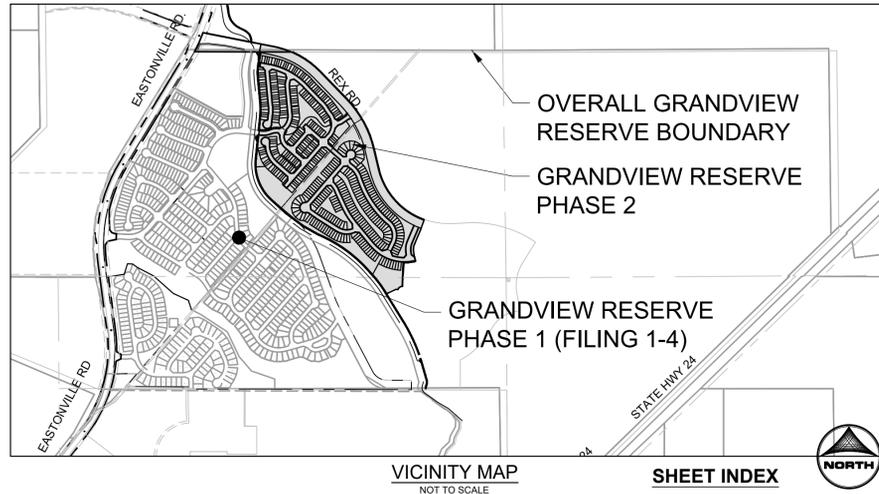


GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



SHEET INDEX

01 - COVER
02 - TYPICAL SECTIONS
03 - ADJACENT PROPERTY & GEOHAZARD MAP
04 - TRACT PLAN
05 - TRACT PLAN - TABLE
06 - OVERALL PLAN & FILING MAP
07 - PRELIMINARY PLAN - 1 OF 4
08 - PRELIMINARY PLAN - 2 OF 4
09 - PRELIMINARY PLAN - 3 OF 4
10 - PRELIMINARY PLAN - 4 OF 4
11 - ELEVATIONS 1 OF 3
12 - ELEVATIONS 2 OF 3
13 - ELEVATIONS 3 OF 3
PRELIMINARY LANDSCAPING PLANS:
14 - LANDSCAPE COVER SHEET
15 - LANDSCAPE PLAN (OVERALL)
16 - LANDSCAPE PLAN
17 - LANDSCAPE PLAN
18 - LANDSCAPE PLAN
19 - LANDSCAPE PLAN
20 - LANDSCAPE PLAN
21 - LANDSCAPE PLAN
22 - LANDSCAPE PLAN
23 - LANDSCAPE PLAN
24 - LANDSCAPE PLAN
25 - LANDSCAPE PLAN
26 - LANDSCAPE PLAN
27 - LANDSCAPE PLAN
28 - LANDSCAPE DETAILS
29 - LANDSCAPE DETAILS

OWNER:
MELODY HOMES, INC., A DELAWARE CORPORATION, 9555 S. KINGSTON COURT, SUITE 200, ENGLEWOOD, COLORADO 80112

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

PLANNER/LANDSCAPE ARCHITECT:
HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
ATTN: BLAINE PERKINS

CIVIL ENGINEER:
HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
ATTN: KEN HUHN

GENERAL NOTES

- THE GRANDVIEW RESERVE PHASE 2 OVERALL GROSS DENSITY IS 6.08 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 WOODMAN HILLS 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 CMD 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 PLANTINGS, 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 WILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE 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:
 - FRONT: TEN FEET (10')
 - SIDE: FIVE FEET (5')
 - REAR: TEN FEET (10')
 - ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE PROVIDED FOR PUBLIC UTILITIES AS REQUIRED.
 - MVEA: TWENTY FEET (20') MIN. WIDTH EASEMENT WILL BE DESIGNATED TO MVEA IN SELECT AREAS AROUND THE PERIMETER OF THE OVERALL SITE OR THROUGH OPEN SPACE TRACTS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH MVEA WITH FINAL LOCATIONS TO BE INCLUDED ON THE FINAL PLAT. MVEA INFRASTRUCTURE DESIGN WAS IN PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL.
- INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED USING 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 IMPROVE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- GRASS BUFFER 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.
- STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- FENCING:
 - ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR GRANDVIEW RESERVE.
 - NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
 - NEW SIDEWALKS ADJACENT TO RESIDENTIAL LOTS ARE TO BE 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING S&D SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
 - ENVIRONMENTAL NOTE: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS. FEDERAL AND STATE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).
- ADA NOTE: THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED CONSTRUCTION PLANS THAT ALL ADA ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
- TRACTS ARE TO BE NON-DRIVEWAY SIDE.
- THERE SHALL BE NO DIRECT LOT ACCESS TO REX ROAD AND GRANGE TR.
- MINOR CHANGES TO LOT LINES, TRACT LINES, ROW, AND LANDSCAPE PLANS WILL NOT REQUIRE AN AMENDMENT TO THE PUD OR PRELIMINARY PLAN.
- MULTIPLE PLAT FILINGS ARE ANTICIPATED WITH THE PRELIMINARY PLAN AREA. FILINGS WILL BE ESTABLISHED WITH FINAL PLATS.

SOIL AND GEOLOGY CONDITIONS:

MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT ENTITLED: GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION GRANDVIEW RESERVE, PHASE 2, COLORADO BY CTL THOMPSON INC. DATED AUGUST 15, 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 POTENTIALLY IMPACT CRAWL SPACE FOUNDATIONS. PROPOSED FOUNDATIONS HAVE BEEN ESTABLISHED SUCH THAT BOTTOM OF FOOTING ELEVATIONS WILL BE ABOVE THE KNOWN PEAK GROUNDWATER ELEVATIONS. WHERE GROUNDWATER CONDITIONS ARE ENCOUNTERED THAT IMPACT CRAWL SPACE FOUNDATIONS, SLAB ON GRADE FOUNDATIONS SYSTEMS ARE RECOMMENDED. WHERE GROUNDWATER CONDITIONS ARE ENCOUNTERED WITHIN 2' OF DETENTION PONDS, A CLAY OR GEOSYNTHETIC LINER IS RECOMMENDED. IT SHALL BE NOTED THAT FUTURE LOT SPECIFIC STUDIES MAY ALTER THESE RECOMMENDATIONS AS SUBSURFACE DRAINAGE CONCEPTS ARE BEING STUDIED BY A HYDROGEOLOGIC CONSULTANT TO POTENTIALLY LOWER GROUNDWATER LEVELS THROUGHOUT THE SITE. 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 GEO-LOGIC HAZARD. THERE IS RISK THAT FOUNDATIONS AND SLAB-ON-GRADE FLOORS 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. SUB-EXCAVATION IS A GROUND IMPROVEMENT METHOD THAT CAN BE USED TO REDUCE THE IMPACTS OF SWELLING SOILS.
- FLOODING:** THE MAJORITY OF THE SITE LIES WITHIN ZONE B (UNDETERMINED FLOOD HAZARD), AS SHOWN ON FIRM COMMUNITY MAP NUMBER 0804100556G, REVISION DECEMBER 7, 2014. ZONE B INDICATES FLOODS ARE POSSIBLE, BUT NOT LIKELY. SOME PORTIONS OF THE SITE WITHIN DRAINAGE AREAS LIE WITHIN ZONE A. A LOWR IS CURRENTLY IN PROCESS WITH FEMA TO REALIGN THE FLOODPLAIN WITHIN AN NEW CHANNEL. ALL PROPOSED LOTS WILL BE REMOVED FROM FLOODPLAIN WITH THE CONSTRUCTION OF CHANNEL B AND THE CORRESPONDING LOWR.

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

UPPER BLACK SQUIRREL CREEK GROUNDWATER MANAGEMENT DISTRICT NOTE:

- THE UPPER BLACK SQUIRREL CREEK (UBSC) GROUNDWATER MANAGEMENT DISTRICT REQUIRES THAT ANY GROUNDWATER DISCHARGED TO THE SURFACE OR INTO AN UNDERDRAIN SYSTEM MUST BE INFILTRATED BACK INTO THE GROUND. IT IS THE DEVELOPER'S RESPONSIBILITY TO COMPLY WITH THE UBSC DISTRICT REQUIREMENTS.
- 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 ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND GRANDVIEW RESERVE METROPOLITAN DISTRICT.

LAND OWNER CERTIFICATION

I, William H. Horton,
has executed these presents this _____ day of _____,
20__ A.D., a DELAWARE CORPORATION

WILLIAM CARLISLE, VICE PRESIDENT OF LAND
MELODY HOMES, INC.

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.

El Paso County Clerk and Recorder _____ Date _____

COUNTY CERTIFICATION

This PUD Development Plan and Preliminary Plan for Grandview Reserve Phase 2 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 to the public (streets, tracts, easements; list these applicable) will be accepted upon recording of the final plat(s), 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 _____

GRANDVIEW RESERVE PHASE 2 LAND USE TABLE

LAND USE	AREA (ACRES)	DWELLING UNITS	GROSS DENSITY (DU/ACRE)	ALLOWABLE DENSITY (DU/ACRE-PER SKETCHPLAN)	% OF LAND
SINGLE FAMILY ATTACHED (TOWNHOMES)	13.12	224	6.83	12	19.1%
SINGLE FAMILY ATTACHED (DUPLICES)	14.85	206	5.75	8	21.6%
ROAD R.O.W.	19.75	N/A	N/A	N/A	28.8%
OPEN SPACE TRACTS	8.04	N/A	N/A	N/A	11.7%
PARK TRACTS (USABLE RESIDENTIAL OPEN SPACE)	7.60	N/A	N/A	N/A	11.1%
DETENTION TRACTS	4.13	N/A	N/A	N/A	6.0%
PARKING TRACTS	1.12	N/A	N/A	N/A	1.6%
TOTAL	68.61	430	6.27	-	100.0%

CONTAINING A CALCULATED AREA OF 2,988,865 SQUARE FEET OR 68.615 ACRES, MORE OR LESS.

LAND USE REVIEW FILE NO: PUDSP-23-006

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.

APPLICABILITY

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 MASTER PLAN, 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.

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 AGREEMENT 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 SUBDIVIDER/AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT 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 VERRSAPAGED 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 PARK 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 REFERENCE 2.4.1.D. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.
- ANY 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 '0804100556G' AND '0804100552G' EFFECTIVE DATE 7, 2018.
- THE EXISTING FLOODPLAIN BOUNDARIES WILL BE REVISED VIA A LOWR 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 THESE EARLY GRADING AND CONTROL PLANS 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 2,471.06 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 395.86 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 ON CURVE; THENCE S19°42'45"W A DISTANCE OF 111.00 FEET; THENCE S23°10'57"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 20°56'47", A RADIUS OF 142.50 FEET, A DISTANCE OF 74.48 FEET TO A POINT OF TANGENT; THENCE S08°45'50"E A DISTANCE OF 86.21 FEET; THENCE S54°32'52"E A DISTANCE OF 5.87 FEET; THENCE S14°14'45"E A DISTANCE OF 65.01 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N14°14'45"W, HAVING A DELTA OF 16°16'48", A RADIUS OF 540.00 FEET A DISTANCE OF 163.43 FEET TO A POINT ON CURVE; THENCE S02°02'03"W A DISTANCE OF 268.88 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S01°20'57"E, HAVING A DELTA OF 71°23'20", A RADIUS OF 60.00 FEET A DISTANCE OF 74.76 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 12°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 N80°22'39"W A DISTANCE OF 211.52 FEET; THENCE N53°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 223014483, RECORDS OF EL PASO COUNTY, COLORADO, THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING FOUR (4) CURVES:

1. N49°18'05"W A DISTANCE OF 309.26 FEET TO A POINT OF CURVE;

2. 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;

3. N05°51'25"E A DISTANCE OF 481.83 FEET TO A POINT OF CURVE;

4. 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;

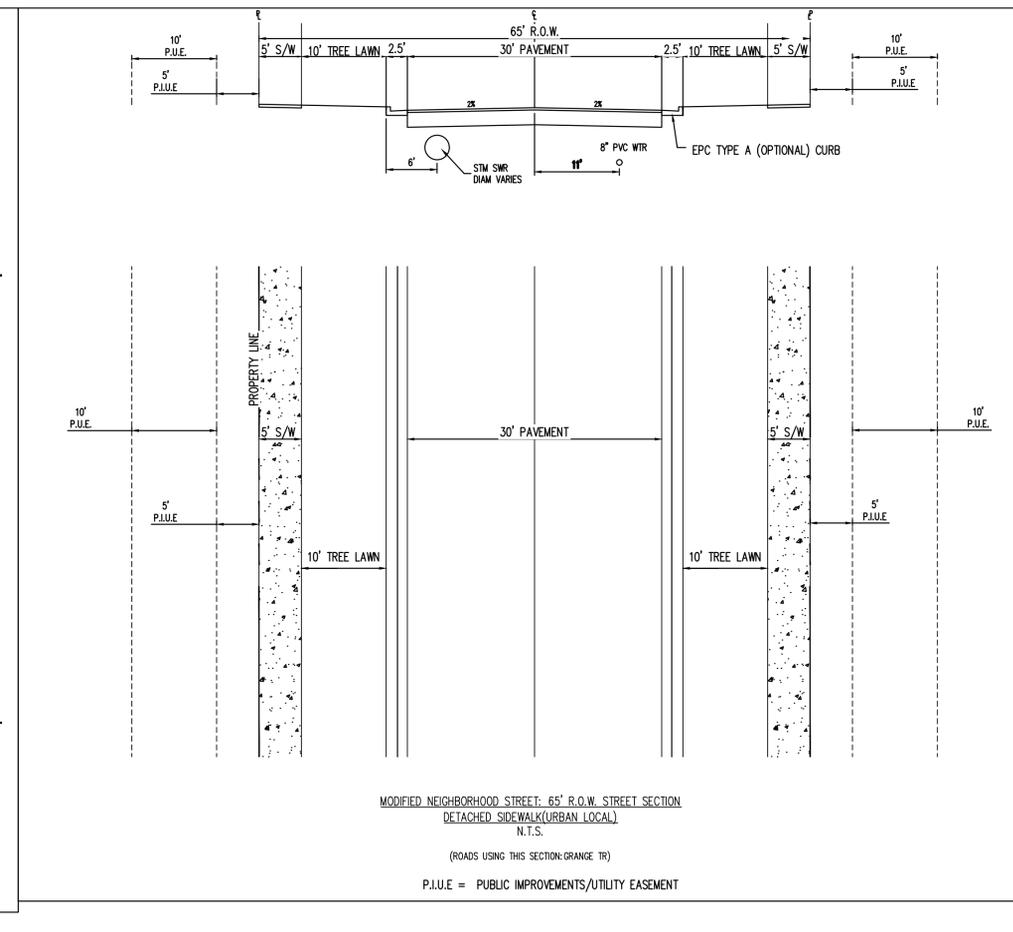
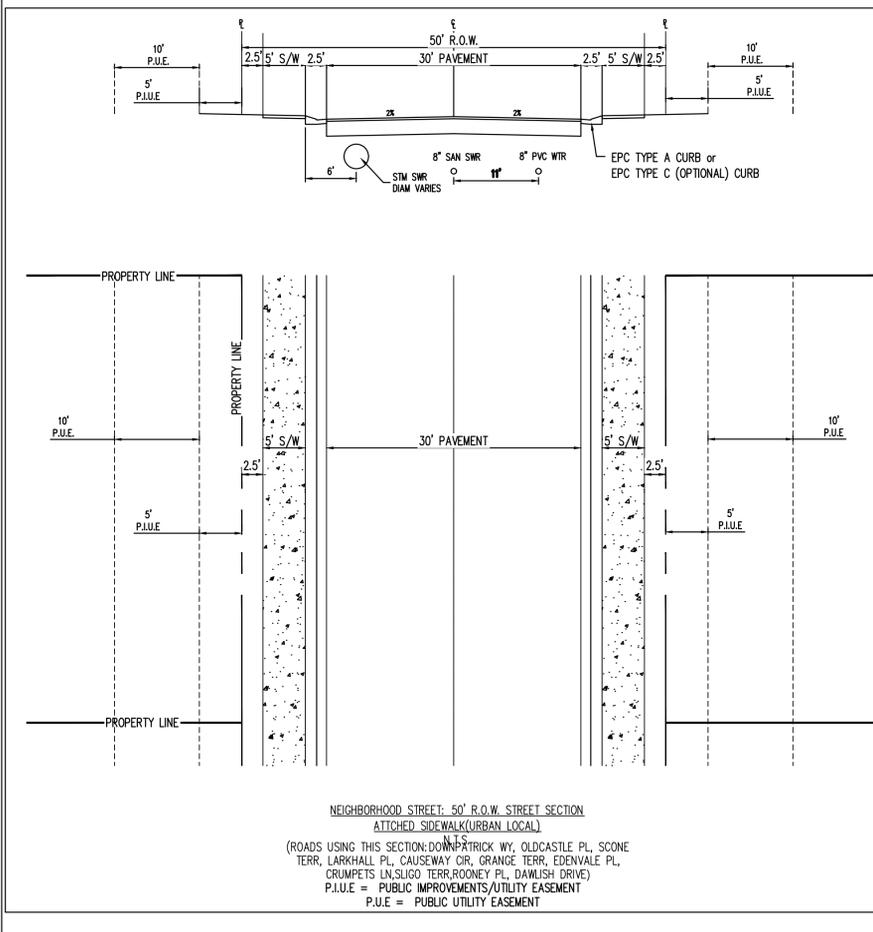
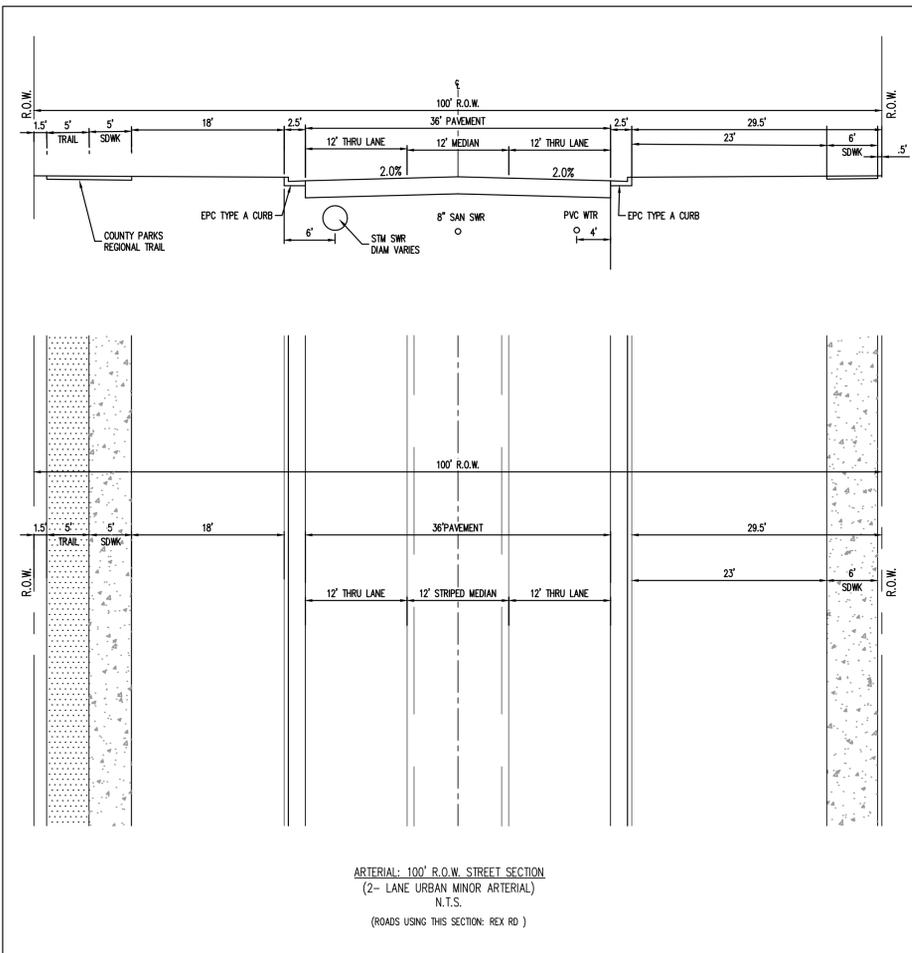
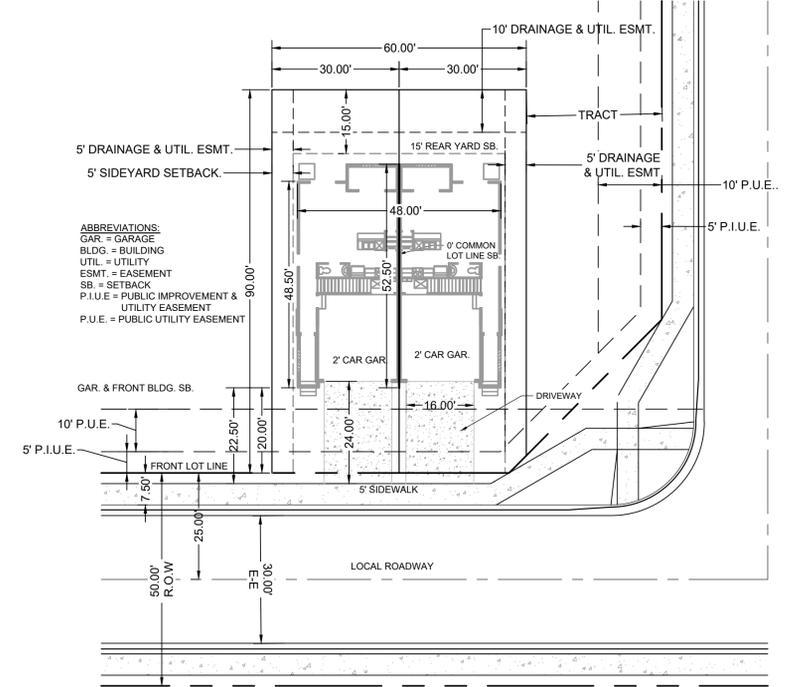
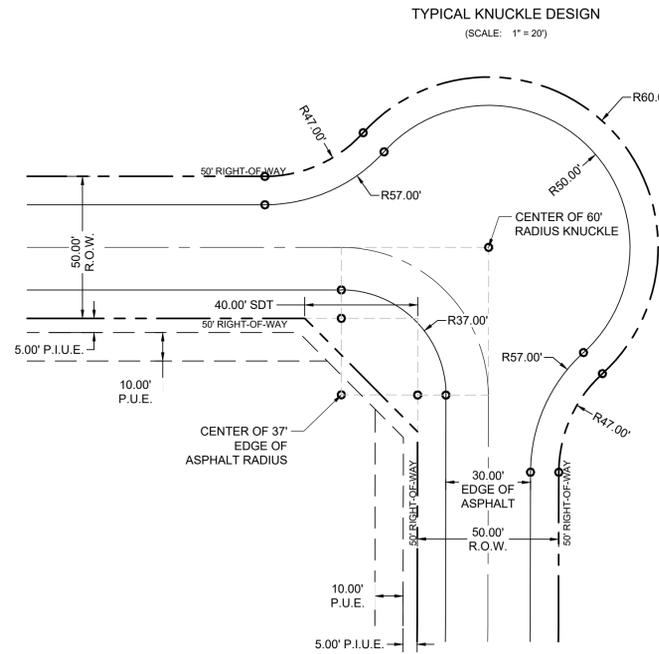
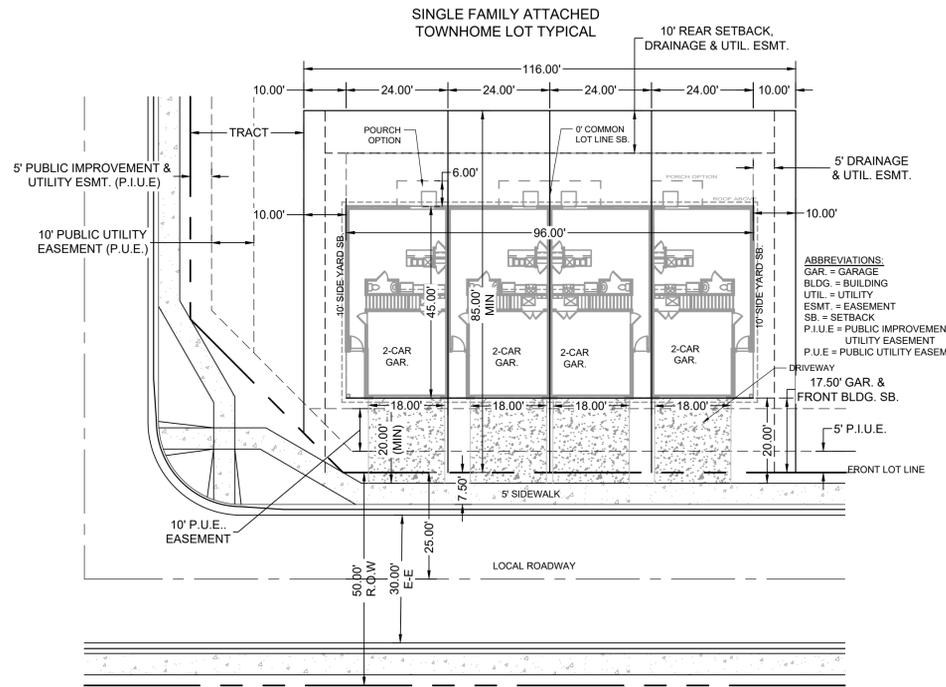
THENCE N05°25'39"W A DISTANCE OF 267.05 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°31'03", A RADIUS OF 560.00 FEET, A DISTANCE OF 161.44 FEET TO A POINT OF TANGENT; THENCE N11°05'24"E A DISTANCE OF 97.09 FEET; THENCE N78°54'36"W A DISTANCE OF 20.13 FEET; THENCE 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;

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

SINGLE FAMILY ATTACHED
DUPLEX LOT TYPICAL (PLAN A)



DRAWN BY: YOU JOB DATE: ---
 APPROVED: KEN JOB NUMBER: 201662
 CAD DATE: 1/28/2025
 CAD FILE: J:\2020\201662\CAD\Drawings\CIPUD_Phase_2_662.2021\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



COVER & TYP. SECTIONS
 TYPICAL SECTIONS

SHEET TYP 02

HUHN, KEN, 1/28/2025 2:16 PM

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

ZONED (A-35)
AGRICULTURAL
420000481
JMAK HOLDINGS LLC
3855 AMBROSIA ST STE 304
CASTLE ROCK CO. 80109

3
ZONED (PUD)
420000472
4 SITE INVESTMENTS LLC
1271 KELLY JOHNSON BLVD STE 100
COLORADO SPRINGS, CO 80920

4
ZONED (A-35)
AGRICULTURAL
420000481
JMAK HOLDINGS LLC
3855 AMBROSIA ST STE 304
CASTLE ROCK, CO 80109

SEE SHEET
07-PRELIMINARY PLAN - 1 OF 4

SEE SHEET
09-PRELIMINARY PLAN - 3 OF 4

SEE SHEET
10-PRELIMINARY PLAN - 4 OF 4

SEE SHEET
-PRELIMINARY PLAN - 2 OF 4

1
ZONED (PUD)
420000471
CROSS FELLOWSHIP CHURCH
10915 BLACK FOREST ROAD
COLORADO SPRINGS, CO 80908

MAIN STEM TRIBUTARY NUMBER 2
(CHANNEL B)
FLOODPLAIN LIMITS PER APPROVED CLOMR
BY HR GREEN, DATED APRIL 2024, CASE #24-08-0102R

FUTURE PHASE 1
SINGLE FAMILY RESIDENTIAL AREA

2
ZONED (PUD)
420000474
MELODY HOMES INC
9506 S KINGSTON CT
ENGLEWOOD, CO 80112

DRAWN BY: CVW JOB DATE: ---
APPROVED: KMH JOB NUMBER: 201662
CAD DATE: 1/28/2025
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
FAX: 713.965.0044

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



KEY MAP -
ADJACENT PROPERTY & GEOHAZARD MAP

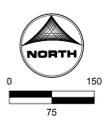
SHEET
GEO
03

GEOHAZARD LEGEND

FLOODPLAIN PER EL PASO COUNTY STUDY
EX 100 YR FLOODPLAIN
FLOODPLAIN PER HR GREEN STUDY
GROUNDWATER 0' - 5' BELOW PROPOSED SURFACE (SEE NOTE 1)
GROUNDWATER 5' - 10' BELOW PROPOSED SURFACE

NOTES:
1. IF GROUNDWATER FOUND WITHIN CLOSE RANGE OF CRAWL SPACE, A SLAB ON GRADE FOUNDATION SHALL BE UTILIZED (REFER TO GEOLOGIC HAZARD REPORT)

NOTE:
*REFER TO SHEET 06 FOR SUBPHASE INFORMATION
BENCHMARK:
A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRET POST PROJECTING ABOUT 6 INCHES ABOVE THE GROUND

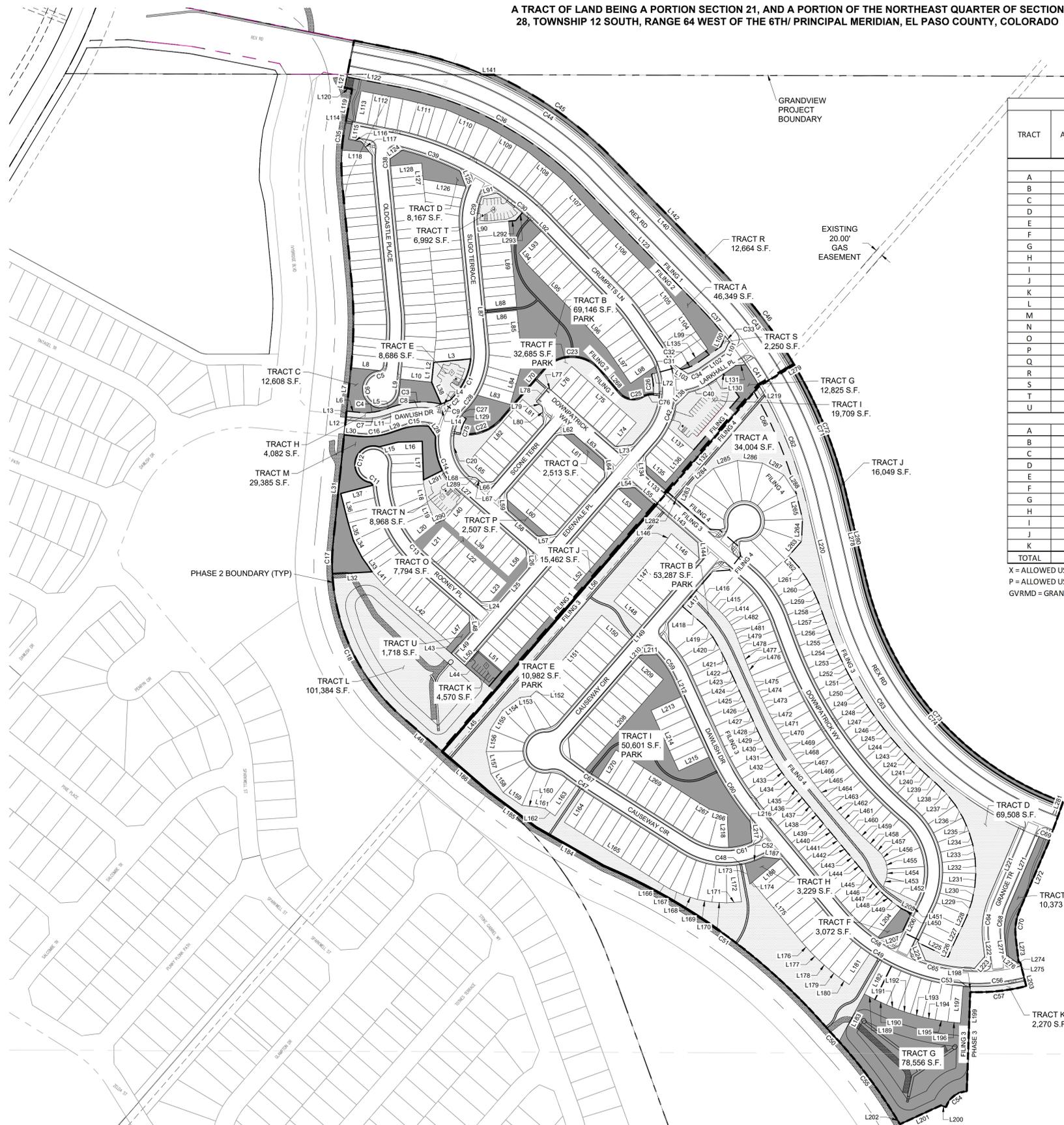


NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-23-006

HR GREEN Xrefs: wpt-sarc0.dwg01_P102_PUD_vx-row-662, 01-XC-channel, xc-row-PH2, 01-XC-channel, xc-row-PH3, xc-row-662, 08-Establish, xc-row-662, 10, xc-row-F1, xc-row-F2, xc-row-F3, xc-row-F4, xc-row-F5, xc-row-F6, xc-row-F7, xc-row-F8, xc-row-F9, xc-row-F10, xc-row-F11, xc-row-F12, xc-row-F13, xc-row-F14, xc-row-F15, xc-row-F16, xc-row-F17, xc-row-F18, xc-row-F19, xc-row-F20, xc-row-F21, xc-row-F22, xc-row-F23, xc-row-F24, xc-row-F25, xc-row-F26, xc-row-F27, xc-row-F28, xc-row-F29, xc-row-F30, xc-row-F31, xc-row-F32, xc-row-F33, xc-row-F34, xc-row-F35, xc-row-F36, xc-row-F37, xc-row-F38, xc-row-F39, xc-row-F40, xc-row-F41, xc-row-F42, xc-row-F43, xc-row-F44, xc-row-F45, xc-row-F46, xc-row-F47, xc-row-F48, xc-row-F49, xc-row-F50, xc-row-F51, xc-row-F52, xc-row-F53, xc-row-F54, xc-row-F55, xc-row-F56, xc-row-F57, xc-row-F58, xc-row-F59, xc-row-F60, xc-row-F61, xc-row-F62, xc-row-F63, xc-row-F64, xc-row-F65, xc-row-F66, xc-row-F67, xc-row-F68, xc-row-F69, xc-row-F70, xc-row-F71, 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xc-row-F382, xc-row-F383, xc-row-F384, xc-row-F385, xc-row-F386, xc-row-F387, xc-row-F388, xc-row-F389, xc-row-F390, xc-row-F391, xc-row-F392, xc-row-F393, xc-row-F394, xc-row-F395, xc-row-F396, xc-row-F397, xc-row-F398, xc-row-F399, xc-row-F400, xc-row-F401, xc-row-F402, xc-row-F403, xc-row-F404, xc-row-F405, xc-row-F406, xc-row-F407, xc-row-F408, xc-row-F409, xc-row-F410, xc-row-F411, xc-row-F412, xc-row-F413, xc-row-F414, xc-row-F415, xc-row-F416, xc-row-F417, xc-row-F418, xc-row-F419, xc-row-F420, xc-row-F421, xc-row-F422, xc-row-F423, xc-row-F424, xc-row-F425, xc-row-F426, xc-row-F427, xc-row-F428, xc-row-F429, xc-row-F430, xc-row-F431, xc-row-F432, xc-row-F433, xc-row-F434, xc-row-F435, xc-row-F436, xc-row-F437, xc-row-F438, xc-row-F439, xc-row-F440, xc-row-F441, xc-row-F442, xc-row-F443, xc-row-F444, xc-row-F445, xc-row-F446, xc-row-F447, xc-row-F448, xc-row-F449, xc-row-F450, xc-row-F451, xc-row-F452, xc-row-F453, xc-row-F454, xc-row-F455, xc-row-F456, xc-row-F457, xc-row-F458, xc-row-F459, xc-row-F460, xc-row-F461, xc-row-F462, xc-row-F463, xc-row-F464, xc-row-F465, xc-row-F466, xc-row-F467, xc-row-F468, xc-row-F469, xc-row-F470, xc-row-F471, xc-row-F472, xc-row-F473, xc-row-F474, xc-row-F475, xc-row-F476, xc-row-F477, xc-row-F478, xc-row-F479, xc-row-F480, xc-row-F481, xc-row-F482, xc-row-F483, xc-row-F484, xc-row-F485, xc-row-F486, xc-row-F487, xc-row-F488, xc-row-F489, xc-row-F490, xc-row-F491, xc-row-F492, xc-row-F493, xc-row-F494, xc-row-F495, xc-row-F496, xc-row-F497, xc-row-F498, xc-row-F499, xc-row-F500, xc-row-F501, xc-row-F502, xc-row-F503, xc-row-F504, xc-row-F505, xc-row-F506, xc-row-F507, xc-row-F508, xc-row-F509, xc-row-F510, xc-row-F511, xc-row-F512, xc-row-F513, xc-row-F514, xc-row-F515, xc-row-F516, xc-row-F517, xc-row-F518, xc-row-F519, xc-row-F520, xc-row-F521, xc-row-F522, xc-row-F523, xc-row-F524, xc-row-F525, xc-row-F526, xc-row-F527, xc-row-F528, xc-row-F529, xc-row-F530, xc-row-F531, xc-row-F532, xc-row-F533, xc-row-F534, xc-row-F535, xc-row-F536, xc-row-F537, xc-row-F538, xc-row-F539, xc-row-F540, xc-row-F541, xc-row-F542, xc-row-F543, xc-row-F544, xc-row-F545, xc-row-F546, xc-row-F547, xc-row-F548, xc-row-F549, xc-row-F550, xc-row-F551, xc-row-F552, xc-row-F553, xc-row-F554, xc-row-F555, xc-row-F556, xc-row-F557, xc-row-F558, xc-row-F559, xc-row-F560, xc-row-F561, xc-row-F562, xc-row-F563, xc-row-F564, xc-row-F565, xc-row-F566, xc-row-F567, xc-row-F568, xc-row-F569, xc-row-F570, xc-row-F571, xc-row-F572, xc-row-F573, xc-row-F574, xc-row-F575, xc-row-F576, xc-row-F577, xc-row-F578, xc-row-F579, xc-row-F580, xc-row-F581, xc-row-F582, xc-row-F583, xc-row-F584, xc-row-F585, xc-row-F586, xc-row-F587, xc-row-F588, xc-row-F589, xc-row-F590, xc-row-F591, xc-row-F592, xc-row-F593, xc-row-F594, xc-row-F595, xc-row-F596, xc-row-F597, xc-row-F598, xc-row-F599, xc-row-F600, xc-row-F601, xc-row-F602, xc-row-F603, xc-row-F604, xc-row-F605, xc-row-F606, xc-row-F607, xc-row-F608, xc-row-F609, xc-row-F610, xc-row-F611, xc-row-F612, xc-row-F613, xc-row-F614, xc-row-F615, xc-row-F616, xc-row-F617, xc-row-F618, xc-row-F619, xc-row-F620, xc-row-F621, xc-row-F622, xc-row-F623, xc-row-F624, xc-row-F625, xc-row-F626, xc-row-F627, xc-row-F628, xc-row-F629, xc-row-F630, xc-row-F631, xc-row-F632, xc-row-F633, xc-row-F634, xc-row-F635, xc-row-F636, xc-row-F637, xc-row-F638, xc-row-F639, xc-row-F640, xc-row-F641, xc-row-F642, xc-row-F643, xc-row-F644, xc-row-F645, xc-row-F646, xc-row-F647, xc-row-F648, xc-row-F649, xc-row-F650, xc-row-F651, xc-row-F652, xc-row-F653, xc-row-F654, xc-row-F655, xc-row-F656, xc-row-F657, xc-row-F658, xc-row-F659, xc-row-F660, xc-row-F661, xc-row-F662, xc-row-F663, xc-row-F664, xc-row-F665, xc-row-F666, xc-row-F667, xc-row-F668, xc-row-F669, xc-row-F670, xc-row-F671, xc-row-F672, xc-row-F673, xc-row-F674, xc-row-F675, xc-row-F676, xc-row-F677, xc-row-F678, xc-row-F679, xc-row-F680, xc-row-F681, xc-row-F682, xc-row-F683, xc-row-F684, xc-row-F685, xc-row-F686, xc-row-F687, xc-row-F688, xc-row-F689, xc-row-F690, xc-row-F691, xc-row-F692, xc-row-F693, xc-row-F694, xc-row-F695, xc-row-F696, xc-row-F697, xc-row-F698, xc-row-F699, xc-row-F700, xc-row-F701, xc-row-F702, xc-row-F703, xc-row-F704, xc-row-F705, xc-row-F706, xc-row-F707, xc-row-F708, xc-row-F709, xc-row-F710, xc-row-F711, xc-row-F712, xc-row-F713, xc-row-F714, xc-row-F715, xc-row-F716, xc-row-F717, xc-row-F718, xc-row-F719, xc-row-F720, xc-row-F721, xc-row-F722, xc-row-F723, xc-row-F724, xc-row-F725, xc-row-F726, xc-row-F727, xc-row-F728, xc-row-F729, xc-row-F730, xc-row-F731, xc-row-F732, xc-row-F733, xc-row-F734, xc-row-F735, xc-row-F736, xc-row-F737, xc-row-F738, xc-row-F739, xc-row-F740, xc-row-F741, xc-row-F742, xc-row-F743, xc-row-F744, xc-row-F745, xc-row-F746, xc-row-F747, xc-row-F748, xc-row-F749, xc-row-F750, xc-row-F751, xc-row-F752, xc-row-F753, xc-row-F754, xc-row-F755, xc-row-F756, xc-row-F757, xc-row-F758, xc-row-F759, xc-row-F760, xc-row-F761, xc-row-F762, xc-row-F763, xc-row-F764, xc-row-F765, xc-row-F766, xc-row-F767, xc-row-F768, xc-row-F769, xc-row-F770, xc-row-F771, xc-row-F772, xc-row-F773, xc-row-F774, xc-row-F775, xc-row-F776, xc-row-F777, xc-row-F778, xc-row-F779, xc-row-F780, xc-row-F781, xc-row-F782, xc-row-F783, xc-row-F784, xc-row-F785, xc-row-F786, xc-row-F787, xc-row-F788, xc-row-F789, xc-row-F790, xc-row-F791, xc-row-F792, xc-row-F793, xc-row-F794, xc-row-F795, xc-row-F796, xc-row-F797, xc-row-F798, xc-row-F799, xc-row-F800, xc-row-F801, xc-row-F802, xc-row-F803, xc-row-F804, xc-row-F805, xc-row-F806, xc-row-F807, xc-row-F808, xc-row-F809, xc-row-F810, xc-row-F811, xc-row-F812, xc-row-F813, xc-row-F814, xc-row-F815, xc-row-F816, xc-row-F817, xc-row-F818, xc-row-F819, xc-row-F820, xc-row-F821, xc-row-F822, xc-row-F823, xc-row-F824, xc-row-F825, xc-row-F826, xc-row-F827, xc-row-F828, xc-row-F829, xc-row-F830, xc-row-F831, xc-row-F832, xc-row-F833, xc-row-F834, xc-row-F835, xc-row-F836, xc-row-F837, xc-row-F838, xc-row-F839, xc-row-F840, xc-row-F841, xc-row-F842, xc-row-F843, xc-row-F844, xc-row-F845, xc-row-F846, xc-row-F847, xc-row-F848, xc-row-F849, xc-row-F850, xc-row-F851, xc-row-F852, xc-row-F853, xc-row-F854, xc-row-F855, xc-row-F856, xc-row-F857, xc-row-F858, xc-row-F859, xc-row-F860, xc-row-F861, xc-row-F862, xc-row-F863, xc-row-F864, xc-row-F865, xc-row-F866, xc-row-F867, xc-row-F868, xc-row-F869, xc-row-F870, xc-row-F871, xc-row-F872, xc-row-F873, xc-row-F874, xc-row-F875, xc-row-F876, xc-row-F877, xc-row-F878, xc-row-F879, xc-row-F880, xc-row-F881, xc-row-F882, xc-row-F883, xc-row-F884, xc-row-F885, xc-row-F886, xc-row-F887, xc-row-F888, xc-row-F889, xc-row-F890, xc-row-F891, xc-row-F892, xc-row-F893, xc-row-F894, xc-row-F895, xc-row-F896, xc-row-F897, xc-row-F898, xc-row-F899, xc-row-F900, xc-row-F901, xc-row-F902, xc-row-F903, xc-row-F904, xc-row-F905, xc-row-F906, xc-row-F907, xc-row-F908, xc-row-F909, xc-row-F910, xc-row-F911, xc-row-F912, xc-row-F913, xc-row-F914, xc-row-F915, xc-row-F916, xc-row-F917, xc-row-F918, xc-row-F919, xc-row-F920, xc-row-F921, xc-row-F922, xc-row-F923, xc-row-F924, xc-row-F925, xc-row-F926, xc-row-F927, xc-row-F928, xc-row-F929, xc-row-F930, xc-row-F931, xc-row-F932, xc-row-F933, xc-row-F934, xc-row-F935, xc-row-F936, xc-row-F937, xc-row-F938, xc-row-F939, xc-row-F940, xc-row-F941, xc-row-F942, xc-row-F943, xc-row-F944, xc-row-F945, xc-row-F946, xc-row-F947, xc-row-F948, xc-row-F949, xc-row-F950, xc-row-F951, xc-row-F952, xc-row-F953, xc-row-F954, xc-row-F955, xc-row-F956, xc-row-F957, xc-row-F958, xc-row-F959, xc-row-F960, xc-row-F961, xc-row-F962, xc-row-F963, xc-row-F964, xc-row-F965, xc-row-F966, xc-row-F967, xc-row-F968, xc-row-F969, xc-row-F970, xc-row-F971, xc-row-F972, xc-row-F973, xc-row-F974, xc-row-F975, xc-row-F976, xc-row-F977, xc-row-F978, xc-row-F979, xc-row-F980, xc-row-F981, xc-row-F982, xc-row-F983, xc-row-F984, xc-row-F985, xc-row-F986, xc-row-F987, xc-row-F988, xc-row-F989, xc-row-F990, xc-row-F991, xc-row-F992, xc-row-F993, xc-row-F994, xc-row-F995, xc-row-F996, xc-row-F997, xc-row-F998, xc-row-F999, xc-row-F1000

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



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
GRANDVIEW RESERVE PHASE 2 (FILINGS 1 & 2) TOWNHOME TRACT SUMMARY												
A	46,349	1.06	P	P					X			GVRMD
B	69,146	1.59	P	P	X			X	X	X		GVRMD
C	12,608	0.29	P	P					X	X		GVRMD
D	8,167	0.19	P	P					X	X		GVRMD
E	8,686	0.20	P	P			X		X	X		GVRMD
F	32,685	0.75	P	P	X			X	X	X		GVRMD
G	12,825	0.29	P	P						X	X	GVRMD
H	4,082	0.09	P	P					X	X	X	GVRMD
J	19,709	0.45	P	P			X		X	X		GVRMD
K	15,462	0.35	P	P					X	X	X	GVRMD
L	4,570	0.10	P	P			X		X	X		GVRMD
M	101,384	2.33	P	P	X	X			X	X	X	GVRMD
N	29,385	0.67	P	P	X				X	X	X	GVRMD
O	8,968	0.21	P	P			X		X	X		GVRMD
P	7,794	0.18	P	P					X	X		GVRMD
Q	2,507	0.06	P	P					X	X		GVRMD
R	2,513	0.07	P	P					X	X		GVRMD
S	12,664	0.29	P	P					X	X		GVRMD
T	2,250	0.05	P	P			X		X	X		GVRMD
U	6,992	0.16	P	P					X	X		GVRMD
	1,718	0.04	P	P					X	X		GVRMD
GRANDVIEW RESERVE PHASE 2 (FILINGS 3 & 4) DUPLEX TRACT SUMMARY												
A	34,004	0.78	P	P					X	X	X	GVRMD
B	53,287	1.22	P	P	X			X	X	X		GVRMD
C	10,373	0.24	P	P					X	X		GVRMD
D	69,508	1.60	P	P					X	X		GVRMD
E	178,578	4.10	P	P	X				X	X		GVRMD
F	3,072	0.07	P	P	X				X	X		GVRMD
G	78,556	1.80	P	P	X	X			X	X	X	GVRMD
H	3,229	0.07	P	P					X	X		GVRMD
I	50,601	1.16	P	P	X				X	X		GVRMD
J	16,049	0.37	P	P					X	X		GVRMD
K	2,270	0.05	P	P					X	X		GVRMD
TOTAL	909,991	20.90					4.13	1.12	7.60			

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

GRANDVIEW RESERVE PHASE 2 OPEN SPACE TABLE	
	AREA (AC)
OPEN SPACE REQUIRED (10% OF SITE AREA)	6.86
OPEN SPACE PROVIDED*	20.90
USABLE RESIDENTIAL OPEN SPACE REQUIRED (25% OF REQUIRED GROSS OPEN SPACE)	1.72
USABLE RESIDENTIAL OPEN SPACE PROVIDED**	7.60

* EXCLUDES TRACTS IDENTIFIED FOR PARKING (REF. TRACT USE TABLE)
** TRACTS IDENTIFIED FOR PARK USABLE OPEN SPACE (REF. TRACT USE TABLE)

LEGEND

TRACT AREA
(*Contrast 1)

TRACT AREA
(*Contrast 2)

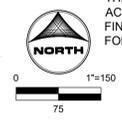
TOWNHOME AREA
(SINGLE FAMILY ATTACHED)

DUPLEX AREA
(SINGLE FAMILY ATTACHED)

**FILING LINE

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

(*) CONTRASTING HATCHES HAVE BEEN SHOWN IN TRACTS TO DISTINCTLY DIFFERENTIATE BETWEEN ADJACENT TRACT AREAS
(**) MULTIPLE FILINGS ARE ANTICIPATED WITHIN THE PHASE 2 PLAN AREA. FOUR FILING LIMITS HAVE BEEN SHOWN BUT MUST BE CONSTRUCTED IN SEQUENCE (1 THROUGH 4) TO PROVIDE REQUIRED ROAD AND UTILITY ACCESS. THE FILING LIMITS MAY BE REVISED AT TIME OF FINAL PLAT WITH COUNTY APPROVAL. REFER TO SHEET 6 FOR FILING LIMITS INFORMATION.



DRAWN BY: CVW JOB DATE: ---
 APPROVED: KEN JOB NUMBER: 201662
 CAD DATE: 1/28/2025
 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.2021\Tract_Plan_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



TRACT PLAN
TRACT PLAN

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			
Curve #	Length	Radius	Delta
C1	115.33	175.00	37°45'29"
C2	29.02	175.00	9°30'04"
C3	134.59	240.00	32°07'55"
C4	68.71	160.00	24°36'21"
C5	3.65	15.00	13°57'29"
C6	223.98	50.00	256°39'27"
C7	75.15	175.00	24°36'21"
C8	126.18	225.00	32°07'55"
C9	15.78	175.00	5°10'01"
C11	13.25	15.00	50°36'44"
C12	161.61	50.00	185°11'49"
C13	30.58	275.00	6°22'17"
C14	163.57	175.00	53°33'15"
C15	76.38	175.00	25°00'31"
C16	96.63	225.00	24°36'21"
C17	85.54	550.00	8°54'39"
C18	443.95	550.00	46°14'51"
C20	181.09	125.00	83°00'28"
C22	125.75	125.00	57°38'20"
C23	172.46	100.00	98°48'49"
C25	69.98	50.00	80°11'32"
C26	54.83	160.00	19°37'59"
C27	20.73	125.00	9°30'04"
C28	49.61	225.00	12°38'00"
C29	75.19	175.00	24°36'57"
C30	154.03	785.00	11°14'34"
C31	17.65	175.00	5°46'42"
C32	47.82	110.00	24°54'37"
C33	16.75	1150.00	0°50'05"
C34	39.42	125.00	18°04'13"
C35	70.36	560.00	7°11'57"
C36	575.45	950.00	34°42'22"
C37	112.73	1150.00	5°36'58"
C38	20.41	175.00	6°41'00"
C39	167.51	785.00	12°13'34"
C40	66.44	175.00	21°45'14"
C41	66.93	1150.00	3°20'04"
C42	63.81	225.00	16°15'00"
C43	296.96	1250.00	13°36'42"
C44	416.82	1050.00	22°44'41"

Curve Table			
Curve #	Length	Radius	Delta
C45	395.86	1061.00	21°22'37"
C46	299.58	1261.00	13°36'42"
C47	28.08	1025.00	1°34'11"
C48	22.94	225.00	5°50'28"
C49	38.28	525.00	4°10'38"
C50	35.07	1363.49	1°28'26"
C51	768.52	1668.20	26°23'43"
C52	53.14	225.00	13°31'56"
C53	20.00	525.00	2°10'58"
C54	74.76	60.00	71°23'20"
C55	254.75	1363.49	10°42'17"
C56	149.17	525.00	16°16'48"
C57	153.43	540.00	16°16'48"
C58	5.80	475.00	0°41'57"
C59	86.79	275.00	18°04'59"
C60	206.05	825.00	14°18'36"
C61	64.83	175.00	21°13'30"
C62	349.49	1150.00	17°24'45"
C63	856.84	950.00	51°40'39"
C64	121.52	232.50	29°56'47"
C65	135.91	475.00	16°23'36"
C66	304.49	1130.00	15°26'20"
C67	42.05	975.00	2°28'17"
C68	90.16	172.50	29°56'47"
C69	30.03	950.00	1°48'40"
C70	74.48	142.50	29°56'47"
C71	383.23	1261.00	17°24'45"
C72	379.88	1250.00	17°24'45"
C73	847.21	850.00	57°06'29"
C74	836.25	839.00	57°06'29"
C75	44.28	110.00	23°03'55"
C76	30.56	50.00	35°01'24"

Line Table		
Line #	Length	Direction
L1	34.00	N 5°51'25" E
L2	19.93	N 5°51'25" E
L3	100.43	N 84°34'21" E
L4	12.18	N 76°37'01" W
L5	25.16	S 71°15'04" W
L6	35.04	N 84°08'35" W
L7	118.13	N 48°59'37" W
L8	78.57	S 84°08'35" E
L9	32.89	N 5°51'25" E
L10	85.00	S 84°08'35" E
L11	25.16	N 71°15'04" E
L12	35.04	S 84°08'35" E
L13	15.00	S 5°51'25" W
L14	7.29	S 76°37'01" E
L15	52.50	S 75°45'42" W
L16	66.00	S 88°07'35" W
L17	115.57	N 1°52'25" W
L18	54.80	N 11°55'13" W
L19	58.00	N 22°47'02" W
L20	76.34	N 50°14'26" E
L21	84.66	S 41°00'23" W
L22	232.00	N 48°59'37" W
L23	66.87	N 41°00'23" E
L24	16.78	S 86°00'23" W
L25	124.00	S 41°00'23" W
L26	27.78	S 3°59'37" E
L27	25.41	S 48°59'37" E
L28	33.20	S 84°34'21" W
L29	25.16	N 71°15'04" E
L30	35.04	S 84°08'35" E
L31	291.84	N 5°51'25" E
L32	107.96	S 86°56'46" W
L33	48.00	S 35°03'39" E
L34	50.54	S 27°19'06" E
L35	50.14	S 16°17'13" E
L36	82.00	S 14°23'01" E
L37	89.20	S 75°36'59" W
L38	64.60	S 23°52'20" E
L39	232.00	S 48°59'37" E
L40	85.00	S 41°00'23" W
L41	48.69	S 41°10'37" E
L42	239.65	S 48°59'37" W
L43	18.61	S 41°06'39" W
L44	174.68	S 48°58'55" E
L45	216.56	S 41°00'23" W
L46	141.92	N 49°18'05" W
L47	78.64	N 41°00'23" E
L48	27.78	S 3°59'37" E
L49	77.61	S 41°00'23" W
L50	53.76	N 41°00'23" E
L51	85.00	S 48°59'37" E
L52	580.00	N 41°00'23" E
L53	85.00	N 48°59'37" W
L54	44.26	N 86°10'59" E
L55	73.60	S 48°59'37" E
L56	664.99	S 41°00'23" W
L57	27.27	S 84°56'44" W
L58	107.99	N 48°59'37" W
L59	27.78	N 4°00'09" W
L60	146.56	S 48°59'37" E

Line Table		
Line #	Length	Direction
L61	147.42	N 49°00'52" W
L62	27.86	N 85°59'51" E
L63	108.07	S 48°59'37" E
L64	27.79	S 3°59'37" E
L65	73.65	S 48°59'37" W
L66	15.02	S 85°58'59" W
L67	18.85	N 48°59'37" W
L68	0.64	N 48°59'37" W
L70	175.40	N 41°00'23" E
L72	15.00	N 75°01'04" E
L73	45.42	S 84°02'52" E
L74	85.00	N 41°00'23" E
L75	232.00	N 48°59'37" W
L76	85.00	S 41°00'23" W
L77	10.00	N 48°59'40" W
L78	50.02	S 40°59'19" W
L79	21.91	S 49°00'41" E
L80	27.87	S 4°00'41" E
L81	73.64	N 48°59'37" W
L82	232.00	S 41°00'23" W
L83	92.61	S 74°03'43" E
L84	116.00	N 15°56'17" E
L85	143.74	N 5°21'16" W
L86	85.00	S 84°34'21" W
L87	10.00	N 5°25'39" W
L88	85.00	N 84°34'21" E
L89	232.00	N 5°25'39" W
L90	84.87	S 84°34'21" W
L91	41.25	N 74°50'00" E
L92	5.92	S 44°12'14" E
L93	85.00	S 45°47'46" W
L94	36.83	S 36°24'05" E
L95	199.38	S 44°12'14" E
L96	114.10	S 42°29'43" E
L97	115.77	S 34°37'01" E
L98	79.91	N 55°22'59" E
L99	76.93	N 55°22'59" E
L100	29.26	N 25°22'59" E
L101	25.82	S 78°30'15" E
L102	80.95	S 55°22'59" W
L103	20.51	N 56°14'27" W
L104	116.00	N 34°30'51" W
L105	125.95	N 37°23'23" W
L106	237.38	N 44°47'53" W
L107	120.86	N 41°50'36" W
L108	126.65	N 51°04'42" W
L109	124.29	N 58°51'22" W
L110	123.92	N 66°32'57" W
L111	122.53	N 76°28'26" W
L112	116.00	N 78°54'36" W
L113	85.00	S 11°05'24" W
L114	7.74	N 78°54'36" W
L115	50.00	S 11°05'24" W
L116	35.58	S 78°54'36" E
L117	34.96	S 38°07'58" E
L118	75.33	N 86°06'33" W
L119	97.09	N 11°05'24" E
L120	20.13	N 78°54'36" W
L121	30.00	N 11°05'24" E
L122	146.34	S 78°54'36" E
L123	446.79	S 44°12'14" E

Line Table		
Line #	Length	Direction
L124	39.37	N 55°09'59" E
L125	42.69	S 53°13'21" W
L126	116.23	N 80°41'31" W
L127	9.92	N 5°25'39" W
L128	85.00	S 84°34'21" W
L129	15.00	S 55°59'09" E
L130	80.95	N 55°22'59" E
L131	27.71	N 85°22'59" E
L132	379.52	S 41°00'23" W
L133	73.85	N 48°59'37" W
L134	22.63	N 4°13'35" W
L135	69.92	S 48°59'37" E
L136	91.83	N 55°29'09" E
L137	116.00	N 41°00'23" E
L138	91.35	N 48°59'37" W
L139	49.93	N 44°40'02" E
L140	11.00	S 59°24'28" W
L141	446.79	N 44°12'14" W
L142	27.49	S 89°50'58" E
L143	153.53	S 48°59'37" E
L144	41.09	S 4°25'28" E
L145	100.00	N 25°46'22" W
L146	30.08	S 36°48'47" W
L147	210.00	S 41°00'23" W
L148	100.00	S 48°59'37" E
L149	50.00	S 41°00'23" W
L150	100.00	N 87°28'30" E
L151	270.00	S 41°00'23" W
L152	22.56	S 46°33'56" W
L153	28.80	S 83°05'59" W
L154	58.46	S 54°11'31" W
L155	61.94	S 32°30'22" W
L156	60.42	S 10°27'47" W
L157	61.94	S 11°34'48" E
L158	60.41	S 33°37'15" E
L159	61.94	S 55°39'42" E
L160	40.68	S 84°11'35" E
L161	22.54	S 78°30'15" E
L162	33.49	S 54°16'25" E
L163	100.00	N 34°52'25" E
L164	100.00	S 33°18'14" W
L165	301.67	S 57°37'16" E
L166	36.35	S 59°10'11" E
L167	40.21	S 65°36'37" E
L168	40.21	S 72°42'11" E
L169	40.21	S 79°47'44" E
L170	40.21	S 86°53'18" E
L171	40.14	N 86°01'29" E
L172	100.00	N 7°30'57" W
L173	57.07	S 13°21'25" E
L174	8.56	N 50°16'58" E
L175	210.92	S 39°43'39" E
L176	34.56	S 41°56'15" E
L177	34.56	S 45°06'23" E
L178	34.56	S 48°16'31" E
L179	34.56	S 51°26'38" E
L180	34.56	S 54°36'33" E
L181	100.00	N 33°48'10" E
L182	100.00	S 28°07'38" W
L183	145.71	S 28°07'38" W

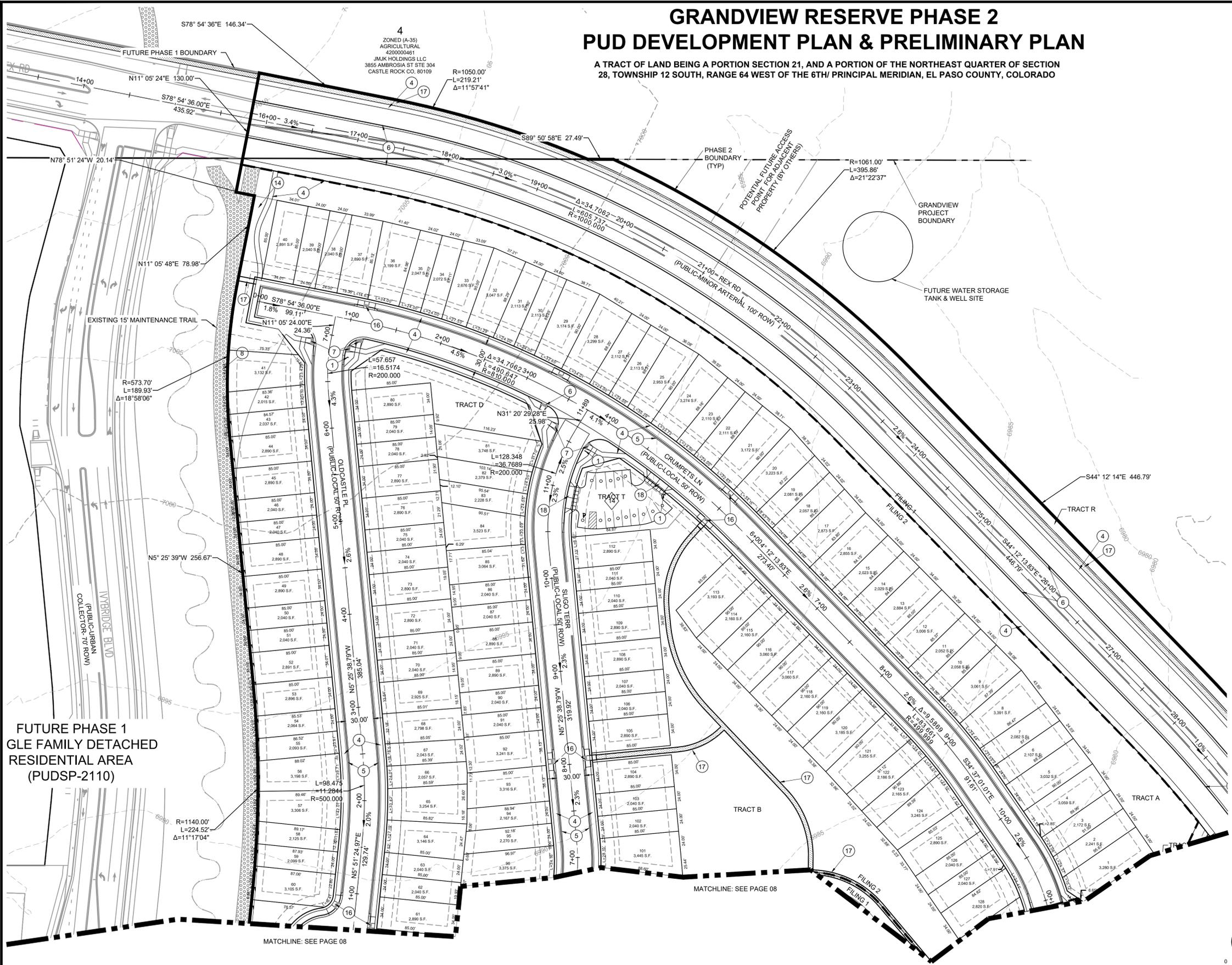
Line Table		
Line #	Length	Direction
L184	211.52	N 60°22'39" W
L185	159.27	N 53°13'21" W
L186	167.33	N 49°18'05" W
L187	45.93	S 83°09'13" E
L188	98.31	S 50°16'58" W
L189	32.50	S 62°03'08" E
L190	34.56	S 65°10'47" E
L191	34.59	S 68°20'55" E
L192	34.56	S 71°31'07" E
L193	34.59	S 74°41'19" E
L194	34.56	S 77°51'31" E
L195	34.56	S 81°01'39" E
L196	34.59	S 84°11'51" E
L197	100.00	N 4°13'01" E
L198	15.00	S 2°02'03" W
L199	288.88	S 2°02'03" W
L200	15.00	N 72°44'18" W
L201	122.04	S 65°27'05" W
L202	23.97	N 31°44'28" W
L203	15.00	S 14°14'45" E
L204	100.00	N 39°03'15" E
L205	29.84	S 64°13'38" E
L206	56.81	S 25°46'22" W
L207	63.20	S 73°55'09" W
L208	322.91	N 41°00'23" E
L209	90.00	N 48°59'37" W
L210	7.97	N 41°00'23" W
L211	44.08	N 87°28'30" E
L212	45.85	S 24°39'02" E
L213	90.00	S 65°20'58" W
L214	180.00	S 24°40'16" E
L215	90.01	N 65°20

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

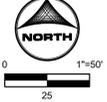


LINWORK LEGEND

- MATCH LINE
 - PR PHASE 2 BOUNDARY
 - PR FILING BOUNDARY
 - EX PROPERTY LINE
 - PR EASEMENT LINE
 - EX EASEMENT LINE
 - PR RIGHT OF WAY
 - *FUT RIGHT OF WAY
 - *FUT CHANNEL FLOWLINE
 - PR LOT LINE
 - *FUT LOT LINE
 - PR SWALE
 - PR TRAIL (5' TYP.)
 - PR MAINTENANCE ROAD (15' TYP.)
 - *FUT MAINTENANCE ROAD (15' TYP.)
 - PR CURB & GUTTER
 - *FUT CURB & GUTTER
 - PR SIDEWALK
 - PR CONCRETE
 - PR RIP-RAP
 - PR POND RIM
 - EX INDEX CONTOUR
 - EX INTER. CONTOUR
 - EX 100 YR FLOODPLAIN
- (*) FUTURE REFERS TO FUTURE SUBDIVISIONS OF ADJACENT DEVELOPMENTS SEPARATE FROM THIS PUD DEVELOPMENT PLAN

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 (NOT UTILIZED)
- 16 PR CONCRETE PARALLEL CURB RAMP
- 17 PR TRAIL (5' TYP.) 4" MIN. CRUSHED GRAVEL OR FINES
- 18 PARKING LOT DRIVEWAY (SEE STANDARD DETAIL SD_2-24)



FUTURE PHASE 1
GLE FAMILY DETACHED
RESIDENTIAL AREA
(PUDSP-2110)

DRAWN BY: CVW JOB DATE: ---
APPROVED: KMH JOB NUMBER: 201662
CAD DATE: 1/28/2025
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.2021\Site_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



LAND USE REVIEW FILE NO: PUDSP-23-006

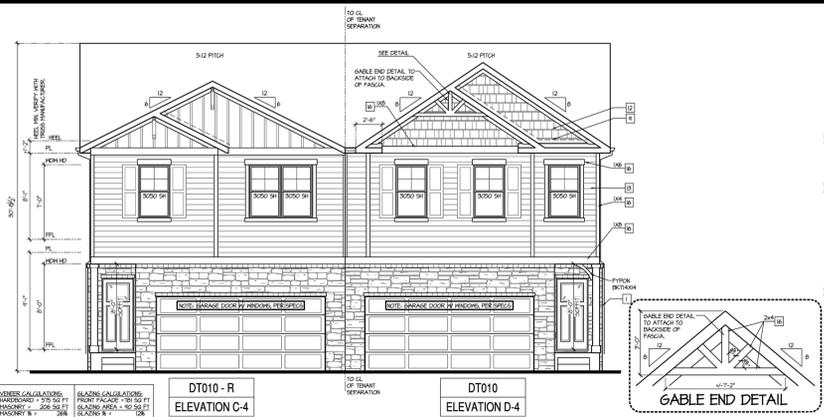
SITE PLAN
PRELIMINARY PLAN - 1 OF 4

SHEET
SP
07



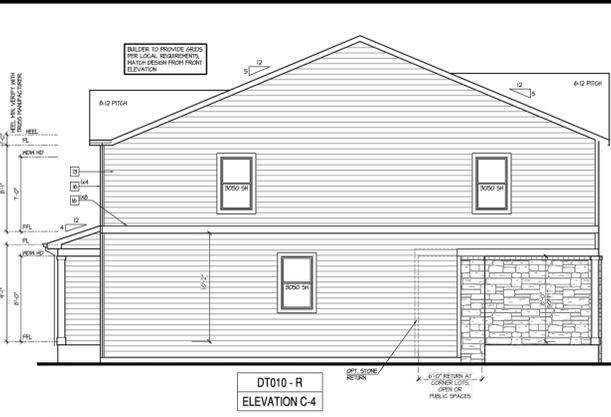
DT010 ELEVATION D DT010 - R ELEVATION C

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



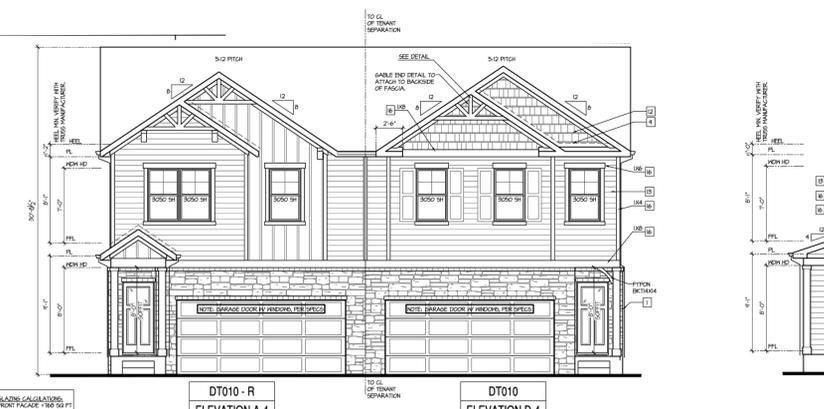
DT010 ELEVATION D-4

Right Elevation 'D-4' at Crawl Space



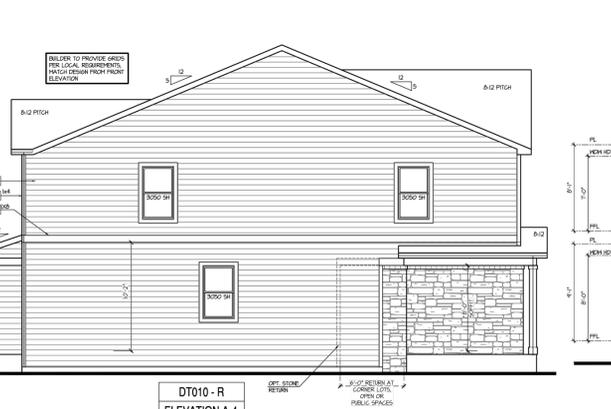
DT010 ELEVATION D DT010 - R ELEVATION A

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



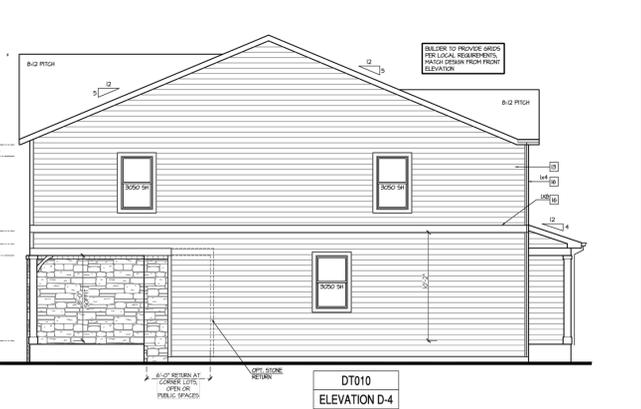
DT010 - R ELEVATION A-4 DT010 ELEVATION D-4

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



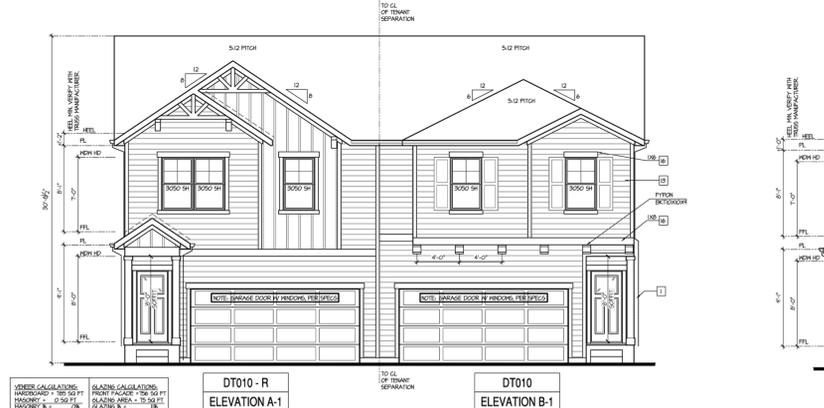
DT010 ELEVATION D-4

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



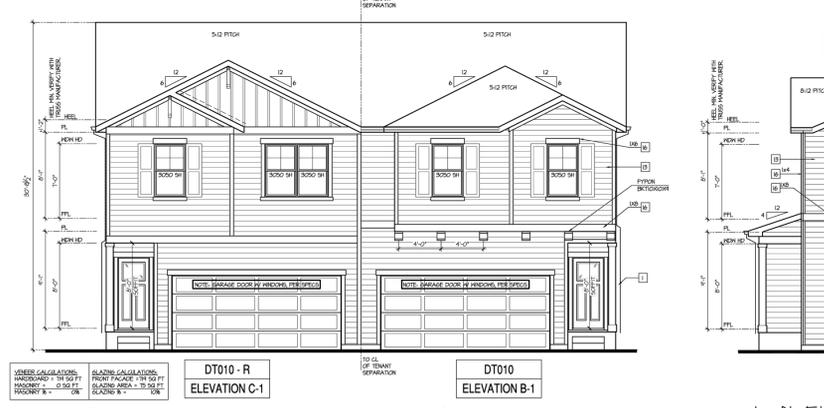
DT010 ELEVATION B-1

Right Elevation 'B-1' at Crawl Space



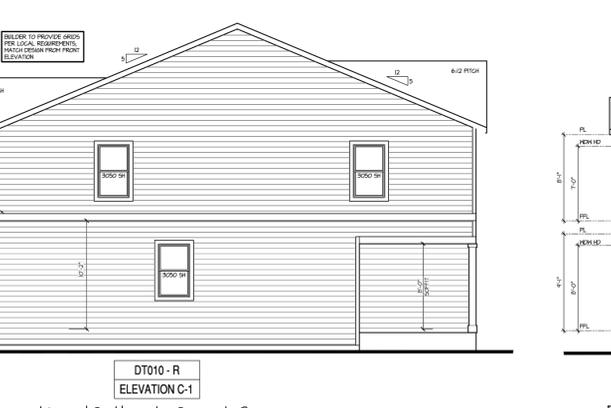
DT010 ELEVATION B DT010 - R ELEVATION C

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



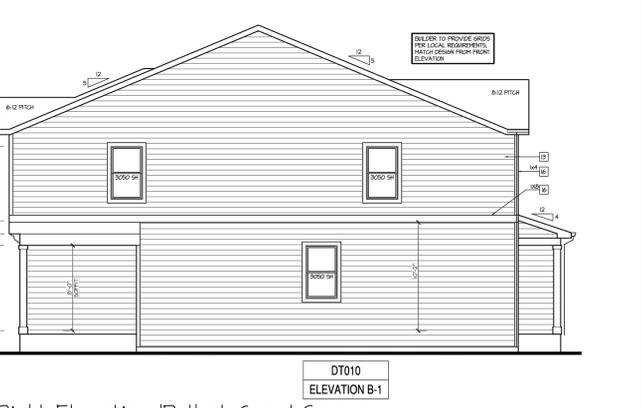
DT010 - R ELEVATION C-1 DT010 ELEVATION B-1

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

LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: AXB JOB DATE: 12/12/2023 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 APPROVED: KMH JOB NUMBER: 201662
 CAD DATE: 1/28/2025
 CAD FILE: J:\2020\201662\CAD\DWGS\CIPUD_Phase_2_662.2021\PUDElevations_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



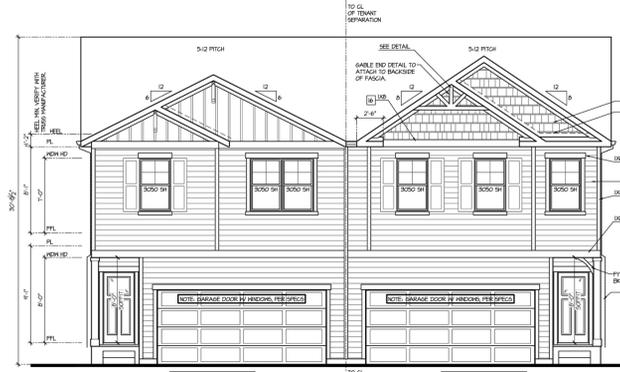
ELEVATIONS
 ELEVATIONS 1 OF 3
 SHEET

 04



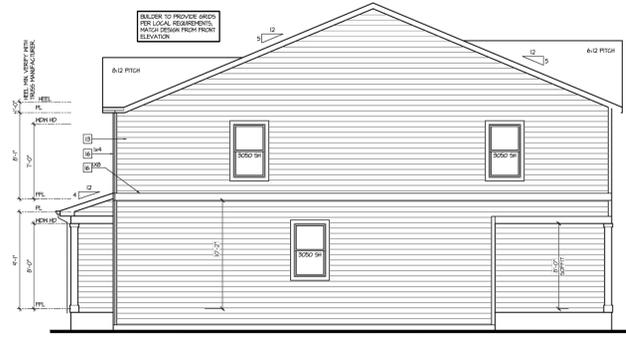
DT010 ELEVATION D
DT010 - R ELEVATION C

Rear Elevation - Building Type (DT010 + DT010) 'C'/D' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0\"/>



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

Front Elevation - Building Type (DT010 + DT010) 'C-1'/D-1' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0\"/>



DT010 - R ELEVATION C-1

Left Elevation 'C-1' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0\"/>



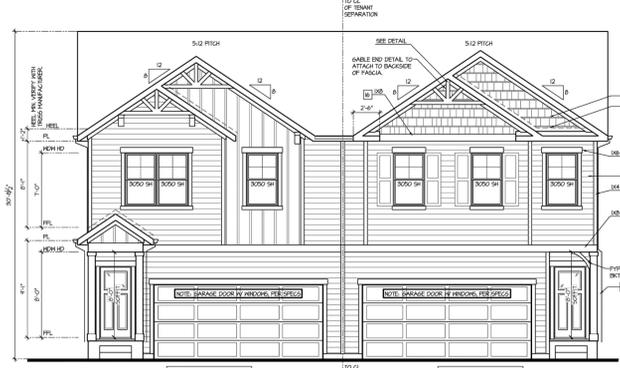
DT010 ELEVATION D-1

Right Elevation 'D-1' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0\"/>



DT010 ELEVATION D
DT010 - R ELEVATION A

Rear Elevation - Building Type (DT010 + DT010) 'A'/D' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0\"/>



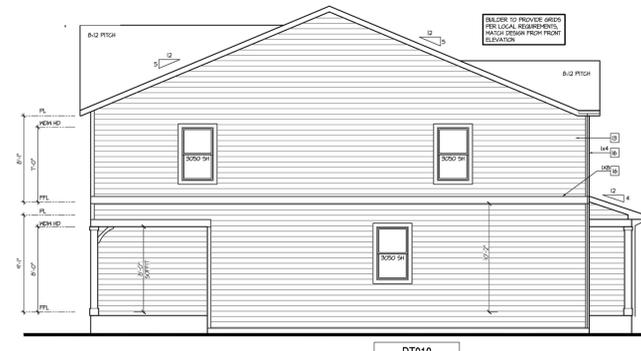
DT010 - R ELEVATION A-1
DT010 ELEVATION D-1

Front Elevation - Building Type (DT010 + DT010) 'A-1'/D-1' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0\"/>



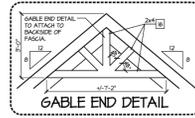
DT010 - R ELEVATION A-1

Left Elevation 'A-1' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0\"/>



DT010 ELEVATION D-1

Right Elevation 'D-1' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0\"/>

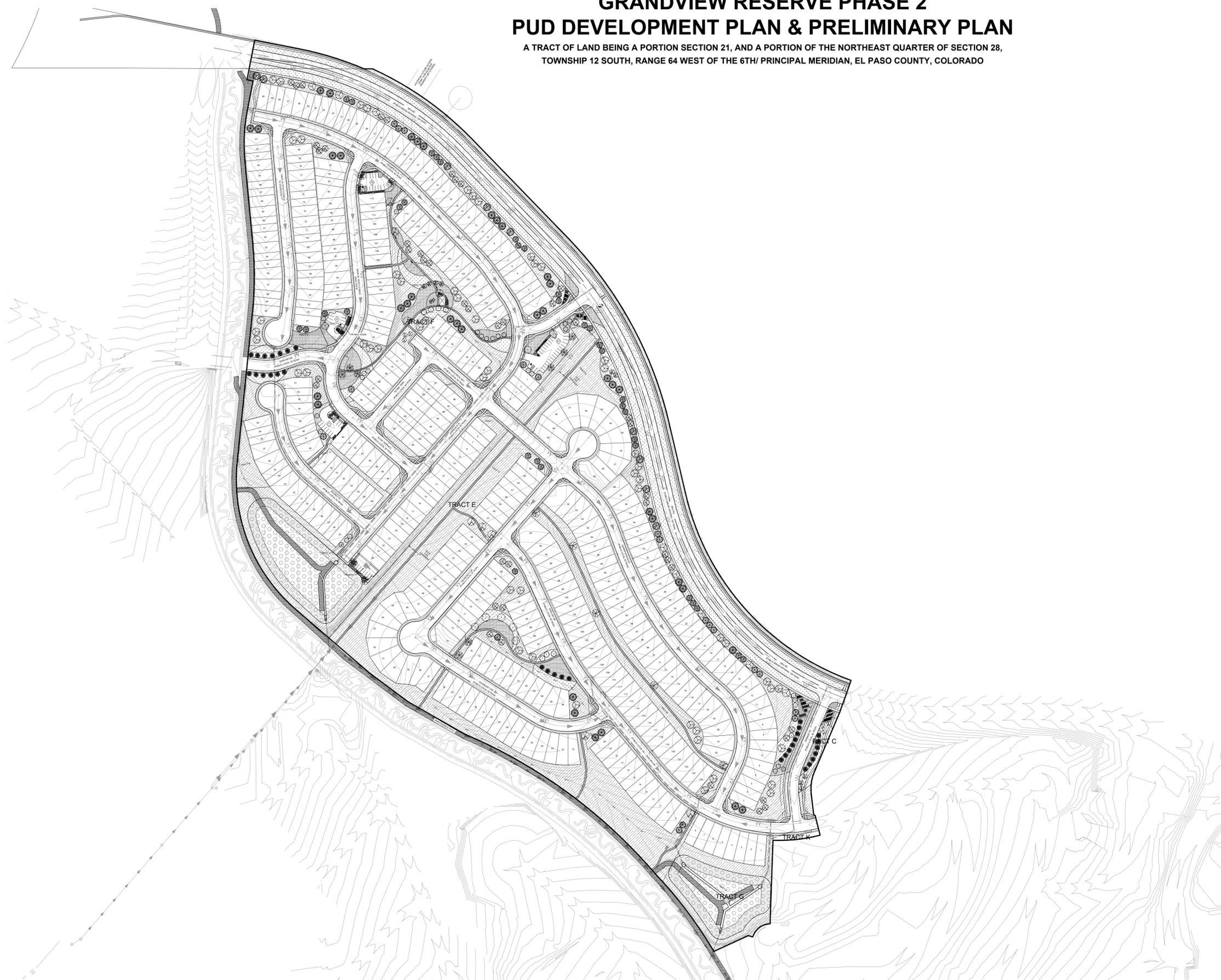


NO.	DATE	BY	REVISION DESCRIPTION

HUHN, KEN, 1/28/2025 2:22 PM

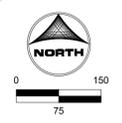
GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	ENVIRO TURF SOD IRRIGATED. HYBRID BLEND OF FESCUE AND OTHER DROUGHT-TOLERANT GRASSES. INSTALLED PER SUPPLIER'S SPECIFICATIONS. IRRIGATED 1-2 TIMES PER WEEK.
	2-4" BLUE GREY RIVER ROCK TO BE ROCK NOTED ABOVE OR APPROVED EQUAL. WEED BARRIER FABRIC IS TO BE INSTALLED IN ALL LOCATIONS. INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	1-1/2" DENVER GRANITE TO BE ROCK NOTED ABOVE OR APPROVED EQUAL. WEED BARRIER FABRIC IS TO BE INSTALLED IN ALL LOCATIONS. INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: JAG JOB DATE: 1/28/2025
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 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\IPUD\Landscape_Plan_PUD

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0 1"

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



LANDSCAPE
 LANDSCAPE PLAN (OVERALL)

SHEET
L.02
 15

HR GREEN Xref: xc-dgn-PH2; xc-udl-PH2; xc-rows-PH2; 01-XC-channel; xv-row-662; xv-dgn; 662; xv-udl; 662; xv-arcn-dm01; PH2_PUD_key_map_OVR_P2; xc-parcels-PH2; xl-3D-XREF-PH2; PLAN AND PROFILE; A-dgn-PH2

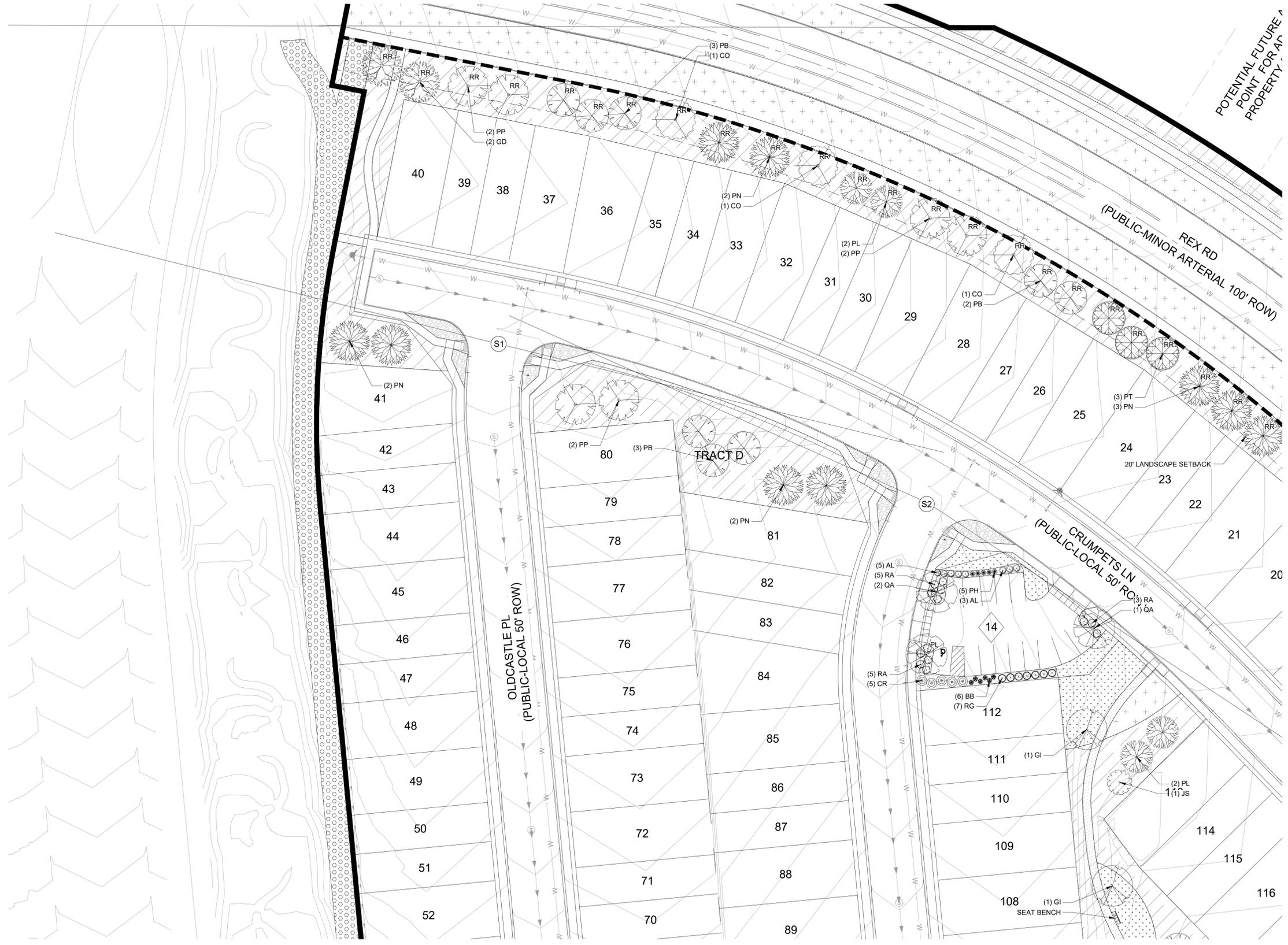
HUHN, KEN, 1/28/2025 2:22 PM

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



POTENTIAL FUTURE POINT FOR AC PROPERTY, AC

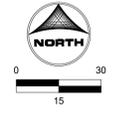
REX RD
(PUBLIC-MINOR ARTERIAL 100' ROW)

CRUMPETS LN
(PUBLIC-LOCAL 50' ROW)

OLDCASTLE PL
(PUBLIC-LOCAL 50' ROW)

TRACT D

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
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GRANDVIEW RESERVE - PHASE 2
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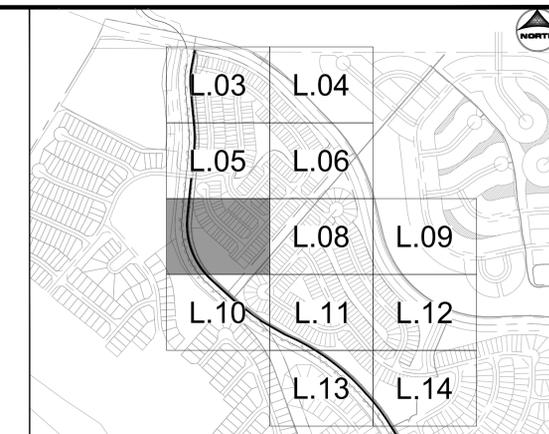
LANDSCAPE
 LANDSCAPE PLAN

SHEET
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HUHN, KEN, 1/28/2025 2:23 PM

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



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HR GREEN - COLORADO SPRINGS
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GRANDVIEW RESERVE - PHASE 2
 D.R. HORTON
 EL PASO COUNTY, CO

LANDSCAPE
 LANDSCAPE PLAN

SHEET
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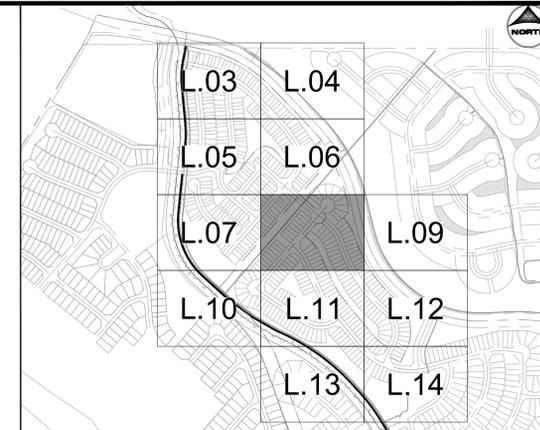
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HUHN, KEN, 1/28/2025 2:23 PM

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

GROUND COVER LEGEND

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

LANDSCAPE
 LANDSCAPE PLAN

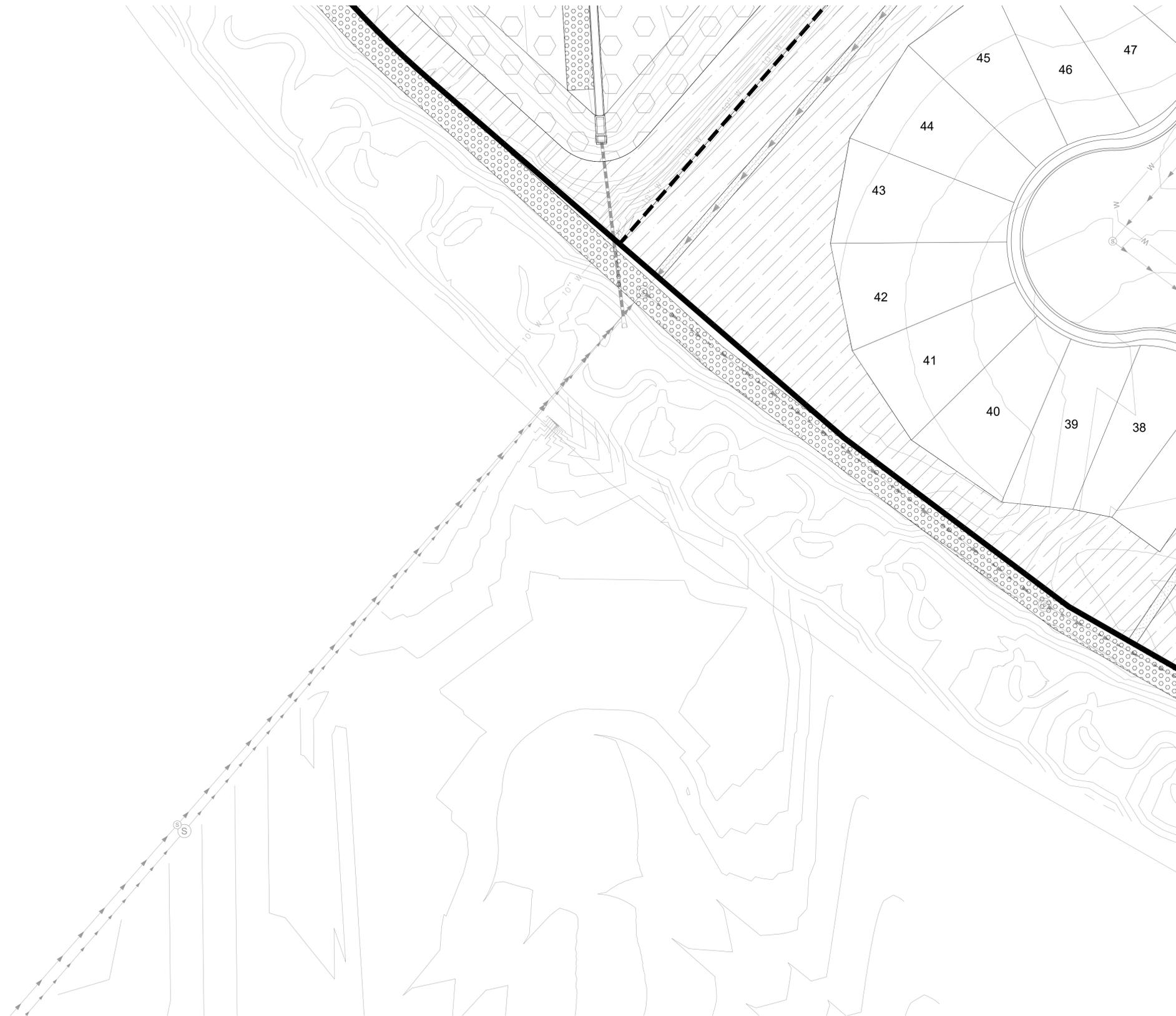
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LAND USE REVIEW FILE NO: PUDSP-23-006

HUHN, KEN, 1/28/2025 2:23 PM

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,
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KEY MAP
SCALE: NTS

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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
 LANDSCAPE PLAN

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

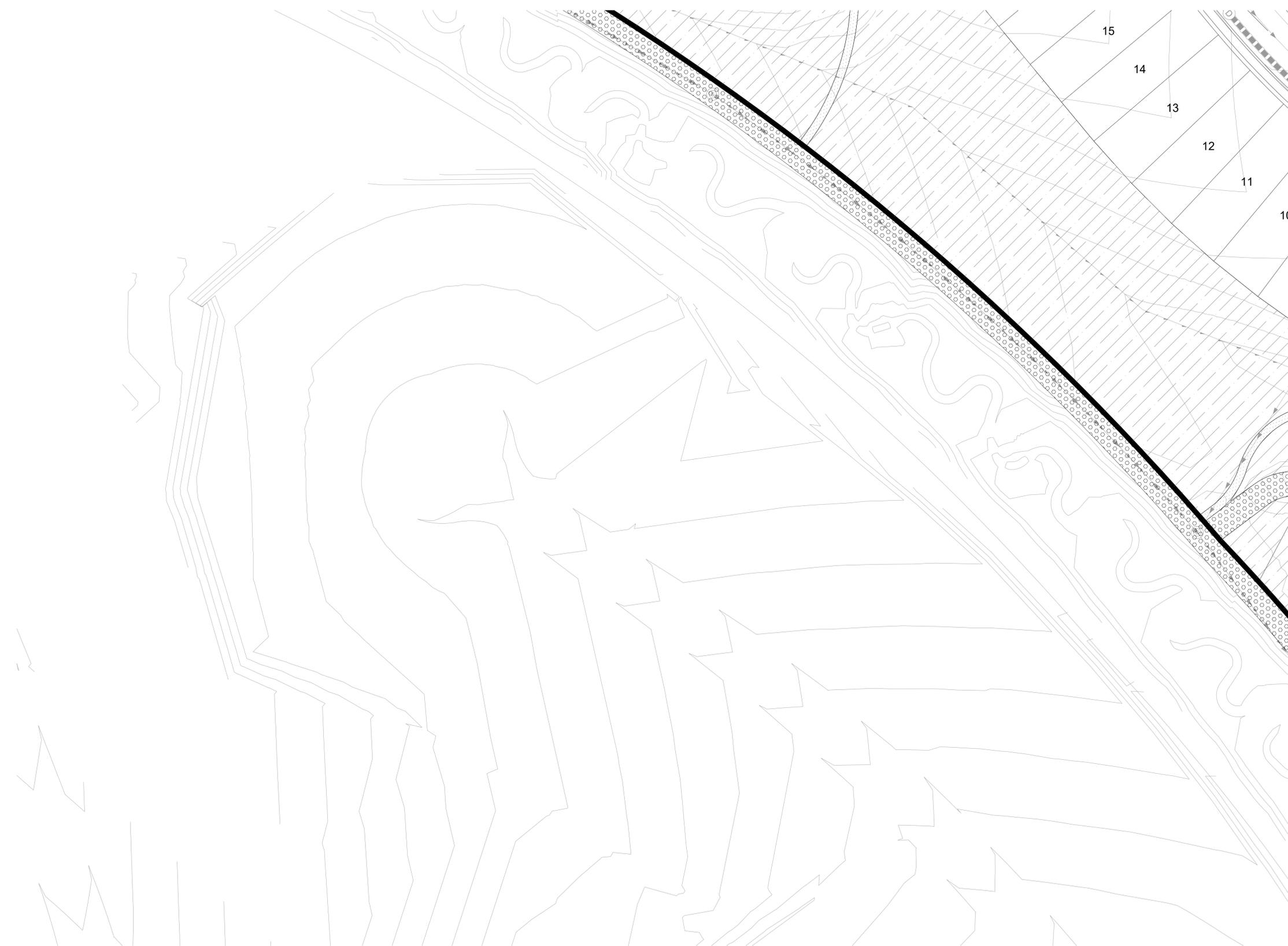
HUHN, KEN, 1/28/2025 2:23 PM

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,
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KEY MAP
SCALE: NTS



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



LANDSCAPE
 LANDSCAPE PLAN

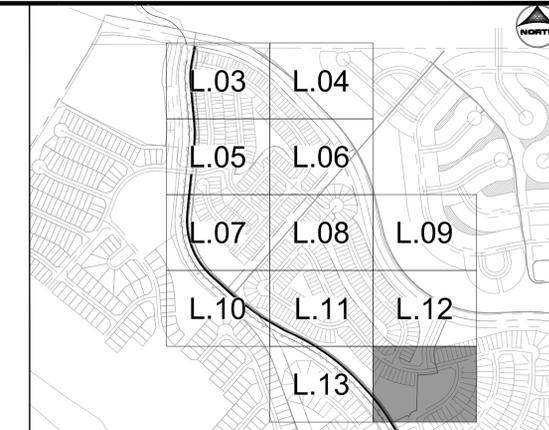
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HUHN, KEN, 1/28/2025 2:23 PM

GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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KEY MAP
SCALE: NTS



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

D-R-HORTON
America's Builder

LANDSCAPE
 LANDSCAPE PLAN

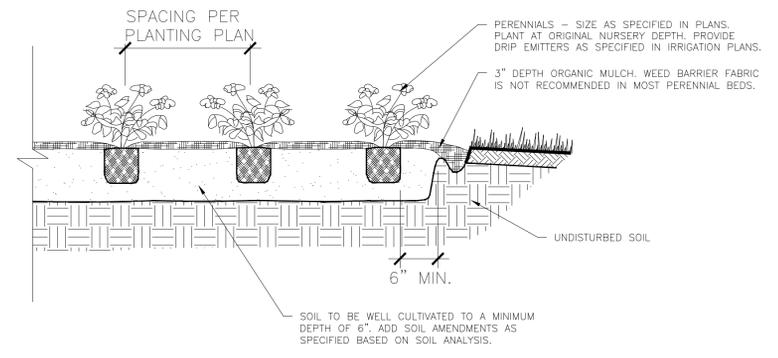
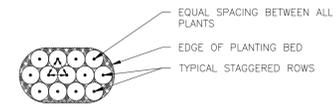
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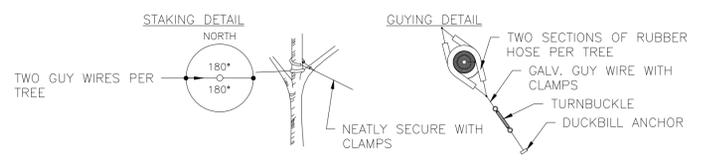
- NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 - ALL PERENNIALS PLANTED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

*WHEN PLANTING MASSES OF SHRUBS, GROUNDCOVER, PERENNIALS, AND ANNUALS, THIS DIAGRAM SHALL BE FOLLOWED.



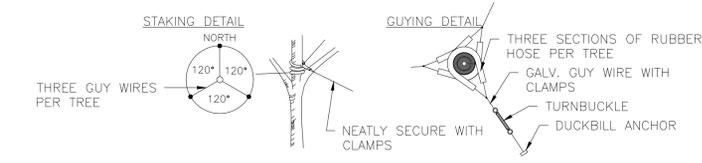
1 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS

- GUYING STANDARDS
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF 3/8" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - 1/2" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - TWO (2) TURNBUCKLES, EYE AND EYE TYPE, 3/8" THREAD DIAMETER WITH 3" TAKE-UP
 - FOUR (4) 1/8" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH 1/4" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



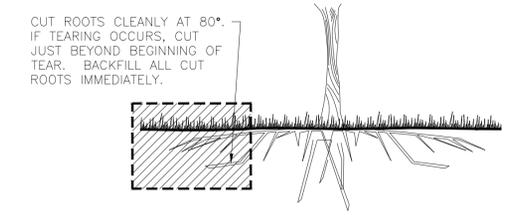
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

- GUYING STANDARDS
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF 3/8" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - 1/2" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - THREE (3) TURNBUCKLES, EYE AND EYE TYPE, 3/8" THREAD DIAMETER WITH 3" TAKE-UP
 - SIX (6) 1/8" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH 1/4" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



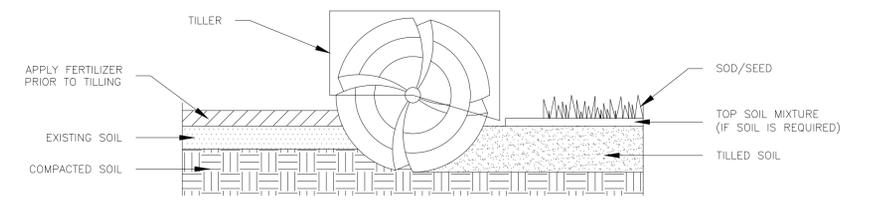
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

2 TYP. GUYING DETAIL
SCALE: NTS

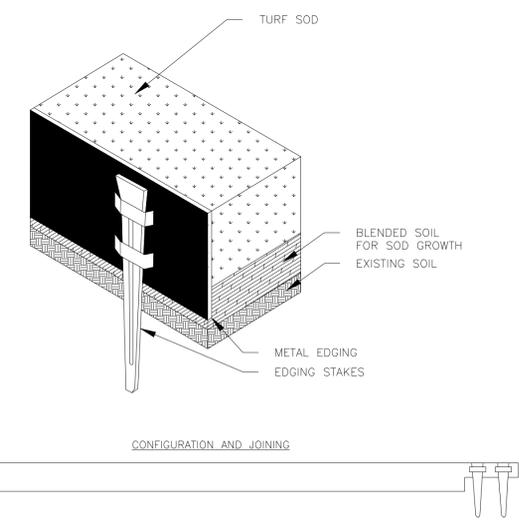


3 TYP. ROOT PRUNING DETAIL
SCALE: NTS

- 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.

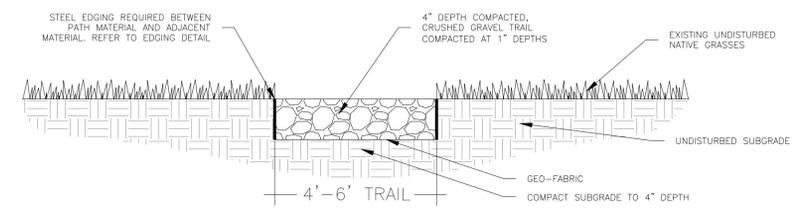


4 TYP. SOIL PREPARATION (ALL AREAS)
SCALE: NTS



- 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



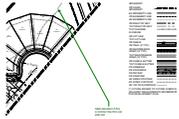
6 TYP. CRUSHED GRAVEL TRAIL
SCALE: NTS

NO.	DATE	BY	REVISION DESCRIPTION



V4_PUDSP.pdf Markup Summary

dsdparsons (7)



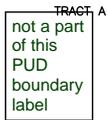
Subject: Callout
Page Label: [8] 08 PRELIMINARY PLAN - 2 OF 4
Author: dsdparsons
Date: 2/18/2025 5:15:19 PM
Status:
Color: ■
Layer:
Space:

label elevation if this a contour line thru out plan set



Subject: Callout
Page Label: [8] 08 PRELIMINARY PLAN - 2 OF 4
Author: dsdparsons
Date: 2/18/2025 5:17:05 PM
Status:
Color: ■
Layer:
Space:

are the 30' wide lots build-able with setbacks?



Subject: Text Box
Page Label: [10] 10 PRELIMINARY PLAN - 4 OF 4
Author: dsdparsons
Date: 2/18/2025 5:18:23 PM
Status:
Color: ■
Layer:
Space:

not a part of this PUD boundary label



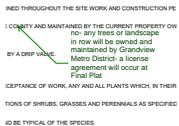
Subject: Callout
Page Label: [14] 14 LANDSCAPE COVER SHEET
Author: dsdparsons
Date: 2/19/2025 8:24:44 AM
Status:
Color: ■
Layer:
Space:

This is a district responsibility; the district has mills for CCRs enforcement; the likely hood of HOA maintaining is slim at this price point. Which district provide name



Subject: Callout
Page Label: [14] 14 LANDSCAPE COVER SHEET
Author: dsdparsons
Date: 2/19/2025 8:19:33 AM
Status:
Color: ■
Layer:
Space:

the develop should be putting the landscape in not the HOA- the HOA will not have any money



Subject: Callout
Page Label: [14] 14 LANDSCAPE COVER SHEET
Author: dsdparsons
Date: 2/19/2025 8:20:56 AM
Status:
Color: ■
Layer:
Space:

no- any trees or landscape in row will be owned and maintained by Grandview Metro District- a license agreement will occur at Final Plat

DATE	TIME	BY	REVISION
2/19/2025	8:51:25 AM	dsdparsons	14 LANDSCAPE COVER SHEET

DESCRIPTION	DATE	BY
14 LANDSCAPE COVER SHEET	2/19/2025	dsdparsons

REVISION	DATE	BY
1	2/19/2025	dsdparsons

Subject: Callout
Page Label: [14] 14 LANDSCAPE COVER SHEET
Author: dsdparsons
Date: 2/19/2025 8:51:25 AM
Status:
Color: ■
Layer:
Space:

provide all the internal roads, linear footage, what is required and what will be provided by CCRs (this is the alternative Plan- less trees but some). Note: internal roads planting design are not depicted but required per CCRs; homeowner will choose location and species, as applicants alternative plan. Homeowner will install and maintain trees/shrubs on private lots