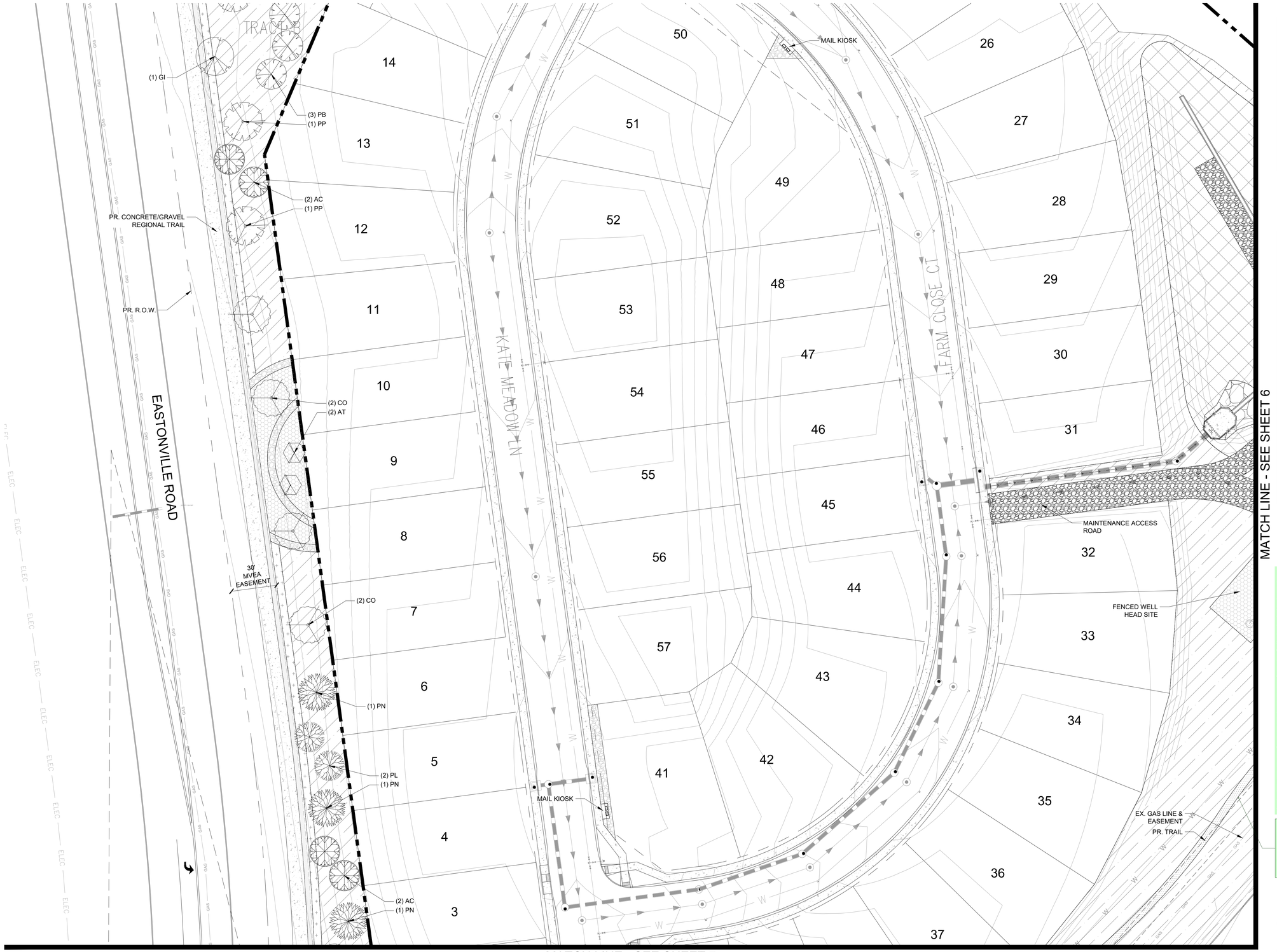
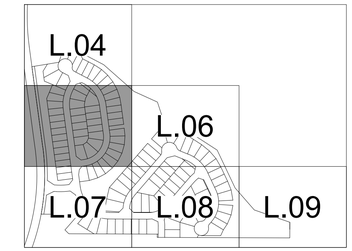
GREEN, JUSTIN, 8/9/2024 10:36 AM



MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 6

KEY MAP



GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	ENVIRO TURF SOD IRRIGATED. HYBRID BLEND OF FESCUE AND OTHER DROUGHT-TOLERANT GRASSES. INSTALLED PER SUPPLIER'S SPECIFICATIONS. IRRIGATED 1-2 TIMES PER WEEK.
	2-4" BLUE GREY RIVER ROCK TO BE ROCK NOTED ABOVE OR APPROVED EQUAL. WEED BARRIER FABRIC IS TO BE INSTALLED IN ALL LOCATIONS. INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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	NATIVE LOW GROW SEED MIX PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS. TEMPORARILY IRRIGATED UNTIL ESTABLISHED.
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	PLAY GROUND SURFACE PLAYGROUND SURFACE TO BE DETERMINED.

Based on the landscape plan, it appears significant offsite improvements are being included as part of this application. If so, please detail in letter of intent. If not, please clarify. This plan shows trail, park amenities and landscaping in all tracts. Is this part of this project?

Please include:
- Show an image the property as a whole not just a zoomed in portion
-The existing zoning of the subject property and the existing zoning of surrounding properties.
- Title "Substitute Landscape Plan"
-Table depicting what is provided vs required
-Sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable.
-The location, type, size, and quantity of major existing plant materials meeting the plant type requirements, including all vegetated ground cover areas, shrubs, and trees, with information as to which materials are proposed to be removed and which shall be retained or relocated.
-All proposed ground cover areas shall be identified, including the types and amounts of living plant materials to be used and the size and depth of non-living materials. The manner in which any lawn areas are to be established (for example, by sodding or seeding) shall be indicated. The landscape treatment of all adjacent right-of-way areas, as well as the owner/ developer's property, shall be identified.
Location of:
-ROW (depict ROW dedication too)
-Easements
- surrounding zoning districts

Is trail construction part of this project? Please identify what is and what is not part of the scope of this project.

CITY APPROVAL:

Add file no. PPR2430

NORTH

0 30
SCALE

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: CITY FILE NUMBER

DRAWN BY: JAG	JOB DATE: 8/9/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: JFR	JOB NUMBER: 201662	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 8/9/2024			
CAD FILE: J:\2020\201662\CAD\Dwgs\C\Grandview_662.10\Filing_1\Landscape-Plan_F1			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - DENVER
5613 DTC PARKWAY SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

GRANDVIEW RESERVE PHASE 1 - FILING 1
DR. HORTON
EL PASO COUNTY, COLORADO

FINAL LANDSCAPE PLAN - PHASE 1 - FILING 1
LANDSCAPE PLAN

SHEET L.05

HR GREEN Xrefs: x-3D-XREF-F1-662.10; xc-util-F1-662.10; xc-row-F1-662.10; xc-dsgn-F1-662.10; xc-designutil; xc-design; xc-util-662.06; xc-dsgn-662.06; xc-dsgn-662.08_Eastonville_Seg_1; xc-util_662; xc-dsgn-662.09_Eastonville; xl-dsgn-F1; xgt-1-Arch-dr01; Engineering-Legend

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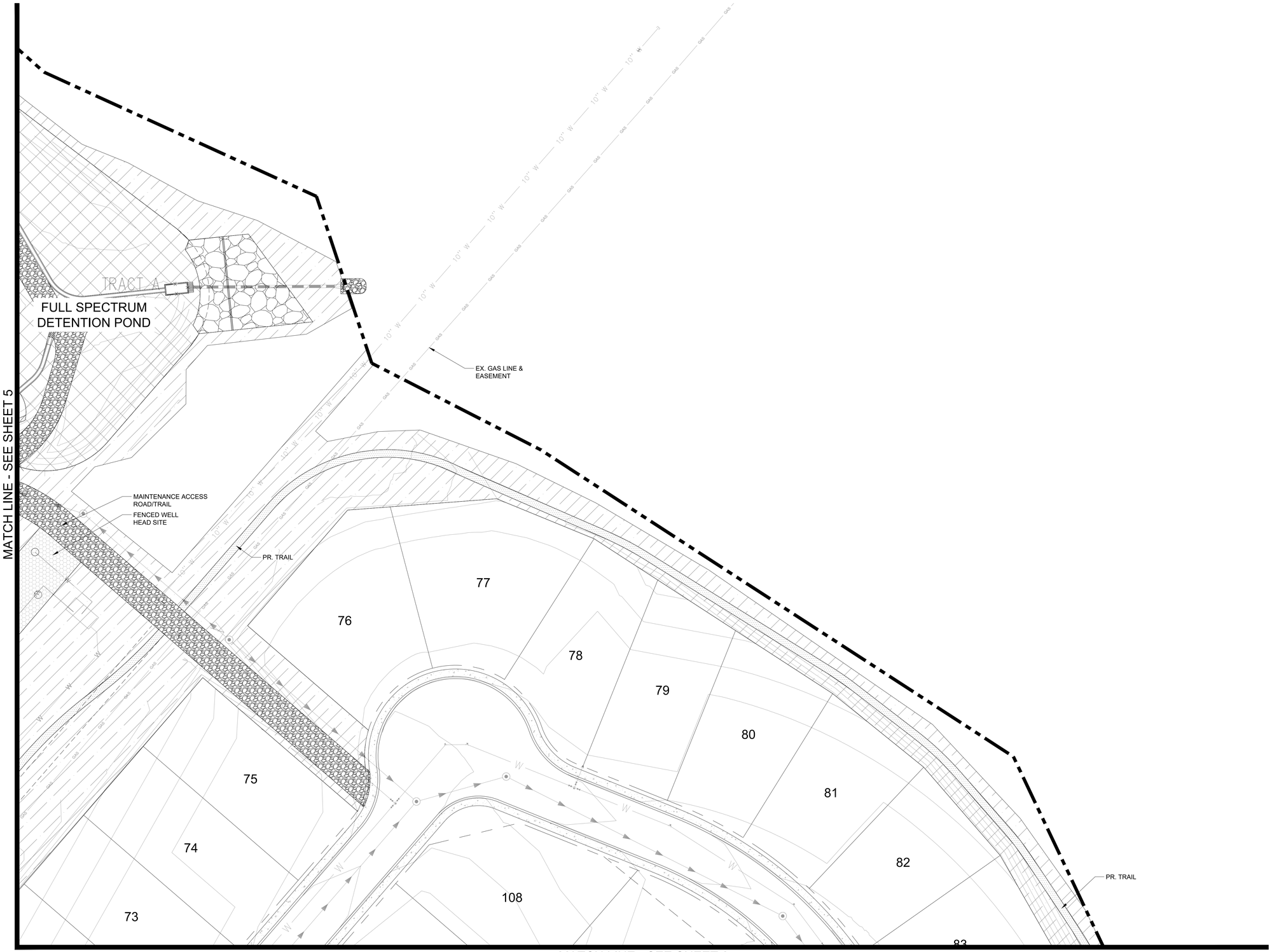
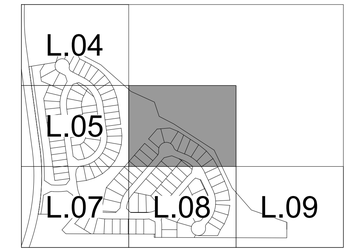


KEY MAP



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EL PASO COUNTY, COLORADO

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SHEET
L.06

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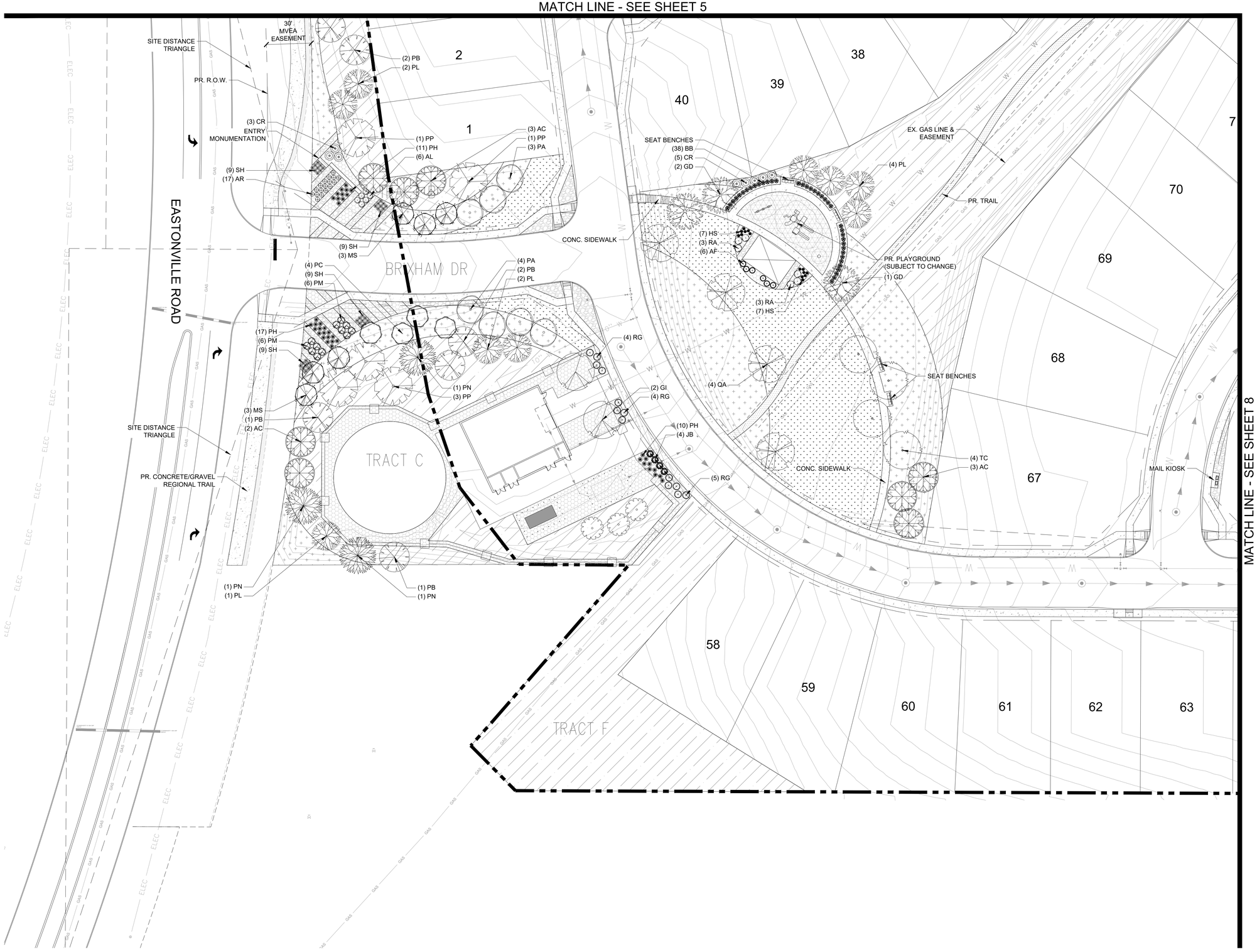
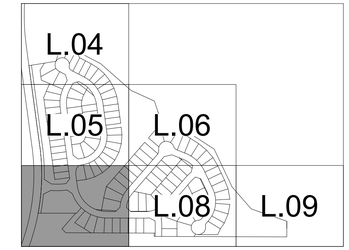
MATCH LINE - SEE SHEET 5



MATCH LINE - SEE SHEET 8

KEY MAP



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SHEET L.07