GENERAL PROVISIONS

- Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act
- Applicability. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as mended and approved by the Planning and Community Development 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
- evelopment Plan for Haven Valley is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of Haven Valley, 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 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 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
- velopment 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 limitation on any power or regulation otherwise granted by law. Conflict. Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or mposes higher standards or requirements shall govern.
- Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for levelopment within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners
- Project Tracking. At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community opment, in order to assure maximum development limits are not exceeded. Overall Project Standards. The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, andscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified
- Easements: Unless otherwise indicated, all side, front, and rear lot lines will include a 5 foot public utility and drainage easement unless otherwise indicated. All exterior ubdivision boundaries will include 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual
- Private Roads: The private roads as shown on this plan will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso unty standards in effect at the date of the request for dedication and maintenance.
- Stormwater Drainage: All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as cifically noted 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.

DEVELOPMENT GUIDELINES

A. Project Description: Haven Valley is a planned residential community on 11.7678 acres of land located south west of the intersection of Alturas Dr. and Cable Ln. The

USES	NOTES			
	PRINCIPAL USES			
DWELLINGS - SINGLE FAMILY DETACHED & ATTACHED				
OPEN SPACE AND TRAILS	I thought this was detached homes per elevations/ LOI			
RECREATION AMENITIES	SUCH AS TRAILS, WALKS & PASSIVE RECREATION			
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWING OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLME			
UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES			
	ACCESSORY USES			
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS, OR OTHER DOMESTICATED ANIMALS ARE PERMITTED). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.			
RESIDENTIAL HOME OCCUPATION	SUBJECT TO USE-SPECIFIC DEVELOPMENT STANDARDS SET OUT IN CHAPTER 5.2.29 OF THE LAND DEVELOPMENT CODE.			
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY			
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES				
MAILBOXES				
BED & BREAKFAST HOME				
STORAGE SHEDS LESS THAN 200 SF				
	TEMPORARY USES			
MODEL HOME / SUBDIVISION SALES OFFICE				
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE			
YARD OR GARAGE SALES				
	SPECIAL USES			
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENTS			
CMRS FACILITY - STEALTH				
	ACCESSORY STRUCTURES			
ACCESSORY STRUCTURES.	ANY STRUCTURES EXCEEDING 200 SF AND REQUIRING A BUILDING PERMIT ARE NOT PERMITTED.			
NOTES:				
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCT	URES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF HAVEN VALLEY			
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE UDEVELOPMENT CODE (AS AMENDED).	ISE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND			
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE DEVELOPMENT CODE (AS AMENDED).	USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND			
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE USE- DEVELOPMENT CODE (AS AMENDED).	SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND			

feet with a maximum height of (6) feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size



- No projections into the tracts owned and maintained by the Haven Valley Metropolitan District will be permitted.
- Streets. Streets within the Haven Valley subdivision provide general vehicular circulation throughout the development. All Streets shall be paved. Sidewalks will provided as illustrated on this plan and as required by the LDC and ECM.
- E. Access Limitation: There shall be no direct vehicular access to Alturas Drive or Cable Lane from any lot or tract.
- Sight Distance Triangles: No landscaping may obstruct sight distance triangles or pedestrian facilities per Engineering Criteria Manual Reference 2.3.6.G.2 & 2.5.2.H. respectively. The minimum horizontal clearance for sidewalks around utilities structures, furniture, and other encroachments shall be 4 feet or greater to provide safe conditions for pedestrians and bicyclists per the Engineering Criteria Manual.

HAVEN VALLEY

A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH,

RANGE 66 WEST OF THE 6TH P.M. OF

EL PASO COUNTY, COLORADO

Landowner's Signature, notarized

Notarized signature

Name of Landowner

Notarized signature

County Certification

accordance with the

State of Colorado

recorded per Reception No.

El Paso County Clerk and Recorder

El Paso County

title to such land is owner in fee simple by _

OR Name of Attorney and registration number

Ownership Certification

Landowner's Signature, notarized

Fountain Mutual Metropolitan District

title to such land is owner in fee simple by

OR Name of Attorney and registration number

President, Board of County Commissioners

Clerk and Recorder Certification

_(*month*), 20____ at _

Director, Planning & Community Development Department

I hereby certify that this Plan was filed in my office on this _____

Basements and Below-Grade Areas **ELOPMENT/PRELIMINARY PLAN** We understand no basements are planned. Foundation drains should be anticipated around crawlspace areas. Foundation drains should be connected to underdrain systems and/or to sumps where water can be removed by pumping.

Add no basement

note please.

This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel

can be found in the Geologic Hazard Evaluation and Due Diligence Geotechnical Investigation prepared by CTL Thompson

County Planning and Community Development Department: Traffic Impact Study prepared by Aldridge Transportation

Inc., Water Resources Report preapred by Drexel Barrell & Company, Waste water disposal Report prepared by Drexel

NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of

disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This

THE NORTH HALF OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,

EXCEPT THAT PORTION CONVEYED IN A WARRANTY DEED RECORDED NOVEMBER 25, 1959 IN BOOK 1779 AT PAGE 409 OF THE CLERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO, STATE OF COLORADO AND EXCEPT THAT PORTION LYING WITHIN

THE EXISTING RIGHT OF WAY OF FORMER BRADLEY ROAD, NOW DESIGNATED AS CABLE LANE, COUNTY OF EL PASO, STATE OF

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NW 1/4 OF THE

THENCE ALONG SAID NORTH LINE, S89°44'12"E, 539.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG

NW 1/4 OF SECTION 12 TO BEAR S89°44'12"E. 1058.43 FEET. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

SAID LINE MONUMENTED AT THE WESTERLY TERMINUS BY A FOUND 2.5" ALUMINUM PIPE WITH A 3.25" ALUMINUM CAP STAMPED "T16S R66W 2 1 11 12 1995 RMLS NO. 19625" AND AT THE EASTERLY TERMINUS BY A FOUND #4 REBAR WITH A 1"

THE NORTH LINE OF SAID NW 1/4 OF THE NW 1/4, S89°44'12"E, 518.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF

THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF "PHEASANT RUN RANCH FILING NO. 1", THE PLAT THEREOF

RECORDED IN PLAT BOOK X3 AT PAGE 18 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, S00°40'06"E 519.42 FEET TO THE NORTH LINE OF SAID PHEASANT RUN RANCH FILING NO. 1 AND THE NORTHEAST CORNER OF LOT 37 OF

THENCE ALONG SAID NORTH LINE OF PHEASANT RUN RANCH FILING NO. 1 AND ALONG THE NORTH LINE OF THE "SUBDIVISION

OF TRACT NO. 1 REFILING OF THE SECURITY. COLORADO ADDITION NO. 4 EL PASO COUNTY. COLORADO". THE PLAT THEREOF

RECORDED IN PLAT BOOK Z AT PAGE 76 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, S89°58'19"W,

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER

RECEPTION NO. 201078268 OF THE CLERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO. STATE OF COLORADO. BEING

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NW 1/4 OF THE

NW 1/4 OF SECTION 12 TO BEAR S89°44'12"E, 1058.43 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO,

SAID LINE MONUMENTED AT THE WESTERLY TERMINUS BY A FOUND 2.5" ALUMINUM PIPE WITH A 3.25" ALUMINUM CAP

THENCE ALONG SAID NORTH LINE, S89°44'12"E, 1058.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CABLE LANE;

STAMPED "T16S R66W 2 1 11 12 1995 RMLS NO. 19625" AND AT THE EASTERLY TERMINUS BY A FOUND #4 REBAR WITH A 1"

2) S60°02'56"E, 241.03 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE NW 1/4 AND THE TRUE POINT OF BEGINNING, SAID

POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF CABLE LANE AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER

THENCE ALONG SAID WEST LINE S00°40'06"E, 194.43 FEET TO THE NORTHWEST CORNER OF "PHEASANT RUN RANCH FILING

NO. 1", THE PLAT THEREOF RECORDED IN PLAT BOOK X3 AT PAGE 18 OF THE RECORDS OF THE CYERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO: THENCE ALONG THE NORTH LINE OF SAID PHEASANT RUN RANCH FILING NO. 1. N89°19'54"E.

100.00 FEET TO WEST RIGHT-OF-WAY LINE OF CABLE LANE AS DESCRIBED IN SAID DOCUMEN₹ RECORDED UNDER RECEPTION

211.27 FEET ALONG THE ARC OF SAID CURVE TO THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 203.92

Verify that the owner

is correct upon

resubmittal

THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY AND SOUTHERLY RIGHT-OF/WAY LINE OF CABLE LANE THE

FEET, A CENTRAL ANGLE OF 59°21'44", AND BEING SUBTENDED BY A CHORD THAT, BEARS N30°20'58"W, 201.95 FEET.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 0.3298 ACRES OR 14,323 SQUARE FEET, MORE OR LESS.

779.82 FEET TO THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 1779 AT PAGE 409 OF THE RECORDS OF THE

property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal

potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being

Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Consultants, LLC., Geologic Hazard Evaluation and Due Diligence Geotechnical Investigation prepared by CTL Thompson,

These conditions can be mitigated by regrading, properly engineered foundations and recognized construction

See Landscape Plan sheets-6-7 of this set for proposed buffering and screening from surrounding properties.

Facilities and common area landscape will be maintained by the Haven Valley Homeowners Association.

GENERAL NOTES

number 08041CO763G, effective December 7, 2018.

at the El Paso County Planning and Community Development Department.

The following utility providers will serve the Haven Valley PUD:

LEGAL DESCRIPTION FOR HAVEN VALLEY

YELLOW PLASTIC CAP STAMPED "WKC & ASSOC PLS 14611"

1) S70°41'33"E. 58.84 FEET

PHEASANT RUN RANCH FILING NO. 1

THE ABOVE-DESCRIBED PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CABLE LANE: THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES

THENCE ALONG SAID EAST LINE NO0°47'43"W, 662.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 11.438 ACRES OR 498,237 SQUARE FEET, MORE OR LESS.

2) \$60°02'56"E, 241.03 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE NW 1/4;

LEGAL DESCRIPTION FOR FOUNTAIN MUTUAL

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

N00°40'06"W, 18.98 FEET TO A POINT OF CURVE TO THE LEFT;

RECEPTION NO. 202228876 OF SAID CLERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO;

METROPOLITAN DISTRICT PARCEL

YELLOW PLASTIC CAP STAMPED "WKC & ASSOC PLS 14611"

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1) S70°41'33"E, 58.84 FEET;

FOLLOWING TWO (2) COURSES:

Water: Security Water and Sanitation Districts Wastewater: Security Water and Sanitation Districts

Gas: Colorado Springs Utilities

Electric:Colorado Springs Utilities

• Artificial /Undocumented Fill Lots: 17-21, 35-38, 44-41, 55-70 and 91-96

or any regulations or guidelines enacted or promulgated under or with respect to such laws.



_ a (one of the following: qualified title

_ a (one of the following: qualified title

_(Board resolution or motion #)

o'clock a.m./p.m. and was

date

insurance company, title company, title attorney, or attorney at law) duly

insurance company, title company, title attorney, or attorney at law) duly

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

This PUD Preliminary Plan has been reviewed and found to be complete and in

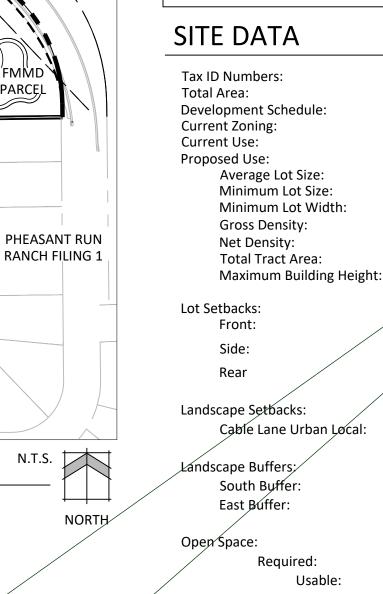
(date) approving the PUD and all applicable El Paso County

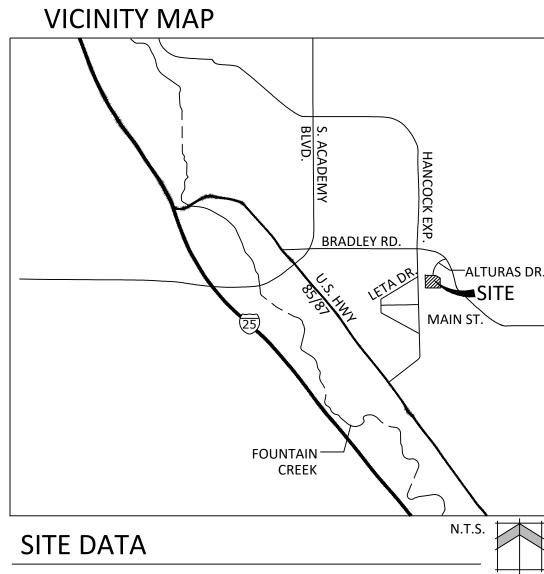
at the time of this application.

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

_ at the time of this application.





619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved.

north & west boundaries (includes Landscape alternative) Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex

Uses. (a) Where Required. A buffer is required in the following situations: (i) Along

the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district.(ii)Along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family Dwellings Single Family Detached Orduplex zoning district. (iii) On the residential side of the project when use to use compatibility is a concern.(b) Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 25 feet of common lot, parcel, or tract line. A minimum of 1 of the trees shall be evergreen trees.(c)Opaque Fencing or Wall Required. An opaque fence or wall with a minimum height of 6 feet is required along the lot, parcel, or tract line except where the adjacent single-family or duplex residential zoning district or use abuts a required roadway landscaping area.

safety, and welfare of the citizens and at least 1 of the following benefits: Preservation of natural features; Provision of a more livable environment, such as the bistallment of street furniture, decorative street lighting or decorative paving materials;

· Provision of a more efficient pedestrian system

· Provision of additional open space; Provision of other public amenities not otherwise required by the Code:

 The proposed modification is granted in exchange features. development plan and/or development guide. A statement citing the reason for any modifications to this Code or the EVM shall be provided in the PUD

development plan and development guide. The modification request shall be submitted and reviewed concurrently with the PUD map amendment (rezone) application. The modified development standard or engineering criteria 1.1 AC (10%) within a PUD district shall become the basis of review and approval for any subsequent development application

0.27 AC (25% of 1.1 AC Required) 1.7 AC (14%) Tracts B,C & D 0.6 AC of Tracts C & E

6512200001 & 6512200011

3,344 SF

2,900 SF

4.24 AC

8.33 DU/AÇ

13.12 DU/AC

35 FT

11.76 AC

2022

PUD

10 FT

15 FT

15 FT

Required:

Modification

to serve only this

all private intersections

within the project site

tract table states

homes

4.24AC

Minimum 20 ft for Minimum 15 ft radii for

Usable:

HOA or metro district per next sheet. Please address. **Justification**

Use of private roads | Private roads proposed | Private road design provides more flexibility for the development to accommodate the higher density infill development and create a more compact community design that allows for more open space and internal sidewalk connectivity. The private roads will be owned and maintained by the Homeowners Associations. ADA requirements are still being met and the smaller radii result in traffic calming and slower traffic speeds in the neighborhood. Private roads were approved with the previously recorded PUD Plan, Preliminary Plan and Final Plat for Patriot Village.

PUD DEVELOPMENT / PRELIMINARY PLAN **ALTURAS DRIVE &** CABLE LANE

04.30.2021

A. BARLOW

B. ITEN

PROJECT MGR: PREPARED BY:

ENTITLEMENT

08.19.2021 B. I. PER COUNTY COMMENTS

02.07.2022 B. I. PER COUNTY COMMENTS

04.08.2022 B. I. PER COUNTY COMMENTS

DESCRIPTION:

LAND USE DATA TABLE

NET DENSITY UNITS SINGLE FAMILY 98 Lots 13.12 DU/AC OPEN SPACE TRACTS N/A

PROJECT TEAM

PO Box 60069

APPLICANT:

Fountain Mutual Metropolitan District PO Box 1976 Colorado Springs, CO 80901

(25% required)

of that what is usable

N.E.S. Inc. 619 N. Cascade Ave., Suite 200

COVER SHEET

Cover Sheet Tract Map, Adjacent Ownership & Lot TypicalsADD Note to the Sheet 2 of 9: PUD Preliminary Site Plan general Notes; that Sheet 3 of 9: Preliminary Grading Plan elevations are Sheet 4 of 9: Preliminary Utilities & Facilities Plan Sheet 5 of 9: conceptual and may Landscape Notes & Details change with out a Alternative Landscape Plan PUD amendment; Building Elevations HOWEVER they must be SF attached

Future ROW tract

PUD MODIFICATIONS

Category

Private Roads

Minimum Curb Return Radius

Standard

local/local

intersection

shall be limited

LDC/ECM

LDC Chapter

ECM Table 2-31

Section

8.4.4(E)(2)

MIDCO Investments LLC Colorado Springs, CO 80960 DEVELOPER:

Richmond American Homes 4350 S. Monaco St. Denver, CO 80237

Colorado Springs, CO 80903

SHEET INDEX

PUDSP217

Sheet 6 of 9: ROW width Sheet 7 of 9: Sheet 8 of 9: Sheet 9 of 9: Building Elevations

CHAIR

PUBLIC UTILITY & DRAINAGE 19.5' 19.5' EASEMENT 14.5' 14.5' VARIFS VARIES

PUBLIC UTILITY & DRAINAGE **EASEMENT** 3'-4.5' 5' ATTACHED 5' ATTACHED **SIDEWALK SIDEWALK** TYPE A OR TYPE A OR OPTIONAL OPTIONAL

TYPE C C&G TYPE C C&G TYPICAL PRIVATE STREET SECTION (URBAN LOCAL-LOW VOLUME)

PUBLIC UTILITY & PUBLIC UTILITY & DRAINAGE 22.5' **EASEMENT** 17.5' 17.5' 5' ATTACHED **SIDFWALK** TYPE A OR OPTIONAL OPTIONAL TYPE C C&G TYPE C C&G

> TYPICAL PRIVATE STREET SECTION (URBAN LOCAL)

DRAINAGE EASEMENT 5' ATTACHED SIDEWAL

HAVEN VALLEY

A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. OF LOT TYPICALS EL PASO COUNTY, COLORADO dimension this so we see what the width of PUD DEVELOPMENT/PRELIMINARY PLAN the tract is from adj property. 5' SIDEWALK 5' SIDEWALK ZONE: RM-30 USE: WATER QUALITY ZONE: RS-5000 USE: CHURCH N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 ZONE: RS-6000
USE: IRRIGATION
CANAL
OWNER:
FOUNTAIN MUTUAL
IRRIGATION CO
SUB: UNPLATTED 3EARINGS 2"E 539.85' Colorado Springs, CO 80903 S89°44'12"E 518.58' Tel. 719.471.0073 TRACT/C 52,857 SF Fax 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved. 5'-0" SIDE/CORNER SIDE/CORNER LOT SIDE LOT SIDE SETBACK SETBACK TRACT A DEER HAVEN VIEW 109,771 SF ZONE: RS-6000
USE: IRRIGATION
CANAL
OWNER:
FOUNTAIN MUTUAL
IRRIGATION CO
SUB: UNPLATTED TRACT C 52,846 SF TRACT D 14,323 SF row dedication should not be in the open space..Please remove trail from the 5' SIDEWALK √ 5' SIDEWALK ROW; shall be \\ N0°40'06"W separate from Tract D HAVENWARD VIEW 109,771 SF JAMES SUB: LOT 43 BLK 2 HAVEN **VALLEY** PUD DEVELOPMENT / 93 92 91 96 95 94 90 89 88 PRELIMINARY PLAN dimension this - is 5'-0" SIDE/CORNER this 15 feet? SIDE/CORNER ALTURAS DRIVE & LOT SIDE LOT SIDE CABLE LANE SETBACK SETBACK ZONE: RS-6000 USE: RESIDENTIAL
OWNER: NELSON PEGGY A
SUB: LOT 40 BLK 2 **NEW HAVEN POINT** 109,771 SF POND MAINTENANCE 04.30.2021 PROJECT MGR: A. BARLOW PREPARED BY: B. ITEN ZONE: RS-6000 RUN LLC SUB: LOT 39 BLK 2 PHEASANT RUN RANCH FIL NO 1 L _ _ _ \ _ _ _ _ _ _ _ _ _ _ _ _ 52,857 SF USE: RESIDENTIAL
OWNER: BARLOW
FAMILY TRUST
SUB: LOT 38 BLK 2
PHEASANT RUN RANCH ZONE: RS-6000 USE: RESIDENTIAL OWNER: RAYMOND MARY SUB: LOT 28 BLK 2 PHEASAN¹ RUN RANCH FIL NO 1 ZONE: RS-5000
USE: RESIDENTIAL
OWNER:
FAIRTHORNE KYLE R,
BARNETT DENNIS G, PEREZ
VERONICA L
SUB: LOT 8 BLK 12 SUB OF
TRACT 1 OF REFIL OF
SECURITY, COLO, ADD 4 ZONE: RS-6000 USE: RESIDENTIAL OWNER: WILLIAMS CLYDE W SUB: LOT 29 BLK 2 PHEASANT RUN RANCH FIL NO 1 ZONE: RS-6000
USE: RESIDENTIAL
OWNER: HUNTER
ALFRED L, HUNTER
EILEEN B
SUB: LOT 31 BLK 2
PHEASANT RUN RANCH
FIL NO 1

ZONE: RS-6000
USE: RESIDENTIAL
OWNER: JOJO
INVESTMENTS LLC
SUB: LOT 32 BLK 2
PHEASANT RUN RANCH
FIL NO 1

ZONE: RS-6000
USE: RESIDENTIAL
OWNER: LEMOINE JESSE
SUB: LOT 34 BLK 2
PHEASANT RUN RANCH
FIL NO 1

ZONE: RS-6000
USE: RESIDENTIAL
OWNER: DUNCAN
KENNETH P, DUNCAN
SUB: LOT 35 BLK 2
PHEASANT RUN RANCH
FIL NO 1

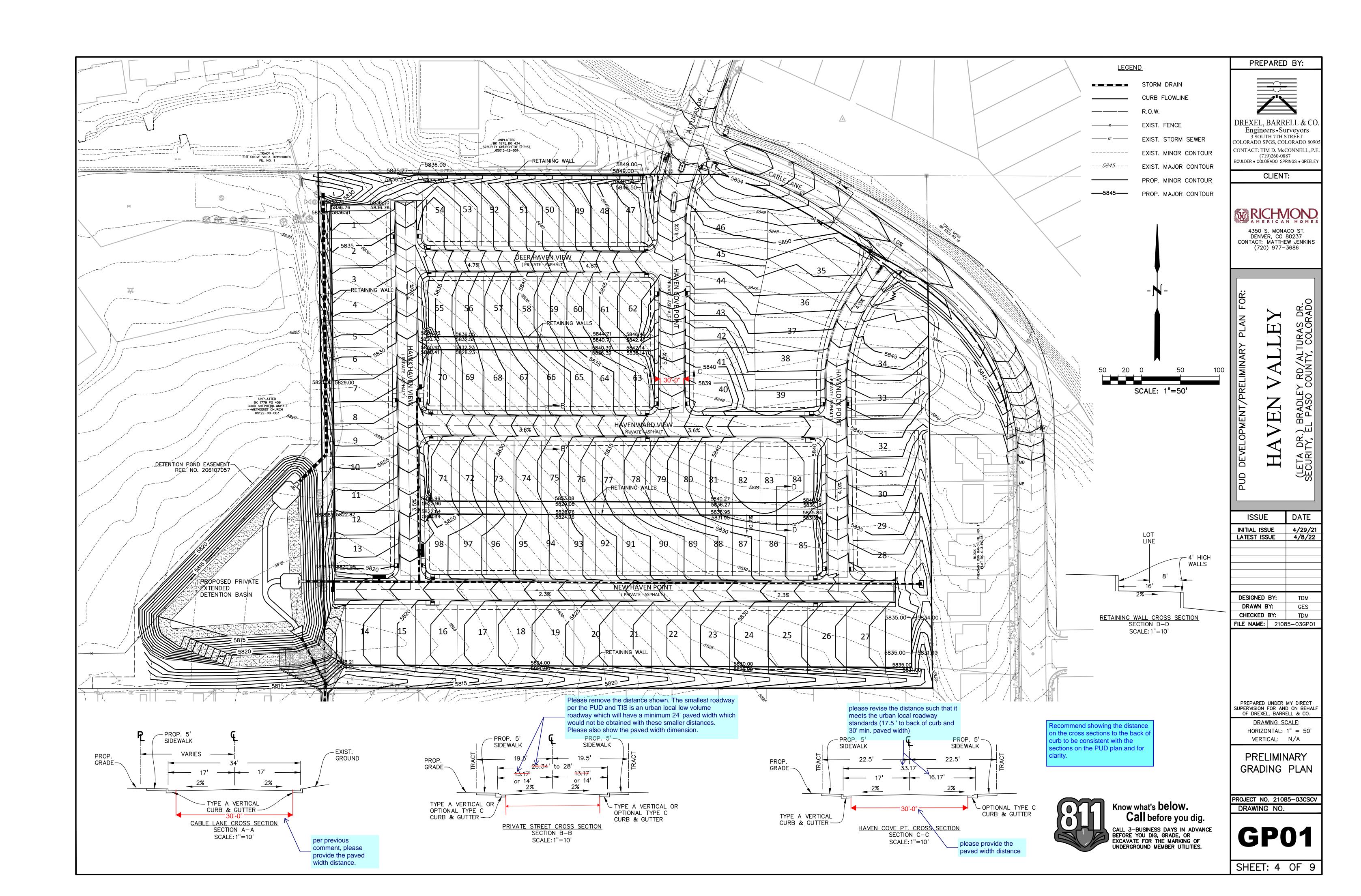
ZONE: RS-6000
USE: RESIDENTIAL
OWNER: NUSS JOHN
WILLIAM, NUSS DIANNA
SUB: LOT 35 BLK 2
PHEASANT RUN RANCH
FIL NO 1

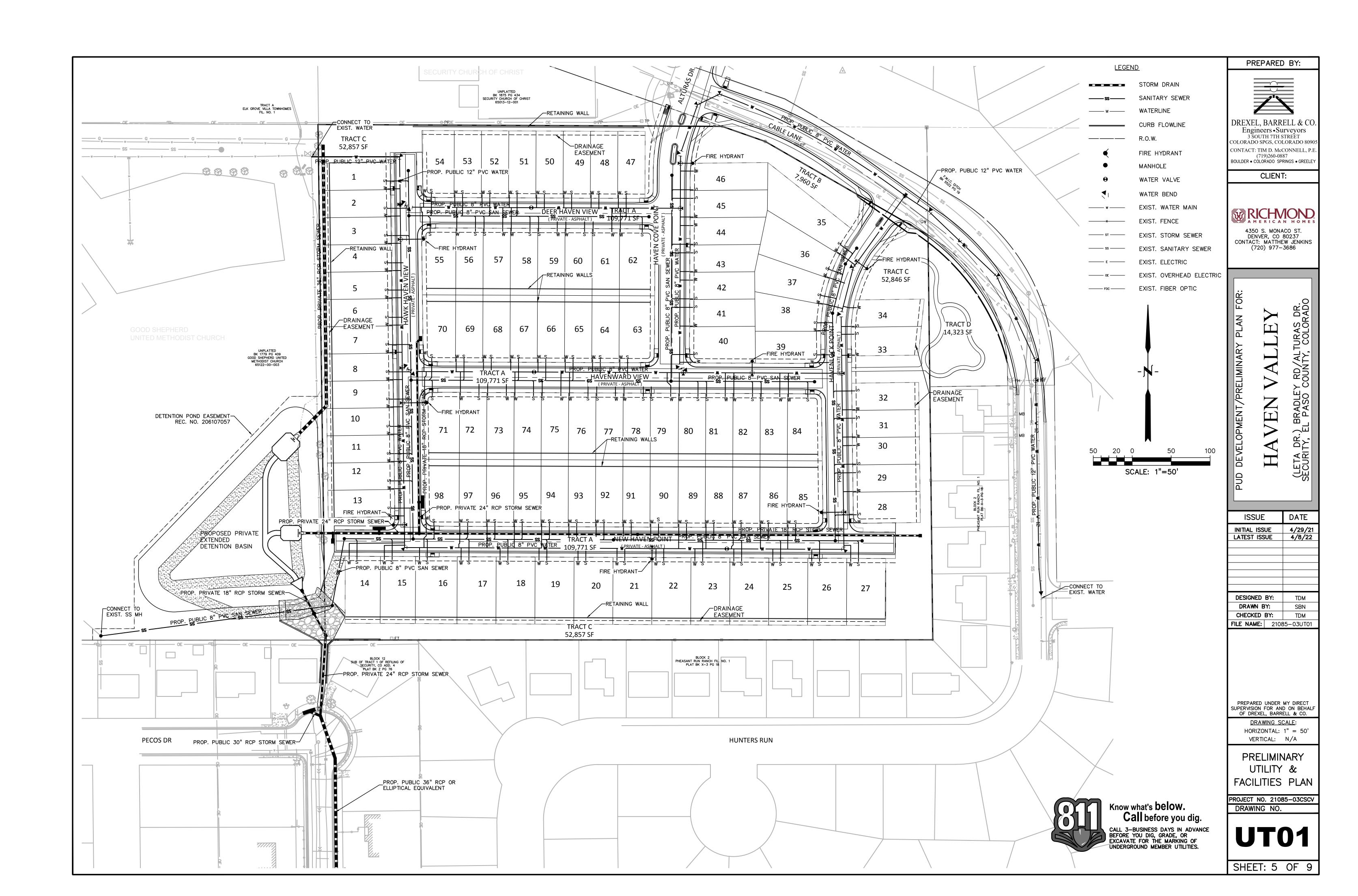
ZONE: RS-6000
USE: RESIDENTIAL
OWNER: NUSS JOHN
WILLIAM, NUSS DIANNA
SUB: LOT 35 BLK 2
PHEASANT RUN RANCH
FIL NO 1

FIL NO 1 USE: RESIDENTIAL OWNER: MANCUSO KURTIS, MANCUSO CHELSEA SUB: LOT 9 BLK 12 SUB OF TRACT 1 OF REFIL OF SECURITY, COLO, 5' SIDEWALK **ENTITLEMENT** ZONE: RS-6000 USE: RESIDENTIAL OWNER: TREBOTICH LOUIS J JR, TREBOTICH ELAINE M SUB: LOT 27 BLK 2 PHEASANT RUN RANCH FIL NO 1 TRACT MAP & ADJACENT PROPERTY OWNERS 08.19.2021 B. I. PER COUNTY COMMENTS 02.07.2022 B. I. PER COUNTY COMMENTS TRACT TABLE 04.08.2022 B. I. PER COUNTY COMMENTS SCALE: 1" = 60' NAME | SIZE (SF) | SIZE (AC) | USE OWNERSHIP MAINTENANCE 109,771 2.52 Tract A Haven Valley Metropolitan Haven Valley Metropolitan 5'-0" SIDE/CORNER LOT SIDE Haven Valley Metropolitan Haven Valley Metropolitan Open Space, Landscape Setback and Buffer, Public Improvement Tract B 7,960 SETBACK Easement, Public and Private Utilities TRACT MAP, LOT TYPICALS Open Space, Trail, Landscape Setback and Buffer, Public Tract C 52,857 Haven Valley Metropolitan Haven Valley Metropolitan & ADJACENT PROPERTY Improvement Easement, Drainage, Public and Private Utilities District **OWNERS** Haven Valley Metropolitan \ Haven Valley Metropolitan 14,323 Open Space, Trail, Future ROW & Landscape Setback District & Fountain Mutual District & Fountain Mutual Metropolitan District \Metropolitan District Total Area 184,911 4.24 row dedication should not be in the open There is no district space calculation. dedication tract E approved, or OF Please remove trail submitted; is this an from the ROW; shall PUDSP217 be separate from

Tract D and C

HAVEN VALLEY A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO PUD DEVELOPMENT/PRELIMINARY PLAN STD. SD_2.50 Easement per Reception 🤝 15 FT LANDSCAPE BUFFER 619 N. Cascade Avenue, Suite 200 ATTACHED SIDEWALK ALONG CABLE LANE - 6 FT CEDAR FENCE TYP. Colorado Springs, CO 80903 CABLELANE Tel. 719.471.0073 Sight Distance Easement shall be dedicated to El Paso County. Maintenance of the sight distance Fax 719.471.0267 S89°44'12"E 518.58' easement shall be the responsibility of the Haven Valley Metropolitan District. Any object within the sight distance triangle or easement more than 30 www.nescolorado.com TRACT C 10 FT LANDSCAPE SETBACK © 2012. All Rights Reserved. 52,857 SF Are these lot lines in 3009SF 3472SF the 15-buffer? That would not meet the 15' buffer. Request a PUD Mod for a DEER HAVEN VIEW = TRACT A 3008SF 3468SF reduced buffer of X where 15 feet is Sight Distance Easement shall be dedicated to El Paso County. Maintenance of the sight distance easement shall be the required and identify responsibility of the Haven Valley Metropolitan District. Any object within the sight distance triangle or easement more than 30 inches which BOCC criteria 5336SF ➤ above the flowline elevation of the adjacent roadway shall constitute to justify... 3290SF 3007SF] 'g | \58 59 l'_∞ l 60 4528SF 3006SF 3008SF TRACT C 52,846 SF 3005SF 2922SF 3854SF R=203.92 \(=59°21'44" CH=N30°20'58"W **HAVEN** 38 2939SF 3651SF 3004SF 3155SF **VALLEY** TRACT D 68 8 67 8 | 66 65 14,323 SF 3010SF 3011SF 3012SF 3013SF 35 3249SF Soy 10 FT LANDSCAPE Are these ROWs 29' 3953SF PUD DEVELOPMENT / label the row for the PRELIMINARY PLAN private roads; its ALTURAS DRIVE & difficult to see lot lines CABLE LANE (I assume sidewalks are in ROW not lots) N89°19'54"E 100.00' PRIVATE - ASPHALT) 3000SF \ \ \ \ PROJECT MGR: A. BARLOW PREPARED BY: B. ITEN are these rear lot EASEMENT 5818.87 BOW 15 FT LANDSCAPE BUFFER -2997SF 15 FT LANDSCAPE BUFFER **ENTITLEMENT** NEW HAVEN POINT 08.19.2021 B. I. PER COUNTY COMMENTS DETENTION POND (PRIVATE - ASPHALT) 02.07.2022 B. I. PER COUNTY COMMENTS DETENTION POND -REC. NO. 206107057 MAINTENANCE ACCESS 04.08.2022 B. I. PER COUNTY COMMENTS MAINTENANCE ACCESS ---**PUD PRELIMINARY** SITE PLAN 52,857 SF S89°58'19"W 779.82' PUDSP217 SCALE: 1" = 40'





HAVEN VALLEY

LANDSCAPE NOTES

A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. OF

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT/PRELIMINARY PLAN

CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION. 2. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED

1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING

EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW.

RECOMMENDED SOIL AMENDMENT: TRI-MIX III as supplied by C&C Sand -To be applied as backfill in planting pits

- 3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- 4. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- 5. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION
- 6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- 7. SOD TO BE TALL FESCUE BLEND.
- 8. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- 9. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- 10. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- 11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- 12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- 13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- 14. ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- 15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- 16. SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- 17. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- 18. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- 20. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- 21. ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

LANDSCAPE REQUIREMENTS

Landscape Setbacks See Code Section 6.2.2.B.1

Street Name or	Street	Width (in Ft.)	Linear	Tree/Feet	No. of Trees
Zone Boundary	Classification	Req./Prov.	Footage	Required	Req./ Prov.
CABLE LANE	NON-ARTERIAL	10' / 10'	538	1/30'	18 / 18
Shrub Substitutes	Ornamental Grass Sub.	Setback Plant Abbr.	Percent Ground Plane		
Required / Provided	Required / Provided	Denoted on Plan	Veg. Req. / Provided		
0/0	0/0	CL	75% /	75%	

Landscape Buffer & Screens See Code Section 6.2.2.D.1

780' / 780'

423' / 423'

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage	Buffer Trees (1/15') Required /Provided	Evergreen Trees Reg. (33%) /Prov.	
South	15' / 15'	780	52 / 52	18 / 36	
East	15' / 15'	423	28 / 28	10 / 17	
Length of 6' Opaque Structure Reg./Prov.	Buffer Tree Abbr. Denoted on Plan		Percent Ground Plane Veg. Req. / Prov.		

75% / 100%

75% / 100%

GROUND COVER SCHEDULE





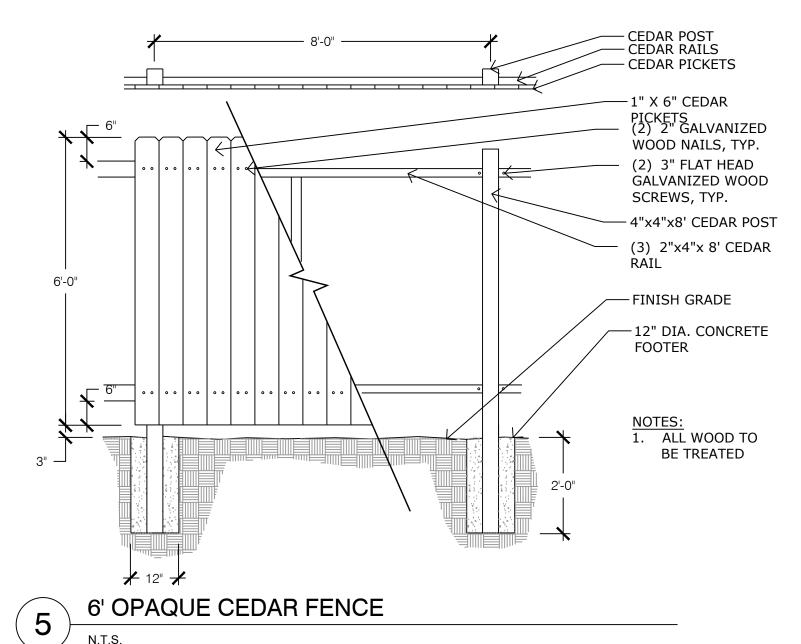
2-3" Cripple Creek Ore 3-4" Min. Depth



NATIVE SEED El Paso County Conservation District Shotgun Mix Big Bluestem 20% Blue Gramma 10% Needlegrass Green 10% Western Wheatgrass 20% Sideoats Gramma 10% Switchgrass 10% Sandreed Prairie 10% Indiangrass Yellow 10%

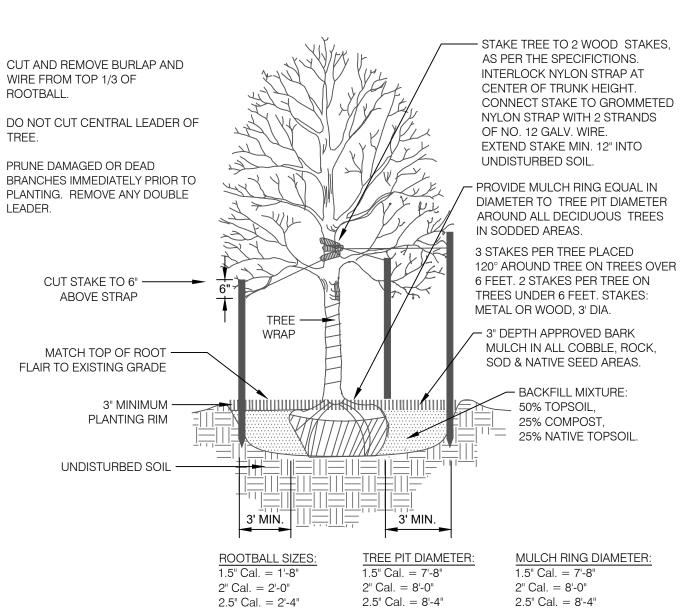


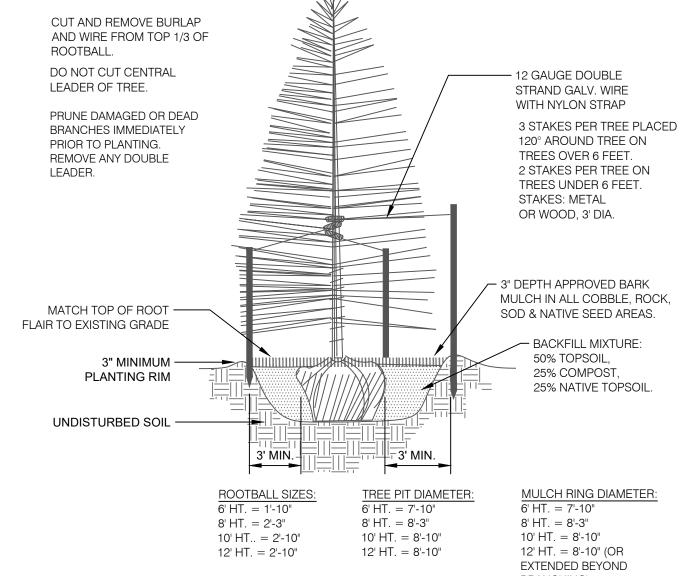
Kentucky Bluegrass Sod



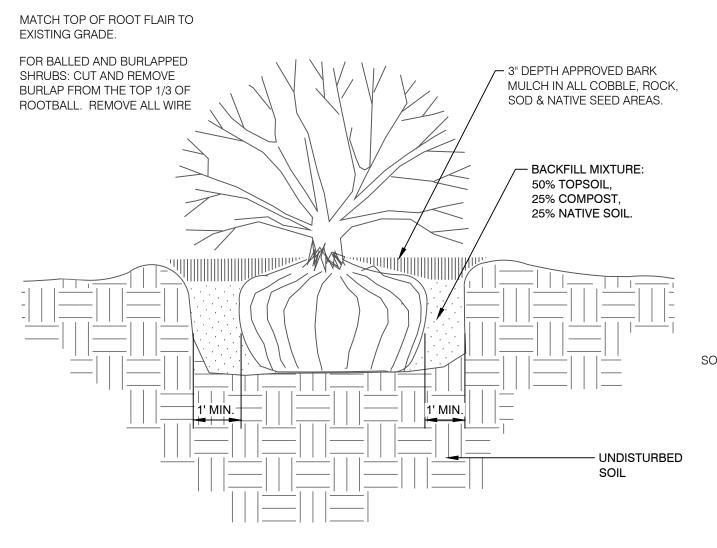
PLANT SCHEDULE

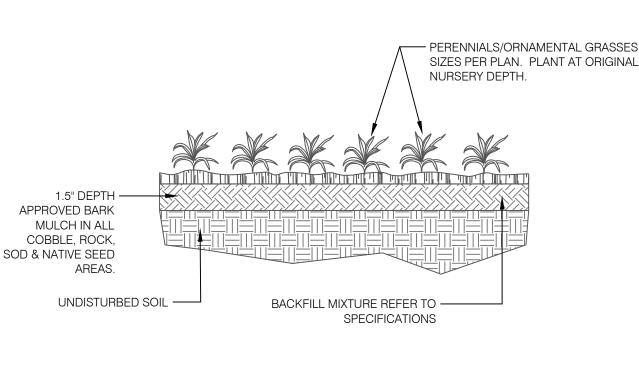
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
\bigcirc	Ar2	9	Acer rubrum / Red Maple	40`	35`	2" Cal.	B&B
	Ms	12	Malus x `Spring Snow` / Spring Snow Crabapple	25`	15`	1.5" Cal.	B&B
	Qc	21	Quercus robur x alba `Crimschmidt` TM / Crimson Spire Oak	40`	10`	2" Cal.	B&B
	Тс	7	Tilia cordata / Littleleaf Linden	40`	25`	2" Cal.	В&В
EVERGREEN TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>HEIGHT</u>	WIDTH	SIZE	COND
	Ac	12	Abies concolor `Candicans` / Candicans White Fir	25`	10`	6` HT	B&B
	Ph	26	Picea pungens `Hoopsii` / Hoopsi Blue Spruce	20`	10`	6` HT	B&B
•	Pn	14	Pinus nigra / Austrian Black Pine	50`	30`	6` HT	B&B
<u>SHRUBS</u>	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>HEIGHT</u>	WIDTH	SIZE	COND
₹ }	Pg	13	Picea pungens `Globosa` / Dwarf Globe Blue Spruce	3`	3,	#5 CONT	CONT
\odot	Pb3	29	Pinus mugo `Big Tuna` / Mountain Pine	6`	5`	#5 CONT	CONT
\odot	Ph2	29	Pinus sylvestris `Hillside Creeper` / Hillside Creeper Scotch Pine	1`	6`	#5 CONT	CONT
\odot	Pd	45	Potentilla fruticosa `Gold Drop` / Gold Drop Bush Cinquefoil	4`	4`	#5 CONT	CONT
GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>HEIGHT</u>	<u>WIDTH</u>	SIZE	COND
No. of the state o	Ck	68	Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster Feather Reed Grass	4`	3`	#1 CONT	CONT
\Diamond	Pb	172	Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	1`	1.5`	#1 CONT	CONT
<u>PERENNIALS</u>	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>HEIGHT</u>	WIDTH	SIZE	COND
\odot	Pb2	119	Phlox subulata `Blue` / Blue Creeping Phlox	1`	2`-3`	#1 CONT	CONT





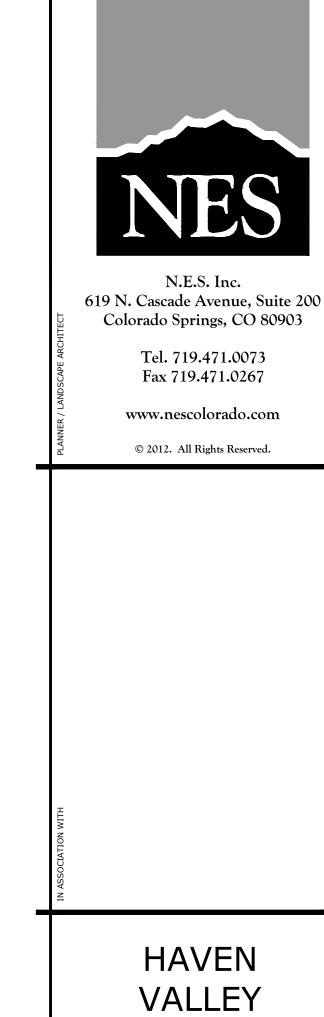
CONIFEROUS TREE PLANTING DETAIL





SHRUB PLANTING DETAIL

PERENNIAL / ORNAMENTAL GRASS PLANTING NES-LS-04



PUD DEVELOPMENT / PRELIMINARY PLAN **ALTURAS DRIVE &** CABLE LANE

B. ITEN

04.30.2021 PROJECT MGR: A. BARLOW PREPARED BY:

ENTITLEMENT

08.19.2021 B.I. PER COUNTY COMMENTS 02.07.2022 T.H. PER COUNTY COMMENTS 04.08.2022 B. I. PER COUNTY COMMENTS

> LANDSCAPE NOTES & **DETAILS**

PUDSP217

DECIDUOUS TREE PLANTING DETAIL

3" Cal. = 2'-6"

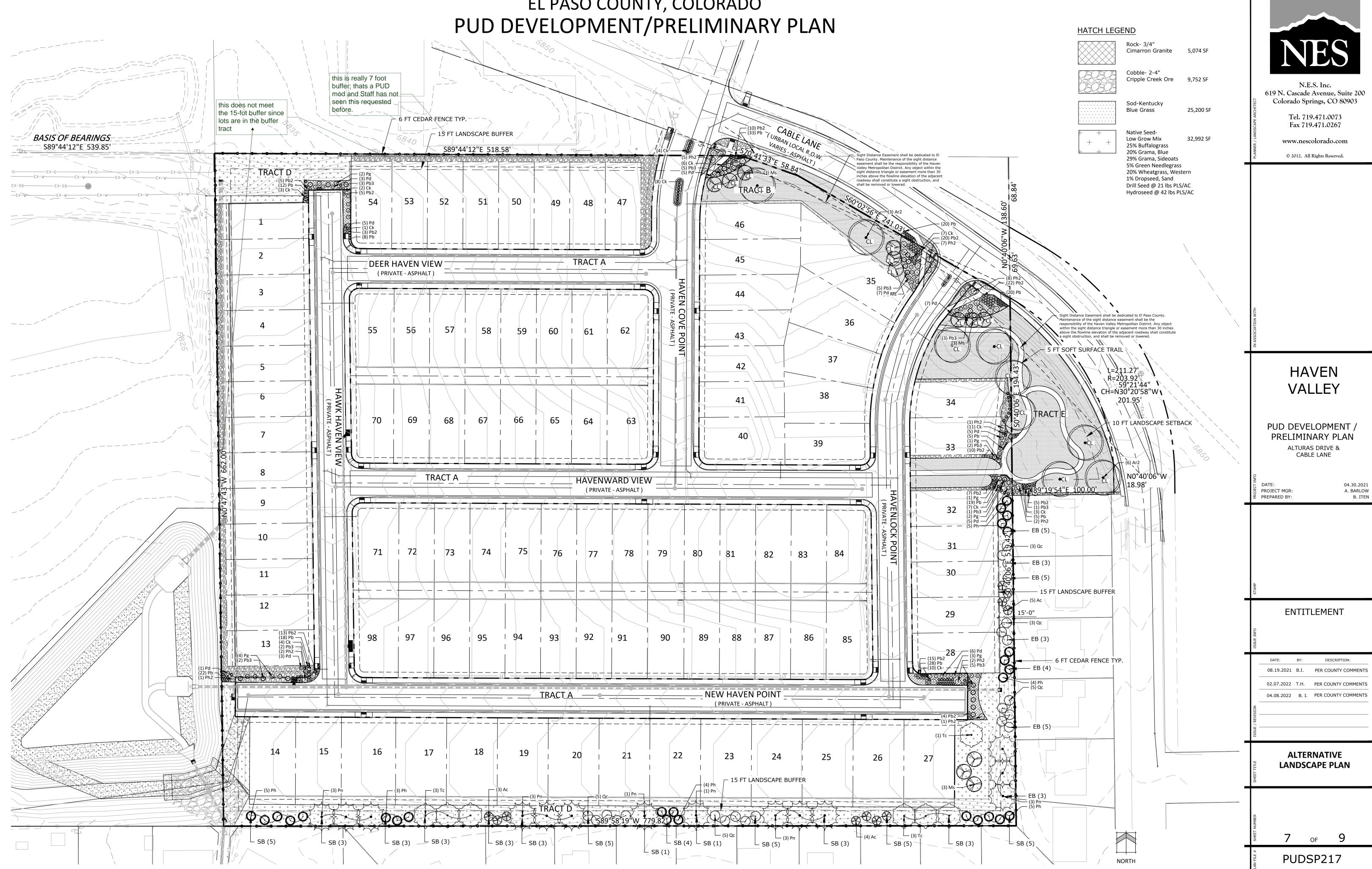
3" Cal. = 8'-6"

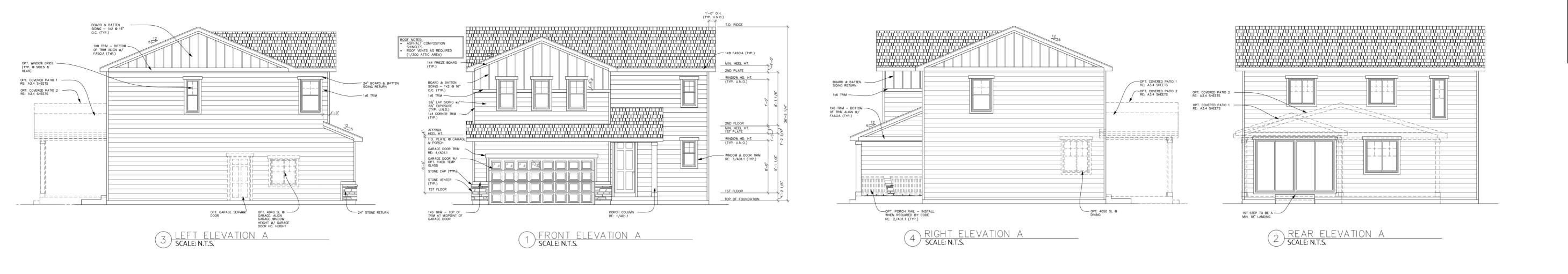
NES-LS-02

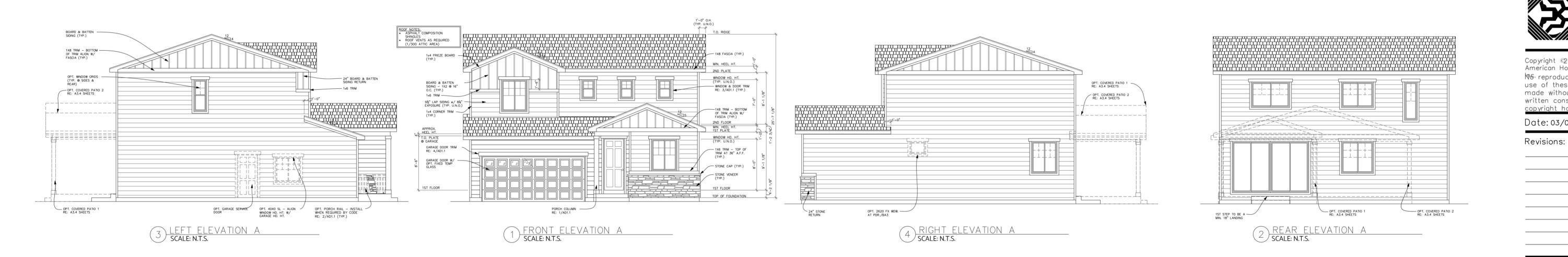
HAVEN VALLEY

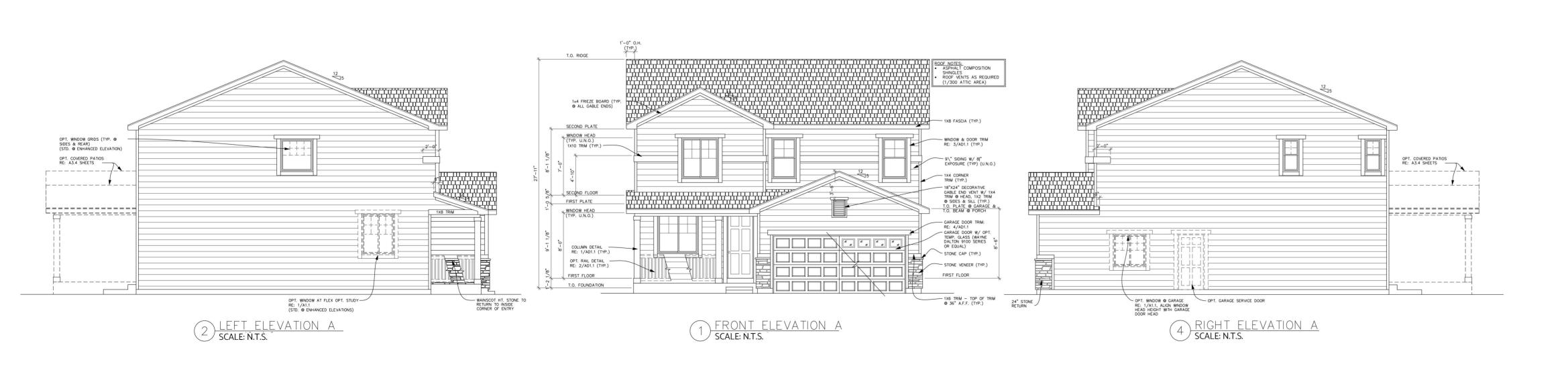
A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. OF















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Date: 03/06/2018

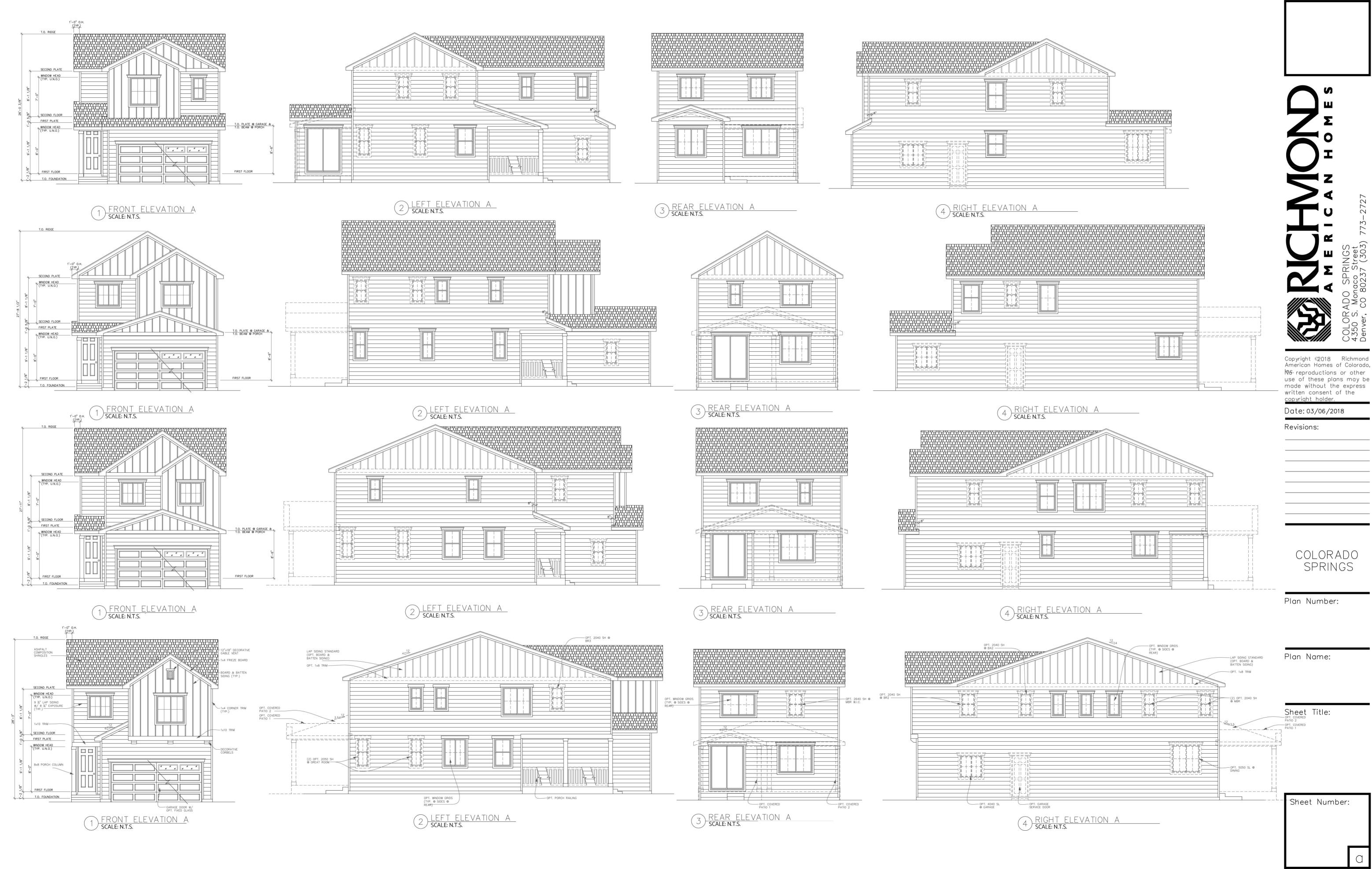
COLORADO SPRINGS

Plan Number:

Plan Name:

Sheet Title:

Sheet Number:



PUD Development Plan - _v4.pdf Markup Summary 5-9-2022

Daniel Torres (15)



Subject: Callout Page Label: [1] Sheet 1 Author: Daniel Torres Date: 5/9/2022 9:57:29 AM

Status: Color: Layer: Space: HOA or metro district per next sheet. Please address.



Subject: Callout Page Label: [1] GRADE Author: Daniel Torres Date: 5/9/2022 8:50:33 AM

Status: Color: Layer: Space: Please remove the distance shown. The smallest roadway per the PUD and TIS is an urban local low volume roadway which will have a minimum 24' paved width which would not be obtained with these smaller distances. Please also show the paved width dimension.

Subject: Line

Page Label: [1] GRADE Author: Daniel Torres Date: 5/9/2022 8:26:48 AM

Status: Color: Layer: Space:

- 20 .17' Subject: Line

Page Label: [1] GRADE Author: Daniel Torres Date: 5/9/2022 8:26:54 AM

Status: Color: Layer: Space:



Subject: Length Measurement

Page Label: [1] GRADE Author: Daniel Torres Date: 5/9/2022 12:58:34 PM

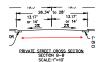
Status: Color: Layer: Space: 30'-0"



Subject: Callout Page Label: [1] GRADE Author: Daniel Torres Date: 5/9/2022 8:37:59 AM

Status: Color: Layer: Space: per previous comment, please provide the paved width distance.

Subject: Length Measurement 30'-0" Page Label: [1] GRADE Author: Daniel Torres Date: 5/9/2022 8:42:09 AM Status: Color: Layer: Space: Subject: Length Measurement 30'-0" Page Label: [1] GRADE **Author:** Daniel Torres Date: 5/9/2022 8:43:07 AM Status: Color: Layer: Space: Subject: Callout please provide the paved width distance Page Label: [1] GRADE Author: Daniel Torres Date: 5/9/2022 8:44:10 AM Status: Color: Layer: Space: Subject: Callout please revise the distance such that it meets the Page Label: [1] GRADE urban local roadway standards (17.5 ' to back of Author: Daniel Torres curb and 30' min. paved width) Date: 5/9/2022 8:52:08 AM Status: Color: Layer: Space: Subject: Line Page Label: [1] GRADE **Author:** Daniel Torres Date: 5/9/2022 8:49:37 AM Status: Color: Layer: Space: Subject: Line Page Label: [1] GRADE Author: Daniel Torres Date: 5/9/2022 8:50:02 AM Status: Color: Layer: Space:



Subject: Arrow

Page Label: [1] GRADE Author: Daniel Torres Date: 5/9/2022 12:59:22 PM

Status: Color: ■ Layer: Space:

В'

13.17' or 14' Subject: Line

Page Label: [1] GRADE Author: Daniel Torres Date: 5/9/2022 9:03:47 AM

Status: Color: Layer: Space:



Subject: Text Box Page Label: [1] GRADE Author: Daniel Torres Date: 5/9/2022 12:57:07 PM

Status: Color: Layer: Space: Recommend showing the distance on the cross sections to the back of curb to be consistent with the sections on the PUD plan and for clarity.

dsdparsons (42)



Subject: Image

Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 9:52:50 AM

Status: Color: Layer: Space:

PUD DEVELOPM

GENERAL NOTES

GENERAL

Subject: Callout Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 9:53:13 AM

Status: Color: ■ Layer: Space: Add no basement note please.



Subject: Text Box Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 9:57:36 AM

Status: Color: Layer: Space: Modification of Existing LDC or ECM Standard. For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least 1 of the following benefits:

- · Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- · Provision of a more efficient pedestrian system;
- · Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

A statement citing the reason for any modifications to this Code or the ECM shall be provided in the PUD development plan and development guide. The modification request shall be submitted and reviewed concurrently with the PUD map amendment (rezone) application. The modified development standard or engineering criteria within a PUD district shall become the basis of review and approval for any subsequent development application.



Subject: Arrow

Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 10:01:31 AM

Status: Color: ■ Layer: Space:



Subject: Callout Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 9:58:06 AM

Status: Color: Layer: Space: ROW width



Subject: Arrow

Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 9:58:10 AM

Status: Color: Layer: Space:

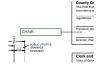
Subject: Text Box 45' Page Label: [1] Sheet 1 45' Author: dsdparsons Date: 5/9/2022 9:58:36 AM Status: Color: Layer: Space: Subject: Text Box 39' Page Label: [1] Sheet 1 39' Author: dsdparsons Date: 5/9/2022 9:58:47 AM Status: Color: Layer: Space: Subject: Callout of that what is usable (25% required) Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 10:00:42 AM Status: Color: Layer: Space: Subject: Callout tract table states 4.24AC Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 10:03:50 AM Status: Color: Layer: Space: Subject: Callout Future ROW tract Page Label: [1] Sheet 1 Author: dsdparsons PROJECT TEAM Date: 5/9/2022 10:03:59 AM Status: Color: Layer: Space: Subject: Text Box I thought this was detached homes per elevations/ Page Label: [1] Sheet 1 LOI Author: dsdparsons Date: 5/9/2022 10:19:11 AM Status: Color: Layer:

Space:



Subject: Callout Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 10:19:47 AM

Status: Color: Layer: Space: Verify that the owner is correct upon resubmittal



Subject: Callout Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 10:20:02 AM

Status: Color: ■ Layer: Space: **CHAIR**



Subject: Text Box Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 10:26:48 AM

Status: Color: Layer: Space: Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses. (a)Where Required. A buffer is required in the following situations:(i)Along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district.(ii)Along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family or duplex zoning district.(iii)On the residential side of the project when use to use compatibility is a concern.(b)Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 25 feet of common lot, parcel, or tract line. A minimum of 1/3 of the trees shall be evergreen trees.(c)Opaque Fencing or Wall Required. An opaque fence or wall with a minimum height of 6 feet is required along the lot, parcel, or tract line except where the adjacent single-family or duplex residential zoning district or use abuts a required roadway landscaping area.



Subject: Arrow Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 10:27:03 AM

Status: Color: ■ Layer: Space:



Subject: Callout Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 10:26:40 AM

Status: Color: Layer: Space: north & west boundaries (includes Landscape alternative)



Subject: Callout Page Label: [1] Sheet 1 Author: dsdparsons Date: 5/9/2022 10:29:08 AM

Status: Color: ■ Layer: Space: ADD Note to the general Notes; that elevations are conceptual and may change with out a PUD amendment; HOWEVER they must be SF

attached homes



Subject: Callout Page Label: [1] Sheet 2 Author: dsdparsons Date: 5/9/2022 10:02:45 AM

Status: Color: ■ Layer: Space: There is no district approved, or submitted; is this

an HOA?



Subject: Callout Page Label: [1] Sheet 2 Author: dsdparsons Date: 5/9/2022 10:06:02 AM

Status: Color: Layer: Space: row dedication should not be in the open space..Please remove trail from the ROW; shall be

separate from Tract D and C



Subject: Callout Page Label: [1] Sheet 2 Author: dsdparsons Date: 5/9/2022 10:11:04 AM

Status: Color: ■ Layer: Space: row dedication should not be in the open space calculation. Please remove trail from the ROW; shall be separate from Tract D and C

Subject: Arrow

Page Label: [1] Sheet 2 Author: dsdparsons Date: 5/9/2022 10:06:23 AM

Status: Color: Layer: Space:

107,511 | 7.27

future ROW dedication tract E Subject: Text Box Page Label: [1] Sheet 2 Author: dsdparsons Date: 5/9/2022 10:29:54 AM

Status: Color: Layer: Space: future ROW dedication tract E



Subject: Callout Page Label: [1] Sheet 2 Author: dsdparsons Date: 5/9/2022 10:08:58 AM

Status: Color: ■ Layer: Space: dimension this so we see what the width of the

tract is from adj property.

dimension this - is this 15 feet?



Subject: Arrow

Page Label: [1] Sheet 2 Author: dsdparsons Date: 5/9/2022 10:09:01 AM

Status: Color: ■ Layer: Space:

.....



Subject: Callout Page Label: [1] Sheet 2 Author: dsdparsons Date: 5/9/2022 10:09:32 AM

Status: Color: ■ Layer: Space:



Subject: Arrow

Page Label: [1] Sheet 2 Author: dsdparsons Date: 5/9/2022 10:09:41 AM

Status: Color: ■ Layer: Space:

.....



Subject: Callout Page Label: [1] Sheet 3 Author: dsdparsons Date: 5/9/2022 9:33:23 AM

Status: Color: ■ Layer: Space:



Subject: Callout Page Label: [1] Sheet 3 Author: dsdparsons Date: 5/9/2022 9:36:32 AM

Status: Color: ■ Layer: Space: 5' sidewalk (label) all walkways

label the row widths please



Subject: Callout Page Label: [1] Sheet 3 Author: dsdparsons Date: 5/9/2022 9:43:16 AM

Status: Color: ■ Layer: Space: Are these ROWs 29' or 35', 39' please label the row for the private roads; its difficult to see lot lines (I assume sidewalks are in ROW not lots)

Subject: Callout Page Label: [1] Sheet 3 Author: dsdparsons Date: 5/9/2022 9:38:36 AM

Status: Color: ■ Layer: Space: are these rear lot lines?



Subject: Arrow

Page Label: [1] Sheet 3 Author: dsdparsons Date: 5/9/2022 9:38:38 AM

Status: Color: ■ Layer: Space:



Subject: Callout Page Label: [1] Sheet 3 Author: dsdparsons Date: 5/9/2022 9:54:33 AM

Status: Color: ■ Layer: Space: Are these lot lines in the 15-buffer? That would not meet the 15' buffer. Request a PUD Mod for a reduced buffer of X where 15 feet is required and identify which BOCC criteria to justify...



Subject: Arrow

Page Label: [1] Sheet 3 Author: dsdparsons Date: 5/9/2022 9:42:33 AM

Status: Color: ■ Layer: Space:



Subject: Arrow

Page Label: [1] Sheet 3 Author: dsdparsons Date: 5/9/2022 9:43:47 AM

Status: Color: ■ Layer: Space:



Subject: Callout

Page Labelt (1) Shoot 2 width please

Page Label: [1] Sheet 3 Author: dsdparsons Date: 5/9/2022 9:44:08 AM

Status: Color: ■ Layer: Space:

.....



Subject: Text Box Page Label: [1] Sheet 3 Author: dsdparsons Date: 5/9/2022 9:59:22 AM

Status: Color: ■ Layer: Space:



Subject: Text Box
Page Label: [1] Sheet 3
Author: dsdparsons
Date: 5/9/2022 9:59:34 AM

Status: Color: Layer: Space: 39- Private Road

39- Private Road



Subject: Text Box Page Label: [1] Sheet 3 Author: dsdparsons Date: 5/9/2022 9:59:56 AM

Status: Color: ■ Layer: Space: 45' Private Roadway



Subject: Callout

Page Label: [1] Landscape Plan- 7

Author: dsdparsons Date: 5/9/2022 9:45:37 AM Status:

Status: Color: Layer: Space: this does not meet the 15-fot buffer since lots are

in the buffer tract



Subject: Arrow

Page Label: [1] Landscape Plan- 7

Author: dsdparsons Date: 5/9/2022 9:45:41 AM Status:

Color: Layer: Space:

Subject: Callout

Page Label: [1] Landscape Plan- 7 Author: dsdparsons Date: 5/9/2022 9:46:34 AM

Status: Color: Layer: Space:

this is really 7 foot buffer; thats a PUD mod and Staff has not seen this requested before.