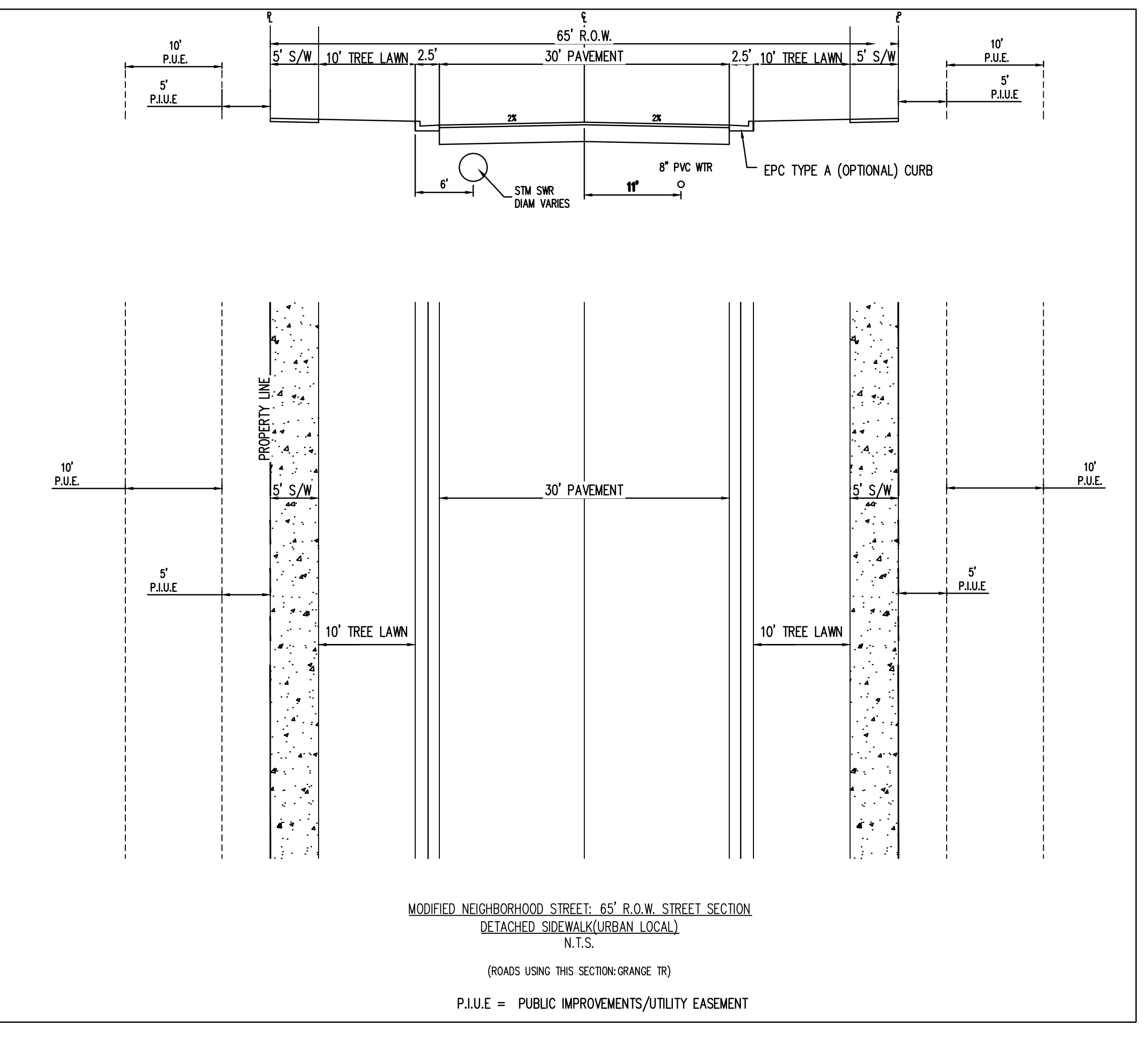
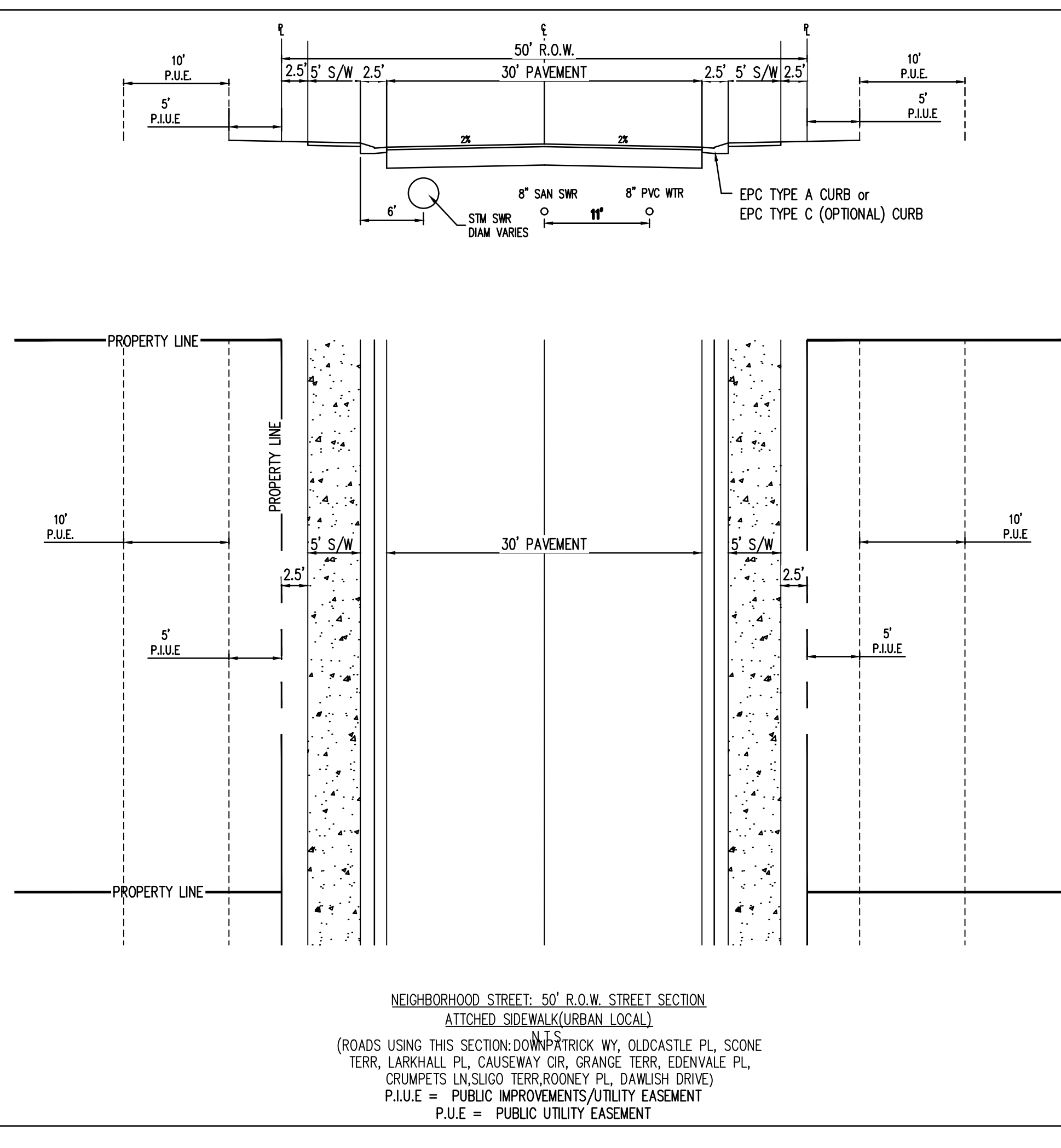
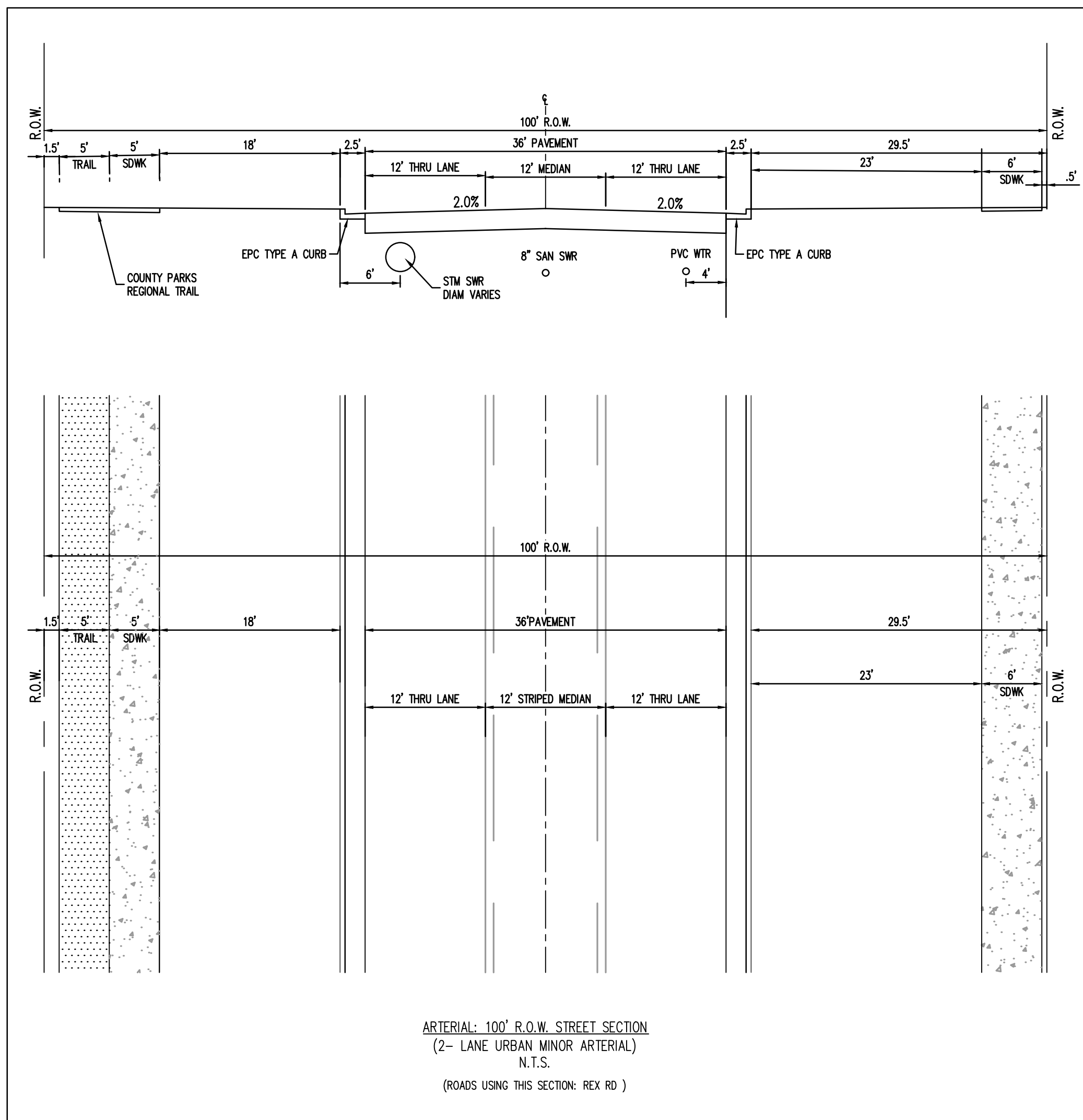
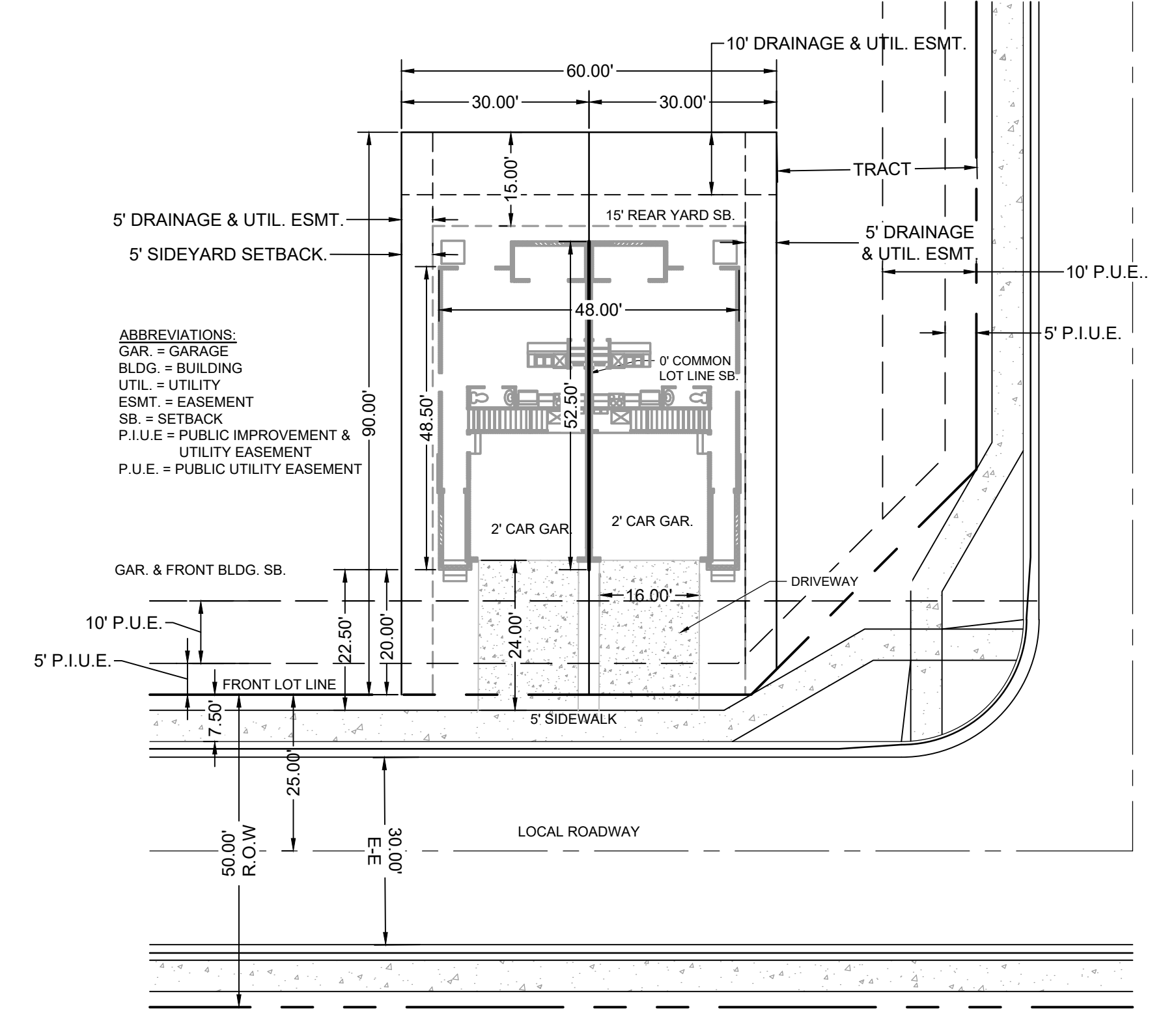
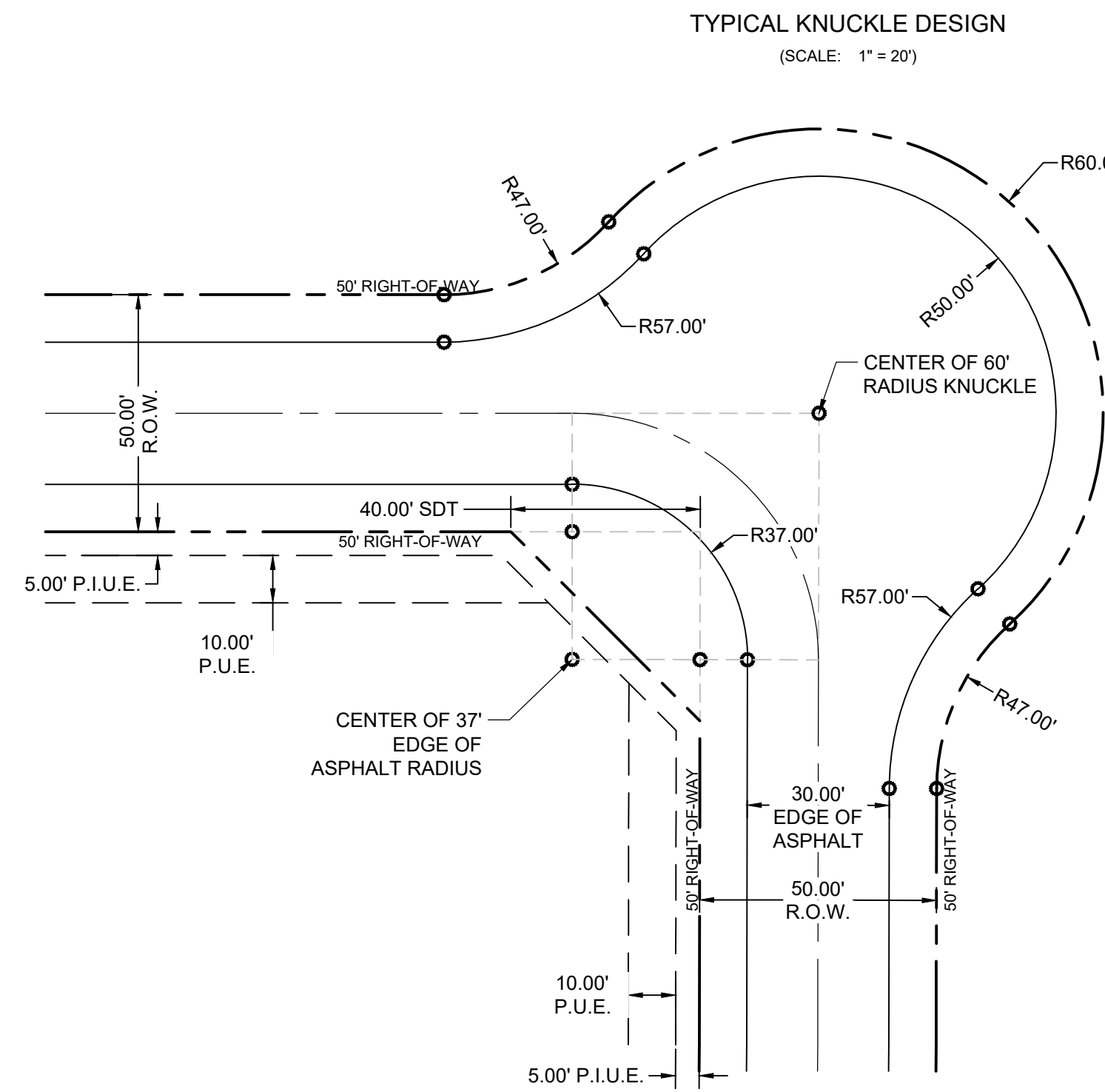
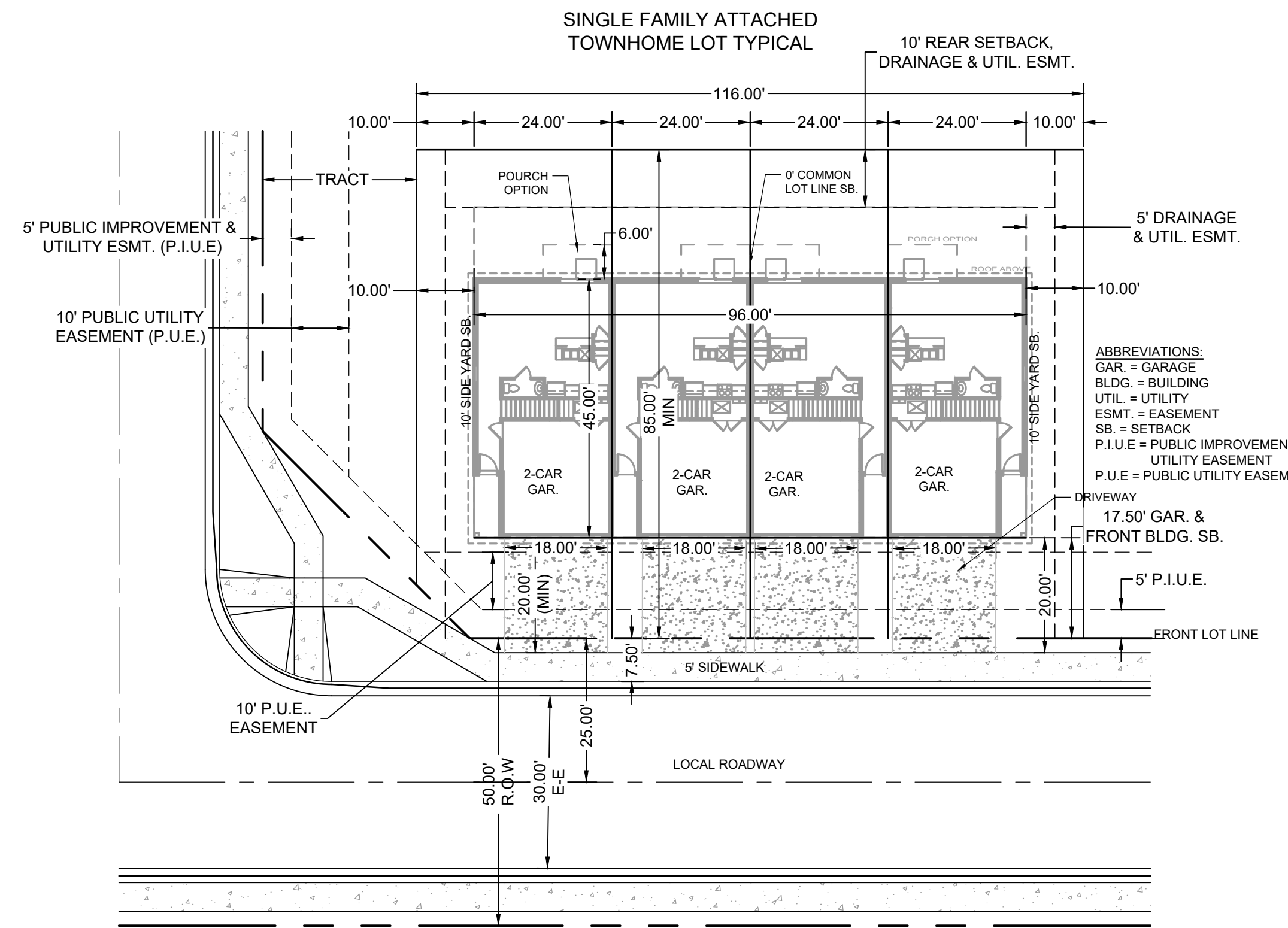


GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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.
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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



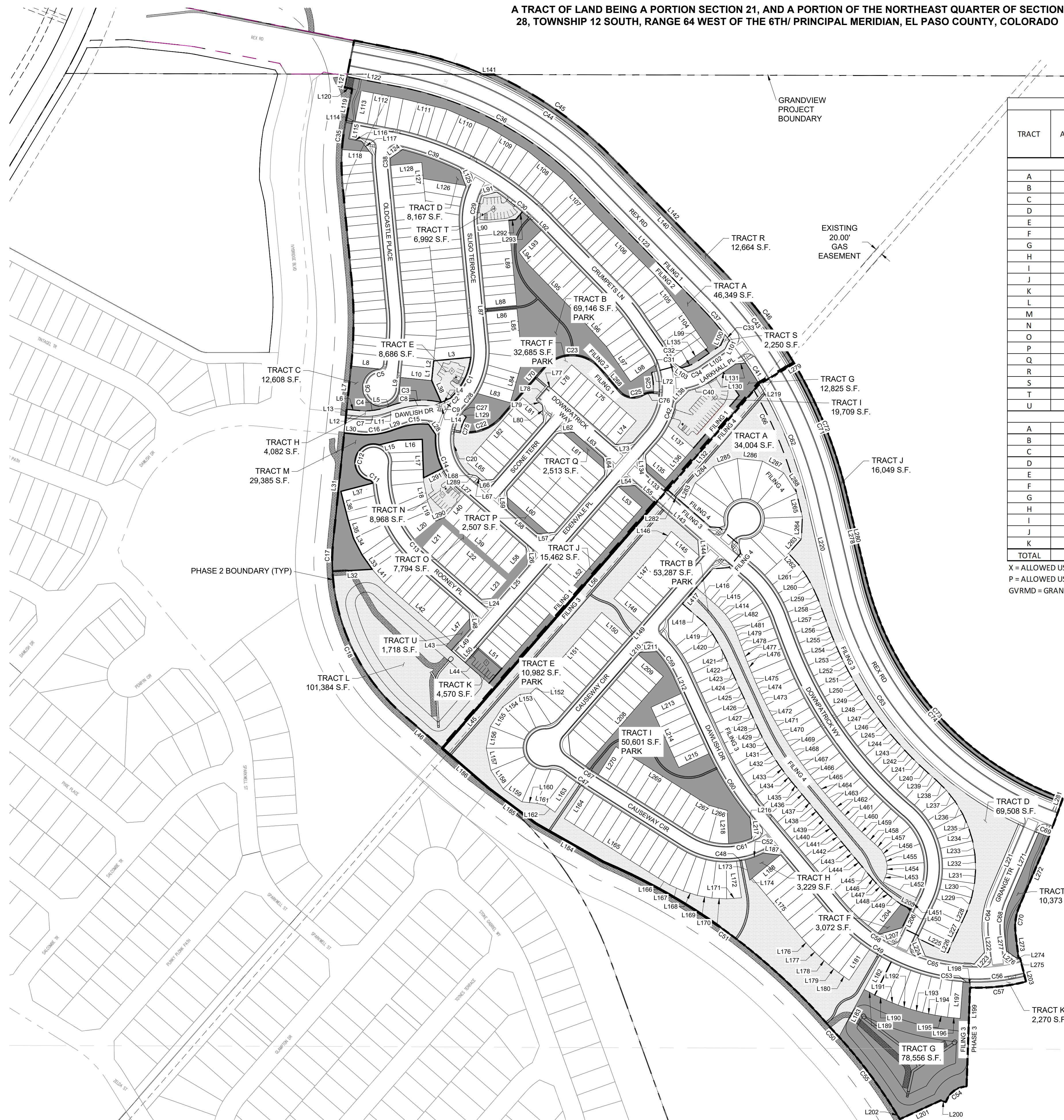
COVER & TYP. SECTIONS
 TYPICAL SECTIONS

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



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								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

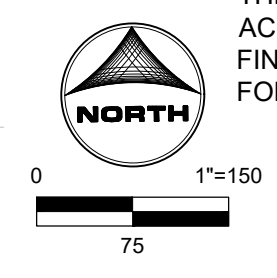
GRANDVIEW RESERVE PHASE 2 OPEN SPACE TABLE	
	AREA (AC)
OPEN SPACE REQUIRED (10% OF SITE AREA)	6.86
OPEN SPACE PROVIDED*	20.90
USABLE RESIDENTIAL OPEN SPACE REQUIRED (25% OF REQUIRED GROSS OPEN SPACE)	1.72
USABLE RESIDENTIAL OPEN SPACE PROVIDED**	7.60

* 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.



LAND USE REVIEW FILE NO: PUDSP-23-006

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

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

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



TRACT PLAN
 TRACT PLAN

SHEET TP 04

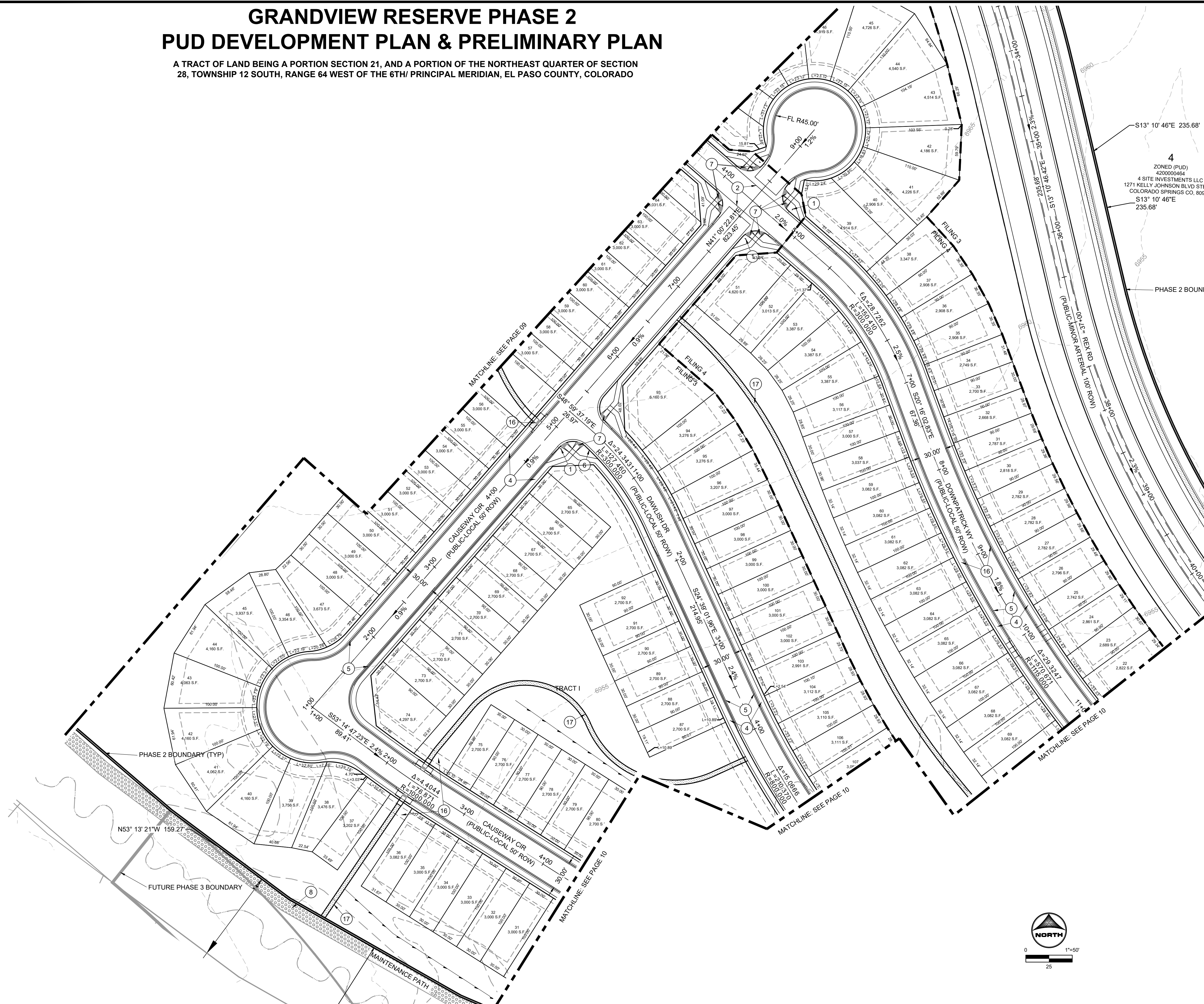
GRANDVIEW RESERVE PHASE 2

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



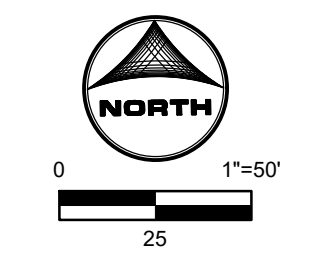
KEY MAP
SCALE: NTS



4
ZONED (PUD)
420000464
4 SITE INVESTMENTS LLC
1271 KELLY JOHNSON BLVD STE 100
COLORADO SPRINGS CO, 80920
S13° 10' 46"E 235.68'
S13° 10' 46"E
235.68'

- ### 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 OPTIONALTYP 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-PPOOL (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)



LAND USE REVIEW FILE NO: PUDSP-23-006

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_662.202\IPUDSite_Plan_PUD

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COLORADO SPRINGS CO 80920
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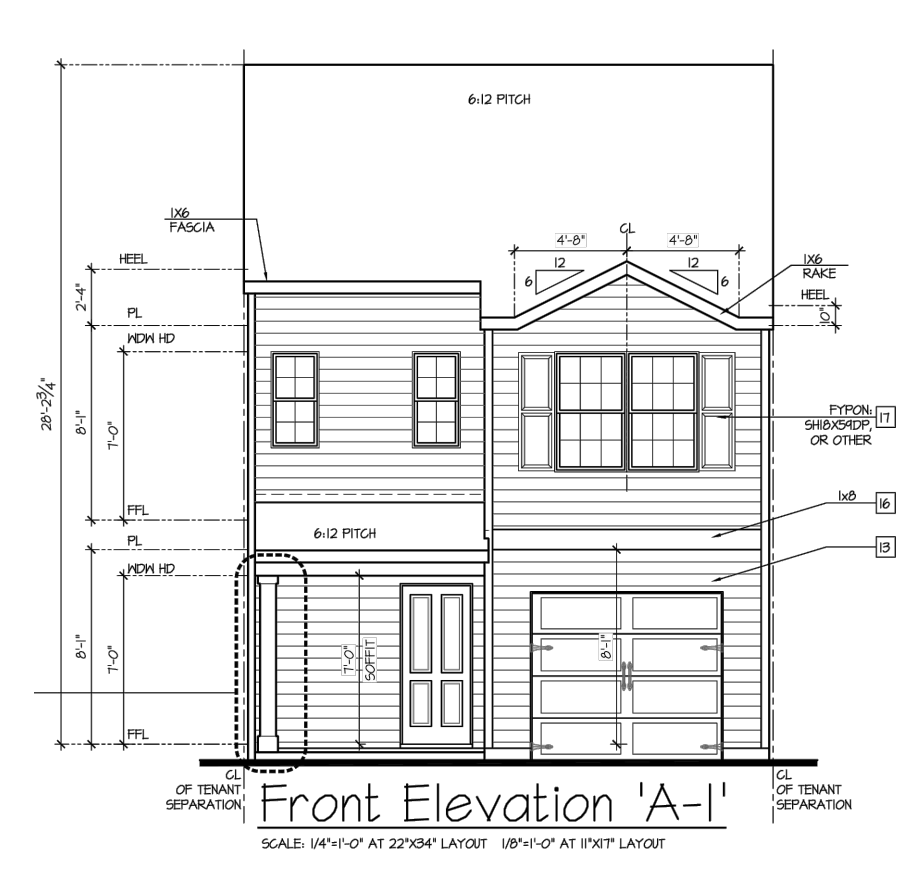
GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
EL PASO COUNTY, CO

D-R HORTON
America's Builder

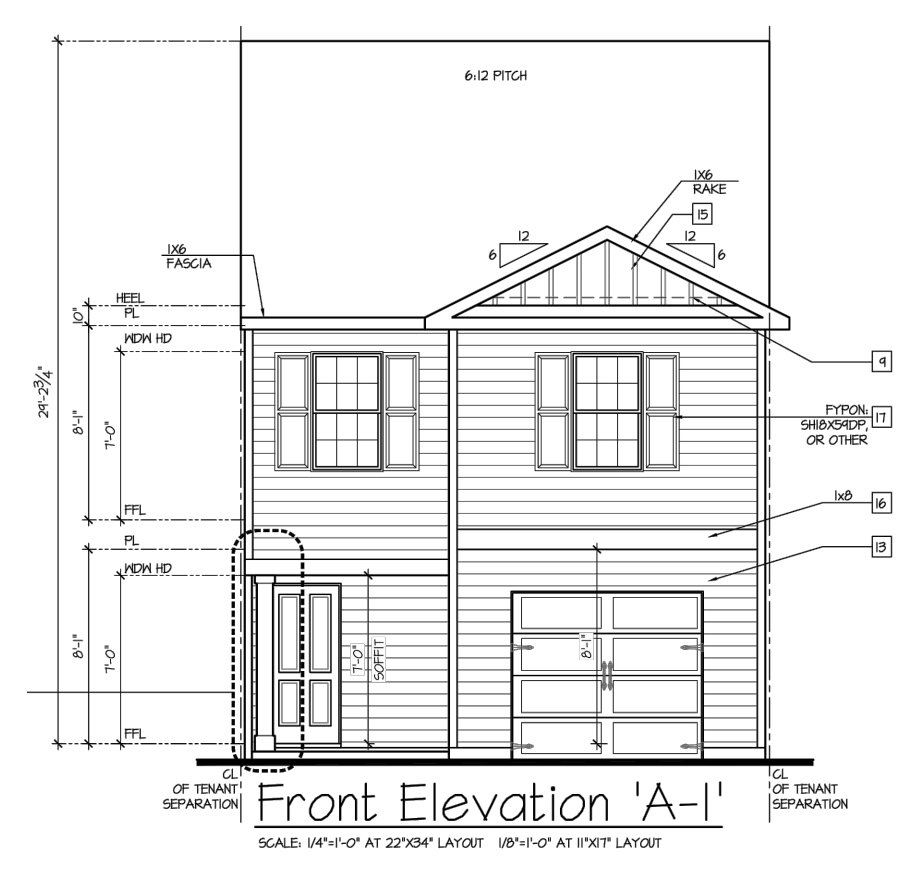
SITE PLAN
PRELIMINARY PLAN - 3 OF 4

SHEET
SP **09**

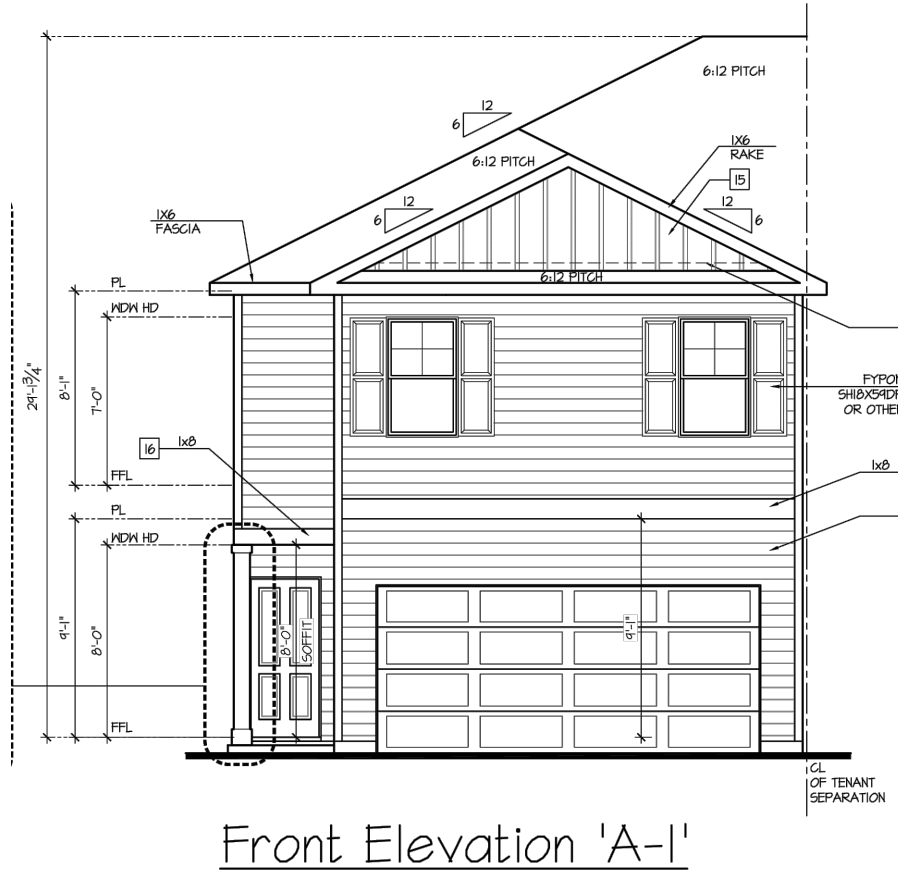
- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITES FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - MINIMUM HEAD HEIGHTS:
 - 1ST FLOOR: 8'-0" UNO ON ELEVATIONS.
 - 2ND FLOOR: 7'-0" UNO ON ELEVATIONS.
 - ROOFING: PRICED SHINGLES PER DEVELOPER.
 - FINISHING: MANUFACTURER PER DEVELOPER. DIVIDED LITES 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 FRONTAL SCREEN FINISH OR DECK FROM THE BOTTOM OF THE HEADER DOWN INCLUDING POSTS, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.
- KEY NOTES:**
- MASONRY:**
1. HANDED STONE VENEER 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. NA.
- TYPICALS:**
1. DECORATIVE LOWERED VENTS. SIZE AS NOTED.
 2. CODE APPROVED TERMINATION GUTNEY CAP.
 3. CORONA ROOFING (80% SOLID TO ALL EXTERIOR). CODE COMPLIANT.
 4. STANDING SEAM METAL ROOF. METAL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 5. DECORATIVE PRESHOT IRON. SEE DETAILS.
- SCREENS:**
1. VINYL SHIMS SCREWS PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS).
 2. VINYL SHIMS SCREWS PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS).
 3. VINYL LAP SCREWS PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS).
 4. VINYL SHIMS SCREWS PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS).
 5. VINYL BOARD AND BATT SCREWS PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS).
 6. VINYL TRIM. TYPE AS SHOWN. SIZE AS NOTED.
 7. PYPAN BATTERS. TYPE AS SHOWN. SIZE AS NOTED.



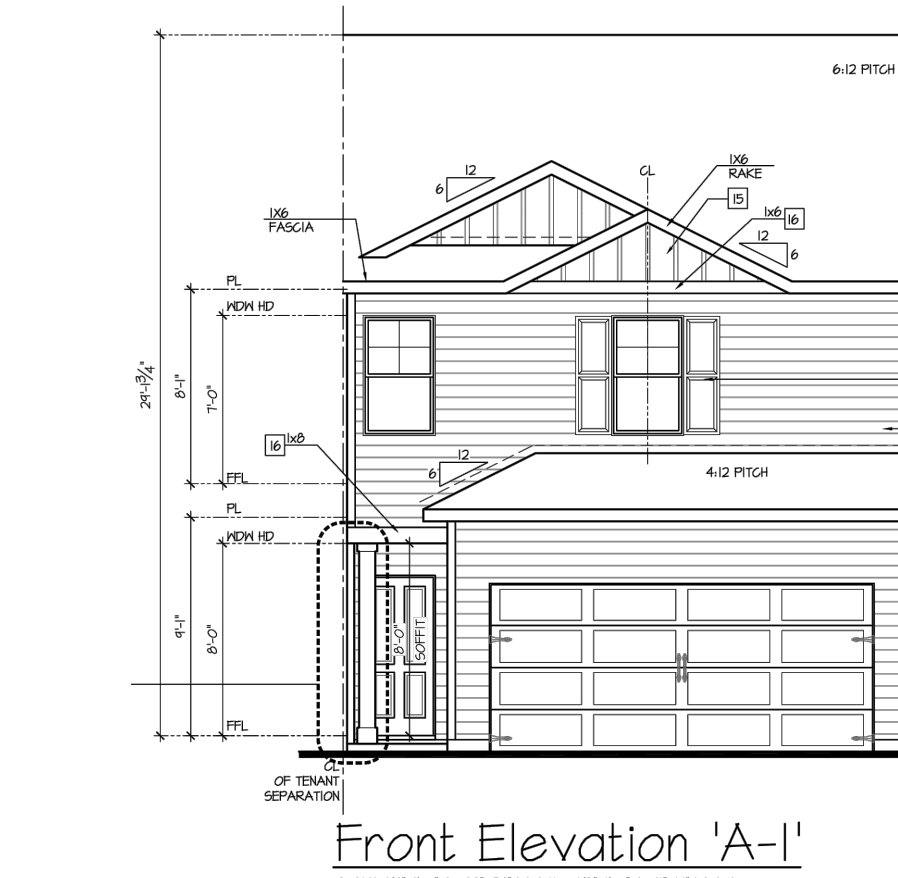
TOWNHOME MIDDLE UNIT (ALTAMONT)



TOWNHOME MIDDLE UNIT (MITCHELL)



TOWNHOME END UNIT (PATTISON)

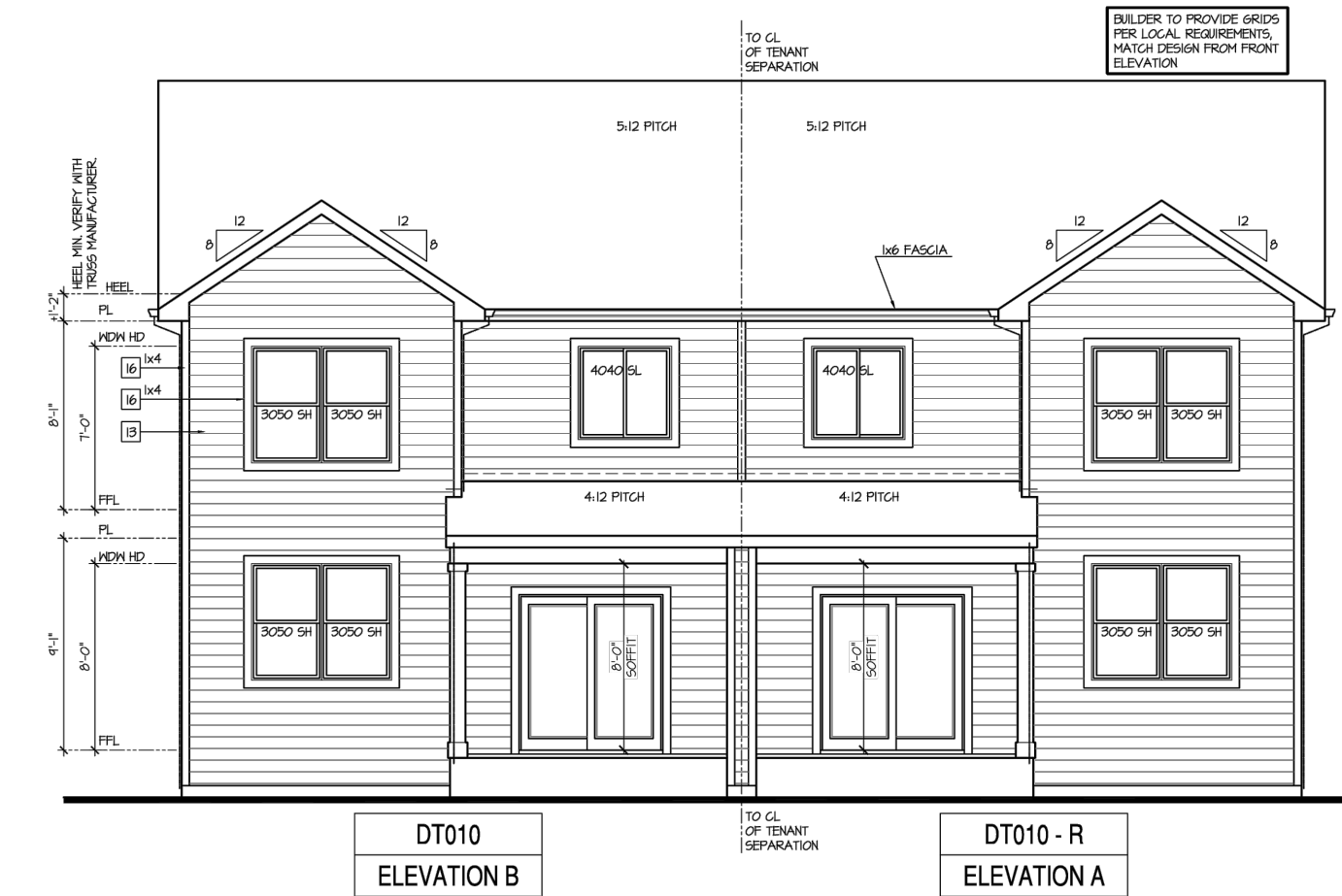


TOWNHOME END UNIT (TATUM)

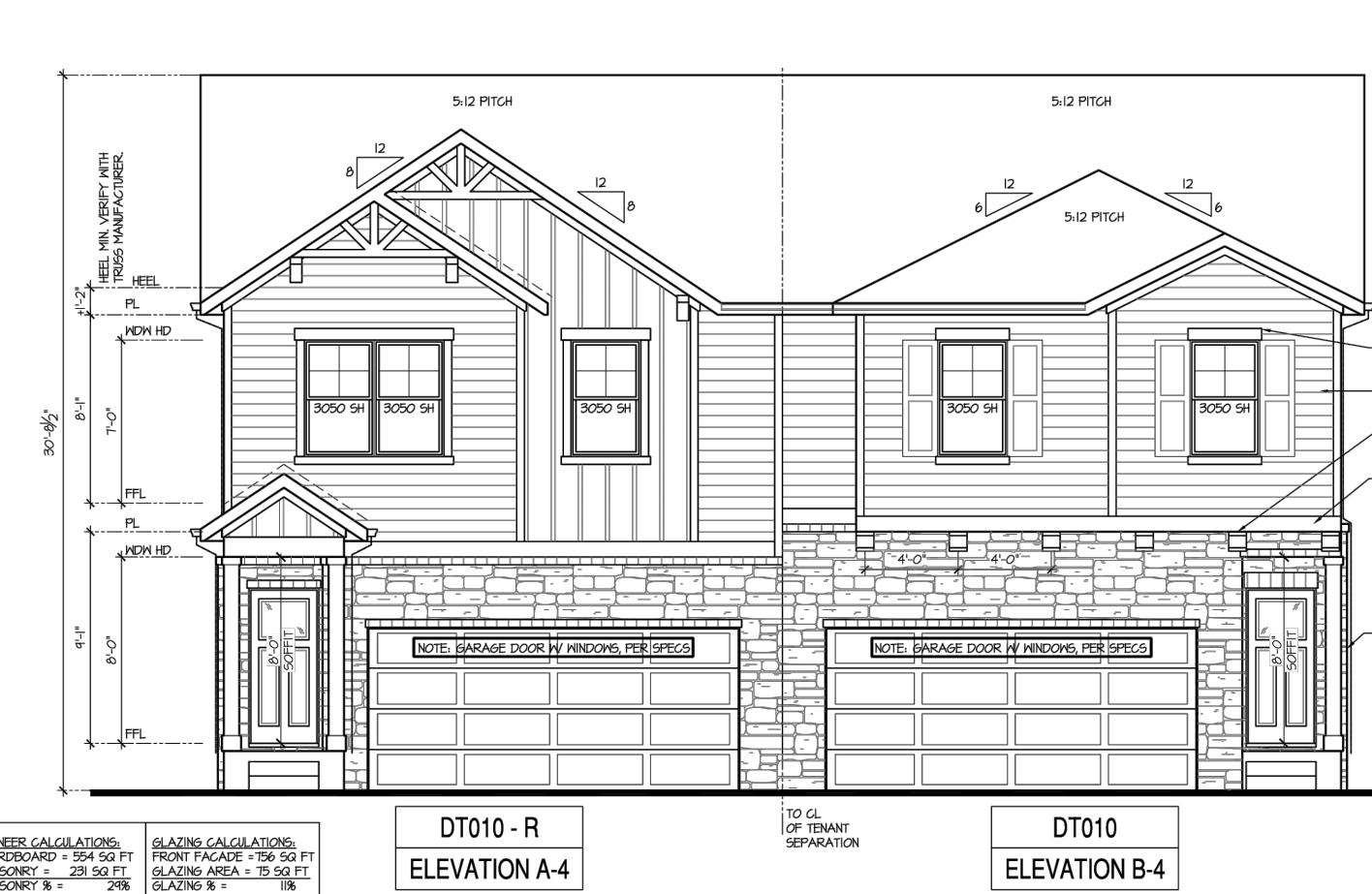
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 4. VINYL SHIMS SCREWS PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS).
 5. VINYL BOARD AND BATT SCREWS PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS).
 6. VINYL TRIM. TYPE AS SHOWN. SIZE AS NOTED.
 7. PYPAN BATTERS. TYPE AS SHOWN. SIZE AS NOTED.

ADDITIONAL NOTE:
-ARCHITECTURAL MODIFICATIONS WILL NOT REQUIRE AN AMENDMENT TO THE PUD, IF DIMENSIONAL STANDARDS ARE MET AS PROVIDED ON SHEET 1

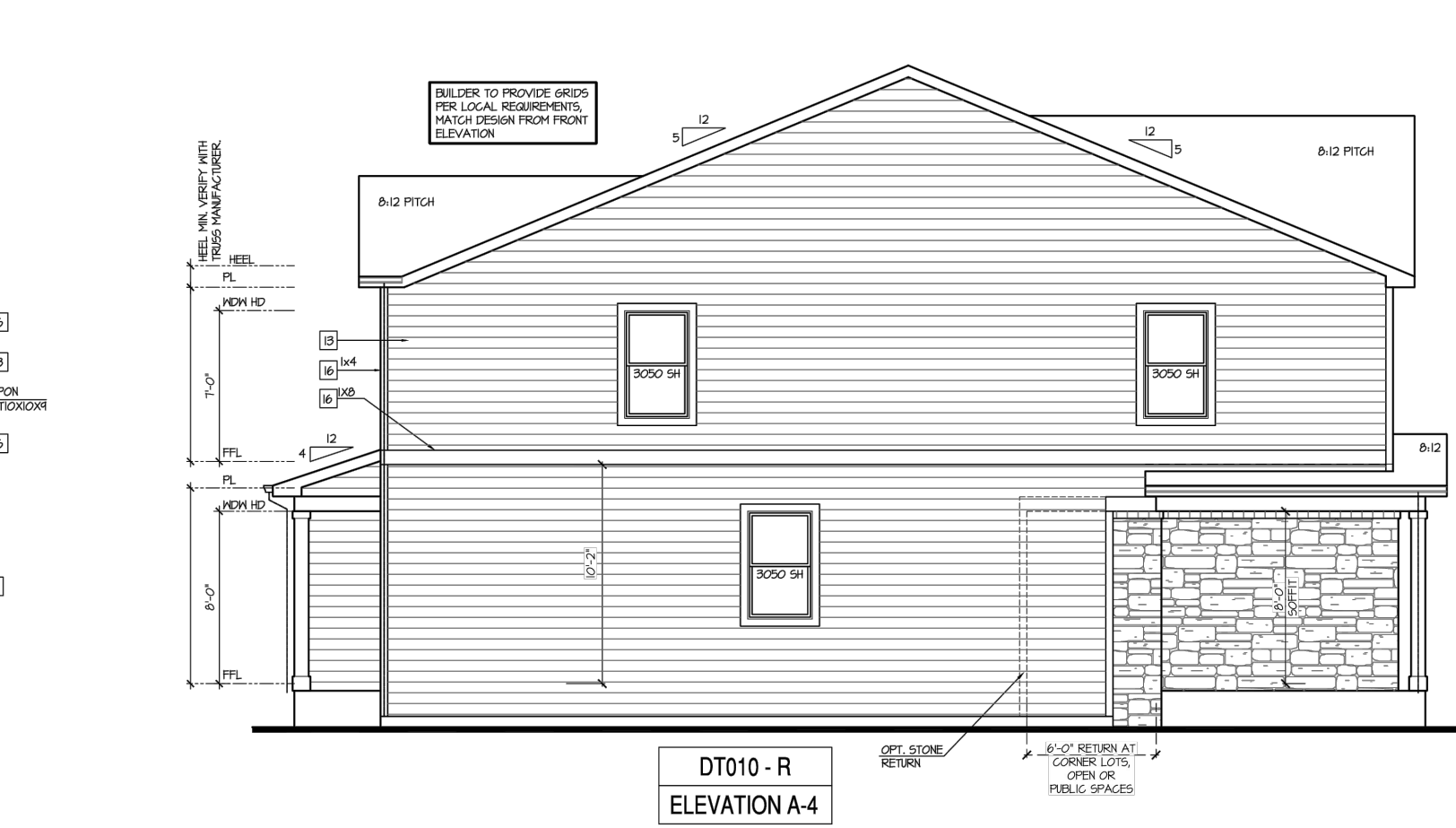
SINGLE-FAMILY ATTACHED DUPLEX MODELS



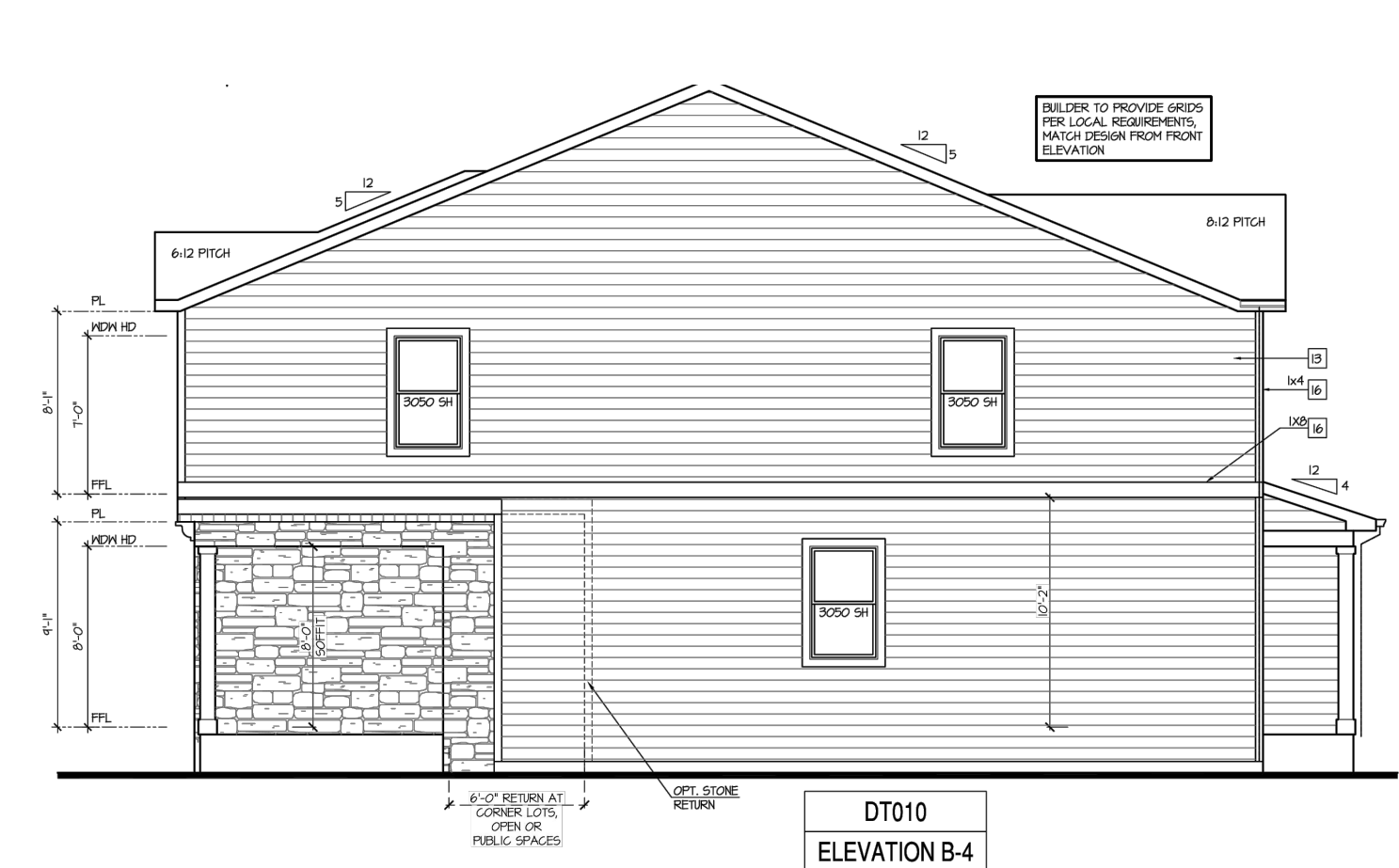
Rear Elevation - Building Type (DT010 + DT010) 'A/B' at Crawl Space



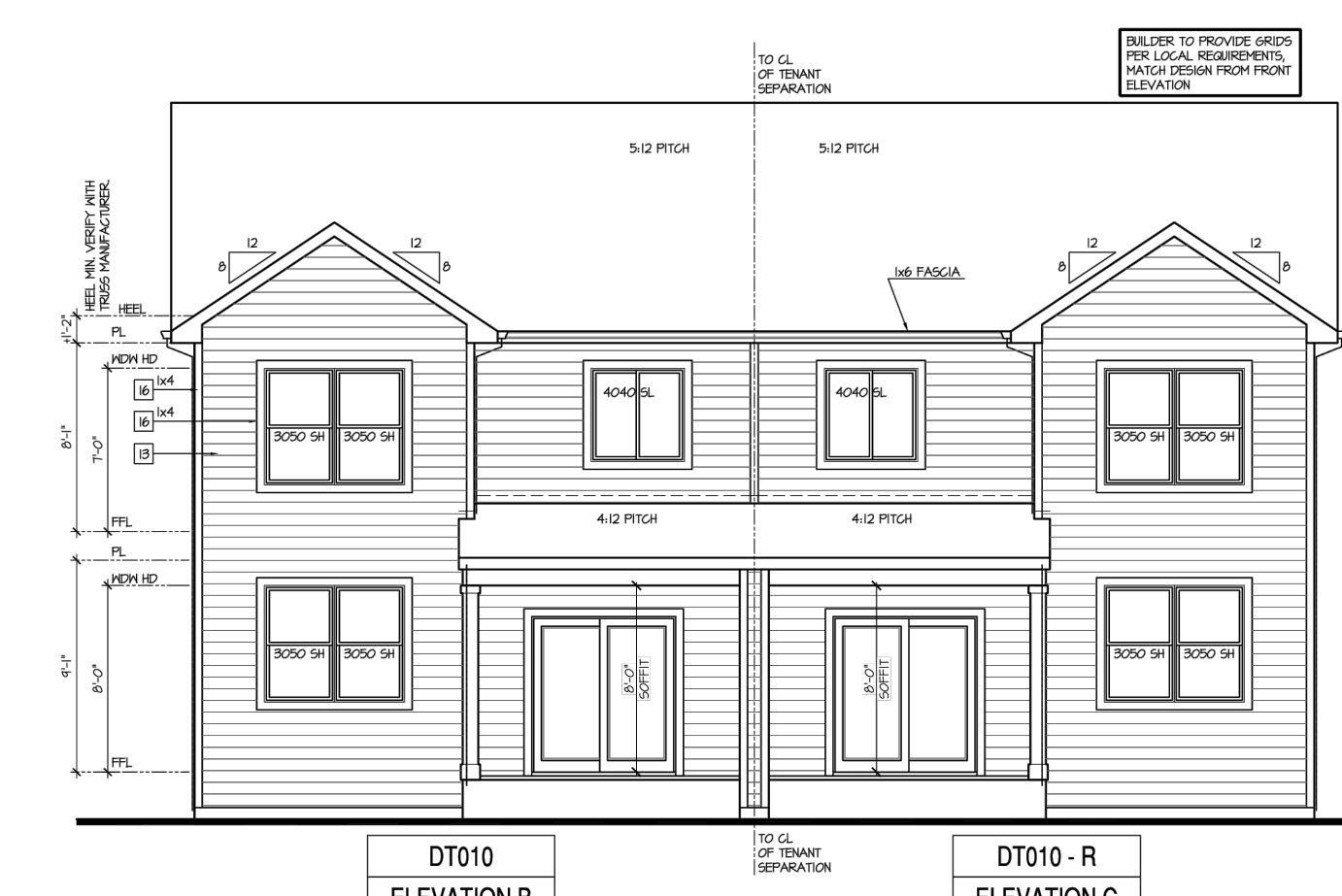
Front Elevation - Building Type (DT010 + DT010) 'A-4/B-4' at Crawl Space



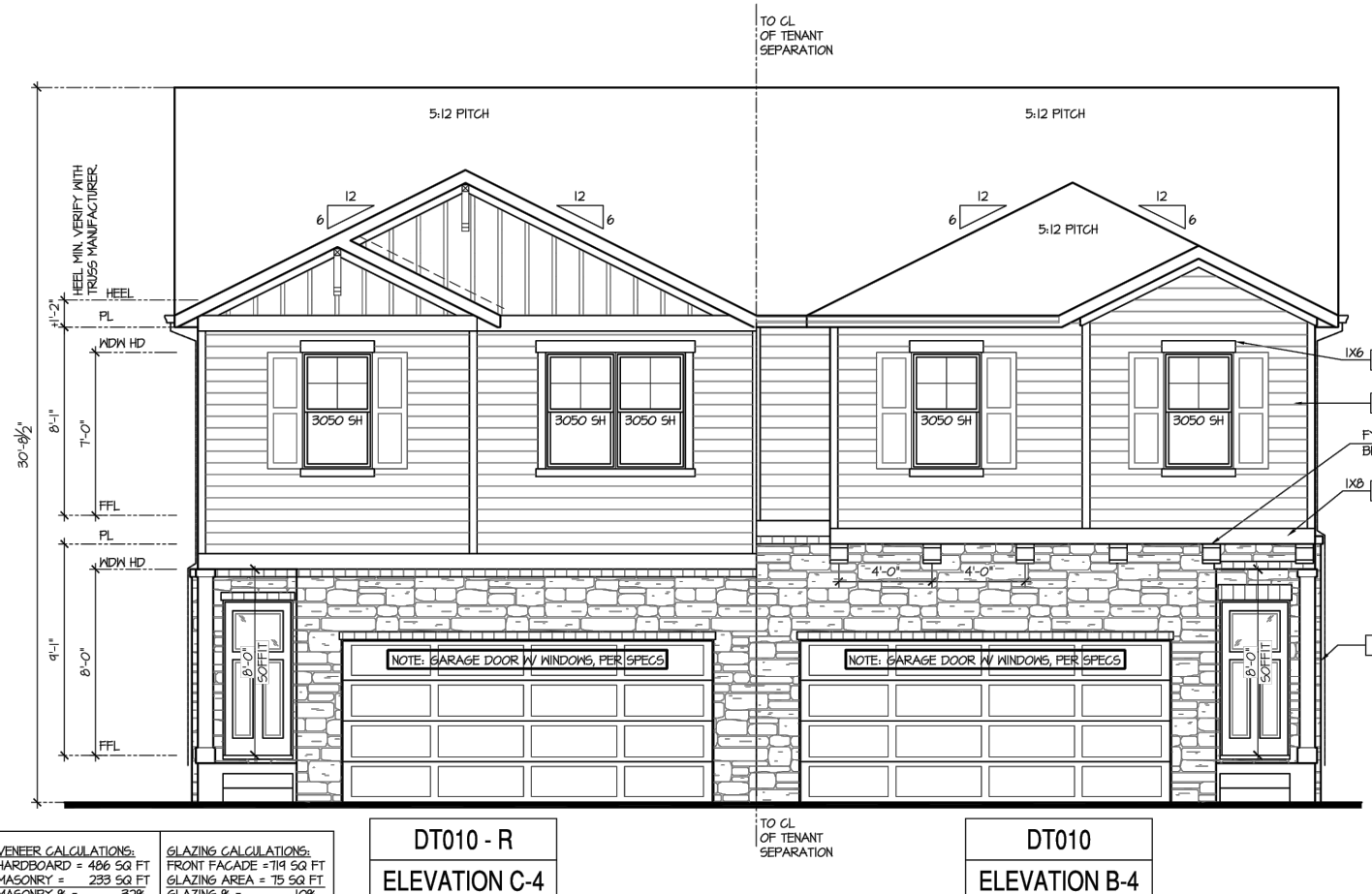
Left Elevation 'A-4' at Crawl Space



Right Elevation 'B-4' at Crawl Space



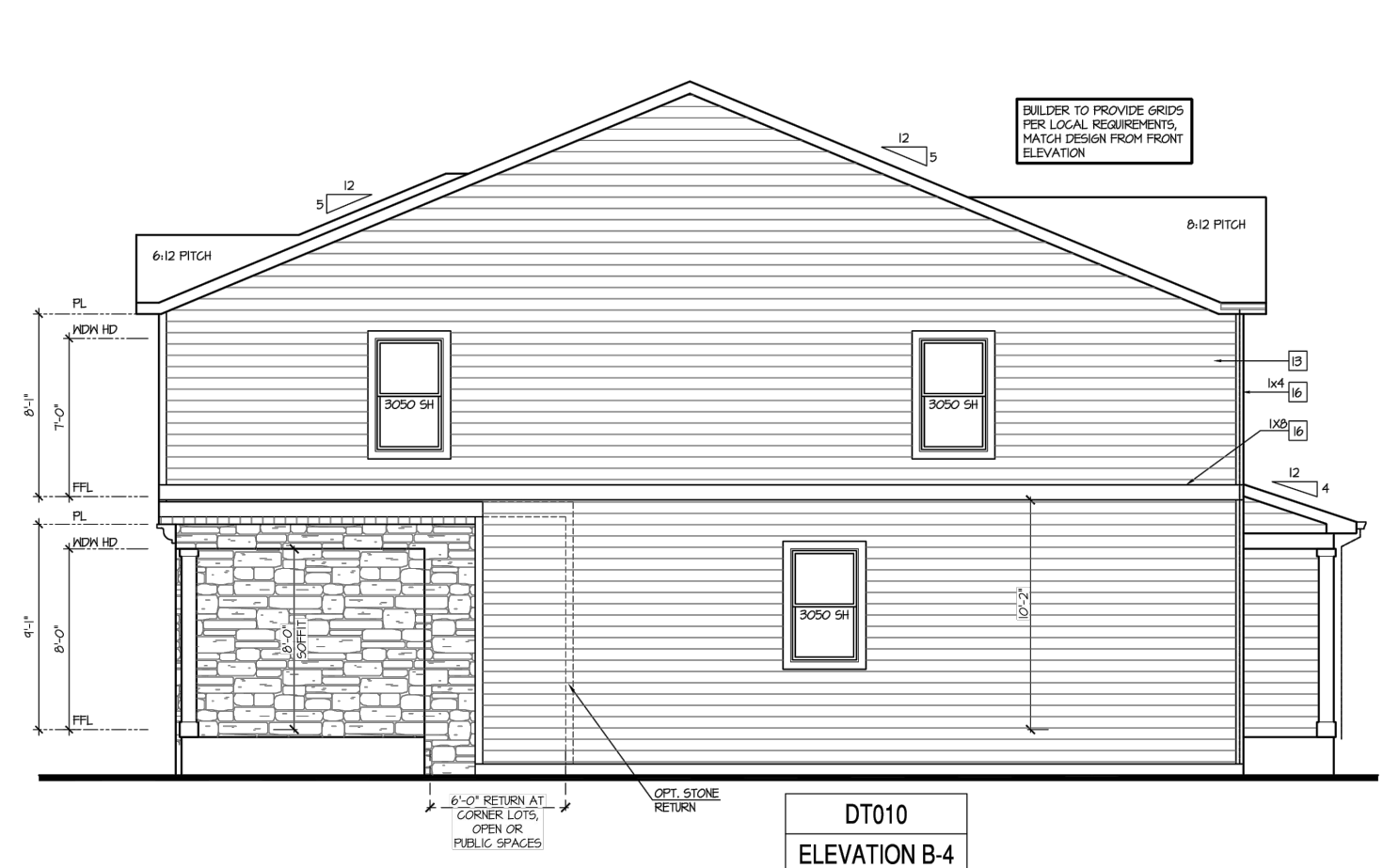
Rear Elevation - Building Type (DT010 + DT010) 'C/B' at Crawl Space



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

ADDITIONAL NOTE:
-ARCHITECTURAL MODIFICATIONS WILL NOT REQUIRE AN AMENDMENT TO THE PUD, IF DIMENSIONAL STANDARDS ARE MET AS PROVIDED ON SHEET 1

DRAWN BY: AXB	JOB DATE: 12/12/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 201662	0" = 1"
CAD DATE: 1/28/2025		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\2025\Elevations_PUD		

NO.	DATE	BY	REVISION DESCRIPTION

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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

D-R HORTON
America's Builder

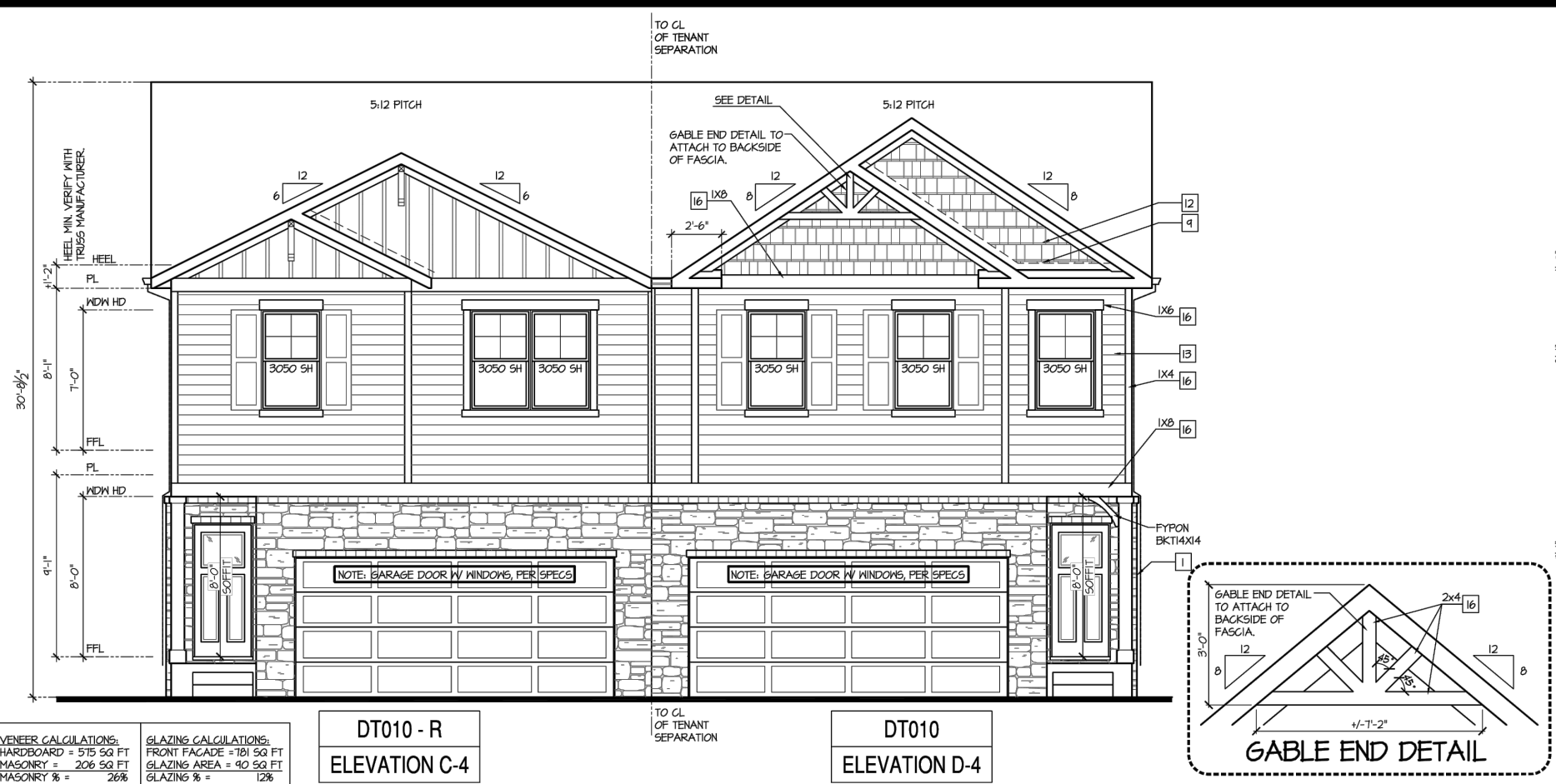
ELEVATIONS
ELEVATIONS 1 OF 3

SHEET
EL
11



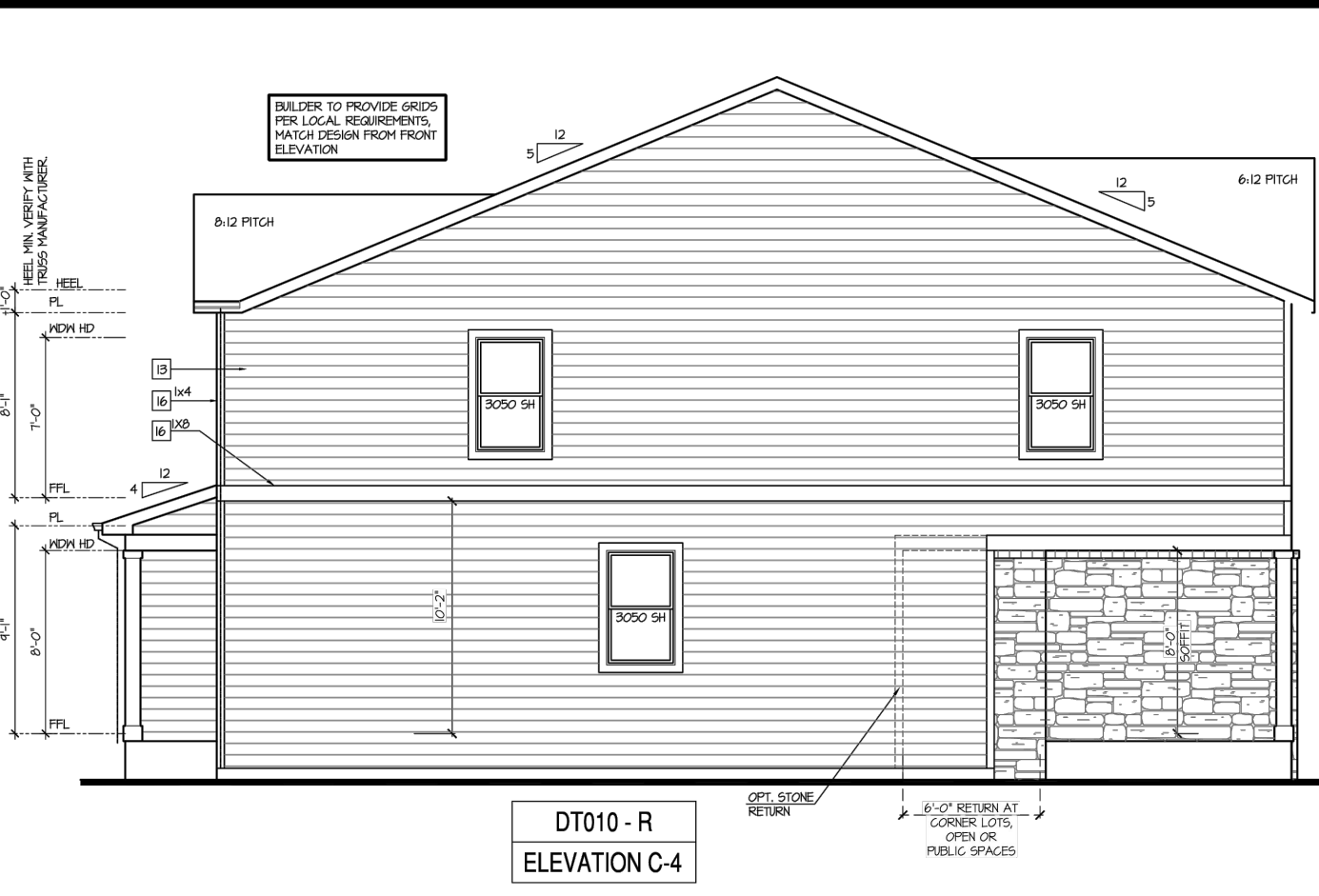
DT010 ELEVATION D DT010 - R ELEVATION C

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



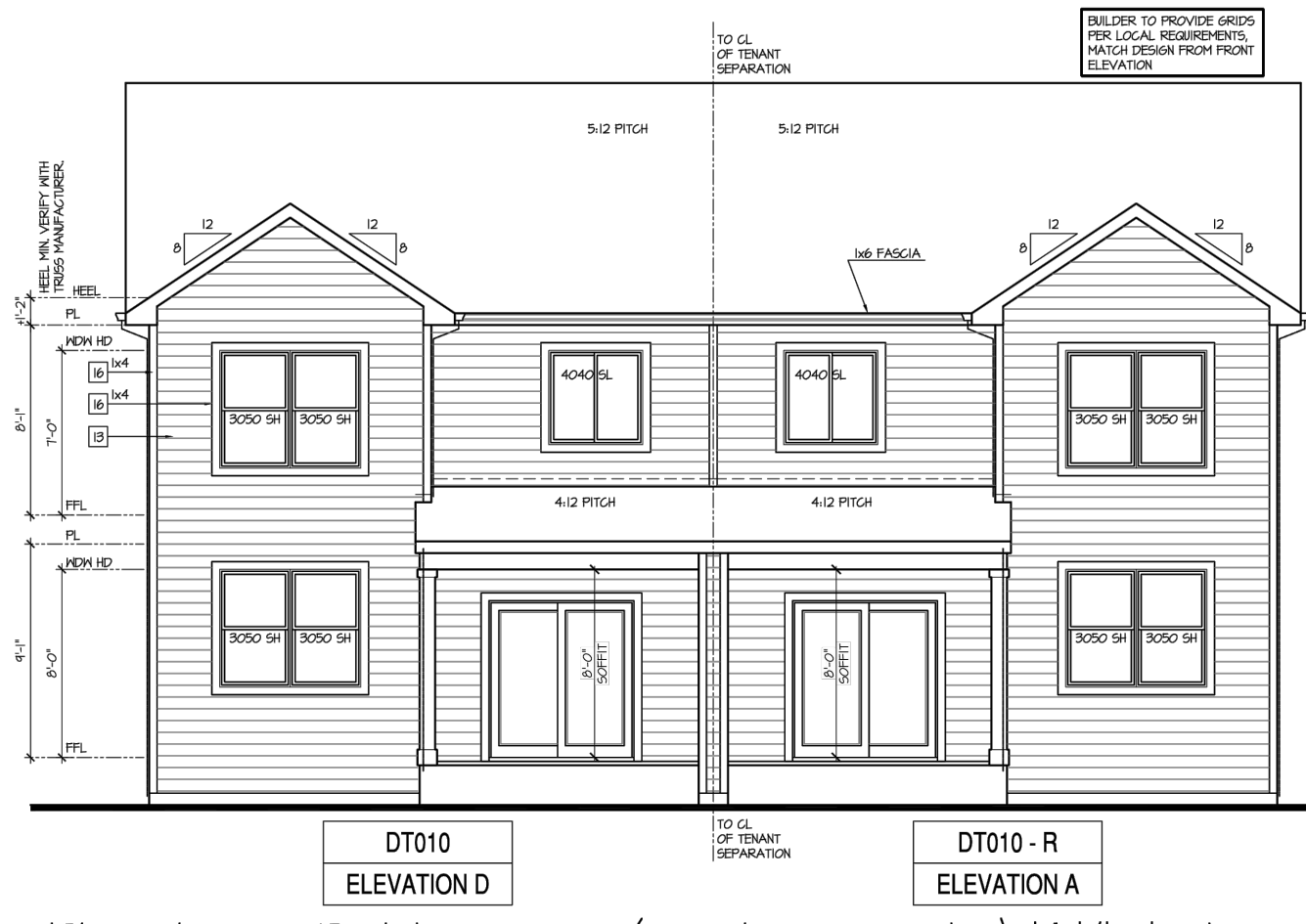
DT010 - R ELEVATION C-4

Left Elevation 'C-4' at Crawl Space



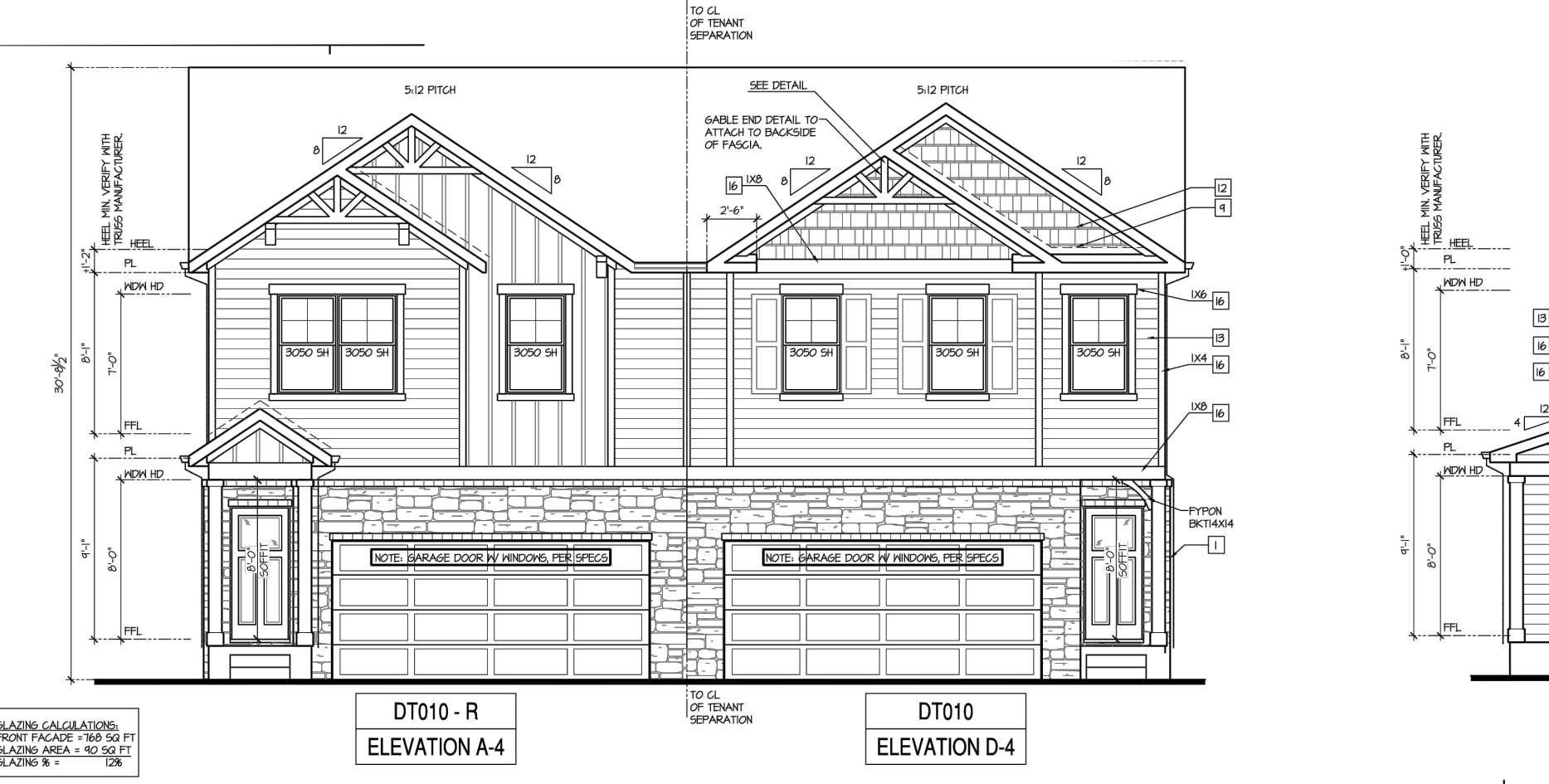
DT010 ELEVATION D-4

Right Elevation 'D-4' at Crawl Space



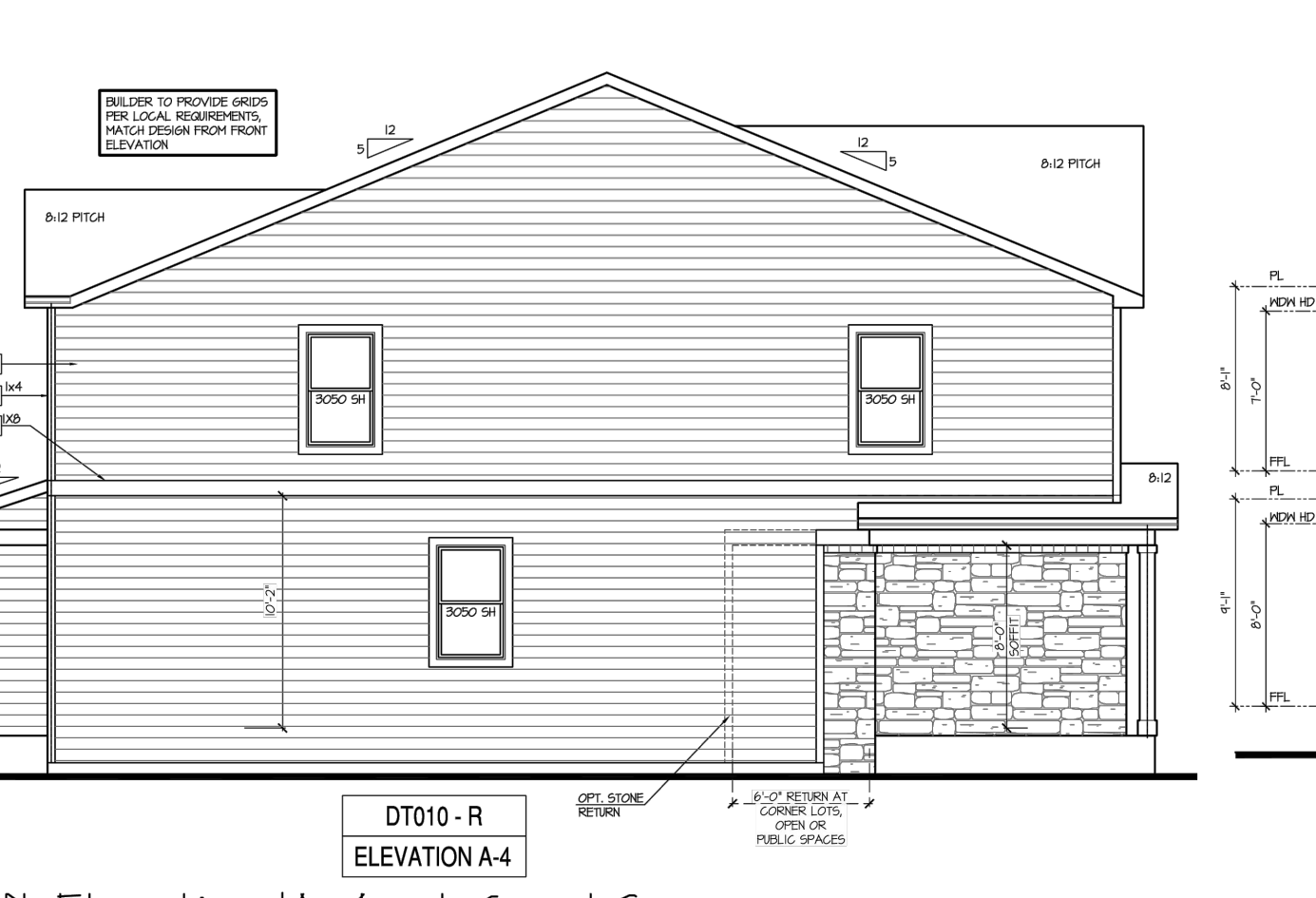
DT010 ELEVATION D DT010 - R ELEVATION A

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



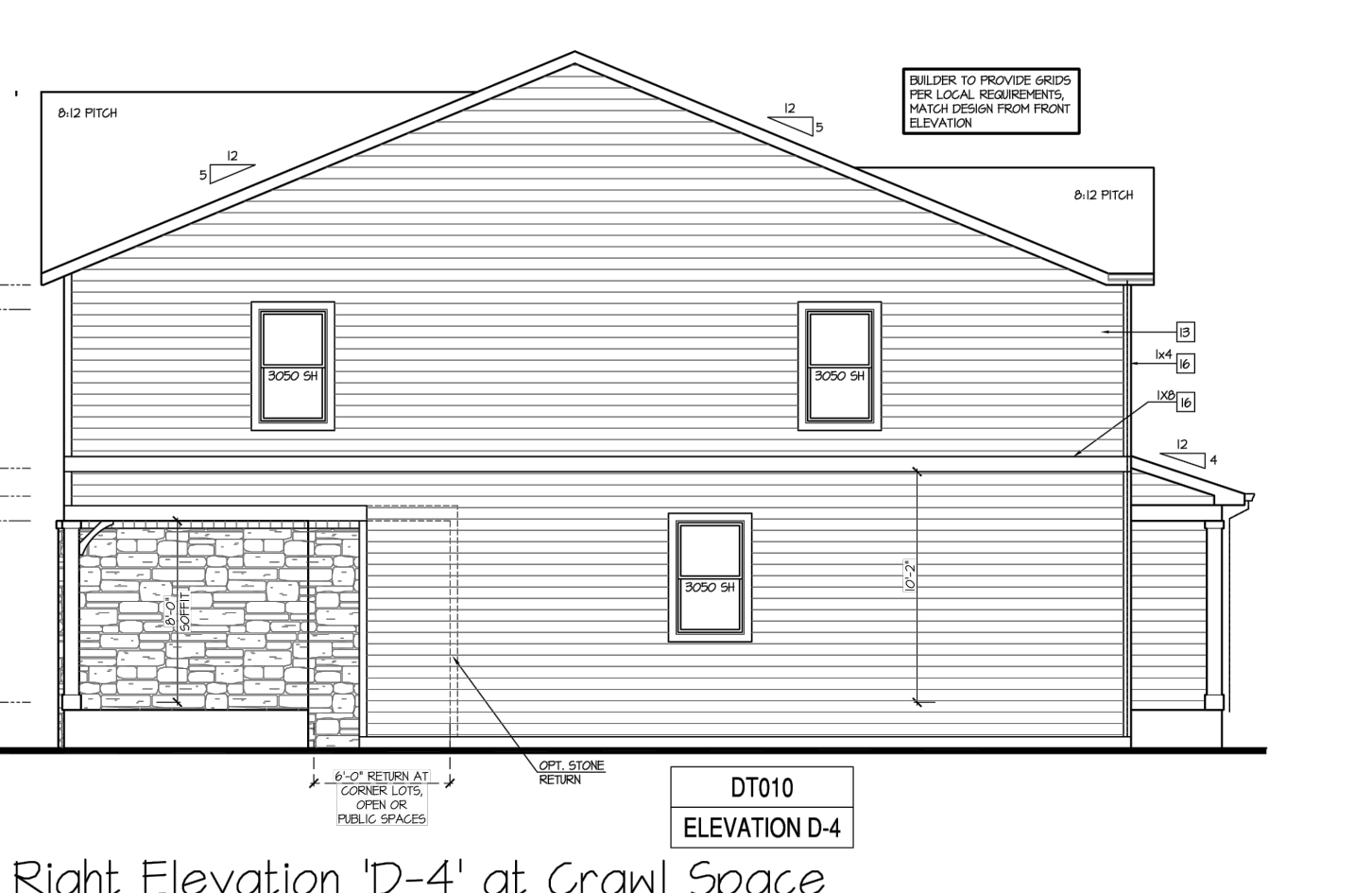
DT010 - R ELEVATION A-4 DT010 ELEVATION D-4

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



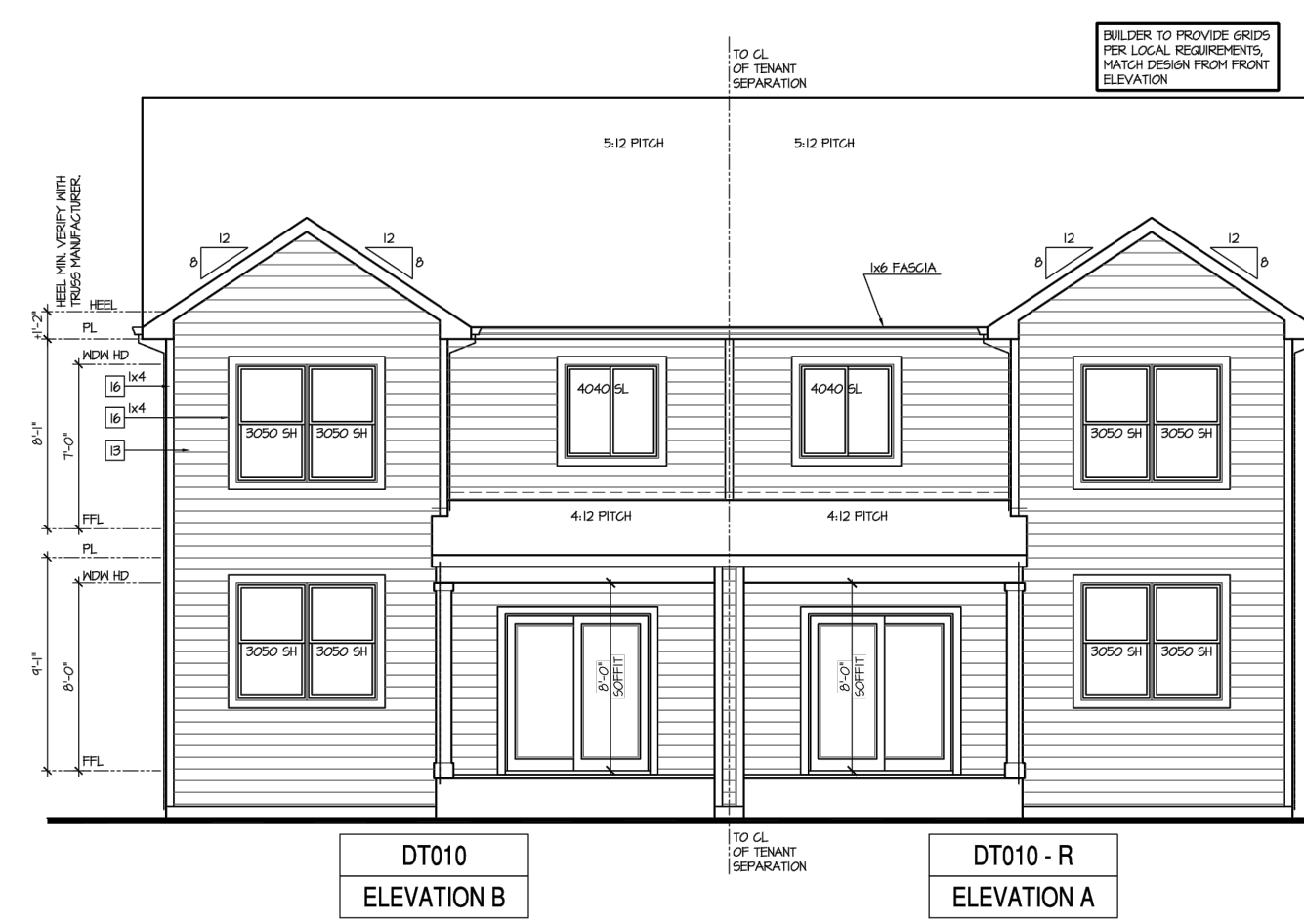
DT010 - R ELEVATION A-4

Left Elevation 'A-4' at Crawl Space



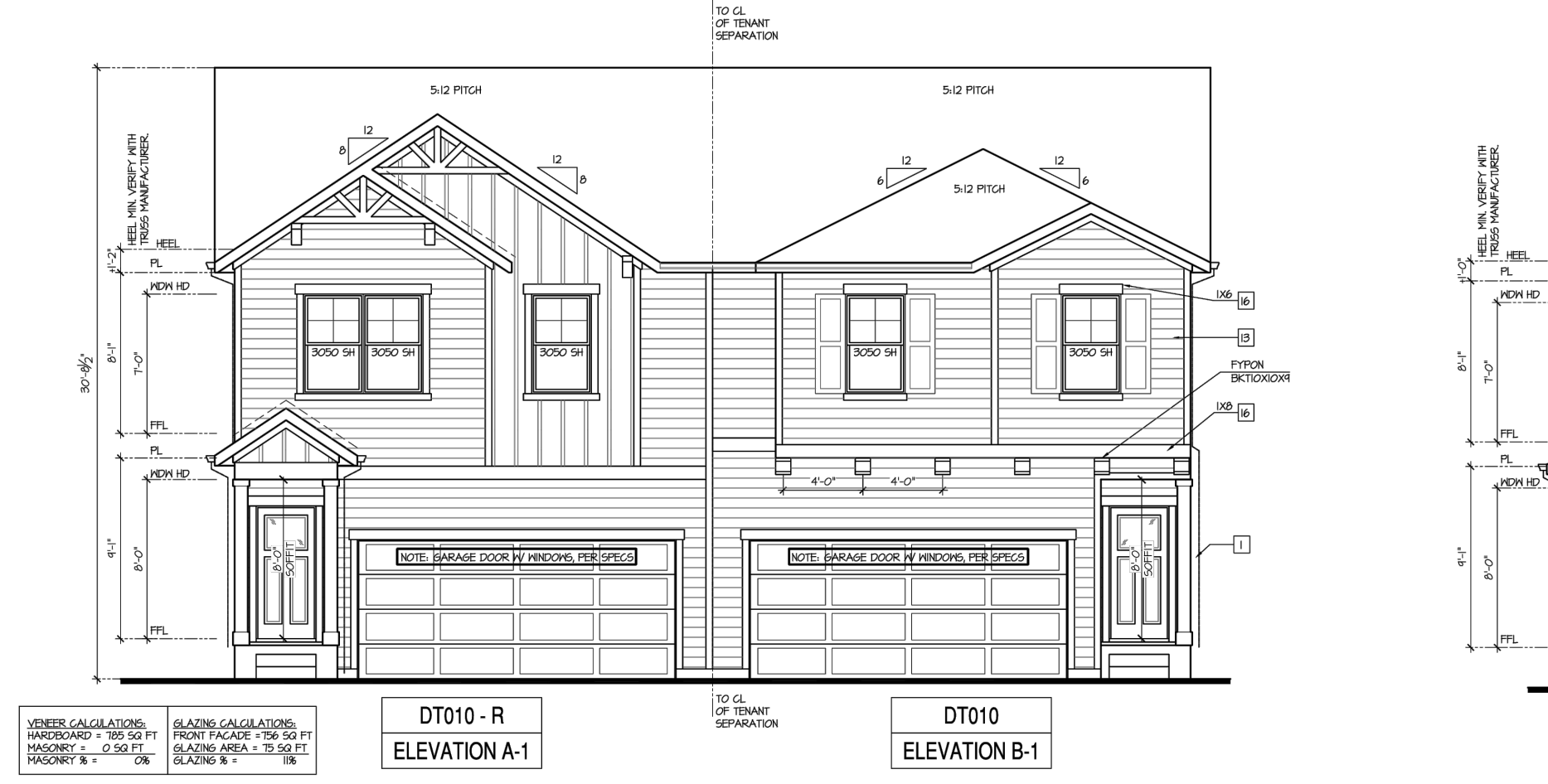
DT010 ELEVATION D-4

Right Elevation 'D-4' at Crawl Space



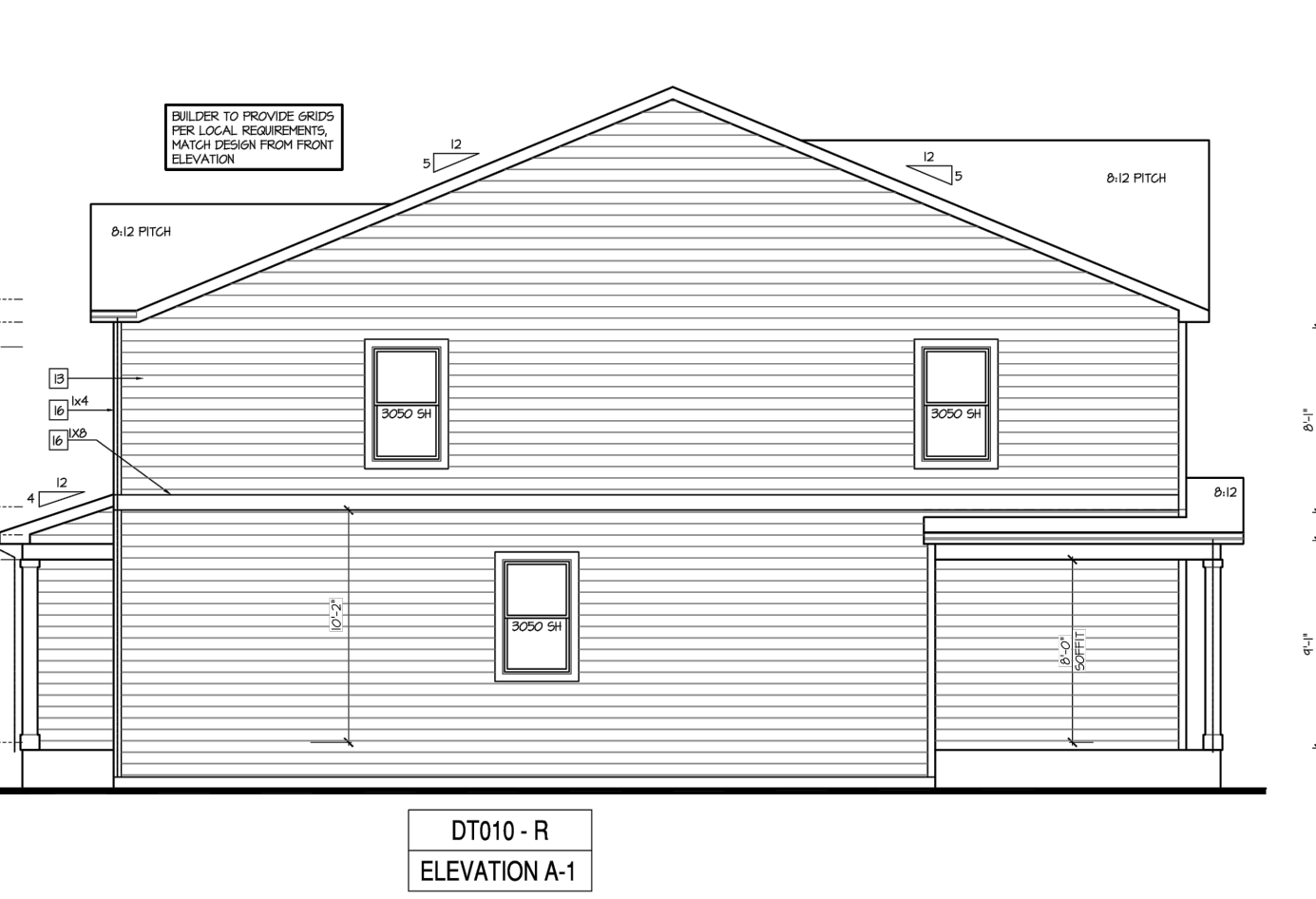
DT010 ELEVATION B DT010 - R ELEVATION A

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



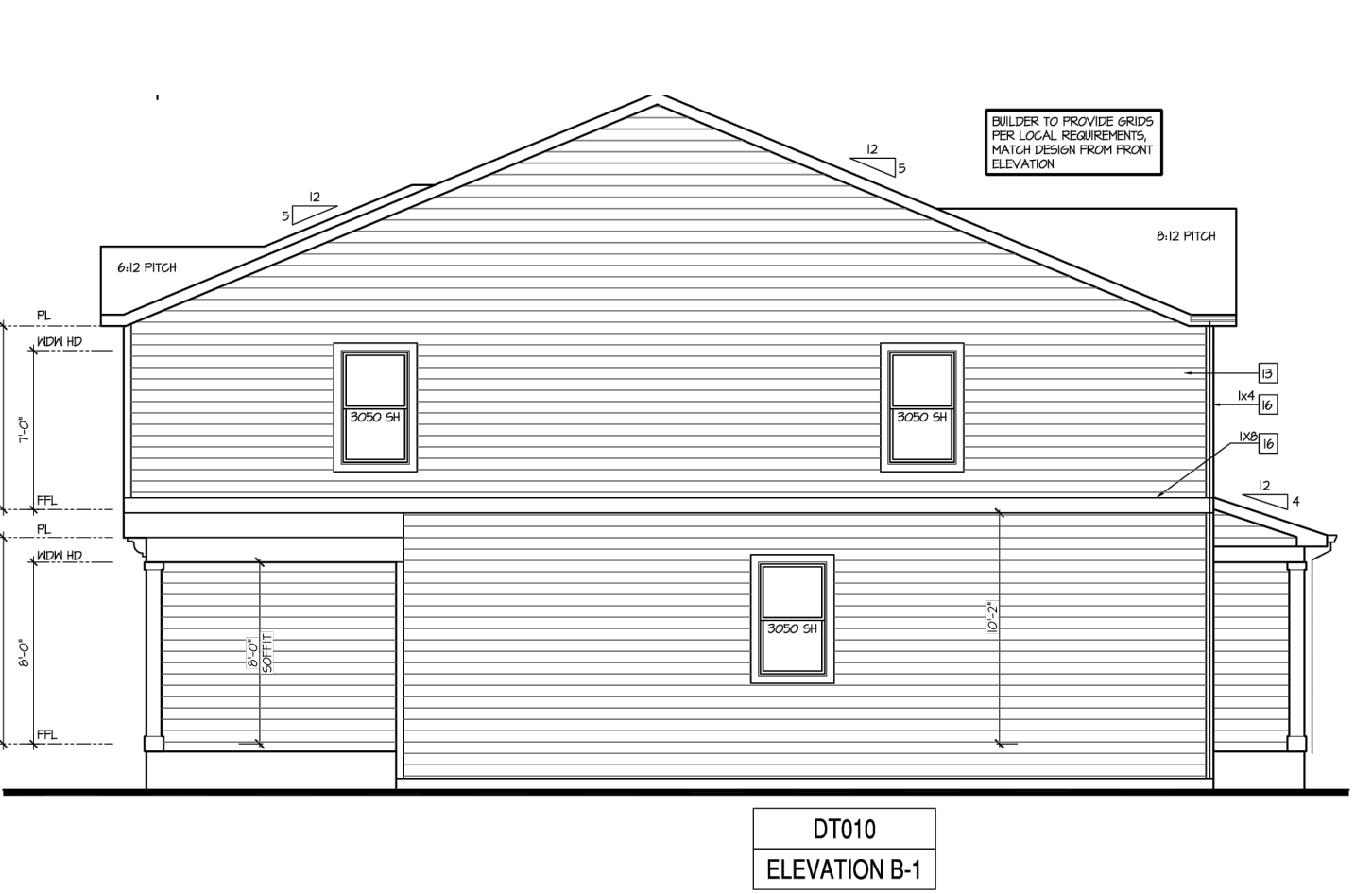
DT010 - R ELEVATION A-1 DT010 ELEVATION B-1

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



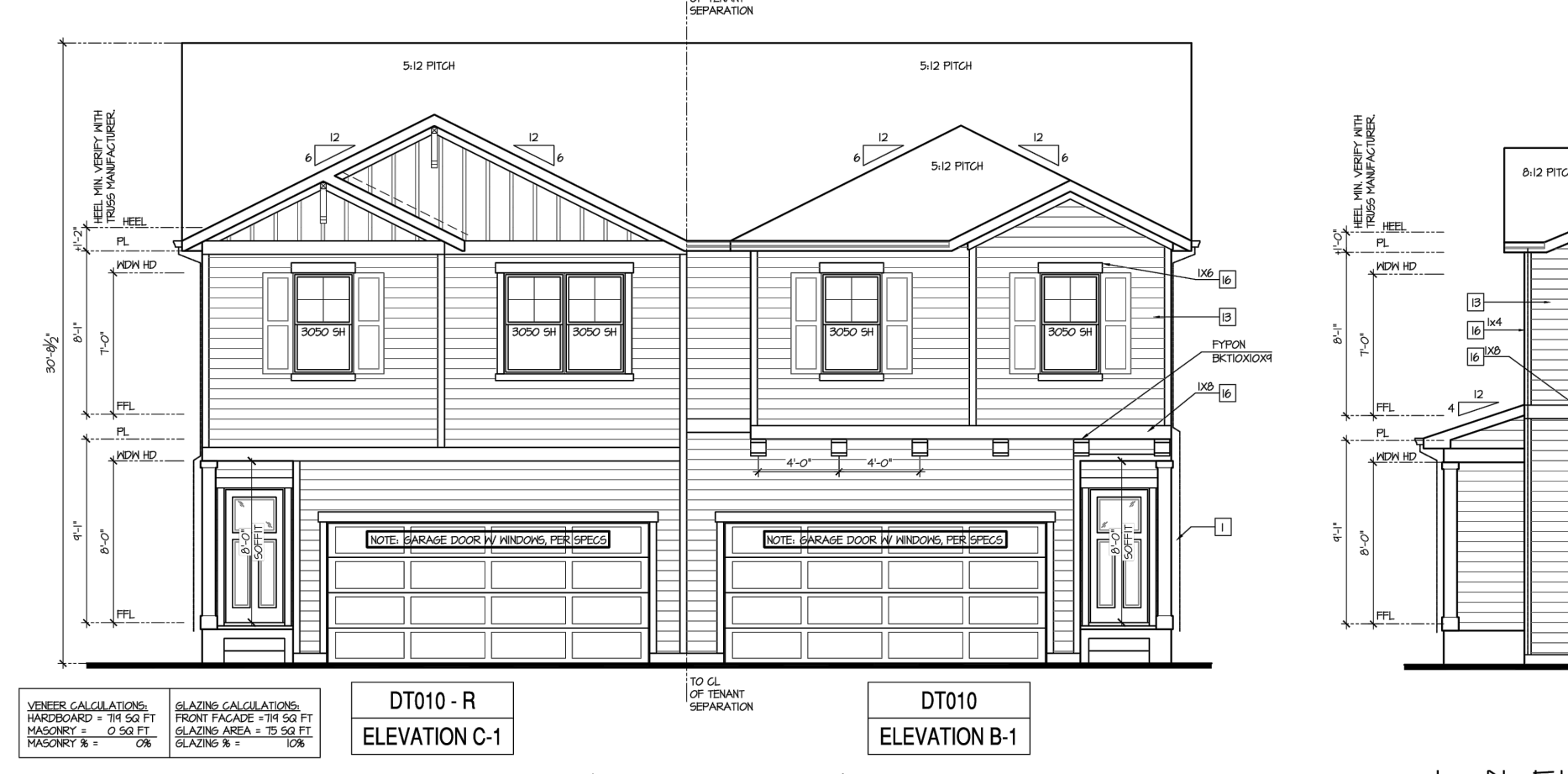
DT010 ELEVATION B-1

Right Elevation 'B-1' at Crawl Space



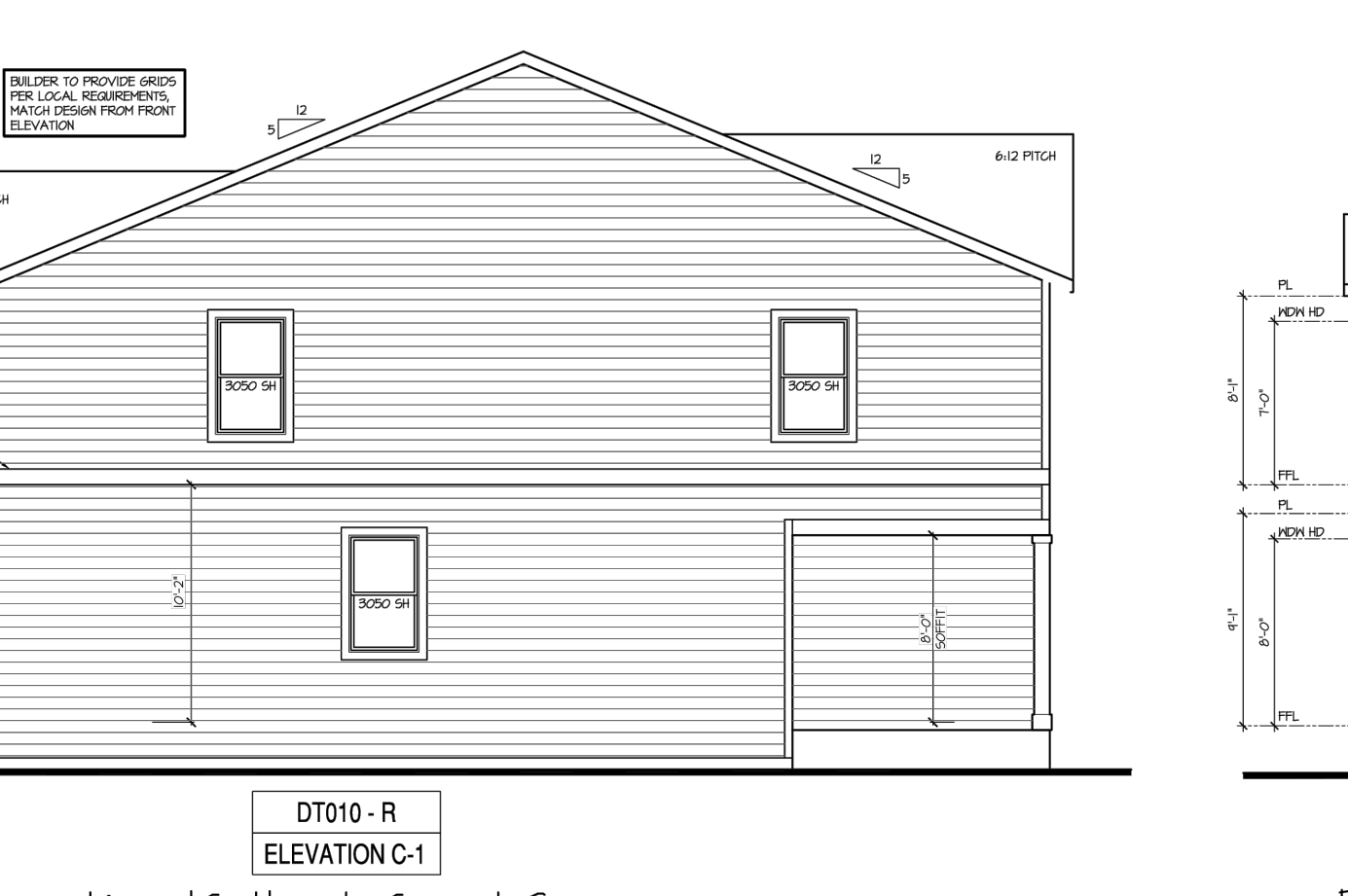
DT010 ELEVATION B DT010 - R ELEVATION C

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



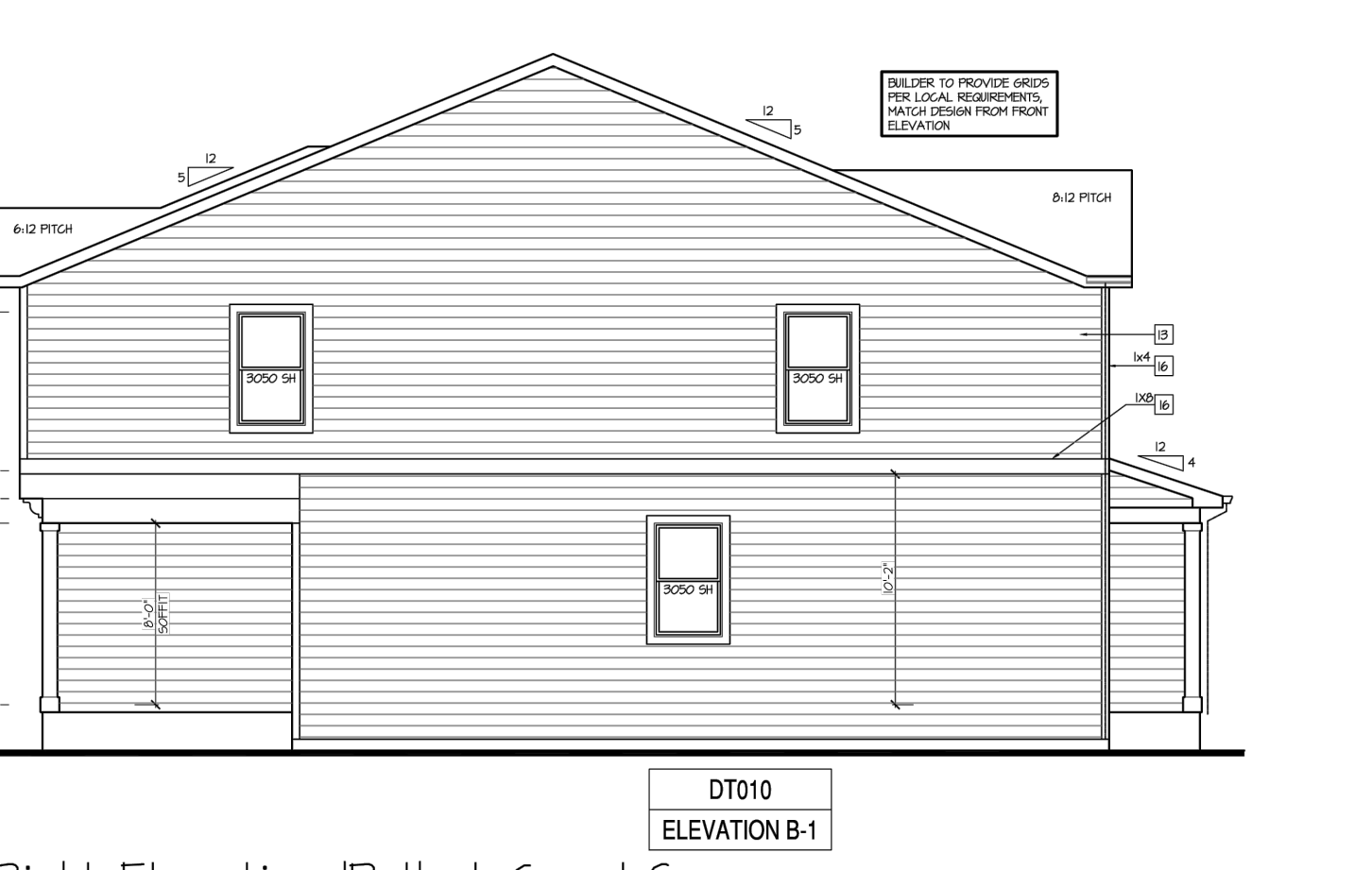
DT010 - R ELEVATION C-1 DT010 ELEVATION B-1

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

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\PIU\Elevations_PUD

NO.	DATE	BY	REVISION DESCRIPTION

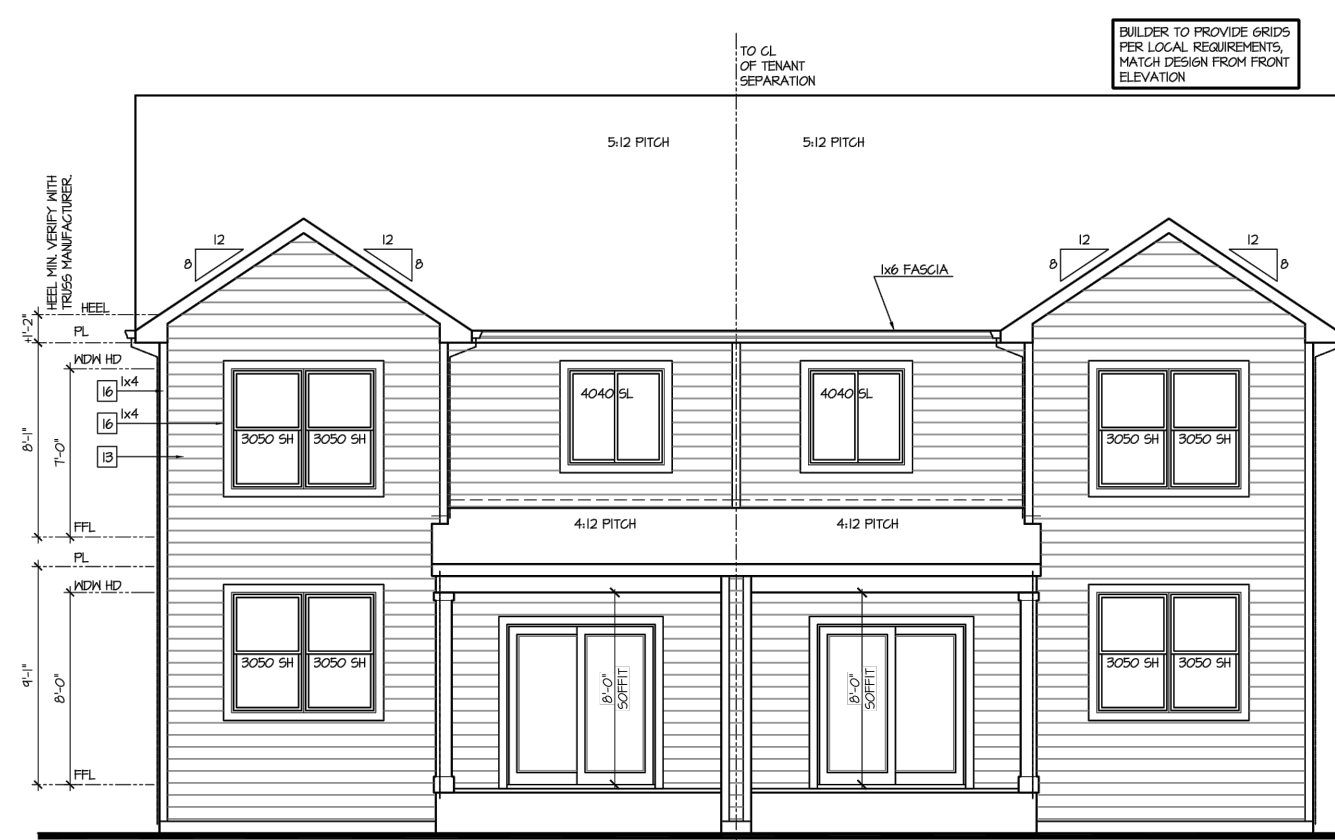
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PKWY SUITE 230
 COLORADO SPRINGS CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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



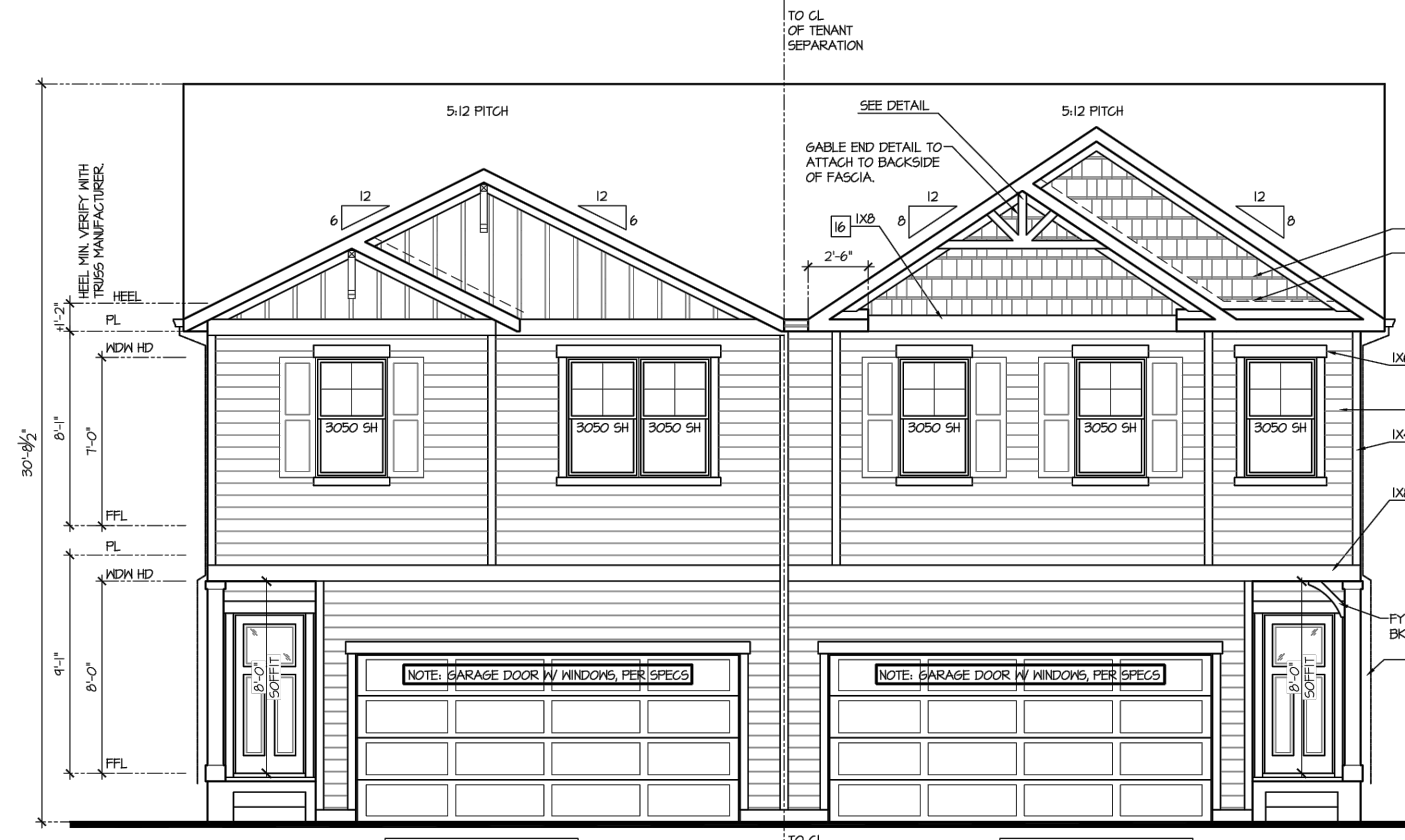
ELEVATIONS
 ELEVATIONS 1 OF 3
 SHEET

 04



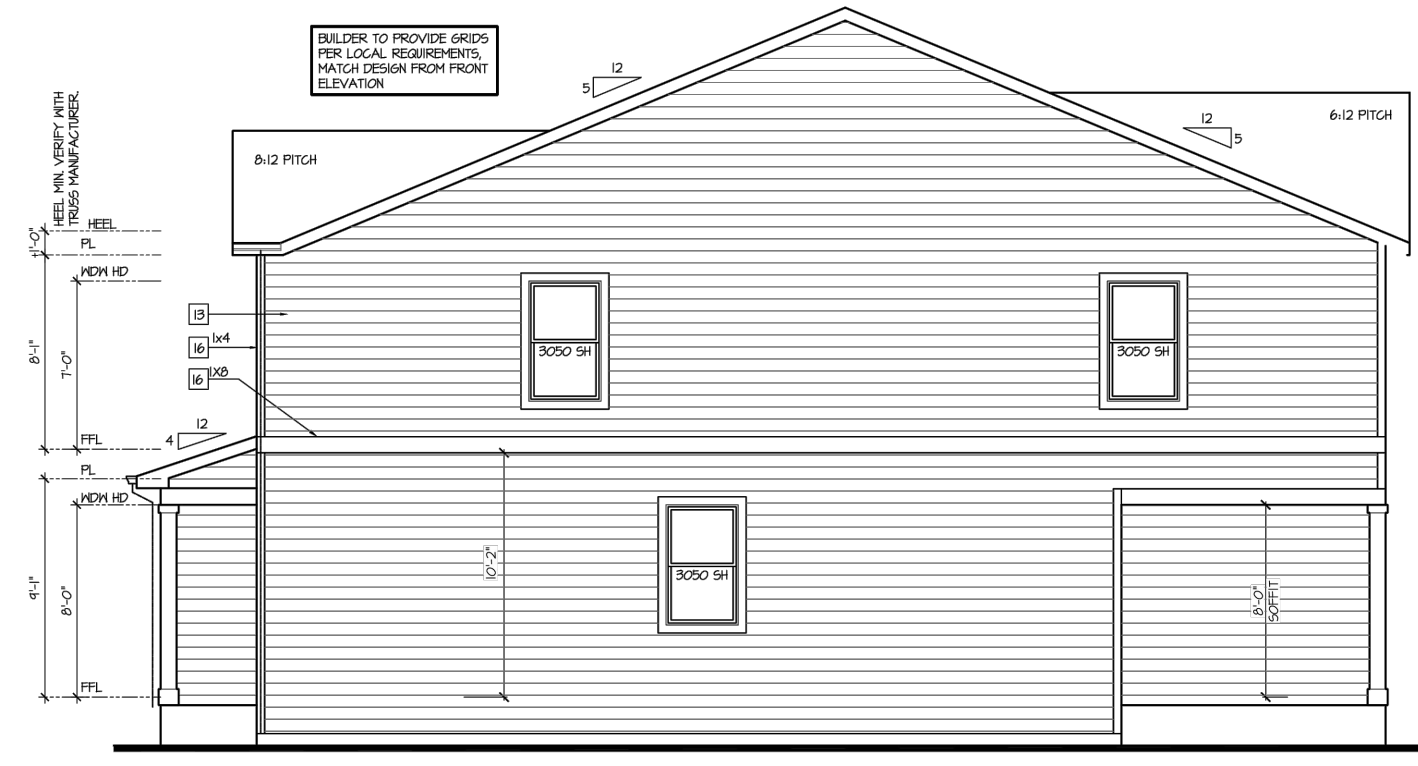
DT010 ELEVATION D
DT010 - R ELEVATION C

Rear Elevation - Building Type (DT010 + DT010) 'C-1/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\"/>



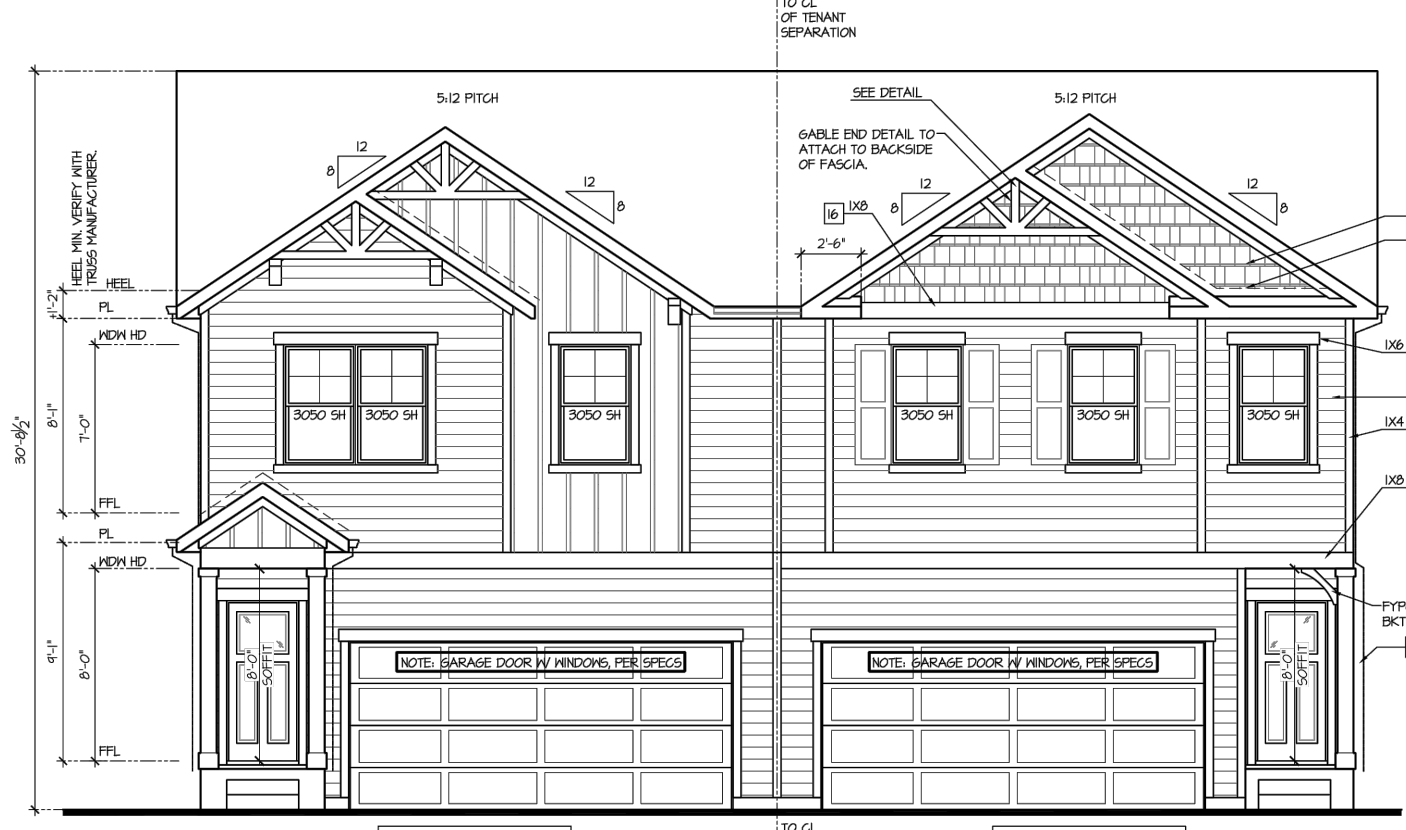
DT010 ELEVATION D-1

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



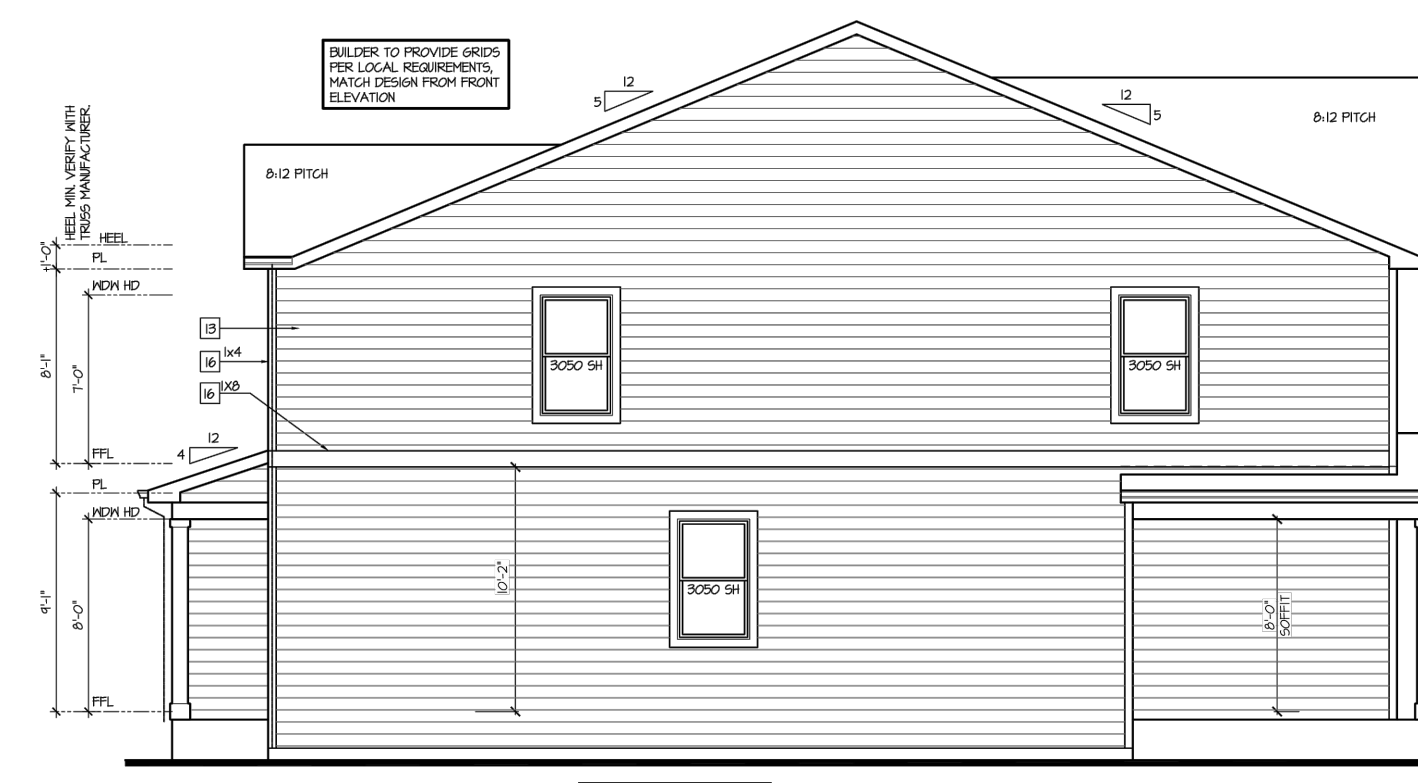
DT010 ELEVATION D
DT010 - R ELEVATION A

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



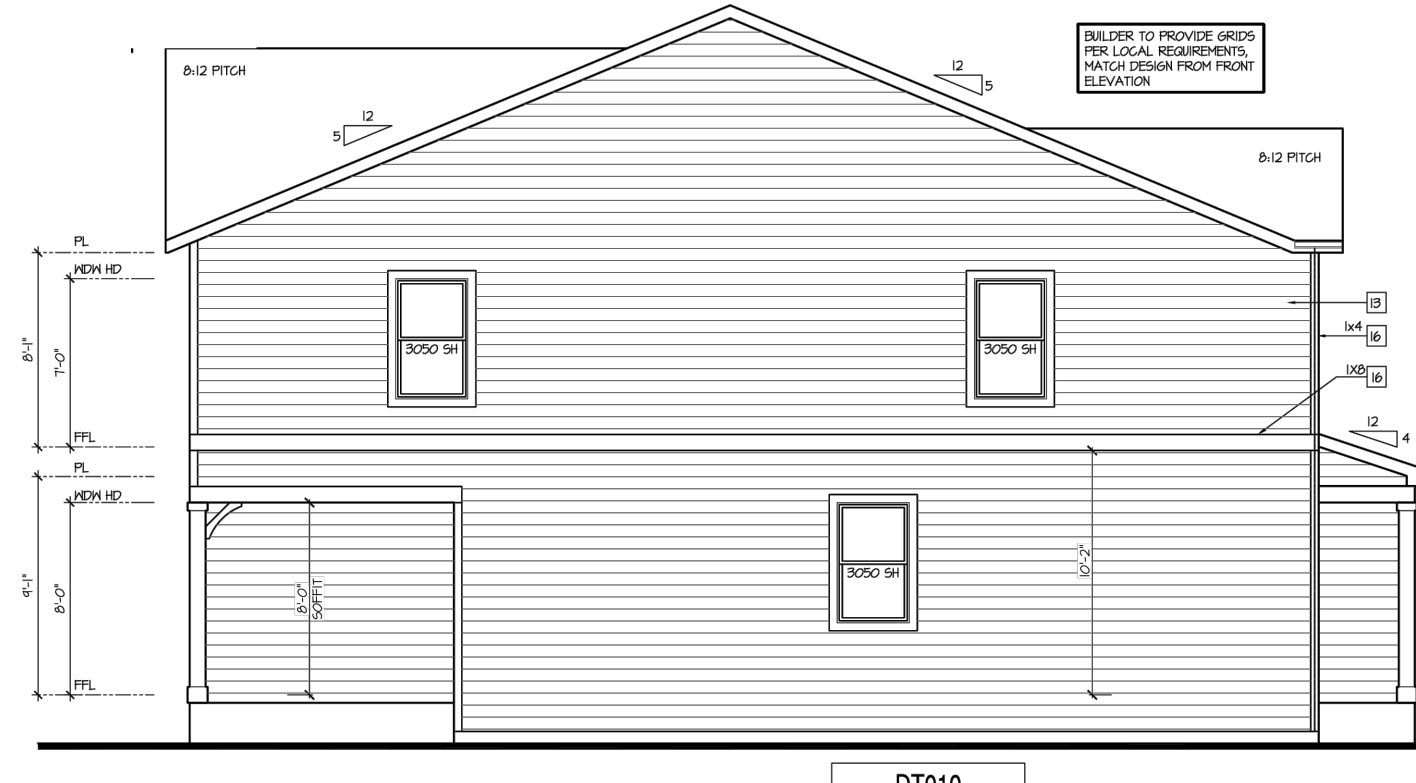
DT010 - R ELEVATION A-1
DT010 ELEVATION D-1

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



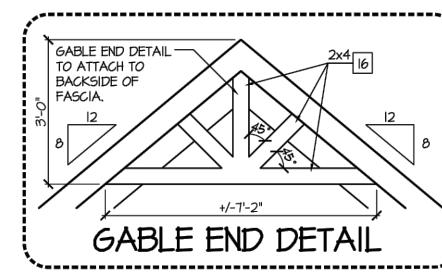
DT010 - R ELEVATION A-1

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\"/>

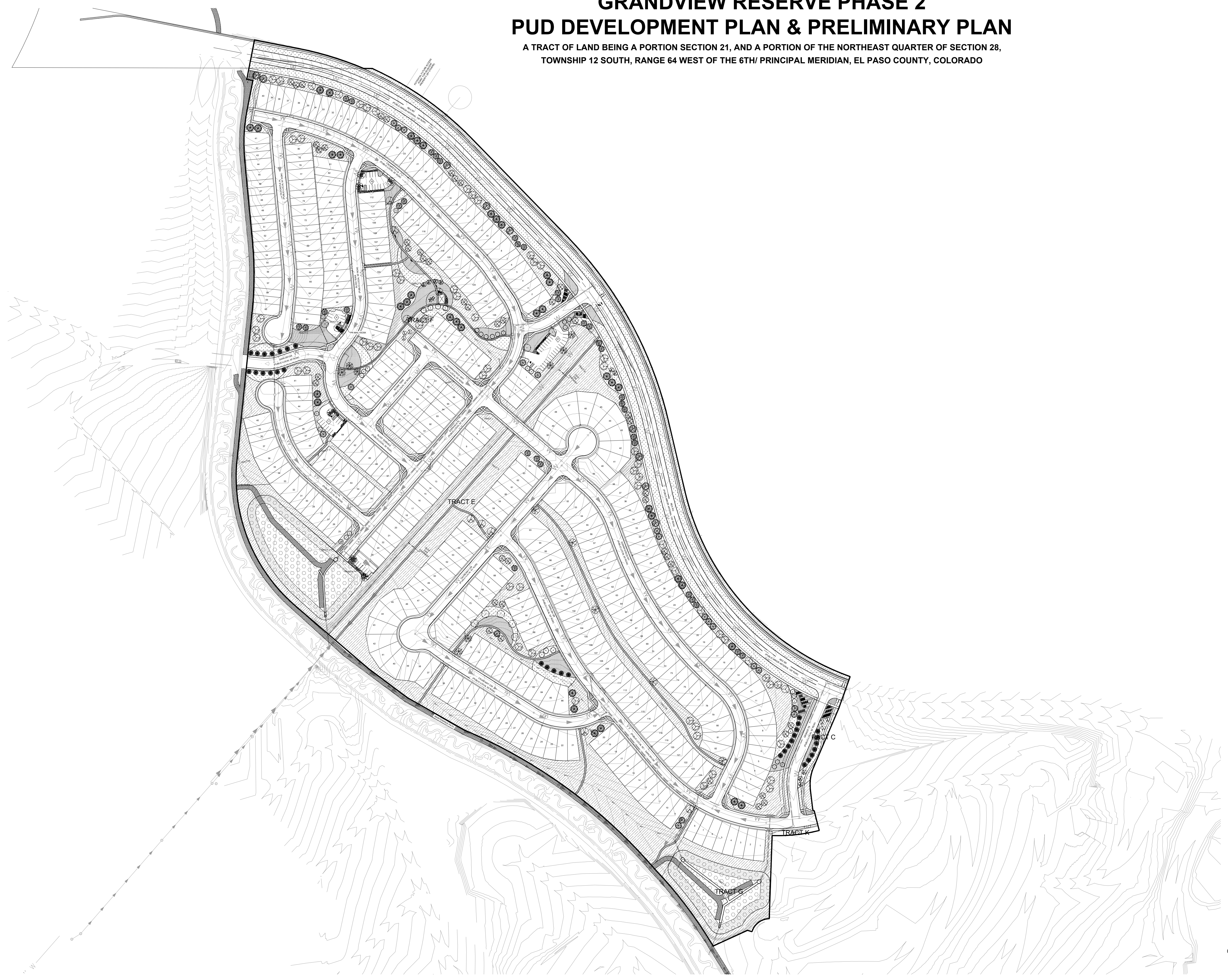


NO.	DATE	BY	REVISION DESCRIPTION

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

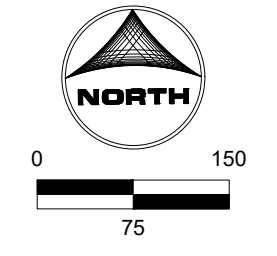
GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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.
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	PLAY GROUND SURFACE PLAYGROUND SURFACE TO BE DETERMINED.



LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: JAG JOB DATE: 1/28/2025
 APPROVED: JFR JOB NUMBER: 201662.202
 CAD DATE: 1/28/2025
 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\IPUD\Landscape_Plan_PUD

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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
 LANDSCAPE PLAN (OVERALL)

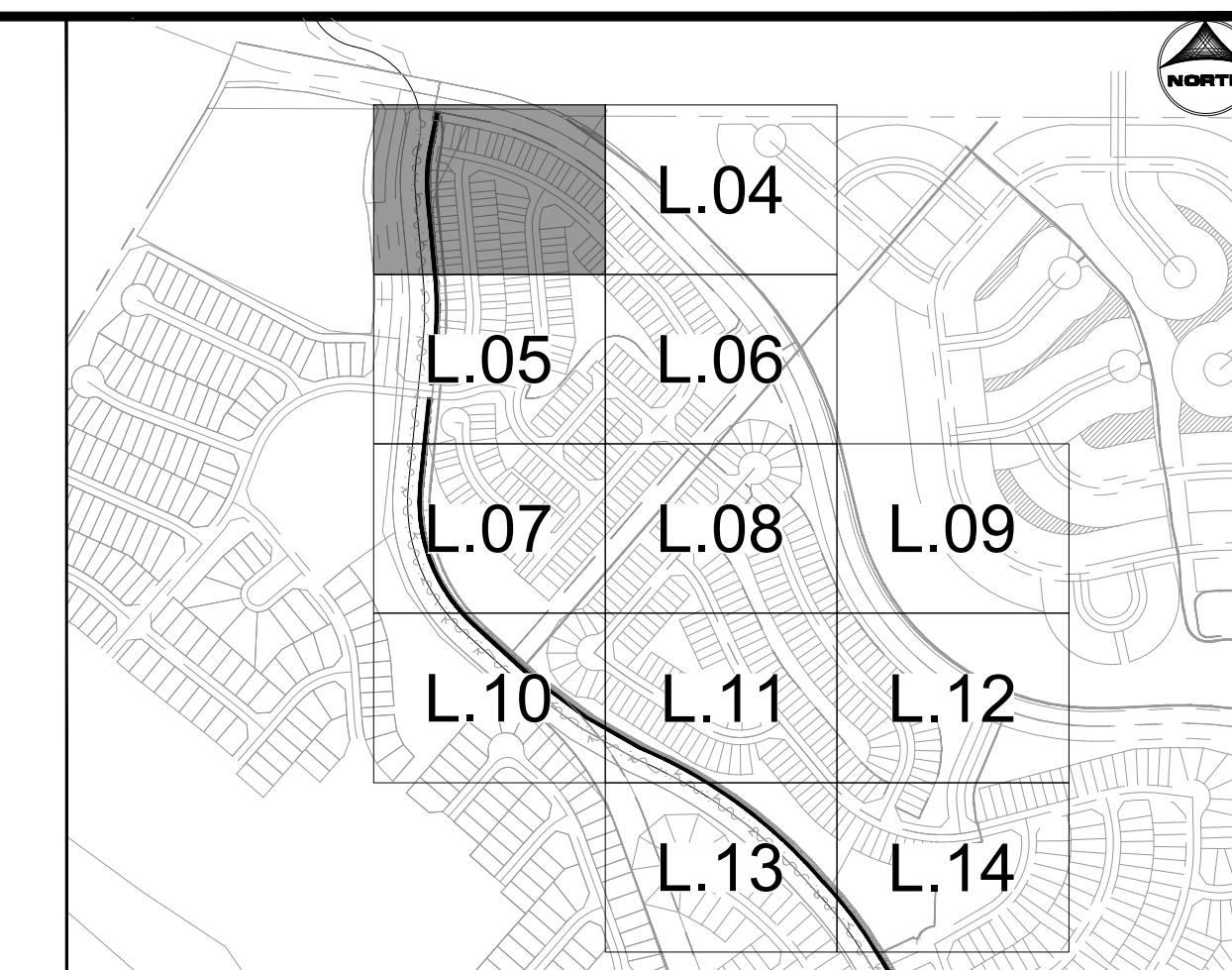
SHEET
L.02 15

HR GREEN Xref: xc-dgn-PH2; xc-ull-PH2; xc-row-PH2; 01-XC-channel; xv-row-662; xv-dgn; 662; xv-ull; 662; xp-l-arom-dm1; 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

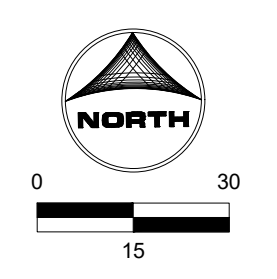
A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEY MAP
SCALE: NTS



GROUND COVER LEGEND	
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LAND USE REVIEW FILE NO: PUDSP-23-006

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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

D-R HORTON
America's Builder

LANDSCAPE
 LANDSCAPE PLAN

SHEET
L.03

16

HR GREEN Xref: xc-dgn-PH2; xc-dgn-PH2; xc-dgn-PH2; 01-XC-channel; xv-row-662; xc-dgn; 662; xpl-arcon-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

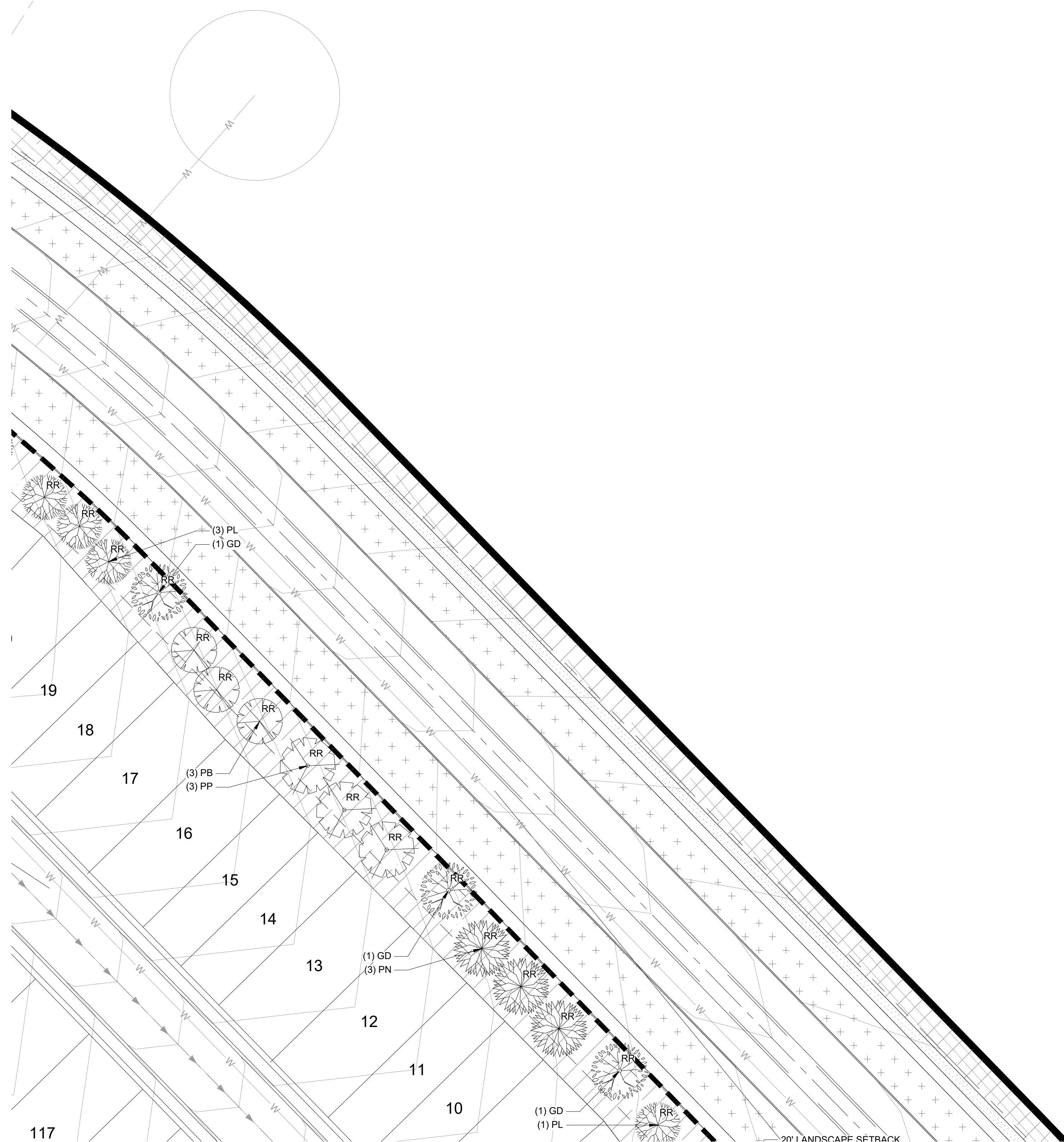
GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

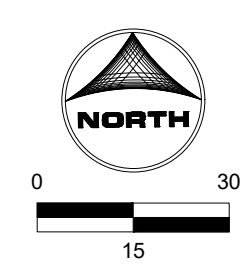


KEY MAP
SCALE: NTS

BY JACEN
(BY OTHERS)



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
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HR GREEN Xref: xc-dgn-PH2; xc-udl-PH2; xc-rows-PH2; 01-XC-channel; xv-row-662; w-dgn; 662; xpl-arcon d101; PH2_PUD_key_map_OVR_P2; xc-parcels-PH2; xl-3D-XREF-PH2; PLAN AND PROFILE; A:dgn-PH2

LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: JAG JOB DATE: 1/28/2025
 APPROVED: JFR JOB NUMBER: 201662.202
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 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\IPUD\Landscape_Plan_PUD

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

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



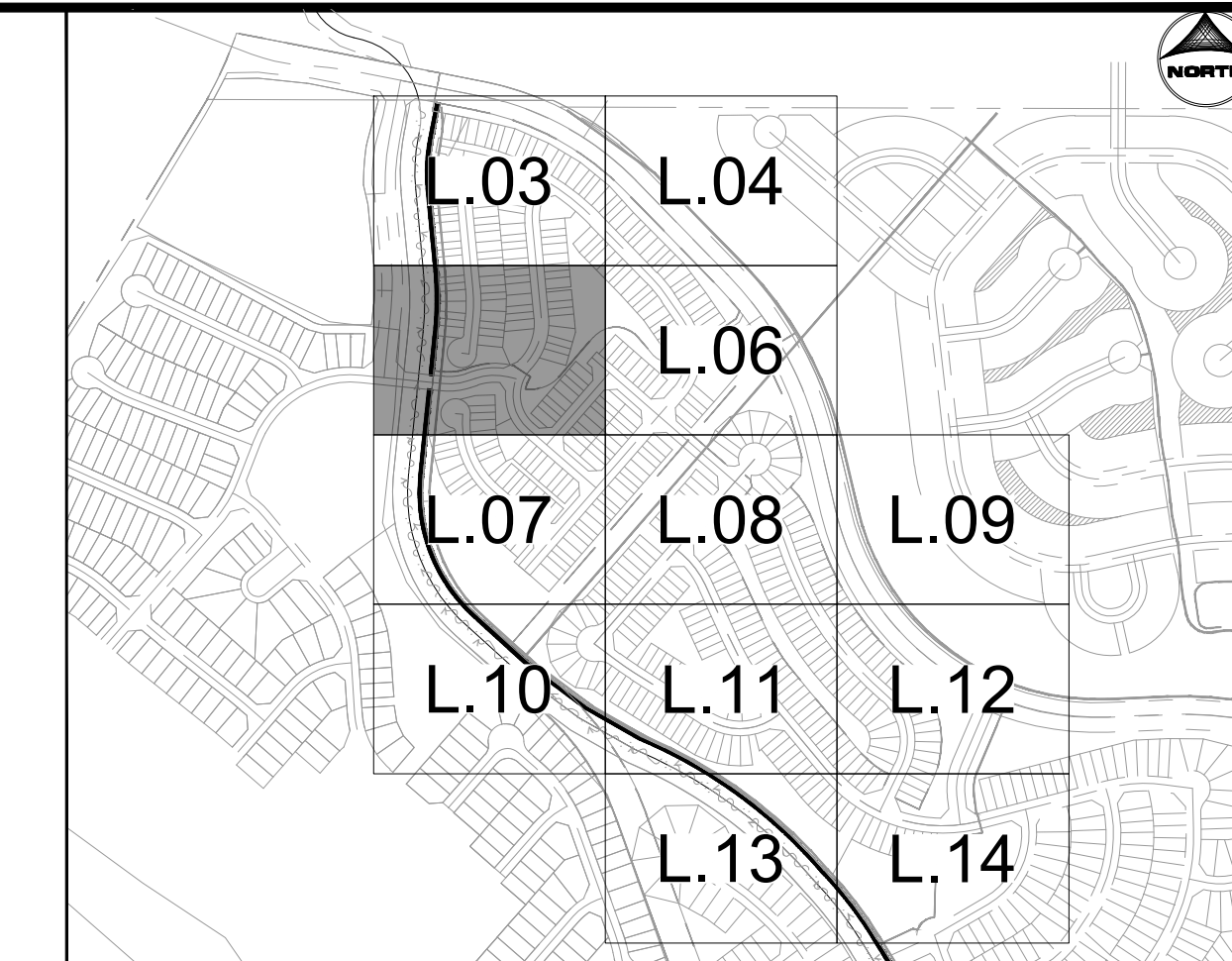
LANDSCAPE
 LANDSCAPE PLAN

SHEET
L.04
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HUHN, KEN, 1/28/2025 2:22 PM

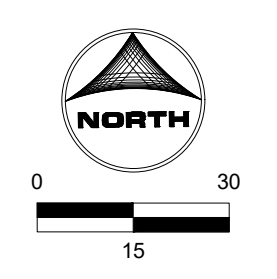
GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

DRAWN BY: JAG JOB DATE: 1/28/2025
 APPROVED: JFR JOB NUMBER: 201662.202
 CAD DATE: 1/28/2025
 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\IPUD\Landscape_Plan_PUD

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NO.	DATE	BY	REVISION DESCRIPTION

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

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

D-R HORTON
America's Builder

LANDSCAPE
 LANDSCAPE PLAN

SHEET
L.05

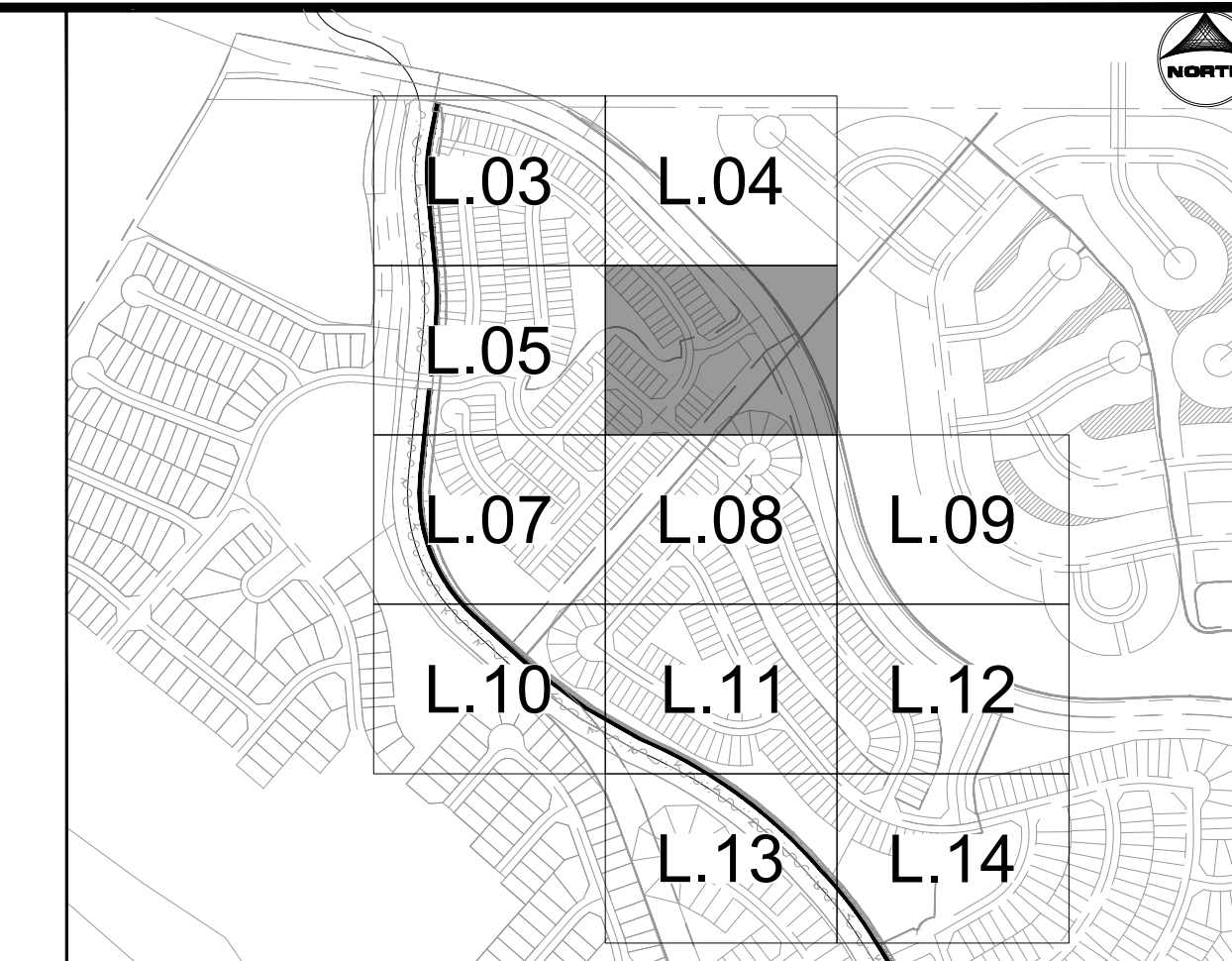
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HUHN, KEN, 1/28/2025 2:23 PM

GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

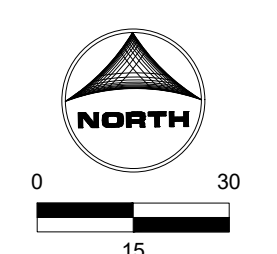
A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEY MAP
SCALE: NTS



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

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 1975 RESEARCH PKWY SUITE 230
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GRANDVIEW RESERVE - PHASE 2
 D.R. HORTON
 EL PASO COUNTY, CO



LANDSCAPE
 LANDSCAPE PLAN

SHEET
 L.06
 19

HR GREEN Xref: xc-dgn-PH2; xc-utl-PH2; xc-row-PH2; 01-XC-channel; xv-row-662; xc-dgn; 662; xpl-arco-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 2:23 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

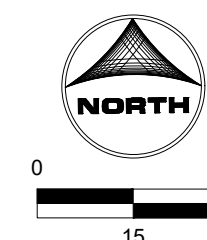


KEY MAP
SCALE: NTS



GROUND COVER LEGEND

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	PLAY GROUND SURFACE PLAYGROUND SURFACE TO BE DETERMINED.



LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: JAG JOB DATE: 1/28/2025
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 1975 RESEARCH PKWY SUITE 230
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 PHONE: 719.300.4140
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GRANDVIEW RESERVE - PHASE 2
 D.R. HORTON
 EL PASO COUNTY, CO



LANDSCAPE
 LANDSCAPE PLAN

SHEET
 L.07
 20

HR GREEN Xref: xc-dgn-PH2; xc-udl-PH2; xc-rows-PH2; 01-XC-channel; xv-row-662; xv-dgn; 662; xpl-arco-dm1; PH2; PUD; key_map; map; OVR; P2; xc-parcels-PH2; xl-3D-XREF-PH2; PLAN AND PROFILE; A-dgn-PH2

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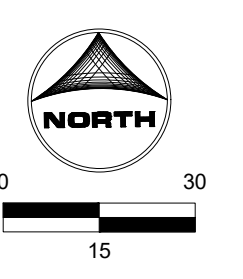
GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



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



LANDSCAPE
 LANDSCAPE PLAN

SHEET
L.08
21

HR GREEN Xref: xc-dgn-PH2, xc-udl-PH2, xc-cow-PH2, 01-XC-channel, xv-row-662, xv-dgn, 662, xpl-laron-dm01_PH2_PUD_key_map_OVR_P2, xc-parcels-PH2, xl-3D-XREF-PH2, PLAN AND PROFILE, A-dgn-PH2

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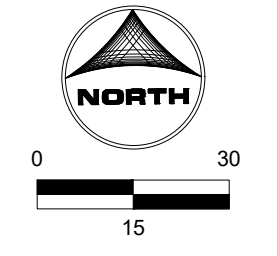
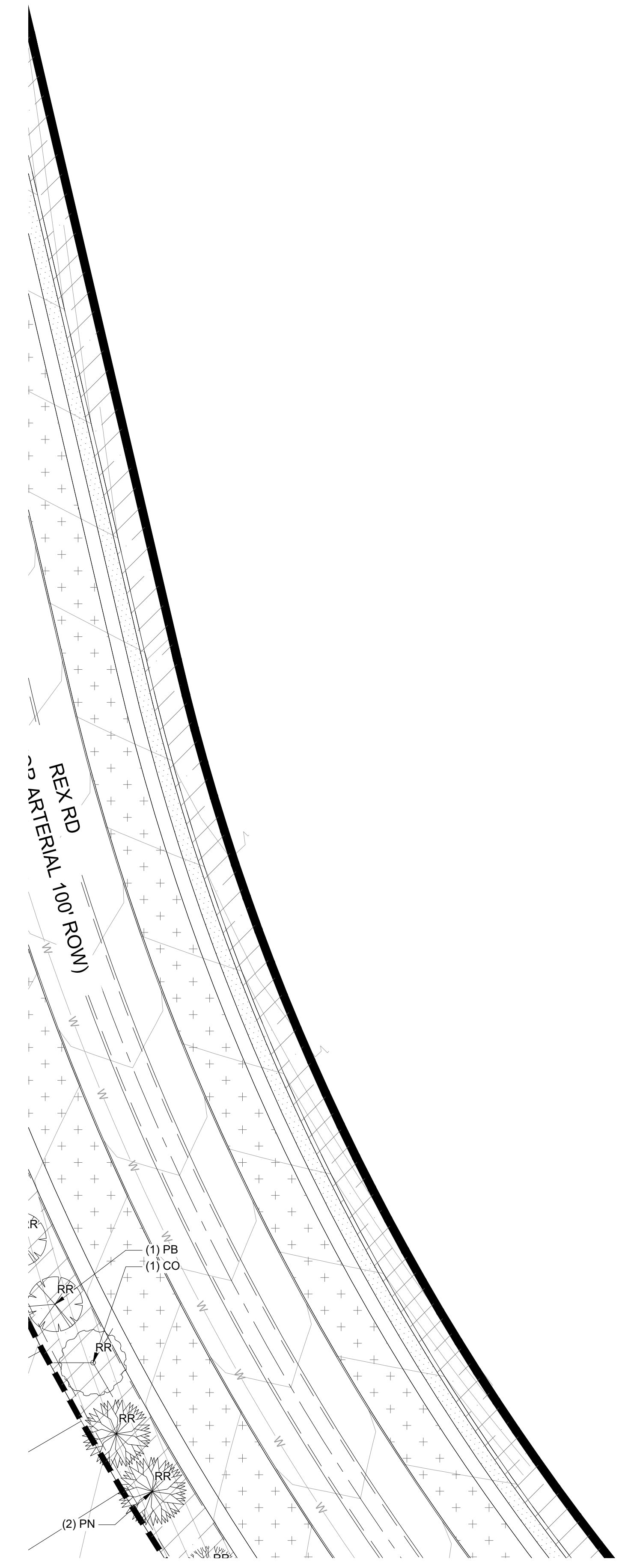
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KEY MAP
SCALE: NTS

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GRANDVIEW RESERVE - PHASE 2
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 EL PASO COUNTY, CO

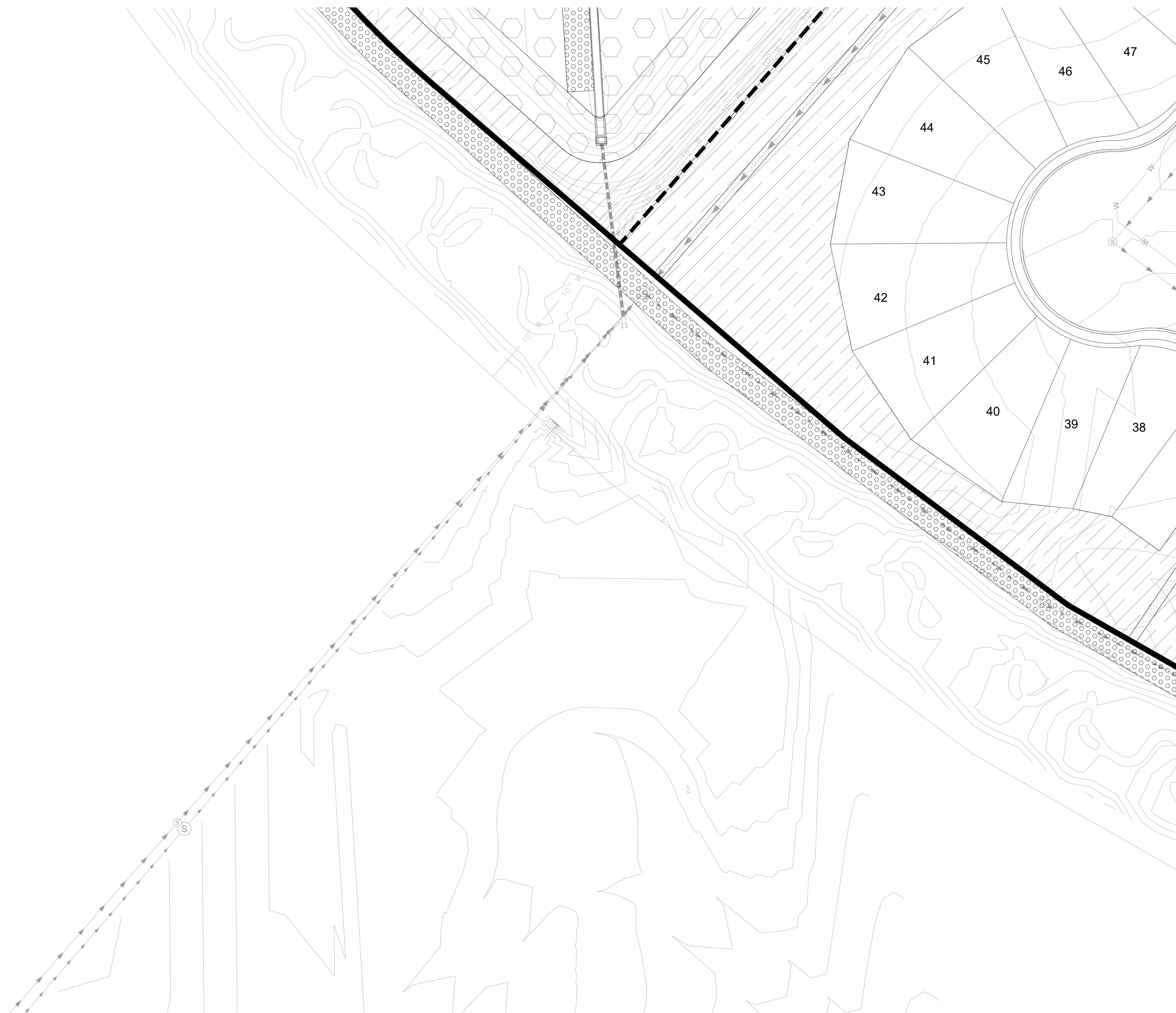
LANDSCAPE
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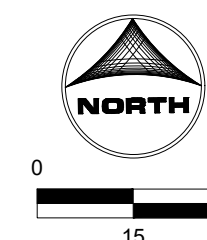
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TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEY MAP
SCALE: NTS

GROUND COVER LEGEND	
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GRANDVIEW RESERVE - PHASE 2
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 EL PASO COUNTY, CO



LANDSCAPE
 LANDSCAPE PLAN

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GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

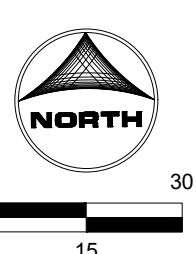
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TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEY MAP
SCALE: NTS

GROUND COVER LEGEND

SYMBOL	DESCRIPTION
[Symbol: small squares]	ENVIRO TURF SOD IRRIGATED, HYBRID BLEND OF FESCUE AND OTHER DROUGHT-TOLERANT GRASSES. INSTALLED PER SUPPLIER'S SPECIFICATIONS. IRRIGATED 1-2 TIMES PER WEEK.
[Symbol: circles]	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.
[Symbol: hexagons]	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.
[Symbol: diagonal lines]	NATIVE LOW GROW SEED MIX PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS. TEMPORARILY IRRIGATED UNTIL ESTABLISHED.
[Symbol: plus signs]	LOW MAINTAINED SEED MIX PRE-BLENDED, BUFFALO BLUE GRAMA SEED MIX. INSTALLED PER SUPPLIER'S SPECIFICATIONS. IRRIGATED 1-2 TIMES PER MONTH. MOVED TO 6" HEIGHT 3 TIMES PER YEAR.
[Symbol: cross-hatch]	DETENTION SEED MIX PRE-BLENDED, EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS. TEMPORARILY IRRIGATED UNTIL ESTABLISHED.
[Symbol: diagonal lines]	PLAY GROUND SURFACE PLAYGROUND SURFACE TO BE DETERMINED.



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

LANDSCAPE
 LANDSCAPE PLAN

SHEET
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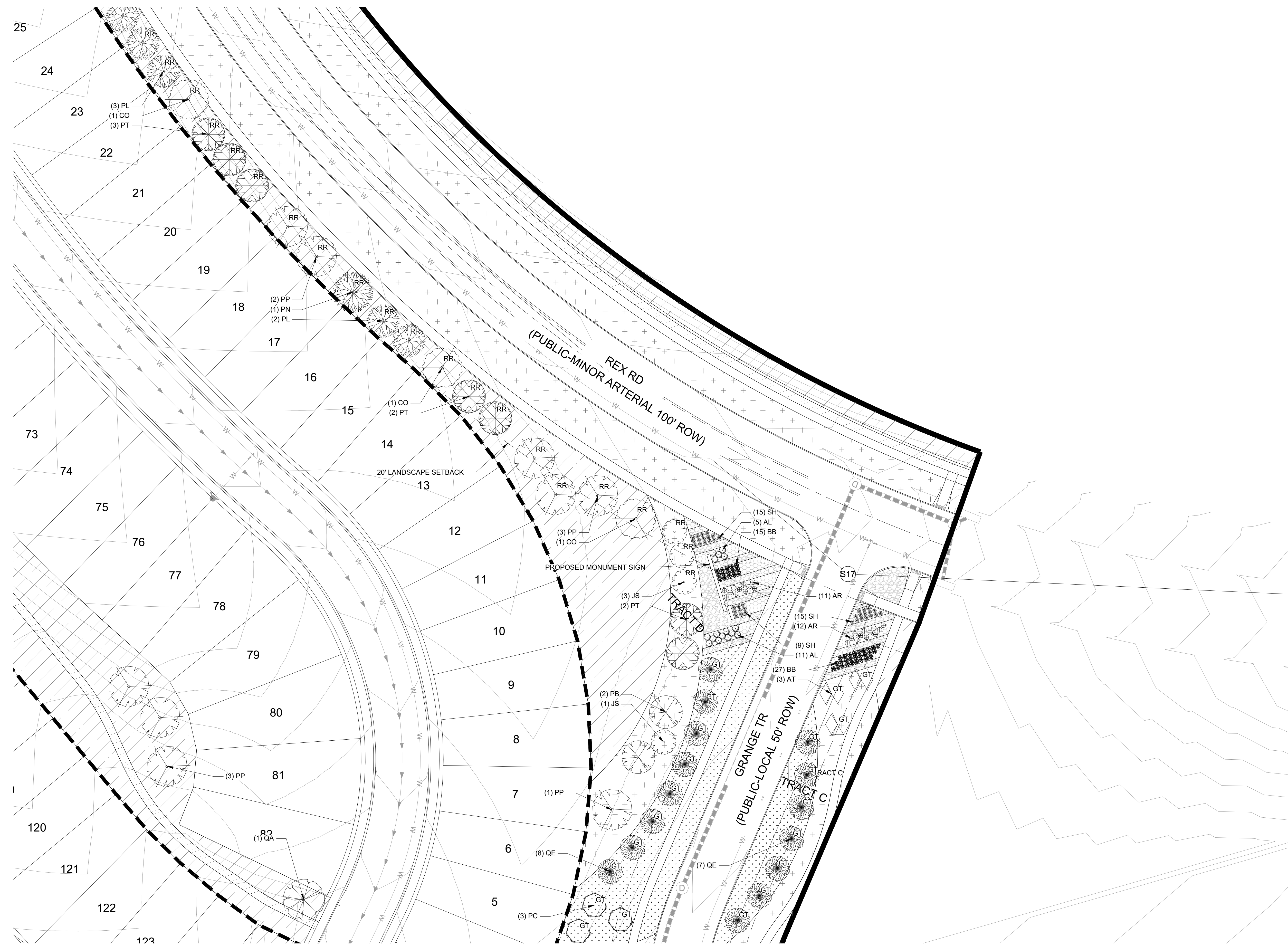
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GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

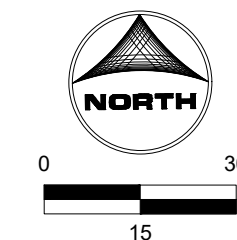
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KEY MAP
SCALE: NTS



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



LANDSCAPE
 LANDSCAPE PLAN

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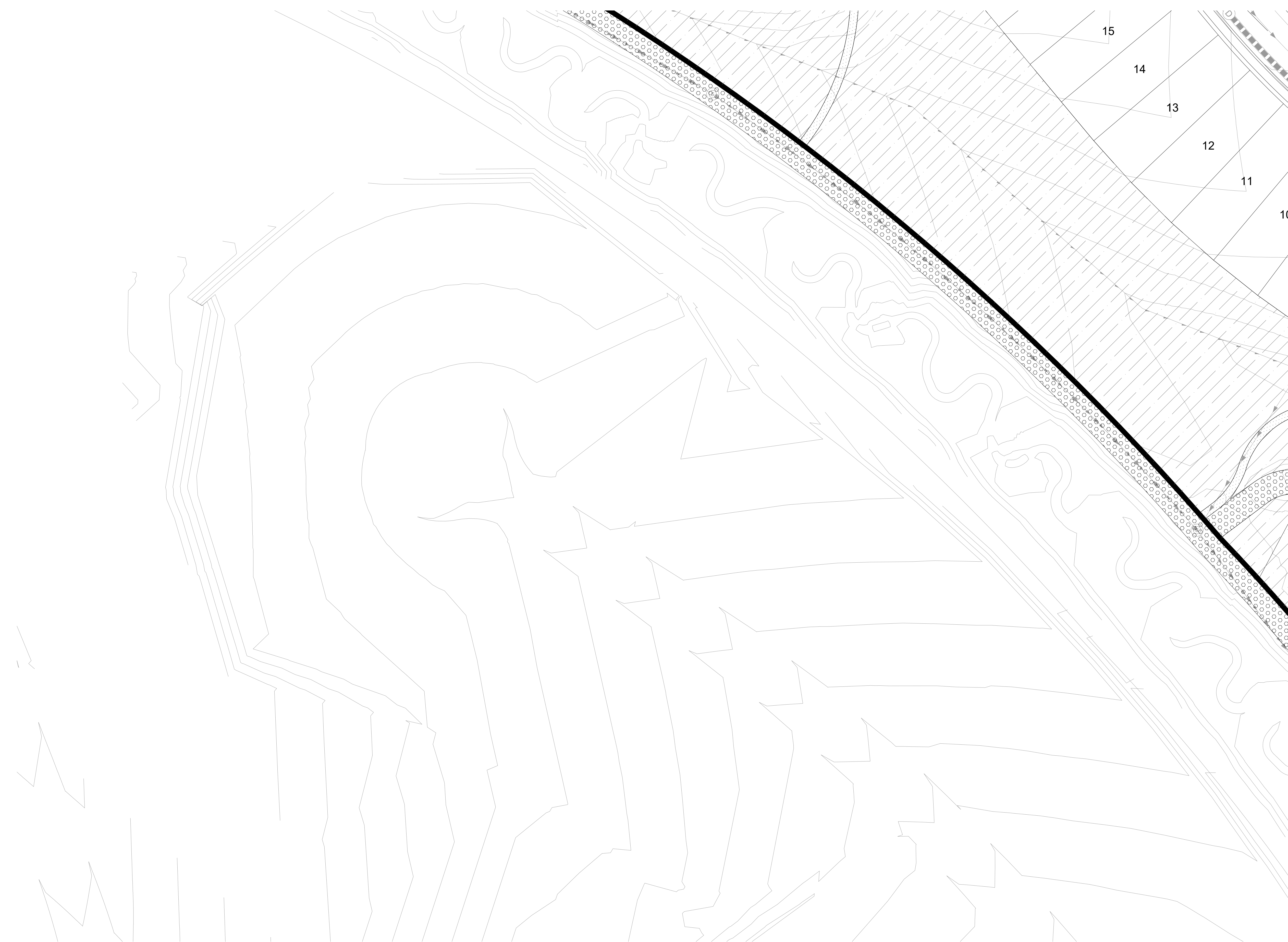
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GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

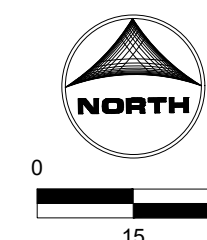
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KEY MAP
SCALE: NTS



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



LANDSCAPE
 LANDSCAPE PLAN

SHEET
 L.13
 26

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

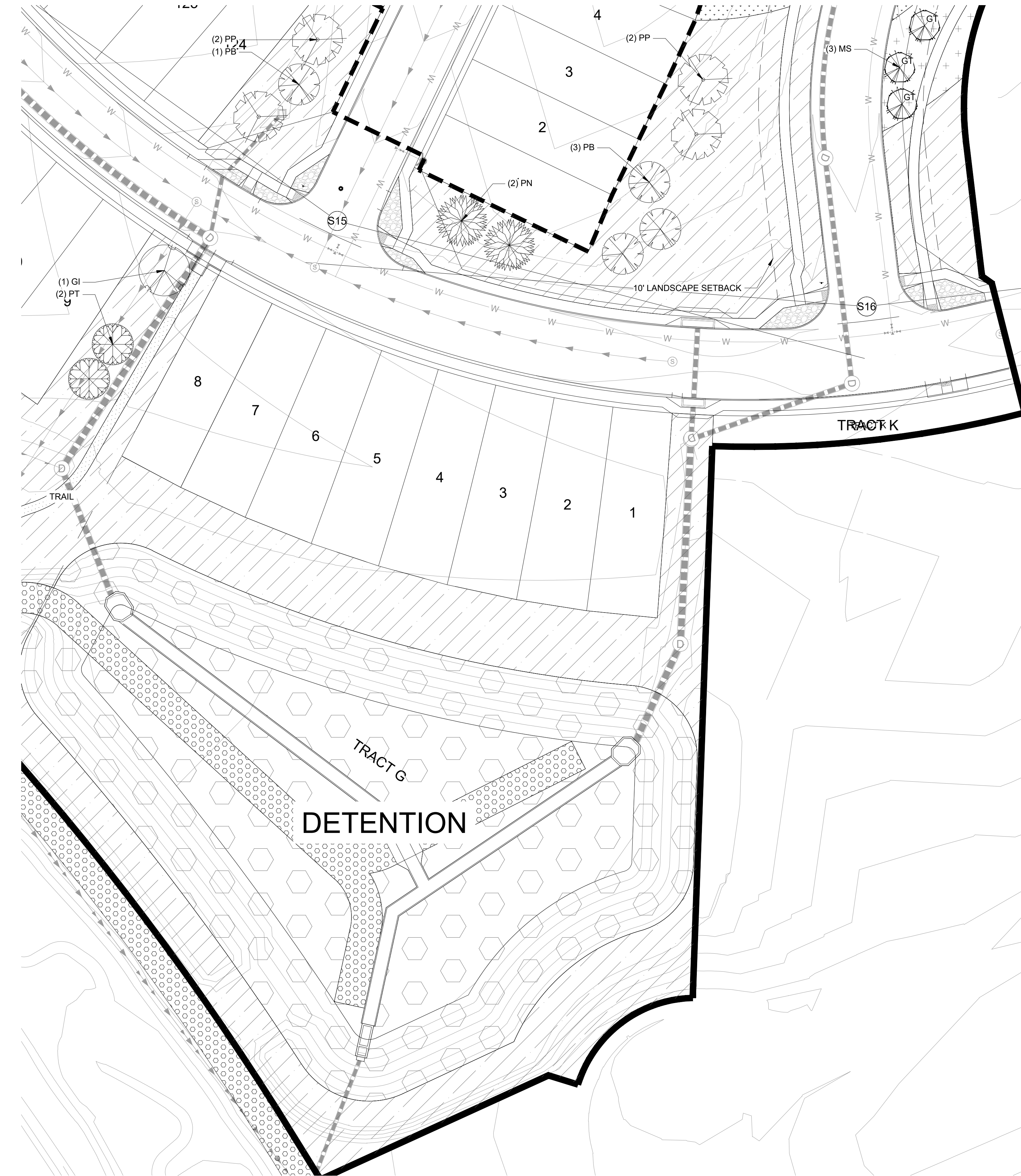
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GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

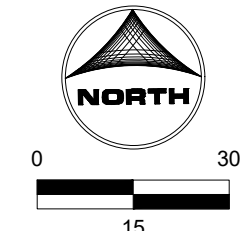
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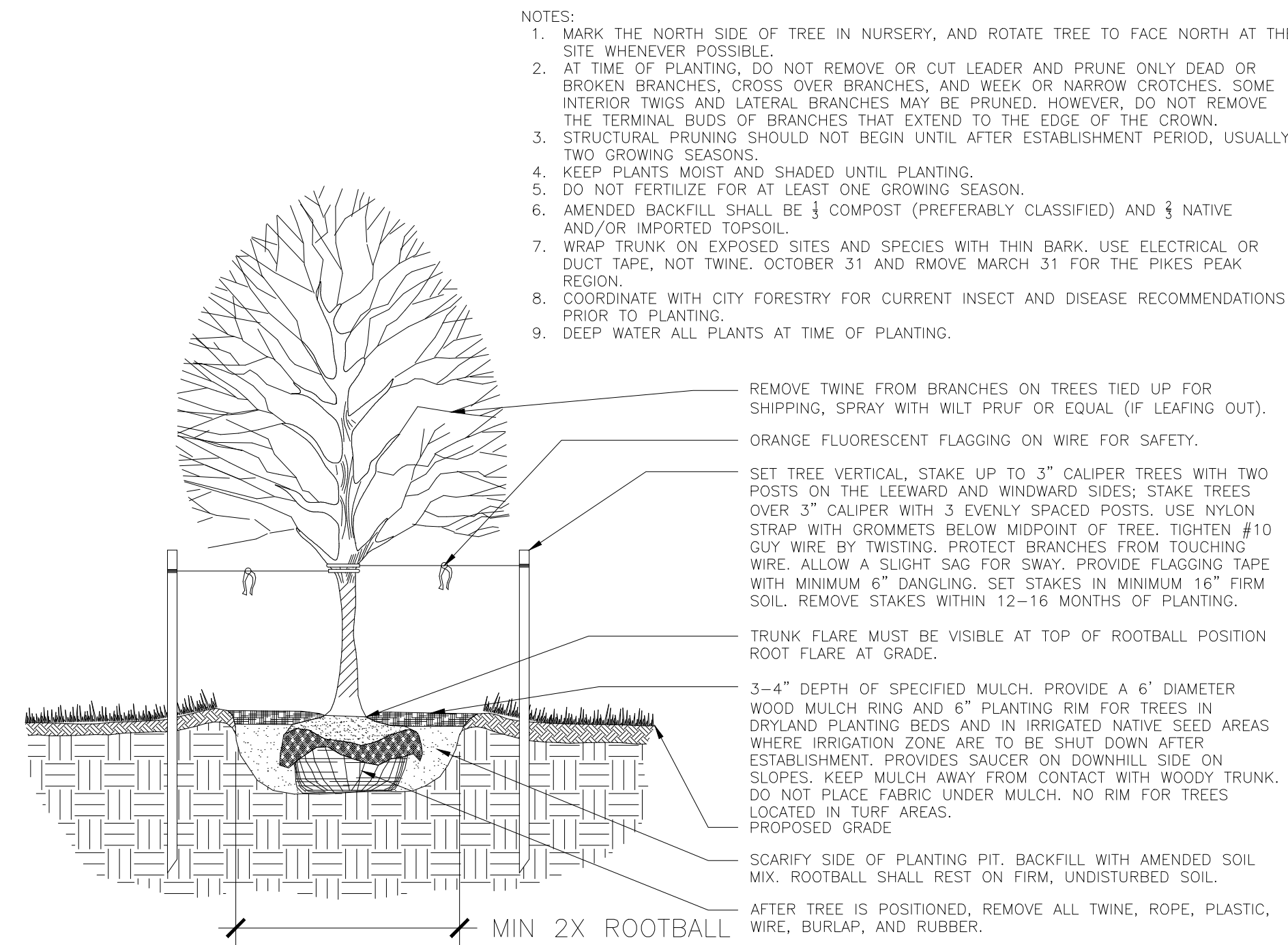
GRANDVIEW RESERVE - PHASE 2
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 EL PASO COUNTY, CO



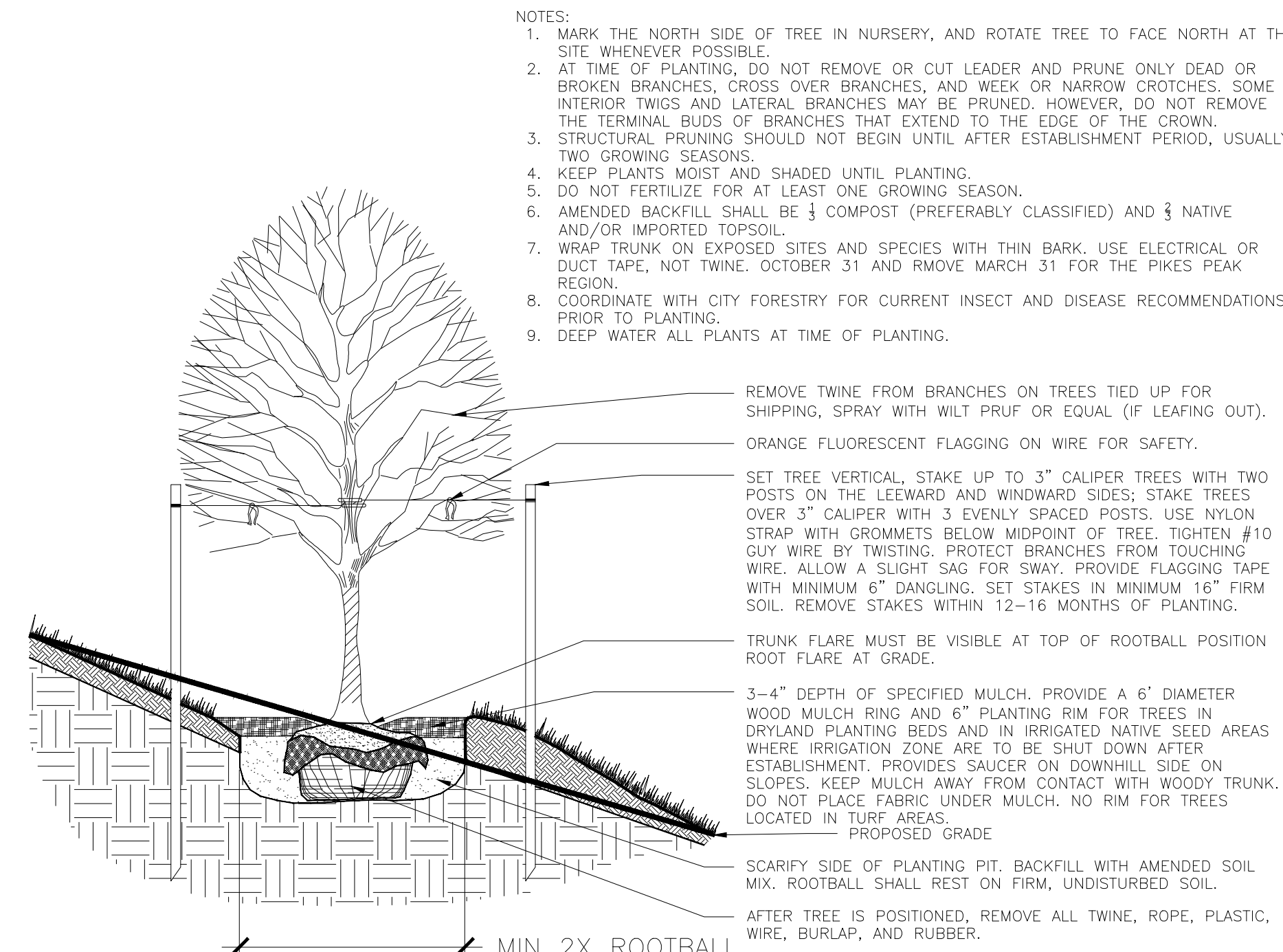
LANDSCAPE
 LANDSCAPE PLAN

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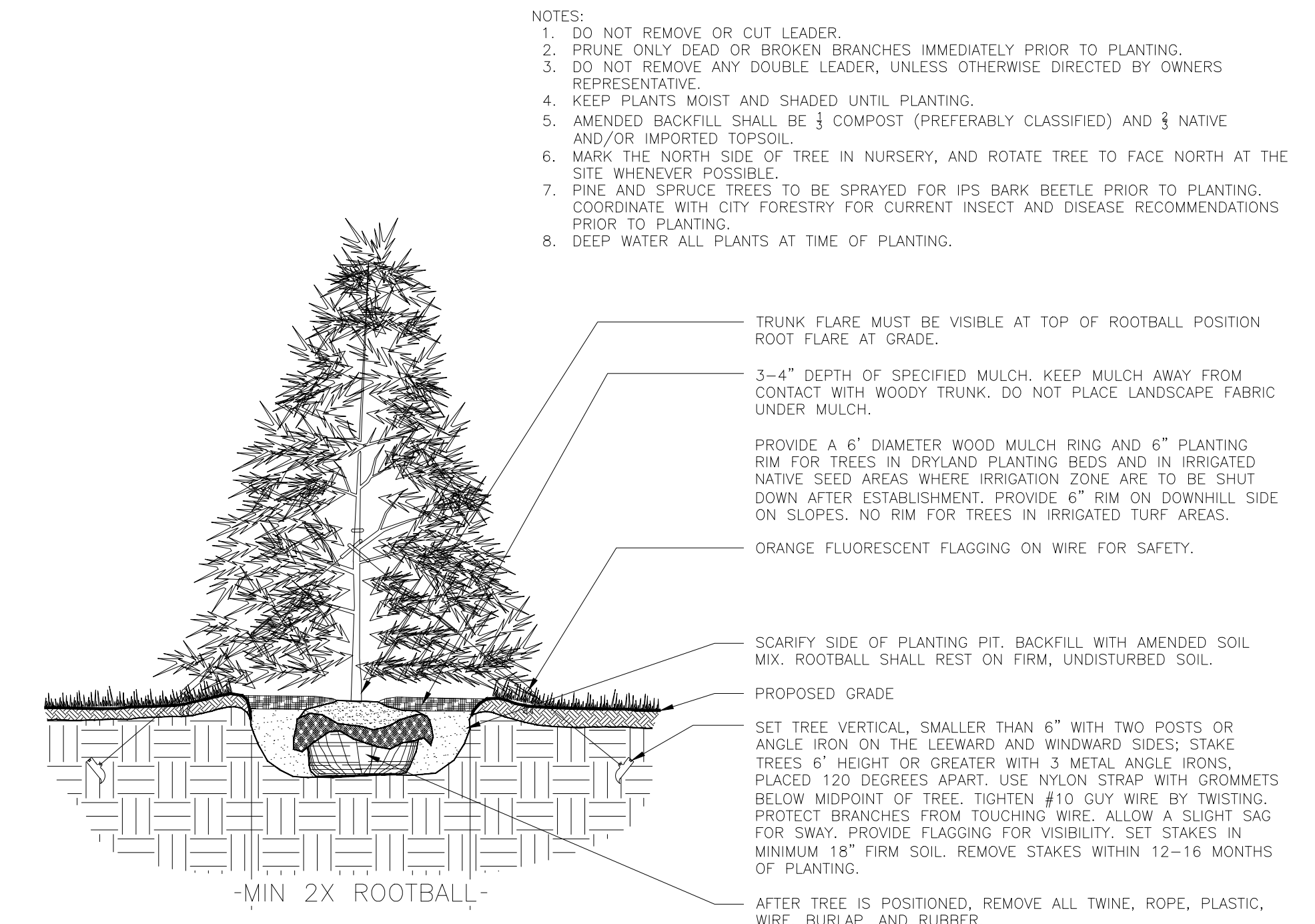
HR GREEN xref: xc-dgn-PH2; xc-ull-PH2; xc-crow-PH2; 01-XC-channel; xv-row-662; w-dgn; 662; xp-l-arcs; dnt01; PH2_PUD_key_map_OVR_P2; xc-parcels-PH2; xl-3D-XREF-PH2; xl-3D-XREF-PH2; PLAN AND PROFILE; A-dgn-PH2



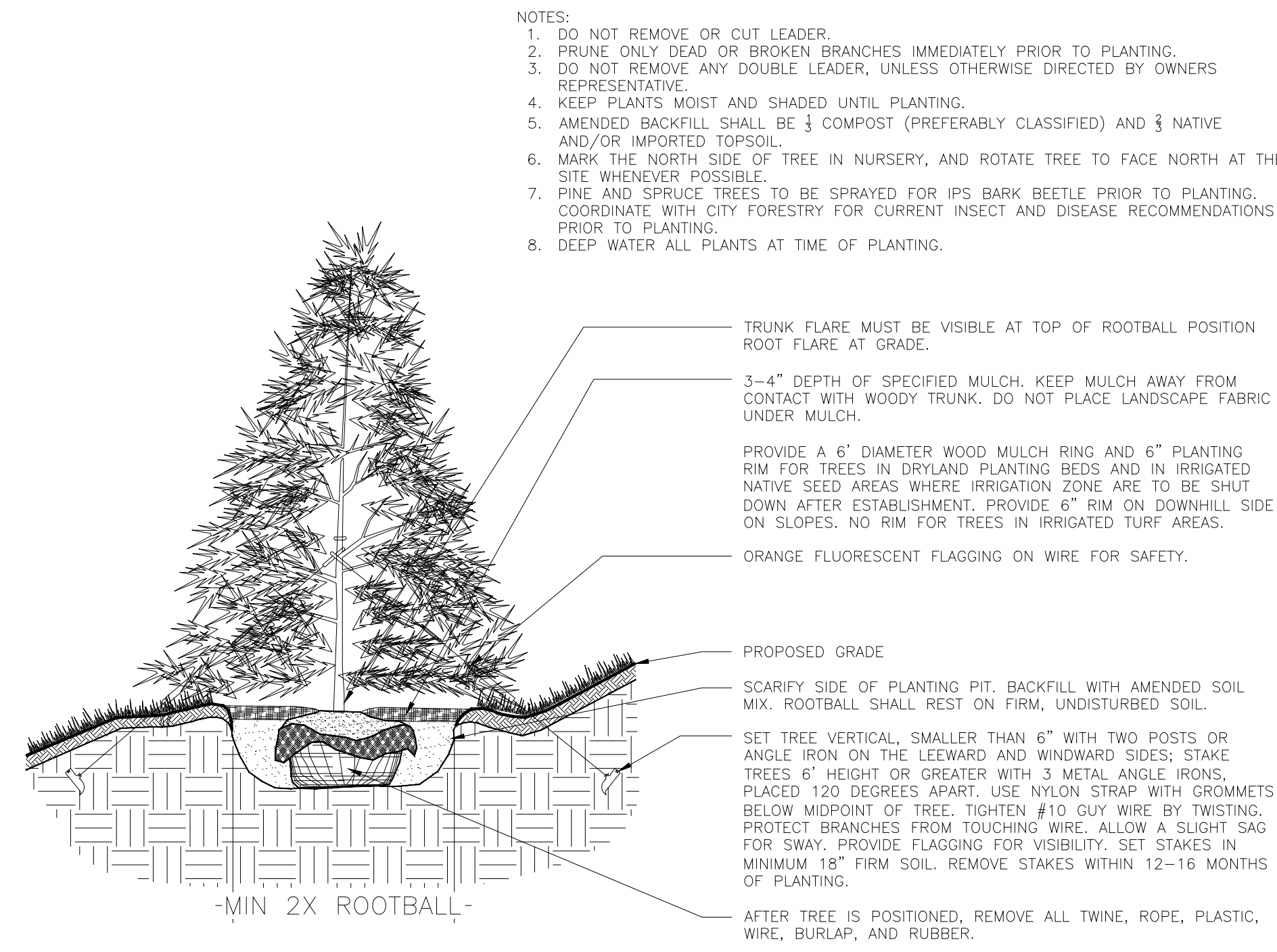
1 TYP. DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



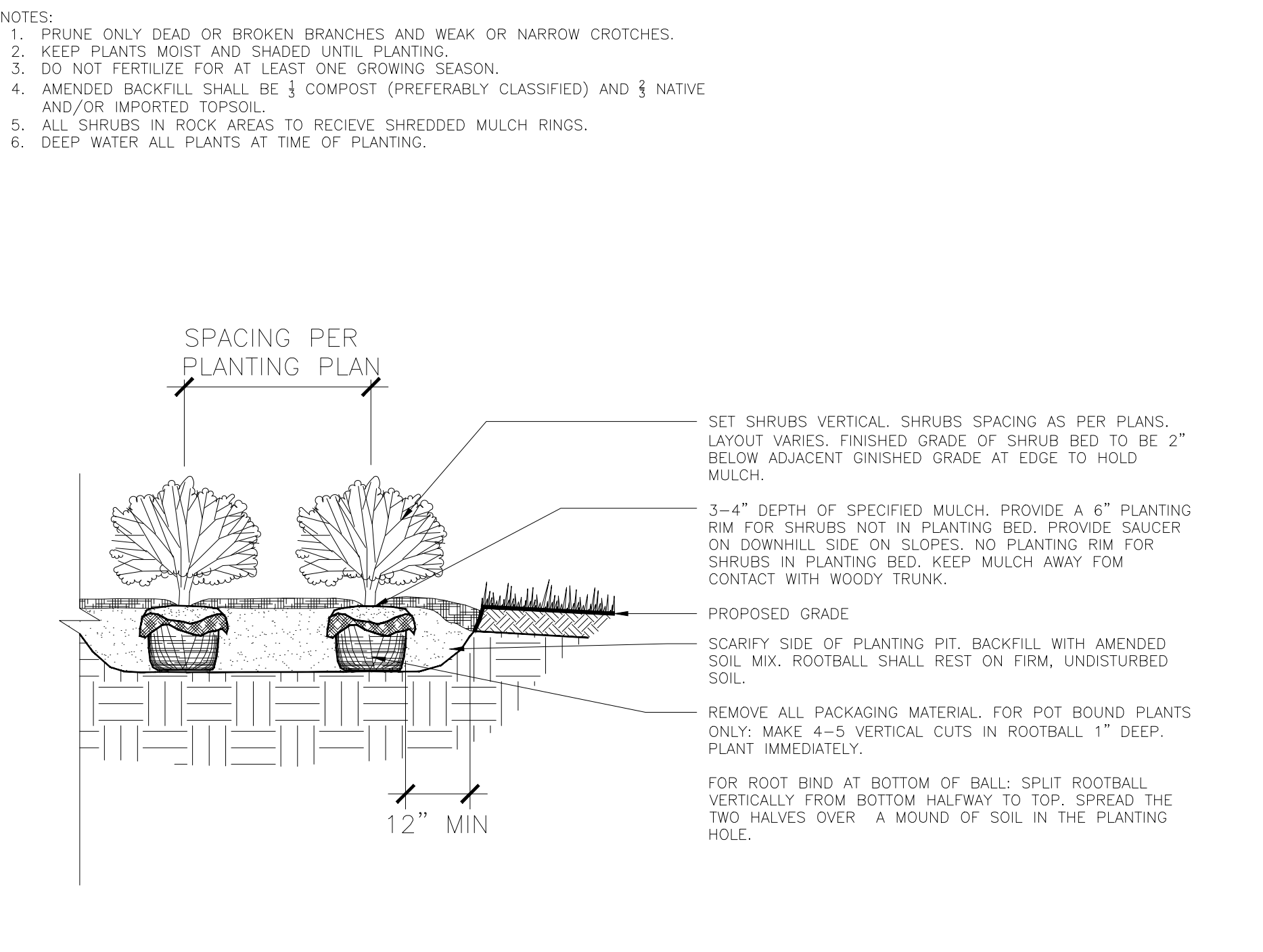
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS



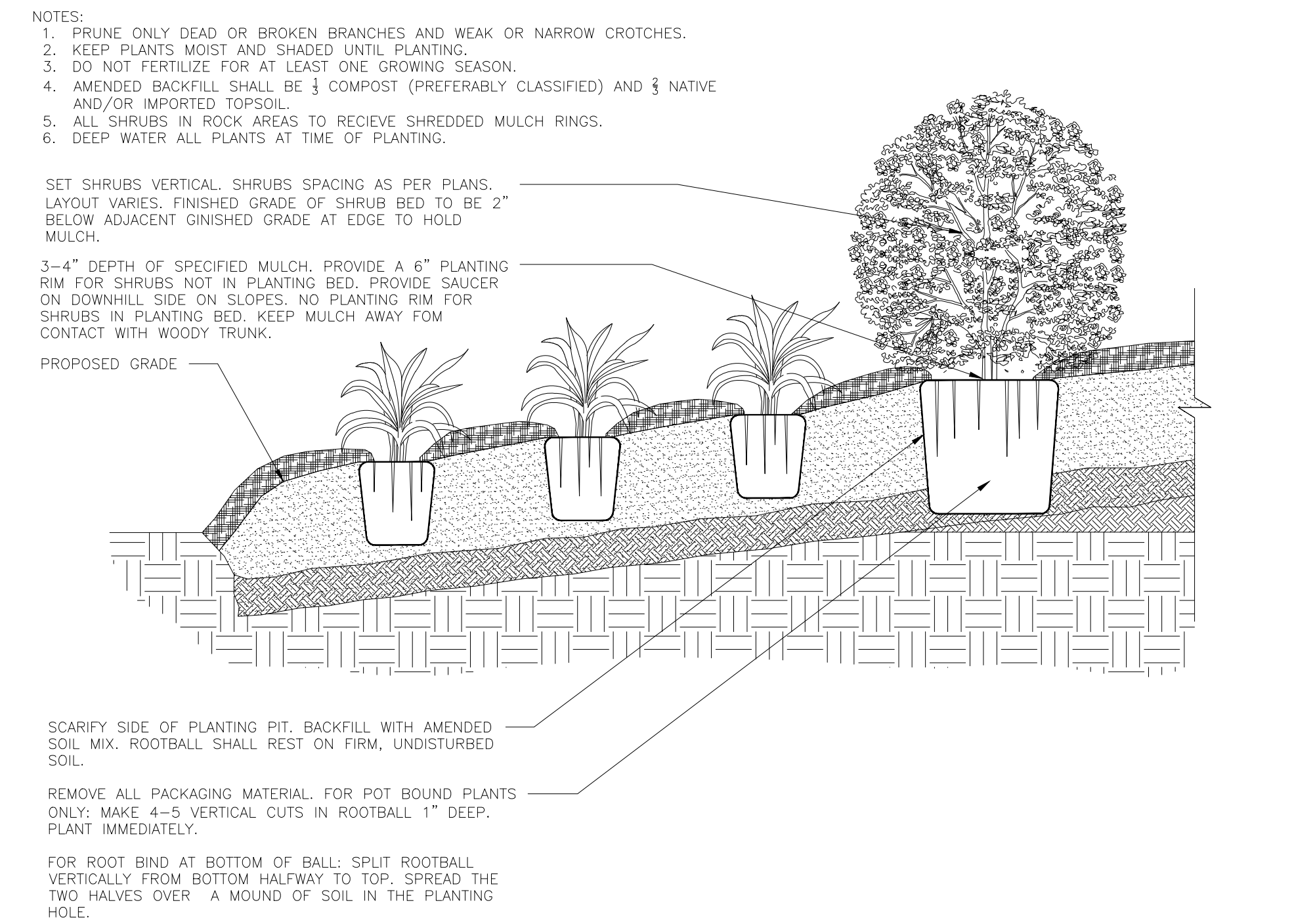
3 TYP. EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



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



5 TYP. SHRUB PLANTING DETAIL
SCALE: NTS



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

DRAWN BY: JAG	JOB DATE: 1/28/2025	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: JFR	JOB NUMBER: 201662.202	0
CAD DATE: 1/28/2025		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\IPUD\Landscape_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

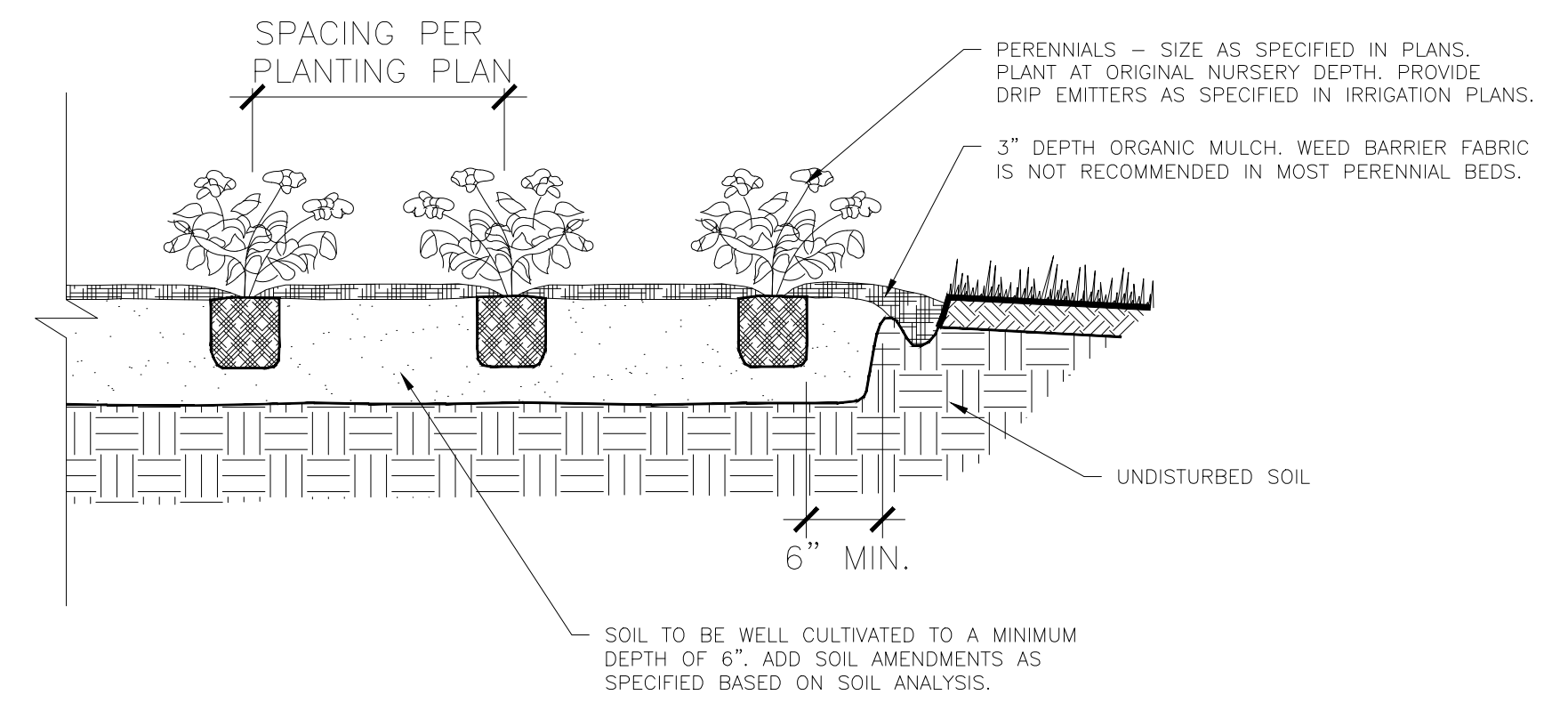
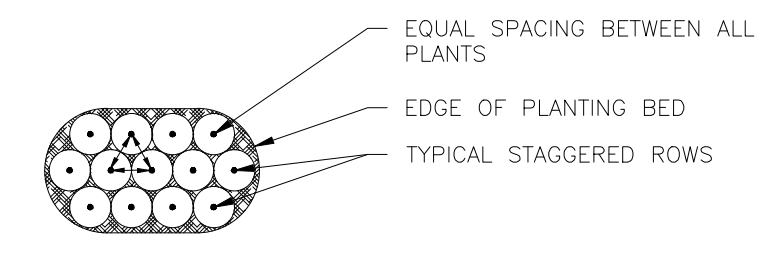
D-R-HORTON
 America's Builder

LANDSCAPE
 LANDSCAPE DETAILS

SHEET
L.15
28

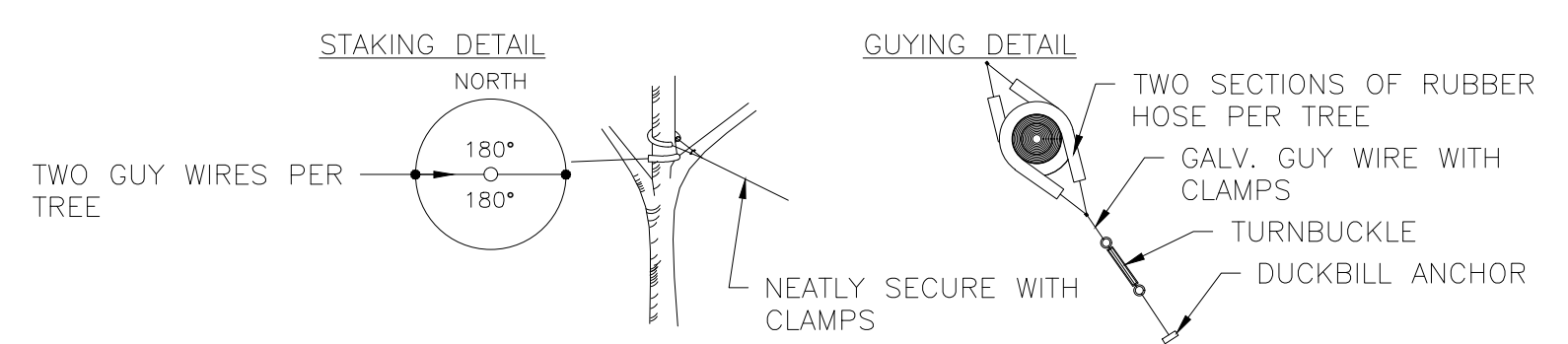
- NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 - ALL PERENNIALS PLANTED 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.



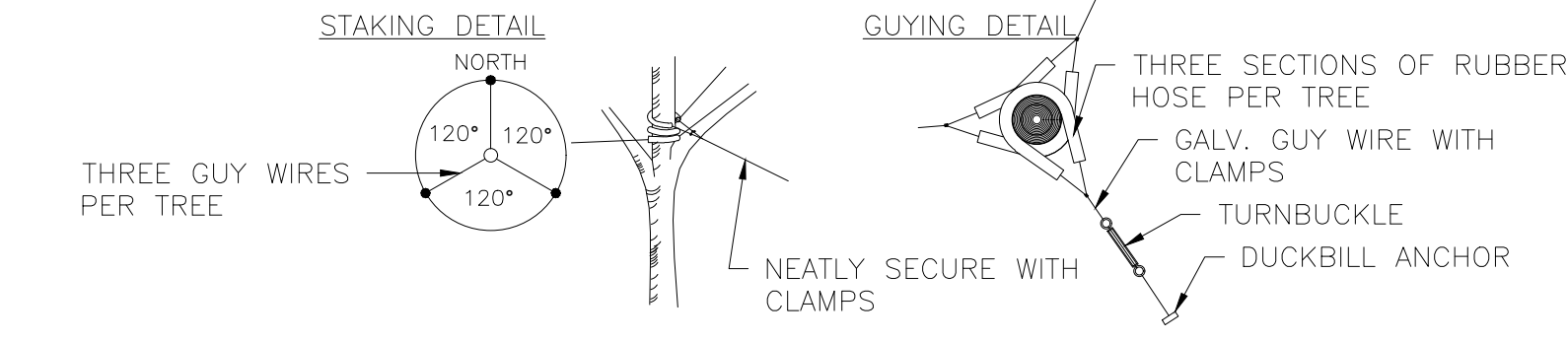
1 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS

- 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.



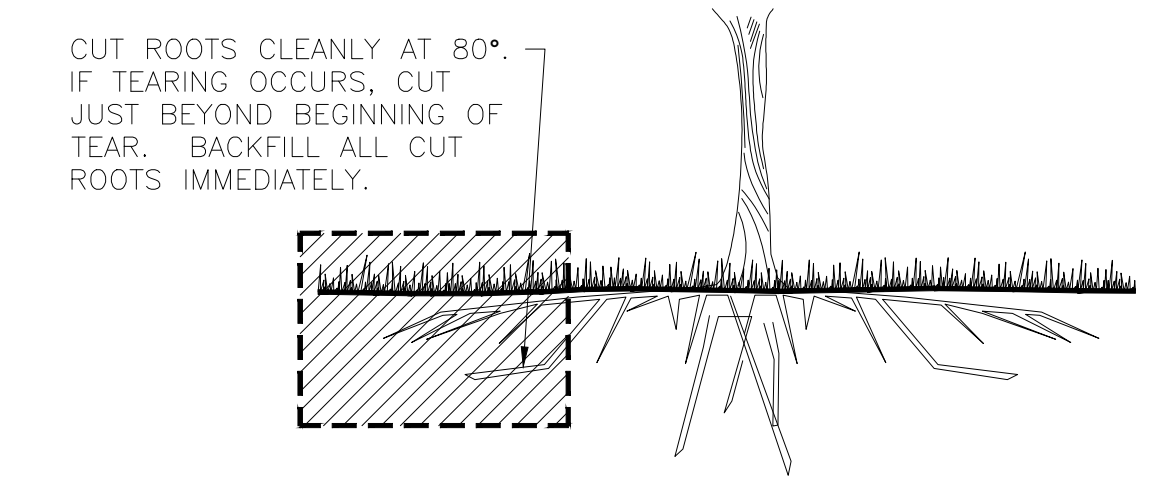
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

- 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.



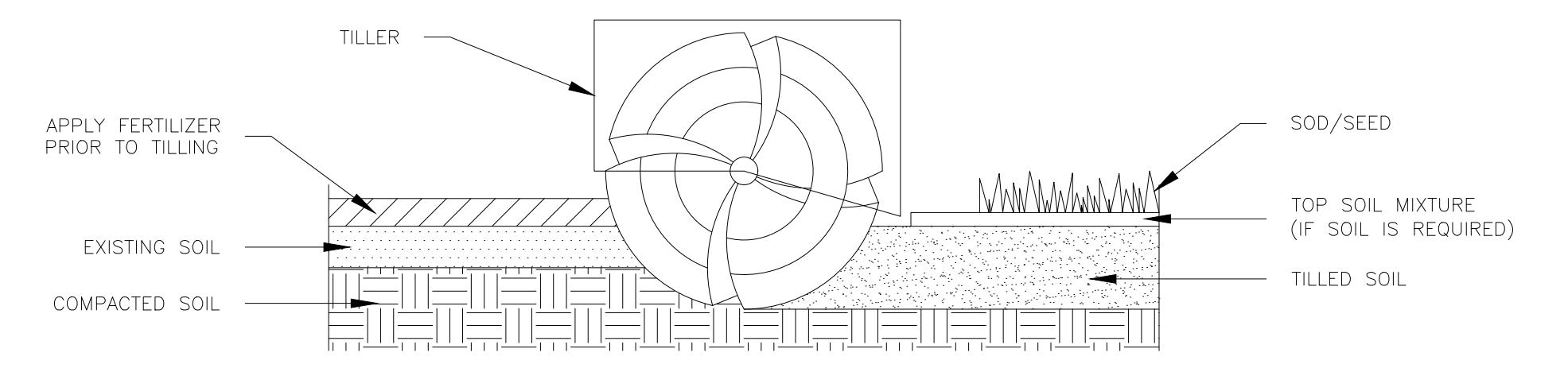
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

2 TYP. GUYING DETAIL
SCALE: NTS

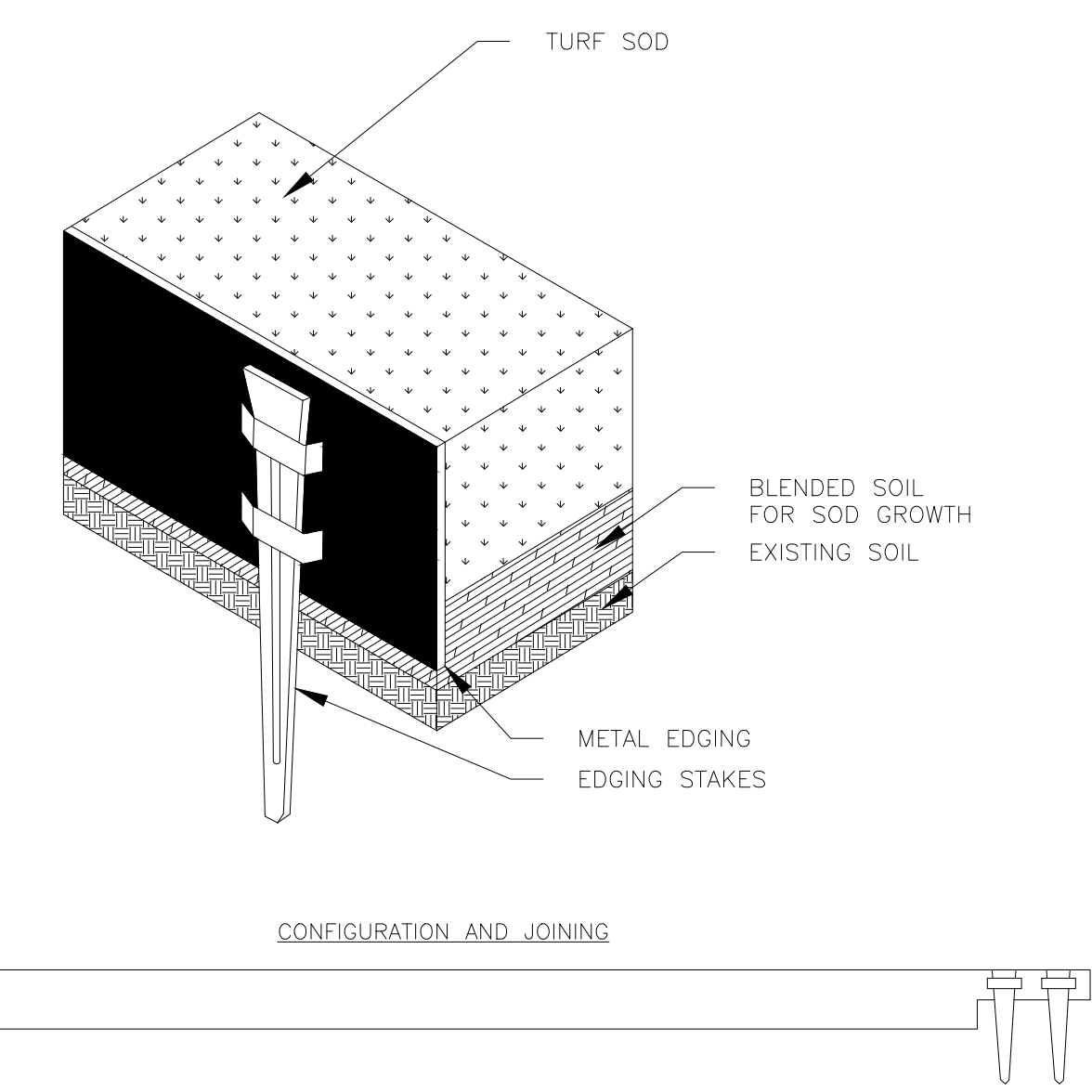


3 TYP. ROOT PRUNING DETAIL
SCALE: NTS

- 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.

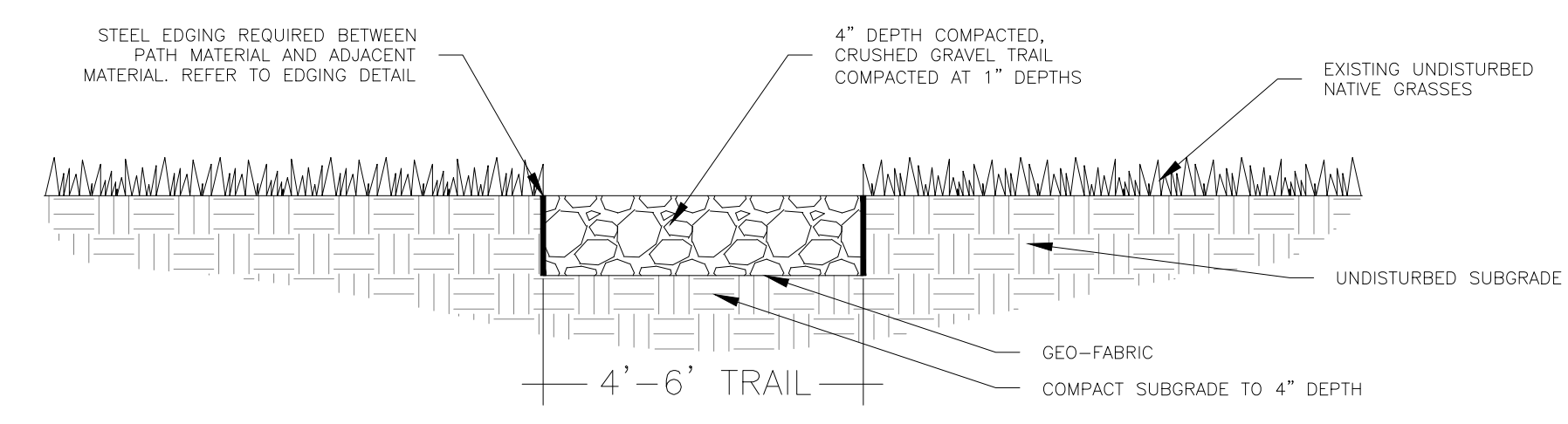


4 TYP. SOIL PREPARATION (ALL AREAS)
SCALE: NTS



- 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

