

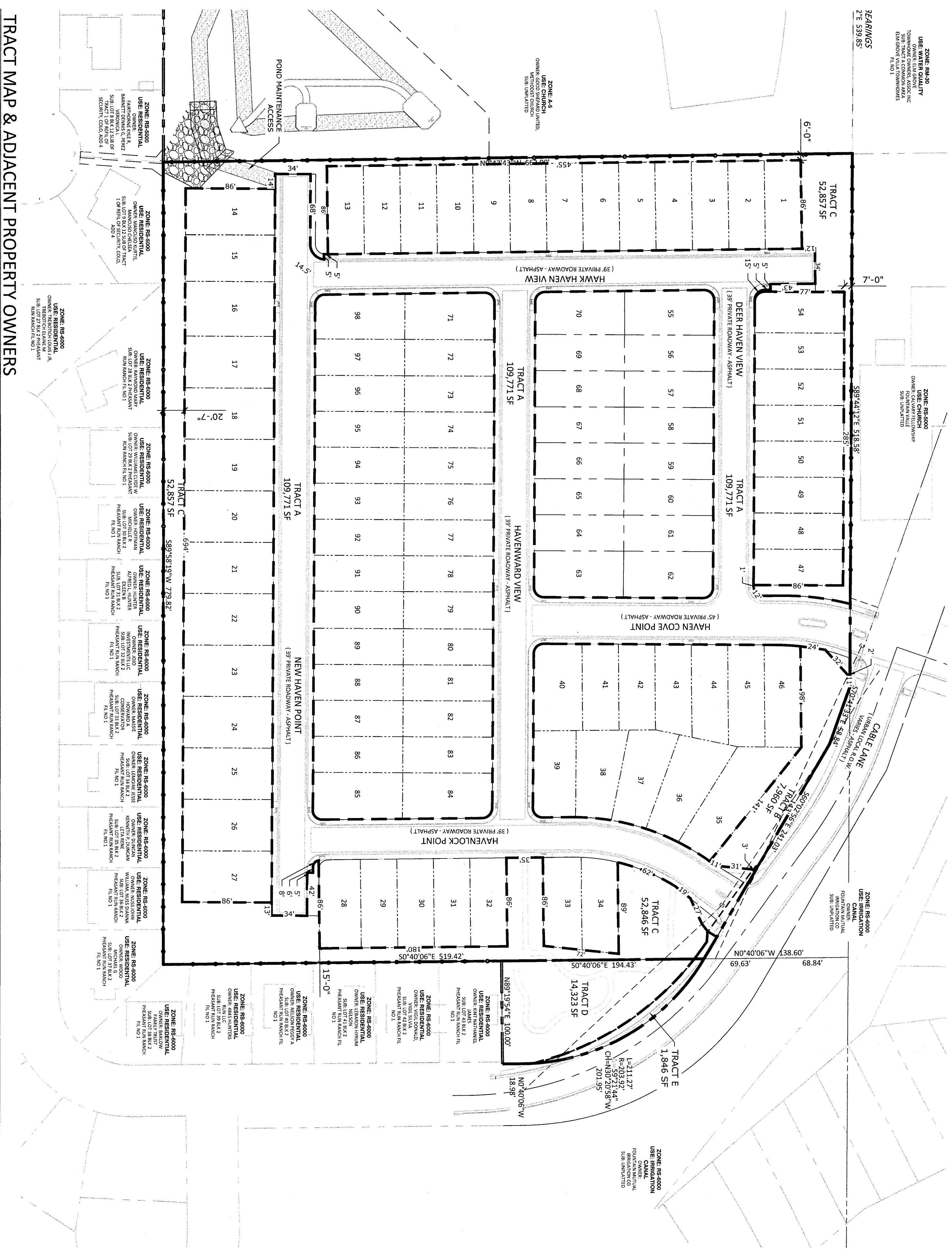




# HAVEN VALLEY

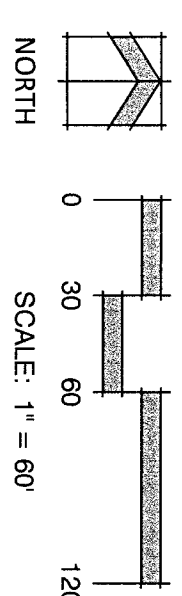
## A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO PUD DEVELOPMENT/PRELIMINARY PLAN

23034122 4/26/23

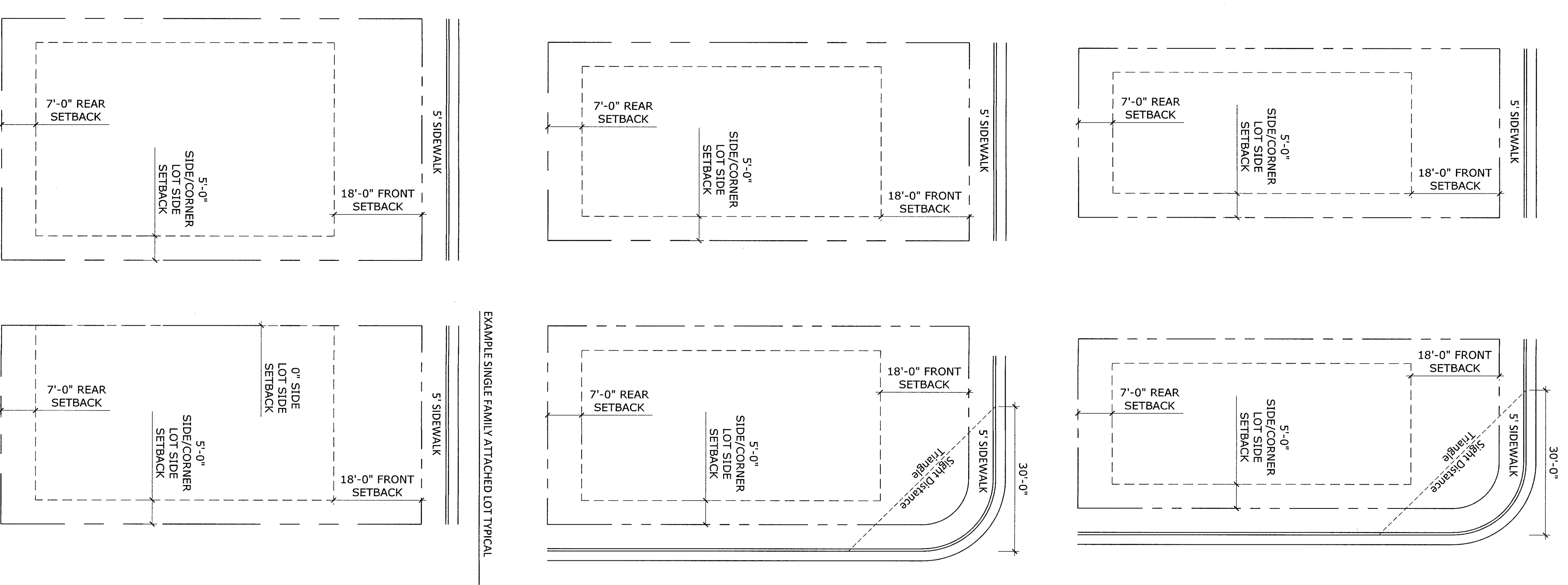


### TRACT MAP & ADJACENT PROPERTY OWNERS

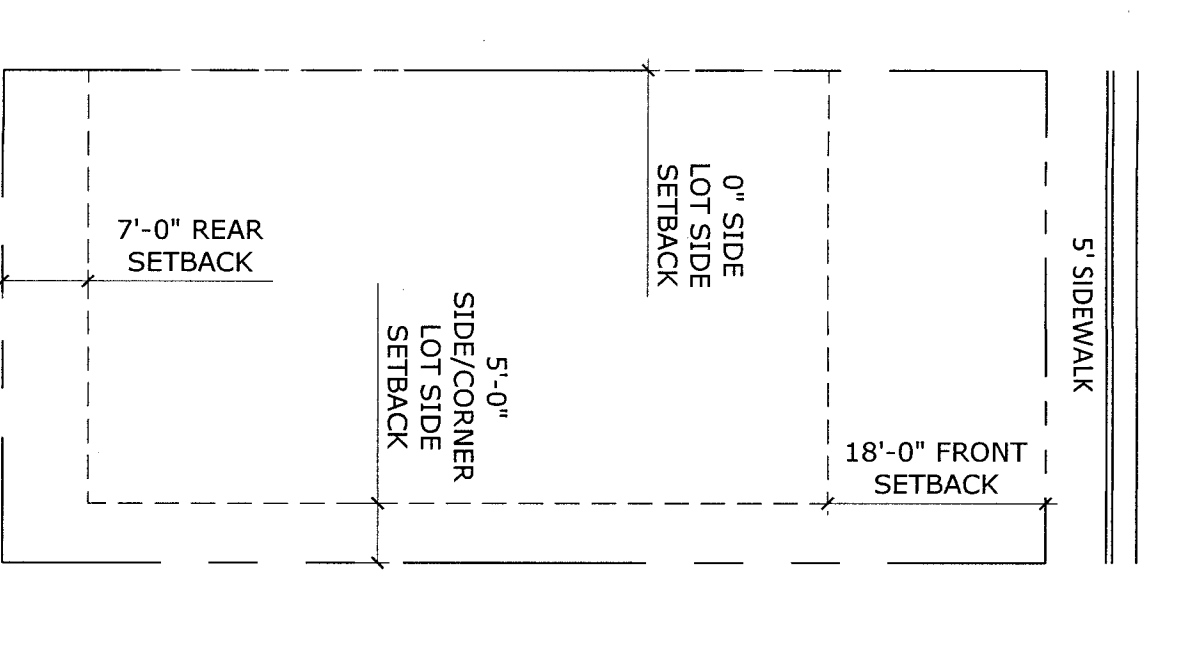
NAME	SIZE (SF)	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
Tract A	109,771	2.52	Private Roads	HOA	HOA
Tract B	7,960	0.18	Open Space, Landscape Setback and Buffer, Public Improvement	HOA	HOA
Tract C	52,661	1.21	Open Space, Trail, Landscape Setback and Buffer, Public Improvement Easement, Drainage, Public and 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
<b>Total Area</b>	<b>184,911</b>	<b>4.24</b>			




### LOT TYPICALS



### EXAMPLE SINGLE FAMILY ATTACHED LOT TYPICAL





N.R.E. S., Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel: 719.471.0073  
Fax: 719.471.0267  
www.nrescolorado.com  
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IN ASSOCIATION WITH

## HAVEN VALLEY

PUD DEVELOPMENT /  
PRELIMINARY PLAN  
ALTURAS DRIVE &  
CABLE LANE

PLANNER / LANDSCAPE ARCHITECT

DATE: 11.09.2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

---

STAMP

**ENTITLEMENT**

ISSUE INFO

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
11.09.2022	J. S.	PER COUNTY COMMENTS

SHEET TITLE

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

ISSUE / REVISION

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PLAN FILE #

2 OF 7

PUDSP217

SHEET NUMBER

SHEET TITLE

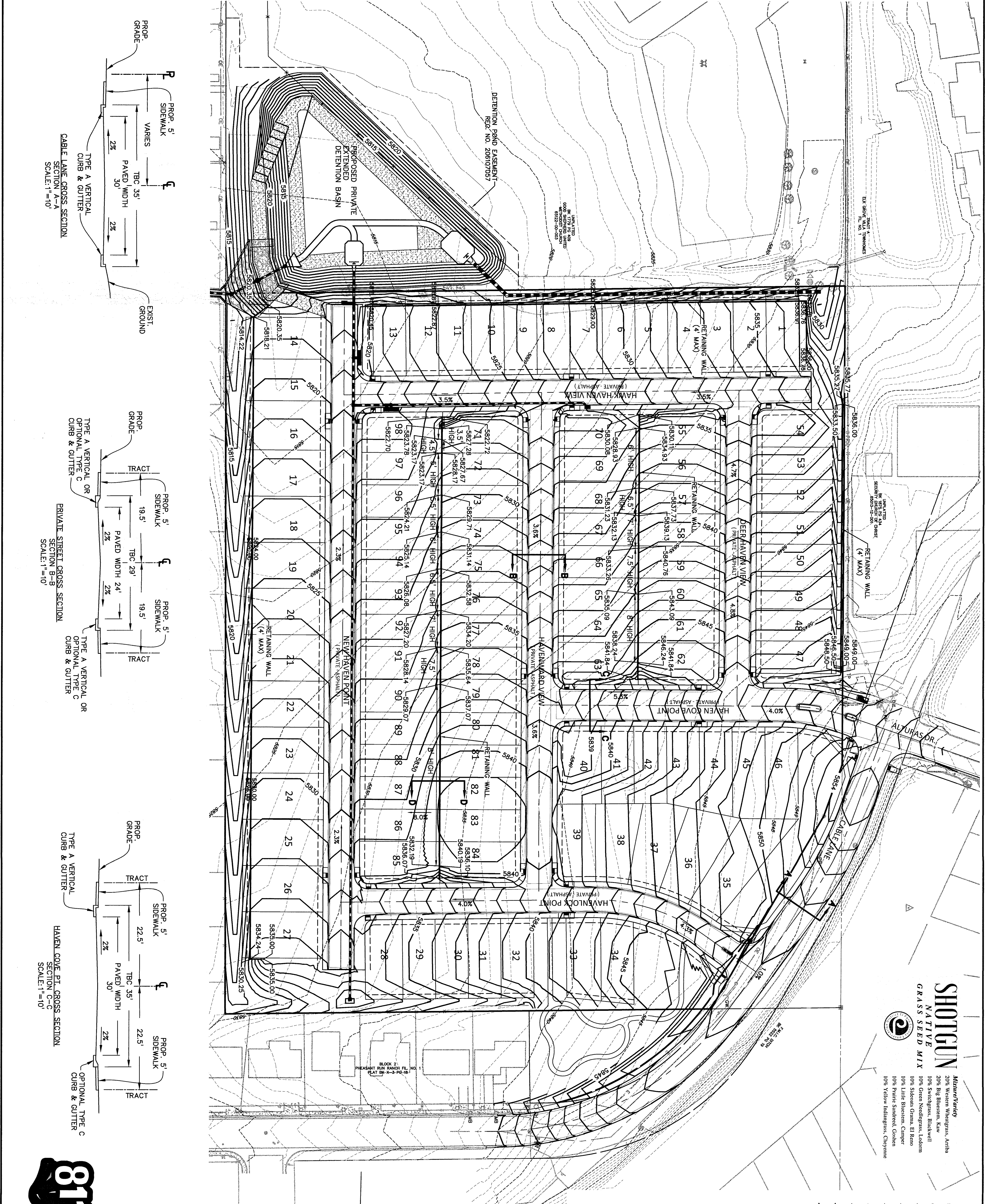
ISSUE / REVISION







223034192 4/24/23



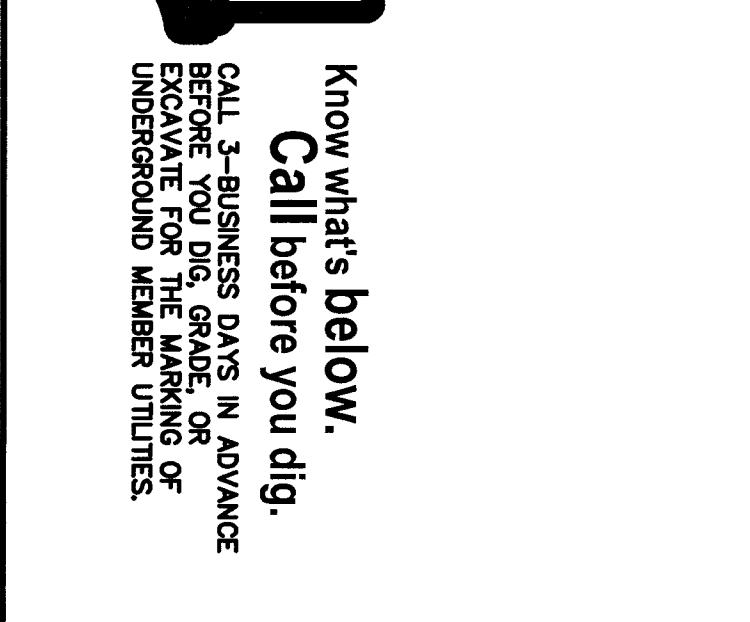
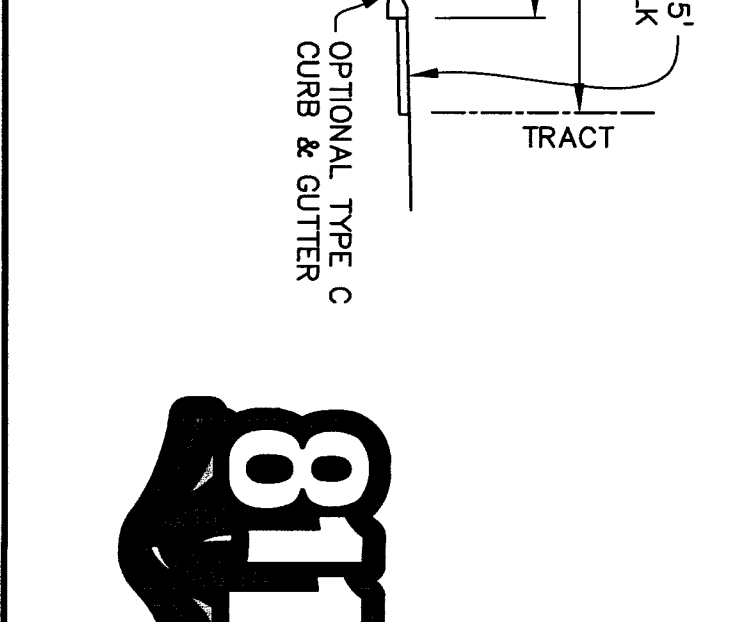
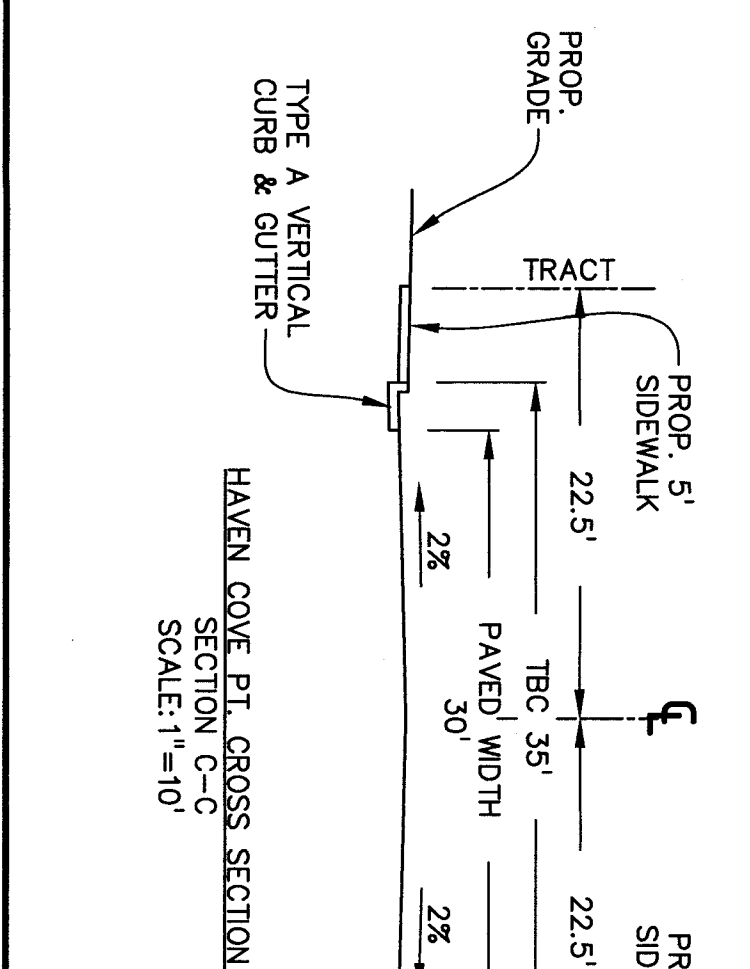
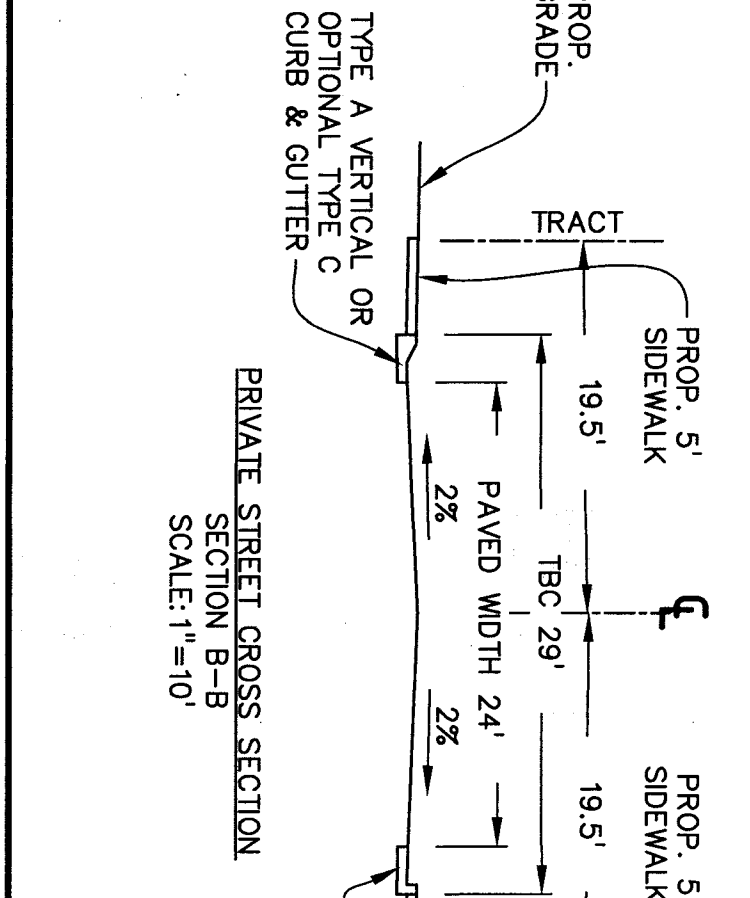
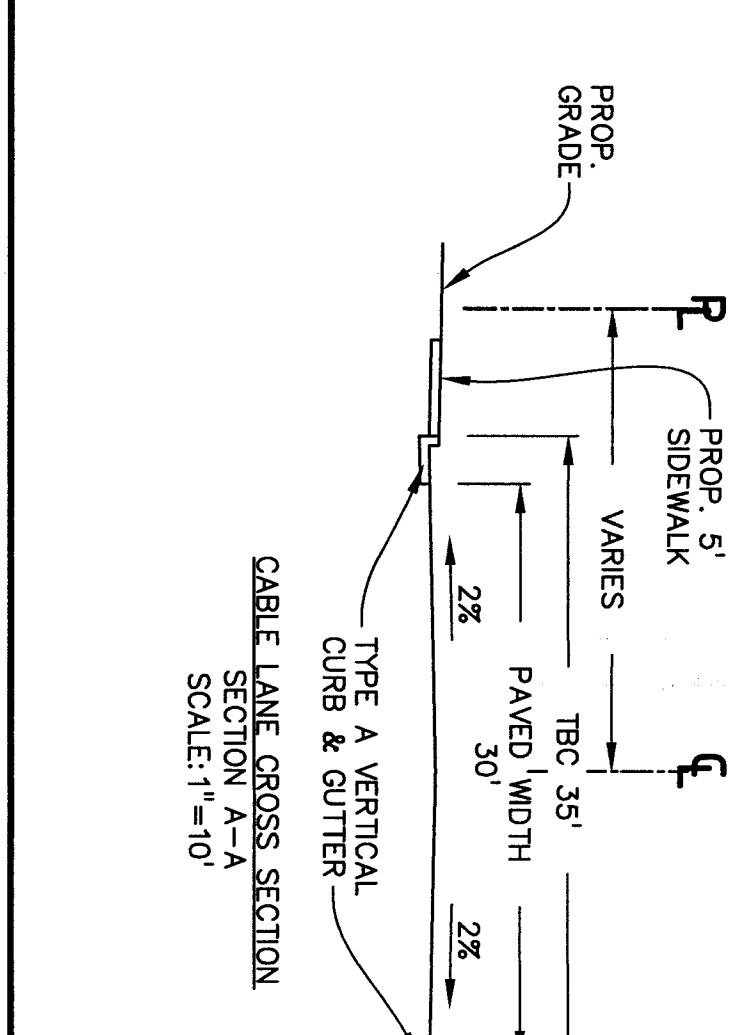
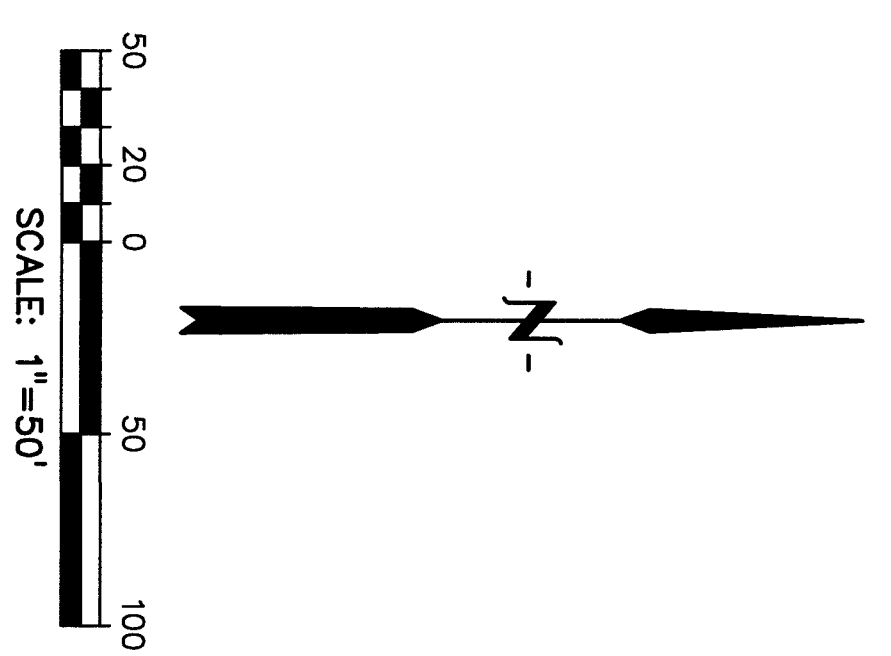
**SHOTGUN NATIVE GRASS SEED MIX**

*Manure/Vegety*

- 20% Western Wheatgrass, Arriba
- 20% Big Bluestem, Kaw
- 10% Switchgrass, Blackwell
- 10% Green Neotragis, Ladom
- 10% Sideoats Grama, El Reno
- 10% Little Bluestem, Comper
- 10% Prairie Sandbar, Goshen
- 10% Yellow Indiangrass, Cheyenne

**LEGEND**

- S Storm Drain
- C Curb Flowline
- R.C.W. Right-of-Way
- F EXIST. FENCE
- S EXIST. STORM SEWER
- M EXIST. MINOR CONTOUR
- MA EXIST. MAJOR CONTOUR
- MA EXIST. MAJOR CONTOUR
- MA EXIST. MAJOR CONTOUR
- MA EXIST. MAJOR CONTOUR



PREPARED UNDER JY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: N/A

**PRELIMINARY GRADING PLAN**

PROJECT NO. 21085-03XCV  
DRAWING NO.

ISSUE	DATE
INITIAL ISSUE	4/29/21
LATEST ISSUE	12/9/22
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03G01

PUD DEVELOPMENT/PRELIMINARY PLAN FOR:

# HAVEN VALLEY

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

MIDCO INVESTMENTS, LLC

P.O. BOX 60669  
COLORADO SPRINGS, CO 80960  
CONTACT: (719) 435-7474

PREPARED BY:

**DREXEL, BARRELL & CO.**  
Engineers-Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. MCCONNELL, P.E.  
BOULDER - COLORADO SPRINGS - GREELEY

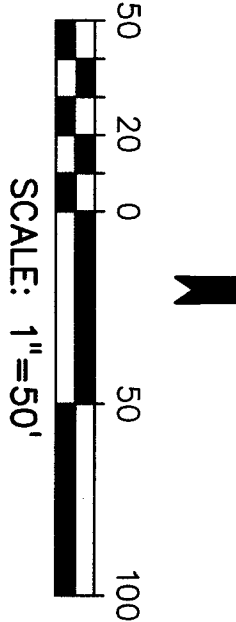
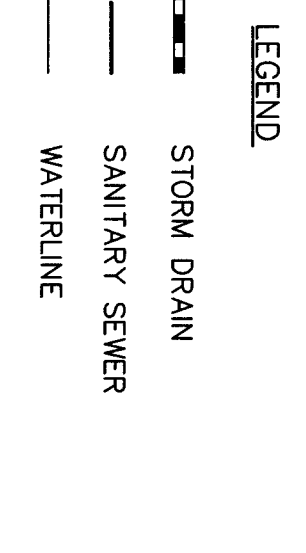
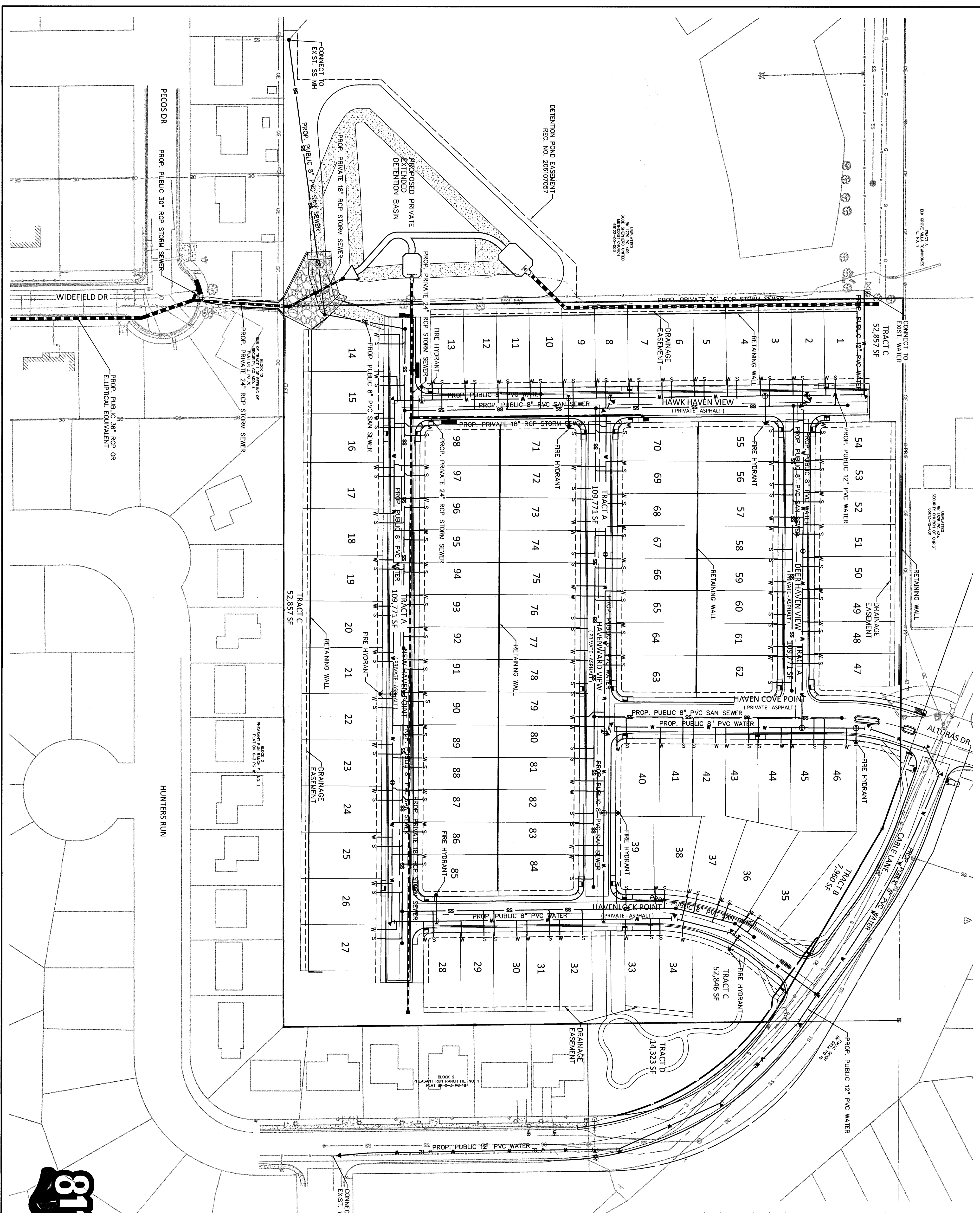
CLIENT:

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

**GPO1**

SHEET: 4 OF 7





23034192 4/14/13

PREPARED BY:

**DREXEL, BARRELL & CO.**  
 Engineers - Surveyors  
 3 SOUTH 7TH STREET  
 COLORADO SPRINGS, COLORADO 80905  
 CONTACT: TIM D. MCCONNELL, P.E.  
 BOULDER - COLORADO SPRINGS - DREXEL

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069  
 COLORADO SPRINGS, CO 80960  
 CONTACT: (719) 475-7474

PUD DEVELOPMENT/PRELIMINARY PLAN FOR:  
**HAVEN VALLEY**  
 (LETA DR.) BRADLEY RD/ALTURAS DR.  
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	4/29/11
LATEST ISSUE	12/9/12
DESIGNED BY:	TDM
DRAWN BY:	SNB
CHECKED BY:	TDM
FILE NAME:	21085-03U101

PREPARED UNDER THE DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

PRELIMINARY  
 UTILITY &  
 FACILITIES PLAN

PROJECT NO. 21085-03SCV  
 DRAWING NO.

**UTO1**

SHEET: 5 OF 7

**811**  
 Know what's below.  
 Call before you dig.  
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE TO AVOID HARMING OR DISRUPTING THE WORKS OF MEMBERS UTILITIES.



# 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

233034192

1/26/23

### LANDSCAPE NOTES

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 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&S Sand  
-To be applied as backfill in planting pits

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 GRADIES 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 SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED.
13. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
14. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
15. ROCK: 3/4" GRANITE GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
16. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOVED STRIP, WITHOUT STEEL EDGING.
17. SE: SOLID STEEL EDGING TO BE "DURAREDGE" (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.
18. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" - PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
19. 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.
20. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
21. 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.
22. ANY OBJECT WITHIN THE SIGHT TRIANGLE OR ASSESSMENT MORE THAN 30 INCHES ABOVE THE HOWLINE 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 ADMINISTRATION IF PRUNED TO AT LEAST 8 FEET ABOVE THE HOWLINE ELEVATION OF THE ADJACENT ROADWAY.

### 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 Req./Prov.	Tree/Foot Req./Prov.	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 Req. / Provided	Evergreen Trees (1/15) Req. (33%) / Prov.	Evergreen Trees (1/15) Req. (33%) / Prov.
South	15' / 15'	780	52 / 52	18 / 36
East	15' / 15'	423	28 / 28	10 / 17

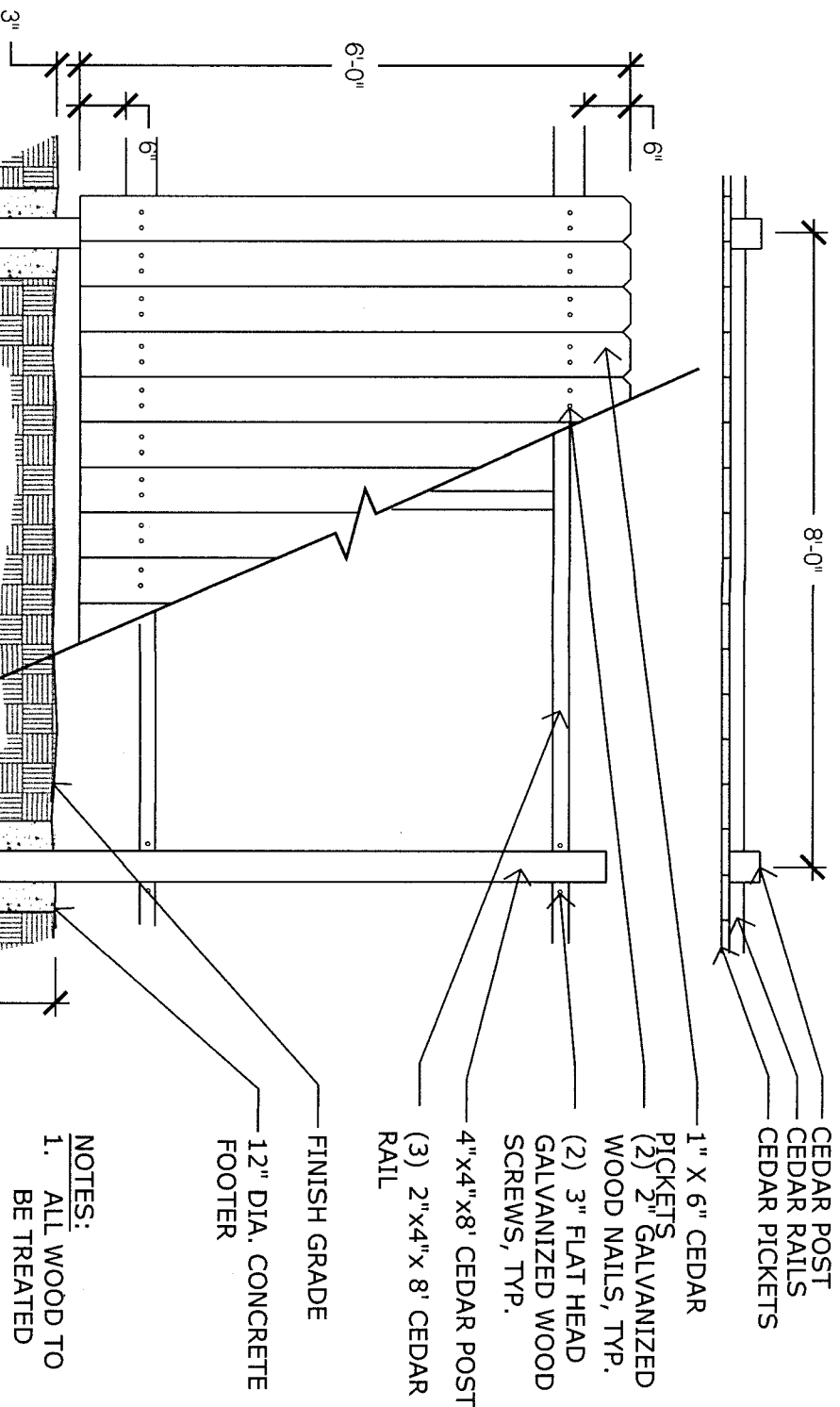
Length of 6'Opaque Buffer Tree Abbr. Denoted on Plan  
Structure Req./Prov. 5B 75% / 100%  
423' / 423'

### GROUND COVER SCHEDULE

	ROCK MULCH	3/4" Charron 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% Nesquehanna 10% Western Wheatgrass 20% Siberian Gramma 10% Sporobolus 10% Indiangrass Yellow 10%
	TURF	Kentucky Bluegrass Sod

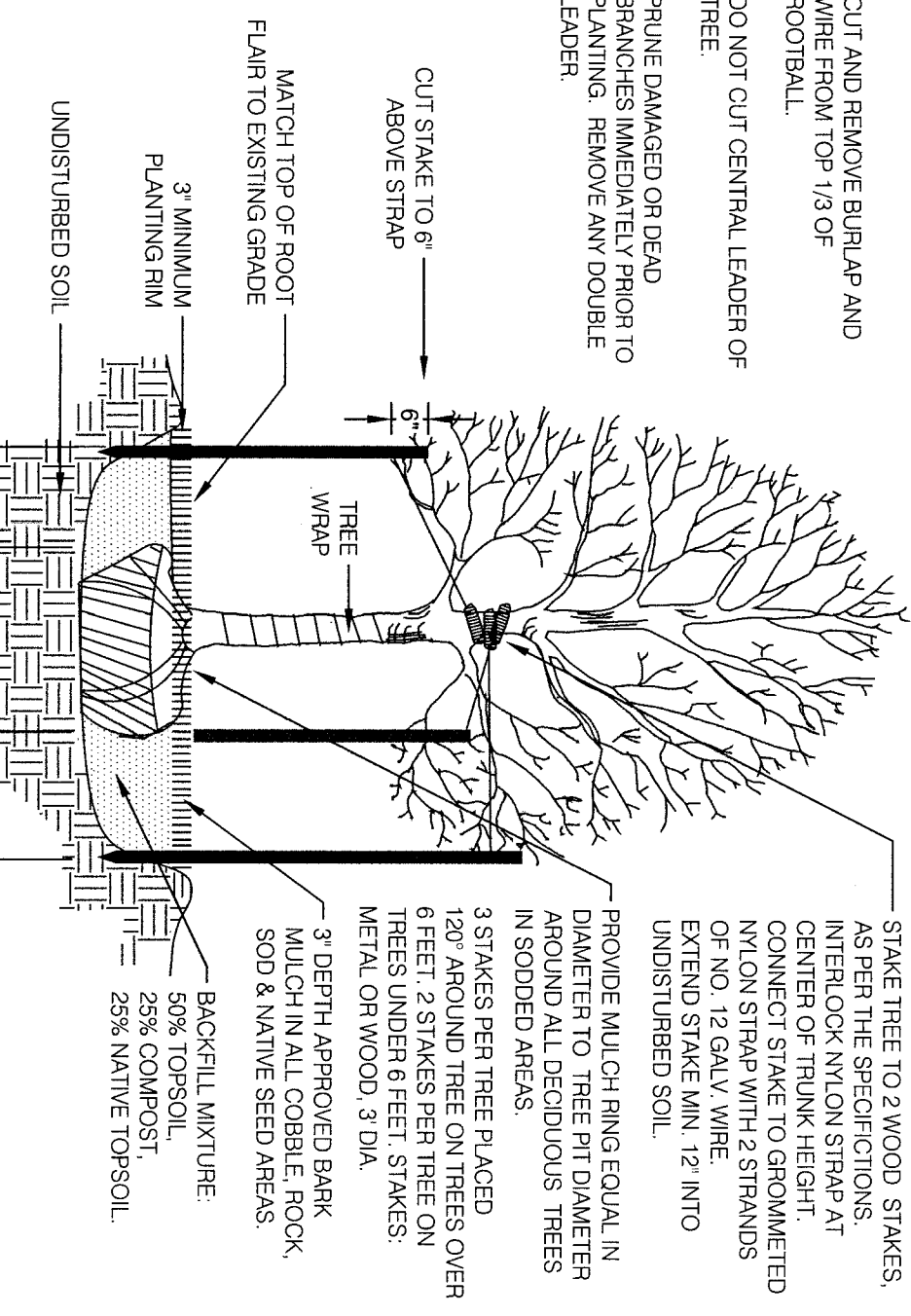
### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.
	A2	9	Acer rubrum / Red Maple	40'	35'	2' Cal.	B88
	M6	12	Mulica x Spring Snow / Spring Snow Crabapple	25'	15'	1.5' Cal.	B88
	Q6	21	Quercus robur x alba 'Cresmicht' TM / Crimson Spire Oak	40'	10'	2' Cal.	B88
	Tc	7	Tilia cordata / Littleleaf Linden	40'	25'	2' Cal.	B88
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.
	Ac	12	Abies concolor 'Candicans' / Candicans White Fir	25'	10'	6" HT	B88
	Pn	26	Pinus pungens 'Hoppsi' / Hoppsi Blue Spruce	20'	10'	6" HT	B88
	Pn	14	Pinus nigra / Austrian Black Pine	50'	30'	6" HT	B88
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.
	Pg	13	Pinus pungens 'Globoza' / Dwarf Globe Blue Spruce	3'	3'	#5 CONT.	CONT.
	Pg3	29	Pinus mugo 'Big Tune' / Mountain Pine	6'	5'	#5 CONT.	CONT.
	Pn2	29	Pinus sylvestris 'Hilsida Creeper' / Hilsida Creeper Scotch Pine	1'	6'	#5 CONT.	CONT.
	Pd	45	Potentilla fruticosa 'Gold Drop' / Gold Drop Bush Cinquedea	4'	4'	#5 CONT.	CONT.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.
	Ck	68	Chamaeneris x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	4'	3'	#1 CONT.	CONT.
	Pd	172	Pennisetum alpestricoides 'Little Bumpy' / Little Bumpy Fountain Grass	1'	1.5'	#1 CONT.	CONT.
	Pf2	119	Phlox subulata 'Blue' / Blue Creeping Phlox	1'	2'-3'	#1 CONT.	CONT.
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.
	Pf1	1	Phlox subulata 'Blue' / Blue Creeping Phlox	1'	2'-3'	#1 CONT.	CONT.



### 6' OPAQUE CEDAR FENCE

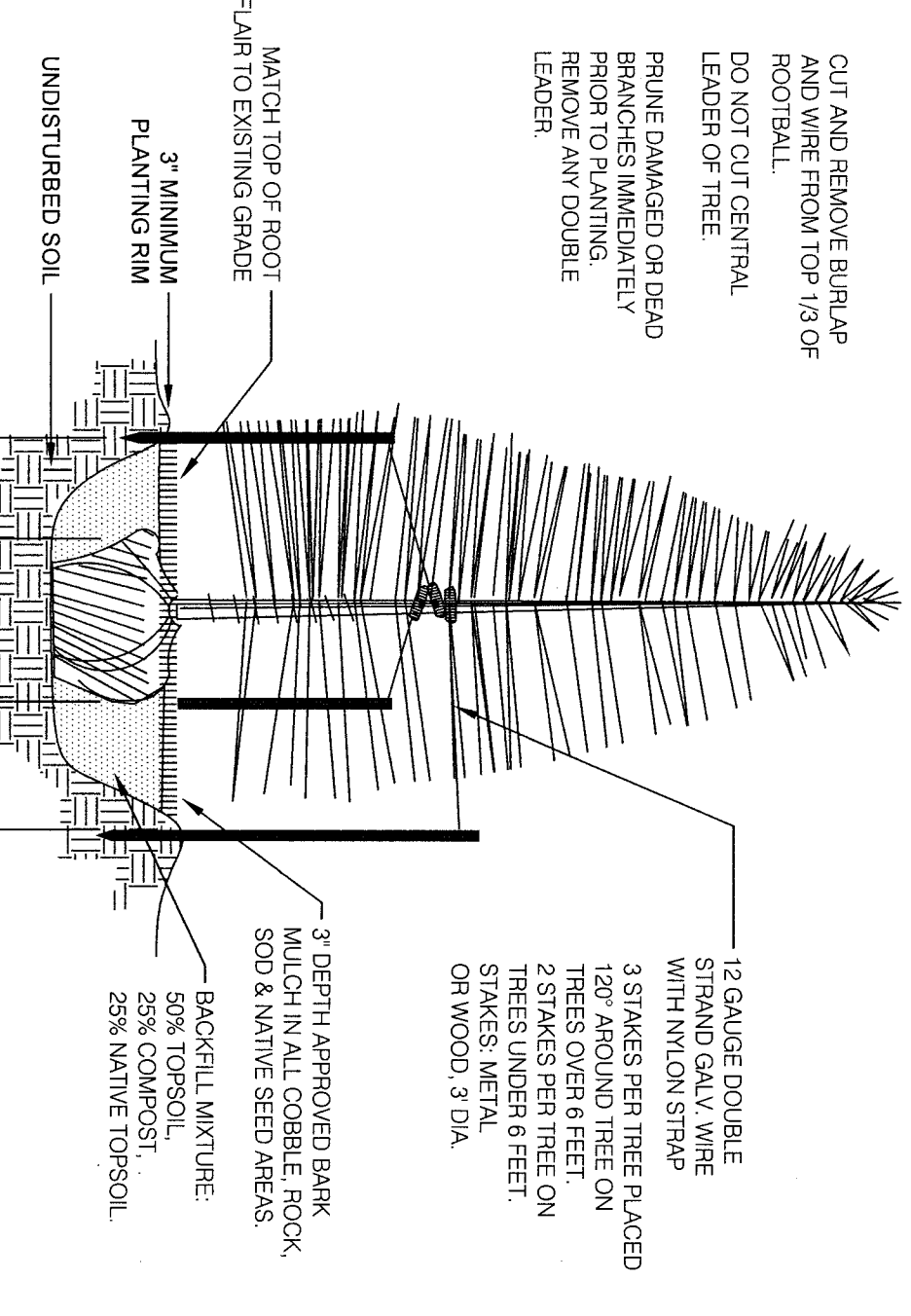
NTS



### 1 DECIDUOUS TREE PLANTING DETAIL

NTS

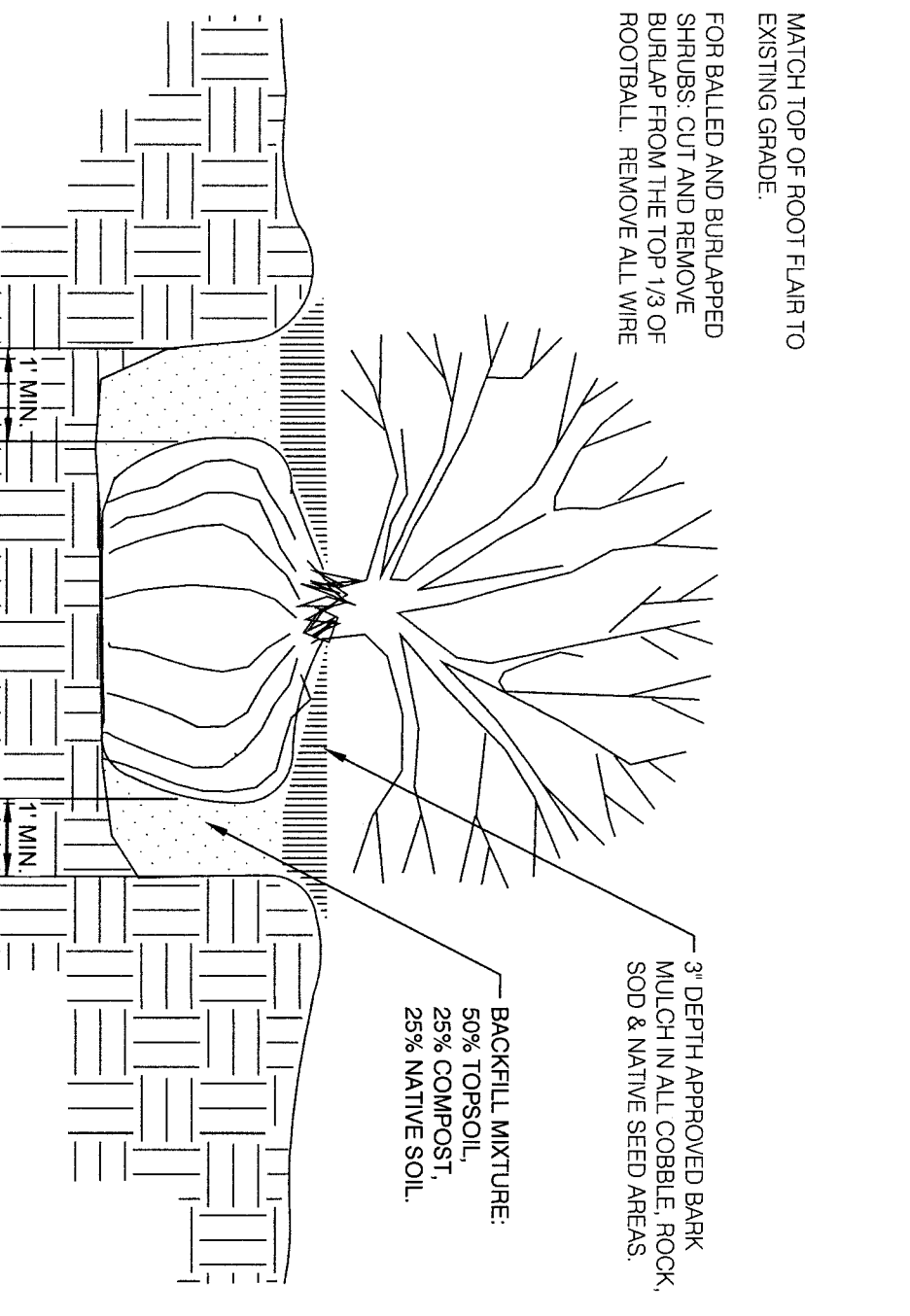
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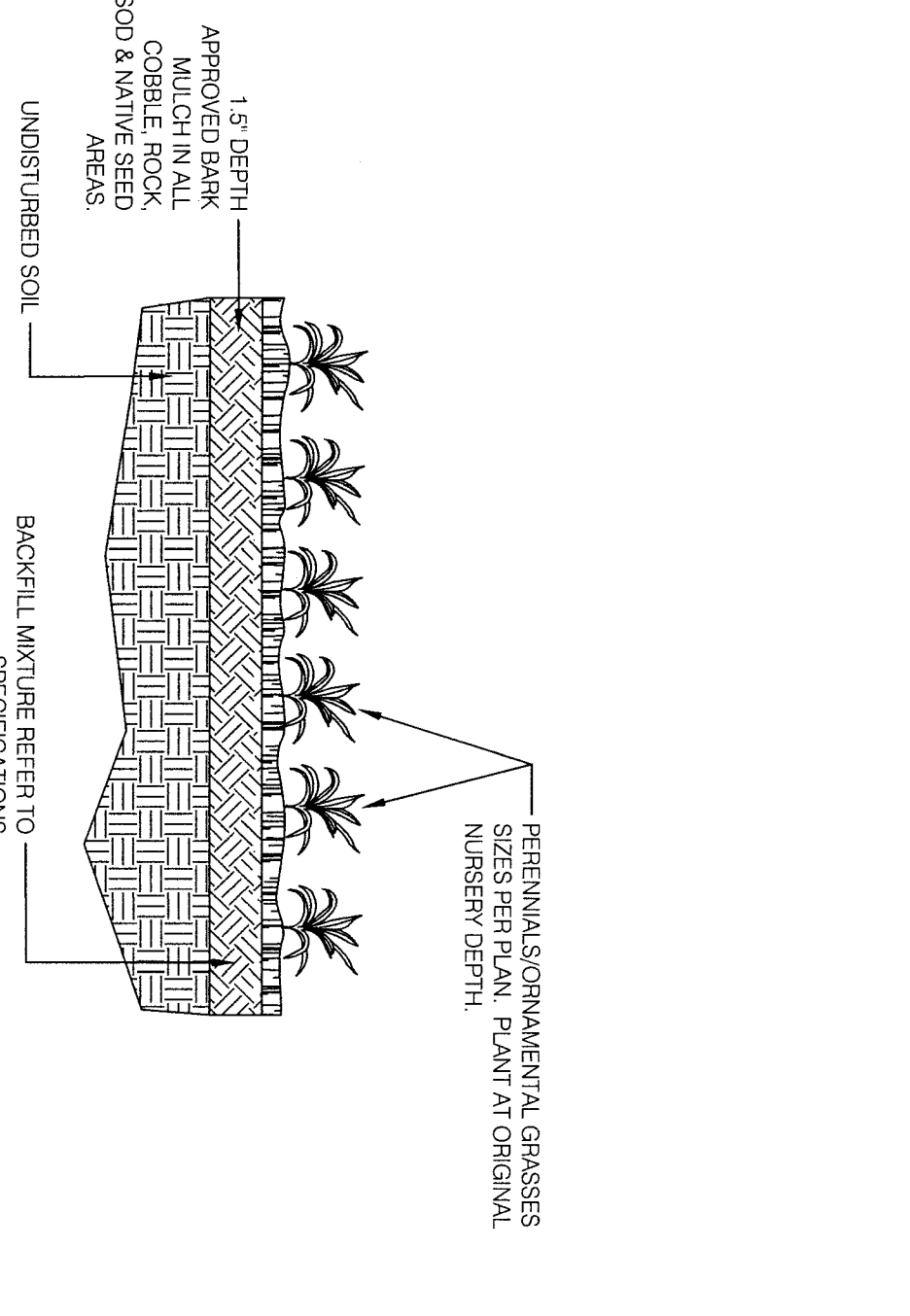
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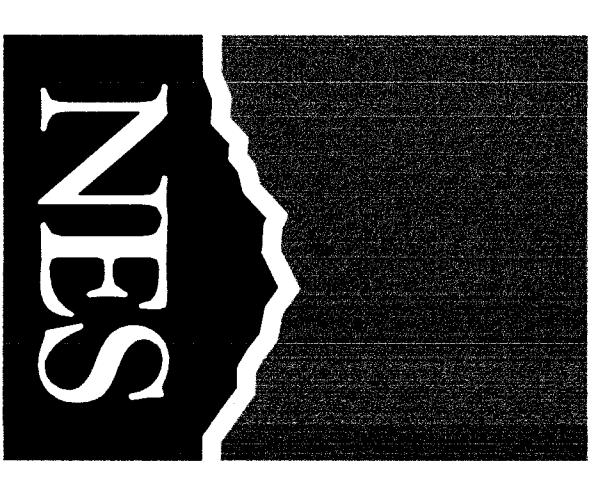
328933-03



### 4 PERENNIAL / ORNAMENTAL GRASS PLANTING

NTS

328933-04



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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IN ASSOCIATION WITH  
**HAVEN VALLEY**

PUD DEVELOPMENT /  
PRELIMINARY PLAN  
ALTURAS DRIVE &  
CABLE LANE

DATE: 1.09.2022  
DRAWN BY: A. J. SMITH  
PREPARED BY:

ENTITLEMENT

ISSUE INFO	DATE	DESCRIPTION
ISSUE	08.19.2021	B.L. PER COUNTY COMMENTS
ISSUE	02.07.2022	T.H. PER COUNTY COMMENTS
ISSUE	10.05.2022	J.S. PER COUNTY COMMENTS

LANDSCAPE NOTES &  
DETAILS

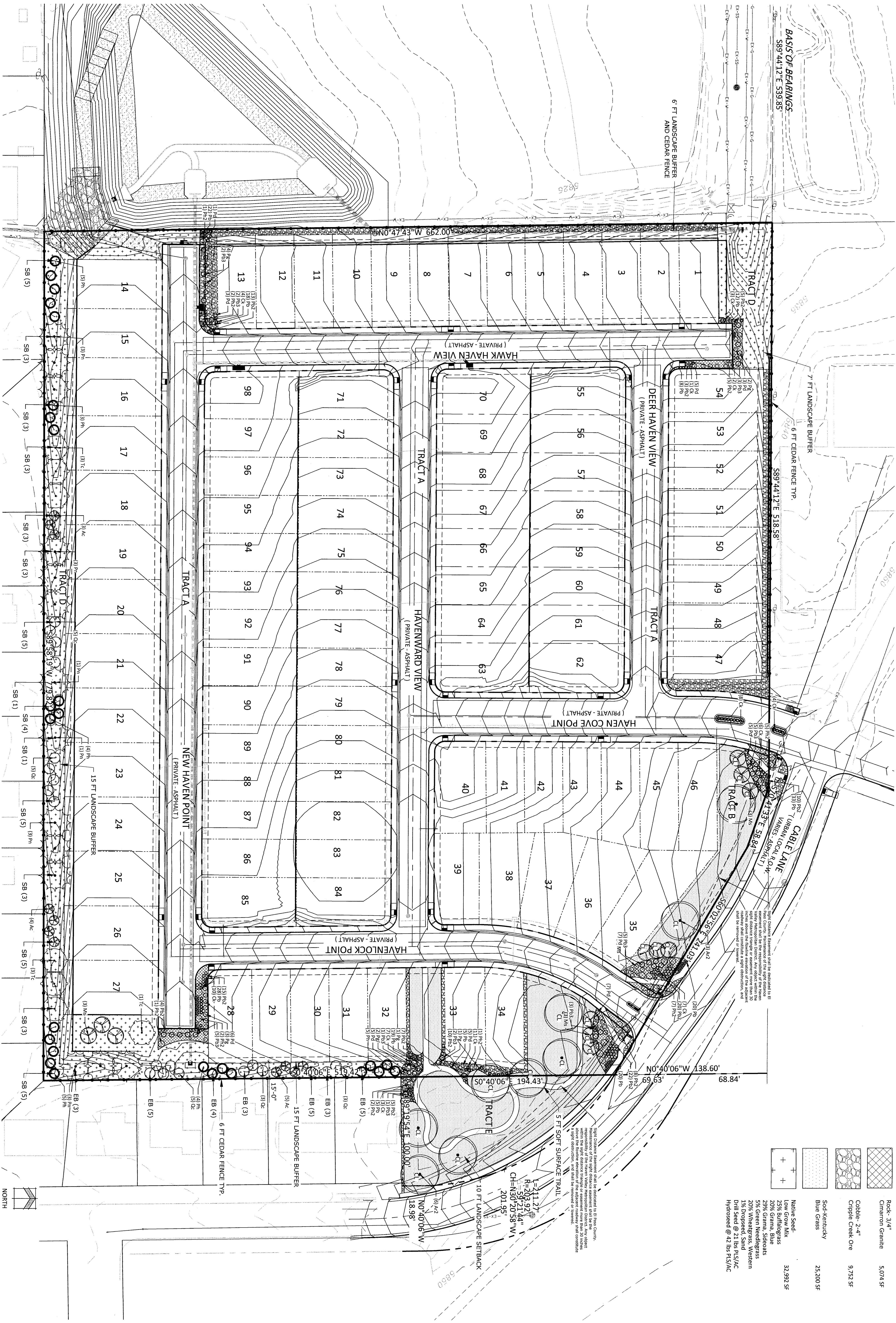
PLANNING / LANDSCAPE ARCHITECT  
SHEET NUMBER: 6 OF 7  
PUDSP217



# 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**

233054192 4/26/23



**HATCH LEGEND**

[Hatch Pattern]	Rock 3/4"	5,074 SF
[Hatch Pattern]	Emerson Granite	
[Hatch Pattern]	Cobble 2-4"	9,752 SF
[Hatch Pattern]	Cripple Creek Ore	
[Hatch Pattern]	Sod-Kentucky	25,200 SF
[Hatch Pattern]	Blue Grass	
[Hatch Pattern]	Native Seed-Low Grow Mix	32,992 SF
[Hatch Pattern]	25% Buffalo Grass	
[Hatch Pattern]	20% Grama, Sideeats	
[Hatch Pattern]	5% Green Needlegrass	
[Hatch Pattern]	20% Wildgrass, Western	
[Hatch Pattern]	Drill Seed @ 21 lbs PLS/AC	
[Hatch Pattern]	Hydroseed @ 42 lbs PLS/AC	

<p>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</p>	<p>PLANNED / LANDSCAPE ARCHITECT</p>												
	<p>DATE: 11.09.2022          PROJECT NO: A. BARLOW          PREPARED BY: J. SMITH</p>												
<p><b>HAVEN VALLEY</b></p> <p>PUD DEVELOPMENT /          PRELIMINARY PLAN          ALTURAS DRIVE &amp;          CABLE LANE</p>	<p>IN ASSOCIATION WITH</p>												
<p>STAMP</p> <p>ENTITLEMENT</p>	<p>ISSUE INFO</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>08.19.2021</td> <td>6.1</td> <td>PER COUNTY COMMENTS</td> </tr> <tr> <td>02.07.2022</td> <td>7.1A</td> <td>PER COUNTY COMMENTS</td> </tr> <tr> <td>10.05.2022</td> <td>7.5</td> <td>PER COUNTY COMMENTS</td> </tr> </tbody> </table>	DATE	NO.	DESCRIPTION	08.19.2021	6.1	PER COUNTY COMMENTS	02.07.2022	7.1A	PER COUNTY COMMENTS	10.05.2022	7.5	PER COUNTY COMMENTS
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08.19.2021	6.1	PER COUNTY COMMENTS											
02.07.2022	7.1A	PER COUNTY COMMENTS											
10.05.2022	7.5	PER COUNTY COMMENTS											
<p>PLAN FILE #</p> <p>7 OF 7</p> <p>PUDSP217</p>	<p>SHEET NUMBER</p> <p>7 OF 7</p> <p>PUDSP217</p>												