

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

Chuck Broerman
12/23/2020 11:03:34 AM
Doc \$0.00 6
Rec \$63.00 Pages 220210778

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, TO INCLUDE PAVED PARKING AND WALKWAYS.
DETACHED GARAGE	LOT 1
DETENTION PONDS	TRACTS E, F, & G - TO INCLUDE DETENTION FACILITIES WITH ASSOCIATED EMERGENCY SPILLWAYS, OUTFALL PIPES, POND ACCESS ROADS.
RECREATIONAL AMENITIES	TRACTS B, D, E, F, G, H, I, J, K, & L - TO INCLUDE TRAILS, BENCHES, GAZEBOS, COMMUNITY GARDEN
DISTRICT UTILITIES	TRACTS H, I, J, & K - TO INCLUDE WATER LINES, WELLS, PUMP HOUSES, TREATMENT FACILITIES, WASTEWATER LINES / FACILITIES, AND ASSOCIATED ACCESS ROADS AND UTILITIES LINES.
ACCESS AND PARKING	TRACTS A, C, J, AND K - TO INCLUDE PRIVATE ROADWAYS, PAVED PARKING AND RESIDENTIAL DRIVEWAYS
FIRE MITIGATION	TRACT H - TO INCLUDE A FIRE CISTERN AND PAVED FIRE TRUCK PULL-OVER AREA
TRASH ENCLOSURE	TRACT H - TO INCLUDE A SINGLE TRASH ENCLOSURE FOR ALL 27 LOTS
MAIL KIOSK	TRACT L - TO INCLUDE A SINGLE MAIL KIOSK FOR ALL 27 LOTS WITH PAVED TRAFFIC PULL-OVER AREA
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.
TRASH ENCLOSURES	
<p>1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY DEVELOPMENT PLAN.</p> <p>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)</p> <p>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)</p>	

DEVELOPMENT STANDARDS AND GUIDELINES

- MINIMUM LOT SIZE IS 3,900 SF.
- MAXIMUM LOT COVERAGE SHALL BE 60%.
- MAXIMUM BUILDING HEIGHT: THIRTY FIVE FEET (35').
- SETBACK REQUIREMENTS (SINGLE FAMILY DWELLINGS, PRIVATE SANCTUARY CLUB HOUSE & DETACHED GARAGE):
 - FRONT YARD: FIFTEEN FEET (15'), 20 FEET MIN. DRIVEWAY LENGTH
 - SIDE YARD: FIVE FEET (5') / ZERO FEET (0') WHERE ATTACHED
 - REAR YARD: FIVE FEET (5')
- RETAINING WALLS ARE ALLOWED IN THE SIDE AND REAR SETBACKS.
- LOT NOTES:
 - THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
 - FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
 - MINOR ADJUSTMENTS TO LOT LINES AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

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 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

- 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.
- 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.
- 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 ASSOCIATION'S DETAILS AND SPECIFICATIONS.
- 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.
- 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
- 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.
- 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 4. 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.
- THE BENET HILL MONASTERY OF COLORADO SPRINGS IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT ALL LOTS 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 IMPED 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 PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION MEMORANDUM; DRAINAGE REPORT; WATER RESOURCES REPORT; 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); REPORT; FIRE PROTECTION REPORT; WILDLIFE HAZARD REPORT; NATURAL FEATURES 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.

GENERAL PROVISIONS

STATEMENT OF PURPOSE: SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD IS INTENDED TO ACCOMMODATE CLUSTER DEVELOPMENT THAT PROMOTES OPEN SPACE PRESERVATION, REDUCED AUTOMOBILE DEPENDENCY WITH 1-2 BEDROOM SINGLE STORY RESIDENCES, 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 ASSENT EXPRESSED AMENDMENT OF PRIVATE RESTRICTIONS AS DEFINED BY THE PRIVATE CCRs AND AS 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, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, OR AS OTHERWISE AMENDED BY AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADDITION: 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 POLICY PLAN AND APPLICABLE SMALL AREA PLANS; IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO WITH THE COLORADO PLANNED UNIT DEVELOPMENT 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 WHERE 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 PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF 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

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

TRACT NOTES

- TRACT A (30,108 SF, / 0.69 AC.) SHALL BE FOR PRIVATE ROADWAY AND UTILITIES AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.
- TRACT B (136,708 SF, / 3.14 AC.) & TRACT D (1,403,103 SF, / 38.40 AC.) SHALL BE FOR OPEN SPACE, LANDSCAPE, TRAIL, DRAINAGE AND SIGNAGE AND SHALL BE OWNED BY BENET HILL MONASTERY OF COLORADO SPRINGS (MAJORITY) AND BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION (MINORITY) AND SHALL BE MAINTAINED BY BENET HILL MONASTERY OF COLORADO SPRINGS.
- TRACT C (22,909 SF, / 0.53 AC.) SHALL BE FOR OPEN SPACE, UTILITIES, RETAINING WALLS, LANDSCAPE, SIGNAGE, PARKING IN DESIGNATED AREAS AND DRIVEWAYS AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.
- TRACT E (12,046 SF, / 0.28 AC.), TRACT F (9,606 SF, / 0.22 AC.), & TRACT G (15,483 SF, / 0.36 AC.) SHALL BE FOR OPEN SPACE, DRAINAGE, DETENTION PONDS AND TRAILS AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.
- TRACT H (22,958 SF, / 0.53 AC.), TRACT I (79,921 SF, / 1.83 AC.), TRACT J (14,590 SF, / 0.33 AC.) & TRACT K (75,936 SF, / 1.74 AC.) SHALL BE FOR UTILITIES, FIRE CISTERN, TRASH ENCLOSURE, ACCESS, OPEN SPACE AND TRAILS AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.
- TRACT L (22,909 SF, / 0.526 AC.) SHALL BE FOR THE MAIL KIOSK, ACCESS AND SIGNAGE AND SHALL BE OWNED 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 SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.
- STORMWATER FACILITIES EXTERIOR OF ANY BUILDING SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

PUD MODIFICATIONS

LDC / ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1 LDC 8.4.3.8.2.f	LOT DESIGN	LOTS W/OWTS REQUIRE 2.5 ACRES	CLUSTERED LOTS SURROUNDED BY LARGER TRACTS FOR OWTS	
2 LDC 8.4.4.C	TRANSPORTATION SYSTEM	PUBLIC ROADS REQUIRED	USE PRIVATE RD CONNECTING TO EXIST. PRIVATE BENET LN.	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.
3 LDC 8.4.4.E	TRANSPORTATION SYSTEM	PRIVATE ROADS TO MEET COUNTY SIDS	REDUCE ROADWAY WIDTH & MODIFY DESIGN CRITERIA	
4 LDC 8.4.8.C.2	WASTEWATER DISPOSAL	TWO POTENTIAL OWTS SITES REQUIRED ON PLAN	PROVIDE ONE SET OF FULLY ENGINEERED OWTS SITES	
5 ECM 2.3.1	ROADWAY DESIGN	DESIGN SPEED	REDUCE DESIGN SPEED TO 20 MPH FOR PRIVATE ROADWAY	
6 ECM 2.3.1	ROADWAY DESIGN	RIGHT-OF-WAY WIDTH	PROVIDE 28 FT PRIVATE TRACT WIDTH FOR ROADWAY & SIDEWALK	
7 ECM 2.3.1	ROADWAY DESIGN	MIN. CURVE RADIUS	REDUCE CURVE RADIUS APPROPRIATE WITH DESIGN SPEED	
8 ECM 2.3.1	ROADWAY DESIGN	MIN. LANE WIDTH	USE 10 FT LANE WIDTHS MATCHING EXISTING BENET LN	
9 ECM 2.5.2.8.3	PEDESTRIAN FACILITIES	PEDESTRIAN REQUIRED ON BOTH SIDES OF ROADWAY	SIDEWALK REQUIRED ON ONE SIDE OF THE PRIVATE RD	
10 ECM 2.5.2.8.6	PEDESTRIAN FACILITIES	SIDEWALK REQUIRED TO 5" THICK CONCRETE	SIDEWALK ASPHALT SIDEWALK ADJACENT TO ASPHALT ROADWAY	

LAND USE TABLE

USE	SQUARE FEET	ACRES	PERCENT	OWNER	MAINTENANCE
26 RESIDENTIAL LOTS (LOTS 2-27)	118,793 SF	2.73 AC	5.50%	INDIVIDUAL LOT OWNERS	OWNER (INTERIOR), HOA (EXTERIOR)
1 PRIVATE SANCTUARY CLUBHOUSE (LOT 1)	15,878 SF	0.36 AC	0.74%	BENET HILL MONASTERY	OWNER (INTERIOR), HOA (EXTERIOR)
1 PRIVATE ROADWAY/UTILITIES (TRACT A)	30,108 SF	0.69 AC	1.39%	HOA	HOA
2 OPEN SPACE TRACTS (TRACTS B & D)	1,739,811 SF	39.94 AC	80.56%	BENET HILL MONASTERY (MAJORITY), HOA (MINOR)	BENET HILL MONASTERY
1 OPEN SPACE/LANDSCAPE/UTILITIES/DRIVEWAYS (TRACT C)	22,909 SF	0.53 AC	1.06%	HOA	HOA
3 OPEN SPACE/DRAINAGE/TRAIL (TRACTS E, F & G)	37,135 SF	0.85 AC	1.72%	HOA	HOA
4 OPEN SPACE/LANDSCAPE/UTILITIES (TRACTS H, I, J, & K)	193,405 SF	4.44 AC	8.76%	HOA	HOA
1 MAIL KIOSK (TRACT L)	1,520 SF	0.04 AC	0.07%	HOA	HOA
TOTAL AREA	2,159,559 SF	49.58 AC	100.00%		

LAND USE

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

PROPOSED ZONING:
PLANNED UNIT DEVELOPMENT (PUD)

SITE DATA TABLE

TOTAL SITE ACREAGE	TOTAL DENSITY
49.58 AC	26 D.U.
26 D.U.	0.52 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

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

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 435-5736

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 08041C0295G, EFFECTIVE DECEMBER 7, 2018.

SOIL & GEOLOGY CONDITIONS

GEOLOGIC HAZARD NOTE: LOTS 1 THRU 27, TRACTS A, B, C, D, E, F, G, H, I, J, K AND L HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS MITIGATION MEASURES AND A MAP OF THE HAZARDOUS AREAS CAN BE FOUND IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY FOR SANCTUARY OF PEACE (FILE NO. 1) PREPARED BY ENTECH ENGINEERING, FEBRUARY 11, 2019, JOB NO. 190116, 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, E, F, G, H, I, J, K AND L)
- POTENTIALLY SEASONAL SHALLOW GROUND WATER (LOTS 1 THRU 27, TRACTS A, B, C, D, E, F, G, H, I, J, K AND L)
- POTENTIALLY UNSTABLE SLOPE (TRACT H & LOT 2)

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN 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°50'01" W, 985.45 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 02°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, 405.10 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, 145.45 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, 133.94 FEET TO A POINT NON-TANGENT; THENCE S 19°38'05" W, 25.12 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 49.58± ACRES (2,159,785.2 SF) MORE OR LESS.

LAND OWNERS CERTIFICATION

IN WITNESS WHEREOF, THE FOREMENTIONED BENET HILL MONASTERY AS NOMINEE HAS EXECUTED THESE PRESENTS THIS 10 DAY OF December 2020 A.D.

Sister Clare Carr, OSB
SISTER CLARE CARR, OSB, PRIORRESS
BENET HILL MONASTERY OF COLORADO SPRINGS, INC.

STATE OF COLORADO)
EL PASO COUNTY) SS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF December 2020 A.D. BY SISTER CLARE CARR, OSB AS PRIORRESS OF BENET HILL MONASTERY OF COLORADO SPRINGS, INC., WITNESS MY HAND AND SEAL:

Lucile Hartmann
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-09-2024

LUCILE HARTMANN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19954016071
MY COMMISSION EXPIRES MAR 29, 2024

OWNERSHIP CERTIFICATION

WE, A TITLE INSURANCE COMPANY, DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY BENET HILL MONASTERY OF COLORADO SPRINGS, INC. AT THE SAME TIME OF THIS APPLICATION.

Brian G Farrell
GUARANTY TITLE AGENCY, LLC
AGENT FOR TITLE RESOURCES GUARANTY COMPANY

BRIAN G FARRELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004003986
MY COMMISSION EXPIRES APRIL 27, 2023

STATE OF COLORADO)
EL PASO COUNTY) SS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF December 2020 A.D. BY *Anthony R. Young* AS DIRECTOR OF TITLE OF *Canadian Title Agency, LLC* WITNESS MY HAND AND SEAL:

Brian G Farrell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/27/2023

COUNTY CERTIFICATION

THIS ZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD RESOLUTION # 20-148 AND DATE Dec 9, 2020 APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

Max Well
PRESIDENT, BOARD OF COUNTY COMMISSIONERS

12/16/2020
DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

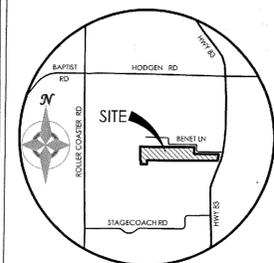
CLERK & RECORDER

STATE OF COLORADO)
EL PASO COUNTY) SS

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS 14 OF December 2020 AT _____ O'CLOCK A.M./P.M. AND WAS FILED RECORDED AT RECEPTION NO. _____

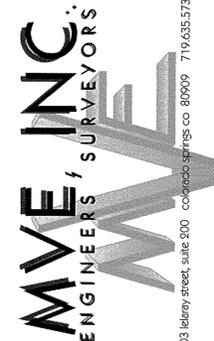
EL PASO COUNTY CLERK AND RECORDER

PUDSP-19-002



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

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

DEVELOPMENT PLAN COVER SHEET

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-1 MVE PROJECT 61087
MVE DRAWING DEV-CS

OCT