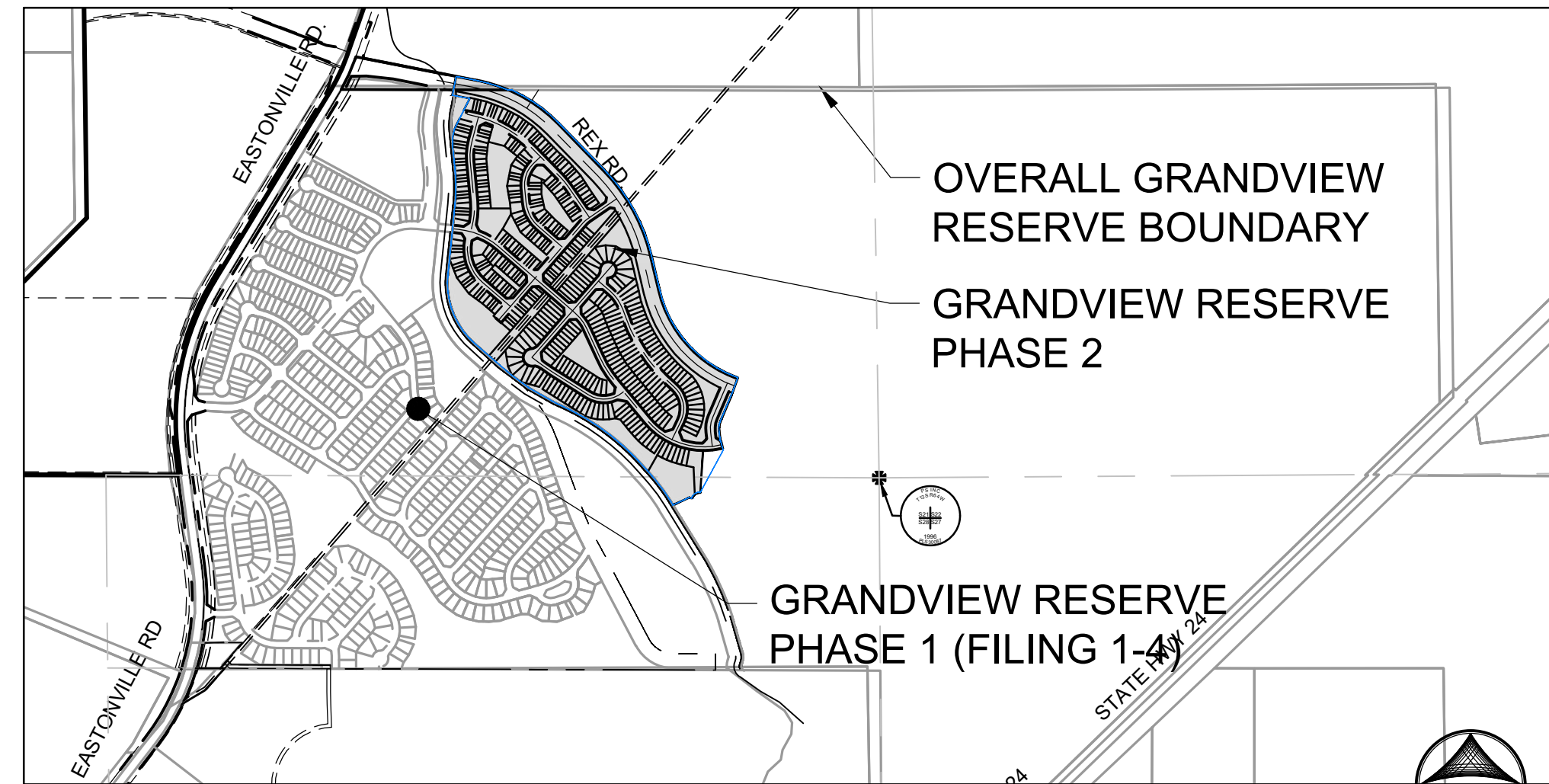


# GRANDVIEW RESERVE PHASE 2

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

**A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO**



**GENERAL NOTES**

- THE GRANDVIEW RESERVE PHASE 2 OVERALL GROSS DENSITY IS 8.68 DU/AC, ON 68.72 ACRES, FOR A TOTAL OF 418 UNITS. PER SKETCH PLAN APPROVAL DENSITY TRANSFERS MAY OCCUR IN WHICH SPECIFIC AREAS EXCEED 4.24 DU/AC SO LONG AS THE OVERALL DENSITY 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.
- 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 WOODMAN HILLS METROPOLITAN DISTRICT (WHMD) WASTEWATER SYSTEM WHICH WILL CONVEY THE WASTEWATER TO THE TREATMENT FACILITY WHERE CID WILL BE RESPONSIBLE FOR TREATMENT.
- 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, STREETS/CAPACITIES, DETENTION POND, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTERS, AND OTHER USES.
- ALL ELECTRICAL SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN EASEMENTS AS REQUIRED.
- BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/OR AS SHOWN WITHIN THE DETAILS.
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS.
- PARK IMPROVEMENTS WILL BE SUBMITTED FOR REVIEW AND APPROVAL WITH THE FINAL PLAT.
- FEES IN LIEU OF LAND TO BE PROVIDED FOR SCHOOLS AND PARKS, IF RELEVANT, ARE TO BE PROVIDED FOR BY THE DEVELOPER AND SHALL NOT MET WITH LAND DEDICATION.
- ALL COMMON LANDSCAPE AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.
- PRELIMINARY MAILBOX KIOSK LOCATIONS SHOWN, FINAL LOCATIONS SUBJECT TO APPROVAL BY THE USPS. ADJUSTMENTS TO LOCATION MAY BE MADE WITH FINAL PLAT AND CONSTRUCTION DRAWINGS.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOTS PERIMETER AS FOLLOWS:
  - a. FRONT: TEN FEET (10')
  - b. SIDE: FIVE FEET (5')
  - c. REAR: TEN FEET (10')
  - d. ALL TRACTS LANDSCAPE AND DETENTION FACILITIES WILL BE PROVIDED FOR PUBLIC UTILITIES AS REQUIRED.
- MVEA - TWENTY FEET (20') MIN. WIDTH EASEMENT WILL BE DESIGN 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 PROVIDED FOR EACH 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 IMPIDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- STREET LIGHTS Bmps WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- GRASS BUFFER WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS FORTH IN SECTION 6.2.5 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.
- FENCING:
  - ALL PROPOSED FENCING IS SUBJECT TO DESIGN GUIDELINES FOR GRANDVIEW RESERVE.
  - NO FENCES SHALL IMPEDE DRAINAGE IN ANY
  - THE UPPER BLACK SQUIRREL CREEK (UBSC) GROUNDWATER MANAGEMENT DISTRICT REQUIRES THAT OWNER OR BUILDER IS RESPONSIBLE FOR REP ANY GROUNDWATER DISCHARGED TO THE SURFACE OR INTO AN UNDERDRAIN SYSTEM MUST BE REVERTED AND OTHER AGENCY PERMITS, AND OTHER AGENCY COMMENT, 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). Due to the shallow groundwater, please add the following note: \_\_\_\_\_
- ADA NOTE: THE SUBDIVIDER / DEVELOPER HAS LAD OUT THE PLAT AND ASSOCIATED GRADING UNITED STATES DEPARTMENT OF JUSTICE. API El Paso County does not own and is not responsible for the underdrains or groundwater discharge systems shown on these plans and assumes no liability for water rights or discharge plans. Maintenance and water rights are the responsibility of the developer and \_\_\_\_\_ (xxx metropolitan district, or yy property owner's association)
- THERE SHALL BE NO DIRECT LOT ACCESS TO REA ROAD AND GRANITE TR.

**SOIL AND GEOLOGY CONDITIONS:** \_\_\_\_\_ depict: repeat comment (high ground water is the only hazard that was depicted by hatch

MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT ENTITLED: GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOCHEMICAL INVESTIGATION GRANDVIEW RESERVE, PHASE 2, COLORADO BY CTL THOMPSON INC. DATED FEBRUARY 27, 2024 IN FILE GRANDVIEW RESERVE PUDSP FILE NUMBER: PUDSP-23-006 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED:

- SHALLOW GROUNDWATER:** REFER TO GROUNDWATER CONDITIONS MAP (FIGURE 3) IN REPORT FOR LOTS WHERE GROUNDWATER COULD POTENTIAL IMPACT CRAWL SPACE FOUNDATIONS. PROPOSED GRADES HAVE BEEN ESTABLISHED SUCH THAT BOTTOM OF FOOTING ELEVATIONS WILL BE ABOVE THE KNOWN PEAK GROUNDWATER ELEVATIONS. WHERE FOUNDATIONS ARE ENCOUNTERED THAT IMPACT CRAWL SPACE FOUNDATION SYSTEMS ARE RECOMMENDED, IT SHALL BE NOTED THAT FUTURE LOT SPECIFIC STUDIES MAY ALTER THESE RECOMMENDATIONS. NO BASEMENTS ARE PROPOSED WITHIN THE LIMITS OF THIS DEVELOPMENT PLAN.
- 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 AGGRESSIVE EXCAVATION TECHNIQUES. THE RATE OF EXCAVATION WILL BE SLOW WITHIN THE BEDROCK.
- EXPANSIVE SOILS AND BEDROCK:** EXPANSIVE BEDROCK IS PRESENT AT THIS SITE, WHICH CONSTITUTES A GEOLOGIC HAZARD. THERE IS RISK THAT FOUNDATIONS AND SLABS-ON-GRADE FLOOR WILL EXPERIENCE HEAVE OR SETTLEMENT AND DAMAGE. IT IS CRITICAL THAT PRECAUTIONS ARE TAKEN TO INCREASE THE CHANCES THAT THE FOUNDATIONS AND SLABS-ON-GRADE WILL PERFORM SATISFACTORILY. IT IS NOTED THAT THE PRESENCE OF EXPANSIVE MATERIALS WITHIN THE DAWSON FORMATION IS HIGHLY VARIABLE AND WILL NEED TO BE FURTHER EVALUATED AT THE TIME OF LOT SPECIFIC SOILS AND FOUNDATION INVESTIGATIONS. ENGINEERED PLANNING, DESIGN AND CONSTRUCTION OF GRADING, PAVEMENTS, FOUNDATIONS, SLABS-ON-GRADE, AND DRAINAGE CAN MITIGATE, BUT NOT ELIMINATE, THE EFFECTS OF EXPANSIVE AND COMPRESSIBLE SOILS.
- FLOODING:** THE MAJORITY OF THE SITE LIES WITHIN ZONE D (UNDETERMINED FLOOD HAZARD), AS SHOWN ON FIRM COMMUNITY MAP NUMBER 08041C05566, REVISED DECEMBER 7, 2018. ZONE D INDICATES FLOODS ARE POSSIBLE, BUT NOT LIKELY. SOME PORTIONS OF THE SITE WITHIN DRAINAGE AREAS LIE WITHIN ZONE A. A LOMR IS CURRENTLY IN PROCESS WITH FEMA TO REALIGN THE FLOODPLAIN WITH AN NEW CHANNEL. ALL PROPOSED LOTS WILL BE REMOVED FROM FLOODPLAIN WITH THE CONSTRUCTION OF CHANNEL B AND THE CORRESPONDING LOMR.

NOTE: NO GEOLOGIC HAZARDS WERE IDENTIFIED THAT PRECLUDE THE PROPOSED DEVELOPMENT. POTENTIAL HAZARDS CAN BE MITIGATED WITH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

**CERTIFICATE OF OWNERSHIP**

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said land into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of \_\_\_\_\_ . All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are the hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

**Owners/Mortgagee (Signature)** \_\_\_\_\_

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**ATTEST:** (if corporation)

**Secretary/Treasurer** \_\_\_\_\_

**STATE OF COLORADO**  
( ) ss. \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_.

**My commission expires** \_\_\_\_\_

**Witness my hand and official seal** \_\_\_\_\_  
Notary Public  
Signatures of officers signing for a corporation shall be acknowledged as follows: (print name as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

**BOARD OF COUNTY COMMISSIONER'S CERTIFICATE**

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land and easements to public use and other purposes as shown hereon are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

**Chair, Board of County Commissioners** \_\_\_\_\_ **Date** \_\_\_\_\_

**Director, Planning and Community Development** \_\_\_\_\_ **Date** \_\_\_\_\_

**NOT FOR CONSTRUCTION**  
LAND USE REVIEW FILE NO: PUDSP-23-006

**CLERK AND RECORDER**

**STATE OF COLORADO**  
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County.

**DELETED NOT FOR CONSTRUCTION ALL DOCUMENTS/ALL PAGES**

**COVER & TYP. SECTIONS**  
**COVER**

**SHEET**  
**CV**  
**01**

**PURPOSE AND INTENT:**  
TO CREATE A COHESIVE AND WELL PLANNED COMMUNITY TO ALLOW A MAXIMUM 418 DWELLING UNITS (224 TOWNHOMES & 194 DUPLEXES) - 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, 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 ACT OF 1972, AS AMENDED.

**ADAPTABILITY**  
THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND, THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

**ADOPTION**  
THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR GRANDVIEW RESERVE PHASE 2 IS IN GENERAL CONFORMITY WITH 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), AND ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

**RELATIONSHIP TO COUNTY REGULATIONS**  
THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF GRANDVIEW RESERVE PHASE 2, 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 DEVELOPMENT 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 COVERS 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 OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS 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 PLANNING AND COMMUNITY DEVELOPMENT 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.

**NOTE REGARDING REPORTS ON FILE:**  
THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, PRELIMINARY DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, NATURAL FEATURES REPORT.

**WATER NOTE:**  
WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT AND SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

**WASTEWATER NOTE:**  
WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMAN HILLS METROPOLITAN DISTRICT AND SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

**SPECIAL DISTRICT NOTES:**  
SPECIAL DISTRICT DISCLOSURE (WHEN THE PLAT IS LOCATED IN A SPECIAL DISTRICT).  
A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.

**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 TRANSPORTATION.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY ON FILE FOR THIS PROJECT.

**TRAFFIC IMPACT FEES:**

- THE DEVELOPER/OWNER 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. 19-47), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. 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 VERIFIED/AS MUCH AS FEASIBLE BALANCING WITH AESTHETICALLY PLEASING LANDSCAPE DESIGN APPROACHES. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA LAND AGREEMENTS.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL, REVISION 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.
- ALL FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.

**FLOODPLAIN NOTES:**

- THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS '08041C05566' AND '08041C05520' 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. NO GRADING WILL TAKE PLACE WITHIN THE EXISTING FLOODPLAIN LIMITS UNTIL THE CLOMR HAS BEEN APPROVED.
- 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.

**LEGAL DESCRIPTION: GRANDVIEW RESERVE PHASE 2**  
A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER 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 SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087," AND BEING MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087," BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5,290.17 FEET.

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 NORTH LINE, A DISTANCE OF 2,471.10 FEET TO THE POINT OF BEGINNING; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S24°25'09"W, HAVING A DELTA OF 21°22'37", A RADIUS OF 1,061.00 FEET, A DISTANCE OF 395.88 FEET TO A POINT OF TANGENT; THENCE S44°12'14"E A DISTANCE OF 446.79 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°01'27", A RADIUS OF 1,261.00 FEET, A DISTANCE OF 682.80 FEET TO A POINT OF TANGENT; THENCE S13°10'46"E A DISTANCE OF 235.68 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 57°06'29", A RADIUS OF 839.00 FEET, A DISTANCE OF 836.25 FEET TO A POINT OF TANGENT; THENCE S19°42'45"W A DISTANCE OF 111.00 FEET; THENCE S23°19'27"W A DISTANCE OF 204.59 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°56'47", A RADIUS OF 142.50 FEET A DISTANCE OF 74.48 FEET TO A POINT OF TANGENT; THENCE S06°45'50"E A DISTANCE OF 66.21 FEET; THENCE S54°32'52"E A DISTANCE OF 5.87 FEET; THENCE S14°14'45"E A DISTANCE OF 65.01 FEET; THENCE S28°43'11"W A DISTANCE OF 325.08 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S03°47'46"W, HAVING A DELTA OF 76°32'04", A RADIUS OF 60.00 FEET A DISTANCE OF 80.15 FEET TO A POINT ON CURVE; THENCE N72°44'18"W A DISTANCE OF 15.00 FEET; THENCE S65°27'05"W A DISTANCE OF 122.04 FEET; THENCE N31°44'28"W A DISTANCE OF 23.97 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58°25'43"W, HAVING A DELTA OF 11°10'43", A RADIUS OF 1,363.49 FEET A DISTANCE OF 289.82 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S49°18'50"W, HAVING A DELTA OF 26°23'43", A RADIUS OF 1,668.20 FEET A DISTANCE OF 768.52 FEET TO A POINT ON CURVE; THENCE N60°22'39"W A DISTANCE OF 211.52 FEET; THENCE N63°13'21"W A DISTANCE OF 159.27 FEET TO A POINT OF CURVE SAID POINT BEING ON THE EASTERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 220104483, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING NINE (9) COURSES:

- N49°18'05"W A DISTANCE OF 309.26 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 55°09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 529.48 FEET TO A POINT OF TANGENT;
- N05°51'25"E A DISTANCE OF 481.83 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT;
- N05°25'39"W A DISTANCE OF 185.30 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°15'55", A RADIUS OF 250.00 FEET, A DISTANCE OF 140.78 FEET TO A POINT OF TANGENT;
- N26°50'16"E A DISTANCE OF 203.39 FEET;
- N78°54'36"W A DISTANCE OF 120.75 FEET;
- N11°05'24"E A DISTANCE OF 36.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE CONTINUING N11°05'24"E A DISTANCE OF 93.15 FEET; THENCE S78°54'36"E A DISTANCE OF 146.34 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°57'41", A RADIUS OF 1,050.00 A DISTANCE OF 219.21 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE S89°50'58"E ON SAID NORTH LINE A DISTANCE OF 27.49 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 2,993,622 SQUARE FEET OR 68.724 ACRES, MORE OR LESS.

**DEVELOPMENT STANDARDS AND GUIDELINES (SINGLE FAMILY ATTACHED TOWNHOME AREA):**

- THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE PHASE 2, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- MINIMUM LOT AREA: ONE THOUSAND EIGHT HUNDRED AND SEVENTY SQUARE FEET (1,870SF). (REFER TO TYPICAL LOT LAYOUTS)
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
- MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY TWO FEET (22')
- MINIMUM DRIVEWAY LENGTH: 20' FROM FACE OF GARAGE TO BACK OF SIDEWALK SETBACK REQUIREMENTS:
  - a. FRONT YARD: SEVENTEEN AND ONE HALF FEET (17.5') TO FACE OF GARAGE
  - b. SIDE YARD: FIVE FEET (5')
  - c. COMMON LOT LINE (0')
  - d. REAR YARD: TEN FEET (10')
  - e. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
  - f. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')
  - g. MAXIMUM NUMBER OF ATTACHED UNITS: 4

- 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. DECKS ATTACHED TO HOMES OVER 18' TALL ARE PRINCIPAL STRUCTURES. STAND ALONE DECKS ARE ACCESSORY STRUCTURE REQUIREMENTS:
    - a. FRONT YARD: SEVENTEEN FEET (17') TO FACE OF GARAGE
    - b. SIDE YARD: FIVE FEET (5')
    - c. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
    - d. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

**DEVELOPMENT STANDARDS AND GUIDELINES (SINGLE FAMLY ATTACHED DUPLEX AREA):**

- THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE PHASE 2, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- MINIMUM LOT AREA: THREE THOUSAND THREE HUNDRED SQUARE FEET (3,300SF). (REFER TO TYPICAL LOT LAYOUTS)
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
- MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30')
- MINIMUM DRIVEWAY LENGTH: 20' FROM FACE OF GARAGE TO BACK OF SIDEWALK SETBACK REQUIREMENTS:
  - a. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
  - b. SIDE YARD: FIVE FEET (5')
  - c. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
  - d. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')
- MAXIMUM NUMBER OF ATTACHED UNITS: 2

- 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. DECKS ATTACHED TO HOMES OVER 18' TALL ARE PRINCIPAL STRUCTURES. STAND ALONE DECKS ARE ACCESSORY STRUCTURE 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')

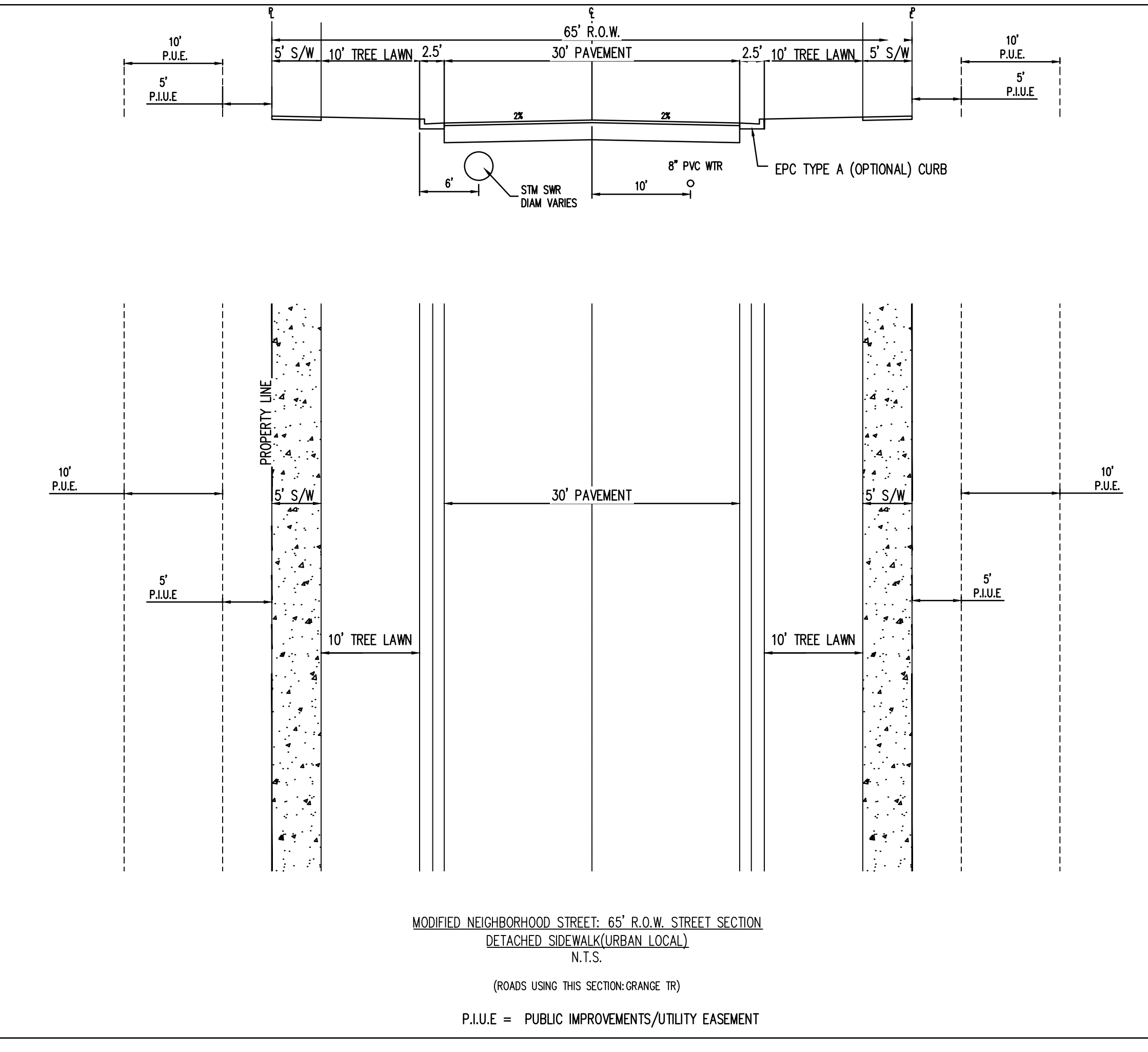
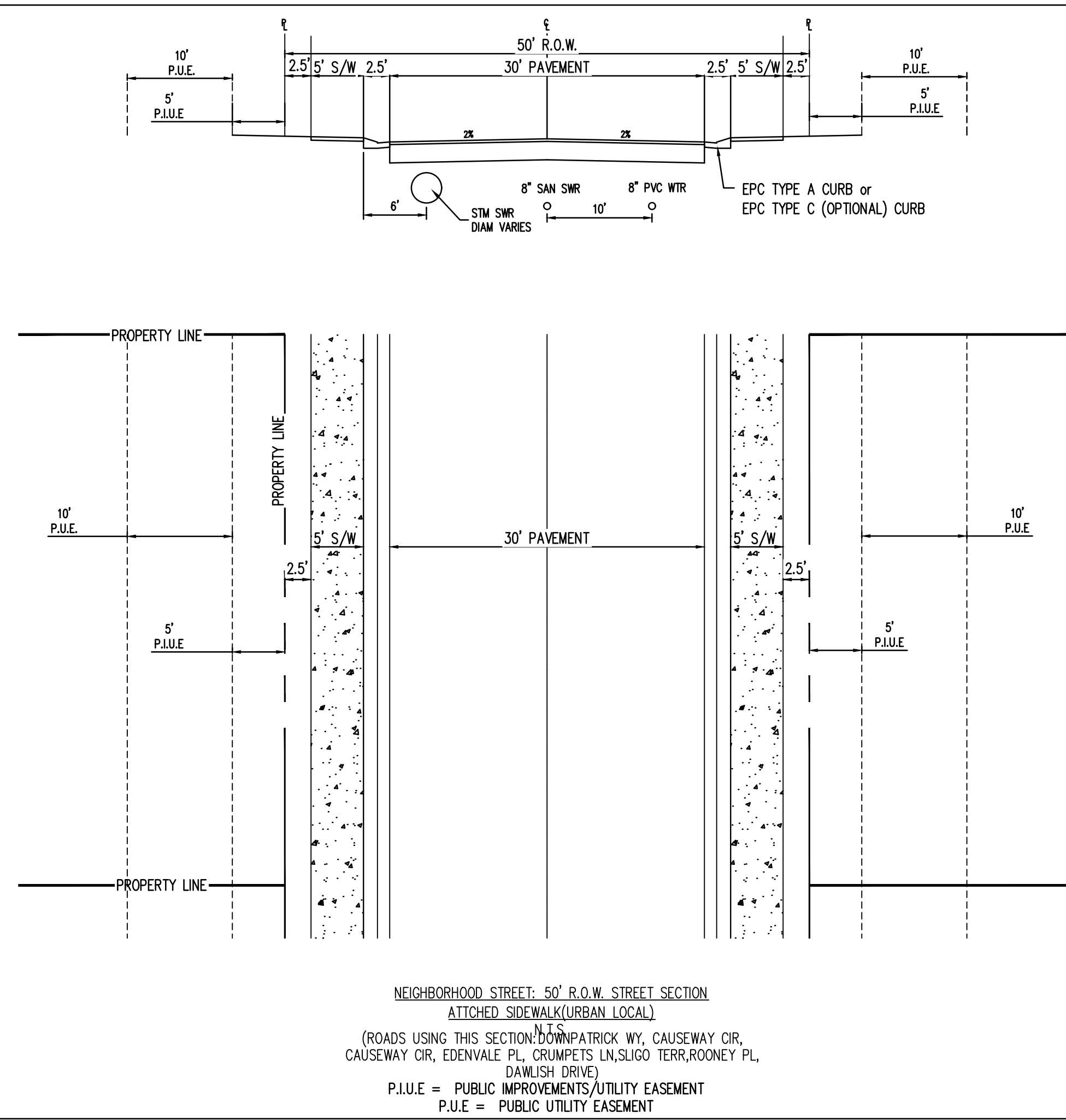
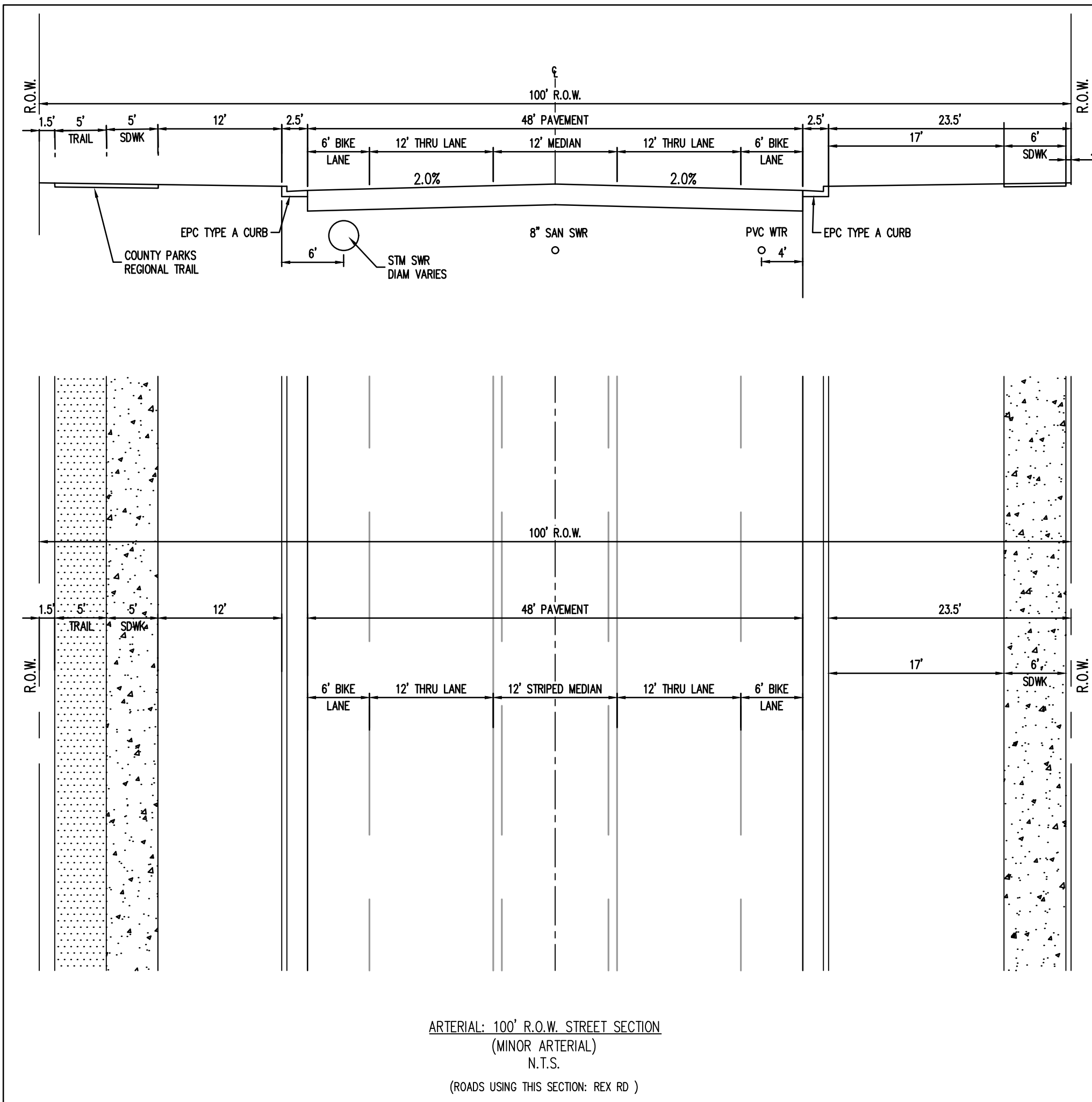
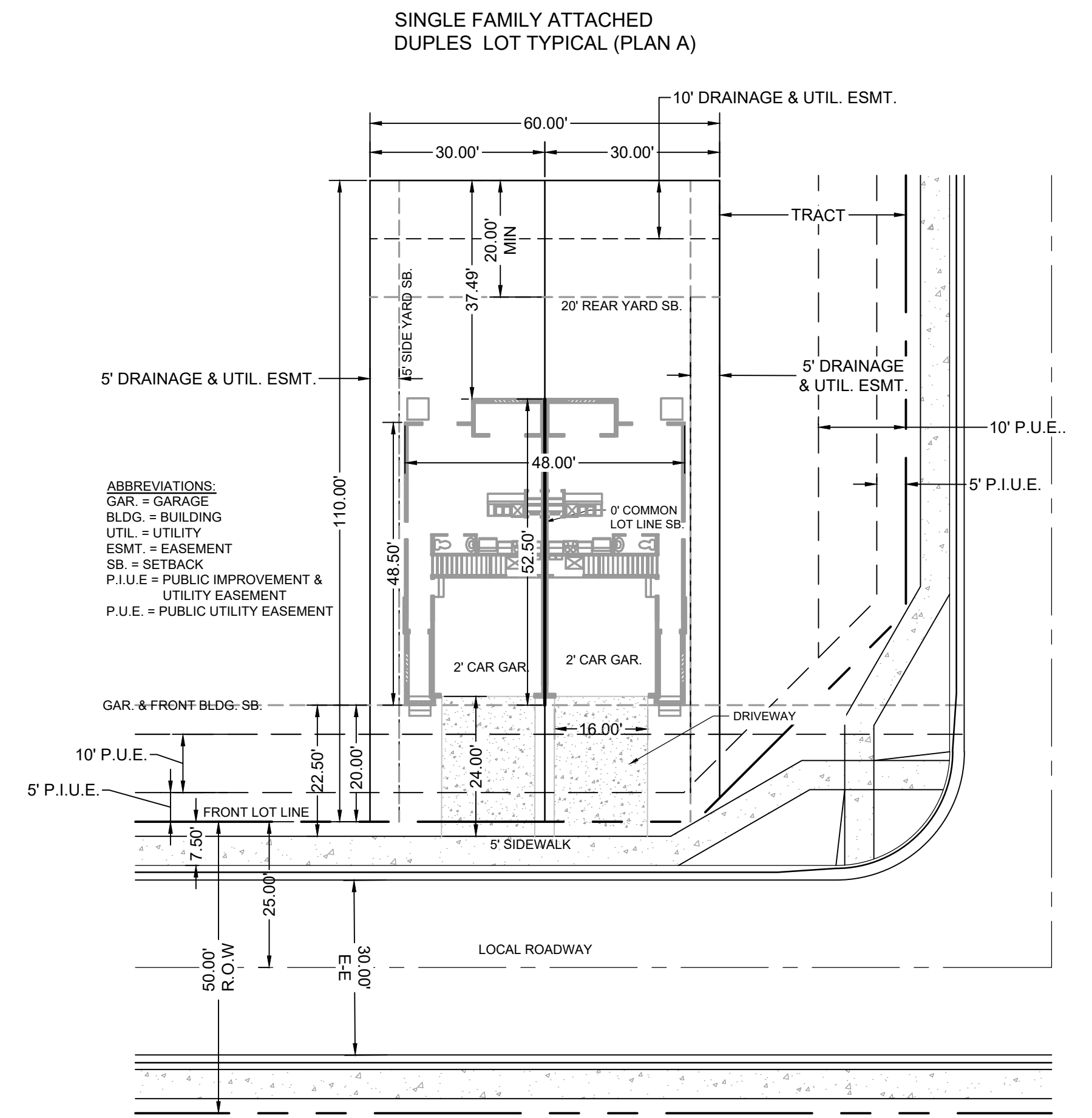
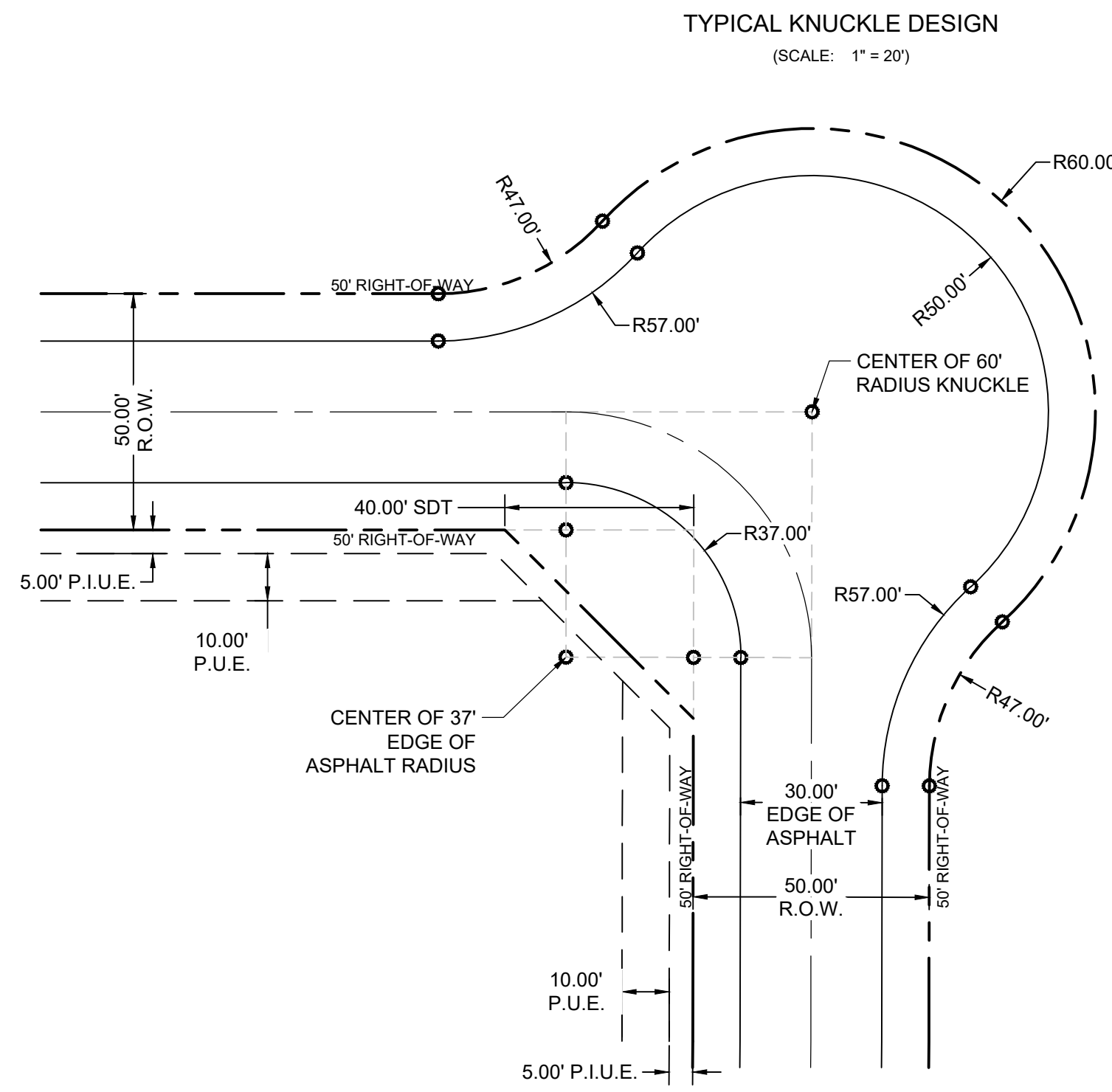
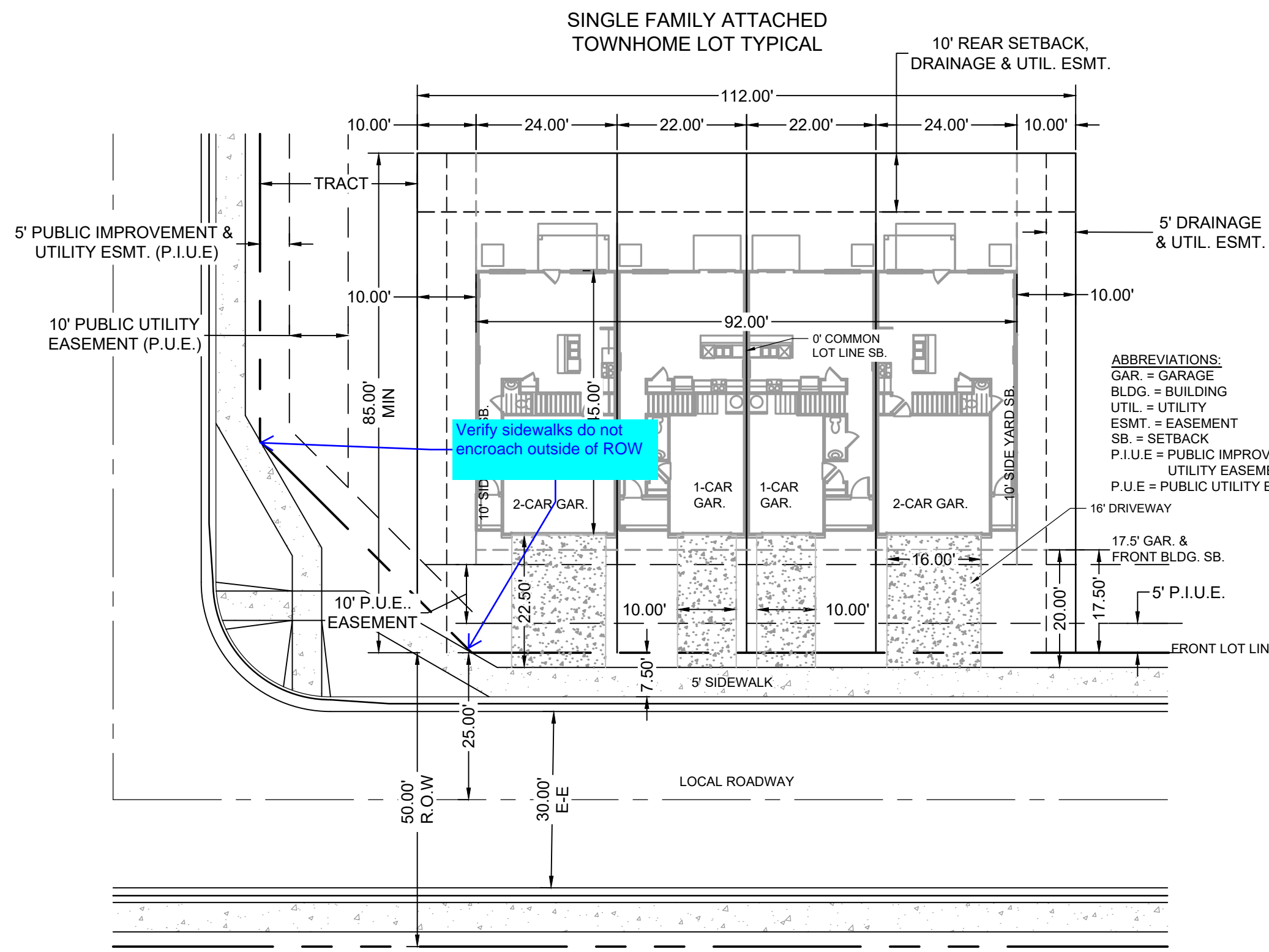
**SITE DATA**  
**EXISTING LAND USE:** GRAZING & AGRICULTURAL  
**EXISTING ZONING:** RR-2.5  
**PROPOSED ZONING:** PUD

**SITE ACREAGE:** 68.72AC - 100%  
**PROPOSED NUMBER OF UNITS:** 418  
**MAXIMUM GROSS DENSITY (ALLOWED PER SKETCH PLAN):** PARCEL H - 12 DU/AC, PARCEL I - 8 DU/AC  
**PROPOSED GROSS DENSITY:** SEE LAND USE TABLE BELOW  
**PARKING REQUIREMENTS:** REFER TO PARKING TABLE ON 06 - OVERALL SITE & PHASING PLAN

GRANDVIEW RESERVE PHASE 2 - LAND USE TABLE					
LAND USE	AREA (ACRES)	DWELLING UNITS	GROSS DENSITY (DU/ACRE)	ALLOWABLE DENSITY (DU/ACRE PER SKETCH PLAN)	% OF LAND
SINGLE FAMILY ATTACHED (TOWNHOMES)	14.99	224	6.65	12	21.8%
SINGLE FAMILY ATTACHED (DUPLEXES)	15.07	194	5.54	8	21.9%
ROAD R.O.W.	18.93	N/A	N/A	N/A	27.5%
OPEN SPACE TRACTS	13.12	N/A	N/A	N/A	19.1%
PARK TRACTS (USABLE RESIDENTIAL OPEN SPACE)	1.73	N/A	N/A	N/A	2.5%
DETENTION TRACTS	4.00	N/A	N/A	N/A	5.8%
PARKING TRACTS	0.90	N/A	N/A	N/A	1.3%
<b>TOTAL</b>	<b>68.72</b>	<b>418</b>	<b>6.08</b>	-	<b>100.0%</b>
OPEN SPACE REQUIREMENT (10%)	6.87	N/A	N/A	N/A	10.0%
USABLE RESIDENTIAL OPEN SPACE REQUIRED (25% OF REQUIRED GROSS OPEN SPACE)	1.72				
USABLE RESIDENTIAL OPEN SPACE PROVIDED	1.73	N/A	N/A	N/A	25.1%

# GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



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 APPROVED: KEN      JOB NUMBER: 201662  
 CAD DATE: 3/7/2024  
 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD\_Phase\_2\_662.2021PUD\Typ-Sections\_PUD

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PKWY SUITE 230  
 COLORADO SPRINGS CO 80920  
 PHONE: 719.300.4140  
 FAX: 713.965.0044

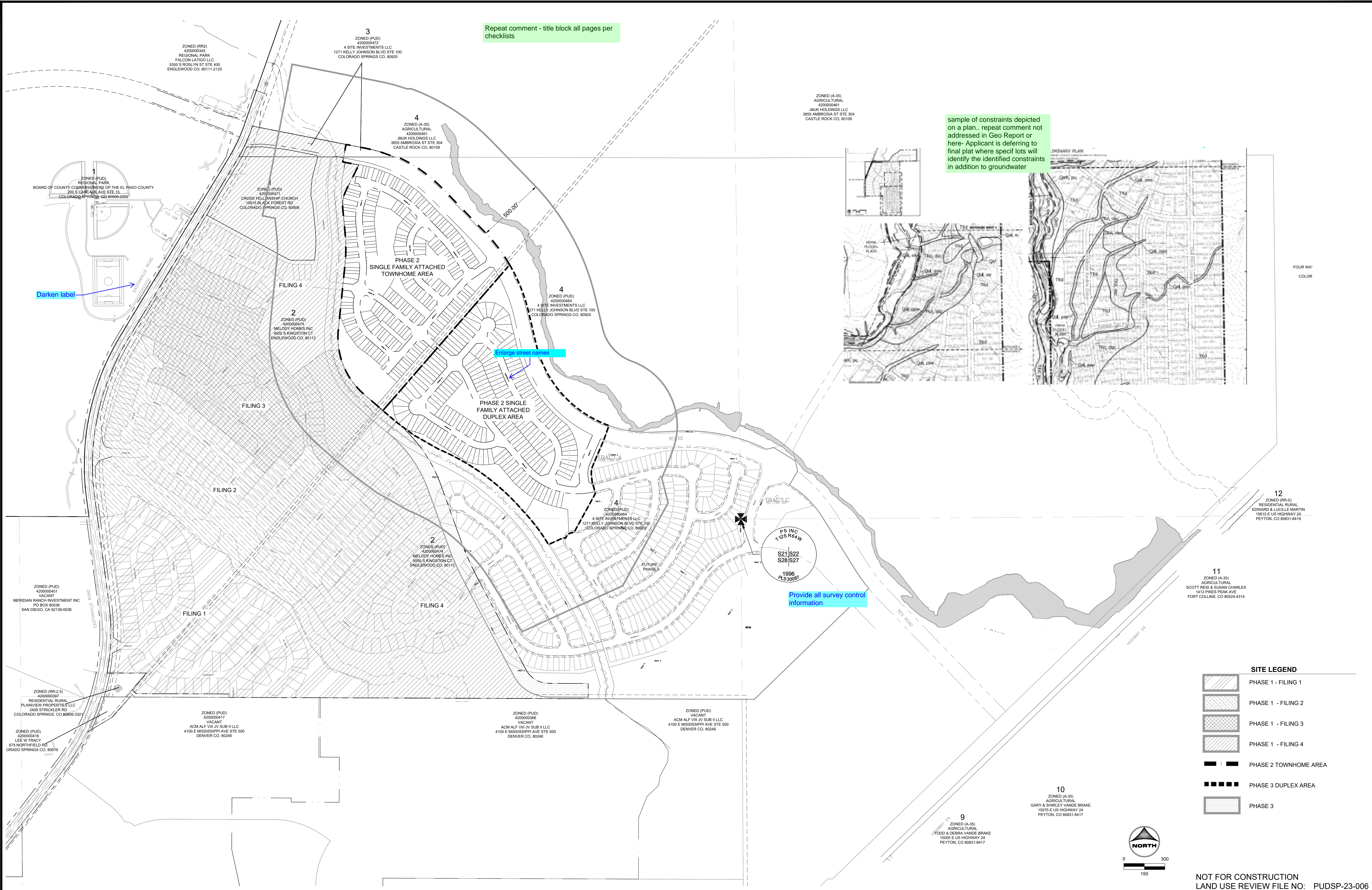
GRANDVIEW RESERVE - PHASE 2  
 D.R. HORTON  
 EL PASO COUNTY, CO

**D-R HORTON**  
*America's Builder*

COVER & TYP. SECTIONS  
 TYPICAL SECTIONS

NOT FOR CONSTRUCTION  
 LAND USE REVIEW FILE NO: PUDSP-23-006

SHEET --- **02**



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CAD DATE: 3/7/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.2021\PU\Adjacent_Properties_PUD		

NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**

HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PKWY SUITE 230  
COLORADO SPRINGS CO 80920  
PHONE: 719.300.4140  
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**GRANDVIEW RESERVE - PHASE 2**

D.R. HORTON  
EL PASO COUNTY, CO

**D-R HORTON**  
America's Builder

ADJACENT PROPERTY  
ADJACENT PROPERTY & OVERALL SITE PLAN

NOT FOR CONSTRUCTION  
LAND USE REVIEW FILE NO: PUDSP-23-006

# GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



utility lines are very different from structures like Tanks, pump station; treatment facilities, etc; these should be clearly labeled on map to left if within this development; lot owners need to be aware what they are adj to

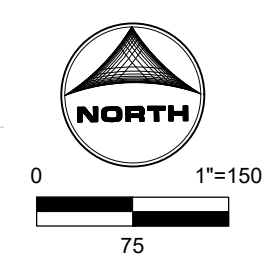
GRANDVIEW RESERVE PHASE 2 - TRACT USE AND AREA TABLE													
TRACT	AREA (SF)	ACREAGE (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PUBLIC DRAINAGE	DETENTION	PARKING	PARK (USEABLE OPEN SPACE)	PEDESTRIAN ACCESS	LANDSCAPING	SIGNAGE	MAINTENANCE AND OWNERSHIP	
A	108,564	2.49	P		X	X				X		GVRMD	
B	34,883	0.80	P	P					X	X		GVRMD	
C	1,280	0.03	P	P					X	X		GVRMD	
D	11,339	0.26	P	P					X	X		GVRMD	
E	1,590	0.04	P	P					X	X		GVRMD	
F	10,632	0.24	P	P			X		X	X		GVRMD	
G	3,891	0.09	P	P					X	X	X	GVRMD	
H	4,177	0.10	P	P					X	X	X	GVRMD	
I	2,558	0.06	P	P					X	X		GVRMD	
J	44,021	1.01	P	P					X	X	X	GVRMD	
K	28,713	0.66	P	P					X	X		GVRMD	
L	13,769	0.32	P	P					X	X	X	GVRMD	
M	40,566	0.93	P	P					X	X		GVRMD	
N	1,280	0.03	P	P					X	X		GVRMD	
O	9,582	0.22	P	P			X		X	X		GVRMD	
P	1,394	0.03	P	P					X	X		GVRMD	
Q	2,962	0.07	P	P					X	X		GVRMD	
R	3,138	0.07	P	P					X	X		GVRMD	
S	6,674	0.15	P	P					X	X		GVRMD	
T	68,182	1.57	P	P	X				X	X		GVRMD	
U	65,626	1.51	P	P	X	X			X	X		GVRMD	
V	39,998	0.92	P	P	X			X	X	X		GVRMD	
W	5,098	0.12	P	P				X	X	X		GVRMD	
X	54,325	1.25	P	P					X	X		GVRMD	
Y	10,982	0.25	P	P					X	X		GVRMD	
Z	8,496	0.20	P	P					X	X		GVRMD	
AA	93,981	2.16	P	P					X	X	X	GVRMD	
AB	1,014	0.02	P	P					X	X		GVRMD	
AC	12,883	0.30	P	P	X		X		X	X		GVRMD	
AD	65,147	1.50	P	P	X				X	X		GVRMD	
AE	35,226	0.81	P	P				X	X	X		GVRMD	
AF	5,968	0.14	P	P			X		X	X		GVRMD	
AG	28,576	0.66	P	P					X	X		GVRMD	
AH	33,196	0.76	P	P	X				X	X		GVRMD	
TOTAL	859,709	19.74					4.00	0.90	1.73				

X = ALLOWED USE  
P = ALLOWED USE WHERE EASEMENTS DEDICATED  
GVRMD = GRANDVIEW RESERVE METROPOLITAN DISTRICT

NOTES:  
1. SEE NEXT PAGE FOR TRACT LINE AND CURVE DATA

**LEGEND**

- TRACT AREA (Contrast 1) [Solid Grey Box]
- TRACT AREA (Contrast 2) [Dotted Grey Box]
- TOWNSHIP AREA (SINGLE FAMILY ATTACHED) [Dashed Purple Line]
- DUPLEX AREA (SINGLE FAMILY ATTACHED) [Dashed Blue Line]



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LAND USE REVIEW FILE NO: PUDSP-23-006

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APPROVED: KEN JOB NUMBER: 201662  
CAD DATE: 3/7/2024  
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD\_Phase\_2\_662.2021\Tract\_Plan\_PUD

NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**  
HR GREEN - COLORADO SPRINGS  
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COLORADO SPRINGS CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 2  
D.R. HORTON  
EL PASO COUNTY, CO



TRACT PLAN  
TRACT PLAN

SHEET  
TP  
04

GRANDVIEW RESERVE PHASE 2
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

Curve Table with columns: Curve #, Length, Radius, Delta, Centerline/Flowline. Rows include curves C1 through C135.

PARCEL LINE SEGMENT TABLE with columns: Line #, Length, Direction. Rows include lines L1 through L29.

PARCEL LINE SEGMENT TABLE with columns: Line #, Length, Direction. Rows include lines L30 through L57.

PARCEL LINE SEGMENT TABLE with columns: Line #, Length, Direction. Rows include lines L58 through L90.

PARCEL LINE SEGMENT TABLE with columns: Line #, Length, Direction. Rows include lines L91 through L133.

PARCEL LINE SEGMENT TABLE with columns: Line #, Length, Direction. Rows include lines L134 through L172.

PARCEL LINE SEGMENT TABLE with columns: Line #, Length, Direction. Rows include lines L173 through L206.

PARCEL LINE SEGMENT TABLE with columns: Line #, Length, Direction. Rows include lines L207 through L234.

PARCEL LINE SEGMENT TABLE with columns: Line #, Length, Direction. Rows include lines L235 through L264.

PARCEL LINE SEGMENT TABLE with columns: Line #, Length, Direction. Rows include lines L265 through L296.

PARCEL LINE SEGMENT TABLE with columns: Line #, Length, Direction. Rows include lines L297 through L322.

DRAWN BY: YOU, JOB DATE: ---, BAR IS ONE INCH ON OFFICIAL DRAWINGS. APPROVED: KEN, JOB NUMBER: 201662, CAD DATE: 3/7/2024, CAD FILE: J:\2020\201662\CAD\Draws\CIPUD\_Phase\_2\_662.202\T\Tract\_Plan\_PUD

NO. DATE BY REVISION DESCRIPTION table with multiple empty rows.



HR GREEN - COLORADO SPRINGS 1975 RESEARCH PKWY SUITE 230 COLORADO SPRINGS CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 2 D.R. HORTON EL PASO COUNTY, CO



TRACT PLAN TRACT PLAN- TABLE

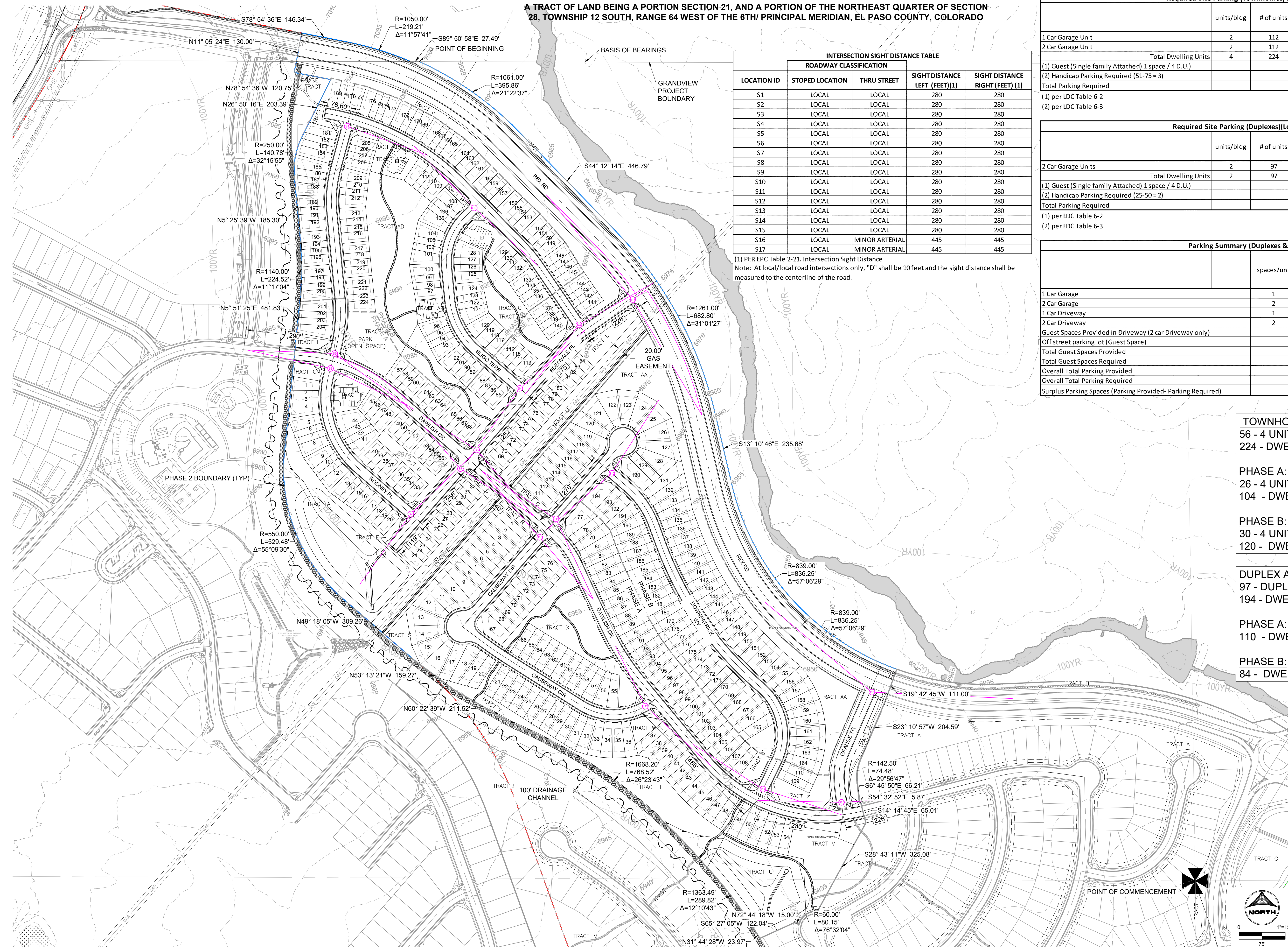
SHEET TP 05

NOT FOR CONSTRUCTION LAND USE REVIEW FILE NO: PUDSP-23-006

HUNH, KEN, 3/7/2024 6:48 AM

# GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



LOCATION ID	ROADWAY CLASSIFICATION		SIGHT DISTANCE LEFT (FEET)(1)	SIGHT DISTANCE RIGHT (FEET) (1)
	STOPED LOCATION	THRU STREET		
S1	LOCAL	LOCAL	280	280
S2	LOCAL	LOCAL	280	280
S3	LOCAL	LOCAL	280	280
S4	LOCAL	LOCAL	280	280
S5	LOCAL	LOCAL	280	280
S6	LOCAL	LOCAL	280	280
S7	LOCAL	LOCAL	280	280
S8	LOCAL	LOCAL	280	280
S9	LOCAL	LOCAL	280	280
S10	LOCAL	LOCAL	280	280
S11	LOCAL	LOCAL	280	280
S12	LOCAL	LOCAL	280	280
S13	LOCAL	LOCAL	280	280
S14	LOCAL	LOCAL	280	280
S15	LOCAL	LOCAL	280	280
S16	LOCAL	MINOR ARTERIAL	445	445
S17	LOCAL	MINOR ARTERIAL	445	445

(1) PER EPC Table 2-21. Intersection Sight Distance  
Note: At local/local road intersections only, "D" shall be 10 feet and the sight distance shall be measured to the centerline of the road.

	units/bldg	# of units	Proposed Dwelling Units	(1) Required Parking Ratio per D.U.	Parking Spaces Required	Guest Spaces Required
1 Car Garage Unit	2	112	112	2	224	28
2 Car Garage Unit	2	112	112	2	224	28
<b>Total Dwelling Units</b>		<b>4</b>	<b>224</b>			
(1) Guest (Single family Attached) 1 space / 4 D.U.)				0.25		56
(2) Handicap Parking Required (51-75 = 3)						3
<b>Total Parking Required</b>					<b>448</b>	<b>56</b>
(1) per LDC Table 6-2						
(2) per LDC Table 6-3						
<b>Overall Total Required</b>						<b>504</b>

	units/bldg	# of units	Proposed Dwelling Units	(1) Required Parking Ratio per D.U.	Parking Spaces Required	Guest Spaces Required
2 Car Garage Units	2	97	194	2	388	49
<b>Total Dwelling Units</b>		<b>2</b>	<b>194</b>			
(1) Guest (Single family Attached) 1 space / 4 D.U.)				0.25		49
(2) Handicap Parking Required (25-50 = 2)						2
<b>Total Parking Required</b>					<b>388</b>	<b>49</b>
(1) per LDC Table 6-2						
(2) per LDC Table 6-3						
<b>Overall Total Required</b>						<b>437</b>

	spaces/unit	# of units	Townhome provided spaces	# of units	Duplex provided spaces
1 Car Garage	1	112	112	0	0
2 Car Garage	2	112	224	194	388
1 Car Driveway	1	112	112	0	0
2 Car Driveway	2	112	224	194	388
Guest Spaces Provided in Driveway (2 car Driveway only)			112		194
Off street parking lot (Guest Space)			46		0
<b>Total Guest Spaces Provided</b>			<b>158</b>		<b>194</b>
<b>Total Guest Spaces Required</b>			<b>56</b>		<b>49</b>
<b>Overall Total Parking Provided</b>			<b>718</b>		<b>776</b>
<b>Overall Total Parking Required</b>			<b>504</b>		<b>437</b>
<b>Surplus Parking Spaces (Parking Provided- Parking Required)</b>			<b>214</b>		<b>340</b>

**TOWNHOME AREA SUMMARY:**  
56 - 4 UNIT BUILDINGS  
224 - DWELLING UNITS

**PHASE A:**  
26 - 4 UNIT BUILDINGS  
104 - DWELLING UNITS

**PHASE B:**  
30 - 4 UNIT BUILDINGS  
120 - DWELLING UNITS

**DUPLEX AREA SUMMARY:**  
97 - DUPLEX BUILDINGS  
194 - DWELLING UNITS

**PHASE A:**  
110 - DWELLING UNITS

**PHASE B:**  
84 - DWELLING UNITS

DRAWN BY: YOU      JOB DATE: ----  
APPROVED: KEN      JOB NUMBER: 201662  
CAD DATE: 3/7/2024  
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD\_Phase\_2\_662.2021\Site\_Plan\_PUD

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**HRGreen**  
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PKWY SUITE 230  
COLORADO SPRINGS CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 2  
D.R. HORTON  
EL PASO COUNTY, CO

**D-R-HORTON**  
America's Builder

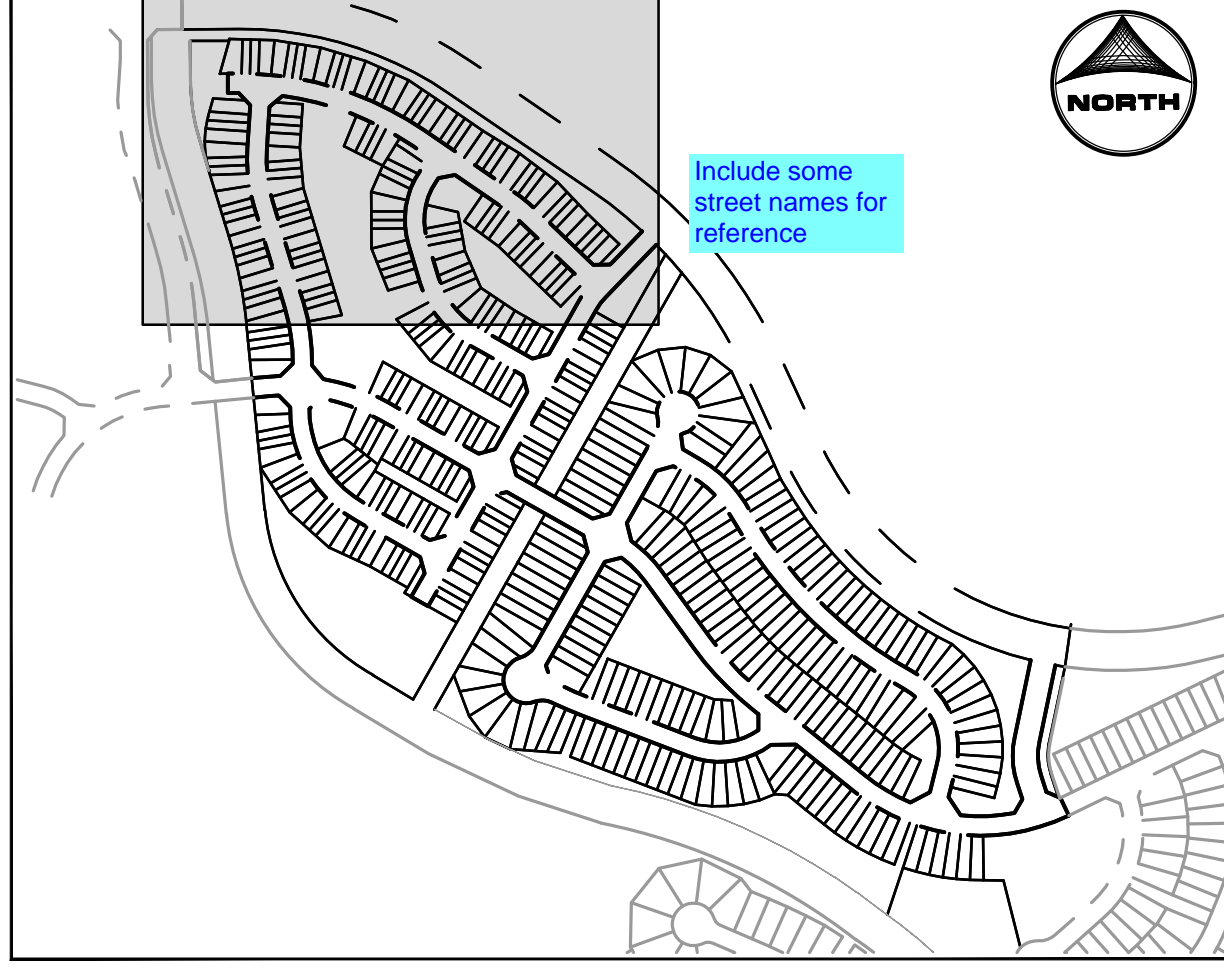
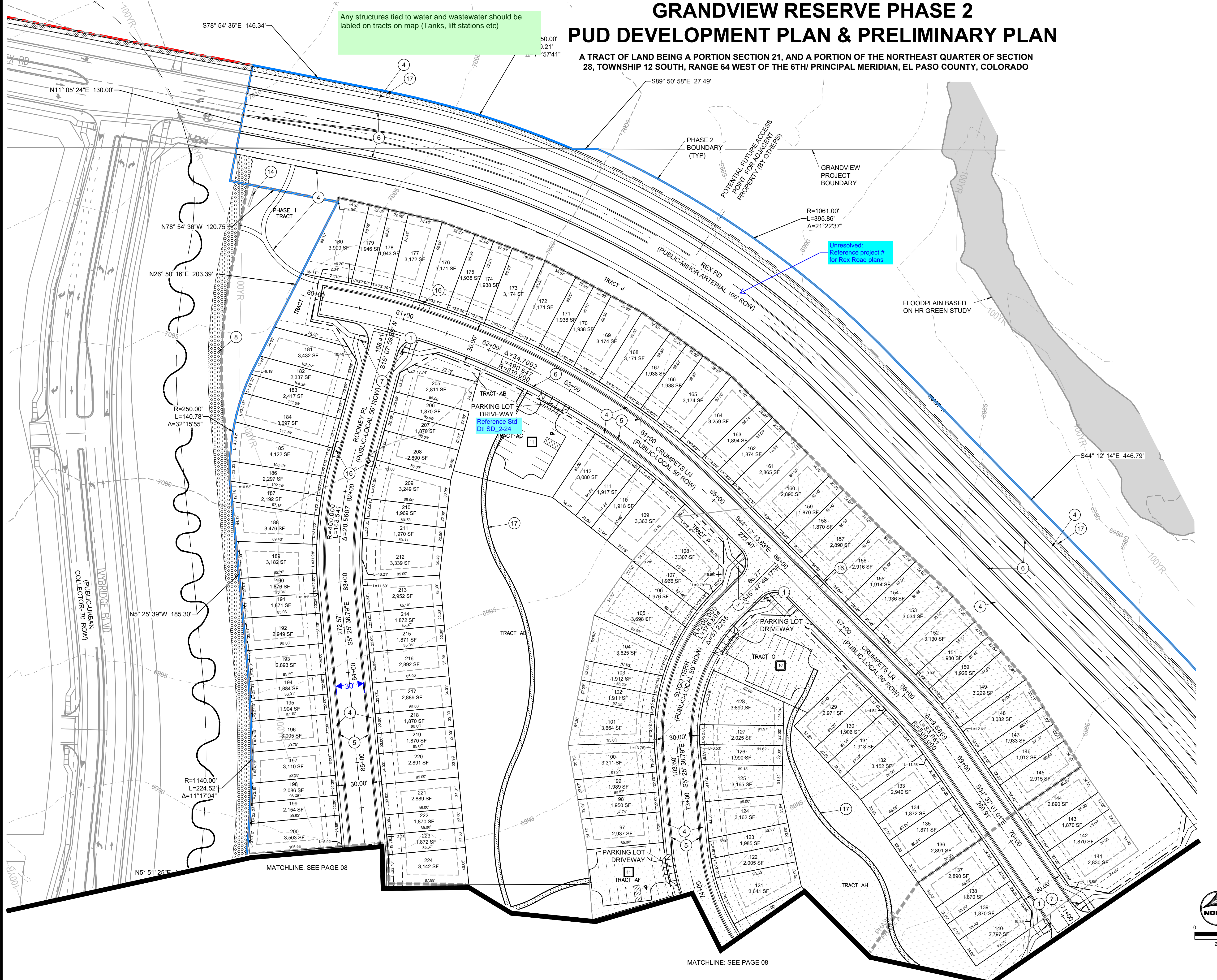
SITE PLAN  
OVERALL SITE & PHASING PLAN & PARKING DATA

SHEET SP 06

NOT FOR CONSTRUCTION  
LAND USE REVIEW FILE NO: PUDSP-23-006

# GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



KEY MAP  
SCALE: NTS

### LINWORK LEGEND

- MATCH LINE
- PR Phase 2 Boundary
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR PHASE LINE
- EX 100 YR FLOODPLAIN
- GROUNDWATER 0' - 10' BELOW PROPOSED SURFACE

darken hatch all sheets in legend not legible when printed

### SITE SCHEDULE

- ① PR 30" R1-1 STOP SIGN W. STR
- ② PR 6" CONCRETE CROSS PAN
- ③ PR 8" CONCRETE CROSS PAN
- ④ PR 5" CONCRETE SIDEWALK
- ⑤ PR EPC OPTIONAL TYPE C MOU
- ⑥ PR EPC TYPE A VERTICAL CUR
- ⑦ PR CONCRETE CURB RAMP
- ⑧ PR 15' MAINTENANCE ACCESS
- ⑨ PR CONCRETE FOREBAY (PRIVATE)
- ⑩ PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- ⑪ PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- ⑫ PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- ⑬ PR MICRO-POOL (PRIVATE)
- ⑭ PR ENTRY SIGN (SEE LANDSCAPE PLANS)
- ⑮ PR MODULAR BLOCK WALL
- ⑯ PR CONCRETE PARALLEL CURB RAMP
- ⑰ PR TRAIL (WIDTH VARIES)

- LEGEND:
- GROUNDWATER >10 FEET BELOW PROPOSED SURFACE
  - GROUNDWATER 5-10 FEET BELOW PROPOSED SURFACE
  - GROUNDWATER 0-5 FEET BELOW PROPOSED SURFACE
  - INDICATES ESTIMATED GROUNDWATER ELEVATION CONTOUR (FEET)
  - PROPOSED TOPOGRAPHY

there are areas where ground water is less than 5 feet 3 feet and crawls aces likely not feasible

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GRANDVIEW RESERVE - PHASE 2  
 D.R. HORTON  
 EL PASO COUNTY, CO

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 LAND USE REVIEW FILE NO: PUDSP-23-006  
 SITE PLAN  
 SITE PLAN- 1 OF 4  
 SHEET SP 07

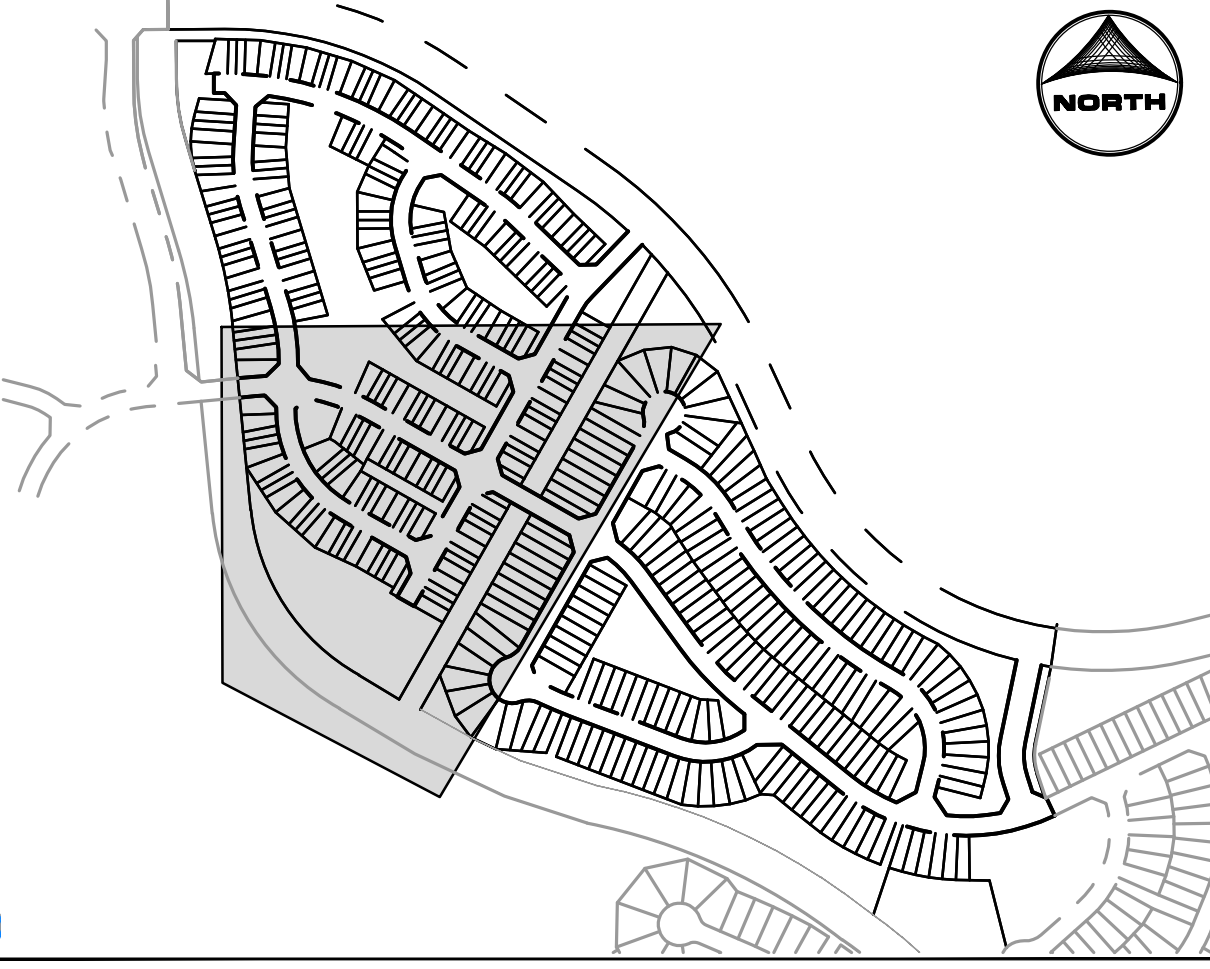
HUNN, KEN, 3/7/2024 6:49 AM

# GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

Any structures tied to water and wastewater should be labled on tracts on map (Tanks, lift stations etc)

HUHN, KEN, 3/7/2024 6:49 AM



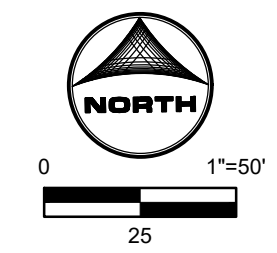
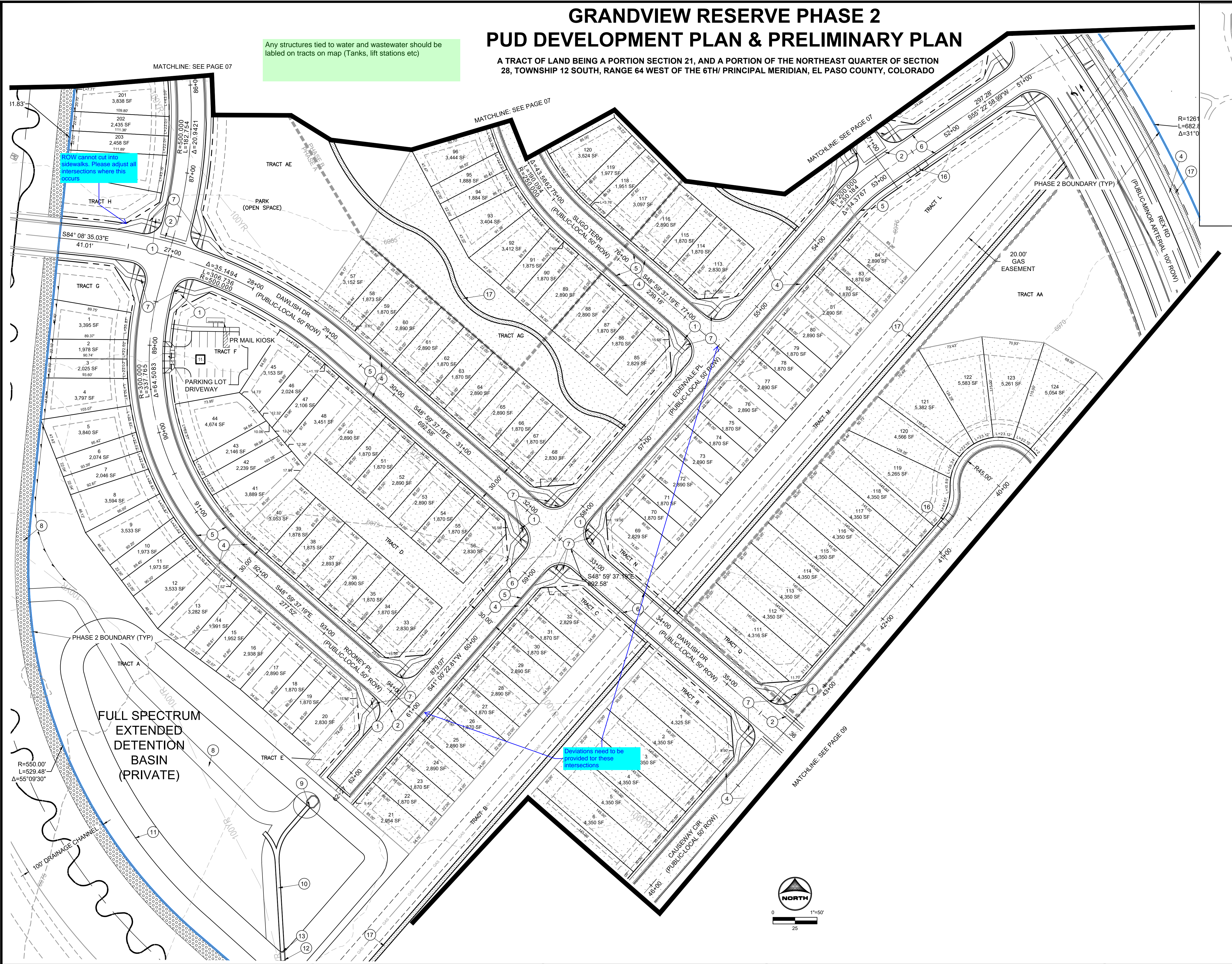
KEY MAP  
SCALE: NTS

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- EX LOT LINE
- EX SWALE
- PR SWALE
- PR TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR PHASE LINE
- EX 100 YR FLOODPLAIN
- GROUNDWATER 0' - 10' BELOW PROPOSED SURFACE

### SITE SCHEDULE

- 1 PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- 2 PR 6" CONCRETE CROSS PAN
- 3 PR 8" CONCRETE CROSS PAN
- 4 PR 5" CONCRETE SIDEWALK
- 5 PR EPC OPTIONAL TYPE C MOUNTABLE CURB & GUTTER
- 6 PR EPC TYPE A VERTICAL CURB & GUTTER
- 7 PR CONCRETE CURB RAMP
- 8 PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
- 9 PR CONCRETE FOREBAY (PRIVATE)
- 10 PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- 11 PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- 12 PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- 13 PR MICRO-POOL (PRIVATE)
- 14 PR ENTRY SIGN (SEE LANDSCAPE PLANS)
- 15 PR MODULAR BLOCK WALL
- 16 PR CONCRETE PARALLEL CURB RAMP
- 17 PR TRAIL (WIDTH VARIES)



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GRANDVIEW RESERVE - PHASE 2  
D.R. HORTON  
EL PASO COUNTY, CO

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LAND USE REVIEW FILE NO.: PUDSP-23-006

SITE PLAN  
SITE PLAN- 2 OF 4

SHEET  
SP  
08

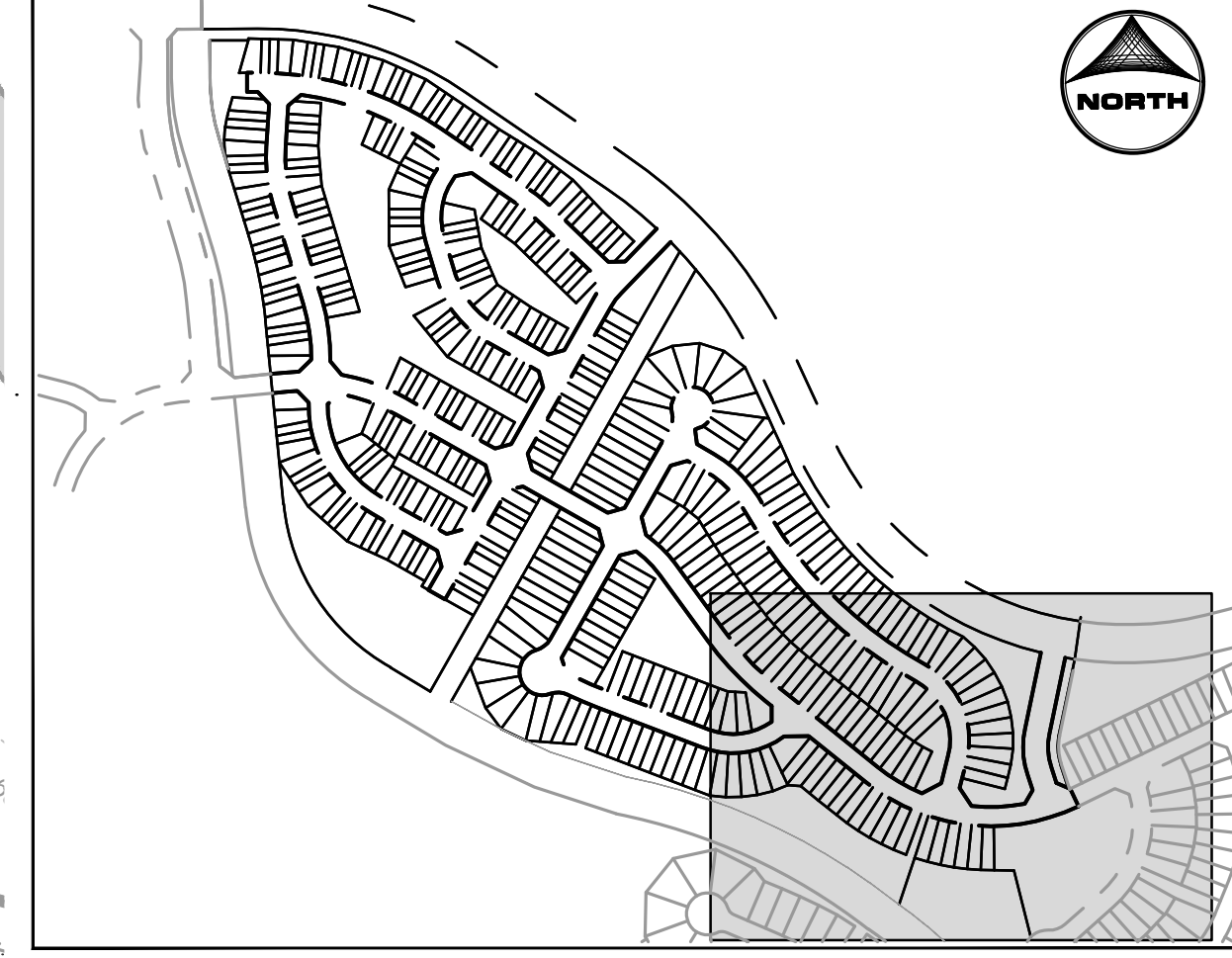




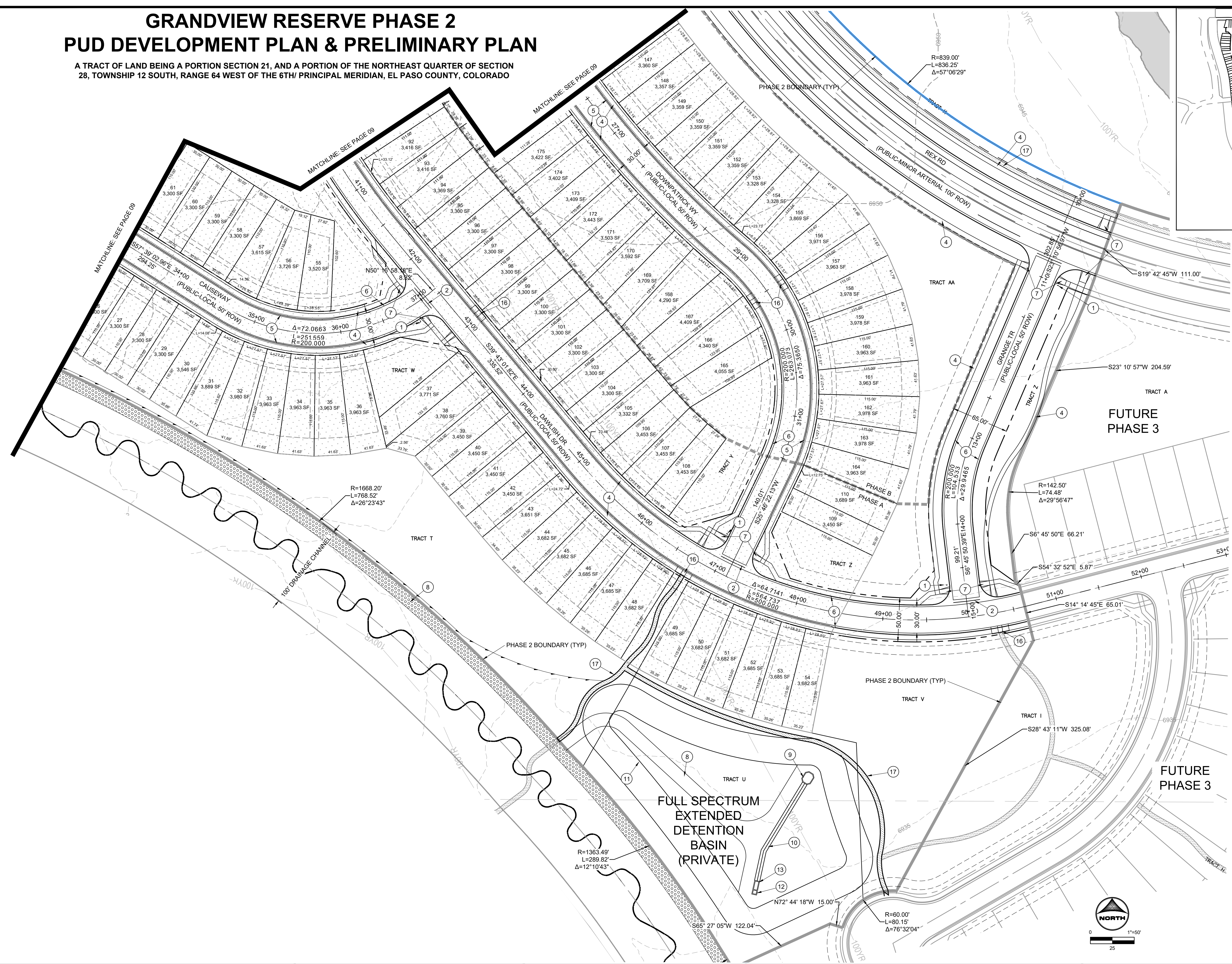
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HR GREEN - COLORADO SPRINGS 1975 RESEARCH PKWY SUITE 230 COLORADO SPRINGS CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044

# GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



KEY MAP  
SCALE: NTS



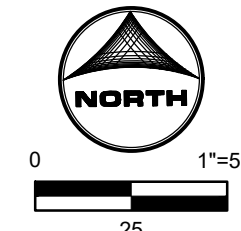
### LINWORK LEGEND

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- PR ENTRY SIGN (SEE LANDSCAPE PLANS)
- PR MODULAR BLOCK WALL
- PR CONCRETE PARALLEL CURB RAMP
- PR TRAIL (WIDTH VARIES)

Add monument and subdivision sign locations and easments to the overall and site plan pages and provide details on landscape sheets



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CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.2021\Site_Plan_PUD		

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GRANDVIEW RESERVE - PHASE 2  
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SITE PLAN  
SITE PLAN- 4 OF 4

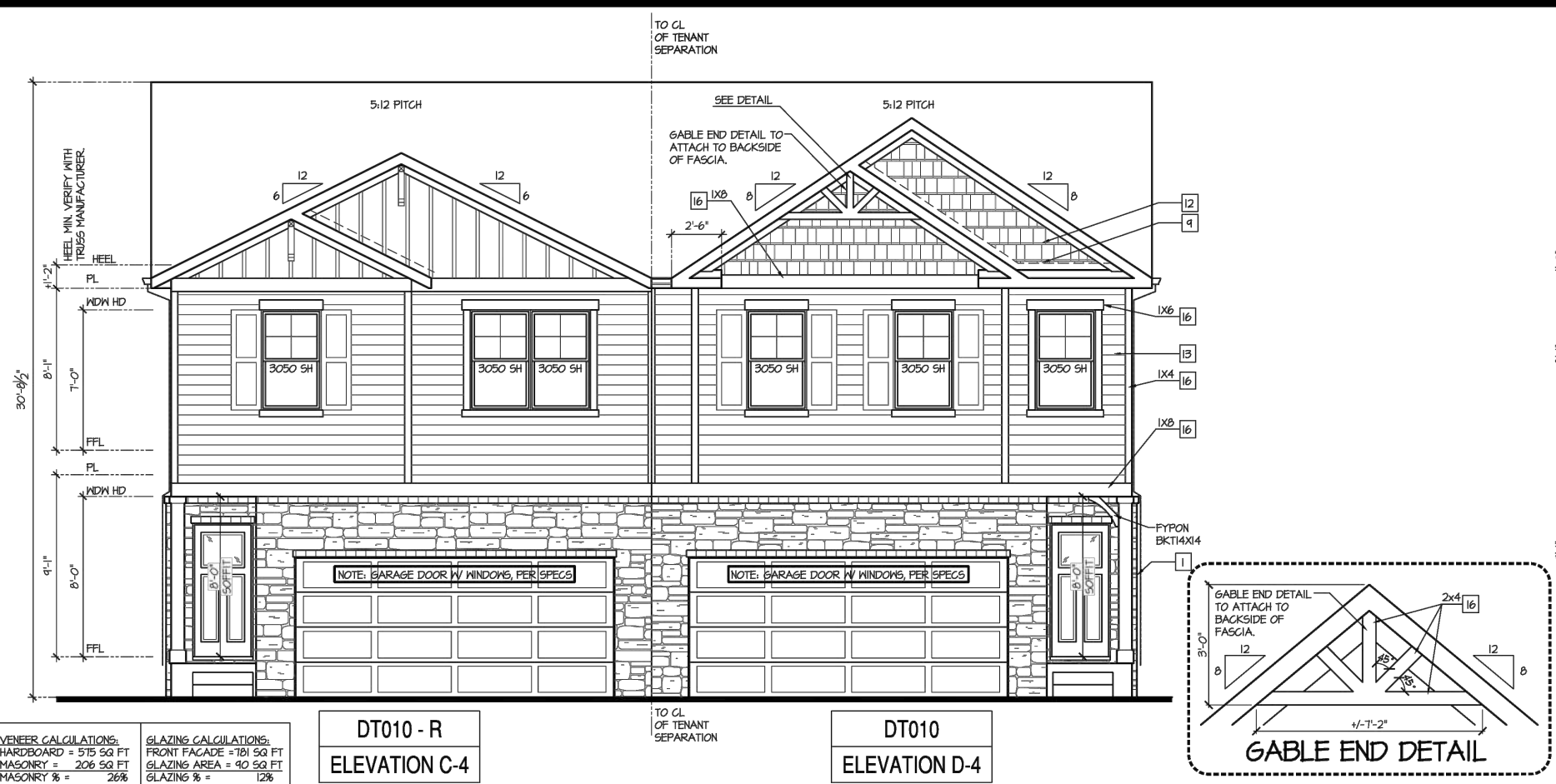
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SP  
10





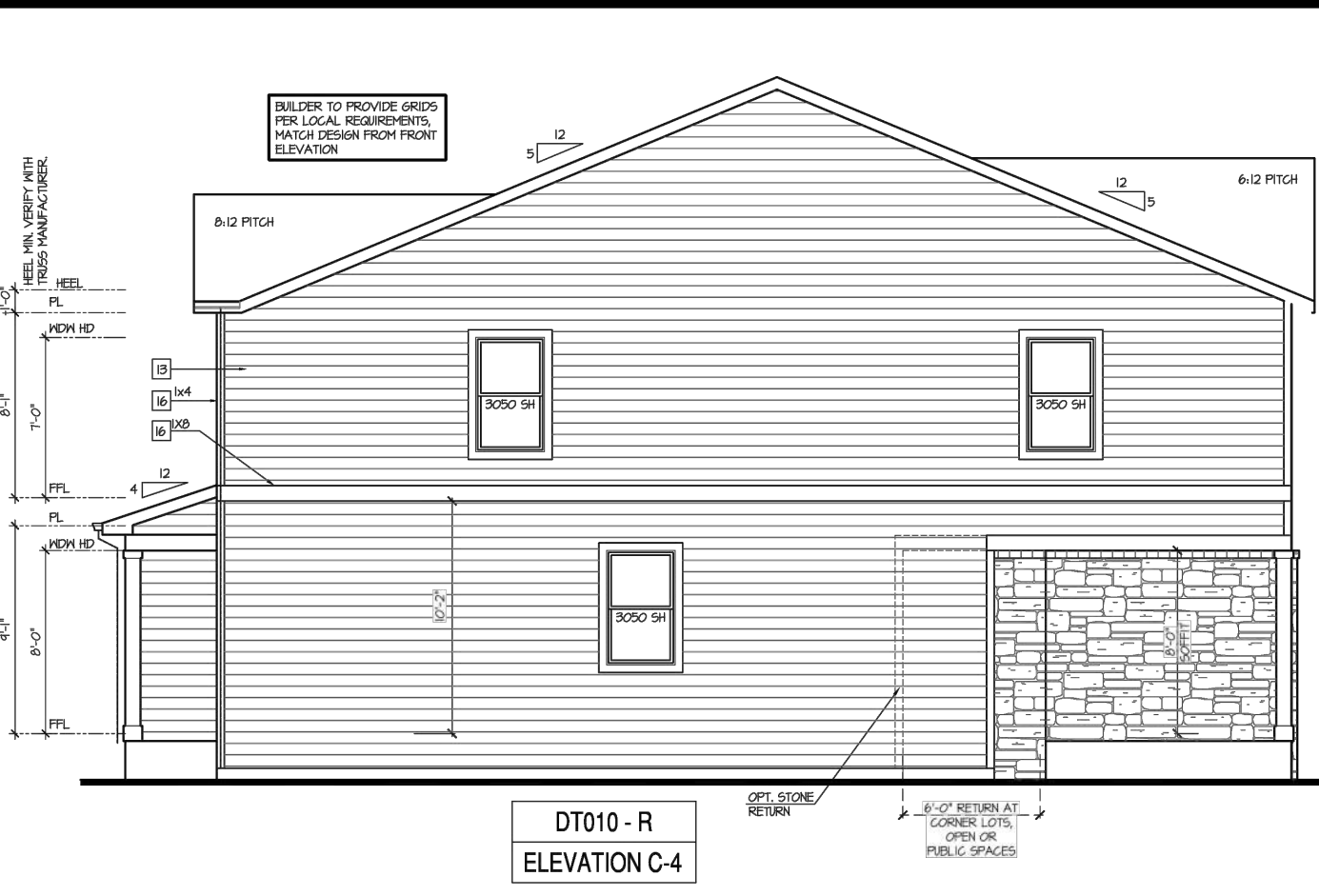
DT010 ELEVATION D DT010 - R ELEVATION C

Rear Elevation - Building Type (DT010 + DT010) 'C/D' at Crawl Space



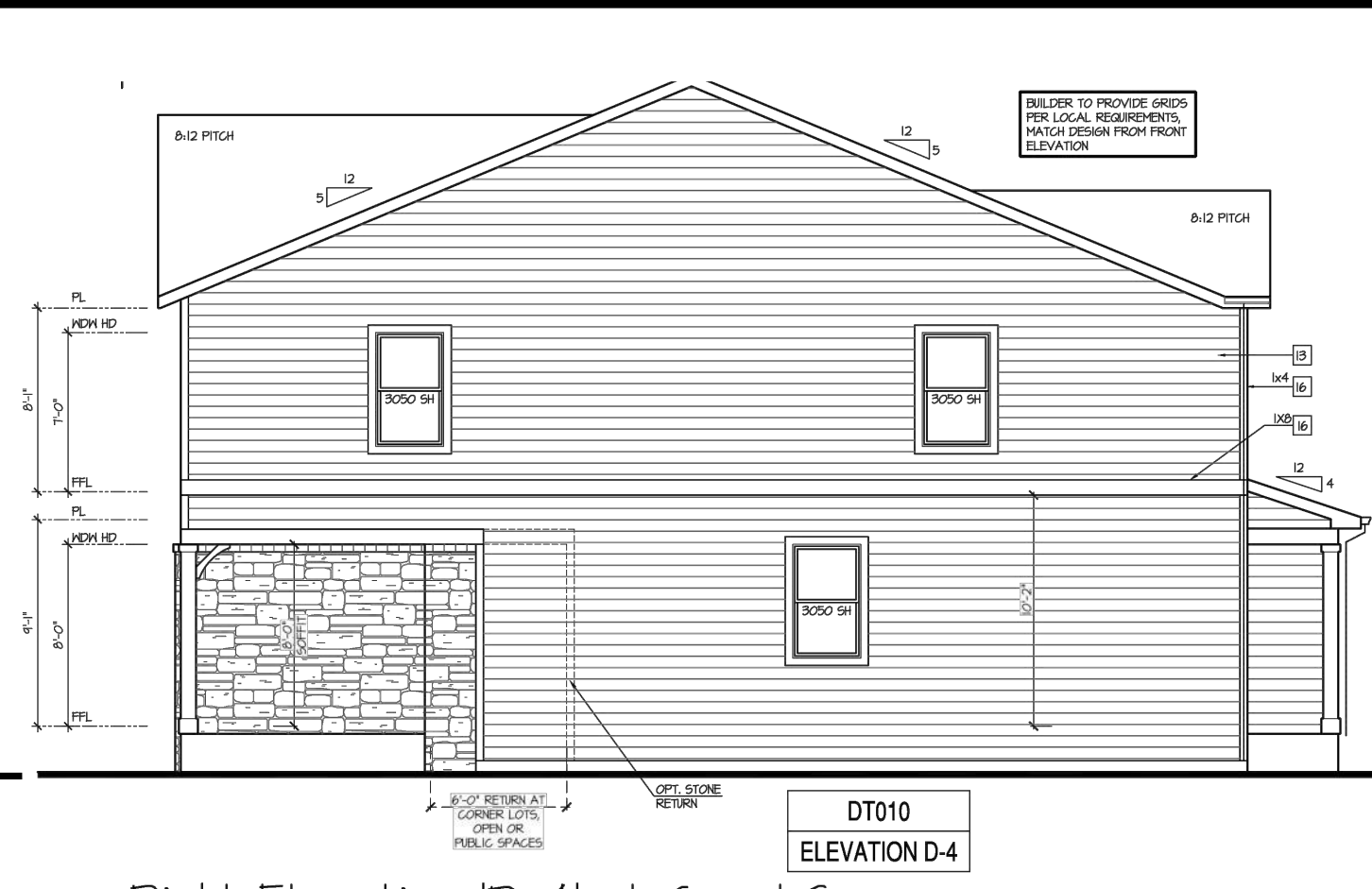
DT010 - R ELEVATION C-4 DT010 ELEVATION D-4

Front Elevation - Building Type (DT010 + DT010) 'C-4/D-4' at Crawl Space



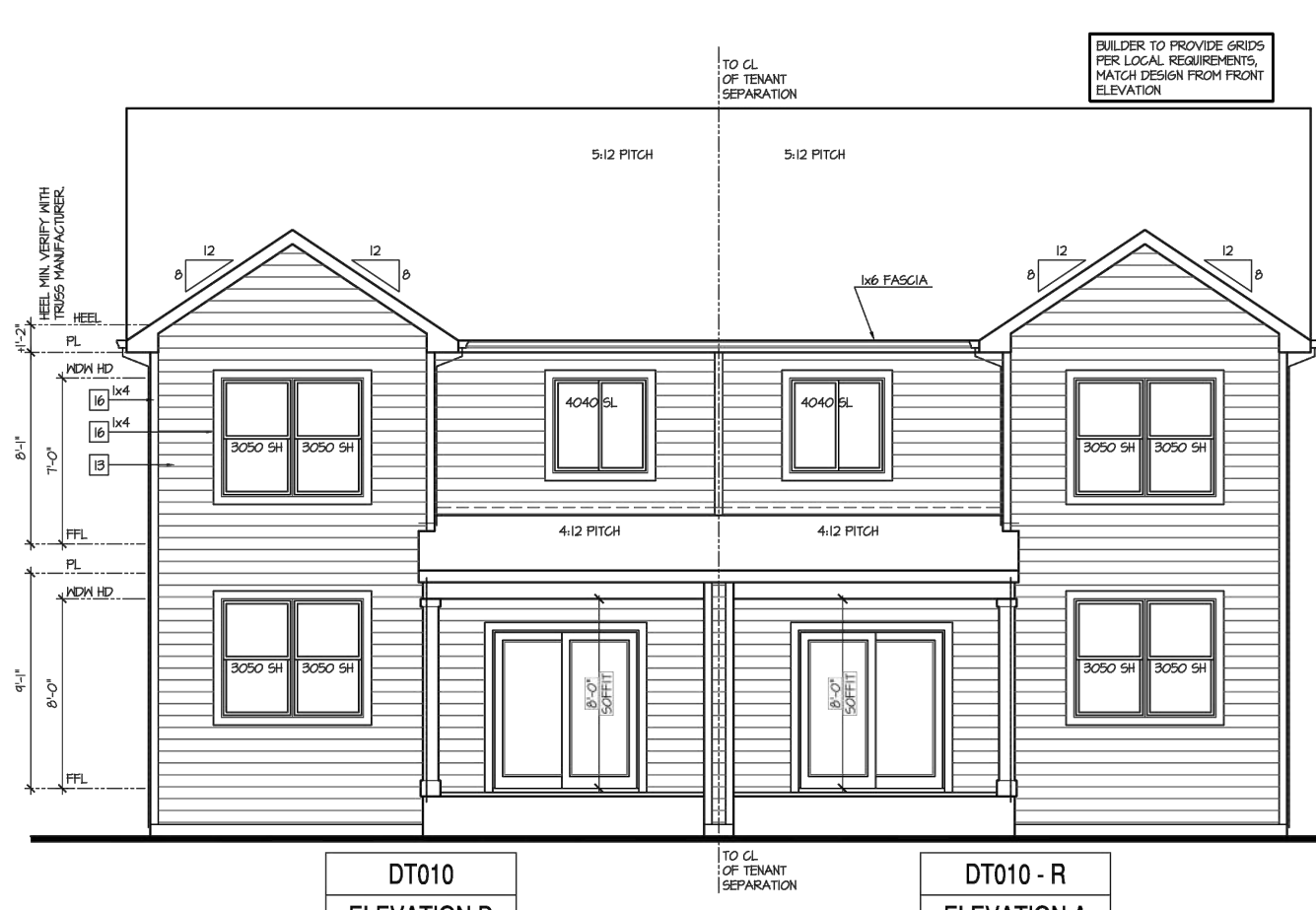
DT010 - R ELEVATION C-4

Left Elevation 'C-4' at Crawl Space



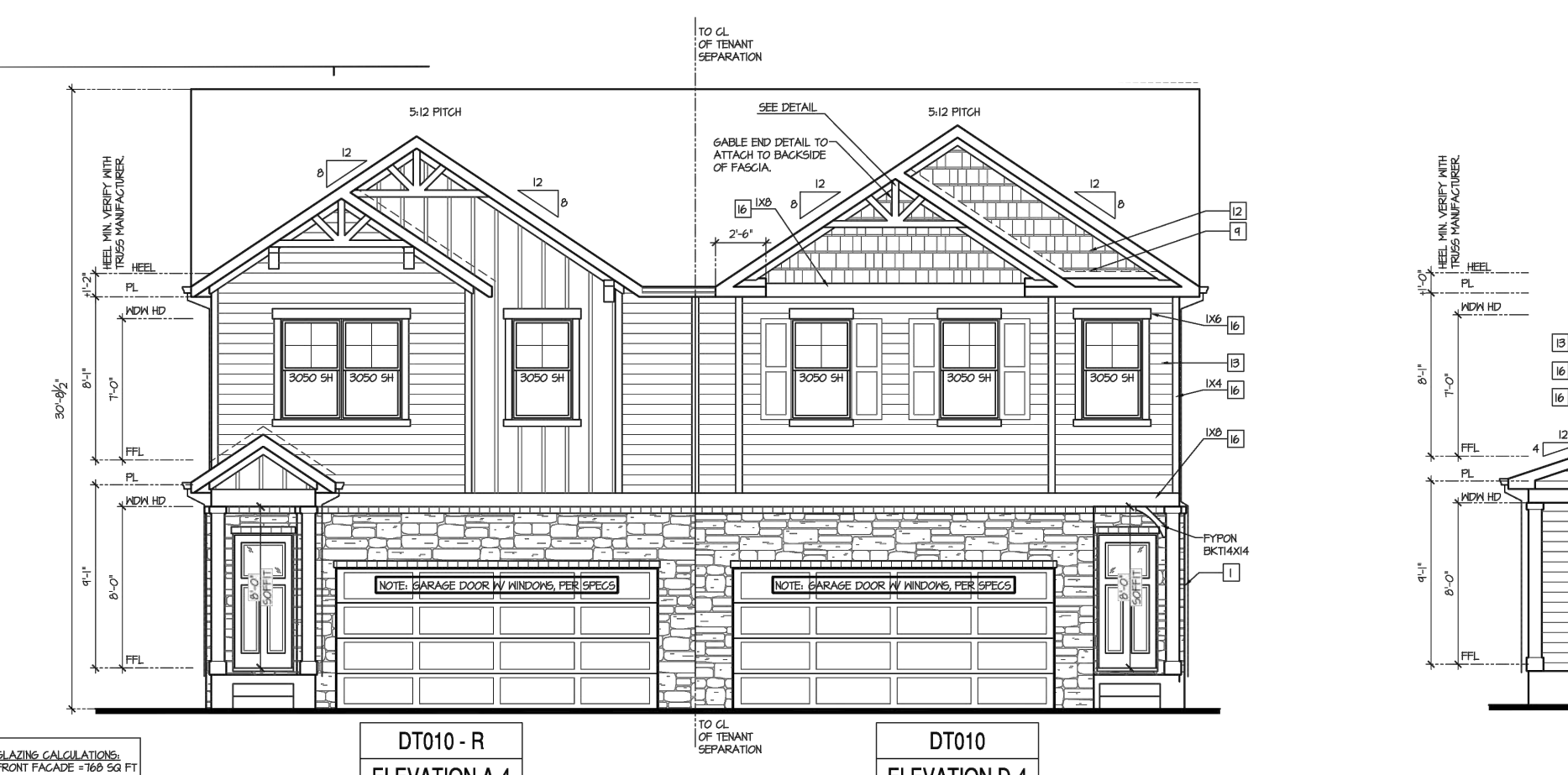
DT010 ELEVATION D-4

Right Elevation 'D-4' at Crawl Space



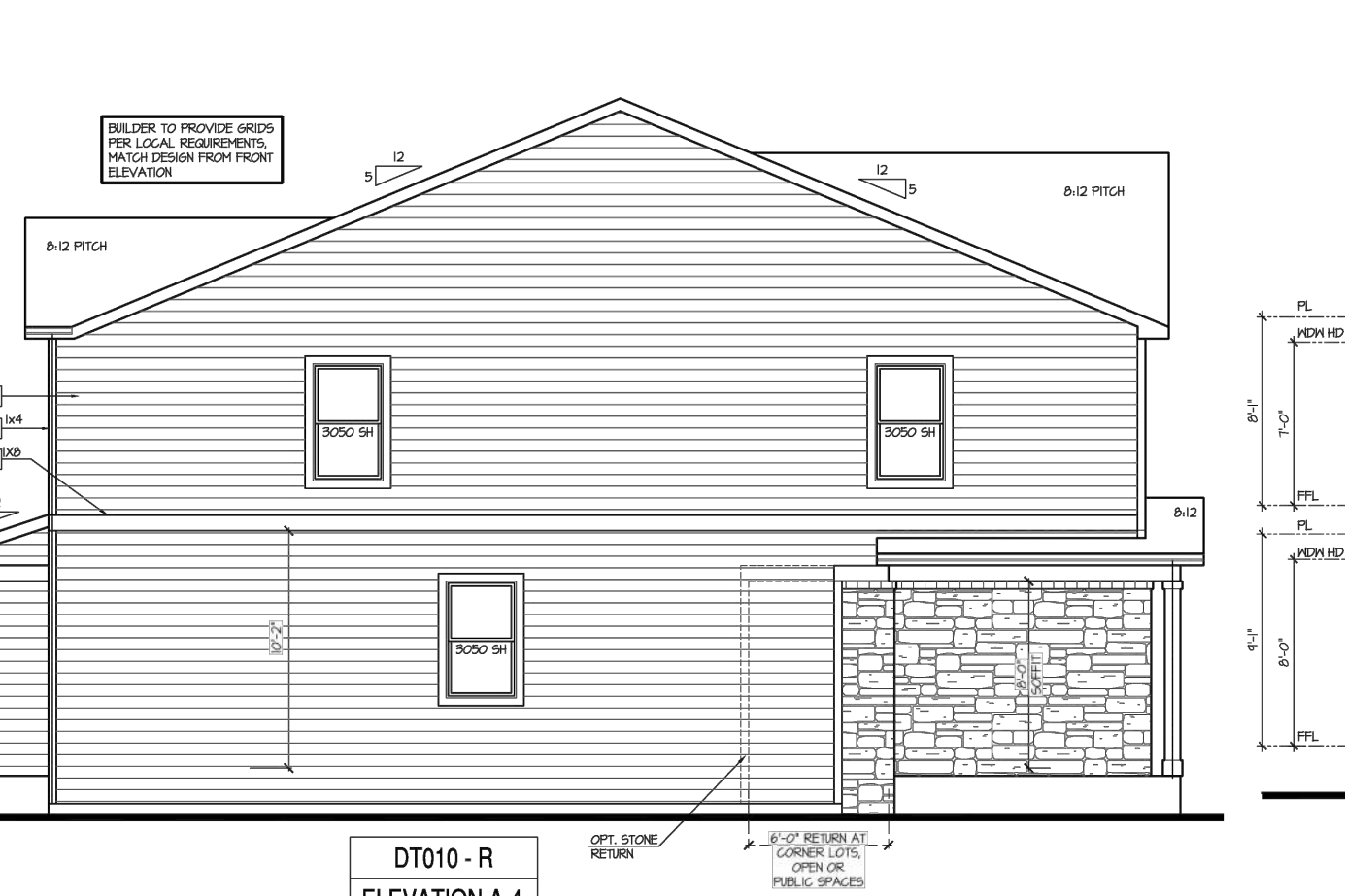
DT010 ELEVATION D DT010 - R ELEVATION A

Rear Elevation - Building Type (DT010 + DT010) 'A/D' at Crawl Space



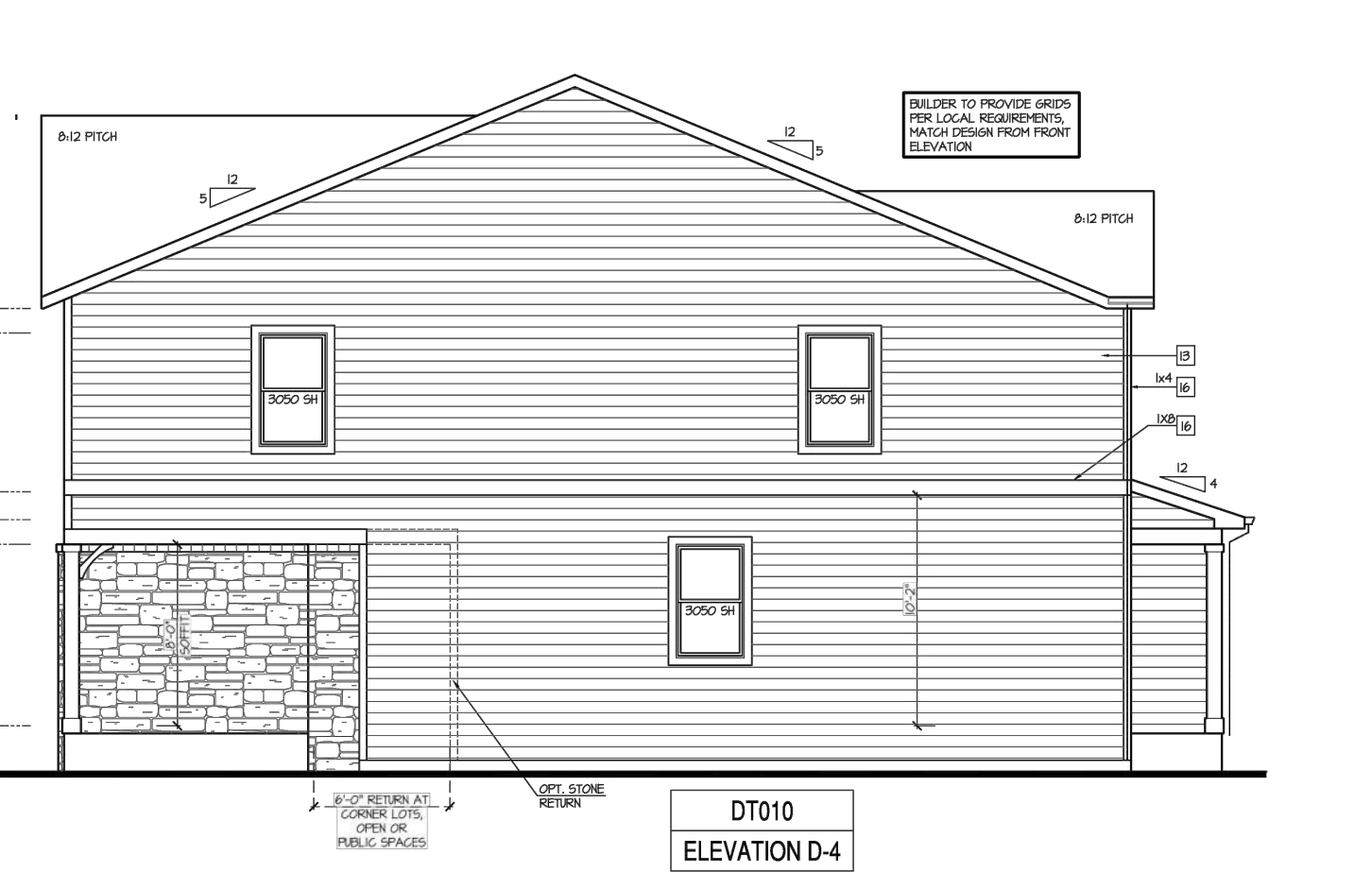
DT010 - R ELEVATION A-4 DT010 ELEVATION D-4

Front Elevation - Building Type (DT010 + DT010) 'A-4/D-4' at Crawl Space



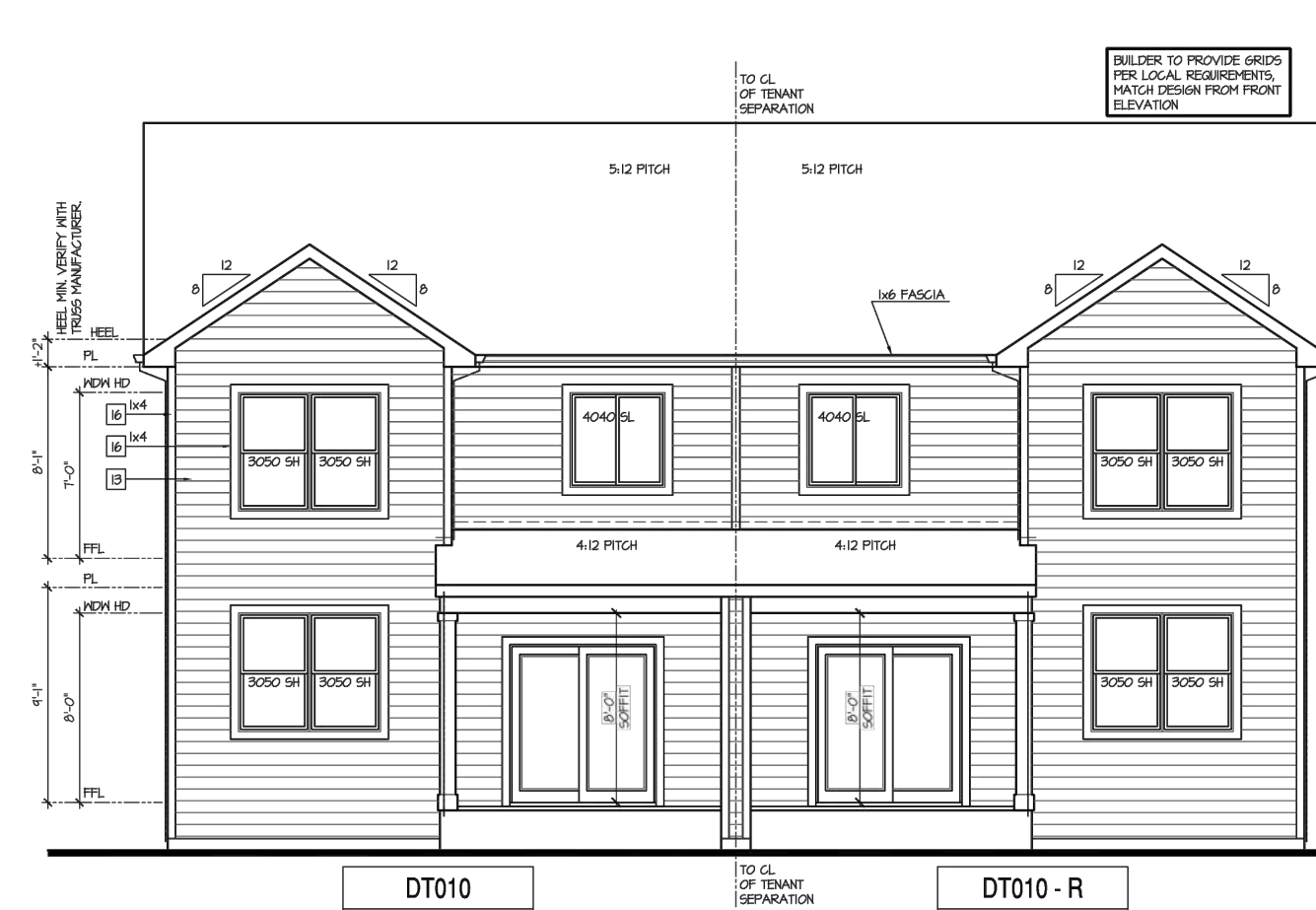
DT010 - R ELEVATION A-4

Left Elevation 'A-4' at Crawl Space



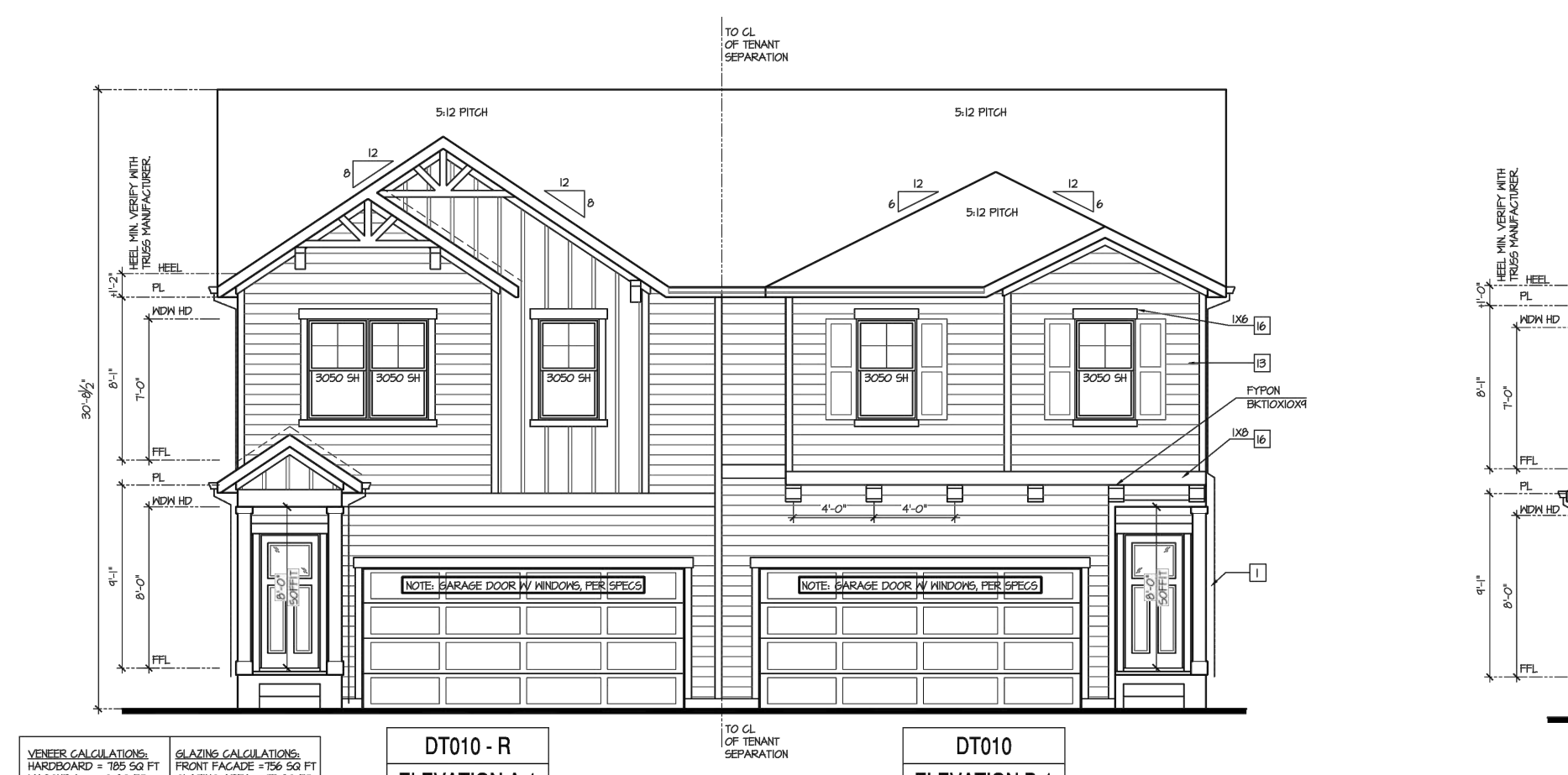
DT010 ELEVATION D-4

Right Elevation 'D-4' at Crawl Space



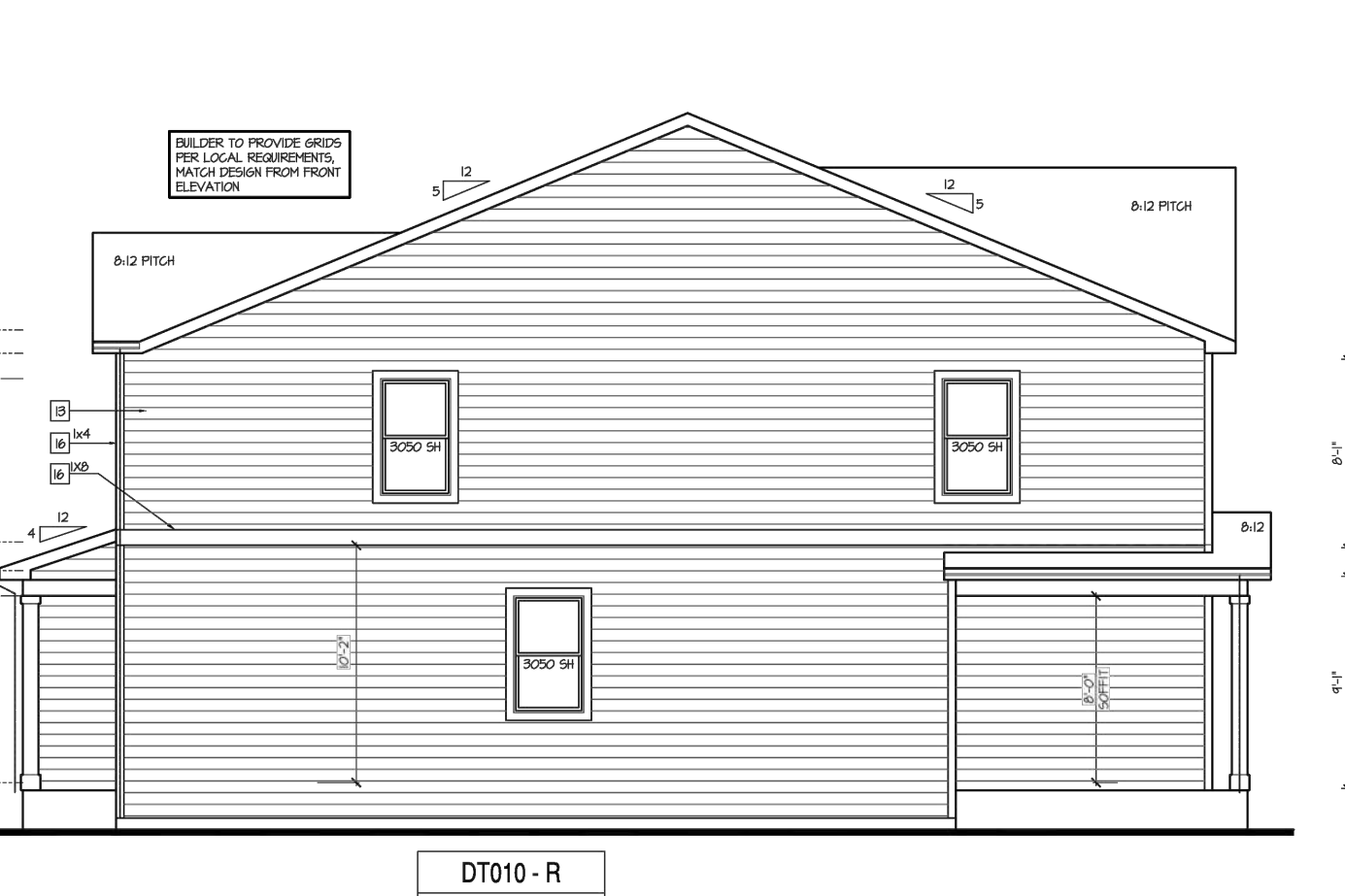
DT010 ELEVATION B DT010 - R ELEVATION A

Rear Elevation - Building Type (DT010 + DT010) 'A/B' at Crawl Space



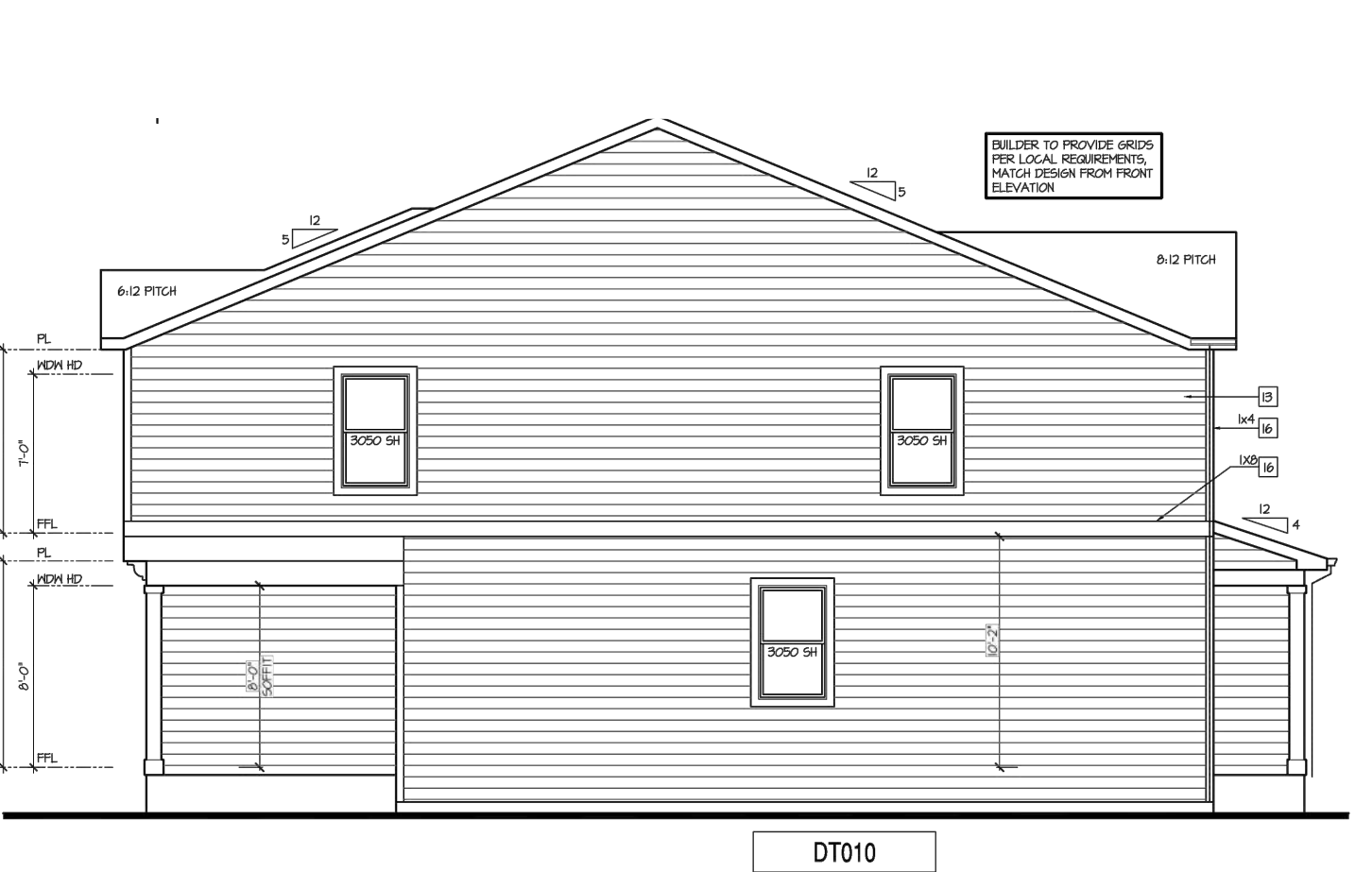
DT010 - R ELEVATION A-1 DT010 ELEVATION B-1

Front Elevation - Building Type (DT010 + DT010) 'A-1/B-1' at Crawl Space



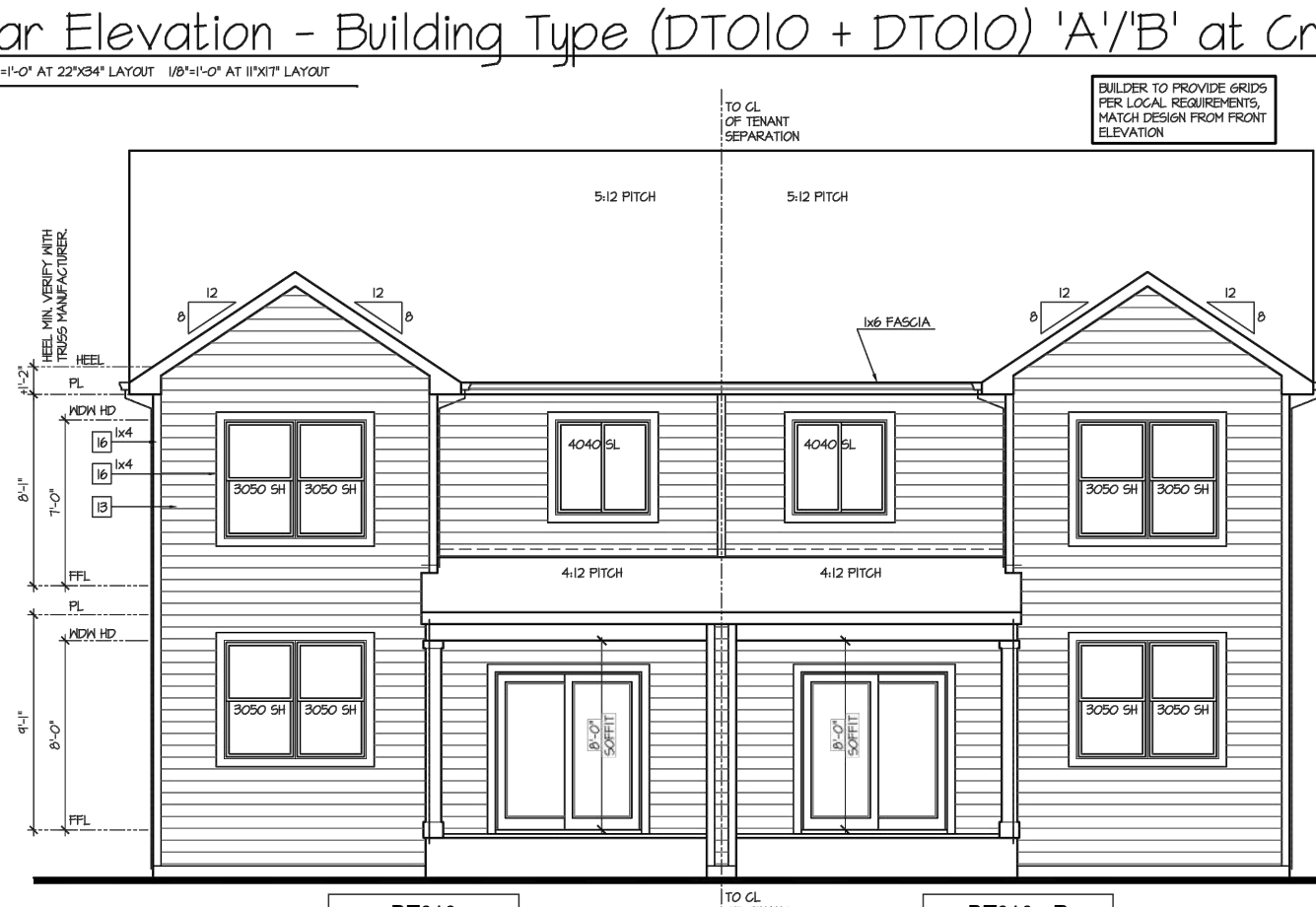
DT010 - R ELEVATION A-1

Left Elevation 'A-1' at Crawl Space



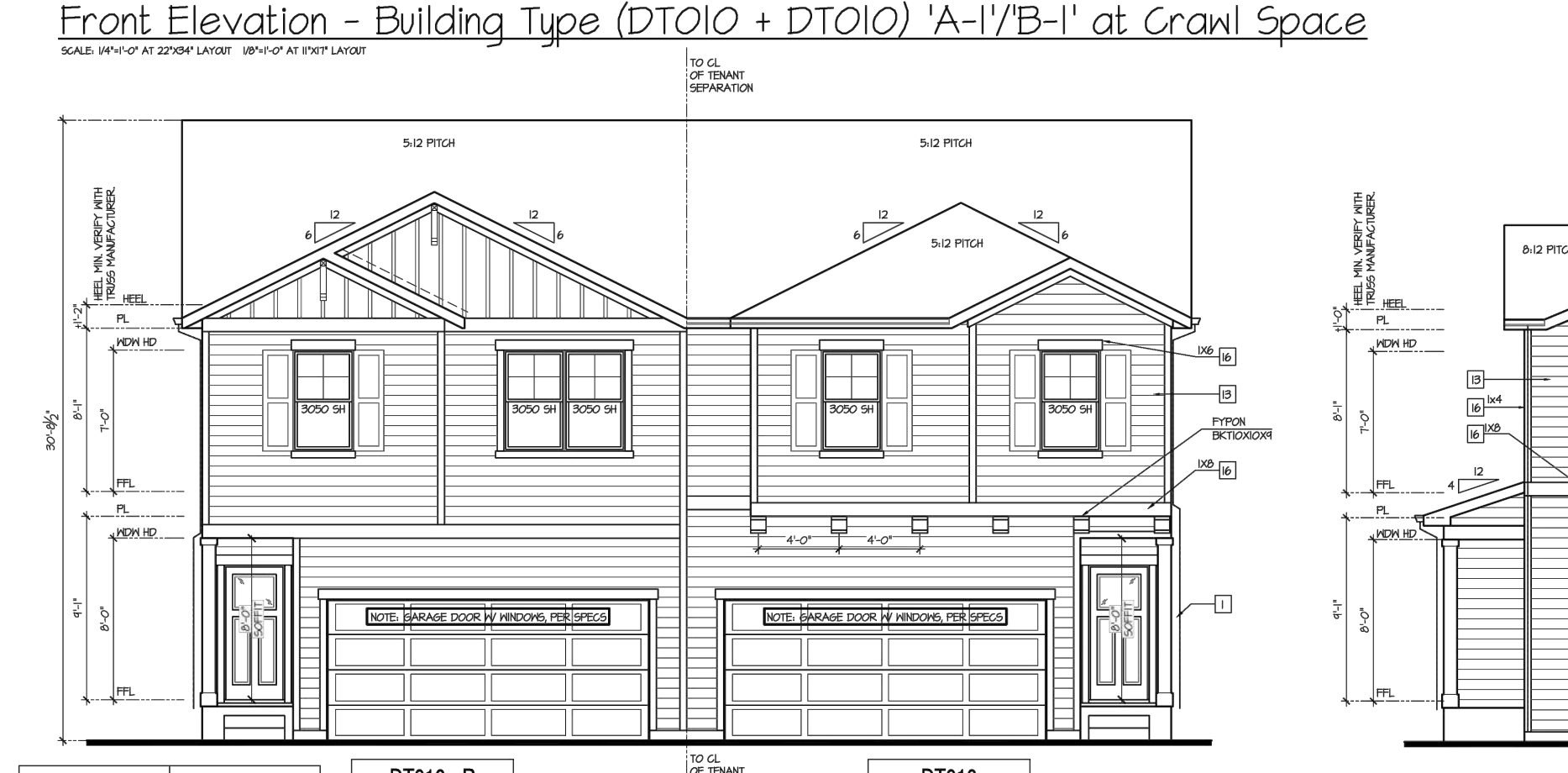
DT010 ELEVATION B-1

Right Elevation 'B-1' at Crawl Space



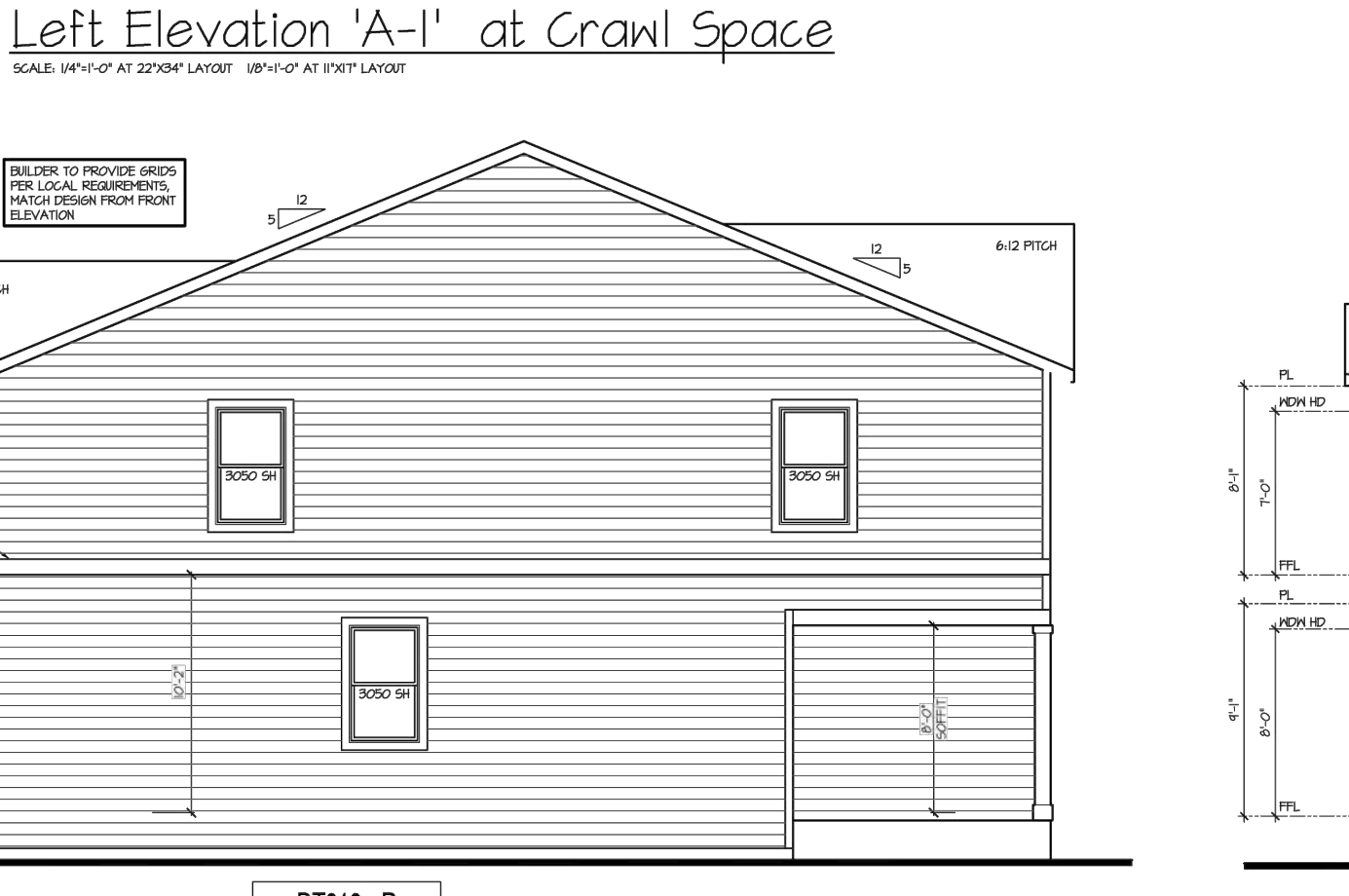
DT010 ELEVATION B DT010 - R ELEVATION C

Rear Elevation - Building Type (DT010 + DT010) 'C/B' at Crawl Space



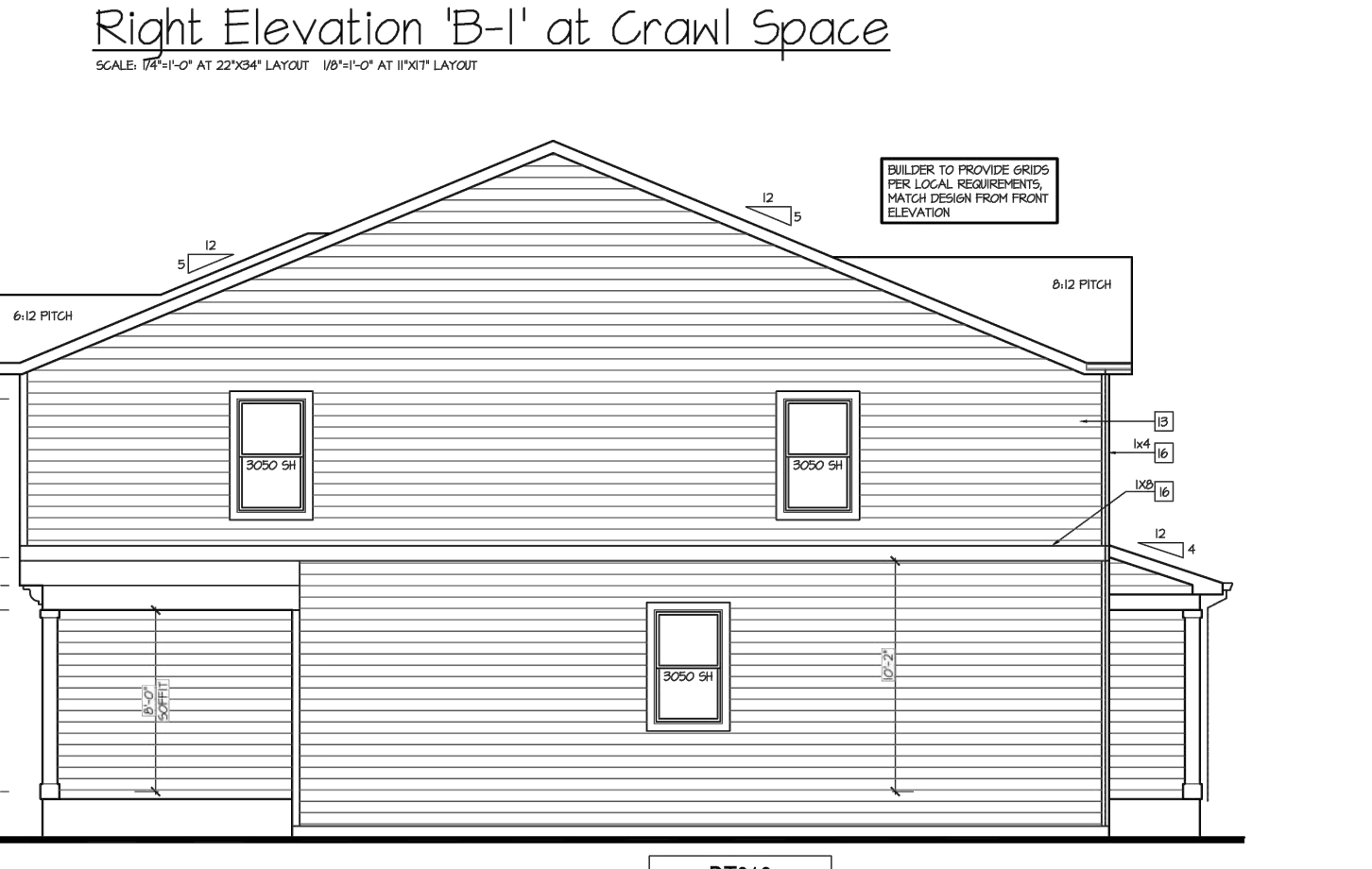
DT010 - R ELEVATION C-1 DT010 ELEVATION B-1

Front Elevation - Building Type (DT010 + DT010) 'C-1/B-1' at Crawl Space



DT010 - R ELEVATION C-1

Left Elevation 'C-1' at Crawl Space



DT010 ELEVATION B-1

Right Elevation 'B-1' at Crawl Space

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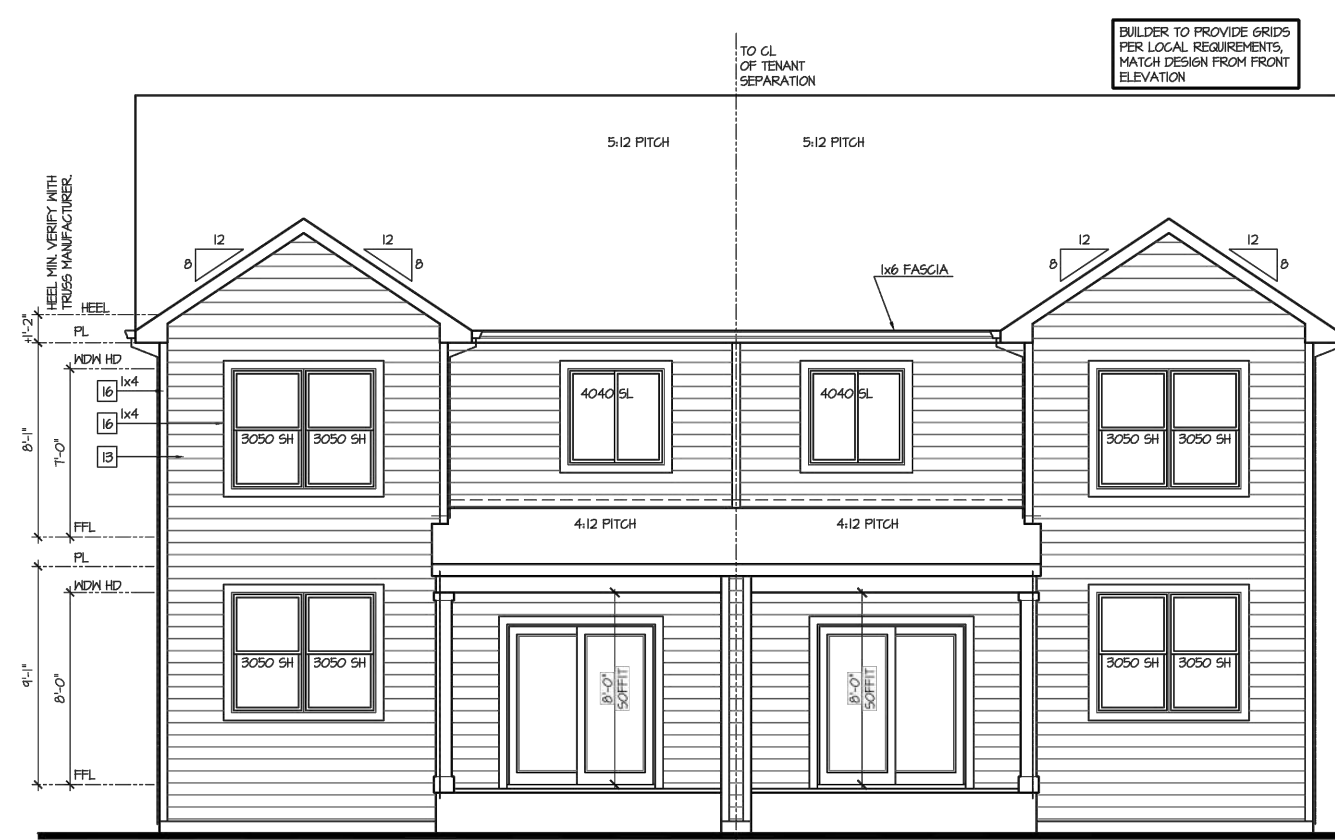
NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PKWY SUITE 230  
 COLORADO SPRINGS CO 80920  
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**GRANDVIEW RESERVE - PHASE 2**  
 D.R. HORTON  
 EL PASO COUNTY, CO

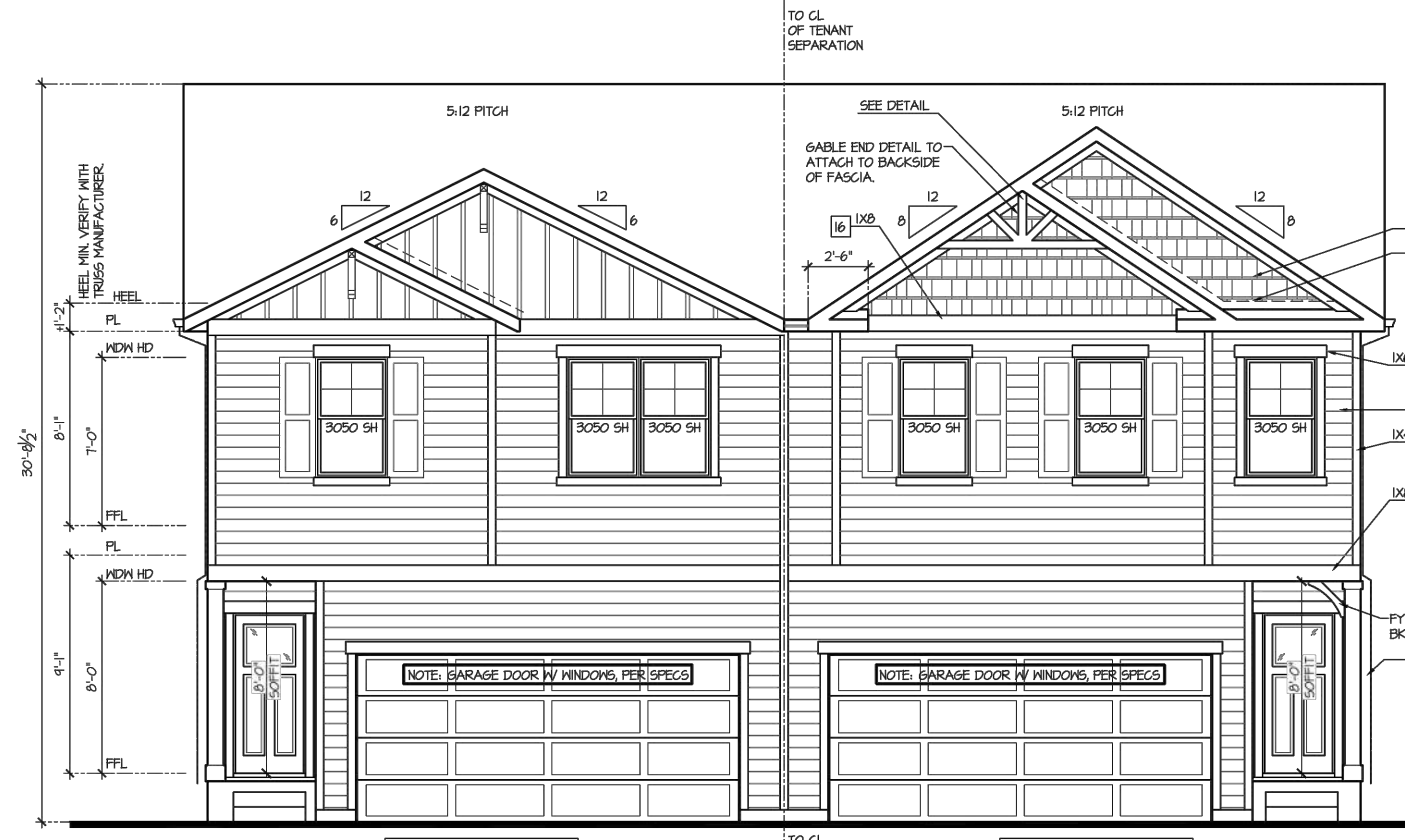


ELEVATIONS  
 ELEVATIONS 1 OF 3  
 SHEET  
 ---  
 04



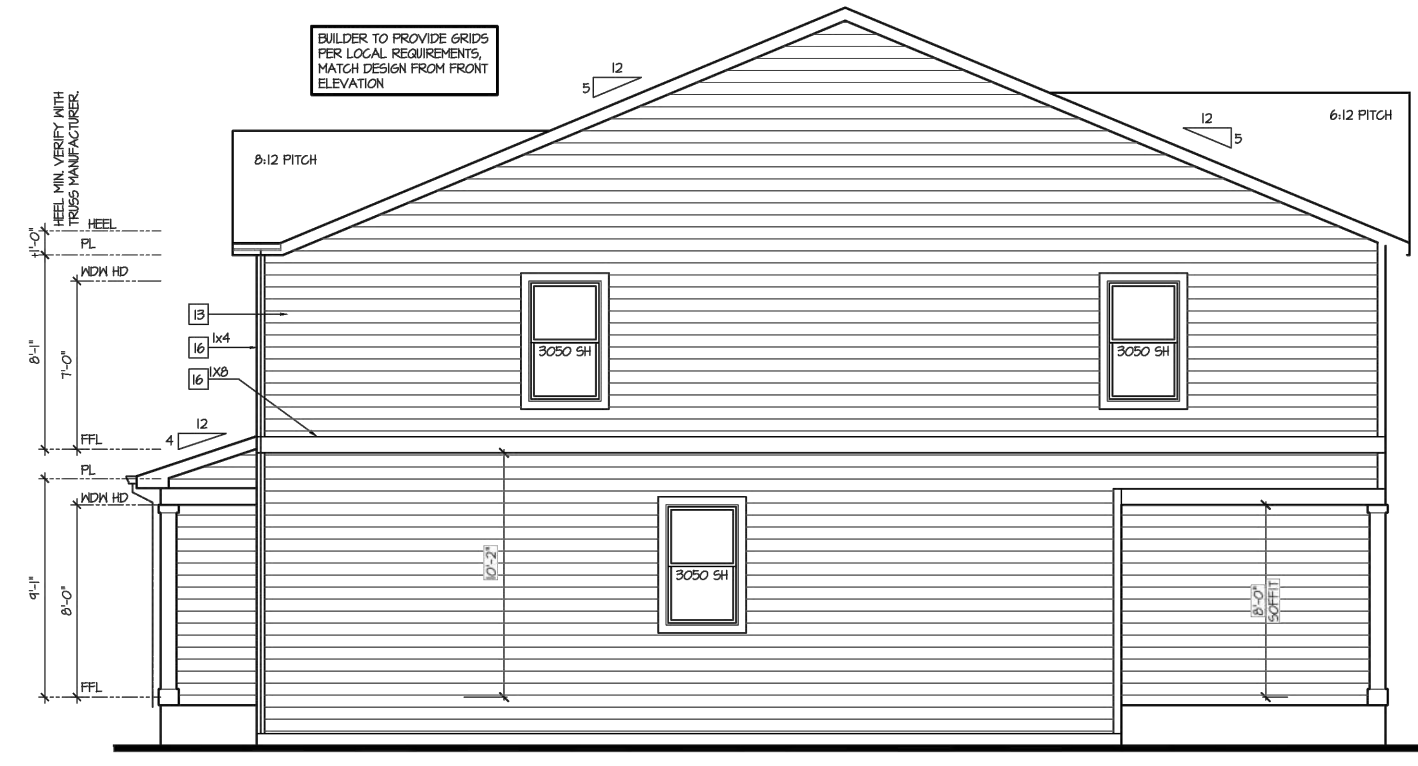
DT010 ELEVATION D  
DT010 - R ELEVATION C

Rear Elevation - Building Type (DT010 + DT010) 'C'/D' at Crawl Space



DT010 - R ELEVATION C-1  
DT010 ELEVATION D-1

Front Elevation - Building Type (DT010 + DT010) 'C-1'/D-1' at Crawl Space



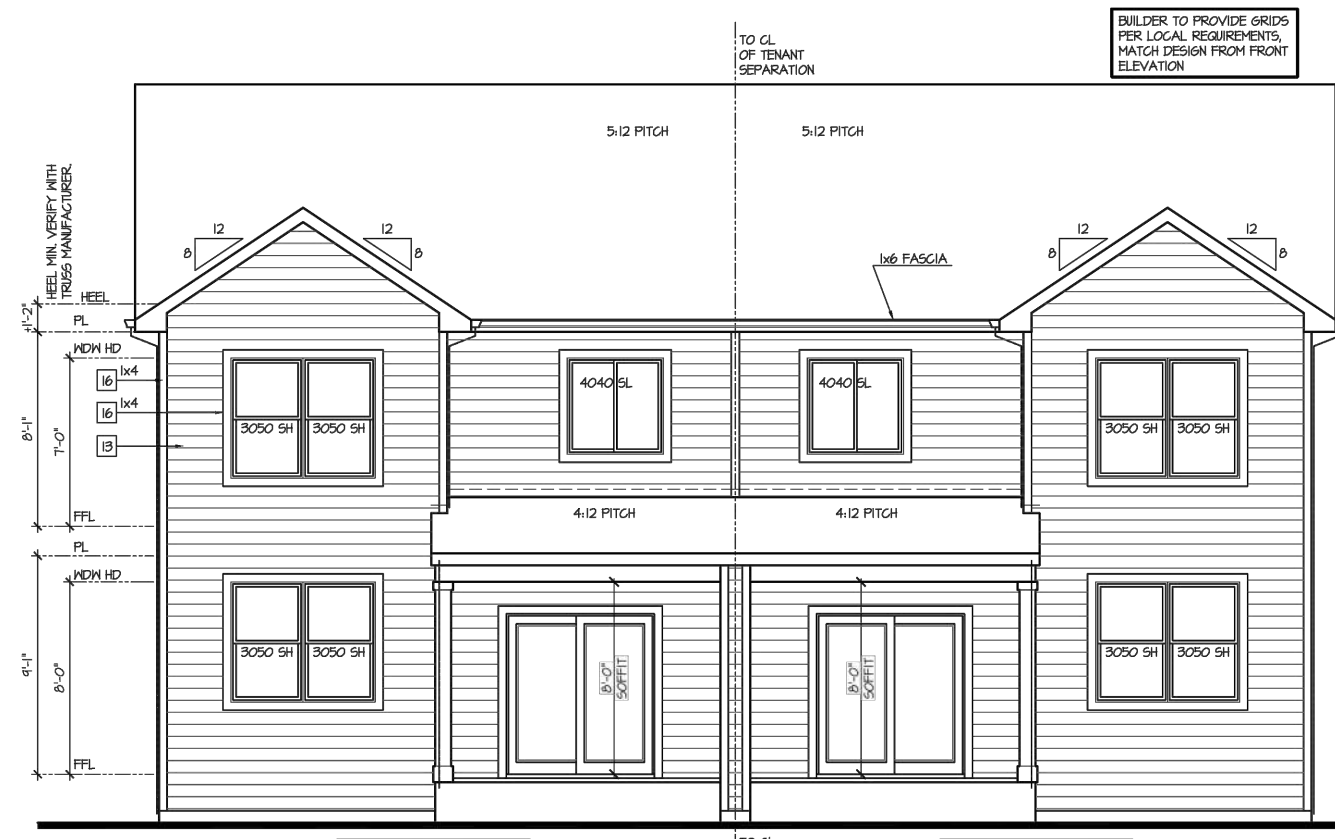
DT010 - R ELEVATION C-1

Left Elevation 'C-1' at Crawl Space



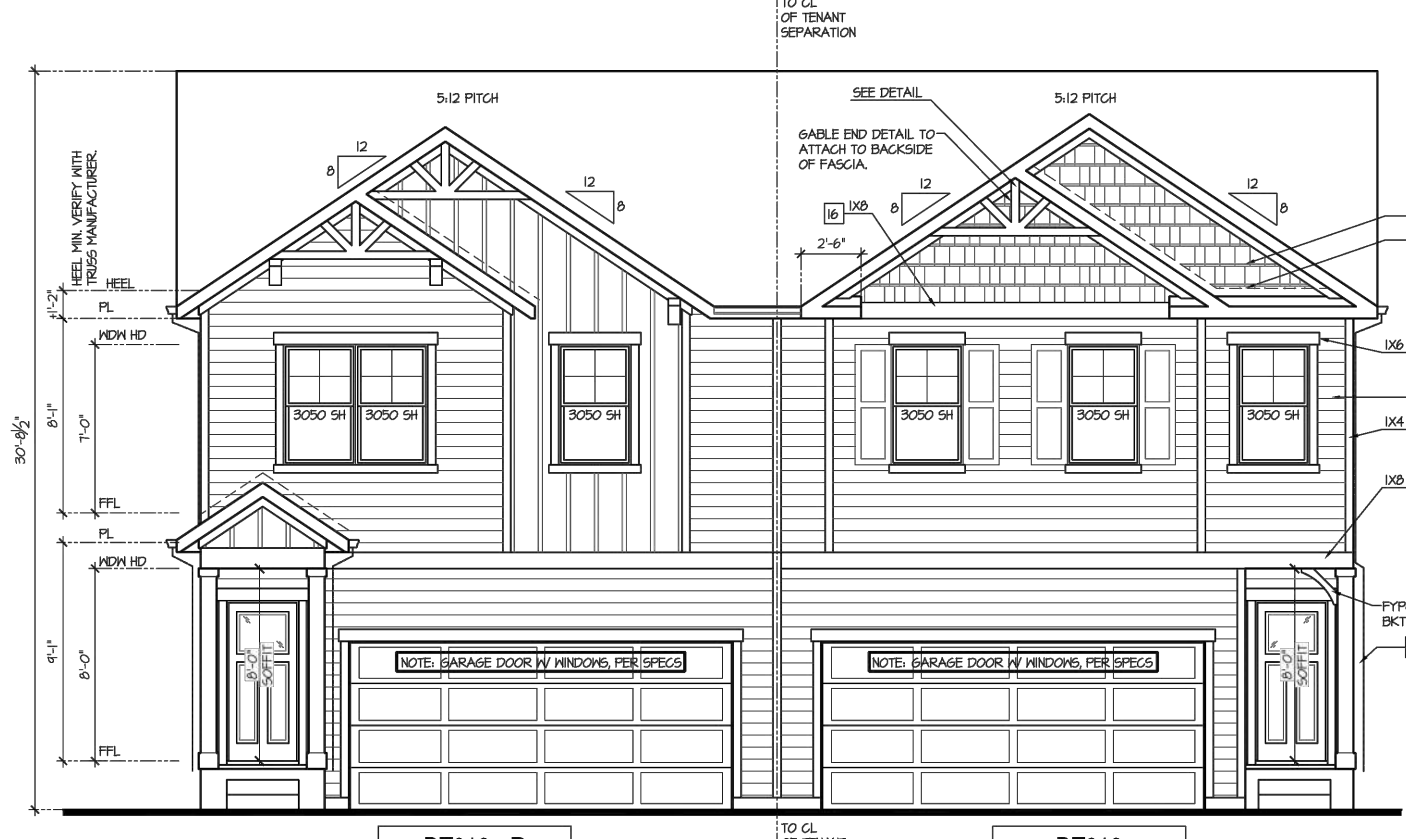
DT010 ELEVATION D-1

Right Elevation 'D-1' at Crawl Space



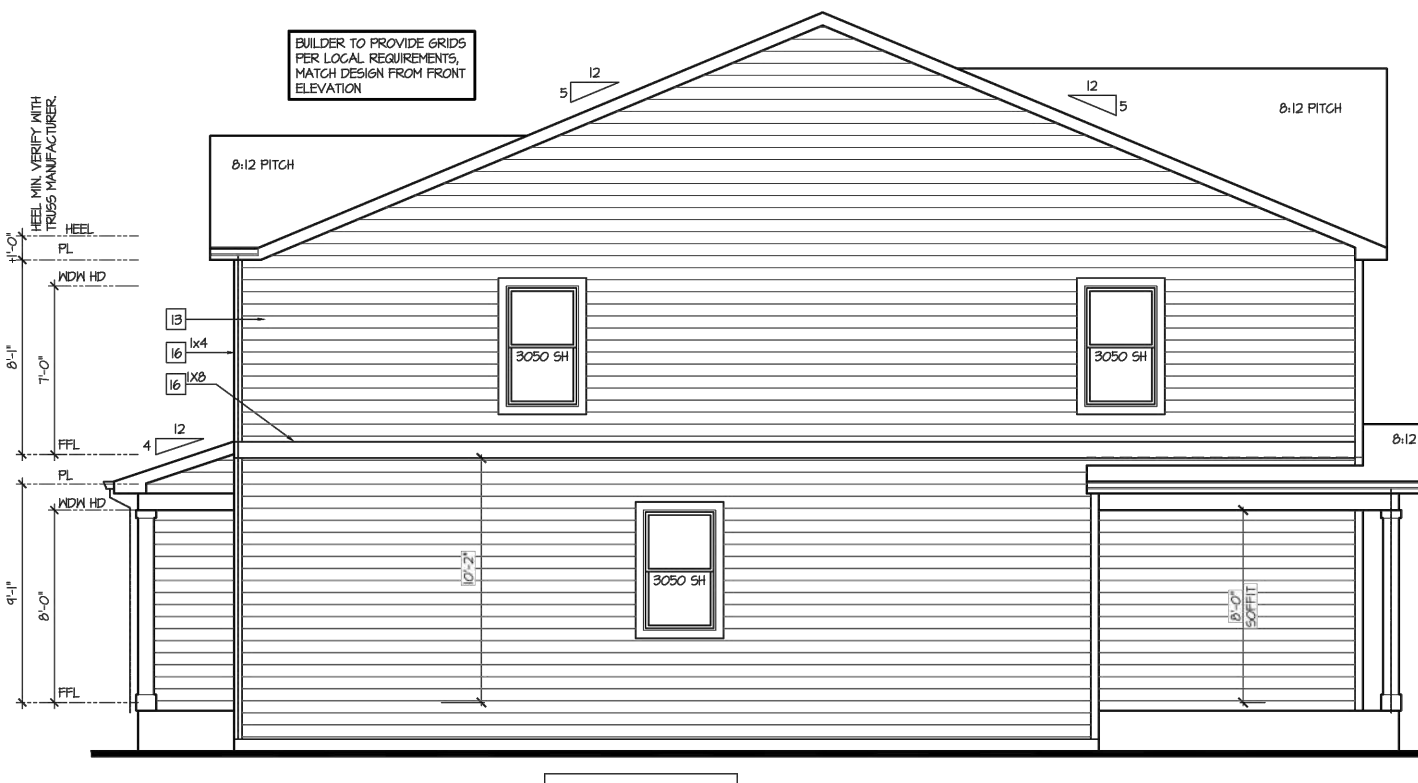
DT010 ELEVATION D  
DT010 - R ELEVATION A

Rear Elevation - Building Type (DT010 + DT010) 'A'/D' at Crawl Space



DT010 - R ELEVATION A-1  
DT010 ELEVATION D-1

Front Elevation - Building Type (DT010 + DT010) 'A-1'/D-1' at Crawl Space



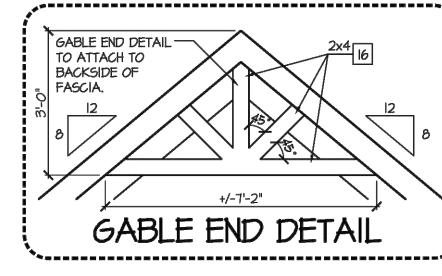
DT010 - R ELEVATION A-1

Left Elevation 'A-1' at Crawl Space



DT010 ELEVATION D-1

Right Elevation 'D-1' at Crawl Space



NO.	DATE	BY	REVISION DESCRIPTION



# GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

## GENERAL LANDSCAPE PLAN NOTES:

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION). ALL INTERNAL LANDSCAPE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION) AFTER INSTALLATION.
- 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.
- 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.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- 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.
- STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

tract table states district as district will own tracts

### IRRIGATION:

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

### SHRUB/TREE PLANTING NOTES:

- 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.
- 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.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- 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.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- 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.
- POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
- 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 PLANTS' HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

### SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- 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.
- 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.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDDED 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.
- 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.
- 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 SEEDING DATE.
- 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.
  - 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.
  - 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 SEEDDED 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.
    - FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
    - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- 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.
- 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.
- 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 SEEDDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- 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 SEEDDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDDED 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 SEEDDED 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 RESEEDDED DURING THE SAME SEASON.

## PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
<b>DECIDUOUS TREES</b>			
	AG	ACER GINNALA / AMUR MAPLE	1.5" CAL.
	CS	CATALPA SPECIOSA / NORTHERN CATALPA	1.5" CAL.
	CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	1.5" CAL.
	GT	GLEDITSIA TRIACANTHOS INERMIS 'HARVE' / NORTHERN ACCLAIM® HONEY LOCUST	1.5" CAL.
	GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	1.5" CAL.
	KP	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	1.5" CAL.
<b>EVERGREEN TREES</b>			
	AC	ABIES CONCOLOR / WHITE FIR	6" HT.
	PP	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	6" HT.
	PB	PINUS ARISTATA / BRISTLECONE PINE	6" HT.
	PE	PINUS EDULIS / PINYON PINE	6" HT.
	PN	PINUS NIGRA / AUSTRIAN PINE	6" HT.
<b>ORNAMENTAL TREES</b>			
	MR	MALUS X 'RADIANT' / RADIANT CRABAPPLE	1" CAL.
	PV	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY	1" CAL.
	PC	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	1" CAL.
<b>DECIDUOUS SHRUBS</b>			
	CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD	#5
	CP	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	#5
	EN	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	#5
	PM	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	#5
	PF	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	#5
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5
	RA	RIBES ALPINUM / ALPINE CURRANT	#5
	SM	SYMPHORICARPOS OREOPHILUS / MOUNTAIN SNOWBERRY	#5
	VL	VIBURNUM LENTAGO / NANNYBERRY	#5
<b>EVERGREEN SHRUBS</b>			
	JB	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	#5
	JH	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	#5
	MM	PINUS MUGO 'MOPS' / MOPS MUGO PINE	#5
<b>GRASSES</b>			
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	#1
	MG	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	#1
	PS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPS EED	#1

## SHEET INDEX:

- SHEET 14 - PRELIMINARY LANDSCAPE COVER SHEET
- SHEET 15 - PRELIMINARY LANDSCAPE PLAN (OVERALL)
- SHEET 16-19 - PRELIMINARY LANDSCAPE PLAN
- SHEET 20-21 - PRELIMINARY LANDSCAPE DETAILS

## DEVELOPMENT PLAN DATA

STREET NAME OR ZONE BOUNDARY	REX ROAD	GRANGE TR.	PARKING LOTS
LANDSCAPE SETBACK LOCATION	NORTH EAST	EAST	N/A
ZONE DISTRICT BOUNDARY	NO	NO	NO
STREET CLASSIFICATION	COLLECTOR	RESIDENTIAL	N/A
SETBACK DEPTH REQUIRED/PROVIDED	10' / 10'	10' / 10'	N/A
LINEAR FOOTAGE	2847'	686'	45 SPACES
TREE/FEET REQUIRED	1 TREE / 30'	1 TREE / 30'	1 TREE / 15 SPACES
NUMBER OF TREES REQUIRED/PROVIDED	95 / 95	23 / 23	3 / 4
SHRUB SUBSTITUTION REQUIRED/PROVIDED	0 / 0	0 / 0	TBD / TBD
ORNAMENTAL GRASS SUBSTITUTION REQ./PROV.	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN *	RR	R1	PL
% GROUND PLANE VEG. REQUIRED/PROVIDED	75% / 75%	75% / 75%	75% / 75%

## GROUND COVER LEGEND/QUANTIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	2.0	ACRES
	NATIVE SEED IRRIGATED NATIVE SEED, TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	17.4	ACRES
	DETENTION SEED DETENTION SEED, TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	2.1	ACRES
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.	TBD	SQ. FT.
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.	TBD	SQ. FT.
	EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO BE PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.	TBD	ACRES

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

## SEEDING SPECIFICATIONS

- NATIVE SEEDING**  
EL PASO COUNTY ALL PURPOSE LOW GROW MIX
- 25% BUFFALOGRASS
  - 20% GRAMA, BLUE
  - 29% GRAMA, SIDEOATS
  - 5% GREEN NEEDLEGRASS
  - 20% WHEATGRASS, WESTERN
  - 1% DROPS EED, 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

## TREE LEGEND

SYMBOL	DESCRIPTION	QTY.
	DECIDUOUS SHADE TREE	123
	EVERGREEN TREE	TBD
	ORNAMENTAL TREE	TBD

County will enter into a license agreement for all landscape in row IF maintained by District not private land owners other wise remove landscape from ROW

All landscape in ROW must be pruned to 8' above surface if plant is greater than 30" tall per ECM..add detail

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NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PKWY SUITE 230  
 COLORADO SPRINGS CO 80920  
 PHONE: 719.300.4140  
 FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 2  
 D.R. HORTON  
 EL PASO COUNTY, CO

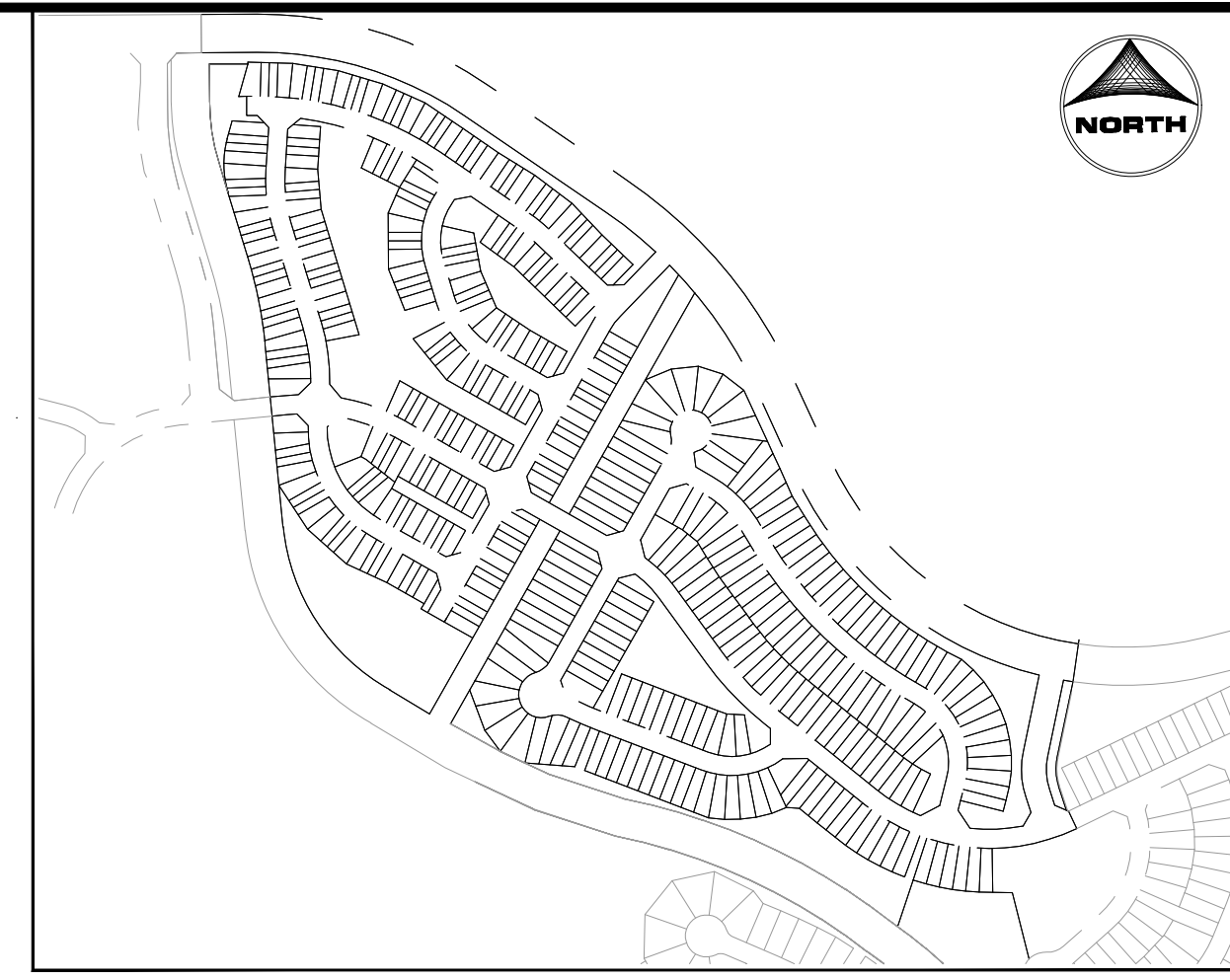
**D-R-HORTON**  
*America's Builder*

LANDSCAPE  
 PRELIMINARY LANDSCAPE COVER SHEET

SHEET  
 L.01  
 14

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KEY MAP  
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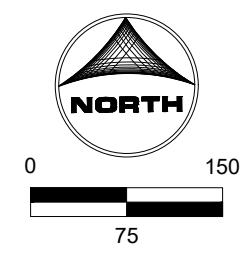


**GROUND COVER LEGEND**

SYMBOL	DESCRIPTION
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**TREE LEGEND**

SYMBOL	DESCRIPTION
	<b>DECIDUOUS SHADE TREE</b>
	<b>EVERGREEN TREE</b>
	<b>ORNAMENTAL TREE</b>



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**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PKWY SUITE 230  
 COLORADO SPRINGS CO 80920  
 PHONE: 719.300.4140  
 FAX: 713.965.0044

**GRANDVIEW RESERVE - PHASE 2**  
 D.R. HORTON  
 EL PASO COUNTY, CO



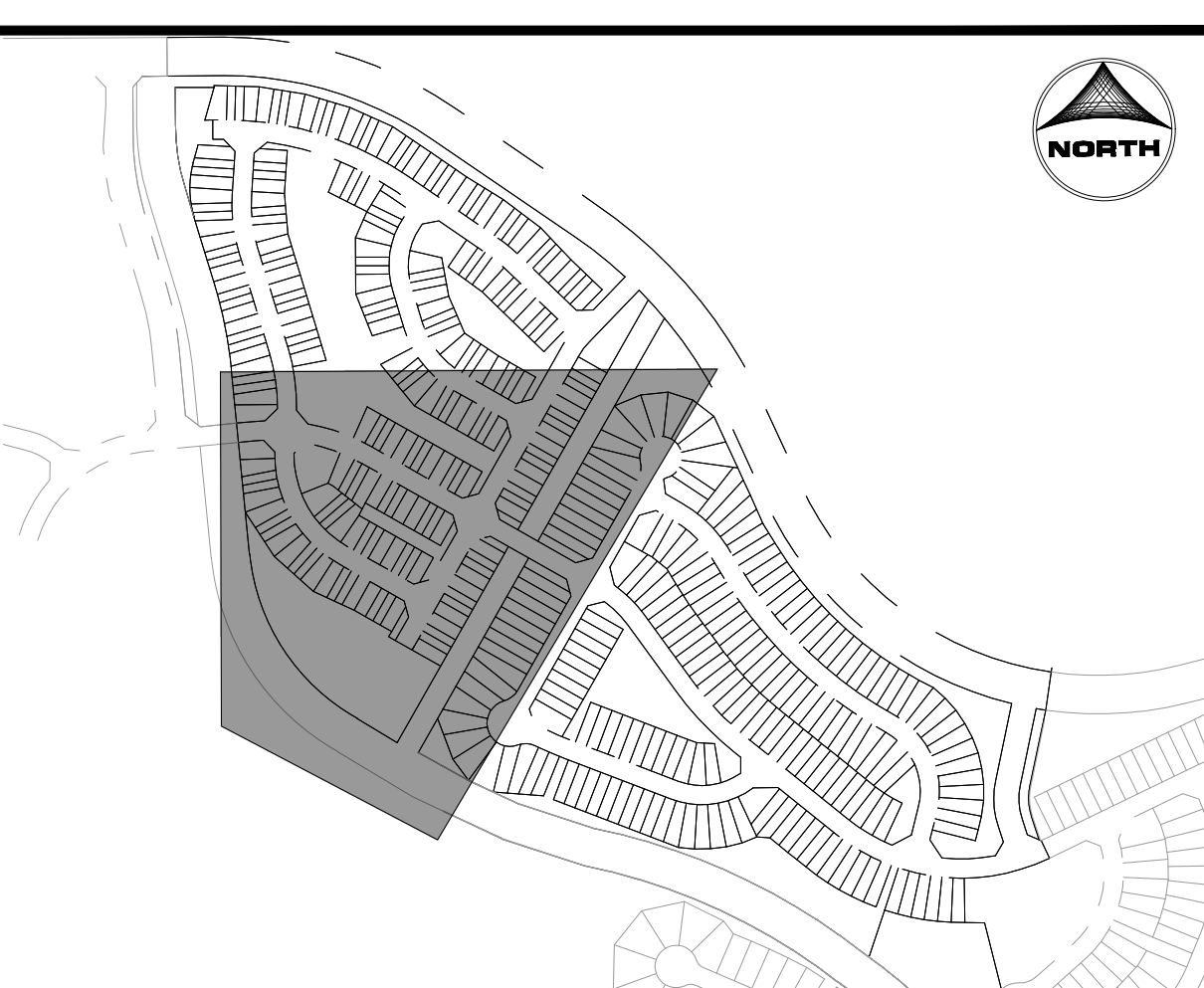
LANDSCAPE  
 PRELIMINARY LANDSCAPE PLAN (OVERALL)

SHEET  
**L.02**      15





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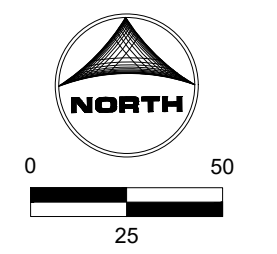
KEY MAP  
SCALE: NTS

**GROUND COVER LEGEND**

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**TREE LEGEND**

SYMBOL	DESCRIPTION
	<b>DECIDUOUS SHADE TREE</b>
	<b>EVERGREEN TREE</b>
	<b>ORNAMENTAL TREE</b>



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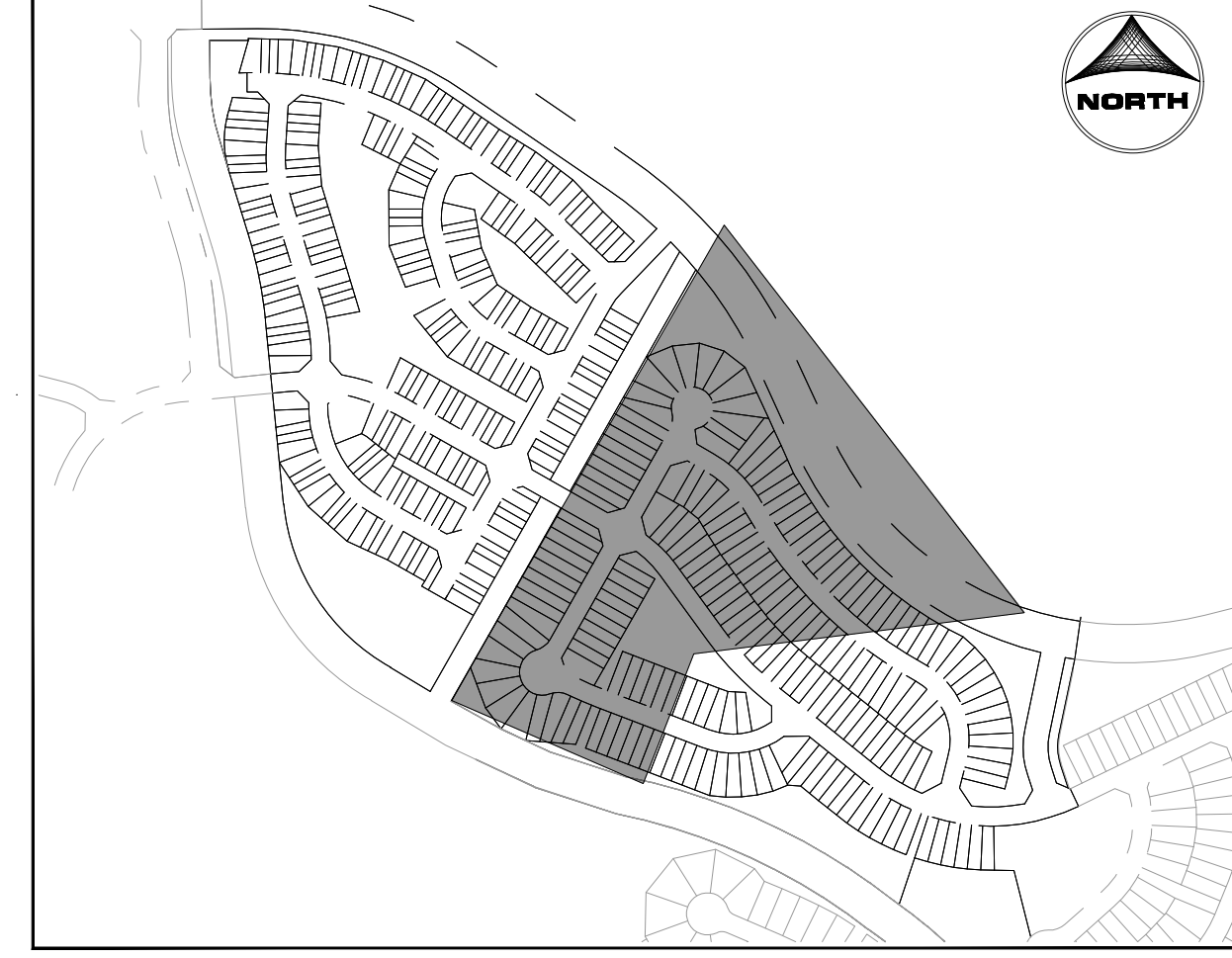


LANDSCAPE  
 PRELIMINARY LANDSCAPE PLAN

SHEET  
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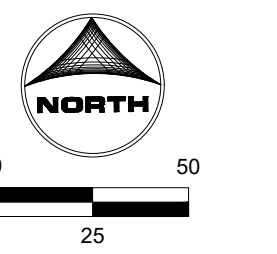
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### GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	<b>SOD TURF</b> IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	<b>NATIVE SEED</b> IRRIGATED NATIVE SEED. TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	<b>DETENTION SEED</b> DETENTION SEED. TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	<b>CRUSHED ROCK</b> COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	<b>SHREDDED MULCH</b> SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	<b>EXISTING LANDSCAPE</b> AREAS TO REMAIN AND ARE TO BE PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.

### TREE LEGEND

SYMBOL	DESCRIPTION
	<b>DECIDUOUS SHADE TREE</b>
	<b>EVERGREEN TREE</b>
	<b>ORNAMENTAL TREE</b>



NOT FOR CONSTRUCTION  
LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: JAG	JOB DATE: 3/7/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\Landscape_Plan_PUD		

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PKWY SUITE 230  
COLORADO SPRINGS CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

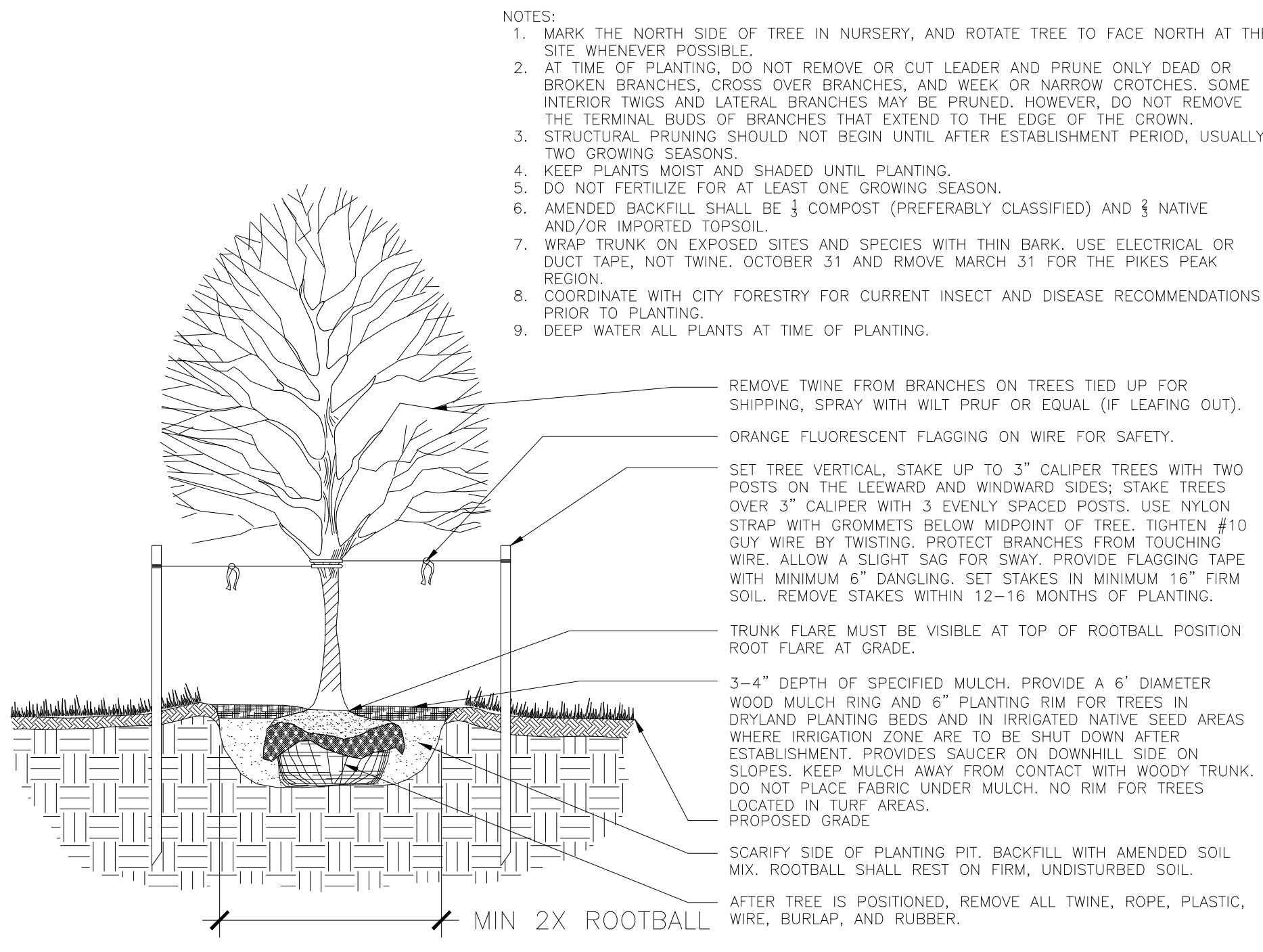
GRANDVIEW RESERVE - PHASE 2  
D.R. HORTON  
EL PASO COUNTY, CO



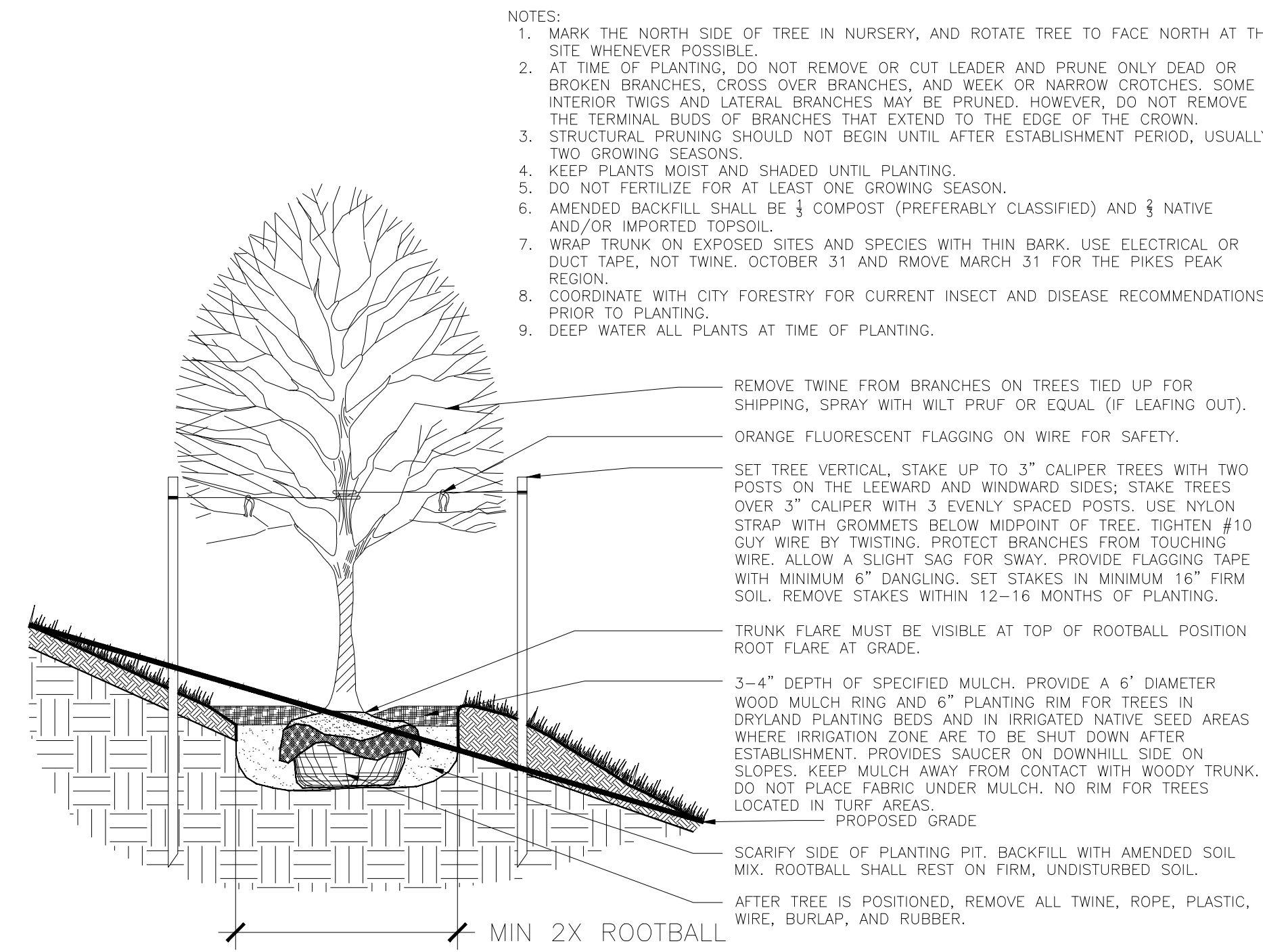
LANDSCAPE  
PRELIMINARY LANDSCAPE PLAN

SHEET  
L.05  
18

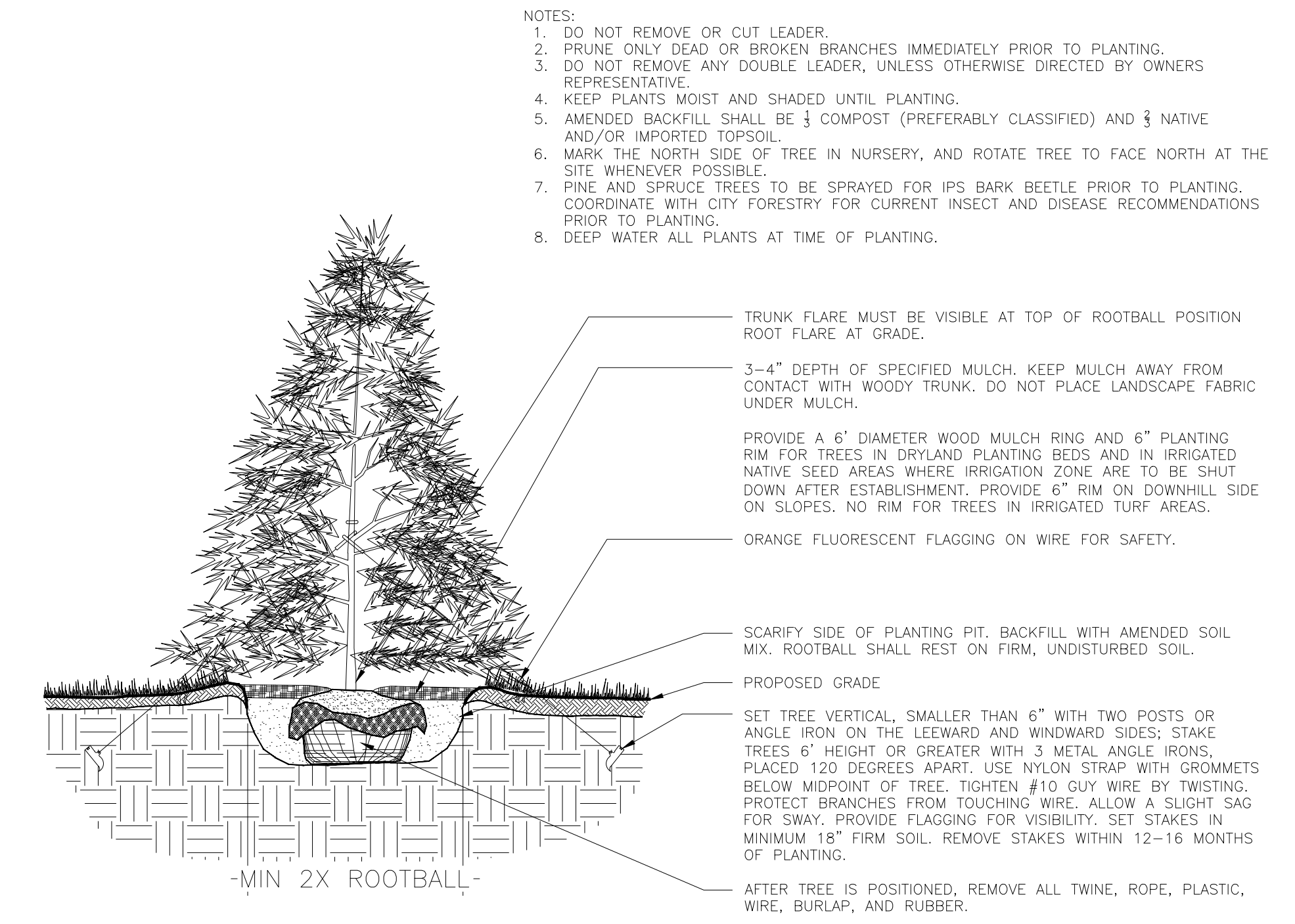




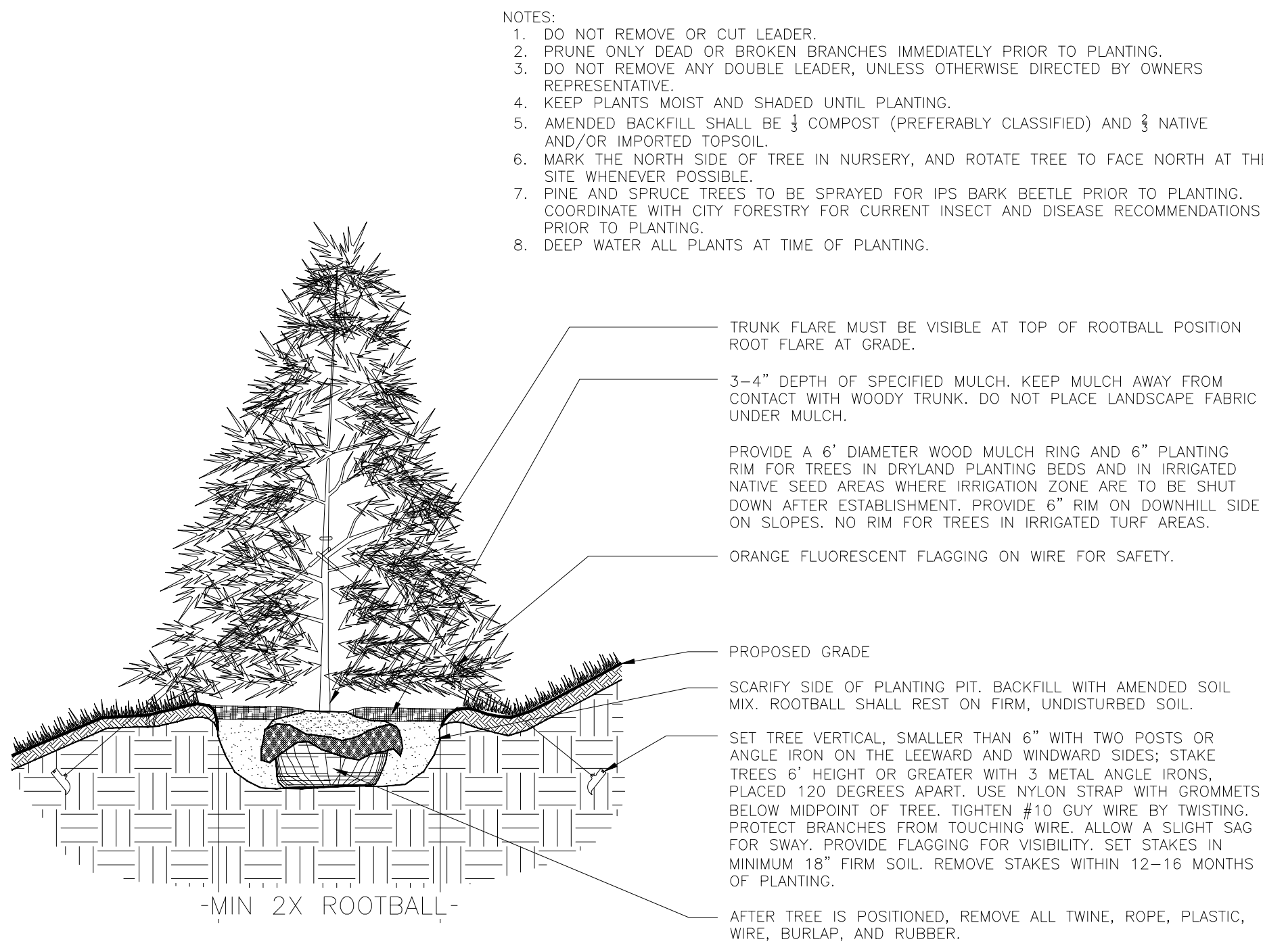
1 TYP. DECIDUOUS TREE PLANTING DETAIL  
SCALE: NTS



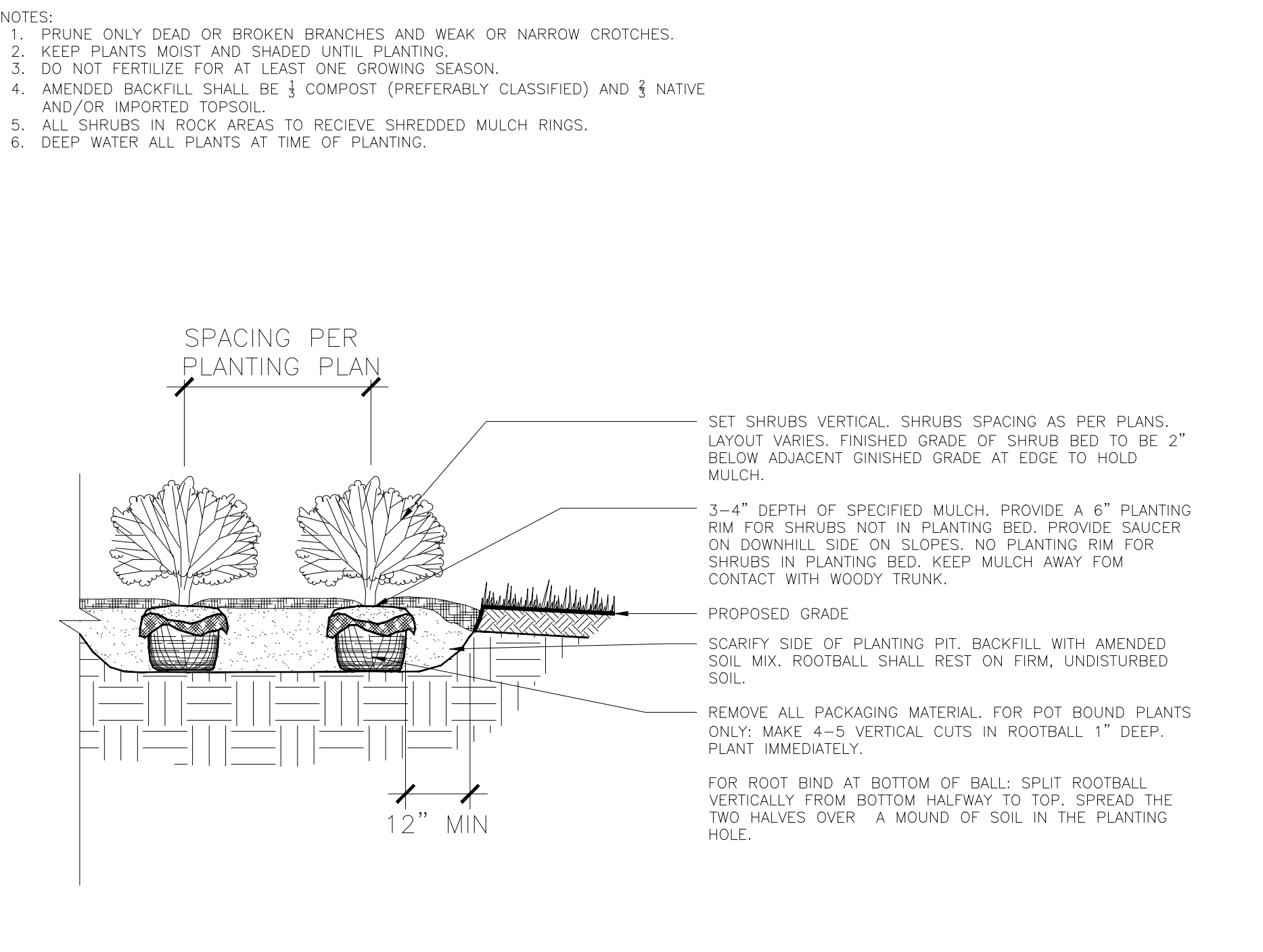
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)  
SCALE: NTS



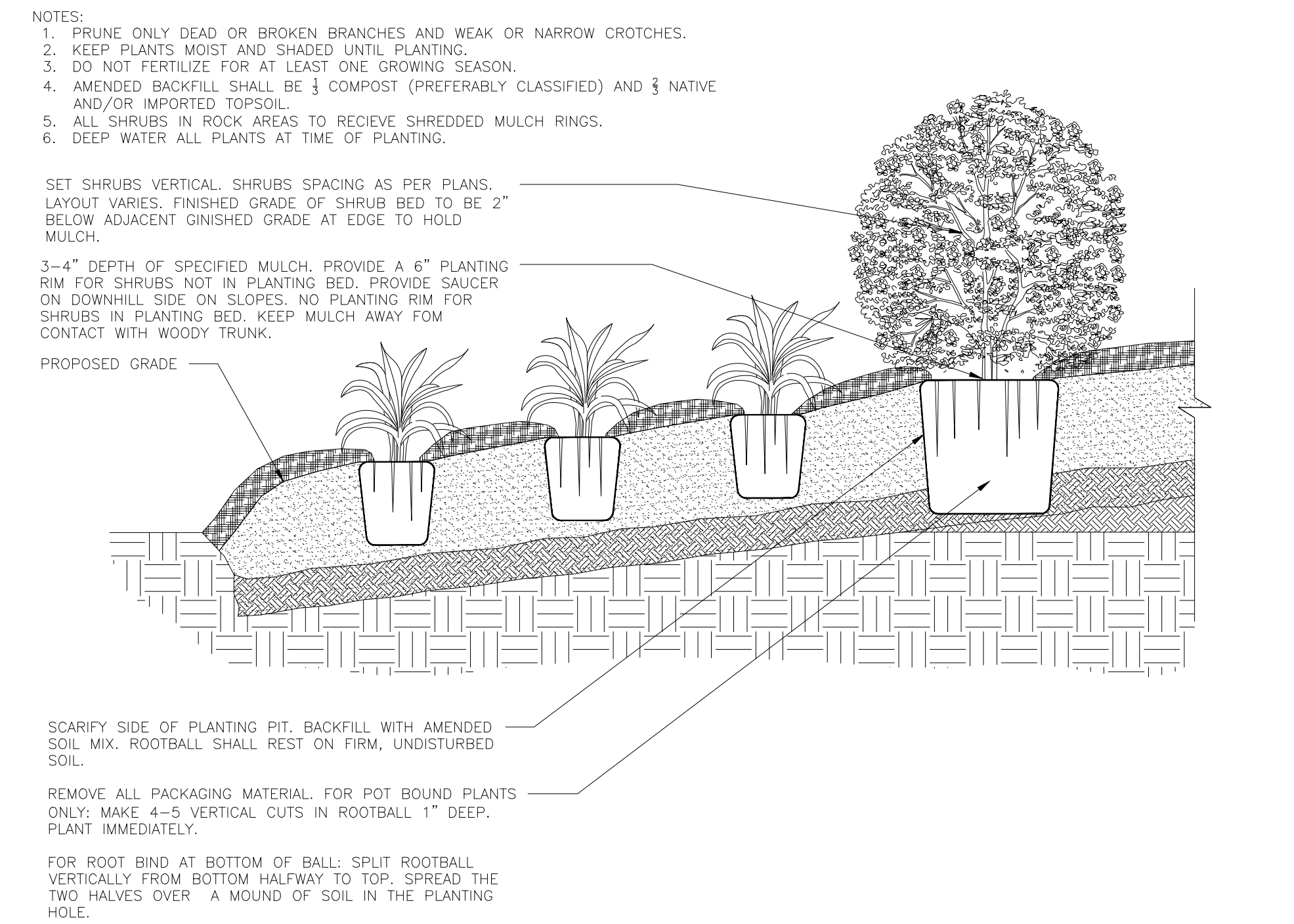
3 TYP. EVERGREEN TREE PLANTING DETAIL  
SCALE: NTS



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



5 TYP. SHRUB PLANTING DETAIL  
SCALE: NTS



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)  
SCALE: NTS

- NOTES:
1. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
  2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE 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  $\frac{1}{3}$  COMPOST (PREFERABLY CLASSIFIED) AND  $\frac{2}{3}$  NATIVE AND/OR IMPORTED TOPSOIL.
  7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK, USE ELECTRICAL OR DUCT TAPE, NOT TWINE, OCTOBER 31 AND REMOVE MARCH 31 FOR THE PIKES PEAK REGION.
  8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
  9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

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**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PKWY SUITE 230  
 COLORADO SPRINGS CO 80920  
 PHONE: 719.300.4140  
 FAX: 713.965.0044

**GRANDVIEW RESERVE - PHASE 2**  
 D.R. HORTON  
 EL PASO COUNTY, CO



LANDSCAPE  
 PRELIMINARY LANDSCAPE DETAILS

