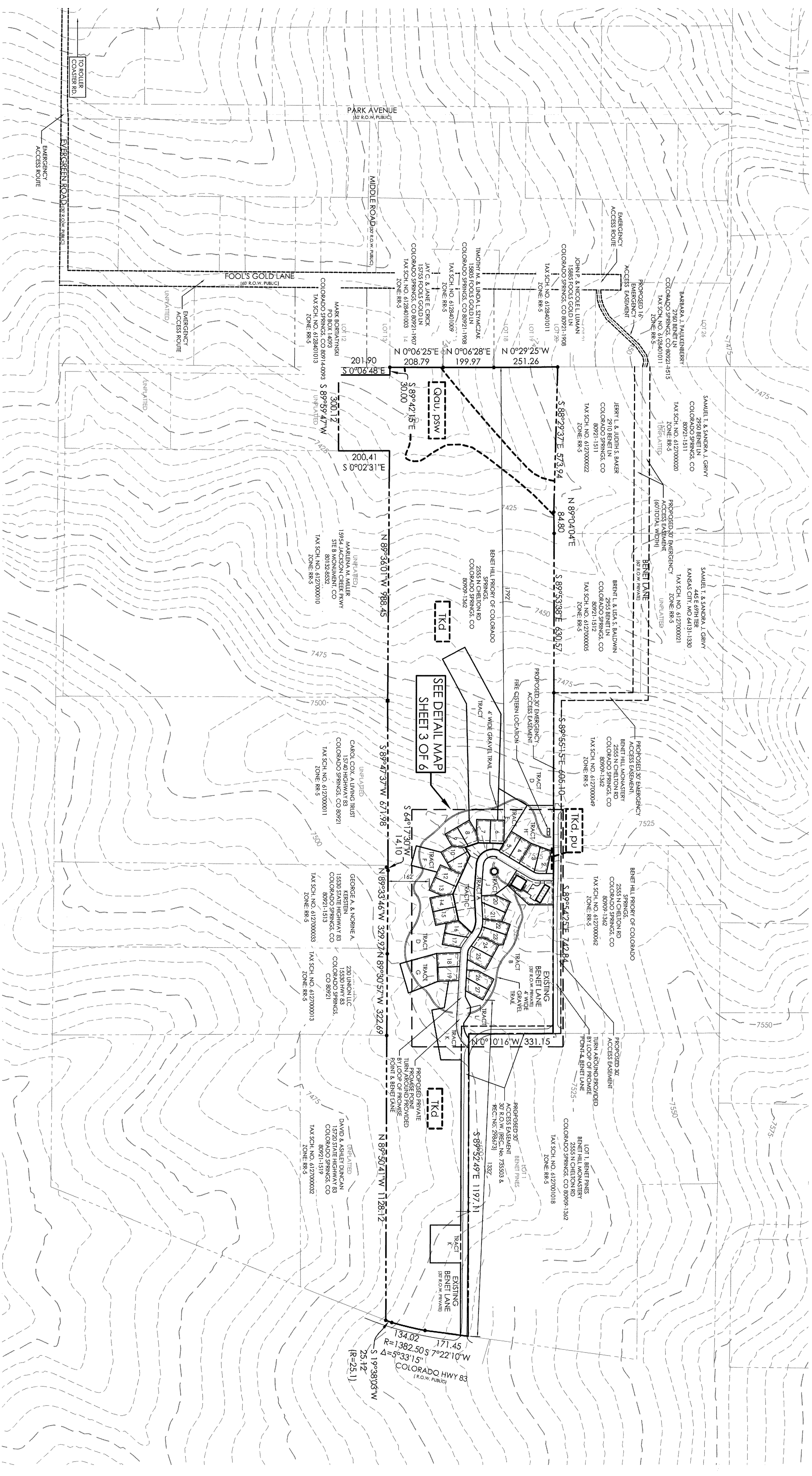


SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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

12/23/2020 8:02:10 PM



GEOLOGIC HAZARD LEGEND

QAU RECENT ALLUVIUM OF QUATERNARY AGE
R302 DAWSON FORMATION OF TERTIARY CRETACEOUS AGE
PSW POTENTIALLY SEASONAL SHALLOW GROUNDWATER
P01 POTENTIALLY UNSATURATED

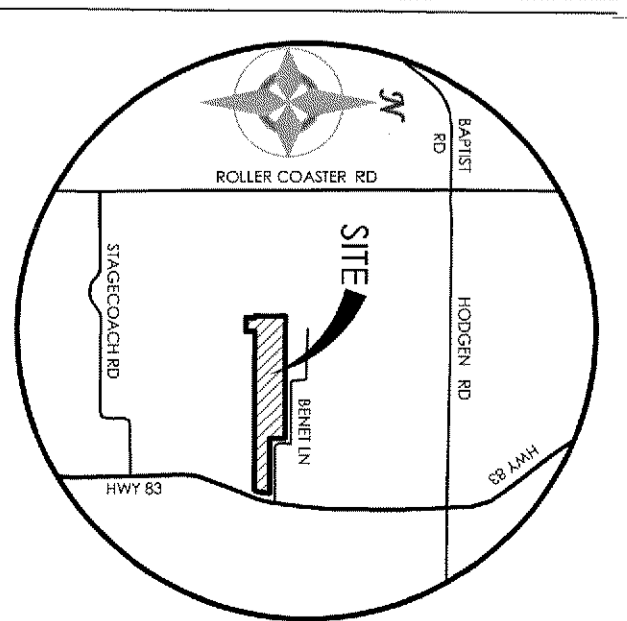
SOIL & GEOLOGY CONDITIONS

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 OF POTENTIAL SEASONAL SHALLOW GROUNDWATER. THIS INFORMATION IS BASED ON THE RESULTS OF A GEOTECHNICAL INVESTIGATION OF 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 UNSATURATED (TRACTS A, B, C, D, E, F, G, H, I, J, K AND L)
-POTENTIALLY UNSATURATED SLOPE (TRACTS A, B, C, D, E, F, G, H, I, J, K AND L)

SITE MAP
1" = 200'

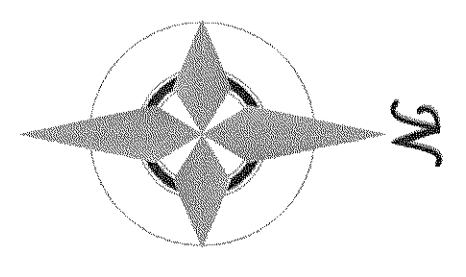
MAP NOTES

- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF LOT 1, BENET PINE, ASSUMED TO BEAN S89°29'24"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. (NAD 83/NAVD 83)
- ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE FROM UTILITIES RECORDS AND FIELD SERVICE LOCATIONS. THE LOCATION OF UTILITIES SHOWN ARE FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON. ANY UTILITIES NOT SHOWN ON THIS MAP SHOULD BE LOCATED BELOW GROUND UTILITIES LOCATIONS WERE NOT FERROUS.



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 _____
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

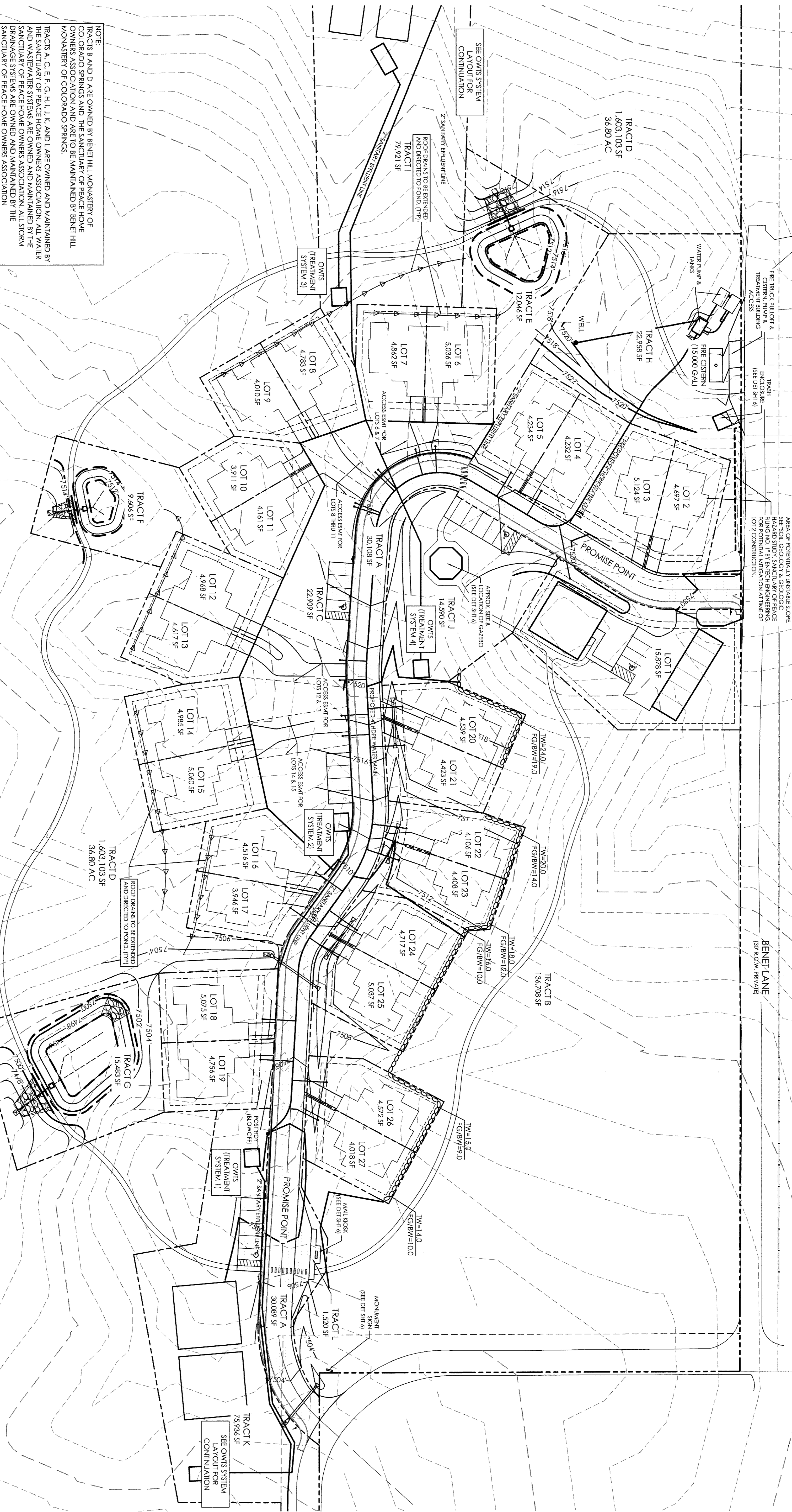
OCTOBER 9, 2020
SHEET 2 OF 6

PUDSP-19-002

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

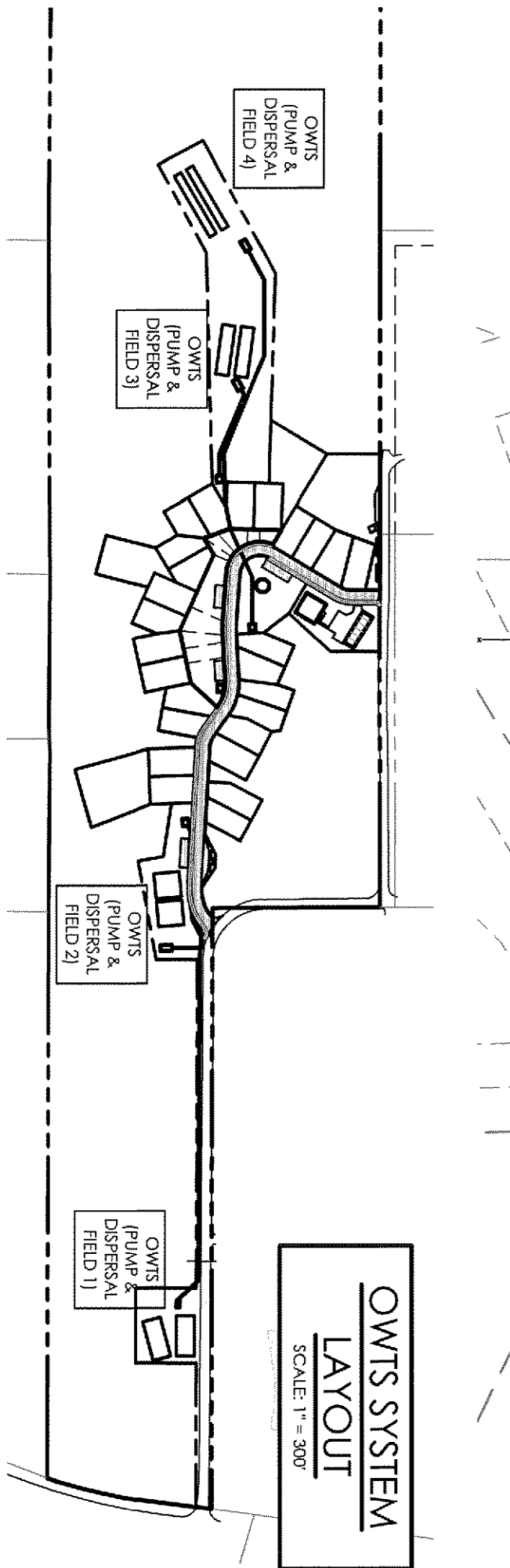
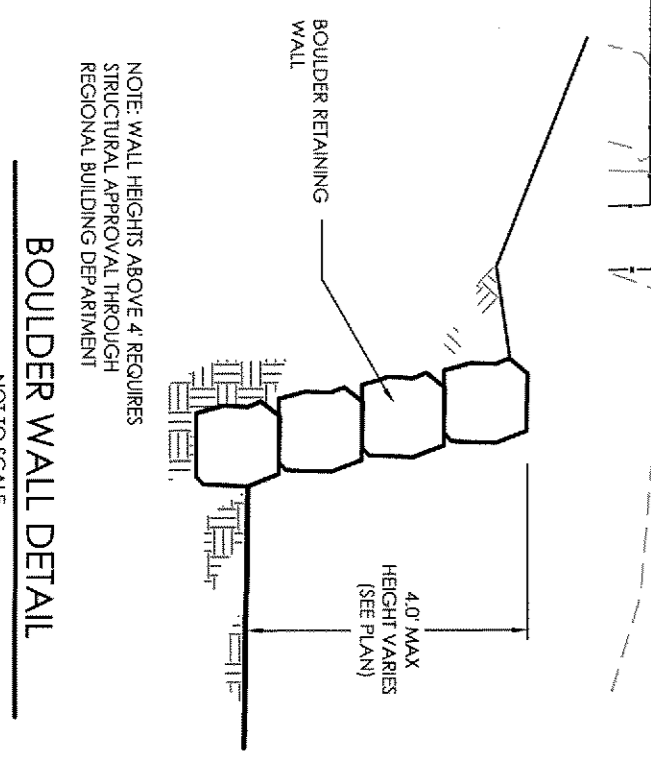
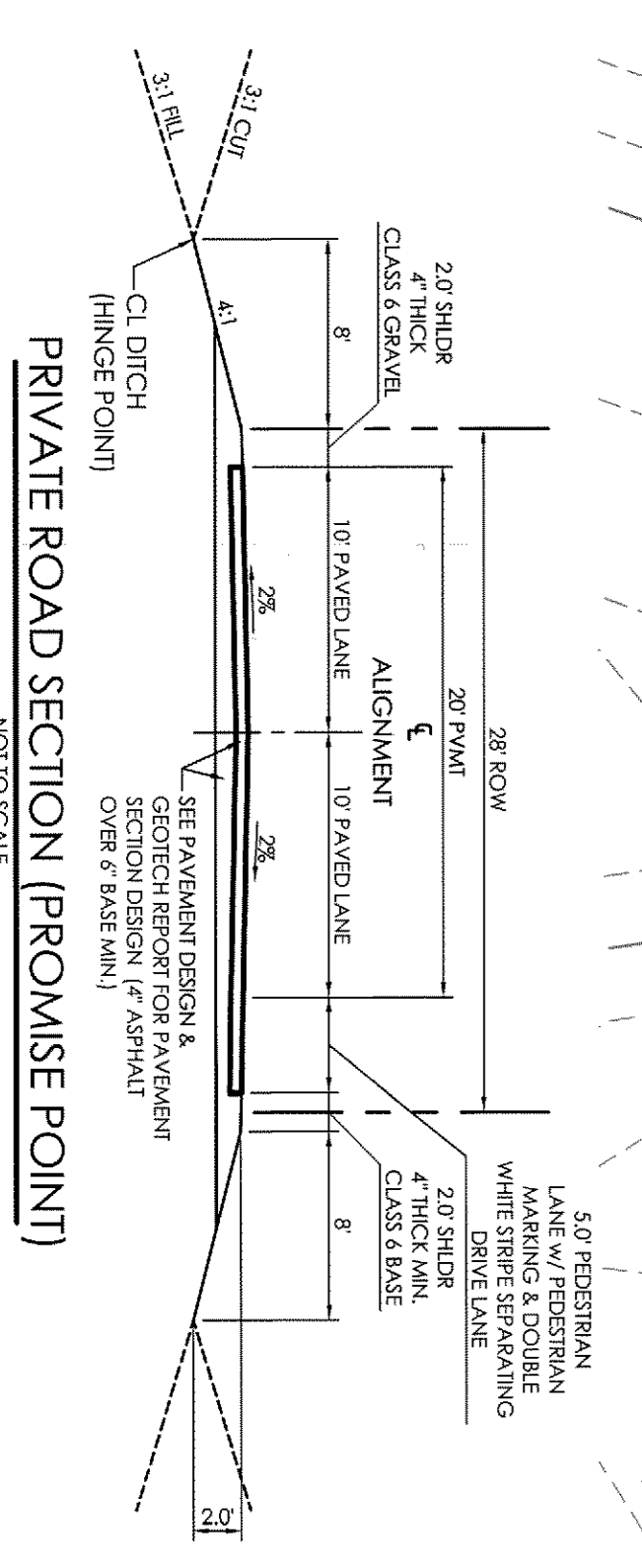
12/23/2020 29021078

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



NOTE:
TRACTS B AND D ARE OWNED BY BEREN HILL MONASTERY OF COLORADO SPRINGS AND THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION AND ARE TO BE MAINTAINED BY MONASTERY OF COLORADO SPRINGS.
TRACTS A, C, E, G, H, I, J, K AND L ARE OWNED 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 THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

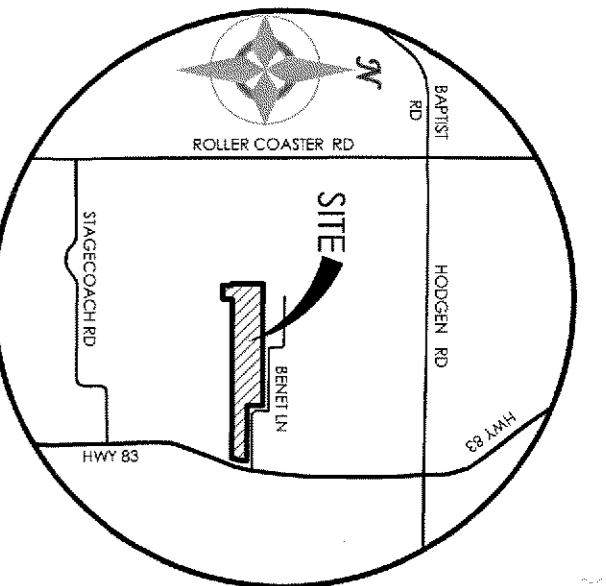
DETAIL MAP
1" = 40'



ONSITE WASTEWATER TREATMENT SYSTEMS

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

PUDSP-19-002



MVE, INC.
ENGINEERS, SURVEYORS

1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

DESIGNED BY
CHECKED BY
AS-BUILT BY
CHECKED BY

REVISIONS

DEVELOPMENT PLAN
PRELIM. GRADING & UTIL.

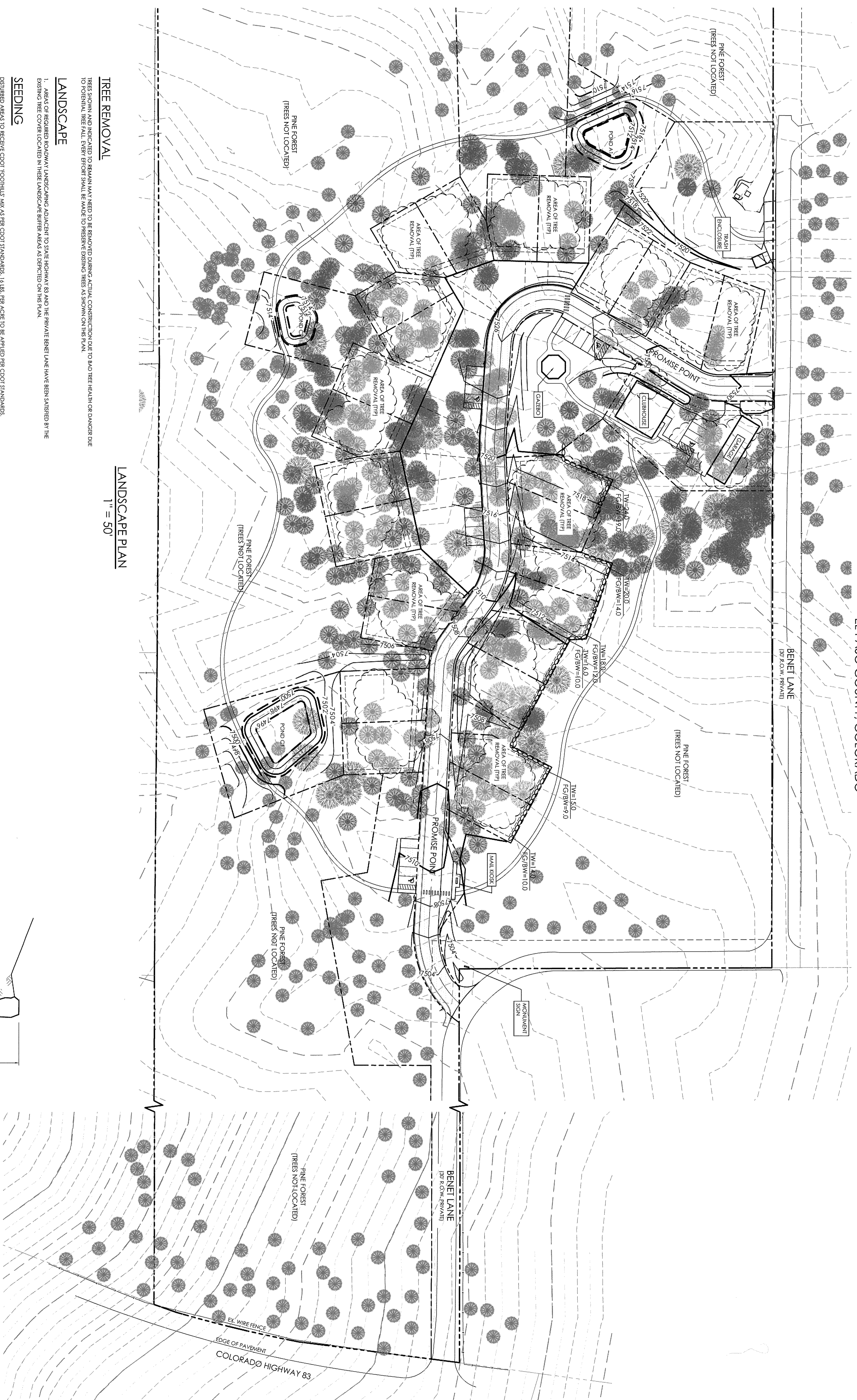
SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-4 WAVE PROJECT 61087
OCTOBER 9, 2020
SHEET 4 OF 6

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

12/03/2020 2:02:17PM

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 ROAD TREE HEALTH OR CHANGES DUE TO FORTNIGHTAL TREE FALL. EVERY EFFORT SHALL BE MADE TO PRESERVE EXISTING TREES AS SHOWN ON THIS PLAN.


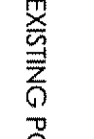
LANDSCAPE

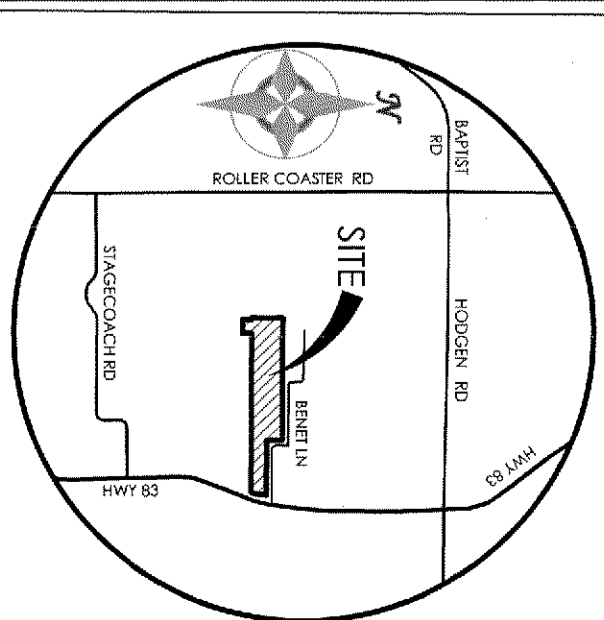
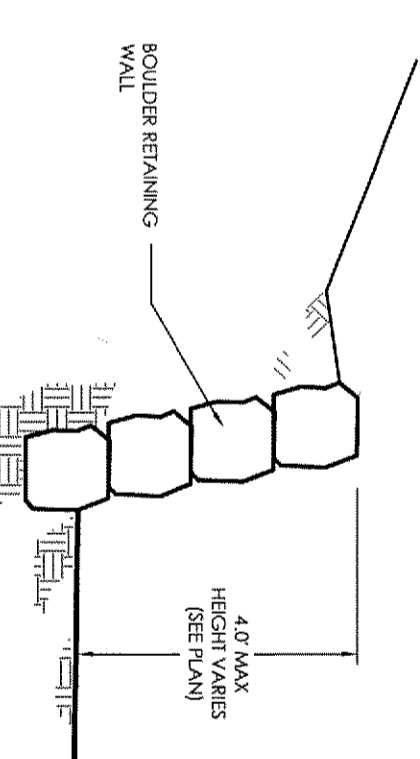
1. AREAS OF REQUIRED ROADWAY LANDSCAPING ADJACENT TO STATE HIGHWAY 83 AND THE PRIVATE BENET LANE HAVE BEEN SATISFIED BY THE EXISTING TREE COVER LOCATED IN THESE LANDSCAPE BUFFER AREAS AS DEPICED ON THIS PLAN.

SEEDING

DISTURBED AREAS TO RECEIVE COOT FOOTHILLS MIX AS PER COOT STANDARDS, 14 LB. PER ACRE TO BE APPLIED PER COOT STANDARDS.

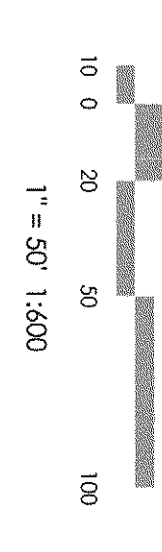
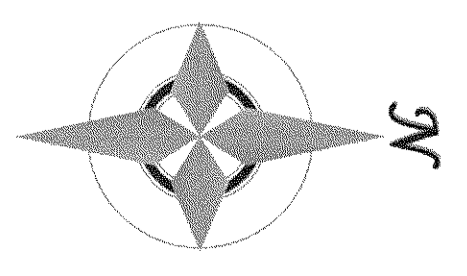
LEGEND

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



VICINITY MAP
NOT TO SCALE

BENCHMARK



MVE, INC.
ENGINEERS & SURVEYORS

1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
CHECKED BY
AS-BUILT BY
CHECKED BY

DEVELOPMENT PLAN
LANDSCAPE PLAN

SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY

DP-5 AVE PROJECT 61087
AVE DRAWING DEV-1S

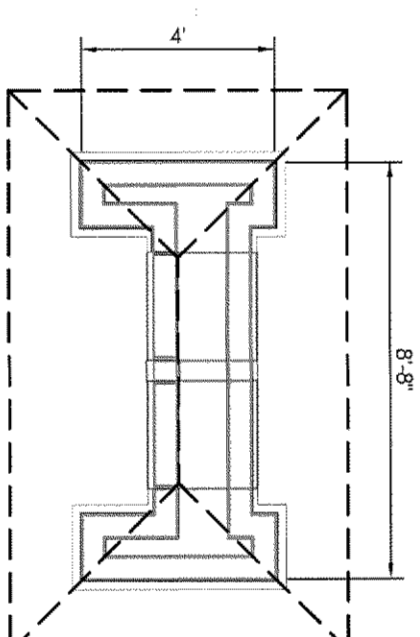
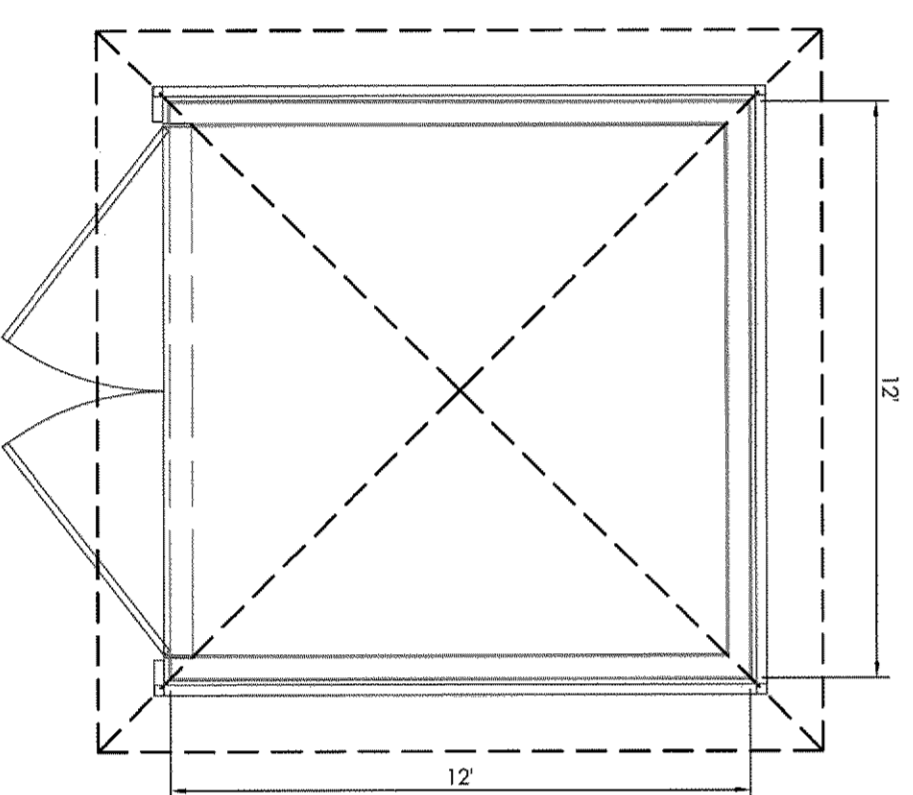
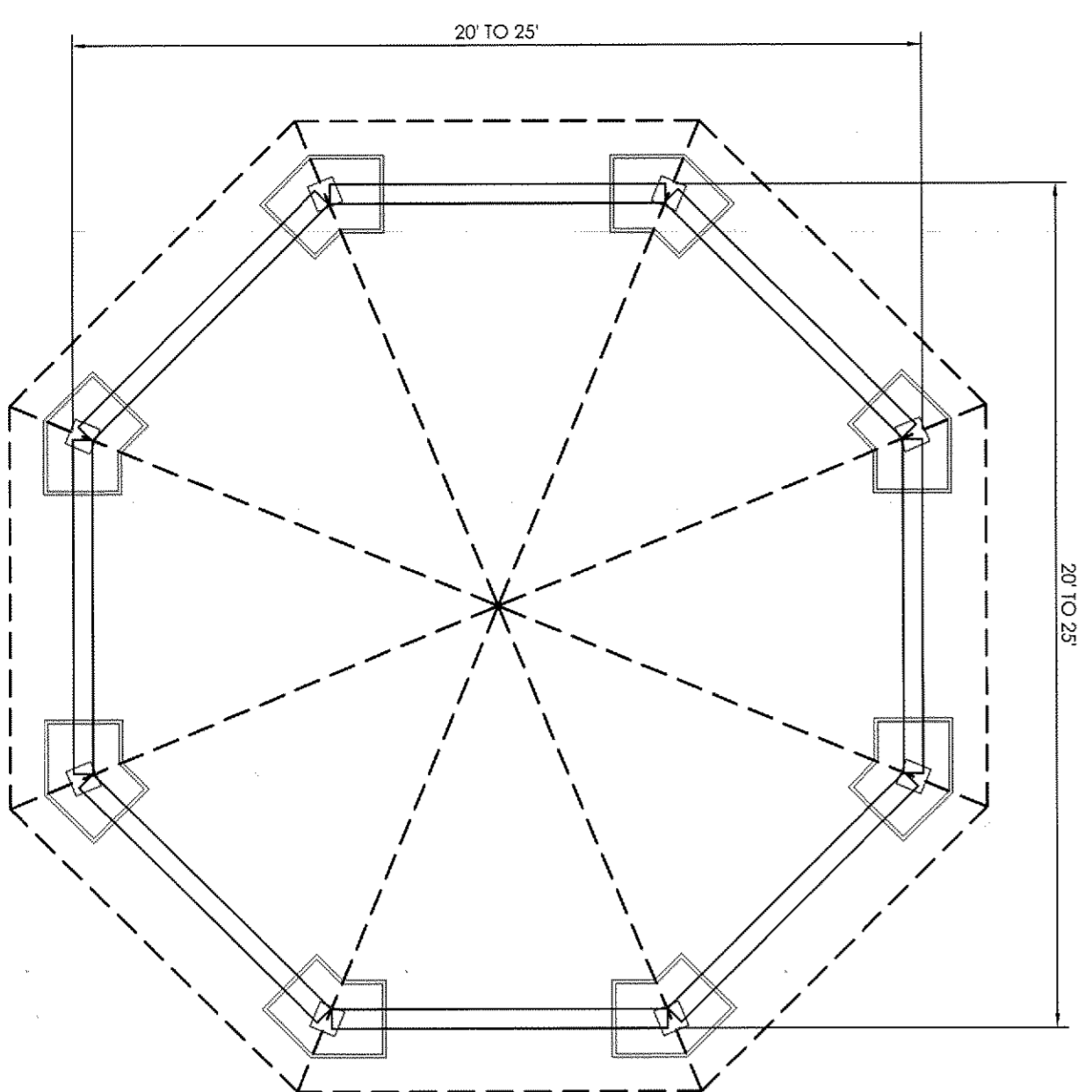
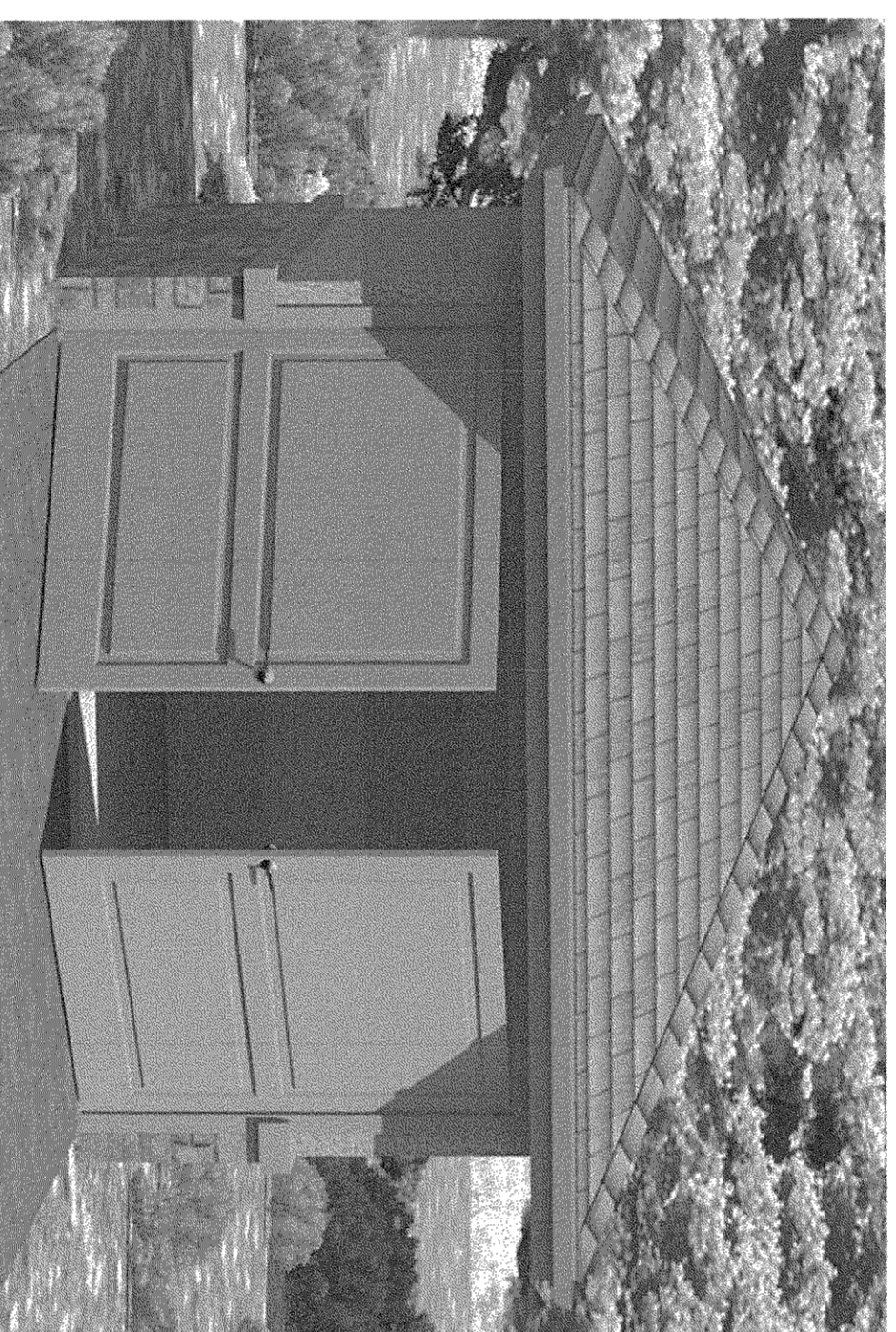
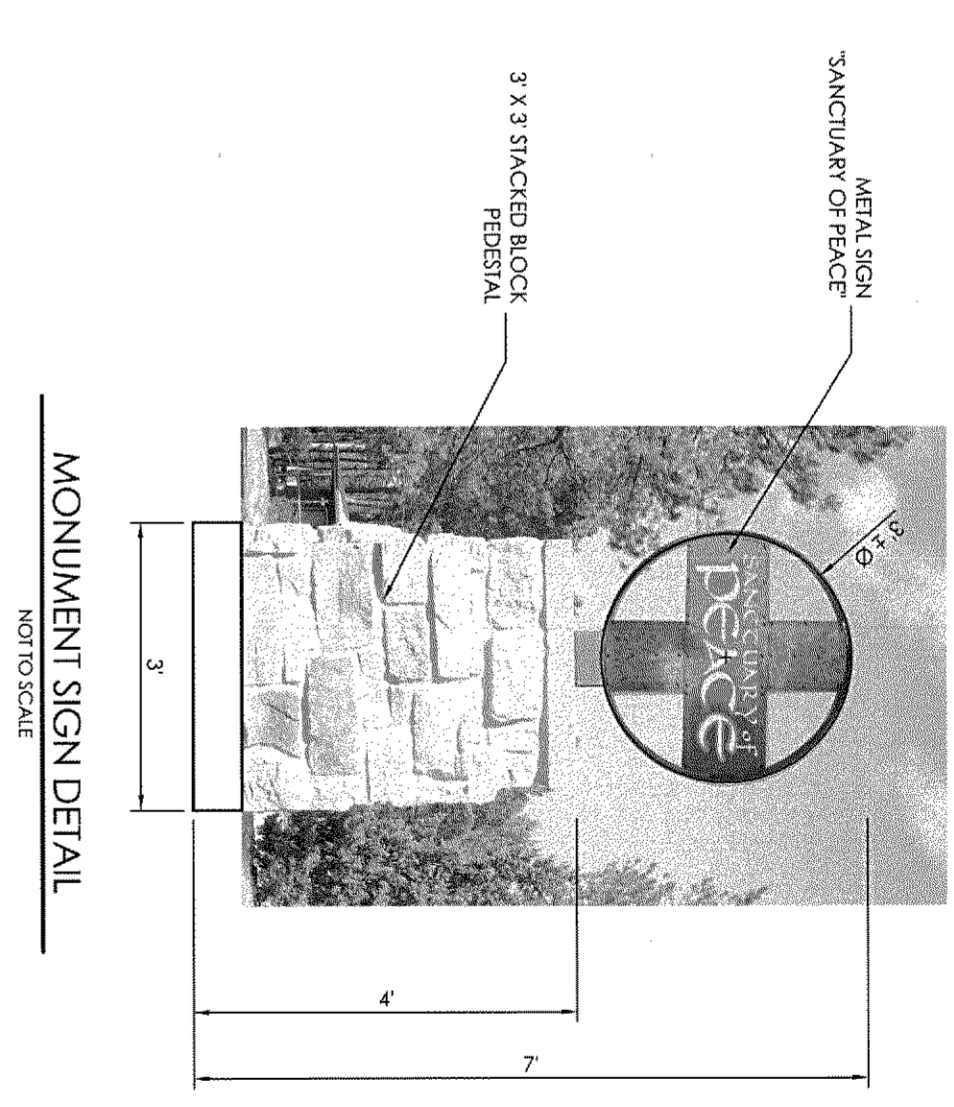
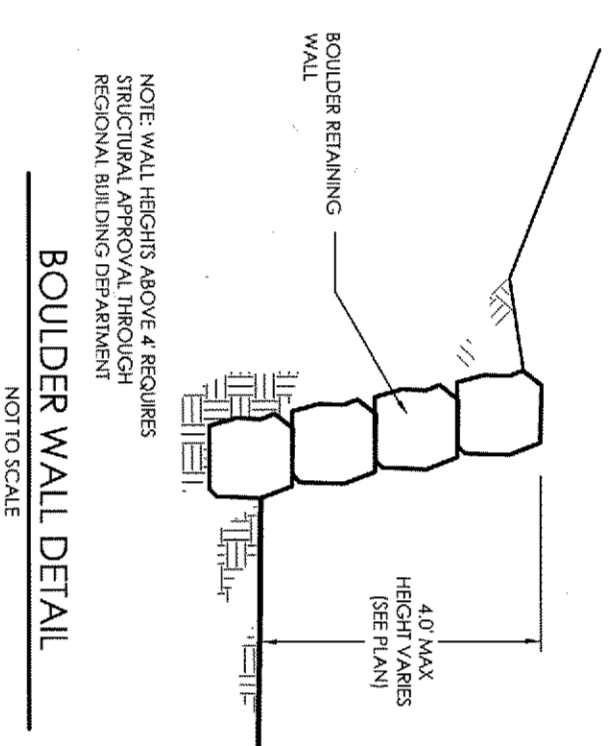
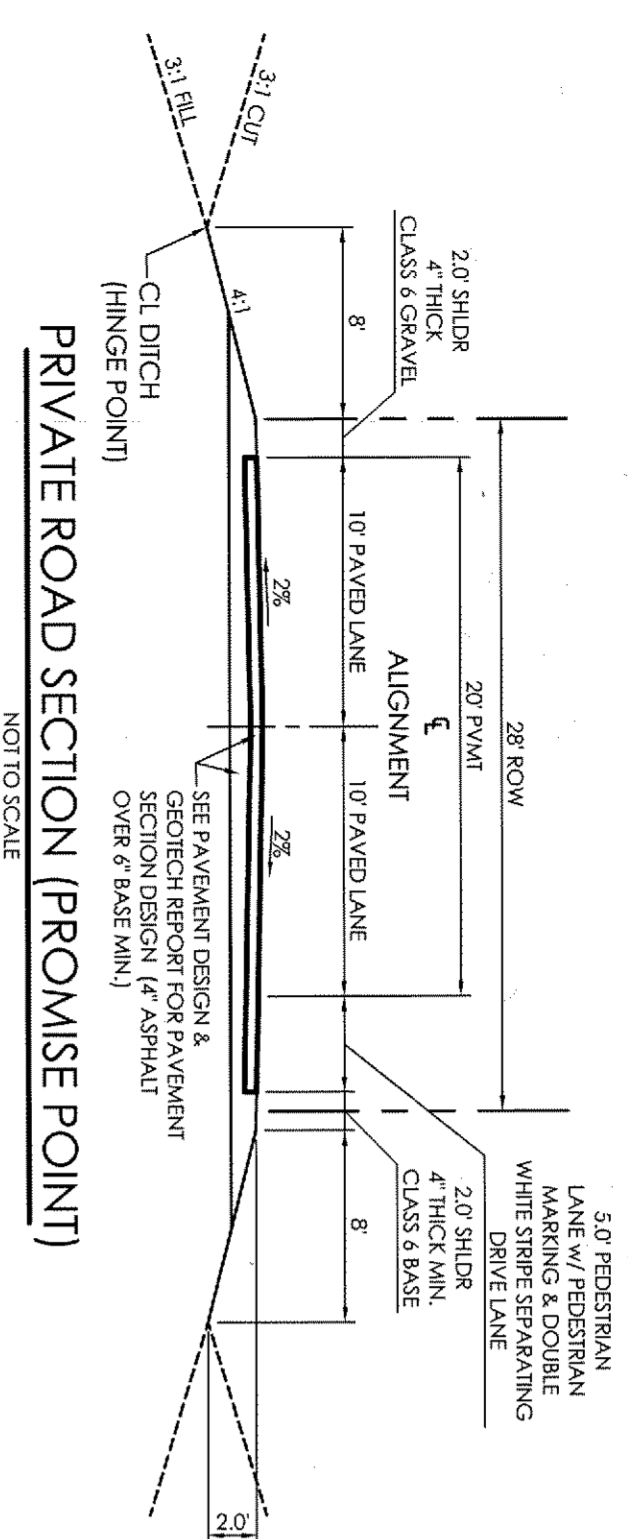
OCTOBER 9, 2020
SHEET 5 OF 6

PUDSP-19-002

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

12/23/2020 2:00:10 PM

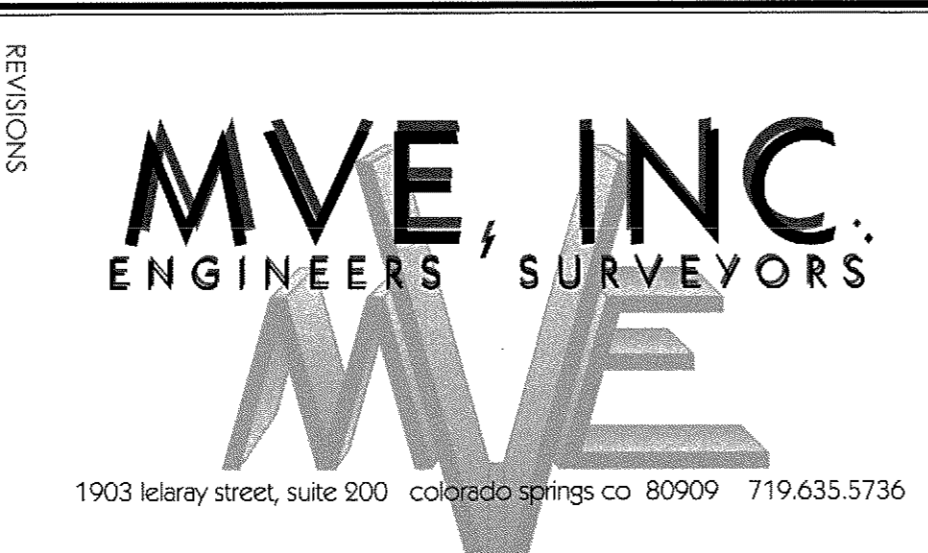
LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



Option 1 Dimensions
Overall Width: 9' 6 3/16"
(R.O. MIN/MAX: 5' 5 7/16" / 5' 5 11/16")

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1P	2P	3P	4P	5P	6P	7P	8P	9P	10P	11P	12P	13P	14P	15P	16P	17P	18P	19P	20P	21P	22P	23P	24P	25P	26P	27P	28P	29P	30P	31P	32P	33P	34P	35P	36P	37P	38P	39P	40P	41P	42P	43P	44P	45P	46P	47P	48P	49P	50P	51P	52P	53P	54P	55P	56P	57P	58P	59P	60P	61P	62P	63P	64P	65P	66P	67P	68P	69P	70P	71P	72P	73P	74P	75P	76P	77P	78P	79P	80P	81P	82P	83P	84P	85P	86P	87P	88P	89P	90P	91P	92P	93P	94P	95P	96P	97P	98P	99P	100P

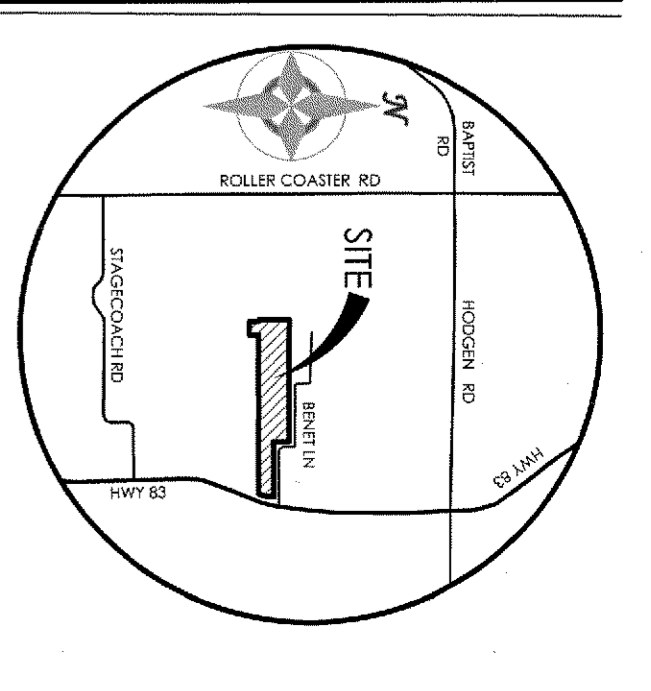
4C15D-18 SP-4C15S-08 4C15S-3P



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

DEVELOPMENT PLAN
GENERAL SITE DETAILS
SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

DP-6 MVE PROJECT 61087
MVE DRAWING DEV-GD
OCTOBER 9, 2020
SHEET 6 OF 6



PUDSP-19-002