

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 MAINTAINED 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 POLICY PLAN AND APPLICABLE SMALL AREA PLANS; IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

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 THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS, ARE 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 INTERESTS OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

OVERALL PROJECT STANDARDS

THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED BY THE PUD.

ENVIRONMENTAL NOTE:

- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE 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 GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE 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.

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°10'27", 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 29°56'47", A RADIUS OF 142.50 FEET A DISTANCE OF 74.48 FEET TO A POINT OF TANGENT; THENCE S06°45'50"E A DISTANCE OF 66.21 FEET; THENCE S43°32'52"E A DISTANCE OF 5.87 FEET; THENCE S14°14'45"E A DISTANCE OF 65.01 FEET; THENCE S28°43'11"W A DISTANCE OF 325.08 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S03°47'46"W, HAVING A DELTA OF 76°32'04", A RADIUS OF 60.00 FEET A DISTANCE OF 80.15 FEET TO A POINT ON CURVE; THENCE N72°44'18"W A DISTANCE OF 15.00 FEET; THENCE S65°27'05"W A DISTANCE OF 122.04 FEET; THENCE N31°44'28"W A DISTANCE OF 23.97 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S88°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 1,688.20 FEET A DISTANCE OF 768.52 FEET TO A POINT ON CURVE; THENCE N60°22'39"W A DISTANCE OF 211.52 FEET; THENCE 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 NINE (9) COURSES:

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

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

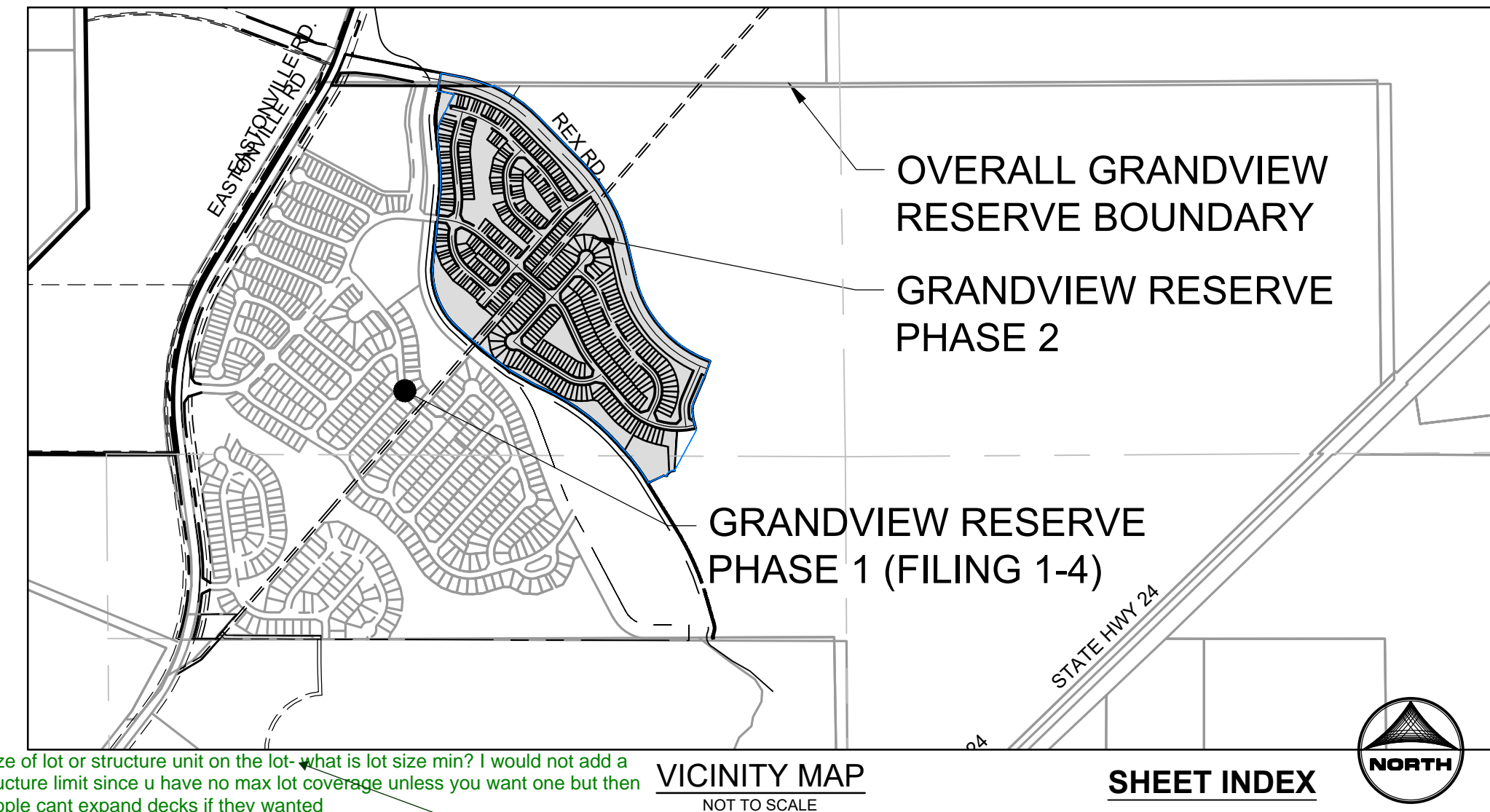
CONTAINING A CALCULATED AREA OF 2,993,622 SQUARE FEET OR 68.724 ACRES, MORE OR LESS.

DRAWN BY: SPC	JOB DATE: ---	BAR IS ONE INCH OR OFFICIAL DRAWINGS.
APPROVED: Kvh	JOB NUMBER: 201662	0" = 1"
CAD DATE: 12/21/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662\CAD\Drawgs\CIPUD_Phase_2_662.202\IPUD\Cover_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
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



notes need to match tract tables;

OVERALL GRANDVIEW RESERVE BOUNDARY
GRANDVIEW RESERVE PHASE 2

GRANDVIEW RESERVE PHASE 1 (FILING 1-4)

Size of lot or structure unit on the lot - what is lot size min? I would not add a structure limit since u have no max lot coverage unless you want one but then people can expand decks if they wanted

DEVELOPMENT STANDARDS AND GUIDELINES (TOWNHOME AREA):

- THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE PHASE 2, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- MINIMUM LOT AREA:
 - a. DWELLING, SINGLE FAMILY ATTACHED: ONE THOUSAND EIGHT HUNDRED AND SEVENTY SQUARE FEET (1,870SF).
 - (REFER TO TYPICAL LOT LAYOUTS)
 - b. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
 - c. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
 - d. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY TWO FEET (22').
 - e. MINIMUM DRIVEWAY LENGTH: 20' FROM FACE OF GARAGE TO BACK OF SIDEWALK.
 - f. FRONT YARD: SEVENTEEN AND ONE HALF FEET (17.5') TO FACE OF GARAGE.
 - g. SIDE YARD: FIVE FEET (5')
 - h. REAR YARD TEN FEET (10')
 - i. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - j. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')
 - k. maximum number of attached units?
 - 1. ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED.
 - 2. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
 - 3. DECKS SHALL BE ATTACHED TO HOMES OVER 18' TALL OR PRINCIPAL STRUCTURES. STAND ALONE DECKS ARE ACCESSORY.
 - 4. MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')
 - 5. SETBACK REQUIREMENTS:
 - a. FRONT YARD: FIFTY FEET (50')
 - b. SIDE YARD: FIVE FEET (5')
 - c. REAR YARD: FIVE FEET (5')
 - d. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - e. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

DEVELOPMENT STANDARDS AND GUIDELINES (DUPLIX AREA):

- THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE PHASE 2, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- MINIMUM LOT AREA: decks attached to homes over 18' tall are principal structures. stand alone decks are accessory.
 - a. DWELLING, SINGLE FAMILY ATTACHED: THREE THREE THOUSAND THREE HUNDRED SQUARE FEET (3,300SF).
 - (REFER TO TYPICAL LOT LAYOUTS)
 - b. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
 - c. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
 - d. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30').
 - e. MINIMUM DRIVEWAY LENGTH: 20' FROM FACE OF GARAGE TO BACK OF SIDEWALK.
 - f. FRONT YARD: TWENTY (20') TO FACE OF GARAGE.
 - g. SIDE YARD: FIVE FEET (5')
 - h. REAR YARD TWENTY FEET (20')
 - i. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - j. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

SITE DATA

EXISTING LAND USE:	GRAZING & AGRICULTURAL		
EXISTING ZONING:	RUR-25 PUD		
PROPOSED ZONING:	68.724C - 100%		
SITE ACREAGE:	418		
PROPOSED NUMBER OF UNITS:	PARCEL 1 - 12 DU/AC, PARCEL 1 - 8 DU/AC		
MAXIMUM GROSS DENSITY (ALLOWED PER SKETCH PLAN):	6.88 DU/AC		
PROPOSED GROSS DENSITY:	REFER TO PARKING TABLE ON 99 - OVERALL SITE & PHASING PLAN		
PARKING REQUIREMENTS:			
TOTAL AREAS (SEE LAND USE TABLE BELOW)			
GRANDVIEW RESERVE PHASE 2 - LAND USE TABLE			
LAND USE	AREA (ACRES)	DWELLING UNITS (DU)	% OF LAND
SINGLE FAMILY ATTACHED (TOWNHOMES)	36.15	224	23.5%
SINGLE FAMILY ATTACHED (DUPLICES)	13.98	194	20.3%
SINGLE FAMILY ATTACHED (TOTAL COMBINED)	30.14	418	13.87
TRACTS/OPEN SPACE	19.75	N/A	28.7%
ROAD R.O.W.	18.84	N/A	27.4%
TOTAL LAND AREA	68.72		100.0%

what is 6.08 what is it per each SKP area?

FLOODPLAIN NOTES:

- THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS '08041C0556G' AND '08041C0552G' EFFECTIVE DATE 7, 2018.
- THE EXISTING FLOODPLAIN BOUNDARIES WILL BE REVISED VIA A LOMR MODELING THE PROPOSED IMPROVEMENTS TO ESTABLISH FLOOD ELEVATIONS AND THEN PROCESSED THROUGH TO FEMA TO ESTABLISH ZONE AE FLOODPLAIN LIMITS. NO GRADING WILL TAKE PLACE WITHIN THE EXISTING FLOODPLAIN LIMITS UNTIL THE CLMR HAS BEEN APPROVED.
- THOSE LOTS EITHER PARTIALLY OR ENTIRELY LOCATED WITHIN THE CURRENT FLOODPLAIN SHALL NOT BE PLATTED UNTIL THE FLOODPLAIN BOUNDARY REVISION PROCESS IS COMPLETED EFFECTIVELY REMOVING THE FLOODPLAIN LIMITS FROM THESE LOTS.
- THE SUBMITTAL AND REVIEW OF THE FLOODPLAIN REVISION OCCUR INDEPENDENTLY OF THIS PRELIMINARY PLAN AND SHALL BE APPROVED PRIOR TO THE PLATTING OF ANY LOTS CURRENTLY LOCATED WITHIN FLOODPLAIN BOUNDARIES.
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
EL PASO
Access Limitation:
There shall be no direct lot access to Road.

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 PROVIDED 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 RESPONSIBLE TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS 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 XERISCAPED 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 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 RUBBLE) 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.

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 OF THE PROJECT 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 PROJECT AND OPEN SPACES WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE 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, STREETSCAPE PLANTINGS, DETENTION POND, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTERS, AND OTHER IMPROVEMENTS.
- 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 APPROVAL BY EL PASO COUNTY PARKS.
- ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE NOT MET WITH LAND DEDICATION.
- ALL COMMON AREA TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOTS PERIMETER AS FOLLOWS:
 - a. FRONT: TEN FEET (10')
 - b. SIDE: FIVE FEET (5')
 - c. REAR: TEN FEET (10')
 - d. ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED.
 - e. MVEA: TWENTY FEET (20') MIN. WIDTH EASEMENT WILL BE PROVIDED 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 DURING 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. HOME BUILDERS 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 BASINS, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPIDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- CLASS B BURIED BMP'S 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:
 - a. ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR GRANDVIEW RESERVE.
 - b. NO FENCES SHALL IMPED DRAINAGE IN ANY WAY.
 - c. NEW SIDEWALKS ADJACENT TO RESIDENTIAL LOTS ARE TO BE 6" THICK AND SUBJECT TO THE DEVELOPER COLLECTALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OR OF DAMAGE AFTER THE INITIAL INSTALLATION.
19. ALL TRAILS ARE TO BE NON-MOTORIZED TRAILS.
20. THERE SHALL BE NO DIRECT LOT ACCESS TO REX ROAD.

Trust and holders of other streets, and easements (use which are applicable) as shown hereon under the name and subdivision of all public improvements so planned are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

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

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by the author of the report (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department.

- Dowdslope Creep: (name lots or location of area)
- Rockfall Source: (name lots or location of area)
- Rockfall Runout Zone: (name lots or location of area)
- Potentially Seasonally High Groundwater: (name lots or location of area)
- Other Hazard:

In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

My commission expires _____
Witness my hand and official seal _____
Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.)
Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name as Manager/Member of company, a state limited liability company.)
(Note: Required when separate ratification statements for deed of trust holders, mortgages are not utilized)

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

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

Chair, Board of County Commissioners	Date
Director, Planning and Community Development	Date

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this ____ day of _____, 20__ at _____ of the records of El Paso County.
PUDSP-23-006

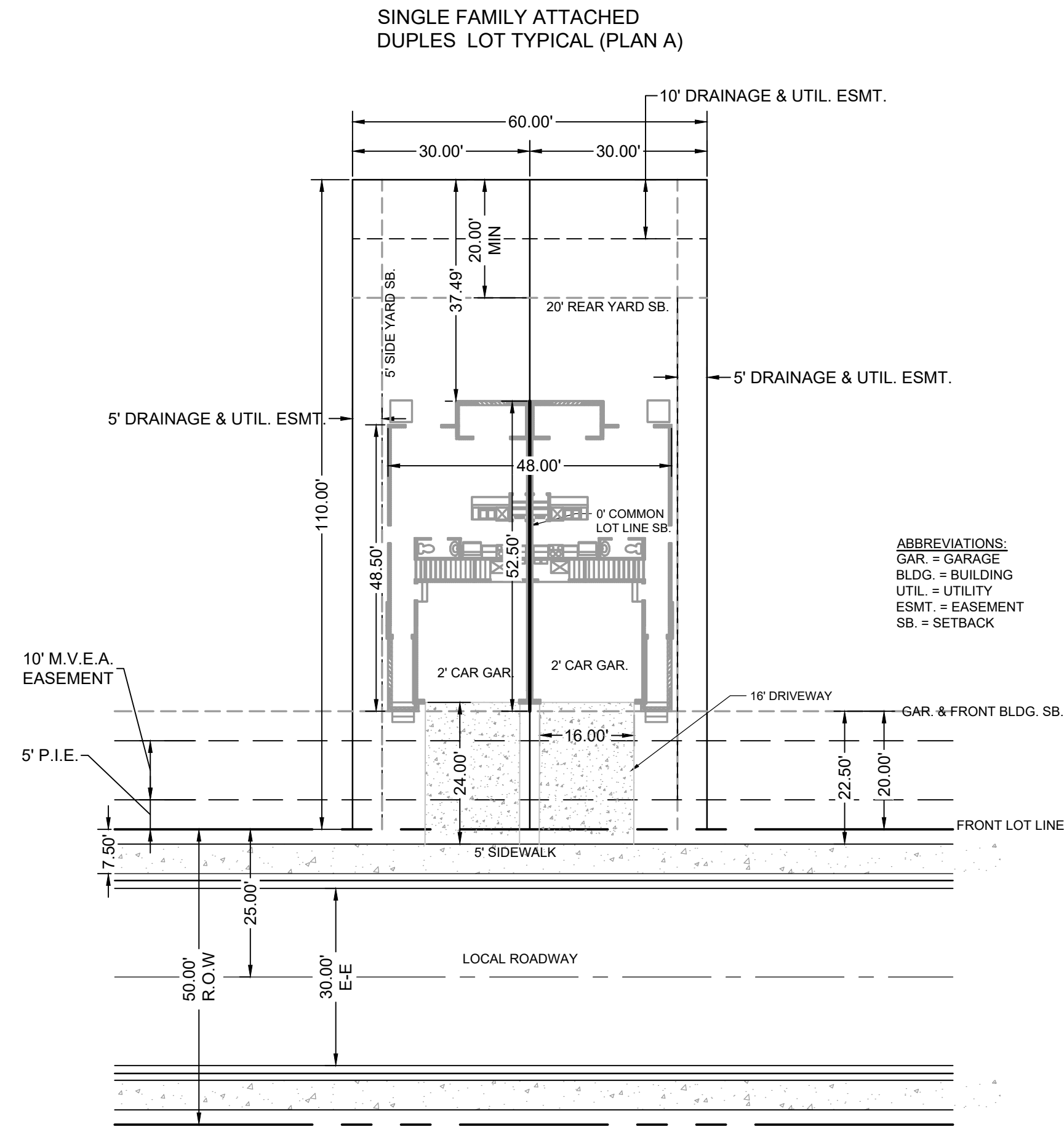
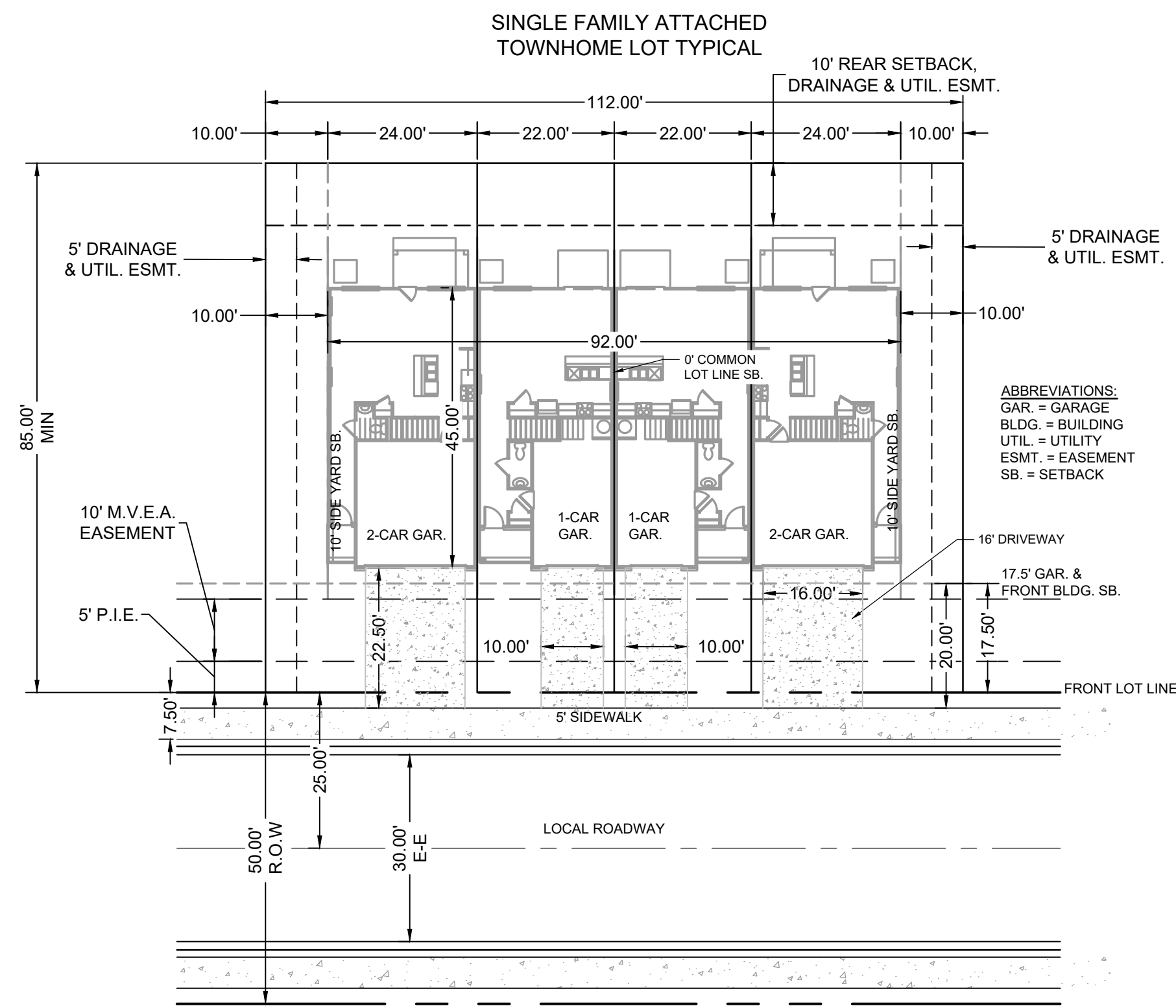
Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; Natural Features Report; (other, modify based upon specific reports)

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All sheets get title block atop sheet per checklists

GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

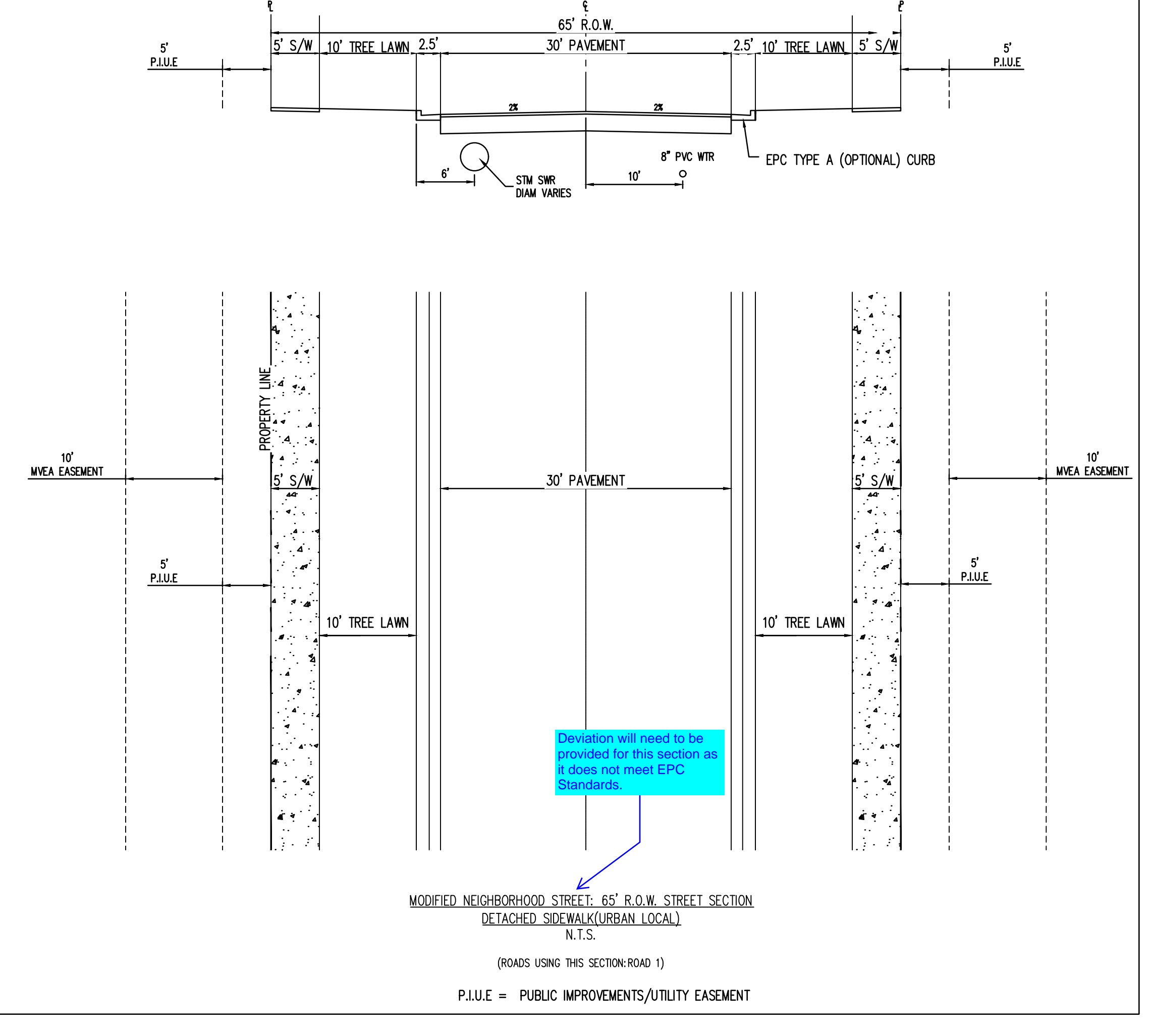
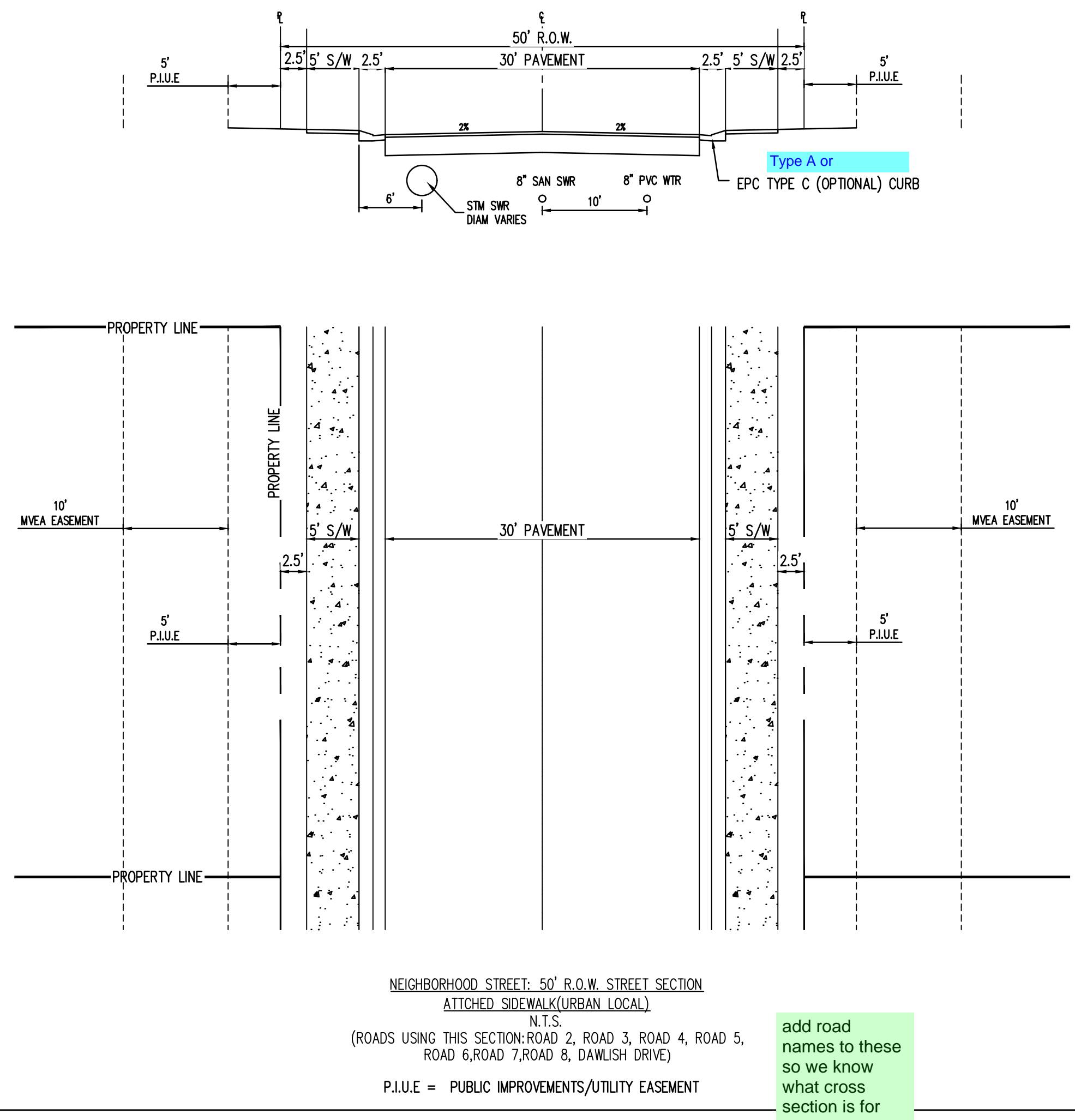
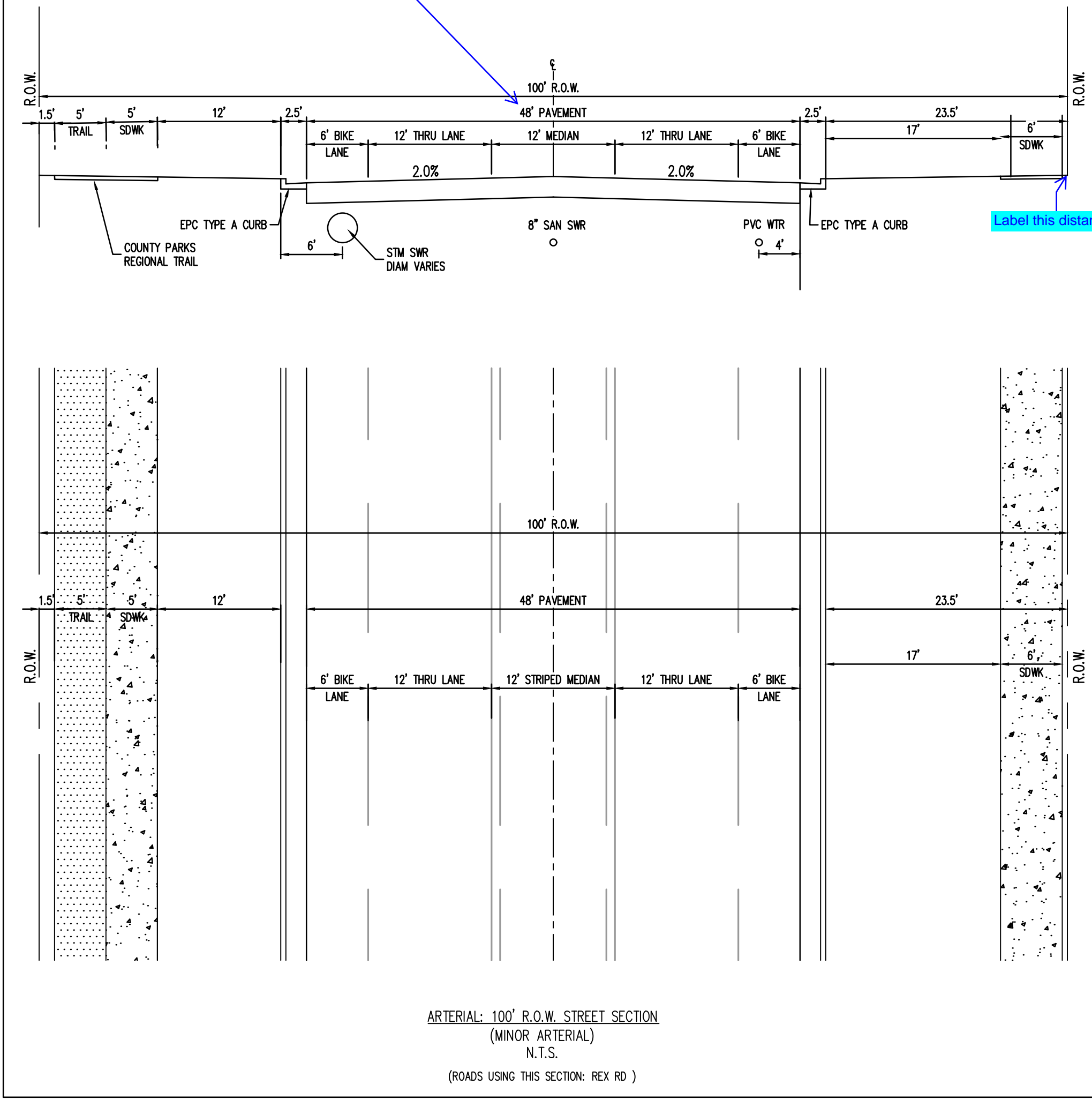
A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



add notes from first page

Provide detail for corner lot layout
Provide knuckle detail

Does not meet EPC Standard Detail for arterial. Has a deviation been requested for this road? See additional information for this comment in TIS.



Deviation will need to be provided for this section as it does not meet EPC Standards.

add road names to these so we know what cross section is for which road

DRAWN BY: YOU JOB DATE: ---
 APPROVED: KEN JOB NUMBER: 201662
 CAD DATE: 12/21/2023
 CAD FILE: J:\2020\201662\CAD\DWG\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

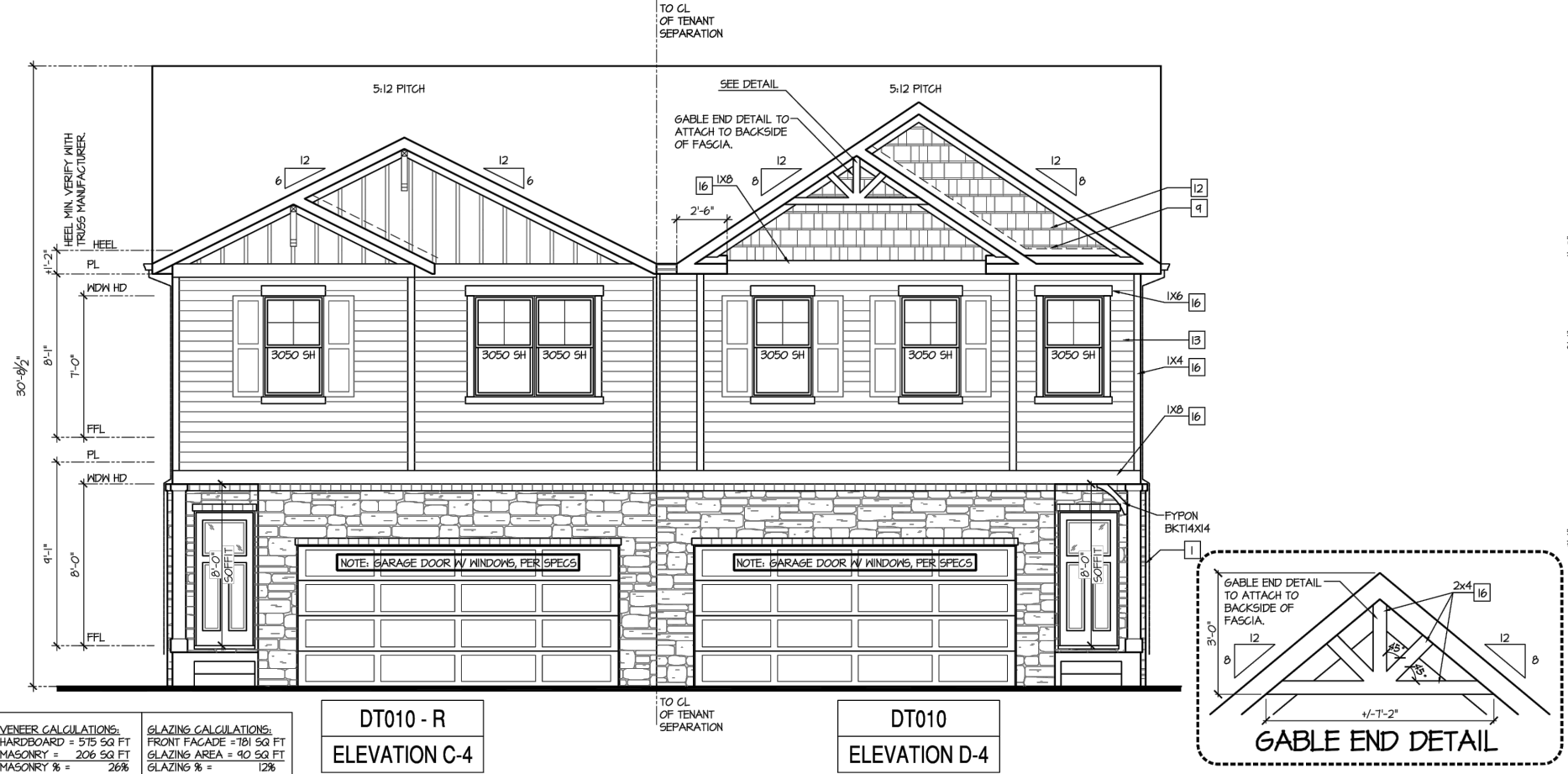


COVER & TYP. SECTIONS
 TYPICAL SECTIONS



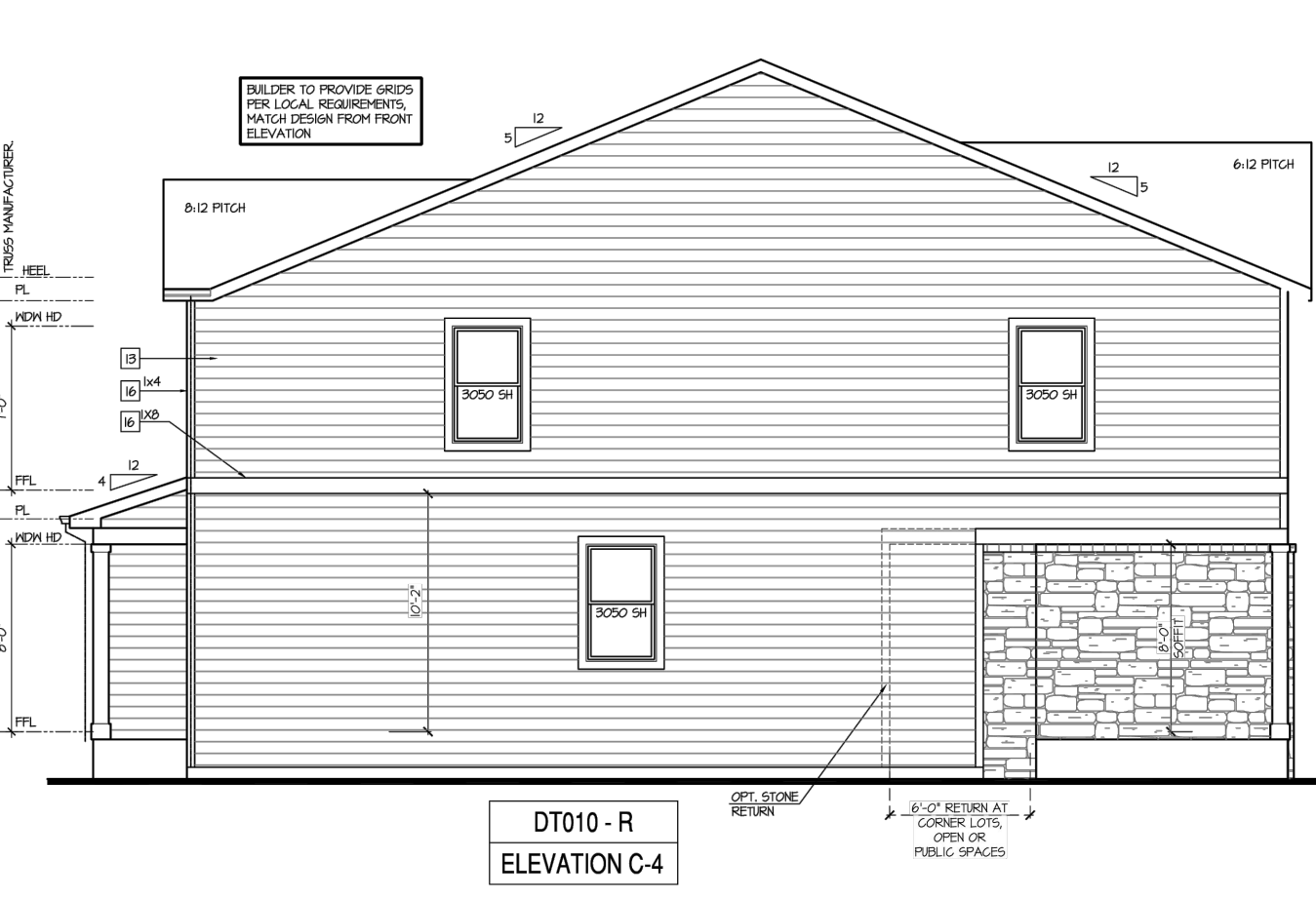
DT010 ELEVATION D DT010 - R ELEVATION C

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



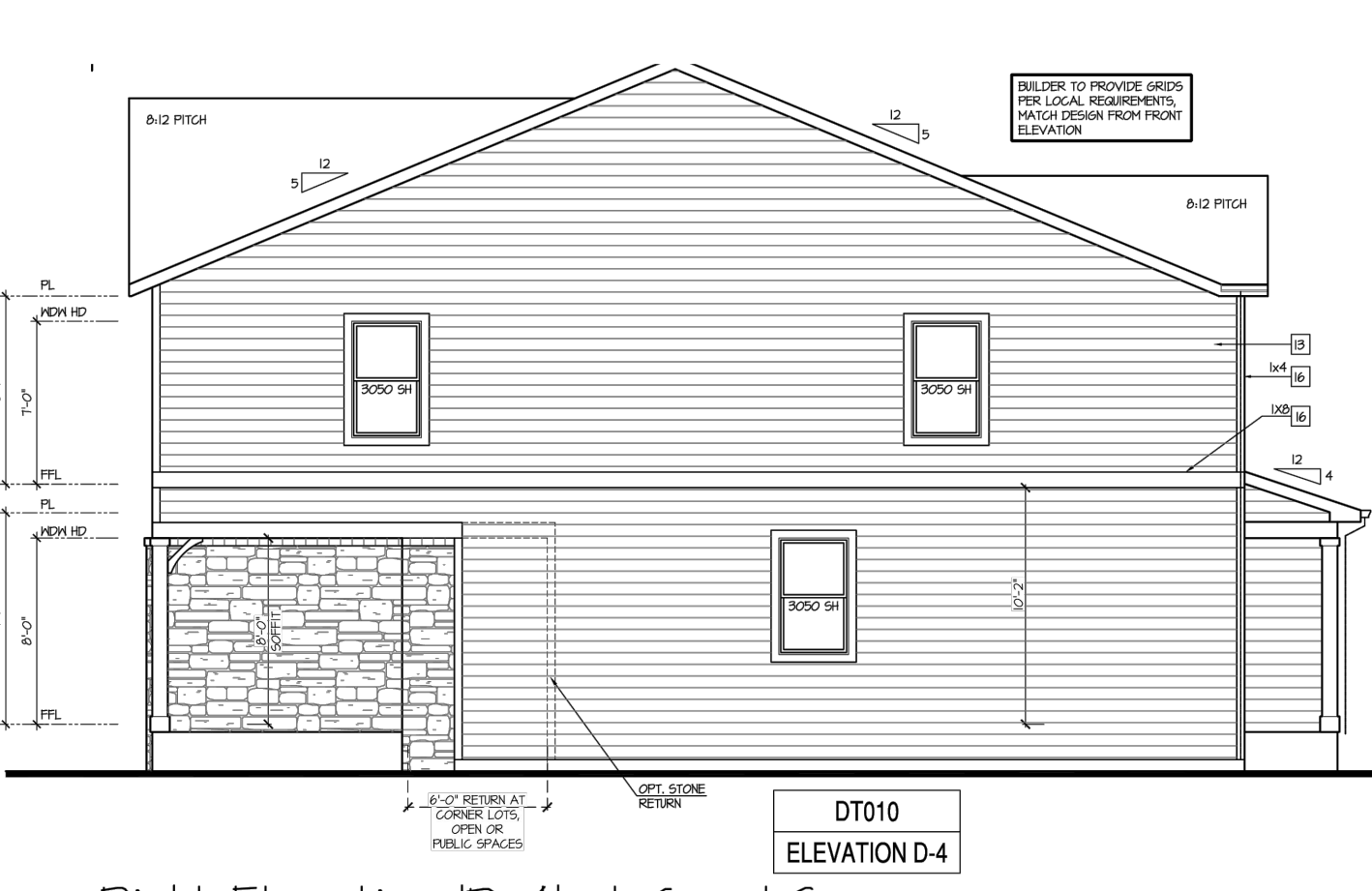
DT010 - R ELEVATION C-4 DT010 ELEVATION D-4

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



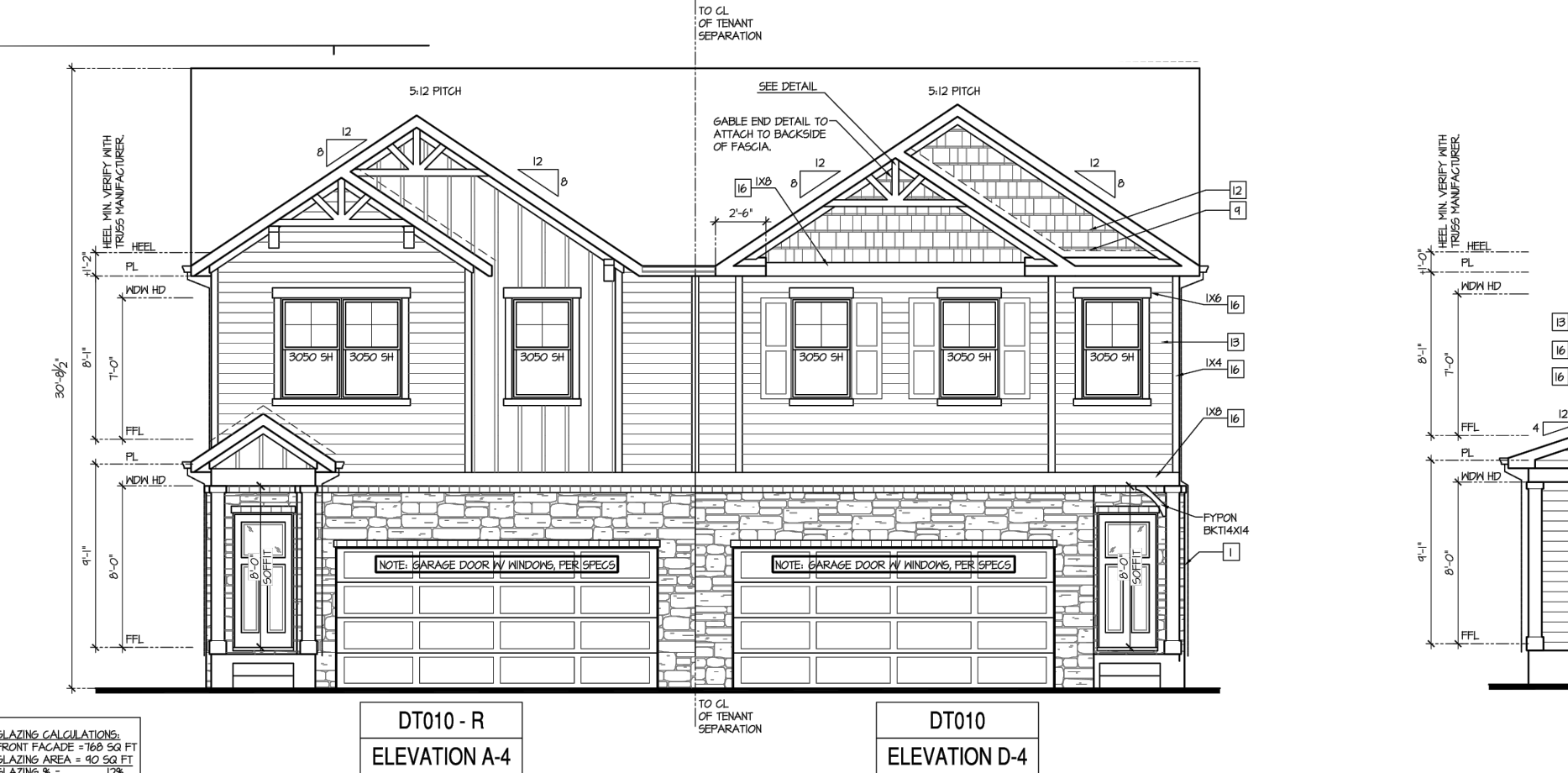
DT010 ELEVATION D-4

Right Elevation 'D-4' at Crawl Space



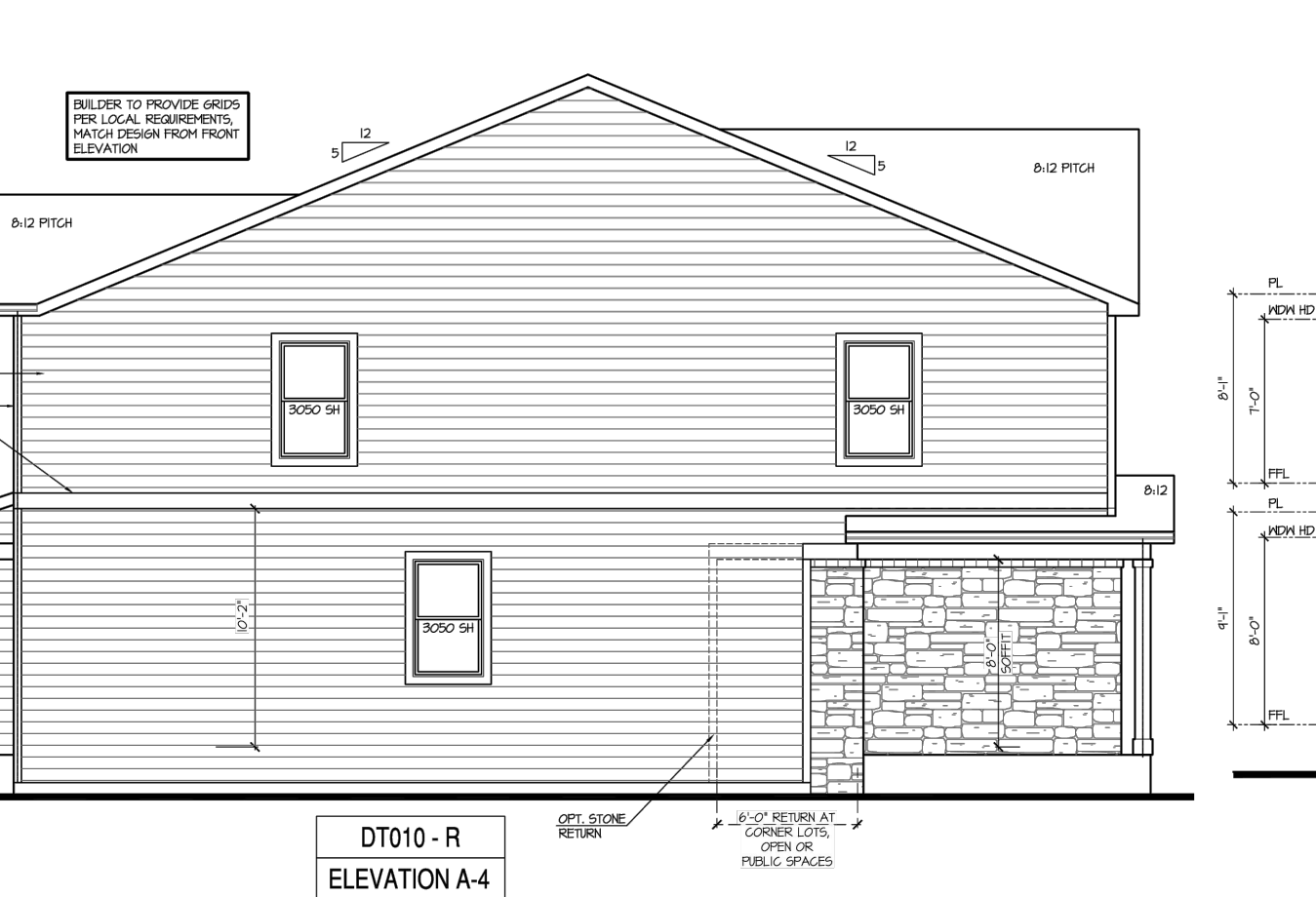
DT010 ELEVATION D DT010 - R ELEVATION A

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



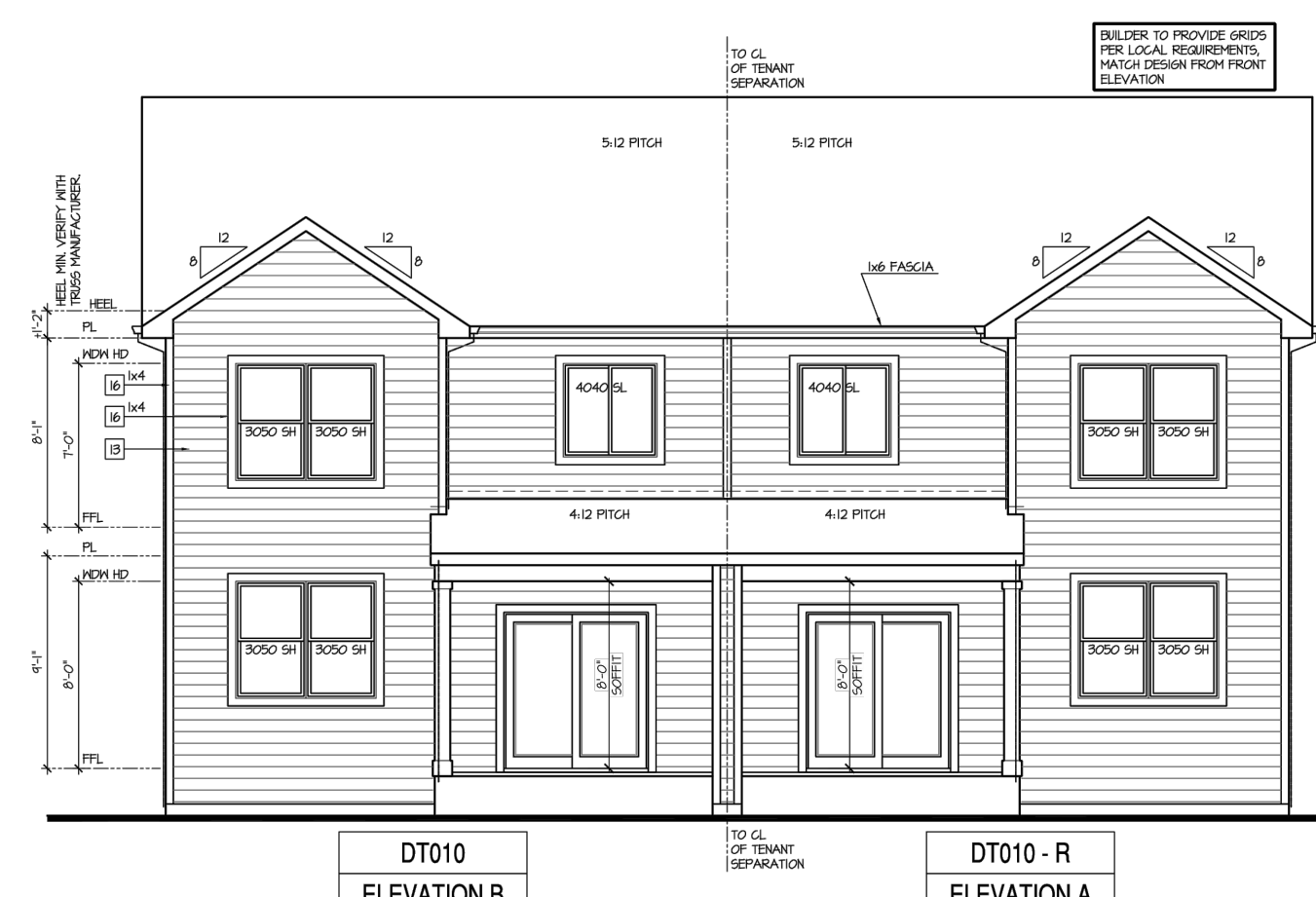
DT010 - R ELEVATION A-4

Left Elevation 'A-4' at Crawl Space



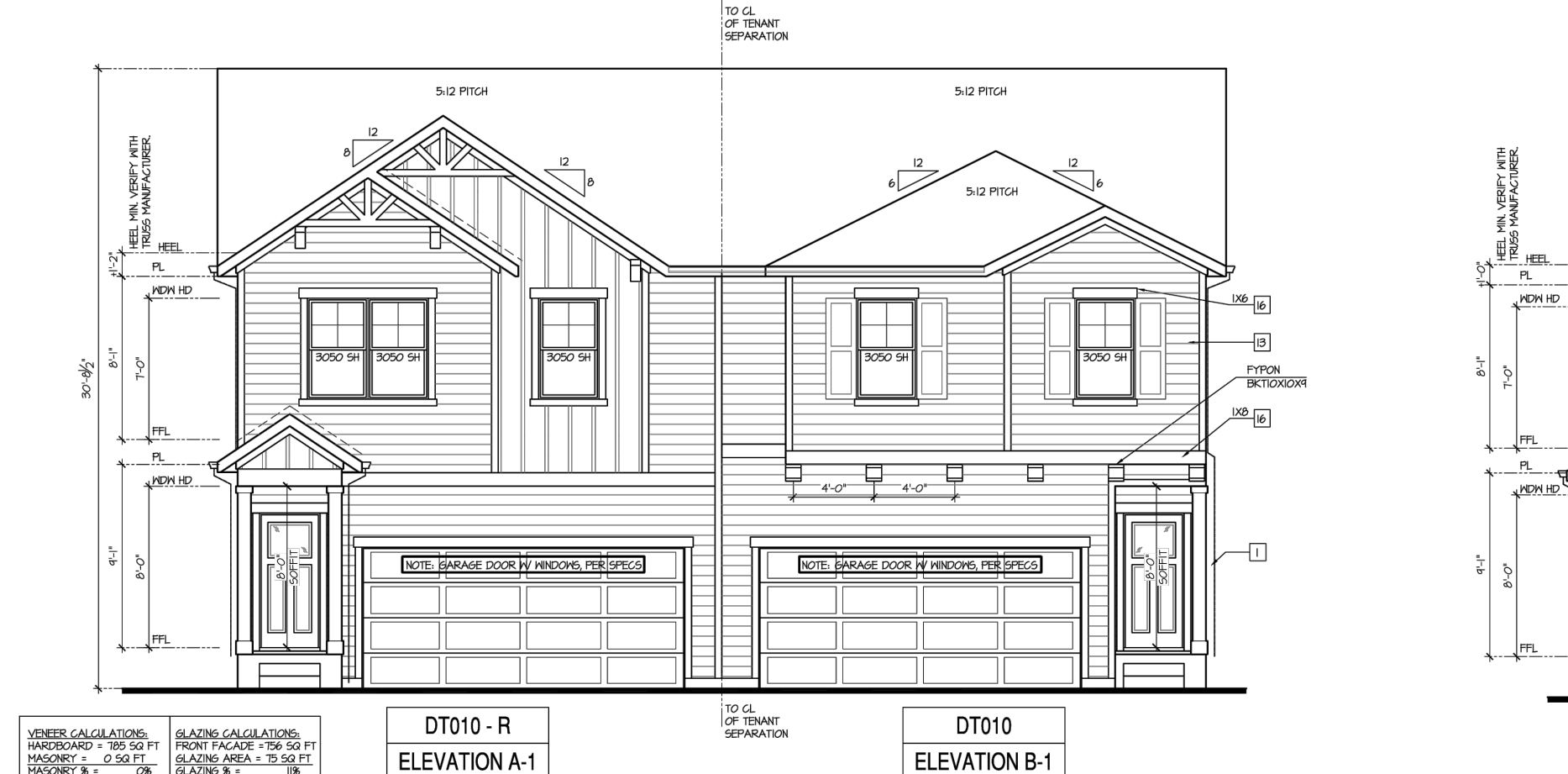
DT010 ELEVATION D-4

Right Elevation 'D-4' at Crawl Space



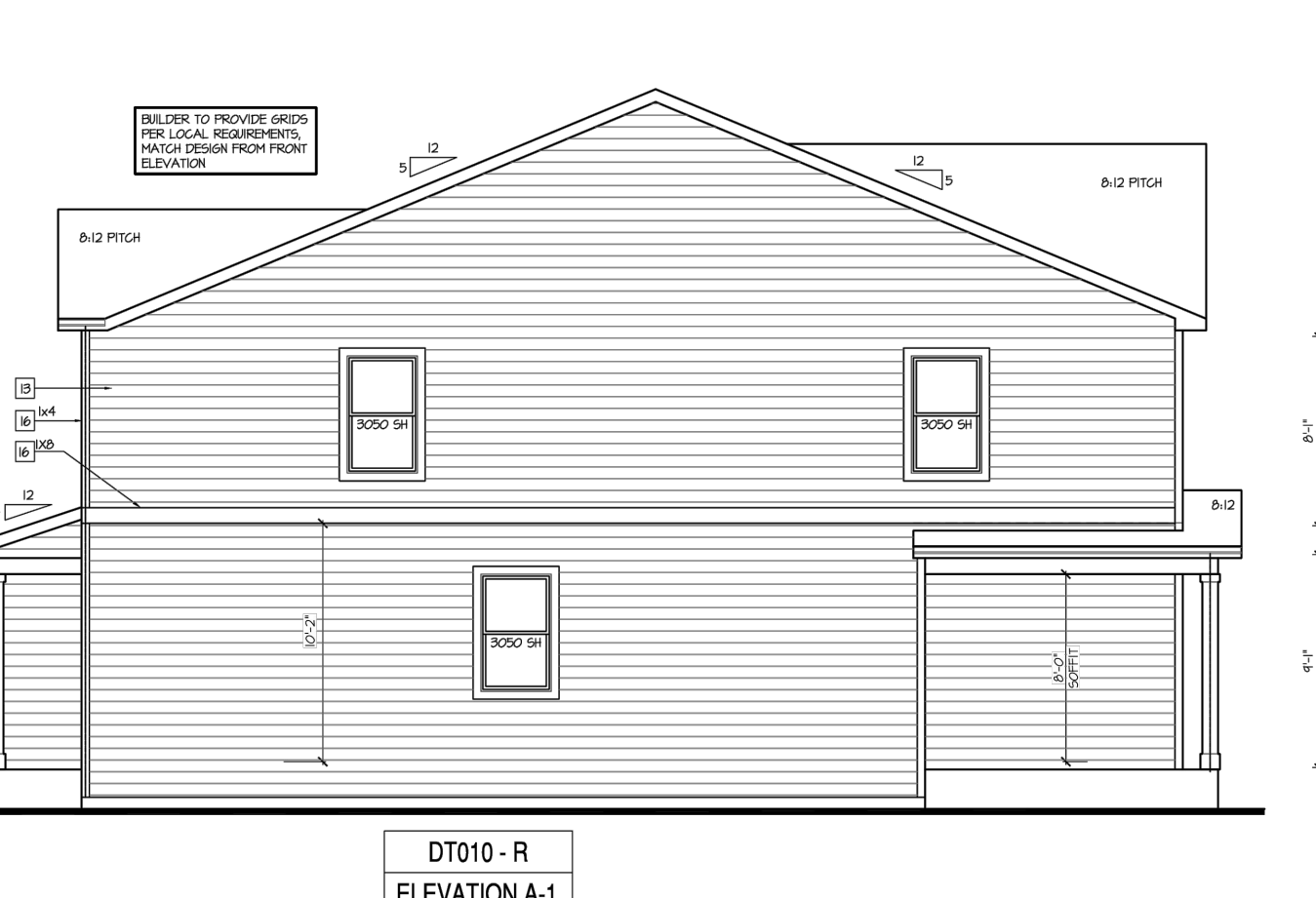
DT010 ELEVATION B DT010 - R ELEVATION A

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



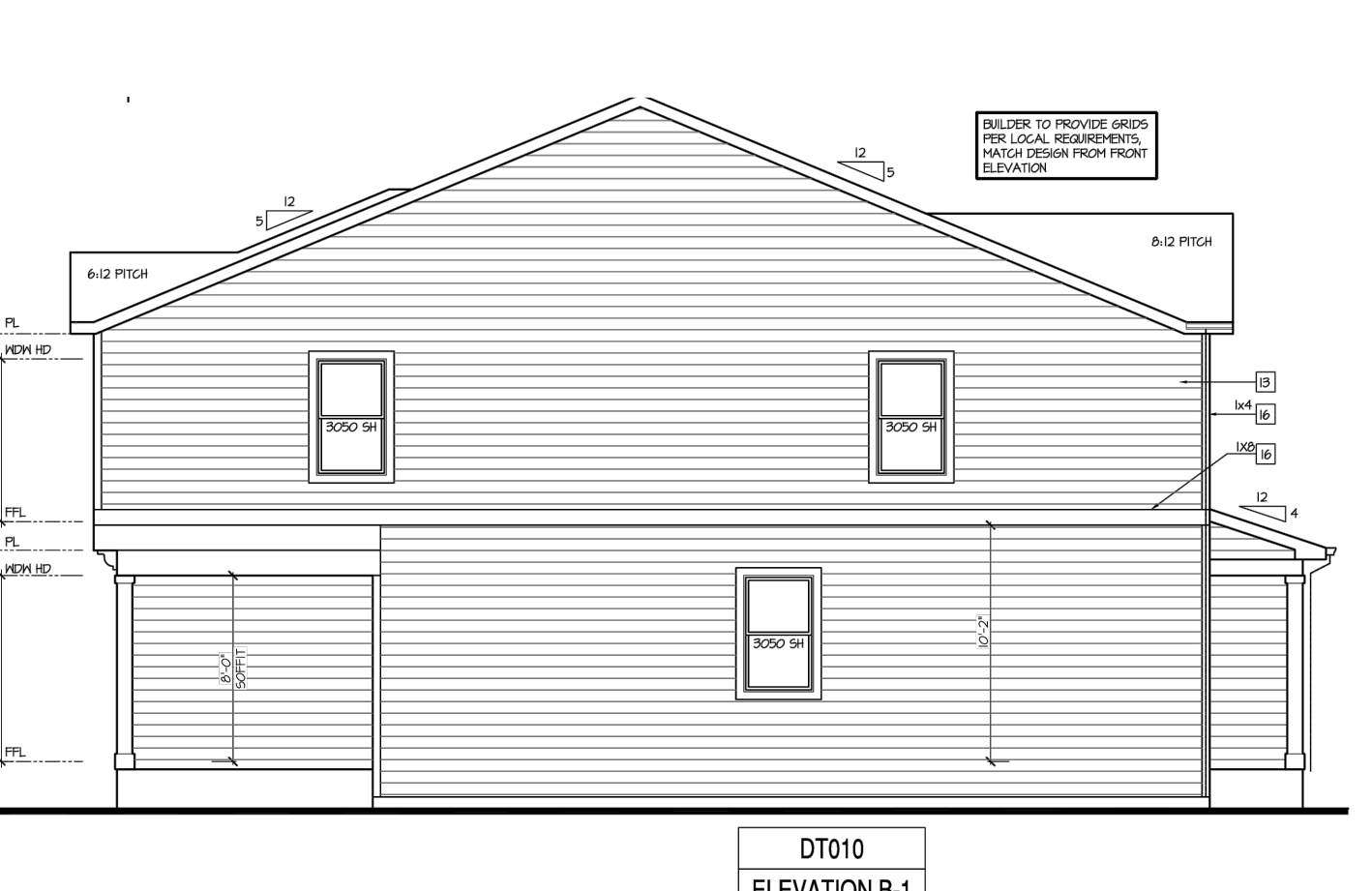
DT010 - R ELEVATION A-1 DT010 ELEVATION B-1

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



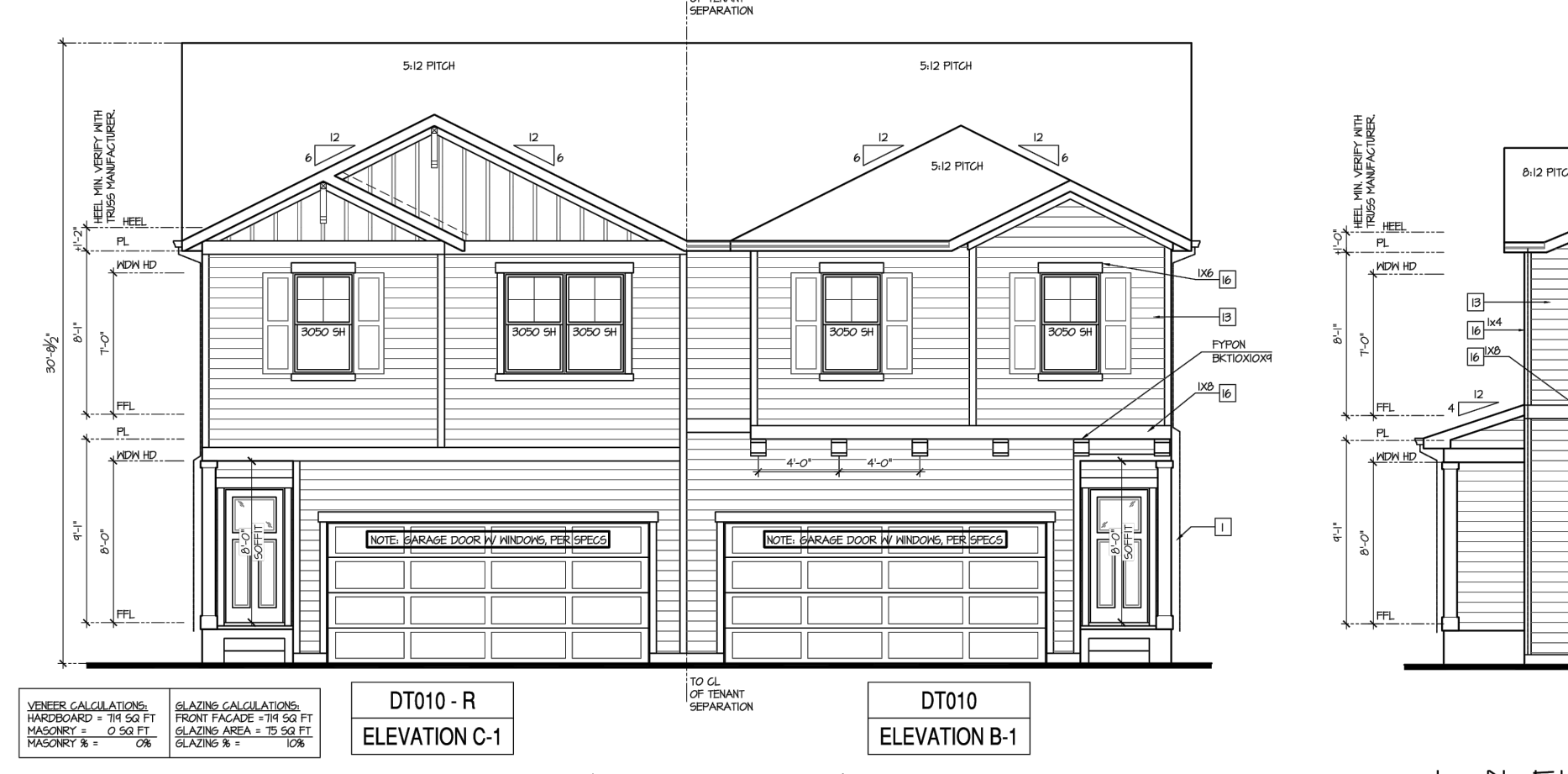
DT010 ELEVATION B-1

Right Elevation 'B-1' at Crawl Space



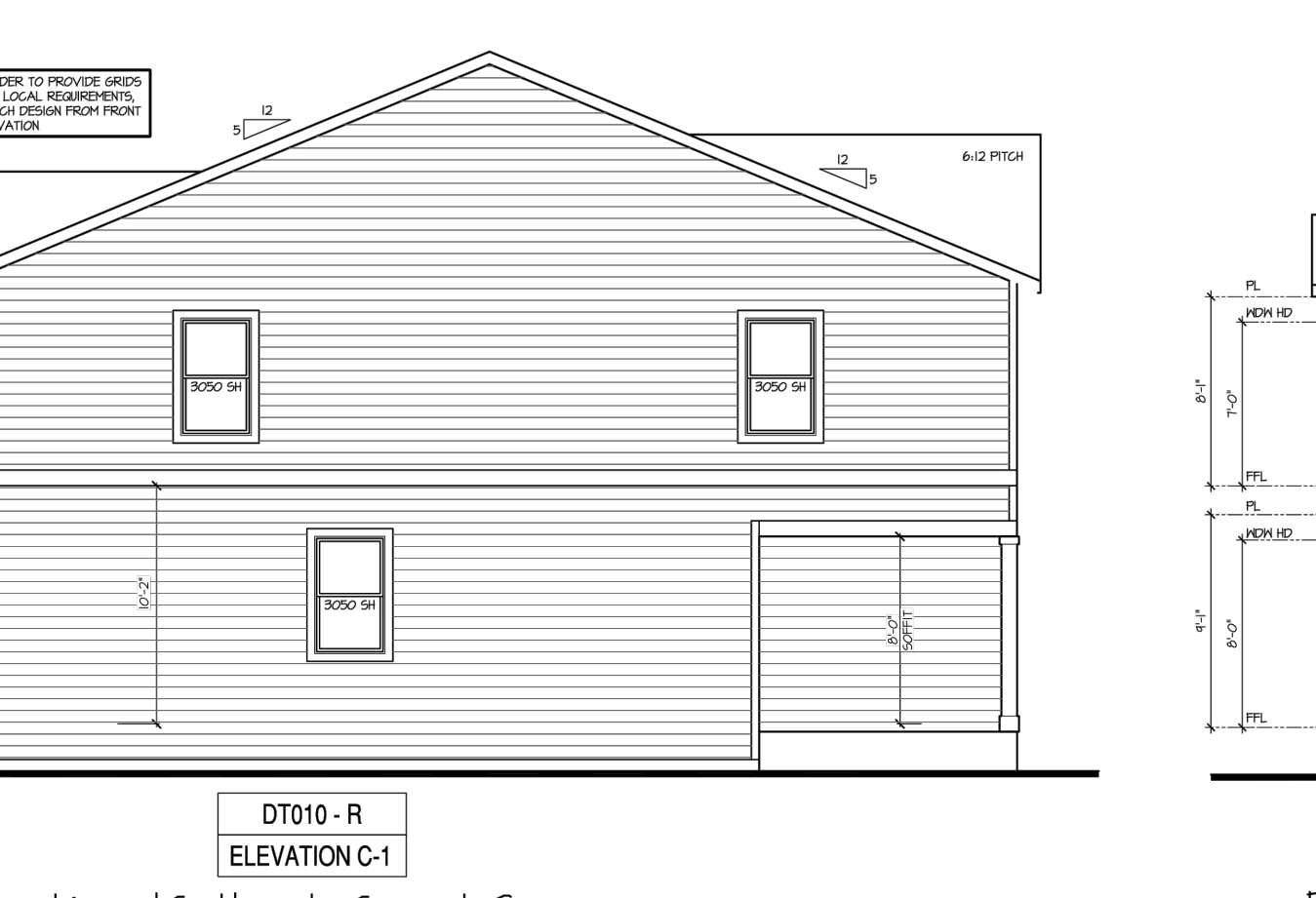
DT010 ELEVATION B DT010 - R ELEVATION C

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



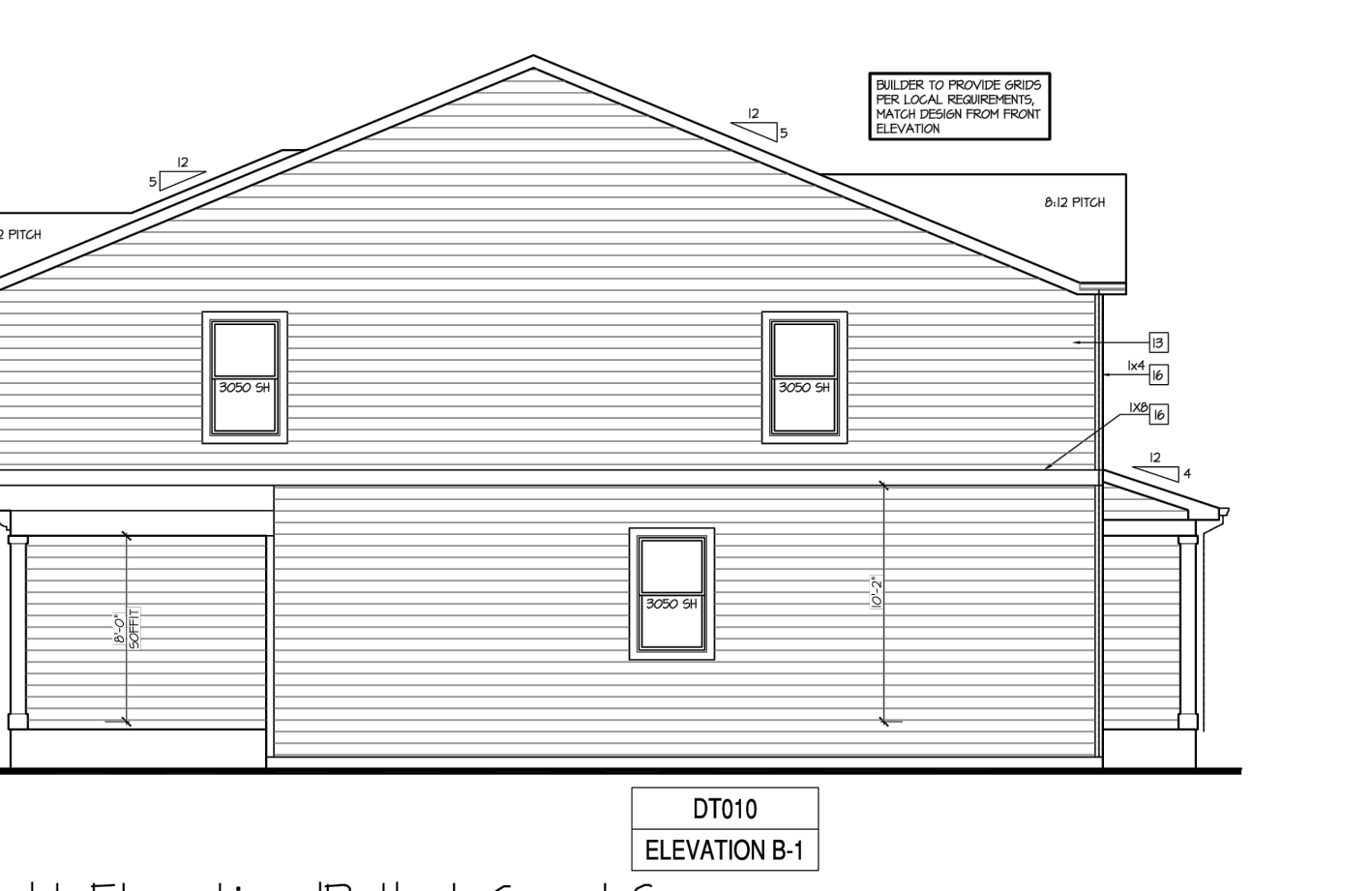
DT010 - R ELEVATION C-1 DT010 ELEVATION B-1

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

DRAWN BY: AXB JOB DATE: 12/12/2023 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 APPROVED: KMH JOB NUMBER: 201662
 CAD DATE: 12/14/2023
 CAD FILE: J:\2020\201662\CAD\DWGS\CIPUD_Phase_2_662.202\IPU\Elevations_PUD

NO.	DATE	BY	REVISION DESCRIPTION

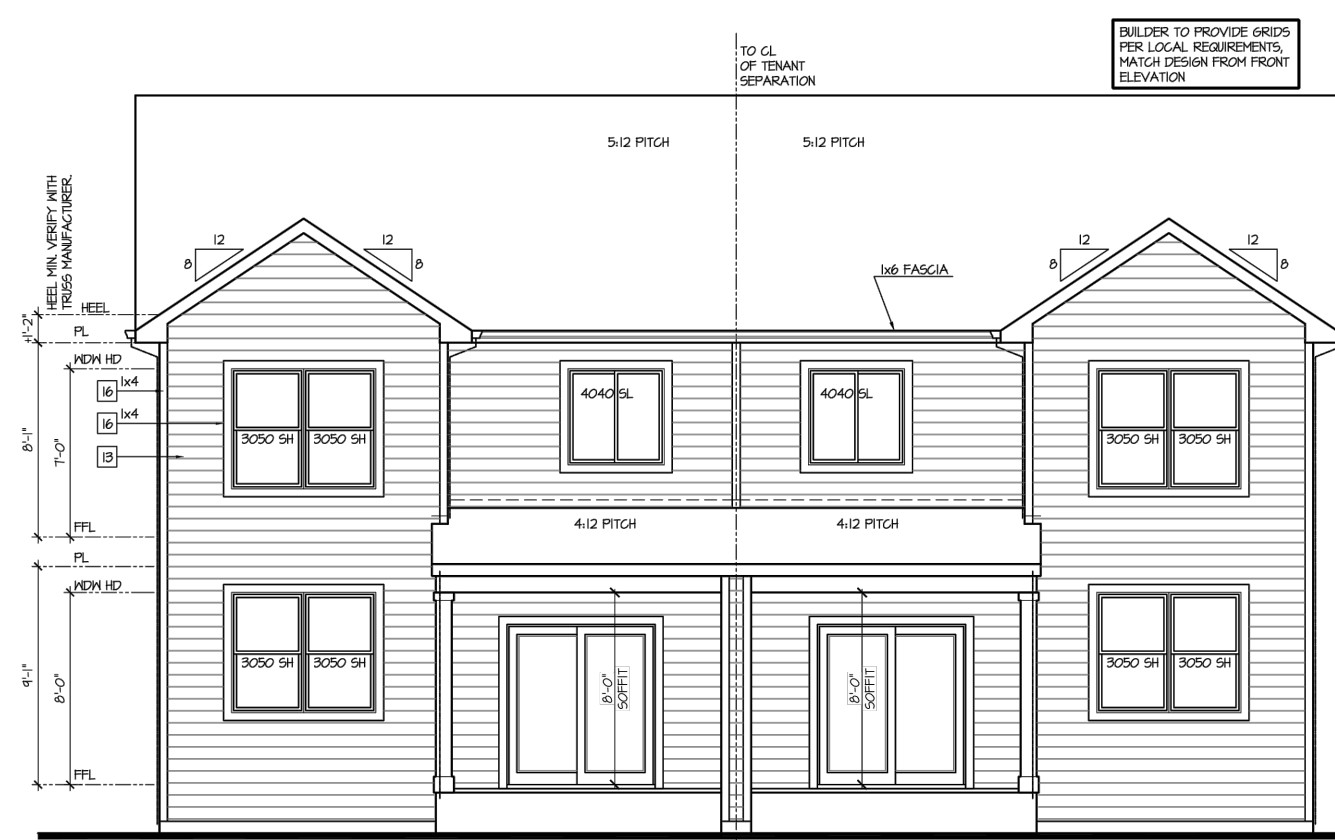
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PKWY SUITE 230
 COLORADO SPRINGS CO 80920
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GRANDVIEW RESERVE - PHASE 2
 D.R. HORTON
 EL PASO COUNTY, CO



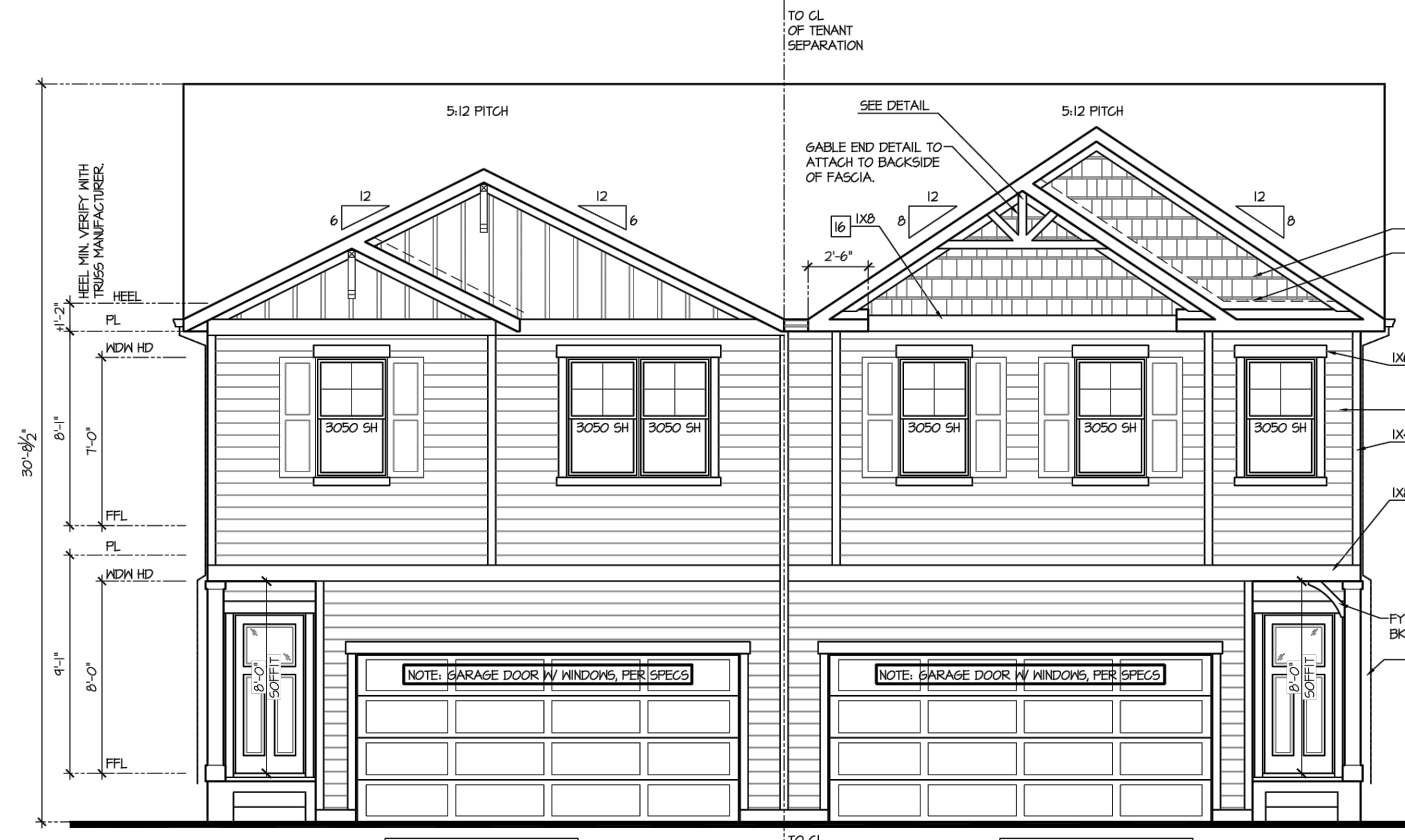
ELEVATIONS
 ELEVATIONS 1 OF 3
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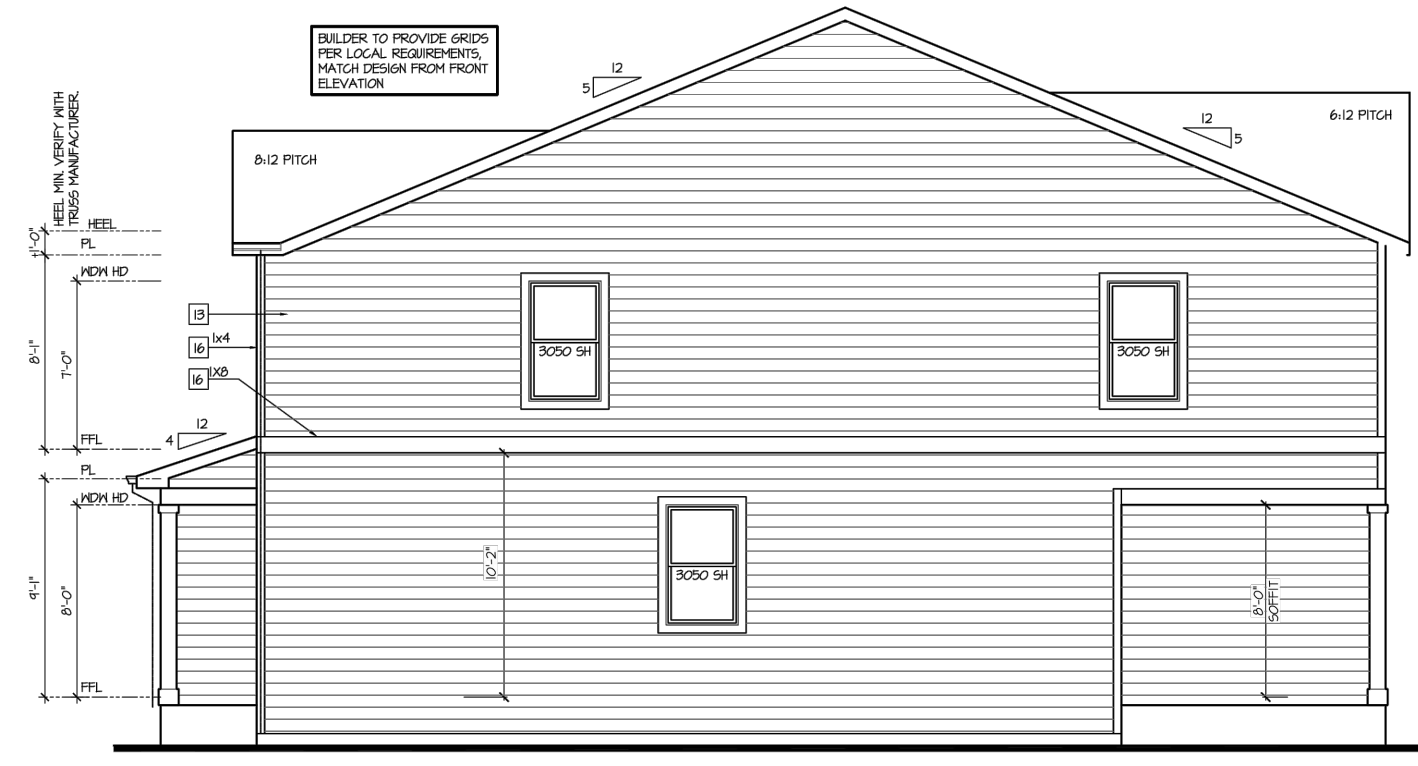
DT010 ELEVATION D
DT010 - R ELEVATION C

Rear Elevation - Building Type (DT010 + DT010) 'C'/D' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0" LAYOUT 1/8"=1'-0" AT 1'0" LAYOUT



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" LAYOUT 1/8"=1'-0" AT 1'0" LAYOUT



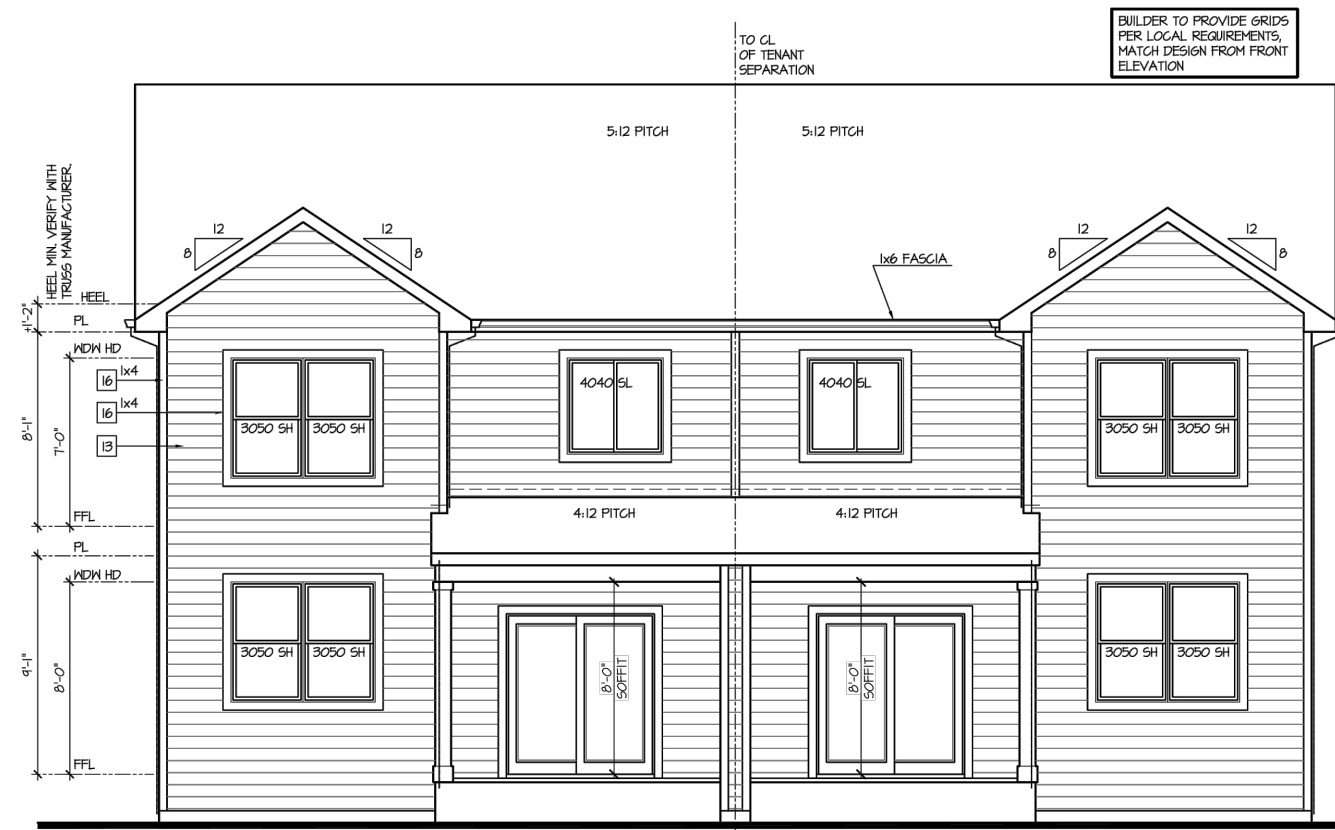
DT010 - R ELEVATION C-1

Left Elevation 'C-1' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0" LAYOUT 1/8"=1'-0" AT 1'0" LAYOUT



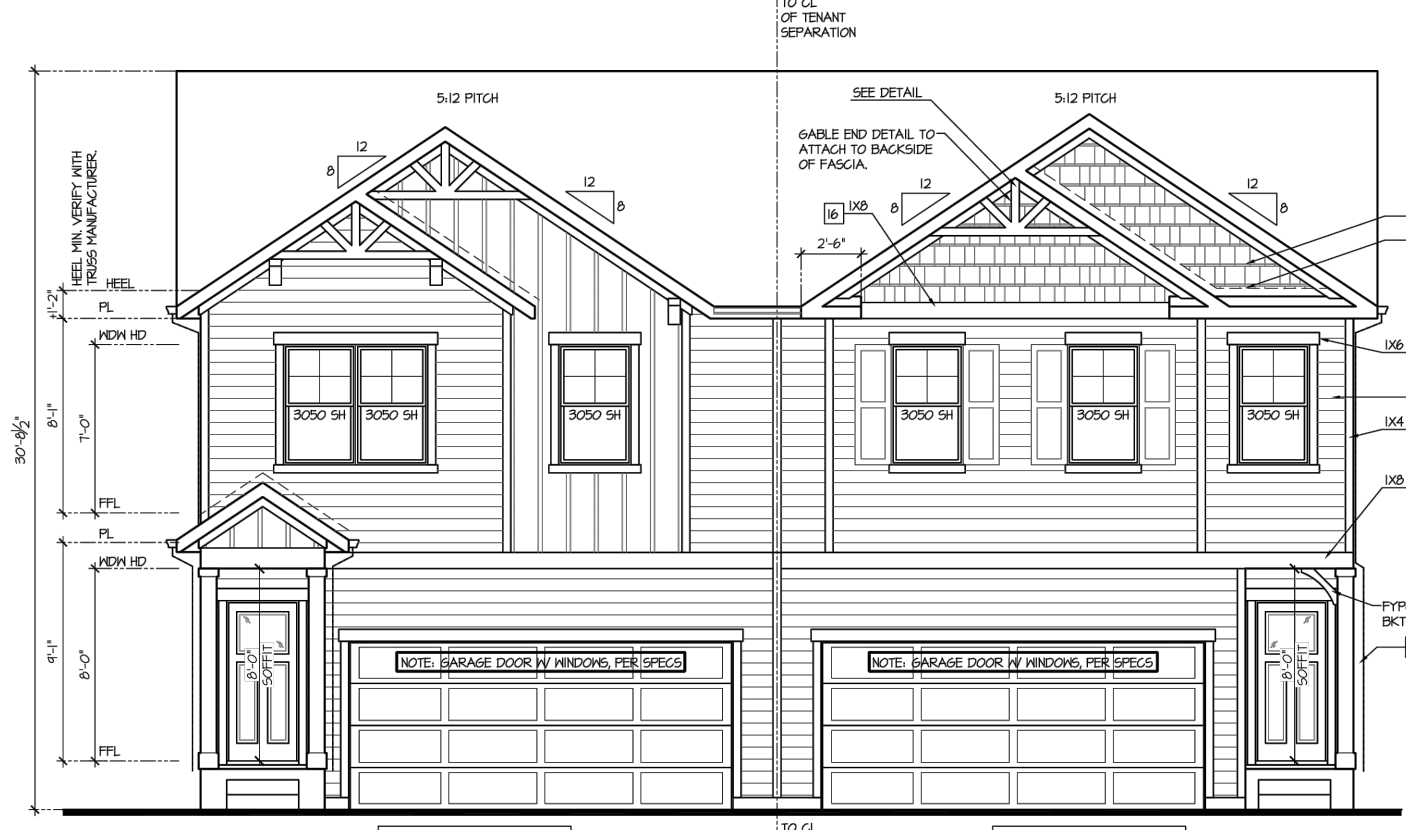
DT010 ELEVATION D-1

Right Elevation 'D-1' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0" LAYOUT 1/8"=1'-0" AT 1'0" LAYOUT



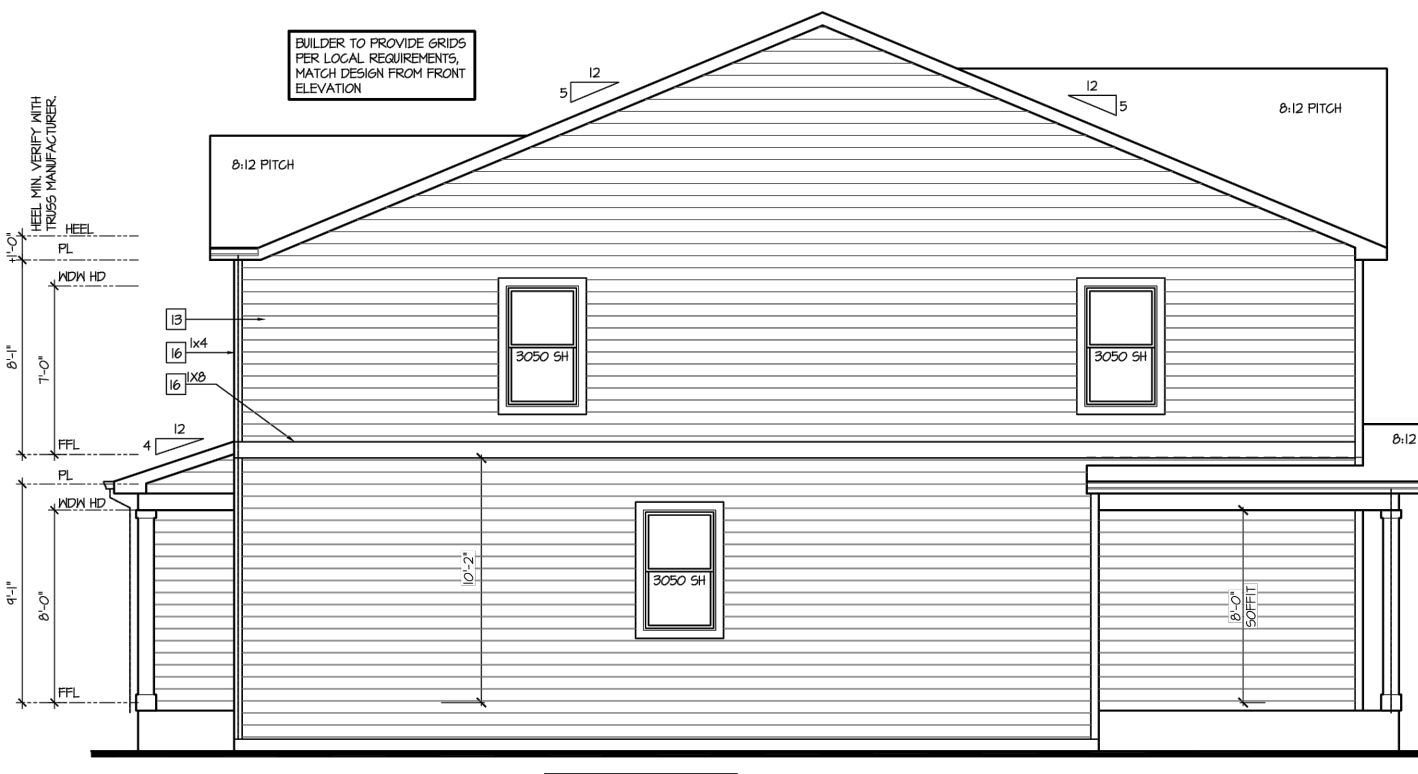
DT010 ELEVATION D
DT010 - R ELEVATION A

Rear Elevation - Building Type (DT010 + DT010) 'A'/D' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0" LAYOUT 1/8"=1'-0" AT 1'0" LAYOUT



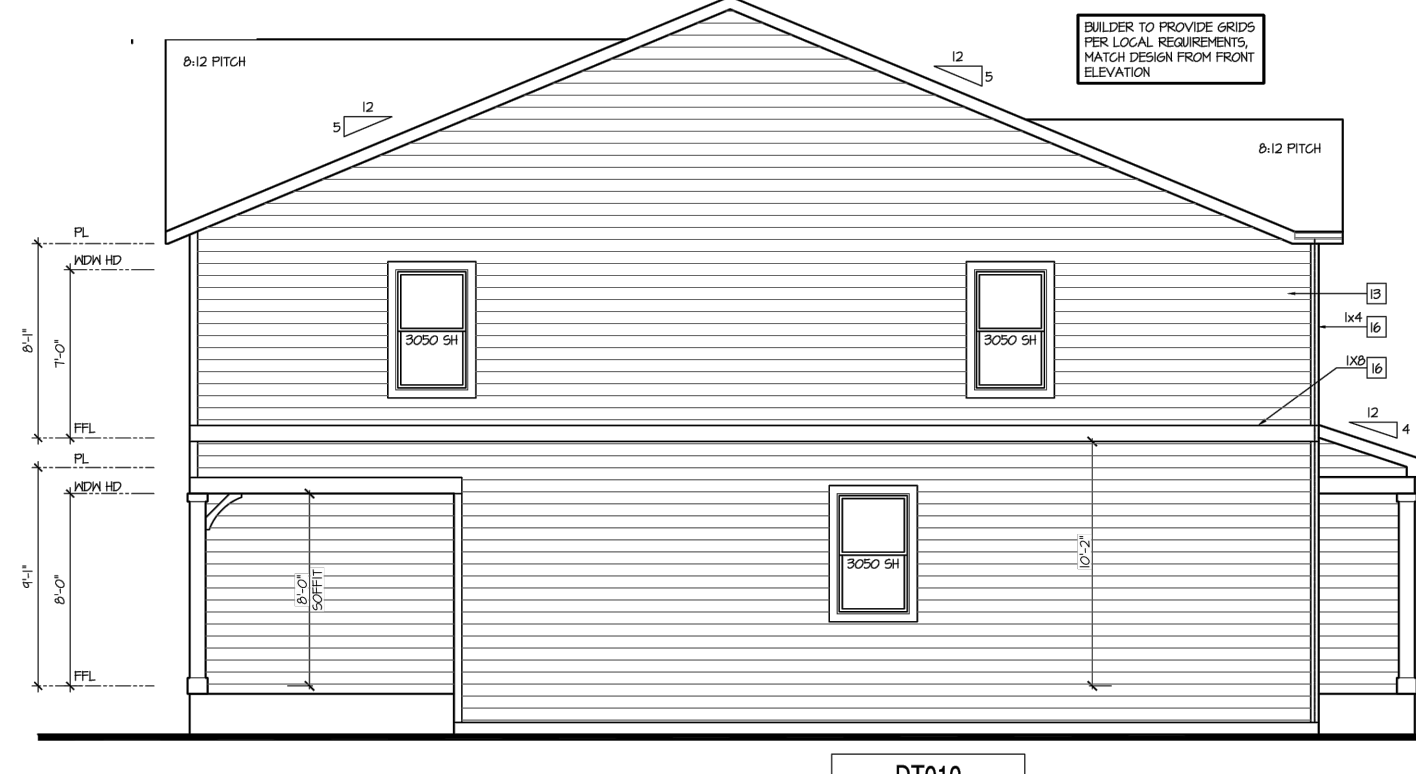
DT010 - R ELEVATION A-1
DT010 ELEVATION D-1

Front Elevation - Building Type (DT010 + DT010) 'A-1'/D-1' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0" LAYOUT 1/8"=1'-0" AT 1'0" LAYOUT



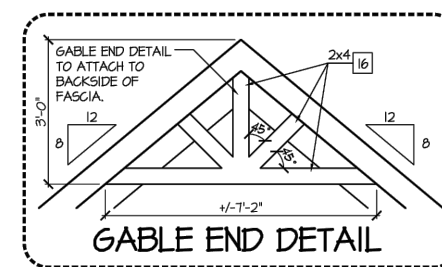
DT010 - R ELEVATION A-1

Left Elevation 'A-1' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0" LAYOUT 1/8"=1'-0" AT 1'0" LAYOUT



DT010 ELEVATION D-1

Right Elevation 'D-1' at Crawl Space
SCALE: 1/4"=1'-0" AT 22'0" LAYOUT 1/8"=1'-0" AT 1'0" LAYOUT



DRAWN BY: AXB	JOB DATE: 12/12/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 201662	0 [] 1"
CAD DATE: 12/14/2023		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
 PHONE: 719.300.4140
 FAX: 719.965.0044

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

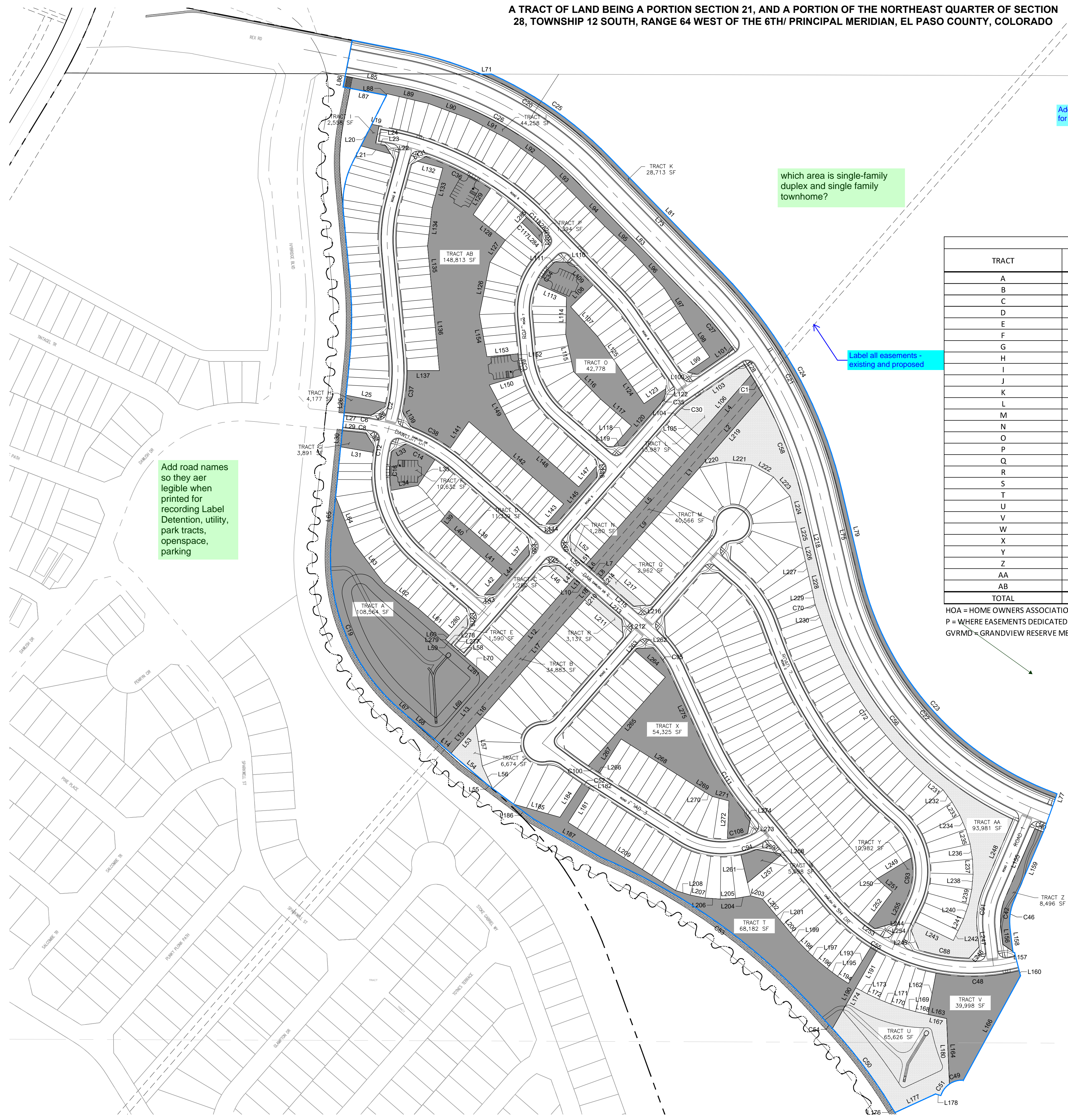
D-R-HORTON
America's Builder

ELEVATIONS
 ELEVATIONS 3 OF 3

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 06

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



Add note to see next sheet for line and curve tables.

which area is single-family duplex and single family townhome?

this is not openspace nor park if there are structures roads etc

Label all easements - existing and proposed

Add road names so they are legible when printed for recording Label Detention, utility, park tracts, openspace, parking

GRANDVIEW RESERVE PHASE 2 - TRACT USE AND AREA TABLE											
TRACT	AREA (SF)	ACREAGE (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PUBLIC DRAINAGE	PEDESTRIAN ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
A	108,564	2.49	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
B	34,883	0.80	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
C	1,280	0.03	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
D	11,339	0.26	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
E	1,590	0.04	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
F	10,632	0.24	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
G	3,891	0.09	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
H	4,177	0.10	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
I	2,558	0.06	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
J	44,258	1.02	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
K	28,713	0.66	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
L	13,987	0.32	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
M	40,566	0.93	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
N	1,280	0.03	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
O	42,778	0.98	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
P	1,394	0.03	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
Q	2,962	0.07	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
R	3,138	0.07	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
S	6,674	0.15	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
T	68,182	1.57	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
U	65,626	1.51	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
V	39,998	0.92	X	X	X	X	X	X	X	HOA or GVRMD	HOA or GVRMD
W	5,098	0.12	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
X	54,325	1.25	X	X	X	X	X	X	X	HOA or GVRMD	HOA or GVRMD
Y	10,982	0.25	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
Z	8,496	0.20	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
AA	93,981	2.16	X	X	X	X	X		X	HOA or GVRMD	HOA or GVRMD
AB	148,813	3.42	X	X	X	X	X	X	X	HOA or GVRMD	HOA or GVRMD
TOTAL	860,165	19.75									

HOA = HOME OWNERS ASSOCIATION
P = WHERE EASEMENTS DEDICATED
GVRMD = GRANDVIEW RESERVE METROPOLITAN DISTRICT

The table as written is a catch all- please specially identify which tract is openspace park usable and what is to be actually used for utilities and which is to be sued for detention, this is not helpful to identify usable openspace and just open lands...No we do not want full public access in areas that are specific for water or wastewater or detention

please determine which entity is to maintain and own this the preliminary plan

legend for different hatching/color

Are there lift stations, tanks, pump stations here? where are they? Please label as utility tract. These are not open to public and they are not openspace. The drainage ponds are not public (County owned). Tracts designated for parking need to state that use...and parking lot should be drawn on them

provide calcs for required open space, and required usable openspace...

north arrow, scale

DRAWN BY: YOU JOB DATE: --- BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KEN JOB NUMBER: 201662
CAD DATE: 12/14/2023
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NO.	DATE	BY	REVISION DESCRIPTION

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



TRACT PLAN
TRACT PLAN

HUHN, KEN - 12/14/2023 5:57 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

Curve Table				
Curve #	Length	Radius	Delta	Centerline/Flowline
C1	63.44	1150.00	3°09'39"	Flowline
C2	10.66	475.00	1°17'09"	Flowline
C6	32.48	525.00	3°32'41"	Flowline
C8	24.05	475.00	2°54'03"	Flowline
C12	17.05	325.00	3°00'18"	Flowline
C14	91.07	475.00	10°59'07"	Flowline
C16	107.77	275.00	22°27'17"	Flowline
C19	530.12	550.00	55°13'30"	Flowline
C20	416.82	1050.00	22°44'41"	Flowline
C21	676.84	1250.00	31°01'27"	Flowline
C22	847.21	850.00	57°06'29"	Flowline
C23	836.25	839.00	57°06'29"	Flowline
C24	682.80	1261.00	31°01'27"	Flowline
C25	395.86	1061.00	21°22'37"	Flowline
C26	575.45	950.00	34°42'22"	Flowline
C27	167.42	1150.00	8°20'28"	Flowline
C28	34.77	1150.00	1°43'56"	Flowline
C30	43.91	175.00	14°22'36"	Flowline
C34	65.92	175.00	21°34'54"	Flowline
C35	9.70	225.00	2°28'08"	Flowline
C36	197.92	785.00	14°26'45"	Flowline
C37	113.17	525.00	12°21'03"	Flowline
C38	124.15	525.00	13°32'58"	Flowline
C39	53.17	275.00	11°04'39"	Flowline
C40	25.03	950.00	1°30'34"	Flowline
C42	87.55	167.50	29°56'47"	Flowline
C46	74.48	142.50	29°56'47"	Flowline
C48	229.24	525.00	25°01'06"	Flowline
C49	40.07	60.00	38°16'02"	Flowline
C50	262.63	1363.49	11°02'09"	Flowline
C52	15.42	1025.00	0°51'44"	Flowline
C53	768.52	1668.20	26°23'43"	Flowline
C54	27.19	1363.49	1°08'34"	Flowline
C55	19.27	525.00	2°06'10"	Flowline
C56	856.84	950.00	51°40'39"	Flowline
C58	307.07	1150.00	15°17'56"	Flowline
C70	3.69	435.00	0°29'11"	Flowline
C72	512.01	980.00	29°56'04"	Flowline
C88	139.41	475.00	16°48'59"	Flowline
C91	121.52	232.50	29°56'47"	Flowline
C93	115.09	175.00	37°40'57"	Flowline
C94	44.75	225.00	11°23'43"	Flowline
C95	86.79	275.00	18°04'59"	Flowline
C100	27.02	975.00	1°35'16"	Flowline
C108	57.50	175.00	18°49'37"	Flowline
C111	216.94	825.00	15°04'00"	Flowline
C113	39.43	785.00	2°52'41"	Flowline
C117	39.59	786.22	2°57'39"	Flowline

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L1	56.94	N 41°00'23" E
L2	262.11	N 41°00'23" E
L4	218.08	S 41°00'23" W
L5	448.00	S 41°00'23" W
L6	20.00	S 41°00'23" W
L7	60.00	S 48°59'37" E
L8	23.73	N 41°00'23" E
L9	322.72	N 41°00'23" E
L10	60.00	N 48°59'37" W
L11	20.00	S 41°00'23" W
L12	336.75	S 41°00'23" W
L13	224.80	S 41°00'23" W
L14	60.00	S 49°18'05" E
L15	102.12	N 41°00'23" E
L16	82.21	N 41°00'23" E
L17	371.90	N 41°00'23" E
L18	25.00	N 41°00'23" E
L19	20.11	N 78°54'36" W
L20	66.20	S 26°50'16" W
L21	84.50	S 74°52'00" E
L22	26.89	N 31°53'18" W
L23	27.87	N 78°54'36" W
L24	50.00	N 11°05'24" E
L25	110.31	N 79°00'44" W
L26	47.32	S 5°51'25" W
L27	41.01	S 84°08'35" E
L28	44.98	N 57°36'07" E

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L29	41.01	N 84°08'35" W
L30	44.79	S 5°51'25" W
L31	89.75	S 80°19'03" E
L32	42.22	N 32°17'40" W
L33	41.59	S 62°31'34" W
L34	73.95	N 79°43'07" E
L35	84.55	N 33°15'25" E
L36	28.28	N 3°59'37" W
L37	74.00	S 41°00'23" W
L38	224.00	N 48°59'37" W
L39	35.88	S 38°27'16" W
L40	110.41	S 48°41'25" E
L41	112.00	S 48°59'37" E
L42	74.00	S 41°00'23" W
L43	28.28	N 86°00'23" E
L44	144.23	N 41°00'23" E
L45	28.28	S 86°00'23" W
L46	74.00	S 48°59'37" E
L47	20.00	N 41°00'23" E
L48	54.00	N 48°59'37" W
L49	28.28	S 3°59'37" E
L50	54.00	S 48°59'37" E
L51	20.00	N 41°00'23" E
L52	74.00	N 48°59'37" W
L53	102.12	S 41°00'23" W
L54	127.33	S 49°18'05" E
L55	21.50	S 53°13'21" E

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L56	67.68	N 24°46'01" W
L57	113.01	N 9°22'15" W
L58	50.00	N 48°59'37" W
L59	20.00	N 48°59'37" W
L60	15.52	N 41°00'23" E
L61	112.00	N 48°59'37" W
L62	115.97	N 53°42'11" W
L63	136.08	N 36°55'59" W
L64	137.62	N 21°36'13" W
L65	109.88	S 5°51'25" W
L67	0.01	S 47°47'51" E
L68	121.27	S 49°18'05" E
L69	224.80	N 41°00'23" E
L70	85.00	N 48°59'37" W
L71	27.49	N 89°50'58" W
L73	446.79	S 44°12'14" E
L75	235.68	S 13°10'46" E
L77	11.00	N 19°42'45" E
L79	235.68	N 13°10'46" W
L81	446.79	N 44°12'14" W
L83	446.79	N 44°12'14" W
L85	146.34	N 78°54'36" W
L86	30.00	S 11°05'24" W
L87	120.75	S 78°54'36" E
L88	4.94	N 11°05'24" E
L89	117.44	S 76°42'42" E
L90	121.17	S 69°27'40" E

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L91	121.17	S 61°57'02" E
L92	121.17	S 54°26'23" E
L93	119.77	S 44°38'21" E
L94	112.00	S 44°12'14" E
L95	112.11	S 46°45'36" E
L96	122.02	S 41°14'33" E
L97	113.78	S 32°11'16" E
L98	112.00	S 34°37'01" E
L99	74.00	S 55°22'59" W
L100	28.28	S 79°37'01" E
L101	119.73	N 55°22'59" E
L103	186.00	S 55°22'59" W
L104	4.32	S 41°00'23" W
L105	85.00	S 48°59'37" E
L106	218.08	N 41°00'23" E
L107	109.15	N 42°06'55" W
L108	85.00	N 45°47'46" E
L109	87.13	N 44°12'14" W
L110	43.84	N 89°12'14" W
L111	10.77	S 45°47'46" E
L113	85.00	S 65°47'08" E
L114	101.86	S 1°12'44" W
L115	103.84	S 11°56'53" E
L116	105.12	S 44°26'28" E
L117	112.00	S 48°59'37" E
L118	74.00	S 41°00'23" W
L119	28.28	N 86°00'23" E

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L120	158.92	N 41°00'23" E
L122	28.85	N 6°28'05" E
L123	72.26	S 55°22'59" W
L124	112.00	N 34°37'01" W
L125	111.51	N 34°40'35" W
L126	146.29	N 11°17'22" E
L127	73.40	N 34°59'58" E
L128	112.00	N 51°40'14" W
L129	85.00	N 33°44'27" E
L131	26.52	S 61°22'39" W
L132	72.18	S 74°52'00" E
L133	112.00	S 15°08'00" W
L134	105.48	S 6°43'14" W
L135	111.38	S 5°21'18" E
L136	230.67	S 5°25'39" E
L137	87.99	N 89°46'06" W
L139	45.96	S 27°54'36" E
L141	88.17	N 35°10'38" E
L142	342.88	S 48°59'37" E
L143	74.00	S 41°00'23" W
L144	28.28	N 86°00'23" E
L145	170.39	N 41°00'23" E
L146	28.28	N 3°59'37" W
L147	74.00	S 41°00'23" W
L148	237.26	N 48°59'37" W
L149	138.69	N 27°55'52" W
L150	92.70	N 73°29'43" E

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L151	6.57	N 5°25'39" W
L153	85.00	S 84°34'21" W
L154	116.96	N 10°02'17" W
L155	203.41	S 23°10'57" W
L156	43.53	S 6°45'50" E
L157	33.76	S 54°32'52" E
L158	66.21	N 6°45'50" W
L159	204.59	N 23°10'57" E
L160	15.00	N 14°14'45" W
L162	115.00	S 10°46'21" W
L163	51.88	S 77°39'01" E
L164	179.24	S 2°27'30" E
L166	325.08	N 28°43'11" E
L167	51.88	N 77°39'01" W
L168	35.23	N 77°39'01" W
L169	35.26	N 74°29'41" W
L170	35.26	N 71°20'17" W
L171	35.23	N 68°10'57" W
L172	35.23	N 65°01'42" W
L173	35.26	N 61°52'22" W
L174	128.20	S 29°42'20" W
L176	23.97	S 31°44'28" E
L177	122.04	N 65°27'05" E
L178	15.00	S 72°44'18" E
L180	179.24	N 2°27'30" W
L181	110.00	N 32°20'57" E
L182	9.58	N 57°39'03" W

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L184	110.00	S 33°12'41" W
L185	131.56	N 74°15'50" W
L186	66.37	S 53°13'21" E
L187	211.52	S 60°22'39" E
L190	128.20	N 29°42'20" E
L191	115.00	N 29°42'20" E
L193	115.00	S 31°48'30" W
L194	35.23	N 56°36'53" W
L195	35.26	N 53°27'33" W
L196	35.26	N 50°18'09" W
L197	35.23	N 47°08'49" W
L198	35.23	N 43°59'34" W
L199	34.50	N 40°53'45" W
L200	30.00	N 39°43'02" W
L201	30.00	N 39°43'02" W
L202	60.00	N 39°43'02" W
L203	33.76	N 74°33'10" W
L204	41.63	S 80°09'11" W
L205	41.63	S 87°10'24" W
L206	41.63	N 85°48'23" W
L207	41.63	N 78°47'11" W
L208	41.69	N 72°53'36" W
L209	347.40	N 57°39'03" W
L210	25.00	S 41°00'23" W
L211	138.00	S 48°59'37" E
L212	35.36	N 3°59'37" W
L213	113.00	N 48°59'37" W

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L214	23.73	S 41°00'23" W
L215	113.00	S 48°59'37" E
L216	33.55	N 86°00'23" E
L217	136.73	N 48°59'37" W
L218	235.68	N 13°10'46" W
L219	262.11	S 41°00'23" W
L220	73.43	N 78°40'08" E
L221	70.93	S 84°21'04" E
L222	68.00	S 60°46'23" E
L223	68.99	S 41°12'31" E
L224	72.51	S 13°17'40" E
L225	74.42	S 13°10'46" E
L226	35.05	S 13°10'46" E
L227	42.67	S 13°10'46" E
L228	40.36	S 13°16'19" E
L229	39.12	S 11°11'22" E
L230	67.36	S 20°16'03" E
L231	41.84	S 51°23'31" E
L232	41.66	S 36°41'52" E
L233	41.63	S 30°13'55" E
L234	41.79	S 23°11'55" E
L235	41.79	S 16°09'07" E
L236	41.63	S 9°07'06" E
L237	41.63	S 2°05'53" E
L238	41.79	S 4°56'07" W
L239	41.79	S 11°58'55" W
L240	41.63	S 19°00'56" W

PARCEL LINE SEGMENT TABLE		
Line #	Length	Direction
L241	35.38	S 24°53'20" W
L242	30.00	S 25°46'22" W
L243	115.00	N 64°13'38" W
L244	26.24	S 25°46'22" W

HUHN, KEN, 12/14/2023 5:58 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

which lots apply to these tables?

*56 (4 unit buildings)

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

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

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

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

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

this belongs in TIS; i dont think we need this here-

what are the pink lines? what are the circles? the road names are not at all legible with the font size that small. This must be legible when printed on Mylar

please add lot numbers so we can see what the phases are in the complete picture; staff notes detail pages follow

where are these? are these on the lots or are these the parking lots in the tracts? who maintains the parking lots?

identify phased lines or areas that correspond to this table; i can not see the distinction. If you print- it must be legible for recording

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

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

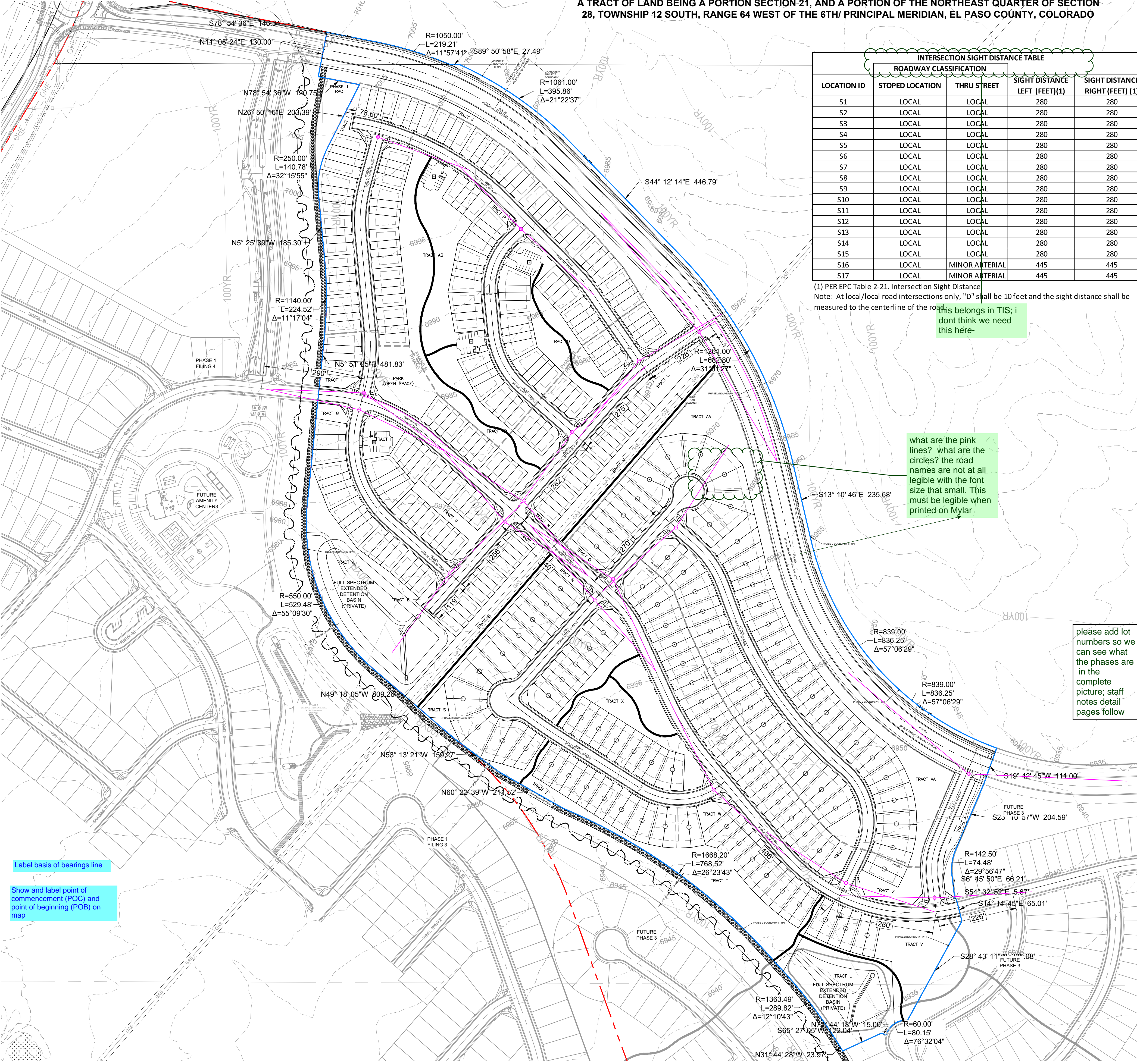
PHASE B:
30 - 4 UNIT BUILDINGS
120 - DWELLING UNITS

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

PHASE A:
110 - DWELLING UNITS

PHASE B:
84 - DWELLING UNITS

update scale- 1 inch equals?



Label basis of bearings line

Show and label point of commencement (POC) and point of beginning (POB) on map

DRAWN BY: YOU JOB DATE: ---
APPROVED: KEN JOB NUMBER: 201662
CAD DATE: 12/14/2023
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\IPUDSite_Plan_PUD

NO.	DATE	BY	REVISION DESCRIPTION

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

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



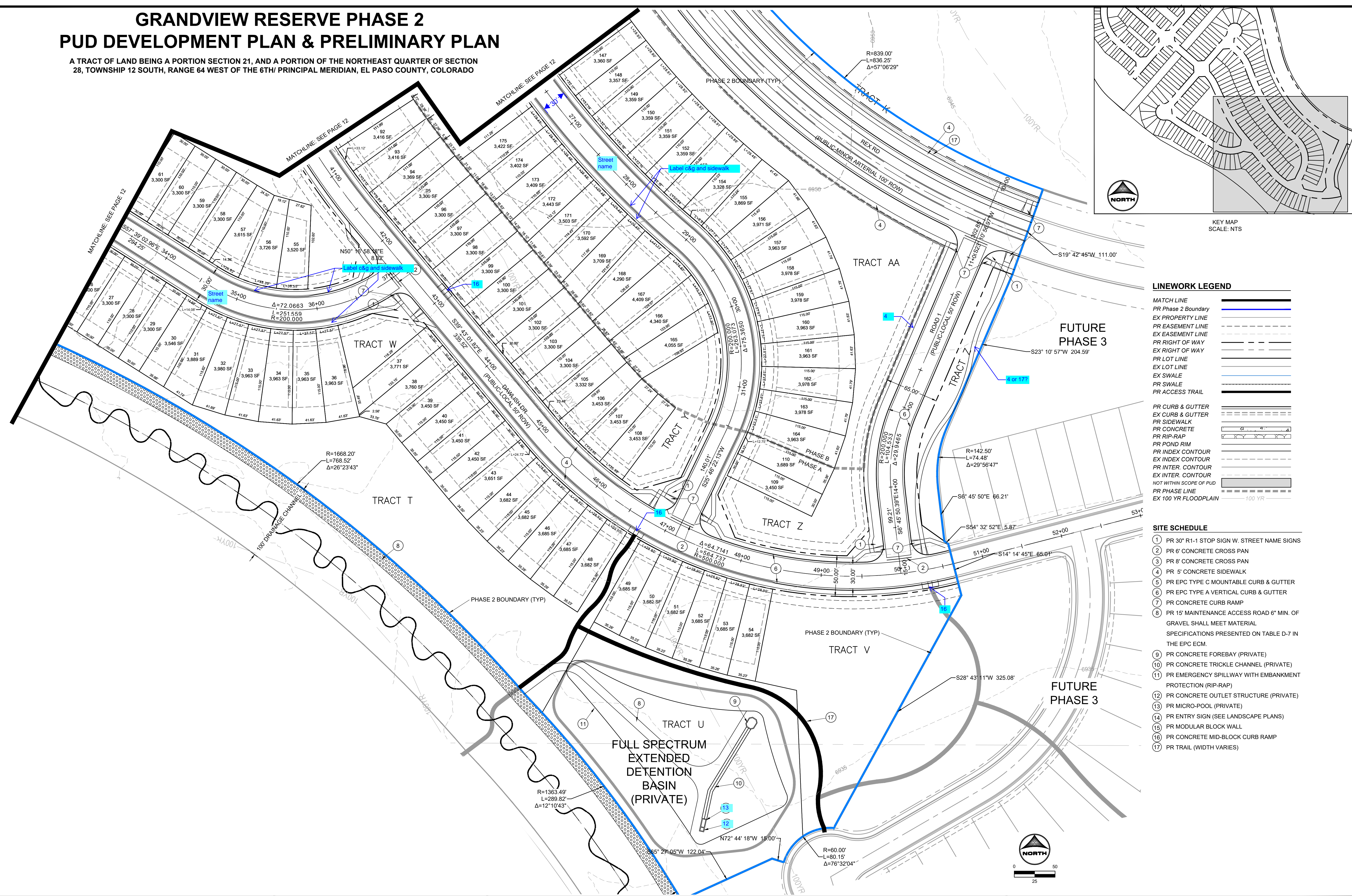
SITE PLAN
OVERALL SITE & PHASING PLAN

SHEET SP 09

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, 12/14/2023 5:59 PM
HR GREEN, xref: s:\proj\2020\1662\CAD\DWG\CIPUD_Phase_2_662.2021\Site_Plan_PUD.dwg, 1:1, 12/14/2023, 5:59 PM, KEN HUHN, 12/14/2023 5:59 PM



KEY MAP
SCALE: NTS

LINWORK LEGEND

- MATCH LINE
- PR Phase 2 Boundary
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR ACCESS 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
- NOT WITHIN SCOPE OF PUD
- PR PHASE LINE
- EX 100 YR FLOODPLAIN

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 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 MID-BLOCK CURB RAMP
- 17 PR TRAIL (WIDTH VARIES)

DRAWN BY: CBM	JOB DATE: ---	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 201662	0" = 1"
CAD DATE: 12/14/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.2021\Site_Plan_PUD		

NO.	DATE	BY	REVISION DESCRIPTION

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

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

D-R-HORTON
America's Builder

SITE PLAN
SITE PLAN- 4 OF 4

SHEET
SP
13

PLANT SCHEDULE

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

DEVELOPMENT PLAN DATA

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

add name

schrubs for parking lots?

GROUND COVER LEGEND/QUANTITIES

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

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

TREE LEGEND

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

SEEDING SPECIFICATIONS

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

SEEDING RATE: 42 LBS PLS/ACRE

DETENTION SEEDING
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX
20% BLUESTEM, BIG
10% GRAMA, BLUE
10% GREEN NEEDLEGRASS
20% WHEATGRASS, WESTERN
10% GRAMA, SIDEOATS
10% SWITCHGRASS
10% PRAIRIE SANDREED
10% YELLOW INDIANGRASS

SEEDING RATE: 19.3 LBS PLS/ACRE

details: signs; fencing; walls please

NO.	DATE	BY	REVISION DESCRIPTION

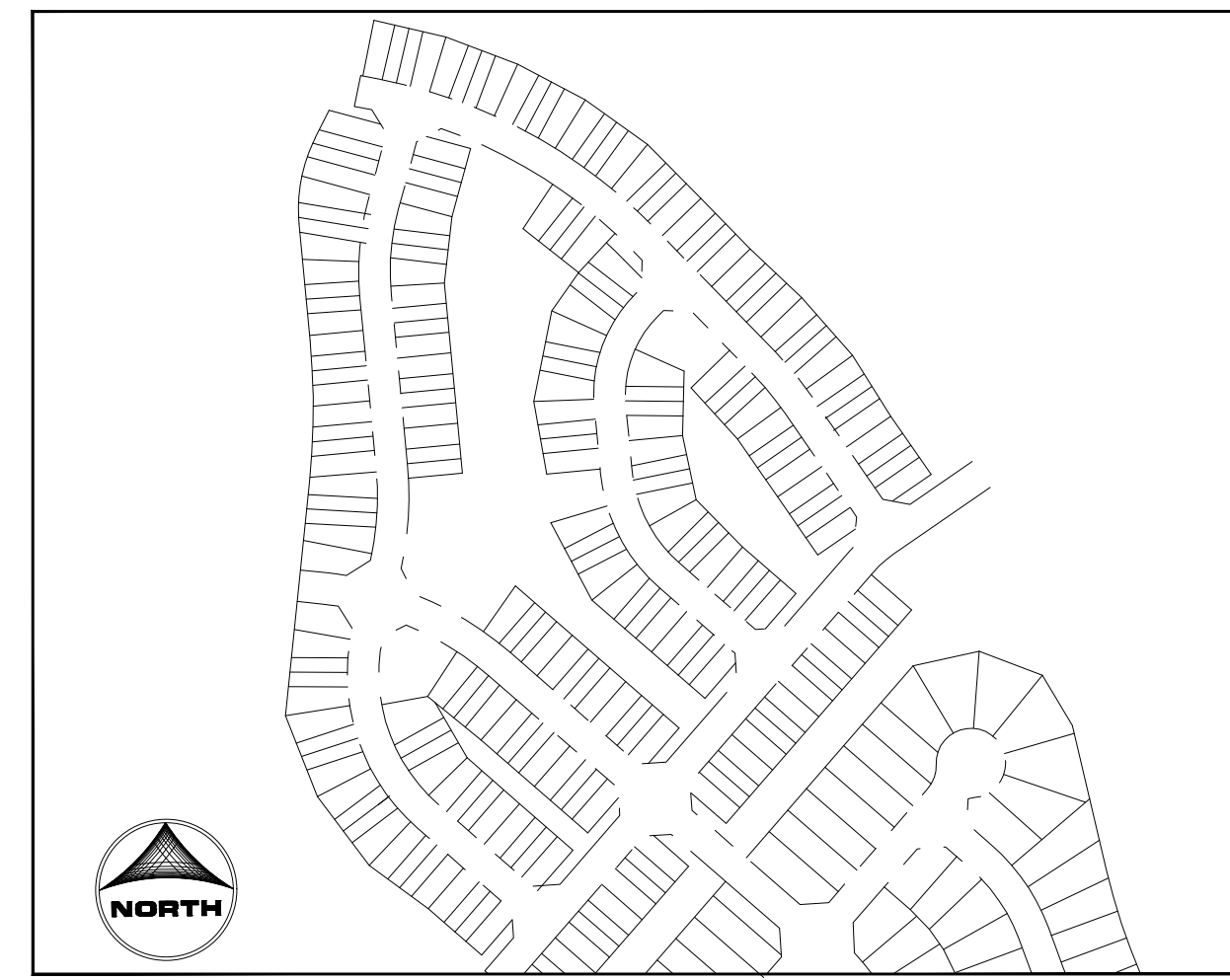
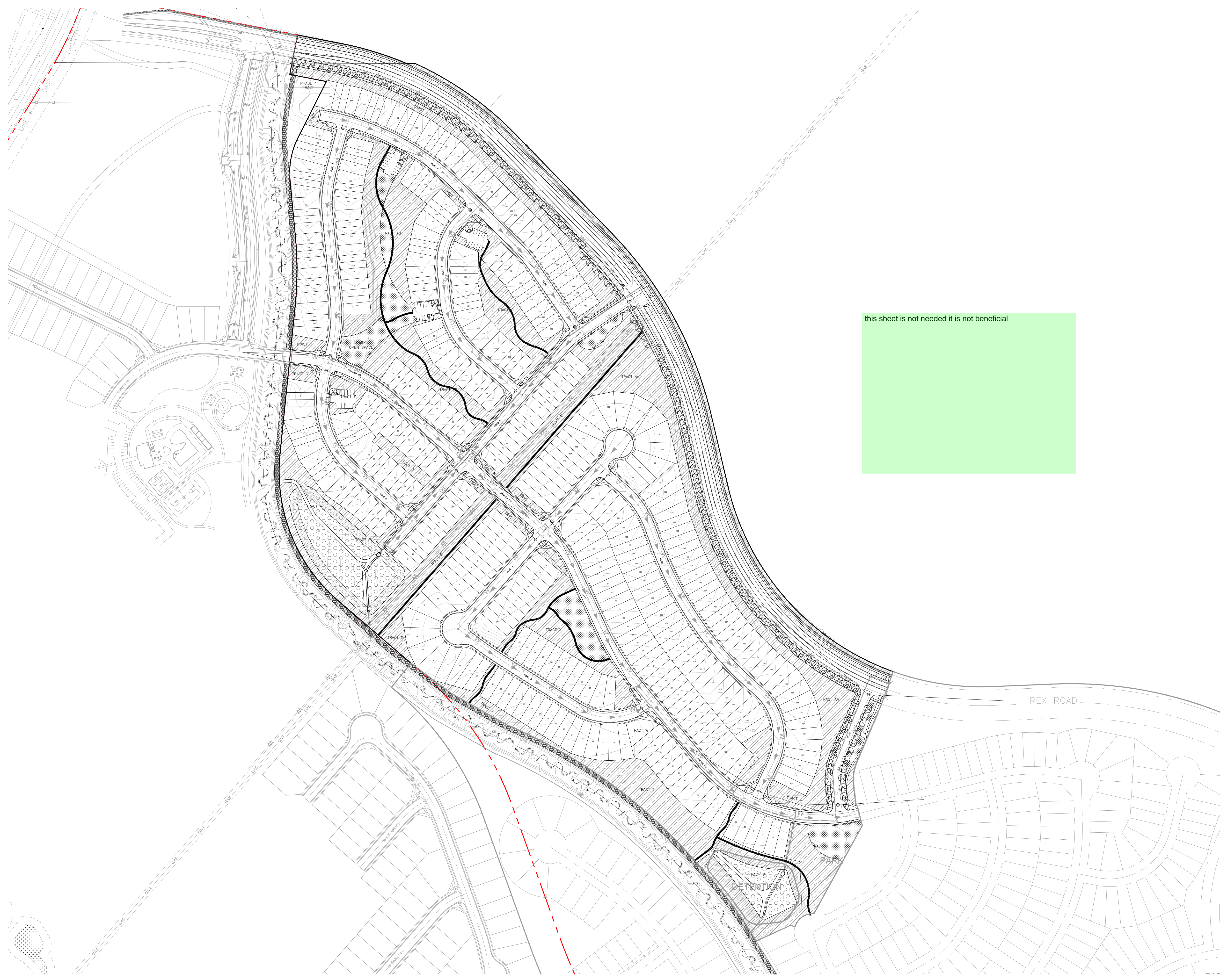


HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PKWY SUITE 230
 COLORADO SPRINGS CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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



LANDSCAPE
 PRELIMINARY LANDSCAPE NOTES

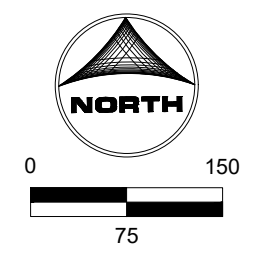


GROUND COVER LEGEND

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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	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



DRAWN BY: JAG JOB DATE: 12/19/2023
 APPROVED: JFR JOB NUMBER: 201662.202
 CAD DATE: 12/19/2023
 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\IPUD\Landscape_Plan_PUD

NO.	DATE	BY	REVISION DESCRIPTION

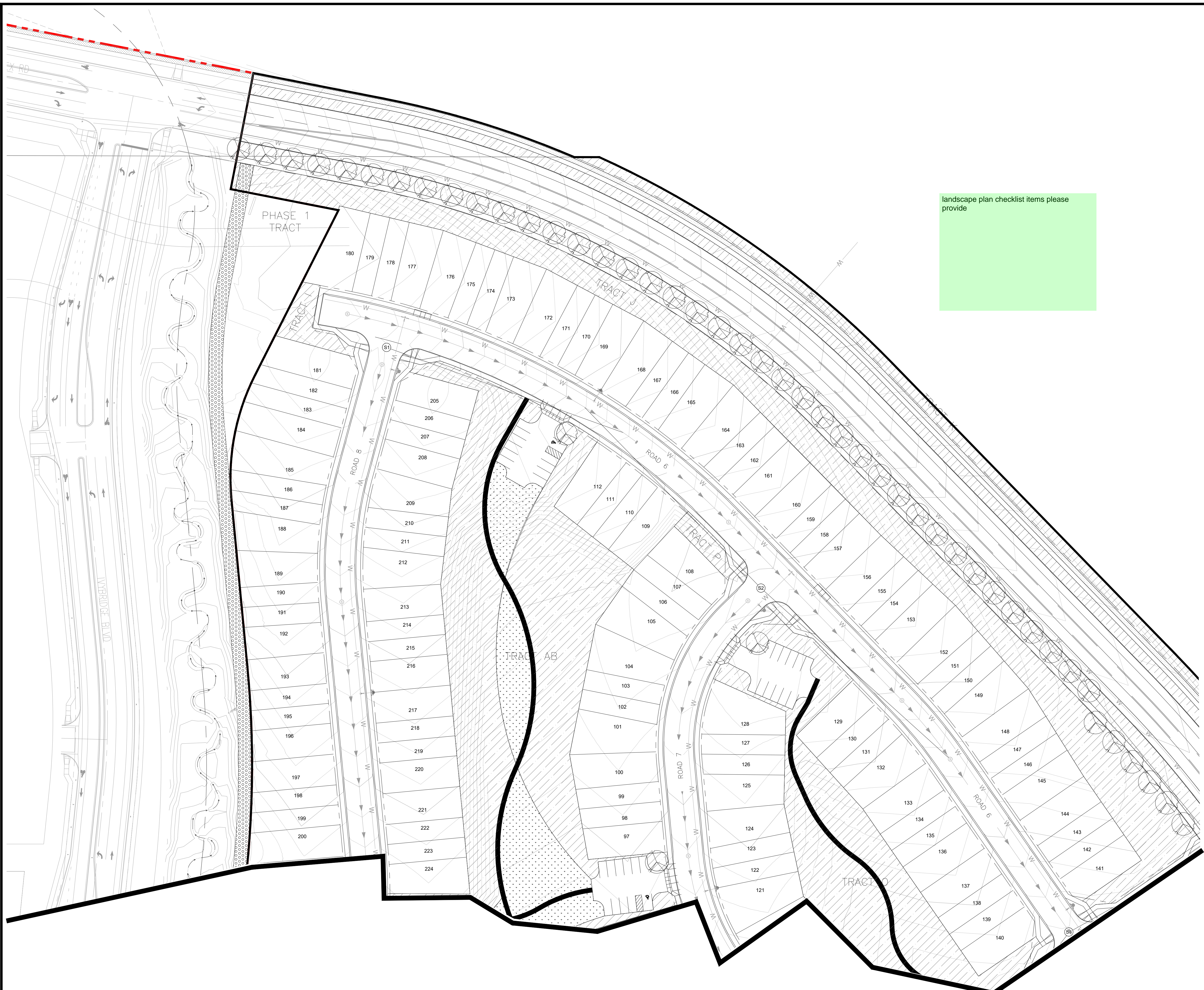
HRGreen
 HR GREEN - COLORADO SPRINGS
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 COLORADO SPRINGS CO 80920
 PHONE: 719.300.4140
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GRANDVIEW RESERVE - PHASE 2
 D.R. HORTON
 EL PASO COUNTY, CO

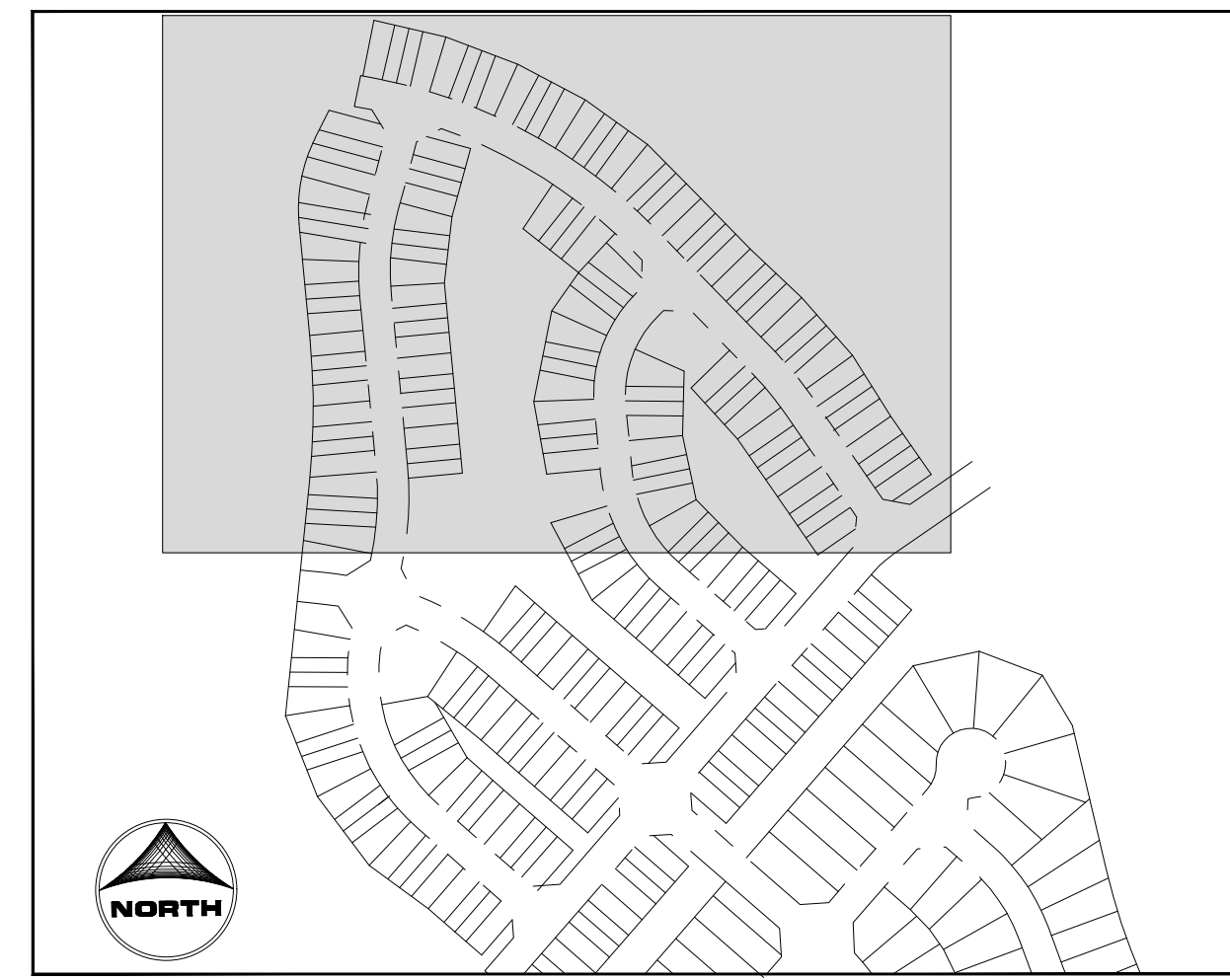


LANDSCAPE
 PRELIMINARY LANDSCAPE PLAN (OVERALL)

SHEET
L.03
 16



landscape plan checklist items please provide



KEY MAP SCALE: NTS

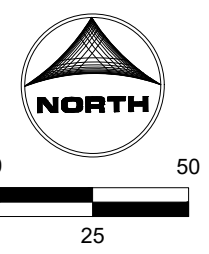
GROUND COVER LEGEND

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details please

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



DRAWN BY: JAG JOB DATE: 12/19/2023
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 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\IPUD\Landscape_Plan_PUD

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GRANDVIEW RESERVE - PHASE 2
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 EL PASO COUNTY, CO



LANDSCAPE
 PRELIMINARY LANDSCAPE PLAN

SHEET
L.04
 17



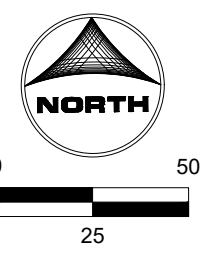
KEY MAP
SCALE: NTS

GROUND COVER LEGEND

SYMBOL	DESCRIPTION
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SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



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 CAD DATE: 12/19/2023
 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\IPUD\Landscape_Plan_PUD

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

NO.	DATE	BY	REVISION DESCRIPTION

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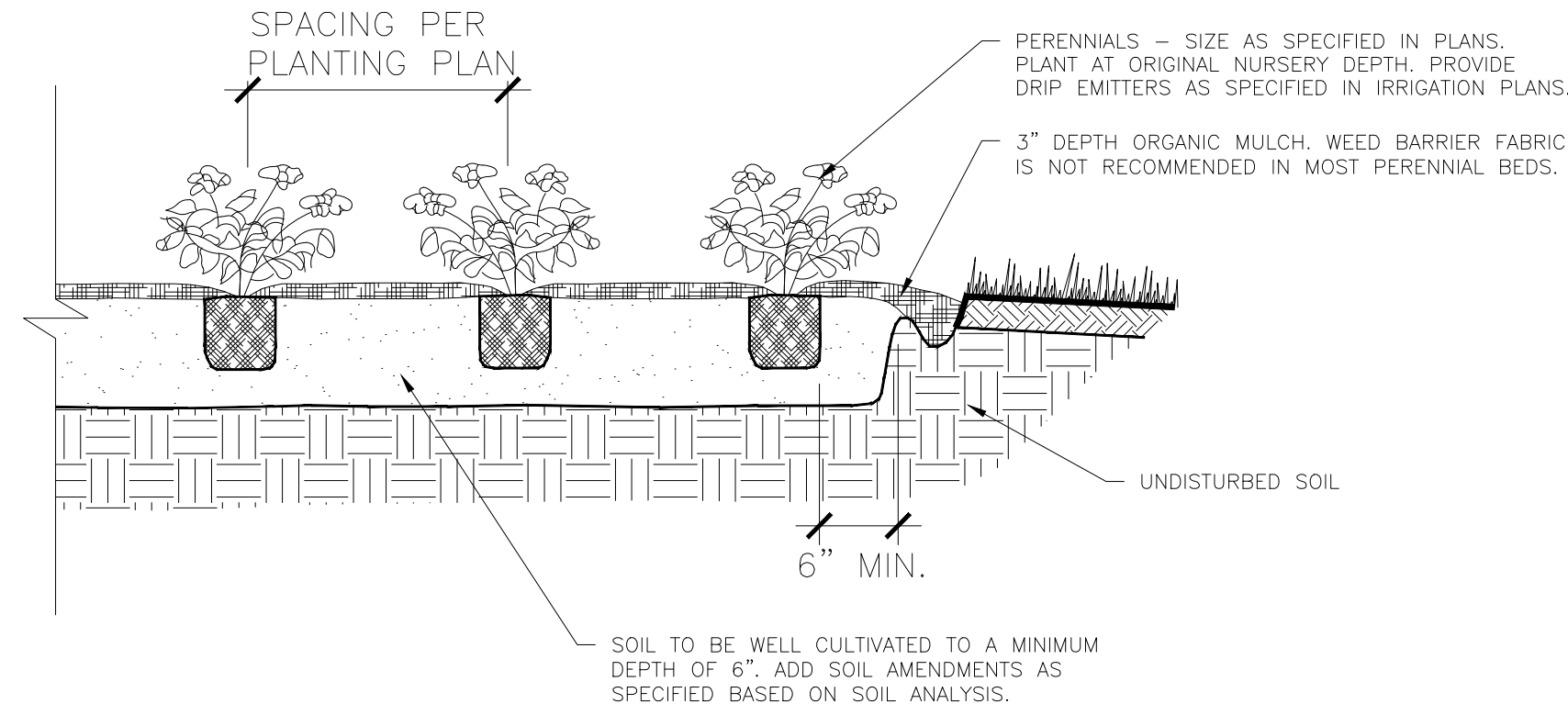
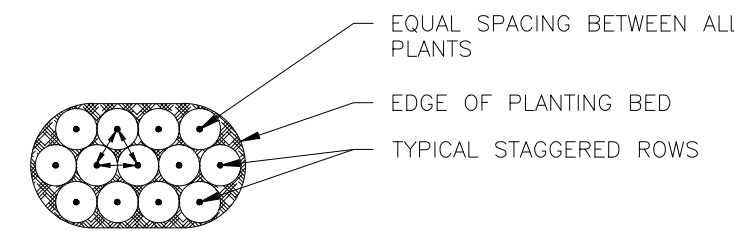
GRANDVIEW RESERVE - PHASE 2
 D.R. HORTON
 EL PASO COUNTY, CO



LANDSCAPE
 PRELIMINARY LANDSCAPE PLAN

- 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.

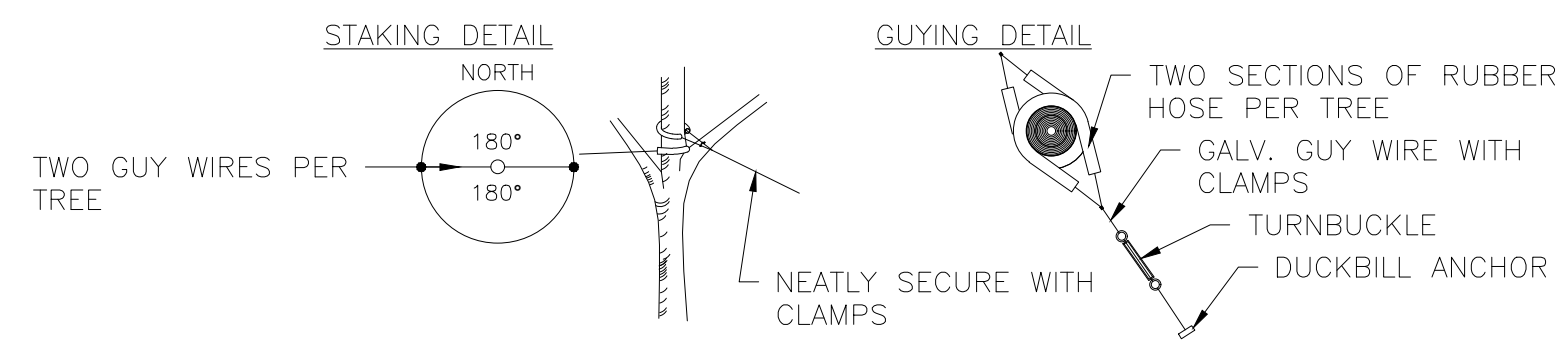
*WHEN PLANTING MASSES OF SHRUBS, GROUNDCOVER, PERENNIALS, AND ANNUALS, THIS DIAGRAM SHALL BE FOLLOWED.



1 TYP. PERENNIAL PLANTING DETAIL

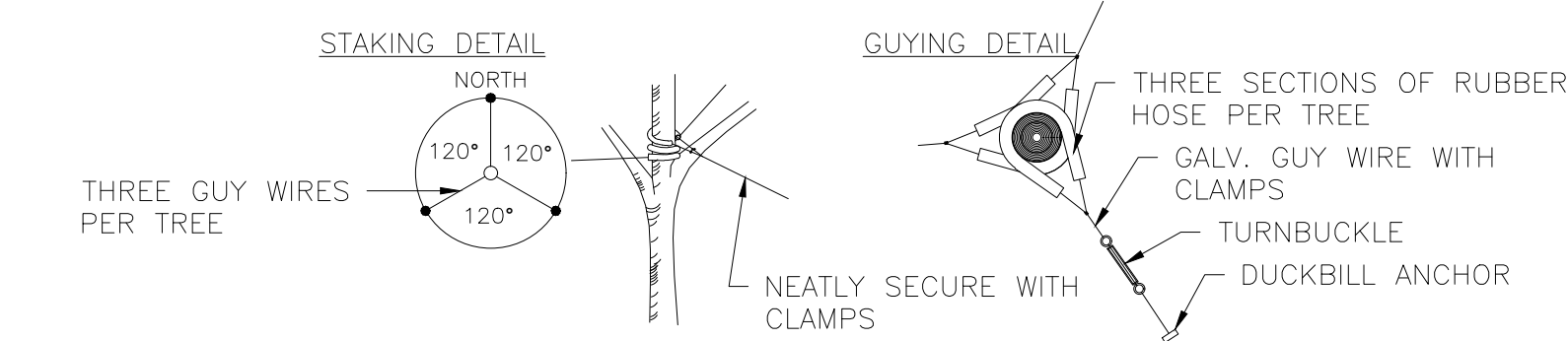
SCALE: NTS

- 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

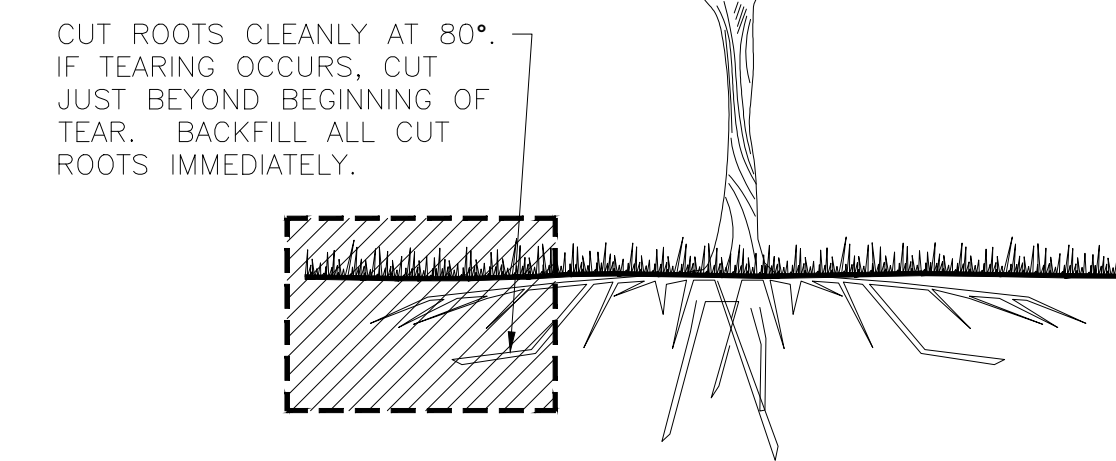
- GUYING STANDARDS
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF 3/8" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - 1/2" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - THREE (3) TURNBUCKLES, 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

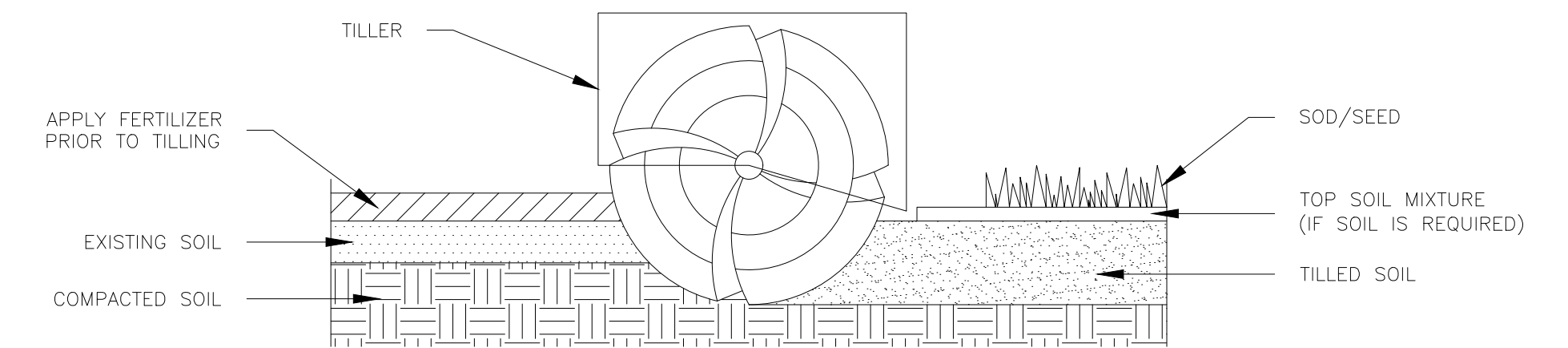
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3 TYP. ROOT PRUNING DETAIL

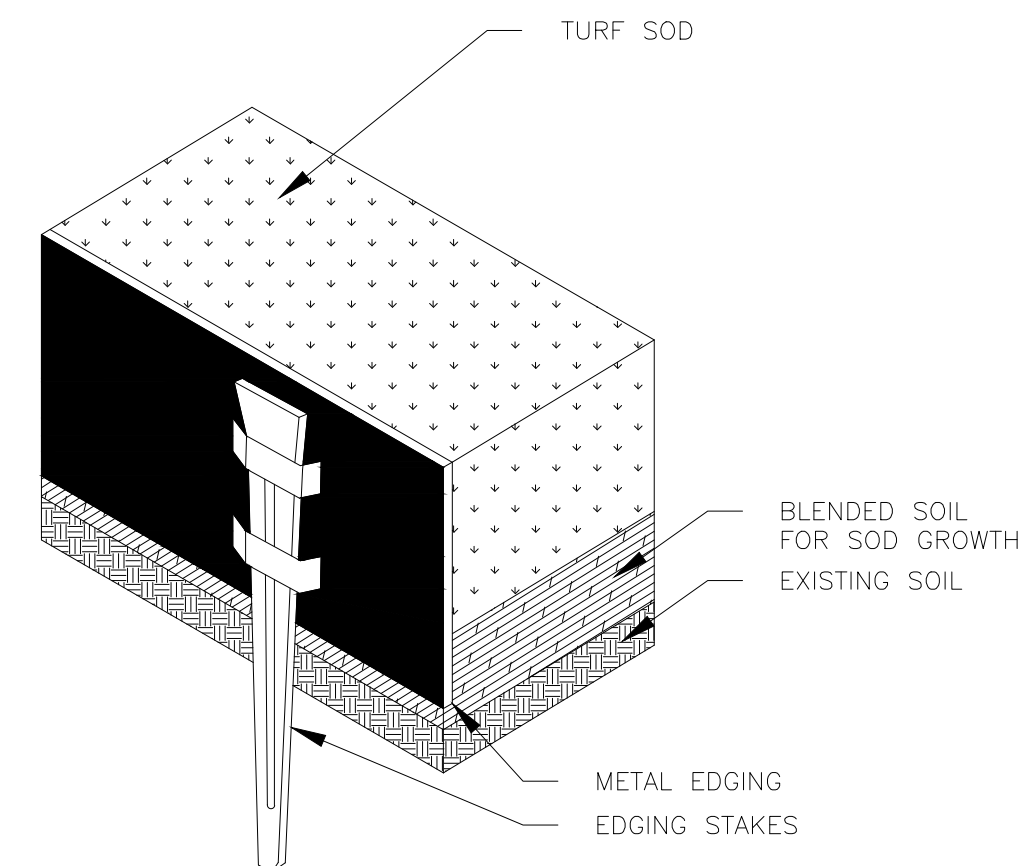
SCALE: NTS

- 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)

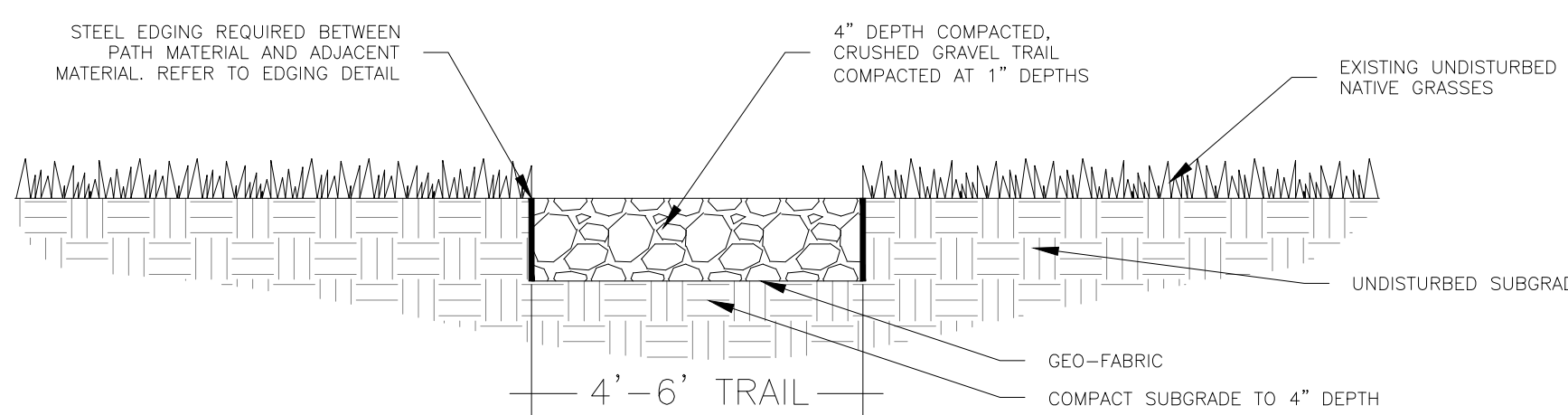
SCALE: NTS



- 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



V1_PUD Development Plan - review 1.pdf Markup Summary

CDurham (71)



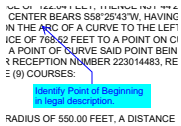
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Author: CDurham
Date: 1/30/2024 9:53:34 AM
Status:
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19. ALL TRAILS ARE TO BE NON-MOTORIZED TRAILS.
20 THERE SHALL BE NO DIRECT LOT ACCESS TO REX ROAD.



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Author: CDurham
Date: 1/29/2024 4:07:44 PM
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PUDSP-23-006



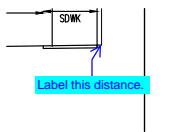
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Date: 1/30/2024 9:54:04 AM
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Identify Point of Beginning in legal description.



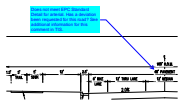
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Page Label: [1] TYP SECTIONS
Author: CDurham
Date: 1/29/2024 4:28:32 PM
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Color: ■
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Deviation will need to be provided for this section as it does not meet EPC Standards.



Subject: Callout
Page Label: [1] TYP SECTIONS
Author: CDurham
Date: 1/29/2024 4:30:21 PM
Status:
Color: ■
Layer:
Space:

Label this distance.



Subject: Callout
Page Label: [1] TYP SECTIONS
Author: CDurham
Date: 1/29/2024 4:33:09 PM
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Color: ■
Layer:
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Does not meet EPC Standard Detail for arterial. Has a deviation been requested for this road? See additional information for this comment in TIS.

Provide detail for corner lot layout

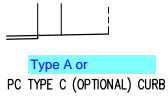
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Author: CDurham
Date: 1/29/2024 4:42:04 PM
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Provide detail for corner lot layout

Provide knuckle detail

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Author: CDurham
Date: 1/29/2024 4:42:38 PM
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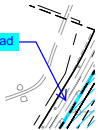
Provide knuckle detail



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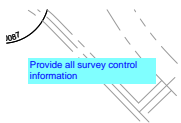
Type A or

Label road



Subject: Callout
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SITE PLAN
Author: CDurham
Date: 1/29/2024 4:34:47 PM
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Color: ■
Layer:
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Label road



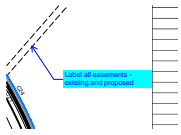
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Page Label: [3] 03 ADJACENT PROPERTY & OVERALL
SITE PLAN
Author: CDurham
Date: 1/30/2024 9:55:12 AM
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Color: ■
Layer:
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Provide all survey control information

Add note to see next sheet
for line and curve tables.

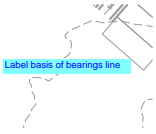
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Author: CDurham
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Color: ■
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Space:

Add note to see next sheet for line and curve
tables.



Subject: Callout
Page Label: [7] 07 TRACT PLAN
Author: CDurham
Date: 1/29/2024 4:39:07 PM
Status:
Color: ■
Layer:
Space:

Label all easements - existing and proposed



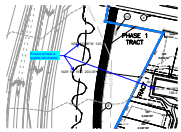
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Page Label: [9] 09 OVERALL SITE & PHASING PLAN
Author: CDurham
Date: 1/29/2024 4:56:51 PM
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Label basis of bearings line



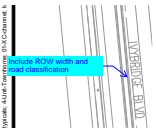
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Author: CDurham
Date: 1/29/2024 4:57:16 PM
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Show and label point of commencement (POC) and point of beginning (POB) on map



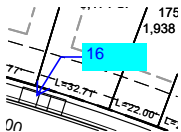
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Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: CDurham
Date: 1/30/2024 10:00:31 AM
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Color: ■
Layer:
Space:

Ensure all text is legible (all sheets)



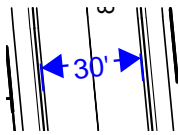
Subject: Callout
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: CDurham
Date: 1/30/2024 10:01:01 AM
Status:
Color: ■
Layer:
Space:

Include ROW width and road classification

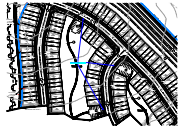


Subject: Callout
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: CDurham
Date: 1/30/2024 10:01:17 AM
Status:
Color: ■
Layer:
Space:

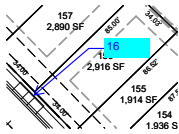
16



Subject: Dimension
Page Label: [10] 10 SITE PLAN- 1 OF 4 30'
Author: CDurham
Date: 1/30/2024 10:01:40 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [10] 10 SITE PLAN- 1 OF 4 Label driveways
Author: CDurham
Date: 1/30/2024 10:02:12 AM
Status:
Color: ■
Layer:
Space:



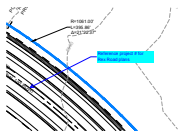
Subject: Callout
Page Label: [10] 10 SITE PLAN- 1 OF 4 16
Author: CDurham
Date: 1/30/2024 10:02:31 AM
Status:
Color: ■
Layer:
Space:

OR BLOCK WALL
 ETE MID-BLOCK CU
 WIDTH VARIES)

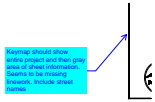
Subject: Line
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: CDurham
Date: 1/30/2024 10:02:43 AM
Status:
Color: ■
Layer:
Space:

LOCK CURB RAMP
 (IES)
 Parallel

Subject: Callout
Page Label: [10] 10 SITE PLAN- 1 OF 4 Parallel
Author: CDurham
Date: 1/30/2024 10:03:01 AM
Status:
Color: ■
Layer:
Space:

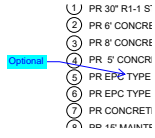


Subject: Callout
Page Label: [10] 10 SITE PLAN- 1 OF 4 Reference project # for Rex Road plans
Author: CDurham
Date: 1/30/2024 10:03:40 AM
Status:
Color: ■
Layer:
Space:



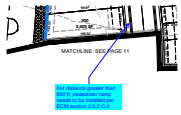
Subject: Callout
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: CDurham
Date: 1/30/2024 10:04:29 AM
Status:
Color: ■
Layer:
Space:

Keymap should show entire project and then gray area of sheet information. Seems to be missing linework. Include street names



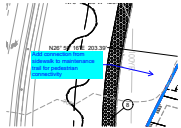
Subject: Callout
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: CDurham
Date: 1/30/2024 10:04:59 AM
Status:
Color: ■
Layer:
Space:

Optional



Subject: Callout
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: CDurham
Date: 1/30/2024 10:06:58 AM
Status:
Color: ■
Layer:
Space:

For distance greater than 600 ft, pedestrian ramp needs to be installed per ECM section 2.5.2.C.4

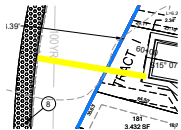


Subject: Callout
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: CDurham
Date: 1/30/2024 4:09:56 PM
Status:
Color: ■
Layer:
Space:

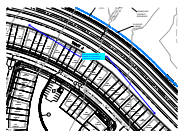
Add connection from sidewalk to maintenance trail for pedestrian connectivity



Subject: Line
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: CDurham
Date: 1/30/2024 4:08:47 PM
Status:
Color: ■
Layer:
Space:

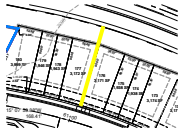


Subject: Line
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: CDurham
Date: 1/30/2024 4:09:16 PM
Status:
Color: ■
Layer:
Space:

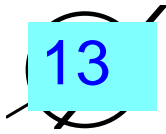


Subject: Callout
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: CDurham
Date: 1/30/2024 4:10:33 PM
Status:
Color: ■
Layer:
Space:

Add connection from sidewalk to sidewalk for pedestrian connectivity

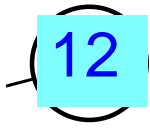


Subject: Line
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: CDurham
Date: 1/30/2024 4:10:22 PM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:07:57 AM
Status:
Color: ■
Layer:
Space:

13



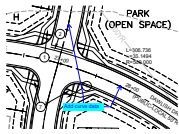
Subject: Text Box
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:07:59 AM
Status:
Color: ■
Layer:
Space:

12



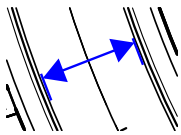
Subject: Cloud+
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:08:32 AM
Status:
Color: ■
Layer:
Space:

Per ECM Section 2.5.2.C.3 all T-intersections need 4 ramps

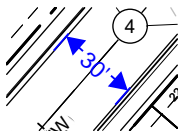


Subject: Callout
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:15:32 AM
Status:
Color: ■
Layer:
Space:

Add curve data



Subject: Dimension
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:11:02 AM
Status:
Color: ■
Layer:
Space:

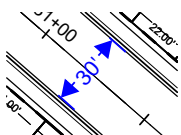


Subject: Dimension
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:12:01 AM
Status:
Color: ■
Layer:
Space:



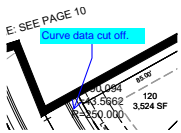
Subject: Callout
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:16:04 AM
Status:
Color: ■
Layer:
Space:

Label c&g and sidewalk



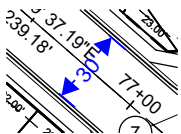
Subject: Dimension
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:16:28 AM
Status:
Color: ■
Layer:
Space:

30'



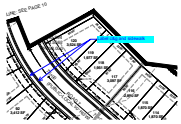
Subject: Callout
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:17:31 AM
Status:
Color: ■
Layer:
Space:

Curve data cut off.



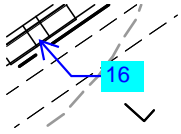
Subject: Dimension
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:18:09 AM
Status:
Color: ■
Layer:
Space:

30'



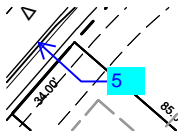
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Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:18:25 AM
Status:
Color: ■
Layer:
Space:

Label c&g and sidewalk



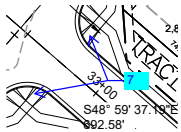
Subject: Callout
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:27:30 AM
Status:
Color: ■
Layer:
Space:

16



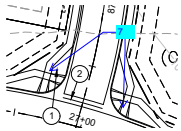
Subject: Callout
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:27:49 AM
Status:
Color: ■
Layer:
Space:

5



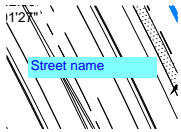
Subject: Callout
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:28:31 AM
Status:
Color: ■
Layer:
Space:

7



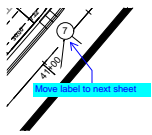
Subject: Callout
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:28:55 AM
Status:
Color: ■
Layer:
Space:

7



Subject: Text Box
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:29:22 AM
Status:
Color: ■
Layer:
Space:

Street name



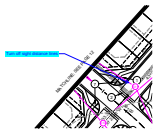
Subject: Callout
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: CDurham
Date: 1/30/2024 10:29:44 AM
Status:
Color: ■
Layer:
Space:

Move label to next sheet



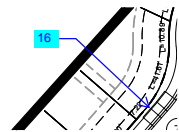
Subject: Callout
Page Label: [12] 12 SITE PLAN- 3 OF 4
Author: CDurham
Date: 1/30/2024 10:07:26 AM
Status:
Color: ■
Layer:
Space:

For distance greater than 600 ft, pedestrian ramp needs to be installed per ECM section 2.5.2.C.4



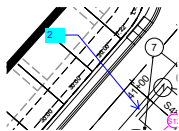
Subject: Callout
Page Label: [12] 12 SITE PLAN- 3 OF 4
Author: CDurham
Date: 1/30/2024 10:30:36 AM
Status:
Color: ■
Layer:
Space:

Turn off sight distance lines



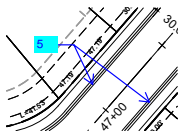
Subject: Callout
Page Label: [12] 12 SITE PLAN- 3 OF 4
Author: CDurham
Date: 1/30/2024 10:31:01 AM
Status:
Color: ■
Layer:
Space:

16



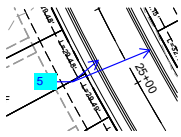
Subject: Callout
Page Label: [12] 12 SITE PLAN- 3 OF 4
Author: CDurham
Date: 1/30/2024 10:57:32 AM
Status:
Color: ■
Layer:
Space:

2



Subject: Callout
Page Label: [12] 12 SITE PLAN- 3 OF 4
Author: CDurham
Date: 1/30/2024 10:58:04 AM
Status:
Color: ■
Layer:
Space:

5



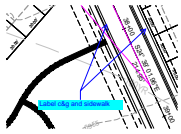
Subject: Callout
Page Label: [12] 12 SITE PLAN- 3 OF 4
Author: CDurham
Date: 1/30/2024 10:58:30 AM
Status:
Color: ■
Layer:
Space:

5



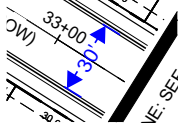
Subject: Text Box
Page Label: [12] 12 SITE PLAN- 3 OF 4
Author: CDurham
Date: 1/30/2024 10:58:49 AM
Status:
Color: ■
Layer:
Space:

Street name



Subject: Callout
Page Label: [12] 12 SITE PLAN- 3 OF 4
Author: CDurham
Date: 1/30/2024 10:59:15 AM
Status:
Color: ■
Layer:
Space:

Label c&g and sidewalk



Subject: Dimension
Page Label: [12] 12 SITE PLAN- 3 OF 4
Author: CDurham
Date: 1/30/2024 10:59:37 AM
Status:
Color: ■
Layer:
Space:

30'



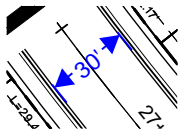
Subject: Callout
Page Label: [13] 13 SITE PLAN- 4 OF 4
Author: CDurham
Date: 1/30/2024 11:00:16 AM
Status:
Color: ■
Layer:
Space:

Label c&g and sidewalk

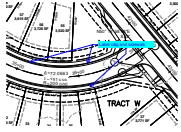


Subject: Text Box
Page Label: [13] 13 SITE PLAN- 4 OF 4
Author: CDurham
Date: 1/30/2024 11:00:36 AM
Status:
Color: ■
Layer:
Space:

Street name



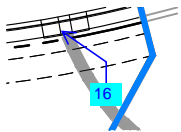
Subject: Dimension
Page Label: [13] 13 SITE PLAN- 4 OF 4 30'
Author: CDurham
Date: 1/30/2024 11:00:48 AM
Status:
Color: ■
Layer:
Space:



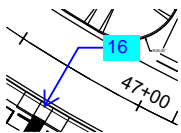
Subject: Callout
Page Label: [13] 13 SITE PLAN- 4 OF 4 Label c&g and sidewalk
Author: CDurham
Date: 1/30/2024 11:01:20 AM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: [13] 13 SITE PLAN- 4 OF 4 Street name
Author: CDurham
Date: 1/30/2024 11:01:35 AM
Status:
Color: ■
Layer:
Space:



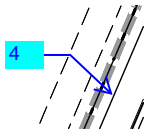
Subject: Callout
Page Label: [13] 13 SITE PLAN- 4 OF 4 16
Author: CDurham
Date: 1/30/2024 11:02:24 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [13] 13 SITE PLAN- 4 OF 4 16
Author: CDurham
Date: 1/30/2024 11:02:33 AM
Status:
Color: ■
Layer:
Space:

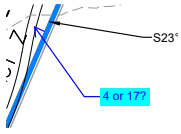


Subject: Callout
Page Label: [13] 13 SITE PLAN- 4 OF 4 16
Author: CDurham
Date: 1/30/2024 11:02:47 AM
Status:
Color: ■
Layer:
Space:



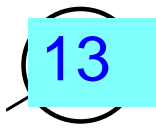
Subject: Callout
Page Label: [13] 13 SITE PLAN- 4 OF 4
Author: CDurham
Date: 1/30/2024 11:03:15 AM
Status:
Color: ■
Layer:
Space:

4



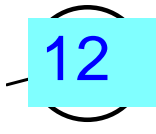
Subject: Callout
Page Label: [13] 13 SITE PLAN- 4 OF 4
Author: CDurham
Date: 1/30/2024 11:03:39 AM
Status:
Color: ■
Layer:
Space:

4 or 17?



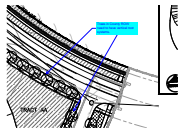
Subject: Text Box
Page Label: [13] 13 SITE PLAN- 4 OF 4
Author: CDurham
Date: 1/30/2024 11:04:13 AM
Status:
Color: ■
Layer:
Space:

13



Subject: Text Box
Page Label: [13] 13 SITE PLAN- 4 OF 4
Author: CDurham
Date: 1/30/2024 11:04:22 AM
Status:
Color: ■
Layer:
Space:

12



Subject: Callout
Page Label: [7] 20 PRELIMINARY LANDSCAPE PLAN
Author: CDurham
Date: 1/30/2024 9:53:13 AM
Status:
Color: ■
Layer:
Space:

Trees in County ROW need to have vertical root systems.

dsdparsons (79)

ES (DUPLIX AREA):
 - CORRIDORS, DEVELOPMENT SIGNAGE
 - RAINAGE IMPROVEMENTS, AND ANY OTHER
 RESTRICTIONS FOR GRANDVIEW RESE

Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 12:23:36 PM
Status:
Color: ■
Layer:
Space:

-

IES (DUPLEX AREA):
ILY RESIDENCE ON A LOT,
IL CORRIDORS, DEVELOPMENT SIGNAGE,
DRAINAGE IMPROVEMENTS, AND ANY OTHER
RESTRICTIONS FOR GRANDVIEW RESERVE

Subject: Highlight
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 12:24:07 PM
Status:
Color: ■
Layer:
Space:

DUPLEX AREA

ILY RESIDENCE ON A LOT,
IL CORRIDORS, DEVELOPMENT SIGNAGE,
DRAINAGE IMPROVEMENTS, AND ANY OTHER
RESTRICTIONS FOR GRANDVIEW RESERVE

Subject: Text Box
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 12:34:00 PM
Status:
Color: ■
Layer:
Space:

Dwelling, Single-Family Attached — A structure containing more than 1 dwelling unit, each of which has primary ground floor access to the outside and are attached to each other by party walls without openings, where each dwelling unit is generally located on its own lot. The common or abutting wall shall be shared for at least 50% of the length of the side of the dwelling units. A single-family attached dwelling does not share common floor/ceilings with other dwelling units. A single-family attached dwelling is also sometimes called a townhouse or row house.

ILY RESIDENCE ON A LOT,
IL CORRIDORS, DEVELOPMENT SIGNAGE,
DRAINAGE IMPROVEMENTS, AND ANY OTHER
RESTRICTIONS FOR GRANDVIEW RESERVE

Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 1:09:31 PM
Status:
Color: ■
Layer:
Space:

If each unit is to be on its own lot than they are both attached single-family-by Code definition which includes townhouses and row housing...
Be consistent throughout plan set..

ILY RESIDENCE ON A LOT,
IL CORRIDORS, DEVELOPMENT SIGNAGE,
DRAINAGE IMPROVEMENTS, AND ANY OTHER
RESTRICTIONS FOR GRANDVIEW RESERVE

Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 12:45:10 PM
Status:
Color: ■
Layer:
Space:

9. maximum number of attached units?

ILY RESIDENCE ON A LOT,
IL CORRIDORS, DEVELOPMENT SIGNAGE,
DRAINAGE IMPROVEMENTS, AND ANY OTHER
RESTRICTIONS FOR GRANDVIEW RESERVE

Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 12:48:33 PM
Status:
Color: ■
Layer:
Space:

Size of lot or structure unit on the lot- what is lot size min? I would not add a structure limit since u have no max lot coverage unless you want one but then people cant expand decks if they wanted

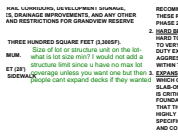
ILY RESIDENCE ON A LOT,
IL CORRIDORS, DEVELOPMENT SIGNAGE,
DRAINAGE IMPROVEMENTS, AND ANY OTHER
RESTRICTIONS FOR GRANDVIEW RESERVE

Subject: Arrow
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 12:48:16 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 12:51:02 PM
Status:
Color: ■
Layer:
Space:

decks attached to homes over 18" tall are principal structures. stand alone decks are accessory



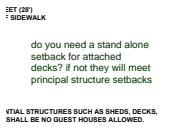
Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 12:52:21 PM
Status:
Color: ■
Layer:
Space:

Size of lot or structure unit on the lot- what is lot size min? I would not add a structure limit since u have no max lot coverage unless you want one but then people cant expand decks if they wanted



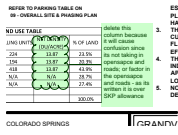
Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 12:53:10 PM
Status:
Color: ■
Layer:
Space:

decks attached to homes over 18" tall are principal structures. stand alone decks are accessory



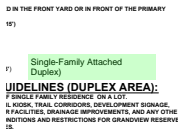
Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 12:54:04 PM
Status:
Color: ■
Layer:
Space:

do you need a stand alone setback for attached decks? if not they will meet principal structure setbacks



Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 1:01:36 PM
Status:
Color: ■
Layer:
Space:

delete this column because it will cause confusion since its not taking in opensapce and roads; or factor in the opensapce and roads - as its written it is over SKP allowance



Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 1:09:21 PM
Status:
Color: ■
Layer:
Space:

Single-Family Attached Duplex)

DESIGN
FLOC
1. TH
AS
MJ
20
2. TH
LC
LC

total is 6.08
what is it
per each
SKP area?

- 8 DU/AC

Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 1:11:18 PM
Status:
Color: ■
Layer:
Space:

total is 6.08 what is it per each SKP area?

11. THE WALLS AND
PUBLIC UTILITY
12. STREET LIGHT
13. REAL TYP
14. ADA TRAILS
15. SPACIA TRAC
16. ROADWAY
17. OWNER ARE
18. ON THE PAV
19. AROUND STRUC
20. NOT CHANG
21. SCHEDULED
22. STREET LIGHTS
23. ADA COMPLIAN
24. CROWNERS. CO

10. THE WALLS AND
PUBLIC UTILITY
11. STREET LIGHT
12. REAL TYP
13. ADA TRAILS
14. SPACIA TRAC
15. ROADWAY
16. OWNER ARE
17. ON THE PAV
18. AROUND STRUC
19. NOT CHANG
20. SCHEDULED
21. STREET LIGHTS
22. ADA COMPLIAN
23. CROWNERS. CO

Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 3:15:08 PM
Status:
Color: ■
Layer:
Space:

can you move elevations and detail sections behind the actual site plan so we can see where the lots are and the roads first before we dive into details?

OF 1.800 FEET A DISTANCE OF 200 FEET TO A POINT OF
OF 1.800 FEET A DISTANCE OF 200 FEET TO A POINT OF
OF 1.800 FEET A DISTANCE OF 200 FEET TO A POINT OF
OF 1.800 FEET A DISTANCE OF 200 FEET TO A POINT OF
OF 1.800 FEET A DISTANCE OF 200 FEET TO A POINT OF
OF 1.800 FEET A DISTANCE OF 200 FEET TO A POINT OF

Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 1:37:13 PM
Status:
Color: ■
Layer:
Space:

this needs to state which is actually open space, which is utility tracts, which is parkland, which is usable provided and required

notes
need to
match
tract
tables;

1. COMMON OPEN SP
IMPROVEMENTS BY
URBAN PARKS DEPT
LANDSCAPING AND
NO LANDSCAPING
DETAILS IN AREA
BEHIND TRACT TABLES
TRAILS TO BE SUP
TRAILERS BY THE
ANY FUTURE NON-

GENERAL NC
THE GRANDVIEW T
MAY OCCUR IN THE
SHEET IT BELONG T
SKETCH PLAN IS N
REVISION NUMBER 01

Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 2:23:58 PM
Status:
Color: ■
Layer:
Space:

notes need to match tract tables;

the PUD and prelim plan is now please design and show details

Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 2:24:58 PM
Status:
Color: ■
Layer:
Space:

the PUD and prelim plan is now please design and show details

depict on Plan set and show how access and parking

Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 2:25:37 PM
Status:
Color: ■
Layer:
Space:

depict on Plan set and show how access and parking

Water and wastewater service for this subdivision is provided by the District or provider name(s) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

Subject: Wastewater
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 2:31:14 PM
Status:
Color: ■
Layer:
Space:

Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

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

Subject: Special Districts
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 2:31:17 PM
Status:
Color: ■
Layer:
Space:

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

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; other, modify based upon specific reports

Subject: Reports on File
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 2:31:20 PM
Status:
Color: ■
Layer:
Space:

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

NO STRUCTURES OR SOLID FRAMES ARE PERMITTED WITHIN 1 DISCLOSED FLOODPLAIN AREA.
ANDREW RESERVE - PHASE 2
SHERIDAN
MSD (Access Limitation)
There shall be no direct lot access to _____ Road.

Subject: Limited Access
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 2:28:46 PM
Status:
Color: ■
Layer:
Space:

Access Limitation:
There shall be no direct lot access to _____ Road.

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Subject: Soils & Geology
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 2:29:37 PM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/30/2024 9:52:36 AM
Status:
Color: ■
Layer:
Space:

these can be regular size notes under General Notes



Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 2:38:31 PM
Status:
Color: ■
Layer:
Space:

you need to provide mapped constatints and identify mitigation...for lots



Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/29/2024 2:38:24 PM
Status:
Color: ■
Layer:
Space:

there is 2 phase 2 on this plan



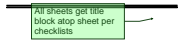
Subject: Planner
Page Label: [1] COVER
Author: dsdparsons
Date: 1/30/2024 9:53:11 AM
Status:
Color: ■
Layer:
Space:

shrink header font to save room?



Subject: Image
Page Label: [1] TYP SECTIONS
Author: dsdparsons
Date: 1/29/2024 12:39:23 PM
Status:
Color: ■
Layer:
Space:

All sheets get title block atop sheet per checklists



Subject: Planner
Page Label: [1] TYP SECTIONS
Author: dsdparsons
Date: 1/29/2024 12:40:08 PM
Status:
Color: ■
Layer:
Space:

Subject: Planner
Page Label: [1] TYP SECTIONS
Author: dsdparsons
Date: 1/29/2024 2:46:27 PM
Status:
Color: ■
Layer:
Space:

add notes from first page

add notes from first page

Subject: Planner
Page Label: [1] TYP SECTIONS
Author: dsdparsons
Date: 1/29/2024 2:45:41 PM
Status:
Color: ■
Layer:
Space:

add road names to these so we know what cross section is for which road

5. add road names to these so we know what cross section is for which road

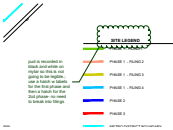
Subject: Planner
Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN
Author: dsdparsons
Date: 1/29/2024 1:18:09 PM
Status:
Color: ■
Layer:
Space:

Add a line to distinguish areas that are single family attached Townhomes attached verses the single family attached duplex



Subject: Planner
Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN
Author: dsdparsons
Date: 1/29/2024 1:17:14 PM
Status:
Color: ■
Layer:
Space:

pud is recorded in black and white on mylar so this is not going to be legible.; use a hatch w labels for the first phase and then a hatch for the 2cd phase- no need to break into filings

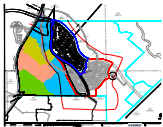


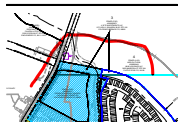
Subject: Planner
Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN
Author: dsdparsons
Date: 1/29/2024 2:55:16 PM
Status:
Color: ■
Layer:
Space:

none of the geotechnical constraints and hazards are identified... sample below

list of the geotechnical constraints and hazards are identified... sample below

Subject: Highlight
Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN
Author: dsdparsons
Date: 1/29/2024 2:39:28 PM
Status:
Color: ■
Layer:
Space:



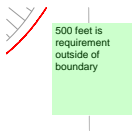


Subject: Highlight
Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN
Author: dsdparsons
Date: 1/29/2024 2:39:35 PM
Status:
Color: ■
Layer:
Space:



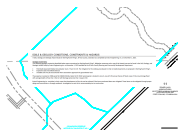
Subject: Planner
Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN
Author: dsdparsons
Date: 1/29/2024 2:40:31 PM
Status:
Color: ■
Layer:
Space:

not needed beyond red line here- maybe add the mapped geo constraints and hazards here and zoom in

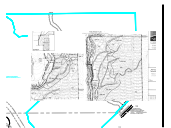


Subject: Planner
Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN
Author: dsdparsons
Date: 1/29/2024 2:41:00 PM
Status:
Color: ■
Layer:
Space:

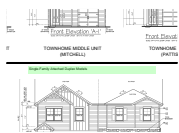
500 feet is requirement outside of boundary



Subject: Image
Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN
Author: dsdparsons
Date: 1/29/2024 2:57:39 PM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN
Author: dsdparsons
Date: 1/31/2024 7:53:26 AM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [4] 04 ELEVATIONS 1 OF 3
Author: dsdparsons
Date: 1/29/2024 1:13:07 PM
Status:
Color: ■
Layer:
Space:

Single-Family Attached Duplex Models

ADD Note: Architectural modifications will not require an amendment to the PUD, if dimensional standards are met as provided on Sheet 1

OWN BY: ADR JOB DATE: 12/15/2023

Subject: Planner
Page Label: [4] 04 ELEVATIONS 1 OF 3
Author: dsdparsons
Date: 1/29/2024 1:14:02 PM
Status:
Color: ■
Layer:
Space:

ADD Note: Architectural modifications will not require an amendment to the PUD, if dimensional standards are met as provided on Sheet 1

ADD Note: Architectural modifications will not require an amendment to the PUD, if dimensional standards are met as provided on Sheet 1

Subject: Planner
Page Label: [4] 04 ELEVATIONS 1 OF 3
Author: dsdparsons
Date: 1/29/2024 1:14:13 PM
Status:
Color: ■
Layer:
Space:

ADD Note: Architectural modifications will not require an amendment to the PUD, if dimensional standards are met as provided on Sheet 1

Add road names so they are legible when printed for recording Label Detention, utility, park tracts, openspace, parking

Subject: Planner
Page Label: [7] 07 TRACT PLAN
Author: dsdparsons
Date: 1/29/2024 1:52:01 PM
Status:
Color: ■
Layer:
Space:

Add road names so they are legible when printed for recording Label Detention, utility, park tracts, openspace, parking

which area is single-family duplex and single family townhome?

Subject: Planner
Page Label: [7] 07 TRACT PLAN
Author: dsdparsons
Date: 1/29/2024 1:21:24 PM
Status:
Color: ■
Layer:
Space:

which area is single-family duplex and single family townhome?

legend for different hatching/colour

Subject: Planner
Page Label: [7] 07 TRACT PLAN
Author: dsdparsons
Date: 1/29/2024 1:53:38 PM
Status:
Color: ■
Layer:
Space:

legend for different hatching/colour
Are there lift stations, tanks, pump stations here? where are they? Please label as utility tract. These are not open to public and they are not openspace. The drainage ponds are not public (County owned). Tracts designated for parking need to state that use...and parking lot should be drawn on them

provide calcs for required open space, and required usable openspace...

please determine which entity is to maintain and own this the preliminary plan

Subject: Planner
Page Label: [7] 07 TRACT PLAN
Author: dsdparsons
Date: 1/29/2024 1:31:02 PM
Status:
Color: ■
Layer:
Space:

please determine which entity is to maintain and own this the preliminary plan

Subject: Planner
Page Label: [7] 07 TRACT PLAN
Author: dsdparsons
Date: 1/29/2024 1:36:02 PM
Status:
Color: ■
Layer:
Space:

this is not openspace nor park if there are structures roads etc

Subject: Planner
Page Label: [7] 07 TRACT PLAN
Author: dsdparsons
Date: 1/29/2024 1:35:39 PM
Status:
Color: ■
Layer:
Space:

The table as written is a catch all- please specially identify which tract is openspace park usable and what is to be actually used for utilities and which is to be sued for detention; this is not helpful to identify usable openspace and just open lands...No we do not want full public access in areas that are specific for water or wastewater or detetnion

HOA = HOME OWNERS ASSOCIATION
 P = WHERE EASEMENTS DEDICATED
 GVRMD = GRANDVIEW RESERVE

Subject: Arrow
Page Label: [7] 07 TRACT PLAN
Author: dsdparsons
Date: 1/29/2024 1:34:47 PM
Status:
Color: ■
Layer:
Space:



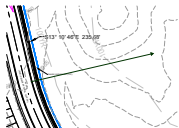
Subject: Planner
Page Label: [7] 07 TRACT PLAN
Author: dsdparsons
Date: 1/29/2024 1:58:02 PM
Status:
Color: ■
Layer:
Space:

north arrow, scale

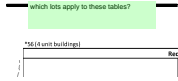


Subject: Planner
Page Label: [9] 09 OVERALL SITE & PHASING PLAN
Author: dsdparsons
Date: 1/29/2024 1:26:39 PM
Status:
Color: ■
Layer:
Space:

what are the pink lines? what are the circles? the road names are not at all legible with the font size that small. This must be legible when printed on Mylar

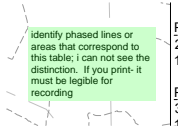


Subject: Arrow
Page Label: [9] 09 OVERALL SITE & PHASING PLAN
Author: dsdparsons
Date: 1/29/2024 1:26:49 PM
Status:
Color: ■
Layer:
Space:



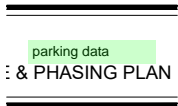
Subject: Planner
Page Label: [9] 09 OVERALL SITE & PHASING PLAN
Author: dsdparsons
Date: 1/29/2024 1:28:31 PM
Status:
Color: ■
Layer:
Space:

which lots apply to these tables?



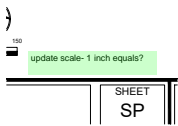
Subject: Planner
Page Label: [9] 09 OVERALL SITE & PHASING PLAN
Author: dsdparsons
Date: 1/29/2024 1:57:20 PM
Status:
Color: ■
Layer:
Space:

identify phased lines or areas that correspond to this table; i can not see the distinction. If you print-it must be legible for recording



Subject: Planner
Page Label: [9] 09 OVERALL SITE & PHASING PLAN
Author: dsdparsons
Date: 1/29/2024 1:56:16 PM
Status:
Color: ■
Layer:
Space:

parking data



Subject: Planner
Page Label: [9] 09 OVERALL SITE & PHASING PLAN
Author: dsdparsons
Date: 1/29/2024 1:57:43 PM
Status:
Color: ■
Layer:
Space:

update scale- 1 inch equals?



Subject: Planner
Page Label: [9] 09 OVERALL SITE & PHASING PLAN
Author: dsdparsons
Date: 1/29/2024 2:43:03 PM
Status:
Color: ■
Layer:
Space:

this belongs in TIS; i dont think we need this here-



Subject: Planner
Page Label: [9] 09 OVERALL SITE & PHASING PLAN
Author: dsdparsons
Date: 1/29/2024 3:12:58 PM
Status:
Color: ■
Layer:
Space:

where are these? are these on the lots or are these the parking lots in the tracts? who maintains the parking lots?



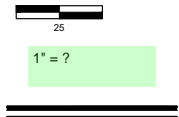
Subject: Text Box
Page Label: [9] 09 OVERALL SITE & PHASING PLAN
Author: dsdparsons
Date: 1/31/2024 7:58:00 AM
Status:
Color: ■
Layer:
Space:

please add lot numbers so we can see what the phases are in the complete picture; staff notes detail pages follow



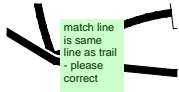
Subject: Planner
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: dsdparsons
Date: 1/29/2024 1:55:40 PM
Status:
Color: ■
Layer:
Space:

road name



Subject: Planner
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: dsdparsons
Date: 1/29/2024 2:00:05 PM
Status:
Color: ■
Layer:
Space:

1" = ?



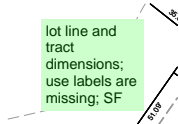
Subject: Planner
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: dsdparsons
Date: 1/29/2024 2:00:42 PM
Status:
Color: ■
Layer:
Space:

match line is same line as trail - please correct



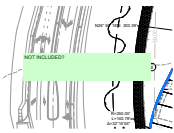
Subject: Text Box
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: dsdparsons
Date: 1/29/2024 2:05:39 PM
Status:
Color: ■
Layer:
Space:

The plan set is missing checklist items for prelim plan and PUD.
 Is PR proposed isnt that inherent?



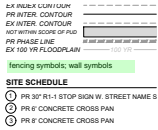
Subject: Planner
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: dsdparsons
Date: 1/29/2024 2:07:05 PM
Status:
Color: ■
Layer:
Space:

lot line and tract dimensions; use labels are missing; SF



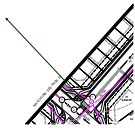
Subject: Planner
Page Label: [10] 10 SITE PLAN- 1 OF 4
Author: dsdparsons
Date: 1/29/2024 2:05:09 PM
Status:
Color: ■
Layer:
Space:

NOT INCLUDED?

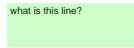


Subject: Planner
Page Label: [11] 11 SITE PLAN- 2 OF 4
Author: dsdparsons
Date: 1/29/2024 2:08:13 PM
Status:
Color: ■
Layer:
Space:

fencing symbols; wall symbols



Subject: Arrow
Page Label: [12] 12 SITE PLAN- 3 OF 4
Author: dsdparsons
Date: 1/29/2024 2:09:52 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [12] 12 SITE PLAN- 3 OF 4
Author: dsdparsons
Date: 1/29/2024 2:10:02 PM
Status:
Color: ■
Layer:
Space:

what is this line?



Subject: Planner
Page Label: [1] 14 PRELIMINARY LANDSCAPE COVER SHEET
Author: dsdparsons
Date: 1/29/2024 2:33:20 PM
Status:
Color: ■
Layer:
Space:

delete because this will be recorded; delete vicinity Map its already on the first page of plan set



Subject: Planner
Page Label: [2] 15 PRELIMINARY LANDSCAPE NOTES
Author: dsdparsons
Date: 1/29/2024 2:12:13 PM
Status:
Color: ■
Layer:
Space:

details: signs; fencing; walls please

add name

ROAD 1

Subject: Planner
Page Label: [2] 15 PRELIMINARY LANDSCAPE NOTES add name
Author: dsdparsons
Date: 1/29/2024 2:12:46 PM
Status:
Color: ■
Layer:
Space:

schrubs for parking lots?

Subject: Planner
Page Label: [2] 15 PRELIMINARY LANDSCAPE NOTES schrubs for parking lots?
Author: dsdparsons
Date: 1/29/2024 2:13:07 PM
Status:
Color: ■
Layer:
Space:

the sheet is not needed it is not beneficial

Subject: Planner
Page Label: [3] 16 PRELIMINARY LANDSCAPE PLAN (OVERALL) this sheet is not needed it is not beneficial
Author: dsdparsons
Date: 1/29/2024 2:14:15 PM
Status:
Color: ■
Layer:
Space:

details please



Subject: Planner
Page Label: [4] 17 PRELIMINARY LANDSCAPE PLAN details please
Author: dsdparsons
Date: 1/29/2024 2:11:18 PM
Status:
Color: ■
Layer:
Space:

landscape plan checklist items please provide

Subject: Planner
Page Label: [4] 17 PRELIMINARY LANDSCAPE PLAN landscape plan checklist items please provide
Author: dsdparsons
Date: 1/29/2024 2:14:42 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [5] 18 PRELIMINARY LANDSCAPE PLAN road names classifications
Author: dsdparsons
Date: 1/29/2024 2:34:41 PM
Status:
Color: ■
Layer:
Space:

Subject: Planner
Page Label: [6] 19 PRELIMINARY LANDSCAPE PLAN
Author: dsdparsons
Date: 1/29/2024 2:34:15 PM
Status:
Color: ■
Layer:
Space:

Are the scales accurate? Please confirm. 1" = X