

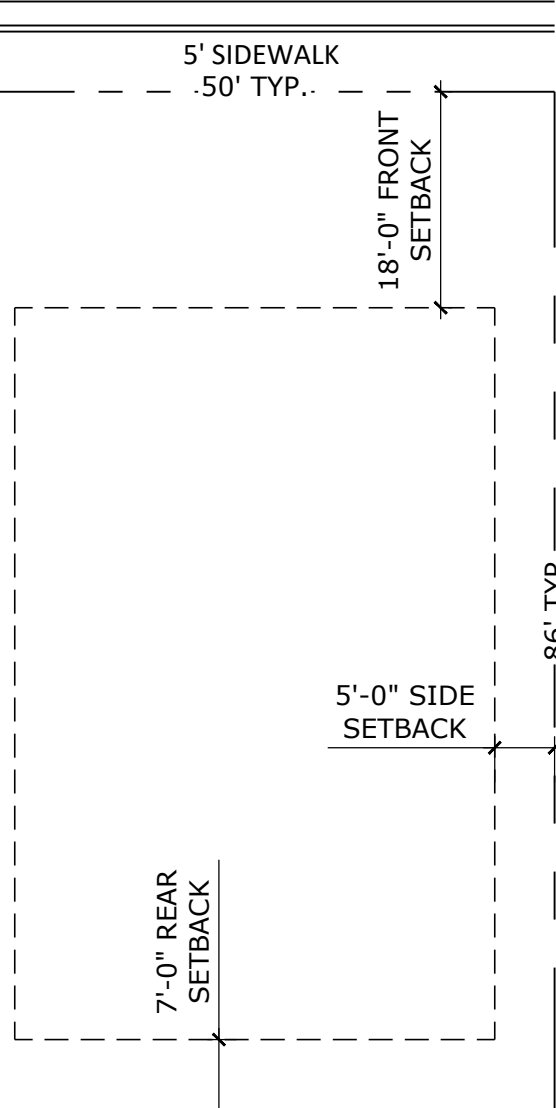
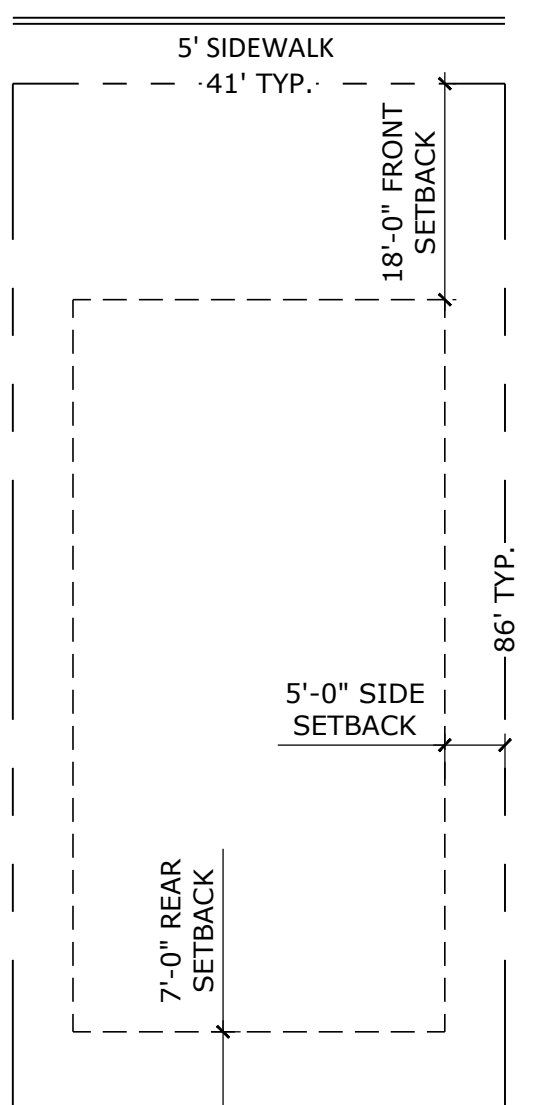
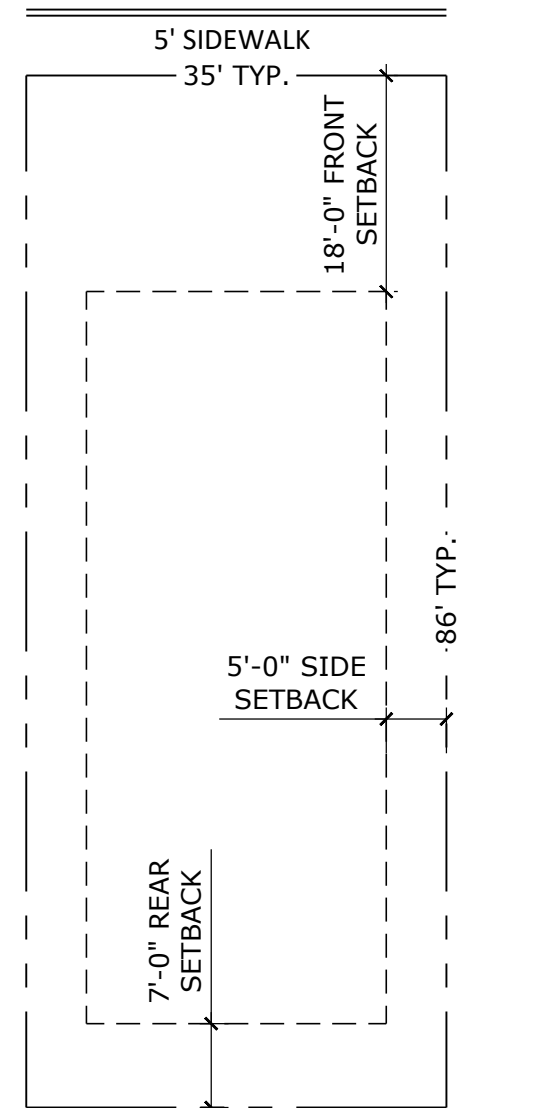
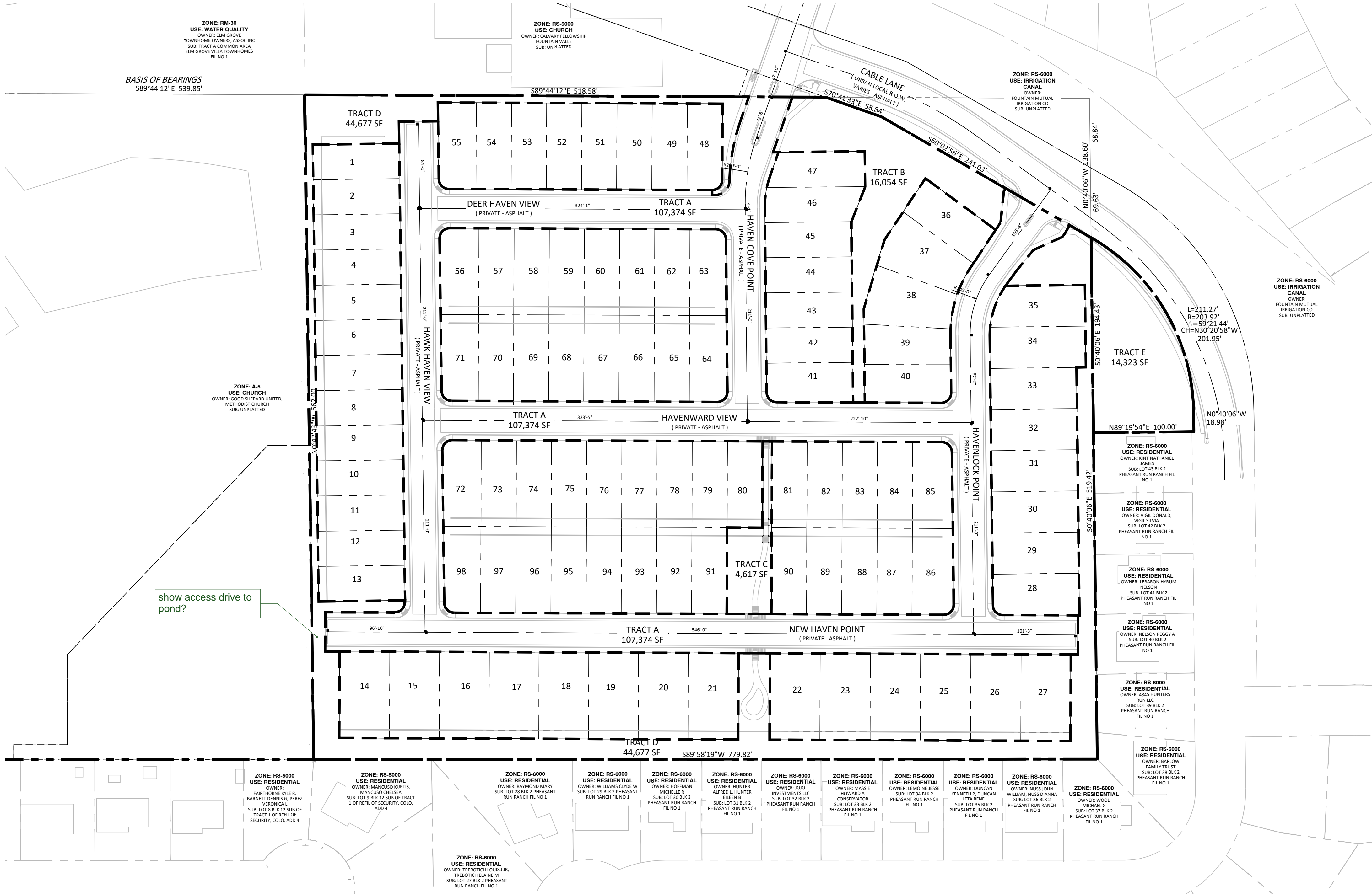




# HAVEN VALLEY

## 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

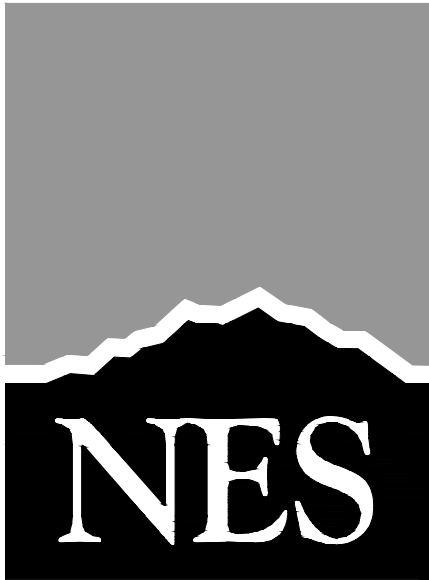
NAME	SIZE (SF)	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
Tract A	107,374	2.47	Private Roads	Haven Valley Metropolitan District	Haven Valley Metropolitan District
Tract B	16,054	0.37	Open Space, Landscape Setback and Buffer, Public Improvement Easement, Public and Private Utilities	Haven Valley Metropolitan 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, 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 & Landscape Setback	Haven Valley Metropolitan District & Fountain Mutual Metropolitan District	Haven Valley Metropolitan District & Fountain Mutual Metropolitan District
Total Area	187,045	4.29			

of the 15% open space tract is 25percent dedicated to useable open space per chapter 4?

Calculation of Residential Open Space. The calculation of open space area shall include all common public or privately held open space areas. Constructed storm water facilities may be included in the open space calculation if comprising less than 10% of the required open space, recreational areas, trails and greenways. Open space shall also include landscape areas that are not occupied by buildings or uses (such as storage or service areas), and private courtyards. Individual, private residential or commercial lot areas shall not be included in the open space calculation unless the open space areas located on private lots are subject to open space easements and restrictions. Parking areas and public and private roads shall not be included in the open space calculation. For multifamily, townhome and condominium developments, common open space and other recreational amenities accessible to the residents of the project may be credited toward the overall PUD district open space requirement. Any required urban park dedication shall be credited against the open space calculation.

See revised site data on cover sheet. Tracts B & E are listed as useable contiguous Open Space

Please identify the drainage easements proposed at the lot lines. Not provided. This is a tract exhibit.



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:	BY:	DESCRIPTION:

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

2 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

The existing roadway continues to the west providing access to the adjacent church. please remove the curb and gutter shown **Removed**

Please provide a typical cross section of Cable Lane showing the proposed improvements.

Please identify the County standard detail for all your proposed PED ramps

please dimension tracts so that they have a closed boundary (distances are NOT required)

Please provide the appropriate ROW dedication along Cable Ln. such that the sidewalk is within the ROW. This was previously provided in past submittal (see above)

ROW Dedication provided

Please coordinate with the drainage engineer and provide the appropriate drainage easements along these lots as there is a proposed swale at this location that encroaches into the properties

Drainage Easements provided

Please coordinate with the drainage engineer and provide the appropriate drainage easements along these lots as there is a proposed swale at this location that encroaches into the properties

Drainage Easements provided

Revise pedestrian access ramps to meet County criteria, typical throughout. Refer to County standard details SD 2-40 through SD 2-42, and SD 2-50. Please review recently adopted ECM CH6.

PUD Modification for internal Ped Ramps

Shallow groundwater was not identified as a constraint. No basements proposed for this site. This is not a Plat

Show all areas of seasonally shallow groundwater on plat as no-build areas

Please coordinate with the drainage engineer and provide the appropriate drainage easements along these lots as there is a proposed swale at this location.

Drainage Easements provided

Include table summarizing all dimensions and uses of easements on plat.

This is not a Plat

If street parking is proposed, please show dimensions and indicate street side limitation per fire department comments.

No on street parking proposed

please provide curb return data of all proposed intersections.

Provide copy of easement for off-site detention facility  
Provided

Show all existing and proposed easements on plans

Drainage Easements provided

Please coordinate with the drainage engineer and provide the appropriate drainage easements along these lots as there is a proposed swale at this location.

Increased setback may be required on corner lots for second front yard. Please add to dimensional standards

PUD guidelines revised to clarify Corner side setbacks same as side setbacks

Please provide a cross section of the proposed roadway at this location

Please provide a cross section of the proposed roadway at this location

Provide a typical cross section at the retaining walls. Provided ref: Grading Plan

provide dimensions and cl of roadways  
CL Dimensions shown on first submittal



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rings, CO 80903  
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## HAVEN VALLEY

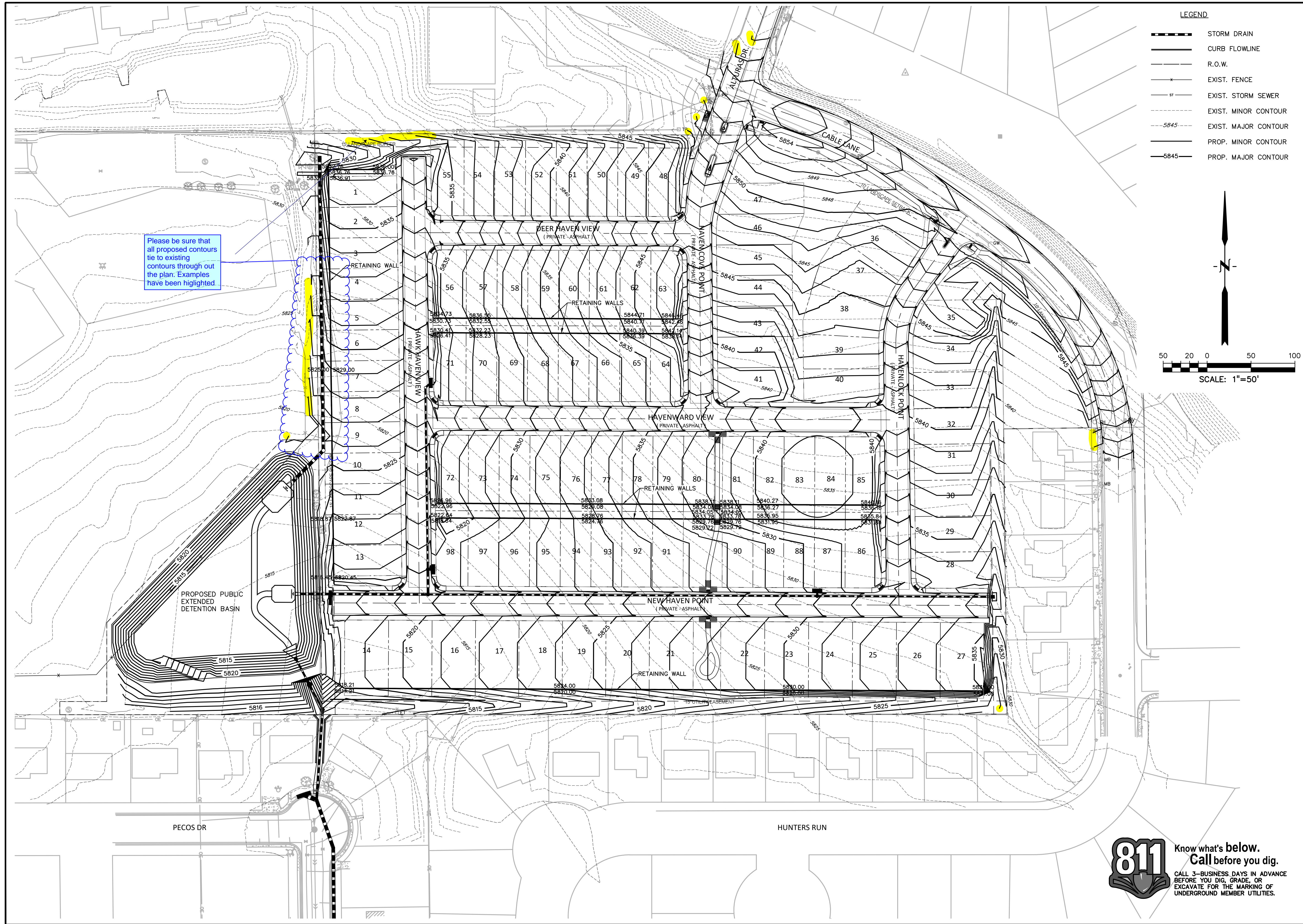
PUD DEVELOPMENT /  
PRELIMINARY PLAN  
ALTURAS DRIVE &  
CABLE LANE

DATE: 04.30.2021  
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PREPARED BY: B. ITEN

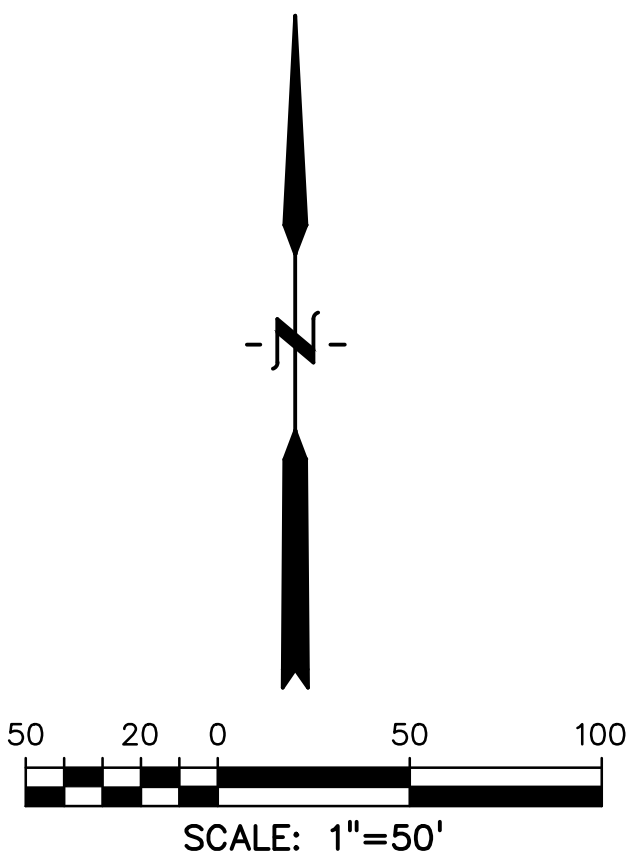
### ENTITLEMENT

### PUD PRELIMINARY SITE PLAN





- 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  
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
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**

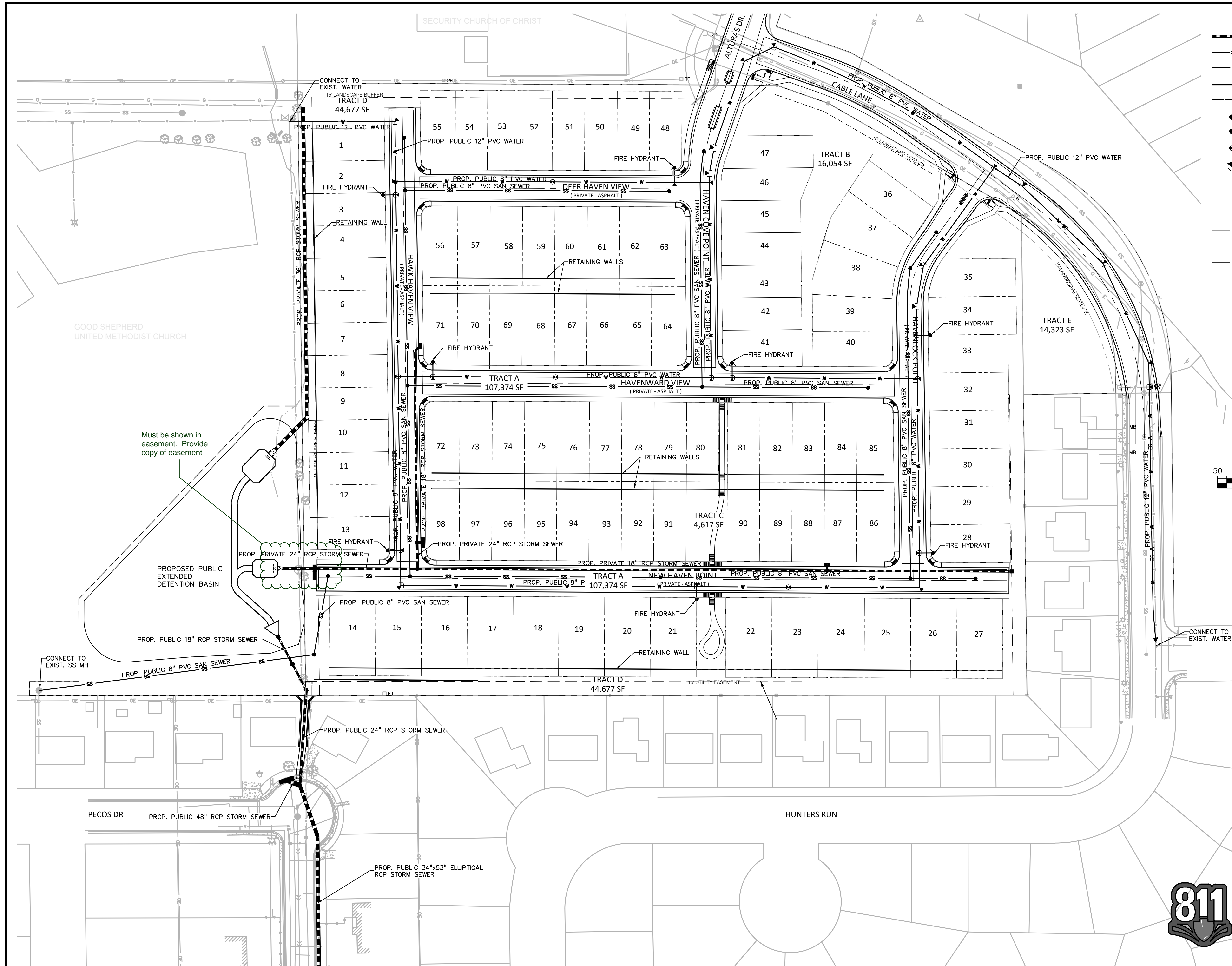
PROJECT NO. 21085-03CSCV  
DRAWING NO.

**GP01**

SHEET: 4 OF 9

**811** Know what's below.  
Call before you dig.  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.





**LEGEND**

- STORM DRAIN
- SANITARY SEWER
- WATERLINE
- CURB FLOWLINE
- R.O.W.
- FIRE HYDRANT
- MANHOLE
- WATER VALVE
- WATER BEND
- EXIST. WATER MAIN
- EXIST. FENCE
- EXIST. STORM SEWER
- EXIST. SANITARY SEWER
- EXIST. ELECTRIC
- EXIST. OVERHEAD ELECTRIC
- EXIST. FIBER OPTIC

50 20 0 50 100  
SCALE: 1"=50'

North Arrow

**PREPARED BY:**

**DREXEL, BARRELL & CO.**  
Engineers & Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
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**CONSTRUCTION PLANS FOR:**

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

ISSUE	DATE
INITIAL ISSUE	4/29/21
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. 21085-03CSCV  
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.



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**

1. 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.
2. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUIVALENT, 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.

3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
4. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
5. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
7. SOD TO BE TALL FESCUE BLEND.
8. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
9. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
10. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIL SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
14. ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
16. SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
17. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
18. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
20. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

N.T.S.

2

3 N.T.S

4

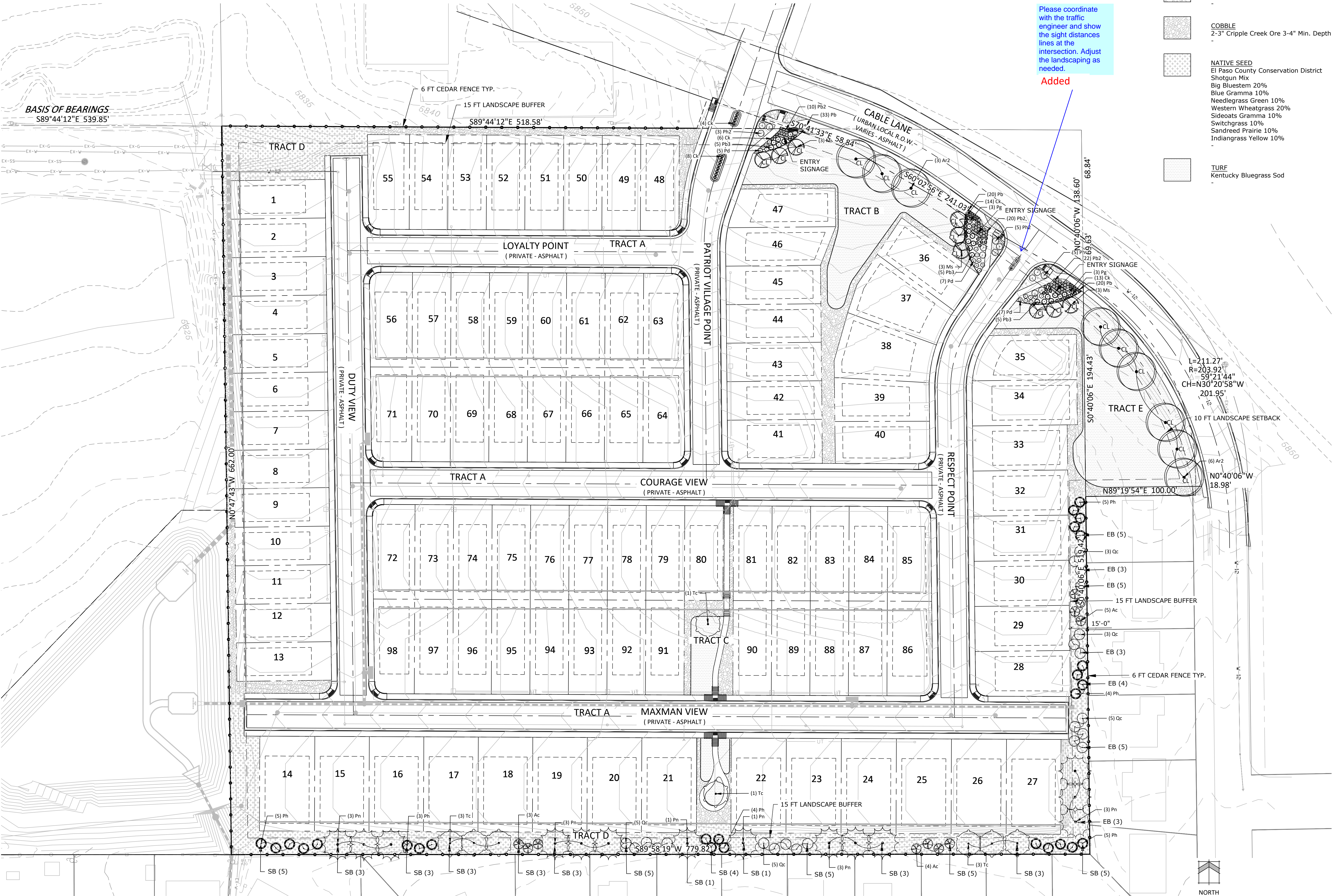


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# HAVEN VALLEY

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



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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

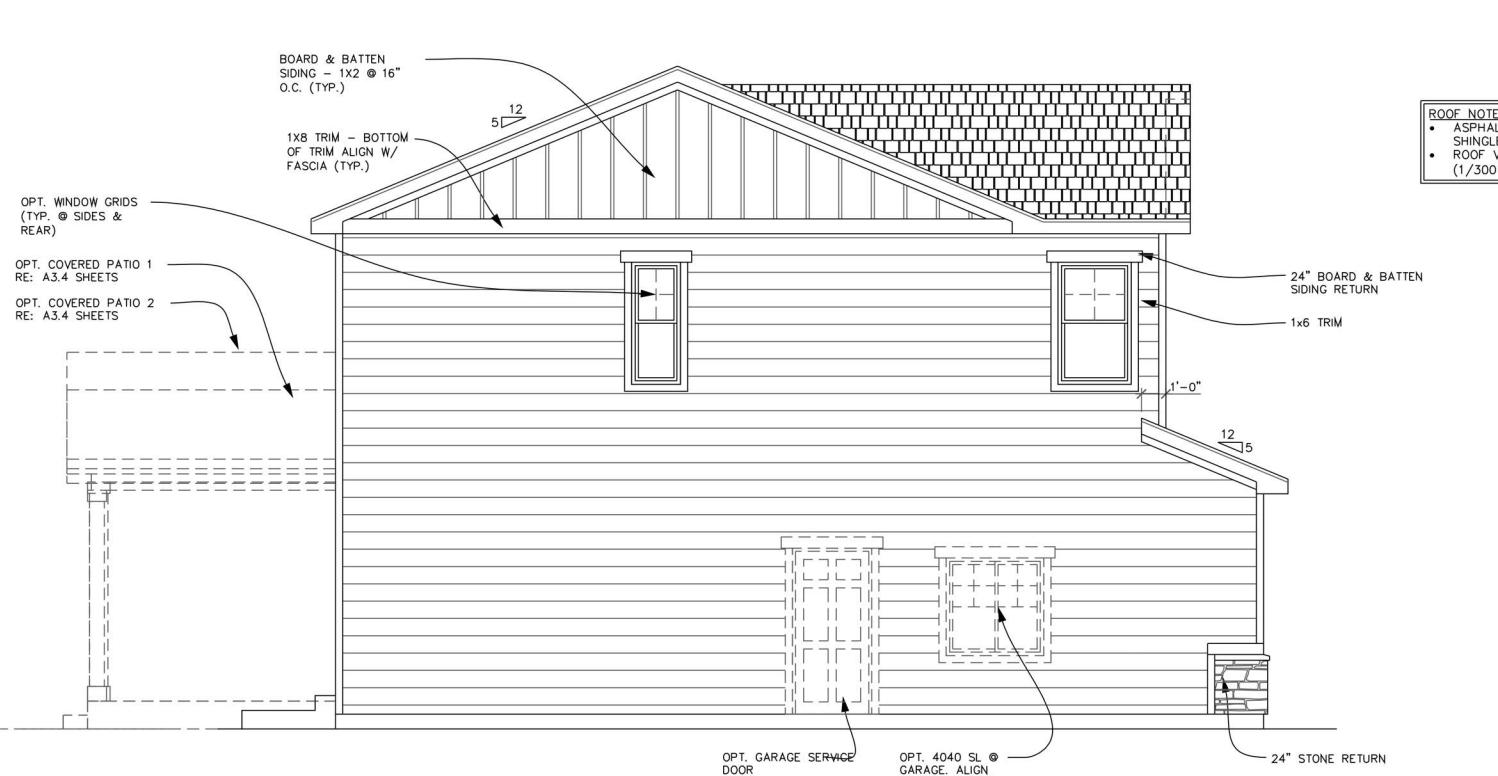
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DATE: BY: DESCRIPTION:

## ALTERNATIVE LANDSCAPE PLAN

7 OF 9

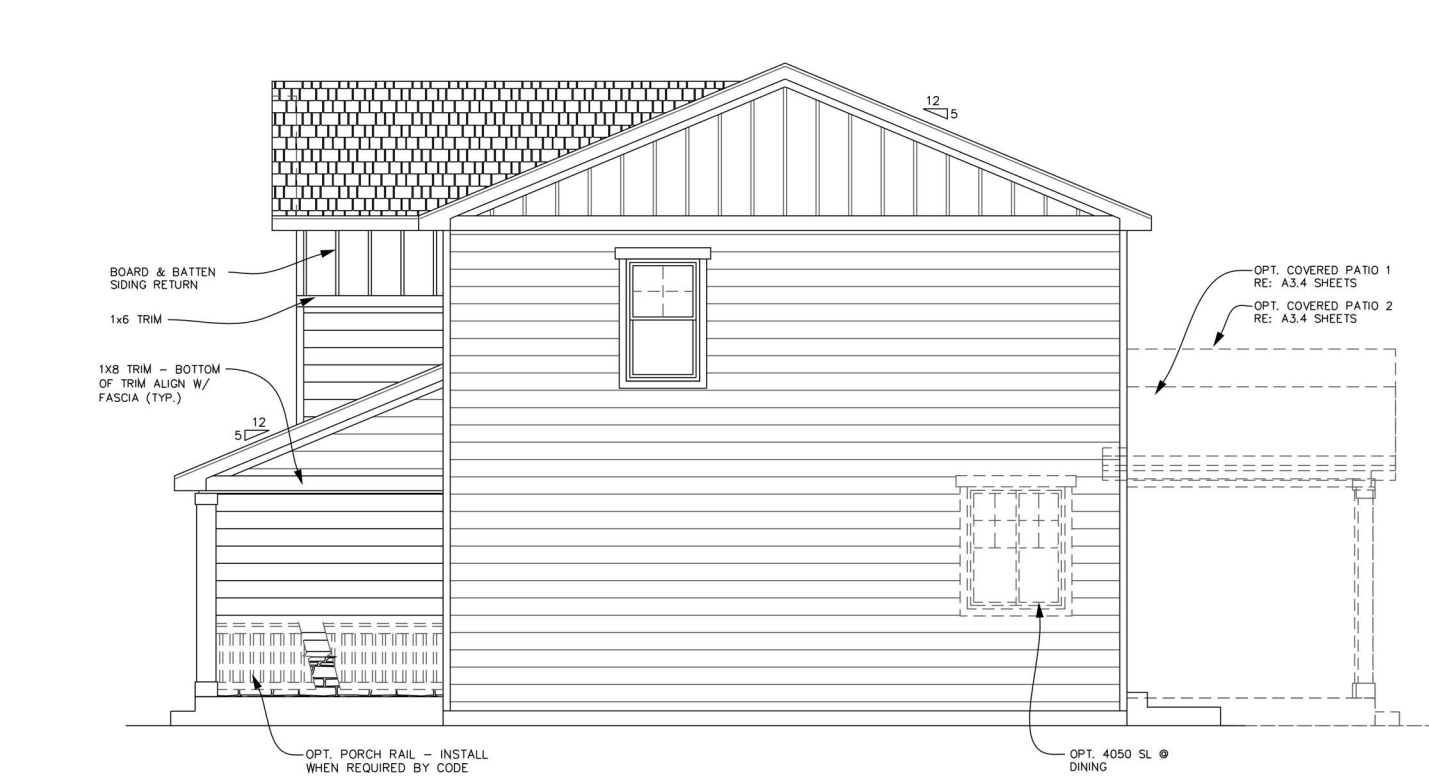




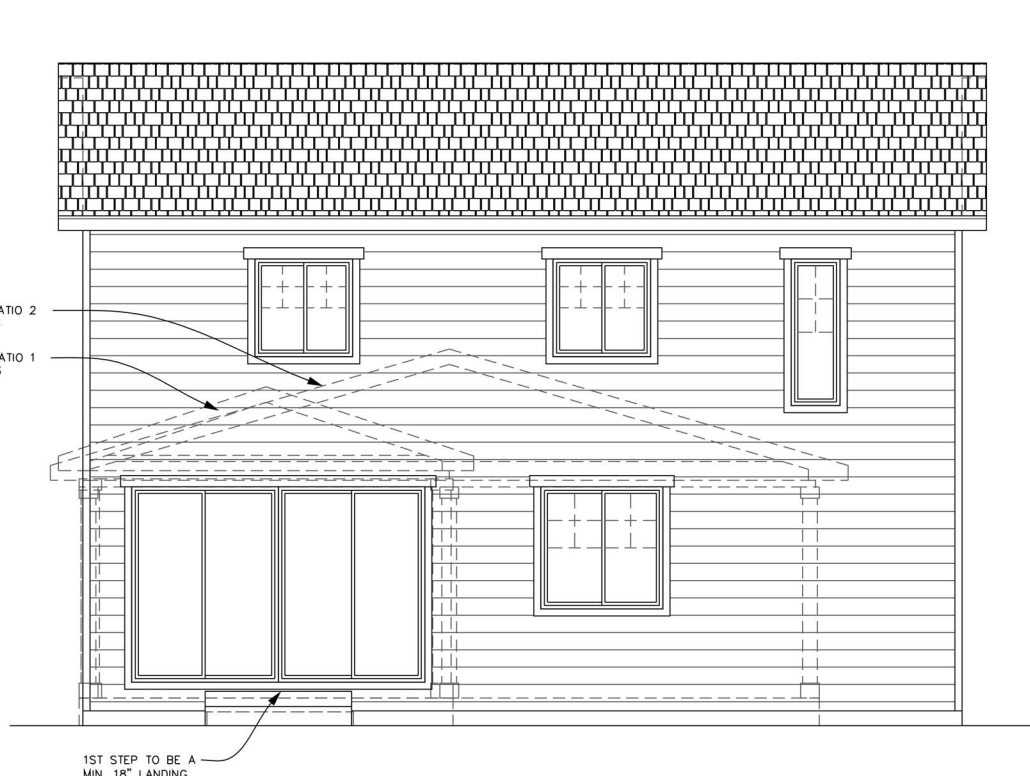
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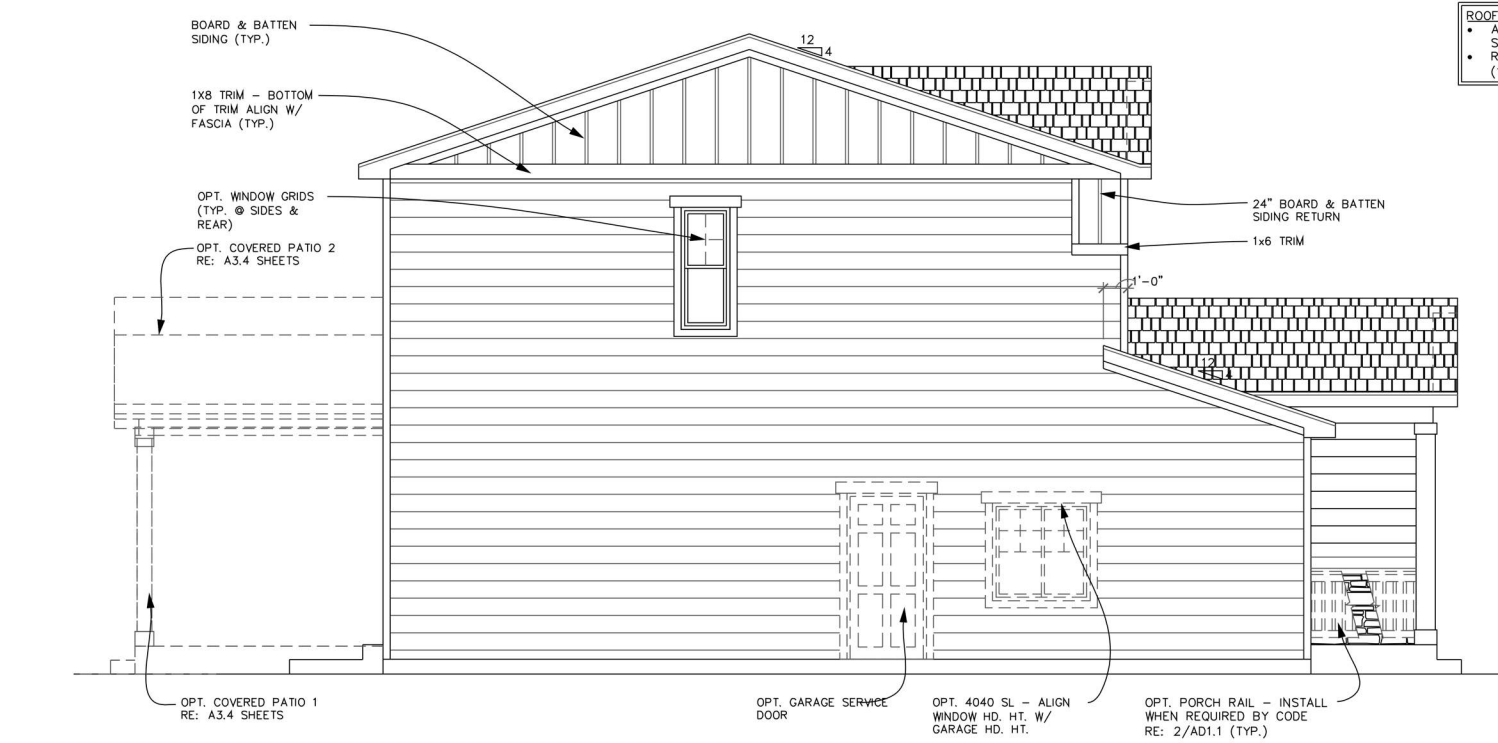
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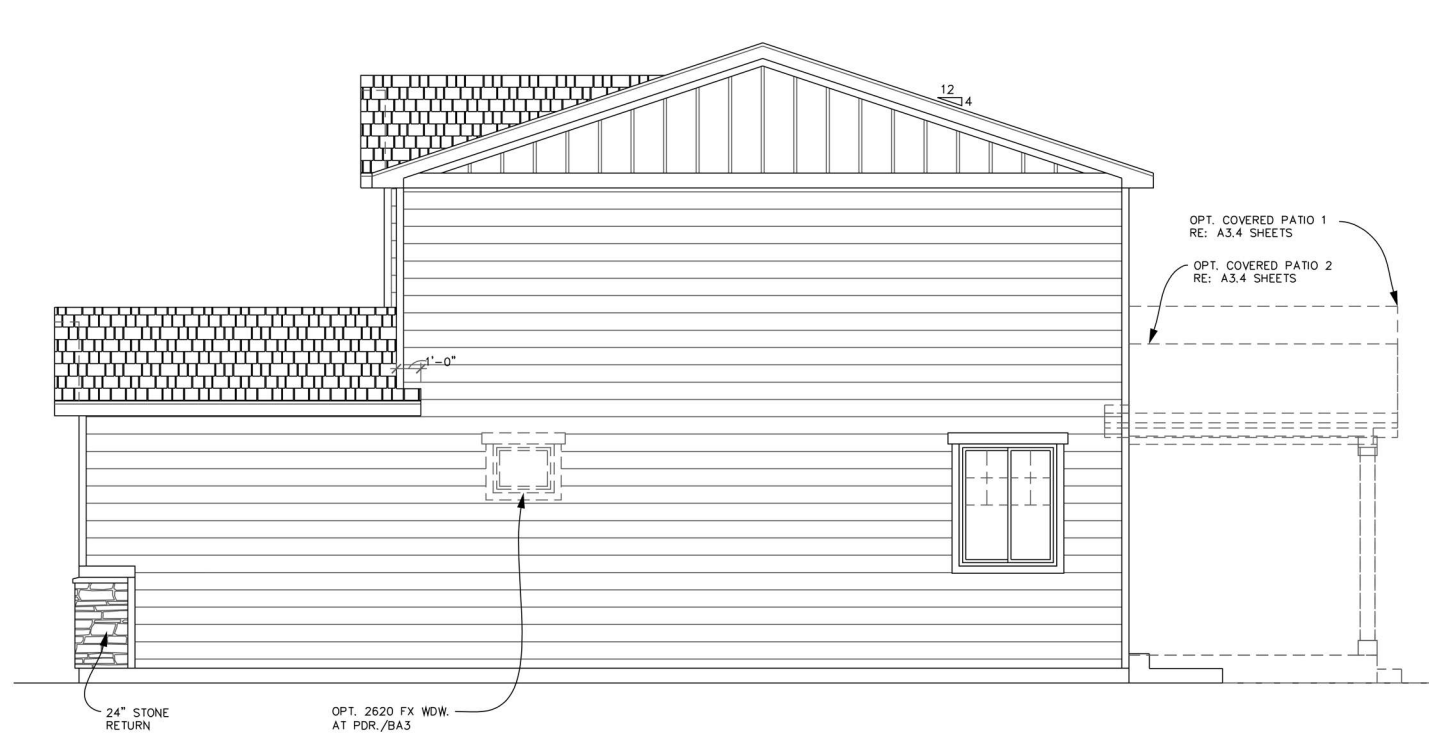
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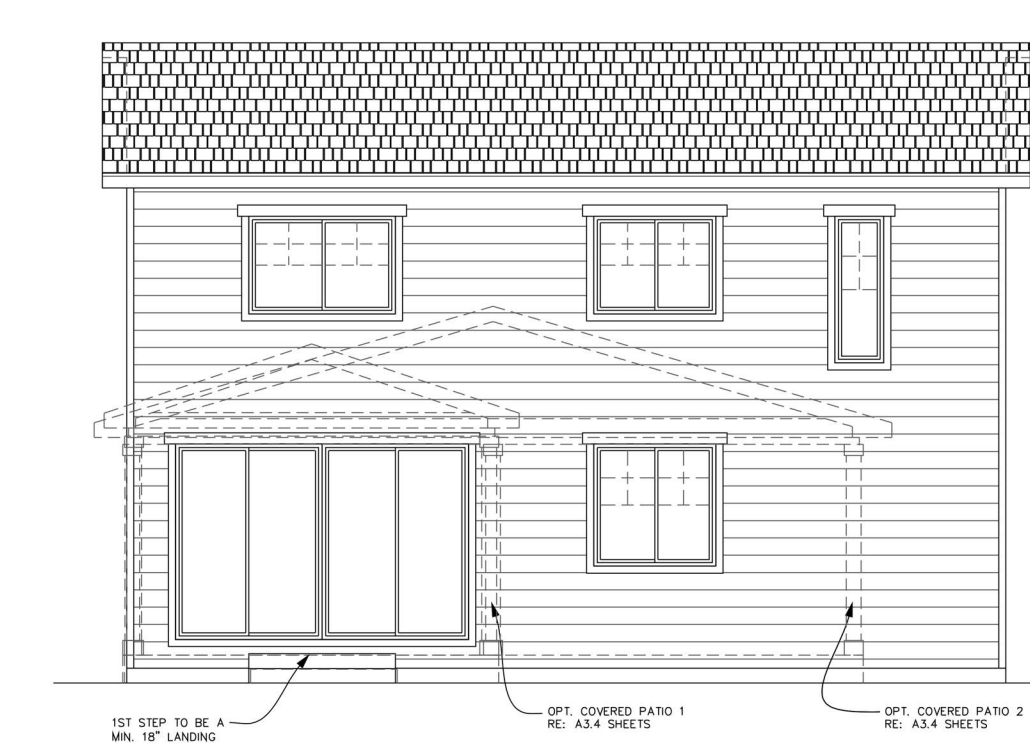
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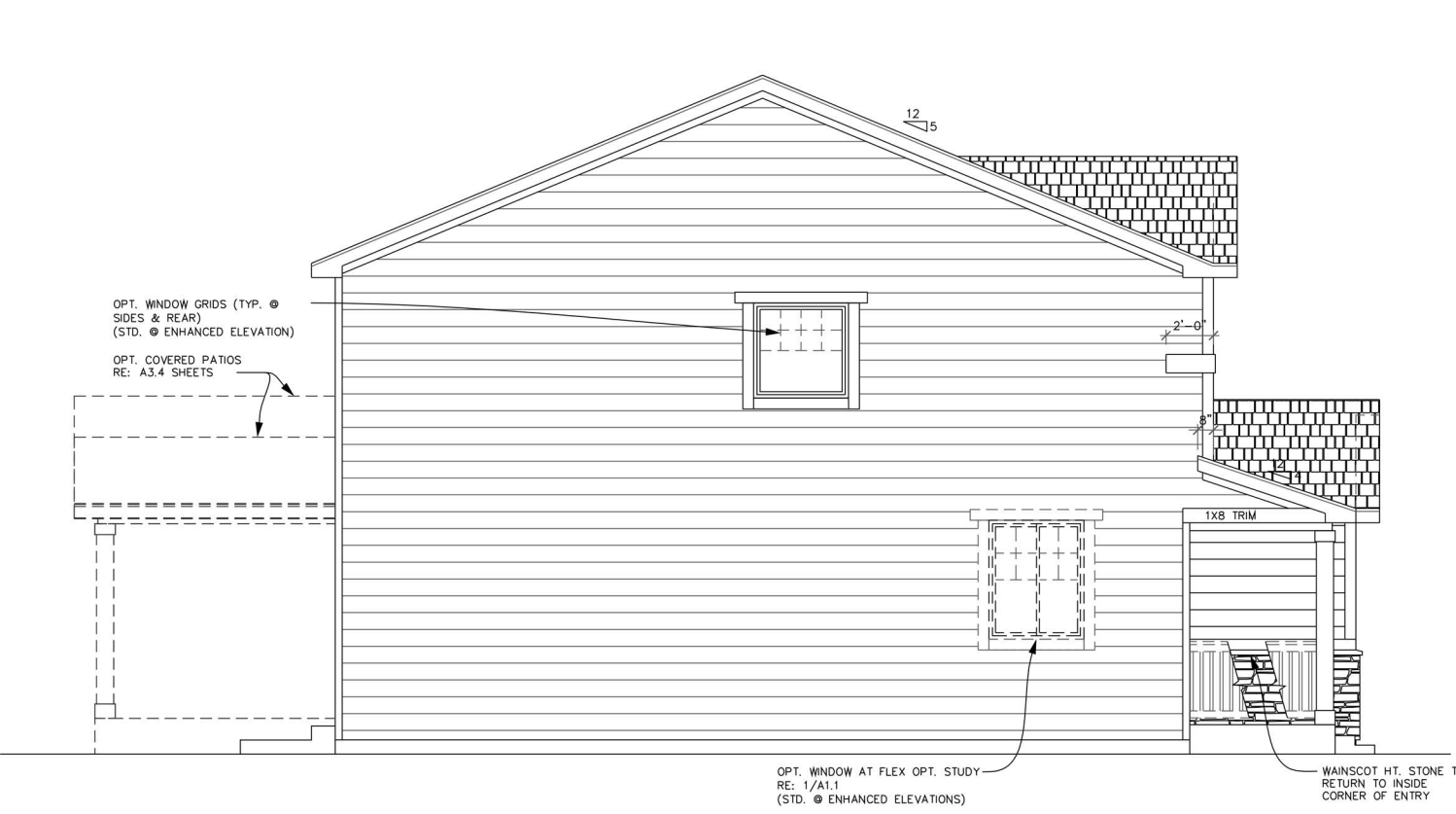
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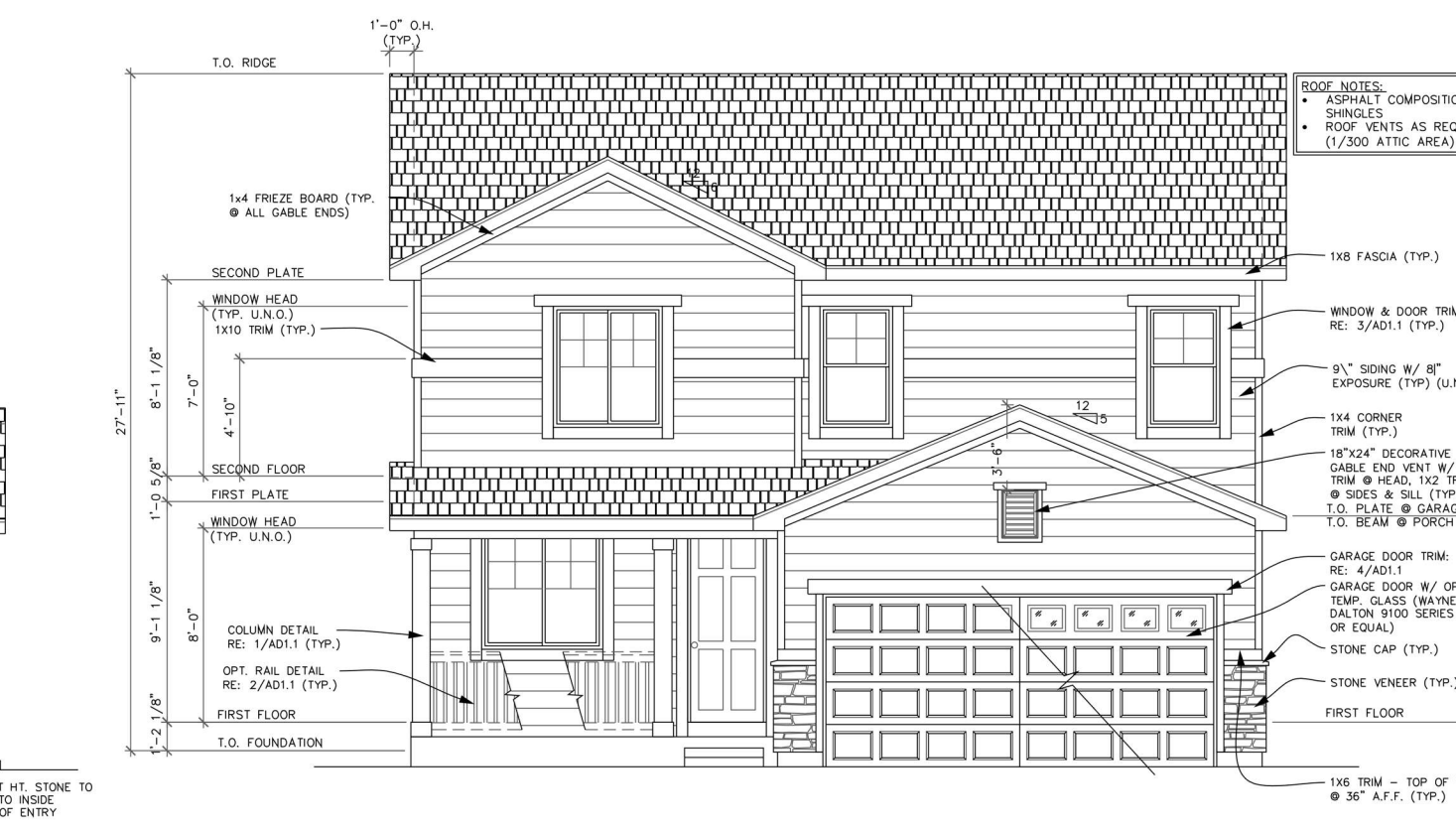
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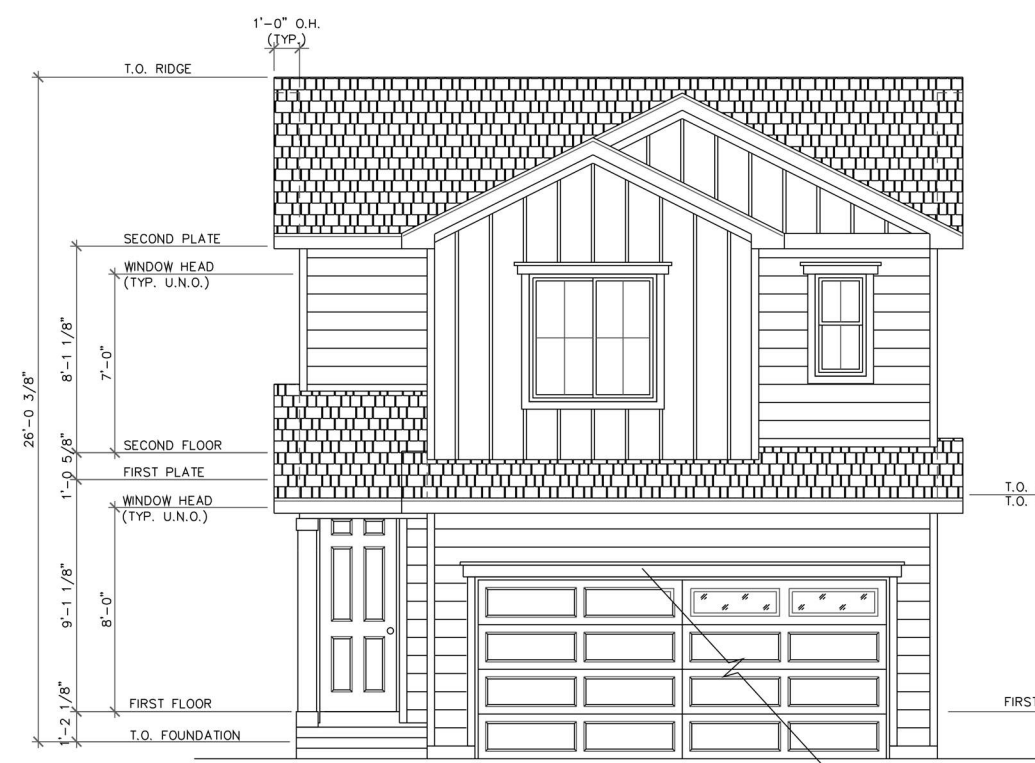


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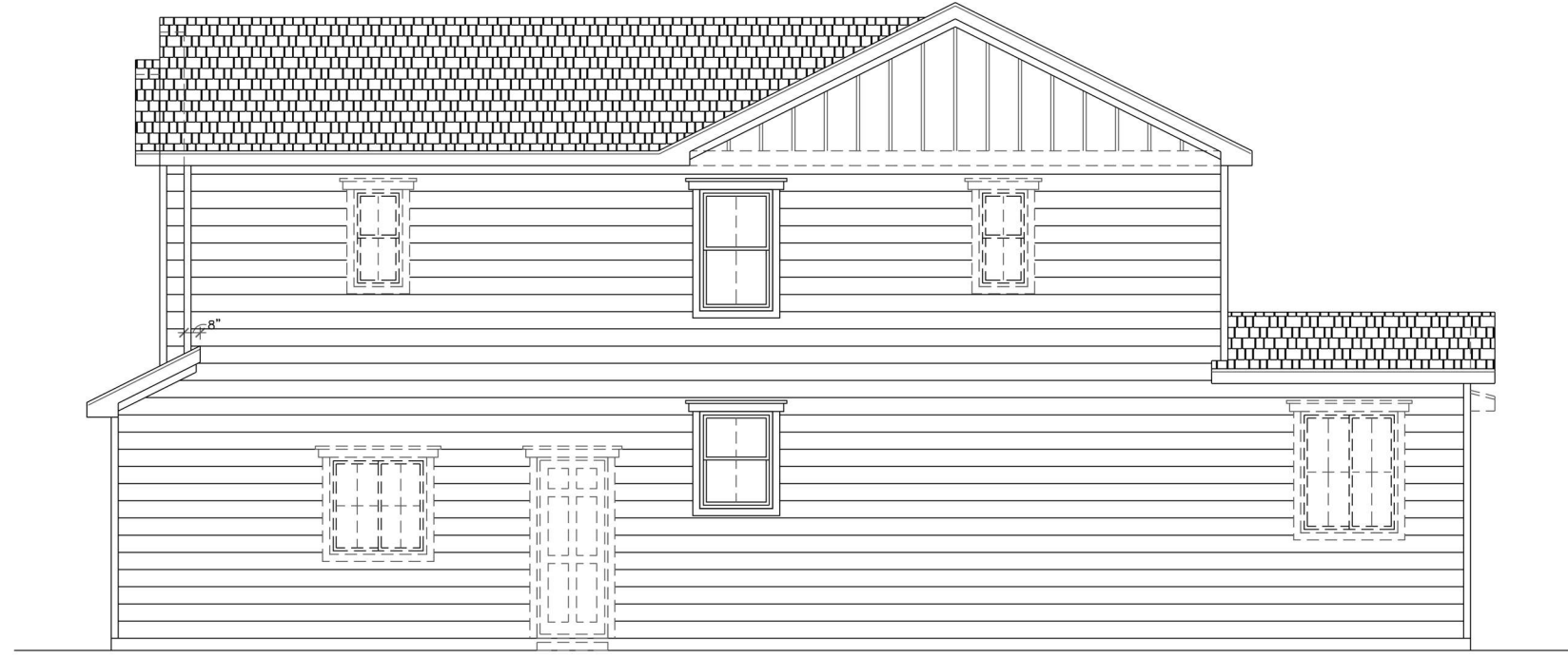
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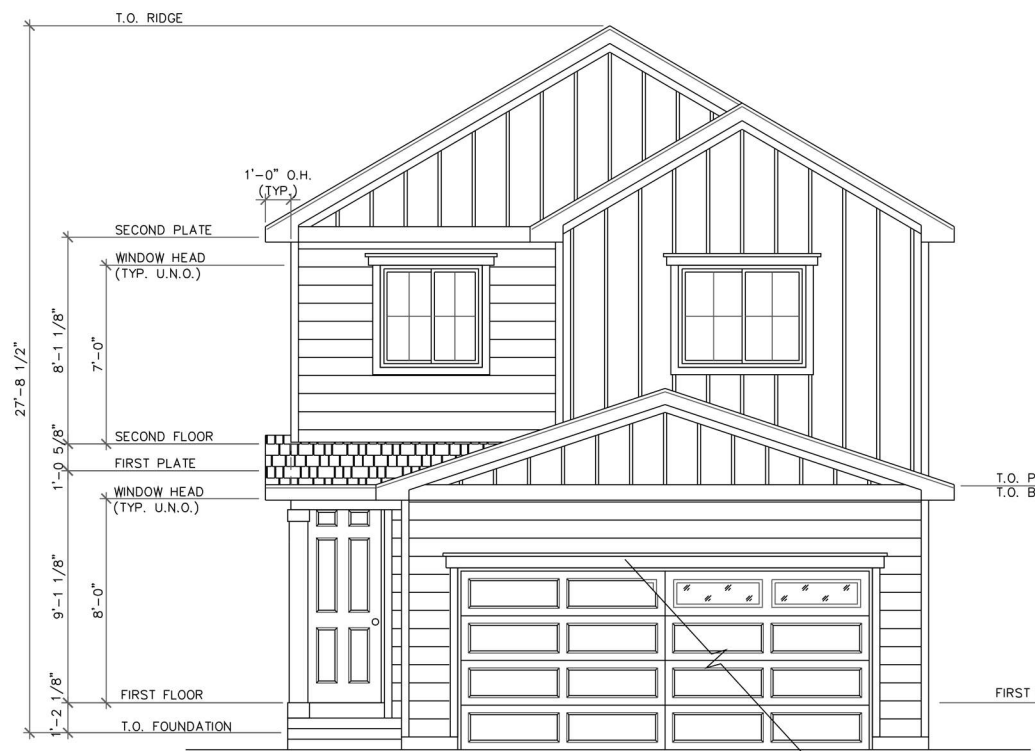
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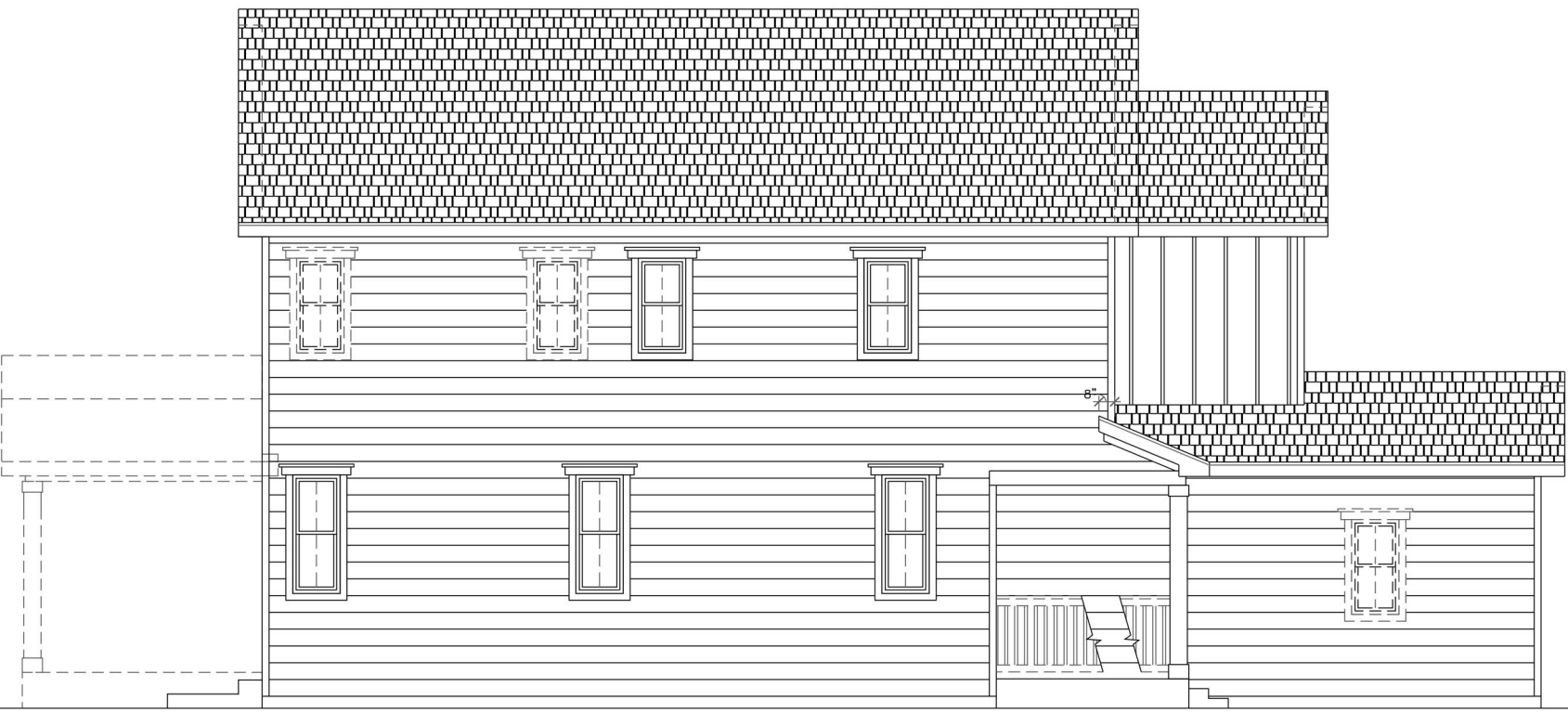
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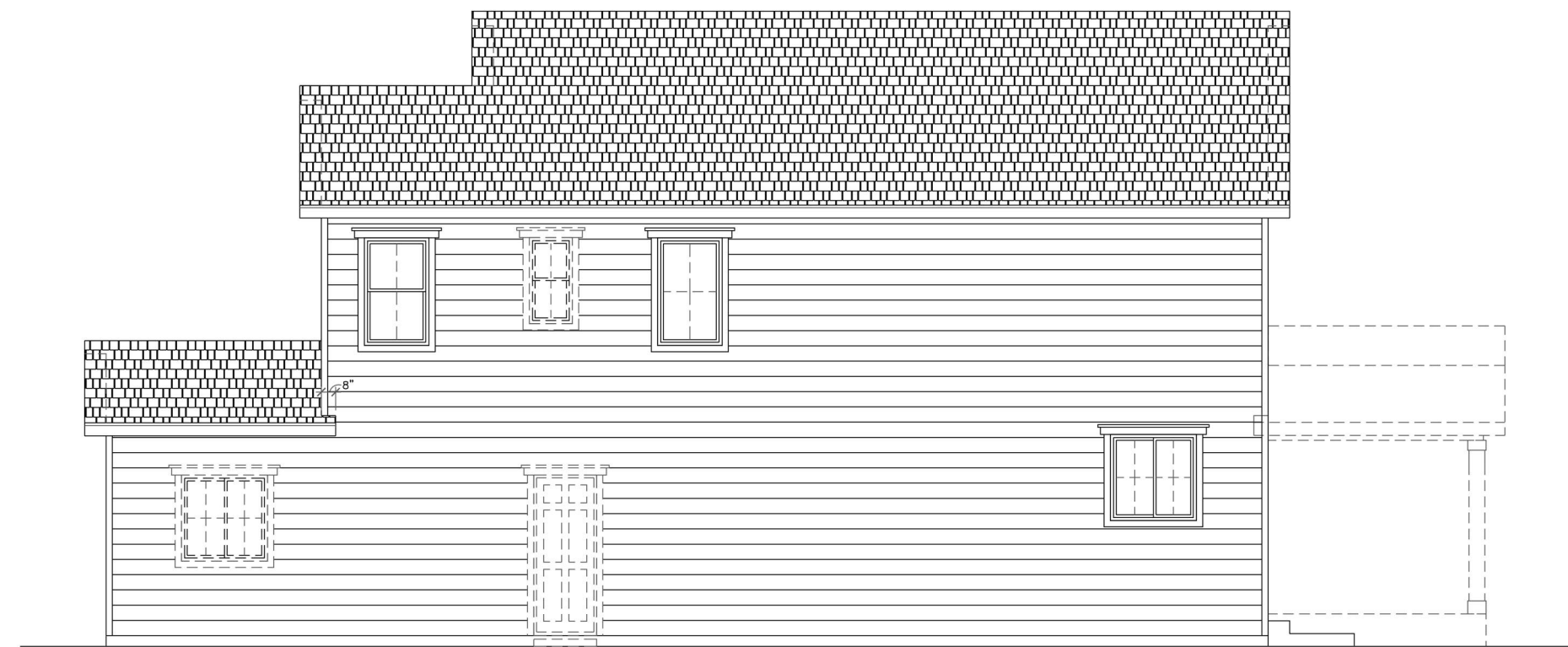
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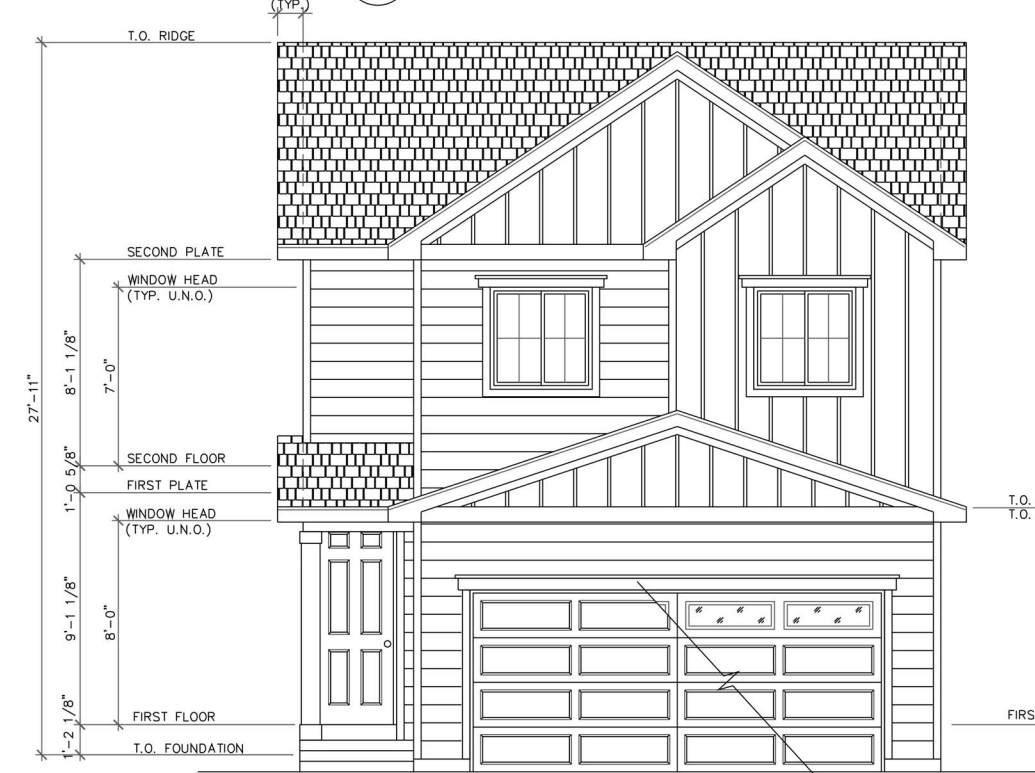
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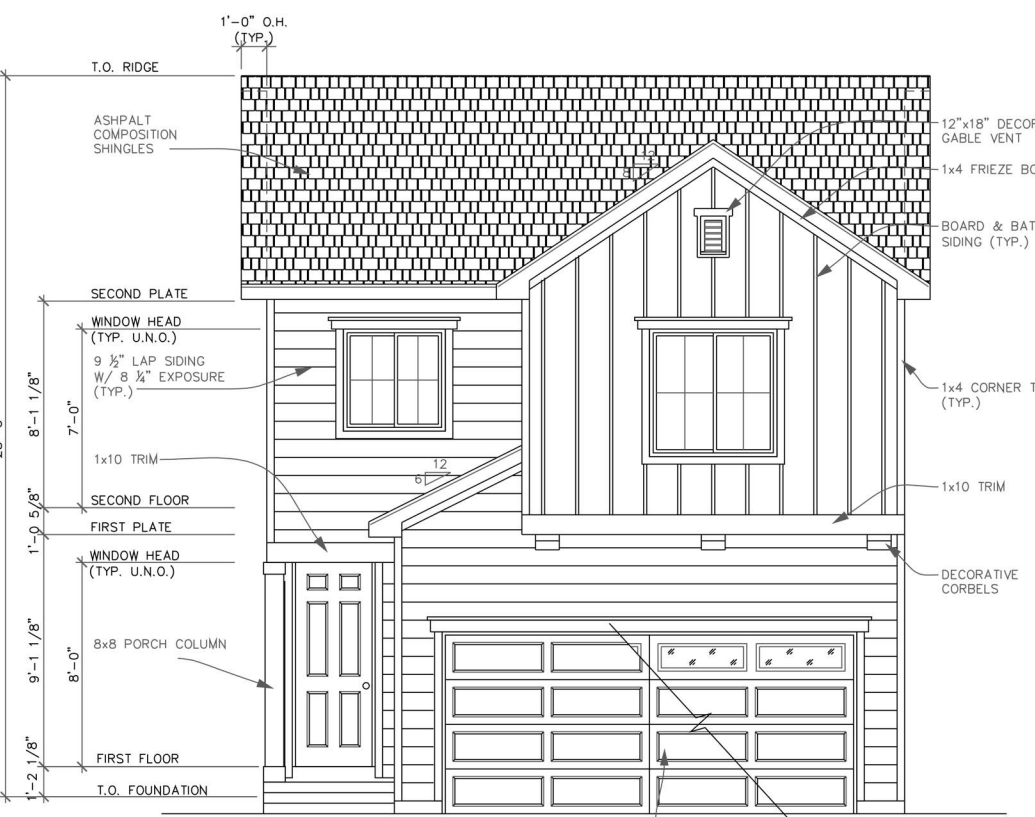
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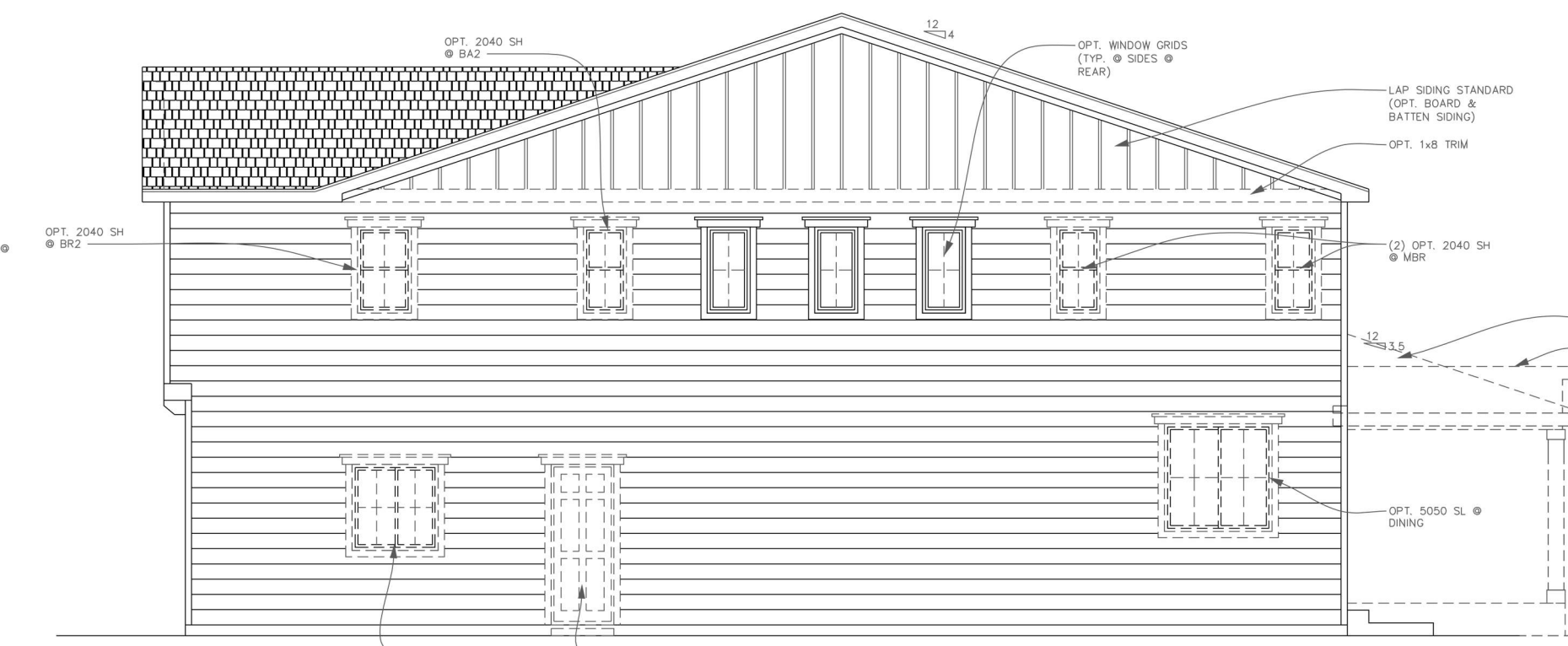
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