

GENERAL PROVISIONS

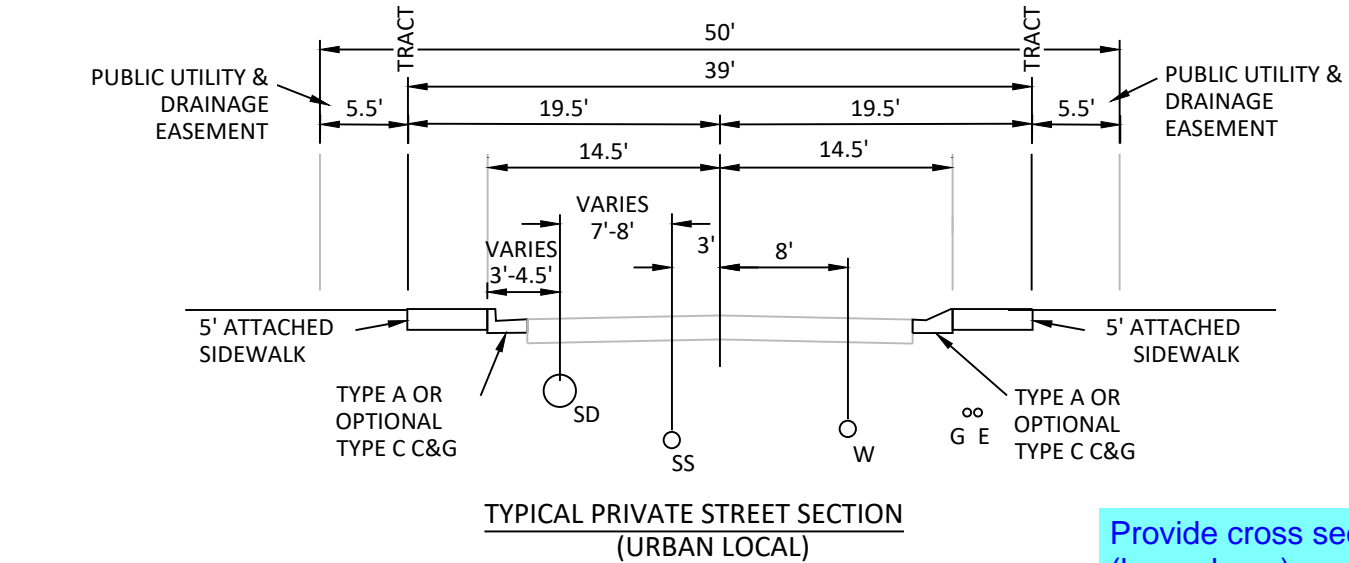
- A. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code...
B. Applicability. The provisions of this PUD shall run with the land...
C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners...
D. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of Haven Valley...
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...
F. Conflict. Where there is more than one provision within the development plan that covers the same subject matter...
G. Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan...
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...
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...
J. Easements. Unless otherwise indicated, all side, front, and rear lot lines will include a 5 foot public utility and drainage easement unless otherwise indicated...
K. 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 County standards in effect at the date of the request for dedication and maintenance...
L. Stormwater Drainage. All property owners are responsible for maintaining proper storm water drainage in and through their property.

DEVELOPMENT GUIDELINES

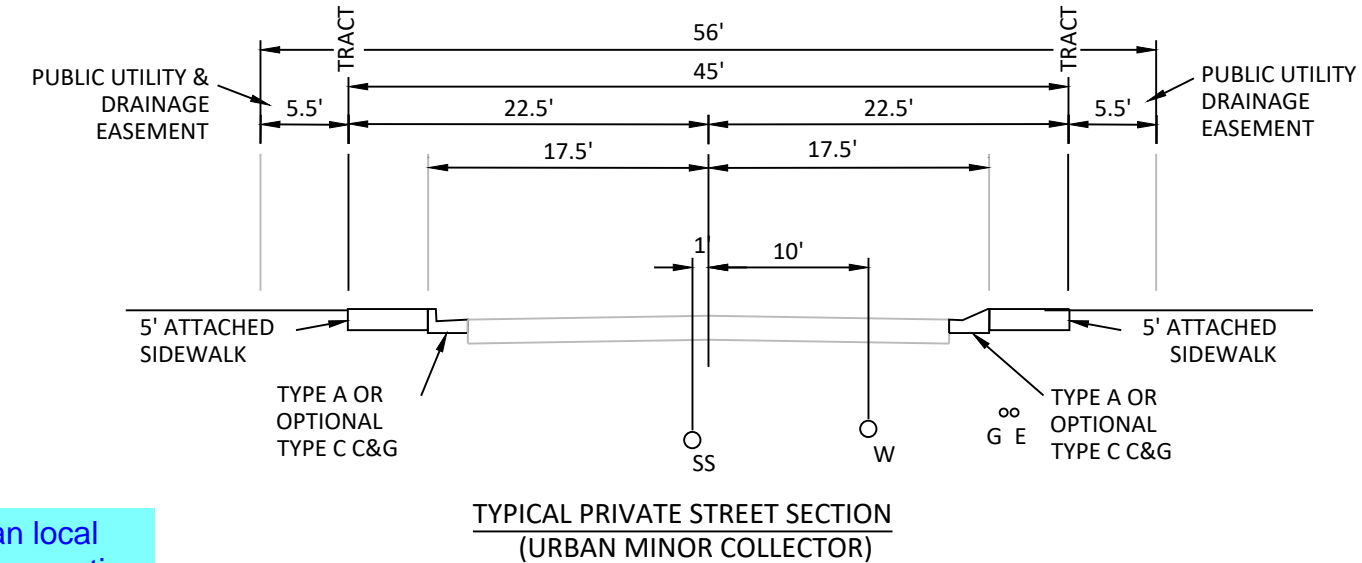
- A. Project Description: Haven Valley is a planned residential community on 11.7678 acres of land located south west of the intersection of Alturas Dr. and Cable Ln. The project is planned as a single family detached and attached community with a range of lot sizes and contiguous common open space throughout.

Table with columns: USES, NOTES, and PRINCIPAL USES. Rows include Dwelling types, Recreation, Family care, Utilities, Animal keeping, Residential occupation, Solar energy, Antennas, Mailboxes, Bed & breakfast, Storage sheds, Model home, Construction equipment, Yard or garage sales, Accessory structures, and Notes.

- 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 feet with a maximum height of 60 feet...
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...
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.
F. 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.



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



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

- 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...
4. Geologic Hazard Note: The following lots have been found to be impacted by geologic hazards...
5. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications...
6. The following reports have been submitted in association with the Preliminary Plan for this subdivision...
7. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
8. The following utility providers will serve the Haven Valley PUD: Water: Security Water and Sanitation Districts; Gas: Colorado Springs Utilities; Electric: Colorado Springs Utilities.
9. 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...

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 COLORADO.

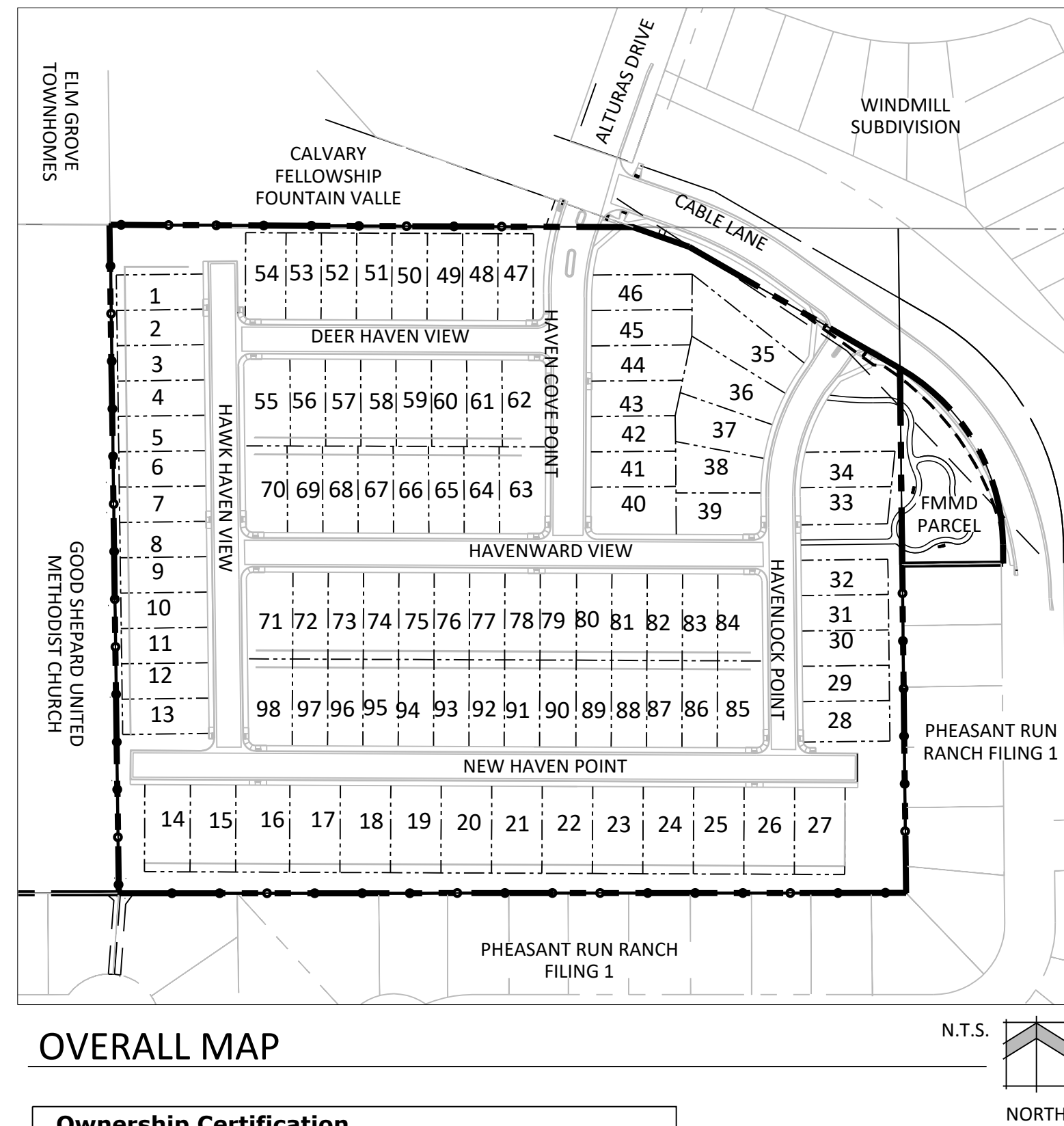
THE ABOVE-DESCRIBED PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12 TO BEAR S89°44'12"E, 1058.43 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID LINE MONUMENTED AT THE WESTERLY TERMINUS BY A FOUND 2.5" ALUMINUM PIPE WITH A 3.25" ALUMINUM CAP STAMPED "T165 R66W 2 1 11 12 1995 RWLS 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 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 REFINING OF THE SECURITY, COLORADO ADDITION NO. 4 EL PASO COUNTY, COLORADO", THE PLAT THEREOF RECORDED IN PLAT BOOK Z AT PAGE 76 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, S89°58'19"W, 779.92 FEET TO THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 1779 AT PAGE 409 OF THE RECORDS 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. 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 "T165 R66W 2 1 11 12 1995 RWLS 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 WEST LINE 500'40'06", 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 NO. 202228876; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY AND SOUTHERLY RIGHT-OF-WAY LINE OF CABLE LANE THE FOLLOWING TWO (2) COURSES: 1. N00°40'06"W, 18.98 FEET TO A POINT OF CURVE TO THE LEFT; 2. 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.

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



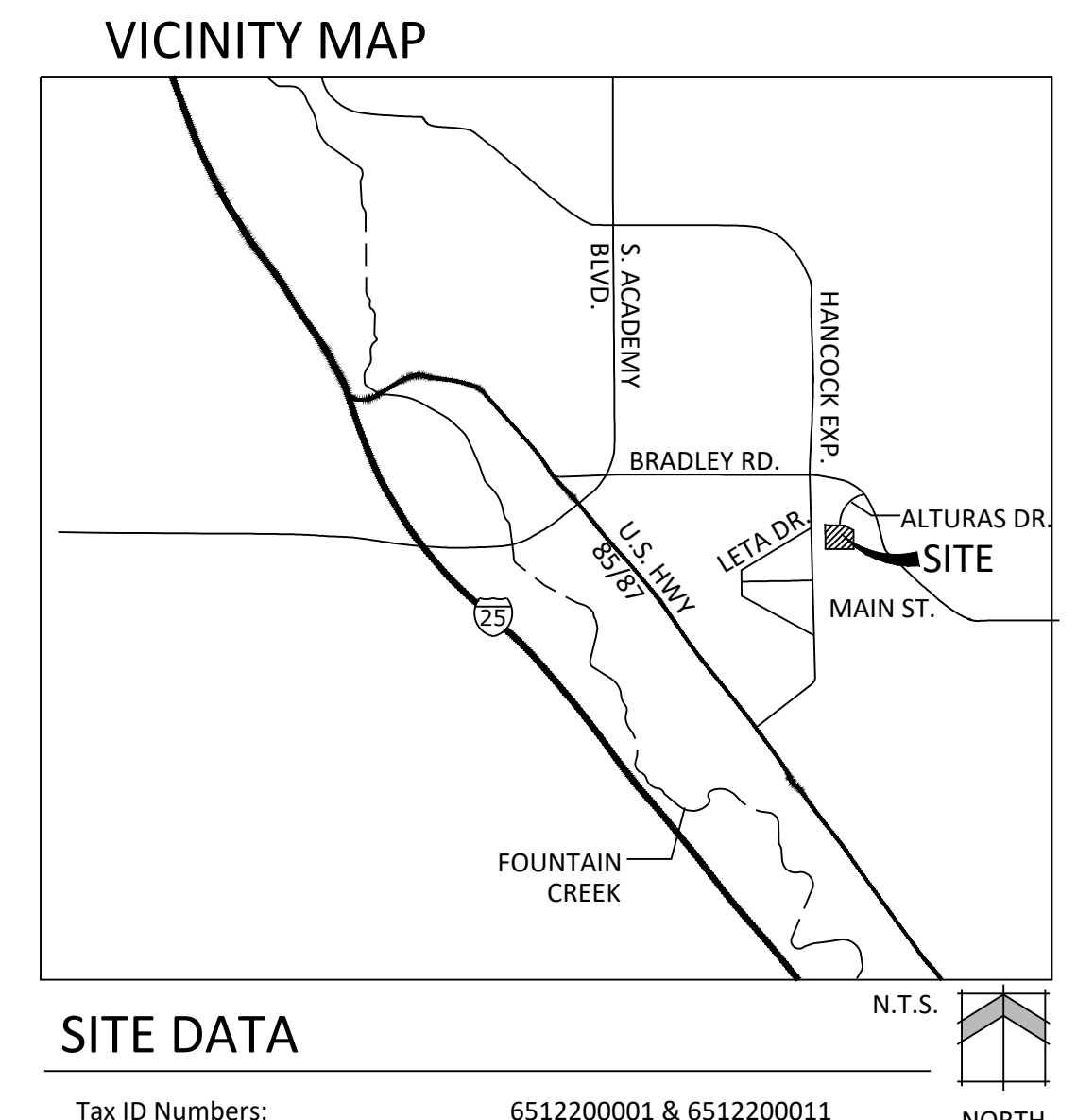
OVERALL MAP

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, including fields for President, Board of County Commissioners, and Director, Planning & Community Development Department.

Clerk and Recorder Certification form, including fields for State of Colorado, El Paso County, and a declaration of filing.



SITE DATA

Table containing site data: Tax ID Numbers (651220001 & 651220011), Total Area (11.76 AC), Development Schedule (2022), Current Zoning (PUD), Proposed Use (Vacant), Average Lot Size (3,344 SF), Minimum Lot Size (2,900 SF), Minimum Lot Width (35 FT), Gross Density (8.33 DU/AC), Net Density (13.12 DU/AC), Total Tract Area (4.24 AC), Maximum Building Height (30 FT), 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: 1.7 AC (14%) Tracts B,C & D, Usable: 0.6 AC of Tracts C & E).

PUD MODIFICATIONS

Table with columns: LDC/ECM Section, Category, Standard, Modification, Justification. Rows 1-4 describe modifications to private roads, minimum curb return radius, pedestrian intersection ramp detail, and urban local roadway utility placement cross section.

LAND USE DATA TABLE

Table with columns: LAND USE, NET DENSITY, UNITS, ACRES, % OF LAND. Rows include Single Family (13.12 DU/AC, 98 Lots, 7.52, 64%), Road Tract (N/A, N/A, 2.52, 21%), and Open Space Tracts (N/A, N/A, 1.72, 15%).

PROJECT TEAM

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

SHEET INDEX

Table listing sheet indices: 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.



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 © 2012. All Rights Reserved.

Table with columns: DATE, PROJECT MGR, PREPARED BY. Values: DATE: 04.30.2021, PROJECT MGR: A. BARLOW, PREPARED BY: B. ITTEN.

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

ENTITLEMENT

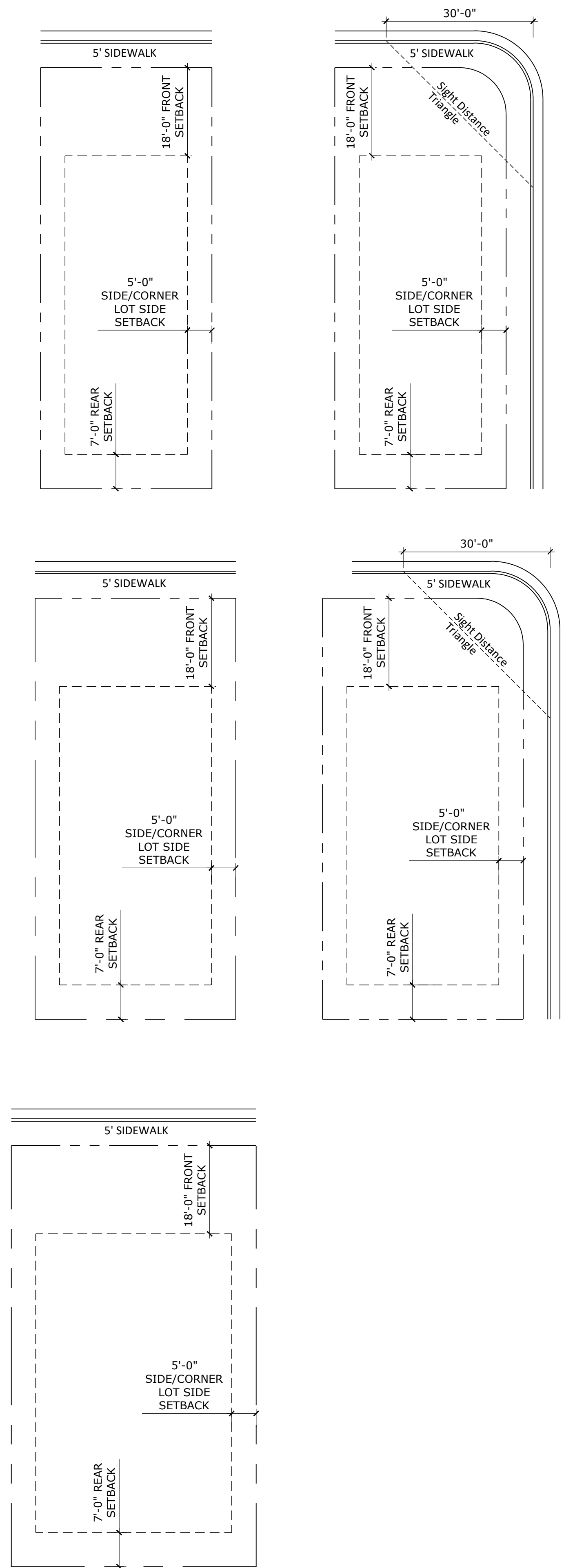
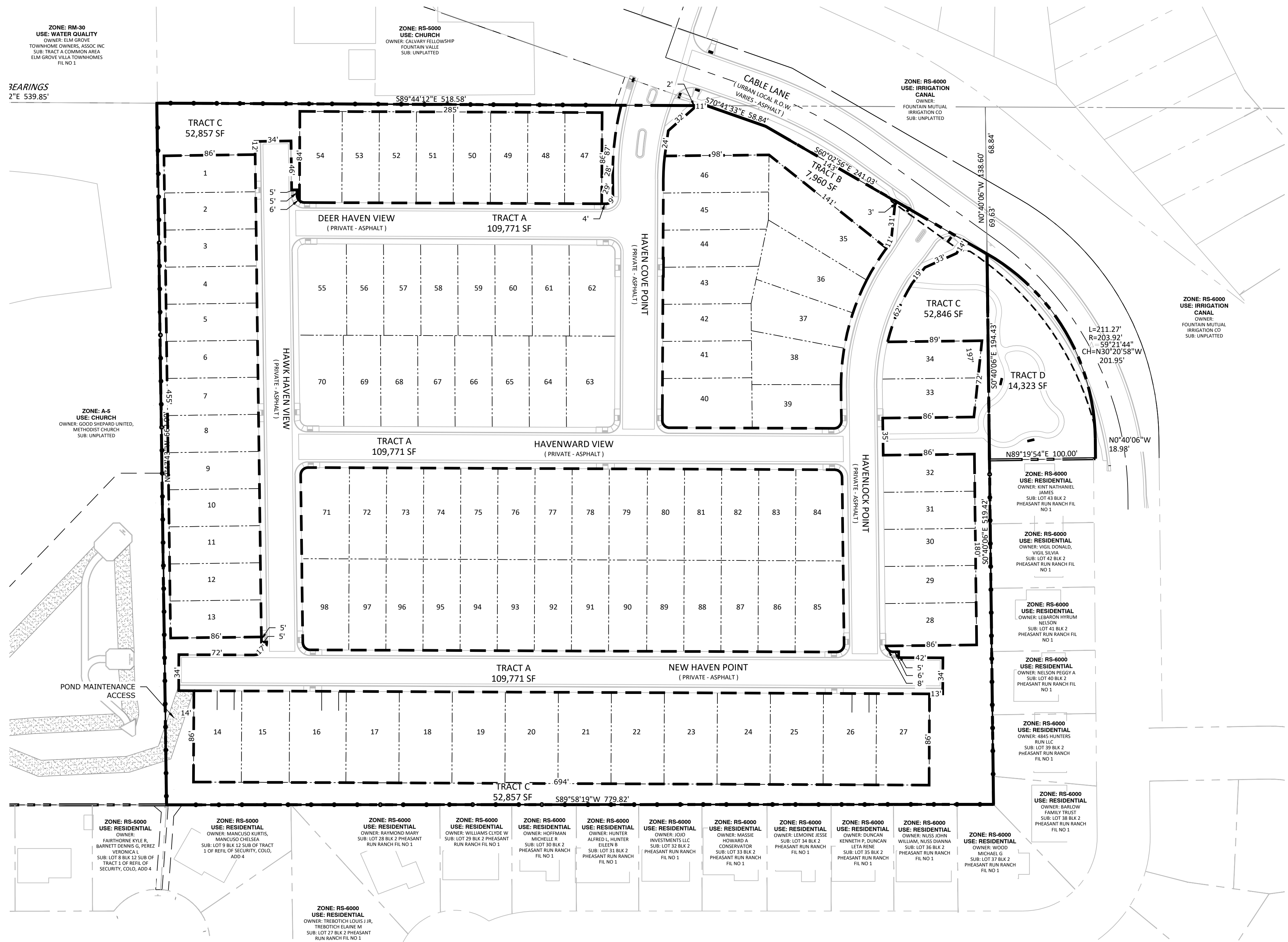
Table with columns: DATE, BY, DESCRIPTION. Rows: 08.19.2021 B. I. PER COUNTY COMMENTS, 02.07.2022 B. I. PER COUNTY COMMENTS.

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

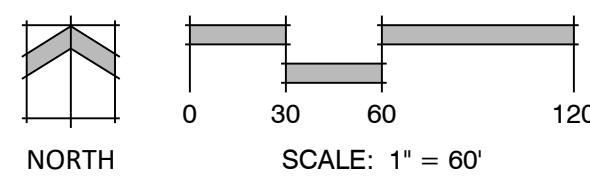
LOT TYPICALS



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			



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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:
08.19.2021	B. I.	PER COUNTY COMMENTS
02.07.2022	B. I.	PER COUNTY COMMENTS

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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Colorado Springs, CO 80903

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Fax 719.471.0267

www.nescolorado.com

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Review 2:
Please label the sight distance easement, add the sight distance length and add the following plat note:
Sight Distance Easement shall be dedicated to El Paso County. Maintenance of the sight distance easement shall be the responsibility of the Haven Valley Metropolitan District. 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.

Minimum curb return should be 15 and include autoturn exhibit showing that large trucks/SUV's can make the right turn maneuver.

Use El Paso Co. parallel ped ramp detail. (Std Dtl SD 2-50).

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

PUD PRELIMINARY SITE PLAN

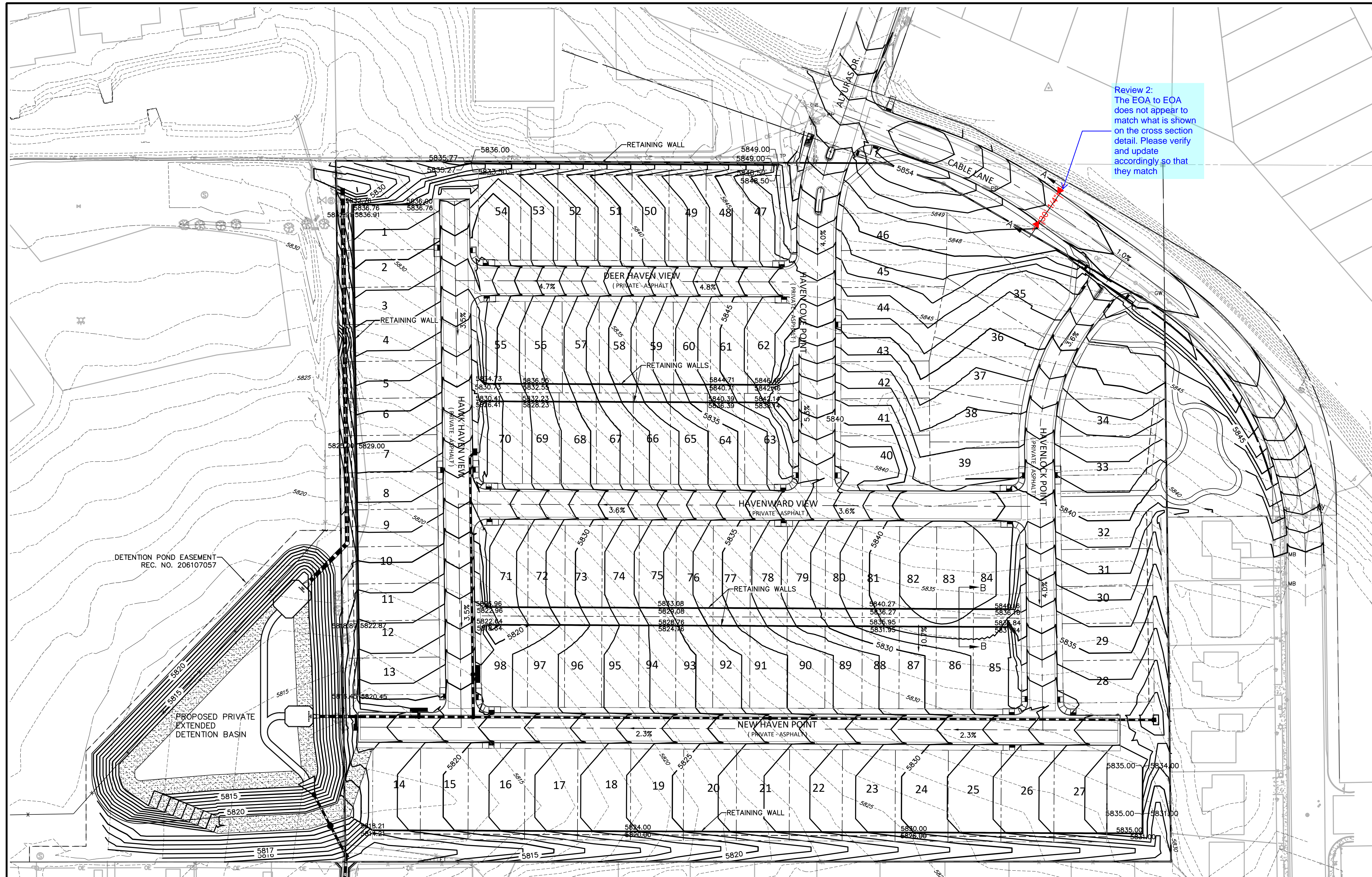
3 OF 9

PUDSP217

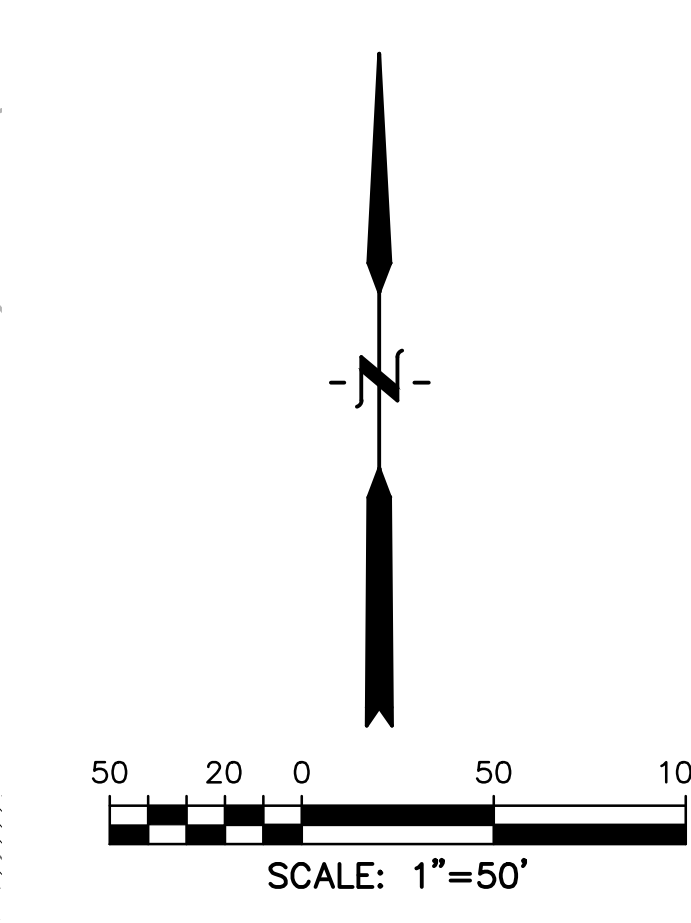


Review 2:
Please provide the scale of the drawing

P:\Richmond American Homes\Haven Valley\Drawings\Planning\Development\Haven Valley_PUD.dwg (Sheet 3) 2/7/2022 3:09:32 PM bhbn



- 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:



CONSTRUCTION PLANS FOR:

HAVEN VALLEY

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

ISSUE	DATE
INITIAL ISSUE	4/29/21
LATEST ISSUE	2/3/22

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.

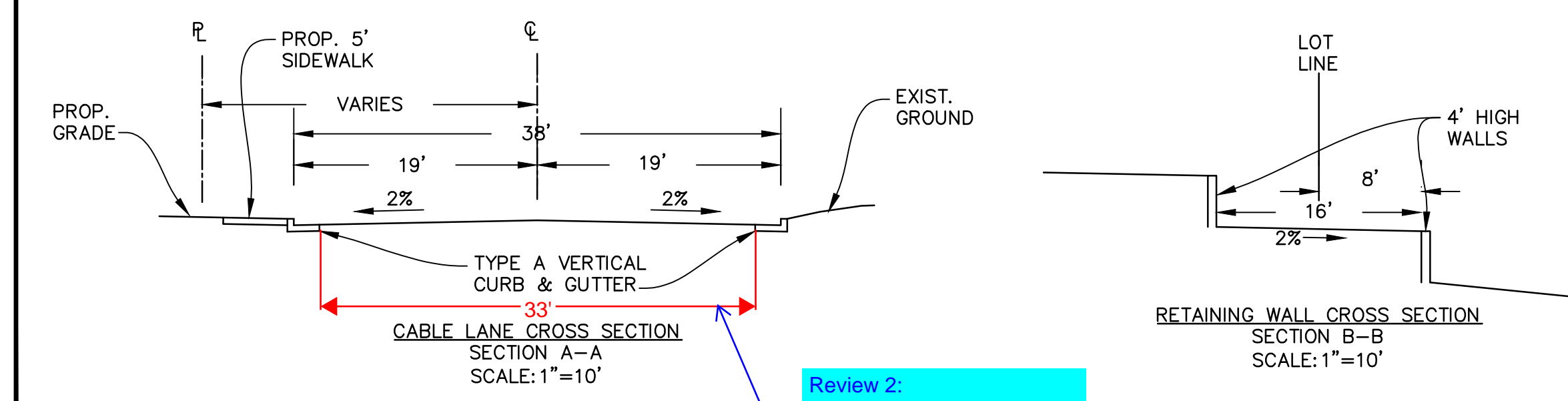
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
GRADING PLAN

PROJECT NO. 21085-03C-SEL
DRAWING NO.

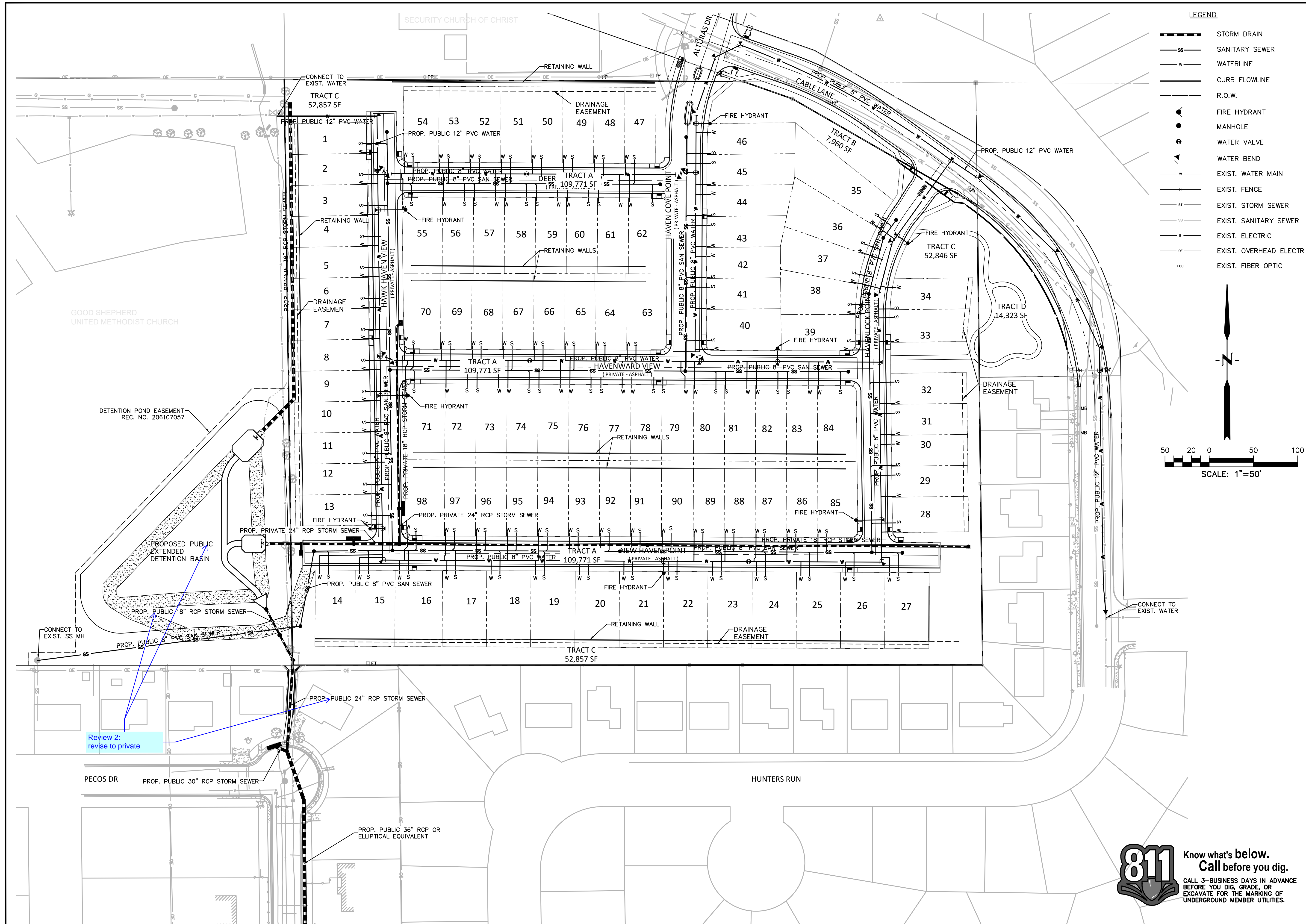
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SHEET: 4 OF 9

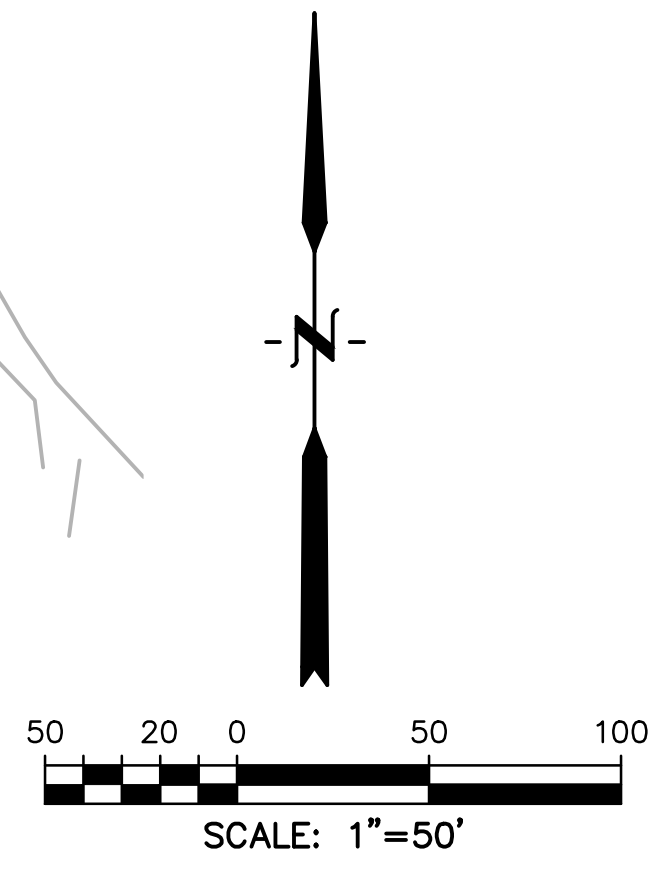


Review 2:
Please provide a dimension for the travel lane width/paved width.

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.



- 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:



CLIENT:



CONSTRUCTION PLANS FOR:

HAVEN VALLEY

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

ISSUE	DATE
INITIAL ISSUE	4/29/21
LATEST ISSUE	2/3/22

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. 21085-03C-SC1
DRAWING NO.

UT01

SHEET: 5 OF 9



Review 2:
revise to private

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

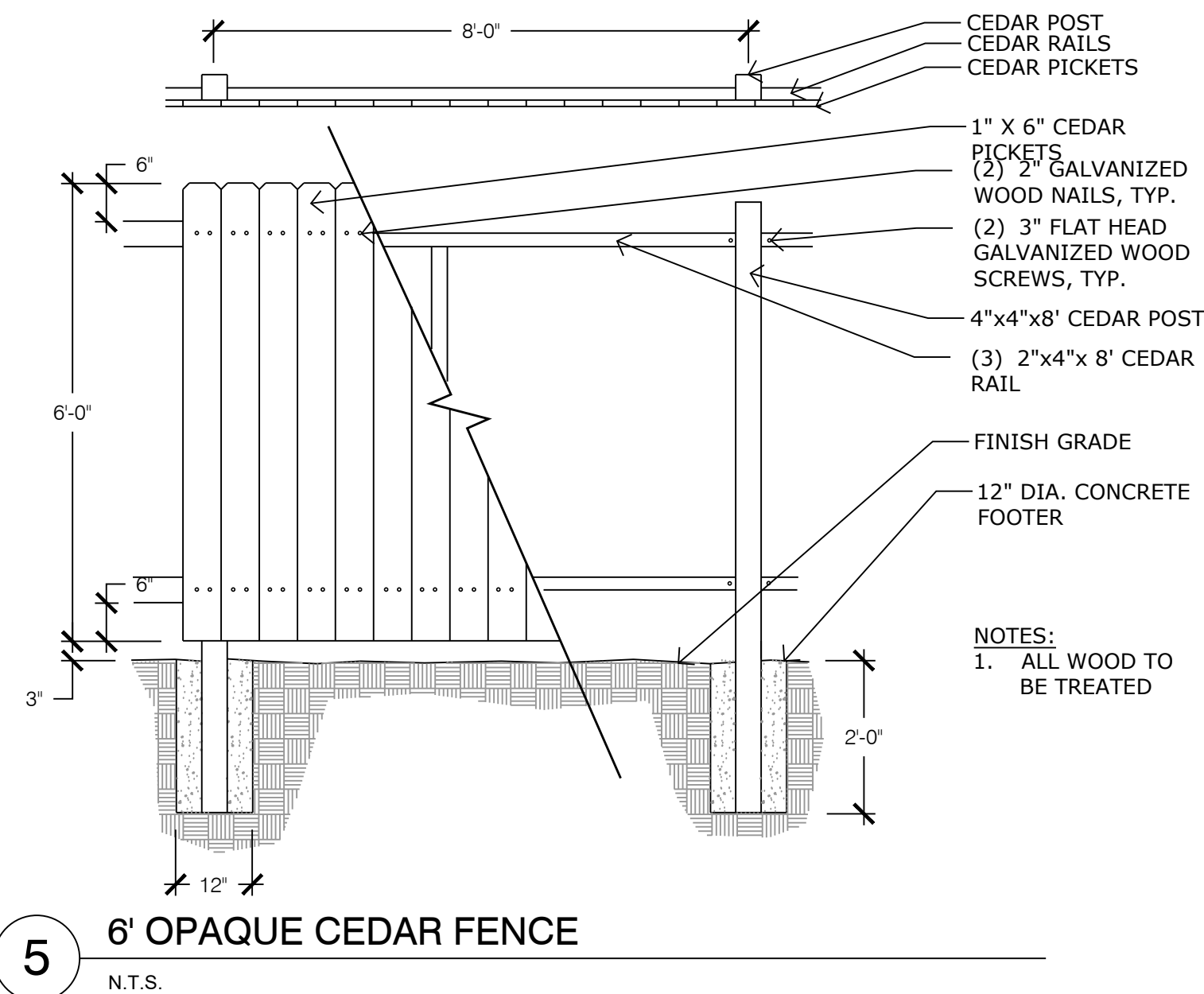
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL 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.

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 'Crimmschmidt' 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	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
	Ph2	23	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

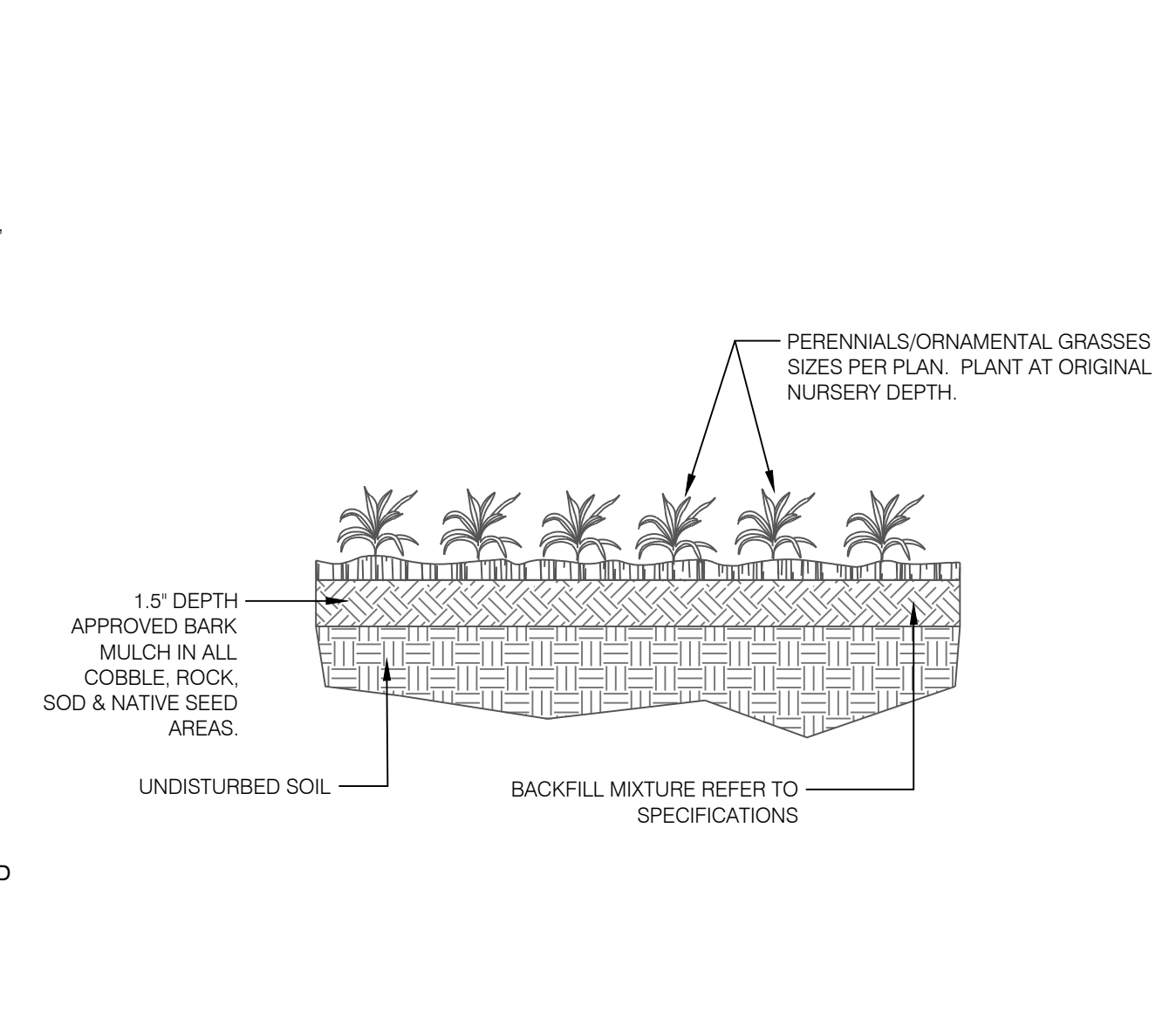
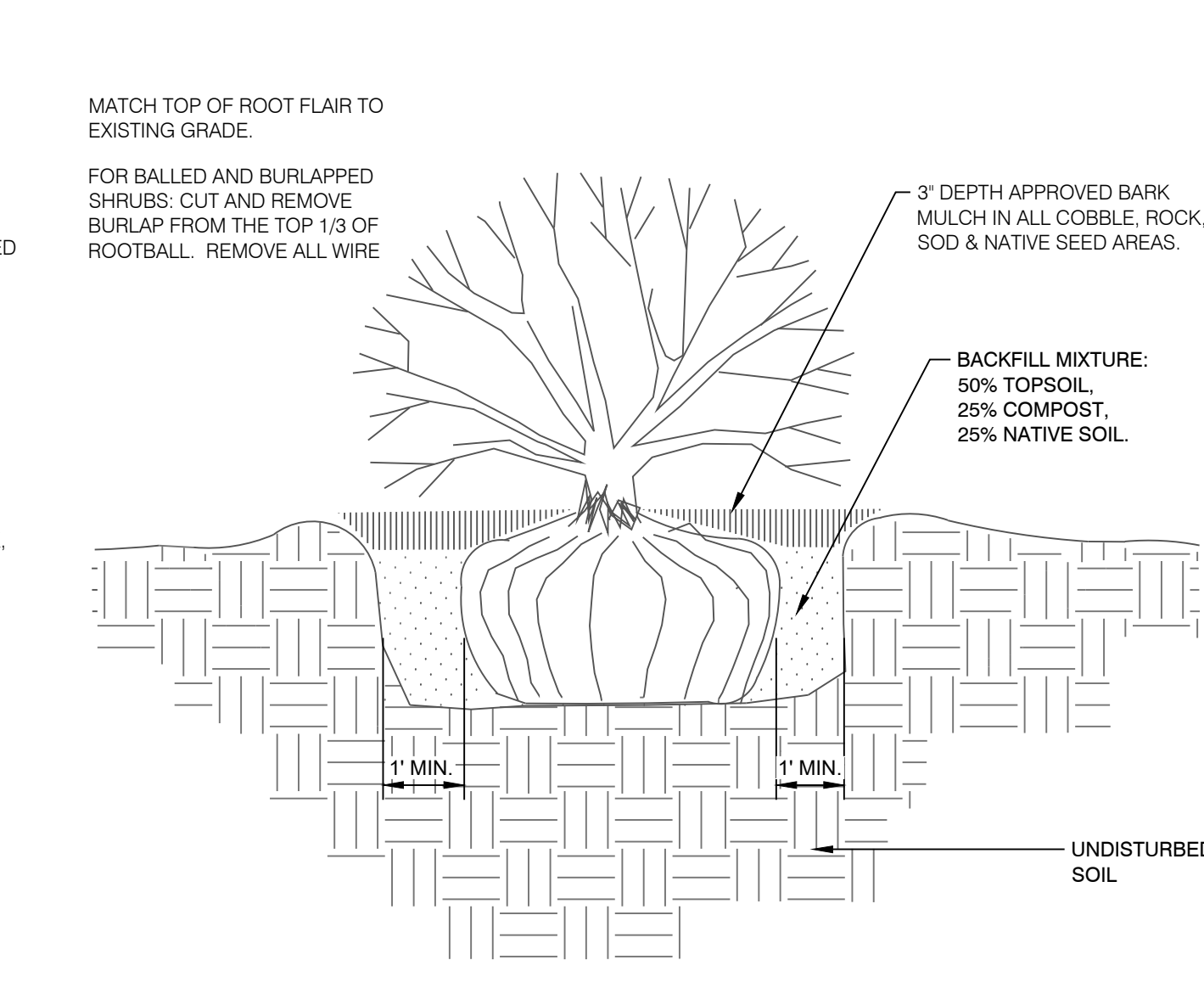
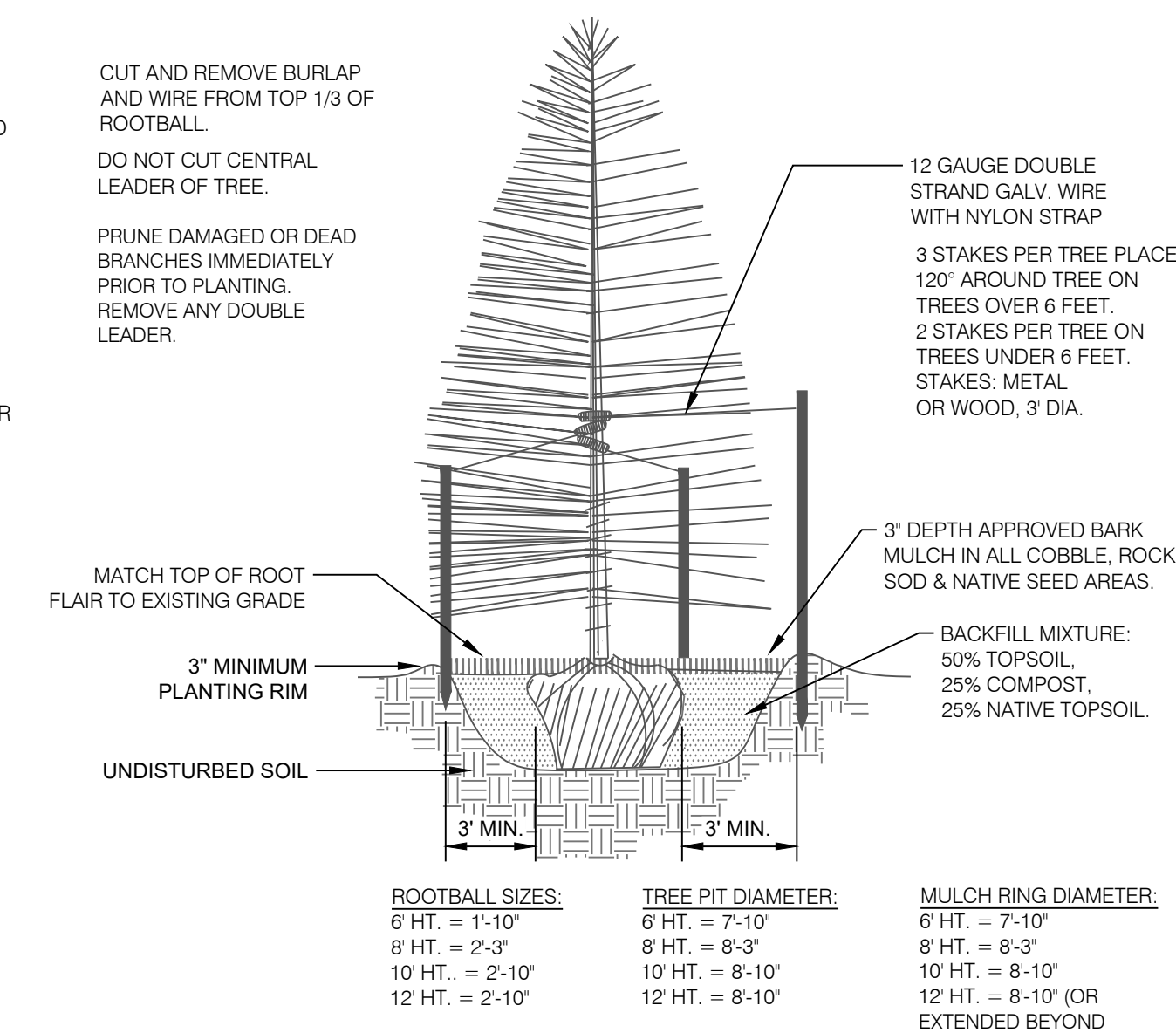
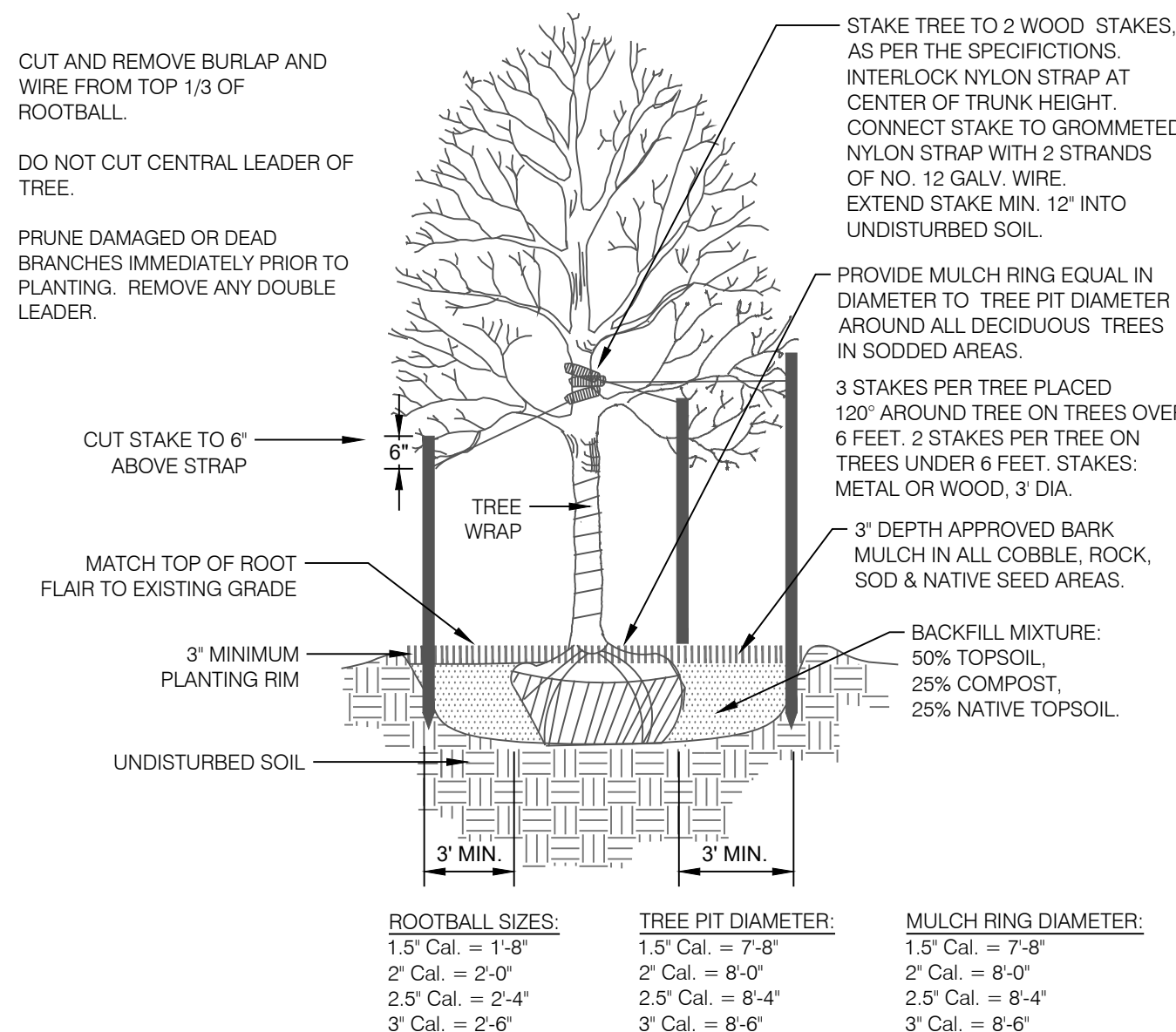
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
0 / 0	0 / 0	CL	75% / 75%

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.

NES-LS-01

2 CONIFEROUS TREE PLANTING DETAIL

N.T.S.

NES-LS-02

3 SHRUB PLANTING DETAIL

N.T.S.

NES-LS-03

4 PERENNIAL / ORNAMENTAL GRASS PLANTING

N.T.S.

NES-LS-04



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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HAVEN VALLEY

PUD DEVELOPMENT /
PRELIMINARY PLAN
ALTURAS DRIVE &
CABLE LANE

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

ENTITLEMENT

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

LANDSCAPE NOTES & DETAILS




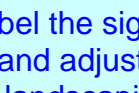
6 OF 9

PUDSP217

HAVEN VALLEY

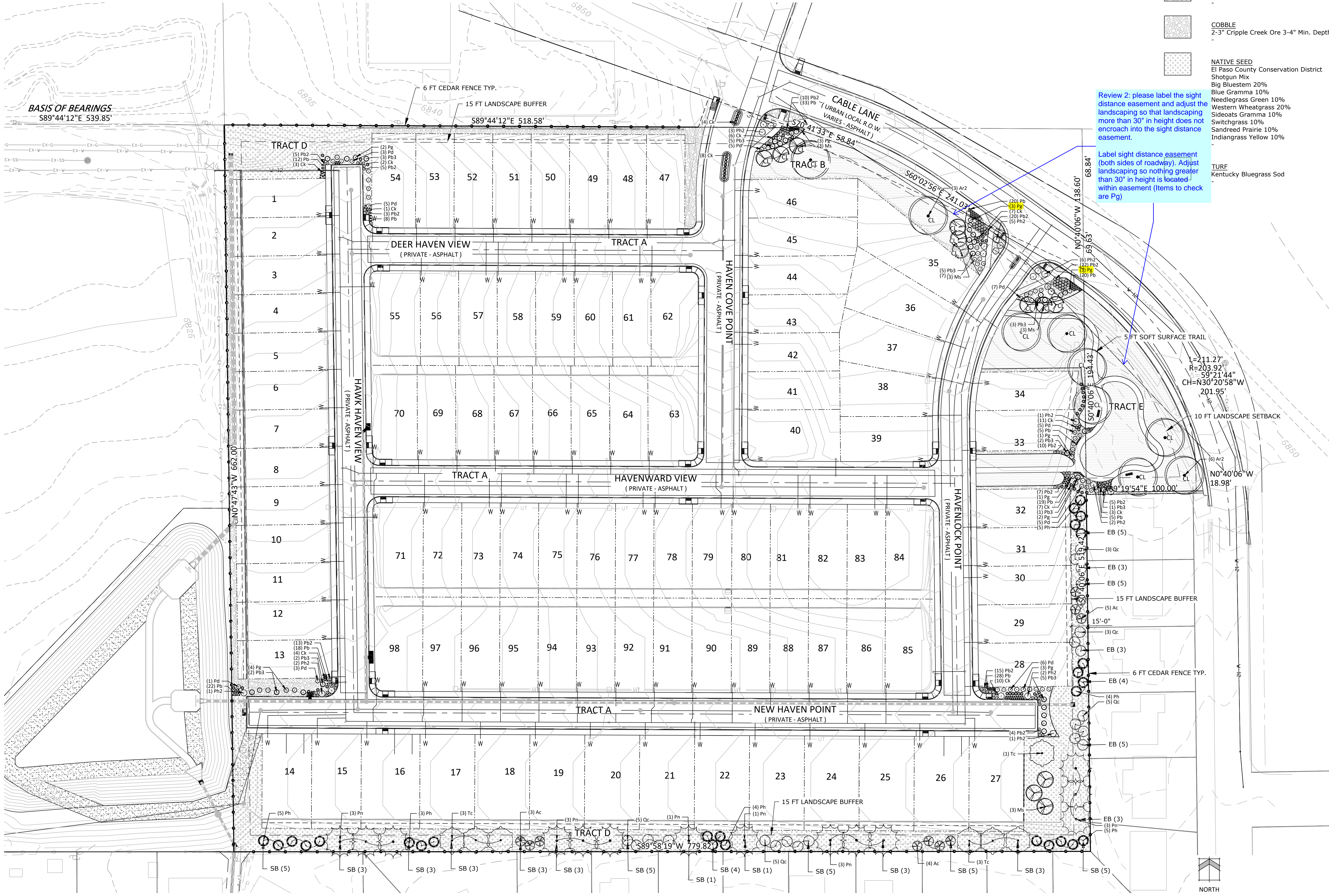
A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT/PRELIMINARY PLAN

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

Review 2: please label the sight distance easement and adjust the landscaping so that landscaping more than 30" in height does not encroach into the sight distance easement.

Label sight distance easement (both sides of roadway). Adjust landscaping so nothing greater than 30" in height is located within easement (Items to check are Pg)



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HAVEN VALLEY

PUD DEVELOPMENT /
PRELIMINARY PLAN
ALTURAS DRIVE &
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DATE: 04.30.2021
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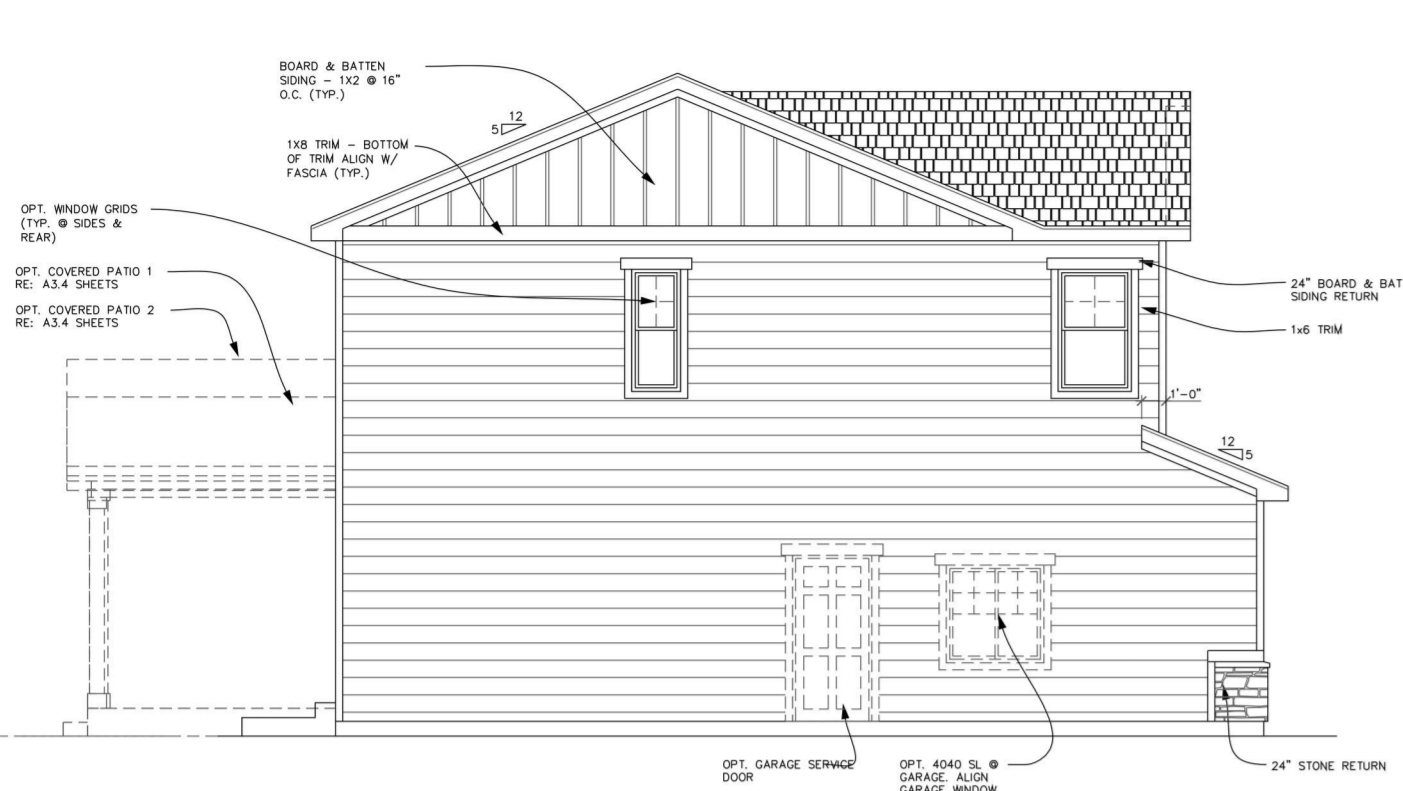
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02.07.2022 T.H. PER COUNTY COMMENTS

ALTERNATIVE LANDSCAPE PLAN

7 OF 9

PUDSP217

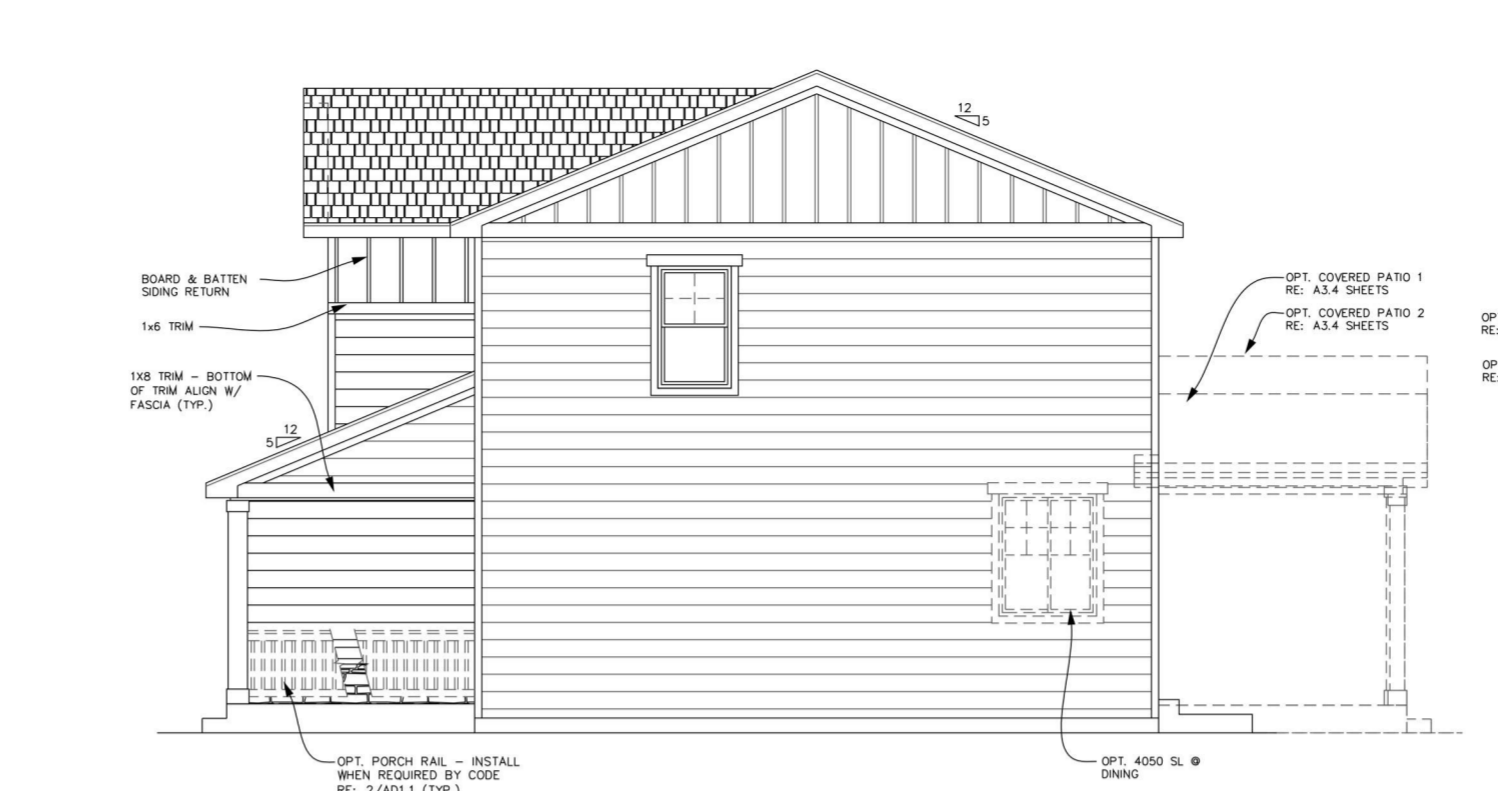
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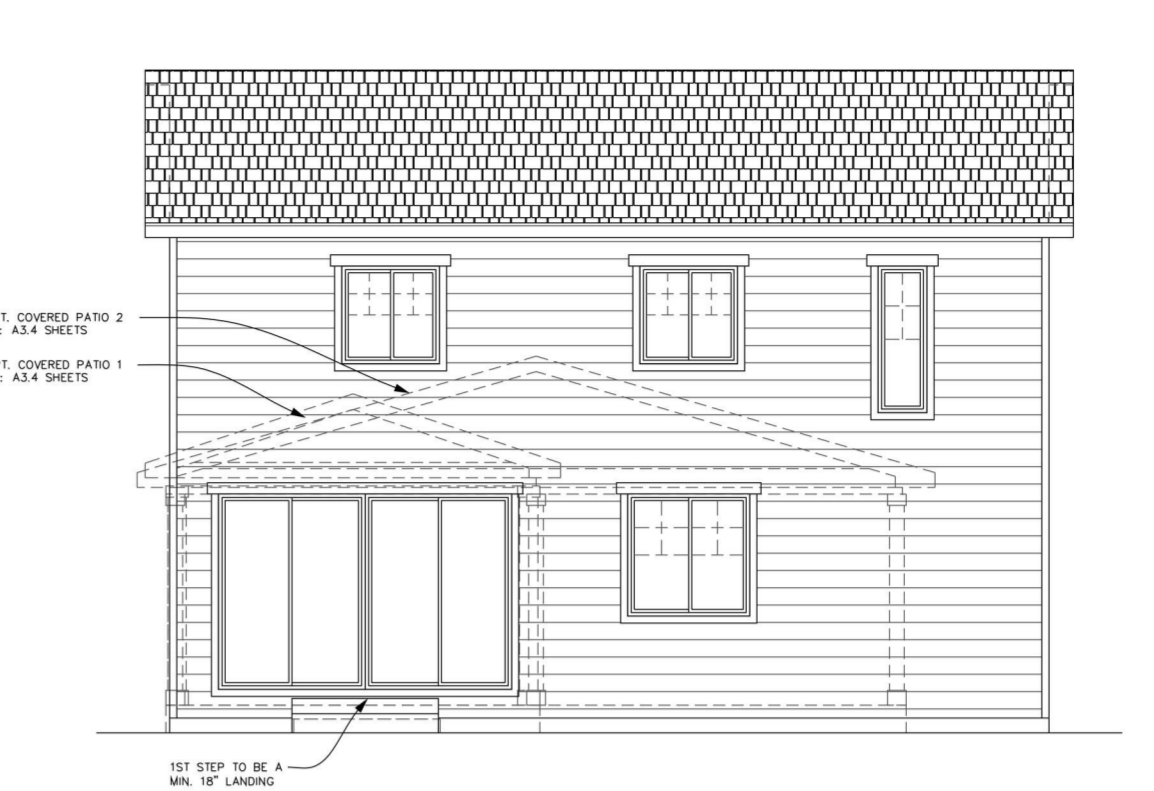
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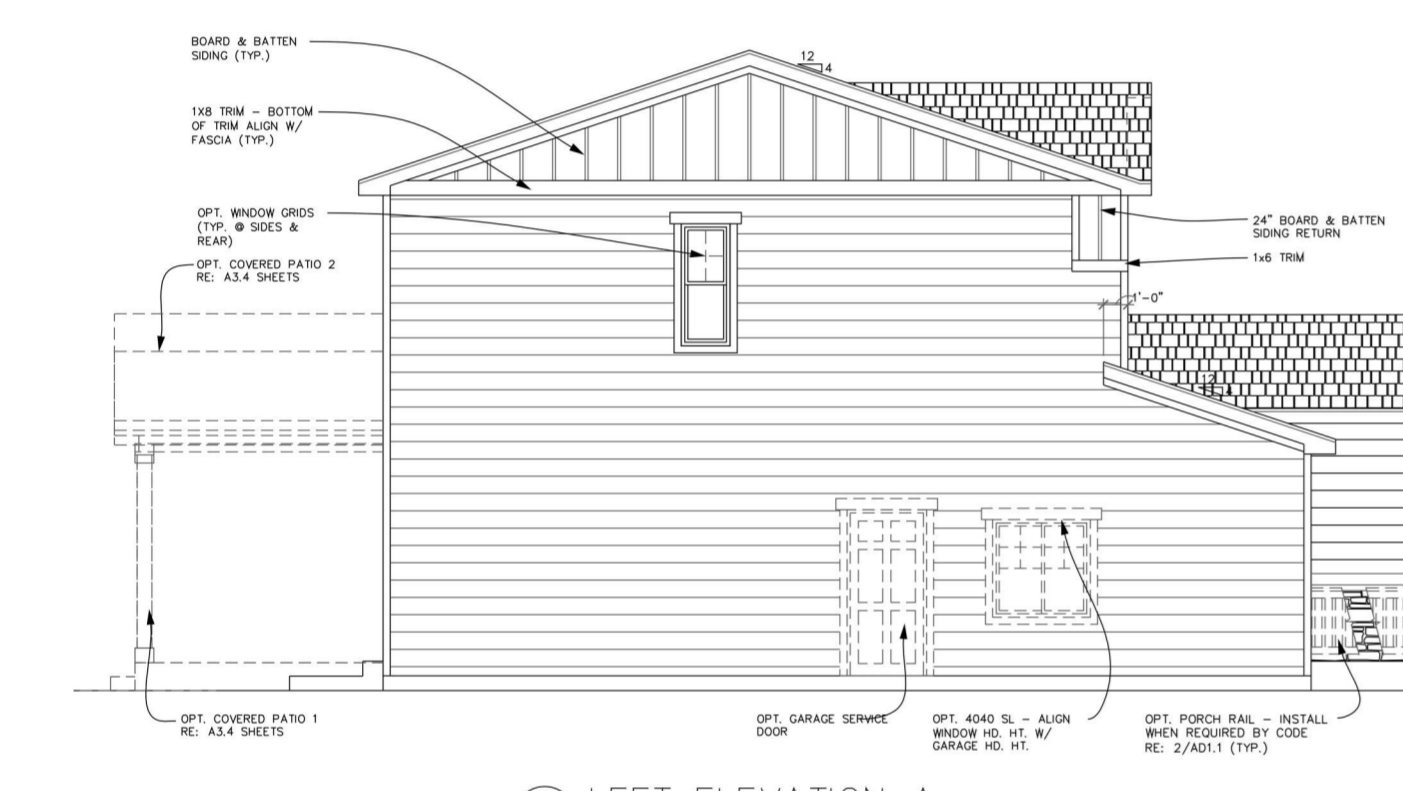
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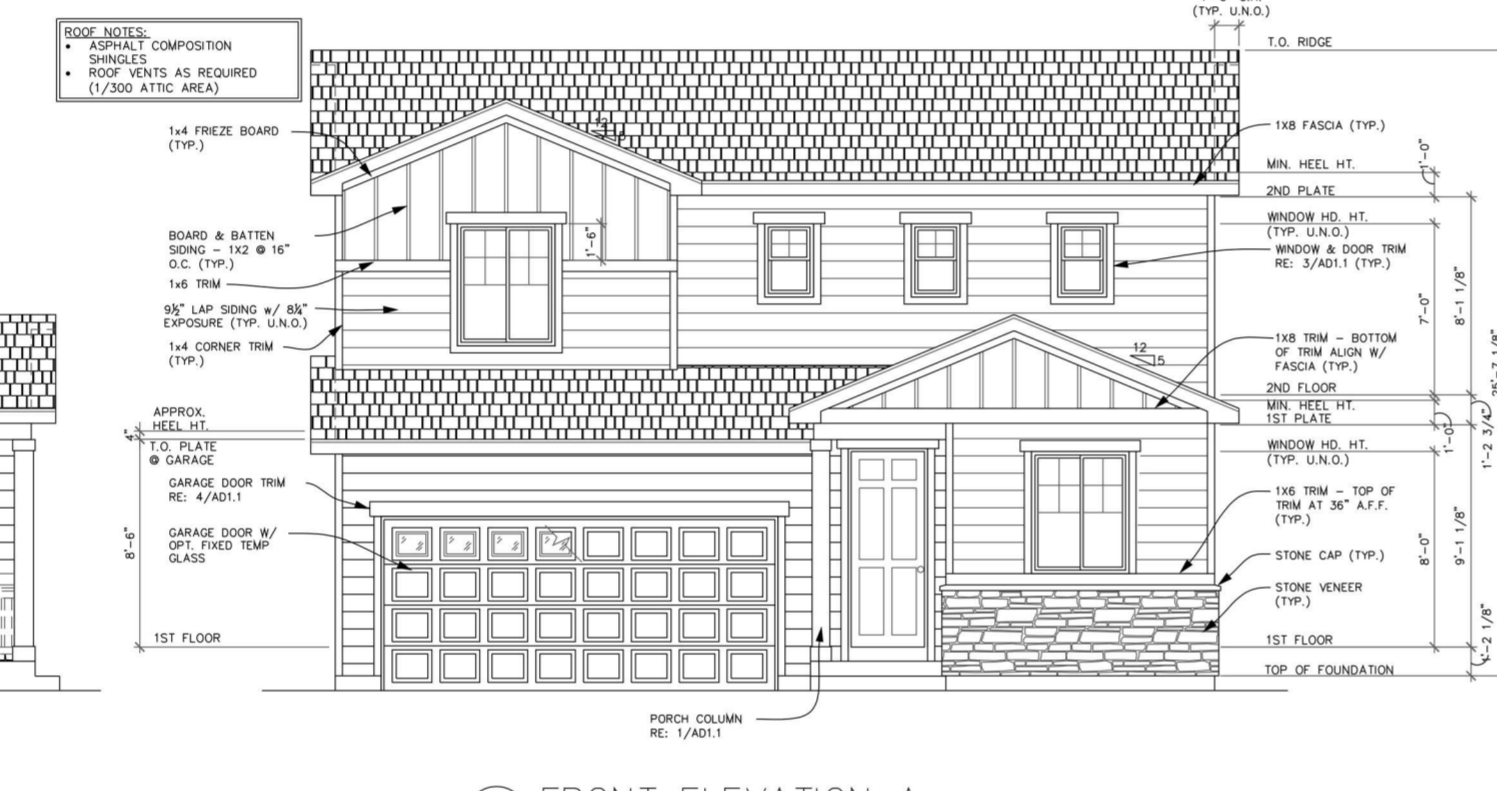
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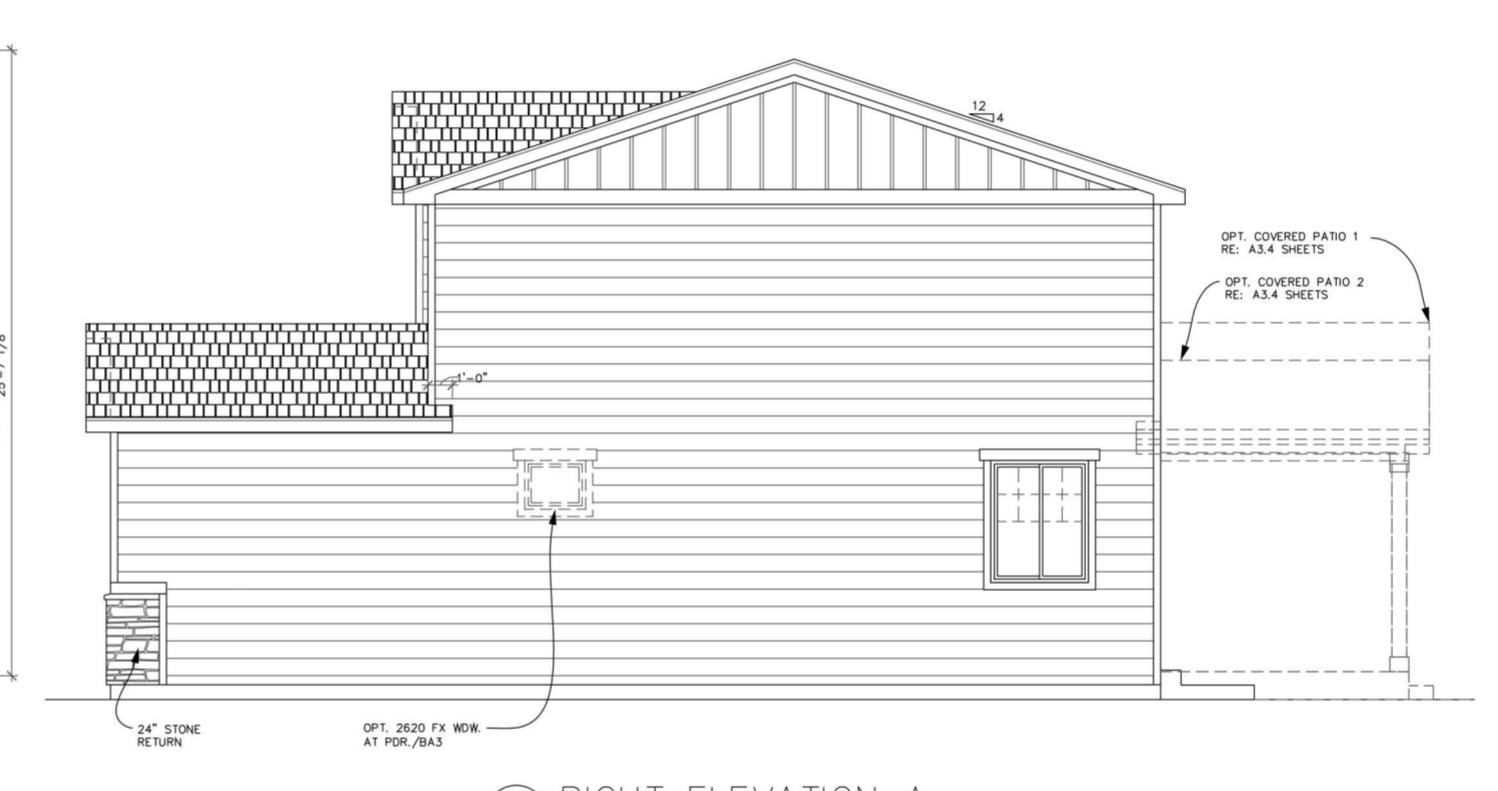
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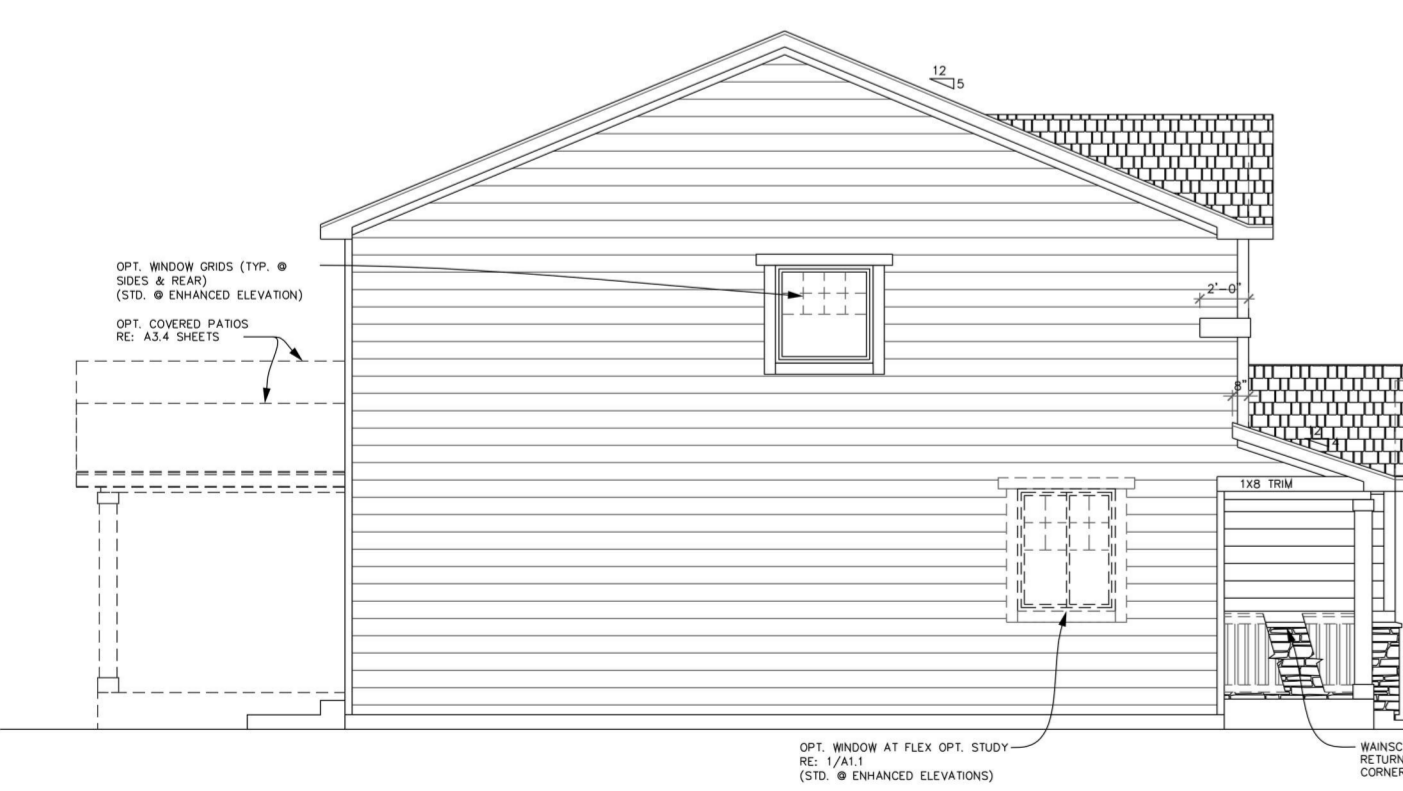
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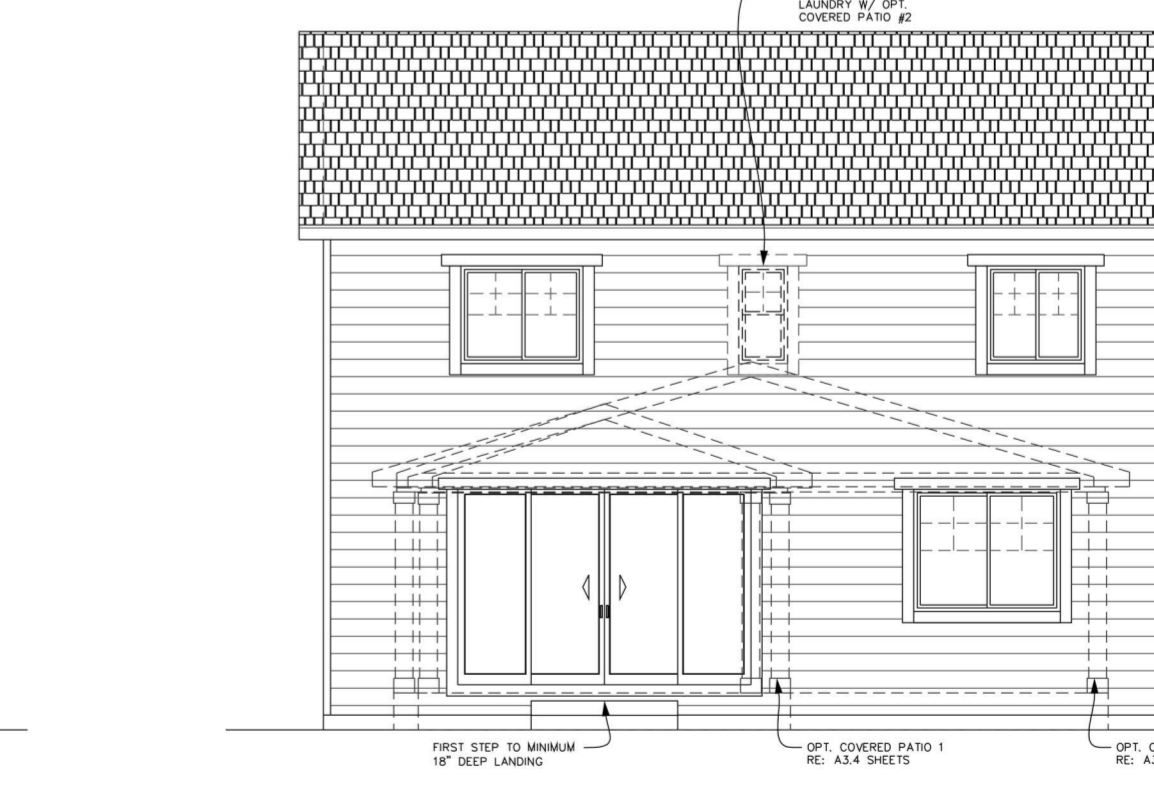
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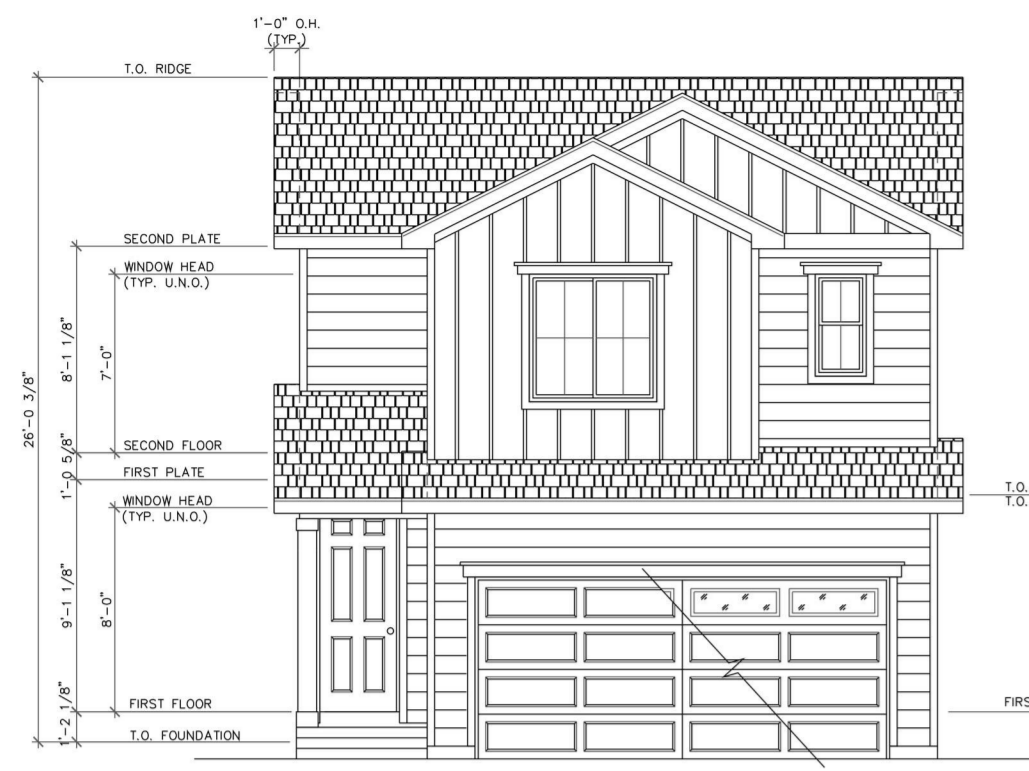
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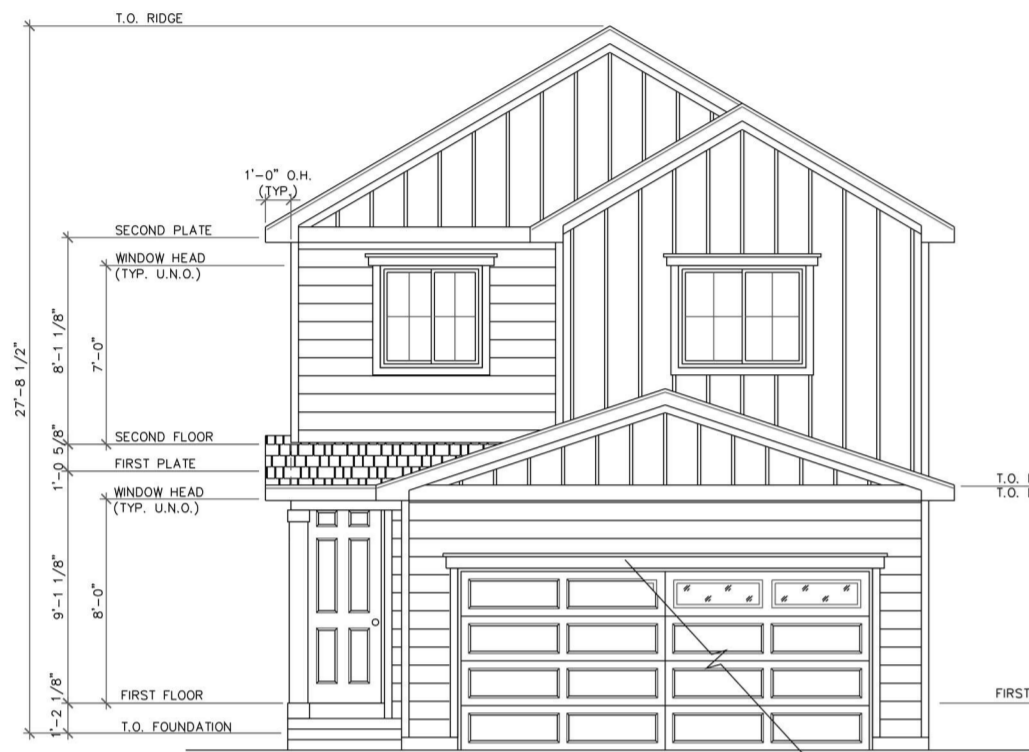
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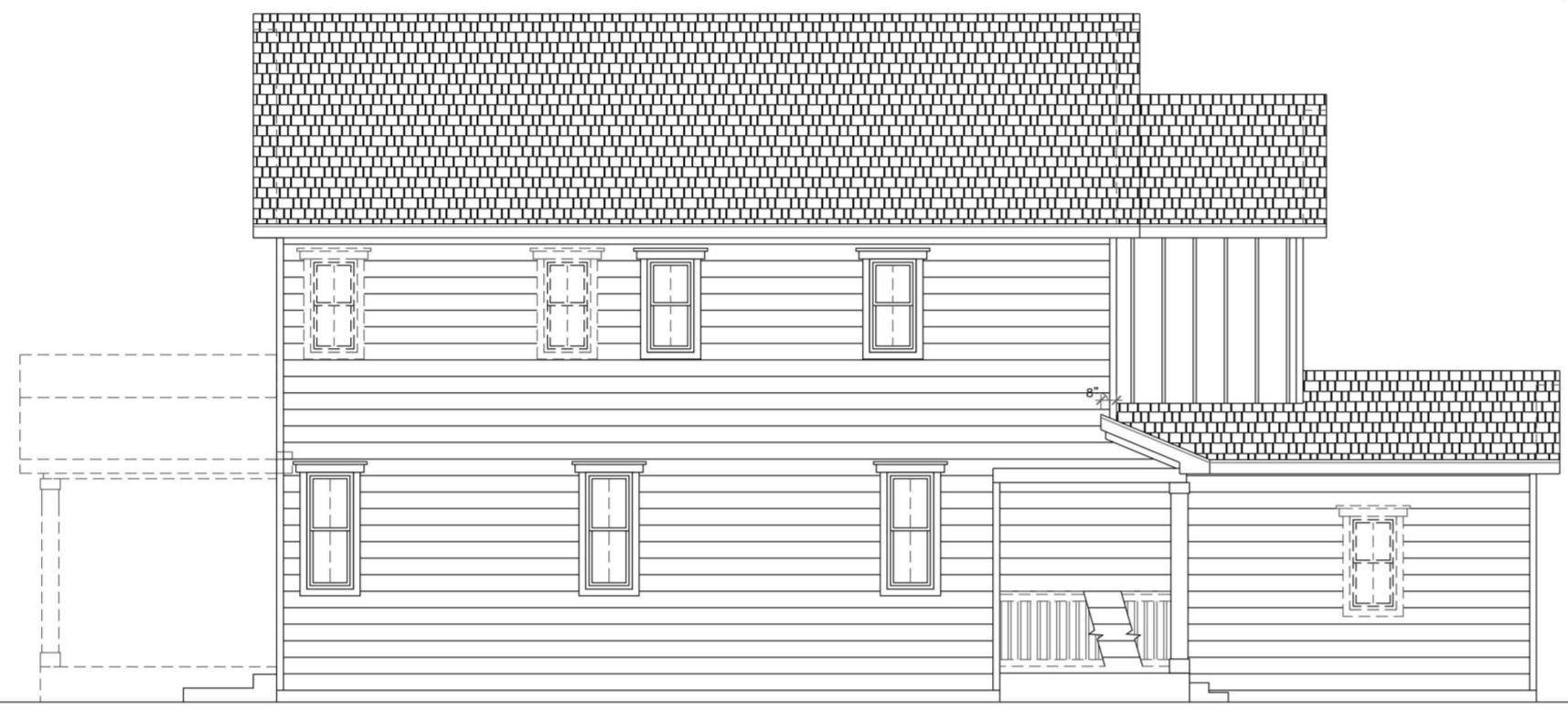
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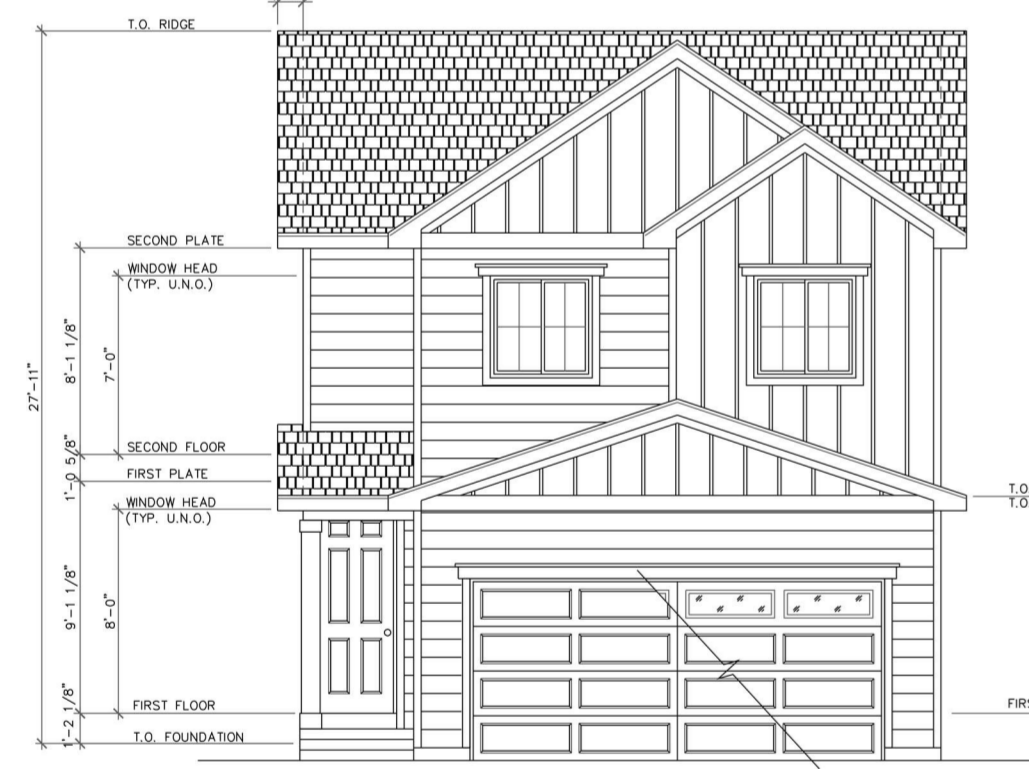
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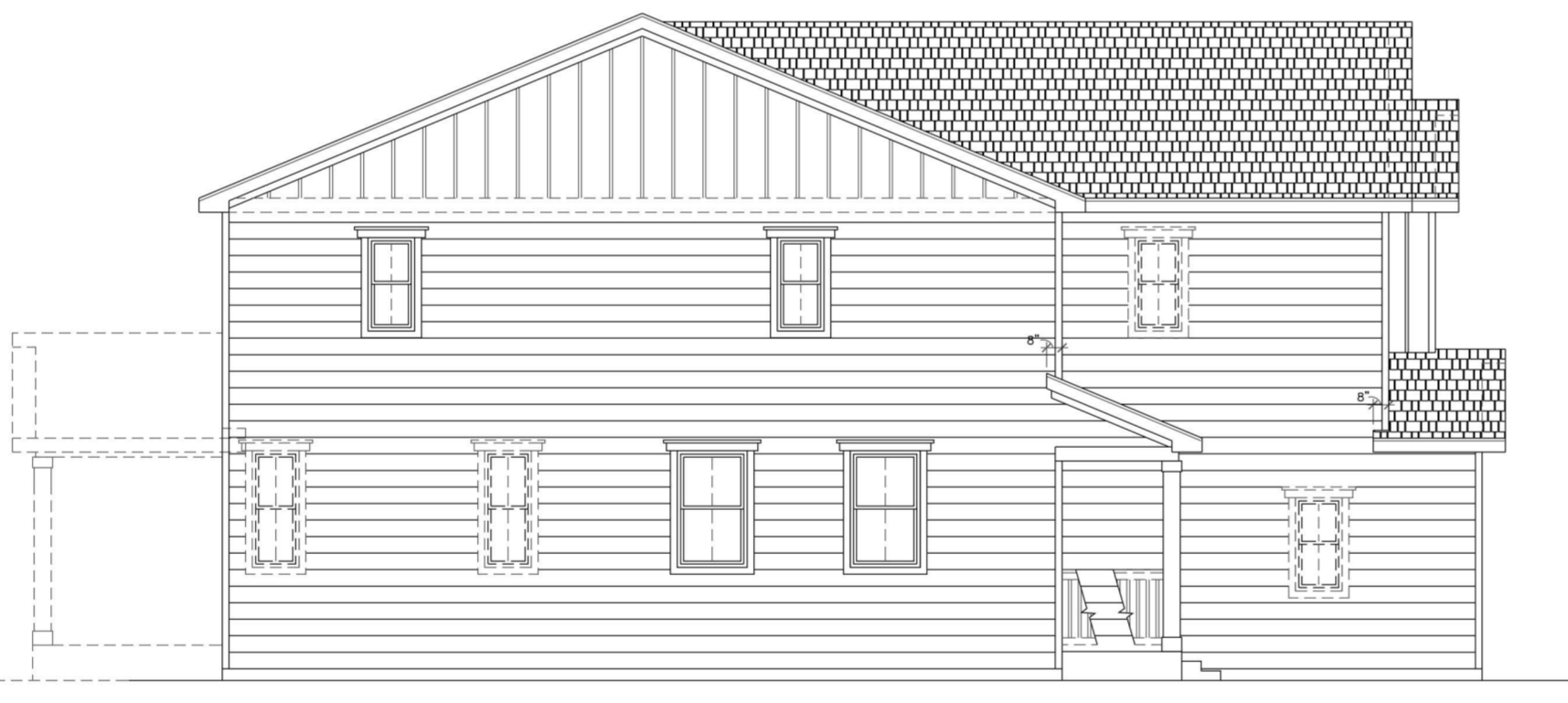
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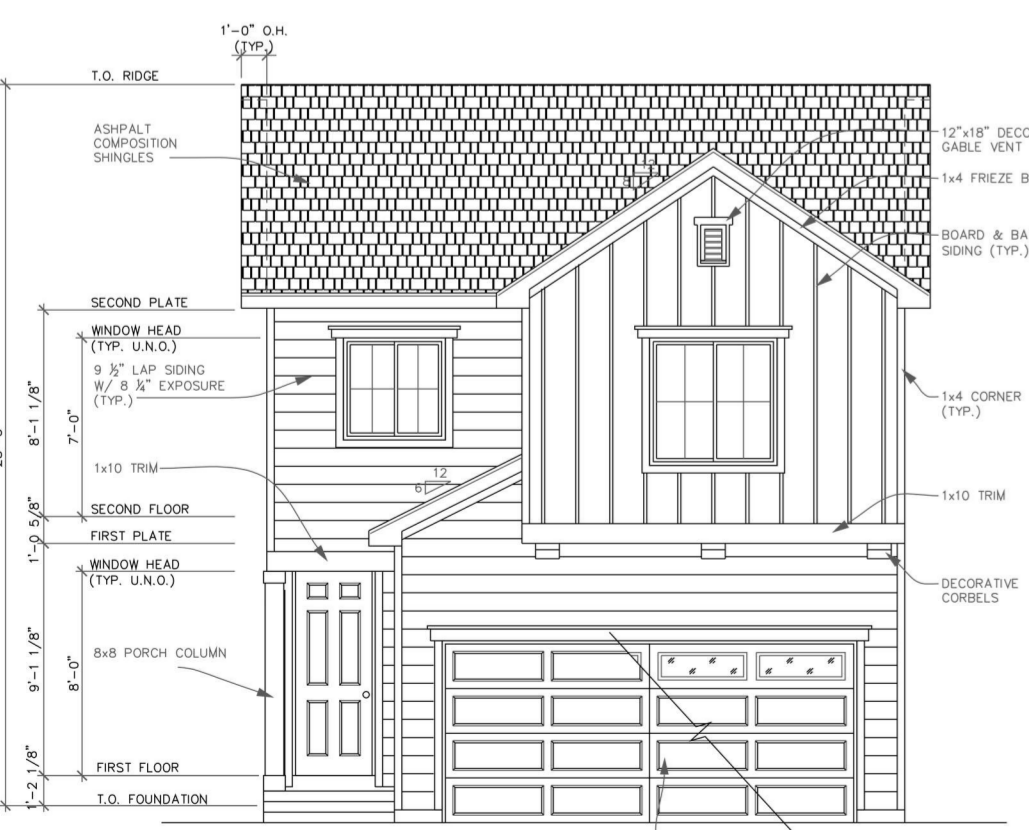
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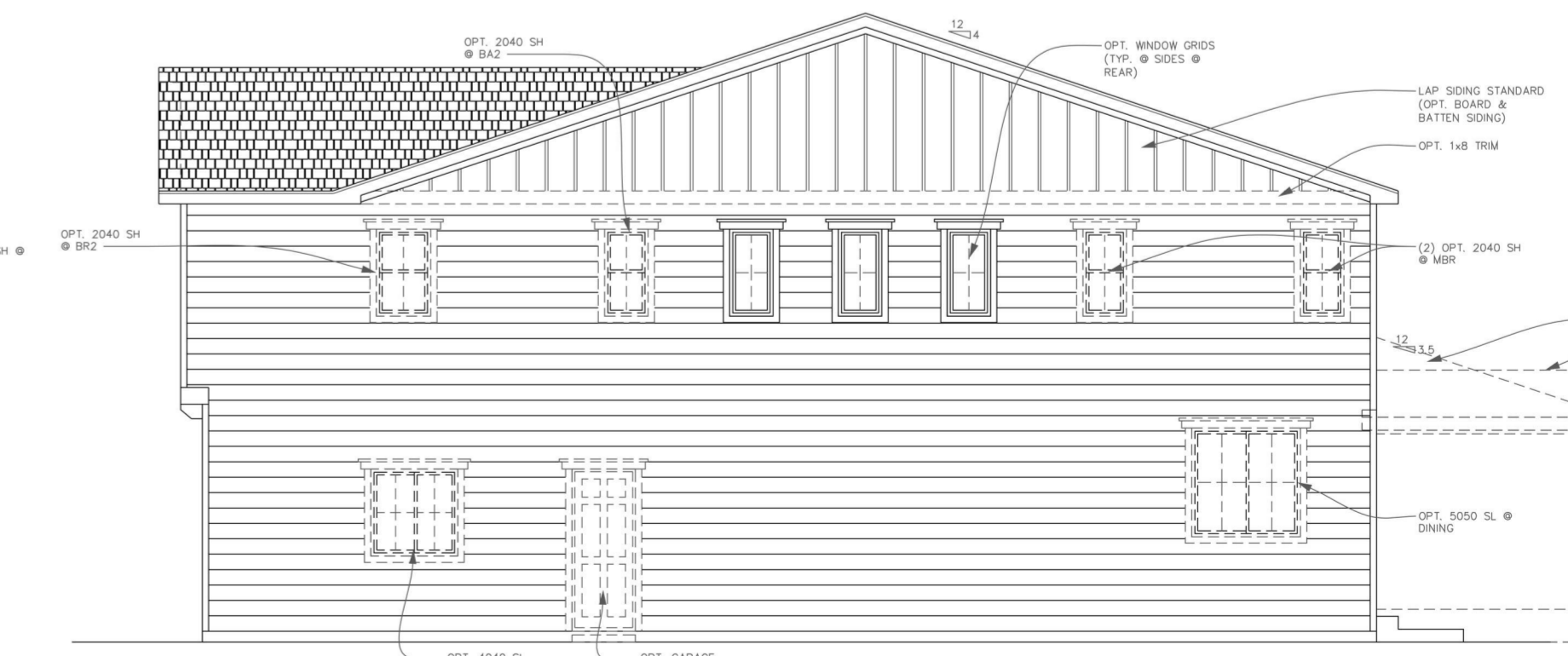
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