PURPOSE AND INTENT:

O CREATE A COHESIVE AND WELL PLANNED COMMUNITY TO ALLOW A MAXIMUM 418 DWELLING UNITS (224 TOWNHOMES & 194 DUPLEXES) - THAT GENERALLY CONFORMS TO THE SKETCH PLAN APPROVED BY THE EL PASO BOARD OF COUNTY COMMISSIONERS. ON SEPTEMBER 22, 2020. THE DEVELOPMENT WILL BE IN HARMONY WITH THE CHARACTER OF THE SURROUNDING AREA AND IS SUITABLE FOR THE INTENDED USE. THAT INCLUDES RESIDENTIAL, PARKS, AND OPEN SPACE.

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

HE 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

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 PLAN(S); IS AUTHORIZED UNDER THE PROVISION 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 THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY. SHALL BE APPLICABLE.

ENFORCEMENT O FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

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

MAXIMUM LEVEL OF DEVELOPMENT

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

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

THE STANDARD ZONING 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.

THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT: NATURAL FEATURES REPORT **WATER NOT**

WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT AND SUBJECT TO THE DISTRICT'S RULES. REGULATIONS AND SPECIFICATIONS. **WASTEWATER NOTE:**

WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMAN HILLS METROPOLITAN DISTRICT AND SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS **SPECIAL DISTRICT NOTES:**

SPECIAL DISTRICT DISCLOSURE (WHEN THE PLAT IS LOCATED IN A SPECIAL DISTRICT) A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAN

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

ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT VIA DEVELOPMENT AGREEMENT. LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT.

REX ROAD AS ILLUSTRATED ON THE DRAWINGS WILL BE A PUBLIC STREET DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR

AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION. PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY ON FILE FOR THIS PROJECT

TRAFFIC IMPACT FEES

THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBBMITTALS. 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 REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN

PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS. LANDSCAPING AREAS TRAILS COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.4.1.D. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS

AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL

TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.

ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT

- THIS PROPERTY IS LOCATED WITHIN A DESIGNED 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 CLOMR HAS BEEN APPROVED.
- THOSE LOTS EITHER PARTIALLY OR ENTIRELY LOCATED WITHIN THE CURRENT FLOODPLAIN SHALL NOT BE PLATTED UNTIL THE FLOODPLAIN BOUNDARY REVISION PROCESS IS COMPLETED EFFECTIVELY REMOVING THE FLOODPLAIN LIMITS FROM THESE LOTS.
- THE SUBMITTAL AND REVIEW OF THE FLOODPLAIN REVISION OCCUR INDEPENDENTLY OF 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. 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 \$24°25'09"W. HAVING A DELTA OF 21°22'37". A RADIUS OF 1.061.00 FEET, A DISTANCE OF 395.86 FEET TO A POINT OF TANGENT: THENCE S44°12'14"E A DISTANCE OF 446.79 FEET TO A POINT OF CURVE: THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°01'27", A RADIUS OF 1,261.00 FEET, A DISTANCE OF 682.80 FEET TO A PONT 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 S54°32'52"E A DISTANCE OF 5.87 FEET; THENCE S14°14'45"E A DISTANCE OF 65.01 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N14°14'45"W, HAVING A DELTA OF 16°16'48", A RADIUS OF 540.00 FEET A DISTANCE OF 153.43 FEET TO A POINT ON CURVE; THENCE S02°02'03"W A DISTANCE OF 268.88 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S01°20'57"E, HAVING A DELTA OF 71°23'20", A RADIUS OF 60.00 FEET A DISTANCE OF 74.76 FEET TO A POINT ON CURVE; THENCE N72°44'18"W A DISTANCE OF 15.00 FEET; THENCE S65°27'05"W A DISTANCE OF 122.04 FEET; THENCE N31°44'28"W A DISTANCE OF 23.97 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58°25'43"W, HAVING A DELTA OF 12°10'43", A RADIUS OF 1,363.49 FEET A DISTANCE OF 289.82 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S49°18'50"W, HAVING A DELTA OF 26°23'43", A RADIUS OF 1,668.20 FEET A DISTANCE OF 768.52 FEET TO A POINT ON CURVE; THENCE 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 FOUR (4) COURSES:

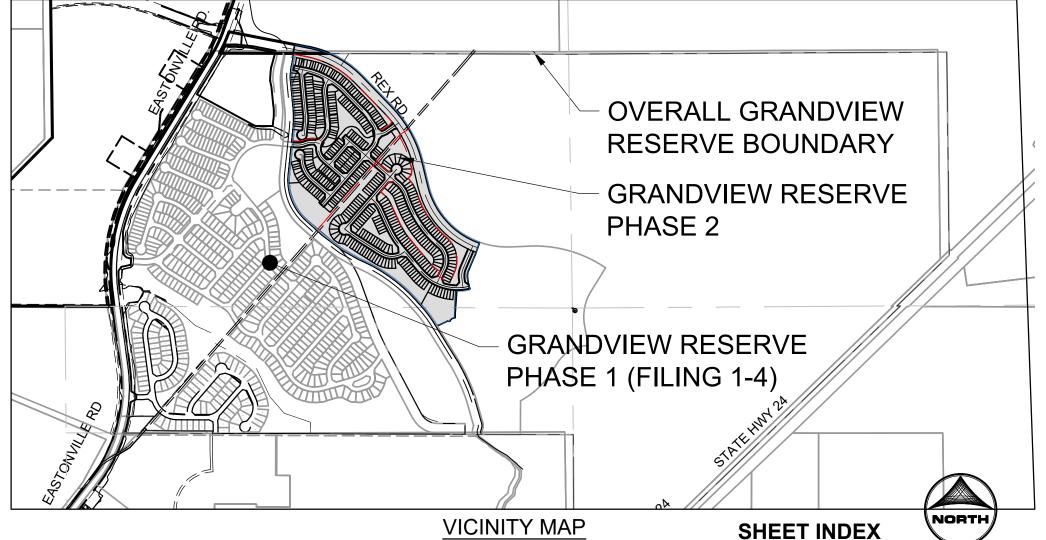
1. N49°18'05"W A DISTANCE OF 309.26 FEET TO A POINT OF CURVE;

- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 55°09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 529.48 FEET TO A POINT OF TANGENT:
- 3. N05°51'25"E A DISTANCE OF 481.83 FEET TO A POINT OF CURVE;
- 4. ON THE ARC OF A CURVE TO THE LEFT HAVING DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT;

THENCE N05°25'39"W A DISTANCE OF 267.05 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°31'03", A RADIUS OF 560.00 FEET, A DISTANCE OF 161.44 FEET TO A POINT OF TANGENT; THENCE N11°05'24"E A DISTANCE OF 97.09 FEET; THENCE N78°54'36"W A DISTANCE OF 20.13 FEET; THENCE N11°05'24"E A DISTANCE OF 36.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE CONTINUING N11°05'24"E A DISTANCE OF 93.15 FEET; THENCE S78°54'36"E A DISTANCE OF 146.34 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT. HAVING A DELTA OF 11°57'41". A RADIUS OF 1.050.00 A DISTANCE OF 219.21 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE S89°50'58"E ON SAID NORTH LINE A DISTANCE OF 27.49 FEET TO THE POINT OF BEGINNING;

GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



DEVELOPMENT STANDARDS AND GUIDELINES (SINGLE FAMILY ATTACHED TOWNHOME AREA): THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LO 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: ONE THOUSAND EIGHT HUNDRED AND SEVENTY SQUARE FEET (2,040SF). (REFER TO TYPICAL LOT LAYOUTS)

MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').

MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY FOUR FEET (24" MINIMUM DRIVEWAY LENGTH: 20' FROM FACE OF GARAGE TO BACK OF SIDEWALK

SETBACK REQUIREMENTS: a. FRONT YARD: SEVENTEEN AND ONE HALF FEET (17.5') TO FACE OF GARAGE

b. SIDE YARD: TEN FEET (10') c. COMMON LOT LINE: (0')

d. REAR YARD: TEN FEET (10') e. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')

CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5') MAXIMUM NUMBER OF ATTACHED UNITS: 4

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. 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

DECKS ATTACHED TO HOMES OVER 18" TALL ARE PRINCIPAL STRUCTURES. STAND ALONE DECKS ARE ACCESSORY 12. MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')

SETBACK REQUIREMENTS: a. FRONT YARD: FIFTY FEET (50')

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 (SINGLE FAMIY ATTACHED DUPLEX AREA): THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LO

- 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: THREE THREE THOUSAND THREE HUNDRED SQUARE FEET (2,700SF). (REFER TO TYPICAL LOT LAYOUTS) MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
- MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40'). MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30')
- MINIMUM DRIVEWAY LENGHT: 20' FROM FACE OF GARAGE TO BACK OF SIDEWALK SETBACK REQUIREMENTS:
- a. FRONT YARD: SEVENTEEN AND ONE HALF FEET (17.5') TO FACE OF GARAGE FIFTEEN FEET (15') TO FACE OF HOUSE
- b. SIDE YARD: FIVE FEET (5') c. COMMON LOT LINE: (0')
- d. REAR FIFTEEN FEET (15') e. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10') CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')
- MAXIMUM NUMBER OF ATTACHED UNITS: 2

- 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. 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.
- DECKS ATTACHED TO HOMES OVER 18" TALL ARE PRINCIPAL STRUCTURES. STAND ALONE DECKS ARE ACCESSORY MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15') 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')
- **EXISTING ZONING:** PROPOSED ZONING: e. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

SITE ACREAGE PHASE 2A (TOWNHOUSE) PHASE 2B (TOWNHOUSE)

SITE DATA

EXISTING LAND USE:

PHASE 2C (DUPLEX): PHASE 2D (DUPLEX): TOTAL:

PROPOSED NUMBER OF UNITS PHASE 2A (TOWNHOUSE) PHASE 2B (TOWNHOUSE): PHASE 2C (DUPLEX): PHASE 2D (DUPLEX): TOTAL:

MAXIMUM GROSS DENSITY(ALLOWED PER SKETCH PLAN): PROPOSED GROSS DENSITY **OVERALL GROSS DENSITY:** PARKING REQUIREMENTS:

OPEN SPACE REQUIREMENTS:

GRAZING & AGRICULTURAL RR-2.5 PUD

> 18.77 AC - 27% 14.01 AC - 21% 26.15 AC - 38% 9.68 AC - 14% 68.61 AC - 100%

EL PASO COUNTY, CO

PARCEL H - 6.83 DU/AC, PARCEL I - 5.75 DU/AC 6.27 DU/AC REFER TO PARKING TABLE ON

04 - TRACT PLAN

- 02 TYPICAL SECTIONS 03 - ADJACENT PROPERTY & OVERALL SITE PLAN
- 05 TRACT PLAN- TABLE 06 - OVERALL SITE, PHASING, & PARKING PLAN
- 07 SITE PLAN- 1 OF 4 08 - SITE PLAN- 2 OF 4
- 09 SITE PLAN- 3 OF 4 10 - SITE PLAN- 4 OF 4

04 - TRACT PLAN

- 11 ELEVATIONS 1 OF 3 12 - ELEVATIONS 2 OF
- 13 ELEVATIONS 3 OF 3 <u>PRELIMINARY LANDSCAPING PLANS:</u>
- 4 PRELIMINARY LANDSCAPE COVER SHEET 15 - PRELIMINARY LANDSCAPE PLAN (OVERALL)
- 6 PRELIMINARY LANDSCAPE PLAN 7 - PRELIMINARY LANDSCAPE PLAN 18 - PRELIMINARY LANDSCAPE PLAN
- 19 PRELIMINARY LANDSCAPE PLAN 20 - PRELIMINARY LANDSCAPE DETAILS 21 - PRELIMINARY LANDSCAPE DETAILS

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

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

PLANNER/LANDSCAPE ARCHITECT: HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PARKWAY SUITE

ATTN: BLAINE PERKINS CIVIL ENGINEER

COLORADO SPRINGS, CO 80920

HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PARKWAY SUITE

COLORADO SPRINGS, CO 80920 ATTN: KEN HUHN

PARCEL H - 12 DU/AC, PARCEL I - 8 DU/AC

06 - OVERALL SITE, PHASING, & PARKING PLAN REFER TO TRACT TABLE ON

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

DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THIS PUD DEVELOPMENT PLAN. MAJOR MODIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS UNLESS OTHERWISE PROVIDED BY THE EPC LAND DEVELOPMENT CODE. CENTRAL WATER INFRASTRUCTURE TO BE CONSTRUCTED, OWNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT TO PROVIDE WATER SERVICE TO THE PROJECT

CENTRAL WASTEWATER INFRASTRUCTURE WILL CONSIST OF A COLLECTION SYSTEM OWNED AND OPERATED BY WOODMAN HILLS METROPOLITAN DISTRICT WHO WILL PROVIDE SERVICE TO THE INDIVIDUAL HOMES. THE COLLECTIONS SYSTEM WILL ULTIMATELY CONNECT TO THE WOODMAN HILLS METROPOLITAN DISTRICT (WHMD) WASTEWATER SYSTEM WHICH WILL CONVEY THE WASTEWATER TO THE TREATMENT FACILITY WHERE CMD WILL BE RESPONSIBLE FOR TREATMENT.

ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORM WATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTERS

AND OTHER USES. 5. ALL ELECTRICAL SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN

PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVED BY EL PASO COUNTY PARKS.

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 WILL BE SUBMITTED FOR REVIEW AND APPROVAL WITH THE FINAL PLAT. FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE NOT MET WITH LAND DEDICATION.

10. ALL COMMON LANDSCAPE AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. 11. PRELIMINARY MAILBOX KIOSK LOCATIONS SHOWN, FINAL LOCATIONS SUBJECT TO APPROVAL BY THE USPS. ADJUSTMENTS TO LOCATION MAY BE MADE WITH FINAL PLAT AND

12. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOTS PERIMETER AS FOLLOWS:

FRONT: TEN FEET (10') SIDE: FIVE FEET (5')

REAR: TEN FEET (10"

ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED.

MVEA: TWENTY FEET (20') MIN. WIDTH EASMENT 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

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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURE INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES. WITHIN SAID EASEMENTS. AS CONSTRUCTED BY THE BUILDER. IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES

STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS GRASS BUFFER BMPS WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND FASEMENT 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.

CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES. 17. FENCING:

• NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY 18. NEW SIDEWALKS ADJACENT TO RESIDENTIAL LOTS ARE TO BE 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT

OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION. ENVIRONMENTAL NOTE: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS REGILLATIONS ORDINANCES REVIEW AND PERMIT REQUIREMENTS AND OTHER AGENCY

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 T ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

21. ALL TRAILS ARE TO BE NON-MOTORIZED TRAILS

1. SHALLOW GROUNDWATER: REFER TO GROUNDWATER CONDITIONS MAP (FIGURE 3) IN REPORT FOR LOTS WHERE GROUNDWATER COULD POTENTIAL IMPACT CRAWL SPACE FOUNDATIONS. PROPOSED GRADES HAVE BEEN ESTABLISHED SUCH THAT BOTTOM OF FOOTING ELEVATIONS WILL BE ABOVE THE KNOWN PEAK GROUNDWATER ELEVATIONS. WHERE GROUNDWATER CONDITIONS ARE ENCOUNTERED THAT IMPACT CRAWLS SPACE FOUNDATIONS. SLAB ON GRADE FOUNDATIONS SYSTEMS ARE RECOMMENDED. IT SHALL BE NOTED THAT FUTURE LOT SPECIFIC STUDIES MAY ALTER THESE RECOMMENDATIONS. NO BASEMENTS ARE PROPOSED WITHIN THE LIMITS OF OF THIS DEVELOPMENT PLAN.

HARD BEDROCK WILL BE DIFFICULT TO EXCAVATE AND WILL REQUIRE HEAVY DUTY EXCAVATION EQUIPMENT. DEEP EXCAVA-TIONS INTO BEDROCK WILL REQUIRE AGGRESSIVE EXCAVATION TECHNIQUES. THE RATE OF EXCAVA-TION WILL BE SLOW WITHIN THE BEDROCK.

SUB-EXCAVATION IS A GROUND IMPROVEMENT METHOD THAT CAN BE USED TO REDUCE THE IMPACTS OF SWELLING SOILS. 4. FLOODING: THE MAJORITY OF THE SITE LIES WITHIN ZONE D (UNDETERMINED FLOOD HAZARD), AS SHOWN ON FIRM COMMUNITY MAP NUMBER 08041C0556G, REVISED DECEMBER 7 2018. ZONE D INDICATES FLOODS ARE POSSIBLE, BUT NOT LIKELY. SOME PORTIONS OF THE SITE WITHIN DRAINAGE AREAS LIE WITHIN ZONE A. A LOMR IS CURRENTLY IN PROCEES WITH

1. THE UPPER BLACK SQUIRREL CREEK (UBSC) GROUNDWATER MANAGEMENT DISTRICT REQUIRES THAT ANY GROUNDWATER DISCHARGED TO THE SURFACE OR INTO AN UNDERDRAIN SYSTEM MUST BE INFILTRATED BACK INTO THE GROUND. IT IS THE DEVELOPER'S RESPONSIBILITY TO COMPLY

2. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND GRANDVIEW RESERVE METROPOLITAN DISTRICT.

LAND OWNER CERTIFICATION LAND OWNER CERTIFICATION HAS EXECUTED THESE PRESENTS THIS HAS EXECUTED THESE PRESENTS THIS 20___A.D., A DELAWARE CORPORATION 20___A.D., A DELAWARE CORPORATION DOUG BROWN, DIVISION PRESIDENT PAUL HOWARD MELODY HOMES, INC. **4 SITE INVESTMENTS LLC**

COUNTY CERTIFICATION

Director, Planning and Community Developmen

_____, 20___, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) will be accepted upon recordation of the final plat(s), but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements

DETENTION TRACTS

TOTAL

PARKING TRACTS

COUNTY OF EL PASO hereby certify that this instrument was filed in my office on this ____ day of __, 20__, and was recorded at Reception Number _ of the records of El Paso County.

El Paso County Clerk and Recorder Date

GRANDVIEW RESERVE PHASE 2A-D LAND USE TABLE GROSS DENSITY | ALLOWABLE DENSITY | % OF LAND LAND USE (ACRES) (DU/ACRE) U/ACRE-PER SKETCHPLAN) SINGLE FAMILY ATTACHED (TOWNHOMES) 224 6.83 19.1% SINGLE FAMILY ATTACHED (DUPLEXES) 14.85 206 5.75 21.6% ROAD R.O.W 19.75 N/A N/A N/A 28.8% 8.04 **OPEN SPACE TRACTS** N/A N/A 11.7% 7.60 PARK TRACTS (USABLE RESIDENTIAL OPEN SPACE) N/AN/A N/A 11.1%

430

LAND USE REVIEW FILE NO: PUDSP-23-006

BAR IS ONE INCH ON DRAWN BY: SPC JOB DATE: OFFICIAL DRAWINGS APPROVED: KVH JOB NUMBER: 201662 IF NOT ONE INCH. CAD DATE: <u>8/20/2024</u> ADJUST SCALE ACCORDINGLY CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_2_662.202\PUD\Cover_PUD

CONTAINING A CALCULATED AREA OF 2,988,865 SQUARE FEET OR 68,615 ACRES, MORE OR LESS.

NO. DATE BY REVISION DESCRIPTION



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

GRANDVIEW RESERVE - PHASE 2 D.R. HORTON

D·R·HORTON America's Builder

COVER & TYP. SECTIONS

68.61

COVER

SHEET

100.0%



PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL

16. 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,

• ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR GRANDVIEW

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.

22. THERE SHALL BE NO DIRECT LOT ACCESS TO REX ROAD AND GRANGE TR.

23. MINOR CHANGES TO LOT LINES, TRACT LINES, ROW, AND LANDSCAPE PLANS WILL NOT REQUIRE AN AMENDMENT TO THE PUD OR PRELIMINARY PLAN.

SOIL AND GEOLOGY CONDITIONS:

MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT ENTITLED: GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION GRANDVIEW RESERVE, PHASE 2, COLORADO BY CTL THOMPSON INC. DATED AUGUST 13, 2024 IN FILE GRANDVIEW RESERVE PUDSP FILE NUMBER: PUDSP-23-006 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED:

2. HARD BEDROCK: THE SANDSTONE AND CLAYSTONE OF THE DAWSON FORMATION ARE HARD TO VERY HARD AND PRESENT AT SHALLOW DEPTHS WITHIN THE SITE. THE HARD TO VERY

3. EXPANSIVE SOILS AND BEDROCK: EXPANSIVE BEDROCK IS PRESENT AT THIS SITE, WHICH CONSTITUTES A GEO-LOGIC HAZARD. THERE IS RISK THAT FOUNDATIONS AND SLAB-ON-GRADE FLOORS WILL EXPERIENCE HEAVE OR SETTLEMENT AND DAMAGE. IT IS CRITICAL THAT PRECAUTIONS ARE TAKEN TO INCREASE THE CHANCES THAT THE FOUNDATIONS AND SLABS-ON-GRADE WILL PERFORM SATISFACTORILY. IT IS NOTED THAT THE PRESENCE OF EXPANSIVE MATERIALS WITHIN THE DAWSON FORMATION IS HIGHLY VARIABLE AND WILL NEED TO BE FURTHER EVALUATED AT THE TIME OF LOT SPECIFIC SOILS AND FOUNDATION INVESTIGATIONS. ENGINEERED PLANNING, DESIGN AND CONSTRUCTION OF GRADING, PAVEMENTS, FOUNDATIONS, SLABS-ON-GRADE, AND DRAINAGE CAN MITIGATE, BUT NOT ELIMINATE, THE EFFECTS OF EXPANSIVE AND COMPRESSIBLE SOILS.

FEMA TO REALIGN THE FLOODPLAIN WITHIN AN NEW CHANNEL. ALL PROPOSED LOTS WILL BE REMOVED FROM FLOOPLAIN WITH THE CONSTRUCTION OF CHANNEL B AND THE **CORRESPONDING LOMR**

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

UPPER BLACK SQUIRREL CREEK GROUNDWATER MANAGEMENT DISTRICT NOTE:

WITH THE UBSC DISTRICT REQUIREMENTS

CLERK AND RECORDER This PUD Development Plan and Preliminary Plan for Grandview Reserve Phase 2 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____

Chair, Board of County Commissioners

4.13 N/A N/A N/A6.0% 1.12 N/AN/A N/A1.6%

6.27

PHONE: 719.300.4140

EL PASO COUNTY, CO

HRGreen FAX: 713.965.0044

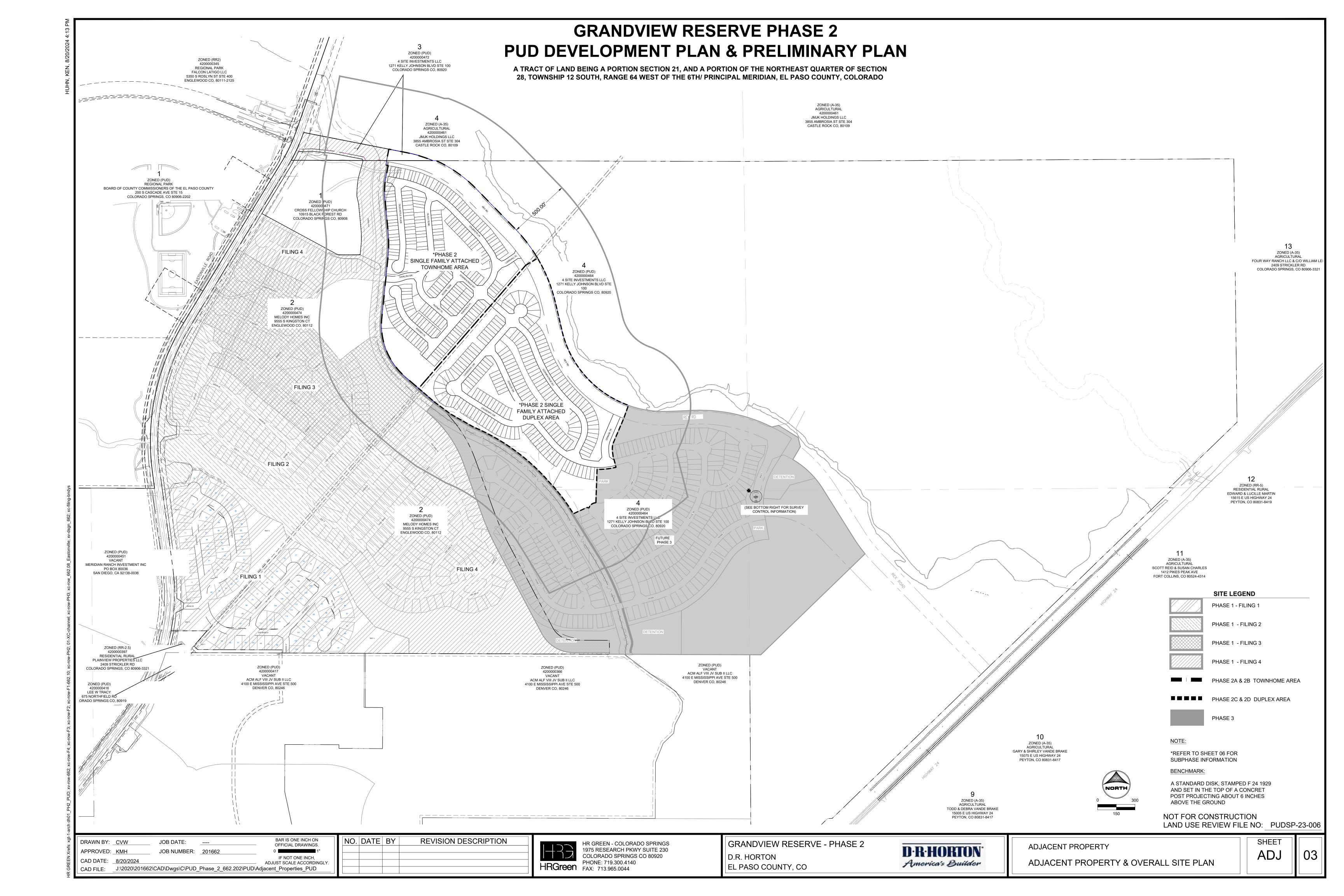
CAD DATE: <u>8/20/2024</u>

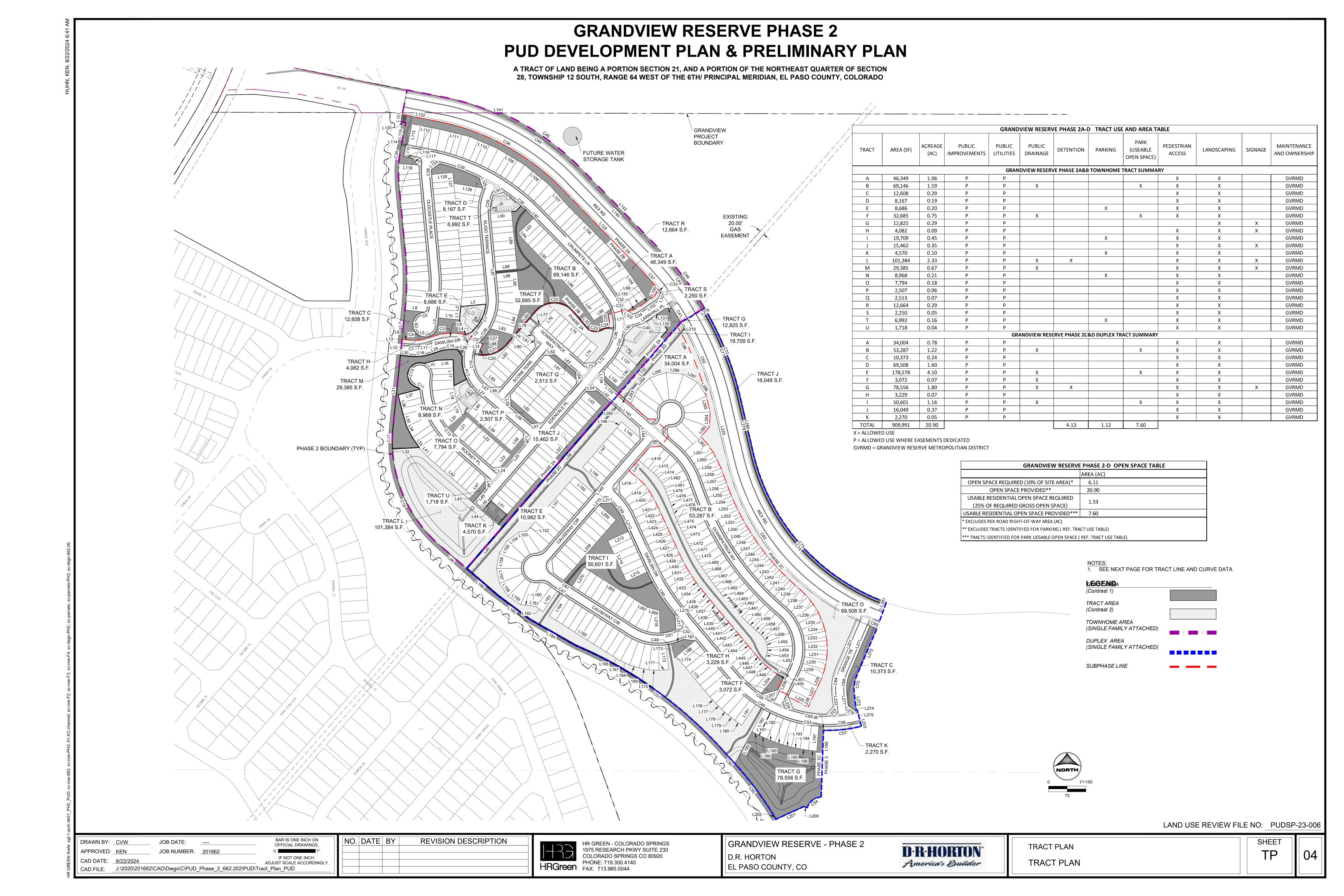
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_2_662.202\PUD\Typ-Sections_PUD

America's Builder

TYPICAL SECTIONS

P.I.U.E





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 #	Delta				
C1	115.33	175.00	37°45'29"		
C2	29.02	175.00	9°30'04"		
C3	134.59	240.00	32°07'55"		
C4	68.71	160.00	24°36'21"		
C5	3.65	15.00	13°57'29"		
C6	223.98	50.00	256°39'27"		
C7	75.15	175.00	24°36'21"		
C8	126.18	225.00	32°07'55"		
C9	15.78	175.00	5°10'01"		
C11	13.25	15.00	50°36'44"		
C12	161.61	50.00	185°11'49"		
C13	30.58	275.00	6°22'17"		
C14	187.18	175.00	61°17'00"		
C15	98.14	175.00	32°07'55"		
C16	96.63	225.00	24°36'21"		
C17	85.54	550.00	8°54'39"		
C18	443.95	550.00	46°14'51"		
C19	181.09	125.00	83°00'28"		
C20	44.28	110.00	23°03'55"		
C21	125.75	125.00	57°38'20"		
C22	172.46	100.00	98°48'49"		
C23	69.98	50.00	80°11'32"		
C24	30.56	50.00	35°01'24"		
C25	54.83	160.00	19°37'59"		
C26	171.01	175.00	55°59'19"		
C27	20.73	125.00	9°30'04"		
C28	49.61	225.00	12°38'00"		
C29	75.19	175.00	24°36'57"		
C30	154.03	785.00	11°14'34"		
C31	17.65	175.00	5°46'42"		
C32	47.82	110.00	24°54'37"		
C33	16.75	1150.00	0°50'05"		
C34	39.42	125.00	18°04'13"		
C35	70.36	560.00	7°11'57"		
C36	575.45	950.00	34°42'22"		
C37	112.73	1150.00	5°36'58"		
C38	20.41	175.00	6°41'00"		
C39	170.31	785.00	12°25'51"		
C40	66.44	175.00	21°45'14"		
C41	66.93	1150.00	3°20'04"		

	Curv	e Table	
Curve #	Length	Radius	Delta
C42	63.81	225.00	16°15'00"
C43	296.96	1250.00	13°36'42"
C44	416.82	1050.00	22°44'41"
C45	395.86	1061.00	21°22'37"
C46	299.58	1261.00	13°36'42"
C47	28.08	1025.00	1°34'11"
C48	22.94	225.00	5°50'28"
C49	38.28	525.00	4°10'38"
C50	35.07	1363.49	1°28'26"
C51	768.52	1668.20	26°23'43"
C52	53.14	225.00	13°31'56"
C53	20.00	525.00	2°10'58"
C54	74.76	60.00	71°23'20"
C55	254.75	1363.49	10°42'17"
C56	149.17	525.00	16°16'48"
C57	153.43	540.00	16°16'48"
C58	5.80	475.00	0°41'57"
C59	86.79	275.00	18°04'59"
C60	206.05	825.00	14°18'36"
C61	64.83	175.00	21°13'30"
C62	349.49	1150.00	17°24'45"
C63	856.84	950.00	51°40'39"
C64	121.52	232.50	29°56'47"
C65	135.91	475.00	16°23'36"
C66	304.49	1130.00	15°26'20"
C67	42.05	975.00	2°28'17"
C68	90.16	172.50	29°56'47"
C69	30.03	950.00	1°48'40"
C70	74.48	142.50	29°56'47"
C71	383.23	1261.00	17°24'45"
C72	379.88	1250.00	17°24'45"
C73	847.21	850.00	57°06'29"
C74	836.25	839.00	57°06'29"

	,	
Line #	Length	Direction
L1	34.00	N 5°51'25" E
L2	19.93	N 5°51'25" E
L3	100.43	N 84°34'21" E
L4	12.18	N 76°37'01" W
L5	25.16	S 71°15'04" W
L6	35.04	N 84°08'35" W
L7	118.13	N 5°51'25" E
L8	78.57	S 84°08'35" E
L9	32.89	N 5°51'25" E
L10	85.00	S 84°08'35" E
L11	25.16	N 71°15'04" E
L12	35.04	S 84°08'35" E
L13	15.00	S 5°51'25" W
L14	7.29	S 76°37'01" E
L15	52.50	S 75°45'42" W
L16	66.00	S 88°07'35" W
L17	115.57	N 1°52'25" W
L18	54.80	N 11°55'13" W
L19	58.00	N 22°47'02" W
L20	76.34	N 50°14'26" E
L21	84.66	S 41°00'23" W
L22	232.00	N 48°59'37" W
		N 41°00'23" E
L23	66.87	
L24	16.78	S 86°00'23" W
L25	124.00	S 41°00'23" W
L26	27.78	S 3°59'37" E
L27	25.41	S 48°59'37" E
L28	0.99	S 76°37'01" E
L29	25.16	N 71°15'04" E
L30	35.04	S 84°08'35" E
L31	291.84	N 5°51'25" E
L32	107.96	S 86°56'46" W
L33	48.00	S 35°03'39" E
L34	50.54	S 27°19'06" E
L35	50.14	S 16°17'13" E
L36	82.00	S 14°23'01" E
L37	89.20	S 75°36'59" W
L39	232.00	S 48°59'37" E
L40	85.00	S 41°00'23" W
L41	48.69	S 41°10'37" E
L42	239.65	S 48°59'37" E
L43	18.61	S 41°06'39" W
L44	174.68	S 48°58'55" E
L45	216.56	S 41°00'23" W
L46	141.92	N 49°18'05" W
L47	78.64	N 41°00'23" E
L48	27.78	S 3°59'37" E
L49	77.61	S 41°00'23" W
L50	53.76	N 41°00'23" E
L51	85.00	S 48°59'37" E
L52	580.00	N 41°00'23" E
L53	85.00	N 48°59'37" W
L54	44.26	N 86°10'59" E
L55	73.60	S 48°59'37" E
L56	664.99	S 41°00'23" W
L57	27.78	S 86°00'23" W
L57 L58	107.99	N 48°59'37" W
L58	73.64	N 41°00'23" E
		N 4°00'09" W
L59	27.78	14 4 UU U9" W
L60	147.28	S 48°59'37" E

	Line T	able			Line T	able
Line #	Length	Direction	Li	ine#	Length	Direction
L61	147.42	N 49°00'52" W	L	_121	30.00	N 11°05'24" E
L62	27.86	N 85°59'51" E	L	122	146.34	S 78°54'36" E
L63	108.07	S 48°59'37" E	L	_123	446.79	S 44°12'14" E
L64	27.79	S 3°59'37" E	L	_124	39.37	N 55°09'59" E
L65	73.65	S 48°59'37" E	L	_125	40.70	S 17°37'46" E
L66	27.74	S 85°58'59" W	L	_126	116.23	N 80°41'31" W
L67	26.09	N 48°59'37" W	L	_127	9.92	N 5°25'39" W
L68	15.00	S 55°59'09" E	L	_128	85.00	S 84°34'21" W
L69	175.40	N 41°00'23" E	L	_130	80.95	N 55°22'59" E
L70	80.87	S 40°10'49" E	L	_131	27.71	N 85°22'59" E
L71	15.00	N 75°01'04" E	L	_132	379.52	S 41°00'23" W
L72	47.88	S 41°00'23" W	L	_133	73.85	N 48°59'37" W
L73	43.84	S 86°00'23" W	L	_134	22.63	N 4°13'35" W
L74	85.00	N 41°00'23" E	L	_135	69.92	S 48°59'37" E
L75	232.00	N 48°59'37" W	L	_135	91.83	N 55°29'09" E
L76	85.00	S 41°00'23" W	L	_136	116.00	N 41°00'23" E
L77	10.00	N 48°59'40" W		_137	91.35	N 48°59'37" W
L78	50.02	S 40°59'19" W		_138	49.93	N 44°40'02" E
L79	21.91	S 49°00'41" E	L	_139	11.00	S 59°24'28" W
L80	27.87	S 4°00'41" E	L	_140	446.79	N 44°12'14" W
L81	73.64	N 48°59'37" W	L	_141	27.49	S 89°50'58" E
L82	232.00	S 41°00'23" W	L	_142	446.79	S 44°12'14" E
L83	92.61	S 74°03'43" E	L	_143	153.53	S 48°59'37" E
L84	116.00	N 15°56'17" E	L	_144	41.09	S 4°25'28" E
L85	143.74	N 5°21'16" W	L	_145	100.00	N 48°59'37" W
L86	85.00	S 84°34'21" W	L	_146	30.08	S 36°48'47" W
L87	10.00	N 5°25'39" W	L	_147	210.00	S 41°00'23" W
L88	85.00	N 84°34'21" E	L	_148	100.00	S 48°59'37" E
L89	232.00	N 5°25'39" W	L	_149	50.00	S 41°00'23" W
L90	84.87	S 84°34'21" W	L	_150	100.00	N 48°59'37" W
L91	41.25	N 74°50'00" E		_151	270.00	S 41°00'23" W
L92	5.92	S 44°12'14" E		_152	22.56	S 46°33'56" W
L93	85.00	S 45°47'46" W		_153	28.80	S 83°05'59" W
L94	36.83	S 36°24'05" E		_154	58.46	S 54°11'31" W
L95	199.38	S 44°12'14" E		_155	61.94	S 32°30'22" W
L96	114.10	S 42°29'43" E		_156	60.42	S 10°27'47" W
L97	115.77	S 34°37'01" E		_157	61.94	S 11°34'48" E
L98	79.91	N 55°22'59" E		158	60.41	S 33°37'15" E
L99 L100	76.93 29.26	N 55°22'59" E N 25°22'59" E		159	61.94	S 55°39'42" E S 84°11'35" E
		S 25°22'59" W		160	40.68	
L101 L102	25.82 80.95	S 55°22'59" W		_161 _162	22.54 33.49	S 78°30'15" E S 54°16'25" E
L102	20.51	N 56°14'27" W		_163	100.00	N 34°52'25" E
L103	116.00	N 34°30'51" W		_164	100.00	S 33°18'14" W
L105	125.95	N 37°23'23" W		_165	301.67	S 57°37'16" E
L106	237.38	N 44°47'53" W		_166	36.35	S 59°10'11" E
L107	120.86	N 41°50'36" W		_167	40.21	S 65°36'37" E
L108	126.65	N 51°04'42" W		_168	40.21	S 72°42'11" E
L109	124.29	N 58°51'22" W		_169	40.21	S 79°47'44" E
L110	123.92	N 66°32'57" W		_170	40.21	S 86°53'18" E
L111	122.53	N 76°28'26" W		_171	40.14	N 86°01'29" E
L112	116.00	N 78°54'36" W		172	100.00	N 7°30'57" W
L113	85.00	S 11°05'24" W		_173	57.07	S 13°21'25" E
L114	7.74	N 78°54'36" W		_174	8.56	N 50°16'58" E
L115	50.00	S 11°05'24" W		_175	210.92	S 39°43'39" E
L116	35.58	S 78°54'36" E		_176	34.56	S 41°56'15" E
L117	34.96	S 38°07'58" E		_177	34.56	S 45°06'23" E
L118	75.33	N 86°06'33" W	L	_178	34.56	S 48°16'31" E
L119	97.09	N 11°05'24" E		_179	34.56	S 51°26'38" E
L120	20.13	N 78°54'36" W		_180	34.56	S 54°36'33" E

	Line T	able
Line #	Length	Direction
L181	100.00	N 33°48'10" E
L182	100.00	S 28°07'38" W
L183	145.71	S 28°07'38" W
L184	211.52	N 60°22'39" W
L185	159.27	N 53°13'21" W
L186	167.33	N 49°18'05" W
L187	45.93	S 83°09'13" E
L188	98.31	S 50°16'58" W
L189	32.50	S 62°03'08" E
L190	34.56	S 65°10'47" E
L191	34.59	S 68°20'55" E
L192	34.56	S 71°31'07" E
L193	34.59	S 74°41'19" E
L194	34.56	S 77°51'31" E
L195	34.56	S 81°01'39" E
L196	34.59	S 84°11'51" E
L197	100.00	N 4°13'01" E
L198	15.00	S 2°02'03" W
L199	268.88	S 2°02'03" W
L200	15.00	N 72°44'18" W
L201	122.04	S 65°27'05" W
L202	23.97	N 31°44'28" W
L203	15.00	S 14°14'45" E
L204	100.00	N 39°03'15" E
L205	29.84	S 64°13'38" E
L206	56.01	S 25°46'22" W
L207	63.20	S 73°55'09" W
L208	322.91	N 41°00'23" E
L209	90.00	N 48°59'37" W
L210	7.97	N 41°00'23" E
L211	44.08	N 87°28'30" E
L212	45.85	S 24°39'02" E
L213	90.00	S 65°20'58" W
L214	180.00	S 24°40'16" E
L215	90.01	N 65°20'58" E
L216	2.65	S 39°43'02" E
L217	54.42	S 4°25'15" E
L218	90.00	N 2°31'53" W
L219	21.10	N 41°00'23" E
L220	235.68	S 13°10'46" E
L221	203.41	S 23°10'57" W
L222	42.16	S 6°45'50" E
L223	41.38	S 40°57'05" W
L224	51.55	N 22°22'36" W
L225	90.00	S 64°13'38" E
L226	30.04	N 22°42'51" E
L227	60.00	N 25°46'22" E
L228	34.44	N 24°47'30" E
L229	38.97	N 18°43'12" E
	38.97	N 11°37'38" E
L230	20.07	N 4°32'05" E
L230 L231	38.97	14 7 02 00 L
	38.97	N 2°33'29" W
L231		
L231 L232	38.97	N 2°33'29" W
L231 L232 L233 L234	38.97 38.97 38.97	N 2°33'29" W N 9°39'03" W N 16°44'36" W
L231 L232 L233 L234 L235	38.97 38.97 38.97 38.97	N 2°33'29" W N 9°39'03" W N 16°44'36" W N 23°50'10" W
L231 L232 L233 L234 L235 L236	38.97 38.97 38.97 38.97 38.97	N 2°33'29" W N 9°39'03" W N 16°44'36" W N 23°50'10" W N 30°55'43" W
L231 L232 L233 L234 L235 L236 L237	38.97 38.97 38.97 38.97 38.97	N 2°33'29" W N 9°39'03" W N 16°44'36" W N 23°50'10" W N 30°55'43" W N 38°01'17" W
L231 L232 L233 L234 L235 L236 L237 L238	38.97 38.97 38.97 38.97 38.97 38.97	N 2°33'29" W N 9°39'03" W N 16°44'36" W N 23°50'10" W N 30°55'43" W N 38°01'17" W N 45°06'51" W
L231 L232 L233 L234 L235 L236 L237	38.97 38.97 38.97 38.97 38.97	N 2°33'29" W N 9°39'03" W N 16°44'36" W N 23°50'10" W N 30°55'43" W N 38°01'17" W

Line #	Line 7	Direction
L427	30.00	S 24°39'02" E
L428	29.73	S 24°50'30" E
L429	28.93	S 25°52'54" E
L430	28.93	S 28°31'19" E
L431	28.93	S 30°59'18" E
L432	28.72	S 33°24'50" E
L433	29.13	S 35°52'49" E
L434	28.93	S 38°20'41" E
L435	29.94	S 39°42'31" E
L436	30.00	S 39°43'02" E
L437	30.00	S 39°43'02" E
L438	30.00	S 39°43'02" E
L439	30.00	S 39°43'02" E
L440	30.00	S 39°43'02" E
L441	30.00	S 39°43'02" E
L442	30.00	S 39°43'02" E
L443	30.00	S 39°43'02" E
L444	30.00	S 39°43'02" E
L445	30.00	S 39°43'02" E
L446	28.47	S 40°45'59" E
L447	29.11	S 45°16'38" E
L448	30.51	S 49°36'35" E
L449	29.95	S 53°47'14" E
L450	29.84	S 64°13'38" E
L451	33.84	N 25°46'22" E
L452	100.00	N 64°13'38" W
L453	24.51	N 21°31'52" E
L454	22.50	N 4°31'30" E
L455	22.50	N 12°43'40" W
L456	22.50	N 29°58'54" W
L457	25.44	N 46°23'04" W
L458	30.62	N 48°22'17" W
L459	32.14	N 46°55'17" W
L460	32.14	N 45°26'11" W
L461	32.14 32.14	N 43°57'05" W
L462 L463	32.14	N 42°27'59" W N 40°58'53" W
L463 L464	32.14	N 39°29'47" W
L464 L465	32.14	N 38°00'41" W
L466	32.14	N 36°31'34" W
L467	32.14	N 35°02'28" W
L468	32.14	N 33°33'22" W
L469	32.14	N 32°04'16" W
L470	32.14	N 30°35'10" W
L471	32.14	N 29°06'04" W
L472	32.14	N 27°36'58" W
L473	32.14	N 26°07'52" W
L474	32.14	N 24°38'46" W
L475	32.14	N 23°09'40" W
L476	32.14	N 21°40'33" W
L477	30.96	N 20°25'21" W
L478	30.00	N 20°16'03" W
L479	28.85	N 20°38'04" W
L481	26.25	N 27°12'06" W
	26.25	N 35°48'14" W

DRAWN BY: <u>CVW</u> JOB DATE: OFFICIAL DRAWINGS. JOB NUMBER: <u>201662</u> APPROVED: KEN IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. CAD DATE: <u>8/21/2024</u> CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_2_662.202\PUD\Tract_Plan_PUD

NO. DATE BY REVISION DESCRIPTION



L60 147.28 S 48°59'37" E

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

TRACT PLAN TRACT PLAN- TABLE

Line Table

L241 29.79 N 45°40'34" W

L242 | 29.56 | N 43°57'58" W

L243 | 29.56 | N 42°16'21" W

L244 | 29.56 | N 40°34'44" W

L245 | 29.56 | N 38°53'07" W

L246 29.34 N 37°11'14" W

L247 | 30.07 | N 35°34'26" W

L248 | 29.11 | N 33°43'07" W

L249 | 29.80 | N 32°08'09" W

L250 | 29.48 | N 30°24'05" W

L251 | 29.56 | N 28°43'22" W

L252 | 29.56 | N 27°01'45" W

L253 | 29.56 | N 25°20'07" W

L254 | 29.36 | N 23°38'12" W

L255 | 29.68 | N 21°57'21" W

L256 28.97 N 20°28'45" W

L257 | 30.00 | N 20°16'03" W

L258 | 31.48 | N 20°25'29" W

L259 | 36.35 | N 23°56'48" W

L260 | 36.35 | N 28°58'00" W

L261 | 36.35 | N 33°59'13" W

L262 | 42.40 | N 42°21'40" W

L263 | 52.69 | N 41°33'10" E

L264 | 60.05 | N 2°29'52" E

L265 | 66.29 | N 13°34'40" W

L266 | 50.54 | N 74°08'42" W

L267 | 29.20 | N 59°27'32" W

L269 | 270.00 | N 57°39'03" W

L270 89.99 S 32°20'57" W

L271 | 203.25 | N 23°10'57" E

L272 | 204.59 | S 23°10'57" W

L273 | 66.21 | S 6°45'50" E

L274 5.87 S 54°32'52" E

L275 6.53 S 75°34'07" W

L276 | 37.65 | N 54°32'52" W

L277 | 45.74 | N 6°45'50" W

L278 | 235.68 | N 13°10'46" W

L279 | 11.00 | S 59°24'28" W

L280 | 235.68 | S 13°10'46" E

L281 | 11.00 | N 19°42'45" E

L282 63.78 S 48°59'37" E

L283 | 65.92 | N 24°55'42" E

L284 | 66.00 | N 47°59'18" E

L285 | 68.84 | N 71°33'59" E

L286 | 68.84 | S 84°21'04" E

L287 | 66.00 | S 60°46'23" E

L288 64.94 S 32°43'38" E

L414 | 26.25 | N 44°24'23" W

L415 | 29.88 | N 48°59'22" W

L416 | 51.00 | N 48°59'37" W

L417 | 57.26 | S 41°00'23" W

L418 79.62 S 48°59'37" E

L419 | 37.23 | S 35°57'24" E

L420 37.23 S 30°56'11" E

L421 | 35.44 | S 26°08'32" E

L422 | 30.00 | S 24°39'02" E

L423 | 30.00 | S 24°39'02" E

L424 | 30.00 | S 24°39'02" E

L425 | 30.00 | S 24°39'02" E

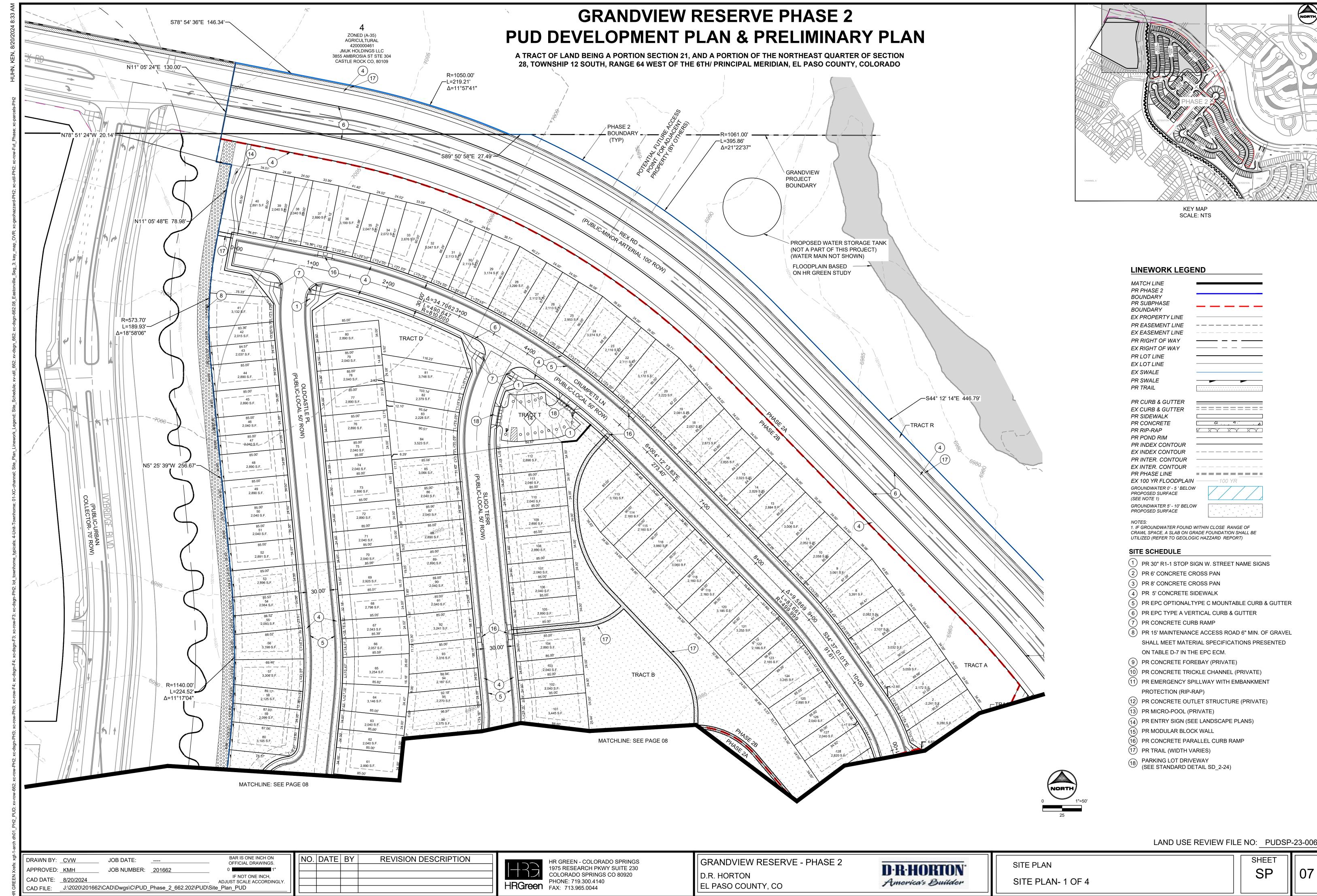
L426 30.00 S 24°39'02" E

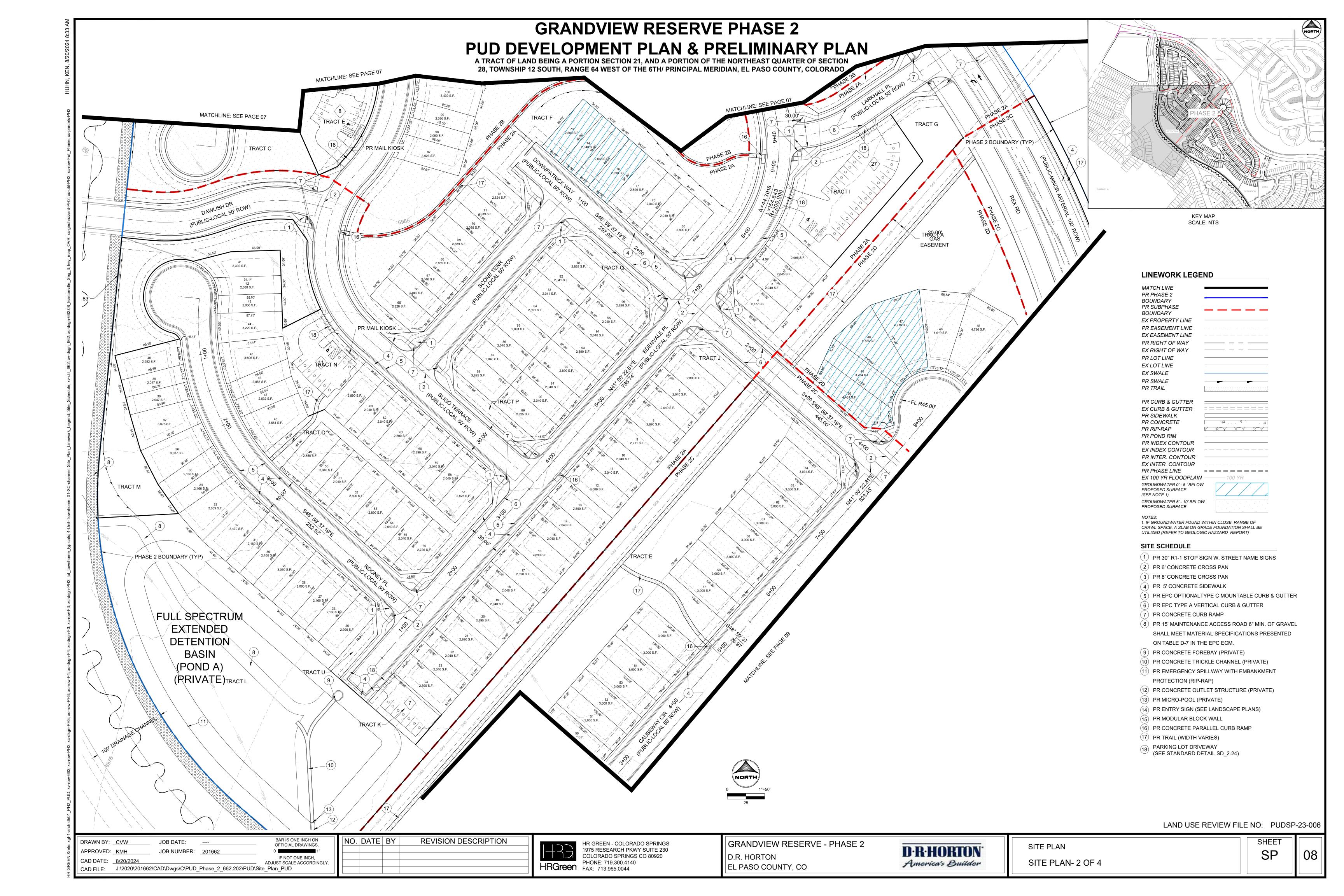
Direction

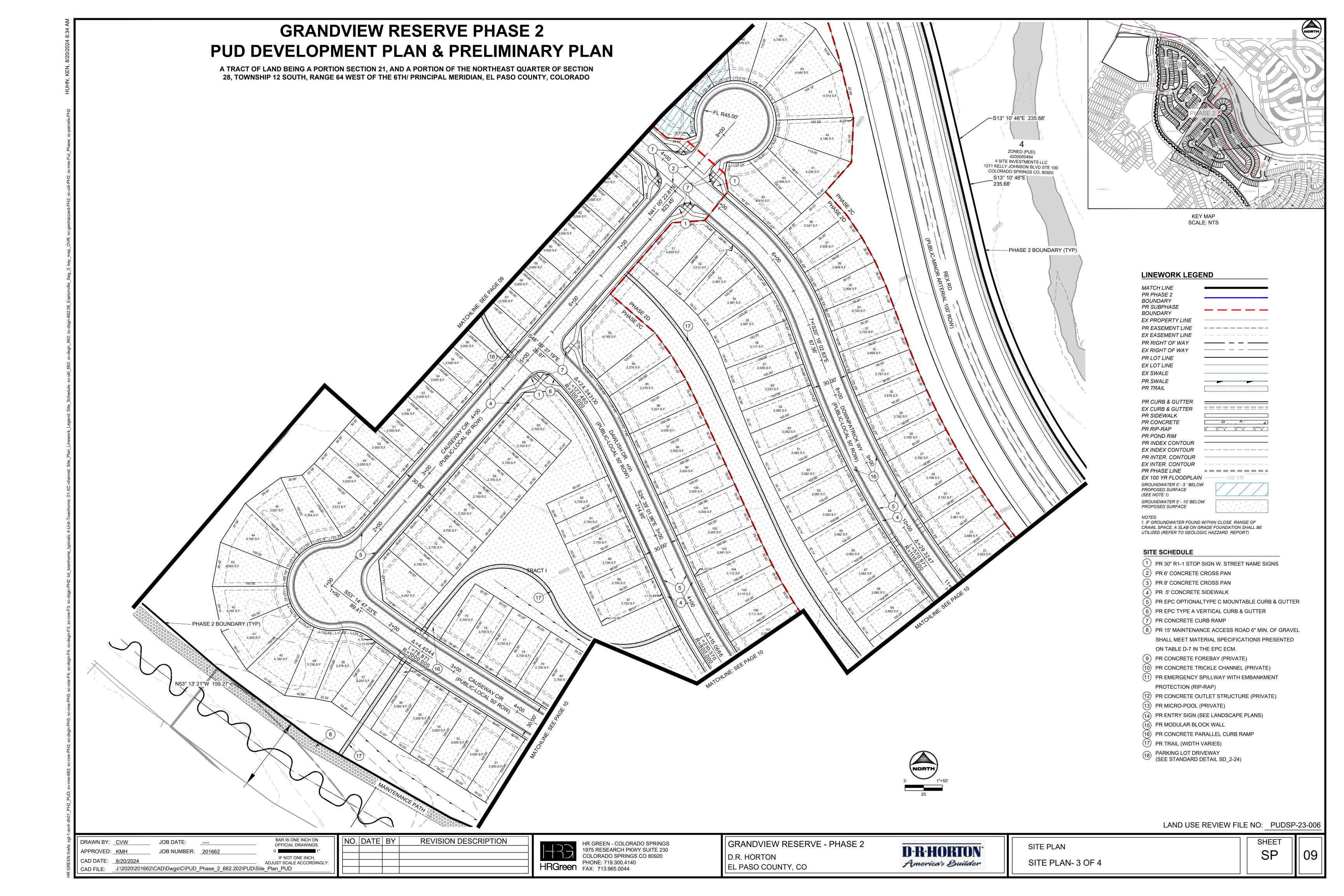
Line # Length

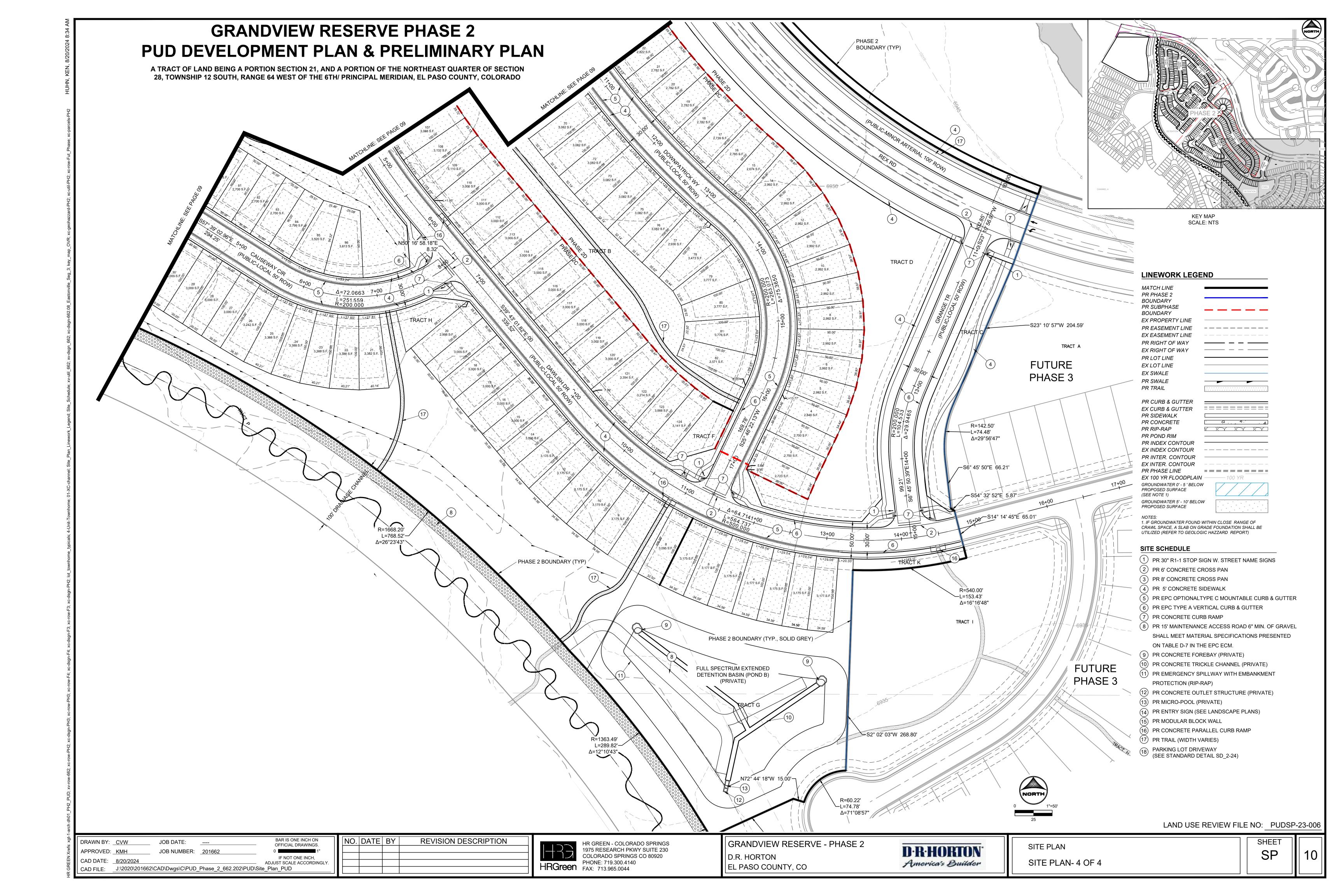
LAND USE REVIEW FILE NO: PUDSP-23-006 SHEET

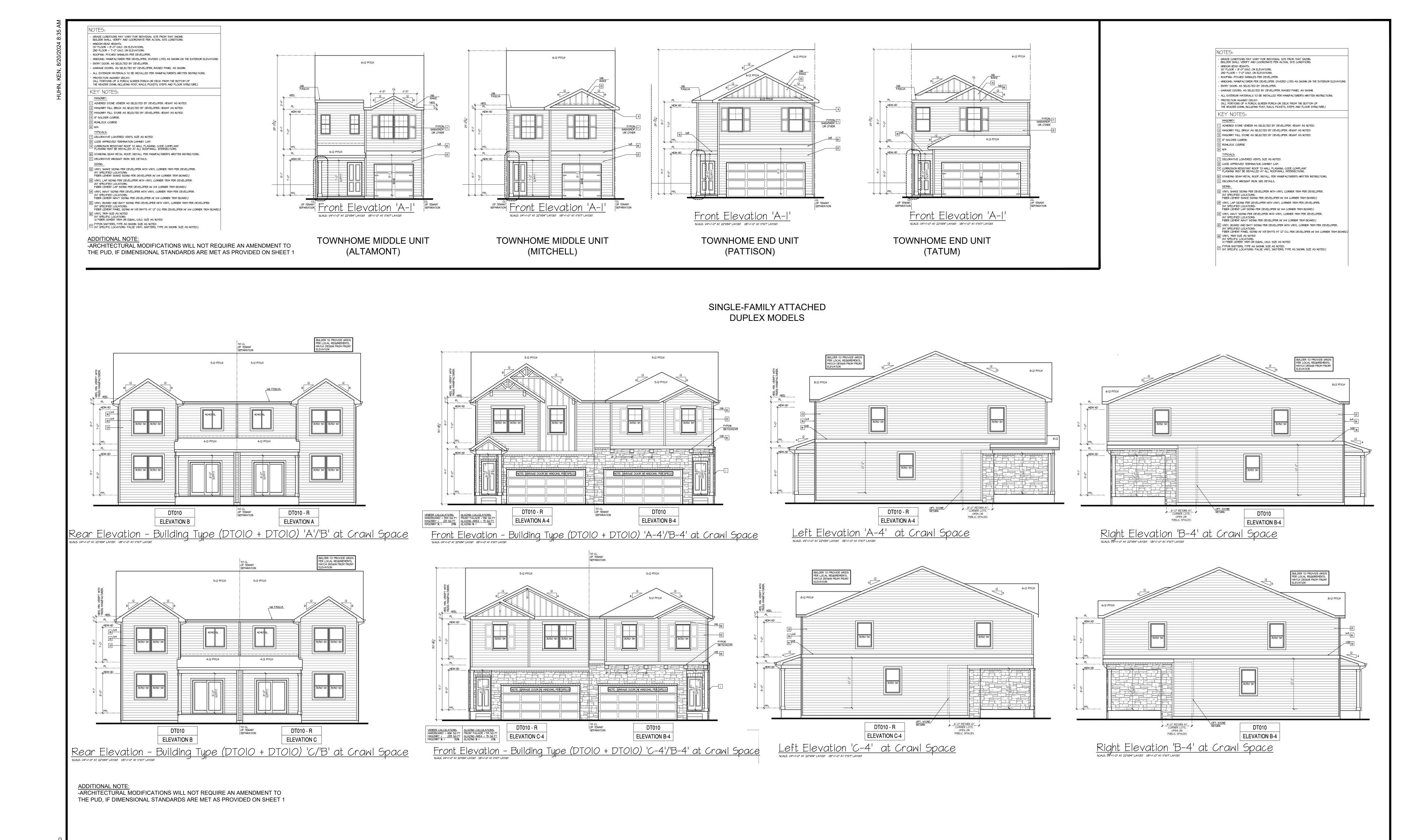
GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO ZONED (A-35) Required Site Parking (Townhomes) AGRICULTURAL 4200000461 N11° 05' 24"E 130.00 (1) Required L=219.21' JMJK HOLDINGS LLC Δ=11°57'41" 55 AMBROSIA ST STE 304 CASTLE ROCK CO, 80109 Dwelling Parking Ratio BASIS OF BEARINGS Total Dwelling Units (2 Car Garage on each unit) 224 4 224 448 S89° 50' 58"E 27.49' Δ=21°22'37' (1) Guest (Single family Attached) 1 space / 4 D.U.) 0.25 56 POINT OF BEGINNING X GRANDVIEW (2) Handicap Parking Required (51-75 = 3) PROJECT Total Parking Required 448 56 N11° 05' 48"E 78.98' BOUNDARY (1) per LDC Table 6-2 Overall Total Required FUTURE WATER STORAGE (2) per LDC Table 6-3 TANK & WELL SITE R=573.70' **Required Site Parking (Duplexes)** L=189.93' Δ=18°58'06" Proposed (1) Required Dwelling | Parking Ratio | # of bldgs Required Required -S44° 12' 14"E 446.79' 2 Car Garage Units 103 206 412 52 Total Dwelling Units 103 206 N5° 25' 39"W 256.67'-(1) Guest (Single family Attached) 1 space / 4 D.U.) 0.25 52 (2) Handicap Parking Required (25-50 = 2) Total Parking Required 412 52 (1) per LDC Table 6-2 Overall Total Required (2) per LDC Table 6-3 105 Parking Summary (Duplexes & Townhomes) 104 Townhome Duplex # of units provided # of units provided L=224.52'⊬ spaces spaces Δ=11°17'04", R=1261.00' 2 Car Garage 224 206 412 2 448 L=682.80' 224 448 206 2 Car Driveway 2 412 Guest Spaces Provided in Driveway 448 412 Off street Parking Lot (Guest Space provided) 67 Total Guest Spaces Provided 515 412 Total Guest Spaces Required 56 52 GAS Overall Total Parking Provided 963 824 **EASEMENT** Overall Total Parking Required 504 464 Surplus Parking Spaces (Parking Provided- Parking Required) 459 361 **INTERSECTION SIGHT DISTANCE TABLE ROADWAY CLASSIFICATION** SIGHT DISTANCE SIGHT DISTANCE **LOCATION ID** STOPED LOCATION **THRU STREET** LEFT (FEET)(1) RIGHT (FEET) (1) LOCAL LOCAL 280 280 -S13° 10' 46"E 235.68' S2 LOCAL LOCAL 280 280 SECTION LINE (TYP) S3 LOCAL LOCAL 280 280 S13° 10' 46"E L=529.48' LOCAL LOCAL 280 S4 280 235.68' Δ=55°09'30"; LOCAL LOCAL 280 280 4 SITE INVESTMENTS LLC 1271 KELLY JOHNSON BLVD STE 100 PHASE 2 BOUNDARY (TYP) 👇 S6 LOCAL LOCAL 280 280 COLORADO SPRINGS CO, 80920 **S**7 LOCAL LOCAL 280 280 LOCAL 280 LOCAL LOCAL 280 280 S10 LOCAL LOCAL 280 280 S11 280 280 S12 LOCAL LOCAL 280 280 S13 280 280 S14 LOCAL LOCAL 280 280 S15 LOCAL 280 280 R=839.00' S16 LOCAL 280 280 -L=836.25' S17 **MINOR ARTERIAL** 445 445 Δ=57°06'29" S18 LOCAL MINOR ARTERIAL 445 445 (1) PER EPC Table 2-21. Intersection Sight Distance **BOUNDARY (TYP)** TOWNHOME AREA SUMMARY: N49° 18' 05"W 309.26' 56 - 4 UNIT BUILDINGS N53° 13' 21"W 159.27' 224 - DWELLING UNITS PHASE 2A: 24 - 4 UNIT BUILDINGS 100' DRAINAGE CHANNEL 96 - DWELLING UNITS S23° 10' 57"W 204.59' N60° 22' 39"W 211.52' PHASE 2B: 32 - 4 UNIT BUILDINGS 128 - DWELLING UNITS \ Δ=29°56'47" -S6° 45' 50"E 66.21' **DUPLEX AREA SUMMARY:** 100' DRAINAGE -S54° 32' 52"E 5.87' CHANNEL 103 - DUPLEX BUILDINGS S14° 14' 45"E 65.01 L=768.52' 206 - DWELLING UNITS Δ=26°23'43" - \ PHASE 2D: SECTION LINE (TYP) _{TR/}Δ=16°16'48" 82 - DWELLING UNITS PHASE 2 BOUNDARY (TYP., SOLID GREY) PHASE 2C: 124 - DWELLING UNITS POINT OF COMMENCEMENT R=1363.49 S2° 02' 03"W 268.80" L=289.82'-Δ=12°10'43"、 N72° 44' 18"W 15.00' N31° 44' 28"W 23.97'; LAND USE REVIEW FILE NO: PUDSP-23-006 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 DRAWN BY: <u>CVW</u> JOB DATE: GRANDVIEW RESERVE - PHASE 2 SHEET OFFICIAL DRAWINGS. SITE PLAN D·R·HORTON JOB NUMBER: <u>201662</u> APPROVED: KEN D.R. HORTON IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. CAD DATE: <u>8/20/2024</u> OVERALL SITE, PHASING, & PARKING PLAN America's Builder EL PASO COUNTY, CO CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_2_662.202\PUD\Site_Plan_PUD











BAR IS ONE INCH ON 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 JOB DATE: **GRANDVIEW RESERVE - PHASE 2** 12/12/2023 OFFICIAL DRAWINGS. **ELEVATIONS** D·R·HORTON JOB NUMBER: <u>201662</u> D.R. HORTON IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. CAD DATE: 8/20/2024 America's Builder

EL PASO COUNTY, CO

DRAWN BY: <u>AXB</u>

APPROVED: KMH

CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_2_662.202\PUD\Elevations_PUD

ELEVATIONS 1 OF 3

LAND USE REVIEW FILE NO: PUDSP-23-006

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LAND USE REVIEW FILE NO: PUDSP-23-006

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1" 1" DRAWN BY: <u>AXB</u> JOB DATE: <u>12/12/2023</u> APPROVED: <u>KMH</u> JOB NUMBER: <u>201662</u> IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. CAD DATE: <u>8/20/2024</u>

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

D·R·HORTON America's Builder

ELEVATIONS ELEVATIONS 3 OF 3 SHEET EL

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

IRRIGATION:

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

SHRUB/TREE PLANTING NOTES:

- 1. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- 2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- 3. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- 4. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- 5. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- 6. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE
- 7. PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- 8. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- 9. USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- 10. THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS

SODDING & SEEDING:

- 1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- 2. ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE
- 3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- 4. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- 5. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- 6. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED
- 7. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEING DATE.
- 9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
- 9.1 SLOPES LESS THAN 3:1 SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISL FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
- 9.2 SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.
- 9.2.1. FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
- 9.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- 10. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- 11. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- 12. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- 13. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- 14. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.

BAR IS ONE INCH ON

OFFICIAL DRAWINGS.

IF NOT ONE INCH.

ADJUST SCALE ACCORDINGLY

DI ANT CCHEDI II E

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS	TREES		
	AG	ACER GINNALA / AMUR MAPLE	1.5" CAL.
•	CS	CATALPA SPECIOSA / NORTHERN CATALPA	1.5" CAL.
	СО	CELTIS OCCIDENTALIS / COMMON HACKBERRY	1.5" CAL.
-000000	GT	GLEDITSIA 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.
	РВ	PINUS ARISTATA / BRISTLECONE PINE	6` HT.
	PE	PINUS EDULIS / PINYON PINE	6` HT.
	PN	PINUS NIGRA / AUSTRIAN PINE	6` HT.
ORNAMENTA	L 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
THE THE PARTY OF T	EN	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	#5
	PM	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	#5
	PF	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	#5
AND STANDER OF THE ST	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5
WWW X WWW	RA	RIBES ALPINUM / ALPINE CURRANT	#5
	SM	SYMPHORICARPOS OREOPHILUS / MOUNTAIN SNOWBERRY	#5
(+)	VL	VIBURNUM LENTAGO / NANNYBERRY	#5
EVERGREEN	SHRUBS JB	S JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	#5
	JH	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	#5 #5
	MM	PINUS MUGO 'MOPS' / MOPS MUGO PINE	#5 #5
			0
GRASSES **********************************	ВВ	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	#1
	MG	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	#1
The committee	PS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#1
1/			

SHEET INDEX:

SHEET 14 - PRELIMINARY LANDSCAPE COVER SHEET SHEET 15 - PRELIMINARY LANDSCAPE PLAN (OVERALL)

SHEET 16-19 - PRELIMINARY LANDSCAPE PLAN SHEET 20-21 - PRELIMINARY LANDSCAPE DETAILS

DEVELOPMENT PLAN DATA

STREET NAME OR ZONE BOUNDARY	REX ROAD	GRANGE TR.	PARKING LOTS
LANDSCAPE SETBACK LOCATION	NORTH EAST	EAST	N/A
ZONE DISTRICT BOUNDARY	NO	NO	NO
STREET CLASSIFICATION	MINOR ARTERIAL	RESIDENTIAL	N/A
SETBACK DEPTH REQUIRED/PROVIDED	20' / 20'	10' / 10'	N/A
LINEAR FOOTAGE	2837'	8460'	67 SPACES
TREE/FEET REQUIRED	1 TREE / 25'	1 TREE / 30'	1 TREE / 15 SPACES
NUMBER OF TREES REQUIRED/PROVIDED	114 /114	24 / 24	4 / 4
SHRUB SUBSTITUTION REQUIRED/PROVIDED	0 / 0	0 / 0	TBD / TBD
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%
	•		

DESCRIPTION QUANTITY UNITS SYMBOL

GROUND COVER LEGEND/QUANTIES

	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	TBD	ACRES
	NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	TBD	ACRES
	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	TBD	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

TREE	LEGEND	
SYMBOL	DESCRIPTION	QTY.
	DECIDUOUS SHADE TREE	87
The state of the s	EVERGREEN TREE	58
	ORNAMENTAL TREE	TBD

SEEDING SPECIFICATIONS

WHERE SIGHT VISIBILITY TRIANGLES EXIST.

NATIVE SEEDING

EL PASO COUNTY ALL PURPOSE LOW GROW MIX 25% BUFFALOGRASS

20% GRAMA, BLUE

29% GRAMA, SIDEOATS

5% GREEN NEEDLEGRASS

20% WHEATGRASS, WESTERN DROPSEED, SAND

SEEDING RATE: 42 LBS PLS/ACRE

DETENTION SEEDING

EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY

20% BLUESTEM, BIG 10% GRAMA, BLUE

10% GREEN NEEDLEGRASS

20% WHEATGRASS, WESTERN

10% GRAMA, SIDEOATS

10% SWITCHGRASS PRAIRIE SANDREED

YELLOW INDIANGRASS

SEEDING RATE: 19.3 LBS PLS/ACRE

LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: <u>JAG</u> JOB DATE: <u>8/21/2024</u> JOB NUMBER: 201662.202 APPROVED: JFR CAD DATE: <u>8/21/2024</u> CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_2_662.202\PUD\Landscape_Plan_PUD NO. DATE BY **REVISION DESCRIPTION**



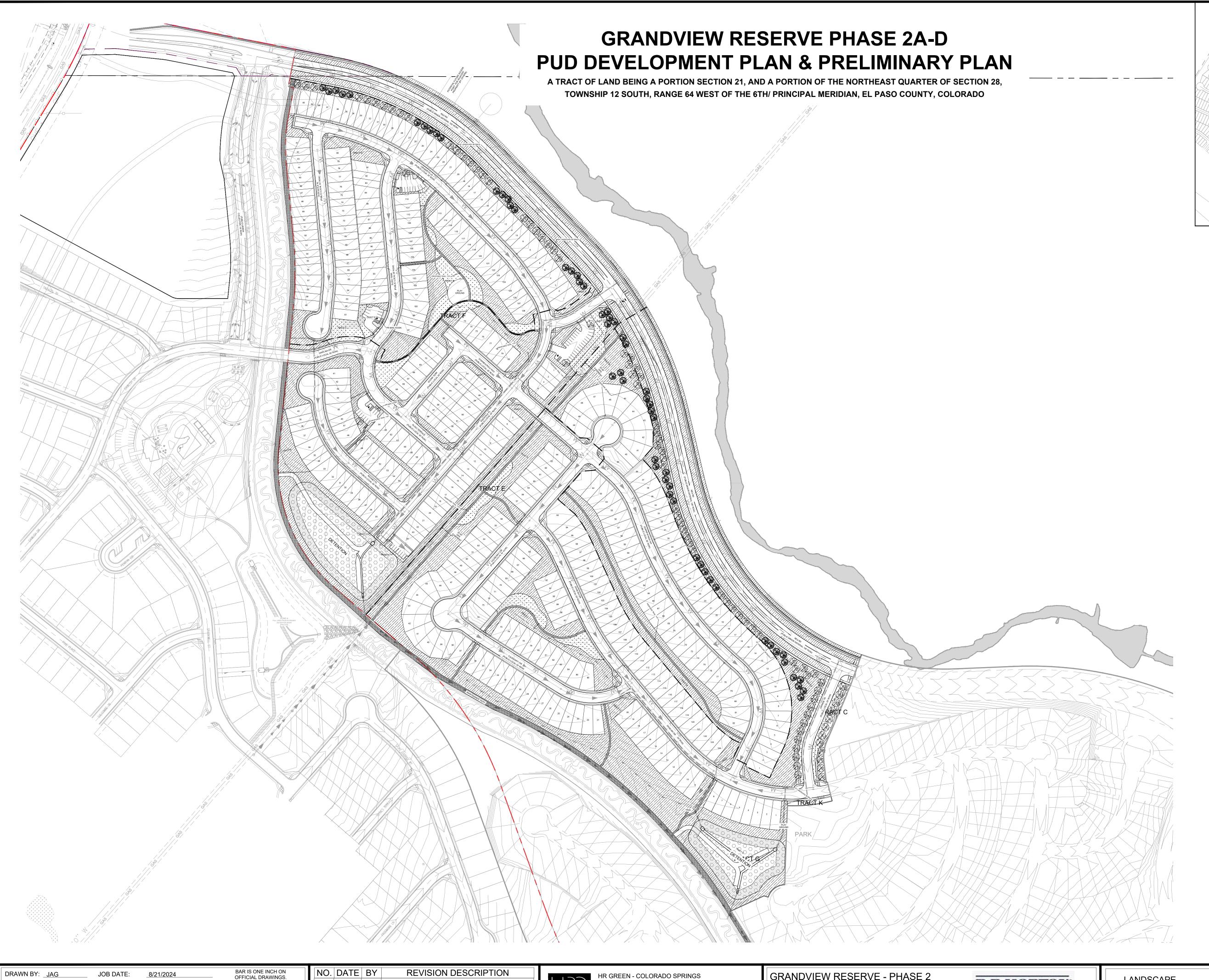
HR GREEN - COLORADO SPRINGS 1975 RESEARCH PKWY SUITE 230 COLORADO SPRINGS CO 80920 PHONE: 719.300.4140 HRGreen FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 2 D.R. HORTON

EL PASO COUNTY, CO

D·R·HORTON America's Builder

LANDSCAPE PRELIMINARY LANDSCAPE COVER SHEET SHEET





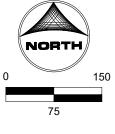
KEY MAP SCALE: NTS

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

TREE LEGEND SYMBOL DESCRIPTION

DECIDUOUS SHADE TREE

ORNAMENTAL



EVERGREEN TREE

LAND USE REVIEW FILE NO: PUDSP-23-006

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1" APPROVED: JFR JOB NUMBER: <u>201662.202</u> CAD DATE: 8/21/2024 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

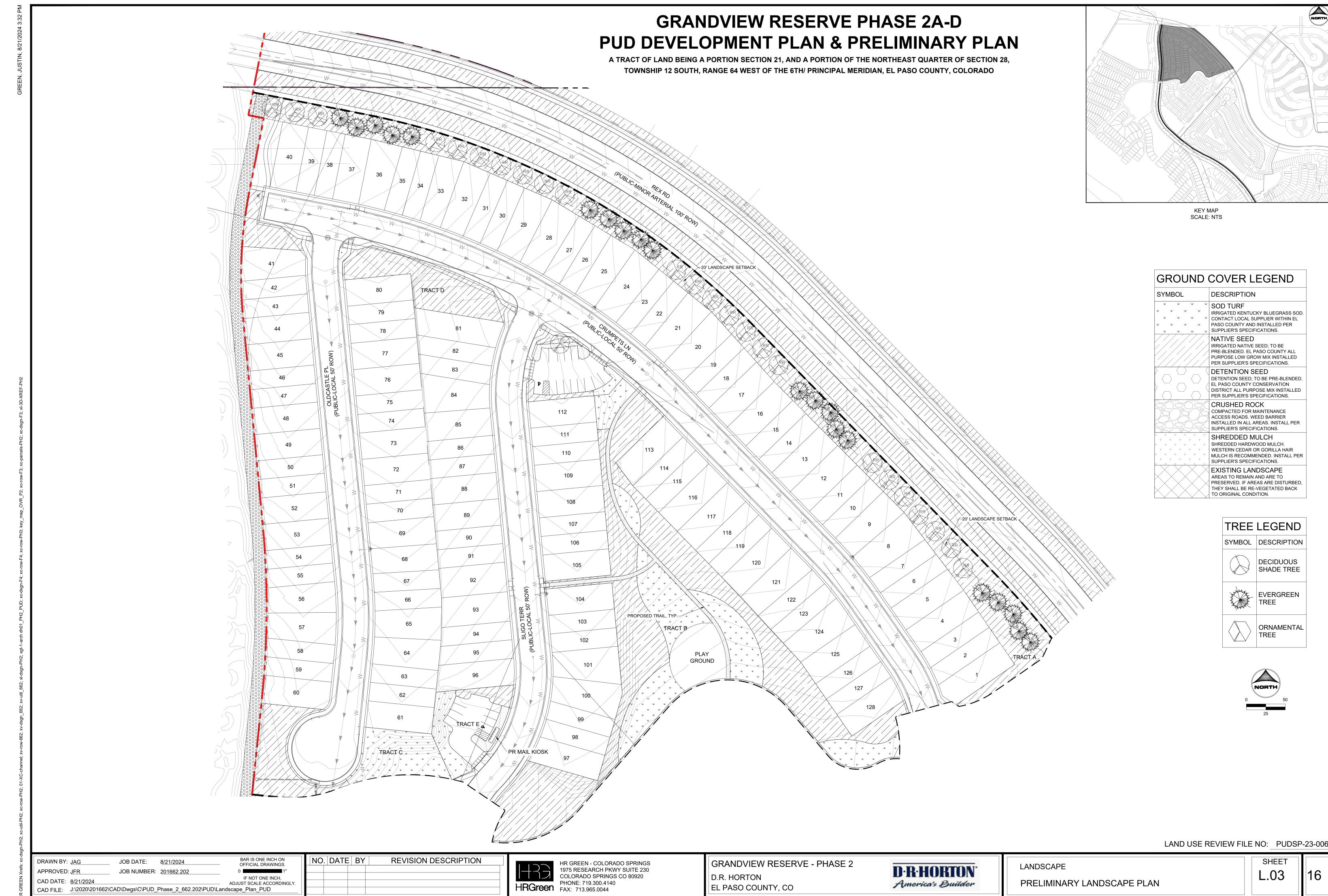
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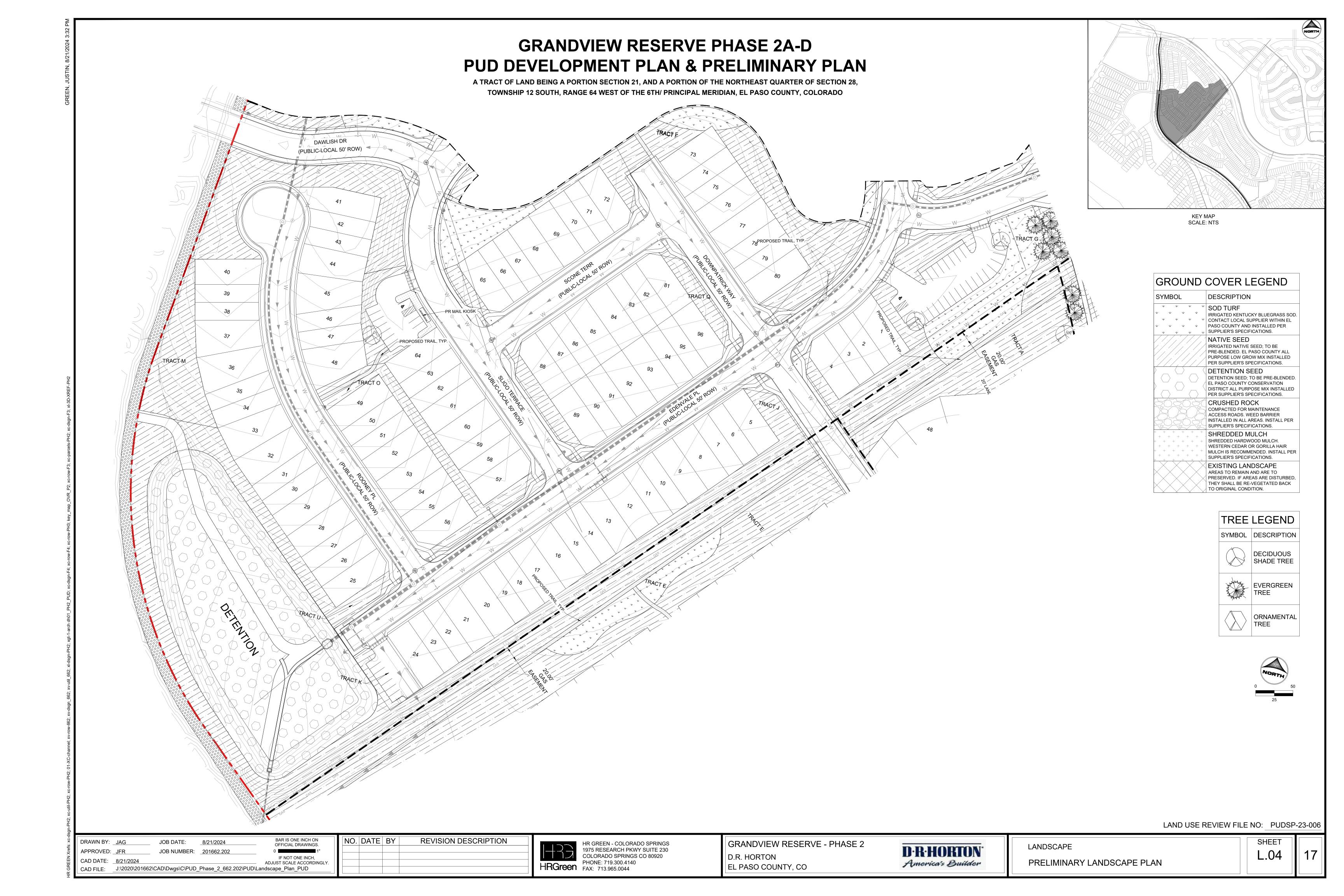
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

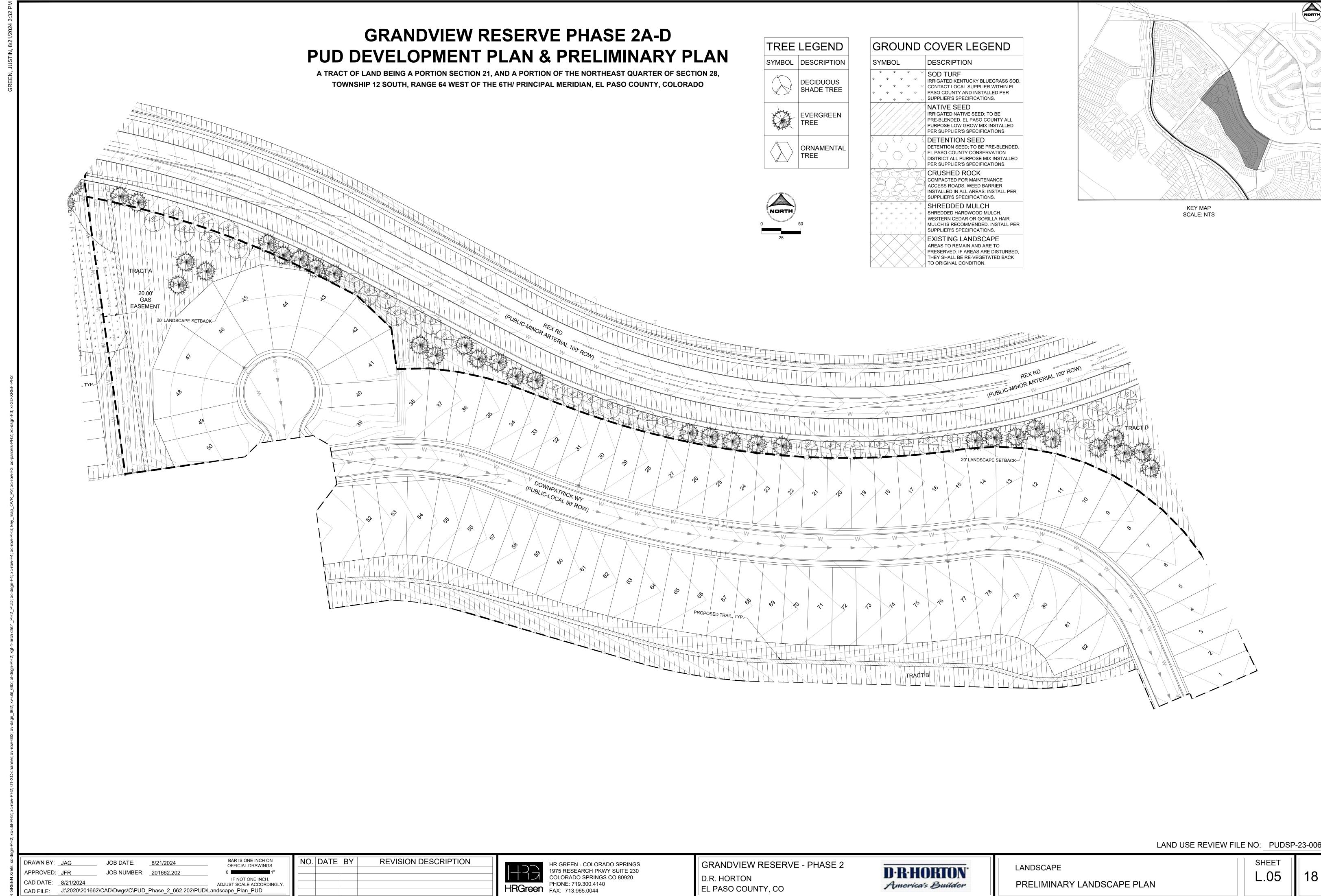
GRANDVIEW RESERVE - PHASE 2 D.R. HORTON EL PASO COUNTY, CO

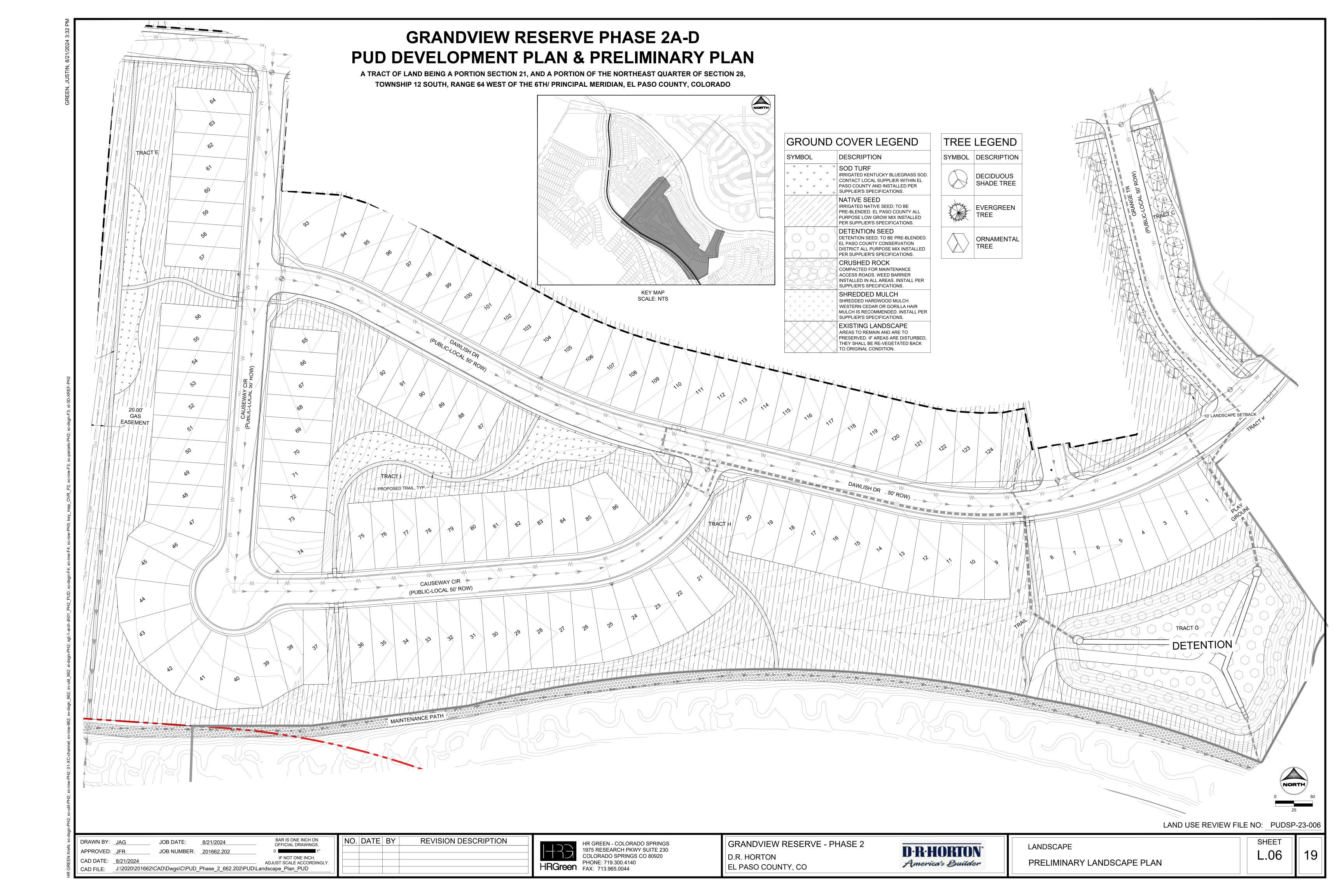
D·R·HORTON America's Builder

LANDSCAPE PRELIMINARY LANDSCAPE PLAN (OVERALL) SHEET L.02









REPRESENTATIVE 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 5. AMENDED BACKFILL SHALL BE $\frac{1}{3}$ COMPOST (PREFERABLY CLASSIFIED) AND $\frac{2}{3}$ NATIVE AND/OR IMPORTED TOPSOIL 6. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE. 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS 8. DEEP WATER ALL PLANTS AT TIME OF PLANTING. TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL POSITION ROOT FLARE AT GRADE. 3-4" DEPTH OF SPECIFIED MULCH. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE LANDSCAPE FABRIC PROVIDE A 6' DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONE ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE 6" RIM ON DOWNHILL SIDE ON SLOPES. NO RIM FOR TREES IN IRRIGATED TURF AREAS. ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY. - PROPOSED GRADE SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL. SET TREE VERTICAL, SMALLER THAN 6" WITH TWO POSTS OR ANGLE IRON ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES 6' HEIGHT OR GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-16 MONTHS

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

OF PLANTING.

WIRE, BURLAP, AND RUBBER.

AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC,

THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS. 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON. 6. AMENDED BACKFILL SHALL BE 1 COMPOST (PREFERABLY CLASSIFIED) AND 2 NATIVE AND/OR IMPORTED TOPSOIL. 7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE. OCTOBER 31 AND RMOVE MARCH 31 FOR THE PIKES PEAK 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING. 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING, SPRAY WITH WILT PRUF OR EQUAL (IF LEAFING OUT). - ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.

1. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE

BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEEK OR NARROW CROTCHES. SOME

INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE

2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR

SITE WHENEVER POSSIBLE.

SET TREE VERTICAL, STAKE UP TO 3" CALIPER TREES WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES OVER 3" CALIPER WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM 6" DANGLING. SET STAKES IN MINIMUM 16" FIRM SOIL. REMOVE STAKES WITHIN 12-16 MONTHS OF PLANTING.

TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL POSITION ROOT FLARE AT GRADE.

3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6' DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONE ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDES SAUCER ON DOWNHILL SIDE ON SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES LOCATED IN TURF AREAS.

- SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL. - AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC,

WIRE, BURLAP, AND RUBBER. 🖊 MIN 2X ROOTBALL

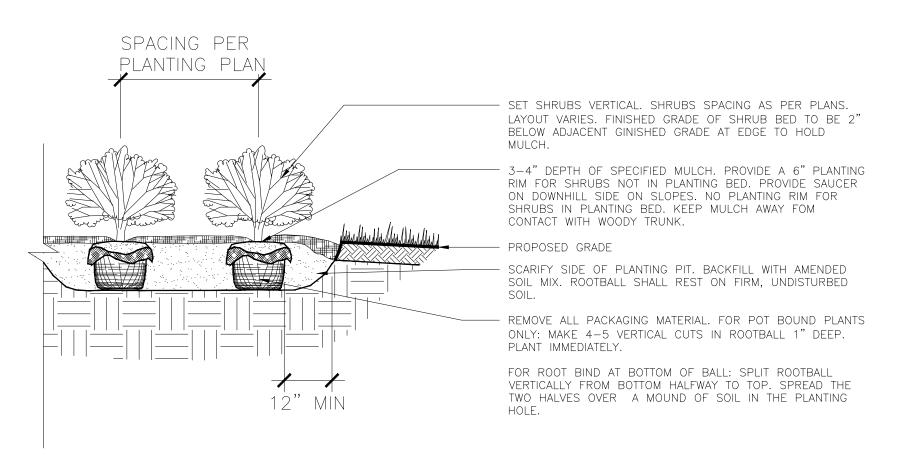
TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)

1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

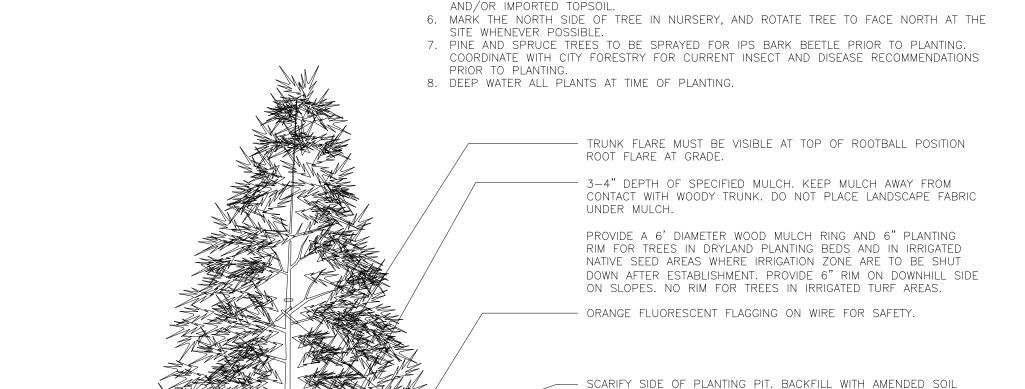
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

4. AMENDED BACKFILL SHALL BE 1 COMPOST (PREFERABLY CLASSIFIED) AND 2 NATIVE AND/OR IMPORTED TOPSOIL.

5. ALL SHRUBS IN ROCK AREAS TO RECIEVE SHREDDED MULCH RINGS. 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



TYP. SHRUB PLANTING DETAIL SCALE: NTS



1. DO NOT REMOVE OR CUT LEADER.

4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

REPRESENTATIVE

2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.

3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS

5. AMENDED BACKFILL SHALL BE $\frac{1}{3}$ COMPOST (PREFERABLY CLASSIFIED) AND $\frac{2}{3}$ NATIVE

- PROPOSED GRADE SET TREE VERTICAL, SMALLER THAN 6" WITH TWO POSTS OR ANGLE IRON ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES 6' HEIGHT OR GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG

MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

FOR SWAY. PROVIDE FLAGGING FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-16 MONTHS

AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

TYP. EVERGREEN TREE PLANTING DETAIL

1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES. 2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

-MIN 2X ROOTBALL

3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON. 4. AMENDED BACKFILL SHALL BE 1 COMPOST (PREFERABLY CLASSIFIED) AND 3 NATIVE

AND/OR IMPORTED TOPSOIL. 5. ALL SHRUBS IN ROCK AREAS TO RECIEVE SHREDDED MULCH RINGS. 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

SET SHRUBS VERTICAL. SHRUBS SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2"

SCALE: NTS

3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6" PLANTING -RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FOM CONTACT WITH WOODY TRUNK. PROPOSED GRADE

REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS -ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.

FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING

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

LAND USE REVIEW FILE NO: PUDSP-23-006

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-MIN 2X ROOTBALL-

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

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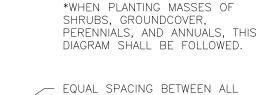
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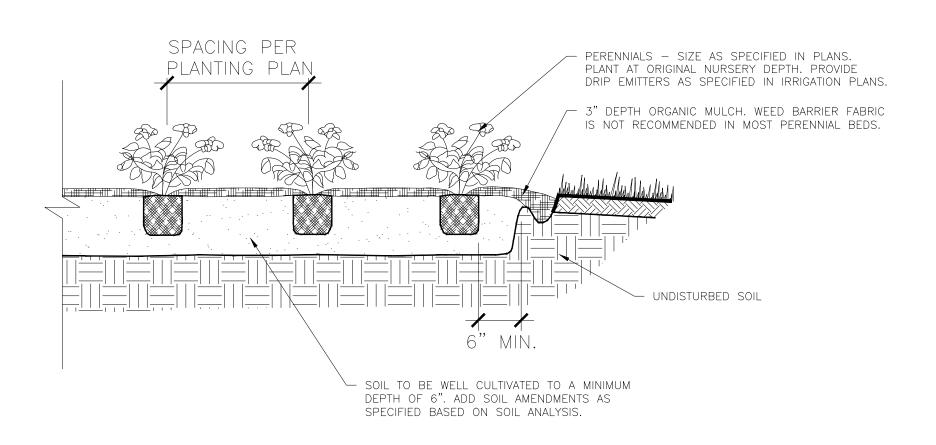
LANDSCAPE PRELIMINARY LANDSCAPE DETAILS SHEET

1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 2. PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.

- 3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- 4. AMENDED BACKFILL SHALL BE 1 COMPOST (PREFERABLY CLASSIFIED) AND 3 NATIVE
- 5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

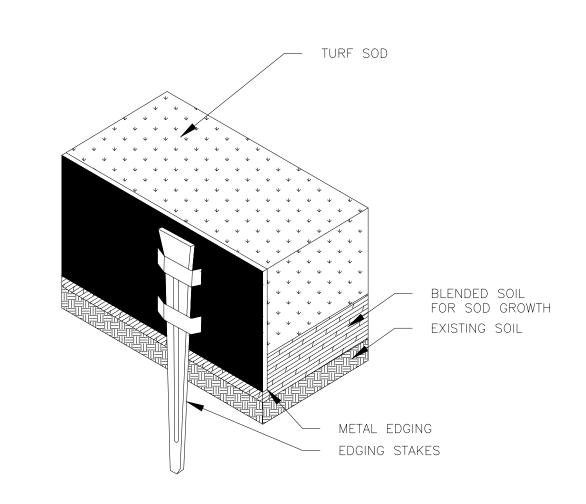


— EDGE OF PLANTING BED TYPICAL STAGGERED ROWS



TYP. PERENNIAL PLANTING DETAIL

SCALE: NTS



CONFIGURATION AND JOINING

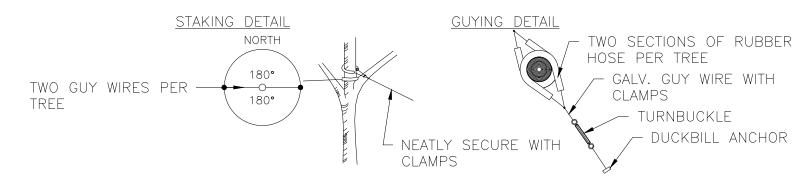
. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 2. METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.

- 3. USE BROWN COLOR ONLY.
- 4. CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

TYP. METAL EDING DETAIL SCALE: NTS

GUYING STANDARDS

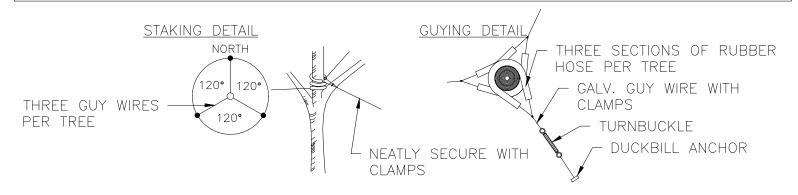
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
- 13' OF 1/8" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE. | Y" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
- TWO (2) TURNBUCKLES, EYE AND EYE TYPE, 36" THREAD DIAMETER WITH 3" TAKE-UP
- FOUR (4) 1/8" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH 1/4" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS) • TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



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

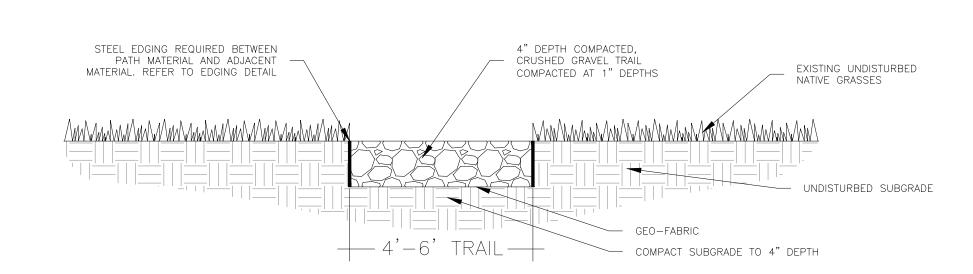
GUYING STANDARDS

- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
- | 13' OF 1/8" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE. • ½" 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.

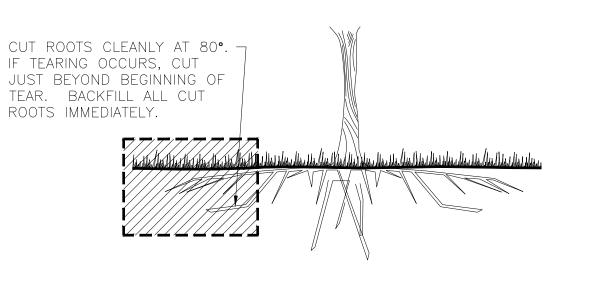


*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.





TYP. CRUSHED GRAVEL TRAIL

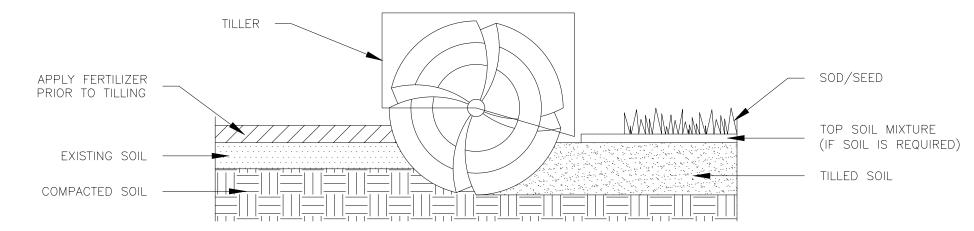


TYP. ROOT PRUNING DETAIL

NOTES:

1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS. 2. APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.

- 3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
- 4. MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED. 5. TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



TYP. SOIL PREPARATION (ALL AREAS) SCALE: NTS

LAND USE REVIEW FILE NO: PUDSP-23-006

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