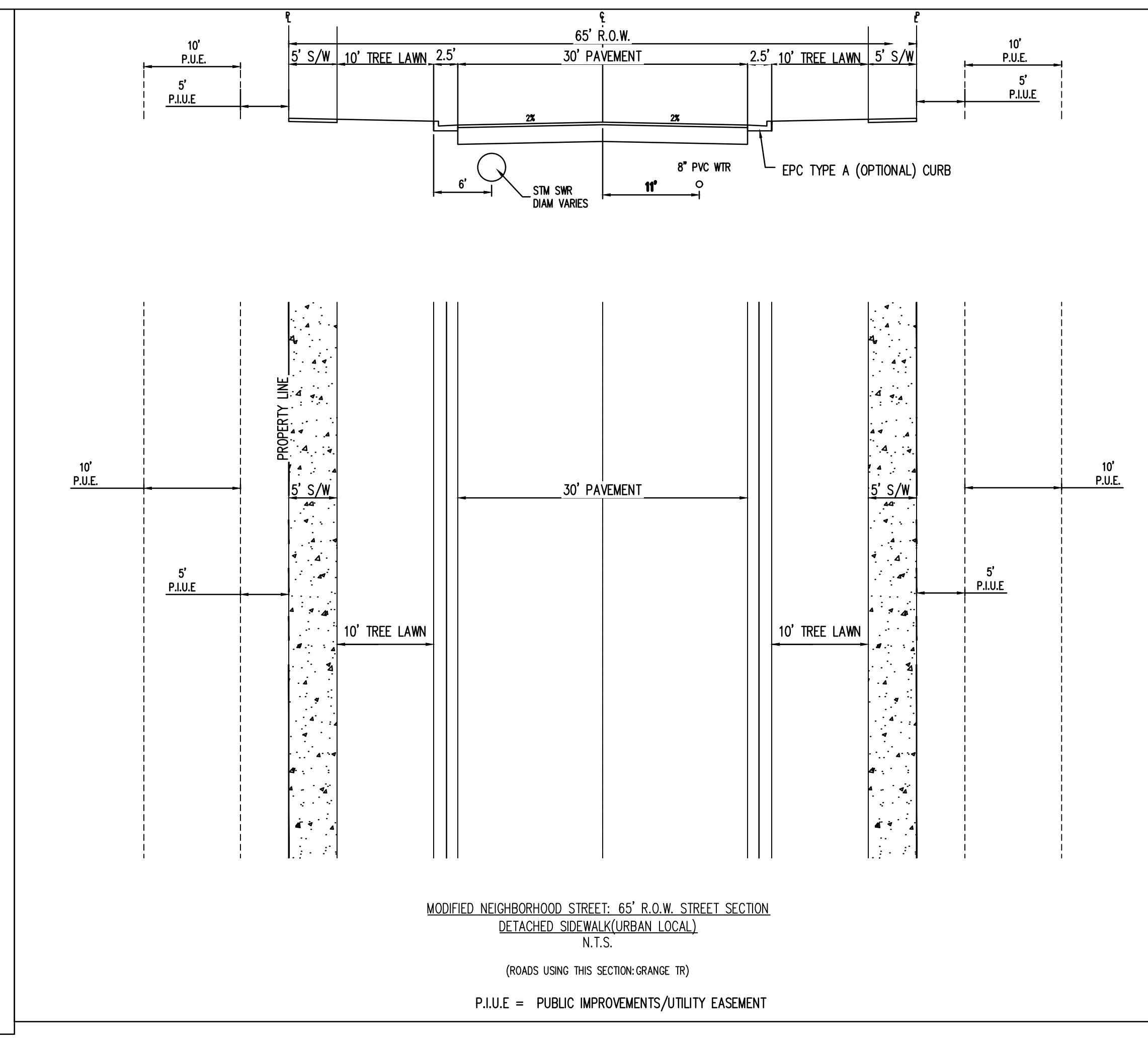
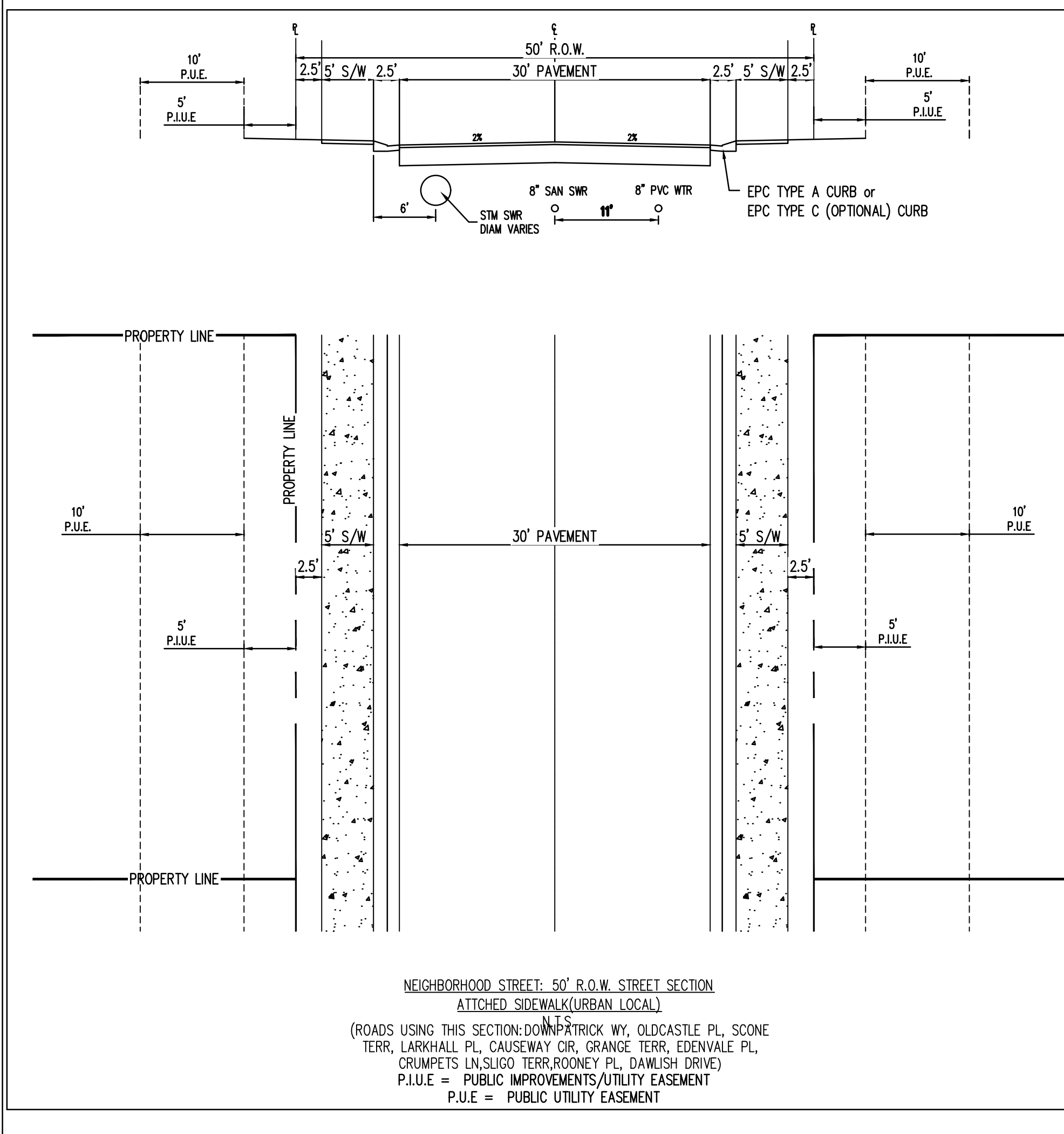
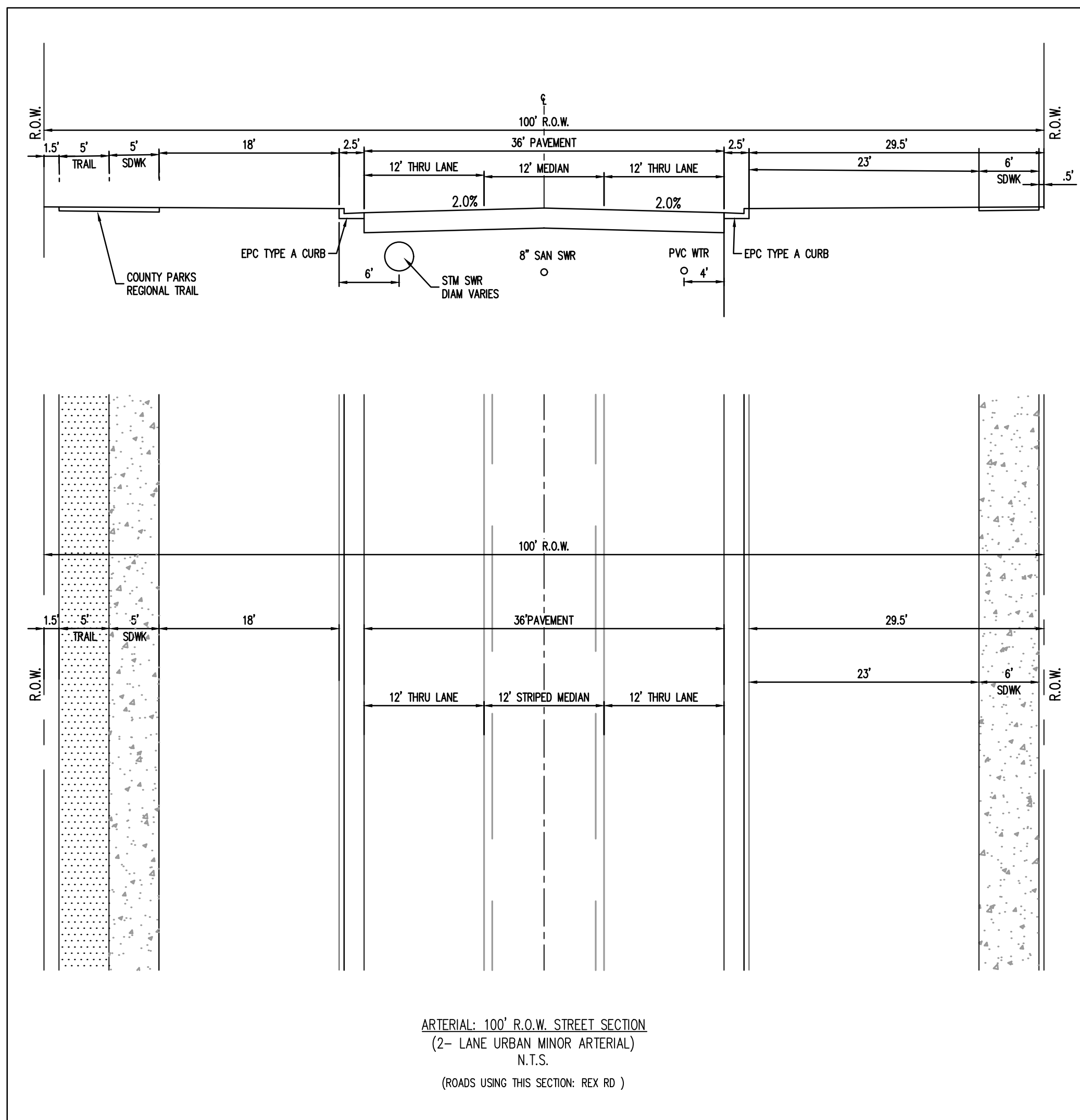
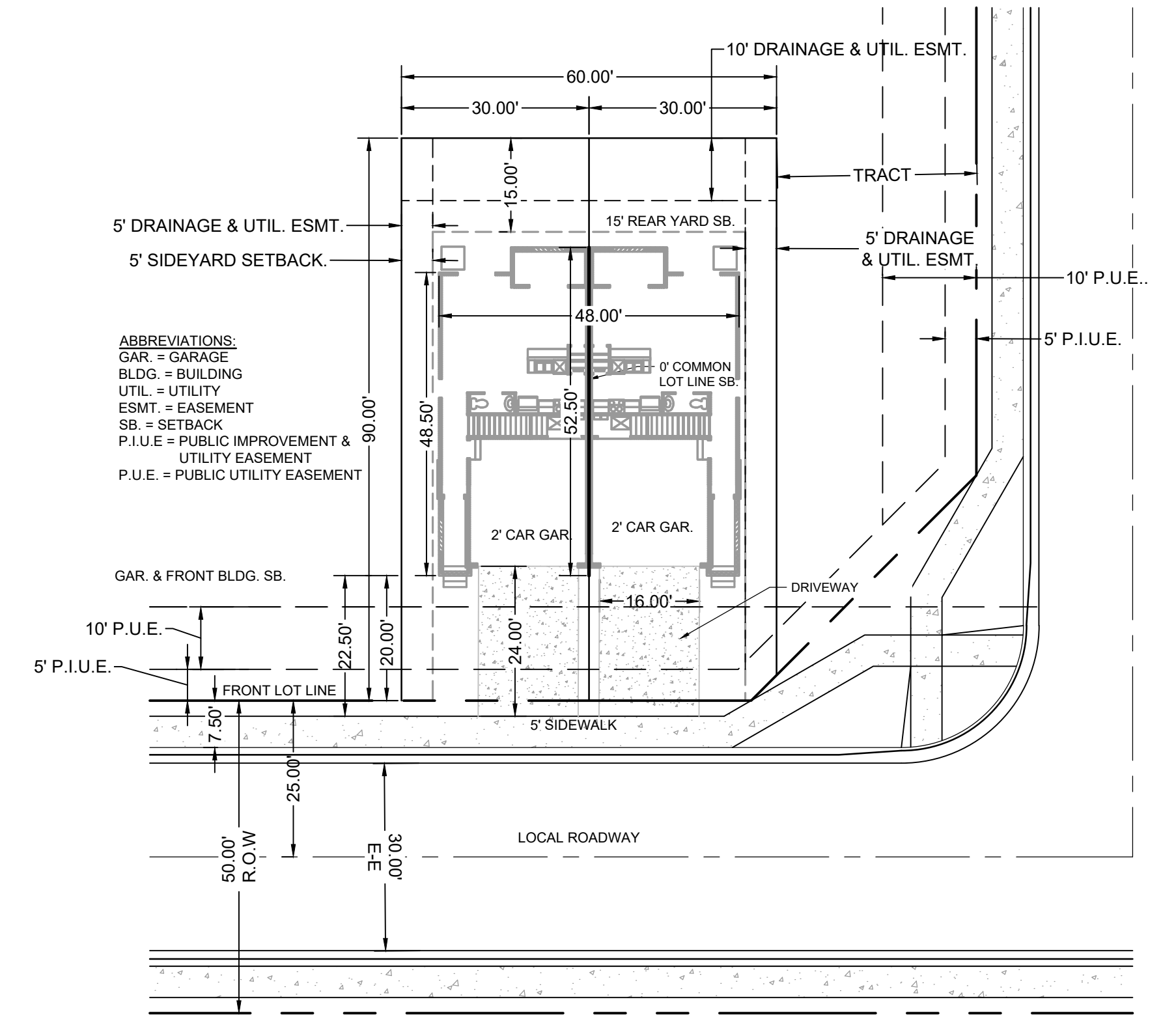
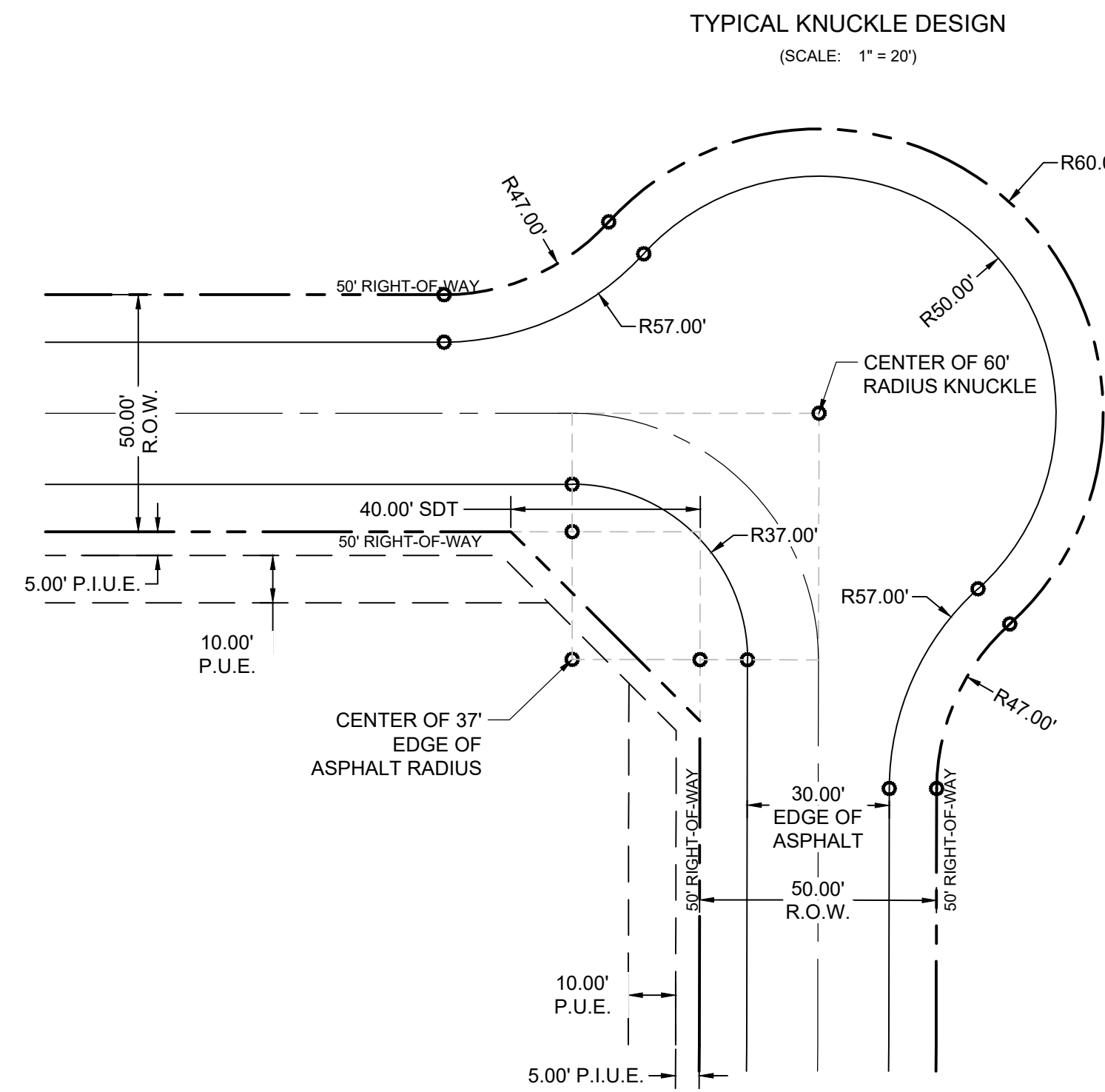
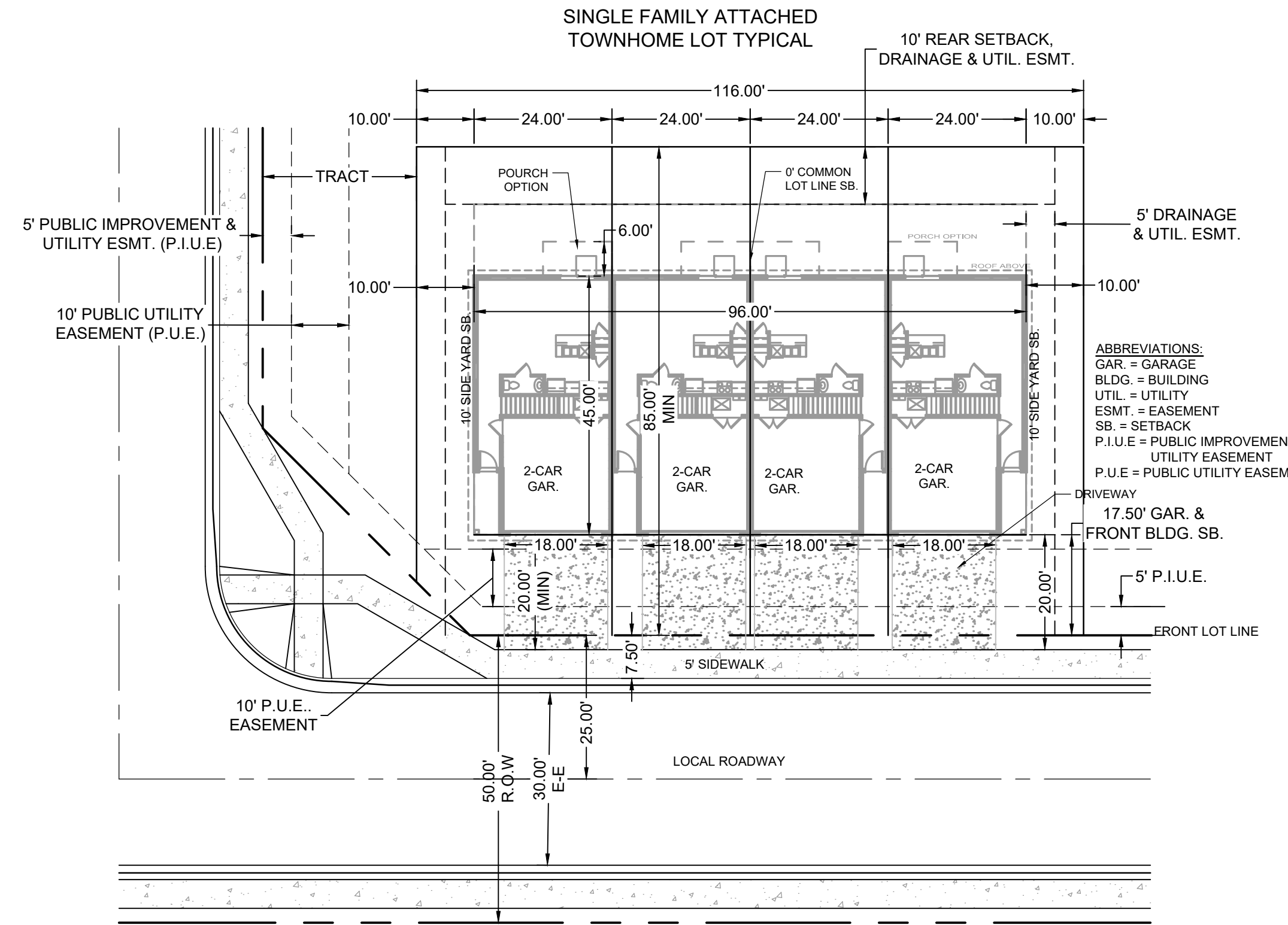


GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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)



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 APPROVED: KEN JOB NUMBER: 201662
 CAD DATE: 8/20/2024
 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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 D.R. HORTON
 EL PASO COUNTY, CO



COVER & TYP. SECTIONS
 TYPICAL SECTIONS

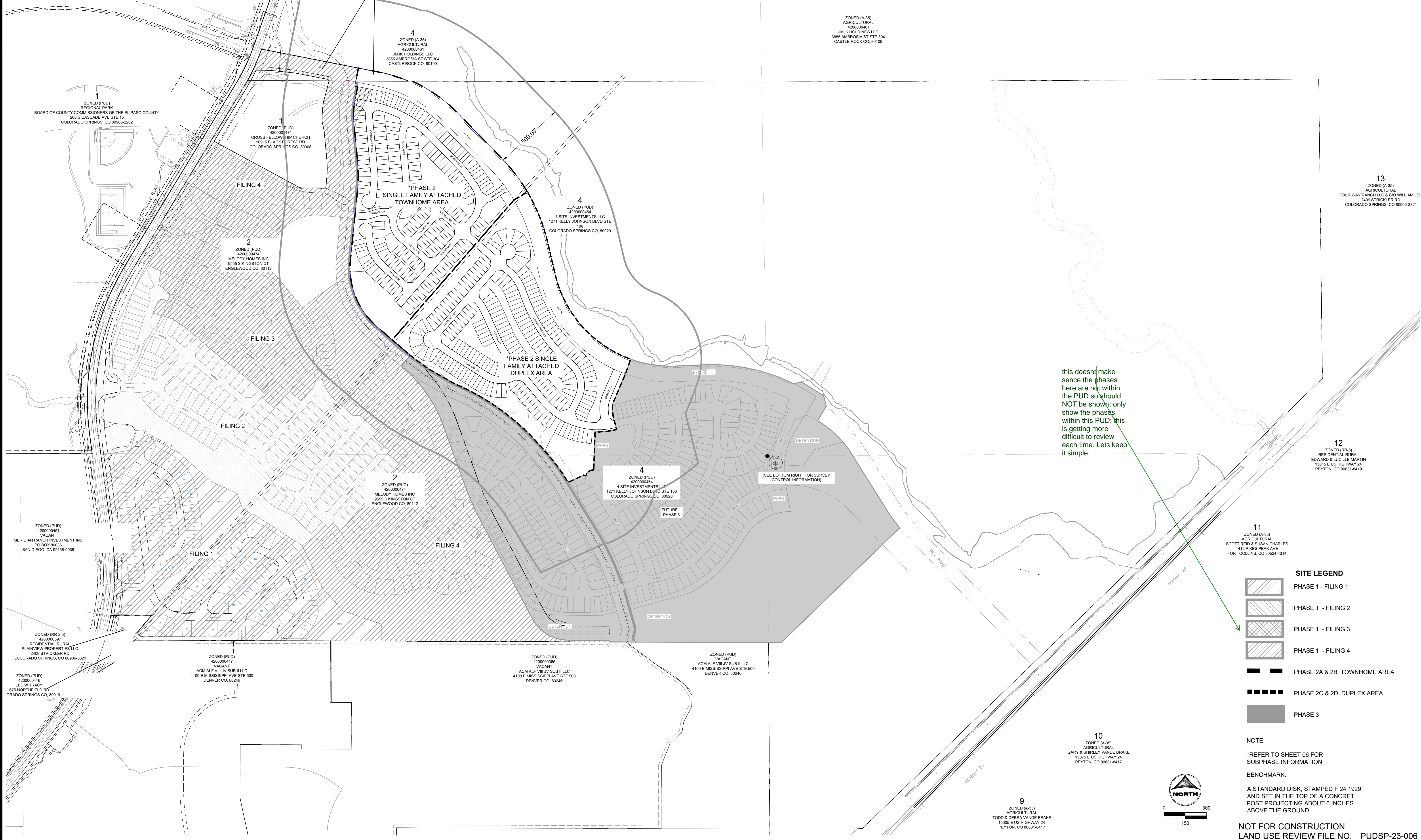
LAND USE REVIEW FILE NO: PUDSP-23-006

SHEET TYP 02

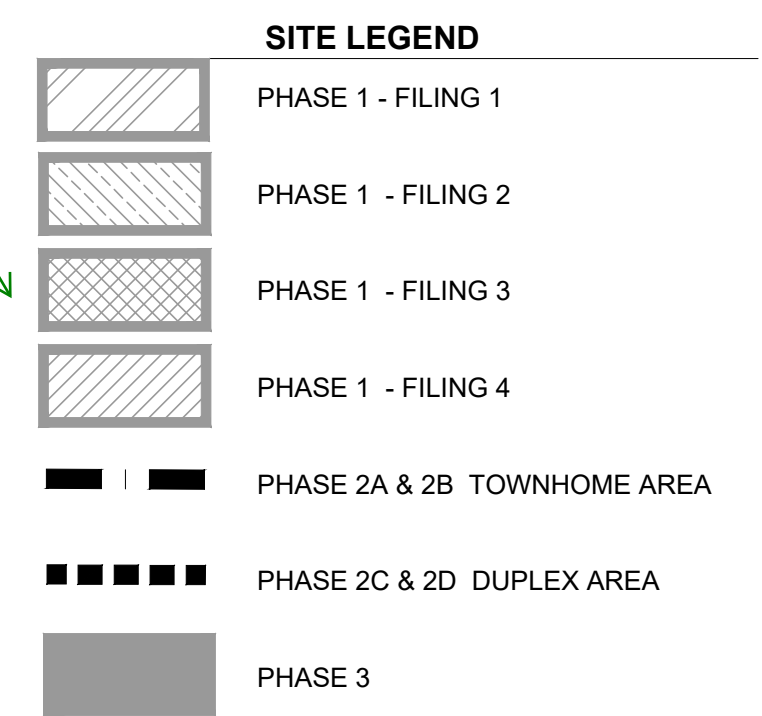
HUHN, KEN, 8/20/2024, 4:13 PM

GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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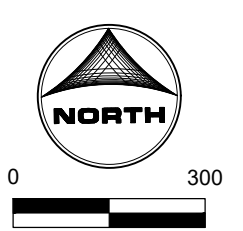


this doesn't make sense the phases here are not within the PUD so should NOT be shown; only show the phases within this PUD; this is getting more difficult to review each time. Lets keep it simple.



NOTE:
*REFER TO SHEET 06 FOR SUBPHASE INFORMATION

BENCHMARK:
A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE THE GROUND



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

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 APPROVED: KMH JOB NUMBER: 201662
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ADJACENT PROPERTY
 ADJACENT PROPERTY & OVERALL SITE PLAN

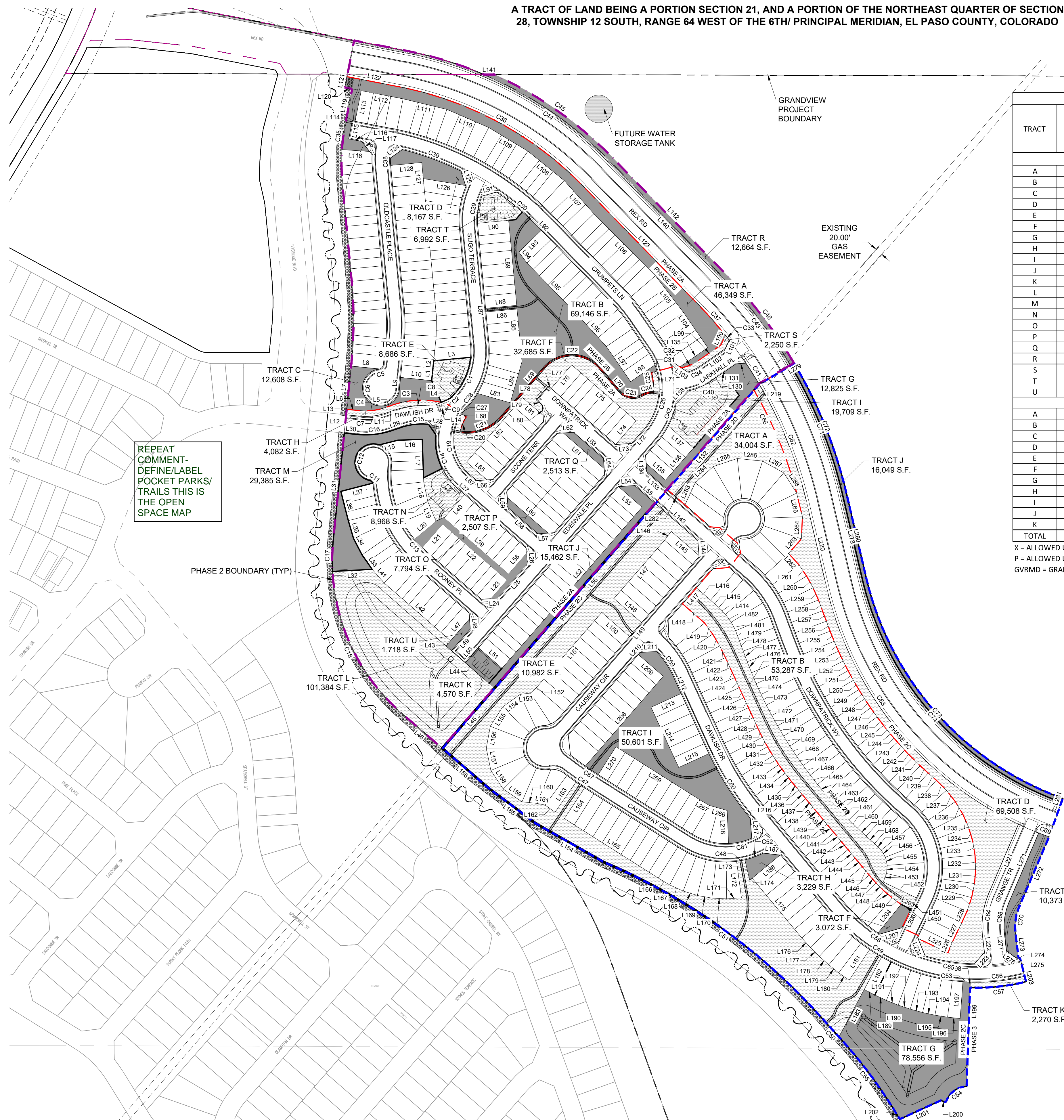
SHEET
 ADJ 03

HR GREEN Xrefs: wpt-saron.dwg; PH2_PUD; vrow-662; 10; 1-XC-channel; xc-row-PH3; xc-row-662; 08; Eastonville; w-dgn; 662; xc-filing-bndys

HUHN, KEN, 8/22/2024 6:41 AM

GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



GRANDVIEW RESERVE PHASE 2A-D TRACT USE AND AREA TABLE												
TRACT	AREA (SF)	ACREAGE (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PUBLIC DRAINAGE	DETENTION	PARKING	PARK (USABLE OPEN SPACE)	PEDESTRIAN ACCESS	LANDSCAPING	SIGNAGE	MAINTENANCE AND OWNERSHIP
GRANDVIEW RESERVE PHASE 2A&B TOWNHOME TRACT SUMMARY												
A	46,349	1.06	P	P					X	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	X	X	GVRMD
H	4,082	0.09	P	P					X	X	X	GVRMD
I	19,709	0.45	P	P			X		X	X		GVRMD
J	15,462	0.35	P	P					X	X	X	GVRMD
K	4,570	0.10	P	P			X		X	X		GVRMD
L	101,384	2.33	P	P	X	X			X	X	X	GVRMD
M	29,385	0.67	P	P	X				X	X	X	GVRMD
N	8,968	0.21	P	P			X		X	X		GVRMD
O	7,794	0.18	P	P					X	X		GVRMD
P	2,507	0.06	P	P					X	X		GVRMD
Q	2,513	0.07	P	P					X	X		GVRMD
R	12,664	0.29	P	P					X	X		GVRMD
S	2,250	0.05	P	P					X	X		GVRMD
T	6,992	0.16	P	P			X		X	X		GVRMD
U	1,718	0.04	P	P					X	X		GVRMD
GRANDVIEW RESERVE PHASE 2C&D DUPLEX TRACT SUMMARY												
A	34,004	0.78	P	P					X	X		GVRMD
B	53,287	1.22	P	P	X			X	X	X		GVRMD
C	10,373	0.24	P	P				X	X	X		GVRMD
D	69,508	1.60	P	P				X	X	X		GVRMD
E	178,578	4.10	P	P	X			X	X	X		GVRMD
F	3,072	0.07	P	P	X			X	X	X		GVRMD
G	78,556	1.80	P	P	X	X		X	X	X	X	GVRMD
H	3,229	0.07	P	P				X	X	X		GVRMD
I	50,601	1.16	P	P	X			X	X	X		GVRMD
J	16,049	0.37	P	P				X	X	X		GVRMD
K	2,270	0.05	P	P				X	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-D OPEN SPACE TABLE	
	AREA (AC)
OPEN SPACE REQUIRED (10% OF SITE AREA)*	6.11
OPEN SPACE PROVIDED**	20.90
USABLE RESIDENTIAL OPEN SPACE REQUIRED (25% OF REQUIRED GROSS OPEN SPACE)	1.53
USABLE RESIDENTIAL OPEN SPACE PROVIDED***	7.60

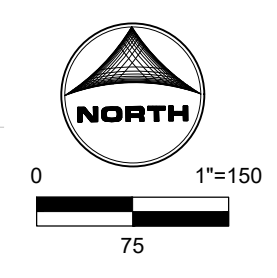
* EXCLUDES REX ROAD RIGHT-OF-WAY AREA (AC)
** EXCLUDES TRACTS IDENTIFIED FOR PARKING (REF. TRACT USE TABLE)
*** TRACTS IDENTIFIED FOR PARK USABLE OPEN SPACE (REF. TRACT USE TABLE)

label over label; what is contrast 1 mean? are these differentiating between uses?

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

LEGEND
(Contrast 1)
TRACT AREA (Contrast 2)
TOWNHOME AREA (SINGLE FAMILY ATTACHED)
DUPLEX AREA (SINGLE FAMILY ATTACHED)
SUBPHASE LINE

DELETE this - this would not be correct if you were proposing plats within the preliminary plan. Plats has to have roads to get to them and tracts etc... just add a note multiple plat filings are anticipated within preliminary plan.



LAND USE REVIEW FILE NO: PUDSP-23-006

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GRANDVIEW RESERVE - PHASE 2
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EL PASO COUNTY, CO



TRACT PLAN
TRACT PLAN
SHEET TP 04

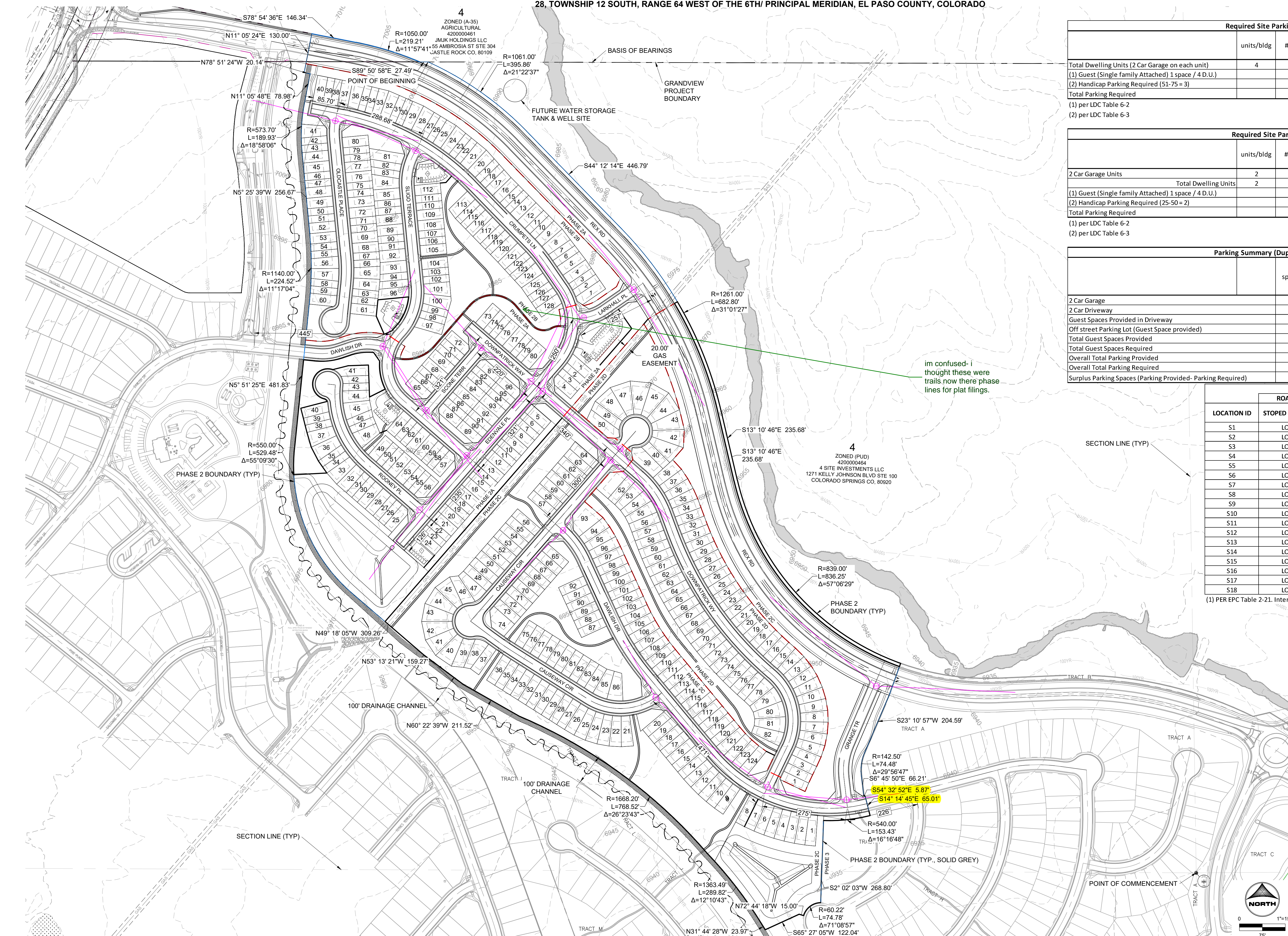
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GRANDVIEW RESERVE PHASE 2

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

HUHN, KEN, 8/20/2024, 8:33 AM



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

Required Site Parking (Duplexes)						
	units/bldg	# of bldgs	Proposed Dwelling Units	(1) Required Parking Ratio per D.U.	Parking Spaces Required	Guest Spaces Required
2 Car Garage Units	2	103	206	2	412	52
Total Dwelling Units	2	103	206			
(1) Guest (Single family Attached) 1 space / 4 D.U.)				0.25		52
(2) Handicap Parking Required (25-50 = 2)						2
Total Parking Required					412	52
(1) per LDC Table 6-2						
(2) per LDC Table 6-3						
Overall Total Required					464	

Parking Summary (Duplexes & Townhomes)					
	spaces/unit	# of units	Townhome provided spaces	# of units	Duplex provided spaces
2 Car Garage	2	224	448	206	412
2 Car Driveway	2	224	448	206	412
Guest Spaces Provided in Driveway			448		412
Off street Parking Lot (Guest Space provided)				67	0
Total Guest Spaces Provided			515		412
Total Guest Spaces Required				56	52
Overall Total Parking Provided			963		824
Overall Total Parking Required			504		464
Surplus Parking Spaces (Parking Provided- Parking Required)			459		361

INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	ROADWAY CLASSIFICATION		SIGHT DISTANCE LEFT (FEET)(1)	SIGHT DISTANCE RIGHT (FEET) (1)
	STOPPED LOCATION	THRU STREET		
S1	LOCAL	LOCAL	280	280
S2	LOCAL	LOCAL	280	280
S3	LOCAL	LOCAL	280	280
S4	LOCAL	LOCAL	280	280
S5	LOCAL	LOCAL	280	280
S6	LOCAL	LOCAL	280	280
S7	LOCAL	LOCAL	280	280
S8	LOCAL	LOCAL	280	280
S9	LOCAL	LOCAL	280	280
S10	LOCAL	LOCAL	280	280
S11	LOCAL	LOCAL	280	280
S12	LOCAL	LOCAL	280	280
S13	LOCAL	LOCAL	280	280
S14	LOCAL	LOCAL	280	280
S15	LOCAL	LOCAL	280	280
S16	LOCAL	LOCAL	280	280
S17	LOCAL	MINOR ARTERIAL	445	445
S18	LOCAL	MINOR ARTERIAL	445	445

(1) PER EPC Table 2-21. Intersection Sight Distance

im confused - i thought these were trails now there phase lines for plat filings.

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

PHASE 2A:
24 - 4 UNIT BUILDINGS
96 - DWELLING UNITS

PHASE 2B:
32 - 4 UNIT BUILDINGS
128 - DWELLING UNITS

DUPLEX AREA SUMMARY:
103 - DUPLEX BUILDINGS
206 - DWELLING UNITS

PHASE 2D:
82 - DWELLING UNITS

PHASE 2C:
124 - DWELLING UNITS

DRAWN BY: CVW JOB DATE: BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KEN JOB NUMBER: 201662 0" = 110'

CAD DATE: 8/20/2024 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\IPUDSite_Plan_PUD

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

D-R-HORTON
America's Builder

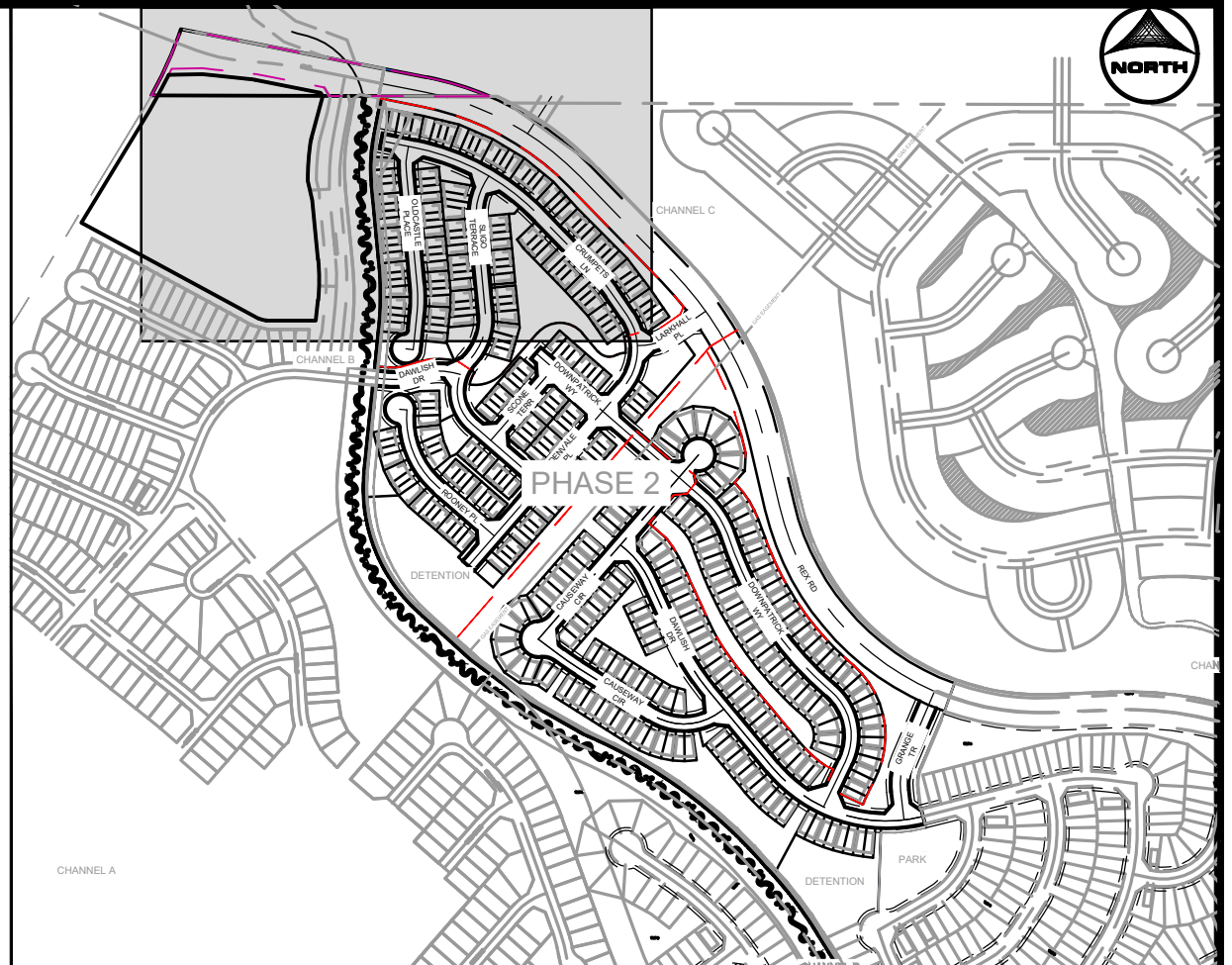
SITE PLAN
OVERALL SITE, PHASING, & PARKING PLAN

SHEET SP 06

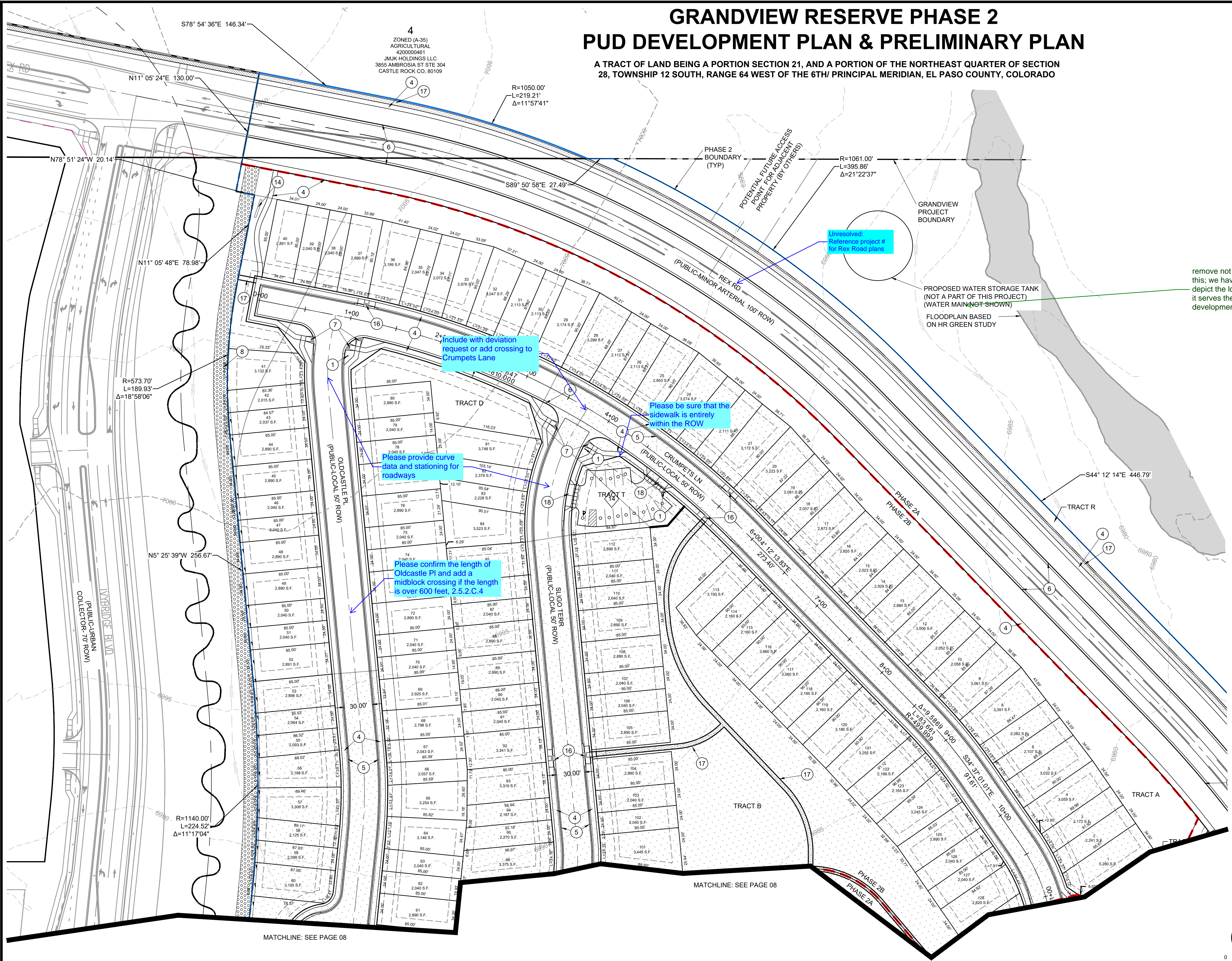
LAND USE REVIEW FILE NO: PUDSP-23-006

GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



KEY MAP
SCALE: NTS



remove not a part of this; we have to depict the location as it serves the development

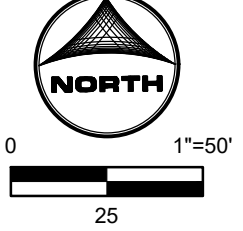
LINWORK LEGEND

- MATCH LINE
- PR PHASE 2 BOUNDARY
- PR SUBPHASE BOUNDARY
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- PR SWALE
- PR SWALE
- PR TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR PHASE LINE
- EX 100 YR FLOODPLAIN
- GROUNDWATER 0' - 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)

SITE SCHEDULE

- 1 PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- 2 PR 6" CONCRETE CROSS PAN
- 3 PR 8" CONCRETE CROSS PAN
- 4 PR 5" CONCRETE SIDEWALK
- 5 PR EPC OPTIONAL TYPE C MOUNTABLE CURB & GUTTER
- 6 PR EPC TYPE A VERTICAL CURB & GUTTER
- 7 PR CONCRETE CURB RAMP
- 8 PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
- 9 PR CONCRETE FOREBAY (PRIVATE)
- 10 PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- 11 PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- 12 PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- 13 PR MICRO-POOL (PRIVATE)
- 14 PR ENTRY SIGN (SEE LANDSCAPE PLANS)
- 15 PR MODULAR BLOCK WALL
- 16 PR CONCRETE PARALLEL CURB RAMP
- 17 PR TRAIL (WIDTH VARIES)
- 18 PARKING LOT DRIVEWAY (SEE STANDARD DETAIL SD_2-24)



MATCHLINE: SEE PAGE 08

MATCHLINE: SEE PAGE 08

DRAWN BY: CVW
 APPROVED: KMH
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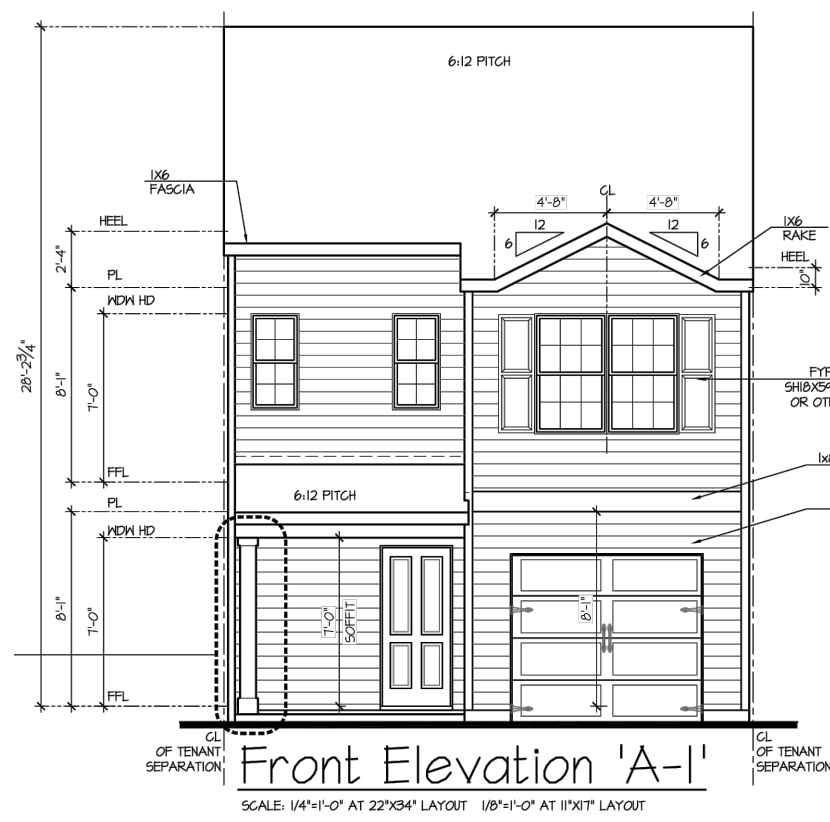
GRANDVIEW RESERVE - PHASE 2
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 EL PASO COUNTY, CO



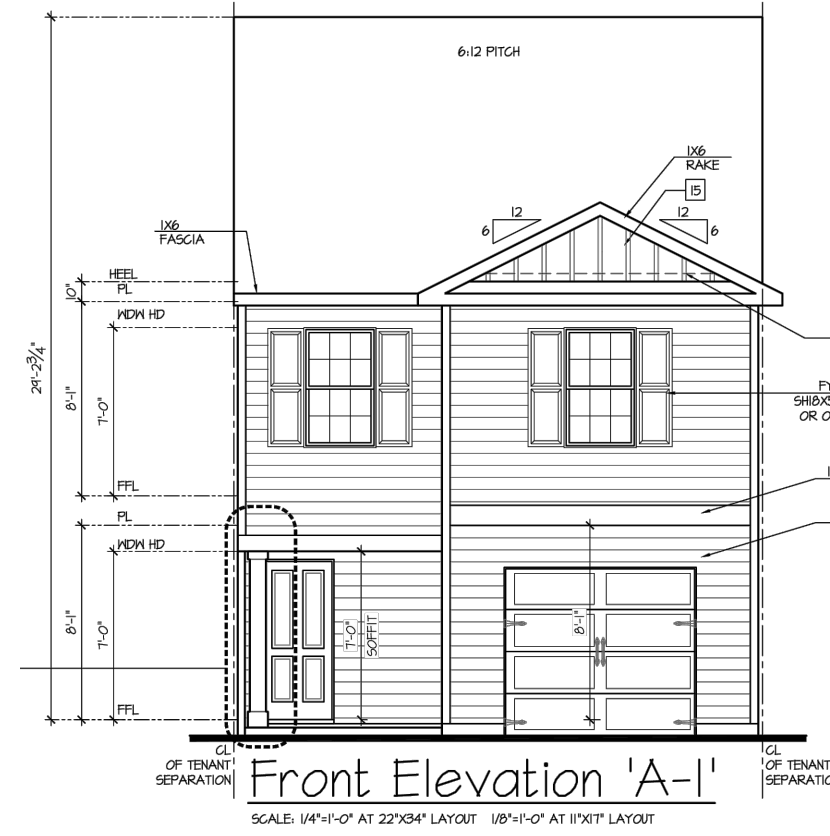
LAND USE REVIEW FILE NO: PUDSP-23-006
 SITE PLAN
 SITE PLAN- 1 OF 4
 SHEET SP 07

HUH, KEN, 8/20/2024 8:33 AM
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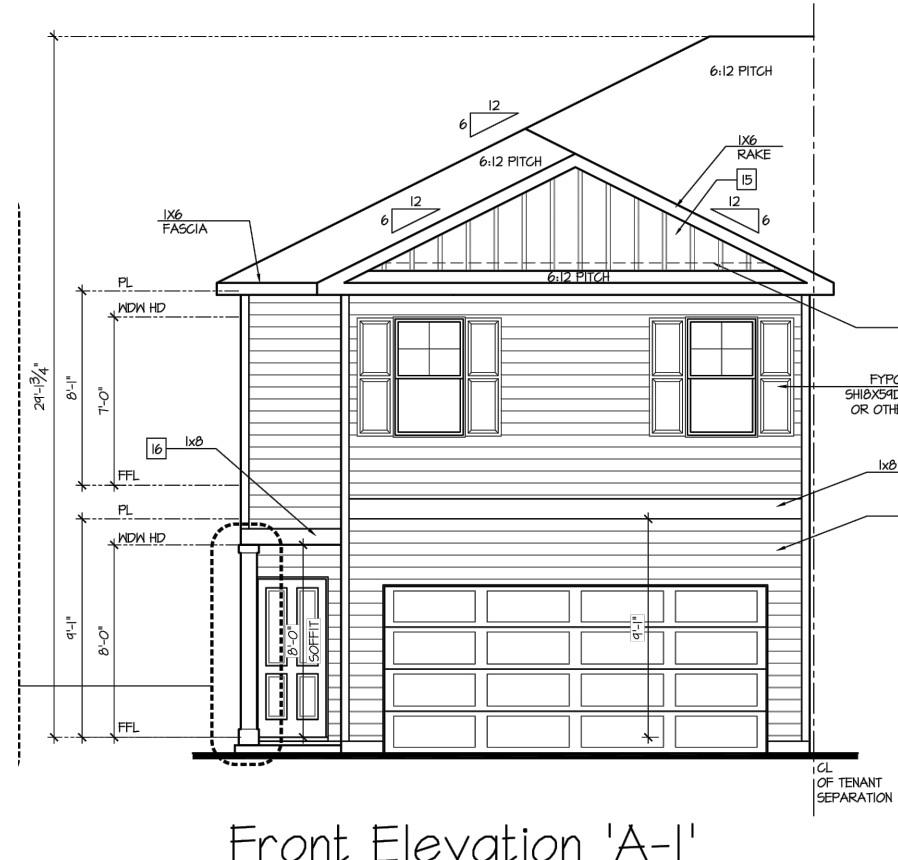
- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITES FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - FINISH FLOOR HEIGHTS:
 - 1ST FLOOR: FINISH ON ELEVATIONS.
 - 2ND FLOOR: FINISH ON ELEVATIONS.
 - ROOFING: PRICED SHINGLES PER DEVELOPER.
 - FINISHING: MANUFACTURER PER DEVELOPER. DIVIDED LISTS AS SHOWN ON THE EXTERIOR ELEVATIONS.
 - ENTRY DOOR: AS SELECTED BY DEVELOPER.
 - HARVEST DOORS: AS SELECTED BY DEVELOPER. RANGED 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 FOOT, RAILS, PICKETS, STAIRS AND FLOOR STRUCTURE.
- KEY NOTES:**
- MASONRY:**
1. HARBOR 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. 1/4" SOLID CORE.
 5. 3/4" SOLID CORE.
 6. 1/4" SOLID CORE.
- TYPICALS:**
1. DECORATIVE LOWERED VENTS, SIZE AS NOTED.
 2. CODE APPROVED TERMINATION GUTNEY CAP.
 3. CORROSION RESISTANT ROOF TO ALL FLASHINGS. CODE COMPLIANT.
 4. FLASHING MUST BE INSTALLED AT ALL ROOF PENETRATIONS.
 5. STANDING SEAM METAL ROOF. METAL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 6. DECORATIVE PITCHBOLT IRON. SEE DETAILS.
- SCREENS:**
1. VINYL SHINGLES SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 2. FEEDER CORNER FRAME SCREEN PER DEVELOPER W/ 1/4" CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 3. VINYL LAF SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 4. VINYL LAF SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 5. VINYL SHINGLES AND BATT SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 6. VINYL SHINGLES AND BATT SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 7. VINYL SHINGLES AND BATT SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 8. VINYL SHINGLES AND BATT SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 9. VINYL SHINGLES AND BATT SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 10. VINYL SHINGLES AND BATT SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
- FINISHING:**
1. FINISHING TYPE AS SHOWN. SIZE AS NOTED.
 2. FINISHING TYPE AS SHOWN. SIZE AS NOTED.



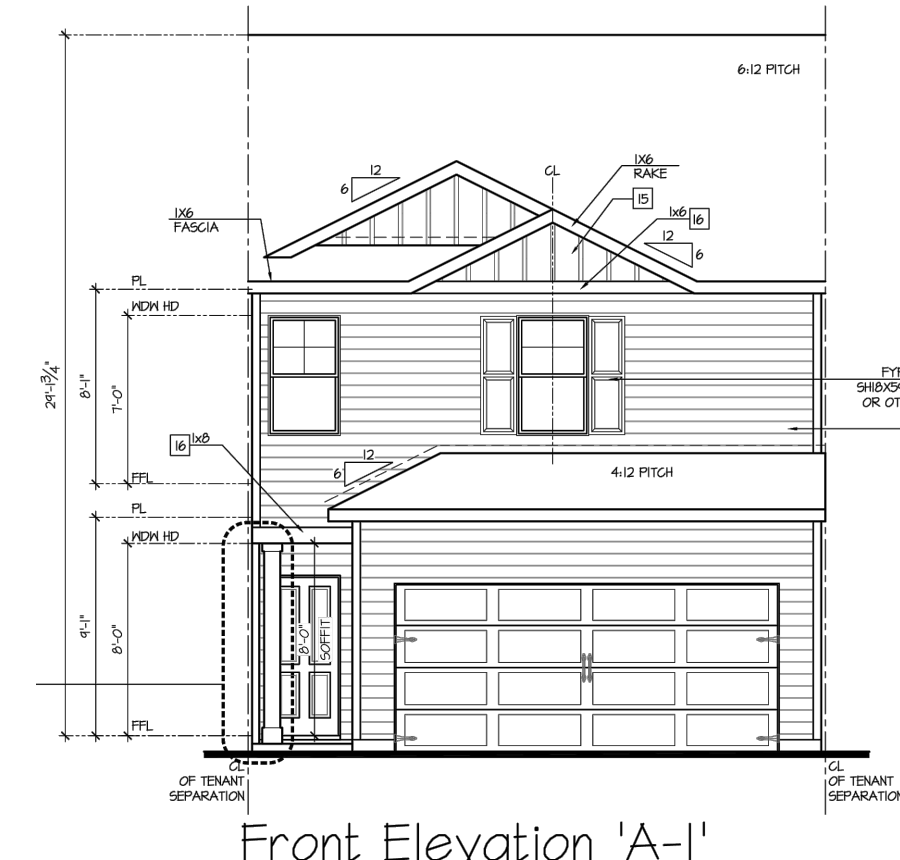
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TOWNHOME MIDDLE UNIT (MITCHELL)



TOWNHOME END UNIT (PATTISON)



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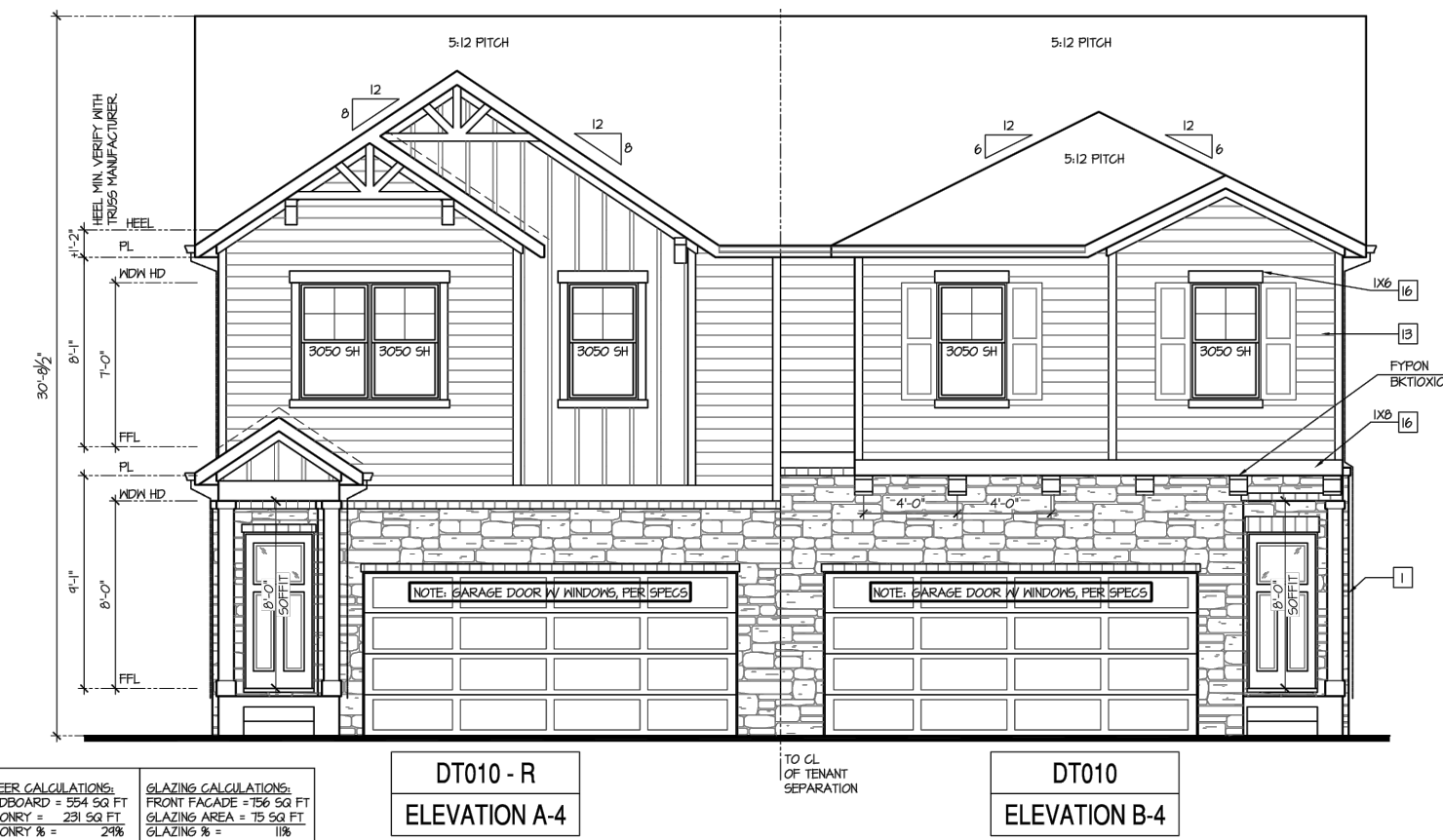
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 2. FEEDER CORNER FRAME SCREEN PER DEVELOPER W/ 1/4" CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 3. VINYL LAF SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 4. VINYL LAF SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 5. VINYL SHINGLES AND BATT SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 6. VINYL SHINGLES AND BATT SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 7. VINYL SHINGLES AND BATT SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 8. VINYL SHINGLES AND BATT SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 9. VINYL SHINGLES AND BATT SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 10. VINYL SHINGLES AND BATT SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
- FINISHING:**
1. FINISHING TYPE AS SHOWN. SIZE AS NOTED.
 2. FINISHING 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

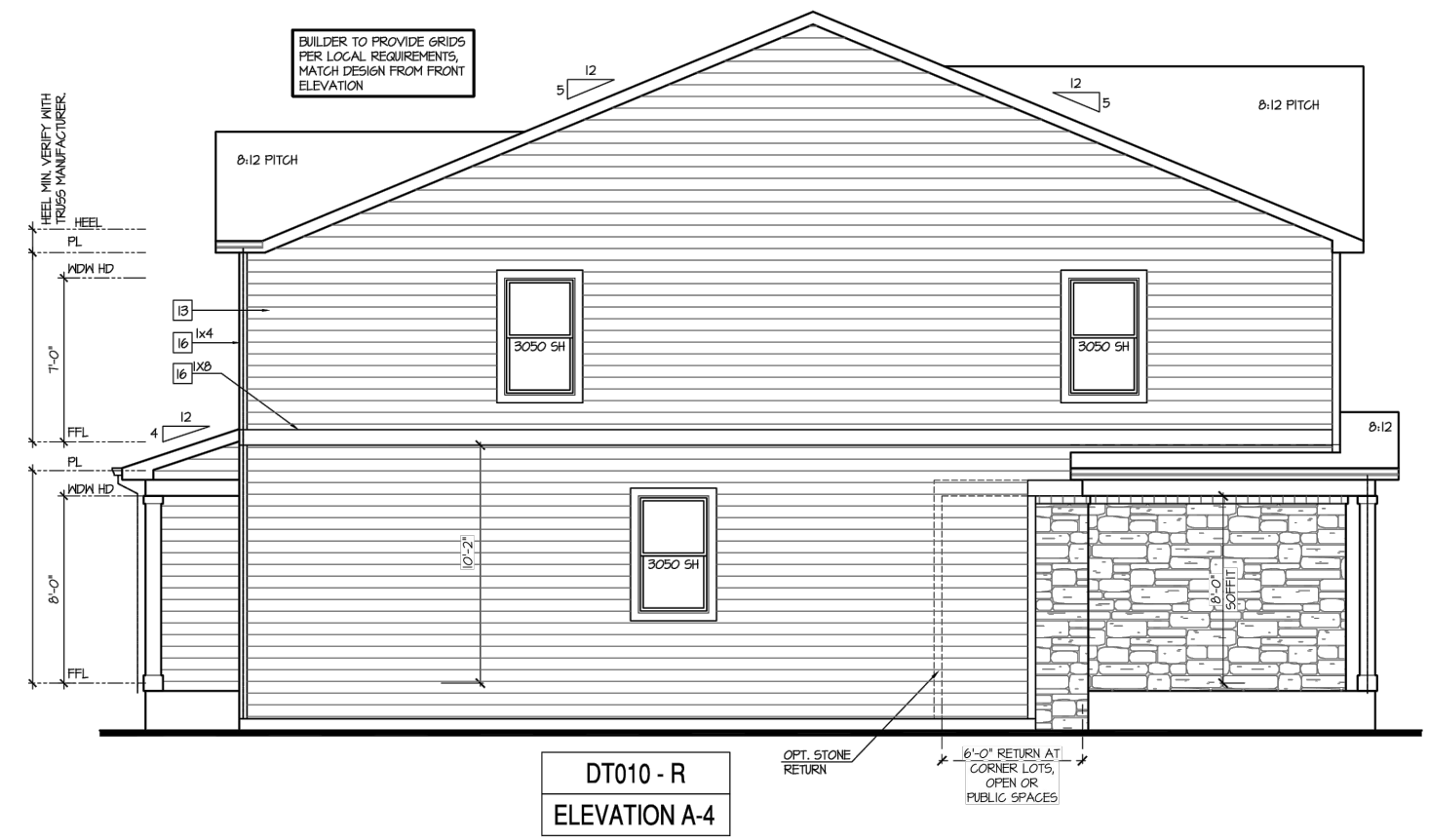
SINGLE-FAMILY ATTACHED DUPLEX MODELS



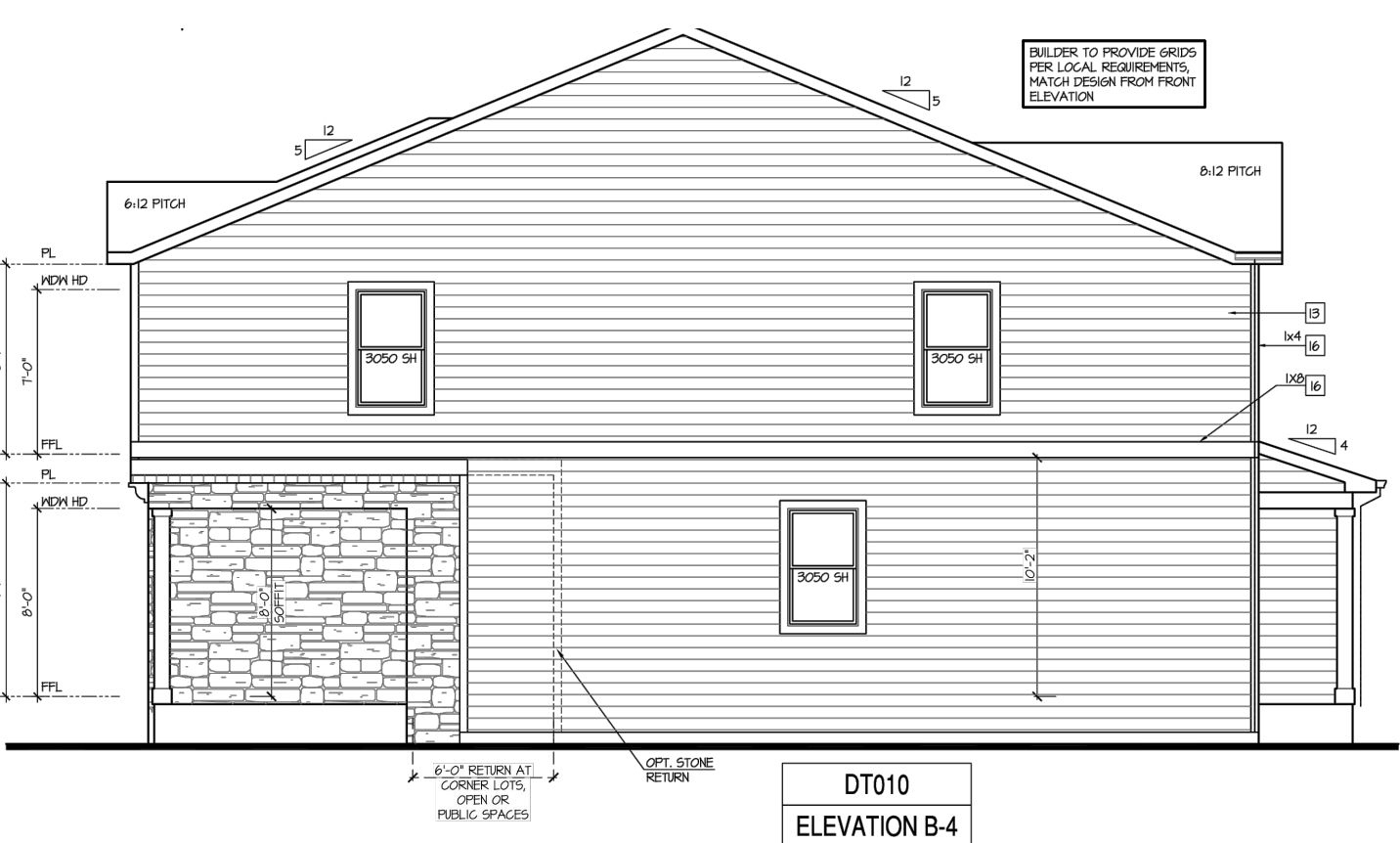
Rear Elevation - Building Type (DT010 + DT010) 'A'/'B' at Crawl Space



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



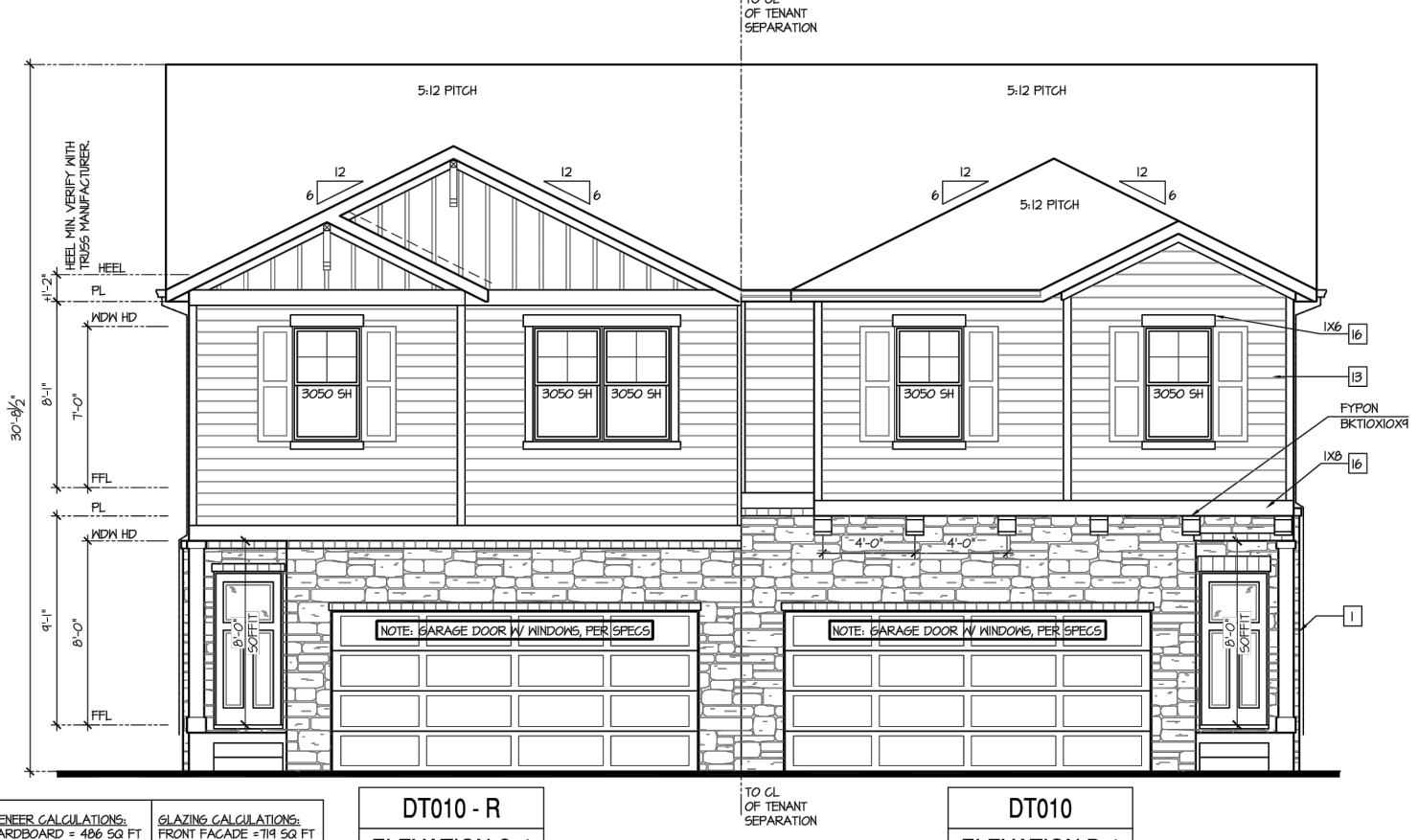
Left Elevation 'A-4' at Crawl Space



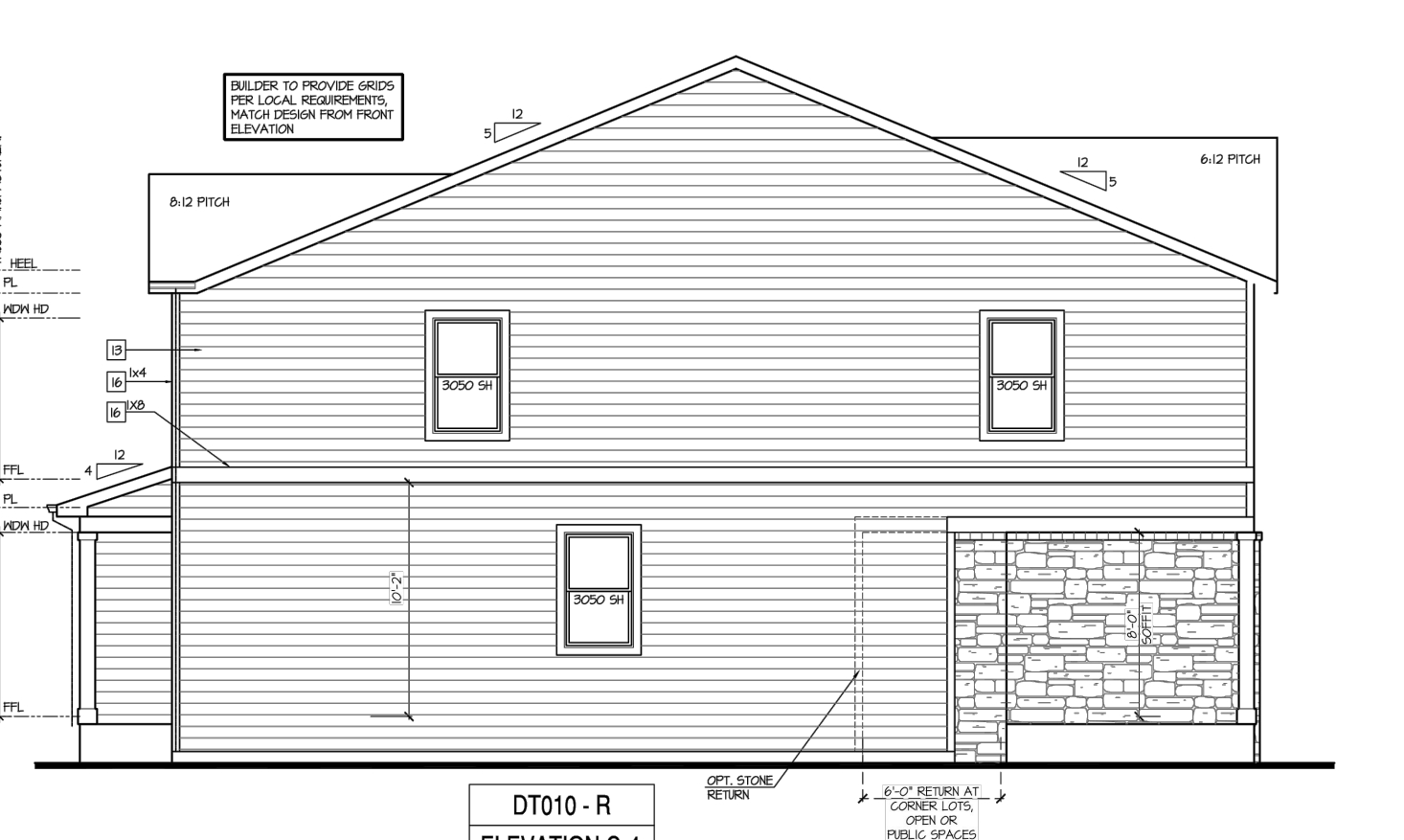
Right Elevation 'B-4' at Crawl Space



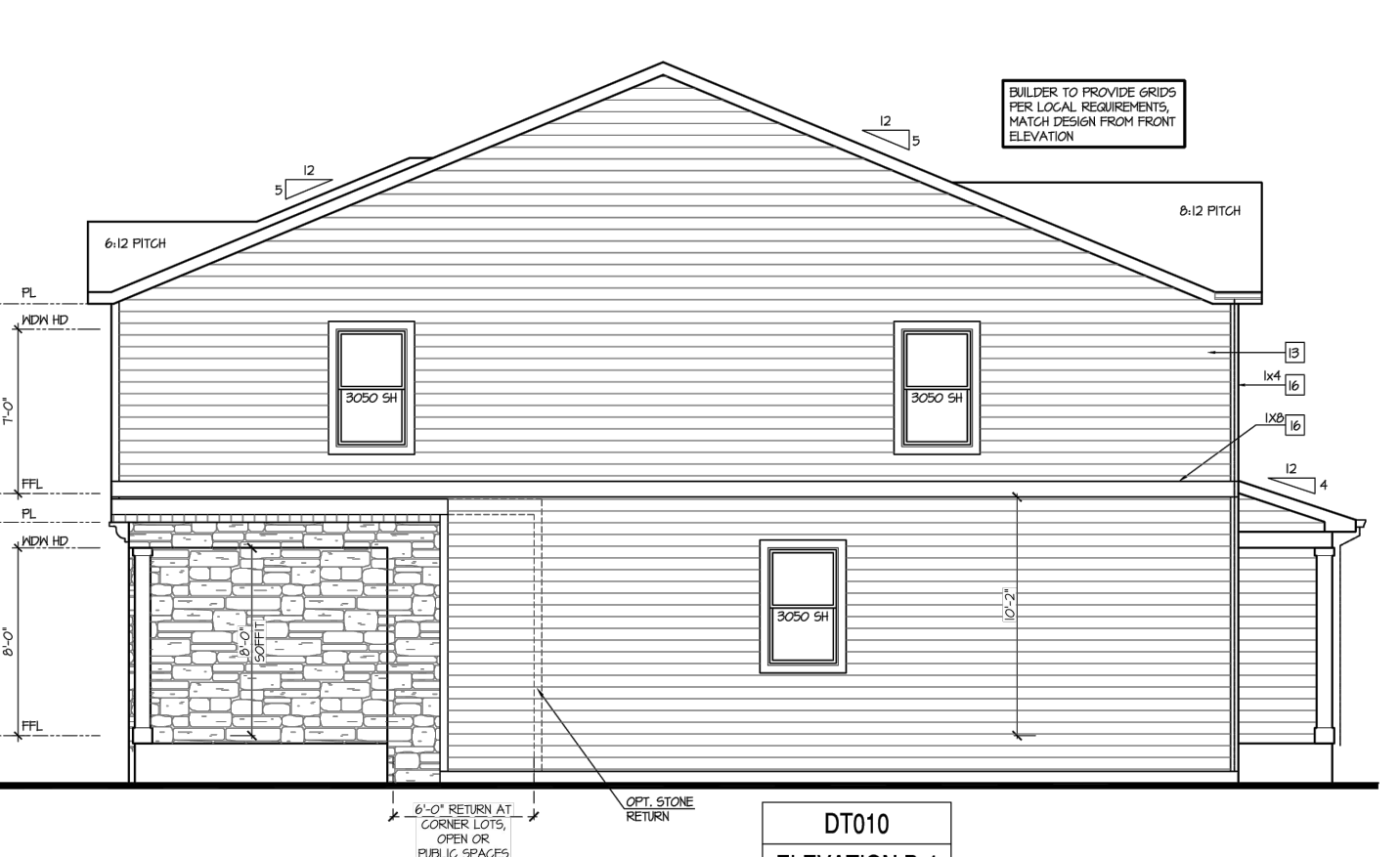
Rear Elevation - Building Type (DT010 + DT010) 'C'/'B' at Crawl Space



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
CAD DATE:	8/20/2024			IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE:	J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.2021\PUDI\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

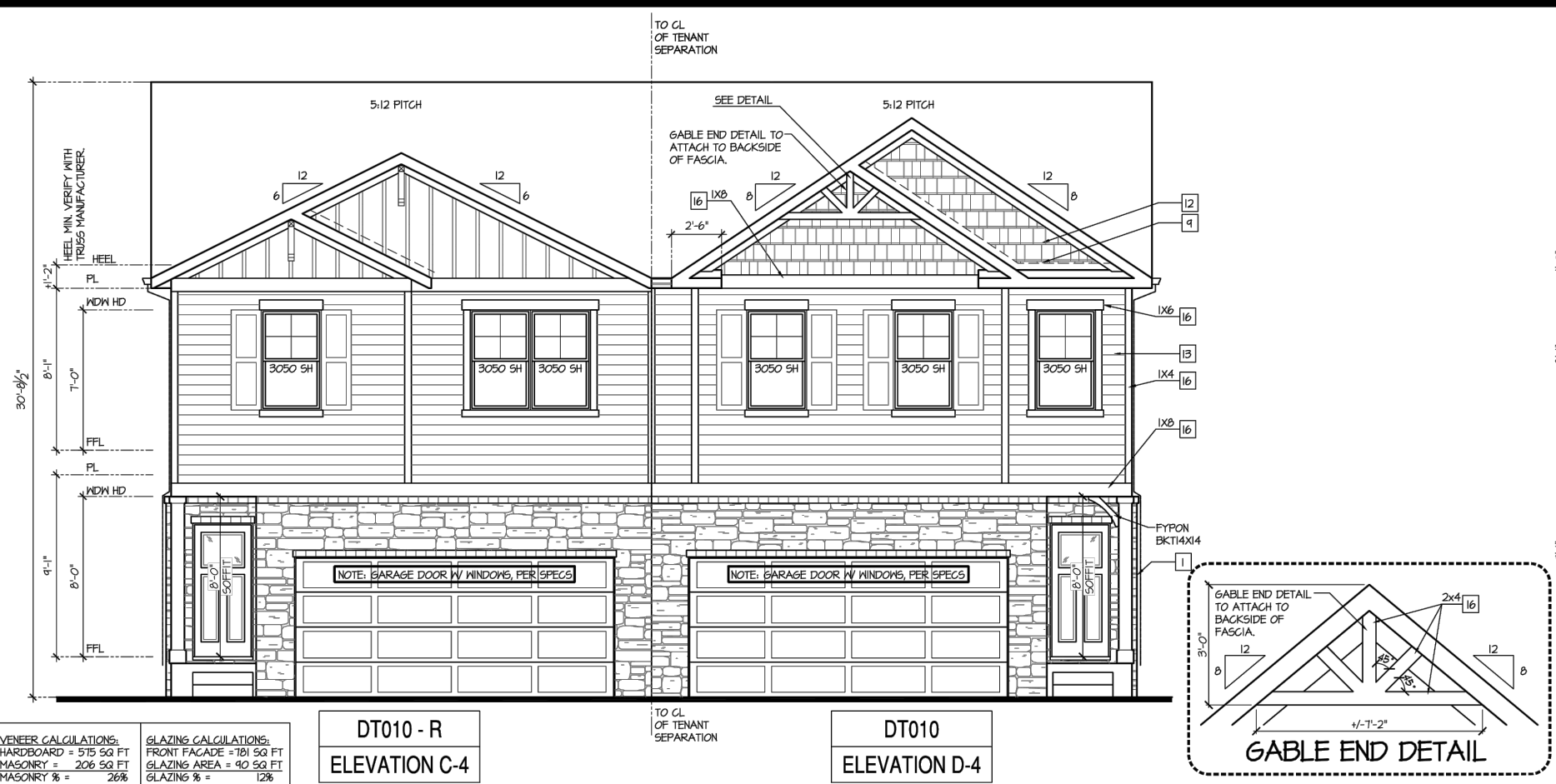
GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
EL PASO COUNTY, CO

D-R HORTON
America's Builder



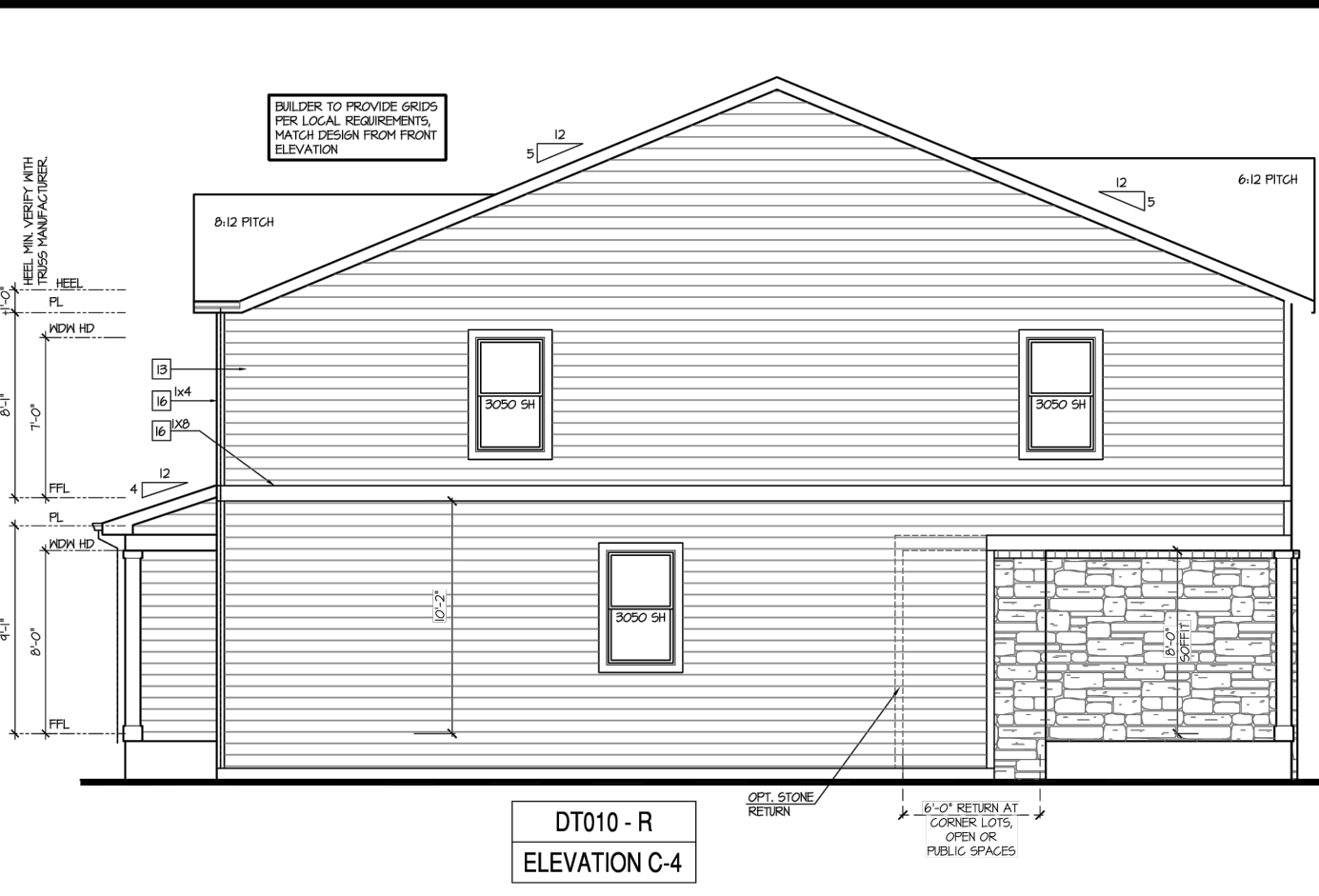
DT010 ELEVATION D DT010 - R ELEVATION C

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



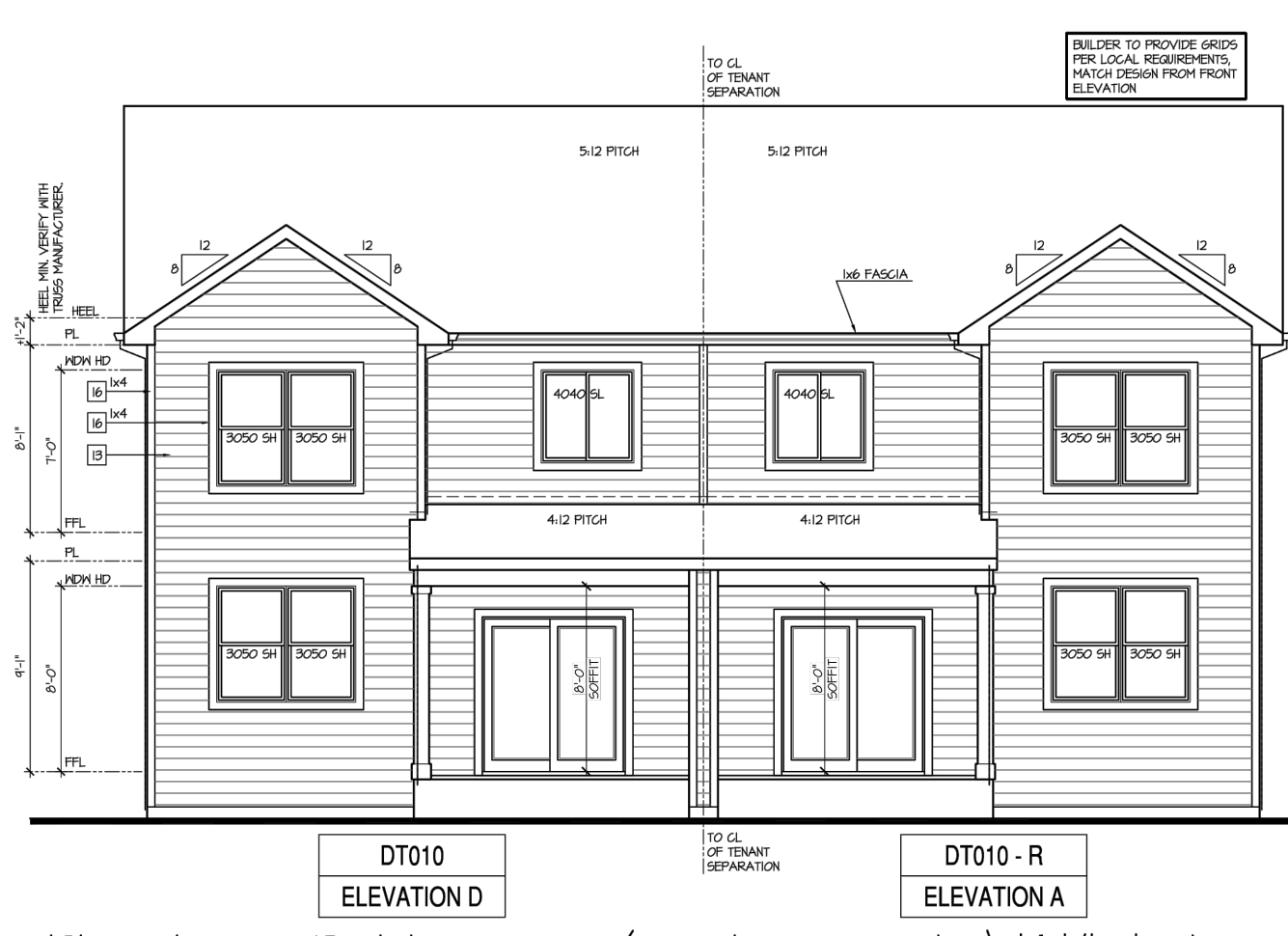
DT010 - R ELEVATION C-4

Left Elevation 'C-4' at Crawl Space



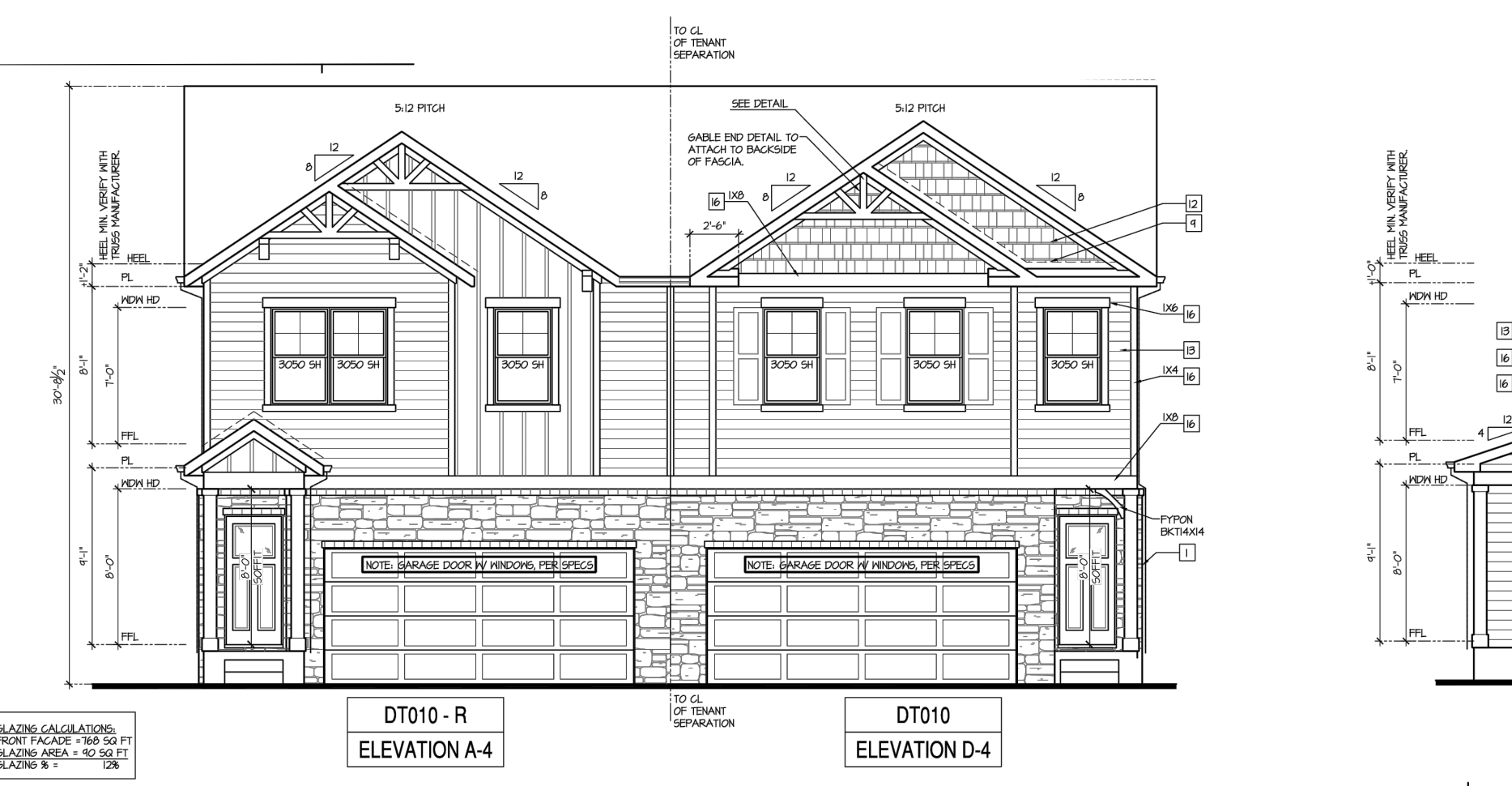
DT010 ELEVATION D-4

Right Elevation 'D-4' at Crawl Space



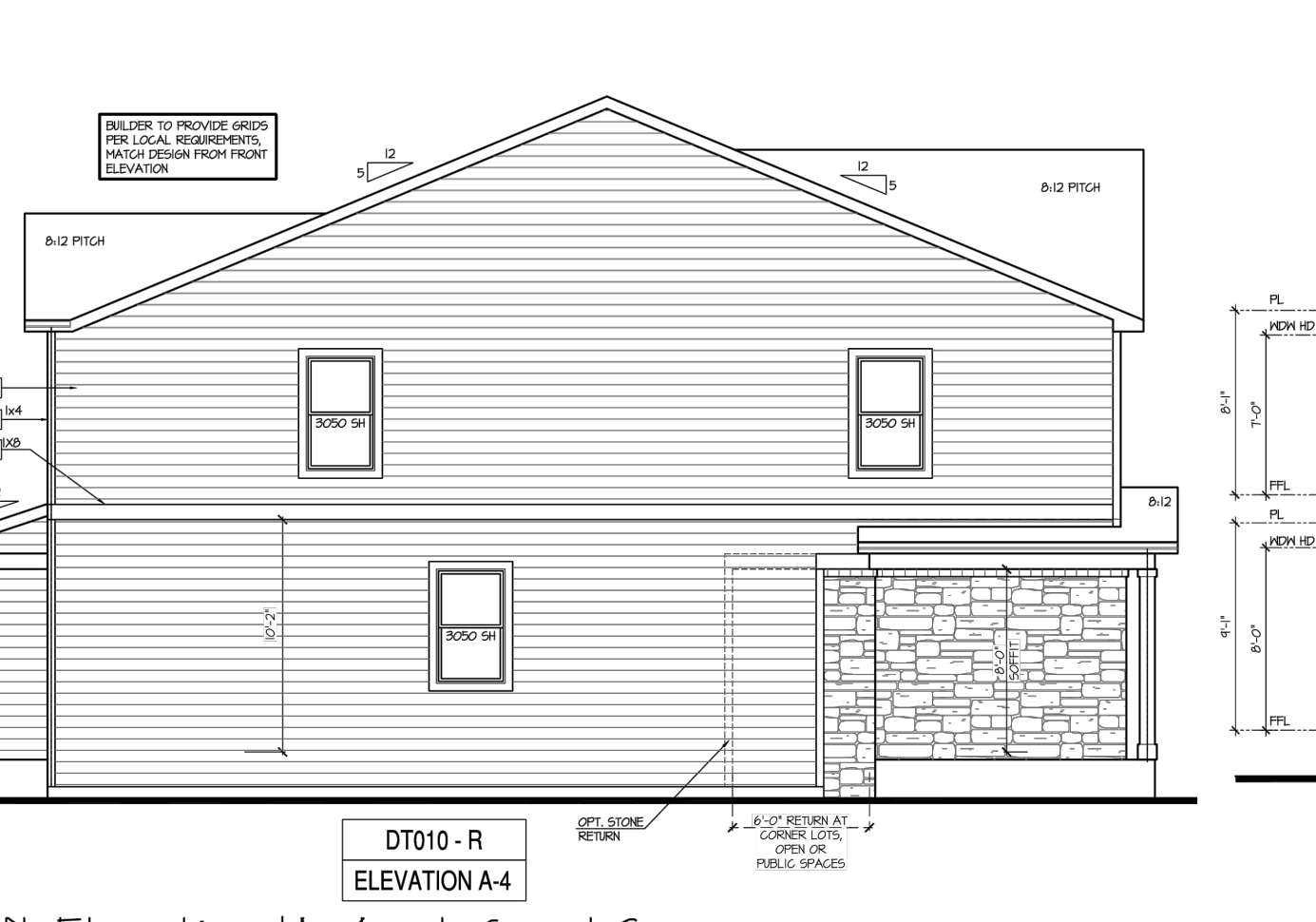
DT010 ELEVATION D DT010 - R ELEVATION A

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



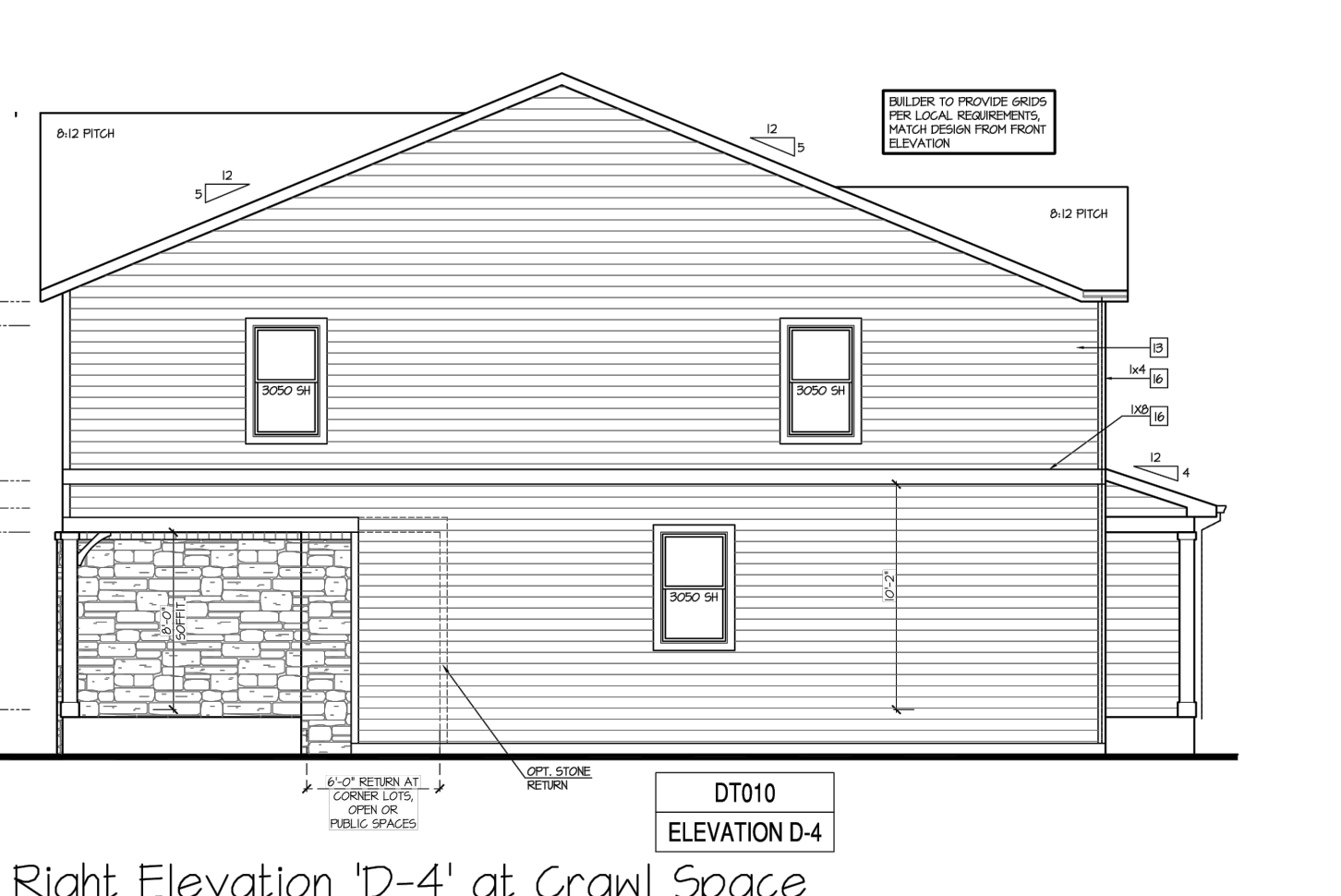
DT010 - R ELEVATION A-4 DT010 ELEVATION D-4

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



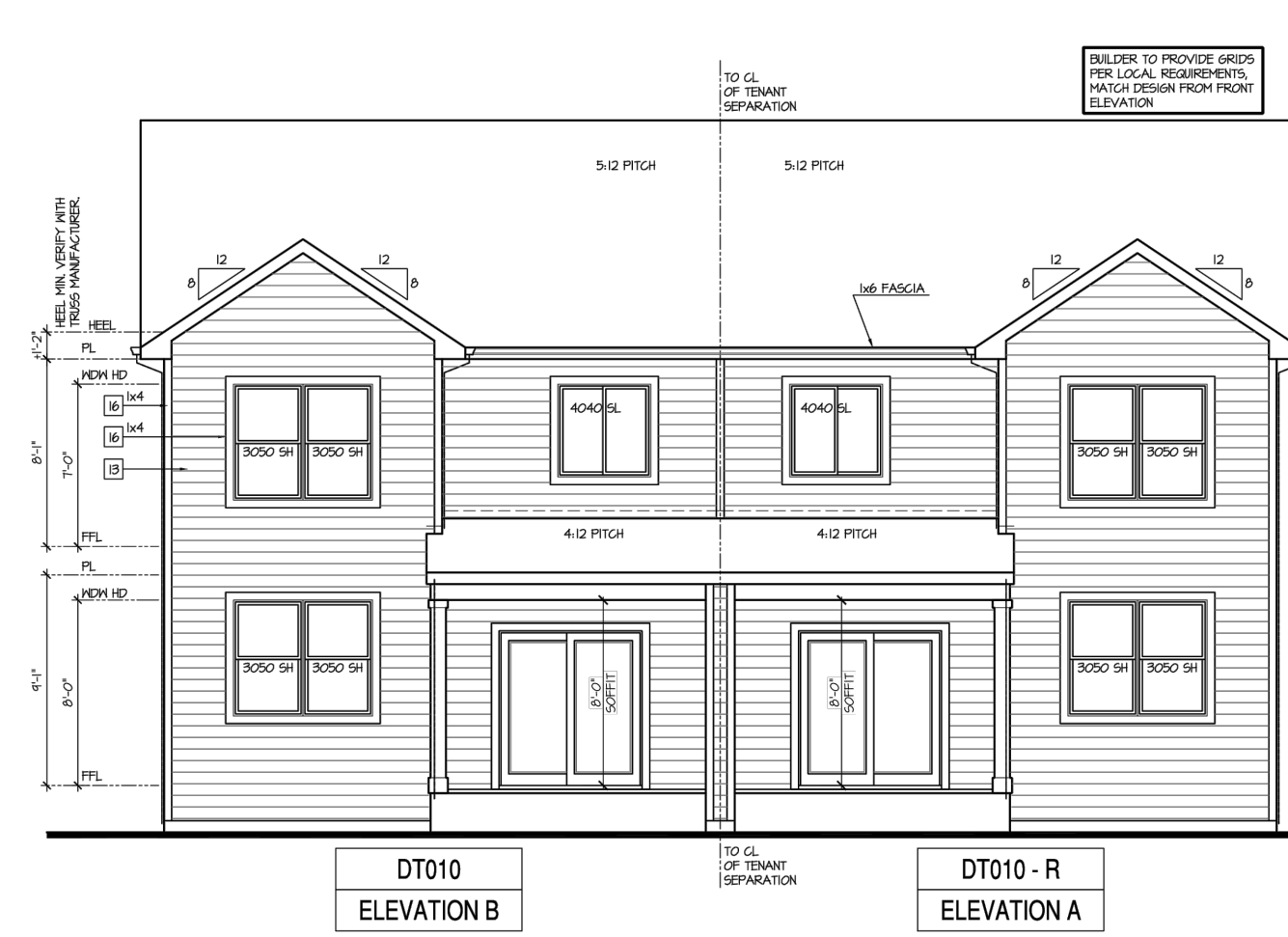
DT010 - R ELEVATION A-4

Left Elevation 'A-4' at Crawl Space



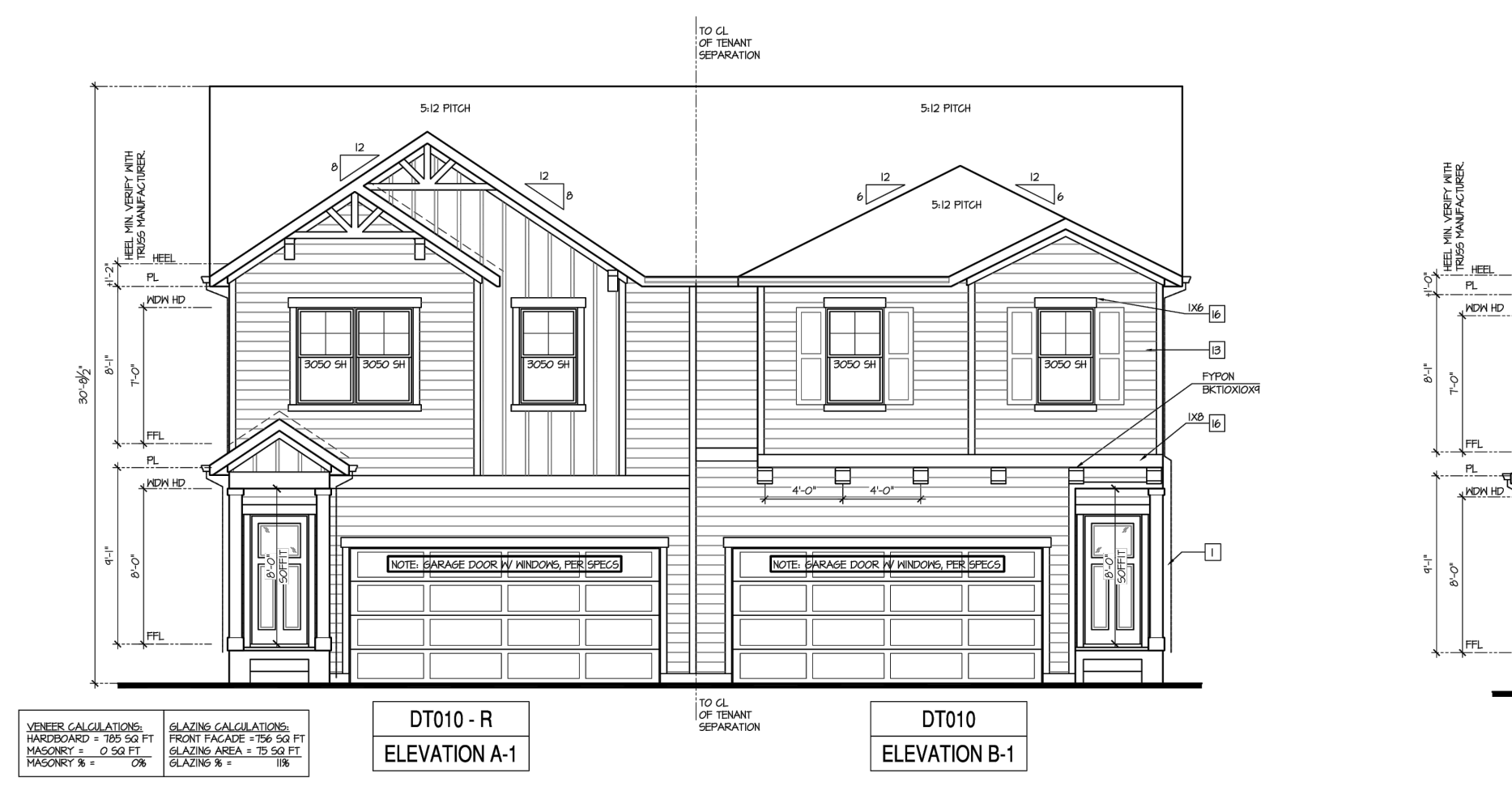
DT010 ELEVATION D-4

Right Elevation 'D-4' at Crawl Space



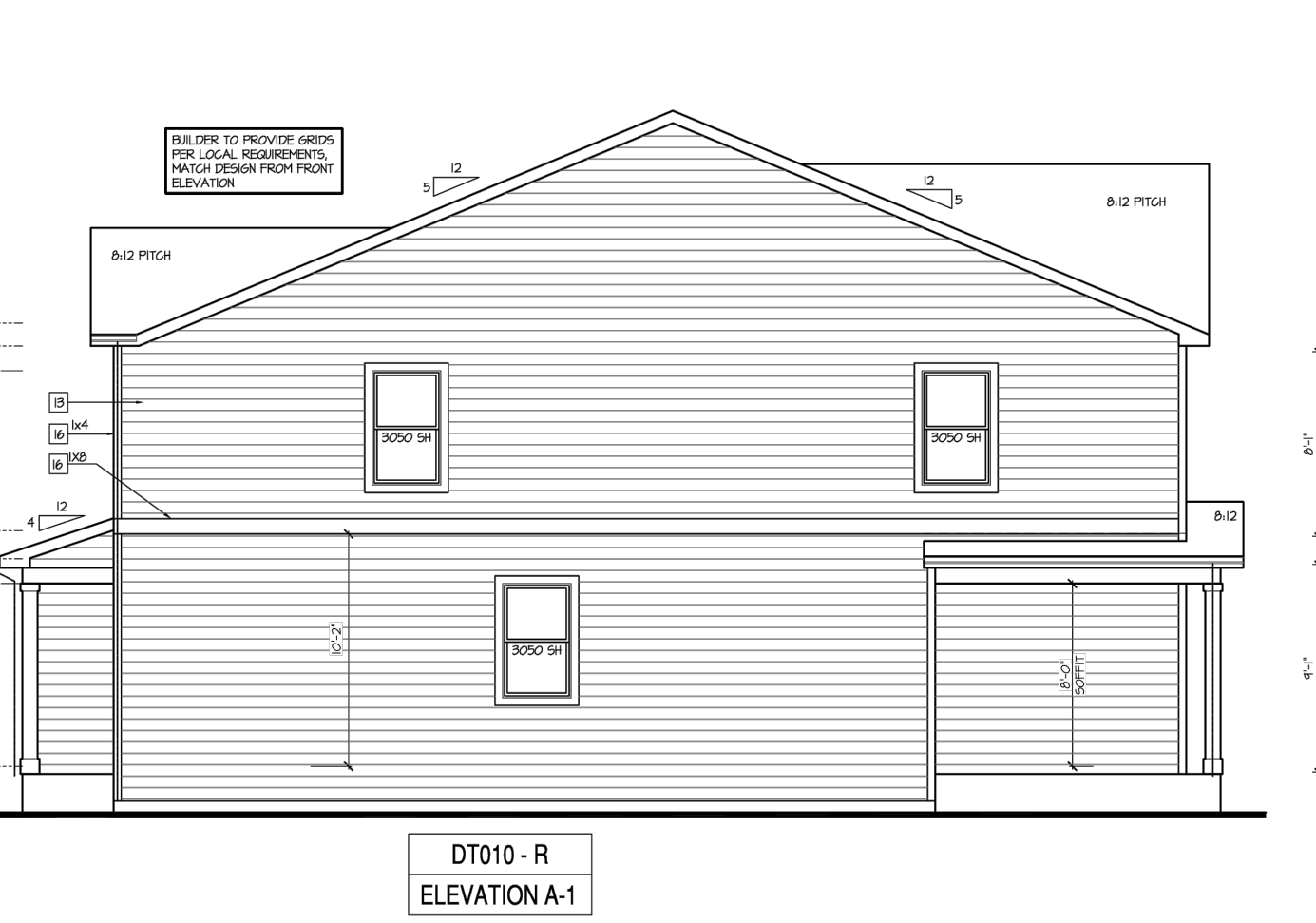
DT010 ELEVATION B DT010 - R ELEVATION A

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



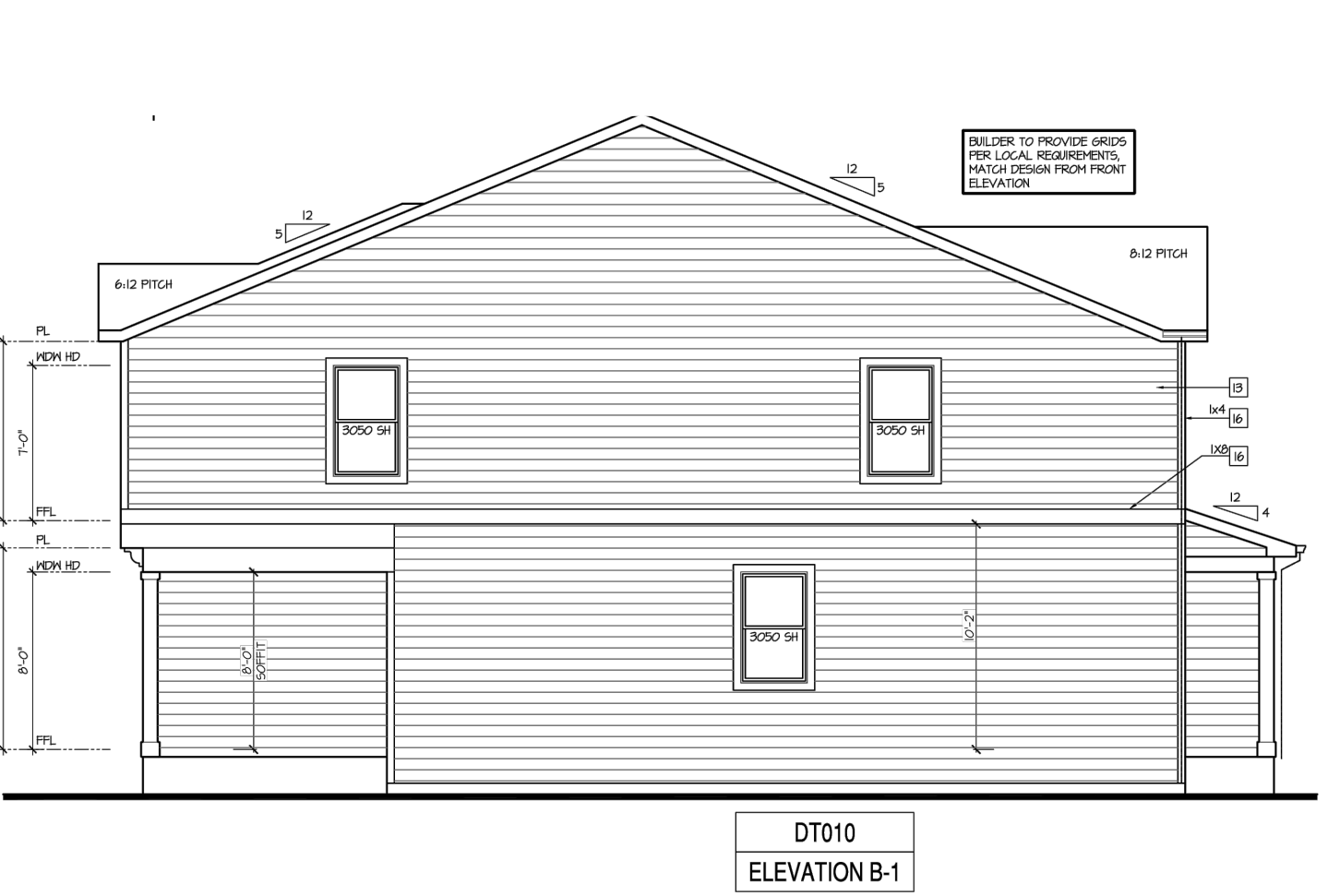
DT010 - R ELEVATION A-1 DT010 ELEVATION B-1

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



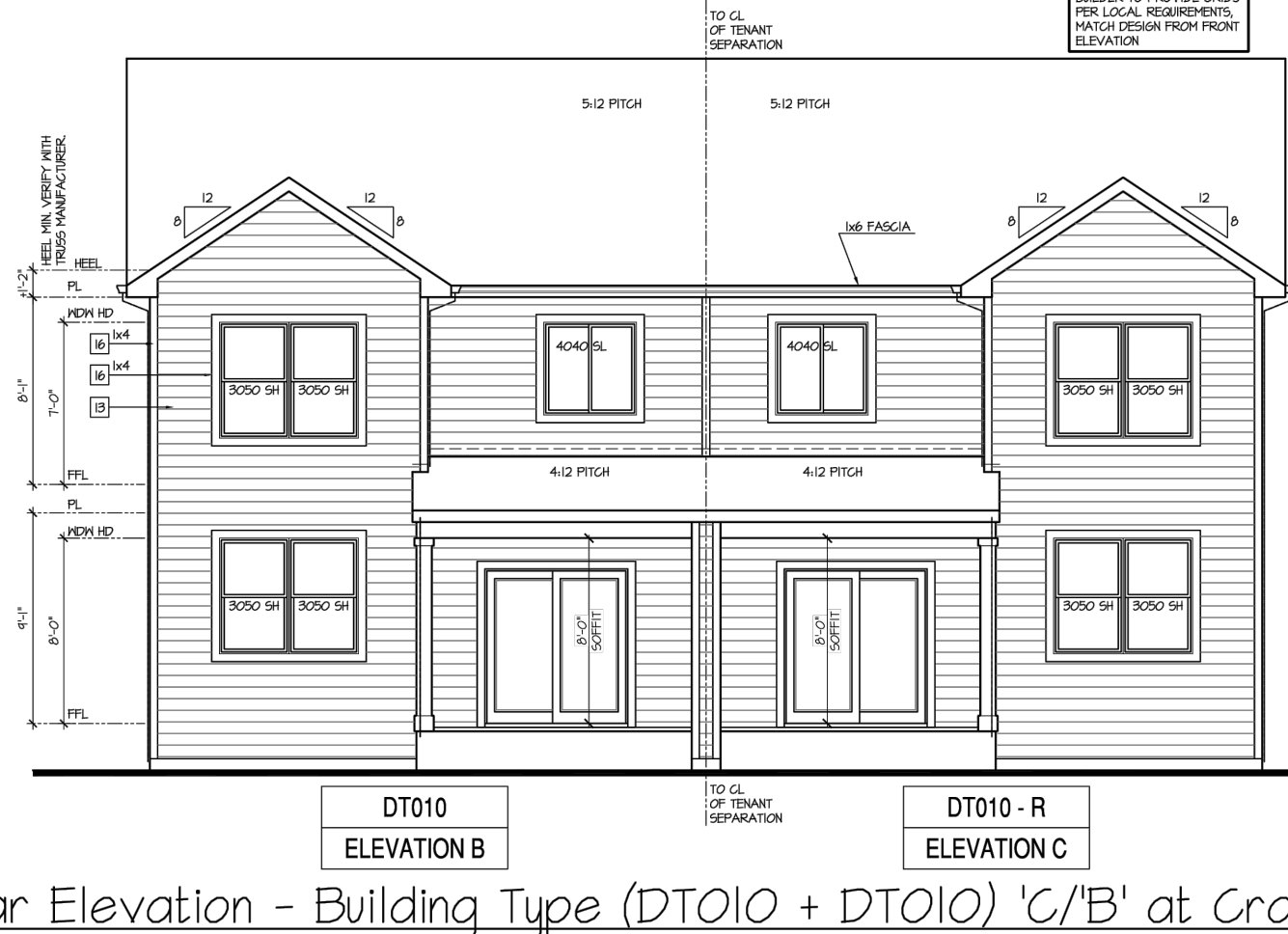
DT010 - R ELEVATION A-1

Left Elevation 'A-1' at Crawl Space



DT010 ELEVATION B-1

Right Elevation 'B-1' at Crawl Space



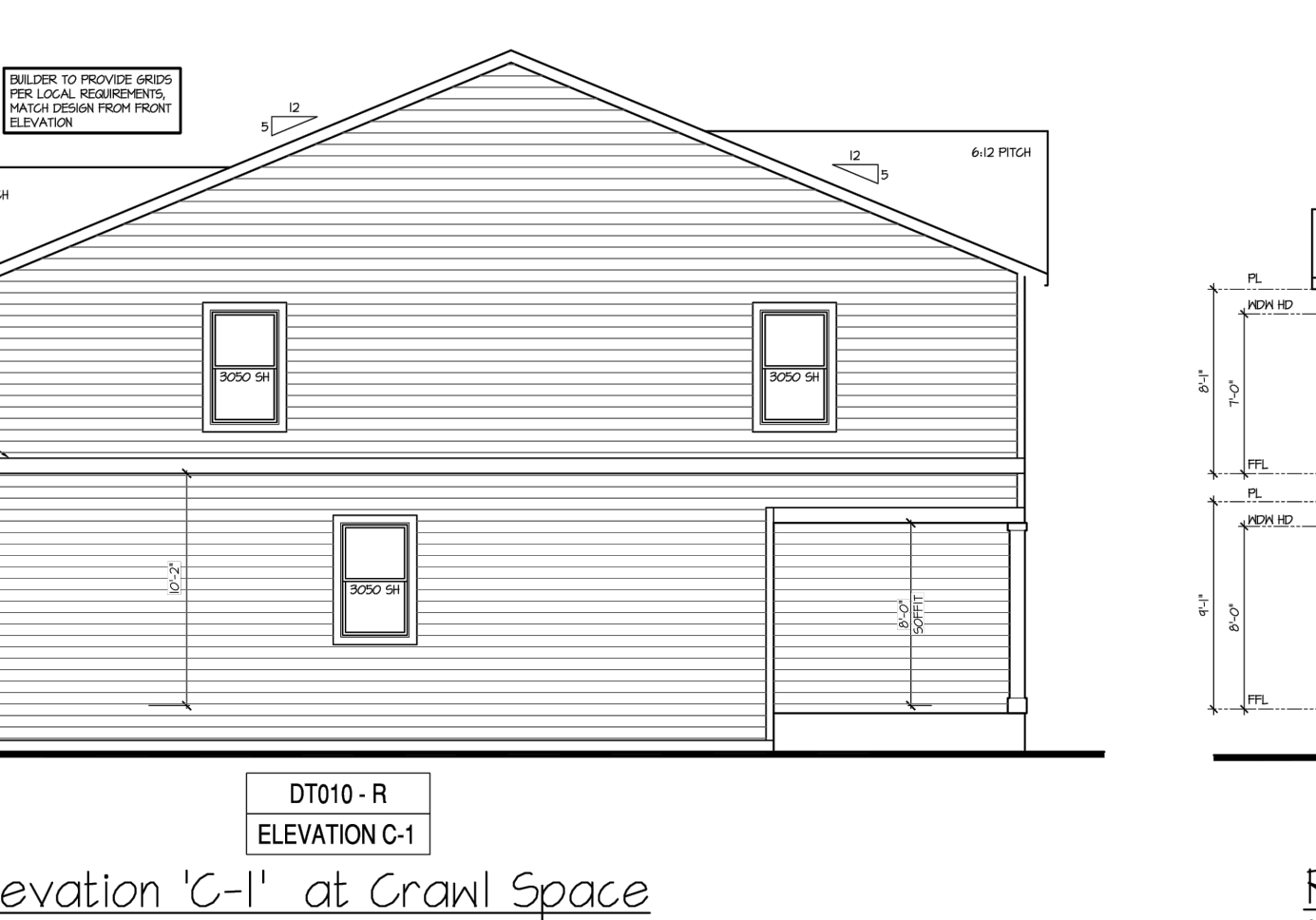
DT010 ELEVATION B DT010 - R ELEVATION C

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



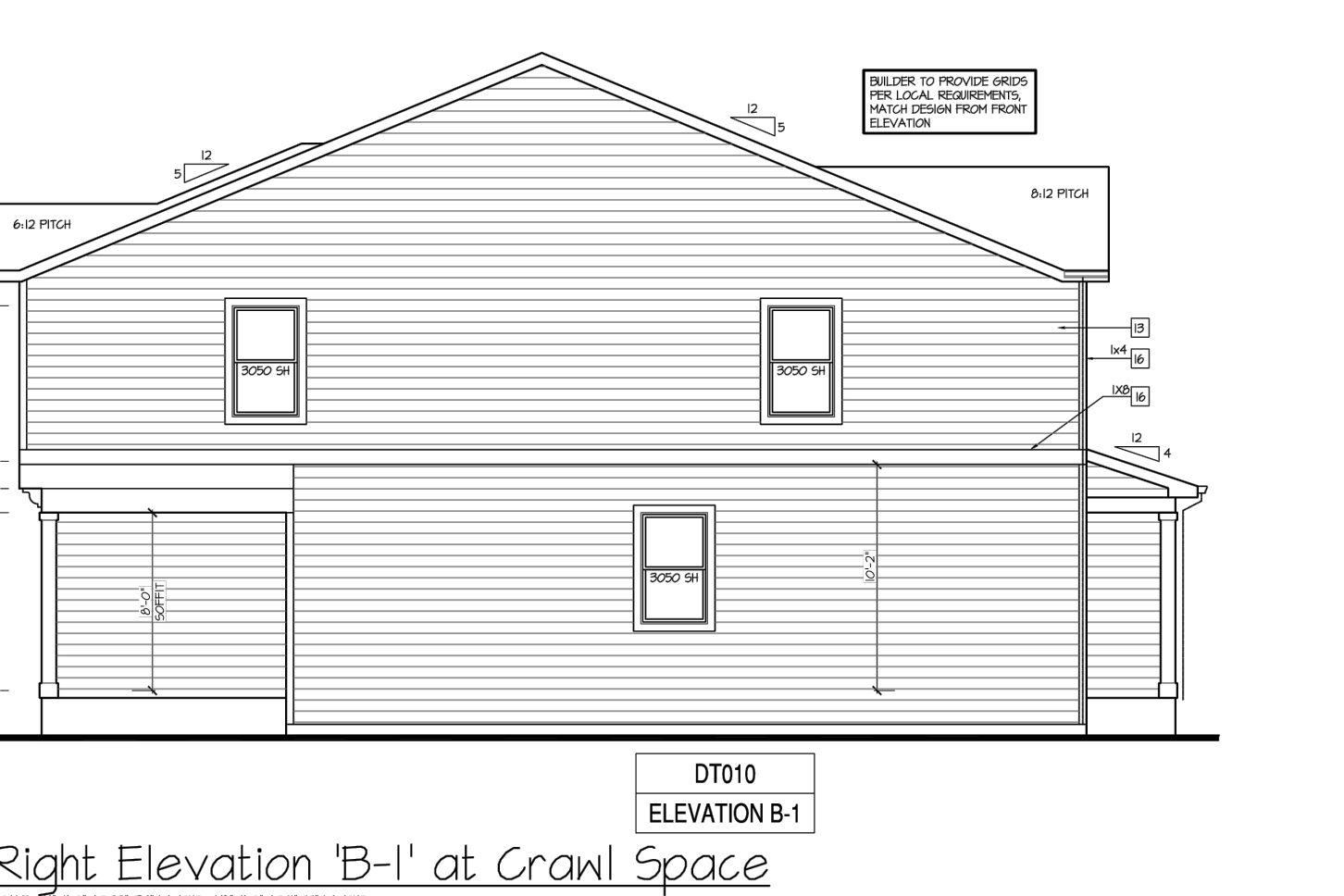
DT010 - R ELEVATION C-1 DT010 ELEVATION B-1

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: 8/20/2024 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\PUDI\Elevations_PUD

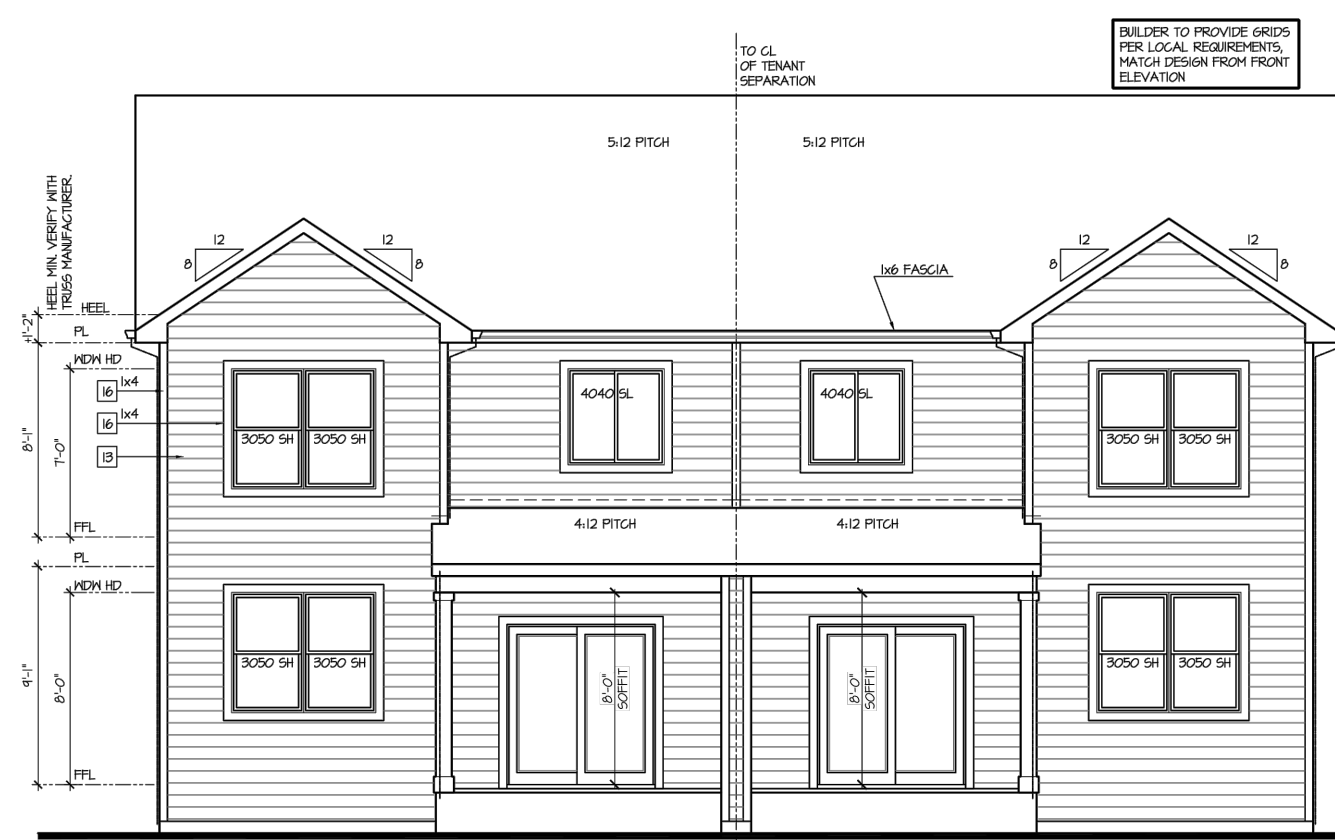
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HR GREEN - COLORADO SPRINGS 1975 RESEARCH PKWY SUITE 230 COLORADO SPRINGS CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044

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

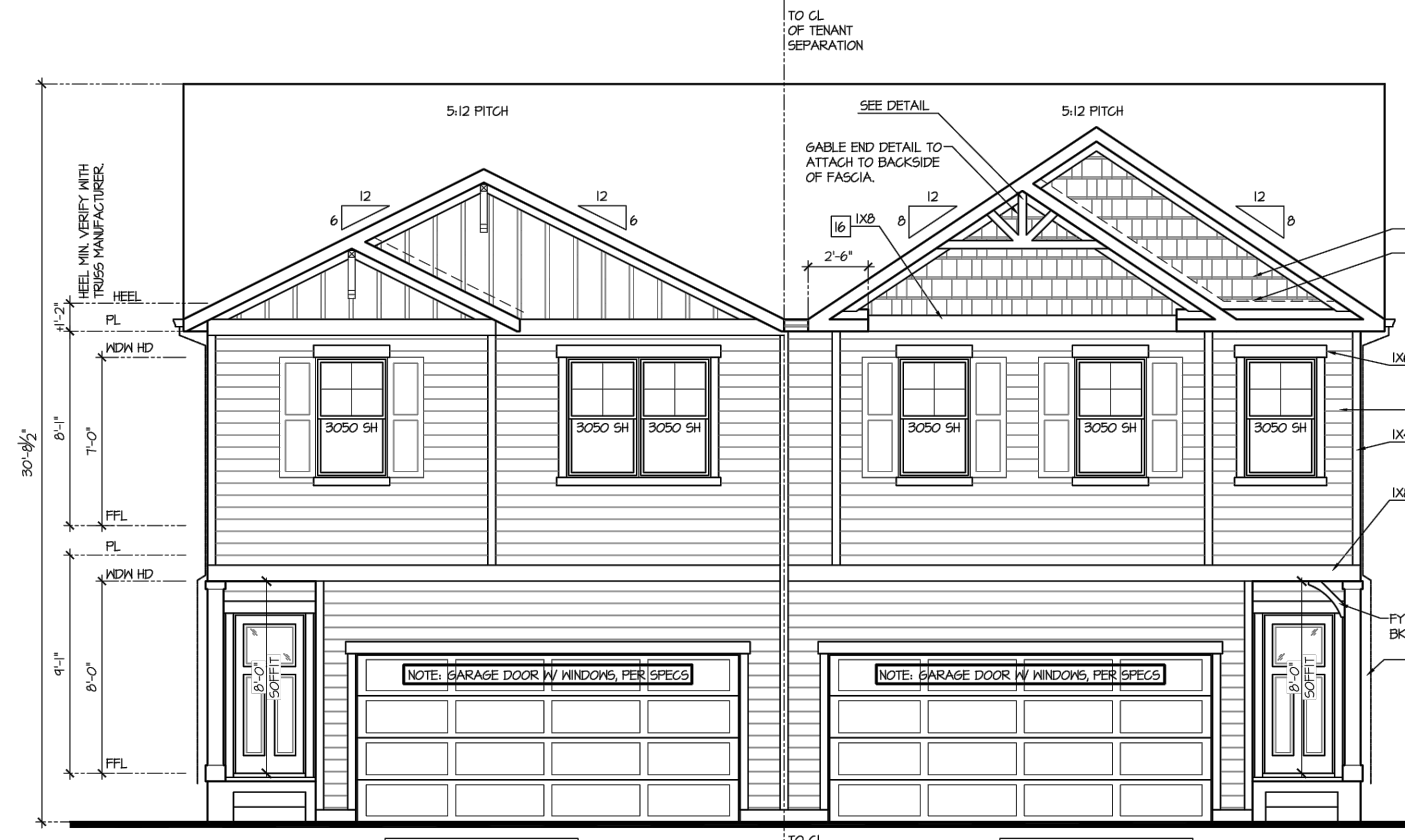


ELEVATIONS ELEVATIONS 1 OF 3 SHEET 04



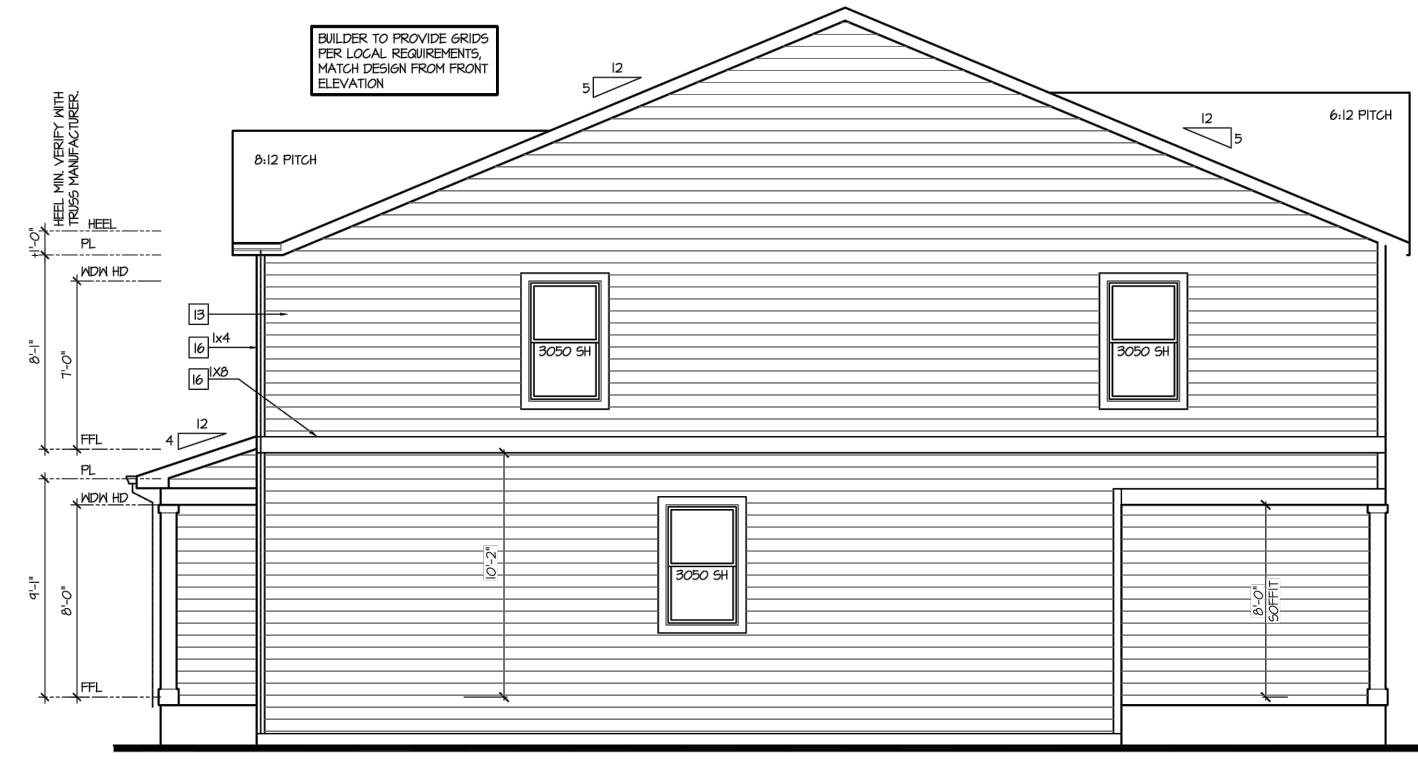
DT010 ELEVATION D
DT010 - R ELEVATION C

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\"/>



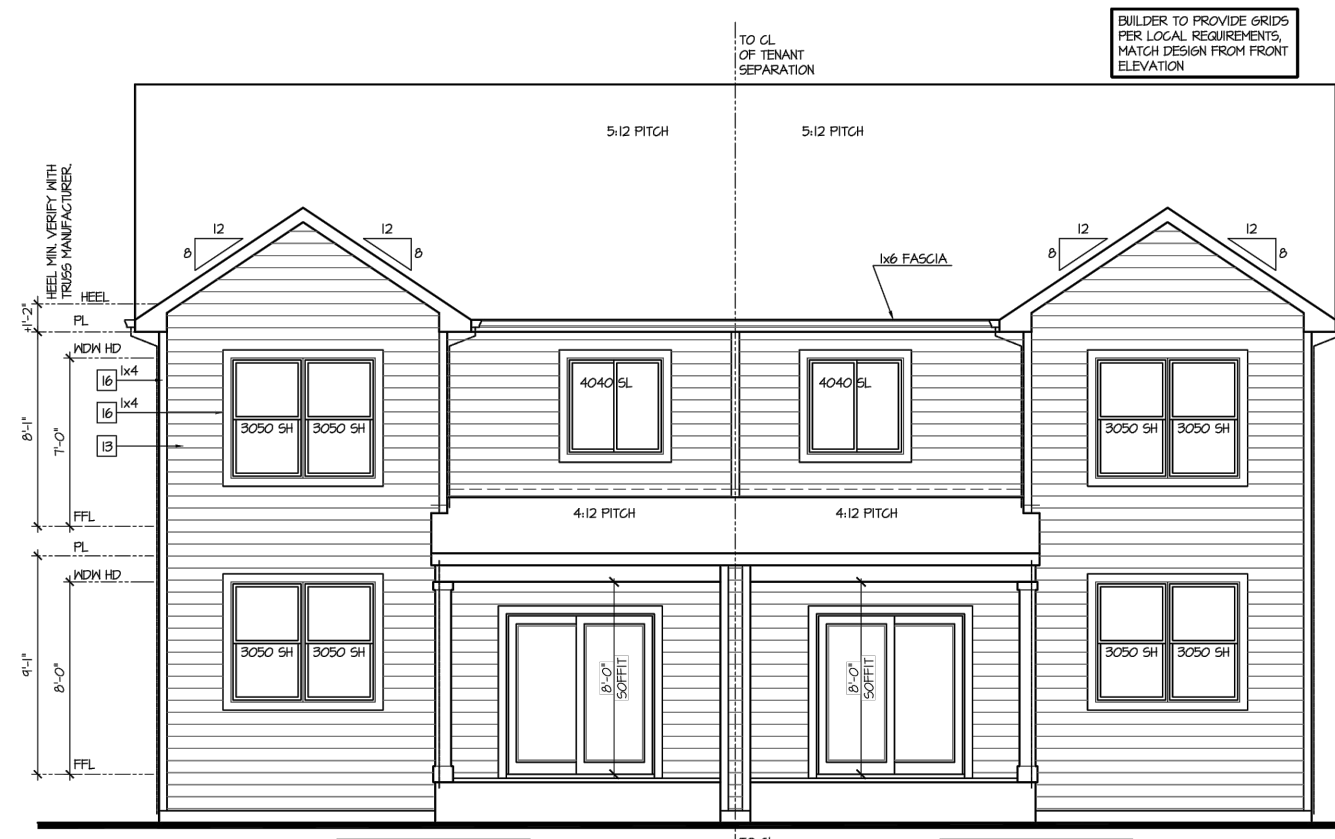
DT010 - R ELEVATION C-1

Left Elevation 'C-1' at Crawl Space
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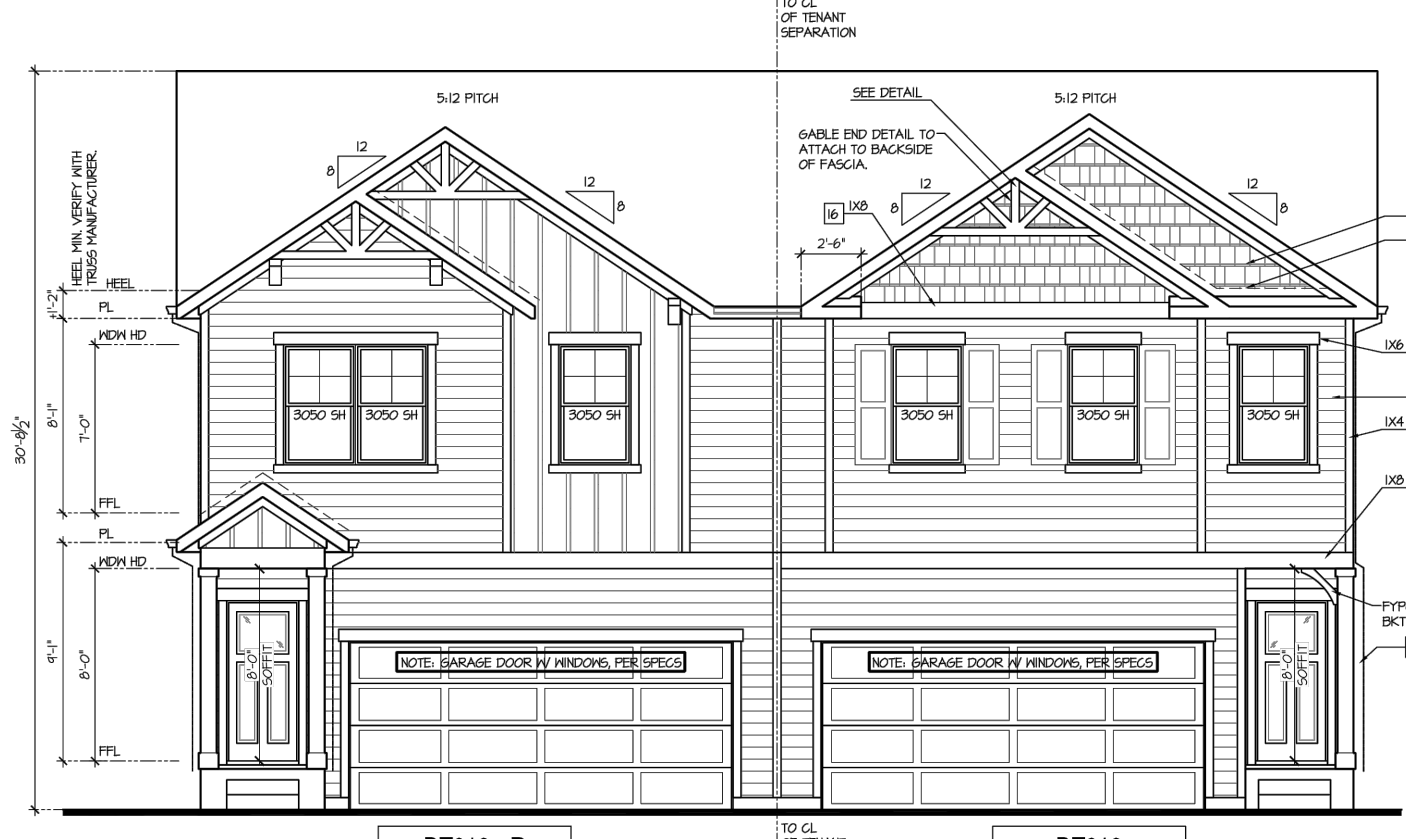
DT010 ELEVATION D-1

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



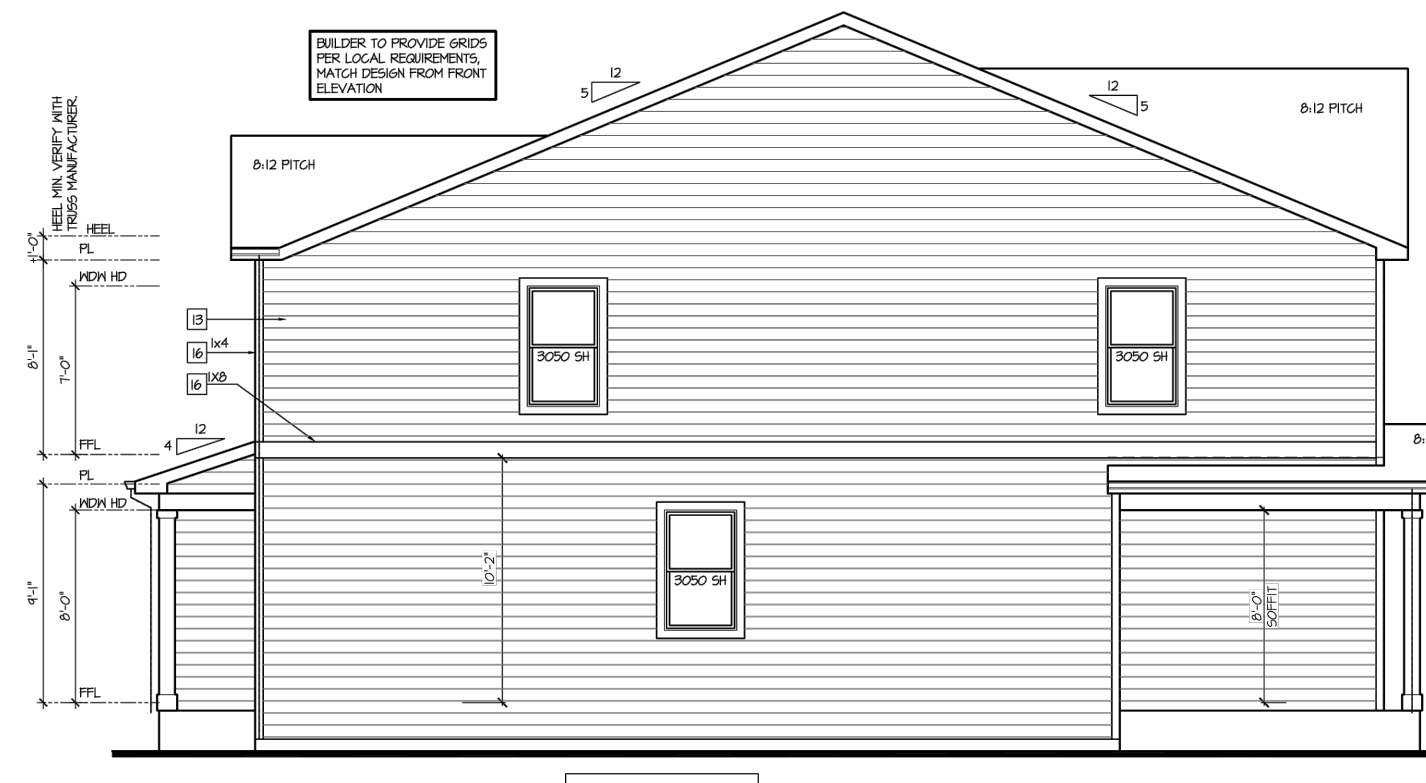
DT010 ELEVATION D
DT010 - R ELEVATION A

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



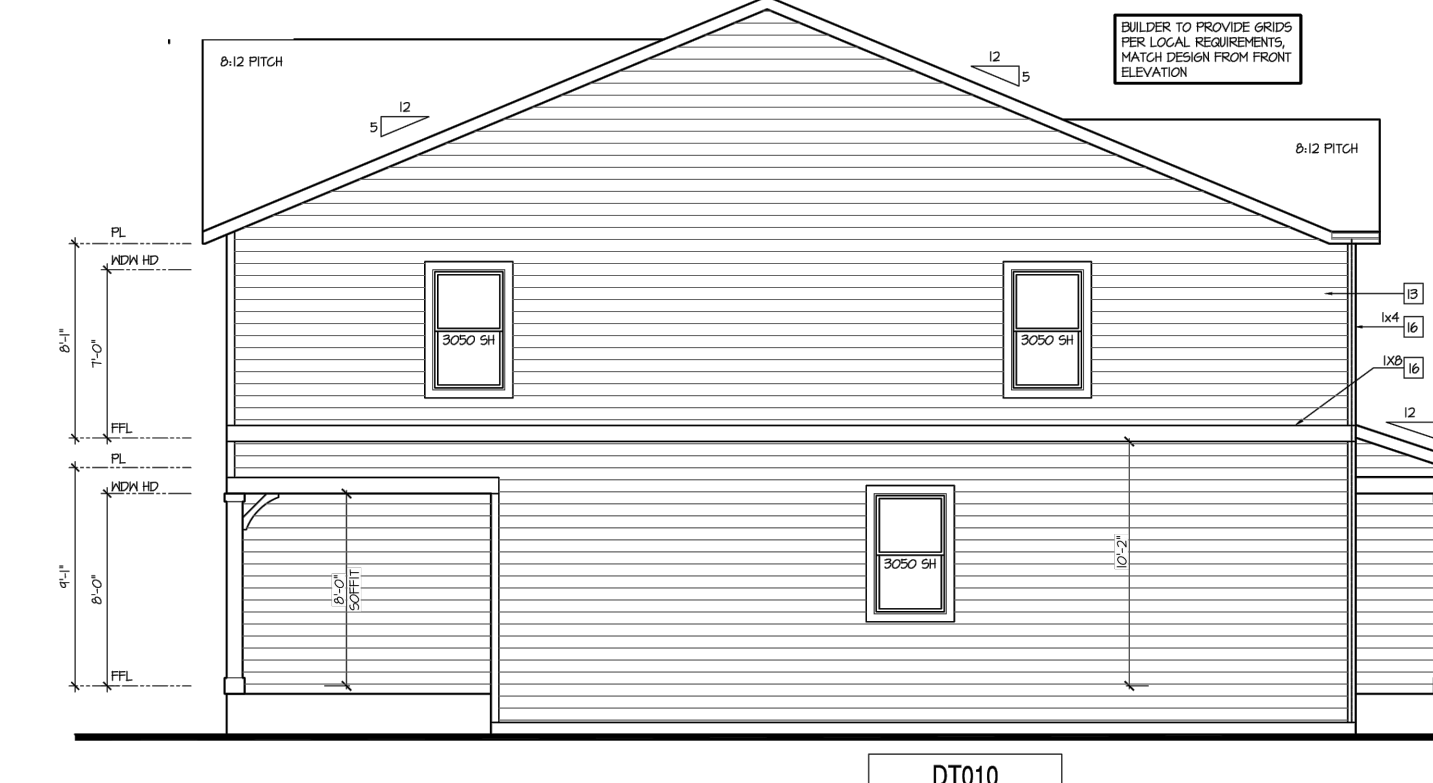
DT010 - R ELEVATION A-1
DT010 ELEVATION D-1

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



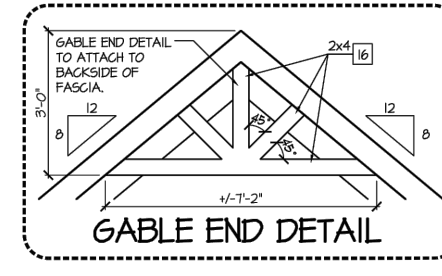
DT010 - R ELEVATION A-1

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

GREEN, JUSTIN, 8/21/2024, 3:32 PM

GRANDVIEW RESERVE PHASE 2A-D 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

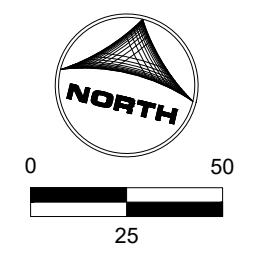
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED IRRIGATED NATIVE SEED. TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	DETENTION SEED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

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

parking is required to be screened with shrubs add please

see parking landscape requirements and add



LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: JAG JOB DATE: 8/21/2024
 APPROVED: JFR JOB NUMBER: 201662.202
 CAD DATE: 8/21/2024
 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\PU\DLandscape_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

D-R-HORTON
America's Builder

LANDSCAPE
 PRELIMINARY LANDSCAPE PLAN

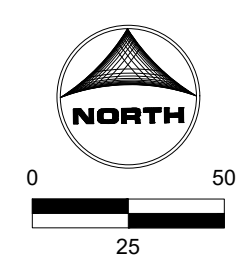
SHEET
L.04 **17**

GRANDVIEW RESERVE PHASE 2A-D PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

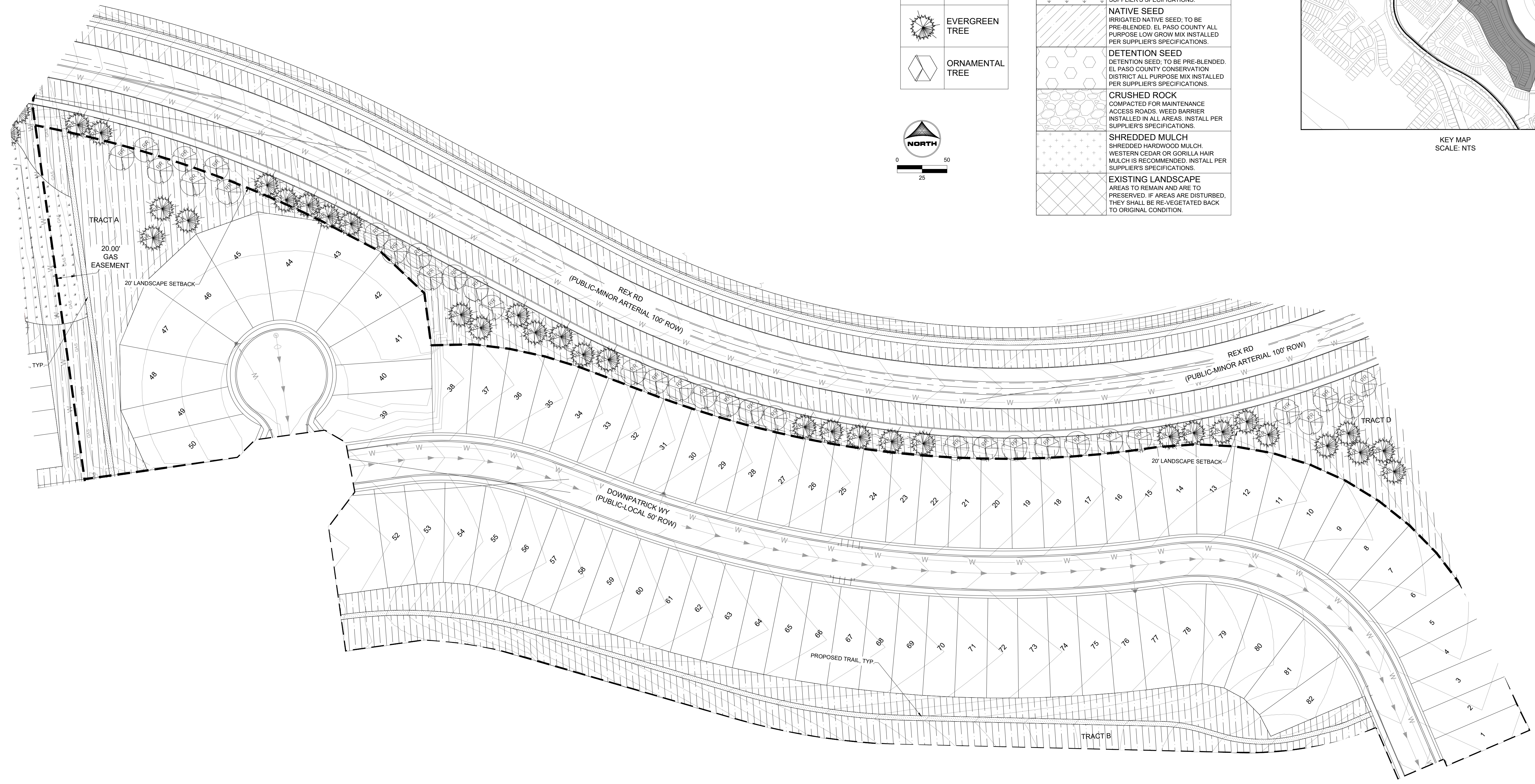
A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

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



KEY MAP
SCALE: NTS



DRAWN BY: JAG	JOB DATE: 8/21/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: JFR	JOB NUMBER: 201662.202	0" = 1"
CAD DATE: 8/21/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION

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

LANDSCAPE
 PRELIMINARY LANDSCAPE PLAN

SHEET
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 18

GREEN, JUSTIN, 8/21/2024, 3:32 PM

GRANDVIEW RESERVE PHASE 2A-D PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

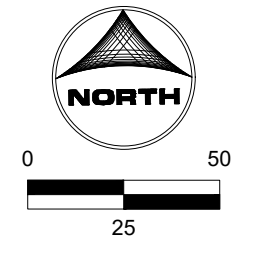
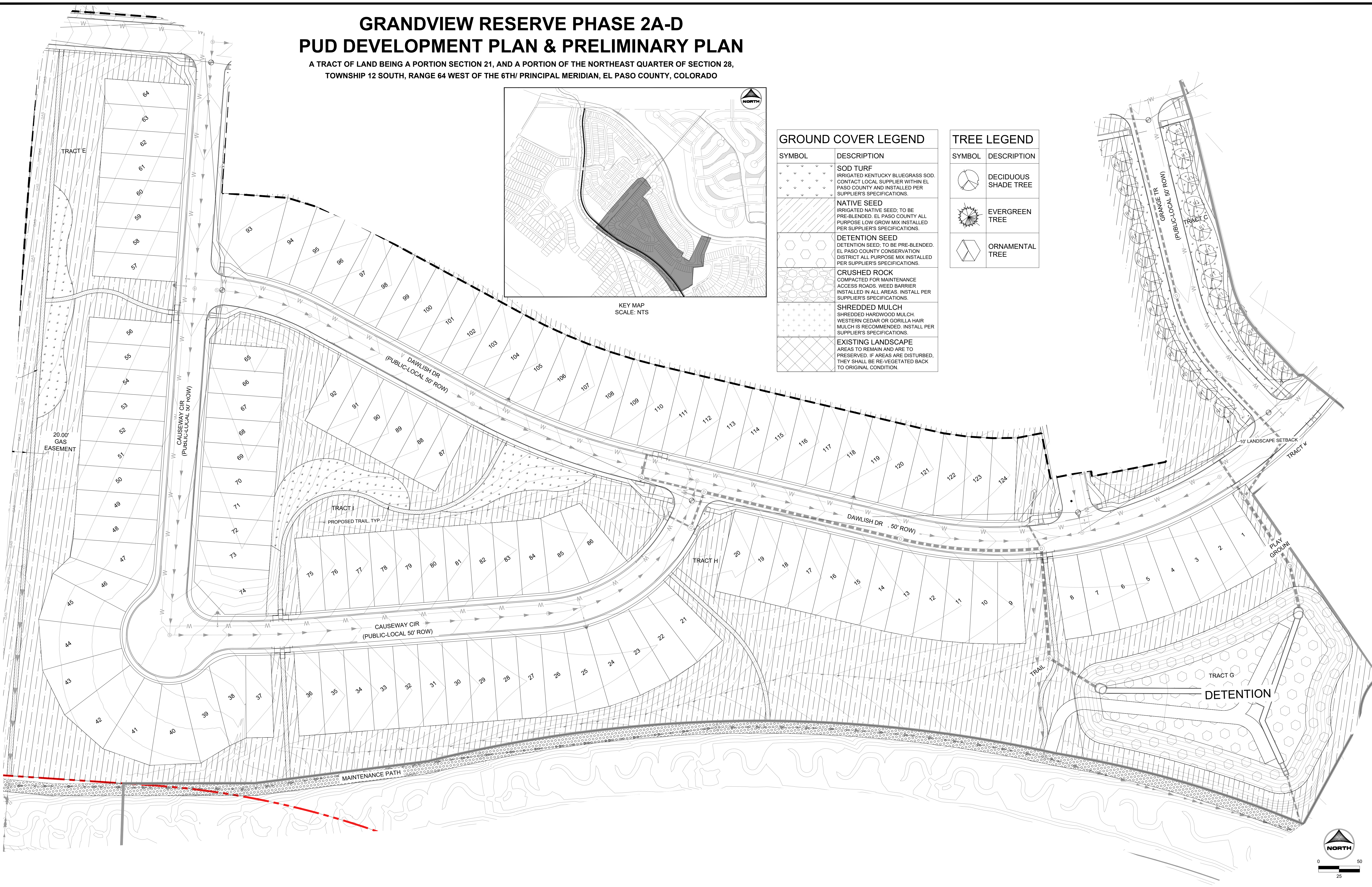
A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEY MAP
SCALE: NTS

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: JAG JOB DATE: 8/21/2024
 APPROVED: JFR JOB NUMBER: 201662.202
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 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\PUD\Landscap_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

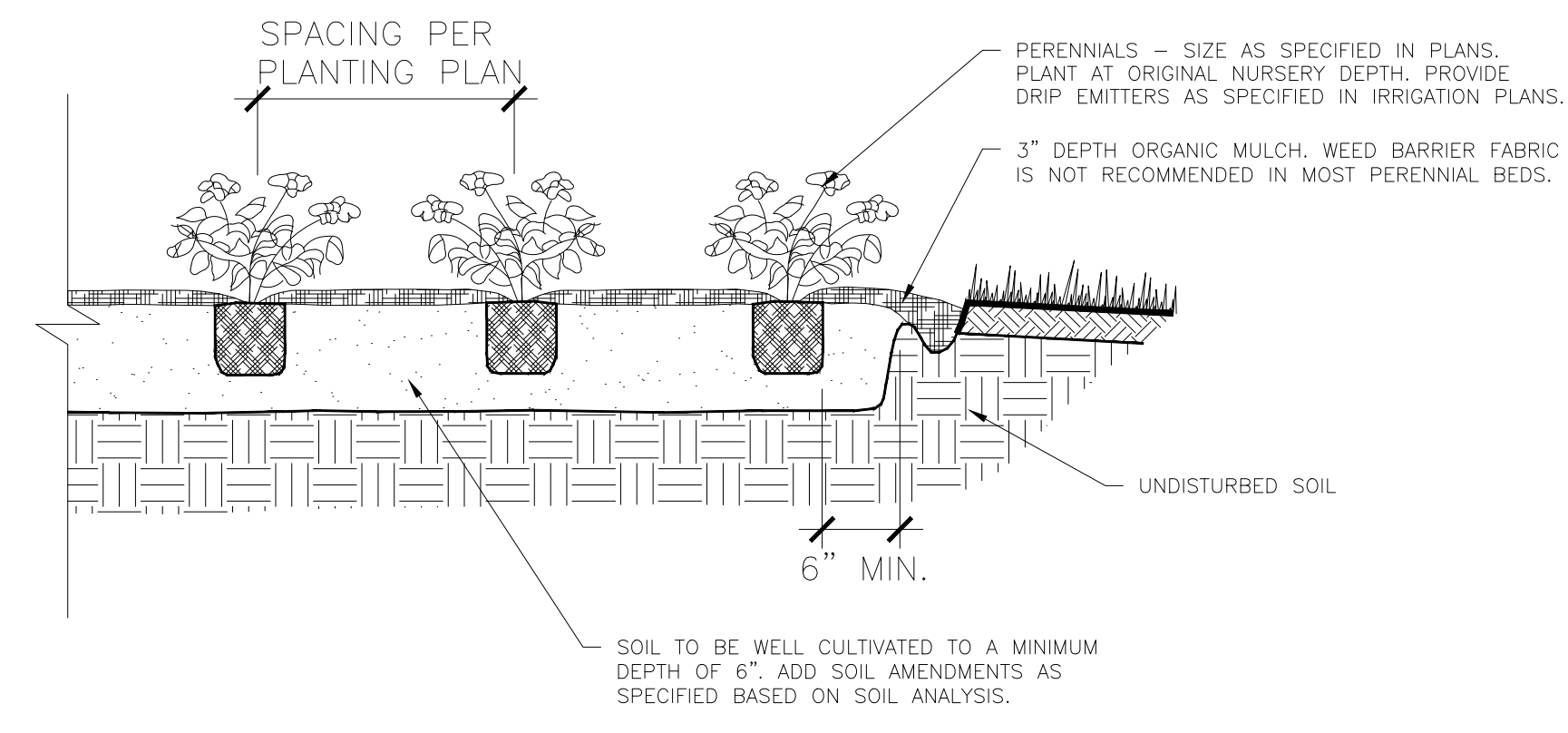
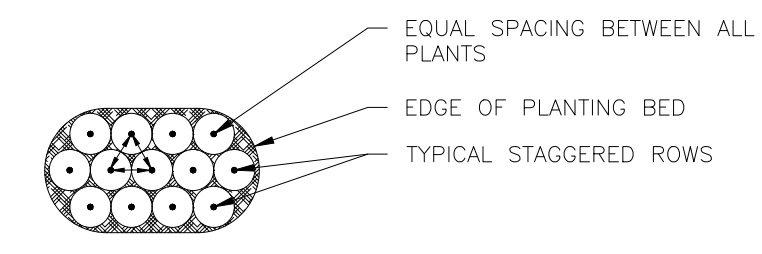


LANDSCAPE
 PRELIMINARY LANDSCAPE PLAN

SHEET
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 19

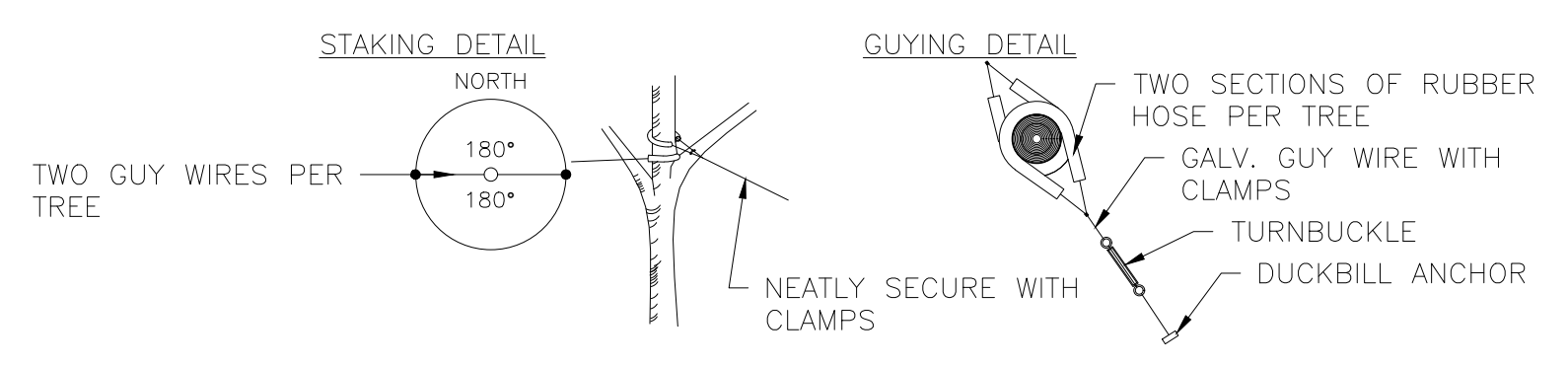
- NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 - ALL PERENNIALS PLANTED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



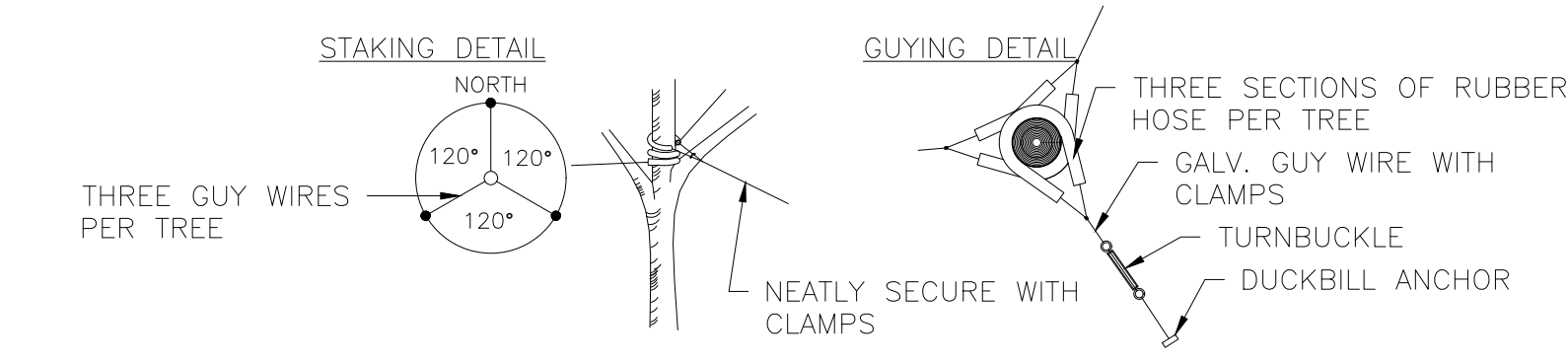
1 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS

- GUYING STANDARDS
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF 1/8" 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.



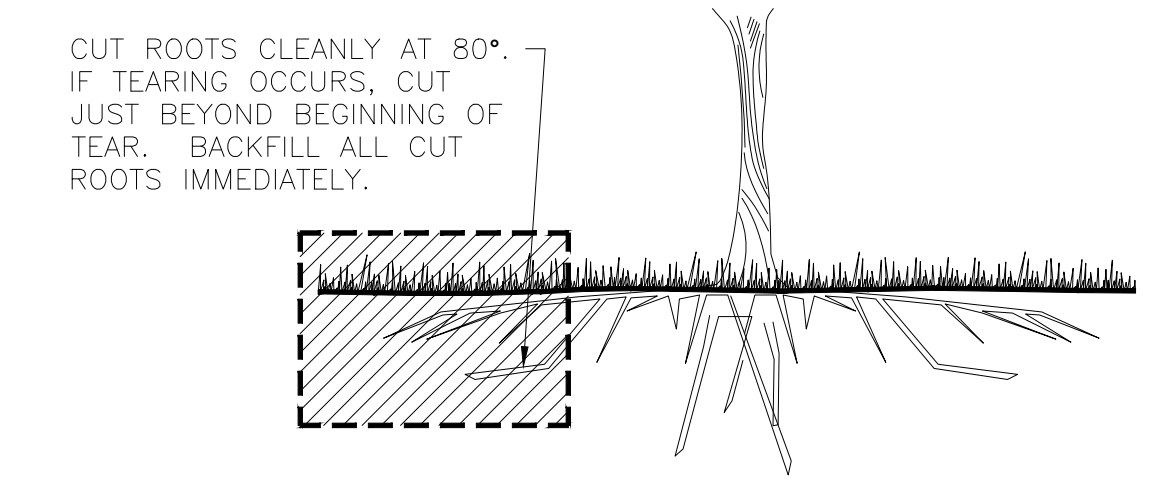
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

- GUYING STANDARDS
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF 1/8" 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.



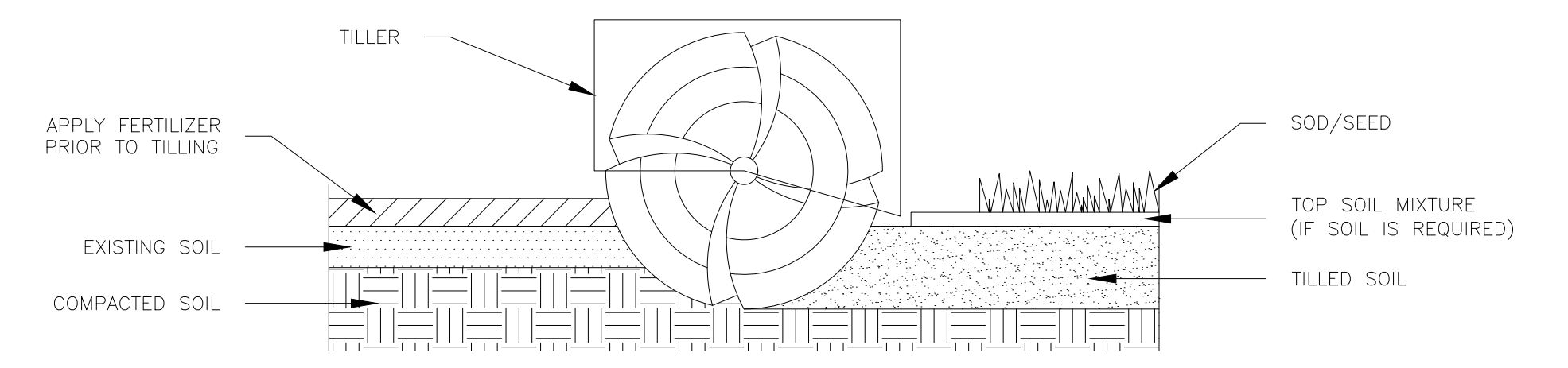
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

2 TYP. GUYING DETAIL
SCALE: NTS

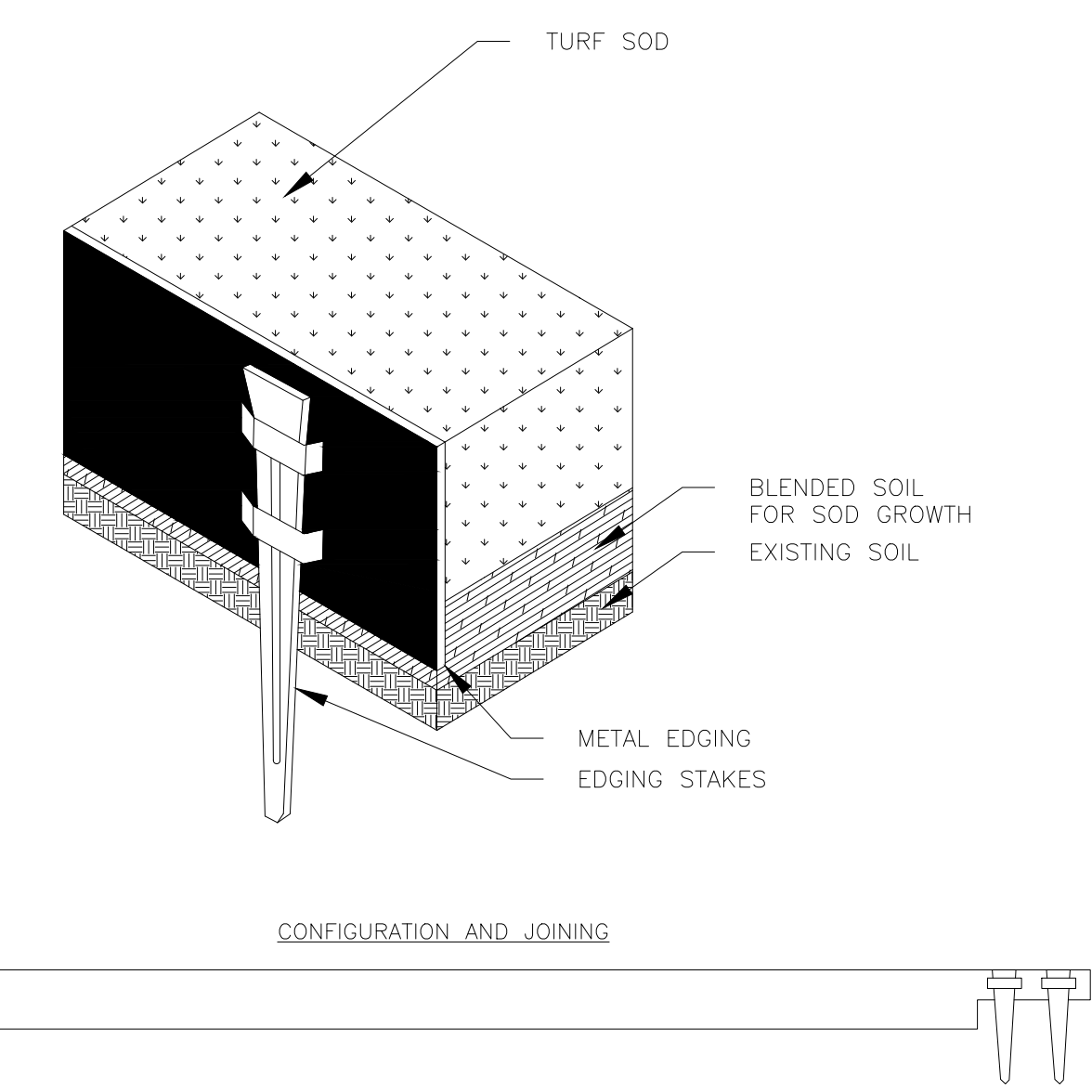


3 TYP. ROOT PRUNING DETAIL
SCALE: NTS

- 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.

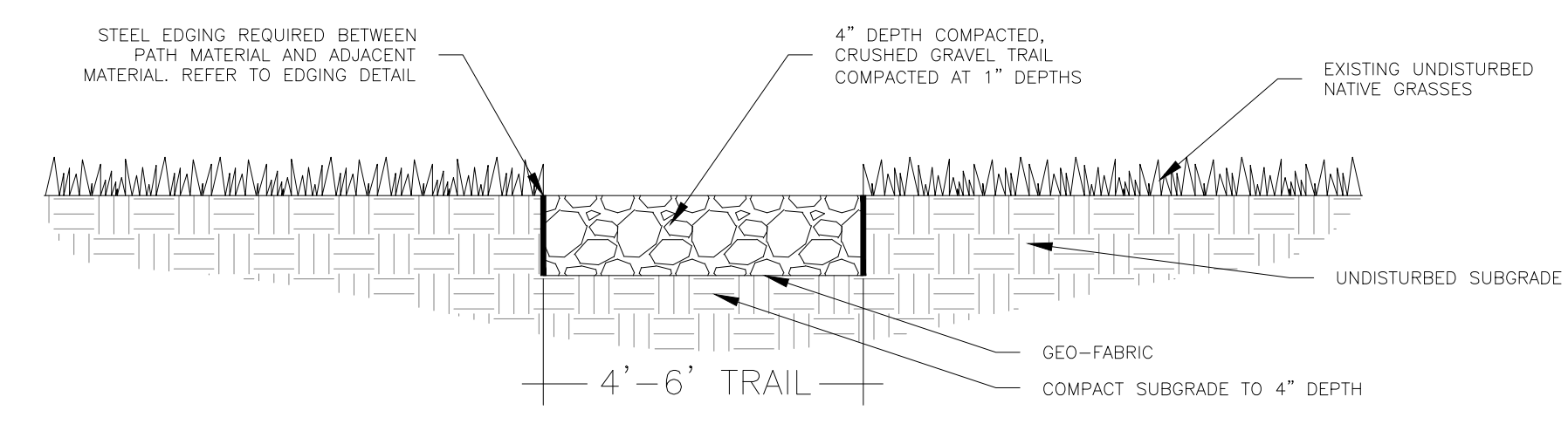


4 TYP. SOIL PREPARATION (ALL AREAS)
SCALE: NTS



- 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



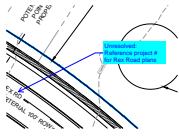
6 TYP. CRUSHED GRAVEL TRAIL
SCALE: NTS

missing fence locations symbol; details of fencing; monument signs locations and details

NO.	DATE	BY	REVISION DESCRIPTION

V3_PUDSP.pdf Markup Summary

Bret (8)



Subject: Callout
Page Label: [7] 07 SITE PLAN- 1 OF 4
Author: Bret
Date: 9/10/2024 1:31:24 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Reference project # for Rex Road plans



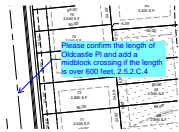
Subject: Engineer
Page Label: [7] 07 SITE PLAN- 1 OF 4
Author: Bret
Date: 9/11/2024 8:48:35 AM
Status:
Color: ■
Layer:
Space:

Please be sure that the sidewalk is entirely within the ROW



Subject: Engineer
Page Label: [7] 07 SITE PLAN- 1 OF 4
Author: Bret
Date: 9/11/2024 10:00:48 AM
Status:
Color: ■
Layer:
Space:

Include with deviation request or add crossing to Crumpets Lane



Subject: Engineer
Page Label: [7] 07 SITE PLAN- 1 OF 4
Author: Bret
Date: 9/11/2024 9:29:45 AM
Status:
Color: ■
Layer:
Space:

Please confirm the length of Oldcastle PI and add a midblock crossing if the length is over 600 feet, 2.5.2.C.4



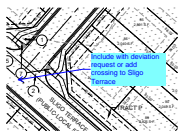
Subject: Engineer
Page Label: [7] 07 SITE PLAN- 1 OF 4
Author: Bret
Date: 9/11/2024 9:34:13 AM
Status:
Color: ■
Layer:
Space:

Please provide curve data and stationing for roadways



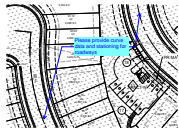
Subject: Length Measurement
Page Label: [8] 08 SITE PLAN- 2 OF 4
Author: Bret
Date: 9/10/2024 1:14:20 PM
Status:
Color: ■
Layer:
Space:

220'-1/4"



Subject: Engineer
Page Label: [8] 08 SITE PLAN- 2 OF 4
Author: Bret
Date: 9/10/2024 3:53:03 PM
Status:
Color: ■
Layer:
Space:

Include with deviation request or add crossing to Sligo Terrace



Subject: Engineer
Page Label: [8] 08 SITE PLAN- 2 OF 4
Author: Bret
Date: 9/11/2024 9:34:01 AM
Status:
Color: ■
Layer:
Space:

Please provide curve data and stationing for roadways

dsdparsons (22)



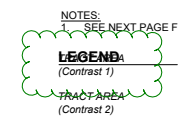
Subject: Callout
Page Label: [1] 01 COVER
Author: dsdparsons
Date: 9/12/2024 9:37:05 AM
Status:
Color: ■
Layer:
Space:

Multiple plat filings are anticipated with the preliminary plan area. Filings will be established with final plats.



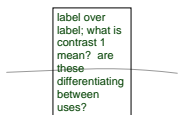
Subject: Callout
Page Label: [1] OSP_ADJACENT PROPERTY
Author: dsdparsons
Date: 9/12/2024 9:30:56 AM
Status:
Color: ■
Layer:
Space:

this doesnt make sence the phases here are not within the PUD so should NOT be shown; only show the phases within this PUD; this is getting more difficult to review each time. Lets keep it simple.

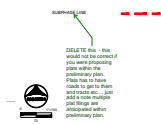


Subject: Cloud
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 9/12/2024 9:10:35 AM
Status:
Color: ■
Layer:
Space:

label over label; what is contrast 1 mean? are these differentiating between uses?



Subject: Text Box
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 9/12/2024 9:11:06 AM
Status:
Color: ■
Layer:
Space:



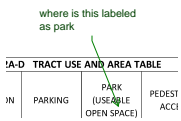
Subject: Callout
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 9/12/2024 9:24:33 AM
Status:
Color: ■
Layer:
Space:

DELETE this - this would not be correct if you were proposing plats within the preliminary plan. Plats has to have roads to get to them and tracts etc.... just add a note multiple plat filings are anticipated within preliminary plan.



Subject: Text Box
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 9/12/2024 9:22:21 AM
Status:
Color: ■
Layer:
Space:

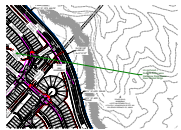
REPEAT COMMENT- DEFINE/LABEL POCKET PARKS/ TRAILS THIS IS THE OPEN SPACE MAP



Subject: Callout
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 9/12/2024 9:25:05 AM
Status:
Color: ■
Layer:
Space:

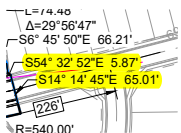
where is this labeled as park

A-D TRACT USE AND AREA TABLE			
IN	PARKING	PARK (USEABLE OPEN SPACE)	PEDEST ACCI



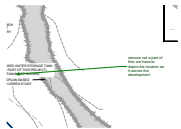
Subject: Callout
Page Label: [6] 06 OVERALL SITE, PHASING, & PARKING PLAN
Author: dsdparsons
Date: 9/12/2024 9:29:03 AM
Status:
Color: ■
Layer:
Space:

im confused- i thought these were trails now there phase lines for plat filings.



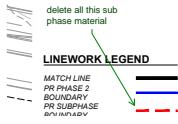
Subject: Highlight
Page Label: [6] 06 OVERALL SITE, PHASING, & PARKING PLAN
Author: dsdparsons
Date: 9/12/2024 9:31:12 AM
Status:
Color: ■
Layer:
Space:

S54° 32' 52"E 5.87'
 S14° 14' 45"E 65.01'



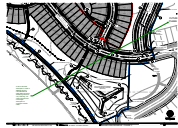
Subject: Callout
Page Label: [7] 07 SITE PLAN- 1 OF 4
Author: dsdparsons
Date: 9/12/2024 9:32:14 AM
Status:
Color: ■
Layer:
Space:

remove not a part of this; we have to depict the location as it serves the development



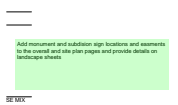
Subject: Callout
Page Label: [10] 10 SITE PLAN- 4 OF 4
Author: dsdparsons
Date: 9/12/2024 9:33:22 AM
Status:
Color: ■
Layer:
Space:

delete all this sub phase material



Subject: Callout
Page Label: [10] 10 SITE PLAN- 4 OF 4
Author: dsdparsons
Date: 9/12/2024 9:34:56 AM
Status:
Color: ■
Layer:
Space:

is this in this PUD description or is this a different project ? Lets talk about all these labels and lines identifying phases its very confusing - we need to limit the info to this legal description w/ exception to water tanks...



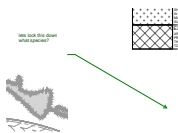
Subject: Planner
Page Label: [1] 14 PRELIMINARY LANDSCAPE COVER SHEET
Author: dsdparsons
Date: 9/12/2024 8:33:43 AM
Status:
Color: ■
Layer:
Space:

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



Subject: Callout
Page Label: [2] 15 PRELIMINARY LANDSCAPE PLAN (OVERALL)
Author: dsdparsons
Date: 9/12/2024 9:40:00 AM
Status:
Color: ■
Layer:
Space:

delete word Preliminary - This is the PUD and were locking this in so the new Code requirements dont apply at PLAT



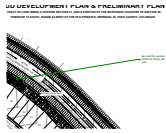
Subject: Callout
Page Label: [2] 15 PRELIMINARY LANDSCAPE PLAN (OVERALL)
Author: dsdparsons
Date: 9/12/2024 9:41:15 AM
Status:
Color: ■
Layer:
Space:

lets lock this down what species?



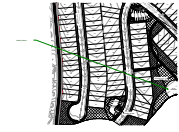
Subject: Callout
Page Label: [2] 15 PRELIMINARY LANDSCAPE PLAN (OVERALL)
Author: dsdparsons
Date: 9/12/2024 9:44:21 AM
Status:
Color: ■
Layer:
Space:

where are the details for the park? landscape benches park equip gazebos etc



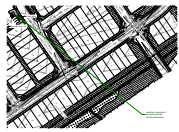
Subject: Callout
Page Label: [3] 16 PRELIMINARY LANDSCAPE PLAN
Author: dsdparsons
Date: 9/12/2024 9:42:32 AM
Status:
Color: ■
Layer:
Space:

we need the species names for these call outs



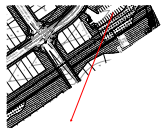
Subject: Callout
Page Label: [3] 16 PRELIMINARY LANDSCAPE PLAN
Author: dsdparsons
Date: 9/12/2024 9:44:56 AM
Status:
Color: ■
Layer:
Space:

details please



Subject: Callout
Page Label: [4] 17 PRELIMINARY LANDSCAPE PLAN
Author: dsdparsons
Date: 9/12/2024 9:45:21 AM
Status:
Color: ■
Layer:
Space:

parking is required to be screened with shrubs add please



Subject: Arrow
Page Label: [4] 17 PRELIMINARY LANDSCAPE PLAN
Author: dsdparsons
Date: 9/12/2024 9:45:27 AM
Status:
Color: ■
Layer:
Space:

see parking
landscape
requirements
and add

Subject: Text Box
Page Label: [4] 17 PRELIMINARY LANDSCAPE PLAN
Author: dsdparsons
Date: 9/12/2024 9:46:00 AM
Status:
Color: ■
Layer:
Space:

see parking landscape requirements and add



Subject: Text Box
Page Label: [8] 21 PRELIMINARY LANDSCAPE DETAILS
Author: dsdparsons
Date: 9/12/2024 9:47:04 AM
Status:
Color: ■
Layer:
Space:

missing fence locations symbol; details of fencing;
monument signs locations and details