

GENERAL PROVISIONS

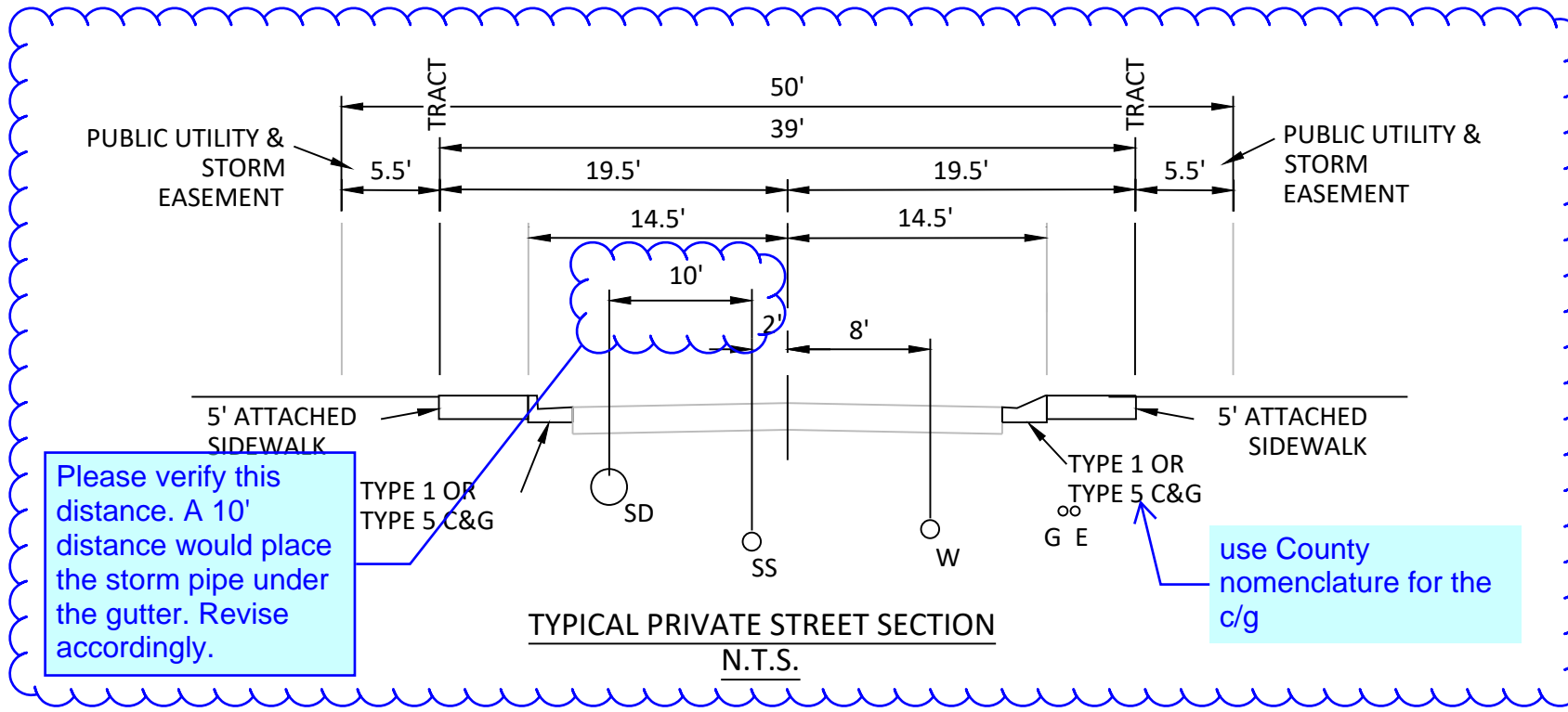
- A. Authority:** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. Applicability:** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns 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 or requirements shall govern.
- G. Maximum Level of Development:** The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. Project Tracking:** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- I. Overall Project Standards:** The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.
- 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
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 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
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 HOME	THESE USES ARE CONTROLLED BY STATE LAW AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENTS
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 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 (20' driveway required to garage face from back of sidewalk)
 - Side: 5' Minimum (Corner Lot)
 - Rear: 20' 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 & 2.3.2.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.



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 are shown on this plan.
 - Note needs to include specific lots requiring engineered foundations due to geologic hazards.**
- 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 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 BY 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 "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:

- S70°41'33"E, 58.84 FEET;
- 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, 518.42 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 EL PASO COUNTY, COLORADO", THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 76 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, S89°59'19"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; THENCE ALONG SAID EAST LINE N00°47'43"W, 662.00 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR FOUNTAIN MUTUAL METROPOLITAN DISTRICT PARCEL

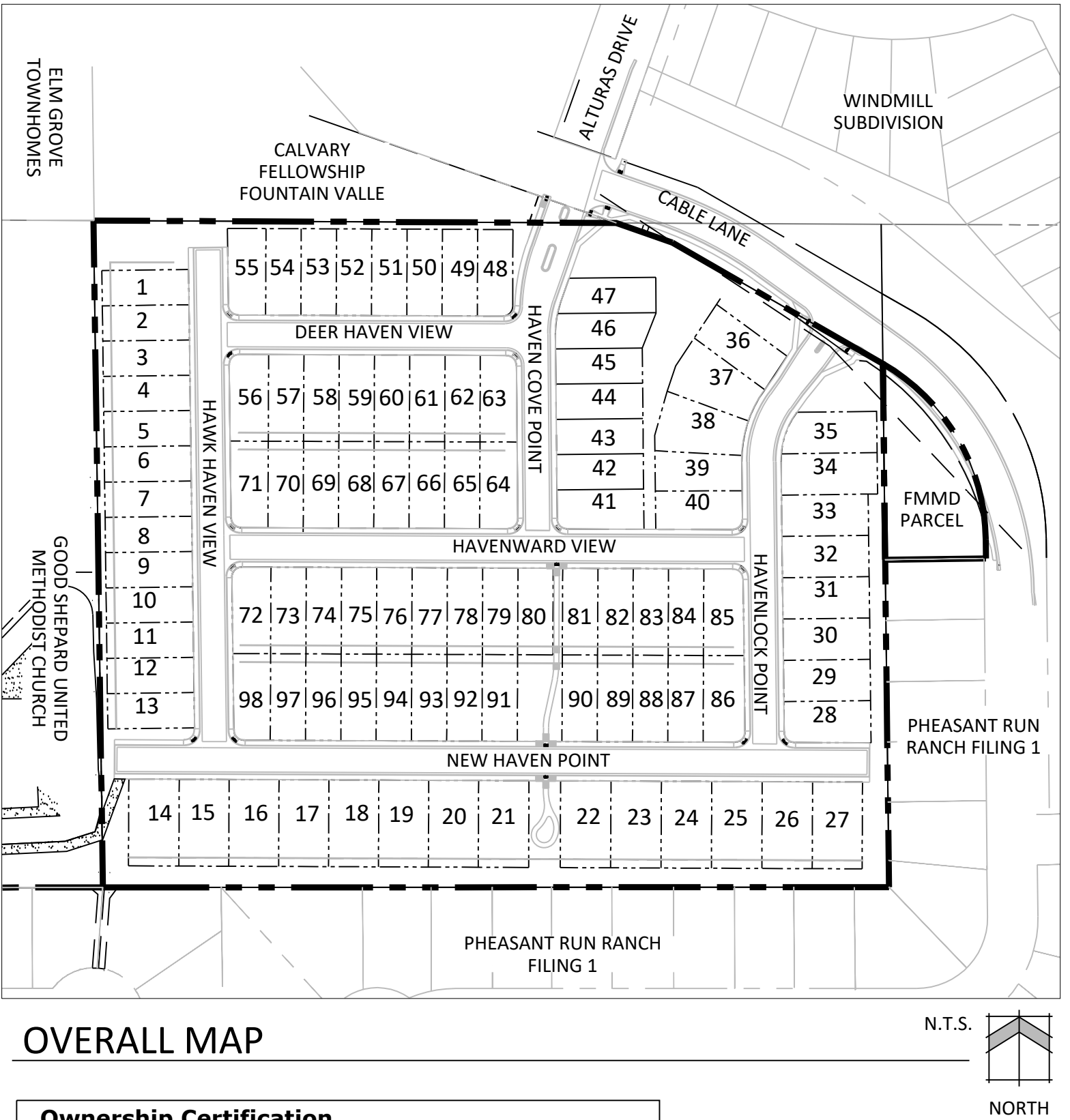
A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 201078268 OF THE CLERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 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 "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:

- S70°41'33"E, 58.84 FEET;
- 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:

- 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.

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 _____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____

El Paso County Clerk and Recorder _____

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 roads and internal pedestrian ramp design provide more flexibility for the development to accommodate the higher density infill development and create a more compact community design that allows for more open space and internal sidewalk connectivity. The private roads will be owned and maintained by the Homeowners Associations. Private roads and modified pedestrian ramp designs were approved with the previously recorded PUD Plan, Preliminary Plan and Final Plat for Patriot Village.
2 LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards	Eliminates the 5.5-foot buffer on either side of the sidewalk for Urban Local (Low Volume) Roadway Cross-Section	
3 LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards	Modified SD 2-50 Internal Pedestrian Ramp design on private streets	

LAND USE DATA TABLE

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

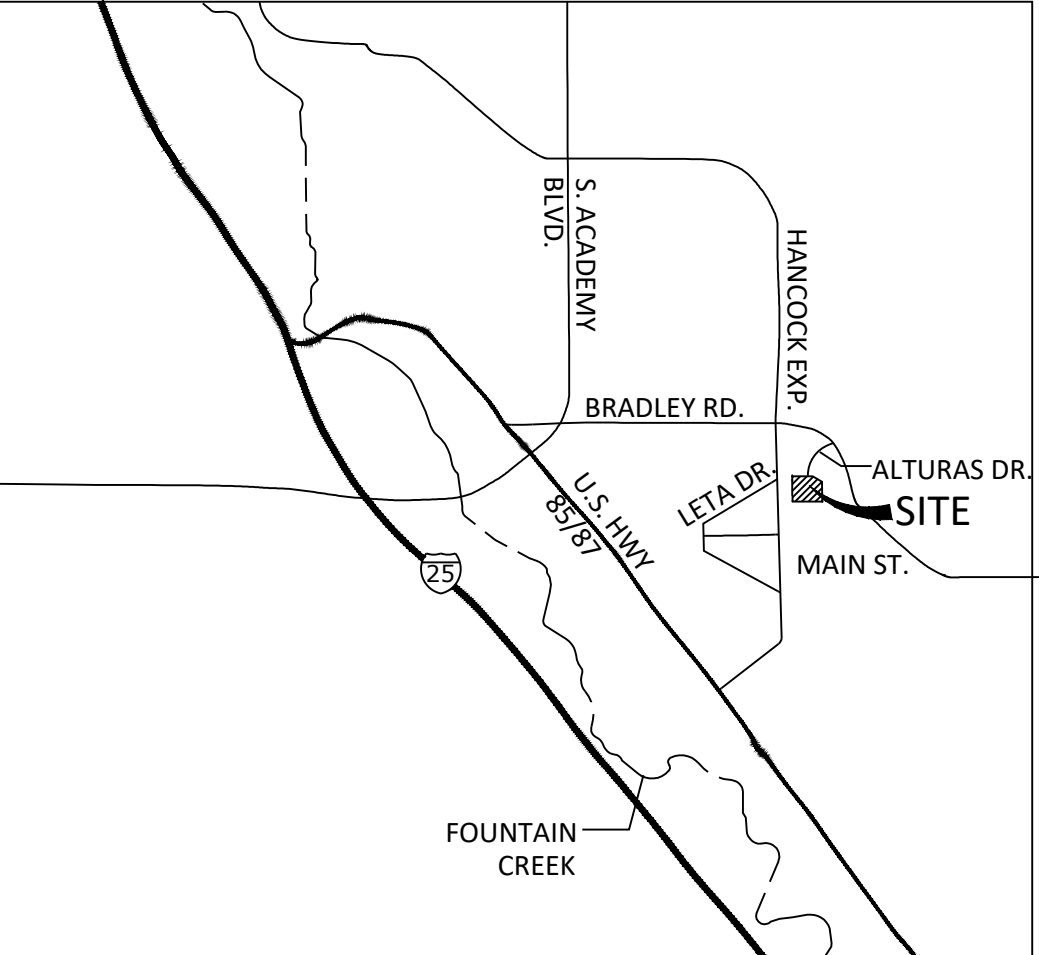
PROJECT TEAM

OWNER:	MIDCO Investments LLC PO Box 60669 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 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

VICINITY MAP



SITE DATA

Tax ID Numbers:	6512200001 & 6512200011
Total Area:	11.76 AC
Development Schedule:	2021
Current Zoning:	PUD
Current Use:	Vacant
Proposed Use:	Dwellings Single Family Detached
Average Lot Size:	3,310 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:	4.29 AC
Maximum Building Height:	30 FT

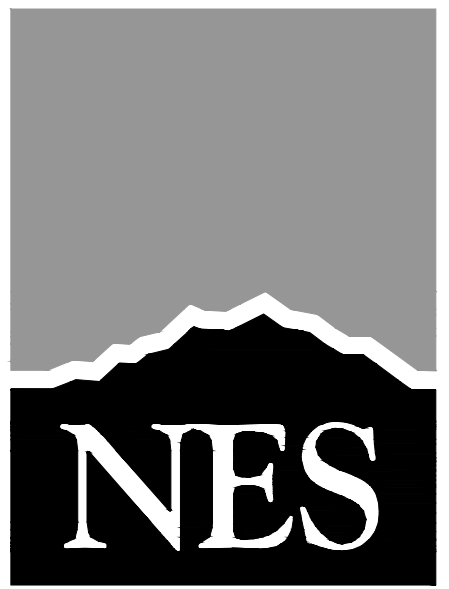
Lot Setbacks:
Front: 18 FT (20' driveway required to garage face from back of sidewalk)
Side: 5 FT
Rear: 7 FT

Landscape Setbacks:
Cable Lane Urban Local: 10 FT

Landscape Buffers:
South Buffer: 15 FT
East Buffer: 15 FT

Open Space:
Required: 1.1 AC (10%)
Usable: 0.27 AC (25% of 1.1 AC Required)
Provided: 1.83 AC (15.5%) Tracts B,C,D & E
Usable: 0.7 AC Tracts B & E

This note does not make sense. If a separate setback for attached garages is needed, please specify that and add as additional setback requirement.



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

COVER SHEET

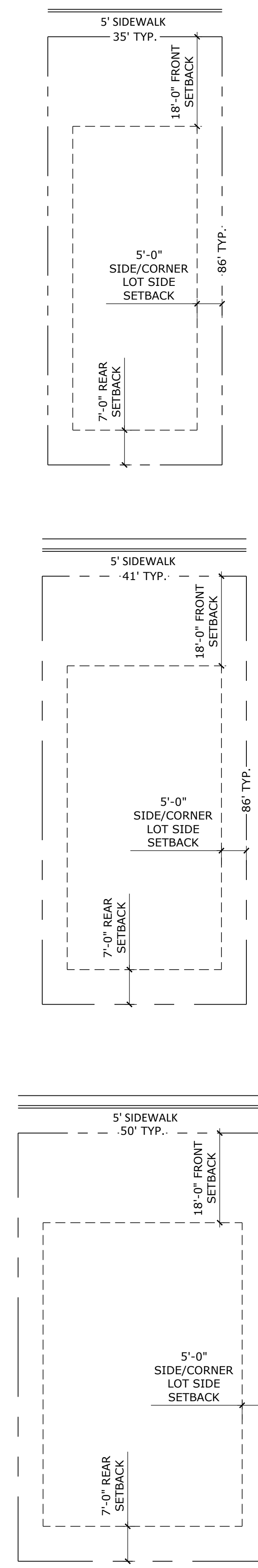
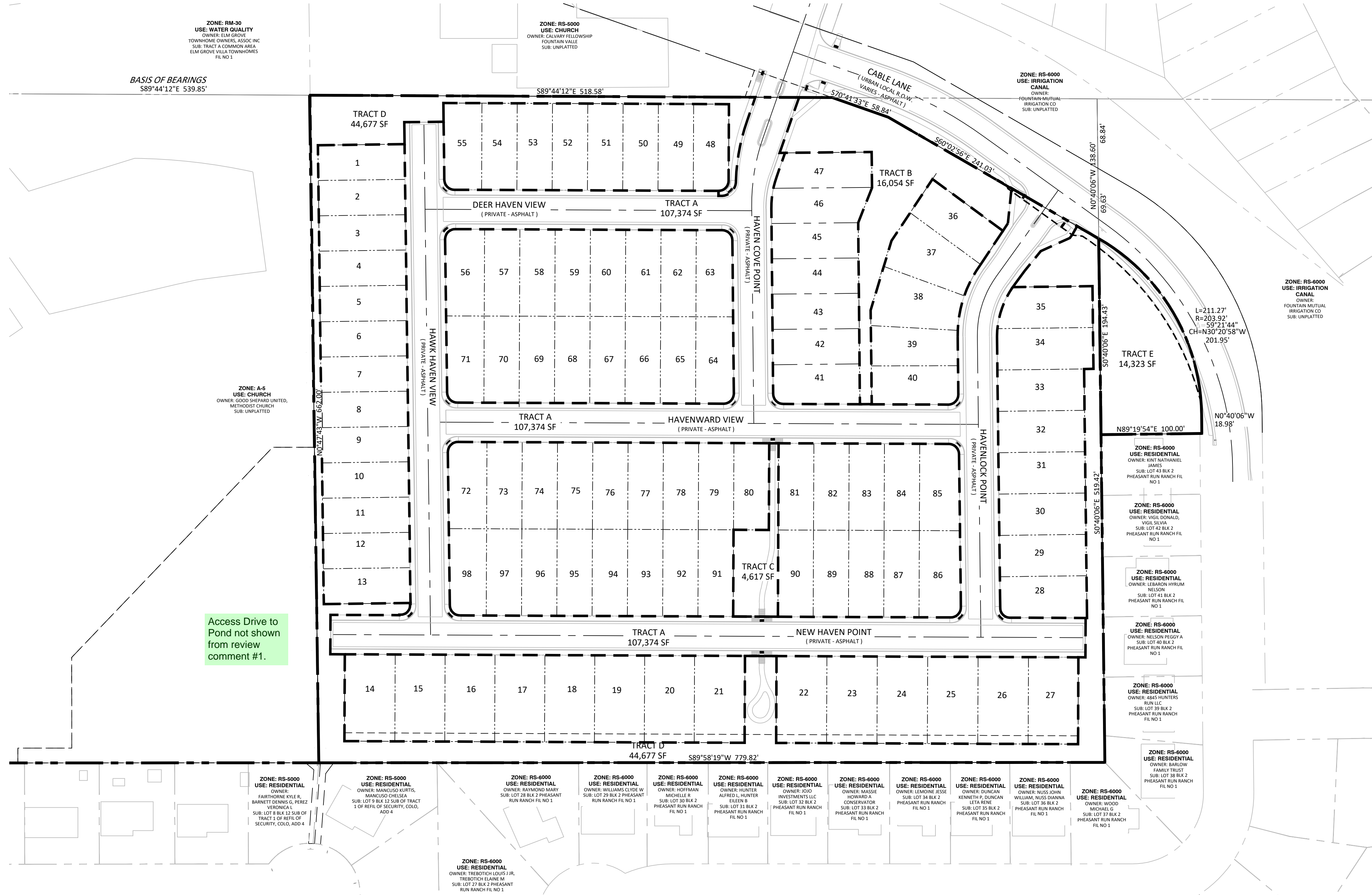
1 OF 9

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

LOT TYPICALS

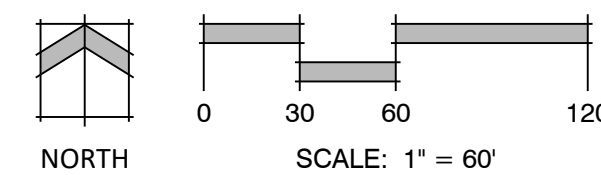


TRACT MAP & ADJACENT PROPERTY OWNERS

TRACT TABLE

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

Please include drainage as a use for this tract as drainage swales are utilized in this tract to convey flow



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 Colorado Springs, CO 80903
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 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

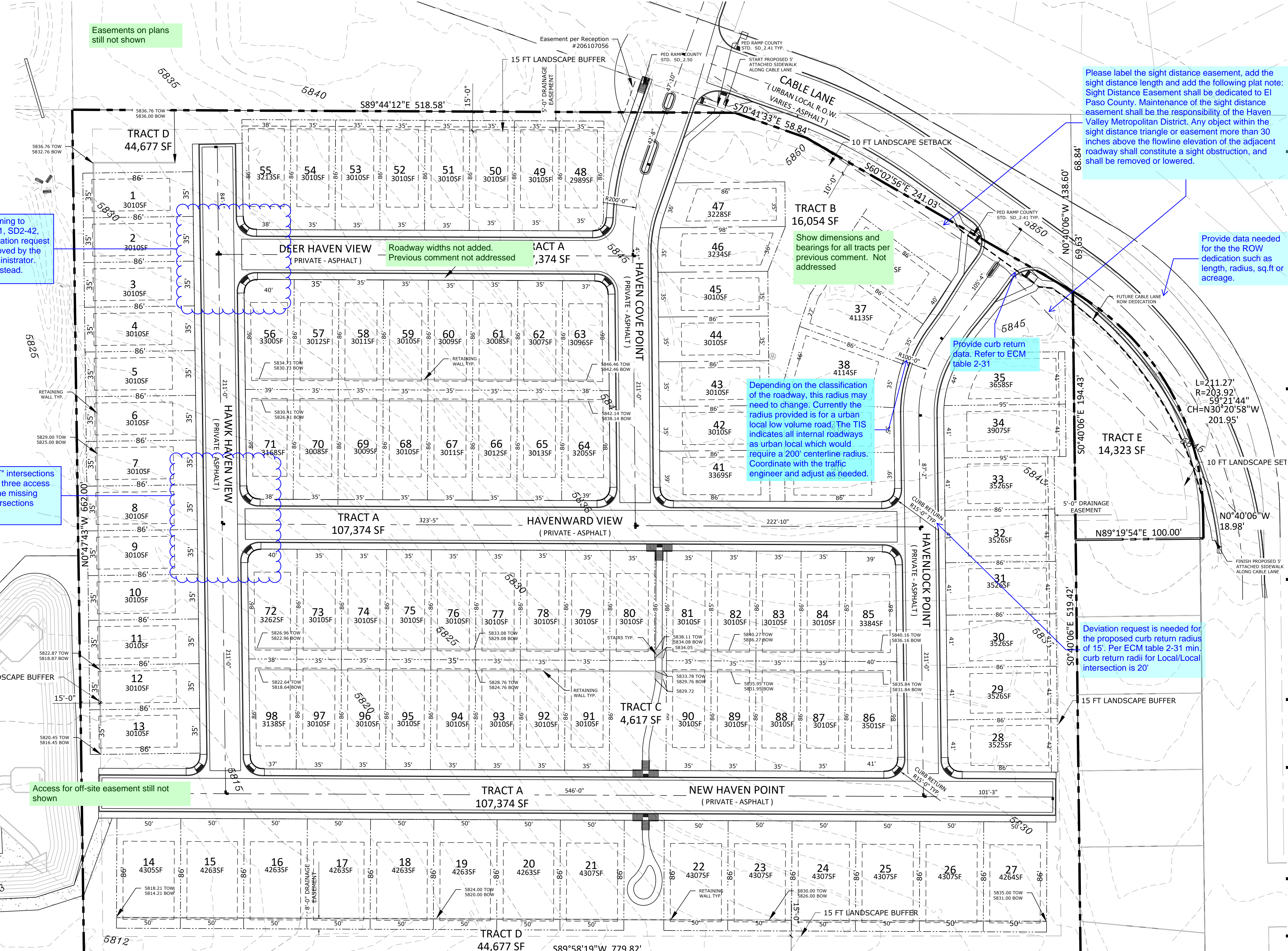
TRACT MAP, LOT TYPICALS & ADJACENT PROPERTY OWNERS

HAVEN VALLEY

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



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Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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Per ECM Ch6.3.3 ramps conforming to standard details SD2-40, SD2-41, SD2-42, and 2-50 should be used. A deviation request for these ramps will not be approved by the Engineering Manager/ECM Administrator. Consider using parallel ramps instead.

Per ECM 2.5.2 C.3 All "T" intersections shall have a minimum of three access ramps. Please provide the missing access ramps at the intersections through out the plan.

Access for off-site easement still not shown

Roadway widths not added. Previous comment not addressed

Show dimensions and bearings for all tracts per previous comment. Not addressed

Depending on the classification of the roadway, this radius may need to change. Currently the radius provided is for a urban local low volume road. The TIS indicates all internal roadways as urban local which would require a 200' centerline radius. Coordinate with the traffic engineer and adjust as needed.

Provide curb return data. Refer to ECM table 2-31

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.

Provide data needed for the ROW dedication such as length, radius, sq.ft or acreage.

Deviation request is needed for the proposed curb return radius of 15'. Per ECM table 2-31 min. curb return radii for Local/Local intersection is 20'

Please provide the scale of the drawing

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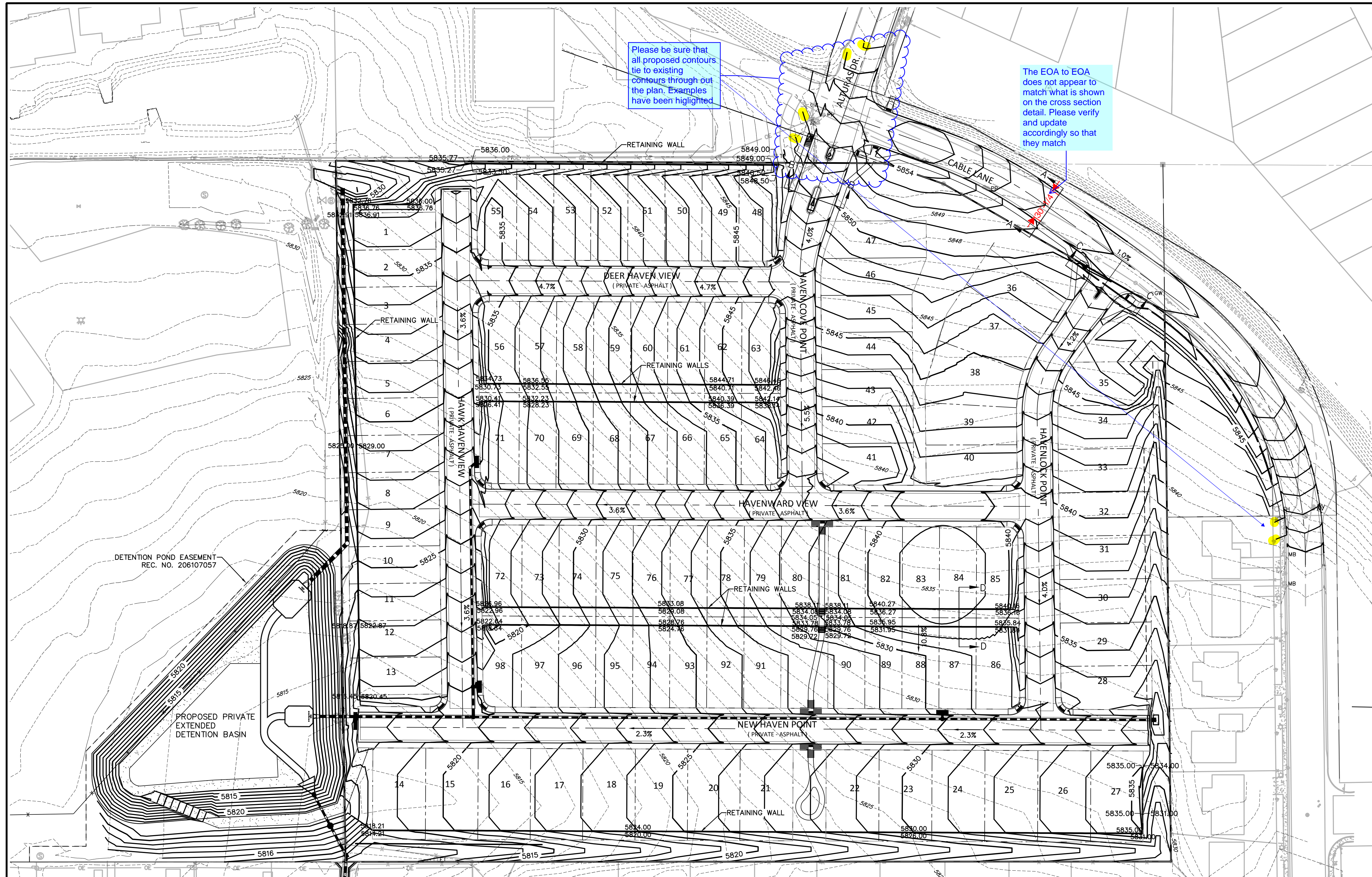
PLANNING / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH
PROJECT INFO
DATE: 04.30.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN
ISSUE INFO
DATE: 08.19.2021 BY: B. I. DESCRIPTION: PER COUNTY COMMENTS
ISSUE / REVISION
SHEET TITLE
PUD PRELIMINARY SITE PLAN
SHEET NUMBER
3 OF 9
PLAN FILE #
PUDSP217

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

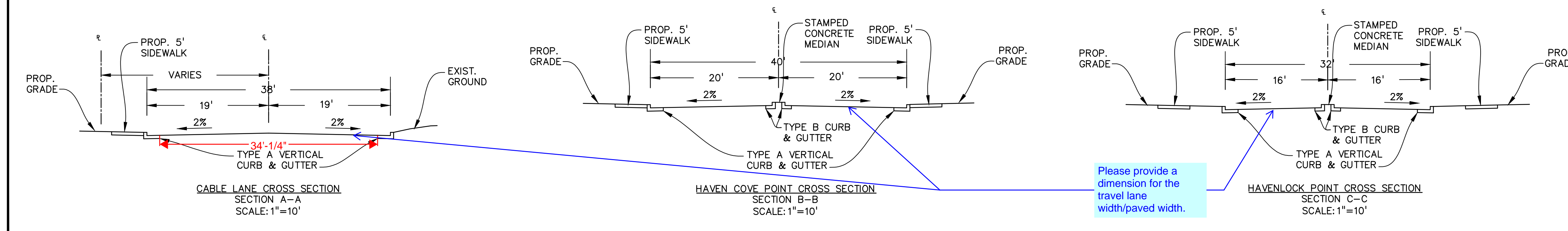
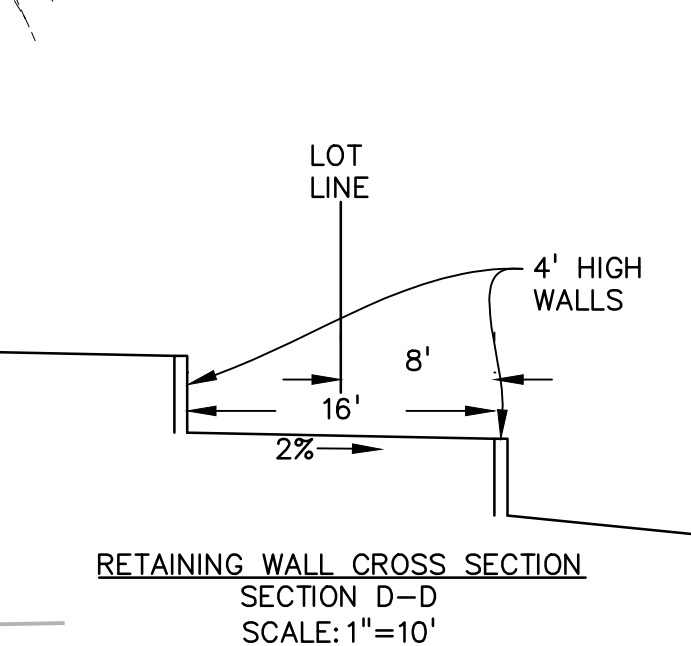
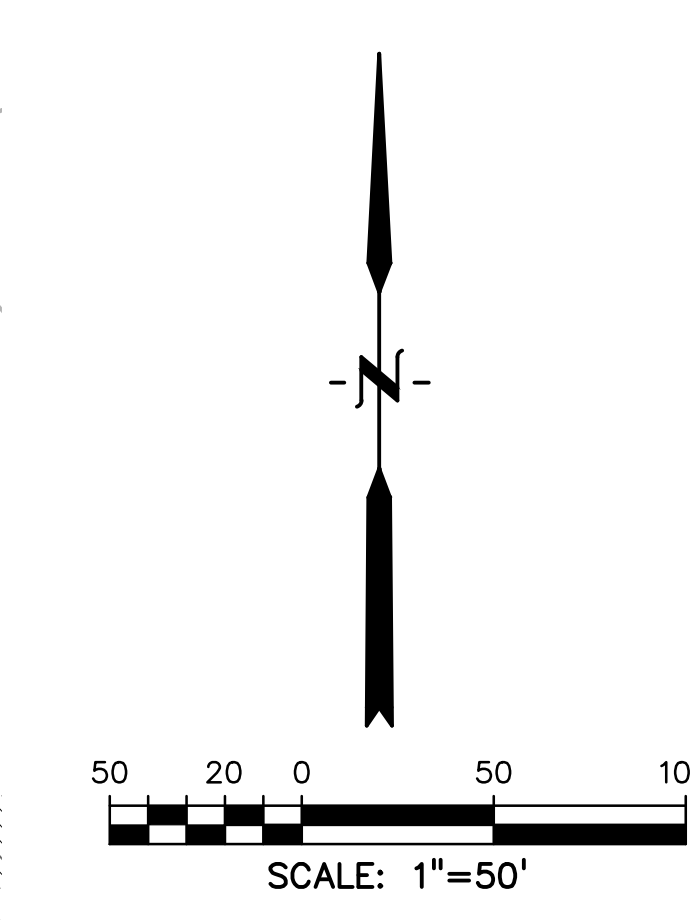
ENTITLEMENT

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



PREPARED BY:

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

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

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

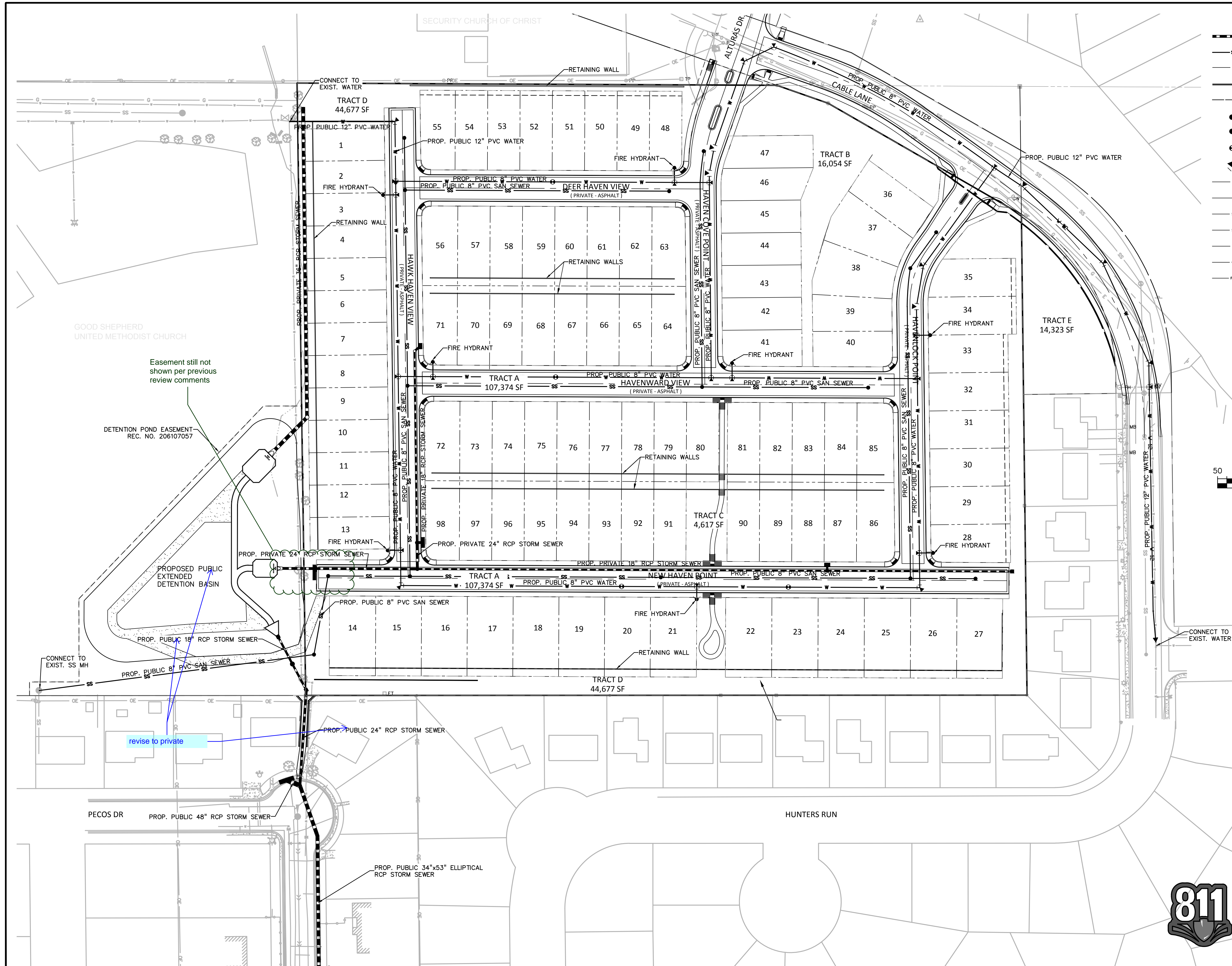
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INITIAL ISSUE	4/29/21
LATEST ISSUE	8/19/21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03GP01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

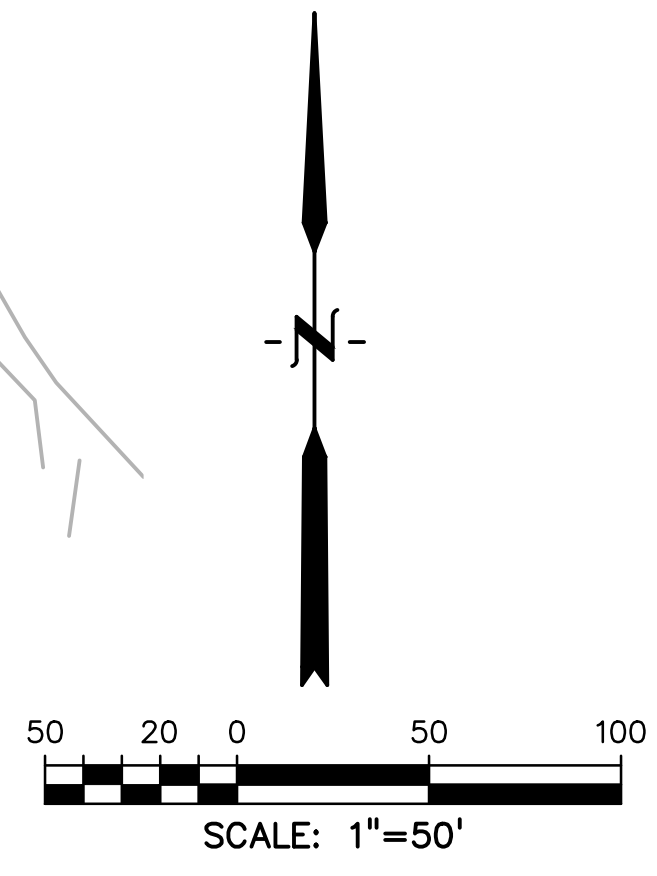
PRELIMINARY GRADING PLAN
PROJECT NO. 21085-03CSCV
DRAWING NO.

GP01





- 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	8/19/21

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

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
UTILITY &
FACILITIES PLAN

PROJECT NO. 21085-03CSCV
DRAWING NO.

UT01

SHEET: 5 OF 9



HAVEN VALLEY

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



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LANDSCAPE NOTES

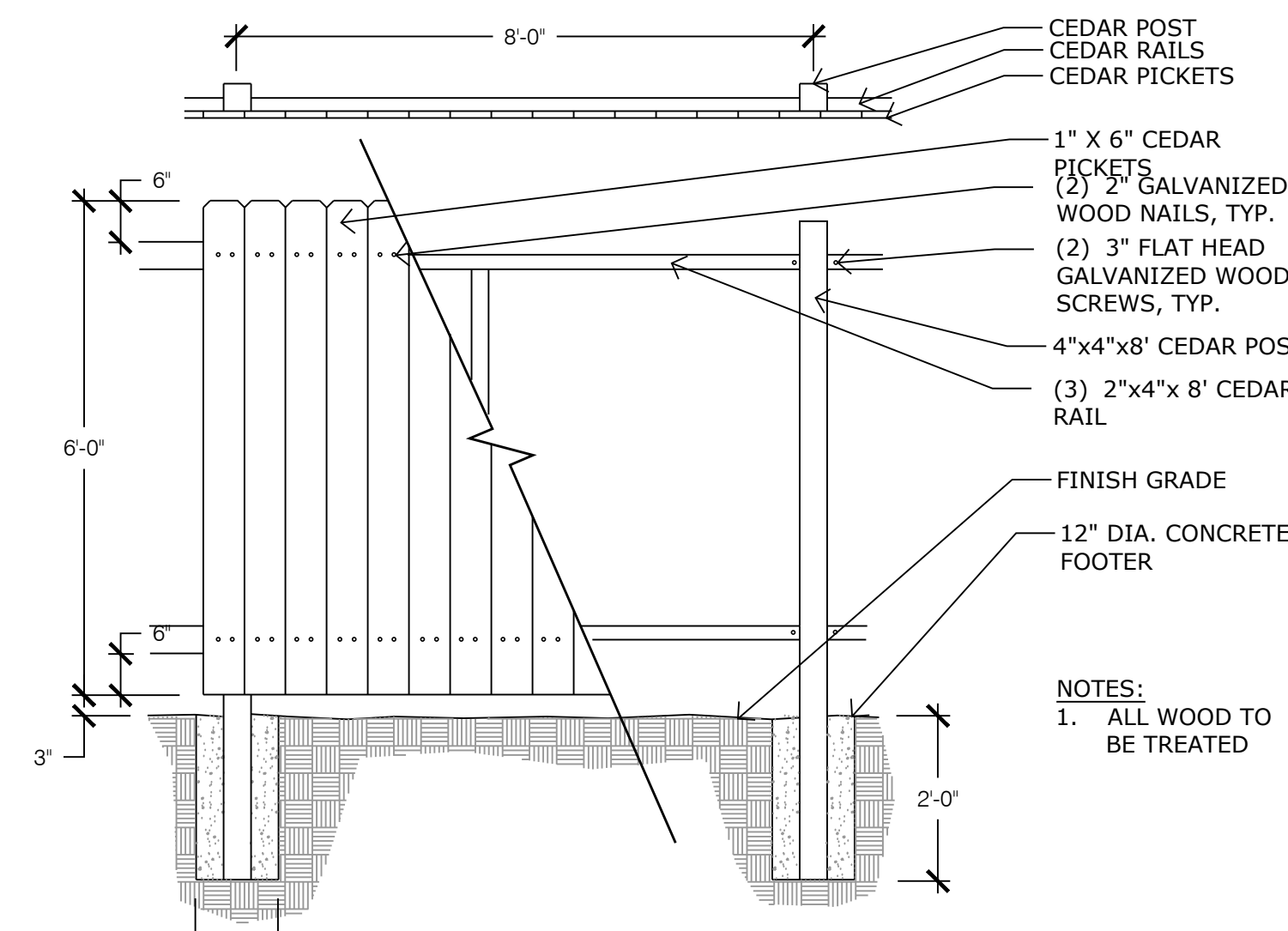
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL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

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	9	Malus x 'Spring Snow' / Spring Snow Crabapple	25'	15'	1.5" Cal.	B&B
	Qc	21	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	40'	10'	2" Cal.	B&B
	Tc	8	Tilia cordata / Littleleaf Linden	40'	25'	2" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ac	12	Abies concolor 'Candicans' / Candicans White Fir	25'	10'	6' HT	B&B
	Ph	26	Picea pungens 'Hoopsii' / 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	9	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	3'	3'	#5 CONT	CONT
	Pb3	15	Pinus mugo 'Big Tuna' / Mountain Pine	6'	5'	#5 CONT	CONT
	Ph2	13	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	1'	6'	#5 CONT	CONT
	Pd	19	Potentilla fruticosa 'Gold Drop' / Gold Drop Bush Cinquefoil	4'	4'	#5 CONT	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ck	45	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	4'	3'	#1 CONT	CONT
	Pb	73	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1'	1.5'	#1 CONT	CONT
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pb2	52	Phlox subulata 'Blue' / Blue Creeping Phlox	1'	2'-3'	#1 CONT	CONT



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

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

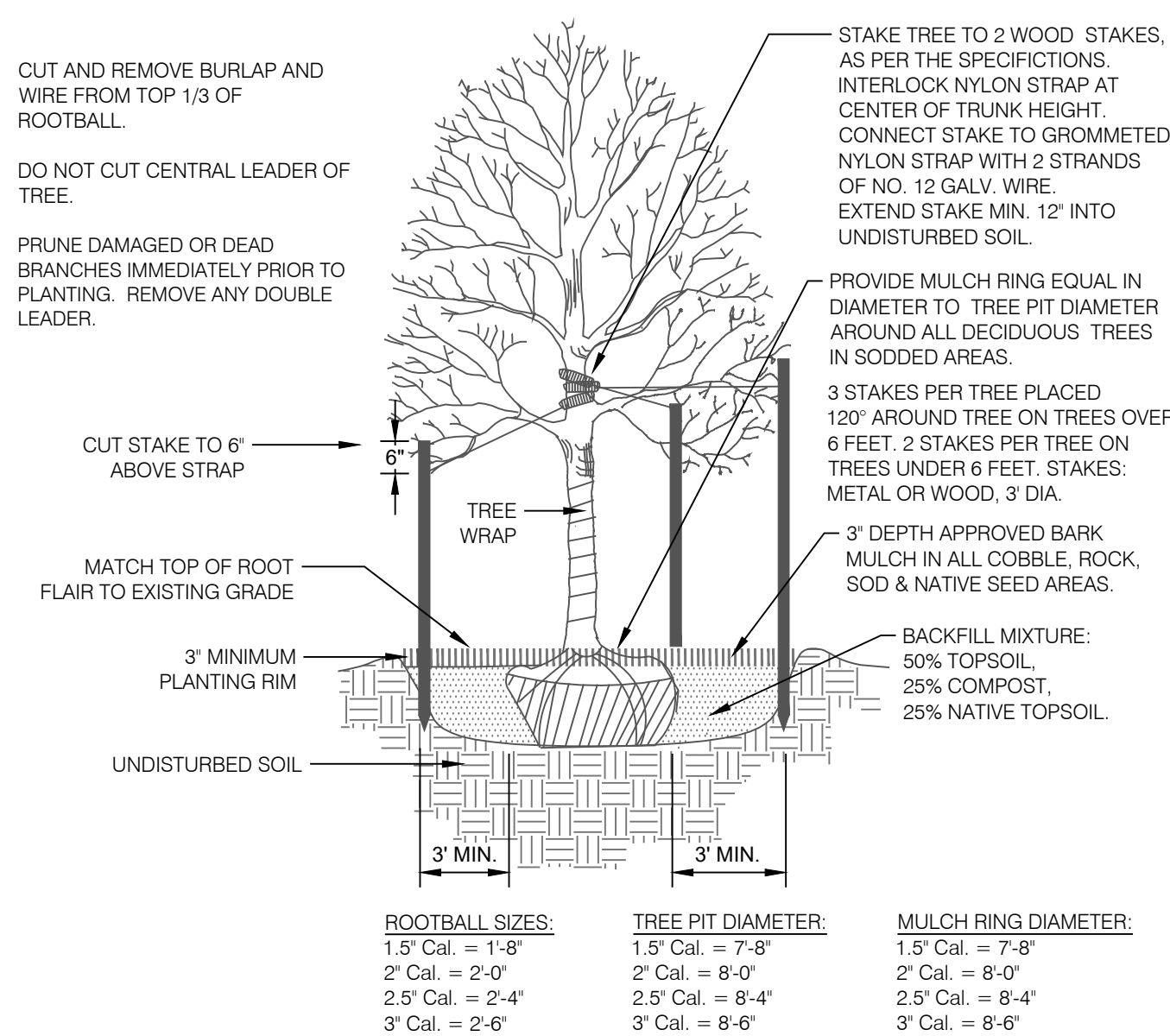
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
0 / 0	0/0	CL	75% / 75%

Landscape Buffer & Screens

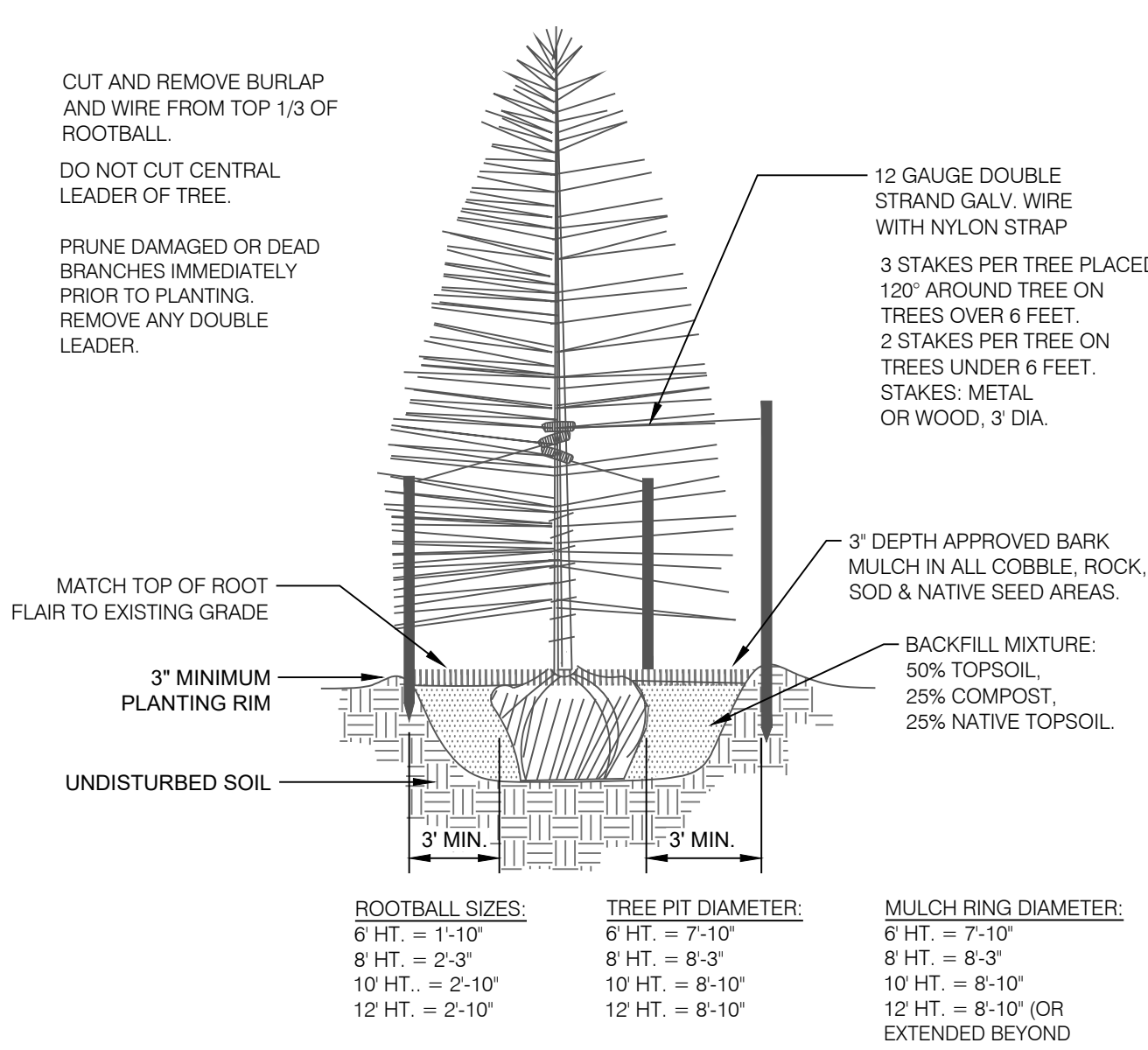
See Code Section 6.2.2.D.1

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

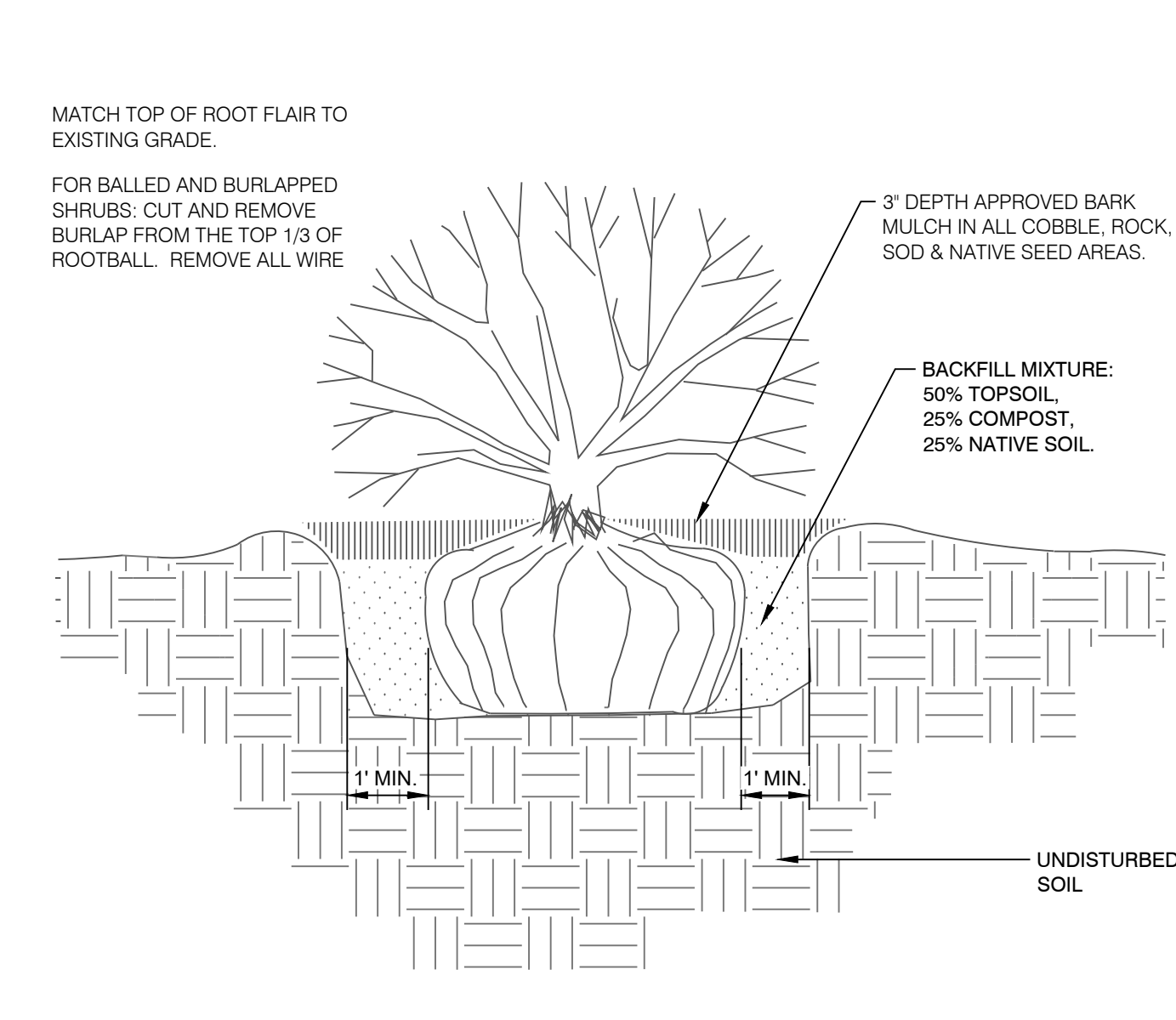
Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
780' / 780'	SB	75% / 100%
423' / 423'	EB	75% / 100%



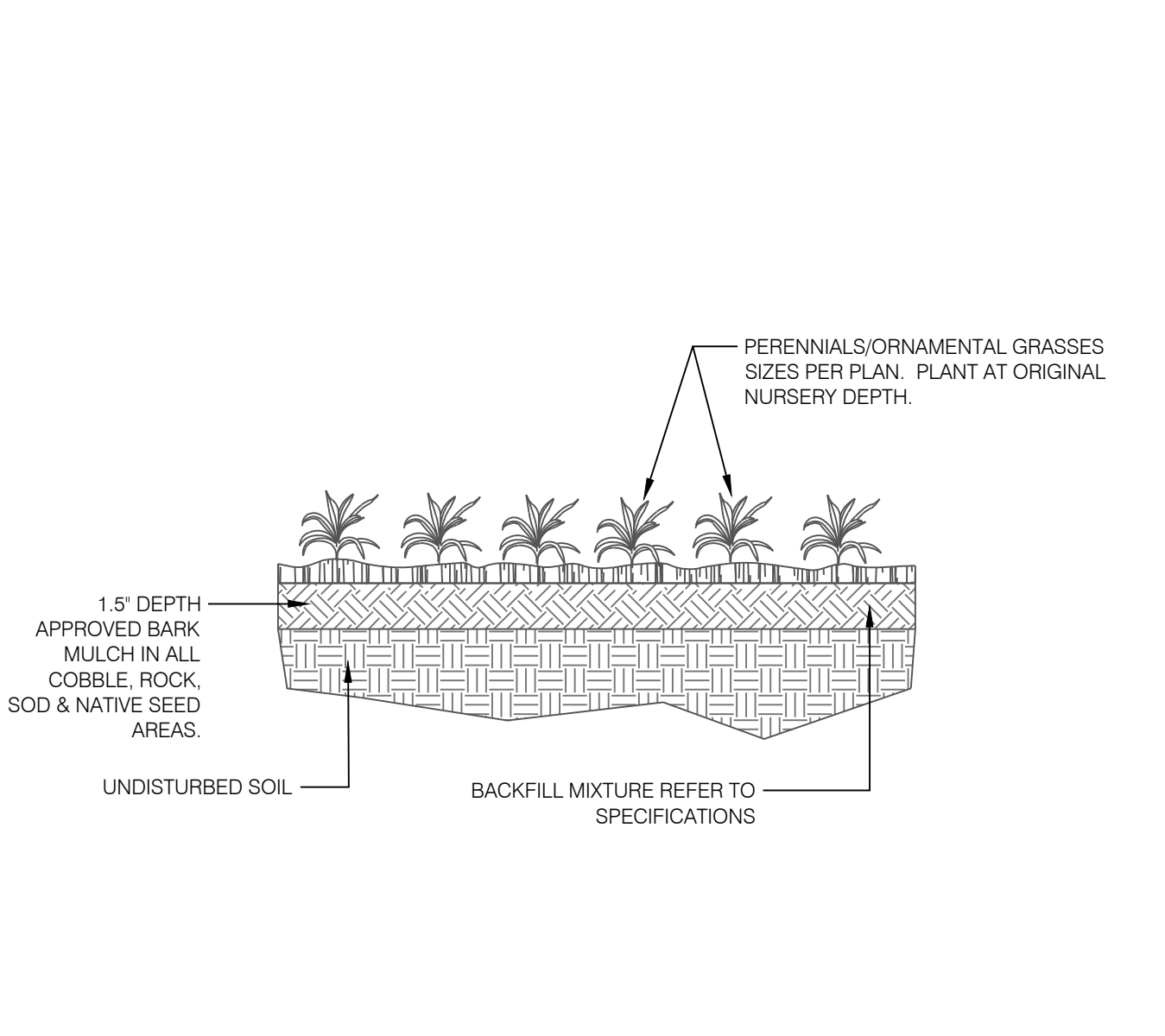
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2 CONIFEROUS TREE PLANTING DETAIL
N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



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

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


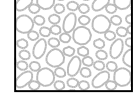


LANDSCAPE NOTES & DETAILS

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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

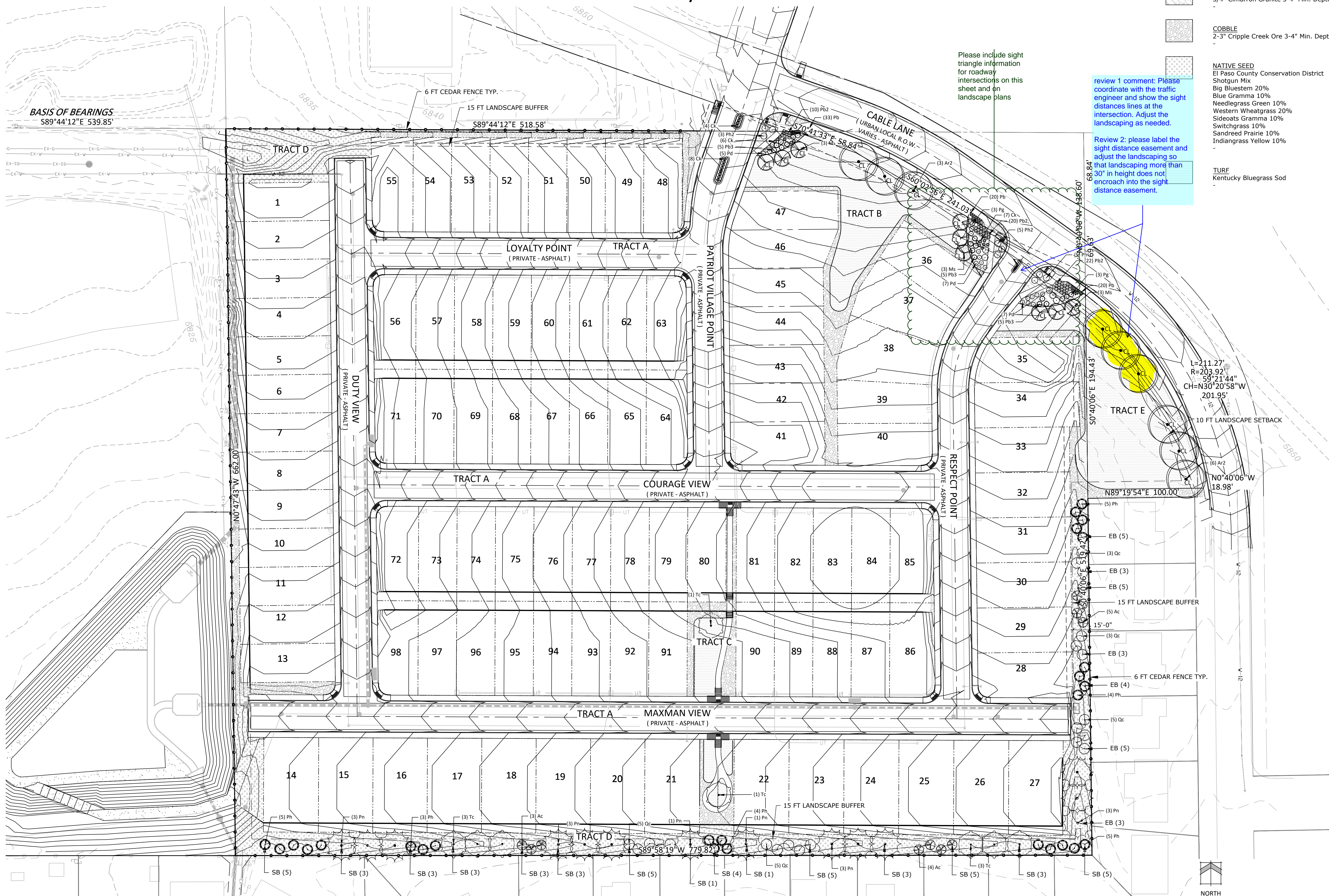
GROUND COVER SCHEDULE

-  **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 1 comment: Please coordinate with the traffic engineer and show the sight distance lines at the intersection. Adjust the landscaping as needed.

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.

Please include sight triangle information for roadway intersections on this sheet and on landscape plans



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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

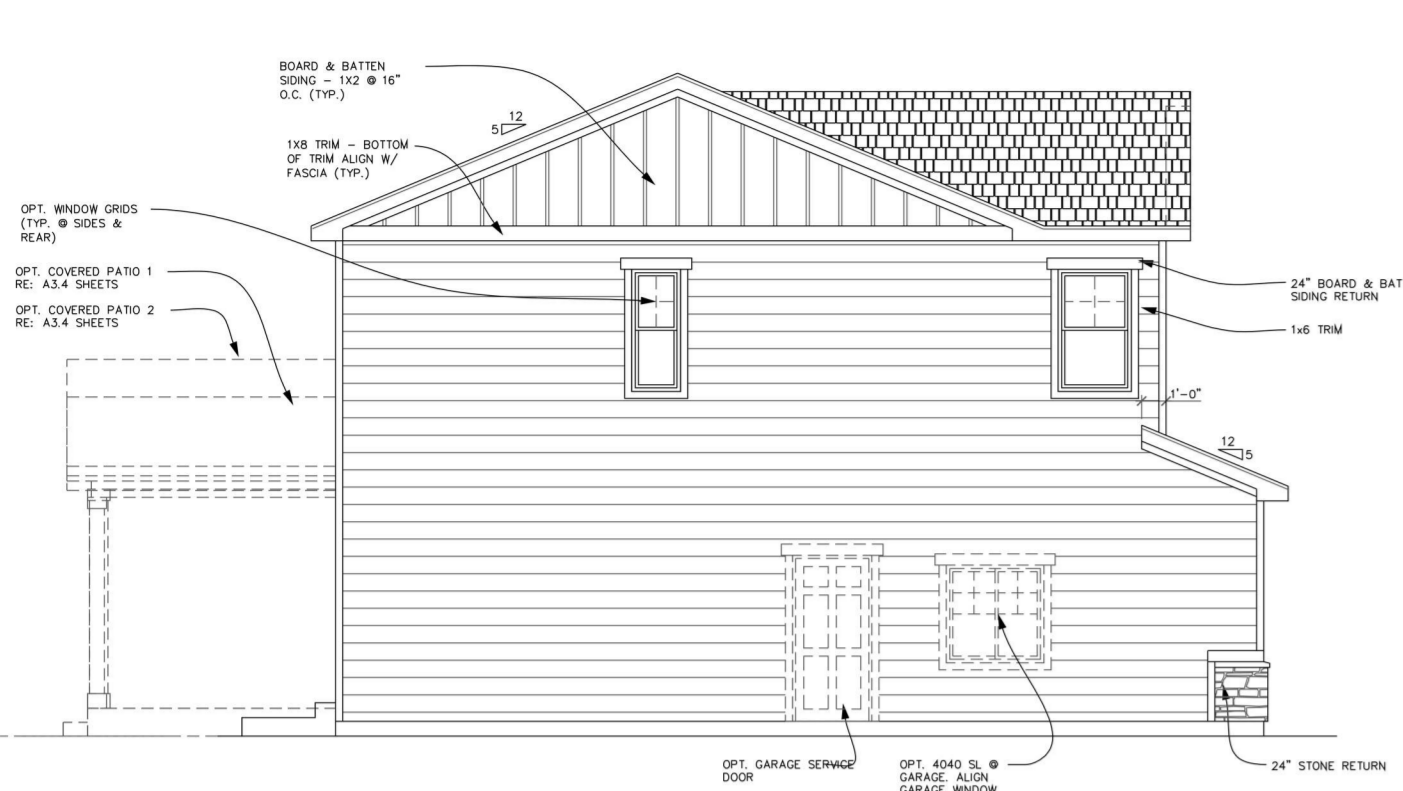
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DATE: 08.19.2021 BY: B.I. DESCRIPTION: PER COUNTY COMMENTS

ALTERNATIVE
LANDSCAPE PLAN

7 OF 9
PUDSP217

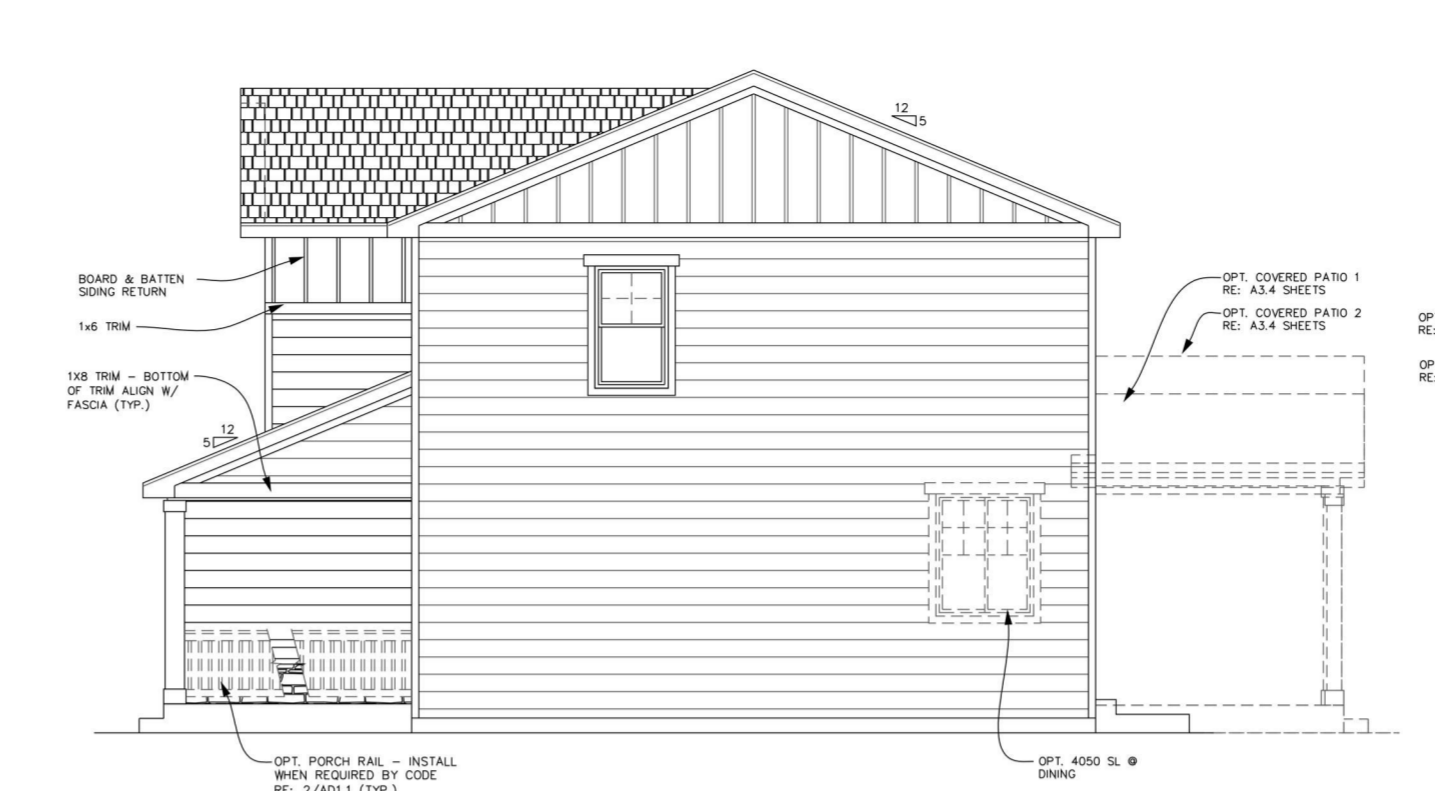
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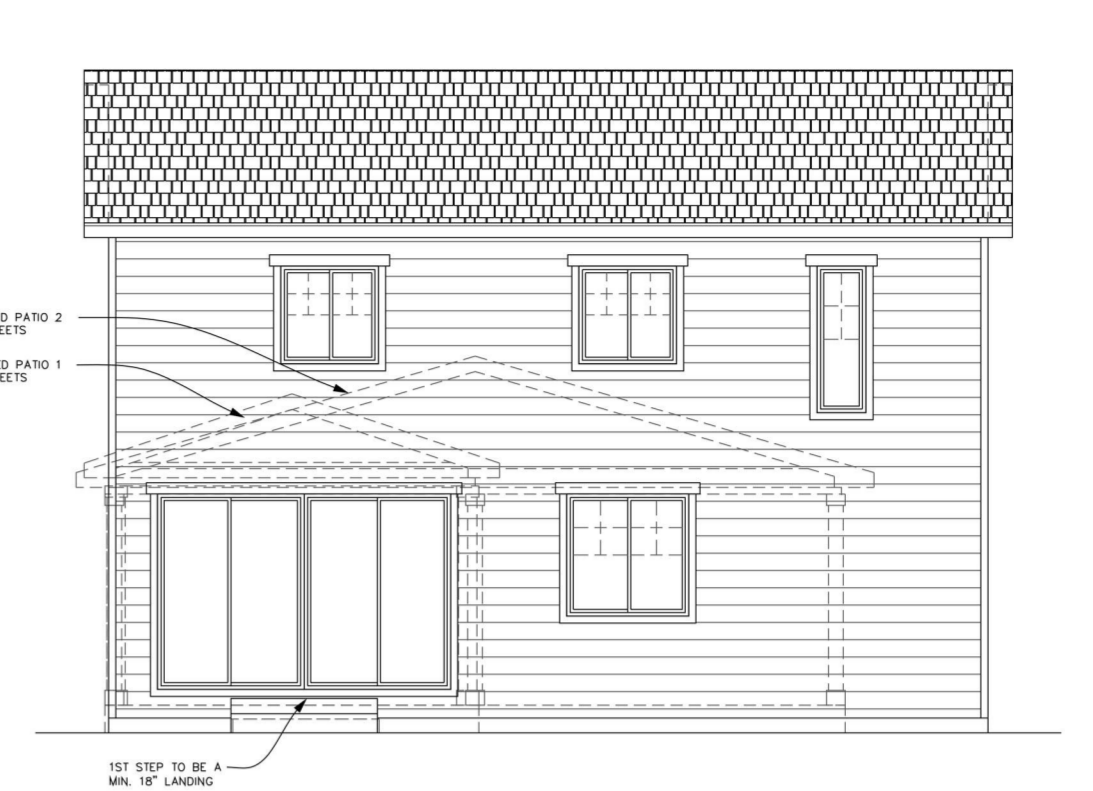
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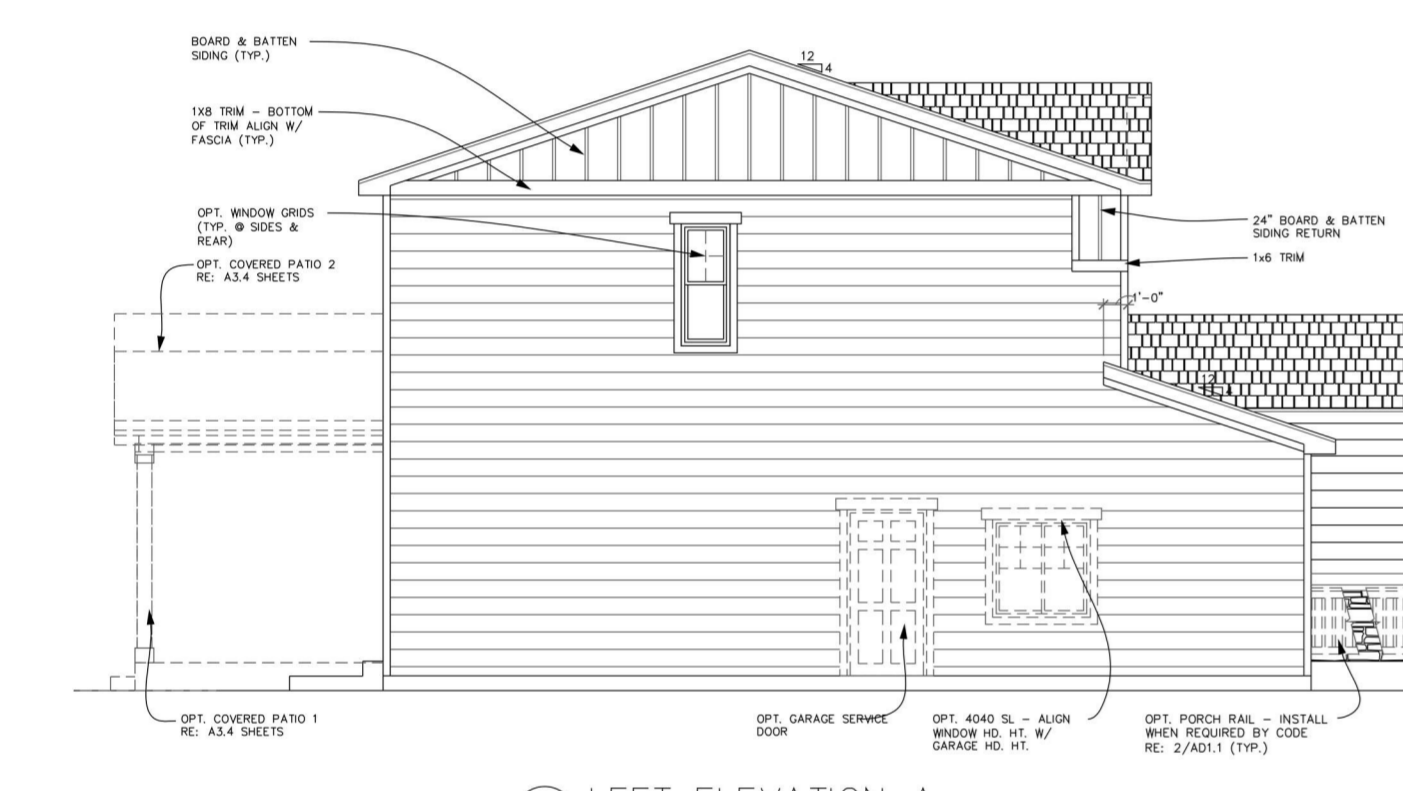
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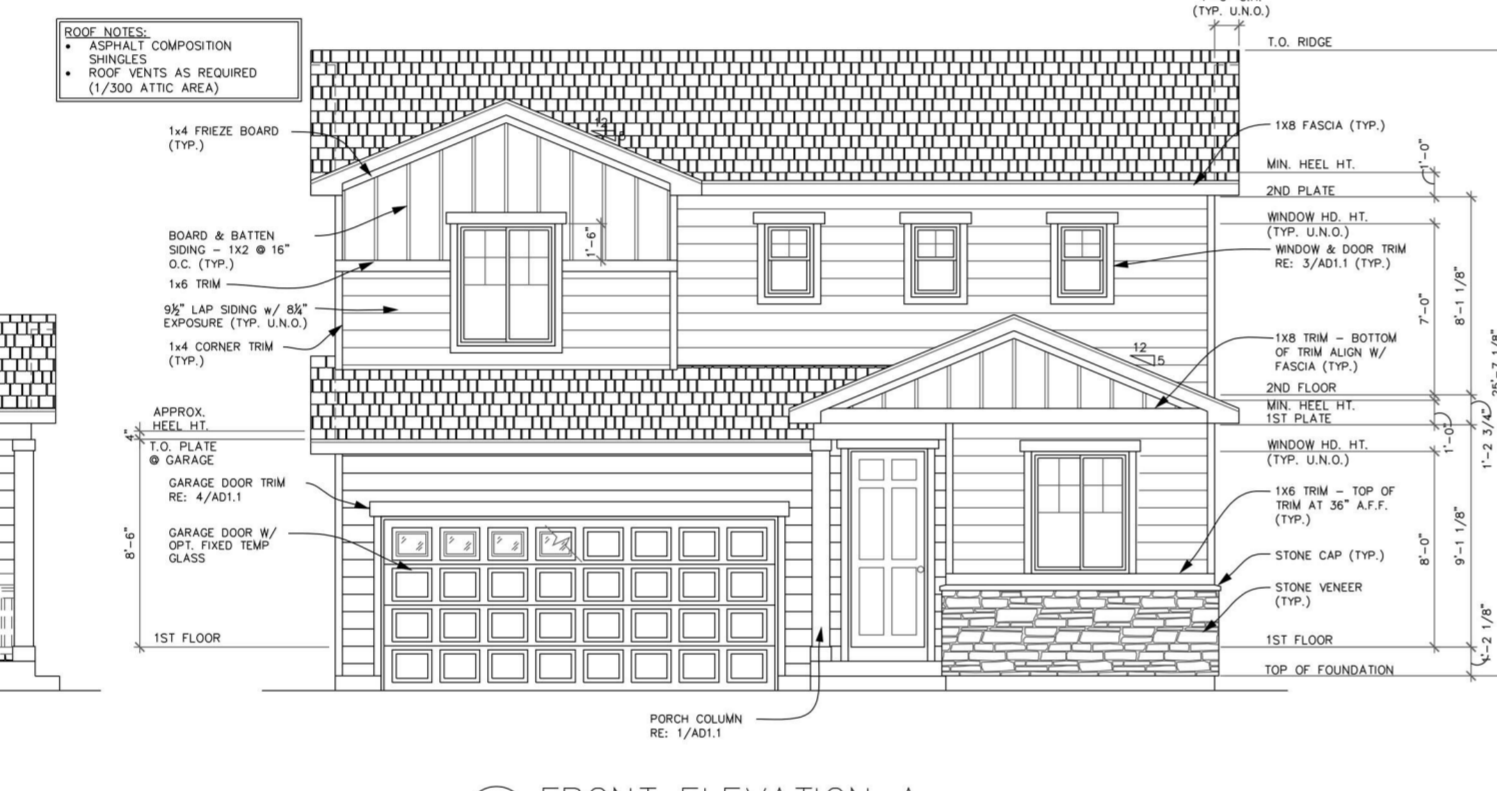
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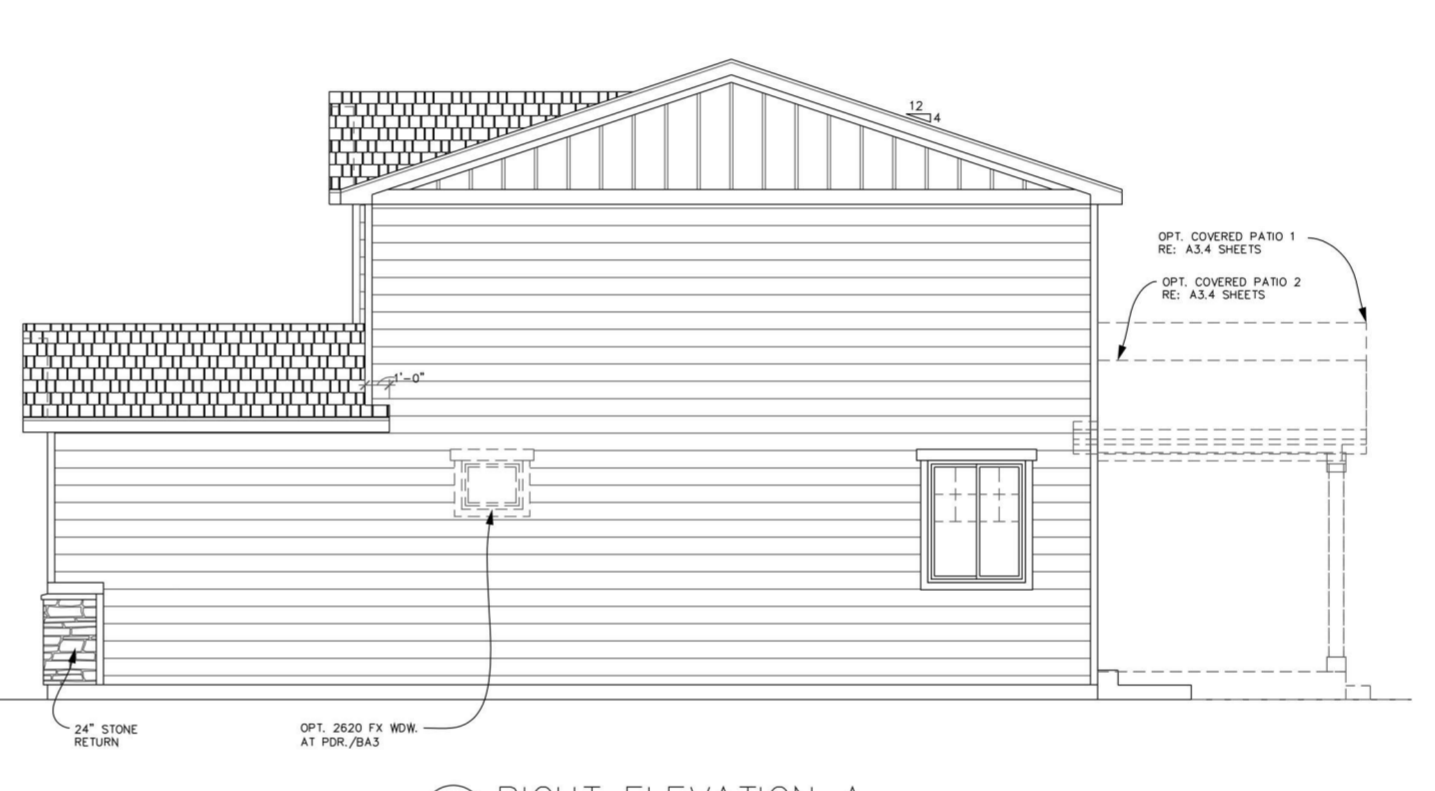
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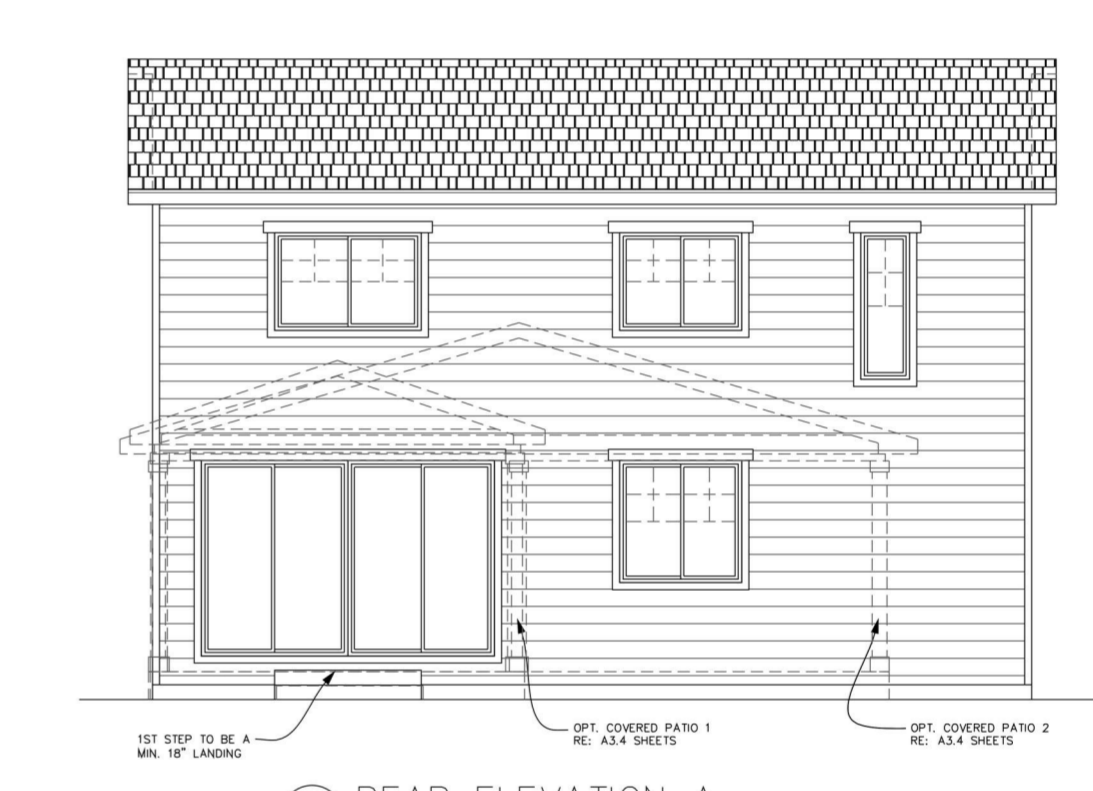
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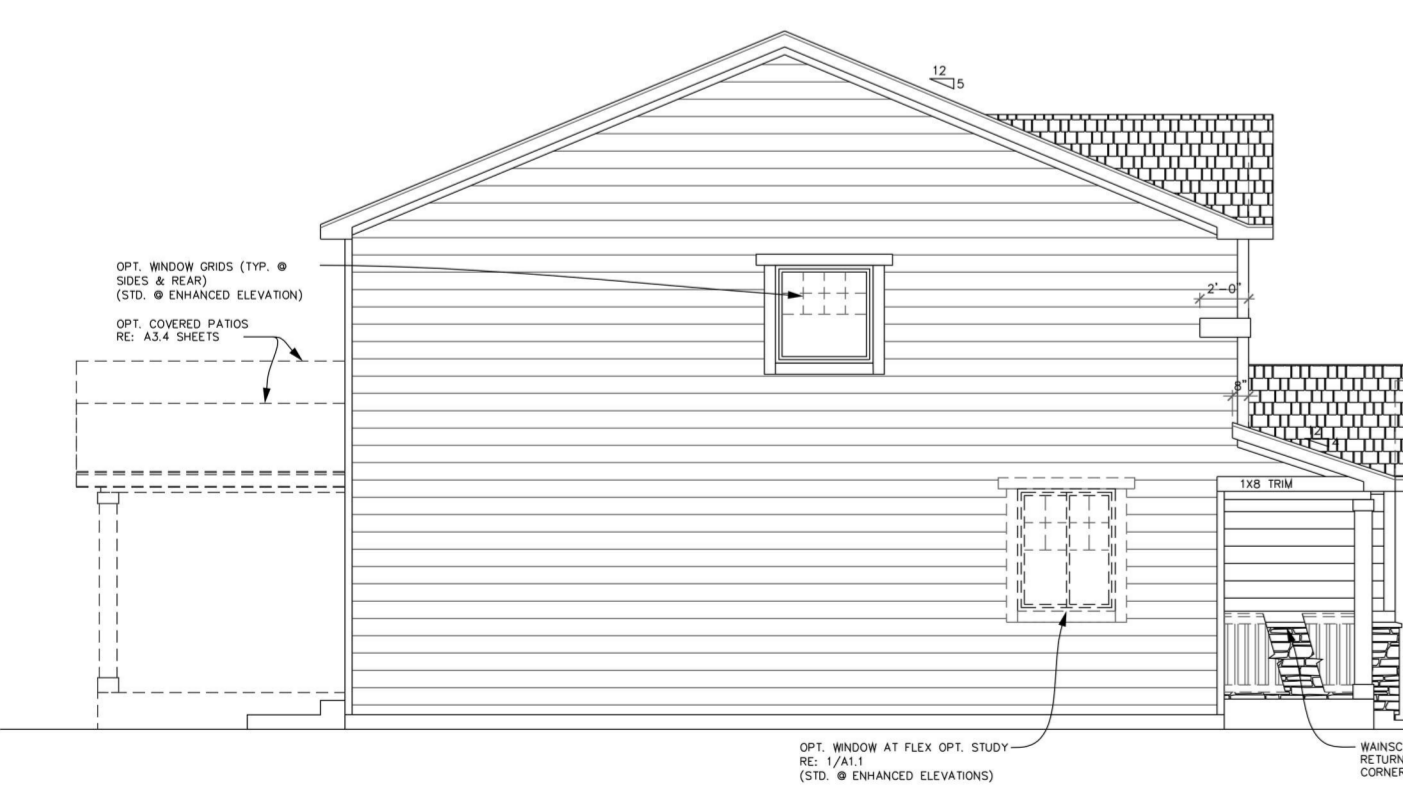
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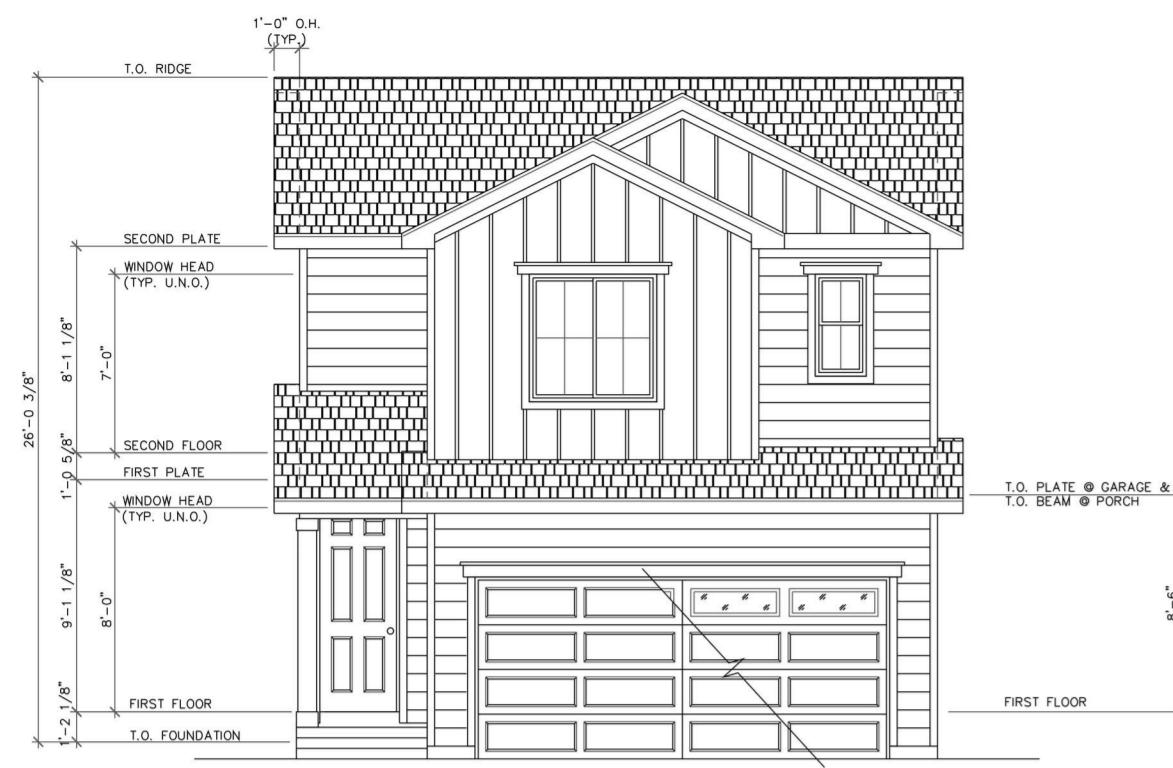
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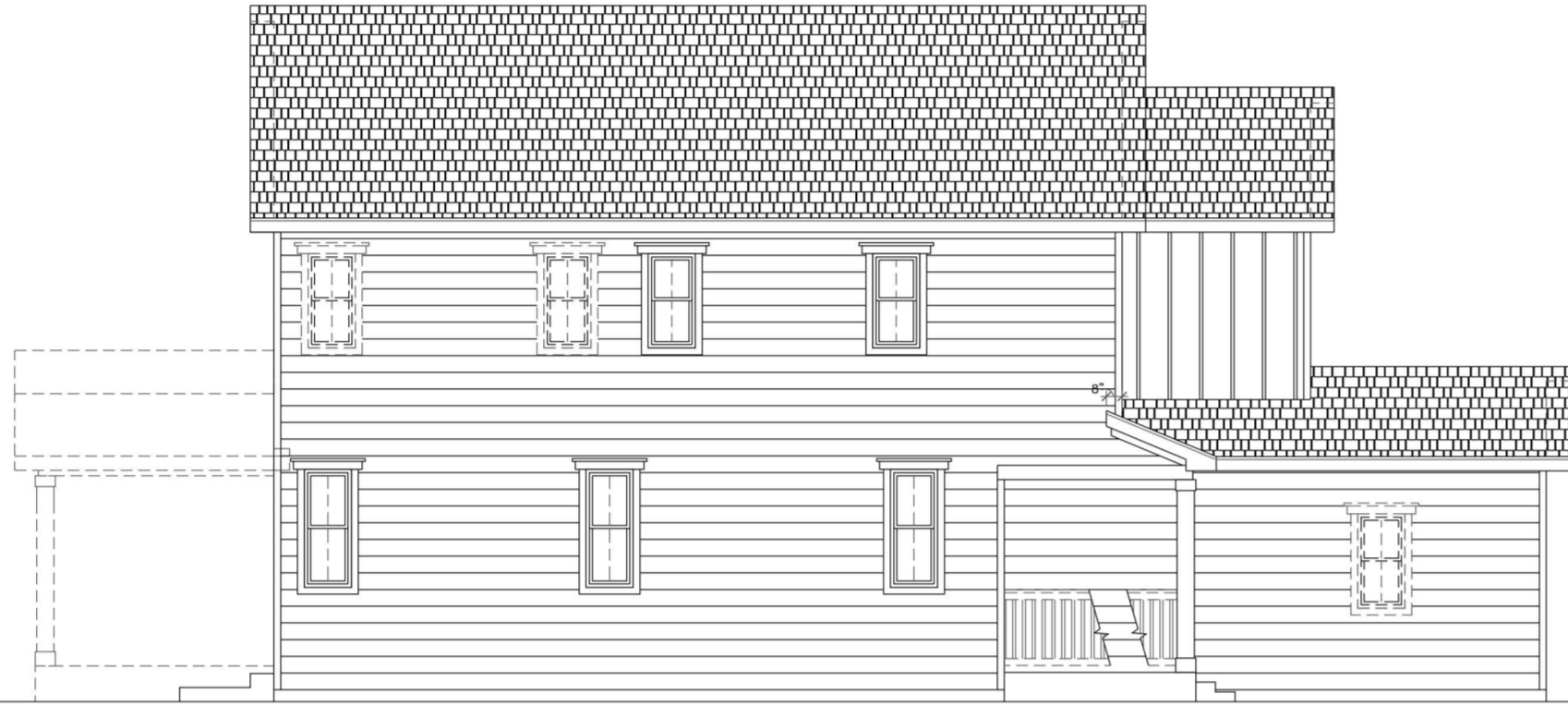
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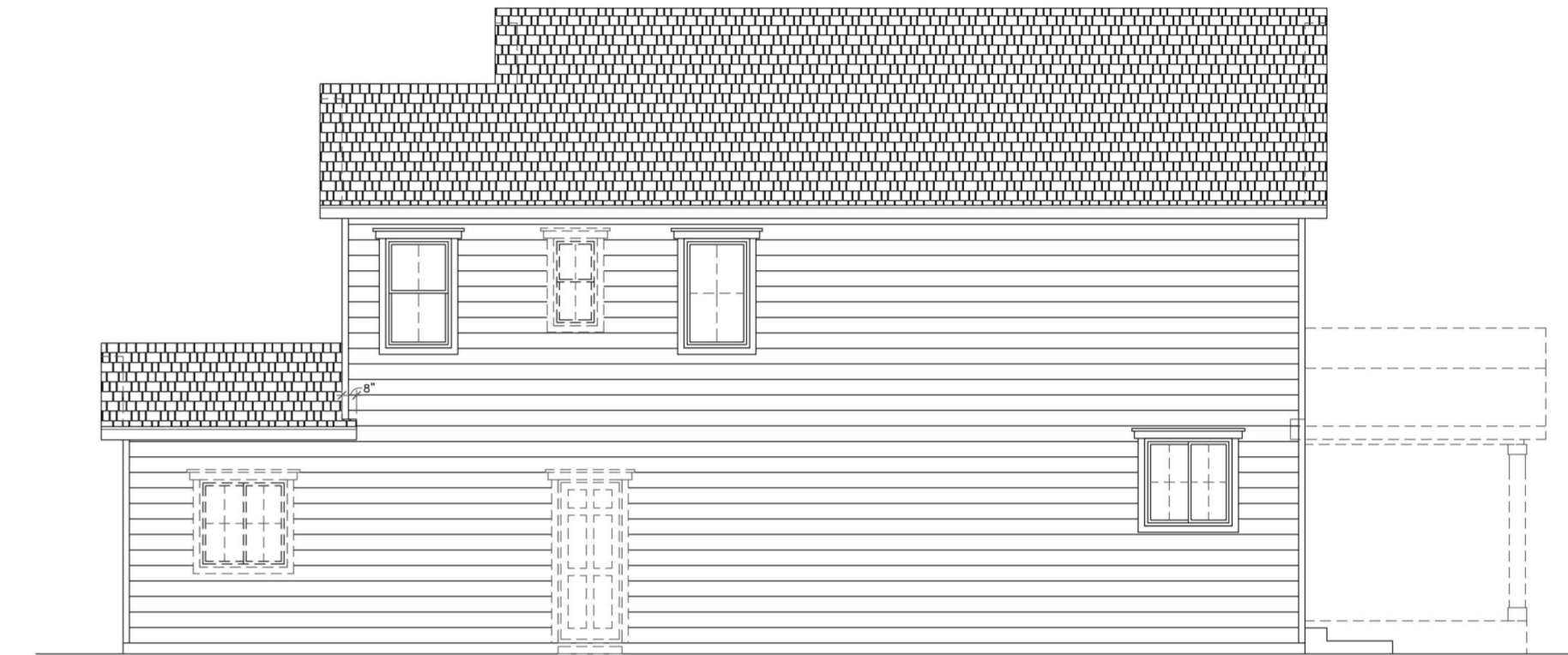
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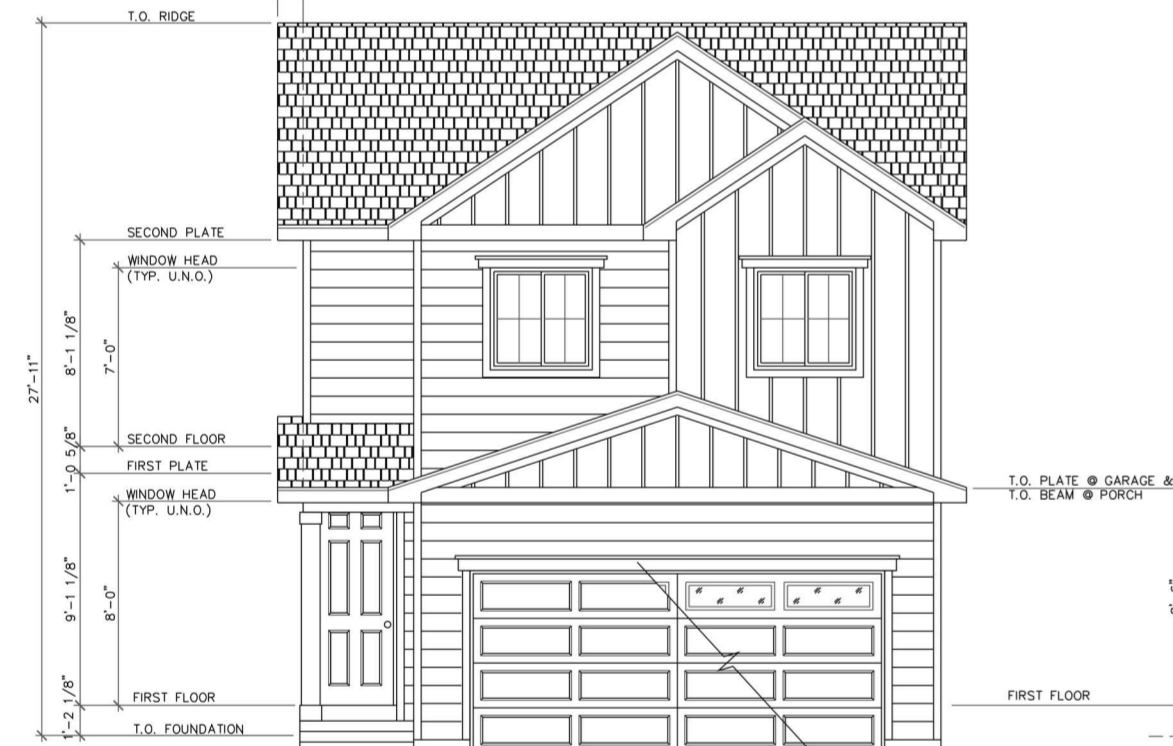
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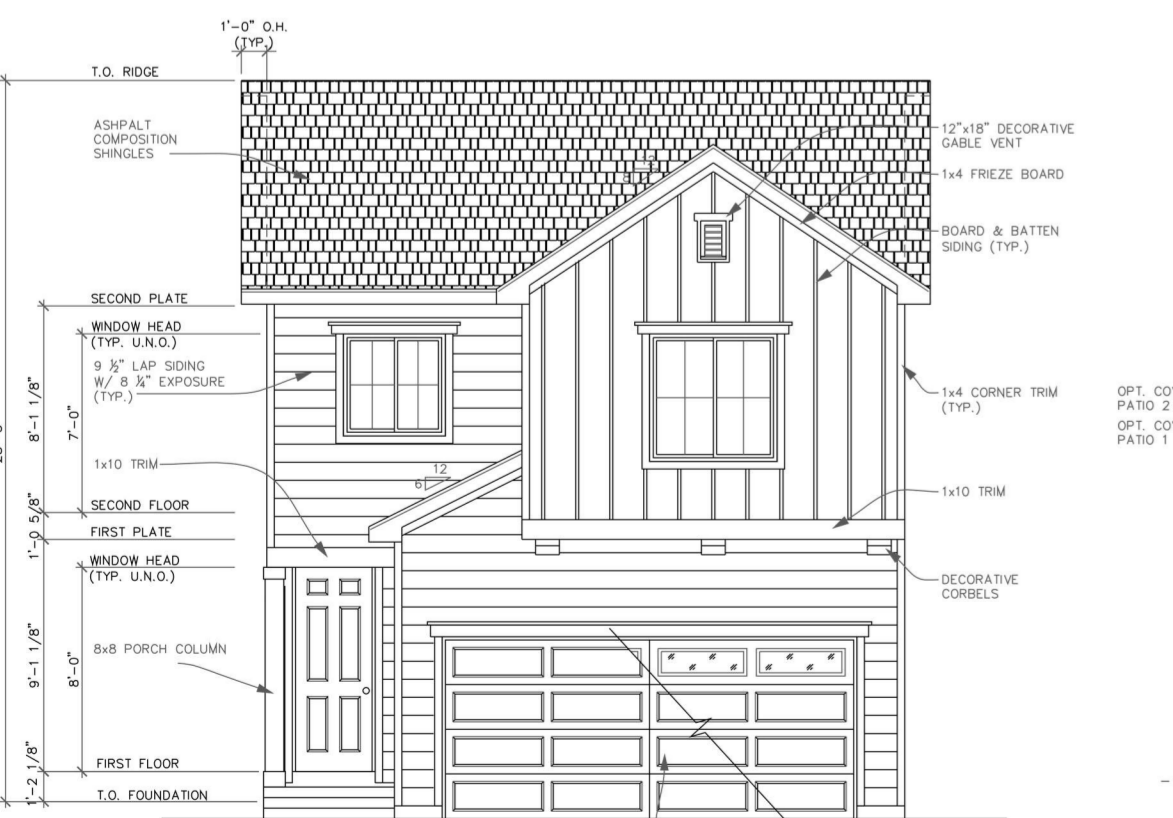
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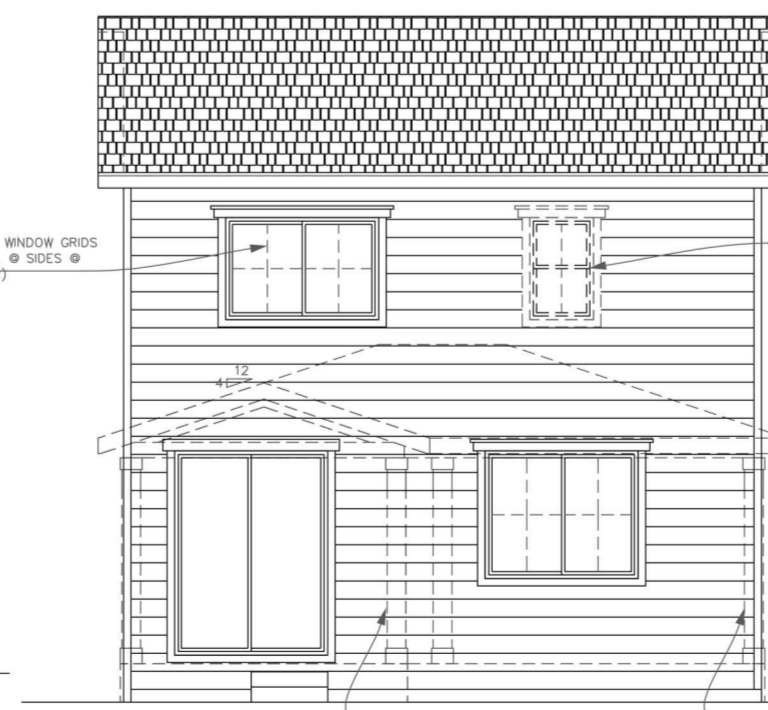
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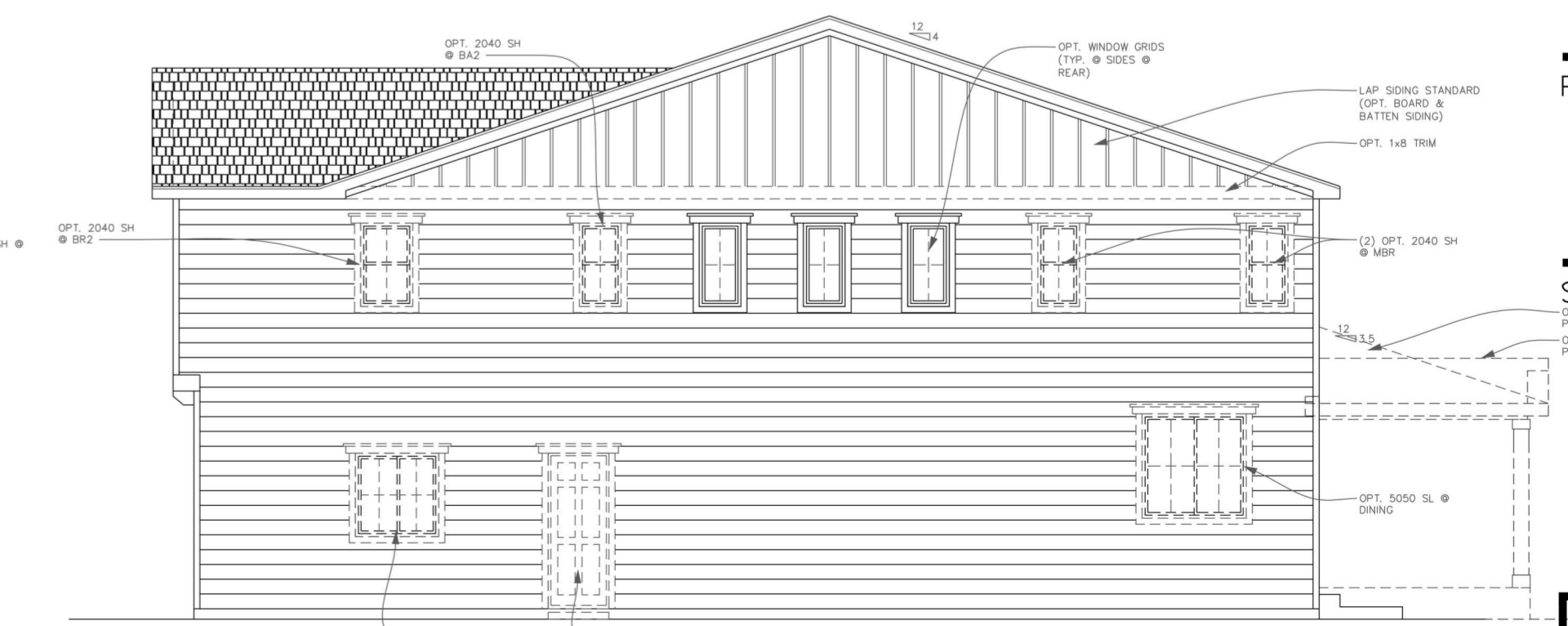
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SCALE: N.T.S.



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



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