

**PURPOSE AND INTENT:**

TO CREATE A COHESIVE AND WELL PLANNED COMMUNITY TO ALLOW A MAXIMUM 568 DWELLING UNITS, PLUS 2 NON-RESIDENTIAL LOTS ON 189.457 - THAT GENERALLY CONFORMS TO THE SKETCH PLAN APPROVED BY THE EL PASO BOARD OF COUNTY COMMISSIONERS, ON SEPTEMBER 22, 2020. THE DEVELOPMENT WILL BE IN HARMONY WITH THE CHARACTER OF THE SURROUNDING AREA AND IS SUITABLE FOR THE INTENDED USE. THAT INCLUDES RESIDENTIAL, TWO LOTS OF NON-RESIDENTIAL (AMENITY CENTER AND POTENTIAL CHURCH) AND PARKS AND OPEN SPACE.

**AUTHORITY**

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

**APPLICABILITY**

THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS PUD / PRELIMINARY PLAN, AS AMENDED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

**ADOPTION**

THE ADOPTION OF THIS PUD / PRELIMINARY PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS PLAN FOR GRANDVIEW RESERVE FILING 1 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, IS AUTHORIZED UNDER PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

**RELATIONSHIP TO COUNTY REGULATIONS**

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF GRANDVIEW RESERVE FILING 1. PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

**ENFORCEMENT**

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

**CONFLICT**

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVER THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

**MAXIMUM LEVEL OF DEVELOPMENT**

THE TOTAL NUMBER OF DWELLINGS SHOWN ON THE PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IN THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

**PROJECT TRACKING**

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO DEVELOPMENT SERVICES DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

**OVERALL PROJECT STANDARDS**

THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, LEGAL AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED BY THE PUD.

**LEGAL DESCRIPTION:**

LEGAL DESCRIPTION: GRANDVIEW RESERVE FILING NO. 1

A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'28"W, A DISTANCE OF 5290.10 FEET.

**COMMENCING AT** THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; **THENCE** N00°52'28"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; **THENCE** N89°50'55"W, ON SAID NORTHERLY LINE, A DISTANCE OF 2,334.38 FEET TO A POINT OF BEGINNING; **THENCE** S11°05'24"W, A DISTANCE OF 24.40 FEET; **THENCE** S78°54'36"E, A DISTANCE OF 185.19 FEET; **THENCE** S26°00'16"W, A DISTANCE OF 203.38 FEET TO A POINT OF CURVE; **THENCE** ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 32°15'55", A RADIUS OF 280.00 FEET, A DISTANCE OF 140.78 FEET TO A POINT OF TANGENT; **THENCE** S05°25'39"E, A DISTANCE OF 185.30 FEET TO A POINT OF CURVE; **THENCE** ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT; **THENCE** S05°15'25"W, A DISTANCE OF 481.83 FEET TO A POINT OF CURVE; **THENCE** ON THE ARC OF A CURVE TO THE LEFT, HAVING DELTA OF 65°09'30", A RADIUS OF 560.00 FEET; **THENCE** S05°49'05"E, A DISTANCE OF 342.14 FEET TO A POINT OF CURVE; **THENCE** ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 29°29'59", A RADIUS OF 1,050.00 FEET, A DISTANCE OF 540.61 FEET TO A POINT OF TANGENT; **THENCE** S19°48'06"E, A DISTANCE OF 438.38 FEET TO A POINT OF CURVE; **THENCE** ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 08°00'18", A RADIUS OF 1,950.00 FEET, A DISTANCE OF 272.44 FEET TO A POINT OF TANGENT; **THENCE** S27°48'24"E, A DISTANCE OF 773.38 FEET TO A POINT OF CURVE; **THENCE** ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 61°50'07", A RADIUS OF 190.00 FEET, A DISTANCE OF 209.39 FEET TO A POINT OF TANGENT; **THENCE** S89°44'32"E, A DISTANCE OF 289.03 FEET; **THENCE** S00°12'52"W, A DISTANCE OF 114.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 28; **THENCE** N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF 2,630.21 FEET; **THENCE** N00°12'52"E, A DISTANCE OF 25.00 FEET; **THENCE** N89°47'08"W, A DISTANCE OF 679.35 FEET; **THENCE** N44°47'01"W, A DISTANCE OF 42.37 FEET; **THENCE** N41°52'39"E, A DISTANCE OF 21.71 FEET; **THENCE** N41°02'22"E, A DISTANCE OF 139.03 FEET; **THENCE** S89°58'12"W, A DISTANCE OF 298.62 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); **THENCE** ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900986, THE FOLLOWING SEVEN (7) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N79°27'48"W, HAVING A DELTA OF 18°12'30", A RADIUS OF 1,630.00 FEET; A DISTANCE OF 518.00 FEET TO A POINT OF TANGENT;
- N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 39°01'10", A RADIUS OF 1,770.00 FEET, A DISTANCE OF 1,205.40 FEET TO A POINT OF TANGENT;
- N31°20'52"E, A DISTANCE OF 1,517.37 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 2°07'03", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;
- THENCE CONTINUING ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 09°53'50", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 229.74 FEET TO A POINT OF TANGENT;
- N19°19'59"E, A DISTANCE OF 81.04 FEET;

CONTAINING A CALCULATED AREA OF 8,253,692 SQ. FEET OR 189.479 ACRES MORE OR LESS.

**GEOLOGIC HAZARD NOTE:**

MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT ENTITLED: GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION GRANDVIEW RESERVE-FILING 1 EASTONVILLE ROAD AND U.S. HIGHWAY 24 PALGO, COLORADO BY CTL THOMPSON INC. DATED MARCH 11, 2022 IN FILE GRANDVIEW RESERVE PUDSP FILE NUMBER: PUDSP110 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED:

- SHALLOW GROUNDWATER:** REFER TO HAZARD AREA MAP IN REPORT FOR LOTS WHERE GROUNDWATER IS EXPECTED TO IMPACT BASEMENTS, AND CRAWL SPACE FOUNDATIONS OR ALTERNATIVE DESIGNS ARE RECOMMENDED. IT SHALL BE NOTED THAT FUTURE LOT SPECIFIC STUDIES MAY ALTER THESE RECOMMENDATIONS. AN UNDERDRAIN DETERATERING SYSTEM WILL NOT BE PROPOSED.
- HARD BEDROCK:** THE SANDSTONE AND CLAYSTONE OF THE DAWSON FORMATION ARE HARD TO VERY HARD AND PRESENT AT SHALLOW DEPTHS WITHIN THE SITE. THE HARD TO VERY HARD BEDROCK WILL BE DIFFICULT TO EXCAVATE AND WILL REQUIRE HEAVY DUTY EXCAVATION EQUIPMENT. DEEP EXCAVATIONS INTO BEDROCK WILL REQUIRE ROCK TEETH AND ROCK BUCKETS. SHALLOW BEDROCK DOES NOT PRECLUDE BASEMENT CONSTRUCTION. REFER TO NOTE BELOW.
- EXPANSIVE SOILS AND BEDROCK:** EXPANSIVE SOILS AND BEDROCK ARE PRESENT SPORADICALLY ACROSS THE SITE. ALL LOTS HAVE POTENTIAL TO BE IMPACTED BY EXPANSIVE SOILS AND BEDROCK.

NOTE: NO GEOLOGIC HAZARDS WERE IDENTIFIED THAT PRECLUDE THE PROPOSED DEVELOPMENT. POTENTIAL HAZARDS CAN BE MITIGATED WITH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

GROUNDWATER IS EXPECTED TO BE GREATER THAN 12" (FEET) BELOW PROPOSED GRADE AT LOTS 1-17, 57-70, 74-76, 91-96, 103-112, 130-148, 151-156, 163-167, 177-197, 216-220, 249-249, 312-336, 349-358, 390-389, 436-437, 446-464 AND 563-566.

GROUNDWATER MAY IMPACT BASEMENT CONSTRUCTION AT LOTS 33-34, 46-51, 55-56, 71-73, 79-90, 96-102, 113-129, 149-150, 157-162, 168, 171-176, 198-202, 209-215, 221-227, 241-247, 250-256, 294-311, 337-341, 345-348, 359-361, 377-379, 400-402, 415-435, 446-466, 483-487, 493-495, 514-522, 526-535, 539-555, 561-562 AND 567

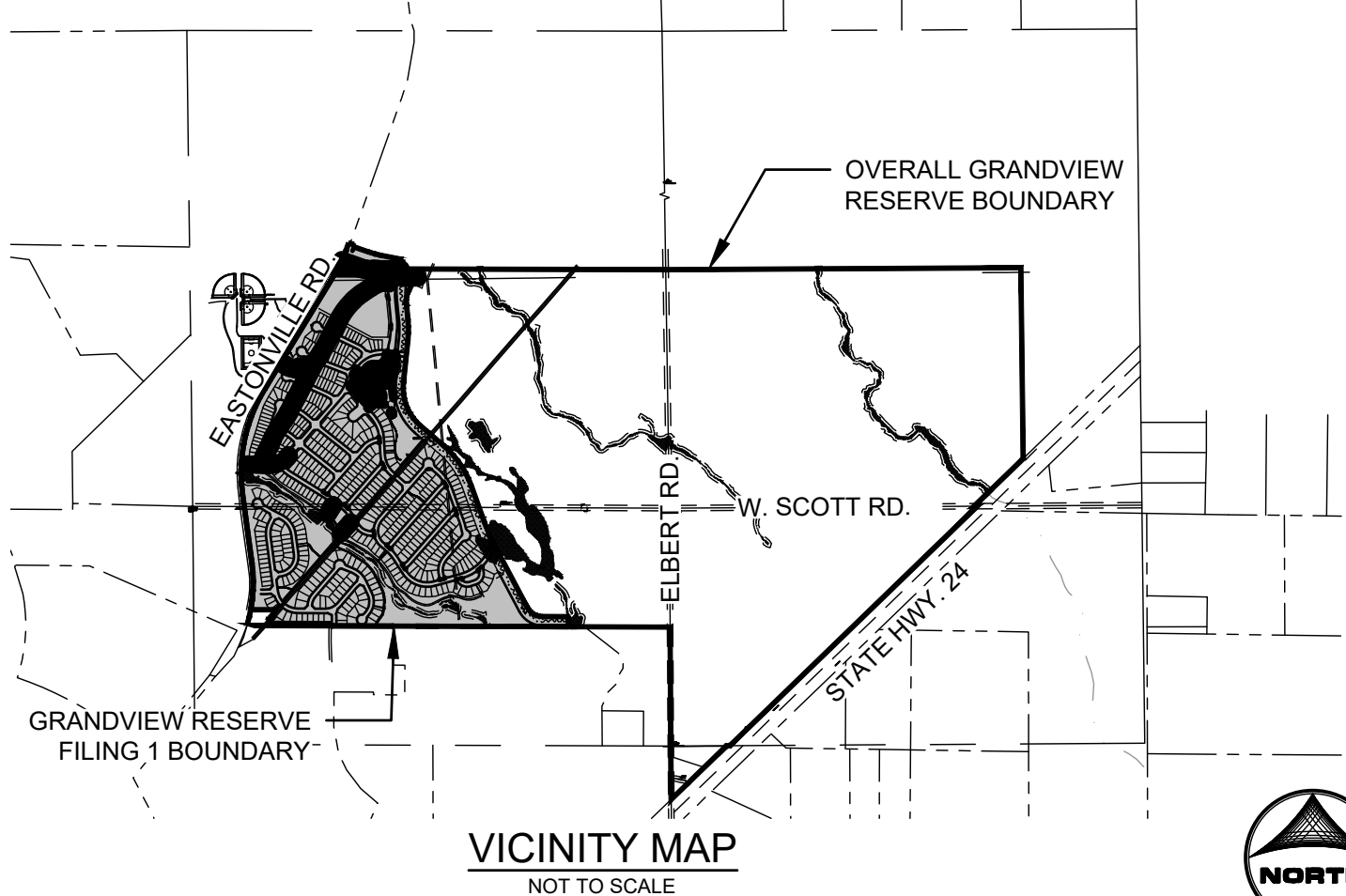
GROUNDWATER IS EXPECTED TO IMPACT FULL-DEPTH BASEMENTS AT LOTS 18-32, 35-45, 52-54, 169-170, 2032-208, 228-240, 257-293, 342-344, 362-376, 390-399, 403-414, 445, 467-482, 488-492, 496-513, 523-525, 536-538 AND 566-560

**FLOODPLAIN NOTES:**

- THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041005662 AND 08041005226 EFFECTIVE DATE 7, 2018.
- THE EXISTING FLOODPLAIN BOUNDARIES WILL BE REVISED VIA A LOMR MODELING THE PROPOSED IMPROVEMENTS TO ESTABLISH FLOOD ELEVATIONS AND THEN PROCESSED THROUGH TO FEMA TO ESTABLISH ZONE AE FLOODPLAIN LIMITS.
- THOSE LOTS EITHER PARTIALLY OR ENTIRELY LOCATED WITHIN THE CURRENT FLOODPLAIN SHALL NOT BE PLATTED UNTIL THE FLOODPLAIN BOUNDARY REVISION PROCESS IS COMPLETED EFFECTIVELY REMOVING THE FLOODPLAIN LIMITS FROM THESE LOTS.
- THE SUBMITTAL AND REVIEW OF THE FLOODPLAIN REVISION OCCUR INDEPENDENTLY OF THIS PRELIMINARY PLAN AND SHALL BE APPROVED PRIOR TO THE PLATTING OF ANY LOTS CURRENTLY LOCATED WITHIN FLOODPLAIN BOUNDARIES.
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

# GRANDVIEW RESERVE FILING 1 PUD / PRELIMINARY PLAN

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



**DEVELOPMENT STANDARDS AND GUIDELINES:**

- THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE FILING 1, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- MINIMUM LOT AREA:
  - DWELLING, SINGLE FAMILY : FIVE THOUSAND FIVE HUNDRED SQUARE FEET (5,500SF). (REFER TO TYPICAL LOT LAYOUTS)
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
- MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40')
- SETBACK REQUIREMENTS:
  - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE FIFTEEN FEET (15') TO FACE OF HOUSE
  - SIDE YARD: FIVE FEET (5')
  - REAR YARD FIFTEEN FEET (15')
  - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
  - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

**ACCESSORY USE STANDARDS:**

- ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED.
- ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
- MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')
- SETBACK REQUIREMENTS:
  - FRONT YARD: FIFTY FEET (50')
  - SIDE YARD: FIVE FEET (5')
  - REAR YARD: FIVE FEET (5')
  - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
  - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

**LOTS 569 & 570 NON-RESIDENTIAL DEVELOPMENT STANDARDS:**

ALLOWED USES: RELIGIOUS INSTITUTION, (PLACE OF WORSHIP/CHURCH), PRIVATE / CHARTER SCHOOL, EDUCATIONAL, (PRIVATE OR PUBLIC, PHILANTHROPIC, COMMUNITY BUILDING, GOLF COURSE, SPORTS COURTS, PASTORAL RESIDENCE, HEALTH CLUB OR RECREATION / AMENITY CENTER.

- MINIMUM LOT AREA-FIVE ACRES (5.0 ACRES).
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 30%
- MAXIMUM STRUCTURE HEIGHT: FIFTY FEET (50')
- MAXIMUM STEEP/BELL TOWER HEIGHT: SEVENTY FIVE FEET (75')
- BUILDING SETBACK REQUIREMENTS:
  - FRONT YARD: FIFTY FEET (50')
  - SIDE YARD: FIVE FEET (5')
  - REAR YARD: FIFTY FEET (50')
- THE DEPICTION OF BUILDINGS AND PARKING IS CONCEPTUAL. FINAL LAYOUT WILL BE PROVIDED AT SITE DEVELOPMENT PLAN. SITE DEVELOPMENT PLAN PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR LOTS 569 & 570.

**SITE DATA**

EXISTING LAND USE:	AGRICULTURAL
EXISTING ZONING:	RR-2.5
PROPOSED ZONING:	PUD

SITE ACREAGE:	189.457 AC - 100%	567?
PROPOSED NUMBER OF UNITS:	568	
PROPOSED NON-RESIDENTIAL LOTS:	2	
MAXIMUM GROSS DENSITY:	4.24 DU/AC (ALLOWED PER SKETCH PLAN)	
PROPOSED GROSS DENSITY:	3.0 DU/AC (PER FILING 1)	

**TOTAL AREAS (SEE LAND USE TABLE)**

RESIDENTIAL:	85.356 AC - 45%
AMENITY CENTER (LOT 570):	5.455 AC - 3%
PARK/OPEN SPACE:	52.241 AC - 27%
NON-RESIDENTIAL (LOT 569):	10.500 AC - 6%
R.O.W.:	35.910 AC - 19%

GRANDVIEW RESERVE F1 - LAND USE TABLE				
LAND USE	AREA (ACRES)	UNITS	NET DENSITY (DU/ACRE)	% OF LAND
SINGLE FAMILY RESIDENTIAL	85.356	568	3.00	45%
NON-RESIDENTIAL LOT 570	5.455	N/A	N/A	3%
NON-RESIDENTIAL LOT 569	10.500	N/A	N/A	6%
TRACTS/OPEN SPACE	52.241	N/A	N/A	28%
ROAD R.O.W.	35.910	N/A	N/A	19%
<b>TOTAL LAND AREA</b>	<b>189.457</b>			<b>100%</b>

**ENVIRONMENTAL NOTE:**

- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PIRELLE'S MEADOW JUMPING MOUSE).

**ADA DESIGN STANDARD NOTE:**

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

**ACCESS LIMITATION NOTE:**

- THERE SHALL BE NO RESIDENTIAL LOT ACCESS (DRIVEWAYS) ON EASTONVILLE ROAD. A RIGHT IN ACCESS IS PLANNED FOR THE INSTITUTIONAL (CHURCH) PARCEL AND TWO FULL ACCESS POINTS FOR THE PROJECT.

delete highlighted sentence. Add "Any additional access to Lot 568 may be requested at the time of site development plan submittal."

**OWNER:**  
4 SITE INVESTMENTS, LLC  
1272 KELLY JOHNSON BLVD., SUITE 100  
COLORADO SPRINGS, CO 80920

**CIVIL ENGINEER:**  
HRGREEN DEVELOPMENT, LLC  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
ATTN: KEN HUHN

**DEVELOPER:**  
D.R. HORTON  
9555 S. KINGSTON COURT  
ENGLEWOOD, CO 80112  
PH. 303.503.4903

**CIVIL ENGINEER:**  
GALLOWAY  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
PH. 719.900.7220

**PLANNER/LANDSCAPE ARCHITECT:**  
HRGREEN DEVELOPMENT, LLC  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
ATTN: PHIL STUEPFERT

**SHEET INDEX**

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- L.03 – OVERALL LANDSCAPE PLAN
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- L.10 – DETAILS
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**CERTIFICATE OF OWNERSHIP**

I, \_\_\_\_\_, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS GRANDVIEW RESERVE, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FORGOING WAS ACKNOWLEDGED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD  
BY (NAME), \_\_\_\_\_, AS (TITLE), \_\_\_\_\_  
OF \_\_\_\_\_, AN AUTHORIZED SIGNATORY.

OWNER OF RECORD: 4 SITE INVESTMENTS, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

STATE OF COLORADO) ) SS  
COUNTY OF EL PASO )

**COUNTY APPROVAL**

APPROVAL IS GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD

**PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR**

**COUNTY APPROVAL**

APPROVAL IS GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD

**CHAIR BOARD OF COUNTY COMMISSIONERS**

**CLERK AND RECORDER'S CERTIFICATE**

RECEPTION NO., \_\_\_\_\_

SEE: \_\_\_\_\_ SURCHARGE \_\_\_\_\_

BY: \_\_\_\_\_, DEPUTY

**PUBLIC STREETS**

- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY. SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS EXCEPT FOR LANDSCAPE AREAS WHICH SHALL BE MAINTAINED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT VIA DEVELOPMENT AGREEMENT, LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT.
- REX ROAD AS ILLUSTRATED ON THE DRAWINGS WILL BE A PUBLIC STREET DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY ON FILE FOR THIS PROJECT.

**TRAFFIC IMPACT FEES:**

- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

**LANDSCAPE**

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED AS MUCH AS POSSIBLE BALANCING WITH AESTHETICALLY PLEASING LANDSCAPE DESIGN APPROACHES. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.4.1.D. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE A FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.
- ANY FUTURE NON-RESIDENTIAL TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.

**GENERAL NOTES**

- THE GRANDVIEW RESERVE FILING 1 OVERALL DENSITY IS 3.0 DU/AC, ON 184.478 ACRES, FOR A TOTAL OF 568 UNITS, PLUS TWO NON-RESIDENTIAL LOTS. PER SKETCH PLAN APPROVAL DENSITY TRANSFERS MAY OCCUR IN WHICH SPECIFIC AREAS EXCEED 4.24 DU/AC SO LONG AS THE OVERALL DENSITY OF THE PROJECT IS BELOW THE APPROVED MAXIMUM UNIT COUNT. ANY DENSITY BELOW THIS CAP MAY BE USED IN SUBSEQUENT PHASES AND TRANSFERRED TO OTHER PARCELS AS LONG AS THE TOTAL MAXIMUM UNIT COUNT ON THE APPROVED SKETCH PLAN IS NOT EXCEEDED.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THIS PUD DEVELOPMENT PLAN. MAJOR MODIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS UNLESS OTHERWISE PROVIDED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE.
- C























































**SIGNAGE AND MARKER LEGEND**

- COMMUNITY SIGNAGE
- NEIGHBORHOOD MARKER
- AMENITY CENTER MARKER

NOTE: COMMUNITY SIGNAGE AND NEIGHBORHOOD MARKER LOCATIONS ARE SHOWN TO CONVEY LOCATIONS AND QUANTITY ONLY. DESIGN INTENT, DETAILED LAYOUT AND TRACT DESIGNATION WILL BE PROVIDED IN A MASTER SIGN PLAN IN COMPLIANCE WITH THE ECM FOR COUNTY REVIEW AND APPROVAL.

**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.

sees and turf symbols are to alike for recording in black and white

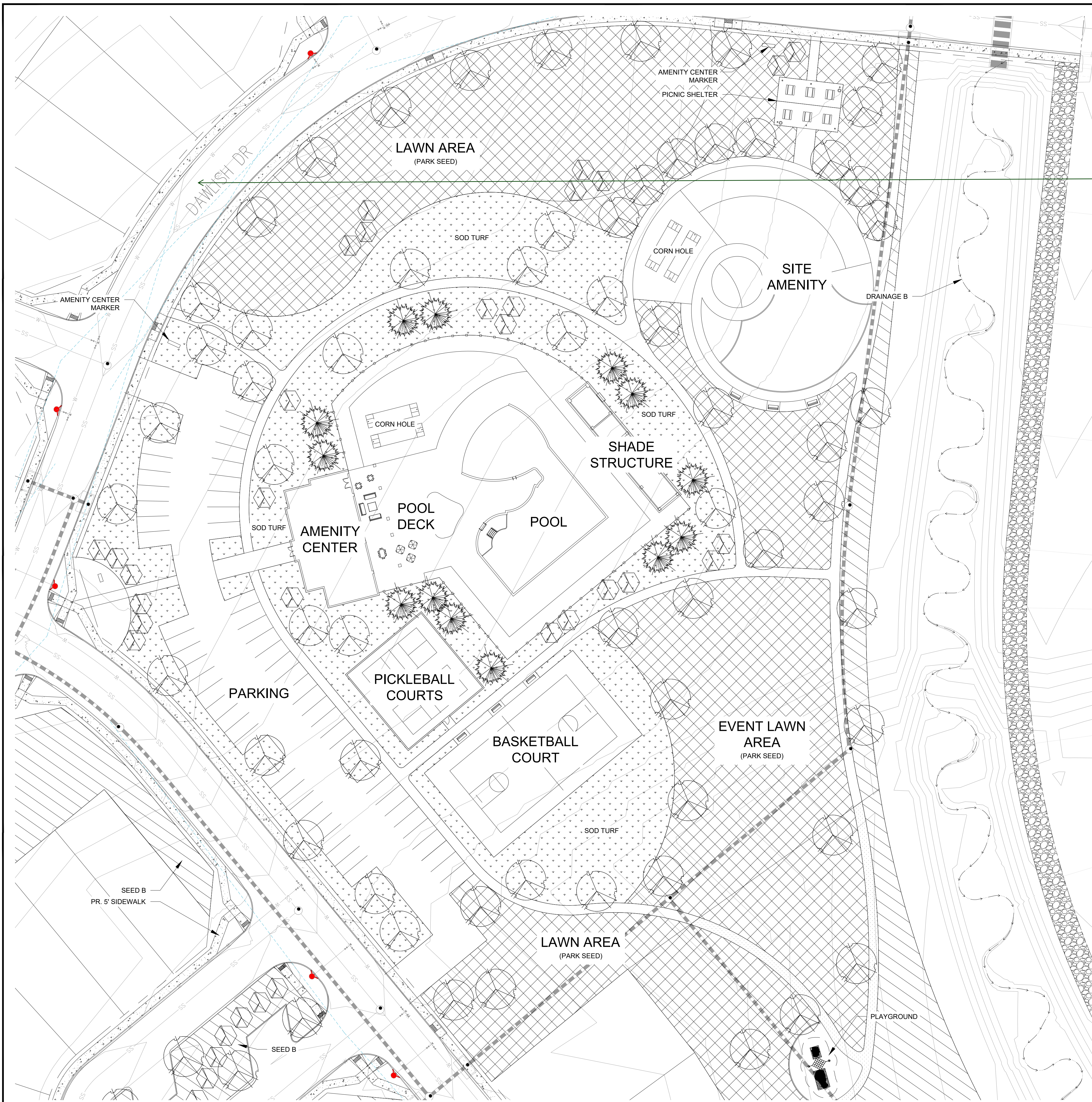
use hatch Mylar can not be in color

#	Date	Issue / Description	Init.
01	2021.08.13	FIRST SUBMITTAL	JFR
02	2022.03.09	SECOND SUBMITTAL	JAG

Project No:	HRG 1.20
Drawn By:	JAG
Checked By:	JFR
Date:	3/10/2022

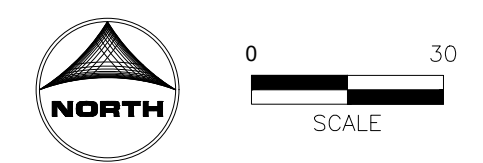
Overall Landscape Plan





AMENITY CENTER ENLARGEMENT

SCALE: 1" = 30'



please look at the checklist on line (and below) for landscape plans and add missing items; like road name, classification for instance, sight

	Applicant
NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.	✓
1. Owner name, contact telephone number, and email	
2. Applicant name (if not owner), contact telephone number, and email	
3. Plan preparer contact telephone number and email	
4. Date, north arrow, and a graphic scale	
5. Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.	
6. Location and dimension of the all property lines, rights-of-way, and all existing and proposed easements	
7. Location and classification of all existing and proposed internal and adjacent roadway(s)	
8. The outlines of all structures, parking areas, outside storage areas, loading areas, and refuse collection area(s) in relation to the landscaping	
9. The existing zoning of the subject property and the existing zoning of surrounding properties.	
10. Location and species of all plantings and the location and design of any proposed irrigation infrastructure for proposed landscaping in the rights-of-way, if pre-approved. (license agreement required)	
11. The location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian-oriented areas, vehicular drives, storm water detention areas, and other manmade elements. Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates)	
12. Sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable	
13. The location, type, size, and quantity of major existing plant materials meeting the plant type requirements, including all vegetated groundcover areas, shrubs, and trees, with information as to which materials are proposed to be removed and which shall be retained or relocated	
14. All proposed ground cover areas shall be identified, including the types and amounts of living plant materials to be used and the size and depth of non-living materials. The manner in which any lawn areas are to be established (for example, by sodding or seeding) shall be indicated. The landscape treatment of all adjacent right-of-way areas, as well as the owner/developer's property, shall be identified.	
15. Phasing, if applicable, shall be noted on the landscape plan or provided as supplemental information. All future development phases within a site shall have all disturbed soil surfaces needed to prevent erosion. All requests for phasing of landscaping shall be expressly approved by the PCD Director prior to submittal of the associated application.	
16. If the application includes a request for approval of an alternative landscape plan, the landscape plan shall include a statement requesting approval of the alternative design and justification for the request unless otherwise provided for in the letter of intent.	

LANDSCAPE PLAN CHECKLIST

Revised: January 2022	
17. Landscape planting summary table to include a summary of required and proposed landscaping based upon adjacent or internal roadways, adjacent land use(s), parking area(s), buffer and screen area(s), and compliance with all internal landscaping requirements.	
18. Legend with plant species, quantity, maturity height, ball and burlap size, caliper, symbol and name	
19. Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:	

DECIDUOUS TREES

- ACER GLABRUM | ROCKY MOUNTAIN MAPLE
- CELTIS OCCIDENTALIS | HACKBERRY
- TILIA AMERICANA | REDMOND AMERICAN LINDEN
- GLEDITSIA TRIANCANTHOS 'SKYLINE' | SKYLINE HONEYLOCUST

KEY
AG
CO
TA
GT

PUD PRELIMINA  
GRANDVIEW RE  
EASTONVILLE RD  
EL PASO COUNTY, TX

#	Date	Issue / Description	Init.
01	2021.08.13	FIRST SUBMITTAL	JFR
02	2022.03.09	SECOND SUBMITTAL	JAG

Project No: HRG 1.20  
 Drawn By: JAG  
 Checked By: JFR  
 Date: 3/10/2022

Landscape Plan Enlargement

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J:\2022\HRG\CAD\Drawings\Site\HRG\HRG\_Prelim\HRG\_Prelim\_Plan.dwg - Date: 3/10/2022



























