LEGEND

Symbol	Description
▬▬▬	STORM DRAIN
———	CURB FLOWLINE
———	R.O.W.
—×—	EXIST. FENCE
—st—	EXIST. STORM SEWER
- - -	EXIST. MINOR CONTOUR
—5845—	EXIST. MAJOR CONTOUR
———	PROP. MINOR CONTOUR
—5845—	PROP. MAJOR CONTOUR

Plan labels (streets / areas):
CABLE LANE, DEER HAVEN VIEW (PRIVATE ASPHALT), HAVEN YOUR POINT (PRIVATE ASPHALT), HAVEN HAVEN VIEW (PRIVATE ASPHALT), HAVENWARD VIEW (PRIVATE ASPHALT), HAVEN COVE POINT (PRIVATE ASPHALT), NEW HAVEN POINT (PRIVATE ASPHALT), ALTURAS DR

RETAINING WALL (multiple)
RETAINING WALLS
DETENTION POND EASEMENT REC. NO. 206107057
PROPOSED PRIVATE EXTENDED DETENTION BASIN

UNPLATTED BK 1875 PG 434 SECURITY CHURCH OF CHRIST 65013-12-001
UNPLATTED BK 1779 PG 409 GOOD SHEPHERD UNITED METHODIST CHURCH 65122-00-003
TRACT A ELK GROVE VILLA TOWNHOMES FIL. NO. 1

Grading slope callouts: 4.7%, 4.8%, 3.6%, 3.6%, 3.5%, 2.3%, 2.3%, 4.3%, 1.0%, 4.8%, 2.0%, 2.0%

North arrow: –N–

SCALE: 1"=50'
(scale bar) 50 20 0 50 100

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

PUD DEVELOPMENT/PRELIMINARY PLAN FOR:

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

ISSUE	DATE
INITIAL ISSUE	4/29/21
LATEST ISSUE	4/8/22

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

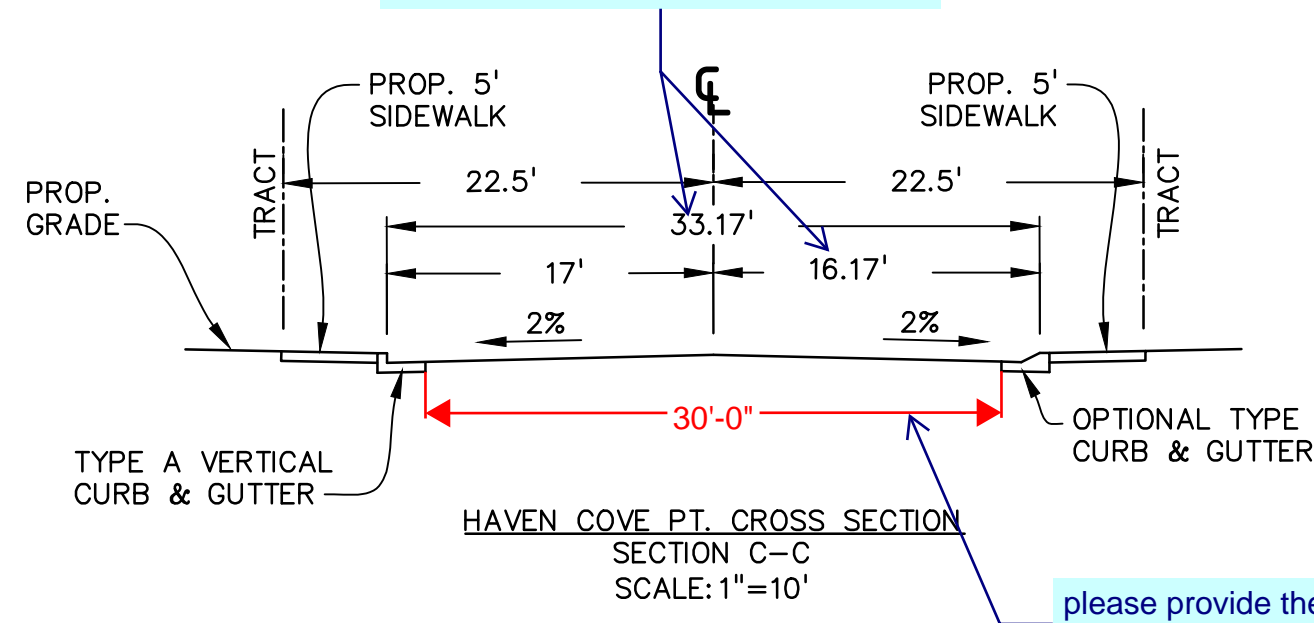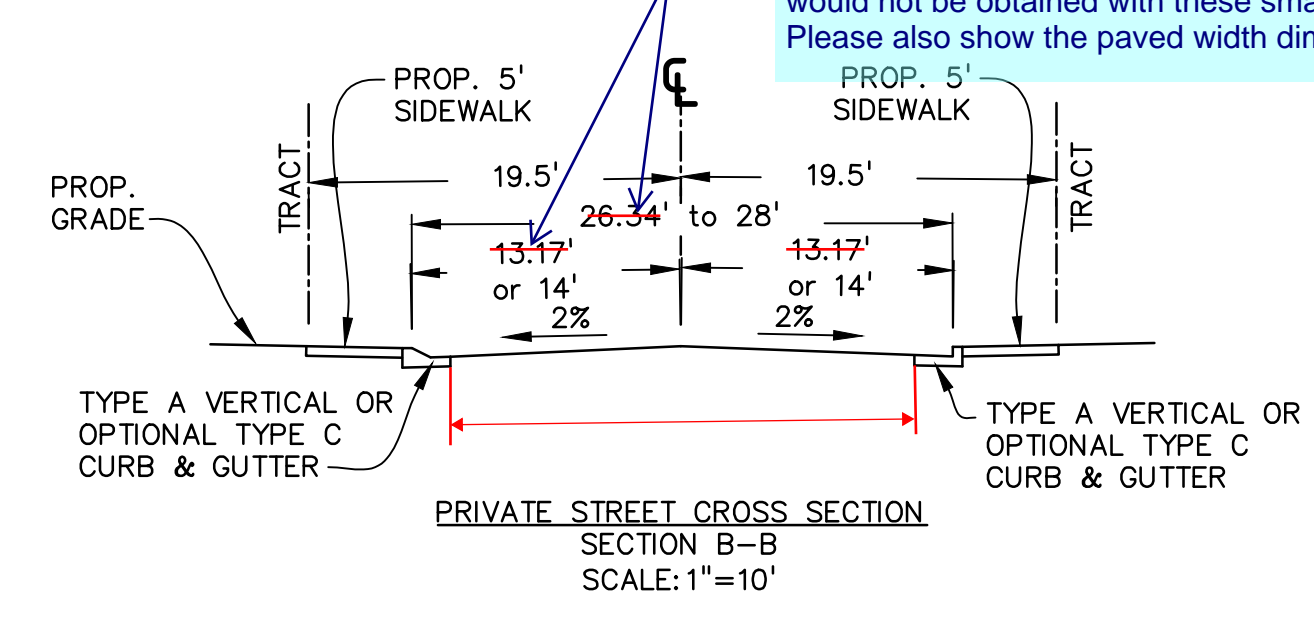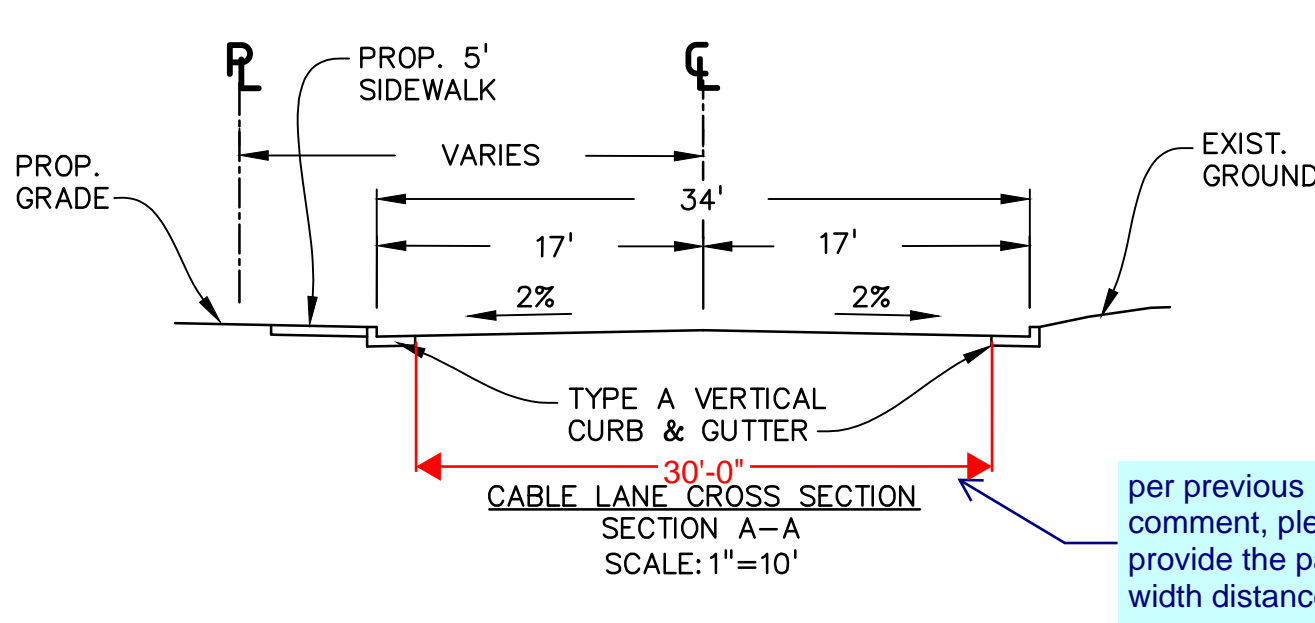### PRELIMINARY GRADING PLAN

PROJECT NO. 21085-03CSCV
DRAWING NO.

GP01

SHEET: 4 OF 9

RETAINING WALL CROSS SECTION
SECTION D-D
SCALE: 1"=10'

4' HIGH WALLS
LOT LINE
8', 16', 2%

CABLE LANE CROSS SECTION
SECTION A-A
SCALE: 1"=10'

PROP. 5' SIDEWALK
VARIES
34'
17' — 17'
2% — 2%
30'-0"
PROP. GRADE
EXIST. GROUND
TYPE A VERTICAL CURB & GUTTER

per previous comment, please provide the paved width distance.

PRIVATE STREET CROSS SECTION
SECTION B-B
SCALE: 1"=10'

PROP. 5' SIDEWALK
PROP. 5' SIDEWALK
19.5' — 19.5'
13.17' or 14' — 13.17' or 14'
2% — 2%
26.34' or 28'
PROP. GRADE
TRACT
TYPE A VERTICAL OR OPTIONAL TYPE C CURB & GUTTER (both sides)

Please remove the distance shown. The smallest roadway per the PUD and TIS is an urban local low volume roadway which will have a minimum 24' paved width which would not be obtained with these smaller distances. Please also show the paved width dimension.

HAVEN COVE PT. CROSS SECTION
SECTION C-C
SCALE: 1"=10'

PROP. 5' SIDEWALK
PROP. 5' SIDEWALK
22.5' — 22.5'
17' — 16.17'
33.17'
2% — 2%
30'-0"
PROP. GRADE
TRACT
TYPE A VERTICAL CURB & GUTTER
OPTIONAL TYPE C CURB & GUTTER

please revise the distance such that it meets the urban local roadway standards (17.5 ' to back of curb and 30' min. paved width)

please provide the paved width distance

Recommend showing the distance on the cross sections to the back of curb to be consistent with the sections on the PUD plan and for clarity.
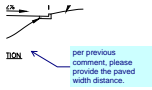
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811 Know what's below. Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
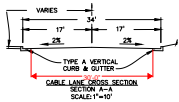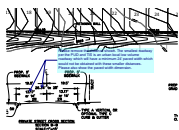
Daniel Torres (13)

Subject: Callout
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 12:58:31 PM
Status:
Color: ■
Layer:
Space:

per previous comment, please provide the paved width distance.

Subject: Length Measurement
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 12:59:02 PM
Status:
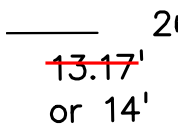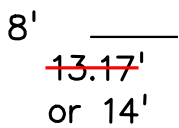**Color:** ■
Layer:
Space:

30'-0"

Subject: Callout
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 1:00:16 PM
Status:
Color: ■
Layer:
Space:

Please remove the distance shown. The smallest roadway per the PUD and TIS is an urban local low volume roadway which will have a minimum 24' paved width which would not be obtained with these smaller distances. Please also show the paved width dimension.
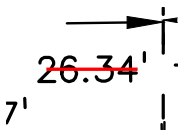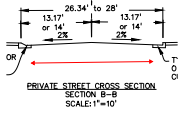

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Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 12:59:45 PM
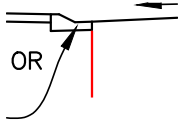**Status:**
Color: ■
Layer:
Space:

Subject: Line
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 12:59:53 PM
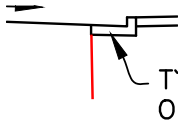**Status:**
Color: ■
Layer:
Space:

Subject: Line
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 1:00:00 PM
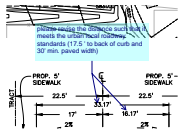**Status:**
Color: ■
Layer:
Space:

Subject: Arrow
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 1:00:54 PM
Status:
Color: ■
Layer:
Space:

Subject: Line
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 1:00:35 PM
Status:
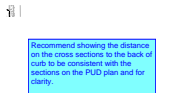**Color:** ■
Layer:
Space:

Subject: Line
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 1:00:49 PM
Status:
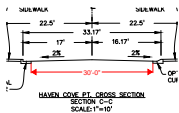**Color:** ■
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Space:

Subject: Callout
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 1:01:53 PM
Status:
Color: ■
Layer:
Space:

please revise the distance such that it meets the urban local roadway standards (17.5 ' to back of curb and 30' min. paved width)
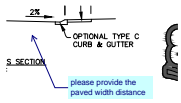

Subject: Text Box
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 1:02:23 PM
Status:
Color: ■
Layer:
Space:

Recommend showing the distance on the cross sections to the back of curb to be consistent with the sections on the PUD plan and for clarity.

Subject: Length Measurement
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 1:02:42 PM
Status:
Color: ■
Layer:
Space:

30'-0"

Subject: Callout
Page Label: [1] GRADE
Author: Daniel Torres
Date: 5/9/2022 1:03:05 PM
Status:
Color: ■
Layer:
Space:

please provide the paved width distance