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" ALUMINUM 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 STANCE 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
- 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;
- 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
- 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
- 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.
- 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.

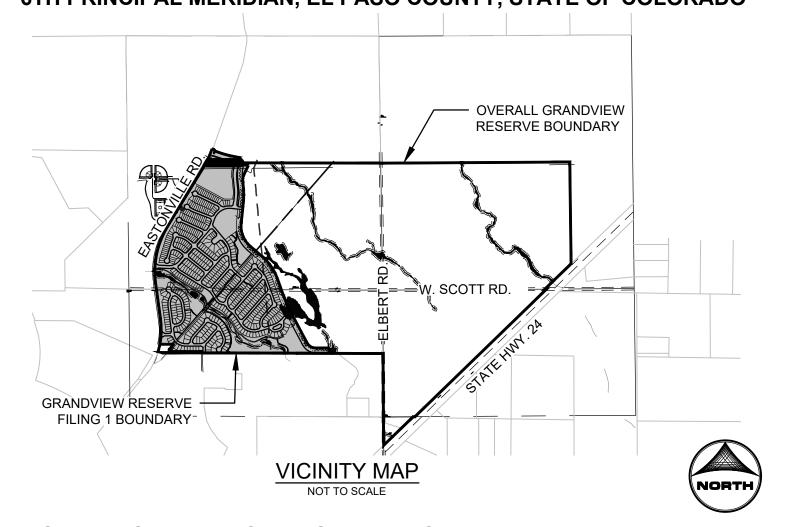
LOTS WHERE GROUNDWATER IS EXPECTED TO BE WITHIN 12 FEET OF THE PROPOSED SURFACE. BASEMENTS ARE CURRENTLY RESTRICTED. IF A GROUNDWATER MONITORING STUDY PERFORMED AT SOME FUTURE DATE INDICATES THE LOT HAS ADEQUATE SEPARATION FROM GROUNDWATER, BASEMENT CONSTRUCTION MAY BE CONSIDERED: LOTS 18-32, 44-54, 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



DEVELOPMENT STANDARDS AND GUIDELINES:

- THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER LISES ALLOWED PER THE DECLARATION OF COVENANTS.
- AND RESTRICTIONS FOR GRANDVIEW RESERVE FILING 1, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES. MINIMUM LOT AREA: a. DWELLING, SINGLE FAMILY: FIVE THOUSAND FIVE HUNDRED SQUARE FEET (5,500SF). (REPER TO TYPICAL LOT LAYOUTS
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM. A
- MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40) SETBACK REQUIREMENTS maybe you meant
- a. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE FIFTEEN FEET (15') TO FACE OF HOUSE 4000 sf? its stated b. SIDE YARD: FIVE FEET (5')
- c. REAR YARD FIFTEEN FEET (15') CORNER YARD (NON-DRIVEWAY SIDE): TEN PEET (10') e. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')
- two places and its different 8. MINIMUM LOT SIZE = 4,200 SQ.FT.
- **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')

AMENITY CENTER (LOT 567)

NON-RESIDENTIAL (LOT 566):

PARK/OPEN SPACE:

6. 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.

ED PER SKETCH PLAN)

565/189.479 = 2.89

SITE DATA	
EXISTING LAND USE:	AGRICULTURAL
EXISTING ZONING:	RR-2.5
PROPOSED ZONING:	PUD
SITE ACREAGE:	189.479 AC - 100%
PROPOSED NUMBER OF UNITS:	565
PROPOSED NON-RESIDENTIAL LOTS:	2
MAXIMUM GROSS DENSITY:	A.24 BU/AC (ALLO)
PROPOSED GROSS DENSITY:	2.88 DU/AC (PER FI
TOTAL AREAS (SEE LAND USE TABLE)	, Curjui
RESIDENTIAL:	85.094 AC - 45%

GRANDVIEV	V RESERVE	F1 - LAND USE T	ABLE	
LAND USE	AREA (ACRES)	UNITS	NET DENSITY (QU/ACRE)	% OF LANE
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%

189.479

5.455 AC - 3%

55.043 AC - 29%

10.961 AC - 6%

32.926 AC - 17%

ENVIRONMENTAL NOTE:

TOTAL LAND AREA

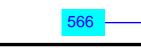
DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS 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



SHEET INDEX CO.1 - COVER SHEET

HRGREEN DEVELOPMENT, LLC 1272 KELLY JOHNSON BLVD., SUITE

ATTN: KEN HUHN CIVIL ENGINEER: GALLOWAY

PH. 303.503.4903 COLORADO SPRINGS, CO 80920 PLANNER/LANDSCAPE ARCHITECT PH. 719.900.7220

CERTIFICATE OF OWNERSHIP

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

OWNER:

DEVELOPER

D.R. HORTON

4 SITE INVESTMENTS, LLC

9555 S. KINGSTON COURT

ENGLEWOOD, CO 80112

CIVIL ENGINEER:

CO.3 - TYPICAL ROAD SECTIONS CO.4 - TYPICAL ROAD SECTIONS 1975 RESEARCH PARKWAY SUITE 230 C1.0 - OVERALL SITE PLAN/ADJACENT PROPERTY OWNERS C2.0 - TRACT PLAN COLORADO SPRINGS, CO 80920 C2.1 - TRACT PLAN - LINE AND CURVE INFORMATION

C3.1 - SITE PLAN C3.2 - SITE PLAN C3.3 - SITE PLAN C3.4 - SITE PLAN C3.5 - SITE PLAN 1155 KELLY JOHNSON BLVD., SUITE

> L.02 - LANDSCAPE NOTES L.O3 - OVERALL LANDSCAPE PLAN L.04 - LANDSCAPE PLAN ENLARGEMENT L.05 - LANDSCAPE PLAN ENLARGEMENT L.06 - LANDSCAPE PLAN ENLARGEMENT L.07 - LANDSCAPE PLAN ENLARGEMENT L.08 - LANDSCAPE PLAN ENLARGEMENT

CO.2 - TYPICAL LOT SECTIONS

L.01 - LANDSCAPE COVER SHEET

L.09 - LANDSCAPE PLAN ENLARGEMENT L.10 - DETAILS L.11 - DETAILS

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

PROPERTY AND DEVELOPMENT.				
THE FORGOING WAS ACKNOWLEDG	GED BY ME THIS	DAY OF	,20	,AD
BY (NAME)	, AS (TITLE)			
OF		, AN AUTHORIZE	D SIGNATORY.	
OWNER OF RECORD; 4 SITE INVEST WITNESS MY HAND AND OFFICIAL S	•			
MY COMMISSION EXPIRES				
NOTARY PUBLIC:				
STATE OF COLORADO)) SS COUNTY OF EL PASO)				
COUNTY APPROVA	<u>L</u>			
ADDDOVAL IS CDANTED THIS	DAYOF		20	A D

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

COUNTY APPROVAL APPROVAL IS GRANTED THIS

CHAIR BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

SURCHARGE

PUBLIC STREETS

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

ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT VIA DEVELOPMENT AGREEMENT, LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT.

REX ROAD AS ILLUSTRATED ON THE DRAWINGS WILL BE A PUBLIC STREET DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED 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 PROJECT.

TRAFFIC IMPACT FEES:

WILL BE GIVEN EASEMENTS AS REQUIRED.

BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS.

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

LANDSCAPE

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. ND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE PASO COUNTY PARKS VIA PARK LAND AGREEMEN 2. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFE 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 EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.

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

1. THE GRANDVIEW RESERVE FILING 1 OVERALL DENSITY 28 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 B RESPONSIBLE FOR TREATMENT

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

PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/ OR AS SHOWN WITHIN THE DETAILS. 8. PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVED BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARK VIA PARK LAND AGREEMENTS.

9. FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE NOT MET WITH LAND DEDICATION. 10. ALL COMMON LANDSCAPE AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.

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:

a. FRONT: TEN FEET (10') Update both portions of note t SIDE: FIVE FEET (5') 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 0&M MANUAL TO BE RECORDED AT 15. STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS

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

16. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.

• 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.



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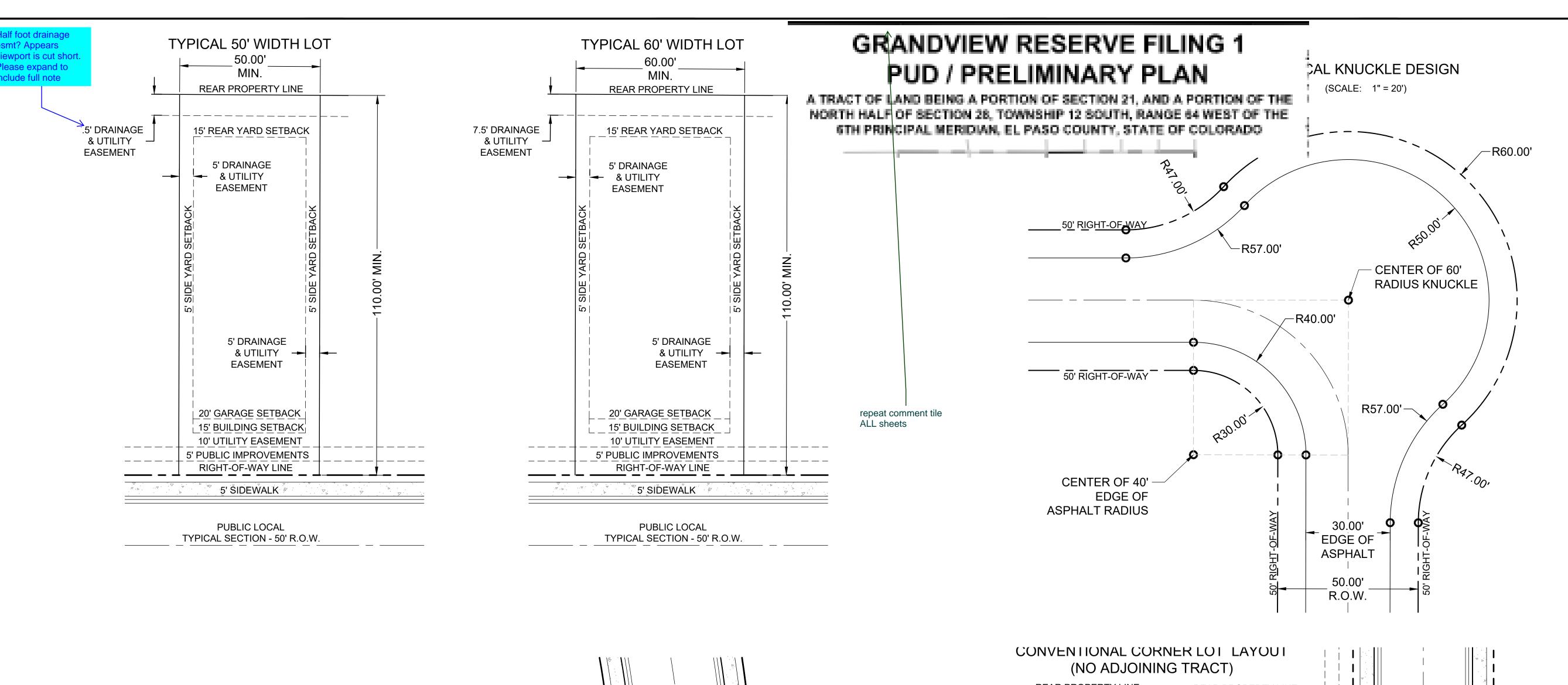
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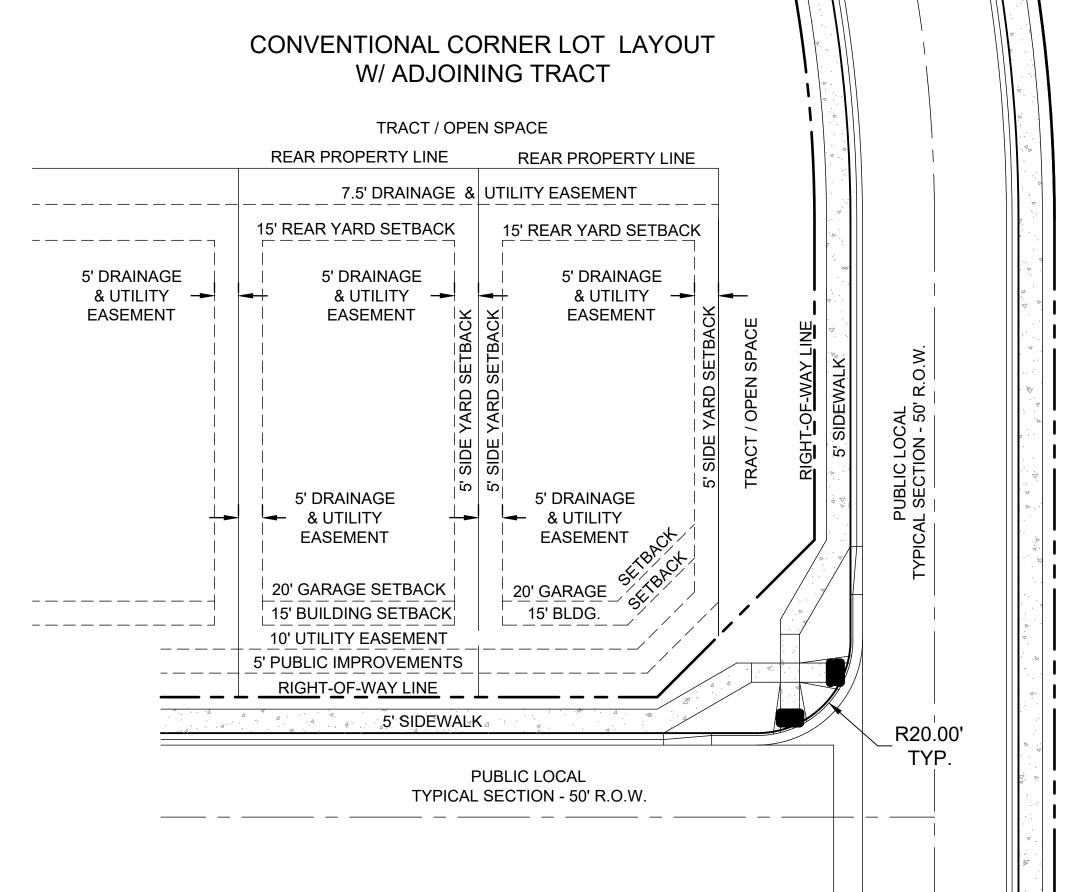


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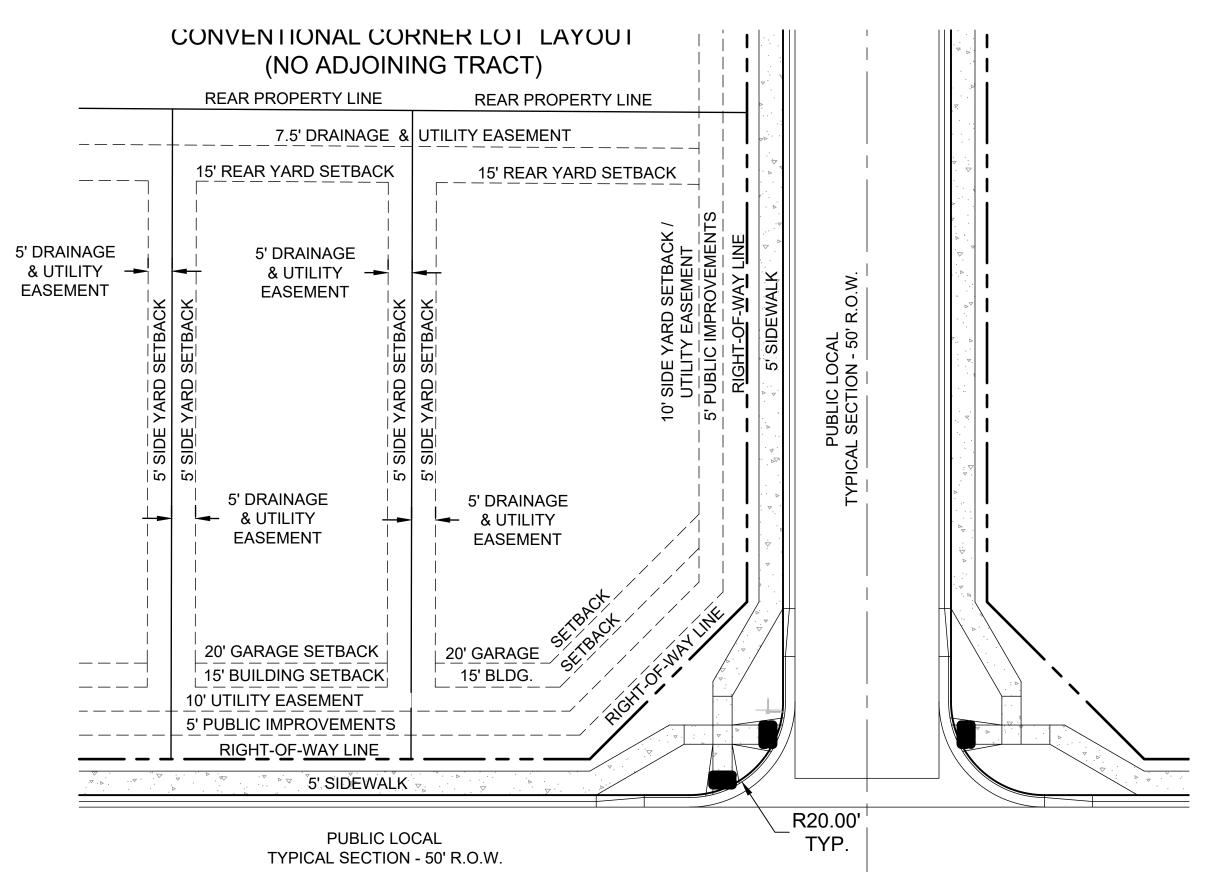
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- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
 THE SIDE SETBACK WILL BE 5' IF A MINIMUM OPEN SPACE TRACT IS PROVIDED OF 10' OR MORE,
- MEASURED FROM RIGHT OF WAY TO LOT LINE
- ON INTERIOR LOTS, SIDE YARD SETBACKS 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.



- 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.

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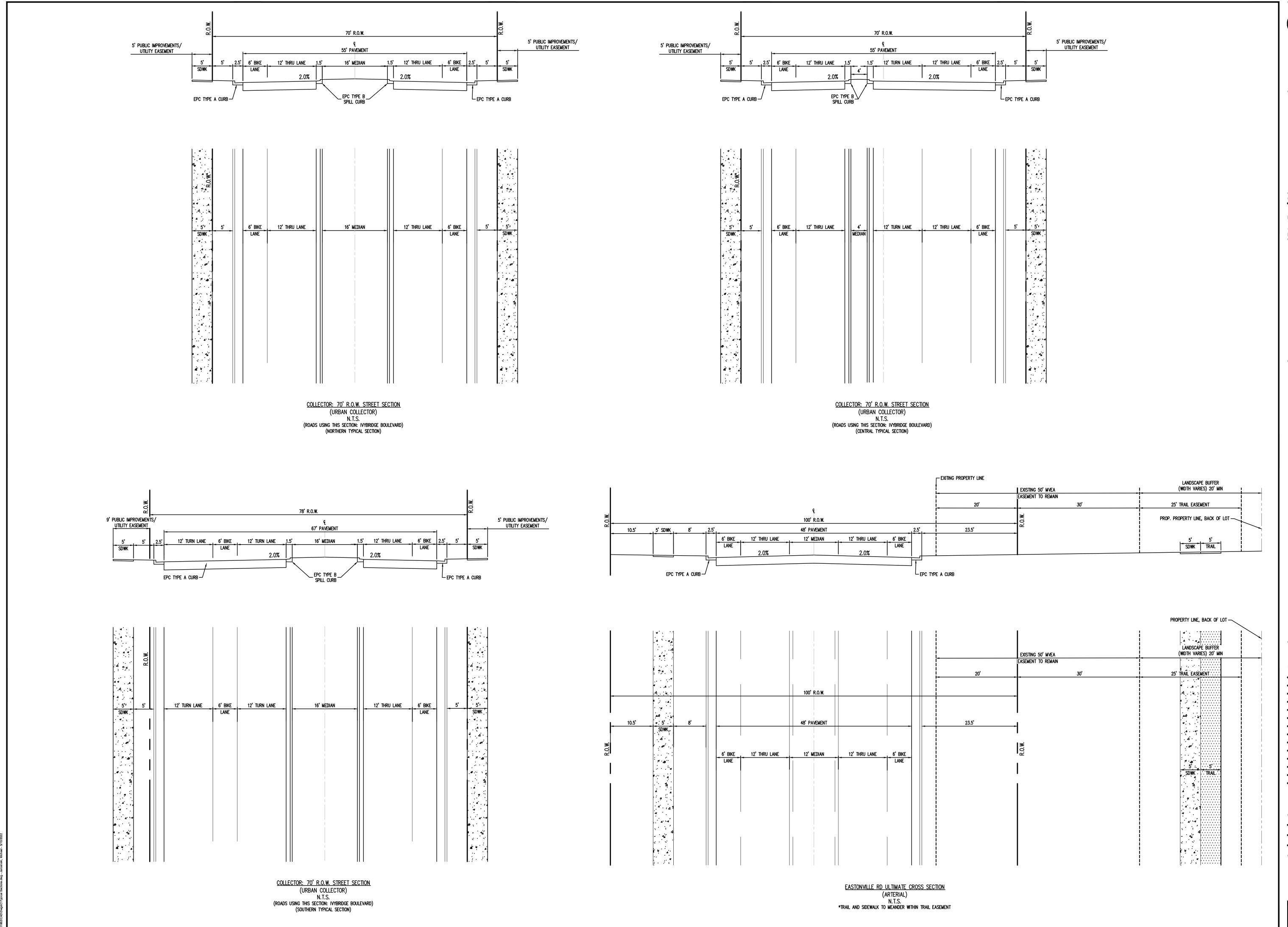
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Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/9/2022

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TVDICAL LOT SECTIONS



TYPICAL BOAD SECTIONS

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PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING

EASTONVILLE RD EL PASO COUNTY, F

Date Issue / Description

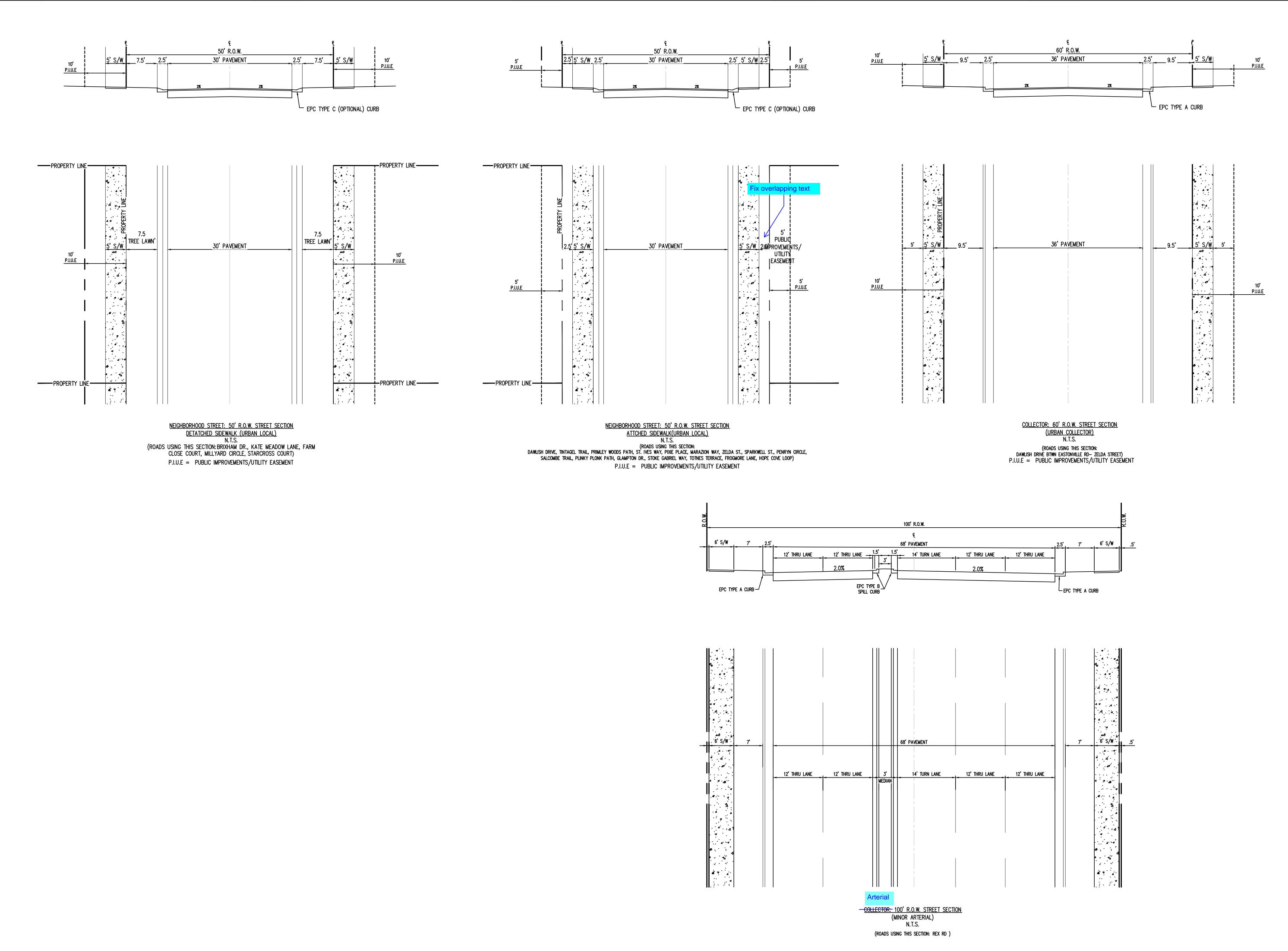
t No: 201662 By: MJ

Drawn By: MJ

Checked By: PS/KH

Date: 5/9/2022

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Sheet 4- of 23



TYPICAL POAD SECTIONS

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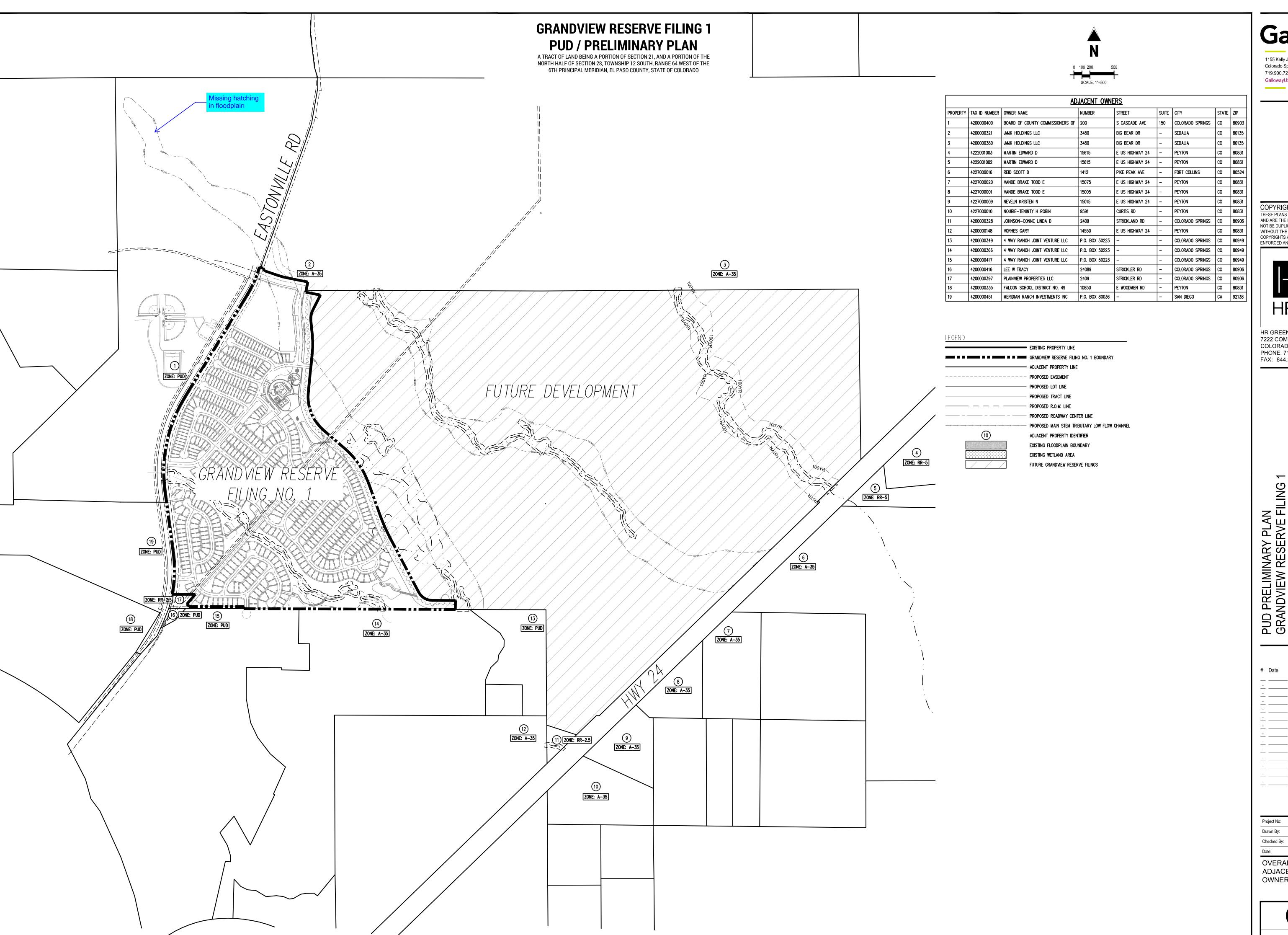
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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 808

Date Issue / Description Init.

roject No: 201662
rawn By: MJ
hecked By: PS/KH
ate: 5/9/2022

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Sheet 3- of 23



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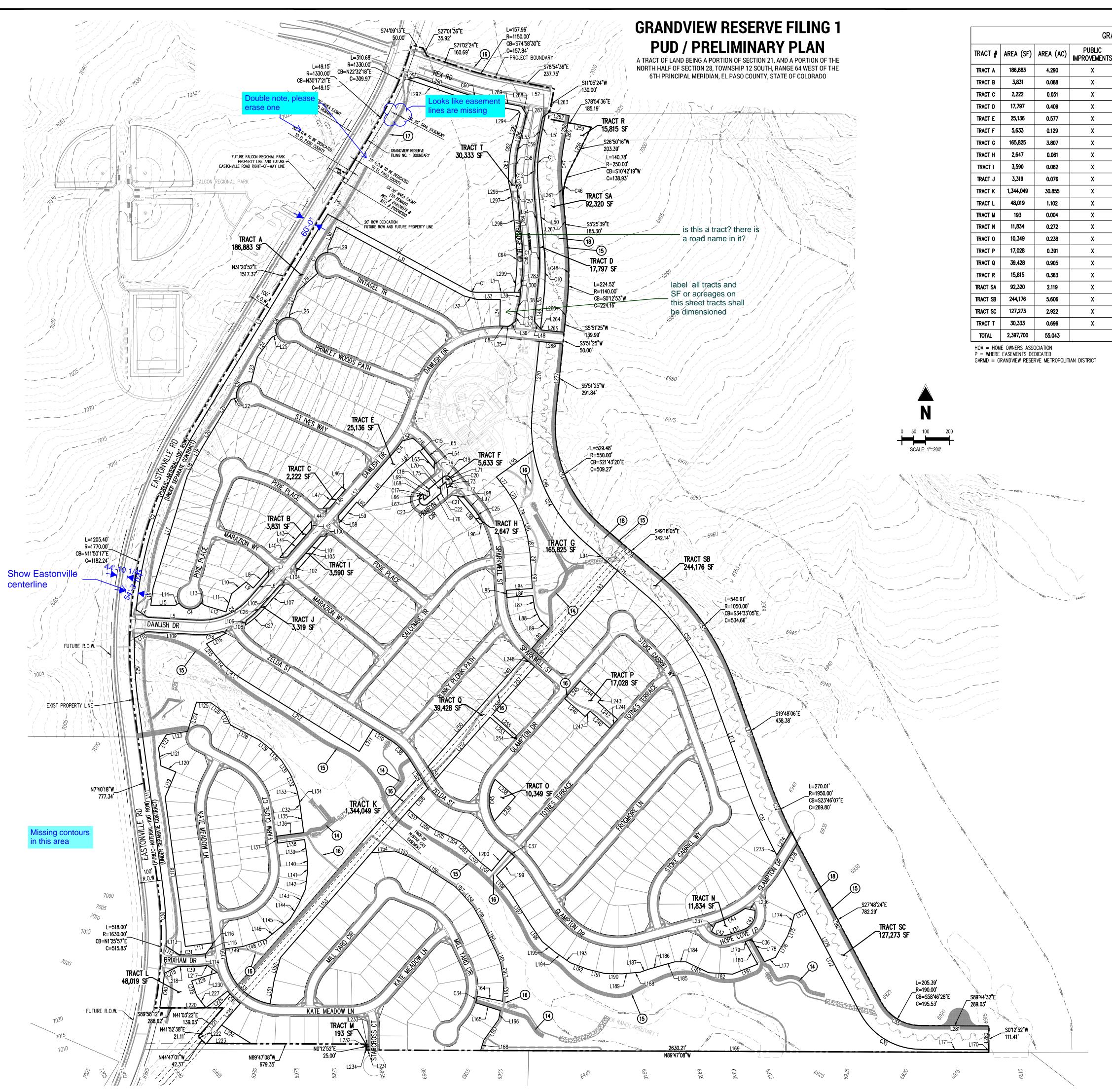


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FAX: 844.273.1057

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

OVERALL SITE PLAN -ADJACENT PROPERTY



			GRA	NDVIEW R	ESERVE F	iling 1 – T	RACT TABLE				
TRACT #	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PRIVATE DRAINAGE	PEDESTRIAN ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
TRACT A	186,883	4.290	X	Р	Х	Х	Х		х	GVRMD	GVRMD
TRACT B	3,831	0.088	X	Р	Х	Х	X		х	GVRMD	GVRMD
TRACT C	2,222	0.051	X	Р	Х	Х	Х		х	GVRMD	GVRMD
TRACT D	17,797	0.409	X	Р	Х	Х	Х		х	GVRMD	GVRMD
TRACT E	25,136	0.577	X	Р	Х	Х	X	Х	х	GVRMD	GVRMD
TRACT F	5,633	0.129	X	Р	Х	Х	X		х	GVRMD	GVRMD
TRACT G	165,825	3.807	Х	Р	Х	Х	Х		х	GVRMD	GVRMD
TRACT H	2,647	0.061	X	Р	х	Х	Х		х	GVRMD	GVRMD
TRACT I	3,590	0.082	Х	Р	Х	Х	Х		х	GVRMD	GVRMD
TRACT J	3,319	0.076	Х	Р	х	х	Х		x	GVRMD	GVRMD
TRACT K	1,344,049	30.855	Х	Р	х	х	Х		x	GVRMD	GVRMD
TRACT L	48,019	1.102	Х	Р	х	х	Х		x	GVRMD	GVRMD
TRACT M	193	0.004	X	Р	Х	Х	X	Х	х	GVRMD	GVRMD
TRACT N	11,834	0.272	Х	Р	Х	Х	X		х	GVRMD	GVRMD
TRACT 0	10,349	0.238	X	Р	Х	Х	Х	Х	x	GVRMD	GVRMD
TRACT P	17,028	0.391	X	Р	х	Х	Х		х	GVRMD	GVRMD
TRACT Q	39,428	0.905	Х	Р	х	Х	X		Х	GVRMD	GVRMD
TRACT R	15,815	0.363	Х	Р	х	х	X		x	GVRMD	GVRMD
TRACT SA	92,320	2.119	Х	Р	х	x	X		Х	GVRMD	GVRMD
TRACT SB	244,176	5.606	X	Р	х	х	X		x	GVRMD	GVRMD
TRACT SC	127,273	2.922	X	Р	x	x	X		x	GVRMD	GVRMD
TRACT T	30,333	0.696	X	Р	х	x	Х		х	GVRMD	GVRMD
TOTAL	2 307 700	55.043									

LEGEND

EXISTING PROPERTY LINE GRANDVIEW RESERVE FILING NO.1 BOUNDARY EXISTING BUFFER 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 CHANNEL EASEMENT ----- PROPOSED SIGHT VISIBILITY PROPOSED RIP RAP

SITE SCHEDULE

- 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
- PROPOSED 5' PEDESTRIAN TRAIL, 4" CDOT CLASS 6 GRAVEL (TO BE BUILT BY DEVELOPER)

(WIDTH VARIES)

- PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 6 GRAVEL
- 8 PROPOSED FOREBAY (PRIVATE)
- 9 PROPOSED TRICKLE CHANNEL (PRIVATE)
- PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PROPOSED OUTLET STRUCTURE (PROPOSED)
- PROPOSED MICRO POOL (PRIVATE)
- PROPOSED 6' CONCRETE CROSS PAN
- PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 6 GRAVEL
- PROPOSED 15' MAINTENANCE ACCESS ROAD/PEDESTRIAN TRAIL 6" OF CDOT CLASS 6 GRAVEL
- PROPOSED 5' PEDESTRIAN TRAIL 4" OF CDOT CLASS 6 GRAVEL
- PROPOSED 5' MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (4" OF CDOT CLASS 6 GRAVEL AND 4" CONCRETE SIDEWALK)

PROPOSED MAINTENANCE ACCESS ROAD & TRAIL

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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PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1

 Project No:
 HRG000001

 Drawn By:
 CMWJ

 Checked By:
 RGD

 Date:
 03/10/2022

TRACT PLAN

C2.0

Sheet 6 of 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

		PARCEL C	URVE SEGME	NT TABLE	
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	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	5273'50"	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	N072'53"E	163.20
C14	7'27'33"	68.35	525.00	N37"19'03"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	120000'00"	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	9000'00"	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	120000'00"	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	4012'28"	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	N370'59"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	N1472'31"E	27.00
C35	62°35'13"	315.23	288.58	S59'06'01"E	299.79

		PARCEL C	URVE SEGME	ENT 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	N79"0'37"W	72.11
C43	81°07′56″	106.20	75.00	S31°31'23"W	97.55
C44	15"19'13"	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	1177'04"	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	1177'04"	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	S417'33"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"E	134.98
C64	10°43'00"	137.48	735.00	N0'04'09"W	137.28

INE TAG #	BEARING	LENGTH (FT)	LINE TAG #	BEARING	LENGT
L1	N90°00'00"E	167.97	L36	S52°57'45"W	37
L2	S61°32'52"E	680.32	L37	S5°51'25"W	32
L3	N31°20'52"E	1077.93	L38	S14°56'50"W	46
L4	N56'43'20"W	60.35	L39	S5°51'25"W	37
L5	N86'43'20"W	208.52	L40	S86'02'50"W	29
L6	S41°02'50"W	126.42	L41	S41°02'50"W	159
	S3°57'10"E	22.36	L42	S3°57'10"E	29
L8	N41°02'50"E	98.06	L43	N41°02'50"E	20
L9	S48°57'10"E	40.00	L44	S86°02'50"W	28
L10	N50'42'30"E	79.27	L45	S41'02'50"W	10
L11	N16°59'11"E	80.00	L46	S48°57'10"E	20
L12	S73'00'49"E	92.03	L47	N41°02'50"E	12
L13	S5812'24"E	20.00	L48	N4174'55"W	48
L14	N5818'44"E	20.00	L49	S5'51'25"W	13
L15	S89°27'25"E	102.19	L50	S5°25'39"E	26
L16	S779'21"W	74.25	L51	S11°05'24"W	109
L17	S16"59'11"W	494.06	L52	N52'47'31"E	38
L18	S26'44'24"W	79.53	L53	N11°05'24"E	11:
L19	S29'00'37"W	54.40	L54	N5°25'39"W	180
L20	S31°06'58"W	127.53	L55	N5°51'25"E	170
L21	S31°20'52"W	111.56	L56	N7643'43"E	45
L22	S73'09'29"W	23.90	L57	N41°02'50"E	344
L23	S13°25'41"W	108.67	L58	N3'57'10"W	31
L24	S36"16'25"W	103.06	L59	S39°53'30"W	115
L25	S64'37'26"W	22.74	L60	N48'57'10"W	34
L26	S7"27"56"W	22.40	L61	S41°02'50"W	211
L27	S1973'33"W	93.51	L62	S50°26'19"W	127
L28	S48'42'06"W	114.79	L63	N39'33'41"W	86
L29	S2°55'08"W	22.14	L64	S5°26'19"W	28
L30	S22"29'21"W	92.83	L65	S39'33'41"E	66
L31	N61°32'52"W	612.32	L66	N50°26'19"E	6.
L32	N75'41'47"W	57.32	L67	S9'33'41"E	21
L33	N90'00'00"W	98.46	L68	N50°26'19"E	32
L34	N1°09'53"E	112.42	L69	N9'33'41"W	24
			L70		

PARCEL	LINE SEGME	ENT TABLE	PARCEL I	LINE SEGME	ENT TABL
LINE TAG #	BEARING	LENGTH (FT)	LINE TAG #	BEARING	LENGTH (
L176	N29'48'31"E	102.61	L211	N31°50'26"E	110.00
L177	N68'38'29"E	49.70	L212	S58'09'34"E	600.00
L178	S2917'32"E	110.00	L213	S52"27"22"E	65.65
L179	N72°05'21"E	5.44	L214	S42°48'58"E	64.17
L180	N2917'32"W	109.35	L215	S38'02'09"E	64.84
L181	N68'38'29"E	114.08	L216	S61°31'28"W	94.03
L182	S86°35'53"E	101.77	L217	N8219'42"E	6.13
L183	S64"3'44"E	105.36	L218	S86°42'39"E	18.64
L184	S89'42'56"E	47.31	L219	N6397'21"E	64.22
L185	N74°26'07"E	60.00	L220	S89'58'12"W	268.28
L186	N73°40'26"E	58.21	L221	N41°09'52"E	160.14
L187	N70'39'34"E	34.95	L222	N44°46'51"W	42.37
L188	N84°38'54"E	40.18	L223	N89°47'08"W	194.51
L189	N84'38'54"E	35.19	L224	S5812'05"E	148.42
L190	S89°03'23"E	73.89	L225	S40°51'02"W	120.22
L191	S76°22'46"E	73.29	L226	N52°27'54"E	115.00
L192	S6913'46"E	79.67	L227	S37°32'06"E	64.59
L193	S55'47'05"E	37.47	L228	S18'43'37"E	65.66
L194	S54°27'32"E	38.40	L229	S71"25'44"W	113.28
L195	S50'48'17"E	73.04	L230	S53*58*56"E	48.74
L196	S35"4'05"E	79.42	L231	N89°47'08"W	7.73
L197	S32'32'07"E	176.75	L232	S012'52"W	25.00
L198	S3910'26"E	84.39	L233	S89°47°08"E	7.73
L199	S4471'15"W	110.00	L234	N012'52"E	25.00
L200	N39'46'45"E	109.94	L235	S72°05'21"W	63.94
L201	S51"12'58"E	57.33	L236	S78'42'02"E	41.11
L202	S45'52'08"E	61.12	L237	N26'02'55"E	38.89
L203	S42'47'47"E	61.86	L238	S48'54'18"E	112.64
L204	S63'59'47"E	60.47	L239	S41°05'42"W	134.26
L205	S65°51'17"E	65.59	L240	N48'54'18"W	110.00
L206	S54'03'32"E	72.11	L241	S41°05'42"W	50.00
L207	S48'46'21"E	59.70	L242	S48'54'18"E	110.00
L208	S4173'39"W	119.53	L243	S41'05'42"W	18.87
L209	S31°47'57"E	138.30	L244	S48'54'18"E	115.28
L210	S58°09'34"E	82.07	L245	N41°05'42"E	100.00

PARCEL LINE SEGMENT TABLE						
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"3'39"E	420.22				
L251	N31°47'57"W	62.73				
L252	S41"3'39"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"3'39"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	N4978'05"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	S012'52"W	100.00				

PARCEL LINE SEGMENT TABLE

LINE TAG # | BEARING | LENGTH (FT)

S39'33'41"E

S50°26'19"W

N9°33'41"W

S50°26'19"W

S50°26'19"W N38'43'58"W

N3278'31"W

N23°57'28"W

N16'33'36"W

N8°57'12"W

N3°54'58"W

N3°46'10"W N8613'50"E

N3°46'10"W

S8613'50"W

N7°58'53"W

N25°30'00"W

N43°26'02"W

S40°56'09"W

S40°41'55"W

S4918'05"E

N54°23'50"E

S62°28'08"W

S39'33'41"E

S84'33'41"E

N39°33'41"W

N86°02'50"E N41°02'50"E

N3°57'10"W

S41°02'50"W

N86'02'50"E L105 N41'02'50"E 126.42

21.65

32.33

75.55

71.35

71.33

70.61

62.69

52.11 53.77

110.00

192.65 12.03

55.62

28.28

151.27

L287

PARCEL LINE SEGMENT TABLE

LINE TAG # | BEARING | LENGTH (FT)

L281 S89'44'32"E 287.22

S27°48'24"E S5°51'25"W

S5*25'39*E S12'42'01"E

S15°05'46"W

S11°05'24"W

S31°01'13"E S78°54'36"E

S71'02'24"E N78°57'36"E N71°02'24"W N78°54'36"W N31°01'13"W N15°05'46"E

N12'42'01"W N5°25'39"W N5°25'39"W N5'49'46**"**E N90°00'00"W 186.48

40.71

48.37

116.38

147.09

L72

L74

L78

L81

L95

L97

L102

PARCEL	LINE SEGME	INT TABLE
INE 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	N6316'40"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	N8219'42"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"9'42"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

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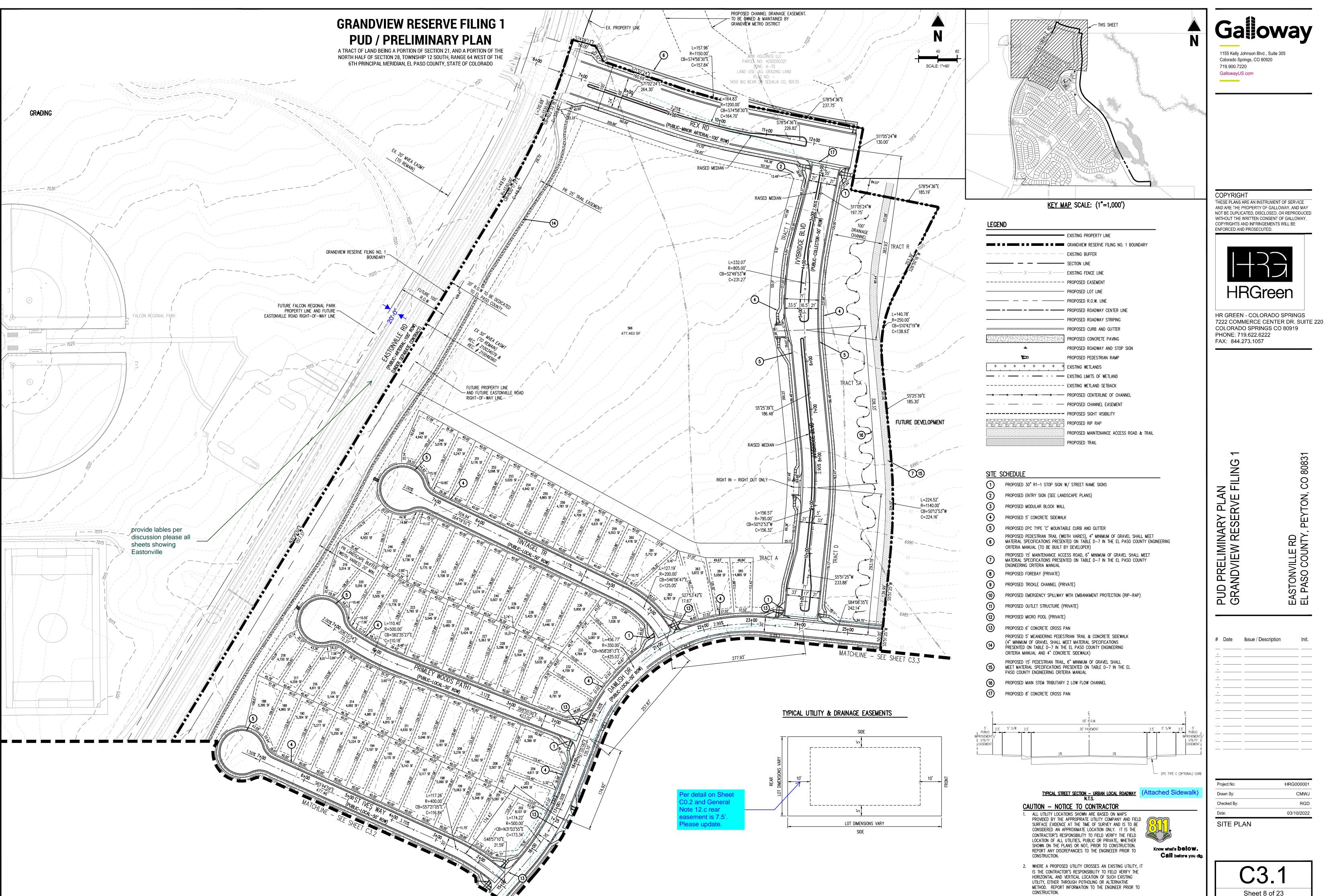
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Project No:	HRG000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	03/10/2022

TRACT PLAN - LINE AND CURVE INFORMATION

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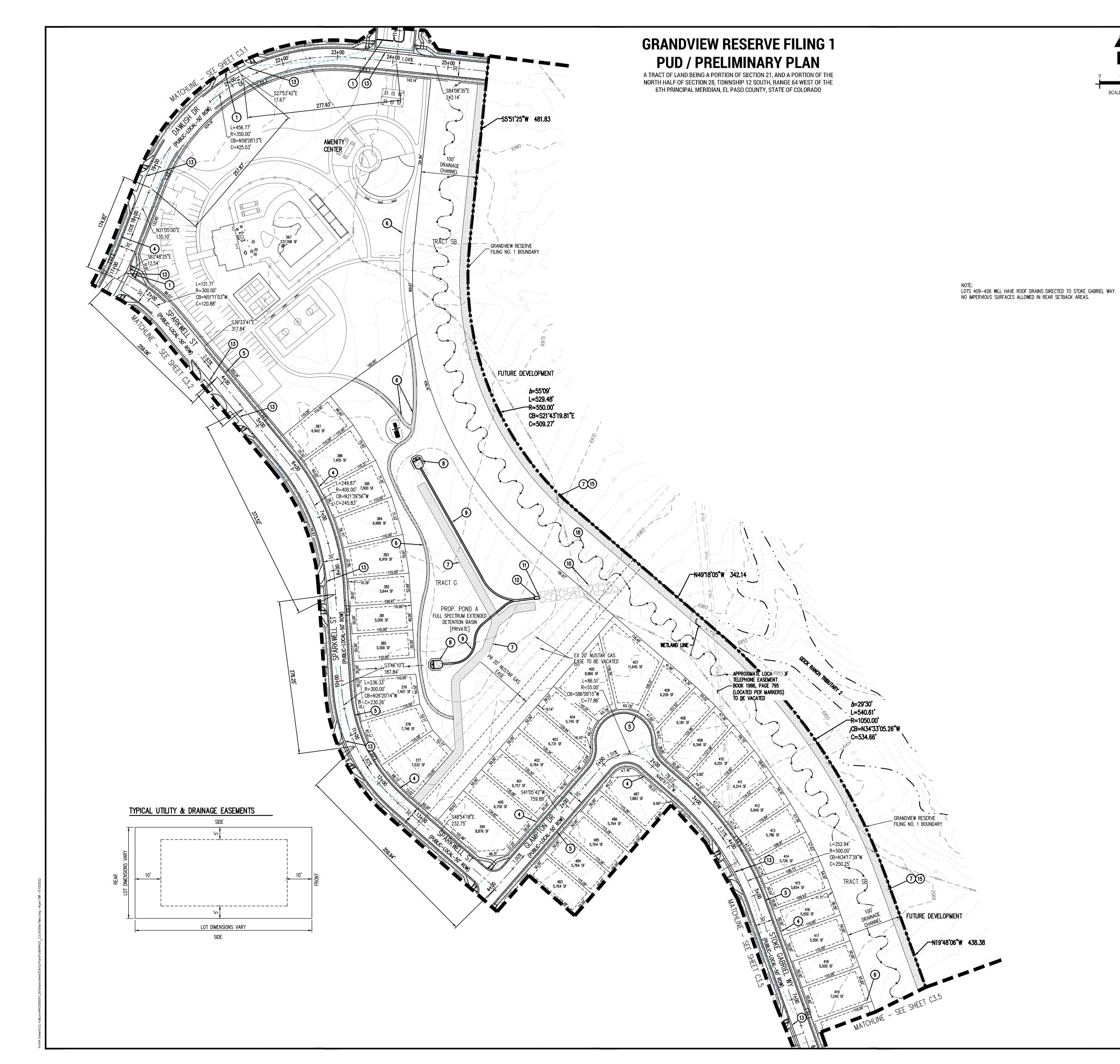
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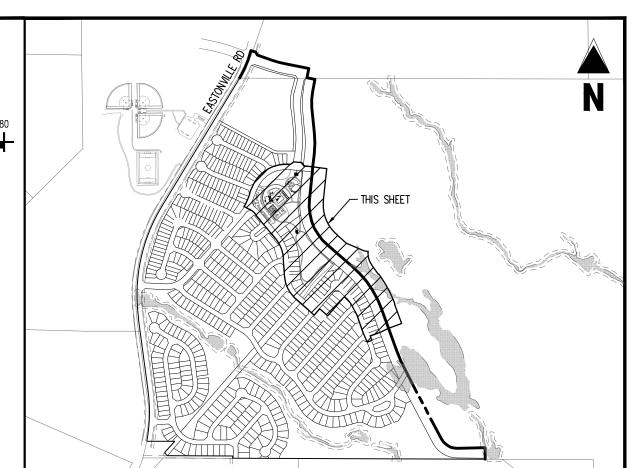
Project No:	HRG000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	03/10/2022

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

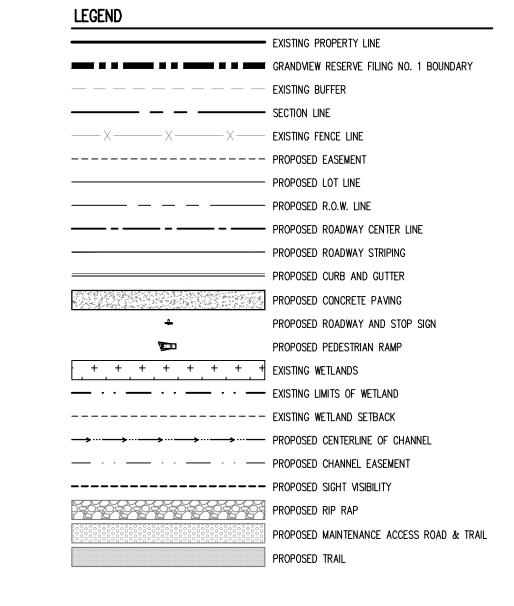
CONSTRUCTION.

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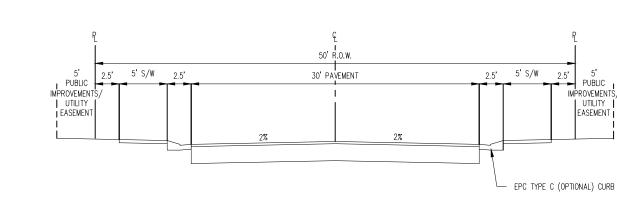


<u>KEY MAP</u> SCALE: (1"=1,000')



SITE SCHEDULE

- PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
 - PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
- PROPOSED MODULAR BLOCK WALL
- PROPOSED 5' CONCRETE SIDEWALK
- PROPOSED EPC TYPE 'C' MOUNTABLE CURB AND GUTTER 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
- PROPOSED FOREBAY (PRIVATE)
- 9 PROPOSED TRICKLE CHANNEL (PRIVATE)
- PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PROPOSED OUTLET STRUCTURE (PRIVATE)
- PROPOSED MICRO POOL (PRIVATE)
- 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
- 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 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

Know what's **below.** Call before you dig. CONSTRUCTION.

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 CONSTRUCTION.

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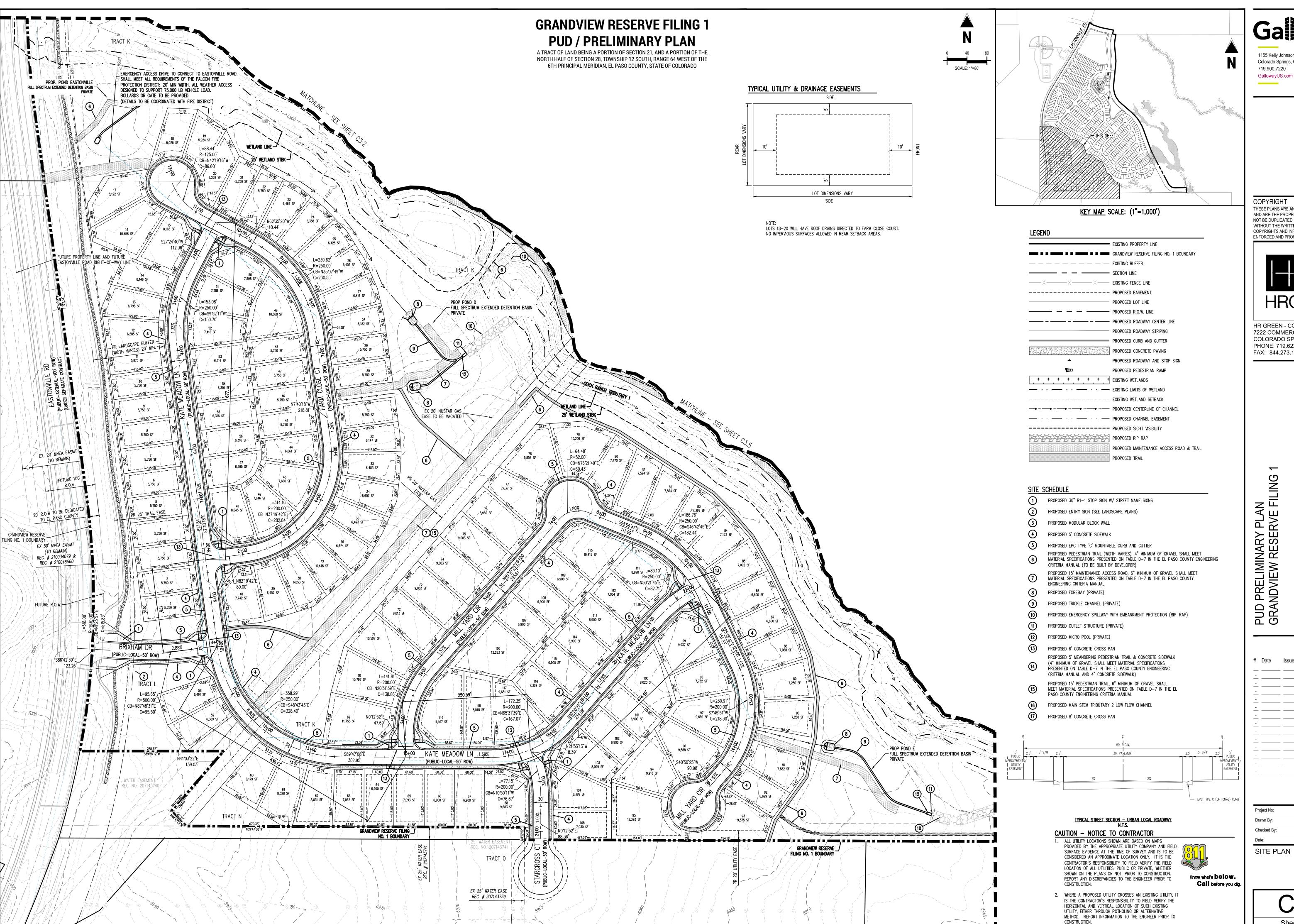
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PRELIMINARY I

Date Issue / Description

HRG000001 CMWJ RGD 03/10/2022 SITE PLAN

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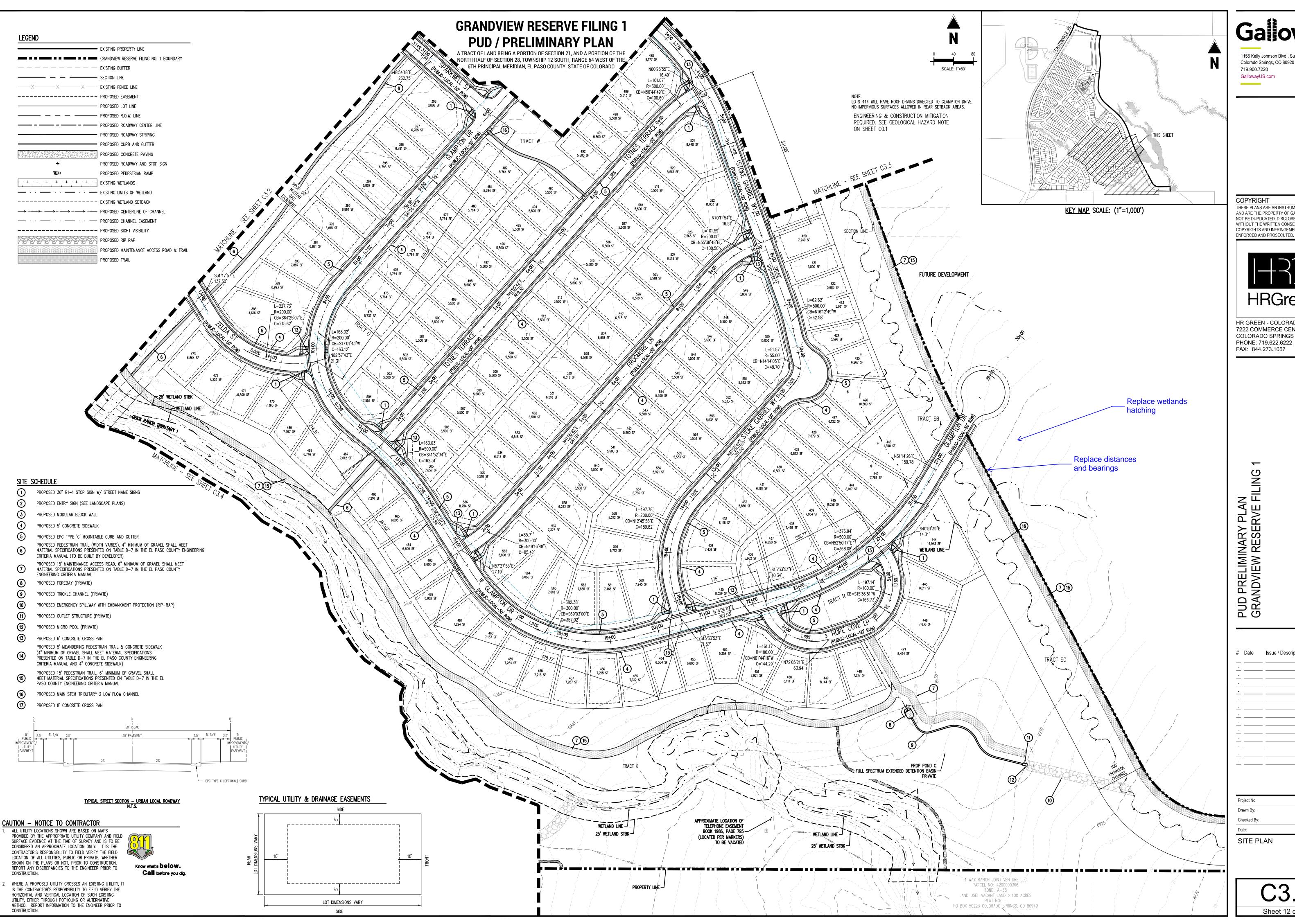
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03/10/2022



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GRANDVIEW RESERVE FILING 1 PUD / PRELIMINARY PLAN

6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

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

FILING 1

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LTION 28 AND SECTION 27,

TY, COLORADO

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

- 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
- 6. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING
- 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

IRRIGATION:

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

EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.

SHRUB/TREE PLANTING NOTES:

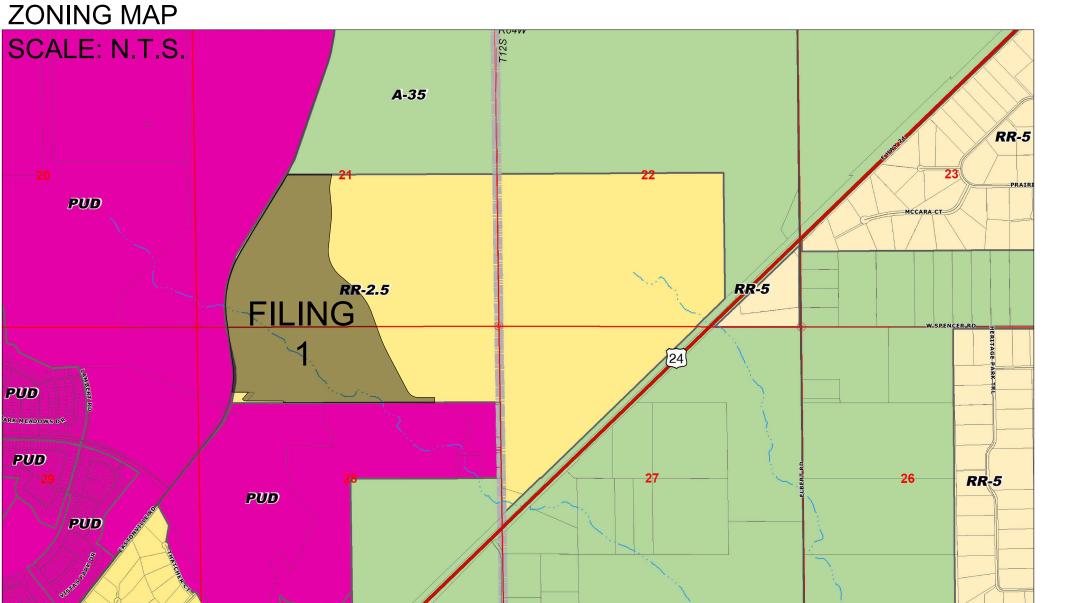
PROPERTY OWNER.

- 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
- 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 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 RESEEDED DURING THE SAME SEASON.

VICINITY MAP SCALE: N.T.S PEYTON LATIGO BLVD STAPLETON DR JUDGE ORR RD **FALCON**



SHEET INDEX:

SHEET L.01: LANDSCAPE COVER SHEET

SHEET L.02: LANDSCAPE NOTES

SHEET L.04: LANDSCAPE PLAN ENLARGEMENT

SHEET L.05: LANDSCAPE PLAN ENLARGEMENT

SHEET L.06: LANDSCAPE PLAN ENLARGEMENT

SHEET L.07: LANDSCAPE PLAN ENLARGEMENT

SHEET L.11: DETAILS

CLIENT

D.R. HORTON 9555 S. KINGSTON CT.

ENGLEWOOD, CO 80112 303.503.4903

ENGINEER

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

SITE DATA

EXISTING ZONING: PROPOSED ZONING:

RR-2.5 PUD

SHEET L.03: OVERALL LANDSCAPE PLAN

SHEET L.08: LANDSCAPE PLAN ENLARGEMENT

SHEET L.09: LANDSCAPE PLAN ENLARGEMENT

SHEET L.10: DETAILS

LANDSCAPE ARCHITECT HR GREEN INC. 5619 DTC PARKWAY #1150

GREENWOOD VILLAGE, CO 80111 720.602.4999

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Colorado Springs, CO 80920

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5/10/2022

Cover Sheet

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

COND

B&B

COND

CONT

COND

HEIGHT WIDTH SIZE COND

1.5'

1.5'

1.5'

1.5'

1.5'

2.5'

1 GAL CONT 1 GAL CONT

1 GAL CONT

1 GAL CONT

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B&B

PLANT SCHEDULE

PERENNIALS

ASTER ALPINUS | ALPINE ASTER

LUPINUS ARGENTEUS | LUPINE

ASTILBE CHINENSIS 'WHITE' | FALSE SPIREA

HEMEROCALLIS X 'STELLA DE ORO' | STELLA DE ORO DAYLILIY

HEUCHERA X BRIZOIDES 'FIREFLY' | CORAL BELL FIREFLY

HOSTA 'ROYAL STANDARD' | ROYAL STANDARD HOSTA

LEUCANTHEMUM X SUPERBUM 'BECKY' | SHASTA DAISY

SALVIA X SYLVESTRIS 'MAY NIGHT' | MAY NIGHT SALVIA

PENSTEMON BARBATUS | BEARDLIP PENSTEMON

SEDUM X 'AUTUMN JOY' | AUTUMN JOY SEDUM

	DECIDUOUS TREES	KEY	HEIGHT	WIDTH	SIZE
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	ACER GLABRUM   ROCKY MOUNTAIN MAPLE	AG	20'	15'	2"
	CELTIS OCCIDENTALIS   HACKBERRY	CO	45'	45'	2.5"
	TILIA AMERICANA   REDMOND AMERICAN LINDEN	TA	50'	40'	2.5"
	GLEDITSIA TRIANCANTHOS 'SKYLINE'   SKYLINE HONEYLOCUST	GT	40'	30'	2'
	EVERGREEN TREES	KEY	HEIGHT	WIDTH	SIZE
why.	JUNIPERUS SCOPULORUM 'MOONGLOW'   MOONGLOW UPRIGHT JUNIPER	JS	15'	8'	#7
AND THE STATE OF T	PINUS FLEXILIS 'VANDERWOLFS PYRAMID'   VANDERWOLFS LIMBER PINE	PF	25'	15'	6'
	PINUS NIGRA   AUSTRIAN PINE	PN	50'	25'	8'
2 Mary Mary	PICEA PUNGENS 'BAKERI'   BAKERI BLUE SPRUCE	PP	30'	12'	6'
	ORNAMETAL TREES	KEY	HEIGHT	WIDTH	SIZE

MALUS X 'PRAIRIFIRE'   PRAIRIFIRE CRAB APPLE	MP	20'	20'	2"	B&B
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'	5 GAL	CONT
BUXUS 'GREEN VELVET'   GREEN VELVET BOXWOOD	BG	4'	4'	5 GAL	CONT
CORNUS SERICEA 'ISANTI'   ISANTI REDOSIER DOGWOOD	CS	5'	6'	5 GAL	CONT
EUONYMUS ALATA 'COMPACT'   DWARF BURNING BUSH	EA	5'	5'	5 GAL	CONT
EUONYMUS KIAUTSCHOVICUS   MANHATTAN EUONYMUS	EK	4'	4'	5 GAL	CONT
JUNIPERUS HORIZONTALIS 'BLUE CHIP'   BLUE CHIP JUNIPER	JH	1'	8'	5 GAL	CONT
MOHONIA REPENS   CREEPING OREGON GRAPE HOLLY	MR	1.5'	3'		CONT
PEROVSKIA ATRIPLICIFOLIAQ   RUSSIAN SAGE	RS	4'	4'	5 GAL	CONT
PRUNUS X CISTENA   PURPLELEAF SAND CHERRY	PC	6'	6' 3'		CONT
RIBES ALPINUM 'GREEN MOUND'   GREEN MOUND ALPINE CURRANT	RA	4'			CONT
SPIRAEA JAPONICA 'FROEBELII'   FROEBEL SPRIREA	SJ	4'	4'	5 GAL	CONT
SYRINGA PATULA 'MISS KIM'   MISS KIM LILAC	SM	5'	5'	5 GAL	CONT
GRASSES	KEY	HEIGHT	WIDTH	SIZE	COND
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'   FEATHER REED GRASS	CA	5'	2'	1 GAL	CONT
HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'   SAPPHIRE BLUE OAT GRASS	HS	2'	1.5'	1 GAL	CONT
PANICUM VIRGATUM 'SHENANDOAH'   SHENANDOAH SWITCH GRASS	PV	4'	1.5'	1 GAL	CONT

DEVELOPMENT PLAN DATA						
STREET NAME OR ZONE BOUNDARY	EASTONVILLE RD.	REX RD.	EAST PROPERTY LINE	SOUTH PROPERTY LINE	IVYBRIDGE 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	'	,			

SYMBOL	DESCRIPTION	QUANTITY	UNITS
\(\psi\) \(\	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

TREE	LEGEND	
SYMBOL	DESCRIPTION	QTY
	DECIDUOUS SHADE TREE	253
The state of the s	EVERGREEN TREE	153
	ORNAMENTAL TREE	169
	_	1

### **SEEDING SPECIFICATIONS**

NATIVE SE	FDING	
	OUNTY ALL PURPOSE LOW GROW MIX	
25%	BUFFALOGRASS	
20%	GRAMA, BLUE	
29%	GRAMA, SIDEOATS	
5%	GREEN NEEDLEGRASS	
20%	WHEATGRASS, WESTERN	
1%	DROPSEED, SAND	

SEEDING RATE: 42 LBS PLS/ACRE

### DETENTION SEEDING EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX

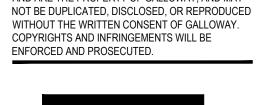
20% BLUESTEM, BIG
10% GRAMA, BLUE
10% GREEN NEEDLEGRASS
20% WHEATGRASS, WESTERN
10% GRAMA, SIDEOATS
10% SWITCHGRASS
10% PRAIRIE SANDREED
10% YELLOW INDIANGRASS

SEEDING RATE: 19.3 LBS PLS/ACRE

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1
EASTONVILLE RD

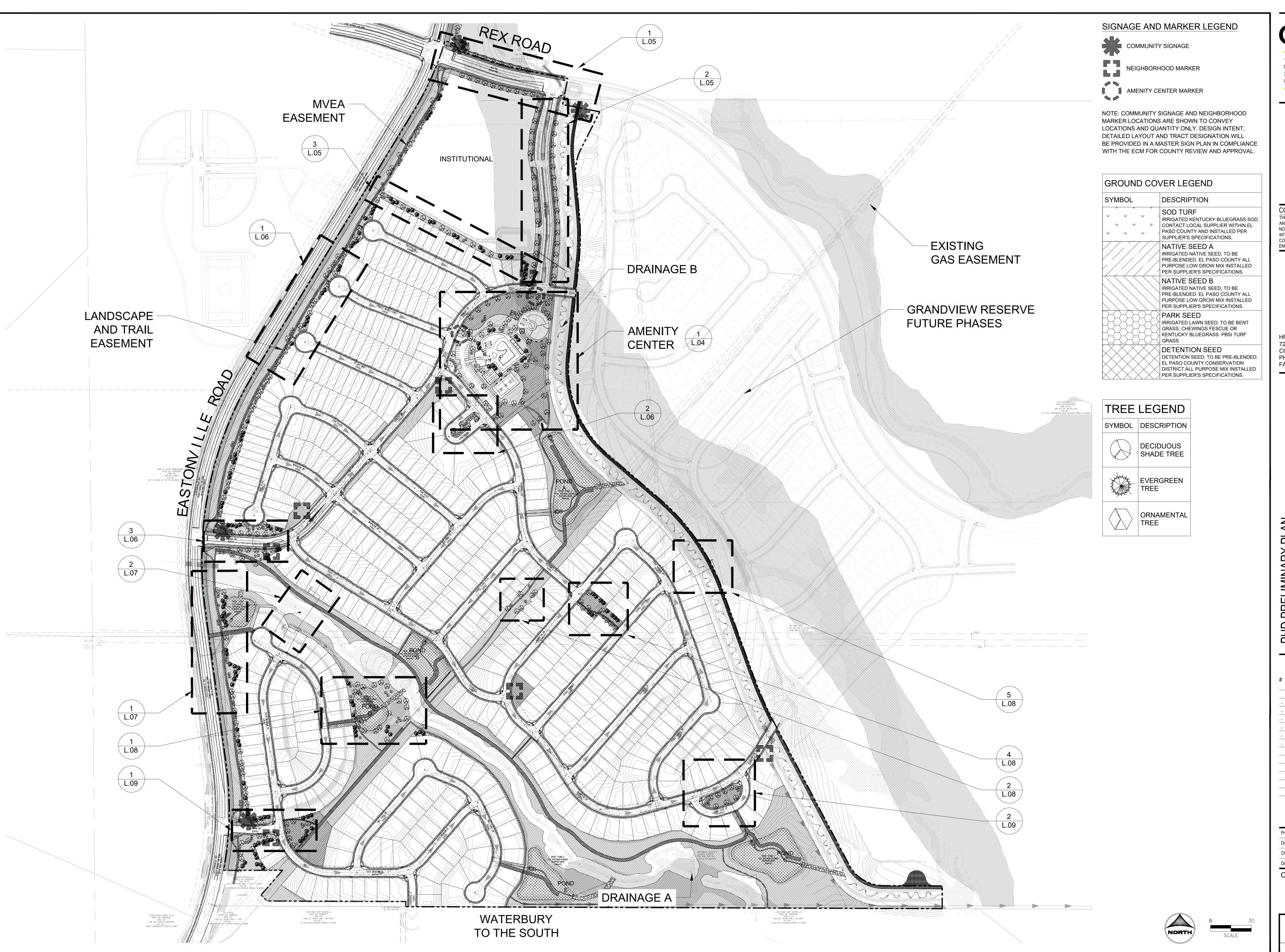
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Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/10/2022

Landscape Notes

L.02

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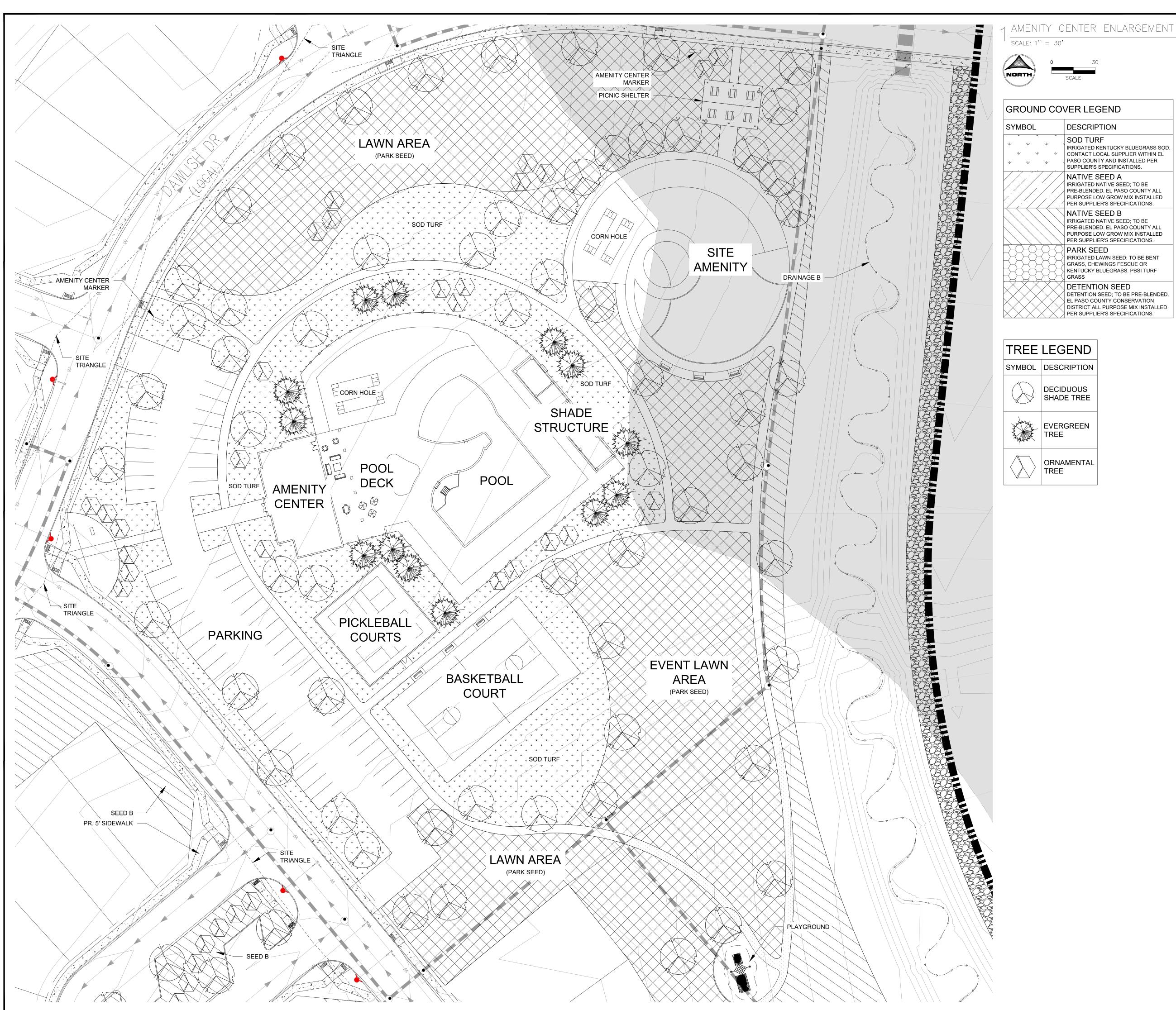
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Overall Landscape Plan





SOD TURF IRRIGATED KENTUCKY BLUEGRAS CONTACT LOCAL SUPPLIER WITH PASO COUNTY AND INSTALLED P SUPPLIER'S SPECIFICATIONS.  NATIVE SEED A IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY PURPOSE LOW GROW MIX INSTAI PER SUPPLIER'S SPECIFICATIONS  NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY PURPOSE LOW GROW DIX INSTAI PER SUPPLIER'S SPECIFICATIONS  NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY	IN EL
IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY PURPOSE LOW GROW MIX INSTAI PER SUPPLIER'S SPECIFICATIONS NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY	
IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY	LED
PURPOSE LOW GROW MIX INSTAIL PER SUPPLIER'S SPECIFICATIONS	LED
PARK SEED IRRIGATED LAWN SEED; TO BE BE GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TUI GRASS	

TREE	LEGEND
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
The state of the s	EVERGREEN TREE
	ORNAMENTAL TREE

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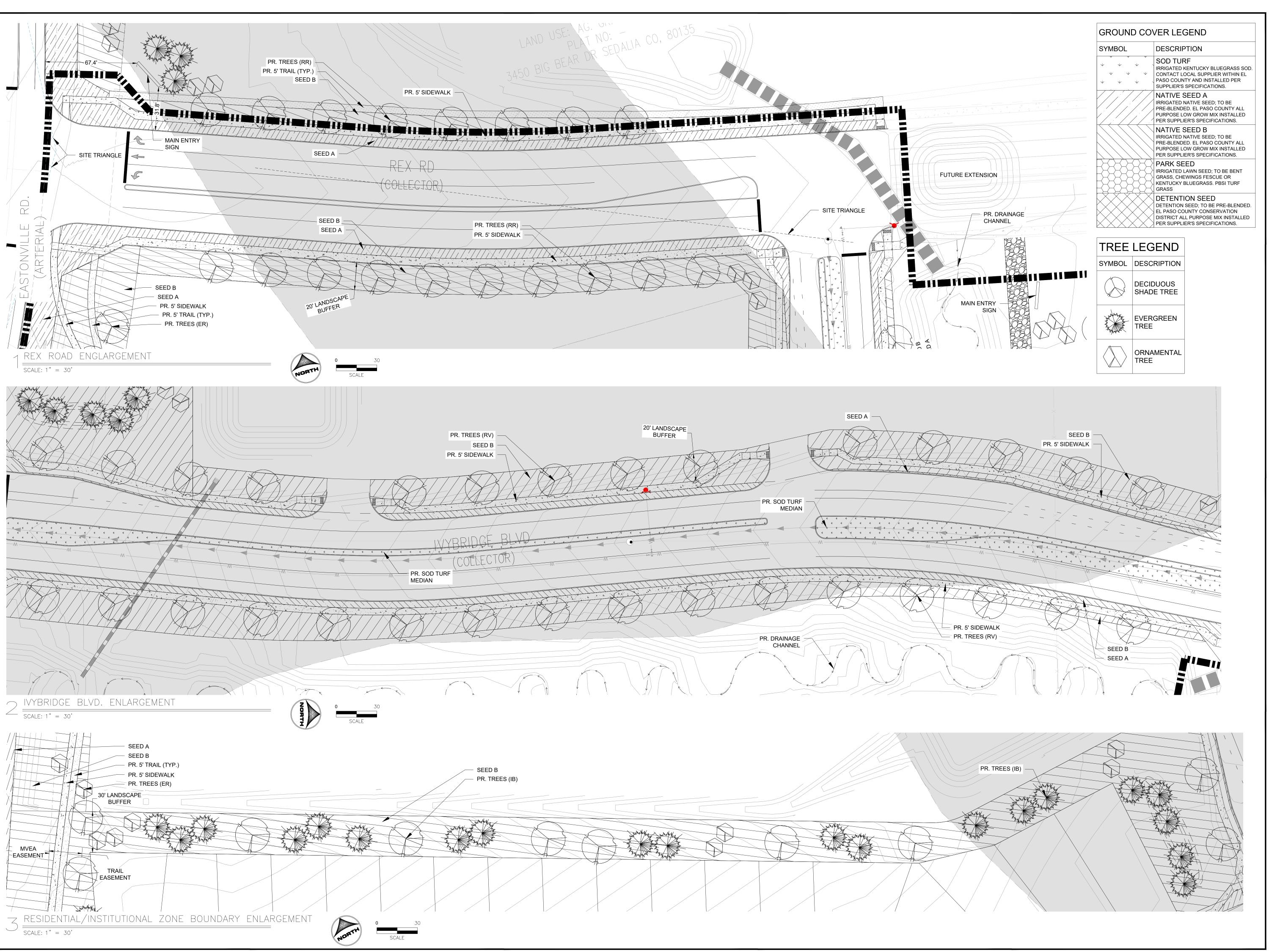
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Landscape Plan Enlargement

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

Date Issue / Description

 Project No:
 201662

 Drawn By:
 MJ

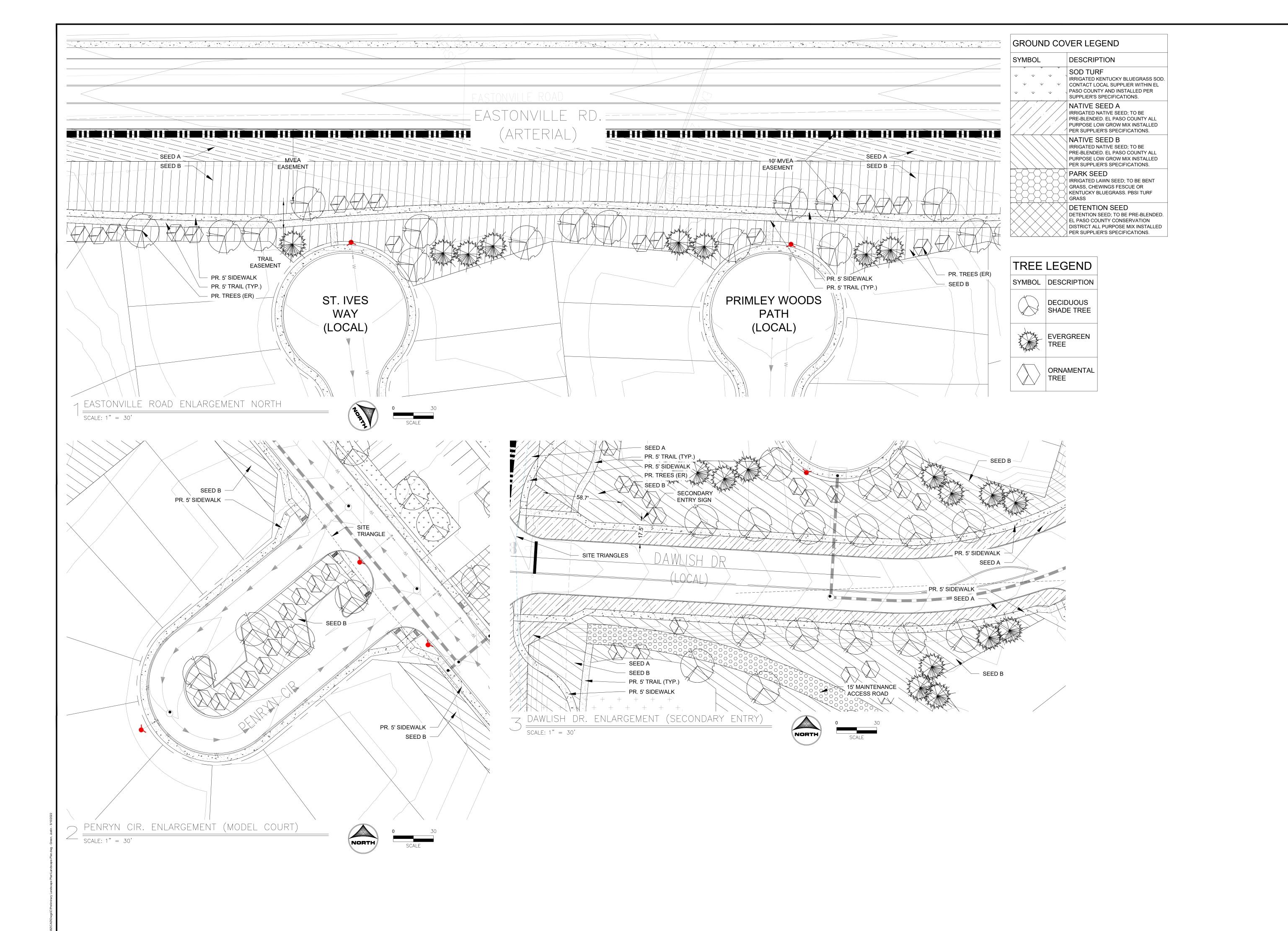
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Landscape Plan Enlargement

L.05

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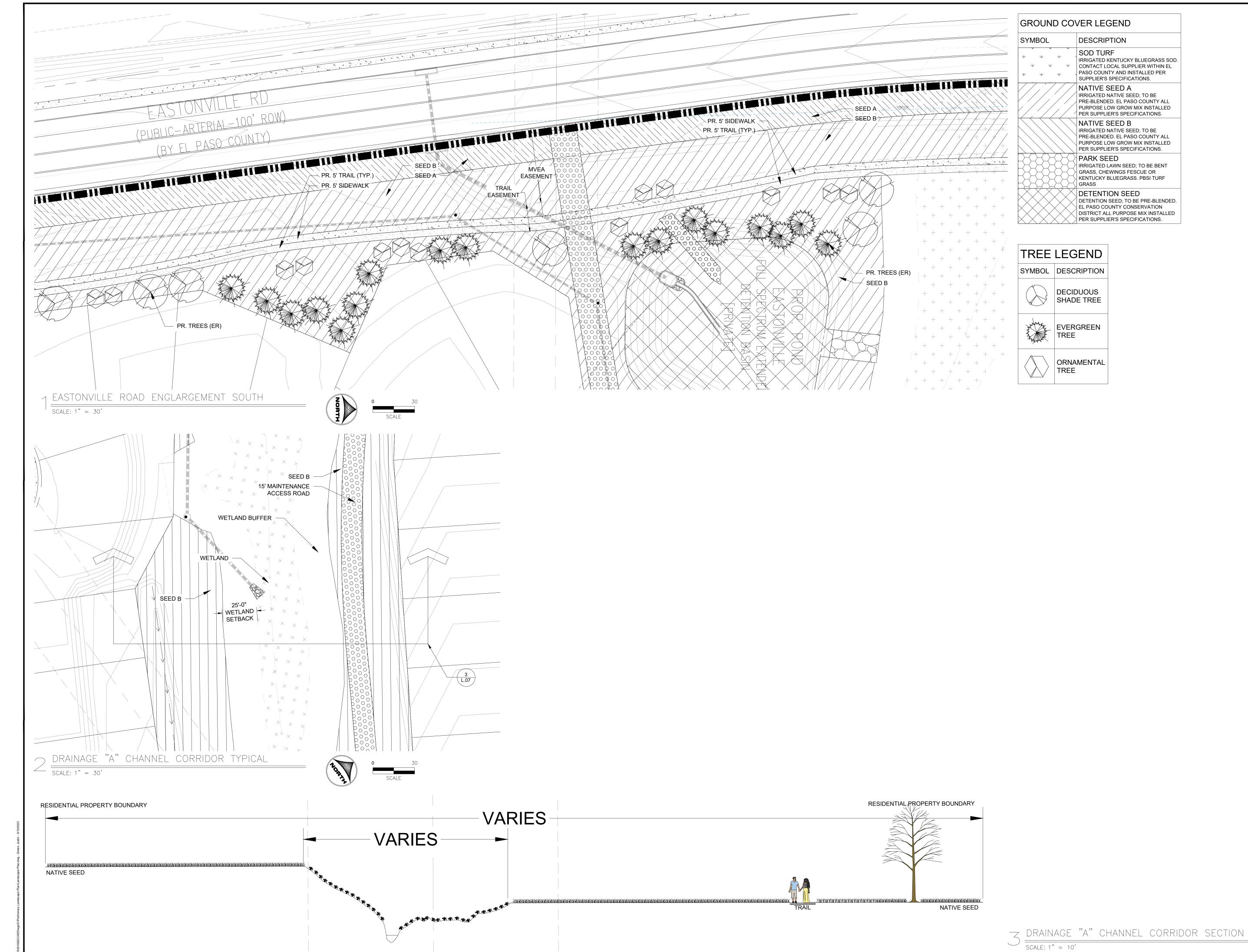
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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING


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Drawn By:	MJ
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Landscape Plan Enlargement

L.06
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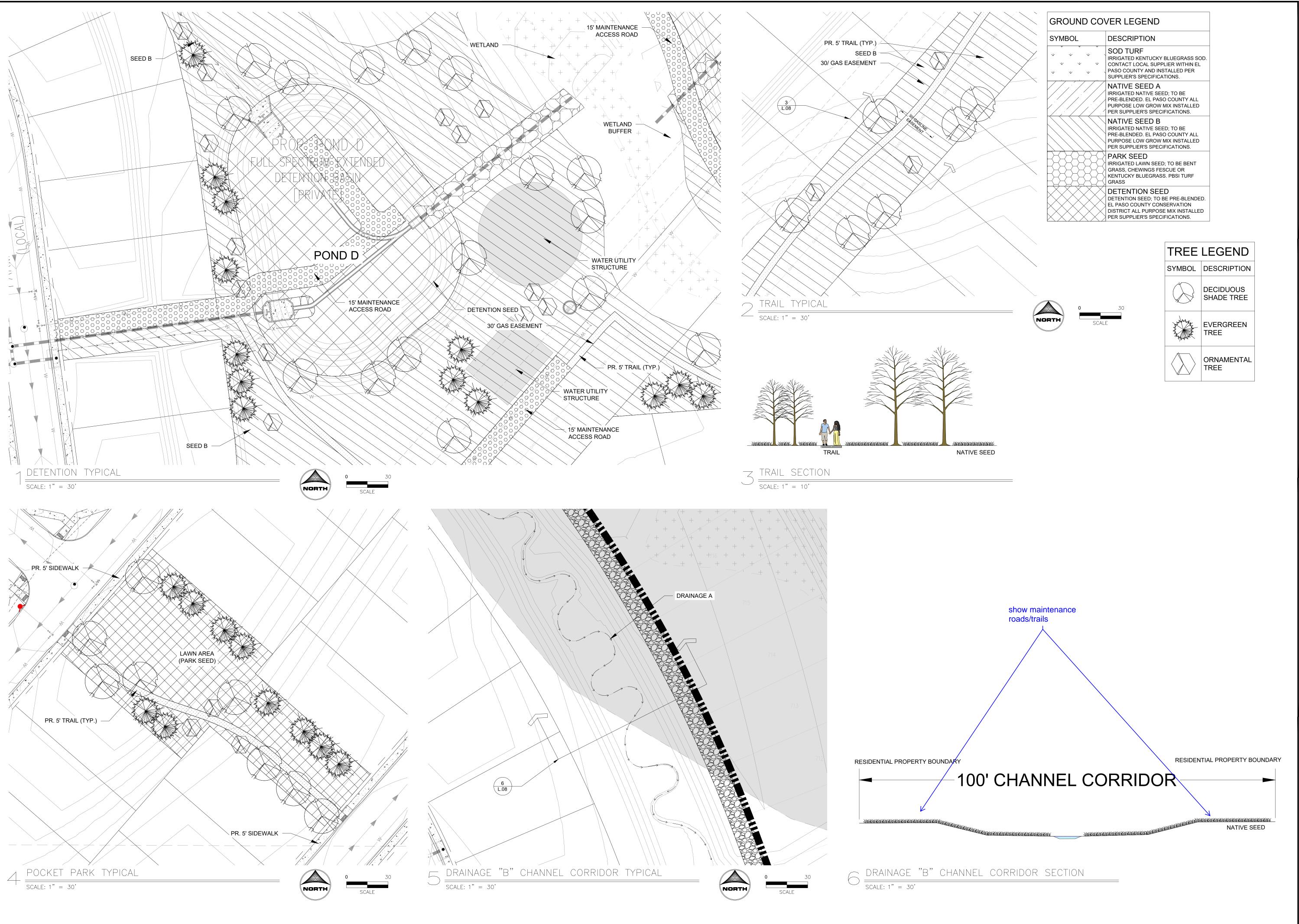


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C PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILIN

Landscape Plan Enlargement

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GRANDVIEW RESERVE FILING 1

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201662
MJ
PS/KH
5/10/2022

Landscape Plan Enlargement

L.08





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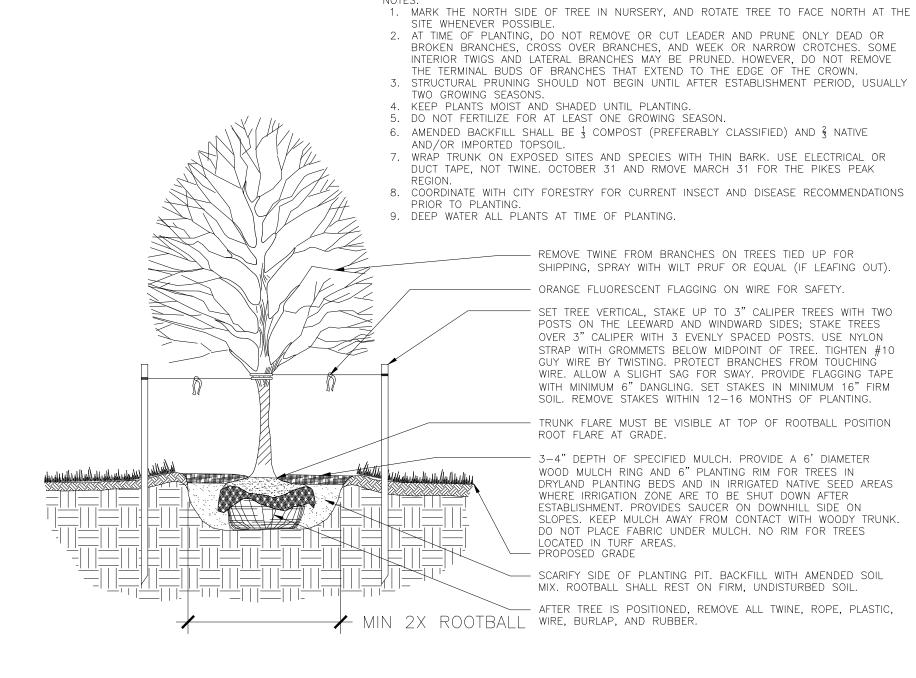
PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1


EASTONVILLE RD EL PASO COUNTY,

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

Landscape Plan Enlargement

L.09
Sheet 21 of 23



### DECIDUOUS TREE PLANTING DETAIL

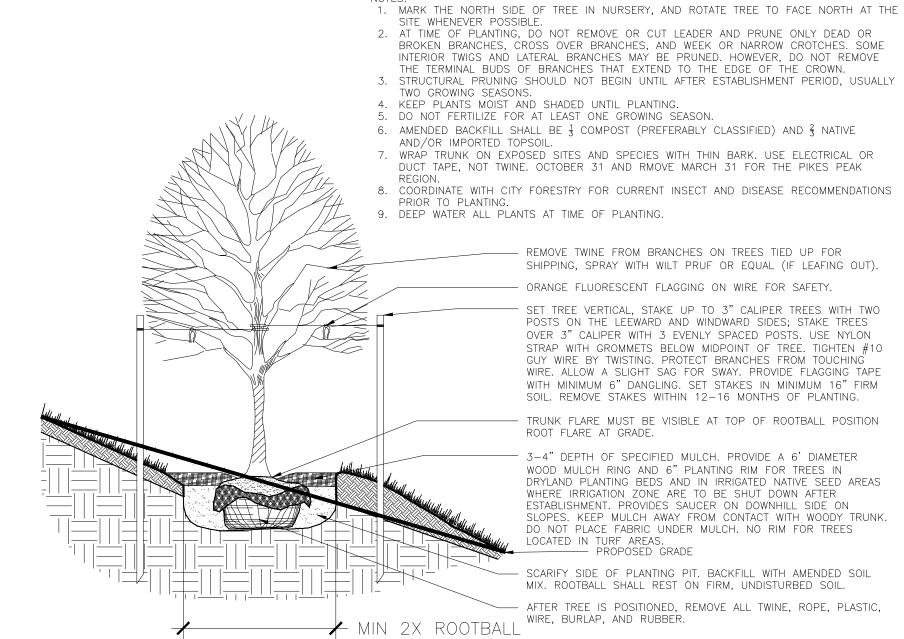
SCALE: NTS

. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING. 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 5. AMENDED BACKFILL SHALL BE 1 COMPOST (PREFERABLY CLASSIFIED) AND 3 NATIVE AND/OR IMPORTED TOPSOIL. 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 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. PROPOSED GRADE SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL. 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 -MIN 2X ROOTBALL-- AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC,

1. DO NOT REMOVE OR CUT LEADER.

TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION) SCALE: NTS

WIRE, BURLAP, AND RUBBER.



THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS. 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON. 6. AMENDED BACKFILL SHALL BE  $rac{1}{3}$  COMPOST (PREFERABLY CLASSIFIED) AND  $rac{2}{3}$  NATIVE AND/OR IMPORTED TOPSOIL . WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE. OCTOBER 31 AND RMOVE MARCH 31 FOR THE PIKES PEAK 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING. - REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR

SHIPPING, SPRAY WITH WILT PRUF OR EQUAL (IF LEAFING OUT). - ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY. SET TREE VERTICAL, STAKE UP TO 3" CALIPER TREES WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES OVER 3" CALIPER WITH 3 EVENLY SPACED POSTS. 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 TAPE WITH MINIMUM 6" DANGLING. SET STAKES IN MINIMUM 16" FIRM SOIL. REMOVE STAKES WITHIN 12-16 MONTHS OF PLANTING. TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL POSITION ROOT FLARE AT GRADE. 3-4" DEPTH OF SPECIFIED 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. PROVIDES SAUCER ON DOWNHILL SIDE ON SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES

- SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL. - AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

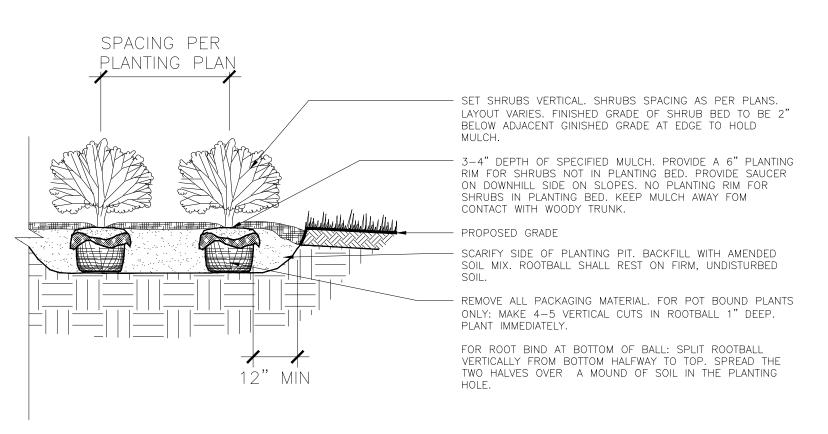
## DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)

1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

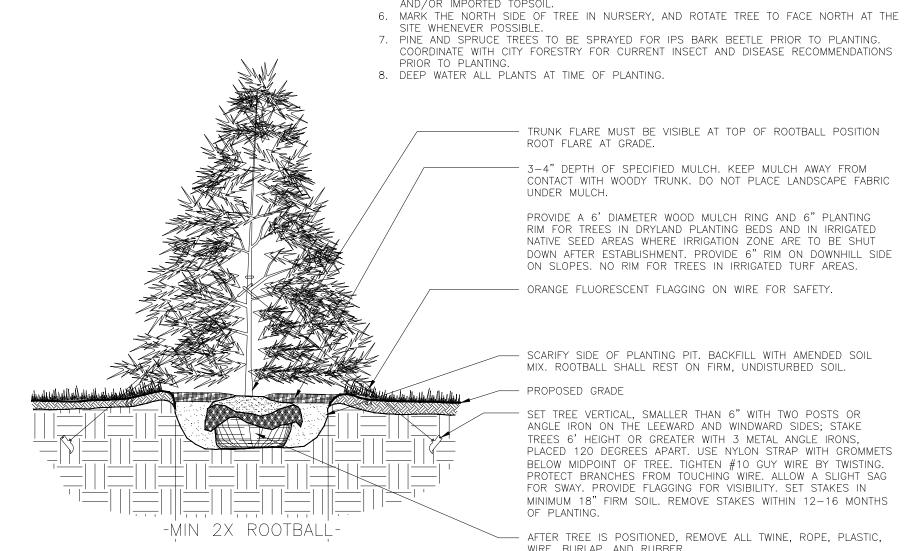
DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON. 4. AMENDED BACKFILL SHALL BE \$\frac{1}{3}\$ COMPOST (PREFERABLY CLASSIFIED) AND \$\frac{2}{3}\$ NATIVE

AND/OR IMPORTED TOPSOIL. 5. ALL SHRUBS IN ROCK AREAS TO RECIEVE SHREDDED MULCH RINGS.

6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



### TYP. SHRUB PLANTING DETAIL SCALE: NTS



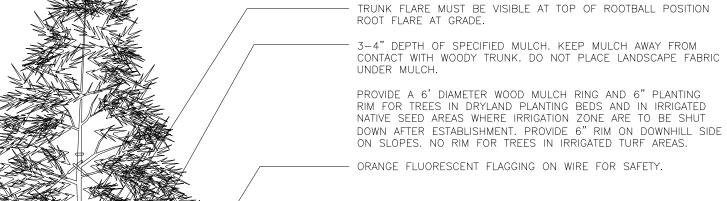
1. DO NOT REMOVE OR CUT LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING. 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS

REPRESENTATIVE 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

5. AMENDED BACKFILL SHALL BE  $rac{1}{3}$  COMPOST (PREFERABLY CLASSIFIED) AND  $rac{2}{3}$  NATIVE AND/OR IMPORTED TOPSOIL

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

8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



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

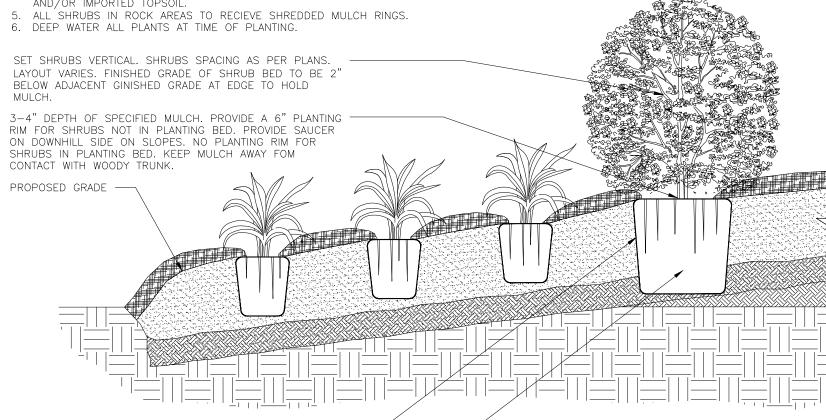
AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.





. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 3. 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.



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

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

SCALE: NTS

TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)

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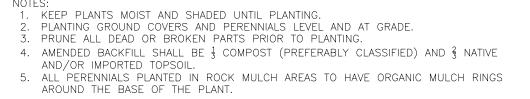
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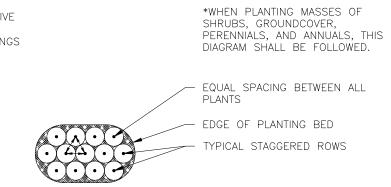
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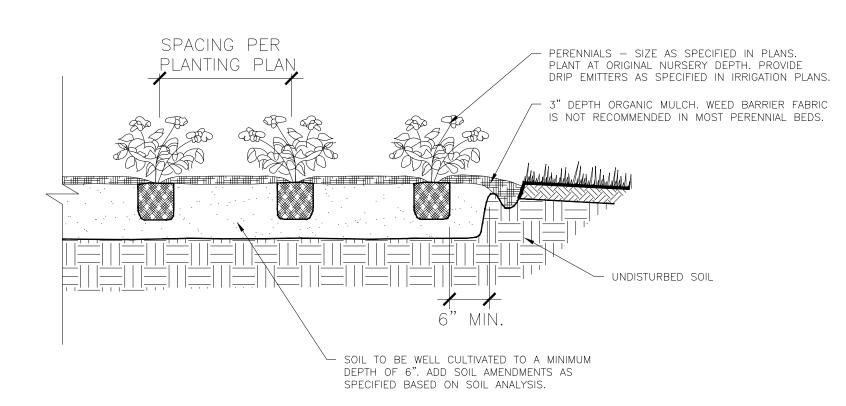
PS/KH 5/10/2022

Details

Sheet 22 of 23

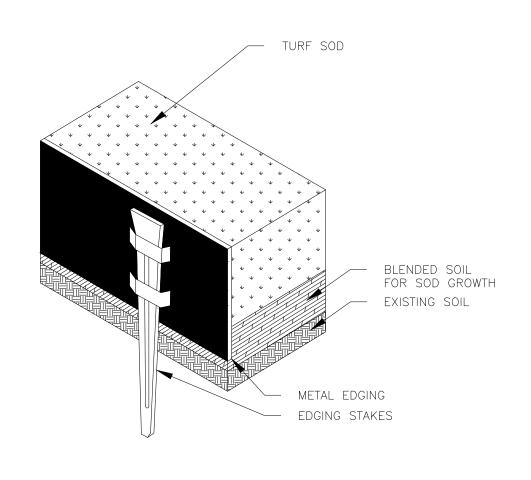






### TYP. PERENNIAL PLANTING DETAIL

SCALE: NTS



CONFIGURATION AND JOINING

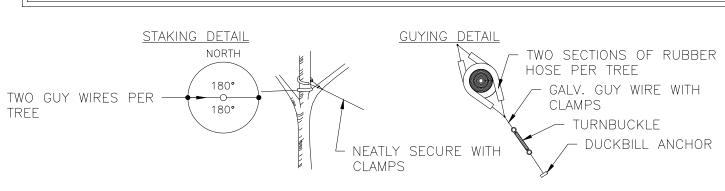
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. . METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.

3. USE BROWN COLOR ONLY. 4. CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

TYP. METAL EDING DETAIL

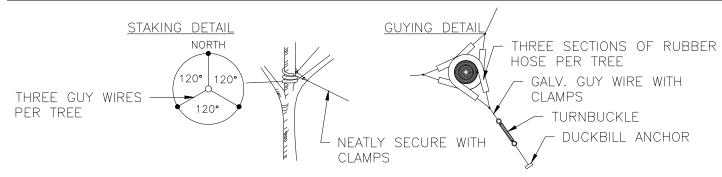
SCALE: NTS

• TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL. 13' OF 18" 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 FOUR (4) 1/8" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH 1/4" 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.

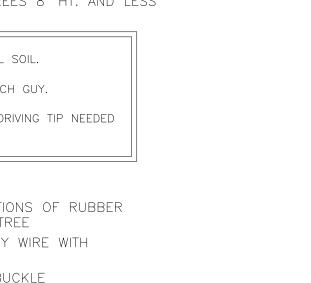


*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL. • 13' OF 1/8" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE. | V2" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY. THREE (3) TURNBUCKLES, EYE AND EYE TYPE, 36" THREAD DIAMETER WITH 3" TAKE-UP • SIX (6) 1/8" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH 1/4" 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. APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.

APPLY FERTILIZER

PRIOR TO TILLING

EXISTING SOIL ---

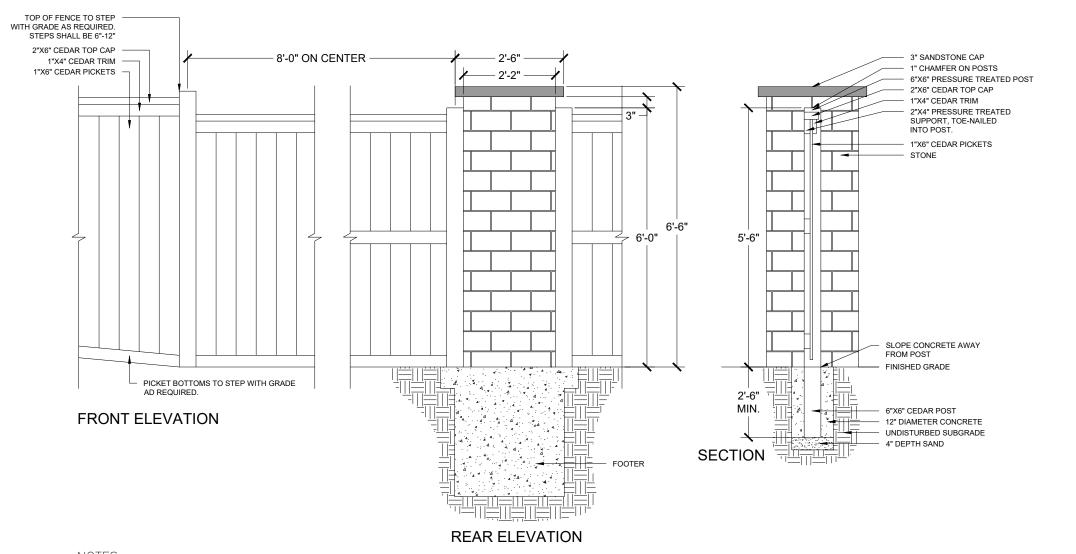
SCALE: NTS

STEEL EDGING REQUIRED BETWEEN
PATH MATERIAL AND ADJACENT

MATERIAL. REFER TO EDGING DETAIL

COMPACTED SOIL -

TILLER

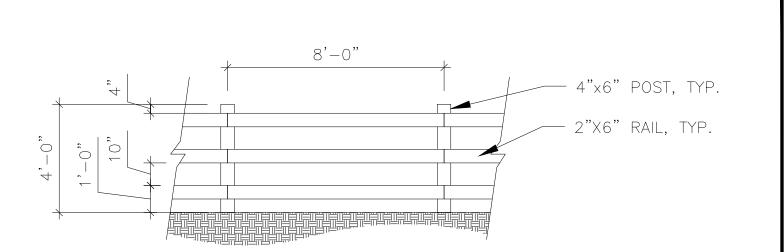


1. ALL WOOD MATERIAL SHALL BE ROUGH SAWN CEDAR, DIMENSIONS AS SHOWN. 2. FENCE STAIN SHALL BE OLYMPIC STAIN #730 TEAK. FENCING NOTES:

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

TYP. PRIVACY FENCE DETAIL

SCALE: NTS



1. FENCE RAIL SHALL NOT EXCEED 44" IN HEIGHT. 2. ALL MATERIALS SHALL BE ROUGH SAWN CEDAR, DIMENSIONS AS SHOWN. 3. FENCE STAIN SHALL BE OLYMPIC STAIN #730 TEAK. FENCING NOTES:
1. SPLIT RAIL FENCING WILL BE INSTALLED ON LOTS BACKING TO OPEN SPACE,

NOTES:

1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.

3. COMPOST TO CONSIST OF 1-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.

TYP. SOIL PREPARATION (ALL AREAS)

TYP. SPLIT RAIL FENCE DETAIL

DRAINAGE CHANNELS, PONDS AND CUL-DE-SACS.

SCALE: NTS

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SOD/SEED

TILLED SOIL

EXISTING UNDISTURBED NATIVE GRASSES

- UNDISTURBED SUBGRADE

TOP SOIL MIXTURE

(IF SOIL IS REQUIRED)

GEO-FABRIC

COMPACT SUBGRADE TO 4" DEPTH

4" DEPTH COMPACTED, CRUSHED GRAVEL TRAIL

COMPACTED AT 1" DEPTHS

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PUD PRELIMINARY PLA GRANDVIEW RESERVE

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5/10/2022

Details

Sheet 23 of 23

## PUD Development Plan - can include phasing if proposed_v4.pdf Markup Summary 5-25-2022

CDurham (16) Subject: Callout 566 IAL ACCESS TO LOT 569 MA Page Label: [1] COVER Author: CDurham Date: 5/18/2022 5:19:12 PM Status: Color: Layer: Space: Subject: Highlight ITHE MAILBOX KIOSK WILL BE DET
PUBLIC UTILITY/ DRAINAGE EASEI
FRONT: TEN FEET (10')
SIDE: FIVE FEET (5')
PRAIN: FIVE FEET (7.5') REAR: FIVE FEET (7.5') Page Label: [1] COVER Author: CDurham ALL TRACTS, LANDOCAFE ON MVEA: TWENTY FEET (20') NO THROUGH OPEN SPACE TRAPLAT. MVEA INFRASTRUCTU Date: 5/19/2022 1:26:09 PM Status: Color: Layer: Space: Subject: Callout Update both portions of note to 7.5' per detail on Page Label: [1] COVER next sheets Author: CDurham Date: 5/19/2022 1:27:07 PM Status: Color: Layer: Space: Subject: Highlight 2.98 DU Page Label: [1] COVER Y IS 2.98 DU/ AC Author: CDurham **Date:** 5/19/2022 1:27:21 PM **OUNT. ANY DEN Status:** Color: Layer: Space: Subject: Callout Density does not match what is shown in Site Data Page Label: [1] COVER Table. Please update. Author: CDurham Date: 5/19/2022 1:27:59 PM Status: Color: Layer: Space: Subject: Callout Half foot drainage esmt? Appears viewport is cut Page Label: [2] 2 TYPICAL LOT SECTIONS short. Please expand to include full note Author: CDurham Date: 5/18/2022 5:23:03 PM Status:

Color: Layer: Space:

Subject: Line Page Label: [4] 3- TYPICAL ROAD SECTIONS Author: CDurham (MINC Date: 5/19/2022 11:15:23 AM Status: Color: Layer: Space:  $\Gamma$   $\Pi$ **ULL Subject:** Text Box Arterial Page Label: [4] 3- TYPICAL ROAD SECTIONS Arterial Author: CDurham Date: 5/19/2022 11:15:50 AM COLLECTOR: 10 Status: Color: Layer: Space: Subject: Callout Fix overlapping text Page Label: [4] 3- TYPICAL ROAD SECTIONS Author: CDurham Date: 5/19/2022 1:32:12 PM Status: Color: Layer: Space:

Massing hatching in Broodplan

Subject: Callout

Page Label: [1] 5 OVERALL SITE PLAN - ADJACENT

PROPERTY OWNERS **Author:** CDurham

Date: 5/19/2022 11:17:54 AM

Status: Color: Layer: Space: Missing hatching in floodplain

THE OF SHAPE OF SHAPE

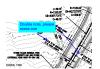
Subject: Cloud+

Page Label: [2] 6 TRACT PLAN

Author: CDurham

Date: 5/19/2022 11:19:05 AM

Status: Color: Layer: Space: Looks like easement lines are missing



Subject: Callout

Page Label: [2] 6 TRACT PLAN

Author: CDurham

Date: 5/19/2022 11:19:46 AM

Status: Color: Layer: Space: Double note, please erase one

Subject: Text Box

Page Label: [2] 6 TRACT PLAN

Author: CDurham

Date: 5/19/2022 11:26:02 AM

Status: Color: Layer: Space:

Note: CDOT Class 6 gravel shall meet gradation

specification in ECM Table D-7.

Missing contours in this area

Subject: Text Box

Page Label: [2] 6 TRACT PLAN

Author: CDurham

Date: 5/19/2022 11:29:45 AM

Status: Color: Layer: Space:

Missing contours in this area



Subject: Callout

Page Label: [4] 8 SITE PLAN

Author: CDurham

Date: 5/19/2022 1:30:27 PM

Status: Color: Layer: Space:

Per detail on Sheet C0.2 and General Note 12.c

rear easement is 7.5'. Please update.



Subject: Text Box

Page Label: [4] 8 SITE PLAN

Author: CDurham

Date: 5/19/2022 1:31:53 PM

Status: Color: Layer: Space:

(Attached Sidewalk)

#### dsdparsons (18)



Subject: Callout

Page Label: [1] COVER Author: dsdparsons

Date: 5/24/2022 11:28:22 AM

Status: Color: Layer: Space:

Denisty is 2.98 DU/ac 565/189.479 = 2.89



Subject: Cloud

Page Label: [1] COVER Author: dsdparsons

Status: Color: Layer: Space:

Date: 5/24/2022 11:28:14 AM

Subject: Arrow Page Label: [1] COVER Author: dsdparsons Date: 5/24/2022 11:28:30 AM Status: Color: Layer: Space: Subject: Cloud Page Label: [1] COVER Author: dsdparsons QUARE FEET (5,500SF). (REFER TO T Date: 5/24/2022 4:46:04 PM Y FEET (40') Status: Color: Layer: Space: Subject: Callout Page Label: [1] COVER Author: dsdparsons Date: 5/24/2022 4:46:09 PM Status: Color: Layer: Space: Subject: Callout maybe you meant 4000 sf? its stated two places Page Label: [1] COVER and its different Author: dsdparsons Date: 5/24/2022 4:50:51 PM Status: Color: Layer: Space: Subject: Callout Page Label: [1] COVER Author: dsdparsons Date: 5/24/2022 4:50:25 PM Status: Color: Layer: Space: Subject: Cloud Page Label: [1] COVER Author: dsdparsons Date: 5/24/2022 4:50:31 PM Status:

Color: Layer: Space:



Subject: Image

Page Label: [1] COVER Author: dsdparsons Date: 5/24/2022 4:53:08 PM

Status: Color: ■ Layer: Space:

Subject: Image

Page Label: [2] 2 TYPICAL LOT SECTIONS

Author: dsdparsons
Date: 5/24/2022 3:23:35 PM

Status: Color: Layer: Space:

Subject: Callout

Page Label: [2] 2 TYPICAL LOT SECTIONS

**Author:** dsdparsons **Date:** 5/24/2022 3:23:47 PM

Status: Color: Layer: Space: repeat comment tile ALL sheets



Subject: Callout

Page Label: [2] 6 TRACT PLAN

**Author:** dsdparsons **Date:** 5/24/2022 4:40:47 PM

Status:

Color: Layer: Space:

label all tracts and SF or acreages on this sheet

tracts shall be dimensioned



Subject: Callout

Page Label: [2] 6 TRACT PLAN

Author: dsdparsons Date: 5/24/2022 4:41:08 PM

Status: Color: Layer: Space: is this a tract? there is a road name in it?



Subject: Callout

Page Label: [4] 8 SITE PLAN

**Author:** dsdparsons **Date:** 5/24/2022 4:44:22 PM

Status: Color: Layer: Space: provide lables per discussion please all sheets

showing Eastonville

Subject: Cloud Page Label: [6] 10 SITE PLAN Author: dsdparsons Date: 5/24/2022 4:44:44 PM Status: Color: Layer: Space: Subject: Callout is it 7.5' Page Label: [6] 10 SITE PLAN Author: dsdparsons Date: 5/24/2022 4:44:57 PM Status: Color: Layer: Space: Subject: Image Page Label: [1] 13 Cover Sheet Author: dsdparsons Date: 5/24/2022 3:24:27 PM Status: Color: Layer: Space: Subject: Callout Repeat comment title all sheets; this is nota plat.... Page Label: [1] 13 Cover Sheet Author: dsdparsons Date: 5/24/2022 3:24:51 PM Status: Color: Layer: Space: dsdrice (8) Subject: Callout Show Eastonville centerline Page Label: [2] 6 TRACT PLAN Author: dsdrice Date: 5/24/2022 3:34:15 PM Status: Color: Layer: Space: Subject: Length Measurement 54'-3 1/4" Page Label: [2] 6 TRACT PLAN Author: dsdrice Date: 5/24/2022 3:35:05 PM Status: Color: Layer: Space:

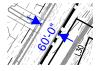


**Subject**: Length Measurement **Page Label**: [2] 6 TRACT PLAN

Author: dsdrice

Date: 5/24/2022 3:35:58 PM

Status: Color: Layer: Space: 44'-10 1/4"



Subject: Length Measurement

Page Label: [2] 6 TRACT PLAN

Author: dsdrice

Date: 5/24/2022 3:46:02 PM

Status: Color: Layer: Space: 60'-0"



**Subject:** Length Measurement **Page Label:** [4] 8 SITE PLAN

Author: dsdrice

Date: 5/24/2022 5:51:16 PM

Status: Color: Layer: Space: 20'-0"



Subject: Callout

Page Label: [8] 12 SITE PLAN

Author: dsdrice

Date: 5/24/2022 2:45:35 PM

Status: Color: Layer: Space: Replace wetlands hatching



Subject: Callout

Page Label: [8] 12 SITE PLAN

Author: dsdrice

Date: 5/24/2022 2:46:08 PM

Status: Color: Layer: Space: Replace distances and bearings



Subject: Callout

Page Label: [8] 20 Landscape Plan Enlargement

Author: dsdrice

Date: 5/24/2022 2:34:21 PM

Status: Color: Layer: Space: show maintenance roads/trails