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, ACCESSORY 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" ALLUMINUM SURVEYORS CAP STAMPED ACCORDINGLY PLS 30087 BEING ASSUMED TO BEAR N00°52'26"W A DISTANCE OF 5290 17 FEFT

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°52'26"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°50'58"W, ON SAID NORTHERLY LINE, A DISTANCE OF 2.934.88 FEET TO THE POINT OF BEGINNING; THENCE S11°05'24"W, A DISTANCE OF 24.40 FEET; THENCE S78°54'36"E, A ISTANCE OF 185.19 FEET; THENCE S26°50'16"W, A DISTANCE OF 203.39 FEET TO A POINT OF CURVE, THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OI 32°15'55", A RADIUS OF 250.00 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°51'25"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 55°09'30". A RADIUS OF 550.00 FEET. A DISTANCE OF 529.48 FEET TO A POINT OF TANGENT: THENCE S49°18'05''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 779.86 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 61°56'07", A RADIUS OF 190.00 FEET, A DISTANCE OF 205.39 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 111.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF 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°52'38"E, A DISTANCE OF 21.11 FEET; THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET; THENCE S89°58'12"W, A DISTANCE OF 288.62 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. 201900096, THE FOLLOWING SEVEN (7) COURSES:

- 1. 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:
- 2. N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
- 3. 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;
- 4. N31°20'52"E. A DISTANCE OF 1.517.37 FEET TO A POINT OF CURVE:
- 5. 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:
- 7. N19°19'59"E, A DISTANCE OF 81.04 FEET;

THENCE S74°09'13"E, A DISTANCE OF 47.53 FEET; THENCE S27°01'36"E, A DISTANCE OF 35.92 FEET; THENCE S71°02'24"E, A DISTANCE OF 160.69 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 07°52'12", A RADIUS OF 1,150.00 FEET, A DISTANCE OF 157.96 FEET TO A POINT OF TANGENT; THENCE S78°54'36"E, A DISTANCE OF 237.75 FEET; THENCE S11°05'24"W, A DISTANCE OF 105.60 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,253,692 SQ. FE	T OR 189.479 ACRES MORE OR LESS. Correct per comment meeting April 7 2022;	
GEOLOGIC HAZARD NOTE:	Also correct the geo	

report as discussed MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT ENTITLED: GEOLOGIC HAZARD EVALUATION AND PRELIMINAR' GEOTECHNICAL INVESTIGATION GRANDVIEW RESERVE, FILING 1 EASTONVILLE ROAD AND U.S. HIGHWAY 24 FALCON, COLORADO BY CTL THOMPSON INC. DATED MARCH 11, 2022 IN FILE GRANDVIEW RESERVE PUDSP FILE NUMBER: PUDSP2110 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. HE FOLLOWING GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED:

- 1. 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 DEWATERERING SYSTEM WILL NOT BE PROPOSED
- 2. 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** 3. 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, 91-95, 103-112, 130-148, 151-156, 163-167,

GROUNDWATER MAY IMPACT BASEMENT CONSTRUCTION AT LOTS 33-34, 46-51,55-56, 71-73, 77-90, 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, 438-444, 465-466, 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 556-560

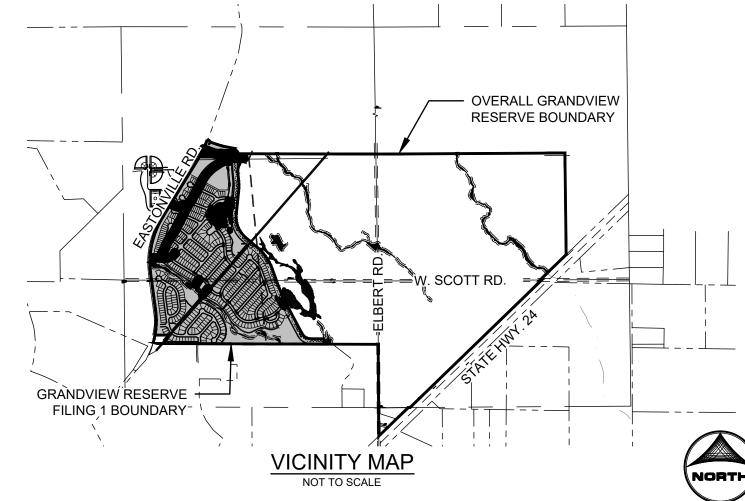
FLOODPLAIN NOTES:

- THIS PROPERTY IS LOCATED WITHIN A DESIGNED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS '08041C0556G' AND '08041C0552G' 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.

177-197, 216-220, 248-249, 312-336, 349-358, 380-389,436-437, 446-464 AND 563-566

GRANDVIEW RESERVE FILING 1 PUD / PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE COLORADO SPRINGS, CO 80920 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 a. 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: a. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE

FIFTEEN FEET (15') TO FACE OF HOUSE

b. SIDE YARD: FIVE FEET (5')

- c. REAR YARD FIFTEEN FEET (15') d. CORNER YARD (NON-DRIVEWAY SIDE); TEN FEET (10')
- e. 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.

- 568

MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15') SETBACK REQUIREMENTS:

- a. FRONT YARD: FIFTY FEET (50')
- b. SIDE YARD: FIVE FEET (5') c. REAR YARD: FIVE FEET (5')
- d. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
- CORNER VARD 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, BALL FIELDS, 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 STRUCTURAL HEIGHT: FIFTY FEET (50'). MAXIMUM STEEPLE/BELL TOWER HEIGHT: SEVENTY FIVE FEET (75').
- BUILDING SETBACK REQUIREMENTS:
- a. FRONT YARD: FIFTY FEET (50') b. SIDE YARD: FIFTY FEET (50')
- c. REAR YARD FIFTY FEET (50')

LAND USE

SINGLE FAMILY RESIDENTIAL

NON-RESIDENTIAL LOT 570

NON-RESIDENTIAL LOT 569

TRACTS/OPEN SPACE

ROAD R.O.W.

TOTAL LAND AREA

ENVIRONMENTAL NOTE:

ADA DESIGN STANDARD NOTE:

ACCESS LIMITATION NOTE:

ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

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:	

R.O.W.

EXISTING LAND USE:	AGRICULTURAL
EXISTING ZONING:	RR-2.5
PROPOSED ZONING:	PUD
SITE ACREAGE: PROPOSED NUMBER OF UNITS: PROPOSED NON-RESIDENTIAL LOTS: MAXIMUM GROSS DENSITY: PROPOSED GROSS DENSITY:	189.457 AC - 100% 568 2 4.24 DU/AC (ALLOWED PER SKETCH PLAN) 3.0 DU/AC (PER FILING 1)
TOTAL AREAS (SEE LAND USE TABLE)	
RESIDENTIAL: AMENITY CENTER (LOT 570):	85.356 AC - 45% 5.455 AC - 3%
, , , , , , , , , , , , , , , , , , ,	
PARK/OPEN SPACE:	52.241 AC - 27%
NON-RESIDENTIAL (LOT 569):	10.500 AC - 6%

52.241

35.910

189.457

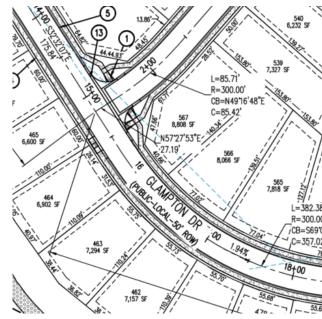
PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).

TIONAL (CHURCH) PARCEL AND TWO FULL ACCESS POINTS FOR THE PROJECT

35.910 AC - 19%

N/A

N/A



lot no. 568

567; update this table, loi an summary and State Water Form, comt letter

- c. REAR: FIVE FEET (7.5') e. MVEA: TWENTY FEET (20') AROUND THE PERIMETER.

- THE TIME OF FINAL PLAT

- 17. FENCING: GRANDVIEW RESERVE • NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.

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

THERE SHALL BE NO RESIDENTIAL LOT ACCESS (DRIVEWAYS) ON EASTONVILLE ROAD. A RIGHT IN ACCESS IS PLANNED FOR THE

GRANDVIEW RESERVE F1 - LAND USE TABLE NET DENSITY AREA % OF LAND UNITS (ACRES) (DU/ACRE) 85.356 < 568 3.00 45% 5.450 N/A N/A 3% 10.500 --N/A N/A 6%

DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY

TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.

REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE

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

STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER

PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED

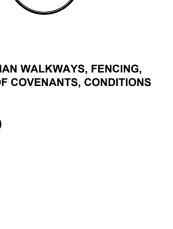
N/A

N/A

28%

19%

100%



OWNER:

DEVELOPER

D.R. HORTON

PH. 303.503.4903

100

4 SITE INVESTMENTS, LLC

9555 S. KINGSTON COURT

ENGLEWOOD, CO 80112

ATTN: PHIL STUEPFERT

1272 KELLY JOHNSON BLVD., SUITE

PLANNER/LANDSCAPE ARCHITECT

1975 RESEARCH PARKWAY SUITE 230

HRGREEN DEVELOPMENT, LLC

COLORADO SPRINGS, CO 80920

COUNTY APPROVAL

APPROVAL IS GRANTED THIS

PROPERTY AND DEVELOPMEN

MY COMMISSION EXPIRES _

NOTARY PUBLIC:

STATE OF COLORADO)

COUNTY OF EL PASO)

APPROVAL IS GRANTED THIS

CHAIR BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO..

PUBLIC STREETS

- TRANSPORTATION
- PROJECT.

TRAFFIC IMPACT FEES:

1. 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 SUBBMITTALS. 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

- RESPONSIBLE FOR TREATMENT

- WILL BE GIVEN EASEMENTS AS REQUIRED.
- BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS.

- METROPOLITAN DISTRICT.
- FRONT: TEN FEET (10') SIDE: FIVE FEET (5')

SHEET INDEX CO.1 - COVER SHEET

		CO.I - COVER SHEET
		CO.2 – TYPICAL LOT SECTIONS
CIVIL ENGINEEF	<u>R:</u>	CO.3 - TYPICAL ROAD SECTIONS
HRGREEN DEVE	ELOPMENT, LLC	CO.4 - TYPICAL ROAD SECTIONS
1975 RESEARCH	I PARKWAY SUITE 230	C1.0 – OVERALL SITE PLAN/ADJ
	RINGS, CO 80920	C2.1 – TRACT PLAN
ATTN: KEN HUH		C2.2 – TRACT PLAN – LINE AND
ATTN. KEN HUH	IN	C3.1 – SITE PLAN
		C3.2 – SITE PLAN
CIVIL ENGINEEF	R:	C3.3 – SITE PLAN

1155 KELLY JOHNSON BLVD., SUITE

COLORADO SPRINGS, CO 80920

C1.0 -	OVERALL SITE PLAN/ADJACENT PROPERTY OWNERS
C2.1 -	TRACT PLAN
C2.2 -	TRACT PLAN - LINE AND CURVE INFORMATION
C3.1 –	SITE PLAN
C3.2 -	SITE PLAN
C3.3 -	SITE PLAN
C3.4 -	SITE PLAN
C3.5 -	SITE PLAN
L.01 –	LANDSCAPE COVER SHEET
L.02 –	LANDSCAPE NOTES
L.03 –	OVERALL LANDSCAPE PLAN
L.04 –	LANDSCAPE PLAN ENLARGEMENT
L.05 –	LANDSCAPE PLAN ENLARGEMENT
L.06 –	LANDSCAPE PLAN ENLARGEMENT
L.07 –	LANDSCAPE PLAN ENLARGEMENT
L.08 –	LANDSCAPE PLAN ENLARGEMENT
L.09 –	LANDSCAPE PLAN ENLARGEMENT
L.10 –	DETAILS
L.11 —	DETAILS

CERTIFICATE OF OWNERSHIP

GALLOWAY

PH. 719.900.7220

. 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

THE FORGOING WAS ACKNOWLEDGED	BY ME THIS	DAY OF	,20	,AD
BY (NAME)	, AS (TITLE)			

, AN AUTHORIZED SIGNATORY

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

COUNTY APPROVAL

DAY OF _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

DAY OF

SURCHARGE

____, DEPUTY

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. 2. 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 TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF

4. PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY ON FILE FOR THIS

COMMON OPEN SPACE AREAS SHALL BE XERISCAPED AS MUCH AS FEASIBLE 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 AGREEMENT 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 4 FEET OR GREATER TO PROVIDE SAFE

CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL. 4. 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.

5 ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.

1. THE GRANDVIEW RESERVE FILING 1 OVERALL DENSITY IS 3.0 DU/ AC, ON 184.479 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.

2. 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 EPC LAND DEVELOPMENT CODE. CENTRAL WATER INFRASTRUCTURE TO BE CONSTRUCTED, OWNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT TO PROVIDE WATER SERVICE TO THE PROJECT. CENTRAL WASTEWATER INFRASTRUCTURE WILL CONSIST OF A COLLECTION SYSTEM OWNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT WHO WILL PROVIDE SERVICE TO THE INDIVIDUAL HOMES. THE COLLECTIONS SYSTEM WILL ULTIMATELY CONNECT TO THE CHEROKEE METROPOLITAN DISTRICT (CMD) WASTEWATER SYSTEM WHICH WILL CONVEY THE WASTEWATER TO THE TREATMENT FACILITY WHERE CMD WILL BE

4. ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORM WATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTERS, AND OTHER USES. 5. ALL ELECTRICAL SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED

PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/ OR AS SHOWN WITHIN THE DETAILS. 8. PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVED BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARK VIA PARK LAND AGREEMENTS. 9. FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE NOT MET WITH LAND DEDICATION. 10. ALL COMMON LANDSCAPE AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE

11. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES. 12. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOTS PERIMETER AS FOLLOWS:

overall site(?)

ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED.

13. INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION / LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. 14. GRASS BUFFER BMPS WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT

15. STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS 16. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. AS AMENDED. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.

• ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR

18. NEW SIDEWALKS ADJACENT TO RESIDENTIAL LOTS ARE TO BE 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.



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



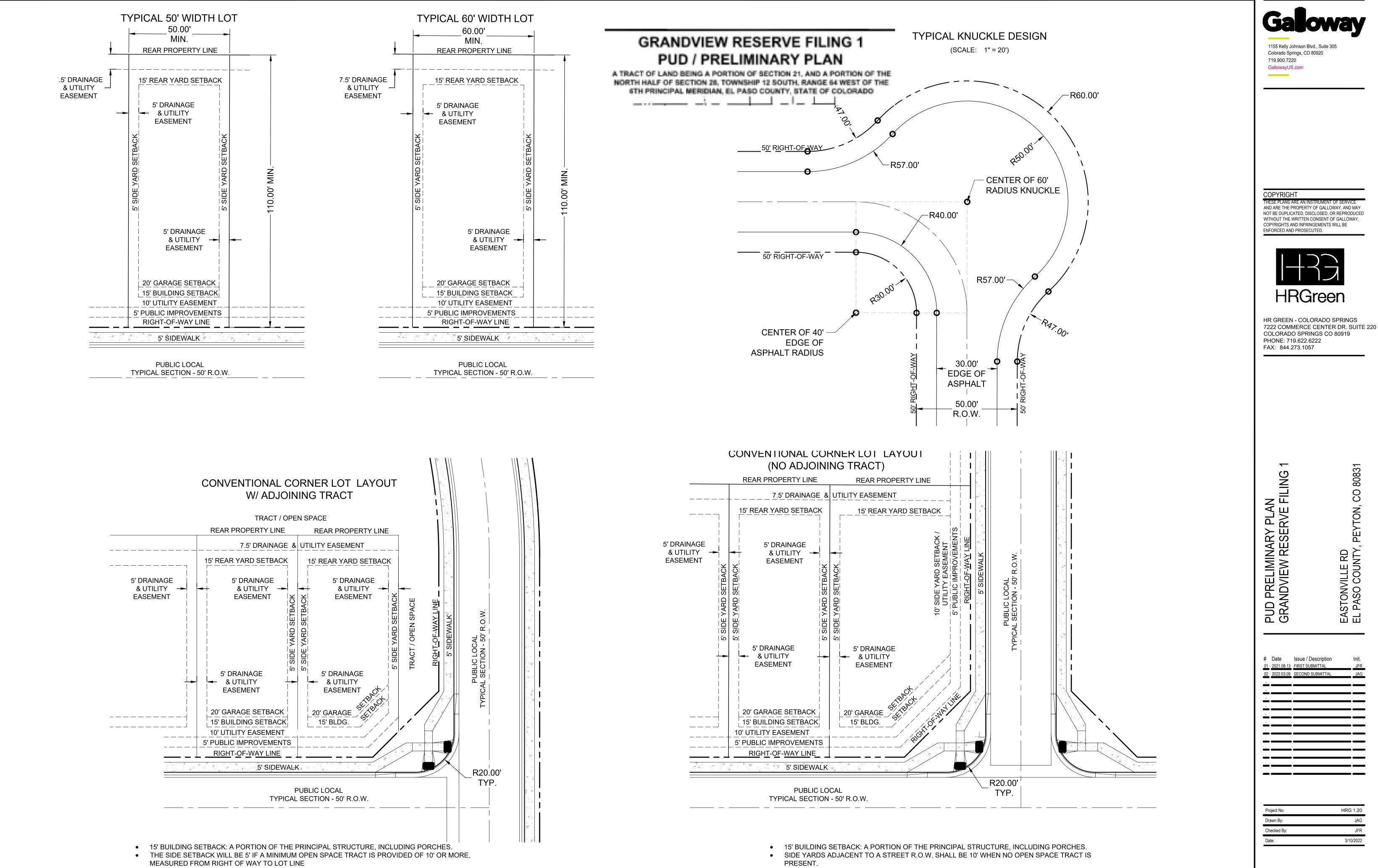
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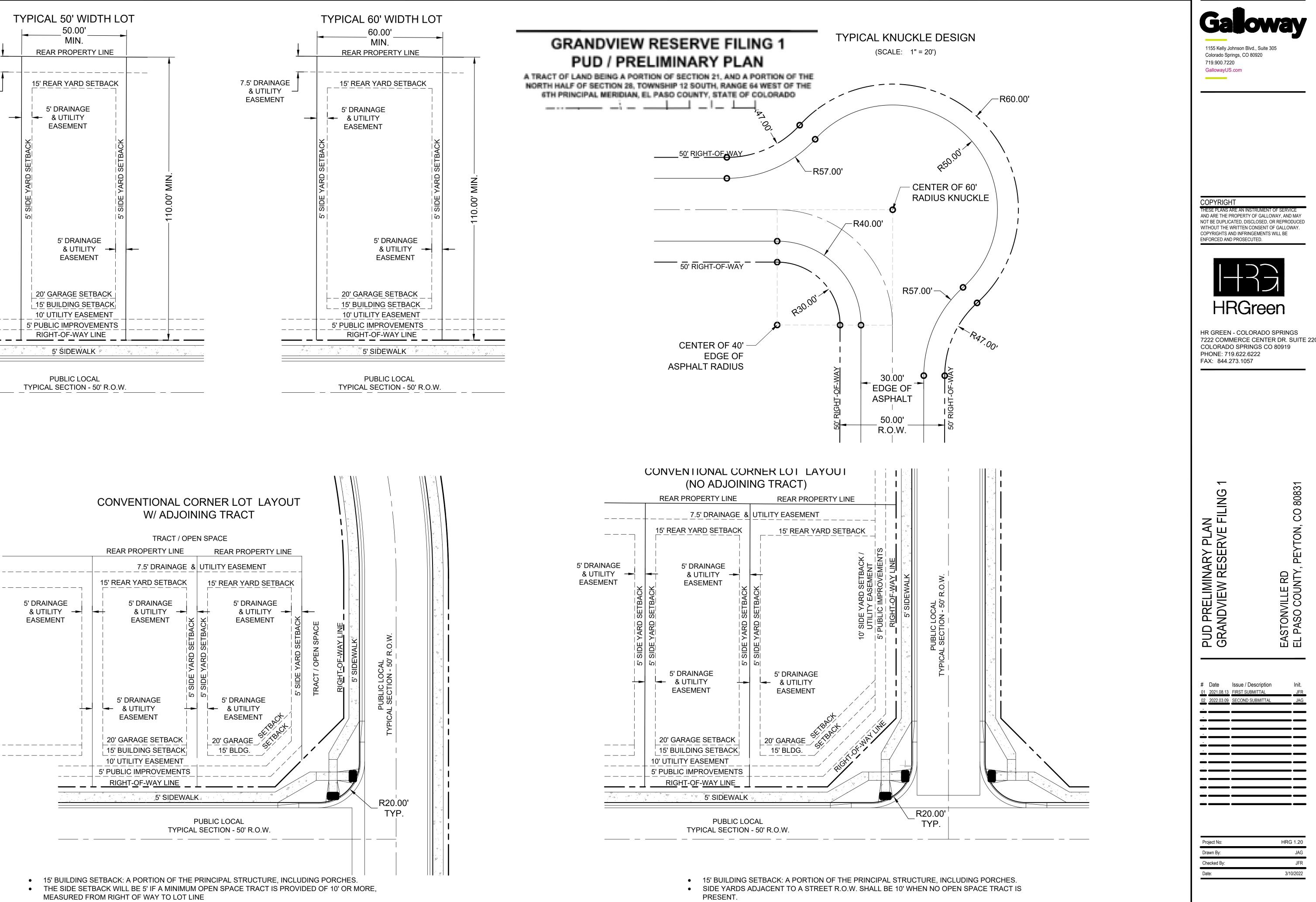
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# Date Issue / Description Init. 01 2021.08.13 FIRST SUBMITTAL JFI	
02 2022.03.09 SECOND SUBMITTAL JA	G
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Project No:	HRG 1.20
Drawn By:	JAG
Checked By:	JFR
Date:	3/15/2022







ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.

• ON CORNER LOTS, FRONT AND SIDE YARD SETBACKS ARE MEASURED FROM THE

RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.

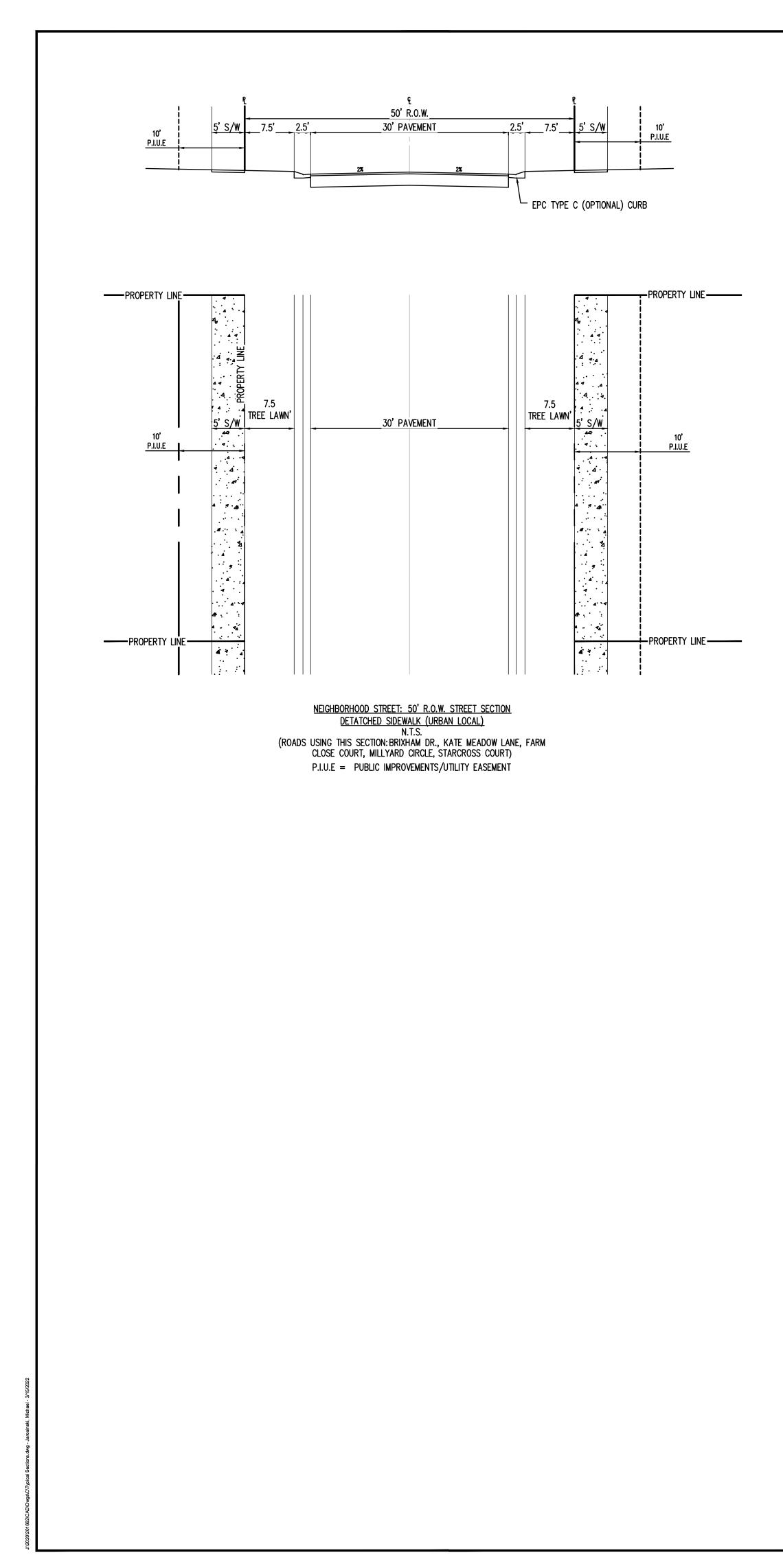
LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.

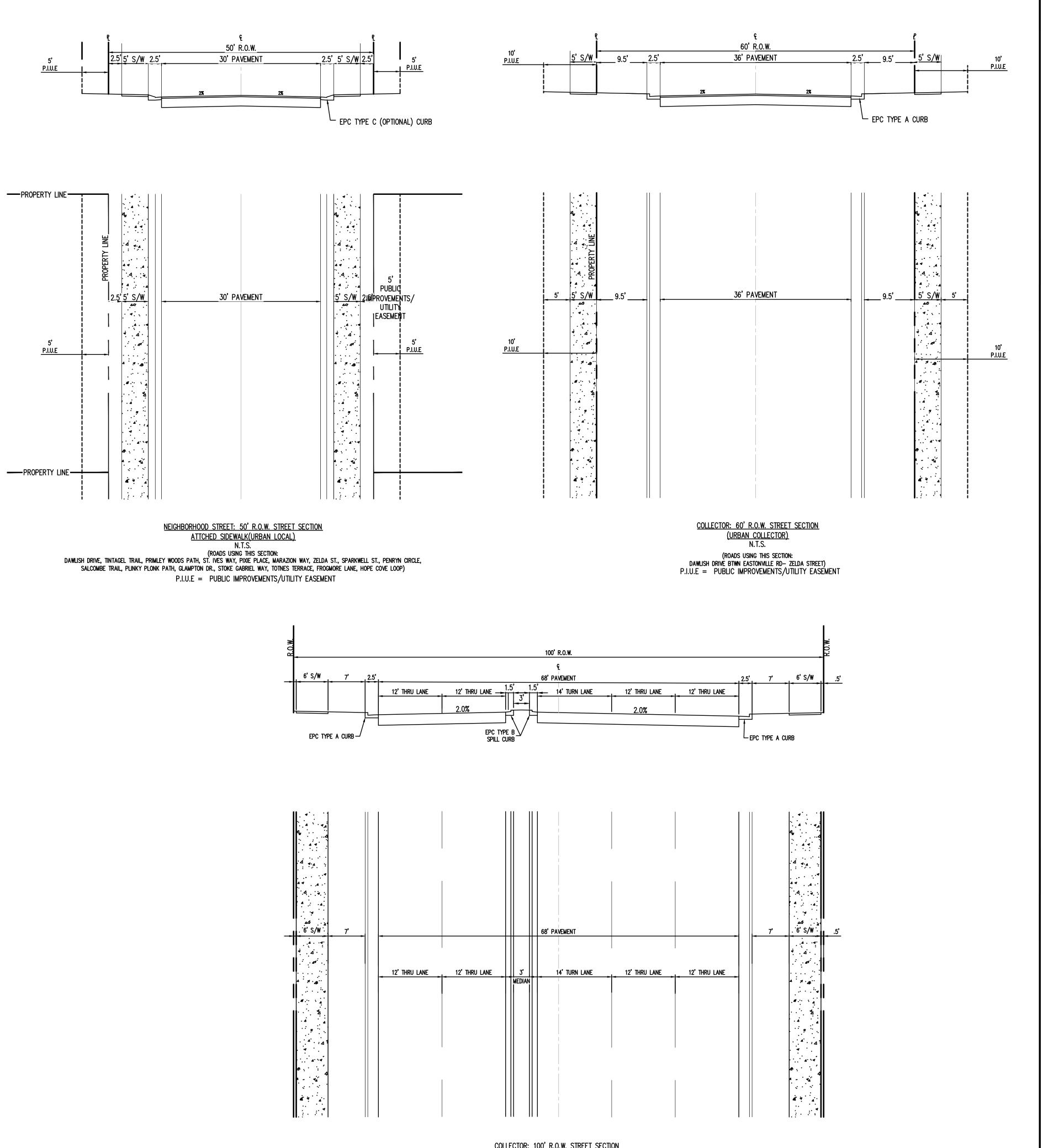
- ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE
- LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.

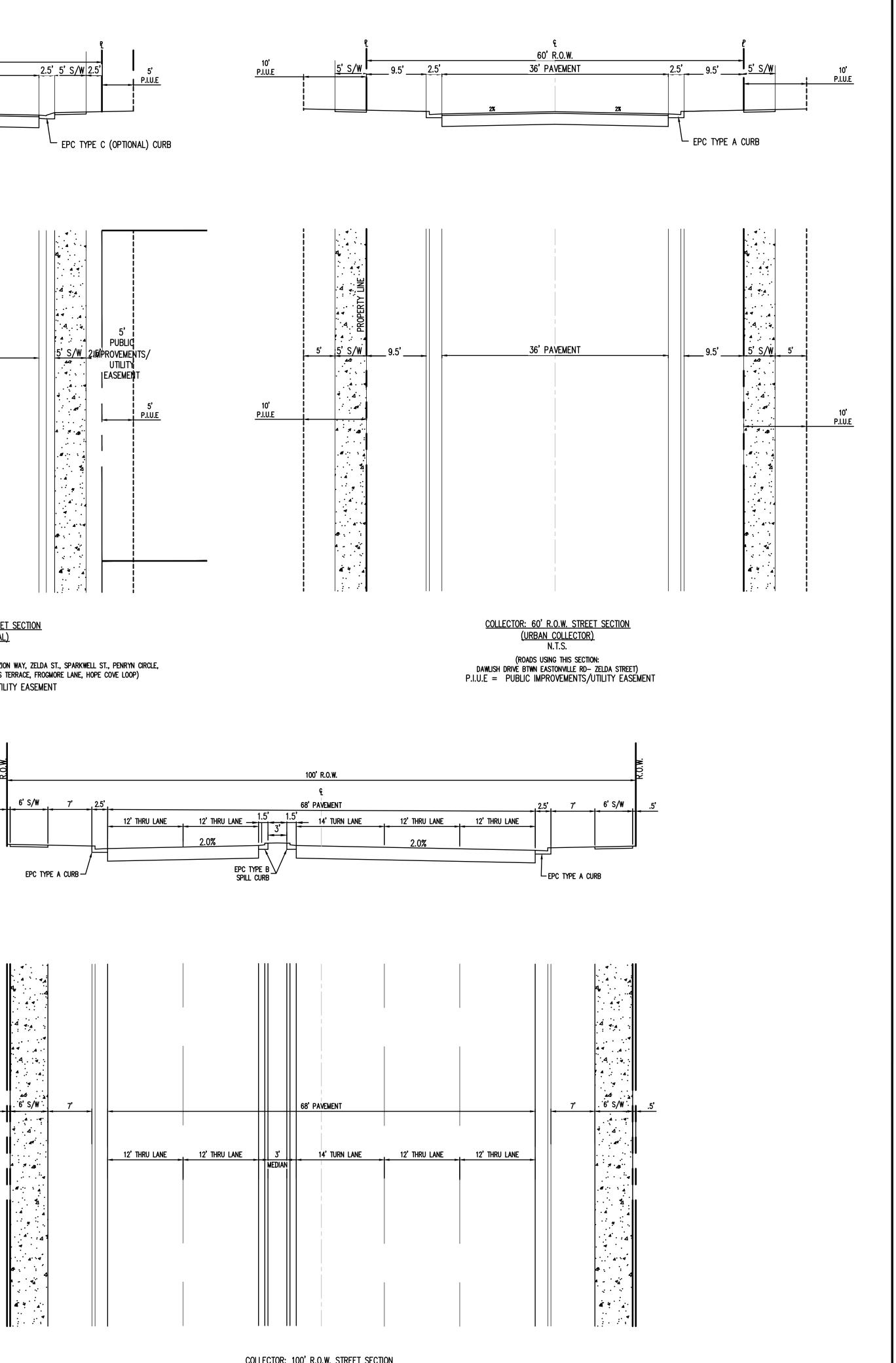
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Sheet 2 of 23

ON CORNER LOTS, FRONT AND SIDE YARD SETBACKS ARE MEASURED FROM THE







COLLECTOR: 100' R.O.W. STREET SECTION (MINOR ARTERIAL) N.T.S.

(ROADS USING THIS SECTION: REX RD)



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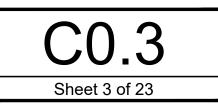
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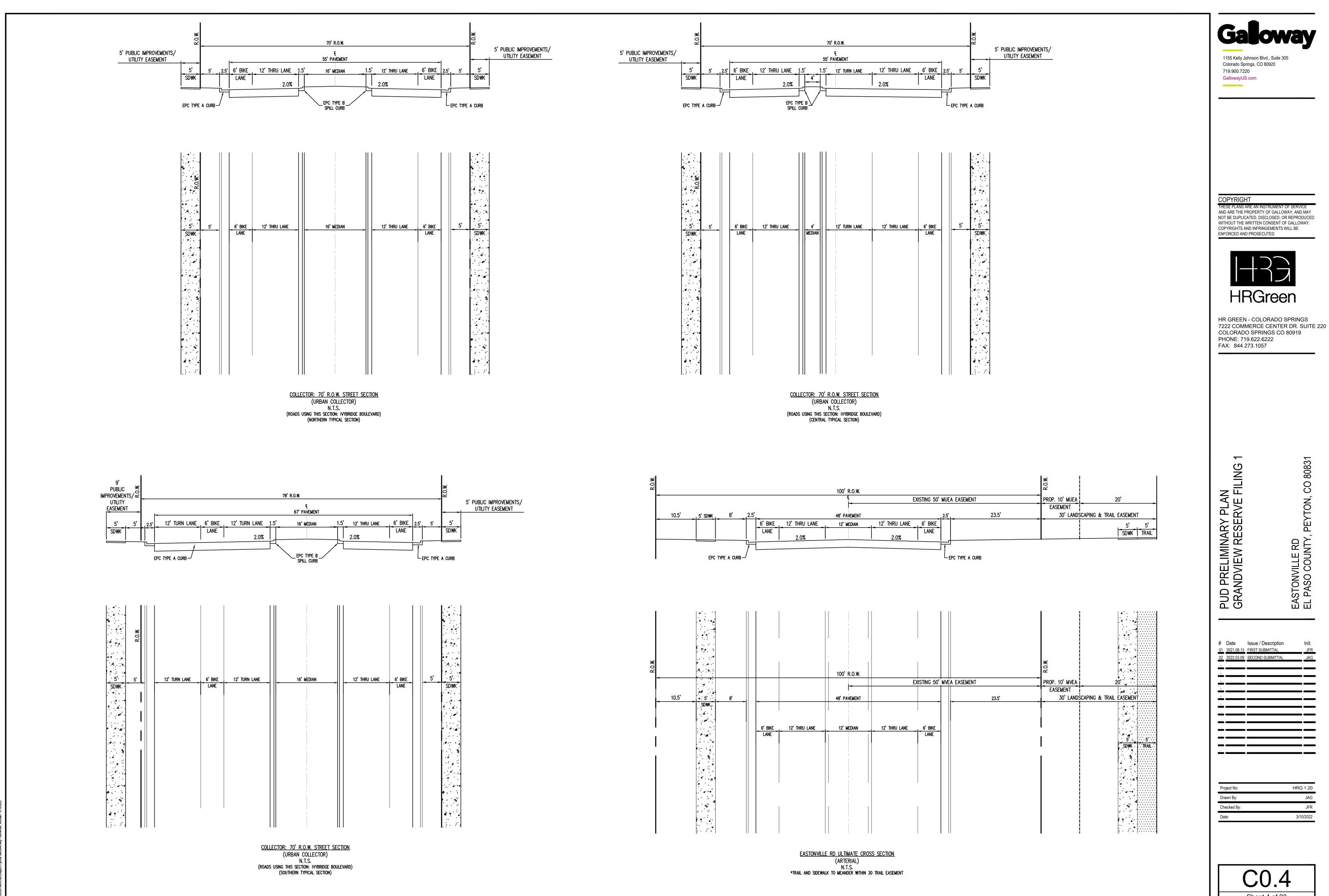
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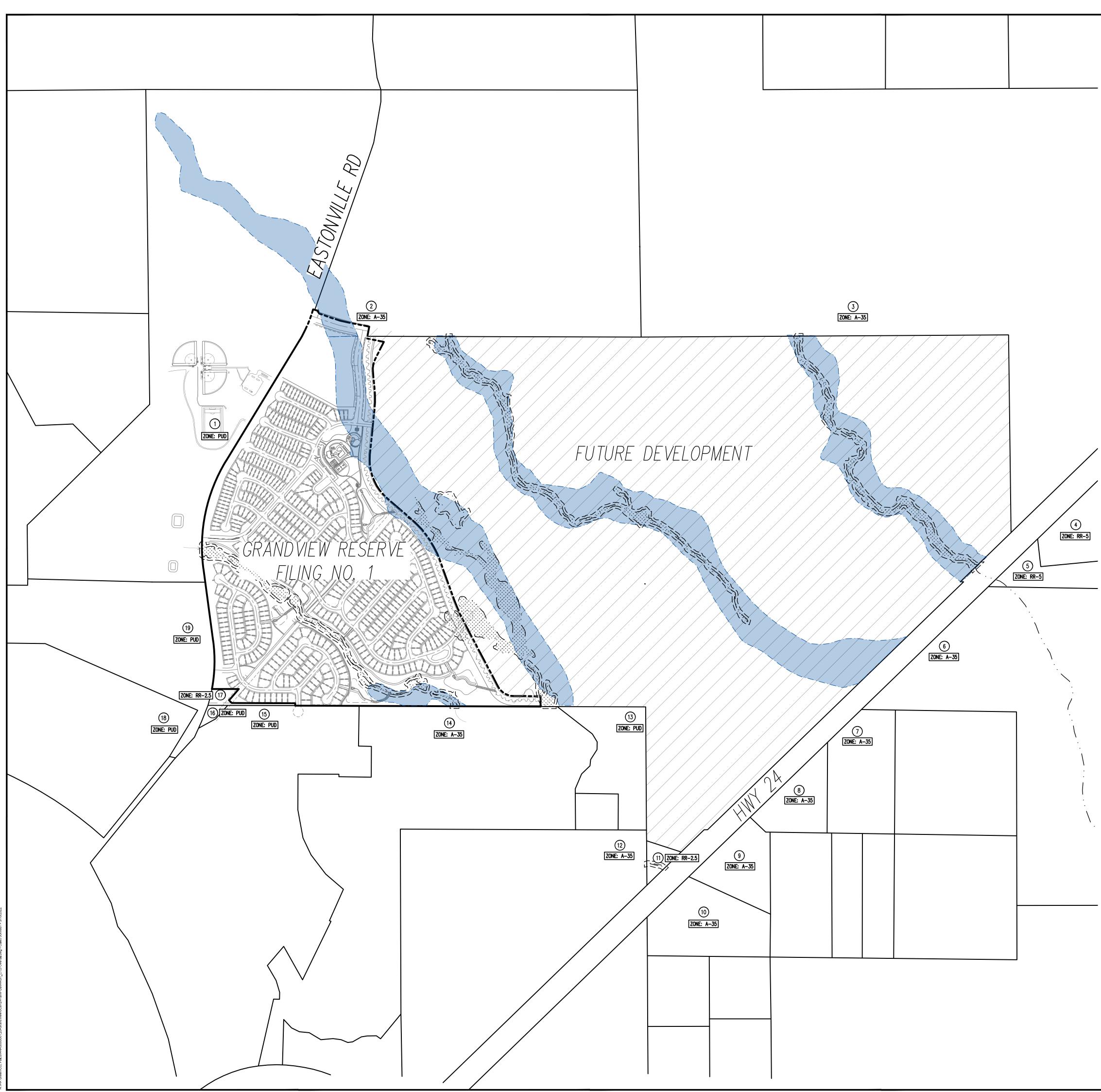
PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1		EASTONVILLE RD	EL PASO COUNTY, PEYTON, CO 80831
	Issue / Description FIRST SUBMITTAL SECOND SUBMITTAL		

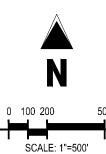
Project No:	HRG 1.20
Drawn By:	JAG
Checked By:	JFR
Date:	3/10/2022





Sheet 4 of 23





	ADJACENT OWNERS							
PROPERTY	TAX ID NUMBER	OWNER NAME	NUMBER	STREET	SUITE	CITY	STATE	ZIP
1	4200000400	BOARD OF COUNTY COMMISSIONERS OF	200	S CASCADE AVE	150	COLORADO SPRINGS	со	80903
2	4200000321	JMJK HOLDINGS LLC	3450	BIG BEAR DR	-	SEDALIA	со	80135
3	4200000380	JMJK HOLDINGS LLC	3450	BIG BEAR DR	-	SEDALIA	со	80135
4	4222001003	MARTIN EDWARD D	15615	E US HIGHWAY 24	-	PEYTON	со	80831
5	4222001002	MARTIN EDWARD D	15615	E US HIGHWAY 24	-	PEYTON	со	80831
6	4227000016	reid scott d	1412	PIKE PEAK AVE	-	FORT COLLINS	со	80524
7	4227000020	vande brake todd e	15075	E US HIGHWAY 24	-	PEYTON	со	80831
8	4227000001	VANDE BRAKE TODD E	15005	E US HIGHWAY 24	-	PEYTON	со	80831
9	4227000009	NEVELN KRISTEN N	15015	E US HIGHWAY 24	-	PEYTON	CO	80831
10	4227000010	Nourie-teninty H Robin	9591	curtis rd	-	PEYTON	со	80831
11	4200000328	JOHNSON-CONNE LINDA D	2409	STRICKLAND RD	-	COLORADO SPRINGS	СО	80906
12	4200000148	VORHES GARY	14550	E US HIGHWAY 24	-	PEYTON	со	80831
13	4200000349	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	-	COLORADO SPRINGS	со	80949
14	4200000366	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	-	COLORADO SPRINGS	со	80949
15	4200000417	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	-	COLORADO SPRINGS	со	80949
16	4200000416	LEE W TRACY	24089	Strickler RD	-	COLORADO SPRINGS	CO	80906
17	4200000397	Plainview properties LLC	2409	STRICKLER RD	-	COLORADO SPRINGS	со	80906
18	4200000335	FALCON SCHOOL DISTRICT NO. 49	10850	E WOODMEN RD	-	PEYTON	со	80831
19	4200000451	MERIDIAN RANCH INVESTMENTS INC	P.O. BOX 80036	-	-	SAN DIEGO	CA	92138

I FGFND

	EXISTING PROPERTY LINE / PROJECT BOUNDARY
	PROPOSED PROPERTY LINE / PROJECT BOUNDARY
	ADJACENT PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED LOT LINE
	PROPOSED TRACT LINE
	PROPOSED R.O.W. LINE
	PROPOSED ROADWAY CENTER LINE
	PROPOSED MAIN STEM TRIBUTARY LOW FLOW CHANNEL
10	ADJACENT PROPERTY IDENTIFIER
	EXISTING FLOODPLAIN BOUNDARY
	EXISTING WETLAND AREA
	FUTURE GRANDVIEW RESERVE FILINGS

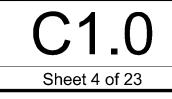
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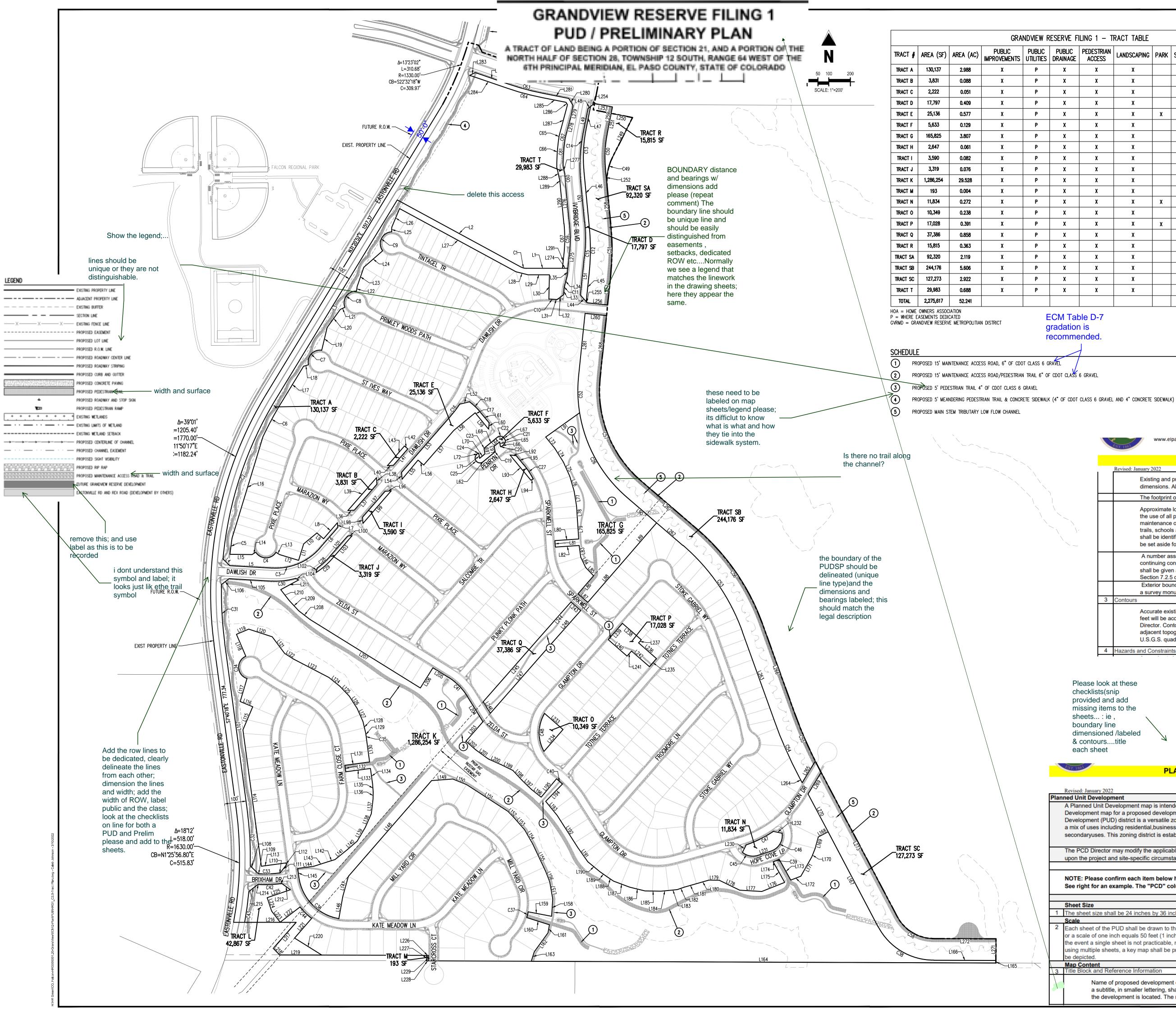
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PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1		EASTONVILLE RD EL PASO COUNTY, PEYTON, CO 80831
# Date	Issue / Description	lnit.
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FILING 1 – TRACT TABLE						
E	PEDESTRIAN ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
	X	X		x	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	X	X	x	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	X		X	GVRMD	GVRMD
	X	X	X	X	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	X	x	x	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	X	x		X	GVRMD	GVRMD
	X	X		x	GVRMD	GVRMD
	x	x		x	GVRMD	GVRMD

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	www.elpasoco.com PRELIMINARY PLAN CHECKLIST				
	Revised: January 2022				
	Existing and proposed no-build areas and easements (e.g. drainage, utility, etc.) with approximate dimensions. All existing no-build areas and easements are to be identified as "to remain" or "to be				
	The footprint of existing and intended use of all existing buildings,				
	Approximate location of land intended to be conveyed or reserved for public use or reserved in the use of all property owners, residents, or general public and the proposed method of dedication maintenance of such land to include, but not limited to, parks; trails, open space; streets; bikeway trails, schools and school sites; utilities, and community and social service facilities. All locations of shall be identified as public or private. The use designations and final ownership of all property private set aside for public and private facilities including the area of each tract to be set aside.	n and /s, paths, or lands			PEYTON, CO 80831
	A number associated with each lot and block in the subdivision, beginning with the numeral 1 and continuing consecutively throughout the property being subdivided, with no omissions or duplication shall be given an alpha designation. All lot, block, and tract numbering shall conform to the provise Section 7.2.5 of the LDC.	ons. Tracts ions of			EVTON,
	Exterior boundary description of subject property graphically depicted and a written legal descript a survey monument.	tion tied to			ᆸ
3	Contours				
	Accurate existing contours shall be shown at intervals of two (2) feet or less; contours at intervals feet will be acceptable where the slope is greater than ten percent or as otherwise determined by Director. Contours shall be extended no less than 100 feet onto the adjacent property and show s adjacent topography. Elevations based on United States Geologic Survey (U.S.G.S.) sea level date. U.S.G.S. quad maps shall not be accepted as evidence for topographic contours.	the PCD significant			EASTONVILLE RD EL PASO COUNTY
4	Hazards and Constraints				NO S
·			PUD GRA	•	AST - L P/
eets : ie undary lin nensioned contours ch sheet	d /labeled	·	# Date	Issue / Description	n Init.
	PLANNED UNIT DEVELOPMENT CHECKLIST				
January 202					
ned Unit De opment map opment (PU of uses inclu	evelopment map is intended to provide the information necessary to review a Planned Unit of or a proposed development for general conformance with the LDC and State law. The Planned Unit ID) district is a versatile zoning mechanism to encourageinnovative and creative design and to facilitate uding residential, business, commercial, and industrial, recreation, open space, and other selected this zoning district is established in accordance with C.R.S. §§ 24-67-101, et seq.				
	may modify the applicable requirements, including requiring additional items or removing items, based and site-specific circumstances.				
	· · · · · · · · · · · · · · · · · · ·	Applicant	PCD		
	onfirm each item below has been included by placing a check mark in the "Applicant" column. example. The "PCD" column is for office use only.	V	Office use only		HRG000001 CMWJ
Size	Map Content				RGD
	all be 24 inches by 36 inches, including a minimum one inch border.				03/10/2022
ale of one i ent a single nultiple she icted.	PUD shall be drawn to the same scale. The scale shall be one inch equals 100 feet (1inch = 100 feet) inch equals 50 feet (1 inch = 50 feet) unless the PCD Director approves a larger or smaller scale. In sheet is not practicable, multiple sheets may be used. No lot shall be split between sheets. When eets, a key map shall be provided on the first page, and on each sheet thereafter and matchlines shall			LAN	
ontent ock and Re	eference Information				4
a subtit	of proposed development centered on the top of the plan and at the top of each sheet. On each sheet, le, in smaller lettering, shall indicate the quarter section(s)(1/4), section, township and range in which			<u>22.</u>	1
the dev	elopment is located. The name of the County and the State shall be included in the subtitle.			Sheet 5 of 2	23

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
	28*27'08"	24.83	50.00	N75'46'26"W	24.57
C1 C2		783.03	1720.00		776.29
C3	26'05'02"	246.13		N18"18'21"E	
	52'13'50"		270.00	N67'09'45"E	237.70
C4	116'31'08"	111.85	55.00	N89'56'50"W	93.55
C5	2'31'03"	74.26	1690.00	N7'19'21"E	74.25
C6	5'57'22"	175.68	1690.00	N28'22'11"E	175.60
C7	111'39'19"	107.18	55.00	N42°26'16"E	91.01
C8	113'40'59"	109.13	55.00	N35*56'38"E	92.09
C9	124°33'41"	119.57	55.00	N25'48'19"E	97.38
C10	4'41'32"	30.71	375.00	S86"29"21"E	30.70
C11	9'05'25"	8.17	51.50	N10°24'07"E	8.16
C12	1117'04"	204.83	1040.00	N012'53"E	204.50
C13	16°31'03"	190.27	660.00	N2*49'53"E	189.61
C14	16°31'03 "	221.98	770.00	S2'49'53"W	221.21
C15	11'17'04"	163.47	830.00	S012'53"W	163.20
C16	7*27'33*	68.35	525.00	S37¶9'03 "W	68.30
C17	2*24'28"	10.72	255.00	S40°45'41"E	10.72
C18	14'05'50"	67.66	275.00	N46*36'36*W	67.49
C19	60°00'00"	2.62	2.50	N20°26'19"E	2.50
C20	120'00'00"	5.24	2.50	S69'33'41"E	4.33
C21	90'00'00"	30.63	19.50	N5"26'19"E	27.58
C22	90'00'00"	30.63	19.50	N84°33'41"W	27.58
C23	60'00'00"	2.62	2.50	S20°26'19"W	2.50
C24	120'00'00"	5.24	2.50	N69°33'41"W	4.33
C25	180'00'02"	70.69	22.50	S39'33'40"E	45.00
C26	40"12'28"	456.14	650.00	N29"1'51"W	446.84
C27	12°01'49"	78.74	375.00	N33'32'47"W	78.59
C28	13"21'15"	76.91	330.00	S47°43'27"W	76.74
C29	16'12'49"	97.63	345.00	N49°09'14"E	97.30
C30	19'22'44"	111.61	330.00	S83'35'18 " W	111.08
C31	8"57'52"	269.11	1720.00	S311'22"E	268.84
C32	8'57'06"	262.48	1680.00	S3'11'45"E	262.21
C33	10°57'39"	90.87	475.00	N87°48'31"E	90.73
C34	140"25'58"	134.81	55.00	N313'08"W	103.51
C35	0'47'08"	5.35	390.00	S8'03'52"E	5.35

		PARCEL C	urve segme	ENT TABLE	
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C36	72"36'38"	285.14	225.00	S43'58'37"E	266.44
C37	6 ° 52'47 "	27.02	225.00	S1412'31"W	27.00
C38	62 ° 35'13 "	315.23	288.58	N59°06'01"W	299.79
C39	11"22'53"	24.83	125.00	S66"23'54"W	24.79
C40	4°24'30"	36.55	475.00	N48°01'00"W	36.54
C41	26°21'37"	126.52	275.00	N44°58'45"W	125.41
C42	10'57'39"	100.43	525.00	S87*48'31"W	100.28
C43	4*55'02*	144.18	1680.00	S7*45'36"W	144.14
C44	15*44'35"	75.56	275.00	N45°24'23"W	75.32
C45	57*28'04"	75.23	75.00	S7910'37"E	72.11
C46	81'07'56"	106.20	75.00	N31"31'23"E	97.55
C47	15"19'13"	140.38	525.00	S63'31'32"W	139.96
C48	60'05'48"	183.56	175.00	S1°05'54"W	175.26
C49	32"15'55"	140.78	250.00	N10"42'19"E	138.93
C50	16"31'03"	161.44	560.00	S2*49'53"W	160.88
C51	11"17'04"	224.52	1140.00	N012'53"E	224.16
C52	55'09'30"	625.75	650.00	S21°43'20"E	601.86
C53	29*29'59"	489.12	950.00	S34*33'05"E	483.74
C54	7*56'08"	283.92	2050.00	S23*46'10"E	283.70
C55	7*02*45*	239.80	1950.00	N2319'29"W	239.65
C56	29*29'59"	540.61	1050.00	N34°33'05"W	534.66
C57	55'09'30"	529.48	550.00	N21*43'20"W	509.27
C58	62 °44 '29 "	206.50	188.58	N5910'39 " W	196.34
C59	11"17'04"	149.68	760.00	N012'53"E	149.44
C60	2 * 42'10 "	39.62	840.00	N4°04'34"W	39.62
C61	8°36'53"	127.50	848.00	N417'33"E	127.38
C62	6*29'46"	5.84	51.50	N11'50'53"E	5.84
C63	7'52'12"	171.70	1250.00	N74 * 58'30 * W	171.56
C64	7 " 52'12 "	174.45	1270.00	S74*58'30*E	174.31
C65	6"29'46"	9.13	80.50	S11"50'53"W	9.12
C66	8°49'37"	135.11	877.00	S471'11"W	134.98
C67	10'43'00"	137.48	735.00	S0'04'09"E	137.28

PARCEL I	LINE SEGME	NT TABLE
LINE TAG #	BEARING	LENGTH (FT)
L1	N90'00'00"W	167.97
L2	N61"32'52"W	650.28
L3	N31°20'52"E	1079.45
L4	S45"11'08"E	44.65
L5	S86°43'20"E	197.35
L6	N41'02'50"E	126.42
L7	N3'57'10"W	22.36
L8	S41°02'50"W	98.06
L9	N48°57'10"W	40.00
L10	S50*42'30"W	79.27
L11	S16"59'11"W	80.00
L12	N73'00'49"W	92.03
L13	N5812'24"W	20.00
L14	S5818'44"W	20.00
L15	N89'27'25"W	102.19
L16	N16'59'11"E	494.06
L17	N31*20*52*E	197.35
L18	N73'09'29"E	23.90
L19	N13'25'41"E	108.67
L20	N36°16'25"E	103.06
L21	N64°37'26"E	22.74
L22	N7*27'56"E	22.40
L23	N19"13'33"E	93.51
L24	N48'42'06"E	114.79
L25	N2*55'08*E	22.14
L26	N22"29'21"E	92.83
L27	S61°32'52"E	612.32
L28	S75'41'47"E	57.32
L29	N90'00'00"E	98.46
L30	S1'09'53"W	112.42
L31	S84'08'35"E	6.89
L32	S52'57'45"W	37.19
L33	N5'51'25"E	32.71
L34	N14"56'50"E	46.54
L35	N5'51'25"E	37.24

LINE TAG #	LINE SEGME	LENGTH (F1
L36	N86°02'50"E	29.98
L37	N41'02'50"E	159.50
L38	N3'57'10"W	29.98
L39	S41'02'50"W	201.90
L40	N86°02'50"E	28.28
L41	N41'02'50"E	101.10
L42	N48'57'10"W	20.00
L43	S41°02'50"W	121.10
L44	S41'14'55"E	48.11
L 4 5	N5°51'25"E	135.11
L46	N5°25'39"W	267.05
L47	N11'05'24"E	109.78
L48	S52'47'31"W	38.22
L49	N11'05'24"E	119.21
L50	S5°25'39"E	186.48
L51	S5'51'25"W	176.13
L52	S76'13'43"W	45.73
L53	S41'02'50"W	346.35
L54	S3*57*10*E	31.58
L55	N39'53'30"E	115.57
L56	S48'57'10"E	34.69
L57	N41'02'50"E	211.98
L58	N50°26'19"E	127.43
L59	S39'33'41"E	86.71
L60	N5"26'19"E	28.28
L61	N39'33'41"W	66.73
L62	N50°26'19"E	71.56
L63	N9'33'41"W	24.54
L64	N50°26'19"E	32.33
L65	S9'33'41"E	21.65
L66	N50°26'19"E	14.50
L67	N39'33'41"W	6.00
L68	S50"26'19"W	79.42
L69	S9'33'41"E	24.54
L70	S50"26'19"W	32.33

PARCEL LINE SEGMENT TABLE				
LINE TAG #	BEARING	LENGTH (FT)		
L71	N9'33'41"W	21.65		
L72	S50°26'19"W	6.64		
L73	S38*43'58"E	66.60		
L74	S32'18'31"E	75.55		
L75	S23"57'28"E	71.35		
L76	S16"33'36"E	71.33		
L77	S8'57'12"E	70.61		
L78	S3'54'58"E	62.69		
L79	S3'46'10"E	90.00		
L80	S8613'50"W	110.00		
L81	S3'46'10"E	30.00		
L82	N86"13'50"E	110.00		
L83	S7*58'53"E	54.50		
L84	S25*30'00"E	52.11		
L85	S43*26'02"E	53.77		
L86	S40*56'09*W	110.00		
L87	S48'54'18"E	60.00		
L88	N40°56'09"E	278.76		
L89	N40'41'55"E	207.14		
L90	N49'18'05 " W	181.67		
L91	S54*23'50*W	192.65		
L92	N84'33'41"W	28.28		
L93	S39'33'41"E	151.27		
L94	N62"28'08"E	12.03		
L95	N39°33'41"W	55.62		
L96	S86'02'50"W	28.28		
L97	S41°02'50"W	159.50		
L98	S3'57'10"E	28.28		
L99	N41'02'50"E	199.50		
L100	S86'02'50"W	21.21		
L101	S41'02'50"W	126.42		
L102	S14°09'04"W	22.55		
L103	N41'02'50"E	141.42		
L104	N62°29'08"W	15.70		
L105	N86°43'20"W	197.36		

PARCEL	LINE SEGME	NT TABLE	PARCEL
LINE TAG #	BEARING	LENGTH (FT)	LINE TAG #
L176	S68'38'29"W	114.08	L211
L177	N86°35'53"W	101.77	L212
L178	N64"13'44"W	105.36	L213
L179	N89°42'56"W	47.31	L214
L180	S74*26'07*W	60.00	L215
L181	S73 *40'26 *W	58.21	L216
L182	S70'39'34"W	34.95	L217
L183	S84'38'54"W	40.18	L218
L184	S84'38'54"W	35.19	L219
L185	N89'03'23"W	73.89	L220
L186	N76°22'46"W	73.29	L221
L187	N6913'46"W	79.67	L222
L188	N55'47'05"W	37.47	L223
L189	N54°27'32"W	38.40	L224
L190	N50°48'17"W	73.04	L225
L191	N35'14'05"W	79.42	L226
L192	N32°32'07"W	176.75	L227
L193	N39'10'26"W	84.39	L228
L194	N44"11'15"E	110.00	L229
L195	S39'46'45 " W	109.94	L230
L196	N5112'58"W	57.33	L231
L197	N45'52'08"W	61.12	L232
L198	N42'47'47"W	61.86	L233
L199	N63'59'47"W	60.47	L234
L200	N65*51'17"W	65.59	L235
L201	N54°03'32"W	72.11	L236
L202	N48'46'21"W	59.70	L237
L203	N41"13'39"E	119.53	L238
L204	N31°47'57"W	138.30	L239
L205	N58'09'34"W	82.07	L240
L206	S31*50'26"W	110.00	L241
L207	N58°09'34"W	600.00	L242
L208	N52°27'22"W	65.65	L243
L209	N42°48'58"W	64.17	L244
L210	N38'02'09"W	64.84	L245

PARCEL	LINE SEGME	NT TABLE
LINE TAG #	BEARING	LENGTH (FT)
L211	N61'31'28"E	94.03
L212	N53*58'56"W	48.74
L213	S82'19'42"W	6.13
L214	N86*42'39"W	5.08
L215	S52"22'18"W	51.89
L216	N89'58'12"E	237.78
L217	S41'09'52"W	160.14
L218	S44'46'51"E	42.37
L219	S89*47'08"E	194.51
L220	N5812'05"W	148.42
L221	N40*51'02*E	120.22
L222	S52*27'54*W	115.00
L223	N37°32'06"W	64.59
L224	N18'43'37"W	65.66
L225	N71"25'44"E	113.28
L226	N89*47*08"W	7.73
L227	S0'12'52"W	25.00
L228	S89*47'08"E	7.73
L229	N012'52"E	25.00
L230	S26'02'55*W	38.89
L231	N72°05'21"E	63.94
L232	N78'42'02"W	41.11
L233	N48'54'18"W	112.64
L234	N41'05'42"E	134.26
L235	N41'05'42"E	50.00
L236	N48'54'18"W	110.00
L237	N41'05'42"E	18.87
L238	N48°54'18"W	115.28
L239	S41'05'42"W	100.00
L240	S48'54'18"E	115.28
L241	N41'05'42"E	31.13
L242	S48'54'18"E	110.00
L243	N48°54'18"W	60.00
L244	S41*27*32"W	193.66
L245	S4173'39"W	420.22

PARCEL LINE SEGMENT TABLE					
LINE TAG #	BEARING	LENGTH (FT)			
L246	S31'47'57"E	62.73			
L247	N41'13'39"E	438.42			
L248	N41"27'32"E	193.92			
L249	N26*50'16"E	203.39			
L250	N78°54'36"W	100.62			
L251	S11'05'24"W	97.09			
L252	S5"25'39"E	81.75			
L253	N78°54'36"W	84.57			
L254	S52'47'31"W	38.22			
L255	S41'14'55"E	7.16			
L256	S84'08'35"E	94.75			
L257	N5'51'25"E	139.99			
L258	N5*25'39"W	267.05			
L259	N11'05'24"E	127.09			
L260	N84'08'35"W	100.00			
L261	S5*51*25*W	291.84			
L262	S4918'05"E	342.14			
L263	S19'48'06"E	438.38			
L264	S27*48'24*E	29.99			
L265	N31'14'26"E	116.92			
L266	N19*48'06*W	438.38			
L267	N4918'05"W	342.14			
L268	N5"51'25"E	291.84			
L269	S31"14'26"W	116.61			
L270	S27*48'24"E	694.94			
L271	N012'52"E	100.00			
L272	N89'44'32"W	287.22			
L273	N27*48'24"W	754.91			
L274	N90'00'00"E	25.13			
L275	N5"51'25"E	59.52			
L276	N5°25'39"W	186.48			
L277	N12*42'01"W	40.71			
L278	N15'05'46"E	101.95			
L279	N11'05'24"E	48.37			
L280	N31°01'13"W	38.68			

PARCEL	LINE SEGME	INT TABLE
LINE TAG #	BEARING	LENGTH (FT)
L106	S51*46'22"W	44.62
L107	S7'40'18"E	777.34
L108	S45'52'16"E	51.83
L109	S86'42'39"E	5.08
L110	N8219'42"E	5.31
L111	N37'19'42"E	46.39
L112	N7*40'18"W	9.62
L113	S82'19'42"W	115.00
L114	N7*40'18"W	636.03
L115	N22'54'22"E	115.78
L116	N67°05'38"W	62.69
L117	N16'33'53"E	110.20
L118	N23'00'09"W	110.00
L119	N66*59'51*E	61.71
L120	S71*52'44"E	113.83
L121	S37'01'44"E	95.97
L122	S57'18'47"E	48.26
L123	S62*35'20"E	184.39
L124	S51'05'45"E	64.94
L125	S43'49'38"E	62.72
L126	S32*37*57*E	68.58
L127	S23'44'20"E	65.10
L128	S13"26'42"E	55.30
L129	S7'31'18"E	13.99
L130	S7'40'18"E	115.89
L131	S82'19'42"W	115.00
L132	S7'40'18"E	30.00
L133	N82'19'42"E	115.00
L134	S7'40'18"E	72.93
L135	S4'33'56"E	36.85
L136	S1*40*21"W	33.35
L137	S6'47'02"W	67.81
L138	S24'04'28"W	68.93
L139	S3015'08"W	73.37
L140	S49°27'04"W	63.43

PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L281	N78*54'36*W	116.38	
L282	N71°02'24"W	160.69	
L283	S64*48'22"W	28.71	
L284	S71'02'24"E	181.29	
L285	S78*54'36"E	107.50	
L286	S31'01'13"E	13.49	
L287	S15'05'46"W	147.09	
L288	S12'42'01"E	66.28	
L289	S5*25'39*E	1.55	
L290	S5*25'39*E	198.68	
L291	S5'49'46"W	69.36	

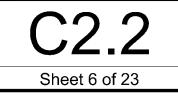
PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L141	S50°53'33"W	69.91	
L142	S72"38'09"W	34.33	
L143	S72"38'09"W	68.06	
L144	S82'19'42"W	75.43	
L145	S7'40'18"E	41.35	
L146	N9'43'04"E	103.15	
L147	N15'42'43"E	97.69	
L148	N40'56'13"E	586.40	
L149	N85'38'40"E	98.48	
L150	S67*41'53"E	69.46	
L151	S57'00'05"E	226.61	
L152	S45'01'16"E	38.50	
L153	S40'55'26"E	77.00	
L154	S29'41'37"E	74.63	
L155	S25'18'42"E	142.93	
L156	S21'03'20"E	49.72	
L157	S9'54'27"E	80.40	
L158	S3*52'37 * W	80.40	
L159	N7913'52"W	110.00	
L160	S72°21'05"E	110.00	
L161	S10'00'08"W	37.96	
L162	S35*45'21"W	108.02	
L163	S17'55'50"W	45.77	
L164	S89'47'08"E	2147.06	
L165	N012'52"E	111.41	
L166	N89 * 44'32 " W	286.67	
L167	N27*48'24"W	496.83	
L168	S62'11'36"W	51.14	
L169	S15'12'22"W	55.03	
L170	S21*23'57"W	41.61	
L171	S29*48'31"W	102.61	
L172	S68*38'29"W	49.70	
L173	N2917'32"W	110.00	
L174	S72'05'21"W	5.44	
L175	S2917'32"E	109.35	

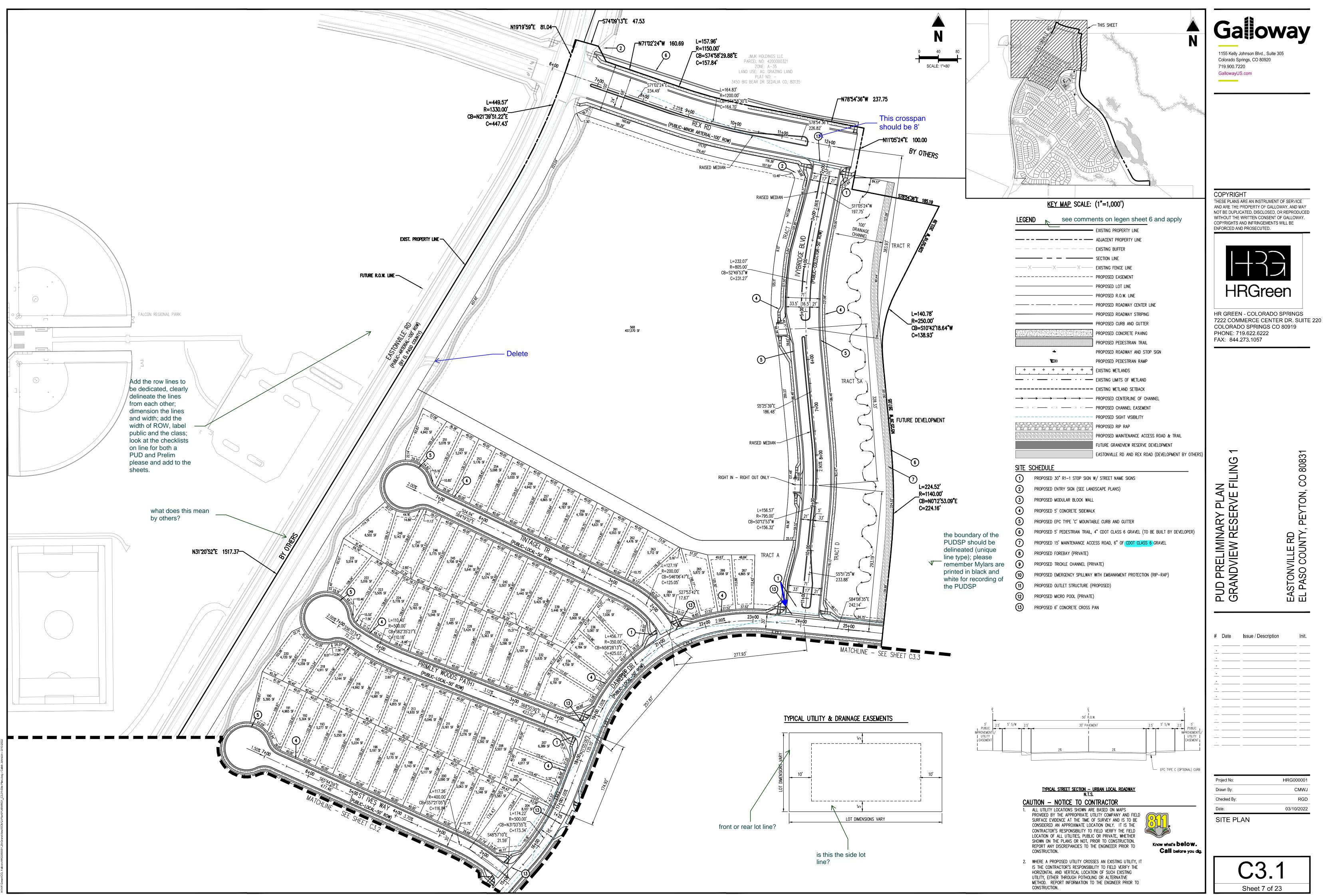
Galloway 1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920 719.900.7220 GallowayUS.com

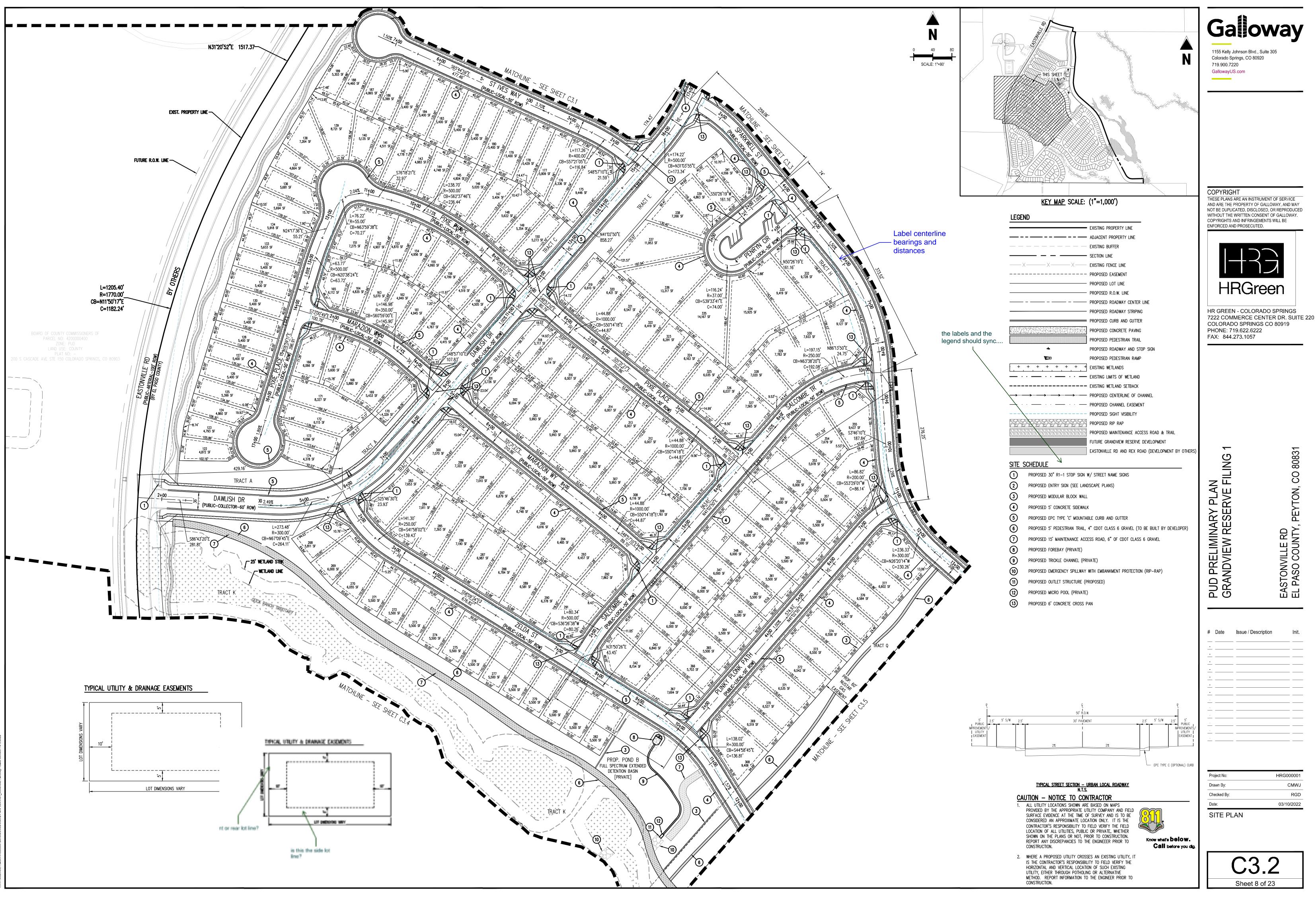
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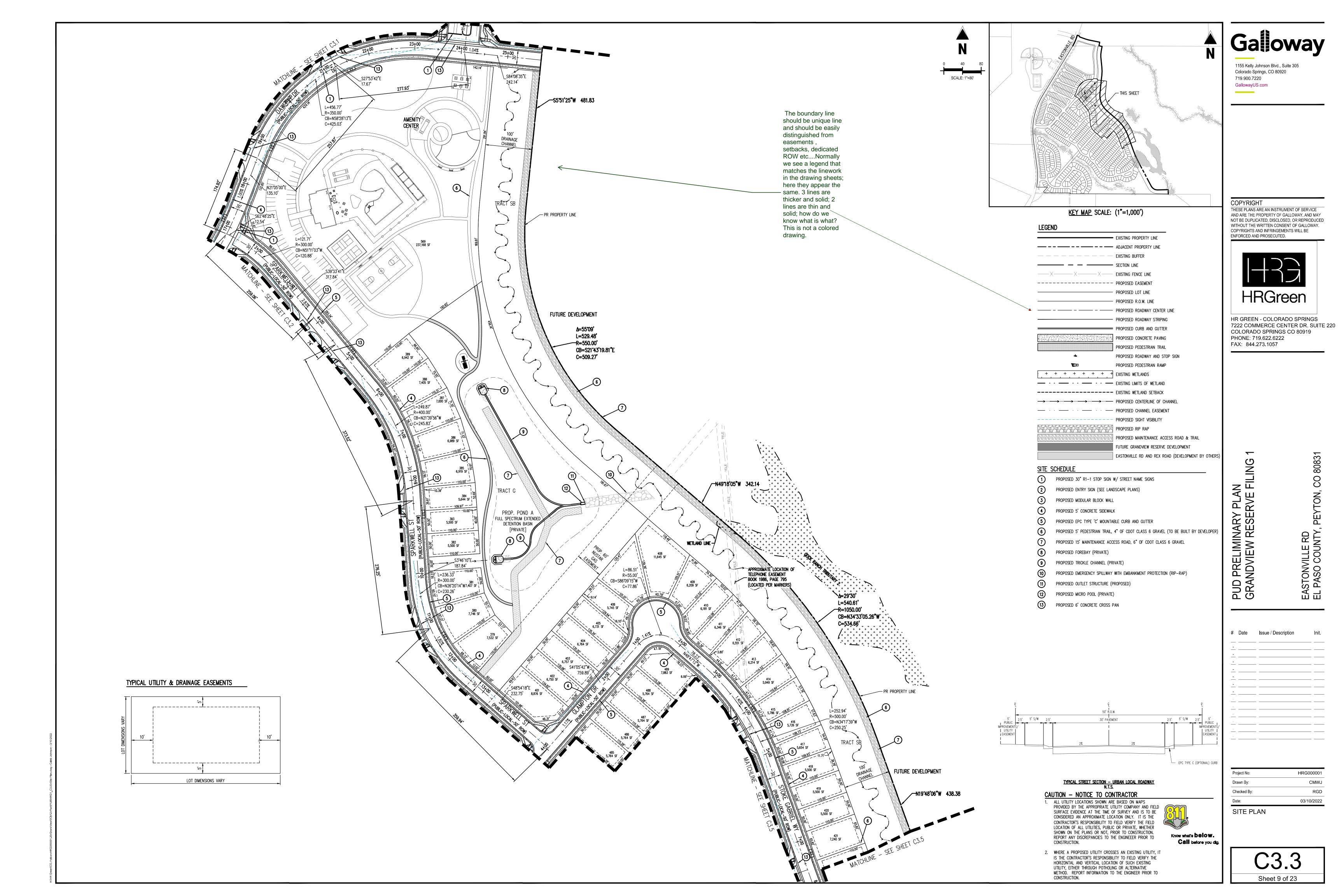
PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1		EASTONVILLE RD EL PASO COUNTY, PEYTON, CO 80831
# Date	Issue / Description	lnit.
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		HRG000001 CMWJ RGD

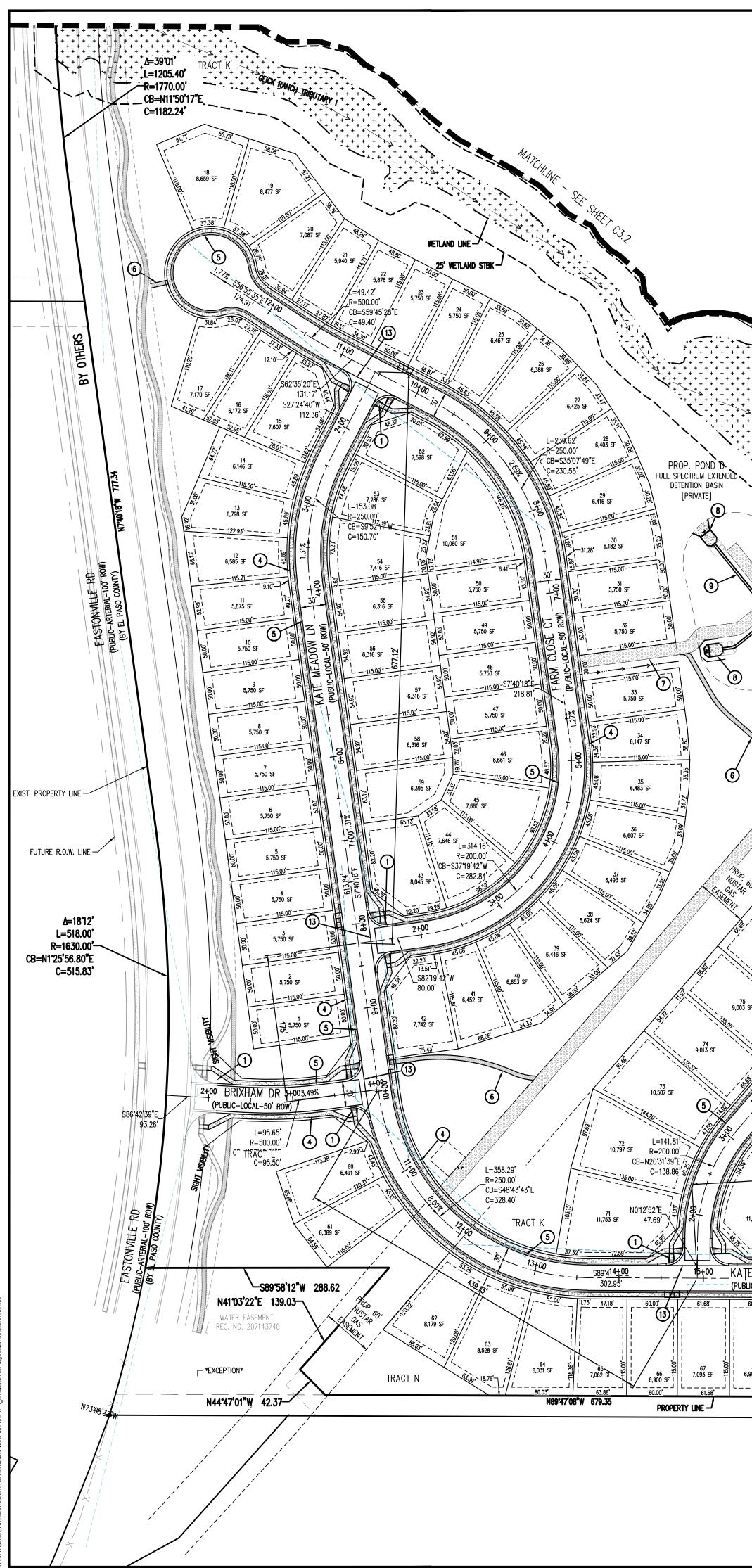




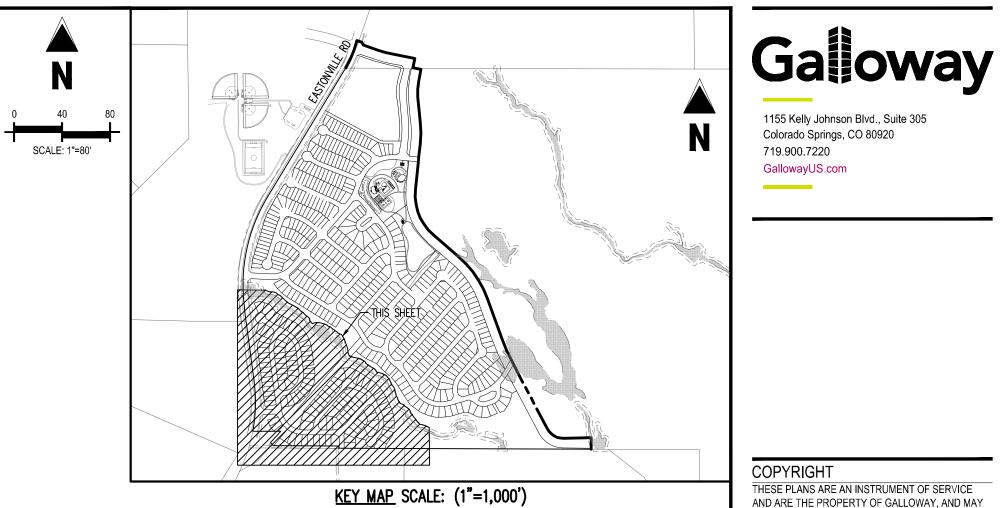


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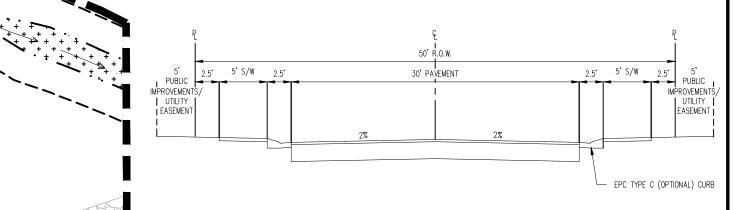


TYPICAL UTILITY & DRAINAGE EASEMENTS _____ L______ LOT DIMENSIONS VARY WETLAND LINE - $(\mathbf{6})$ 25' WETLAND STBK 70.30'___ 10,209 SF L=04.40 R=52.00' CB=N76'21'49"E 9,854 SF (5)^{(|}) C=60.43' `**>** + • 84 7,564 SF 7,637 SF /L=186.70^{7,399} SF / R=250.00' ⊂CB=S46*42`45"€∕ _C=182.44' 7.173 SF L=83.10' R=250.00' 🄆 CB=N50'21'45"E C=82.71 K) 6,600 SF (4) ۰<u>+</u>۰, 7,068 SF 12.283 7,732 SF (6) 7,280 SF 120 8,518 SF 119 9,681 SF - — — -110.00'[.] — 9,020 5 L=230.91' L=172.35' R=200.00' R=200.00' 99 9,659 SF CB=S7'45'51"W CB=N65'31'39"E ₽₽Ŏ₽.Ţ₽Ŷ₩₽ C=218.30'i Ž 103 6,900 SF C=167.07' 11,107 SF FUN SPECTRUM EXTENDED 5_ 8 (\mathfrak{g}) 18.39 __KATE_MEAL6+00_LN__1.69%_ -- (PUBLIC-LOCAL-50' ROW) --93 7,682 SF 8,095 SF 90.98 97 9,916 SF <u>61.68' _ _ 60.00' _ _ 60.00' _ 14.08' 2'</u> -48.80 <u>` 18.88'</u> L=77.15 R=200.00' CB=N10*50'11"W 8,399 SF C=76.67' - - - 117.05'- - - -6,900 SF 6,900 SF ---------9,683 SF 4 12,393 SF _____ າທີ No12'52"E N012'52"E 25.00-<_____ 88.36' 117.27'----_25' WATER EASEMEN REC. NO. 207143741 N89*47*08*W 2630.21 PROPERTY LINE -JTRACT 0



LEGEND - EXISTING PROPERTY LINE ----- ADJACENT PROPERTY LINE - Existing Buffer SECTION LINE $----\times$ existing fence line ---- PROPOSED EASEMENT - PROPOSED LOT LINE - PROPOSED R.O.W. LINE - PROPOSED ROADWAY STRIPING PROPOSED CURB AND GUTTER PROPOSED CONCRETE PAVING PROPOSED PEDESTRIAN TRAIL PROPOSED ROADWAY AND STOP SIGN 4 PROPOSED PEDESTRIAN RAMP 100 + + + + + + + + EXISTING WETLANDS ----- EXISTING WETLAND SETBACK ----- · · · ----- PROPOSED CHANNEL EASEMENT ---- PROPOSED SIGHT VISIBILITY PROPOSED RIP RAP PROPOSED MAINTENANCE ACCESS ROAD & TRAIL FUTURE GRANDVIEW RESERVE DEVELOPMENT EASTONVILLE RD AND REX ROAD (DEVELOPMENT BY OTHERS) SITE SCHEDULE (1) PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS 2 PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS) 3 PROPOSED MODULAR BLOCK WALL 4 PROPOSED 5' CONCRETE SIDEWALK 5 PROPOSED EPC TYPE 'C' MOUNTABLE CURB AND GUTTER (6) PROPOSED 5' PEDESTRIAN TRAIL, 4" CDOT CLASS 6 GRAVEL (TO BE BUILT BY DEVELOPER) (7)PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 6 GRAVEL (8) PROPOSED FOREBAY (PRIVATE) (9) PROPOSED TRICKLE CHANNEL (PRIVATE) (10) PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)

- (1)PROPOSED OUTLET STRUCTURE (PROPOSED)
- (12) PROPOSED MICRO POOL (PRIVATE)
- (13) PROPOSED 6' CONCRETE CROSS PAN



<u>TYPICAL STREET SECTION - URBAN LOCAL ROADWAY</u> N.T.S.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEEER PRIOR TO CONSTRUCTION.



WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT 2. IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

CONSTRUCTION.

1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920 719.900.7220 GallowayUS.com _____

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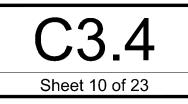
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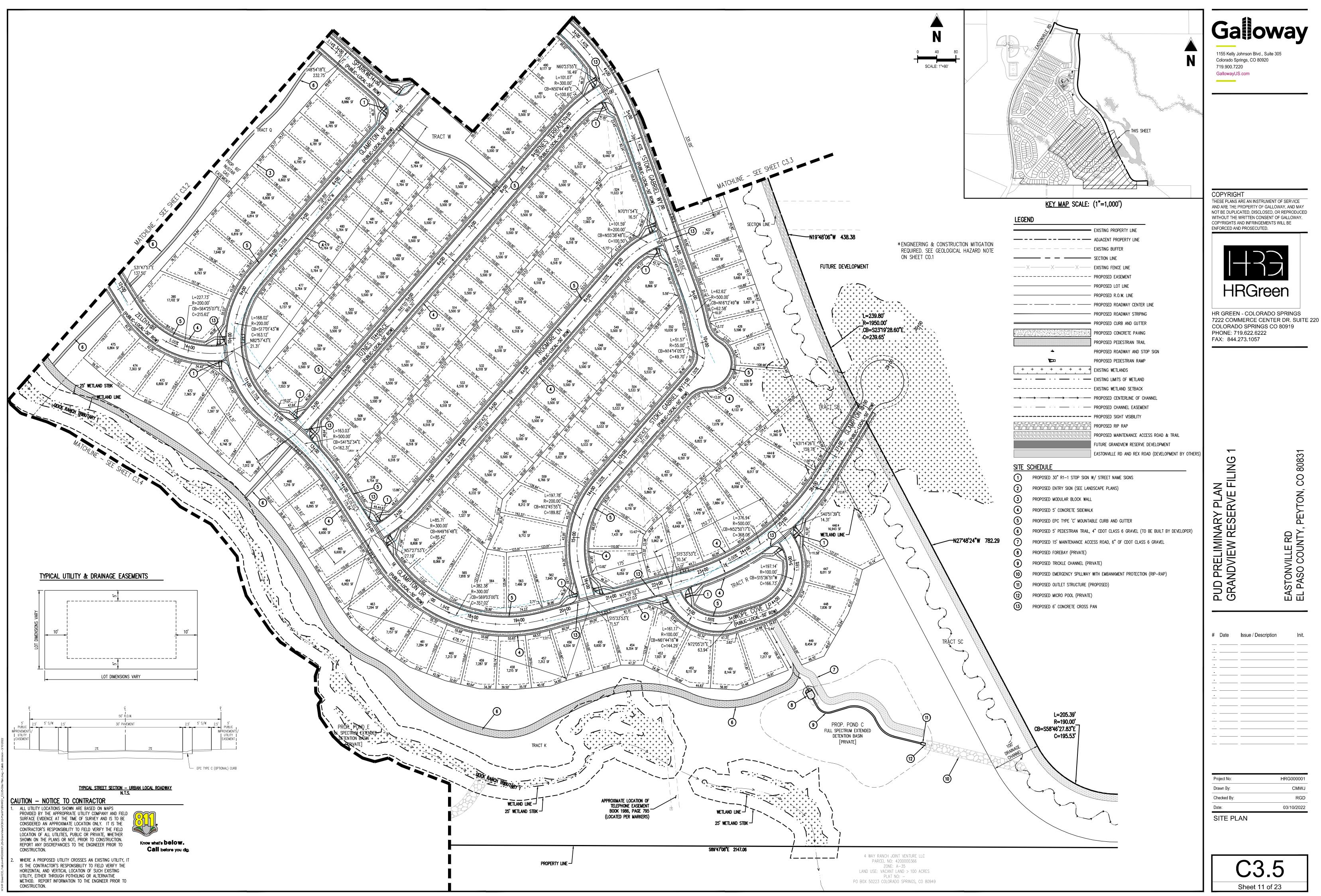
ZĒ ()PLA RVE D PRELIMINARY ANDVIEW RESEF B B F I EASTONVILLE F PUD GRAI # Date Issue / Description

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Project No:	HRG000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	03/10/2022
SITE PLAN	

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GRANDVIEW RESERVE FILING 1

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 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:

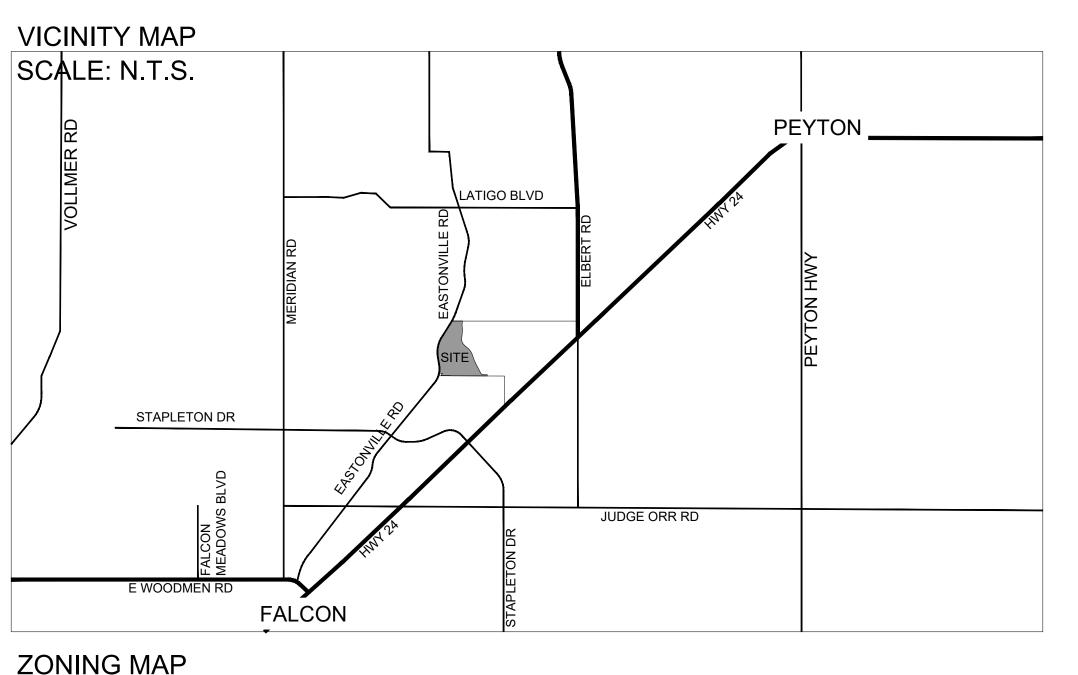
1. ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE

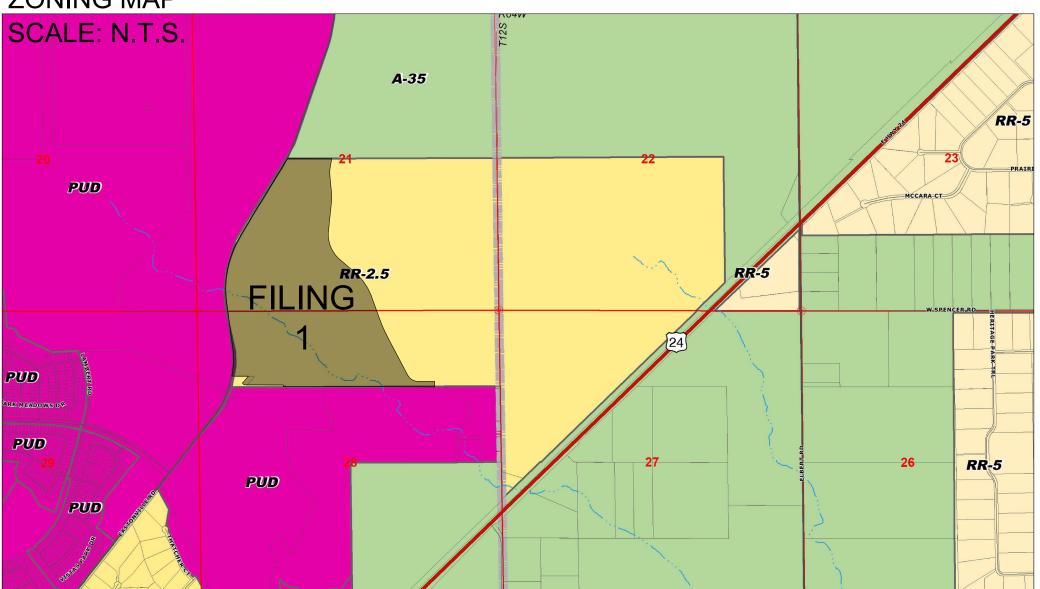
SHRUB/TREE PLANTING NOTES:

- 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 OWNERS'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 GROUNDCOVER 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 PLANT'S 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 SEEDED 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 SEEING 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 SEEDED 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 SEEDED 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 SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- 14. APPROVAL OF SEEDED 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 SEEDED 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 RESEEDED 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 RESERVED DURING THE SAME SEASON.





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

> 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

CLIENT

D.R. HORTON 9555 S. KINGSTON CT. ENGLEWOOD, CO 80112 303.503.4903

ENGINEER

GALLOWAY & COMPANY INC. 1155 KELLY JOHNSON BLVD. #305 COLORADO SPRINGS, CO 80920 719.900.7220

SITE DATA

EXISTING ZONING: RR-2.5 PROPOSED ZONING: PUD

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

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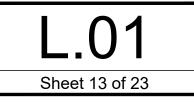
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PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1		EASTONVILLE RD EL PASO COUNTY, PEYTON, CO 80831
# Date 01 2021.08.13 02 2022.03.09 - - - <td>Issue / Description FIRST SUBMITTAL SECOND SUBMITTAL</td> <td>Init. JFR JAG</td>	Issue / Description FIRST SUBMITTAL SECOND SUBMITTAL	Init. JFR JAG
Project No: Drawn By: Checked By:		HRG 1.20 JAG JFR

Cover Sheet



GRANDVIEW RESERVE FILING 1

A PORTION OF THE SOUTH HALF OF SECTION 21, SOUTH H TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE

PLANT SCHEDULE

DECIDUOUS TREES	KEY	HEIGHT	WIDTH	SIZE	CON
ACER GLABRUM ROCKY MOUNTAIN MAPLE	AG	20'	15'	2"	B&E
CELTIS OCCIDENTALIS HACKBERRY	CO	45'	45'	2.5"	B&E
TILIA AMERICANA REDMOND AMERICAN LINDEN	ТА	50'	40'	2.5"	B&E
GLEDITSIA TRIANCANTHOS 'SKYLINE' SKYLINE HONEYLOCUST	GT	40'	30'	2'	B&E
EVERGREEN TREES	KEV	HEIGHT	WIDTH	017E	\mathbf{c}
	KEY			SIZE	00
JUNIPERUS SCOPULORUM 'MOONGLOW' MOONGLOW UPRIGHT JUNIPER	JS	15' 25'	8' 4 51	#7	
PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS LIMBER PINE	PF	25'	15'	6'	B&
PINUS NIGRA AUSTRIAN PINE	PN PP	50' 20'	25' 12'	8' 6'	B&
PICEA PUNGENS 'BAKERI' BAKERI BLUE SPRUCE	PP	30'	ΙZ	0	B&
ORNAMETAL TREES	KEY	HEIGHT	WIDTH	SIZE	CC
MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	MP	20'	20'	2"	В&
PRUNUS MAACKII 'CANADA RED' CANADA RED CHOKECHERRY	PM	25'	20'	2"	В&
ROBINIA PSEUDOACACIA 'PURPLE ROBE' PURPLE ROBE LOCUST	RP	40'	30'	2.5"	В&
SHRUBS	KEY	HEIGHT	WIDTH	SIZE	CC
BERBERIS THUNBERGII 'CONCORDE' CONCORDE JAPANESE BARBERRY	BT	2'	3'	5 GAL	
BUXUS 'GREEN VELVET' GREEN VELVET BOXWOOD	BG	2 4'	0 4'	5 GAL	
CORNUS SERICEA 'ISANTI' ISANTI REDOSIER DOGWOOD	CS	-+ 5'	4 6'	5 GAL	
·					
EUONYMUS ALATA 'COMPACT' DWARF BURNING BUSH	EA	5'	5'	5 GAL	
EUONYMUS KIAUTSCHOVICUS MANHATTAN EUONYMUS	EK	4 1'	4' 8'	5 GAL	
JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	JH			5 GAL	
MOHONIA REPENS CREEPING OREGON GRAPE HOLLY	MR	1.5'	3'	5 GAL	
PEROVSKIA ATRIPLICIFOLIAQ RUSSIAN SAGE	RS	4' C'	4' 0'	5 GAL	
PRUNUS X CISTENA PURPLELEAF SAND CHERRY	PC	6' 4'	6' 3'	5 GAL	
RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	RA	4		5 GAL	
SPIRAEA JAPONICA 'FROEBELII' FROEBEL SPRIREA	SJ	4'	4'	5 GAL	
SYRINGA PATULA 'MISS KIM' MISS KIM LILAC	SM	5'	5'	5 GAL	CC
GRASSES	KEY	HEIGHT	WIDTH	SIZE	CC
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	CA	5'	2'	1 GAL	CC
HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' SAPPHIRE BLUE OAT GRASS	HS	2'	1.5'	1 GAL	CC
PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	PV	4'	1.5'	1 GAL	CC
PERENNIALS	KEY	HEIGHT	WIDTH	SIZE	CC
ASTER ALPINUS ALPINE ASTER	AA	1'	1.5'	1 GAL	
ASTILBE CHINENSIS 'WHITE' FALSE SPIREA	AC		2'	1 GAL	
HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILIY	HD	2' 1'	_ 1'	1 GAL	
HEUCHERA X BRIZOIDES 'FIREFLY' CORAL BELL FIREFLY	HB	1.5'	1.5'	1 GAL	
HOSTA 'ROYAL STANDARD' ROYAL STANDARD HOSTA	HR	2'	3'	1 GAL	
			2'		
LEUCANTHEMUM X SUPERBUM 'BECKY' SHASTA DAISY	LS	2.5' 2'	2 2'	1 GAL	
LUPINUS ARGENTEUS LUPINE		2'		1 GAL	
PENSTEMON BARBATUS BEARDLIP PENSTEMON	PB	3'	1.5'	1 GAL	
SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SALVIA	SS	1.5'	1.5'	1 GAL	
SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	SA	2'	1.5'	1 GAL	CC

OTH PRINCIPAL MERIDIAN, EL PASO COUNTY	, COLORADO				correct	
DEVELOPMENT PLAN DATA						
STREET NAME OR ZONE BOUNDARY	EASTONVILLE RD.	REX RD.	EAST PROPERTY LINE	SOUTH PROPERTY LINE	ROAD V	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%

GROUND COVER LEGEND/QUANTIES			
SYMBOL	DESCRIPTION	QUANTITY	UNITS
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	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
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	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.

> DETENTION SEED DETENTION SEED: TO BE EL PARO COUNTY CONSE DISTRICT ALL PURPOSE & PER SUPPLENTS SPECIFIC sees and turf symbols

are to alike for recording in black and white

SEEDING SPECIFICATIONS

IATIVE SEE	DING
	DUNTY ALL
25%	BUFFALO
20%	GRAMA, E
29%	GRAMA, S
5%	GREEN N
20%	WHEATG
1%	DROPSEE
	ATE: 121 DC

SEEDING RATE: 42 LBS PLS/ACRE

DETENTION SEEDING 20% BLUESTEM, BIG 10% GRAMA, BLUE 10% GREEN NEEDLEGRASS 20% WHEATGRASS, WESTERN 10% GRAMA, SIDEOATS 10% SWITCHGRASS

SEEDING RATE: 19.3 LBS PLS/ACRE

_ PURPOSE LOW GROW MIX OGRASS BLUE SIDEOATS NEEDLEGRASS GRASS, WESTERN EED, SAND

EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS



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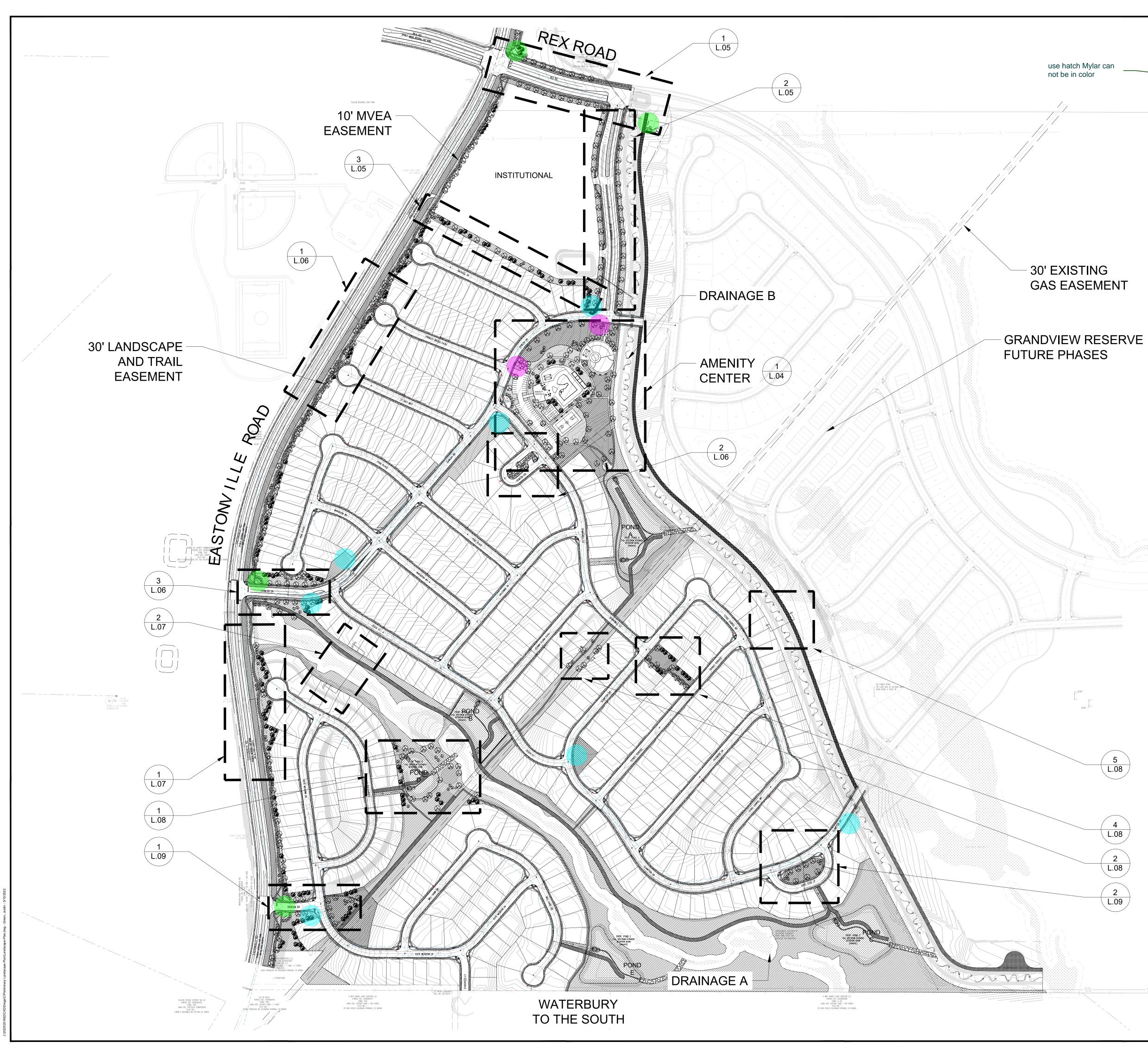
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01 2021.08.13	FIRST SUBMITTAL		JFR
01 2021.08.13 02 2022.03.09 -	FIRST SUBMITTAL	HRC	<u>JFR</u> JAG
01 2021.08.13 02 2022.03.09 -	FIRST SUBMITTAL	HRC	_ JFR _ JAG





SIGNAGE AND MARKER LEGEND

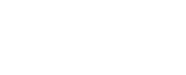
use hatch Mylar can not be in color





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	
* * <th>SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.</th>	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	
	NATIVE SEED A IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	
	NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	
	PARK SEED IRRIGATED LAWN SEED; TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TURF GRASS	
$\begin{array}{c} + & + & + & + & + & + & + \\ + & + & + &$	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	





5 L.08

4 L.08

2 L.08

2 L.09

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



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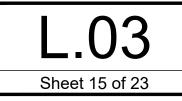
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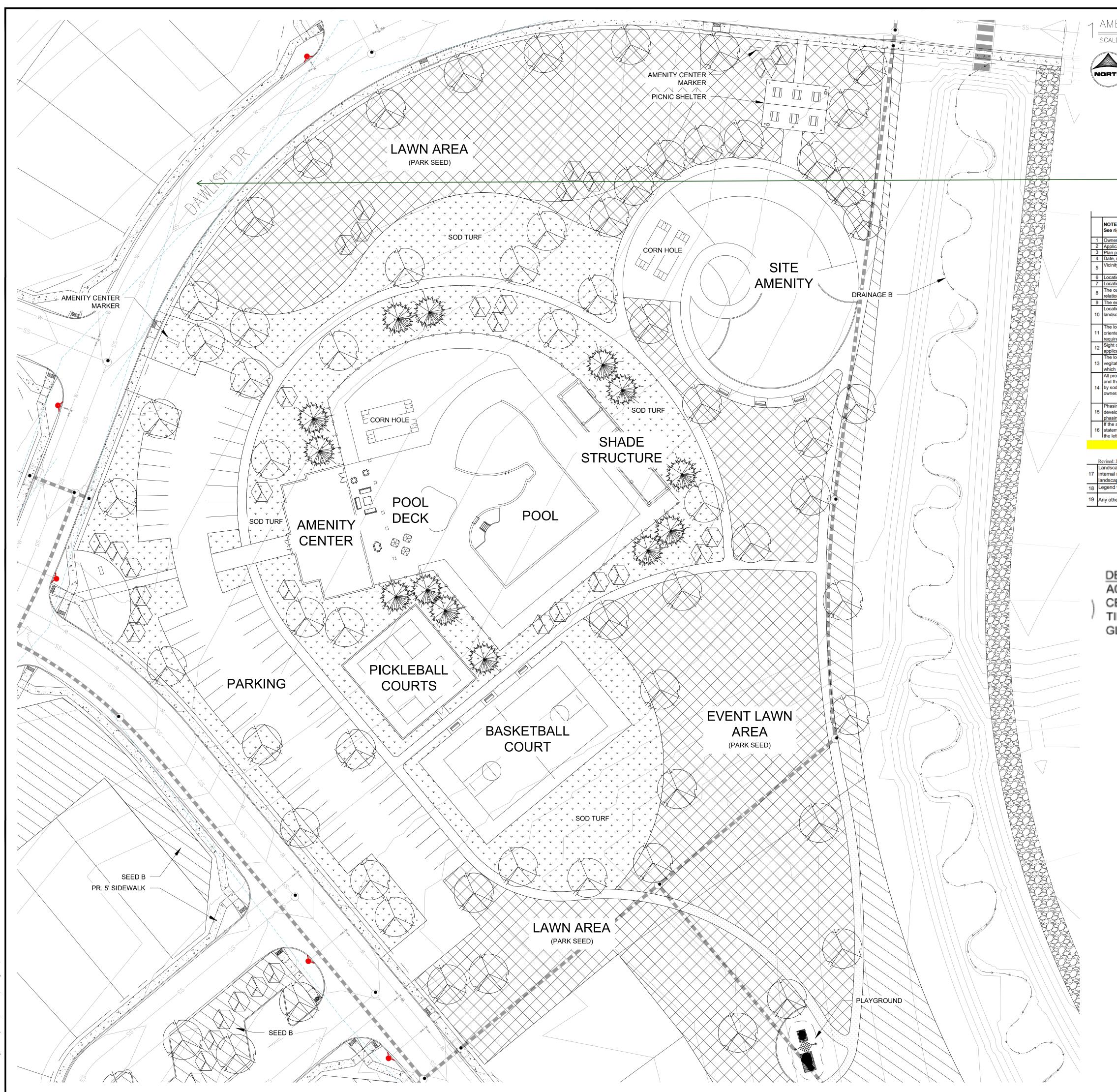
CRANDVIEW RESERVE FILING 1	Issue / Description FIRST SUBMITTAL SECOND SUBMITTAL	EASTONVILLE RD	EL PASO COUNTY, PEYTON, CO 80831

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

Overall Landscape Plan



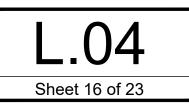


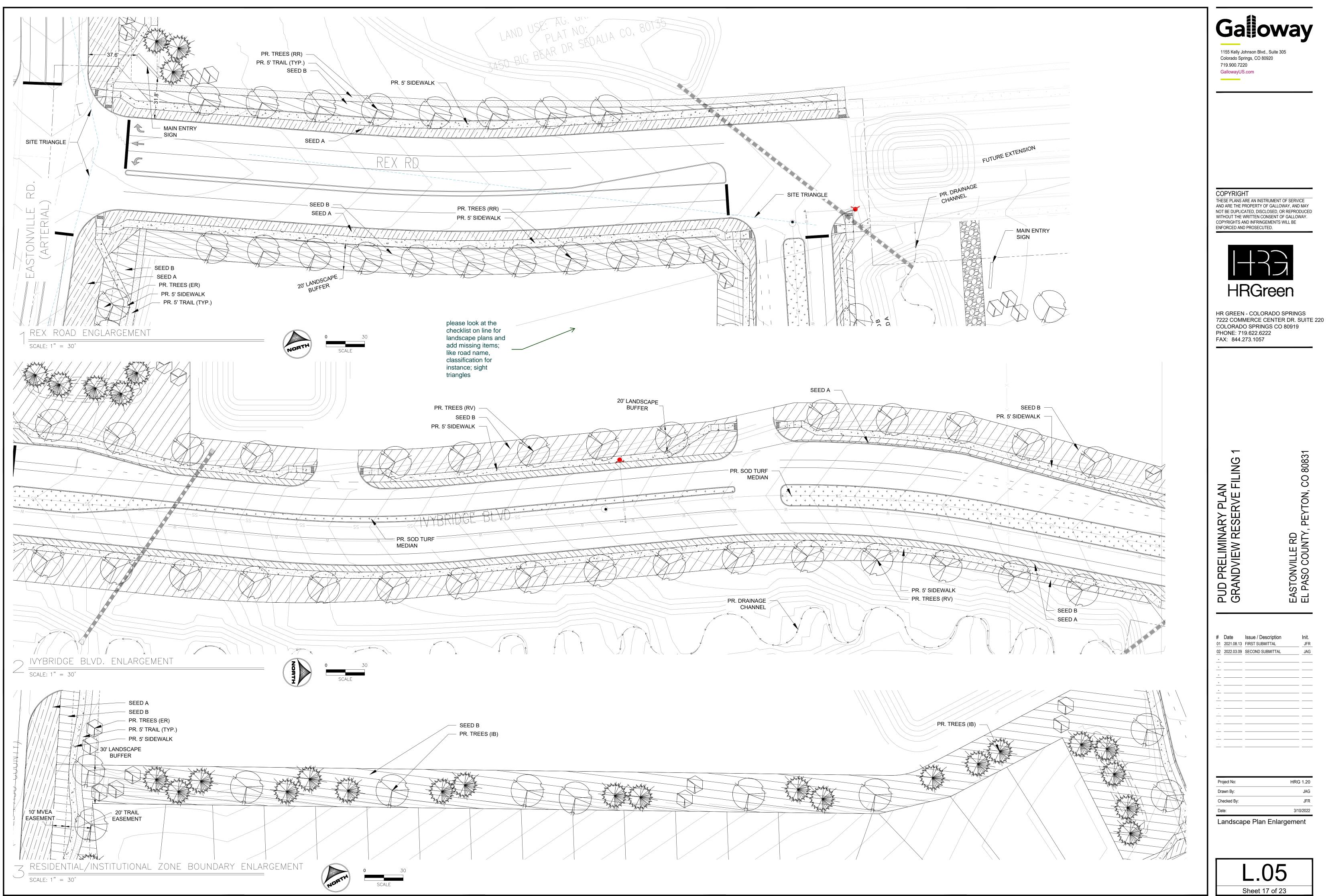


ENITY CENTER ENLARGEMENT		=	Gallo	
LE: 1" = 30'			1155 Kelly Johnson Blvd Colorado Springs, CO 80 719.900.7220 GallowayUS.com	., Suite 305
please look at the checklist on line (at below) for landscap plans and add missing items; like road name, classification for instance, sight E: Please confirm each item below has been included by placing a check mark in the "Applicant" column. fight for an example. The "PCD" column is for office use only. arrane, contact telephone number, and email cant name (in ot owner), contact telephone number, and email morth arrow, and a graphic scale If not owner), contact telephone number, and email morth arrow, and a graphic scale If y map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways. Ition and classification of all existing and proposed inferation and assigned inferation and assigned and proposed easements tion and classification of all existing and proposed inferation areas, and refuse collection area(s) in on to the landscale of all plantings and the location and design of ayropported infigation infrastructure for proposed requires collection areas, which are approved. (license agreement required) cation of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian- ted areas, vehicular drives, storm water detention areas, and other marmade elements. Detail drawings of all ated groundocover areas shall be identified, including the marming a loading areas, pedeetrian walks or paths, pedestrian- ted areas, vehicular drives, storm water detention areas, and other marmade elements. Detail drawings of all ated groundocover areas shall be identified, including the plant type requirements, including all aded groundocover areas shall be identified, including the types and amounts of living plant materials to be used the stace and or relocated. coposed ground cover areas shall be identified, including the types and amounts of living plant materials to be used the sacciated a proposed to the landscape plan to	Applicant		COPYRIGHT THESE PLANS ARE AN INST AND ARE THE PROPERTY C NOT BE DUPLICATED, DISC WITHOUT THE WRITTEN CC COPYRIGHTS AND INFRINGE ENFORCED AND PROSECUT	OF GALLOWAY, AND MAY LOSED, OR REPRODUCED ONSENT OF GALLOWAY. EMENTS WILL BE TED. TED. TEC. TEC. TEC. TEC. TEC. TEC. TEC. TEC
	1			
ECIDUOUS TREES CER GLABRUM ROCKY MOUNTAIN MAPLI ELTIS OCCIDENTALIS HACKBERRY ILIA AMERICANA REDMOND AMERICAN LI LEDITSIA TRIANCANTHOS 'SKYLINE' SKYI	INDEN		PUD PRELIMINA GRANDVIEW RE	EASTONVILLE RD EL PASO COUNTY, EL PASO COUNTY,
			# Date Issue / De 01 2021.08.13 FIRST SUBN 02 2022.03.09 SECOND SU -	IITTAL JFR

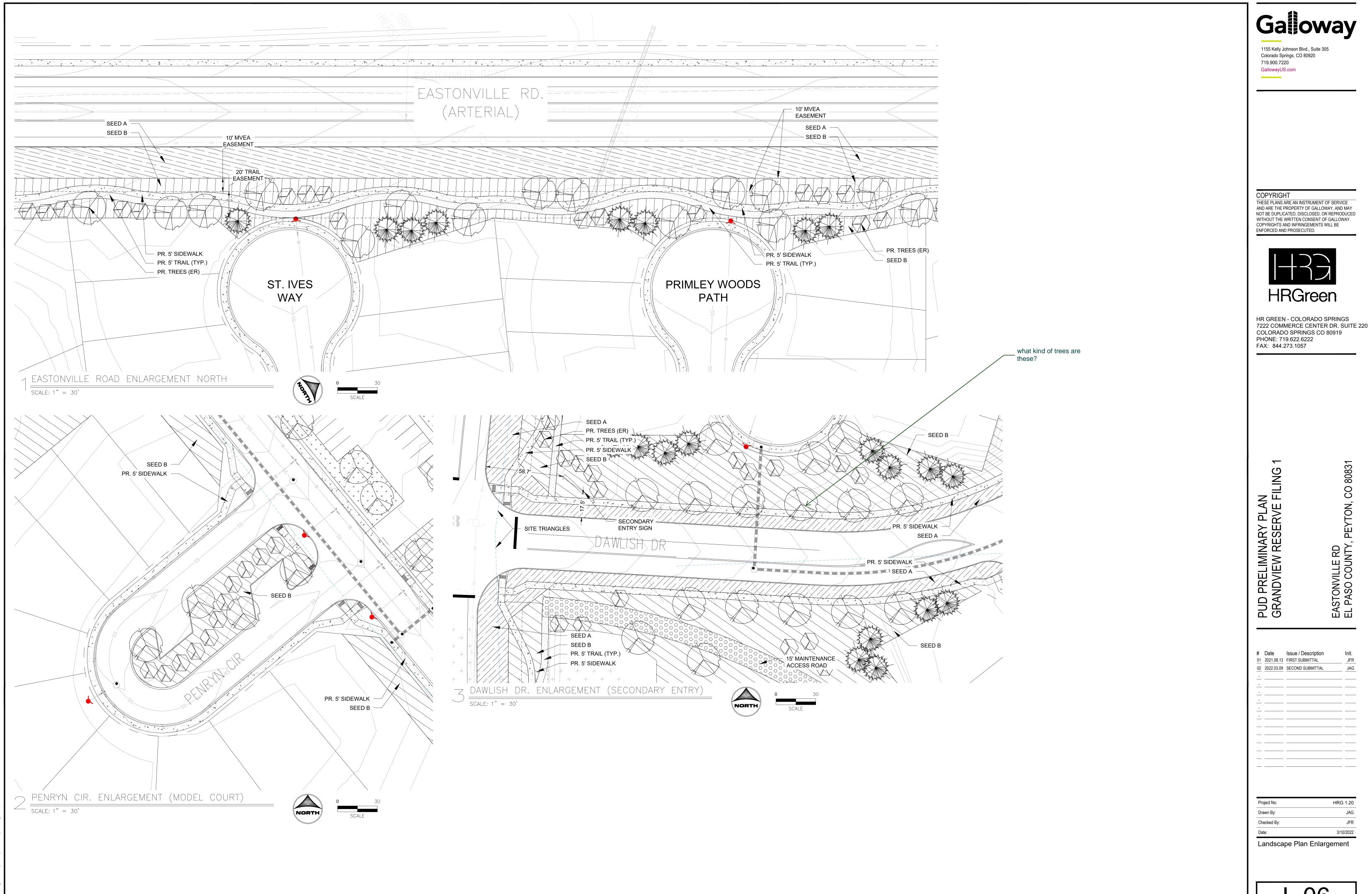
Date:	3/10/2022
Landscape Plan	Enlargement

Date:



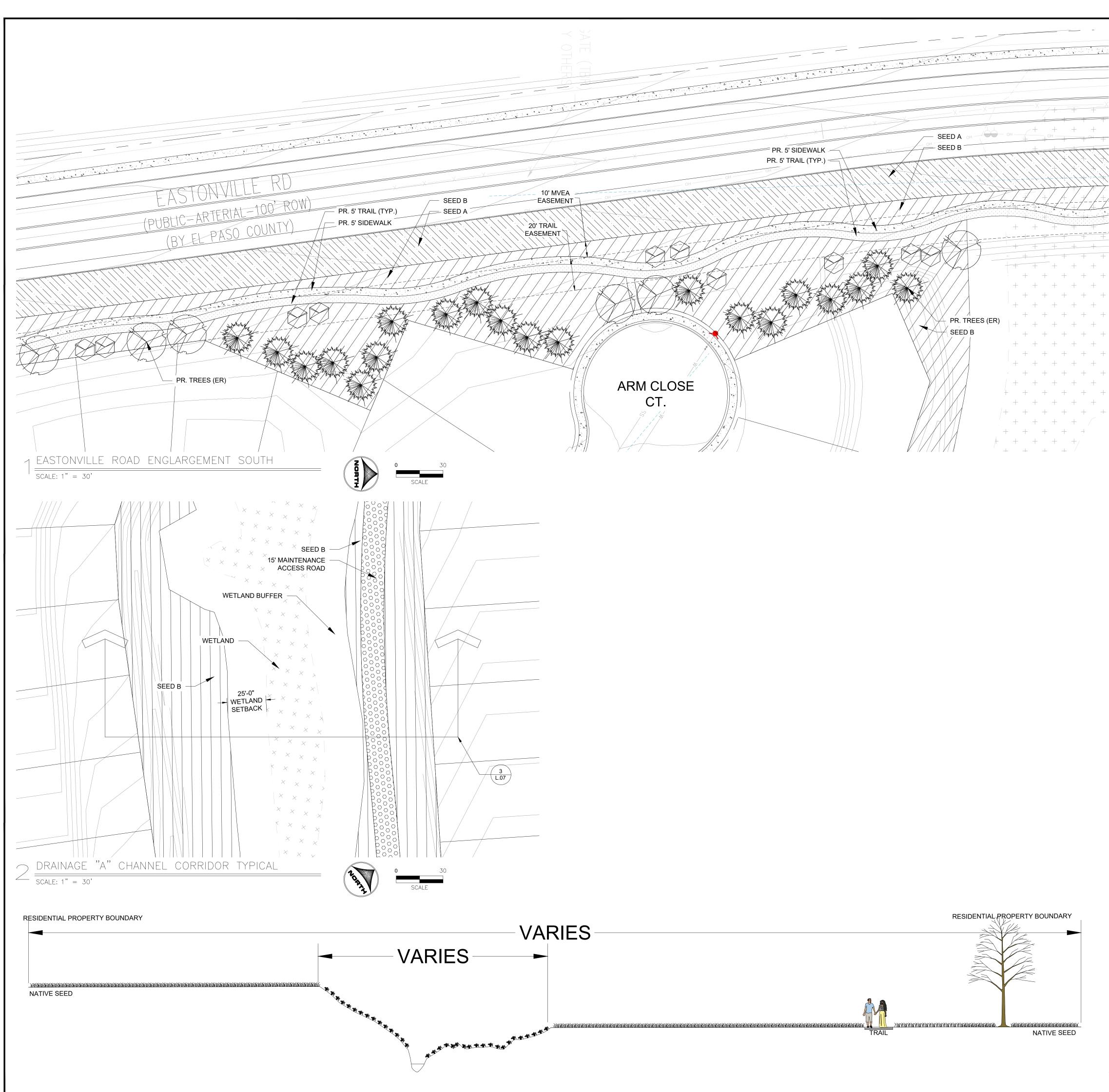


62\CAD\Dwgs\C\Preliminary Landscape PlanLandscape-Plan.dwg - Green, Justin - 3/10/2022



AD\Dwgs\C\Preliminary Landscape Plan\Landscape-Plan.dwg - Gree

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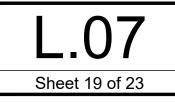


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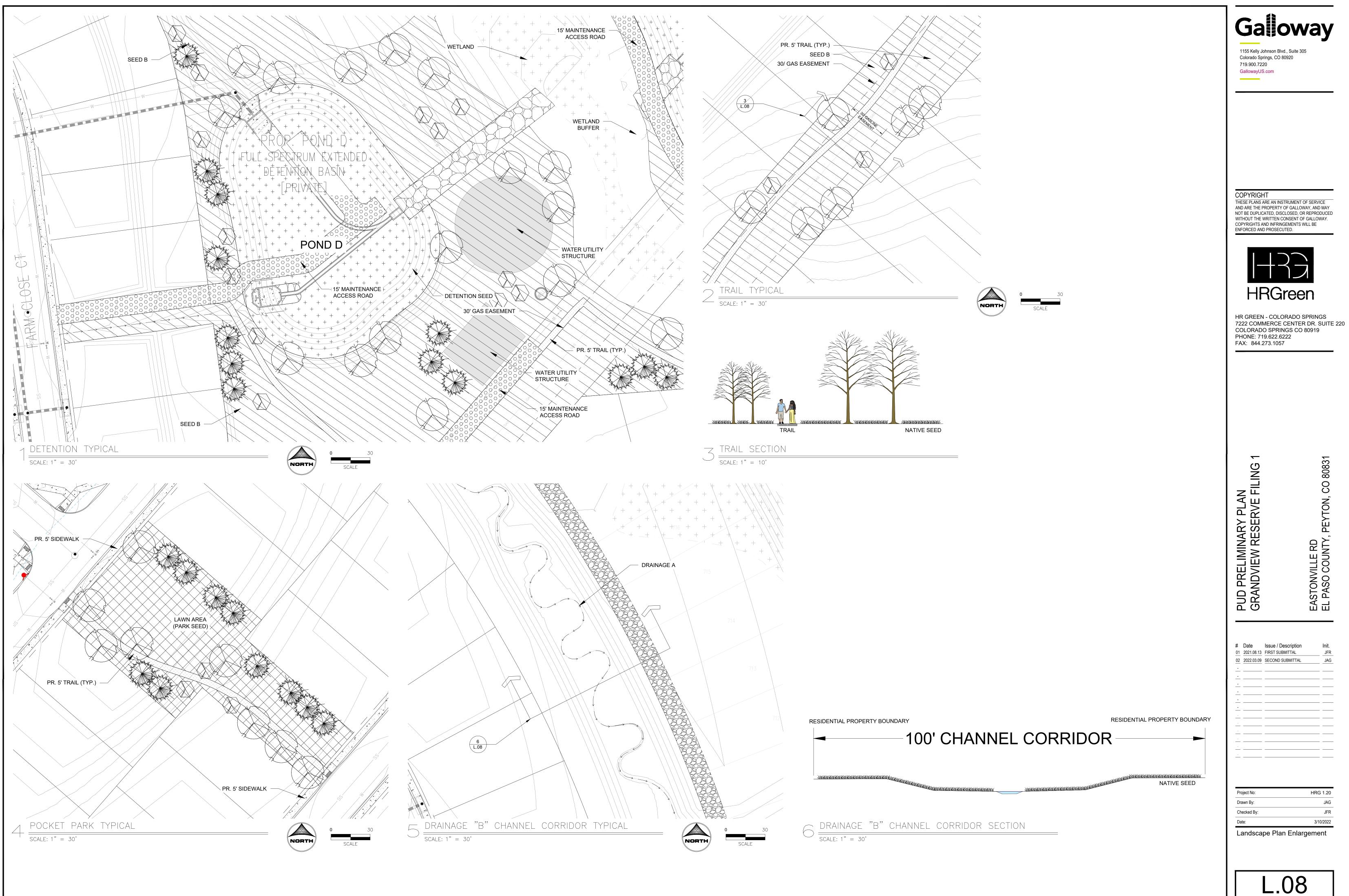
PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1		EASTONVILLE RD EL PASO COUNTY, PEYTON, CO 80831
# Date 01 2021.08.13 02 2022.03.09 - - - - - - - - - - - - - - - - - - -	Issue / Description FIRST SUBMITTAL SECOND SUBMITTAL	Init. JFR JAG
Project No:		

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

Landscape Plan Enlargement

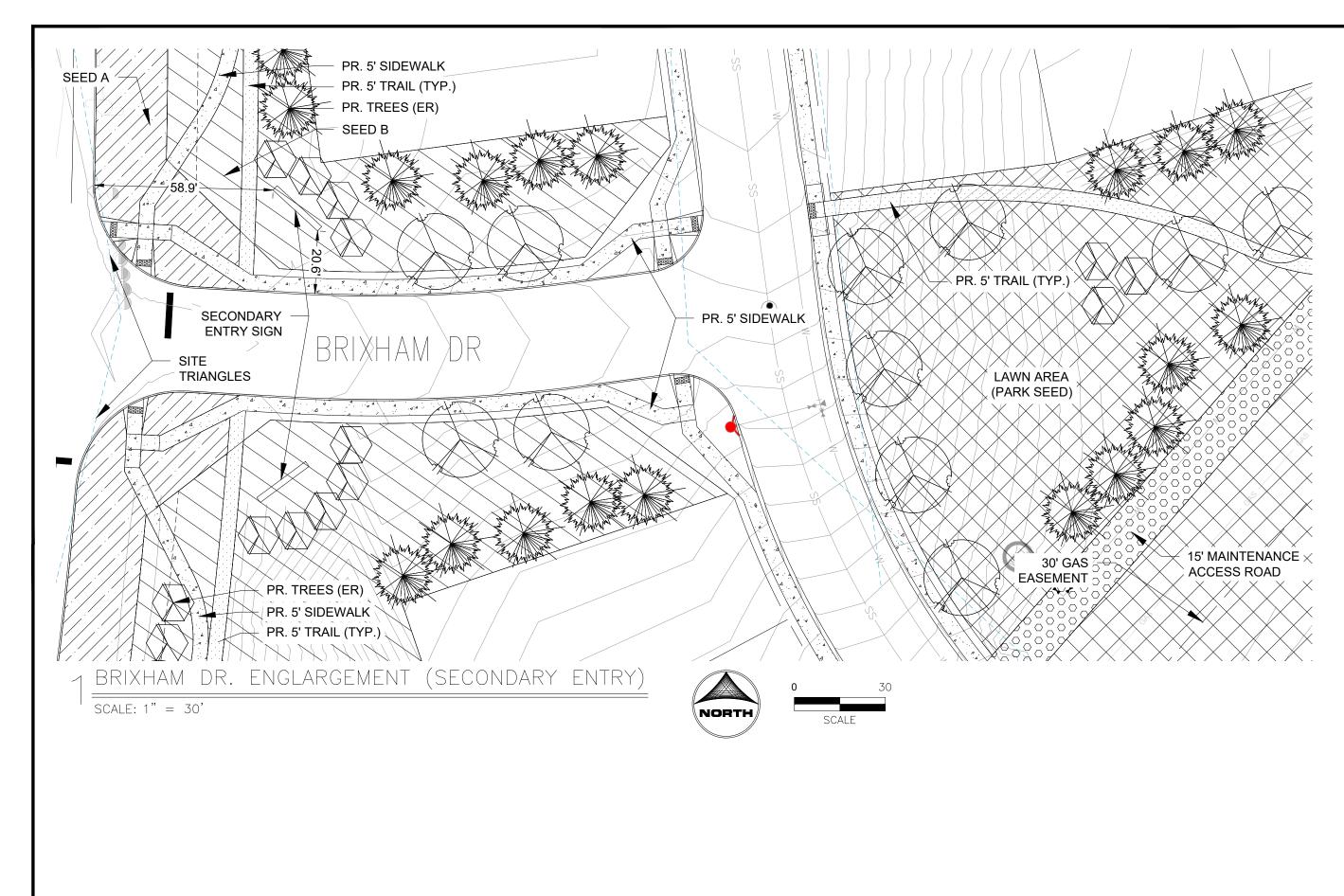


$\frac{1}{3} \frac{\text{DRAINAGE "A" CHANNEL CORRIDOR SECTION}}{\text{SCALE: 1" = 10'}}$

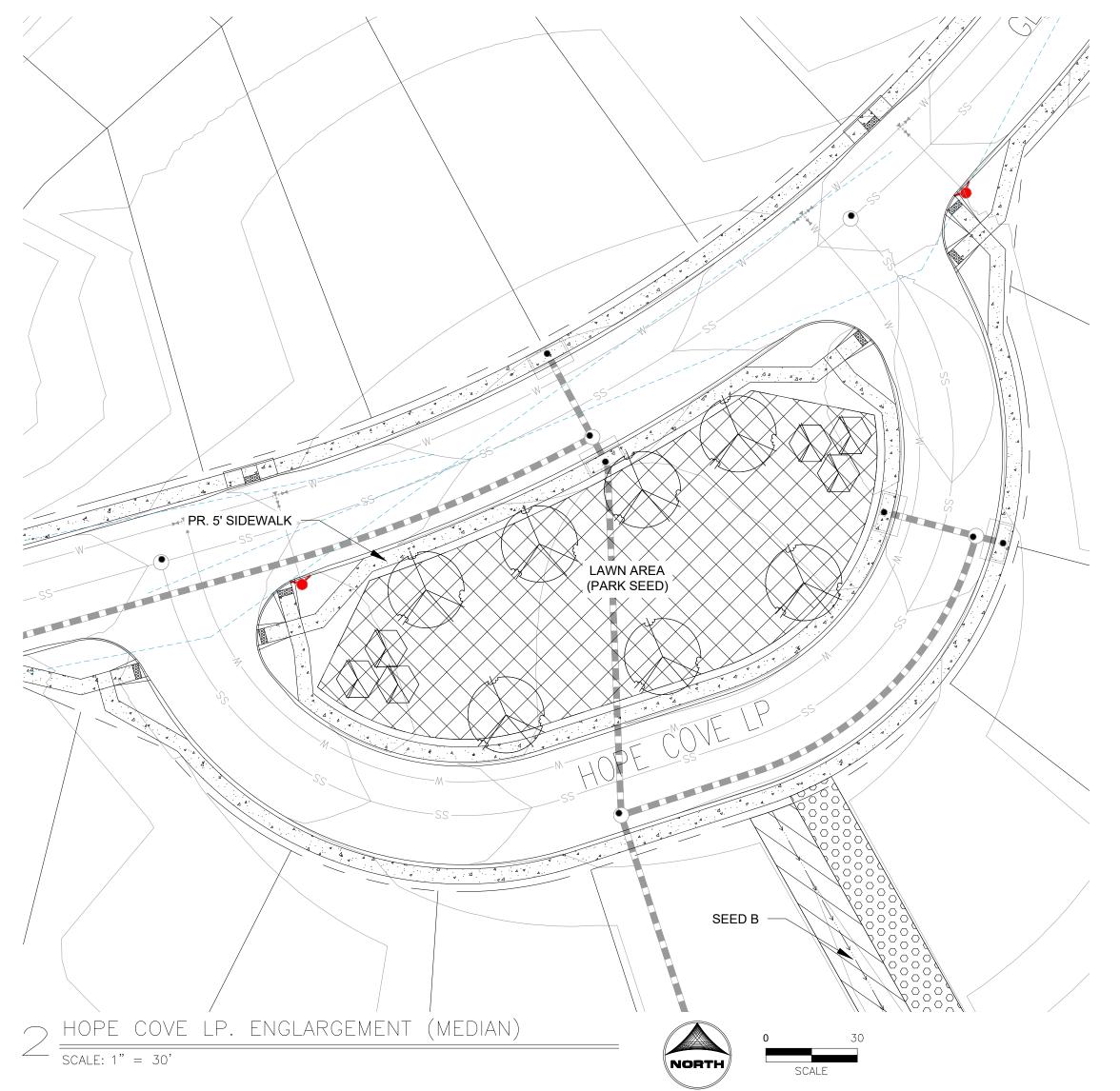


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AD\Dwgs\C\Preliminary Landscape Plan\Landscape-Plan.dwg - Green, Justin - 3/10/2022









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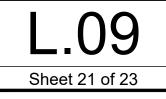


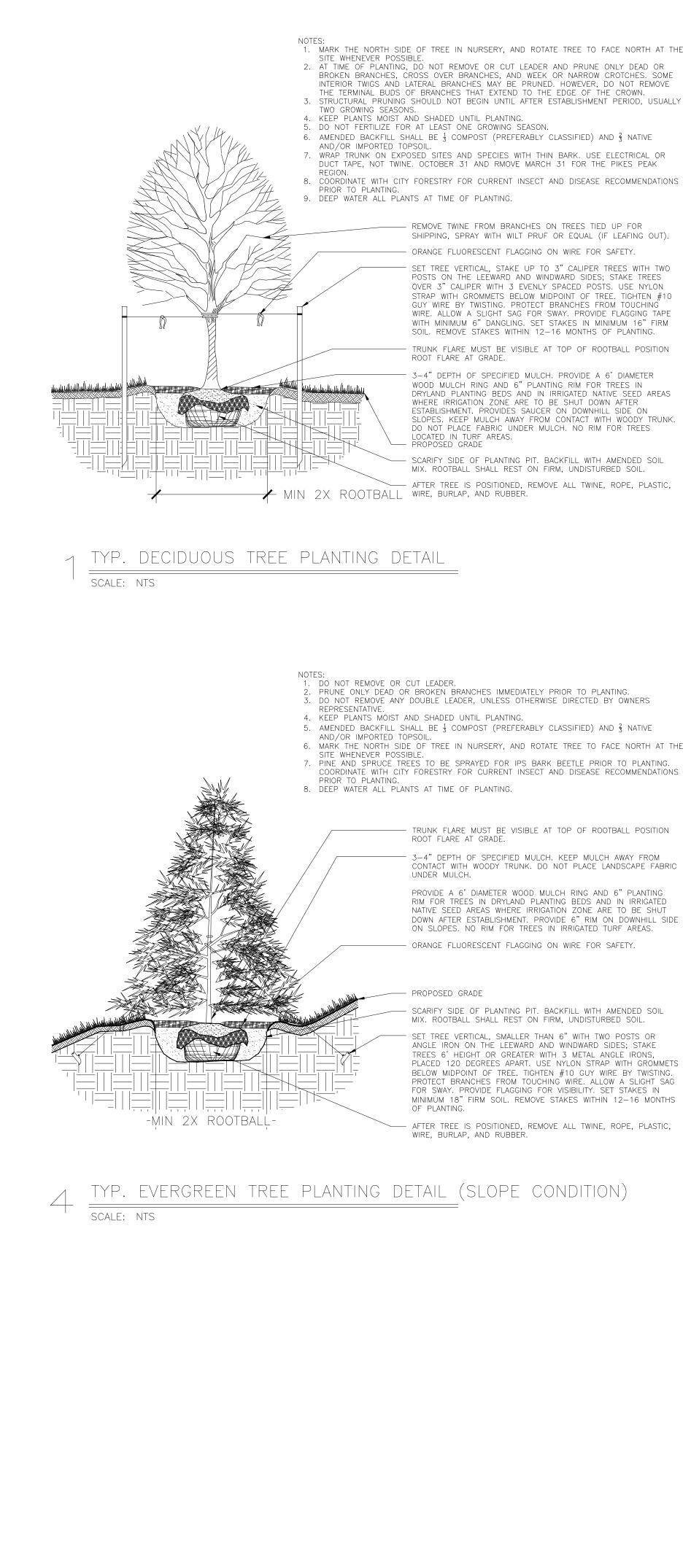
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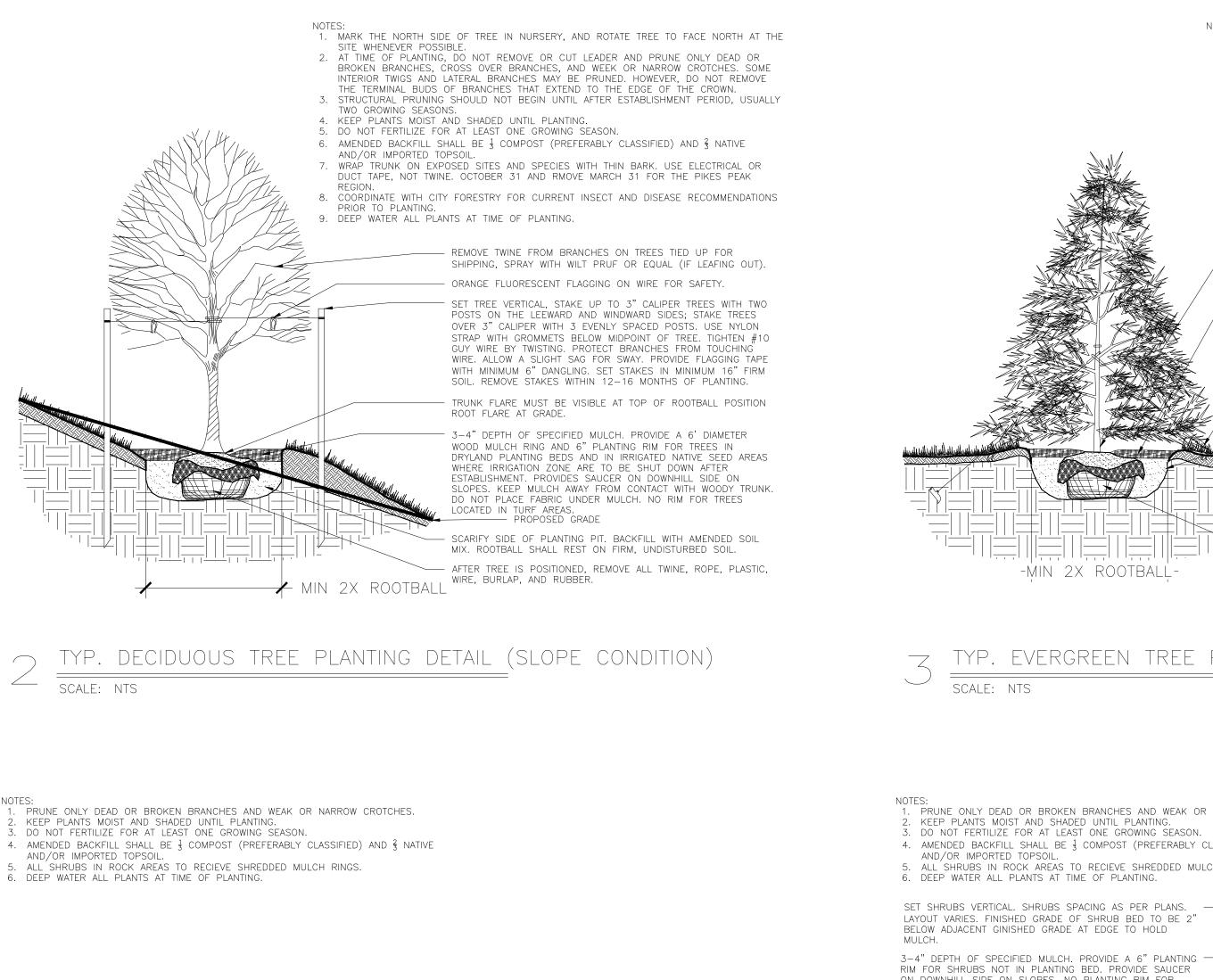
PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1		EASTONVILLE RD EL PASO COUNTY, PEYTON, CO 80831
<pre># Date 01 2021.08.13 02 2022.03.09</pre>	Issue / Description FIRST SUBMITTAL SECOND SUBMITTAL	Init. JFF JAC

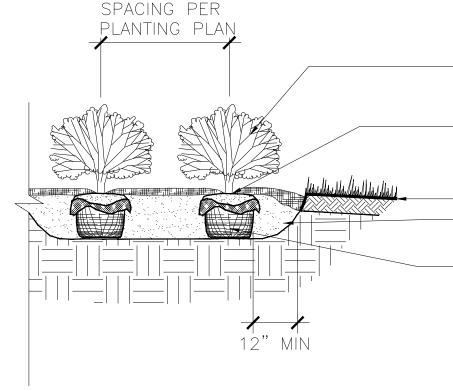
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Date:		3/10)/2022
Checked By:			JFR
Drawn By:			JAG
Project No:		HRG	1.20

Landscape Plan Enlargement









SET SHRUBS VERTICAL. SHRUBS SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT GINISHED GRADE AT EDGE TO HOLD MULCH.

3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FOM CONTACT WITH WOODY TRUNK.

SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

PROPOSED GRADE

REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.

FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED -----SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL. REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS -ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY. FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

TYP. SHRUB PLANTING DETAIL _____

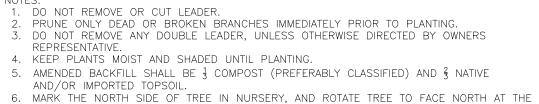
SCALE: NTS

 \square

SCALE: NTS

CONTACT WITH WOODY TRUNK.

PROPOSED GRADE ----



SITE WHENEVER POSSIBLE. 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL POSITION ROOT FLARE AT GRADE.

3-4" DEPTH OF SPECIFIED MULCH. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE LANDSCAPE FABRIC UNDER MULCH.

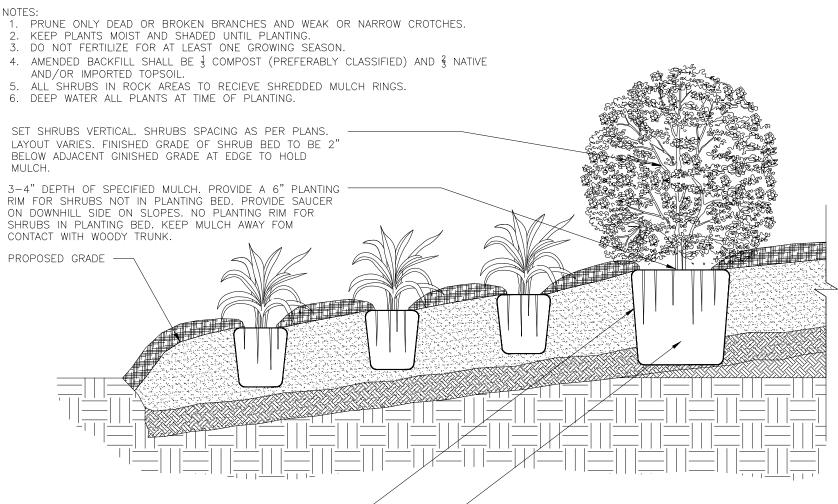
PROVIDE A 6' DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONE ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE 6" RIM ON DOWNHILL SIDE ON SLOPES. NO RIM FOR TREES IN IRRIGATED TURF AREAS. - ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.

SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL. - PROPOSED GRADE

SET TREE VERTICAL, SMALLER THAN 6" WITH TWO POSTS OR ANGLE IRON ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES 6' HEIGHT OR GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-16 MONTHS OF PLANTING.

AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

TYP. EVERGREEN TREE PLANTING DETAIL



TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)



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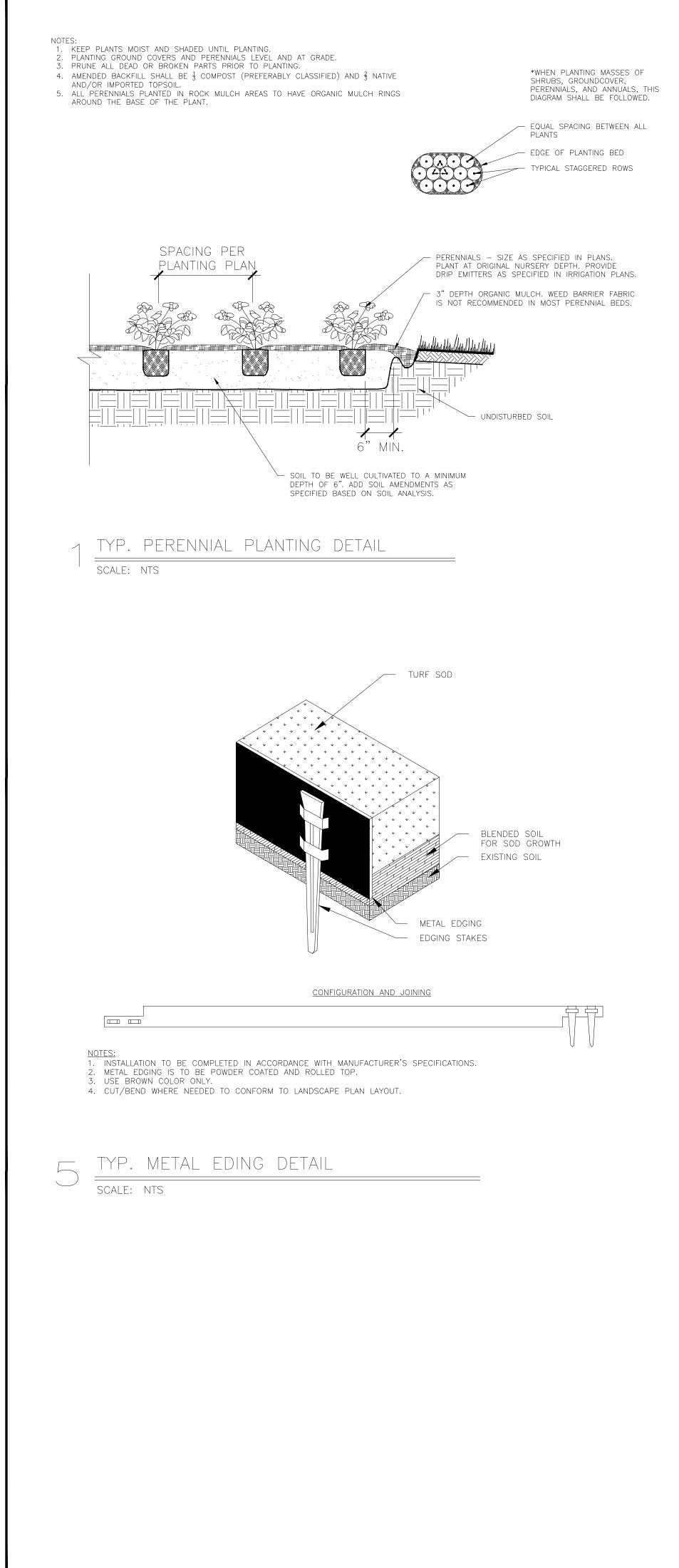


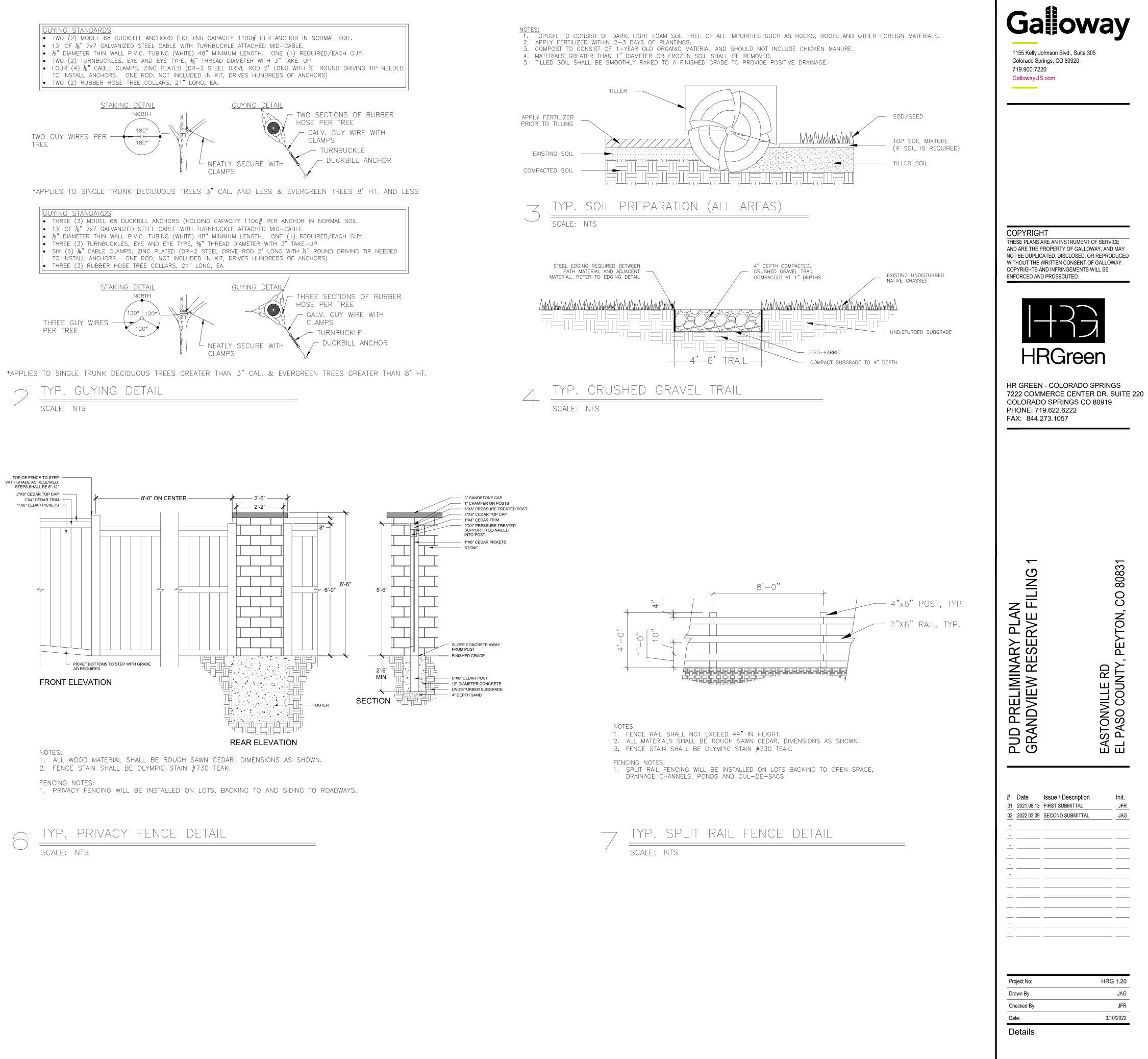
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# Date Issue / Description Init. 01 2021.08.13 FIRST SUBMITTAL JFR 02 2022.03.09 SECOND SUBMITTAL JAG - - - - - - - - - - - - - - - - - - - -	<u>01</u> <u>2021.08.13</u> <u>FIRST SUBMITTAL</u> JFR

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Details





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