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 OF 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. FEET OR 189.479 ACRES MORE OR LESS.

GEOLOGIC HAZARD NOTE:

MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT ENTITLED: GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION GRANDVIEW RESERVE, FILING 1 EASTONVILLE ROAD AND U.S. HIGHWAY 24 FALCON, COLORADO BY CTL THOMPSON INC. DATED MAY 9, 2022 IN FILE GRANDVIEW RESERVE PUDSP FILE NUMBER: PUDSP2110 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE 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.

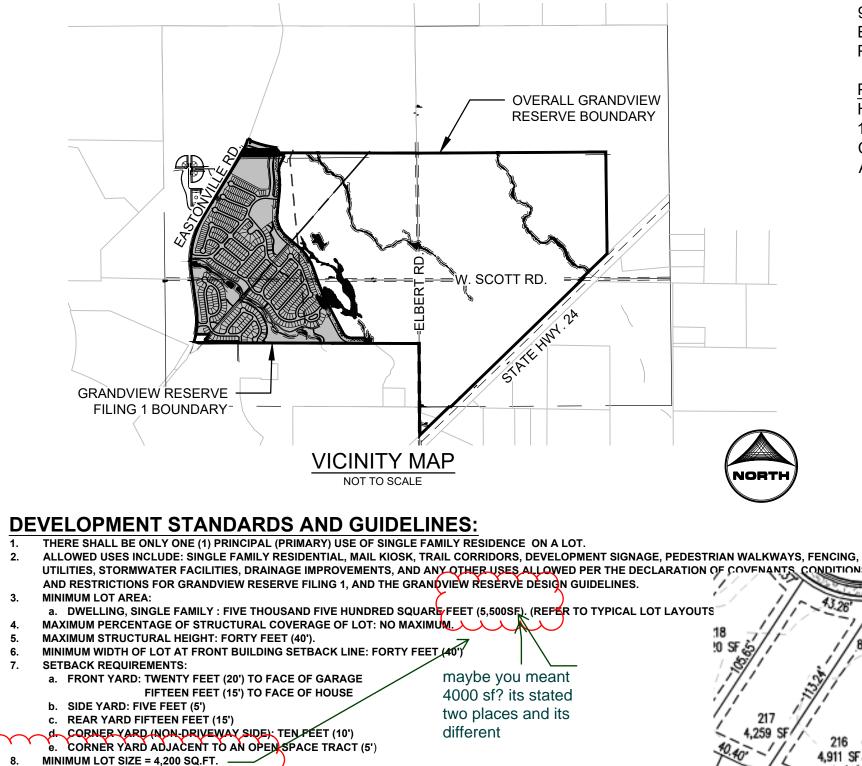
LOTS WHERE GROUNDWATER IS EXPECTED TO BE WITHIN 12 FEET OF THE PROPOSED SURFACE. BASEMENTS ARE CURRENTLY RESTRICTED. IF A GROUNDWATER MONITORING STUDY PERFORMED AT SOME FUTURE DATE INDICATES THE LOT HAS ADEQUATE SEPARATION FROM GROUNDWATER, BASEMENT CONSTRUCTION MAY BE CONSIDERED: LOTS 18-32, 44-54, 69-71, 75-88, 94-100, 110-127, 147-148, 155-160, 166-174, 196-213, 219-245, 248-309, 335-346, 357-377, 388-433, 436-443, 463-560 AND 565.

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.

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**



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ACCESSORY USE STANDARDS: ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE. MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')

SETBACK REQUIREMENTS 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')
- e. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')
- LOTS 566 & 567 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')
- 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 566 & 567.
- SITE DATA AGRICULTURAL **EXISTING LAND USE** RR-2.5 EXISTING ZONING: PUD **PROPOSED ZONING:** SITE ACREAGE: 189.479 AC - 100% PROPOSED NUMBER OF UNITS: 565 PROPOSED NON-RESIDENTIAL LOTS: MAXIMUM GROSS DENSITY: A:24 BU/AC (ALLOWED PER SKETCH PLAN) PROPOSED GROSS DENSITY: 2.88 DU/AC (PER FILING 1) Monthead Street Dehisty is 2.98 TOTAL AREAS (SEE LAND USE TABLE) DU/ac **85.094 AC**-**45%** 565/189.479 = 2.89 RESIDENTIAL: AMENITY CENTER (LOT 567): 5.455 AC - 3%
- PARK/OPEN SPACE:
- NON-RESIDENTIAL (LOT 566): R.O.W.
- 55.043 AC 29% 10.961 AC - 6% 32.926 AC - 17%

GRANDVIEW RESERVE F1 - LAND USE TABLE					
LAND USE	AREA (ACRES)	UNITS	NET DENSITY (DU/ACRE)	% OF LAND	
SINGLE FAMILY RESIDENTIAL	85.094	565	2.98	45%	
NON-RESIDENTIAL LOT 567	5.455	N/A	N/A	3%	
NON-RESIDENTIAL LOT 566	10.961	N/A	N/A	6%	
TRACTS/OPEN SPACE	55.043	N/A	N/A	29%	
ROAD R.O.W.	32.926	N/A	N/A	17%	
TOTAL LAND AREA	189.479			100%	

ENVIRONMENTAL NOTE:

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

ADA DESIGN STANDARD NOTE:

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

ACCESS LIMITATION NOTE:

THERE SHALL BE NO RESIDENTIAL LOT ACCESS (DRIVEWAYS) ON EASTONVILLE ROAD. ANY ADDITIONAL ACCESS TO LOT 569 MAY BE REQUESTED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMITTAL

OWNER:

4 SITE INVESTMENTS, LLC 1272 KELLY JOHNSON BLVD., SUITE 100

DEVELOPER

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

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

CERTIFICATE OF

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THE FORGOING WAS ACKNOW
BY (NAME)
OF
OWNER OF RECORD; 4 SITE IN WITNESS MY HAND AND OFFICI
MY COMMISSION EXPIRES
NOTARY PUBLIC:

STATE OF COLORADO COUNTY OF EL PASO)

COUNTY APPROVAL

APPROVAL IS GRANTED THIS _

COUNTY APPROVAL

APPROVAL IS GRANTED THIS

CHAIR BOARD OF COUNTY COMMISSIONERS

ORDER'S CERTIFICATE

CLERK AND	REC
RECEPTION NO.,	

PUBLIC STREETS

- TRANSPORTATION.
- PROJECT
- **TRAFFIC IMPACT FEES:**

LANDSCAPE

- EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.

- GENERAL NOTES

- RESPONSIBLE FOR TREATMENT

- WILL BE GIVEN EASEMENTS AS REQUIRED.

- METROPOLITAN DISTRICT.
- a. FRONT: TEN FEET (10')

b. SIDE: FIVE FEET (5') c. REAR: FIVE FEET (7.5')

- THE TIME OF FINAL PLAT.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES. 17. FENCING: • ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR GRANDVIEW RESERVE • NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.

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.



SHEET INDEX

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	CO.2 – TYPICAL LOT SECTIONS
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RGREEN DEVELOPMENT, LLC	CO.4 – TYPICAL ROAD SECTIONS
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OLORADO SPRINGS, CO 80920	C2.0 – TRACT PLAN
TTN: KEN HUHN	C2.1 – TRACT PLAN – LINE AND CURVE INFORMATION
	C3.1 – SITE PLAN
	C3.2 – SITE PLAN
	C3.3 – SITE PLAN
ALLOWAY	C3.4 – SITE PLAN C3.5 – SITE PLAN
55 KELLY JOHNSON BLVD., SUITE	L.01 – LANDSCAPE COVER SHEET
)5	L.02 – LANDSCAPE NOTES
OLORADO SPRINGS, CO 80920	L.03 – OVERALL LANDSCAPE PLAN
H. 719.900.7220	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
F OWNERSHIP	L.11 – DETAILS

IEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN IEREIN, KNOWN AS GRANDVIEW RESERVE, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS

LEDGED BY ME THIS	DAY OF	,20_	,AD
, AS (TITLE)			

. AN AUTHORIZED SIGNATOR

VESTMENTS 11 IAL SEAL:

DAY OF

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

DAY OF

__, DEPUTY

SURCHARGE

ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS. DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS EXCEPT FOR LANDSCAPE AREAS WHICH SHALL BE MAINTAINED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.

ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT VIA DEVELOPMENT AGREEMENT, LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT. REX ROAD AS ILLUSTRATED ON THE DRAWINGS WILL BE A PUBLIC STREET DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED

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

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.

COMMON OPEN SPACE AREAS SHALL BE XERISCAPED AS MUCH AS DENSITY does not match what LLY PLEASING LANDSCAPE DESIGN APPROACHES. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY is shown in Site Data Table. PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE 2. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFE

ND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS VIA PARK LAND AGREEMEN IEW RESERVE METROPOLITAN DISTRICT 3. 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. TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER

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

1. THE GRANDVIEW RESERVE FILING 1 OVERALL DENSITY 🗟 2.98 DU/ AC, ON 189.479 ACRES, FOR A TOTAL OF 565 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

BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS.

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:

Update both portions of note t 7.5' per detail on next sheets

ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED. e. MVEA: TWENTY FEET (20') MIN. WIDTH EASMENT WILL BE PROVIDED TO MVEA IN SELECT AREAS AROUND THE PERIMETER OF THE OVERALL SITE OR THROUGH OPEN SPACE TRACTS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH MVEA WITH FINAL LOCATIONS TO BE INCLUDED ON THE FINAL

PLAT. MVEA INFRASTRUCTURE DESIGN WAS IN PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL 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

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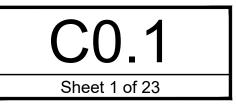


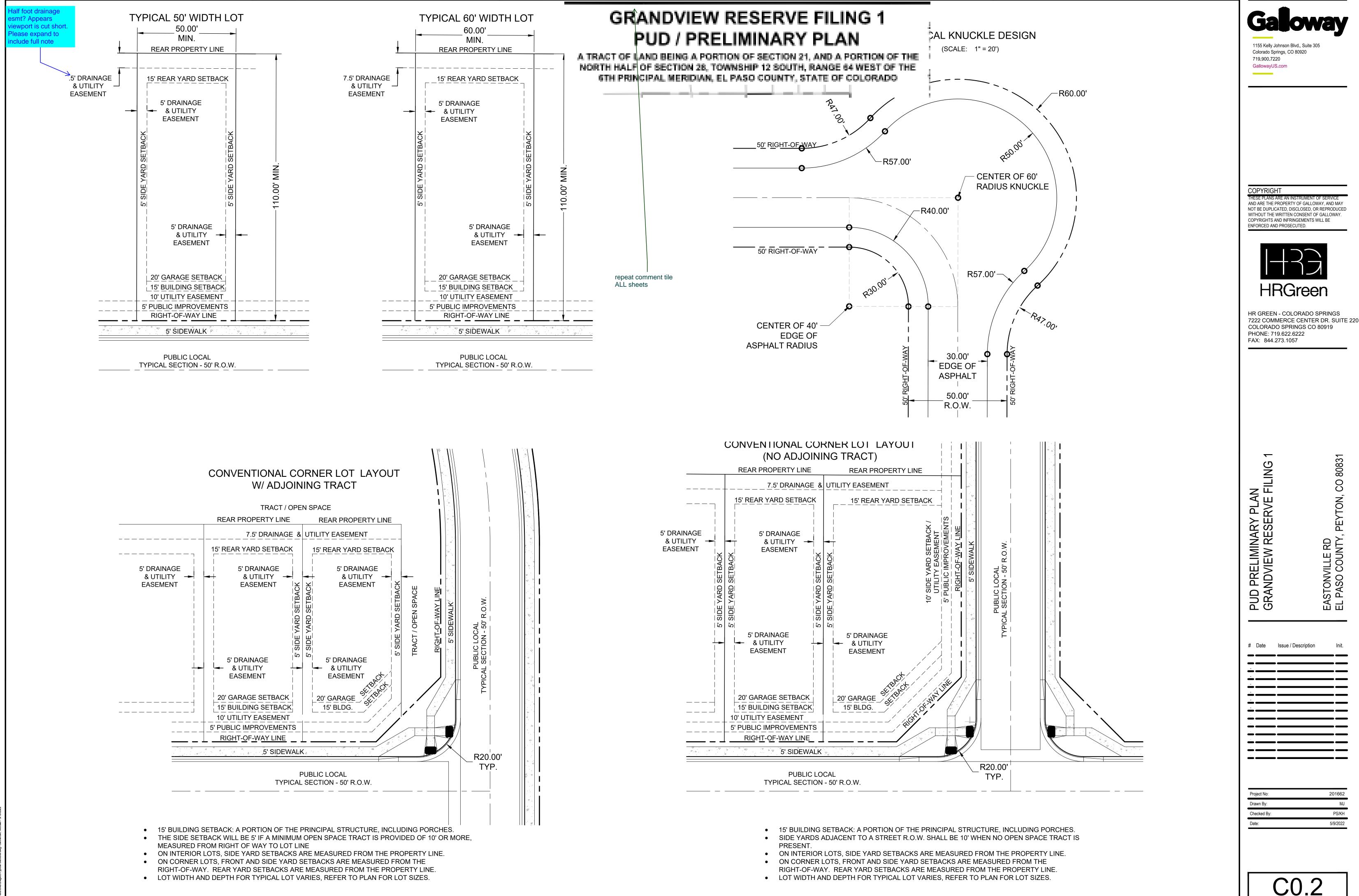


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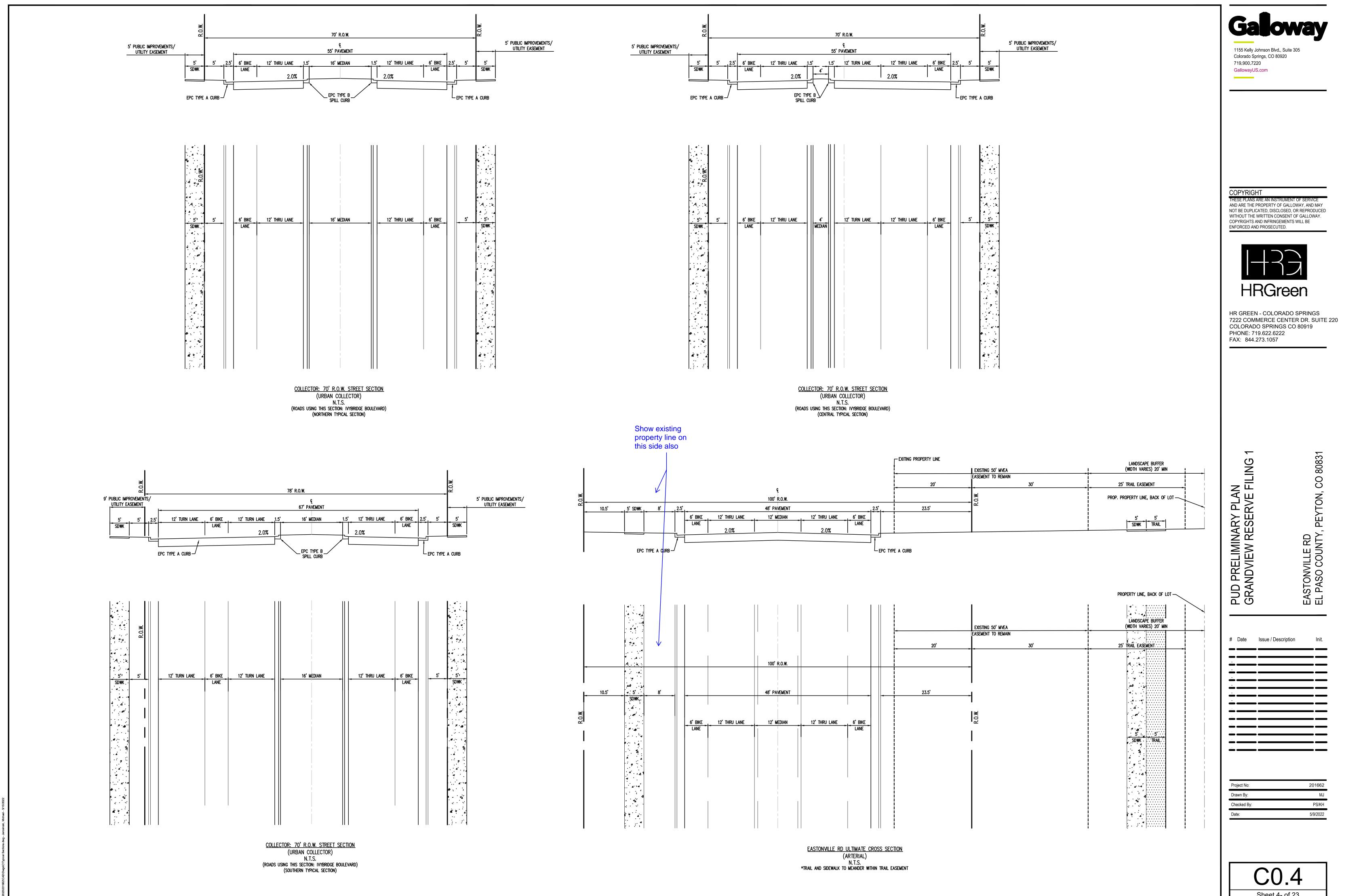
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Checked By:	PS/KH
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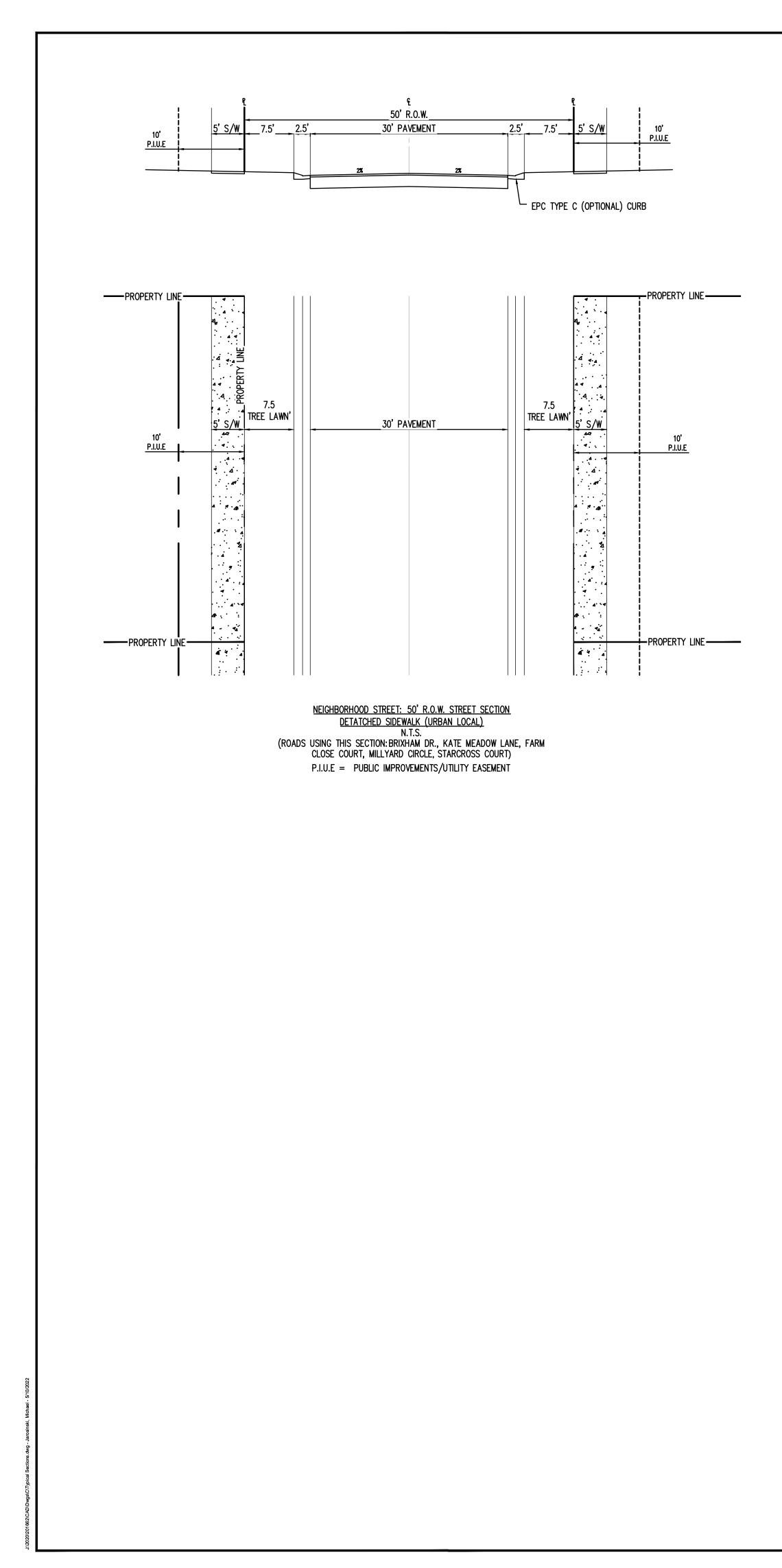


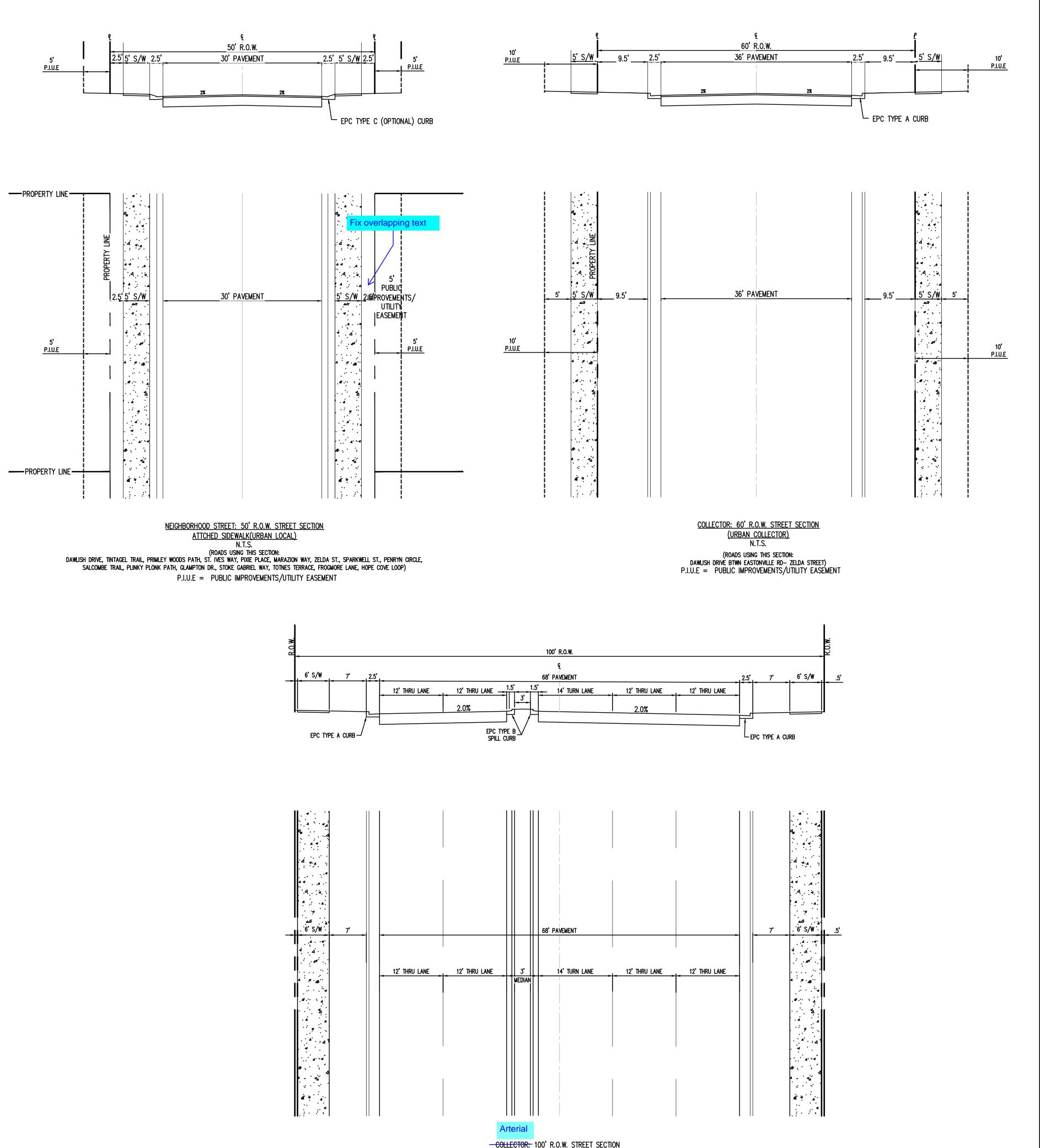


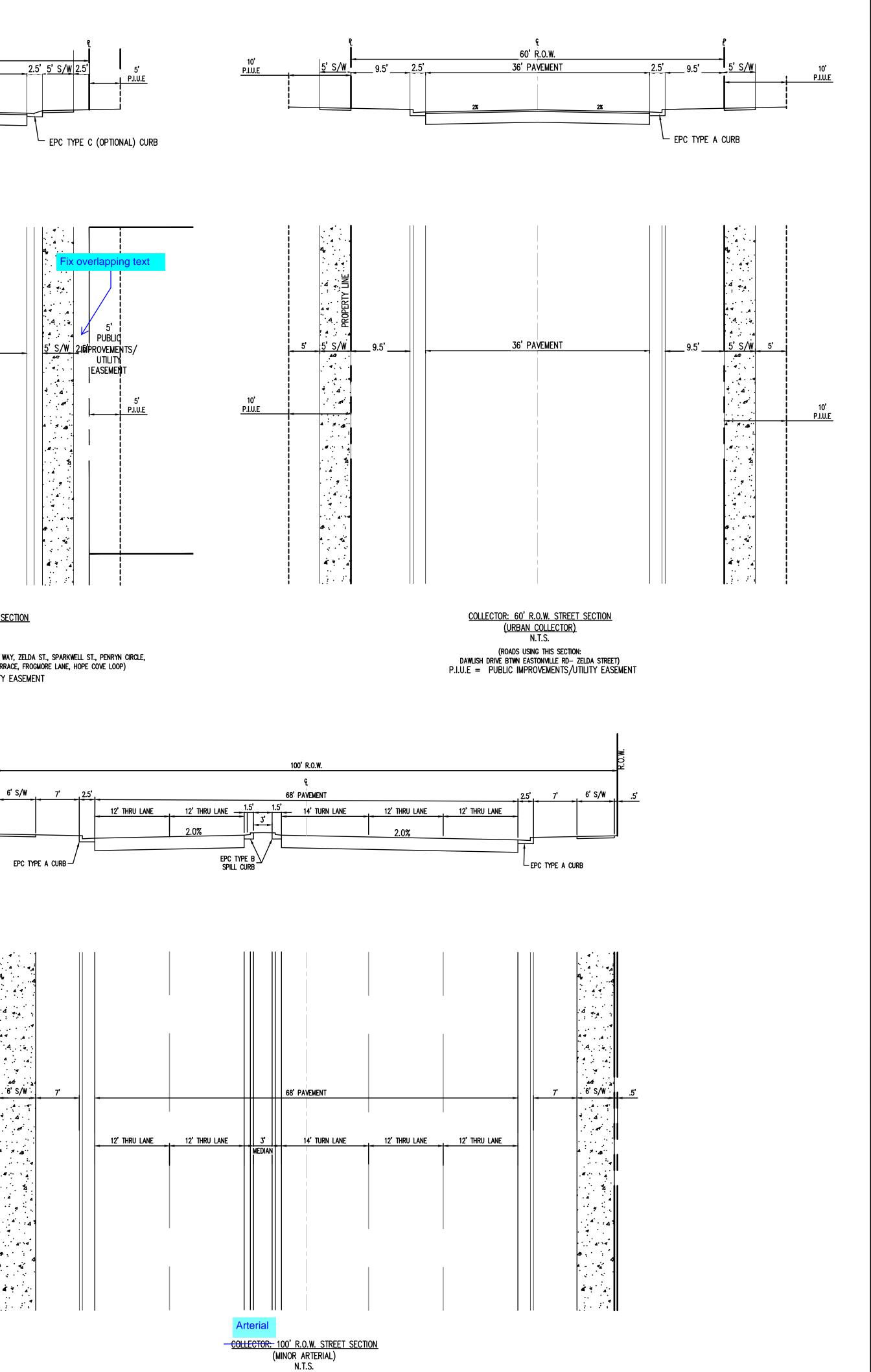
Sheet 2 of 23



Sheet 4- of 23







(ROADS USING THIS SECTION: REX RD)

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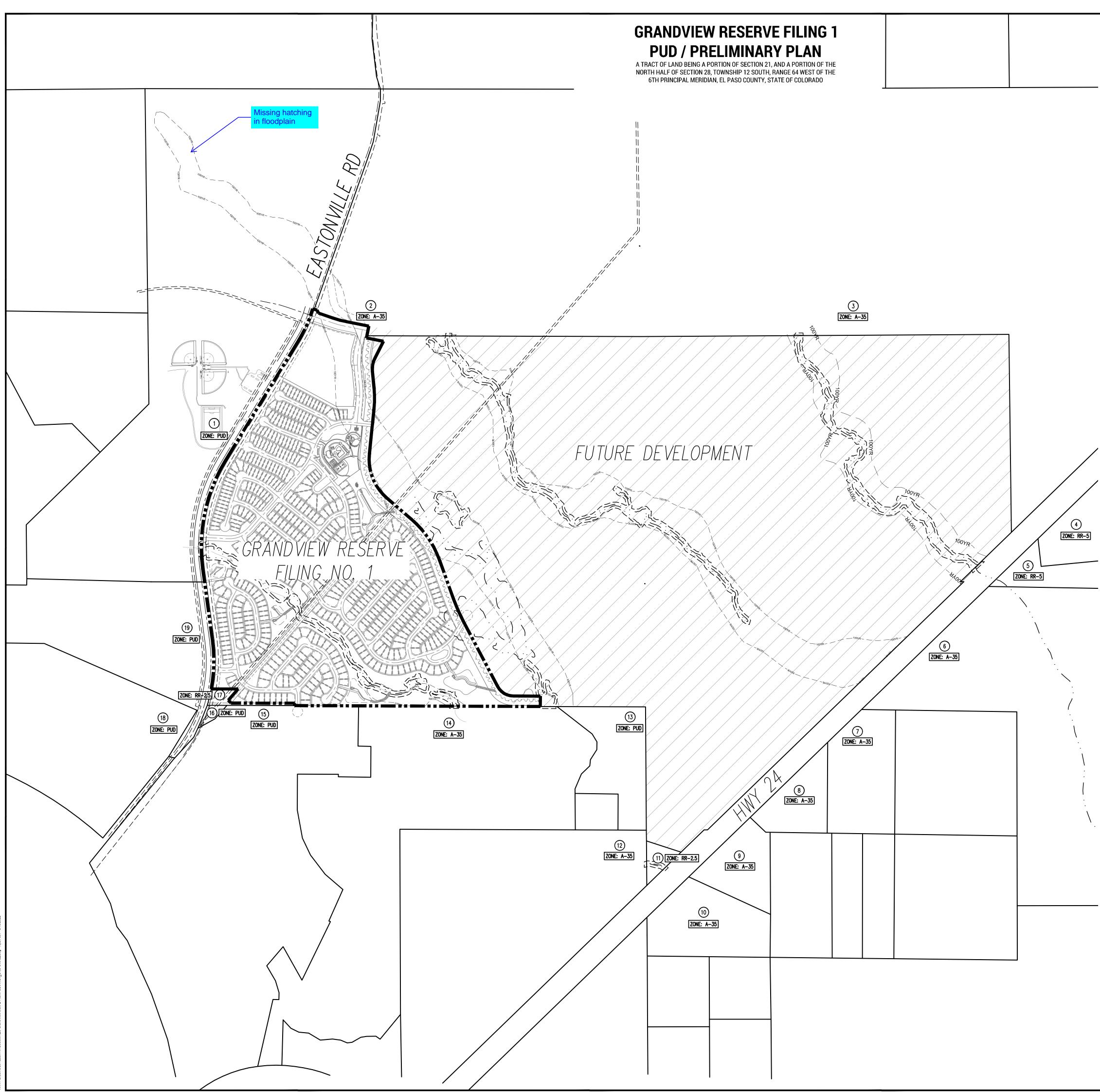
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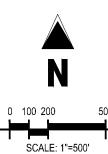
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Sheet 3- of 23

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		<u>AD</u>	JACENT OWNE	<u>RS</u>				
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	со	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	со	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

LEGENE

	EXISTING PROPERTY LINE
	GRANDVIEW RESERVE FILING NO. 1 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



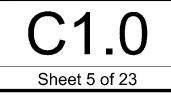
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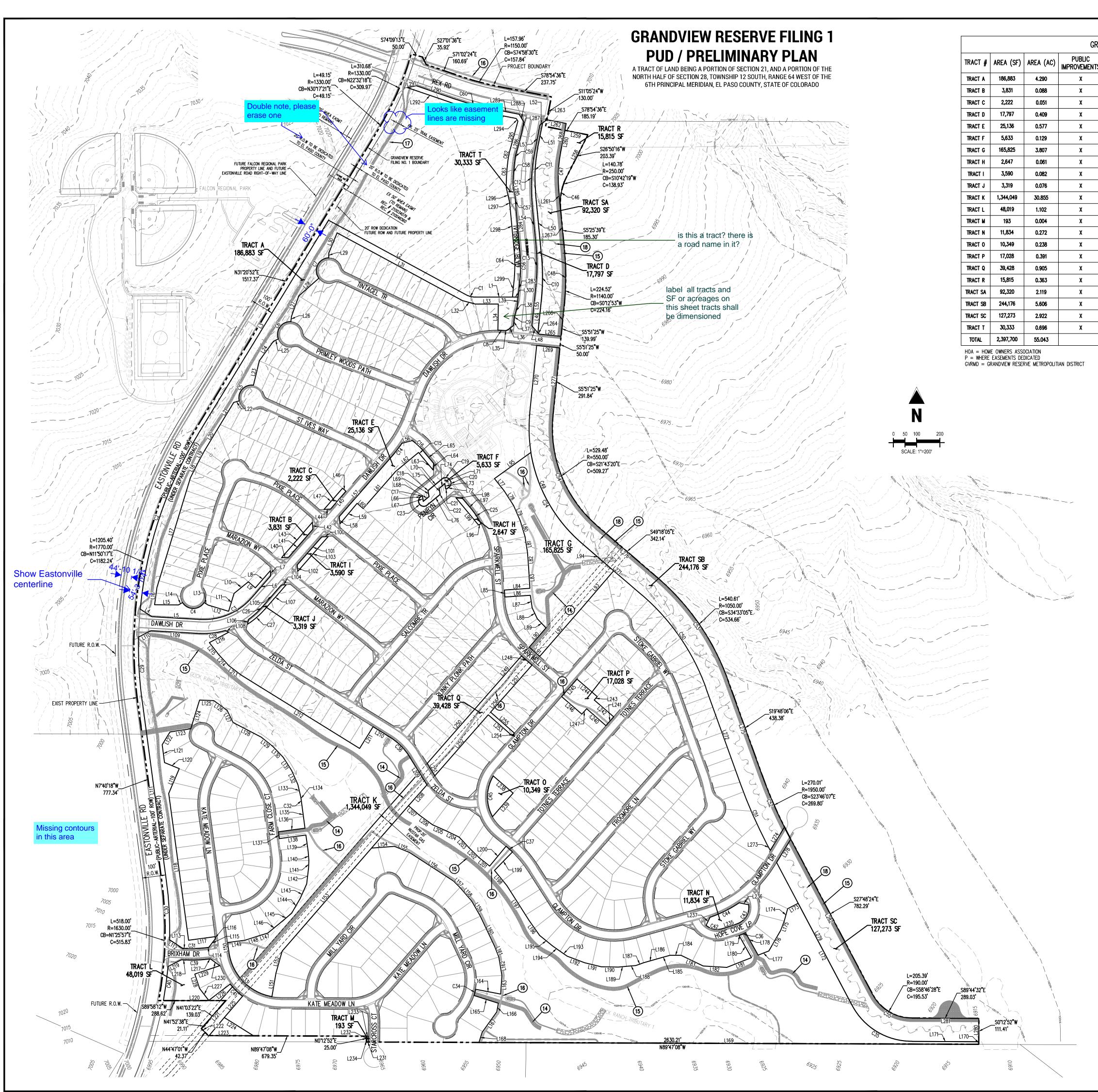
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5	PUBLIC UTILITIES	PRIVATE Drainage	PEDESTRIAN ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
	Р	X	X	X		x	gvrmd	GVRMD
	Ρ	X	X	X		x	gvrmd	GVRMD
	Р	X	X	X		x	gvrmd	GVRMD
	Р	X	X	X		x	GVRMD	GVRMD
	Р	X	X	X	x	x	gvrmd	GVRMD
	Р	x	x	X		x	GVRMD	GVRMD
	Р	x	x	X		x	GVRMD	GVRMD
	Р	X	X	X		x	GVRMD	GVRMD
	Р	x	X	X		x	GVRMD	GVRMD
	Р	x	x	X		x	GVRMD	GVRMD
	Р	x	X	X		x	GVRMD	GVRMD
	Р	x	X	X		x	GVRMD	GVRMD
	Р	X	X	X	X	x	GVRMD	GVRMD
	Р	X	X	X		x	gvrmd	GVRMD
	Р	X	X	X	x	x	GVRMD	GVRMD
	Р	X	x	X		x	GVRMD	GVRMD
	Р	x	x	X		x	GVRMD	GVRMD
	Р	x	x	X		x	GVRMD	GVRMD
	Р	X	X	X		x	GVRMD	GVRMD
	Р	X	X	X		x	GVRMD	GVRMD
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EXISTING PROPERTY LINE GRANDVIEW RESERVE FILING NO.1 BOUNDARY EXISTING BUFFER 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 WETLANDS EXISTING LIMITS OF WETLAND EXISTING WETLAND SETBACK PROPOSED CENTERLINE OF CHANNEL PROPOSED CHANNEL EASEMENT PROPOSED SIGHT VISIBILITY PROPOSED RIP RAP PROPOSED MAINTENANCE ACCESS ROAD & TRAIL (WIDTH VARIES)

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 (14) PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 6 GRAVEL (15) PROPOSED 15' MAINTENANCE ACCESS ROAD/PEDESTRIAN TRAIL 6" OF CDOT CLASS 6 GRAVEL (16) PROPOSED 5' PEDESTRIAN TRAIL 4" OF CDOT CLASS 6 GRAVEL
- (17) PROPOSED 5' MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (4" OF CDOT CLASS 6 GRAVEL AND 4" CONCRETE SIDEWALK)
- (18) PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL

Note: CDOT Class 6 gravel shall meet gradation specification in ECM Table D-7.

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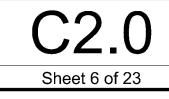
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PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILI	EASTONVILLE RD	EL PASO COUNTY, PEYTON, CO 8083
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Drawn By:	(CMWJ
Checked By: Date:	00/41	RGD)/2022

TRACT PLAN



CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
CI	28°27'08"	24.83	50.00	S75*46'26"E	24.57
C2	26'05'59"	797.17	1750.00	N1817'53"E	790.29
C3	52"13'50"	246.13	270.00	S67'09'45"W	237.70
C4	116'31'08"	111.85	55.00	S89*56'50"E	93.55
C5	111"39'19"	107.18	55.00	S42°26'16"W	91.01
C6	113'40'59"	109.13	55.00	S35*56'38"W	92.09
C7	124'33'41"	119.57	55.00	S25*48'19"W	97.38
C8	4°41'32 "	30.71	375.00	N86°29'21"W	30.70
C9	9'05'25"	8.17	51.50	S10"24'07"W	8.16
C10	11"17'04"	204.83	1040.00	S012'53"W	204.50
C11	16"31'03"	190.27	660.00	S2*49'53"W	189.61
C12	16"31'03"	221.98	770.00	N2°49'53"E	221.21
C13	11'17'04"	163.47	830.00	N012'53"E	163.20
C14	7*27'33*	68.35	525.00	N37"9'03"E	68.30
C15	2"24'28"	10.72	255.00	N40°45°41"W	10.72
C16	14'05'50"	67.66	275.00	S46*36'36"E	67.49
C17	120'00'00"	5.24	2.50	S69'33'41"E	4.33
C18	60'00'00"	2.62	2.50	N20°26'19"E	2.50
C19	90'00'00"	30.63	19.50	S84'33'41"E	27.58
C20	90'00'00"	30.63	19.50	S5*26'19"W	27.58
C21	120'00'00"	5.24	2.50	N69"33'41"W	4.33
C22	60'00'00"	2.62	2.50	S20°26'19"W	2.50
C23	180'00'02"	70.69	22.50	N39*33'40"W	45.00
C24	4072'28"	456.14	650.00	S2971'51"E	446.84
C25	12'01'49"	78.74	375.00	S33*32'47"E	78.59
C26	13"21'15"	76.91	330.00	N47°43'27"E	76.74
C27	1672'49"	97.63	345.00	S49°09'14"W	97.30
C28	19°22'44"	111.61	330.00	N83'35'18"E	111.08
C29	8'58'44"	274.24	1750.00	N310'56"W	273.96
C30	8'58'38"	258.52	1650.00	N310'59"W	258.26
C31	10'57'39"	90.87	475.00	S87°48'31"W	90.73
C32	0*47'08"	5.35	390.00	N8'03'52"W	5.35
C33	72'36'38"	285.14	225.00	N43°58'37"W	266.44
C34	6°52'47"	27.02	225.00	N14"12'31"E	27.00

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C36	11*22'53"	24.83	125.00	N66°23'54"E	24.79
C37	4°24'30"	36.55	475.00	S48'01'00"E	36.54
C38	26°21'37"	126.52	275.00	S44*58'45*E	125.41
C39	10'57'39"	100.43	525.00	N87*48'31"E	100.28
C40	4"55'02"	147.86	1722.81	N7"50'26"E	147.81
C41	15'44'35"	75.56	275.00	S45°24'23"E	75.32
C42	57'28'04"	75.23	75.00	N7910'37"W	72.11
C43	81'07'56"	106.20	75.00	S31*31*23"W	97.55
C44	1519'13"	140.38	525.00	N63"31'32"E	139.96
C45	60'05'48"	183.56	175.00	N1'05'54"E	175.26
C46	32"15'55"	140.78	250.00	S10'42'19"W	138.93
C47	16"31'03"	161.44	560.00	N2'49'53"E	160.88
C48	11"17'04"	224.52	1140.00	S012'53"W	224.16
C49	55'09'30"	625.75	650.00	N21*43'20"W	601.86
C50	29'29'59"	489.12	950.00	N34'33'05 " W	483.74
C51	7*56'08"	283.92	2050.00	N23°46'10"W	283.70
C52	7°02'45 "	239.80	1950.00	S2319'29"E	239.65
C53	29'29'59"	540.61	1050.00	S34'33'05"E	534.66
C54	55'09'30"	529.48	550.00	S21*43'20"E	509.27
C55	62'44'29"	206.50	188.58	S5910'39"E	196.34
C56	11"17'04"	149.68	760.00	S012'53"W	149.44
C57	2*42'10"	39.62	840.00	S4'04'34"E	39.62
C58	8°36'53"	127.50	848.00	S4"17'33"W	127.38
C59	6°29'46"	5.84	51.50	S11"50'53"W	5.84
C60	7*52'12"	171.70	1250.00	S74*58'30"E	171.56
C61	7"52'12"	174.45	1270.00	N74°58'30"W	174.31
C62	6°29'46 "	9.13	80.50	N11'50'53"E	9.12
C63	8°49'37"	135.11	877.00	N4'11'11"E	134.98
C64	10'43'00"	137.48	735.00	N0'04'09"W	137.28

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

PARCEL	LINE SEGME	INT TABLE
LINE TAG #	BEARING	LENGTH (FT)
LI	N90'00'00"E	167.97
L2	S61*32'52*E	680.32
L3	N31*20'52*E	1077.93
L4	N56°43'20"W	60.35
L5	N86'43'20"W	208.52
L6	S41'02'50"W	126.42
L7	S3'57'10"E	22.36
L8	N41'02'50"E	98.06
L9	S48'57'10"E	40.00
L10	N50°42'30"E	79.27
L11	N16'59'11"E	80.00
L12	S73'00'49"E	92.03
L13	S5812'24"E	20.00
L14	N58'18'44"E	20.00
L15	S89"27"25"E	102.19
L16	S7'19'21"W	74.25
L17	S16'59'11"W	494.06
L18	S26'44'24"W	79.53
L19	S29'00'37"W	54.40
L20	S31'06'58"W	127.53
L21	S31'20'52 " W	111.56
L22	S73'09'29 " W	23.90
L23	S13'25'41"W	108.67
L24	S36"16'25"W	103.06
L25	S64"37"26"W	22.74
L26	S7*27'56"W	22.40
L27	S1973'33"W	93.51
L28	S48'42'06"W	114.79
L29	S2"55'08"W	22.14
L30	S22"29'21"W	92.83
L31	N61'32'52"W	612.32
L32	N75'41'47"W	57.32
L33	N90'00'00"W	98.46
L34	N1'09'53"E	112.42
L35	N84°08'35"W	6.89
	1	1

PARCEL I	LINE SEGME	INT TABLE	PARCEL	line segme	ENT TAB
NE TAG #	BEARING	LENGTH (FT)	LINE TAG #	BEARING	LENGTH
L36	S52°57'45"W	37.19	L71	S39'33'41"E	6.00
L37	S5*51'25*W	32.71	L72	S50°26'19"W	14.50
L38	S14°56'50"W	46.54	L73	N9'33'41"W	21.65
L39	S5'51'25"W	37.24	L74	S50°26'19"W	32.33
L40	S86'02'50"W	29.98	L75	S9'33'41"E	24.54
L41	S41'02'50"W	159.50	L76	S50°26'19"W	71.56
L42	S3'57'10"E	29.98	L77	N38°43'58"W	66.60
L43	N41°02'50"E	201.90	L78	N32'18'31"W	75.55
L44	S86'02'50"W	28.28	L79	N23°57'28"W	71.35
L45	S41'02'50"W	101.10	L80	N16"33'36"W	71.33
L46	S48'57'10"E	20.00	L81	N8'57'12"W	70.61
L47	N41'02'50"E	121.10	L82	N3'54'58"W	62.69
L48	N41'14'55"W	48.11	L83	N3'46'10"W	90.00
L 4 9	S5'51'25"W	135.11	L84	N86"13'50"E	110.00
L50	S5"25'39"E	267.05	L85	N3*46'10"W	30.00
L51	S11'05'24"W	109.78	L86	S8613'50"W	110.00
L52	N52"47'31"E	38.22	L87	N7'58'53"W	54.50
L53	N11'05'24"E	119.21	L88	N25'30'00"W	52.11
L54	N5"25'39"W	186.48	L89	N43'26'02"W	53.77
L55	N5"51'25"E	176.13	L90	N40"56'09"E	110.00
L56	N76"13'43"E	45.73	L91	N48°54'18"W	60.00
L57	N41'02'50"E	346.35	L92	S40°56'09"W	278.7
L58	N3'57'10"W	31.58	L93	S40'41'55"W	207.14
L59	S39°53'30"W	115.57	L94	S4918'05"E	181.67
L60	N48'57'10"W	34.69	L95	N54"23'50"E	192.65
L61	S41'02'50"W	211.98	L96	S62"28'08"W	12.03
L62	S50°26'19"W	127.43	L97	S39'33'41"E	55.62
L63	N39'33'41"W	86.71	L98	S84'33'41"E	28.28
L64	S5°26'19"W	28.28	L99	N39'33'41"W	151.27
L65	S39'33'41"E	66.73	L100	N86'02'50"E	28.28
L66	N50°26'19"E	6.64	L101	N41'02'50"E	159.50
L67	S9'33'41"E	21.65	L102	N3'57'10"W	28.28
L68	N50°26'19"E	32.33	L103	S41'02'50"W	199.50
L69	N9'33'41"W	24.54	L104	N86'02'50"E	21.21
L70	N50°26'19"E	79.42	L105	N41'02'50"E	126.4

PARCEL LINE SEGMENT TABLE					
LINE TAG #	BEARING	LENGTH (FT)			
L71	S39'33'41"E	6.00			
L72	S50°26'19"W	14.50			
L73	N9'33'41"W	21.65			
L74	S50°26'19"W	32.33			
L75	S9'33'41"E	24.54			
L76	S50°26'19"W	71.56			
L77	N38'43'58"W	66.60			
L78	N32°18'31"W	75.55			
L79	N23°57'28"W	71.35			
L80	N16"33'36"W	71.33			
L81	N8'57'12"W	70.61			
L82	N3*54'58*W	62.69			
L83	N3*46'10"W	90.00			
L84	N86°13'50"E	110.00			
L85	N3*46'10"W	30.00			
L86	S8613'50"W	110.00			
L87	N7*58'53*W	54.50			
L88	N25'30'00"W	52.11			
L89	N43*26'02"W	53.77			
L90	N40°56'09"E	110.00			
L91	N48°54'18"W	60.00			
L92	S40'56'09"W	278.76			
L93	S40°41'55"W	207.14			
L94	S4918'05"E	181.67			
L95	N54°23'50"E	192.65			
L96	S62*28'08"W	12.03			
L97	S39'33'41"E	55.62			
L98	S84"33"41"E	28.28			
L99	N39'33'41"W	151.27			
L100	N86'02'50"E	28.28			
L101	N41'02'50"E	159.50			
L102	N3'57'10"W	28.28			
L103	S41°02'50"W	199.50			
L104	N86'02'50"E	21.21			
L105	N41'02'50"E	126.42			

PARCEL	LINE SEGME	NT TABLE
LINE TAG #	BEARING	LENGTH (FT
L176	N29'48'31"E	102.61
L177	N68'38'29"E	49.70
L178	S29'17'32"E	110.00
L179	N72°05'21"E	5.44
L180	N2917'32"W	109.35
L181	N68'38'29"E	114.08
L182	S86"35'53"E	101.77
L183	S64'13'44"E	105.36
L184	S89'42'56"E	47.31
L185	N74°26'07"E	60.00
L186	N73'40'26"E	58.21
L187	N70'39'34"E	34.95
L188	N84"38'54"E	40.18
L189	N84'38'54"E	35.19
L190	S89'03'23"E	73.89
L191	S76"22'46"E	73.29
L192	S6913'46"E	79.67
L193	S55'47'05"E	37.47
L194	S54*27'32*E	38.40
L195	S50"48'17"E	73.04
L196	S35'14'05"E	79.42
L197	S32'32'07"E	176.75
L198	S3910'26"E	84.39
L199	S44"11'15"W	110.00
L200	N39'46'45"E	109.94
L201	S5112'58"E	57.33
L202	S45'52'08"E	61.12
L203	S42'47'47"E	61.86
L204	S63'59'47"E	60.47
L205	S65"51'17"E	65.59
L206	S54'03'32"E	72.11
L207	S48'46'21"E	59.70
L208	S4113'39"W	119.53
L209	S31*47'57"E	138.30
L210	S58'09'34"E	82.07

LINE TAG #		LENGTH (
	BEARING	
L211	N31'50'26"E	110.00
L212	S58'09'34"E	600.00
L213	S52"27'22"E	65.65
L214	S42*48'58"E	64.17
L215	S38'02'09"E	64.84
L216	S61*31'28"W	94.03
L217	N8219'42"E	6.13
L218	S86*42'39"E	18.64
L219	N63"17'21"E	64.22
L220	S89'58'12"W	268.28
L221	N41'09'52"E	160.14
L222	N44*46'51*W	42.37
L223	N89'47'08"W	194.51
L224	S5812'05"E	148.42
L225	S40'51'02"W	120.22
L226	N52°27'54"E	115.00
L227	S37'32'06"E	64.59
L228	S18'43'37"E	65.66
L229	S71*25'44"W	113.28
L230	S53*58'56"E	48.74
L231	N89*47'08"W	7.73
L232	S0'12'52"W	25.00
L233	S89*47'08"E	7.73
L234	N012'52"E	25.00
L235	S72°05'21"W	63.94
L236	S78'42'02"E	41.11
L237	N26'02'55"E	38.89
L238	S48'54'18"E	112.64
L239	S41'05'42"W	134.26
L240	N48'54'18"W	110.00
L241	S41'05'42"W	50.00
L242	S48'54'18"E	110.00
L243	S41'05'42"W	18.87
L244	S48'54'18"E	115.28
L245	N41'05'42"E	100.00

LINE TAG #	BEARING	LENGTH (FT)
L246	N48'54'18"W	115.28
L247	S41'05'42"W	31.13
L248	S48'54'18"E	60.00
L249	N41"27'32"E	193.66
L250	N41"13'39"E	420.22
L251	N31°47'57"W	62.73
L252	S4173'39"W	347.65
L253	N48'46'21"W	136.14
L254	S41'05'42"W	15.00
L255	S48'46'21"E	136.10
L256	S41"13'39"W	75.77
L257	S41"27'32"W	193.92
L258	S26*50'16"W	203.39
L259	S78*54'36"E	100.62
L260	N11'05'24"E	97.09
L261	N5*25'39"W	267.05
L262	S78'54'36"E	84.57
L263	N52'47'31"E	38.22
L264	N41'14'55"W	7.16
L265	N84'08'35"W	94.75
L266	S5*51'25"W	139.99
L267	S5*25'39"E	267.05
L268	S11'05'24"W	127.09
L269	S84'08'35"E	100.00
L270	N5"51'25"E	291.84
L271	N4918'05"W	342.14
L272	N19*48'06"W	438.38
L273	N27*48'24"W	29.99
L274	S31'14'26"W	116.92
L275	S19'48'06"E	438.38
L276	S4918'05"E	342.14
L277	S5'51'25"W	291.84
L278	N31"14'26"E	116.61
L279	N27 * 48'24 " W	694.94
L280	S0'12'52"W	100.00

PARCEL LINE SEGMENT TABLE					
LINE TAG #	BEARING	LENGTH (FT)			
L106	N14'09'04"E	22.55			
L107	S41'02'50"W	141.42			
L108	S62*29'08*E	15.70			
L109	S86°43'20"E	208.52			
L110	N63'16'40"E	60.35			
L111	N7°40'18"W	777.34			
L112	N56'42'39 " W	64.22			
L113	N86°42'39"W	18.64			
L114	S82"19'42"W	5.31			
L115	S3719'42"W	46.39			
L116	S7°40'18"E	9.62			
L117	N82"19'42"E	115.00			
L118	S7"40'18"E	636.03			
L119	S22'54'22"W	115.78			
L120	S67"12'26"E	68.33			
L121	S7*40'18*E	77.05			
L122	S31*26'13"W	63.96			
L123	S80'44'04"W	90.42			
L124	S17'20'54"W	128.74			
L125	N87°36'39"W	61.10			
L126	N53°42'43"W	70.31			
L127	N26'30'13"W	58.65			
L128	N62°35'20"W	135.59			
L129	N51'05'45"W	64.94			
L130	N43'49'38"W	62.72			
L131	N32°37'57"W	68.58			
L132	N23°44'20"W	65.10			
L133	N13'26'42 " W	55.30			
L134	N7'31'18"W	13.99			
L135	N7*40'18"W	115.89			
L136	N82"19'42"E	115.00			
L137	N7*40'18*W	30.00			
L138	S82"19'42"W	115.00			
L139	N7*40'18*W	72.93			
L140	N4°33'56"W	36.85			

PARCEL	LINE SEGME	INT TABLE
LINE TAG #	BEARING	LENGTH (FT)
L281	S89'44'32"E	287.22
L282	S27'48'24"E	754.91
L283	S5'51'25"W	59.52
L284	S5°25'39"E	186.48
L285	S12'42'01"E	40.71
L286	S15'05'46"W	101.95
L287	S11'05'24"W	48.37
L288	S31'01'13"E	38.68
L289	S78*54'36*E	116.38
L290	S71'02'24"E	171.16
L291	N78°57'36"E	40.00
L292	N71*02'24*W	205.80
L293	N78°54'36"W	107.50
L294	N31°01'13 " W	13.49
L295	N15'05'46"E	147.09
L296	N12°42'01"W	66.28
L297	N5°25'39"W	1.55
L298	N5°25'39"W	198.68
L299	N5'49'46"E	69.36
L300	N90'00'00"W	25.13

PARCEL LINE SEGMENT TABLE					
LINE TAG #	BEARING	LENGTH (FT)			
L141	N1'40'21"E	33.35			
L142	N6*47'02"E	67.81			
L143	N24'04'28"E	68.93			
L144	N3015'08"E	73.37			
L145	N49*27'04"E	63.43			
L1 46	N50°53'33"E	69.91			
L147	N72'38'09"E	34.33			
L148	N72'38'09"E	68.06			
L149	N8219'42"E	75.43			
L150	N7°40'18"W	41.35			
L151	S9'43'04"W	103.15			
L152	S15'42'43"W	97.69			
L153	S40'56'13"W	586.40			
L154	S85'38'40"W	98.48			
L155	N67'41'53"W	69.46			
L156	N57°00'05"W	226.61			
L157	N45°01'16"W	38.50			
L158	N40'55'26"W	77.00			
L159	N29'41'37"W	74.63			
L160	N25'18'42"W	142.93			
L161	N21°03'20"W	49.72			
L162	N9'54'27"W	80.40			
L163	N3°52'37"E	80.40			
L164	S7913'52"E	110.00			
L165	N72"21'05"W	110.00			
L166	N10'00'08"E	37.96			
L167	N35'45'21"E	108.02			
L168	N17'55'50"E	45.77			
L169	N89*47'08"W	2147.06			
L170	S012'52"W	11.41			
L171	S89'44'32"E	286.67			
L172	S27*48'24"E	496.83			
L173	N62"11'36"E	51.14			
L174	N15'12'22"E	55.03			
L175	N21"23'57"E	41.61			

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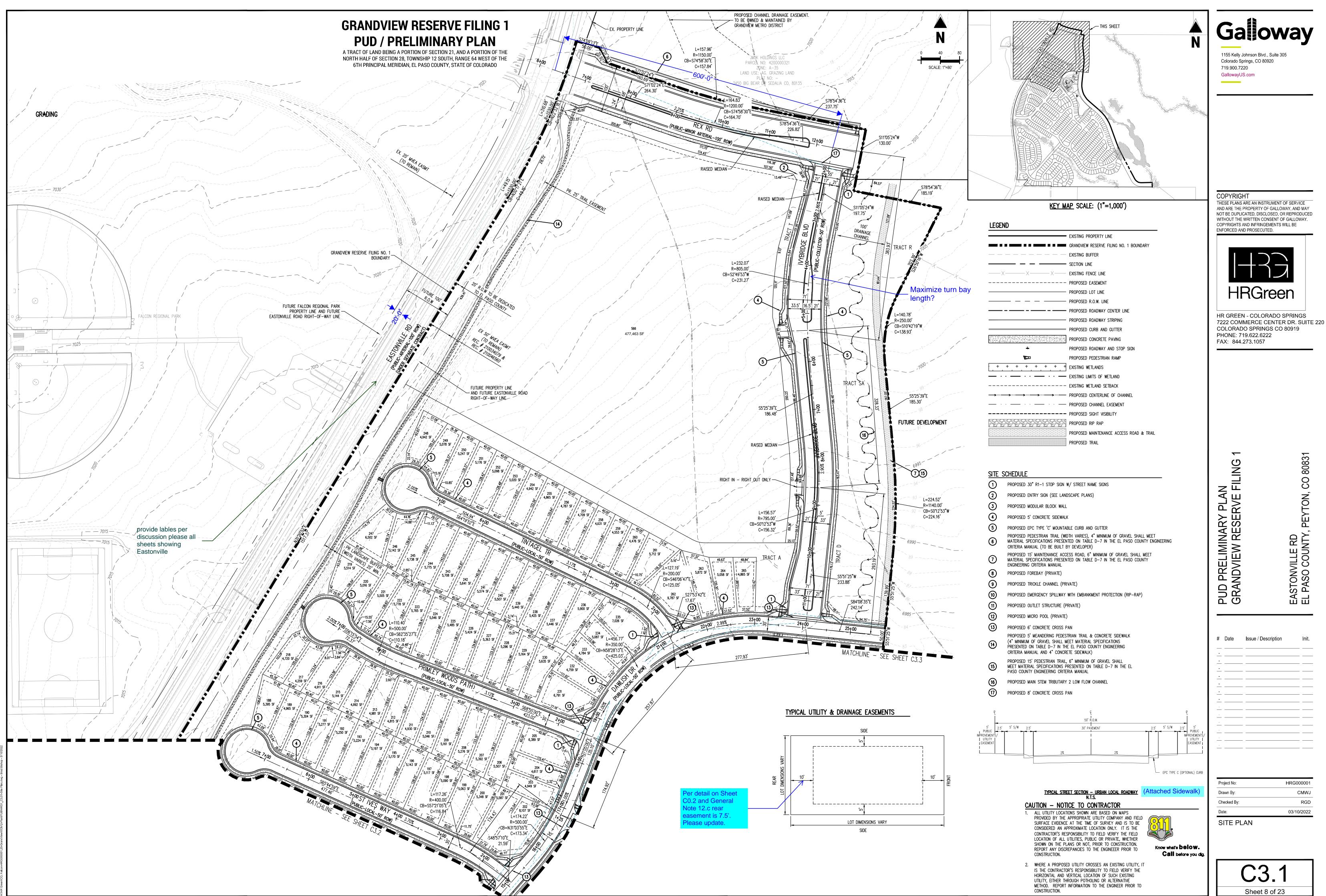


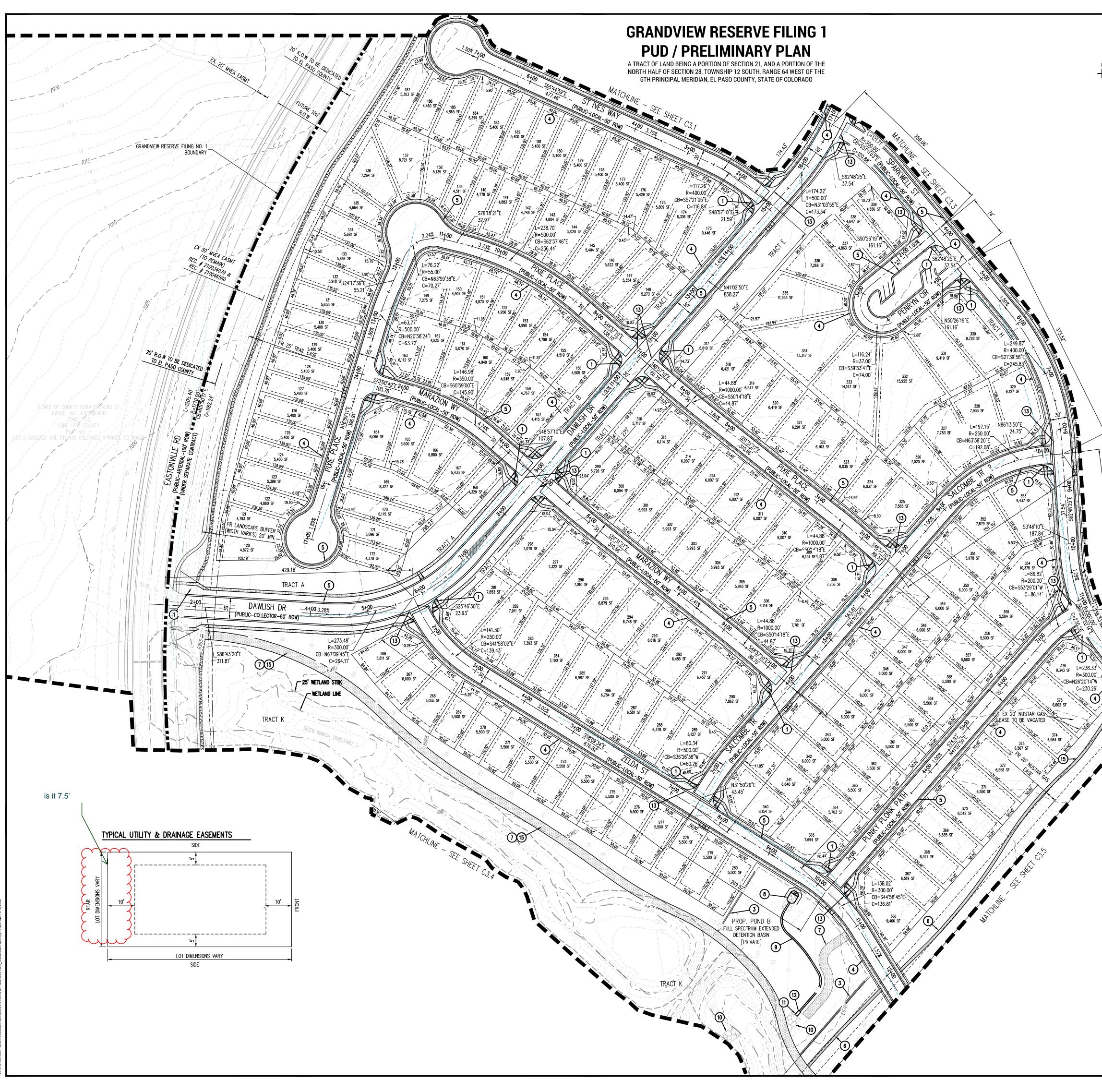
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PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1		EASTONVILLE RD EL PASO COUNTY, PEYTON, CO 80831
# Date 	Issue / Description	Init.
·		
- - - - -		
Project No:		HRG000001
Project No: Drawn By: Checked By:		CMWJ

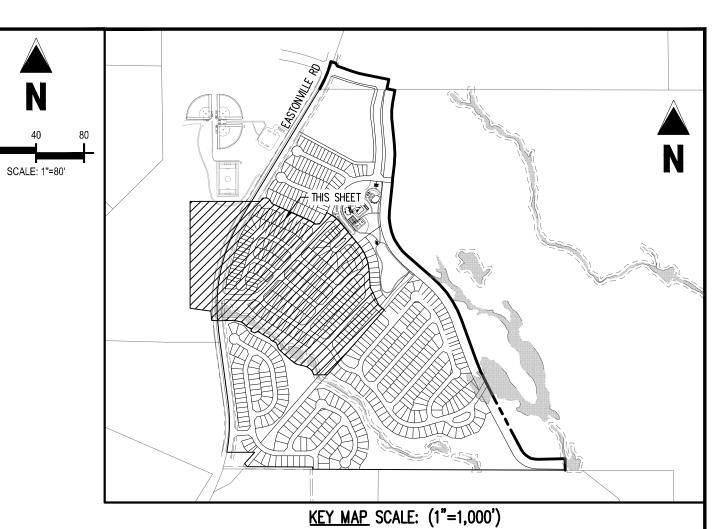
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Sheet 7 of 23





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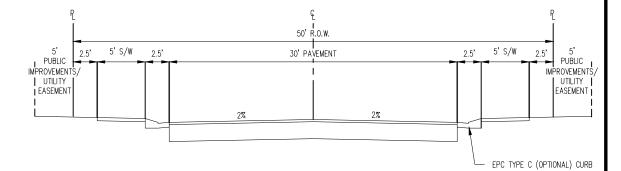


LEGEND

EGEND			
			EXISTING PROPERTY LINE
			GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
			EXISTING BUFFER
			SECTION LINE
— X — —	—X——	_×	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
	4 4		PROPOSED ROADWAY AND STOP SIGN
	Set 1		PROPOSED PEDESTRIAN RAMP
+ + +	+ + -	+ + +	EXISTING WETLANDS
		· · · —	EXISTING LIMITS OF WETLAND
			EXISTING WETLAND SETBACK
→ ··· → ···-			PROPOSED CENTERLINE OF CHANNEL
			PROPOSED CHANNEL EASEMENT
			PROPOSED SIGHT VISIBILITY
	20202020	202023	PROPOSED RIP RAP
000000000000000000000000000000000000000			PROPOSED MAINTENANCE ACCESS ROAD & TRAIL
			PROPOSED TRAIL

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
- PROPOSED 5' CONCRETE SIDEWALK
- 5 PROPOSED EPC TYPE 'C' MOUNTABLE CURB AND GUTTER
- 6 PROPOSED PEDESTRIAN TRAIL (WIDTH VARIES), 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 (8) PROPOSED FOREBAY (PRIVATE)
- 9 PROPOSED TRICKLE CHANNEL (PRIVATE)
- (10) PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- (1) PROPOSED OUTLET STRUCTURE (PRIVATE)
- (12) PROPOSED MICRO POOL (PRIVATE)
- (13) PROPOSED 6' CONCRETE CROSS PAN
- PROPOSED 5' MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (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
- (16) PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL
- PROPOSED 8' 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

CONSTRUCTION.

CONSTRUCTION.



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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

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

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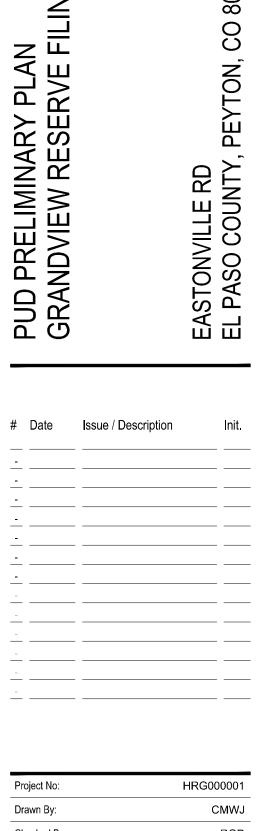
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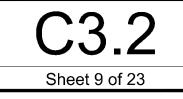
 Project No.
 HRG000001

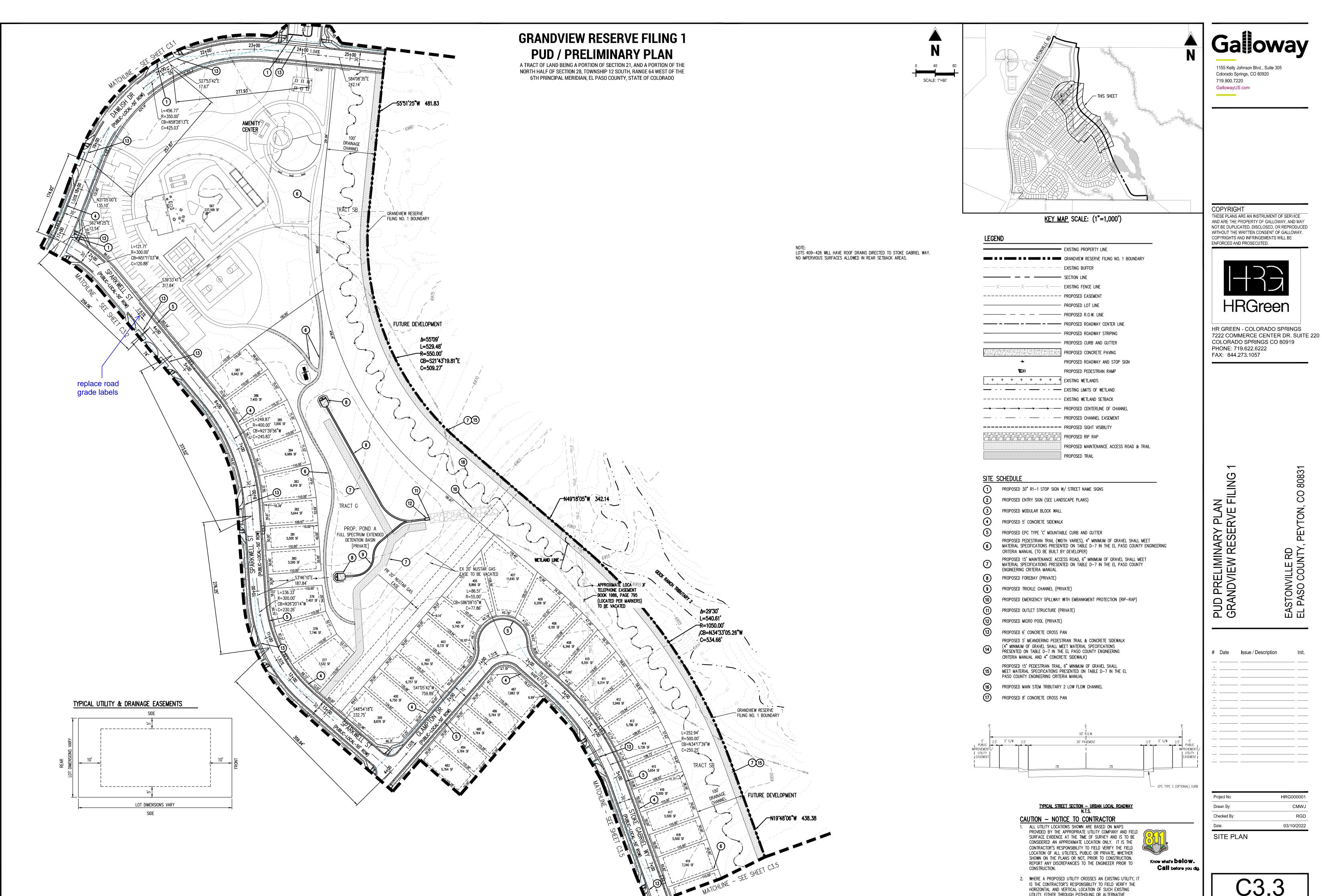
 Drawn By:
 CMWJ

 Checked By:
 RGD

 Date:
 03/10/2022

 SITE PLAN

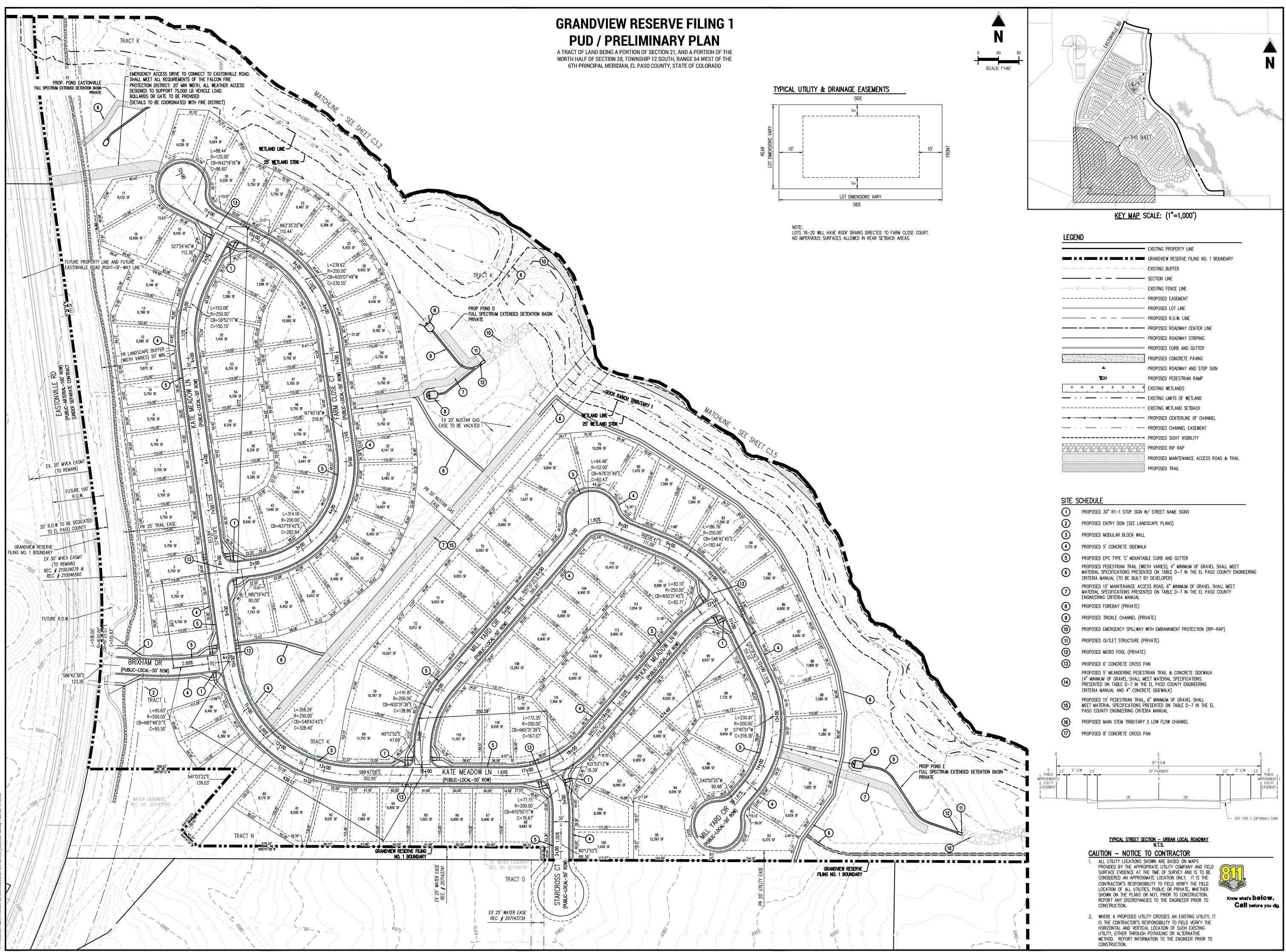




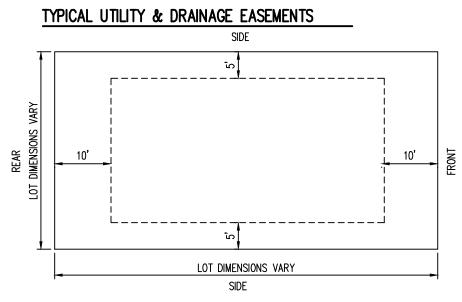
CAL	STREET	SECTION	_	URBAN	LOCAL	ROADWAY	
		N.	T.S	S.			

UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Sheet 10 of 23







LEGEND	
	EXISTING PROPERTY LINE
	GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
	EXISTING BUFFER
	SECTION LINE
XXX	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 WETLANDS
· · · · · · ·	EXISTING LIMITS OF WETLAND
	EXISTING WETLAND SETBACK
→···→··→··	PROPOSED CENTERLINE OF CHANNEL
· · · · · · ·	PROPOSED CHANNEL EASEMENT
	PROPOSED SIGHT VISIBILITY
	PROPOSED RIP RAP
	PROPOSED MAINTENANCE ACCESS ROAD & TRAIL

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

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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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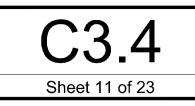
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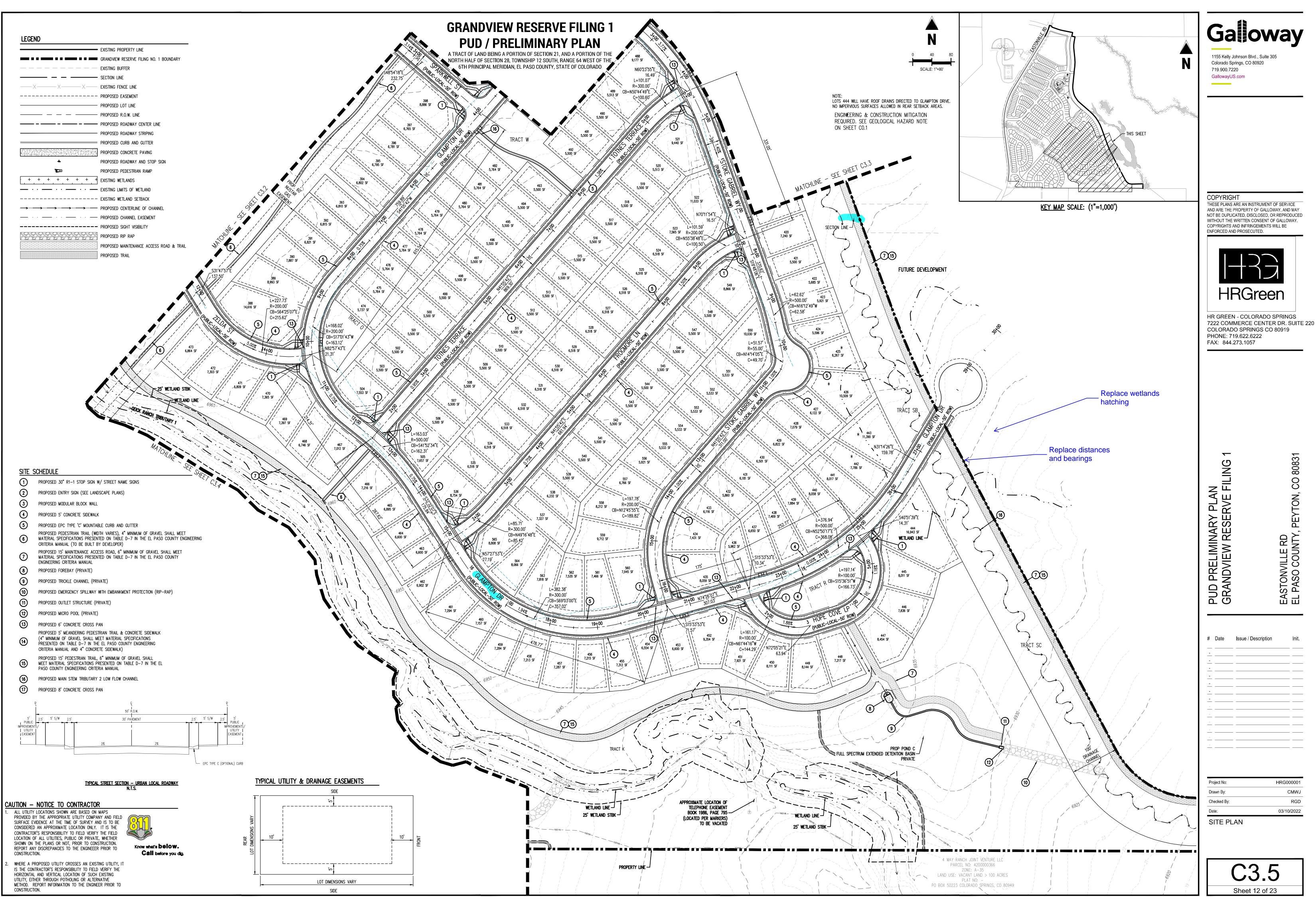
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PUD PRELIMINARY GRANDVIEW RESE		EASTONVILLE RD EL PASO COUNTY, PEY	
# Date	Issue / Description	Init.	
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Project No:		HRG000001	
Drawn By:		CMWJ	
Checked By:		RGD	
Date:		03/10/2022	

SITE PLAN





GRAND

A PORTION OF THE SOUT

TOWNSHIP 12

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 PFRMIT
- 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.





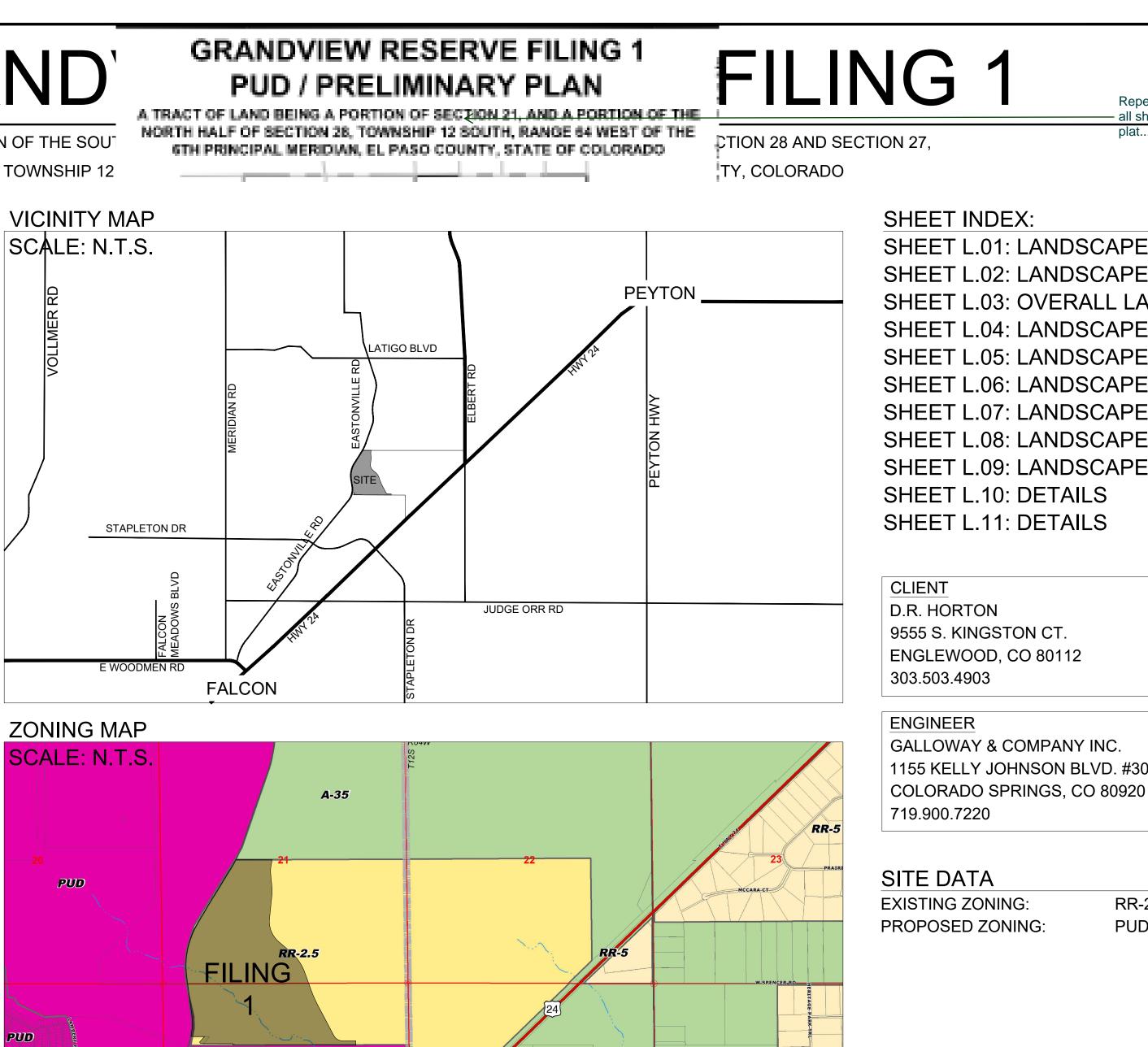




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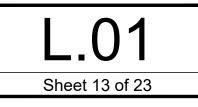
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Repeat comment title all sheets; this is nota plat		Gailoway 1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920 719.900.7220
		GallowayUS.com
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LANDSCAPE COVER	SHEET	
OVERALL LANDSCAP	E PLAN	
LANDSCAPE PLAN EN	NLARGEMENT	
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DETAILS		
	LANDSCAPE ARCHITECT	HRGreen
ON CT.	HR GREEN INC. 5619 DTC PARKWAY #1150	
O 80112	GREENWOOD VILLAGE, CO 80111 720.602.4999	HR GREEN - COLORADO SPRINGS 7222 COMMERCE CENTER DR. SUITE 220 COLORADO SPRINGS CO 80919 PHONE: 719.622.6222 FAX: 844.273.1057
OMPANY INC.		
INSON BLVD. #305		
RINGS CO 80920		

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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:		20	01662
Drawn By:			MJ
Checked By: Date:		5/1	PS/KH 0/2022
Cover S	heet	1 \C	UIZUZZ



GRANDVIEW RESERVE FILING 1

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

PLANT SCHEDULE

	DECIDUOUS TREES	KEY	HEIGHT	WIDTH	SIZE	COND
- the	ACER GLABRUM ROCKY MOUNTAIN MAPLE	AG	20'	15'	2"	B&B
	CELTIS OCCIDENTALIS HACKBERRY	CO	45'	45'	2.5"	B&B
A Ser	TILIA AMERICANA REDMOND AMERICAN LINDEN	TA	50'	40'	2.5"	B&B
	GLEDITSIA TRIANCANTHOS 'SKYLINE' SKYLINE HONEYLOCUST	GT	40'	30'	2'	B&B
	EVERGREEN TREES	KEY	HEIGHT	WIDTH	SIZE	COND
N.A.A.	JUNIPERUS SCOPULORUM 'MOONGLOW' MOONGLOW UPRIGHT JUNIPER	JS	15'	8'	#7	CONT
AN AN	_ PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS LIMBER PINE	PF	25'	15'	6'	B&B
	PINUS NIGRA AUSTRIAN PINE	PN	50'	25'	8'	B&B
- agginting	PICEA PUNGENS 'BAKERI' BAKERI BLUE SPRUCE	PP	30'	12'	6'	B&B
	ORNAMETAL TREES	KEY	HEIGHT	WIDTH	SIZE	COND
	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	MP	20'	20'	2"	B&B
$\langle \rangle \rangle$	PRUNUS MAACKII 'CANADA RED' CANADA RED CHOKECHERRY	PM	25'	20'	2"	B&B
	ROBINIA PSEUDOACACIA 'PURPLE ROBE' PURPLE ROBE LOCUST	RP	40'	30'	2.5"	B&B
	SHRUBS	KEY	HEIGHT	WIDTH	SIZE	COND
	BERBERIS THUNBERGII 'CONCORDE' CONCORDE JAPANESE BARBERRY	BT	2'	3'		COND
	BUXUS 'GREEN VELVET' GREEN VELVET BOXWOOD	BG	ے 4'	3 4'		CONT
	CORNUS SERICEA 'ISANTI' ISANTI REDOSIER DOGWOOD	CS	4 5'	4 6'		CONT
	EUONYMUS ALATA 'COMPACT' DWARF BURNING BUSH	EA	5 5'	0 5'		CONT
	EUONYMUS KIAUTSCHOVICUS MANHATTAN EUONYMUS	EK	5 4'	5 4'		CONT
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	JH	4 1'	4 8'		CONT
	MOHONIA REPENS CREEPING OREGON GRAPE HOLLY	MR	1.5'	3'		CONT
	PEROVSKIA ATRIPLICIFOLIAQ RUSSIAN SAGE	RS	4'	3 4'		CONT
	PRUNUS X CISTENA PURPLELEAF SAND CHERRY	PC	6'	6'		CONT
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	RA	6 4'	3'		CONT
	SPIRAEA JAPONICA 'FROEBELII' FROEBEL SPRIREA	SJ	4'	4'		CONT
	SYRINGA PATULA 'MISS KIM' MISS KIM LILAC	SM	5'	5'		CONT
	GRASSES	KEY	HEIGHT	WIDTH	917E	COND
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	CA	5'			CONT
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' SAPPHIRE BLUE OAT GRASS	HS			1 GAL	
	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	PV	2 4'	1.5' 1.5'		CONT
	PERENNIALS	KEY	HEIGHT			
	ASTER ALPINUS ALPINE ASTER	AA		1.5'		CONT
	ASTILBE CHINENSIS 'WHITE' FALSE SPIREA	AC	2'	2'		CONT
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILIY	HD	1'	1'		CONT
	HEUCHERA X BRIZOIDES 'FIREFLY' CORAL BELL FIREFLY	HB	1.5'	1.5'		CONT
	HOSTA 'ROYAL STANDARD' ROYAL STANDARD HOSTA	HR	2'	3'		CONT
	LEUCANTHEMUM X SUPERBUM 'BECKY' SHASTA DAISY	LS	2.5'	2'		CONT
	LUPINUS ARGENTEUS LUPINE	LA	2'	2'		CONT
			())	1 6'	1 () \	CONT
	PENSTEMON BARBATUS BEARDLIP PENSTEMON	PB	3'	1.5'		
	PENSTEMON BARBATUS BEARDLIP PENSTEMON SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SALVIA SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	PB SS SA	3 1.5' 2'	1.5' 1.5' 1.5'	1 GAL	CONT

DEVELOPMENT PLAN DATA

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EASTONVILLE RD.	REX RD.	EAST PROPERTY LINE	SOUTH PROPERTY LINE	IVYBRIDGE BLVD.	INSTITUTIONAL BOUNDARY
WEST	NORTH	EAST	SOUTH	N/A	N/A
NO	NO	NO	NO	NO	YES
ARTERIAL	COLLECTOR	N/A	N/A	COLLECTOR	N/A
25' / 25'	10' / 10'	N/A	N/A	10' / 10'	15' / 30'
4044'	537'	N/A	N/A	914'	843'
1 TREE / 20'	1 TREE / 30'	N/A	N/A	1 TREE / 30'	1 TREE / 30'
202 / 202	18 / 18	N/A	N/A	30 / 30	28 / 28
0 / 0	0 / 0	0 / 0	0 / 0	0/0	0/0
0/0	0 / 0	0 / 0	0/0	0/0	0 / 0
ER	RR	EP	SP	RV	IB
75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%
PP					
	WEST NO ARTERIAL 25' / 25' 4044' 1 TREE / 20' 202 / 202 0 / 0 0 / 0 ER 75% / 75%	WEST NORTH NO NO ARTERIAL COLLECTOR 25' / 25' 10' / 10' 4044' 537' 1 TREE / 20' 1 TREE / 30' 202 / 202 18 / 18 0 / 0 0 / 0 ER RR 75% / 75% 75% / 75%	WEST NORTH EAST NO NO NO ARTERIAL COLLECTOR N/A 25' / 25' 10' / 10' N/A 4044' 537' N/A 1 TREE / 20' 1 TREE / 30' N/A 202 / 202 18 / 18 N/A 0 / 0 0 / 0 0 / 0 0 / 0 RR EP 75% / 75% 75% / 75% 75% / 75%	WEST NORTH EAST SOUTH NO NO NO NO ARTERIAL COLLECTOR N/A N/A 25'/25' 10'/10' N/A N/A 4044' 537' N/A N/A 1 TREE/20' 1 TREE/30' N/A N/A 202/202 18/18 N/A N/A 0/0 0/0 0/0 0/0 0/0 FR RR EP SP SP 75%/75% 75%/75% 75%/75% 75%/75% 75%/75%	WEST NORTH EAST SOUTH N/A NO NO NO NO NO ARTERIAL COLLECTOR N/A N/A COLLECTOR 25'/25' 10'/10' N/A N/A 10'/10' 4044' 537' N/A N/A 914' 1 TREE/20' 1 TREE/30' N/A N/A 914' 202/202 18/18 N/A N/A 30/30 0/0 0/0 0/0 0/0 0/0 0/0 1 TREE / 20' 18/18 N/A N/A 30/30 30/30 1 TREE / 20' 18/18 N/A 0/0 0/0 0/0 0/0 0/0 0/0 30/30 30/30 1 TREE / 30' 0/0 0/0 0/0 0/0 0/0 0/0 30/30 30/30 1 TREE / 30' 0/0 0/0 0/0 0/0 0/0 0/0 30/30 1 FR RR EP SP RV S%/75%<

GROUND COVER LEGEND/QUANTIES			
SYMBOL	DESCRIPTION	QUANTITY	UNITS
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	63,478	SQ. FT.
	NATIVE SEED A IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	2.9	ACRES
	NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	23.7	ACRES
	PARK SEED IRRIGATED LAWN SEED; TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TURF GRASS	3.9	ACRES
	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	4.7	ACRES
-	IGS SHALL BE LESS THAN 3.5' AND M IT VISIBILITY TRIANGLES EXIST.	ORE THAN 8' CANG	OPY

TREE LEGEND			
SYMBOL	DESCRIPTION	QTY.	
	DECIDUOUS SHADE TREE	253	
And when the second second	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 DROPSEED, SAND 1%

SEEDING RATE: 42 LBS PLS/ACRE

DETENTION SEEDING

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

SEEDING RATE: 19.3 LBS PLS/ACRE



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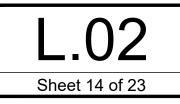
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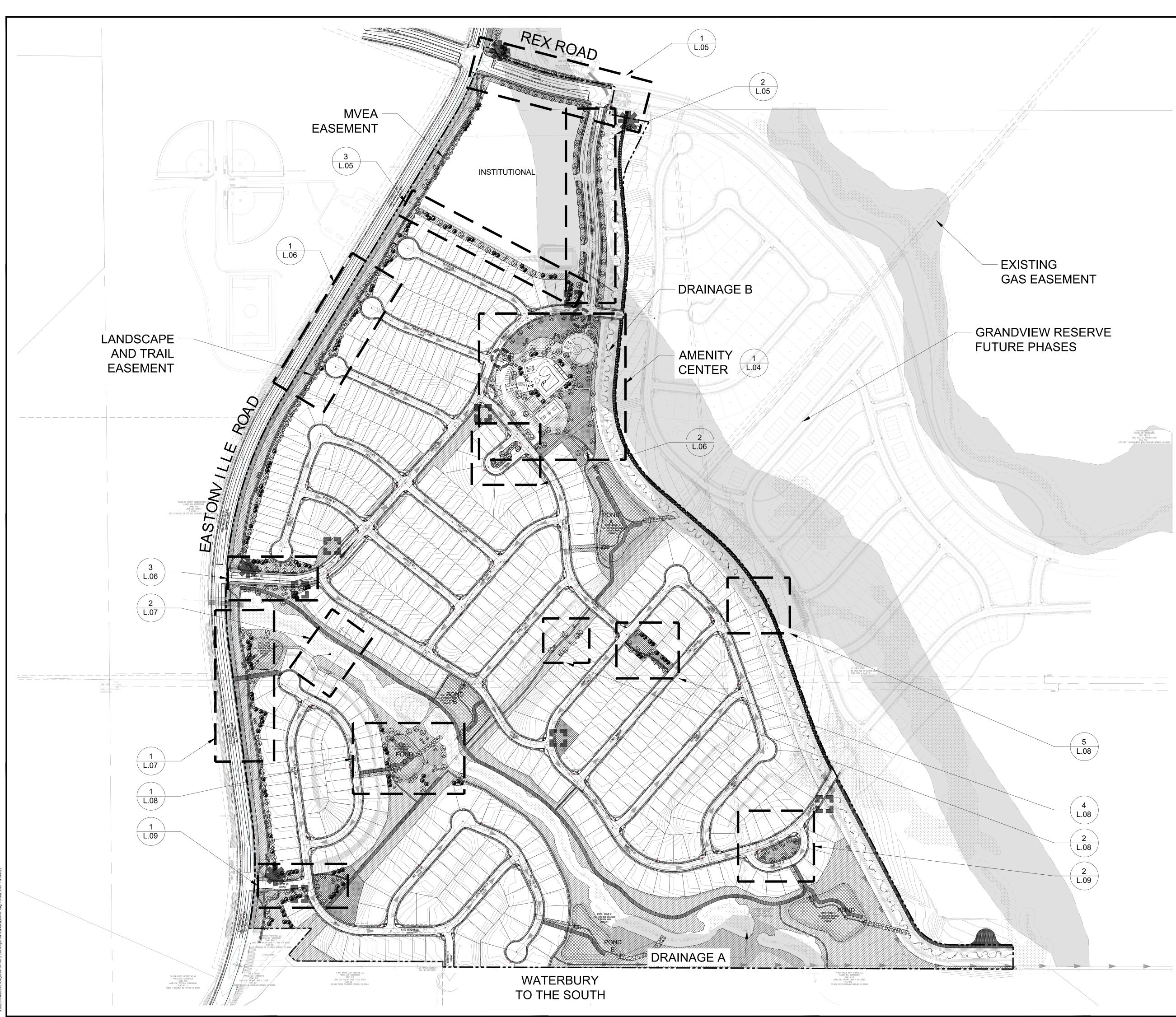


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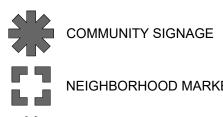
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Project No:		201662
Drawn By: Checked By:		MJ PS/KH
Date:		5/10/2022

Landscape Notes





SIGNAGE AND MARKER LEGEND



NEIGHBORHOOD MARKER

AMENITY CENTER MARKER

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

GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	
	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.	
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	PARK SEED IRRIGATED LAWN SEED; TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI 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
And when the second second	EVERGREEN TREE
	ORNAMENTAL TREE



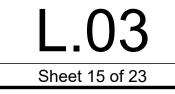
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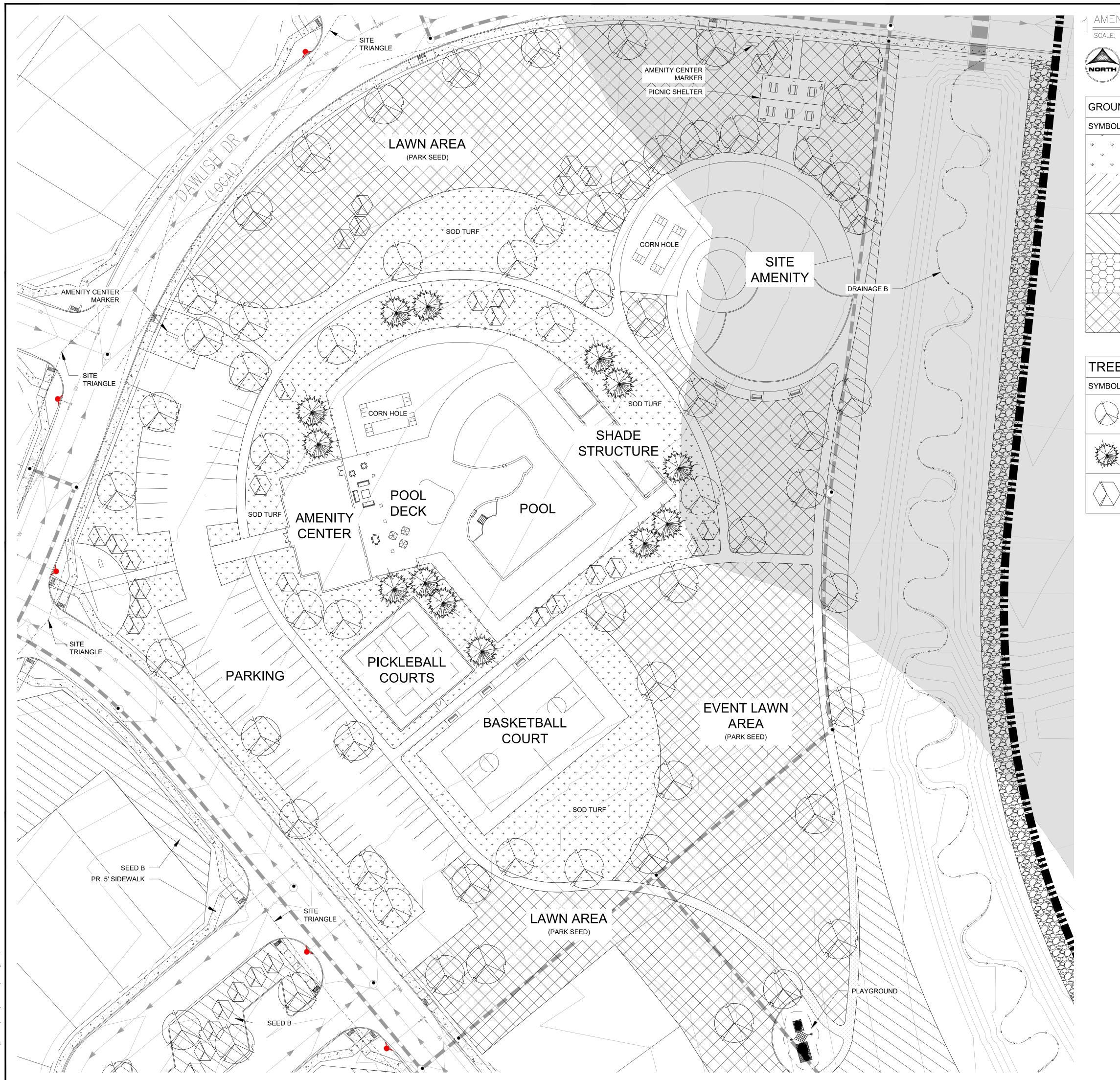
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SCALE: 1" = 30'



GROUND COVER LEGEND

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TREE LEGEND

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	DECIDUOUS SHADE TREE
A LANDA	EVERGREEN TREE
	ORNAMENTAL TREE



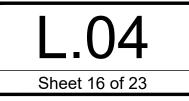
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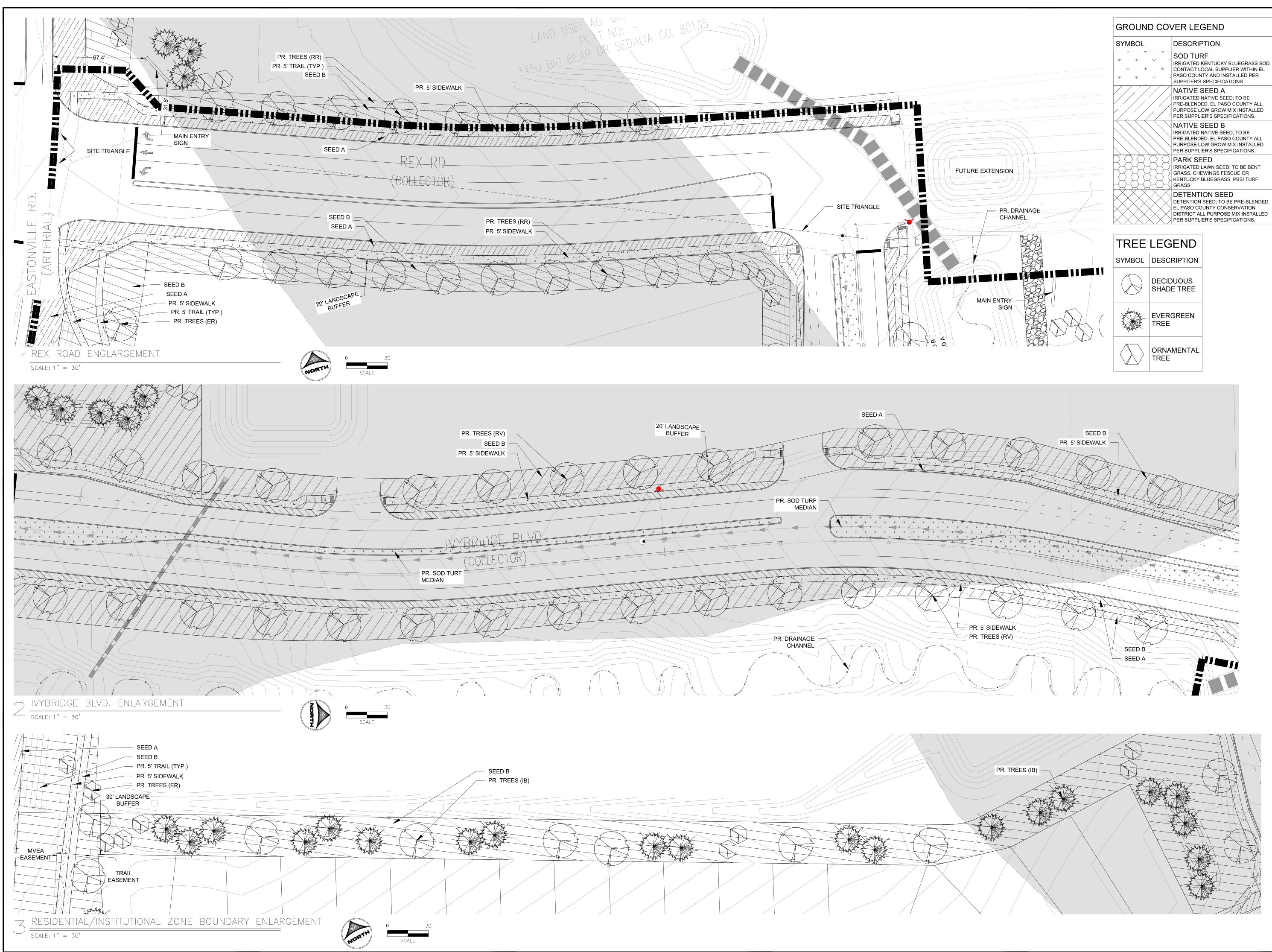
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DISTRICT ALL PURPOSE MIX INSTALLED

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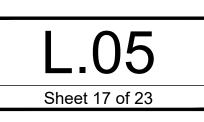


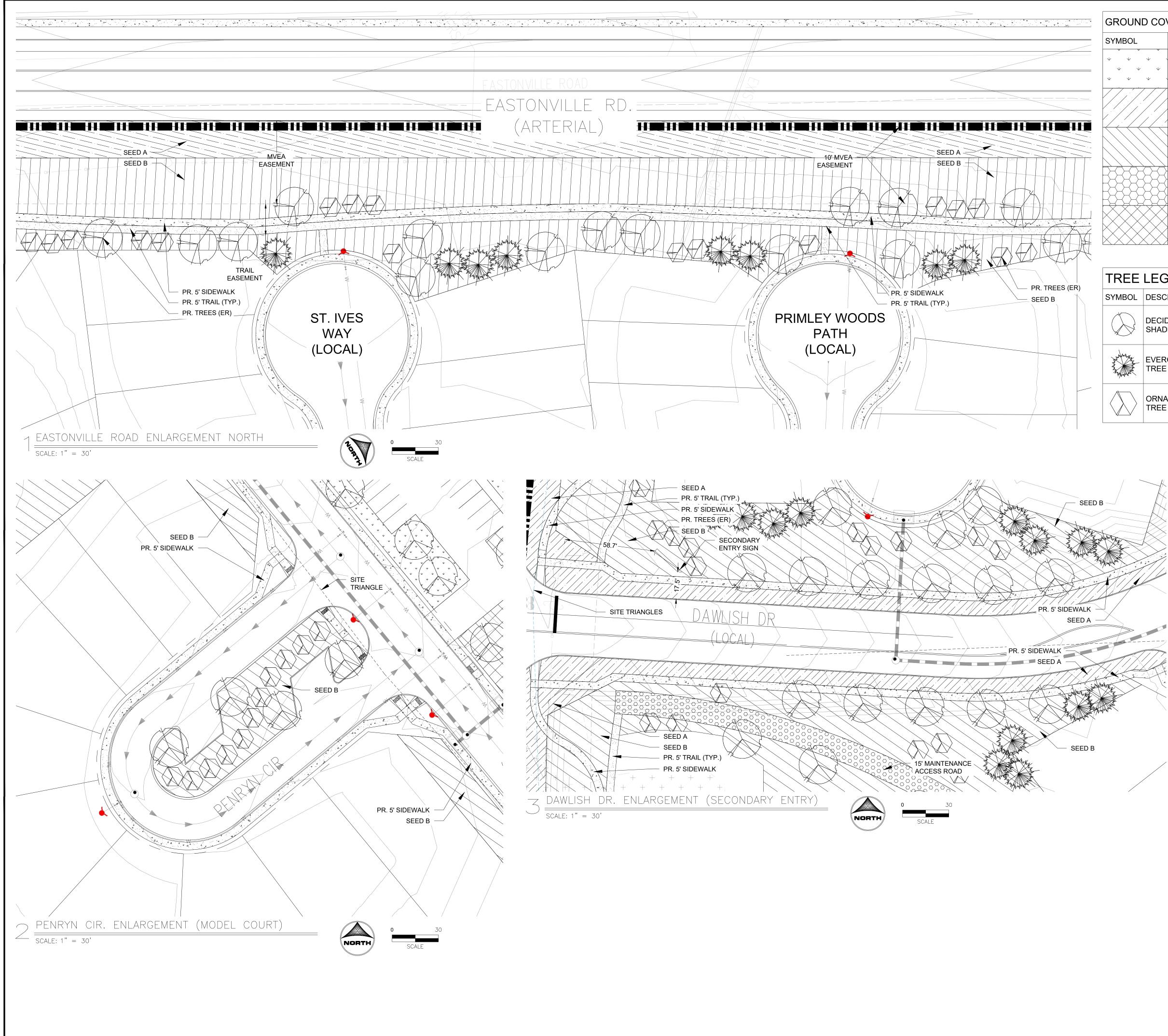
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Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/10/2022

Landscape Plan Enlargement





GROUND COVER LEGEND

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TREE LEGEND			
SYMBOL	DESCRIPTION		
	DECIDUOUS SHADE TREE		
Munder and	EVERGREEN TREE		
	ORNAMENTAL TREE		



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Project No: Drawn By: Checked By:		20	01662 MJ PS/KH





GROUND COVER LEGEND

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TREE	LEGEND
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
Jun Market Market	EVERGREEN TREE
	ORNAMENTAL TREE

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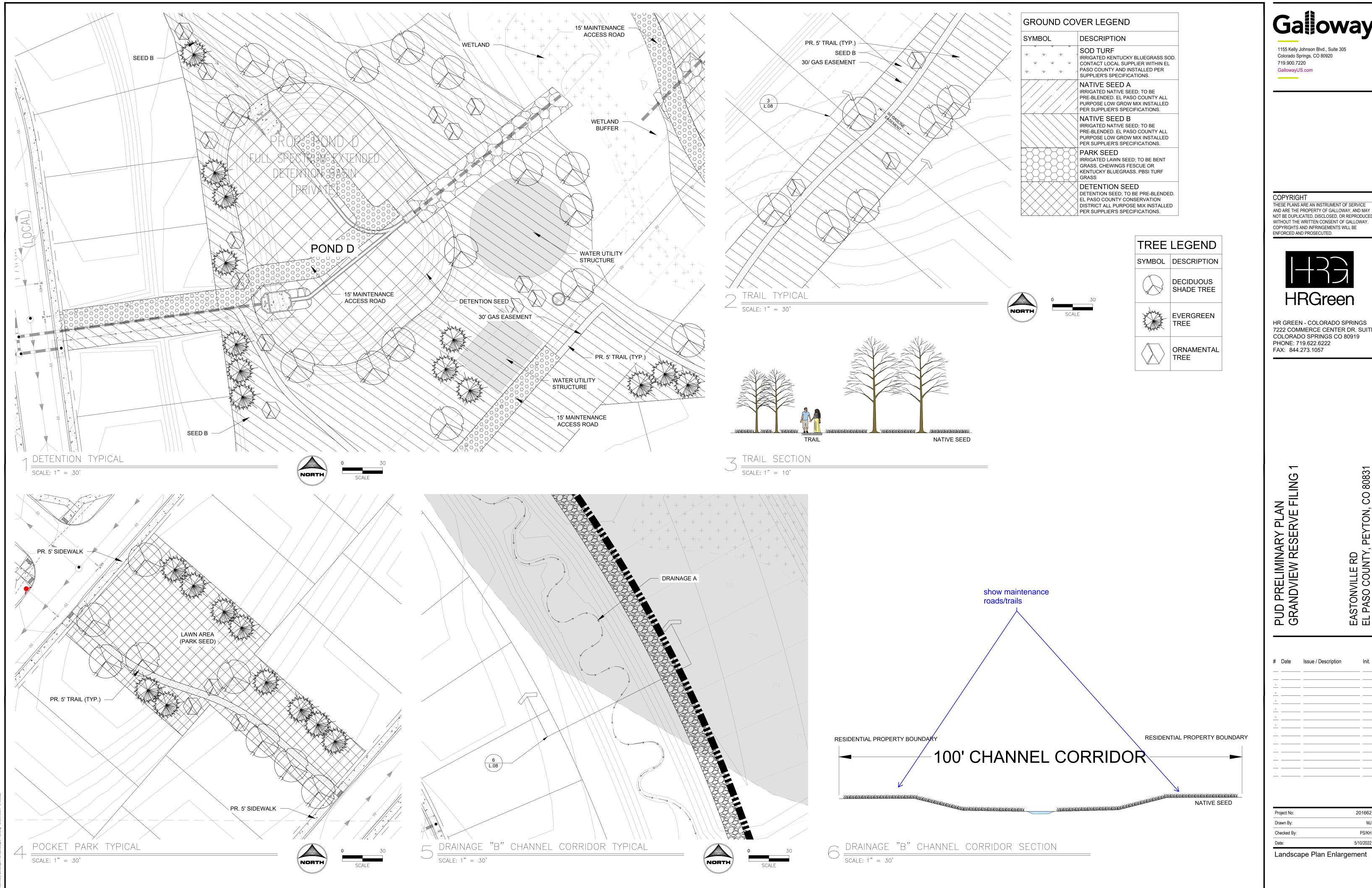


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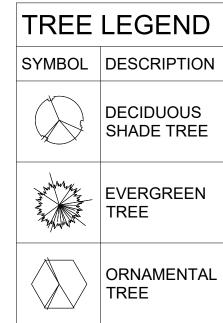
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$\frac{3}{3} \frac{\text{DRAINAGE "A" CHANNEL CORRIDOR SECTION}}{\text{Scale: 1" = 10'}}$



GROUND COVER LEGEND			
SYMBOL	DESCRIPTION		
	SOD TURF IRRIGATED KENTUCKY BLUEGRA CONTACT LOCAL SUPPLIER WITH PASO COUNTY AND INSTALLED F SUPPLIER'S SPECIFICATIONS.		
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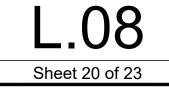
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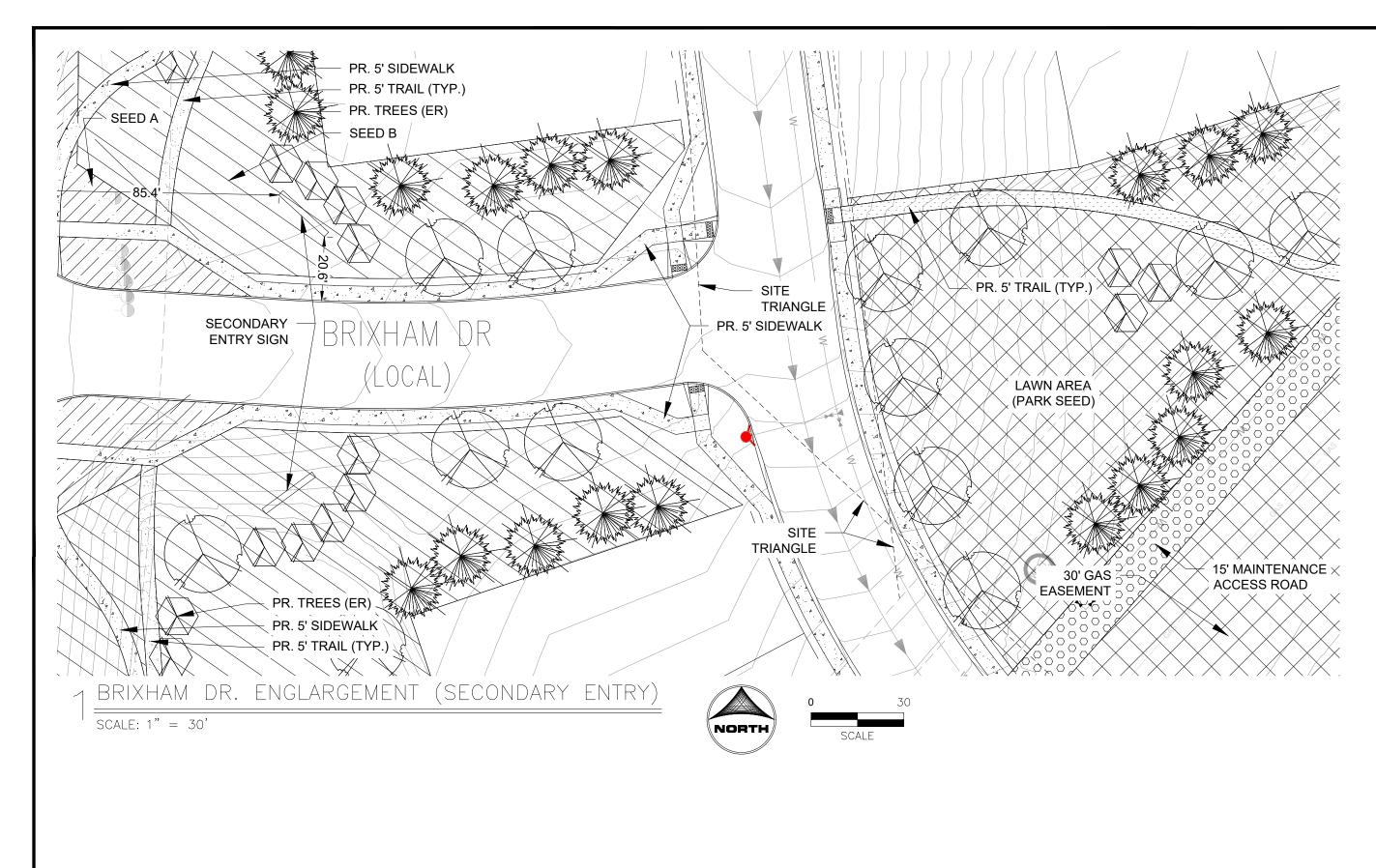


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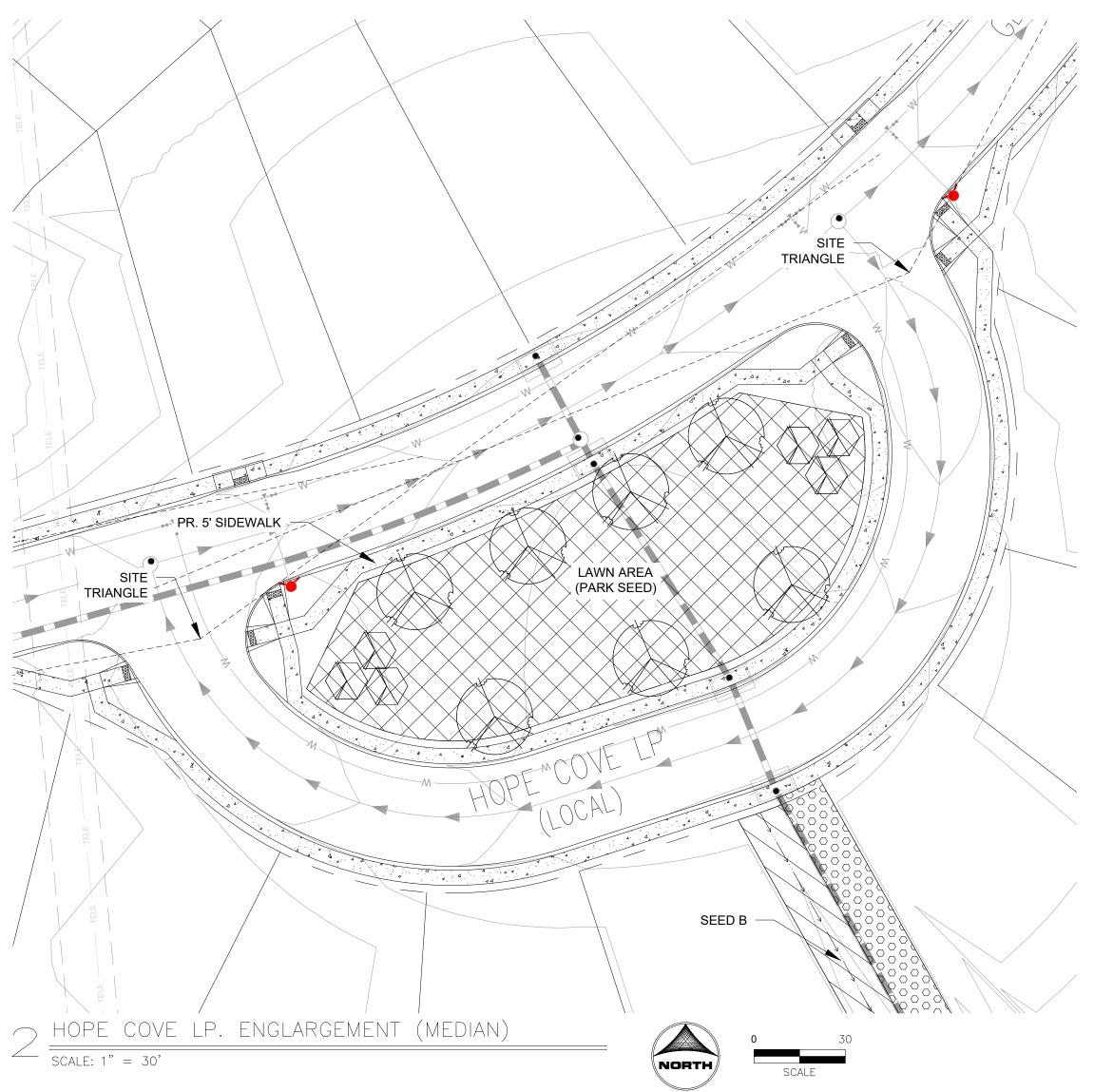
PS/KH

5/10/2022

MJ







GROUND COVER LEGEND			
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TREE LEGEND			
SYMBOL	DESCRIPTION		
	DECIDUOUS SHADE TREE		
And where the second	EVERGREEN TREE		
	ORNAMENTAL TREE		

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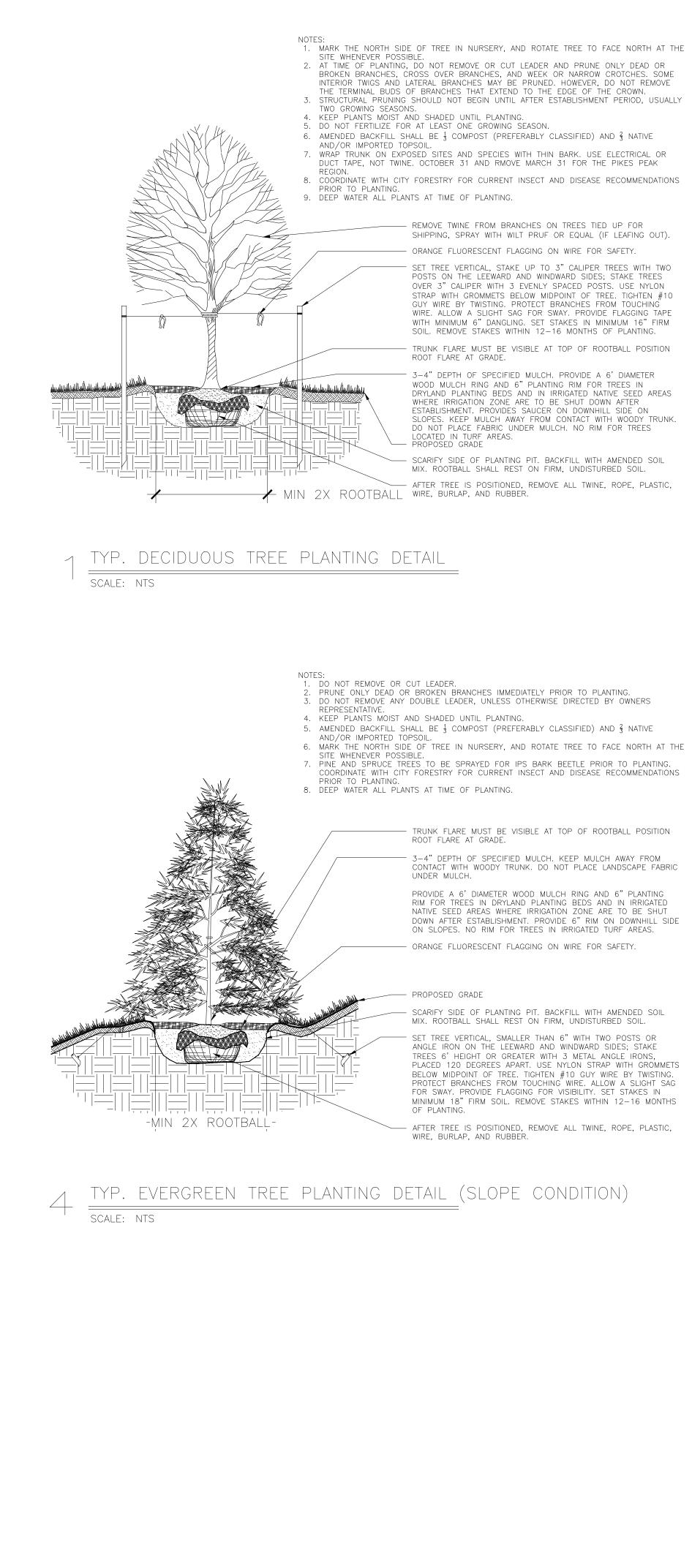
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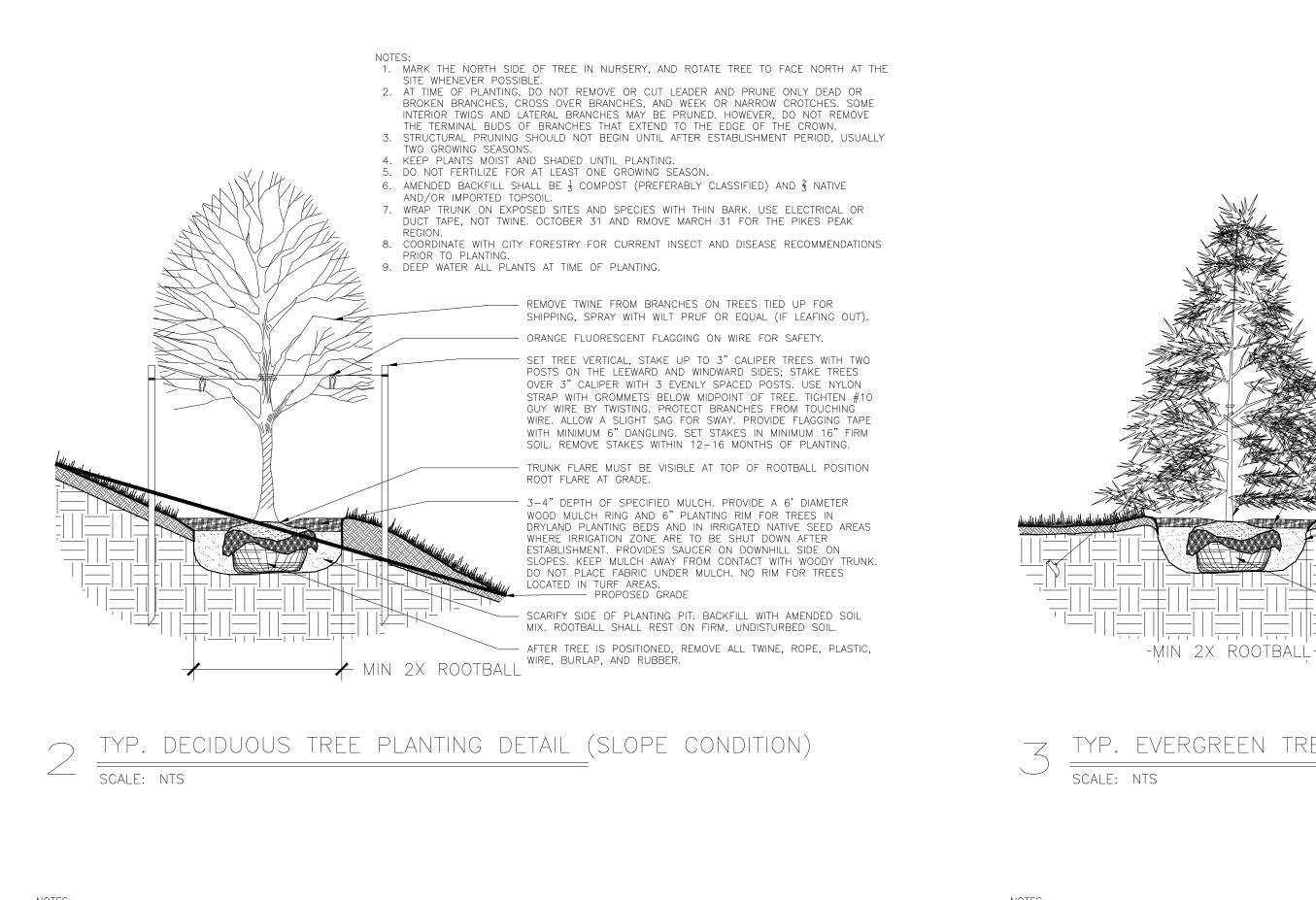
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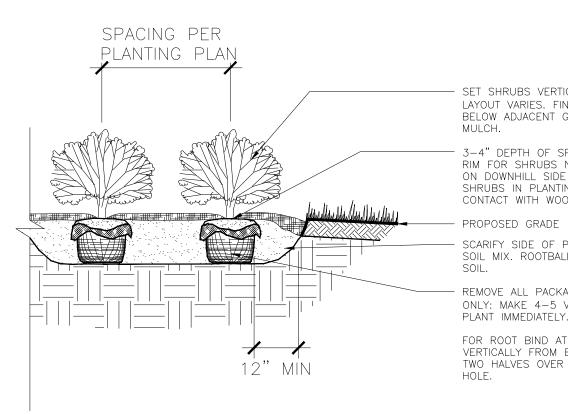
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- 1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON. 4. AMENDED BACKFILL SHALL BE $\frac{1}{3}$ COMPOST (PREFERABLY CLASSIFIED) AND $\frac{2}{3}$ NATIVE
- AND/OR IMPORTED TOPSOIL. 5. ALL SHRUBS IN ROCK AREAS TO RECIEVE SHREDDED MULCH RINGS.
- 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



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.

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.

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

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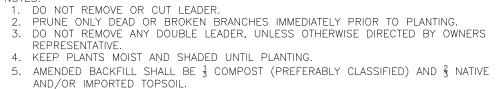
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AND/OR IMPORTED TOPSOIL.

CONTACT WITH WOODY TRUNK.

proposed grade —

MULCH.



6. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE 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.

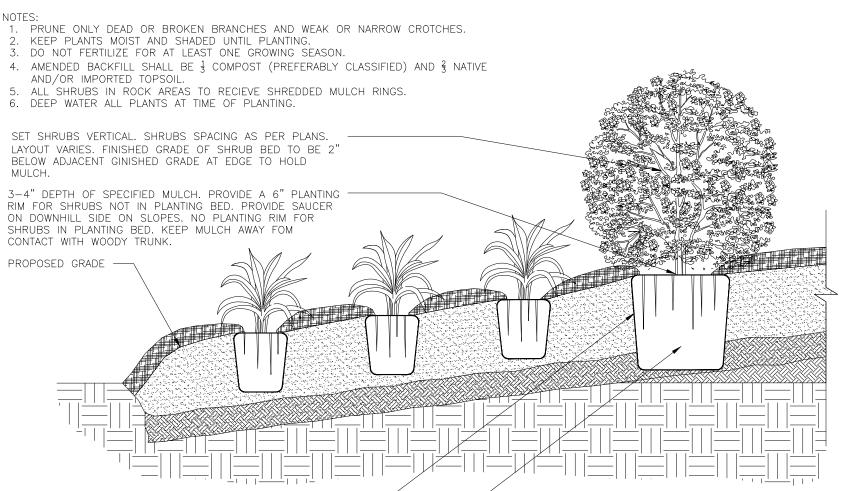
PROVIDE A 6' DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONE ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE 6" RIM ON DOWNHILL SIDE ON SLOPES. NO RIM FOR TREES IN IRRIGATED TURF AREAS. - ORANGE FLUORESCENT FLAGGING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



SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED -----

TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)

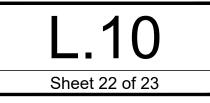


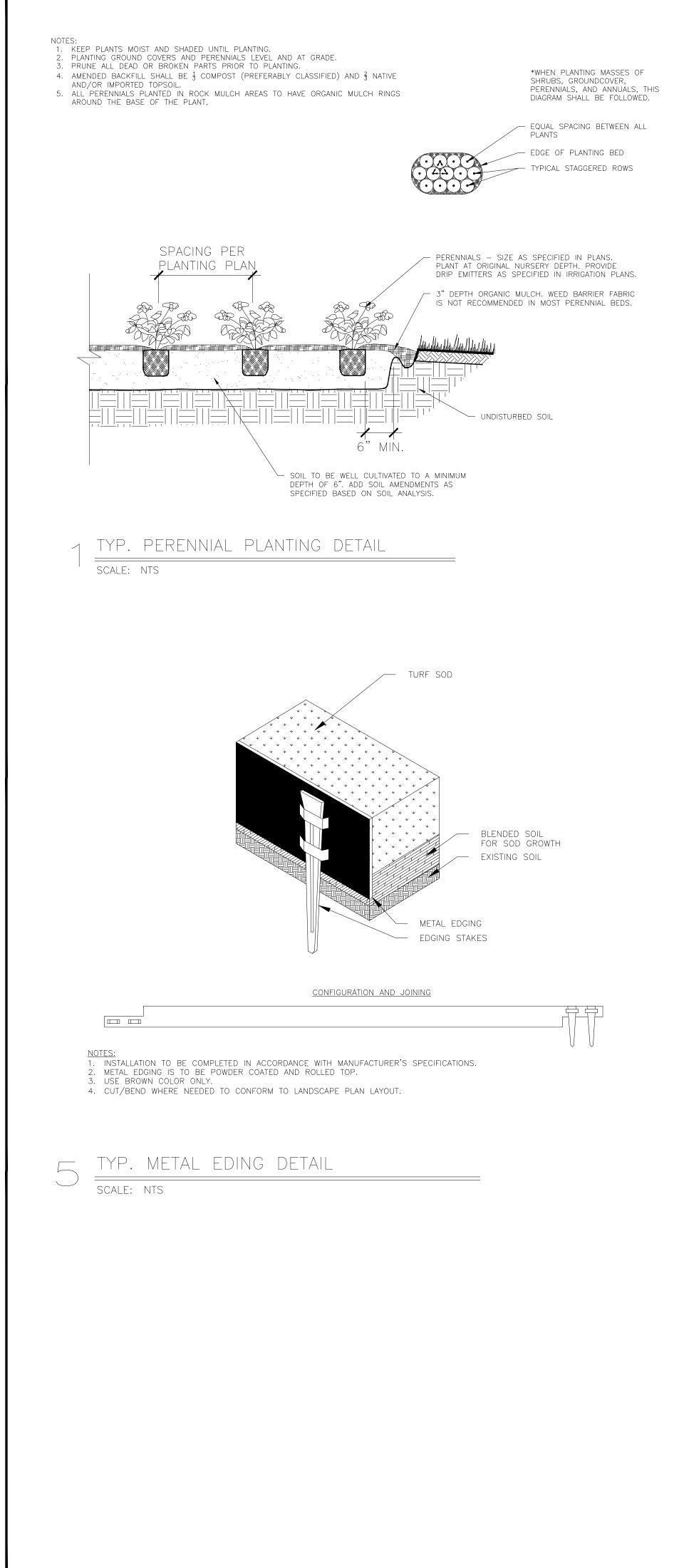
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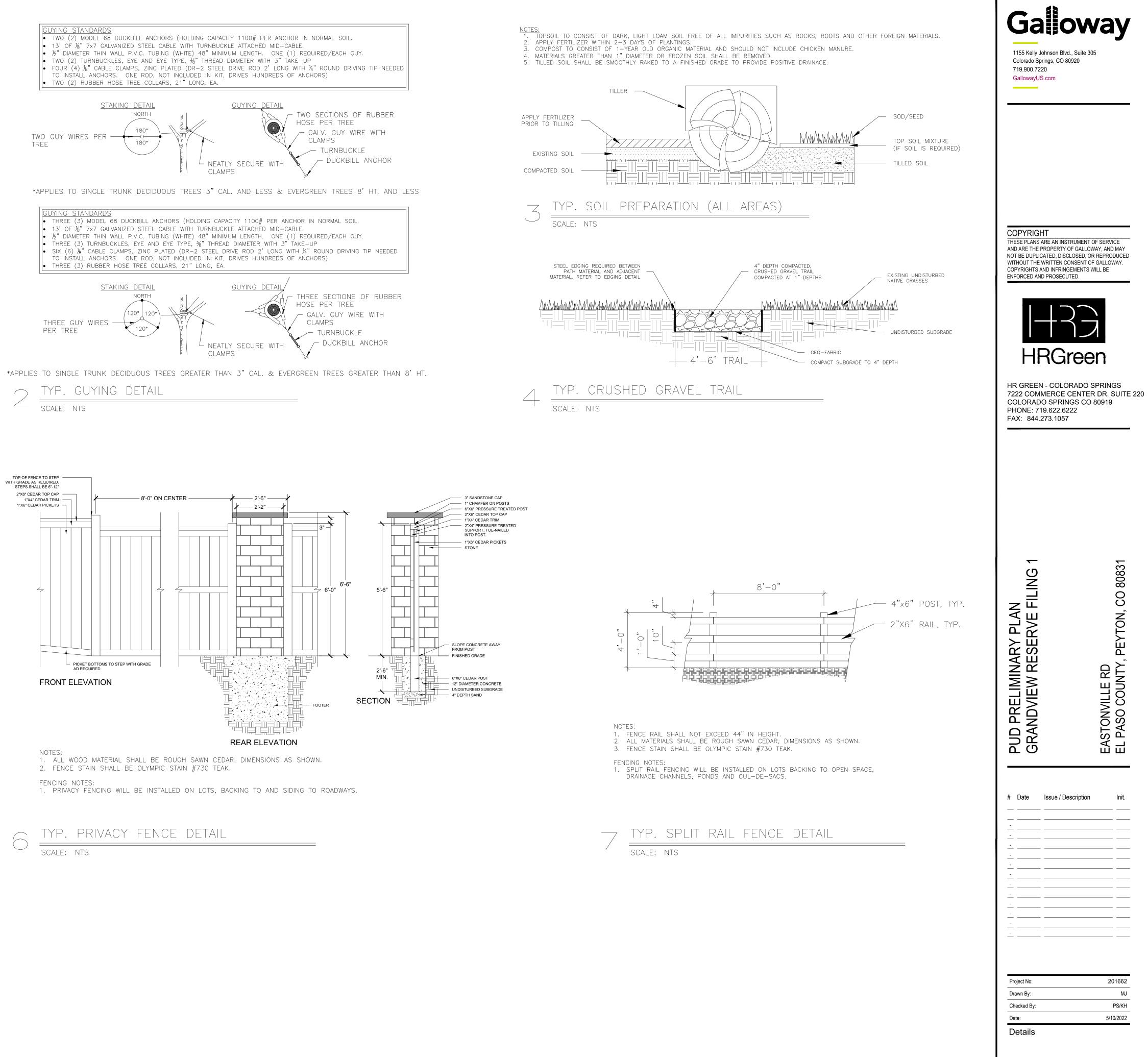
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