

GENERAL PROVISIONS

- A. Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners. And are also bound by the recorded Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 which was recorded in the El Paso County Clerk and Recorder's Office on February 1, 2006 at Reception No. 200616402 (the "Covenants").
- C. Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for The Sanctuary Filing 1 at Meridian Ranch is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of The Sanctuary Filing 1 at Meridian Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development.** The total number of dwellings shown on the development plan for development within the specified planning area is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- I. Overall Project Standards.** The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

DEVELOPMENT GUIDELINES: THE SANCTUARY FILING 1 AT MERIDIAN RANCH PUD DEVELOPMENT PLAN

A. Project Description
The Sanctuary Filing 1 at Meridian Ranch is the continuation of a long-term development with a distinct vision. The project centers on a recreational lifestyle by providing opportunities such as a golf course, recreation center, parks and open space, and trails for residents to enjoy. Overall Meridian Ranch community landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The parks and recreation center have been located in areas of higher density so more of the residents can access them by walking and provide a focal element to the neighborhoods. The golf course clubhouse is also a focal element for Meridian Ranch, Woodmen Hills, and possibly the greater Falcon area since the course is also open to the public. Lot setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.

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.

PRINCIPAL USES	ACCESSORY USES
CHRS Facility, Stealth	Day Care Home
Dwellings - Detached Single Family	Group Home
Model Home/Subdivision Sales Office	Home Occupation, Residential
Public Park, Open Space	Accessory Living Quarters
Yard Sales	Personal Use Greenhouse
	Residential accessory structures & uses
	Solar Energy system

LEGEND
A: Allowed Use
S: Special Use**
T: Temporary Use***
Uses not listed in this table are prohibited.
* Day Care & Group Homes may be an Allowed Use or a Special Use depending on the size as defined in Table 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.2 of the El Paso County Land Development Code as otherwise denoted.
** Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.2.2 OR as otherwise denoted.
*** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise denoted.

- 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
 - Corner lot: the side yard setback for the side street side shall be fifteen (15) feet
 - c. Rear yard: seven (7) feet
- 4. Minimum Lot Width: 25 feet as measured from the front setback line or as otherwise shown on the PUD.
- 5. Accessory buildings must comply with the setbacks established above. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
- 6. Projections into setbacks are governed by the Land Development Code, as may be amended.
- D. Lot Sizes
 - 1. The minimum lot size is 2,900 square feet.
 - 2. The lot sizes, dimensions, and bearings, shown on the PUD Development/Preliminary Plan are conceptual only. The lot sizes, dimensions, and bearings will be established with the Final Plat and may vary from that shown on the PUD Development/Preliminary Plan.
 - 3. The Final Plat will not create any additional building lots.
 - 4. No subdivision of any lot will be allowed if 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. Construction will be to El Paso County Standards. All streets shall be paved with curb and gutter. Sidewalks shall be provided on both sides of all urban residential streets illustrated on this plan.
- F. Architectural Control Committee Review/Covenants
The Covenants govern the Sanctuary Filing 1 at Meridian Ranch and owners of lots within the Sanctuary Filing 1 at Meridian Ranch may need to obtain the prior written approval of The Design Committee before building an Improvement on the lot or commencing with a particular use of the lot.
- G. Covenants Provisions
The provisions of the Covenants shall prevail except where the provisions or guidelines of the Covenants do not address a particular subject or guideline, in which case the relevant provisions of the Development Plan shall then be applicable. In the event of any conflict between this Development Plan and the Covenants the Covenants shall prevail and govern. Where the provisions of the Covenants or the Development Plan conflict with a statute or code the more restrictive shall apply.

GENERAL NOTES

- 1. All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except for landscaping as indicated in note #2.
- 2. Landscape entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Meridian Service Metropolitan District. All double frontage lots shall receive a combination of berming, fencing, and landscape between the property line and the curb. All double frontage streets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the frontage as determined by the subdividor.
- 3. Contour interval shown on plan #2
- 4. Public utility/drainage easements shall be provided on all lots as follows:
 - a. Front: five (5) feet P.I.E. ten (10) feet adjacent to P.I.E.
 - b. Side: five (5) feet
 - c. Rear: seven (7) feet
 - d. Streets: Ten (10) feet easement along all areas when front easement is not appropriate.
 - e. Subdivision Perimeter: Twenty (20) feet
- 5. 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. 08041C0552G dated 12/7/18), the subject property is located outside the boundary of the 100 year floodplain.
- 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 Notes: 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

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

Raul Guzman, Vice President
GTL Inc., DBA GTL Development, Inc.

Landowner's Signature, notarized

Ownership Certification
I/we _____ a notary public duly qualified, insured, or licensed by the State of California, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

Notarized signature

OR Name of Attorney and registration number

Raul Guzman, Vice President
Meridian Ranch Investments, Inc.

Landowner's Signature, notarized

Ownership Certification
I/we _____ a notary public duly qualified, insured, or licensed by the State of California, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

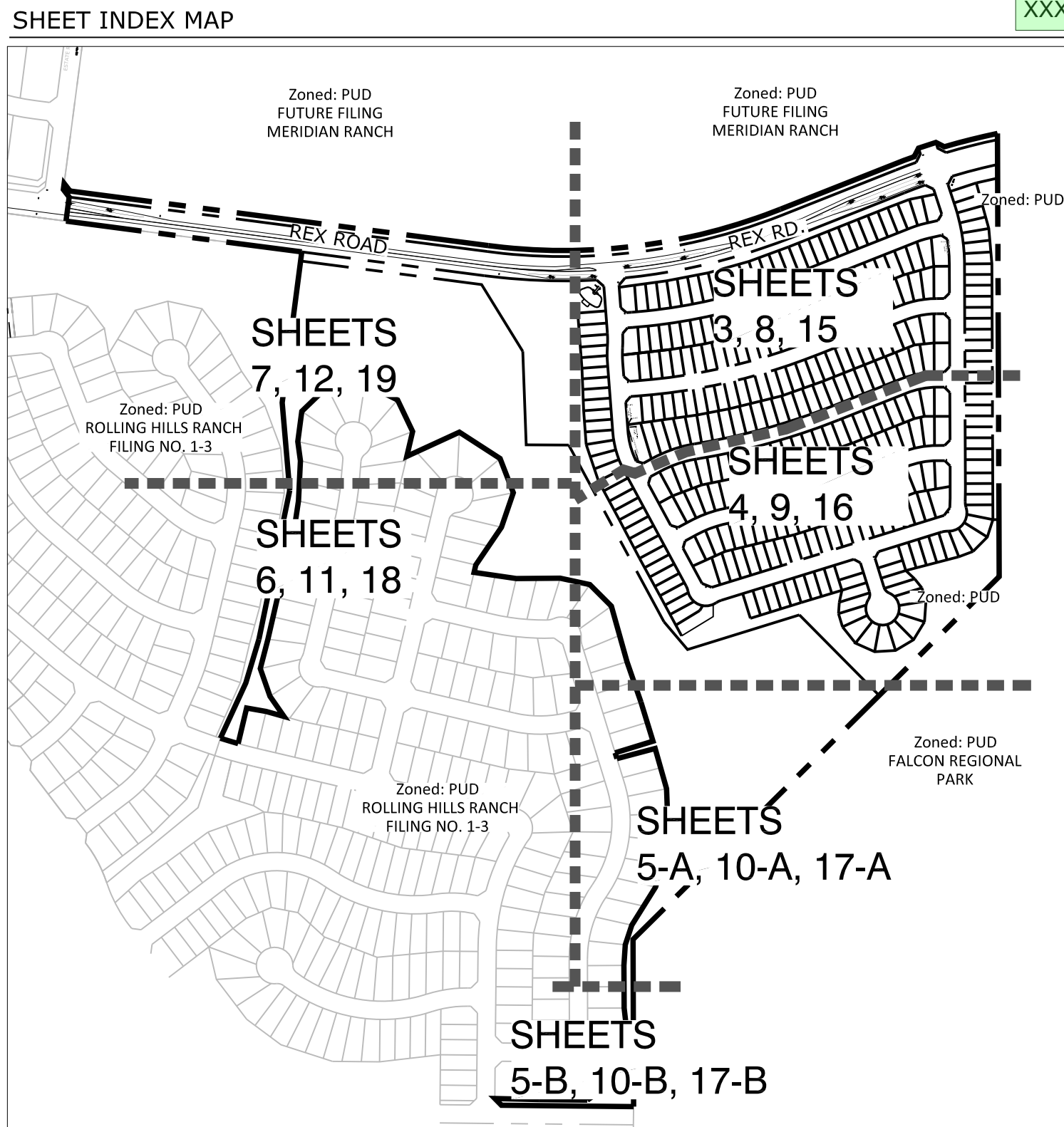
Notarized signature

OR Name of Attorney and registration number

Board of County Commissioners Certification
This PUD/preliminary plan for The Sanctuary Filing 1 at Meridian Ranch was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners _____ date _____

Director, Planning & Community Development Department _____ date _____



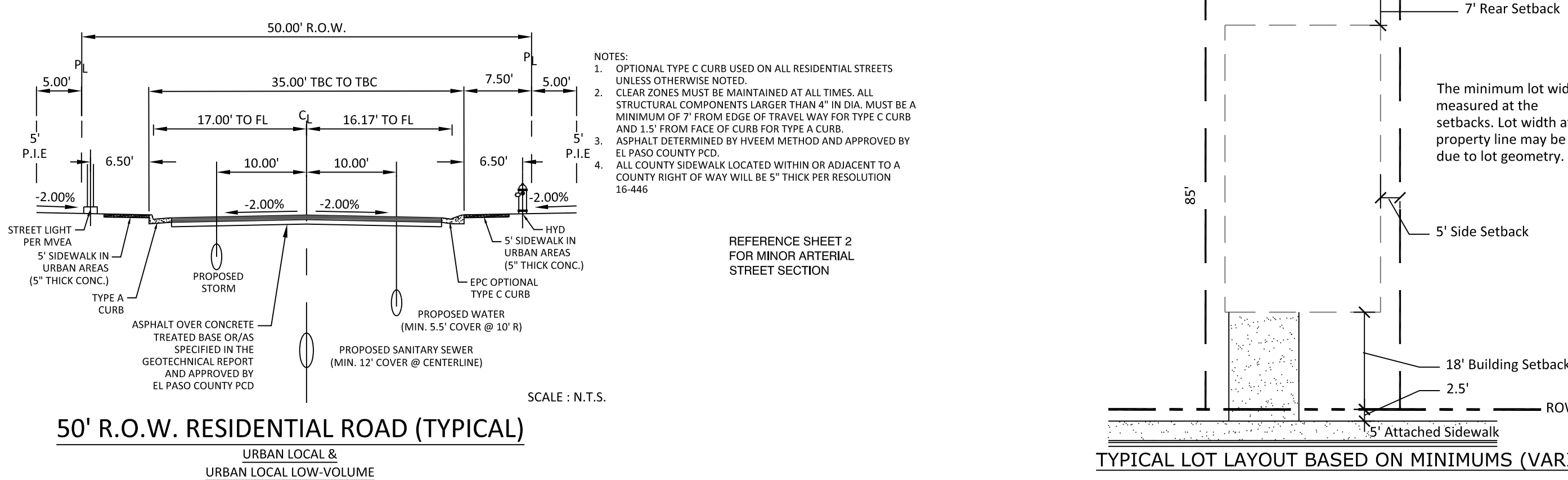
Since this is an administrative amendment, swap the approval certification for the administrative PCD Director signature block.

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

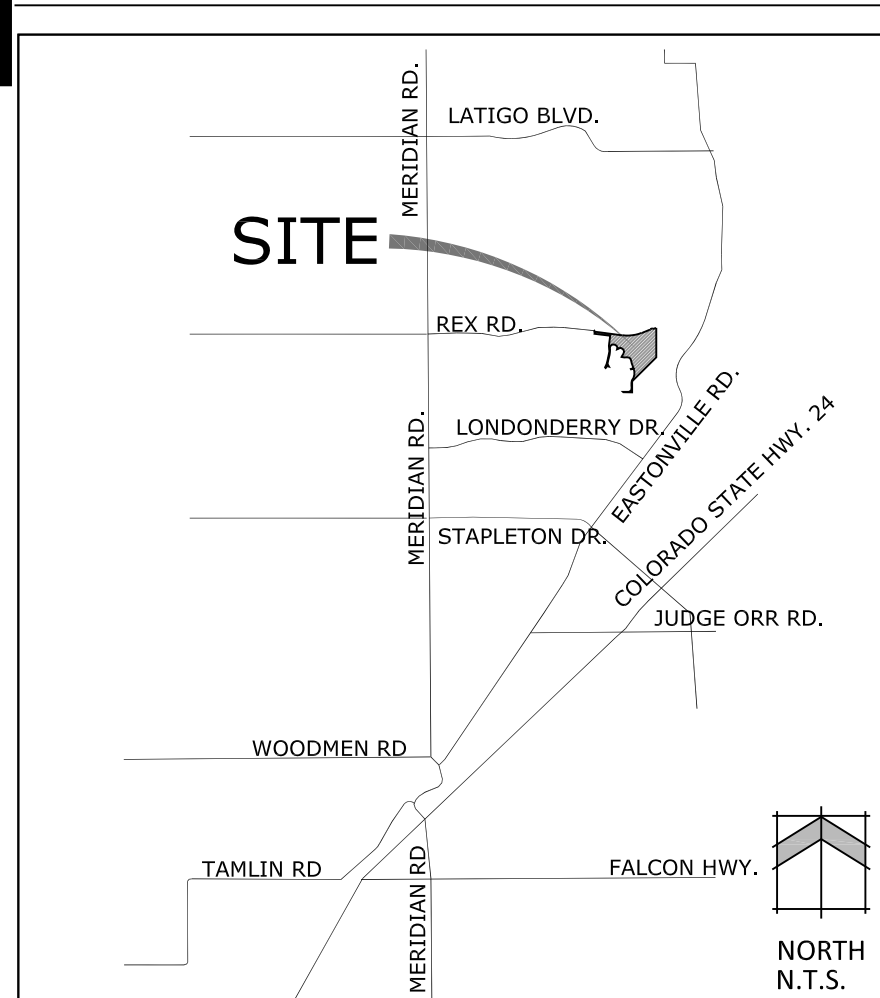
El Paso County Clerk and Recorder

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

LDC/ECM Section	Category	Standard	Modification	Justification
ECM Section 2.5.2.C.4	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	Arriba Drive, Estes Ridge Drive, Nederland Drive, Arriba Drive and Rico Ridge Drive exceed 600 feet without a mid-block crossing	Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the majority of the intersections. Additional trail and open space access provided improving upon access to all development amenities and overall pedestrian access to schools, open spaces and parks.
ECM Section 2.5.2.C.3	Access Ramp	Handicap and access ramps at "T" Intersections require a minimum of three handicap accessible crossings.	Eliminate a pedestrian crossing and associated pedestrian handicap ramps across the top of a T-intersections located on the west side of Retreat Peak Dr. at the intersections with Estes Ridge Dr., and Nederland Dr. and the east side of Shelter Creek Dr. at the intersections with Arriba Dr. and Estes Ridge Dr.	Pedestrian ramps located on the west side of Retreat Peak Dr. at the intersections with Estes Ridge Dr., and Nederland Dr. and the east side of Shelter Creek Dr. at the intersections with Arriba Dr. and Estes Ridge Dr. for either leg of T-intersection would interfere with the placement of the required driveway for residential lots.
ECM Section F.S.D. 2.77	Urban Knuckle standard sight distance triangle (SDT) length.	Type 3 mailboxes and the pullout for the mailbox shall be located within the right-of-way dedication but outside the roadway clear zone.	The proposed alternative will match the proposed change to the SDT from 40' to 25' to accommodate the anticipated 15 mph travel speed around the knuckle corner.	The change is needed to allow the ECM to match real world occurrence of vehicles traveling through the knuckle and to allow the posted speed limit of 15 mph to approximately 15 mph, resulting in the need for a shorter sight distance triangle.
ECM Section 2.2.4.B.3	Urban Minor Arterial & 2.3.2 Design Standards by Functional Classification, Table 2-6	Construct Rex Road east of Sunrise Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTP Map 14: 2040 Roadway Plan classification.	The alternative design is to construct Rex Road east of Rolling Ranch Drive as a half section of the Urban Minor Arterial.	The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project.
ECM Section 2.2.5.C	Roadway Access Criteria - Minor Arterial Access Standards	1/4 Mile between street intersections	Intersection spacing of approximately 1,125 feet	The distance between the two intersections along Rex Road is constrained by topographic conditions and the presence of a major drainage channel to the west and the Falcon Regional Park on the east. The distance between the two intersections along Rex Road is less than criteria for a minor arterial but meets that of a collector road. The road will essentially function as a collector due to the estimated total daily traffic counts. The intersection spacing has been previously agreed to at the time of the Rolling Hills Ranch 1-3 PUD approval.



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.
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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
- Maximum Lot Coverage: Thirty-five percent (65%)

LAND USE DATA TABLE

LAND USE	UNITS	ACRES	% OF LAND
SINGLE FAMILY	343 Lots	26,329	35.4%
ROAD R.O.W	N/A	14,735	19.8%
R.O.W RESERVATION TRACTS	N/A	1,417	1.9%
DRAINAGE TRACT	N/A	21,313	28.7%
OPEN SPACE TRACTS	N/A	10,600	14.2%

TRACT TABLE

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A	1.326 AC	LANDSCAPE BUFFER / OPEN SPACE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT B	0.091 AC	LANDSCAPE BUFFER / OPEN SPACE / UTILITIES / ROW RESERVATION	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT C	0.653 AC	LANDSCAPE BUFFER / OPEN SPACE / DRAINAGE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT D	0.166 AC	LANDSCAPE BUFFER / OPEN SPACE / DRAINAGE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT E	6.775 AC	LANDSCAPE BUFFER / OPEN SPACE / RECREATION / DRAINAGE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT F	23.681 AC	LANDSCAPE BUFFER / OPEN SPACE / DRAINAGE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT G	0.638 AC	LANDSCAPE BUFFER / OPEN SPACE / DRAINAGE / UTILITIES	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		343 Single Family Dwelling Units
Elementary School (1.34/DU): 117	School District 49	
Middle School (1.62/DU): 55	School District 49	
High School (2.07/DU): 69	School District 49	
TOTAL: 241		
WATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Water Resources Report)
WASTEWATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Wastewater Report)
FIRE PROTECTION PROVIDER	Falcon Fire Protection District	
EMERGENCY SERVICES		
Ambulance:	Falcon Fire Protection District	
Police:	El Paso County Sheriff	
RECREATION ACREAGE		
Open Space:	Meridian Ranch Metropolitan District	10,600 acres
Parks:	Meridian Ranch Metropolitan District	N/A
Trails:	Meridian Ranch Metropolitan District	3,460 Linear Feet
Private Open Areas:	Meridian Ranch Metropolitan District	N/A

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

	FILING 1	FILING 2	FILING 3	FILING 4	FILING 6	FILING 7	ESTATES FILING 2 AND 3
DWELLING UNITS	800	350	122	96	54	131	62
	FILING 11	STONEBRIDGE FILING 1 & 2	FILING 8	THE VISTAS FILING 1	FILING 4B	STONEBRIDGE FILING 3	FILING 9
DWELLING UNITS	200	175	145	221	62	164	181
	WINDINGWALK FILINGS 1&2	STONEBRIDGE FILING 4	ESTATES AT ROLLING HILLS RANCH FILING 1	ESTATES AT ROLLING HILLS RANCH FILING 2	ROLLING HILLS RANCH FILINGS 1-3		
DWELLING UNITS	405	209	16	98	725		
DWELLING UNITS	THE SANCTUARY FILING 1 AT MERIDIAN RANCH						
DWELLING UNITS	TOTAL DWELLING UNITS		REMAINING DWELLING UNITS		MAXIMUM DWELLING UNITS		
	4,559		441		5,000		

SHEET INDEX

- SHEET 1 of 20: COVER SHEET
- SHEET 2 of 20: LEGAL PLAN & ADJACENT PROPERTY OWNERS
- SHEET 3 of 20: SITE PLAN
- SHEET 4 of 20: SITE PLAN
- SHEET 5 of 20: SITE PLAN
- SHEET 6 of 20: SITE PLAN
- SHEET 7 of 20: SITE PLAN
- SHEET 8 of 20: GRADING & UTILITIES PLAN
- SHEET 9 of 20: GRADING & UTILITIES PLAN
- SHEET 10 of 20: GRADING & UTILITIES PLAN
- SHEET 11 of 20: GRADING & UTILITIES PLAN
- SHEET 12 of 20: GRADING & UTILITIES PLAN
- SHEET 13 of 20: ENTRY SIGNAGE
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- SHEET 19 of 20: LANDSCAPE PLAN
- SHEET 20 of 20: CONSTRAINTS EXHIBIT

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
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;

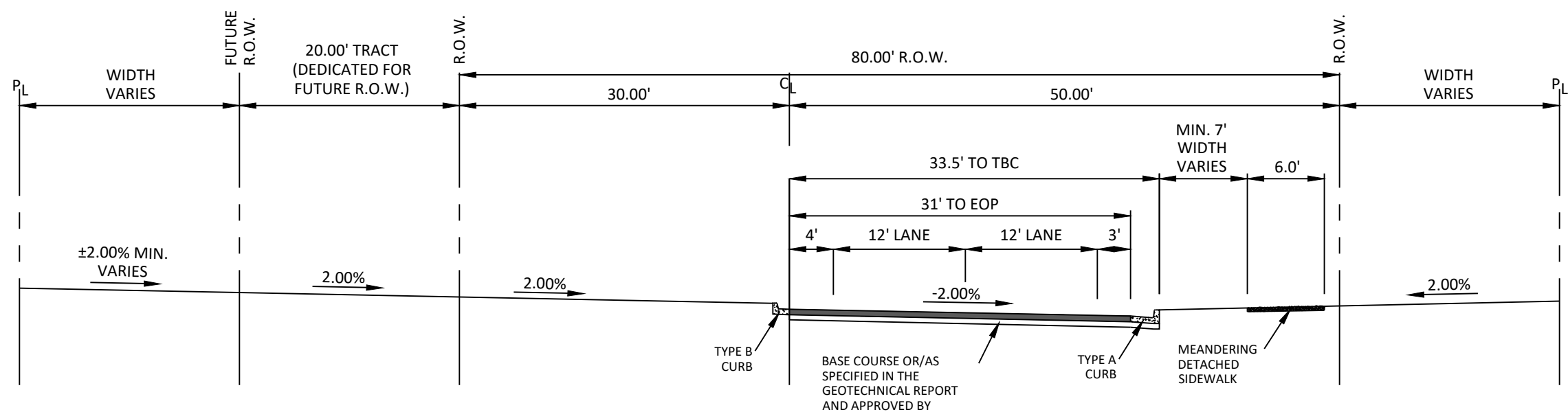
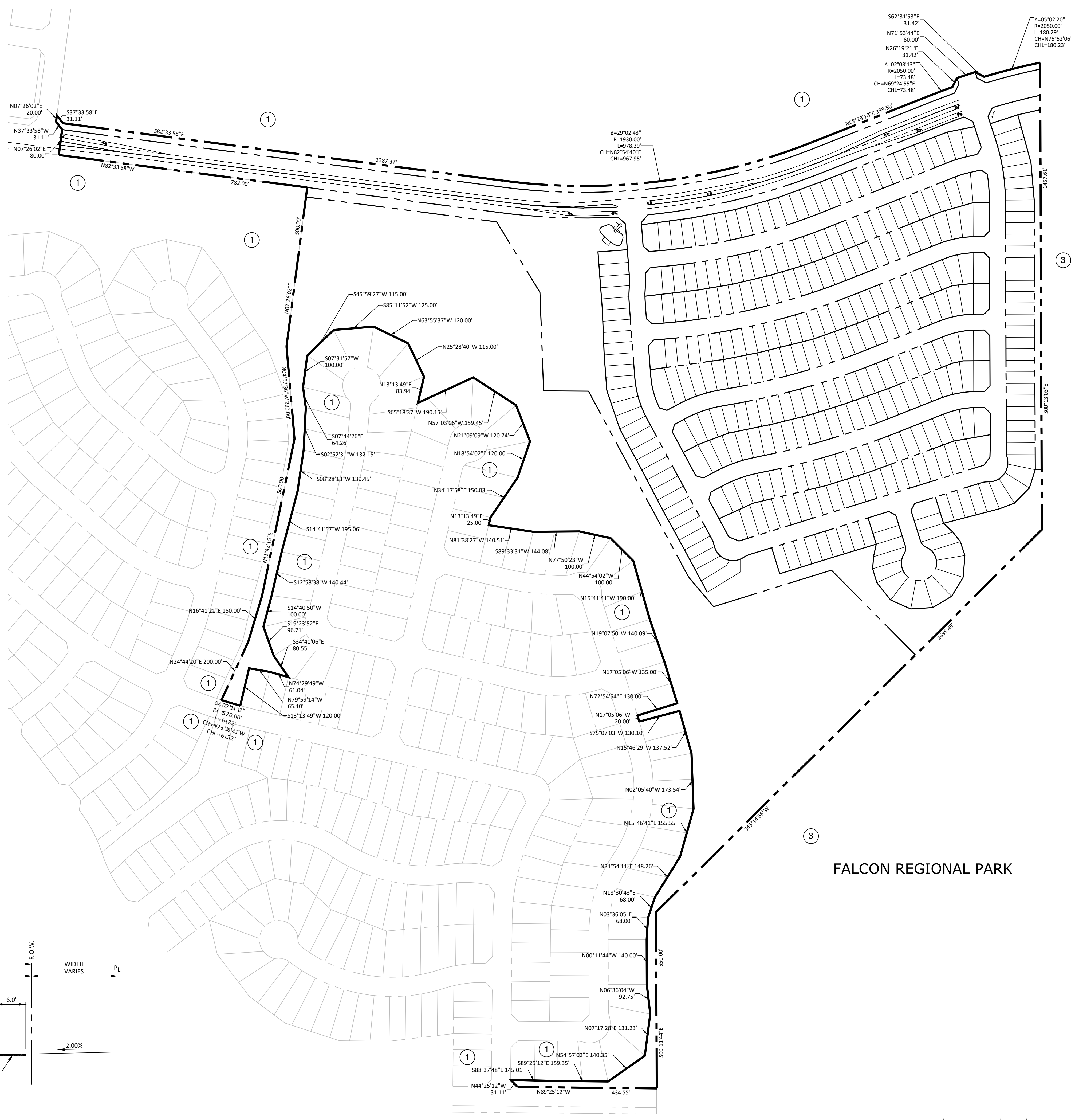
THE FOLLOWING FIFTY FOUR (54) COURSES ARE ON SAID BOUNDARY LINE OF TRACT G:

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°35'04"W A DISTANCE OF 92.75 FEET;
23. THENCE N07°11'44"W A DISTANCE OF 140.00 FEET;
24. THENCE N03°36'05"E A DISTANCE OF 68.00 FEET;
25. THENCE N18°30'43"E A DISTANCE OF 68.00 FEET;
26. THENCE N35°51'11"E A DISTANCE OF 148.26 FEET;
27. THENCE N15°46'41"E A DISTANCE OF 155.55 FEET;
28. THENCE N02°05'40"W A DISTANCE OF 173.54 FEET;
29. THENCE N15°46'28"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 S65°18'37"W A DISTANCE OF 190.15 FEET;
46. THENCE N13°13'49"E A DISTANCE OF 83.94 FEET;
47. THENCE N25°28'40"W A DISTANCE OF 115.00 FEET;
48. THENCE N45°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°18'17"W A DISTANCE OF 390.35 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.

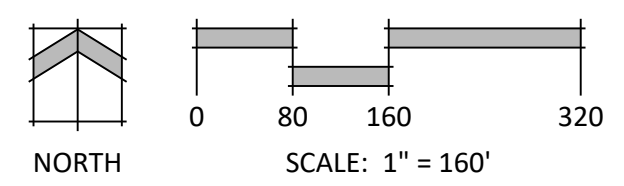
ADJACENT OWNERS

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



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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

ISSUE INFO

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

ISSUE / REVISION

LEGAL EXHIBIT & ADJACENT OWNERS

SHEET TITLE

SHEET NUMBER

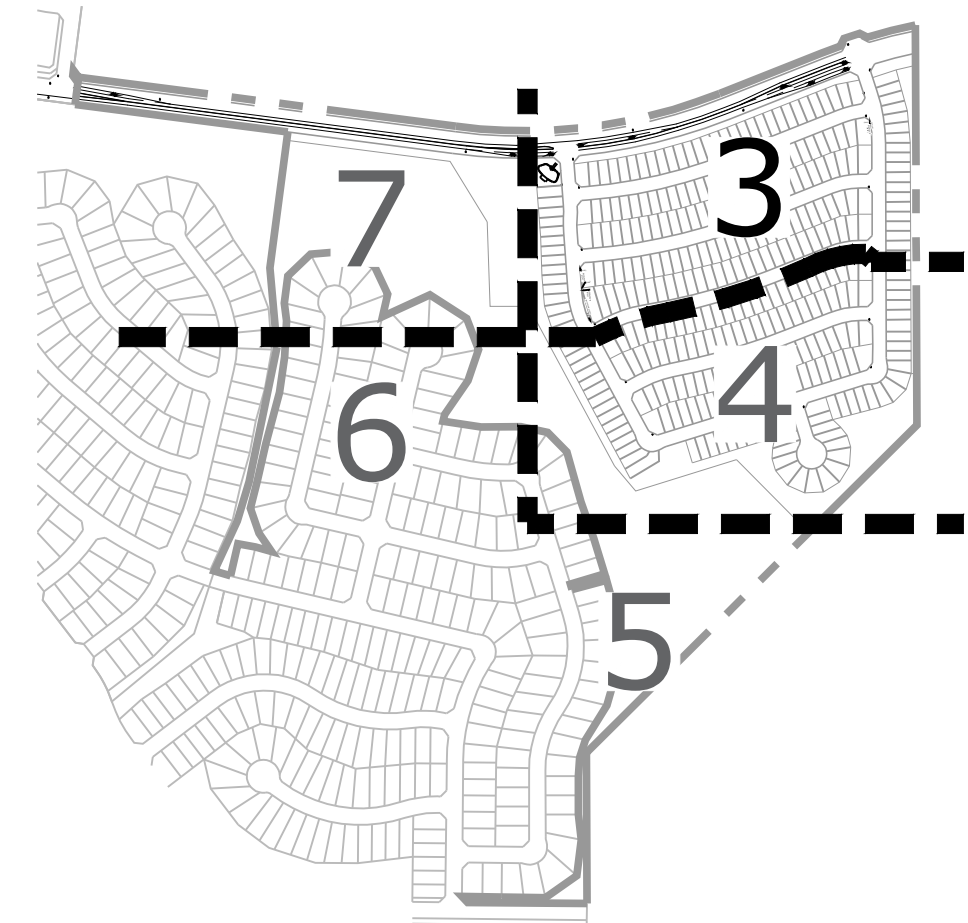
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2

2 OF 20

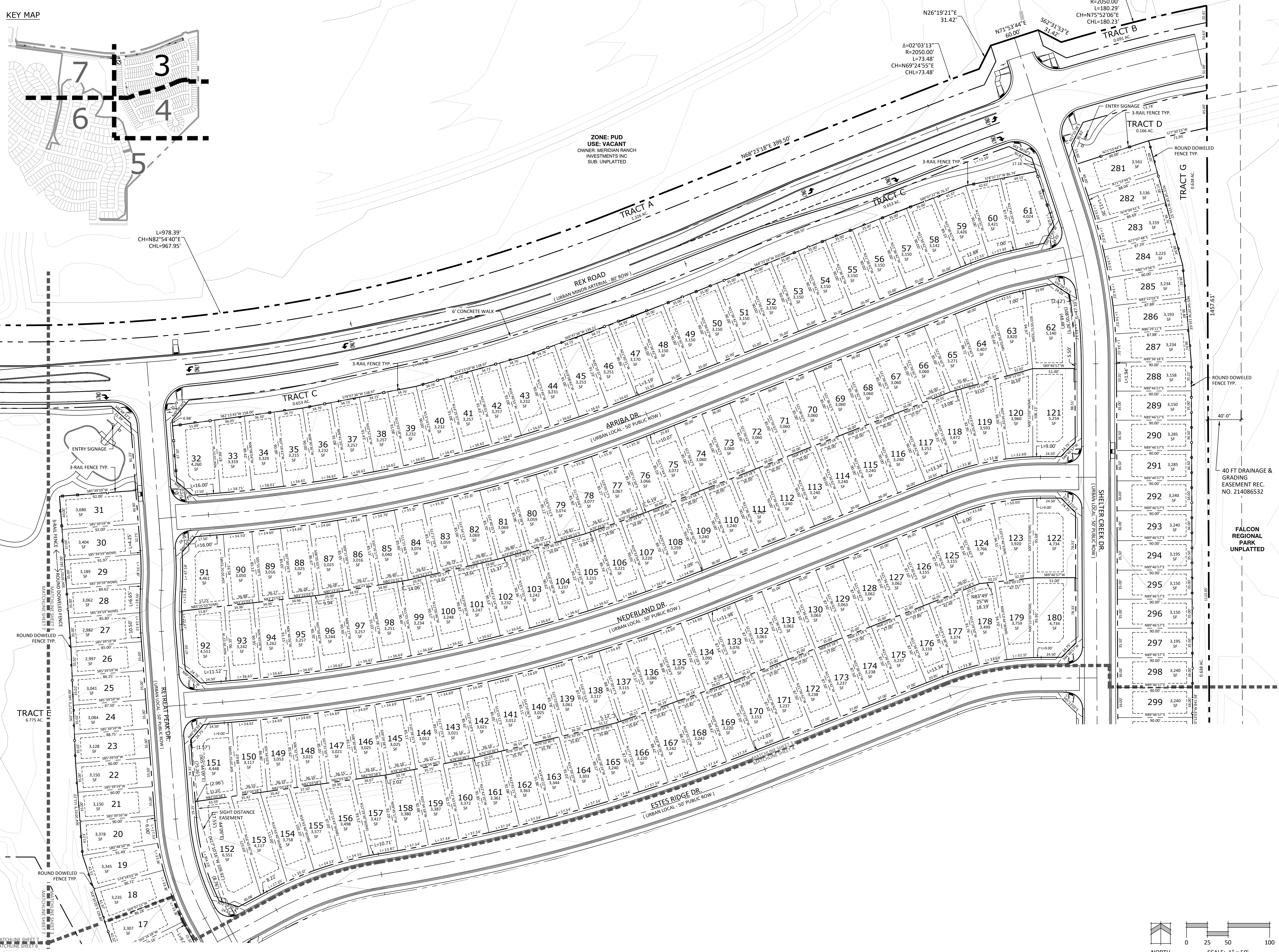
PUD SP 22-004

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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PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

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

ENTITLEMENT

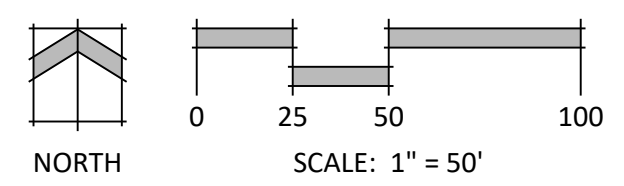
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08/11/2022 BY: BP DESCRIPTION: PER COUNTY COMMENTS

SITE PLAN

3

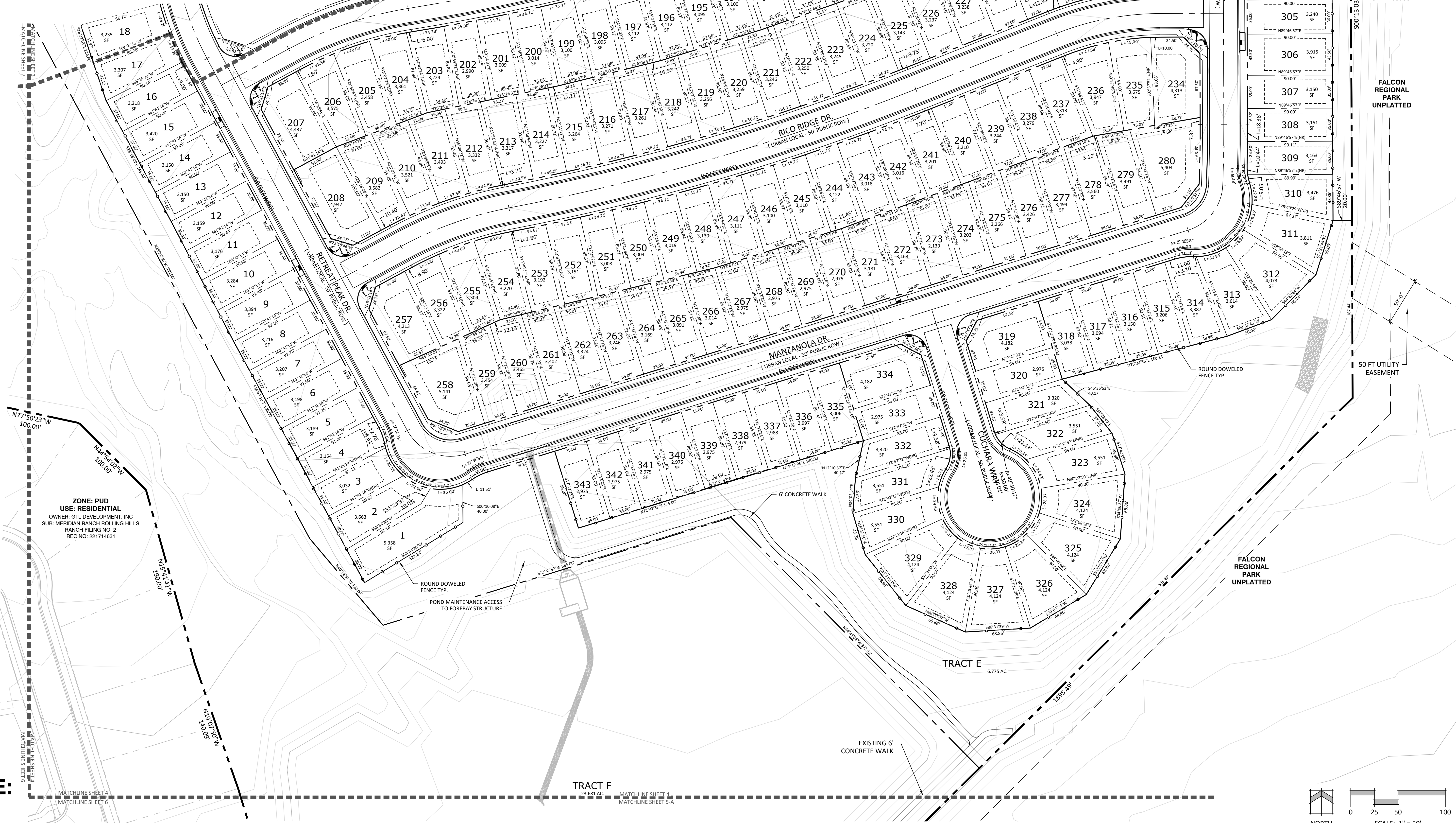
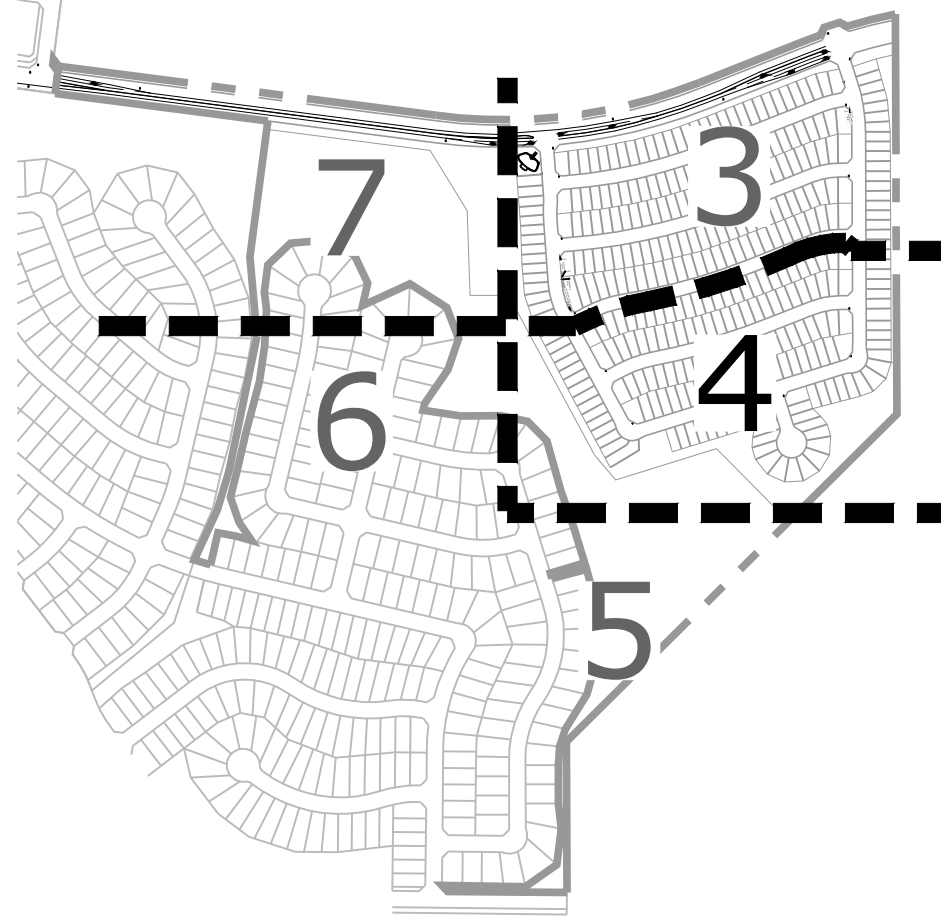
3 OF 20

PUD SP 22-004



P:\GTL\Meridian Ranch\Drawings\Planning\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
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PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

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

ENTITLEMENT

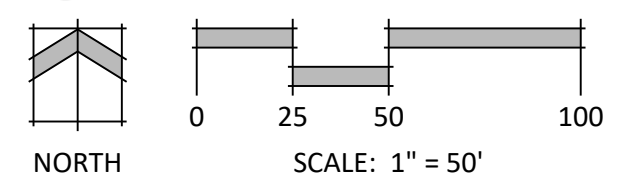
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08/11/2022 BP PER COUNTY COMMENTS

SITE PLAN

4

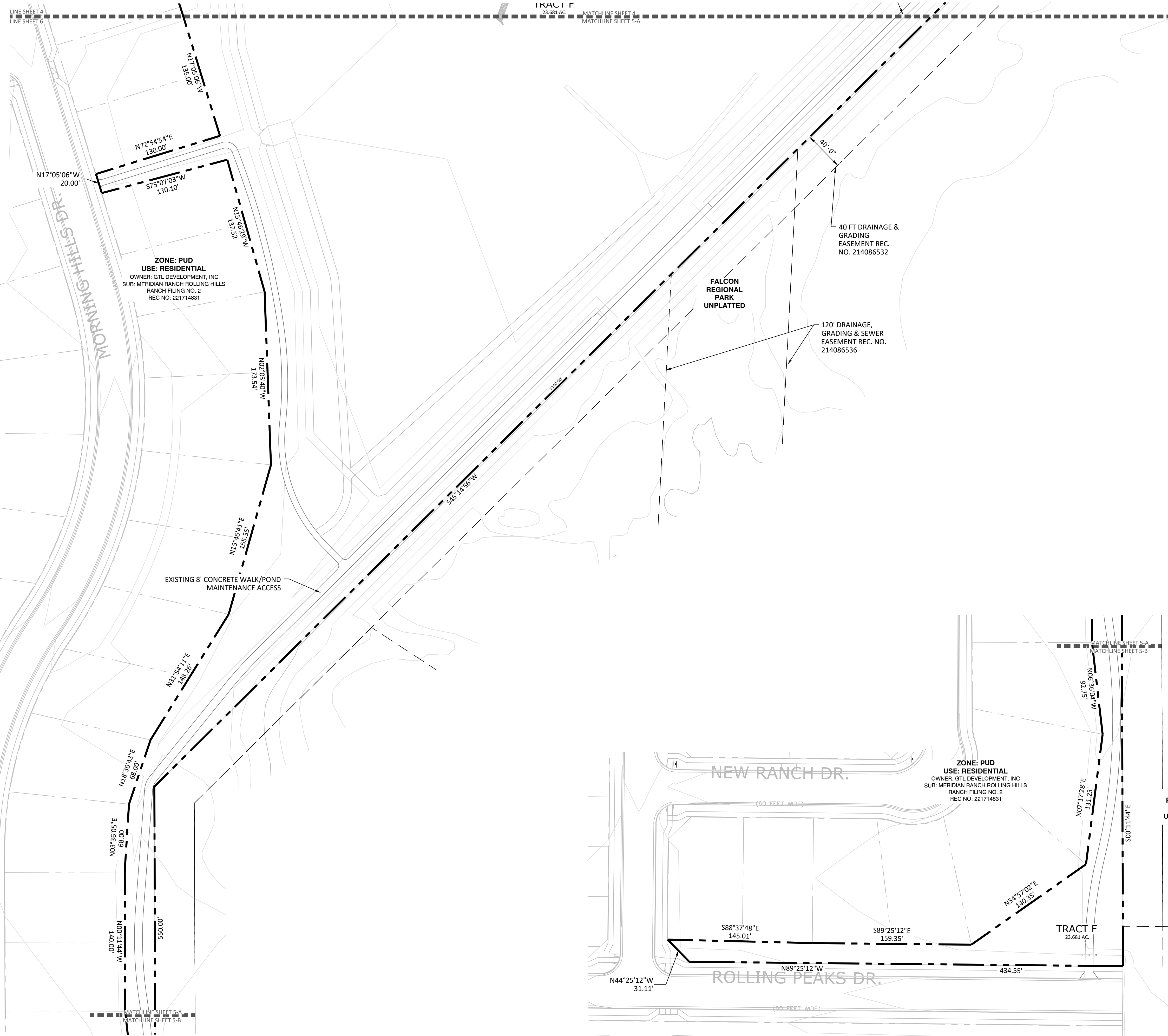
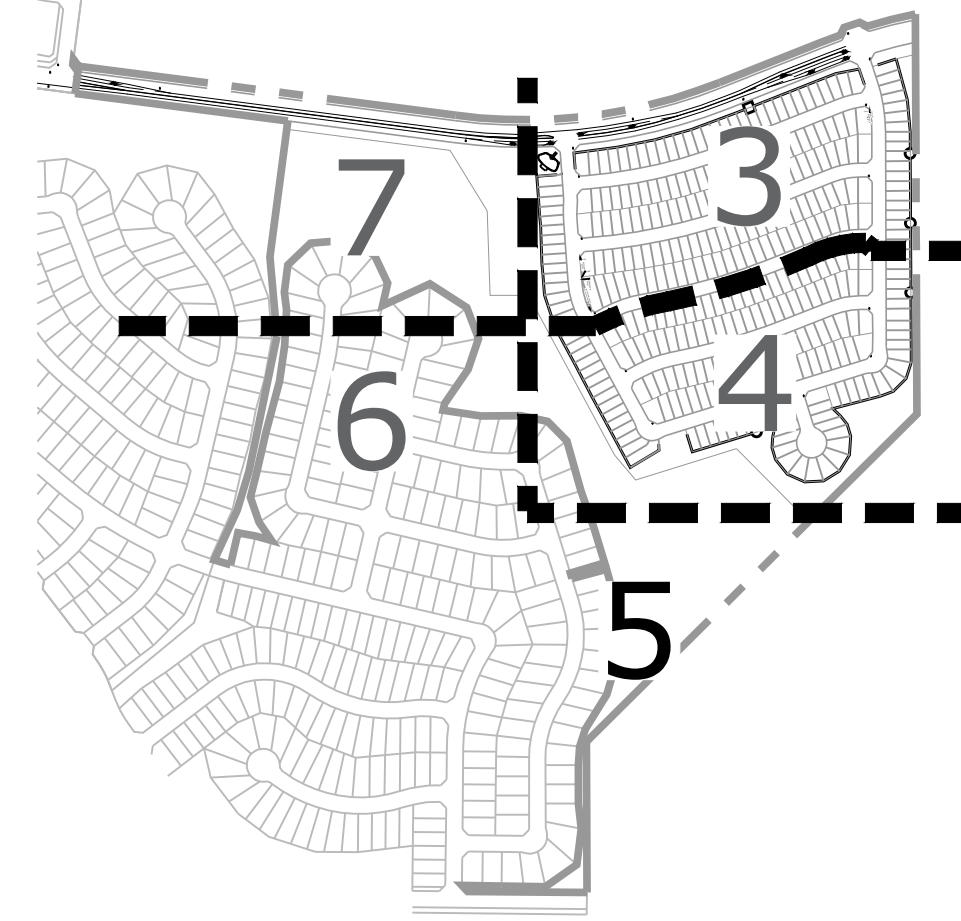
4 OF 20

PUD SP 22-004



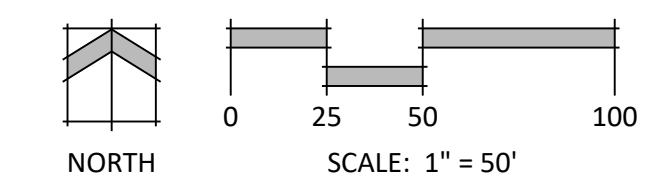
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KEY MAP



A
5 VIEWPORT 5-A

B
5 VIEWPORT 5-B



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PLANNER / LANDSCAPE ARCHITECT

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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

SHEET TITLE

5

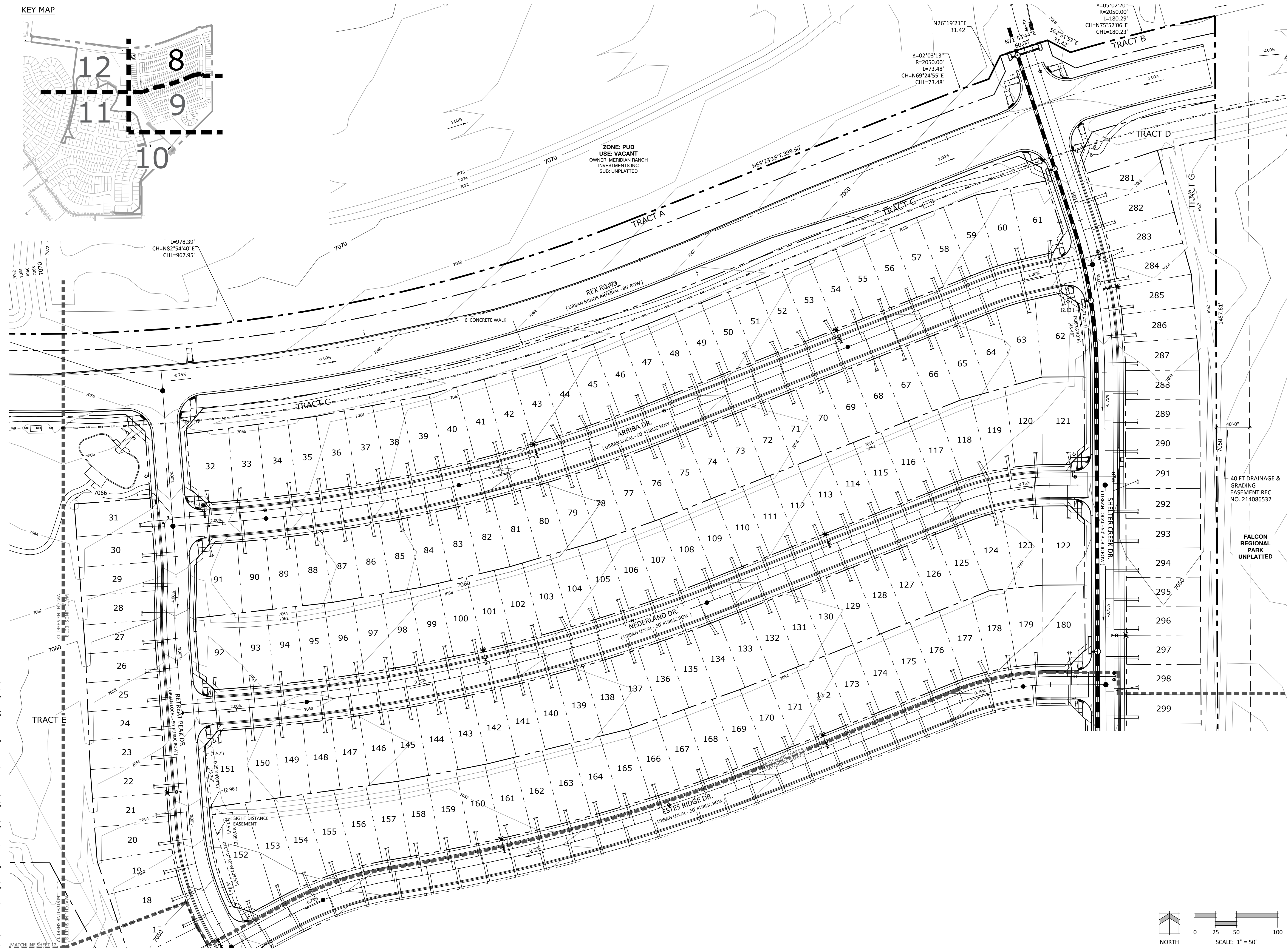
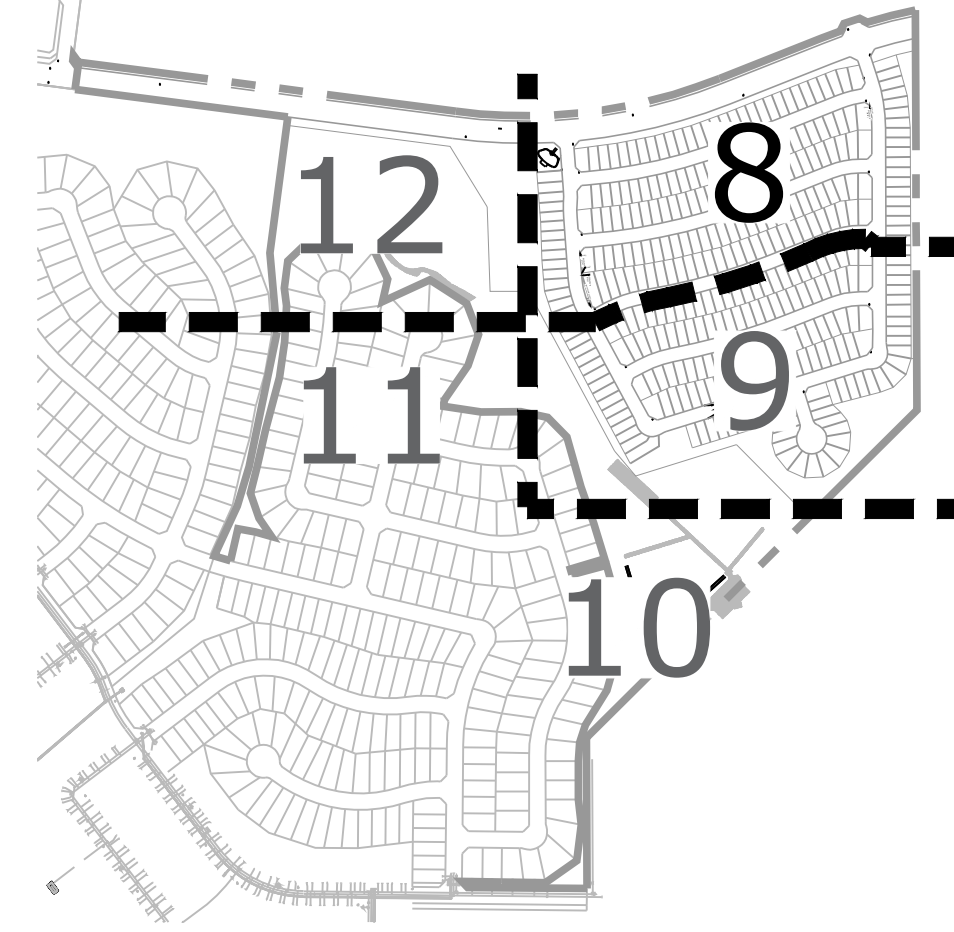
5 OF 20

PUD SP 22-004

PLAN FILE #

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KEY MAP



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

ENTITLEMENT

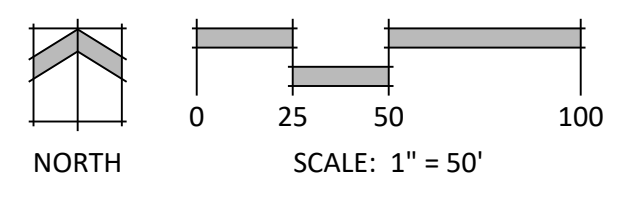
DATE:	BY:	DESCRIPTION:
07/05/2022	BH	PER COUNTY COMMENTS
08/11/2022	BP	PER COUNTY COMMENTS

PRELIMINARY GRADING
& UTILITIES

8

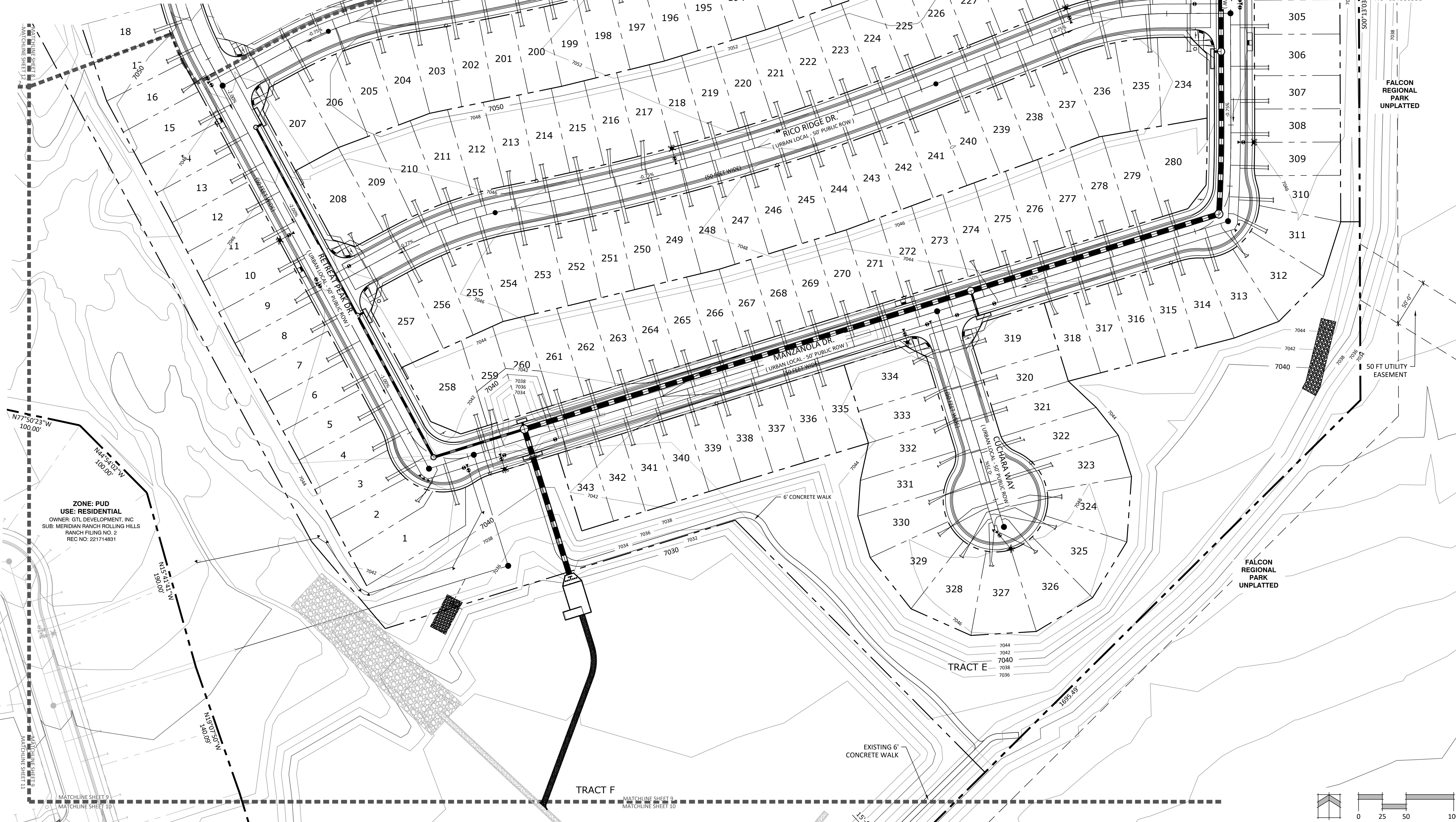
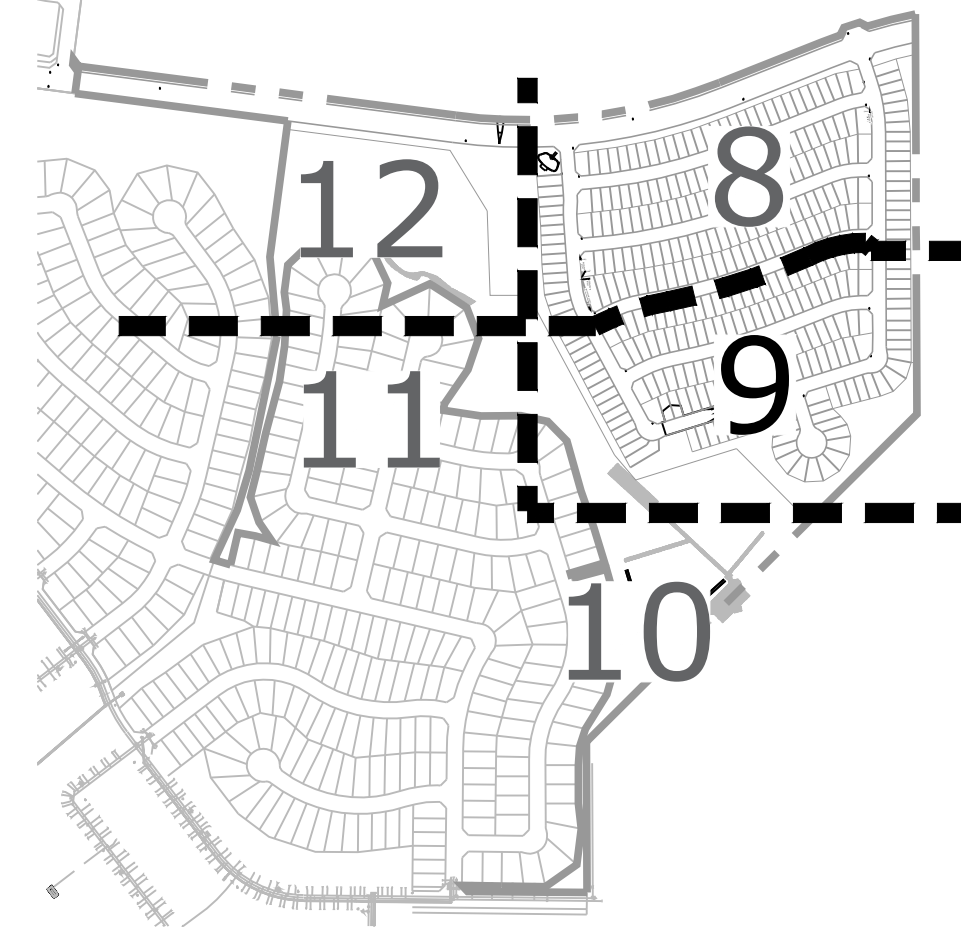
8 OF 20

PUD SP 22-004



P:\VTI\Meridian Ranch\Drawings\Planning\Secondary\Drawings\Plan\The Sanctuary PUD Grading Utilities.dwg [Plan-8] 8/11/2022 8:25:09 AM liben

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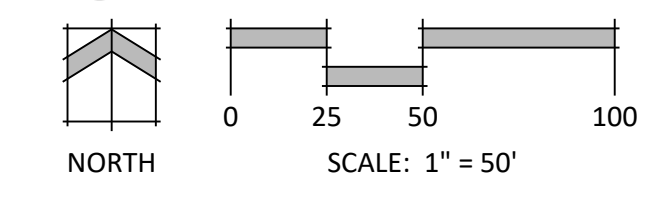
DATE: 05/04/2022
 PROJECT MGR: A. BARLOW
 PREPARED BY: B. PERKINS

ENTITLEMENT

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

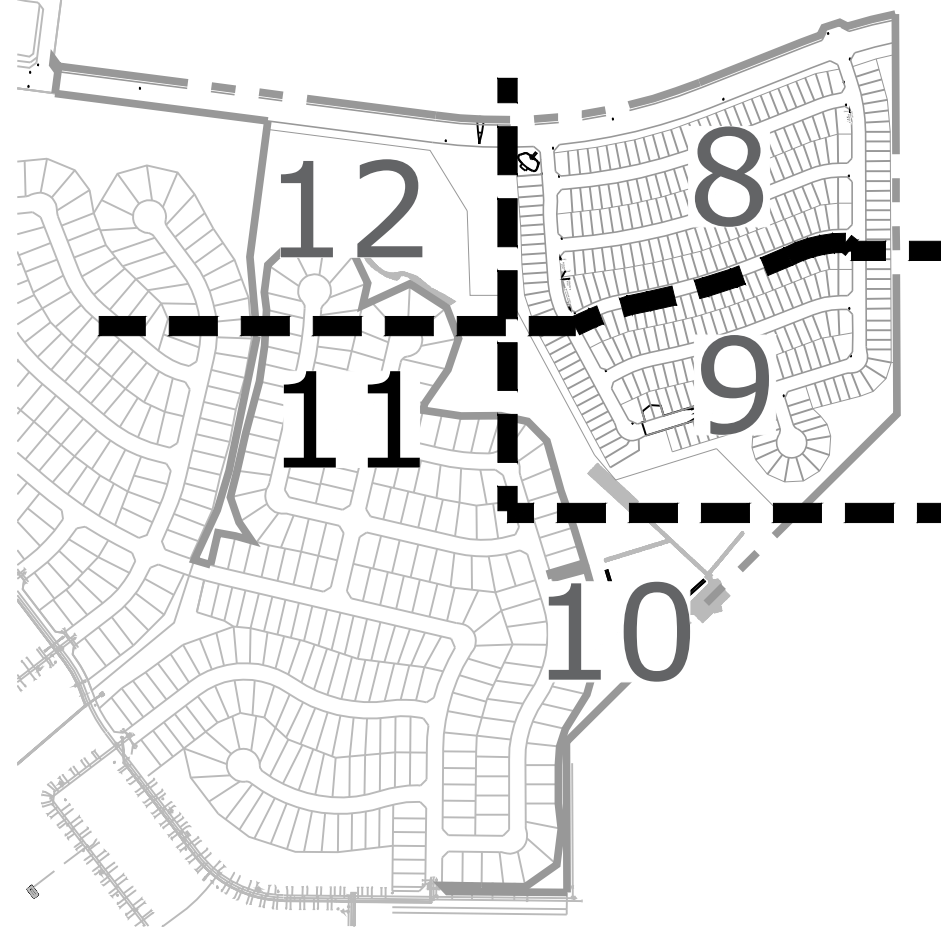
PRELIMINARY GRADING & UTILITIES

9
 9 OF 20
 PUD SP 22-004



P:\VTI\Meridian Ranch\Drawings\Planning\Secondary\Drawings\Planning\DP\The Sanctuary PUD Grading Utilities.dwg [Plan-9] 8/11/2022 8:25:26 AM lbrn

KEY MAP

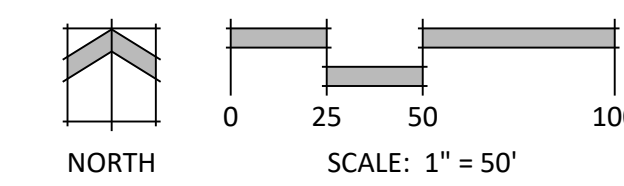


ZONE: PUD
 USE: RESIDENTIAL
 OWNER: GTL DEVELOPMENT, INC
 SUB: MERIDIAN RANCH ROLLING HILLS
 RANCH FILING NO. 3
 REC NO: 222714914

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

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

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



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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. 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

PRELIMINARY GRADING
 & UTILITIES

SHEET NUMBER
11
 11 OF 20
 PUD SP 22-004

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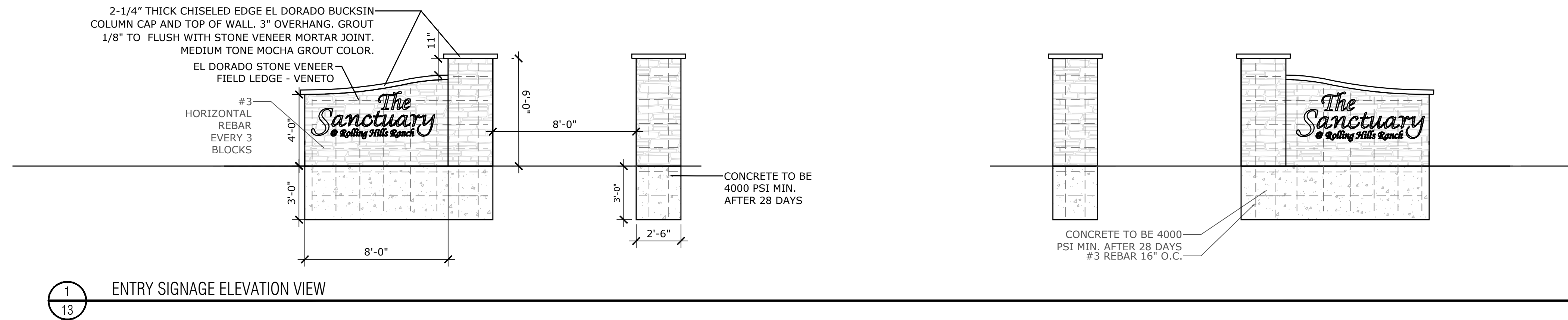
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1
13 ENTRY SIGNAGE ELEVATION VIEW



2
13 ENTRY SIGNAGE PLAN VIEW

THE SANCTUARY
AT MERIDIAN
RANCH FILING 1

PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

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

ENTITLEMENT

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

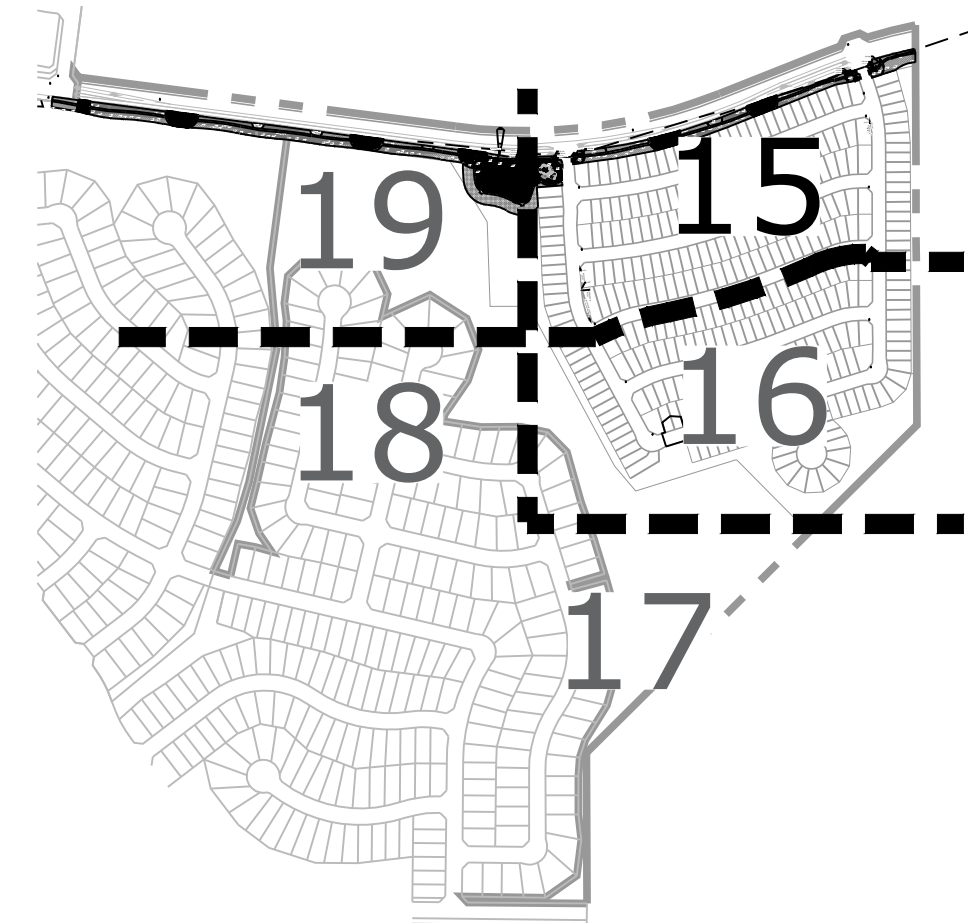
ENTRY SIGNAGE

13

13 OF 20

PUD SP 22-004

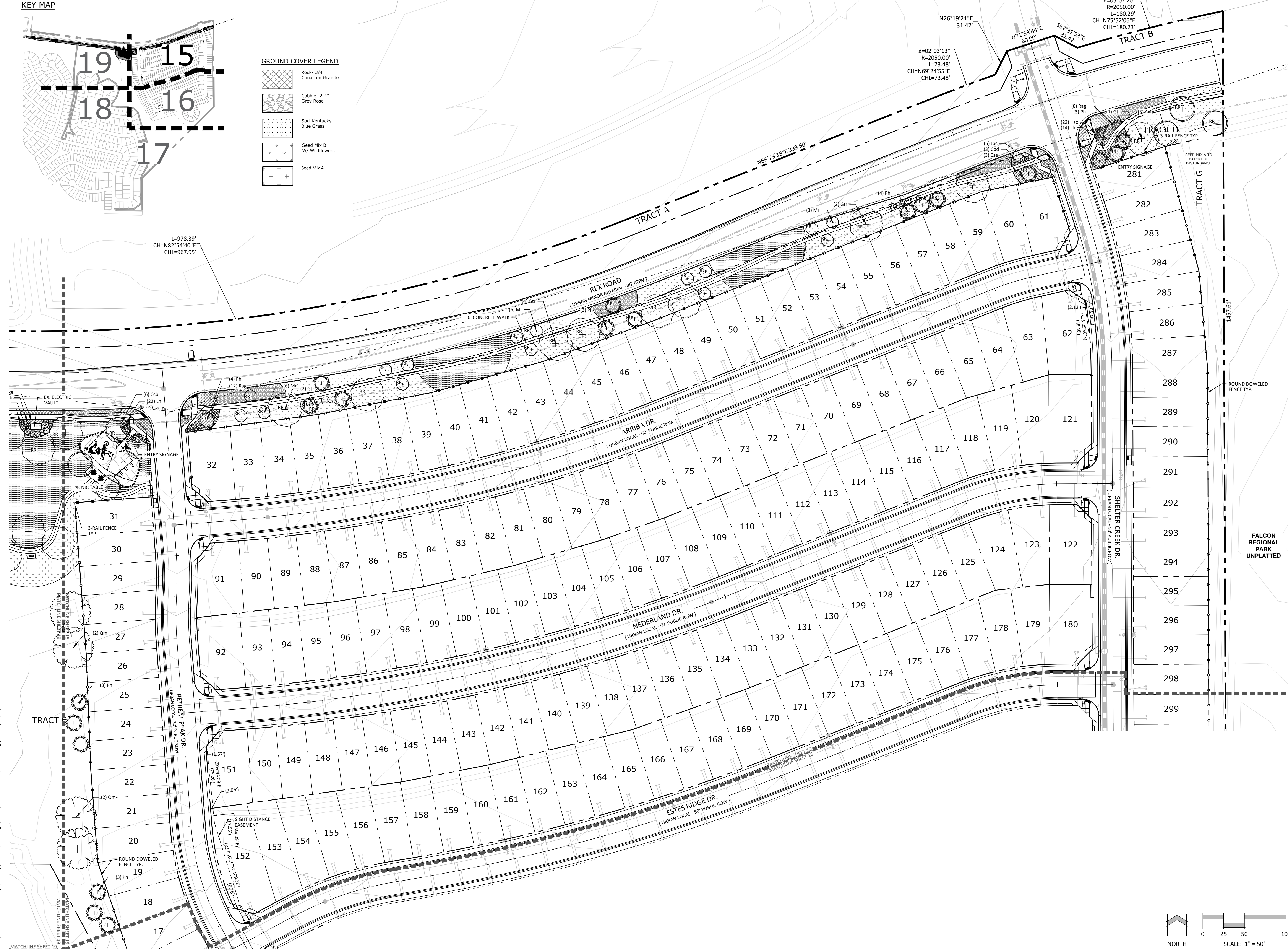
KEY MAP



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

L=978.39'
CH=N82°54'40"E
CHL=967.95'



N26°19'21"E
31.42'
N71°53'44"E
60.00'
S62°31'53"E
31.42'
Δ=05°02'20"
R=2050.00'
L=180.29'
CH=N75°52'06"E
CHL=180.23'



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PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

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

ENTITLEMENT

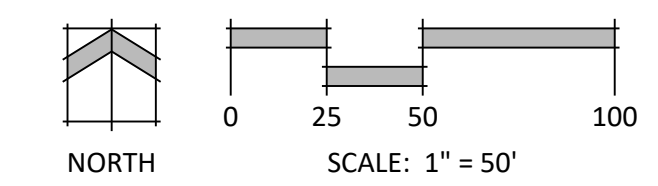
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07/05/2022	BH	PER COUNTY COMMENTS
08/11/2022	BP	PER COUNTY COMMENTS

LANDSCAPE PLAN

15

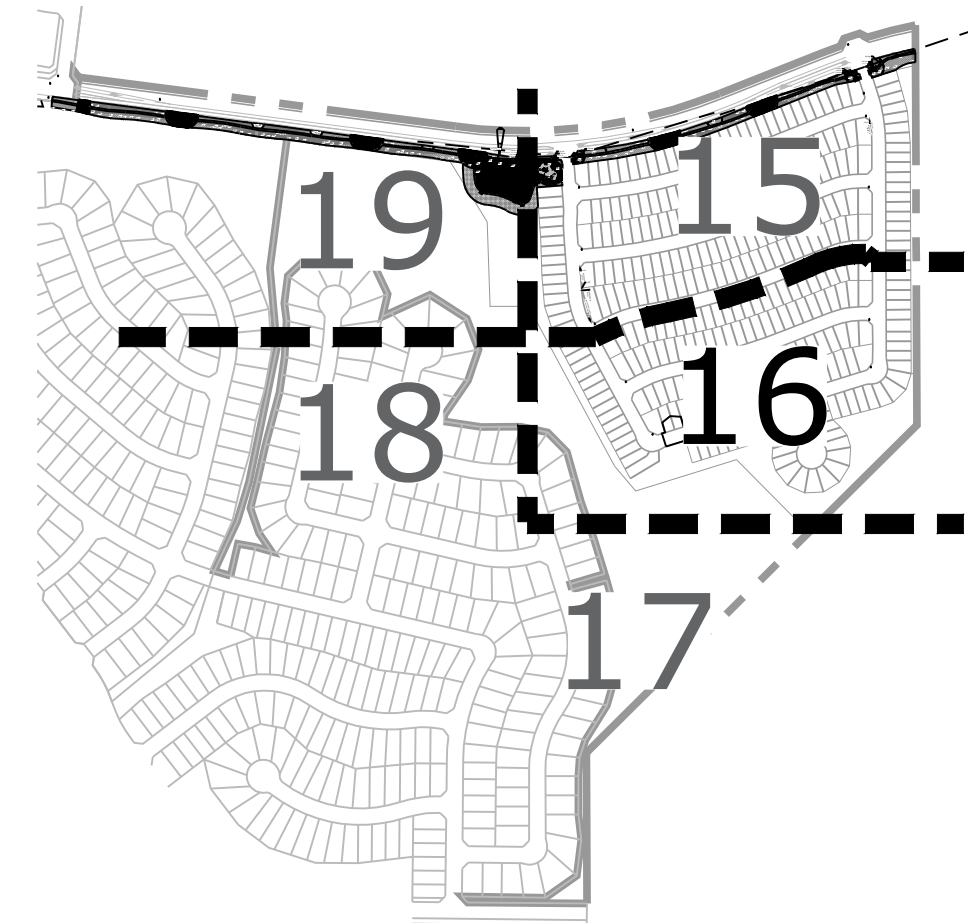
15 OF 20

PUD SP 22-004



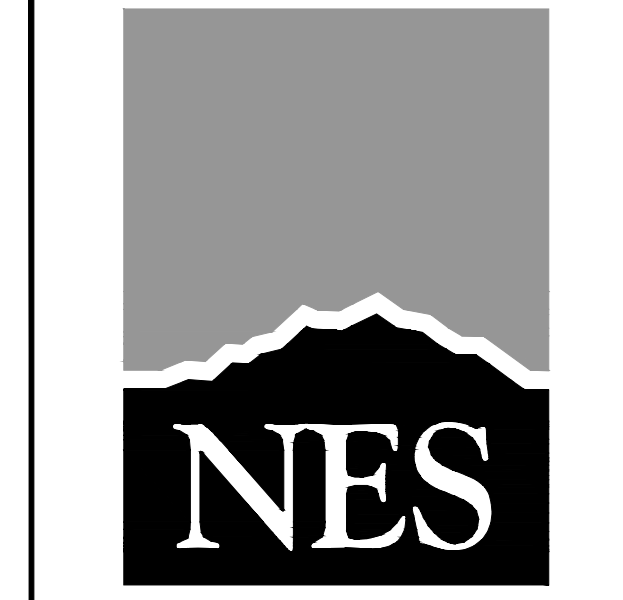
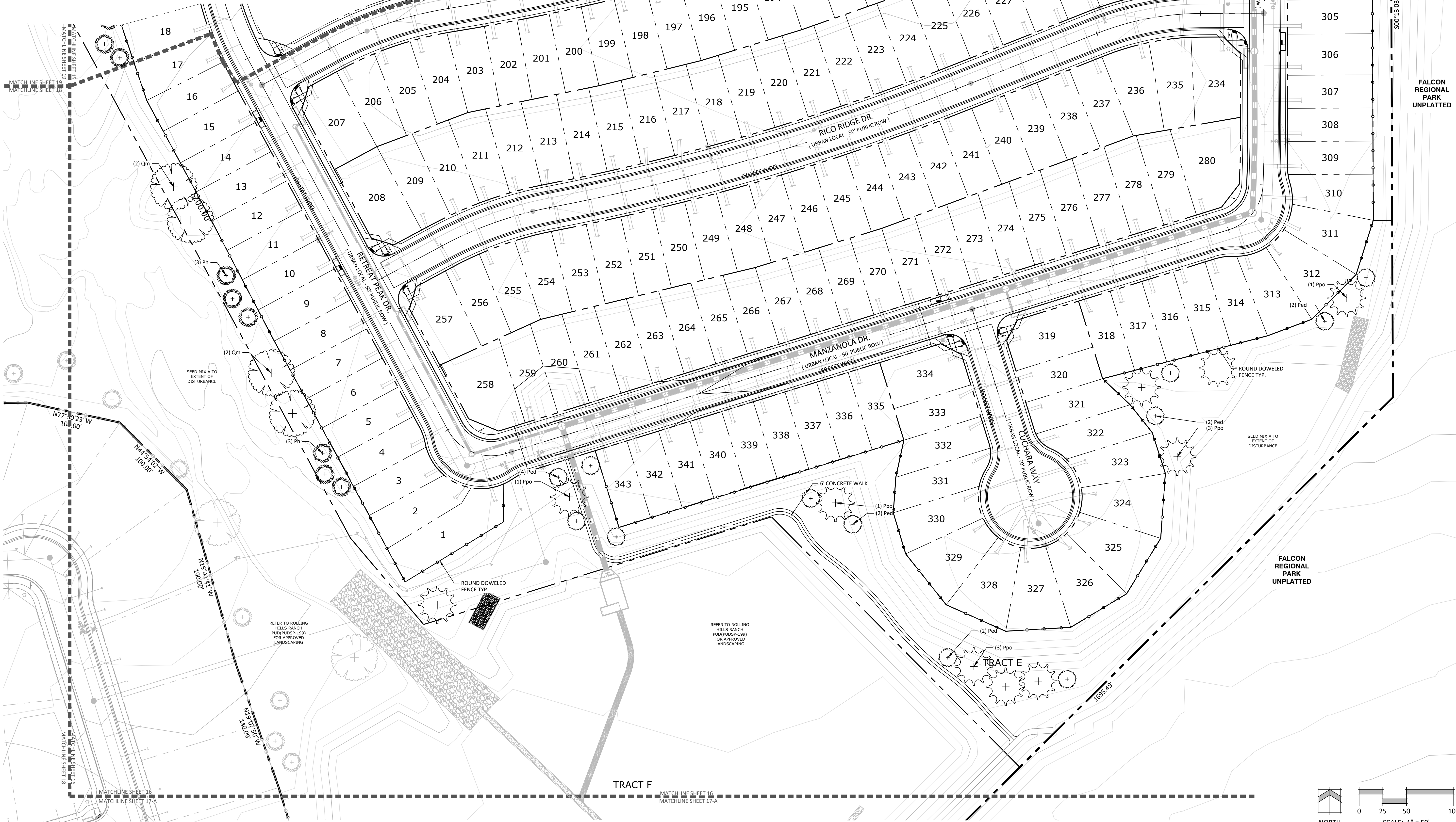
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KEY MAP



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

ENTITLEMENT

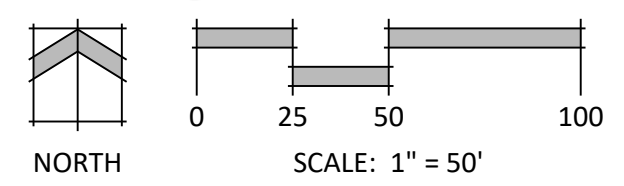
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 08/11/2022 BP PER COUNTY COMMENTS

LANDSCAPE PLAN

16

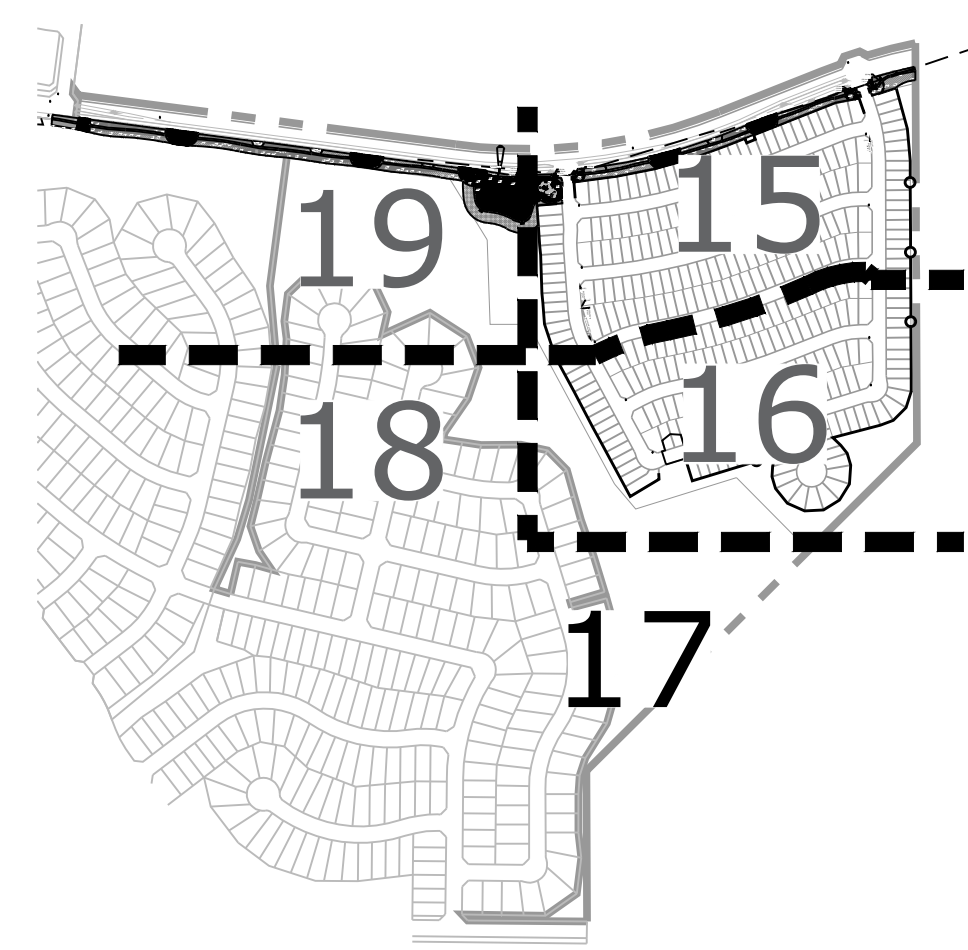
16 OF 20

PUD SP 22-004



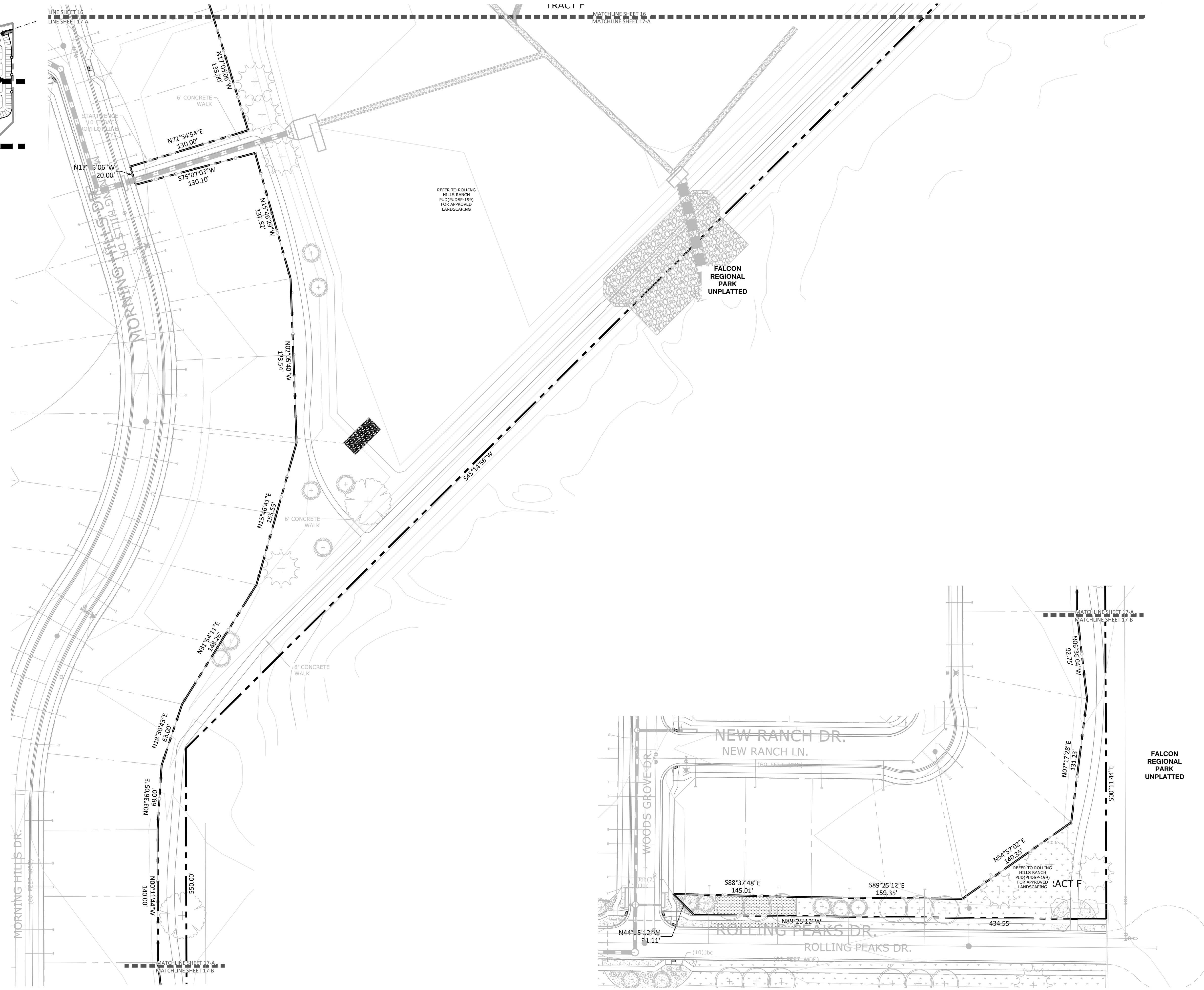
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KEY MAP



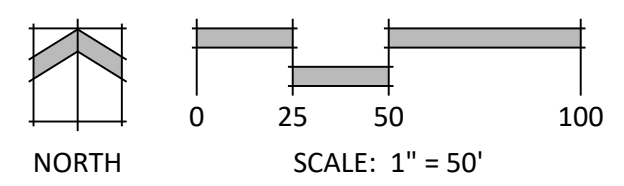
GROUND COVER LEGEND

- 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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IN ASSOCIATION WITH

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RANCH FILING 1

PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

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

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ENTITLEMENT

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

ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

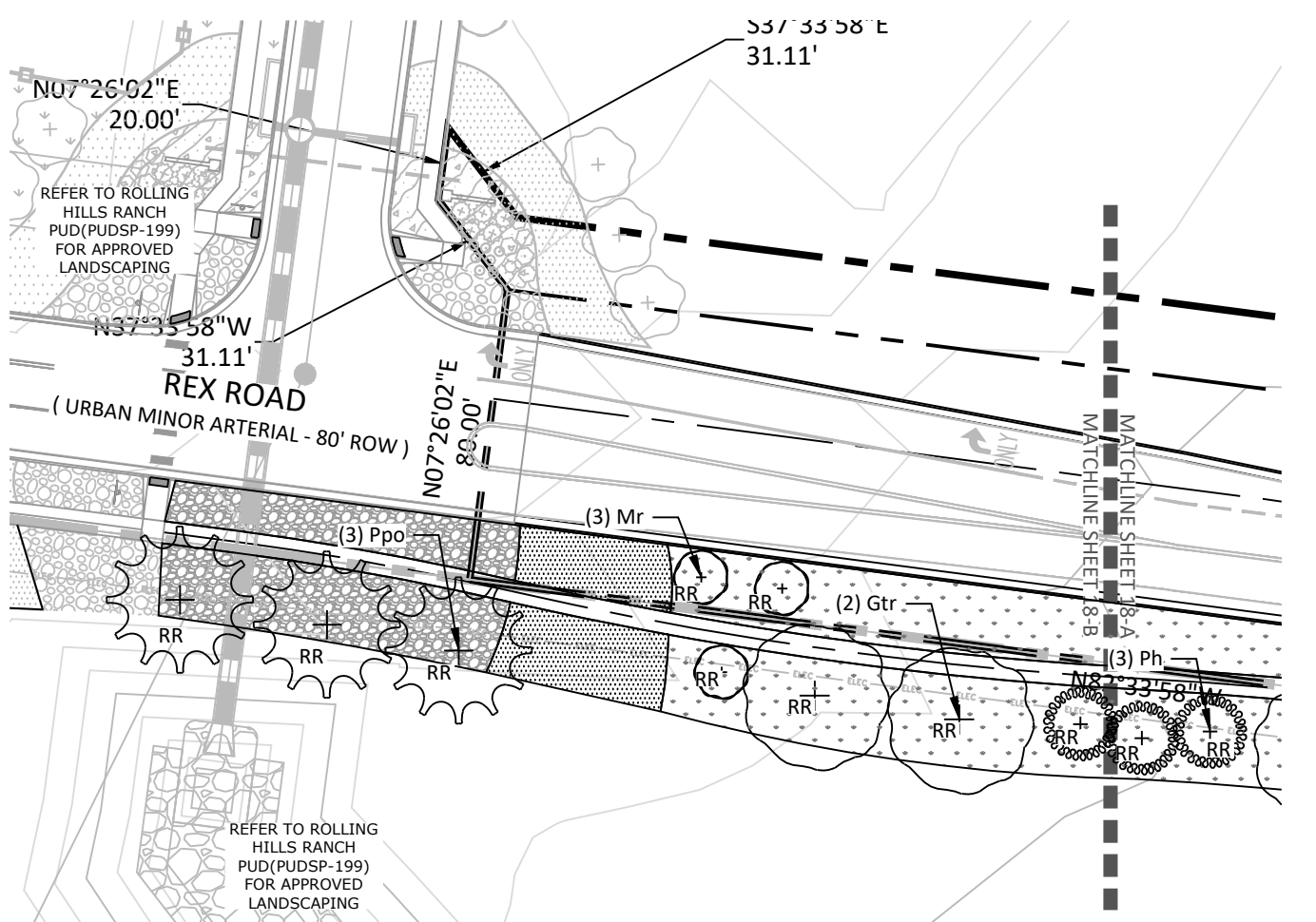
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PUD SP 22-004

PLAN FILE #

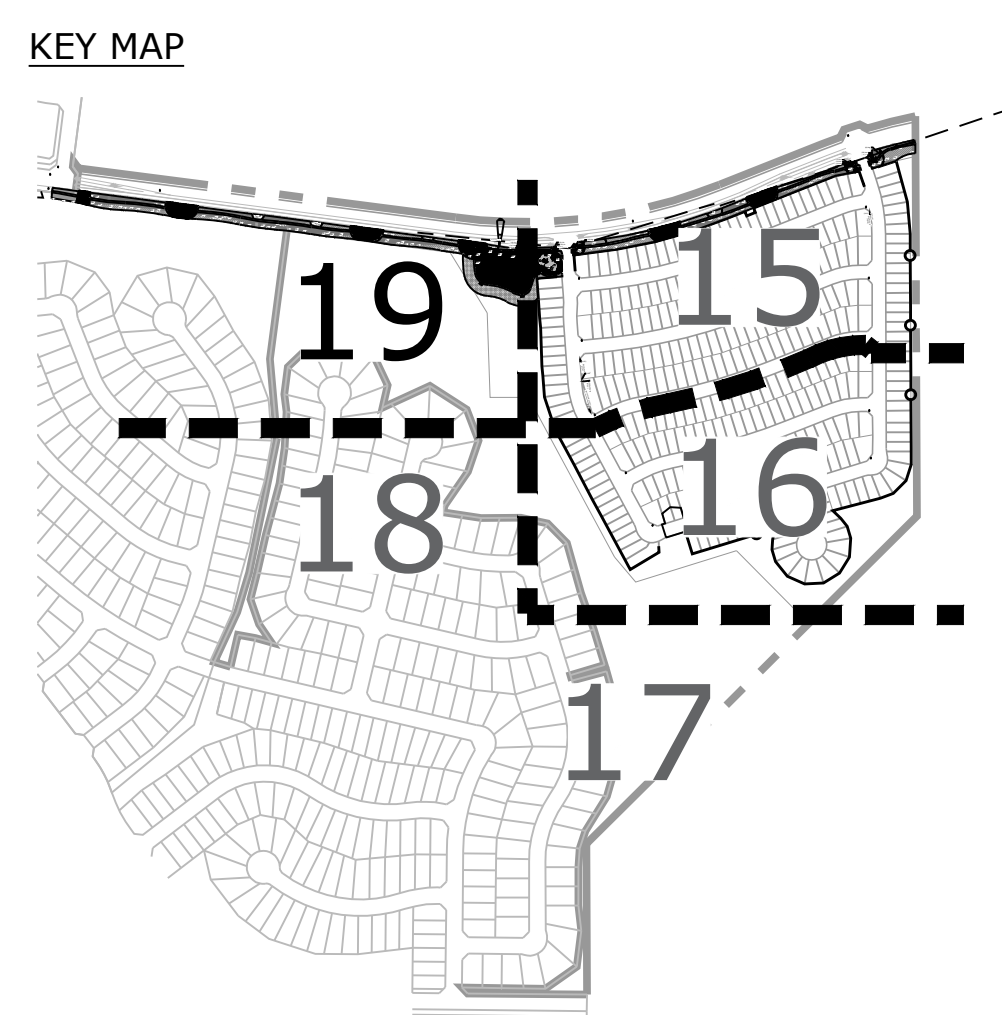
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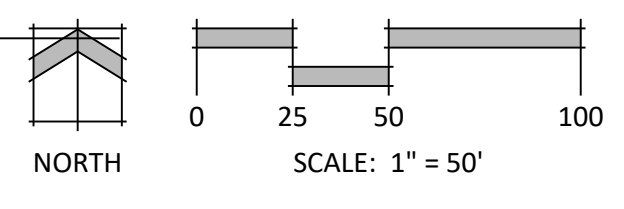


B
19
VIEWPORT 19-B



- 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

A
19
VIEWPORT 19-A



**THE SANCTUARY
 AT MERIDIAN
 RANCH FILING 1**

PUD DEVELOPMENT PLAN
 /PRELIMINARY PLAN

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

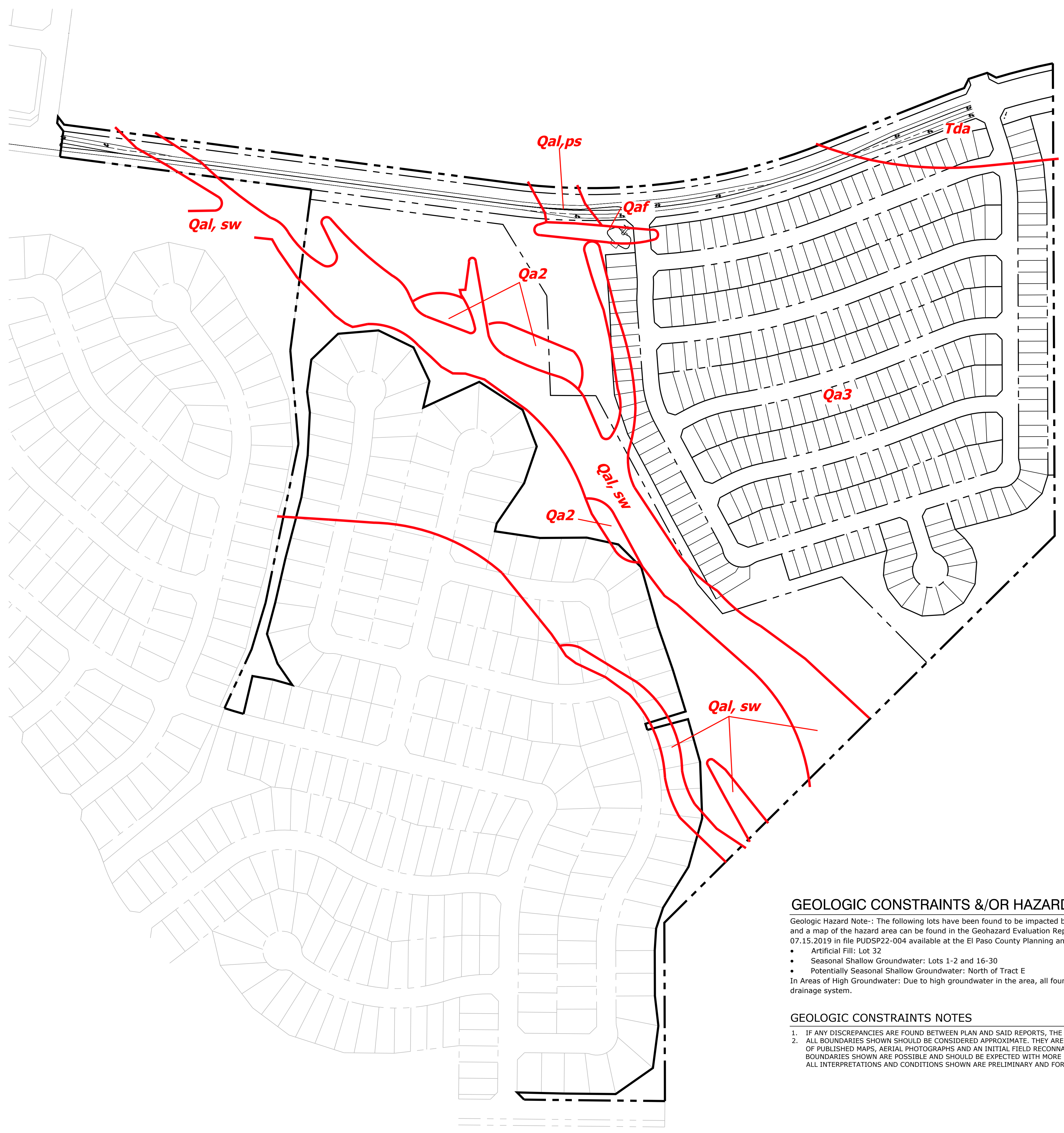
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19 OF 20

PUD SP 22-004

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LEGEND:

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

Qa1- 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

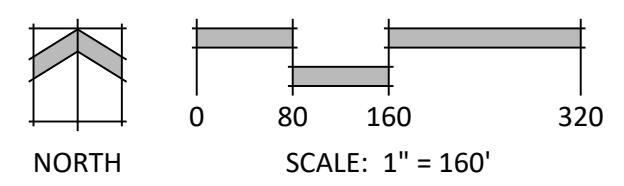
Geologic Hazard Note:- The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated 07.15.2019 in file PUDSP22-004 available at the El Paso County Planning and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



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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

ISSUE INFO

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

ISSUE / REVISION

CONSTRAINTS EXHIBIT

SHEET TITLE

20

20 OF 20

PUD SP 22-004

SHEET NUMBER

PLAN FILE #