

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

LANDSCAPE NOTES

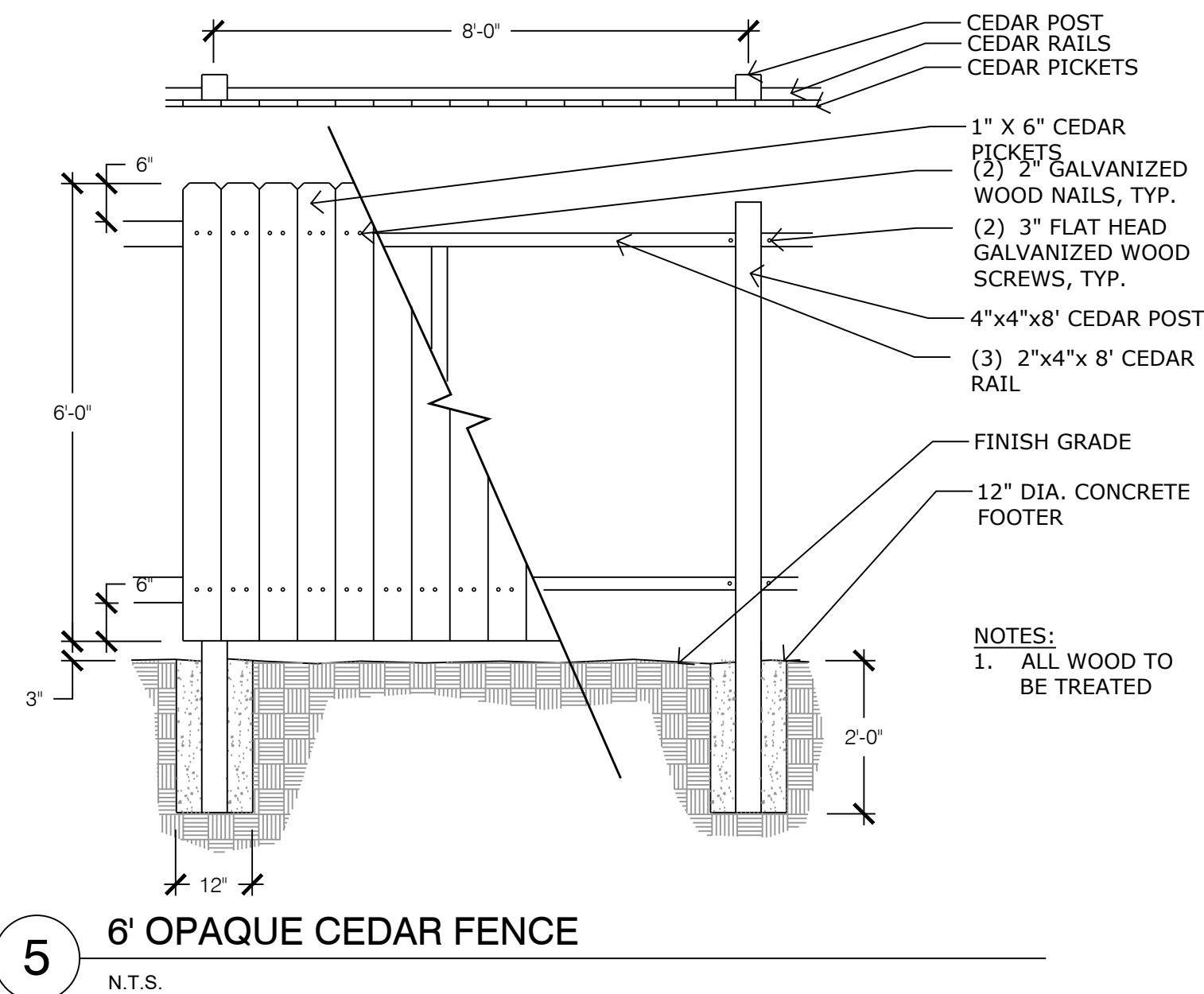
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL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

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				HEIGHT	WIDTH	SIZE	COND
CODE	QTY	BOTANICAL / COMMON NAME					
Ar2	9	Acer rubrum / Red Maple	40'	35'	2" Cal.	B&B	
Ms	12	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	7	Tilia cordata / Littleleaf Linden	40'	25'	2" Cal.	B&B	
EVERGREEN TREES				HEIGHT	WIDTH	SIZE	COND
CODE	QTY	BOTANICAL / COMMON NAME					
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				HEIGHT	WIDTH	SIZE	COND
CODE	QTY	BOTANICAL / COMMON NAME					
Pg	13	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	3'	3'	#5 CONT	CONT	
Pb3	29	Pinus mugo 'Big Tuna' / Mountain Pine	6'	5'	#5 CONT	CONT	
Ph2	29	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	1'	6'	#5 CONT	CONT	
Pd	45	Potentilla fruticosa 'Gold Drop' / Gold Drop Bush Cinquefoil	4'	4'	#5 CONT	CONT	
GRASSES				HEIGHT	WIDTH	SIZE	COND
CODE	QTY	BOTANICAL / COMMON NAME					
Ck	68	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	4'	3'	#1 CONT	CONT	
Pb	172	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1'	1.5'	#1 CONT	CONT	
PERENNIALS				HEIGHT	WIDTH	SIZE	COND
CODE	QTY	BOTANICAL / COMMON NAME					
Pb2	119	Phlox subulata 'Blue' / Blue Creeping Phlox	1'	2'-3'	#1 CONT	CONT	



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

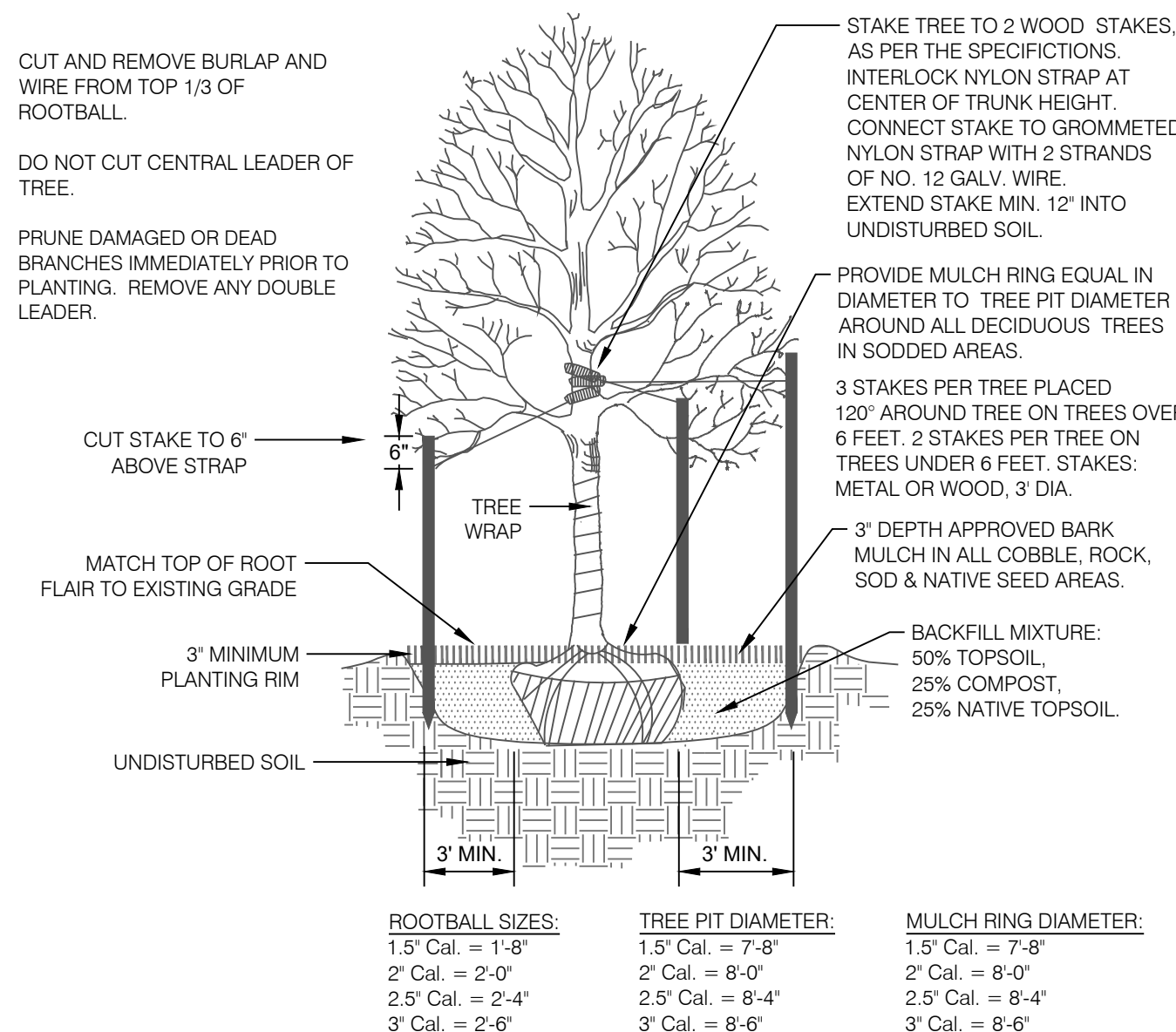
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
0 / 0	0 / 0	CL	75% / 75%

Landscape Buffer & Screens

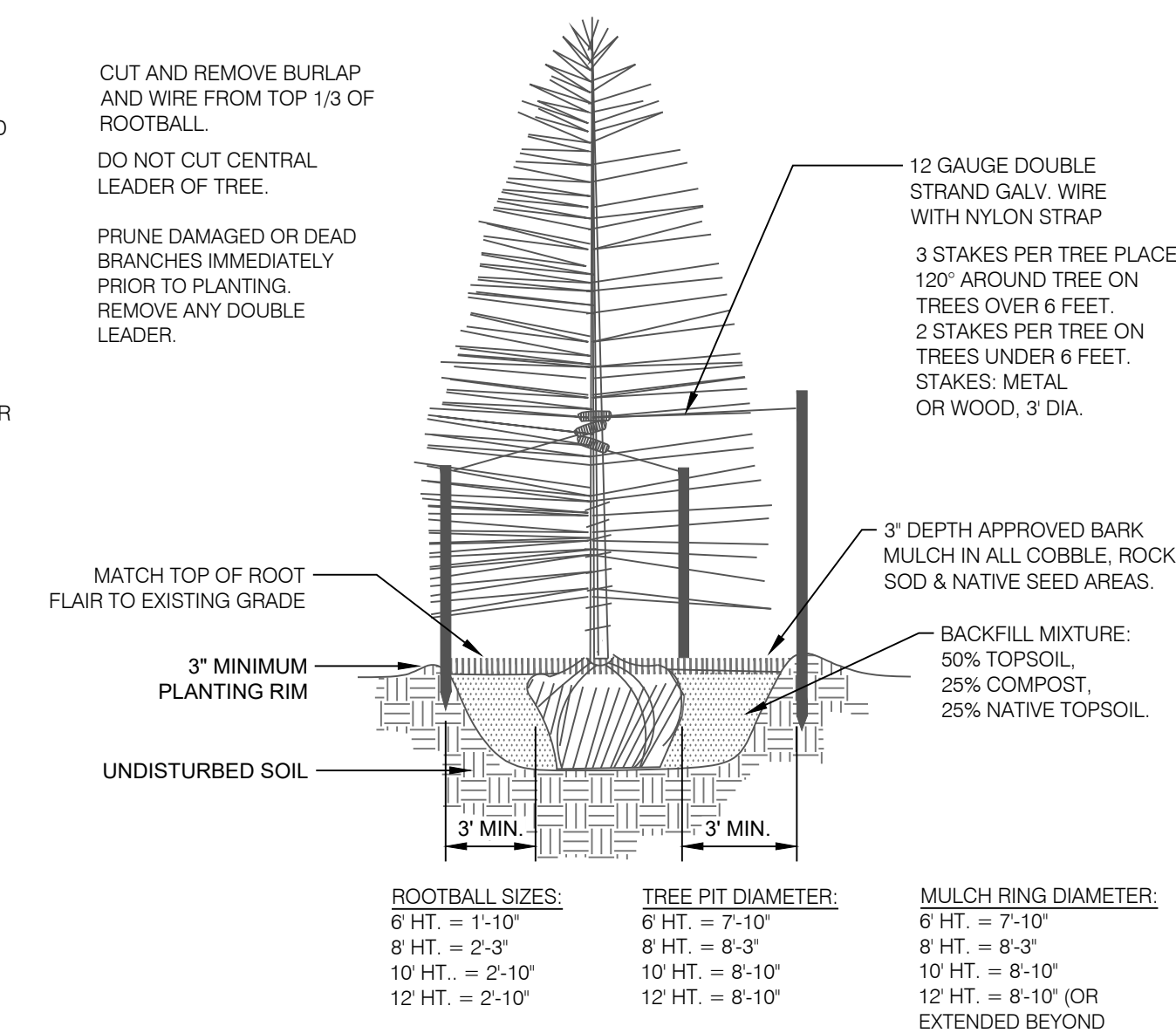
See Code Section 6.2.2.D.1

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/15') Required / Provided	Evergreen Trees Req. (33%) / Prov.
South	15' / 15'	780	52 / 52	18 / 36
East	15' / 15'	423	28 / 28	10 / 17

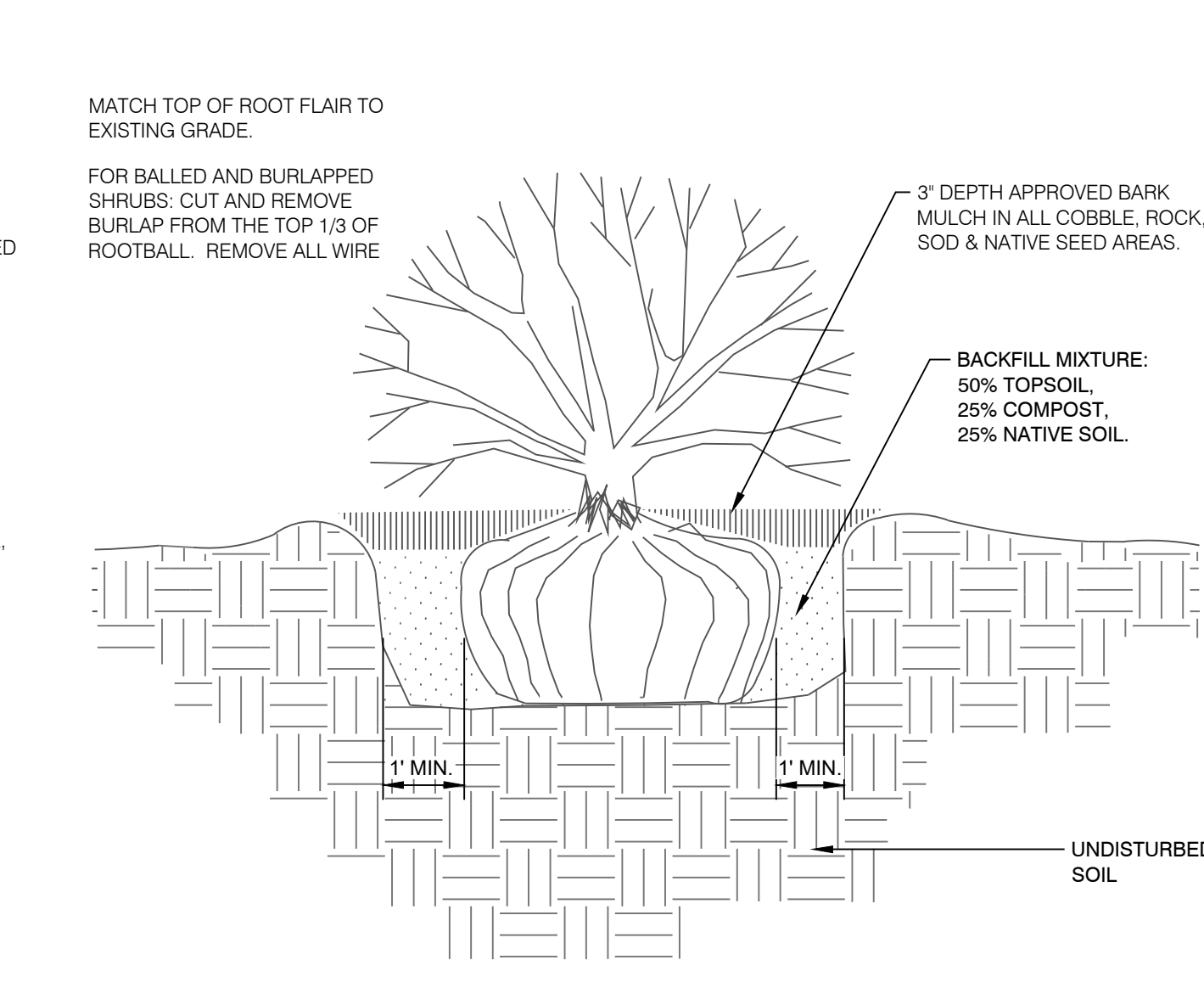
Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
780' / 780'	SB	75% / 100%
423' / 423'	EB	75% / 100%



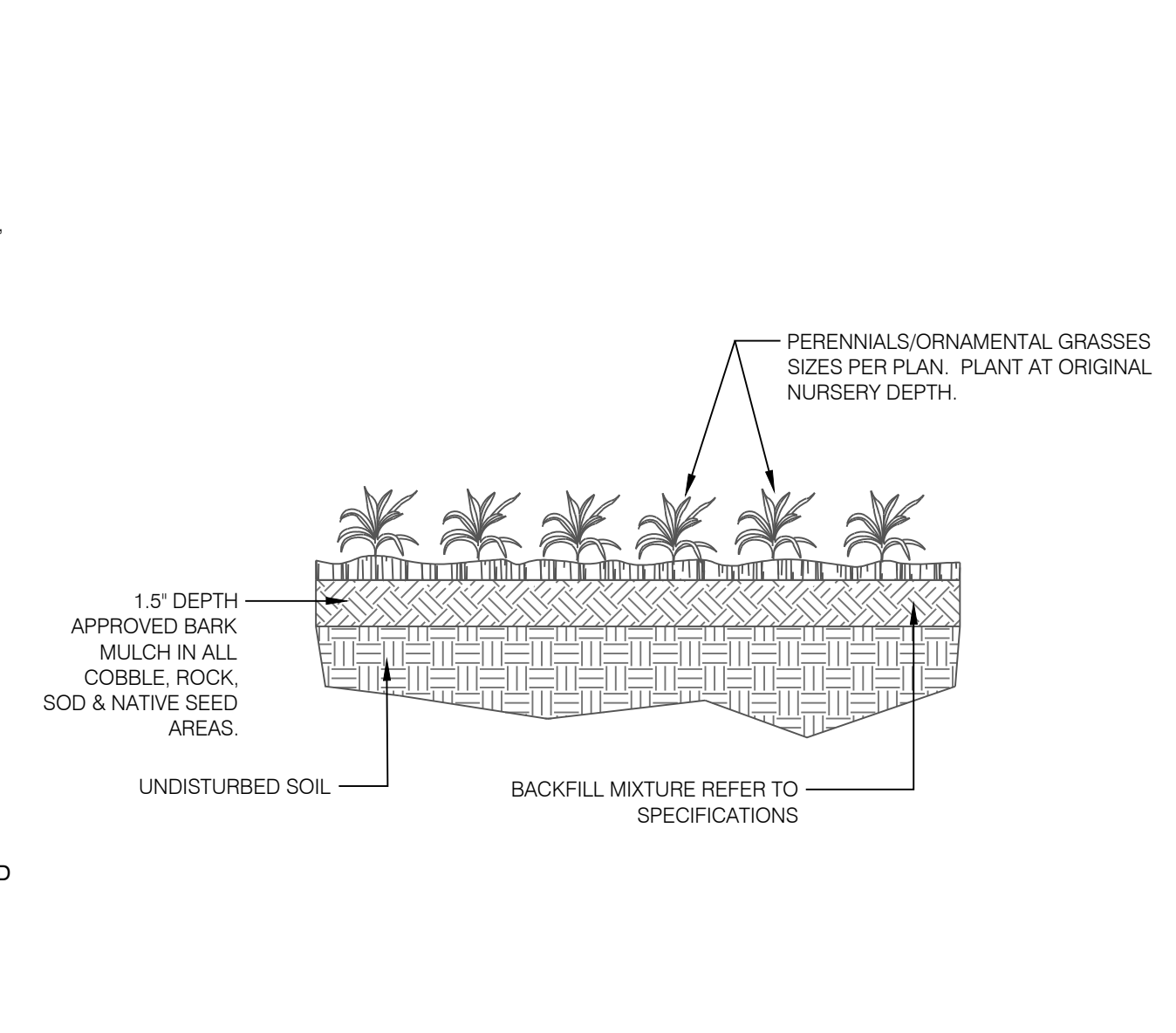
1 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



2 CONIFEROUS TREE PLANTING DETAIL
N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



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



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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	T.H.	PER COUNTY COMMENTS
10.05.2022	J.S.	PER COUNTY COMMENTS

LANDSCAPE NOTES & DETAILS

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PUDSP217

HAVEN VALLEY

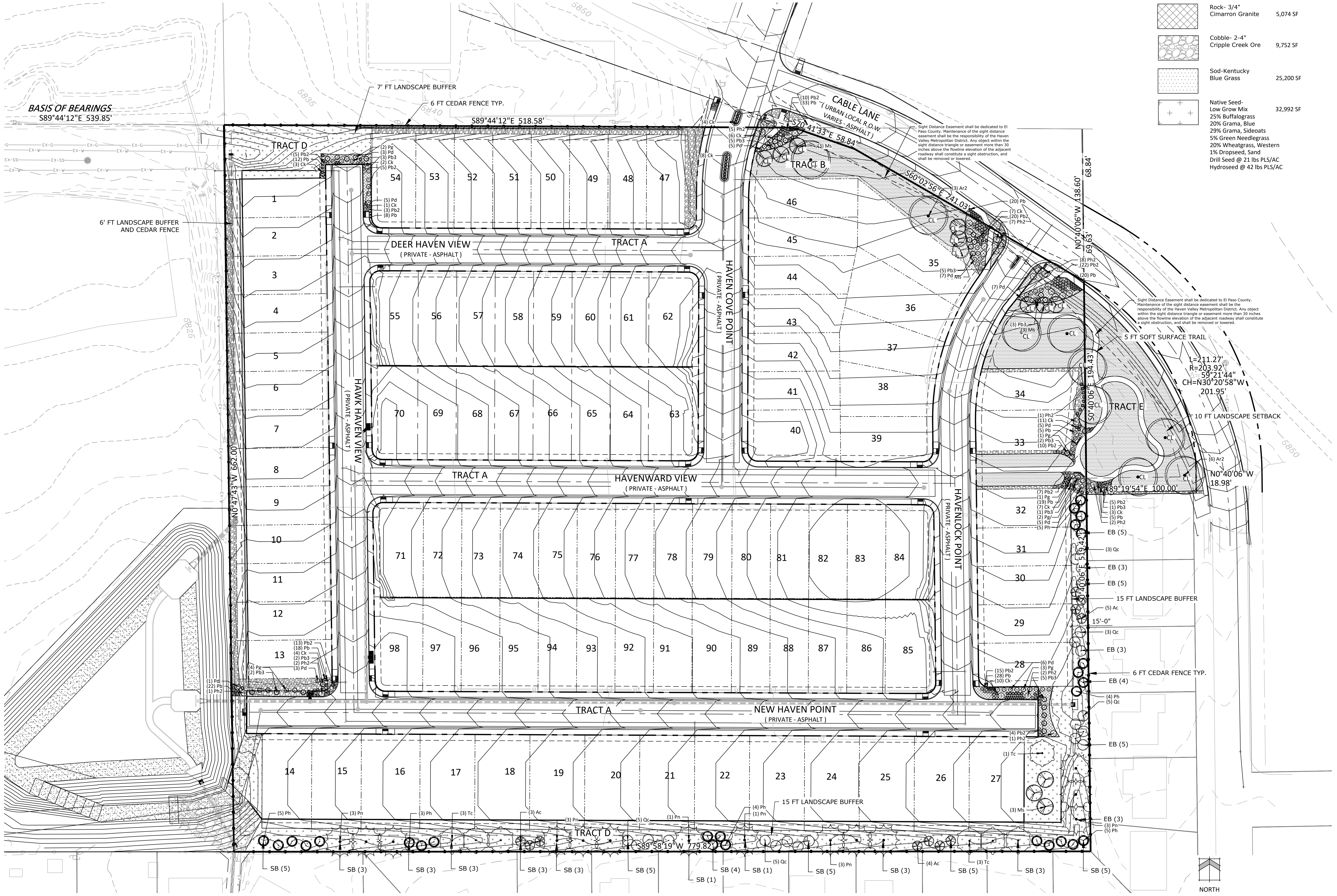
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HATCH LEGEND

	Rock- 3/4" Cimarron Granite	5,074 SF
	Cobble- 2-4" Cripple Creek Ore	9,752 SF
	Sod-Kentucky Blue Grass	25,200 SF
	Native Seed-Low Grow Mix 25% Buffalograss 20% Grama, Blue 29% Grama, Sideoats 5% Green Needlegrass 20% Wheatgrass, Western 1% Dropseed, Sand Drill Seed @ 21 lbs PLS/AC Hydroseed @ 42 lbs PLS/AC	32,992 SF



BASIS OF BEARINGS
S89°44'12"E 539.85'

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ALTERNATIVE LANDSCAPE PLAN

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PUDSP217

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