SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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

USE	NOTES			
PRINCIPAL USES				
DWELLINGS - SINGLE FAMILY ATTACHED	LOTS 2 - 27 WITH ATTACHED GARAGES ONLY			
PRIVATE SANCTUARY CLUBHOUSE	LOT 1 - PRIVATE BUSINESS EVENT CENTER W/ FOUR GUEST ROOMS FOR OVERNIGHT ACCOMMODATIONS TO BE USED BY THE RESIDENTS OF "SANCTUARY OF PEACE RESIDENTIAL COMMUNITY" AND BENET HILL MONASTERY OF COLORADO SPRINGS.			
RECREATIONAL AMENITIES	TRACTS B, C, & D - TO INCLUDE TRAILS, BENCHES, GAZEBOS, COMMUNITY GARDEN			
DISTRICT UTILITIES, DETENTION PONDS	TRACTS A, B, C, & D - TO INCLUDE WATER LINES, WELLS, PUMP HOUSES, TREATMENT FACILITIES, FIRE CISTERNS, WASTEWATER LINES / FACILITIES, DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.			
FIRE MITIGATION	TRACT D - FIRE CISTERN			
DETACHED GARAGE	LOT 1			
	ACCESSORY USES			
ANIMAL KEEPING	HOUSEHOLD PETS ARE ALLOWED IN ACCORDANCE WITH THE APPROVED OR AMENDED DECLARATION OF PROTECTIVE AND RESTRICTIVE COVENANTS FOR SANCTUARY OF PEACE RESIDENTIAL COMMUNITY.			
residential home office	RESIDENTIAL HOME OFFICES ARE ALLOWED IN ACCORDANCE WITH THE APPROVED OR AMENDED DECLARATION OF PROTECTIVE AND RESTRICTIVE COVENANTS FOR SANCTUARY OF PEACE RESIDENTIAL COMMUNITY.			
SOLAR COLLECTORS	SOLAR COLLECTORS ARE ALLOWED IN ACCORDANCE WITH THE APPROVED OR AMENDED DECLARATION O PROTECTIVE AND RESTRICTIVE COVENANTS FOR SANCTUARY OF PEACE RESIDENTIAL COMMUNITY.			
DECK (ATTACHED, COVERED OR UNCOVERED)				
WALLS, HEDGES, RETAINING WALLS, & FENCES	RETAINING WALLS ALLOWED IN SIDE AND REAR SETBACKS, FENCING IS NOT ALLOWED ON LOTS 2 - 27.			
MAIL BOXES	A SINGLE MAIL KIOSK FOR ALL 27 LOTS.			
TRASH ENCLOSURES				

2. Permitted accessory uses are subject to the use-specific development standard set out in chapter 5,1,7 of the el paso county land development code (as

3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS

1. MINIMUM LOT SIZE IS 3,900 SF.

MAXIMUM LOT COVERAGE SHALL BE 45%

3. MAXIMUM BUILDING HEIGHT: THIRTY FIVE FEET (35').

c. REAR YARD: FIVE FEET (5')

4. SETBACK REQUIREMENTS (SINGLE FAMILY DWELLINGS, PRIVATE SANCTUARY CLUB HOUSE & DETACHED GARAGE):

DEVELOPMENT STANDARDS AND GUIDELINES

20 FEET MIN. DRIVEWAY LENGTH
b. SIDE YARD: FIVE FEET (5') / ZERO FEET (0') WHERE ATTACHED

RETAINING WALLS ARE ALLOWED IN THE SIDE AND REAR SETBACKS.

5. LOT NOTES:

THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.

FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.

MINOR ADJUSTMENTS TO LOT LINES AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

<u>Landscape</u>

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 THE LANDSCAPE PLAN (SHEET DP-6).

ARCHITECTURAL CONTROL

ARCHITECTURAL CONTROL SHALL BE IN ACCORDANCE WITH THE APPROVED OR AMENDED DECLARATION OF PROTECTIVE AND RESTRICTIVE COVENANTS FOR SANCTUARY OF PEACE RESIDENTIAL COMMUNITY.

GENERAL NOTES

1. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO A PRIVATE ROAD OR SHALL BE CONNECTED TO A PRIVATE ROAD VIA AN ACCESS EASEMENT. THE PRIVATE ROAD AS SHOWN ON THIS PUD PRELIMINARY PLAN 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.

2. ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.

3. 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. STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.

4. ALL NATURAL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY. ALL TRACTS THROUGH WHICH BLACK HILLS ENERGY UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY

5. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AND TRACTS AS FOLLOWS:

b. SIDE: FIVE FEET (5') - RETAINING WALLS FROM 0'-6' IN HEIGHT ALLOWED IN EASEMENT
 c. REAR: TEN FEET (5') - RETAINING WALLS FROM 0'-6' IN HEIGHT ALLOWED IN EASEMENT

6. AN EASEMENT OVER AND ACROSS THE ENTIRETY OF TRACTS A, B, C & D SHALL BE GRANTED TO THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION FOR UNLIMITED ACCESS AND USE TO CONSTRUCT AND MAINTAIN THE PRIVATE ROADWAY, OPEN SPACE, RETAINING WALLS, LANDSCAPE, TRAILS, SIGNAGE, PARKING IN DESIGNATED AREAS, DRIVEWAYS, MAILBOXES, WATER AND WASTEWATER SYSTEMS, OR OTHER AMENITIES AS DESIRED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

7. THE DEVELOPMENT HAS BEEN DESIGNED TO LIMIT THE NUMBER OF BEDROOMS THAT COULD BE SERVED ON FOUR SEPARATE ONSITE WATER TREATMENT SYSTEM (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 FOURTEEN (14) ONE BEDROOM, TWELVE (12) TWO BEDROOM SINGLE STORY RESIDENCES, AND ONE (1) PRIVATE SANCTUARY CLUB HOUSE HAVING FOUR (4) GUEST BEDROOMS TAKEN AT THE HOTEL/MOTEL OCCUPANCY RATE OF ONE HALF BEDROOM PER ROOM. THE DEVELOPMENT AREA HAS BEEN CLUSTERED WITH CONSIDERATION GIVEN TO WHAT THE SITING THE SYSTEMS WHERE TO AVOID IMPACTS TO ADJACENT PROPERTIES. THE OWTS SYSTEMS EXTERIOR OF ANY BUILDING SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

8. THE BENET HILL MONASTERY OF COLORADO SPRINGS IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT ALL OTS AND TRACTS. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY BENET HILL MONASTERY OF COLORADO SPRINGS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

9. 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).

10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION MEMORANDUM; DRAINAGE REPORT; WATER RESOURCES REPORT; ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) EVALUATION; GEOLOGY & SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.

11. A DRIVEWAY PERMIT SHALL BE ISSUED BY EL PASO COUNTY DEVELOPMENT SERVICES PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

GENERAL PROVISIONS

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

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, ON 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 COMPILES WITH THE COLORADO WITH THE COLORADO PLANNED LINIT 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 PROVISION 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

1. 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 HOME OWNERS ASSOCIATION.

- 2. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY.
- 3. THERE ARE NO NOISE WALLS REQUIRED ALONG STATE HIGHWAY 83.
- 4. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO STATE HIGHWAY 83.
- 5. EMERGENCY ACCESS ROUTE IS FROM BENET LANE TO STATE HIGHWAY 83 OR BENET LANE TO FOOLS GOLD LANE TO EVERGREEN LANE TO ROLLER COASTER ROAD. EMERGENCY ACCESS EASEMENTS ARE RECORDED UNDER RECEPTION NUMBER .

TRACT NOTES

TRACT A (30,089 SF. / 0.691 AC.) SHALL BE FOR PRIVATE ROADWAY AND SHALL BE OWNED BY BENET HILL MONASTERY OF COLORADO SPRINGS AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

TRACT B (153,122 SF. / 3.515 AC.), TRACT C (22,909 SF. / 0.526 AC.) & TRACT D (1,819,053 SF. / 41.760 AC.) SHALL BE FOR OPEN SPACE, RETAINING WALLS, LANDSCAPE, TRAILS, SIGNATE, PARKING IN DESIGNATED AREAS, DRIVEWAYS, AND MAINTAINED BY THE

WATER AND WASTEWATER SYSTEMS EXTERIOR OF ANY BUILDING SHALL BE OWNED AND MAINTAINED BY THE THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

STORMWATER FACILITIES EXTERIOR OF ANY BUILDING SHALL BE OWNED AND MAINTAINED BY BENET HILL MONASTERY OF COLORADO SPRINGS. AN EASEMENT WILL BE GRANTED BY THE BENET HILL MONASTERY OF COLORADO SPRINGS FOR THE BENEFIT OF THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION ON, OVER, UNDER AND ACROSS FOR THE ENTIRETY OF EACH TRACT FOR THE OWNERSHIP AND MAINTENANCE OF THE WASTEWATER SYSTEMS. SAID EASEMENT WILL BE ESTABLISHED AT TIME OF FINAL PLAT.

PUD MODIFICATIONS

	LDC / ECM SECTION	CATEGORY	standard	MODIFICATION	JUSTIFICATION	
1	LDC 8.4.3.B.2.f	LOT DESIGN	LOTS W/OWTS REQUIRE 2.5 ACRES	CLUSTERED LOTS SURROUNDED BY LARGER TRACTS FOR OWTS	PROVIDE A UNIQUELY INTIMATE CLUSTERED LOT DEVELOPMENT THAT COMPLEMENTS THE EXISTING BENET LANE NEIGHBORHOOD WHILE PRESERVING SIGNIFICANT OPEN	
2	LDC 8.4.4.C	transportation system	PUBLIC ROADS REQUIRED	USE PRIVATE RD CONNECTING TO EXIST. PRIVATE BENET LN.		
3	LDC 8.4.4.E	TRANSPORTATION SYSTEM	PRIVATE ROADS TO MEET COUNTY STDS	REDUCE ROADWAY WIDTH & MODIFY DESIGN CRITERIA		
4	LDC 8.4.8.C.2	WASTEWATER DISPOSAL	TWO POTENTIAL OWTS SITES REQUIRED ON PLAN	PROVIDE ONE SET OF FULLY ENGINEERED OWTS SITES		
5	ECM 2.3.1	ROADWAY DESIGN	DESIGN SPEED	REDUCE DESIGN SPEED TO 20 MPH FOR PRIVATE ROADWAY	SPACE TAKING CONSIDERATION OF THE NATURAL TERRAIN AND	
6	ECM 2.3.1	ROADWAY DESIGN	RIGHT-OF-WAY WIDTH	PROVIDE 28 FT PRIVATE TRACT WIDTH FOR ROADWAY & SIDEWALK	FEATURES TO PROMOTE PRESERVATION AND ENJOYMENT OF THE FORESTED AREA COMPRISING THE SITE. THE PROPOSED FACILITIES ARE ADEQUATE TO SERVE THE DEVELOPMENT AND ARE NOT ADVERSE TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS OR PUBLIC.	
7	ECM 2.3.1	ROADWAY DESIGN	MIN. CURVE RADIUS	REDUCE CURVE RADIUS APPROPRIATE WITH DESIGN SPEED		
8	ECM 2.3.1	ROADWAY DESIGN	MIN. LANE WIDTH	USE 10 FT LANE WIDTHS MATCHING EXISTING BENET LN		
9	ECM 2.5.2.B.3	PEDESTRIAN FACILITIES	SIDEWALK REQUIRED ON BOTH SIDES OF ROADWAY	PROVIDE SIDEWALK ON ONE SIDE OF THE PRIVATE RD		
10	ECM 2.5.2.B.6	PEDESTRIAN FACILITIES	SIDEWALK REQUIRED TO 5" THICK CONCRETE	PROVIDE ASPHALT SIDEWALK ADJACENT TO ASPHALT ROADWAY		

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.

SOIL & GEOLOGY CONDITIONS

- EXPANSIVE SOILS (LOTS 1 THRU 27, TRACTS A, B, C, & D)

GEOLOGIC HAZARD NOTE: LOTS 1 THRU 27, TRACTS A, B, C, & D HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY FOR SANCTUARY OF PEACE FILING NO. 1 PREPARED BY ENTECH ENGINEERING, FEBRUARY 11, 2019, JOB NO. 190118, IN THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY FILE (PUDSP-19-002) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

- POTENTIALLY SEASONAL SHALLOW GROUND WATER (LOTS 1 THRU 27, TRACTS A, B, C, & D)
- POTENTIALLY UNSTABLE SLOPE (TRACT D & LOT 2)

LAND USE TABLE

<u>USE</u>	SQUARE FEET	ACRES	PERCENTAGE	OWNER	MAINTENANCE
26 RESIDENTIAL LOTS (LOTS 2-27)	118,794 SF	2.73 AC	5.50%	INDIVIDUAL LOT OWNERS	
1 PRIVATE SANCTUARY CLUBHOUSE LOT (LOT 1)	15,593 SF	0.36 AC	0.72%	BENET HILL MONASTERY	HOA
1 PRIVATE ROADWAY (TRACT A)	30,089 SF	0.69 AC	1.39%	BENET HILL MONASTERY	HOA
3 OPEN SPACE/LANDSCAPE/UTILITIES/DRAINAGE T	RACTS				
(TRACTS B, C & D)	1,995,084 SF	45.93 AC	92.39%	BENET HILL MONASTERY	HOA
TOTAL AREA	2,159,560 SF	9.58 AC	100.00%		

ND USE <u>SITE DATA TABLE</u>

CURRENT ZONING: RESIDENTIAL RURAL (RR-5) AGRICULTURAL (A-5)	TOTAL SITE ACREAGE PROPOSED SINGLE-FAMILY DWELLING UNITS ATTACHED PROPOSED GROSS RESIDENTIAL DENSITY	49.58 AC 26 D.U 0.52 D.U./AC
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)	PROPOSED PRIVATE SANCTUARY CLUBHOUSE (PRIVATE BUSINESS EVENT CENTER) PROPOSED GROSS COMMERCIAL DENSITY	1 UNIT 0.02 UNITS/AC
	TOTAL DENSITY (27 D.U. / 49.58 AC.)	0.55 UNITS/AC

CITE DATA

<u>OWNER</u>

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

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

SITE DATA

CONSTRUCTION SCHED

FINISH: SPRING 2020

COVER SHEET

LANDSCAPE PLAN

GENERAL SITE DETAILS

PUD DEVELOPMENT SITE PLAN (OVERALL)

PUD DEVELOPMENT SITE PLAN (DETAIL)

PRELIMINARY GRADING / UTILITIES PLAN

6127000063

PROPERTY ADDRESS 15760 COLORADO HIGHW.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

SHEET INDEX:

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF COLORADO HIGHWAY 83;

THENCE N 89°50'41" W, 1128.12 FEET; THENCE N 89°30'57" W, 322.69 FEET; THENCE N 89°33'46" W, 329.97 FEET;

THENCE S 89°47'37" W, 671.98 FEET; THENCE N 89°36'01" W, 988.45 FEET THENCE S 00°02'48" E, 200.41 FEET; THENCE S 89°59'47" W, 300.12 FEET;

THENCE N 00°06'48" W, 201.90 FEET THENCE N 89°42'15" W, 30.00 FEET; THENCE N 00°06'25" E, 208.79 FEET

THENCE N 00°06'28" E, 199.97 FEET; THENCE N 00°29'25" W, 251.26 FEET THENCE S 88°29'37" E, 573.94 FEET; THENCE N 89°04'04" E, 84.80 FEET; THENCE S 89°53'38" E, 630.57 FEET;

THENCE S 89°55'15" E, 605.10 FEET; THENCE S 89°54'25" E, 742.84 FEET; THENCE S 00°10'16" E, 331.15 FEET;

THENCE S 89°54'49" E, 1197.11 FEET;
THENCE S 07°22'10" W, 171.45 FEET TO A NON-TANGENT CURVE TO THE RIGHT;

THENCE 134.02 FEET ALONG SAID CURVE CONVEX TO THE WEST, HAVING A RADIUS OF 1382.50 FEET, A CENTRAL ANGLE OF 5°33'15", AND WHOSE LONG CHORD BEARS \$13°41'34"W, 133.96 FEET TO A POINT NON-TANGENT;
THENCE \$ 19°38'03" W, 25.12 FEET TO THE **POINT OF BEGINNING**

CONTAINING A CALCULATED AREA OF 49.58± ACRES (2,159,785.± SF) MORE OR LESS

LAND OWNERS CERTIFICATION

IN WITNESS WHEREOF: THE AFOREMENTIONED BENET HILL MONASTERY AS NOMINEE HAS EXECUTED THESE PRESENTS THIS

BENET HILL MONASTERY OF COLORADO SPRINGS AUTHORIZED AGENT, MANAGER

EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ______ 2020 A.D. BY ______ WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

OWNERSHIP CERTIFICATION

I/WE A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW)DULY QUALIFIED, INSURED, OR LICENSED BY THE SATE 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)

SS
EL PASO COUNTY)

STATE OF COLORADO)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ______ 2020 A.D. _____ WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE (BOARD RESOLUTION

#______AND DATE_______APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

DATE

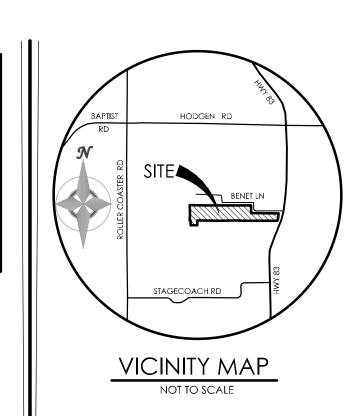
CLERK & RECORDER

STATE OF COLORADO)
)SS
EL PASO COUNTY)

RECORDED AT RECEPTION NO. _

EL PASO COUNTY CLERK AND RECORDER

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS ______ OF _______, 2020 AT _______ O'CLOCK A.M./P.M. AND WAS DULY



BENCHMARK

ENGINEERS SURVEYORS

1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

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

DEVELOPMENT PLAN
COVER SHEET

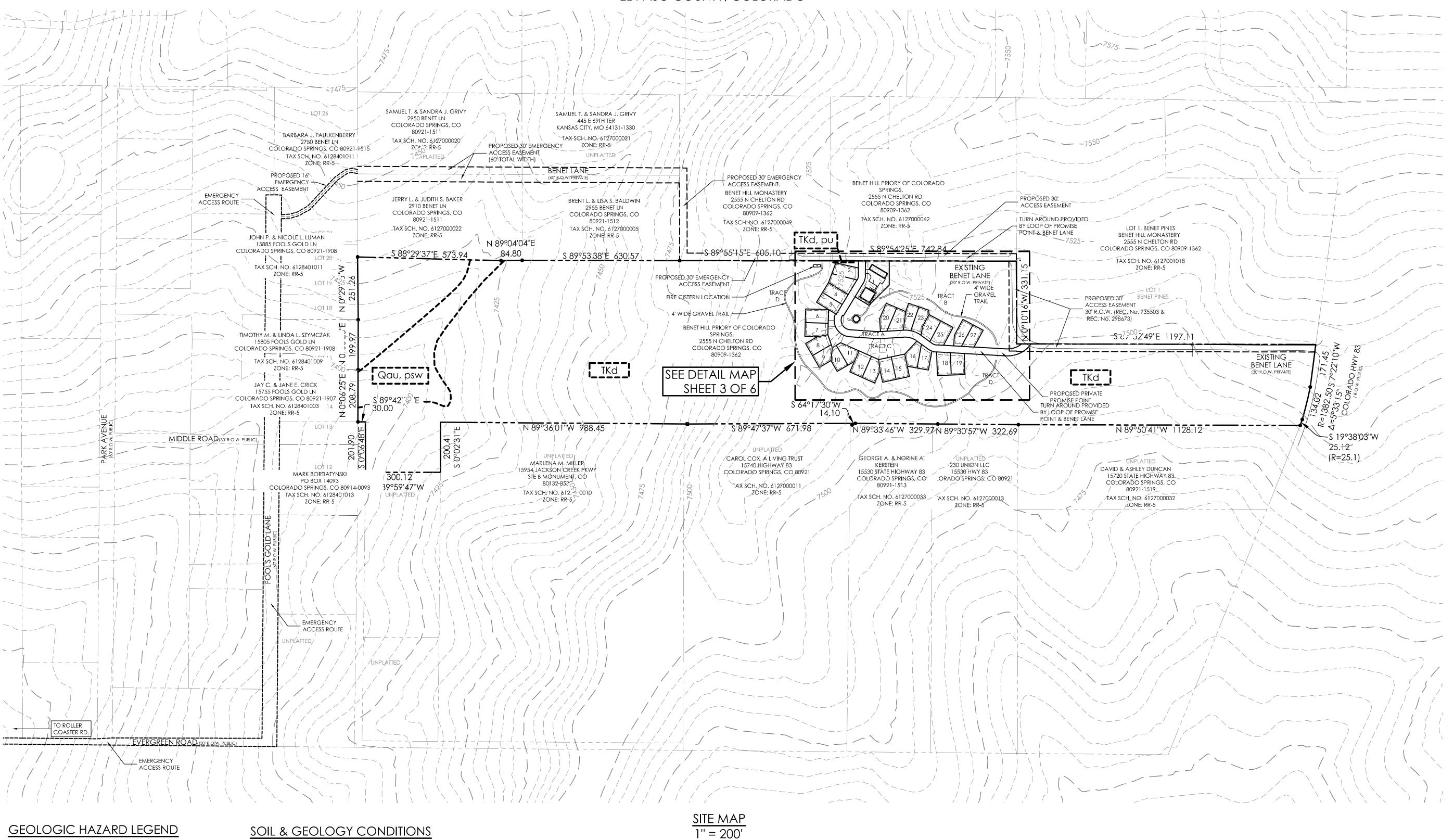
SANCTUARY O PEACE RESIDENTIA COMMUNIT

DP-1 MVE PROJECT 6108: MVE DRAWING DEV-C

> APRIL 28, 2020 SHEET ¹ OF ⁶

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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



RECENT ALLUVIUM OF QUATERNARY AGE

DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE

POTENTIALLY SEASONAL SHALLOW GROUNDWATER

POTENTIALLY UNSTABLE SLOPE

SOIL & GEOLOGY CONDITIONS

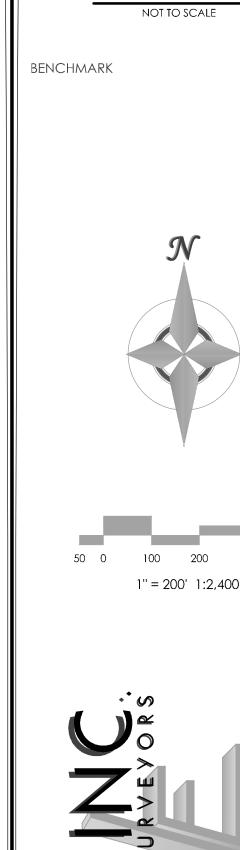
GEOLOGIC HAZARD NOTE: LOTS 1 THRU 27, TRACTS A, B, C, & D HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY FOR SANCTUARY OF PEACE FILING NO. 1 PREPARED BY ENTECH ENGINEERING, FEBRUARY 11, 2019, JOB NO. 190118, IN THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY FILE (PUDSP-19-002) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

- EXPANSIVE SOILS (LOTS 1 THRU 27, TRACTS A, B, C, & D) - POTENTIALLY SEASONAL SHALLOW GROUND WATER (LOTS 1 THRU 27, TRACTS A, B, C, & D) - POTENTIALLY UNSTABLE SLOPE (TRACT D & LOT 2)

MAP NOTES

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF LOT 1, BENET PINES, ASSUMED TO BEAR S89°52'49"E. 2. 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 DATAM)

3. 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



REVISIONS

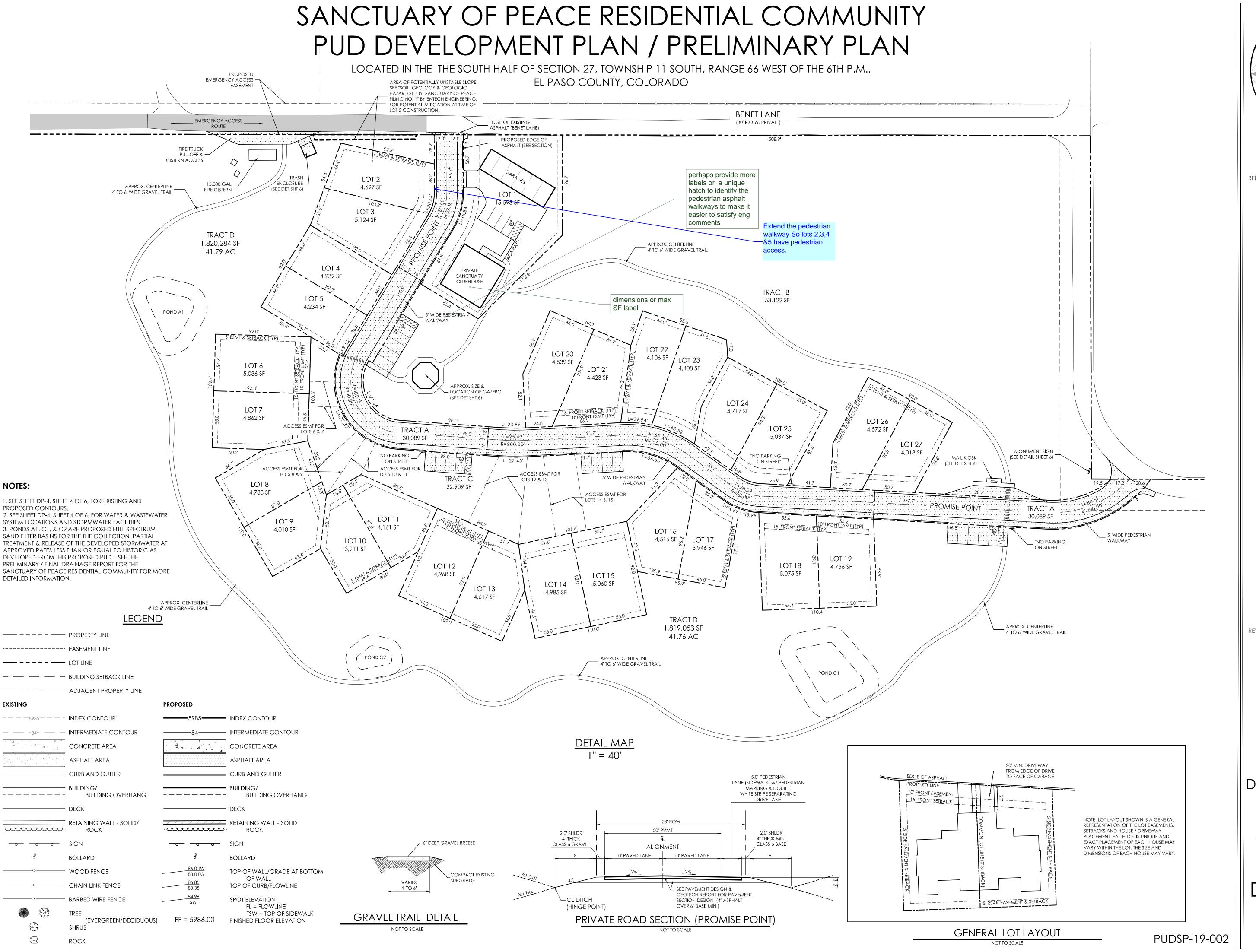
DESIGNED BY DRAWN BY AS-BUILTS BY CHECKED BY

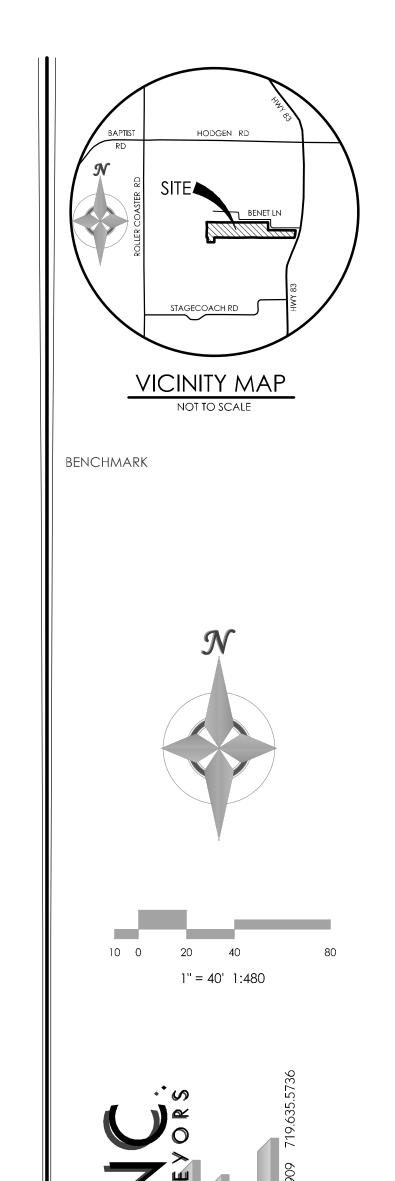
DEVELOPMENT PLAN SITE PLAN (OVERALL)

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-2 MVE PROJECT 61087 DEV-PUD

APRIL 28, 2020 SHEET 2 OF 6







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DRAWN BY
CHECKED BY _____
AS-BUILTS BY
CHECKED BY _____

DEVELOPMENT PLAN SITE PLAN (DETAIL)

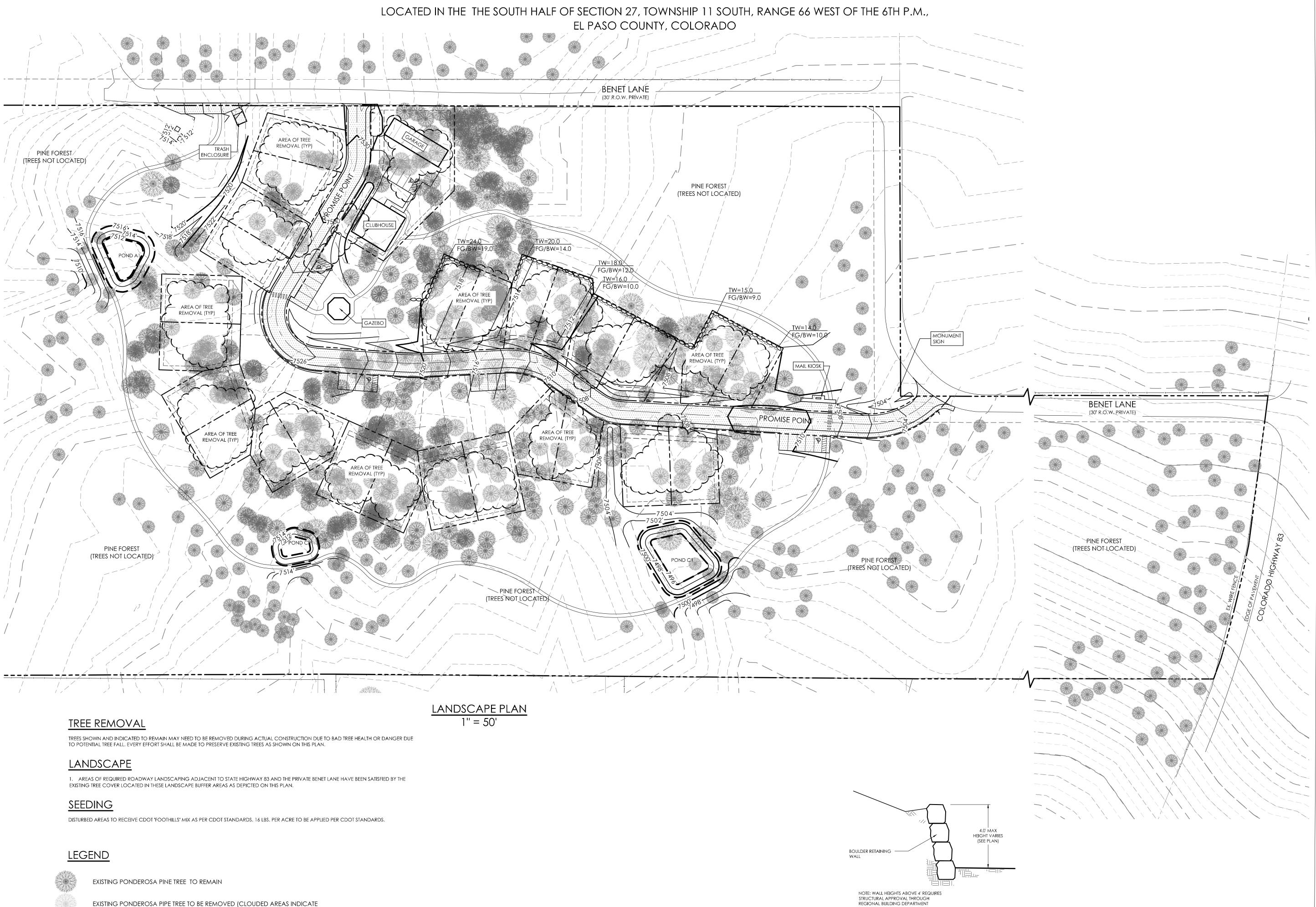
SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-3
MVE PROJECT 61087
MVE DRAWING DEV-PUD2

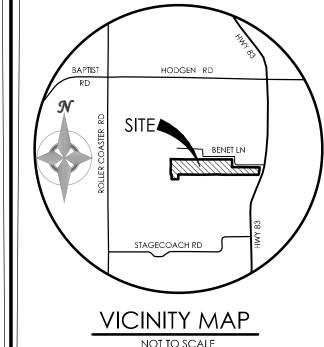
APRIL 28, 2020 SHEET ³ OF ⁶

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAN FIRE TRUCK PULLOFF & FILING NO. 1" BY ENTECH ENGINEERING, CISTERN, PUMP & FOR POTENTIAL MITIGATION AT TIME OF TREATMENT BUILDING (30' R.O.W. PRIVATÉ) LOT 2 BENCHMARK 5,124 SF TRACT B TW=20.0 FG/BW=14.0 153,122 SF TW=18.0 FG/BW=12.0 APPROX. SIZE & LAYOUT FOR CONTINUATION FG/BW=9.0 5,036 SF (TREATMENT ROOF DRAINS TO BE EXTENDED MONUMENT 4,018 SF SYSTEM 3) LAYOUT FOR 4,516 SF CONTINUATION 3,946 SF OWTS 3,911 SF (TREATMENT SYSTEM 1) 4,756 SF 5,075 SF 4,968 SF 5,060 SF LOT 14 ,819,053 SF 41.76 AC REVISIONS ROOF DRAINS TO BE EXTENDED AND DIRECTED TO POND. (TYP) TRACTS A, B, C & D ARE OWNED BY BENET HILL MONASTERY OF COLORADO SPRINGS AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION. ALL WATER AND WASTEWATER SYSTEMS ARE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION. ALL STORM DRAINAGE SYSTEMS ARE OWNED AND MAINTAINED BY BENET HILL MONASTERY OF COLORADO AN EASEMENT OVER AND ACROSS THE ENTIRETY OF TRACTS A, B, C & D \mid SHALL BE GRANTED TO THE SANCTUARY OF PEACE HOME OWNERS DESIGNED BY ASSOCIATION FOR UNLIMITED ACCESS AND USE TO CONSTRUCT AND DRAWN BY MAINTAIN THE WATER AND WASTEWATER SYSTEMS. CHECKED B. AS-BUILTS BY NO SEPARATE EASEMENTS FOR THESE FACILITIES ARE REQUIRED. CHECKED BY **DETAIL MAP** 1'' = 40' DEVELOPMENT PLAN PRELIM. GRADING & UTIL. 5.0' PEDESTRIAN LANE w/ PEDESTRIAN ONSITE WASTEWATER TREATMENT SYSTEMS SANCTUARY OF PEACE RESIDENTIAL MARKING & DOUBLE WHITE STRIPE SEPARATING **OWTS SYSTEM** DRIVE LANE # BEDROOMS 2.0' SHLDR 4" THICK 2.0' SHLDR LAYOUT 4" THICK MIN. COMMUNITY 10 BEDROOMS 10 BEDROOMS LOTS 18-19, 24-27 CLASS 6 GRAVEL CLASS 6 BASE OWTS (PUMP & DISPERSAL FIELD 4) ALIGNMENT HEIGHT VARIES SCALE: 1" = 300' OWTS 2 LOTS 12-17 OWTS 3 10 BEDROOMS LOTS 6-11 BOULDER RETAINING 12 BEDROOMS OWTS 4 LOTS 1-5, 20-23 DP-4 MVE PROJECT 61087 MVE DRAWING DEV-PG _ SEE PAVEMENT DESIGN & GEOTECH REPORT FOR PAVEMENT DISPERSAL FIELD 1) SECTION DESIGN (4" ASPHALT NOTE: WALL HEIGHTS ABOVE 4' REQUIRES DISPERSAL STRUCTURAL APPROVAL THROUGH REGIONAL BUILDING DEPARTMENT OVER 6" BASE MIN.) APRIL 28, 2020 PRIVATE ROAD SECTION (PROMISE POINT) **BOULDER WALL DETAIL** PUDSP-19-002 SHEET 4 OF 6

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

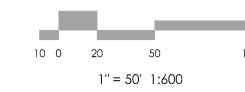


BOULDER WALL DETAIL



BENCHMARK







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

DEVELOPMENT PLAN LANDSCAPE PLAN

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-5 MVE PROJECT 61087
MVE DRAWING DEV-LS

PUDSP-19-002

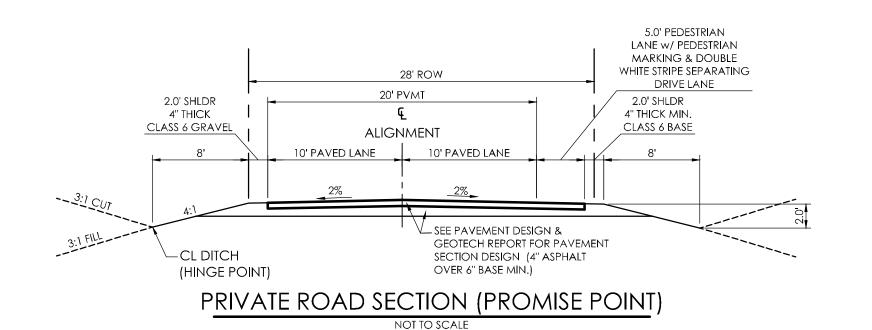
APRIL 28, 2020 SHEET 5 OF 6

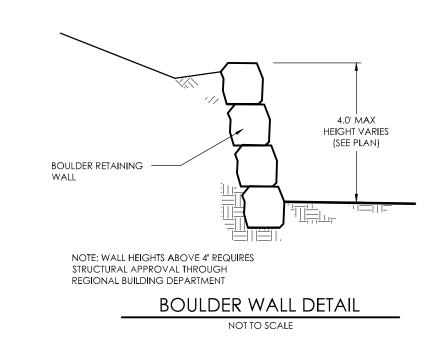


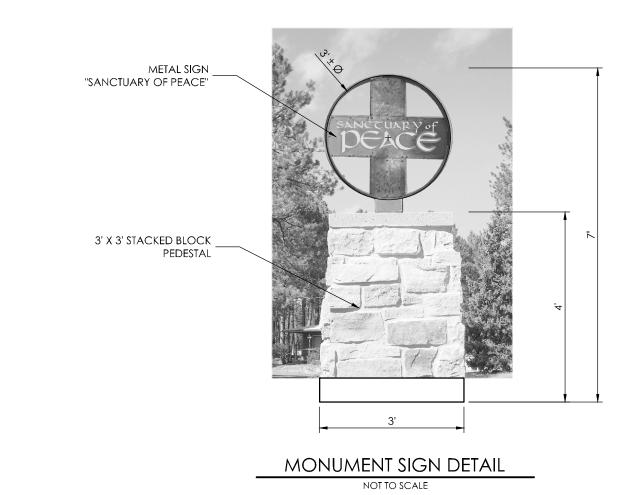
EXISTING PONDEROSA PIPE TREE TO BE REMOVED (CLOUDED AREAS INDICATE AREAS OF TREE REMOVAL AS NECESSARY FOR DEVELOPMENT)

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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



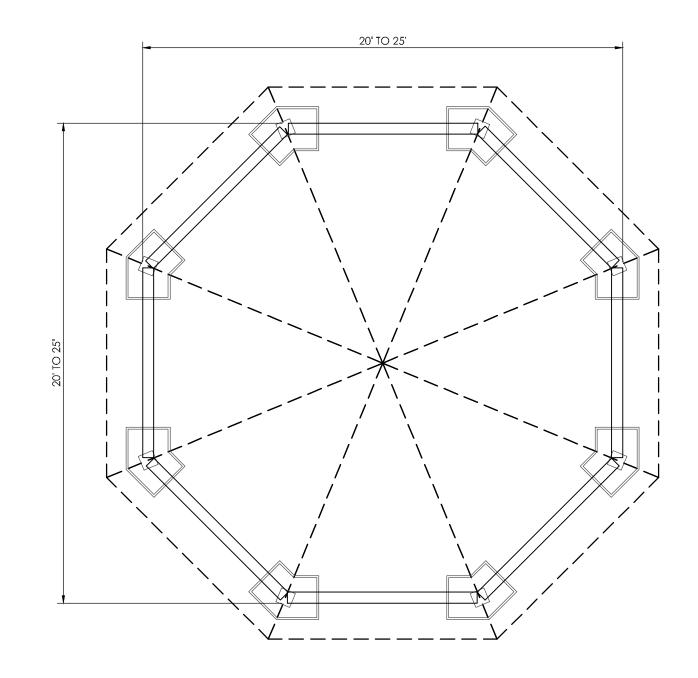






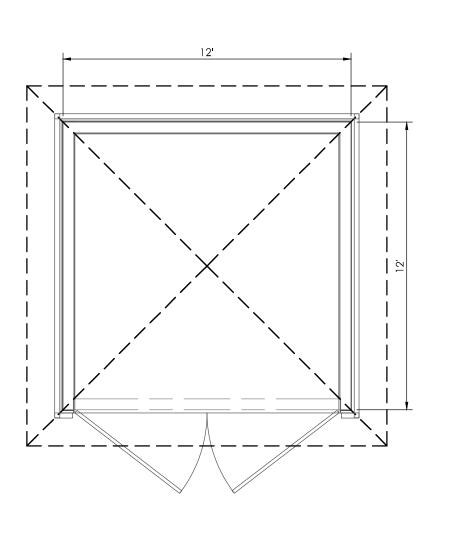




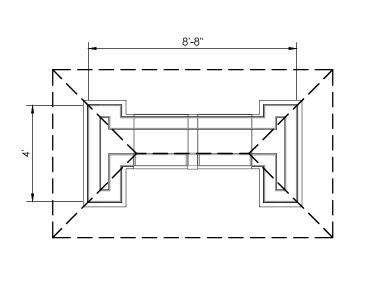


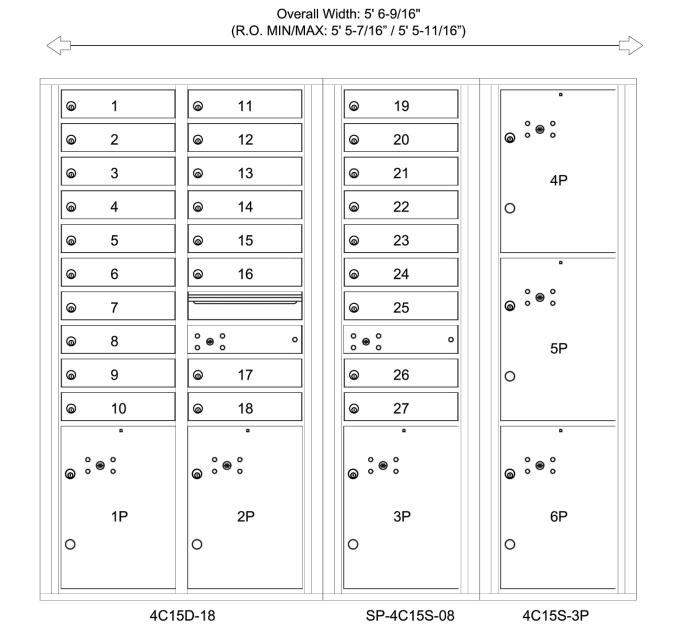
GAZEBO PLAN / CONCEPT

NOT TO SCALE



TRASH ENCLOSURE PLAN / CONCEPT

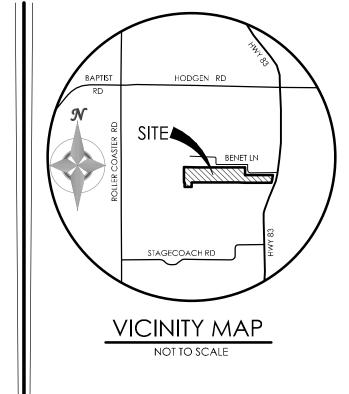




MAILBOX PLAN / DETAILS

NOT TO SCALE

PUDSP-19-002



BENCHMARK

ENGINEERS SURVEYORS

1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

revisions

DESIGNED BY
DRAWN BY
CHECKED BY _____
AS-BUILTS BY

DEVELOPMENT PLAN GENERAL SITE DETAILS

CHECKED BY

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-6
MVE PROJECT 61087
MVE DRAWING DEV-GD

APRIL 28, 2020 SHEET 6 OF 6

PUD SP V_4 redline.pdf Markup Summary [PrimarySort] 9-1-2020

9/1/2020 1:44:36 PM (1)



Subject: Callout

Page Label: [3] 61087-DEV-PUD2-DP-3

Author: dsdparsons Date: 9/1/2020 1:44:36 PM

Status: Color: ■ Layer: Space: perhaps provide more labels or a unique hatch to identify the pedestrian asphalt walkways to make it

easier to satisfy eng comments

9/1/2020 1:45:07 PM (1)



Subject: Callout

Page Label: [3] 61087-DEV-PUD2-DP-3

Author: dsdparsons Date: 9/1/2020 1:45:07 PM

Status: Color: ■ Layer: Space: dimensions or max SF label

9/1/2020 10:39:07 AM (1)



Subject: arrow & box

Page Label: [3] 61087-DEV-PUD2-DP-3

Author: Steve Kuehster Date: 9/1/2020 10:39:07 AM

Status: Color: Layer: Space: Extend the pedestrian walkway So lots 2,3,4 &5 have pedestrian access.