

GENERAL PROVISIONS

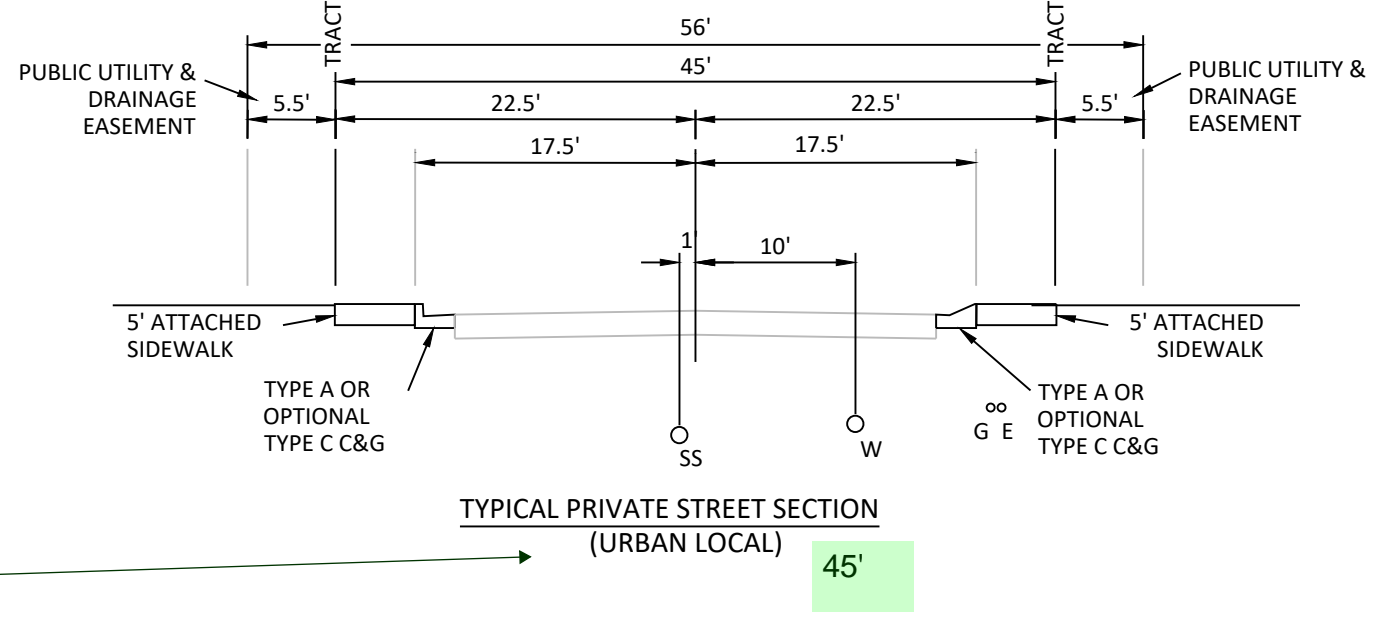
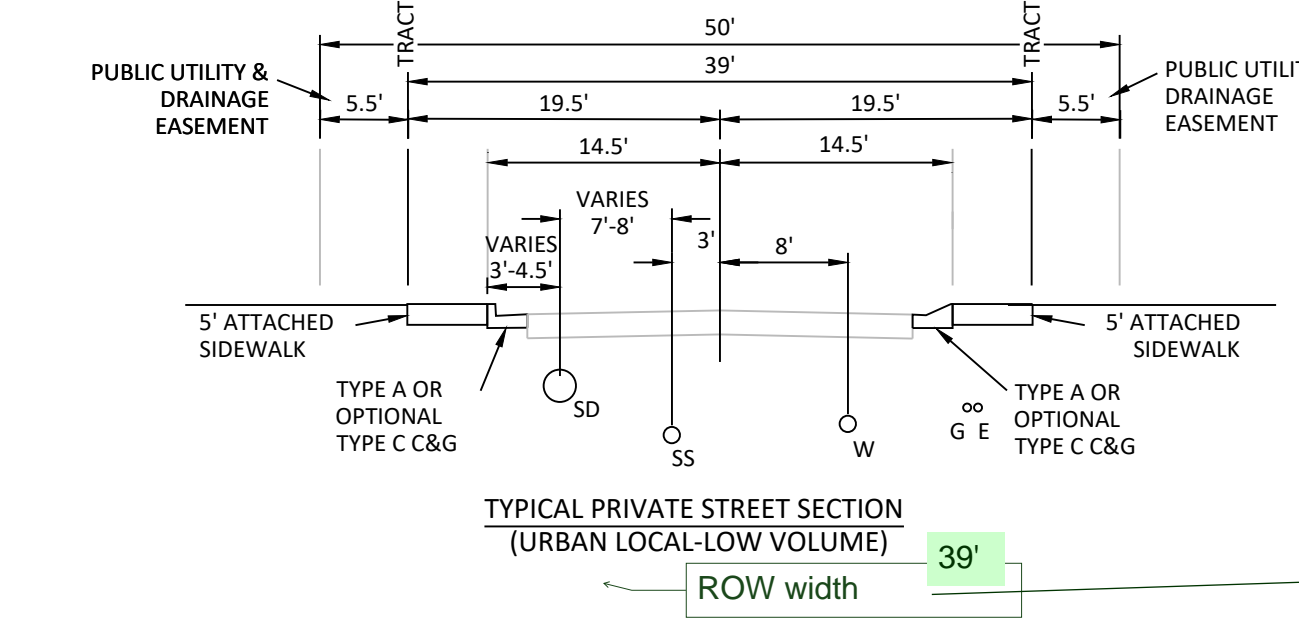
- A. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code...
B. Applicability. The provisions of this PUD shall run with the land.
C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners...

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.

Table with columns: USES, NOTES, PRINCIPAL USES. Rows include: DWELLINGS - SINGLE FAMILY DETACHED & ATTACHED, RECREATION AMENITIES, FAMILY CARE HOME, UTILITIES, ANIMAL KEEPING, RESIDENTIAL HOME OCCUPATION, SOLAR ENERGY SYSTEMS, MAILBOXES, STORAGE SHEDS, MODEL HOME, CONSTRUCTION EQUIPMENT, YARD OR GARAGE SALES, SPECIAL USES, ACCESSORY STRUCTURES, NOTES.

- B. Signs. Signs shall be permitted to identify entries to the Haven Valley community.
C. Development Standards. 1. Maximum building height: thirty (30) feet. 2. Maximum Lot Coverage: 40%.
D. Streets. Streets within the Haven Valley subdivision provide general vehicular circulation throughout the development.
E. Access Limitation: There shall be no direct vehicular access to Alturas Drive or Cable Lane from any lot or tract.



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 DEVELOPMENT/PRELIMINARY PLAN

Basements and Below-Grade Areas. We understand no basements are planned. Foundation drains should be anticipated around crawlspace areas.

GENERAL NOTES

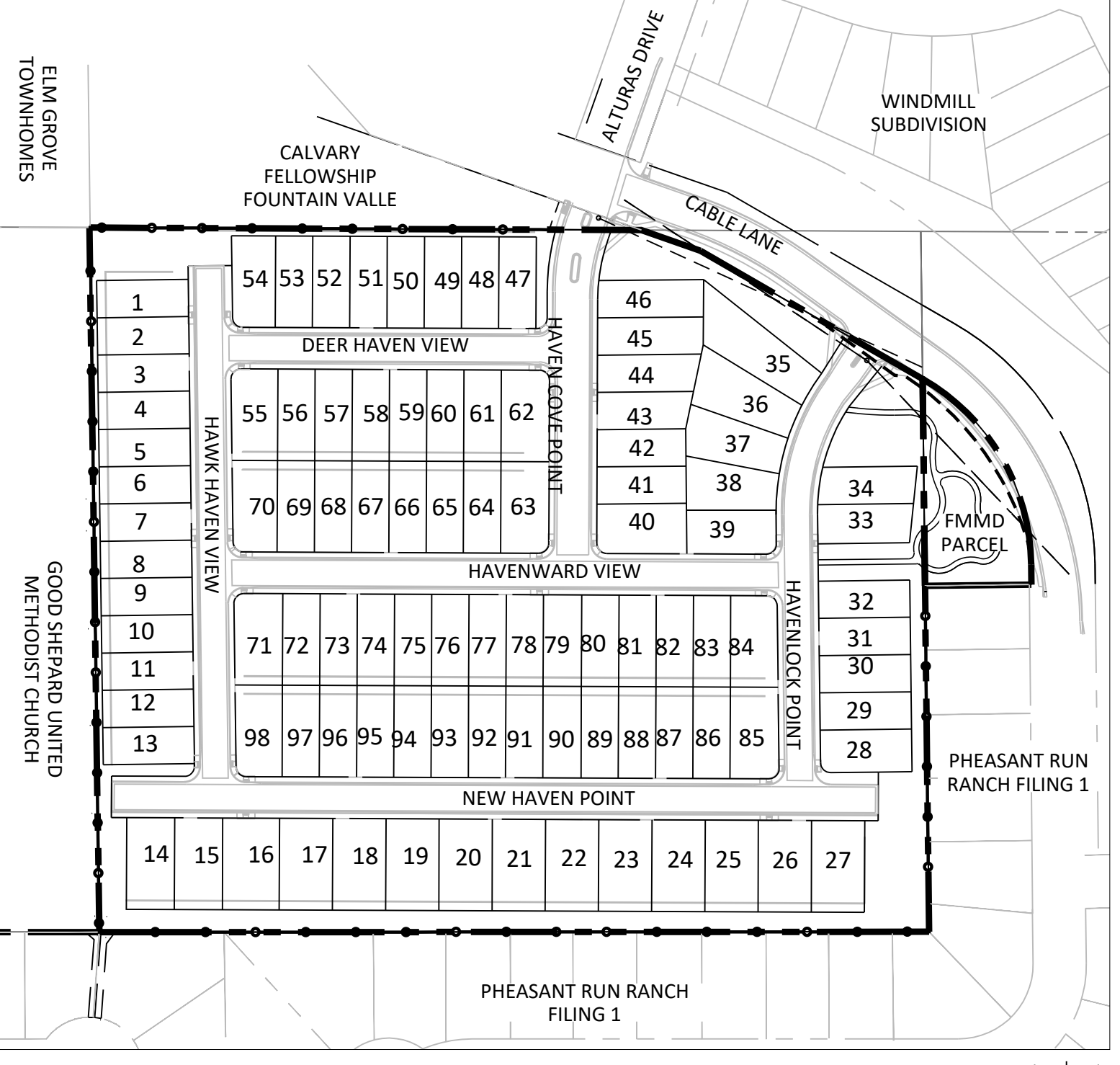
- 1. See Landscape Plan sheets 6-7 of this set for proposed buffering and screening from surrounding properties.
2. Facilities and common area landscape will be maintained by the Haven Valley Homeowners Association.
3. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map...

LEGAL DESCRIPTION FOR HAVEN VALLEY

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 405 OF THE CLERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO, STATE OF COLORADO...

LEGAL DESCRIPTION FOR FOUNTAIN MUTUAL METROPOLITAN DISTRICT PARCEL

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 201072628 OF THE CLERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO, STATE OF COLORADO, BEING PARTICULARLY DESCRIBED AS FOLLOWS: 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...



OVERALL MAP

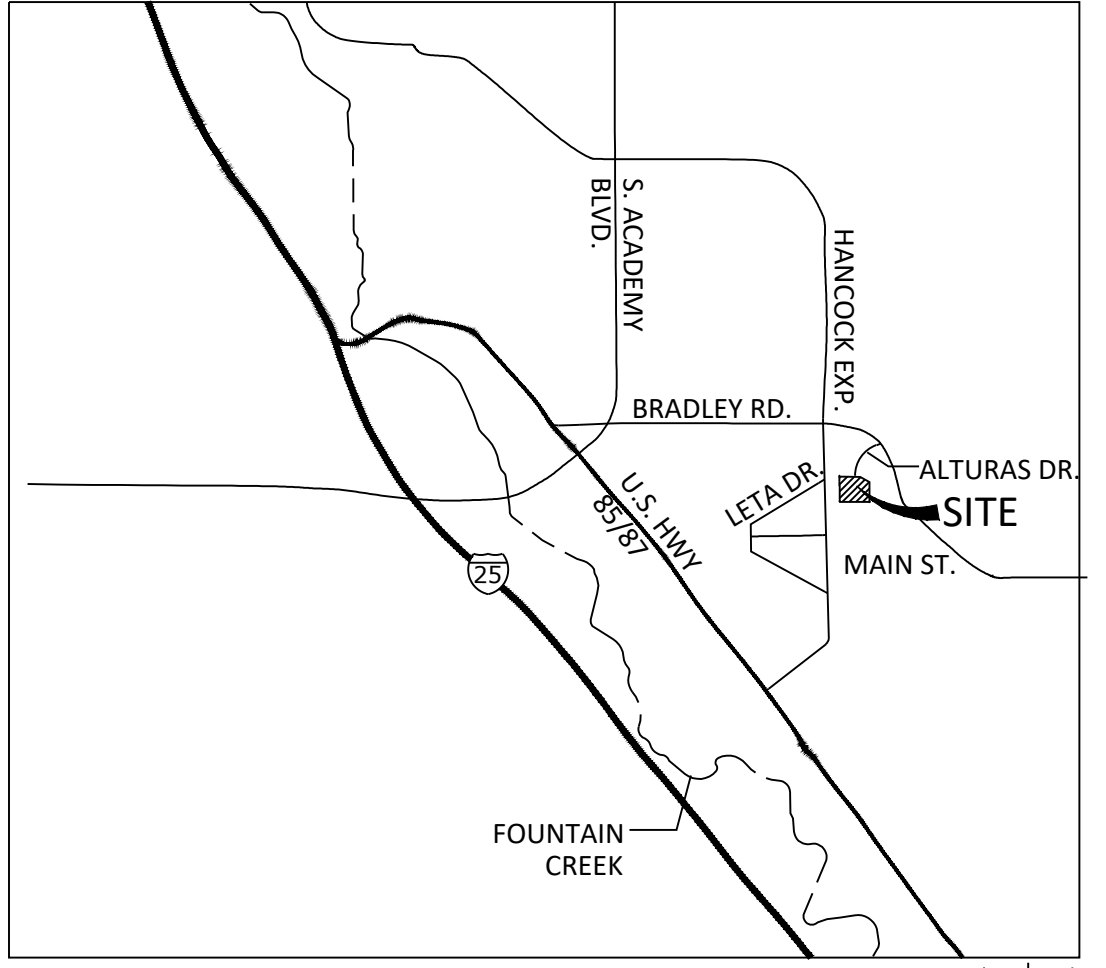
Ownership Certification form for MIDCO Investments LLC, including fields for Landowner's Signature, Notarized signature, and OR Name of Attorney and registration number.

Ownership Certification form for Fountain Mutual Metropolitan District, including fields for Landowner's Signature, Notarized signature, and OR Name of Attorney and registration number.

County Certification form stating This PUD Preliminary Plan has been reviewed and found to be complete and in accordance with the regulations, including fields for President and Director signatures.

Clerk and Recorder Certification form stating I hereby certify that this Plan was filed in my office on this (day) of (month), 20__ at o'clock a.m./p.m. and was recorded per Reception No. ____, including field for El Paso County Clerk and Recorder.

VICINITY MAP



SITE DATA

Table with columns: Tax ID Numbers, Total Area, Development Scheduled, Current Zoning, Proposed Use, Average Lot Size, Minimum Lot Size, Minimum Lot Width, Gross Density, Net Density, Total Tract Area, Maximum Building Height, Lot Setbacks, Landscape Setbacks, Landscape Buffers, Open 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 installation 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 provided in the PUD development plan and/or development guide.

PUD MODIFICATIONS

Table with columns: LDC/ECM Section, Category, Standard, Modification, Justification. Rows include: 1. LDC Chapter 8.4.4(E)(2) Private Roads, 2. ECM Table 2-31 Minimum Curb Return Radius.

LAND USE DATA TABLE

Table with columns: LAND USE, NET DENSITY, UNITS, ACRES, % OF LAND. Rows include: SINGLE FAMILY, ROAD TRACT, OPEN SPACE TRACTS.

PROJECT TEAM

Table listing project team members: OWNER (MIDCO Investments LLC), DEVELOPER (Richmond American Homes), APPLICANT (N.E.S. Inc.), and OWNER (Fountain Mutual Metropolitan District).

SHEET INDEX

Table listing sheet numbers and titles: Sheet 1 of 9: Cover Sheet, Sheet 2 of 9: Tract Map, Sheet 3 of 9: PUD Preliminary Site Plan, Sheet 4 of 9: Preliminary Grading Plan, Sheet 5 of 9: Preliminary Utilities & Facilities Plan, Sheet 6 of 9: Landscape Notes & Details, Sheet 7 of 9: Alternative Landscape Plan, Sheet 8 of 9: Building Elevations, Sheet 9 of 9: Building Elevations.



N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903. Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com

north & west boundaries (includes Landscape alternative)

HAVEN VALLEY PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 04.30.2021 PROJECT MGR: A. BARLOW PREPARED BY: B. ITTEN

ENTITLEMENT

Table with columns: DATE, BY, DESCRIPTION. Rows include: 08.19.2021 B. I. PER COUNTY COMMENTS, 02.07.2022 B. I. PER COUNTY COMMENTS, 04.08.2022 B. I. PER COUNTY COMMENTS.

COVER SHEET

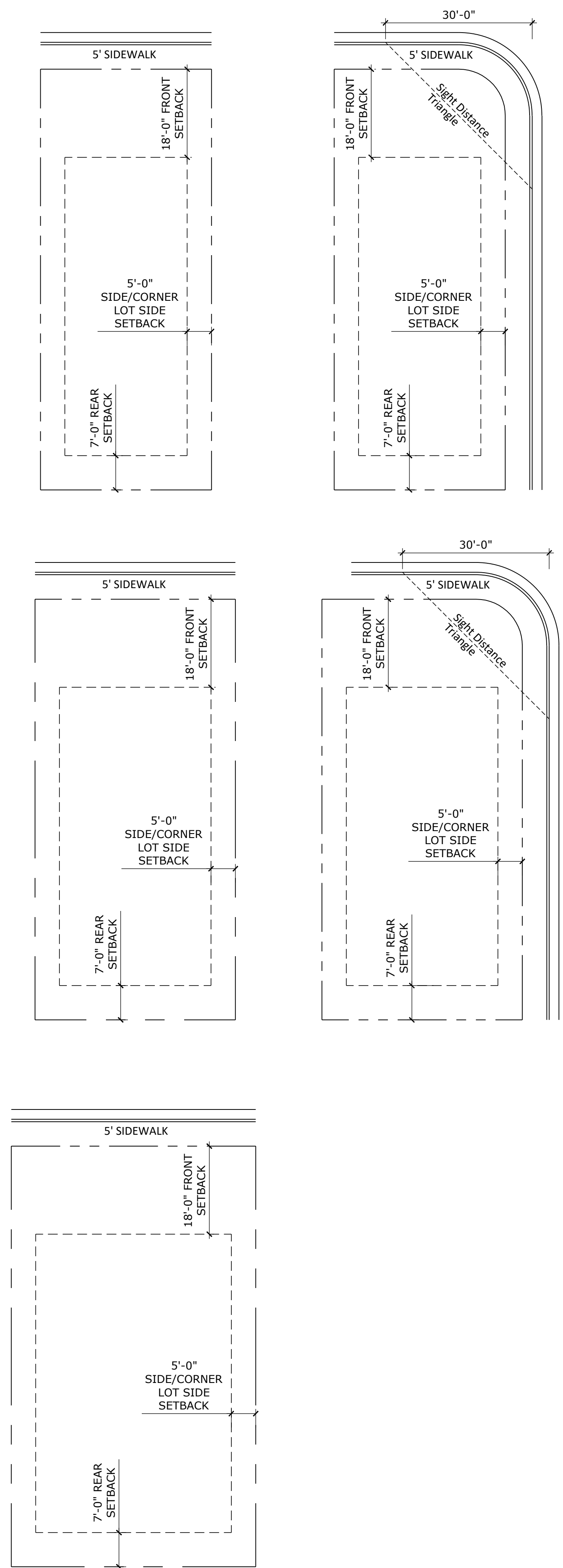
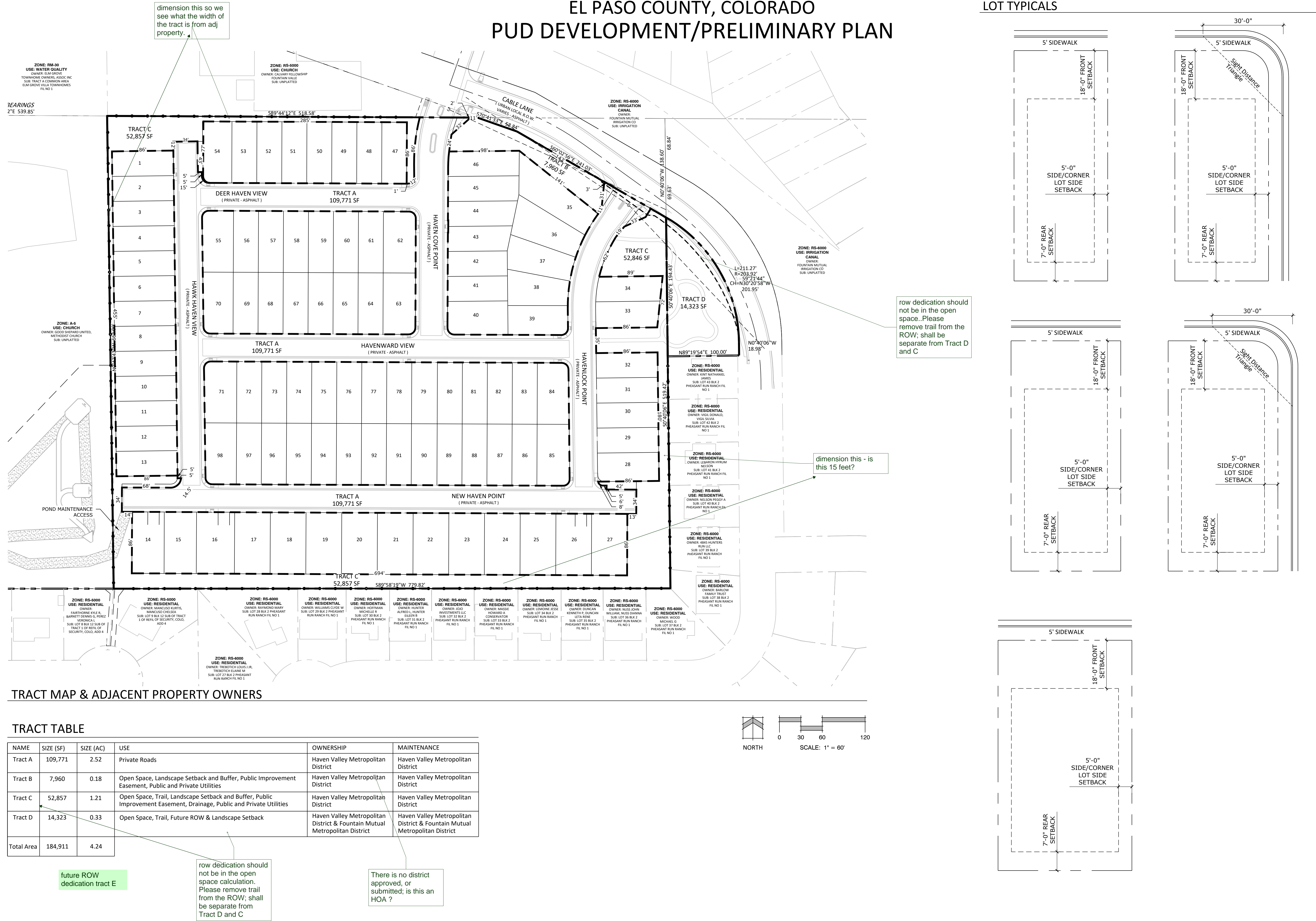
HAVEN VALLEY

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

LOT TYPICALS



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Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT
BY ASSOCIATION WITH

HAVEN VALLEY
PUD DEVELOPMENT /
PRELIMINARY PLAN
ALTURAS DRIVE &
CABLE LANE

DATE: 04.30.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
08.19.2021	B. I.	PER COUNTY COMMENTS
02.07.2022	B. I.	PER COUNTY COMMENTS
04.08.2022	B. I.	PER COUNTY COMMENTS

TRACT MAP, LOT TYPICALS & ADJACENT PROPERTY OWNERS

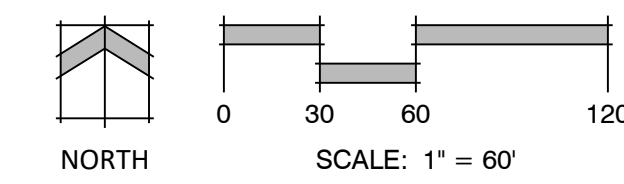
2 OF 9
PUDSP217

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TRACT MAP & ADJACENT PROPERTY OWNERS

TRACT TABLE

NAME	SIZE (SF)	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
Tract A	109,771	2.52	Private Roads	Haven Valley Metropolitan District	Haven Valley Metropolitan District
Tract B	7,960	0.18	Open Space, Landscape Setback and Buffer, Public Improvement Easement, Public and Private Utilities	Haven Valley Metropolitan District	Haven Valley Metropolitan District
Tract C	52,857	1.21	Open Space, Trail, Landscape Setback and Buffer, Public Improvement Easement, Drainage, Public and Private Utilities	Haven Valley Metropolitan District	Haven Valley Metropolitan District
Tract D	14,323	0.33	Open Space, Trail, Future ROW & Landscape Setback	Haven Valley Metropolitan District & Fountain Mutual Metropolitan District	Haven Valley Metropolitan District & Fountain Mutual Metropolitan District
Total Area	184,911	4.24			



future ROW dedication tract E

row dedication should not be in the open space calculation. Please remove trail from the ROW; shall be separate from Tract D and C

There is no district approved, or submitted; is this an HOA ?

HAVEN VALLEY

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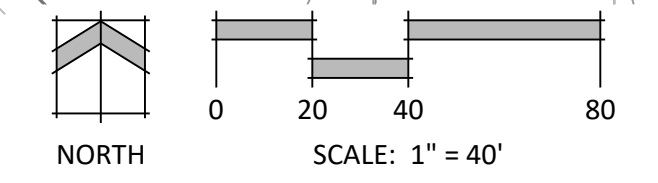


Are these lot lines in the 15'-buffer? That would not meet the 15' buffer. Request a PUD Mod for a reduced buffer of X where 15 feet is required and identify which BOCC criteria to justify...

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)

are these rear lot lines?

label the row widths please



PLANNER / LANDSCAPE ARCHITECT
 IN ASSOCIATION WITH
 IN ASSOCIATION WITH
 STAMP
 ISSUE DATE
 SHEET NUMBER

HAVEN VALLEY
 PUD DEVELOPMENT /
 PRELIMINARY PLAN
 ALTURAS DRIVE &
 CABLE LANE

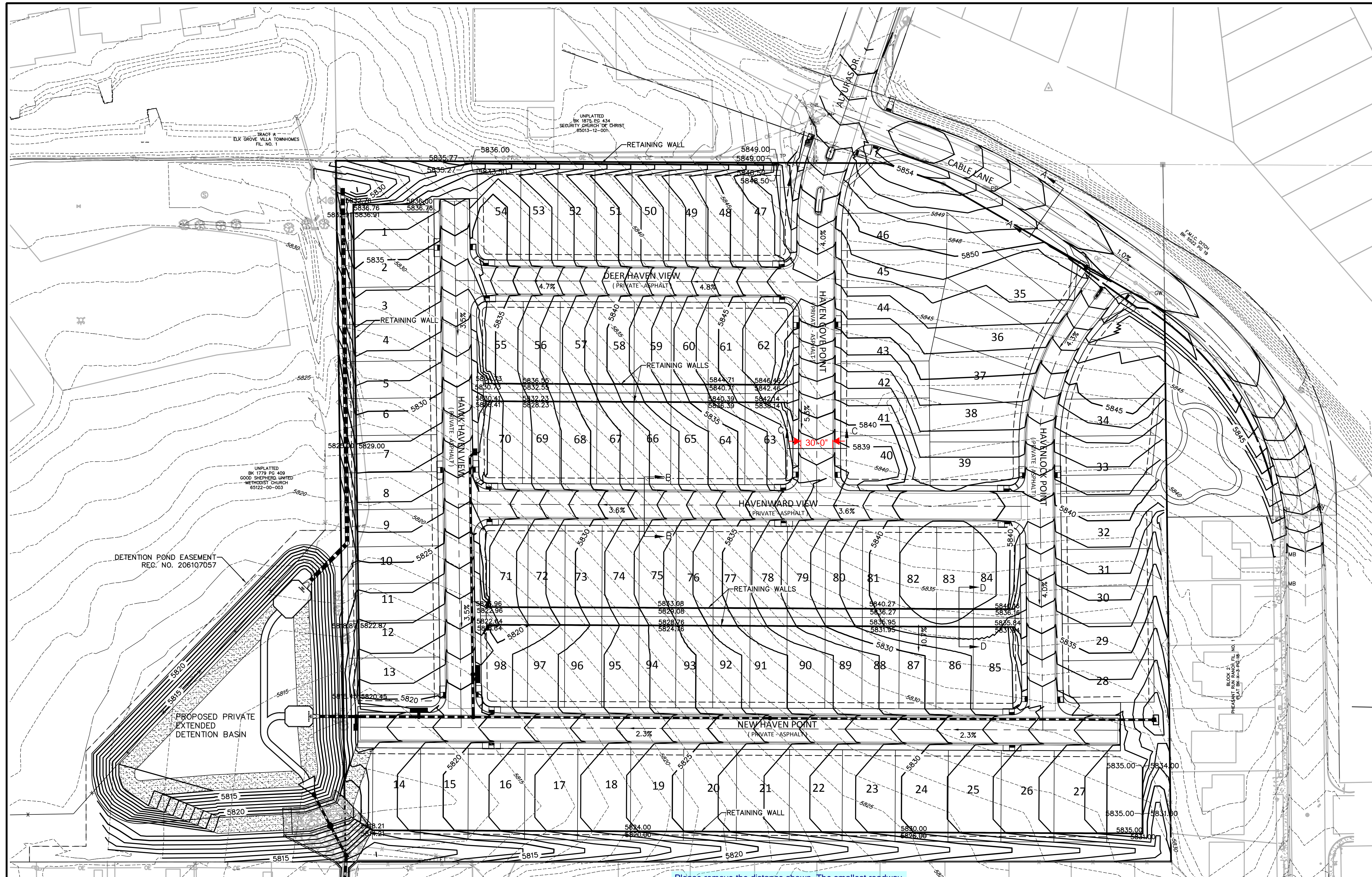
DATE: 04.30.2021
 PROJECT MGR: A. BARLOW
 PREPARED BY: B. ITEN

ENTITLEMENT

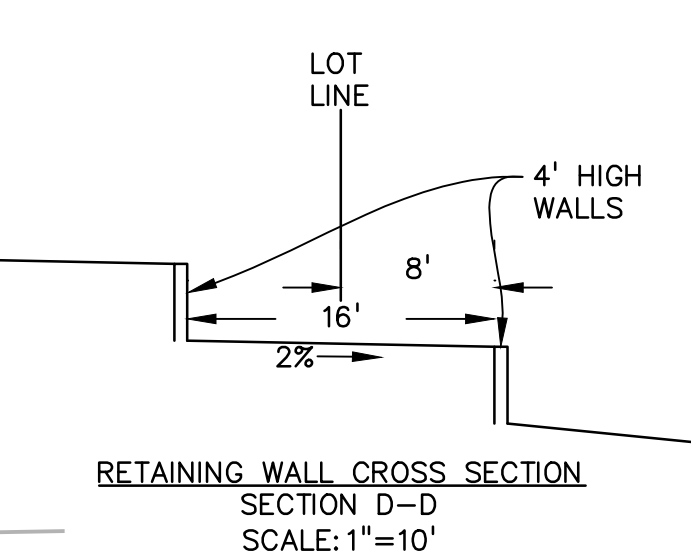
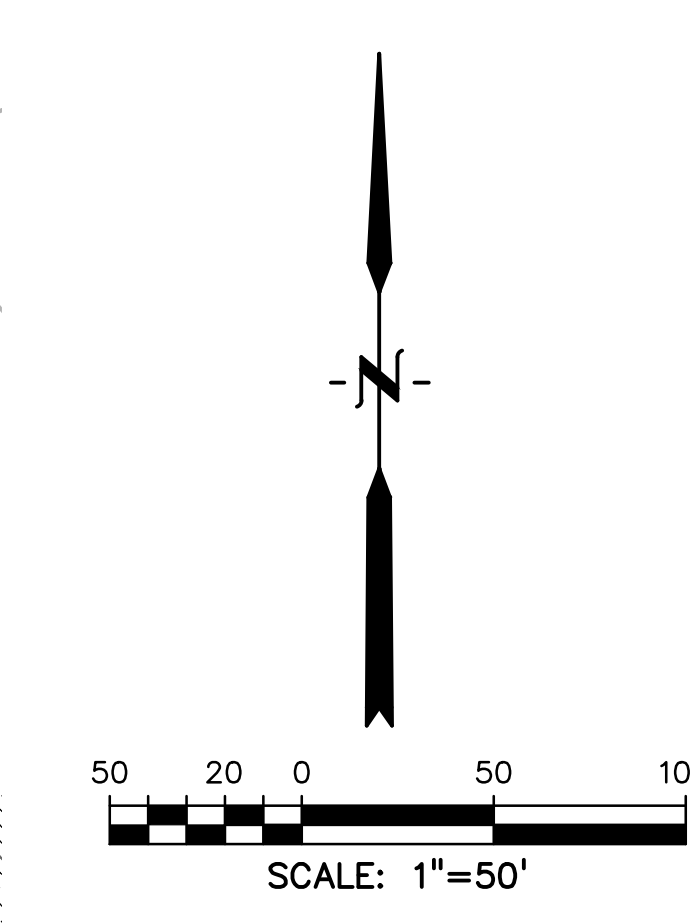
DATE:	BY:	DESCRIPTION:
08.19.2021	B. I.	PER COUNTY COMMENTS
02.07.2022	B. I.	PER COUNTY COMMENTS
04.08.2022	B. I.	PER COUNTY COMMENTS

PUD PRELIMINARY
 SITE PLAN

P:\Richmond American Homes\Haven Valley\Drawings\Planning\Development\Haven Valley_PUD.dwg (Sheet 3) 4/6/2022 4:33:45 PM B.iten



- LEGEND**
- STORM DRAIN
 - CURB FLOWLINE
 - R.O.W.
 - EXIST. FENCE
 - EXIST. STORM SEWER
 - EXIST. MINOR CONTOUR
 - EXIST. MAJOR CONTOUR
 - PROP. MINOR CONTOUR
 - PROP. MAJOR CONTOUR



PREPARED BY:



CLIENT:



PUD DEVELOPMENT/PRELIMINARY PLAN FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	4/29/21
LATEST ISSUE	4/8/22
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03GP01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY GRADING PLAN

PROJECT NO. 21085-03CSCV
DRAWING NO.

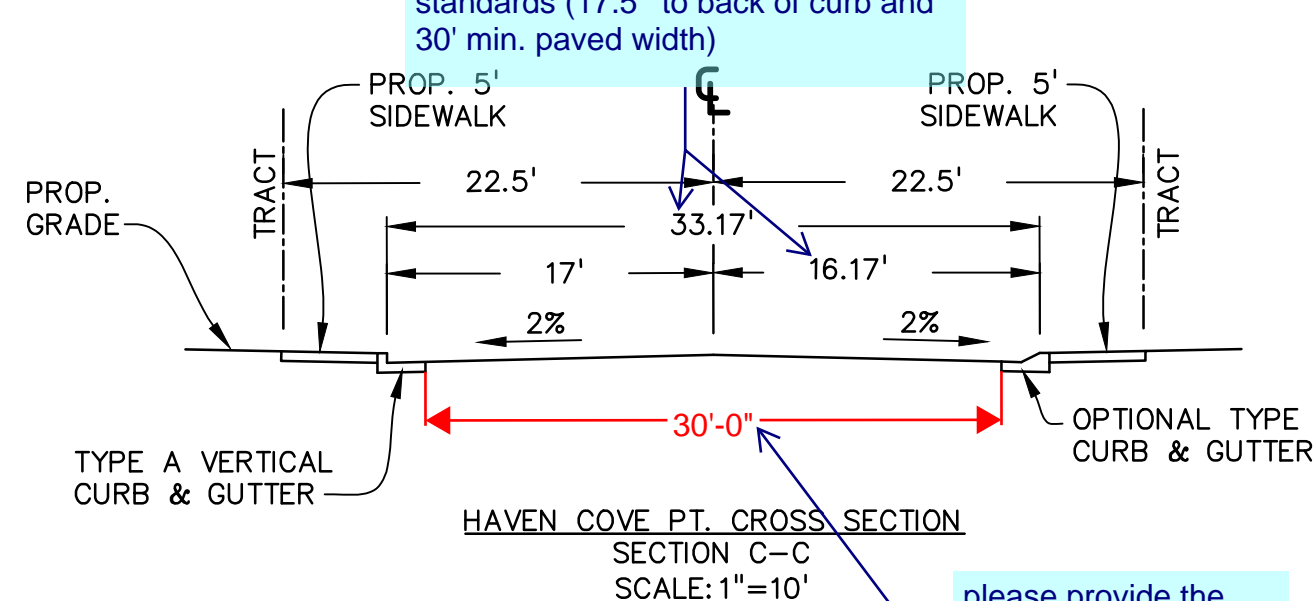
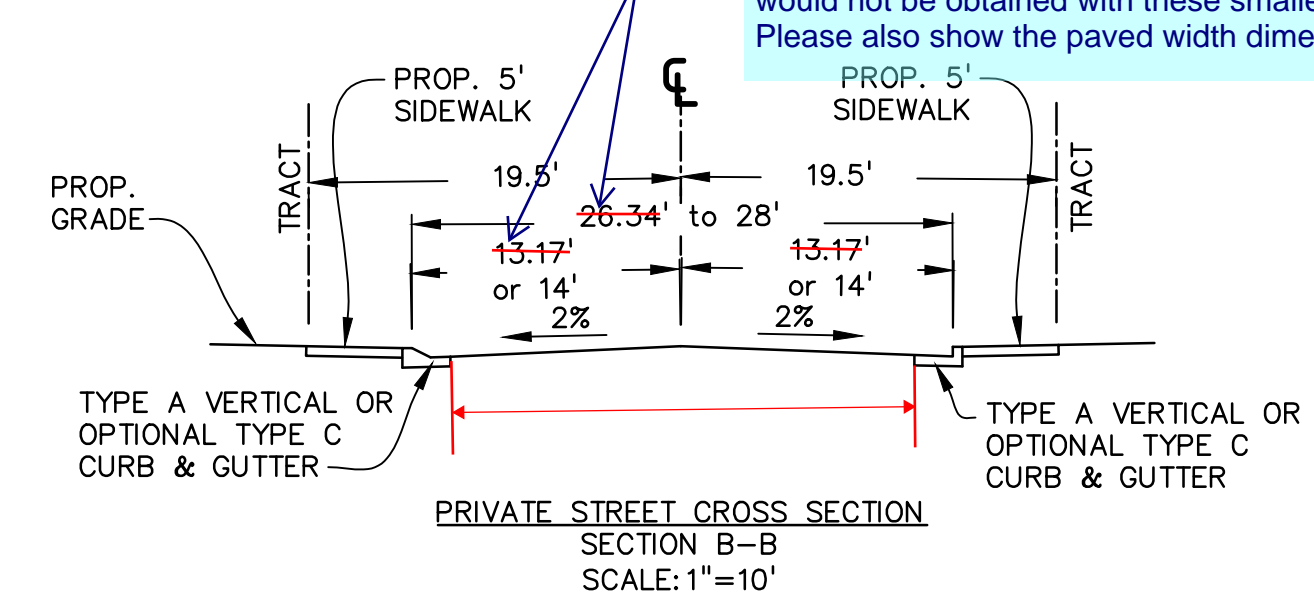
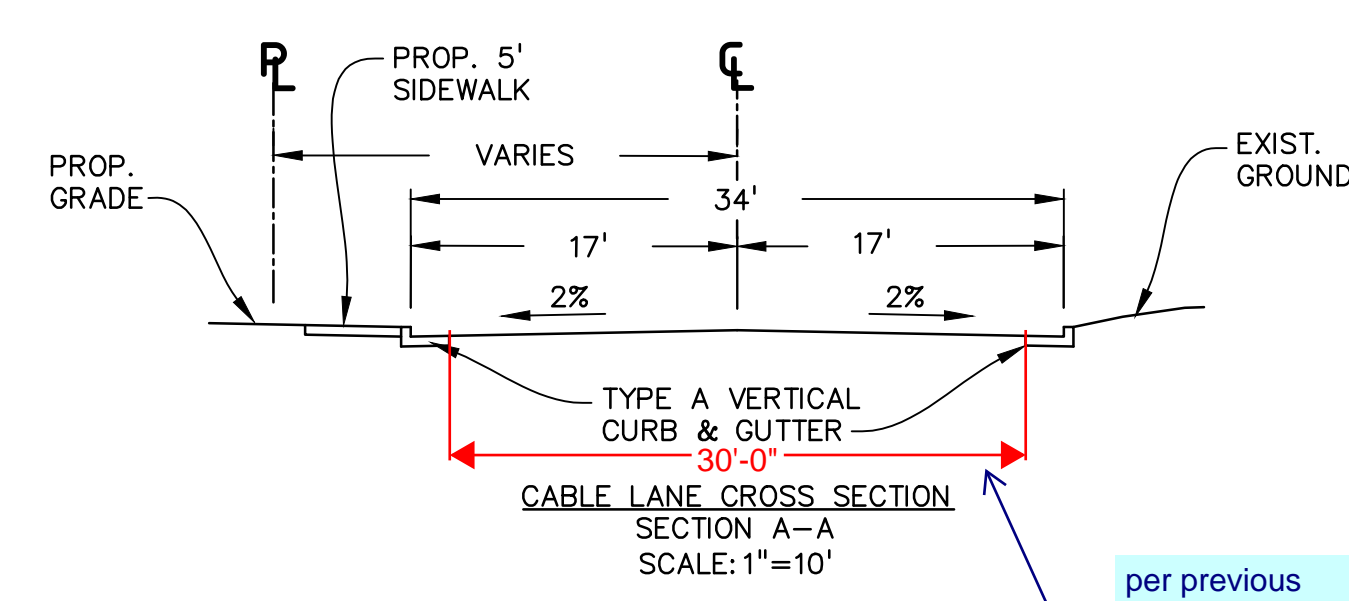
GP01

SHEET: 4 OF 9

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.

please revise the distance such that it meets the urban local roadway standards (17.5' to back of curb and 30' min. paved width)

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.

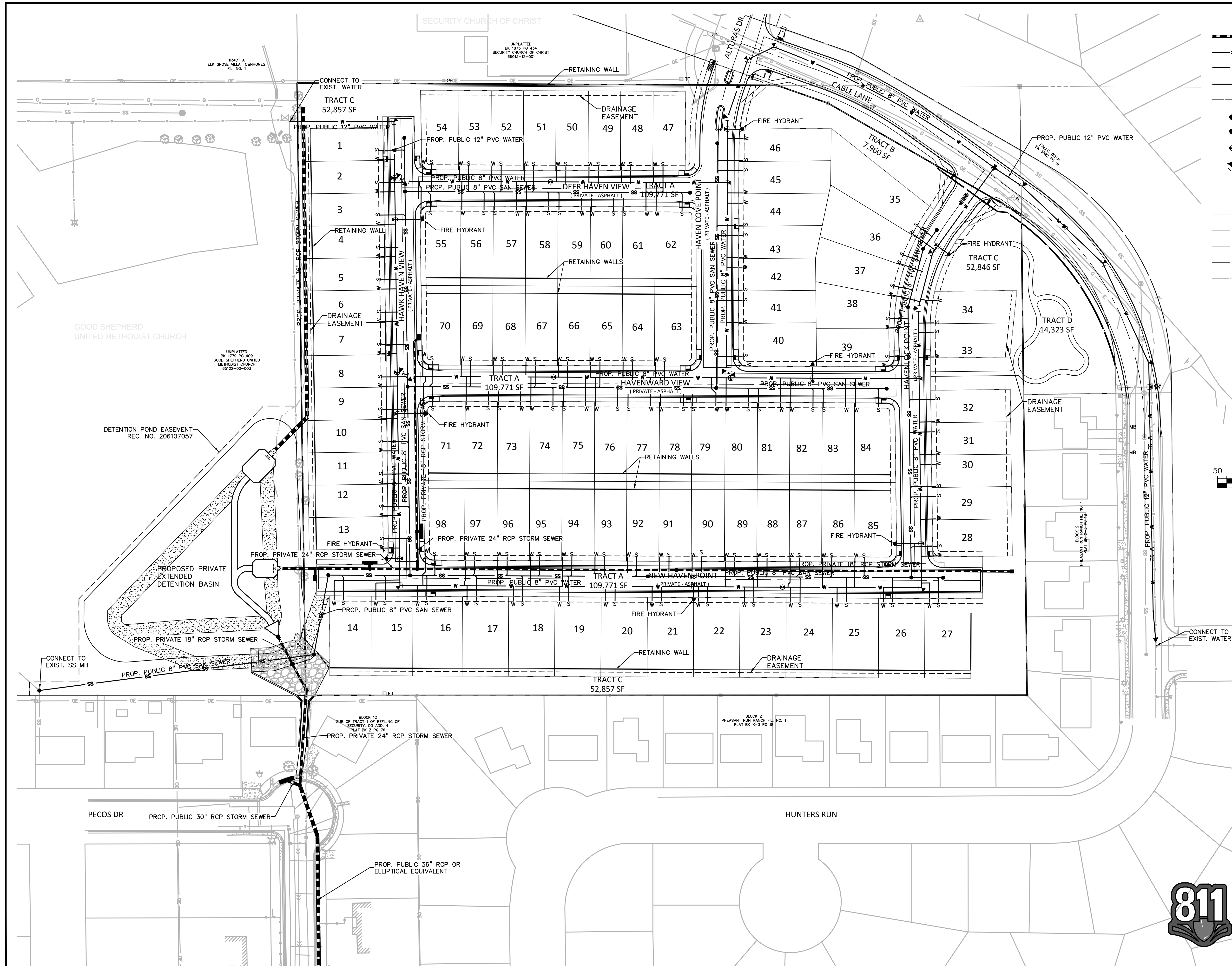


per previous comment, please provide the paved width distance.

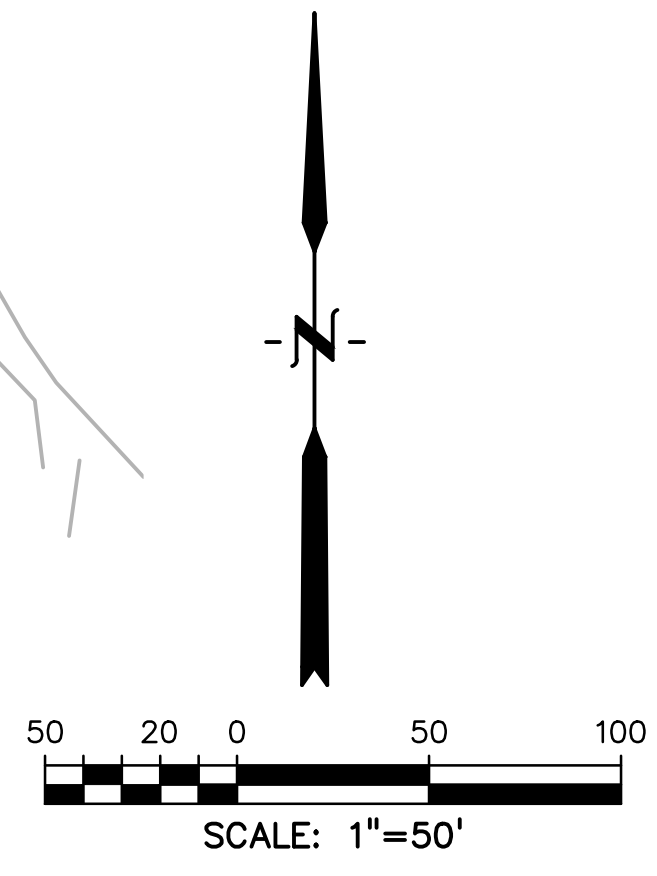
please provide the paved width distance



Know what's below. Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



- LEGEND**
- STORM DRAIN
 - SANITARY SEWER
 - WATERLINE
 - CURB FLOWLINE
 - R.O.W.
 - FIRE HYDRANT
 - MANHOLE
 - WATER VALVE
 - WATER BEND
 - EXIST. WATER MAIN
 - EXIST. FENCE
 - EXIST. STORM SEWER
 - EXIST. SANITARY SEWER
 - EXIST. ELECTRIC
 - EXIST. OVERHEAD ELECTRIC
 - EXIST. FIBER OPTIC



PREPARED BY:



DREXEL, BARRELL & CO.
 Engineers & Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPRINGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



RICHMOND
 AMERICAN HOMES
 4350 S. MONACO ST.
 DENVER, CO 80237
 CONTACT: MATTHEW JENKINS
 (720) 977-3686

PUD DEVELOPMENT/PRELIMINARY PLAN FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	4/29/21
LATEST ISSUE	4/8/22

DESIGNED BY:	TDM
DRAWN BY:	SNB
CHECKED BY:	TDM
FILE NAME:	21085-03UT01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

**PRELIMINARY
 UTILITY &
 FACILITIES PLAN**

PROJECT NO. 21085-03CSCV
 DRAWING NO.

UT01

SHEET: 5 OF 9



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

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING 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.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED 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
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- 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 SYSTEM.
- 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.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- 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.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- 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.
- 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.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- 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.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- 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.
- ANY OBJECT WITHIN THE SIGHT 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.

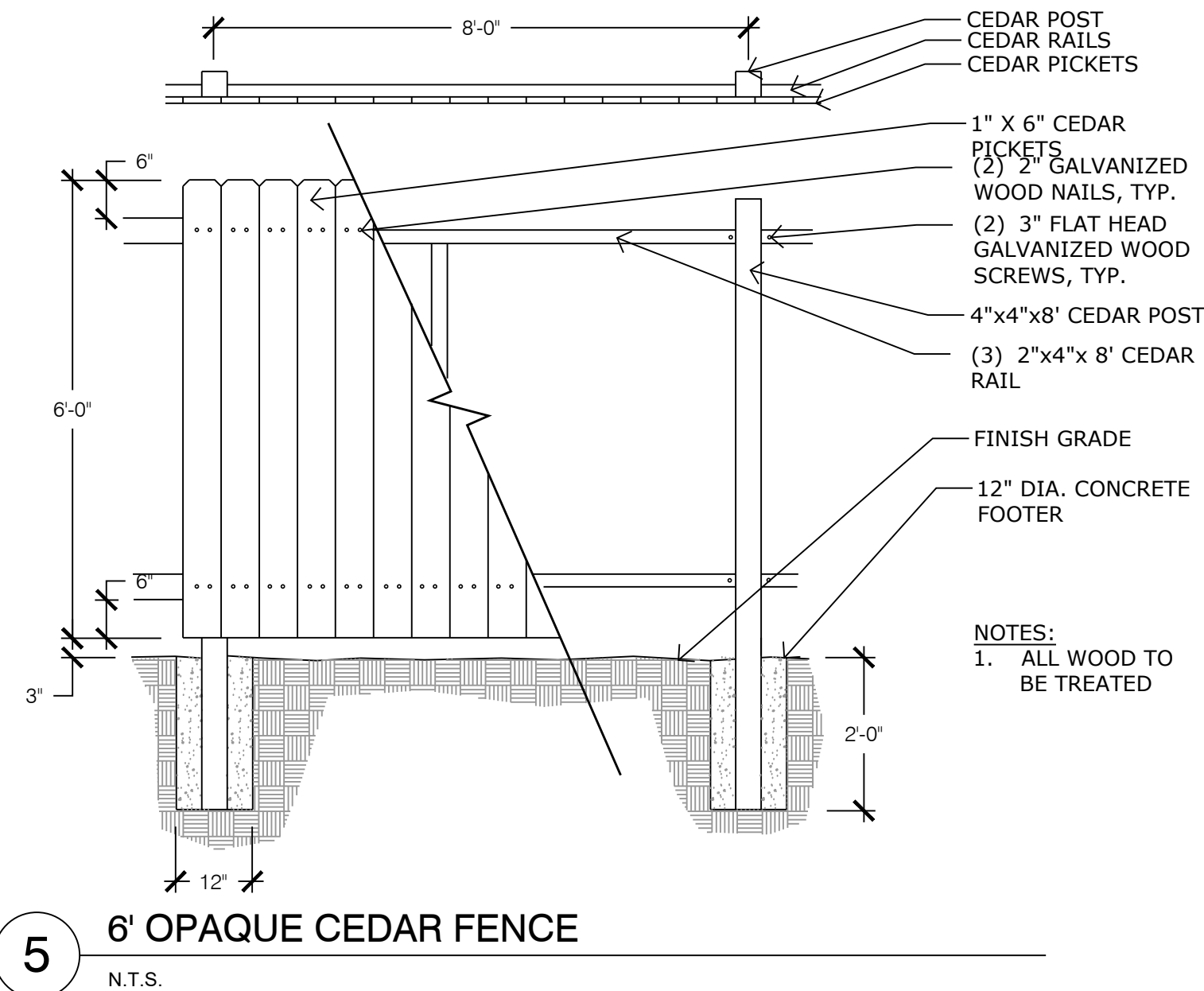
RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits

GROUND COVER SCHEDULE

- ROCK MULCH**
3/4" Cimarron Granite 3-4" Min. Depth
- COBBLE**
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%
- TURF**
Kentucky Bluegrass Sod

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
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	
Tc	7	Tilia cordata / Littleleaf Linden	40'	25'	2" Cal.	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
Ac	12	Abies concolor 'Candicans' / Candicans White Fir	25'	10'	6" HT	B&B	
Ph	26	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce	20'	10'	6" HT	B&B	
Pn	14	Pinus nigra / Austrian Black Pine	50'	30'	6" HT	B&B	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
Pg	13	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	3'	3'	#5 CONT	CONT	
Pb3	29	Pinus mugo 'Big Tuna' / Mountain Pine	6'	5'	#5 CONT	CONT	
Ph2	29	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	1'	6'	#5 CONT	CONT	
Pd	45	Potentilla fruticosa 'Gold Drop' / Gold Drop Bush Cinquefoil	4'	4'	#5 CONT	CONT	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
Ck	68	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	4'	3'	#1 CONT	CONT	
Pb	172	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1'	1.5'	#1 CONT	CONT	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
Pb2	119	Phlox subulata 'Blue' / Blue Creeping Phlox	1'	2'-3'	#1 CONT	CONT	



LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section 6.2.2.B.1

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.
CABLE LANE	NON-ARTERIAL	10' / 10'	538	1 / 30'	18 / 18

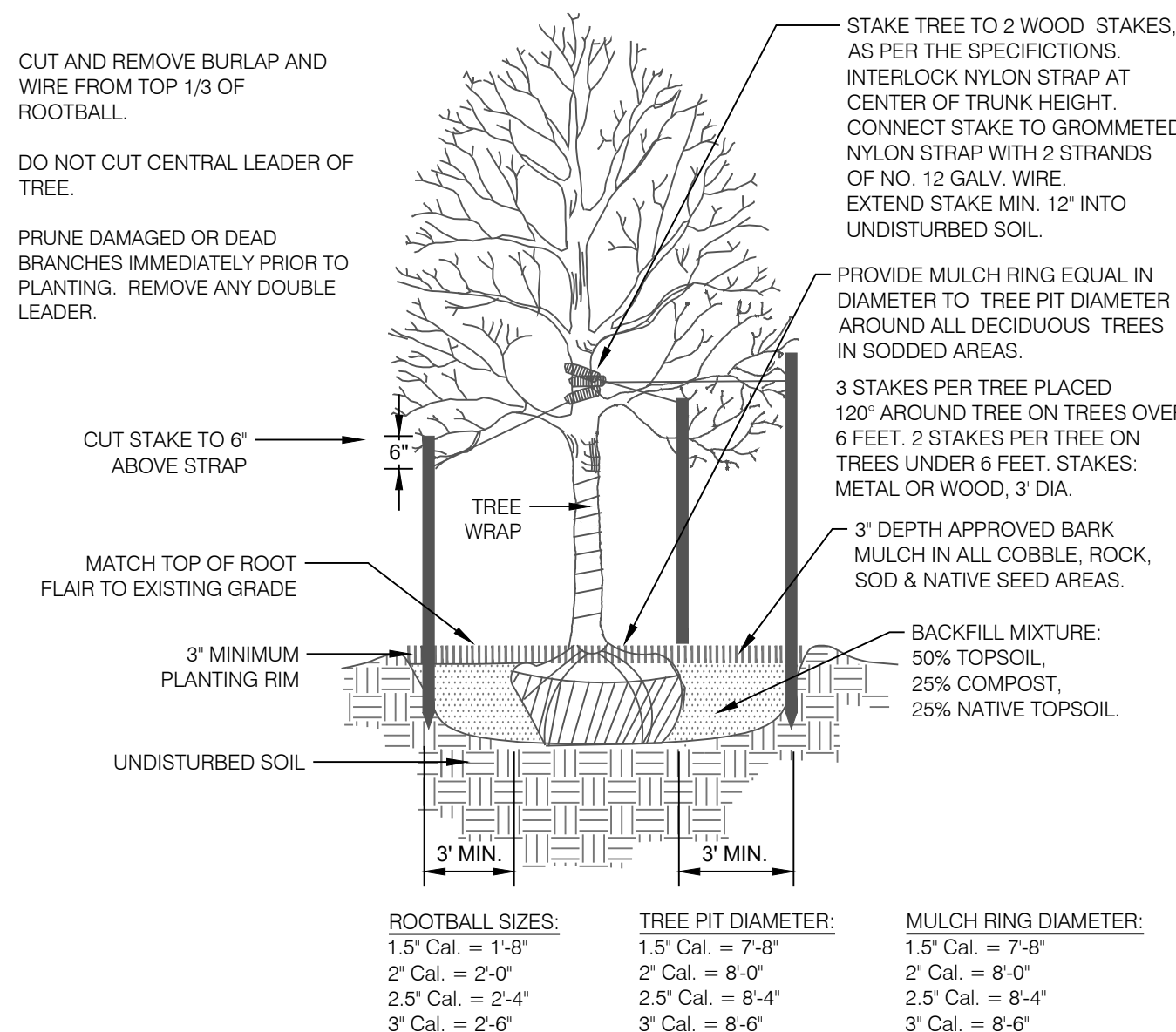
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
0 / 0	0 / 0	CL	75% / 75%

Landscape Buffer & Screens

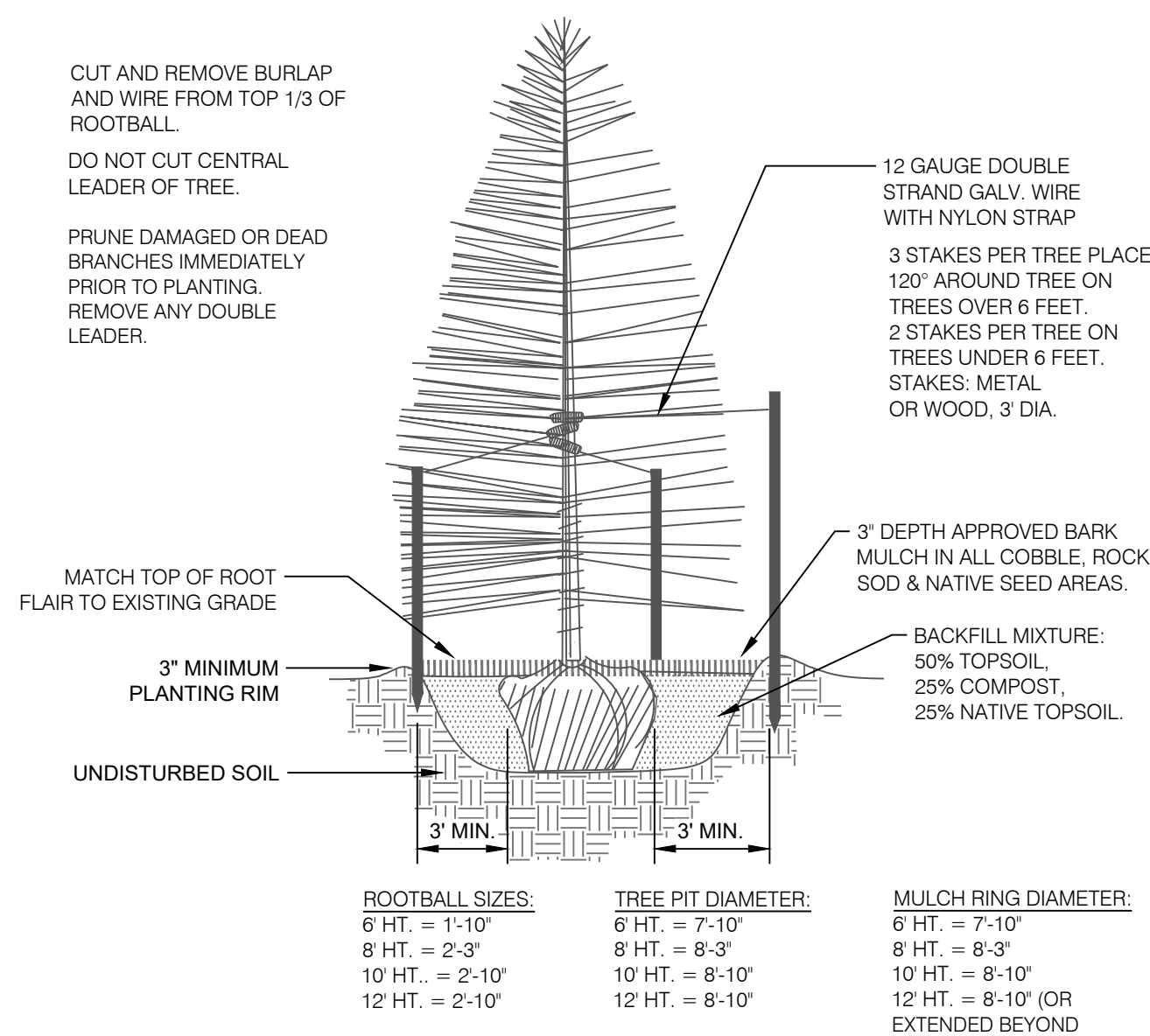
See Code Section 6.2.2.D.1

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/15') Required / Provided	Evergreen Trees Req. (33%) / Prov.
South	15' / 15'	780	52 / 52	18 / 36
East	15' / 15'	423	28 / 28	10 / 17

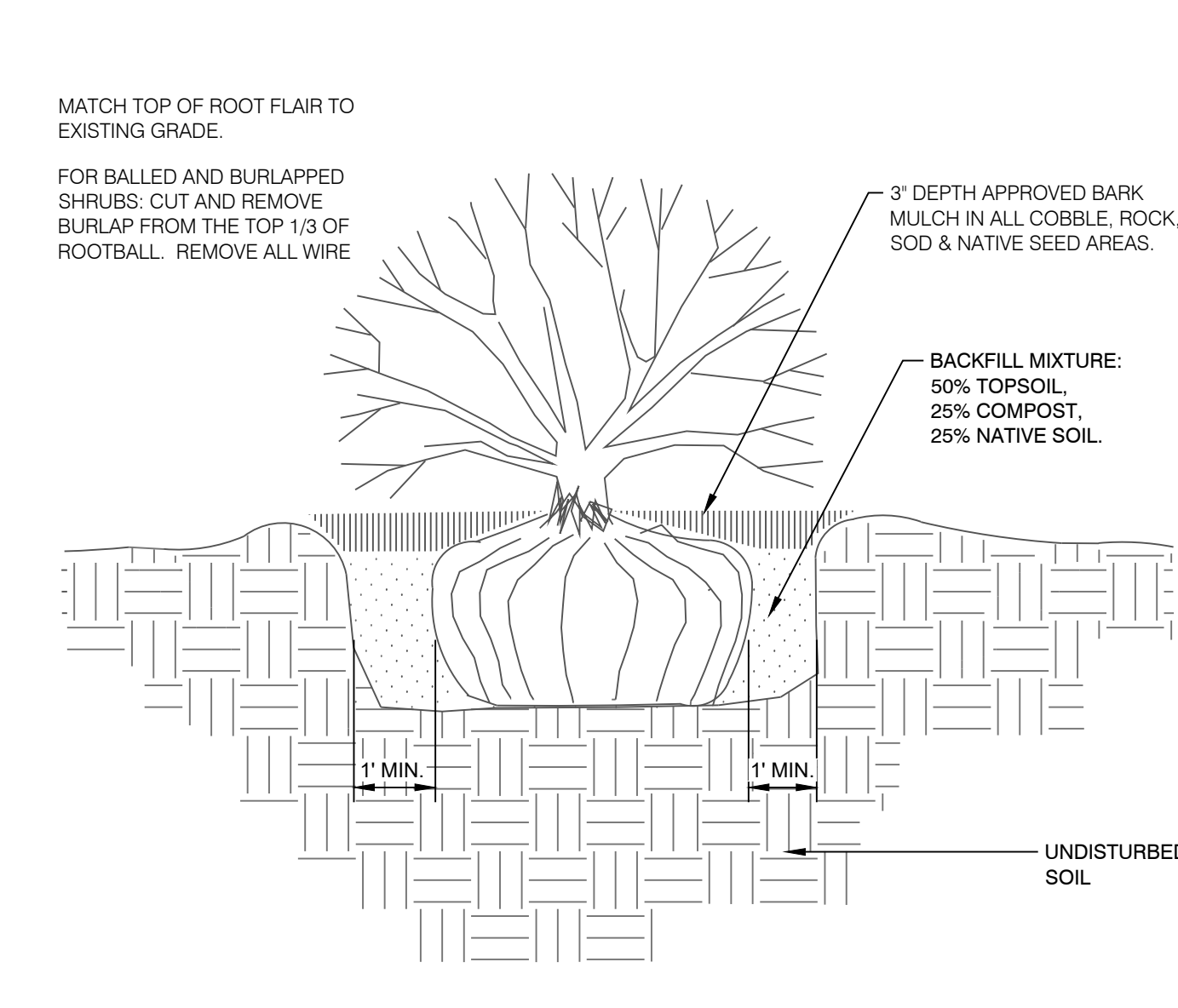
Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
780' / 780'	SB	75% / 100%
423' / 423'	EB	75% / 100%



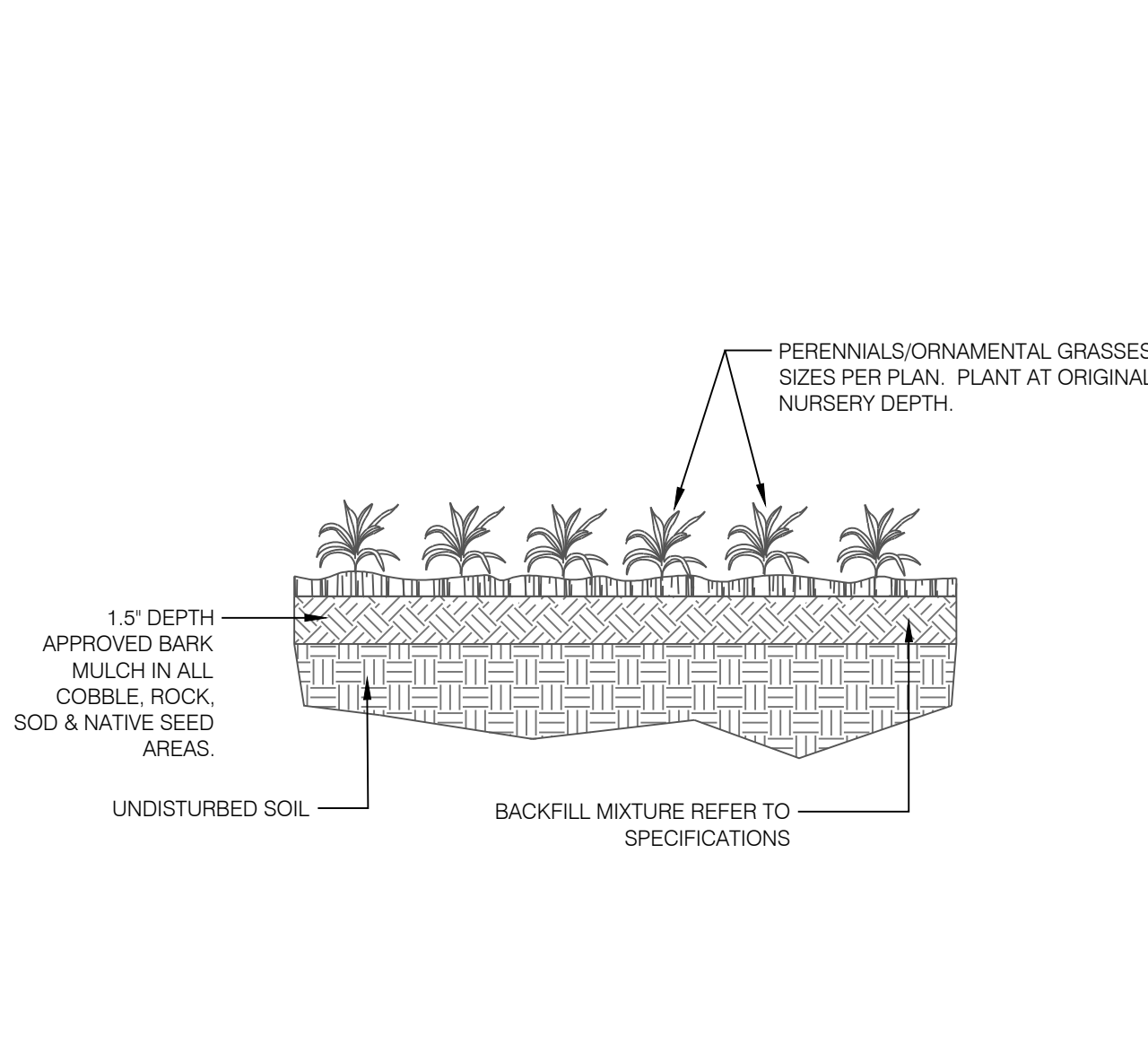
1 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



2 CONIFEROUS TREE PLANTING DETAIL
N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



4 PERENNIAL / ORNAMENTAL GRASS PLANTING
N.T.S.



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

HAVEN VALLEY

PUD DEVELOPMENT / PRELIMINARY PLAN ALTURAS DRIVE & CABLE LANE

DATE: 04.30.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
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

6 OF 9

PUDSP217

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

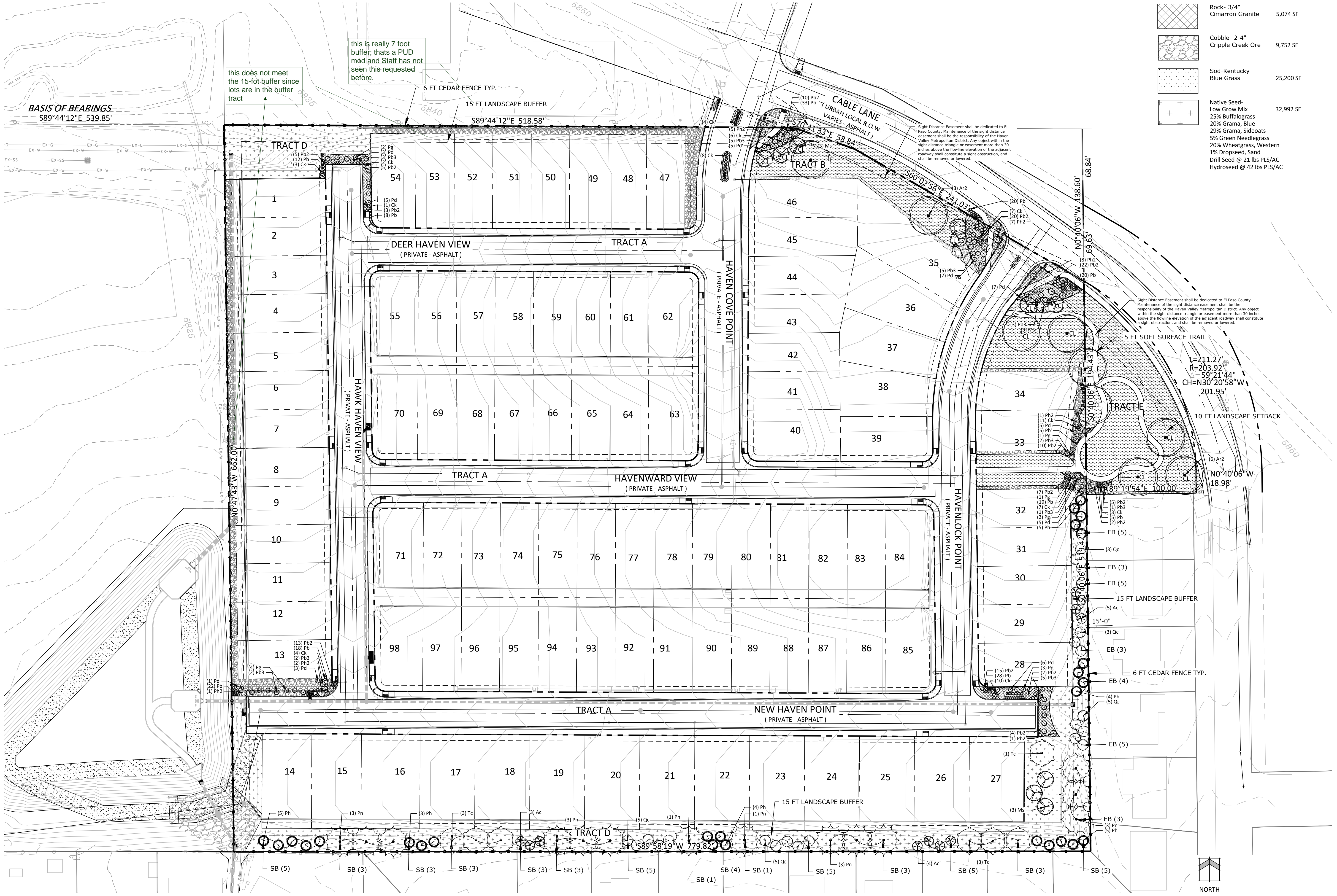


N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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HATCH LEGEND

	Rock- 3/4" Cimmarron Granite	5,074 SF
	Cobble- 2-4" Cripple Creek Ore	9,752 SF
	Sod-Kentucky Blue Grass	25,200 SF
	Native Seed-Low Grow Mix	32,992 SF

25% Buffalograss
20% Grama, Blue
29% Grama, Sideoats
5% Green Needlegrass
20% Wheatgrass, Western
1% Dropseed, Sand
Drill Seed @ 21 lbs PLS/AC
Hydroseed @ 42 lbs PLS/AC



HAVEN VALLEY

PUD DEVELOPMENT /
PRELIMINARY PLAN
ALTURAS DRIVE &
CABLE LANE

DATE: 04.30.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

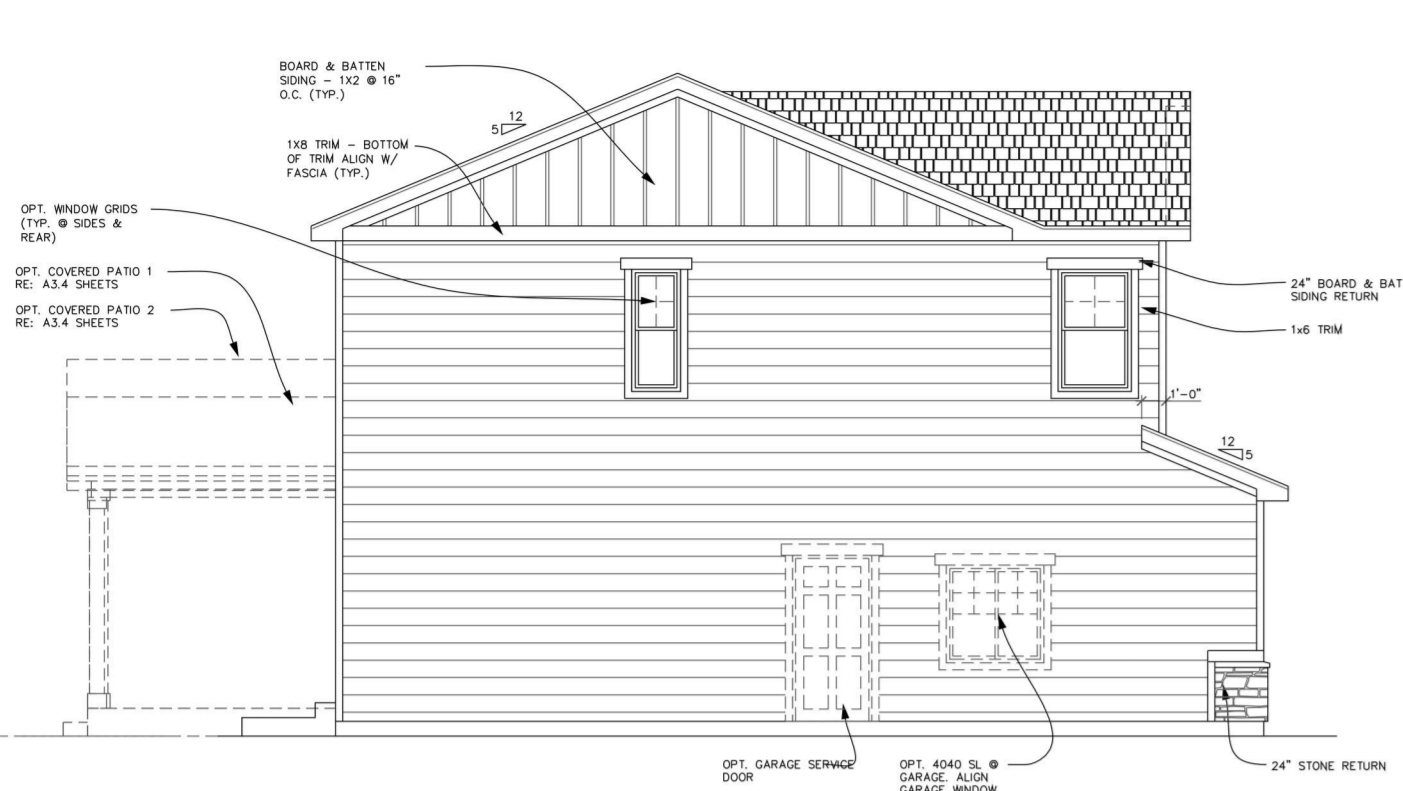
ENTITLEMENT

DATE:	BY:	DESCRIPTION:
08.19.2021	B.I.	PER COUNTY COMMENTS
02.07.2022	T.H.	PER COUNTY COMMENTS
04.08.2022	B.I.	PER COUNTY COMMENTS

ALTERNATIVE LANDSCAPE PLAN

7 OF 9
PUDSP217

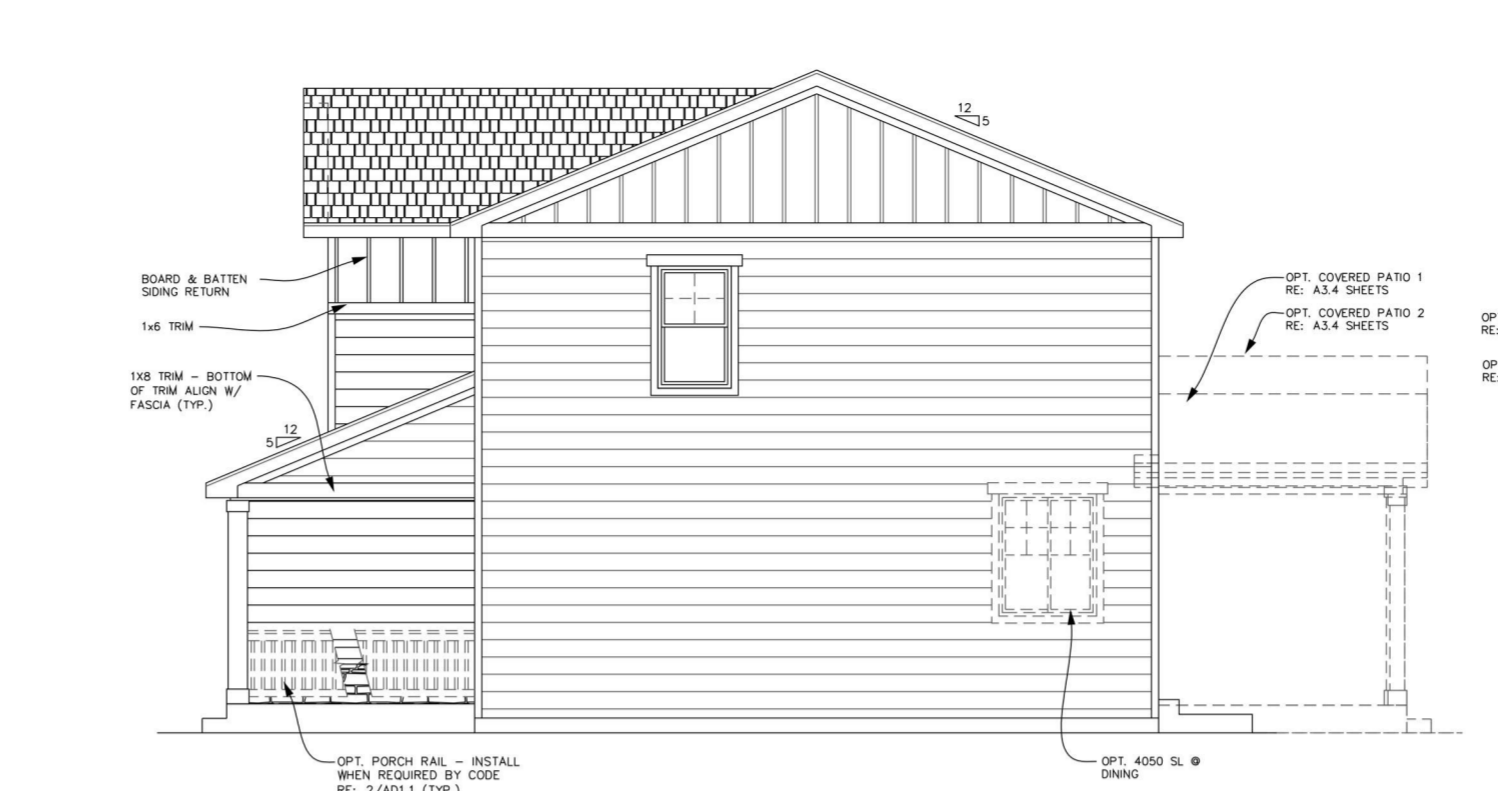
P:\Richmond American Homes\Haven Valley\Drawings\Planning\Final\land\Haven Valley_LS.dwg [Landscape Plan-7] 4/6/2022, 4:42:43 PM biten



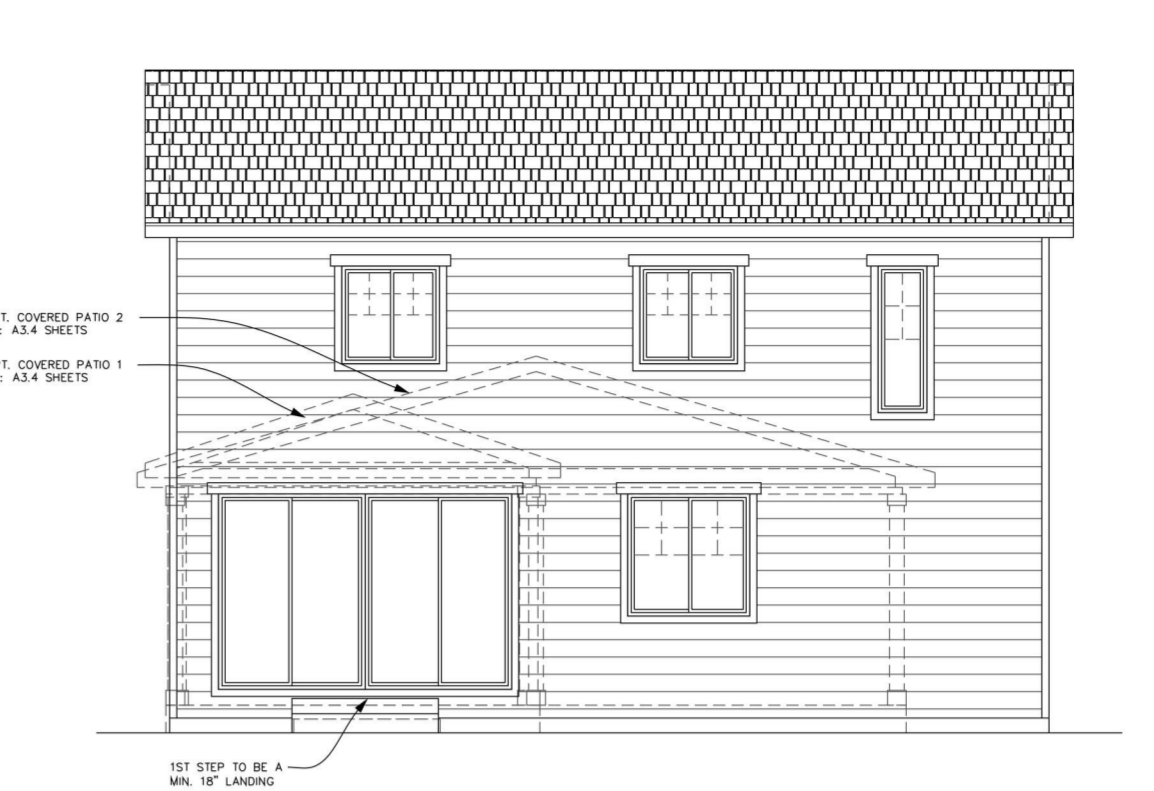
3 LEFT ELEVATION A
SCALE: N.T.S.



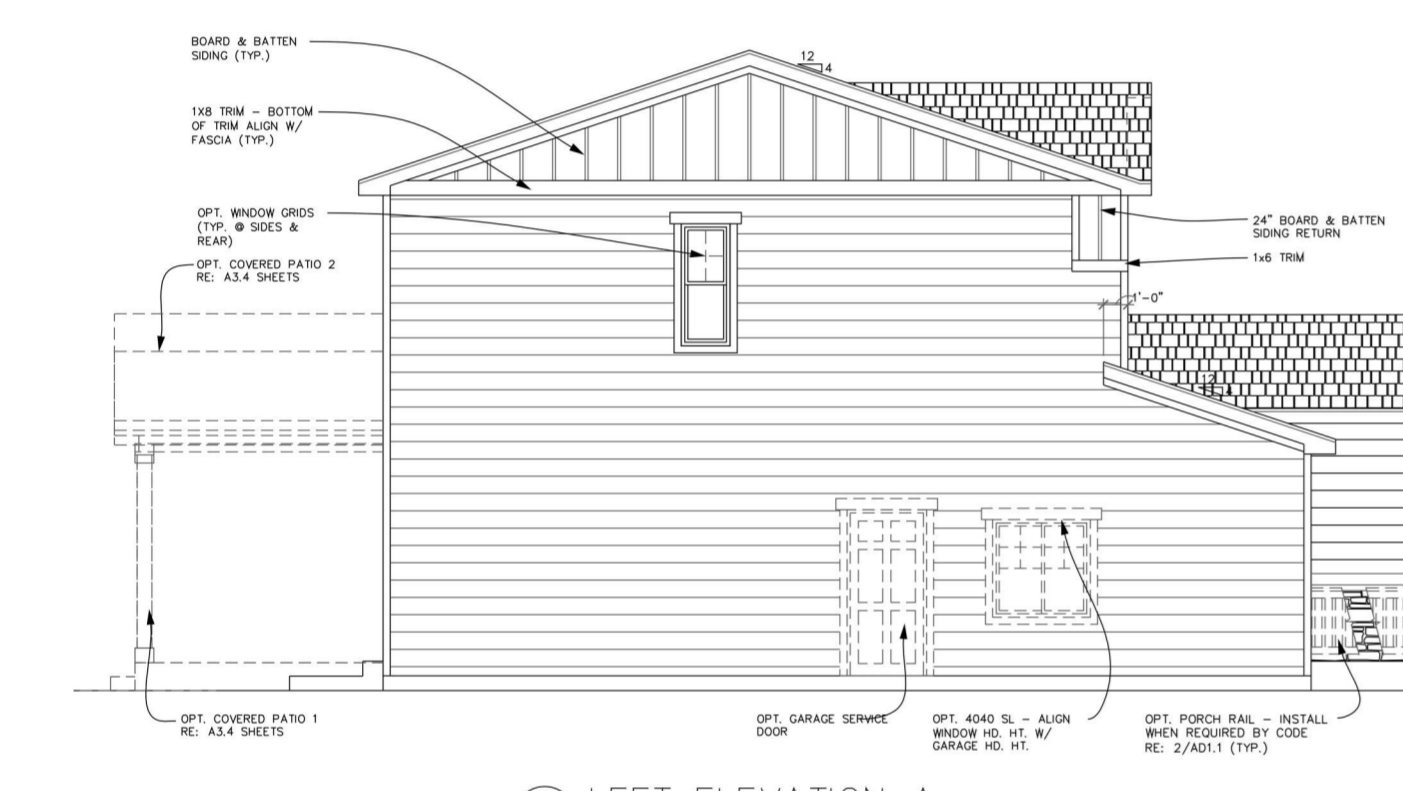
1 FRONT ELEVATION A
SCALE: N.T.S.



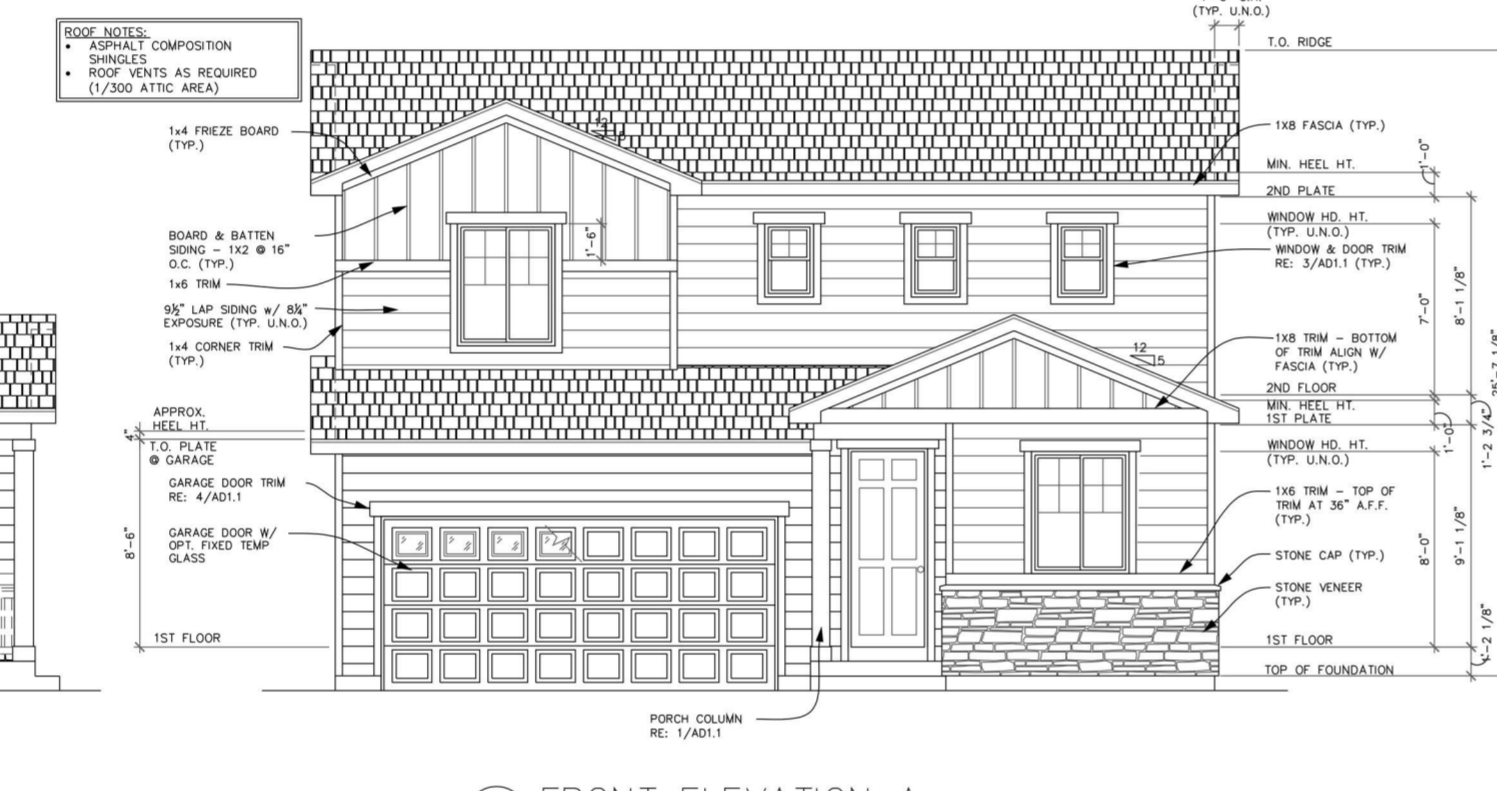
4 RIGHT ELEVATION A
SCALE: N.T.S.



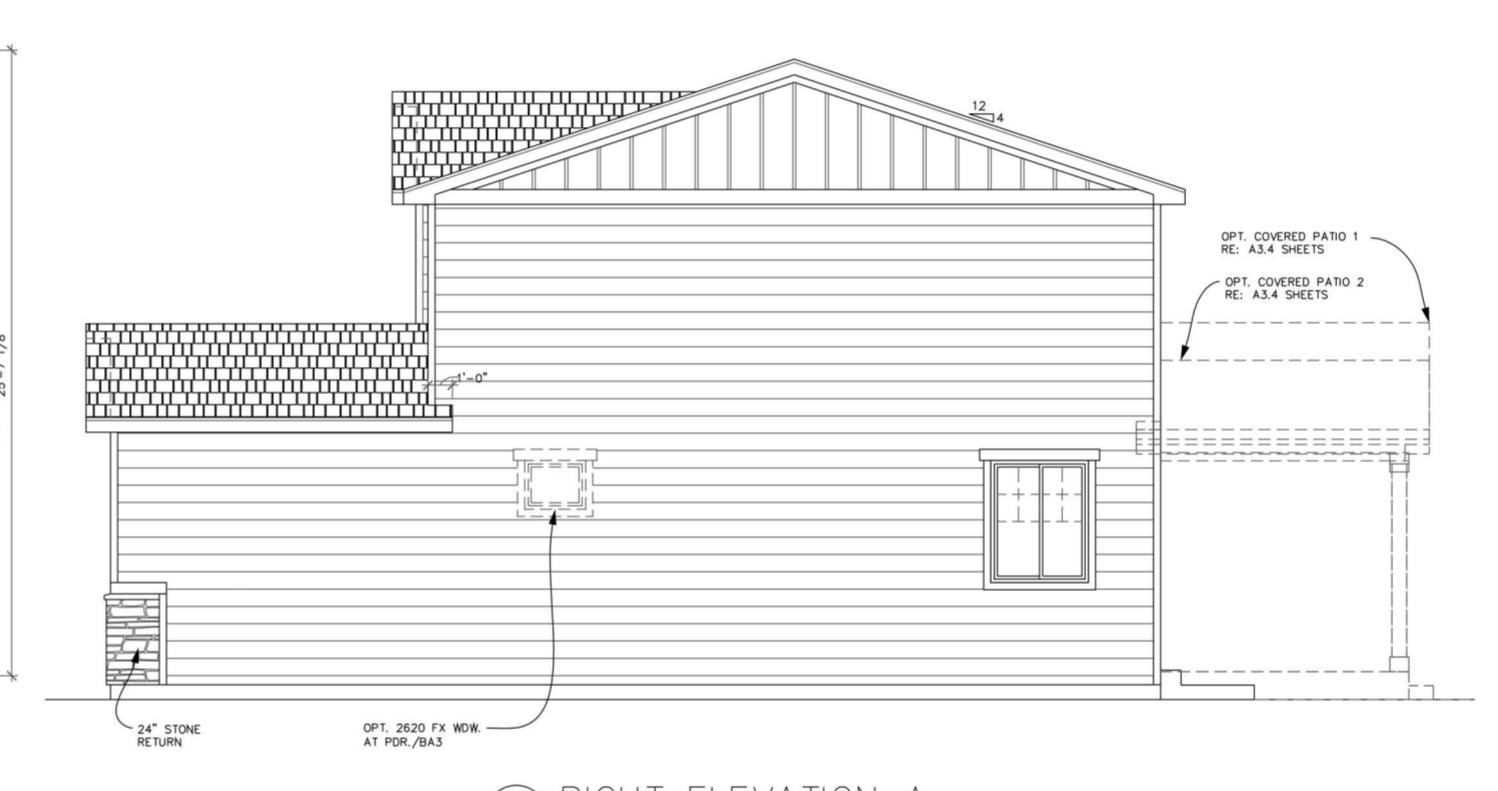
2 REAR ELEVATION A
SCALE: N.T.S.



3 LEFT ELEVATION A
SCALE: N.T.S.



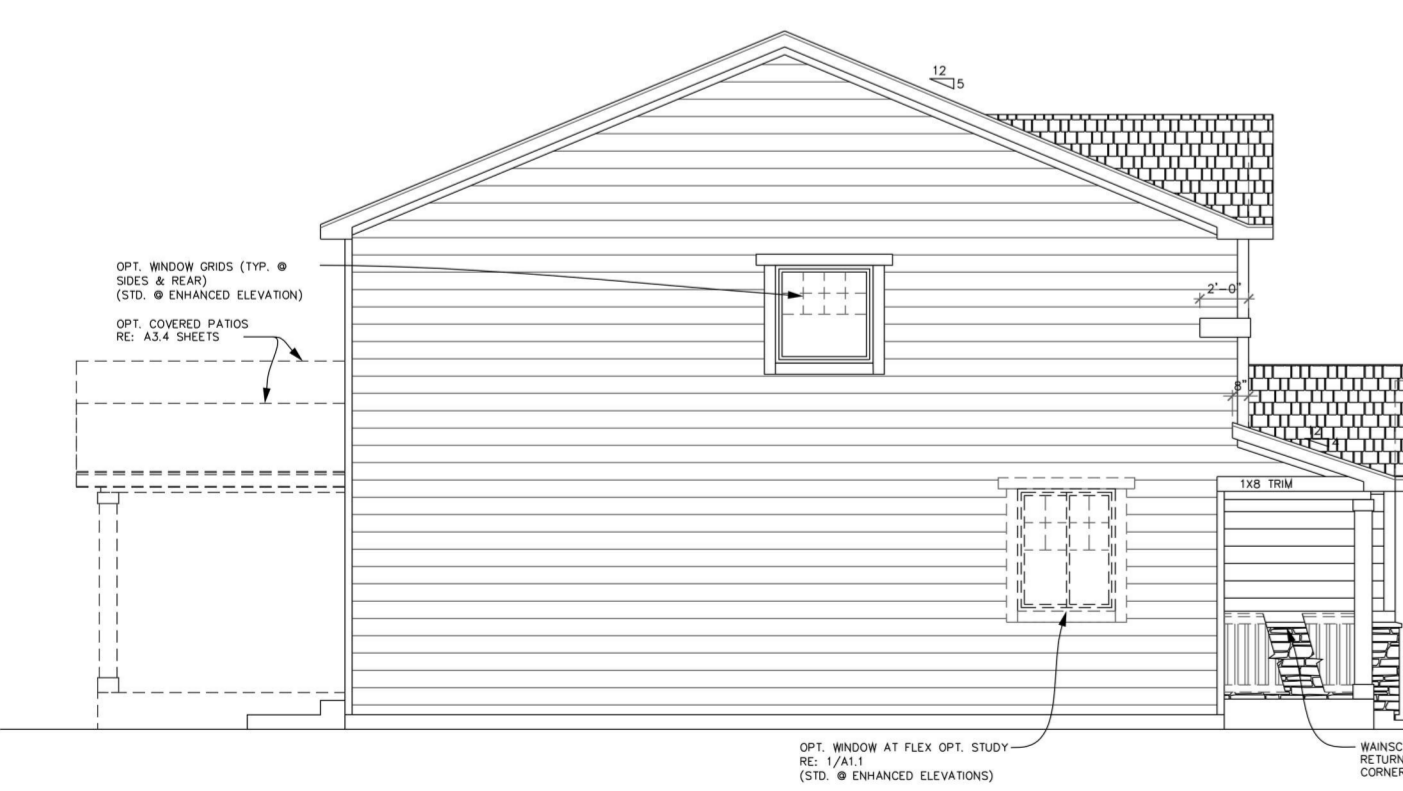
1 FRONT ELEVATION A
SCALE: N.T.S.



4 RIGHT ELEVATION A
SCALE: N.T.S.



2 REAR ELEVATION A
SCALE: N.T.S.



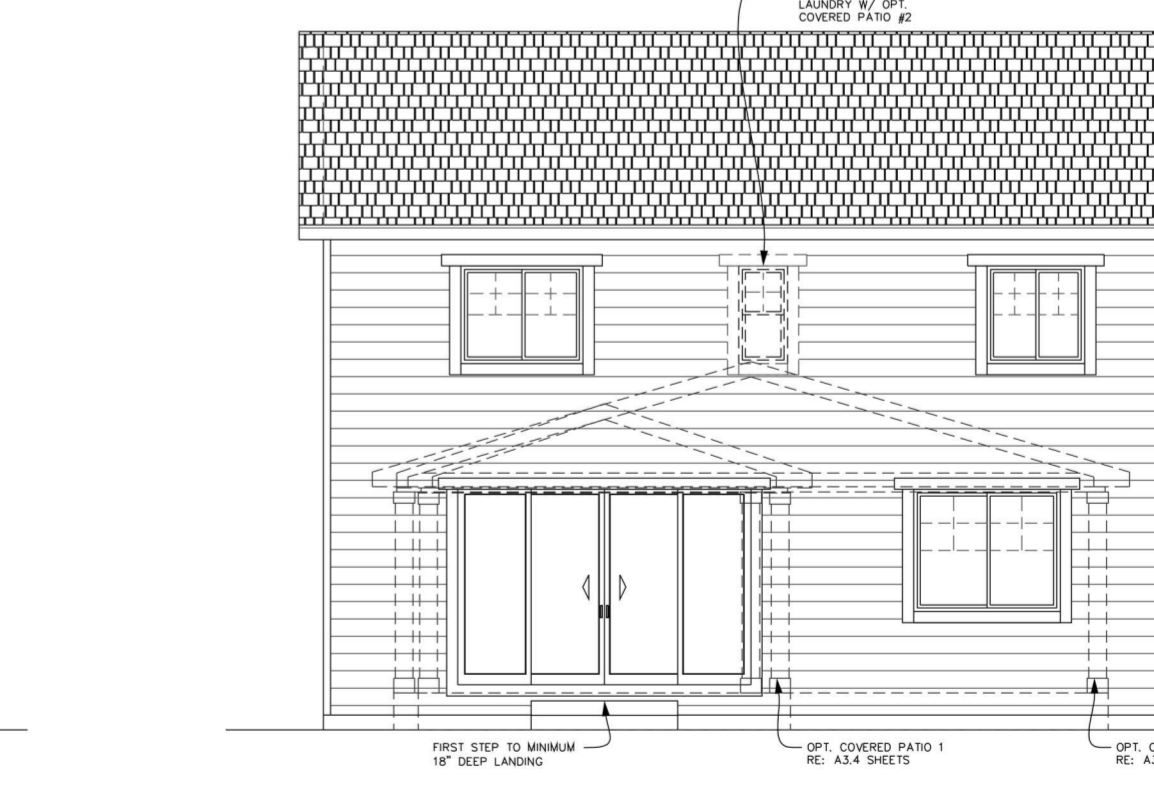
2 LEFT ELEVATION A
SCALE: N.T.S.



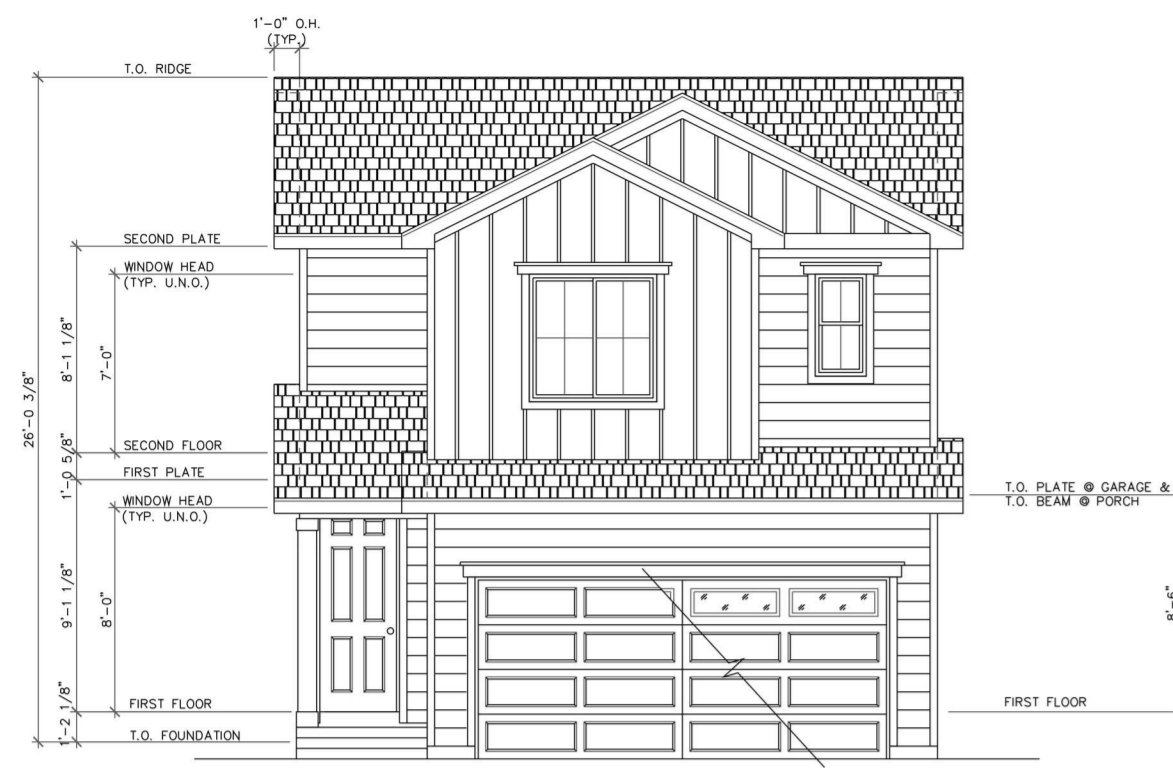
1 FRONT ELEVATION A
SCALE: N.T.S.



4 RIGHT ELEVATION A
SCALE: N.T.S.



3 REAR ELEVATION A
SCALE: N.T.S.



1 FRONT ELEVATION A
SCALE: N.T.S.



2 LEFT ELEVATION A
SCALE: N.T.S.



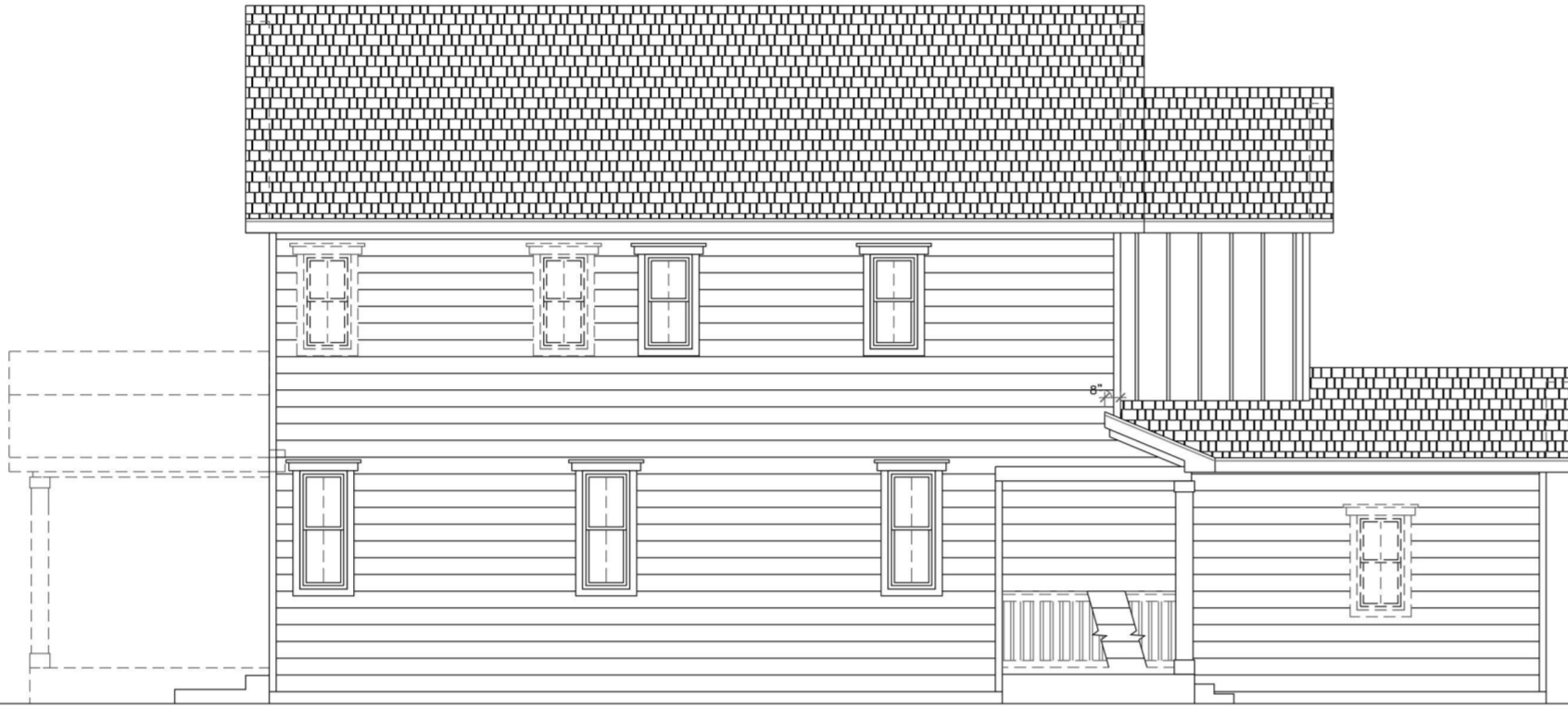
3 REAR ELEVATION A
SCALE: N.T.S.



4 RIGHT ELEVATION A
SCALE: N.T.S.



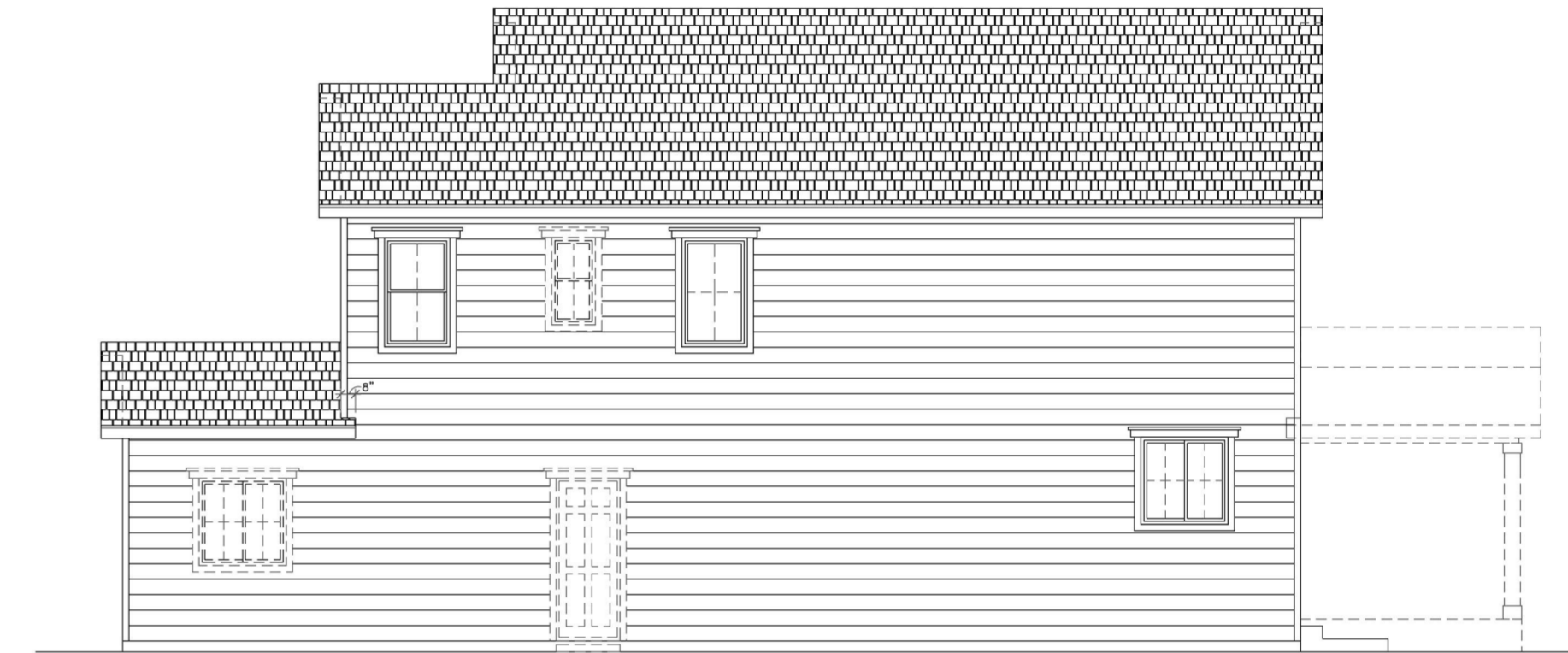
1 FRONT ELEVATION A
SCALE: N.T.S.



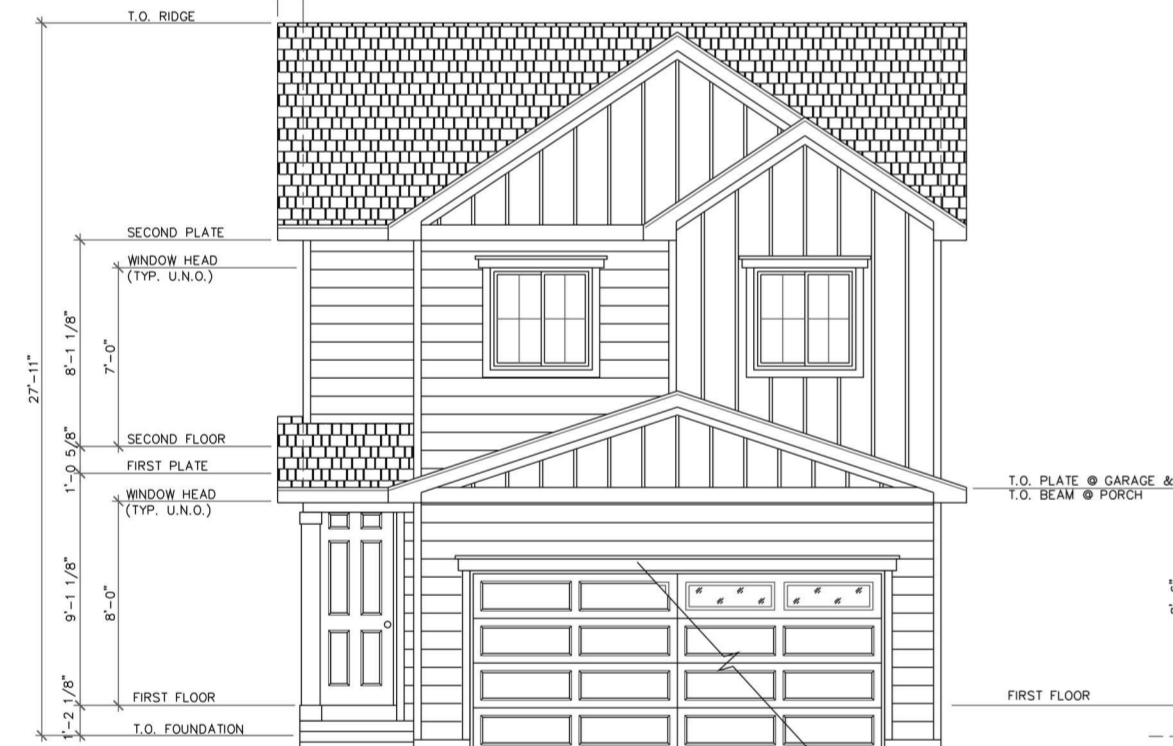
2 LEFT ELEVATION A
SCALE: N.T.S.



3 REAR ELEVATION A
SCALE: N.T.S.



4 RIGHT ELEVATION A
SCALE: N.T.S.



1 FRONT ELEVATION A
SCALE: N.T.S.



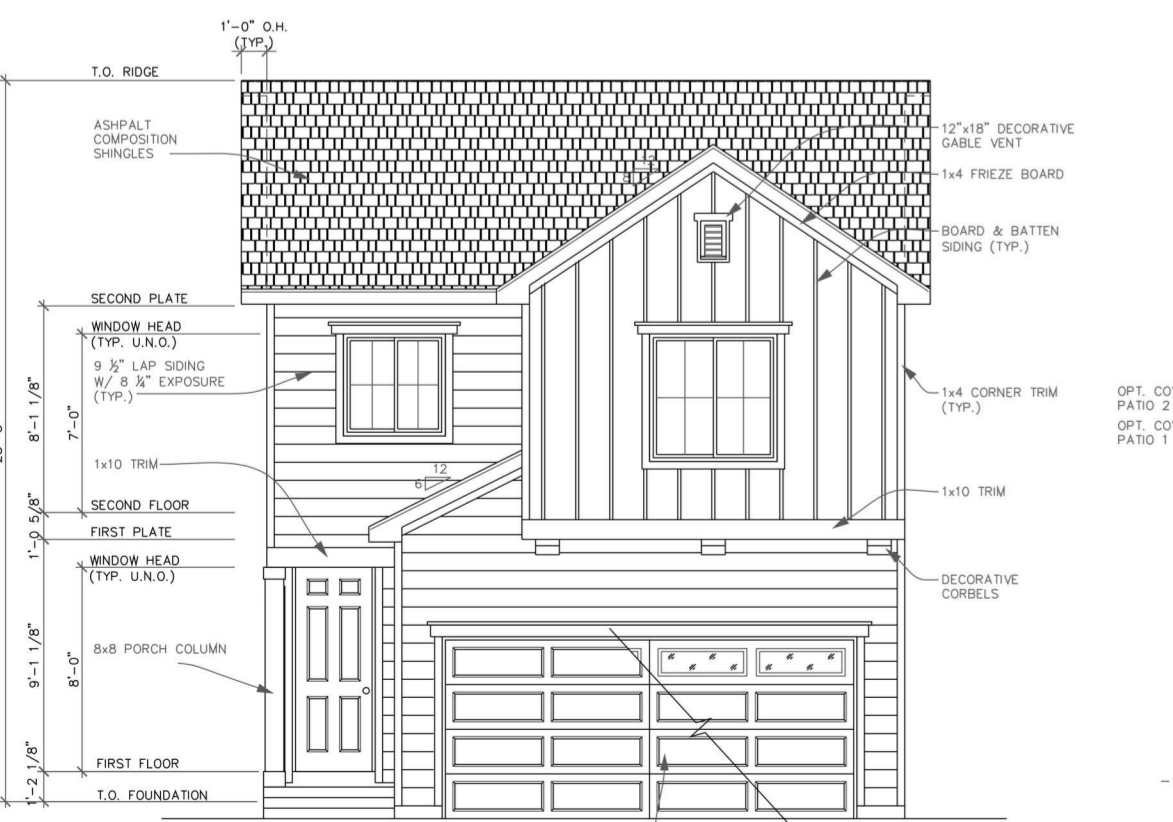
2 LEFT ELEVATION A
SCALE: N.T.S.



3 REAR ELEVATION A
SCALE: N.T.S.



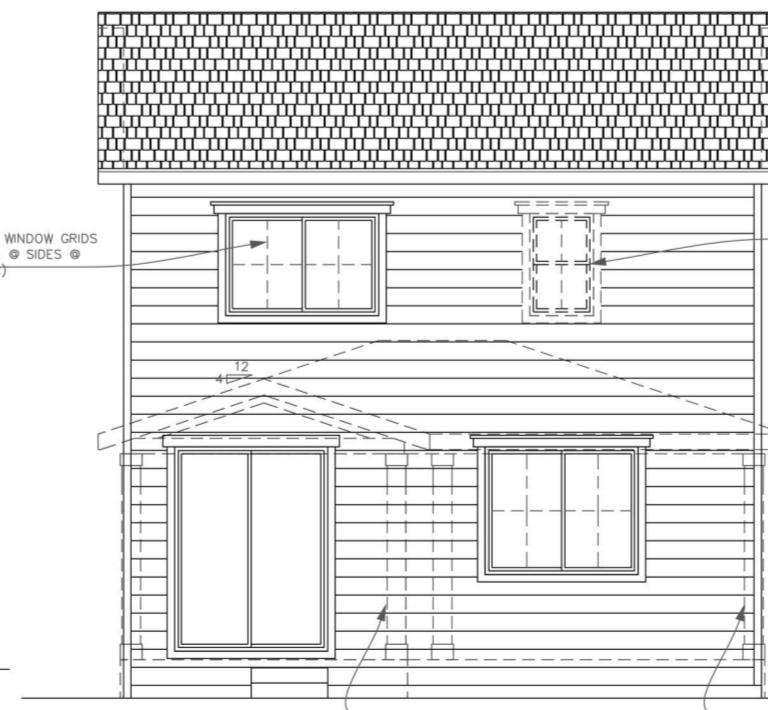
4 RIGHT ELEVATION A
SCALE: N.T.S.



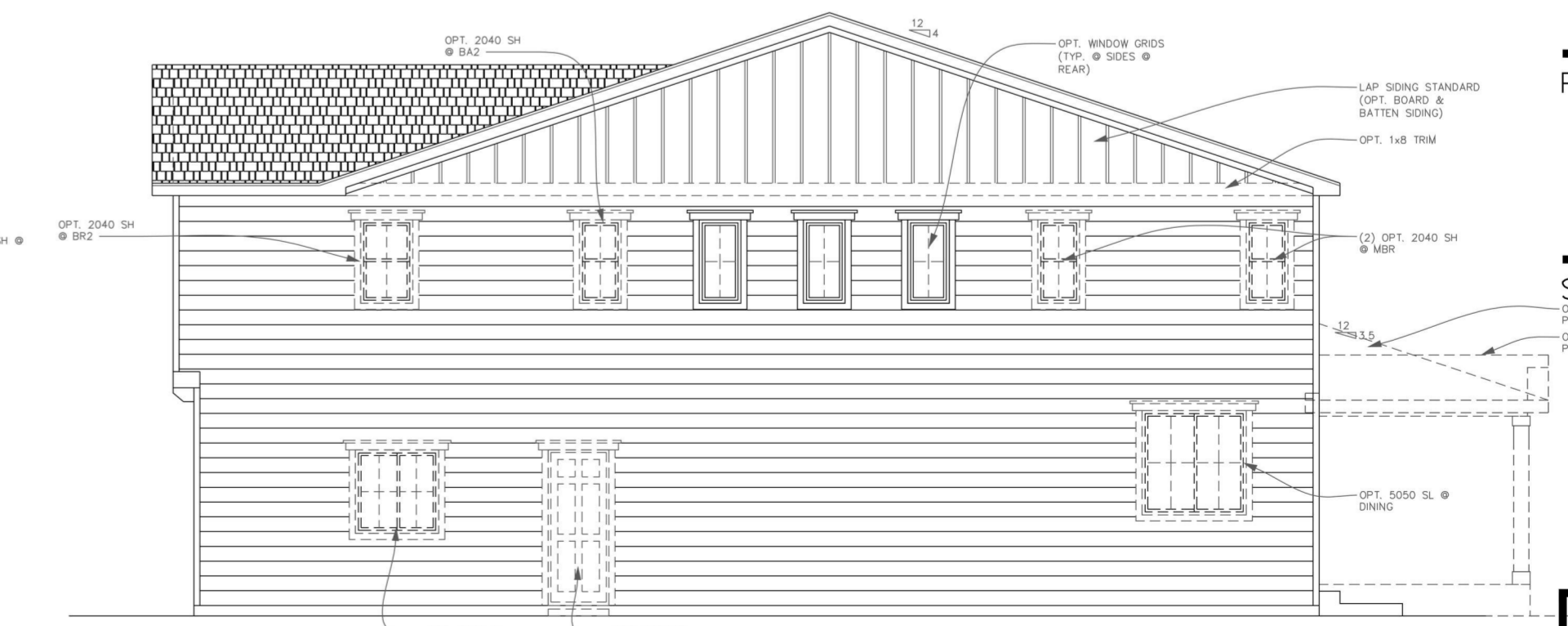
1 FRONT ELEVATION A
SCALE: N.T.S.



2 LEFT ELEVATION A
SCALE: N.T.S.



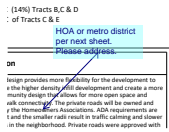
3 REAR ELEVATION A
SCALE: N.T.S.



4 RIGHT ELEVATION A
SCALE: N.T.S.

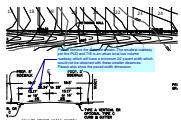
PUD Development Plan - _v4.pdf Markup Summary 5-9-2022

Daniel Torres (15)



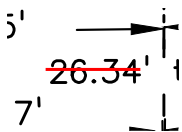
Subject: Callout
Page Label: [1] Sheet 1
Author: Daniel Torres
Date: 5/9/2022 9:57:29 AM
Status:
Color: ■
Layer:
Space:

HOA or metro district per next sheet. Please address.

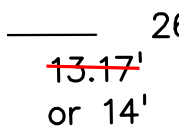


Subject: Callout
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 8:50:33 AM
Status:
Color: ■
Layer:
Space:

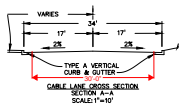
Please remove the distance shown. The smallest roadway per the PUD and TIS is an urban local low volume roadway which will have a minimum 24' paved width which would not be obtained with these smaller distances. Please also show the paved width dimension.



Subject: Line
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 8:26:48 AM
Status:
Color: ■
Layer:
Space:

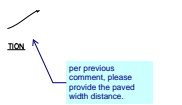


Subject: Line
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 8:26:54 AM
Status:
Color: ■
Layer:
Space:



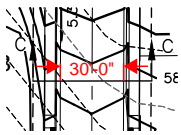
Subject: Length Measurement
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 12:58:34 PM
Status:
Color: ■
Layer:
Space:

30'-0"

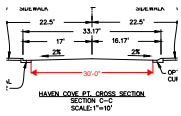


Subject: Callout
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 8:37:59 AM
Status:
Color: ■
Layer:
Space:

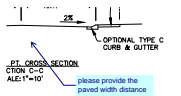
per previous comment, please provide the paved width distance.



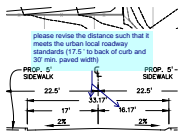
Subject: Length Measurement
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 8:42:09 AM
Status:
Color: ■
Layer:
Space:



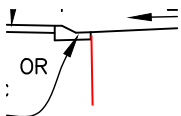
Subject: Length Measurement
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 8:43:07 AM
Status:
Color: ■
Layer:
Space:



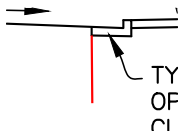
Subject: Callout
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 8:44:10 AM
Status:
Color: ■
Layer:
Space: please provide the paved width distance



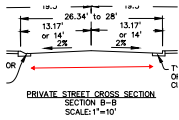
Subject: Callout
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 8:52:08 AM
Status:
Color: ■
Layer:
Space: please revise the distance such that it meets the urban local roadway standards (17.5' to back of curb and 30' min. paved width)



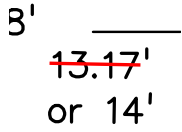
Subject: Line
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 8:49:37 AM
Status:
Color: ■
Layer:
Space:



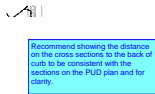
Subject: Line
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 8:50:02 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 12:59:22 PM
Status:
Color: ■
Layer:
Space:



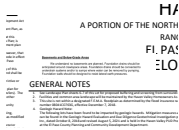
Subject: Line
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 9:03:47 AM
Status:
Color: ■
Layer:
Space:



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:



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:

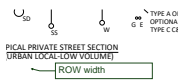
- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities 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:

ROW width



Subject: Callout
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 5/9/2022 9:58:06 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 5/9/2022 9:58:10 AM
Status:
Color: ■
Layer:
Space:

45'

Subject: Text Box
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 5/9/2022 9:58:36 AM
Status:
Color: ■
Layer:
Space:

45'

39'

Subject: Text Box
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 5/9/2022 9:58:47 AM
Status:
Color: ■
Layer:
Space:

39'

% OF LAND
64%
21%
15%

of that what is usable (25% required)

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

Subject: Callout
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 5/9/2022 10:00:42 AM
Status:
Color: ■
Layer:
Space:

of that what is usable (25% required)

tract table states 4.24AC		
UNITS	ACRES	% OF LAND
1	2.52	7%
N/A	2.52	7%
N/A	1.72	5%

Subject: Callout
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 5/9/2022 10:03:50 AM
Status:
Color: ■
Layer:
Space:

tract table states 4.24AC

LAND USE	NET DENSITY
SINGLE FAMILY	13.12 DU/AC
ROW TRACT	N/A
OPEN SPACE TRACTS	N/A

Future ROW tract

PROJECT TEAM

OWNER: MIDCO Investments L
PO Box 60069
Colorado Springs, CO

Subject: Callout
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 5/9/2022 10:03:59 AM
Status:
Color: ■
Layer:
Space:

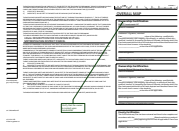
Future ROW tract

HEADLINES

NO.	DESCRIPTION
1	1 through 10 are detached homes per elevations/LOI

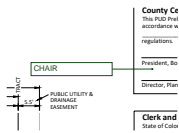
Subject: Text Box
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 5/9/2022 10:19:11 AM
Status:
Color: ■
Layer:
Space:

I thought this was detached homes per elevations/LOI



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:

north & west boundaries (includes Landscape alternative)



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



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



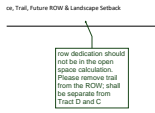
Subject: Callout
Page Label: [1] Sheet 2
Author: dsdparsons
Date: 5/9/2022 10:02:45 AM
Status:
Color: ■
Layer:
Space:

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



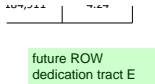
Subject: Callout
Page Label: [1] Sheet 2
Author: dsdparsons
Date: 5/9/2022 10:11:04 AM
Status:
Color: ■
Layer:
Space:

row dedication should not be in the open space calculation. Please remove trail from the ROW; shall be separate from Tract D and C

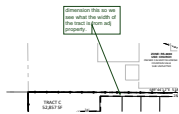
Tract #	Area (sq ft)	Area (ac)	Use
Tract B	185,772	4.27	Public Access
Tract C	1,000	0.03	Open Space (conceptual) attached and to be used for landscape maintenance and other uses.
Tract D	1,000	0.03	Open Space (conceptual) attached and to be used for landscape maintenance and other uses.
Tract E	1,000	0.03	Open Space (conceptual) attached and to be used for landscape maintenance and other uses.
Tract F	1,000	0.03	Open Space (conceptual) attached and to be used for landscape maintenance and other uses.

Subject: Arrow
Page Label: [1] Sheet 2
Author: dsdparsons
Date: 5/9/2022 10:06:23 AM
Status:
Color: ■
Layer:
Space:

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:



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.



Subject: Arrow
Page Label: [1] Sheet 2
Author: dsdparsons
Date: 5/9/2022 10:09:01 AM
Status:
Color: ■
Layer:
Space:

dimension this - is this 15 feet?



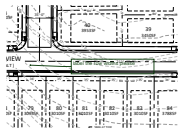
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Page Label: [1] Sheet 2
Author: dsdparsons
Date: 5/9/2022 10:09:32 AM
Status:
Color: ■
Layer:
Space:

dimension this - is this 15 feet?



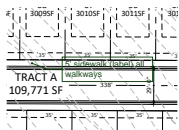
Subject: Arrow
Page Label: [1] Sheet 2
Author: dsdparsons
Date: 5/9/2022 10:09:41 AM
Status:
Color: ■
Layer:
Space:

label the row widths please



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

label the row widths please



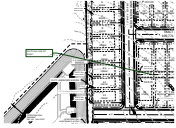
Subject: Callout
Page Label: [1] Sheet 3
Author: dsdparsons
Date: 5/9/2022 9:36:32 AM
Status:
Color: ■
Layer:
Space:

5' sidewalk (label) all walkways



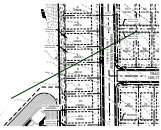
Subject: Callout
Page Label: [1] Sheet 3
Author: dsdparsons
Date: 5/9/2022 9:43:16 AM
Status:
Color: ■
Layer:
Space:

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?

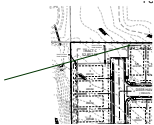


Subject: Arrow
Page Label: [1] Sheet 3
Author: dsdparsons
Date: 5/9/2022 9:38:38 AM
Status:
Color: ■
Layer:
Space:



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:

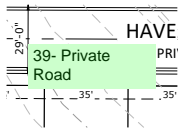


Subject: Arrow
Page Label: [1] Sheet 3
Author: dsdparsons
Date: 5/9/2022 9:43:47 AM
Status:
Color: ■
Layer:
Space:



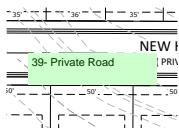
Subject: Callout
Page Label: [1] Sheet 3
Author: dsdparsons
Date: 5/9/2022 9:44:08 AM
Status:
Color: ■
Layer:
Space:

width please



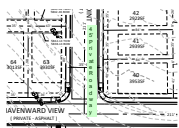
Subject: Text Box
Page Label: [1] Sheet 3
Author: dsdparsons
Date: 5/9/2022 9:59:22 AM
Status:
Color: ■
Layer:
Space:

39- Private Road



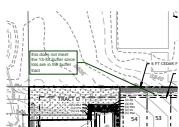
Subject: Text Box
Page Label: [1] Sheet 3
Author: dsdparsons
Date: 5/9/2022 9:59:34 AM
Status:
Color: ■
Layer:
Space:

39- Private Road



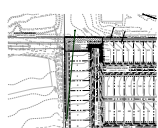
Subject: Text Box
Page Label: [1] Sheet 3
Author: dsdparsons
Date: 5/9/2022 9:59:56 AM
Status:
Color: ■
Layer:
Space:

45' Private Roadway

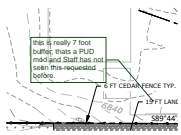


Subject: Callout
Page Label: [1] Landscape Plan- 7
Author: dsdparsons
Date: 5/9/2022 9:45:37 AM
Status:
Color: ■
Layer:
Space:

this does not meet the 15-foot 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.