

GENERAL PROVISIONS

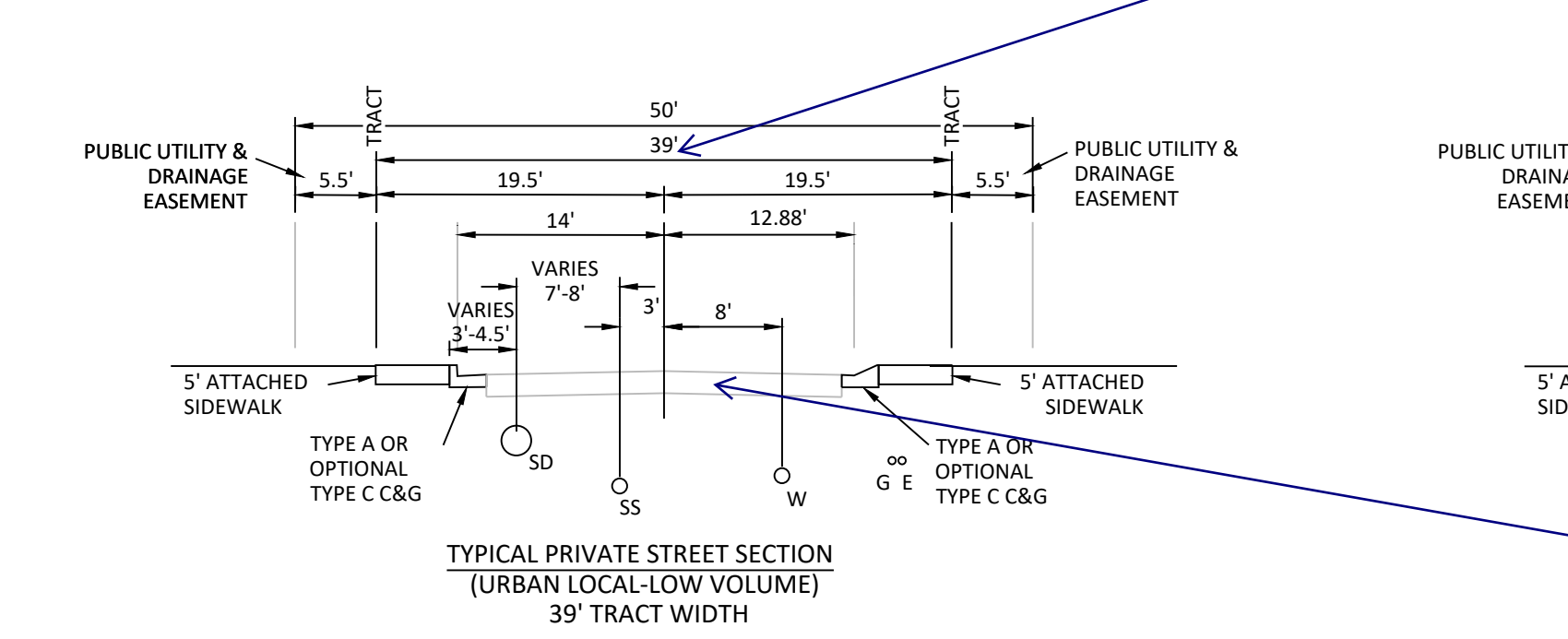
- A. Authority: This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. Applicability: The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns 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 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 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 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
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 RULES 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
 - Side: 5' Minimum
 - Side: 5' Minimum (Corner Lot)
 - Rear: 7' 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.A, 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.



the tract width shown on the cross section does not match the plans on sheet 3. Revise so that they are consistent with each other.

Please label the paved width of the roadway (30' min for urban local and 24' min. for urban local low volume), per the flow line dimension provided this is not being met at either cross section. Revise accordingly.

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.
- No basements will be permitted in the Haven Valley PUD SP.
- 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/Undocumented Fill Lots: 17, 21, 35-38, 44-41, 55-70 and 91-96. These 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 Abridge 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.
- Fire alarm markings to be coordinated with Security Fire Protection District (SFPD).
- All sidewalks to be 5-foot wide and concrete.

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 CONTAINED 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 "TIGES 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, 518.88 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;

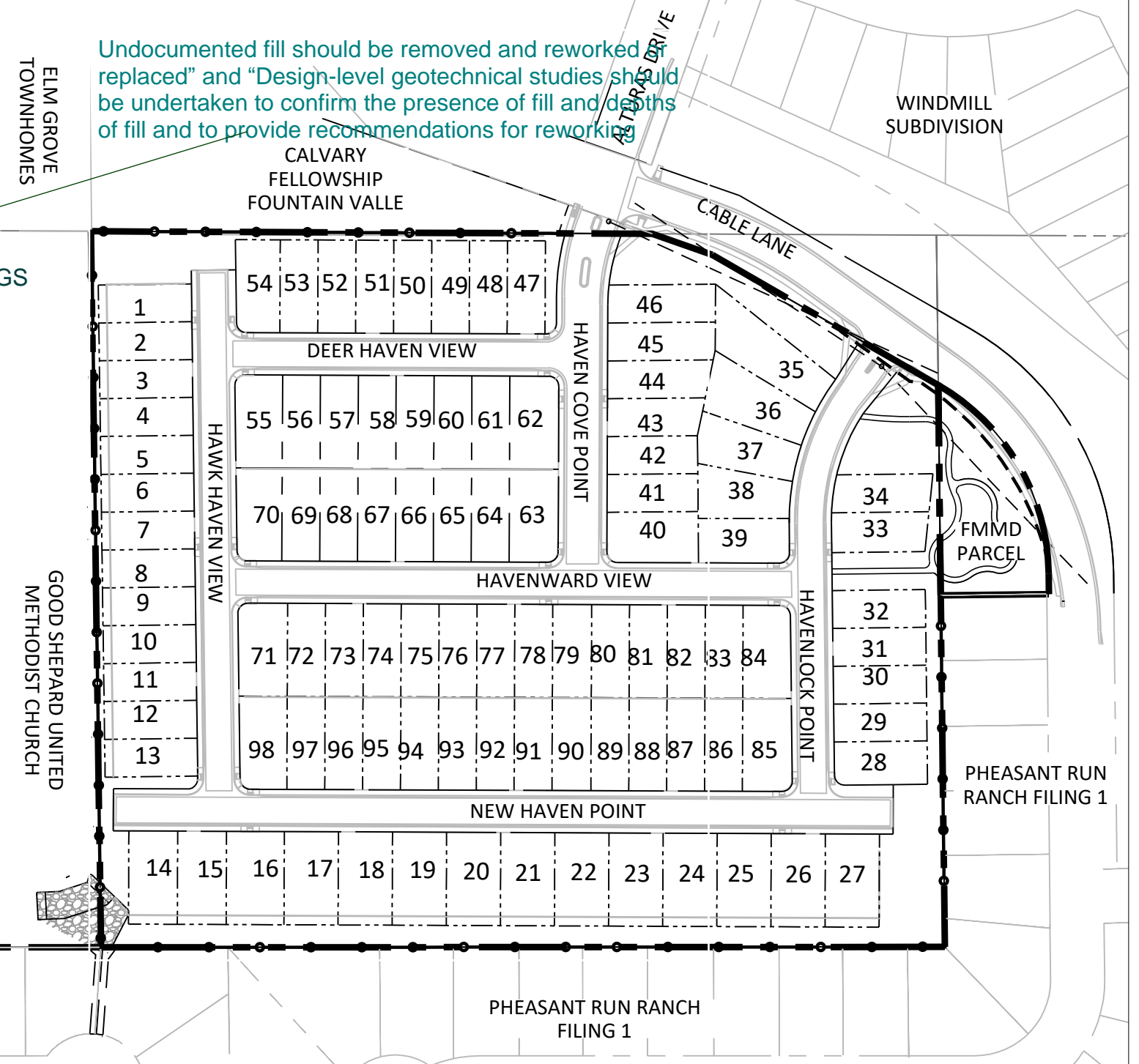
THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF "PHEASANT RUN RANCH FILING NO. 1", THE PLAT THEREOF RECORDED IN PLAT BOOK X3 AT PAGE 18 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, S00°40'06"E, 519.42 FEET TO THE NORTH LINE OF SAID PHEASANT RUN RANCH FILING NO. 1 AND THE NORTHEAST 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 REFINING 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°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 NORTH LINE, S89°44'12"E, 662.00 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 11.438 ACRES OR 498,237 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 "TIGES 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: 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 LINE 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°29'58"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

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 Association. ADA requirements are still being met and the smaller radii result in traffic calming and slower traffic speeds in the neighborhood. Private roads 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 15 ft radii for all private intersections within the project site	

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	1.68*	15%
FUTURE ROW	N/A	N/A	0.04	<1%

*USABLE OPEN SPACE: 0.57 AC (34%)

PROJECT TEAM

OWNER / APPLICANT: MIDCO Investments LLC
 PO Box 60069
 Colorado Springs, CO 80960

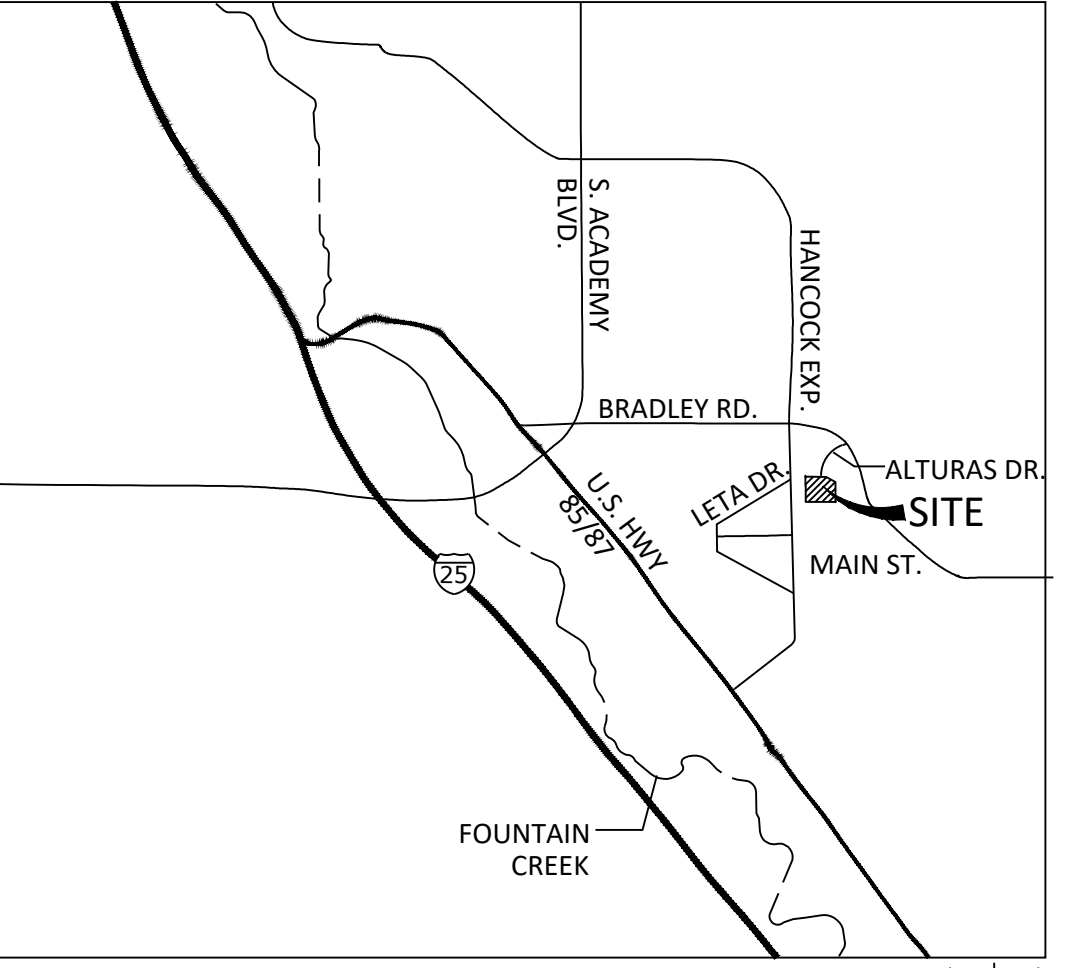
OWNER: Fountain Mutual Metropolitan District
 PO Box 1976
 Colorado Springs, CO 80901

CONSULTANT: N.E.S. Inc.
 619 N. Cascade Ave., Suite 200
 Colorado Springs, CO 80903

SHEET INDEX

- Sheet 1 of 7: Cover Sheet
- Sheet 2 of 7: Tract Map, Adjacent Ownership & Lot Typicals
- Sheet 3 of 7: PUD Preliminary Site Plan
- Sheet 4 of 7: Preliminary Grading Plan
- Sheet 5 of 7: Preliminary Utilities & Facilities Plan
- Sheet 6 of 7: Landscape Notes & Details
- Sheet 7 of 7: Alternative Landscape Plan

VICINITY MAP



SITE DATA

Tax ID Numbers: 6512200001 & 6512200011
 Total Area: 11.76 AC
 Development Schedule: 2022-2023
 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 (Detached):
 Front: 18 FT
 Side: 5 FT
 Rear: 7 FT

Lot Setbacks (Attached):
 Front: 18 FT
 Common Side: 0 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



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 Colorado Springs, CO 80903
 Tel. 719.471.0073
 Fax 719.471.0267
 www.nescolorado.com

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PLANNING / LANDSCAPE ARCHITECT
 IN ASSOCIATION WITH

HAVEN VALLEY

PUD DEVELOPMENT / PRELIMINARY PLAN
 ALTURAS DRIVE & CABLE LANE

DATE: 10.05.2022
 PROJECT MGR: A. BARLOW
 PREPARED BY: J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
08.19.2021	B. I.	PER COUNTY COMMENTS
02.07.2022	B. I.	PER COUNTY COMMENTS
04.08.2022	B. I.	PER COUNTY COMMENTS
10.05.2022	J. S.	PER COUNTY COMMENTS

COVER SHEET

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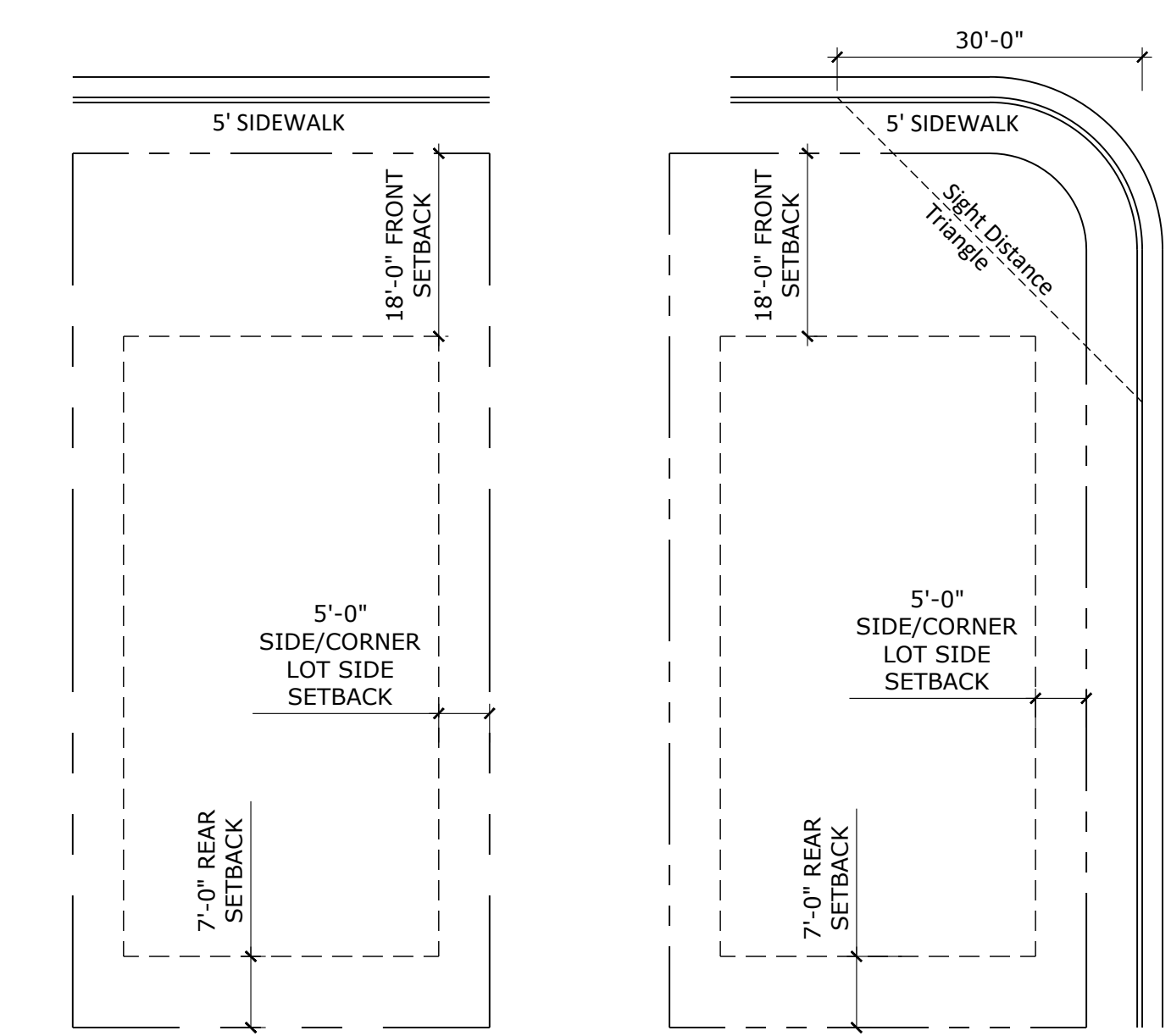
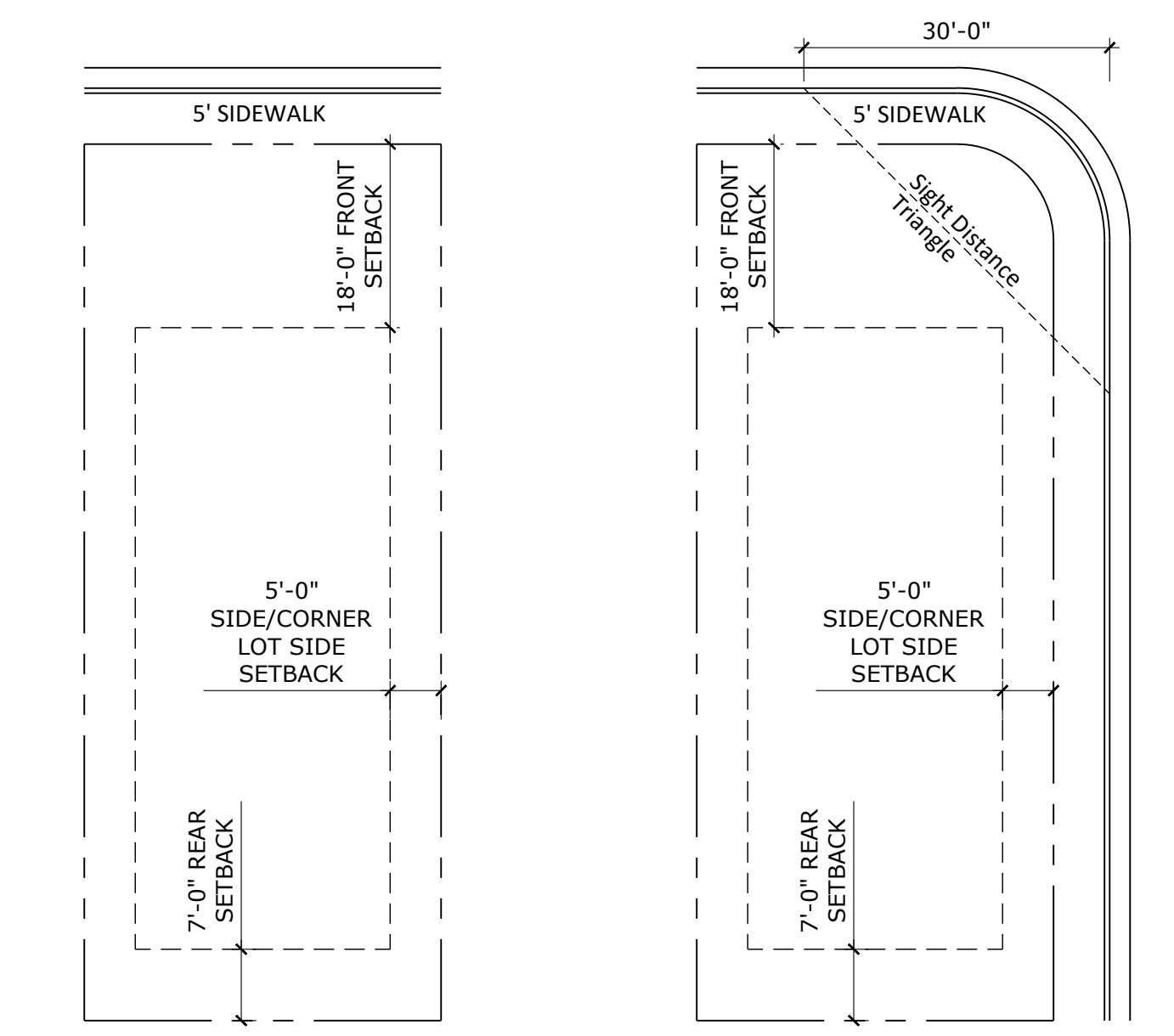
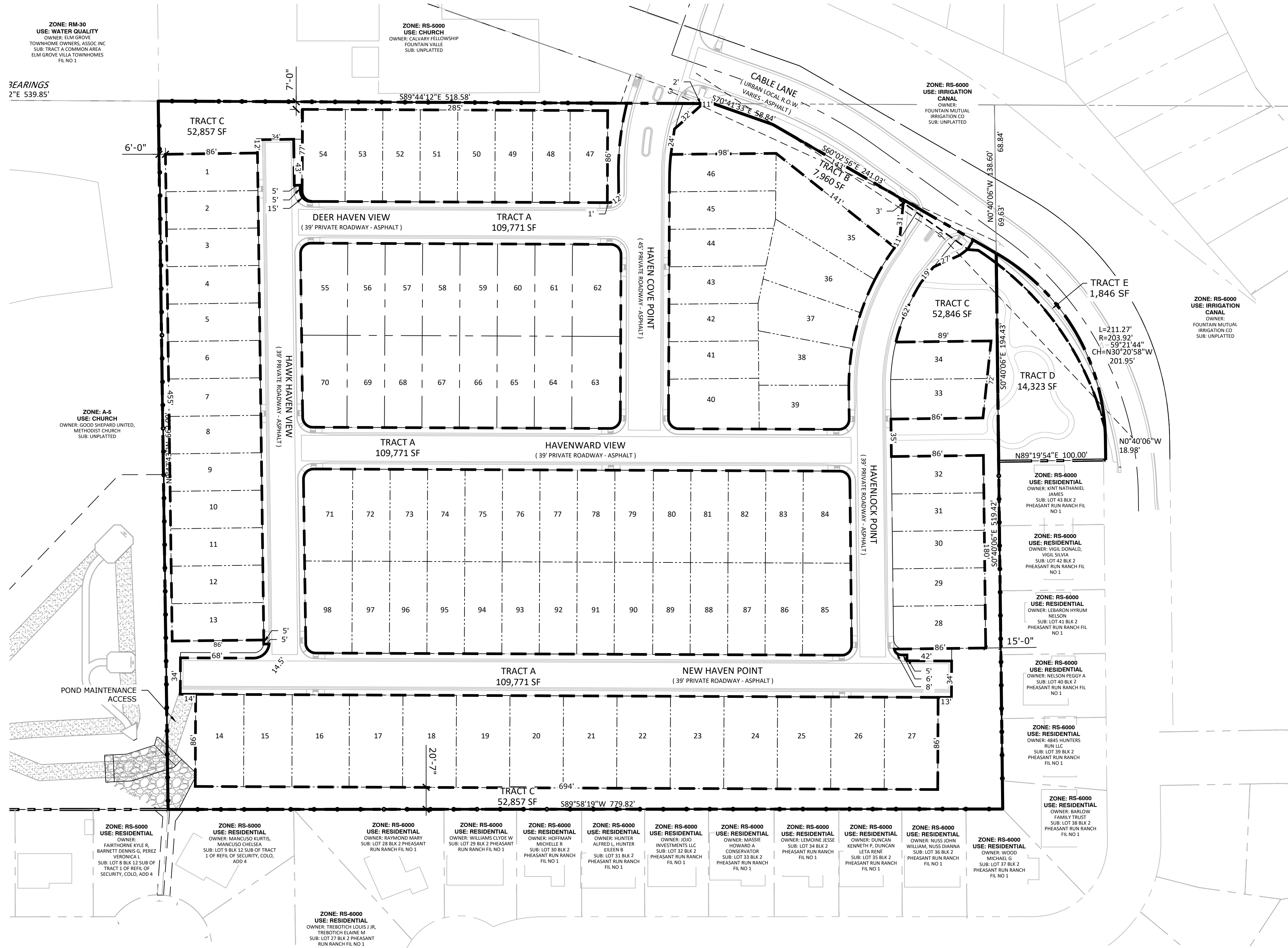
HAVEN VALLEY

A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. OF

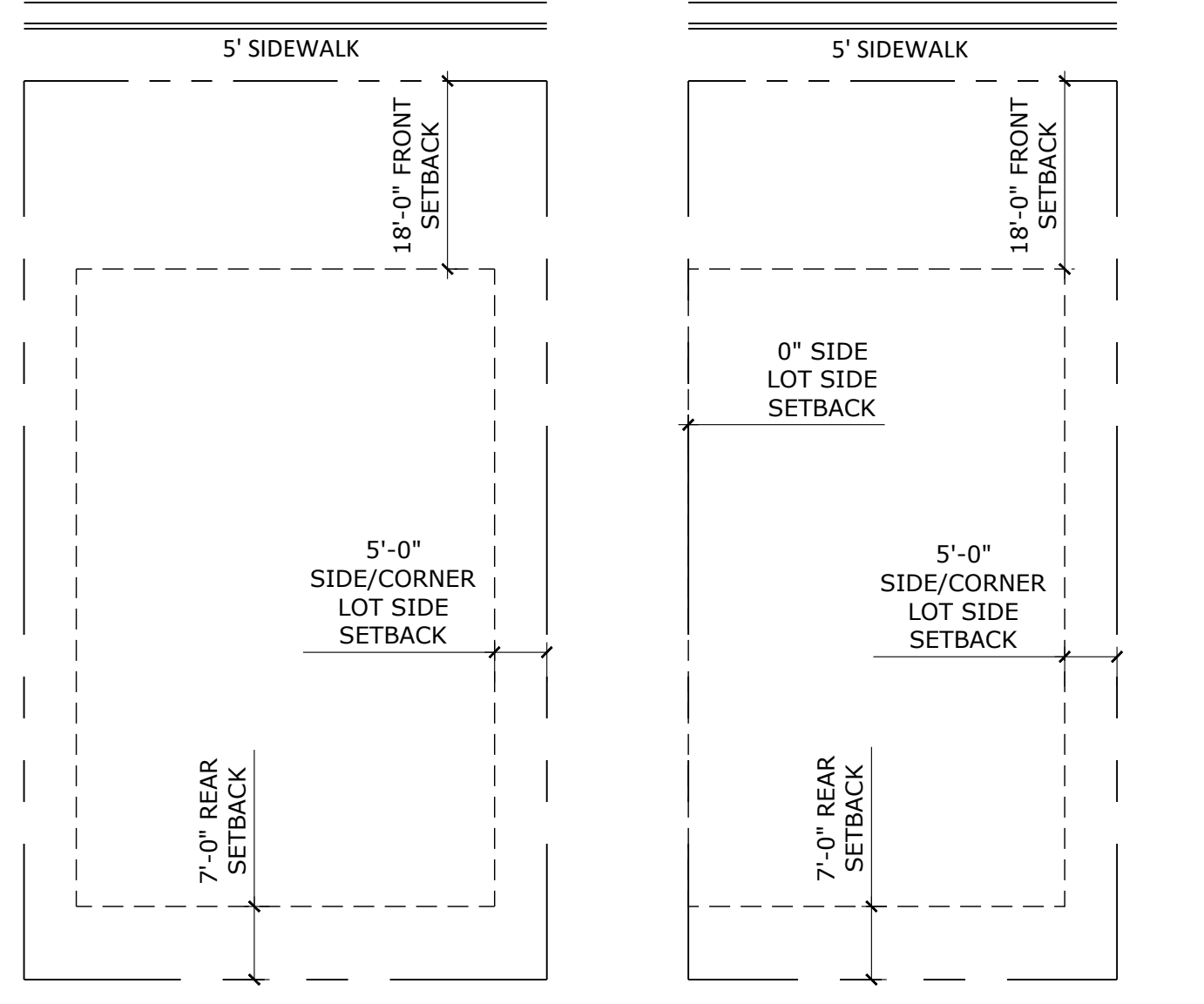
EL PASO COUNTY, COLORADO

PUD DEVELOPMENT/PRELIMINARY PLAN

LOT TYPICALS



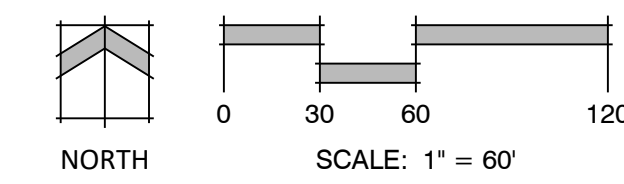
EXAMPLE SINGLE FAMILY ATTACHED LOT TYPICAL



TRACT MAP & ADJACENT PROPERTY OWNERS

TRACT TABLE

NAME	SIZE (SF)	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
Tract A	109,771	2.52	Private Roads	HOA	HOA
Tract B	7,960	0.18	Open Space, Landscape Setback and Buffer, Public Improvement Easement, Public and Private Utilities	HOA	HOA
Tract C	52,661	1.21	Open Space, Trail, Landscape Setback and Buffer, Public Improvement Easement, Drainage, Public and Private Utilities	HOA	HOA
Tract D	12,673	0.29	Open Space, Trail & Landscape Setback	HOA & Fountain Mutual Metropolitan District	HOA
Tract E	1,846	0.04	Future ROW	El Paso County	El Paso County
Total Area	184,911	4.24			



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www.nescolorado.com
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HAVEN VALLEY

PUD DEVELOPMENT /
PRELIMINARY PLAN
ALTURAS DRIVE &
CABLE LANE

DATE: 10.05.2022
PROJECT MGR: A. BARLOW
PREPARED BY: J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
08.19.2021	B. I.	PER COUNTY COMMENTS
02.07.2022	B. I.	PER COUNTY COMMENTS
04.08.2022	B. I.	PER COUNTY COMMENTS
10.05.2022	J. S.	PER COUNTY COMMENTS

TRACT MAP, LOT TYPICALS & ADJACENT PROPERTY OWNERS

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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



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 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

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

PLAN FILE # SHEET NUMBER

HAVEN VALLEY

PUD DEVELOPMENT /
 PRELIMINARY PLAN
 ALTURAS DRIVE &
 CABLE LANE

DATE: 10.05.2022
 PROJECT MGR: A. BARLOW
 PREPARED BY: J. SMITH

ENTITLEMENT

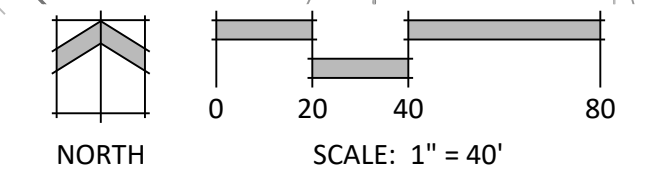
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02.07.2022	B. I.	PER COUNTY COMMENTS
04.08.2022	B. I.	PER COUNTY COMMENTS
10.05.2022	J. S.	PER COUNTY COMMENTS

PUD PRELIMINARY SITE PLAN

3 OF 7

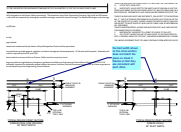
PUDSP217

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PUD Development Plan - can include phasing if proposed_v5.pdf Markup Summary 11-7-2022

Daniel Torres (4)



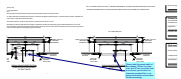
Subject: Callout
Page Label: [1] Sheet 1
Author: Daniel Torres
Date: 11/3/2022 3:58:01 PM
Status:
Color: ■
Layer:
Space:

the tract width shown on the cross section does not match the plans on sheet 3. Revise so that they are consistent with each other.



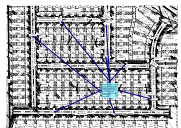
Subject: Cloud+
Page Label: [1] Sheet 1
Author: Daniel Torres
Date: 11/3/2022 4:04:46 PM
Status:
Color: ■
Layer:
Space:

please provide the missing sheets



Subject: Callout
Page Label: [1] Sheet 1
Author: Daniel Torres
Date: 11/3/2022 5:03:16 PM
Status:
Color: ■
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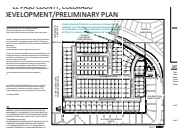
Please label the paved width of the roadway (30'min for urban local and 24' min. for urban local low volume). per the flow line dimension provided this is not being met at either cross section. Revise accordingly.



Subject: Callout
Page Label: [3] 5 Haven Valley_PUD - Sheet 3
Author: Daniel Torres
Date: 11/3/2022 3:58:54 PM
Status:
Color: ■
Layer:
Space:

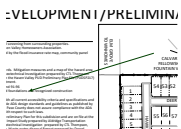
tract width does not match the road cross sections nor what is called on the private road on this page. Revise accordingly so that they are consistent

dspdparsons (4)



Subject: Text Box
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 11/7/2022 12:42:36 PM
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Undocumented fill should be removed and reworked or replaced" and "Design-level geotechnical studies should be undertaken to confirm the presence of fill and depths of fill and to provide recommendations for reworking



Subject: Arrow
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 11/7/2022 12:42:41 PM
Status:
Color: ■
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ing from surrounding properties.
the Homeowners Association.
or flood insurance rate map, community panel
Regulation measure and a map of the hazard area
hazard investigation prepared by C.T. Thompson
from Valley PUD Preliminary Map File #10020217
is required per CGS
of the proposed construction
Current accessibility criteria and specifications and
a design checklist and guidelines is published by
County that not ensure compliance with the ADA
and the ADAAG.
11/7/2022 - This preliminary plan was prepared at the
1 Study prepared by Millidge Transportation
with investigation prepared by C.T. Thompson



Subject: Callout
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 11/7/2022 12:42:50 PM
Status:
Color: ■
Layer:
Space:

required per CGS

N.T.S.
6512200001 & 6512200011
11.76 AC
2022-2023
PUD
Vacant
Dwellings Single Family Detached
3,364 SF
2,900 SF
96 FT

Subject: Callout
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 11/7/2022 12:43:29 PM
Status:
Color: ■
Layer:
Space:

2023