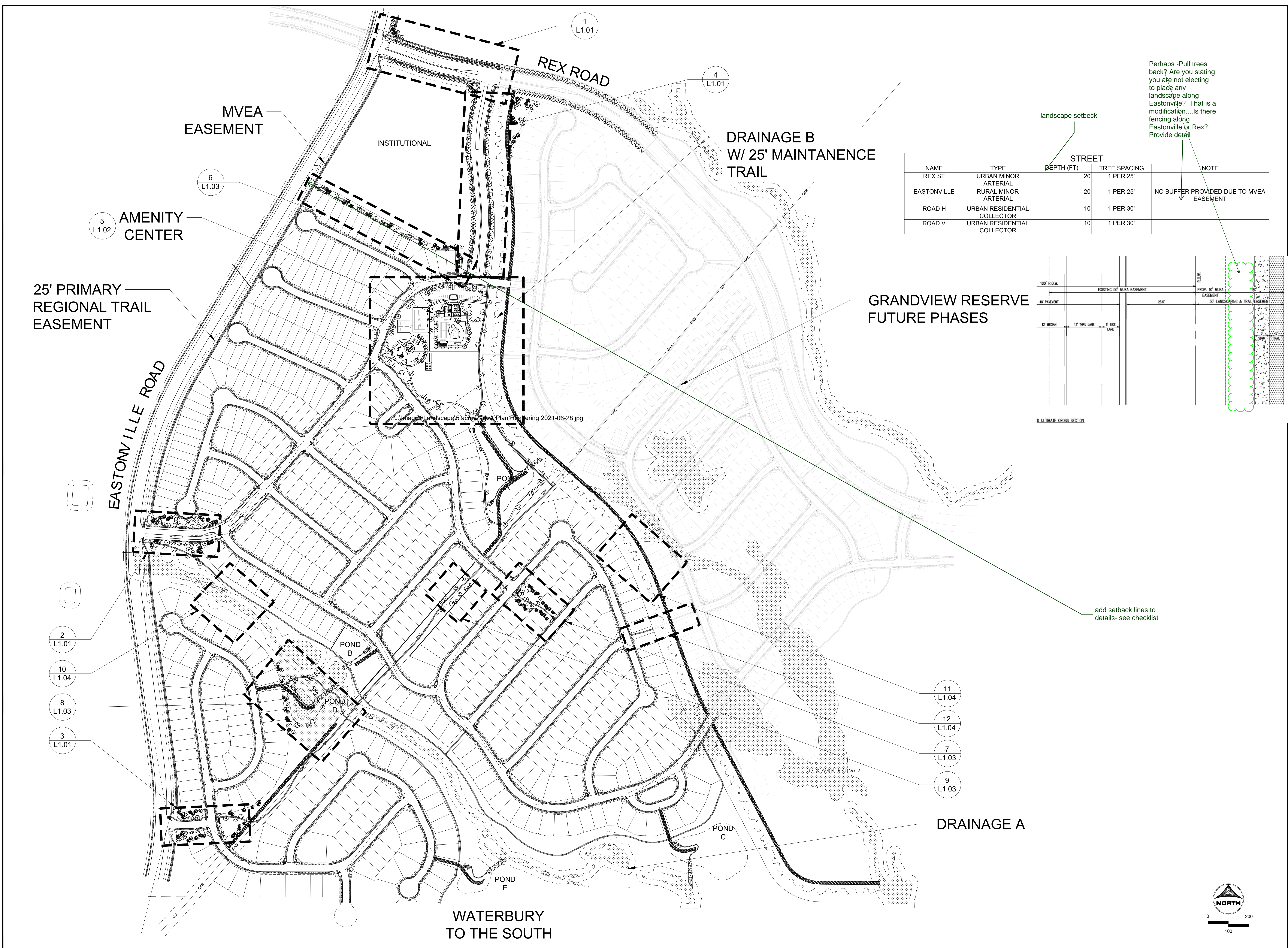


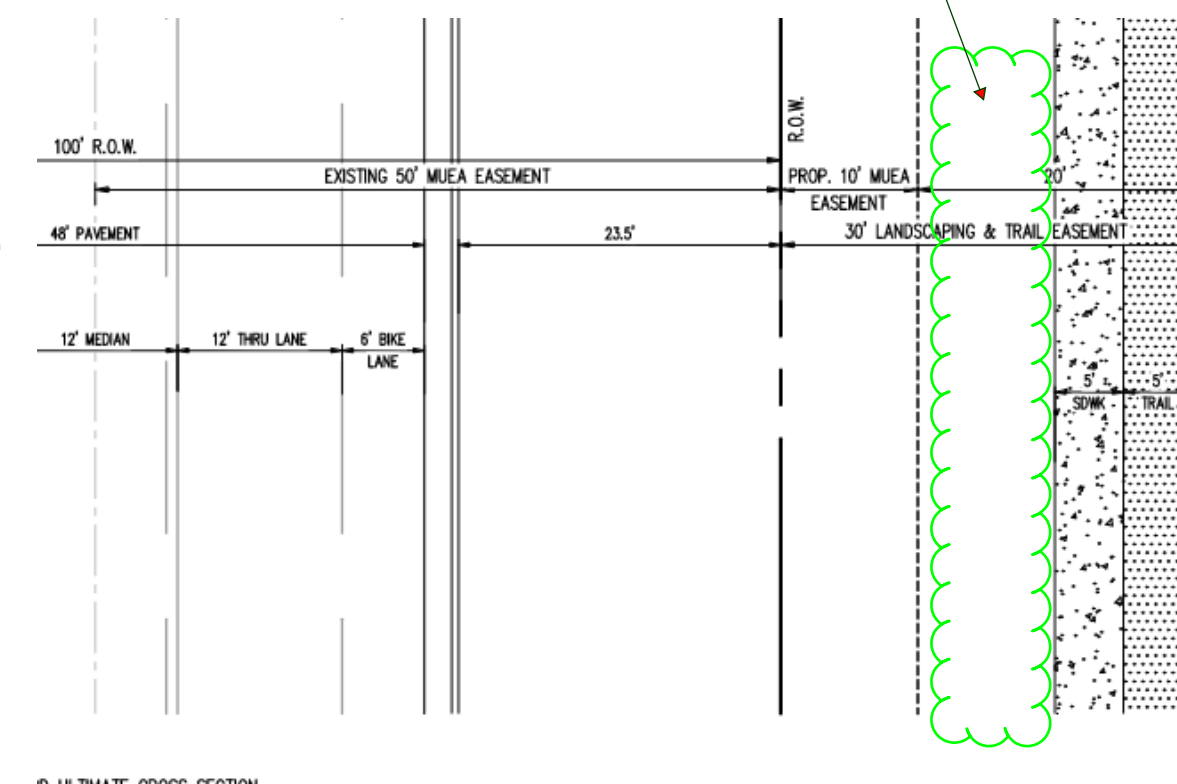
#	Date	Issue / Description	Init.
01	2021.08.13	FIRST SUBMITTAL	

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

LANDSCAPE OVERVIEW PLAN

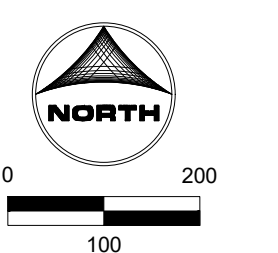


STREET				
NAME	TYPE	DEPTH (FT)	TREE SPACING	NOTE
REX ST	URBAN MINOR ARTERIAL	20	1 PER 25'	
EASTONVILLE	RURAL MINOR ARTERIAL	20	1 PER 25'	NO BUFFER PROVIDED DUE TO MVEA EASEMENT
ROAD H	URBAN RESIDENTIAL COLLECTOR	10	1 PER 30'	
ROAD V	URBAN RESIDENTIAL COLLECTOR	10	1 PER 30'	



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

add setback lines to details- see checklist



WATERBURY TO THE SOUTH

\\img01\landscape\6 acres\A Plan\Rendering 2021-06-28.jpg

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 7222 COMMERCE CENTER DR., SUITE 220  
 COLORADO SPRINGS CO 80919  
 PHONE: 719.622.6222  
 FAX: 844.273.1057

PUD PRELIMINARY PLAN  
 GRANDVIEW RESERVE FILING 1

EASTONVILLE RD  
 EL PASO COUNTY, PEYTON, CO 80831

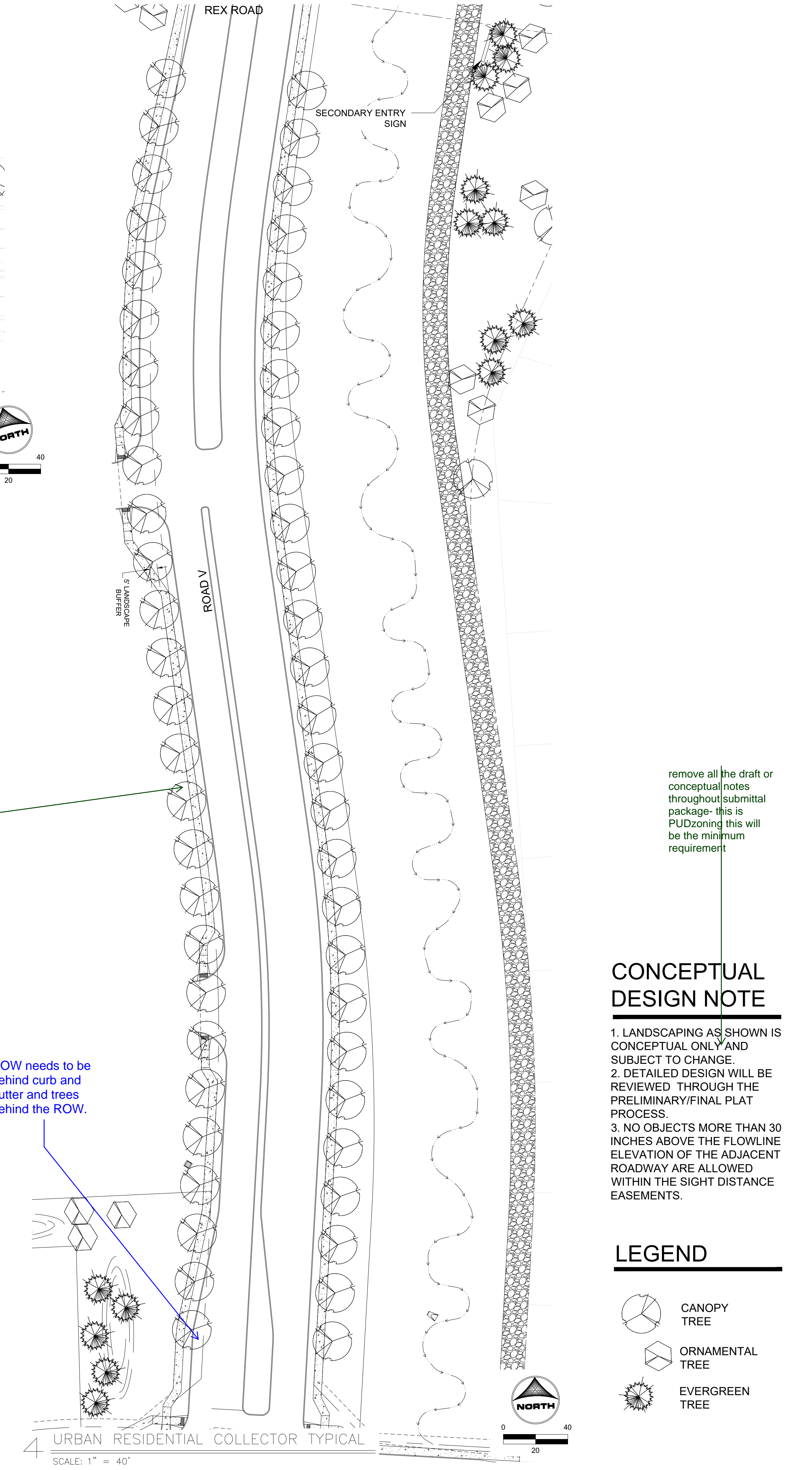
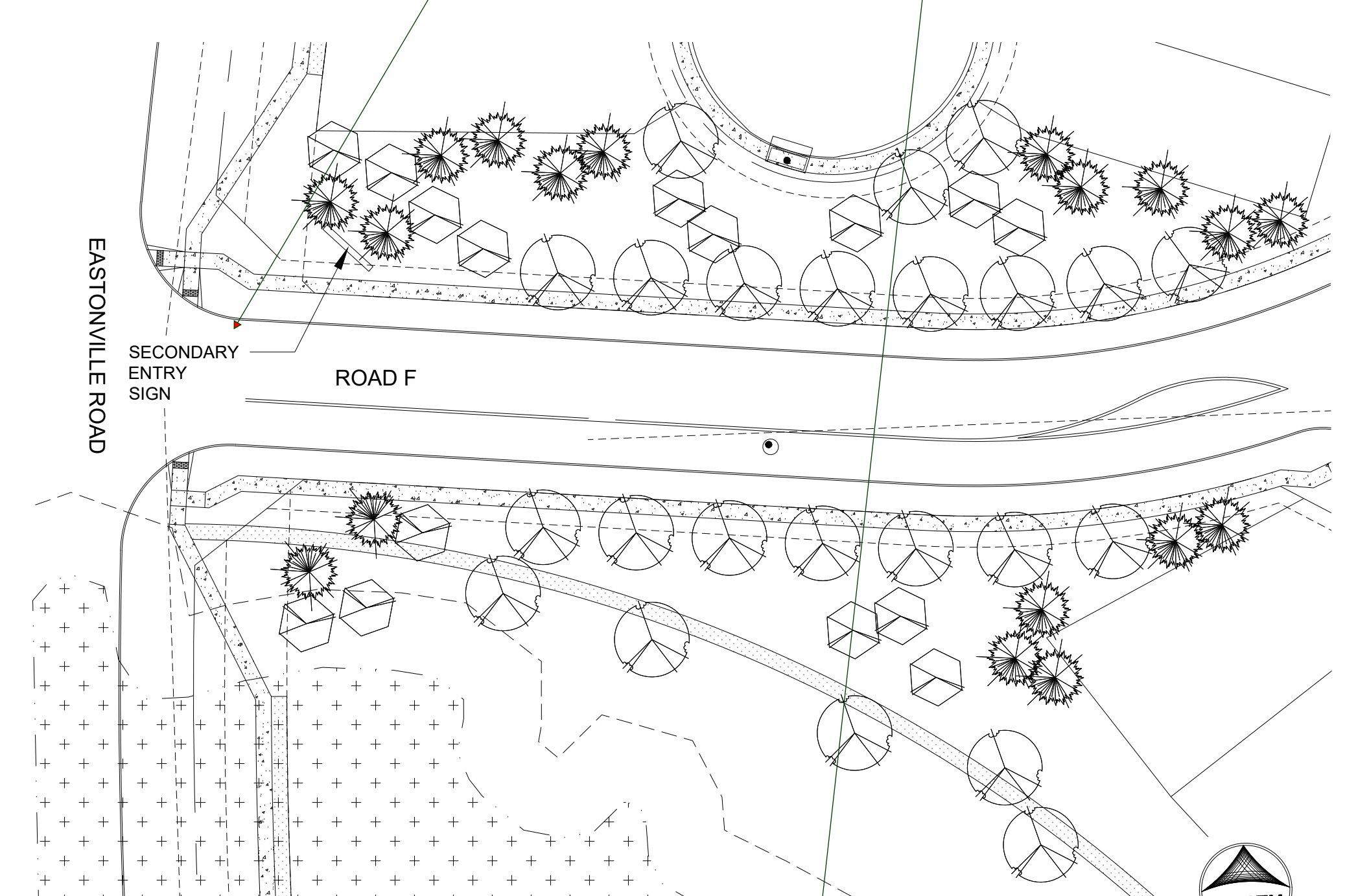
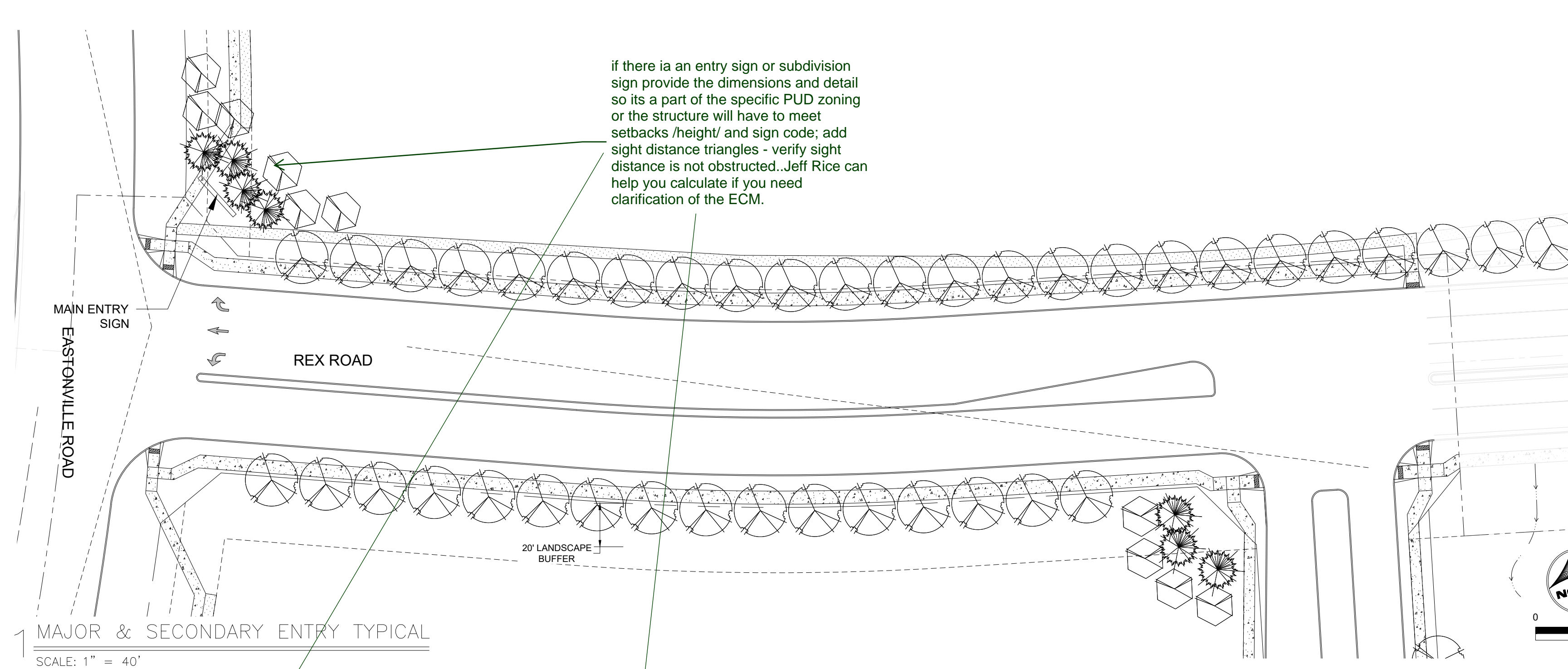
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DETAILED LANDSCAPE PLAN

**L1.1**  
 Sheet 14 of 17

if there is 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.



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

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

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

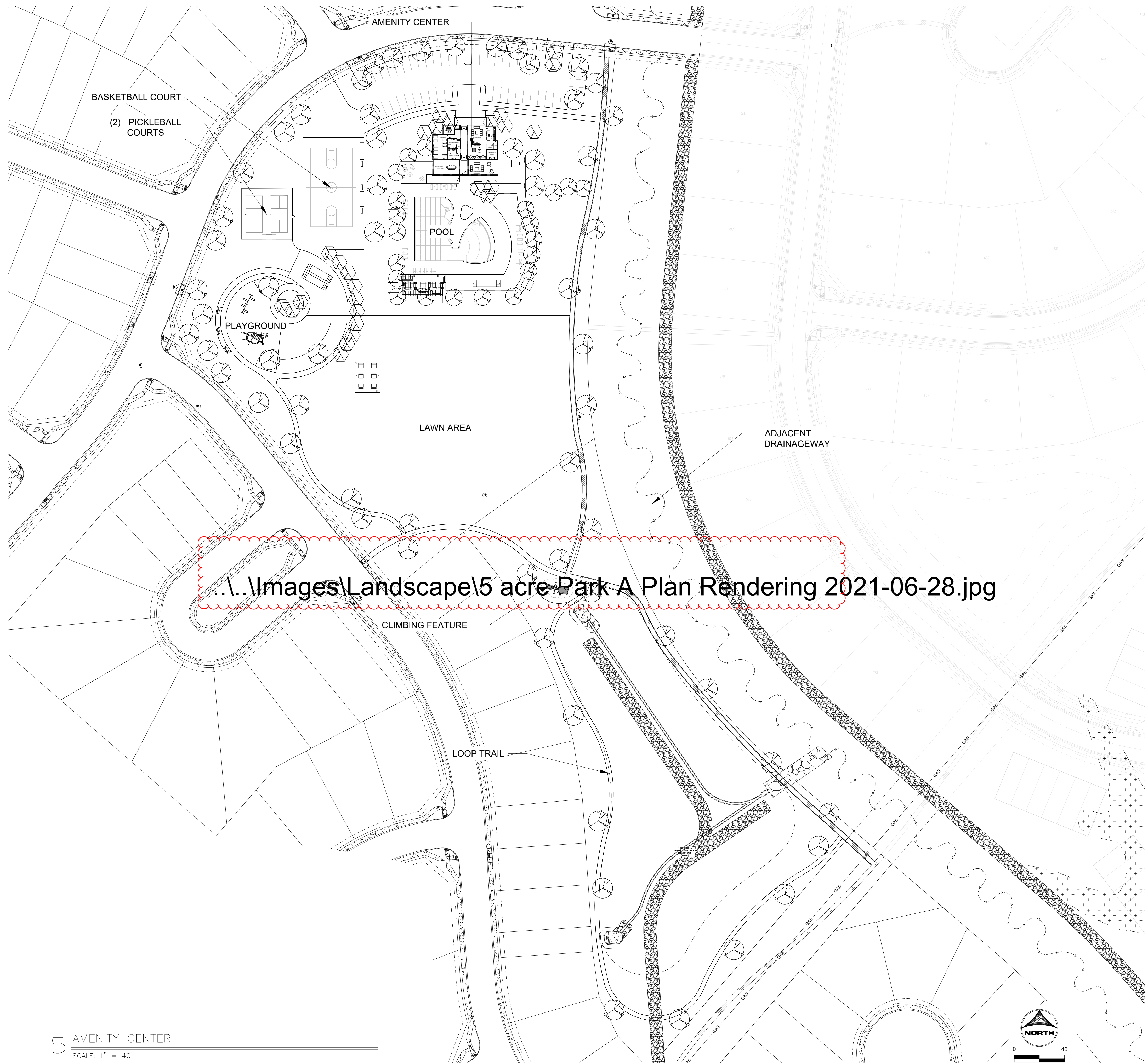
ROW needs to be behind curb and gutter and trees behind the ROW.

**CONCEPTUAL DESIGN NOTE**

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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



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

5 AMENITY CENTER  
SCALE: 1" = 40'

**CONCEPTUAL DESIGN NOTE**

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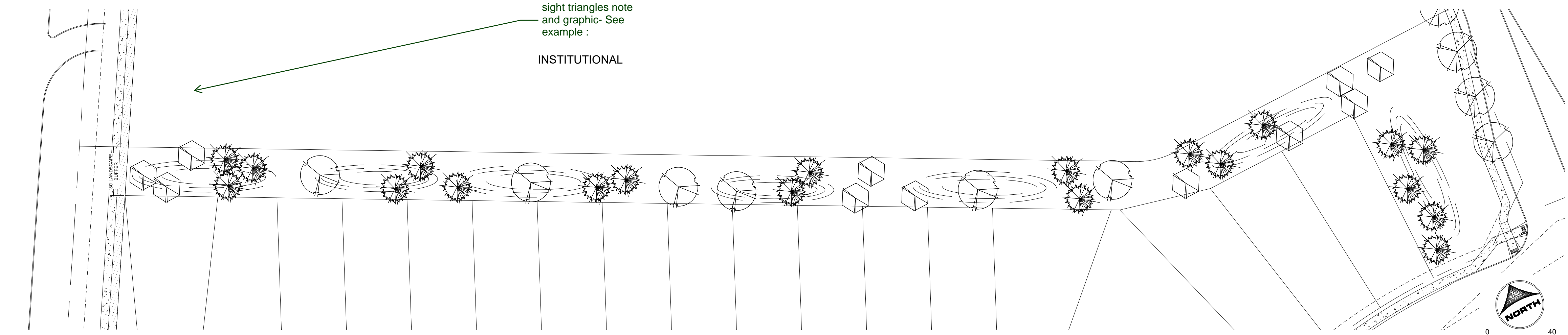
**LEGEND**

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

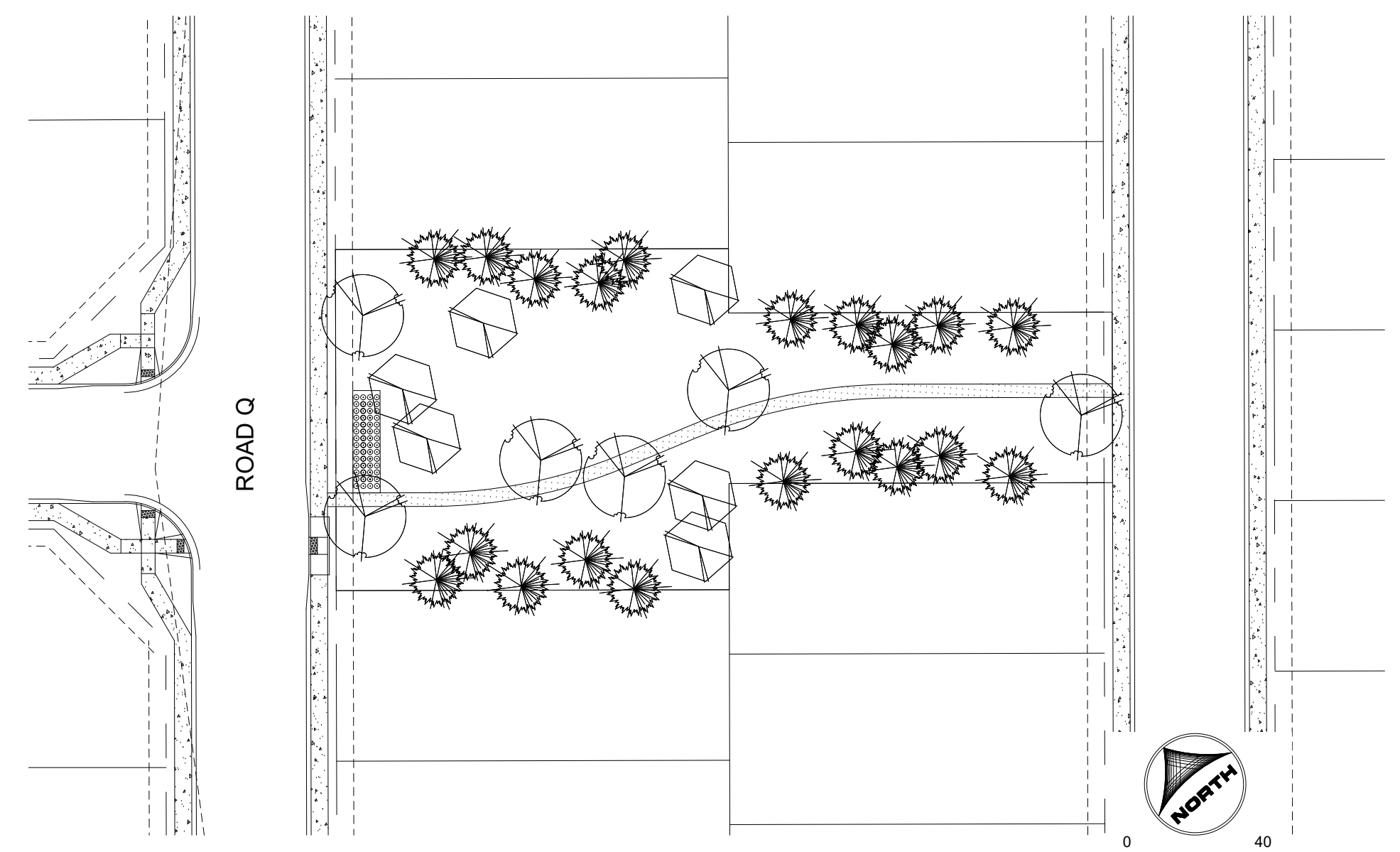
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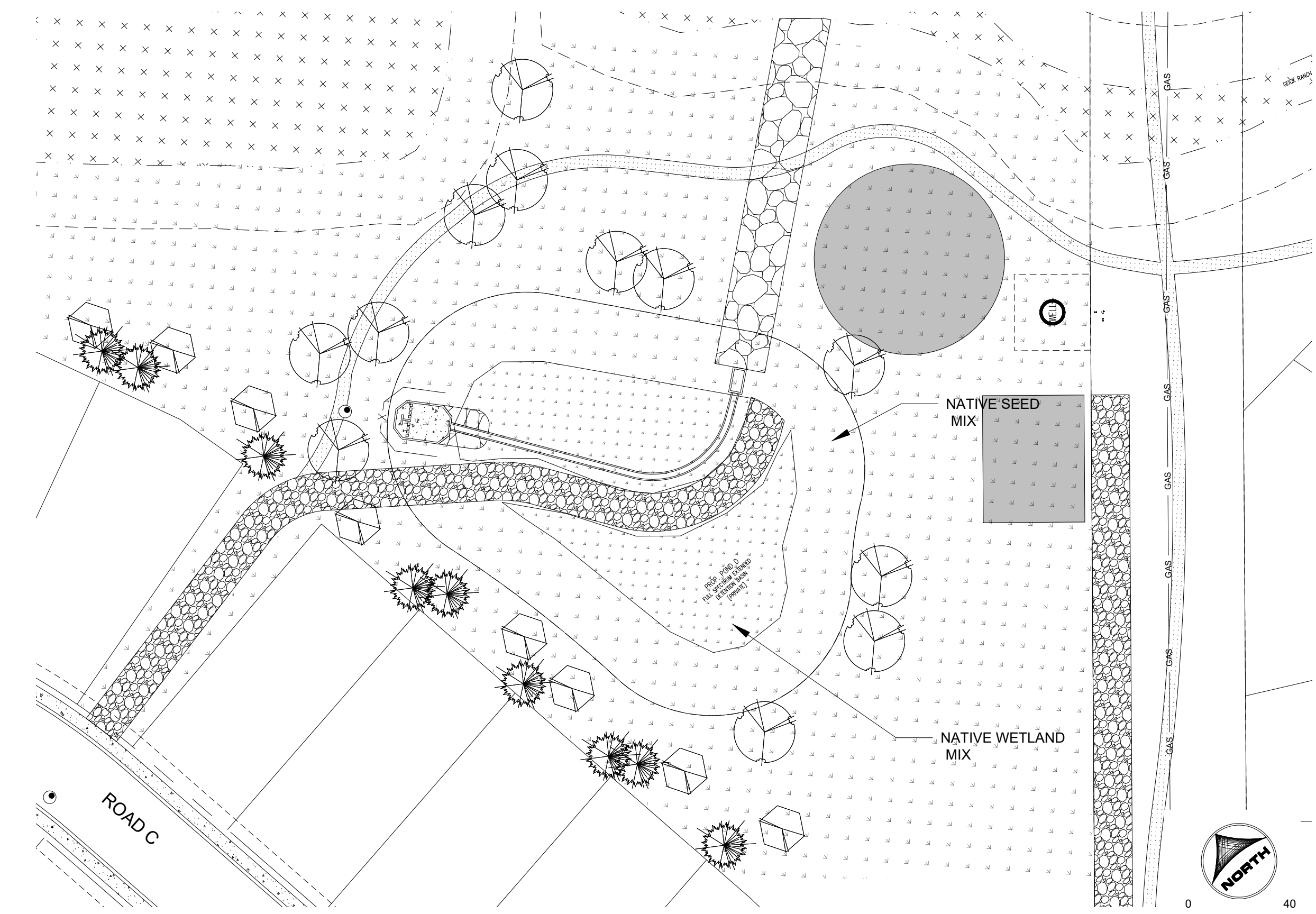
DETAILED LANDSCAPE PLAN



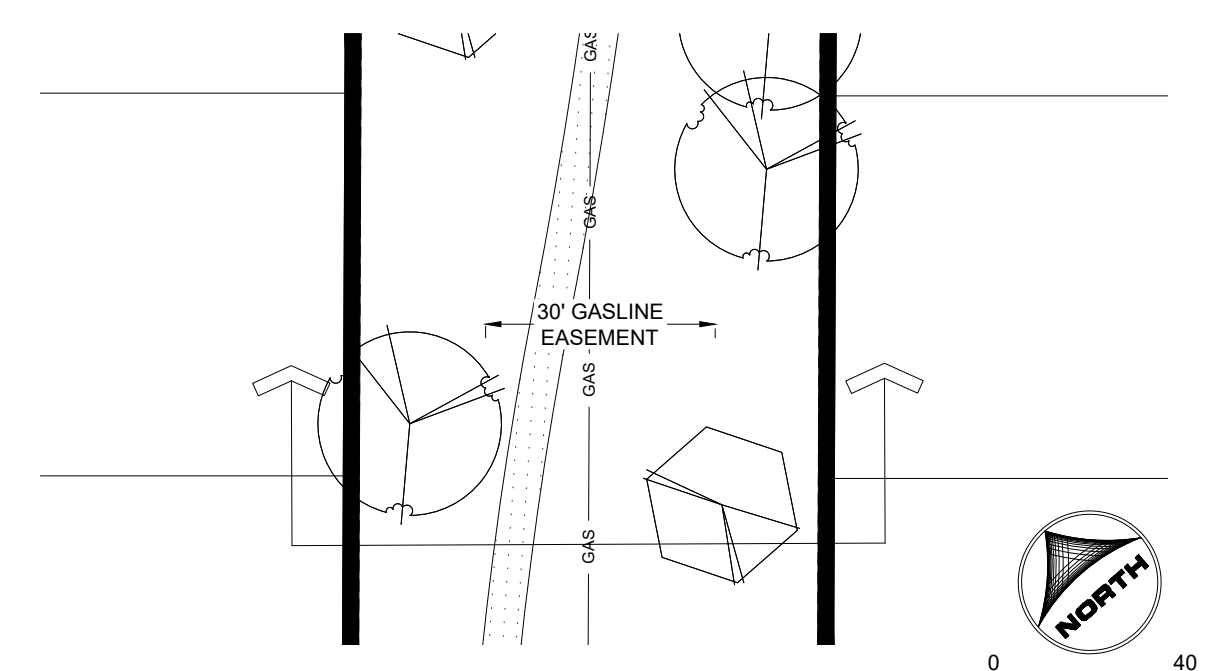
6 RESIDENTIAL / NON-RESIDENTIAL BUFFER TYPICAL  
SCALE: 1" = 40'



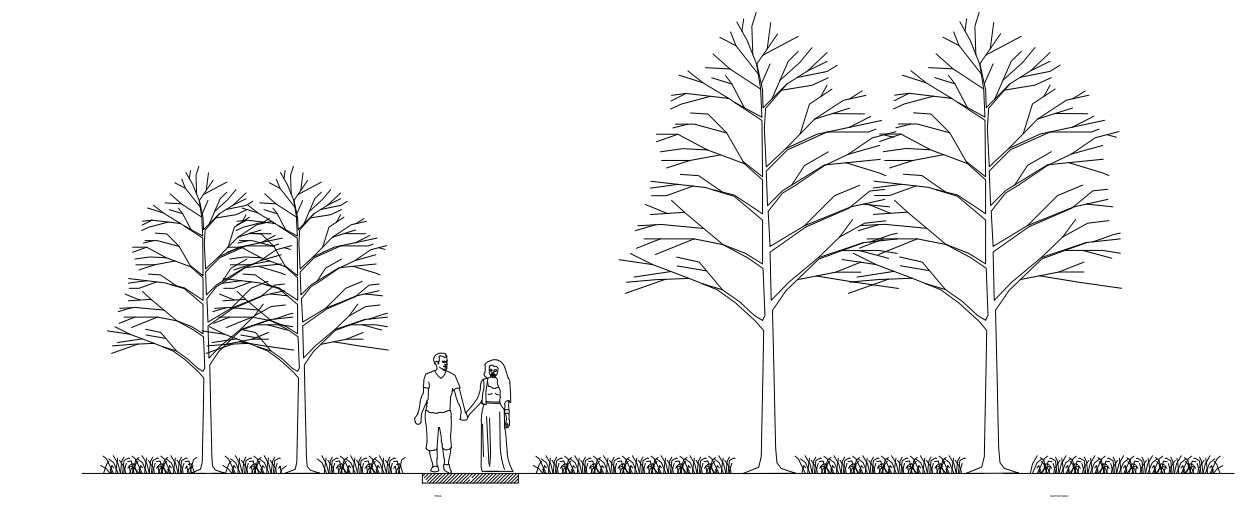
7 POCKET PARK TYPICAL  
SCALE: 1" = 40'



8 DETENTION BASIN TYPICAL  
SCALE: 1" = 40'



9 TRAIL SECTION TYPICAL  
SCALE: 1" = 40'



9 TRAIL SECTION SECTION  
SCALE: 1" = 10'

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### LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

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

DETAILED LANDSCAPE PLAN

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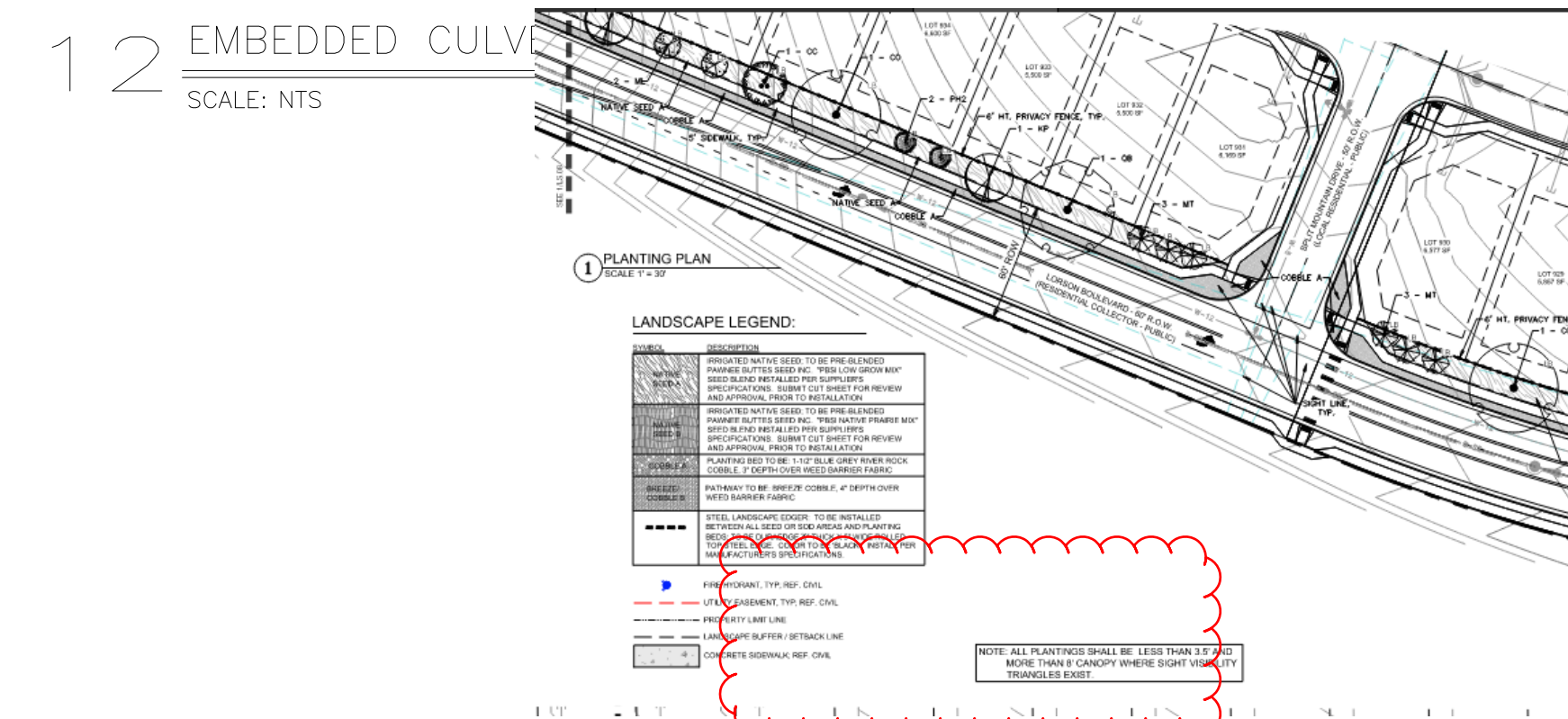
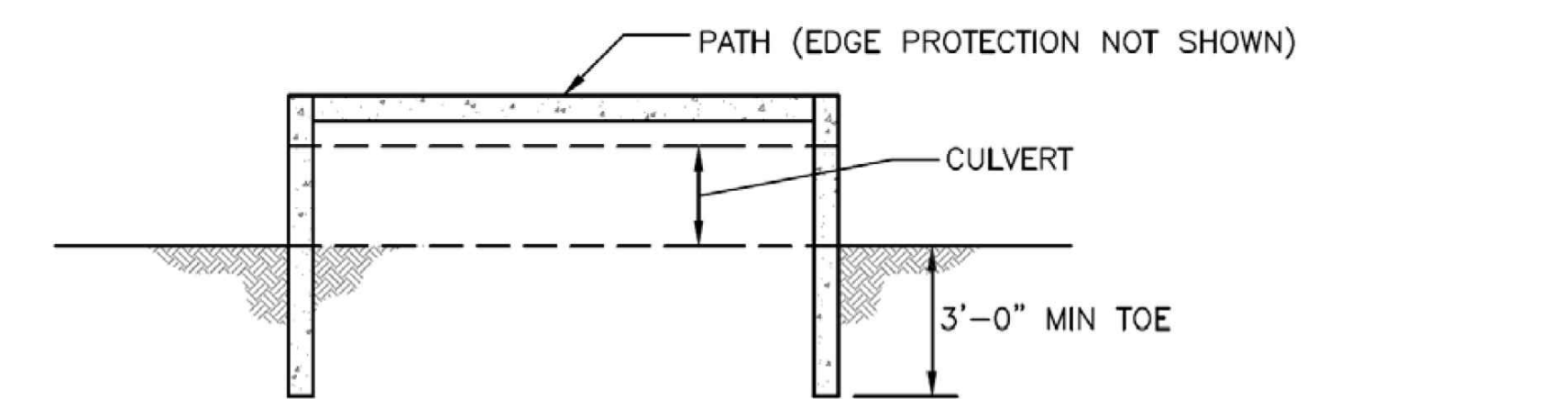
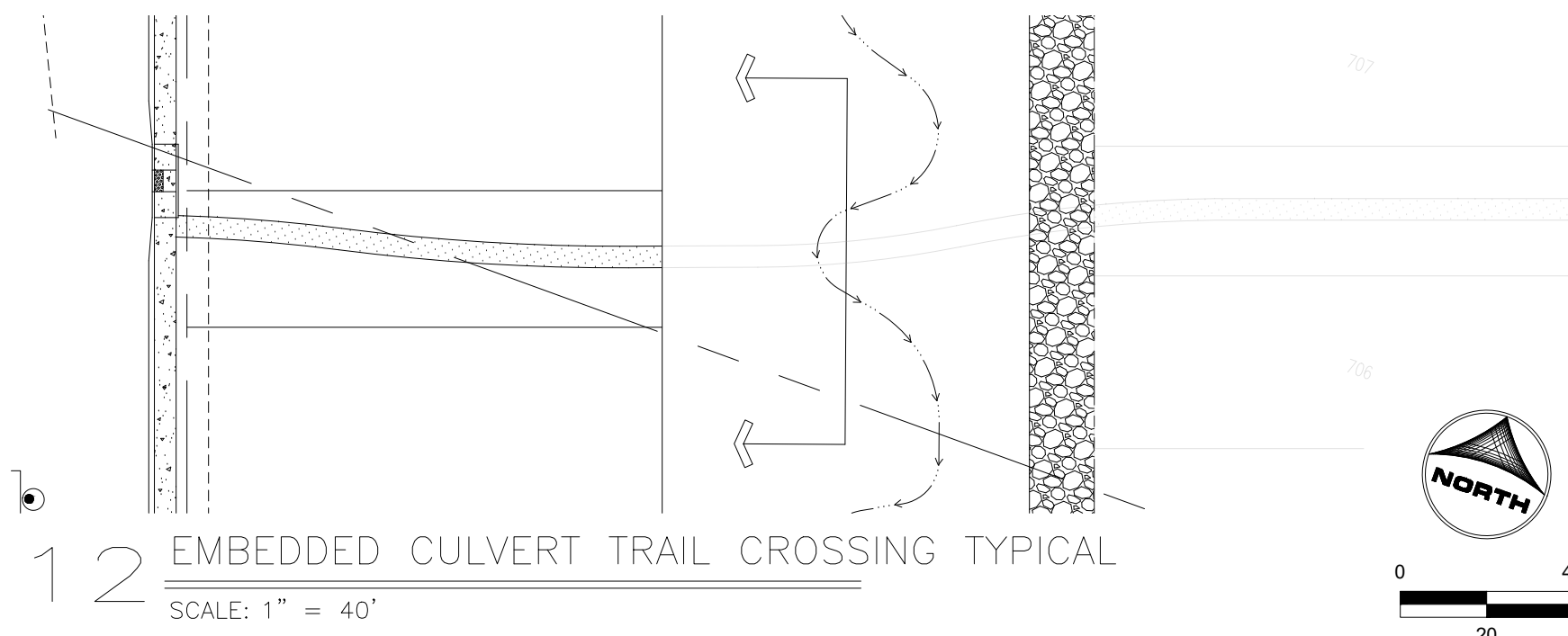
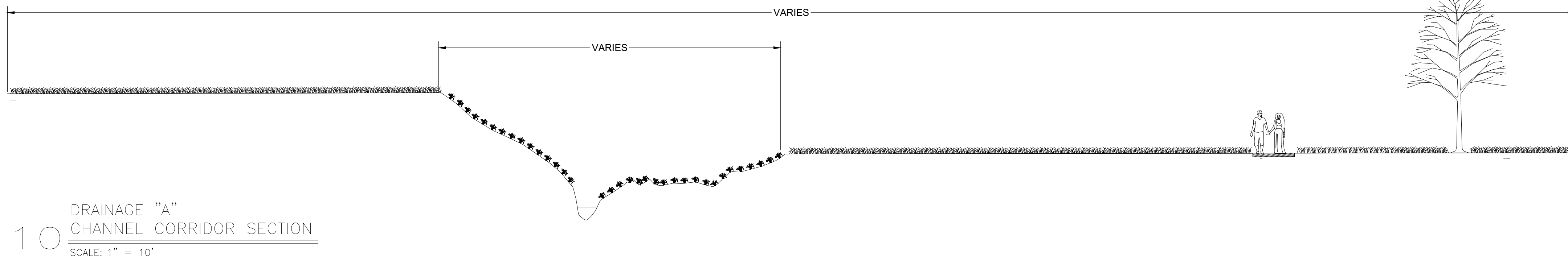
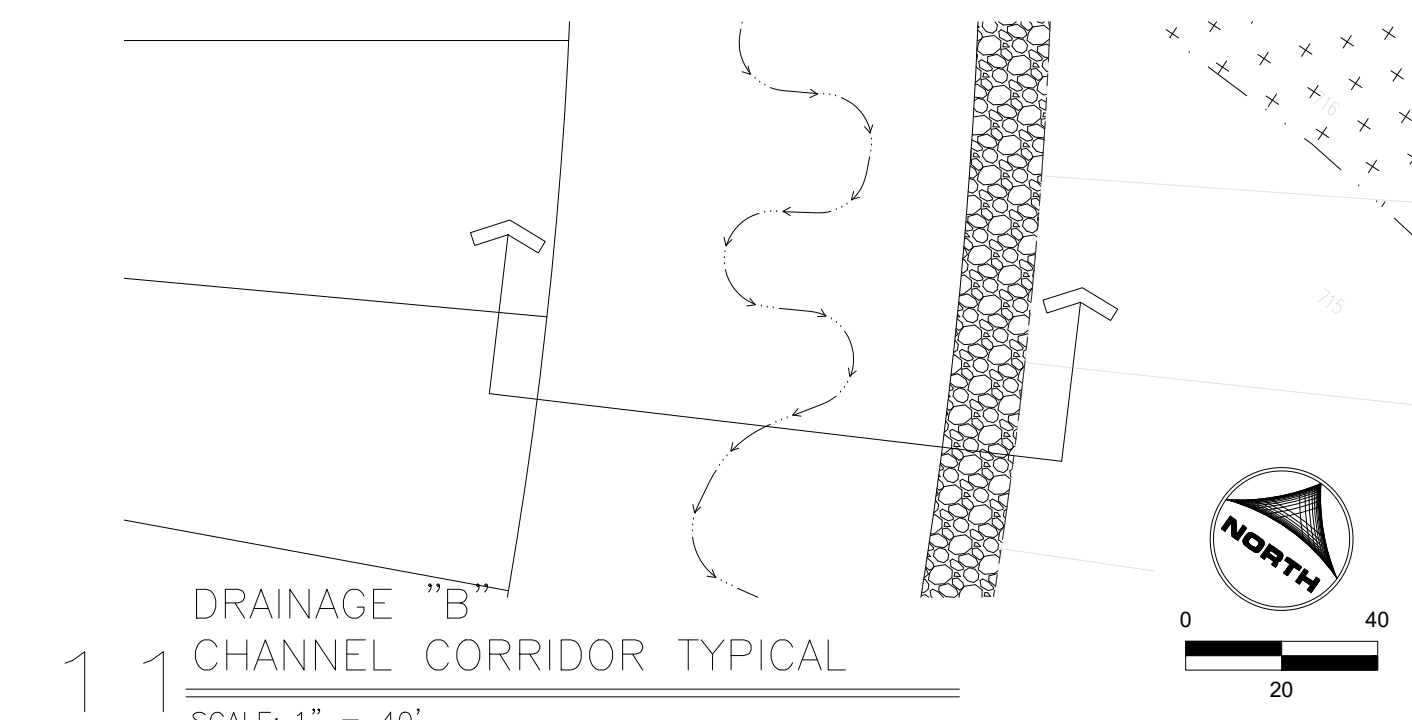
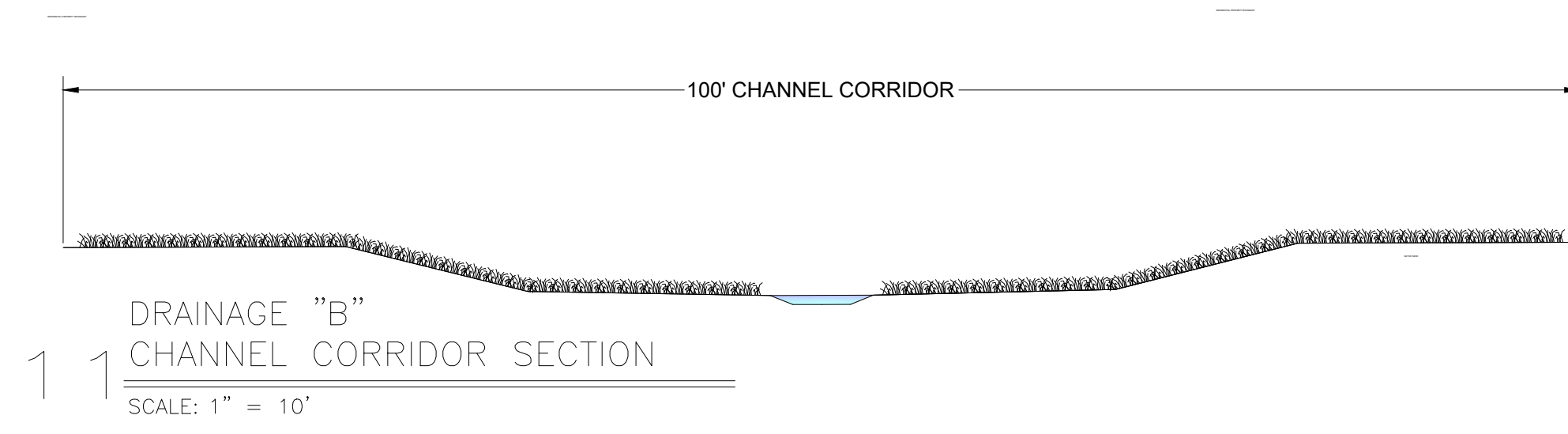
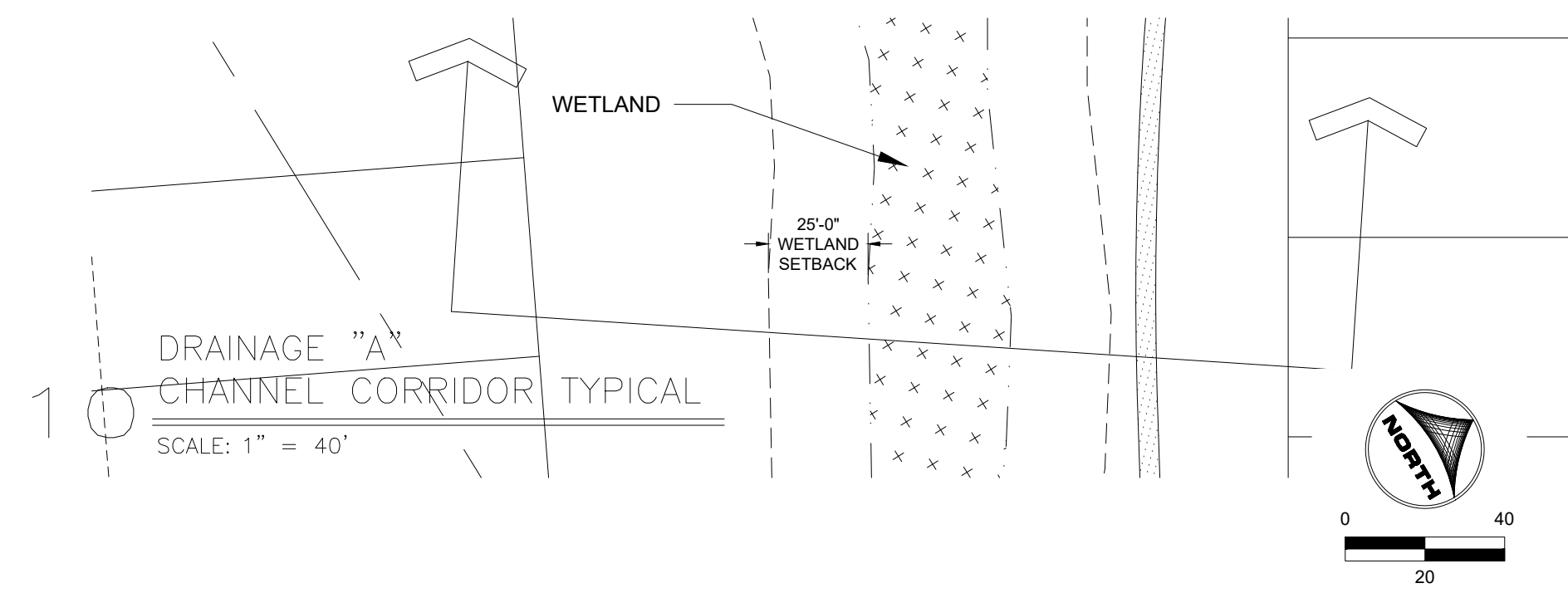
PUD PRELIMINARY PLAN  
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.
01	2021.08.13	FIRST SUBMITTAL	
1			
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17			

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

DETAILED LANDSCAPE PLAN



### PLANT LIST

KEY	HEIGHT	WIDTH	SIZE	COND
<b>DECIDUOUS TREES</b>				
AG	20'	15'	2"	B&B
CO	45'	45'	2.5"	B&B
TA	50'	40'	2.5"	B&B
UF	40'	30'	2"	B&B
<b>EVERGREEN TREES</b>				
JS	15'	8'	#7 GAL	CONT
PF	25'	15'	6"	B&B
PN	50'	25'	8"	B&B
PP	30'	12'	6"	B&B
<b>ORNAMENTAL TREES</b>				
MP	20'	20'	2"	B&B
PM	25'	20'	2"	B&B
RP	40'	30'	2.5"	B&B
<b>SHRUBS</b>				
BT	2'	3'	5 GAL	CONT
BG	4'	4'	5 GAL	CONT
CS	5'	6'	5 GAL	CONT
EA	5'	5'	5 GAL	CONT
EK	4'	4'	5 GAL	CONT
JH	1'	8'	5 GAL	CONT
MR	1.5'	3'	5 GAL	CONT
RS	4'	4'	5 GAL	CONT
PC	6'	6'	5 GAL	CONT
RA	4'	3'	5 GAL	CONT
SJ	4'	4'	5 GAL	CONT
SM	5'	5'	5 GAL	CONT
<b>GRASSES</b>				
CA	5'	2'	1 GAL	CONT
HS	2'	1.5'	1 GAL	CONT
PV	4'	1.5'	1 GAL	CONT
<b>PERENNIALS</b>				
AA	1'	1.5'	1 GAL	CONT
AC	2'	2'	1 GAL	CONT
HD	1'	1'	1 GAL	CONT
HB	1.5'	1.5'	1 GAL	CONT
HR	2'	3'	1 GAL	CONT
LS	2.5'	2'	1 GAL	CONT
LA	2'	2'	1 GAL	CONT
PB	3'	1.5'	1 GAL	CONT
SS	1.5'	1.5'	1 GAL	CONT
SA	2'	1.5'	1 GAL	CONT

provide the table depicting the road name and the required tree amount/amount provided (any shrub substitutes); zone boundary, (if you show the interior landscaping on the interior commercial lots, those lots will be set.). Perhaps just show exterior lot boundary for the non-residential lots, and add note each nonresidential lot shall meet chapter 6 of Code for landscape, parking, screening, fencing and lighting purposes.

### SEEDING SPECIFICATIONS

PAWNEE BUTTES SEED INC.

#### NATIVE SEEDING

##### 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.

#### DETENTION SEEDING

##### PBSI DETENTION/WETLAND SEED MIX

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

SEEDING RATE: 10LBS/ACRE

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## LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

#### DEVELOPMENT PLAN DATA:

LANDSCAPE SETBACKS:	WEST	EAST	NORTH	SOUTH		
STREET NAME OR ZONE BOUNDARY:	GRAYLING DR.	WALLEYE DR.	WALLEYE DR.	LORSON BLVD.	FONTAINE BLVD.	FONTAINE BLVD.
ZONE/DISTRICT BOUNDARY:	NO	NO	NO	NO	NO	NO
STREET CLASSIFICATION:	COLLECTOR	COLLECTOR	COLLECTOR	COLLECTOR	ARTERIAL	ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'	10' / 10'	25' / 25'	25' / 25'	25' / 25'
LINEAR FOOTAGE:	536'	493'	3,139'	2,040'	1,493'	1,493'
TREE FEET REQUIRED:	1 / 30	1 / 30	1 / 30	1 / 30	1 / 20	1 / 20
NUMBER OF TREES REQUIRED/PROVIDED:	18 / 18	17 / 20	105 / 105	68 / 69	75 / 75	75 / 75
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	GD	WW	WD	LB	NF	SF
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%

\* TREES FOR POCKET PARKS LABELED: PP

please see landscape plan checklist and the missing items...