



November 24, 2020

**LETTER OF INTENT
Sanctuary of Peace Residential Community
PUD Plan**

Owner:

Benet Hill Monastery of Colorado Springs
3190 Benet Lane, Colorado Springs, CO 80921
719.633.0655, Ext 109
Vincent Crowder, Property & Building Manager

Developer:

Benet Hill Monastery of Colorado Springs
3190 Benet Lane, Colorado Springs, CO 80921
719.633.0655, Ext 109
Vincent Crowder, Property & Building Manager

Applicant / Consultant:

M.V.E., Inc.,
1903 Lelaray Street, Suite 200, Colorado Springs, CO
719.635.5736
Charles C. Crum, P.E.

Tracts and Common Facilities:

Permanent Ownership, Operation and Maintenance

Sanctuary of Peace Homeowners Association, Inc.
3190 Benet Lane, Colorado Springs, CO 80921
719.633.0655, Ext 109
Vincent Crowder, Representative

Water System Regulation

El Paso County
Planning and Community Development
2880 International Circle, suite 110
Colorado Springs, CO 80910
719.520.6300

and

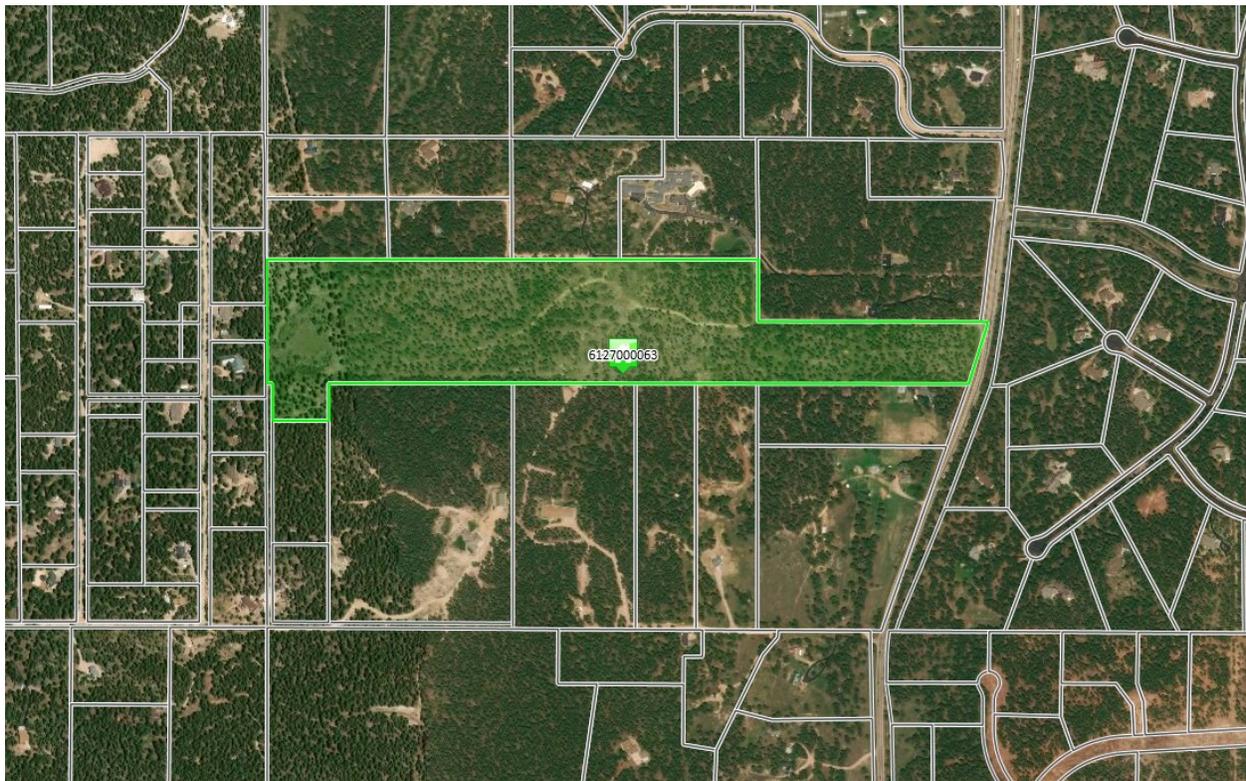
Colorado Department of Public Health and Environment
4300 Cherry Creek Drive South
WQCD-B2
Denver, CO 80246
303.692.3500

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1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
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PROJECT LOCATION:

The proposed Sanctuary of Peace Residential Community is located west of Colorado State Highway 83, north of Stagecoach Road and south of Arena Road. The subject property comprises 49.58+/- acres of land located in the South one-half of Section 27, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, State of Colorado. The site is owned by Benet Hill Monastery of Colorado Springs. The El Paso County Assessor Schedule Number for the site is 6127000063 and the address is 15760 Colorado State Highway 83. The owners, Benet Hill Monastery of Colorado Springs, also own three adjacent parcels along the north side of the site which contain the monastery facility and grounds and other residential and utilitarian structures. These three parcels are not a part of the proposed PUD application and will continue to be owned, operated and maintained separately.

The site of the Sanctuary of Peace Residential Community is bound on the east by State Highway 83, on the north by Benet Lane, on the west by Black Forest Park subdivision, and on the south by 10 & 20+/- acres parcels of un-platted land of single-family residential use.



PROJECT DESCRIPTION:

- The Sanctuary of Peace residential community PUD is intended to accommodate cluster development that promotes open space preservation, reduced automobile dependence with clustered 1-2 bedroom single story attached units. It is the owner's expressed intent to maintain the natural and native beauty and characteristics of the open space tracts, prohibiting the construction of permanent structures thereon, and utilizing sustainable and fire wise land management on the lots and open space tracts. However, notwithstanding the foregoing, certain portions of the open space tracts shall be and are intended to be utilized for construction of a central water systems/wells/well fields and on-site wastewater treatment systems. No further subdivision or development of the open space tracts may occur absent expressed amendment of private restrictions as defined by the private CC&Rs and the required land use applications and approvals in accordance with the provisions of the of El Paso County Land Development Code.
- The plan identifies 26 single-family lots (Lots 2 – 27), 12 tracts, and one lot (Lot 1) that is to contain the private Sanctuary Club House building which is classified by staff as a private business event center with four (4) guest rooms. The guest bedrooms in the private Sanctuary Club House will be for the occasional use of Sanctuary of Peace Residential Community members, their guests, and the sisters of the Benet Hill Monastery. The building exteriors and outside areas of all lots 1-27 are to be maintained by the Sanctuary of Peace Homeowners Association. Lot 1 will also contain one detached 6-car garage building. Lot 1 and all of its improvements are to be owned by Benet Hill Monastery of Colorado Springs. The interior private Sanctuary Club House will be maintained by Benet Hill Monastery while the exterior will be maintained by the Sanctuary of Peace Homeowners Association. The facilities if lot 1 are for the private use of the Sanctuary of Peace Residential Community members, their guests, and the sisters of the Benet Hill Monastery. Lots 2 – 27 are to contain the 26 single-family attached dwelling units to be sold to future private owners. Tract A is to contain the private access roadway, which is to be named "Promise Point". The private roadway is to be owned and maintained by the Sanctuary of Peace Homeowners Association. Tract B is to contain open space and trails and is to be owned by both Benet Hill Monastery of Colorado Springs (Majority Owner) and the Sanctuary of Peace Homeowners Association (Minority Owner) and is to be maintained by Benet Hill Monastery of Colorado Springs. Tract C is to contain private driveways, open space, parking in designated areas and utilities including components of the private onsite wastewater treatment system (OWTS) and is to be owned and maintained by the Sanctuary of

Peace Homeowners Association. Tract D is to contain open space and trails and is to be owned by both Benet Hill Monastery of Colorado Springs (Majority Owner) and the Sanctuary of Peace Homeowners Association (Minority Owner) and is to be maintained by Benet Hill Monastery of Colorado Springs. Tracts E, F and G are to contain the stormwater treatment and detention facilities, open space and trails and are to be owned and maintained by the Sanctuary of Peace Homeowners Association. Tracts H, I, J, and K are to contain water well and water treatment facilities, private onsite water treatment system (OWTS) facilities, trash enclosure, water supply cistern for fire fighting purposes, open space and trails and are to be owned and maintained by the Sanctuary of Peace Homeowners Association. Tract L is to contain the mail kiosk and paved vehicle pull-over area and is to be owned and maintained by the Sanctuary of Peace Homeowners Association.

- Access to the 27 single-family lots is to be by way of private Promise Point which connects to Benet Lane at two locations. Benet Lane has access to State Highway 83 at the east end of the site and also has an emergency-only connection with established access easements to Fools Gold Lane to the west of the site. Promise Point forms a loop to Benet Lane, providing a built in turn-around for site traffic as needed. Colorado Department of Transportation (CDOT) has issued a new access permit in consideration of the proposed Sanctuary of Peace project. No modifications to the existing access onto Colorado State Highway 83 is required by CDOT. A pertinent page from the permit is attached indicating approval of use of the existing highway access for Sanctuary of Peace.
- Planned housing types include single-story one (1) and two (2) bedroom single family attached housing units. The plan proposes 14 one-bedroom, 12 two-bedroom single-story residences, and one (1) private Sanctuary Club House having 4 guest bedrooms which, as discussed in the paragraph above, are for the use of property owners within the development.
- Water will be provided by a small community water system comprised of a water well, treatment, storage tank, and distribution lines designed in accordance with the Colorado Department of Public Health and Environment Regulations. The well for this new system is in accordance with Colorado Division of Water Resources Well Permit Number 83855-F issued on 12/11/2019. The well was constructed on 3/23/2020. Water samples from the new well were drawn on 3/23/2020 and 4/1/2020 which were tested and received satisfactory water quality results. The applicant has submitted the Capacity Assessment Worksheet and Supplemental Information for the Technical, Managerial, and Financial (TMF) Capacity, and the Final Plans and Specifications for the Sanctuary of Peace POA Water System to Colorado Public Department of Public Health and Environment

(CDPHE). CDPHE has reviewed the Capacity Assessment and TMF and has issued a letter, "Acknowledgment of Drinking Water Final Plans and Specifications for Construction of Sanctuary of Peace POA Water System, Sanctuary of Peace POA, Public Water System Identification (PWSID) No. CO0121702, El Paso County" dated July 20, 2020, in which they find that the TMF and design to be in conformance with the current requirements of the New Public Water System Capacity Planning Manual and the State of Colorado Design Criteria For Potable Water Systems (Design Criteria).

- Wastewater treatment will be provided by a small community wastewater system comprised of four (4) shared Onsite Wastewater Treatment Systems (OWTS) which have been sited and designed under guidance of the State Water Quality Site Application Policy 6 along with the County Department of Health supervision and approval.

REQUESTS:

- The Sisters of the Benet Hill Monastery (Applicants) request approval of the Sanctuary of Peace Residential Community PUD Development Plan to rezone a 49.58 acre property from the current A-5 and RR-5 zoning districts to PUD. Approximately 10± acres of the property is currently zoned A-5 the remaining 40± acres is zoned RR-5.
- The applicants request authorization from the PCD Director to submit the PUD development plan as a preliminary plan.
- The applicants request administrative approval of the final plat following approval of the PUD/Preliminary Plan.
- The applicants request findings of sufficiency for water along with the PUD/Preliminary Plan to facilitate Administrative approval of the final plat. A Water Resources Report with data relating to both water quantity and quality is provided with the PUD Plan/Preliminary Plan submittal to support the finding of sufficiency request.
- The applicants request Early Grading Approval with this PUD/ Preliminary Plan consideration. A Final Drainage Report and Grading and Erosion Control plans are provided with the the PUD Plan/Preliminary Plan submittal to support the Early Grading request.
- The following PUD modifications are requested for Sanctuary of Peace Residential Community:

Requested PUD modifications Summary				
	LDC/ECM Section	Category	Standard	Modification
1	LDC Chapter 8.4.3.B.2.f	Lot Design - OWTS	Lots with OWTS require are of 2.5 acres and 1 acre of buildable area	Design Modification: Request clustered lots less than 2.5 acres and less than 1 acre of buildable area surrounded by tracts to support OWTS placement
2	LDC Chapter 8.4.4.C	Transportation System Std-Public Roads	Public roads required	Waiver: Request Private Roads
3	LDC Chapter 8.4.4.E	Transportation System Std-Private Rd Allowances	Private Roads to Meet County Standards	Waiver: Request relief from ECM design standards for private road
4	LDC Chapter 8.4.8.C.2	Wastewater Disposal	Two OWTS Sites Required for all Lots or Parcels	Waiver: Request One OWTS site be shown on the PUD Plan due to completion and submittal of a detailed engineering design for the proposed OWTS systems.
5	ECM 2.3.1	Roadway Design Criteria	Design Speed	Design Modification: Request design speed of 20 mph with posted speed of 15 mph in accordance with the existing access private roadways.
6	ECM 2.3.1	Roadway Design Criteria	Right of Way Width	Design Modification: Request right-of-way width (tract width) of 28' for the private road and sidewalk
7	ECM 2.3.1	Roadway Design Criteria	Minimum Curve Radius	Engineering Modification: Request curve radius on the private road of 50'. ECM Deviation Request is required.
8	ECM 2.3.1	Roadway Design Criteria	Minimum Lane Width	Engineering Modification: Request lane widths of 10' for the private road in accordance with the existing access private roadways. ECM Deviation Request is required.
9	ECM 2.5.2.B.3	Pedestrian Facilities	Sidewalks on both sides of roadway	Engineering Modification: Request attached 5' sidewalk on on side of the low speed/low volume roadway. ECM Deviation Request is required.

M.V.E., Inc. • Engineers • Surveyors

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10	ECM 2.5.2.B.6	Pedestrian Facilities	Sidewalk material to be 5" thick concrete	Engineering Modification: Request attached 5' asphalt sidewalk, matching roadway thickness and delineated with double white line striping. ECM Deviation Request is required.
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Prior to the initial submittal of this application in February 2019, the owner held one neighborhood meeting on May 16, 2018. Another neighborhood meeting followed the initial submittal, which was held May 1, 2019. There was no apparent stringent disagreement or opposition with the development concept expressed at either meeting. The owner has also been diligent in reaching out and communicating with neighborhood members in a one-on-one basis as concerns were raised. Concerns included the need for better emergency ingress / egress in the general neighborhood area and also about potential follow-on development of the site that could occur after the approval of this current application. This resubmittal provides additional acceptance by the fire district of the proposed emergency-only access planned by the owners and certain adjacent neighbors. The owners do not plan future development of the site other than that indicated on the currently proposed PUD Plan. The current resubmittal also reflects further adjustment and refinement of the development request.

Approval of PUD Modifications

“For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:” (LDC 4.2.6.F.2.h Modification of LDC or ECM Standard)

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development

The plan preserves the natural features of 44.44 acres of open space (89.6% of the PUD area located in Tracts B, C, D, E, F, G, H, I J and K). The private Sanctuary Club House garages are planned to house community cars for use in a ride sharing amenity to residents of the development. It is the position of the applicant that the proposed development meets the spirit and intent of each of the modification trade-off criteria.

Approval of Density. Per the LDC, density “shall be as established by the PUD development plan and/or development guide as approved by the BoCC in consideration of the following”:

- *Adopted Master Plan;*
- *Compatibility with the surrounding neighborhood;*
- *Traffic considerations;*
- *Impact upon public facilities, utilities and schools;*
- *The natural characteristics of the land; and*
- *Water availability.*

Proposed density within the PUD is approximately 0.55 DU/AC (27 units/49.58 acres = 0.55 DU/Ac or 1 DU/ 1.84 Ac). The property is located within the Ponderosa Breaks subarea of the Tri-Lakes Master Plan, which recommends (advisory) lot sizes in the area be a minimum of 2.5 acres (p.129-130). However, the plan states in the Land Use Scenario that overall densities should be “consistent with surrounding subdivisions”. While there are no 2.5 Ac developments to compare to the Sanctuary of Peace Residential Community, the overall density of the affected development area and surrounding adjacent properties, including the proposed Sanctuary of Peace PUD is one (1) DU/ 3.9 ac, which meets the minimum recommended overall density one (1) DU/ 2.5-5 ac. (See attached Density Map for details).

No adverse traffic impacts are generated by the proposed development. The applicants are planning a right-hand deceleration lane into the property to improve access into the site from State Highway 83.

Stormwater will be detained by a system of three detention ponds which are designed to meet local, state, and federal stormwater requirements. The proposed ponds will also provide storm water quality treatment for the new residential site. The ponds are to be located within tracts designated for

stormwater and drainage and will be maintained by the Sanctuary of Peace Homeowners Association.

Applicable traffic, park, school, and drainage fees will to offset the developments impact on public facilities and services.

The density is also supported by the water availability and suitability for the use of shared OWTs. Water availability and septic suitability and system design have been reviewed by the appropriate State and County Departments prior to submittal. (See discussions on each in the review criteria section of this letter). According to the water and wastewater resources reports and supporting groundwater determinations and decrees, the site can support 27 residences with up to 40 bedrooms. The applicant proposes a total 14 one-bedroom, 12 two-bedroom single-story residences, and a private Sanctuary Club House having 4 bedrooms. The private Sanctuary Club House with four (4) guest bedrooms is classified as transient use and taken at the Hotel/Motel occupancy rate of one half bedroom per room, equaling 2 bedrooms of the 40 bedroom maximum count in accordance with the water supply and septic suitability of the site. The Sanctuary Club House will include a kitchen for only occasional use by residents as in the manner of a typical HOA Clubhouse. The kitchen is included in the design flow rate for the hotel/motel occupancy as detailed in the Water Resource and Wastewater disposal reports.

The subject property was purchased with the intent of providing a permanent buffer for the neighborhood against development encroachment within the State Highway 83 corridor.

PUD REVIEW AND APPROVAL CRITERIA

I. The proposed PUD District zoning advances the stated purposes set forth in this Section;

Per the information and justification provided in this letter of intent and documents, plans, and reports submitted for consideration, the application meets the purposes of the PUD zoning district as established by County regulations and manuals.

County Purposes of PUD:

To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;

The housing development is in response to market trends that support the rural cluster style development with the proposed housing types as previously discussed. The clustering of the visible improvements of the development consisting of the 27 units comprised of 26 single family attached homes and the private Sanctuary Club House in Lots 1 through 27, the private road in Tract A, private residential driveways on Tract C, detention ponds in Tracts E, F and G, water well, water treatment buildings and trash enclosure in Tract H, parking and gazebo in Tract J, parking in Tract K, mail kiosk and paved pull-over area in Tract L makes up 5.14 acres in area and affords the feel of a more urbanized traditional neighborhood development, such as RS-5000 – Residential Suburban, but in a rural setting surrounded by 44.44 acres of densely forested open space for the use and enjoyment of residents.

To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;

The single-family-attached lot sizes vary from 3,911 SF to 5,124, with an average of 4569 SF. The private Sanctuary Club House (Lot 1) is 15,878 SF in area and also is to contain a 6-car garage building. The road and lots have been clustered within a 4.31 acre development area which was planned through the fire mitigation process whereby the forest was thinned in cooperation with the Wescott Fire Protection District in 2013 - 2015. Siting of the homes and private roadway will require a little, if any, additional thinning of the forest on the property. The nearest lot to the south property line is Lot 13 which will contain a single-family-attached residence and is 162 feet from the south property line. The nearest lot to the west property line is Lot 6 & 7 which will contain single-family-attached residences and is 1792 feet from the west property line. The nearest lot to the north property line is Lot 1 which will contain the private Sanctuary Club House and garage building. The Clubhouse structure is to be set back 105 feet from the north property line, while the garage is to be set back 38 feet from the north property line. The Benet Hill Monastery property (applicant's) borders the north side of the site. The nearest lot to the east property line (Highway 83) is Lot 27 which will contain a single-family-attached residence and is 1332 feet from the east property line.

To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the

conservation and more efficient use of open space ancillary to said buildings;

Residential lots comprise 6.24% (3.09 acres), while roadway, parking, sidewalks, drives, gazebo, trash enclosure, mail kiosk, water supply facilities, wastewater disposal facilities and stormwater facilities located in Tracts A, C, E, F, G, H, I, J, K and L comprise 4.14% (2.05 acres) of the 49.58 acre property. The plan preserves 89.6% (44.44 acres) of the property as open space. During the development process, it is the plan of the applicants to restrict the 44.44 acres of open space to future development beyond what is identified on the Sanctuary of Peace Residential Community Plan by covenants

To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;

Houses have been designed with one (1) car garages and driveways to promote reduced automobile dependency. The planned private Sanctuary Club House lot (Lot 1) also includes a 6-car garage which is planned to park about four (4) community/shared automobiles for use by residents to promote ride sharing, reduce the amount of traffic and impacts within and outside the development, and as a community building amenity. The Clubhouse, Garages and community automobiles are to be owned and maintained by the Sanctuary of Peace Homeowners Association.

To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;

The property is located within five miles of commercial corridors adjacent to and in proximity to the I-25 Corridor. The Highway 83 is 1350 feet to the west with access to Powers Boulevard (5 miles away), Academy Boulevard (9 miles away) and I-25 (9 miles away).

To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;

The development has been designed to reduce the amount of disturbance by clustering not only the residences, but also consolidating the community water system, and four (4) OWTS systems into integrated systems to serve the 26 residences and private Sanctuary Club House instead of using 27 separate systems. Wastewater from the private Sanctuary Club House will be treated by one of the four (4) OWTS. The systems have been designed to serve a maximum

of 26 residences and one private Sanctuary Club House with a maximum 40 cumulative number of bedrooms. The applicant proposes a total 14 one-bedroom, 12 two-bedroom single-story residences, and a private Sanctuary Club House having 4 bedrooms classified as transient use and equating to 2 regular bedrooms for purposes of wastewater treatment for a total of 40 bedroom maximum count in accordance with the water supply and septic suitability of the site. The design of the systems were prepared in coordination and consultation with County and State Health Department Officials.

A private road to be named Promise Point is planned to provide access from the development to Benet Lane (private) which provides access to the public State Highway 83. No additional on-site roadway improvements are anticipated. The Traffic study determined that a southbound right-turn deceleration lane is not warranted and will not be required by CDOT at the intersection of Benet Lane and State Highway 83. Furthermore, private Promise Point will connect to Benet Lane at two locations, forming a loop turn-around for site traffic as needed.

To promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area, including scenic vistas, natural features and environmental resources;

The proposed layout develops 5.14 acres of the site into single family attached dwellings, private Sanctuary Club House, private roadway, utility and drainage facilities, mail and trash disposal facilities and other amenities such as guest parking, gazebo area and trails. The plan preserves 44.44 acres of the site as open space. The hazards on the site include minor areas of potentially seasonal shallow groundwater, the potential for expansive soils, and a potentially unstable slope associated with an existing road cut located near the northeast portion of the clustered home development area. The hazards on site may be mitigated through avoidance or proper engineering design and construction practices. Recommendations provided in the soils and geology report prepared by Entech, Engineering, Inc. dated February 11, 2019 should be followed for mitigation of potential hazards. The areas of geologic hazards are being avoided and preserved with the proposed plan. See discussion on layout, water/waste water service, and fire mitigation relative to the planning and development of the property. Geology, water and wastewater, and fire hazard and mitigation reports have been submitted in support of the proposed development. The areas of the two significant drainage ways on the western portion of the site area being preserved with no development planned in those areas.

To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas

Tract B and Tract D incorporate significant amounts of open space for passive recreation in the form of hiking, nature observation, and contemplation. It is intended that the open space be preserved in its natural state in perpetuity. The preserved open space in the PUD is 44.44 acres in area, representing 89.6% of the site. Trails will be installed in Tract B and Tract D to facilitate enjoyment of the open space and preservation of the natural features.

Not included in the open space calculation are Tract A, which is the private roadway tract (0.69 acres), Tract L (0.04 acres), which is the mail kiosk tract, and portions of Tracts B, C, D, E, F, G, H, I, J, and K that contain areas of drive, parking, water system facilities, wastewater treatment facilities, and stormwater treatment facilities. The area of the residential lots combined with the non-open space features of Tracts B, C, D, E, F, G, H, I, J, and K is 5.14 acres. The resulting total amount of open space in the project is 44.44 acres or 89.6%.

The sidewalk adjacent to the private roadway and additional trails throughout the site are planned and shown on the PUD plan connect the gazebo area, private Sanctuary Club House area, the mail kiosk, and trash enclosure area. The trails are also planned to extend into the open space that encircles the housing area to promote use of the open space and widen the appeal of the trail system on the site. The trails are to be constructed by the the developer during the home building period and will be owned and maintained by the Homeowners Association.

II. The application is in general conformity with the Master Plan;

“Simply by stating in this Code a requirement or preference for Master Plan consistency, the Board of County Commissioners has not by such statement rendered the Master Plan a binding requirement or regulation for either zoning or subdivision matters. The Board of County Commissioners’ intent as expressed in its various Master Plan elements and in Appendix A, § A.1.6(B) to this Code is that the Master Plan be advisory only, and that the Board of County Commissioners retains its considerable discretion in deciding how to apply the Master Plan in making land use decisions.” (LDC 2.1.3: Master Plan Advisory)

Water Master Plan

The proposed subdivision is in compliance with the El Paso County Water Master Plan (2018). The District Court, Water Division 2 Colorado, has decreed certain water rights and approved a plan for augmentation as necessary to allow use of a new well for the subdivision in Case No. 18CW3019 (c/r 18CW3040, Div. 1) recorded under reception number 218100150 the records of El Paso County. A well permit for the new site was issued by Colorado Division of Water Resources under Well Permit Number 83855-F issued on 12/11/2019. The well was constructed on 3/23/2020. Water for the Sanctuary of Peace subdivision will be provided by a small community water system comprised of a water well, treatment, storage tank, and distribution lines designed in accordance with the Colorado Department of Public Health and Environment Regulations.

Sanctuary of Peace is located within Region 2 in the Water Master Plan. This is comprised of the northwest corner of the county including the tri-lakes area. The site is not located in a designated Growth Area as determined in the Water Master Plan. The Water Master Plan contains estimates of the demands and available supply by region at the years 2018, 2040 and 2060 Build-Out. The 2018/2040/2060 demands in Region 2 are estimated to be 7,532 acre-feet per year, 11,713 acre-feet per year, and 13,254 acre-feet per year, respectively. The 2018/2040/2060 supplies in Region 2 are estimated to be 13,607 acre-feet per year, 20,516 acre-feet per year, and 20,756 acre-feet per year, respectively, indicating a surplus of supply for the region at each time. However, a significant portion of the supply is derived from non-renewable Denver Basin groundwater. Considering only the Sanctuary of Peace subdivision, demands are estimated to be 8.37 acre-feet of water per year for the current, 2040 and 2060 time frames, respectively. Water supply available by decree to the subdivision is 8.37 acre-feet per year for each of the current, 2040 and 2060 time frames. The decree allows up to 1.3 acre-feet of water per year for irrigation of up to 26,000 square feet of landscaping. In practice, the owner will limit water use for landscape irrigation as a conservation measure. Additionally, due to the nature of the community, each residential unit in the subdivision is anticipated to house fewer than the normal county-wide average number of occupants per household, which will further reduce actual demand in the subdivision.

The following is a listing of some of the policies of the Water Master Plan that are supported by the proposed PUD: *Policy 4.1.3 – Support enhanced monitoring of sources of surface and tributary groundwater in the County.* The proposed water system will include metering of total use at the treatment plant and metering of the individual residential units; *Policy 6.1.2.1 – Follow best management practices to maximize aquifer recharge, including supporting the use of greenway corridors, the maintenance of drainage ways in their natural state, and*

the avoidance of large amounts of impervious cover for recharge areas. The proposed PUD will preserve 89.60% of the 49.58 acre site as open space (44.43) acres, encouraging and enabling aquifer recharge. Policy 6.1.2.2 – Encourage and accommodate water conservation practices for existing and new developments. The PUD will limit the use of water for landscape irrigation in favor of maintaining the character of the existing forest natural landscape resulting in conservation of the water source. Policy 6.2.1.2 – Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible. The proposed subdivision will utilize onsite wastewater treatment systems which will provide “Return Flows” to the environment as a condition of the groundwater findings and order and the well permit.

Small Area Plan

The site is located in the Ponderosa Breaks sub-area of the Tri-Lakes Comprehensive Plan. This area is identified as a low density development area. The recommended land use scenario policies include:

Development emphasis should be on low density residential uses which focus on the timbered areas rather than the open portions of this unit. Overall densities should be consistent with adjacent existing subdivisions.

The plan clusters residential development in order to preserve over 90% of the plan area as open space. The proposed development densities of 0.54 DU/AC. 5 acre development densities are 0.2 DU/AC; 2.5 acre densities are 0.4 DU/AC. The proposed development densities are slightly higher than 2.5 acre rural development densities; however, the clustering of lots on 3.09 acres, small lot sizes, shared well and OWTS systems as planned and designed afford the preservation of 44.44 acres of open space (89.60%) within a 49.58 acre site.

Policy Plan

The following policies and recommendations from the Master Plan have been provided, not specifically for discussion purposes, but to establish a context of the design and planning principles the Sanctuary of Peace Residential Community aspires and intends to promote. Specific discussion is provided in the PUD criteria in which the applicants have approached the design. See additional master plan discussion in the PUD review criteria section. It is the applicants' position that the plan as submitted and reviewed is in general conformance with the El Paso County Master Plan.

The following policies have been cited for discussion purposes

Policy 6.1.5 of the El Paso County Policy Plan Support the development of well-planned mixed use projects which promote all, or most, of the following objectives:

- maximize the economy and efficiency of land use
- preserve open space or natural areas
- integrate employment, housing, shopping, schools and other use
- accommodate multi-modal transportation linkages

considers diverse **transportation** options, typically including walking, cycling, public transit and automobile, and accounts for land use factors that affect accessibility

- allow for variations in design and character

Policy 6.1.11

Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

Policy 6.1.12

Encourage advance public and private land use planning in order to maximize public awareness of anticipated future land use conditions.

Policy 6.1.13

Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.

Policy 6.1.14

Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.

Policy 6.1.15

Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.

Policy 6.1.16

Allow for new and innovative concepts in land use design and planning if it can be demonstrated that off-site impacts will not be increased and the health, safety and welfare of property owners and residents will be protected.

III. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be

detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

The application meets the submittal and review criteria, with the approval of the PUD modifications and/or deviations as discussed in this letter of intent and all applicable Statutory provisions, such as, but not limited to water and wastewater provision, stormwater and grading, floodplain, wildlife, and forestry management

IV. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;

Design of the site began with aggressive fire mitigation and forest thinning efforts coordinated with the Tri-Lakes FPD and County Fire Marshall. The development area, home sites, access and circulation, wastewater system design, and water supply have been planned to generate the least impactful imprint on the environment. The development area has been arranged in a compact cluster on approximately 5.14 acres of the 49.58 acre property.

The development will provide and maintain an emergency access easement for ordered evacuation that provides secondary emergency access to Fool's Gold Lane, Evergreen Road, & Roller Coaster Road for residents to the east via Benet Lane & State Highway 83. Also, the emergency access will be for ordered evacuation for residents from the west to State Highway 83. The access will be gated at the eastern subdivision boundary line of 'Black Forest Park' and the new emergency access easement intersection.

Utilities, drainage, access, and circulation are adequate, as evidenced in the associated reports, to support the development as proposed and will not have a negative impact upon existing and future development of the surrounding area.

V. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

This proposed residential use compliments the existing religious monastic use of the site and the planned buffers and setbacks are provided in consideration of the rural residential character of the surrounding neighborhood and the design vision of the Benet Hill Monastery.

The site is designed to cluster roadway, residential structure development and supporting infrastructure within approximately 5.14 acres out of the 49.58 acre site. As discussed in this letter, the overall density of the project is comparable with 2.5 acre densities. The plan provides for 90% open space which provides a buffer against surrounding lower density residential development adjacent to the open space Tract D.

VI. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

The planned uses, bulk requirements, buffers, screening, and required landscaping for the development have been planned as shown on supporting plans and documents. Adequate buffers and setbacks are provided in consideration of the rural residential character of the surrounding neighborhood and the design vision of the Benet Hill Monastery. The nearest lot is 162 feet from the property boundary.

VII. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

Per guidance from the County Environmental Services department identified the potential for Preble's Meadow Jumping Mouse, wetland impacts, and/or impacts to Smith Creek downstream from the site, a natural resource report analyzed the impacts to existing vegetation with recommendations for maintenance of surrounding potentially affected wildlife. The report and related PUD development plan has been found to satisfactorily meet and/or address any potential negative impacts to any cultural, historical, recreational, aesthetic and/or natural features.

VIII. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;

The site has been planned to provide access to open space on site and the adjacent monastic activities located at the Benet Hill Monastery. Proximity to regional trails/parks/other amenities.

IX. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

A traffic study has been submitted per County Staff direction for review to determine necessary offsite improvements. The study identifies no offsite roadway improvements are necessary. Approval of the aforementioned PUD modifications for the private roadway improvements will be determined by the Board of County Commissioners. The applicant has provided the necessary documentation, including utility and other service commitments, to demonstrate that fire protection, police protection, emergency services, water and wastewater, and other public services including but not limited to park and recreation, school, services and/or facilities will be provided to support the development when needed. Preliminary groundwater investigations identify available water rights underlying the property in the amounts of: 3,700 AF from the Dawson, 4,664 AF from the Denver, 1,938 AF from the Arapahoe, and 1,445 AF from the Laramie Fox Hills Aquifer. Additional details are provided in the water resource report, groundwater decrees, and determinations.

X. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

The Plan provides 89.6% open space where the County standards require 20%. The proposed trail system will extend into the preserved open space on the site, enhancing access and enjoyment of the open space and, together with the sidewalk adjacent to the private roadway, providing pedestrian circulation throughout the site. The homes have been pre-designed to incorporate green and sustainable construction methods. Although not quantifiable in the PUD administration, it is the developers intent to follow these and other green construction BMP's in order to set a higher example for development in the region.

XI. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

A mineral rights certification was provided with the application that indicates no mineral rights and/or interests will be negatively affected. Mineral rights were transferred to the applicant upon acquisition of the property.

XII. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide;

A separate letter requesting modifications of the PUD has been submitted for review and is attached for reference.

PUD MODIFICATION REQUESTS

Proposed modifications to the zoning and subdivision regulations are warranted in exchange for the energy efficient and sustainable site development standards incorporated by reference, notation, and illustration in the accompanying development plan and/or guide.

XIII. The owner has authorized the application.

The application has been signed by the property owner.

PUD Development Plan May be Approved as a Preliminary Plan

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The subdivision is consistent with the purposes of this Code;
3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code.
6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
7. Adequate drainage improvements complying with State law [C.R.S. §3028-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with

this Code and the ECM. Each lot either directly connects to the private roadway or an access easement is provided to the private roadway as indicated on the PUD plan;

9. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

10. Necessary services proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;

11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

Based on the discussion previously provided for PUD approval, the applicants believe the approval criteria for a preliminary plan has also been met.

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July 22, 2020

PUD MODIFICATIONS REQUEST
Sanctuary of Peace Residential Community
PUD Plan

Owner:

Benet Hill Monastery of Colorado Springs
3190 Benet Lane, Colorado Springs, CO 80921
719.633.0655, Ext 109
Vincent Crowder, Property & Building Manager

Developer:

Benet Hill Monastery of Colorado Springs
3190 Benet Lane, Colorado Springs, CO 80921
719.633.0655, Ext 109
Vincent Crowder, Property & Building Manager

Applicant / Consultant:

M.V.E., Inc.,
1903 Lelaray Street, Suite 200, Colorado Springs, CO
719.635.5736
Charles C. Crum, P.E.

Tracts and Common Facilities:

Permanent Ownership, Operation and Maintenance

Sanctuary of Peace Homeowners Association, Inc.
3190 Benet Lane, Colorado Springs, CO 80921
719.633.0655, Ext 109
Vincent Crowder, Representative

Water System Regulation

El Paso County
Planning and Community Development
2880 International Circle, suite 110
Colorado Springs, CO 80910
719.520.6300

and

Colorado Department of Public Health and Environment
4300 Cherry Creek Drive South
WQCD-B2
Denver, CO 80246
303.692.3500

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

REQUEST DESCRIPTIONS AND JUSTIFICATIONS:

- Waiver Requests
 - 8.4.4.C Public Roads Required
Requesting Private Roads.
 - 8.4.4.E Private Road Standards - (Private Road Allowances (use limited, requires waiver, designed to meet County standards)
Requesting modifications to road standards.
 - 8.4.8.C.2 Wastewater Disposal - Two OWTS Sites Required for All Lot or Parcels
Requesting one location with completed final engineered design.

Waiver Justifications: The applicants wish to maintain the private character of the neighborhood keeping the roads within the new and existing neighborhood private. Narrower design widths can promote improved pedestrian and non-motorized use of the roads. The extension of a public road into the proposed development is inconsistent with the character of the area which includes monastery, religious housing/retreat facility, and private residences. Per the traffic study submitted with the request, the private road is adequate to meet the internal access and circulation needs of the development. Fully engineered OWTS designs with soil testing have been completed and submitted to El Paso County Planning & Community Development and El Paso County Health Department as a part of this application and are shown on the PUD plan. Since the type, location, and design if the each OWTS is determined, there is no need to indicate additional alternate locations.

- Design Modifications (Addressed separately in Approval Criteria relating to wastewater provision and OWTS suitability)

1. 8.4.3.B.2.f Lots using OWTS requires the following:

(i) Lots Designed to Use an OWTS. Lots which will utilize an OWTS shall have a minimum area of 2.5 acres.

(ii) Minimum Buildable Area for Lots Using an OWTS. A minimum of 1 acre of buildable area is required for lots proposed to utilize an OWTS.

The development has been designed to limit the number of bedrooms that could be served on the four separate OWTS on 49.58 acres. The systems were designed for this purpose in coordination with State and County Health Department staff and under the guidance of the State Water Quality Site Application Policy 6. The systems can serve up to 40 bedrooms. The plan proposes 14 one-bedroom, 12 two-bedroom single-story residences, and a private Sanctuary Club House having 4 bedrooms classified as transient use and equaling 2 bedrooms of the 40 bedroom maximum count. The development area has been clustered with consideration given to siting the residences and OWTS systems to avoid impacts to adjacent properties. CDPHE and EPC Health Department have been contacted and are included in the submittal and review of this application with no formal objection to date.

2. 8.4.4.C Public Roads Required (divisions of land served by public roads).

Requesting Private Roads.

3. 8.4.4.E Private Road Allowances (use limited, requires waiver, designed to meet County standards)

4. 8.4.8.C.2 Wastewater Disposal - (Two OWTS Sites Required for All Lot or Parcels).

5. ECM (Engineering Criteria Manual) 2.3.1 Design Speed

6. ECM (Engineering Criteria Manual) 2.3.1 Right Of Way Width

7. ECM (Engineering Criteria Manual) 2.3.1 Minimum Curve Radius

8. ECM (Engineering Criteria Manual) 2.3.1 Minimum Lane Width

9. ECM (Engineering Criteria Manual) 2.5.2.B.3 Sidewalks required on both sides of roadway

10. ECM (Engineering Criteria Manual) 2.5.2.B.6 Sidewalks required to be 5" thick concrete

Modification Justifications: The property has frontage on State Highway 83; however, State access restrictions require access to the highway be taken from the existing private Benet Lane. Benet Lane currently provides access to the subject property, Benet Hill Monastery, and four (4) private residences depicted on the plan documents. CDOT has issued a new Access Permit for the existing Benet Lane access in consideration of the Sanctuary of Peace.

The applicants wish to maintain the private character of the neighborhood keeping the roads within the new and existing neighborhood private. Narrower design widths can promote improved pedestrian and non-motorized use of the roads. Parking is not allowed on the narrow road. Therefore, 22 off-street non-enclosed guest parking spots are provided with 4 of them being located at the Private Sanctuary Clubhouse. The mail kiosk also has a paved vehicle pullover area. The extension of a private road into the proposed development is in consistent with the character of the area which includes monastery, religious housing/retreat facility, and private residences. Per the traffic study submitted with the request, the private road is adequate to meet the internal access and circulation needs of the development. The natural terrain, which is intended to be preserved, is not amenable to sidewalks on both sides of the roadway. Instead, an asphalt sidewalk, integrated with the asphalt roadway, will be provided on one side of the road and additional gravel trails will be installed to enhance site pedestrian circulation as well as use and enjoyment of the integrated open space amenities.

PUD MODIFICATION REQUESTS

Proposed modifications to the zoning and subdivision regulations are warranted in exchange for the energy efficient and sustainable site development standards incorporated by reference, notation, and illustration in the accompanying development plan and/or guide.

Approval of PUD Modifications

“For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:” (LDC 4.2.6.F.2.h Modification of LDC or ECM Standard)

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or

- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development

The plan preserves the natural features of the 44.42 acres of open space (89.60% of the PUD area). The proposed 6-car garages to be contained on the private Sanctuary Club House lot (Lot 1) are planned to house community cars for use in a ride sharing amenity to residents of the development. It is the position of the applicant that the proposed development meets the spirit and intent of each of the modification trade-off criteria.

The sidewalk adjacent to the private roadway and additional trails throughout the site are planned and shown on the PUD plan connect the gazebo area, private Sanctuary Club House area, the mail kiosk, and trash enclosure area. The trails are also planned to extend into the open space that encircles the housing area to promote use of the open space and widen the appeal of the trail system on the site. The trails are to be constructed by the the developer during the home building period and will be owned and maintained by the Homeowners Association.

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DONALD WESCOTT FIRE PROTECTION DISTRICT

15415 Gleneagle Drive Colorado Springs, CO 80918

Ph: 719-488-8680 Fx: 719-488-3414

To: Whom it may concern
From: Chief Vinny Burns
Donald Wescott Fire Protection District
Date: August 20, 2019
Re: Sanctuary of Peace P.U.D.

This is a letter of commitment for fire protection by Donald Wescott Fire Protection District for the property located at 15760 Hwy. 83, for the development known as The Sanctuary of Peace Residential Community.

The Donald Wescott Fire Protection District is an ISO protection class 3 department that has two full time staffed fire stations, the closest of which is located at 15505 Hwy. 83.

The district understands that the applicant has proposed modifications to PUD criteria and waivers to the El Paso County Land Development Code. The applicant has proposed 20 ft wide private paved roadways in a 24 ft wide roadway tract. The applicant proposes more than 25 lots on a dead-end road and a dead-end road in excess of 1,600 feet. The applicant also proposes an unpaved 12 ft. wide to 16 ft. wide emergency-only access road from Benet Lane to Fools Gold Lane in an emergency access easement. The emergency access road will be gated and secured in a manner acceptable to the district. The district finds the proposed modifications and waivers to be acceptable.

The Sanctuary of Peace development will be required to provide an on-site 15,000 gallon fire cistern along with a fire turnout to allow the usage of the cistern while not impeding traffic on the roadway. Residential construction will be reviewed by the district and shall comply with district requirements.

If you have any questions or need further information, please feel free to contact me.

Thank you,

Vincent P. Burns
Fire Chief

COLORADO DEPARTMENT OF TRANSPORTATION			CDOT Permit No.
STATE HIGHWAY ACCESS PERMIT			220060
			State Highway No / Mp / Side 83 / 25.162 / Left
Permit Fee \$300.00	Date of Transmittal 07/15/2020	Region / Section / Patrol / Name 02 / 04 / 39 Brad Bauer	Local Jurisdiction El Paso County

The Permittee(s): Sister Marie Theresa Summers Benet Hill Monastery 3190 Benet Lane Colorado Springs, Colorado 80921 (719) 633-0655	The Applicant(s):
is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.	
Location: Approximately 962-feet north of MM25 on SH83 or MM25.162 on the left side or west side of roadway	
Access to Provide Service to: (Land Use Code)	(Size) (Units)
270 - Residential Planned Unit Development 27-Lot, 26-Multi Family Residential Units	27 Each
997 - Agriculture Vacant Land	50 Acres
Additional Information: Please see the additional Terms and Conditions for details.	

MUNICIPALITY OR COUNTY APPROVAL			
Required only when the appropriate local authority retains issuing authority.			
Signature	Print Name	Date	Title
Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.			
The permittee shall notify Teresa Guagliardo with the Colorado Department of Transportation, at 719-546-5440 at least 48 hours prior to commencing construction within the State Highway right-of-way.			
The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.			
Permittee Signature: <i>Benet Hill Monastery</i>	Print Name Benet Hill Monastery	Date 7/17/2020 11:00 AM MDT	
Co-Permittee Signature: (if applicable) <i>Benet Hill Monastery</i>	Print Name Benet Hill Monastery	Date 7/21/2020 10:18 AM MDT	
This permit is not valid until signed by a duly authorized representative of the Department.			
COLORADO DEPARTMENT OF TRANSPORTATION			
Signature <i>Arthur Gonzales</i>	Print Name Arthur Gonzales	Title R2 - Access Manager	Date (of issue) 7/21/2020 10:57 AM MDT

Copy Distribution:

Required:
1.Region
2.Applicant3.Staff Access Section
4.Central FilesMake copies as necessary for:
Local Authority
Inspector
MTCE Patrol
Traffic EngineerPrevious editions are obsolete and may not be used
Page 1 of 3 CDOT Form #101 5/07

July 15, 2020

Sheet: - 1 -

PERMIT # 220060

Permittee: Benet Hill Monastery.

Applicant: S.A.A

Access Location: Approximately 962-feet north of MM25 on SH83 or MM25.162 on the left side or west side of roadway.

1. A "Notice to Proceed" (CDOT Form 1265) is required to complete the access permitting process, even when construction is not required.
2. This Access Permit is issued to re-permit an existing access to State Highway 083 (SH83). It replaces Access Permit Number 206100, issued 12/01/2009. The access previously permitted use was to allow access to Benet Hill Monastery and other vacant land. The existing access to SH83 will now serve as a change in use for a proposed development named the Sanctuary of Peace Residential Community, a 50+/- acres with 26-single family duplex lots, Sanctuary Club House Building with 4-guest bedrooms and open spaces along a newly developed private roadway to be known as Promise Point that "T" intersects with SH83.
3. The access is located on the LEFT side of State Highway 083, a distance of 962-feet north from milepost 25 (25.162).
4. This section of highway is a Category R-A highway. The information submitted with the application requires that **NO NEW CONSTRUCTION** be required of this permit. This permit allows for a single point of full movement access will be granted for egress/ingress vehicular movements to the development from SH83. A 30-foot access opening measured in width, measured at the Right of Way.
5. Under no circumstances shall the construction of a private driveway by a private interest interfere with the completion of a public highway construction project. The private interest shall coordinate work the CDOT resident engineer named below.
6. The Permittee is responsible for wind and air borne erosion control measures during the construction phase. The developer is responsible for MS4 compliance; best management practice during construction should include clean project entry. The project landfall must be shaped and armored in such a way that no head-cutting will occur. No construction traffic is allowed to enter the highway along pioneered pathways through the ditches.
7. The ditches may not be used for any construction purposes unless allowed under appropriate legal permits; any construction traffic accessing SH83 under permits shall have appropriate flagging or traffic control.
8. Equipment and vehicles cannot be parked in the clear zone; this includes when occupied by construction personnel; the clear zone shall be kept clear of vehicles, equipment and stockpile to prevent accidents.
9. No additional access will be allowed to State Highway 083 between milepost 25.285 and milepost 25.08 or the properties frontage to SH83.
10. The Permittee shall refer to all additional standard requirements attached to this permit. This includes CDOT Form 101b, enclosed additional terms, conditions, exhibits, and noted attachments.
11. The following criteria were used to establish this Access Permit:
 - a) The Application for Access Permit (CDOT Form 137) dated 01/03/2019 and accepted by the regional office on 05/22/2020 and all attachments.



July 20, 2020

Vincent Crowder
Sanctuary of Peace POA
3190 Benet Lane
Colorado Springs, CO 80921

RE: Acknowledgement of Drinking Water Final Plans and Specifications for Construction
Sanctuary of Peace POA Water System, Sanctuary of Peace POA
Public Water System Identification (PWSID) No. CO0121702, El Paso County
ES Project No. ES.20.DWDR.05394

Dear Mr. Crowder:

The Colorado Department of Public Health & Environment (Department), Water Quality Control Division, Engineering Section has received and reviewed the Capacity Assessment Worksheet and Supplemental Information for the Technical, Managerial, and Financial (TMF) Capacity, and the Final Plans and Specifications for the Sanctuary of Peace POA Water System in accordance with Sections 11.4.1(a) and 11.4(1)(b) of the *Colorado Primary Drinking Water Regulations* (Regulation 11). The TMF and design has been found to be in conformance with the current requirements of the *New Public Water System Capacity Planning Manual* and the *State of Colorado Design Criteria For Potable Water Systems* (Design Criteria). At this time, Sanctuary of Peace POA does not meet the definition of a public water system as defined by Section 11.3(57) of the Colorado Primary Drinking Water Regulations (Regulation 11), and therefore, the Department does not have the authority by Regulation 11 to approve or deny the capacity assessment or the plans and specifications for construction of the water system. At such time that Sanctuary of Peace POA will meet the definition of a public water system, Sanctuary of Peace POA must submit plans and specifications, and a capacity assessment in accordance with Sections 11.4(1)(a) and 11.4(1)(b) of Regulation 11, and receive design approval. The Sanctuary of Peace POA should anticipate being classified as a community water system.

This acknowledgement is limited to the following:

- Well (SDWIS ID: 001): Groundwater source
 - Well Permit Number 83885-F. Drilled well. Screen: 331-751 feet, total depth: 751 feet, static water level approximately 196 feet.
 - Surface improvements: sloped area away from wellhead.
 - Well improvements: casing raised to provide a minimum of 12 inch between grade and wellhead.
 - Permitted Flow: 50 gallons per minute (gpm).
 - Pumped Flow: 25 gpm.
 - All associated piping and appurtenances.
- Treatment Plant (SDWIS ID: 002)
 - Treatment for Well (001), Maximum flowrate of 25 gpm based on well pump rate.
 - Sodium hypochlorite treatment (421):
 - Sodium hypochlorite feed pump (design basis: diaphragm pump with anti-siphon valve), 35 gallon solution feed tank (design basis: polyethylene tank) and secondary chemical containment curb.
 - Sodium hypochlorite injection point prior to contact time storage tanks.
 - Chlorine pump electrically connected to flow meter for flow paced dosing.
 - Treatment appurtenances. Raw water sampling tap, water meter (design basis: NSF61 certified), handheld chlorine analyzer, 119 gallon pressure tank (design basis: Well-X-Trol) and finished water tap (residual chlorine monitoring location) after storage tanks in the treatment plant.



- Booster pumps: two submersible pumps located in 8-inch pits with watertight well cap next to storage tanks (003) to pump from storage tanks back to treatment plant, operating in lead/standby mode, 20 gpm each, 53-62 psi, with variable frequency drives.
- Associated piping and appurtenances.
- Storage Tanks (SDWIS ID: 003)
 - Two (2) 2,500 gallon buried HDPE storage tanks (design basis: Ace Roto-Mold ACT2500-LPG) utilized for contact time (2,000 gallons minimum operating volume between the two tanks). Tank piping and appurtenances: 4-inch inlet pipe, 4-inch vent that opens downward with 24 mesh non corrodible screen, lockable access hatch with gasket, 4-inch outlet pipe.

Deviations:

The design includes the following deviation(s) from the Design Criteria:

- Section 5.1 of the Design Criteria requires that at least two chemical feeders be provided. The response to Request for Information letter indicates spare parts will be kept on site and the system has the ability to service the pump within 24 hours. Based on the information supplied to support this deviation, the Department accepts this deviation request.

Conditions:

The design must comply with the following conditions:

General Requirements:

- Section 2.21 of the Design Criteria requires all chemicals and materials that come in contact with treated or partially treated water to be ANSI/NSF 60 and 61 certified, respectively, for potable water use.
- All wells, pipes, tanks and equipment that can convey or store water intended for potable use must be disinfected in accordance with current AWWA procedures prior to initial use as required in Sections 2.15, 6.6.2, 7.0.18 and 8.7.7 of the Design Criteria.

Monitoring Notifications:

- The project includes installation of a new well that will require completion of initial monitoring when the water system becomes a public water system.
- The design is capable of providing 4-log virus inactivation. As outlined in the Basis of Design Report, the treatment conditions that must exist to achieve 4-log inactivation of viruses are as follows:
 - The supplier must continuously maintain a chlorine residual of 1.0 mg/L at the entry point monitoring location downstream of the two storage tanks, assuming a flow rate of 25 gpm (well pumping rate), a pH between 6.0-9.0, a liquid temperature at or greater than 5-degrees Celsius, a baffle factor of 0.1 and a minimum active storage volume of 2,000-gallons.

Facility Classification under Regulation 100:

- Based on the current water treatment plant and distribution system design and in accordance with the current Colorado Operators Certification Board regulations, the water treatment plant is anticipated to be a Class "D" water treatment facility and the distribution system is anticipated to be a Class "1" distribution system.

The documents that were reviewed are as follows:

- Basis of Design Report dated February 18, 2020 titled *Sanctuary of Peace POA Water System*. Prepared by M.V.E., Inc. for Sanctuary of Peace POA.
- Capacity Planning Document (TMF) dated February 18, 2020 titled *Sanctuary of Peace POA Community Water System*. Prepared by M.V.E., Inc. and H2O Consultants for Sanctuary of Peace POA.
- Raw water quality data received April 21, 2020 and July 7, 2020.
- Response to Request for Information Letter dated June 17, 2020. Prepared by M.V.E., Inc. for Sanctuary of Peace POA.
- Email correspondence dated July 8, 2020 from M.V.E., Inc. for Sanctuary of Peace POA.
- Miscellaneous correspondence.

Please be advised of the following notifications and requirements that may apply to the project:

- Acknowledgement of this project is based only upon engineering design to provide safe potable water, as required by Regulation 11 and shall in no way influence local building department or local health department decisions on this project. This review does not relieve the owner from compliance with all Federal, State and local regulations and requirements prior to construction nor from responsibility for proper engineering, construction and operation of the facility.
- Any point source discharges of water from the facility are potentially subject to a discharge permit under the State Discharge Permit System. Any point source discharges to state waters without a permit are subject to civil or criminal enforcement action. If you have any questions regarding permit requirements contact the Permits Unit at 303-692-3500.

Please direct any further correspondence regarding the technical approval (plans and specifications/design review) to:

Kristen Harris, P.E.
Colorado Department of Public Health & Environment
Water Quality Control Division - Engineering Section
4300 Cherry Creek Drive South
Denver, CO 80246-1530

Thank you for your time and cooperation in this matter. Please contact me by telephone at 303-692-3538 or by email at kristen.harris@state.co.us if you have any questions.

The Engineering Section is interested in gaining feedback about your experience during the engineering review process. We would appreciate your time to complete a Quality-of-Service Survey regarding your experience during the engineering review process leading up to issuance of this decision letter. The Engineering Section will use your responses and comments to identify strengths, target areas for improvement and evaluate process improvements to better serve your needs. Please take a moment to fill out our survey at the following website: <http://fs8.formsite.com/cohealth/form627710151/index.html>.

Sincerely,

Kristen Harris, P.E.
Senior Review Engineer
Engineering Section | Water Quality Control Division
Colorado Department of Public Health & Environment

cc: David Gorman, M.V.E., Inc.
Charles Crum, M.V.E., Inc.
Lisa Lemmon, El Paso County Public Health
Catherine McGarvy, El Paso County Public Health
Amy Zimmerman, WQCD ES Engineering Review Unit Manager
Haley Orahood, DWCAS, Compliance & Enforcement Unit South
Drinking Water File (CO0121702)