

# GRANDVIEW RESERVE FILING 1

A PORTION OF THE SOUTH HALF OF SECTION 21, SOUTH HALF OF SECTION 22, NORTH HALF OF SECTION 28 AND SECTION 27,  
TOWNSHIP 12 SOUTH,RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## GENERAL LANDSCAPE PLAN NOTES:

- \*A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER. ALL INTERNAL LANDSCAPE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY OWNER AFTER INSTALLATION.
  2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
  3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
  4. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
  5. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
  6. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
  7. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
  8. STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

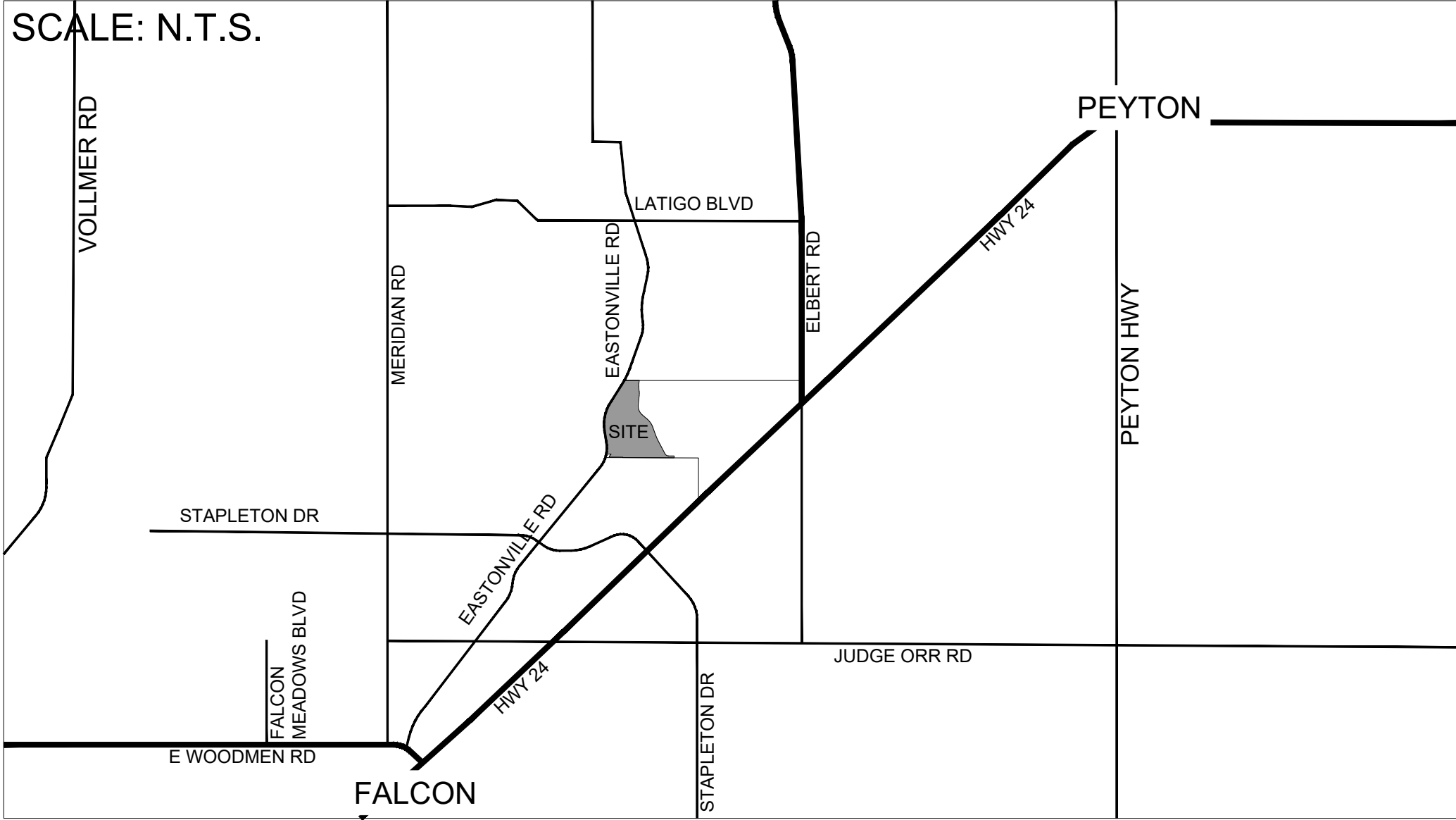
- IRRIGATION:
1. ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE.

- SHRUB/TREE PLANTING NOTES:
1. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
  2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
  3. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION; HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
  4. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
  5. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
  6. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
  7. PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
  8. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
  9. USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
  10. THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

- SODDING & SEEDING:
1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
  2. ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
  3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
  4. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
  5. ALL AREAS TO BE SEEDS SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
  6. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
  7. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
  9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD, DRILL, SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
    - 9.1 SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISL FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
    - 9.2 SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDS AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.
    - 9.2.1. FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
    - 9.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
  10. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
  11. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
  12. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDS AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
  13. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDS AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
  14. APPROVAL OF SEEDS TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDS AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDS IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDS DURING THE SAME SEASON.

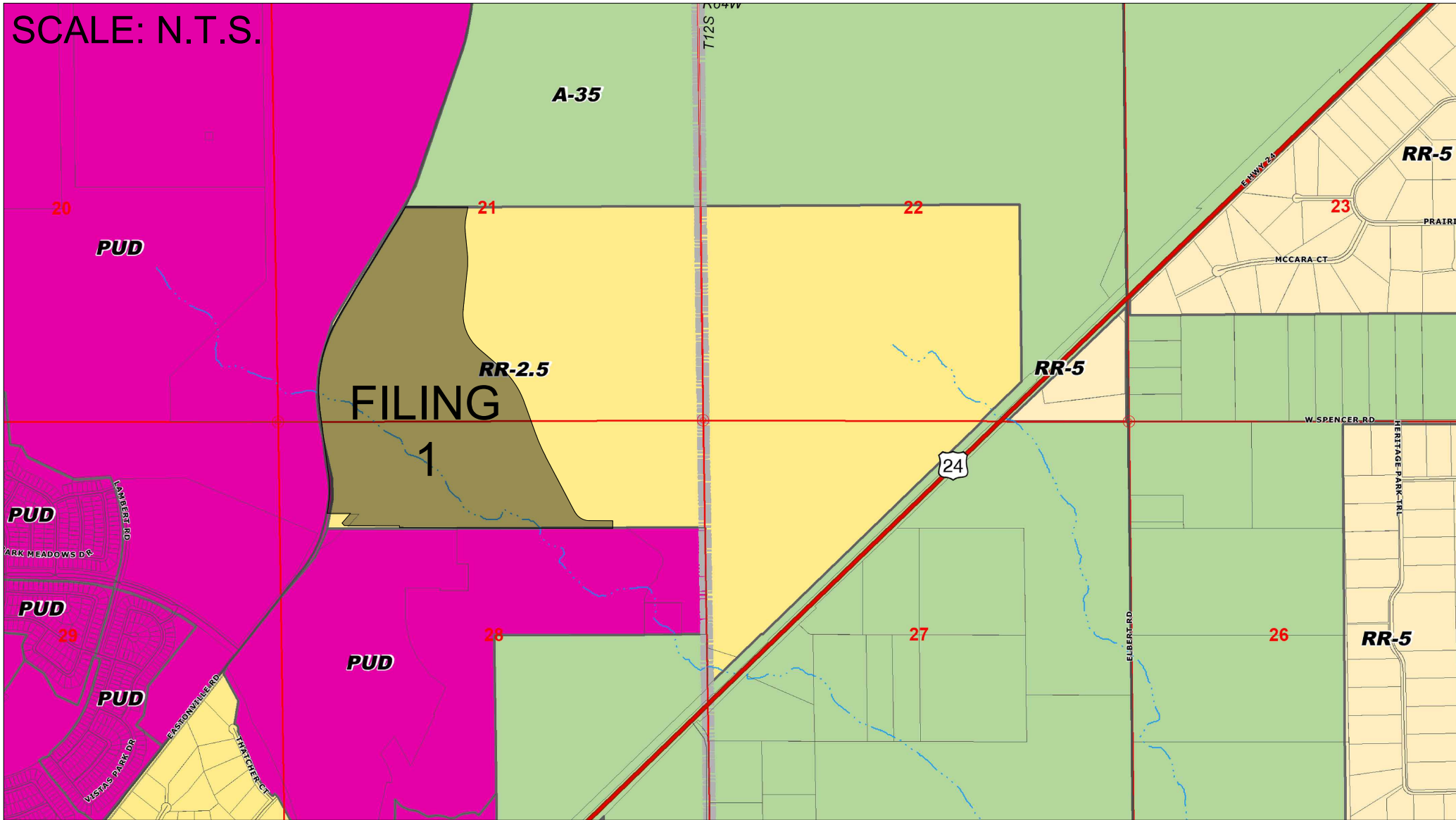
## VICINITY MAP

SCALE: N.T.S.



## ZONING MAP

SCALE: N.T.S.



## SHEET INDEX:

- SHEET L.01: LANDSCAPE COVER SHEET
- SHEET L.02: LANDSCAPE NOTES
- SHEET L.03: OVERALL LANDSCAPE PLAN
- SHEET L.04: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.05: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.06: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.07: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.08: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.09: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.10: DETAILS
- SHEET L.11: DETAILS

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HR GREEN INC.  
5619 DTC PARKWAY #1150  
GREENWOOD VILLAGE, CO 80111  
720.602.4999

## SITE DATA

EXISTING ZONING: RR-2.5  
PROPOSED ZONING: PUD

Galloway

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PUD PRELIMINARY PLAN  
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.
1			
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Project No:	201662
Drawn By:	MJ
Checked By:	PSKH
Date:	5/10/2022

Cover Sheet

L.01

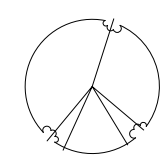
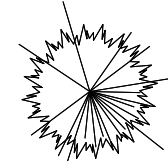
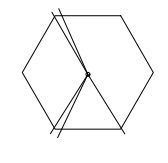
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# GRANDVIEW RESERVE FILING 1

A PORTION OF THE SOUTH HALF OF SECTION 21, SOUTH HALF OF SECTION 22, NORTH HALF OF SECTION 28 AND SECTION 27,  
TOWNSHIP 12 SOUTH,RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO


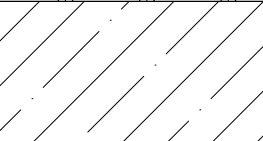
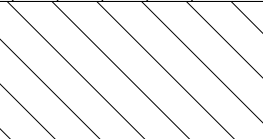
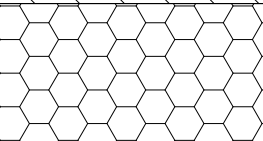
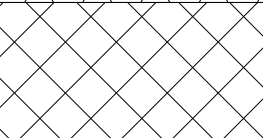
## PLANT SCHEDULE

	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
	GLEDITSIA TRIANCANTHOS 'SKYLINE'   SKYLINE HONEYLOCUST	GT	40'	30'	2'	B&B
	EVERGREEN TREES	KEY	HEIGHT	WIDTH	SIZE	COND
	JUNIPERUS SCOPULORUM 'MOONGLOW'   MOONGLOW UPRIGHT JUNIPER	JS	15'	8'	#7	CONT
	PINUS FLEXILIS 'VANDERWOLFS PYRAMID'   VANDERWOLFS LIMBER PINE	PF	25'	15'	6'	B&B
	PINUS NIGRA   AUSTRIAN PINE	PN	50'	25'	8'	B&B
	PICEA PUNGENS 'BAKERI'   BAKERI BLUE SPRUCE	PP	30'	12'	6'	B&B
	ORNAMETAL 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 PSEUDOACACIA 'PURPLE ROBE'   PURPLE ROBE LOCUST	RP	40'	30'	2.5"	B&B
	SHRUBS	KEY	HEIGHT	WIDTH	SIZE	COND
	BERBERIS THUNBERGII 'CONCORDE'   CONCORDE JAPANESE BARBERRY	BT	2'	3'	5 GAL	CONT
	BUXUS 'GREEN VELVET'   GREEN VELVET BOXWOOD	BG	4'	4'	5 GAL	CONT
	CORNUS SERICEA 'ISANTI'   ISANTI 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
	PEROVSKIA ATRIPLICIFOLIAQ   RUSSIAN SAGE	RS	4'	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 'FROEBELII'   FROEBEL SPIREA	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 ARGENTEUS   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

## DEVELOPMENT PLAN DATA


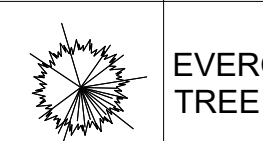

STREET NAME OR ZONE BOUNDARY	EASTONVILLE RD.	REX RD.	EAST PROPERTY LINE	SOUTH PROPERTY LINE	IVYBRIDGE BLVD.	INSTITUTIONAL BOUNDARY
LANDSCAPE SETBACK LOCATION	WEST	NORTH	EAST	SOUTH	N/A	N/A
ZONE DISTRICT BOUNDARY	NO	NO	NO	NO	NO	YES
STREET CLASSIFICATION	ARTERIAL	COLLECTOR	N/A	N/A	COLLECTOR	N/A
SETBACK DEPTH REQUIRED/PROVIDED	25' / 25'	10' / 10'	N/A	N/A	10' / 10'	15' / 30'
LINEAR FOOTAGE	4044'	537'	N/A	N/A	914'	843'
TREE/FEET REQUIRED	1 TREE / 20'	1 TREE / 30'	N/A	N/A	1 TREE / 30'	1 TREE / 30'
NUMBER OF TREES REQUIRED/PROVIDED	202 / 202	18 / 18	N/A	N/A	30 / 30	28 / 28
SHRUB SUBSTITUTION REQUIRED/PROVIDED	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTION REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN *	ER	RR	EP	SP	RV	IB
% GROUND PLANE VEG. REQUIRED/PROVIDED	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%
NOTE (*) - TREES FOR POCKET PARKS LABELED: PP						

## GROUND COVER LEGEND/QUANTIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	63,478	SQ. FT.
	NATIVE SEED A IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	2.9	ACRES
	NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	23.7	ACRES
	PARK SEED IRRIGATED LAWN SEED; TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TURF GRASS	3.9	ACRES
	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	4.7	ACRES

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.

## TREE LEGEND

SYMBOL	DESCRIPTION	QTY.
	DECIDUOUS SHADE TREE	253
	EVERGREEN TREE	153
	ORNAMENTAL TREE	169

## SEEDING SPECIFICATIONS

NATIVE SEEDING  
EL PASO COUNTY ALL PURPOSE LOW GROW MIX  
25% BUFFALOGRASS  
20% GRAMA, BLUE  
29% GRAMA, SIDEOATS  
5% GREEN NEEDLEGRASS  
20% WHEATGRASS, WESTERN  
1% DROPSEED, SAND

SEEDING RATE: 42 LBS PLS/ACRE

DETENTION SEEDING  
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX  
20% BLUESTEM, BIG  
10% GRAMA, BLUE  
10% GREEN NEEDLEGRASS  
20% WHEATGRASS, WESTERN  
10% GRAMA, SIDEOATS  
10% SWITCHGRASS  
10% PRAIRIE SANDREED  
10% YELLOW INDIANGRASS

SEEDING RATE: 19.3 LBS PLS/ACRE

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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

#	Date	Issue / Description	Init.
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Project No:	201662
Drawn By:	MIJ
Checked By:	PS/KH
Date:	5/10/2022

Landscape Notes

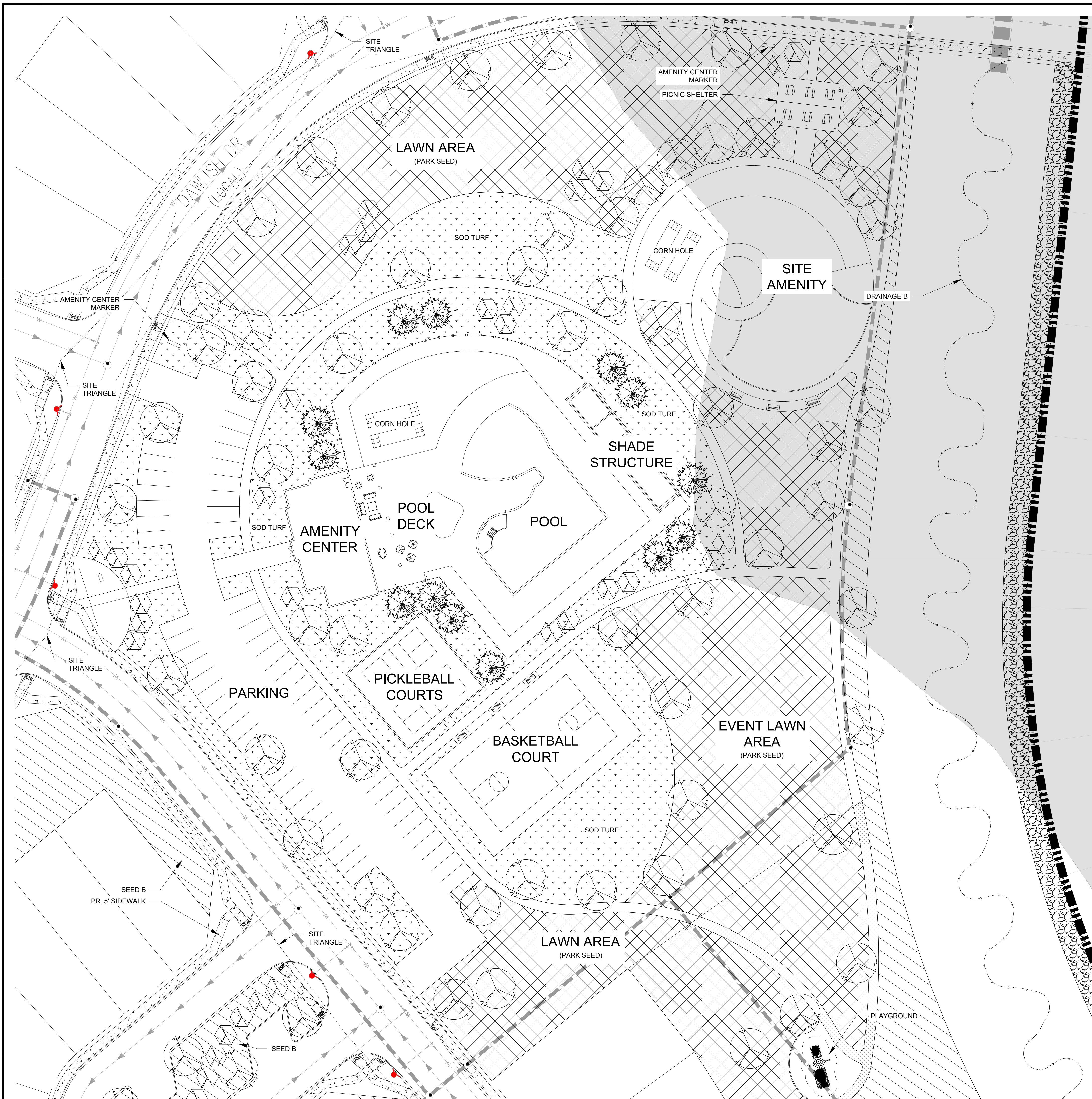
L.02

Sheet 14 of 23







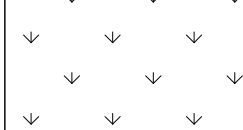
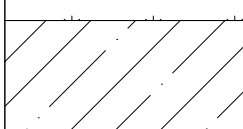
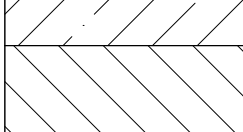
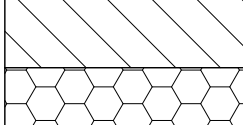
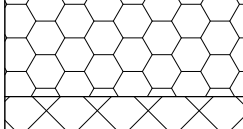


## 1 AMENITY CENTER ENLARGEMENT




SCALE: 1" = 30'



## GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	<b>SOD TURF</b> IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	<b>NATIVE SEED A</b> IRRIGATED NATIVE SEED. TO BE PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	<b>NATIVE SEED B</b> IRRIGATED NATIVE SEED. TO BE PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	<b>PARK SEED</b> IRRIGATED LAWN SEED. TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TURF GRASS
	<b>DETENTION SEED</b> DETENTION SEED. TO BE PRE-BLENDED, EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

### TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

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PUD PRELIMINARY PLAN  
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831

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Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/10/2022

## Landscape Plan Enlargement

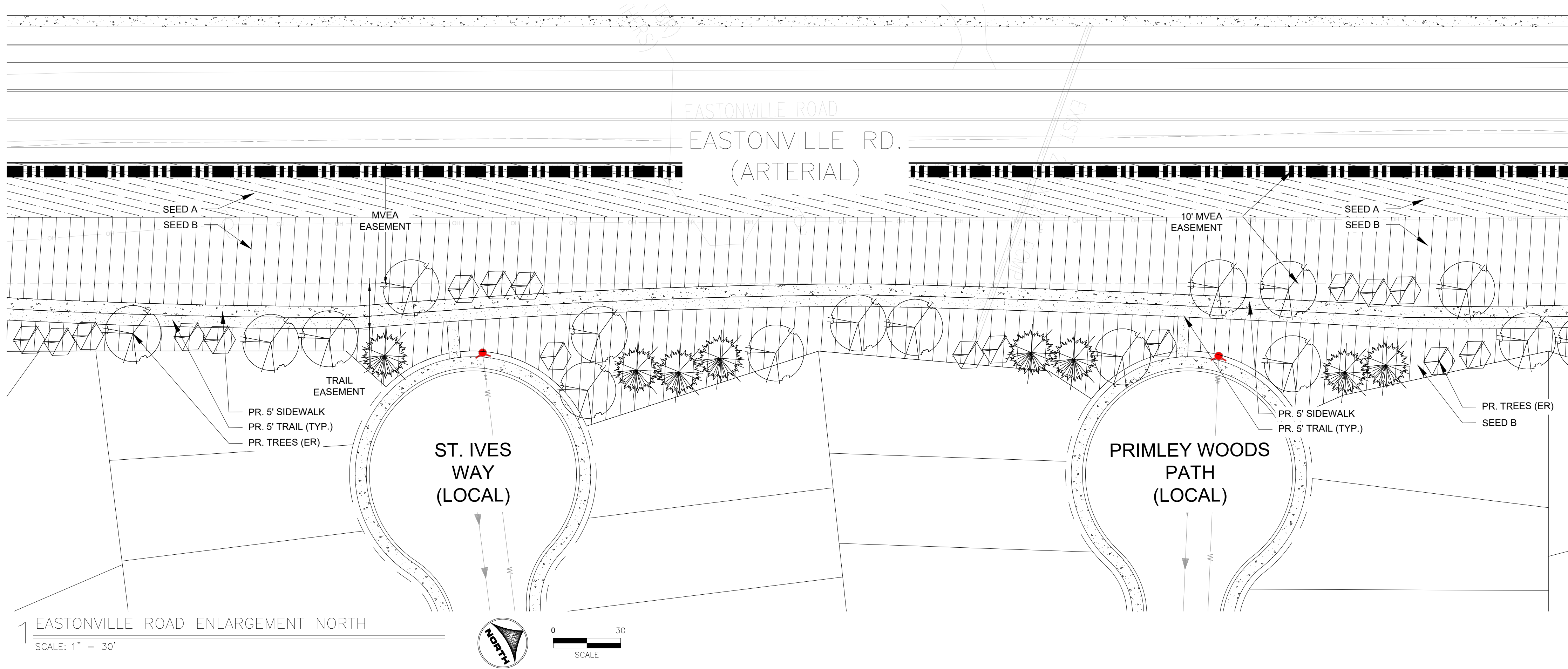
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Sheet 16 of 23



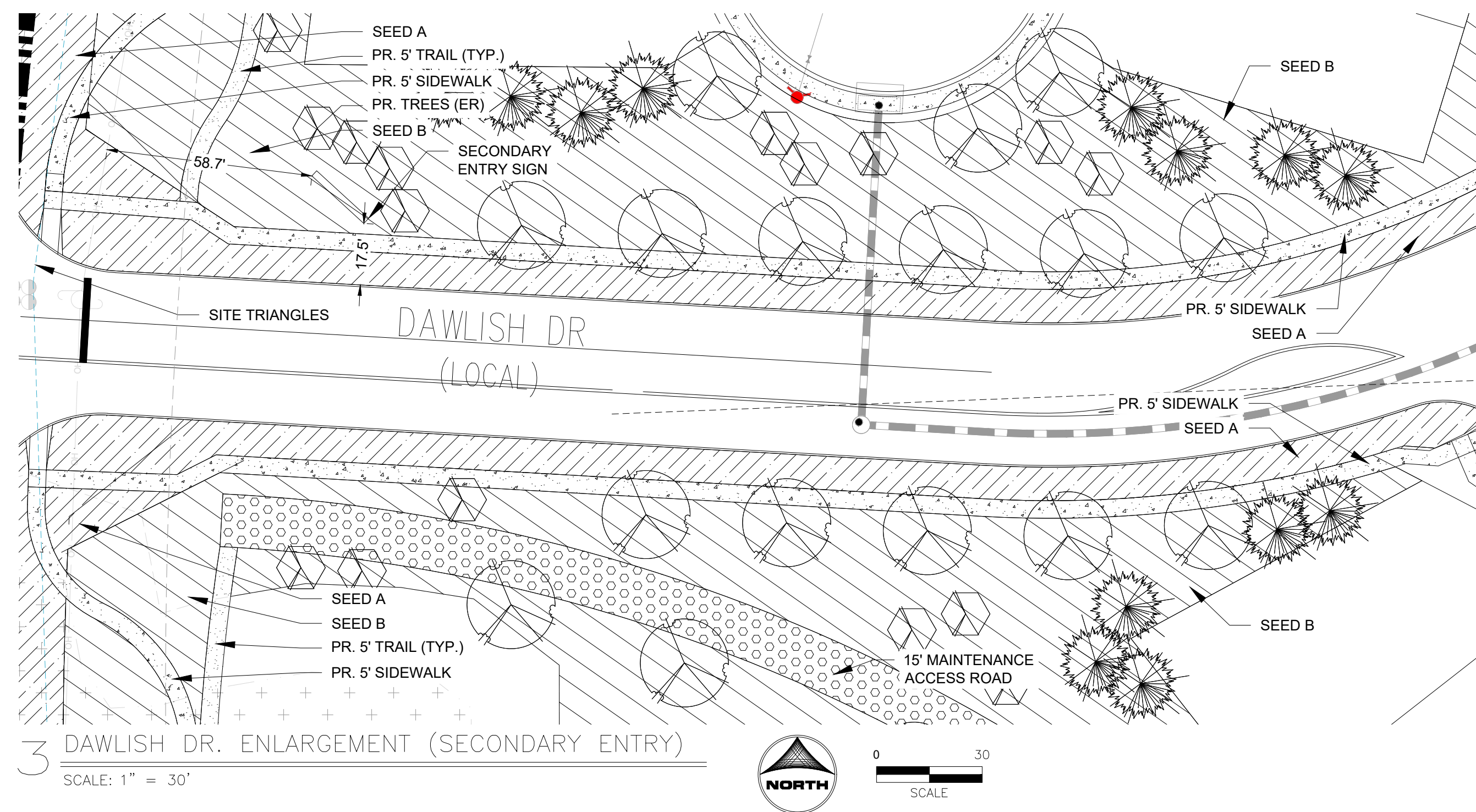
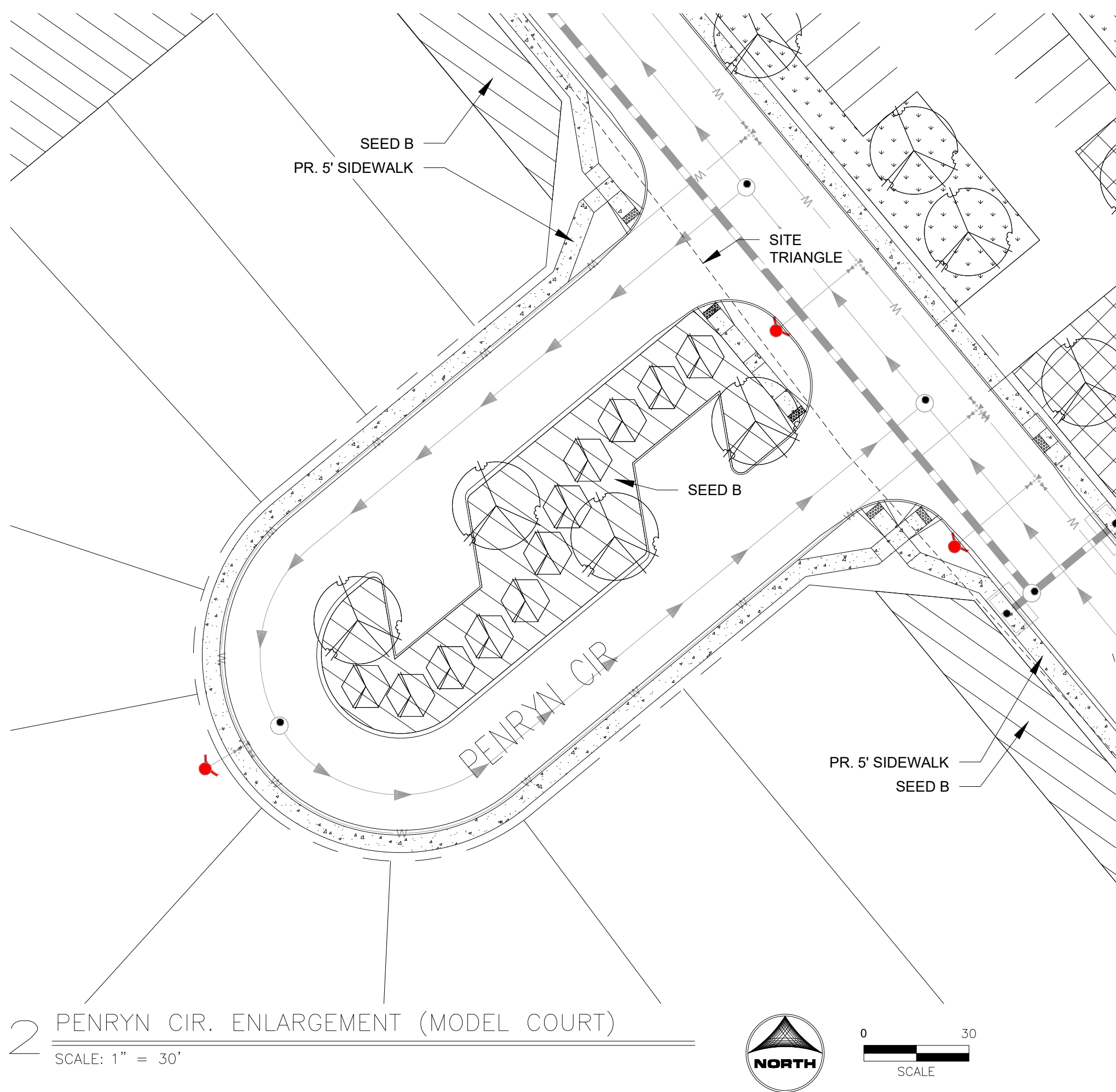






GROUND COVER LEGEND	
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

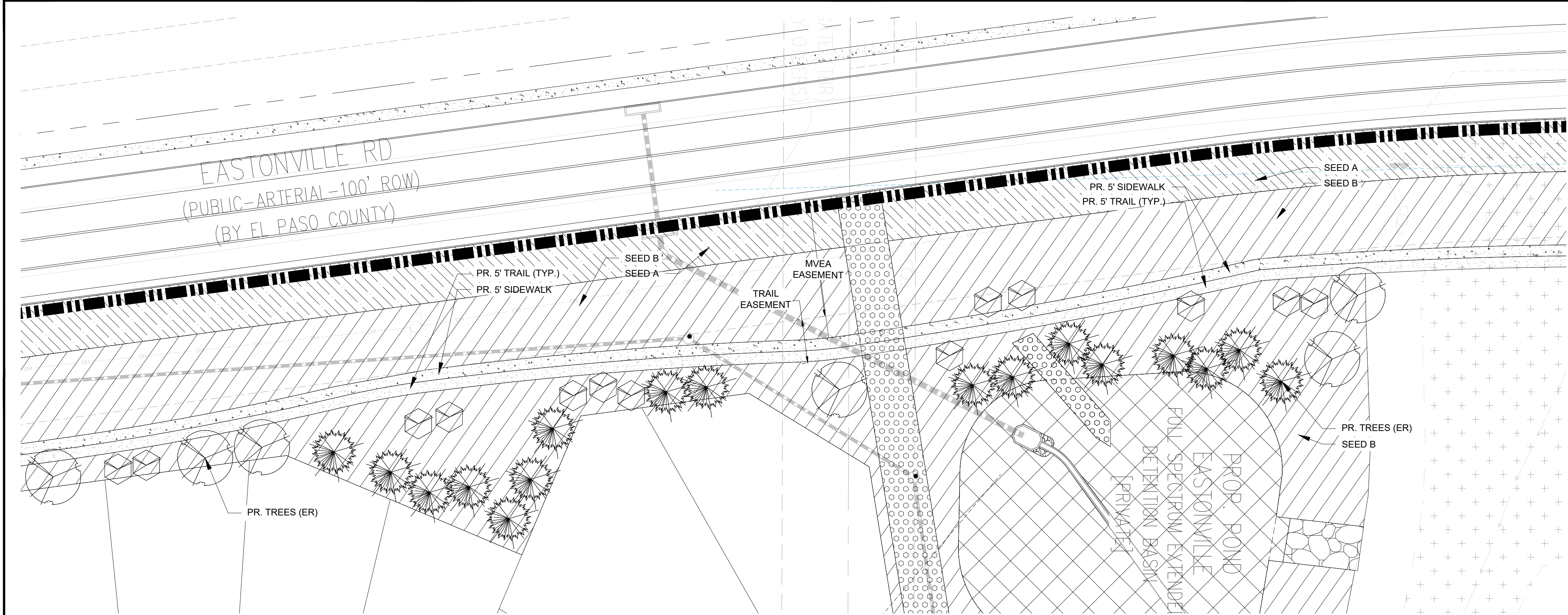


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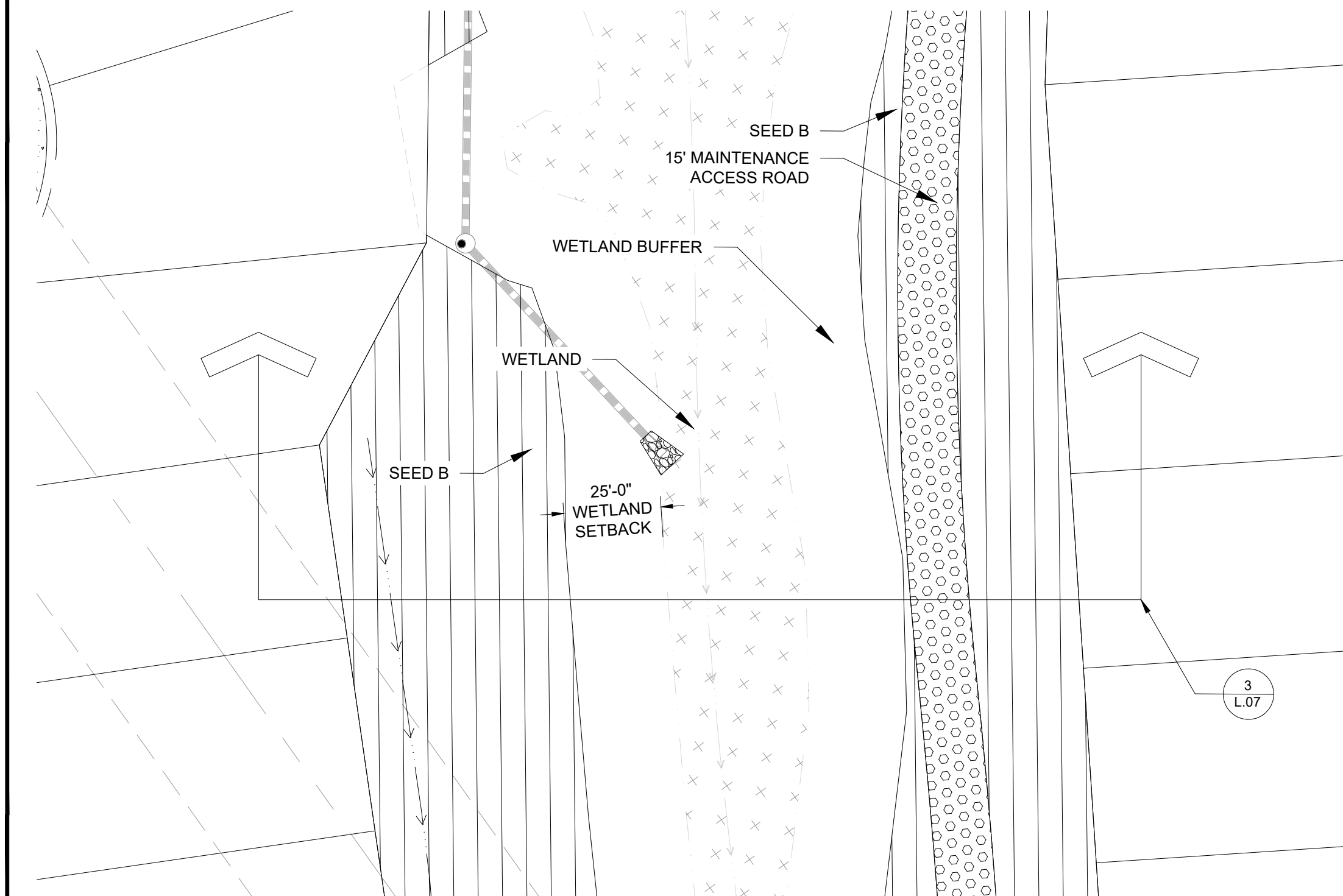
Project No:	201662
Drawn By:	MIJ
Checked By:	PS/KH
Date:	5/10/2022

Landscape Plan Enlargement

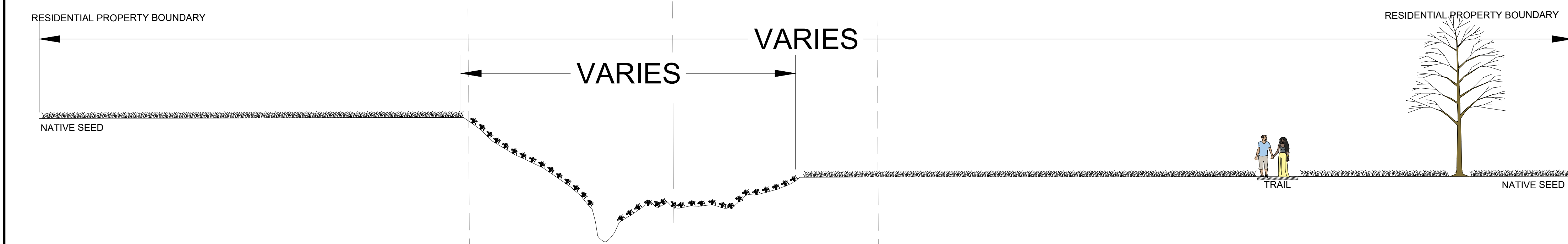




1 EASTONVILLE ROAD ENLARGEMENT SOUTH  
SCALE: 1" = 30'



2 DRAINAGE "A" CHANNEL CORRIDOR TYPICAL  
SCALE: 1" = 30'



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
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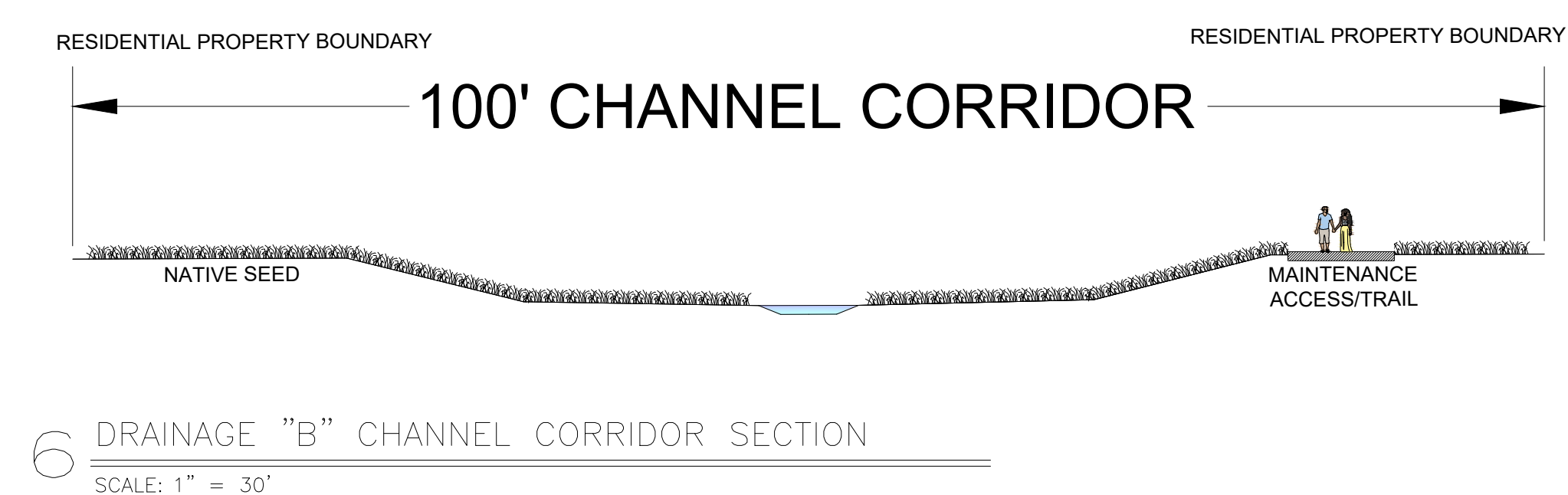
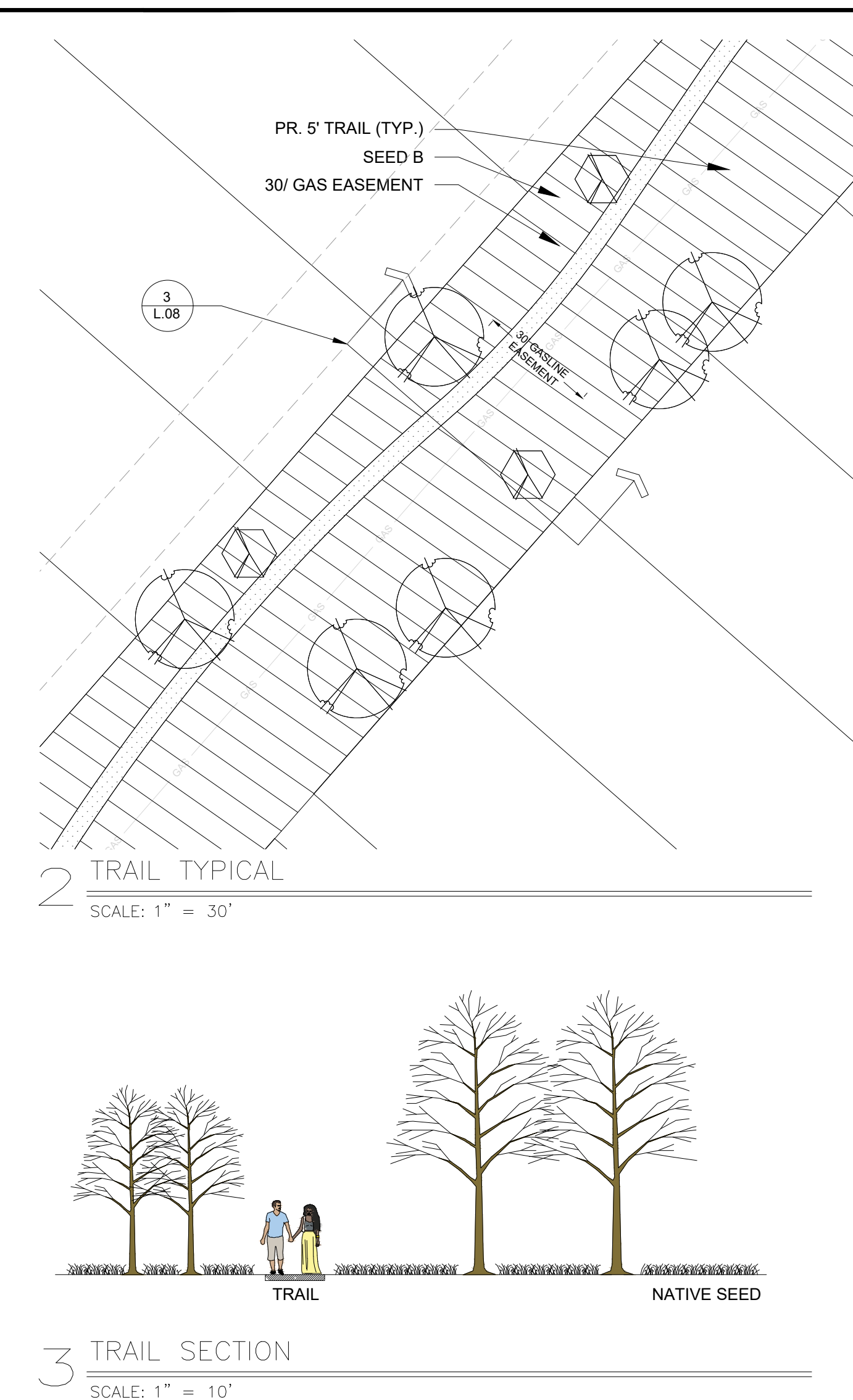
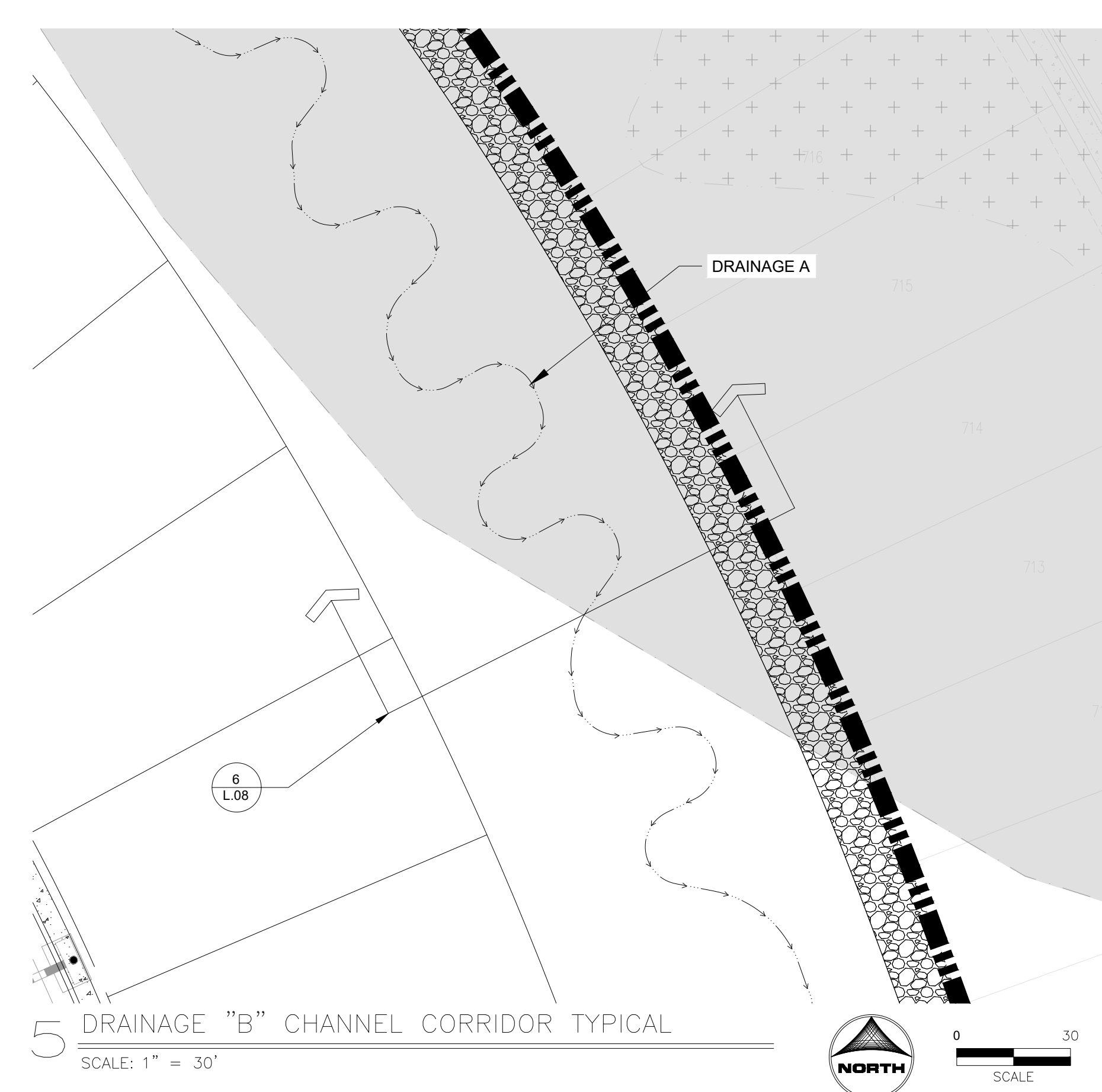
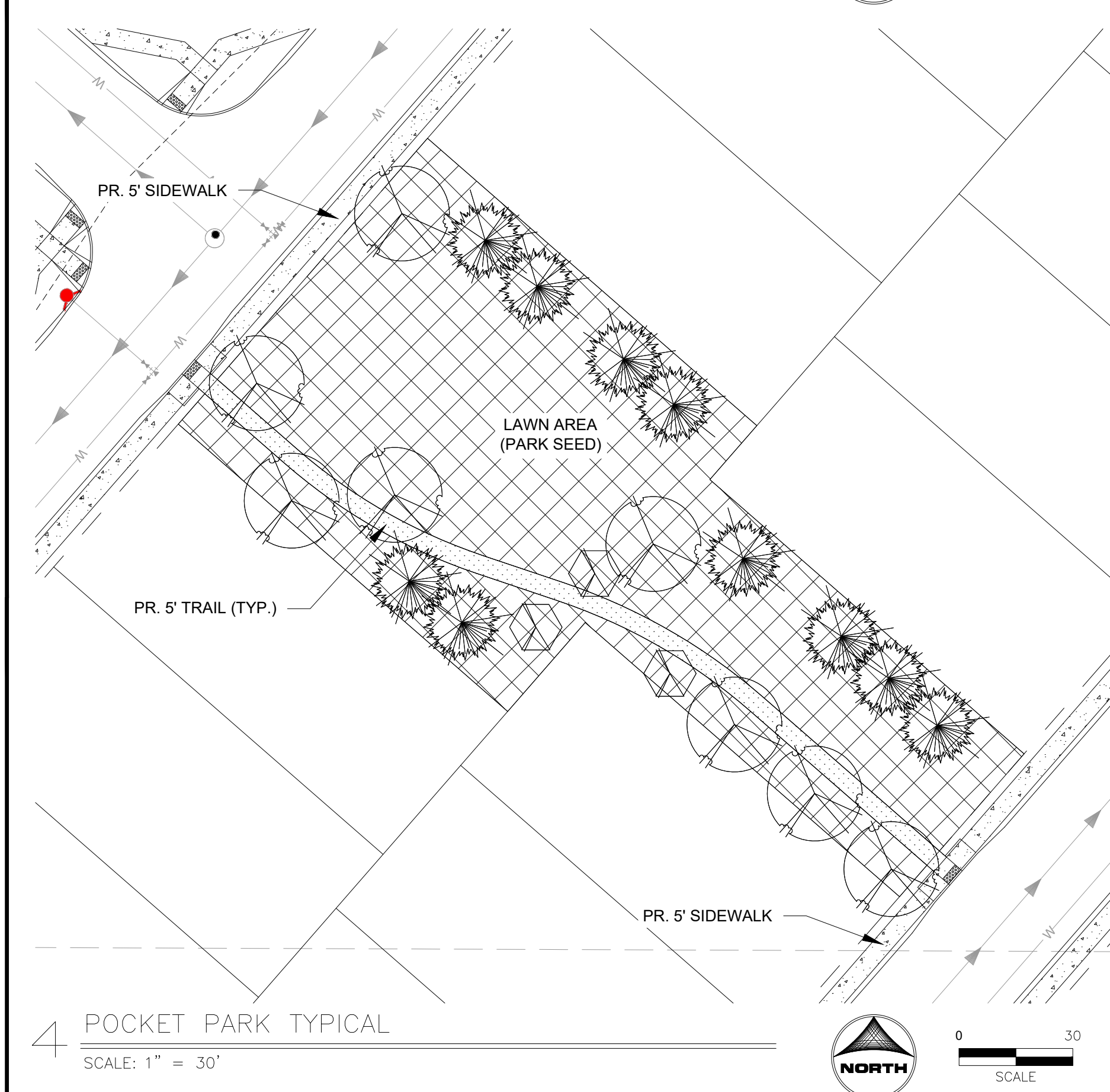
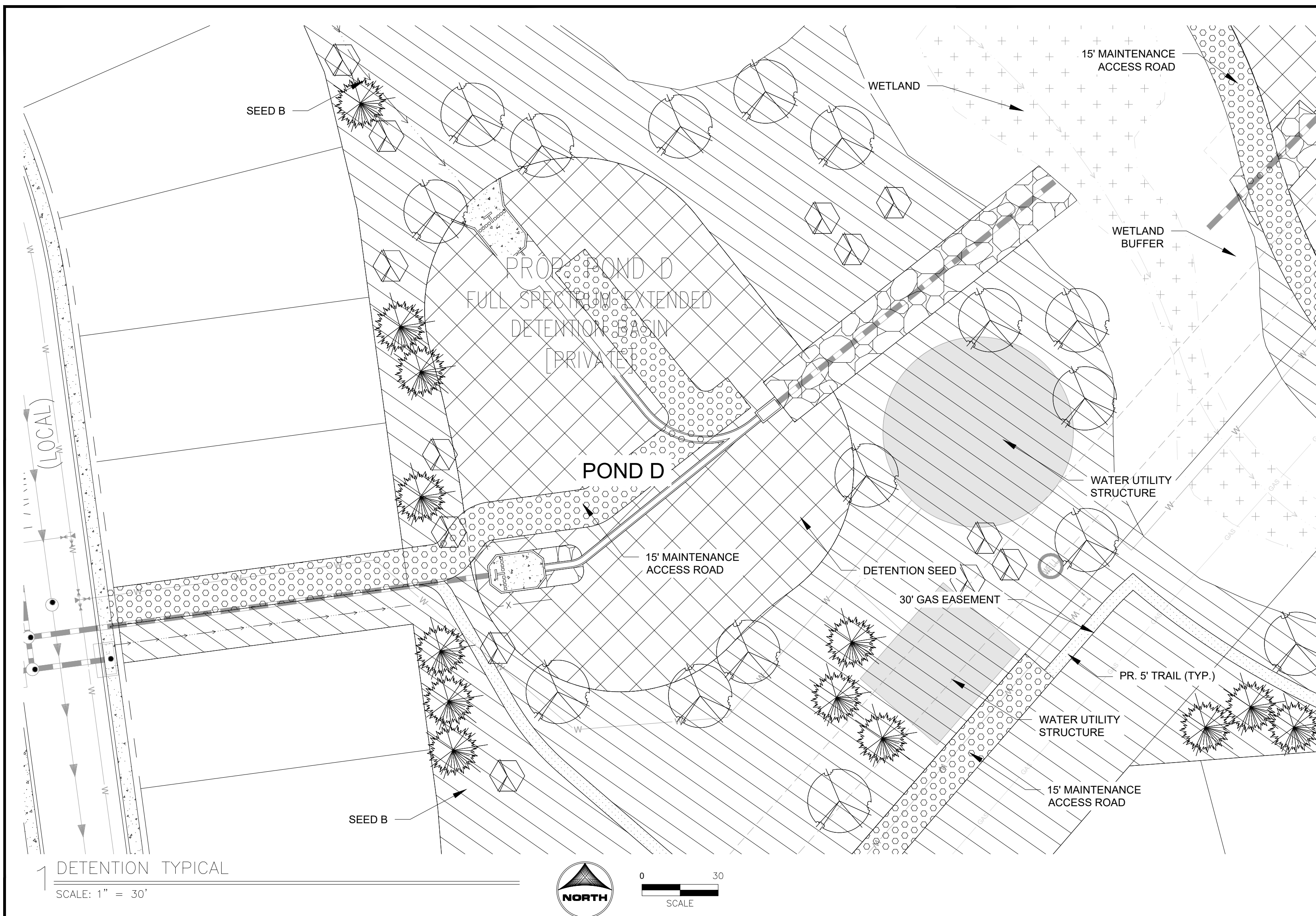
TREE LEGEND	
SYMBOL	DESCRIPTION
	<b>DECIDUOUS SHADE TREE</b>
	<b>EVERGREEN TREE</b>
	<b>ORNAMENTAL TREE</b>

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
Project No:	201662
Drawn By:	IMJ
Checked By:	PSKH
Date:	5/10/2022

Landscape Plan Enlargement





GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	<b>SOD TURF</b> IRRIGATED KENTUCKY BLUEGRASS SEED CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

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PUD PRELIMINARY PLAN  
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831[illegible]

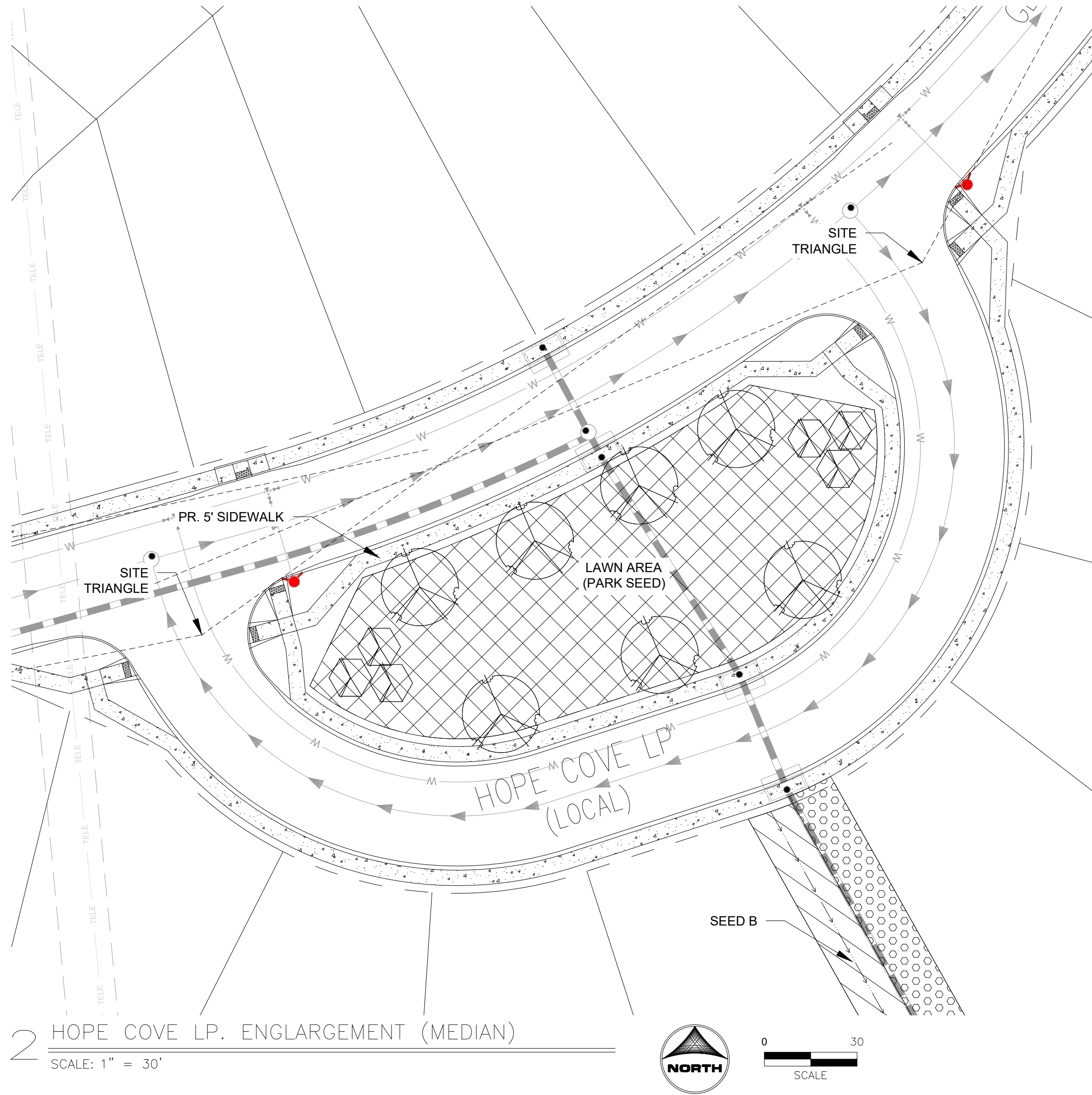
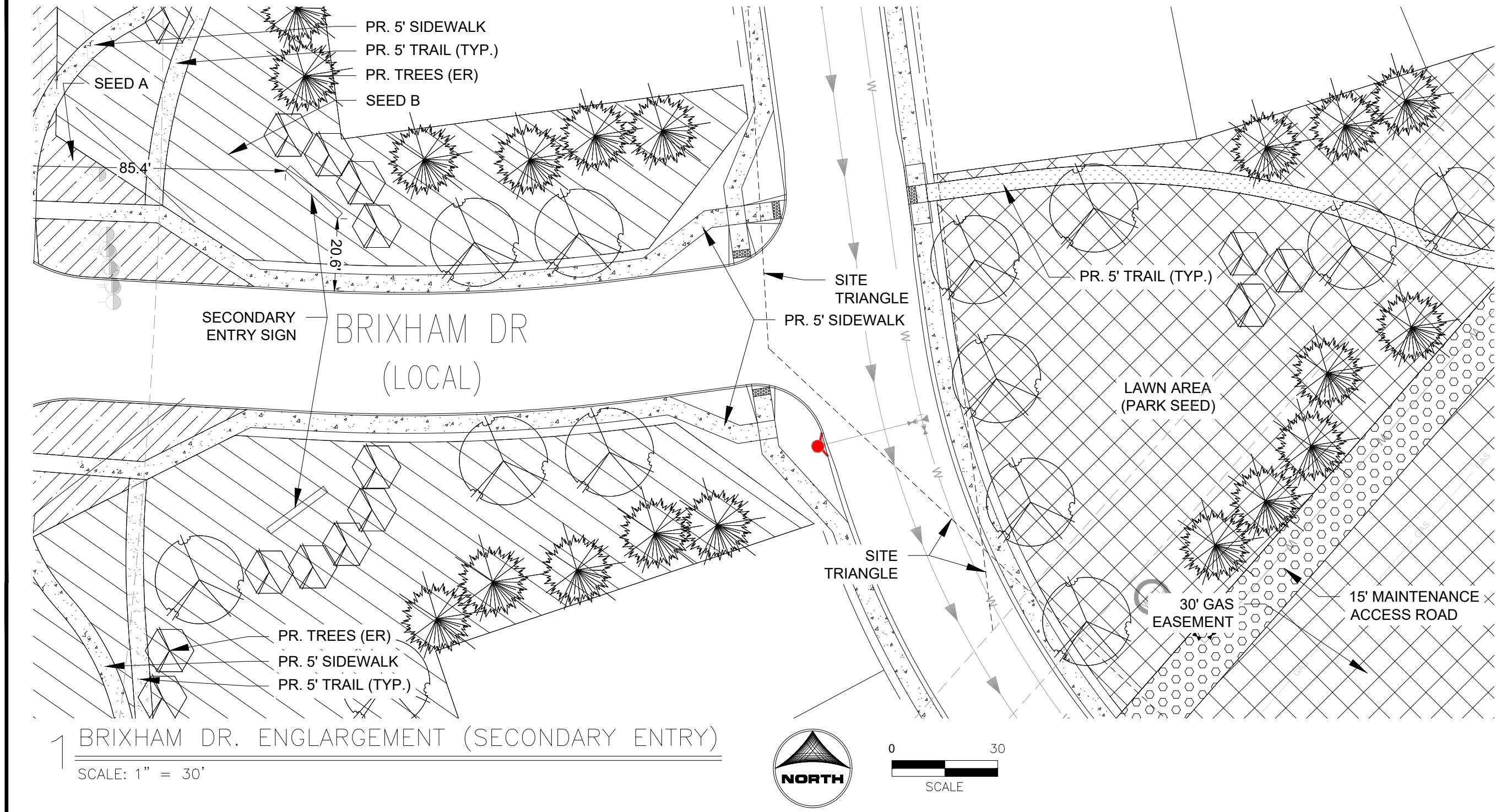
Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/10/2022

Landscape Plan Enlargement

L.08

Sheet 20 of 23





GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
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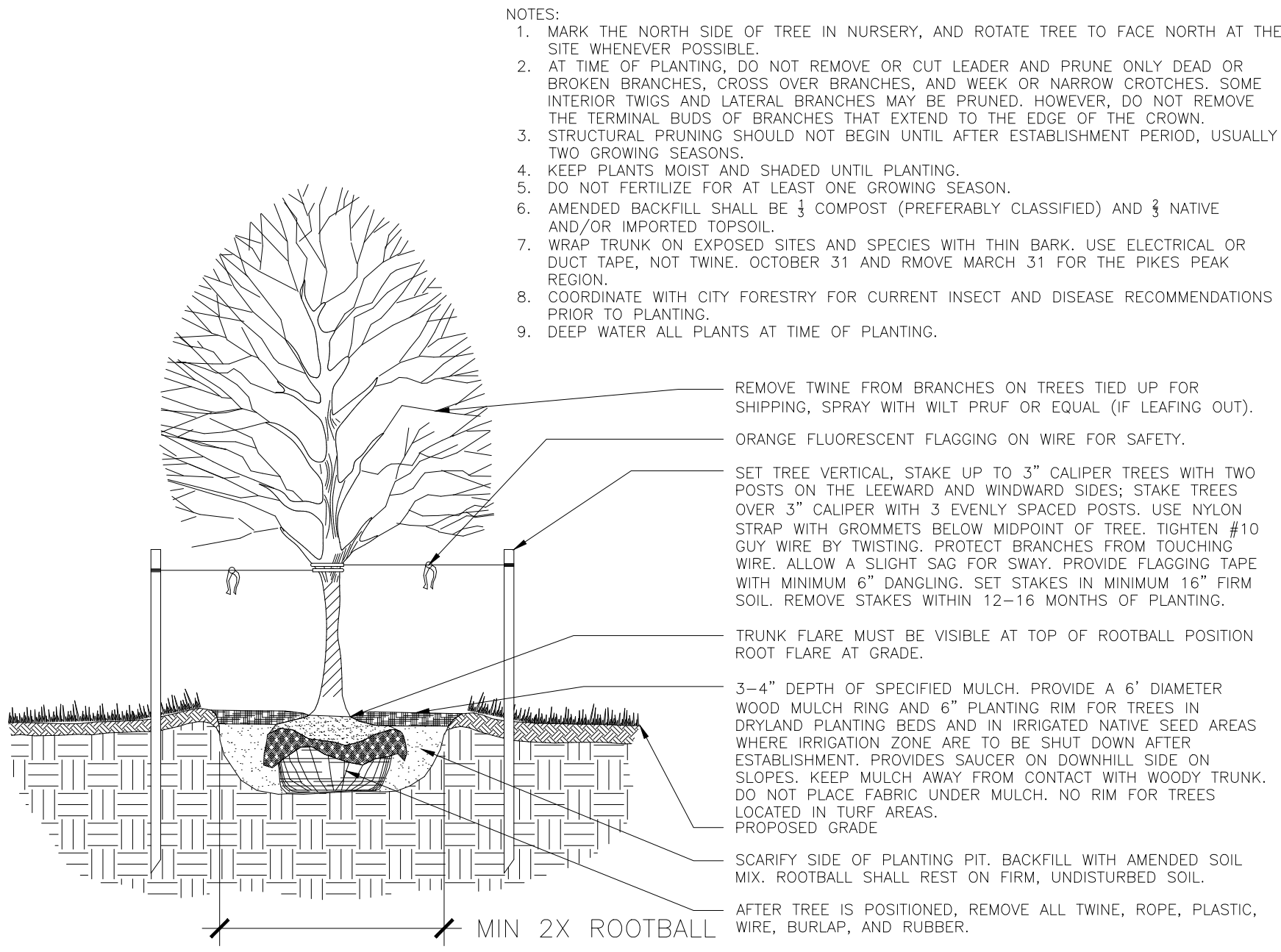
TREE LEGEND	
SYMBOL	DESCRIPTION
	<b>DECIDUOUS SHADE TREE</b>
	<b>EVERGREEN TREE</b>
	<b>ORNAMENTAL TREE</b>

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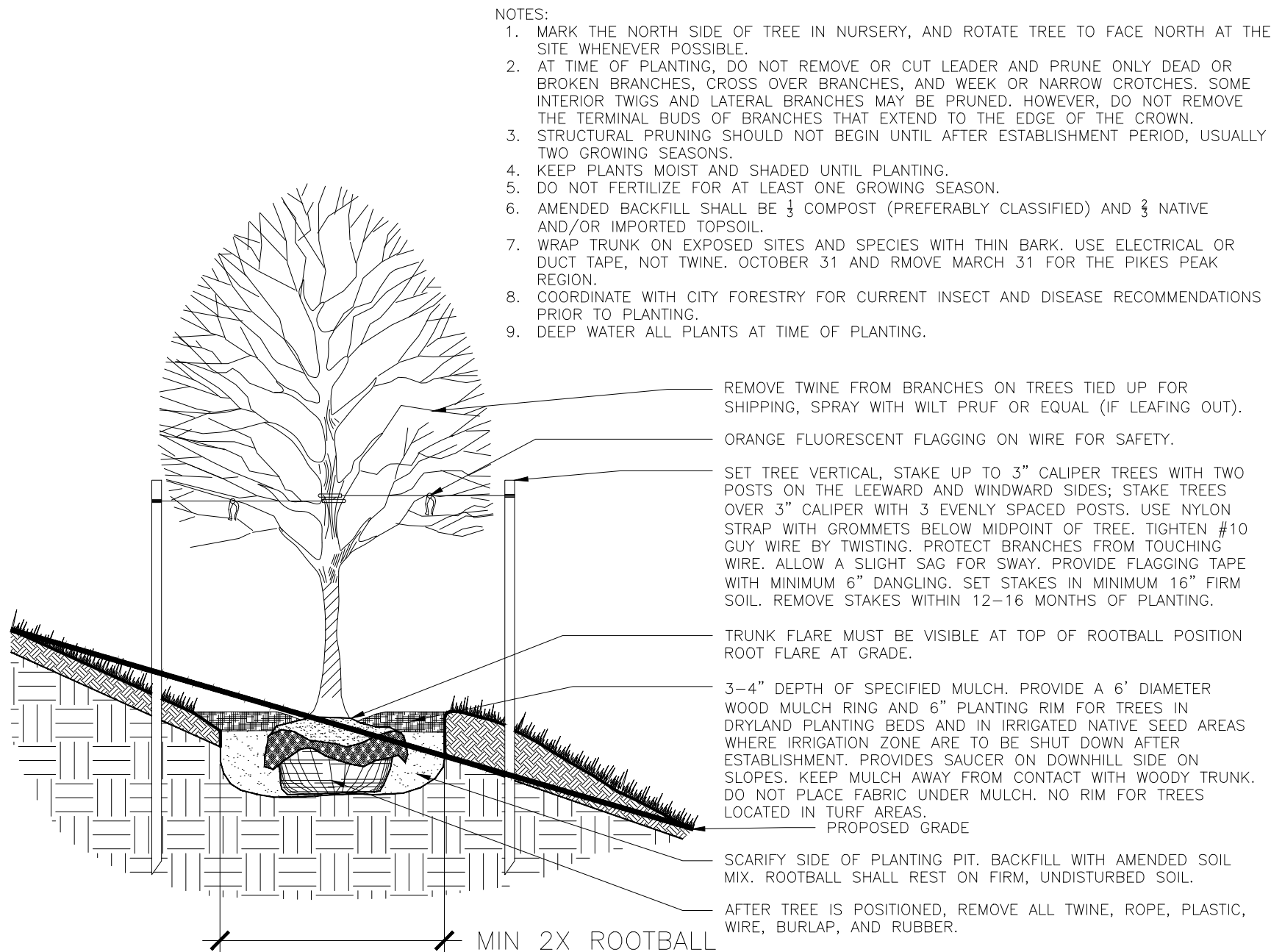
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Landscape Plan Enlargement

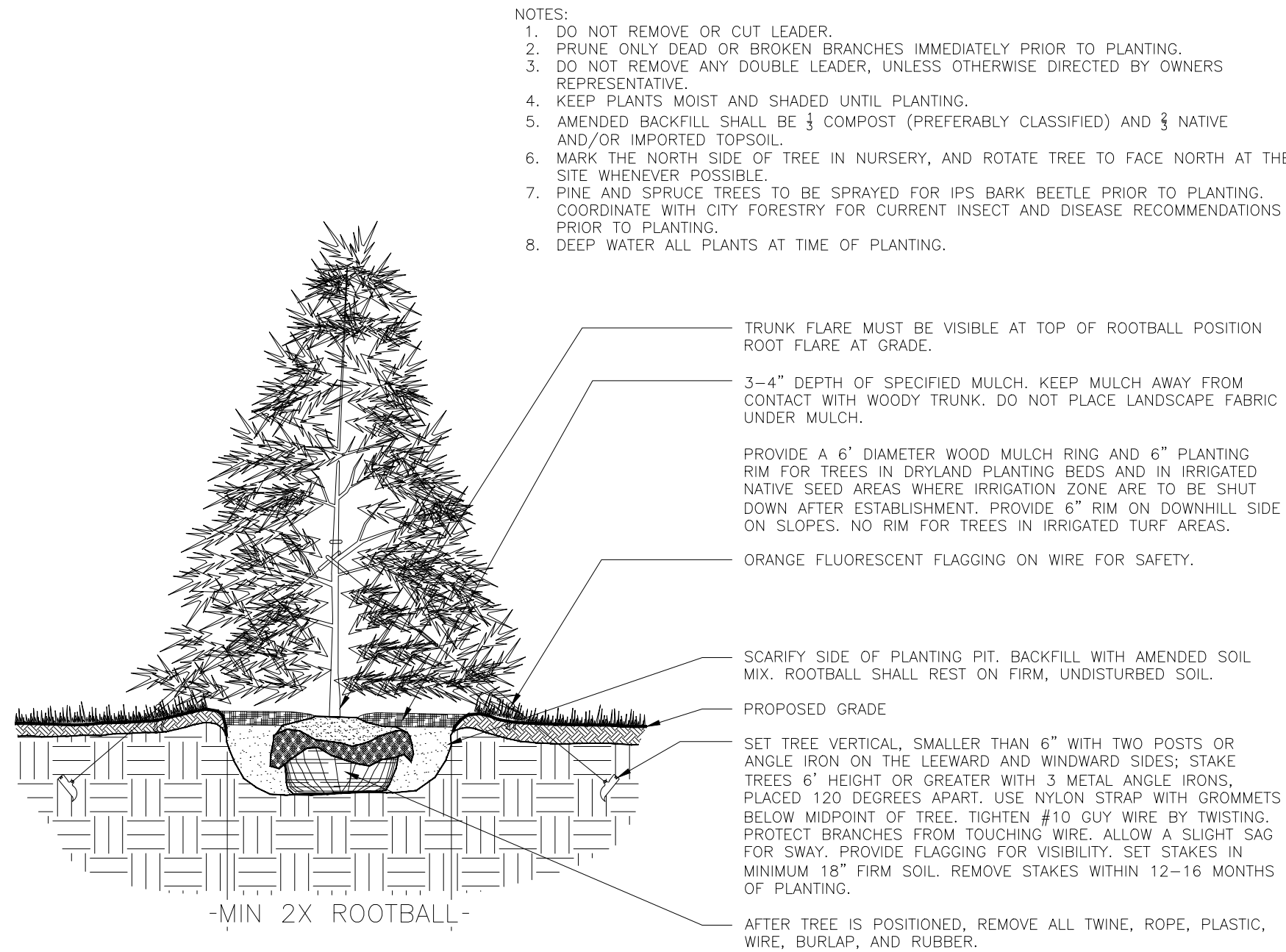




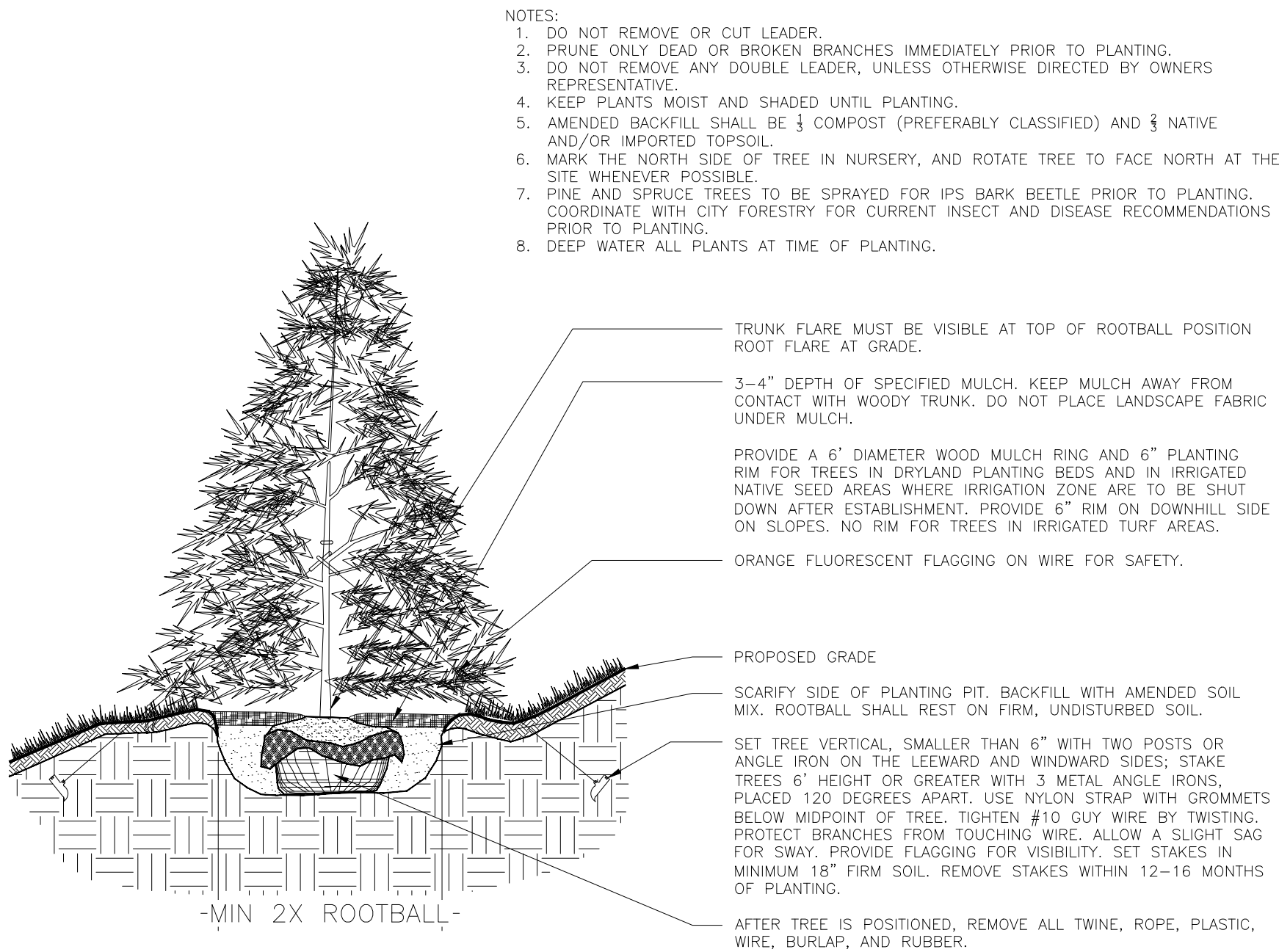
1 TYP. DECIDUOUS TREE PLANTING DETAIL  
SCALE: NTS



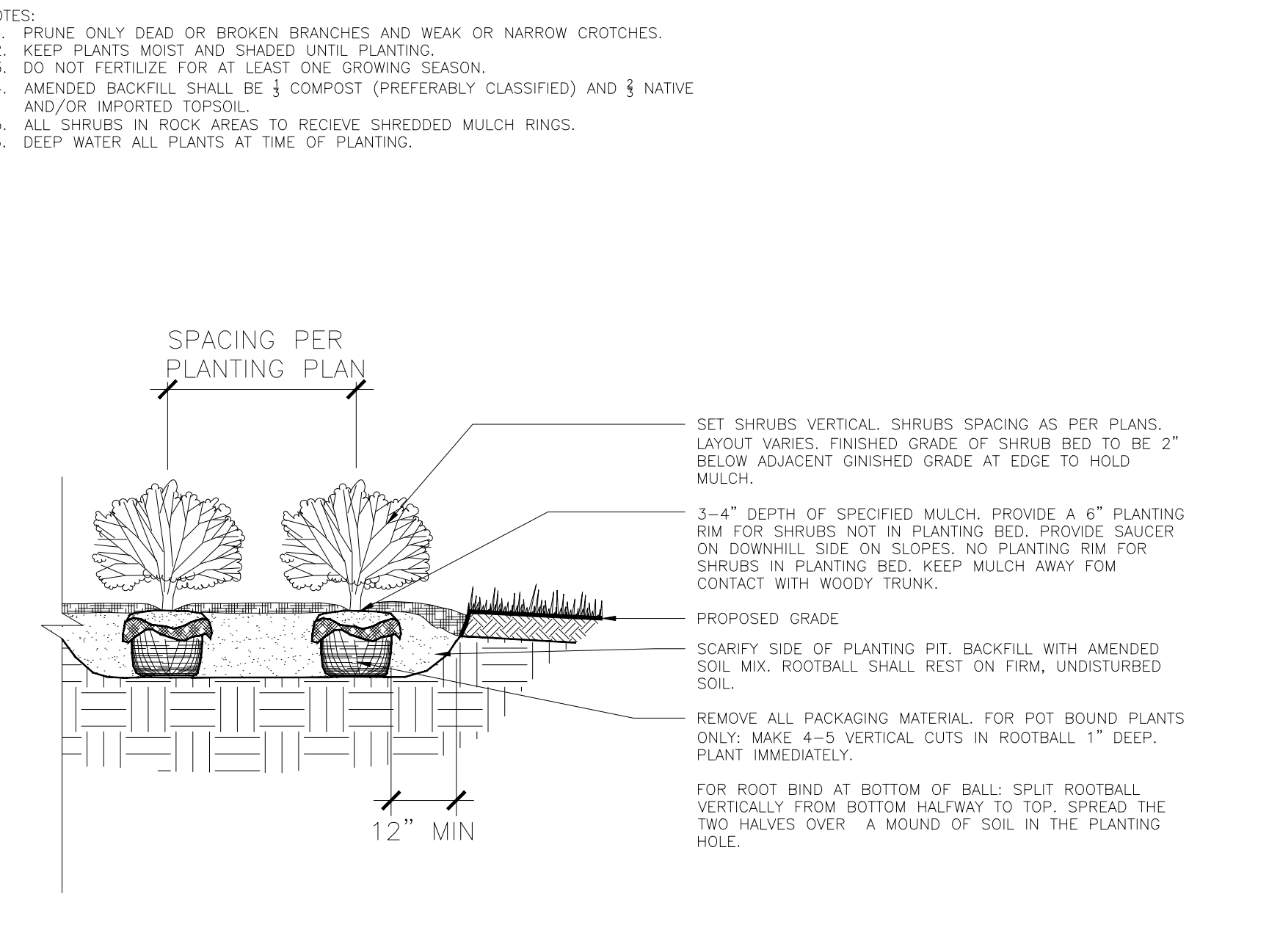
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)  
SCALE: NTS



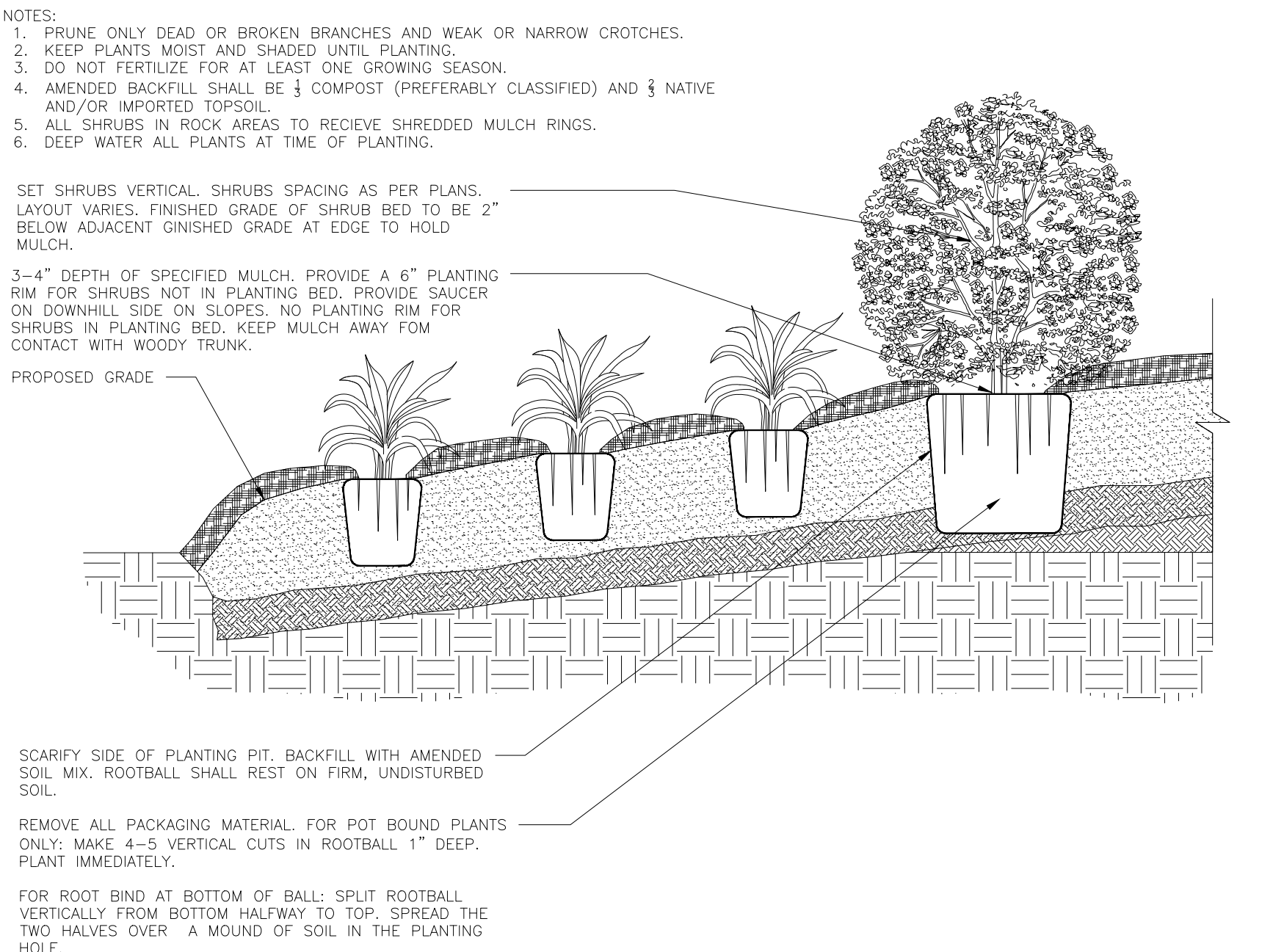
3 TYP. EVERGREEN TREE PLANTING DETAIL  
SCALE: NTS



4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)  
SCALE: NTS



5 TYP. SHRUB PLANTING DETAIL  
SCALE: NTS



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)  
SCALE: NTS

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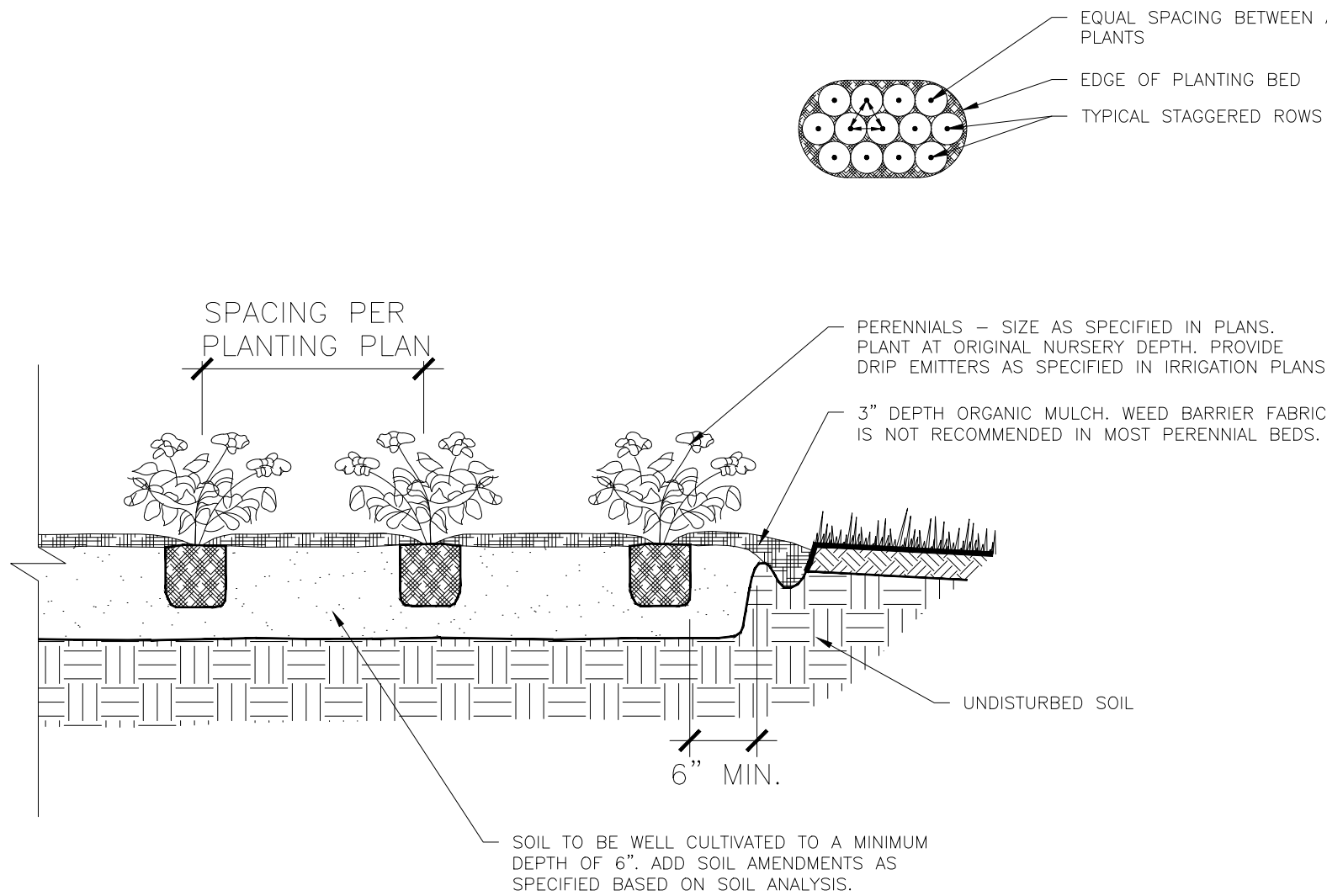
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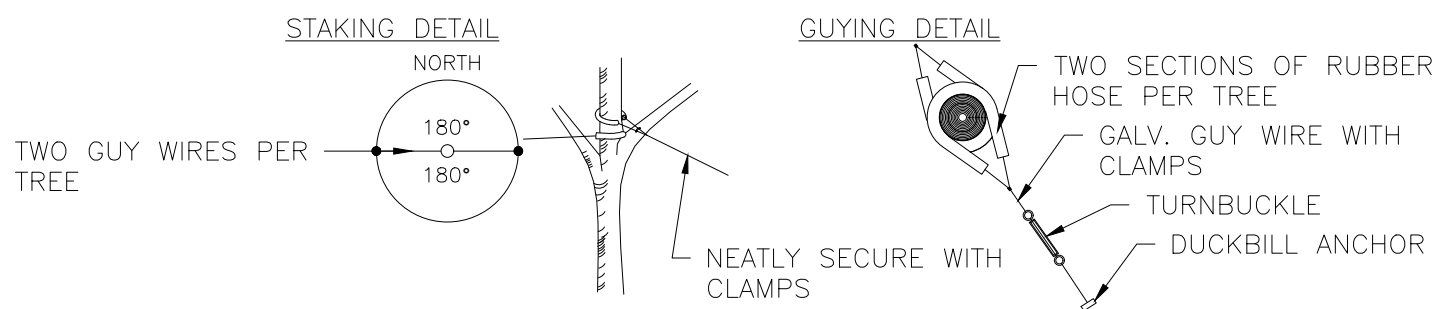
- NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
  - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
  - AMENDED BACKFILL SHALL BE  $\frac{1}{3}$  COMPOST (PREFERABLY CLASSIFIED) AND  $\frac{2}{3}$  NATIVE AND/OR IMPORTED TOPSOIL.
  - ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

\*WHEN PLANTING MASSES OF SHRUBS, GROUNDCOVER, PERENNIALS, AND ANNUALS, THIS DIAGRAM SHALL BE FOLLOWED.



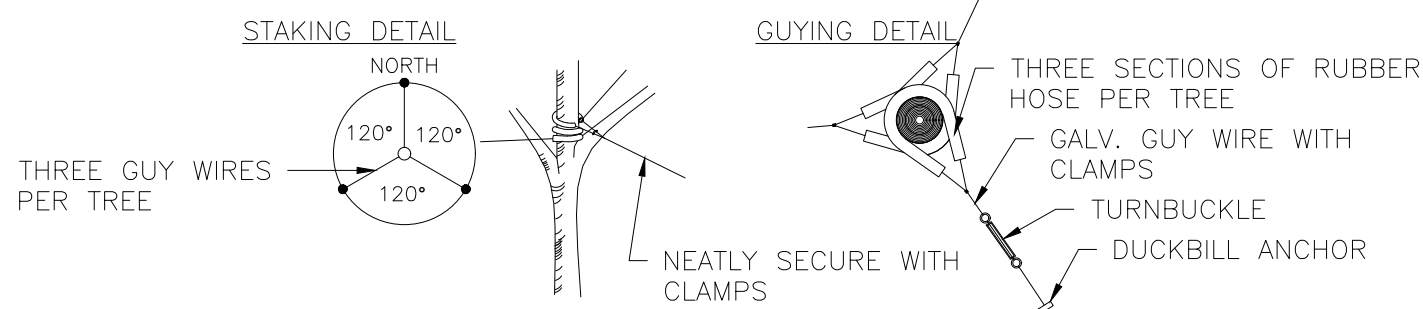
1 TYP. PERENNIAL PLANTING DETAIL  
SCALE: NTS

- GUYING STANDARDS
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
  - 13' OF  $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
  - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
  - TWO (2) TURNBUCKLES, EYE AND EYE TYPE,  $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP
  - FOUR (4)  $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (OR-2 STEEL DRIVE ROD 2' LONG WITH  $\frac{1}{4}$ " ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
  - TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



\*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

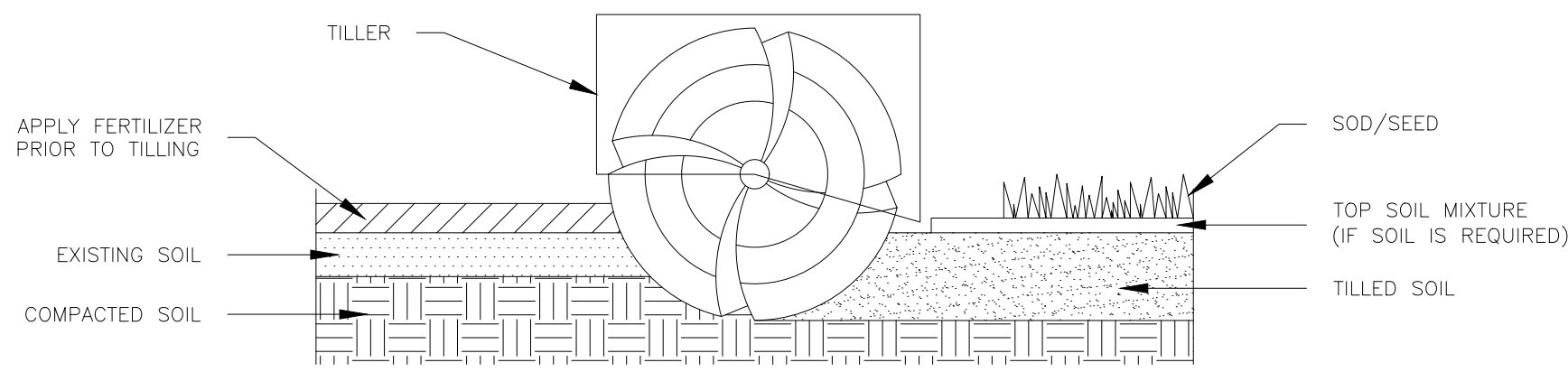
- GUYING STANDARDS
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
  - 13' OF  $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
  - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
  - THREE (3) TURNBUCKLES, EYE AND EYE TYPE,  $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP
  - SIX (6)  $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (OR-2 STEEL DRIVE ROD 2' LONG WITH  $\frac{1}{4}$ " ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
  - THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



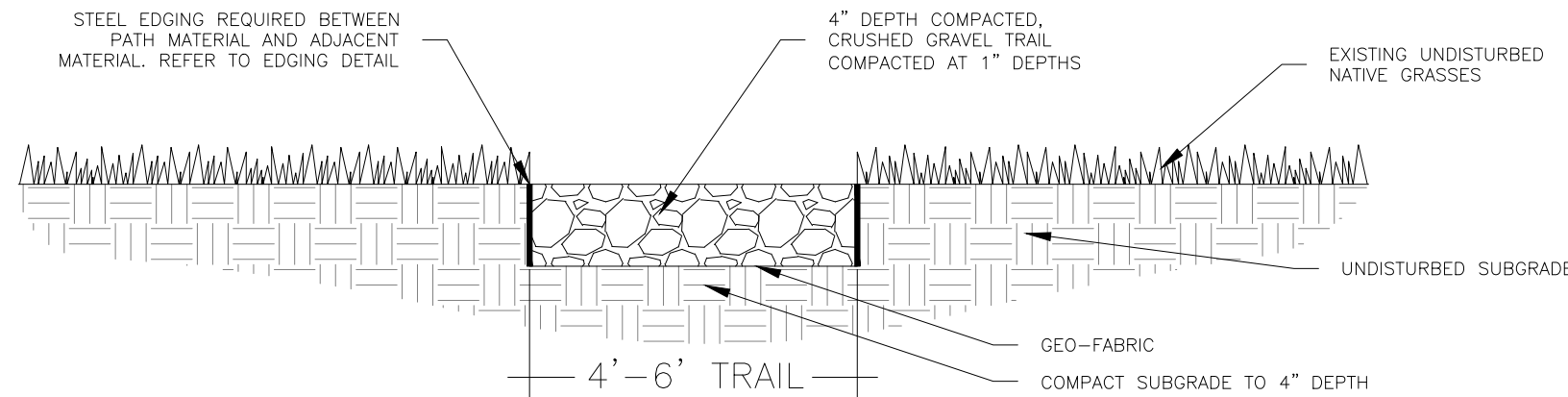
\*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

2 TYP. GUYING DETAIL  
SCALE: NTS

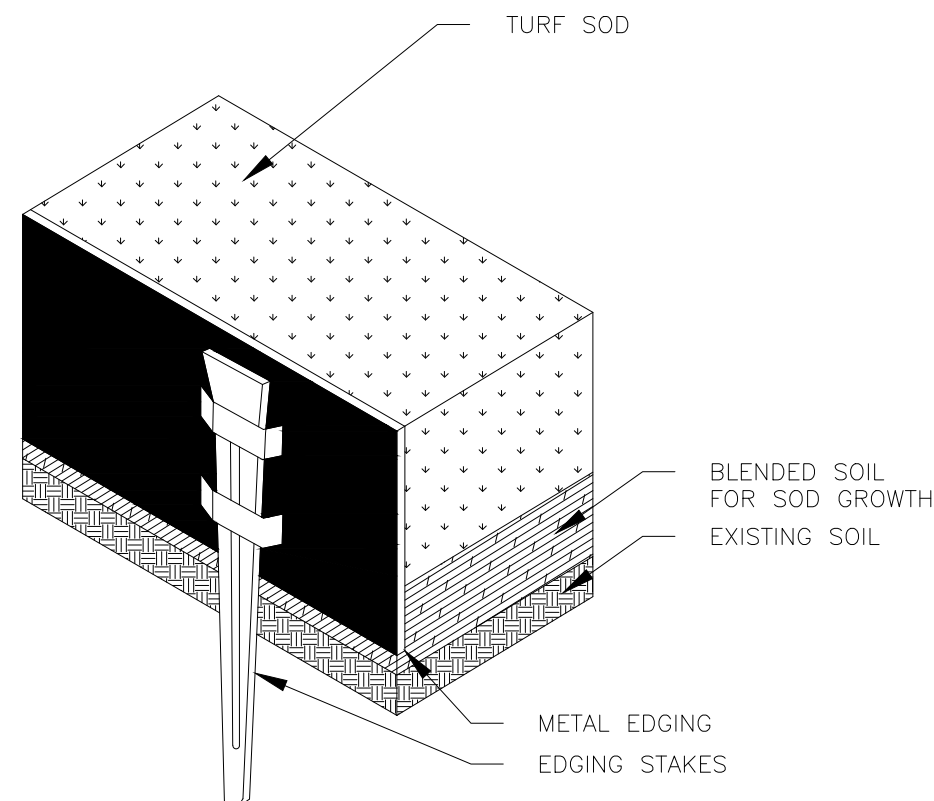
- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.
  - APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.
  - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
  - MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED.
  - TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



3 TYP. SOIL PREPARATION (ALL AREAS)  
SCALE: NTS

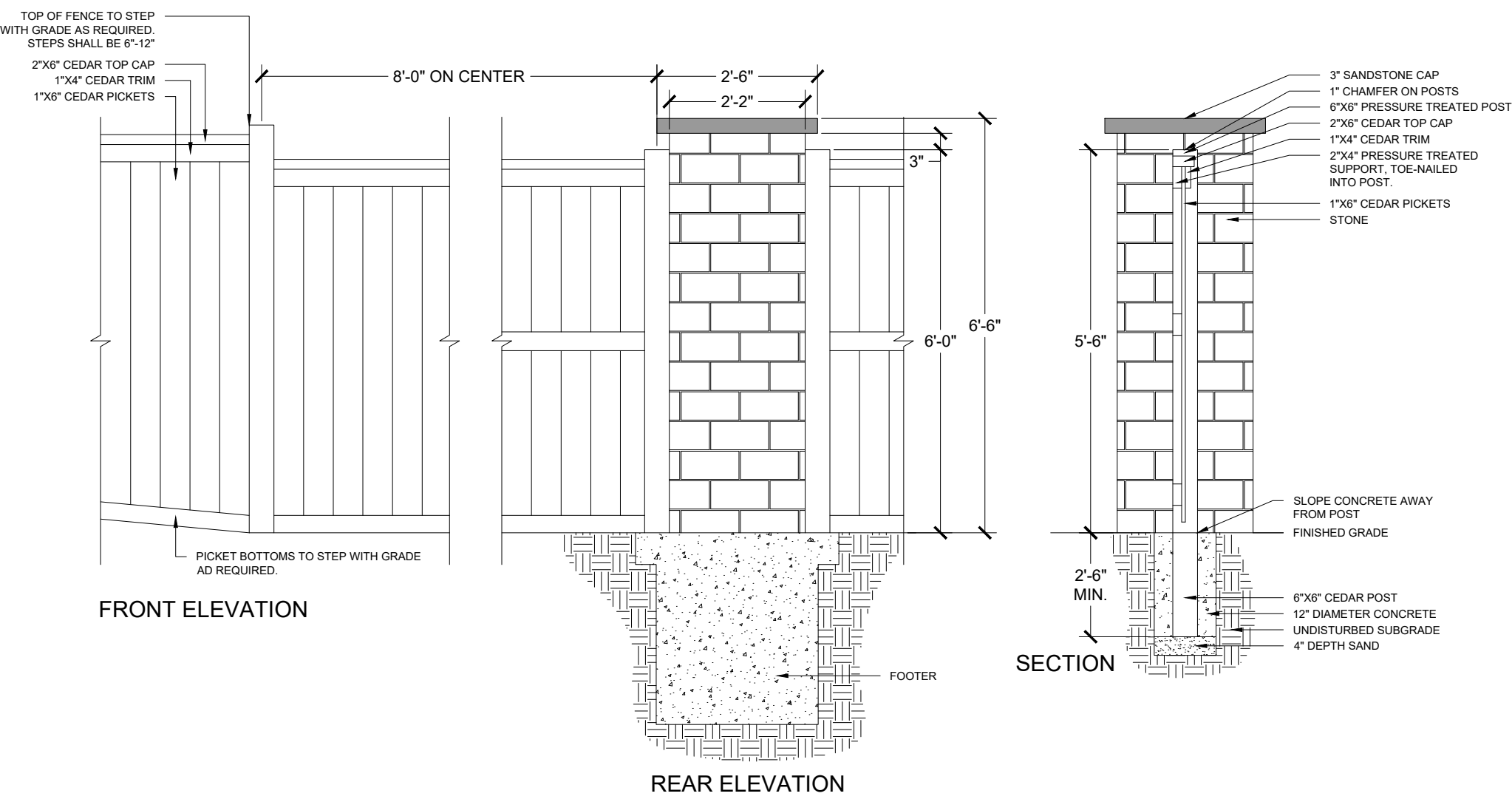


4 TYP. CRUSHED GRAVEL TRAIL  
SCALE: NTS



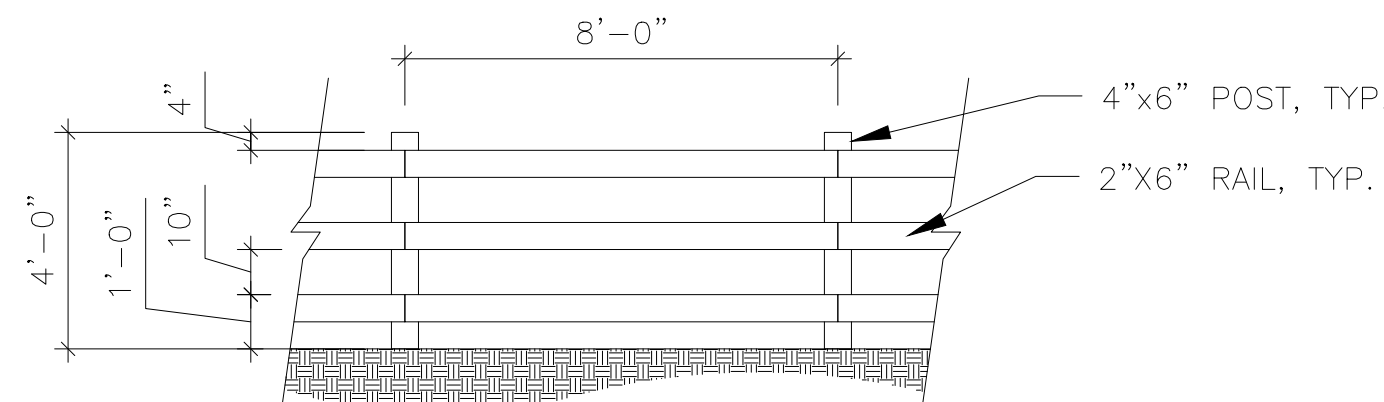
- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.
  - USE BROWN COLOR ONLY.
  - CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

5 TYP. METAL EDING DETAIL  
SCALE: NTS



- NOTES:
- ALL WOOD MATERIAL SHALL BE ROUGH SAWN CEDAR, DIMENSIONS AS SHOWN.
  - FENCE STAIN SHALL BE OLYMPIC STAIN #730 TEAK.
- FENCING NOTES:
- PRIVACY FENCING WILL BE INSTALLED ON LOTS, BACKING TO AND SIDING TO ROADWAYS.

6 TYP. PRIVACY FENCE DETAIL  
SCALE: NTS



- NOTES:
- FENCE RAIL SHALL NOT EXCEED 44" IN HEIGHT.
  - ALL MATERIALS SHALL BE ROUGH SAWN CEDAR, DIMENSIONS AS SHOWN.
  - FENCE STAIN SHALL BE OLYMPIC STAIN #730 TEAK.

- FENCING NOTES:
- SPLIT RAIL FENCING WILL BE INSTALLED ON LOTS BACKING TO OPEN SPACE, DRAINAGE CHANNELS, PONDS AND CUL-DE-SACS.

7 TYP. SPLIT RAIL FENCE DETAIL  
SCALE: NTS

Galloway

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PUD PRELIMINARY PLAN  
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.
1			
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12			

Project No:	201662
Drawn By:	IMJ
Checked By:	PSKH
Date:	5/10/2022

Details

L.11

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