

# 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

### 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 CONDUCTED 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.
- 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 AREA:
  - MINIMUM LOT AND/OR TRACT AREAS ARE AS DEPICTED ON THE PLAN. SEE PAGE /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').
- 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')
- 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.
  - 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.

### 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

- 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 THESECTIONS 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

### GENERAL NOTES

- ROADWAY CLASSIFICATIONS. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREET WAYS.
- 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.
- 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)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 OF UTILITIES, PAVEMENT SUBGRADE CONSTRUCTION, ETC.

### 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.

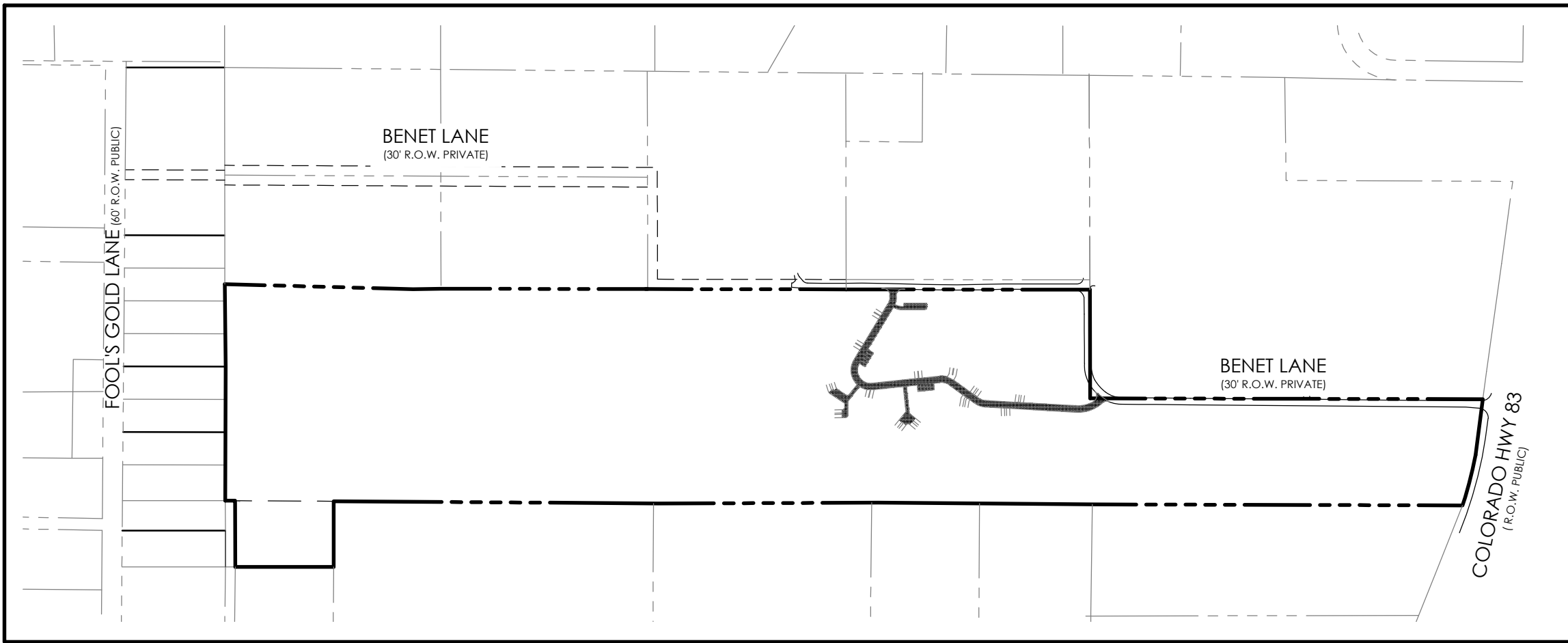
APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND, THE LANDOWNER, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, OR AS OTHERWISE AMENDED BY AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

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 RESOLUTIONS 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 PERVERSIONS WITHIN THE DEVELOPMENT PLAN WHICH GOVERNS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.



### 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 ASSOCIATIONS.
- 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 27.00  
PROPOSED GROSS DENSITY 0.54 D.U./AC  
PROPOSED NET DENSITY (LESS DEDICATED R.O.W.) 0.58 D.U./AC

### 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 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 SOUTHWEST 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. 346570, 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 (FINS 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

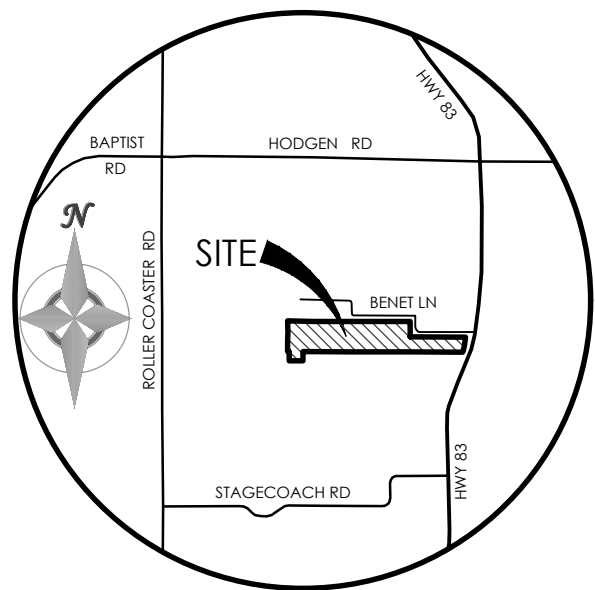
START: SPRING, 2019  
FINISH: WINTER, 2019

#### TAX SCHEDULE NO.

6127000063

#### PROPERTY ADDRESS

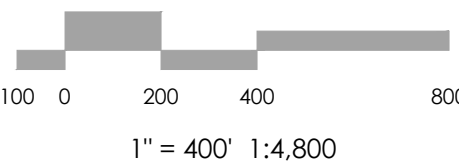
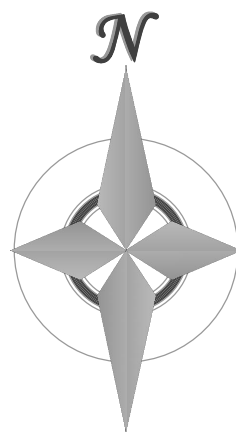
15760 COLORADO HIGHWAY 83



#### VICINITY MAP

NOT TO SCALE

BENCHMARK



REVISIONS

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

## DEVELOPMENT PLAN COVER SHEET

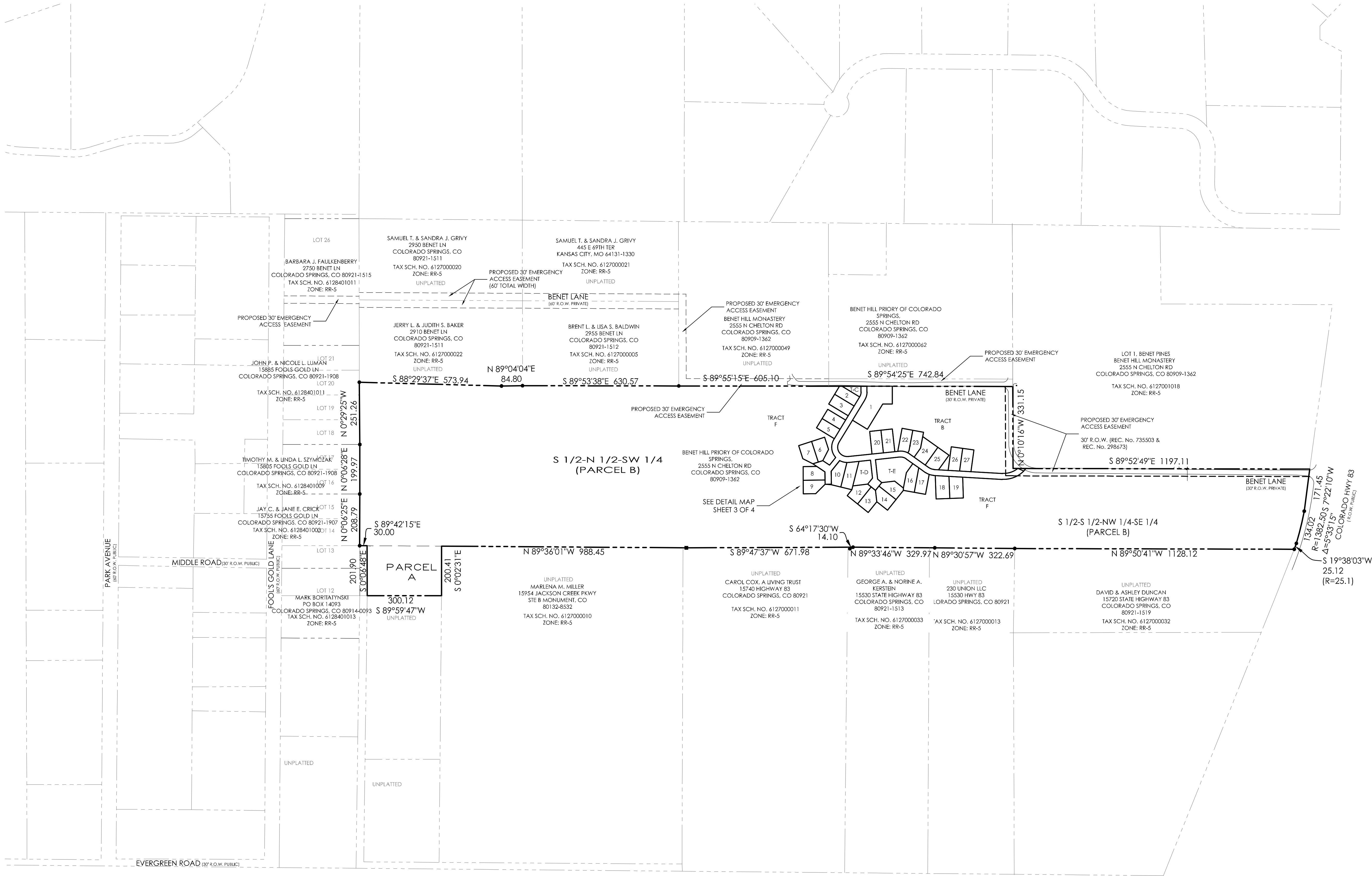
## SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

MVE PROJECT 61087  
MVE DRAWING DP-1

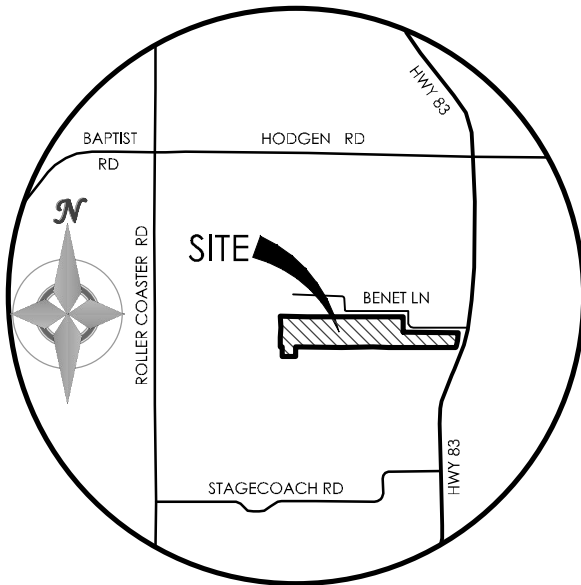
JANUARY 7, 2019  
SHEET 1 OF 4

## PUD Development Plan



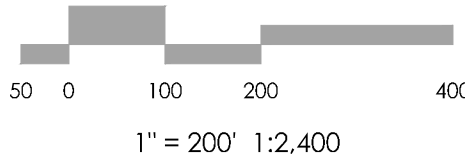
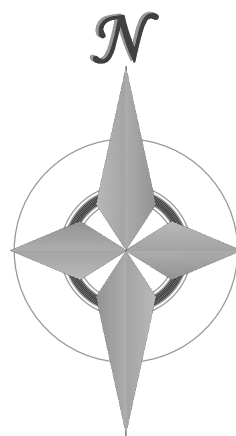


SITE MAP  
1" = 200'



VICINITY MAP  
NOT TO SCALE

BENCHMARK



REVISIONS

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.

S 89°54'25"E 742.84

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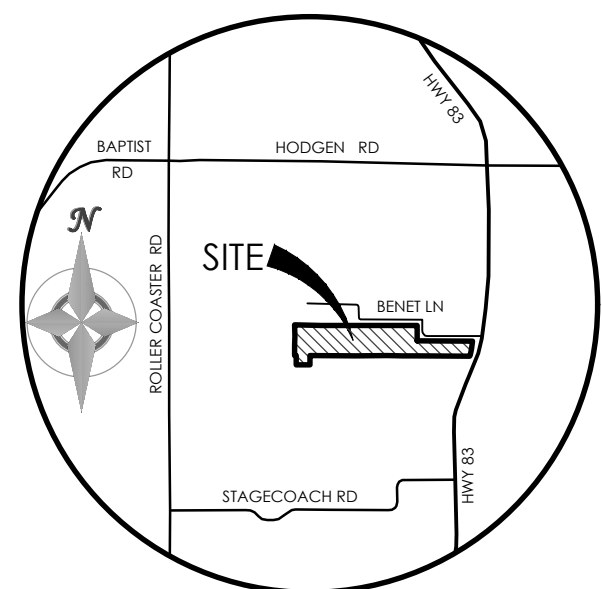
LEGEND

- 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

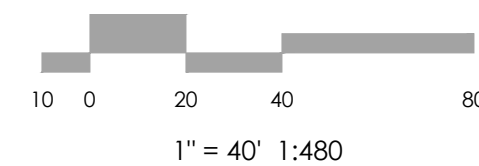
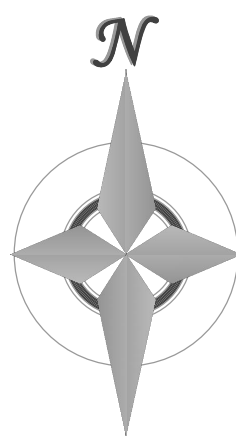
- PROPOSED
- INDEX CONTOUR
  - INTERMEDIATE CONTOUR
  - CONCRETE AREA
  - ASPHALT AREA
  - CURB AND GUTTER
  - BUILDING/ BUILDING OVERHANG
  - DECK
  - RETAINING WALL - SOLID/ ROCK
  - SIGN
  - BOLLARD
  - TOP OF WALL/GRADE AT BOTTOM OF WALL
  - TOP OF CURB/FLOWLINE
  - SPOT ELEVATION
  - FL = FLOWLINE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

DETAIL MAP  
1" = 40'



VICINITY MAP  
NOT TO SCALE

BENCHMARK



**MVE, INC.**  
ENGINEERS, SURVEYORS  
1903 Library Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

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

DEVELOPMENT PLAN  
PRELIMINARY PUD

SANCTUARY OF  
PEACE RESIDENTIAL  
COMMUNITY

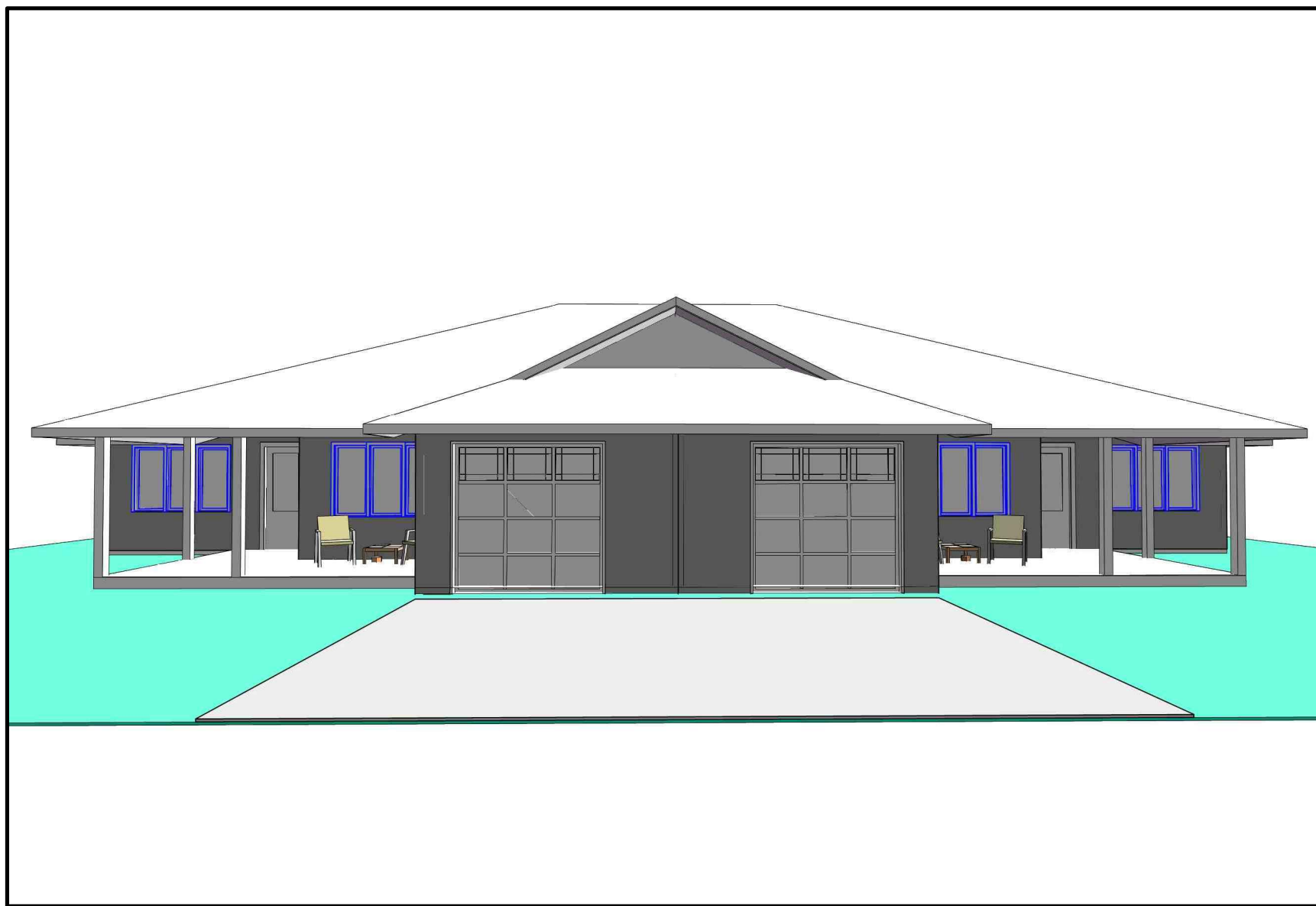
MVE PROJECT 61087  
MVE DRAWING DP-3

JANUARY 7, 2019  
SHEET 3 OF 4

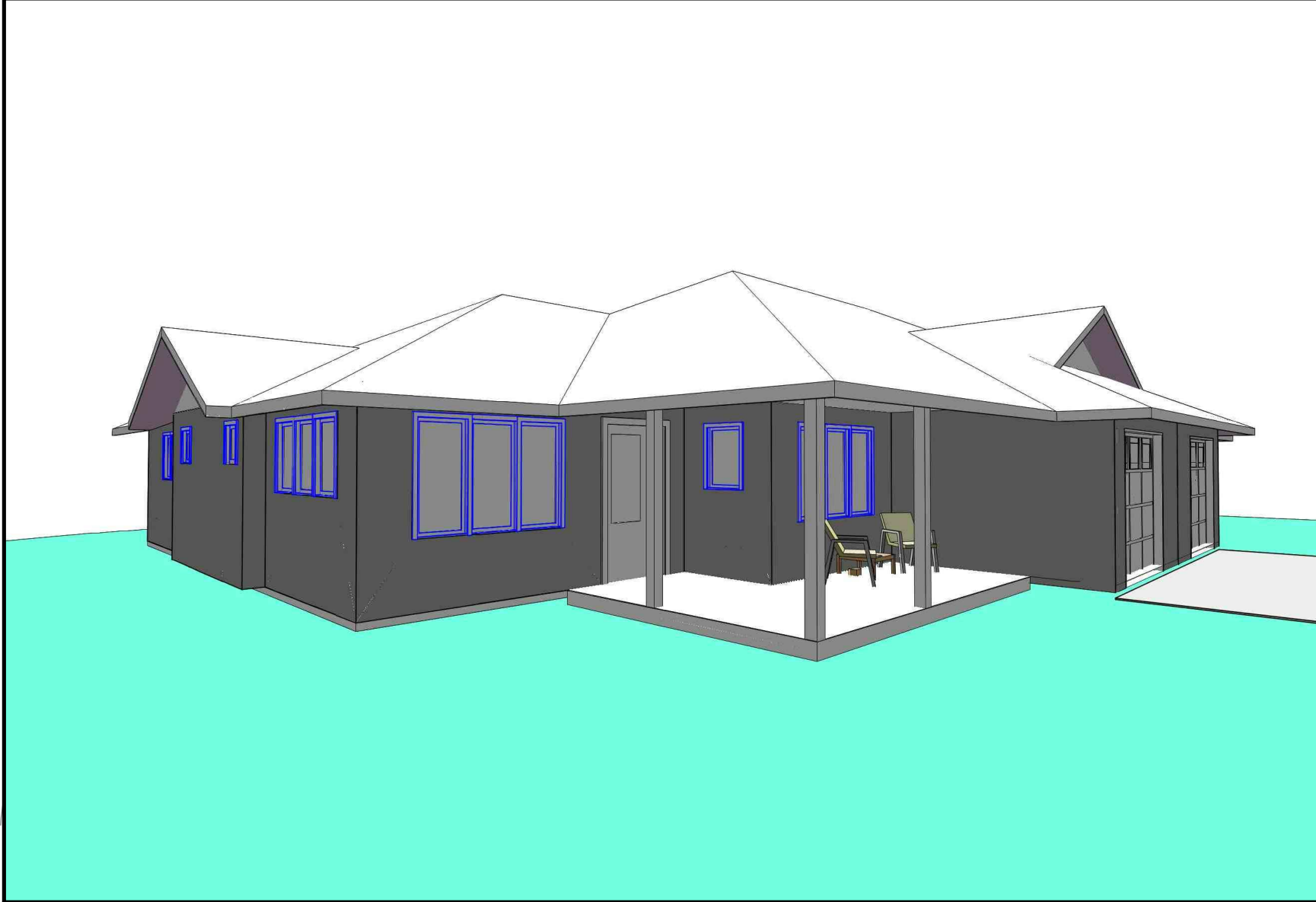
PUD Development Plan

**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.





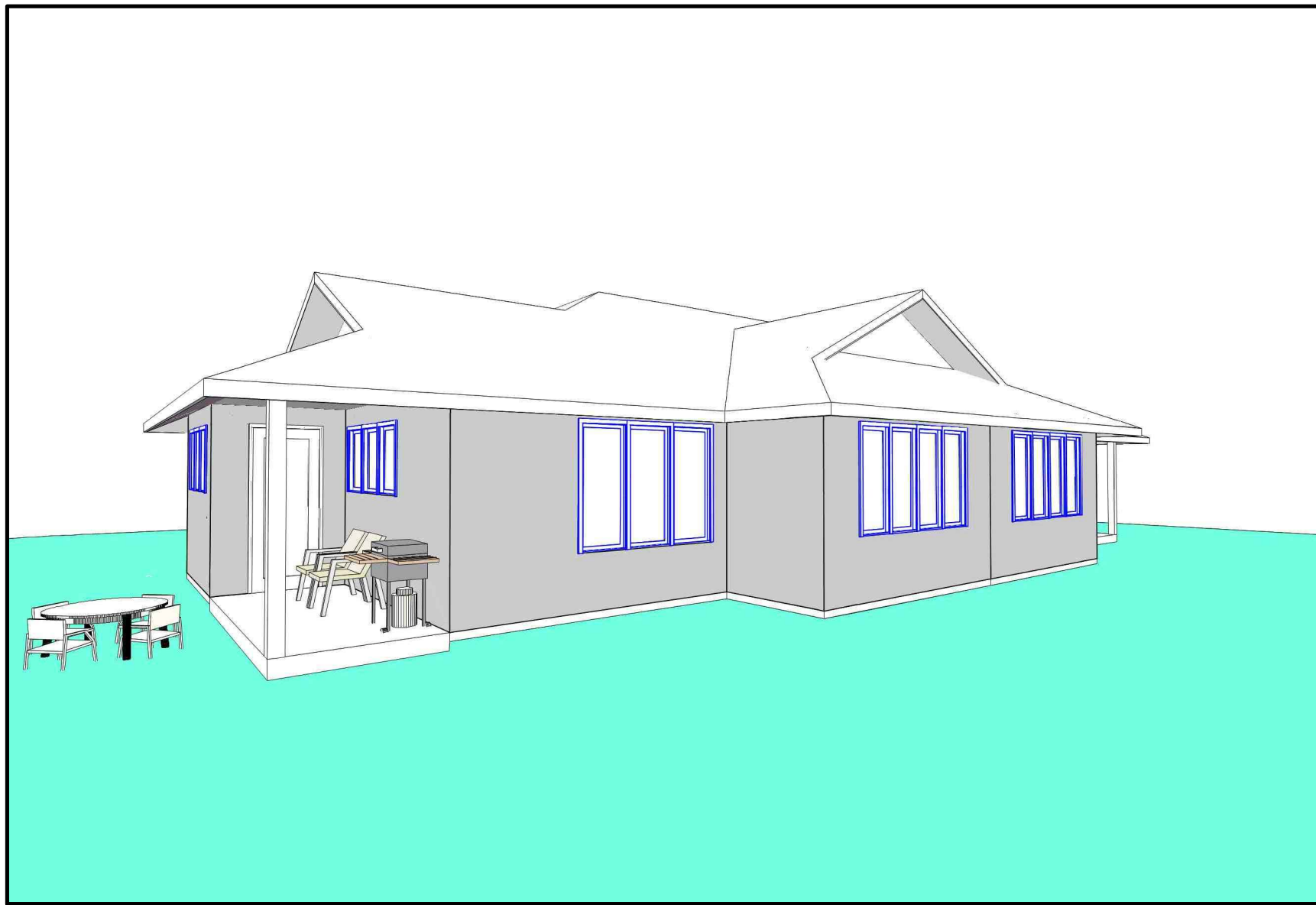
FRONT VIEW



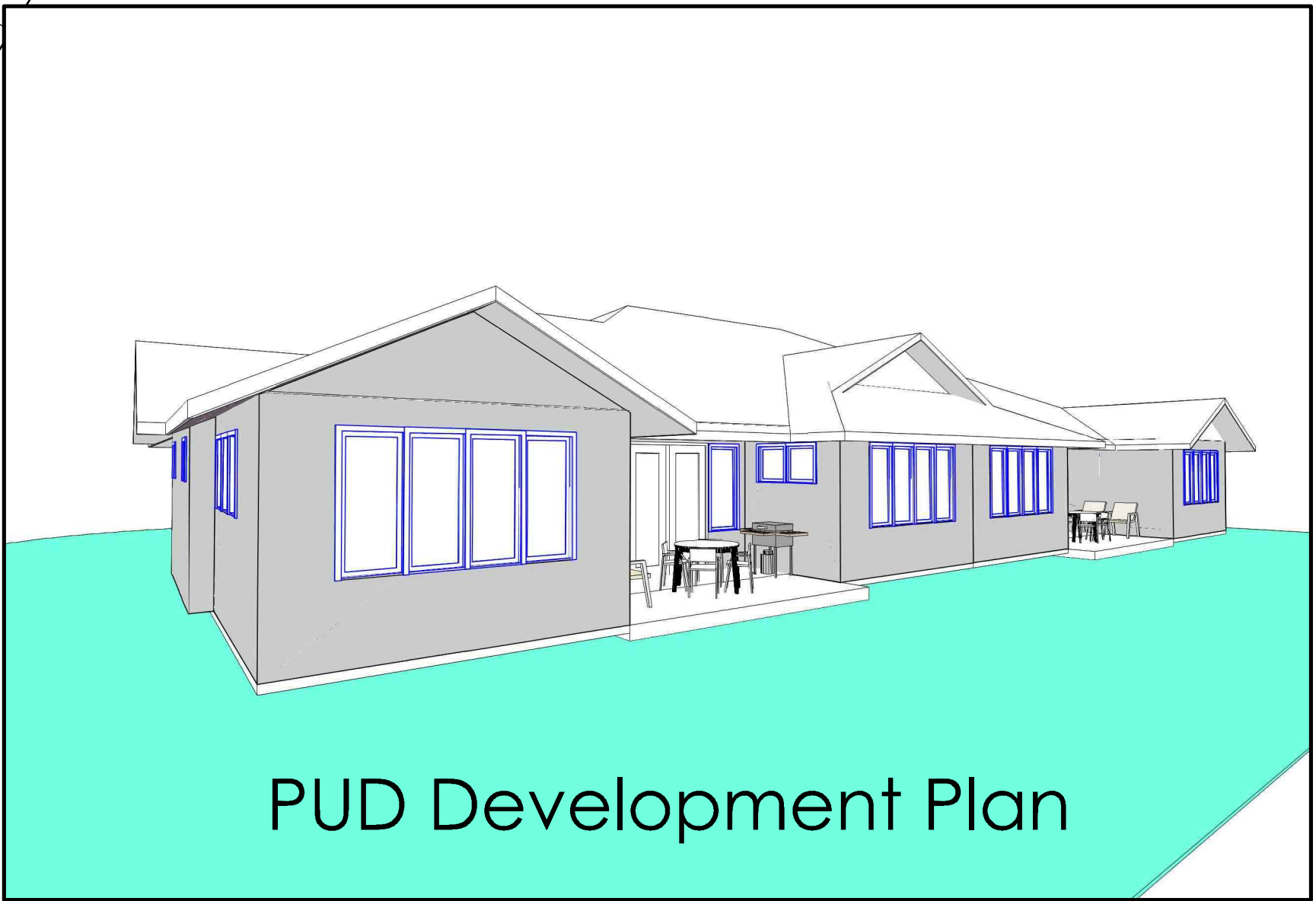
FRONT VIEW



SITE MAP  
1" = 10'

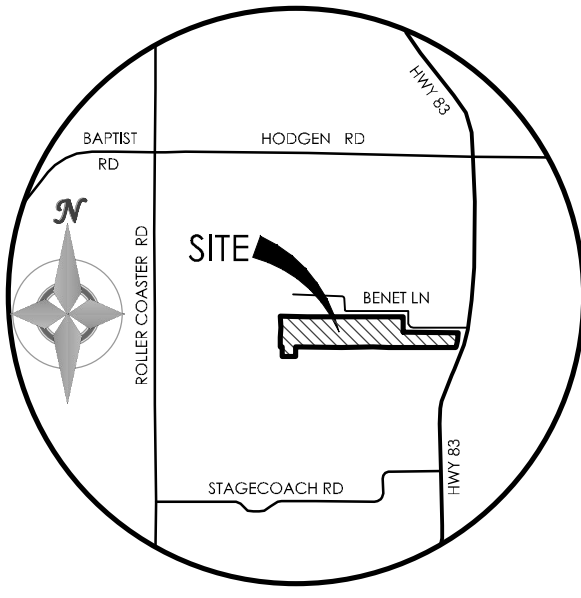


REAR VIEW



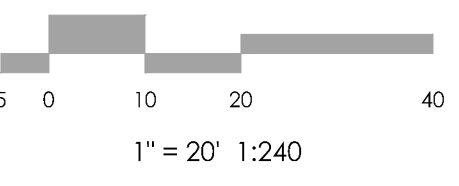
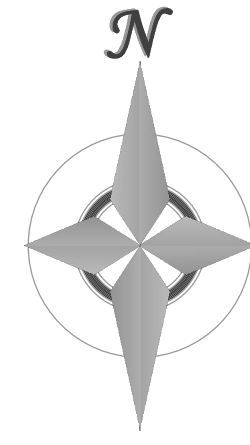
REAR VIEW

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VICINITY MAP  
NOT TO SCALE

BENCHMARK



REVISIONS

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