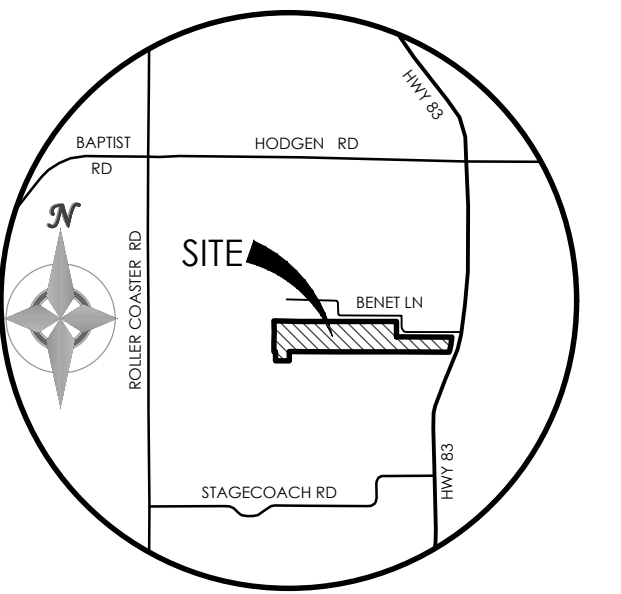


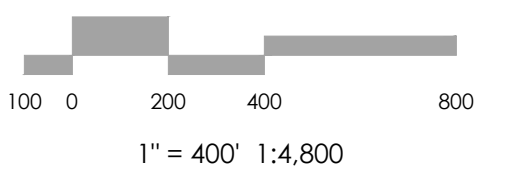
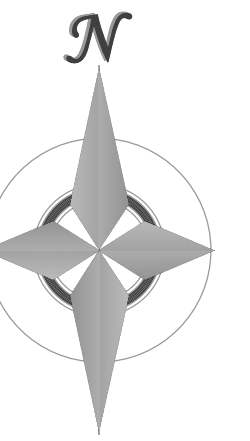
SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAT

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



SHEET INDEX:

- DP-1 COVER SHEET
- DP-2 PUD DEVELOPMENT SITE PLAN (OVERALL)
- DP-3 PUD DEVELOPMENT SITE PLAN (DETAIL)
- DP-4 PRELIMINARY GRADING PLAN
- DP-5 PRELIMINARY UTILITIES PLAN
- DP-6 LANDSCAPE PLAN

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°58'49" 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 AFORESAID BENET HILL MONASTERY AS NOMINEE HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2019 A.D.

SANCTUARY OF PEACE
AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
EL PASO COUNTY) JSS.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 A.D. BY _____ WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATION

I/WE A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) FULLY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY BENET HILL MONASTERY AT THE SAME TIME OF THIS APPLICATION

STATE OF COLORADO)
EL PASO COUNTY) JSS.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 A.D. BY _____ WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
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.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE _____

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE _____

CLERK & RECORDER

STATE OF COLORADO)
EL PASO COUNTY) JSS.

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____, 2019 AT _____ O'CLOCK A.M./P.M. AND WAS DULY RECORDED AT RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER

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

SEPTEMBER 12, 2019
SHEET 1 OF 6

DEVELOPMENT STANDARDS AND GUIDELINES

- THE PRINCIPAL (PRIMARY) USE LIMITED TO SINGLE FAMILY ATTACHED DWELLINGS, GARAGES, OPEN SPACE, PARKS, RECREATIONAL AMENITIES SUCH AS TRAILS, BENCHES, GAZEBOS, COMMON COMMUNITY CENTER BUILDINGS AND DISTRICT UTILITIES TO INCLUDE WATER TANKS, DETENTION FACILITIES, WASTEWATER FACILITIES.
- MINIMUM LOT AREA IS AS SHOWN.
- MAXIMUM COVER SHALL BE THE TOTAL DEVELOPMENT AREA AS BOUND AND/OR OTHERWISE DEFINED BY THE LIMITS OF THE REQUIRED SETBACKS.
- MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
- BUILDABLE AREAS OF EACH LOT ARE AS SHOWN.
- SETBACK REQUIREMENTS:
 - FRONT YARD: FIFTEEN FEET (15') TO FACE OF HOUSE
 - SIDE YARD: FIVE FEET (5') / ZERO FEET (0') WHERE ATTACHED
 - REAR YARD: FIVE FEET (5')
- ACCESSORY STRUCTURE USES: SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS, AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED. USES NOT IDENTIFIED ON THIS PUD DEVELOPMENT PLAN BUT THAT WHICH REFLECT CHANGING TRENDS IN RESIDENTIAL LAND USES OR THAT FUNCTION SIMILARLY TO CURRENTLY RECOGNIZED SINGLE FAMILY RESIDENTIAL LAND USES, ARE CONSISTENT WITH THE INTENT AND PURPOSE OF THIS PUD, AND ARE NOT DETRIMENTAL TO THE HEALTH, SAFETY, AND/OR GENERAL WELFARE OF THE PUBLIC, SHALL BE AUTHORIZED BY MUTUAL AGREEMENT BY AFFECTED PARTIES OF THE PUD AND THE PUD DIRECTOR. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.

this has no standards for the community center... provide them.

do you need to add pump house or water treatment, as an allowed use? where is it and our there setbacks or standards?

1. you must provide a numeric value; counter staff will not calculate based on a drawing. Provide numeric values.

Front yard setback is measured to structure so is that 15'? State if so...face of house is not a measurable numeric value...

Font yard? State Numeric Value or State behind Principle Structure

you say on the PUD garages are allowed detached; provide the standards.

Add this use above to be included in the Community Center or is it stand alone?

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.

What Sheet is the landscape plan depicted on? 6

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.

so how many bedrooms are allowed in each of the systems? where does the community center fall into? hotel/motel rooms? Do you need a table to depict the info?

GENERAL NOTES

- ROADWAY CLASSIFICATIONS. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO A PRIVATE ROAD, 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.
- 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. STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AND TRACTS AS FOLLOWS:
 - FRONT: TEN FEET (10')
 - SIDE: FIVE FEET (5') - RETAINING WALLS FROM 0'-6" IN HEIGHT ALLOWED IN EASEMENT
 - REAR: TEN FEET (5') - RETAINING WALLS FROM 0'-6" IN HEIGHT ALLOWED IN EASEMENT
- 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 FAMILY UNITS, AND TWO (2) THREE BEDROOM SINGLE FAMILY UNITS. A SANITARY 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 WOULD TO AVOID IMPACTS TO ADJACENT PROPERTIES.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 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).
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE LETTER REPORT; WASTE-WATER DISPOSAL REPORT MEMO; GEOLOGIC & SOILS MEMO; FIRE PROTECTION REPORT; WILDFIRE AND HAZARD REPORT.
- A DRIVEWAY PERMIT SHALL BE ISSUED BY EL PASO COUNTY DEVELOPMENT SERVICES PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

Add the gas providers

You need to add retaining walls to the development standards above as an allowance into the setbacks.

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

BUILDING USE
SINGLE FAMILY ATTACHED
PRIVATE SANCTUARY CLUB HOUSE
DETACHED GARAGE BUILDING

CONSTRUCTION SCHEDULE
START: FALL 2019
FINISH: SPRING 2020

TAX SCHEDULE NO.
6127000063

PROPERTY ADDRESS
15760 COLORADO HIGHWAY 83

community center w/ hotel like rooms

Provide the maximum size and setbacks for detach garages in the dimensional standards (Development Standards)

LAND USE TABLE

RESIDENTIAL LOTS	505 SF	2.74 AC	5.53%
PRIVATE SANCTUARY CLUB HOUSE (LOT 1)	14,072 SF	0.32 AC	0.65%
PRIVATE ROADWAY (TRACT A)	23,613 SF	0.59 AC	1.19%
OPEN SPACE/LANDSCAPE/UTILITIES/DRAINAGE (TRACTS B, C & D)	2,000,370 SF	45.93 AC	92.63%
TOTAL AREA	2,159,560 SF	49.58 AC	100.00%

is this the building size or the lot size?

community center with hotel rooms?

LAND USE

CURRENT ZONING:
RESIDENTIAL RURAL (RR-5)
AGRICULTURAL (A-5)

TOTAL SITE ACREAGE 49.58 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS ATTACHED 26 D.U.
PROPOSED GROSS DENSITY 0.52 D.U./AC

PROPOSED ZONING:
PLANNED UNIT DEVELOPMENT (PUD)

this is not really accurate because there is also a commercial component...So you need to account for the community center and hotel as the next line item..

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 080410295G, EFFECTIVE DECEMBER 7, 2018.

GEOLOGIC CONDITIONS

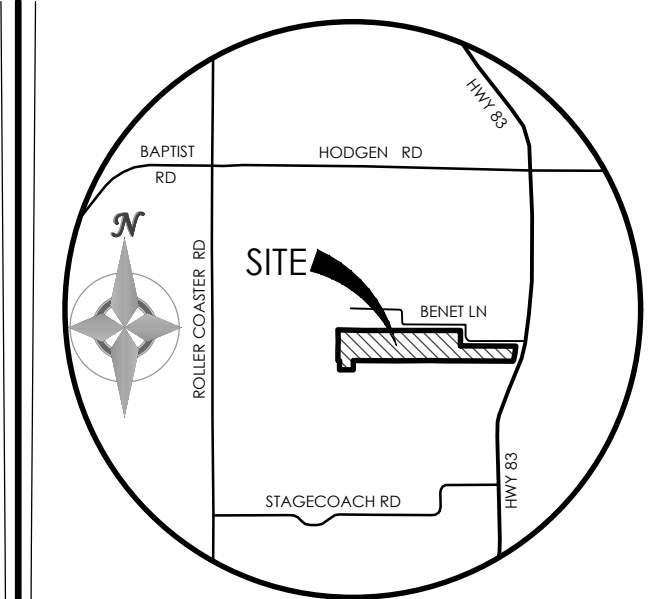
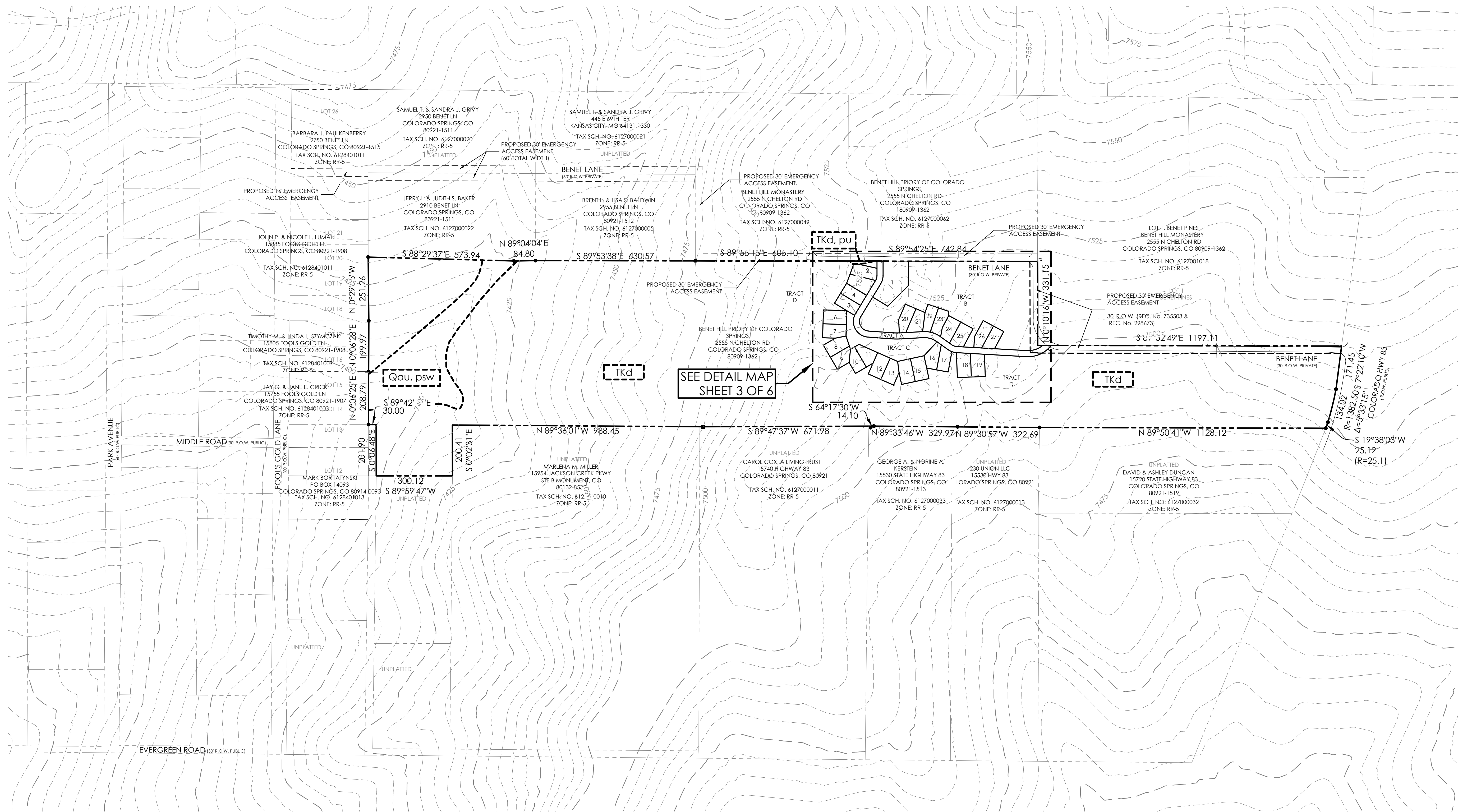
GEOLOGIC HAZARD DISCLOSURE STATEMENT:

AREAS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE UNSTABLE SLOPES, AND SHALLOW GROUNDWATER. THESE CONDITIONS AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS, GEOLOGIC HAZARD STUDY FOR SANCTUARY OF PEACE PLING NO. HELD IN THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY FILE (I) DEPARTMENT.

Soil and Geology Conditions:

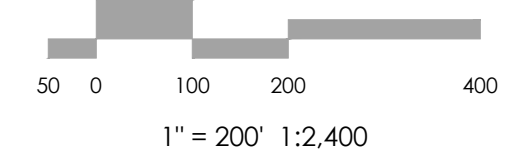
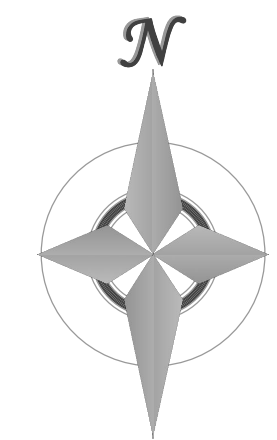
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 •Downslope Creep: (name lots or location of area)
 •Rockfall Creep: (name lots or location of area)
 •Rockfall Runout Zone: (name lots or location of area)
 •Potentially Seasonally High Groundwater: (name lots or location of area)
 •Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Use the standard note: be specific comment not addressed from 1



VICINITY MAP
NOT TO SCALE

BENCHMARK



GEOLOGIC HAZARD LEGEND

Qau	RECENT ALLUVIUM OF QUATERNARY AGE
Tkd	DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE
psw	POTENTIALLY SEASONAL SHALLOW GROUNDWATER
pu	POTENTIALLY UNSTABLE SLOPE

SITE MAP
1" = 200'

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 DATA)
- 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 _____

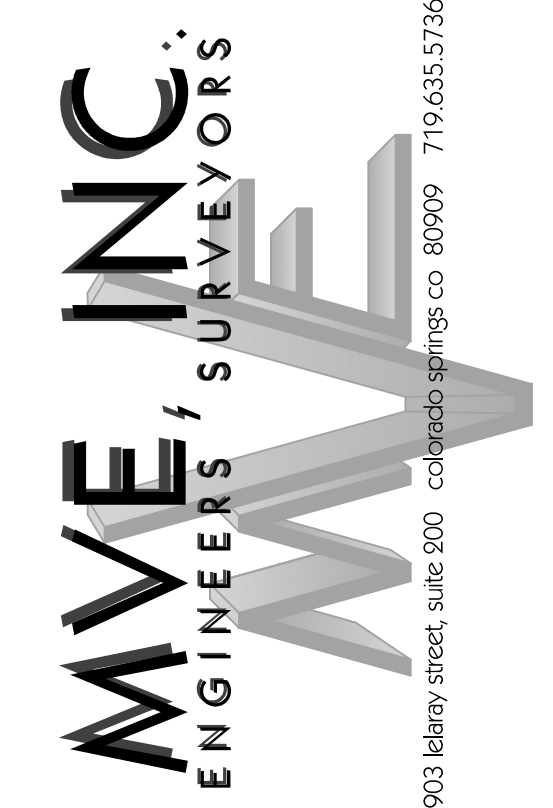
**DEVELOPMENT PLAN
SITE PLAN (OVERALL)**

**SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY**

DP-2 MVE PROJECT 61087
 MVE DRAWING DEV-PUD

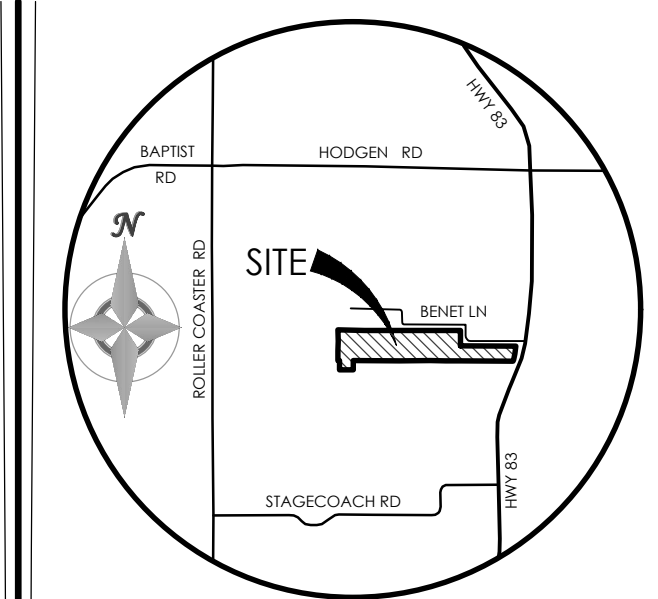
SEPTEMBER 12, 2019
SHEET 2 OF 6

PUDSP-19-002



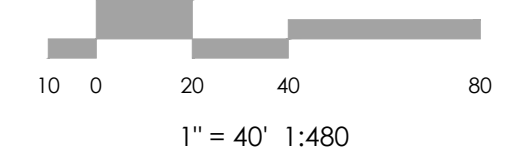
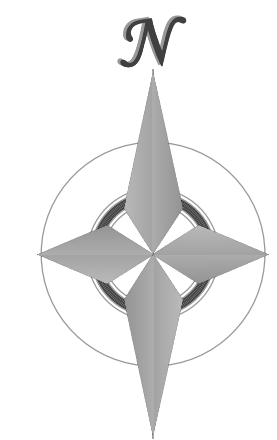
1903 Library Street, Suite 200 Colorado Springs, CO 80909 719.635.5726

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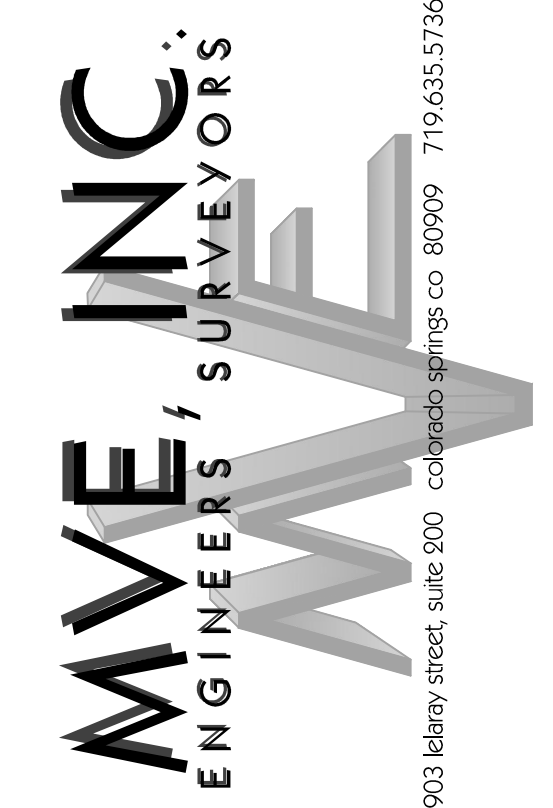


VICINITY MAP
NOT TO SCALE

BENCHMARK



1" = 40' 1:480



REVISIONS

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

DEVELOPMENT PLAN
SITE PLAN (DETAIL)

SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY

DP-3 MVE PROJECT 61087
MVE DRAWING DEV-PUD2

SEPTEMBER 12, 2019
SHEET 3 OF 6

PUDSP-19-002

Application needs to have all the requirements for a PUD and preliminary plan on it. Review Chapter 4 and 7.8. Also review the checklist for each map and combine.

What are these lines? how far are they from the lot line?

each lots should front the private road; each lot should have physical access

where is the well? where are the septic systems and the easements.

these lots have no physical access to a roadway? lots 9 and 10 make little sense for access.... Where are the cars parked for each lot, driveways?

Why are the contours not extended to the edge of the property?

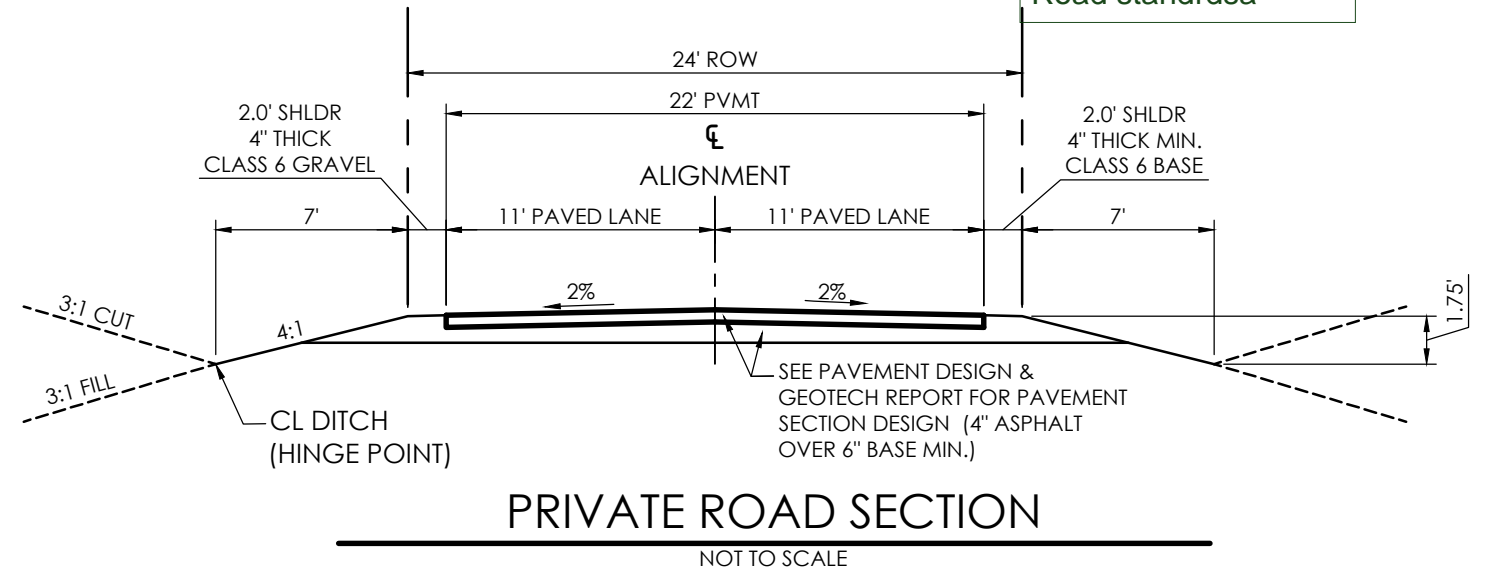
Where is the sidewalks and ADA requirements? Private roads are to be built to County Road standards

Call out the area that is described on page 8 of the Geology and Soils report as unstable due to the Benet Lane road cut. Additionally call out proposed mitigation for this area.

NOTE
POND 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 HISTORIC AS DEVELOPED FROM THIS PROPOSED PUD. SEE THE PRELIMINARY / FINAL DRAINAGE REPORT FOR THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY FOR MORE DETAILED INFORMATION.

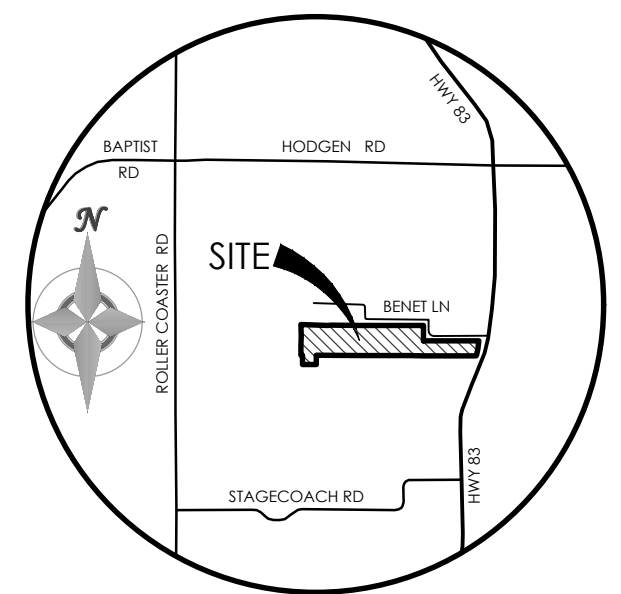
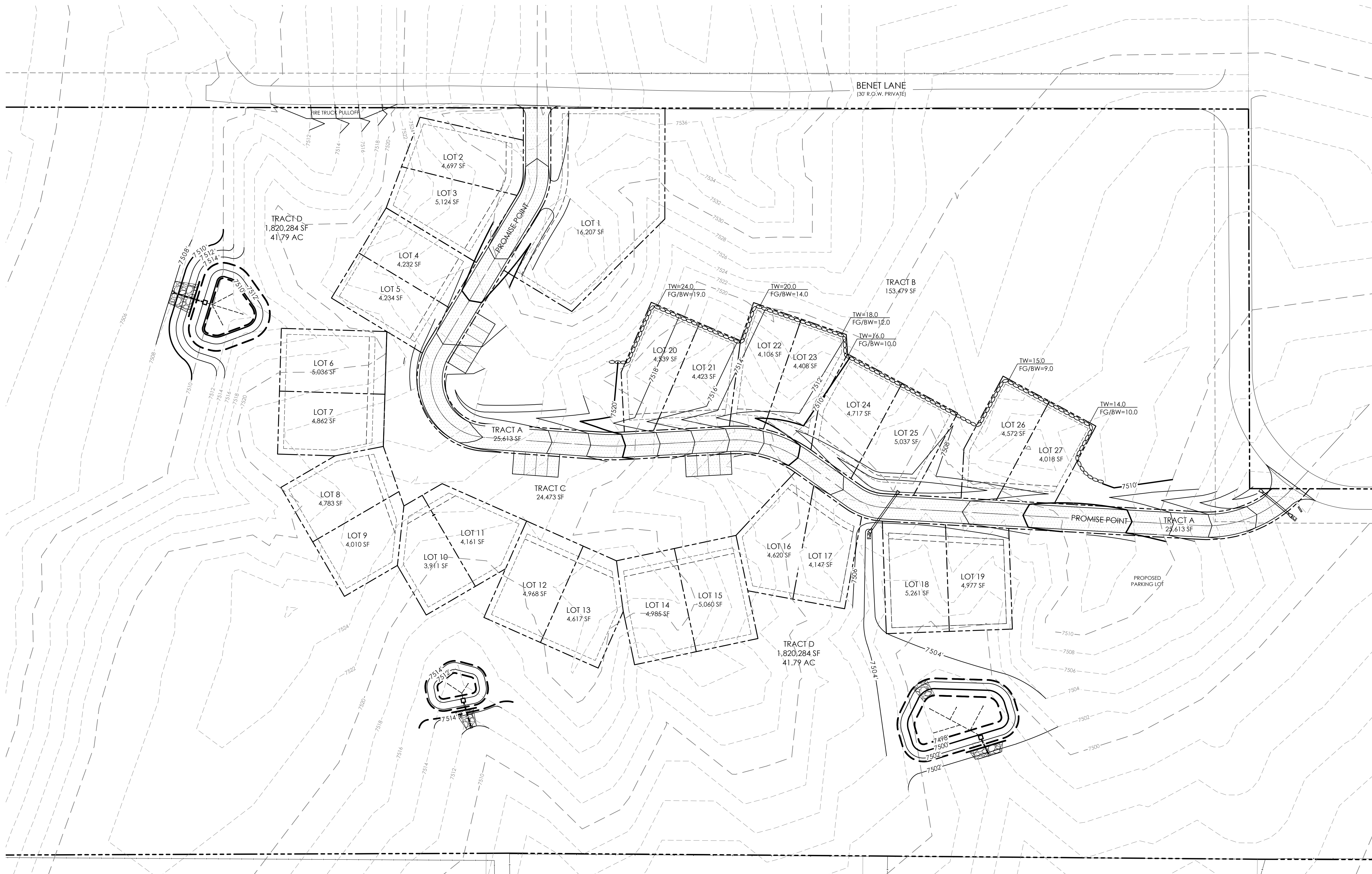
LEGEND	
---	PROPERTY LINE
- - - -	EASEMENT LINE
---	LOT LINE
- - - -	BUILDING SETBACK LINE
---	ADJACENT PROPERTY LINE
EXISTING	
- - - -	INDEX CONTOUR
- - - -	INTERMEDIATE CONTOUR
[Pattern]	CONCRETE AREA
[Pattern]	ASPHALT AREA
[Pattern]	CURB AND GUTTER
[Pattern]	BUILDING/ BUILDING OVERHANG
[Pattern]	DECK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

DETAIL MAP
1" = 40'



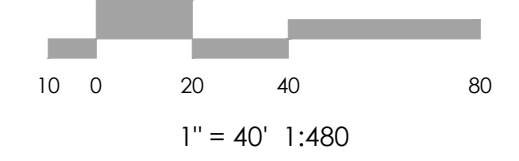
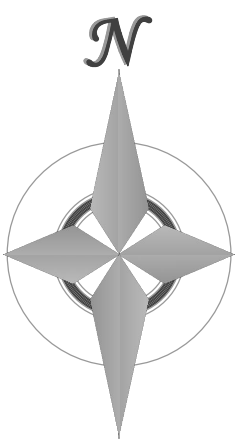
PRIVATE ROAD SECTION
NOT TO SCALE

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VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

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

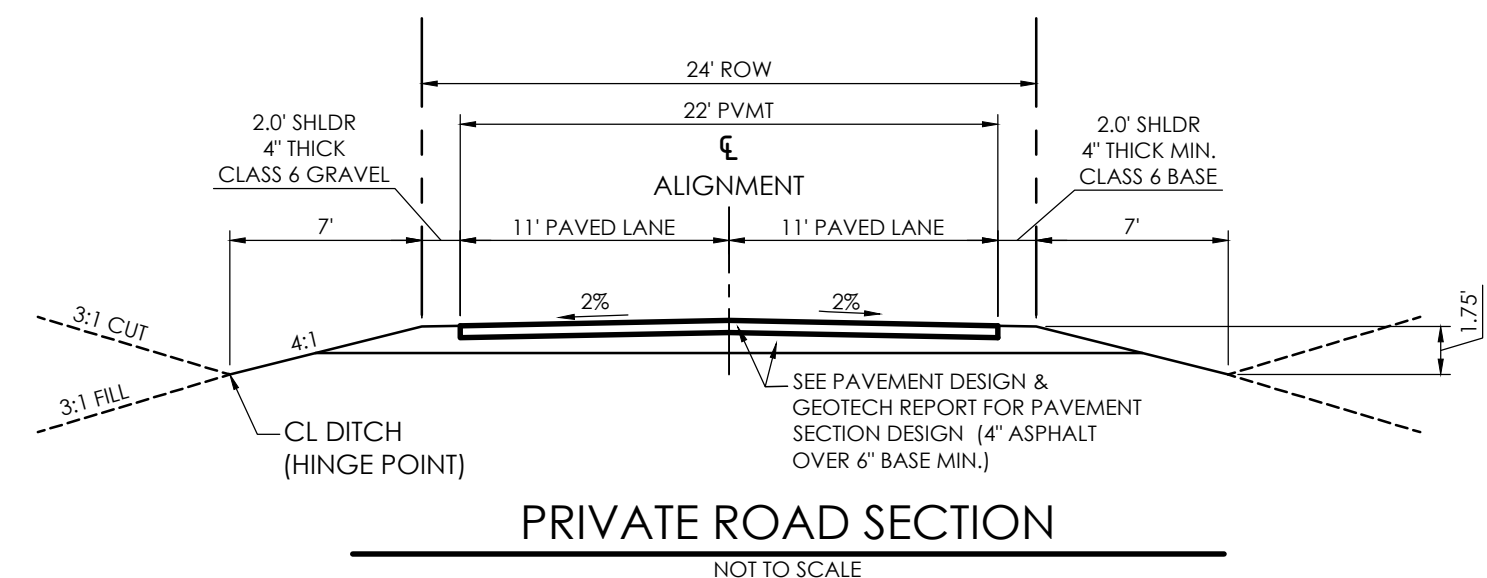
DEVELOPMENT PLAN
PRELIMINARY GRADING

SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY

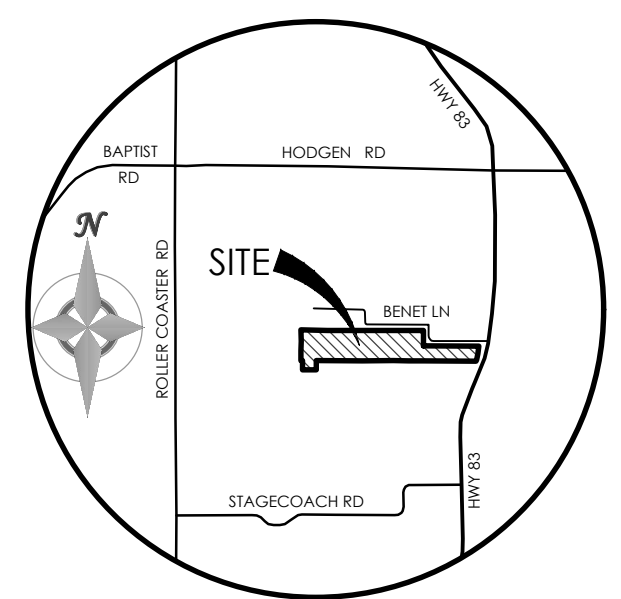
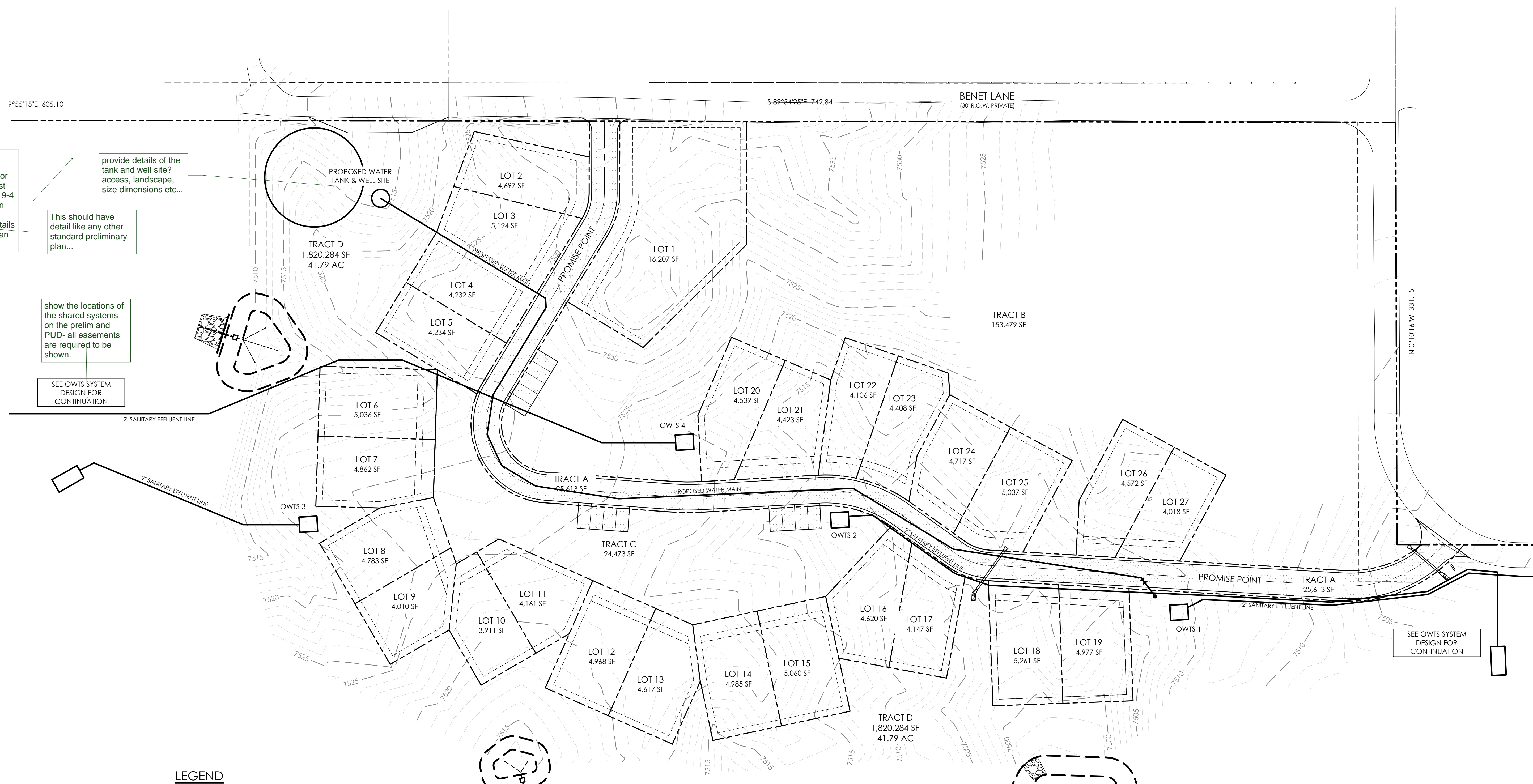
DP-4 MVE PROJECT 61087
MVE DRAWING DEV-PG

SEPTEMBER 12, 2019
SHEET 4 OF 6

DETAIL MAP
1" = 40'

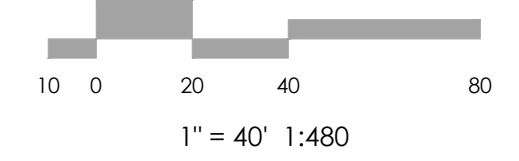
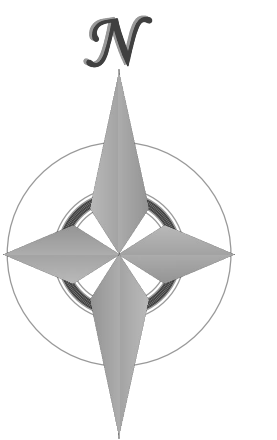


Z:\1\1871_3888.dwg (1871) D:\1871_PCS.dwg 9/11/2019 8:46:20 AM LCADD



VICINITY MAP
NOT TO SCALE

BENCHMARK



1" = 40' 1:480

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 UTILITIES

SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY

DP-5 MVE PROJECT 61087
MVE DRAWING DEV-PU

SEPTEMBER 12, 2019
SHEET 5 OF 6

PUDSP-19-002

DETAIL MAP
1" = 40'

LEGEND

- | | | | | |
|-------------------------------|------------------------------------|----------------------------|--|-------------|
| — — — — — | PROPERTY LINE | — — — — — | NEW | |
| - - - - - | EASEMENT LINE | — 12" W (PVC) W (PUBLIC) — | 12" PVC WATER MAIN (PUBLIC) WATER MAIN | |
| — — — — — | LOT LINE | — W — W — | 1" HDPE WATER SERVICE WATER SERVICE LINE | |
| - - - - - | BUILDING SETBACK LINE | — W — W — | — W — W — | WATER VALVE |
| - - - - - | ADJACENT PROPERTY LINE | — W — W — | — W — W — | WATER VALVE |
| — — — — — | EXISTING | — W — W — | — W — W — | WATER VALVE |
| — 12" W (PVC) W (PUBLIC) — | WATER MAIN | — W — W — | — W — W — | WATER VALVE |
| — W — W — | WATER SERVICE LINE | — W — W — | — W — W — | WATER VALVE |
| — W — W — | WATER VALVE | — W — W — | — W — W — | WATER VALVE |
| — W — W — | FIRE HYDRANT | — W — W — | — W — W — | WATER VALVE |
| — SAN — SAN — SAN — | SANITARY SEWER MAIN (PUBLIC) | — W — W — | — W — W — | WATER VALVE |
| — SAN — SAN — SAN — | SANITARY SEWER SERVICE LINE | — W — W — | — W — W — | WATER VALVE |
| — SAN — SAN — SAN — | SANITARY SEWER MANHOLE | — W — W — | — W — W — | WATER VALVE |
| — SAN — SAN — SAN — | SANITARY SEWER CLEANOUT | — W — W — | — W — W — | WATER VALVE |
| — 2" GAS (PLASTIC) (PUBLIC) — | GAS MAIN | — W — W — | — W — W — | WATER VALVE |
| — OVE — | OVERHEAD ELECTRIC LINE | — W — W — | — W — W — | WATER VALVE |
| — UGE — UGE — | UNDERGROUND ELECTRIC LINE/ MANHOLE | — W — W — | — W — W — | WATER VALVE |
| — UTY — | UTILITY POLE/GUY WIRE | — W — W — | — W — W — | WATER VALVE |
| — WSV — | WATER SHUTOFF VALVE/ SPRINKLER BOX | — W — W — | — W — W — | WATER VALVE |
| — EL — | ELECTRIC TRANSFORMER/VAULT | — W — W — | — W — W — | WATER VALVE |
| — TEL — | TELEPHONE PEDESTAL | — W — W — | — W — W — | WATER VALVE |
| — LPT — | LIGHT POLE | — W — W — | — W — W — | WATER VALVE |

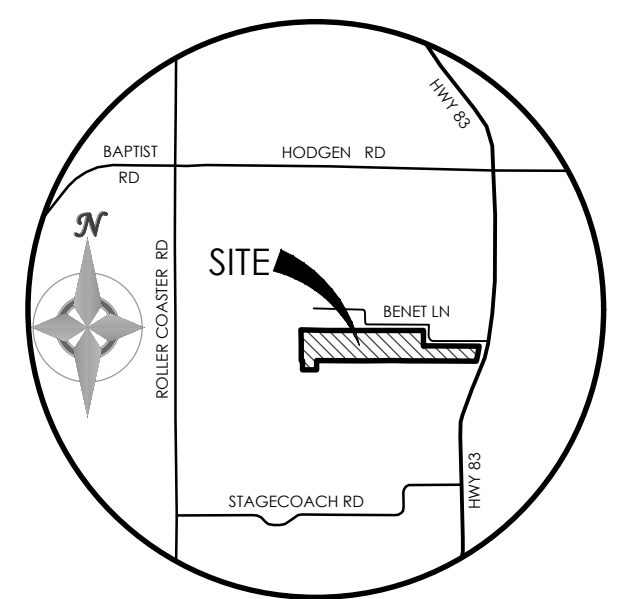
ONSITE WATTEWER TREATMENT SYSTEMS

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

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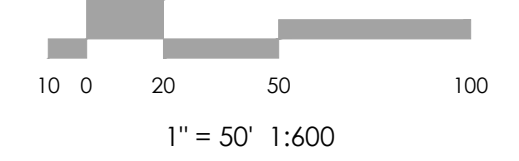
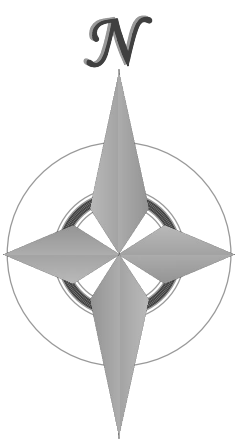


title all sheets



VICINITY MAP
NOT TO SCALE

BENCHMARK



MVE, INC.
ENGINEERS / SURVEYORS

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REVISIONS

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

DEVELOPMENT PLAN
LANDSCAPE PLAN

SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY

DP-6 MVE PROJECT 61087
MVE DRAWING DEV-LS

SEPTEMBER 12, 2019
SHEET 6 OF 6

LANDSCAPE PLAN
1" = 50'

fence detail, ?
retaining wall detail?

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.

LEGEND

- EXISTING PINE TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

provide tree types, shrub types, cloud areas to remain and areas to be removed, provide seed mix for revegetation.

Z:\11871\Shared Drawg\11871-DP-LS.dwg 9/11/2019 8:46:50 AM 1:10:00

PUDSP V_2 redlines.pdf Markup Summary 10-16-2019

Steve Kuehster (1)



Subject: text box
Page Label: [3] 61087-DEV-PUD2-DP-3
Author: Steve Kuehster
Date: 10/15/2019 2:43:47 PM
Status:
Color: ■
Layer:
Space:

Call out the area that is described on page 8 of the Geology and Soils report as unstable due to the Benet Lane road cut.
Additionally call out proposed mitigation for this area.

dsdparsons (61)



Subject: Reports on File
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:03:23 PM
Status:
Color: ■
Layer:
Space:

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:03:29 PM
Status:
Color: ■
Layer:
Space:

Re-read this note and customize to this prelim PUD plan as requested in review 1 please.



Subject: Highlight
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:04:37 PM
Status:
Color: ■
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TORY 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 GIVE



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:05:14 PM
Status:
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Font yard? State Numeric Value or State behind Principle Structure



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:05:26 PM
Status:
Color: ■
Layer:
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Add this use above to be included int the Community Center or is it stand alone?



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:07:05 PM
Status:
Color: ■
Layer:
Space:

so how many bedrooms are allowed in each of the systems? where does the community center fall into? hotel/motel rooms? Do you need a table to depict the info?



Subject: Soils & Geology
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:07:48 PM
Status:
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Space:

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 ■Downslope Creep: (name lots or location of area)
 ■Rockfall Source:(name lots or location of area)
 ■Rockfall Runout Zone:(name lots or location of area)
 ■Potentially Seasonally High Groundwater:(name lots or location of area)
 ■Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

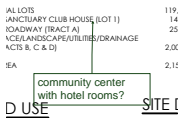
144

USE TABLE

How many lots?	
025	205 SF
026	14,072 SF
027	25,413 SF
028	2,000,370 SF
029	2,159,560 SF

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Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:09:11 PM
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How many lots?



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:09:35 PM
Status:
Color: ■
Layer:
Space:

community center with hotel rooms?



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:10:07 PM
Status:
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is this the building size or the lot size?



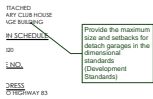
Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:11:08 PM
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this is not really accurate because there is also a commercial component...So you need to account for the community center and hotel as the next line item..



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:13:32 PM
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community center w/ hotel like rooms



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:14:15 PM
Status:
Color: ■
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Provide the maximum size and setbacks for detached garages in the dimensional standards (Development Standards)

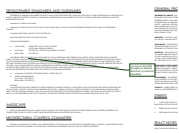


Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:14:47 PM
Status:
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Space:

this has no standards for the community center...provide them.



Subject: Arrow
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:15:42 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:15:53 PM
Status:
Color: ■
Layer:
Space:

you say on the PUD garages are allowed detached; provide the standards.



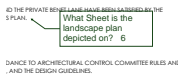
Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:16:27 PM
Status:
Color: ■
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Space:

You need to add retaining walls to the development standards above as an allowance into the setbacks.



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:17:15 PM
Status:
Color: ■
Layer:
Space:

do yo need to add pump house or water treatment, as an allowed use? where is it and our there setbacks or standards?



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:19:49 PM
Status:
Color: ■
Layer:
Space:

What Sheet is the landscape plan depicted on? 6



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:20:03 PM
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PLAN



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:20:30 PM
Status:
Color: ■
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Space:

the tract table should identify size of tract ownership, maintenance and ALL allowed uses.

IC STUDY.
to be clear, the wastewater system will be owned & maintained by the HOA? If a home has a sewer problem, they call the HOA?
USED BY THE SALES
WAYS, PRIVATE UTILITIES AND

Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 1:22:26 PM
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Color: ■
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to be clear; the wastewater system will be owned & maintained by the HOA? If a home has a sewer problem, they call the HOA?

PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY... AND SHALLOW GROUNDWATER. THESE CONCRETE CARS... CIVIL TECHNIQUES A MAP OF THE HAZARD AREAL AND FROM... AND SHOWN FOR CLARIFICATION OF PROJECT PLANS. (10/16/19)
Use the standard note: be specific- comment not addressed from 1

Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 11:25:31 AM
Status:
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Use the standard note: be specific- comment not addressed from 1

QUANT OF PEACE RESIDENTIAL LUNA DEVELOPMENT PLAN / PRELIMINARY... USED IN THE COURSE OF DESIGN BY... UNDER A WRIT OF HABEAS CORPUS...
[Image of a document page]

Subject: Highlight
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:49:20 PM
Status:
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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

STRUCTURAL HEIGHT:
EAS OF EACH LOT



Subject: Circle Count
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:49:41 PM
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STRUCTURAL HEIGHT
1
S OF EACH LOT

Subject: Text Box
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:49:41 PM
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1

NUM STRUCTU

Subject: Text Box
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:49:43 PM
Status:
Color: ■
Layer:
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1

3. MAXIMUM STRUCTURAL
LOADABLE AREAS OF I

Subject: Circle Count
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:49:43 PM
Status:
Color: ■
Layer:
Space:

MAXIMUM
BACKS.

Subject: Text Box
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:49:44 PM
Status:
Color: ■
Layer:
Space:

1

3. MAXIMUM C
SETBACKS.

Subject: Circle Count
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:49:44 PM
Status:
Color: ■
Layer:
Space:

4. MAXIMUM ST

ATER FACILITIES.
MAXIMUM LOT AREA I
MAXIMUM COVERAG

Subject: Circle Count
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:49:45 PM
Status:
Color: ■
Layer:
Space:

MAXIMUM LOT AREA
MAXIMUM COVER

Subject: Text Box
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:49:45 PM
Status:
Color: ■
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1

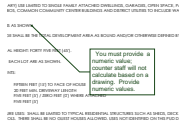
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Subject: Text Box
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:49:47 PM
Status:
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1



Subject: Circle Count
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:49:47 PM
Status:
Color: ■
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Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:50:30 PM
Status:
Color: ■
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You must provide a numeric value; counter staff will not calculate based on a drawing. Provide numeric values.



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:52:25 PM
Status:
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Layer:
Space:

Front yard setback is measured to structure so is that 15'? State if so..face of house is not a measurable numeric value...



Subject: Callout
Page Label: [1] 61087-DEV-CS-DP-1
Author: dsdparsons
Date: 10/16/2019 12:56:32 PM
Status:
Color: ■
Layer:
Space:

Add the gas providers



Subject: Callout
Page Label: [3] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 10/16/2019 4:45:25 PM
Status:
Color: ■
Layer:
Space:

What are these lines? how far are they from the lot line?



Subject: Callout
Page Label: [3] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 10/16/2019 4:46:15 PM
Status:
Color: ■
Layer:
Space:

Why are the contours not extended to the edge of the property?



Subject: Callout
Page Label: [3] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 10/16/2019 4:46:59 PM
Status:
Color: ■
Layer:
Space:

Where is the sidewalks and ADA requirements?
Private roads are to be built to County Road standards



Subject: Callout
Page Label: [3] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 10/16/2019 4:48:25 PM
Status:
Color: ■
Layer:
Space:

these lots have no physical access to a roadway?
lots 9 and 10 make little sense for access.....
Where are the cars parked for each lot, driveways?



Subject: Highlight
Page Label: [3] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 10/16/2019 4:48:49 PM
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Color: ■
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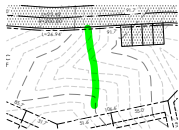


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Author: dsdparsons
Date: 10/16/2019 4:48:55 PM
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Subject: Highlight
Page Label: [3] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 10/16/2019 4:48:56 PM
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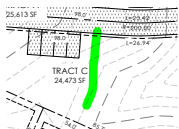
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 91.7'
 50.7'
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 49.5'
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 49.6'
 38.7'
 46.0'
 41.5'
 44.0'
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 1,820,284 SF
 41.79 AC
 POND A1
 POND C2
 POND C1
 MONUMENT



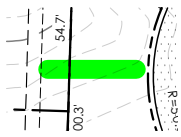
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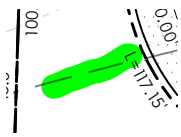
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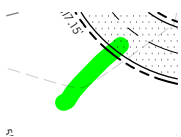
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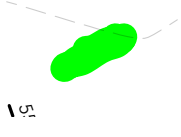
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Author: dsdparsons
Date: 10/16/2019 4:49:37 PM
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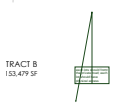
Subject: Highlight
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Author: dsdparsons
Date: 10/16/2019 4:49:48 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [3] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 10/16/2019 4:50:05 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [3] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 10/16/2019 4:50:11 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [3] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 10/16/2019 4:50:49 PM
Status:
Color: ■
Layer:
Space:

each lots should front from the private road; each lot should have physical access



Subject: Callout
Page Label: [3] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 10/16/2019 4:52:05 PM
Status:
Color: ■
Layer:
Space:

where is the well ?
 where are the septic systems and the easments.



Application needs to have all the requirements for a PUD and preliminary plan on it. Review Chapter 4 and 7.8. Also review the checklist for each map and combine.

Subject: Callout
Page Label: [3] 61087-DEV-PUD2-DP-3
Author: dsdparsons
Date: 10/16/2019 4:52:54 PM
Status:
Color: ■
Layer:
Space:

Application needs to have all the requirements for a PUD and preliminary plan on it. Review Chapter 4 and 7.8. Also review the checklist for each map and combine.



Show the locations of the shared systems on the prelim and PUD- all easements are required to be shown.



SEE CIVILS EXEM DESIGN FOR CONTINUATION

Subject: Callout
Page Label: [5] 61087-DEV-PU-DP-5
Author: dsdparsons
Date: 10/16/2019 4:53:56 PM
Status:
Color: ■
Layer:
Space:

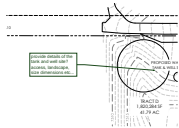
show the locations of the shared systems on the prelim and PUD- all easements are required to be shown.



This should have detail like any other standard preliminary plan...

Subject: Callout
Page Label: [5] 61087-DEV-PU-DP-5
Author: dsdparsons
Date: 10/16/2019 4:54:26 PM
Status:
Color: ■
Layer:
Space:

This should have detail like any other standard preliminary plan...



Subject: Callout
Page Label: [5] 61087-DEV-PU-DP-5
Author: dsdparsons
Date: 10/16/2019 4:55:13 PM
Status:
Color: ■
Layer:
Space:

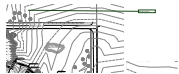
provide details of the tank and well site? access, landscape, size dimensions etc...



take a look at PUDSP8-001 Recorded PUDSP or PUDSP19-6 Forest Lakes or PUDSP19-4 Midtown Collection Hannah Ridge for samples of the details required for the plan set.

Subject: Callout
Page Label: [5] 61087-DEV-PU-DP-5
Author: dsdparsons
Date: 10/16/2019 4:56:44 PM
Status:
Color: ■
Layer:
Space:

take a look at PUDSP8-001 recorded PUDSP or PUDSP19-6 Forest Lakes or PUDSP19-4 Midtown Collection Hannah Ridge for samples of the details required for the plan set.



Subject: Callout
Page Label: [6] 61087-DEV-LS-DP-6
Author: dsdparsons
Date: 10/16/2019 4:57:03 PM
Status:
Color: ■
Layer:
Space:

title all sheets

IF NEW JURISDICTION BARRIERS ARE ALLOCATED ON THE PLAN

IF TO REMAIN
BE REMOVED

provide tree types, shrub types, cloud areas to remain and areas to be removed, provide seed mix for revegetation.

Subject: Callout
Page Label: [6] 61087-DEV-LS-DP-6
Author: dsdparsons
Date: 10/16/2019 4:58:16 PM
Status:
Color: ■
Layer:
Space:

provide tree types, shrub types, cloud areas to remain and areas to be removed, provide seed mix for revegetation.

fence detail, ? retaining wall detail?

AND/OR OTHER ADJUSTMENTS TO STATE HIGHWAY 88 AND THE PRIVATE SIDEWALK BE LANDSCAPE BUFFER AREAS AS SHOWN ON THE PLAN.

Subject: Callout
Page Label: [6] 61087-DEV-LS-DP-6
Author: dsdparsons
Date: 10/16/2019 4:59:31 PM
Status:
Color: ■
Layer:
Space:

fence detail, ? retaining wall detail?