

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 DECLARANT'S 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.

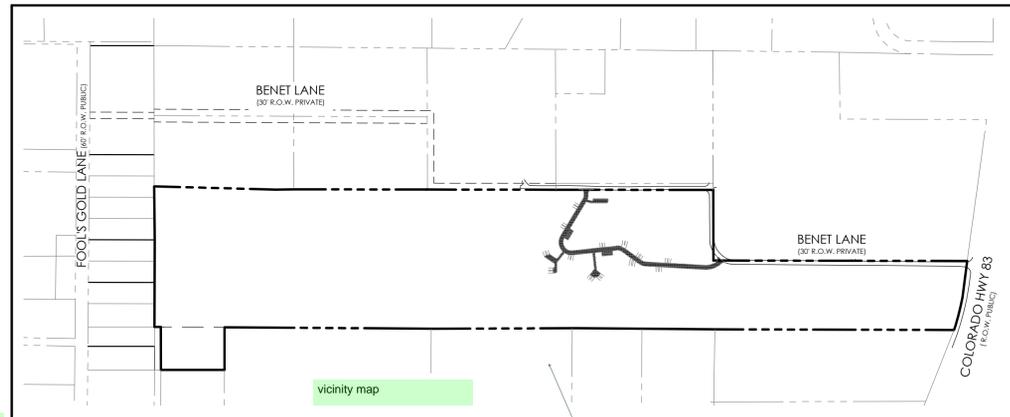
ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT, FOR SANCTUARY OF PEACE RESIDENTIAL COMMUNITY IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND 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 PROVISIONS 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.



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 (1)
PROPOSED GROSS DENSITY	0.54 D.U./AC
PROPOSED NET DENSITY (LESS DEDICATED R.O.W.)	0.58 D.U./AC

SHEET INDEX:

- DP-1 COVER SHEET
- DP-2 PRELIMINARY PUD
- DP-3 PRELIMINARY PUD
- DP-4 SITE DETAILS

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

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) JSS.

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) 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) JSS.

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 ZONING 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) JSS.

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 SOUTHWEST 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 SOUTHWEST 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. MCCLAUGHLIN BY DEED RECORDED DECEMBER 18, 1974 IN BOOK 2723 AT PAGE 644, COUNTY OF EL PASO, STATE OF COLORADO.

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)

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

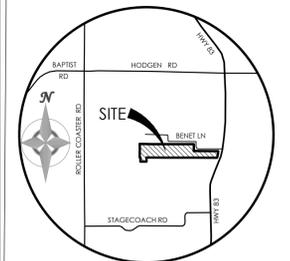
SURVEYOR
POLARIS SURVEYING, INC.
1903 LELARAY STREET, SUITE 102
COLORADO SPRINGS, CO 80909
(719) 448-0844

BUILDING USE
SINGLE FAMILY ATTACHED

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

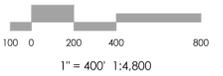
TAX SCHEDULE NO.
6127000363

PROPERTY ADDRESS
15760 COLORADO HIGHWAY 83



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

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

DESIGNED BY
DRAWN BY
CHECKED 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

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.

- THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE CONSTRUCTED ON A LOT. THE USES ALLOWED IN THE SANCTUARY OF PEACE PUD 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.

standards uses for community center, garages...

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

this note is confusing

- 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.

- MINIMUM LOT AND/OR TRACT AREAS ARE AS DEPICTED ON THE PLAN. SEE PAGE 3 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.

- 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.
- MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').

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

- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FIVE FEET (35').

- SETBACK REQUIREMENTS:

- 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
- FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
- FIFTEEN FEET (15') TO FACE OF HOUSE
- SIDE YARD: FIVE FEET (5')
- REAR YARD: FIFTEEN FEET (15')
- CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')

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

- 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 PUD 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.

- MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')

- SETBACK REQUIREMENTS:

- SIDE YARD: FIVE FEET (5')
- REAR YARD: FIVE FEET (5')

LANDSCAPE

- 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

- 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

- A PUD MODIFICATION FOR SECTION 8.4.3.C.2.F LOTS USING OWTS REQUIRES THE FOLLOWING:
 - LOTS DESIGNED TO USE AN OWTS, LOTS WHICH WILL UTILIZE AN OWTS SHALL HAVE A MINIMUM AREA OF 2.5 ACRES.
 - 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.

- A PUD MODIFICATION FOR THESECTION 8.4.4. TRANSPORTATION SYSTEM CONSIDERATIONS AND STANDARDS
 - 8.4.4.C PUBLIC ROADS REQUIRED (DIVISIONS OF LAND SERVED BY PUBLIC ROADS)
 - 8.4.4.D DEAD END STANDARDS (CONTINUATION OF FACILITIES, NO MORE THAN 25 LOTS ON NON THROUGH STREET)
 - 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 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:
 - FRONT: TEN FEET (10')
 - SIDE: FIVE FEET (5')
 - REAR: TEN FEET (5')
 STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.

revise as appropriate

spell out

- 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 OF THE SYSTEMS WERE 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 DETERMINED.

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.

FLOODPLAIN STATEMENT

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

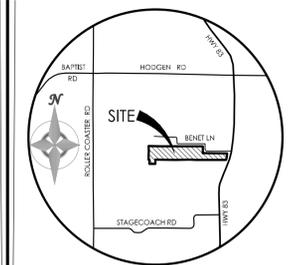
Environmental: Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army 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).

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; Wildlife Hazard Report; Natural Features Report; (other: modify based upon specific reports)

PUD Development Plan

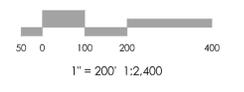
PUDSP-19-002

title block



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

sheet description

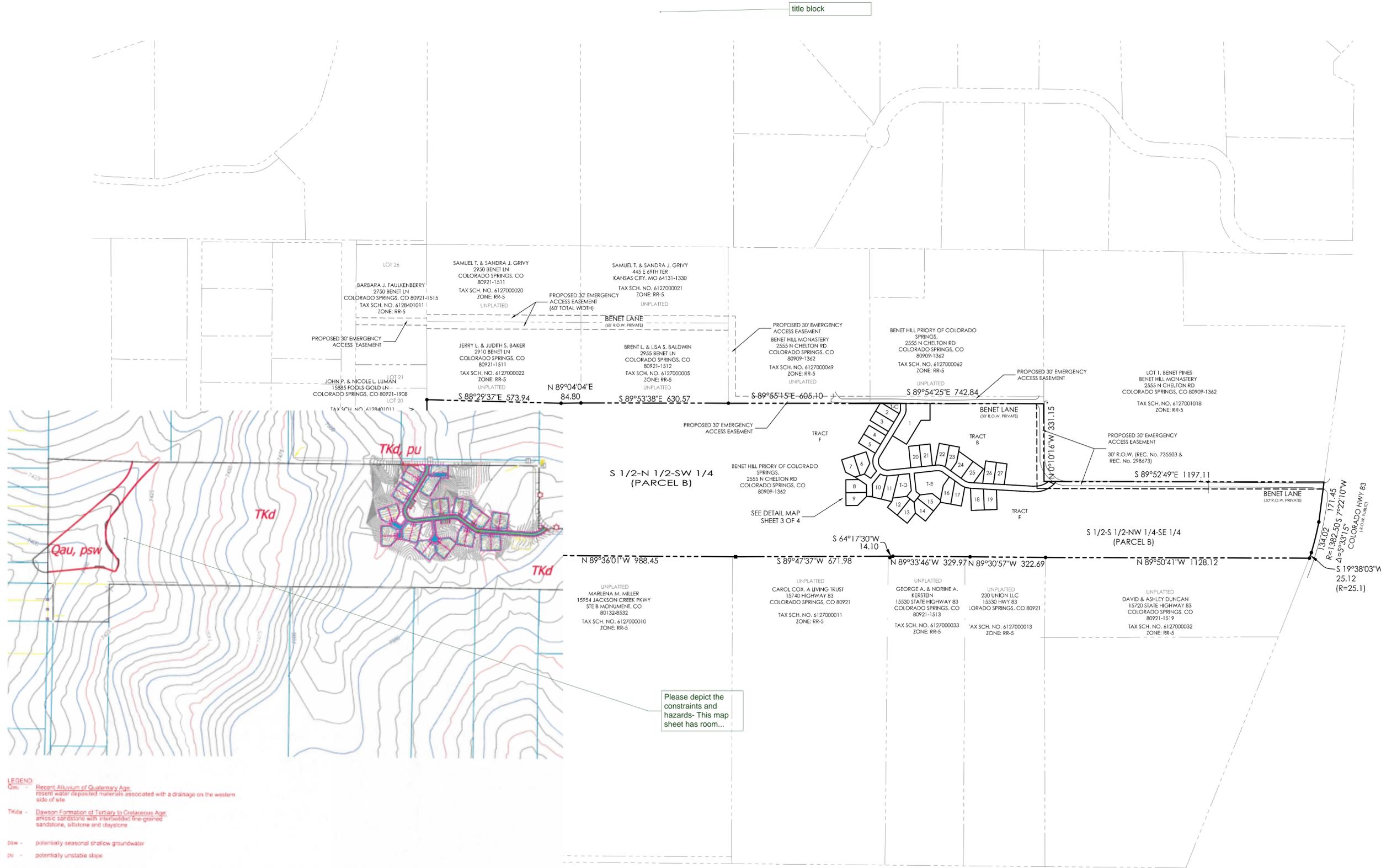
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

DEVELOPMENT PLAN
PRELIMINARY PUD

SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY

MVE PROJECT 61087
MVE DRAWING DP-2

JANUARY 7, 2019
SHEET 2 OF 4



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

SITE MAP
1" = 200'

- LEGEND**
- Qau - Recent Alluvium of Quaternary Age; recent water deposited materials associated with a drainage on the western side of site
 - TKd - Dawson Formation of Tertiary to Cretaceous Age; arkose sandstones with interbedded fine-grained sandstone, siltstone and claystone
 - psw - potentially seasonal shallow groundwater
 - pu - potentially unstable slope

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



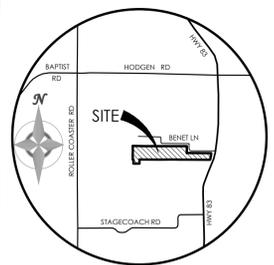
TITLE all SHEETS

S 89°54'25"E 742.84

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

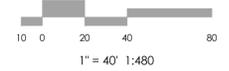
Note checklist, call out length of street centerlines, curve radii, centerline grades, types of curb and gutter, pedestrian facilities and access.

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



VICINITY MAP
NOT TO SCALE

BENCHMARK



LEGEND

---	PROPERTY LINE	---	EASEMENT LINE
---	LOT LINE	---	BUILDING SETBACK LINE
---	ADJACENT PROPERTY LINE	---	ADJACENT PROPERTY LINE
---	EXISTING INDEX CONTOUR	---	PROPOSED INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR	---	PROPOSED INTERMEDIATE CONTOUR
---	CONCRETE AREA	---	CONCRETE AREA
---	ASPHALT AREA	---	ASPHALT AREA
---	CURB AND GUTTER	---	CURB AND GUTTER
---	BUILDING/ BUILDING OVERHANG	---	BUILDING/ BUILDING OVERHANG
---	DECK	---	DECK
---	RETAINING WALL - SOLID/ ROCK	---	RETAINING WALL - SOLID/ ROCK
---	SIGN	---	SIGN
---	BOLLARD	---	BOLLARD
---	WOOD FENCE	---	TOP OF WALL/GRADE AT BOTTOM OF WALL
---	CHAIN LINK FENCE	---	TOP OF CURB/FLOWLINE
---	BARBED WIRE FENCE	---	SPOT ELEVATION
---	TREE (EVERGREEN/DECIDUOUS)	---	FL = FLOWLINE
---	SHRUB	---	TSW = TOP OF SIDEWALK
---	ROCK	---	FINISHED FLOOR ELEVATION
---	FF = 5986.00	---	

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....

Show proposed contours.

Show proposed drainage features including storm water quality facilities.

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.

MVE, INC.
ENGINEERS / SURVEYORS

1903 Library Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

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

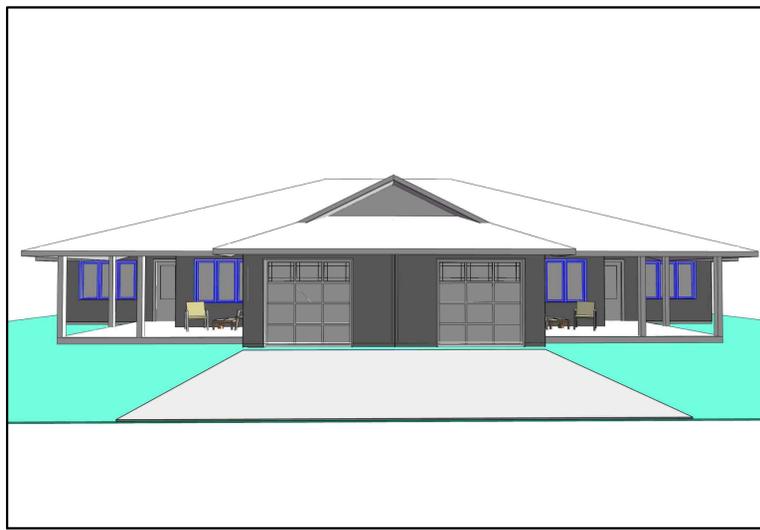
DEVELOPMENT PLAN
PRELIMINARY PUD

SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY

MVE PROJECT 61087
MVE DRAWING DP-3

JANUARY 7, 2019
SHEET 3 OF 4

PUD Development Plan



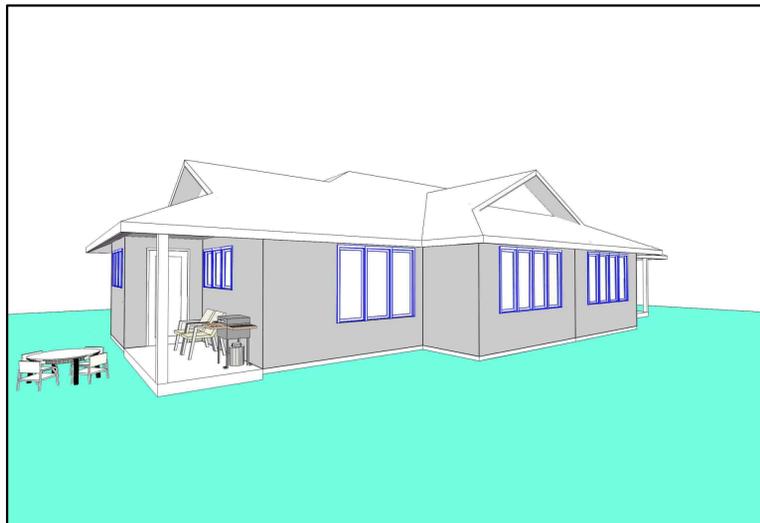
FRONT VIEW



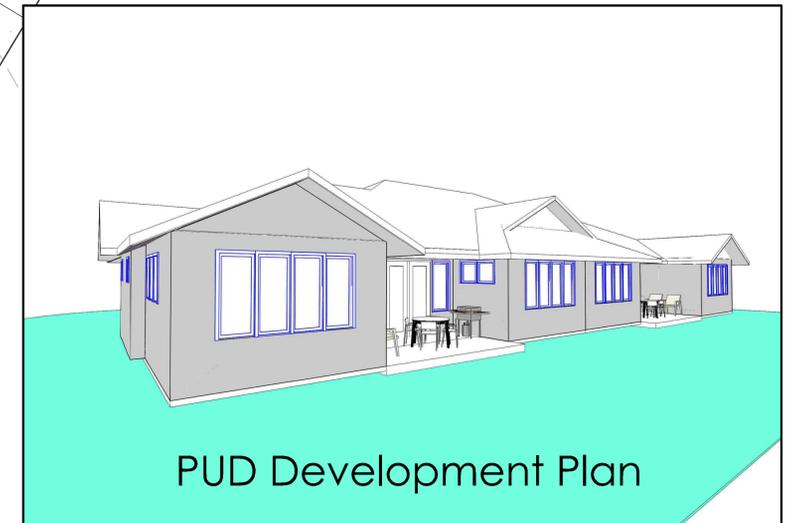
FRONT VIEW



SITE MAP
1" = 10'

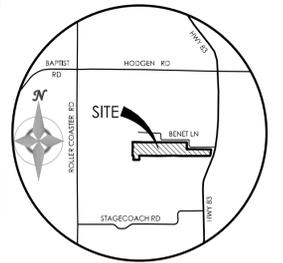


REAR VIEW



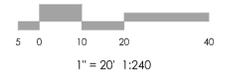
REAR VIEW

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.

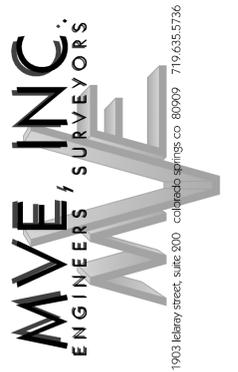


VICINITY MAP
NOT TO SCALE

BENCHMARK



- i recommend you move this because your limiting the foot print.
- parking lot detail with landscaping
- A PUD is recorded in black and white- this will not record.
- HWY 83 Landscape detail
- ENTRY Detail



REVISIONS

Architectural?

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

PUD Development Plan

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



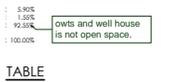
Subject: Callout
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 7:56:12 AM
Color: ■

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.



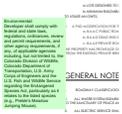
Subject: Callout
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 7:58:25 AM
Color: ■

owts 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).



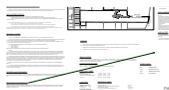
Subject: Private Road
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 8:00:15 AM
Color: ■

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: ■

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



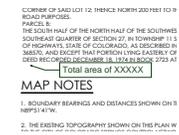
Subject: Callout
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 8:06:52 AM
Color: ■

standard note may need to be tweaked based on CDPHE comments



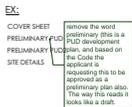
Subject: Callout
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 8:08:57 AM
Color: ■

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.



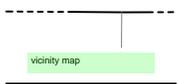
Subject: Callout
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 8:13:25 AM
Color: ■

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



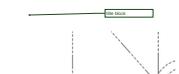
Subject: Callout
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 8:24:10 AM
Color: ■

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....

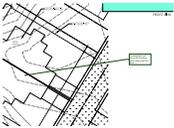
REVISIONS

Architectural?

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

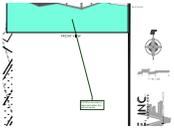
Architectural?

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

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: ■

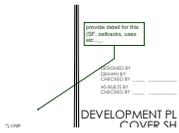
parking lot detail with landscaping

and garages, community center with lodging

BUILDING USE
SINGLE FAMILY ATTACHED
CONSTRUCTION SCHEDULE

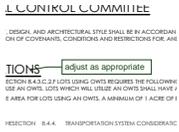
Subject: Callout
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 8:33:39 AM
Color: ■

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



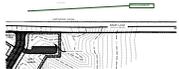
Subject: Callout
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 8:36:11 AM
Color: ■

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



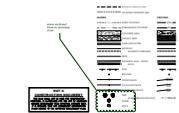
Subject: Callout
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 8:38:05 AM
Color: ■

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



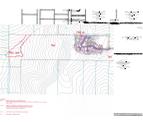
Subject: Callout
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 9:15:31 AM
Color: ■

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

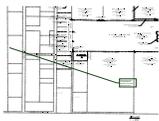


Subject: Callout
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 9:15:48 AM
Color: ■

impossible for staff to know this- identify the uses.



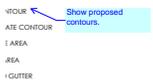
Subject: Image
Page Label: [2] 61087-DEV-PUD-SITE-MAP
Author: dsdparsons
Date: 4/1/2019 9:23:43 AM
Color: ■



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.

Show proposed drainage features including storm water quality facilities.

ANG

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.

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.