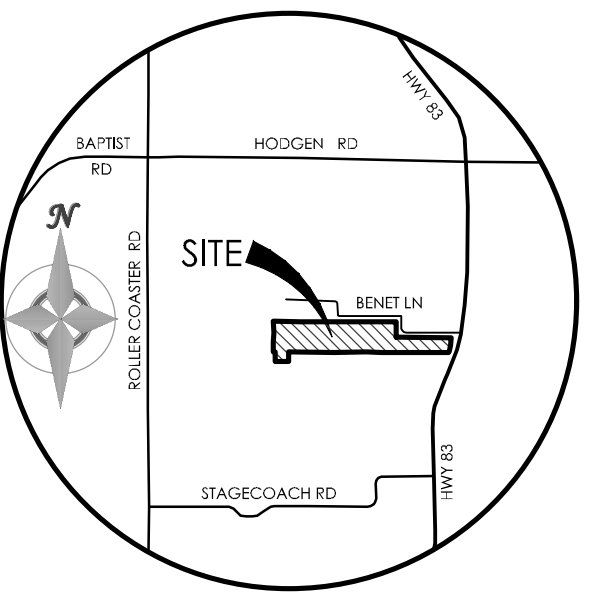


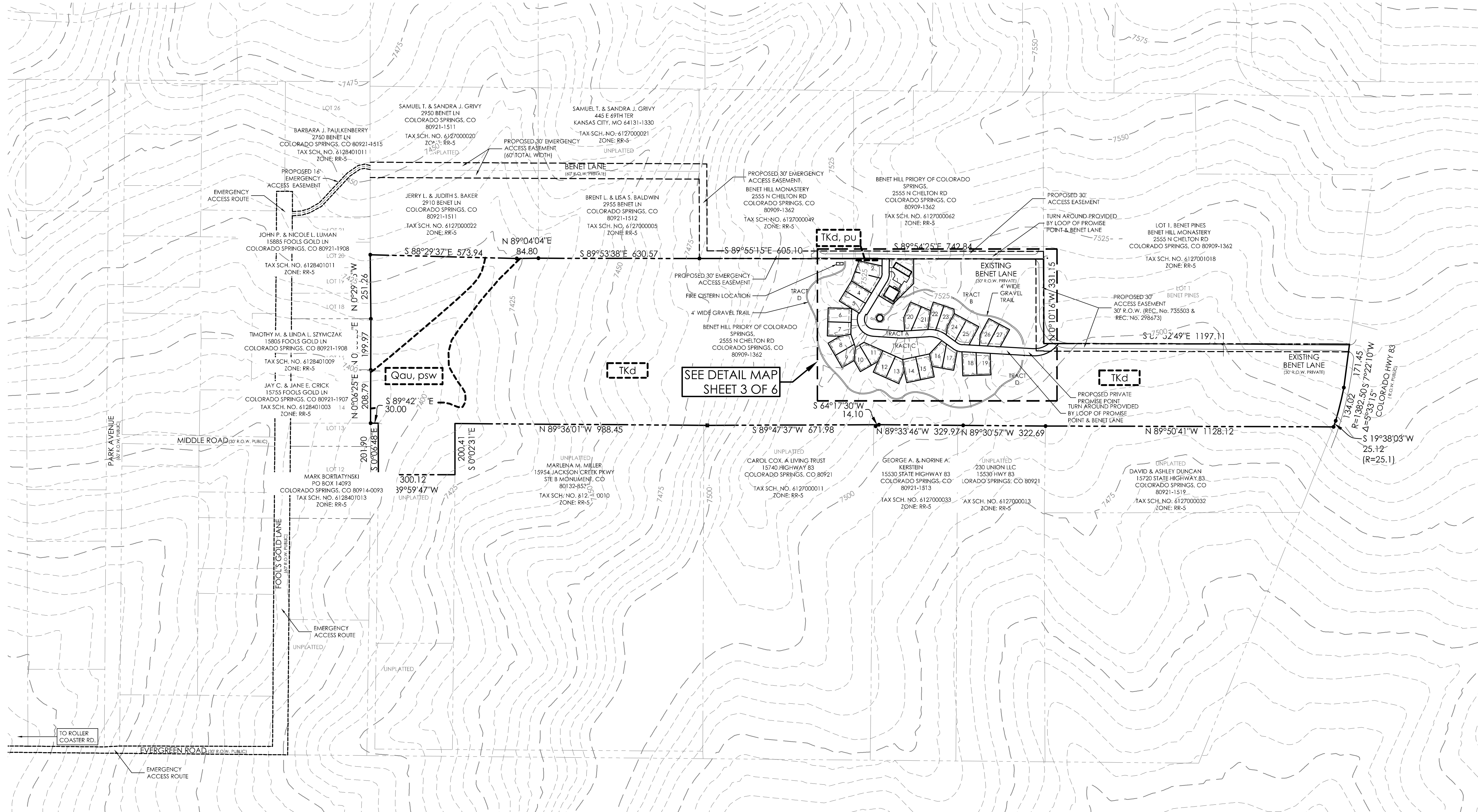
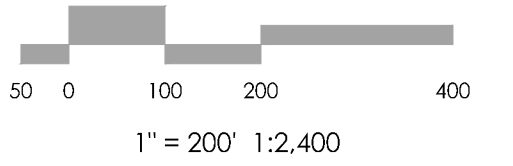
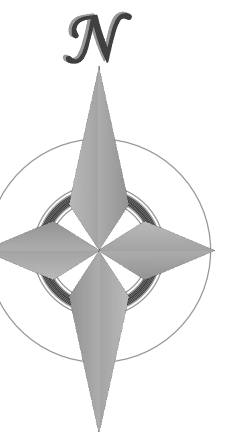
SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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



VICINITY MAP
NOT TO SCALE

BENCHMARK



SITE MAP
1" = 200'

GEOLOGIC HAZARD LEGEND

Qau	RECENT ALLUVIUM OF QUATERNARY AGE
TKda	DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE
psw	POTENTIALLY SEASONAL SHALLOW GROUNDWATER
pu	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 FILED NO. 1 PREPARED BY ENTECH ENGINEERS, 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 GROUNDWATER (LOTS 1 THRU 27, TRACTS A, B, C, & D)
- POTENTIALLY UNSTABLE SLOPE (TRACT D & LOT 2)

MAP NOTES

- 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.
- 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)
- 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.

REVISIONS

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

DEVELOPMENT PLAN
SITE PLAN (OVERALL)

SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY

DP-2 MVE PROJECT 61087
MVE DRAWING DEV-PUD

APRIL 28, 2020
SHEET 2 OF 6

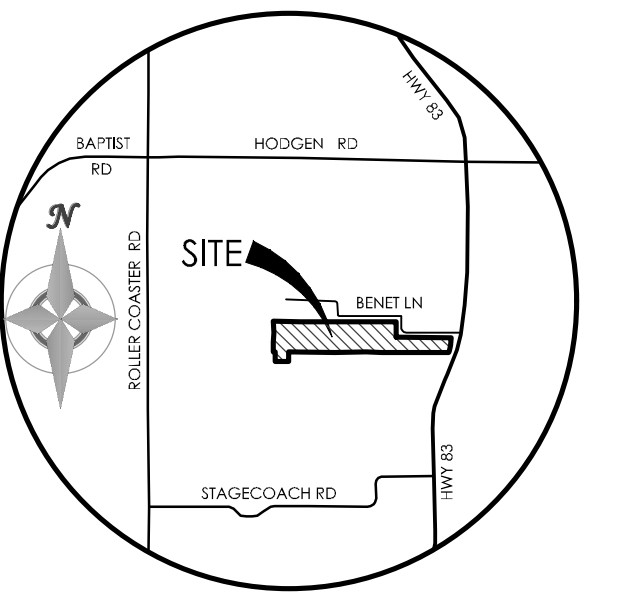
PUDSP-19-002



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

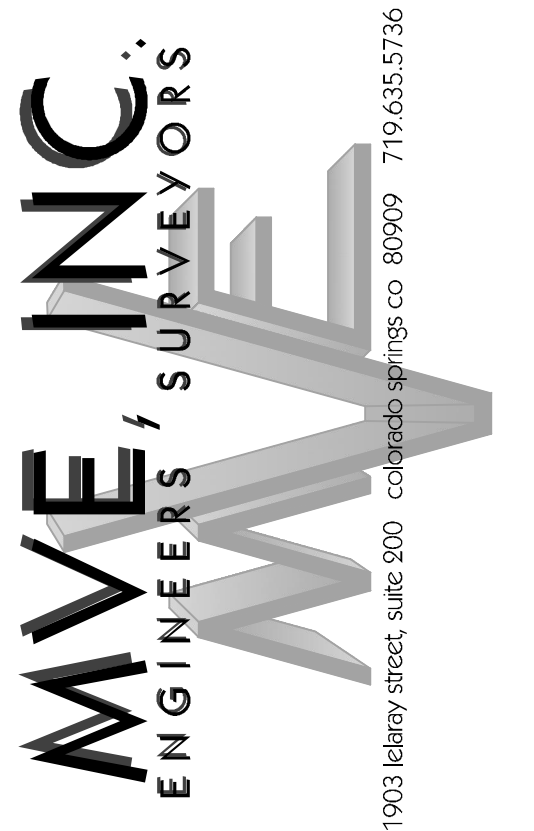
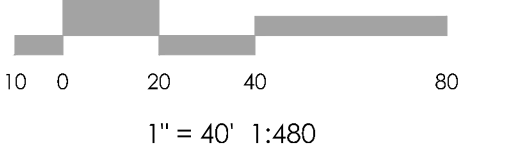
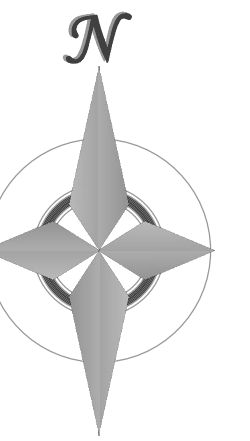
SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

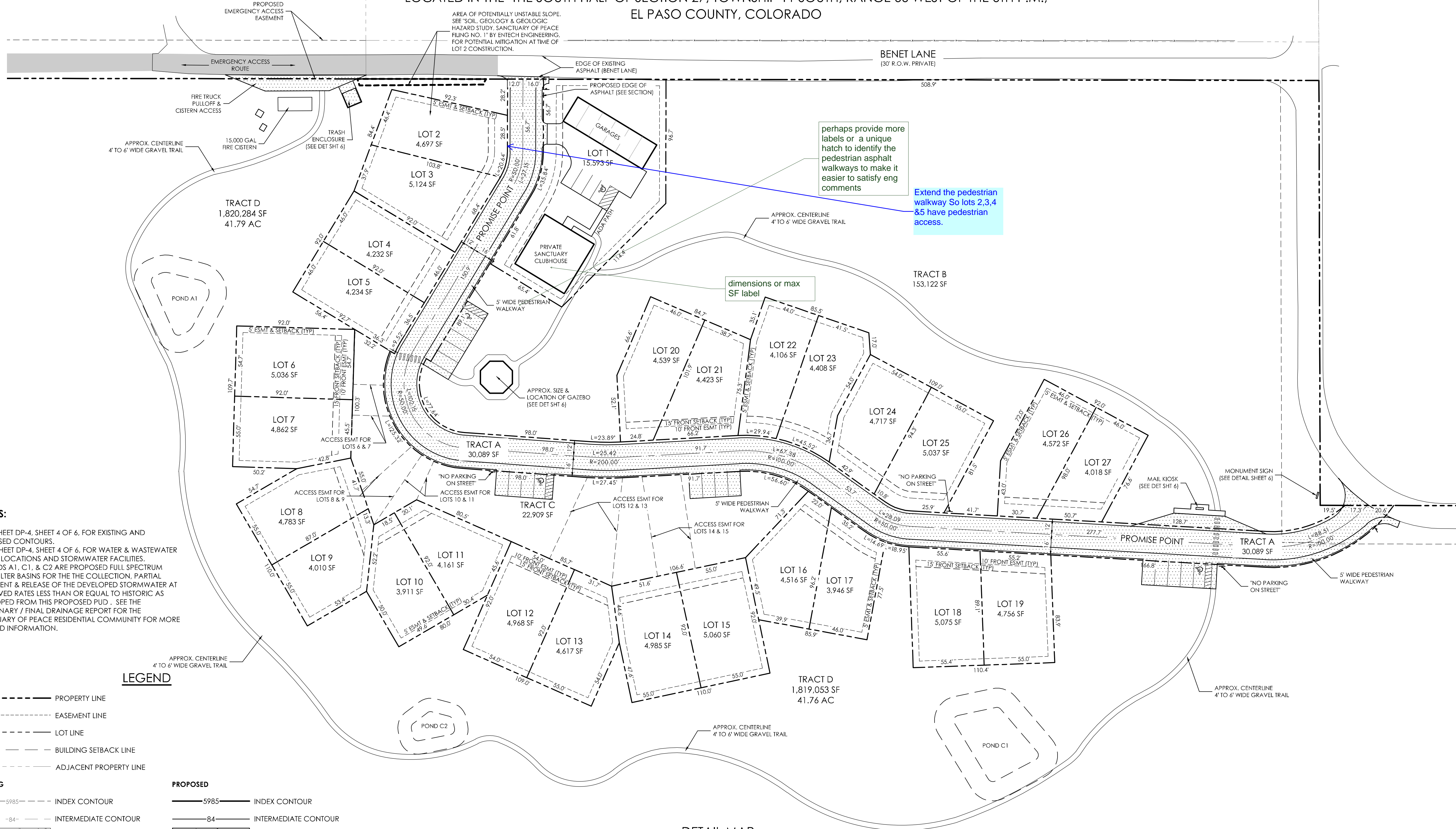
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

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



- NOTES:**
- SEE SHEET DP-4, SHEET 4 OF 6, FOR EXISTING AND PROPOSED CONTOURS.
 - SEE SHEET DP-4, SHEET 4 OF 6, FOR WATER & WASTEWATER SYSTEM LOCATIONS AND STORMWATER FACILITIES.
 - PONDS A1, C1, & C2 ARE PROPOSED FULL SPECTRUM SAND FILTER BASINS FOR THE COLLECTION, PARTIAL TREATMENT & RELEASE OF THE DEVELOPED STORMWATER AT APPROVED RATES LESS THAN OR EQUAL TO HISTORIC AS DEVELOPED FROM THIS PROPOSED PUD. SEE THE PRELIMINARY / FINAL DRAINAGE REPORT FOR THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY FOR MORE DETAILED INFORMATION.

LEGEND

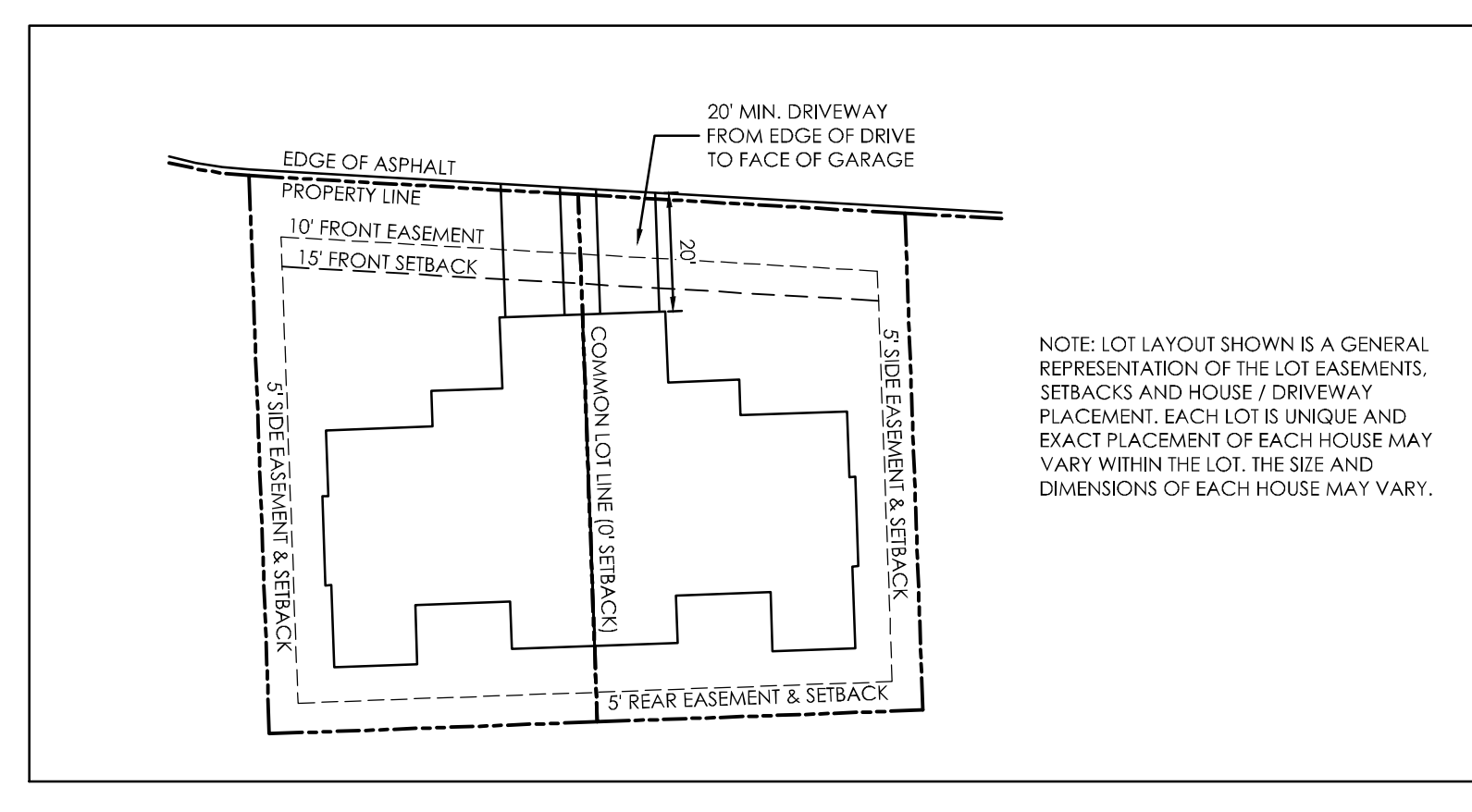
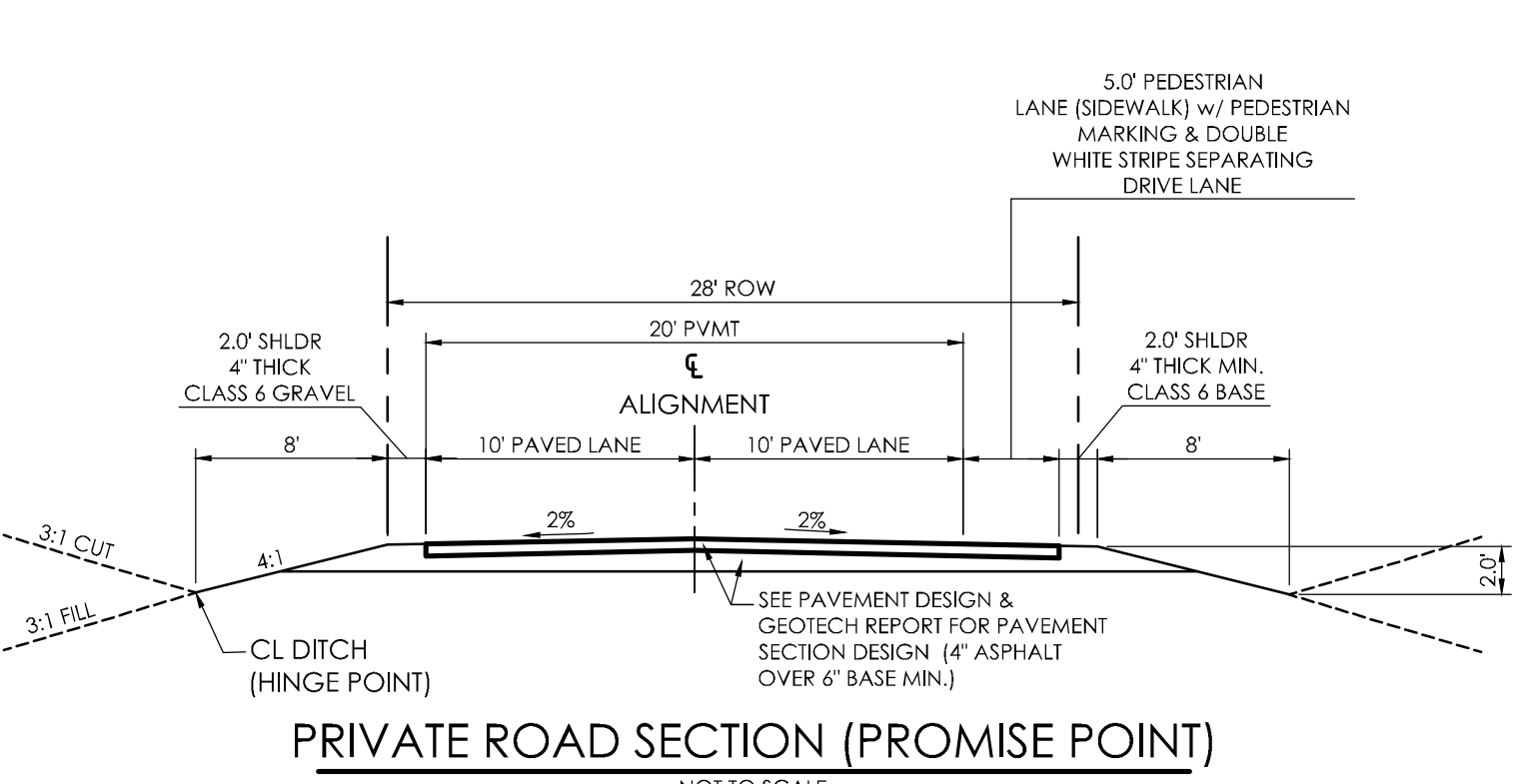
- EXISTING**
- PROPERTY LINE
 - EASEMENT LINE
 - LOT LINE
 - BUILDING SETBACK LINE
 - ADJACENT PROPERTY LINE

- PROPOSED**
- 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
- FF = 5986.00

GRAVEL TRAIL DETAIL
NOT TO SCALE

DETAIL MAP
1" = 40'

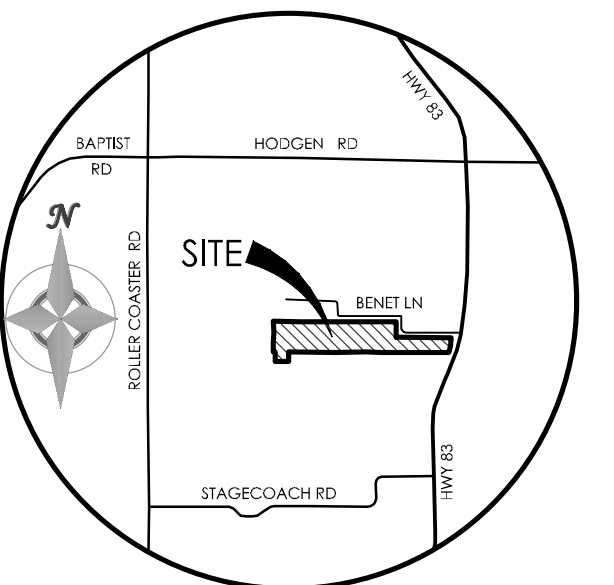


GENERAL LOT LAYOUT
NOT TO SCALE

PUDSP-19-002

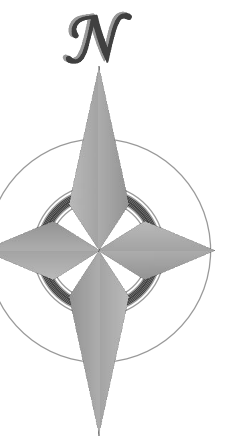
SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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

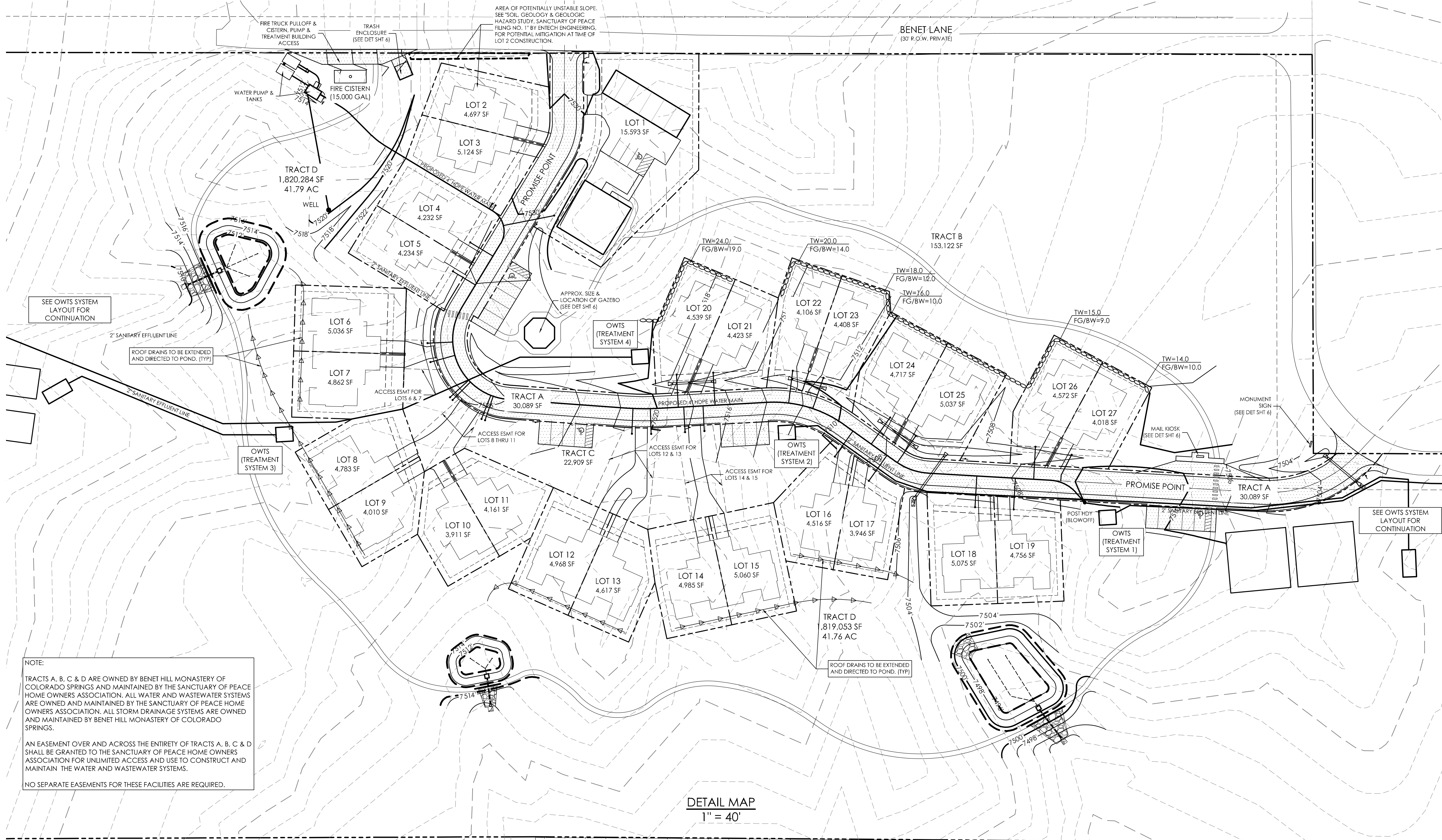


VICINITY MAP
NOT TO SCALE

BENCHMARK

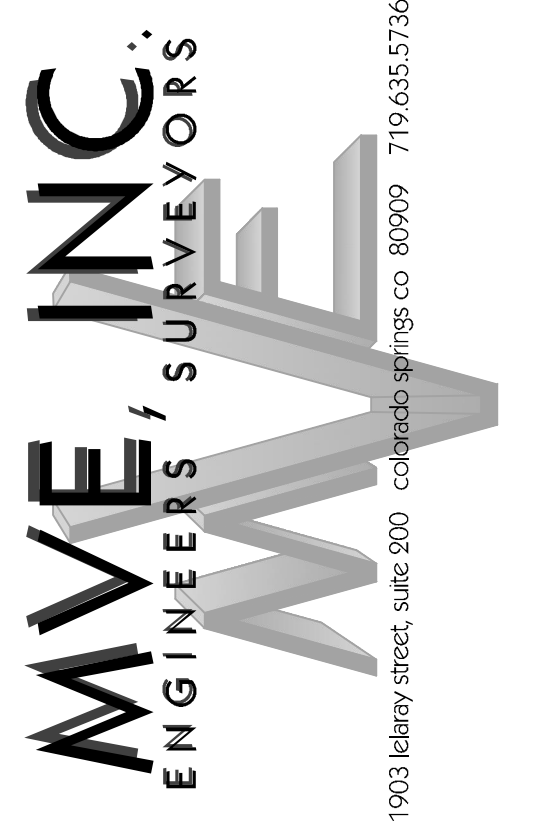


1" = 40' 1:480



NOTE:
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 SPRINGS.
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 WATER AND WASTEWATER SYSTEMS.
NO SEPARATE EASEMENTS FOR THESE FACILITIES ARE REQUIRED.

DETAIL MAP
1" = 40'



REVISIONS

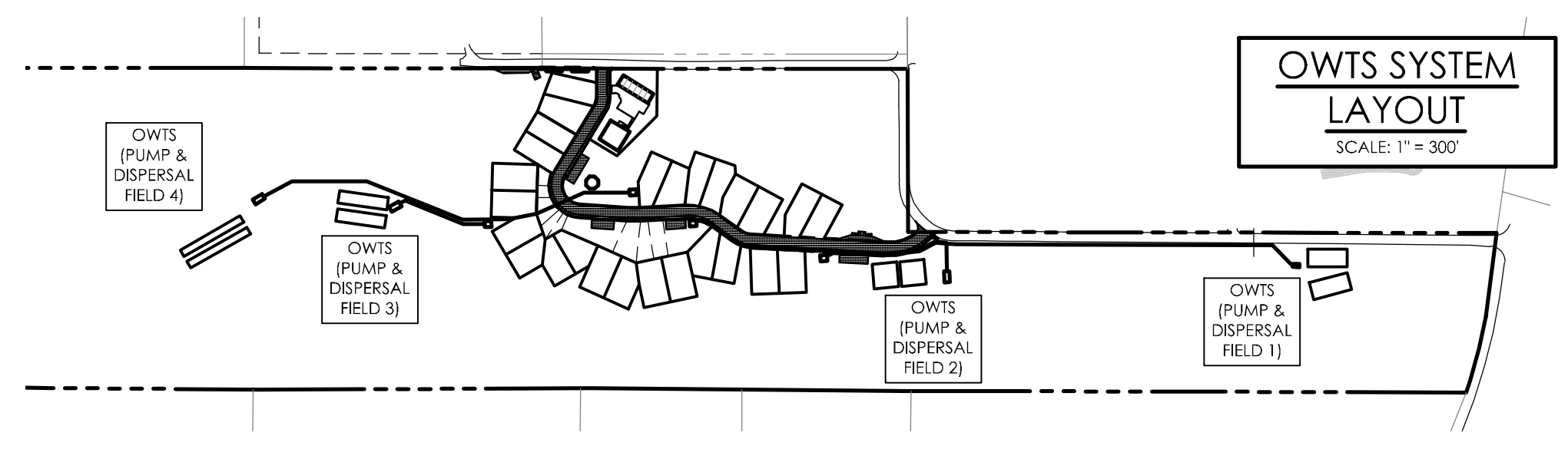
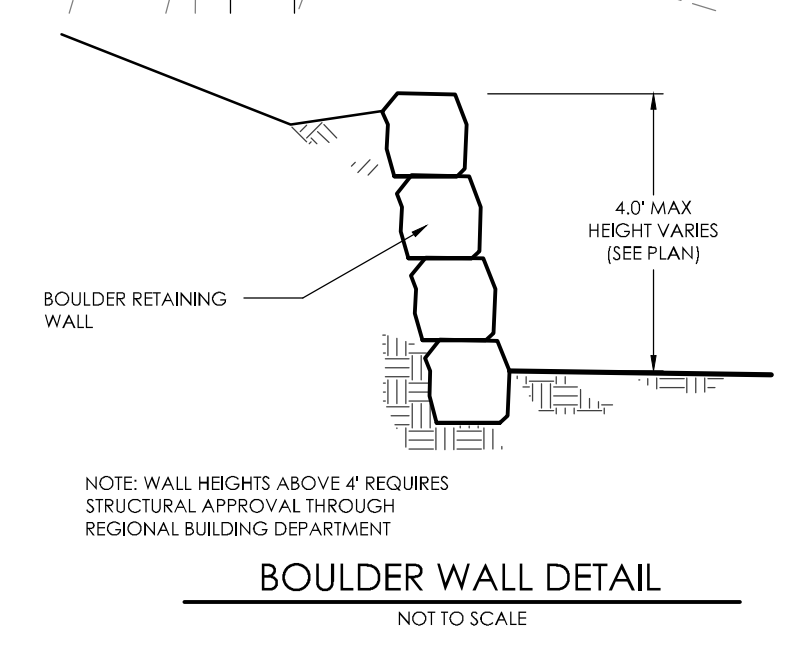
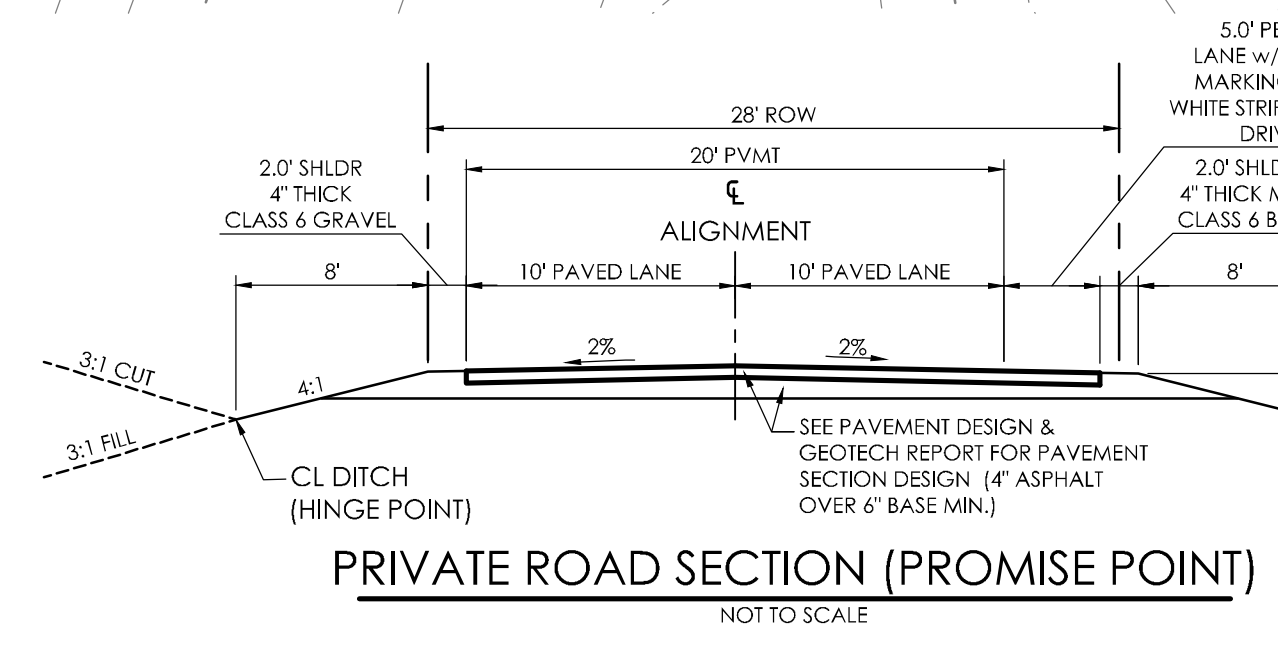
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

DEVELOPMENT PLAN
PRELIM. GRADING & UTIL.

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-4 MVE PROJECT 61087
MVE DRAWING DEV-PG

APRIL 28, 2020
SHEET 4 OF 6



ONSITE WASTEWATER TREATMENT SYSTEMS

SYSTEM	SERVES	# BEDROOMS
OWTS 1	LOTS 18-19, 24-27	10 BEDROOMS
OWTS 2	LOTS 12-17	10 BEDROOMS
OWTS 3	LOTS 6-11	10 BEDROOMS
OWTS 4	LOTS 1-5, 20-23	12 BEDROOMS

PUDSP-19-002

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



LANDSCAPE PLAN
1" = 50'

TREE REMOVAL

TREES SHOWN AND INDICATED TO REMAIN MAY NEED TO BE REMOVED DURING ACTUAL CONSTRUCTION DUE TO BAD TREE HEALTH OR DANGER DUE TO POTENTIAL TREE FALL. EVERY EFFORT SHALL BE MADE TO PRESERVE EXISTING TREES AS SHOWN ON THIS PLAN.

LANDSCAPE

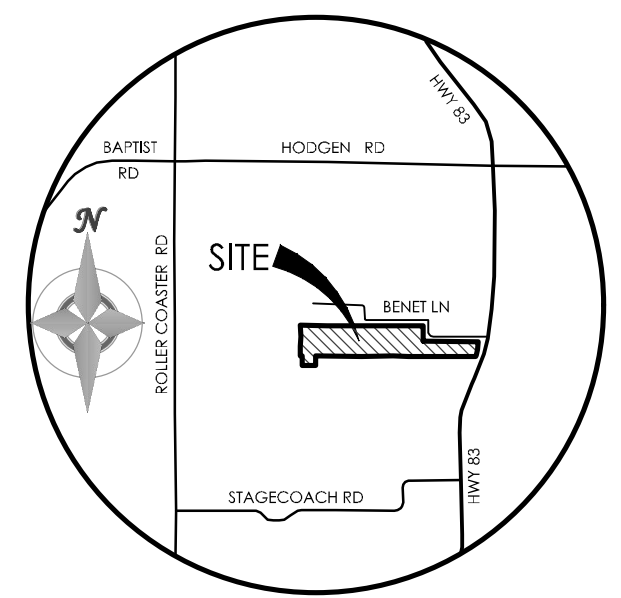
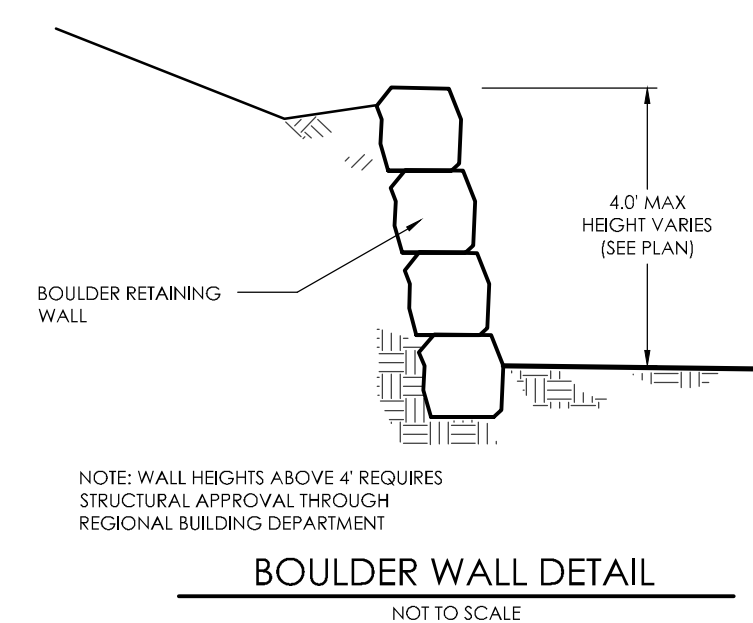
1. AREAS OF REQUIRED ROADWAY LANDSCAPING ADJACENT TO STATE HIGHWAY 83 AND THE PRIVATE BENET LANE HAVE BEEN SATISFIED BY THE EXISTING TREE COVER LOCATED IN THESE LANDSCAPE BUFFER AREAS AS DEPICTED ON THIS PLAN.

SEEDING

DISTURBED AREAS TO RECEIVE CDOT 'FOOTHILLS' MIX AS PER CDOT STANDARDS. 16 LBS. PER ACRE TO BE APPLIED PER CDOT STANDARDS.

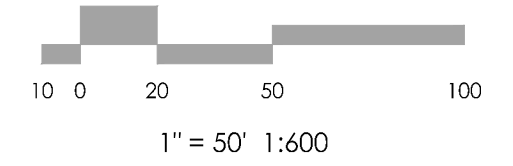
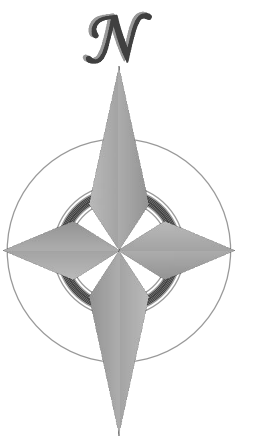
LEGEND

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



VICINITY MAP
NOT TO SCALE

BENCHMARK



MVE, INC.
ENGINEERS / SURVEYORS

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

REVISIONS

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

**DEVELOPMENT PLAN
LANDSCAPE PLAN**

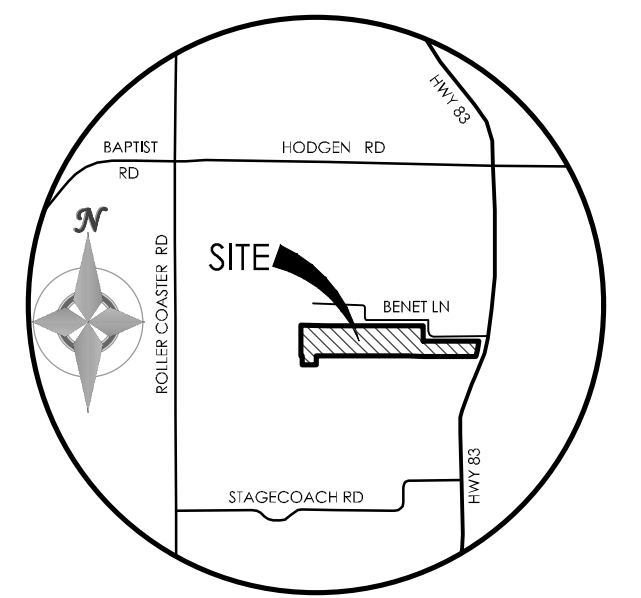
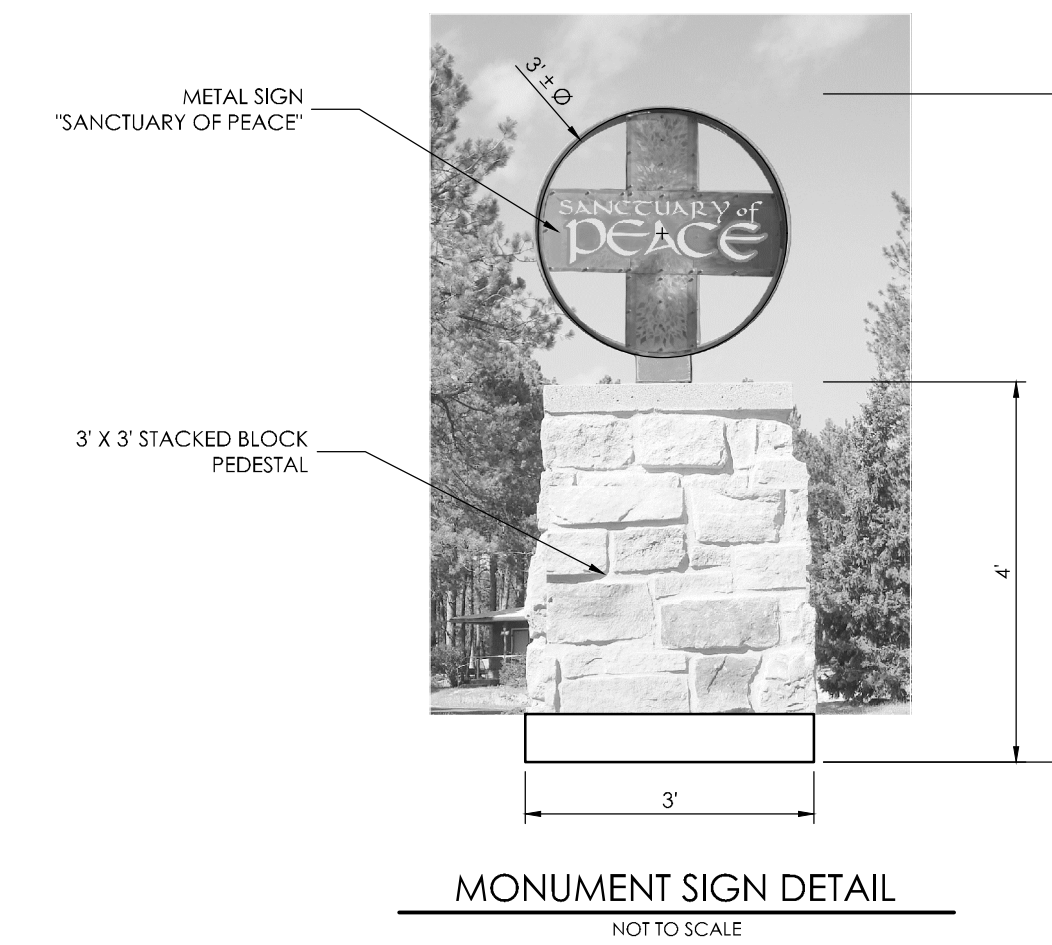
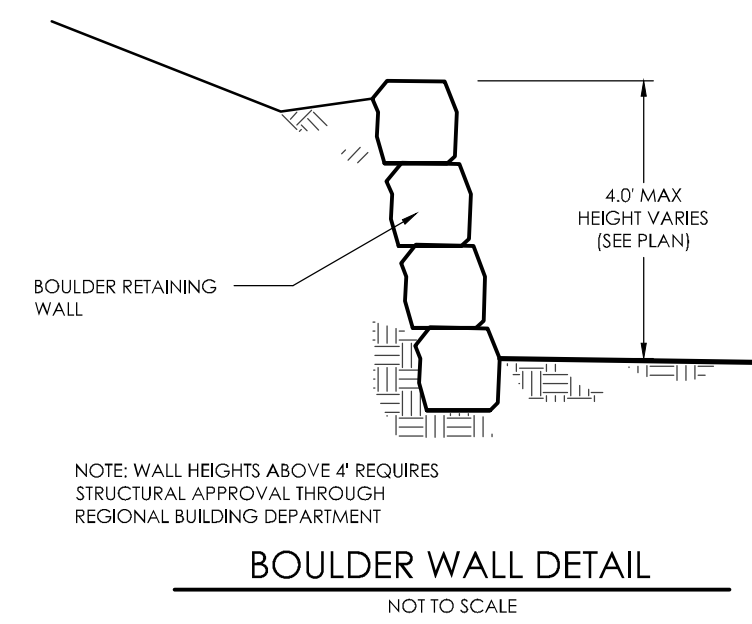
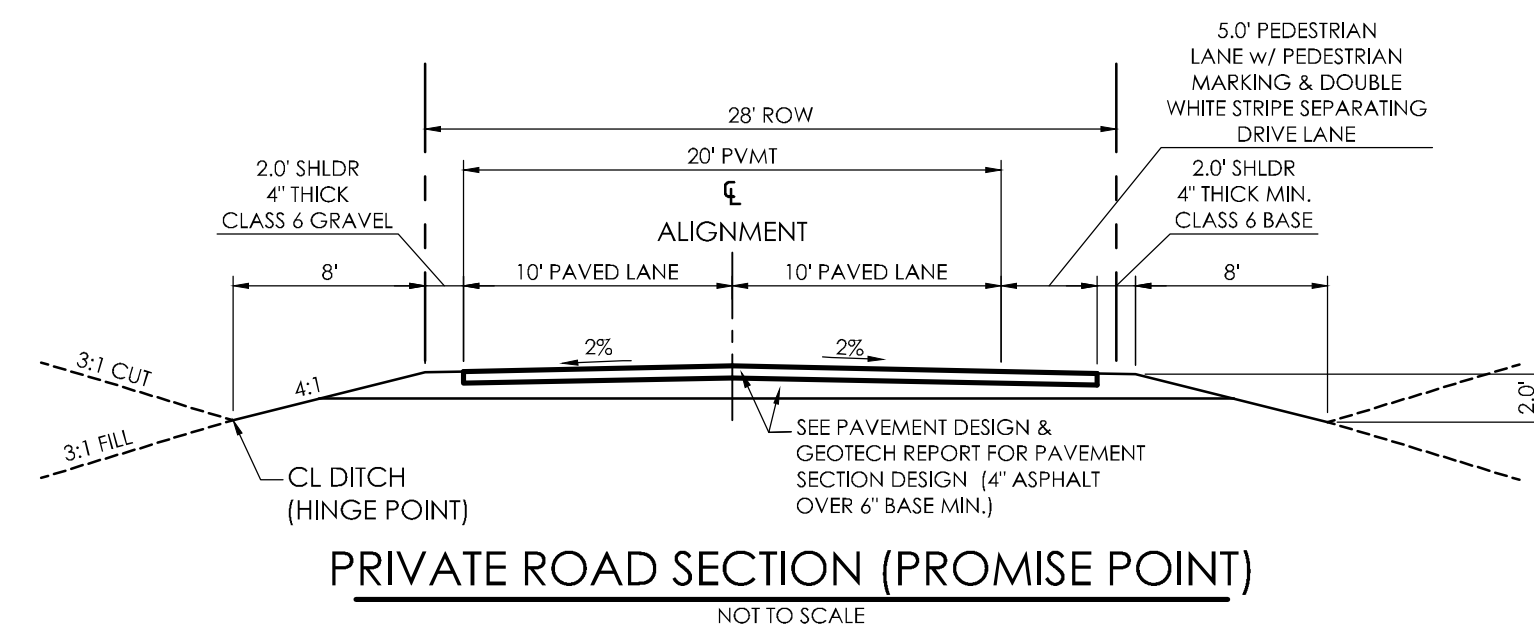
SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-5 MVE PROJECT 61087
MVE DRAWING DEV-LS

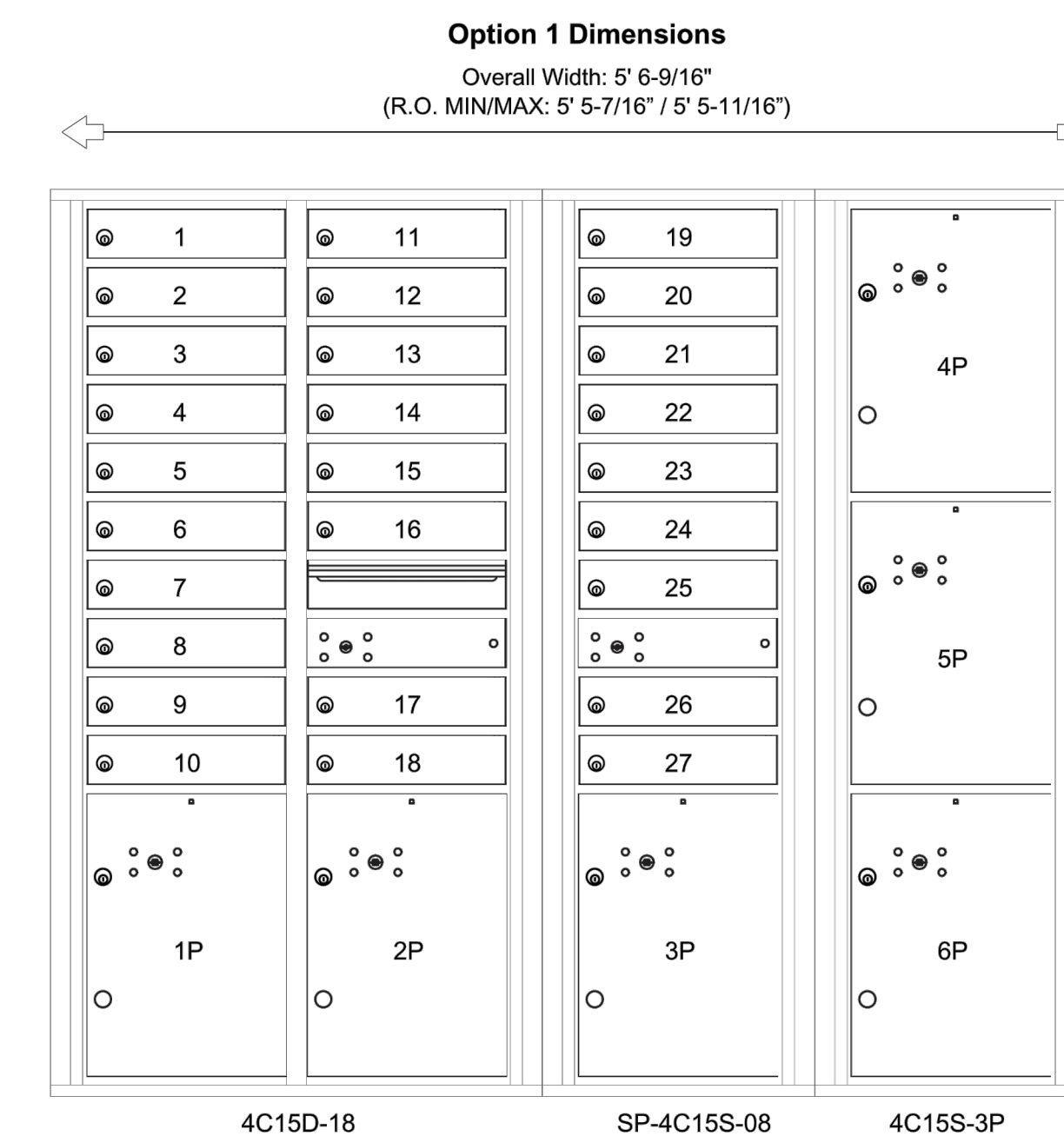
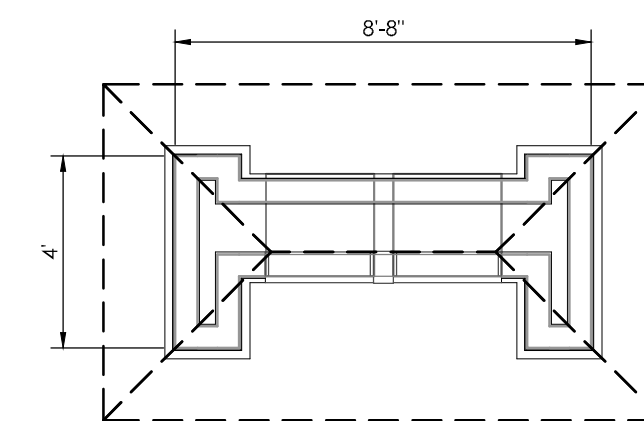
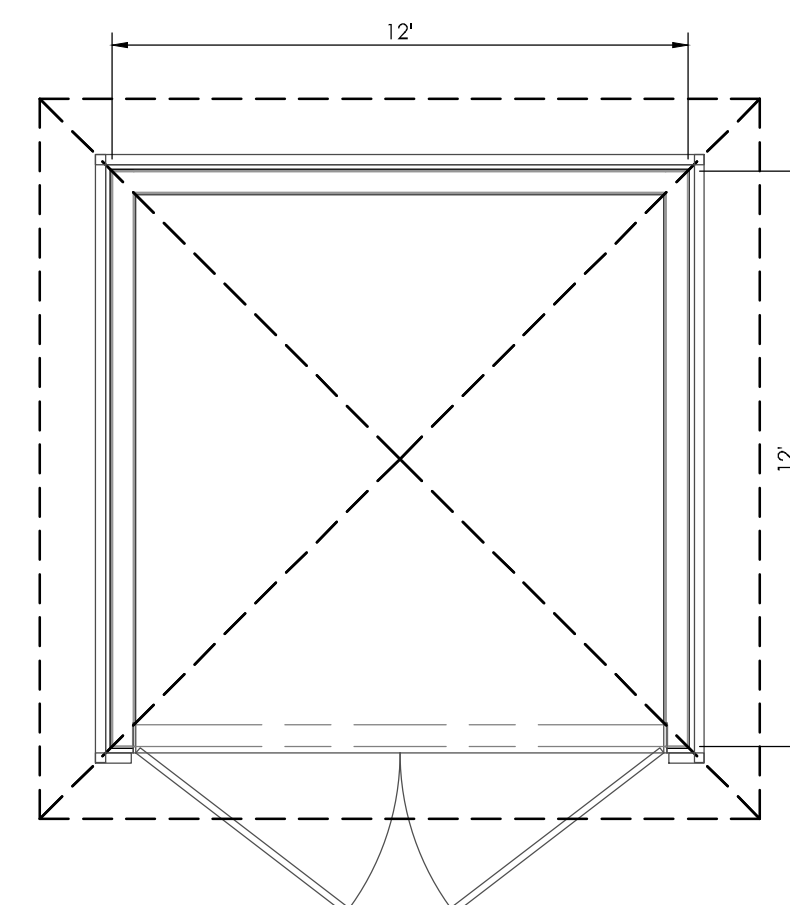
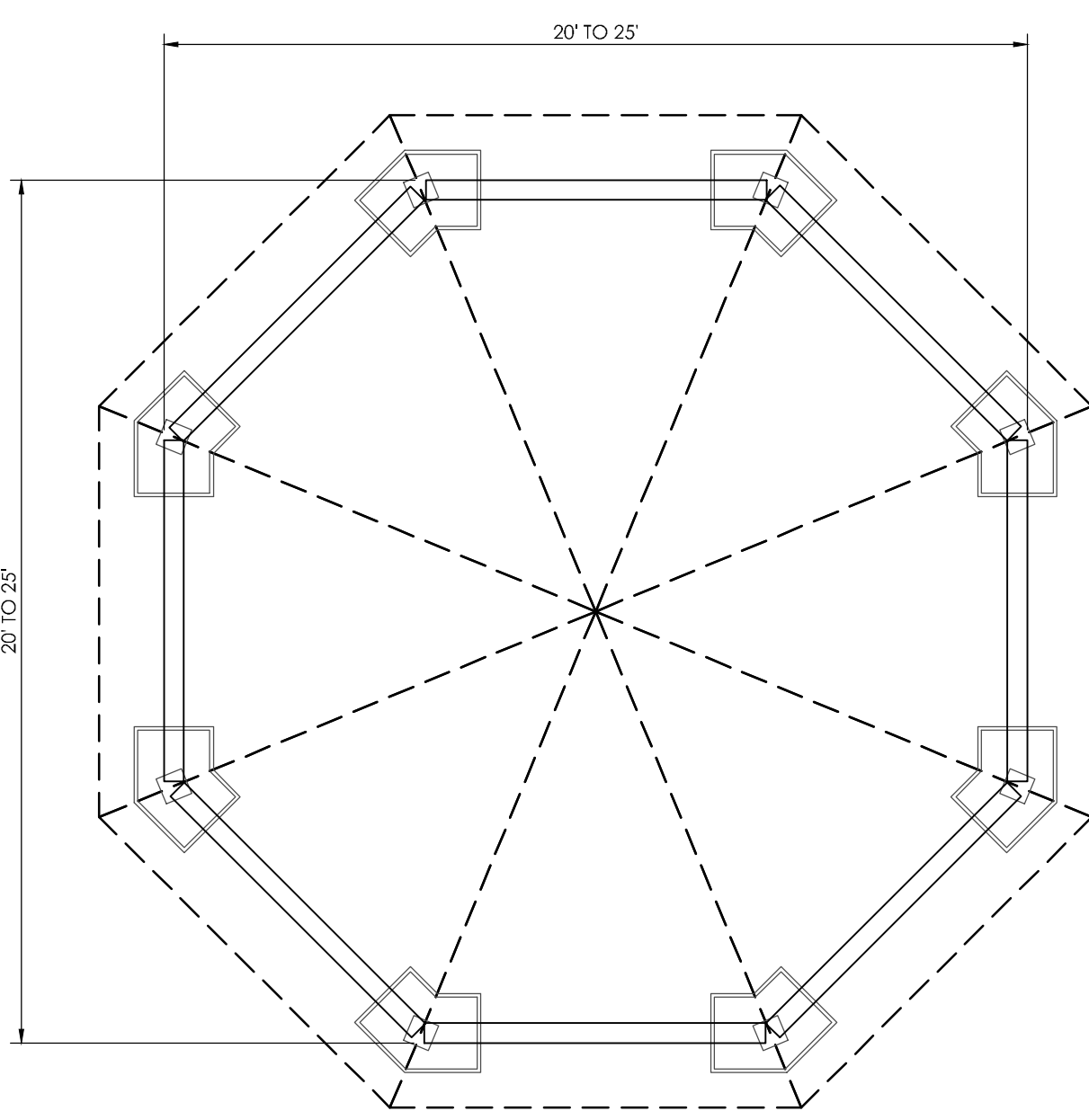
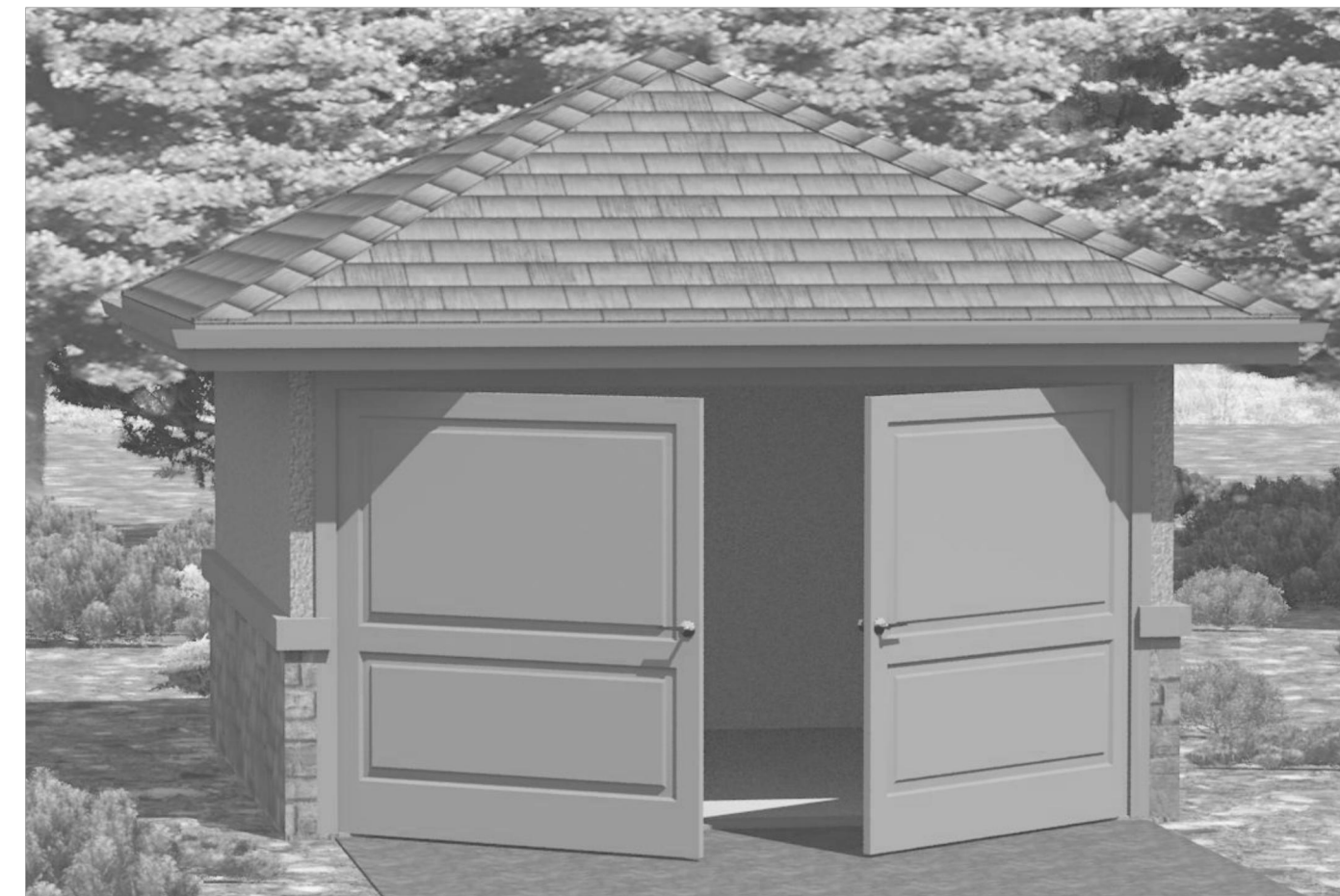
APRIL 28, 2020
SHEET 5 OF 6

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



BENCHMARK



REVISIONS

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

**DEVELOPMENT PLAN
GENERAL SITE DETAILS**

**SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY**

DP-6 MVE PROJECT 61087
MVE DRAWING DEV-GD

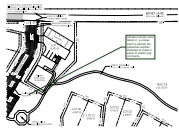
APRIL 28, 2020
SHEET 6 OF 6

PUDSP-19-002



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:
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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.