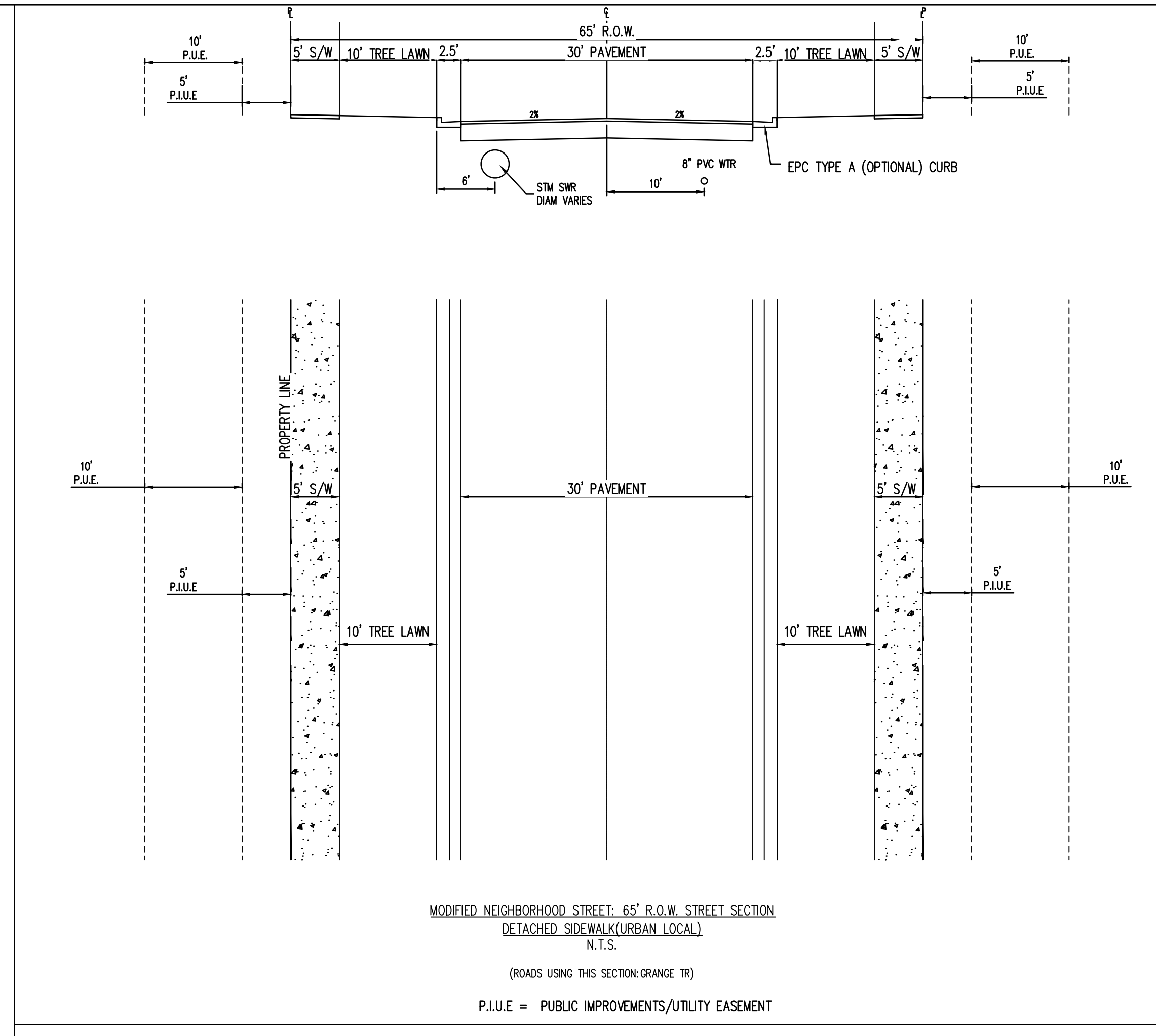
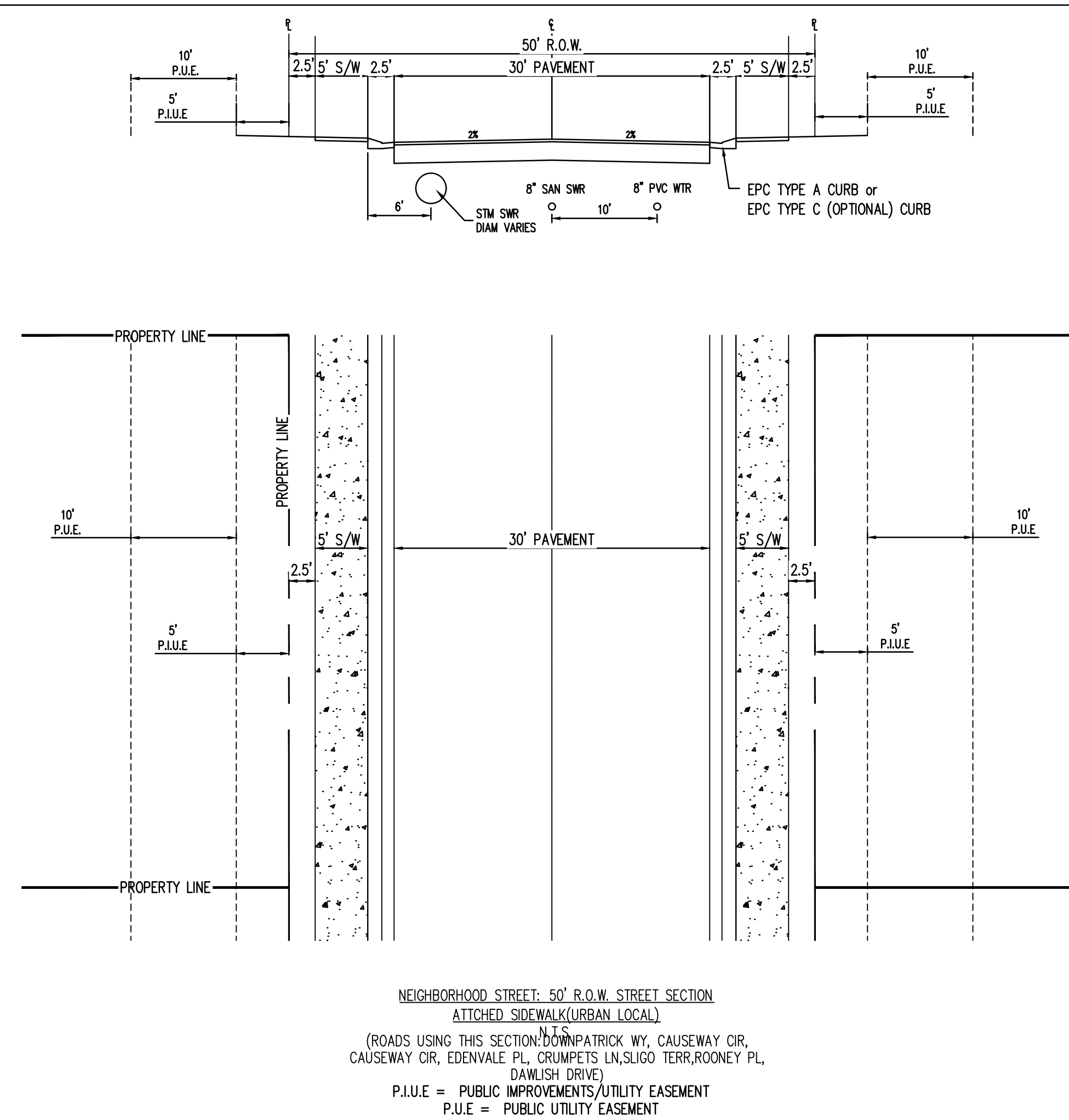
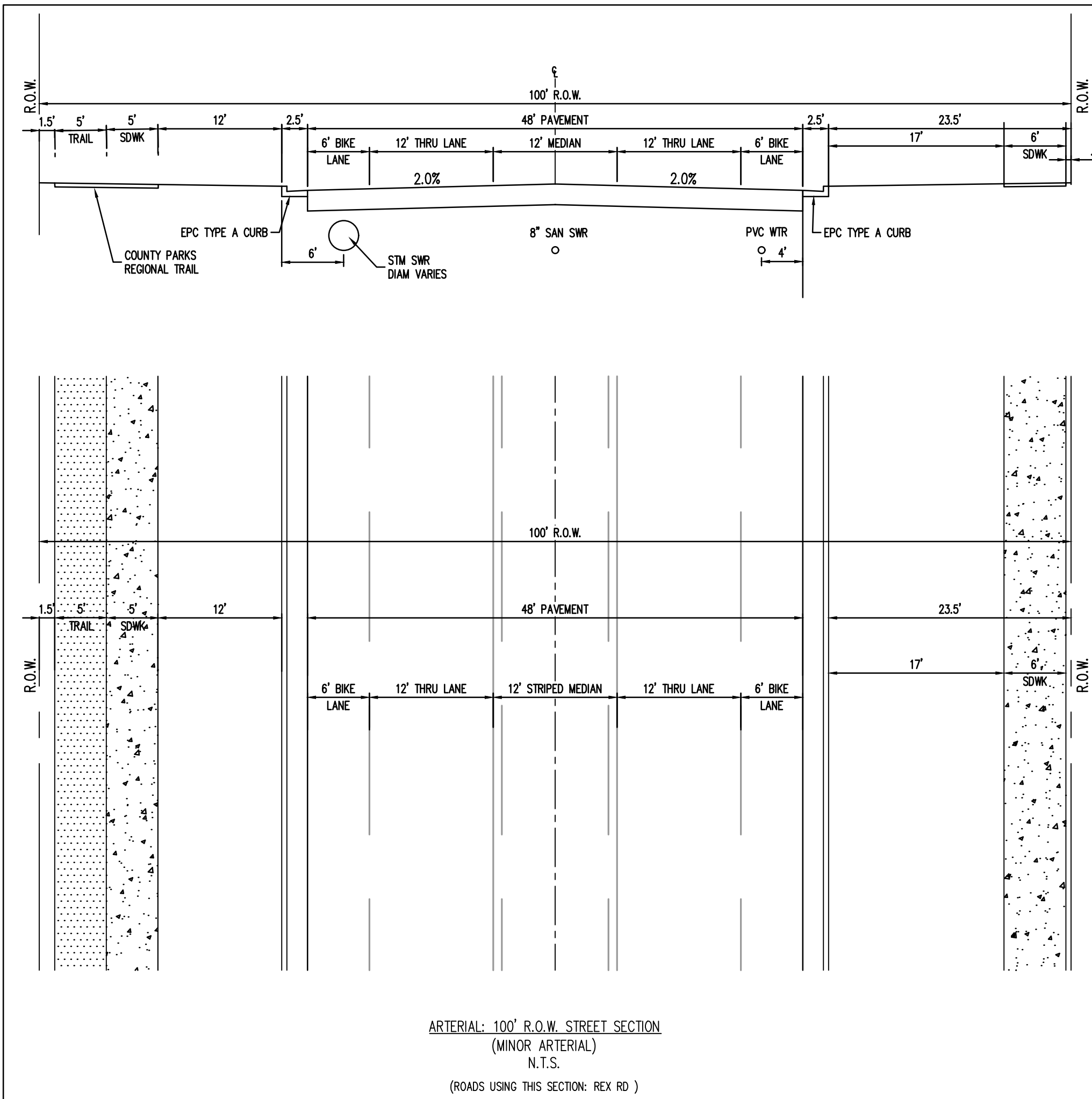
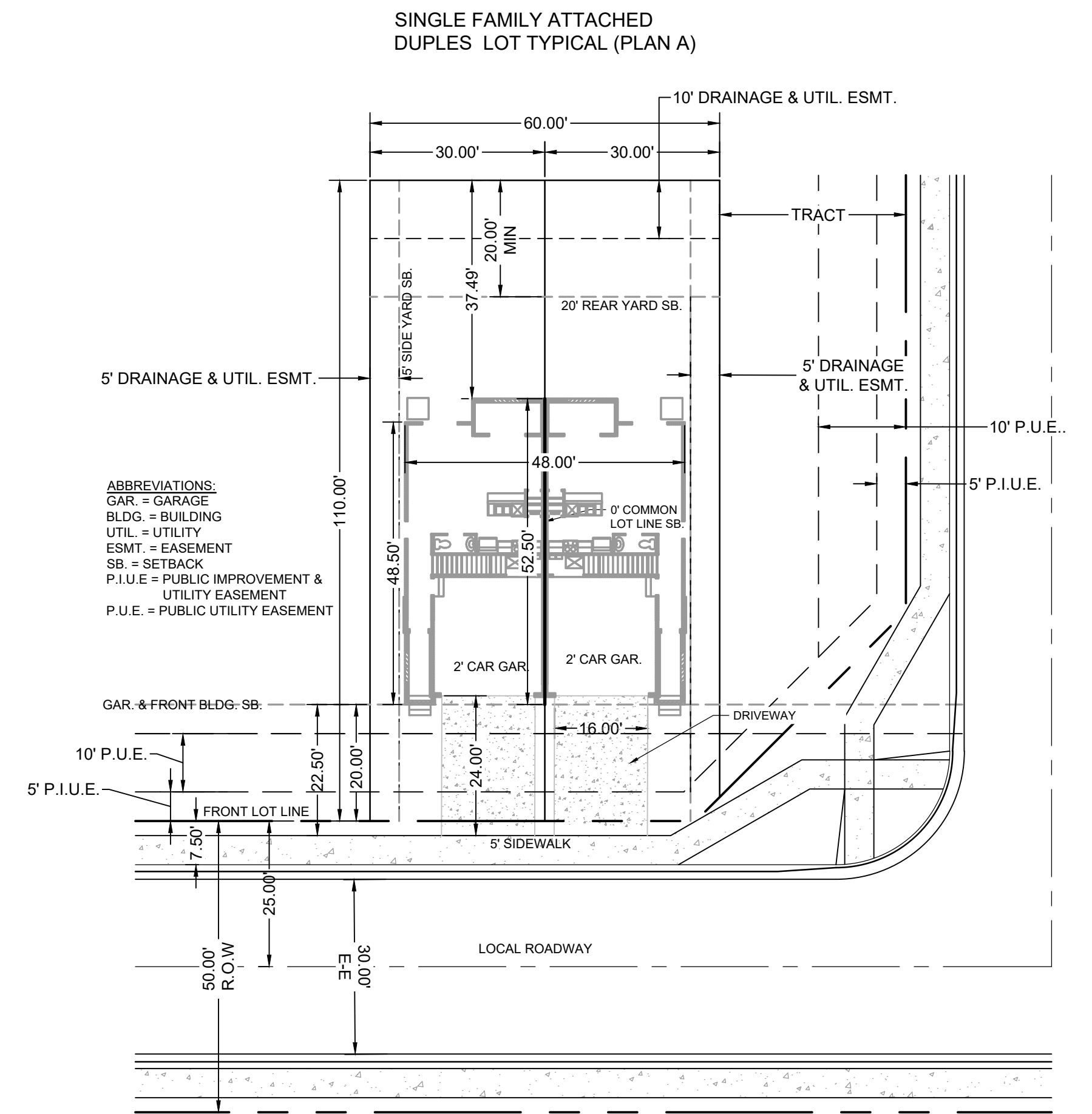
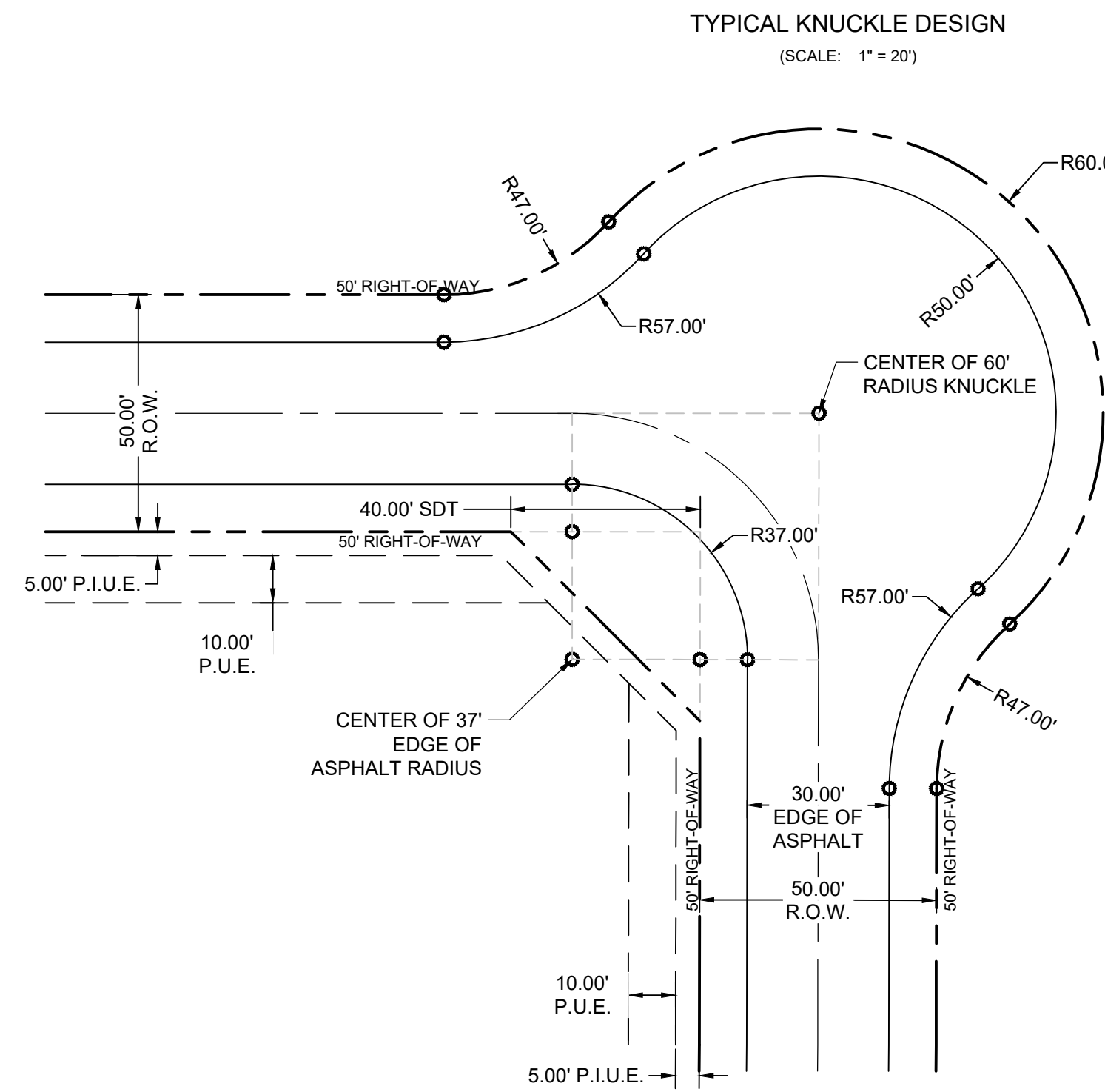
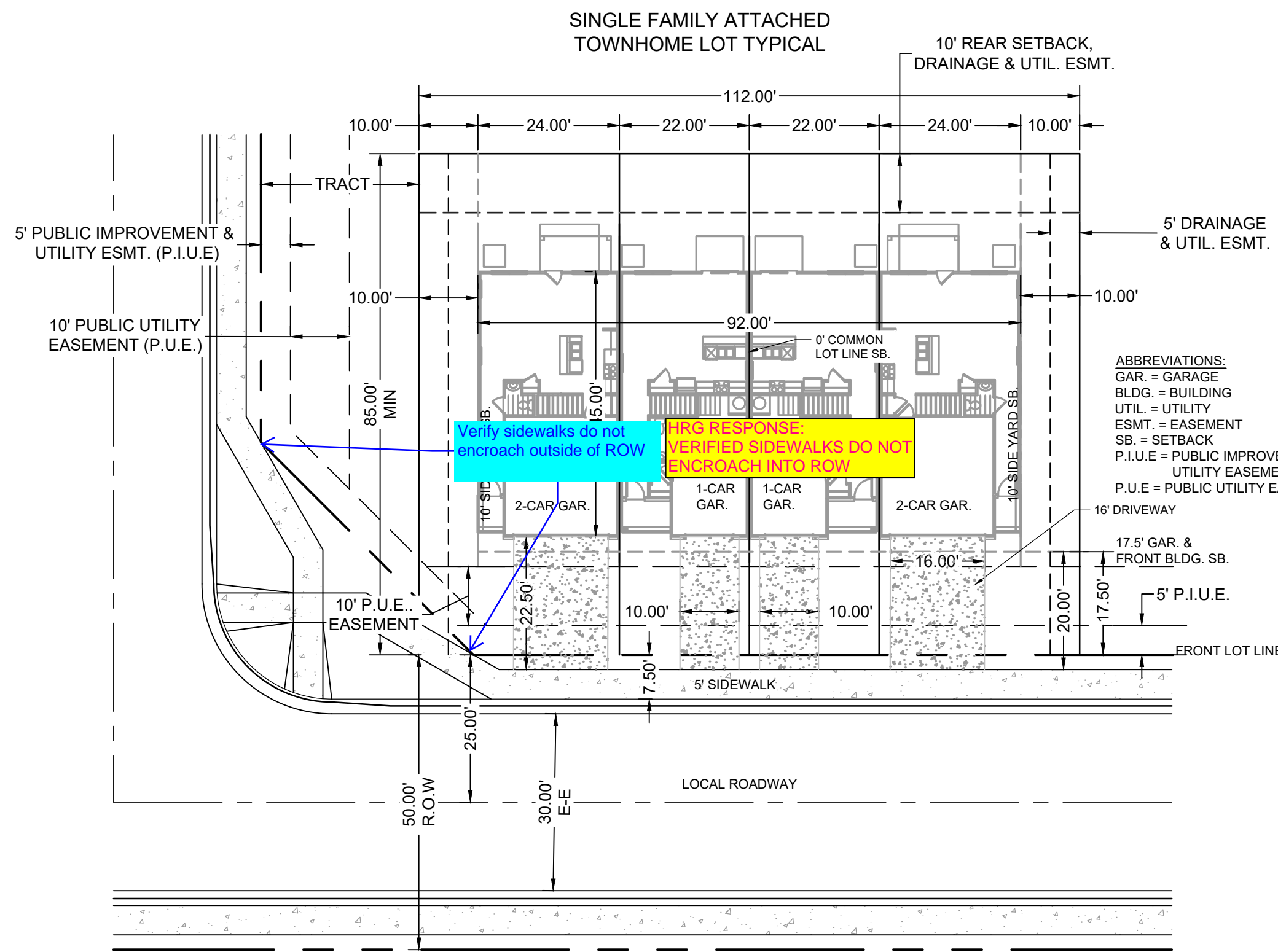


HUHN, KEN, 3/7/2024 6:37 AM

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



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 APPROVED: KEN JOB NUMBER: 201662
 CAD DATE: 3/7/2024
 CAD FILE: J:\2020\201662\CAD\Drawings\CIPUD_Phase_2_662.2021\Typ-Sections_PUD

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

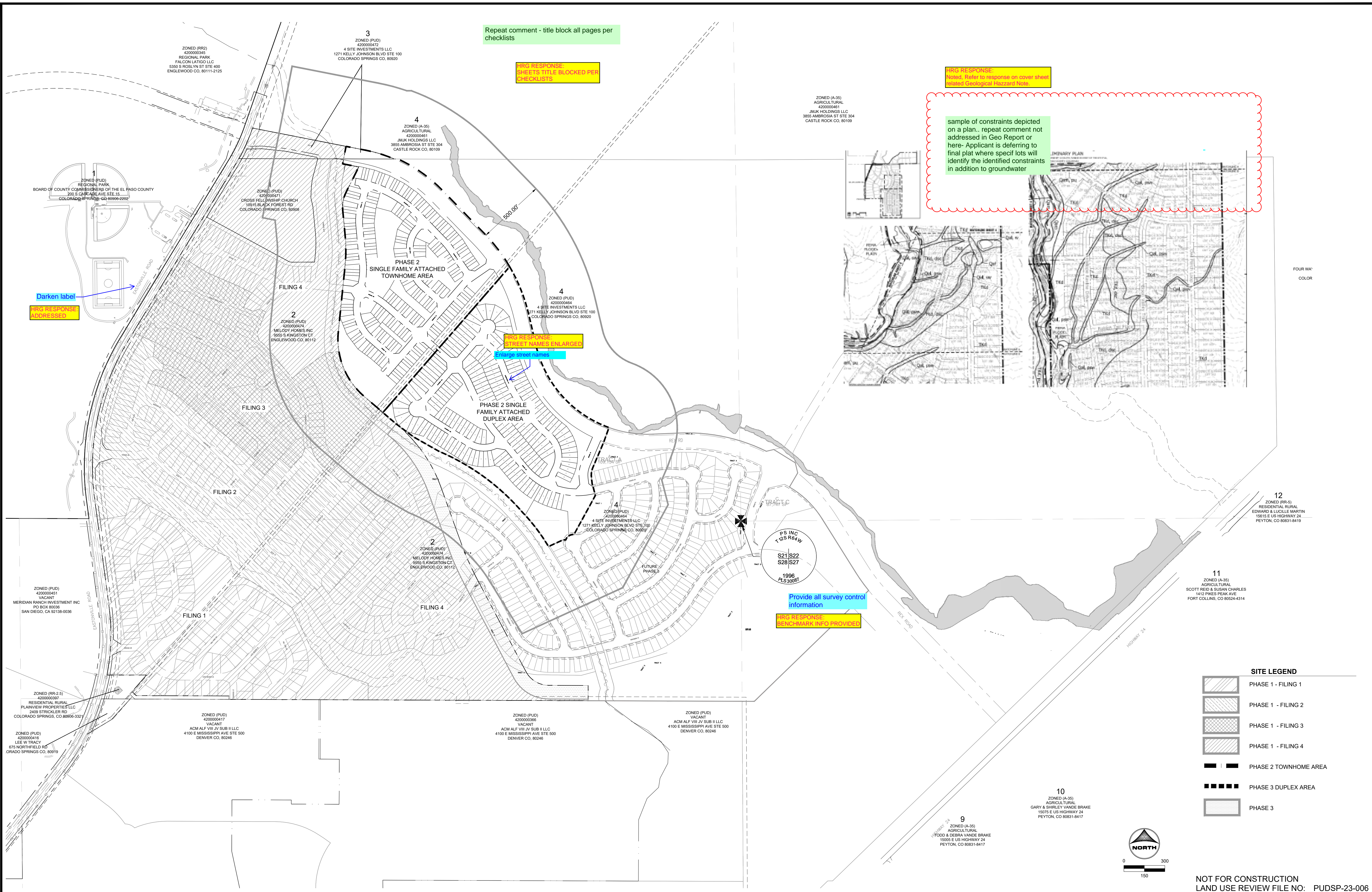


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 LAND USE REVIEW FILE NO: PUDSP-23-006

COVER & TYP. SECTIONS
 TYPICAL SECTIONS

SHEET

 02



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CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.2021\PU\Adjacent_Properties_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

ADJACENT PROPERTY
 ADJACENT PROPERTY & OVERALL SITE PLAN

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

SHEET

03

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



HIRG RESPONSE:
NOTED, THE ONLY KNOW STRUCTURE PLANNED IS A FUTURE TANK WHICH HAS BEEN IDENTIFIED, SINCE THE INITIAL TANK NEEDED FOR GRANDVIEW IS NOW LOCATED IN PHASE 1 WE DID NOT INCLUDE THIS TRACT AS PART OF PHASE 2. WE IDENTIFIED THIS AS A POTENTIAL LOCATION FOR A FUTURE SECOND TANK IF NEEDED.

HIRG RESPONSE:
THE USABLE OPEN SPACE HAS BEEN DEFINED ON THE NEW SITE PLAN.

i thought this was going to be converted to usable openspace with the trail which would bring the usable open space up to exceed standrds

Are there lift stations, tanks, pump stations here? where are they? Please label as utility (Tank site- lift station site- Pump station site) tract.

HIRG RESPONSE:
FUTURE WATER TANK SHOWN AND CALLED OUT, NO ADDITIONAL INFRASTRUCTURE IS PLANNED WITHIN THE VICINITY OF PHASE 2

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

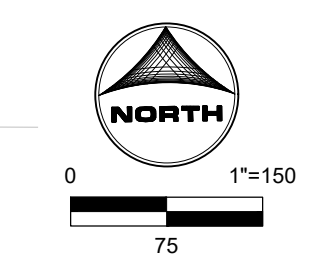
GRANDVIEW RESERVE PHASE 2 - TRACT USE AND AREA TABLE													
TRACT	AREA (SF)	ACREAGE (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PUBLIC DRAINAGE	DETENTION	PARKING	PARK (USEABLE OPEN SPACE)	PEDESTRIAN ACCESS	LANDSCAPING	SIGNAGE	MAINTENANCE AND OWNERSHIP	
A	108,564	2.49	P		X	X			X	X			GVRMD
B	34,883	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 METROPOLITIAN 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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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



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

INTERSECTION SIGHT DISTANCE TABLE					
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.

*56 (4 unit buildings)

Required Site Parking (Townhomes) (Lots 1 through 188)						
	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
Total Dwelling Units			224			
(1) Guest (Single family Attached) 1 space / 4 D.U.)				0.25		56
(2) Handicap Parking Required (51-75 = 3)						3
Total Parking Required					448	56
(1) per LDC Table 6-2						
(2) per LDC Table 6-3						
Overall Total Required						504

Required Site Parking (Duplexes)(Lots 1 through 194)						
	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
Total Dwelling Units			194			
(1) Guest (Single family Attached) 1 space / 4 D.U.)				0.25		49
(2) Handicap Parking Required (25-50 = 2)						2
Total Parking Required					388	49
(1) per LDC Table 6-2						
(2) per LDC Table 6-3						
Overall Total Required						437

Parking Summary (Duplexes & Townhomes)					
	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
Total Guest Spaces Provided			158		194
Total Guest Spaces Required			56		49
Overall Total Parking Provided			718		776
Overall Total Parking Required			504		437
Surplus Parking Spaces (Parking Provided- Parking Required)			214		340

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

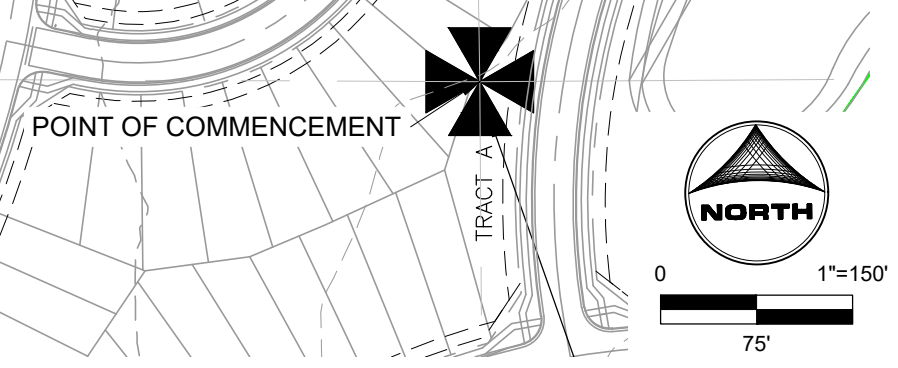
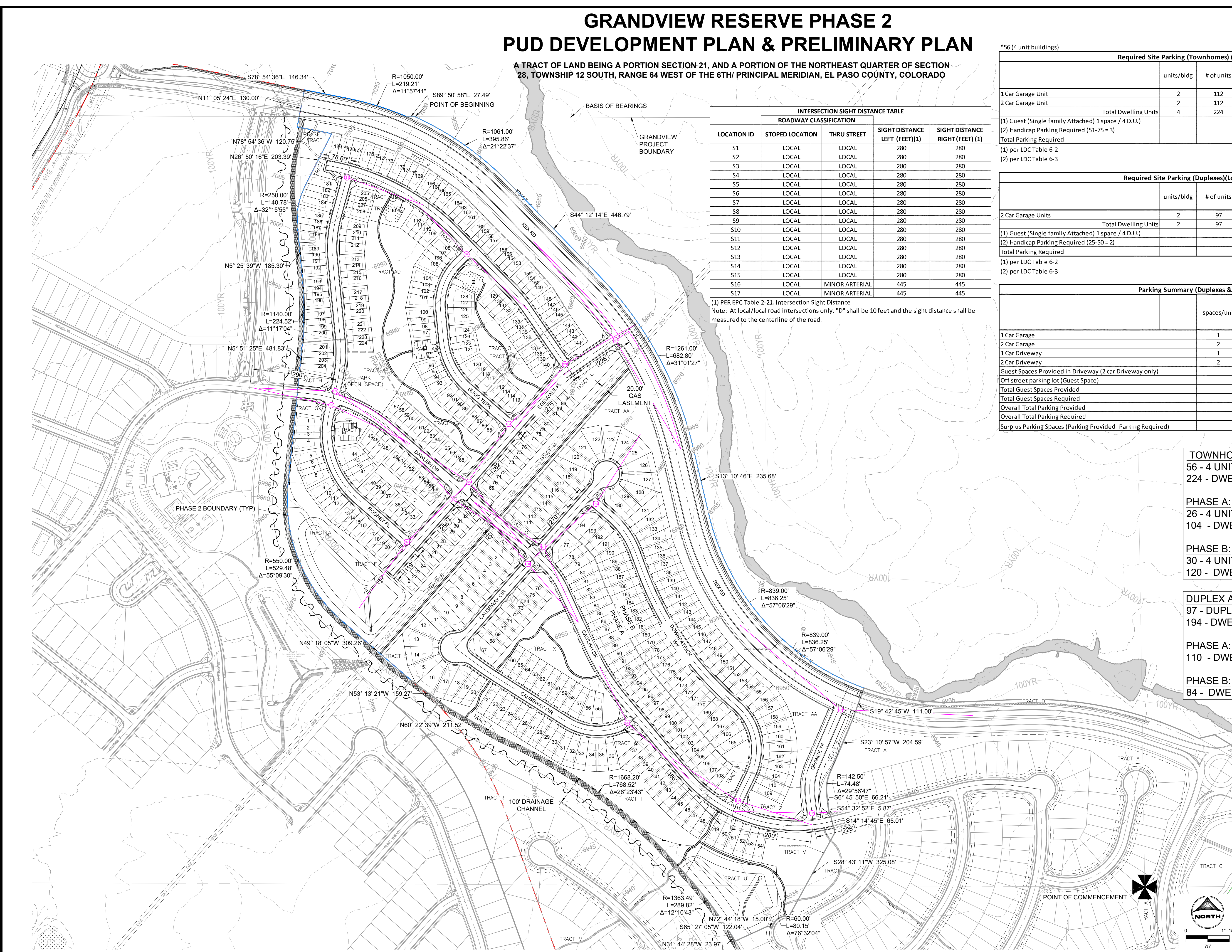
PHASE A:
26 - 4 UNIT BUILDINGS
104 - DWELLING UNITS

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



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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

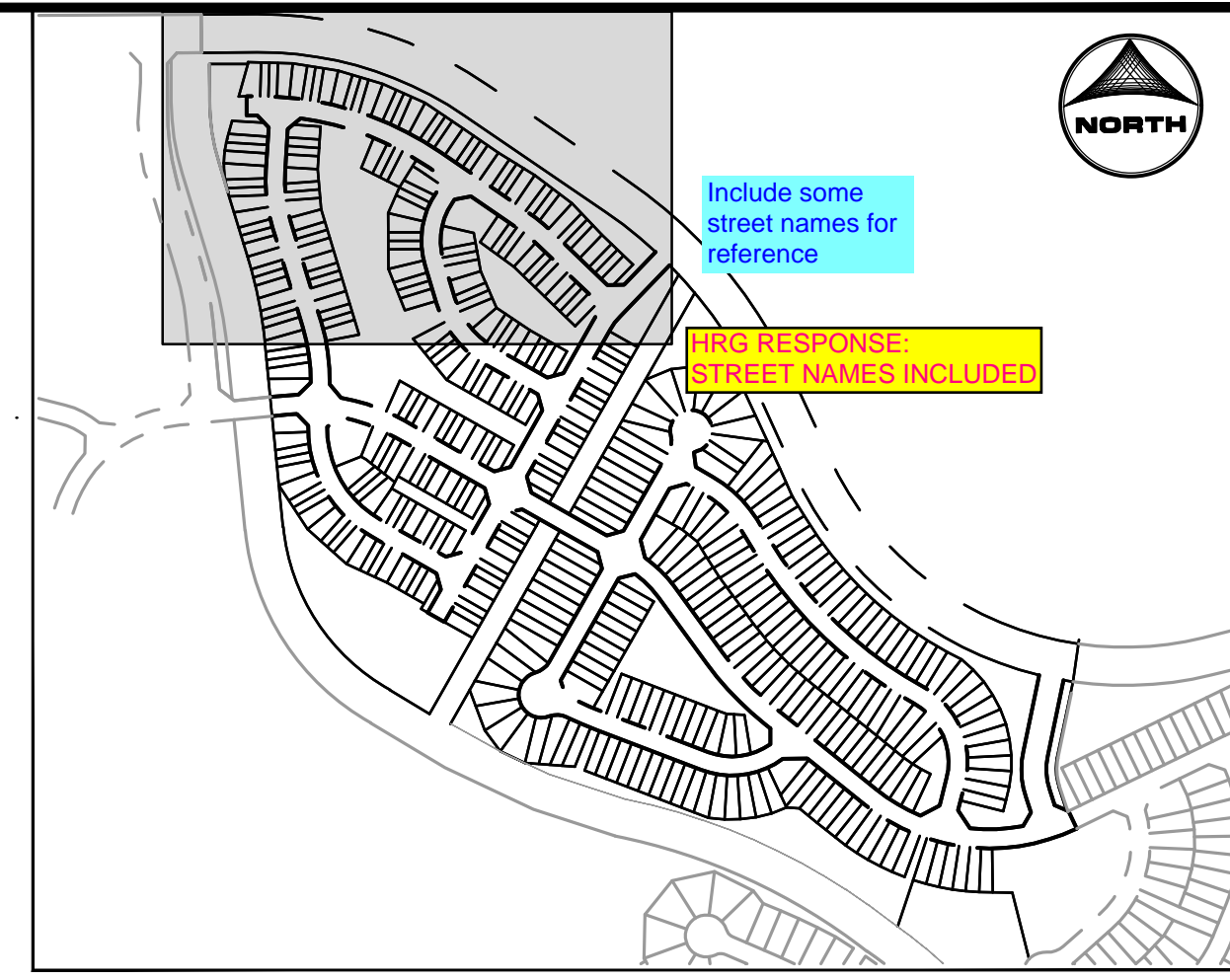
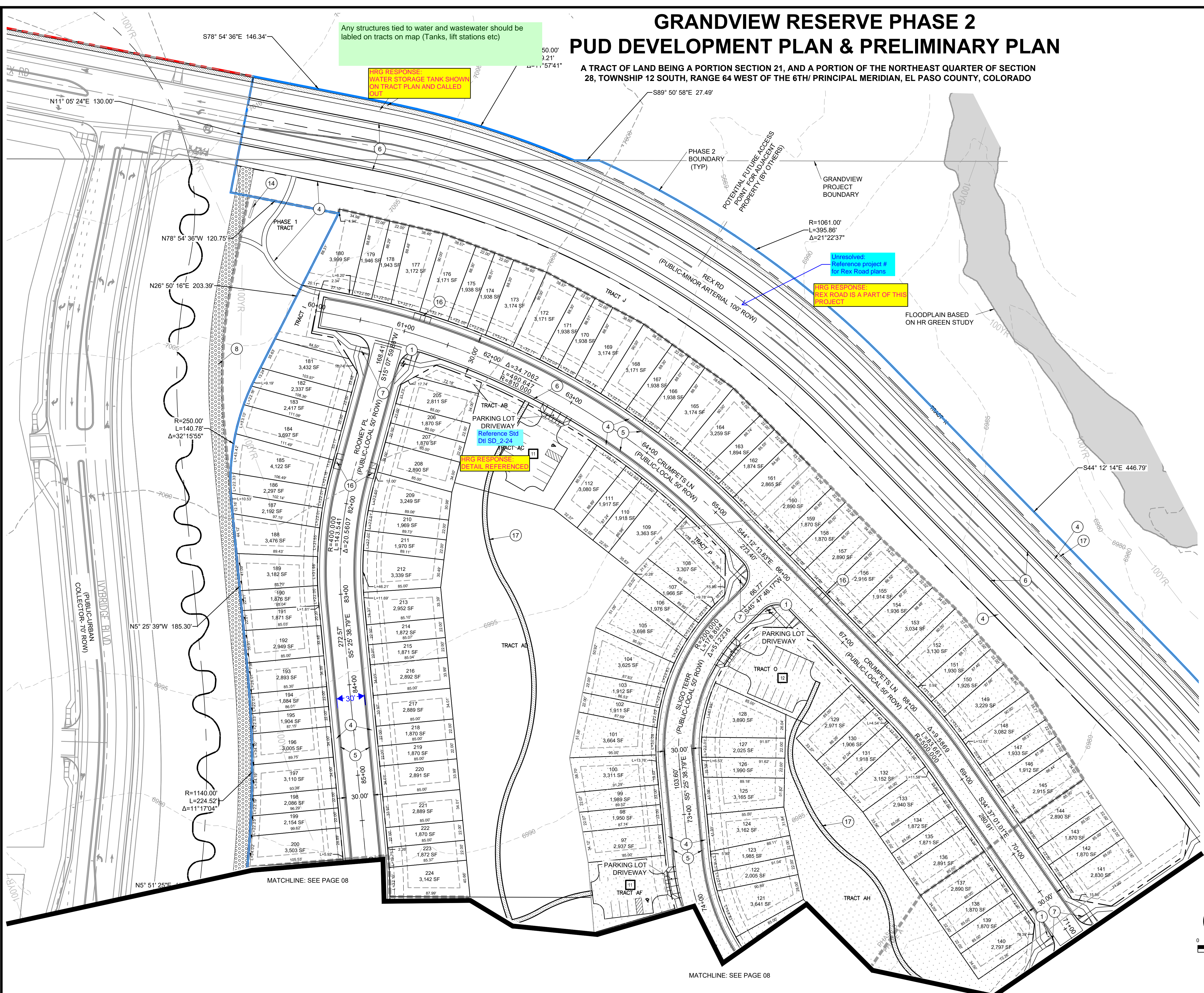
SITE PLAN
OVERALL SITE & PHASING PLAN & PARKING DATA

SHEET SP 06

HUHN, KEN, 3/17/2024 6:49 AM
HR GREEN \xproj\3000\01_P12_PUD_PUD\1975\1975-001_P12_PUD_PUD.dwg (C:\PUD_Phase_2_662.2021\Site_Plan_PUD)

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

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

HRG RESPONSE: WATER STORAGE TANK SHOWN ON TRACT PLAN AND CALLED OUT

Unresolved: Reference project # for Rex Road plans

HRG RESPONSE: REX ROAD IS A PART OF THIS PROJECT

HRG RESPONSE: DETAIL REFERENCED

Reference Sid Dtl SD 2-24

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

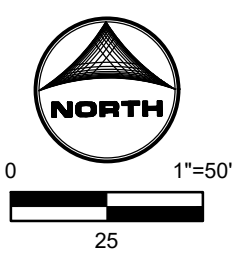
SITE SCHEDULE

- PR 30" R1-1 STOP SIGN W. STR
- PR 6" CONCRETE CROSS PAN
- PR 8" CONCRETE CROSS PAN
- PR 5" CONCRETE SIDEWALK
- PR EPC OPTIONAL TYPE C MOU
- PR EPC TYPE A VERTICAL CUR
- PR CONCRETE CURB RAMP
- PR 15' MAINTENANCE ACCESS
- PR CONCRETE FOREBAY (PRIVATE)
- PR CONCRETE TRICKLE CHANNEL
- PR EMERGENCY SOIL WAY WITH EMBANKMENT
- PR CONCRETE
- PR MICRO-POC DUPLEX LOTS 47-50
- PR ENTRY SIGN
- PR MODULAR
- PR CONCRETE
- PR TRAIL (WID)

- 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

HRG RESPONSE: (BASED ON THE LATEST GRADING PLAN AND UPDATED FIGURE 3 MAP) ONLY THE FOLLOWING LOTS ARE WITHIN THE 0-5' RANGE: TOWNHOME LOTS 73-76 DUPLEX LOTS 47-50 AS NOTED IN THE GEOHAZARD REPORT (PAGE 9) THE USE OF A SLAB ON GRADE FOUNDATION CAN BE UTILIZED. THE LOTS HAVE BEEN IDENTIFIED ON THE PLAN AND REFERENCED TO THE SLAB FOUNDATION HAS BEEN ADDED TO THE LEGEND

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



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CAD DATE: 3/7/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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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



SITE PLAN
SITE PLAN- 1 OF 4

SHEET
SP
07

HUHN, KEN, 3/7/2024 6:49 AM
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
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GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

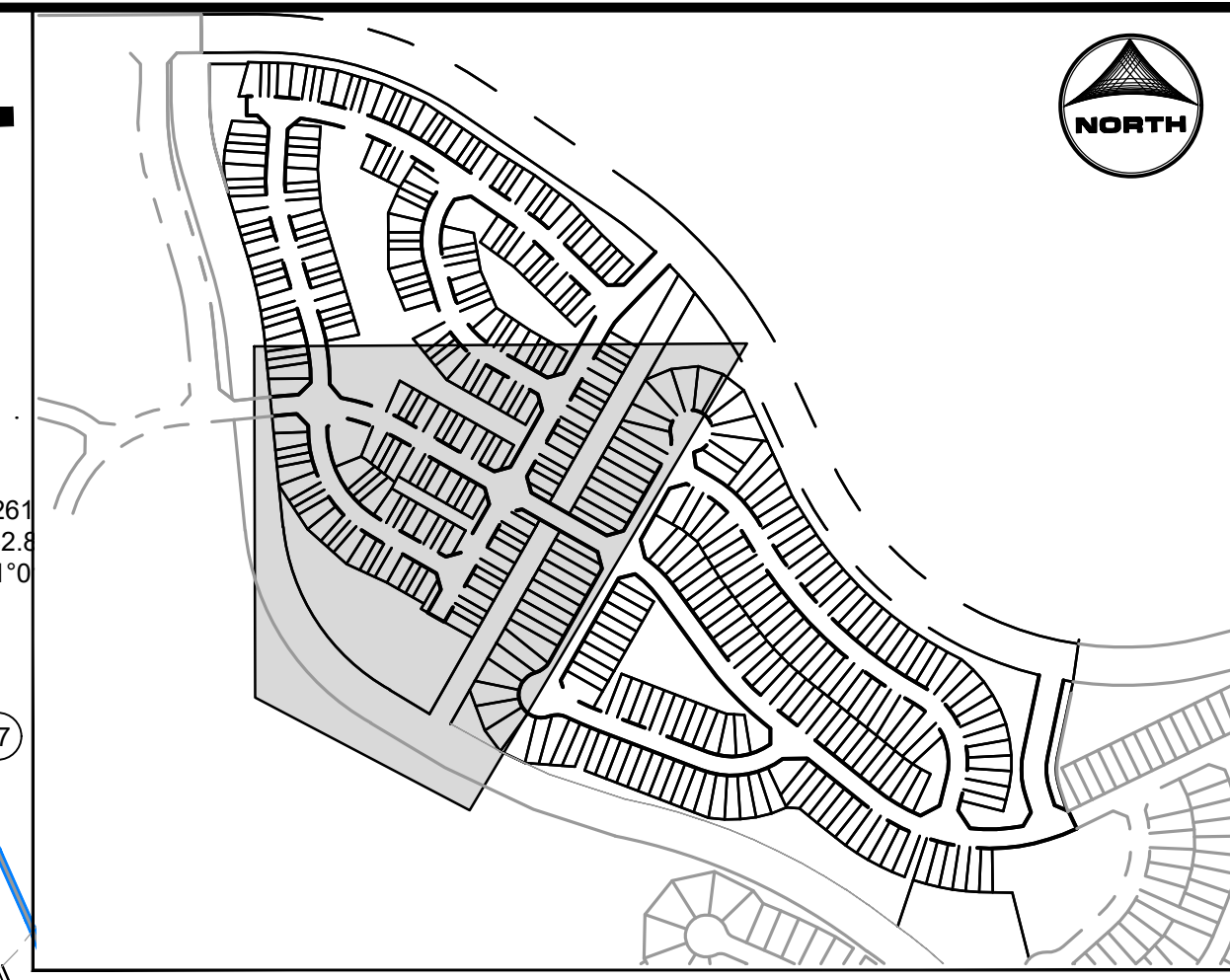
HRG RESPONSE
WATER STORAGE TANK
LABELED ON TRACT PLAN

HRG RESPONSE
NOTED, VERIFIED SIDEWALK
DOES NOT ENCRoACH INTO
RIGHT OF WAY

ROW cannot cut into
sidewalks. Please adjust all
intersections where this
occurs

Deviations need to be
provided for these
intersections

HRG RESPONSE
DEVIATION PREPARED FOR
APPLICABLE INTERSECTIONS



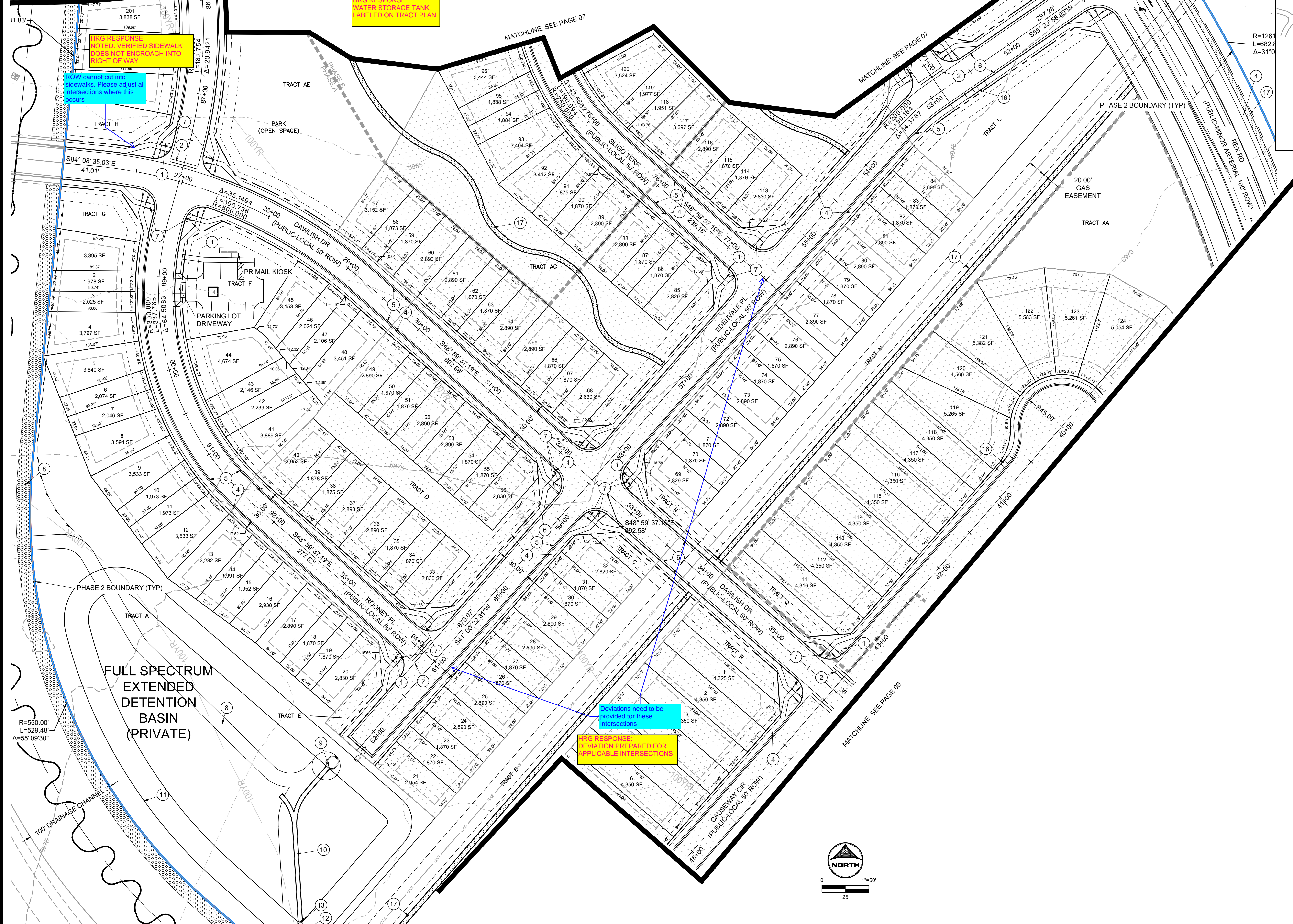
KEY MAP
SCALE: NTS

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
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- 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

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



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

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EL PASO COUNTY, CO



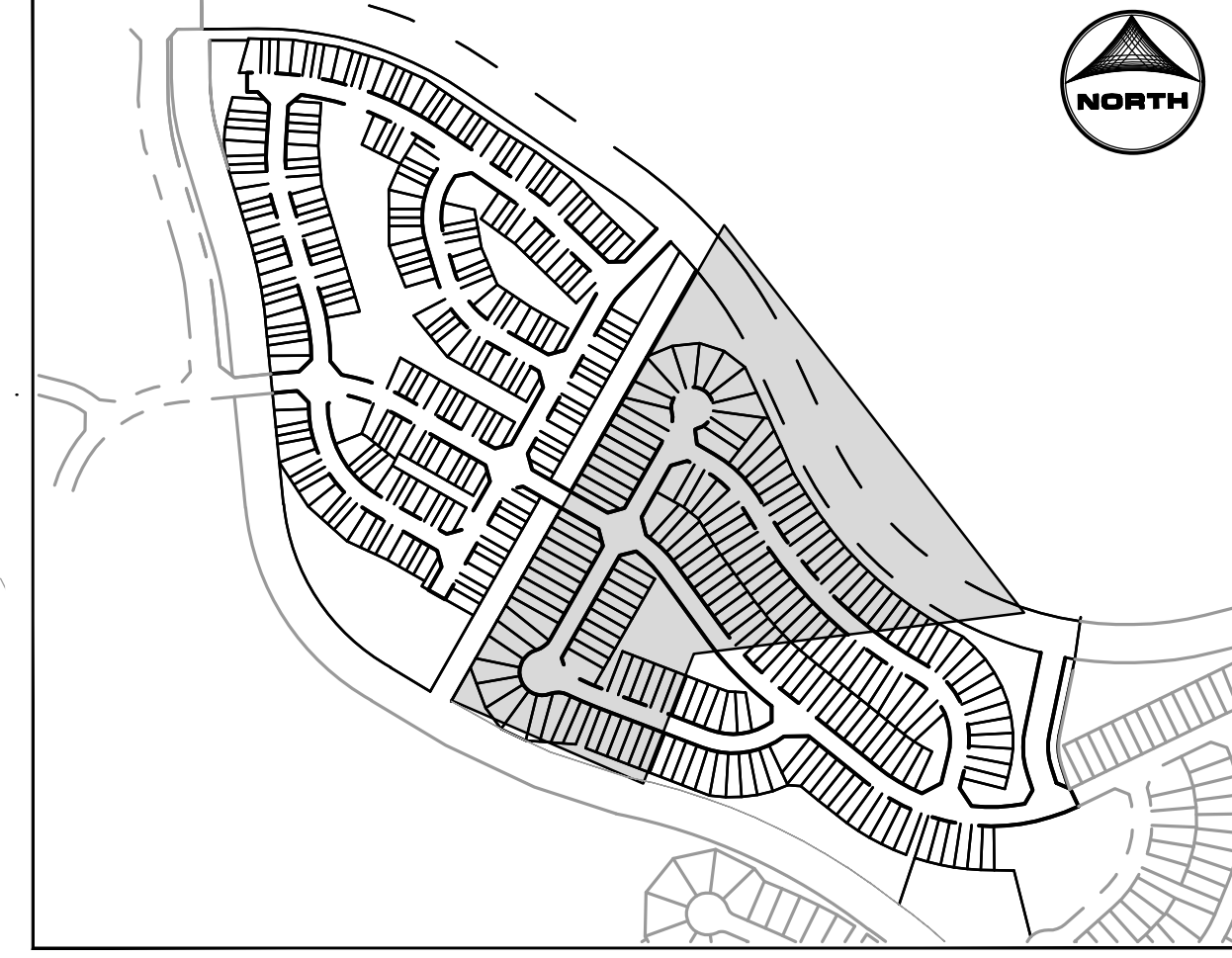
SITE PLAN
SITE PLAN- 2 OF 4
SHEET SP 08

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HUHN, KEN, 3/7/2024 6:49 AM
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GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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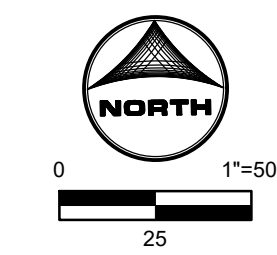
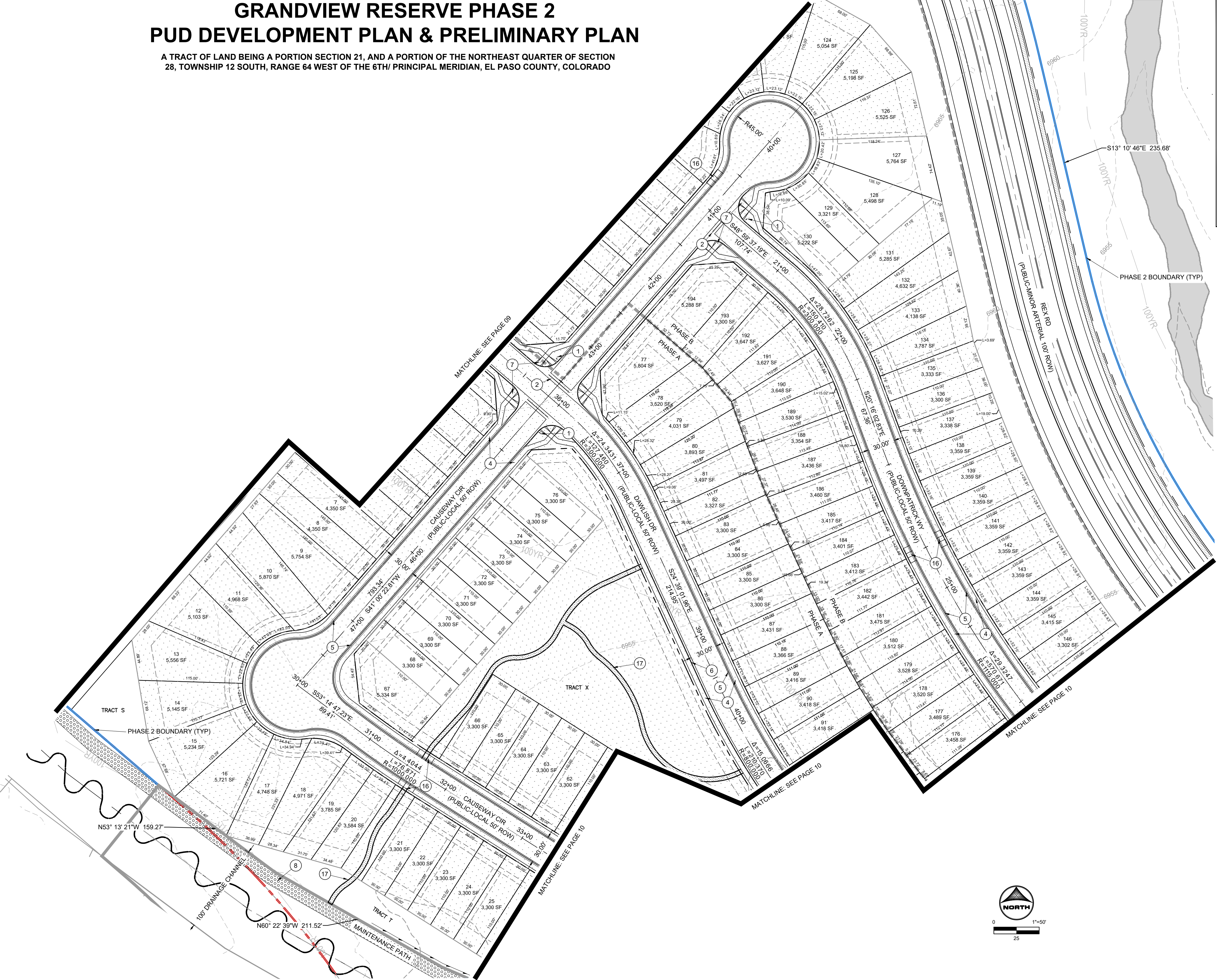
KEY MAP
SCALE: NTS

LINWORK LEGEND

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

DRAWN BY: CBM JOB DATE: ----
APPROVED: KMH JOB NUMBER: 201662
CAD DATE: 3/7/2024
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\Site_Plan_PUD

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



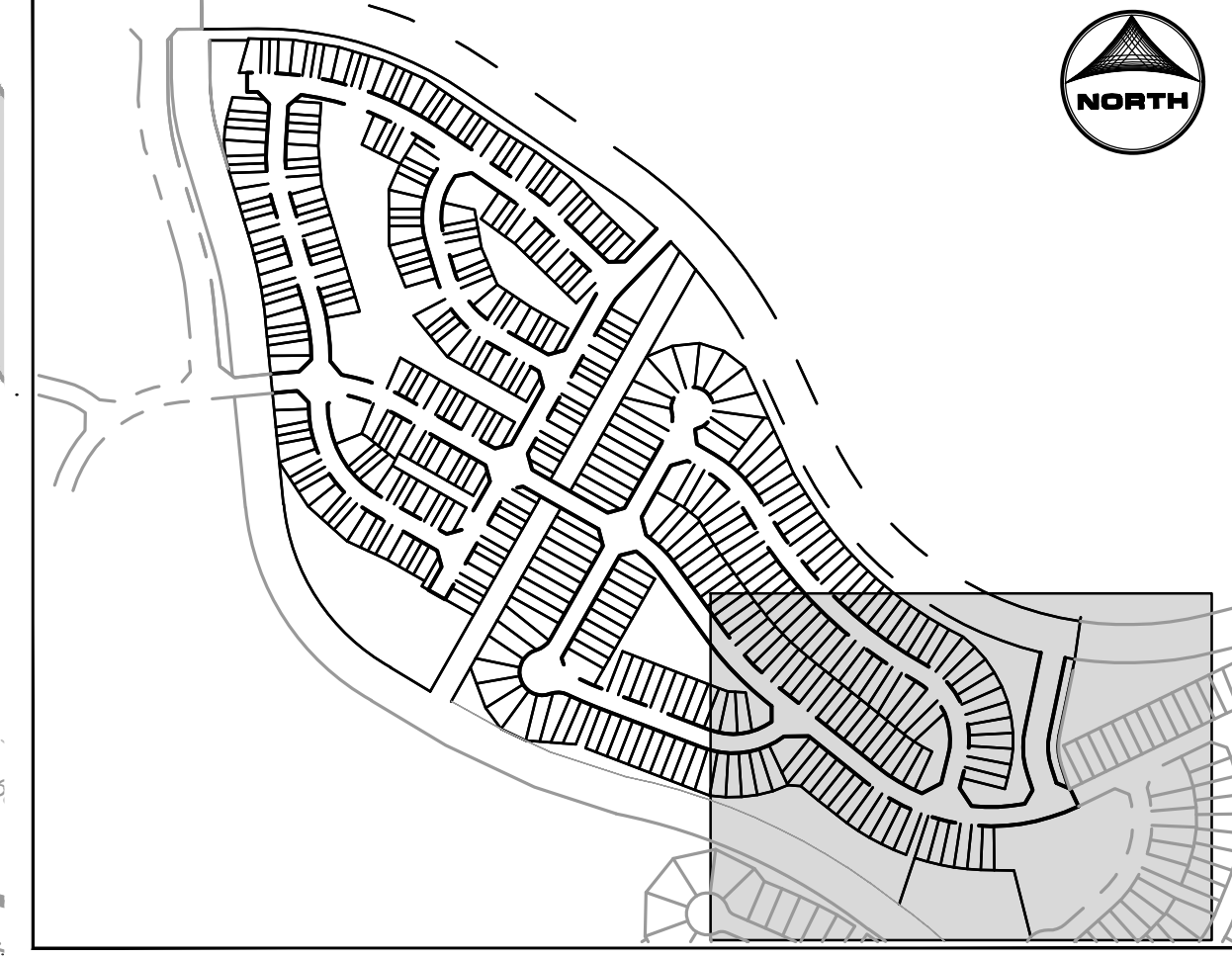
SITE PLAN
SITE PLAN- 3 OF 4

SHEET
SP 09

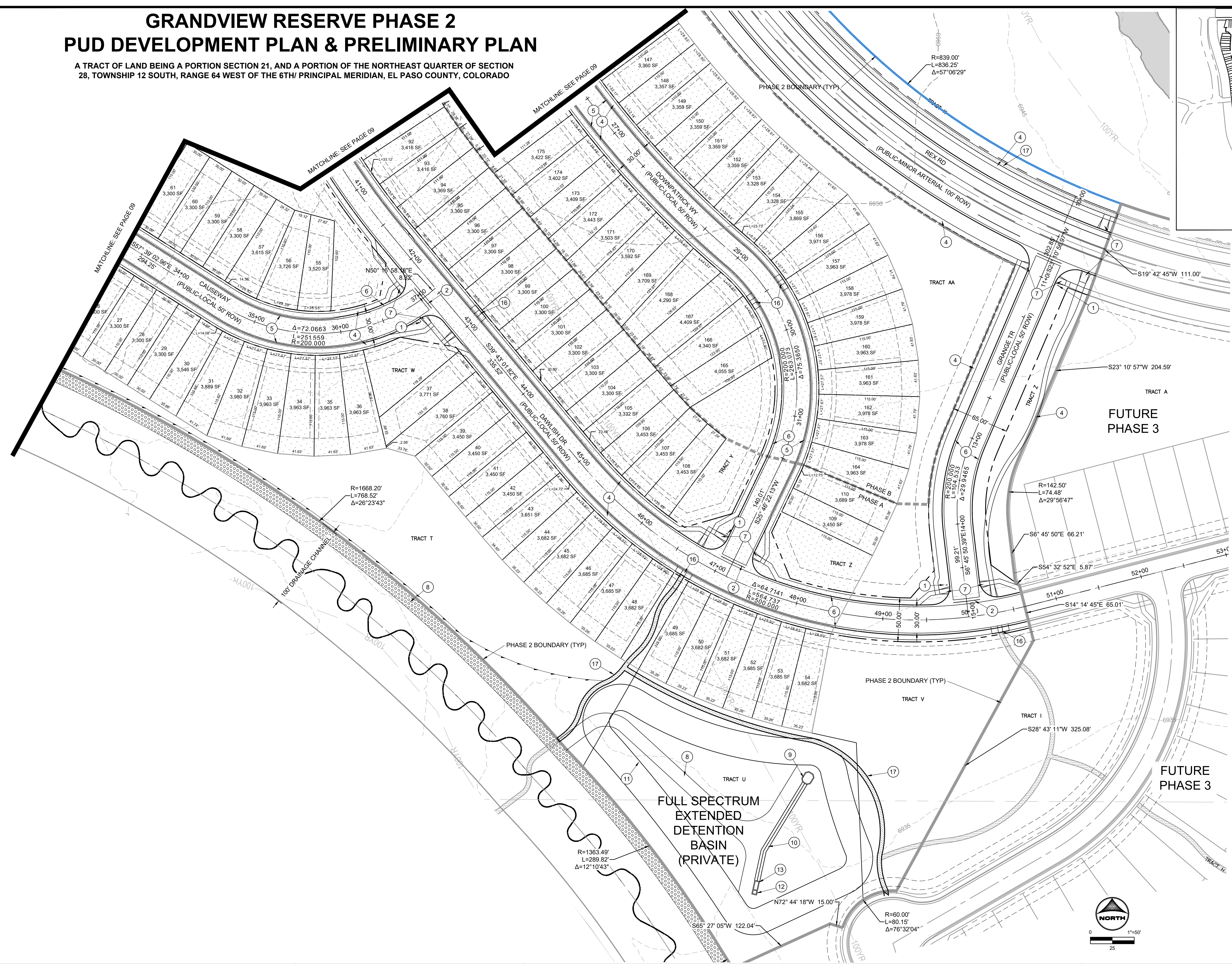
HUHN, KEN, 3/7/2024 6:49 AM
HR GREEN - 1975 RESEARCH PKWY SUITE 230, COLORADO SPRINGS CO 80920, PHONE: 719.300.4140, FAX: 719.965.0044

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

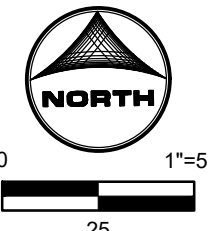
- MATCH LINE
- PR Phase 2 Boundary
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR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

SITE SCHEDULE

- PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- PR 6" CONCRETE CROSS PAN
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- 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

FINAL RESPONSE: THE MONUMENTATION LOCATIONS AND DETAILS ARE STILL BEING DEVELOPED. THEY WILL BE PROVIDED WITH THE NEXT SUBMITTAL.



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DRAWN BY: CBM	JOB DATE: ---	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 201662	0" = 1"
CAD DATE: 3/7/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\Site_Plan_PUD		

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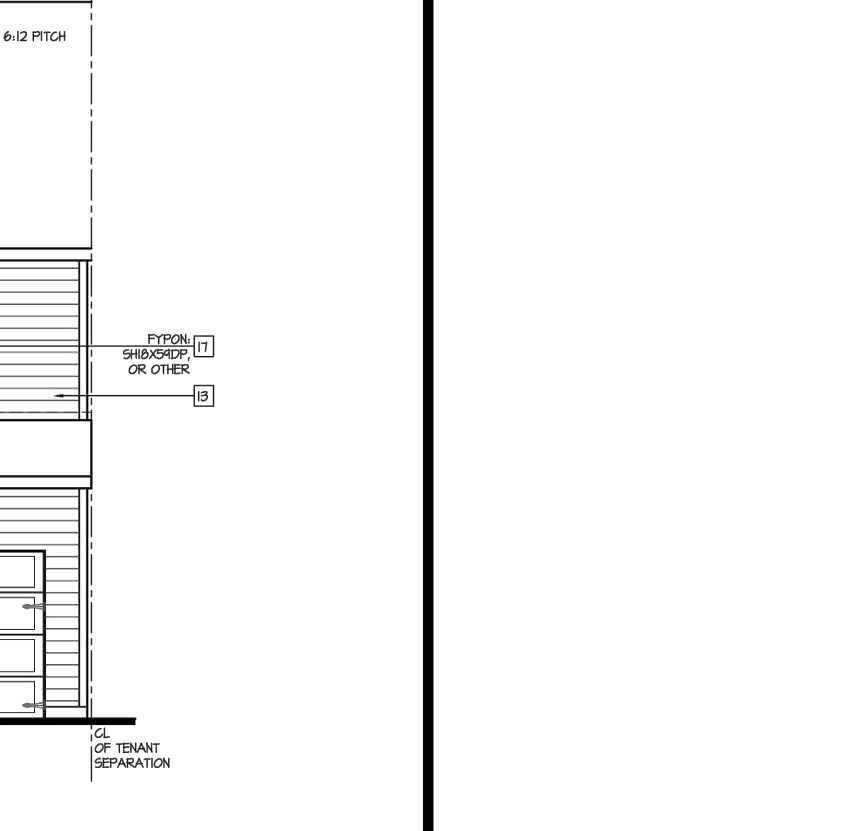
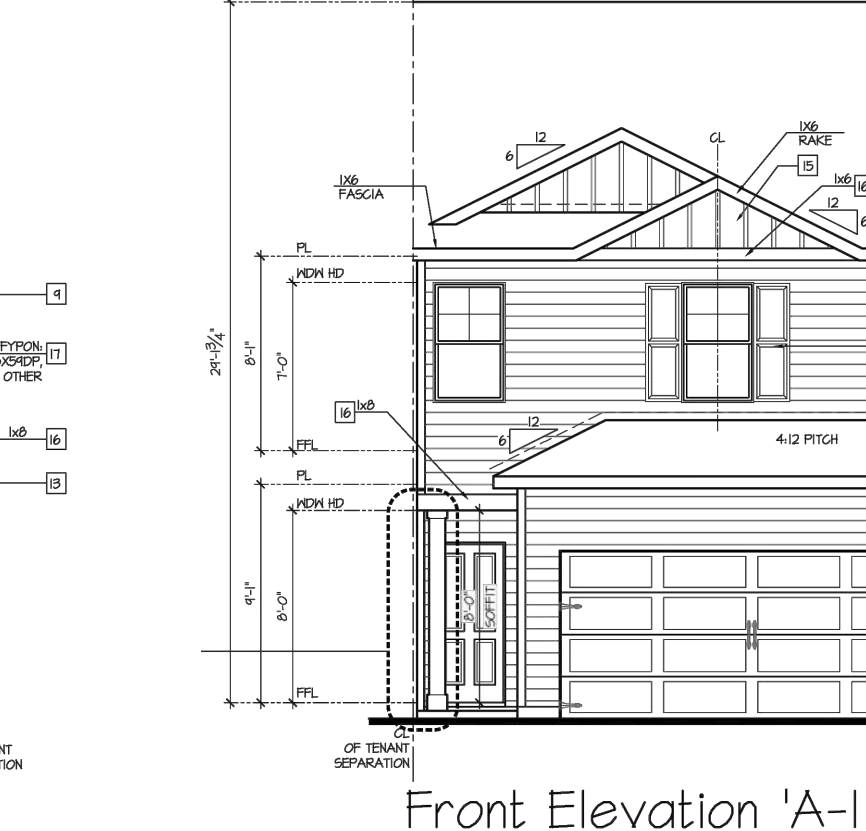
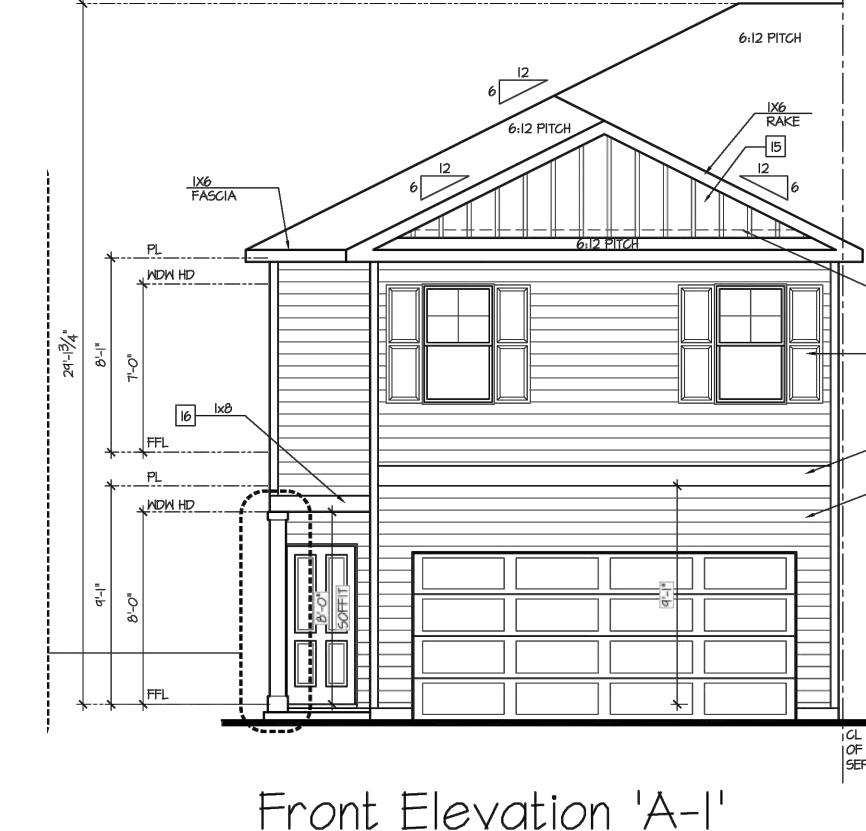
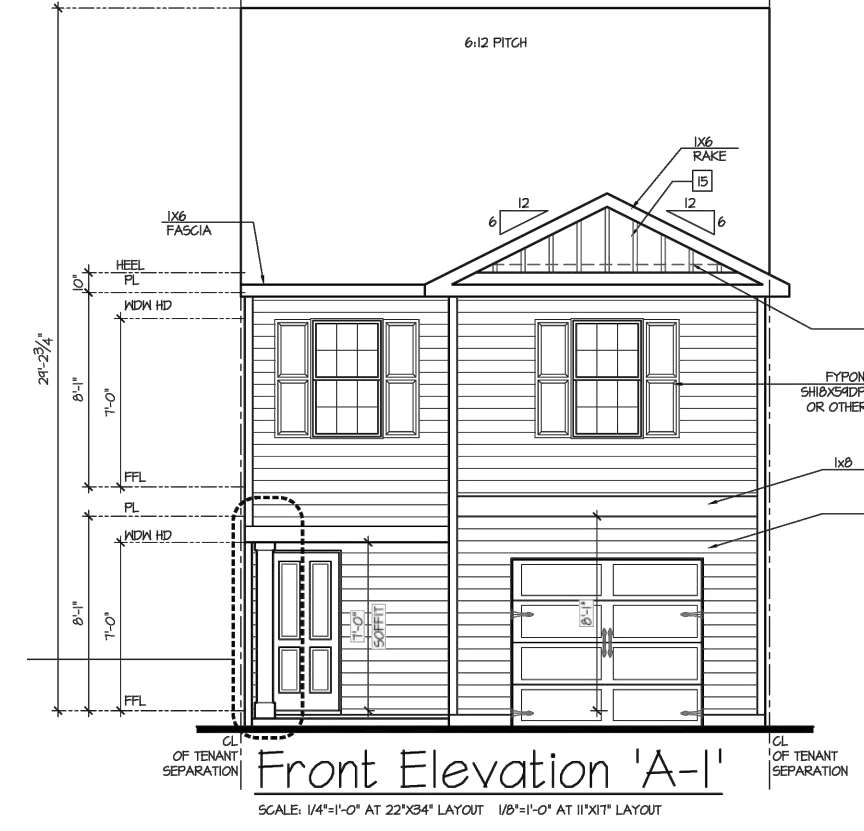
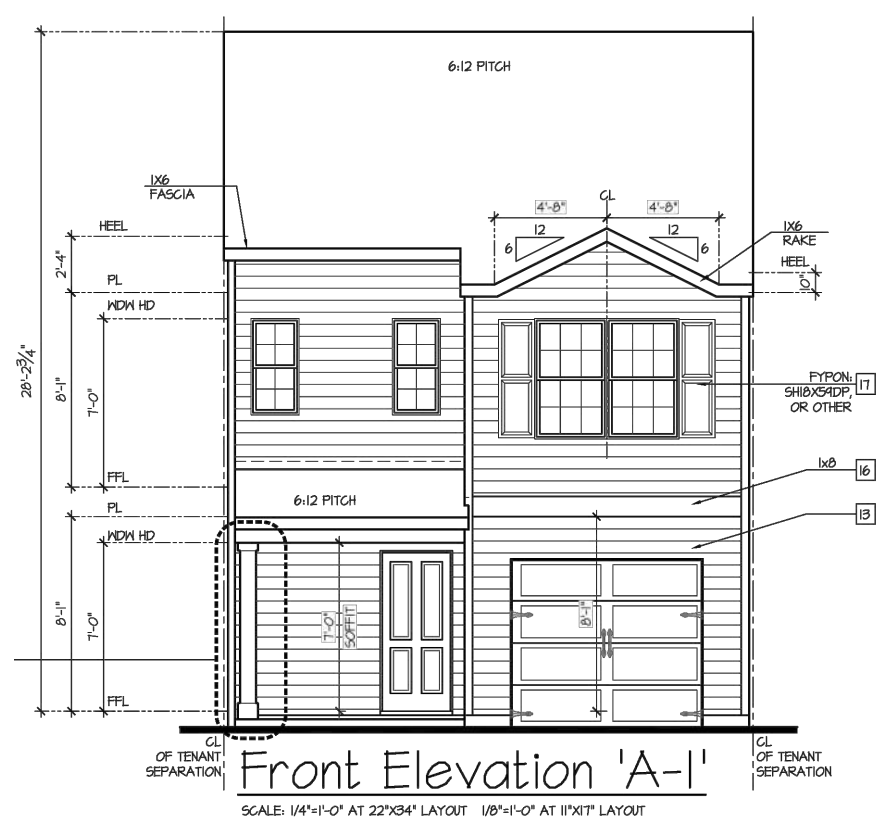
HRGreen
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GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
EL PASO COUNTY, CO

SITE PLAN
SITE PLAN- 4 OF 4

SHEET
SP
10

- NOTES:**
- SHED CONDITIONS MAY VARY FOR INDIVIDUAL SITES FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - FINISH HEAD HEIGHTS: 1ST FLOOR - 8'-0" UNCL. OR ELEVATIONS; 2ND FLOOR - 7'-0" UNCL. OR ELEVATIONS.
 - ROOFING: PITCHED SHINGLES PER DEVELOPER.
 - FINISHING: MANUFACTURER PER DEVELOPER. DIVIDED LISTS AS SHOWN ON THE EXTERIOR ELEVATIONS.
 - ENTRY DOOR: AS SELECTED BY DEVELOPER.
 - GARAGE DOORS: AS SELECTED BY DEVELOPER. RANDED PANEL, AS SHOWN.
 - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - PROTECTION AGAINST DECAY: ALL PORTIONS OF A FLOOR SCREEN FINISH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POSTS, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.
- KEY NOTES:**
- MASONRY:**
- 1) MANHOLE STONE VENER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2) MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3) 1/2" SOLID CORE.
 - 4) 1/2" SOLID CORE.
 - 5) 1/2" SOLID CORE.
 - 6) N/A.
- TYPICALS:**
- 1) DECORATIVE LOWRIDER VENTS, SIZE AS NOTED.
 - 2) CODE APPROVED TERMINATION GUTNEY CAP.
 - 3) CORROSION RESISTANT ROOF TO ALL EXTERIOR CODE COMPLIANT.
 - 4) STANDING SEAM METAL ROOF, METAL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 5) DECORATIVE PRECINCT IRON, SEE DETAILS.
- SCENE:**
- 1) VINYL SHIMS SCENE PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS)
 - 2) VINYL SHIMS SCENE PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS)
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ADDITIONAL NOTE:
-ARCHITECTURAL MODIFICATIONS WILL NOT REQUIRE AN AMENDMENT TO THE PUD, IF DIMENSIONAL STANDARDS ARE MET AS PROVIDED ON SHEET 1

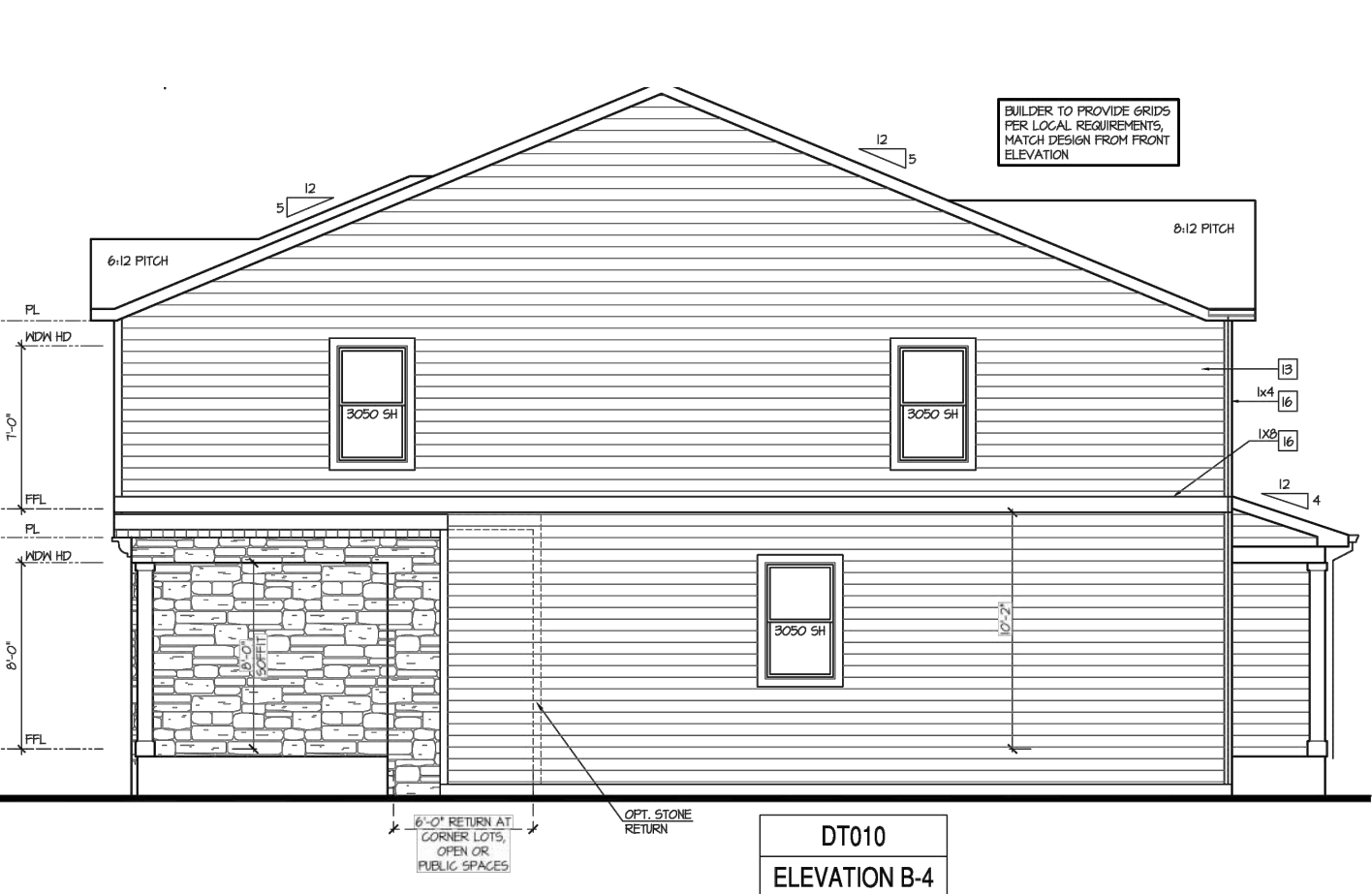
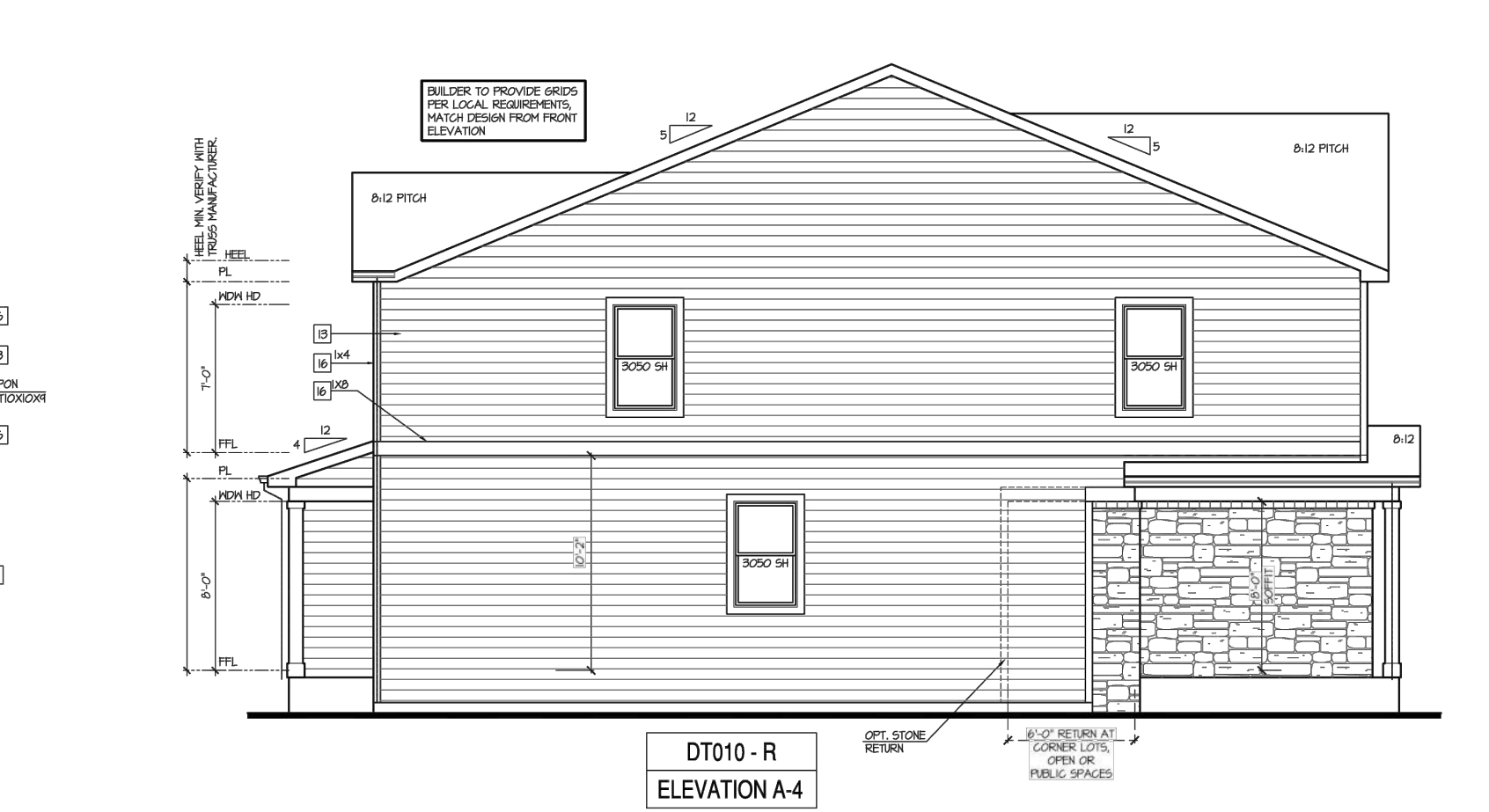
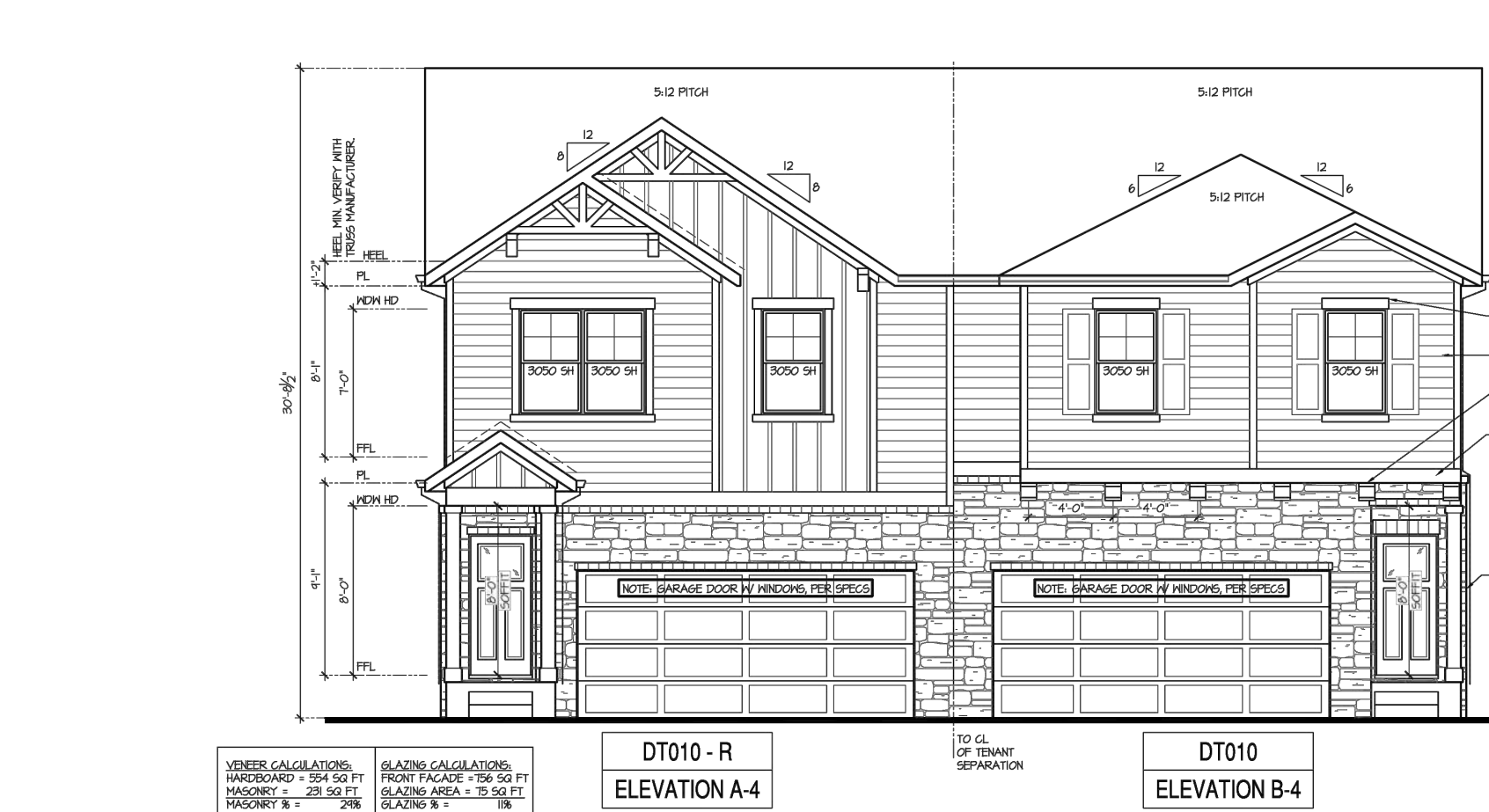
TOWNHOME MIDDLE UNIT (ALTAMONT)

TOWNHOME MIDDLE UNIT (MITCHELL)

TOWNHOME END UNIT (PATTISON)

TOWNHOME END UNIT (TATUM)

SINGLE-FAMILY ATTACHED DUPLEX MODELS

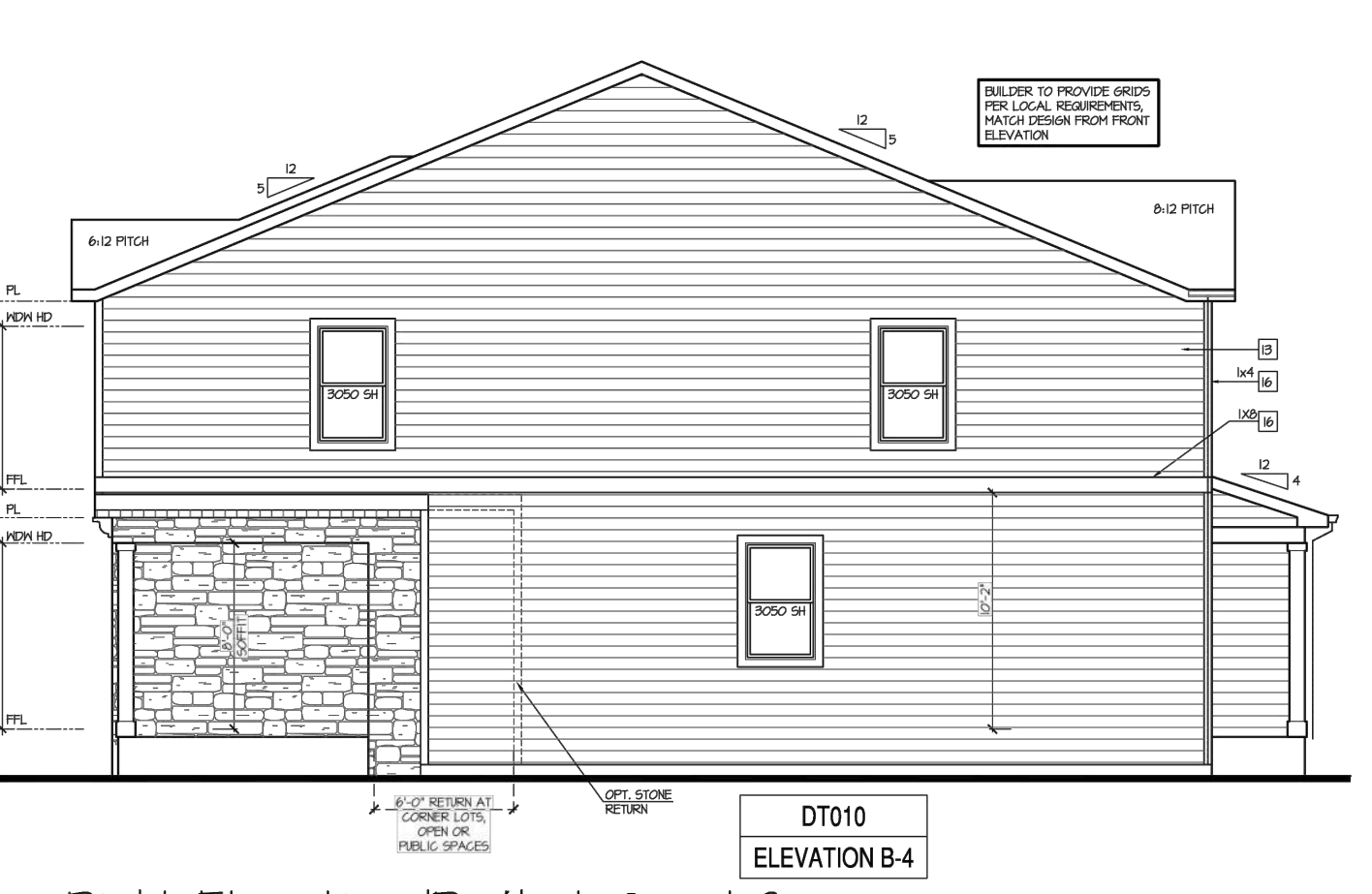
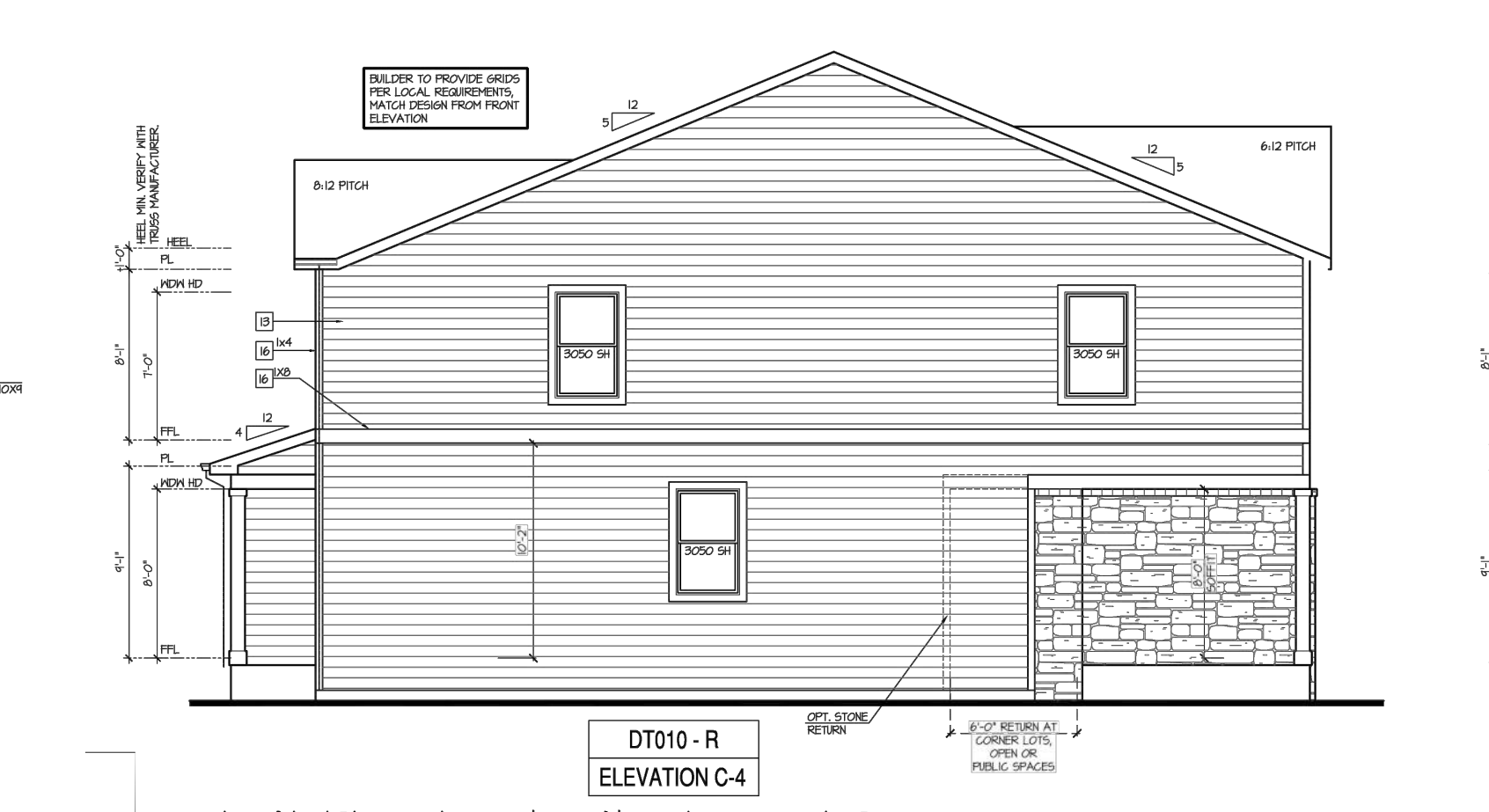
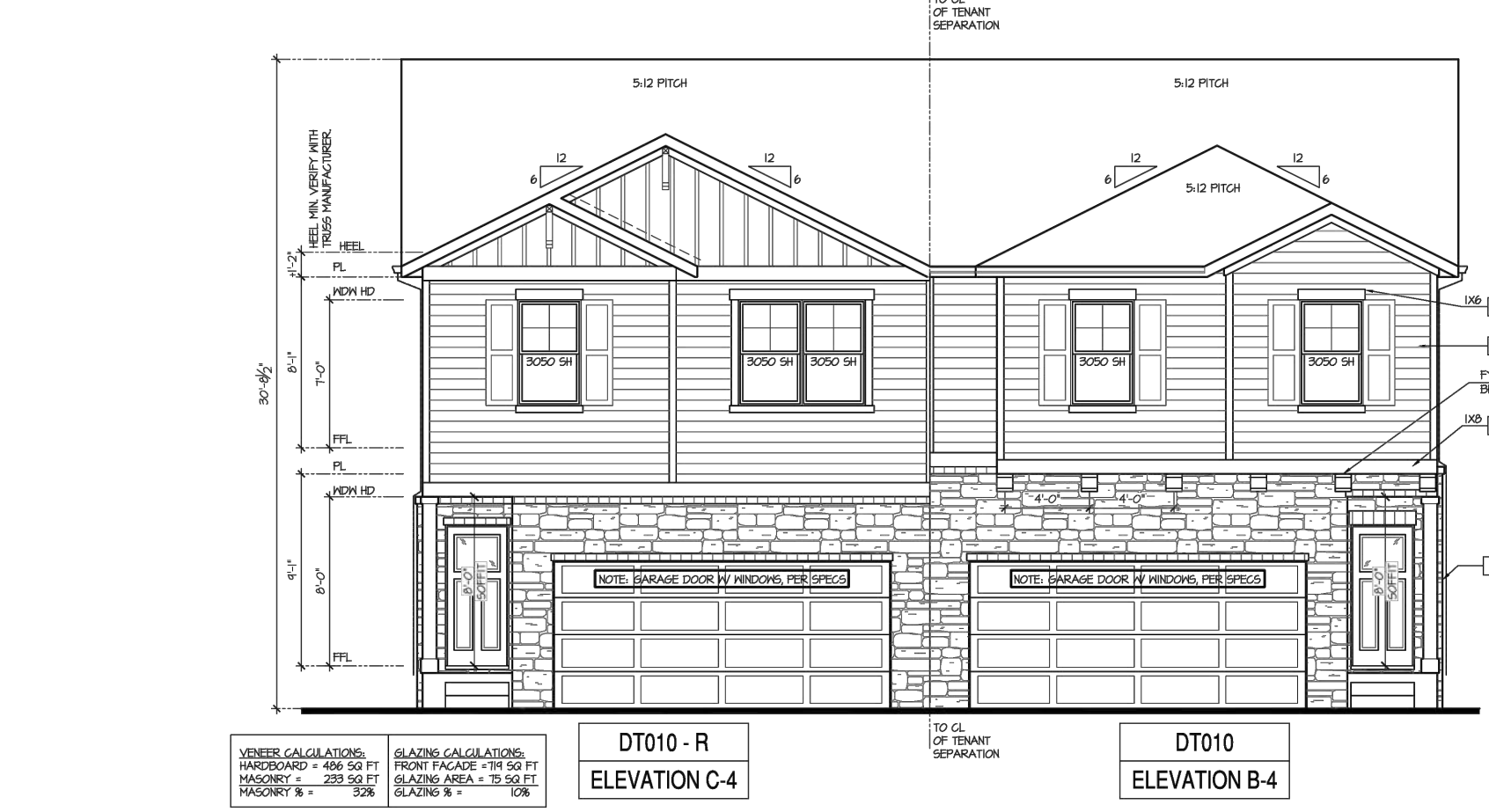


Rear Elevation - Building Type (DT010 + DT010) 'A/B' at Crawl Space

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

Left Elevation 'A-4' at Crawl Space

Right Elevation 'B-4' at Crawl Space



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

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

Left Elevation 'C-4' at Crawl Space

Right Elevation 'B-4' at Crawl Space

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

DRAWN BY: AXB
APPROVED: KMH
CAD DATE: 3/7/2024
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\201662\Elevations_PUD

JOB DATE: 12/12/2023
JOB NUMBER: 201662

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

NO.	DATE	BY	REVISION DESCRIPTION

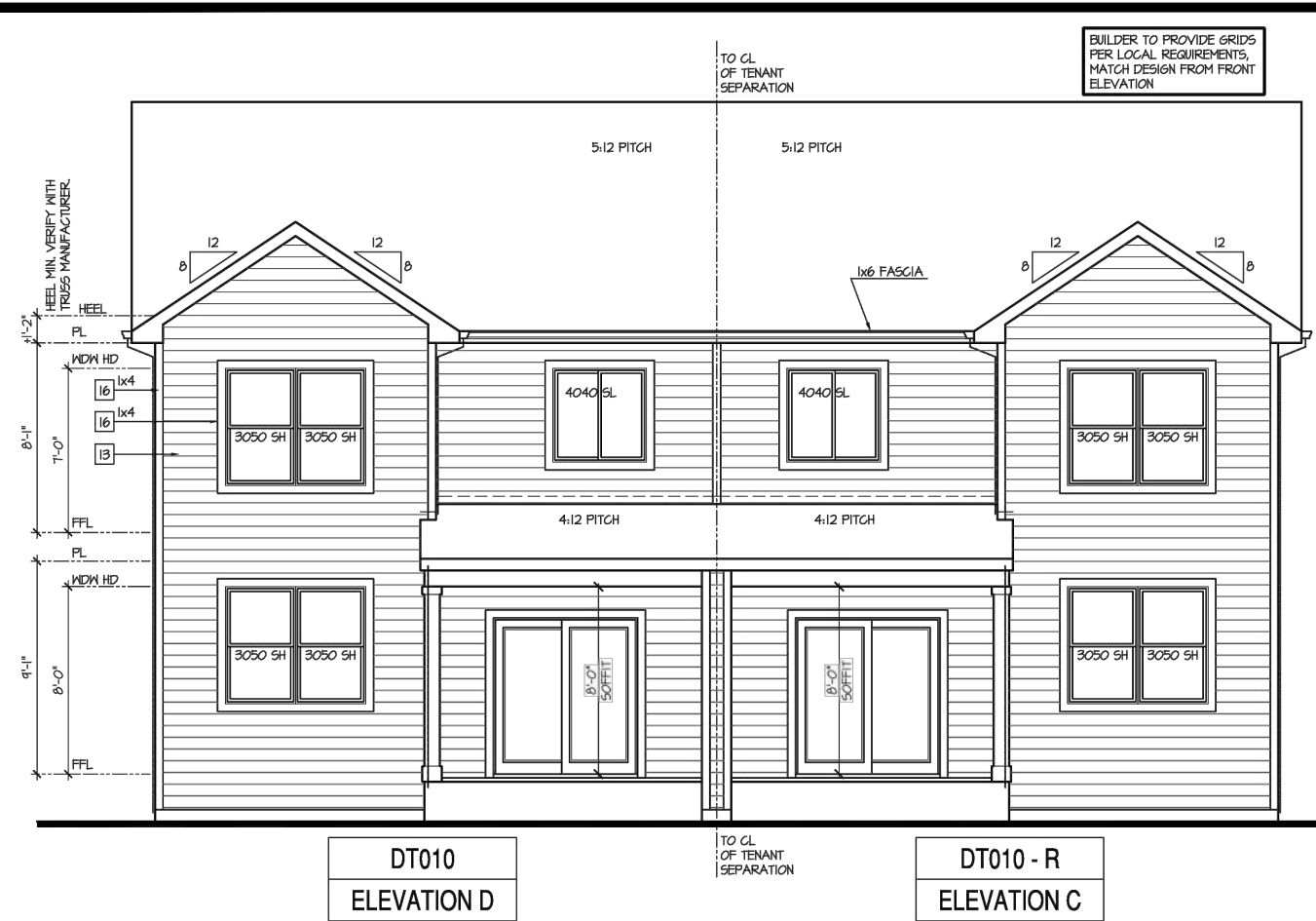
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
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GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
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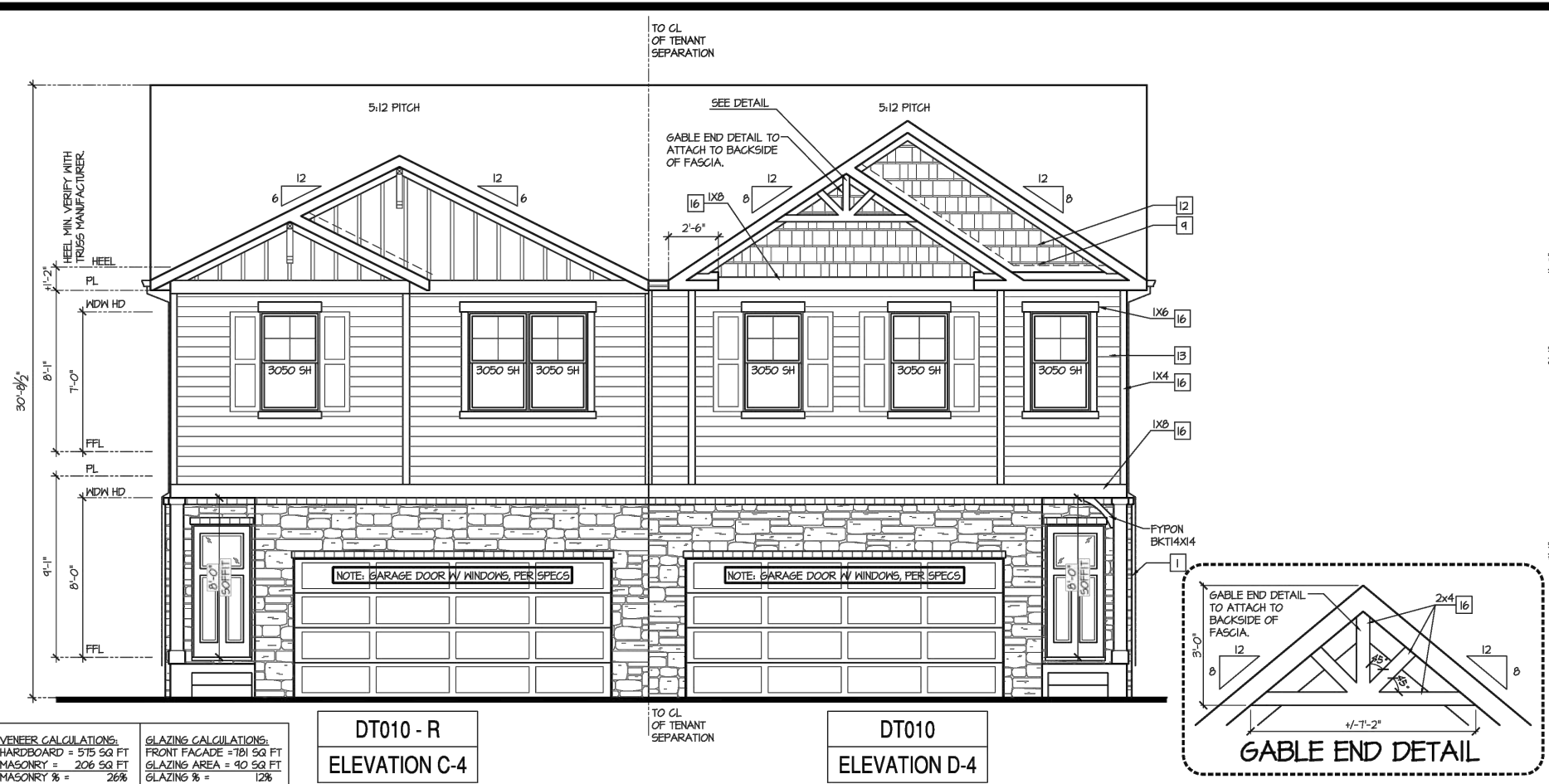
ELEVATIONS
ELEVATIONS 1 OF 3

SHEET
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11



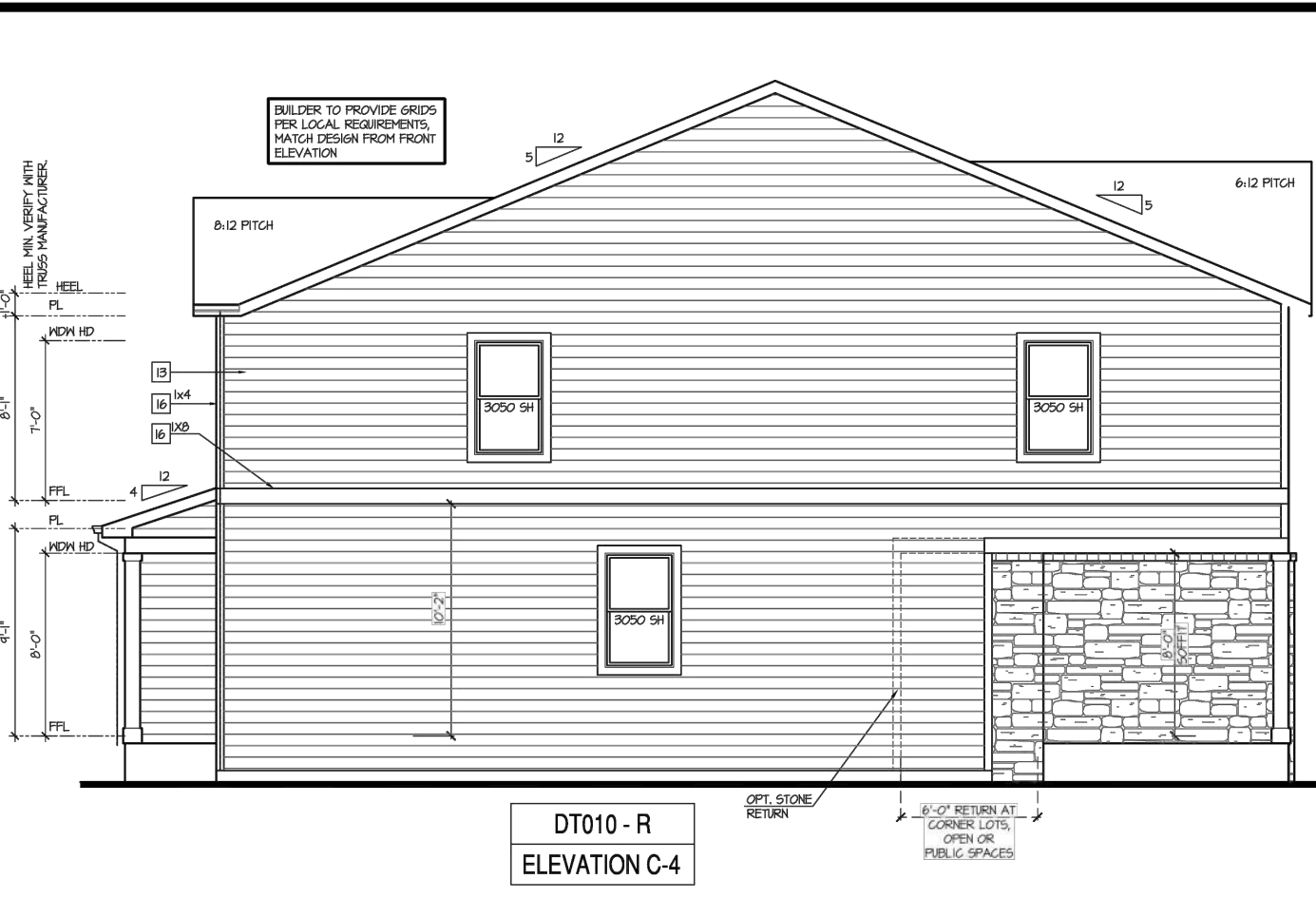
DT010 ELEVATION D DT010 - R ELEVATION C

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



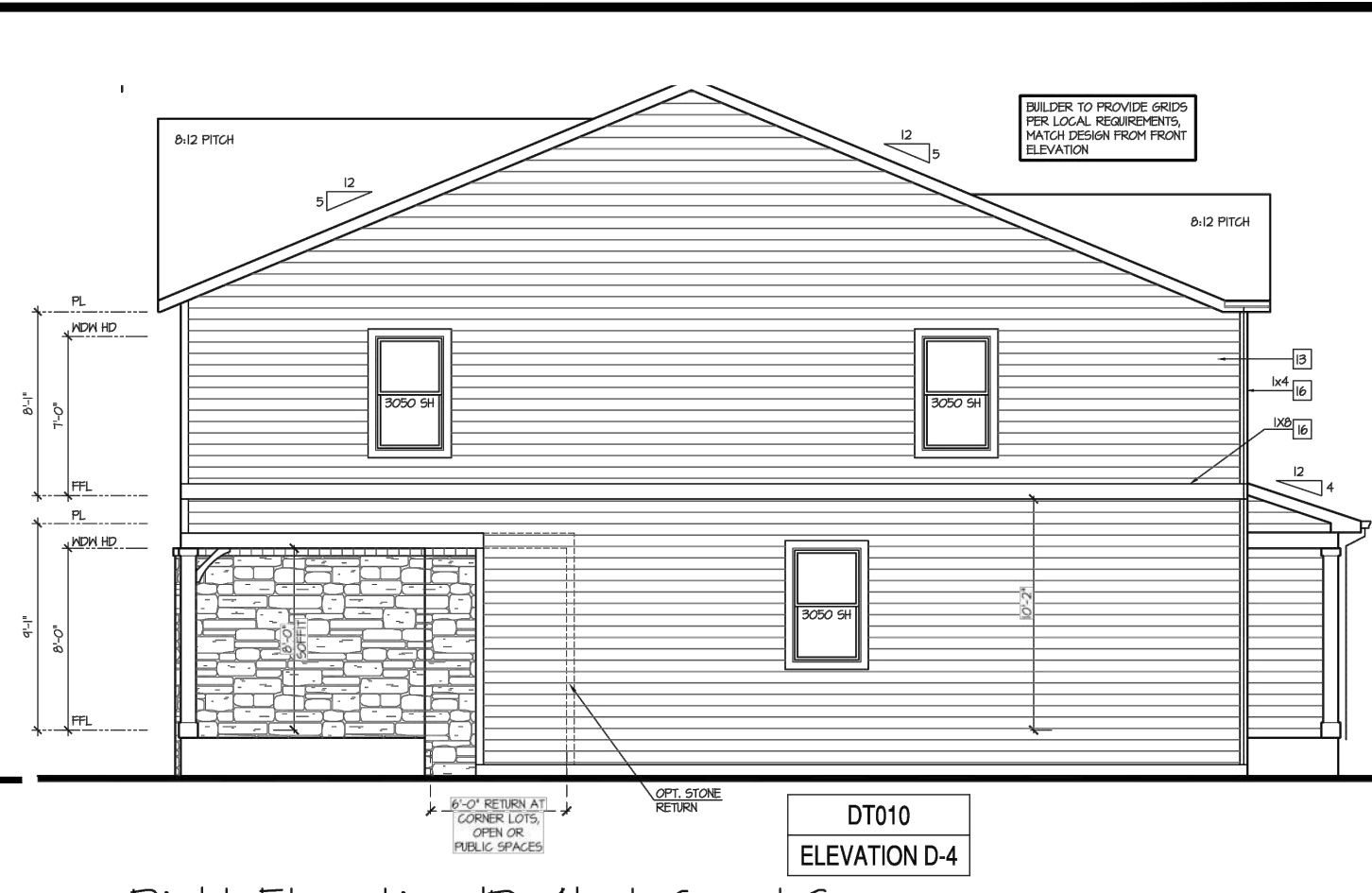
DT010 - R ELEVATION C-4 DT010 ELEVATION D-4

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



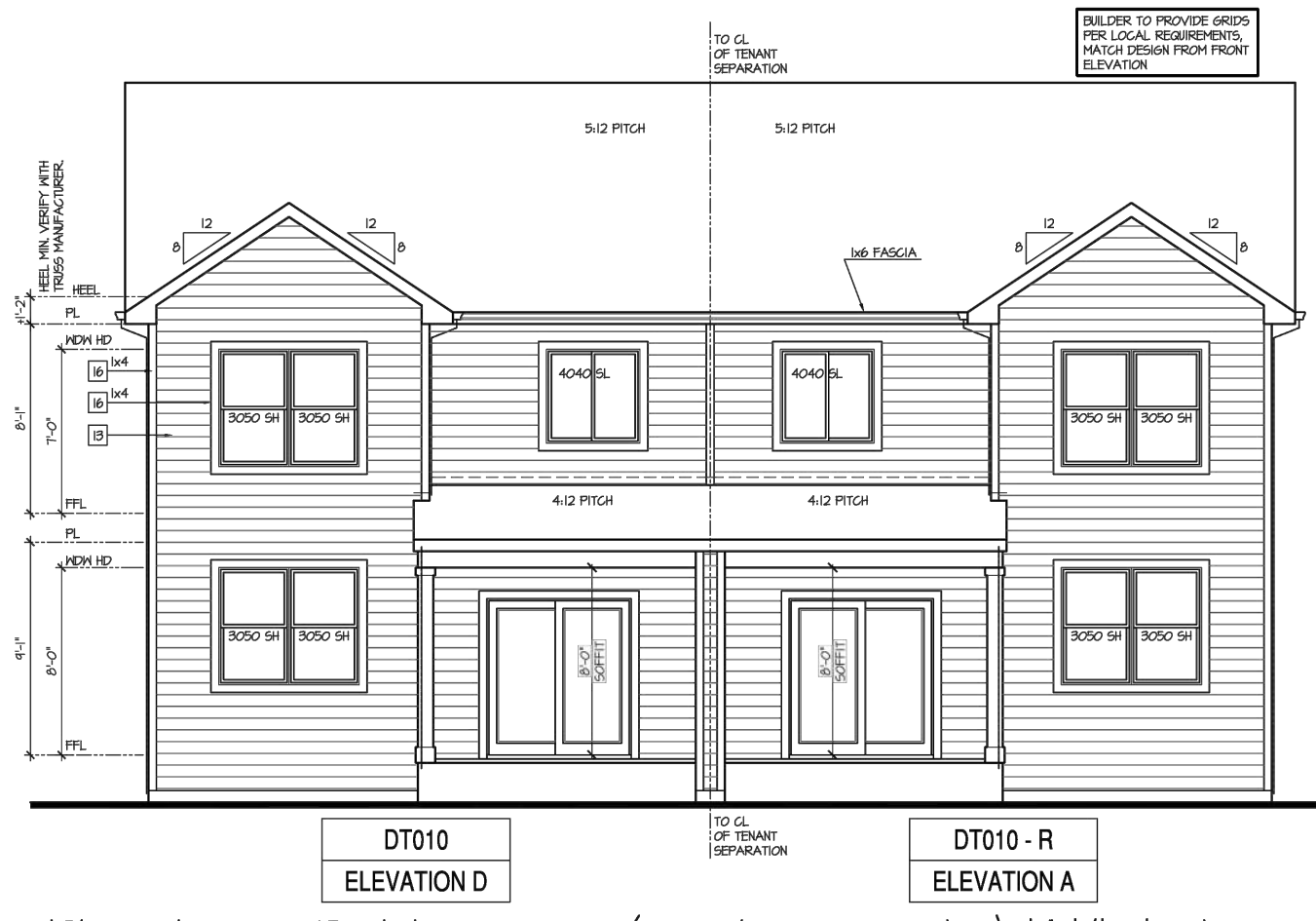
DT010 - R ELEVATION C-4

Left Elevation 'C-4' at Crawl Space



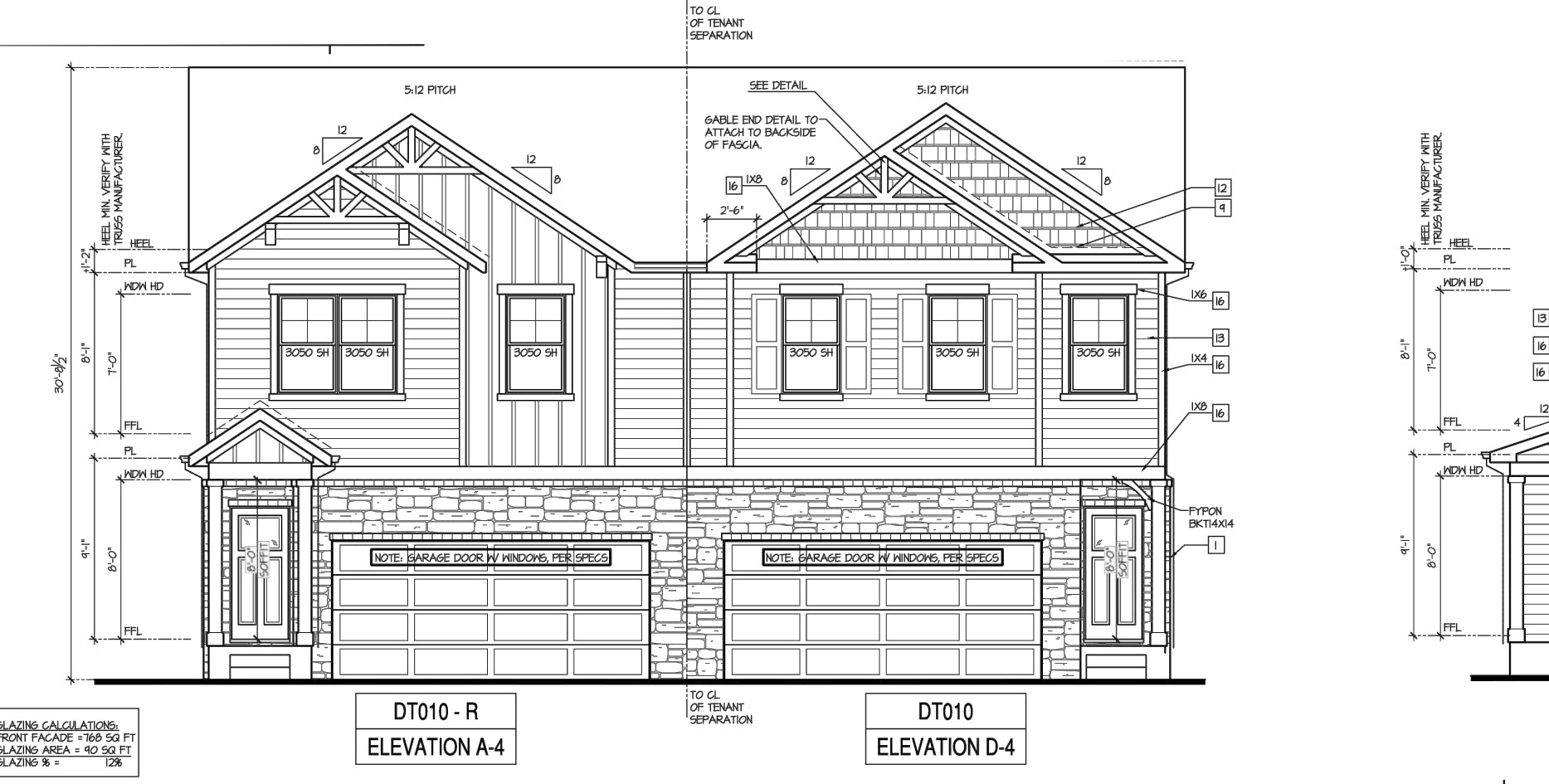
DT010 ELEVATION D-4

Right Elevation 'D-4' at Crawl Space



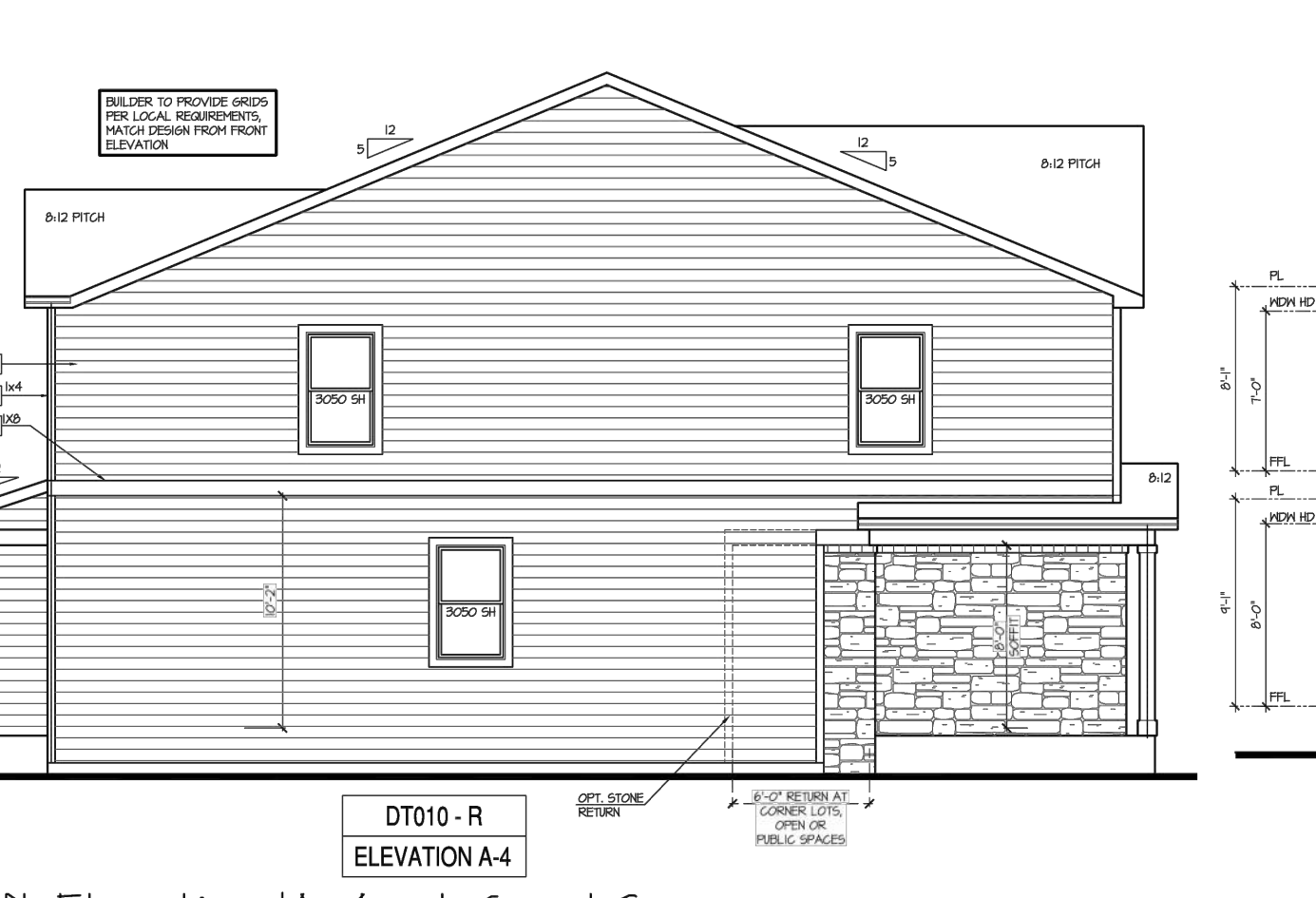
DT010 ELEVATION D DT010 - R ELEVATION A

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



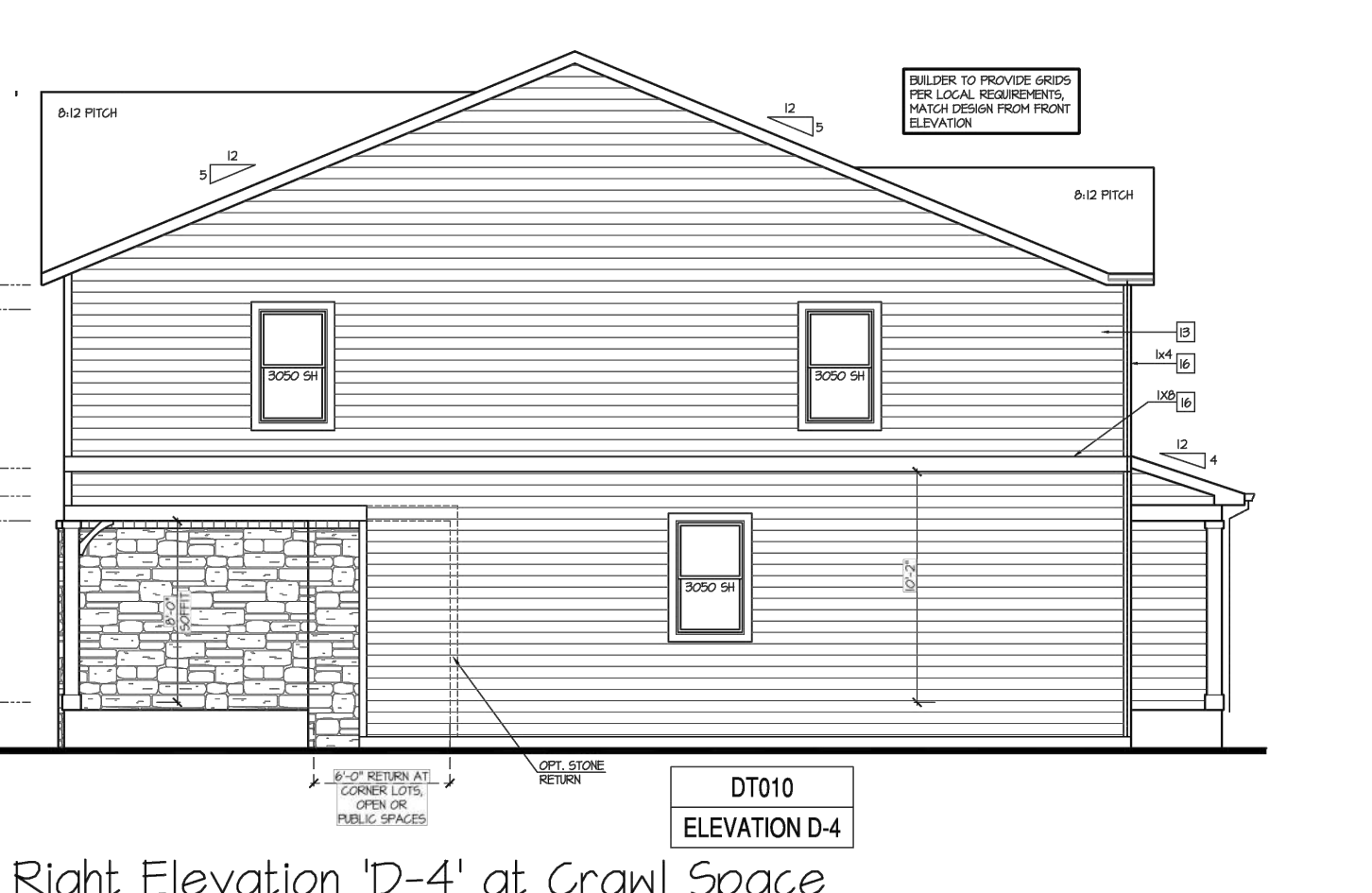
DT010 - R ELEVATION A-4 DT010 ELEVATION D-4

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



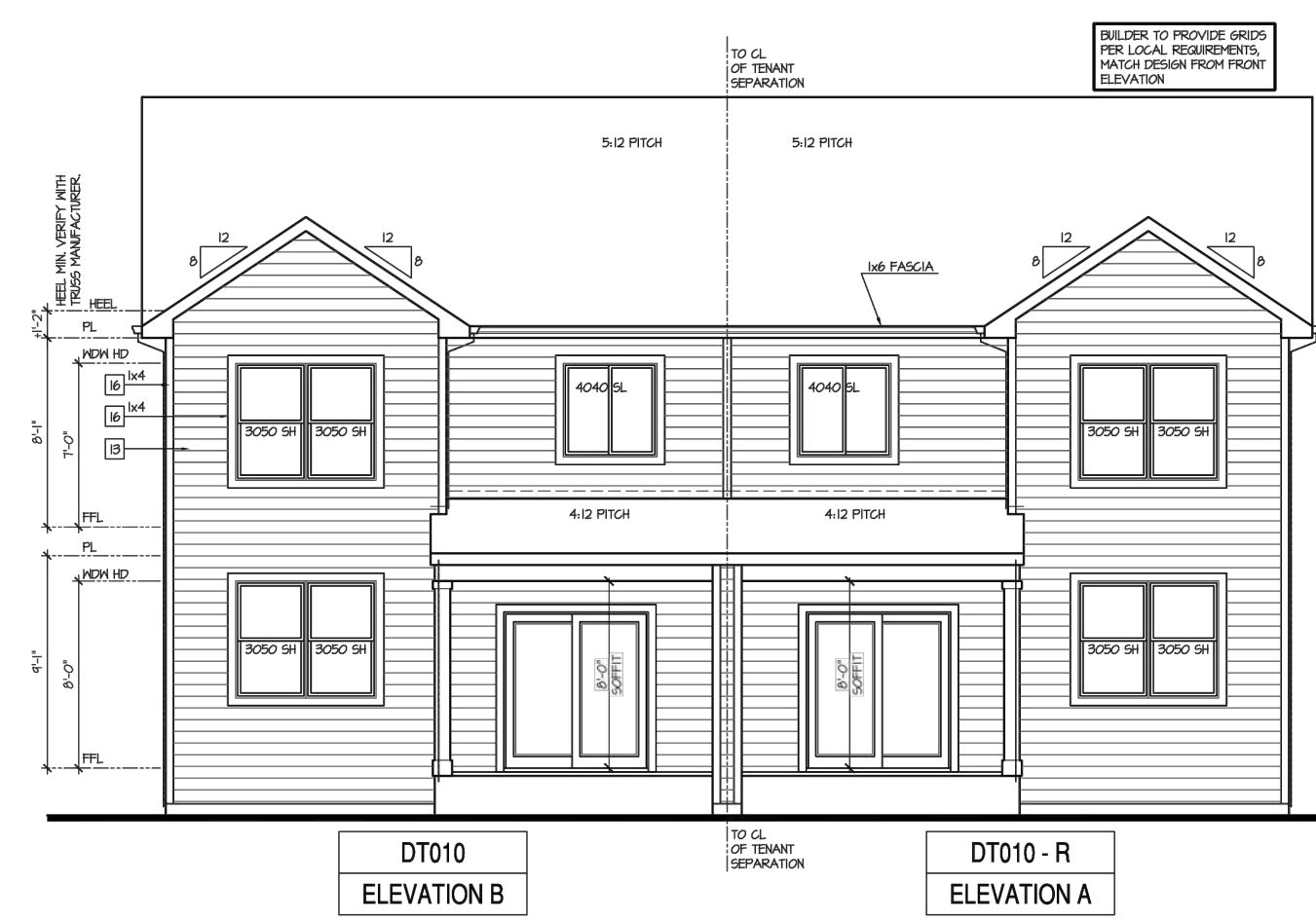
DT010 - R ELEVATION A-4

Left Elevation 'A-4' at Crawl Space



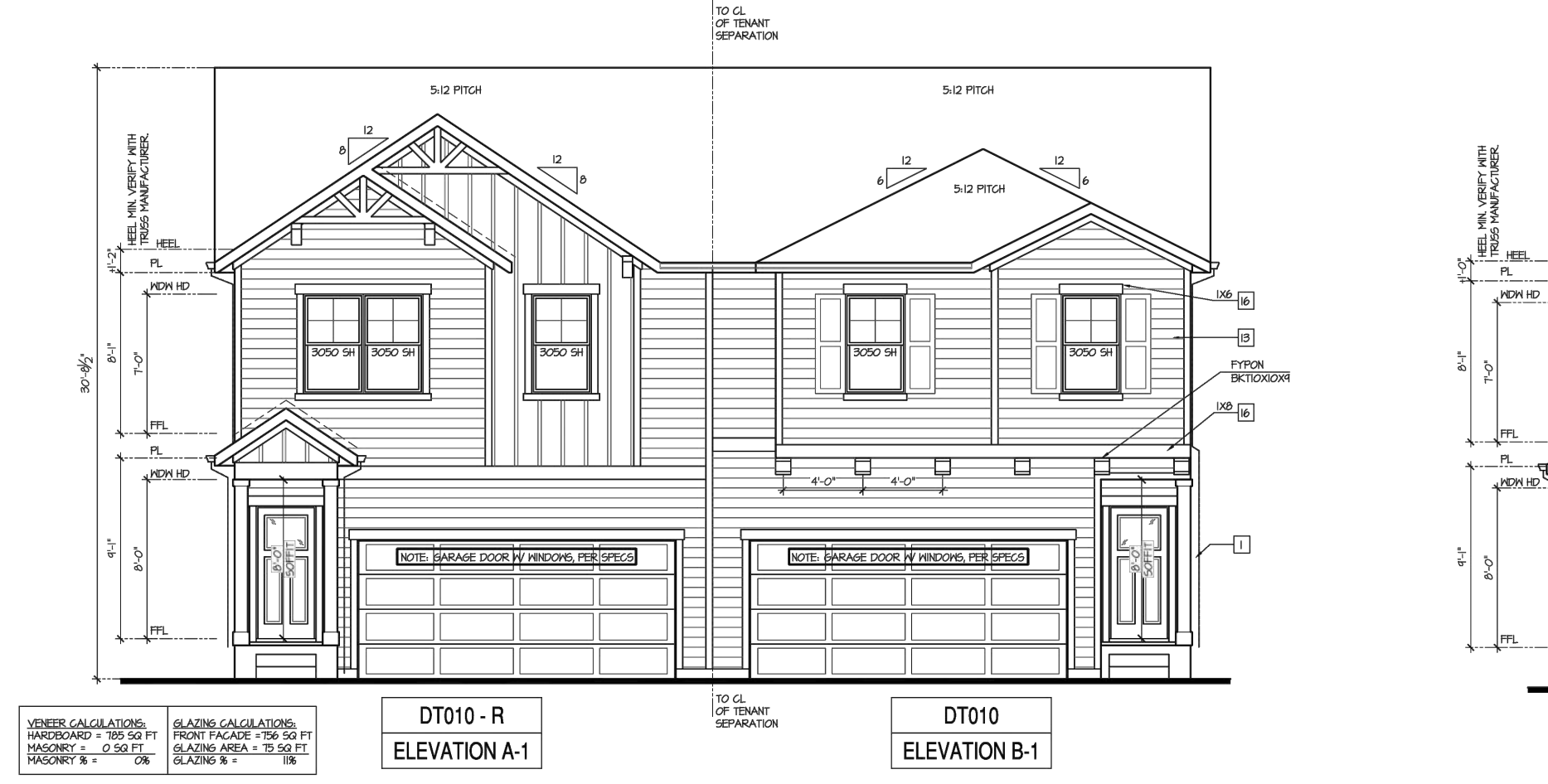
DT010 ELEVATION D-4

Right Elevation 'D-4' at Crawl Space



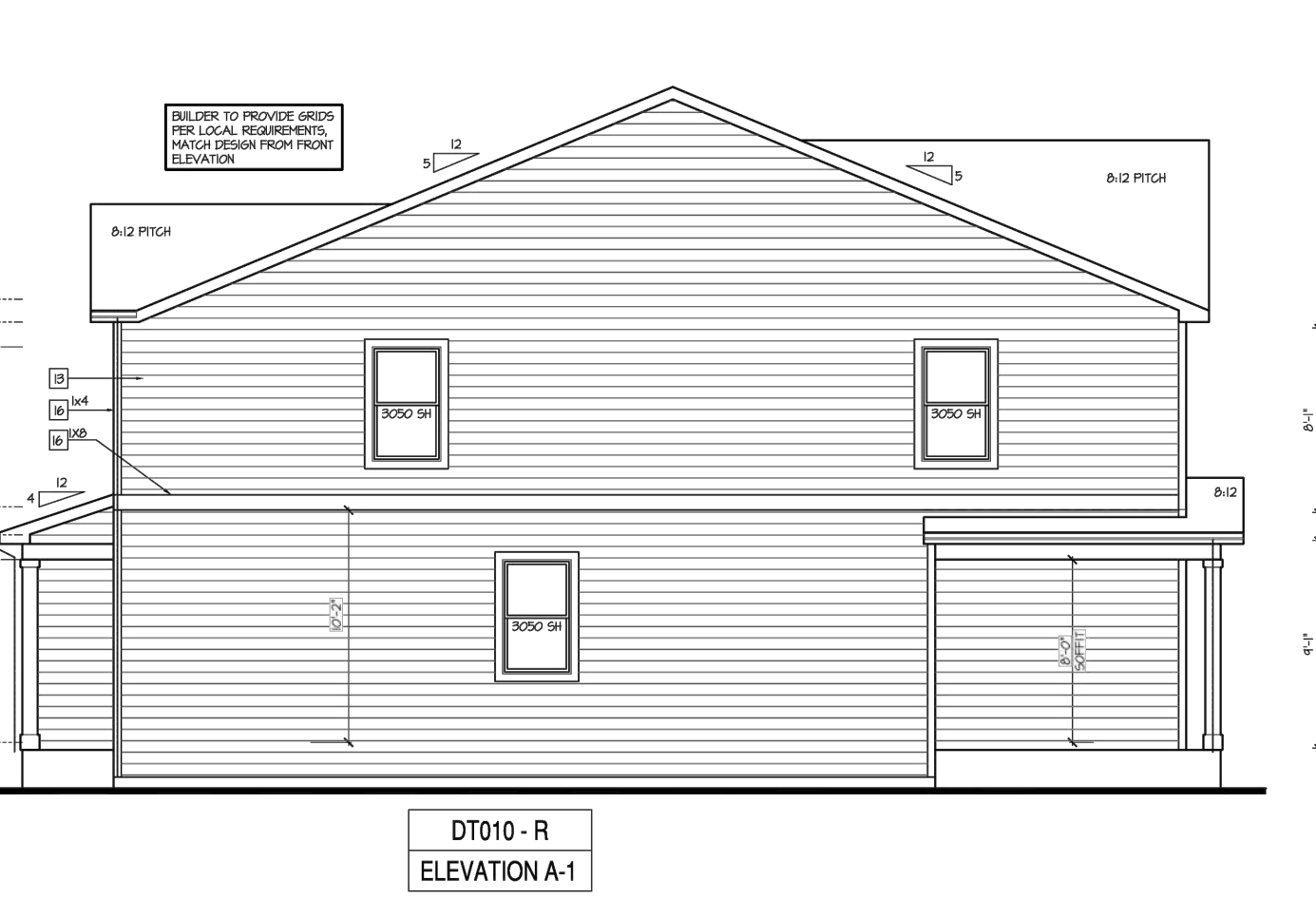
DT010 ELEVATION B DT010 - R ELEVATION A

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



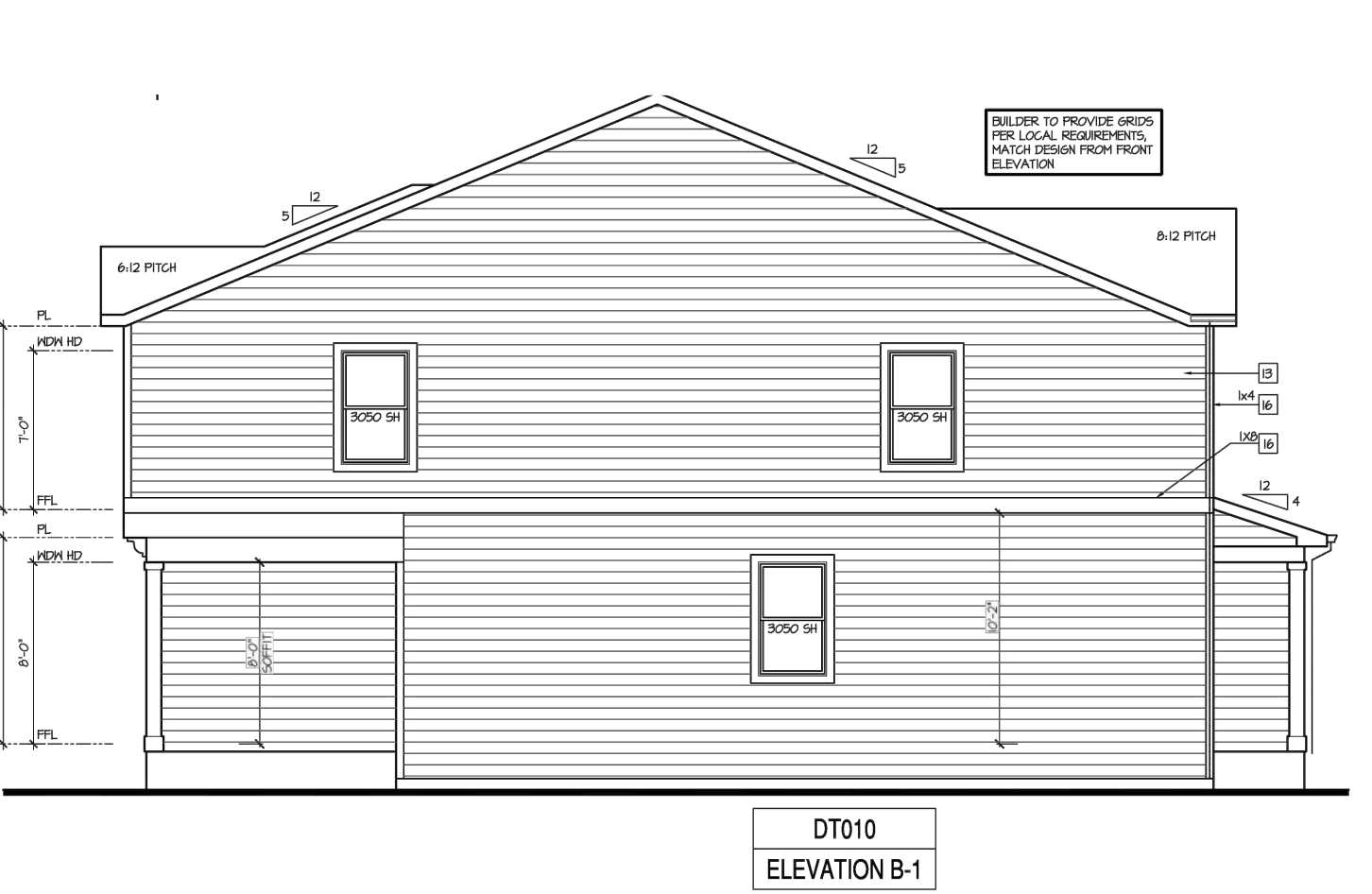
DT010 - R ELEVATION A-1 DT010 ELEVATION B-1

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



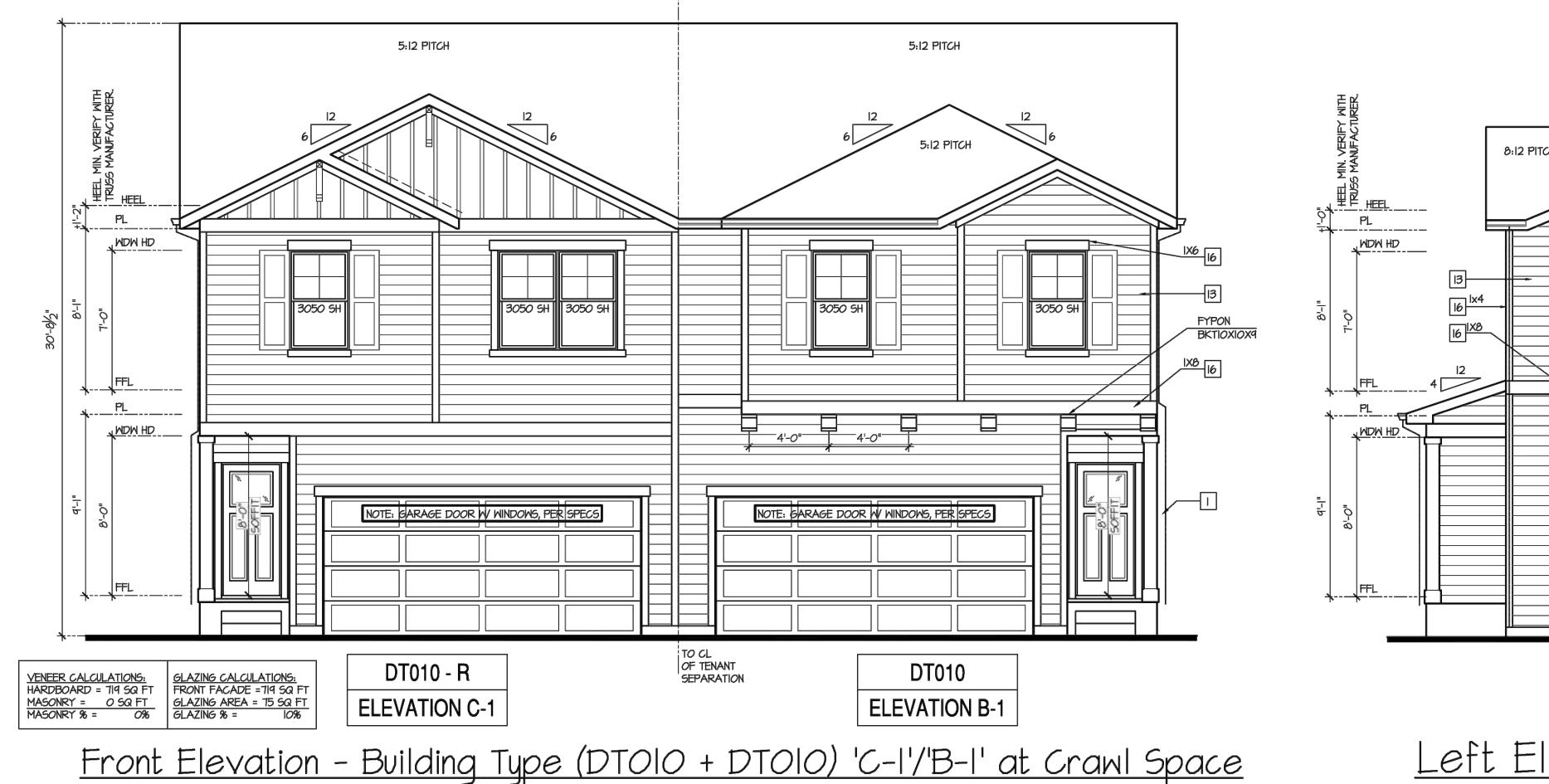
DT010 ELEVATION B-1

Right Elevation 'B-1' at Crawl Space



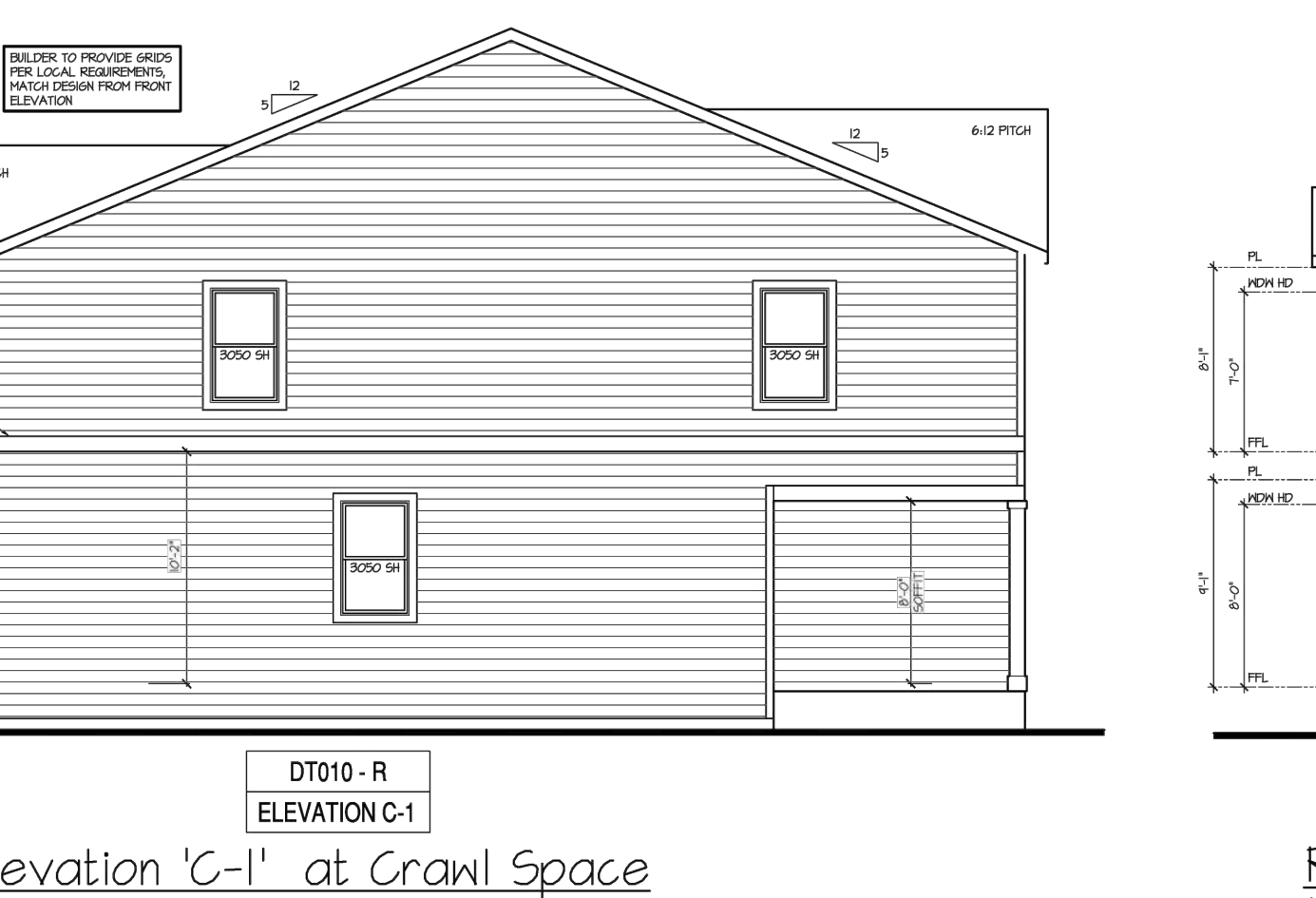
DT010 ELEVATION B DT010 - R ELEVATION C

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



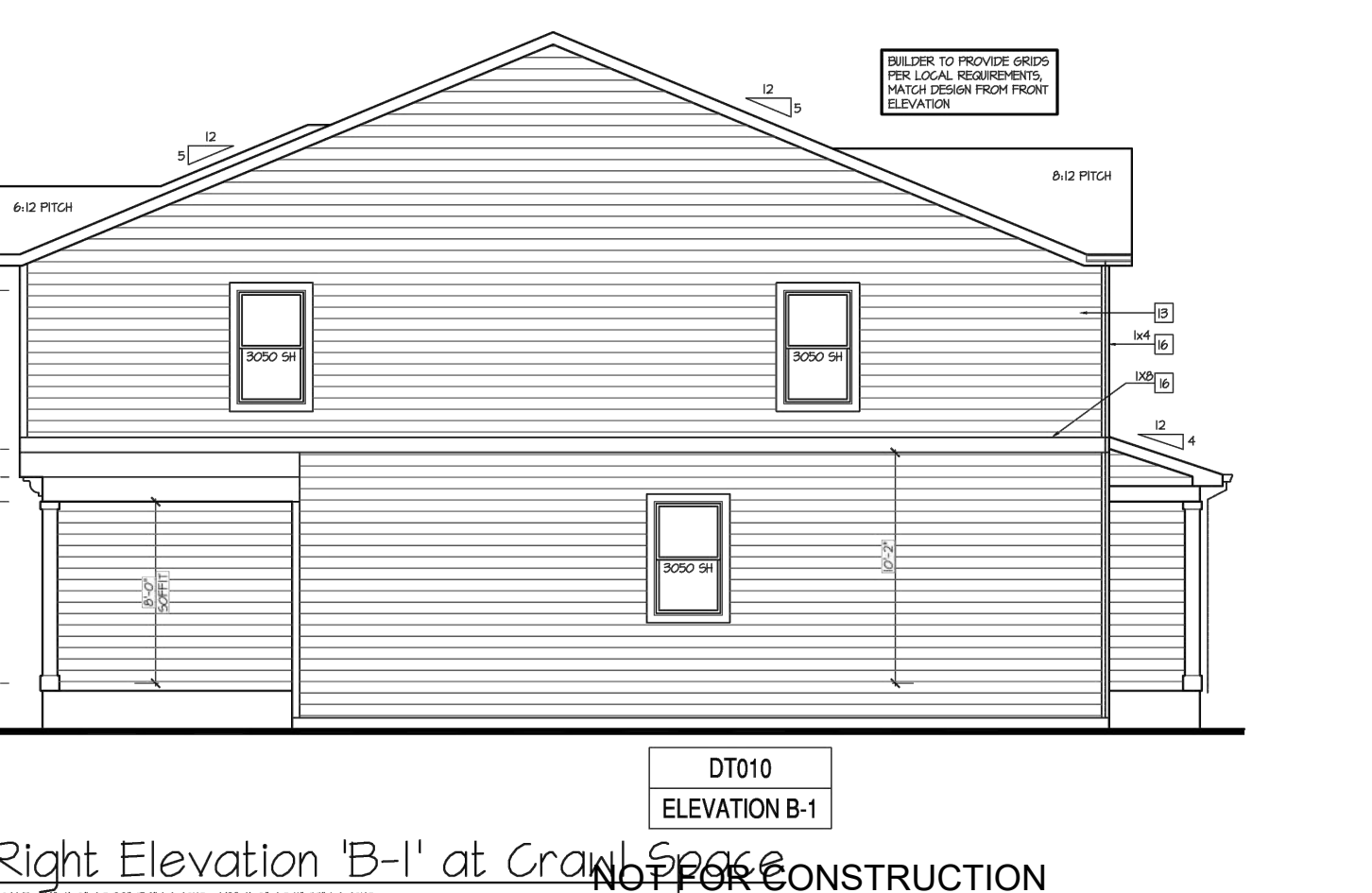
DT010 - R ELEVATION C-1 DT010 ELEVATION B-1

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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 COLORADO SPRINGS CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

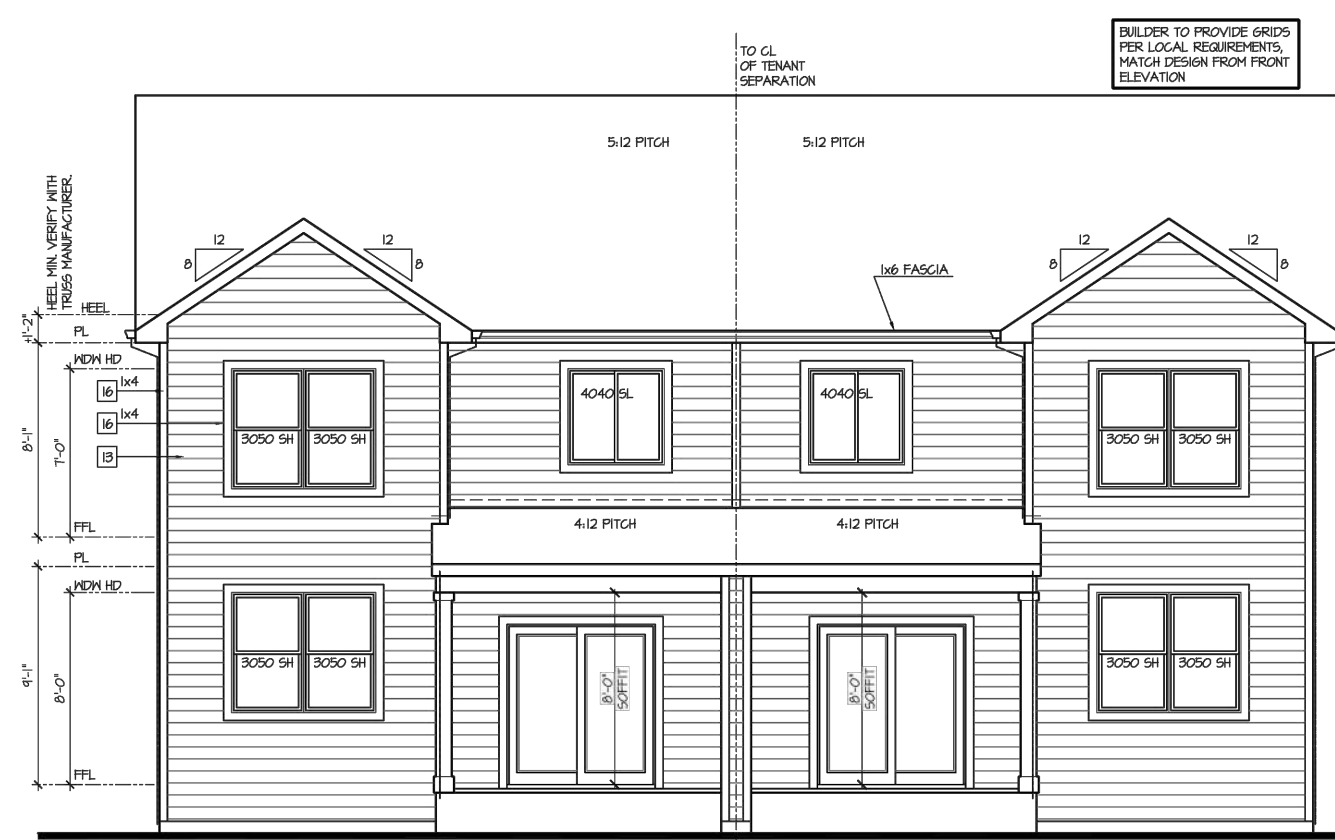
GRANDVIEW RESERVE - PHASE 2
 D.R. HORTON
 EL PASO COUNTY, CO



ELEVATIONS
 ELEVATIONS 1 OF 3

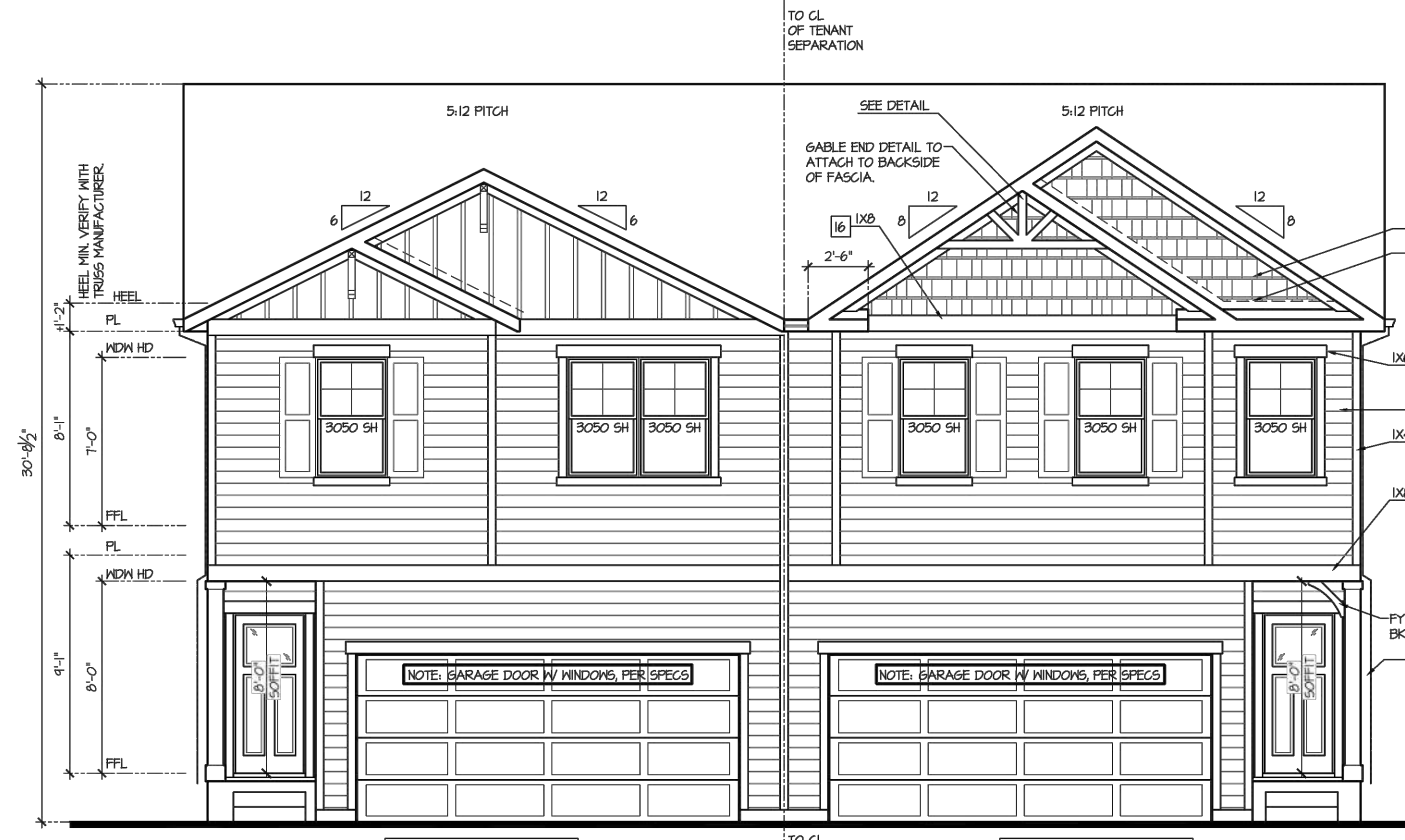
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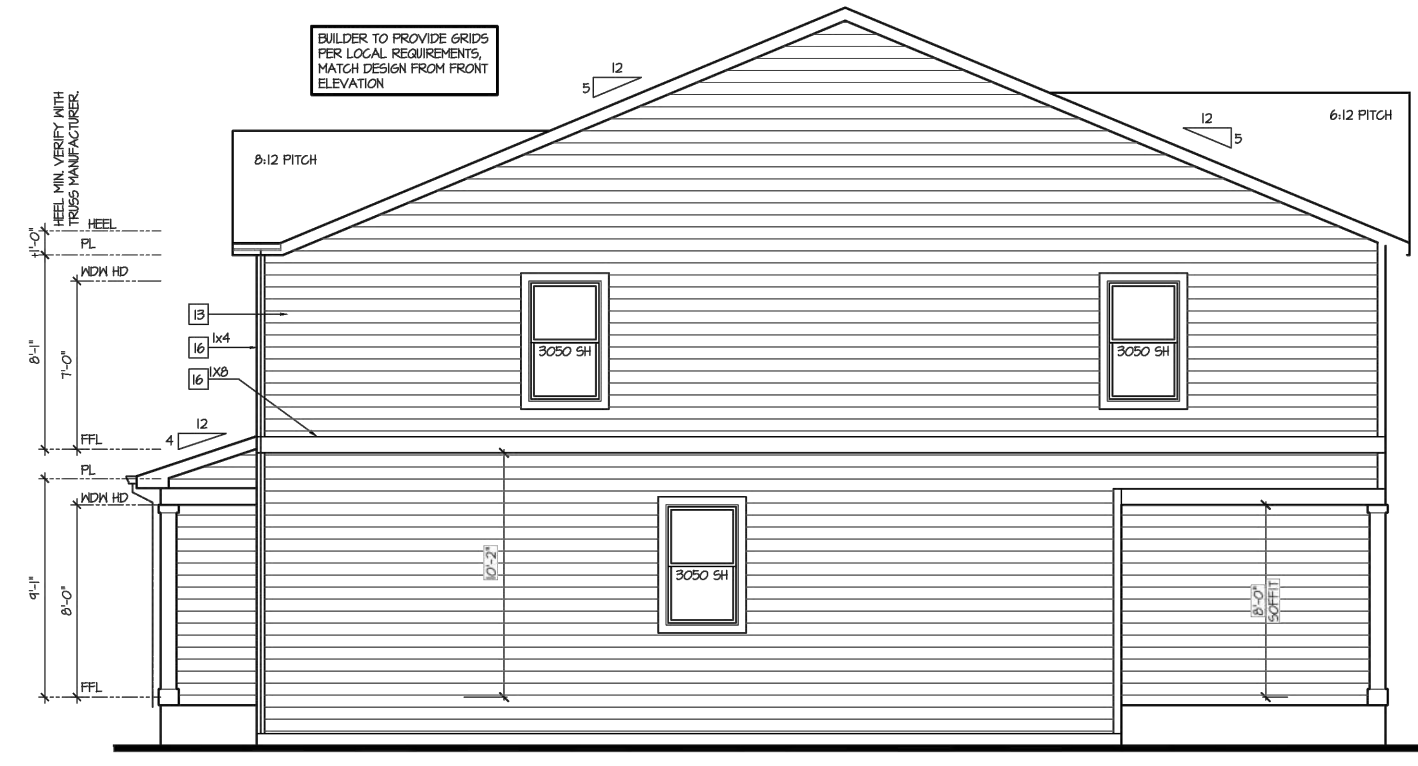
DT010 ELEVATION D
DT010 - R ELEVATION C

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



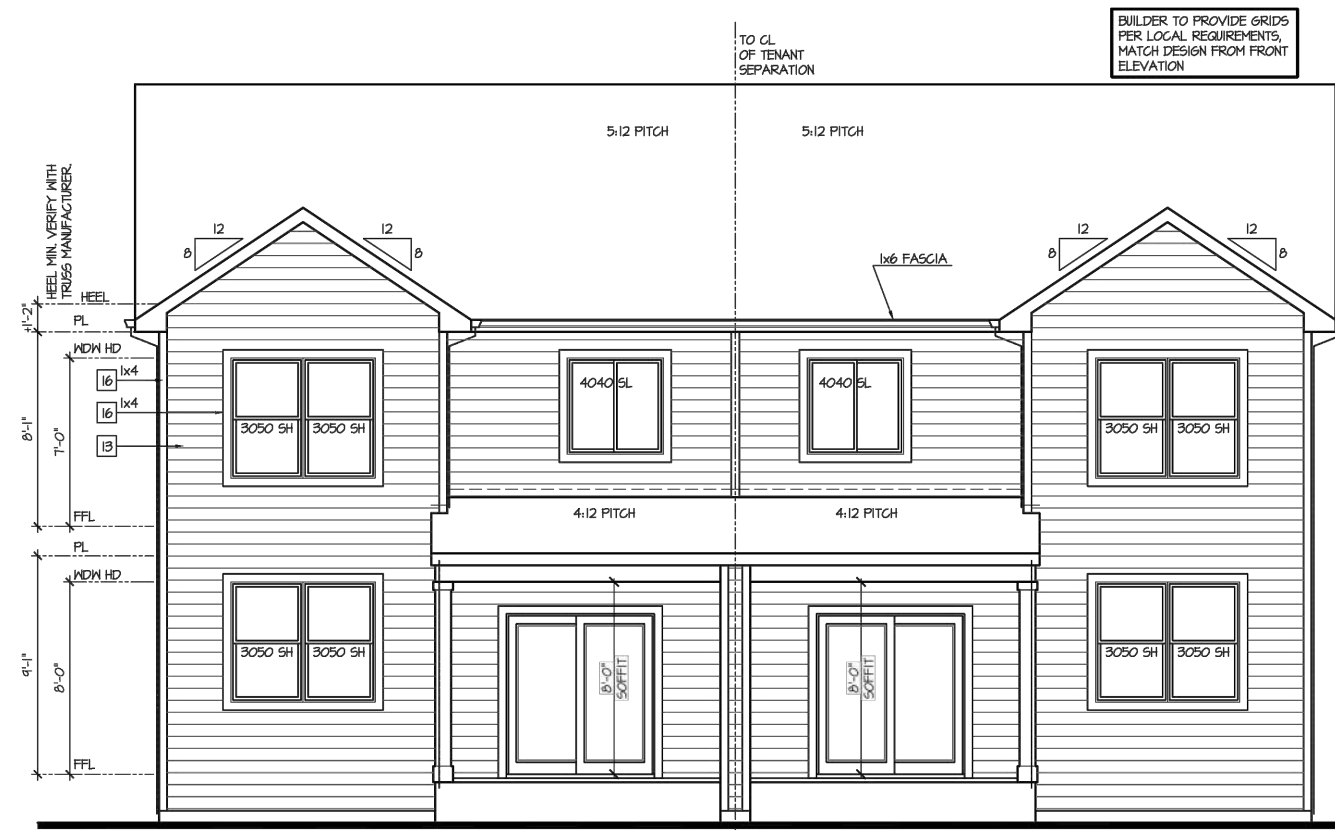
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Left Elevation 'C-1' at Crawl Space



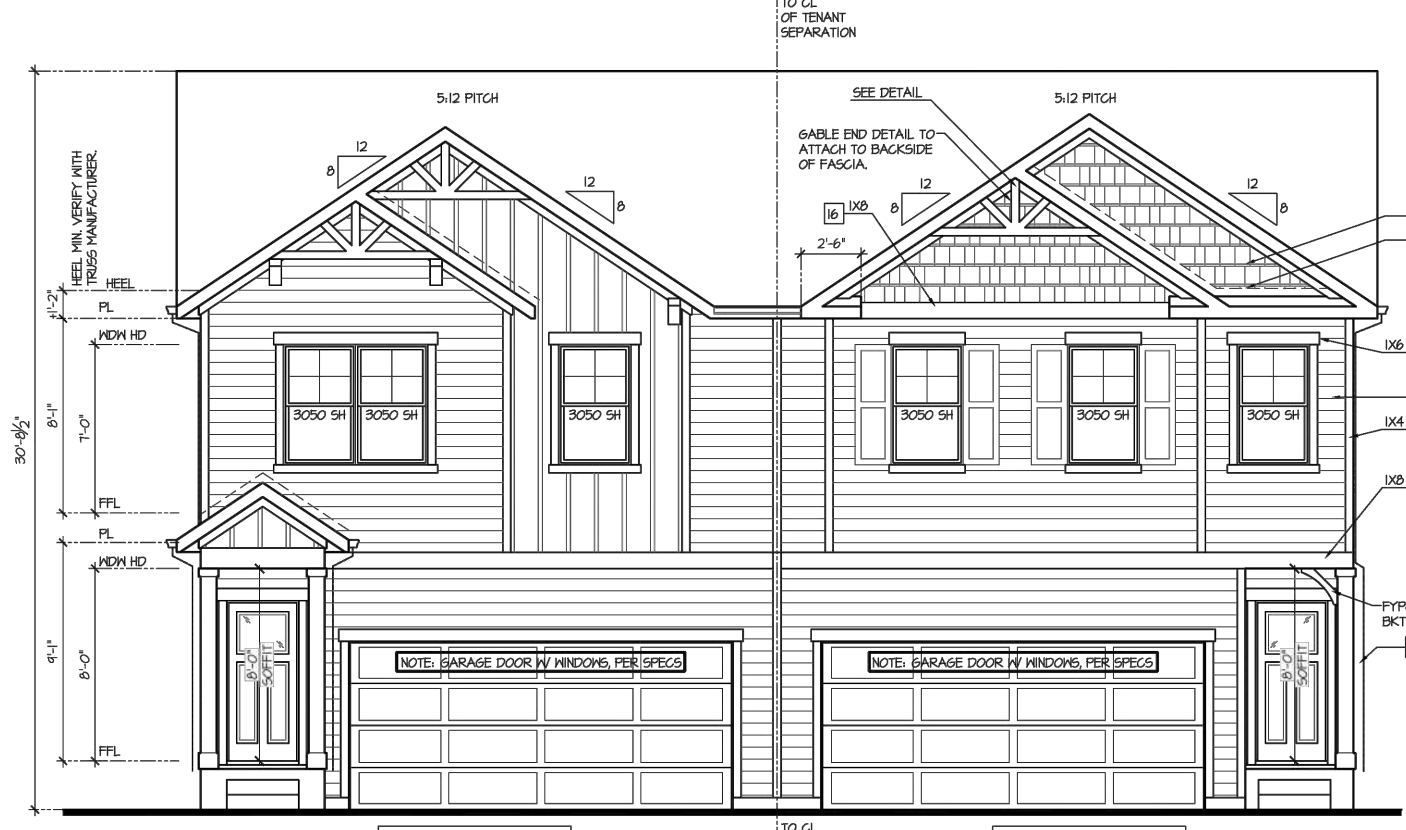
DT010 ELEVATION D-1

Right Elevation 'D-1' at Crawl Space



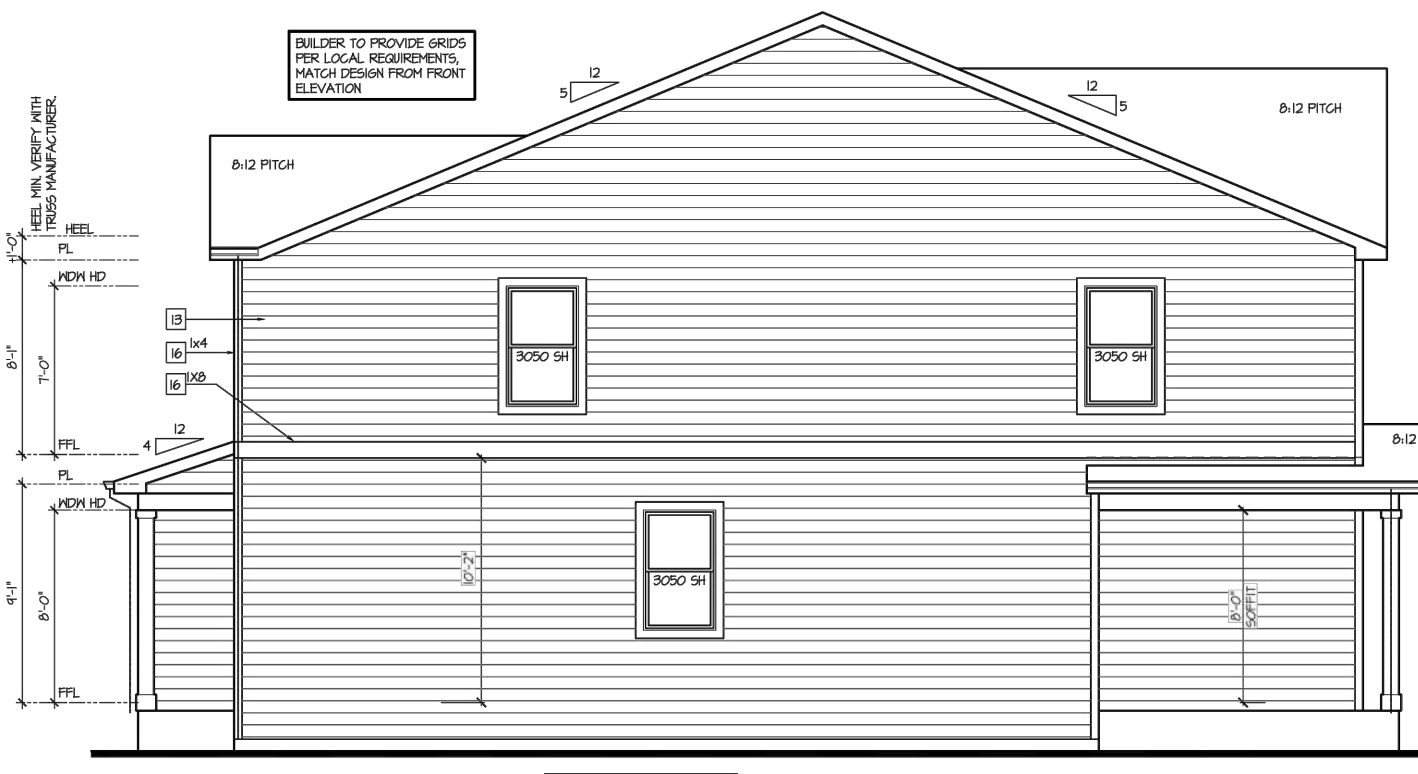
DT010 ELEVATION D
DT010 - R ELEVATION A

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



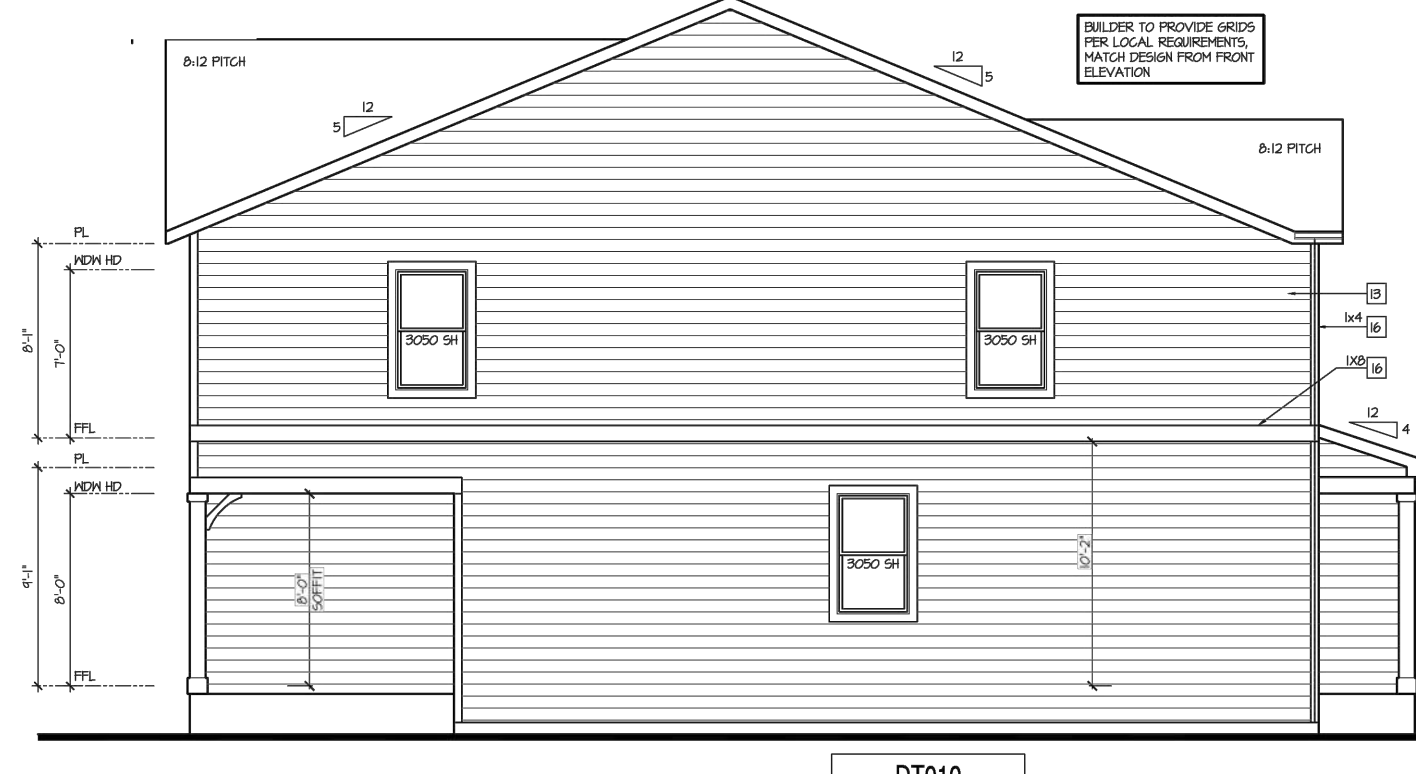
DT010 - R ELEVATION A-1
DT010 ELEVATION D-1

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



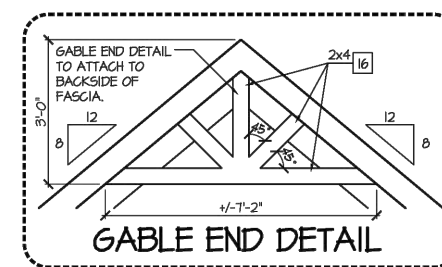
DT010 - R ELEVATION A-1

Left Elevation 'A-1' at Crawl Space



DT010 ELEVATION D-1

Right Elevation 'D-1' at Crawl Space



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

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EL PASO COUNTY, CO



ELEVATIONS
ELEVATIONS 3 OF 3

SHEET EL 13

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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:

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- 1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT OR 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.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
6. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
7. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
8. STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

IRRIGATION:

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

SHRUB/TREE PLANTING NOTES:

- 1. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
3. PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
4. ALL 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 THE NURSERY ACT).
5. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'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 GROUND COVER 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 PLANTS' 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 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.
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 SEEDING DATE.
8. 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-DISK 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 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.
9.2.1 FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
9.2.2 BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
10. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
11. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
12. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDDED 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 SEEDDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
14. 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 RESEEDDED 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

Table with columns: SYMBOL, CODE, BOTANICAL / COMMON NAME, SIZE. Includes sections for DECIDUOUS TREES, EVERGREEN TREES, ORNAMENTAL TREES, and DECIDUOUS SHRUBS.

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

Table with columns: STREET NAME OR ZONE BOUNDARY, REX ROAD, GRANGE TR., PARKING LOTS. Contains site-specific data for setbacks, linear footage, and tree requirements.

GROUND COVER LEGEND/QUANTITIES

Table with columns: SYMBOL, DESCRIPTION, QUANTITY, UNITS. Lists materials like sod turf, native seed, detention seed, crushed rock, shredded mulch, and existing landscape with their respective quantities.

TREE LEGEND

Table with columns: SYMBOL, DESCRIPTION, QTY. Lists tree types: Deciduous Shade Tree (123), Evergreen Tree (TBD), Ornamental Tree (TBD).

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% 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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Project information block containing DRAWN BY, JOB DATE, APPROVED, JOB NUMBER, CAD DATE, and CAD FILE.

Revision table with columns: NO., DATE, BY, REVISION DESCRIPTION.

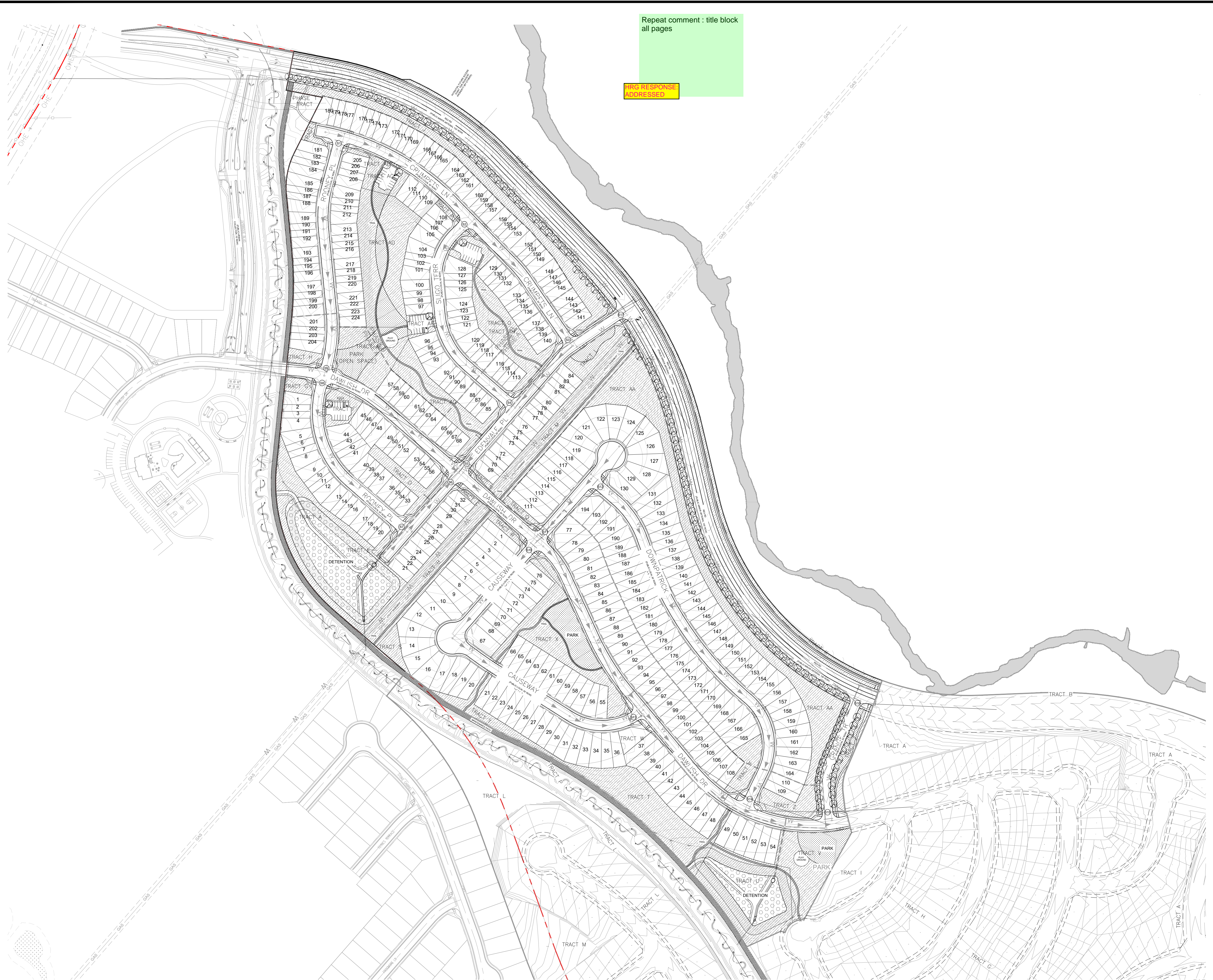
HRGreen logo and contact information for HR Green - Colorado Springs, including address and phone number.

Project title and location: GRANDVIEW RESERVE - PHASE 2, D.R. HORTON, EL PASO COUNTY, CO



LANDSCAPE PRELIMINARY LANDSCAPE COVER SHEET

SHEET L.01 14



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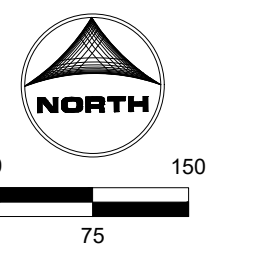
KEY MAP
SCALE: NTS

GROUND COVER LEGEND

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

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



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 CAD DATE: 3/7/2024
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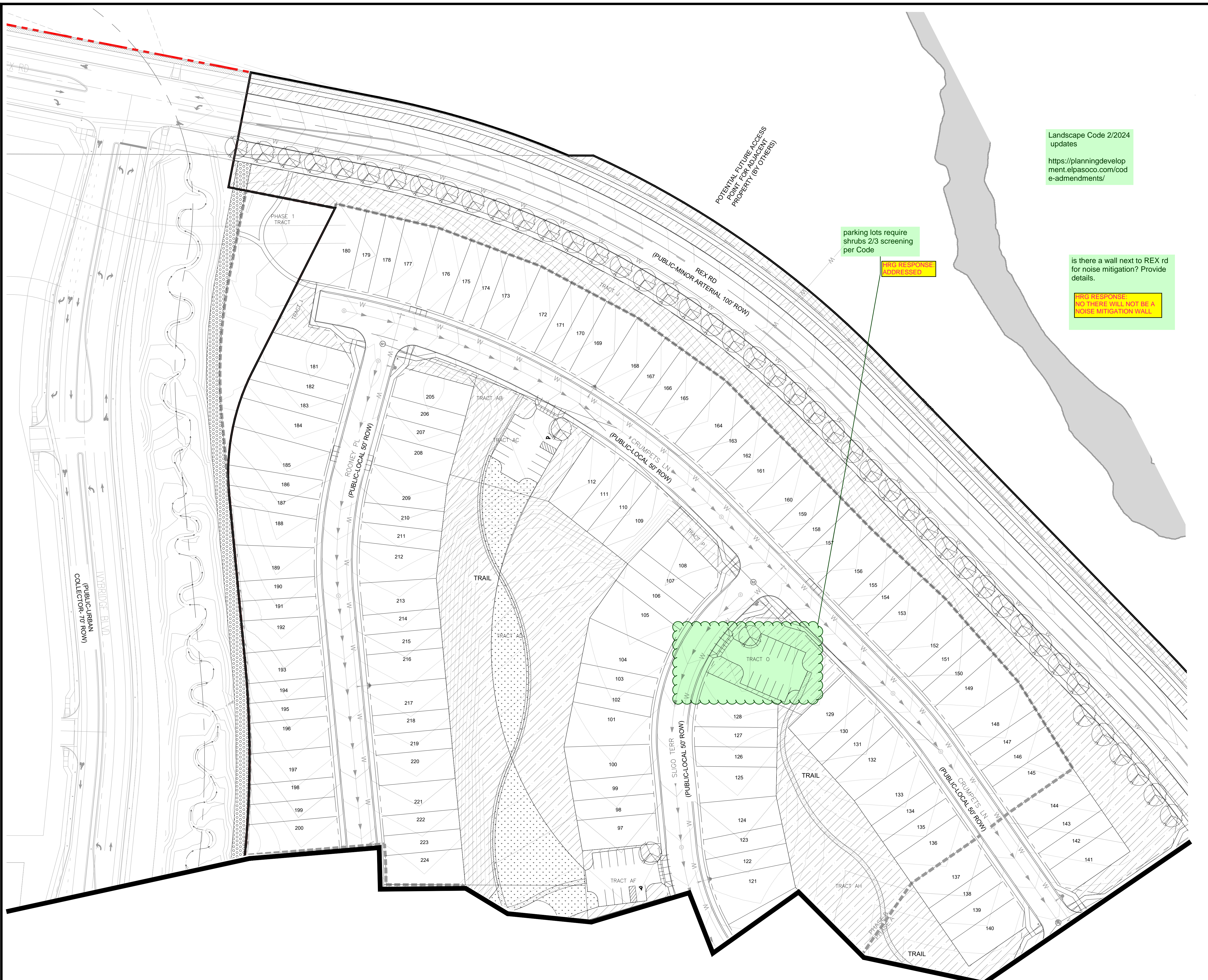
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 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PKWY SUITE 230
 COLORADO SPRINGS CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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



LANDSCAPE
 PRELIMINARY LANDSCAPE PLAN (OVERALL)

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 15



KEY MAP SCALE: NTS

Landscape Code 2/2024 updates
<https://planningdevelopment.elpasoco.com/cod e-admendments/>

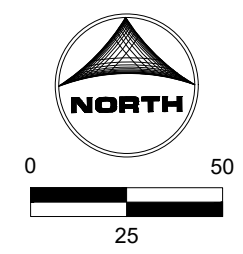
is there a wall next to REX rd for noise mitigation? Provide details.
 HRG RESPONSE: NO THERE WILL NOT BE A NOISE MITIGATION WALL

GROUND COVER LEGEND

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

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



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 1975 RESEARCH PKWY SUITE 230
 COLORADO SPRINGS CO 80920
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 FAX: 713.965.0044

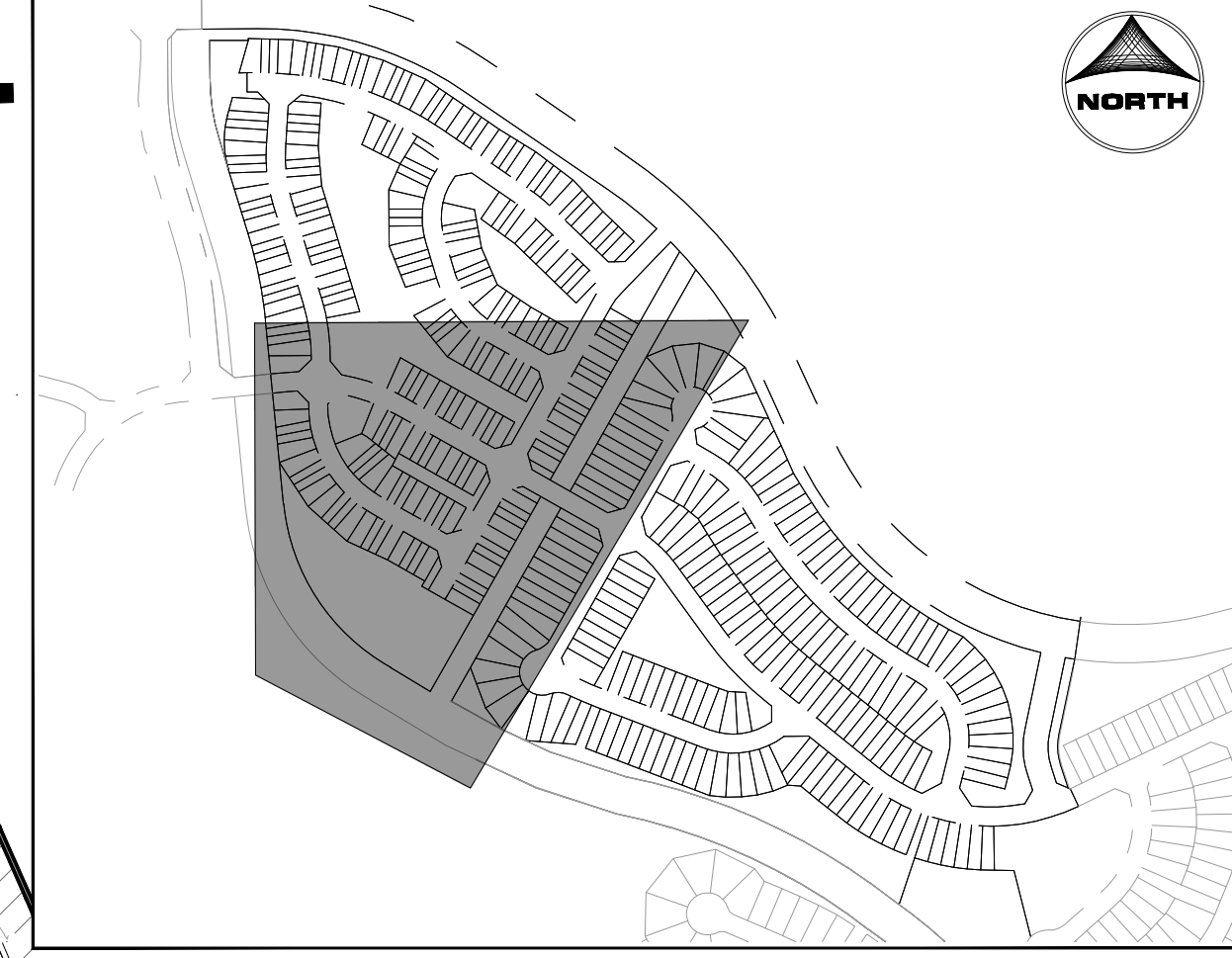
GRANDVIEW RESERVE - PHASE 2
 D.R. HORTON
 EL PASO COUNTY, CO



LANDSCAPE
 PRELIMINARY LANDSCAPE PLAN

SHEET
L.03

16



KEY MAP
SCALE: NTS

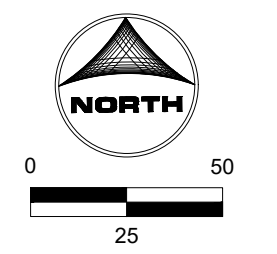


GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED IRRIGATED NATIVE SEED. TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	DETENTION SEED DETENTION SEED. TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	EXISTING LANDSCAPE 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
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



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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

LANDSCAPE
 PRELIMINARY LANDSCAPE PLAN

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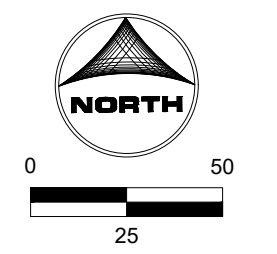
KEY MAP
SCALE: NTS

GROUND COVER LEGEND

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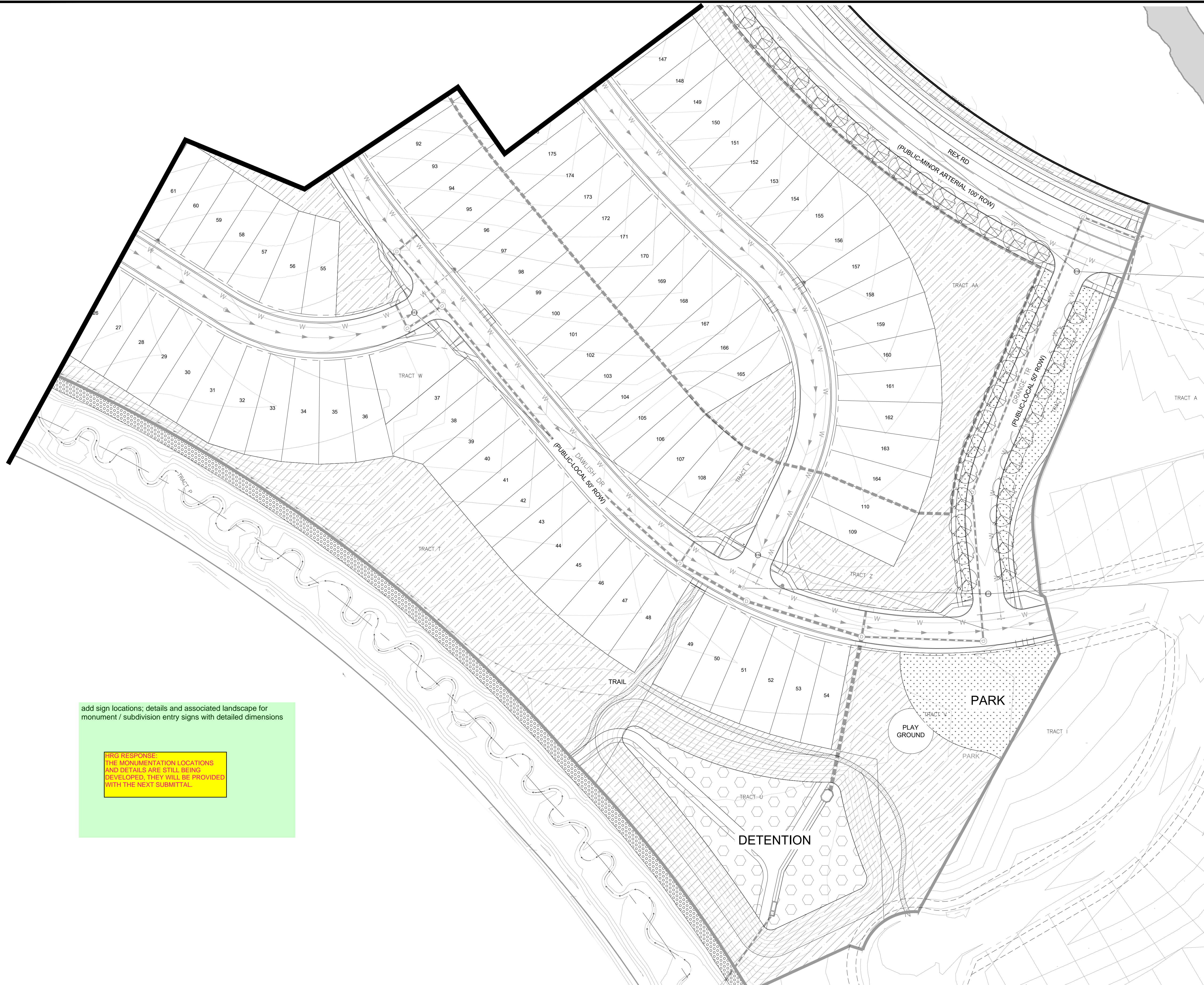


LANDSCAPE
 PRELIMINARY LANDSCAPE PLAN

SHEET
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KEY MAP
SCALE: NTS



GROUND COVER LEGEND

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TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



add sign locations; details and associated landscape for monument / subdivision entry signs with detailed dimensions

HRG RESPONSE:
THE MONUMENTATION LOCATIONS AND DETAILS ARE STILL BEING DEVELOPED, THEY WILL BE PROVIDED WITH THE NEXT SUBMITTAL.

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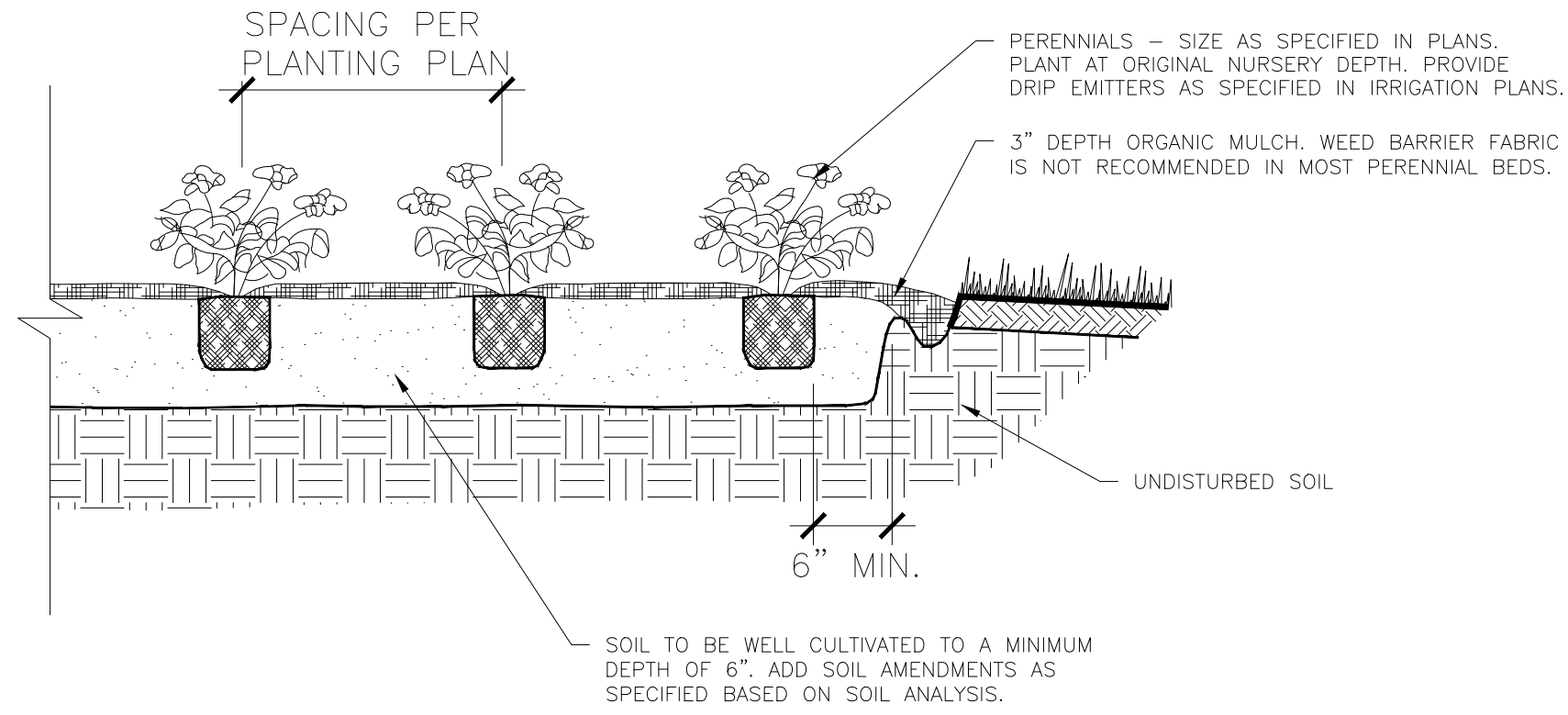
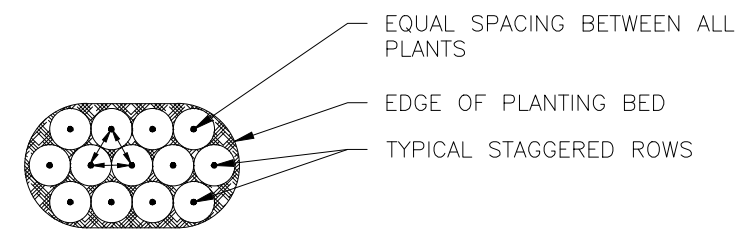
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LANDSCAPE
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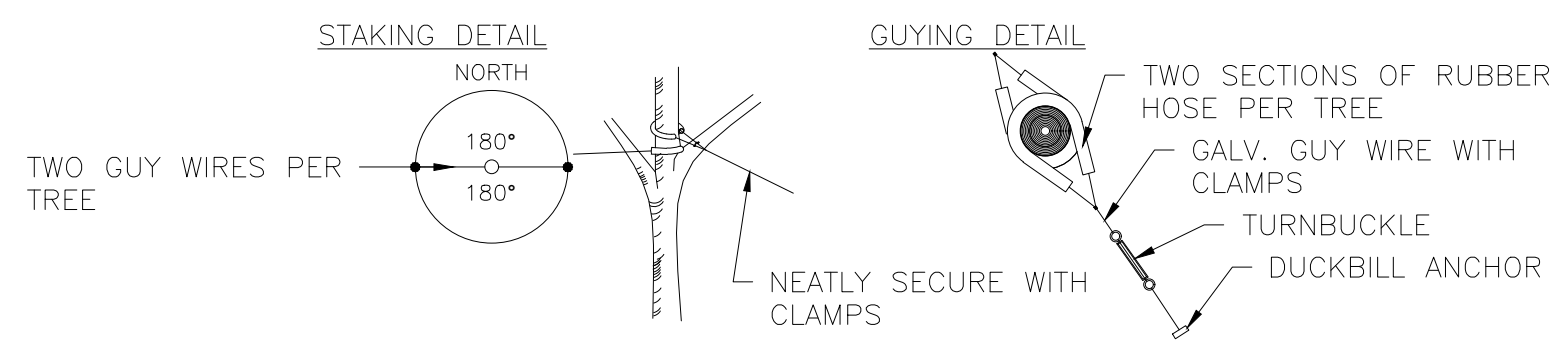
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- NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - AMENDED BACKFILL SHALL BE $\frac{1}{3}$ COMPOST (PREFERABLY CLASSIFIED) AND $\frac{2}{3}$ NATIVE AND/OR IMPORTED TOPSOIL.
 - ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



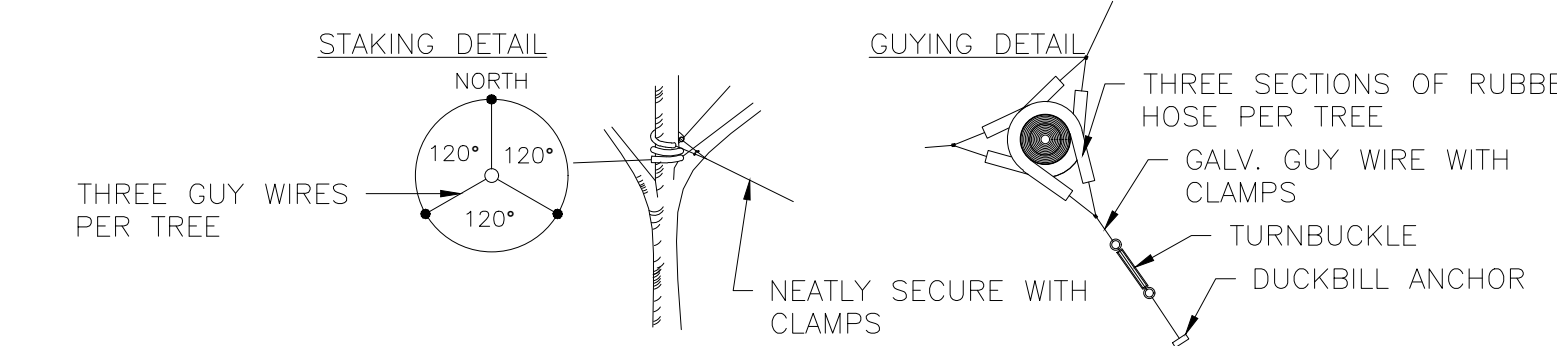
1 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS

- GUYING STANDARDS**
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - TWO (2) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP
 - FOUR (4) $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " 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.



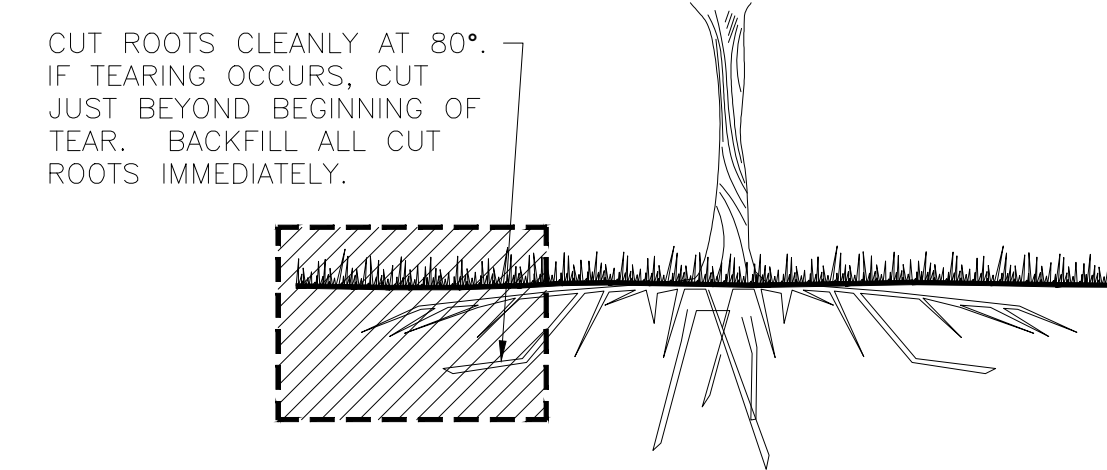
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

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



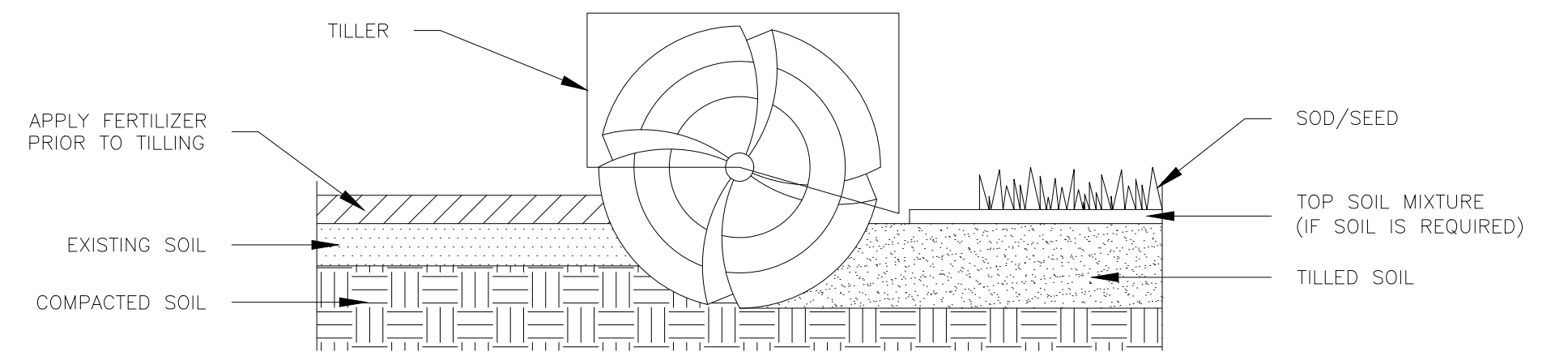
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

2 TYP. GUYING DETAIL
SCALE: NTS

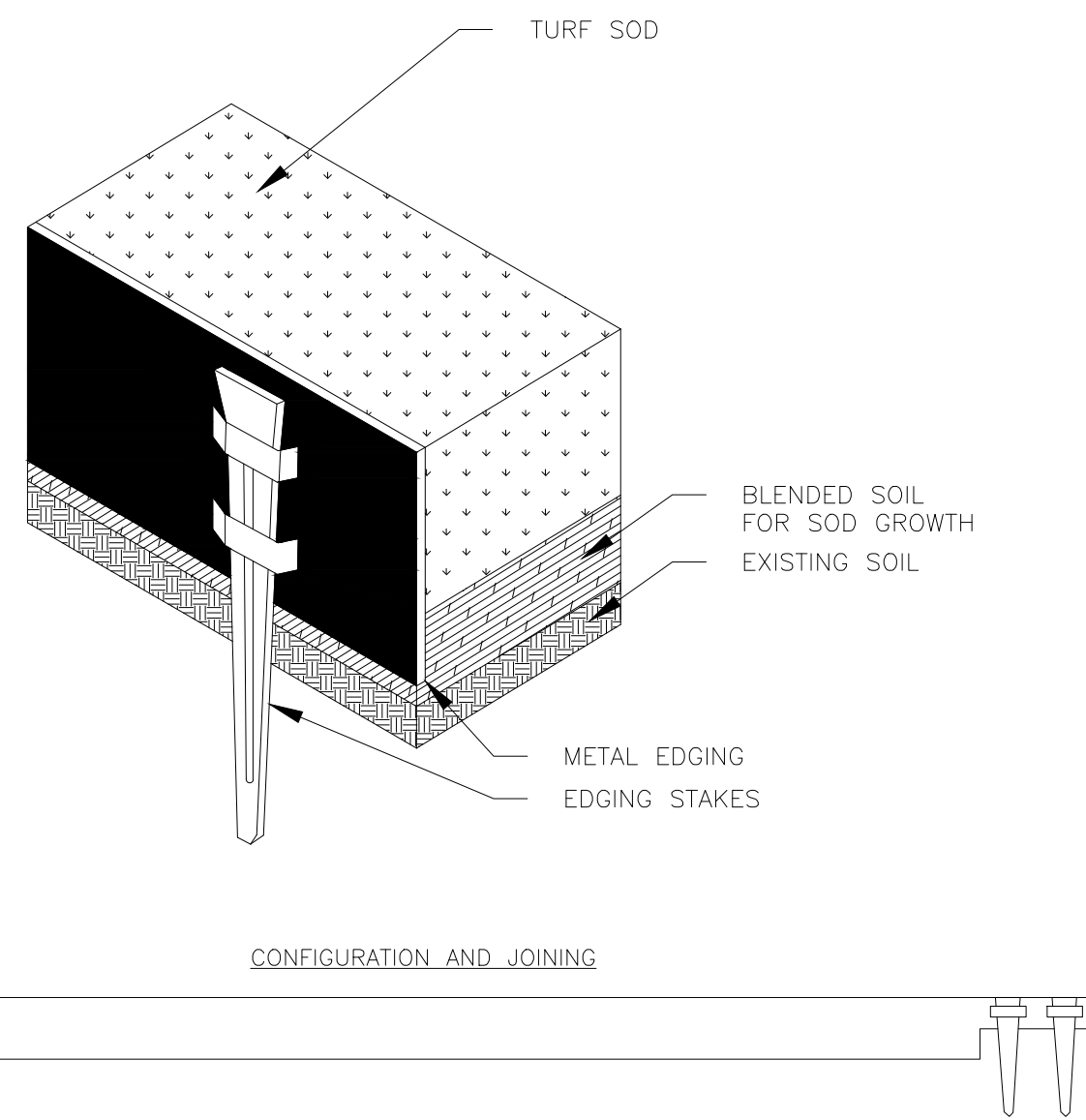


3 TYP. ROOT PRUNING DETAIL
SCALE: NTS

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

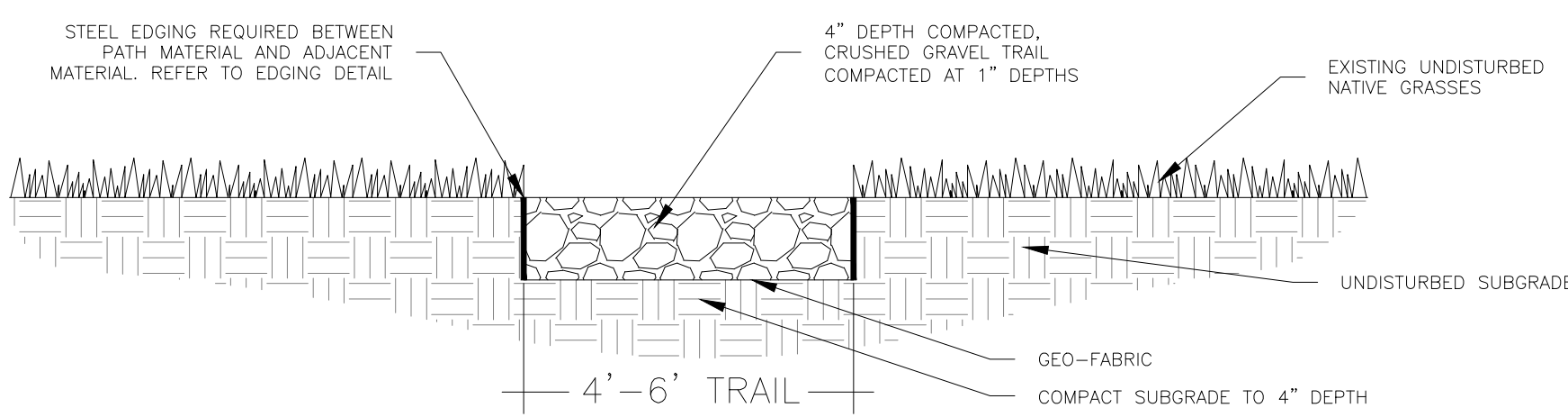


4 TYP. SOIL PREPARATION (ALL AREAS)
SCALE: NTS



- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.
 - USE BROWN COLOR ONLY.
 - CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

5 TYP. METAL EDGING DETAIL
SCALE: NTS



6 TYP. CRUSHED GRAVEL TRAIL
SCALE: NTS

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LANDSCAPE
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