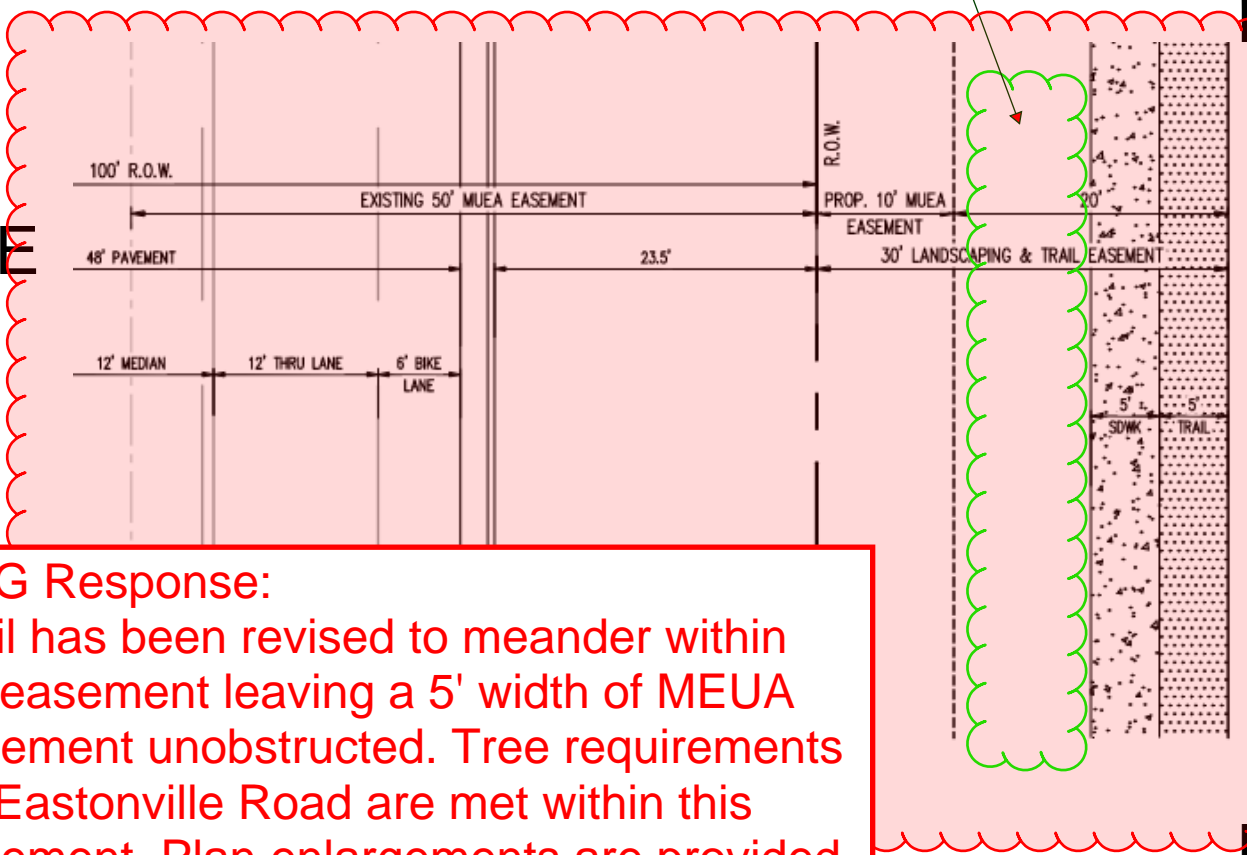


STREET				
NAME	TYPE	DEPTH (FT)	TREE SPACING	NOTE
REX ST	URBAN MINOR ARTERIAL	20	1 PER 25'	
EASTONVILLE	RURAL MINOR ARTERIAL	20	1 PER 25'	NO BUFFER PROVIDED DUE TO MVEA EASEMENT
ROAD H	URBAN RESIDENTIAL	10	1 PER 30'	
	LECTOR	10	1 PER 30'	

landscape setback

Perhaps -Pull trees back? Are you stating you are not electing to place any landscape along Eastonville? That is a modification...Is there fencing along Eastonville or Rex? Provide detail

HRG Response:  
Table has been replaced by Development Plan Data as directed.



HRG Response:  
Trail has been revised to meander within 30' easement leaving a 5' width of MEUA easement unobstructed. Tree requirements for Eastonville Road are met within this easement. Plan enlargements are provided.

add setback lines to details- see checklist

HRG Response:  
Noted. Setbacks have been added. Checklist items have been addressed

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Colorado Springs, CO 80920  
719.900.7220  
gallowayus.com

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GREEN - COLORADO SPRINGS  
2 COMMERCE CENTER DR, SUITE 220  
ORADO SPRINGS CO 80919  
P: 719.622.6222  
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PUD PRELIMINARY PLAN  
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.
01	2021.08.13	FIRST SUBMITTAL	

Project No: HRG 1.20

Drawn By: JK

Checked By: JFR/PB

Date: 2021.08.13

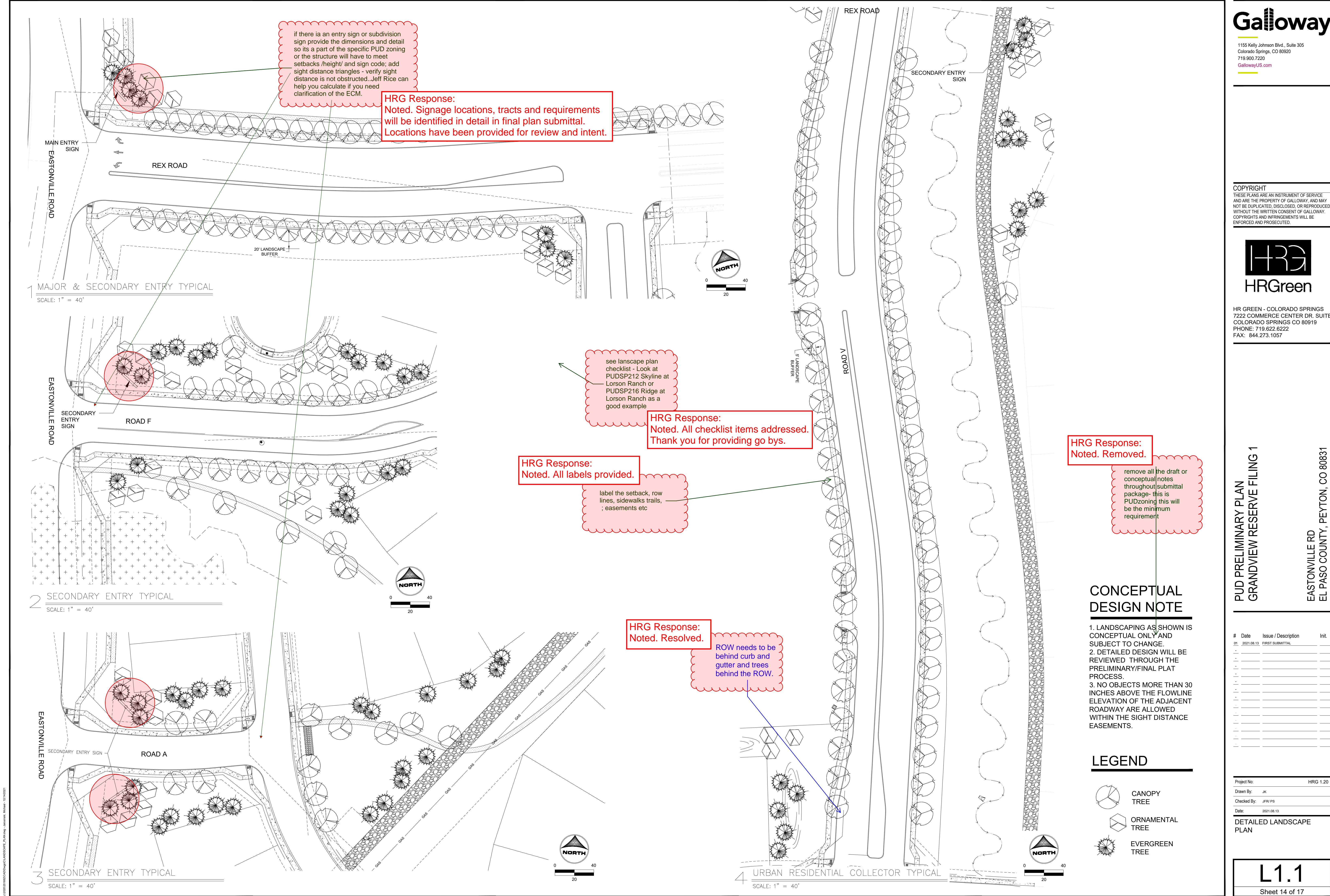
LANDSCAPE OVERVIEW  
PLAN

0 100 200

**L1.0**

Sheet 13 of 17





if there ia an entry sign or subdivision sign provide the dimensions and detail so its a part of the specific PUD zoning or the structure will have to meet setbacks /height/ and sign code; add sight distance triangles - verify sight distance is not obstructed..Jeff Rice can help you calculate if you need clarification of the ECM.

HRG Response:  
Noted. Signage locations, tracts and requirements will be identified in detail in final plan submittal. Locations have been provided for review and intent.

see lanscape plan checklist - Look at PUDSP212 Skyline at Lorson Ranch or PUDSP216 Ridge at Lorson Ranch as a good example

HRG Response:  
Noted. All checklist items addressed. Thank you for providing go bys.

HRG Response:  
Noted. All labels provided.

label the setback, row lines, sidewalks trails, ; easements etc

HRG Response:  
Noted. Resolved.

ROW needs to be behind curb and gutter and trees behind the ROW.

HRG Response:  
Noted. Removed.

remove all the draft or conceptual notes throughout submittal package- this is PUDzoning this will be the minimum requirement

CONCEPTUAL DESIGN NOTE

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- 2. DETAILED DESIGN WILL BE REVIEWED THROUGH THE PRELIMINARY/FINAL PLAT PROCESS.
- 3. NO OBJECTS MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY ARE ALLOWED WITHIN THE SIGHT DISTANCE EASEMENTS.

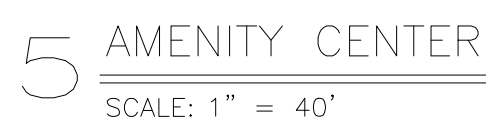
LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

#	Date	Issue / Description	Init.
01	2021.08.13	FIRST SUBMITTAL	

Project No:	HRG 1.20
Drawn By:	JK
Checked By:	JFR/PB
Date:	2021.08.13





...\\Images\\Landscape\\5 acre Park A Plan Rendering 2021-06-28.jpg

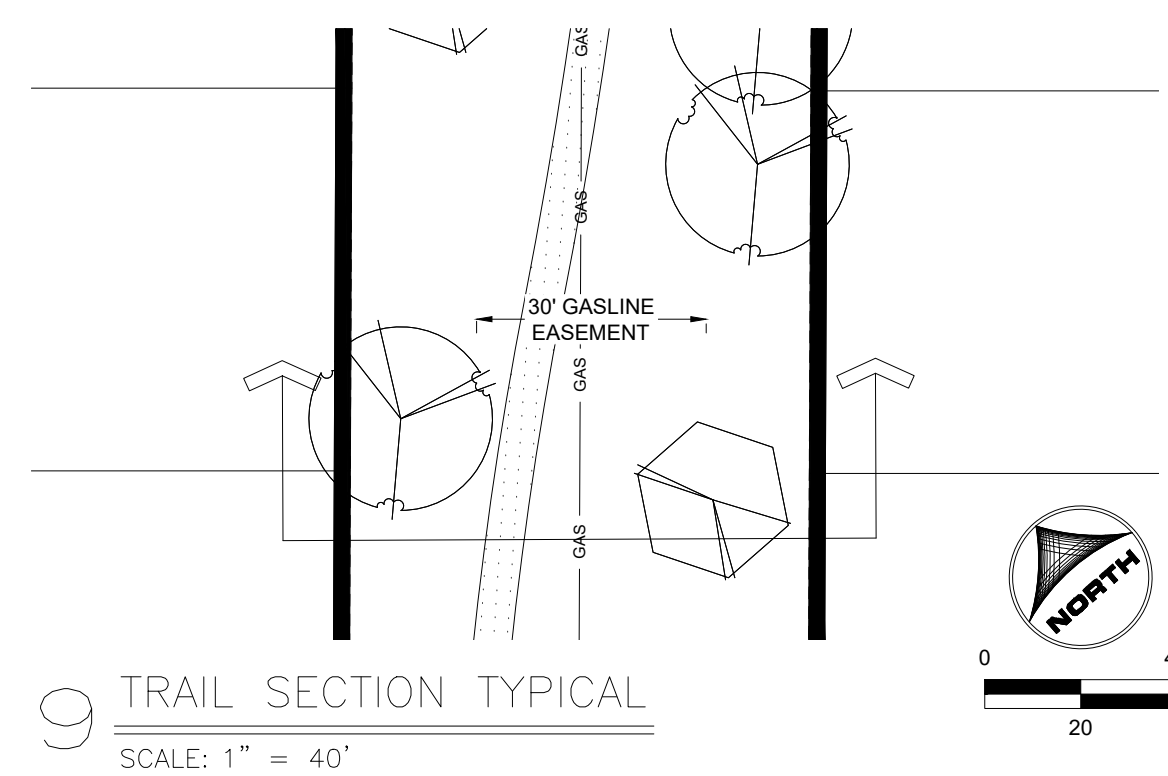
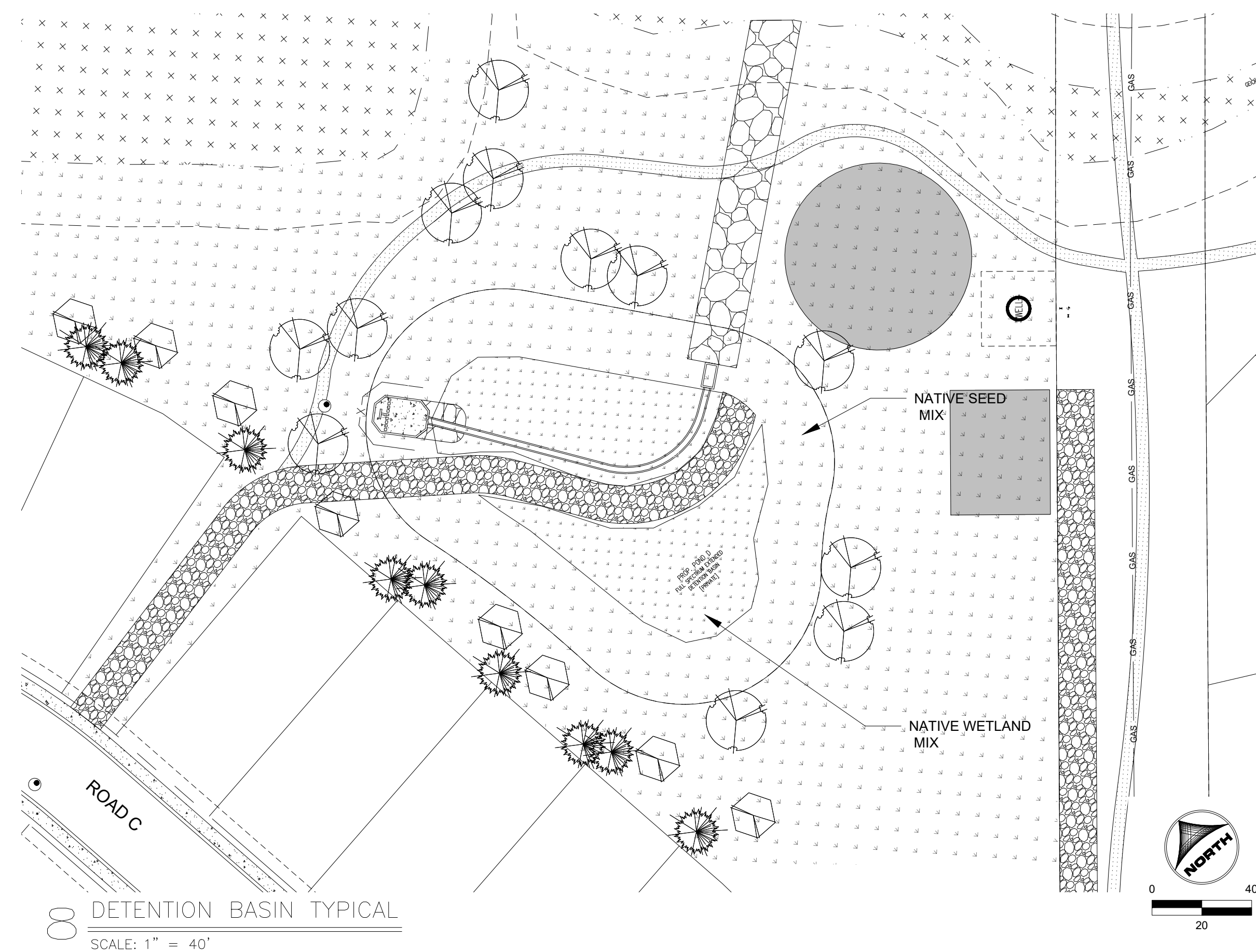
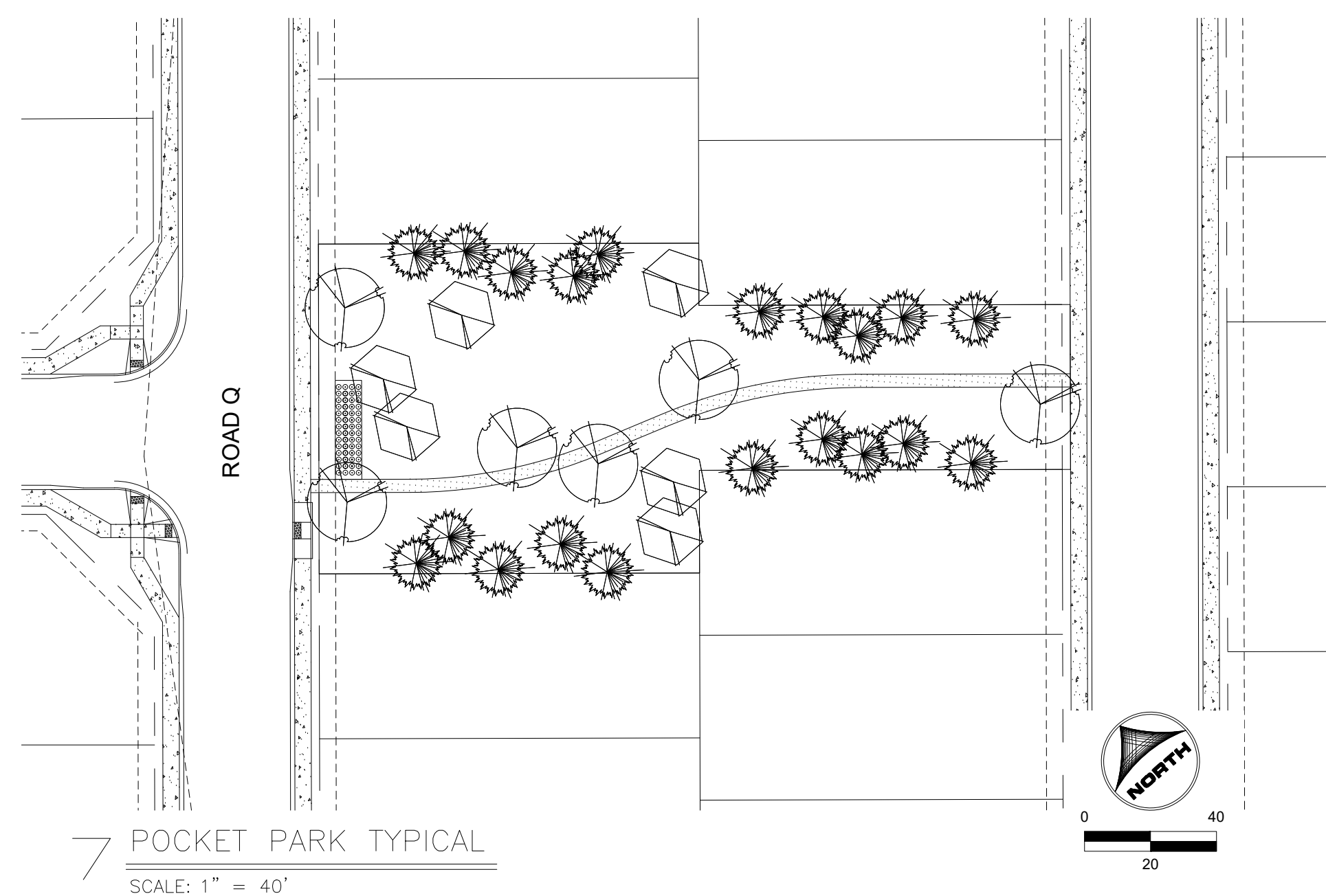
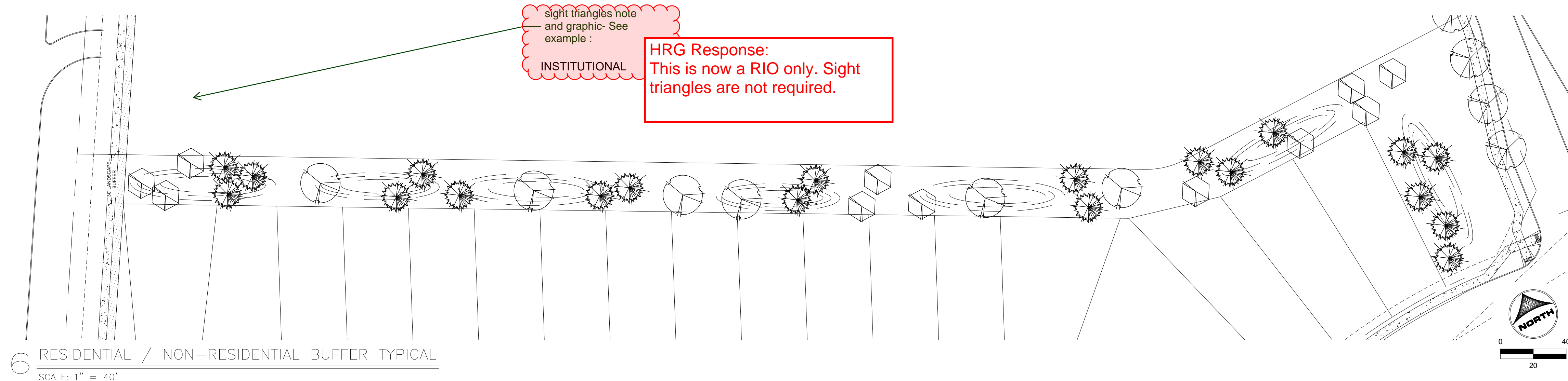
## LEGEND

EVERGREEN  
TREE

## DETAILED LANDSCAPE PLAN

Sheet 15 of 17





sight triangles note  
— and graphic- See  
example :

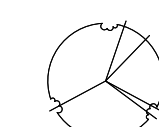
## INSTITUTIONAL

**HRG Response:**  
This is now a RIO only. Sight triangles are not required.

# CONCEPTUAL DESIGN NOTE

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## LEGEND



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PHONE: 719.622.6222  
FAX: 844.273.1057

PUD PRELIMINARY PLAN  
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831

[illegible]

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Project No:

HRG 1.20

Drawn By: JK

Checked By: JFR/PS

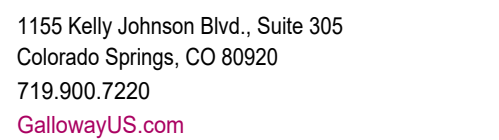
Date: 2021.08.13

## DETAILED LANDSCAPE PLAN

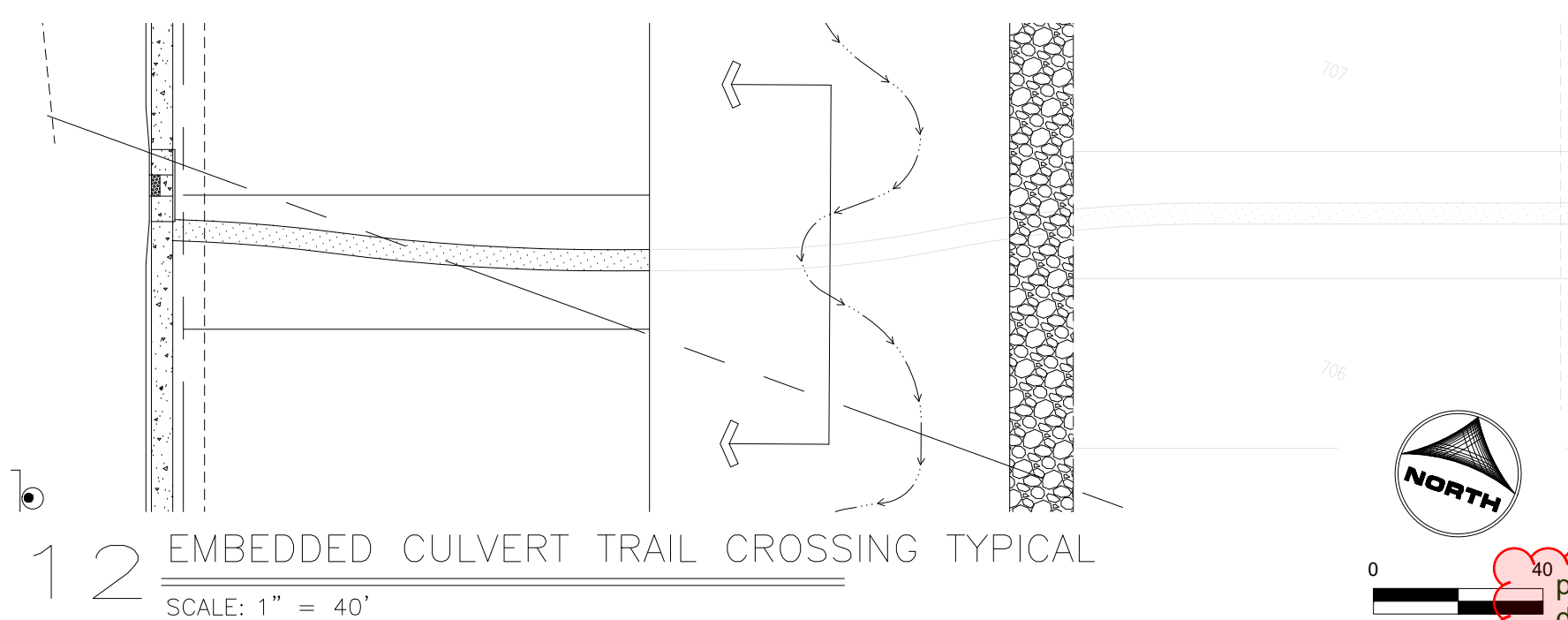
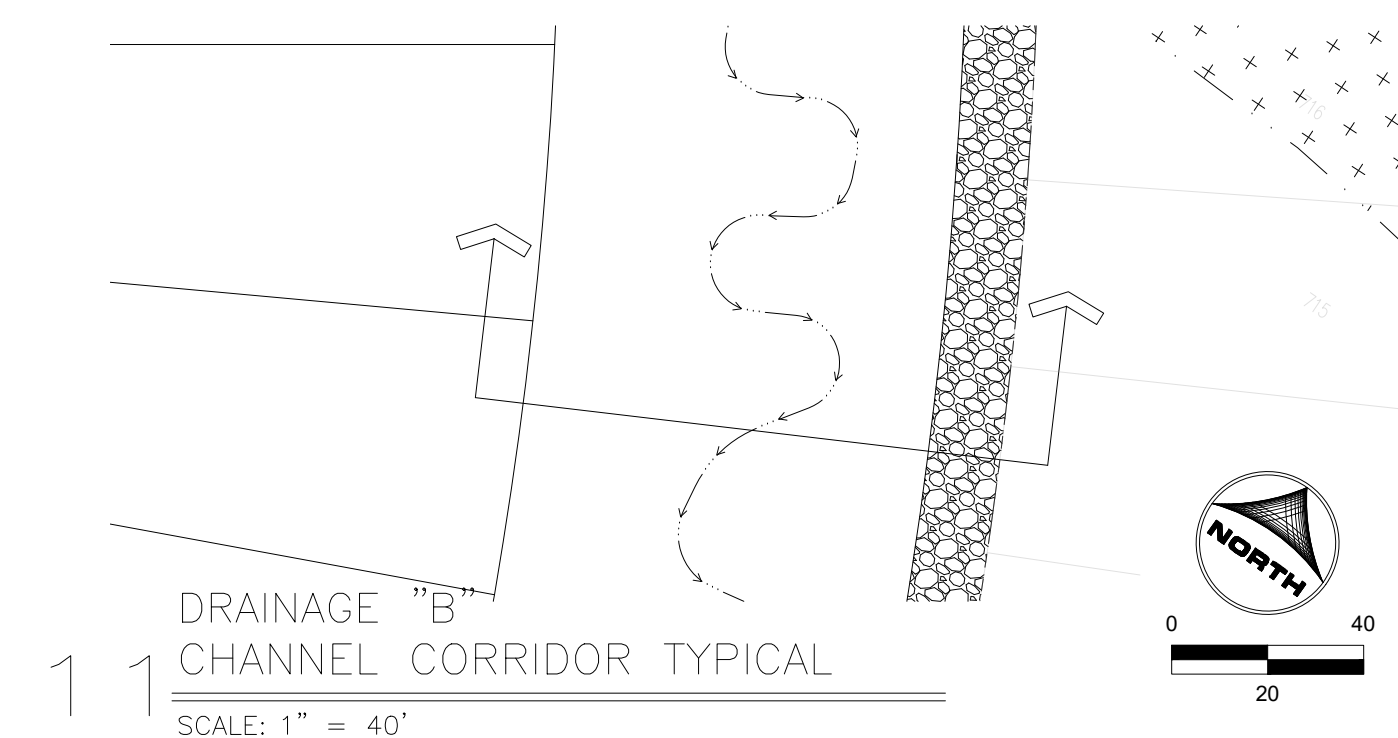
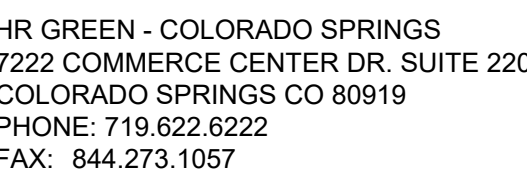
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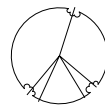

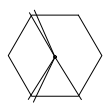
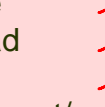
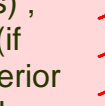
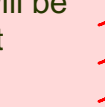
Sheet 16 of 17





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	DECIDUOUS TREES	KEY	HEIGHT	WIDTH	SIZE	COND
	ACER GLABRUM   ROCKY MOUNTAIN MAPLE	AG	20'	15'	2'	B&B
	CELTIS OCCIDENTALIS   HACKBERRY	CO	45'	45'	2.5"	B&B
	TILIA AMERICANA   REDMOND AMERICAN LINDEN	TA	50'	40'	2.5"	B&B
	ULMUS X 'FRONTIER'   FRONTIER ELM	UF	40'	30'	2'	B&B
	EVERGREEN TREES	KEY	HEIGHT	WIDTH	SIZE	COND
	JUNIPERUS SCOPULORUM 'MOONGLOW'   MOONGLOW UPRIGHT JUNIPER	JS	15'	8'	#7 GAL	CONT
	PINUS FLEXILIS 'VANDERWOLFS PYRAMID'   VANDERWOLFS LIMBER PINE	PF	25'	15'	6'	B&B
	PINUS NIGRA   AUSTRIAN PINE	PN	50'	20'	8"	B&B
	PICEA PUNGENS 'BAKERI'   BAKERI BLUE SPRUCE	PP	30'	12'	6"	B&B
	ORNAMENTAL TREES	KEY	HEIGHT	WIDTH	SIZE	COND
	MALUS X 'PRAIRIFIRE'   PRAIRIFIRE CRAB APPLE	MP	20'	20'	2"	B&B
	PRUNUS MAACKII 'CANADA RED'   CANADA RED CHOKECHERRY	PM	25'	20'	2"	B&B
	ROBINIA PSEUDODACAPCA 'PURPLE ROBE'   PURPLE ROBE LOCUST	RP	40'	30'	2.5"	B&B
	SHRUBS	KEY	HEIGHT	WIDTH	SIZE	COND
	BERBERIS THUNBERGII 'CONCORDE'   CONCORDE JAPANESE BARBERY	BT	2'	3'	5 GAL	CONT
	BUXUS 'GREEN VELVET'   GREEN VELVET BOXWOOD	BG	4'	4'	5 GAL	CONT
	CORNUS SERICEA 'ISANT!'   ISANT! REDOSIER DOGWOOD	CS	5'	6'	5 GAL	CONT
	EUONYMUS ALATA 'COMPACT'   DWARF BURNING BUSH	EA	5'	5'	5 GAL	CONT
	EUONYMUS KIAUTSCHOVICUS   MANHATTAN EUONYMUS	EK	4'	4'	5 GAL	CONT
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'   BLUE CHIP JUNIPER	JH	1'	8'	5 GAL	CONT
	MOHONIA REPENS   CREEPING OREGON GRAPE HOLLY	MR	1.5'	3'	5 GAL	CONT
	PERUVSKIA ATRIPICIFOLIA   RUSSIAN SAGE	RS	4'		5 GAL	CONT
	PRUNUS X CISTENA   PURPLELEAF SAND CHERRY	PC	6'	6'	5 GAL	CONT
	RIBES ALPINUM 'GREEN MOUND'   GREEN MOUND ALPINE CURRANT	RA	4'	3'	5 GAL	CONT
	SPIRAEA JAPONICA 'FROEBELI'   FROEBEL SPIRAEA	SJ	4"	4"	5 GAL	CONT
SYRINGA PATULA 'MISS KIM'   MISS KIM LILAC	SM	5'	5'	5 GAL	CONT	
	GRASSES	KEY	HEIGHT	WIDTH	SIZE	COND
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'   FEATHER REED GRASS	CA	5'	2'	1 GAL	CONT
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'   SAPPHIRE BLUE OAT GRASS	HS	2'	1.5'	1 GAL	CONT
	PANICUM VIRGATUM 'SHENANDOAH'   SHENANDOAH SWITCH GRASS	PV	4'	1.5'	1 GAL	CONT
	PERENNIALS	KEY	HEIGHT	WIDTH	SIZE	COND
	ASTER ALPINUS   ALPINE ASTER	AA	1'	1.5'	1 GAL	CONT
	ASTILBE CHINENSIS 'WHITE'   FALSE SPIREA	AC	2'	2'	1 GAL	CONT
	HEMEROCALLIS X 'STELLA DE ORO'   STELLA DE ORO DAYLILY	HD	1'	1'	1 GAL	CONT
	HEUCHERA X BRIZOIDES 'FIREFLY'   CORAL BELL FIREFLY	HB	1.5'	1.5'	1 GAL	CONT
	HOSTA 'ROYAL STANDARD'   ROYAL STANDARD HOSTA	HR	2'	3'	1 GAL	CONT
	LEUCANTHEMUM X SUPERBUM 'BECKY'   SHASTA DAISY	LS	2.5'	2'	1 GAL	CONT
	LUPINUS ARGENTUS   LUPINE	LA	2'	2'	1 GAL	CONT
	PENSTEMON BARBATUS   BEARDLIP PENSTEMON	PB	3'	1.5'	1 GAL	CONT
	SALVIA X SYLVESTRIS 'MAY NIGHT'   MAY NIGHT SALVIA	SS	1.5'	1.5'	1 GAL	CONT
	SEDUM X AUTUMN JOY   AUTUMN JOY SEDUM	SA	2'	1.5'	1 GAL	CONT

## PAWNEE BUTTES SEED INC.

PBSI LOW GROW NATIVE SEED MIX

25%	ARIZONA FESCUE
25%	SANDBERG BLUEGRASS
25%	ROCKY MOUNTAIN FESCUE
25%	BIG BLUEGRASS (SHERMAN)

SEEDING RATE: 5LBS/1,000 SQ. FT.

PBSI DETENTION/WETLAND SEED MIX

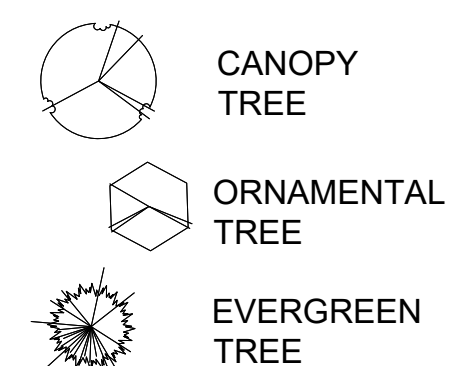
45%	REED CANARY GRASS
25%	IMPROVED MEDOW BROME
25%	GARRISON CREEPING FOXTAIL (COATED)
5%	CLIMAX. TIMOTHY

SEEDING RATE: 10LBS/ACRE

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## LEGEND

[illegible]

Project No:	HRG 1.20
Drawn By:	JK
Checked By:	JFR/PS
Date:	2021.08.13

## DETAILED LANDSCAPE PLAN

## 1.4

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14/02/2021 09:27 CAD/Dupis/GILANDSCAPE\_PLAN.dwg - Michael - 12/16/2021