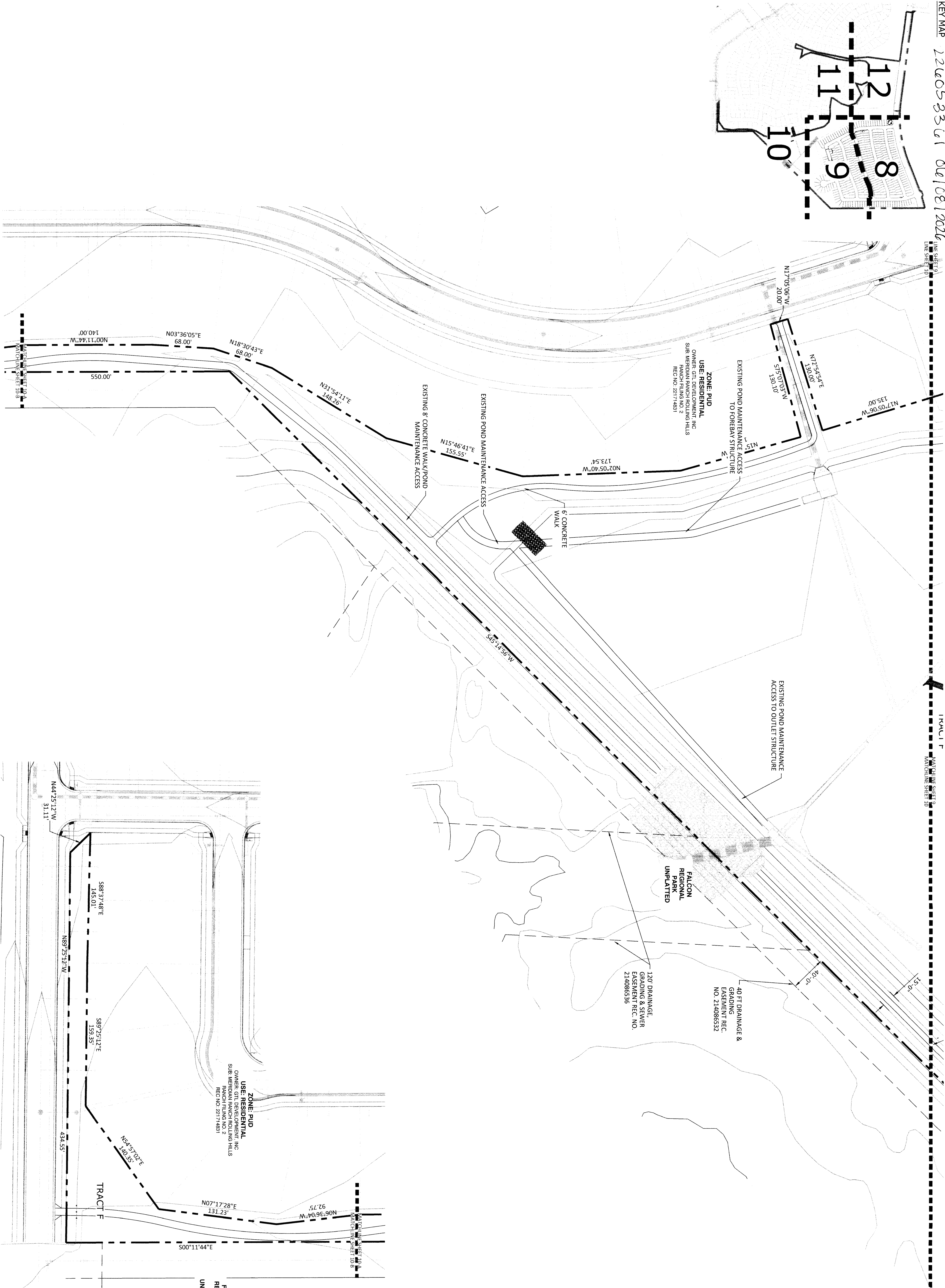
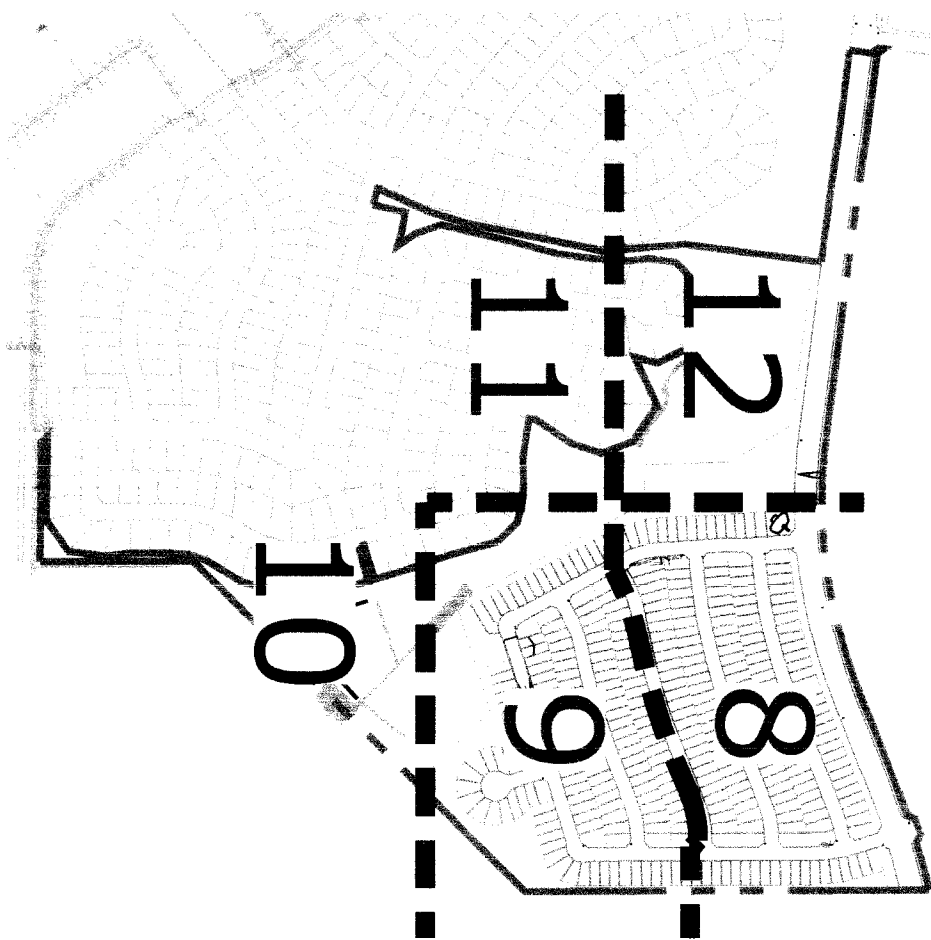
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DATE:	BY:	DESCRIPTION:
07/05/2012	BH	PER COUNTY COMMENTS
08/11/2012	BP	PER COUNTY COMMENTS

PRELIMINARY GRADING
& UTILITIES

9

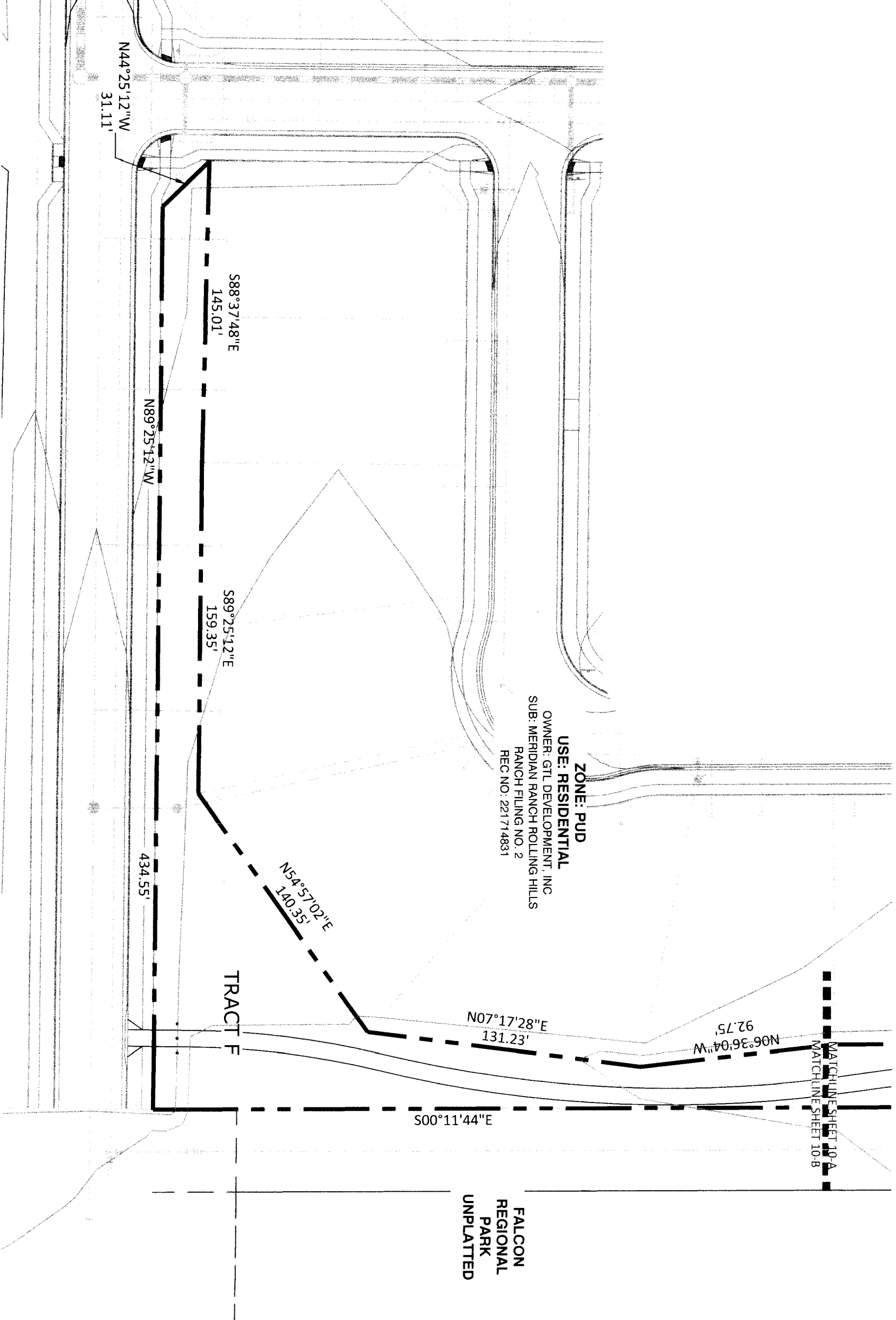
OF 20

PUD SP 26-002

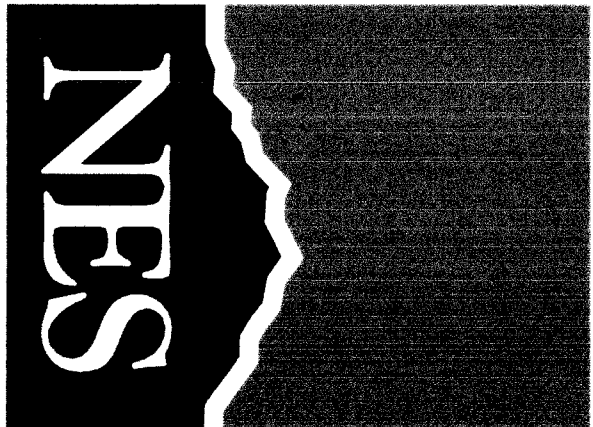
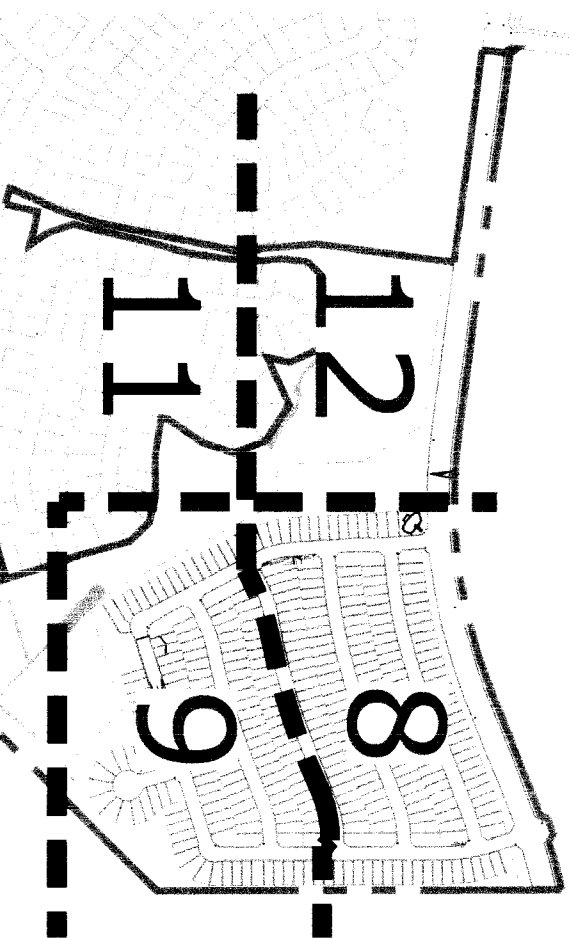


A VIEWPORT 10-A

B VIEWPORT 10-B



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IN ASSOCIATION WITH		THE SANCTUARY FILING 1 AT MERIDIAN RANCH		PUD DEVELOPMENT PLAN /PRELIMINARY PLAN	
PROJECT INFO		DATE: 05/04/2022 PROJECT NO: A. BACLOW PREPARED BY: B. PERKINS		ENTITLEMENT	
ISSUE INFO		DATE: 07/05/2022 BY: 08/11/2022 DESCRIPTION: PER COUNTY COMMENTS PER COUNTY COMMENTS		PRELIMINARY GRADING & UTILITIES	
SHEET TITLE		10 OF 20		PUD SP 26-002	
SHEET NUMBER		10		10	
PLAN FILE #		PUD SP 26-002		PUD SP 26-002	



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/PRELIMINARY PLAN

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

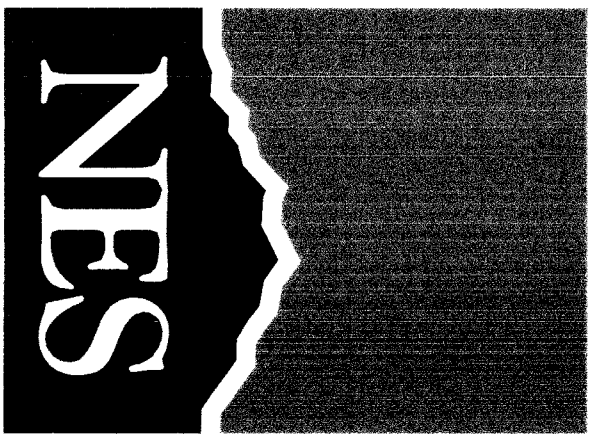
STAMP
ENTITLEMENT

ISSUE INFO
DATE: 07/05/2022 BY: PER COUNTY COMMENTS
08/11/2022 BP: PER COUNTY COMMENTS

PRELIMINARY GRADING
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11 OF 20
PUD SP 26-002

22605361 06/08/2026



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

ENTITLEMENT

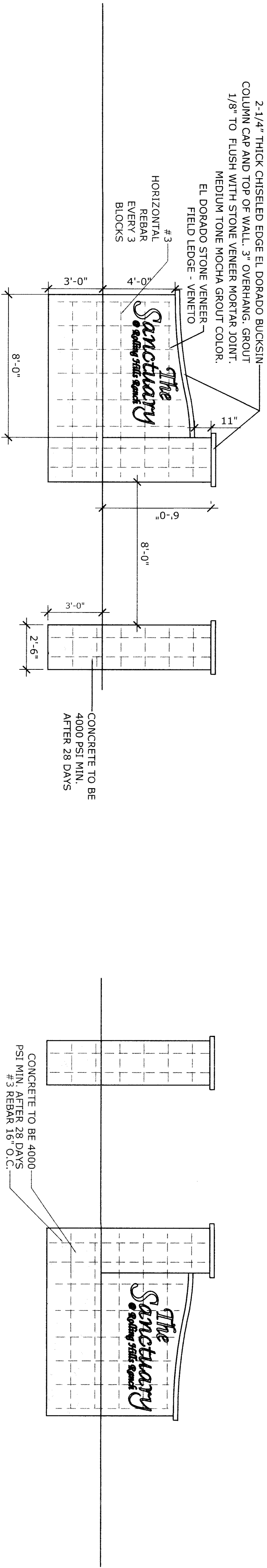
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& UTILITIES

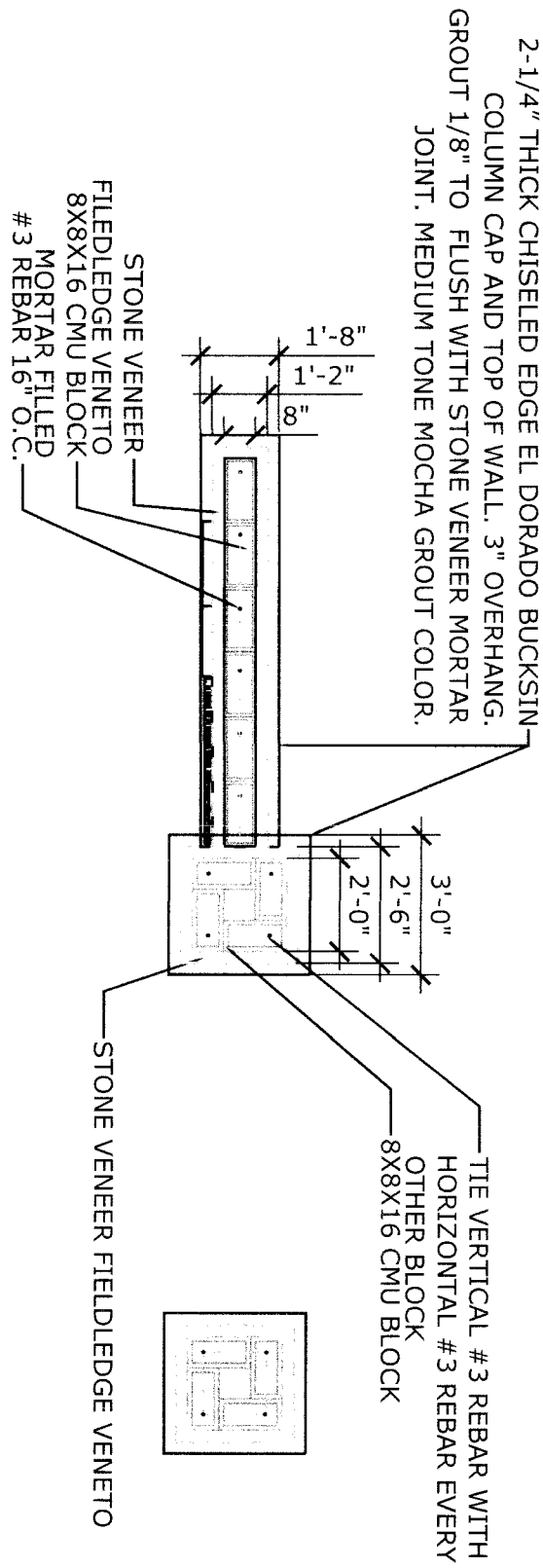
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12 OF 20
PUD SP 26-002

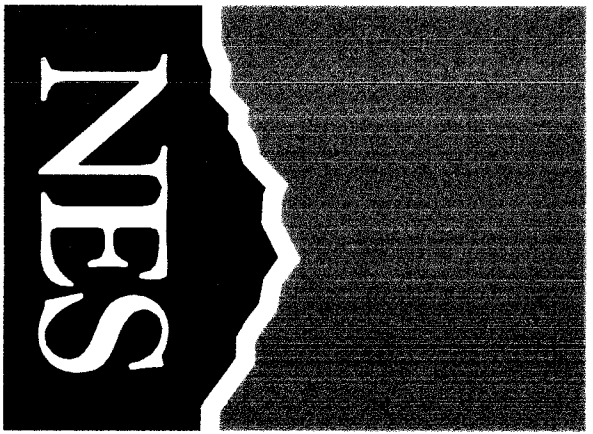
226053361 06/08/2026



1 ENTRY SIGNAGE ELEVATION VIEW



2 ENTRY SIGNAGE PLAN VIEW



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PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

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

ENTITLEMENT

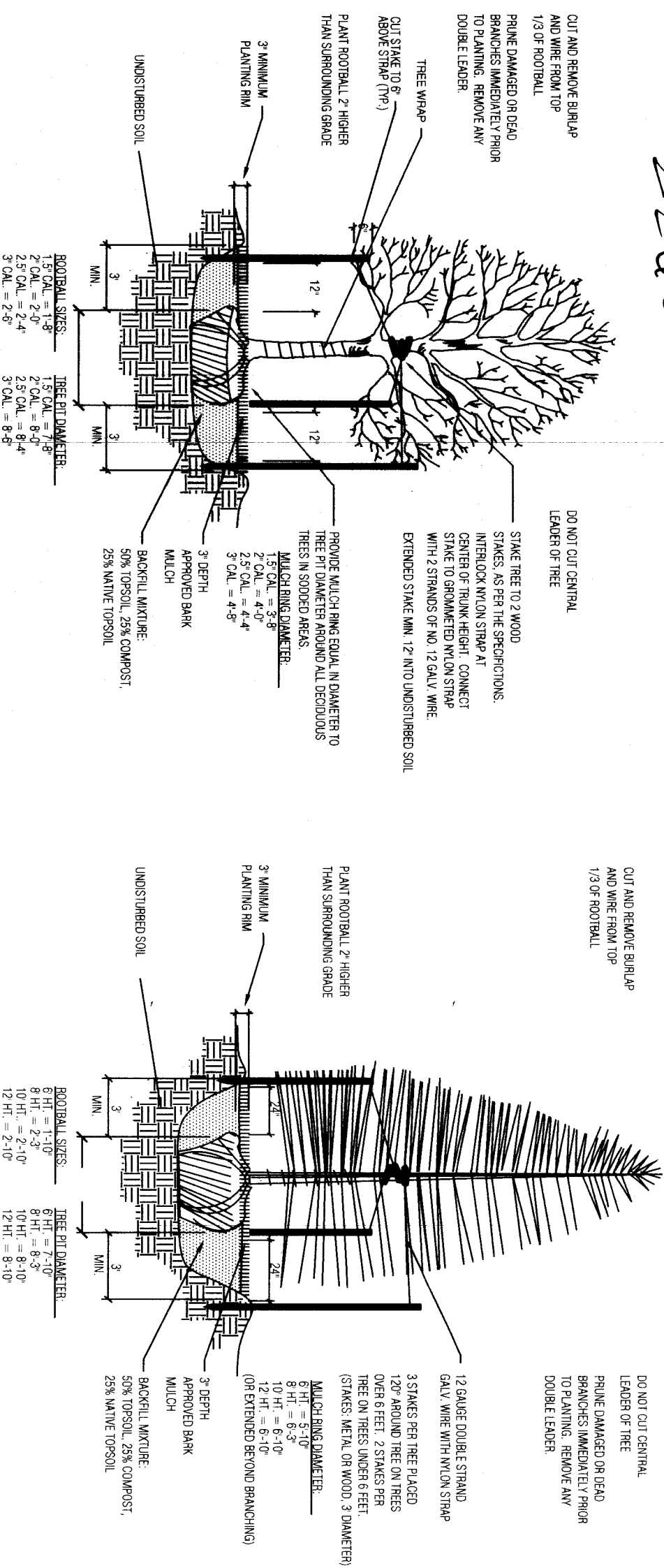
DATE	BY	DESCRIPTION
07/05/2022	BH	PER COUNTY COMMENTS
08/11/2022	BP	PER COUNTY COMMENTS

ENTRY SIGNAGE

13

13 OF 20
PUD SP 26-002

226053361 06/08/2026

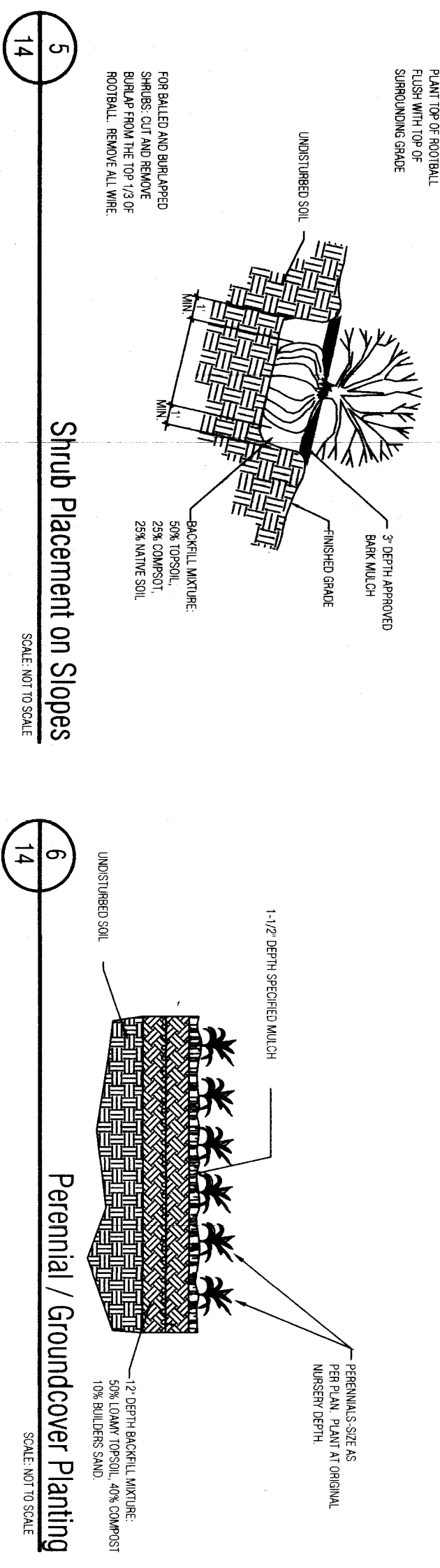


1
14
Deciduous Tree Planting Detail
SCALE: 1/8" = 1'-0"

2
14
Coniferous Tree Planting Detail
SCALE: 1/8" = 1'-0"

3
14
Deciduous Tree Placement on Slope
SCALE: 1/8" = 1'-0"

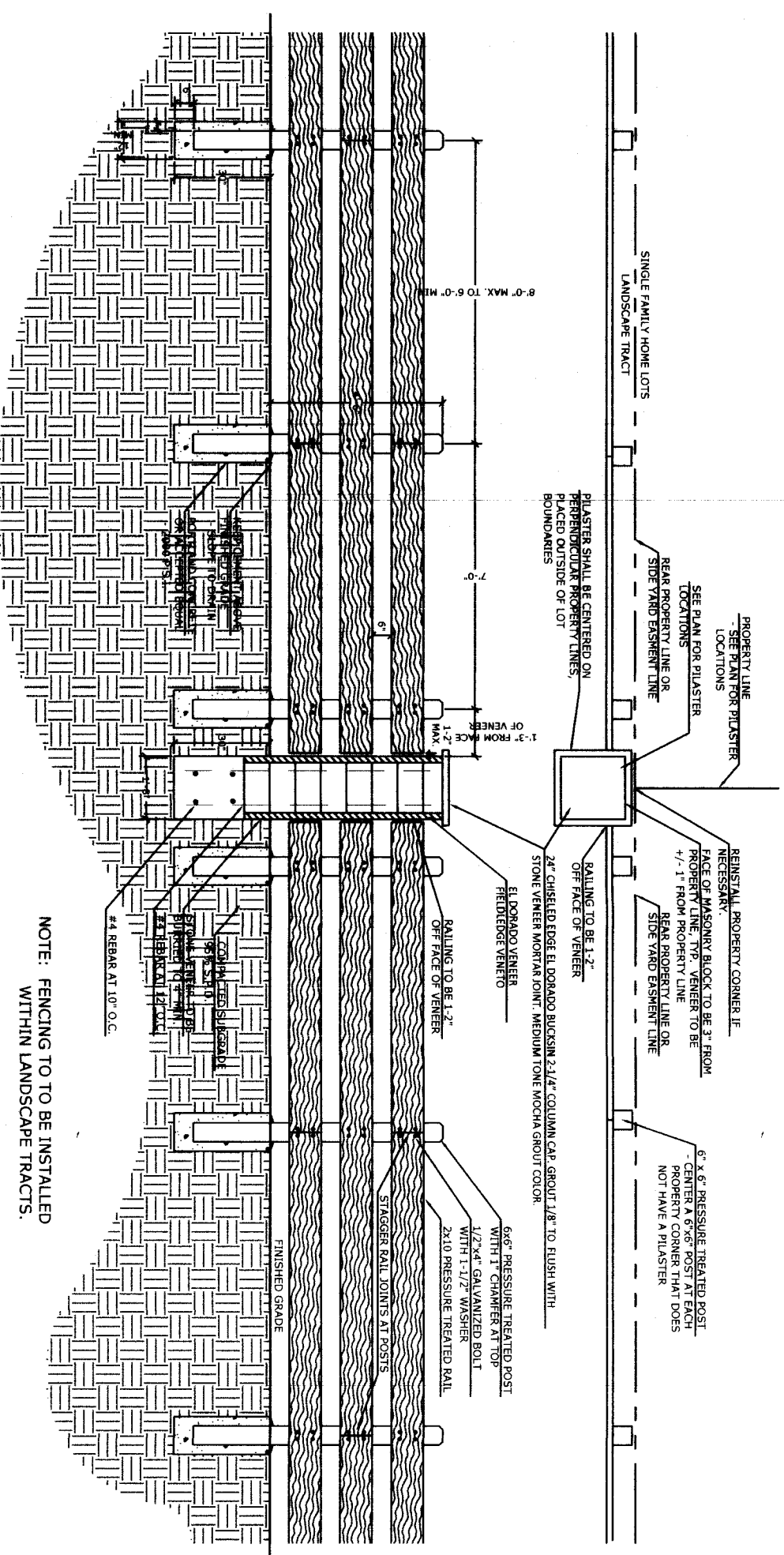
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Coniferous Tree Placement on Slope
SCALE: 1/8" = 1'-0"



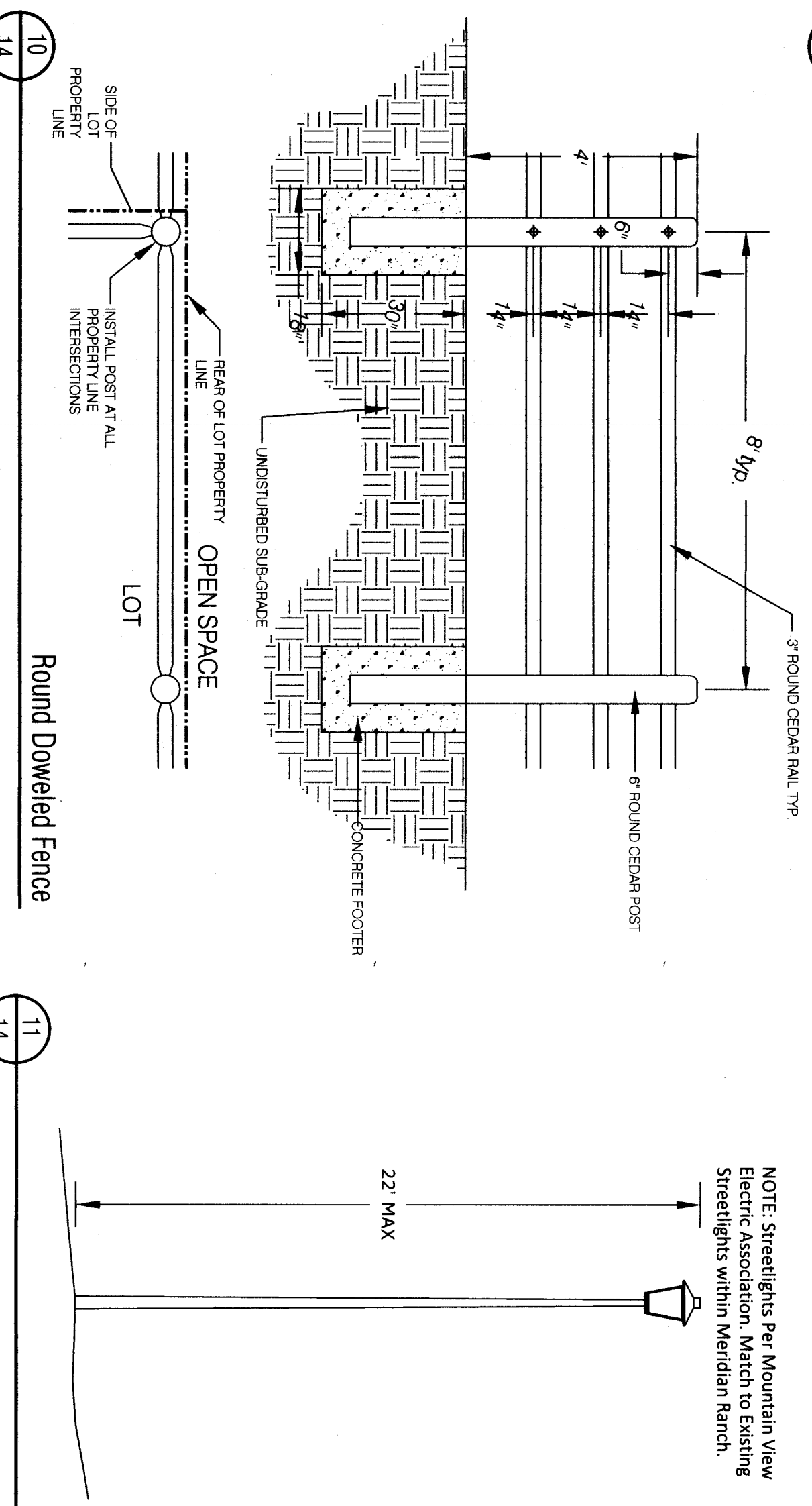
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Perennial / Groundcover Planting
SCALE: 1/8" = 1'-0"

7
14
Triangular Plant Spacing Diagram
SCALE: 1/8" = 1'-0"

8
14
Shrub Planting Detail
SCALE: 1/8" = 1'-0"



3-Rail Streetscape Fence
SCALE: 1/8" = 1'-0"



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
+	Ar1	17	Acer x Freemanii 'Jeffers' / Autumn Blaze Maple	20'	30'	2.5' Cal.	BAB
+	Gr1	26	Gleditsia triacanthos / Honey Locust	60'	40'	2.5' Cal.	BAB
+	M1	30	Melaleuca x Radiant / Radiant Crab Apple	25'	20'	2.5' Cal.	BAB
+	M1	6	Melaleuca x Red Jewel / Crab Apple	15'	10'	2.5' Cal.	BAB
+	M12	12	Melaleuca x Sargentii / Sargent Crabapple	10'	10'	2.5' Cal.	BAB
+	P1	44	Pinus pungens 'Hoopii' / Hoopii Blue Spruce	15'	25'	6' HT	BAB
+	P11	11	Pinus edulis / Pinon Pine	30'	20'	6' HT	BAB
+	P14	14	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	BAB
+	Q1	8	Quercus macrocarpa / Burr Oak	40'	50'	2.5' Cal.	BAB
+	C16	16	Corylopsis x candicans / Blue Nut / Blue Nut Shrub	3'	4'	5 GAL	CONT
+	C8	8	Cornus sericea / Redosier Dogwood	8'	8'	5 GAL	CONT
+	C3	3	Cotoneaster dammeri / Coral Beauty / Bearberry Cotoneaster	1'	4'	5 GAL	CONT
+	J1	7	Juniperus horizontalis / Blue Chip / Blue Chip Juniper	1'	8'	5 GAL	CONT
+	R1	21	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4'	5 GAL	CONT
+	H1	36	Hemerocallis x Stella de Oro / Stella de Oro Daylily	1.5'	1.5'	1 GAL	CONT
+	L1	36	Lavandula angustifolia / Hidco / Hidco Lavender	2'	2'	1 GAL	CONT

Plant Category	Sheet (Quantity)	Sheet (Footing Length)	Required Trees	Provided Trees	Shrub Size
Tree Road	3,190	124.1 (per 25)	117	80	
Urban Street (Arboreal)					

LANDSCAPE NOTES

- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. OR IMPORT AS REQUIRED AND TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6" USE 3" WOOD STAKES (STAKE TO GROUND LEVEL).
- MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR PHOTOGRAPHIC APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED.
- PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
- IRRIGATION 55% PUNCH INSPECTION. - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
- IRRIGATION 55% PUNCH INSPECTION. - 1/2 THROUGH ENTIRE PROJECT
- LANDSCAPE 95% INSPECTION / PUNCH INSPECTION.
- LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
- PLANTS SHALL BE VARIANTEED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL PLANTS TO RECEIVE A 3" DEPTH OF SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH SHALL BE 1/2" TO 3/4" IN SIZE AND SHALL BE APPLIED TO TREES NOT PLANTED IN BEDS WITH THE EXCEPTION OF BLUEGRASS. SOD AREAS SHALL RECEIVE 60" DIA. MULCH RING. AVAILABLE FROM C&C SAND CEDAR MULCH (719) 471-7222.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIALS SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
- CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPING IN THE SOFT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
- ALL PLANTS TO BE INSTALLED IN THE SOFT TRIANGLES SHALL BE PLANTED IN MATERIALS ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR. AFTER REVIEW OF ALTERNATE PLANTS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VARIATION.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO Voids BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE. SOD TO BE FERTILIZED ACCORDING TO GROVERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOUND OF SOIL, WITHOUT STEEL EDGING.

Seed Mix B with Wildflowers

Note: Low 600 Mix available from
25% Dwarf Perennial Ryegrass
15% Kentucky Bluegrass
15% Orchardgrass
10% Cocksfoot
15% Bluegrass
Wildflowers: 9115 Western Mix
(300) 431-7333

Seed Mix A

15% Western Wheatgrass
15% Kentucky Bluegrass
15% Orchardgrass
10% Cocksfoot
15% Bluegrass
Wildflowers: 9115 Western Mix
(300) 431-7333

APPLICATION RATE:

Name Grass Mix: 40 lbs./acre for 40 recommended by supplier)
Hydroseeding: 2200 lbs./acre mix, 100 lbs./acre seed.
Hydroseeding: 2200 lbs./acre mix, 100 lbs./acre seed.

APPLICATION METHOD:

Broadcast seed by hand or with a drop spreader.
Hydroseeding: 2200 lbs./acre mix, 100 lbs./acre seed.
After seeding apply green hydromulch and tackifier.

Seed Mix A

15% Western Wheatgrass
15% Kentucky Bluegrass
15% Orchardgrass
10% Cocksfoot
15% Bluegrass
Wildflowers: 9115 Western Mix
(300) 431-7333

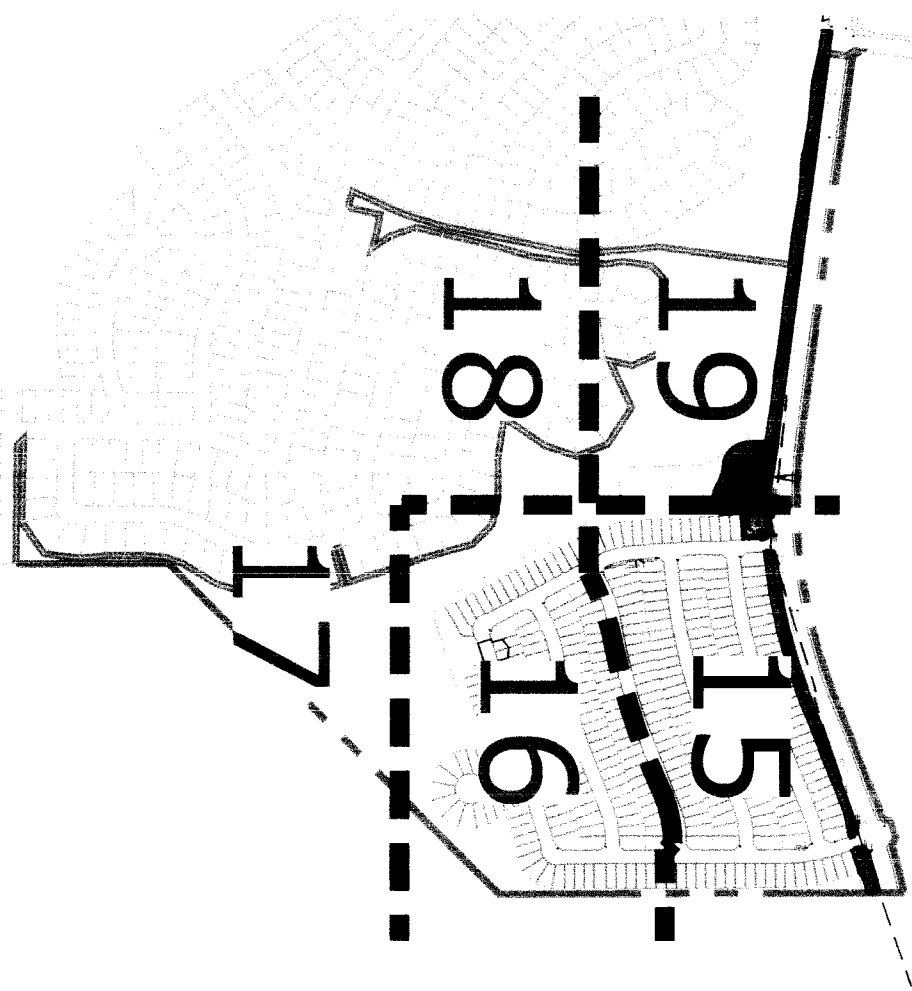
APPLICATION RATE:

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Hydroseeding: 2200 lbs./acre mix, 100 lbs./acre seed.
Hydroseeding: 2200 lbs./acre mix, 100 lbs./acre seed.

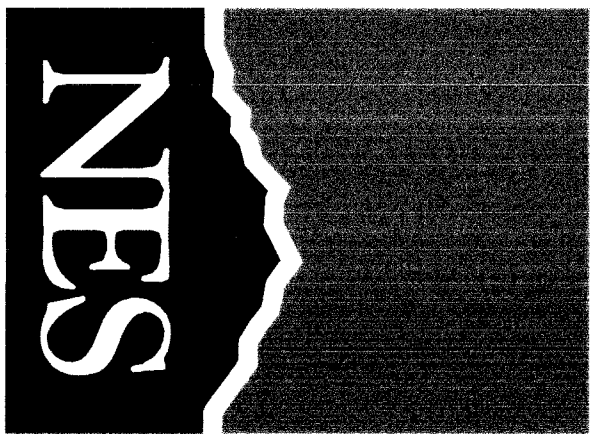
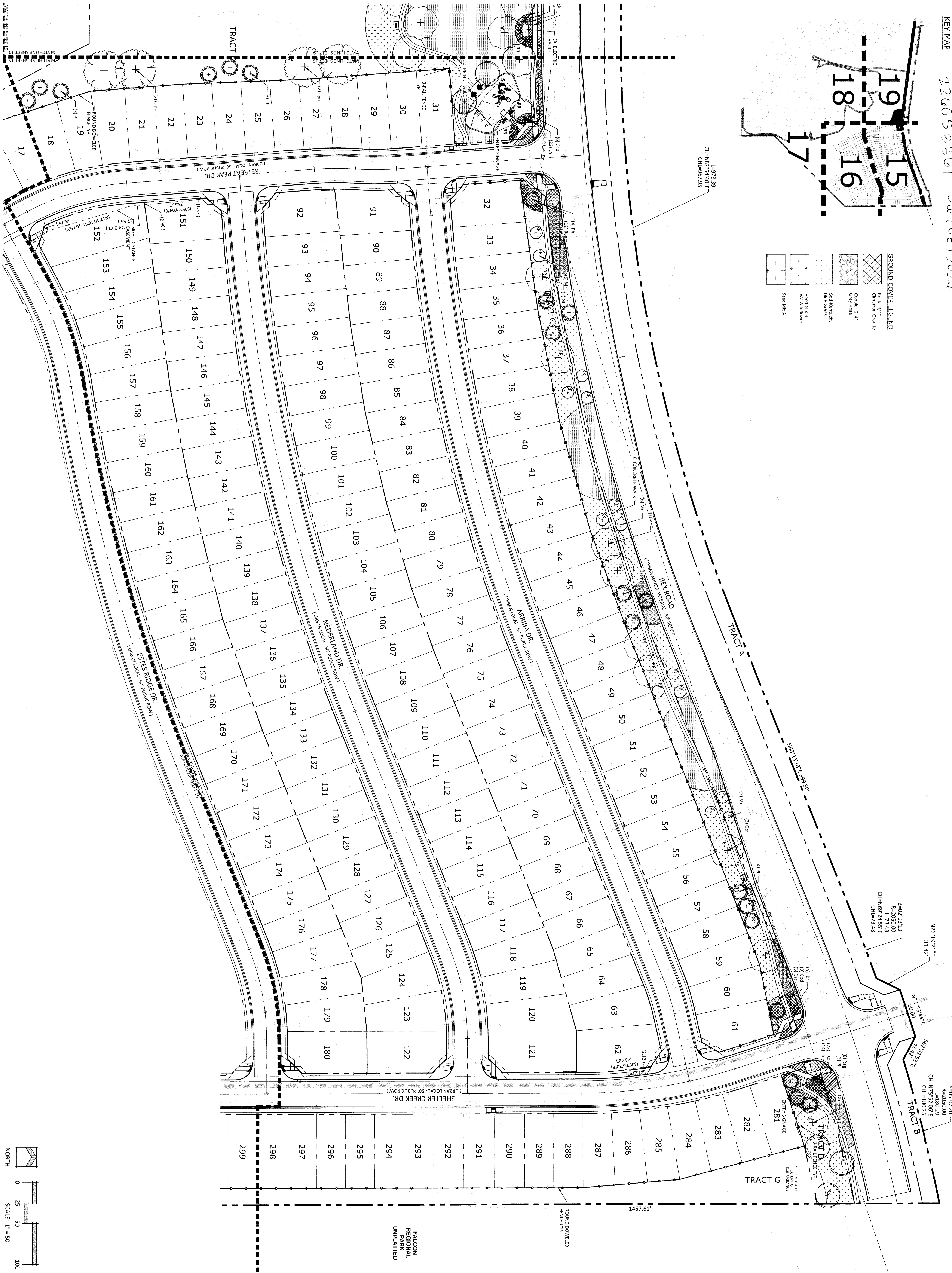
APPLICATION METHOD:

Broadcast seed by hand or with a drop spreader.
Hydroseeding: 2200 lbs./acre mix, 100 lbs./acre seed.
After seeding apply green hydromulch and tackifier.

KEY MAP 226053361 06/08/2026



- GROUND COVER LEGEND
- Rock - 3/4" Cinnamon Granite
 - Cobble - 2-4" Grey Rose
 - Soil Kentucky Blue Grass
 - Seed Mix B w/ Wildflowers
 - Seed Mix A



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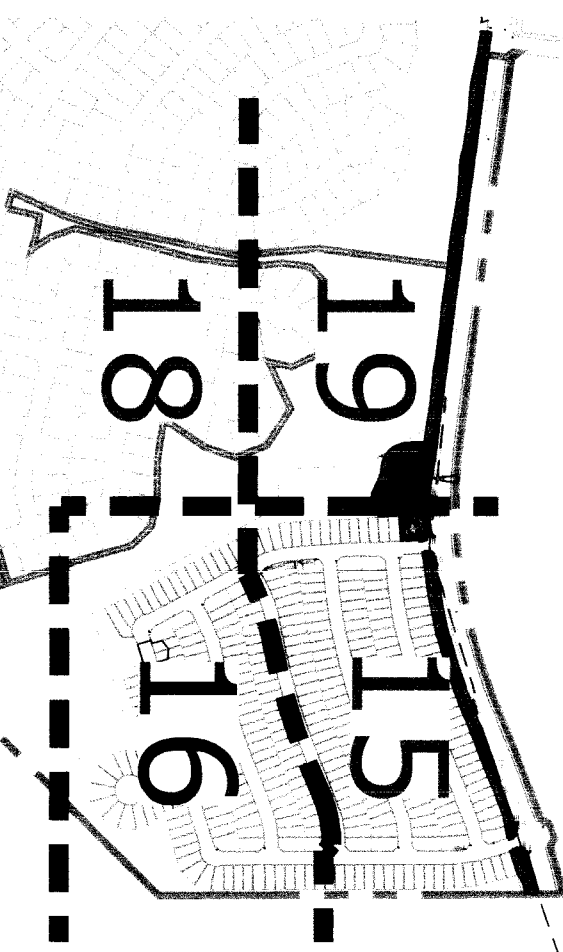
PROJECT INFO
DATE: 05/04/2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

STAMP
ENTITLEMENT

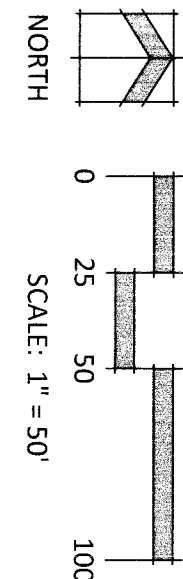
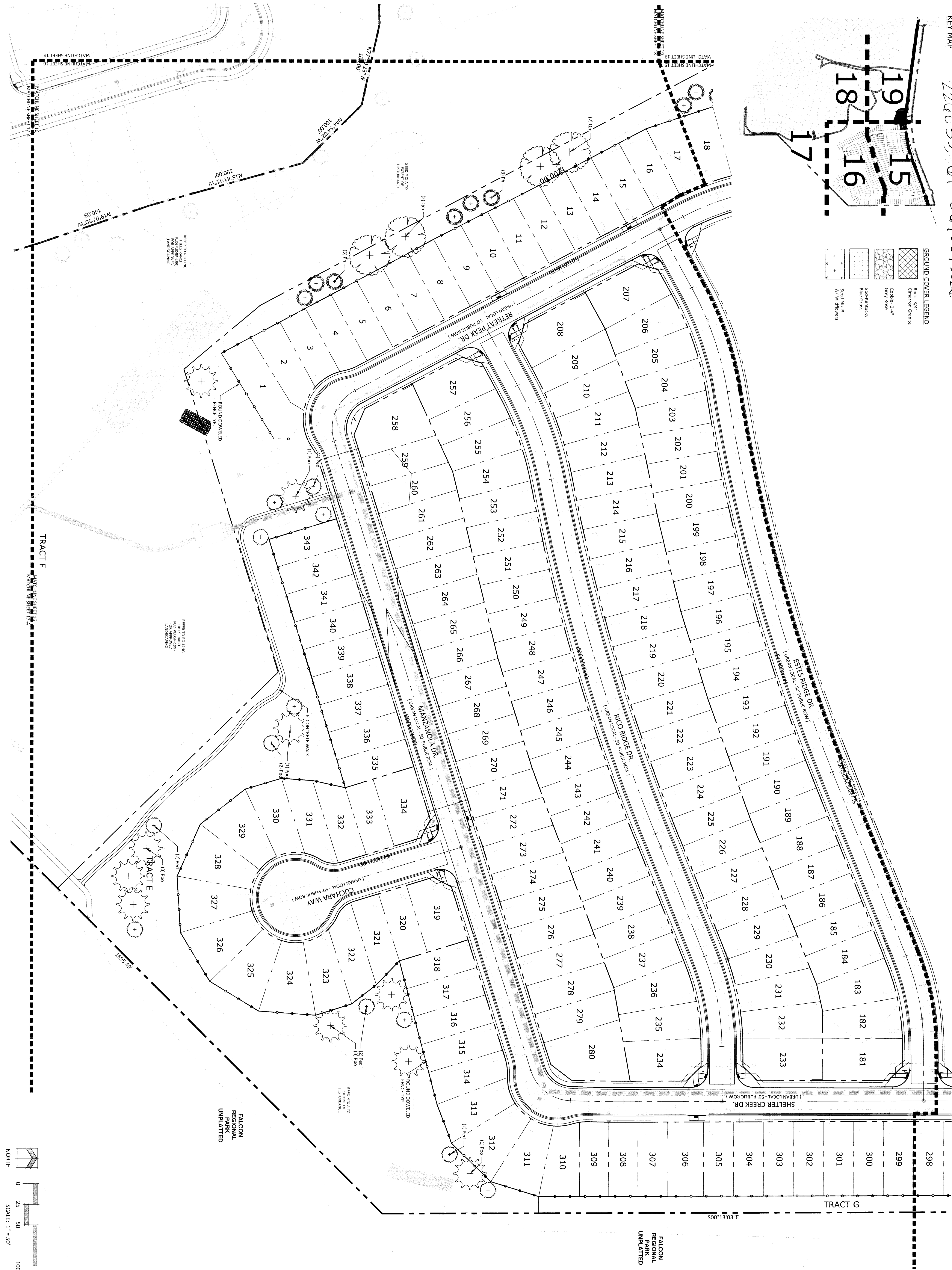
ISSUE / REVISION
DATE: 07/05/2022 BY: PER COUNTY COMMENTS
08/11/2022 BY: PER COUNTY COMMENTS

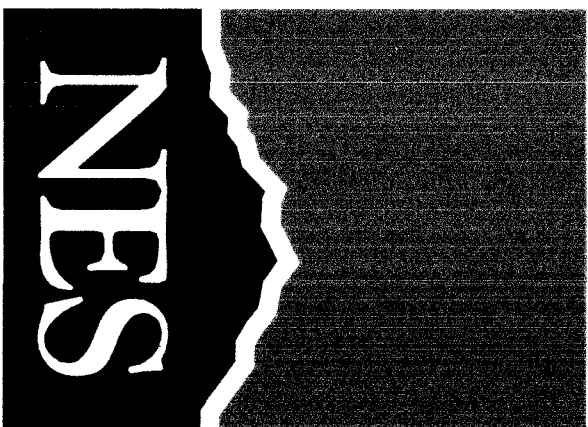
LANDSCAPE PLAN

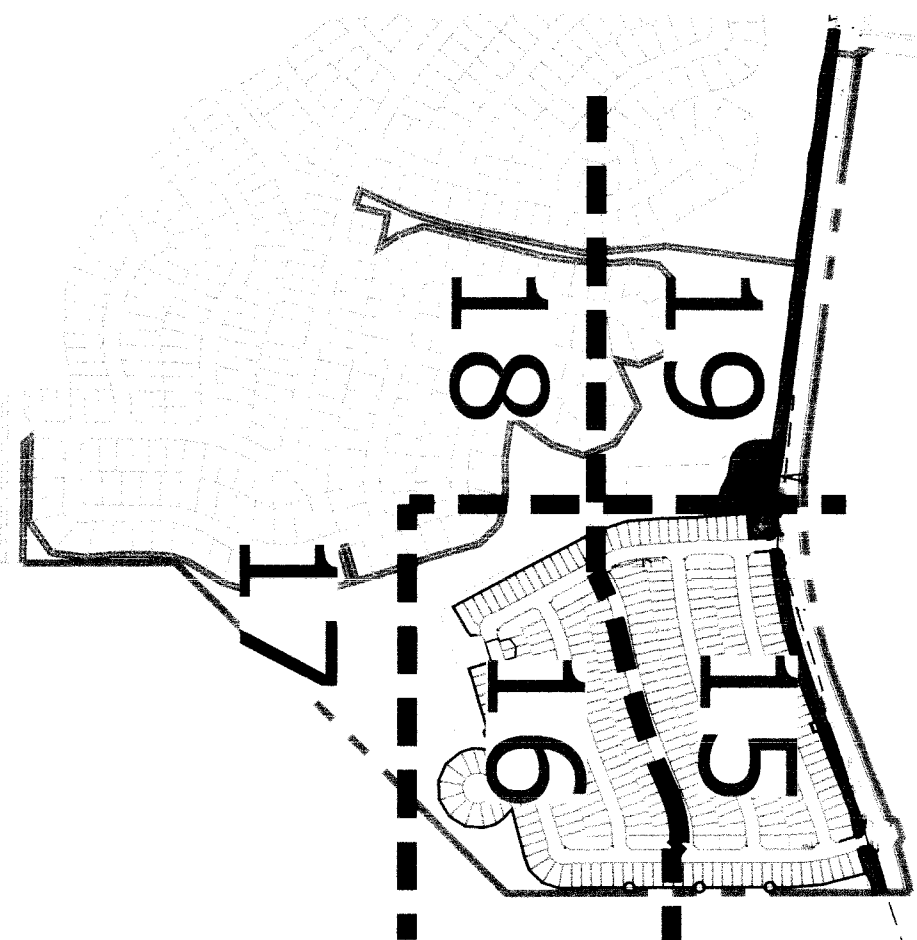
15 OF 20
PUD SP 26-002



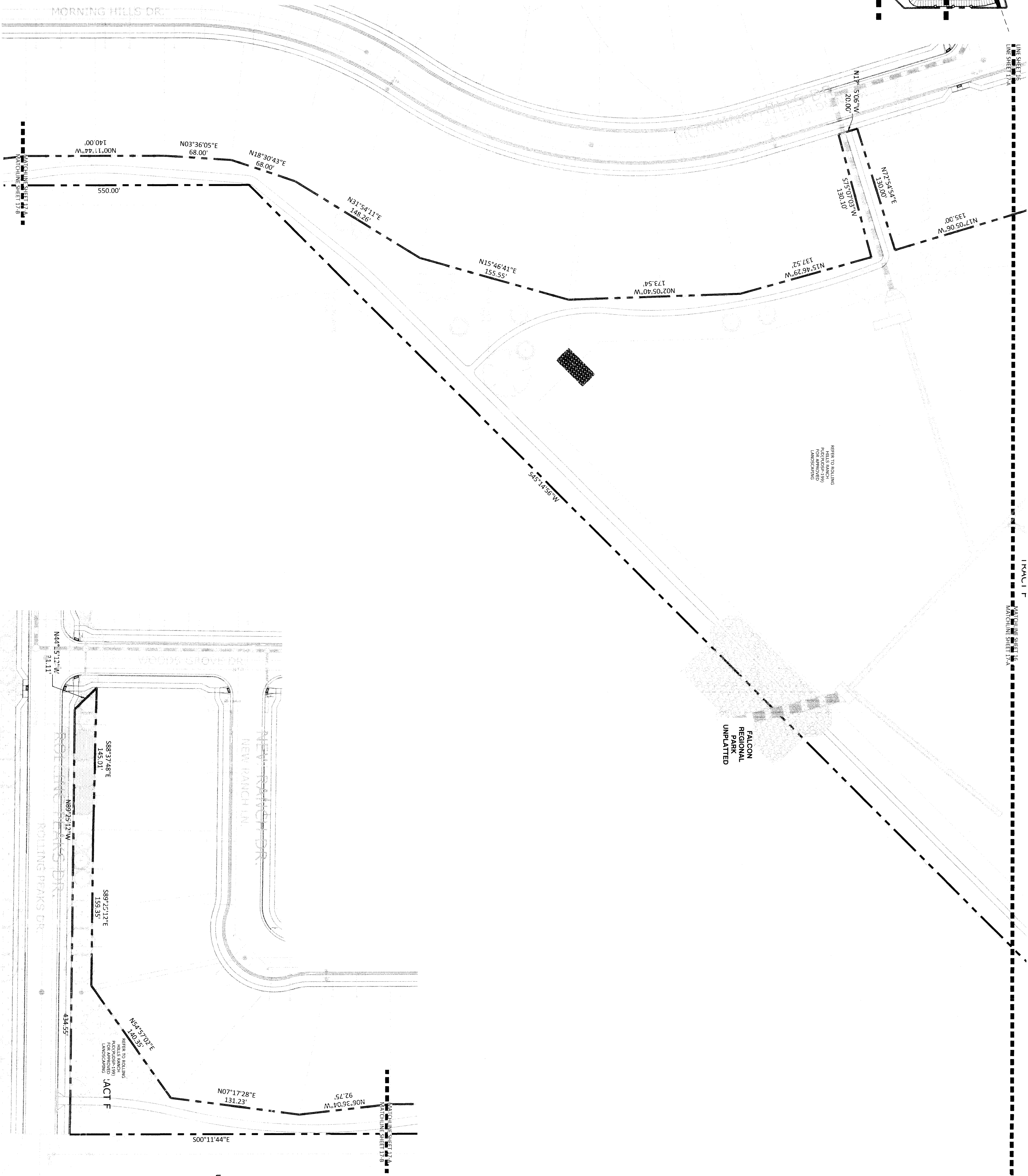
- GROUND COVER LEGEND
- Rock - 3/4"
 - Cinnamon Granite
 - Cobble - 2-4"
 - Grey Rose
 - Soft Kentucky Blue Grass
 - Seed Mix B w/ Wildflowers



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				DATE:		07/05/2022	
				BY:		BH	
				DESCRIPTION:		PER COUNTY COMMENTS	
LANDSCAPE PLAN		SHEET NUMBER		SHEET TITLE		ISSUE / REVISION	
16 OF 20		PUD SP 26-002					



- GROUND COVER LEGEND
- Rock - 3/4"
 - Cinnamon Granite
 - Cobble - 2-4"
 - Grey Rose
 - Sod Kentucky
 - Blue Grass
 - Sod 1/4" B
 - W/ Wildflowers



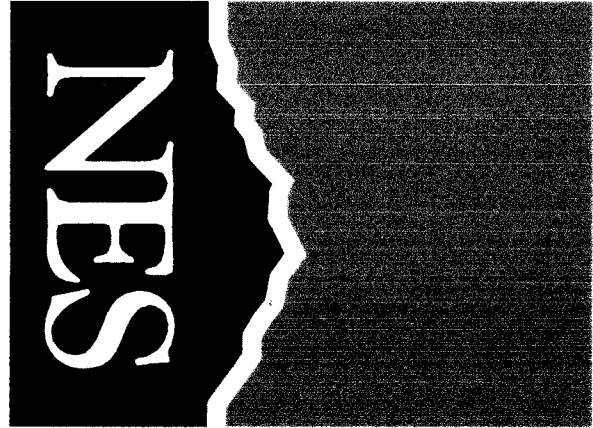
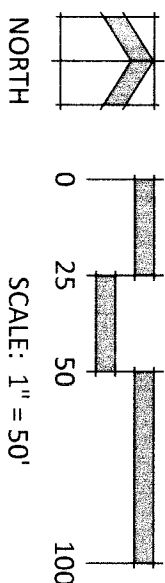
HERE TO ROLLING
HILLS RANCH
FOR ABBEY
LANDSCAPING

FALCON
REGIONAL
PARK
UNPLATTED

FALCON
REGIONAL
PARK
UNPLATTED

A VIEWPORT 17-A

B VIEWPORT 17-B



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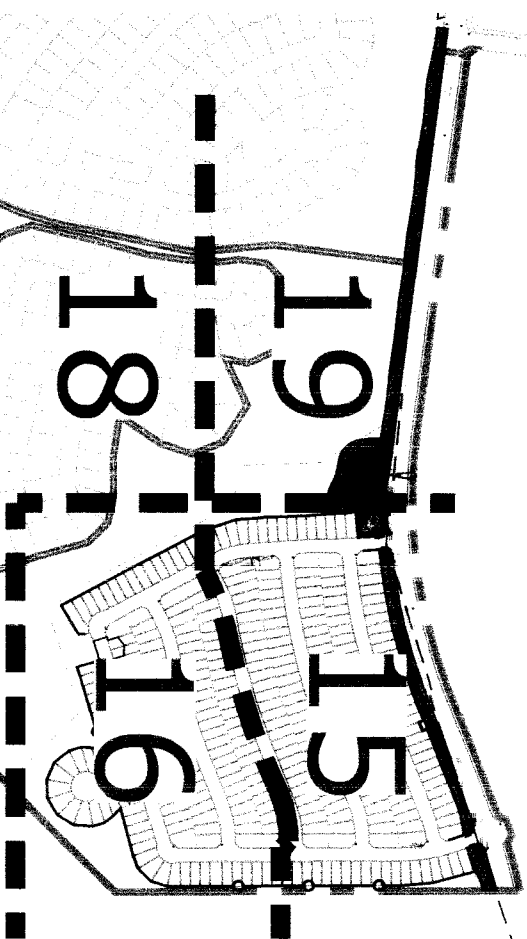
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PREPARED BY: B. FERRIS

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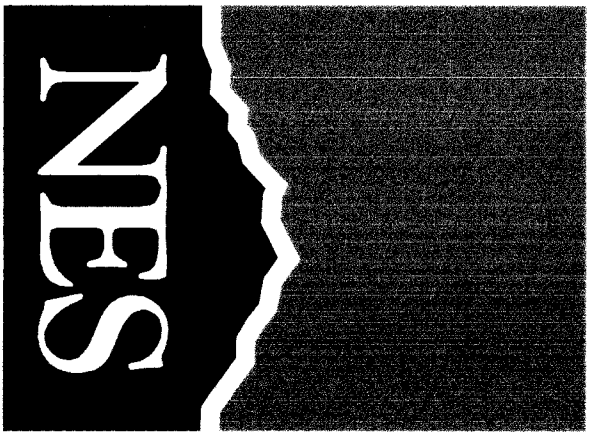
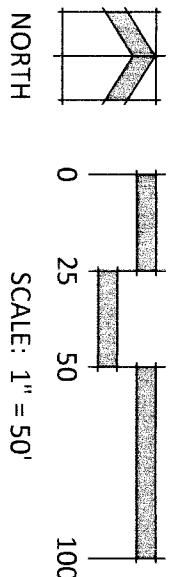
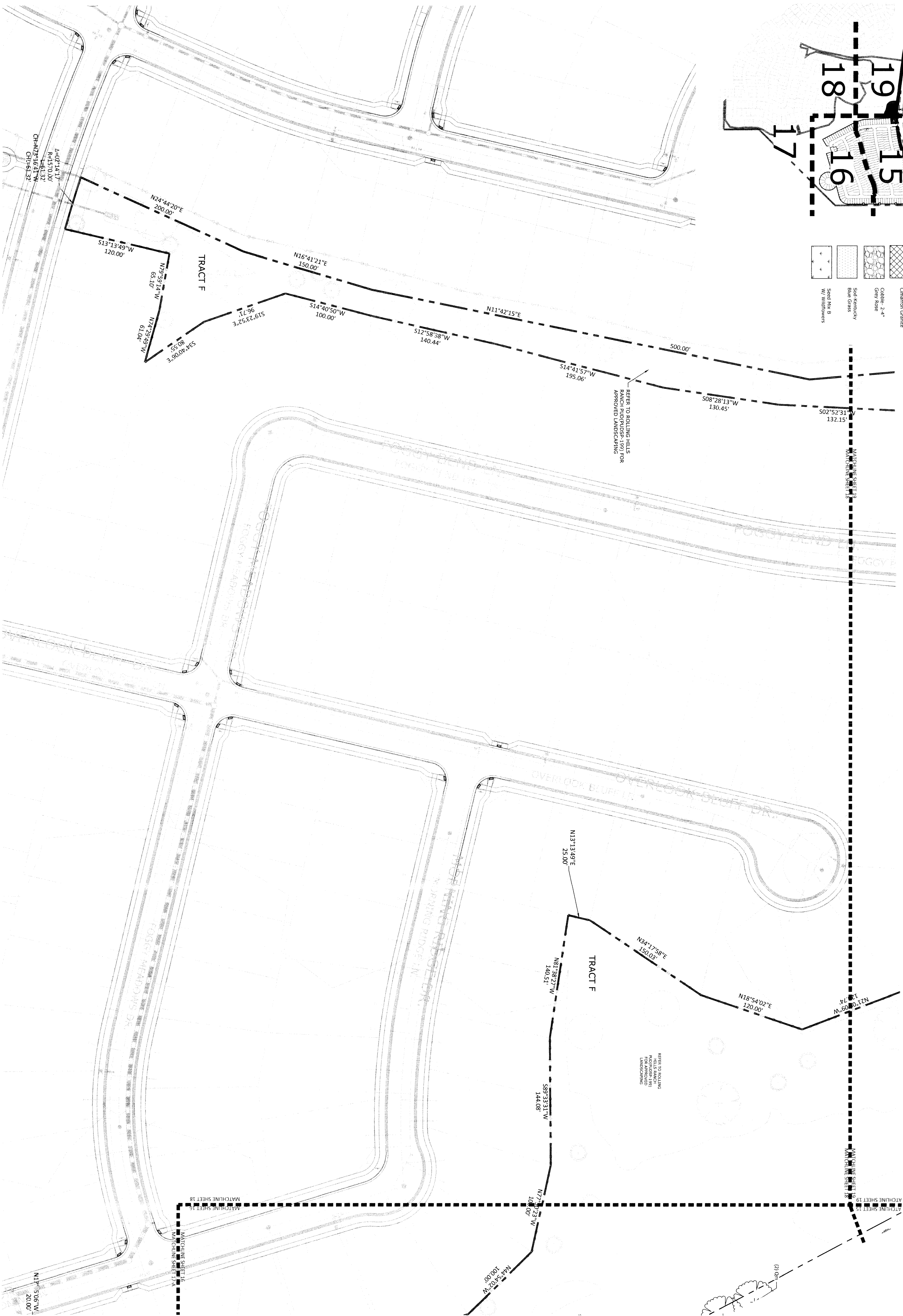
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08/11/2022 BP PER COUNTY COMMENTS

ISSUE / REVISION
LANDSCAPE PLAN

17 OF 20
PUD SP 26-002



- GROUND COVER LEGEND
- Rock 3/4"
 - Cinnamon Granite
 - Cobbles 3-4"
 - Grey Base
 - Seed Mix A
 - Seed Mix B
 - Blue Grass
 - W/ Wildflowers



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PROJECT INFO
DATE: 06/06/2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

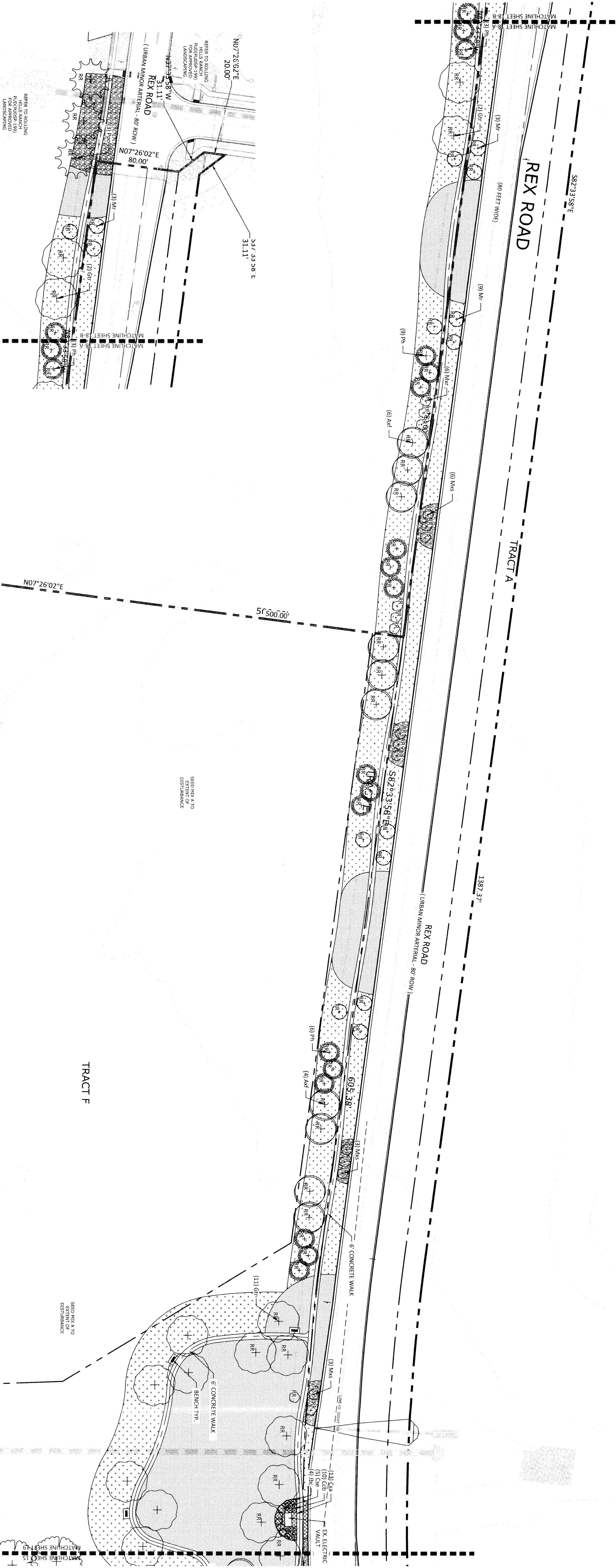
ENTITLEMENT

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

LANDSCAPE PLAN

18 OF 20
PUD SP 26-002

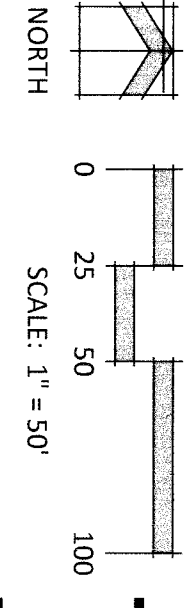
22U053361 04/08/2024



B VIEWPORT 19-B

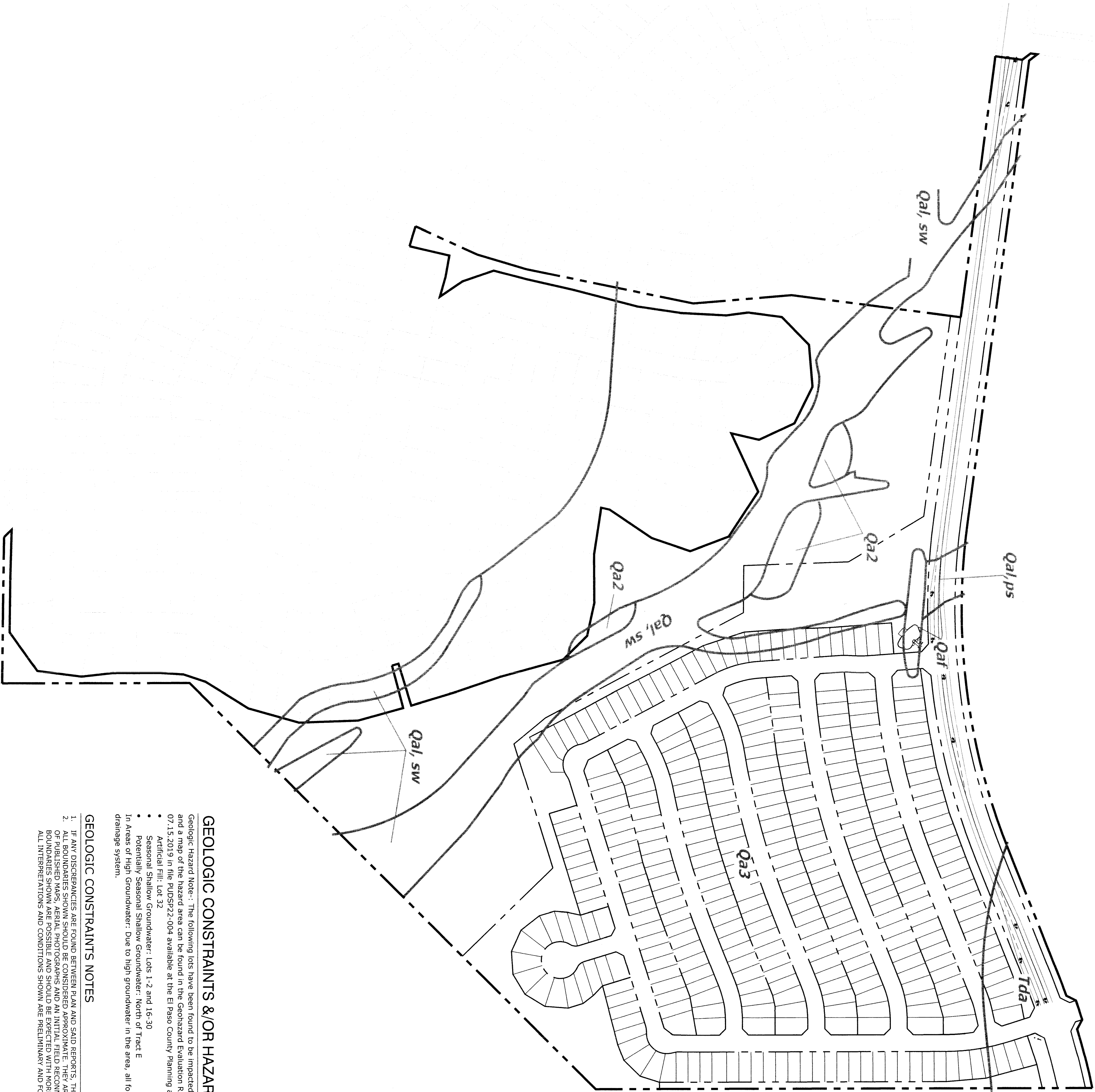
A VIEWPORT 19-A

- GROUND COVER LEGEND
- Rock: 3/4"
 - Campana Granite
 - Cobble- 2-4"
 - Grey Rose
 - Sod Kentucky Blue Grass
 - Seed Mix B w/ Wildflowers
 - Seed Mix A



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226053261 06/08/20 26



LEGEND:

Qa1 Artificial Fill of Holocene Age:
man made fill deposits

Qa1 Recent Alluvium of Holocene Age:
recent water deposited materials

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

Qa3 Alluvium "Trace of Pleistocene Age:
stream terrace deposited sands (Broadway Alluvium)

Tda Dinosaur Arkose of Tertiary Age:
arkose 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

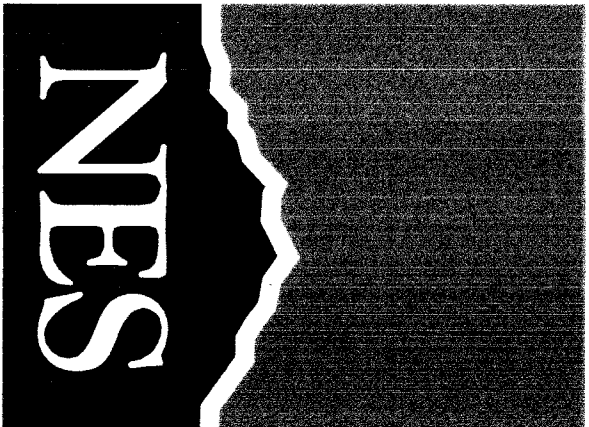
Geologic Hazard Note:- The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated 07.15.2019 in file PUDSP22-004 available at the El Paso County Planning and 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 REPORT'S SUPERSEDES.
2. ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRELIMINARY AND FOR LAND-USE PLANNING ONLY.



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IN ASSOCIATION WITH

THE SANCTUARY
FILING 1 AT
MERIDIAN RANCH

PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 05.04.2022
PROJECT MGR: A. BARKLOW
PREPARED BY: B. PERKINS

STAMP

ENTITLEMENT

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

CONSTRAINTS EXHIBIT

20

20 OF 20

PUD SP 26-002

