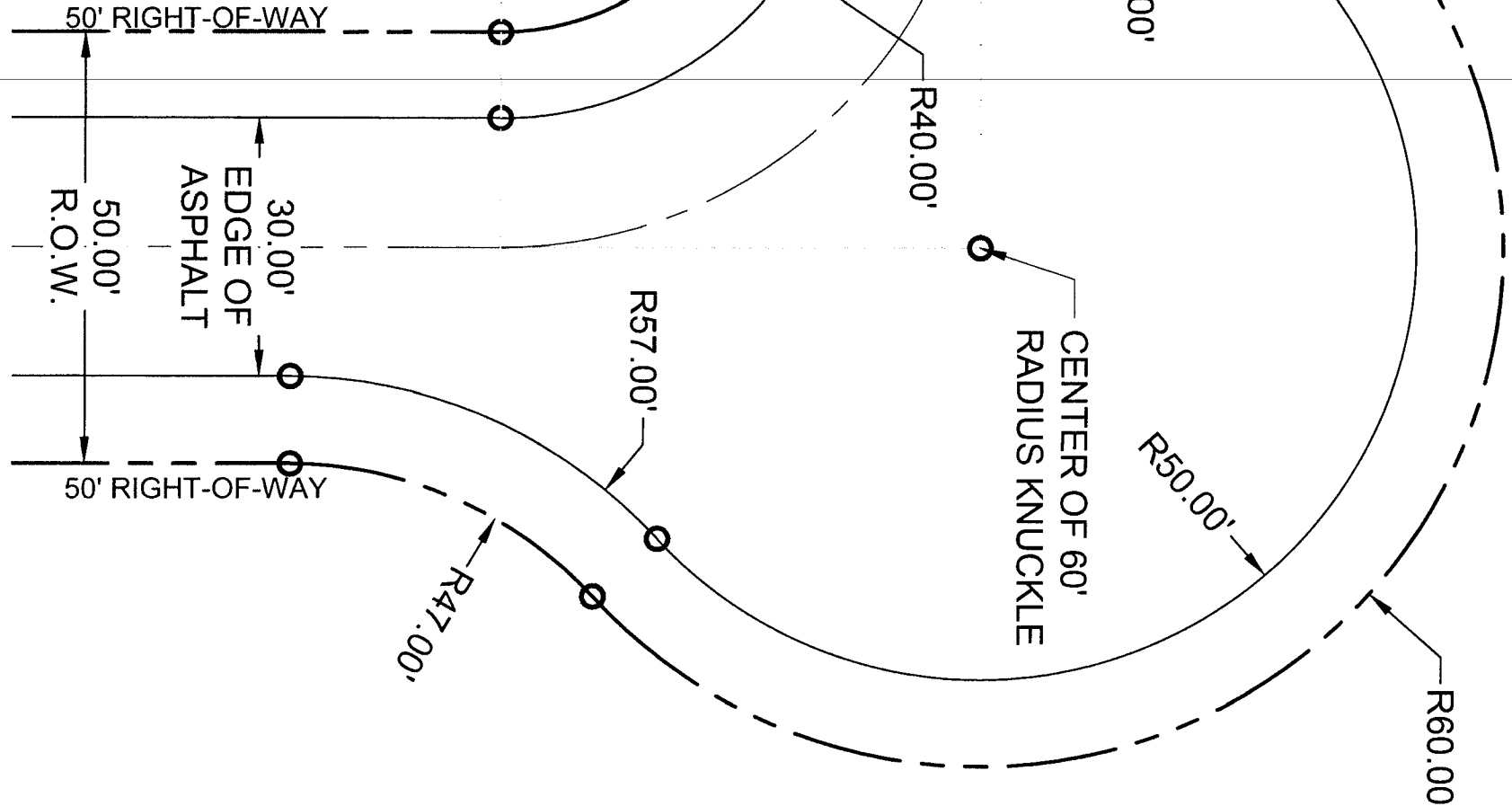
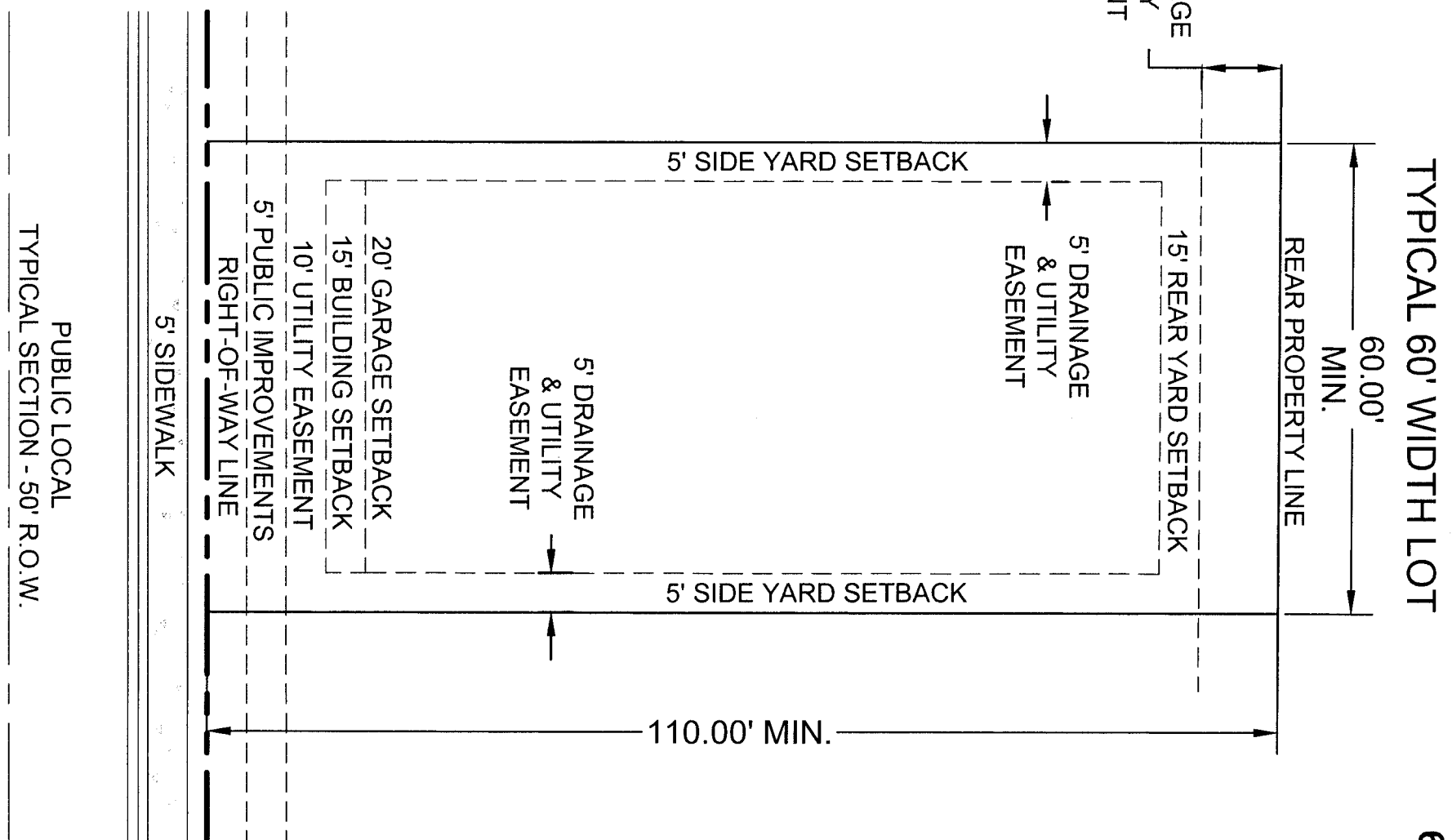


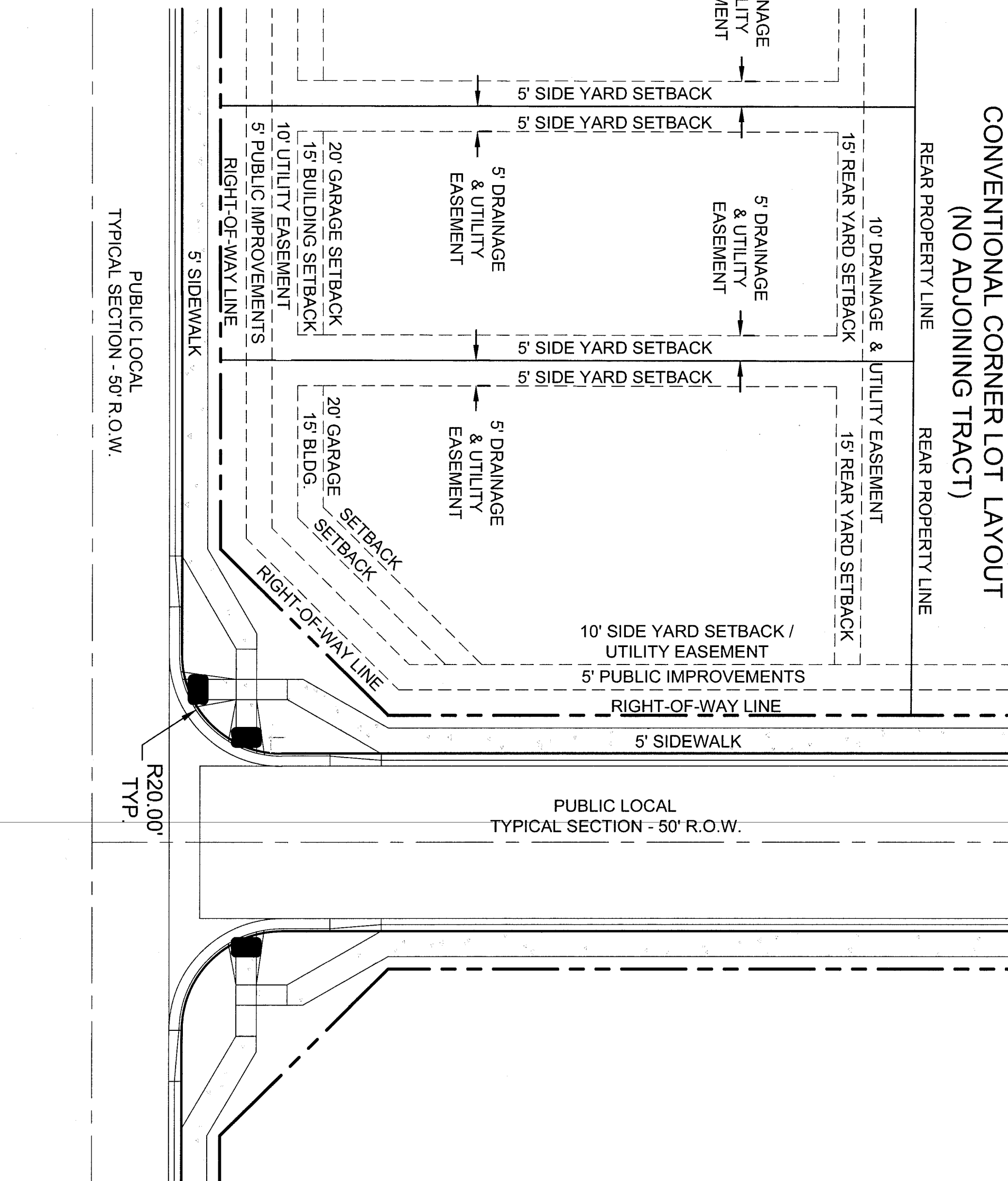
TYPICAL KNUCKLE DESIGN

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



CONVENTIONAL CORNER LOT LAYOUT
(NO ADJOINING TRACT)

REAR PROPERTY LINE	REAR PROPERTY LINE
10' DRAINAGE & UTILITY EASEMENT	




- 15 BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES, SIDE YARDS ADJACENT TO A STREET R.O.W. SHALL BE 10' WHEN NO OPEN SPACE TRACT IS PRESENT.
- 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.

[illegible]

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY, SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 844.273.1057

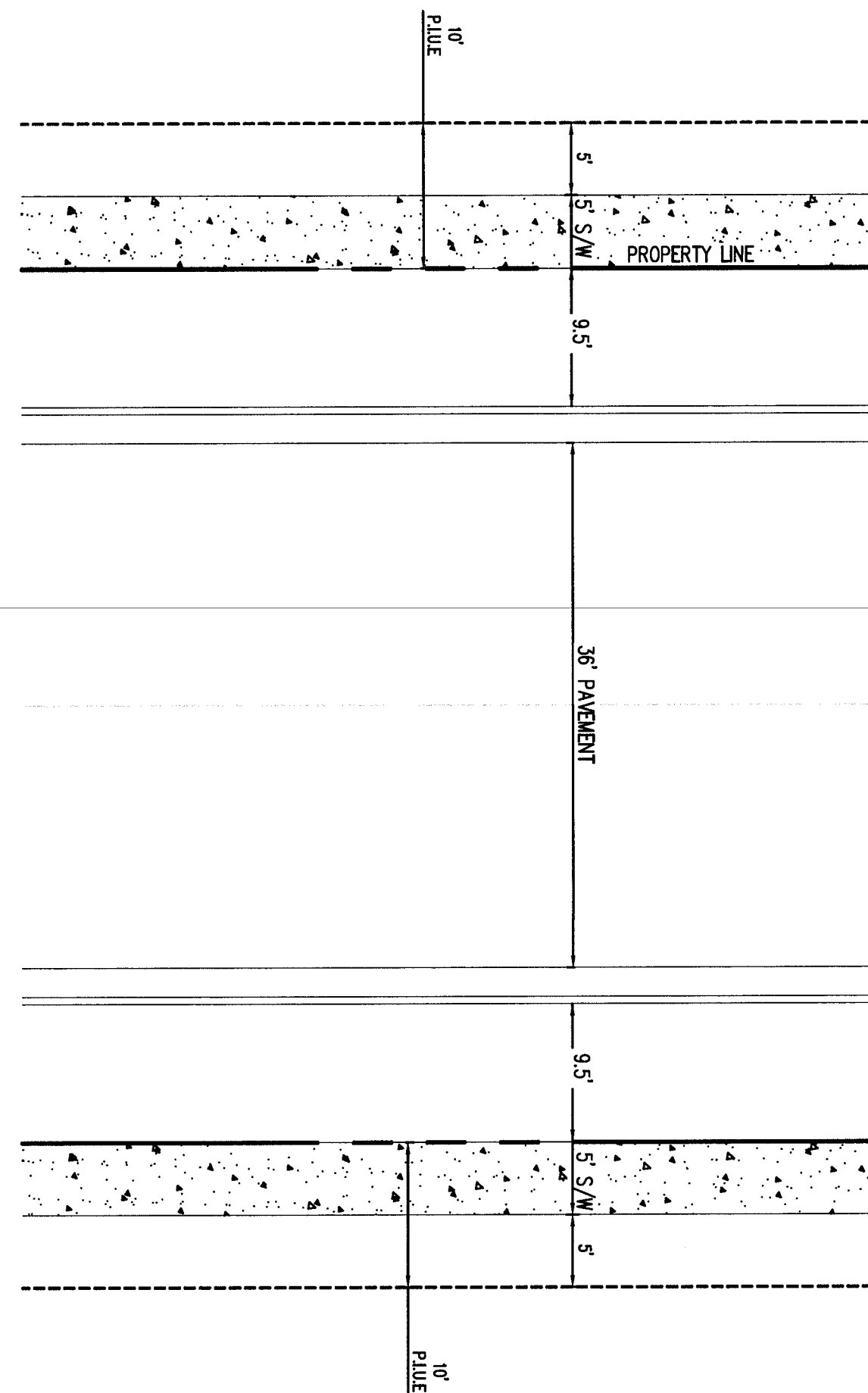
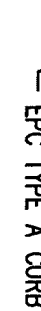


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A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT



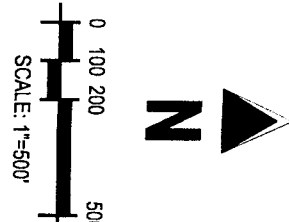
ULC IMPROVEMENTS/UT



Project No:	201662
Drawn By:	MJ
Checked By:	PSKH
Date:	1/24/2023

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2020.3.19.24 4/19/23



GRANDVIEW RESERVE FILING 1

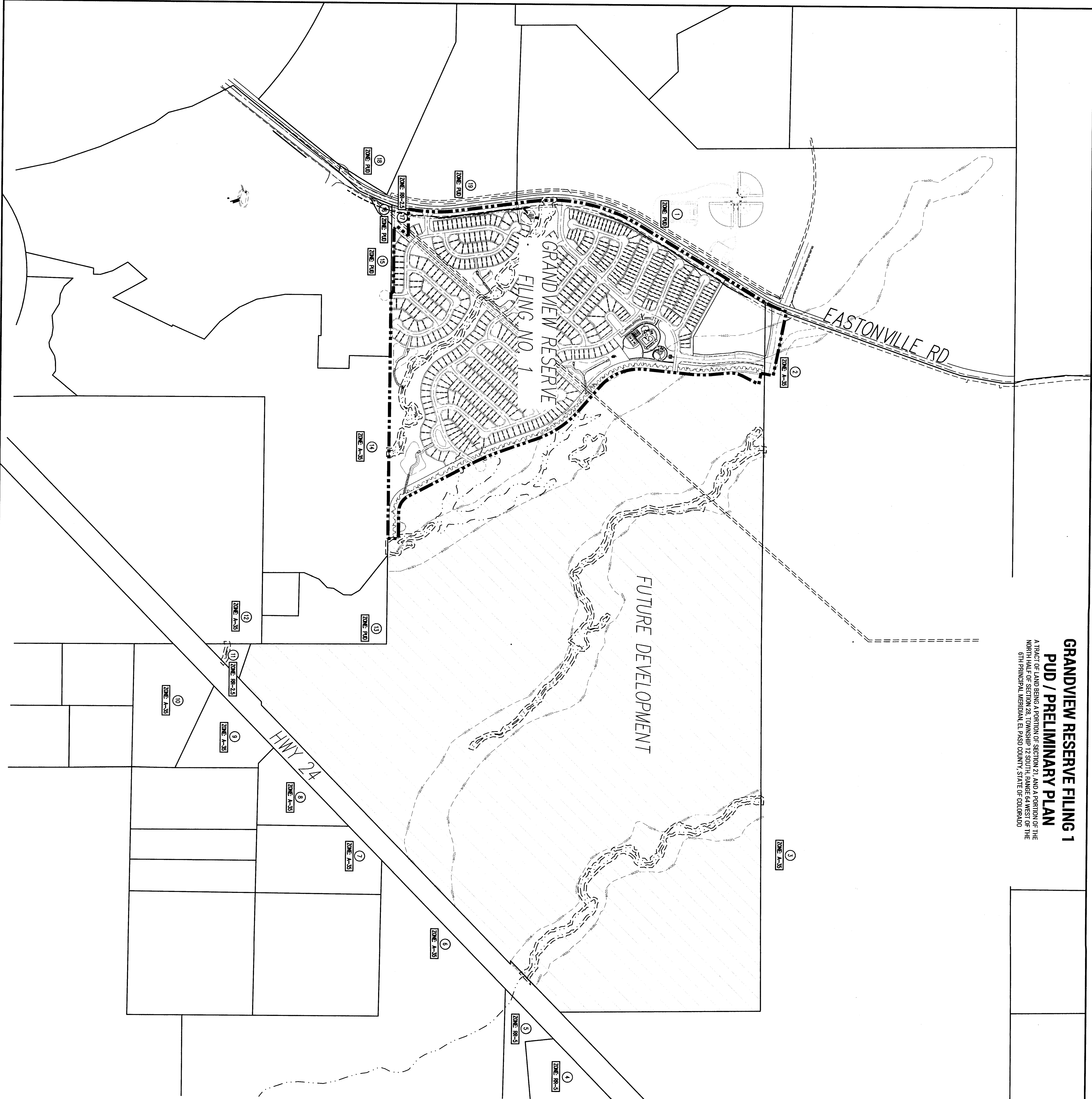
PUD / PRELIMINARY PLAN

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

ADJACENT OWNERS					
PROPERTY TAX ID NUMBER	OWNER NAME	NUMBER	STREET	STATE	CITY
1 4200000400	BOARD OF COUNTY COMMISSIONERS OF	200	S OLDSIDE AVE	CO	COLORADO SPRINGS
2 4200000201	JANK HOLDINGS LLC	3450	BIG BEAR DR	CO	SEDALIA
3 4200000300	JANK HOLDINGS LLC	3450	BIG BEAR DR	CO	SEDALIA
4 4220001003	MARTIN EDWARD D	15615	E US HIGHWAY 24	CO	PEYTON
5 4220001002	MARTIN EDWARD D	15615	E US HIGHWAY 24	CO	PEYTON
6 4220000016	RED SCOTT D	1442	PINE PEAK AVE	CO	FOUNT COLLINS
7 4220000020	WATKINS BRUCE TODD E	15075	E US HIGHWAY 24	CO	PEYTON
8 4220000001	WATKINS BRUCE TODD E	15065	E US HIGHWAY 24	CO	PEYTON
9 4220000009	NEELAN KRISTEN N	15015	E US HIGHWAY 24	CO	PEYTON
10 4220000010	INDIGNE TENANTY A ROBIN	5891	CORRIS RD	CO	PEYTON
11 4200000028	JOHNSON-CORNE LINDA D	2409	STRICKLAND RD	CO	COLORADO SPRINGS
12 4200000146	WATKINS GARY	14500	E US HIGHWAY 24	CO	PEYTON
13 4200000049	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	CO	COLORADO SPRINGS
14 4200000066	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	CO	COLORADO SPRINGS
15 4200000417	LEE W TRACT	24089	STRICKLER RD	CO	COLORADO SPRINGS
16 4200000416	PLANETARY PROPERTIES LLC	2408	STRICKLER RD	CO	COLORADO SPRINGS
17 4200000392	FALCON SCHOOL DISTRICT NO. 49	10650	E WOODMEN RD	CO	PEYTON
18 4200000335	MEADOW BRANCH INVESTMENTS INC	P.O. BOX 80036	-	CA	SAN DIEGO
19 4200000461	MEADOW BRANCH INVESTMENTS INC	P.O. BOX 80036	-	CA	SAN DIEGO

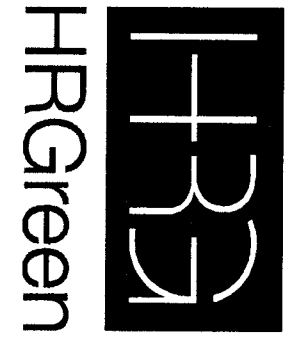
LEGEND

- EXISTING PROPERTY LINE
- GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED TRACT LINE
- PROPOSED ROW LINE
- PROPOSED ROADWAY CENTER LINE
- PROPOSED MAIN STRAIGHT TIE/ADJUTARY LOW FLOW CHANNEL
- EXISTING 100 YR FLOODPLAIN BOUNDARY
- EXISTING WETLAND BOUNDARY
- ADJACENT PROPERTY IDENTIFIER
- FUTURE GRANDVIEW RESERVE TRACTS



**PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1**

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831



HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR, SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.213.1057

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#	Date	Issue / Description	Init.
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Project No:	HRG000001
Drawn By:	CMW
Checked By:	RGD
Date:	08/09/2022

OVERALL SITE PLAN -
ADJACENT PROPERTY
OWNERS

POD#2.1.10

C1.0

Sheet 5 of 23

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HRGreen

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COLORADO SPRINGS CO 80919
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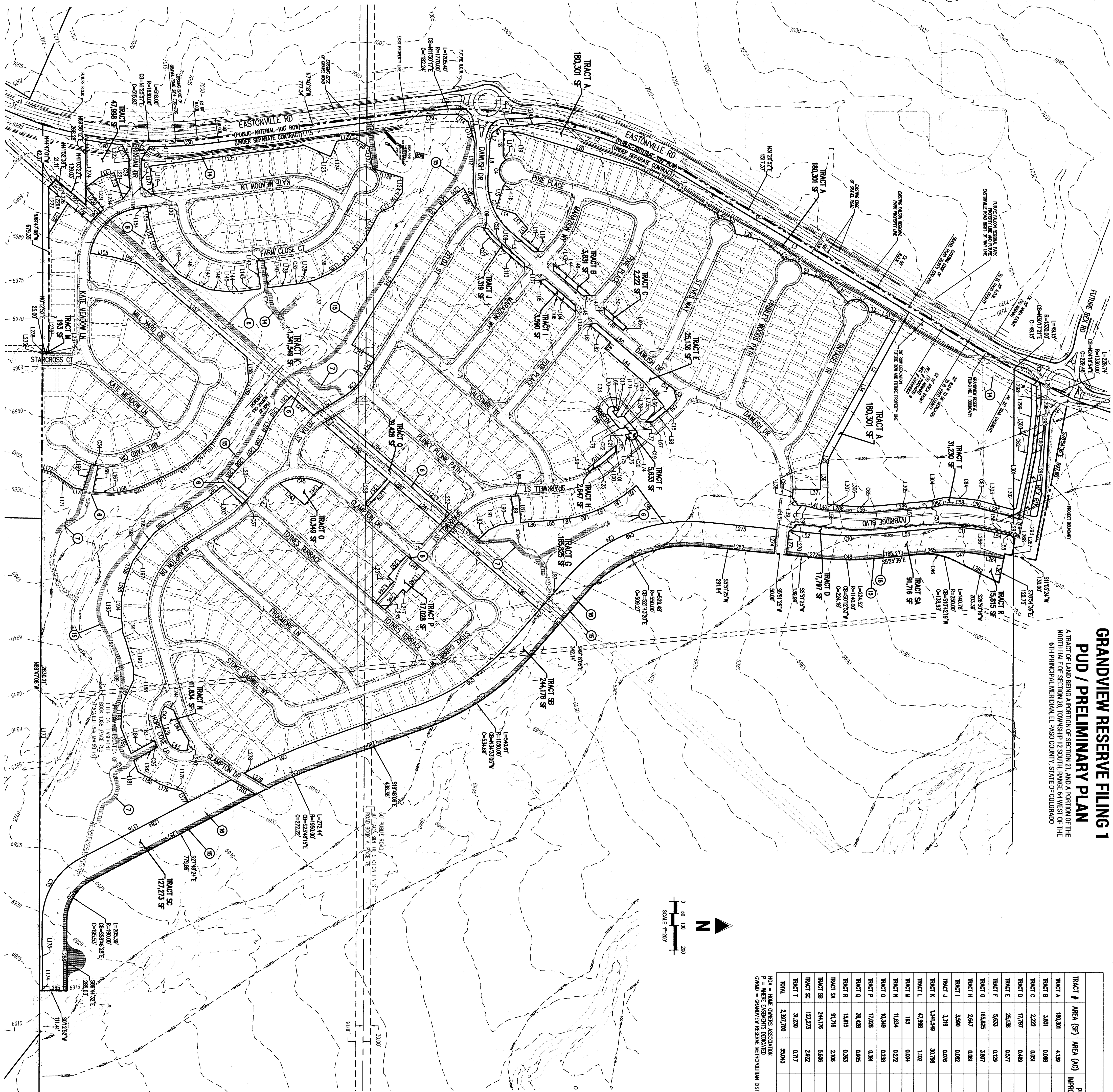
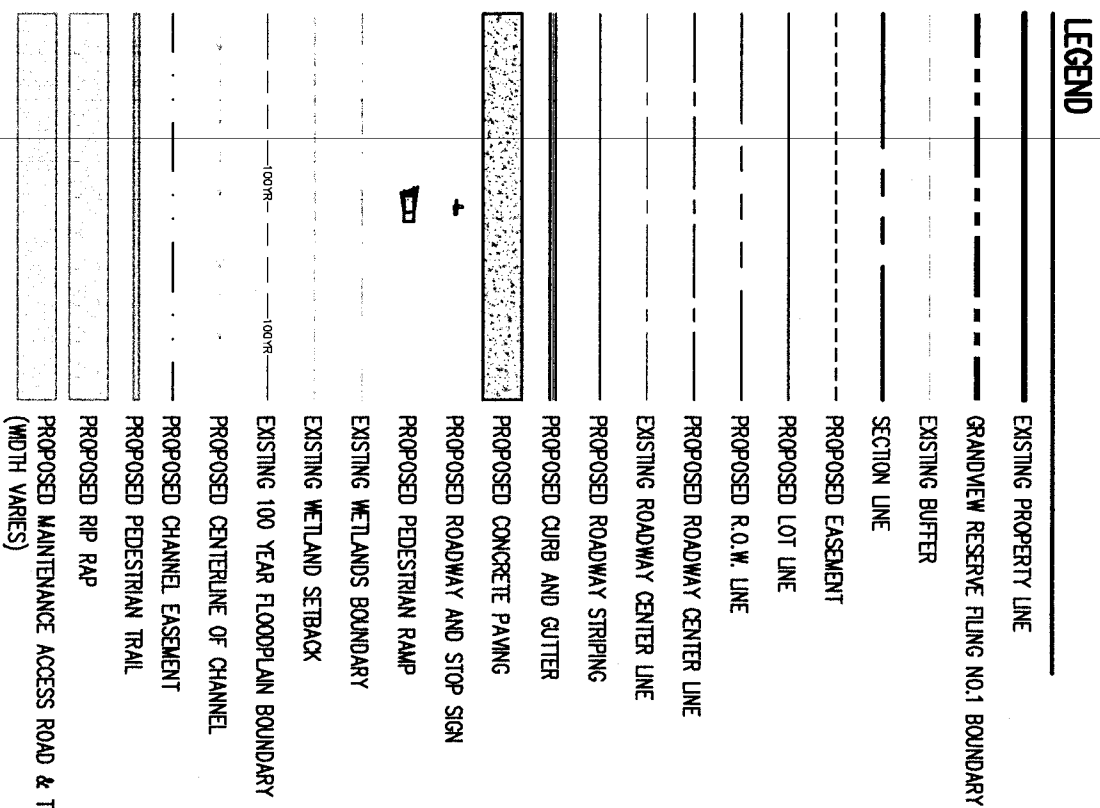
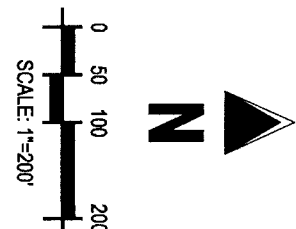
PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

SITE SCHEDULE	
1	PROPOSED 30'-H-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 PER TYPE "C" MANHOLE CURB AND GUTTER
6	PROPOSED PESTHICIDE TREATMENT (MOW, MOWS), 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE 6-7-1 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, AND 4" CONCRETE SIDEWALK SPECIFICATIONS PRESENTED ON TABLE 6-7-1 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, TO BE BUILT BY DETECTOR)
7	PROPOSED 12" CONCRETE SIDEWALK, 8" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE 6-7-1 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
8	PROPOSED FORDHAM (PRIVATE)
9	PROPOSED FORDHAM CHANNEL (PRIVATE)
10	PROPOSED EMERGENCY SHELTER WITH BARRICADE PROTECTION (RIP-RAP)
11	PROPOSED OUTLET STRUCTURE (PRIVATE)
12	PROPOSED MAJOR POOL (PRIVATE)
13	PROPOSED 6" CONCRETE CROSS PAV
14	PROPOSED 5" MANHOLE CROSS PAV & CONCRETE SIDEWALK (4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE 6-7-1 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, AND 4" CONCRETE SIDEWALK SPECIFICATIONS PRESENTED ON TABLE 6-7-1 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, TO BE BUILT BY DETECTOR)
15	PROPOSED 12" CONCRETE SIDEWALK, 8" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE 6-7-1 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
16	PROPOSED MAIN STREET TRAVELWAY 2' LOW FLOW CHANNEL
17	PROPOSED 8" CONCRETE CROSS PAV

GRANDNEW RESERVE FILING 1 – TRACT TABLE												
TRACT #	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PRIVATE DRAINAGE	FEEDSTIM ACCESS	LAUNDRY/PARK	PARK	STORAGE	MAINTENANCE	OWNERSHIP	
TRACT A	184,301	4.139	X	P	X	X	X		X	OWNED	OWNED	
TRACT B	3,351	0.076		P	X	X	X		X	OWNED	OWNED	
TRACT C	2,222	0.051	X	P	X	X	X		X	OWNED	OWNED	
TRACT D	17,797	0.409	X	P	X	X	X		X	OWNED	OWNED	
TRACT E	24,136	0.577	X	P	X	X	X	X	X	OWNED	OWNED	
TRACT F	5,503	0.129	X	P	X	X	X		X	OWNED	OWNED	
TRACT G	165,025	3.807	X	P	X	X	X		X	OWNED	OWNED	
TRACT H	2,647	0.061	X	P	X	X	X		X	OWNED	OWNED	
TRACT I	3,590	0.082	X	P	X	X	X		X	OWNED	OWNED	
TRACT J	3,319	0.076	X	P	X	X	X		X	OWNED	OWNED	
TRACT K	1,241,546	30.295	X	P	X	X	X		X	OWNED	OWNED	
TRACT L	41,998	1.002	X	P	X	X	X		X	OWNED	OWNED	
TRACT M	183	0.004	X	P	X	X	X	X	X	OWNED	OWNED	
TRACT N	11,834	0.272	X	P	X	X	X		X	OWNED	OWNED	
TRACT O	10,249	0.238	X	P	X	X	X	X		OWNED	OWNED	
TRACT P	17,028	0.391	X	P	X	X	X		X	OWNED	OWNED	
TRACT Q	38,428	0.885	X	P	X	X	X		X	OWNED	OWNED	
TRACT R	15,915	0.363	X	P	X	X	X		X	OWNED	OWNED	
TRACT SA	91,716	2.105	X	P	X	X	X		X	OWNED	OWNED	
TRACT SB	244,178	5.606	X	P	X	X	X		X	OWNED	OWNED	
TRACT SC	127,273	2.932	X	P	X	X	X		X	OWNED	OWNED	
TRACT T	31,230	0.717	X	P	X	X	X		X	OWNED	OWNED	
TOTAL	2,997,700	55.043						X	X		OWNED	

HWA = HOME OWNERS ASSOCIATION
P = WHERE EASEMENTS DEDICATED
GYRND = GRANDVIEW RESERVE METROPOLITAN DISTRICT



GRANDVIEW RESERVE FILING 1
PUD / PRELIMINARY PLAN

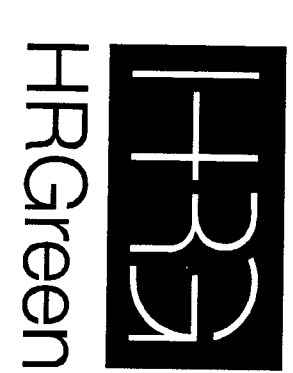
A TRACT OF LAND BEING A PORTION OF SECTION 32, AND A PORTION OF THE
NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE
6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

2/3/2019 4:14 / 1/3



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Colorado Springs, CO 80920
719.907.7220
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7222 COMMERCE CENTER DR., SUITE 220
COLORADO SPRINGS, CO 80919
PHONE: 719.622.6222
FAX: 719.622.1057

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L141	N74°01'W	30.00
L142	S87°14'W	15.00
L143	N74°01'W	12.53
L144	N43°55'W	36.65
L145	N14°02'E	33.35
L146	N14°02'E	67.81
L147	N20°42'W	68.53
L148	N25°03'W	73.57
L149	N47°01'W	41.35
L150	S91°03'W	103.15
L151	S15°42'W	97.89
L152	S25°42'W	996.40
L153	S85°35'W	86.46
L154	N67°15'W	69.46
L155	N57°00'W	226.61
L156	N45°01'W	38.50
L157	N27°30'E	108.02
L174	N73°50'E	247.67
L175	S07°52'W	11.41
L176	S84°42'E	286.57

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L106	S10°52'W	199.50
L107	N80°20'W	21.21
L108	N10°20'W	126.42
L109	N41°09'W	22.55
L110	S10°20'W	141.42
L111	S22°20'W	15.70
L112	S84°42'W	141.19
L113	N70°02'W	86.22
L114	N65°30'E	53.32
L115	N74°01'W	777.34
L116	S56°42'W	64.22
L117	N66°42'W	18.64
L118	S67°12'W	5.31
L119	S37°12'W	46.39
L120	S74°01'E	9.82
L121	N67°12'W	115.00
L122	S74°01'E	638.03
L123	S25°42'W	115.78
L124	S07°12'W	86.33
L125	S74°01'E	77.05
L126	S37°52'W	63.66
L127	S84°42'W	90.42
L128	S17°20'W	128.74
L129	N67°35'W	61.10
L130	N62°42'W	70.31
L131	N65°03'W	95.65
L132	N62°30'W	135.59
L133	N61°05'W	64.94
L134	N45°42'W	62.72
L135	N27°30'W	68.58
L136	N23°42'W	65.10
L137	N12°54'W	55.50
L138	N73°15'W	13.59
L139	N74°01'W	115.89
L140	N67°12'W	115.00

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L71	N62°03'E	32.33
L72	N63°15'W	24.54
L73	N62°03'E	79.42
L74	S59°33'E	6.00
L75	S50°26'W	14.50
L76	N63°14'W	21.65
L77	S50°26'W	32.33
L78	S93°14'E	24.54
L79	S50°26'W	71.56
L80	N43°15'W	66.80
L81	N27°03'W	75.55
L82	N63°26'W	71.35
L83	N63°15'W	71.33
L84	N67°12'W	70.61
L85	N57°35'W	62.69
L86	N57°01'W	90.00
L87	N68°15'E	110.00
L88	N57°01'W	30.00
L89	S67°15'W	110.00
L90	N73°55'W	54.50
L91	N65°00'W	52.11
L92	N65°00'W	52.77
L93	N67°03'E	110.00
L94	N67°15'E	42.73
L95	N65°35'W	60.00
L96	S40°45'W	270.75
L97	N47°01'W	18.47
L98	N47°01'W	19.65
L99	S62°20'W	12.03
L100	S30°41'E	55.82
L101	S41°34'E	26.28
L102	N63°14'W	15.27
L103	N68°20'W	26.28
L104	N10°20'W	159.50
L105	N57°01'W	26.28

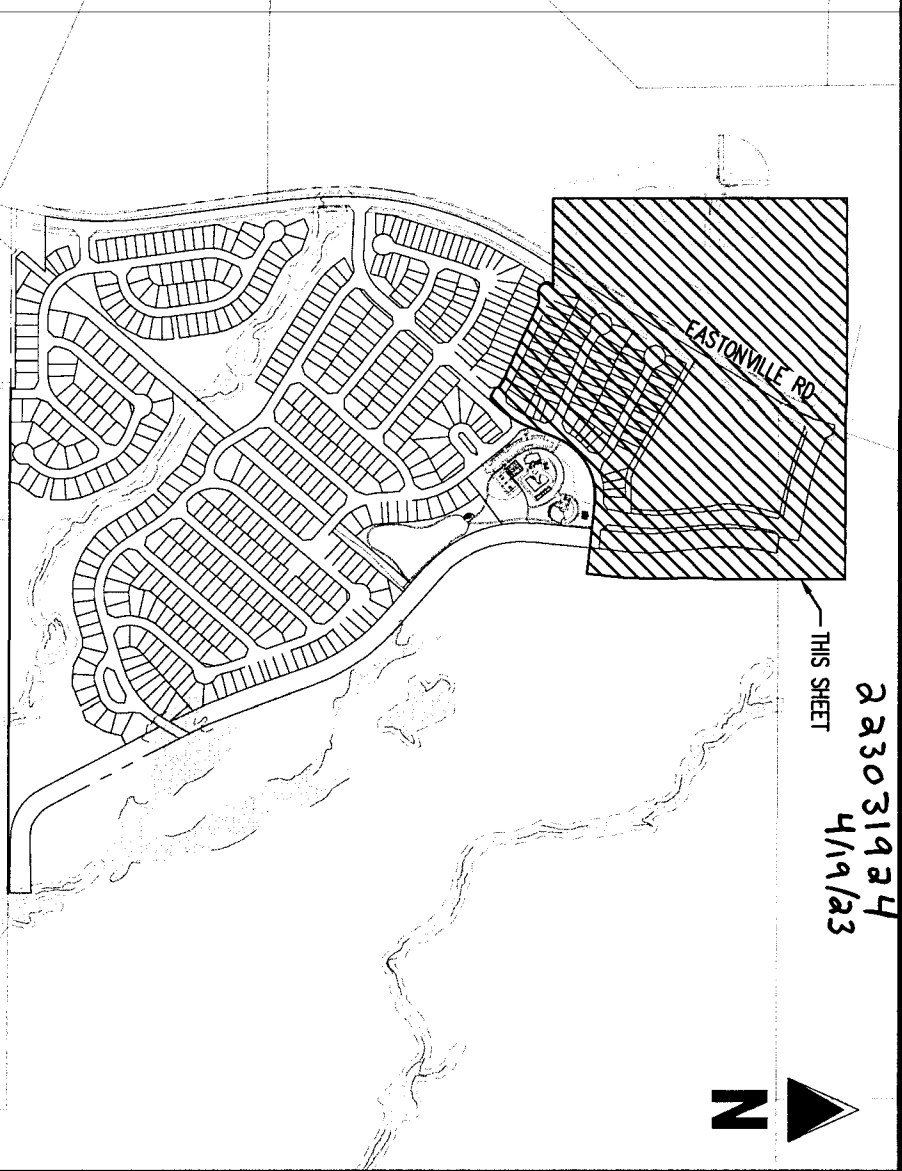
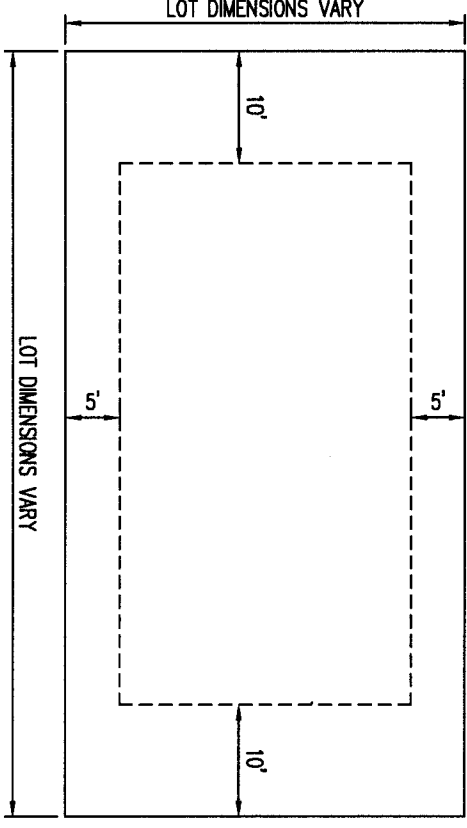
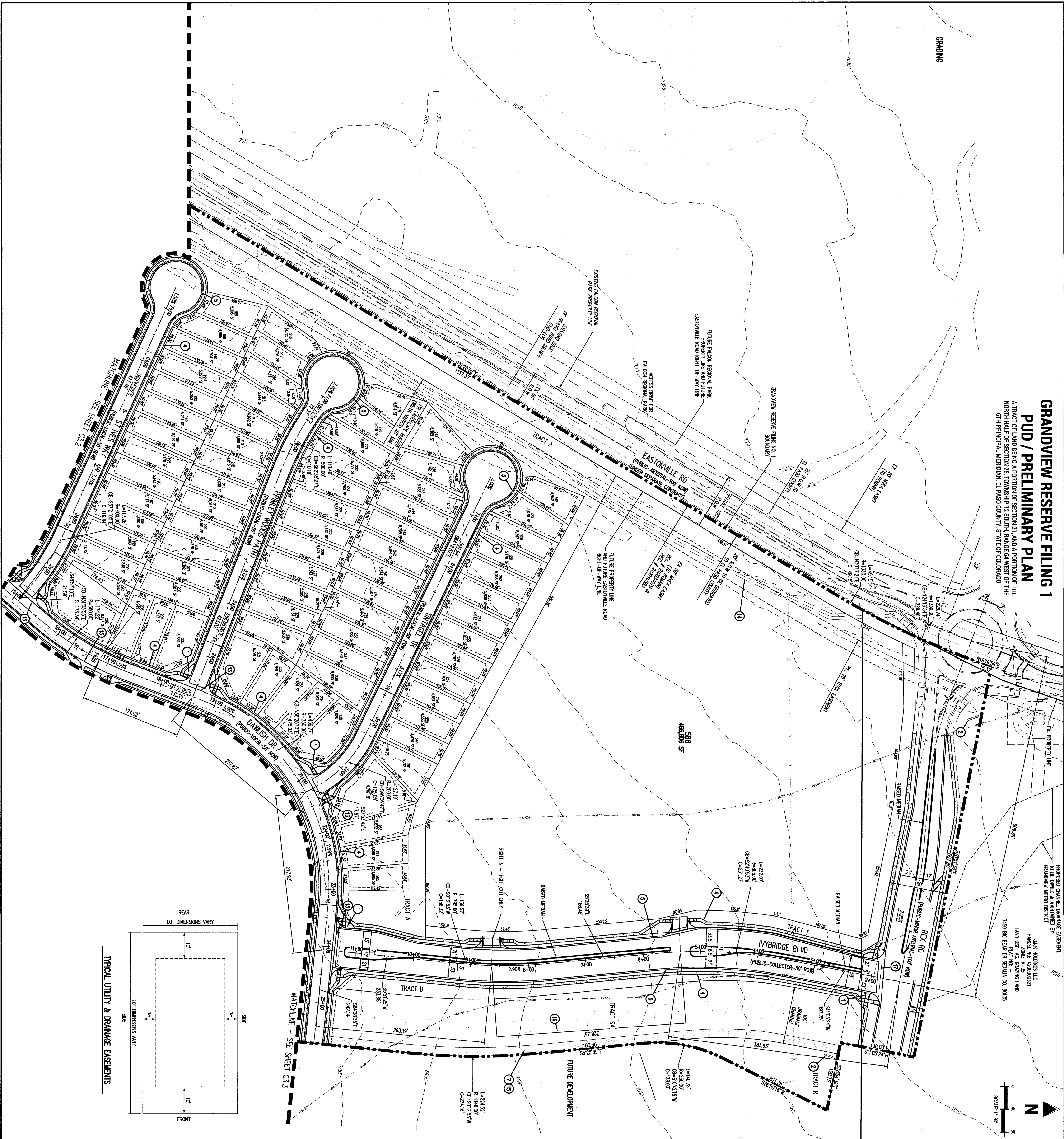
PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L35	N60°00'W	86.46
L37	S10°55'W	112.42
L38	S84°05'W	6.89
L39	N62°03'E	37.19
L40	N63°26'E	32.71
L41	N63°26'E	46.54
L42	N63°26'E	37.74
L43	S80°20'W	29.86
L44	S10°20'W	159.50
L45	S57°07'E	29.86
L46	N10°20'W	201.90
L47	S80°20'W	26.28
L48	S10°20'W	101.10
L49	S45°10'E	20.00
L50	N10°20'E	121.10
L51	N41°45'W	48.11
L52	S57°10'E	135.11
L53	S52°30'E	267.05
L54	S11°05'W	109.78
L55	N62°42'E	15.03
L56	N63°15'E	118.21
L57	N65°35'W	186.48
L58	N67°03'E	118.13
L59	N67°15'E	42.73
L60	N10°20'W	346.35
L61	N57°10'W	31.58
L62	S30°33'W	115.57
L63	N45°10'W	22.74
L64	S10°20'W	211.98
L65	S50°26'W	177.43
L66	N68°35'W	86.71
L67	S57°18'W	28.28
L68	S30°34'E	68.73
L69	N62°03'E	63.4
L70	S75°14'E	57.32

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N60°00'W	193.10
L2	N10°20'W	680.32
L3	S10°20'W	1077.83
L4	S92°33'E	120.33
L5	S74°22'E	70.51
L6	S35°14'E	43.64
L7	S75°42'W	40.26
L8	S86°32'W	149.22
L9	N10°20'W	126.42
L10	N57°10'W	22.35
L11	S10°20'W	98.06
L12	N10°20'W	40.00
L13	S50°20'W	78.27
L14	S15°51'W	80.00
L15	N75°04'W	92.03
L16	N67°24'W	20.00
L17	S87°14'W	20.00
L18	N68°25'W	162.19
L19	N71°21'E	74.25
L20	N10°20'W	494.06
L21	N63°14'E	76.53
L22	N63°03'E	54.40
L23	N10°20'W	127.33
L24	N10°20'E	111.56
L25	N10°20'W	23.90
L26	N125°14'E	106.87
L27	N63°15'E	103.06
L28	N63°15'E	103.06
L29	N77°35'E	22.40
L30	N10°13'E	83.51
L31	N68°42'W	114.79
L32	N63°06'E	22.14
L33	N27°20'E	92.83
L34	S11°20'E	612.32
L35	S75°14'E	57.32

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
C38	107°39'	100.43
C39	147°36'	172.80
C40	154°35'	73.56
C41	159°13'	161.44
C42	163°10'	175.00
C43	167°03'	175.00
C44	169°03'	175.00
C45	175°04'	175.00
C46	175°04'	175.00
C47	175°04'	175.00
C48	175°04'	175.00
C49	175°04'	175.00
C50	175°04'	175.00
C51	175°04'	175.00
C52	175°04'	175.00
C53	175°04'	175.00
C54	175°04'	175.00
C55	175°04'	175.00
C56	175°04'	175.00
C57	175°04'	175.00
C58	175°04'	175.00
C59	175°04'	175.00
C60	175°04'	175.00
C61	175°04'	175.00
C62	175°04'	175.00
C63	175°04'	175.00
C64	175°04'	175.00
C65	175°04'	175.00
C66	175°04'	175.00
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C211	175°04'	175.00

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



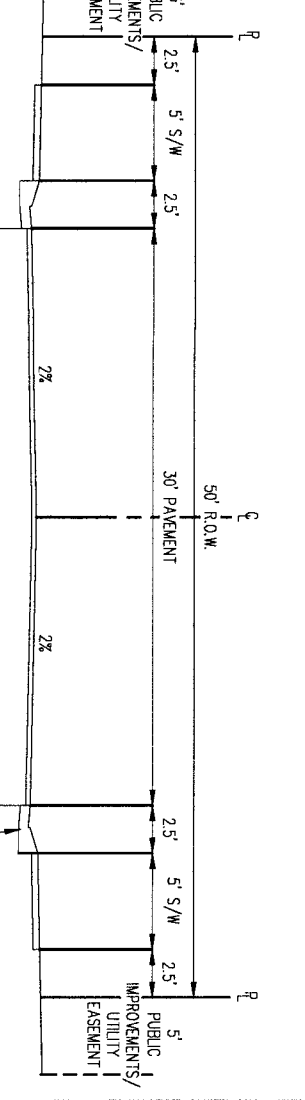
KEY MAP SCALE: (1"=1,000')

LEGEND

- EXISTING PROPERTY LINE
- GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
- EXISTING BUFFER
- SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED ROAD LINE
- PROPOSED ROADWAY CENTER LINE
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY CENTER LINE
- PROPOSED DRIVE AND UTILITY
- PROPOSED CONCRETE PAVING
- PROPOSED DRIVEWAY AND STOP SIGN
- PROPOSED PEDESTRIAN RAMP
- EXISTING WETLAND BOUNDARY
- EXISTING WETLAND SETBACK
- PROPOSED CENTERLINE OF CHANNEL
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED SIGHT VISIBILITY
- PROPOSED RRP PAV
- PROPOSED MAINTENANCE ACCESS ROAD & TRAIL
- PROPOSED TRAIL

SITE SCHEDULE

- PROPOSED 30' R-1 STOP SIGN W/ STREET NAME SIGNS
- PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
- PROPOSED MODULAR BLOCK WALL
- PROPOSED 5' CONCRETE SIDEWALK
- PROPOSED 10' W/ MOUNTAIN CLOTHES AND GATES
- PROPOSED PEDESTRIAN TRAIL (MOUNTAIN CLOTHES) 4' MINIMUM OF GRAVE SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CERTIFICATION MANUAL (TO BE BUILT BY DEVELOPER)
- PROPOSED 15' MAINTENANCE ACCESS ROAD, 6' MINIMUM OF GRAVE SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CERTIFICATION MANUAL
- PROPOSED FOREBAY (PRIVATE)
- PROPOSED TROCKLE CHAMBER (PRIVATE)
- PROPOSED EMERGENCY SHELTER WITH BURNING PROTECTION (RR-APP)
- PROPOSED OUTLET STRUCTURE (PRIVATE)
- PROPOSED MOUND POOL (PRIVATE)
- PROPOSED 6' CONCRETE CROSS PAN
- PROPOSED 5' MAINTENANCE SIDEWALK TRAIL & 5' CONCRETE SIDEWALK (4' MINIMUM OF GRAVE SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CERTIFICATION MANUAL, AND 4' CONCRETE SIDEWALK)
- PROPOSED 15' PEDESTRIAN TRAIL, 6' MINIMUM OF GRAVE SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CERTIFICATION MANUAL
- PROPOSED MAIN STEM TRIBUTARY 2' LOW FLOW CHANNEL
- PROPOSED 6' CONCRETE CROSS PAN



TYPICAL STREET SECTION - URBAN LOCAL ROADWAY

CAUTION - NOTICE TO CONTRACTOR

- 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 RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO THE DIMENSIONS FROM THE CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH PORTHOLES OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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HIR GREEN - COLORADO SPRINGS
7732 COMMERCIAL CENTER DR. SUITE 220
COLORADO SPRINGS, CO 80918
PHONE: 719.622.8222
FAX: 844.273.1067

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

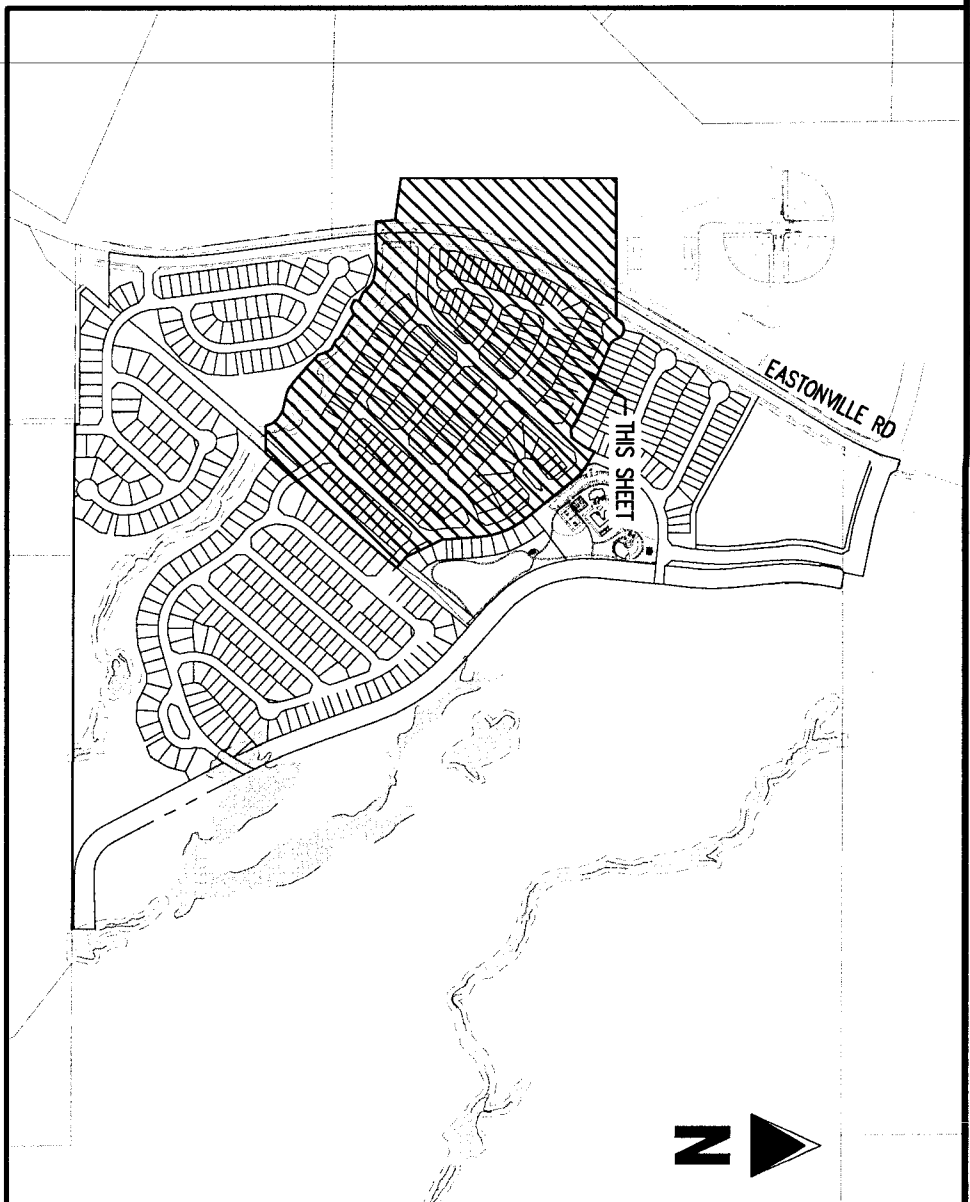
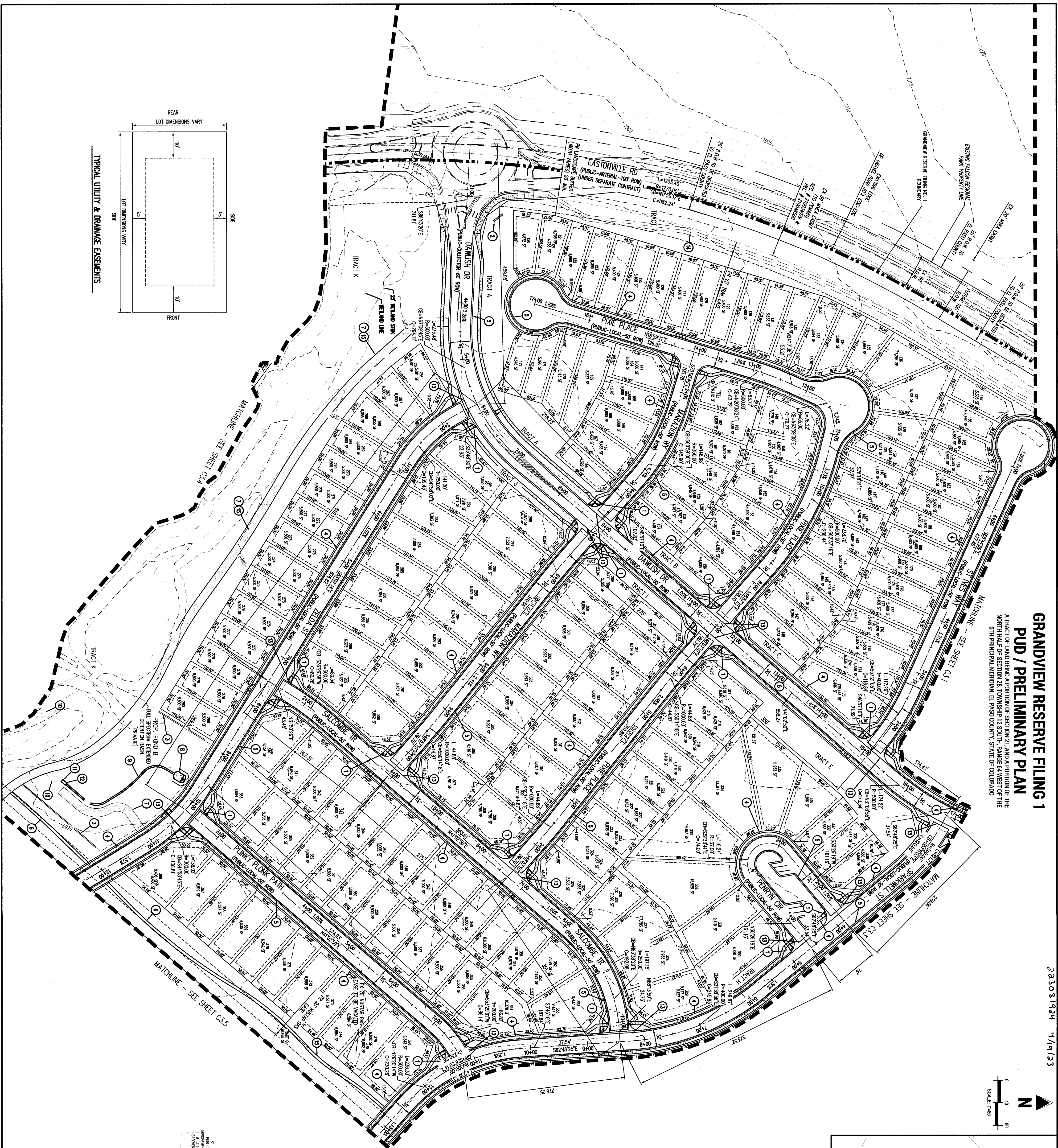
Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80905
719.500.7220
GallowayUS.com

Project No: HIRG000001
Drawn By: CMW
Checked By: RSD
Date: 09/09/2022

SITE PLAN

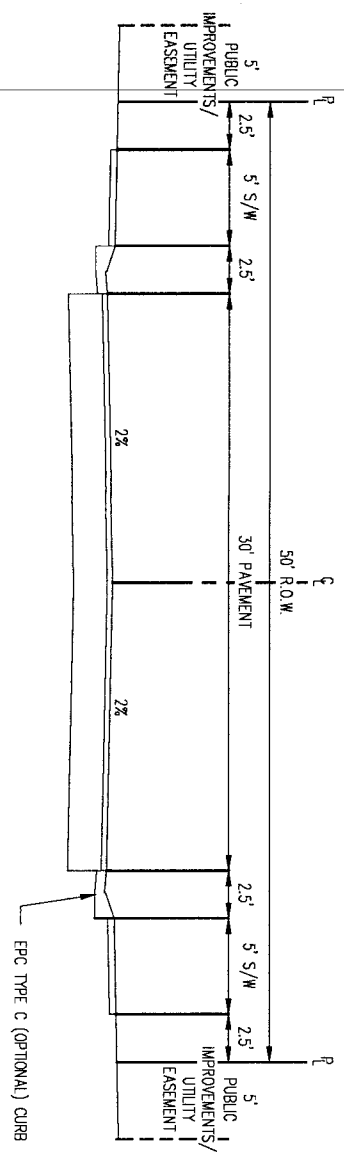
Revision
Date Issue/Description Init.

Sheet 8 of 23



LEGEND	
	EXISTING PROPERTY LINE
	GAZMETUR RESERVE PLANE NO. 1 BOUNDARY
	EXISTING BUFFER
	SECTION LINE
	EXISTING FENCE LINE
	PROPOSED EXHAUST
	PROPOSED LOT LINE
	PROPOSED R.O.M. LINE
	PROPOSED ROADWAY CENTER LINE
	EXISTING ROADWAY CENTER LINE
	PROPOSED ROADWAY STRIPING
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE PAVING
	PROPOSED ROADWAY AND STRIP SIGN
	PROPOSED PESTICIDE RAMP
	EXISTING WETLANDS BOUNDARY
	EXISTING WETLANDS STRIPING
	PROPOSED CONTAINER OF CHANNEL
	PROPOSED SHIRT VISIBILITY
	EXISTING 100 YEAR FLOODPLAIN
	PROPOSED PER RAP
	PROPOSED MAINTENANCE ACCESS ROAD & TROUBLE
	PROPOSED TRAIL

- 11 STOP SIGN (SEE LANSFORD PLANS)
- 12 PROPOSED ENTRY SIGN (SEE LANSFORD PLANS)
- 13 PROPOSED MODULAR BLOCK WALL
- 14 PROPOSED 8" CONCRETE SIDEWALK
- 15 PROPOSED 8" TYPE "C" MOUNTAIN CORD AND GUTTER
- 16 PROPOSED PESTICIDAL TAIL (WITH WAVERS), 4" MINIMUM OF GRAVEL SHALL LIE AT THE EL PASO COUNTY ENGINEERING OFFICIAL MANUA (TO BE SUBMITTED FOR APPROVAL)
- 17 PROPOSED IF MAINTENANCE ACCESS PAVES, 4" MINIMUM OF GRAVEL SHALL LIE AT MAINT. SPECIALISTS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING OFFICIAL MANUAL
- 18 PROPOSED PERMANENT (PRIVATE)
- 19 PROPOSED TROCKE CHANNEL (PRIVATE)
- 20 PROPOSED BURENCE SYLLANT WITH DRAINAGE PROTECTION (BP-H49)
- 21 PROPOSED GUTTER STRUCTURE (PRIVATE)
- 22 PROPOSED MICRO POOL (PRIVATE)
- 23 PROPOSED 8" CONCRETE CROSS PAV
- 24 PROPOSED 3" MEANING PESTICIDAL TAIL & CONCRETE SIDEWALK
- 25 PROPOSED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING OFFICIAL MANUAL AND 4" CONCRETE SIDEWALK
- 26 PROPOSED IF PESTICIDAL TAIL, 4" MINIMUM OF GRAVEL SHALL LIE AT MAINT. SPECIALISTS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING OFFICIAL MANUAL
- 27 PROPOSED MAIN STAY INHIBITARY 2 LOW FLOW CHANNEL
- 28 PROPOSED 8" CONCRETE CROSS PAV



ATTACHED SIDEWALK
MTS

(ATTACHED)

CAUTION - NOTICE TO CONTRACTOR

PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND BE 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 ENGINEER PRIOR TO CONSTRUCTION.


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GallowayUS.com

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COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057



PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

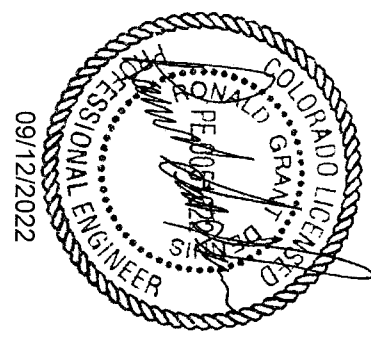
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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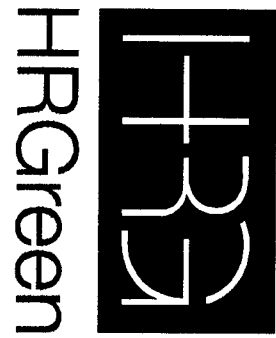
PUSDSP.21.10

3.2

Sheet 9 of 23



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

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

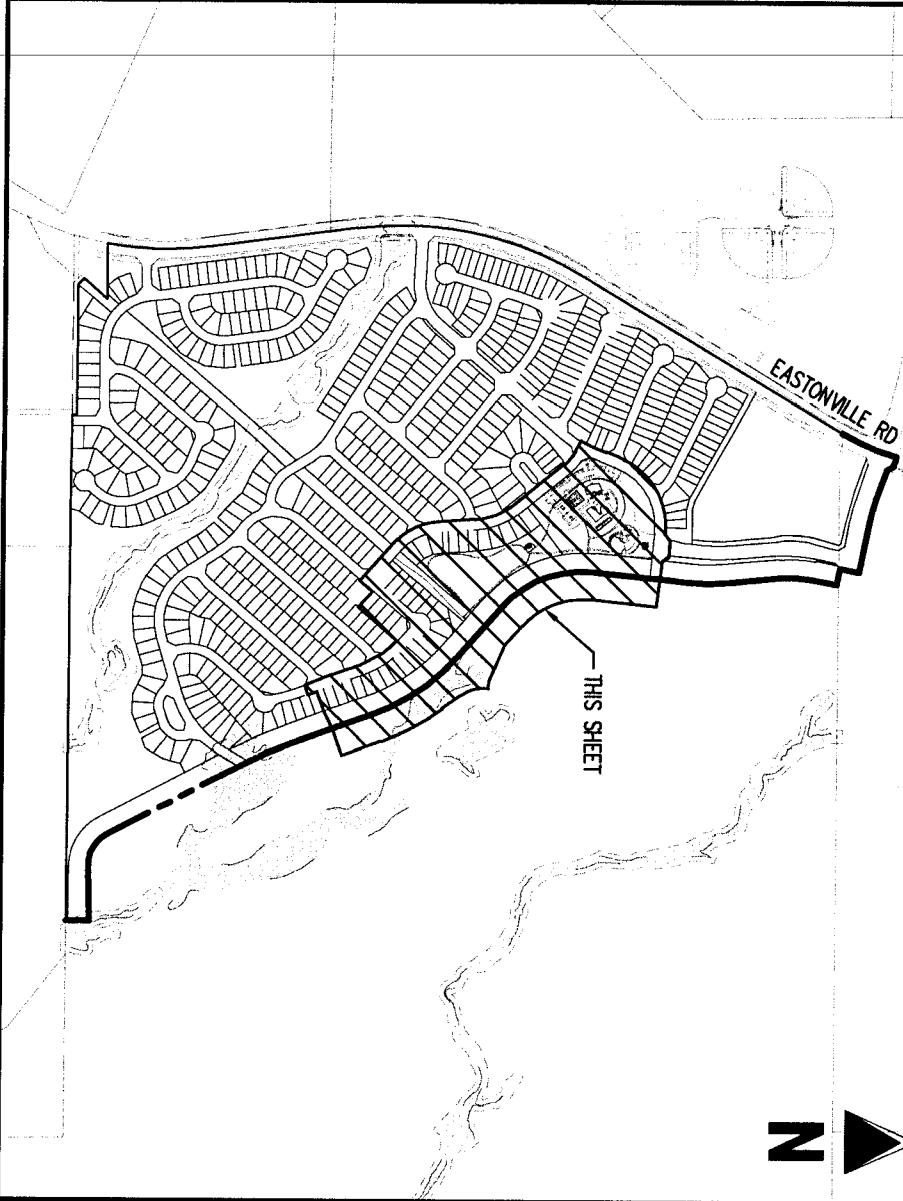
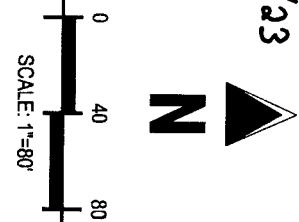
#	Date	Issue / Description	Int.
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Project No:	HRG000001
Drawn By:	CMW
Checked By:	RCD
Date:	08/09/2022

SITE PLAN

Post-21.10

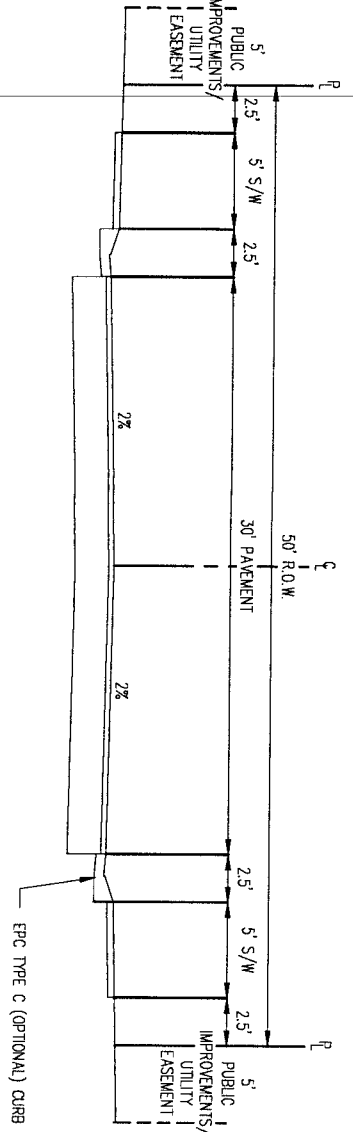
23051924 4/14/23



KEY MAP SCALE: (1"=1,000')

- LEGEND**
- EXISTING PROPERTY LINE
 - GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
 - EXISTING BUTTER
 - SECTION LINE
 - EXISTING FENCE LINE
 - PROPOSED EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED R.O.W. LINE
 - PROPOSED ROADWAY CENTER LINE
 - PROPOSED ROADWAY STRIPING
 - PROPOSED CURB AND GUTTER
 - PROPOSED CONCRETE PAVING
 - PROPOSED ROADWAY AND STOP SIGN
 - PROPOSED PEDESTRIAN RAMP
 - EXISTING WETLAND BOUNDARY
 - EXISTING WETLAND SERVICE
 - PROPOSED CENTERLINE OF CHANNEL
 - EXISTING 100 YEAR FLOODPLAIN
 - PROPOSED SHOT VISIBILITY
 - PROPOSED BP RP
 - PROPOSED MAINTENANCE ACCESS ROAD & TRAIL
 - PROPOSED TRAIL

- SITE SCHEDULE**
- PROPOSED 30' R-1 STOP SIGN W/ STREET NAME SIGNS
 - PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
 - PROPOSED MODULAR BLOCK WALL
 - PROPOSED 5" CONCRETE SIDEWALK
 - PROPOSED 6" TYPE "C" MOUNTABLE CURB AND GUTTER
 - PROPOSED 6" CONCRETE SIDEWALK WITH 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. (TO BE BUILT BY DEVELOPER)
 - PROPOSED 15" MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
 - PROPOSED FOREYAN (PRIVATE)
 - PROPOSED TROCKLE CHANNEL (PRIVATE)
 - PROPOSED EMERGENT SETBACK WITH BARRIEMENT PROTECTION (BP-BP)
 - PROPOSED QUINCY STRUCTURE (PRIVATE)
 - PROPOSED WOOD POOL (PRIVATE)
 - PROPOSED 6" CONCRETE CROSS PAV
 - PROPOSED 5" WEARDING PRESTRESSING TRAIL & CONCRETE SIDEWALK WITH 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND 4" CONCRETE SIDEWALK
 - PROPOSED 15" PEDESTRIAN TRAIL, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
 - PROPOSED MAIN STEM TRIBUTARY 2' LOW FLOW CHANNEL
 - PROPOSED 8" CONCRETE CROSS PAV



TYPICAL STREET SECTION - URBAN LOCAL ROADWAY
(ADAPTED FROM AASHTO)

CAUTION - NOTICE TO CONTRACTOR

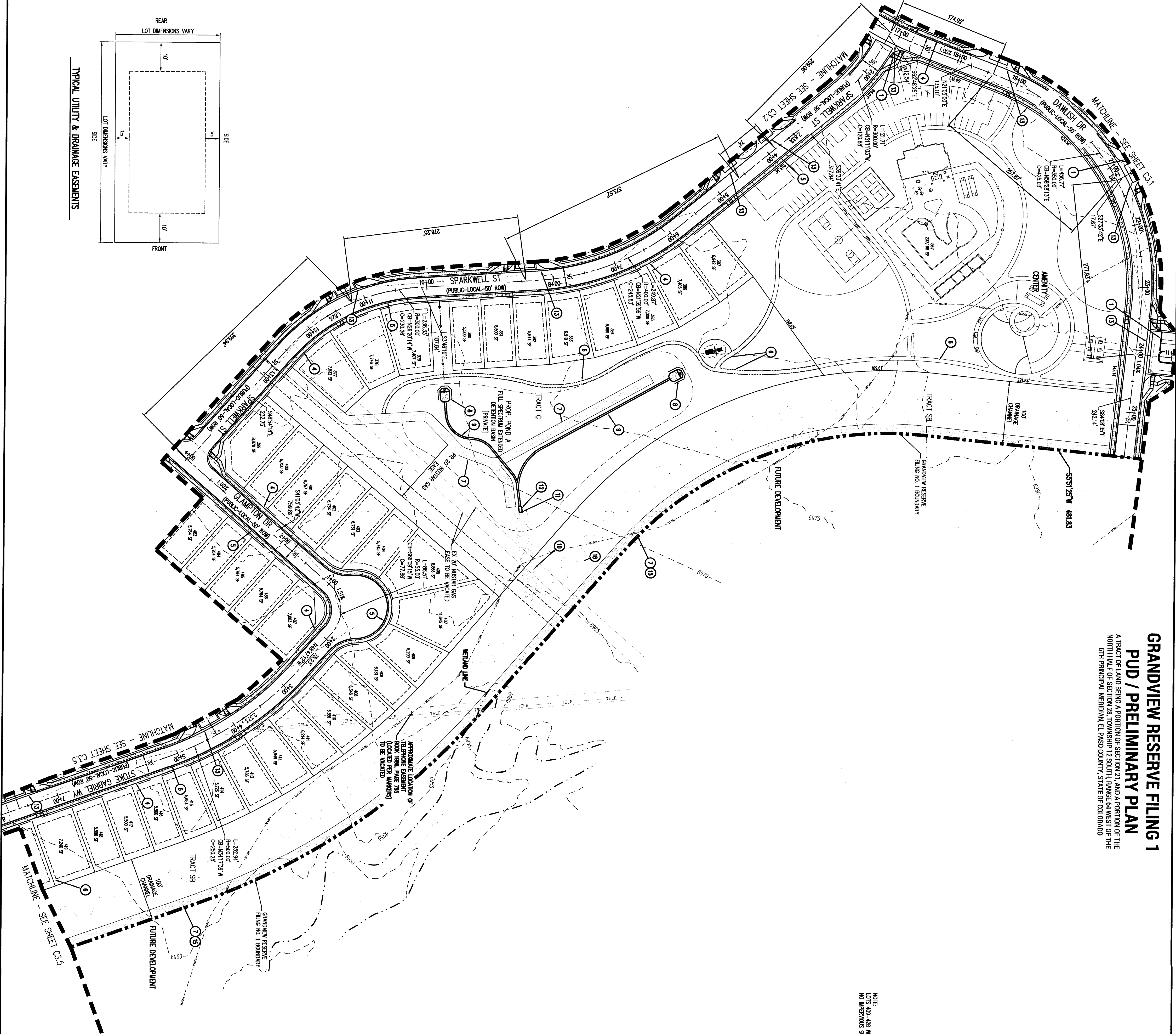
- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD SPOT ON THE PLANS OR NOT PRIOR TO CONSTRUCTION. REVEAL ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. REVEAL ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



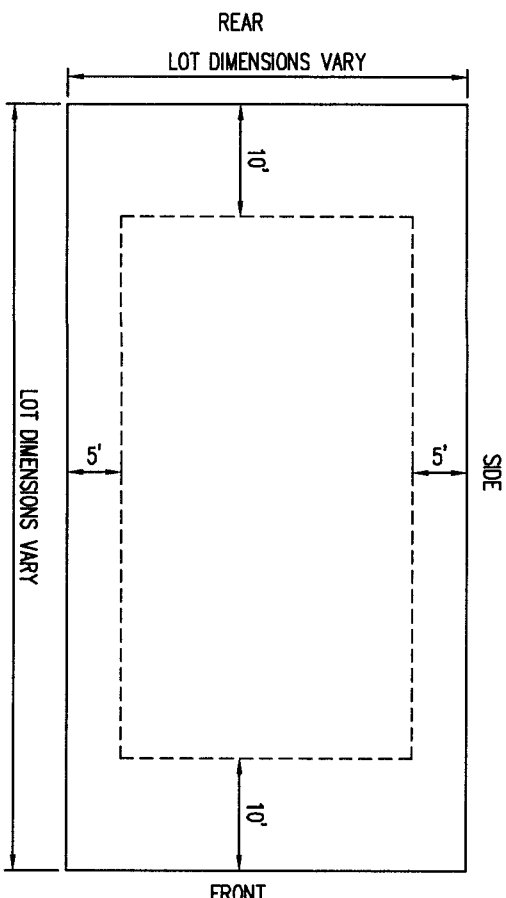
Know what's below.
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GRANDVIEW RESERVE FILING 1
PUD / PRELIMINARY PLAN

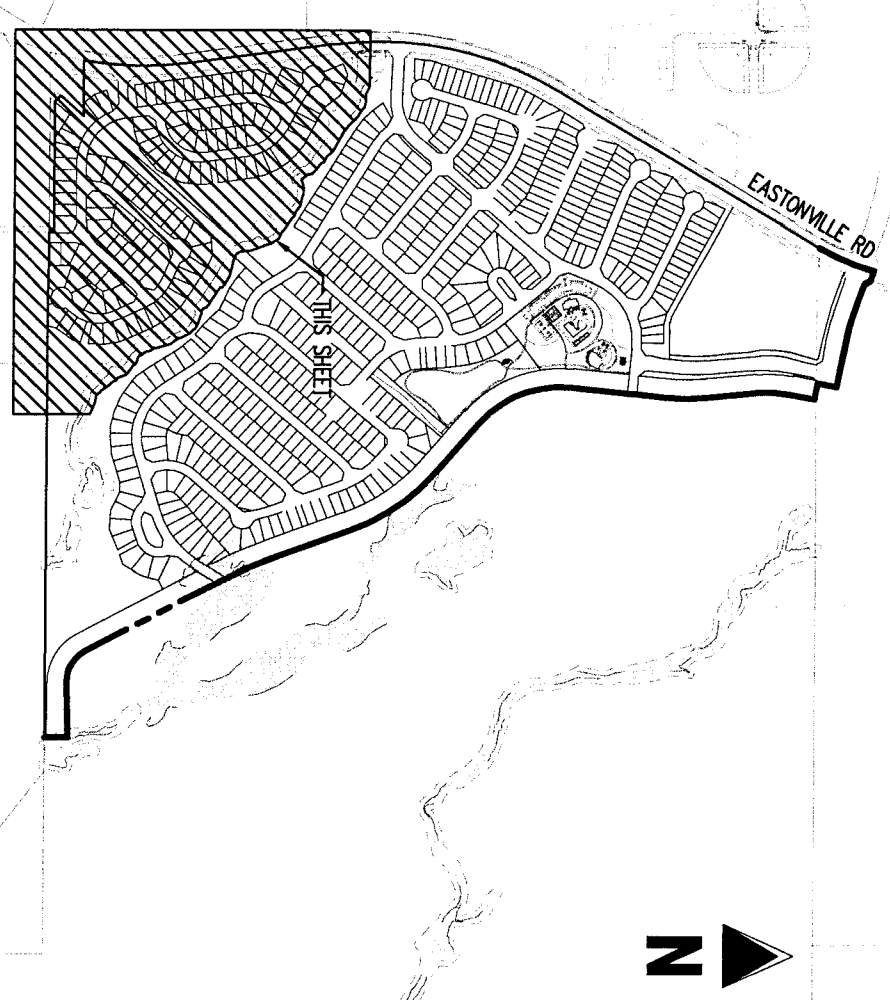
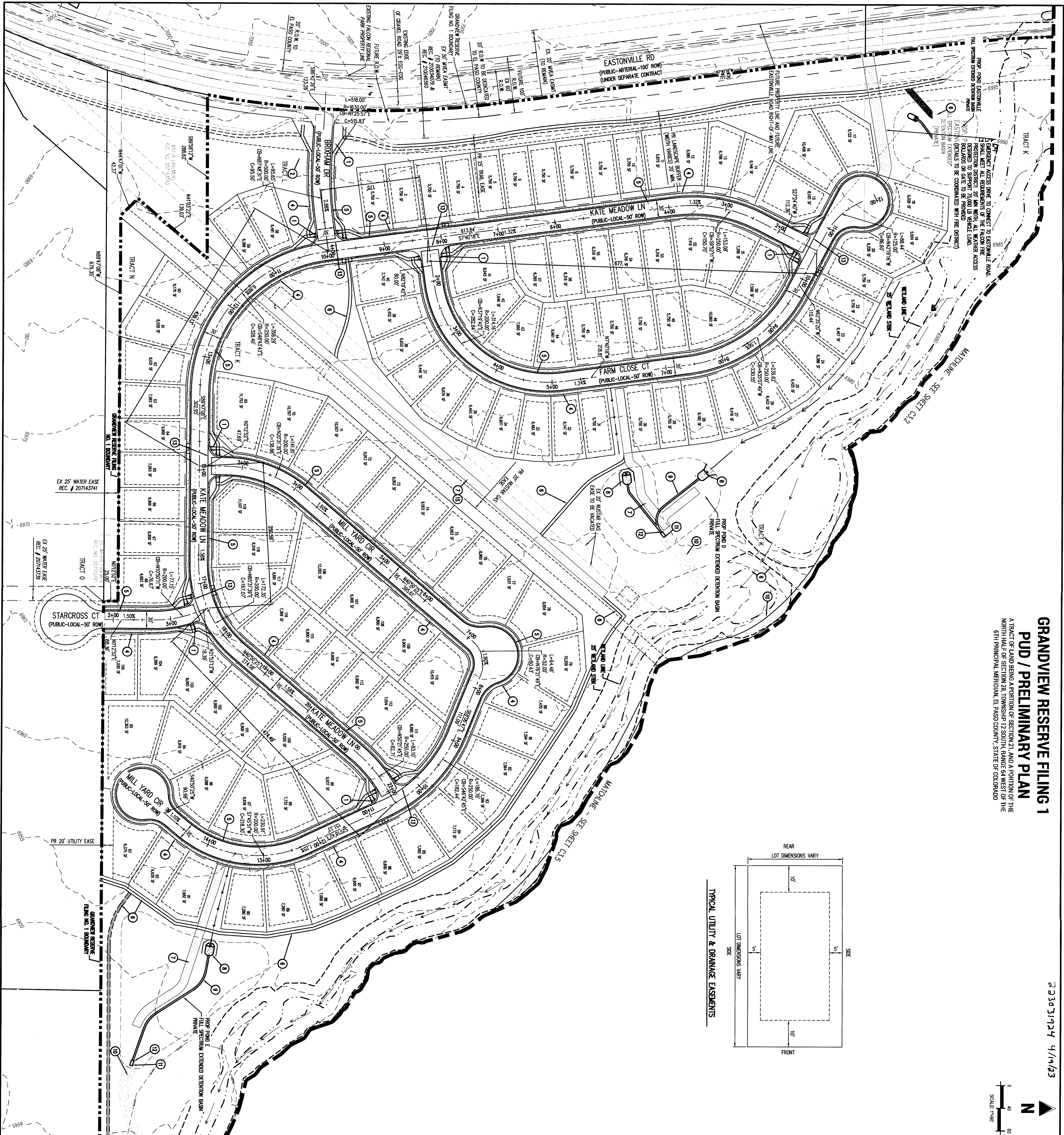
A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



NOTE:
409-426 WILL HAVE ROOF DRAIN DIRECTED TO STROKE GARREL WY.
NO IMPROVED SURFACES ALLOWED IN REAR SERVICE AREAS.



TYPICAL UTILITY & DRAINAGE EASEMENTS



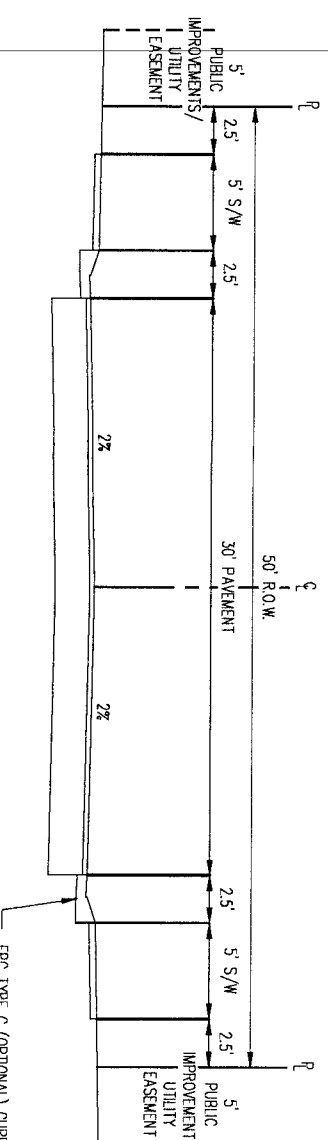
KEY MAP SCALE: (1"=1,000')

LEGEND

-
- EXISTING PROPERTY LINE
- GRANDVIEW RESERVE, PLUNG, NO. 1 BOUNDARY
- EXISTING BUFFER
- SECTION LINE
- EXISTING FENCE LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED 6.0 M. LINE
- PROPOSED ROADWAY CENTER LINE
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY STRIPING
- PROPOSED DRAIN AND GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED ROADWAY AND TRIP SHAN
- PROPOSED PEDESTRIAN PAD
- EXISTING 6.0 M. BOUNDARY
- EXISTING 6.0 M. ROADWAY
- EXISTING CENTERLINE OF CHANNEL
- PROPOSED CENTERLINE OF CHANNEL
- EXISTING 10' (4.00 M) R.O.W. LINE
- PROPOSED SIGN VISIBILITY
- PROPOSED PER AP
- PROPOSED MAINTENANCE ACCESS ROAD & TRAIL

SITE SCHEDULE

- [illegible]



TYPICAL STREET SECTION - URBAN LOCAL ROADWAY

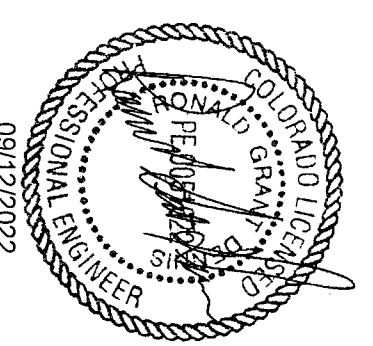
N.I.S.

CAUTION - NOTICE TO CONTRACTOR



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



09/12/2022

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FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Int.
1	_____	_____	_____
2	_____	_____	_____
3	_____	_____	_____
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Project No:

Drawn By:

Checked By:

Date

HRS000001

CNAU

RGSD

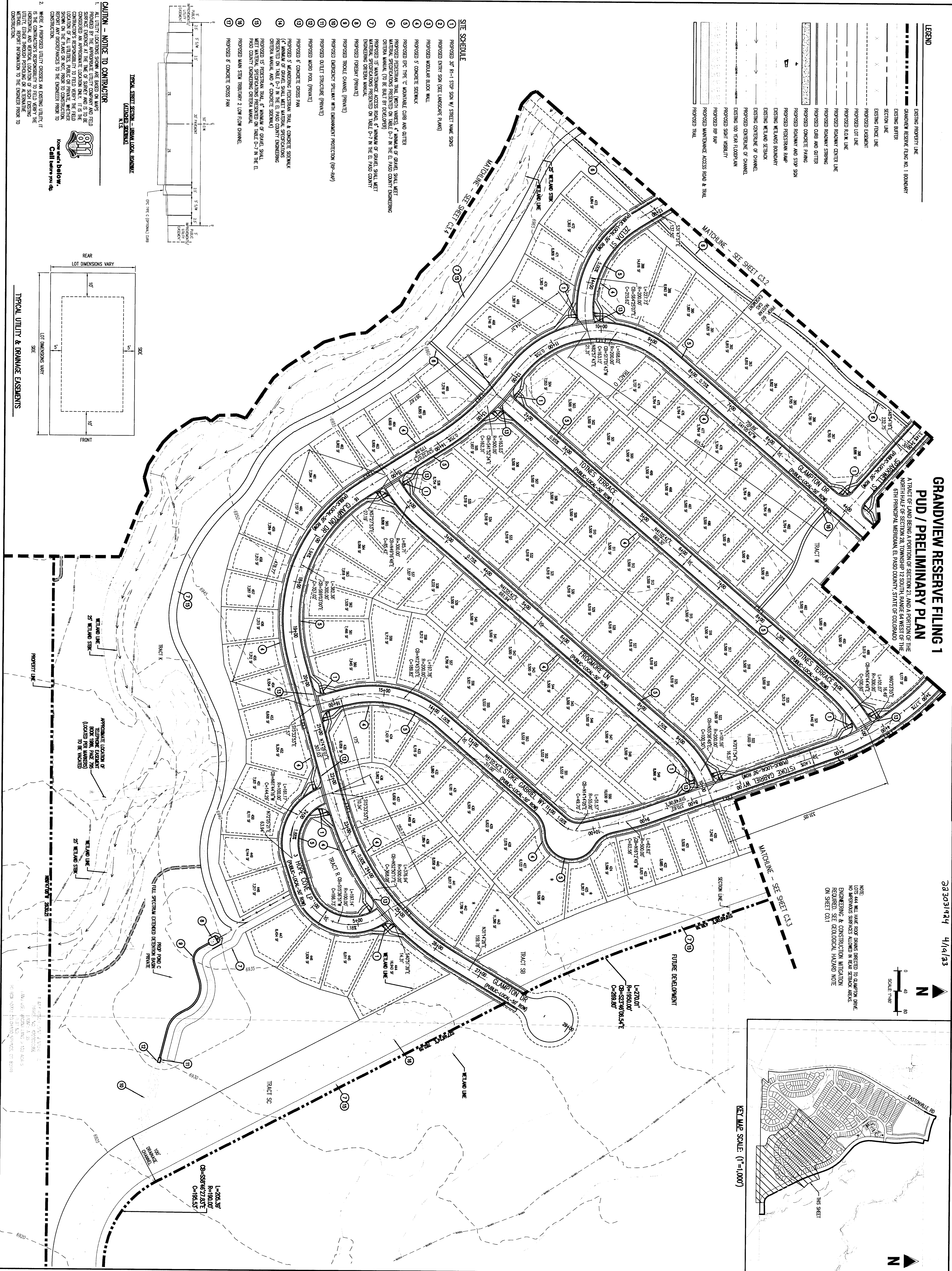
09/09/2025

SITE PLAN

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Sheet 11 of 23



223031924 4/19/23

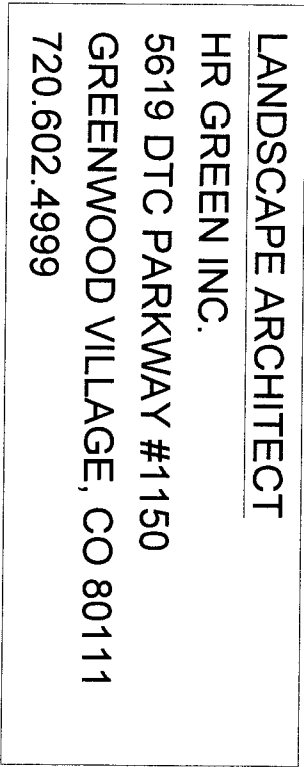
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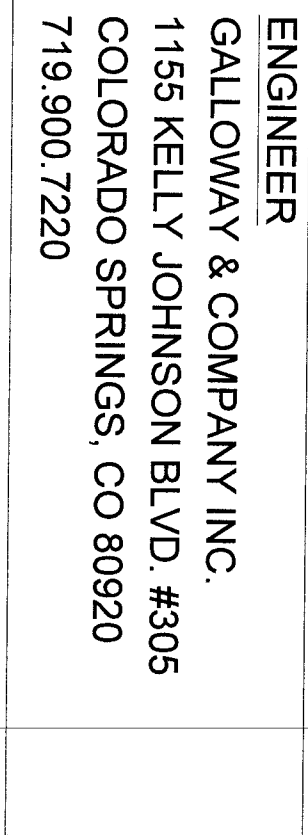
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SHEET INDEX:

SHEET L.01: LANDSCAPE COVER SHEET



ENGINEER



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

HHGreen

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY, SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 844.273.1057

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

[illegible]

Project No:	201662
Drawn By:	ML
Checked By:	PSKH
Date:	11/24/2023

Pub. 21.10

1.01

GRANDVIEW RESERVE FILING 1

2.3.30 S1924 4/14/23



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

PLANT SCHEDULE

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

DEVELOPMENT PLAN DATA

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

NOTE (*) - TREES FOR POCKET PARKS LABELED: PP

GROUND COVER LEGEND/QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD, CONTACT LOCAL SUPPLIER WITH EL SUPPLIER'S SPECIFICATIONS.	64,825	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	2.6	ACRES
	NATIVE SEED B PRE-BLENDED NATIVE SEED TO BE PRE-BLENDED EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	26.3	ACRES
	PARK SEED IRRIGATED NATIVE SEED TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS PER TURF GRASS	3.9	ACRES
	DETENTION SEED DETENTION SEED TO BE PRE-BLENDED EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	5.0	ACRES

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

TREE LEGEND

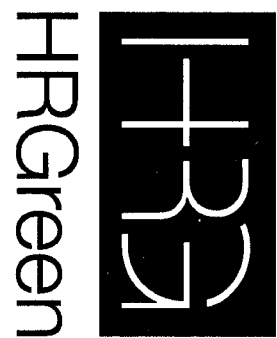
SYMBOL	DESCRIPTION	QTY.
	DECIDUOUS SHADE TREE	253
	EVERGREEN TREE	153
	ORNAMENTAL TREE	169

SEEDING SPECIFICATIONS

NATIVE SEEDING EL PASO COUNTY ALL PURPOSE LOW GROW MIX 25% BUFFALOGRASS 20% GRAMA, BLUE 29% GRAMA, SIDEOATS 5% GREEN NEEDLEGRASS 20% WHEATGRASS, WESTERN 1% DROPSIED, SAND	SEEDING RATE: 42 LBS PLS/ACRE
DETENTION SEEDING EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX 10% GRAMA, BLUE 10% GREEN NEEDLEGRASS 20% WHEATGRASS, WESTERN 10% GRAMA, SIDEOATS 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	SEEDING RATE: 19.3 LBS PLS/ACRE

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831



HR GREEN - COLORADO SPRINGS
1676 RESEARCH PARKWAY, SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.304.1440
FAX: 844.223.1057

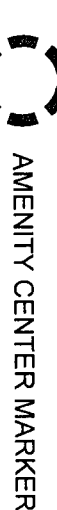
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Project No.	2016682
Drawn By:	MJ
Checked By:	PS/MH
Date:	12/04/2023




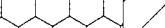

Landscape Notes

COMMUNITY SIGNAGE






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.

SYMBOL	DESCRIPTION
--------	-------------

	<p>SOD TURF</p> <p>IRRIGATED KENTUCKY BLUEGRASS SOD CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.</p>
	<p>NATIVE SEED A</p> <p>IRRIGATED NATIVE SEED TO BE PLANTED IN EL PASO COUNTY. ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.</p>
	<p>NATIVE SEED B</p> <p>IRRIGATED NATIVE SEED TO BE PLANT-BLENDED EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.</p>
	<p>PARK SEED</p> <p>IRRIGATED LAWN SEED TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. POST TURF GRASS.</p>
	<p>DETENTION SEED</p> <p>IRRIGATED SEED TO BE PLANT-BLENDED LAWN SEED TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. POST TURF GRASS.</p>

SYMBOL	DESCRIPTION
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DECIDUOUS SHADE TREE	EVERGREEN TREE	ORNAMENTAL TREE

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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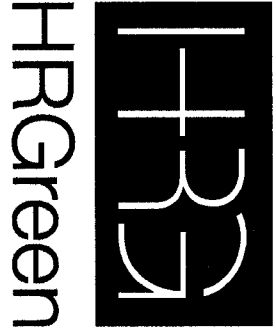
Overall Landscape Plan

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Sheet 15 of 23





#	Date	Issue /Description	Init.
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-	-	-	-
-	-	-	-
-	-	-	-

Project No:	201662
Drawn By:	ML
Checked By:	PS/KH
Date:	1/24/2023

Landscape Plan Enlargement

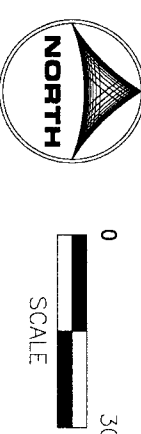
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L.04

Sheet 16 of 23

1 AMENITY CENTER ENLARGEMENT

SCALE: 1" = 30'






GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD, CONTRACT 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, CHERMUS RESERVE OR KENTUCKY BLUEGRASS, 1500 TURF GRASS.
	DETENTION SEED DETENTION SEED TO BE PRE-BLENDED EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE




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Colorado Springs, CO 80920
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GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF
	IRRIGATED KENTUCKY BLUEGRASS SOD
	IRRIGATED LOCAL SUPERFITER WITHIN EL PASO COUNTY
	IRRIGATED NATIVE SEED
	PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIERS SPECIFICATIONS.
	NATIVE SEED B
	IRRIGATED NATIVE SEED TO BE PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIERS SPECIFICATIONS.
	PARK SEED
	IRRIGATED LAWN SEED, TO BE BENT GRASS, CHEWINGS TESCUE OR BERMUDA
	IRRIGATED BLUEGRASS, PDS TURF
	DETENTION SEED
	PRE-BLENDED, EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIERS SPECIFICATIONS.

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

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CHR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY, SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 844.273.1057



PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

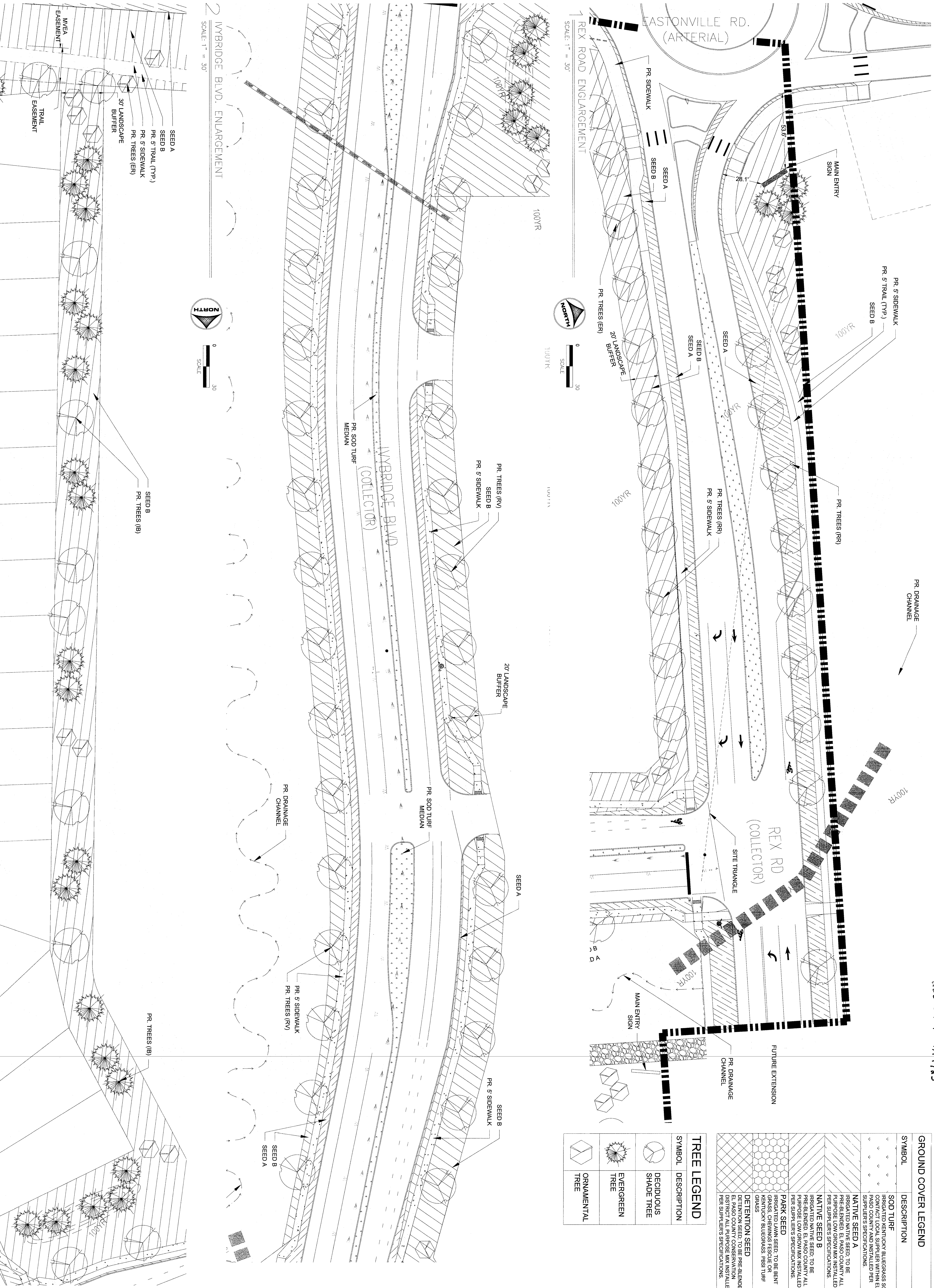
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2		Drawn By: MJ	
3		Checked By: PSN	
4		Date: 1/24/2023	




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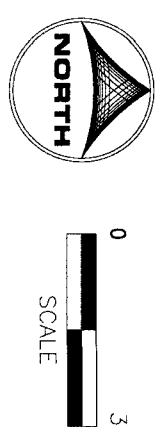
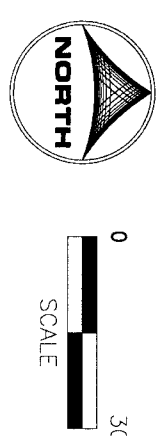
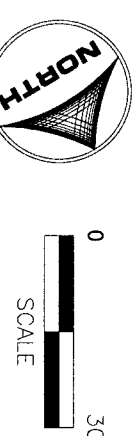
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Sheet 17 of 23



TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



Project No:	201662
Drawn By:	MJ
Checked By:	PSMH
Date:	1/24/2023

Landscape Plan Enlargement

800SP. 21.10

L.06

Sheet 18 of 23

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY, SUITE 2
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 844.273.1057

Project No:	20166
Drawn By:	1
Checked By:	PSH
Date:	1/24/20

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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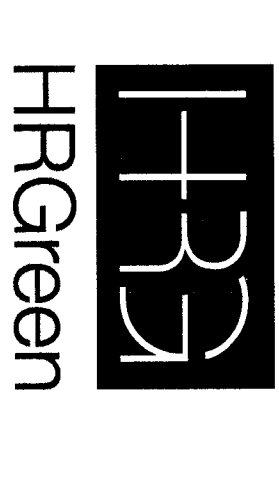
Project No:	201662
Drawn By:	MU
Checked By:	PSKH
Date:	1/24/2023

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Sheet 21 of 23

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**PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1**

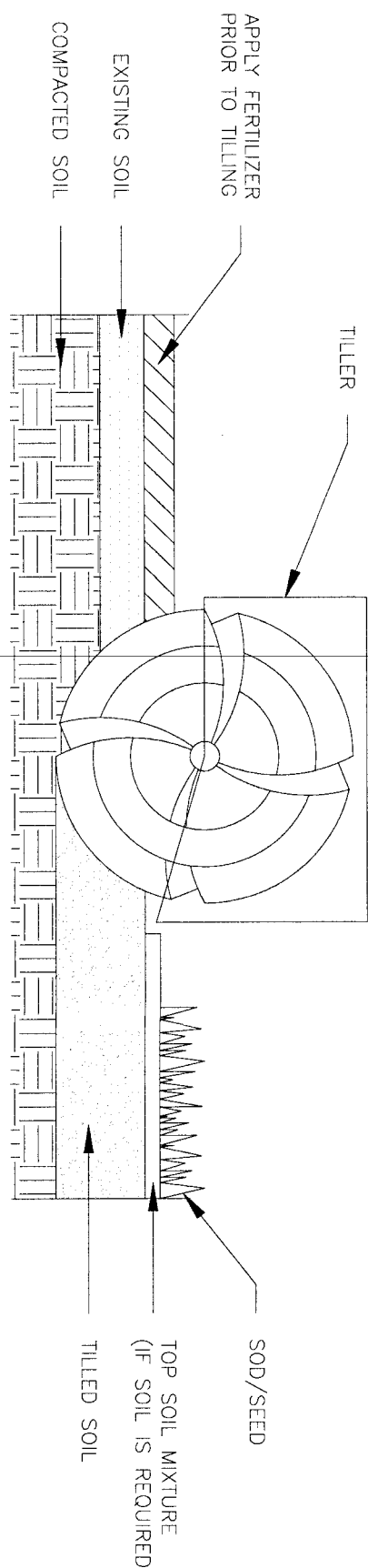
**EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831**

#	Date	Issue/Description	Init.
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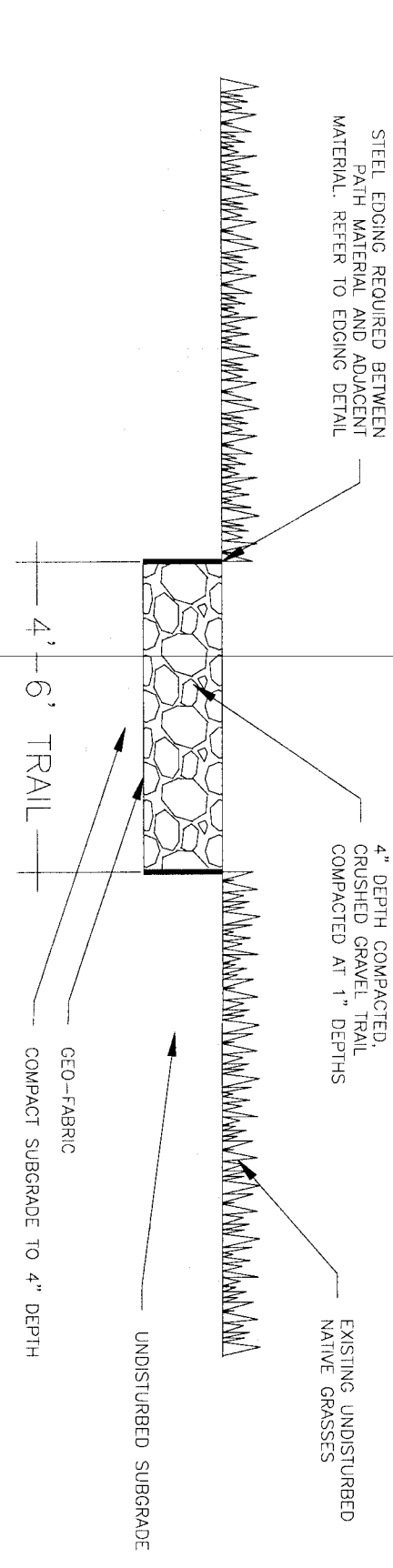
Project No.	201862
Drawn By:	ML
Checked By:	PSKH
Date:	12/4/2023

Details
PSD SP. 21.10

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

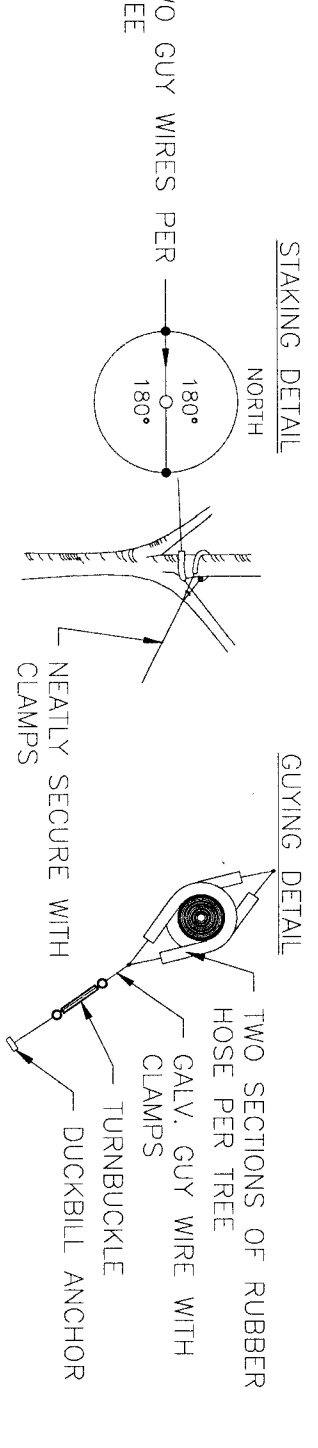


3 TYP. SOIL PREPARATION (ALL AREAS)
SCALE: NTS



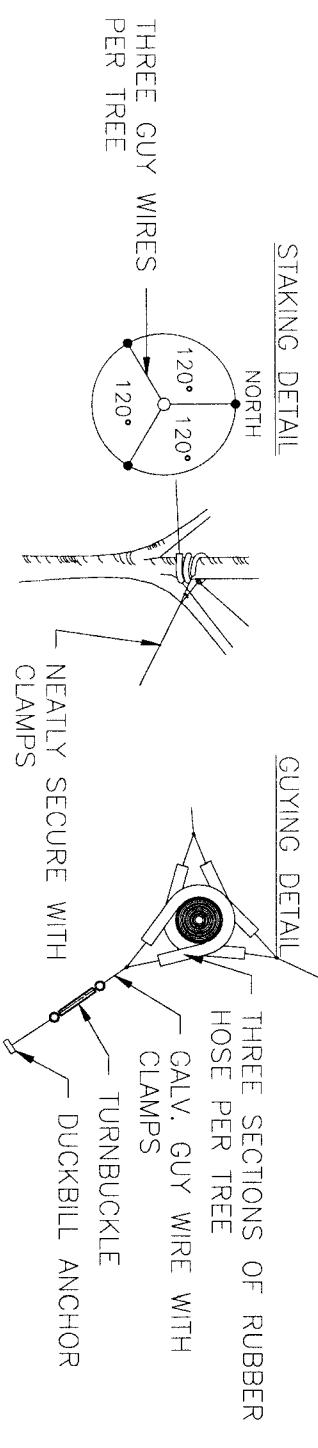
4 TYP. CRUSHED GRAVEL TRAIL
SCALE: NTS

- GUYING STANDARDS**
- TWO (2) MODUL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 1 1/2" OF 3/8" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - 1/2" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH, ONE (1) REQUIRED/EACH GUY.
 - TWO (2) TURNBUCKLES, EYE AND EYE TYPE, 3/8" THREAD DIAMETER WITH 3" TAKE-UP REQUIRED/TURNBUCKLE.
 - FIVE (5) TURNBUCKLE CLAMPS AND BLADE FOR 2" STEEL DRIVE ROD, 2' LONG WITH 1/2" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT DRIVES HUNDREDS OF ANCHORS.
 - TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



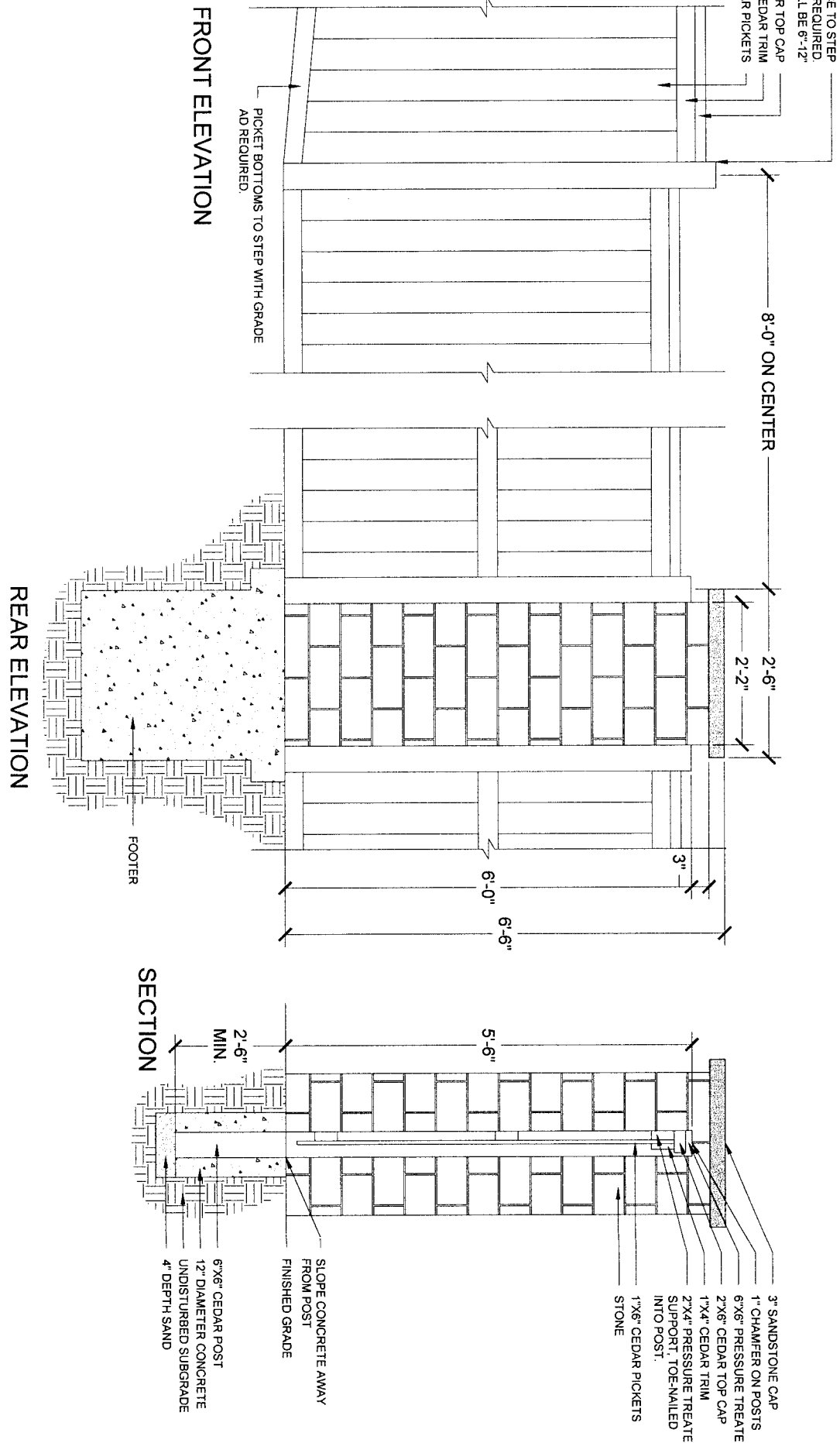
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8" HT. AND LESS

- GUYING STANDARDS**
- THREE (3) MODUL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 1 1/2" OF 3/8" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - 1/2" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH, ONE (1) REQUIRED/EACH GUY.
 - THREE (3) TURNBUCKLES, EYE AND EYE TYPE, 3/8" THREAD DIAMETER WITH 3" TAKE-UP REQUIRED/TURNBUCKLE.
 - FIVE (5) TURNBUCKLE CLAMPS AND BLADE FOR 2" STEEL DRIVE ROD, 2' LONG WITH 1/2" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT DRIVES HUNDREDS OF ANCHORS.
 - THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



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

2 TYP. GUYING DETAIL
SCALE: NTS



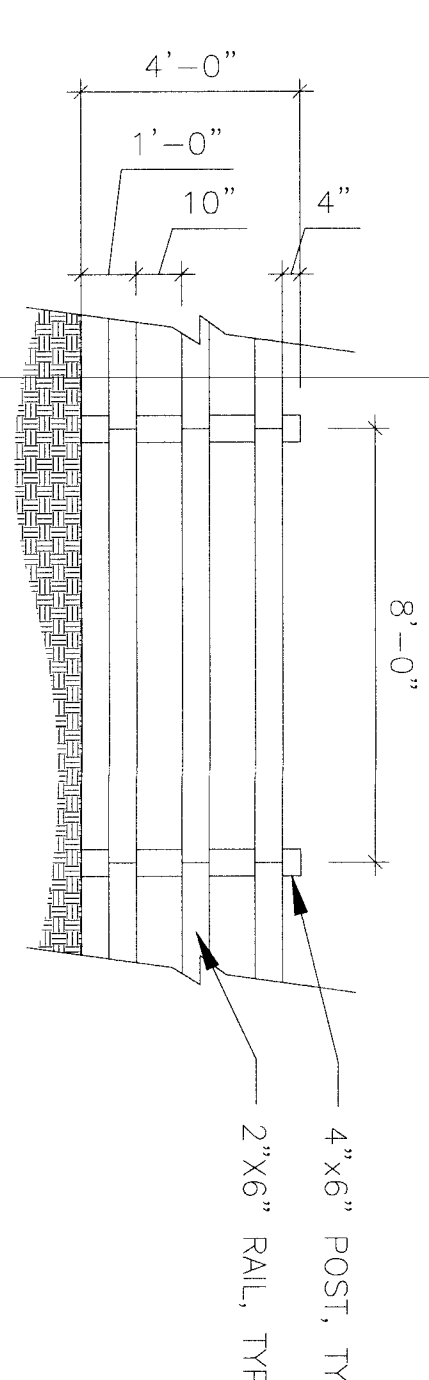
NOTES:

1. ALL WOOD MATERIAL SHALL BE ROUGH SAWN CEDAR. DIMENSIONS AS SHOWN.
2. FENCE STAIN SHALL BE OLYMPIC STAIN #730 TEAK.

FENCING NOTES:

1. PRIVACY FENCING WILL BE INSTALLED ON LOTS, BACKING TO AND SIDING TO ROADWAYS.

6 TYP. PRIVACY FENCE DETAIL
SCALE: NTS



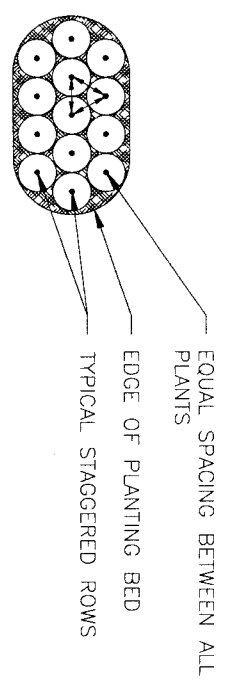
NOTES:

1. FENCE RAIL SHALL NOT EXCEED 44" IN HEIGHT.
2. FENCE STAIN SHALL BE OLYMPIC STAIN #730 TEAK.

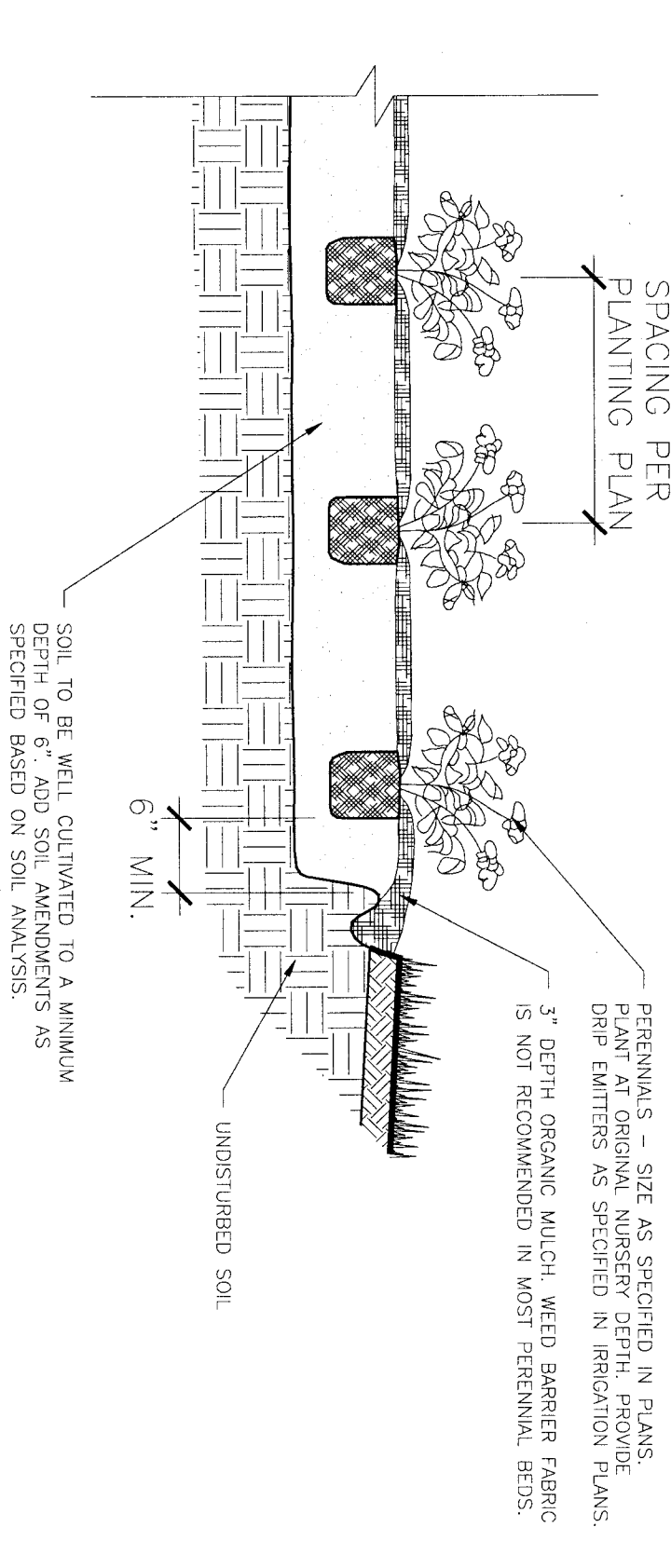
FENCING NOTES:

1. SPLIT RAIL FENCING WILL BE INSTALLED ON LOTS BACKING TO OPEN SPACE.

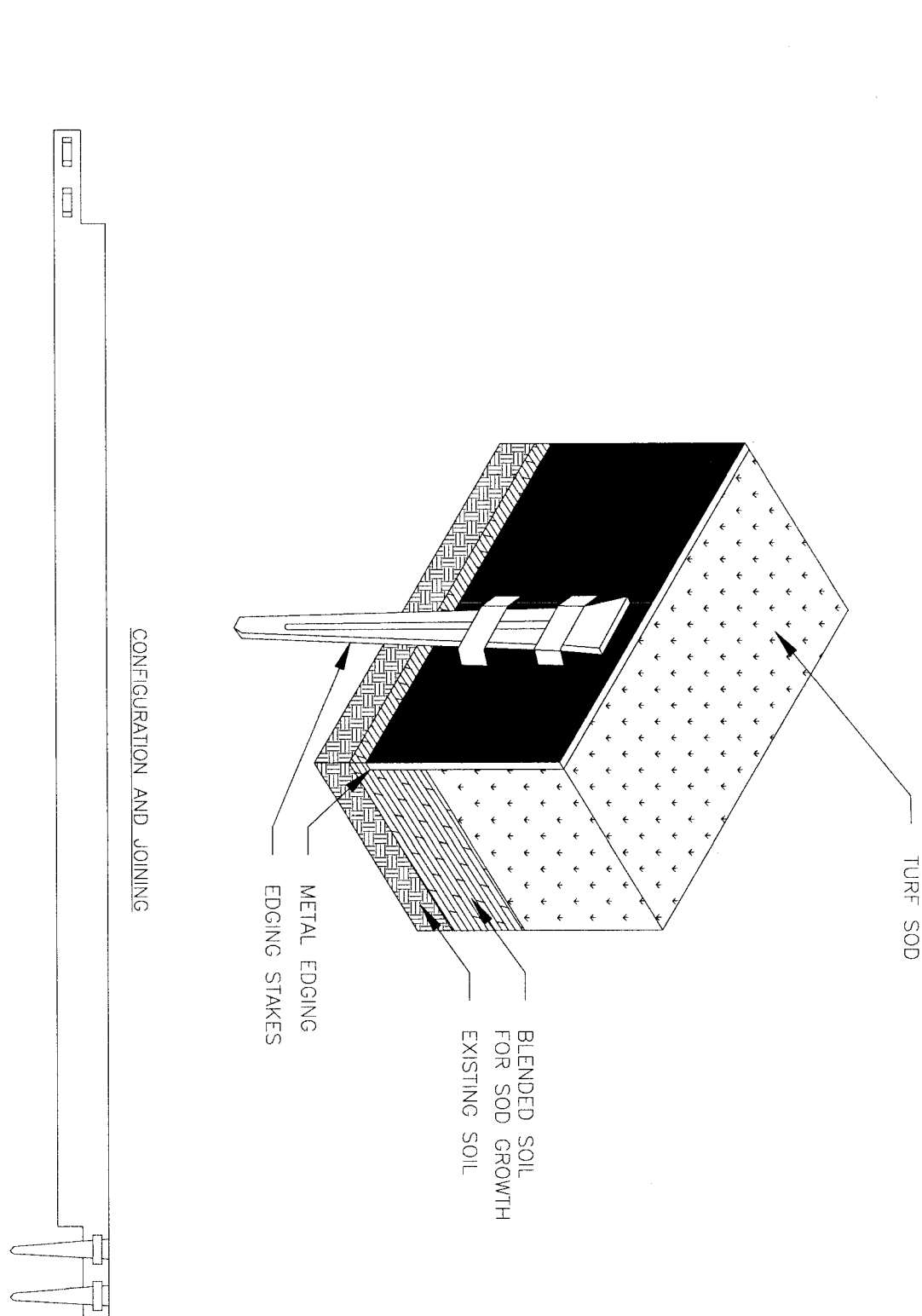
7 TYP. SPLIT RAIL FENCE DETAIL
SCALE: NTS



- NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING, AND AT GRADE.
 2. PRUNE PLANTS TO MAINTAIN 1/3 OF ORIGINAL HEIGHT PRIOR TO PLANTING.
 3. AMENDED BACKFILL SHALL BE 1 COMPOST (PREFERABLY CLASSIFIED AND 1 NATIVE AND/OR IMPORTED TOPSOIL. ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



1 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS



5 TYP. METAL EDGING DETAIL
SCALE: NTS