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

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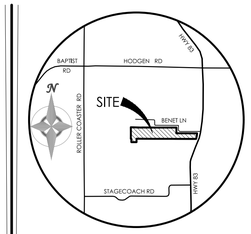


VICINITY MAP
NOT TO SCALE

PERMITTED USES AND STRUCTURES

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, CISTERNS, WASTEWATER LINES / FACILITIES, DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.
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 OF 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	
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY DEVELOPMENT PLAN.	
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 AMENDED)	
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 AMENDED)	

DEVELOPMENT STANDARDS AND GUIDELINES

1. MINIMUM LOT SIZE IS 3,900 SF.
2. MAXIMUM LOT COVERAGE SHALL BE 45%.
3. MAXIMUM BUILDING HEIGHT: THIRTY FIVE FEET (35').
4. SETBACK REQUIREMENTS (SINGLE FAMILY DWELLINGS, PRIVATE SANCTUARY CLUB HOUSE & DETACHED GARAGE):
   a. FRONT YARD: FIFTEEN FEET (15')
      20 FEET MIN. DRIVEWAY LENGTH
   b. SIDE YARD: FIVE FEET (5') / ZERO FEET (0') WHERE ATTACHED
   c. REAR YARD: FIVE FEET (5')

   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 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.

LANDSCAPE

1. AREAS OF REQUIRED ROADWAY LANDSCAPING ADJACENT TO STATE HIGHWAY 83 AND THE PRIVATE BENET LANE HAVE BEEN SATISFIED BY THE EXISTING PLANTINGS 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 EASEMENTS AS REQUIRED.

5. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AND TRACTS AS FOLLOWS:
   a. FRONT: TEN FEET (10')
   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 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 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.

ADD ER ACCESS ROUTE IS TO BENET LANE, OT FOOLS GOLD AND OUT TO x,Y, z. A EASMENT HAS BEEN RECORED AT

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, SIGNAGE, PARKING IN DESIGNATED AREAS, DRIVEWAYS, AND MAILBOXES, AND SHALL BE OWNED BY BENET HILL MONASTERY OF COLORADO SPRINGS AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

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

delete

8.4.3.B.2.f

delete; beef up line work for ER access

delete; allow loop of benet hill from promise point to HWY 83; no culdesac dev required and not supported by ECM admim.

	LDC / ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1	[illegible]	LOT DESIGN	30 MIN. FRO[illegible] ON PUBLIC ROAD	PRIVATE ROADS & DRIVEWAY ACCESS EASEMENTS	PROVIDE A UNIQUELY INTIMATE CLUSTERED LOT DEVELOPMENT THAT COMPLEMENTS THE EXISTING BENET LANE NEIGHBORHOOD WHILE PRESERVING SIGNIFICANT OPEN SPACE TAKING CONSIDERATION OF THE NATURAL TERRAIN AND 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.
2	LDC 8.4.3.G.2.f	LOT DESIGN	LOTS W/OWTS REQUIRE 2.5 ACRES	CLUSTERED LOTS SURROUNDED BY LARGER TRACTS FOR OWTS	
3	LDC 8.4.4.C	TRANSPORTATION SYSTEM	PUBLIC ROADS REQUIRED	USE PRIVATE RD CONNECTING TO EXIST. PRIVATE BENET LN.	
4	LDC 8.4.4.D	TRANSPORTATION SYSTEM	[illegible] ROAD STANDARDS - NO MORE THAN 25 LOTS	USE NEW EMERGENCY-ONLY ACCESS TO FOOLS GOLD DR.	
5	LDC 8.4.4.E	TRANSPORTATION SYSTEM	PRIVATE ROADS TO MEET COUNTY STDS	REDUCE ROADWAY WIDTH & MODIFY DESIGN CRITERIA	
6	LDC 8.4.8.C.2	WASTEWATER DISPOSAL	TWO POTENTIAL OWTS SITES REQUIRED ON PLAN	PROVIDE ONE SET OF FULLY ENGINEERED OWTS SITES	
7	ECM 2.3.8A	CUL-DE-SACS	MAX. LENGTH OF RURAL DEAD END ROAD IS 1600 FT	PROVIDE EMERGENCY-ONLY ACCESS	
8	ECM 2.3.1	ROADWAY DESIGN	DESIGN SPEED	REDUCE DESIGN SPEED TO 20 MPH FOR PRIVATE ROADWAY	
9	ECM 2.3.1	ROADWAY DESIGN	RIGHT-OF-WAY WIDTH	PROVIDE 28 FT PRIVATE TRACT WIDTH FOR ROADWAY & SIDEWALK	
10	ECM 2.3.1	ROADWAY DESIGN	MIN. CURVE RADIUS	REDUCE CURVE RADIUS APPROPRIATE WITH DESIGN SPEED	
11	ECM 2.3.1	ROADWAY DESIGN	MIN. LANE WIDTH	USE 10 FT LANE WIDTHS MATCHING EXISTING BENET LN	
12	ECM 2.5.2.8.3	PEDESTRIAN FACILITIES	SIDEWALK REQUIRED ON BOTH SIDES OF ROADWAY	PROVIDE SIDEWALK ON ONE SIDE OF THE PRIVATE RD	
13	ECM 2.5.2.8.6	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

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)

LAND USE TABLE

USE	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 TRACTS (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%		

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	26 DU
PROPOSED GROSS RESIDENTIAL DENSITY	0.52 D.U./AC
PROPOSED PRIVATE SANCTUARY CLUBHOUSE (PRIVATE BUSINESS EVENT CENTER)	1 UNIT
PROPOSED GROSS COMMERCIAL DENSITY	0.02 UNITS/AC
TOTAL DENSITY (27 D.U. / 49.58 AC.)	0.55 UNITS/AC

SITE DATA

OWNER
BENET HILL MONASTERY OF COLORADO SPRINGS
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

CONSTRUCTION SCHEDULE
START: FALL 2019
FINISH: SPRING 2020

TAX SCHEDULE NO.
6127000063

PROPERTY ADDRESS
15760 COLORADO HIGHWAY 83

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

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 S13°41'34"W, 133.96 FEET TO A POINT NON-TANGENT;
THENCE S 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 _____ DAY OF _____ 2020 A.D.

_____
BENET HILL MONASTERY OF COLORADO SPRINGS
AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
) SS
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)

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

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)

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

RECORDED AT RECEPTION NO. _____.

_____
EL PASO COUNTY CLERK AND RECORDER

PUDSP-19-002

BENCHMARK

MVE, INC.
ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

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

DEVELOPMENT PLAN COVER SHEET

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-1

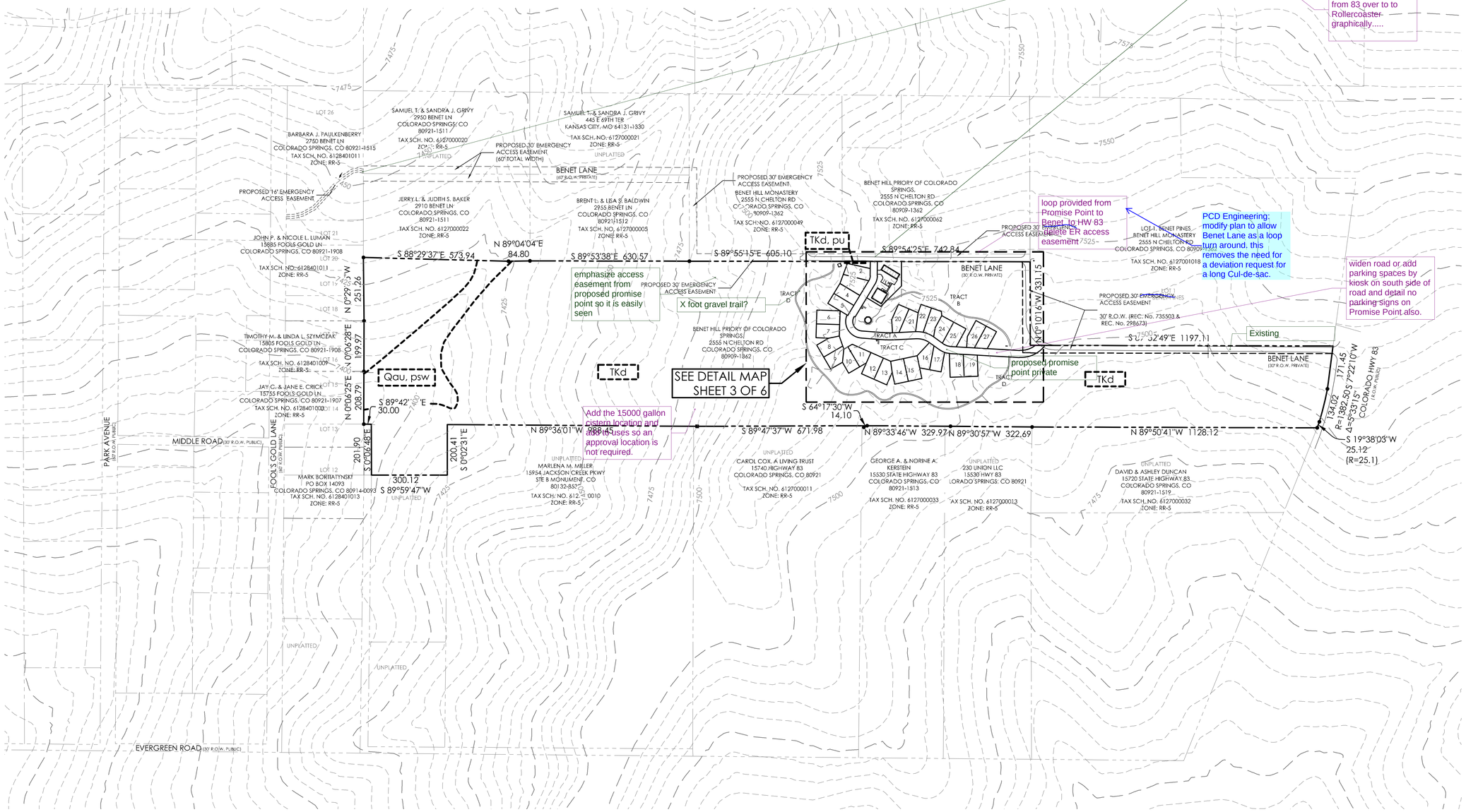
MVE PROJECT 61087
MVE DRAWING DEV-CS

DECEMBER 16, 2019

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



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 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)

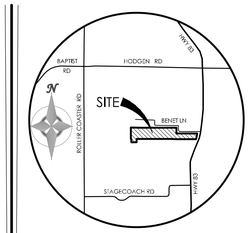
MAP NOTES

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 LOCATIONS WERE NOT PERFORMED.

PUDSP-19-002



VICINITY MAP
NOT TO SCALE

BENCHMARK

1" = 200' 1:2,400

MVE, INC. ENGINEERS & SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

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

DECEMBER 16, 2019

SHEET 2 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

gray ER access

Add label 15000 cistern

this should provide the detail necessary for a prelim plan in terms of street connecting. Where does the asphalt end, curbs?

Extend the pedestrian walkway to

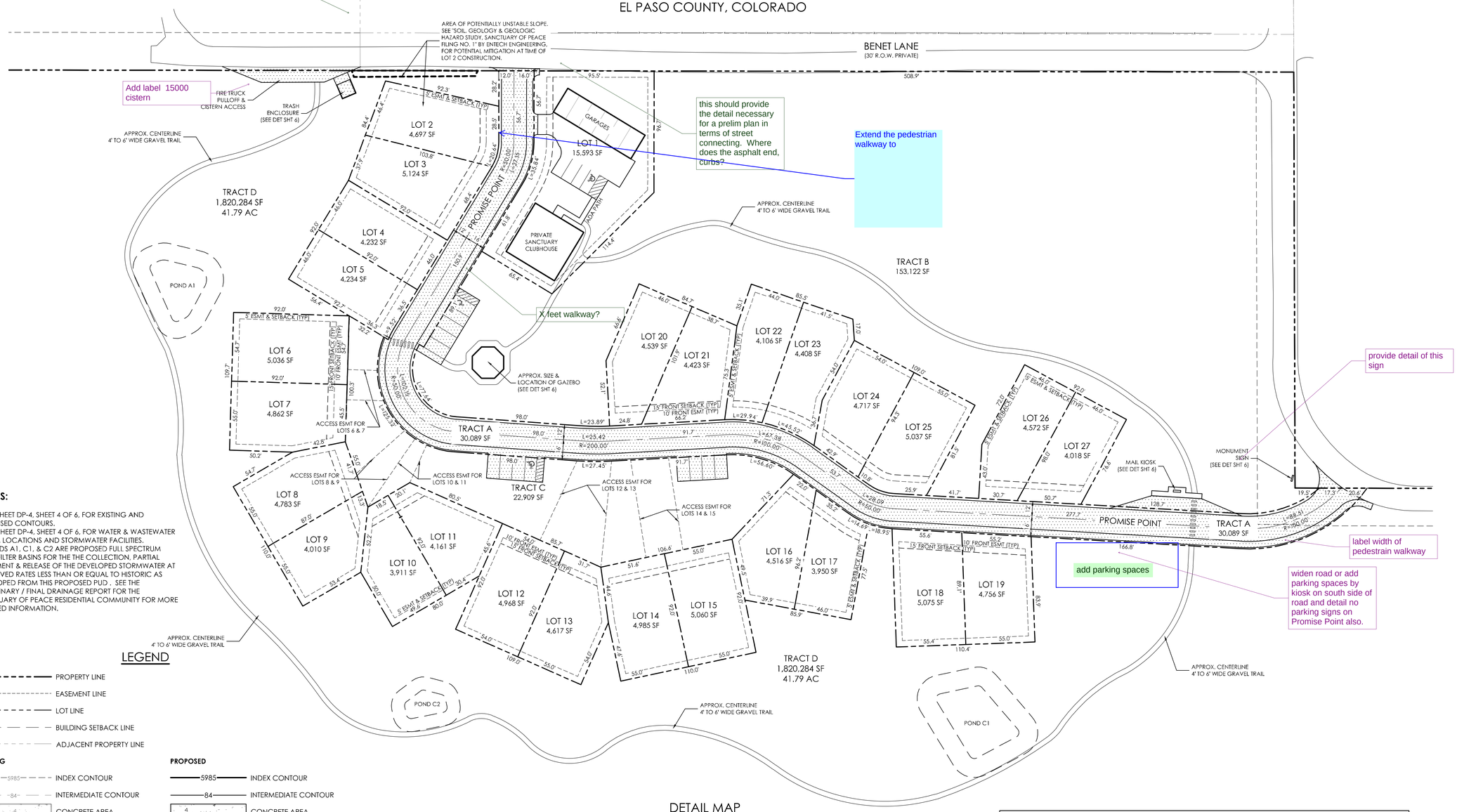
X feet walkway?

provide detail of this sign

label width of pedestrain walkway

add parking spaces

widen road or add parking spaces by kiosk on south side of road and detail no parking signs on Promise Point also.



NOTES:

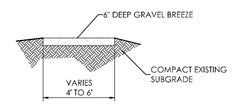
1. SEE SHEET DP-4, SHEET 4 OF 6, FOR EXISTING AND PROPOSED CONTOURS.
2. SEE SHEET DP-4, SHEET 4 OF 6, FOR WATER & WASTEWATER SYSTEM LOCATIONS AND STORMWATER FACILITIES.
3. PONDS A1, C1, & C2 ARE PROPOSED FULL SPECTRUM SAND FILTER BASINS FOR THE THE COLLECTION, PARTIAL TREATMENT & RELEASE OF THE DEVELOPED 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

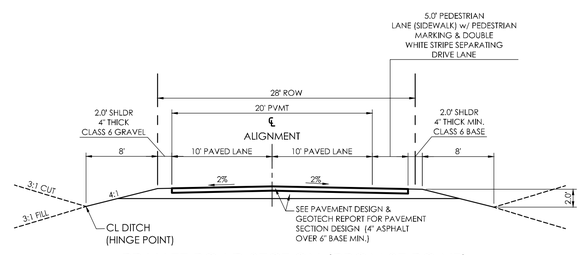
- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE

EXISTING	PROPOSED
5985 INDEX CONTOUR	5985 INDEX CONTOUR
84 INTERMEDIATE CONTOUR	84 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	86.0 TW / 83.0 FG TOP OF WALL/GRADE AT BOTTOM OF WALL
CHAIN LINK FENCE	86.85 / 83.35 TOP OF CURB/FLOWLINE
BARBED WIRE FENCE	84.96 TSW SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK
TREE (EVERGREEN/DECIDUOUS)	FF = 5986.00 FINISHED FLOOR ELEVATION
SHRUB	
ROCK	

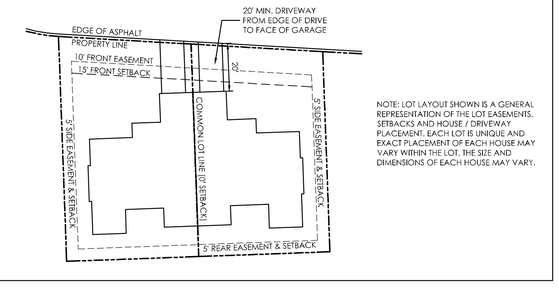
DETAIL MAP
1" = 40'



GRAVEL TRAIL DETAIL
NOT TO SCALE



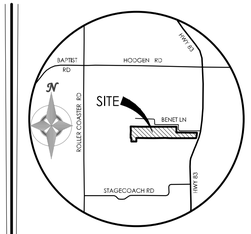
PRIVATE ROAD SECTION (PROMISE POINT)
NOT TO SCALE



NOTE: LOT LAYOUT SHOWN IS A GENERAL REPRESENTATION OF THE LOT EASEMENTS, SETBACKS AND HOUSE / DRIVEWAY PLACEMENT. EACH LOT IS UNIQUE AND EXACT PLACEMENT OF EACH HOUSE MAY VARY WITHIN THE LOT. THE SIZE AND DIMENSIONS OF EACH HOUSE MAY VARY.

GENERAL LOT LAYOUT
NOT TO SCALE

PUDSP-19-002



VICINITY MAP
NOT TO SCALE

BENCHMARK

1" = 40' 1:480

MVE, INC. ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

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

DEVELOPMENT PLAN
SITE PLAN (DETAIL)

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-3

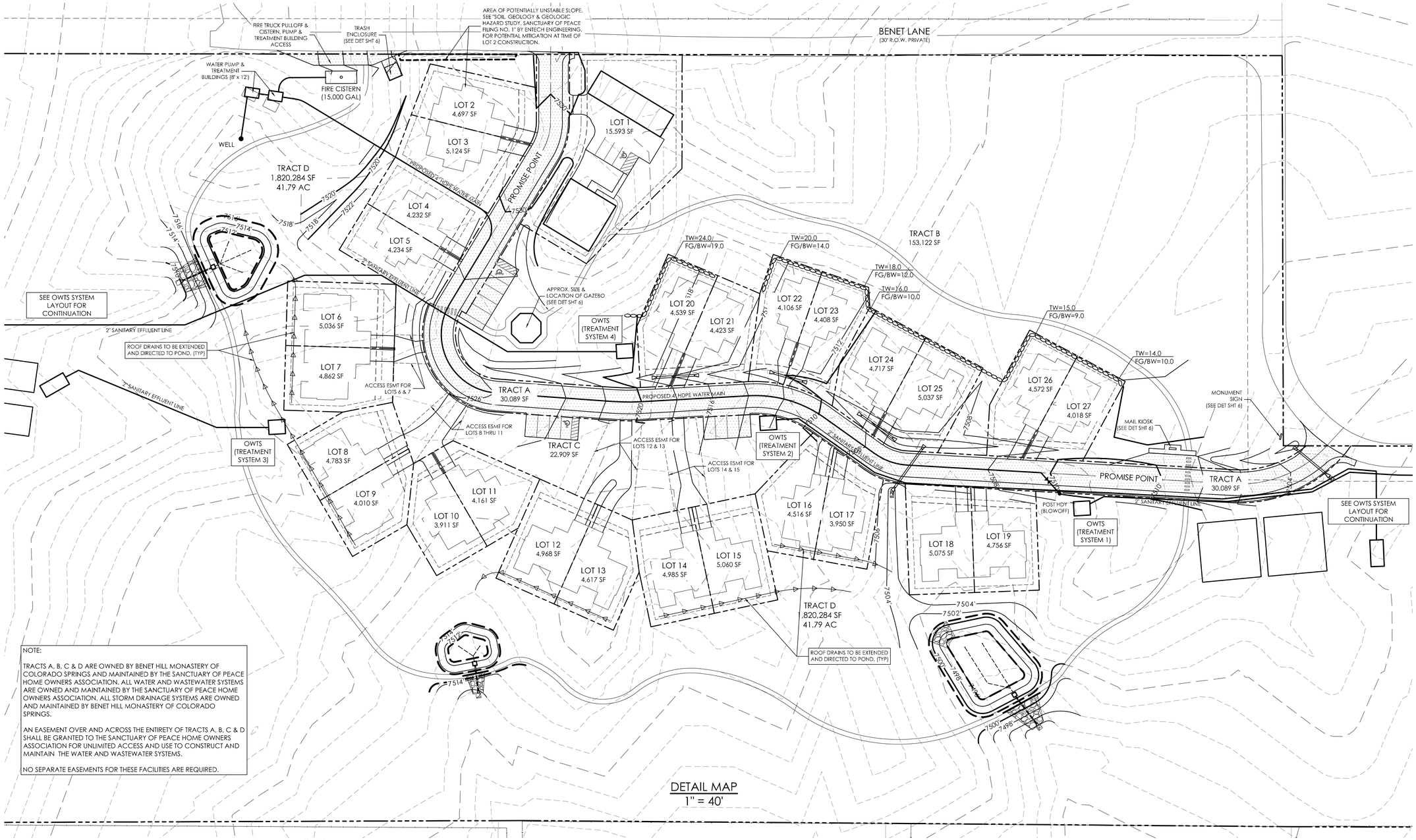
MVE PROJECT 61087
MVE DRAWING DEV-PUD2

DECEMBER 16, 2019

SHEET 3 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



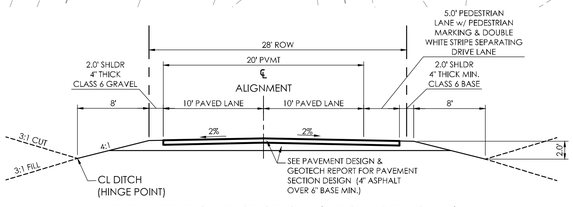
DETAIL MAP
1" = 40'

NOTE:

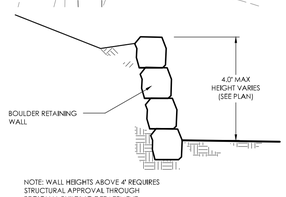
TRACTS A, B, C & D ARE OWNED BY BENET HILL MONASTERY OF COLORADO SPRINGS AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION. ALL WATER AND WASTEWATER SYSTEMS ARE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION. ALL STORM DRAINAGE SYSTEMS ARE OWNED AND MAINTAINED BY 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.

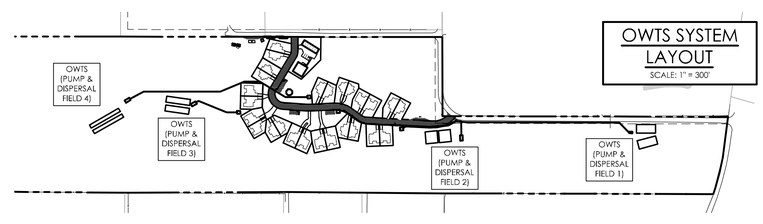
NO SEPARATE EASEMENTS FOR THESE FACILITIES ARE REQUIRED.



PRIVATE ROAD SECTION (PROMISE POINT)
NOT TO SCALE



BOULDER WALL DETAIL
NOT TO SCALE

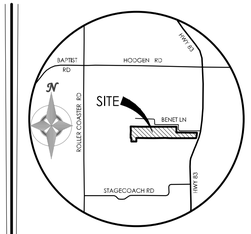


OWTS SYSTEM LAYOUT
SCALE: 1" = 300'

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



VICINITY MAP
NOT TO SCALE

BENCHMARK

1" = 40' 1:480

MVE, INC. ENGINEERS SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

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

DEVELOPMENT PLAN
PRELIM. GRADING & UTIL.

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-4

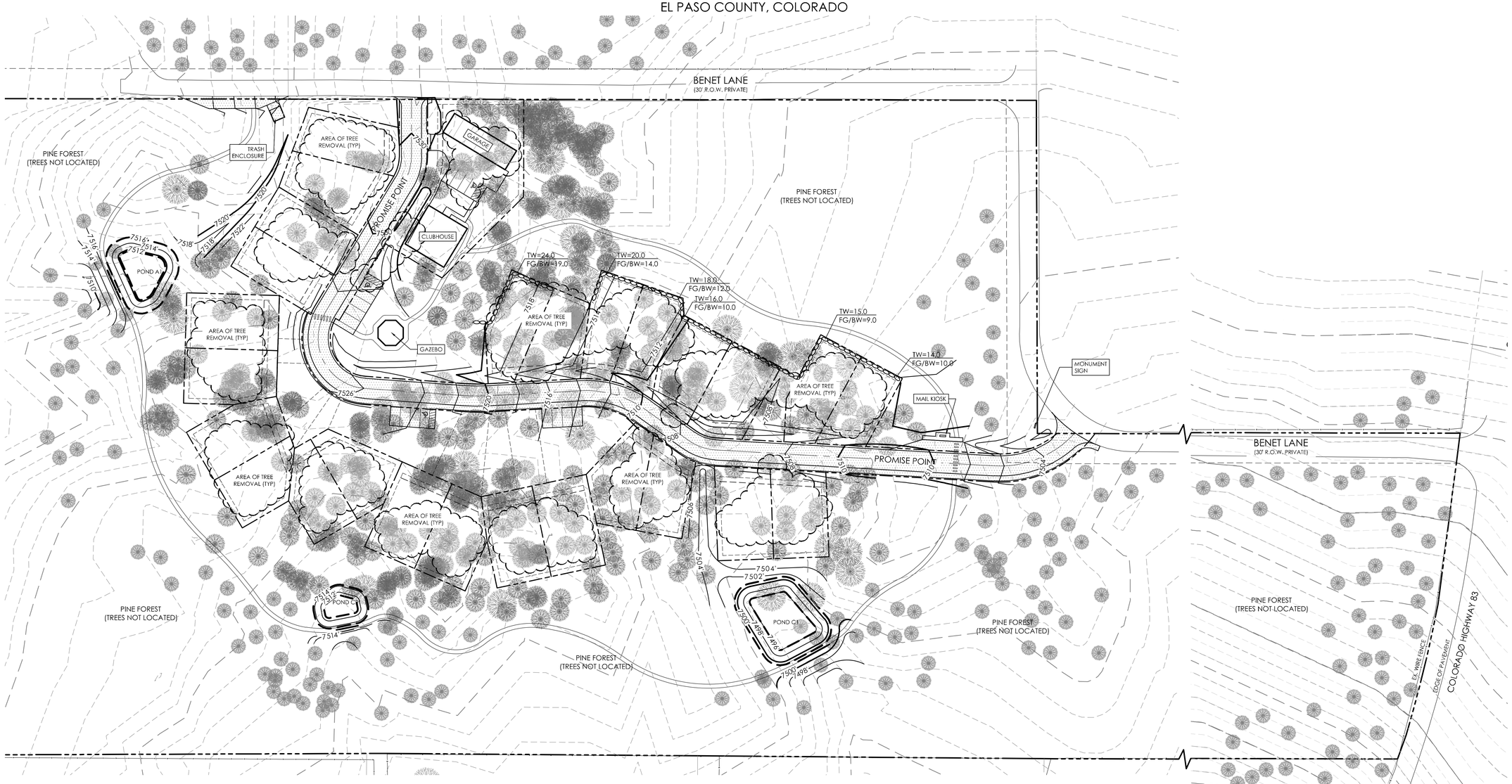
MVE PROJECT 61087
MVE DRAWING DEV-PG

DECEMBER 16, 2019

SHEET 4 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



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.

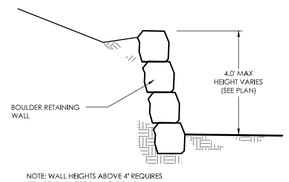
SEEDING

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

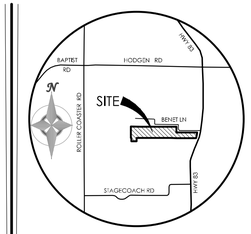
EXISTING PONDEROSA PIPE TREE TO BE REMOVED (CLOUDED AREAS INDICATE AREAS OF TREE REMOVAL AS NECESSARY FOR DEVELOPMENT)



NOTE: WALL HEIGHTS ABOVE 4' REQUIRES STRUCTURAL APPROVAL THROUGH REGIONAL BUILDING DEPARTMENT

BOULDER WALL DETAIL
NOT TO SCALE

PUDSP-19-002



VICINITY MAP
NOT TO SCALE

BENCHMARK

1" = 50' 1:600

MVE, INC. ENGINEERS SURVEYORS
1903 lelaray 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

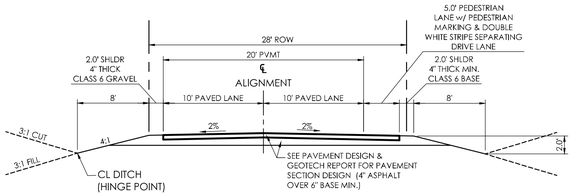
DP-5

MVE PROJECT 61087
MVE DRAWING DEV-LS

DECEMBER 16, 2019

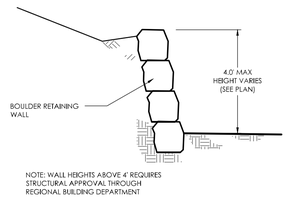
SANCTUARY OF PEACE RESIDENTIAL COMMUNITY
PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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



PRIVATE ROAD SECTION (PROMISE POINT)

NOT TO SCALE



BOULDER WALL DETAIL

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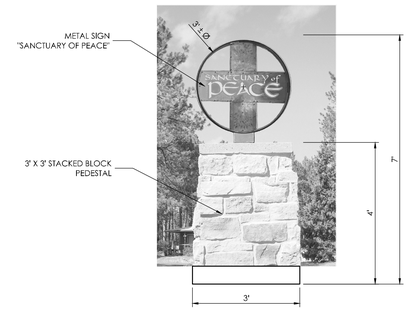

MONUMENT SIGN DETAIL

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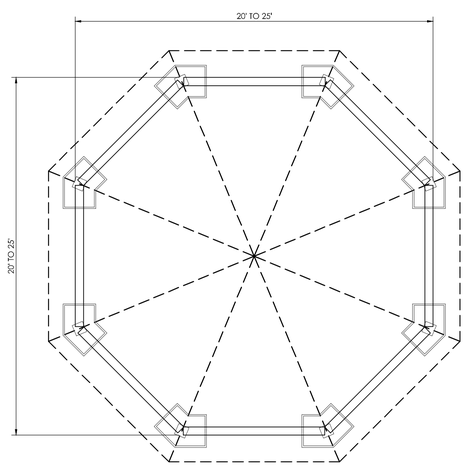
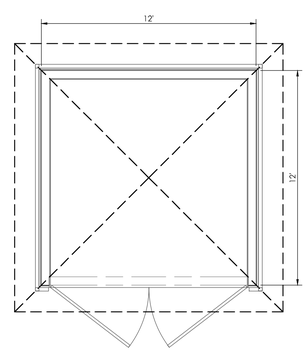


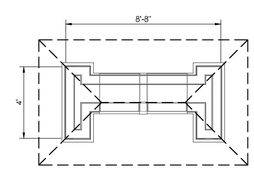
GAZEBO PLAN / CONCEPT

NOT TO SCALE



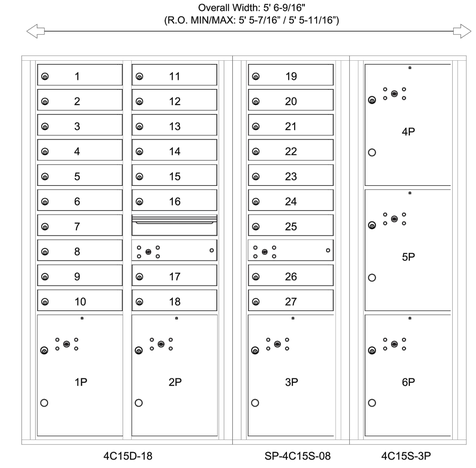
TRASH ENCLOSURE PLAN / CONCEPT

NOT TO SCALE



Option 1 Dimensions

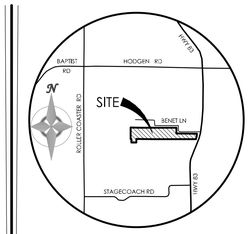
Overall Width: 5' 6-9/16"
(R.O. MIN/MAX: 5' 5-7/16" / 5' 5-11/16")



MAILBOX PLAN / DETAILS

NOT TO SCALE

PUDSP-19-002



VICINITY MAP

NOT TO SCALE

BENCHMARK

MVE, INC.
ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

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

DEVELOPMENT PLAN
GENERAL SITE DETAILS

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-6

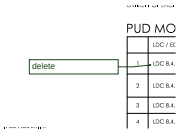
MVE PROJECT 61087
MVE DRAWING DEV-GD

DECEMBER 16, 2019

SHEET 6 OF 6

PUDSP V_3 Redlines.pdf Markup Summary

dsdparsons (27)



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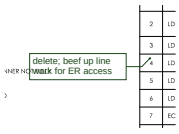

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Date: 1/21/2020 4:23:26 PM
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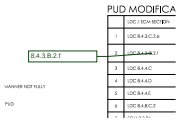
delete; beef up line work for ER access



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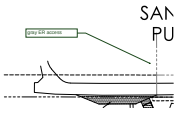

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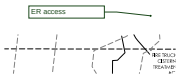
gray ER access



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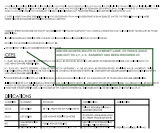
ER access



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Status:
Color:
Layer:
Space:

ADD ER ACCESS ROUTE IS TO BENET LANE, OT FOOLS GOLD AND OUT TO x,Y, z. A EASMENT HAS BEEN RECORED AT _____

Subject: Owner Certification
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/21/2020 4:28:14 PM
Status:
Color:
Layer:
Space:

.

Subject: Owner Certification
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/21/2020 4:28:18 PM
Status:
Color:
Layer:
Space:

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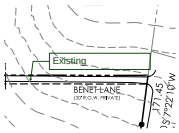
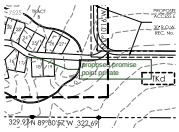
Subject: Arrow
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/22/2020 7:36:42 AM
Status:
Color:
Layer:
Space:



Subject: Callout
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/22/2020 7:37:15 AM
Status:
Color:
Layer:
Space:

Existing

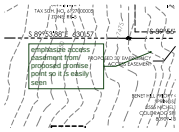


Subject: Callout
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/22/2020 7:37:45 AM
Status:
Color:
Layer:
Space:

proposed promise point private

Subject: Callout
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/22/2020 7:38:07 AM
Status:
Color:
Layer:
Space:

X foot gravel trail?



Subject: Callout
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/22/2020 7:38:48 AM
Status:
Color:
Layer:
Space:

emphasize access easement from proposed promise point so it is easily seen

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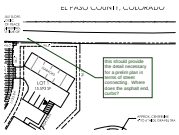
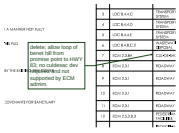


Subject: Callout
Page Label: [2] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 1/22/2020 7:41:46 AM
Status:
Color:
Layer:
Space:

this should provide the detail necessary for a prelim plan in terms of street connecting. Where does the asphalt end, curbs?

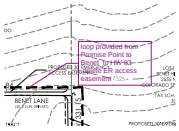
Subject: Callout
Page Label: [2] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 1/22/2020 7:42:14 AM
Status:
Color:
Layer:
Space:

X feet walkway?



Subject: Callout
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/23/2020 11:11:51 AM
Status:
Color:
Layer:
Space:

delete; allow loop of benet hill from promise point to HWY 83; no culdesac dev required and not supported by ECM admim.

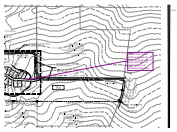


Subject: Callout
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/23/2020 11:12:35 AM
Status:
Color:
Layer:
Space:

loop provided from Promise Point to Benet to HW 83
delete ER access easement

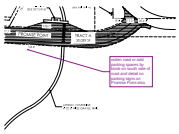
Subject: Callout
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/23/2020 11:12:53 AM
Status:
Color:
Layer:
Space:

Bold ER ACCESS LINE work to the west



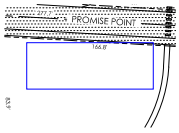
Subject: Callout
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/23/2020 11:24:02 AM
Status:
Color:
Layer:
Space:

widen road or add parking spaces by kiosk on south side of road and detail no parking signs on Promise Point also.

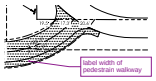


Subject: Callout
Page Label: [2] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 1/23/2020 11:24:16 AM
Status:
Color:
Layer:
Space:

widen road or add parking spaces by kiosk on south side of road and detail no parking signs on Promise Point also.



Subject: Rectangle
Page Label: [2] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 1/23/2020 11:24:32 AM
Status:
Color:
Layer:
Space:



Subject: Callout
Page Label: [2] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 1/23/2020 11:25:06 AM
Status:
Color:
Layer:
Space:

label width of pedestrain walkway

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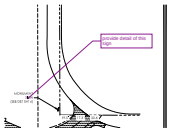
add parking spaces

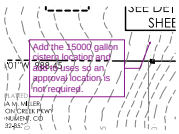
Subject: Text Box
Page Label: [2] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 1/23/2020 11:26:06 AM
Status:
Color:
Layer:
Space:

add parking spaces



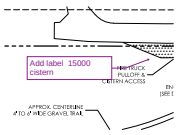
Subject: Callout
Page Label: [2] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 1/23/2020 11:27:04 AM
Status:
Color:
Layer:
Space:

provide detail of this sign



Subject: Callout
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/23/2020 8:31:17 AM
Status:
Color:
Layer:
Space:

Add the 15000 gallon cistern location and add to uses so an approval location is not required.



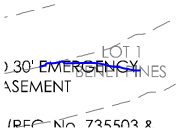
Subject: Callout
Page Label: [2] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 1/23/2020 8:31:51 AM
Status:
Color:
Layer:
Space:

Add label 15000 cistern

Subject: Callout
Page Label: [1] 61087-DEV-PUD-DP-2
Author: dsdparsons
Date: 1/23/2020 9:03:49 AM
Status:
Color:
Layer:
Space:

Really emphasize emergency access from 83 over to to Rollercoaster graphically.....

Steve Kuehster (5)



Subject: Pen
Page Label: [1] 61087-DEV-PUD-DP-2
Author: Steve Kuehster
Date: 1/23/2020 11:19:24 AM
Status:
Color:
Layer:
Space:

-

Subject: Pen
Page Label: [1] 61087-DEV-PUD-DP-2
Author: Steve Kuehster
Date: 1/23/2020 11:19:34 AM
Status:
Color:
Layer:
Space:

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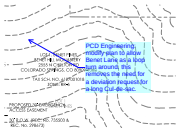
Subject: Pen
Page Label: [1] 61087-DEV-PUD-DP-2
Author: Steve Kuehster
Date: 1/23/2020 11:19:44 AM
Status:
Color:
Layer:
Space:



Subject: arrow & box
Page Label: [1] 61087-DEV-PUD-DP-2
Author: Steve Kuehster
Date: 1/23/2020 11:25:41 AM
Status:
Color:
Layer:
Space:

PCD Engineering: modify plan to allow Benet Lane as a loop turn around. this removes the need for a deviation request for a long Cul-de-sac.

Subject: arrow & box
Page Label: [2] 61087-DEV-PUD2-DP-3
Author: Steve Kuehster
Date: 1/23/2020 11:52:44 AM
Status:
Color:
Layer:
Space:

Extend the pedestrian walkway to