## **GENERAL PROVISIONS**

- Authority. This PUD is aut of 1972, as amended.
  Applicability. The ners, their successors, hor or Board of County Cor or Board of County Corn decisions of the El County Master Plan, El Poso Corn and that the El Paso Coled.
- blic in the preservation of the integrity of this e shall run in favor of El Paso County and shall be which is most restrictive or
- r or awellings or the total commercial, business, or industrial intensity shown on the development plan for the maximum development requested for platting or construction (plus any approved density transfers). The may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other s.
- Paso County Land Development Code, as amended, including off-street parking, use by special review and variance processes shall apply to this PUD, except as m

## DEVELOPMENT GUIDELINES

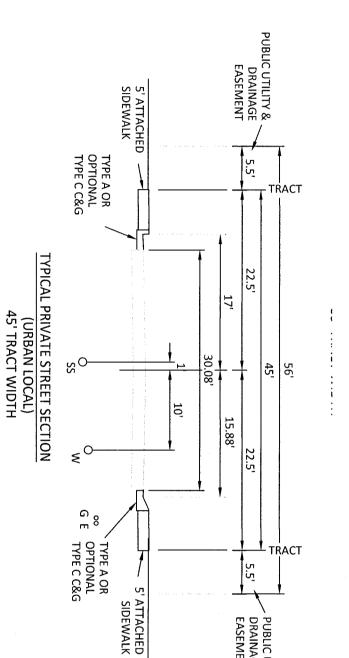
Project Description: Haven Valley is a planned residential community on 11.7678 acres of land located south west of the intersection of Alturas Dr project is planned as a single family detached and attached community with a range of lot sizes and contiguous common open space throughout.

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:	
ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTU	1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF HAVEN VALLEY
PERMITTED ACCESSORY USES ARE SUBJECT TO THE USEVELOPMENT CODE (AS AMENDED).	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 DEVELOPMENT CODE (AS AMENDED).	JSE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT CODE (AS AMENDED).	PECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND

- ections into the tracts owned a
- Streets. Streets within the Haven Valley subdivision provide general vehicu be provided as illustrated on this plan and as required by the LDC and ECM.
- Sight Distance Triangles: No landscaping may obstruct sight distance triangles or pedestrian facilities per Engineering Criteria Manual 2.5.2.H. respectively. The minimum horizontal clearance for sidewalks around utilities structures, furniture, and other encroachment provide safe conditions for pedestrians and bicyclists per the Engineering Criteria Manual. Access Limitation: There shall be no direct veh
- TYPE A OR OPTIONAL TYPE C C&G

TYPICAL PRIVATE STREET SECTION
(URBAN LOCAL-LOW VOLUME)
39' TRACT WIDTH

:\Richmond American Homes\Haven Valley\Drawings\Planning\Develop\Haven Valley PUD.dwg [Sheet 1] 11/9/2022 2:18:47 PM jsmit



# AVEN

VICINITY MAP

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

### PUD **DEVELOPMENT** PASO COUNTY, COLORADO /PRELIMINARY

### **GENERAL NOTES**

of this set for proposed buffering and screening from surrounding properties dscape will be maintained by the Haven Valley Homeowners Association. ted F.E.M.A. floodplain as determined by the flood insurance rate map, comr ve December 7, 2018.

nd to be impacted by geologic hazards. Mitigation measures and a map of the hazard area rard Evaluation and Due Diligence Geotechnical Investigation prepared by CTL Thompson revised August 5, 2021 and is held in the Haven Valley PUD Preliminary Plan File (PUDSP217)

markings to be coord lks to be 5 foot wide

LEGAL DESCRIPTION FOR HAVEN VALLEY

HE 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.,

XCEPT THAT PORTION CONVEYED IN A WARRANTY DEED RECORDED NOVEMBER 25, 1959 IN BOOK 1779 AT PAGE 409 OF THE

LERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO, STATE OF COLORADO AND EXCEPT THAT PORTION LYING WITHIN

HE EXISTING RIGHT OF WAY OF FORMER BRADLEY ROAD, NOW DESIGNATED AS CABLE LANE, COUNTY OF EL PASO, STATE OF RTH HALF OF THE NW 1/4 OF T THAT PORTION CONVEYED IN , ND RECORDERS OFFICE OF THI STING RIGHT OF WAY OF FORN ,DO.

MMENCING AT THE NORTHWICH CALL

1/4 OF SECTION 12 TO BEAR S89°4

) LINE MONUMENTED AT THE WES'
MPED "T16S R66W 2 1 11 12 1995 I
.OW PLASTIC CAP STAMPED "WKC:
NCE ALONG SAID NORTH LINE, S89'
NORTH LINE OF SAID NW 1/4 OF T
LE LANE; THENCE ALONG SAID SOU
S70°41'33"E, 58.84 FEET TO THI
S60°02'56"E, 241.03 FEET TO THI D BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NW 1/4 OF THE PARTICULARLY DESCRIBED AS FOLLOWS:

1/12"E, 1058.43 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, FERLY TERMINUS BY A FOUND 2.5" ALUMINUM PIPE WITH A 3.25" ALUMINUM CAP RANLS NO. 19625" AND AT THE EASTERLY TERMINUS BY A FOUND #4 REBAR WITH A 1"

ASSOC PLS 14611";

44'12"E, 539.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG FE NW 1/4, S89°44'12"E, 518.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

ALONG THE EAST LINE OF "PHEASANT RUN RANCH FILING NO. 1", THE PLAT THEREOF 18 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, S00°40'06"E, AID PHEASANT RUN RANCH FILING NO. 1 AND THE NORTHEAST CORNER OF LOT 37 OF IE 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 RECORDED IN PLAT BOOK X3 AT PAGE 18 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SC 519.42 FEET TO THE NORTH LINE OF SAID PHEASANT RUN RANCH FILING NO. 1 AND THE NORTHEAST CORNER OF PHEASANT RUN RANCH FILING NO. 1 AND THE NORTHEAST CORNER OF PHEASANT RUN RANCH FILING NO. 1 AND ALONG THE NORTH LINE OF PHEASANT RUN RANCH FILING NO. 1 AND ALONG THE NORTH LINE OF THE 'OF TRACT NO. 1 REFILING OF THE SECURITY, COLORADO ADDITION NO. 4 EL PASO COUNTY, COLORADO", THE PLATE CORNER OF 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 NO0°47'43"W, 662.00 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIBED TRACT OF LAND CONTAINS 11.438 ACRES OR 498,237 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIBED TRACT ON LAND CONTAINS 11.438 ACRES OR 498,237 SQUARE FEET, MORE OR LESS.

METROPOLITAN DISTRICT PARCEL

A RADDEL OF ANIS RELIGIOUS AND THE PAGE AND TH

THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER AND RECORDERS OFFICE OF THE COUNTY OF EL PASO, STATE OF COLORADO, BEING

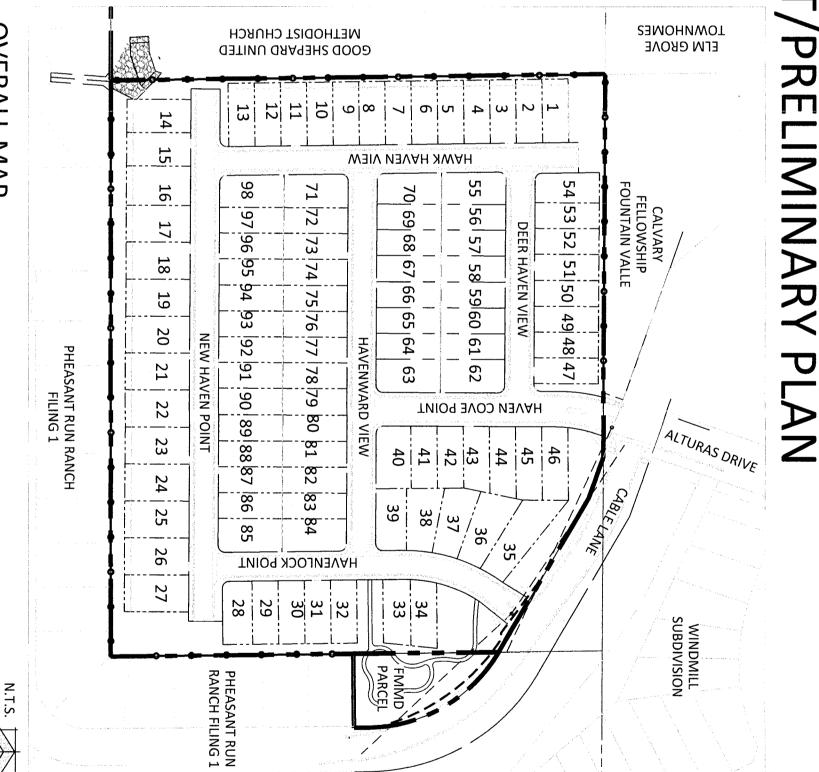
ORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NW 1/4 OF THE Y12"E, 1058.43 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, 14'12"E, 1058.43 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, TERMINUS BY A FOUND 2.5" ALUMINUM PIPE WITH A 3.25" ALUMINUM CAP RICHLY TERMINUS NO. 19625" AND AT THE EASTERLY TERMINUS BY A FOUND #4 REBAR WITH A 1" & ASSOC PLS 14611"; 
& ASSOC PLS 14611"; 
9'44'12"E, 1058.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CABLE LANE; 
17-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

HE WEST LINE OF SAID NW 1/4 OF THE NW 1/4 AND THE TRUE POINT OF BEGINNING, SAID IN RIGHT-OF-WAY OF CABLE LANE AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER LERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO;

OINT OF CURVE TO THE LEFT;
SAID CURVE TO THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 203.92
AND BEING SUBTENDED BY A CHORD THAT BEARS N30°20′58″W, 201.95 FEET.

Clerk and Recorder Certification State of Colorado

nent Department



Proposed Use:
Average Lot Size:
Minimum Lot Size:
Minimum Lot Width:
Gross Density:
Net Density:
Total Tract Area:
Maximum Building Height:

ellings Single Family Detached 3,344 SF 2,900 SF 35 FT 8.33 DU/AC 13.12 DU/AC 4.24 AC 30 FT

etbacks (Detached): Front:

18 FT 5 FT 7 FT

IN ASSOCIATION WITH

Rear

Development Schedule: Current Zoning: Current Use:

6512200001 & 6512200011 11.76 AC 2022 PUD Vacant Dwellings Single Family Detac

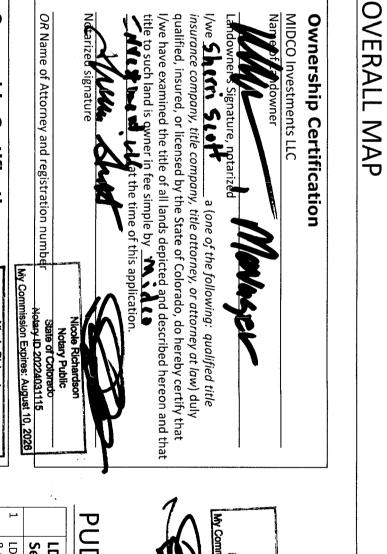
NORTH

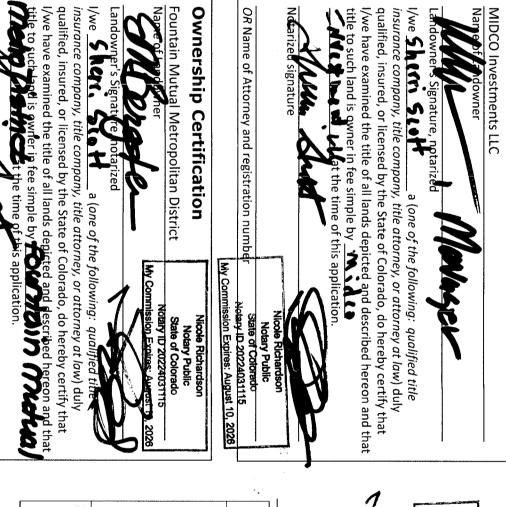
Tax ID Numbers:
Total Area:

SITE DATA

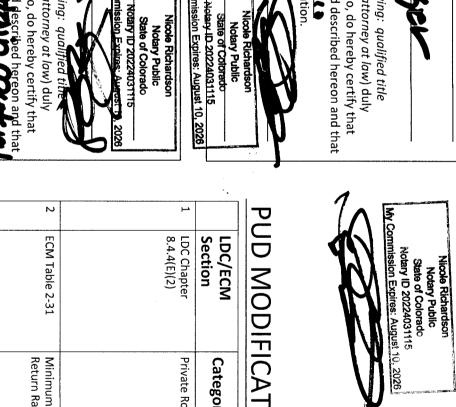
N.T.S

FOUNTAIN: CREEK





State of Colorado	
Notary Public	arized signature
Nicole Richardson	Carried Land
application.	the time of this application.
TOTAL LICER DE	to such lend is owner in fee simple by
ted and described hereon and that	e have examined the title of all lands depic
olorado, do hereby certify that	lified, insured, or licensed by the State of Colorado, do hereby certify that
ey, or attorney at law) duly	irance company, title company, title attorney, or attorney at law) duly
following: qualified title	e <b>&gt; NCT. Sto H</b> a (one of the following: qualified title
	downer's Signature notarized
	IN MARKET
 My Commission Expires: August 19, 2026	e of group her
 State of Colorado	Intain Mutual Metropolitan District
Nicole Richardson Notary Public	wnership Certification
 My Commission Expires: August 10, 2026	



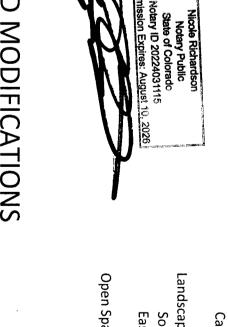
hat d that	
Nicole Richardson Notary Public State of Colorado Notary ID 20224031115 My Commission Expires: August 10, 2026	NORTH

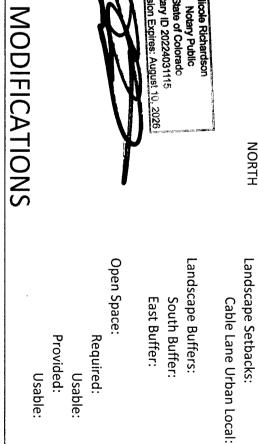
Lot Setbacks (Attached):
Front:
Common Side:
Side:
Rear:

18 FT 0 FT 5 FT 7 FT

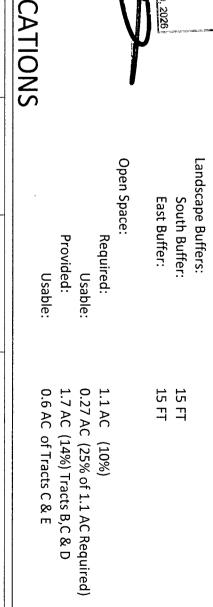
10 FT











PROJECT INFO

PUD DEVELOPMENT / PRELIMINARY PLAN

VALLEY

**HAVEN** 

ALTURAS DRIVE & CABLE LANE

DATE:
PROJECT MGR:
PREPARED BY:

ategory	Standard	Modification	Justification
ivate 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.
inimum Curb eturn Radius	Minimum 20 ft for local/local intersection	Minimum 15 ft radii for all private intersections within the project site	

#### LAND U SE DATA TABLE

ISSUE INFO

ENTITLEMENT

*USEABLE OPEN SPACE: 0.57 AC (34%)	OPEN SPACE	*USEABLE		
<1%	0.04	N/A	N/A	FUTURE ROW
15%	1.68*	N/A	N/A	OPEN SPACE TRACTS
21%	2.52	N/A	N/A	
64%	7.52	98 Lots	13.12 DU/AC	SINGLE FAMILY
% OF LAND	ACKEU	CIATIO	NEI DENOTIT	LAND USE

County Certification
This PUD Preliminary Plan has been reviewed and found to be complete and in accordance with the スタ・H(り) (Board resolution or motion #) 12・20・2622 (date) approving the PUD and all applicable El Paso County

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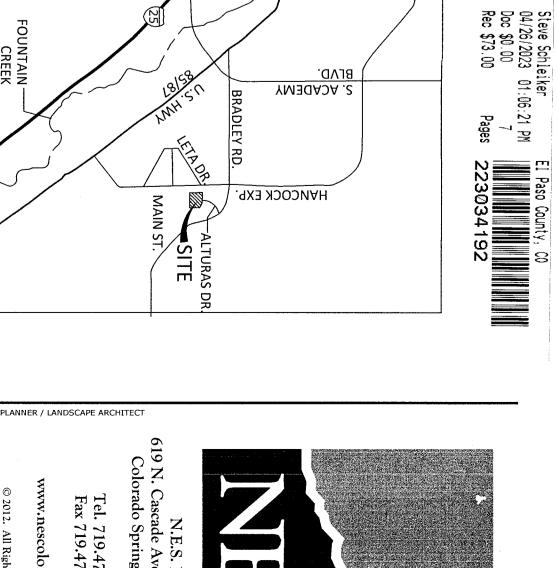
PROJECT TEAM
OWNER / APPLICANT: MIDCO Investments LLC OWNER: Fountain Mutual Metropolitar PO Box 60069 PO Box 1976 Colorado Springs, CO 80960 Colorado Springs, CO 80901

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CONSULTANT:

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

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



BLVD.

S. ACADEMY

Fax 719.471.0267

www.nescolorado.com

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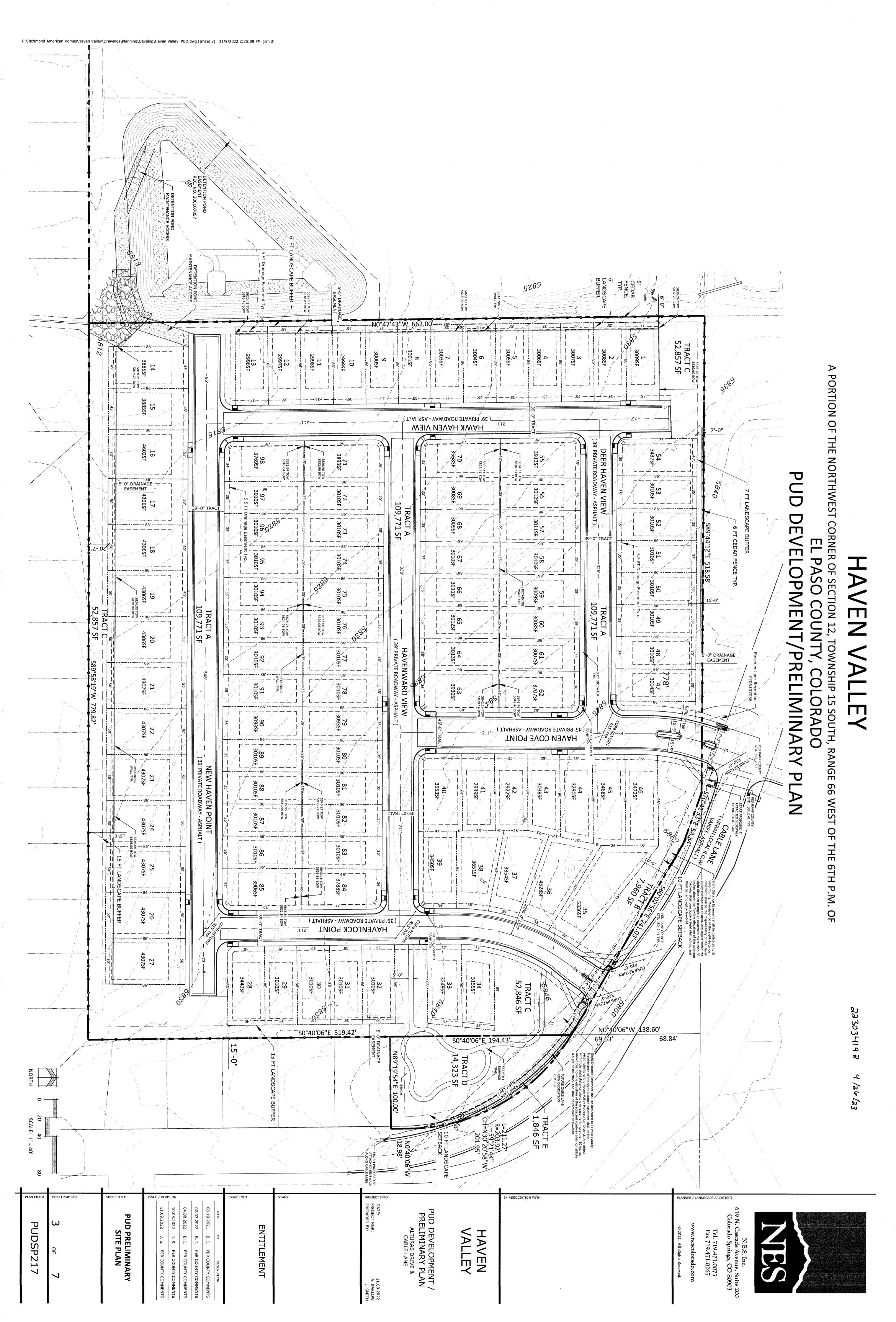
Colorado Springs, CO 80903	N. Cascade Avenue, Suite 20	N.E.S. Inc.	
80903	Suite 20		

Tel. 719.471.0073	olorado Springs, CO 80903	N. Cascade Avenue, Suite 200	N.E.S. Inc.
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SHEET TITLE	ISSUE / R	EVISION			ı
COVER SHEET	11.09.2022	10.05.2022	04.08.2022	02.07.2022	08.19.2021
	J. S.	J. S.	В. І.	B. I.	B. I.
SHEET	PER COUNTY COMMENTS				

etropolitan District

N FILE #	SHEET NUMBER
PUD	⊬
SP21	ΟF
7	7



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**PORTION OF THE** NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. O EL PASO COUNTY, COLORADO

# PUD DEVELOPMENT/PRE MINARY PLAN

GROUND COVER SCHEDULE

ROCK MULCH 3/4" Cimarron Granite 3-

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
- 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 HAIR SHREDDED 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.

TURF Kentucky Bluegrass Sod

- CEDAR POST - CEDAR RAILS - CEDAR PICKETS

iirie 10% Yellow 10%

- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
  ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
  ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

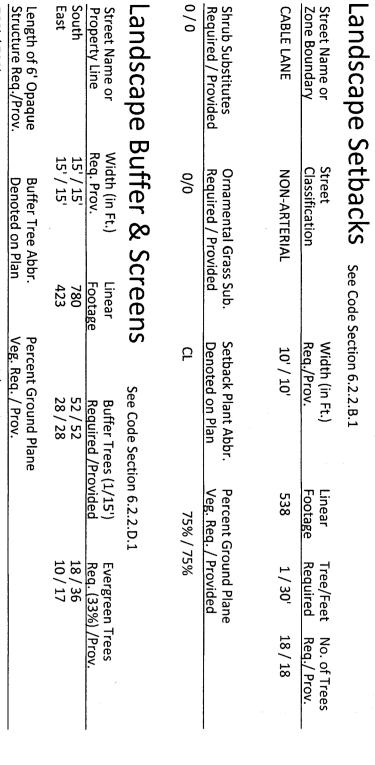
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
  ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
  ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

: 1

12" DIA. CONCRETE FOOTER

FINISH GRADE

#### LANDSCAPE REQUIREMENTS



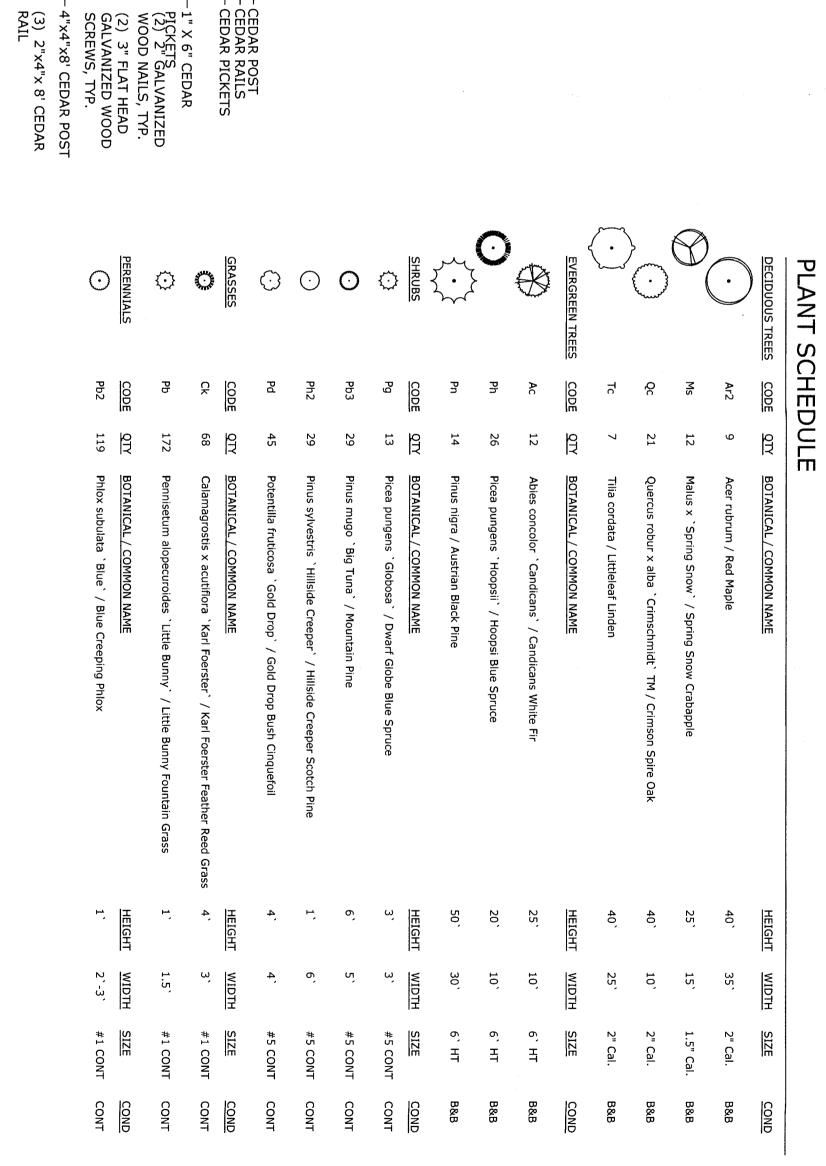
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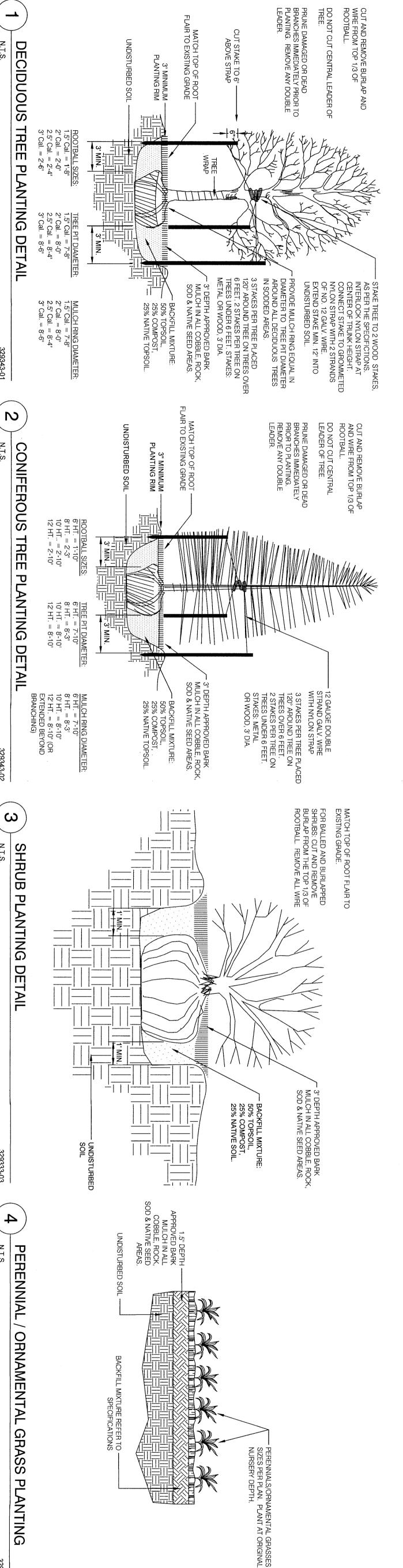
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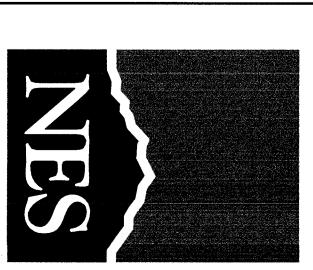




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N.T.S.

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4/26/23

PLANNER / LANDSCAPE ARCHITECT 619 N. Colo

N.E.S. Inc. I. Cascade Avenue, Suite 200 lorado Springs, CO 80903

Tel. 719.471.0073 Fax 719.471.0267

ww.nescolorado.com

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HAVEN VALLEY

IN ASSOCIATION WITH

PUD DEVELOPMENT /
PRELIMINARY PLAN

ALTURAS DRIVE &
CABLE LANE

DATE: PROJECT MGR: PREPARED BY:

PERENNIAL / ORNAMENTAL GRASS PLANTING

N.T.S.

3293-04

PLAN FILE SHEET NUMBER PUDSP21 9

SHEET TITLE

LANDSCAPE NOTES
DETAILS

80

02.07.2022 10.05.2022

J.S.

PER COUNTY COMMENTS
PER COUNTY COMMENTS

B.I.

COUNTY COMMENTS

ENTITLEMENT