### **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 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.
- 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 evelopment 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. <u>Project Description</u>: 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

| USES  | NOTES   |
|---|---|
|   | PRINCIPAL USES  |
| DWELLINGS - SINGLE FAMILY DETACHED & ATTACHED                                       |   |
| OPEN SPACE AND TRAILS   |   |
| 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 ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENT |
| 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<br>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/ENROLLMENT |
| 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 L<br>DEVELOPMENT 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-<br>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.

Development Standards.

1. Maximum building height: thirty (30) feet Maximum Lot Coverage: 40% Setback minimums: Front: 18' Minimum Side: 5' Minimum Side: 5' Minimum (Corner Lot) Rear: 7' Minimum

Minimum Lot Width: 35' at garage setback. Minimum Lot Size: 2,900 SF No projections into the tracts owned and maintained by the Haven Valley Metropolitan District will be permitted.

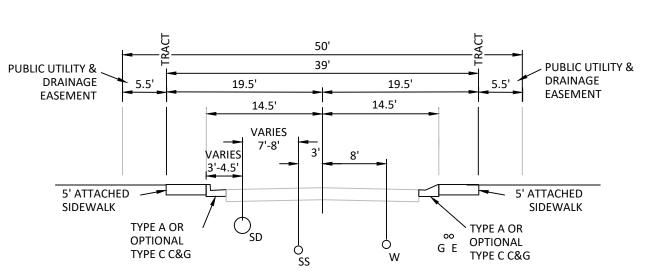
Streets. Streets within the Haven Valley subdivision provide general vehicular circulation throughout the development. All Streets shall be paved. Sidewalks will

provided as illustrated on this plan and as required by the LDC and ECM.

B. 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

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.



TYPICAL PRIVATE STREET SECTION (URBAN LOCAL)

rovide cross section for urban local low volume) roadway. Remove sectio or Urban minor collector as none of the roadways are this classification.

PUBLIC UTILITY & .

DRAINAGE

**EASEMENT** 

**SIDEWALK** 

5' ATTACHED

TYPE A OR

TYPE C C&G

OPTIONAL

# 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

### **GENERAL NOTES**

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. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041CO763G, effective December 7, 2018.

The following lots have 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 CTL Thompson Inc., dated October 8, 2018 and revised August 5, 2021 and is held in the Haven Valley PUD Preliminary Plan File (PUDSP217) at the El Paso County Planning and Community Development Department. • Artificial /Undocumented Fill Lots: 17-21, 35-38, 44-41, 55-70 and 91-96

These conditions can be mitigated by regrading, properly engineered foundations and recognized construction 5. The parties responsible for this plan have familiarized themselves with all current accessibility 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. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

6. The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Traffic Impact Study prepared by Aldridge Transportation Consultants, LLC., Geologic Hazard Evaluation and Due Diligence Geotechnical Investigation prepared by CTL Thompson, Inc., Water Resources Report preapred by Drexel Barrell & Company, Waste water disposal Report prepared by Drexel Barrell & Company, Drainage Report prepared by Drexel Barrell & Company and Natural Features Report prepared by N.E.S.

Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations. The following utility providers will serve the Haven Valley PUD: Water: Security Water and Sanitation Districts

Wastewater: Security Water and Sanitation Districts Gas: Colorado Springs Utilities

Electric:Colorado Springs Utilities NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This

#### 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 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

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

THE 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 \$89°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"

YELLOW PLASTIC CAP STAMPED "WKC & ASSOC PLS 14611": THENCE ALONG SAID NORTH LINE, S89°44'12"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°44'12"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) S70°41'33"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;

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 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 REFILING OF THE SECURITY, COLORADO ADDITION NO. 4 FL 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, 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

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.

### 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. 201078268 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 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" YELLOW PLASTIC CAP STAMPED "WKC & ASSOC PLS 14611"

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 THE FOLLOWING TWO (2) COURSES:

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

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 CLERK 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 DOCUMENT RECORDED UNDER RECEPTION

THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY AND SOUTHERLY RIGHT-OF WAY LINE OF CABLE LANE THE **FOLLOWING TWO (2) COURSES:** N00°40'06"W, 18.98 FEET TO A POINT OF CURVE TO THE LEFT;

211.27 FEET ALONG THE ARC OF SAID CURVE TO THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 203.92 FEET, A CENTRAL ANGLE OF 59°21'44", AND BEING SUBTENDED BY A CHORD THAT BEARS N30°20'58"W, 201.95 FEET.

22.5'

17.5'

17.5'

TYPICAL PRIVATE STREET SECTION

(URBAN MINOR COLLECTOR)

PUBLIC UTILITY &

DRAINAGE

EASEMENT

\_\_\_<del>-</del> 5' ATTACHED

OPTIONAL

TYPE C C&G

SIDEWALK

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



### MIDCO Investments LLC

Landowner's Signature, notarized

CALVARY

FELLOWSHIP

**FOUNTAIN VALLE** 

\_ a (one of the following: qualified title 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 title to such land is owner in fee simple by \_ \_ at the time of this application.

Notarized signature

Name of Landowner

OR Name of Attorney and registration number

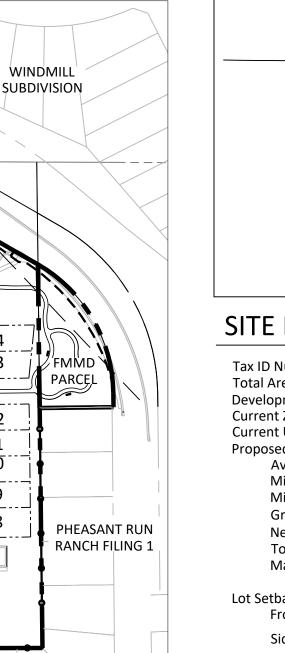
#### **Ownership Certification** Fountain Mutual Metropolitan District Name of Landowner Landowner's Signature, notarized \_ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by \_ at the time of this application.

Notarized signature OR Name of Attorney and registration number

### **County Certification** 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 President, Board of County Commissioners Director, Planning & Community Development Department

**Clerk and Recorder Certification** State of Colorado El Paso County I hereby certify that this Plan was filed in my office on this \_(*month*), 20\_\_\_\_ at \_ recorded per Reception No.

El Paso County Clerk and Recorder



### RADLEY RD. FOUNTAIN -CREEK SITE DATA Tax ID Numbers: 6512200001 & 6512200011 NORTH 11.76 AC Total Area: **Development Schedule:** 2022 PUD **Current Zoning:** Current Use: **Dwellings Single Family Detached** Proposed Use: 3,344 SF Average Lot Size: 2,900 SF Minimum Lot Size:

**VICINITY MAP** 

Minimum Lot Width: 35 FT 8.33 DU/AC Gross Density: Net Density: 13.12 DU/AC Total Tract Area: 4.24 AC Maximum Building Height: 30 FT Lot Setbacks: 18 FT Front: 5 FT 7 FT Landscape Setbacks:

10 F7 Cable Lane Urban Local: Landscape Buffers: 15 FT South Buffer: 15 FT East Buffer:

Open Space:

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

### PLID MODIFICATIONS

|   | LDC/ECM<br>Section         | Category   | Standard   | Modification  | Justification   |
|---|----------------------------|--|--|---|---|
| 1 | LDC Chapter<br>8.4.4(E)(2) | Private Roads  | Use of private roads shall be limited                                    | Private roads proposed to serve only this subdivision   | Private road design provides more flexibility for the development to accommodate the higher density infill development and create a mor 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 slowe traffic speeds in the neighborhood. Private roads and modified pedestrian ramp designs were approved with the previously recorded PUD Plan, Preliminary Plan and Final Plat for Patriot Village. |
| 2 | ECM Table 2-31             | Minimum Curb<br>Return Radius                                | Minimum 20 ft for local/local intersection                               | Minimum 12.5 ft radii<br>for all private<br>intersections within the<br>project site  |   |
| 3 | ECM Detail SD_2-40         | Pedestrian<br>Intersection Ramp<br>Detail                    | Private Roads to be<br>constructed and<br>maintained to ECM<br>standards | City of Colorado Springs<br>modified Detail D-8F will<br>be used. These<br>modified pedestrian<br>ramps will be<br>constructed to meet<br>ADA requirements. | The proposed streets within this project site are private and it will be the responsibility of the HOA to maintain the roads, including all pedestrian ramps. The proposed alternative is modified Detail D-8 from the City of Colorado Springs ECM. This type of pedestrian ramp will still provide directional pedestrian crossings and compliment the site density and lot layout. These proposed pedestria ramps will be constructed to meet ADA requirements.  |
| 4 | ECM Detail SD_4-1          | Urban Local<br>Roadway Utility<br>Placement Cross<br>Section | 6 ft distance from<br>center of storm<br>drain to top back of<br>curb    | 3-4.5 ft distance<br>between center of<br>storm drain to top back<br>of curb w/in this project<br>site.   | The storm drain placement will improve the separation between utilities as required by the Security Water & Sanitation Districts. The proposed private street section and utility placement will still meet the intent and purpose of the ECM standards, by still maintaining proper separation between utilities.  |

### LAND USE DATA TABLE

| LAND USE          | NET DENSITY | UNITS   | ACRES | % OF LAND |
|-------------------|-------------|---------|-------|-----------|
| SINGLE FAMILY     | 13.12 DU/AC | 98 Lots | 7.52  | 64%       |
| ROAD TRACT        | N/A         | N/A     | 2.52  | 21%       |
| OPEN SPACE TRACTS | N/A         | N/A     | 1.72  | 15%       |

### DDOIECT TEAN

| PROJEC     | IIEAW   |            |  |
|------------|---|------------|--|
| OWNER:     | MIDCO Investments LLC<br>PO Box 60069<br>Colorado Springs, CO 80960 | OWNER:     | Fountain Mutual Metropolitan District<br>PO Box 1976<br>Colorado Springs, CO 80901 |
| DEVELOPER: | Richmond American Homes<br>4350 S. Monaco St.                       | APPLICANT: | N.E.S. Inc.<br>619 N. Cascade Ave., Suite 200                                      |

Colorado Springs, CO 80903

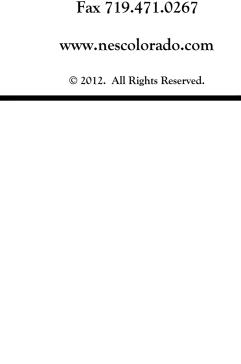
### **SHEET INDEX**

Sheet 9 of 9:

Cover Sheet Sheet 2 of 9: Tract Map, Adjacent Ownership & Lot Typicals PUD Preliminary Site Plan Sheet 3 of 9: Preliminary Grading Plan Sheet 4 of 9: Preliminary Utilities & Facilities Plan Sheet 5 of 9: Landscape Notes & Details Sheet 6 of 9: Sheet 7 of 9: Alternative Landscape Plan Sheet 8 of 9: **Building Elevations** 

Denver, CO 80237

Building Elevations



619 N. Cascade Avenue, Suite 200

Colorado Springs, CO 80903

Tel. 719.471.0073

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

CABLE LANE

| PROJECT INFO | DATE:<br>PROJECT MGR:<br>PREPARED BY: | 04.30.2021<br>A. BARLOW<br>B. ITEN |
|--------------|---------------------------------------|------------------------------------|
|              |                                       |                                    |

**ENTITLEMENT** 

|       | DATE:      | BY:   | DESCRIPTION:        |
|-------|------------|-------|---------------------|
|       | 08.19.2021 | B. I. | PER COUNTY COMMENTS |
|       | 02.07.2022 | B. I. | PER COUNTY COMMENTS |
|       |            |       |                     |
| ISION |            |       |                     |
| 27    |            |       |                     |

**COVER SHEET** 

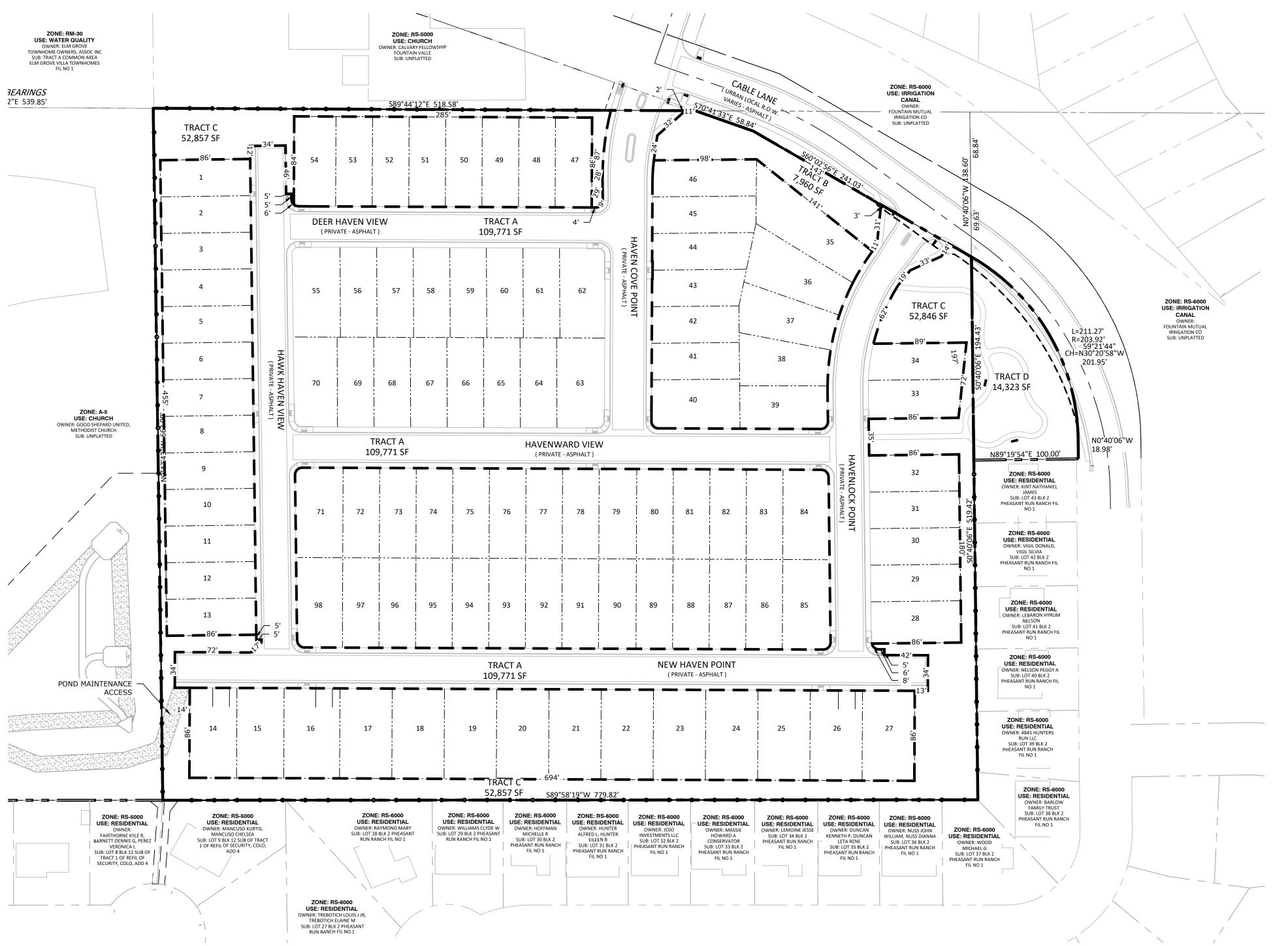
PUDSP217

# 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

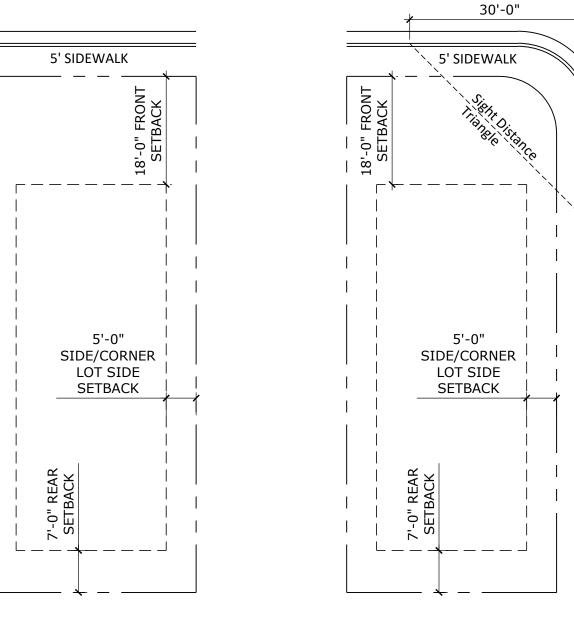


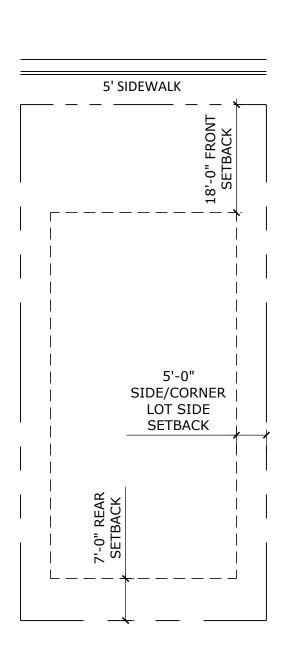
### TRACT MAP & ADJACENT PROPERTY OWNERS

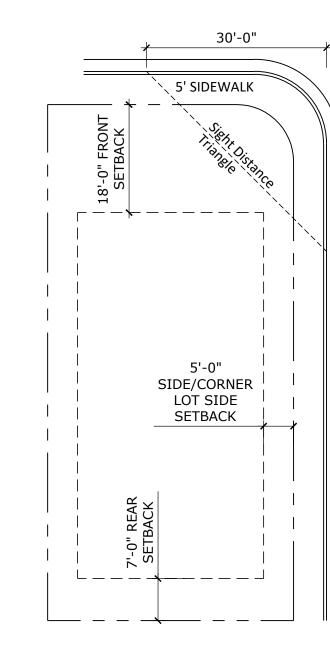
### TRACT TABLE

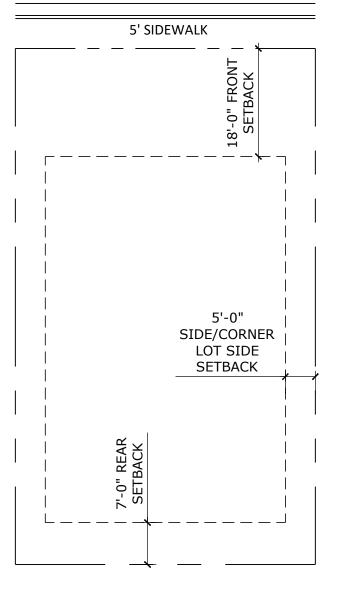
| NAME       | SIZE (SF) | SIZE (AC) | USE  | OWNERSHIP  | MAINTENANCE  |
|------------|-----------|-----------|--|--|--|
| Tract A    | 109,771   | 2.52      | Private Roads  | Haven Valley Metropolitan<br>District  | Haven Valley Metropolitan<br>District  |
| Tract B    | 7,960     | 0.18      | Open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



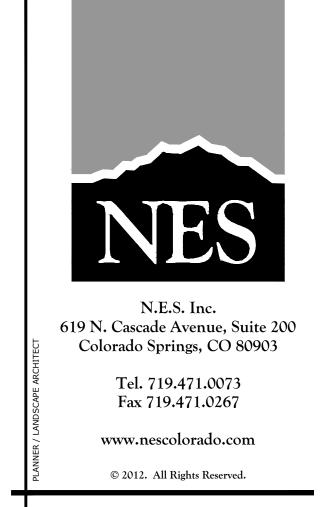








SCALE: 1" = 60'



### 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

TRACT MAP, LOT TYPICALS

& ADJACENT PROPERTY

OWNERS

2 of 9

PUDSP217

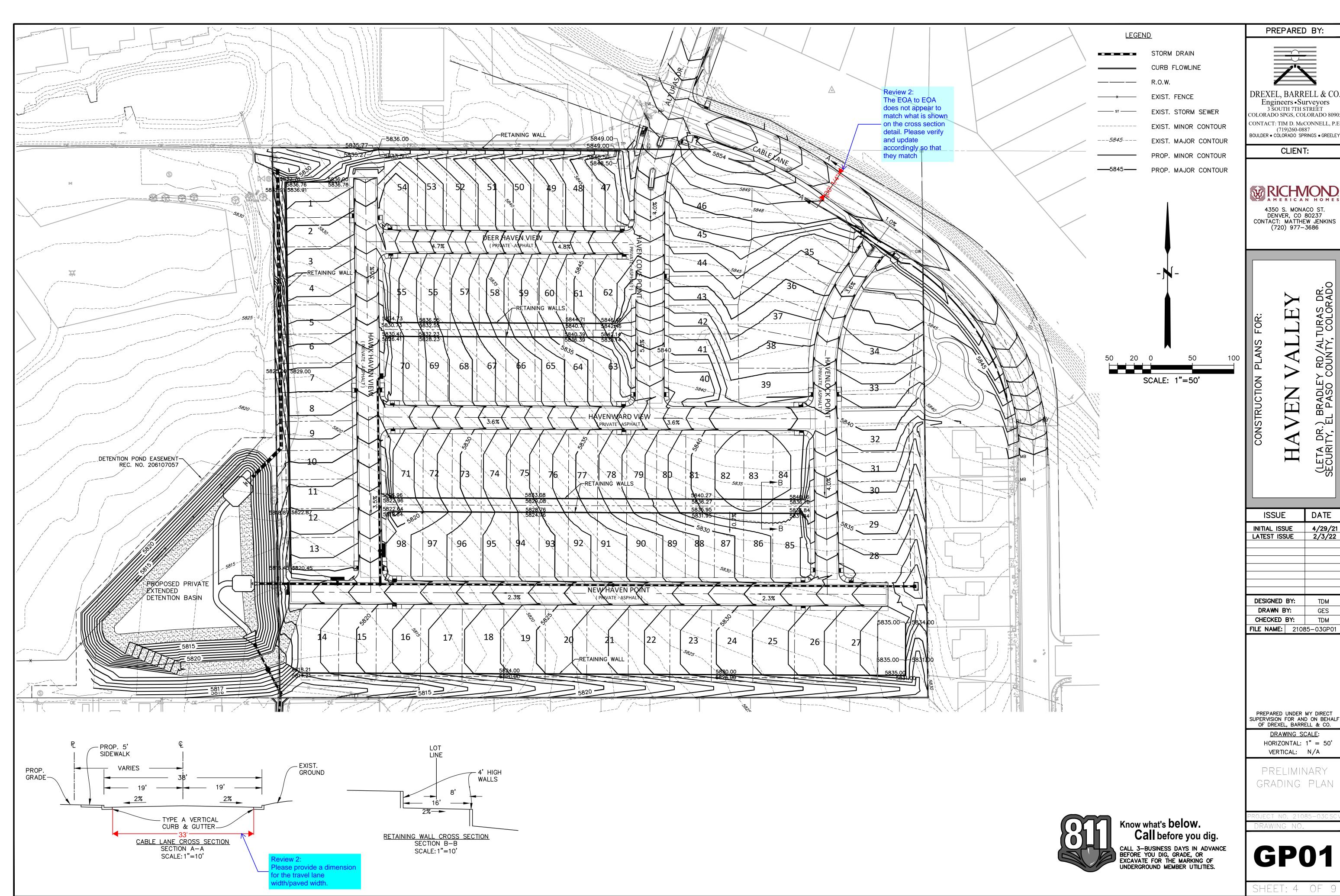
# HAVEN VALLEY

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



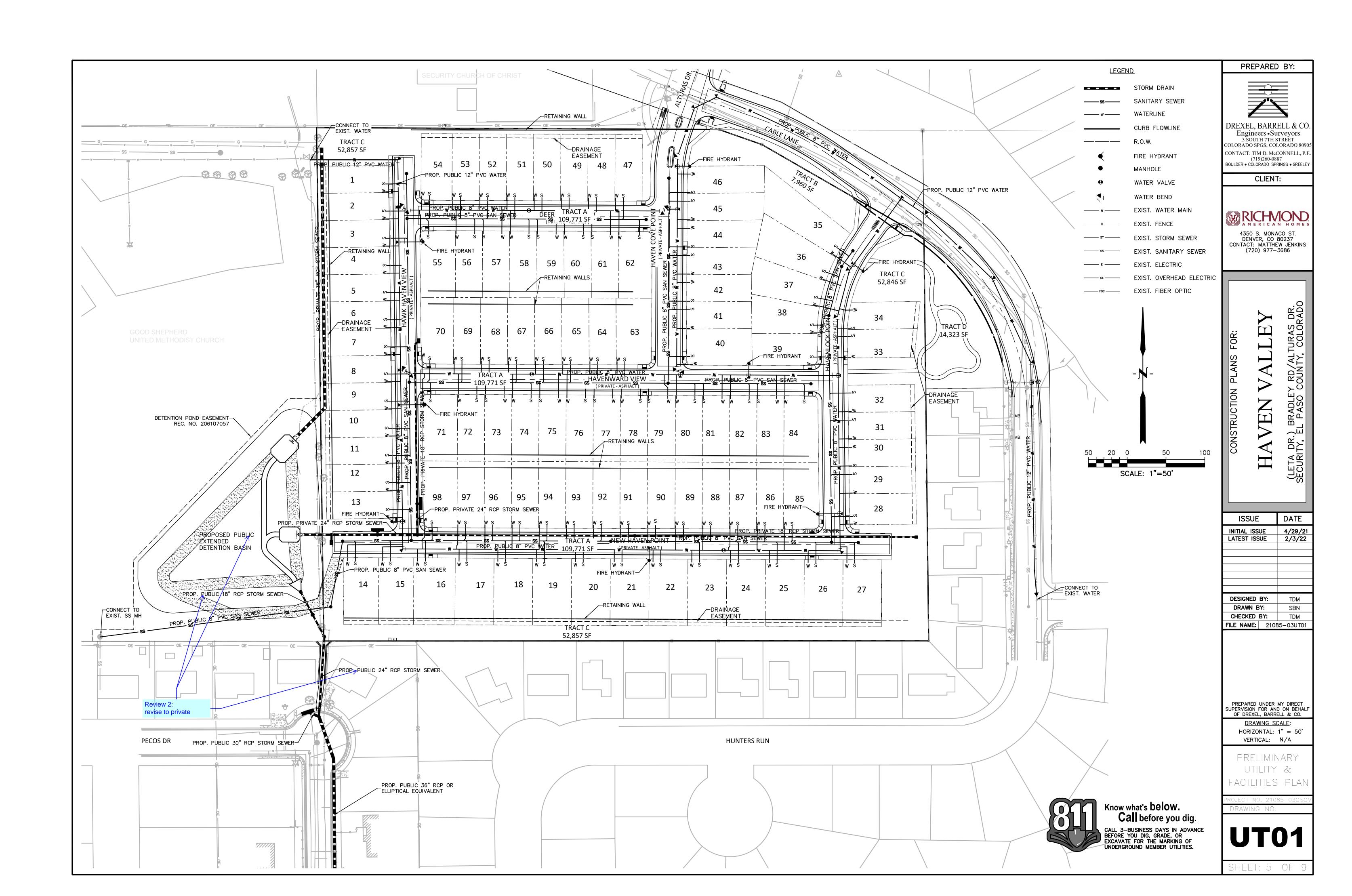


Engineers • Surveyors 3 SOUTH 7TH STREET COLORADO SPGS, COLORADO 8090:

DATE 
 INITIAL ISSUE
 4/29/21

 LATEST ISSUE
 2/3/22

HORIZONTAL: 1" = 50



### 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.

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

2. 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

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

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

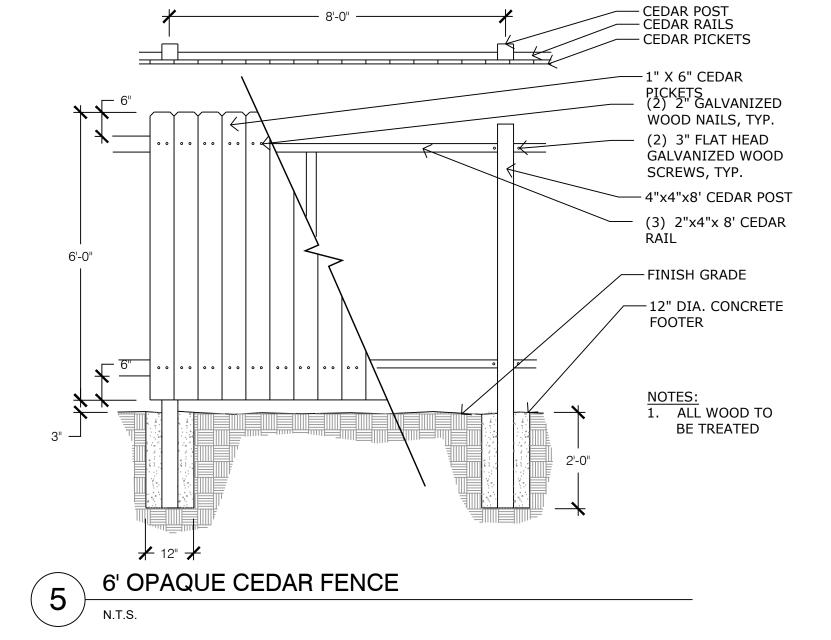
423' / 423'

| Street Name or       | Width (in Ft.) | Linear  | Buffer Trees (1/15') | Evergreen Trees   |  |
|----------------------|----------------|---------|----------------------|-------------------|--|
| Property Line        | Req. Prov.     | Footage | Required /Provided   | Reg. (33%) /Prov. |  |
| South                | 15' / 15'      | 780     | 52 / 52              | 18 / 36           |  |
| East                 | 15' / 15'      | 423     | 28 / 28              | 10 / 17           |  |
| Length of 6' Opaque  | Buffer Tree A  | Abbr.   | Percent Ground Plane |                   |  |
| Structure Req./Prov. | Denoted on I   | Plan    | Veg. Req. / Prov.    |                   |  |
| 780' / 780'          | SB             |         | 75% / 100%           |                   |  |

75% / 100%

### PLANT SCHEDULE

|   | DECIDUOUS TREES                        | CODE | <u>QTY</u> | BOTANICAL / COMMON NAME   | <u>HEIGHT</u> | WIDTH | SIZE      | CONE |
|---|--|------|------------|---|---------------|-------|-----------|------|
|   | $(\cdot)$                              | 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. | В&В  |
|   | ~ {~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ | Qc   | 21         | Quercus robur x alba `Crimschmidt` TM / Crimson Spire Oak                     | 40`           | 10`   | 2" Cal.   | В&В  |
| [ | •                                      | Tc   | 7          | Tilia cordata / Littleleaf Linden   | 40`           | 25`   | 2" Cal.   | B&B  |
|   | EVERGREEN TREES                        | CODE | QTY        | BOTANICAL / COMMON NAME   | <u>HEIGHT</u> | WIDTH | SIZE      | COND |
|   |  | Ac   | 12         | Abies concolor `Candicans` / Candicans White Fir                              | 25`           | 10`   | 6` HT     | В&В  |
|   |  | 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   | <u>HEIGHT</u> | WIDTH | SIZE      | COND |
|   | <del>{``}</del>                        | Pg   | 22         | 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 |
|   | $\odot$                                | Ph2  | 23         | 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 |
|   | <u>GRASSES</u>                         | CODE | <u>QTY</u> | BOTANICAL / COMMON NAME   | <u>HEIGHT</u> | WIDTH | SIZE      | CONE |
|   | and a                                  | Ck   | 68         | Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster Feather Reed Grass | 4`            | 3`    | #1 CONT   | CONT |
|   | <b>(*)</b>                             | 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 |
|   |  |      |            |   |               |       |           |      |



NES-LS-02

GROUND COVER SCHEDULE

NATIVE SEED

Shotgun Mix

Big Bluestem 20%

Blue Gramma 10%

Switchgrass 10%

Needlegrass Green 10%

Sideoats Gramma 10%

Sandreed Prairie 10%

Indiangrass Yellow 10%

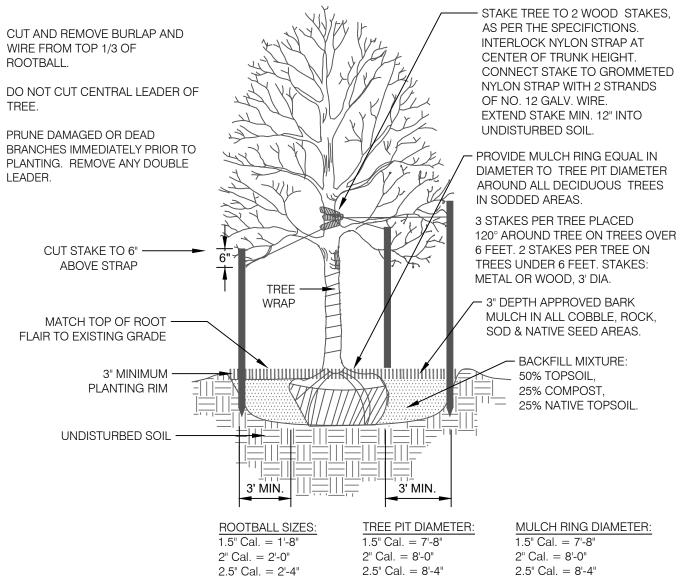
Kentucky Bluegrass Sod

Western Wheatgrass 20%

3/4" Cimarron Granite 3-4" Min. Depth

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

El Paso County Conservation District

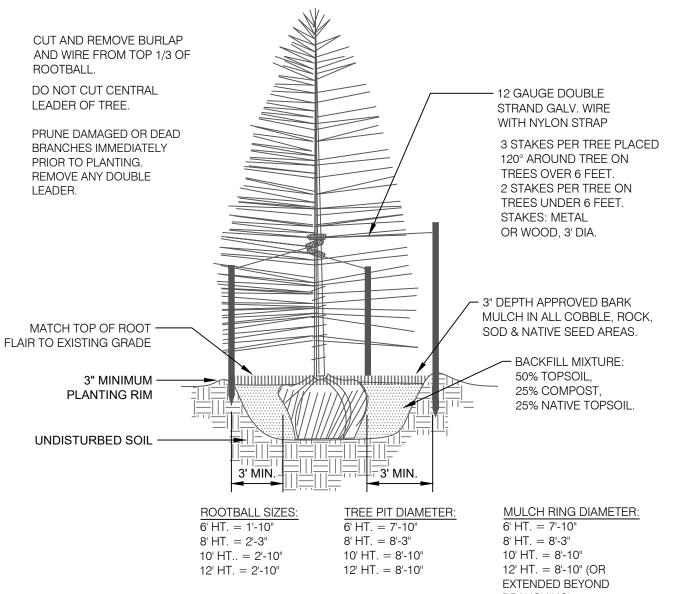


3" Cal. = 8'-6"

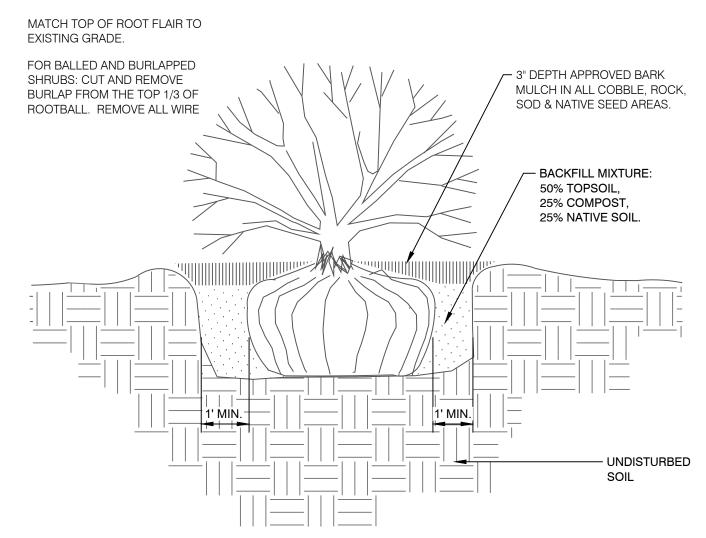
3" Cal. = 8'-6"

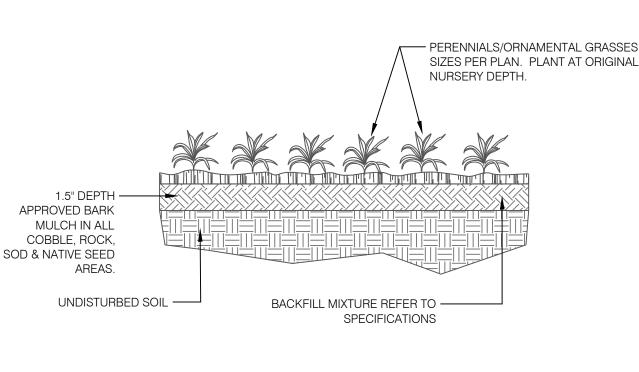
3" Cal. = 2'-6"

**DECIDUOUS TREE PLANTING DETAIL** 



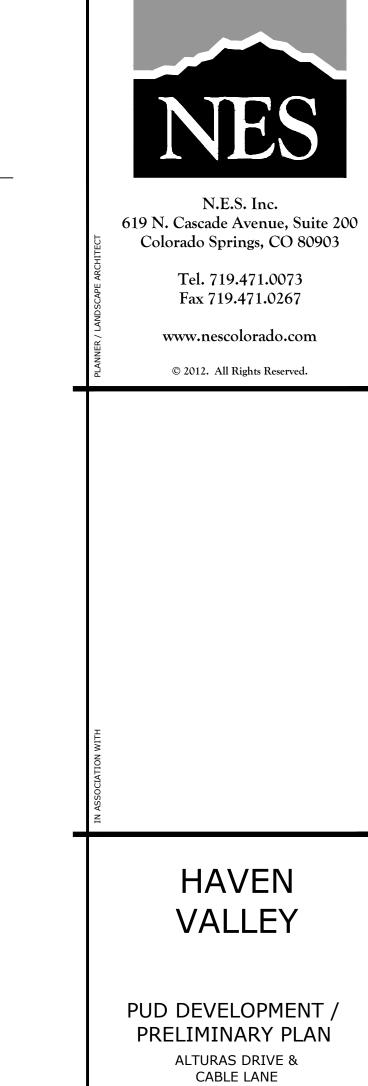
**CONIFEROUS TREE PLANTING DETAIL** 





SHRUB PLANTING DETAIL

PERENNIAL / ORNAMENTAL GRASS PLANTING NES-LS-04



**ENTITLEMENT** 

PROJECT MGR:

PREPARED BY:

04.30.2021

A. BARLOW

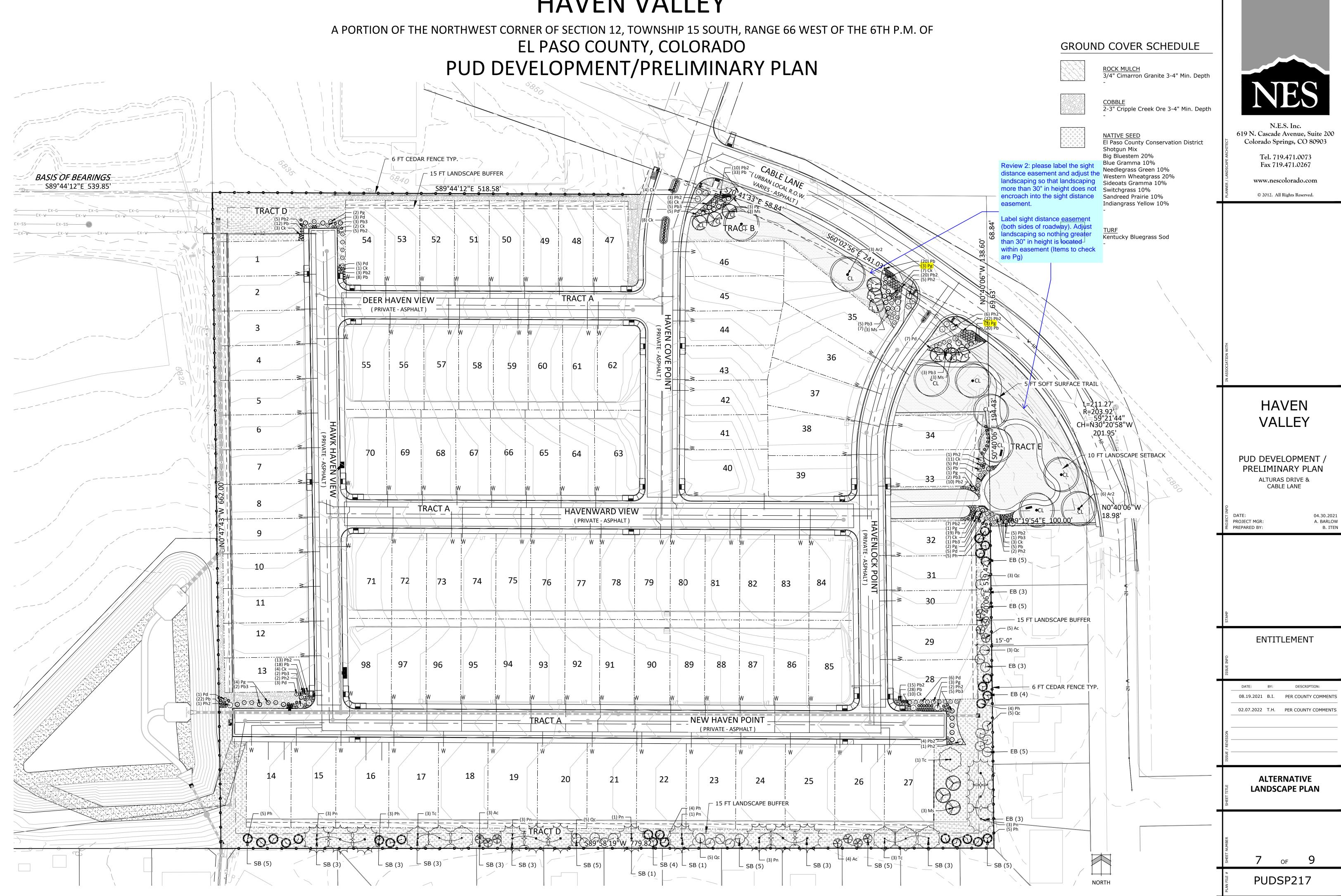
B. ITEN

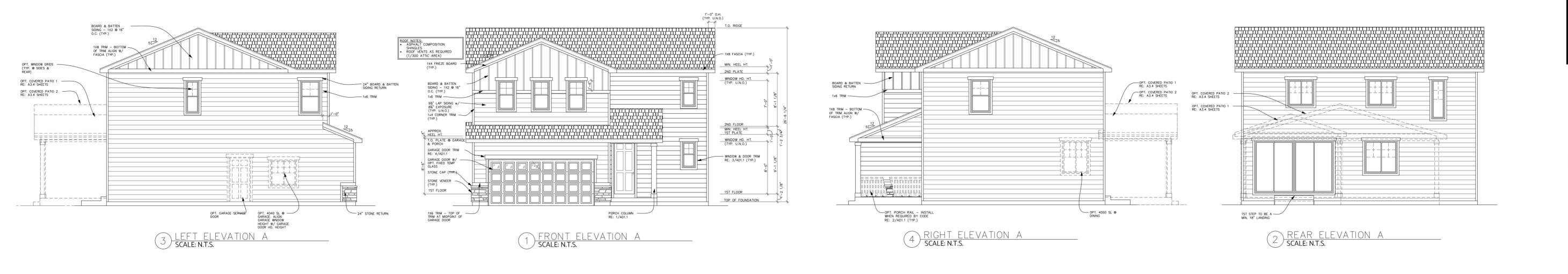
08.19.2021 B.I. PER COUNTY COMMENTS 02.07.2022 T.H. PER COUNTY COMMENTS

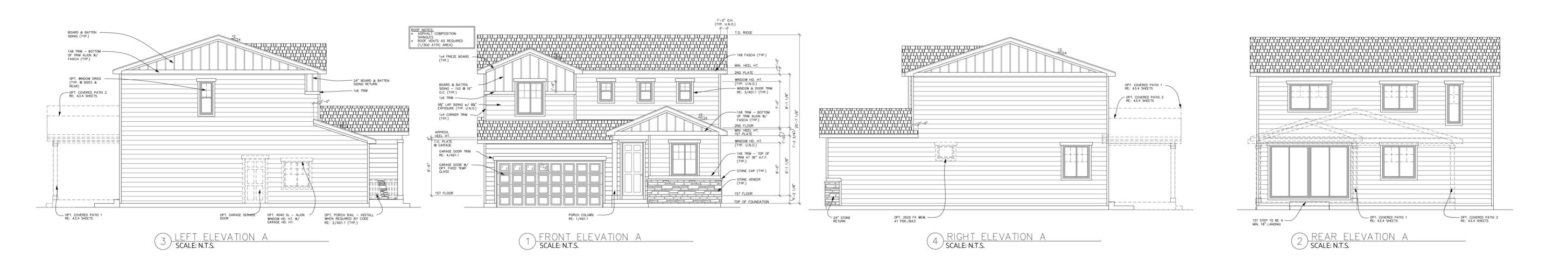
> LANDSCAPE NOTES & **DETAILS**

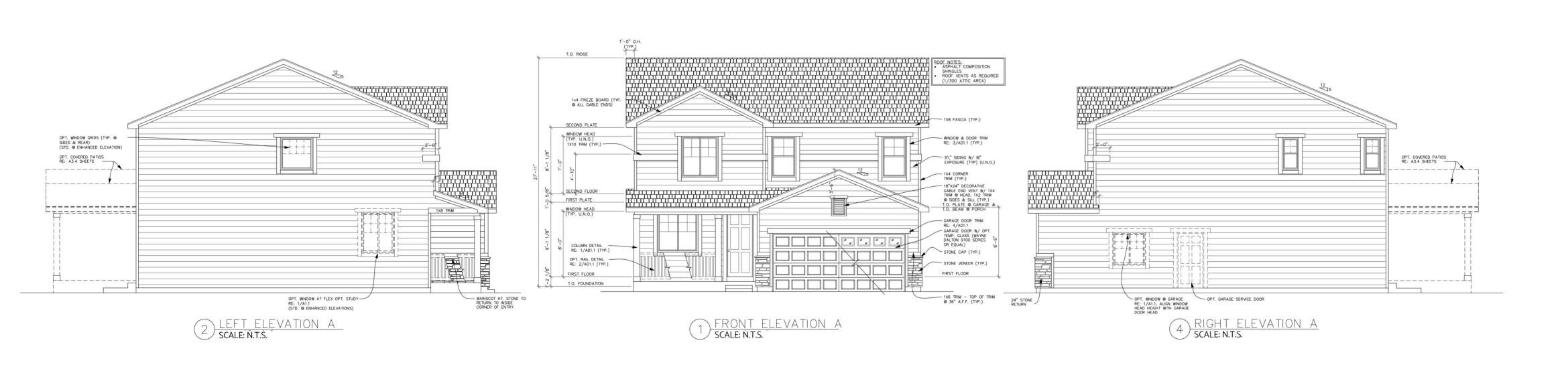
PUDSP217

# HAVEN VALLEY













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Date: 03/06/2018

Revisions:

### COLORADO SPRINGS

Plan Number:

Plan Name:

Sheet Title:

Sheet Number:

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