

Wastewater: Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots)On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval) Water and wastewater service for this subdivision is provided by the \_\_\_\_\_ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

standard note may need to be tweaked based on CDPHE comments

impossible for staff to know this- identify the uses.

### DEVELOPMENT STANDARDS AND GUIDELINES

- THE PRINCIPAL (PRIMARY)USE ON EACH RESIDENTIAL LOT IS AS SHOWN ON THE PLAN. LOTS SHALL BE LIMITED TO SINGLE FAMILY ATTACHED DWELLINGS.
1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE CONDUCTED ON A LOT. THE USES ALLOWED IN THE SANCTUARY OF PEACE SHALL BE THOSE IDENTIFIED AND DEPICTED ON THE PUD DEVELOPMENT PLAN FOR PRIMARY SINGLE FAMILY RESIDENTIAL LAND USES, RECREATION, AND BOTH PUBLIC AND PRIVATE PHYSICAL SITE IMPROVEMENTS NECESSARY TO IMPLEMENT AND MAINTAIN THE DEVELOPMENT AS APPROVED AND DEPICTED. USES WITHIN THE CLUBHOUSE/COMMUNITY CENTER SHALL BE THOSE COMMONLY ENGAGED AND ACCEPTED AS COMMUNITY ACTIVITIES TO PROMOTE THE HEALTH, SAFETY, AND WELFARE OF THE SANCTUARY OF PEACE COMMUNITY AND IN SUPPORT OF THE STATED PURPOSES OF THE SANCTUARY OF PEACE PUD.
  2. ALLOWED USES ALLOWED LAND IN THE SANCTUARY OF PEACE PUD TO INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, STREET LIGHTS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANCTUARY OF PEACE RESIDENTIAL COMMUNITY, AND THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY DESIGN GUIDELINES.
    - a. MINIMUM LOT AND/OR TRACT AREAS ARE AS DEPICTED ON THE PLAN. SEE PAGE 18 SHEET FOR LOT LAYOUT AND CONFIGURATION FOR ZONING ADMINISTRATION PURPOSES AND SITE PLAN REVIEW. MINIMUM LOT AREA VARIED PER LOT. LOTS RANGE FROM 7,392 - 9,789 SF.
  4. MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM MAX IMPERVIOUS LOT COVERAGE: MAXIMUM LOT AREA AND IMPERVIOUS COVERAGE SHALL BE THE TOTAL DEVELOPMENT AREA AS BOUND AND/OR OTHERWISE DEFINED BY THE LIMITS OF THE REQUIRED SETBACKS AND UTILITY OR PLATED DRAINAGE EASEMENTS. BECAUSE LOT AREAS VARY THIS STANDARD SHALL BE DETERMINED AS ALL BUILDABLE AREA ON A LOT OUTSIDE REQUIRED BUILDING SETBACKS AND STRUCTURALLY PROHIBITIVE EASEMENTS.
  5. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
  6. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FIVE FEET (35').
  7. SETBACK REQUIREMENTS:
    - a. ACCESSORY STRUCTURES WITH THE COMMUNITY CENTERS SHALL BE DETERMINED BY THE INDIVIDUAL SITE DEVELOPMENT PLAN APPROVED FOR FUTURE IMPROVEMENTS NOT DEPICTED ON THIS PUD DEVELOPMENT PLAN
    - b.
    - c. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
    - d. FIFTEEN FEET (15') TO FACE OF HOUSE
    - e. SIDE YARD: FIVE FEET (5')
    - f. REAR YARD: FIFTEEN FEET (15')
    - g. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
  8. ACCESSORY STRUCTURE USES SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS, AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED. USES NOT IDENTIFIED ON THIS PUD DEVELOPMENT PLAN BUT THAT WHICH REFLECT CHANGING TRENDS IN RESIDENTIAL LAND USES OR THAT FUNCTION SIMILARLY TO CURRENTLY RECOGNIZED SINGLE FAMILY RESIDENTIAL LAND USES, ARE CONSISTENT WITH THE INTENT AND PURPOSE OF THIS PUD, AND ARE NOT DETRIMENTAL TO THE HEALTH, SAFETY, AND/OR GENERAL WELFARE OF THE PUBLIC, SHALL BE AUTHORIZED BY MUTUAL AGREEMENT BY AFFECTED PARTIES OF THE PUD AND THE PCD DIRECTOR. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
    - a. MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')
  9. SETBACK REQUIREMENTS:
    - a. SIDE YARD: FIVE FEET (5')
    - b. REAR YARD: FIVE FEET (5')

standards uses for community center, garages...

Depict the trails, etc... What about accessory uses are none allowed?

this note is confusing

THE PUD establishes the dimensional and use standards- Define them please; this is not a concept PUD

If there attached then it is zero. You may need two dimensional standards for the single-family in addition to the community center building

### LANDSCAPE

1. AREAS OF REQUIRED ROADWAY LANDSCAPING ADJACENT TO STATE HIGHWAY 83 AND THE PRIVATE BENET LANE HAVE BEEN SATISFIED BY THE EXISTING TREE COVER LOCATED IN THESE LANDSCAPE BUFFER AREAS AS DEPICTED ON THIS PLAN: sheet X

### ARCHITECTURAL CONTROL COMMITTEE

1. INDIVIDUAL UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR, AND THE DESIGN GUIDELINES.

### PUD MODIFICATIONS

adjust as appropriate

1. A PUD MODIFICATION FOR SECTION 8.4.3.C.2.F LOTS USING OWTS REQUIRES THE FOLLOWING:
  - a. LOTS DESIGNED TO USE AN OWTS SHALL UTILIZE AN OWTS WHICH SHALL HAVE A MINIMUM AREA OF 2.5 ACRES.
  - b. 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.
2. A PUD MODIFICATION FOR SECTION 8.4.4. TRANSPORTATION SYSTEM CONSIDERATIONS AND STANDARDS
  - a. 8.4.4.C PUBLIC ROADS REQUIRED (DIVISIONS OF LAND SERVED BY PUBLIC ROADS)
  - b. 8.4.4.D DEAD END STANDARDS (CONTINUATION OF FACILITIES, NO MORE THAN 25 LOTS ON NON THROUGH STREET)
  - c. 8.4.4.E PRIVATE ROAD ALLOWANCES (USE LIMITED, REQUIRES WAIVER, DESIGNED TO MEET COUNTY STANDARDS)

THE PROPERTY HAS FRONTAGE ON STATE HIGHWAY 83; HOWEVER, STATE ACCESS RESTRICTIONS LIMIT REQUIRE ACCESS TO THE HIGHWAY TO BE TAKEN FROM THE EXISTING PRIVATE BENET LANE. BENET LANE CURRENTLY PROVIDES ACCESS TO THE SUBJECT

Private Roads: The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

### GENERAL NOTES

- ROADWAY CLASSIFICATIONS. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
- ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE SANCTUARY OF PEACE AND THE HOME OWNERS ASSOCIATION. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
- ALL ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED MVEA.
- PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AND TRACTS AS FOLLOWS:
  - a. FRONT: TEN FEET (10')
  - b. SIDE: FIVE FEET (5')
  - c. REAR: TEN FEET (5')STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- FENCING:
  - ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR THE SANCTUARY OF PEACE AND THE HOME OWNERS ASSOCIATION. INTERNAL FENCING: INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR YARDS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE. FENCING SHALL BE LIMITED TO 6 FEET IN HEIGHT, AS ALSO DESCRIBED IN PRIVATE COVENANTS, CONDITIONS & RESTRICTIONS NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- THE DEVELOPMENT HAS BEEN DESIGNED TO LIMIT THE NUMBER OF BEDROOMS THAT COULD BE SERVED ON FOUR SEPARATE OWTS ON 59.58 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 12 ONE BEDROOM AND 14 TWO BEDROOM SINGLE STORY RESIDENCES. THE DEVELOPMENT AREA HAS BEEN CLUSTERED WITH CONSIDERATION GIVEN TO WHAT THE SITING THE SYSTEMS WHERE TO AVOID IMPACTS TO ADJACENT PROPERTIES.
- INDIVIDUAL LOT SIDE YARD SWALES TO BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

### FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041 C0295G, EFFECTIVE DECEMBER 7, 2018.

### GEOLOGIC CONDITIONS

SUBSEQUENT TO ROAD AND SAND FILTER BASINS GRADING BUT NOT TO THE INSTALLATION OF WET UTILITIES. ADDITIONAL GEOTECHNICAL INSTIGATION SHOULD BE REQUIRED TO FURTHER CHARACTERIZE THE SURFACE SOIL CONDITIONS AND DEVELOP RECOMMENDATIONS FOR UTILITIES, PAVEMENT SUBGRADE CONSTRUCTION, ETC.

Add standard notes and customize to this project.

break out each tract, provide size, ownership, maintenance and purpose. A table is the most effective way to do this. OWTS areas and well site areas should be in separate tracts as discussed with the Health Dept and staff.

revise as appropriate

spell out

Provide contours. Per the checklist, extending onto adjacent property.

can you go out a little further so we know where this is in reference to a public intersection.

### STREETS

- THE EL PASO COUNTY STREET STANDARDS, ARE EXEMPT AS MODIFIED BY THIS PUD DEVELOPMENT PLAN AND SHALL BE OWNED AND MAINTAINED BY SANCTUARY OF PEACE AND THE HOME OWNERS ASSOCIATION.
- STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY.
- THERE ARE NO NOISE WALLS REQUIRED ALONG STATE HIGHWAY 83.

### TRACT NOTES

- TRACT A = 33,395 SF, TRACT B = 153,278 SF, TRACT C = 1,750 SF, TRACT D = 5,909 SF, TRACT E = 12,240 SF, AND TRACT F = 1,825,457 SF. ARE TO BE DEDICATED SANCTUARY OF PEACE HOME OWNERS ASSOCIATION. TRACT A-F TO BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION FOR THEIR DESIGNATED PURPOSE.

#### SANCTUARY OF PEACE TRACT TABLE

TRACT A: 0.747 AC ROAD RIGHT-OF-WAY DEDICATION  
TRACT B-F: 45.882 AC OPEN SPACE/LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE

### LAND USE TABLE

BUILDING LOTS	127,501 SF	2.92 AC	5.90%
PAVEMENT (PARKING/WALK)	33,395 SF	0.77 AC	1.55%
OPEN SPACE/LANDSCAPE/EASEMENTS	1,998,634 SF	45.88 AC	92.55%
TOTAL AREA	2,159,560 SF	49.58 AC	100.00%

### LAND USE

CURRENT ZONING: RESIDENTIAL RURAL (RR-5) AGRICULTURAL (A-5)

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)

### SITE DATA TABLE

TOTAL SITE ACREAGE 49.58 AC  
PROPOSED SINGLE-FAMILY DWELLING UNITS ATTACHED 27  
PROPOSED GROSS DENSITY 0.54 D.U./AC  
PROPOSED NET DENSITY (LESS DEDICATED R.O.W.) 0.58 D.U./AC

# PUD DEVELOPMENT & PRELIMINARY PLAN FOR SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

LOCATED IN THE THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

### GENERAL PREVISIONS

STATEMENT OF PURPOSE: SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD INTENDED TO ACCOMMODATE CLUSTER DEVELOPMENT THAT PROMOTES OPEN SPACE, PRESERVATION, REDUCED AUTOMOBILE INDEPENDENCE w/1-2 BEDROOM SINGLE STORY ATTACHED UNITS, IT IS THE DECLARANTS EXPRESS INTENT TO MAINTAIN THE NATURAL AND NATIVE BEAUTY AND CHARACTERISTICS OF THE OPEN SPACE AND TRACTS, PROHIBITING THE CONSTRUCTION OF ANY PERMANENT STRUCTURES THEREON, AND UTILIZING ONLY SUSTAINABLE AND FIRE WISE LAND MANAGEMENT ON THE OPEN SPACE AND TRACTS. HOWEVER, NOTWITHSTANDING THE FOREGOING, CERTAIN PORTIONS OF THE OPEN SPACE AND TRACTS SHALL BE AND ARE INTENDED TO BE UTILIZED FOR CONSTRUCTION OF CENTRAL WATER SYSTEMS/ WELLS/ WELL FIELDS AND WASTEWATER TREATMENT SYSTEMS. NO FURTHER SUBDIVISION OR DEVELOPMENT OF THE OPEN SPACE OR TRACTS MAY OCCUR ABSENT EXPRESS AMENDMENT OF PRIVATE RESTRICTIONS AS DEFINED BY THE PRIVATE CC&RS AND IN ACCORDANCE WITH THE REQUIREMENTS OF EL PASO COUNTY.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND, THE LANDOWNER, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, OR AS OTHERWISE AMENDED BY AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

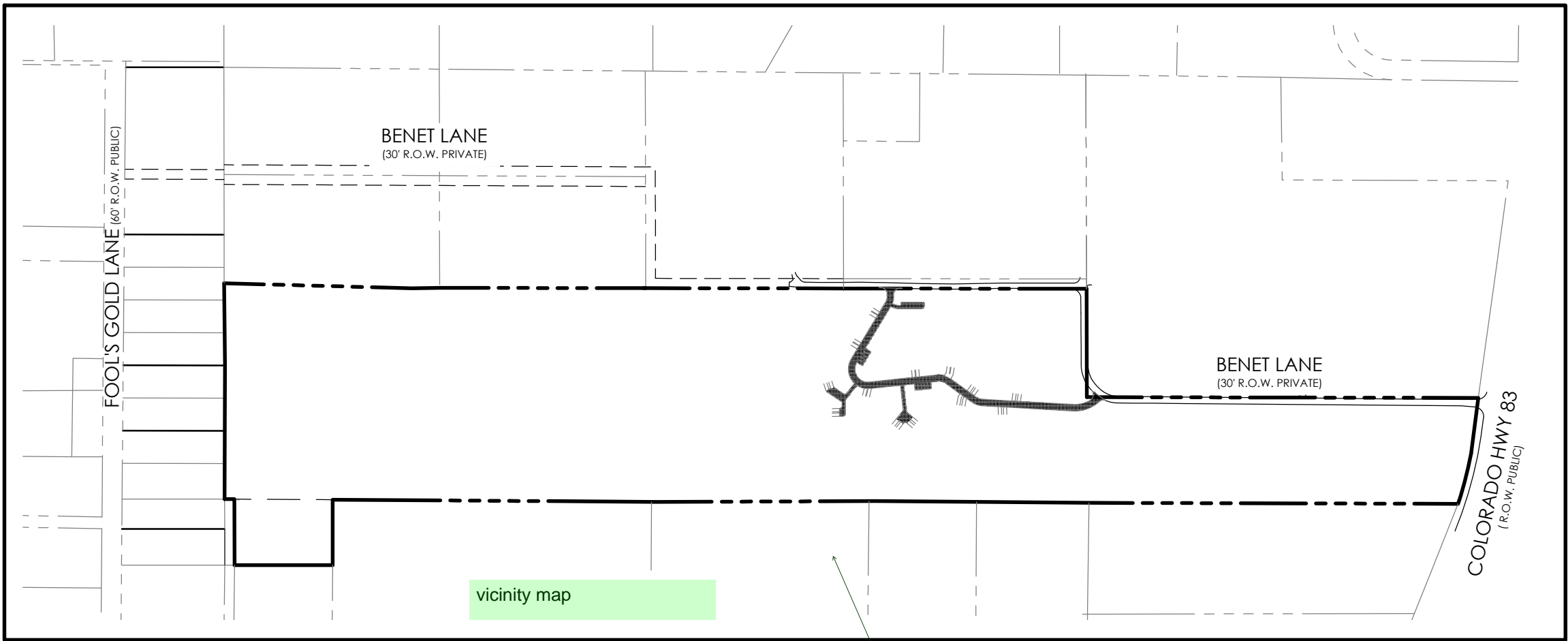
ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT, FOR SANCTUARY OF PEACE RESIDENTIAL COMMUNITY IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO WITH THE COLORADO PLANNED UNIT DEVELOP ACT OF 1972, AS AMENDED.

RELATIONSHIP TO THE COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT PLAN OF SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PROVIDED, HOWEVER, THAT WERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL, OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE REGULATIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATIONS OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE 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 LIMITATIONS ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THAN ONE PERSIVIONS WITHIN THE DEVELOPMENT PLAN WHICH GOVERNS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

PCD Engineering has only provided cursory comments on the plan. Please review the checklist and provide all items on the checklist on the preliminary plan prior to the next submittal.



vicinity map

### LAND OWNERS CERTIFICATION

IN WITNESS WHEREOF, THE AFOREMENTIONED BENET HILL MONASTERY AS NOMINEE HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D. SANCTUARY OF PEACE

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO )

EL PASO COUNTY )

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D. BY \_\_\_\_\_, WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### OWNERSHIP CERTIFICATION

I/WE BENET HILL MONASTERY A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, 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 BENET HILL MONASTERY AT THE SAME TIME OF THIS APPLICATION

STATE OF COLORADO )

EL PASO COUNTY )

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D. BY \_\_\_\_\_, WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE (BOARD RESOLUTION) OR MOTION # \_\_\_\_\_ AND DATE \_\_\_\_\_ APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

DATE

### CLERK & RECORDER

STATE OF COLORADO )

EL PASO COUNTY )

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ OF \_\_\_\_\_, 2019 AT \_\_\_\_\_ O'CLOCK A.M./P.M. AND WAS DULY

RECORDED AT RECEPTION NO. \_\_\_\_\_, EL PASO COUNTY CLERK AND RECORDER

CHUCK BROERMAN

### LEGAL DESCRIPTION

PARCEL A: THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 13, IN BLOCK 4, IN BLACK FOREST PARK, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 8, PAGES 42 AND 43 AND RUN THENCE EAST ALONG AN EXTENSION OF THE NORTH LINE OF SAID LOT 13, TO THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF INTERSECTION WITH AND EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 12, IN SAID BLOCK 4; THENCE WEST ALONG SAID EXTENSION OF THE SOUTH LINE OF LOT 12, TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 30 FEET THEREOF WHICH HAS BEEN RESERVED FOR ROAD PURPOSES.

PARCEL B: THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN DEED RECORDED SEPTEMBER 21, 1964 IN BOOK 2035 AT PAGE 537, UNDER RECEPTION NO. 368570, AND EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83 CONVEYED TO C.T. MCGLAUGHLIN BY DEED RECORDED DECEMBER 18, 1974 IN BOOK 2723 AT PAGE 644, COUNTY OF EL PASO, STATE OF COLORADO.

Total area of XXXXX

### MAP NOTES

- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF SANCTUARY OF PEACE, ASSUMED TO BEAR N89°51'41"W.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATUM)

Soil and Geology Conditions: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) 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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Dropslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

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

### SITE DATA

OWNER  
BENET HILL MONASTERY  
3190 BENET LANE  
COLORADO SPRINGS CO  
80921-1509

CONSULTANT/ENGINEER  
M.V.E., INC.  
1903 LELARAY STREET, SUITE 200  
COLORADO SPRINGS, CO 80909  
(719) 635-5736

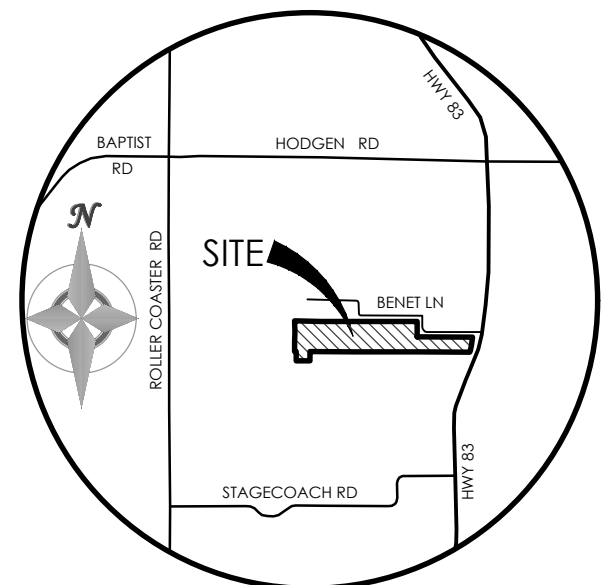
SURVEYOR  
POLARIS SURVEYING, INC.  
1903 LELARAY STREET, SUITE 102  
COLORADO SPRINGS, CO 80909  
(719) 448-0844

BUILDING USE  
SINGLE FAMILY ATTACHED

CONSTRUCTION SCHEDULE  
START: SPRING, 2019  
FINISH: WINTER, 2019

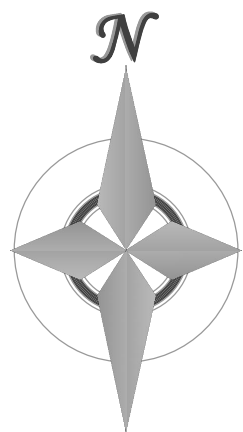
TAX SCHEDULE NO.  
6127000063

PROPERTY ADDRESS  
15760 COLORADO HIGHWAY 83



VICINITY MAP  
NOT TO SCALE

BENCHMARK



1" = 400' 1:4,800

MVE, INC.  
ENGINEERS & SURVEYORS  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
719.635.5736

REVISIONS

provide detail for this (SF, setbacks, uses etc.....)

DESIGNED BY  
DRAWN BY  
AS-BUILTS BY  
CHECKED BY

## DEVELOPMENT PLAN COVER SHEET

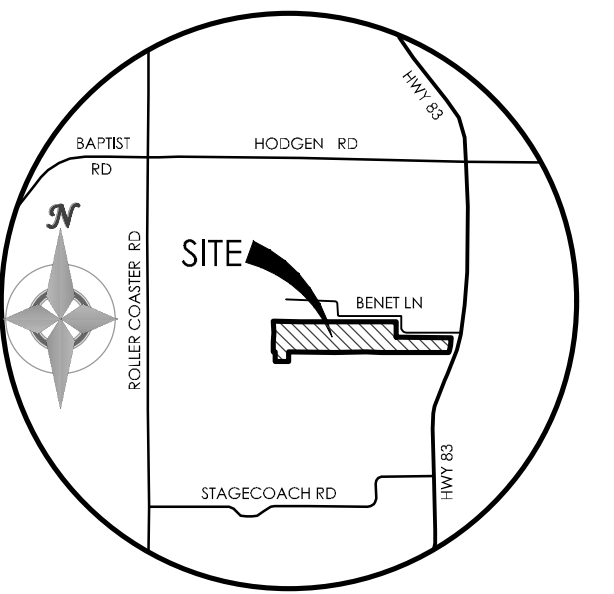
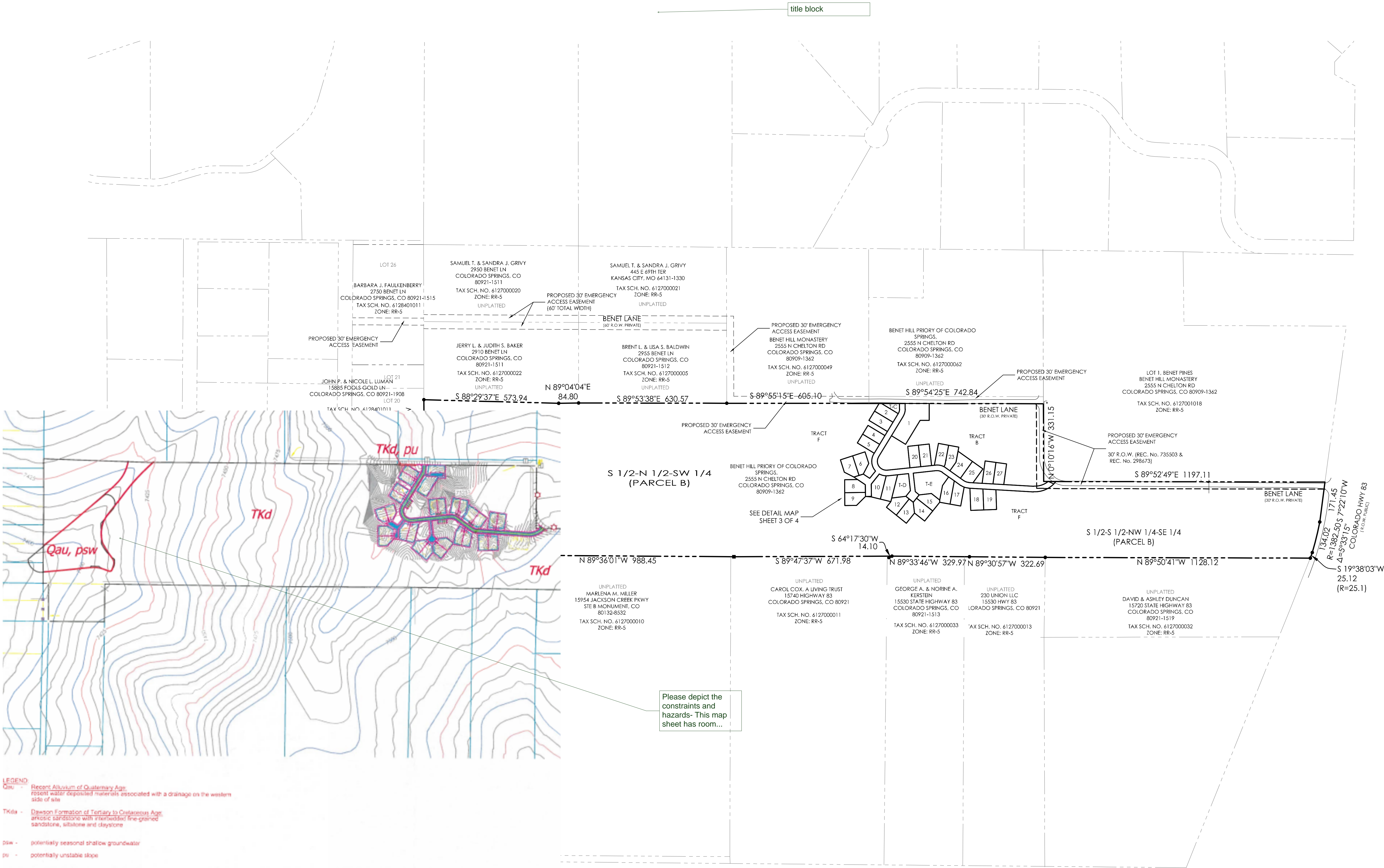
## SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

MVE PROJECT 61087  
MVE DRAWING DP-1

JANUARY 7, 2019  
SHEET 1 OF 4

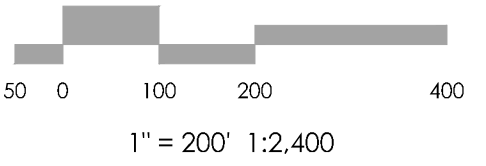
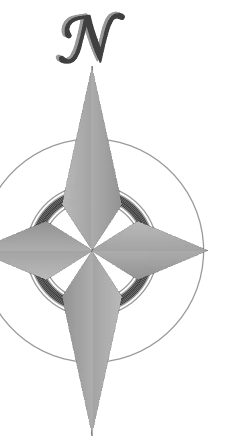
PUD Development Plan  
PUDSP-19-002





VICINITY MAP  
NOT TO SCALE

BENCHMARK



REVISIONS

sheet description

DESIGNED BY  
DRAWN BY  
CHECKED BY  
AS-BUILT BY  
CHECKED BY

DEVELOPMENT PLAN  
PRELIMINARY PUD

SANCTUARY OF  
PEACE RESIDENTIAL  
COMMUNITY

MVE PROJECT 61087  
MVE DRAWING DP-2

JANUARY 7, 2019  
SHEET 2 OF 4

**NOT A  
CONSTRUCTION DOCUMENT**  
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION  
PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO  
SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY.  
IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION  
PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

delete



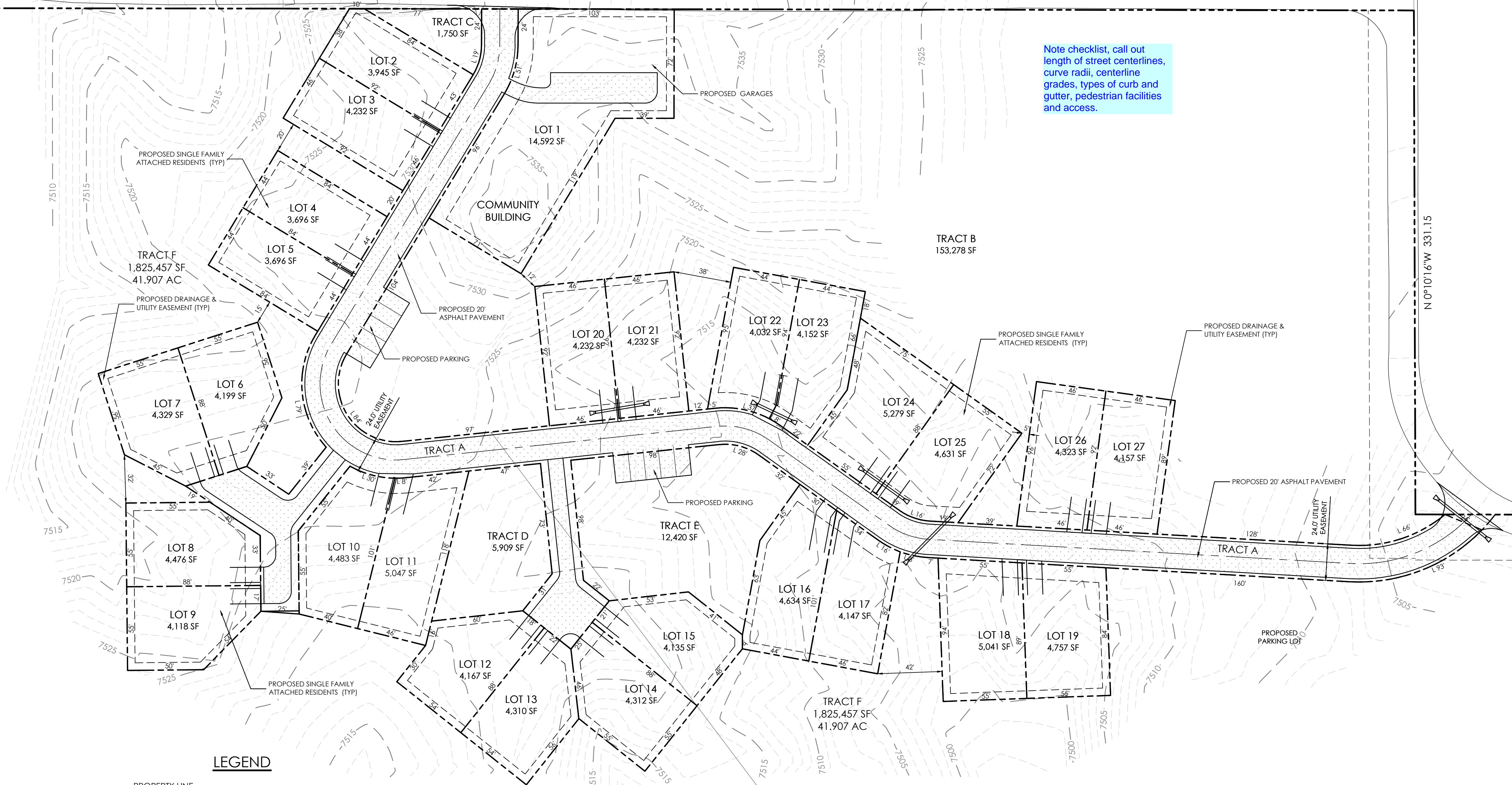
S 89°54'25"E 742.84

BENET LANE  
(30' R.O.W. PRIVATE)

EXISTING ASPHALT PAVEMENT

the entire legal should be depicted as well as the list for both the preliminary plan and PUD checklists. These checklist have been uploaded in EDARP. A comment review meeting is recommended

Note checklist, call out length of street centerlines, curve radii, centerline grades, types of curb and gutter, pedestrian facilities and access.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE

EXISTING

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/ BUILDING OVERHANG
- DECK
- RETAINING WALL - SOLID/ ROCK
- SIGN
- BOLLARD
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- TREE (EVERGREEN/DECIDUOUS)
- SHRUB
- ROCK

PROPOSED

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/ BUILDING OVERHANG
- DECK
- RETAINING WALL - SOLID/ ROCK
- SIGN
- BOLLARD
- TOP OF WALL/GRADE AT BOTTOM OF WALL
- TOP OF CURB/FLOWLINE
- SPOT ELEVATION
- FL = FLOWLINE
- TSW = TOP OF SIDEWALK
- FINISHED FLOOR ELEVATION

DETAIL MAP  
1" = 40'

Call out the deviations needed in support of the proposed waiver of the requirement to provide public streets. See Letter of Intent note for details.

Widths, label private roads, name, driveways etc...

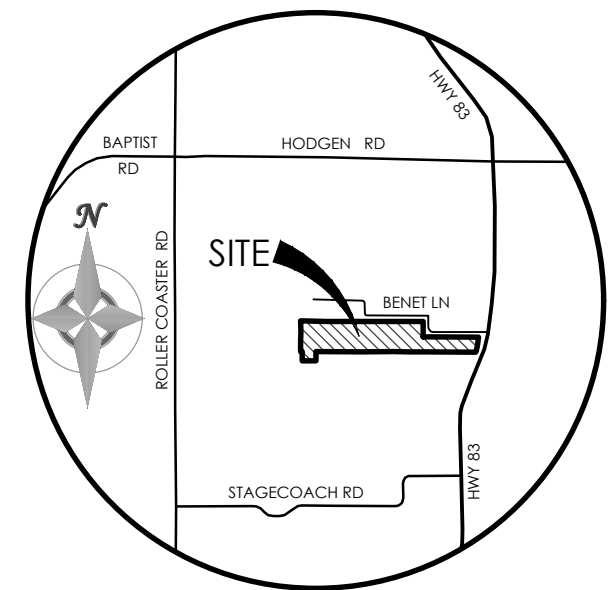
the entire boundary and all land uses should be shown - trails, wastewater treatment facilities, wells, parking etc....

where are these? Show on landscape sheet

Delete

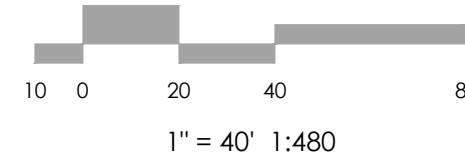
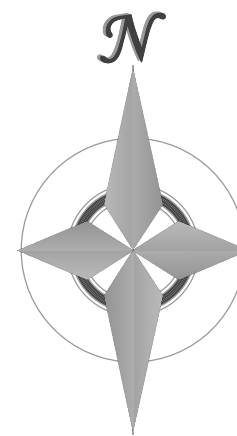
NOT A CONSTRUCTION DOCUMENT

THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.



VICINITY MAP  
NOT TO SCALE

BENCHMARK



1" = 40' 1:480



REVISIONS

DESIGNED BY  
DRAWN BY  
CHECKED BY  
AS-BUILTS BY  
CHECKED BY

DEVELOPMENT PLAN  
PRELIMINARY PUD

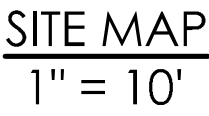
SANCTUARY OF  
PEACE RESIDENTIAL  
COMMUNITY

MVE PROJECT 61087  
MVE DRAWING DP-3

JANUARY 7, 2019  
SHEET 3 OF 4

PUD Development Plan



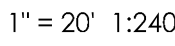


**NOT A  
CONSTRUCTION DOCUMENT**

THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.



## BENCHMARK



1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

## REVISIONS

Architectural?

DESIGNED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 AS-BUILTS BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_

## LOT & RESIDENT CONCEPT

SANCTUARY OF  
PEACE RESIDENTIAL  
COMMUNITY

MVE PROJECT 61087  
MVE DRAWING DP-4

JANUARY 7, 2019  
SHEET 4 OF 4

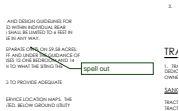
# Markup Summary

dsdparsons (46)



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 7:55:57 AM  
**Color:** ■

revise as appropriate



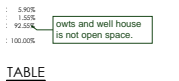
**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 7:56:12 AM  
**Color:** ■

spell out



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 7:56:33 AM  
**Color:** ■

Add standard notes and customize to this project.



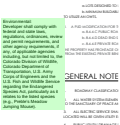
**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 7:58:25 AM  
**Color:** ■

owns and well house is not open space.



**Subject:** Reports on File  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 7:59:01 AM  
**Color:** ■

Note Regarding Reports on File:  
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



**Subject:** Environmental  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 7:59:31 AM  
**Color:** ■

Environmental:  
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).



**Subject:** Private Road  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:00:15 AM  
**Color:** ■

Private Roads:  
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



**Subject:** Soils & Geology  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:04:25 AM  
**Color:** ■

Soil and Geology Conditions:  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)

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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

In Areas of High Groundwater:

Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



**Subject:** Arrow  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:04:32 AM  
**Color:** ■

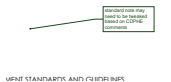


**Subject:** Wastewater  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:06:17 AM  
**Color:** ■

Wastewater:

Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)

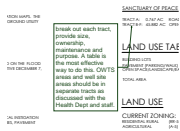
Water and wastewater service for this subdivision is provided by the \_\_\_\_\_ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:06:52 AM  
**Color:** ■

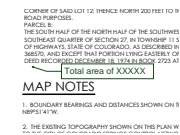
standard note may need to be tweaked based on CDPHE comments





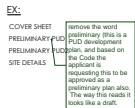
**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:08:57 AM  
**Color:** ■

break out each tract, provide size, ownership, maintenance and purpose. A table is the most effective way to do this. OWTs areas and well site areas should be in separate tracts as discussed with the Health Dept and staff.



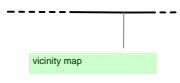
**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:13:25 AM  
**Color:** ■

Total area of XXXXX



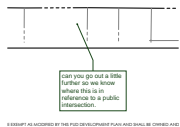
**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:17:14 AM  
**Color:** ■

remove the word preliminary (this is a PUD development plan, and based on the Code the applicant is requesting this to be approved as a preliminary plan also. The way this reads it looks like a draft.



**Subject:** PCD Director  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:18:36 AM  
**Color:** ■

vicinity map



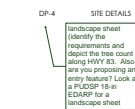
**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:19:18 AM  
**Color:** ■

can you go out a little further so we know where this is in reference to a public intersection.



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:20:41 AM  
**Color:** ■

delete motion



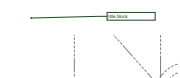
**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:24:10 AM  
**Color:** ■

landscape sheet (identify the requirements and depict the tree count along HWY 83. Also are you proposing an entry feature? Look at a PUDSP 18-in EDARP for a landscape sheet



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:24:27 AM  
**Color:** ■

delete



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:24:40 AM  
**Color:** ■

title block

REVISIONS

sheet description

**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:24:56 AM  
**Color:** ■

sheet description

the entire boundary and all land uses should be shown - trails, wastewater treatment facilities, wells, parking etc....

**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:30:22 AM  
**Color:** ■

the entire boundary and all land uses should be shown - trails, wastewater treatment facilities, wells, parking etc....

REVISIONS

Architectural?

**Subject:** Callout  
**Page Label:** [4] 61087-DEV-SD-DEV-SD  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:30:52 AM  
**Color:** ■

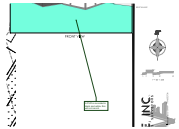
Architectural?

DESIGNED BY



**Subject:** Callout  
**Page Label:** [4] 61087-DEV-SD-DEV-SD  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:31:15 AM  
**Color:** ■

i recommend you move this because your limiting the foot print.



**Subject:** Callout  
**Page Label:** [4] 61087-DEV-SD-DEV-SD  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:31:50 AM  
**Color:** ■

A PUD is recorded in black and white- this will not record.

ENTRY Detail

**Subject:** Callout  
**Page Label:** [4] 61087-DEV-SD-DEV-SD  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:31:59 AM  
**Color:** ■

ENTRY Detail

DESIGNED BY

HWY 83 Landscape detail

**Subject:** Callout  
**Page Label:** [4] 61087-DEV-SD-DEV-SD  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:32:13 AM  
**Color:** ■

HWY 83 Landscape detail

parking lot detail with landscaping

**Subject:** Callout  
**Page Label:** [4] 61087-DEV-SD-DEV-SD  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:32:30 AM  
**Color:** ■

parking lot detail with landscaping

and garages, community center with lodging

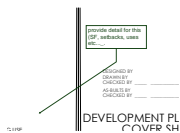
BUILDING USE  
SINGLE FAMILY ATTACHED

CONSTRUCTION SCHEDULE

**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:33:39 AM  
**Color:** ■

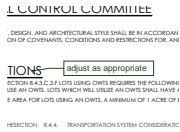
and garages, community center with lodging





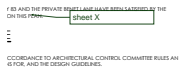
**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:35:07 AM  
**Color:** ■

provide detail for this (SF, setbacks, uses etc....)



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:35:25 AM  
**Color:** ■

adjust as appropriate



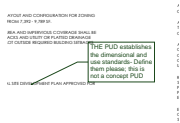
**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:35:38 AM  
**Color:** ■

sheet X



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:36:11 AM  
**Color:** ■

standards uses for community center, garages...



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:37:18 AM  
**Color:** ■

THE PUD establishes the dimensional and use standards- Define them please; this is not a concept PUD



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 8:38:05 AM  
**Color:** ■

TITLE all SHEETS



**Subject:** Highlight  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 9:04:53 AM  
**Color:** ■

BY



**Subject:** Cloud+  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 9:05:48 AM  
**Color:** ■

where are these? Show on landscape sheet



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 9:10:35 AM  
**Color:** ■

Delete





**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 9:11:36 AM  
**Color:** ■

Widths, label private roads, name, driveways etc...



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 9:12:09 AM  
**Color:** ■

the entire legal should be depicted as well as the list for both the preliminary plan and PUD checklists. These checklists have been uploaded in EDARP. A comment review meeting is recommended



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 9:13:46 AM  
**Color:** ■

If there attached then it is zero. You may need two dimensional standards for the single-family in addition to the community center building



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 9:14:57 AM  
**Color:** ■

this note is confusing



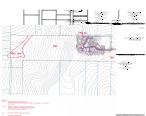
**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 9:15:31 AM  
**Color:** ■

Depict the trails, etc... What about accessory uses are none allowed?



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 9:15:48 AM  
**Color:** ■

impossible for staff to know this- identify the uses.



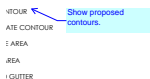
**Subject:** Image  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 9:23:43 AM  
**Color:** ■



**Subject:** Callout  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** dsdparsons  
**Date:** 4/1/2019 9:24:07 AM  
**Color:** ■

Please depict the constraints and hazards- This map sheet has room...

Steve Kuehster (9)



**Subject:** arrow & box  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** Steve Kuehster  
**Date:** 4/1/2019 8:33:04 AM  
**Color:** ■

Show proposed contours.



ANG  
Show proposed drainage features including storm water quality facilities.

**Subject:** text box  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** Steve Kuehster  
**Date:** 4/1/2019 8:35:03 AM  
**Color:** ■

Show proposed drainage features including storm water quality facilities.

Developme  
PUDSP-19-002

**Subject:** text box  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** Steve Kuehster  
**Date:** 4/1/2019 8:44:03 AM  
**Color:** ■

PUDSP-19-002

Provide contours, Per the checklist, extending onto adjacent property.

TREETS

**Subject:** text box  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** Steve Kuehster  
**Date:** 4/1/2019 8:51:01 AM  
**Color:** ■

Provide contours, Per the checklist, extending onto adjacent property.

Note checklist, call out length of street centerlines, curve radii, centerline grades, types of curb and gutter, pedestrian facilities and access.

**Subject:** text box  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** Steve Kuehster  
**Date:** 4/1/2019 8:57:52 AM  
**Color:** ■

Note checklist, call out length of street centerlines, curve radii, centerline grades, types of curb and gutter, pedestrian facilities and access.

PT AS MO  
IONS.

**Subject:** Highlight  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** Steve Kuehster  
**Date:** 4/1/2019 9:00:10 AM  
**Color:** ■

S

},

**Subject:** Highlight  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** Steve Kuehster  
**Date:** 4/1/2019 9:00:12 AM  
**Color:** ■



**Subject:** text box  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** Steve Kuehster  
**Date:** 4/1/2019 9:01:42 AM  
**Color:** ■

PCD Engineering has only provided cursory comments on the plan. Please review the checklist and provide all items on the checklist on the preliminary plan prior to the next submittal.

XXXXXXXX

Call out the deviations needed in support of the proposed waiver of the requirement to provide public streets. See Letter of Intent note for details.

**Subject:** text box  
**Page Label:** [2] 61087-DEV-PUD-SITE-MAP  
**Author:** Steve Kuehster  
**Date:** 4/1/2019 9:23:23 AM  
**Color:** ■

Call out the deviations needed in support of the proposed waiver of the requirement to provide public streets. See Letter of Intent note for details.