

GENERAL PROVISIONS

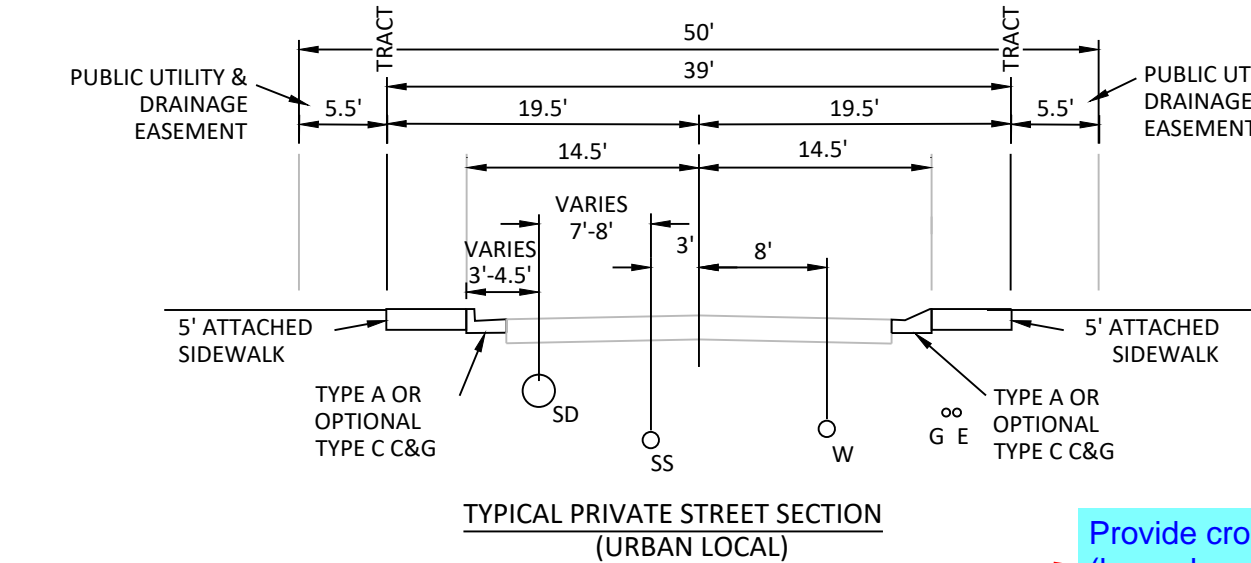
- A. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. Applicability. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns 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 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.
- 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. All exterior subdivision boundaries will include 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- 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. Public drainage easements as specifically noted shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

DEVELOPMENT GUIDELINES

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

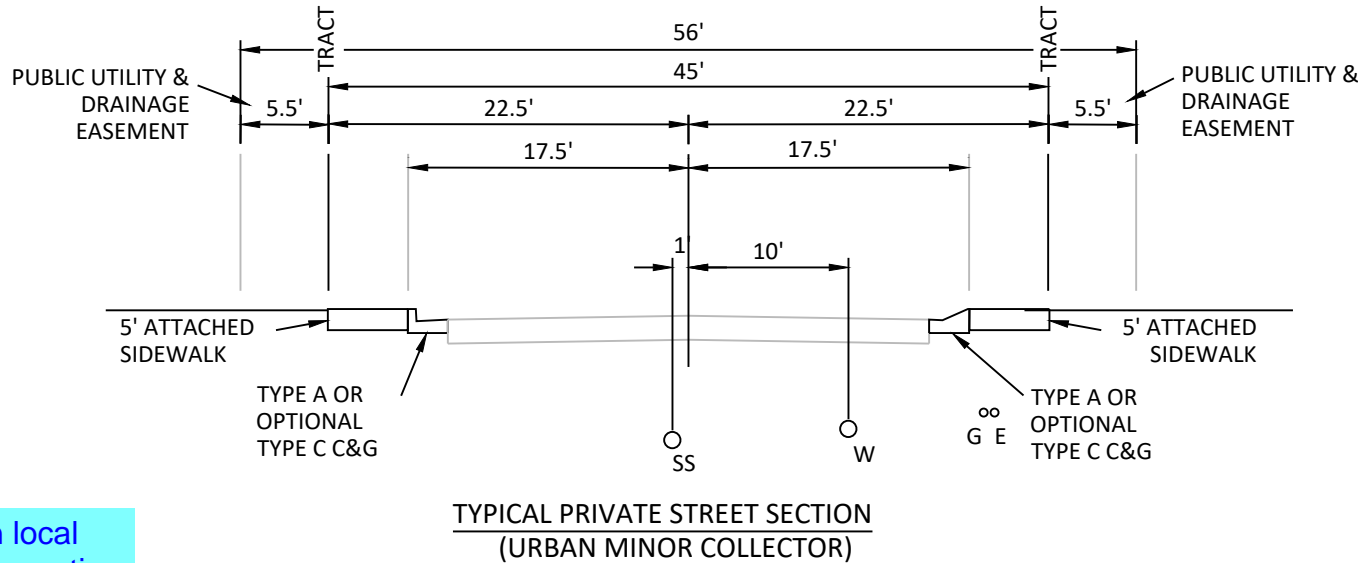
USES	NOTES
	<b>PRINCIPAL USES</b>
DWELLINGS - SINGLE FAMILY DETACHED & ATTACHED	
OPEN SPACE AND TRAILS	
RECREATION AMENITIES	SUCH AS TRAILS, WALKS & PASSIVE RECREATION
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENTS
UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES
	<b>ACCESSORY USES</b>
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	
	<b>TEMPORARY USES</b>
MODEL HOME / SUBDIVISION SALES OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES	
	<b>SPECIAL USES</b>
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENTS
CMRS FACILITY - STEALTH	
	<b>ACCESSORY STRUCTURES</b>
ACCESSORY STRUCTURES.	ANY STRUCTURES EXCEEDING 200 SF AND REQUIRING A BUILDING PERMIT ARE NOT PERMITTED.
NOTES:	
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF HAVEN VALLEY	
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	

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



RESPONSE: Private Street Section labels updated to Urban Local and Urban Local low volume

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



RESPONSE: Per recommendations of TIS portions of Haven Cove Point and Havenlock Point private street are designed to Urban Local dimensions to support over 300 VPD

# 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 08041C0763G, effective December 7, 2018.
- Geologic Hazard Note:  
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/Undeveloped Filled Lots: 17-21, 35-38, 44-41, 55-70 and 91-96These conditions can be mitigated by regrading, properly engineered foundations and recognized construction techniques.
- 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.
- 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 prepared 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. Inc.
- 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 property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.

### 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 RMLS NO. 19625" AND AT THE EASTERLY TERMINUS BY A FOUND #4 REBAR WITH A 1" YELLOW PLASTIC CAP STAMPED "WKK & 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) S60°02'56"E, 241.03 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE NW 1/4;

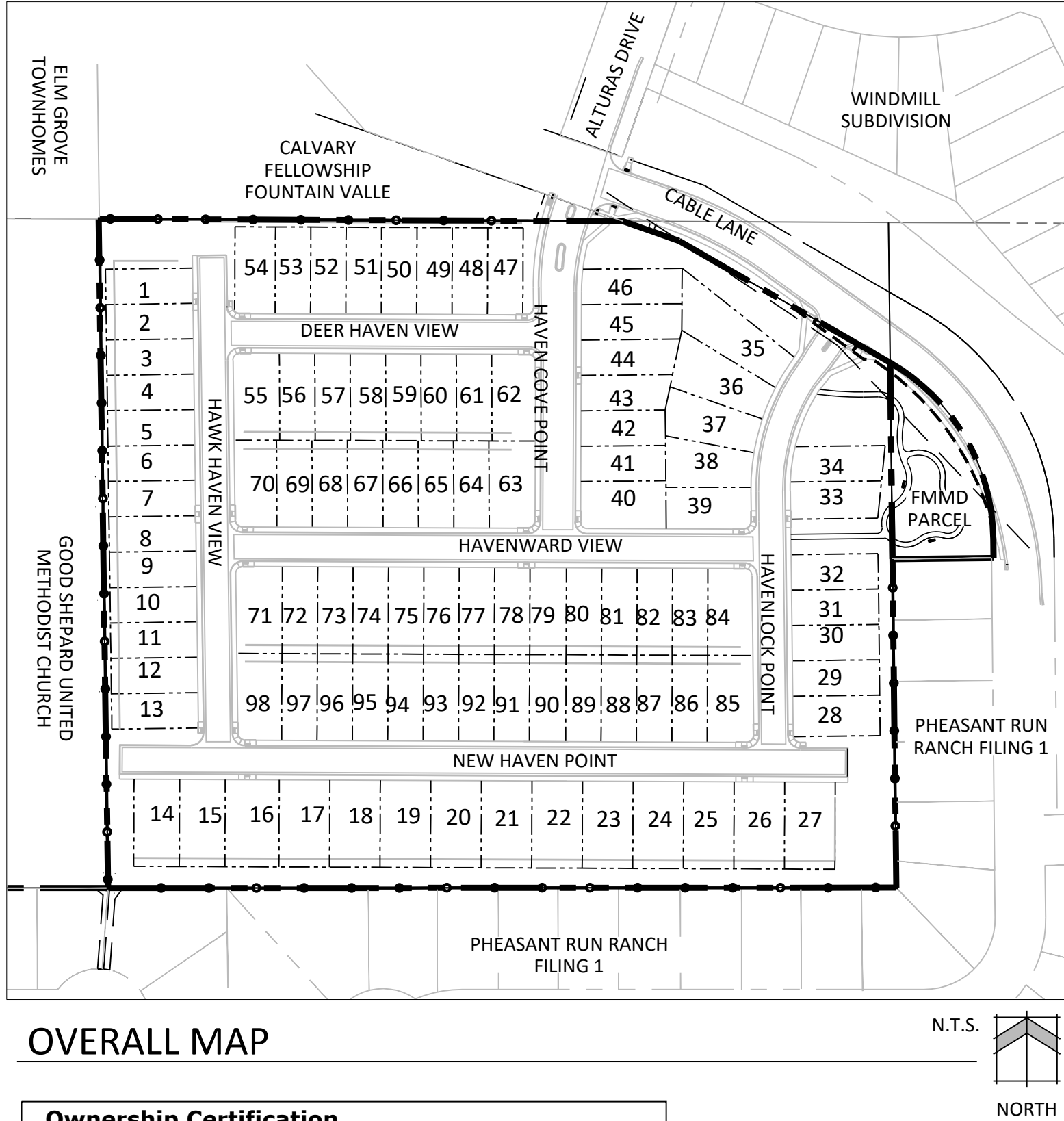
THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF "PHEASANT RUN RANCH FILING NO. 1", THE PLAT THEREOF RECORDED IN PLAT BOOK X3 AT PAGE 18 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, S00°40'06"E, 519.42 FEET TO THE NORTH LINE OF SAID PHEASANT RUN RANCH FILING NO. 1 AND THE NORTHEAST 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 REFILED 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, 779.82 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;  
THENCE ALONG SAID EAST LINE N00°47'43"W, 662.00 FEET TO THE TRUE POINT OF BEGINNING.  
THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 11.438 ACRES OR 488,237 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 "T165 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 "WKK & 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:  
1) S70°41'33"E, 58.84 FEET;  
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 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**  
MIDCO Investments LLC  
Name of Landowner

Landowner's Signature, notarized

I/we \_\_\_\_\_ 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

**Ownership Certification**  
Fountain Mutual Metropolitan District  
Name of Landowner

Landowner's Signature, notarized

I/we \_\_\_\_\_ 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 regulations.

President, Board of County Commissioners \_\_\_\_\_ date

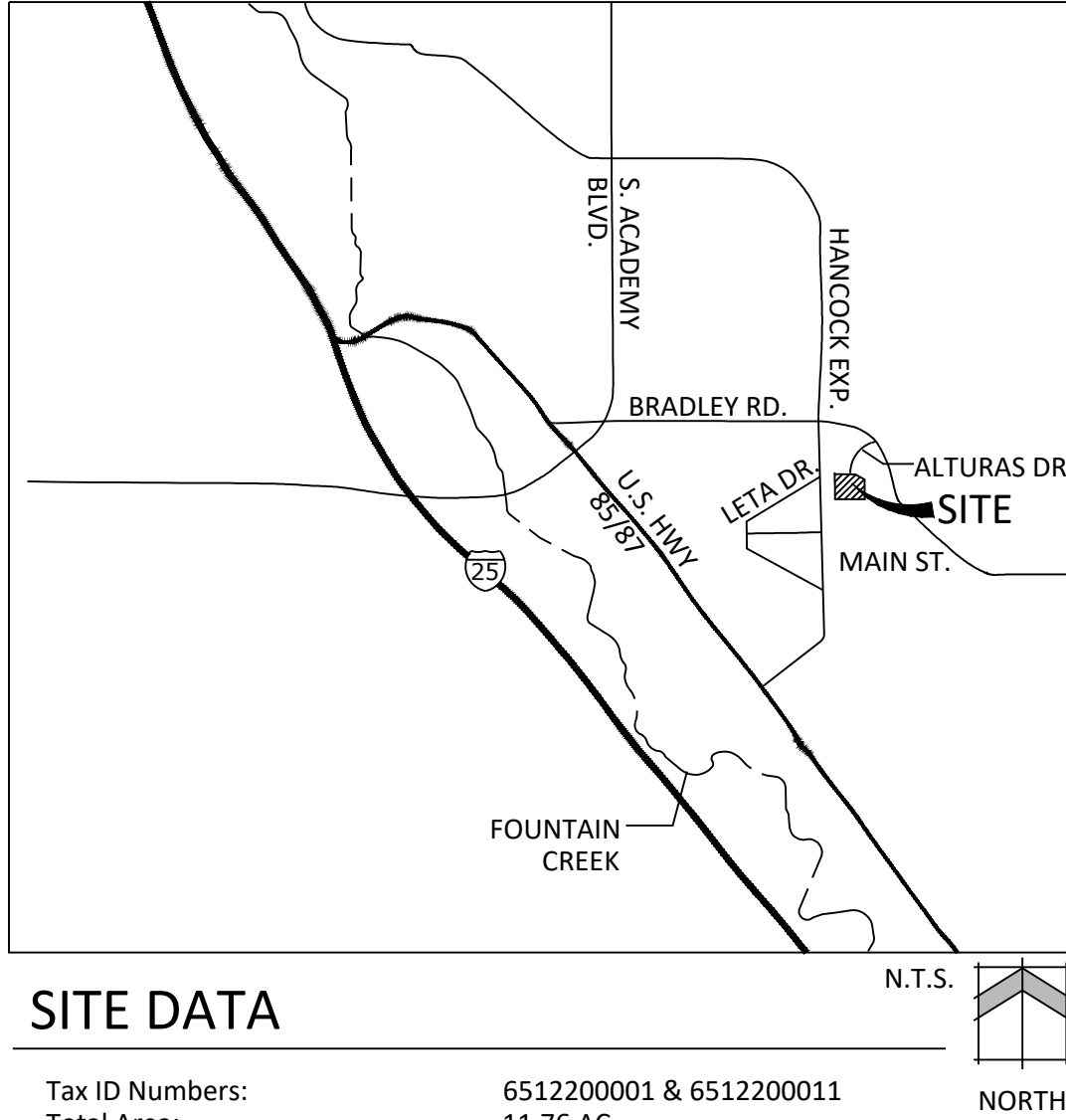
Director, Planning & Community Development Department \_\_\_\_\_ date

**Clerk and Recorder Certification**  
State of Colorado )  
El Paso County )

I hereby certify that this Plan was filed in my office on this \_\_\_\_\_ (day) of \_\_\_\_\_ (month), 20 \_\_\_\_\_ o'clock a.m./p.m. and was recorded per Reception No. \_\_\_\_\_.

El Paso County Clerk and Recorder

### VICINITY MAP



### SITE DATA

Tax ID Numbers:	6512200001 & 6512200011
Total Area:	11.76 AC
Development Schedule:	2022
Current Zoning:	PUD
Current Use:	Vacant
Proposed Use:	Dwellings Single Family Detached
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

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 road design provides more flexibility for the development to accommodate the higher density infill development and create a more compact community design that allows for more open space and internal sidewalk connectivity. The private roads will be owned and maintained by the Homeowners Associations. ADA requirements are still being met and the smaller radii result in traffic calming and slower traffic speeds in the neighborhood. Private roads 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 Return Radius	Minimum 20 ft for local/local intersection	Minimum 12.5 ft radii for all private intersections within the project site	
3 ECM Detail SD_2-40	Pedestrian Intersection Ramp Detail	Private Roads to be constructed and maintained to ECM standards	City of Colorado Springs modified Detail D-8f will be used. These modified pedestrian ramps will be constructed to meet 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-8f from the City of Colorado Springs ECM. This type of pedestrian ramp will still provide directional pedestrian crossings and complement the site density and lot layout. These proposed pedestrian ramps will be constructed to meet ADA requirements.
4 ECM Detail SD_4-1	Urban Local Roadway Utility Placement Cross Section	6 ft distance from center of storm drain to top back of curb	3-4.5 ft distance between center of storm drain to top back of curb w/in this project 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%

### PROJECT TEAM

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 INDEX

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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

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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

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

### COVER SHEET

1 OF 9

PUDSP217



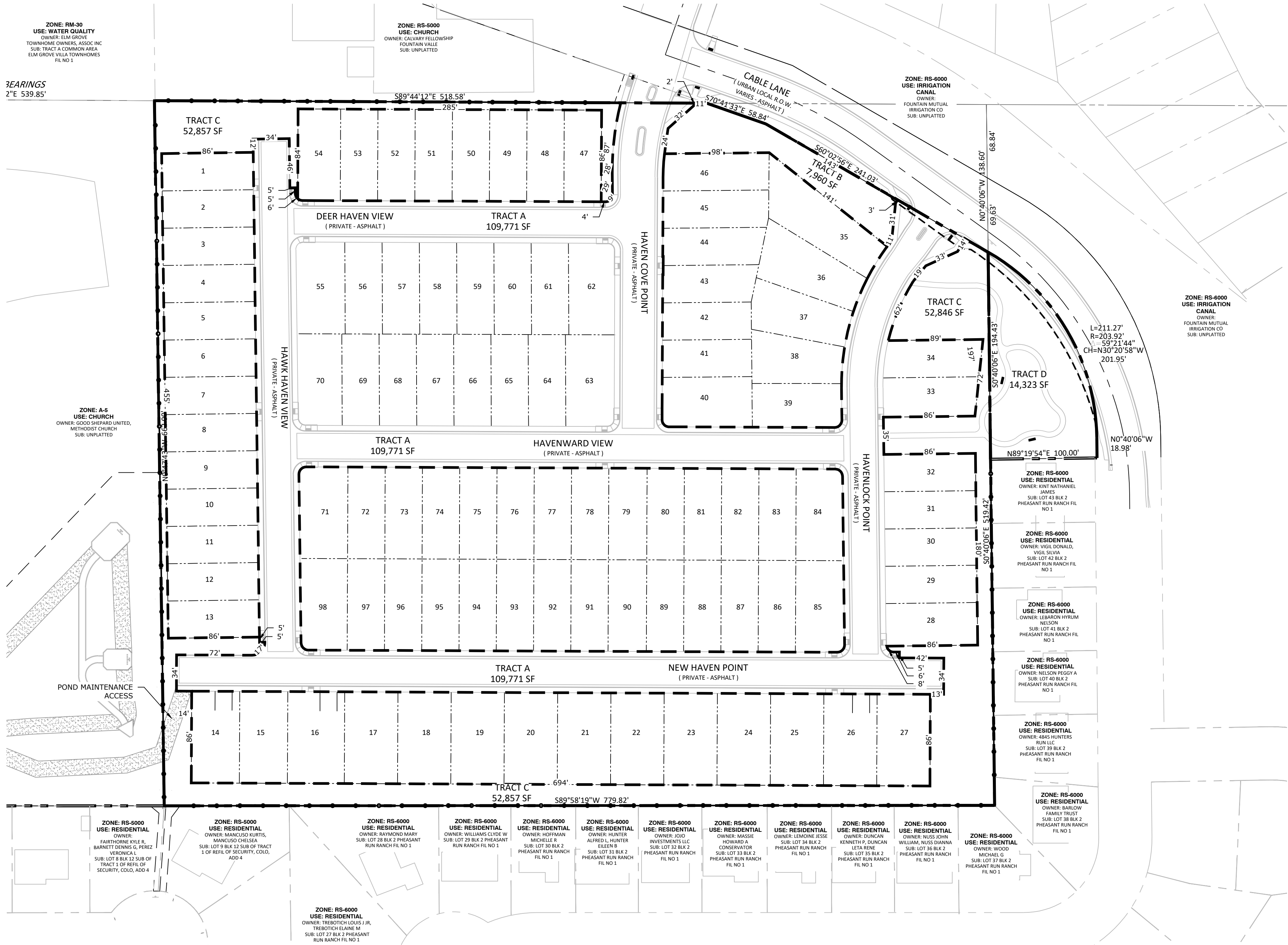
# HAVEN VALLEY

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EL PASO COUNTY, COLORADO

## PUD DEVELOPMENT/PRELIMINARY PLAN

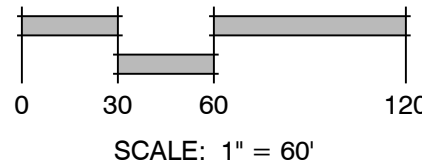
LOT TYPICALS



### 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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

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

STAMP

ISSUE INFO

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

ISSUE / PERSON

**TRACT MAP, LOT TYPICALS & ADJACENT PROPERTY OWNERS**

SHEET NUMBER

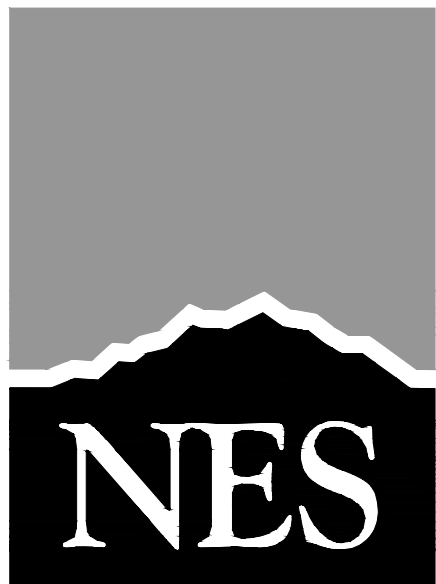
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PUDSP217



# HAVEN VALLEY

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EL PASO COUNTY, COLORADO  
PUD DEVELOPMENT/PRELIMINARY PLAN



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## HAVEN VALLEY

PUD DEVELOPMENT /  
PRELIMINARY PLAN  
ALTURAS DRIVE &  
CABLE LANE

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

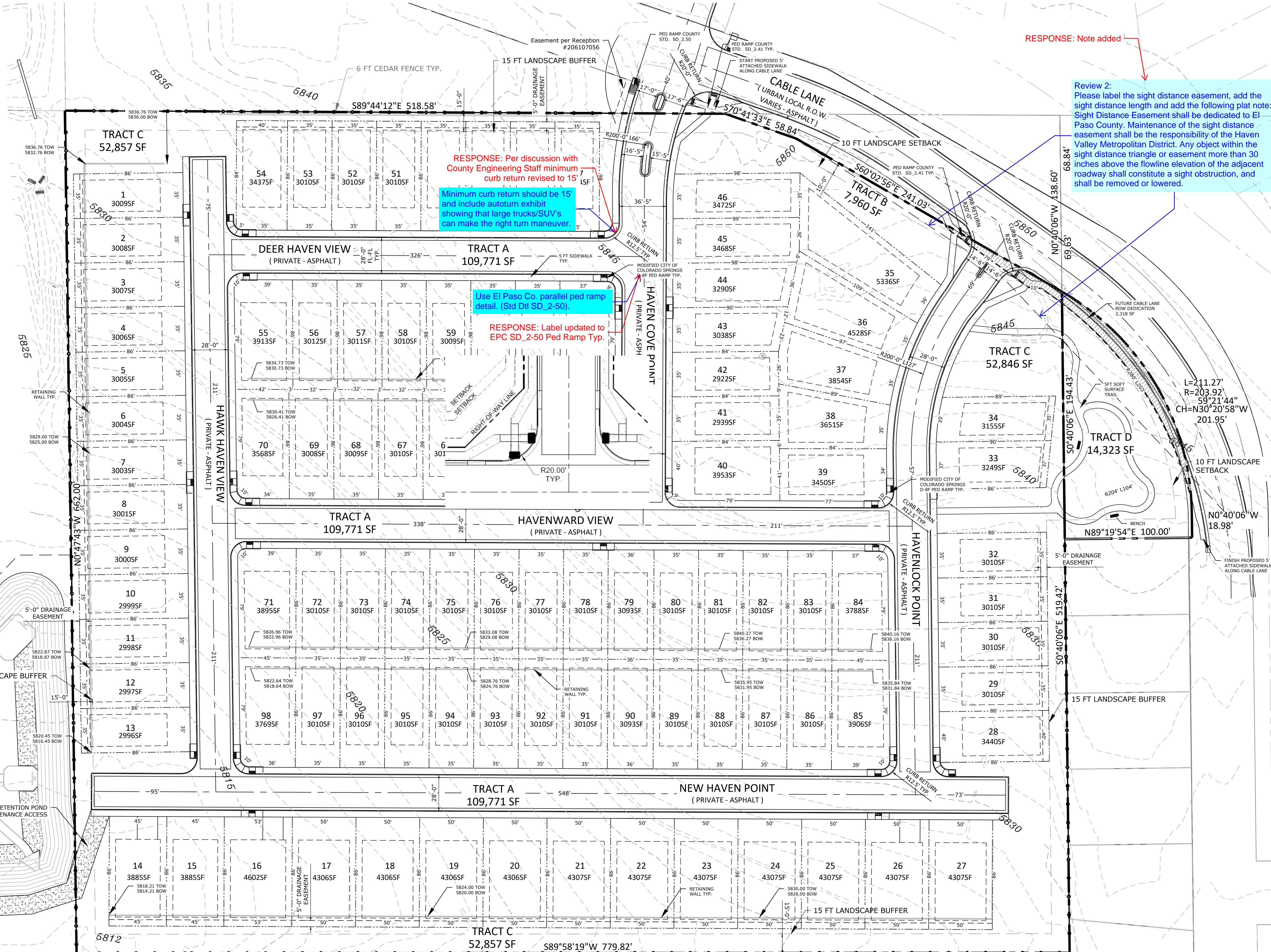
### ENTITLEMENT

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

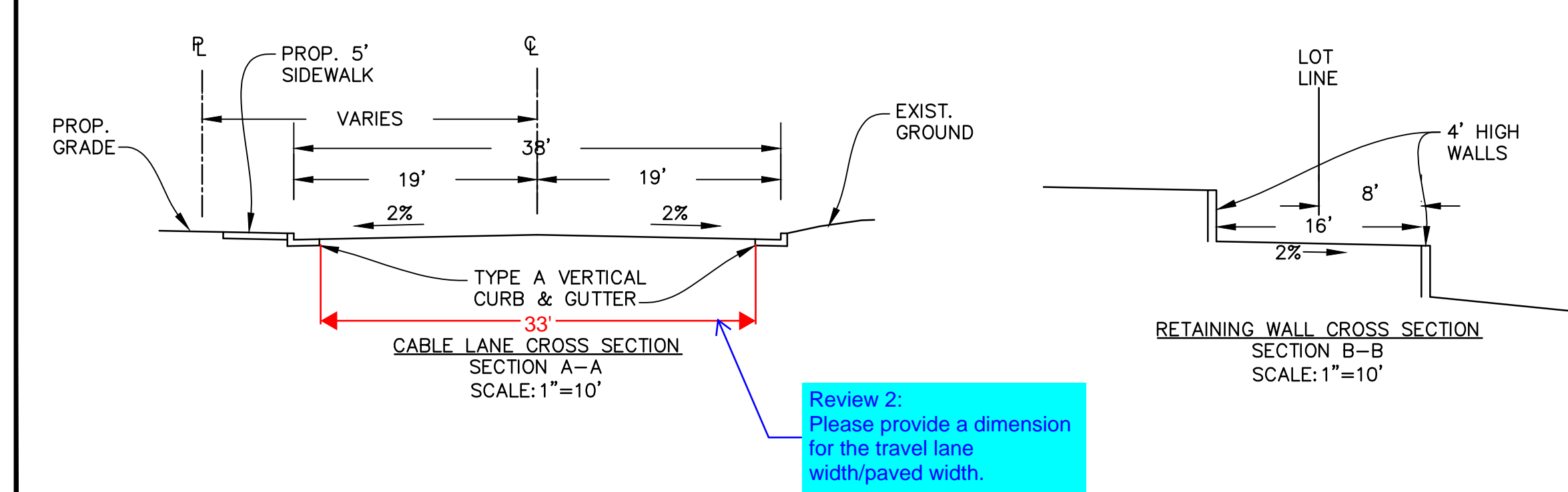
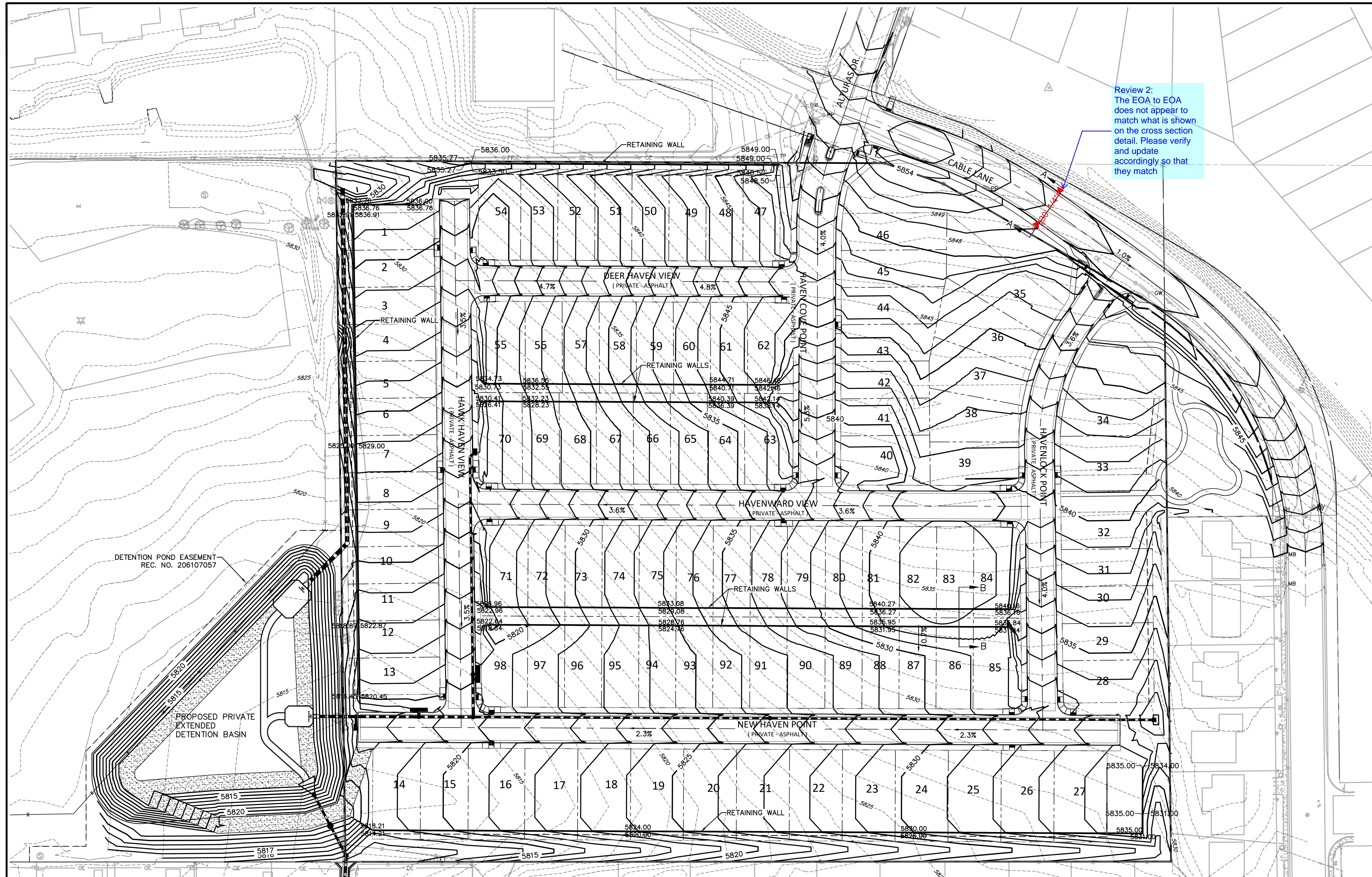
### PUD PRELIMINARY SITE PLAN

3 OF 9

PUDSP217







**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

**SCALE: 1"=50'**

Review 2:  
The EOA to EOA  
does not appear to  
match what is shown  
on the cross section  
detail. Please verify  
and update  
accordingly so that  
they match

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

**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
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

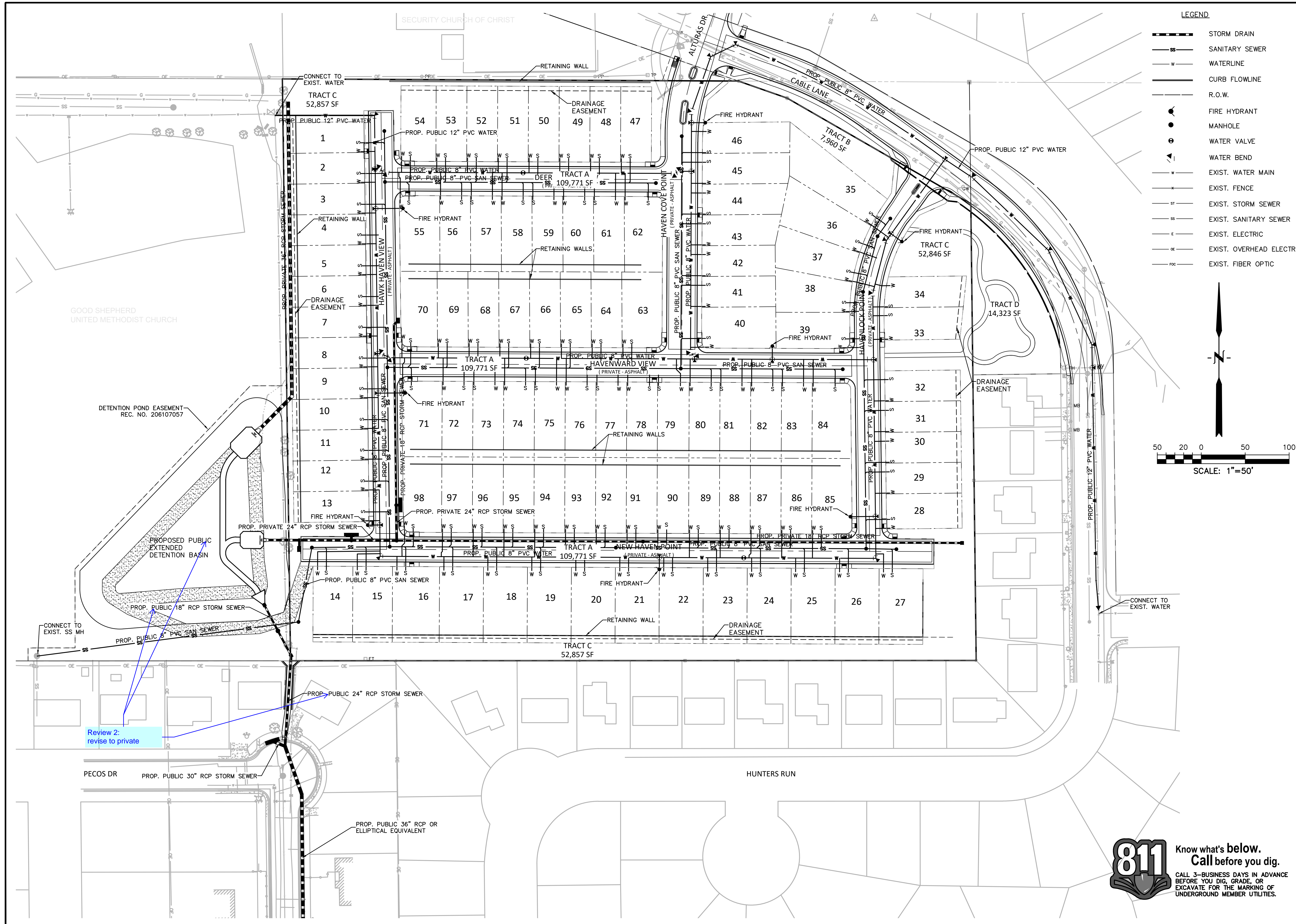
**PRELIMINARY GRADING PLAN**

PROJECT NO. 21085-03GP01  
DRAWING NO.

**GP01**

SHEET: 4 OF 9





PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
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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
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

**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.



# HAVEN VALLEY

## 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 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 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

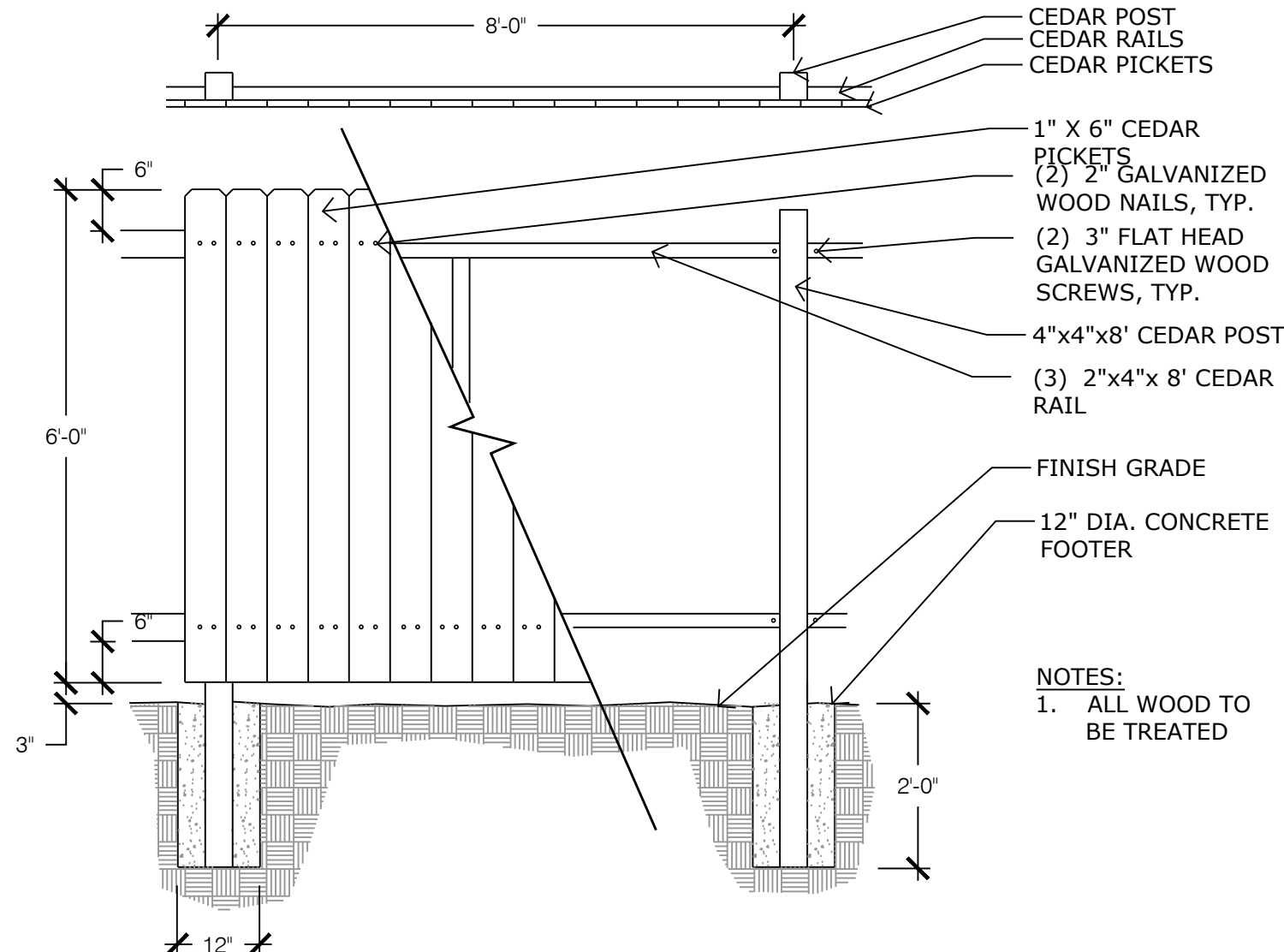
See Code Section 6.2.2.D.1

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%

## GROUND COVER SCHEDULE

	<b>ROCK MULCH</b> 3/4" Cimarron Granite 3-4" Min. Depth -
	<b>COBBLE</b> 2-3" Cripple Creek Ore 3-4" Min. Depth -
	<b>NATIVE SEED</b> 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% -
	<b>TURF</b> Kentucky Bluegrass Sod -

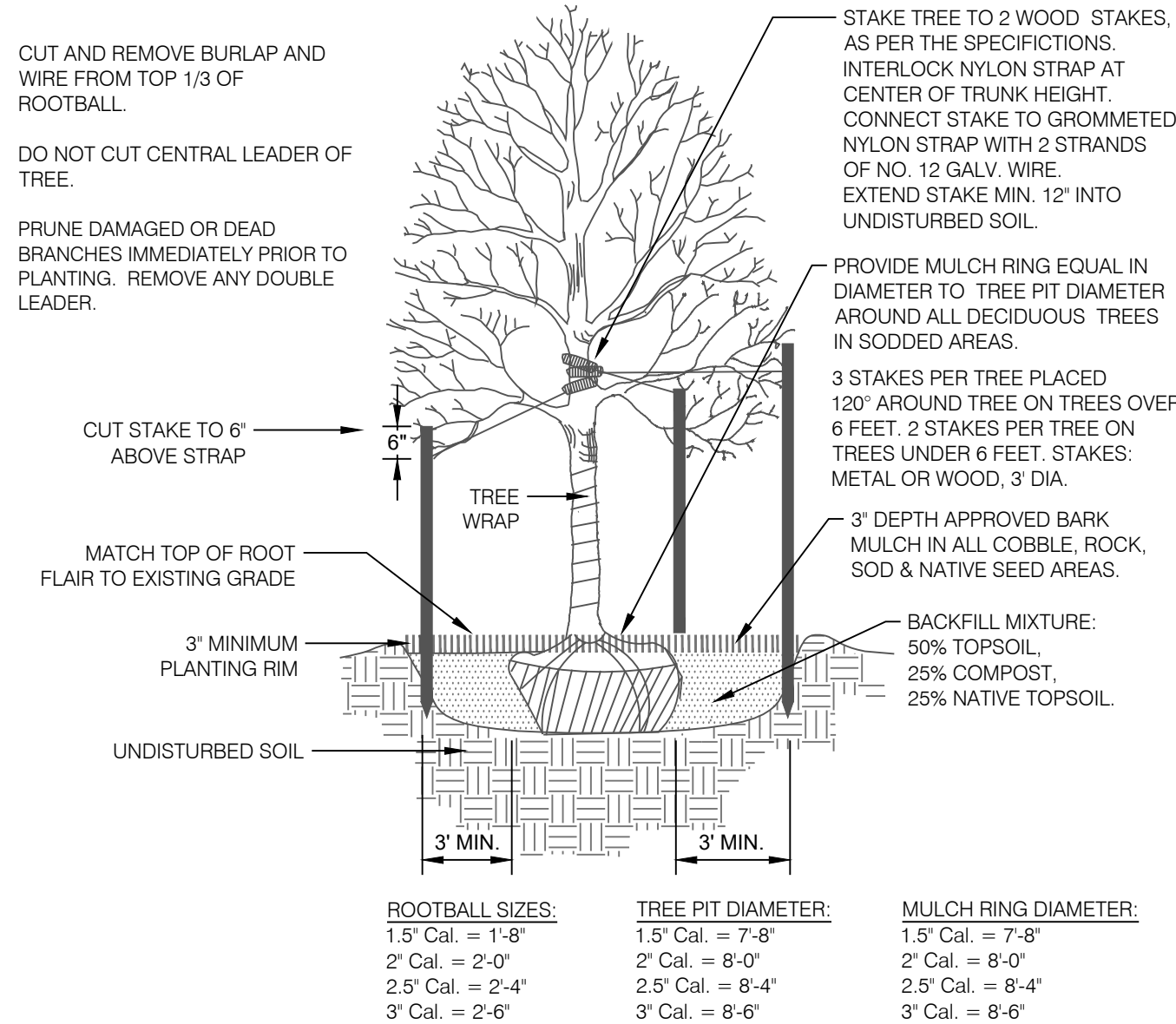


5 6' OPAQUE CEDAR FENCE

N.T.S.

## PLANT SCHEDULE

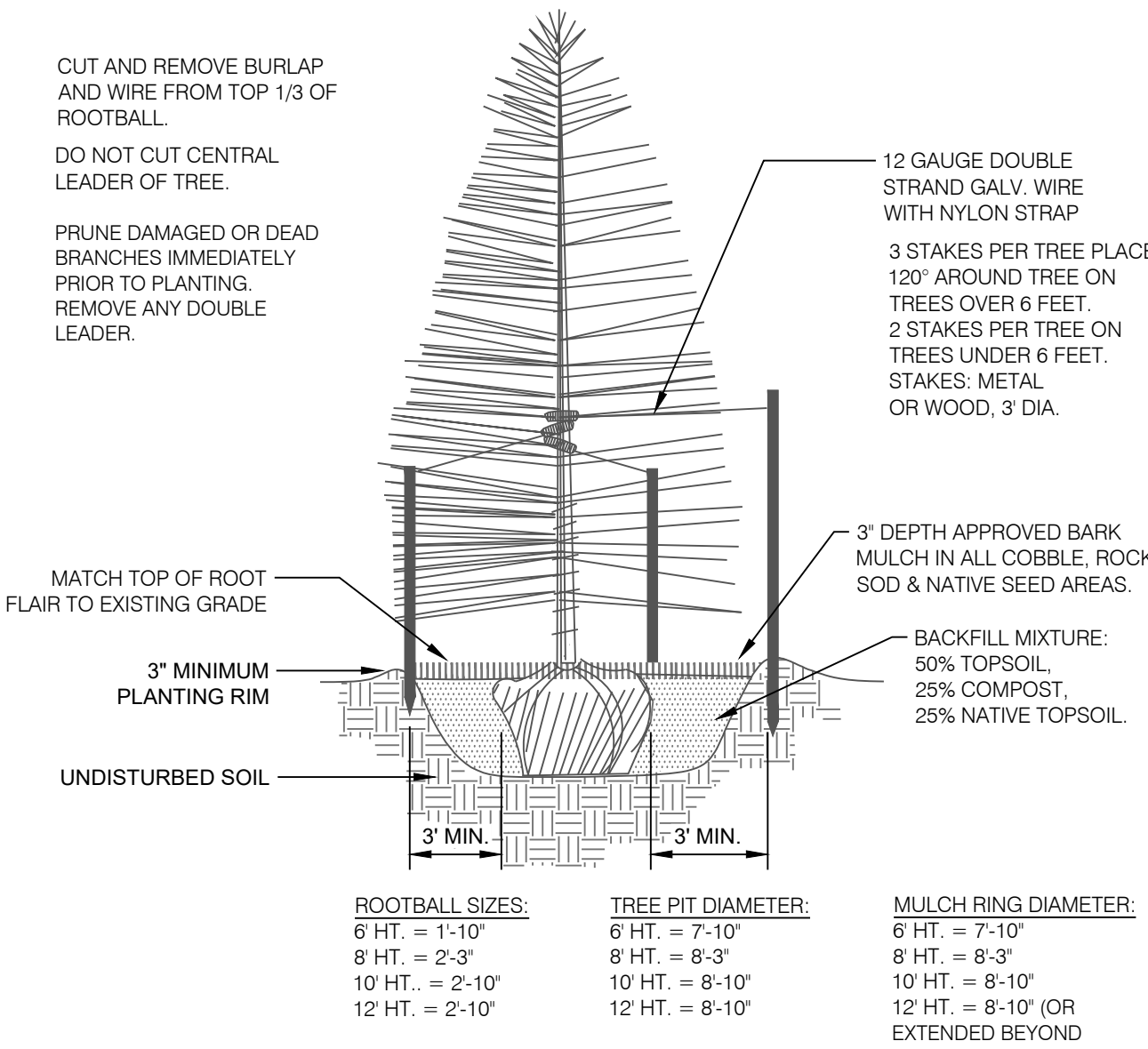
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ar2	9	Acer rubrum / Red Maple	40'	35'	2" Cal.	B&B
	Ms	12	Malus x 'Spring Snow' / Spring Snow Crabapple	25'	15'	1.5" Cal.	B&B
	Qc	21	Quercus robur x alba 'Crimmschmidt' TM / Crimson Spire Oak	40'	10'	2" Cal.	B&B
	Tc	7	Tilia cordata / 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' / 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	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



1 DECIDUOUS TREE PLANTING DETAIL

N.T.S.

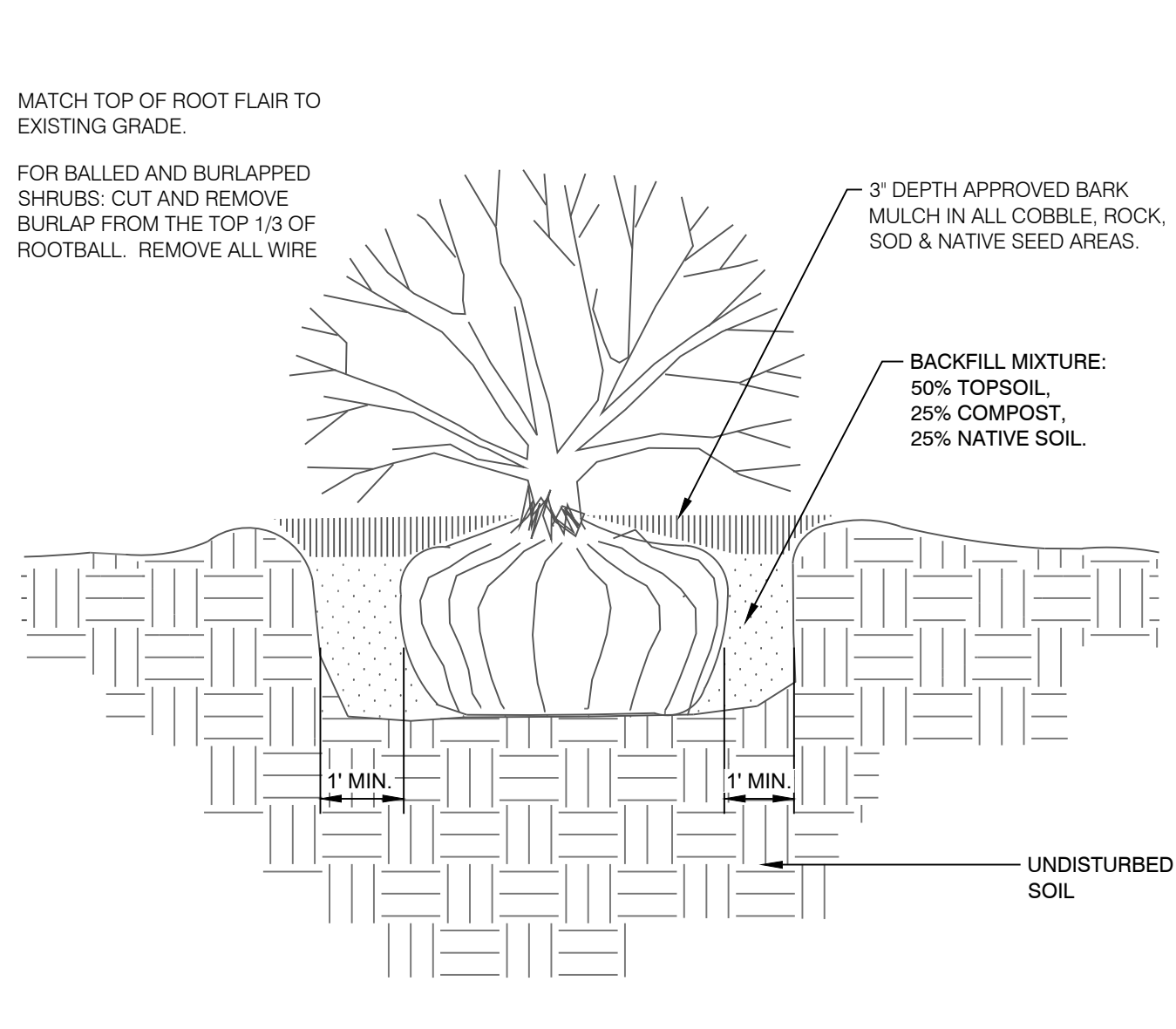
NES-LS-01



2 CONIFEROUS TREE PLANTING DETAIL

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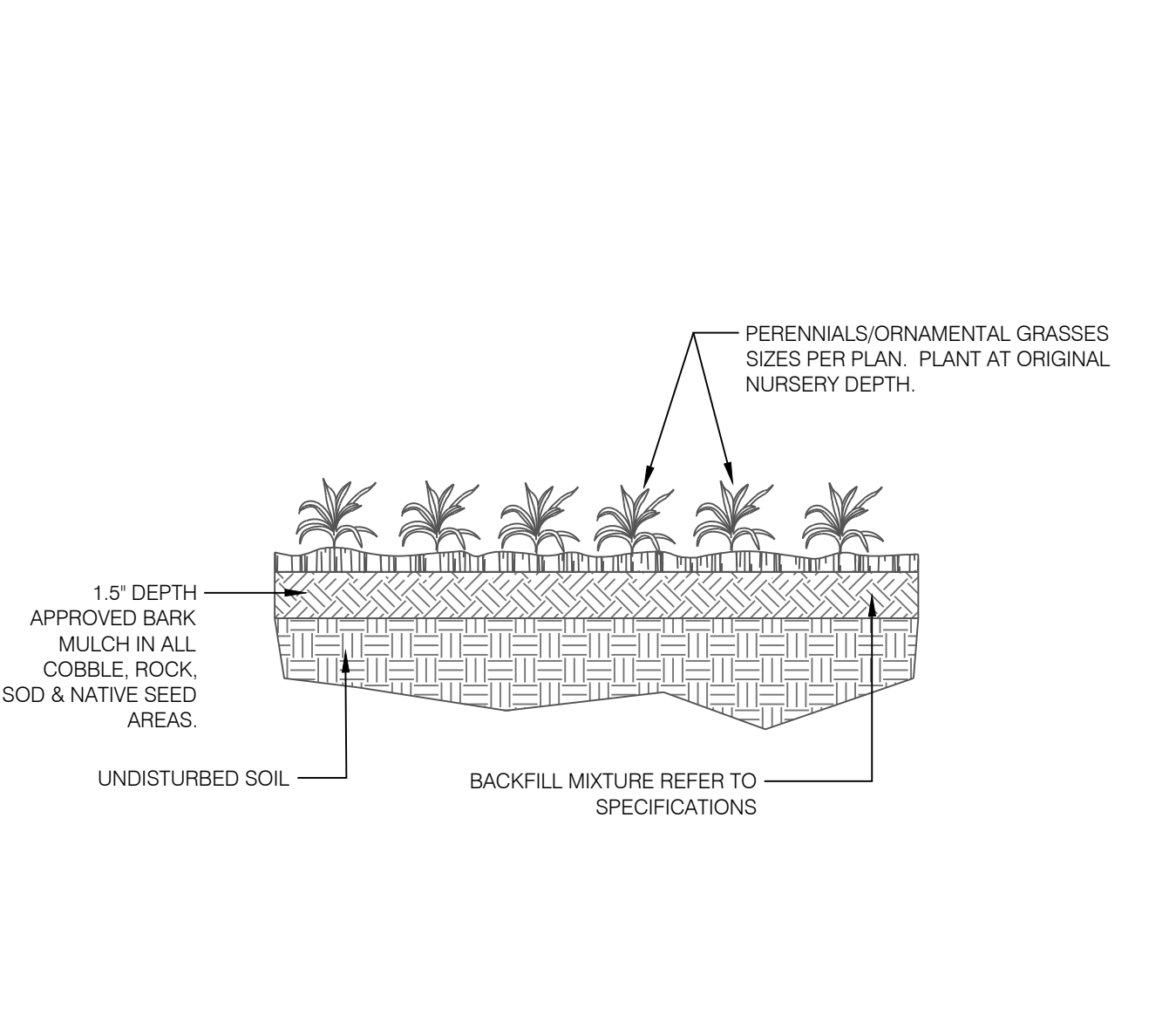
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3 SHRUB PLANTING DETAIL

N.T.S.

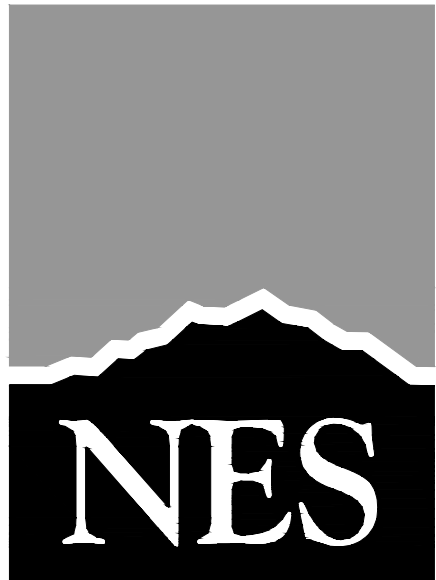
NES-LS-03



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

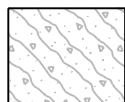
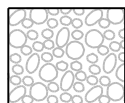

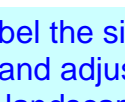
PUDSP217



# 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



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

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## HAVEN VALLEY

PUD DEVELOPMENT /  
PRELIMINARY PLAN  
ALTURAS DRIVE &  
CABLE LANE

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

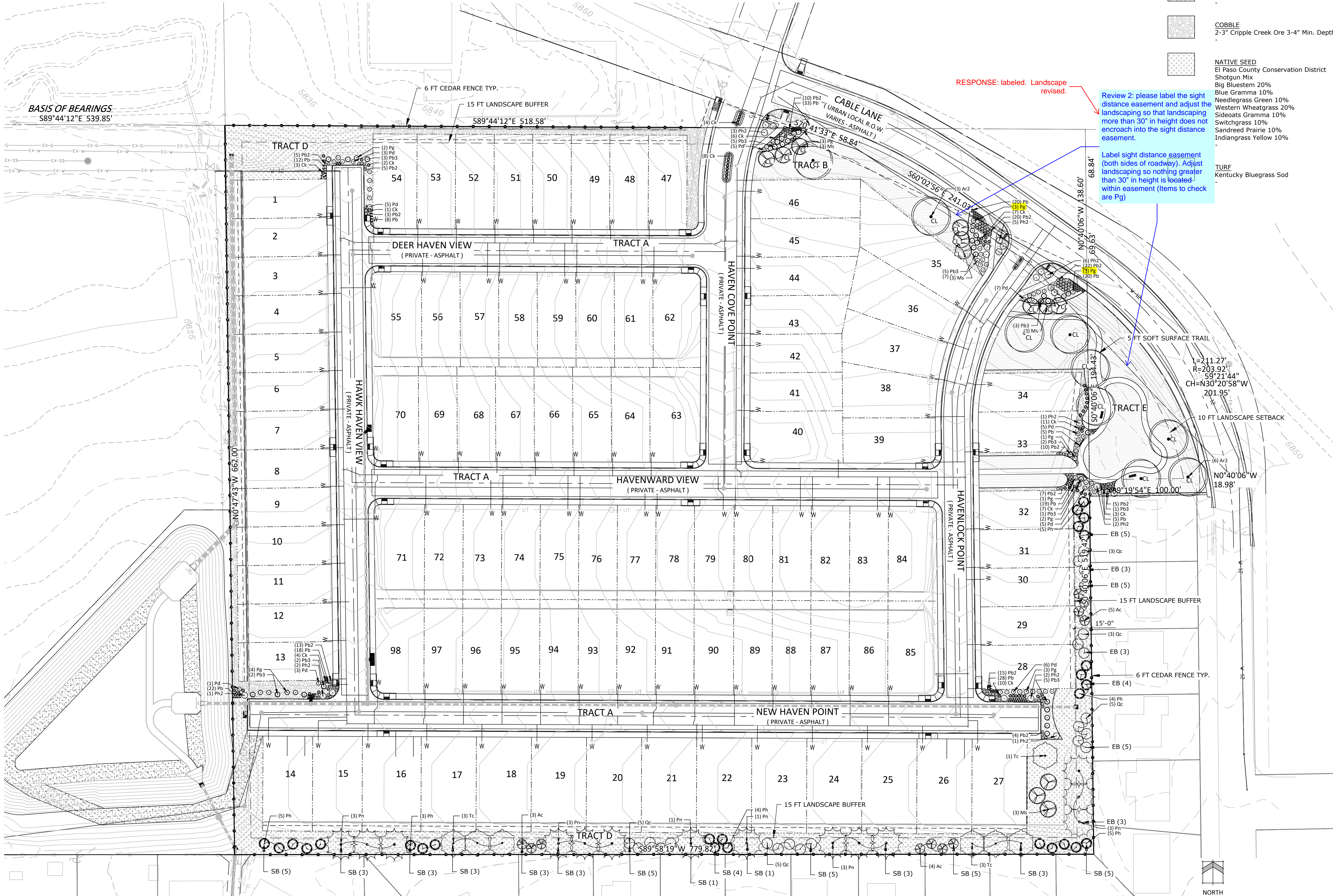
## ENTITLEMENT

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

## ALTERNATIVE LANDSCAPE PLAN

7 OF 9

PUDSP217

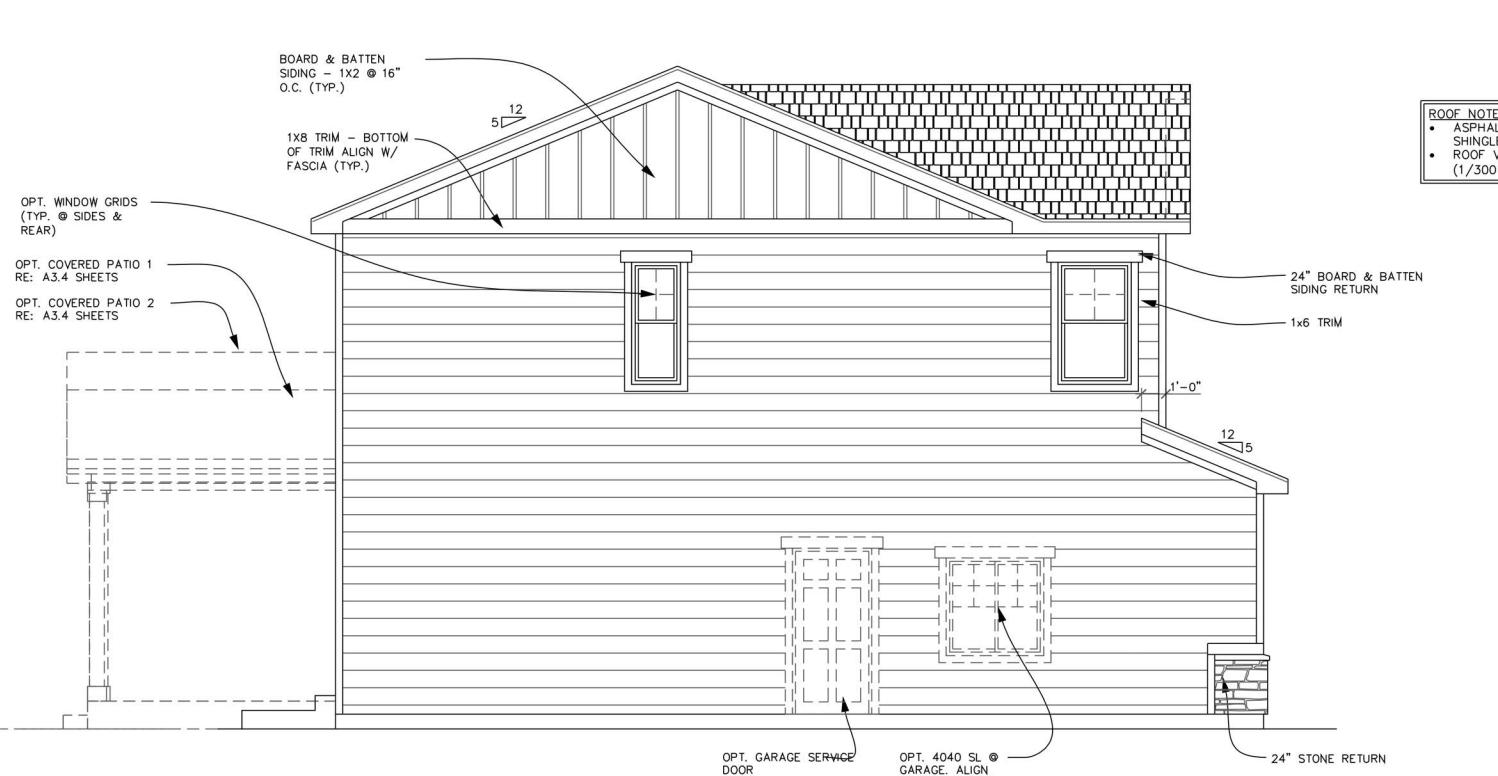


RESPONSE: labeled. Landscape revised.

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)

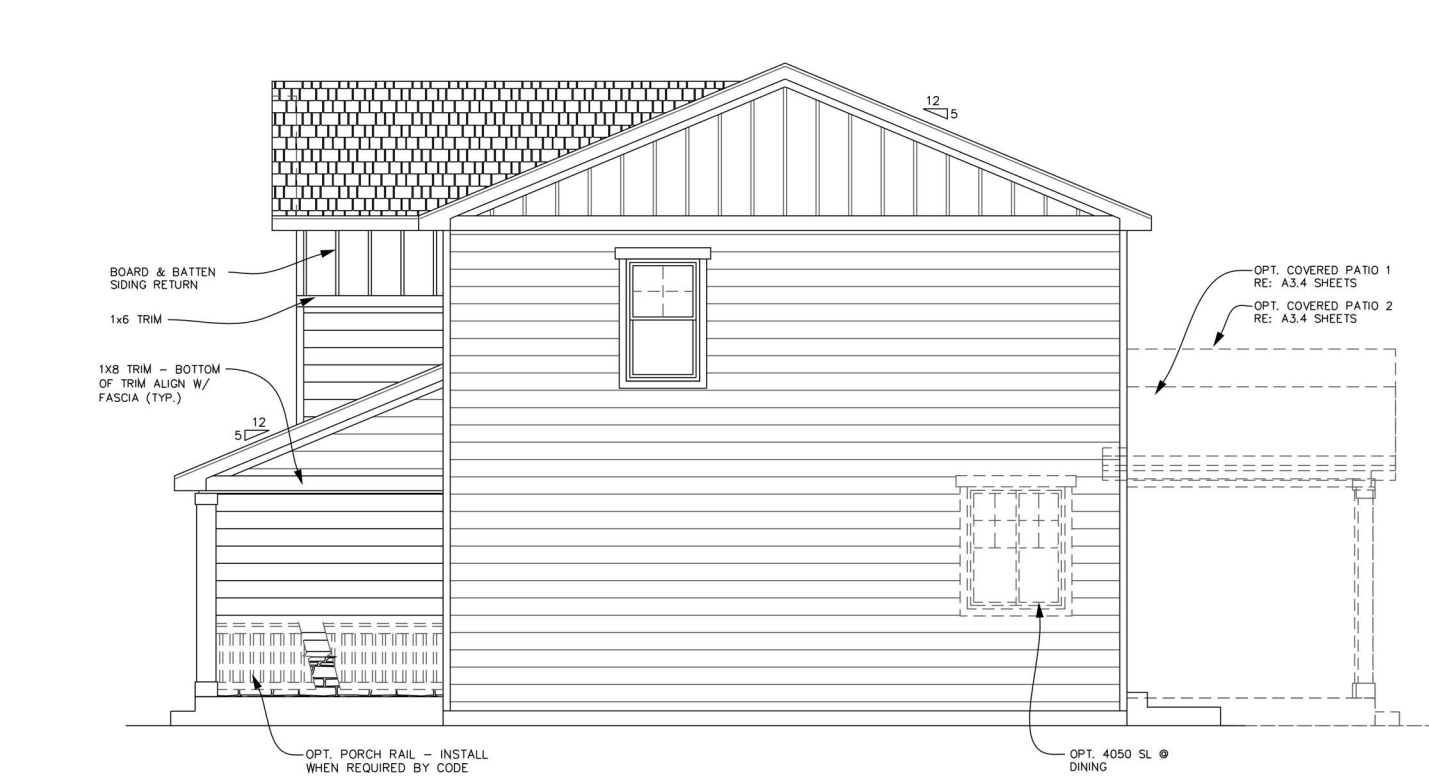




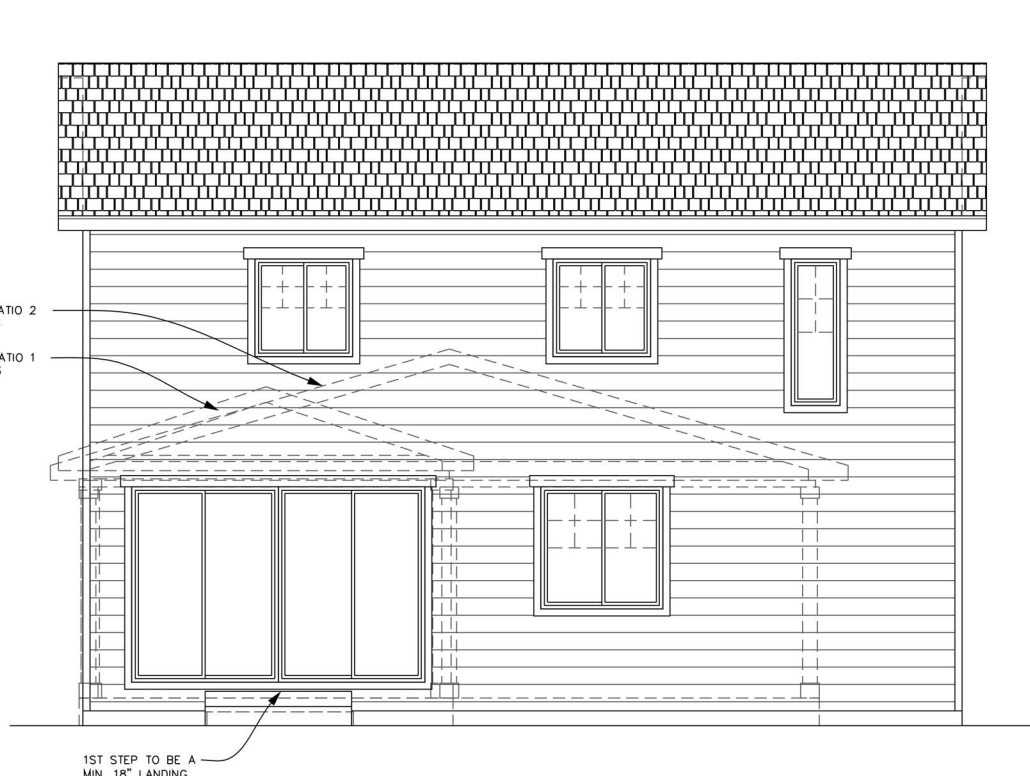
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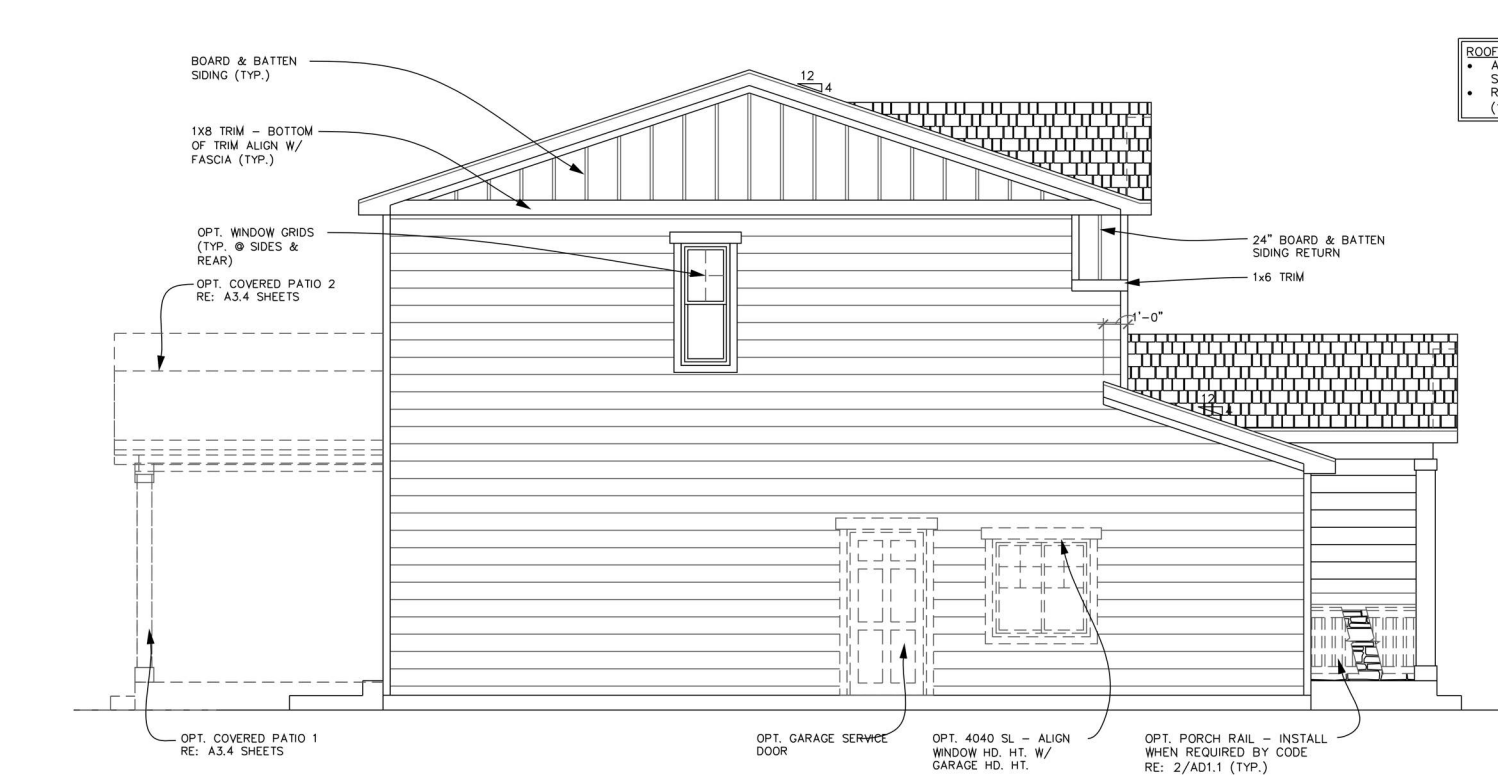
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SCALE: N.T.S.



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



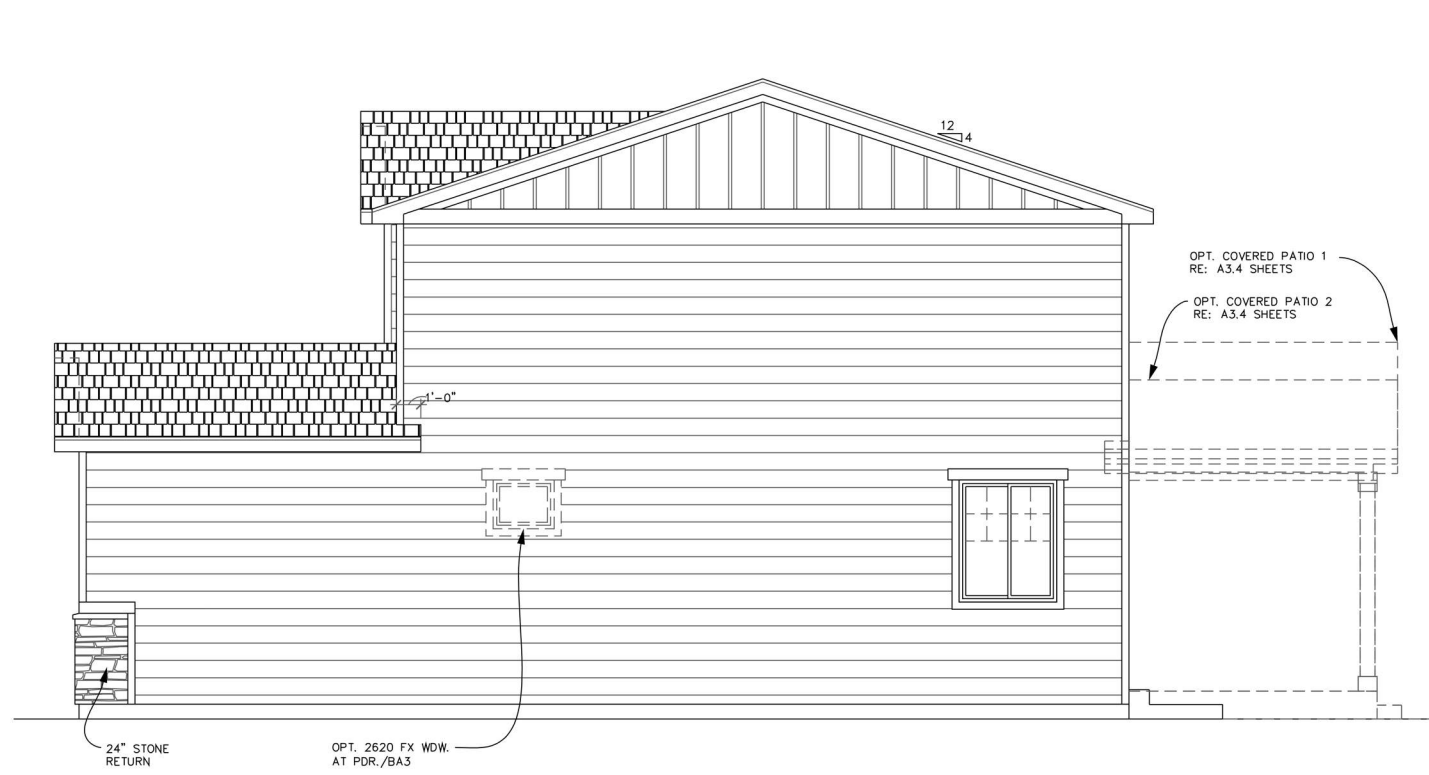
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3 LEFT ELEVATION A  
SCALE: N.T.S.



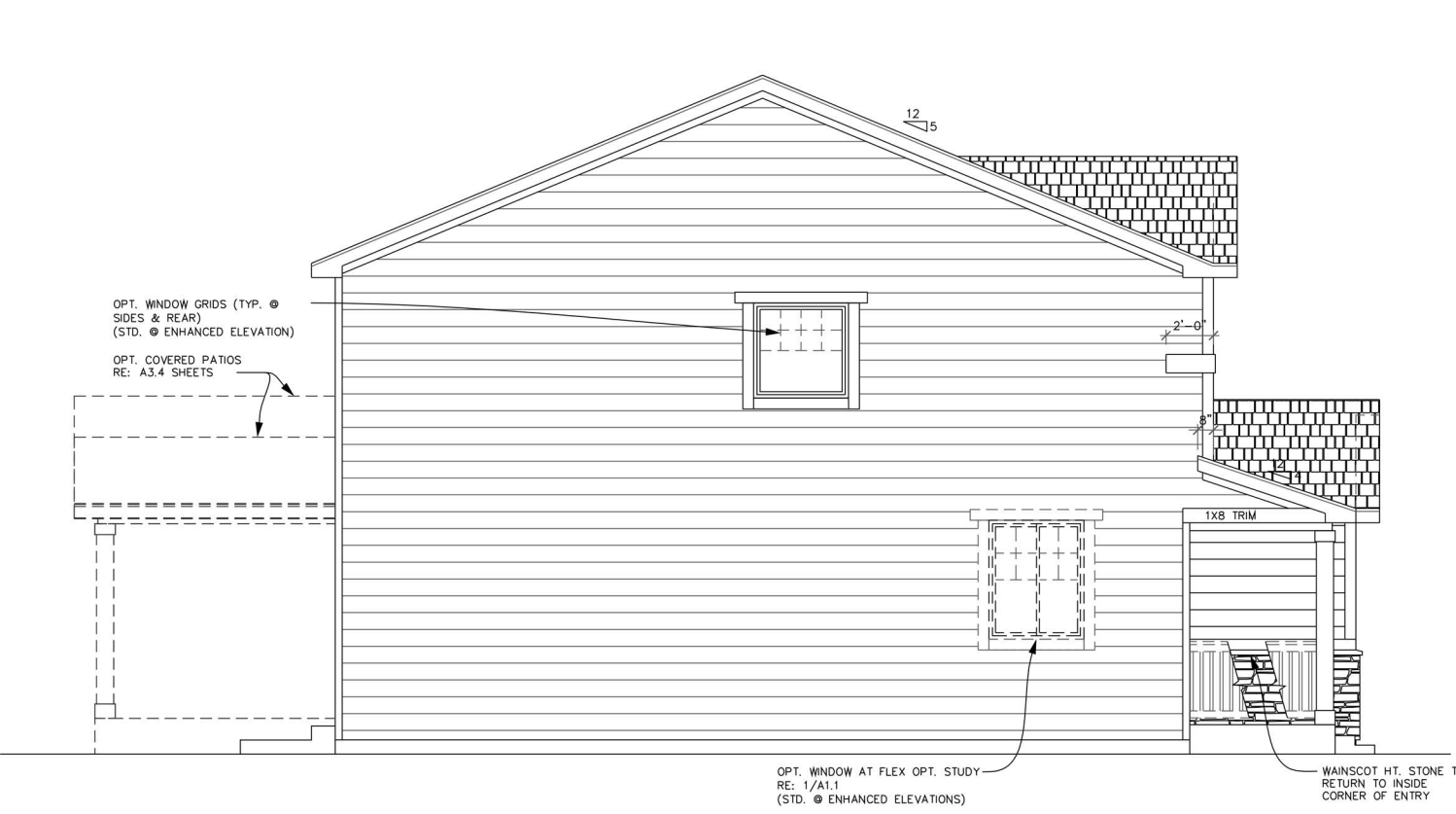
1 FRONT ELEVATION A  
SCALE: N.T.S.



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



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



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



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



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



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





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Denver, CO 80237 (303) 773-2727

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Date: 03/06/2018

Revisions:

COLORADO  
SPRINGS

Plan Number:

Plan Name:

Sheet Title:

Sheet Number: