

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

- A. **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 of 1972, as amended.
- B. **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 amended and approved by the Planning and Community Development Director or Board of County Commissioners.
- C. **Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development 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.
- D. **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 County, shall be applicable.
- E. **Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. **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 imposes higher standards or requirements shall govern.
- G. **Maximum Level of Development.** The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development 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.
- H. **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 Development, in order to assure maximum development limits are not exceeded.
- I. **Overall Project Standards.** The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

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 project is planned as a single family detached and attached community with a range of lot sizes and contiguous common open space throughout.

A. Signs. Signs shall be permitted to identify entryways to the Haven Valley community. The maximum size of the Community Entryway Sign shall be 100 square 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.

C. Development Standards.

1. Maximum building height: thirty (30) feet
2. Maximum Lot Coverage: 40%
3. Setback minimums:
 - Front: 18' Minimum
 - Side: 5' Minimum
 - Rear: 7' Minimum
4. Minimum Lot Width: 35' at garage setback.
5. Minimum Lot Size: 2,000 SF
6. No projections into the tracts owned and maintained by the Haven Valley Metropolitan District will be permitted.

D. Streets. Streets within the Haven Valley subdivision provide general vehicular circulation throughout the development. All Streets shall be paved. Sidewalks will be 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 Cane Lane from any lot or tract.

F. Sign 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.

2. 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.

3. This site is located within the unincorporated F.E.M.A. floodplain as determined by the flood insurance rate map; community panel number 06041C0763D; effective December 7, 2018.

4. Geologic Hazard Notice:

On October 8, 2016, the City of Havens has been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geologic Hazard Evaluation and Due Diligence Geotechnical Investigation prepared by C.T. Thompson Inc., dated October 8, 2018 and revised March 30, 2021 and is also in the Haven Valley PUD Preliminary Plan Filed (_____) at the El Paso County Planning Commission.

5. **Artificially Altered/Filled (fill) the majority of lots**

Some conditions can be mitigated by grading, properly engineered foundations, and recognized construction techniques. The applicant is responsible for ensuring that they and themselves with all current applicable criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. The applicant is responsible for ensuring that the project does not assure compliance with the ADA or any regulations or guidance enacted or promulgated under or with respect to such laws.

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 CONVERTED IN A WARRANTY DEED RECORDED NOVEMBER 25, 1959 IN BOOK 1779 AT PAGE 408 OF THE
 PUBLIC RECORDS OF THE COUNTY OF COLORADO, BEING THE SOUTHERLY RIGHT-OF-WAY OF CABLE LANE, PORTION OF THE
 EXISTING RIGHT OF WAY OF FORMER BRADLEY ROAD, NOW DESIGNATED AS CABLE LANE, COUNTY OF EL PASO, STATE OF
 COLORADO.

ABOVE-DESCRIBED PARCEL OF LAND BEING MORE 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°41'12"E, 1058.43 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE
 THERETO, SAID LINE MONUMENTED AT THE WESTERLY TERMINUS BY A WOODS 2 1/2" ALUMINUM PIPE WITH
 3/8" 12.25 INCHES LONG AND BEARING N 111° 12' 15" E 1995.41 FEET TO THE EASTERLY TERMINUS BY A
 FOUND HEBAR WITH AN 1" YELLOW PLASTIC CAP STAMPED "WCK & ASSOC PLS 14611";
 THENCE ALONG SAID NORTH LINE, S89°42'12"E, 539.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG
 THE NORTH LINE OF SAID NW 1/4 OF THE NW 1/4, S89°42'12"E, 518.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF
 CABLE LANE, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) 67°01'33"E, 58.84 FEET;
- 2) 60°02'56"E, 241.03 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE NW 1/4;

THESE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF "PHEASANT RUN RANCH FILING NO. 1", THE PLAT THEREOF RECORDED IN PLAT BOOK 33 AT PAGE 18 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, 500'00" (500 FEET) TO THE NORTHWEST CORNER OF SAID PHEASANT RUN RANCH FILING NO. 1 AND THE NORTHEAST CORNER OF LOT 37 OF PHEASANT RUN RANCH FILING NO. 1;

THENCE ALONG SAID NORTH LINE OF PHEASANT RUN RANCH FILING NO. 1 AND ALONG THE NORTH LINE OF THE "SUBDIVISION OF TRACT NO. 1, 1/4 SECTION 36, TOWNSHIP 35 NORTH, RANGE 10 WEST, COUNTY OF EL PASO, COLORADO", THE PLAT THEREOF RECORDED IN PLAT BOOK 33 AT PAGE 18 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, 589'58" (589 FEET), 779.82 FEET TO THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 1779 AT PAGE 408 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO;

THENCE ALONG LINE N00°47'42" W 62.01 FEET TO THE POINT OF BEGINNING.

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

A PARCEL OF LAND BEING A PORTION OF THAT TRACT AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER ACCEPTANCE NO. 2018072668 OF THE CLERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE 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, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THEREAFTER, PROCEED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY TERMINUS BY AN IRON PIPER MARKED "ALUMINUM CAP STAMPED "T1455 RGGW-21 11 12 1995 RWLS No. 1962" AND AT THE WESTERLY TERMINUS BY A FOUND HOLE REBAR WITH A 1" YELLOW PLASTIC CAP STAMPED "MCCOY & ASSOC'S JULY 14 1961";

THENCE ALONG SAID NORTH LINE, S89°44'12"E, 1058.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CABLE LANE, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOLLOWING TWO (2) COURSES;

1. 570°41'33", 58.84 FEET;

2. 560°02'56", 243.43 FEET TO THE WEST LINE OF OR SAID NW 1/4 OF THE NW 1/4 AND THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING IDENTICAL TO THE POINT OF BEGINNING OF THAT DOCUMENT RECORDED UNDER ACCEPTANCE NO. 202228876 OF CLERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO,

THENCE ALONG SAID WEST LINE $50^{\circ}40'06''$, 194.43 FEET TO THE NORTHWEST CORNER OF "PHEASANT RUN RANCH FILING NO. 1", THE PLAT THEREOF RECORDED IN PLAT BOOK 3 AT PAGE 18 OF THE RECORDS OF THE CLERK AND RECORDERS OFFICE OF THE COUNTY OF SIOUX, SOUTH DAKOTA; THENCE ALONG THE NORTH LINE OF SAID PHEASANT RUN RANCH FILING NO. 1, $N89^{\circ}19'54''$ E, 100.00 FEET TO WEST RIGHT-OF-WAY LINE OF CABLE LANE AS DESCRIBED IN SAID DOCUMENT RECORDED UNDER RECEPTION NO. 202228876;

THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY AND SOUTHERLY RIGHT-OF-WAY LINE OF CABLE LANE THE FOLLOWING TWO (2) CURVES:

- 1. $N00^{\circ}40'06''$ N, 18.98 FEET TO A POINT OF CURVE TO THE LEFT;
- 2. 21.27 FEET ALONG THE ARC OF SAID CURVE TO THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 203.92 FEET; A CHORD BEING OF $59^{\circ}21'44''$, AND BEING SUBSTITUTED BY A CHORD THAT BEARS $N30^{\circ}29'38''$ N, 103.95 FEET.

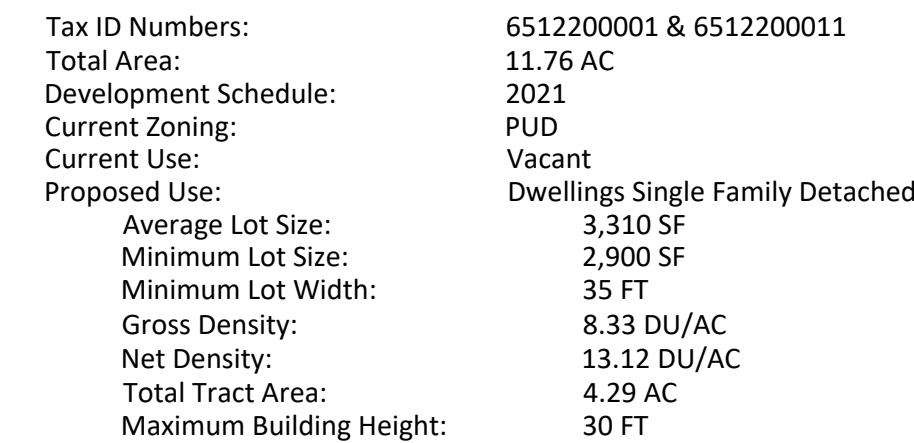
THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 0.3298 ACRES OR 14,323 SQUARE FEET, MORE OR LESS

This PUD Preliminary Plan has been reviewed and found to be complete and in accordance with the _____ (Board resolution or motion #) _____ (date) approving the PUD and all applicable El Paso County regulations.

Clerk and Recorder Certification
 State of Colorado)
)ss.
 El Paso County)

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. _____.

 El Paso County Clerk and Recorder



Lot Setbacks:

Front:	18 FT
Side:	5 FT
Rear	7 FT

Landscape Setbacks:
Cable Lane Urban Local: 10 FT

Landscape Buffers:

South Buffer:	15 FT
East Buffer:	15 FT

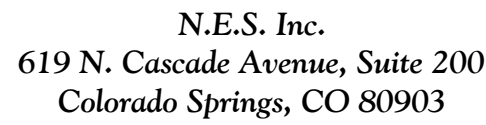
Open Space:		
Required:	1.1 AC	(10%)
Usable:	0.27 AC	(25% of 1.1 AC Required)
Provided:	1.83 AC	(15.5%) Tracts B,C,D & E
Usable:	0.80 AC	Tracts B,C, Partial D & E

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.4(E)(2)	Private Roads	Use of private roads shall be limited	Private roads proposed to serve only this subdivision	Private roads provide 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. Private roads were approved with the previously recorded PUD Plan, Preliminary Plan and Final Plat for Patriot Village.
2	LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards	Eliminates the 2.5-foot buffer on either side of the sidewalk for Urban Local (Low Volume) Roadway Cross-Section	Removal of the 2.5-foot buffer has been agreed with Engineering Staff on other projects as it serves no specific purpose.

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	13.12 DU/AC	98 Lots	7.47	63.2 %
ROAD TRACT	N/A	N/A	2.47	21.1 %
OPEN SPACE TRACTS	N/A	N/A	1.82	15.7 %

OWNER:	MIDCO Investments LLC PO Box 60069 Colorado Springs, CO 80960	OWNER:	Fountain Mutual Metropolitan District PO Box 1976 Colorado Springs, CO 80901
DEVELOPER:	Richmond American Homes 4350 S. Monaco St. Denver, CO 80237	APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

Sheet 1 of 9:	Cover Sheet
Sheet 2 of 9:	Tract Map, Adjacent Ownership & Lot Typicals
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



Tel. 719.471.0073
Fax 719.471.0267

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ALTURAS DRIVE &
CABLE LANE

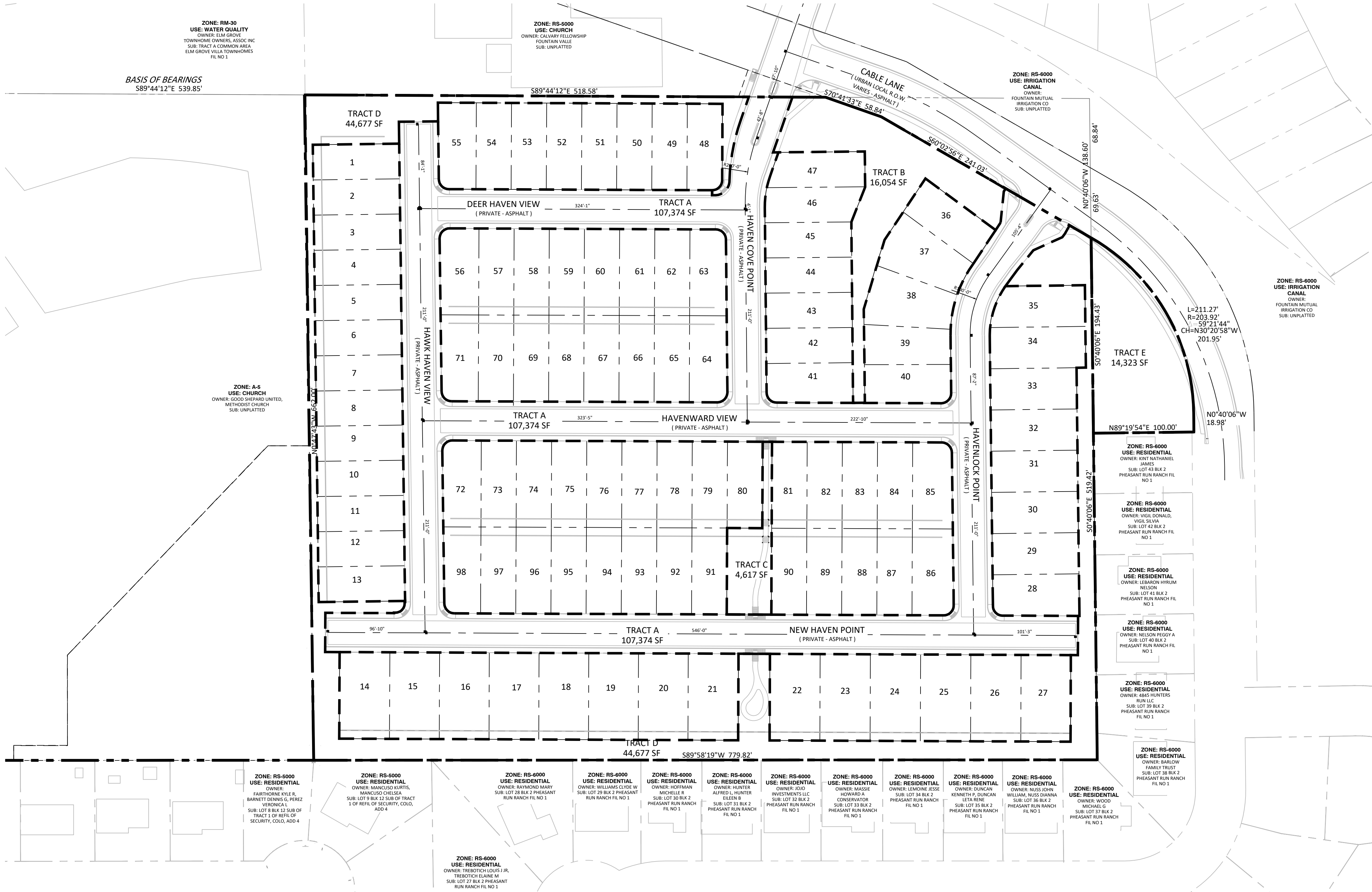
DATE: 04.30.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

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

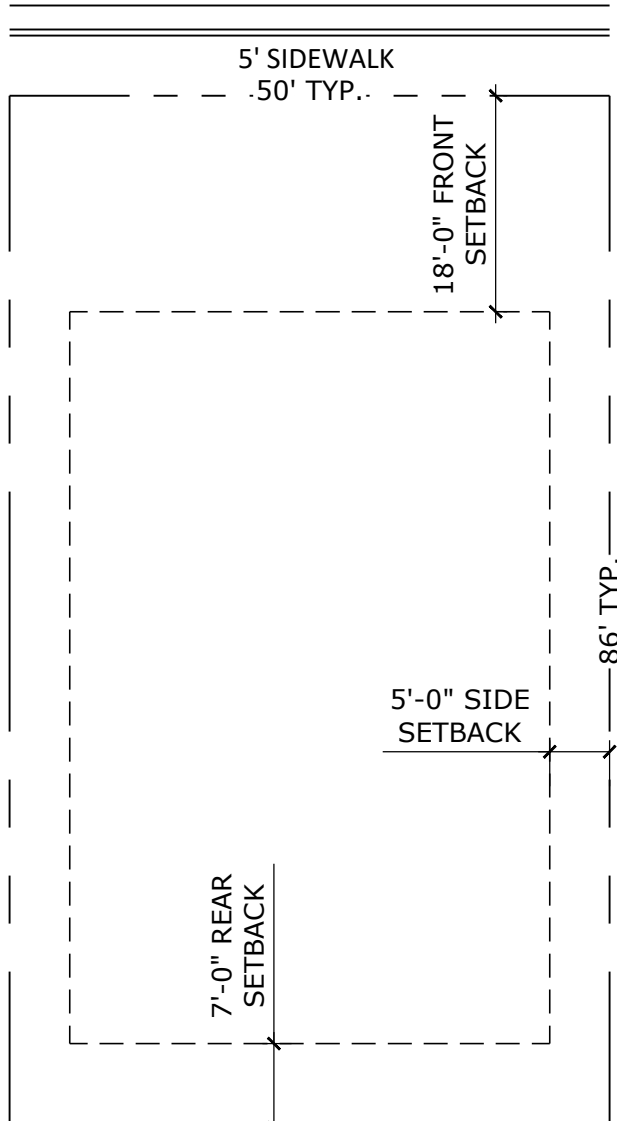
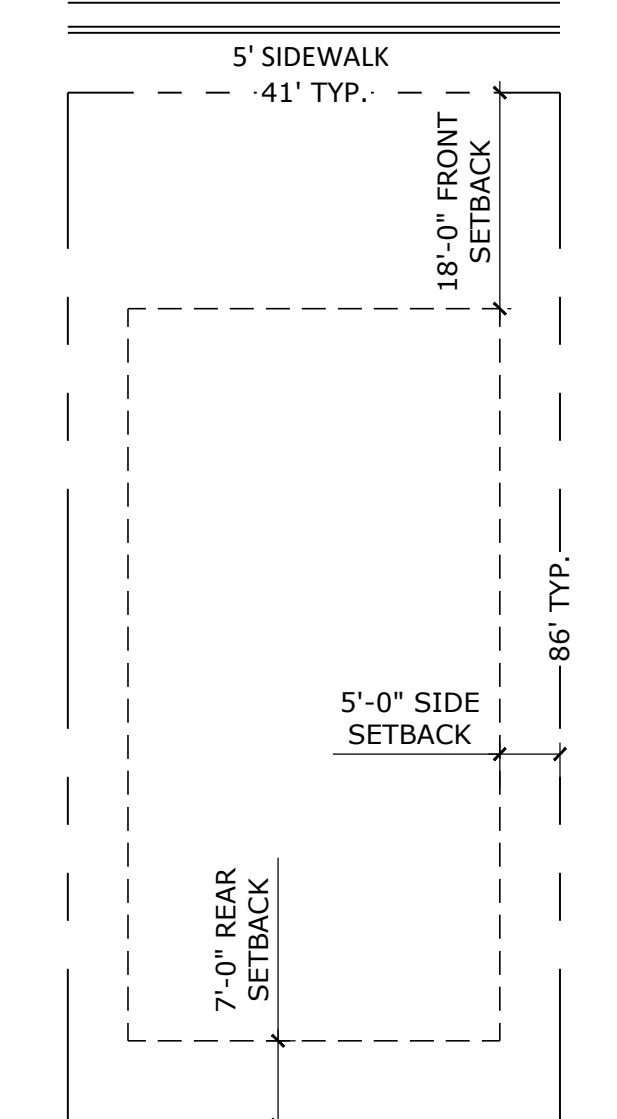
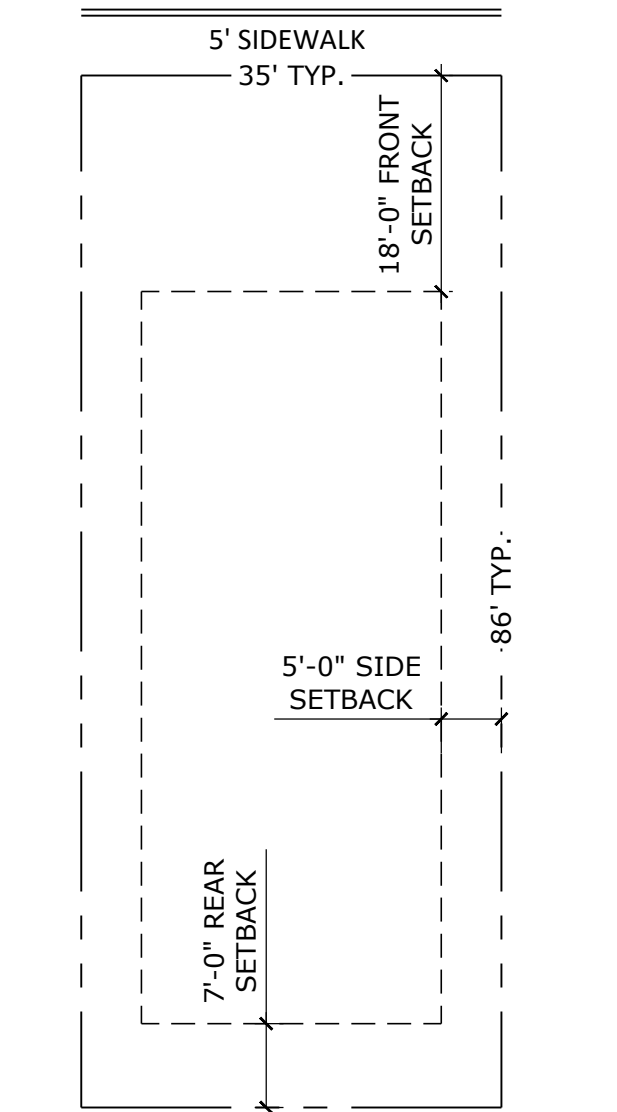
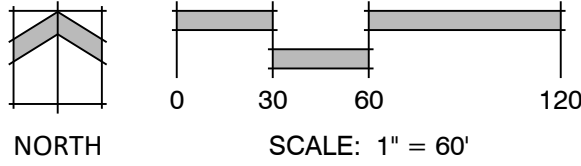
LOT TYPICALS



TRACT MAP & ADJACENT PROPERTY OWNERS

TRACT TABLE

NAME	SIZE (SF)	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
Tract A	107,374	2.47	Private Roads	Haven Valley Metropolitan District	Haven Valley Metropolitan District
Tract B	16,054	0.37	Open Space, Landscape Setback and Buffer, Public Improvement Easement, Public and Private Utilities	Haven Valley Metropolitan District	Haven Valley Metropolitan District
Tract C	4,617	0.10	Open Space, Public and Private Utilities	Haven Valley Metropolitan District	Haven Valley Metropolitan District
Tract D	44,677	1.02	Open Space, Landscape Setback and Buffer, Public Improvement Easement, Public and Private Utilities	Haven Valley Metropolitan District	Haven Valley Metropolitan District
Tract E	14,323	0.33	Open Space & Landscape Setback	Haven Valley Metropolitan District & Fountain Mutual Metropolitan District	Haven Valley Metropolitan District & Fountain Mutual Metropolitan District
Total Area	187,045	4.29			



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Colorado Springs, CO 80903

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Fax 719.471.0267

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HAVEN VALLEY

PUD DEVELOPMENT / PRELIMINARY PLAN

ALTURAS DRIVE & CABLE LANE

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

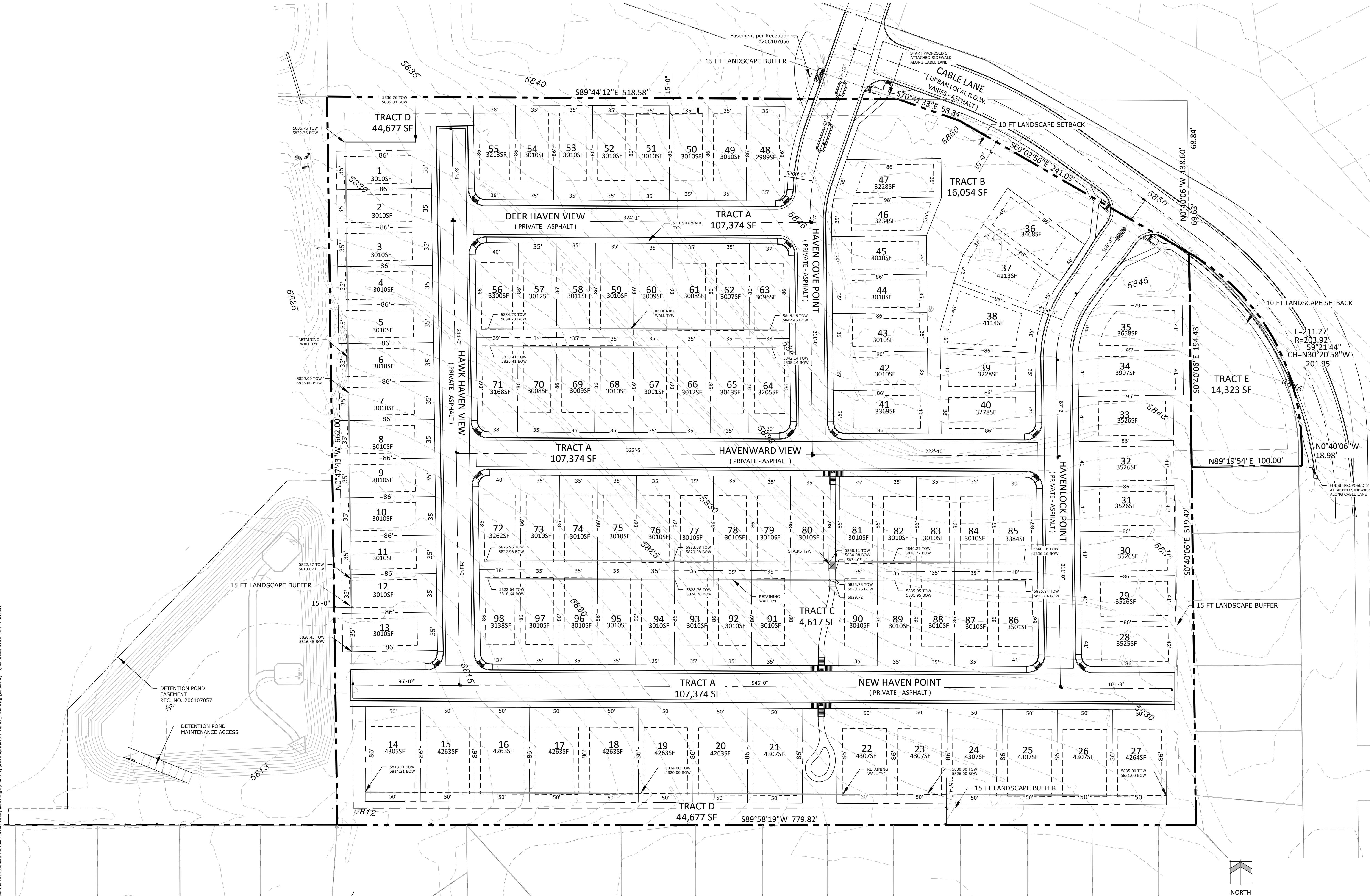
ENTITLEMENT

DATE: BY: DESCRIPTION:

TRACT MAP, LOT TYPICALS & ADJACENT PROPERTY OWNERS

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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HAVEN VALLEY

PUD DEVELOPMENT /
PRELIMINARY PLAN
ALTURAS DRIVE &
CABLE LANE

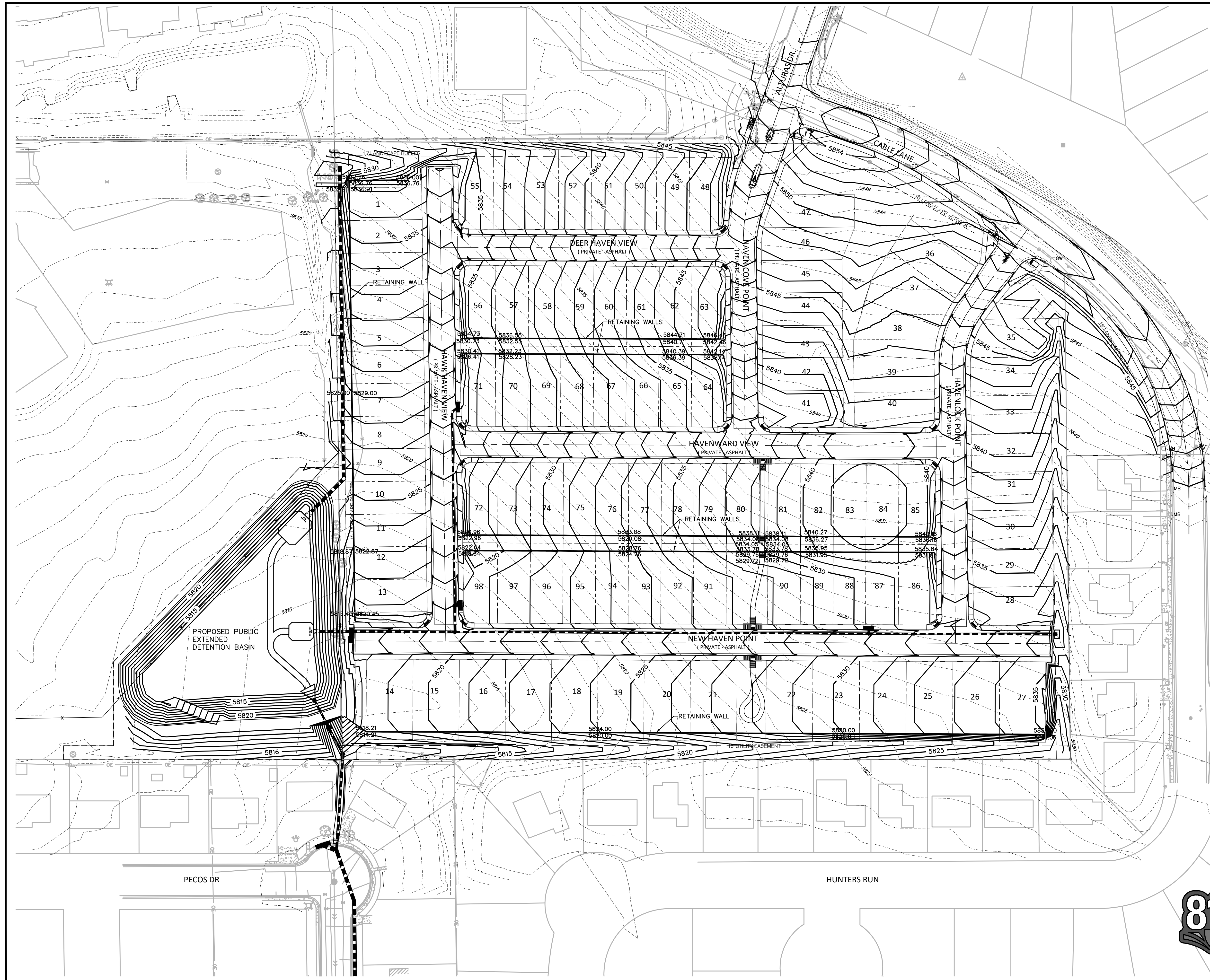
DATE: 04.30.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

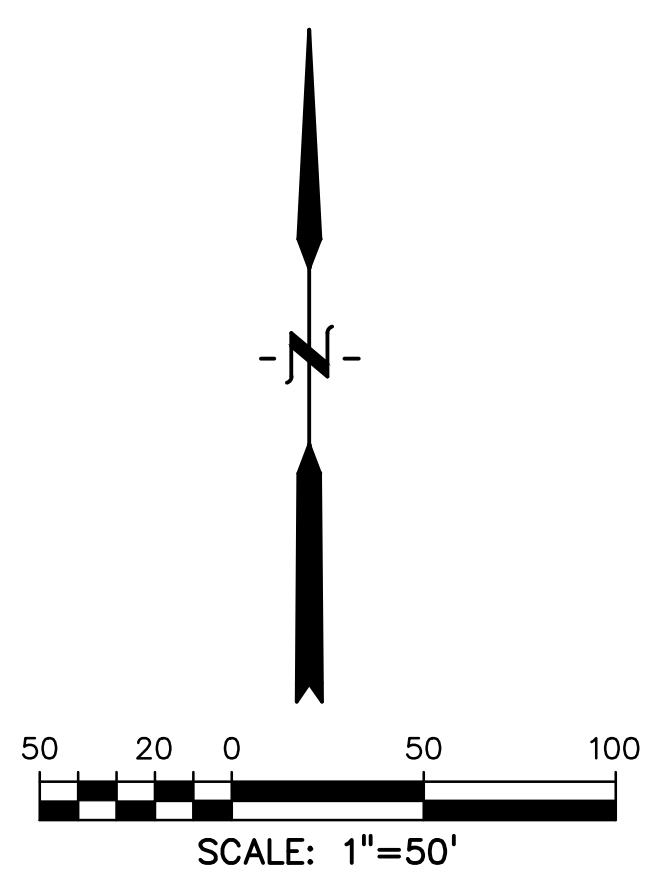
DATE: BY: DESCRIPTION:

PUD PRELIMINARY SITE PLAN

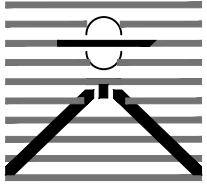
3 OF 9




- 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:


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

CLIENT:


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

CONSTRUCTION PLANS FOR:

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

ISSUE	DATE
INITIAL ISSUE	4/29/21
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.

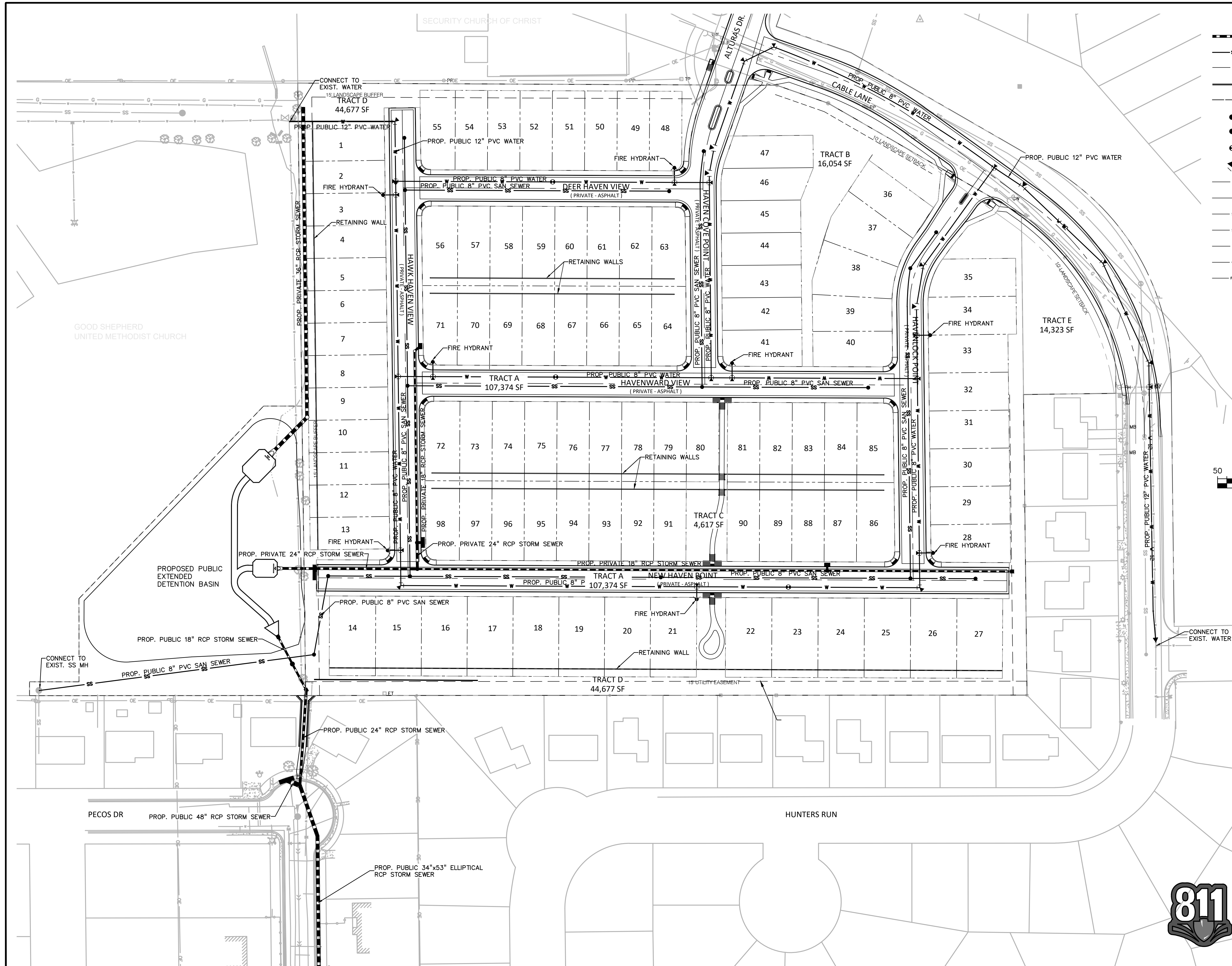
GP01

SHEET: 4 OF 9



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

50 20 0 50 100
SCALE: 1"=50'

50 20 0 50 100
SCALE: 1"=50'

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, 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

CONSTRUCTION PLANS FOR:

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

ISSUE	DATE
INITIAL ISSUE	4/29/21
DESIGNED BY:	TDM
DRAWN BY:	SBN
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




811 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.

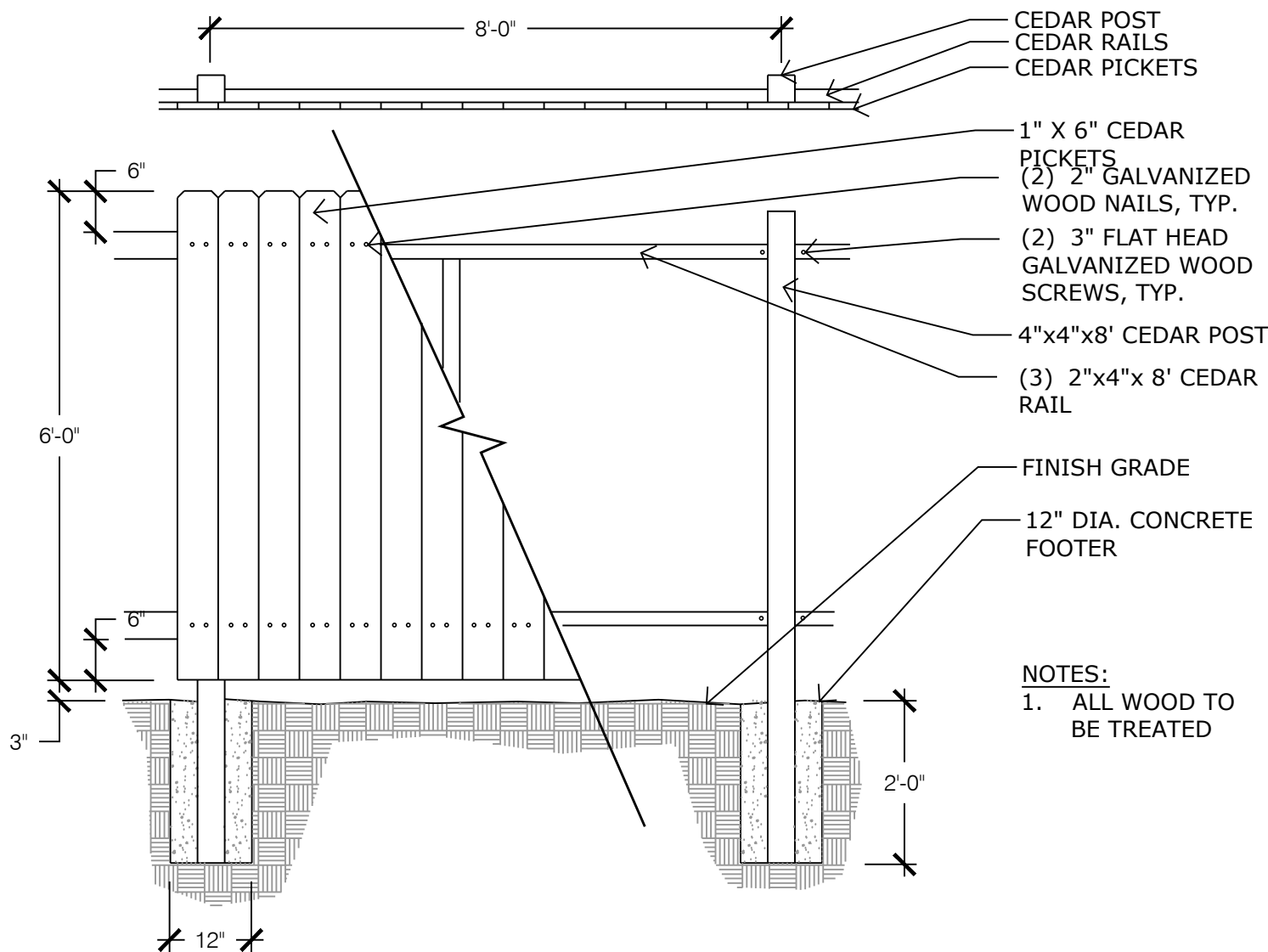
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1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY.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

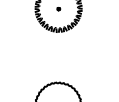
3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
4. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
5. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
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 HAIL 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.

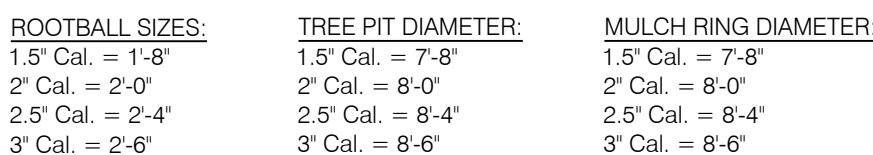
Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
780' / 780'	SB	75% / 100%
423' / 423'	EB	75% / 100%

-  **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
Shortgrass Mix
Big Bluestem 20%
Blue Gramma 10%
Needlegrass Green 10%
Western Wheatgrass 20%
Sideoats Gramma 10%
Switchgrass 10%
Sandreed Prairie 10%
Indiangrass Yellow 10%

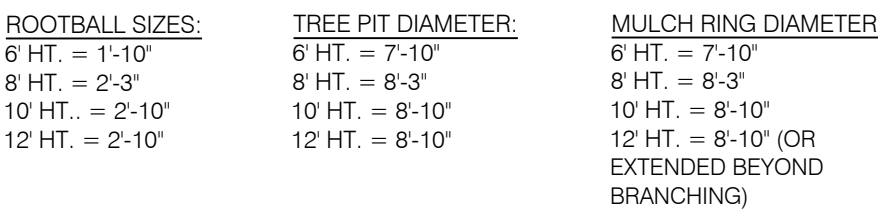


5 6' OPAQUE CEDAR FENCE
N.T.S.

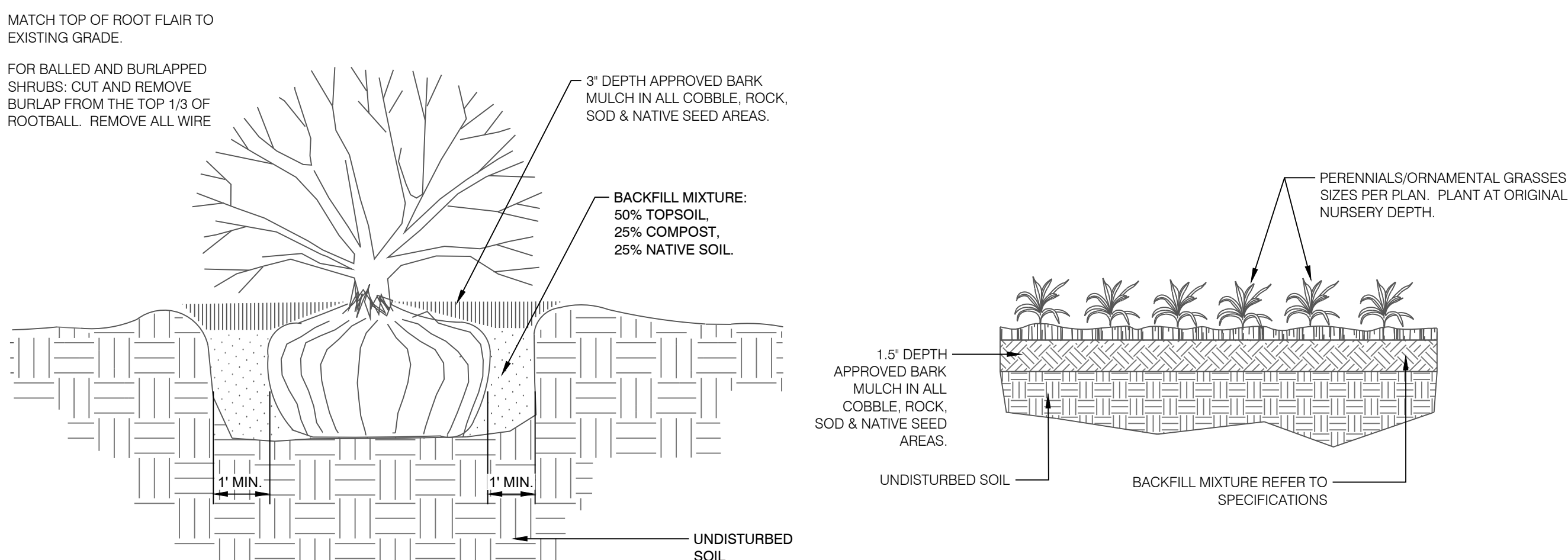
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ar2	9	Acer rubrum / Red Maple	40'	35'	2" Cal.	B&B
	Ms	9	Malus x 'Spring Snow' / Spring Snow Crabapple	25'	15'	1.5" Cal.	B&B
	Qc	21	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	40'	10'	2" Cal.	B&B
	Tc	8	Tilia cordata / 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' / Hoopsi 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	9	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	3'	3'	#5 CONT	CONT
	Pb3	15	Pinus mugo 'Big Tuna' / Mountain Pine	6'	5'	#5 CONT	CONT
	Ph2	13	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	1'	6'	#5 CONT	CONT
	Pd	19	Potentilla fruticosa 'Gold Drop' / Gold Drop Bush Cinquefoil	4'	4'	#5 CONT	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ck	45	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	4'	3'	#1 CONT	CONT
	Pb	73	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	52	Phlox subulata 'Blue' / Blue Creeping Phlox	1'	2'-3'	#1 CONT	CONT



N.T.S.



2.



9

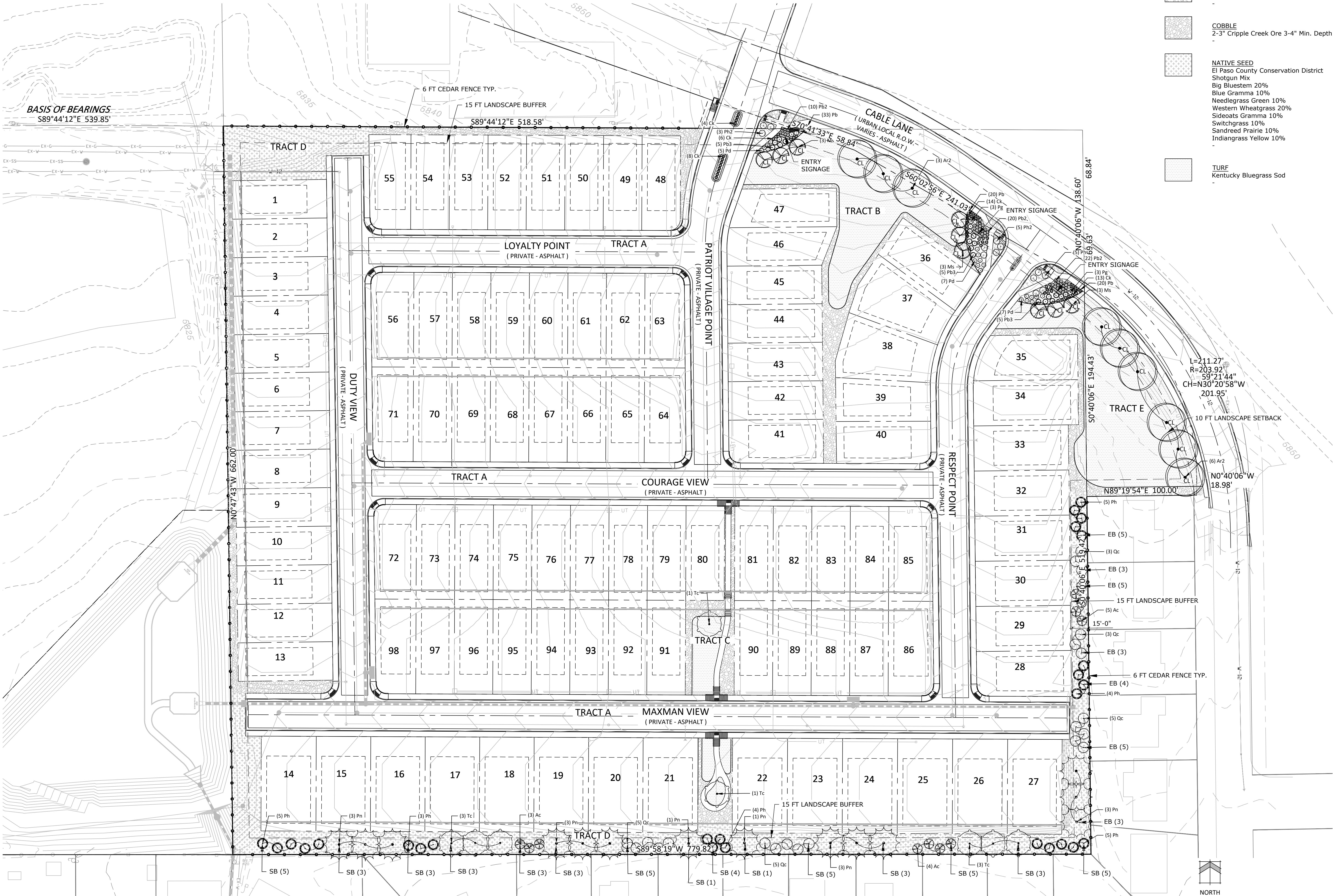
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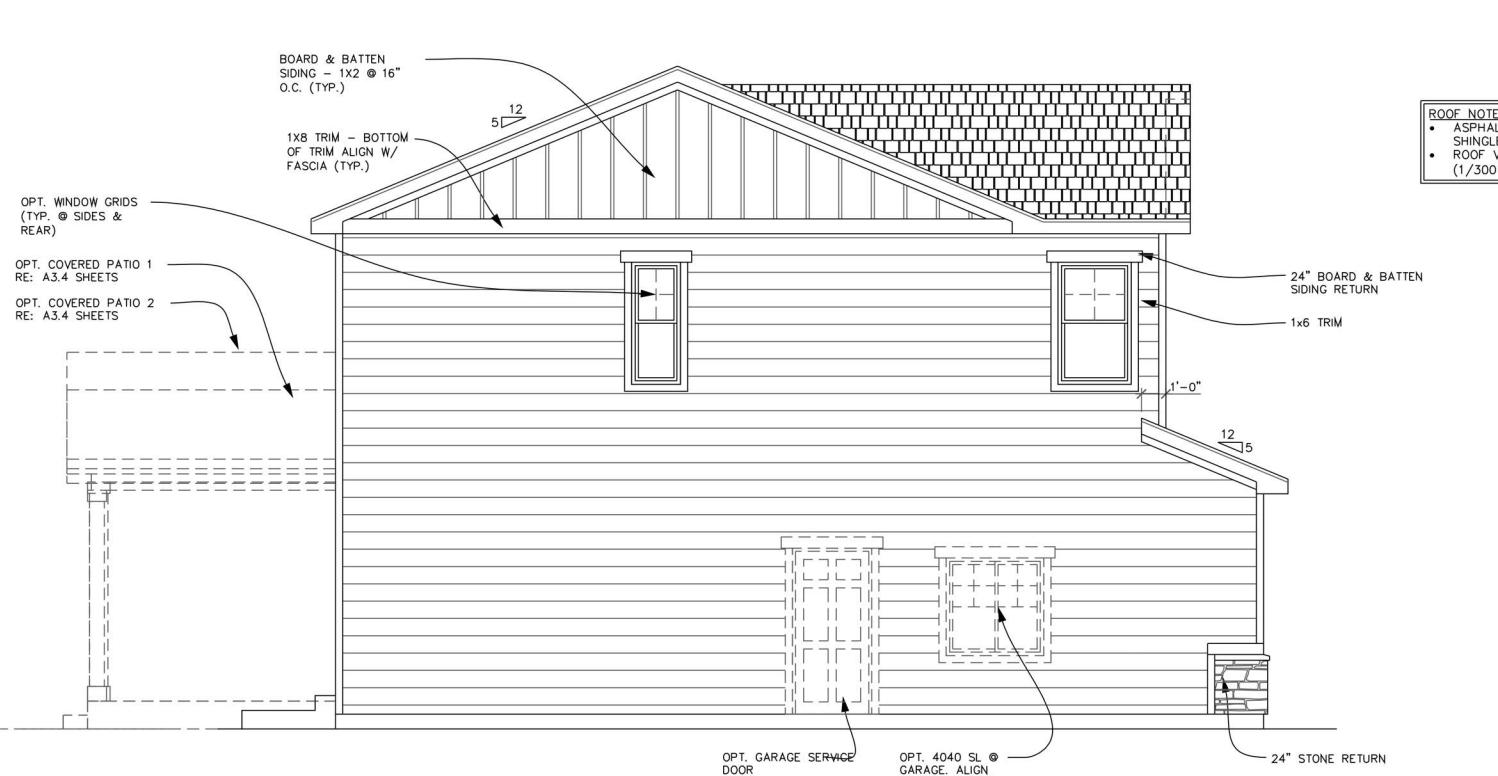


6 OF 9

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

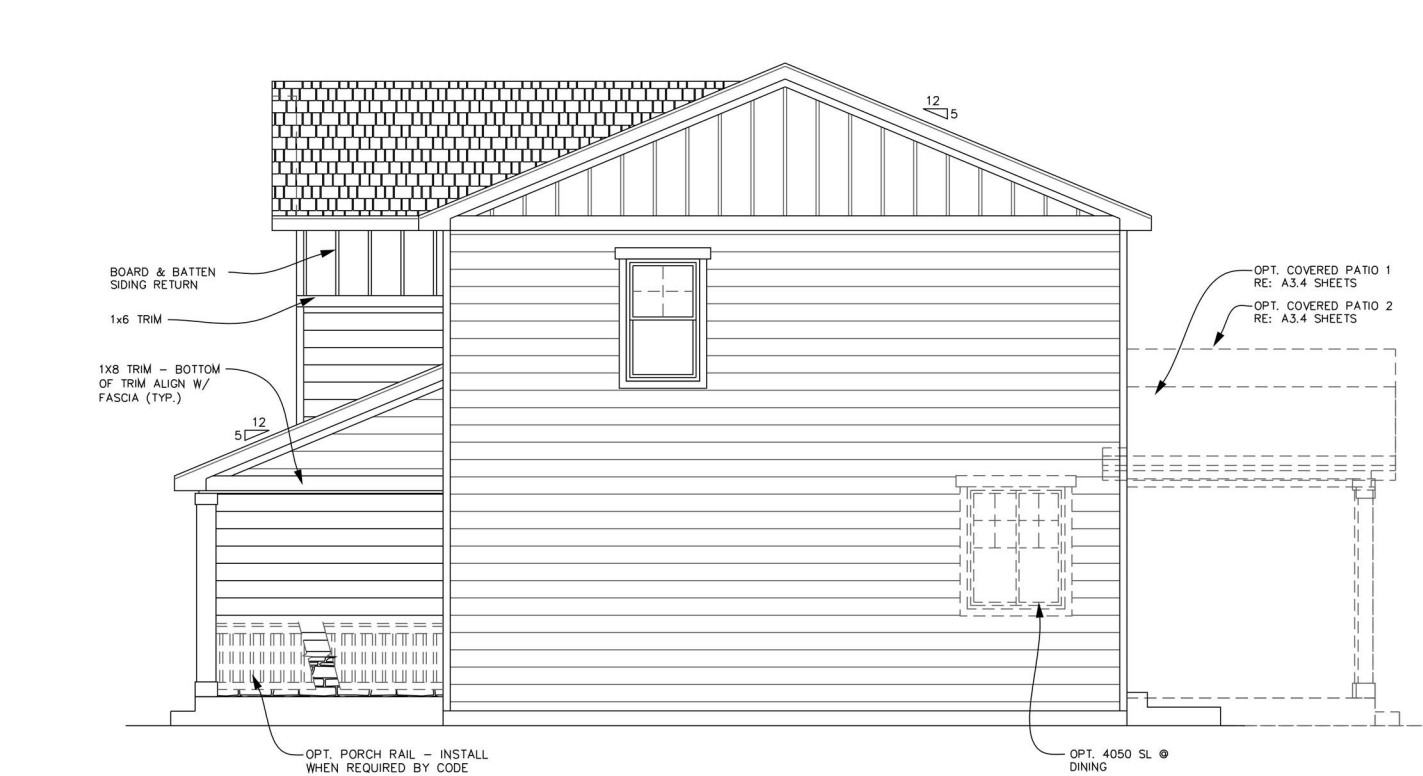




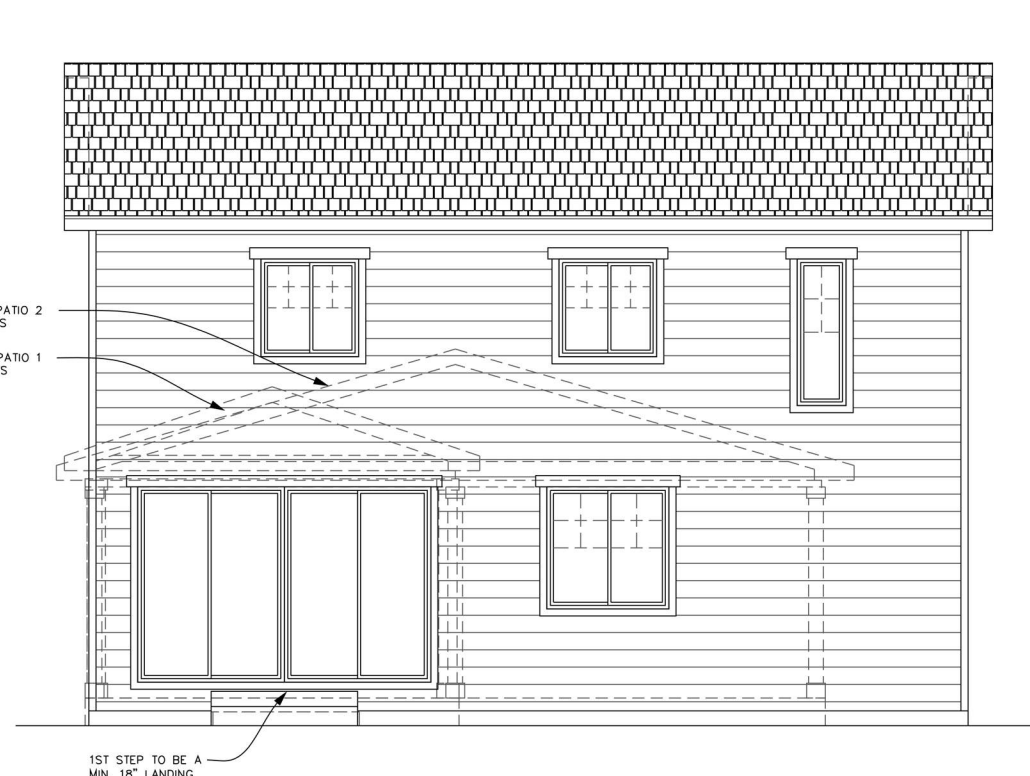
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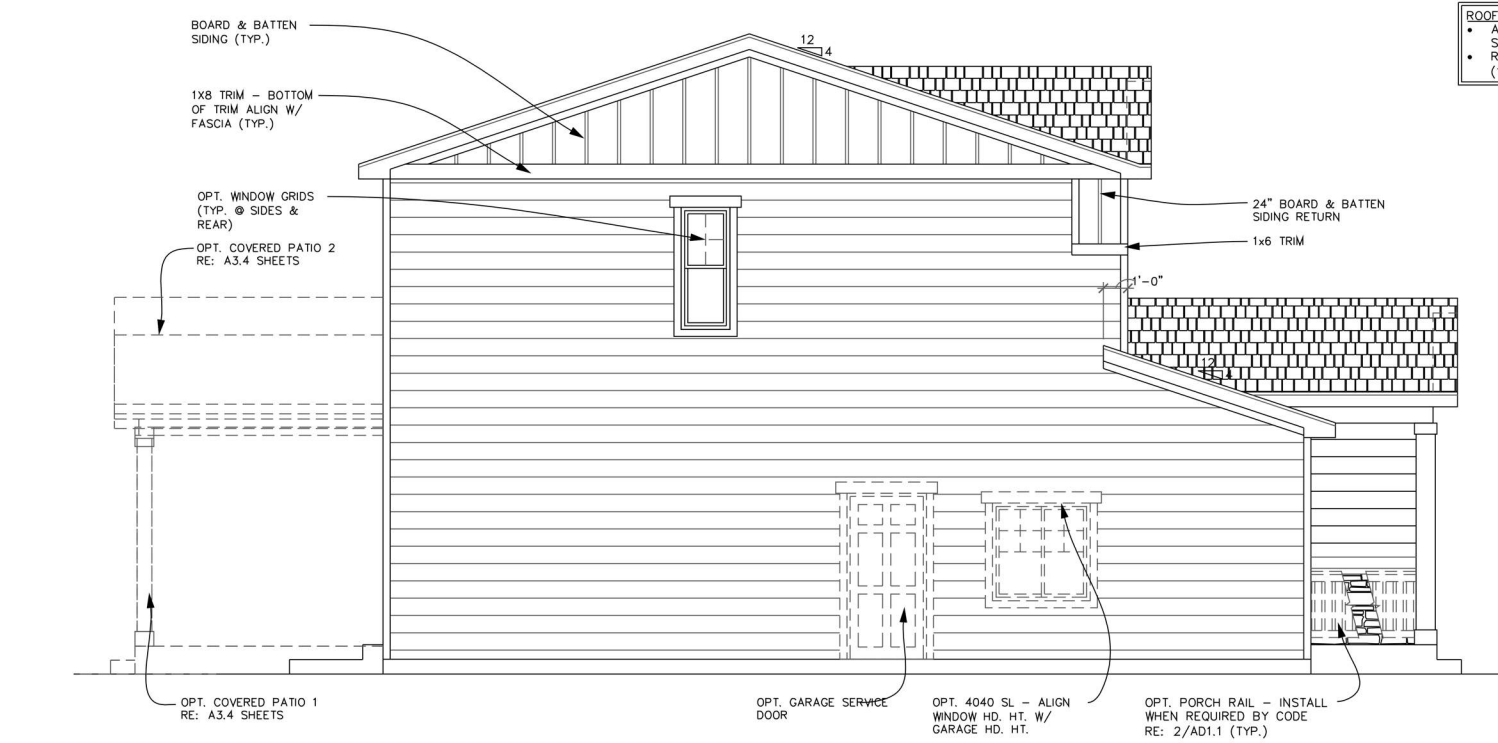
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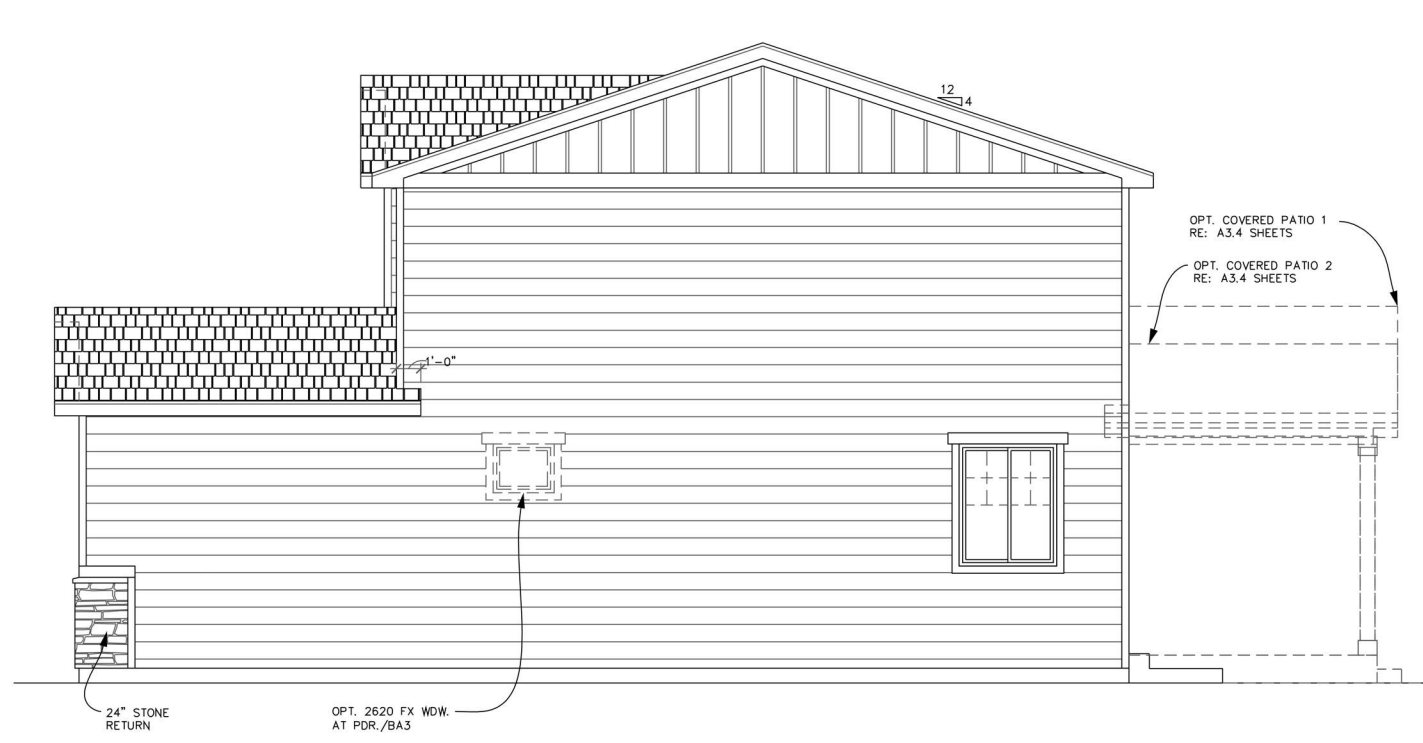
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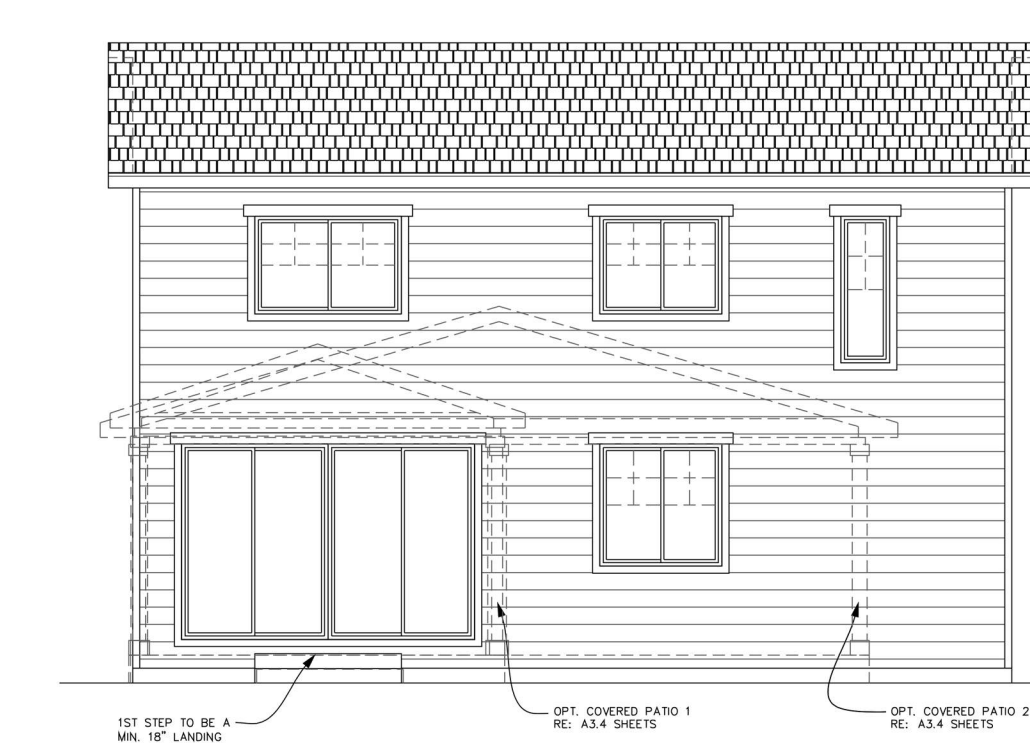
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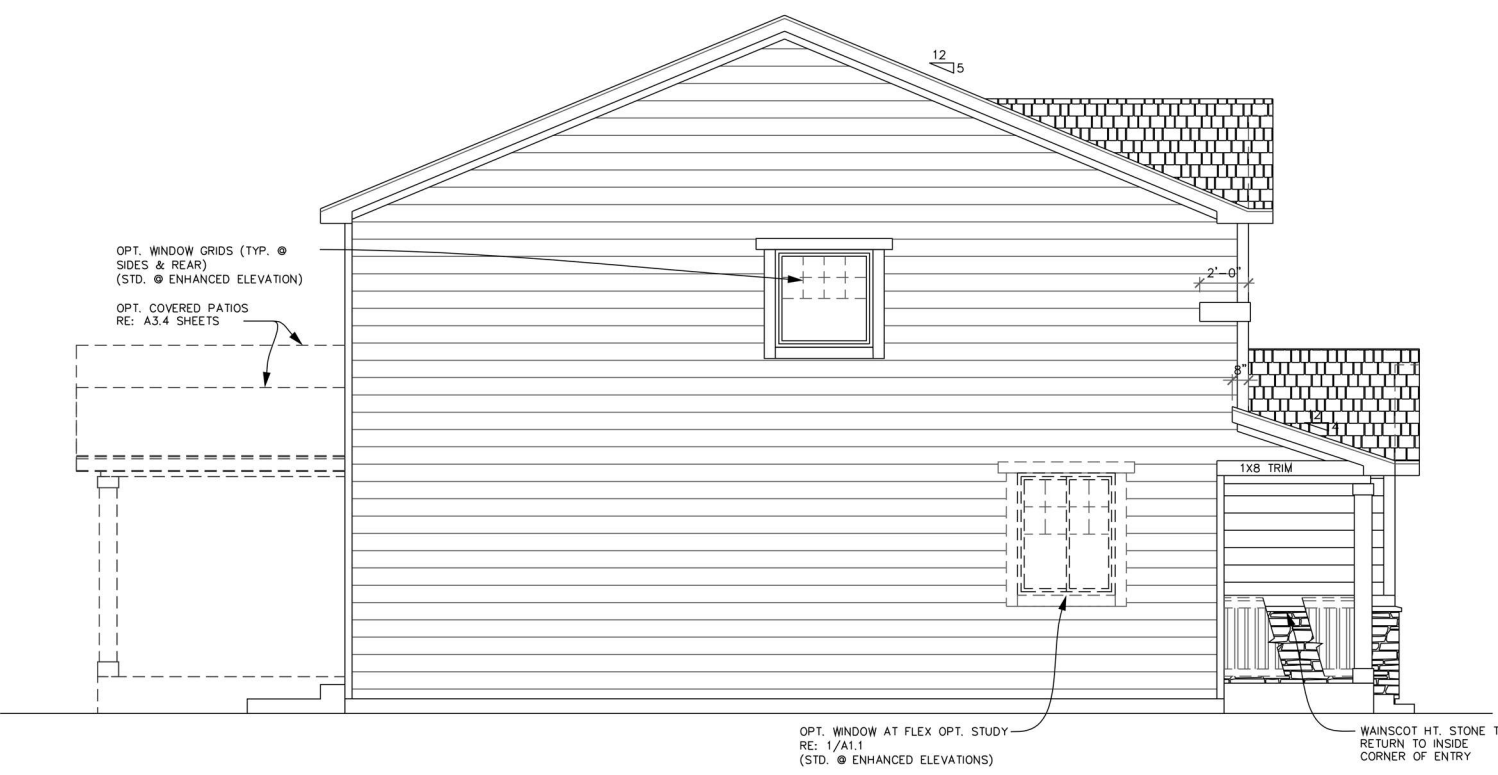
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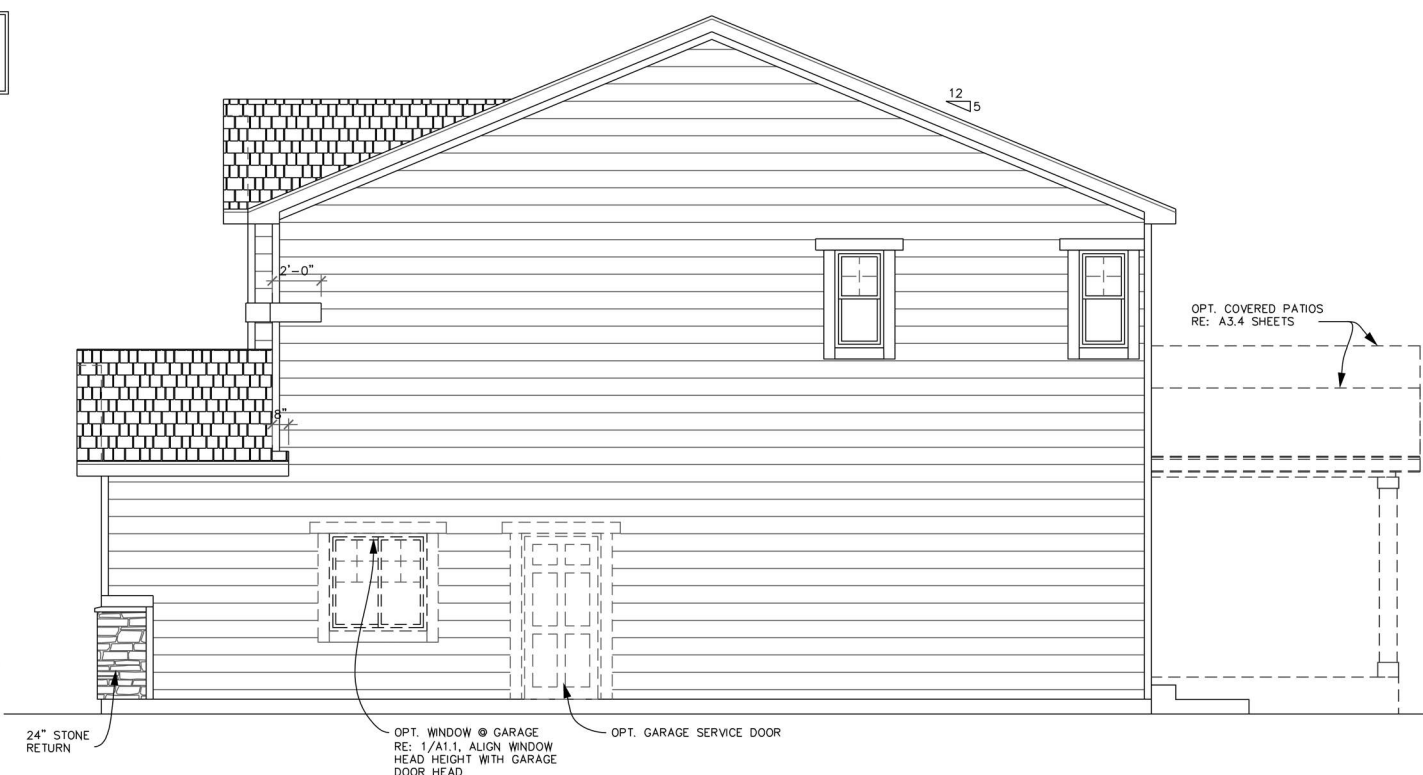
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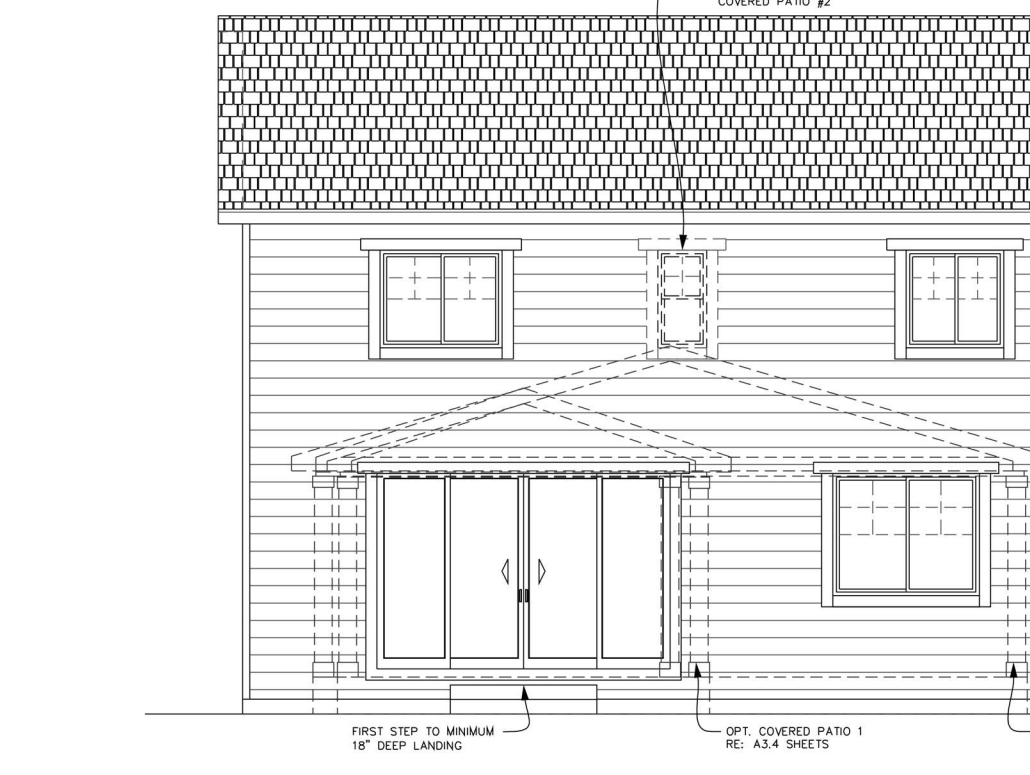
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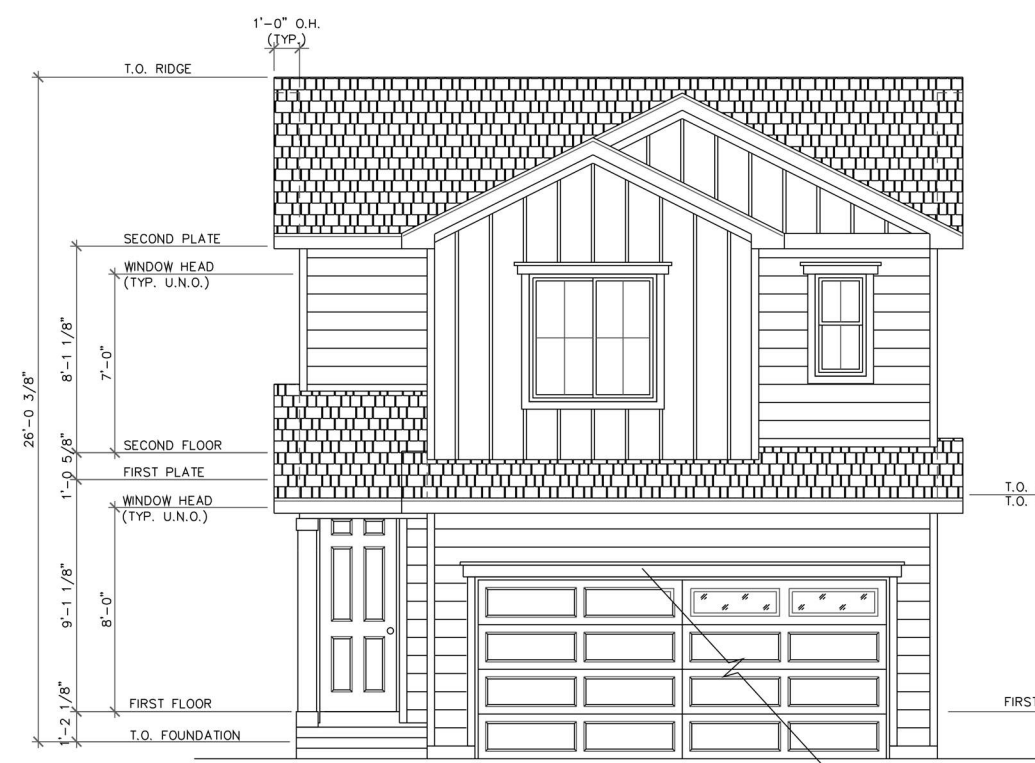
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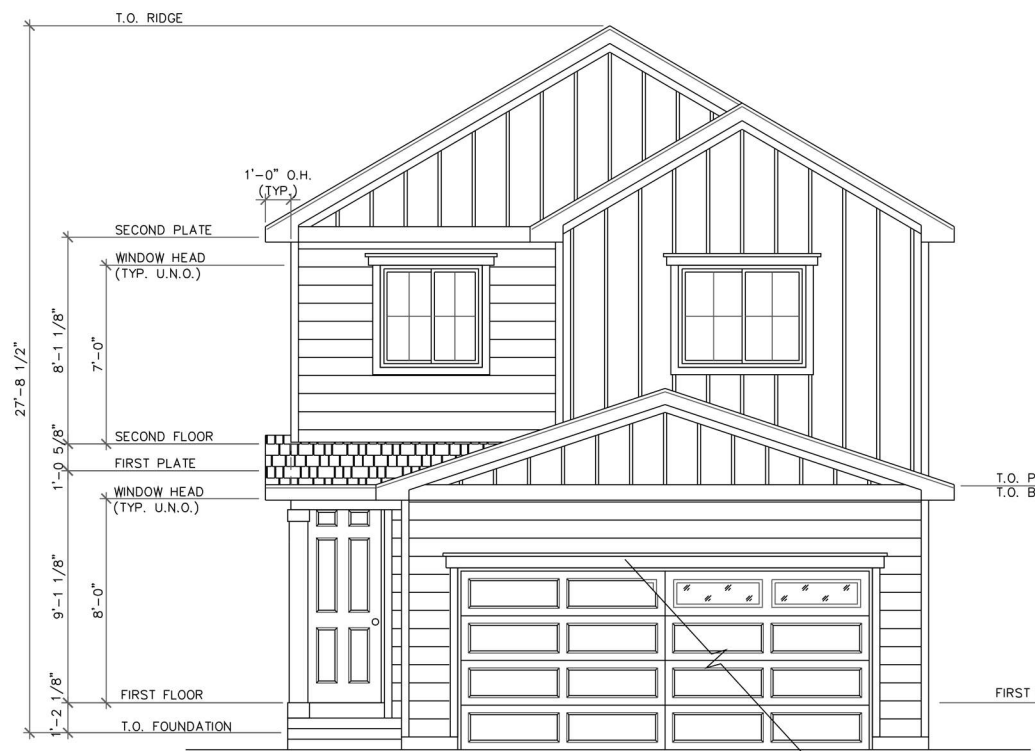
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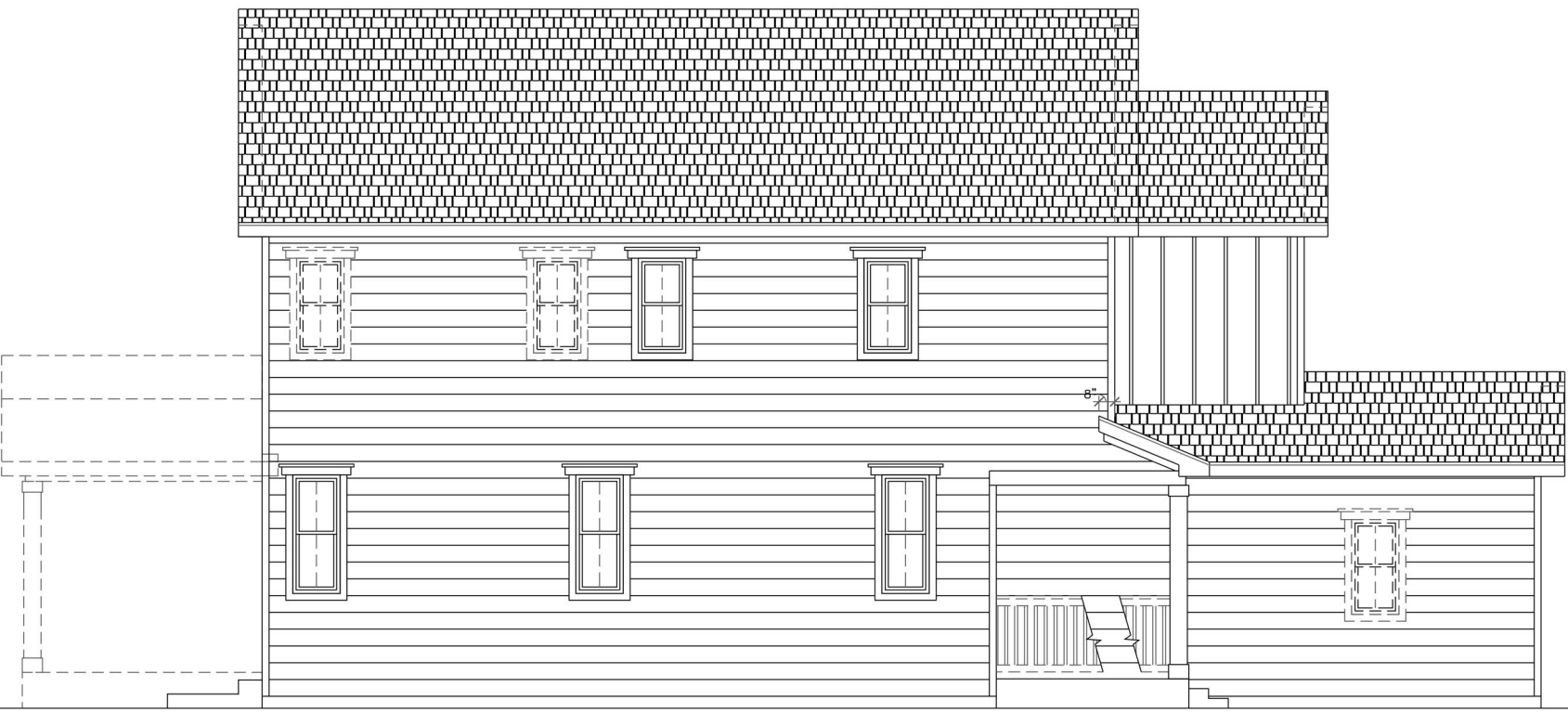
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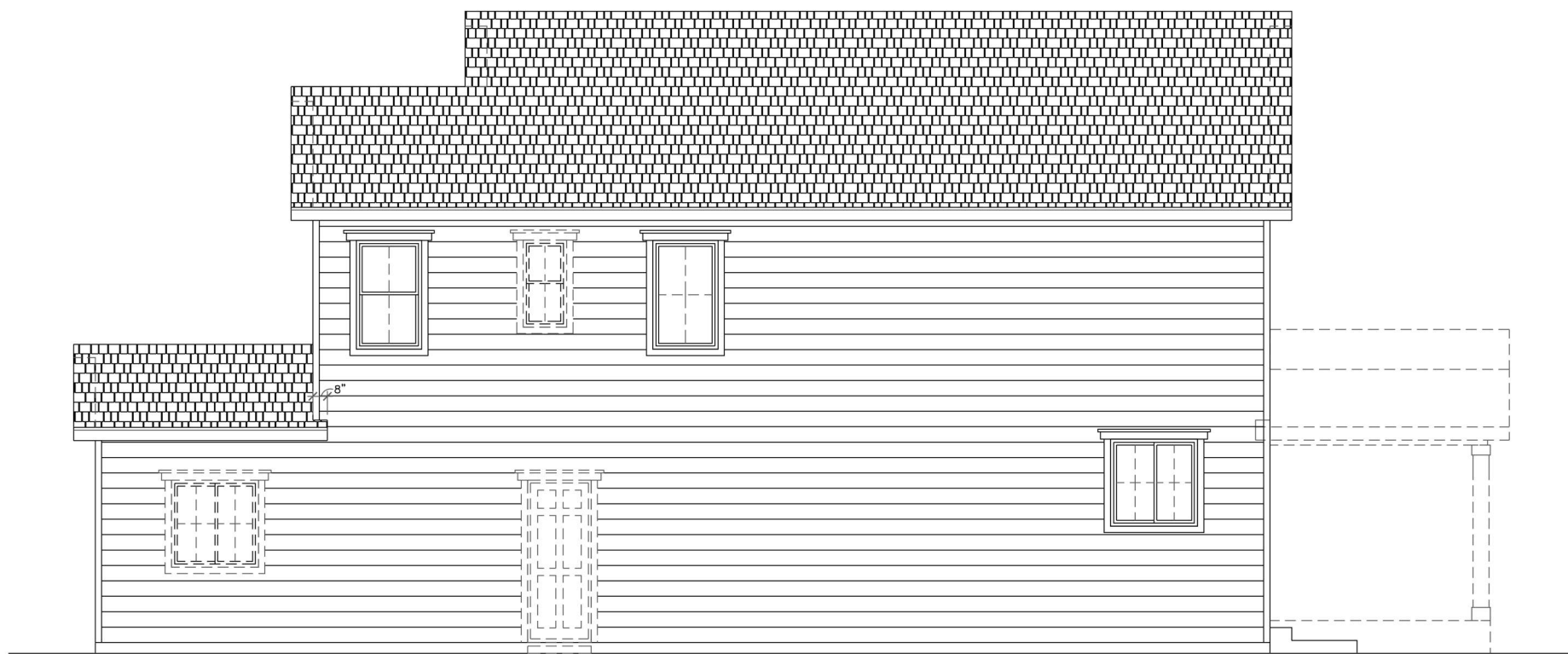
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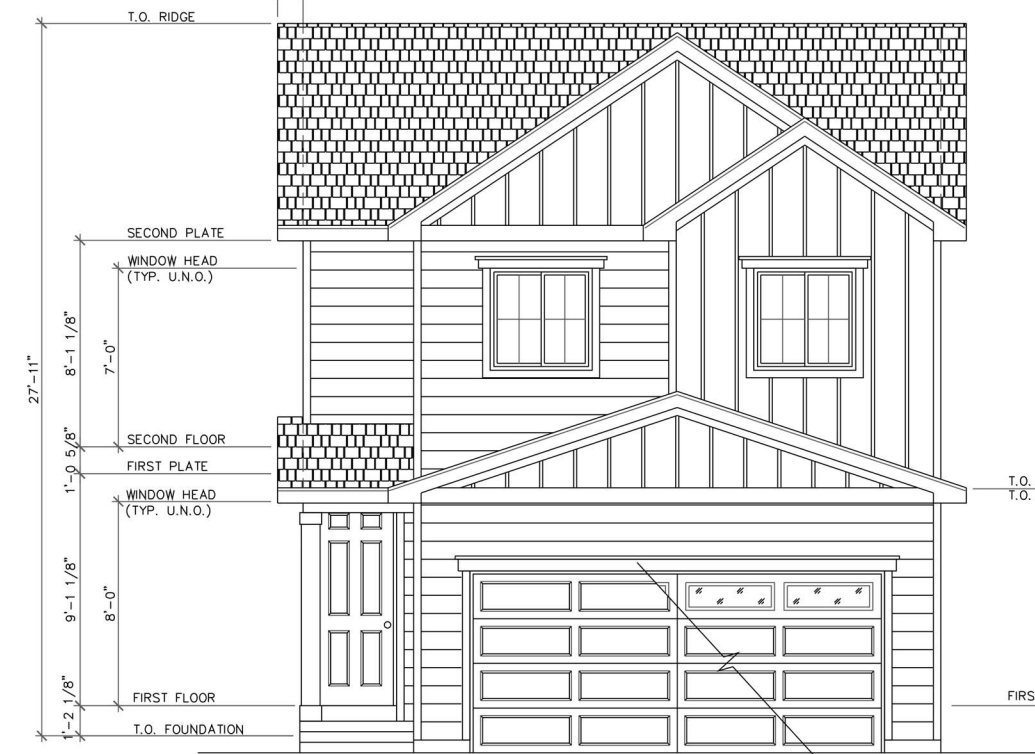
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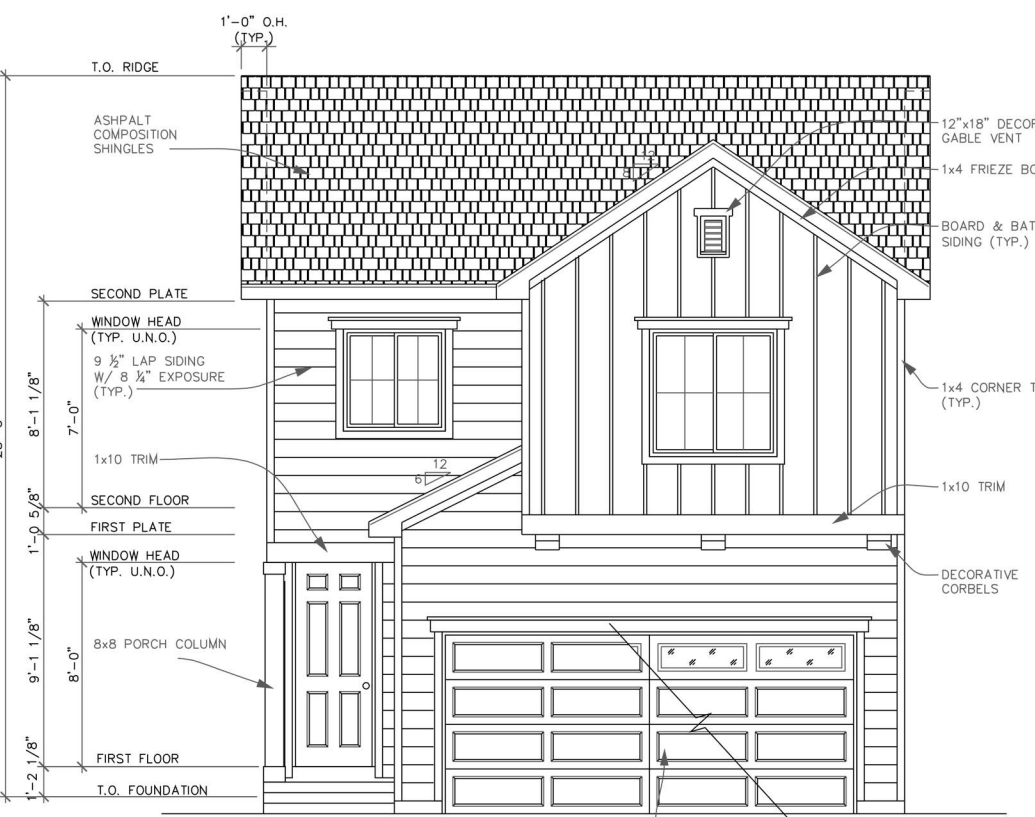
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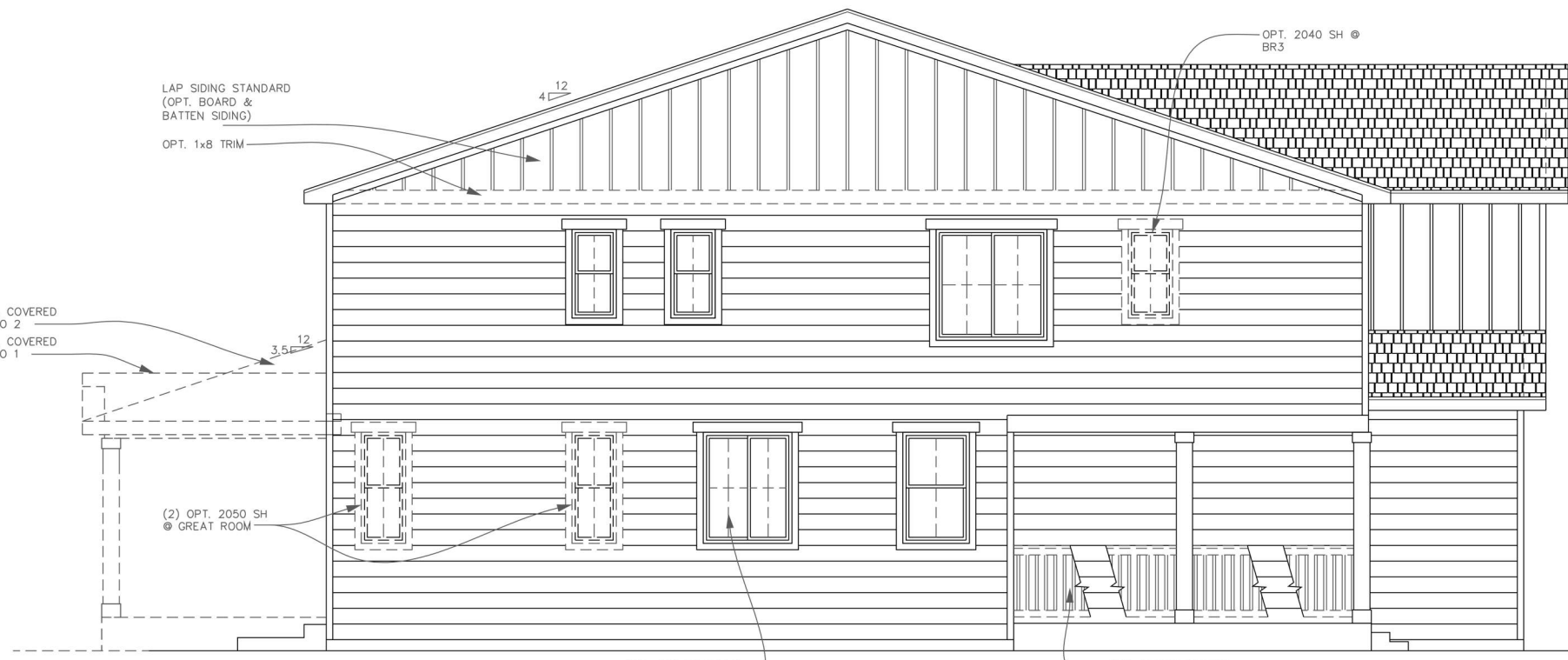
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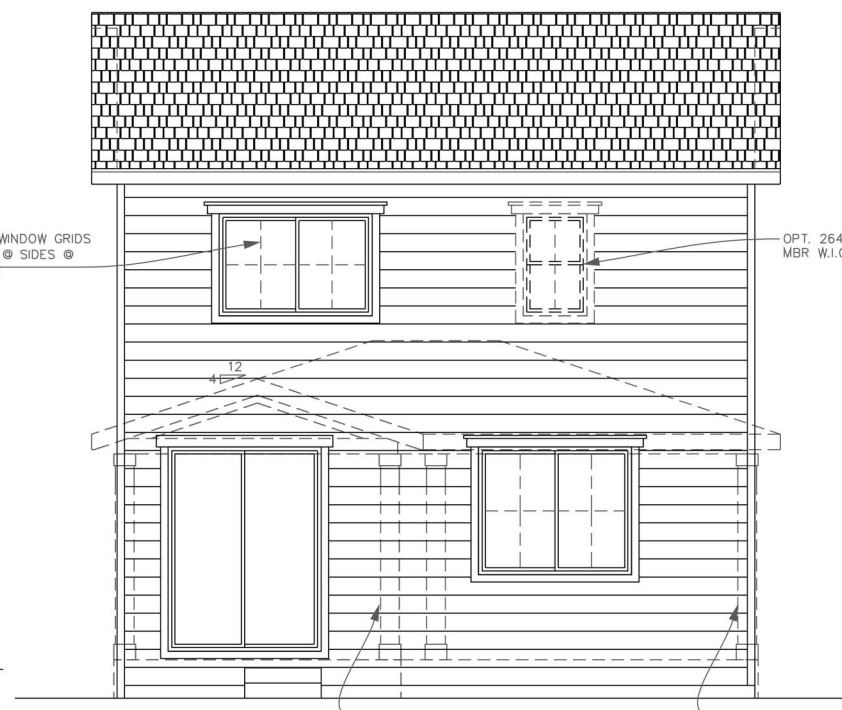
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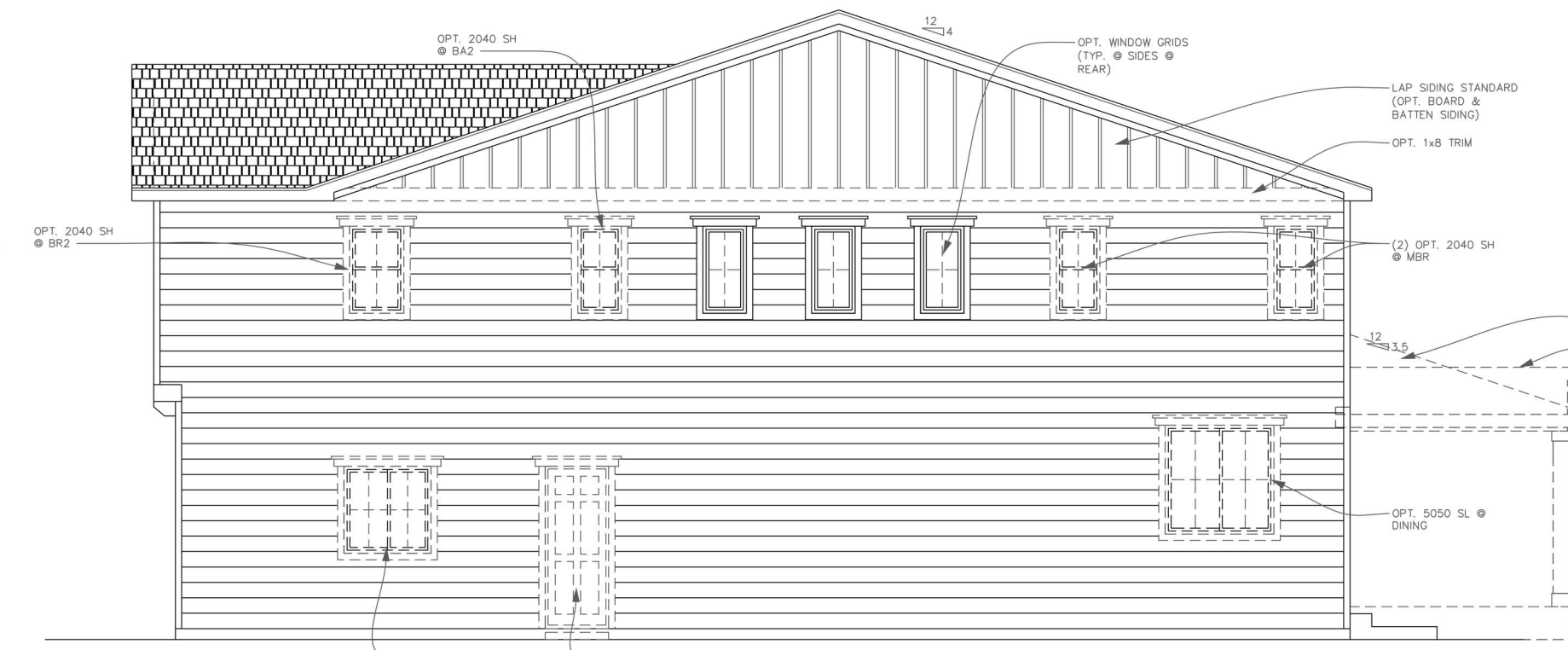
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2 LEFT ELEVATION A
SCALE: N.T.S.



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



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