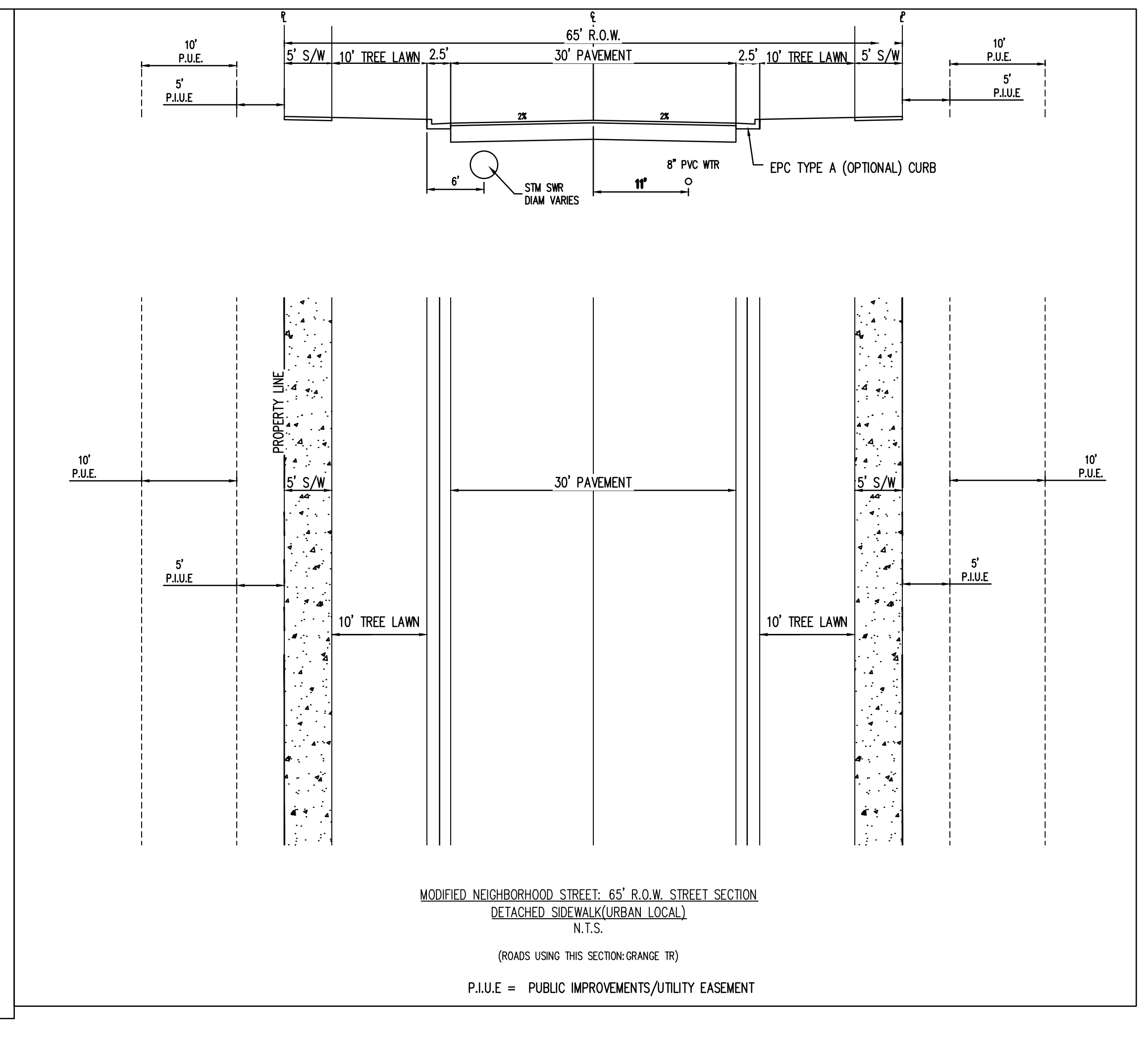
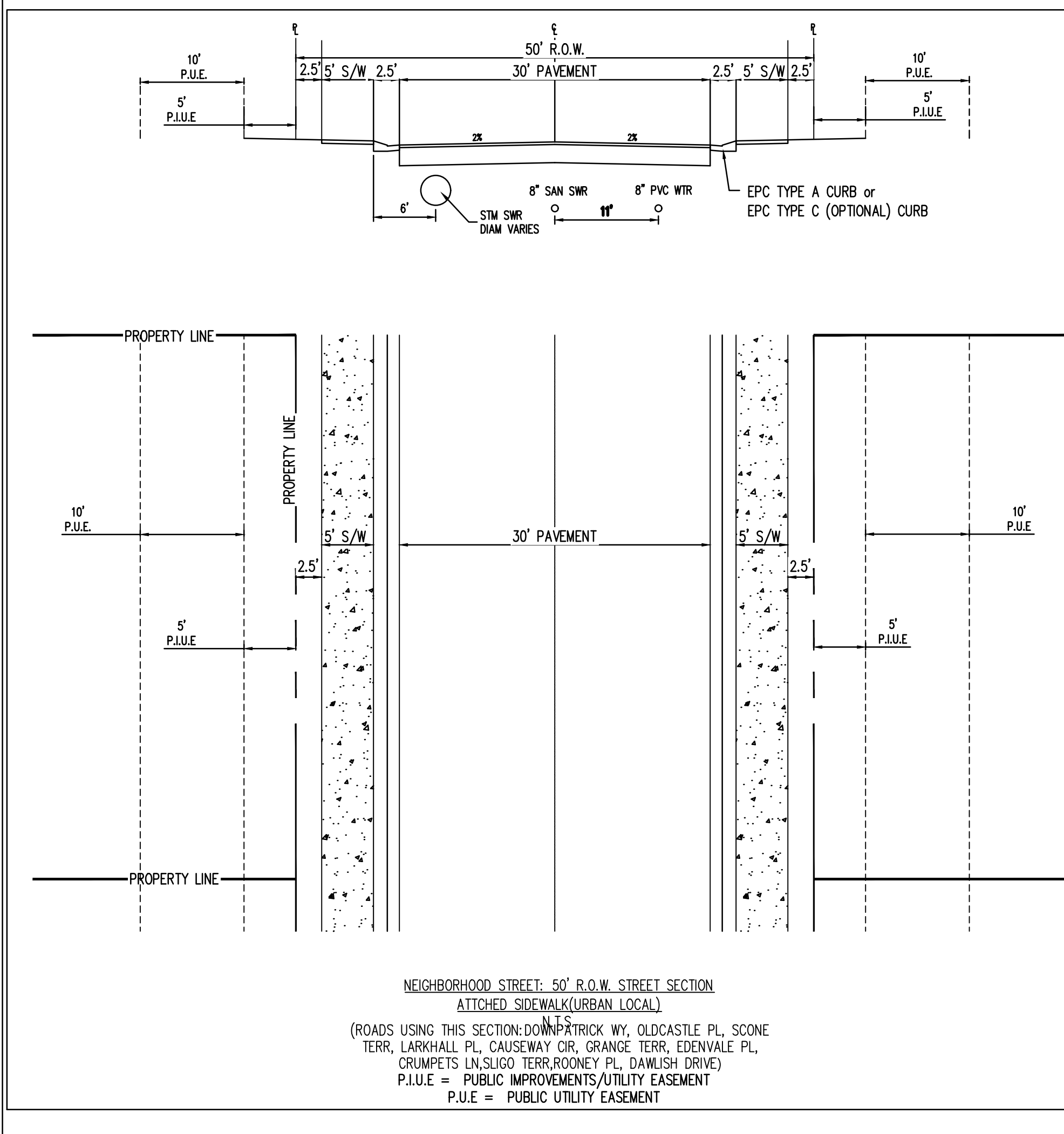
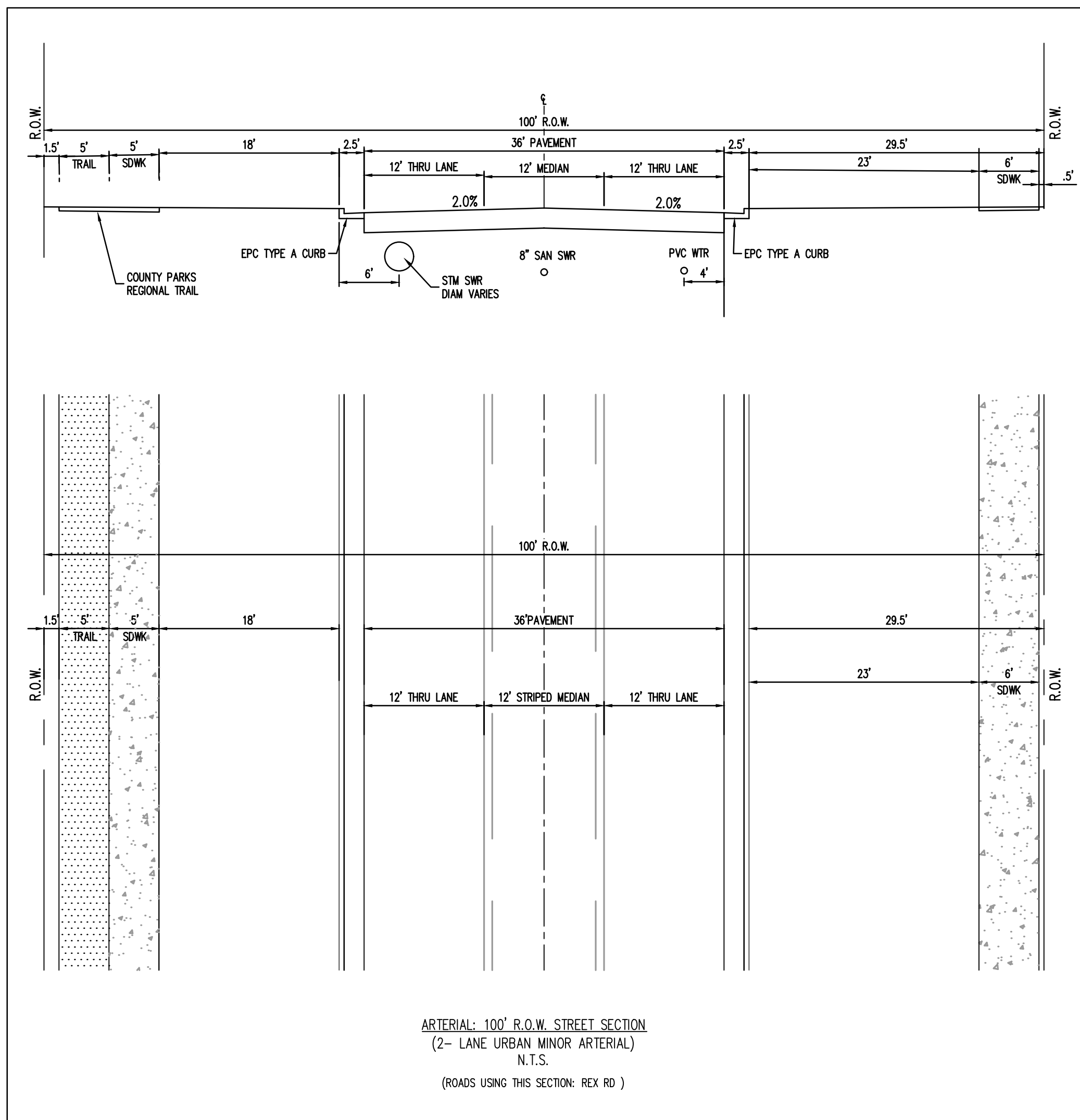
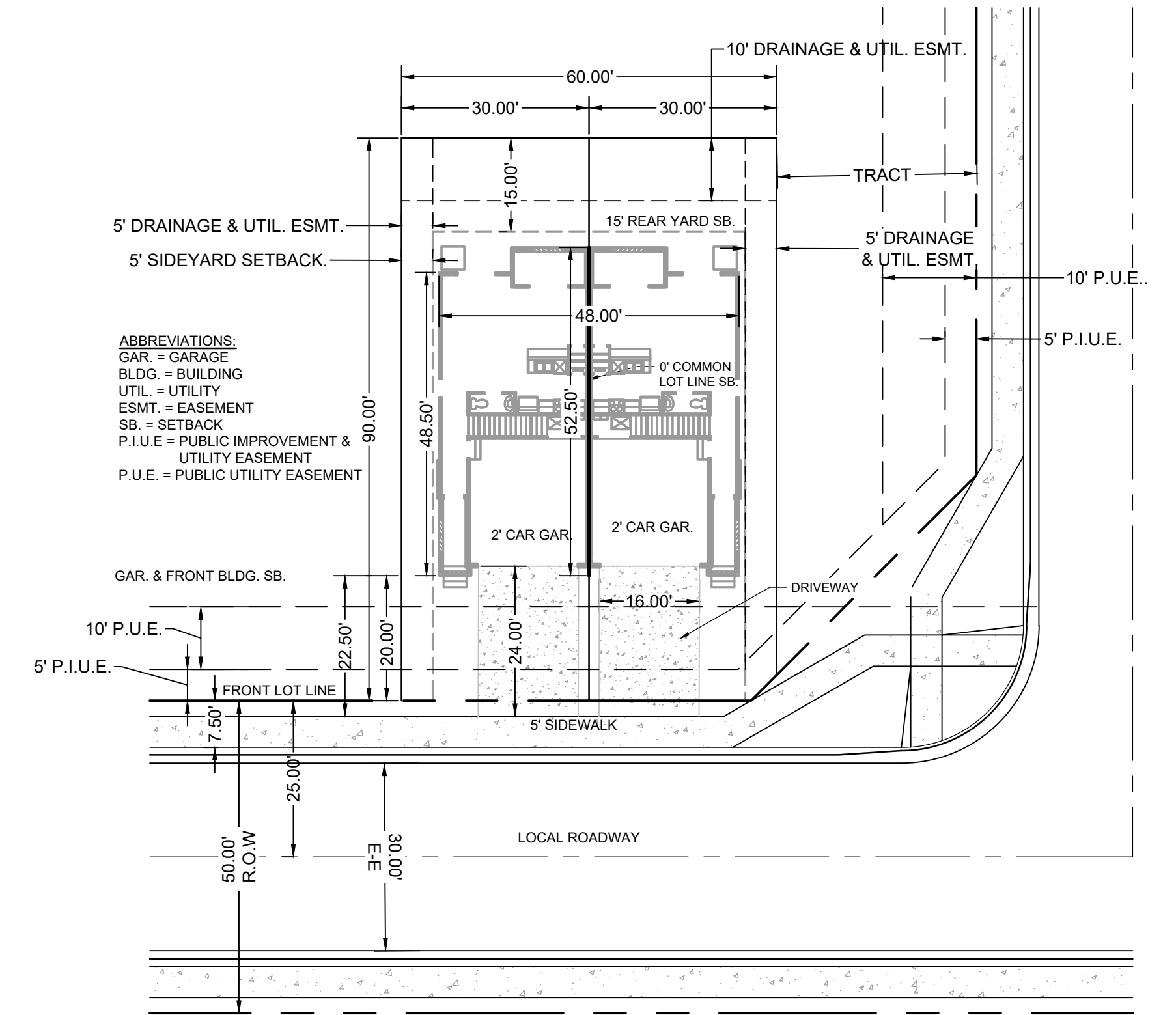
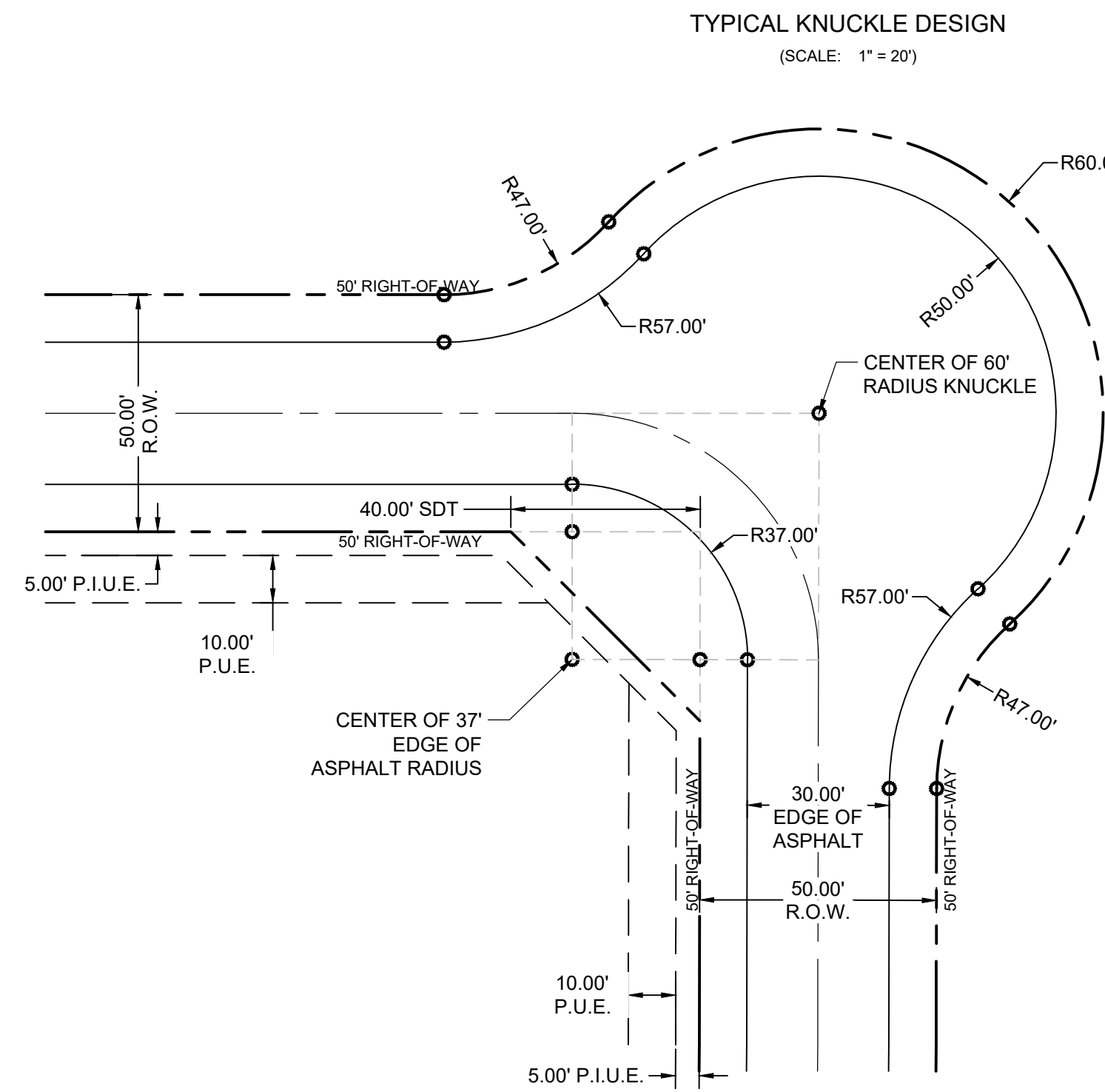
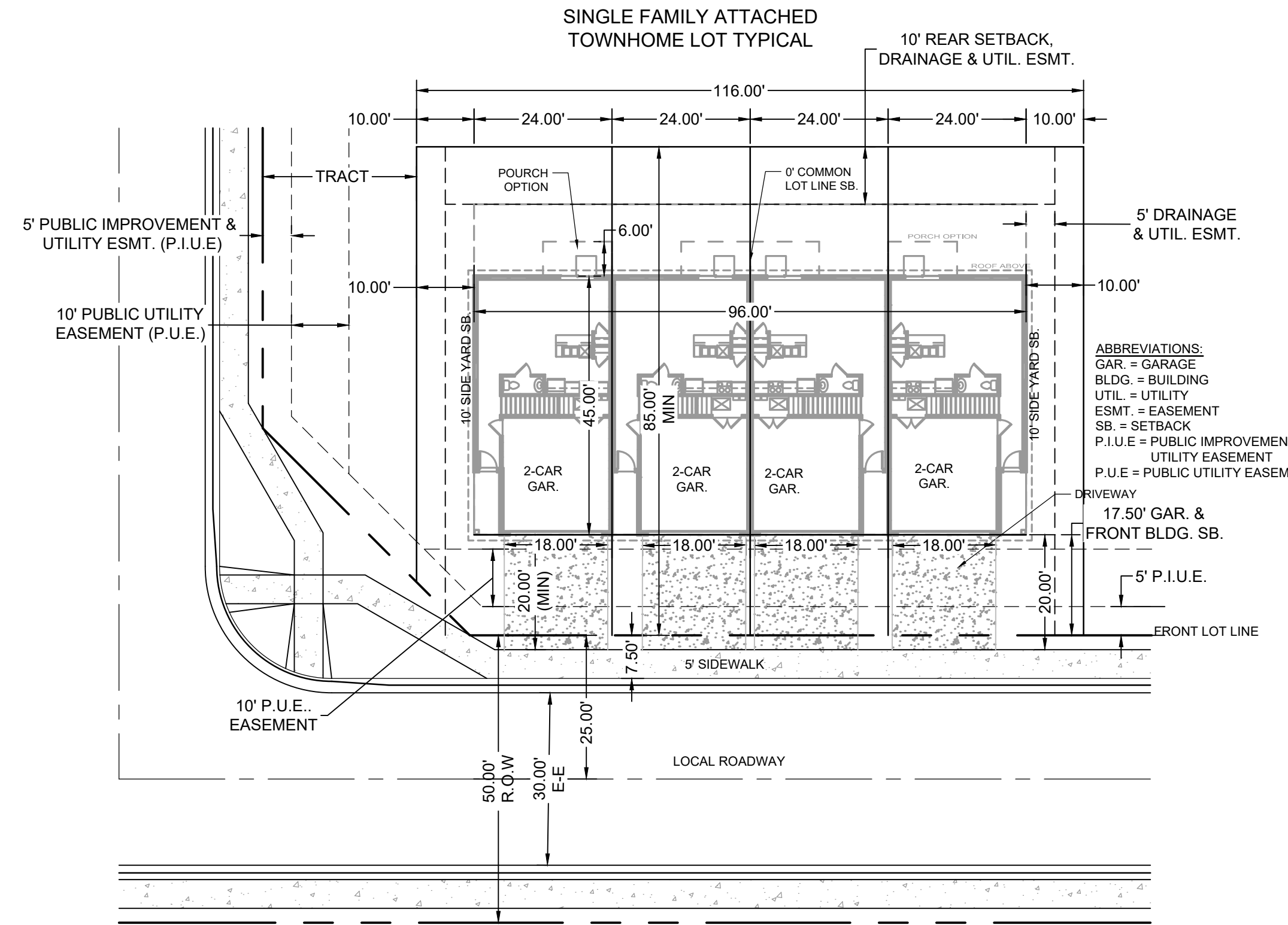


GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

SINGLE FAMILY ATTACHED
DUPLEX LOT TYPICAL (PLAN A)



DRAWN BY: YOU JOB DATE: ---
 APPROVED: KEN JOB NUMBER: 201662
 CAD DATE: 8/20/2024
 CAD FILE: J:\2020\201662\CAD\Drawings\CIPUD_Phase_2_662.2021\Typ-Sections_PUD

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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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

LAND USE REVIEW FILE NO: PUDSP-23-006

SHEET TYP 02








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

GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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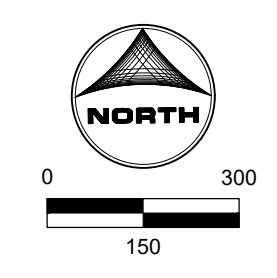


SITE LEGEND

-  PHASE 1 - FILING 1
-  PHASE 1 - FILING 2
-  PHASE 1 - FILING 3
-  PHASE 1 - FILING 4
-  PHASE 2A & 2B TOWNHOME AREA
-  PHASE 2C & 2D DUPLEX AREA
-  PHASE 3

NOTE:
*REFER TO SHEET 06 FOR SUBPHASE INFORMATION

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




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 APPROVED: KMH JOB NUMBER: 201662
 CAD DATE: 8/20/2024
 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\PU\Adjacent_Properties_PUD

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 1975 RESEARCH PKWY SUITE 230
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GRANDVIEW RESERVE - PHASE 2
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 EL PASO COUNTY, CO



ADJACENT PROPERTY
 ADJACENT PROPERTY & OVERALL SITE PLAN

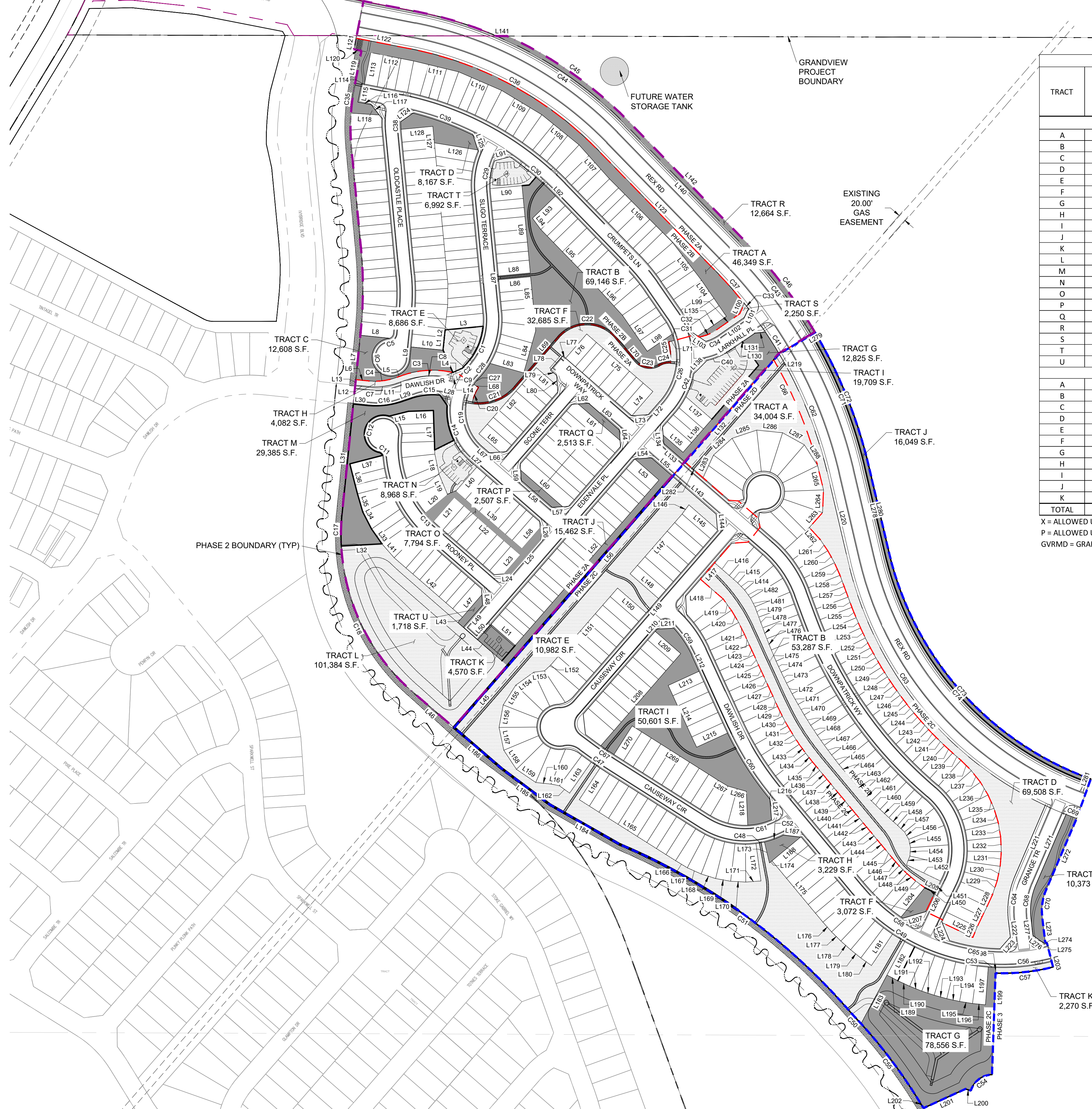
SHEET
 ADJ 03

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

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

GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



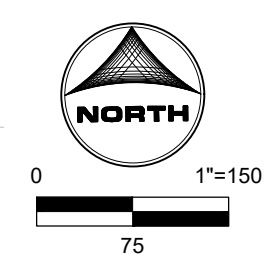
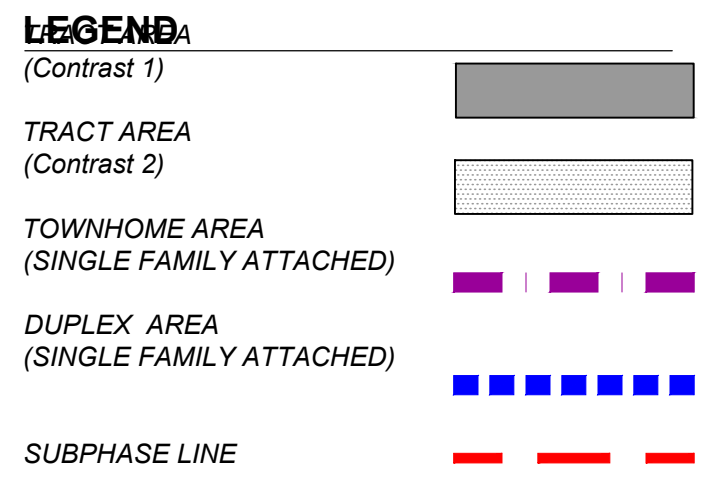
GRANDVIEW RESERVE PHASE 2A-D TRACT USE AND AREA TABLE												
TRACT	AREA (SF)	ACREAGE (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PUBLIC DRAINAGE	DETENTION	PARKING	PARK (USEABLE OPEN SPACE)	PEDESTRIAN ACCESS	LANDSCAPING	SIGNAGE	MAINTENANCE AND OWNERSHIP
GRANDVIEW RESERVE PHASE 2A&B TOWNHOME TRACT SUMMARY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

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

GRANDVIEW RESERVE PHASE 2-D OPEN SPACE TABLE	
	AREA (AC)
OPEN SPACE REQUIRED (10% OF SITE AREA)*	6.11
OPEN SPACE PROVIDED**	20.90
USABLE RESIDENTIAL OPEN SPACE REQUIRED (25% OF REQUIRED GROSS OPEN SPACE)	1.53
USABLE RESIDENTIAL OPEN SPACE PROVIDED***	7.60

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

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



LAND USE REVIEW FILE NO: PUDSP-23-006

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 APPROVED: KEN JOB NUMBER: 201662 0" = 1"
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NO.	DATE	BY	REVISION DESCRIPTION

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



TRACT PLAN
 TRACT PLAN

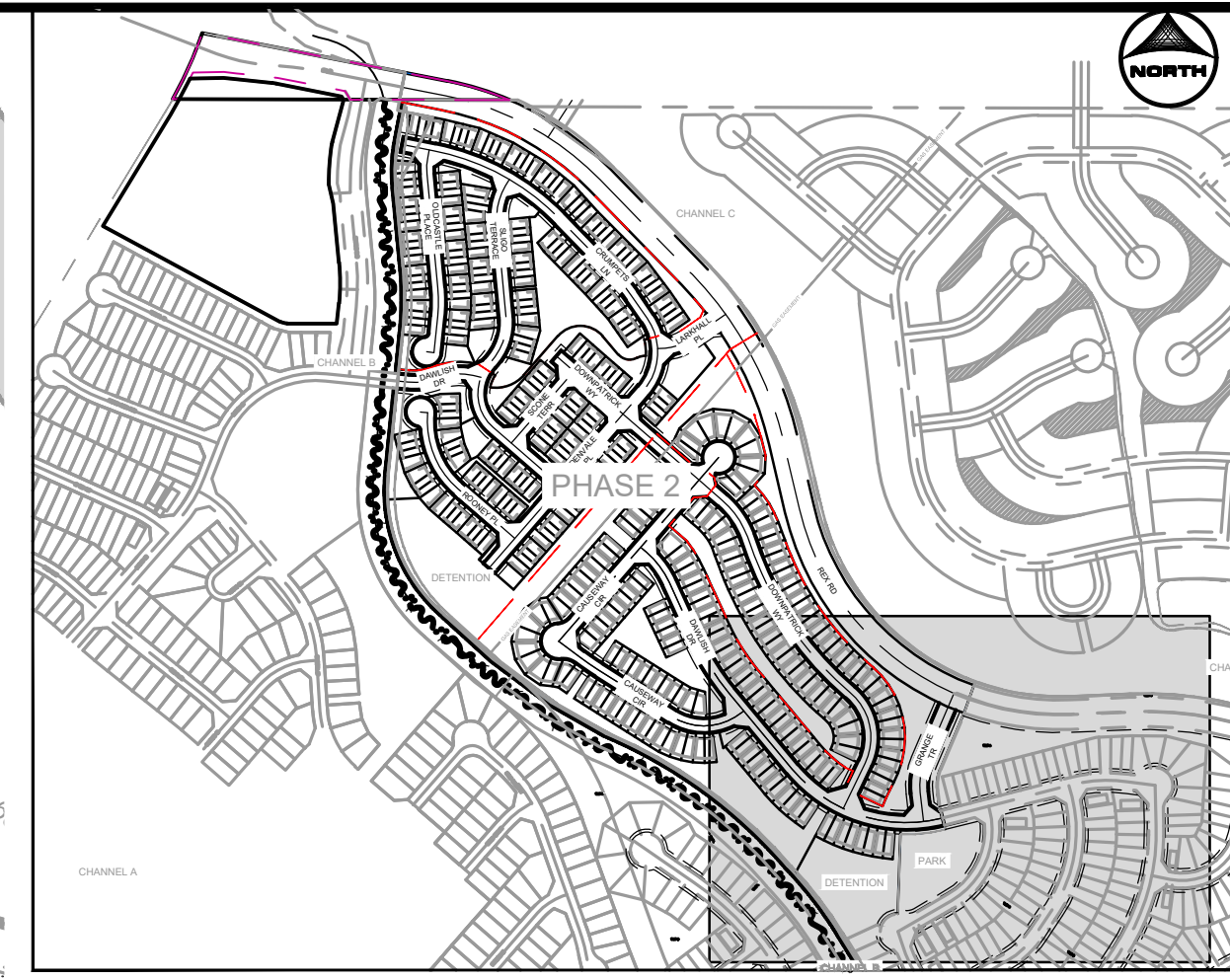
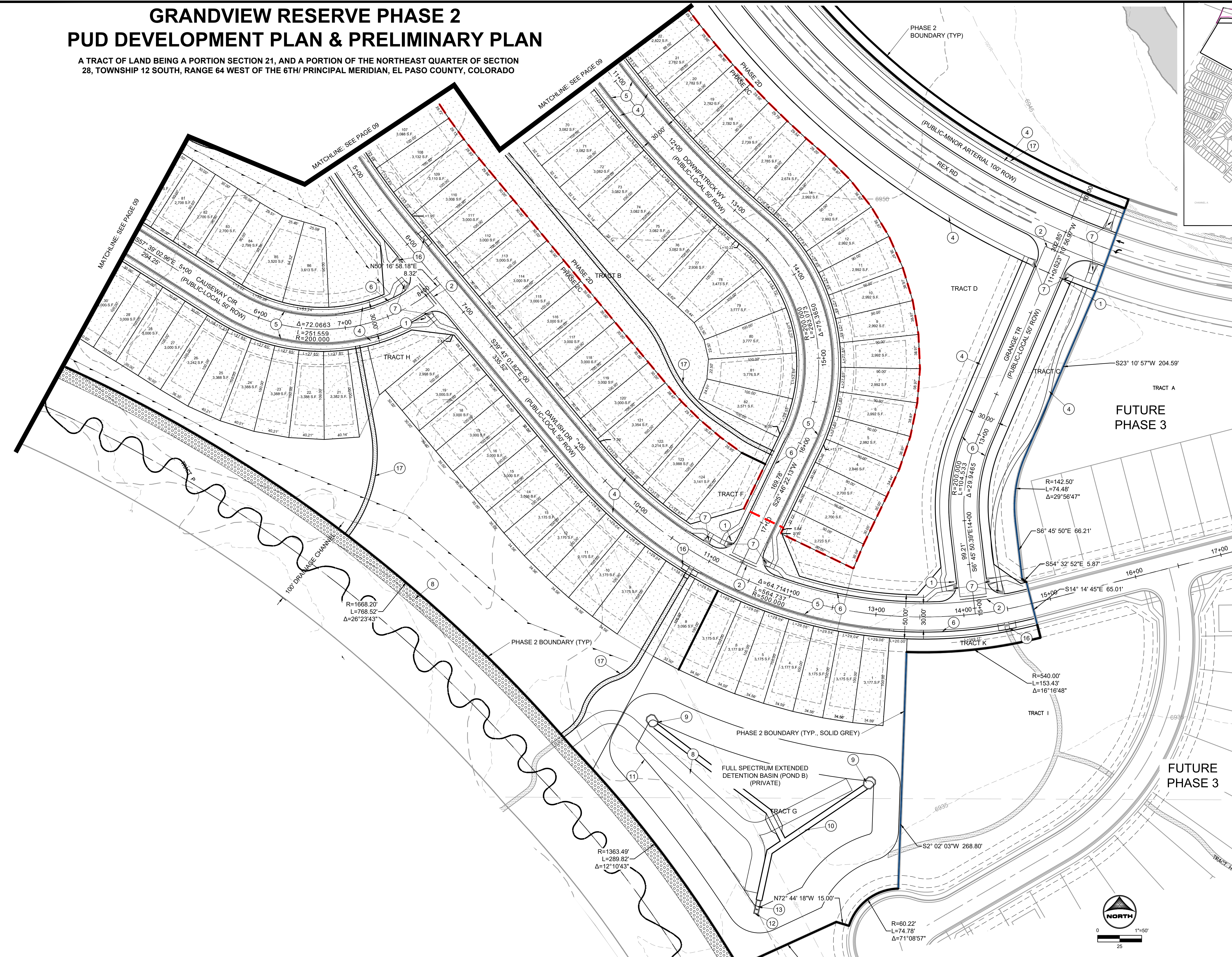
SHEET TP 04

HR GREEN Xrefs: wpl-saron.dwg01_P102_PUD_xrrow-662_xc-row-F4_xc-dgn-F3_xc-row-F3_xc-dgn-F3_xc-parcels-PH2_xc-dgn-662.06

HUHN, KEN, 8/20/2024, 8:34 AM
HR GREEN - COLORADO SPRINGS
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GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



KEY MAP
SCALE: NTS

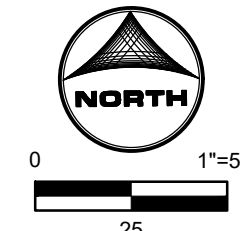
LINWORK LEGEND

- MATCH LINE
- PR PHASE 2 BOUNDARY
- PR SUBPHASE BOUNDARY
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR PHASE LINE
- EX 100 YR FLOODPLAIN
- GROUNDWATER 0' - 5' BELOW PROPOSED SURFACE (SEE NOTE 1)
- GROUNDWATER 5' - 10' BELOW PROPOSED SURFACE

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

SITE SCHEDULE

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



LAND USE REVIEW FILE NO: PUDSP-23-006

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

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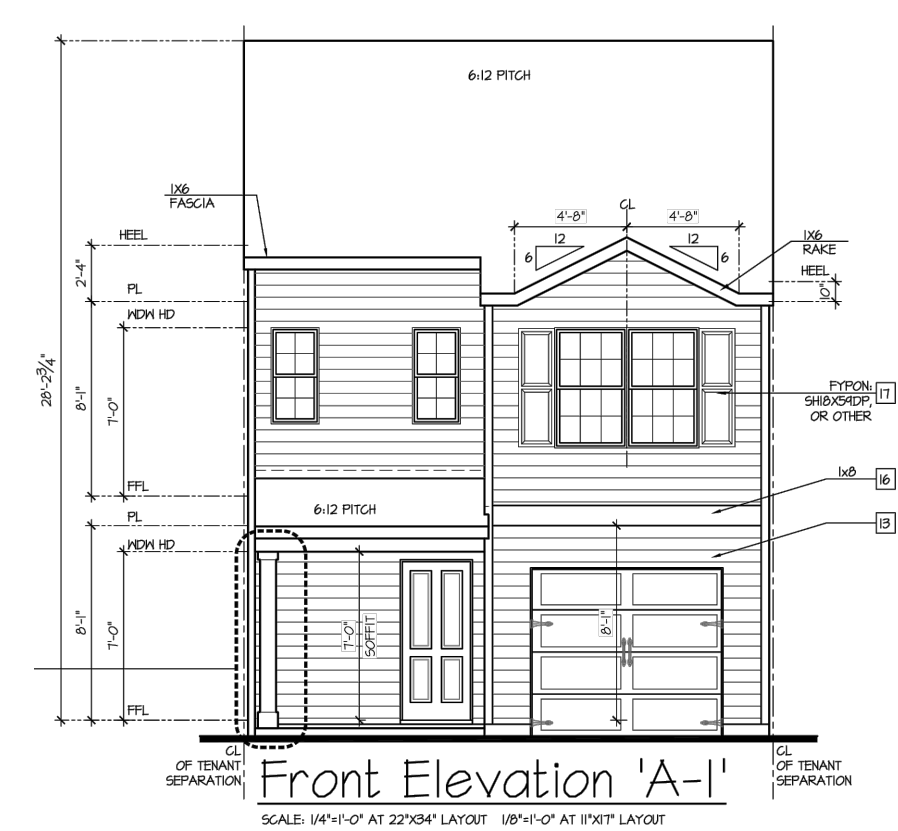
GRANDVIEW RESERVE - PHASE 2
D.R. HORTON
EL PASO COUNTY, CO



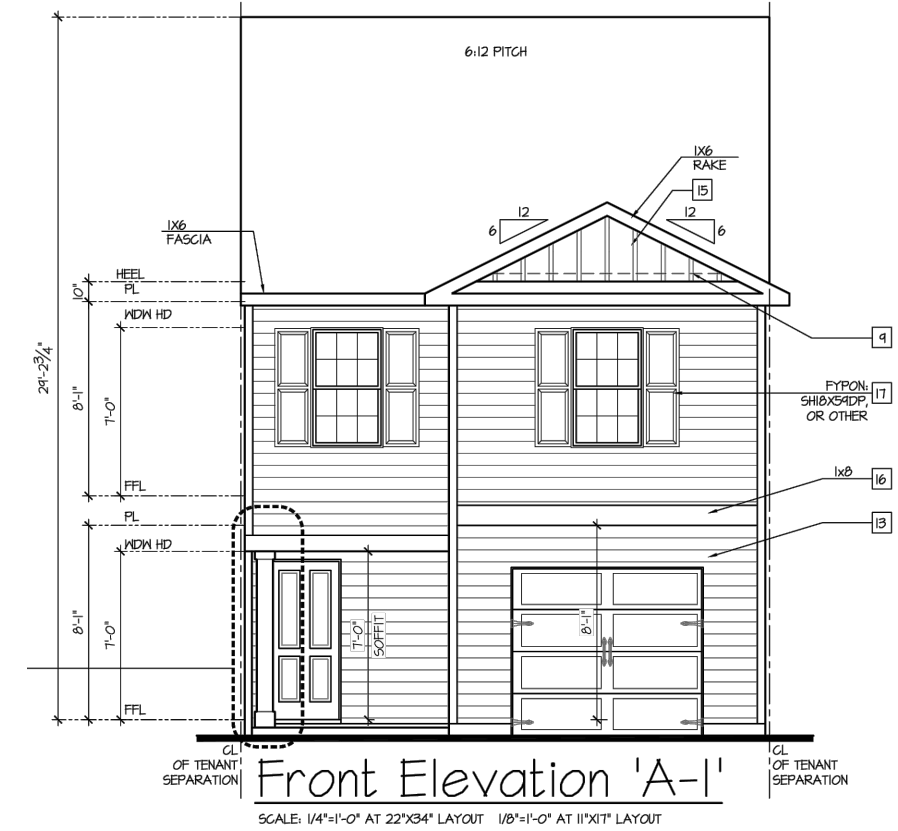
SITE PLAN
SITE PLAN- 4 OF 4

SHEET
SP
10

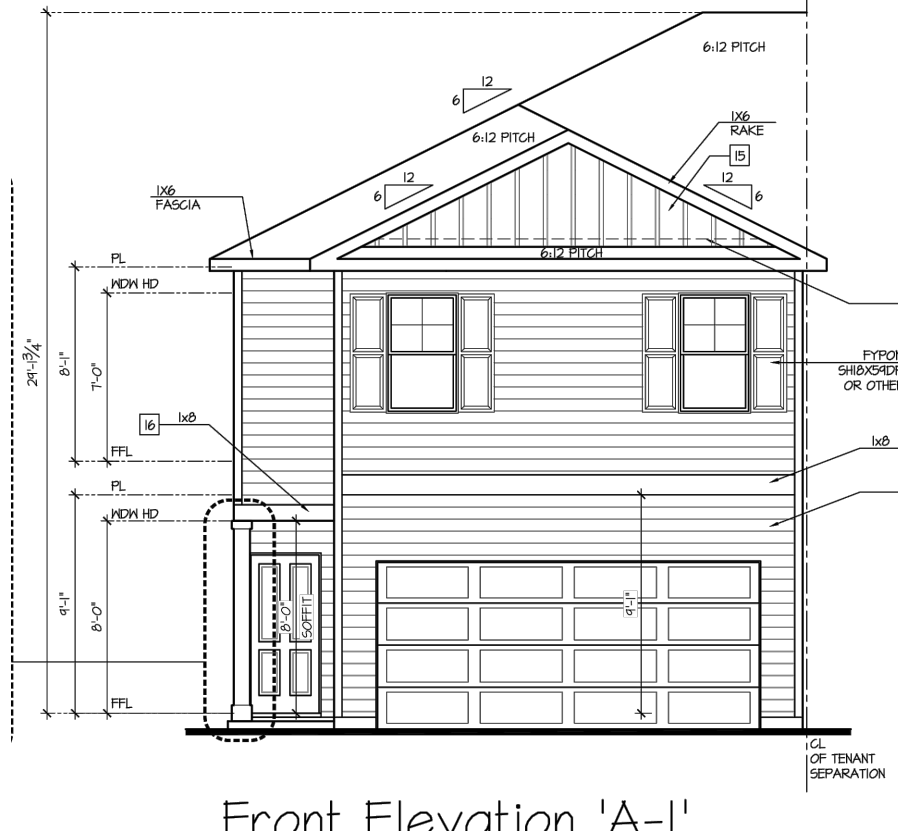
- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITES FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - FINISH FLOOR HEIGHTS:
 - FLOOR FINISH: 8'-0" FIN. ON ELEVATIONS.
 - 2ND FLOOR: 1'-0" FIN. ON ELEVATIONS.
 - ROOFING: PRICED SHINGLES PER DEVELOPER.
 - FINISH MANUFACTURERS PER DEVELOPER. DIVIDED LISTS AS SHOWN ON THE EXTERIOR ELEVATIONS.
 - ENTRY DOOR: AS SELECTED BY DEVELOPER.
 - GARAGE DOORS: AS SELECTED BY DEVELOPER. RANDED PANEL, AS SHOWN.
 - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - PROTECTION AGAINST DECAY:
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- KEY NOTES:**
- MASONRY:**
1. FINISH STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 3. 8" SOLID CORE.
 4. 8" SOLID CORE.
 5. 8" SOLID CORE.
 6. N/A.
- TYPICALS:**
1. DECORATIVE LOWERED VENTS. SIZE AS NOTED.
 2. CODE APPROVED TERMINATION GUTTER CAP.
 3. CORNER BOARD TO BE INSTALLED TO ALL EXTERIOR CORNERS. CODE COMPLIANT.
 4. STANDING SEAM METAL ROOF. METAL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 5. DECORATIVE PRECAST IRON. SEE DETAILS.
- SCREENS:**
1. VINYL SHIMS SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
 2. VINYL SHIMS SCREEN PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. AT SPECIFIED LOCATIONS.
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- ADDITIONAL NOTE:**
-ARCHITECTURAL MODIFICATIONS WILL NOT REQUIRE AN AMENDMENT TO THE PUD, IF DIMENSIONAL STANDARDS ARE MET AS PROVIDED ON SHEET 1



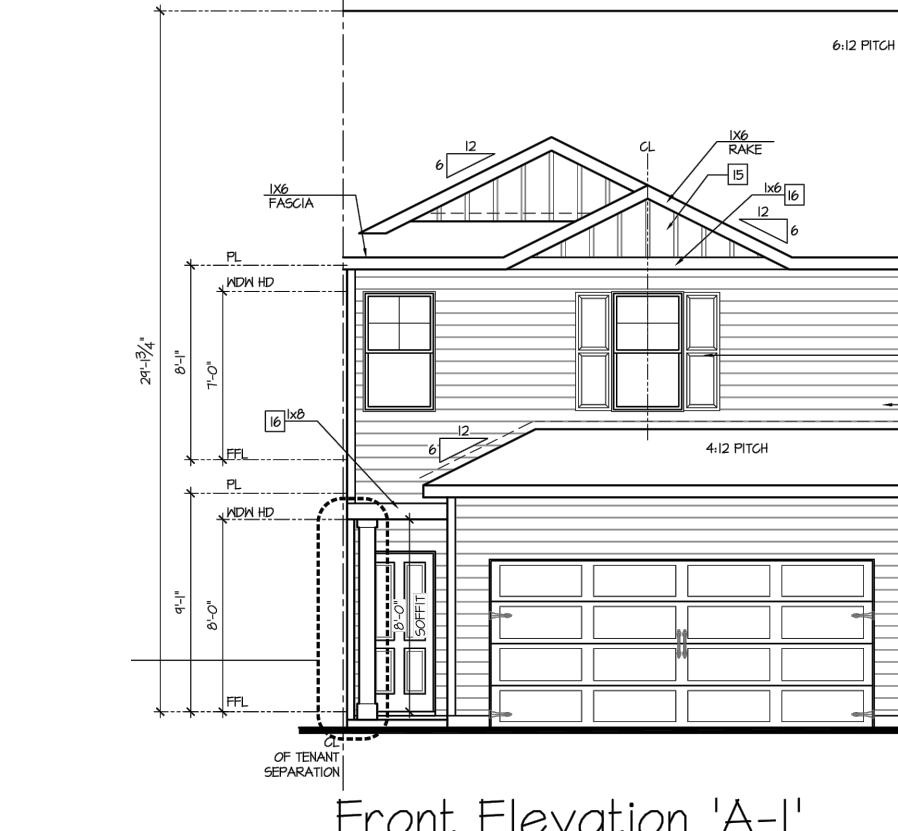
TOWNHOME MIDDLE UNIT (ALTAMONT)



TOWNHOME MIDDLE UNIT (MITCHELL)



TOWNHOME END UNIT (PATTISON)



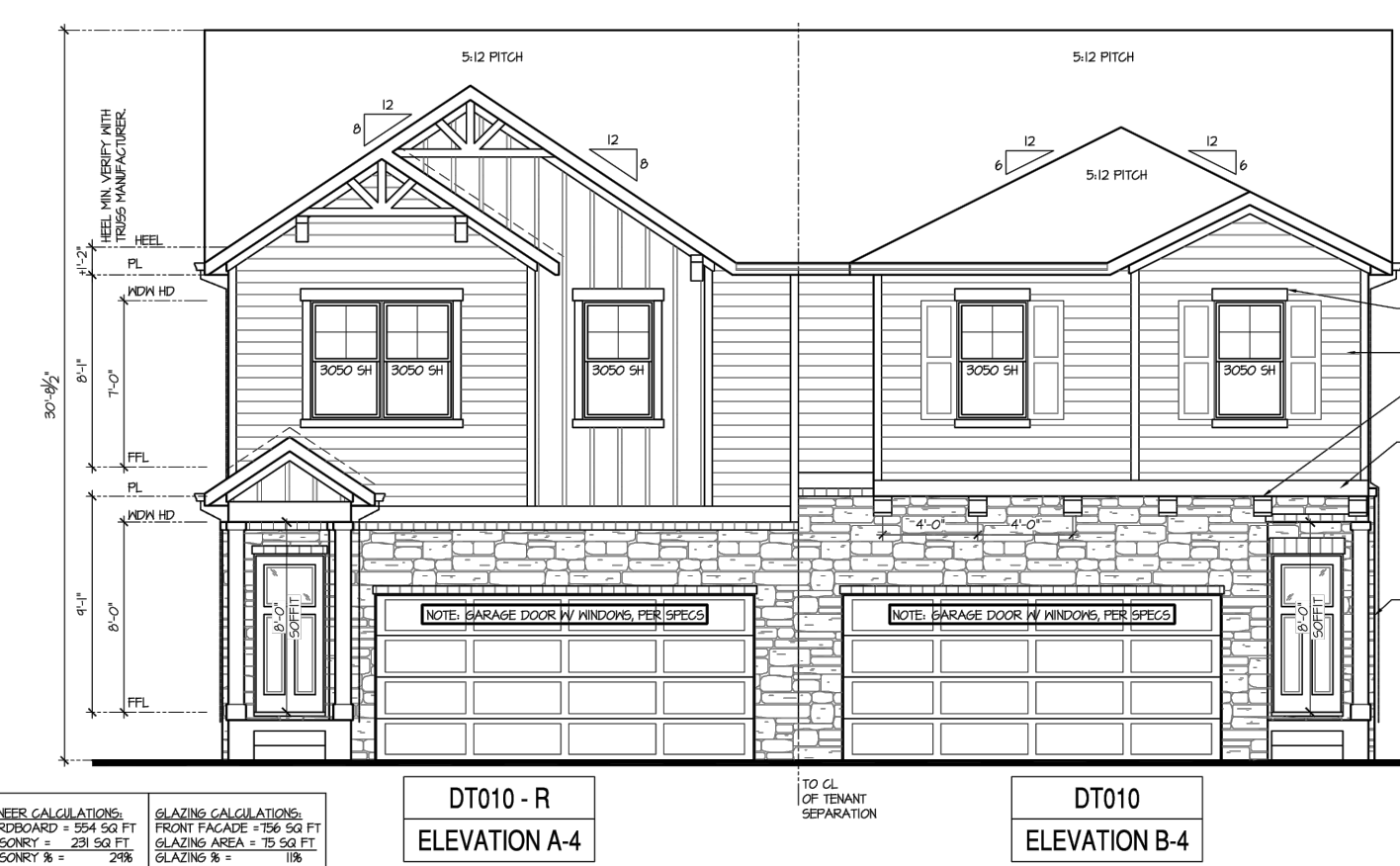
TOWNHOME END UNIT (TATUM)

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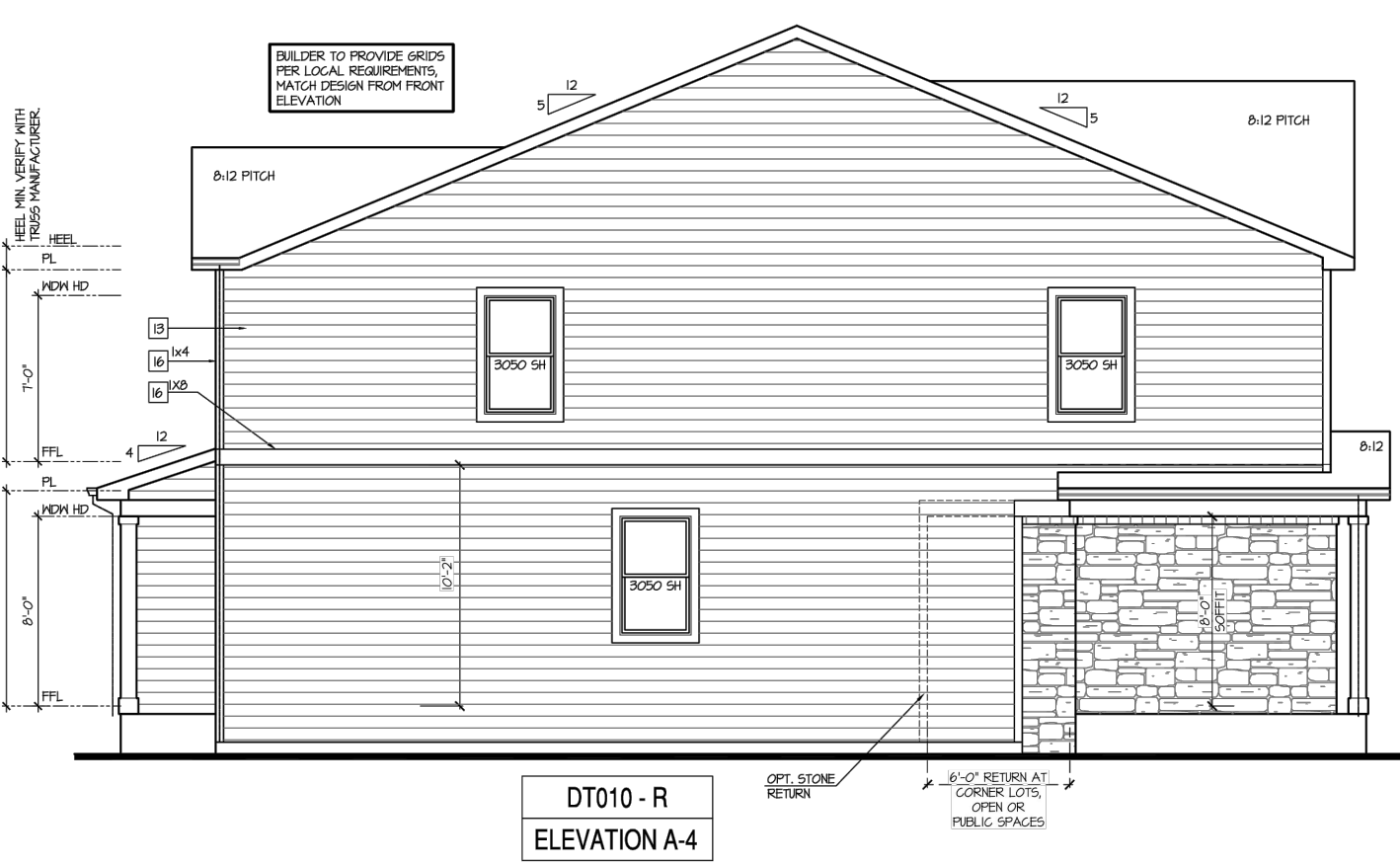
SINGLE-FAMILY ATTACHED DUPLEX MODELS



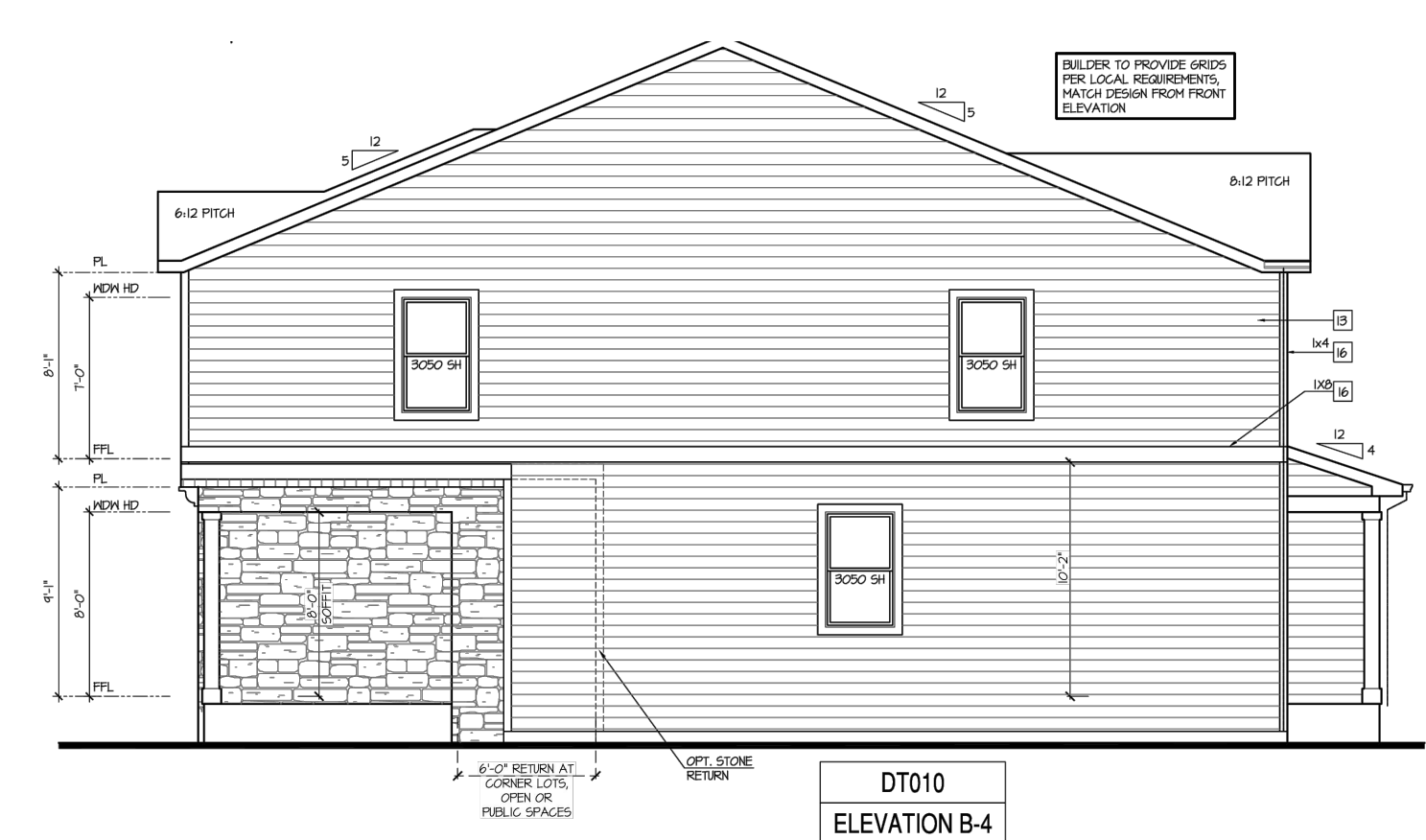
Rear Elevation - Building Type (DT010 + DT010) 'A/B' at Crawl Space



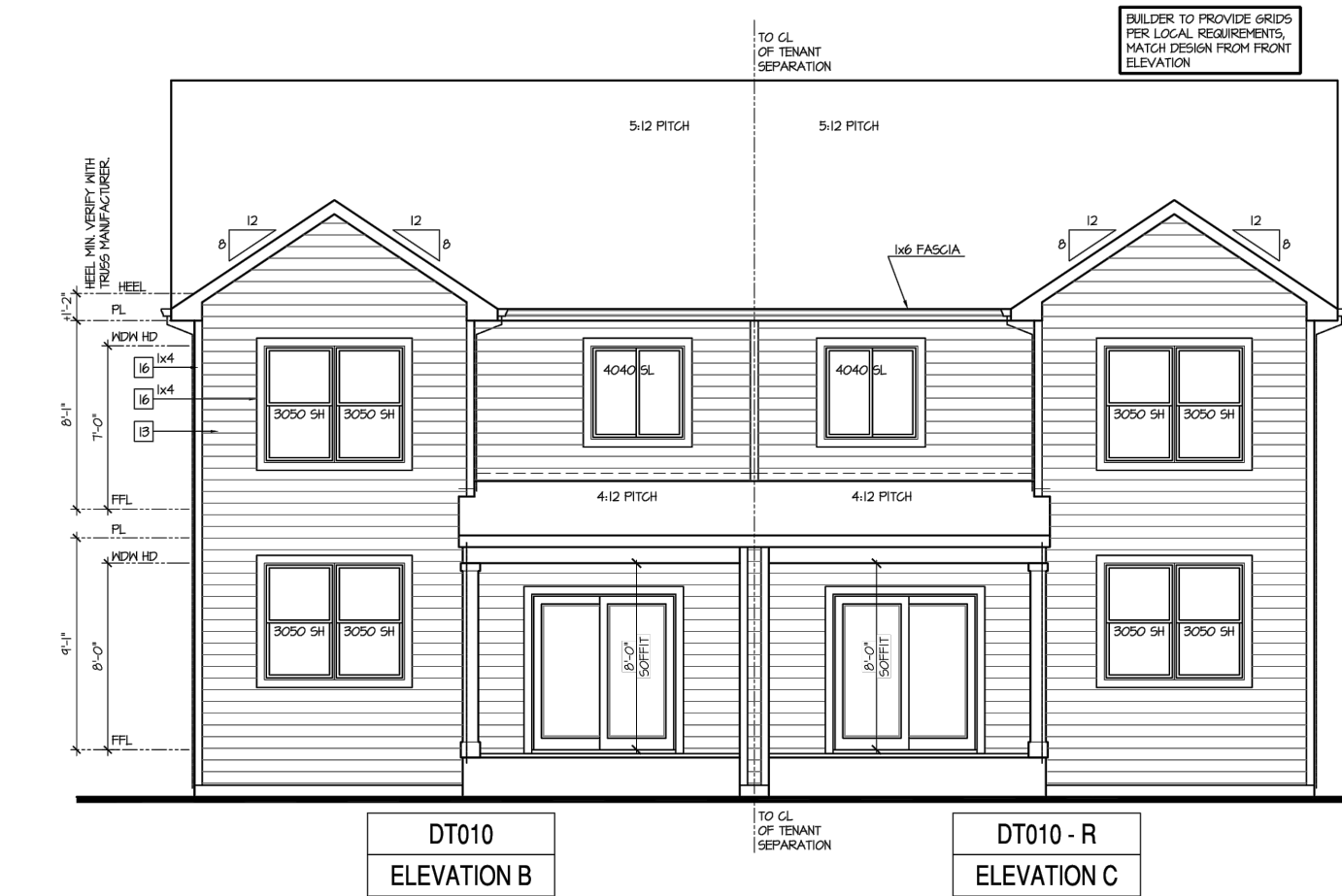
Front Elevation - Building Type (DT010 + DT010) 'A-4/B-4' at Crawl Space



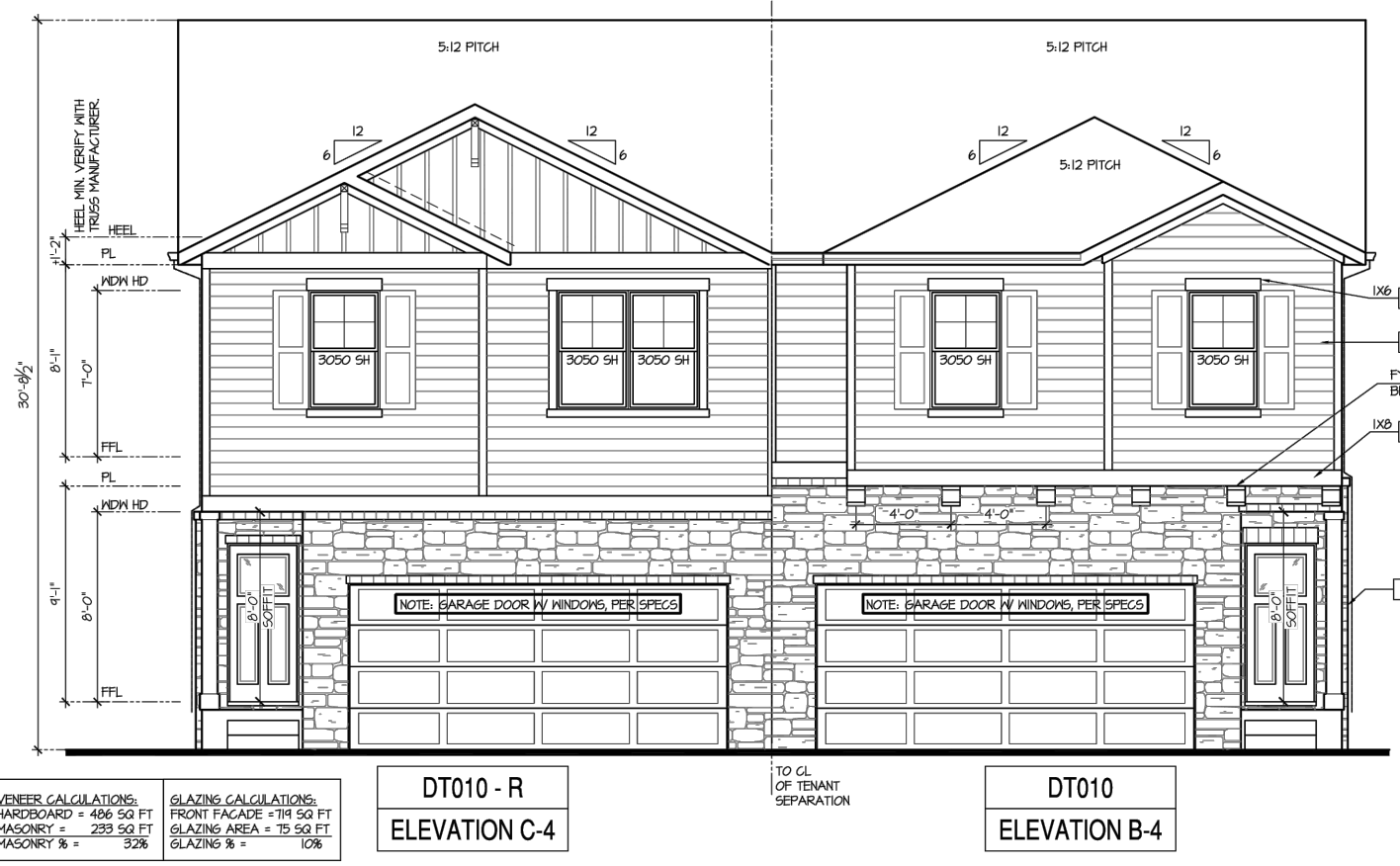
Left Elevation 'A-4' at Crawl Space



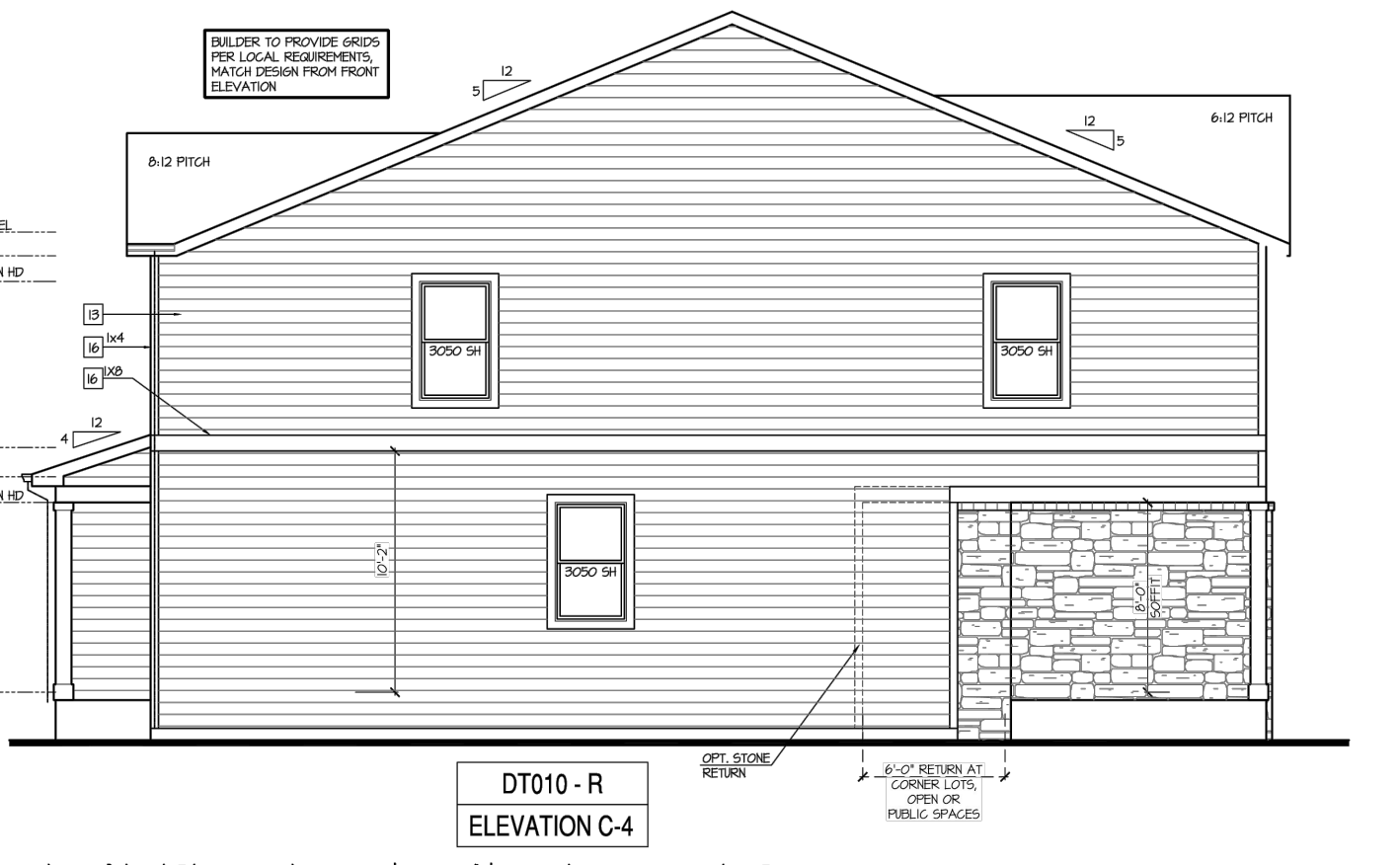
Right Elevation 'B-4' at Crawl Space



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



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



Left Elevation 'C-4' at Crawl Space



Right Elevation 'B-4' at Crawl Space

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

DRAWN BY: AXB	JOB DATE: 12/12/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 201662	0" = 1"
CAD DATE: 8/20/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\PUDI\Elevations_PUD		

NO.	DATE	BY	REVISION DESCRIPTION

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

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

D-R HORTON
America's Builder

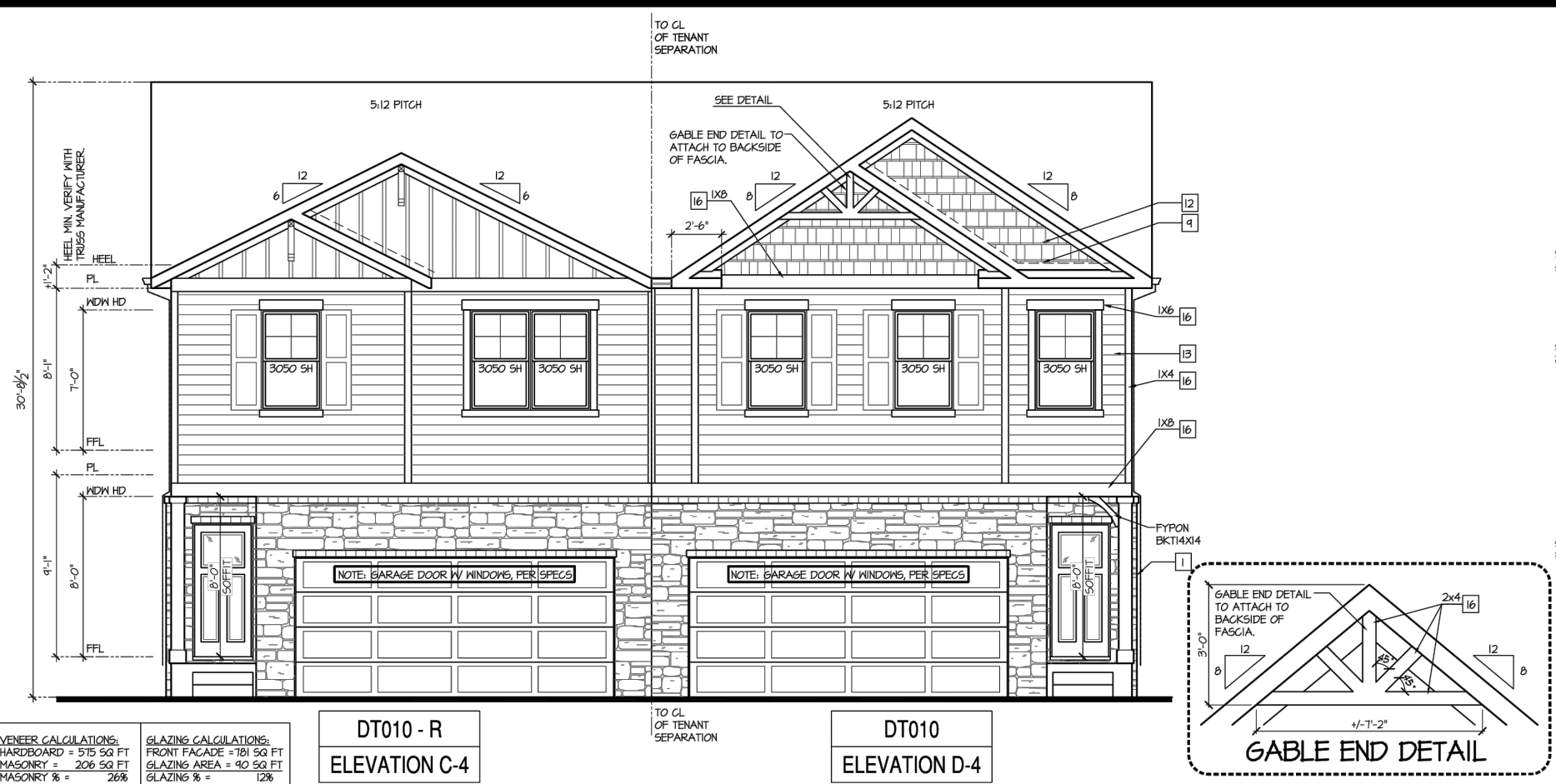
LAND USE REVIEW FILE NO: PUDSP-23-006

ELEVATIONS
ELEVATIONS 1 OF 3

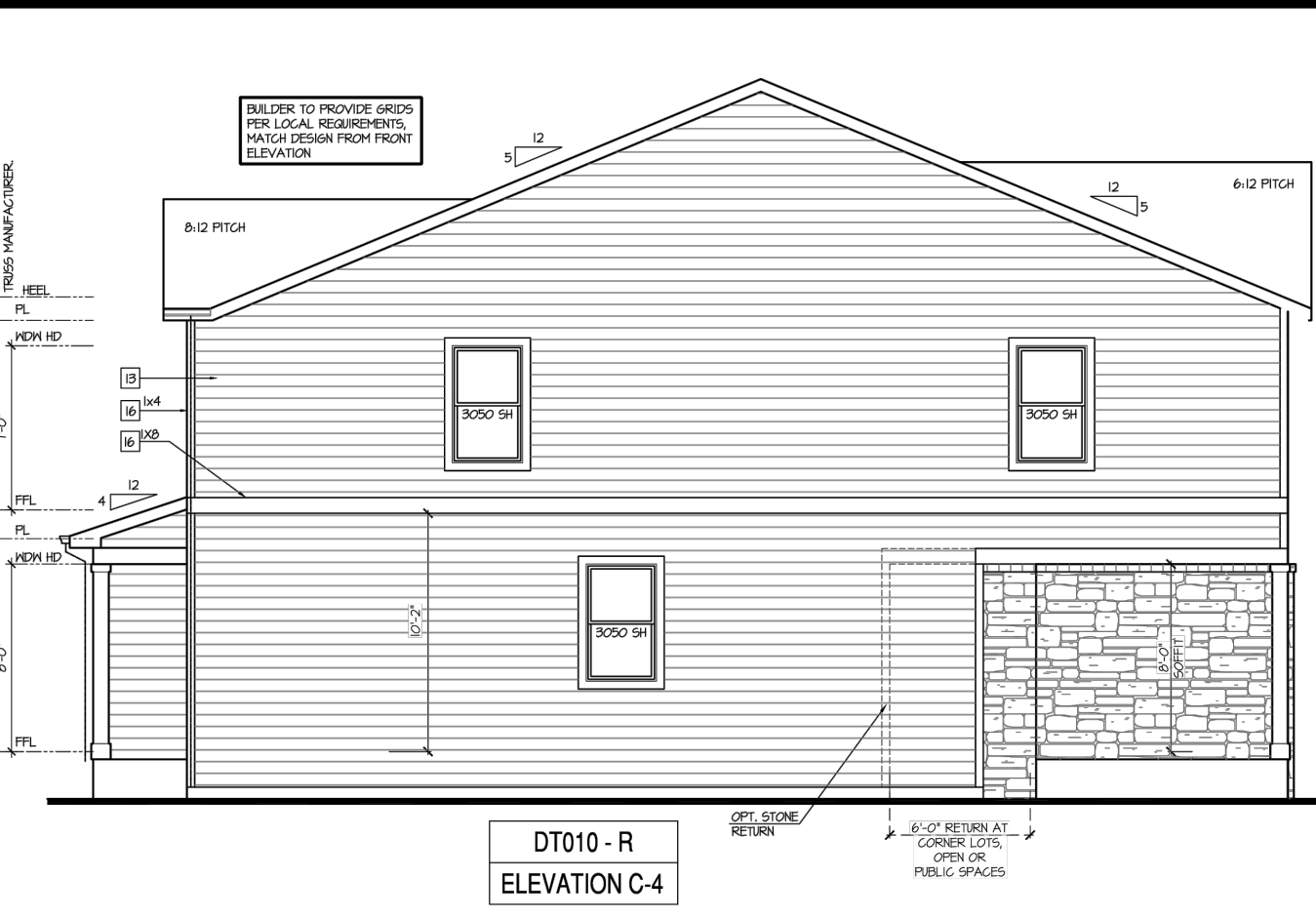
SHEET
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11



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



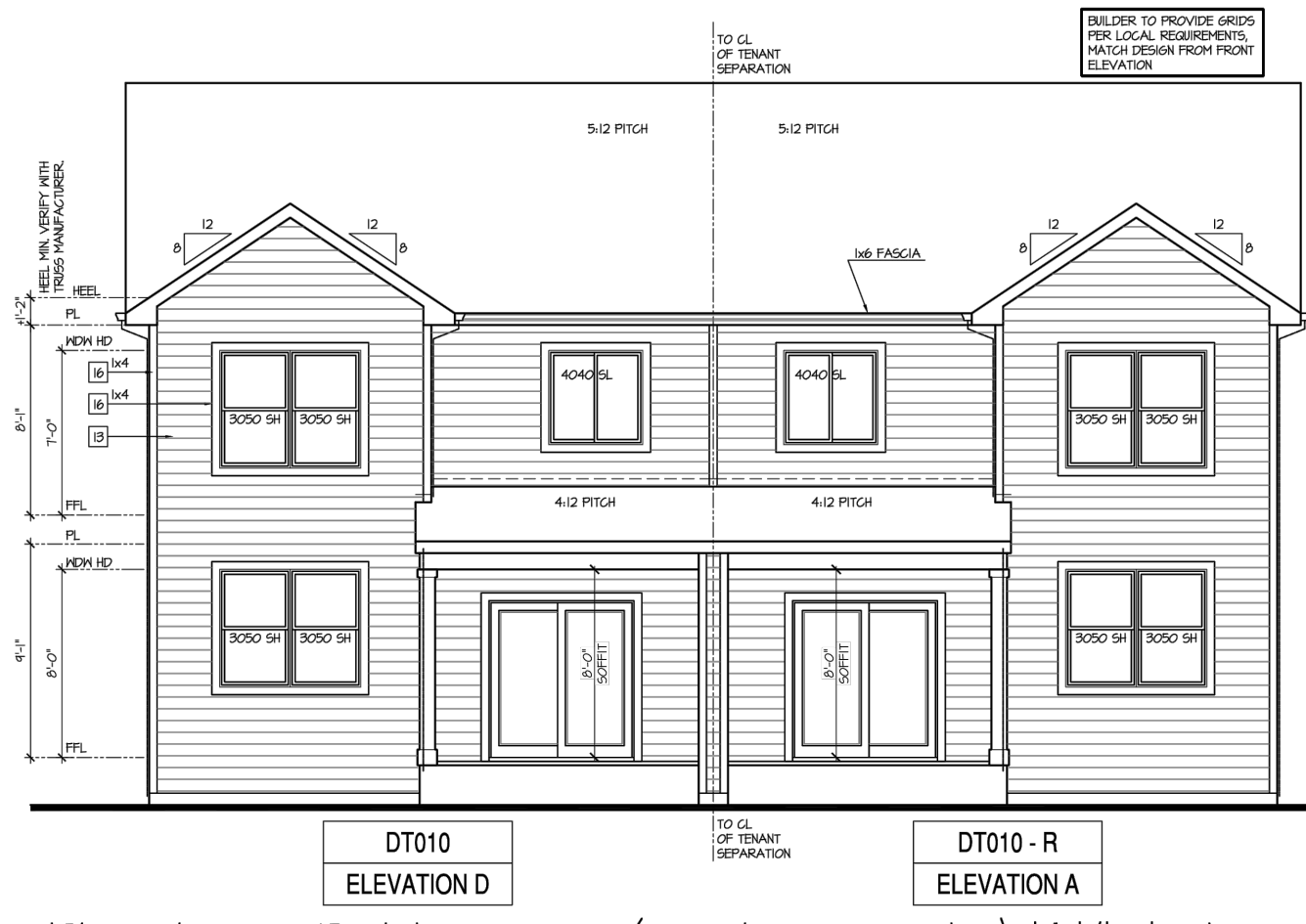
Front Elevation - Building Type (DT010 + DT010) 'C-4'/D-4' at Crawl Space



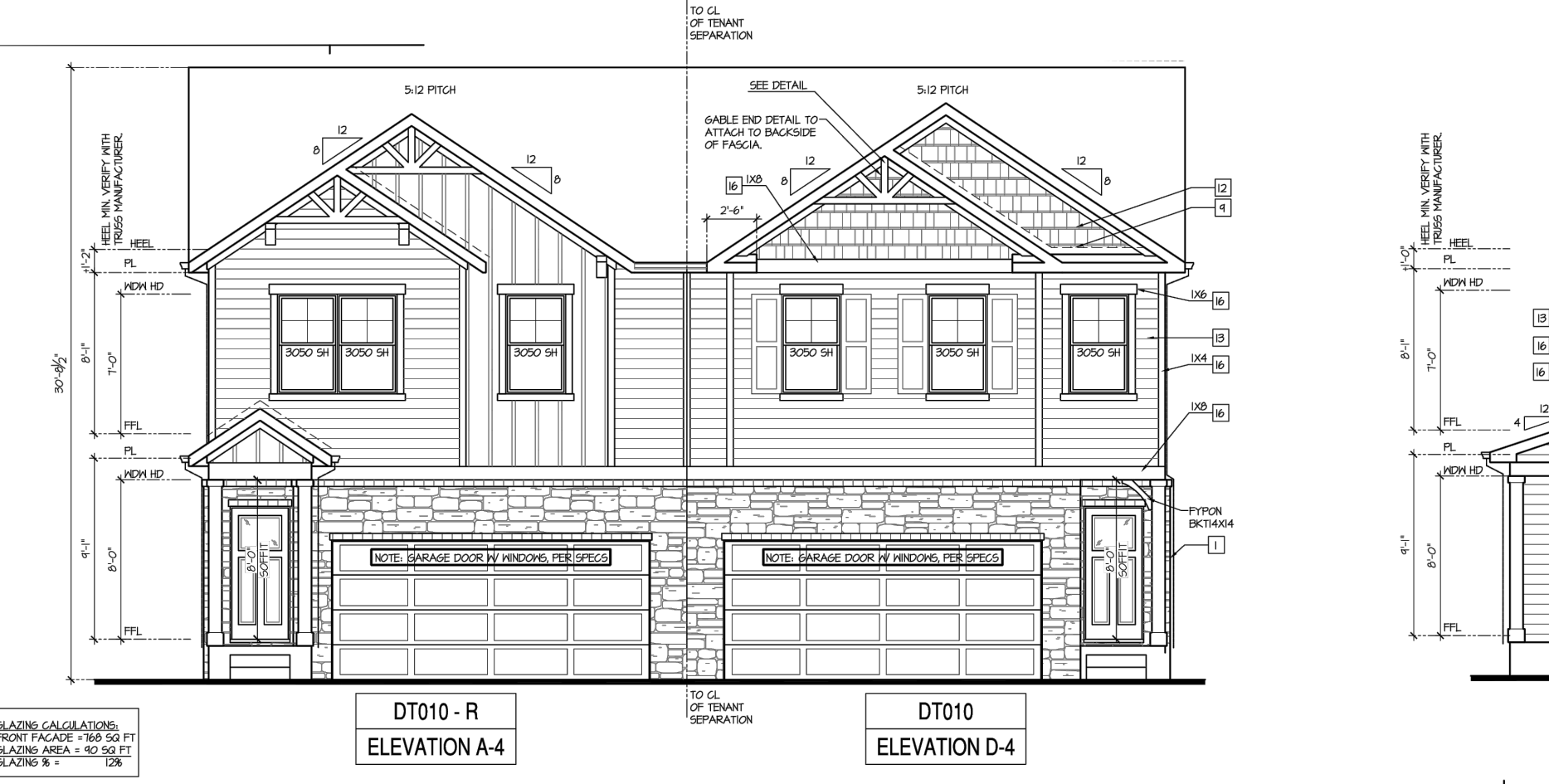
Left Elevation 'C-4' at Crawl Space



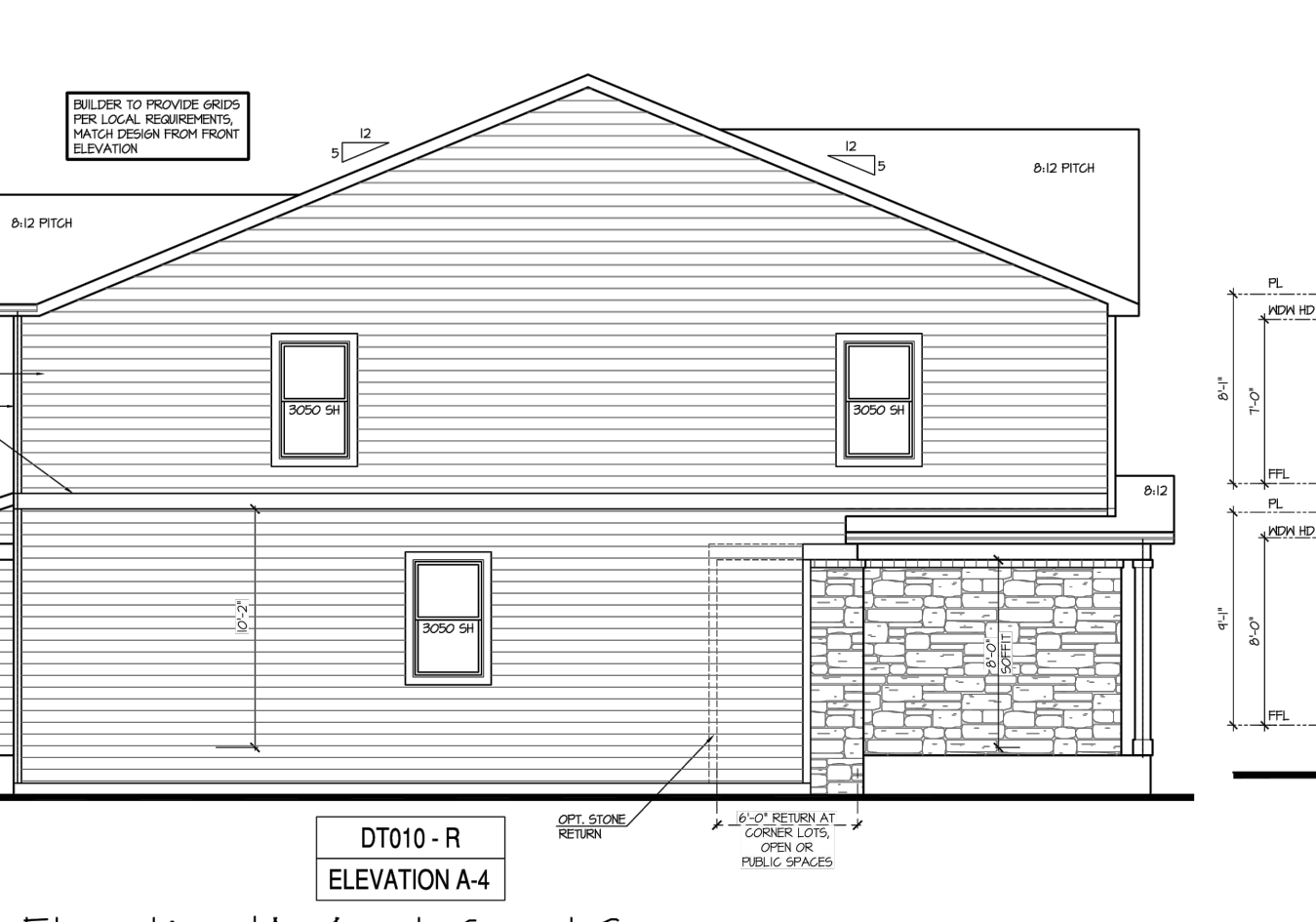
Right Elevation 'D-4' at Crawl Space



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



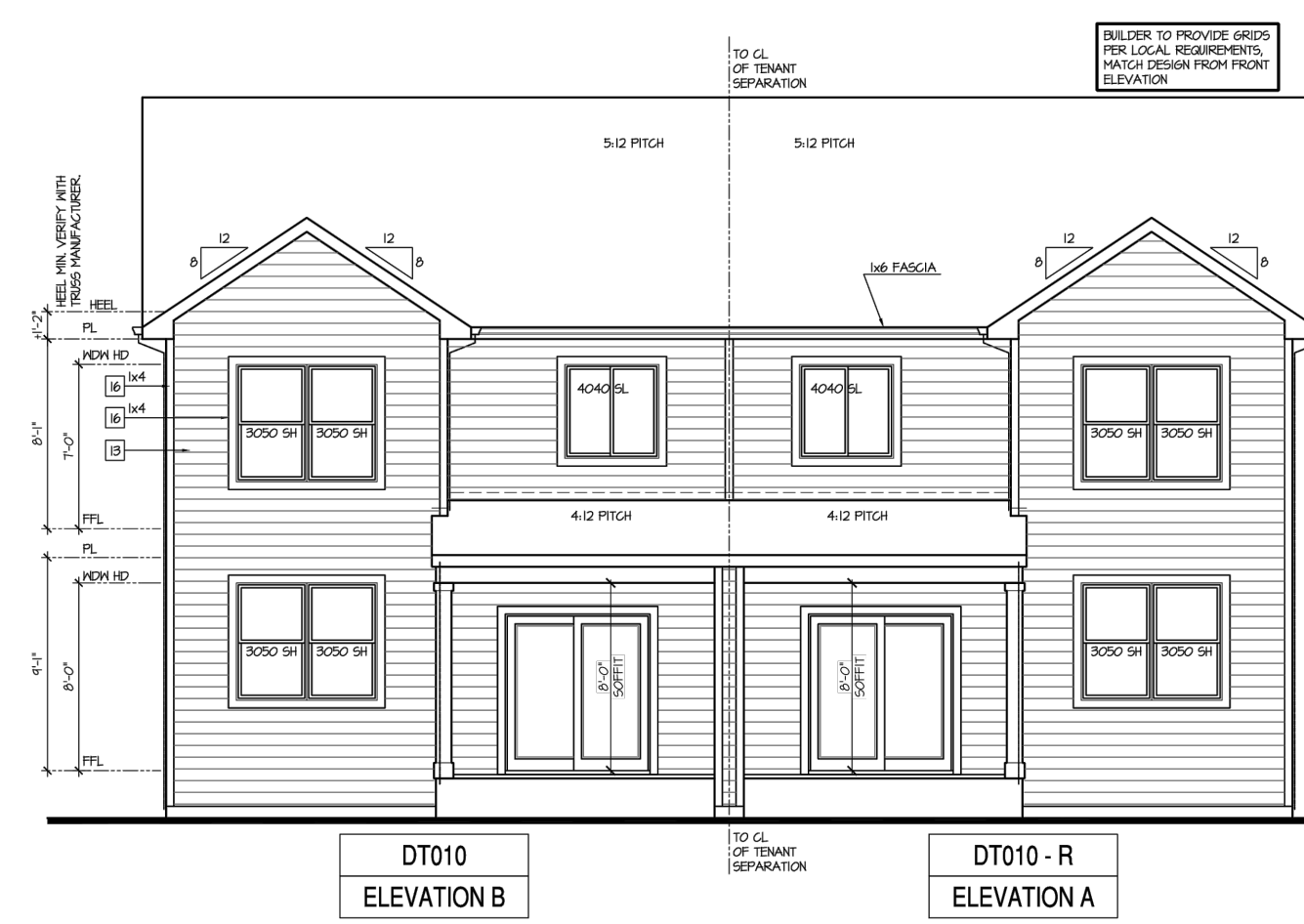
Front Elevation - Building Type (DT010 + DT010) 'A-4'/D-4' at Crawl Space



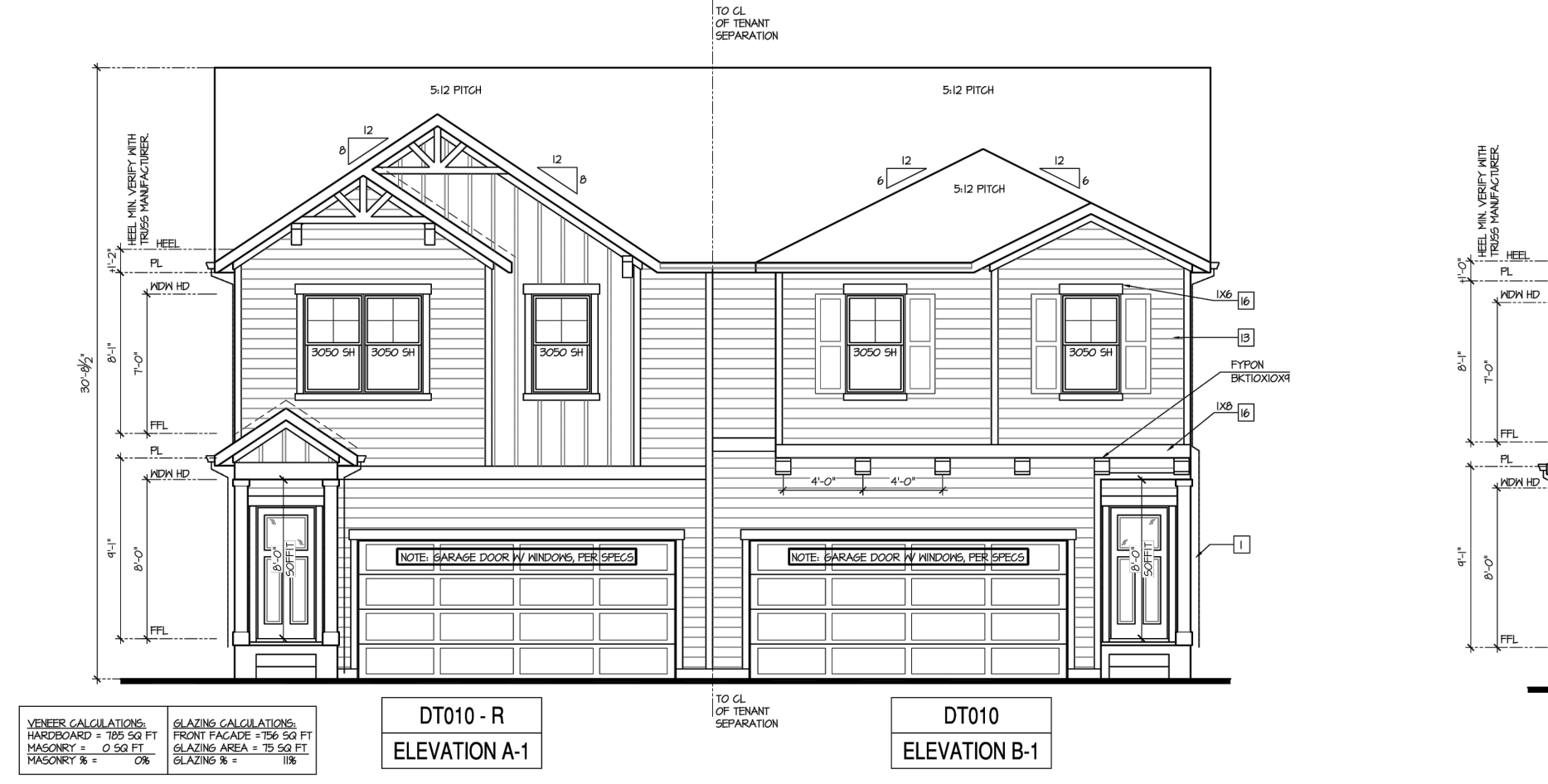
Left Elevation 'A-4' at Crawl Space



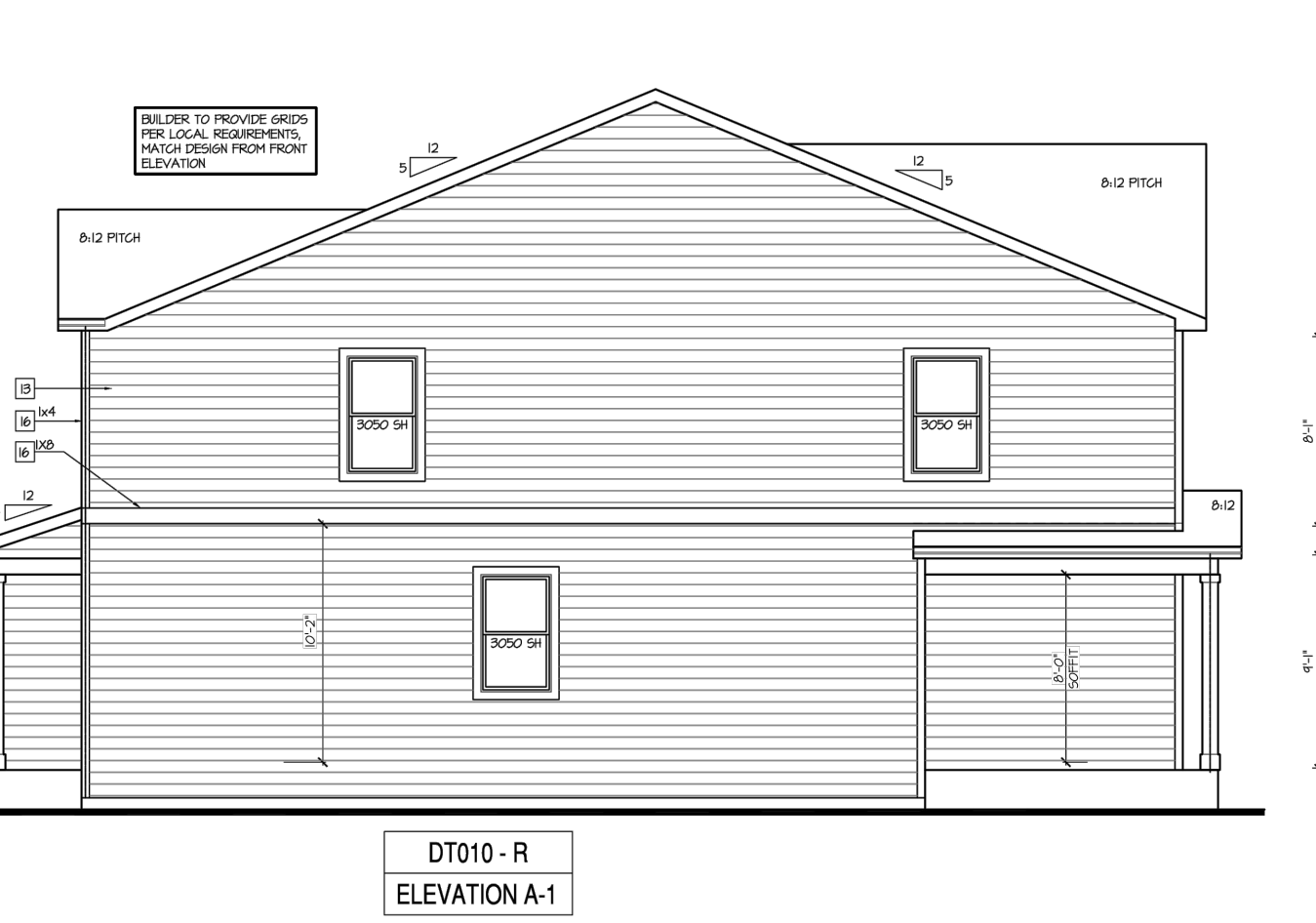
Right Elevation 'D-4' at Crawl Space



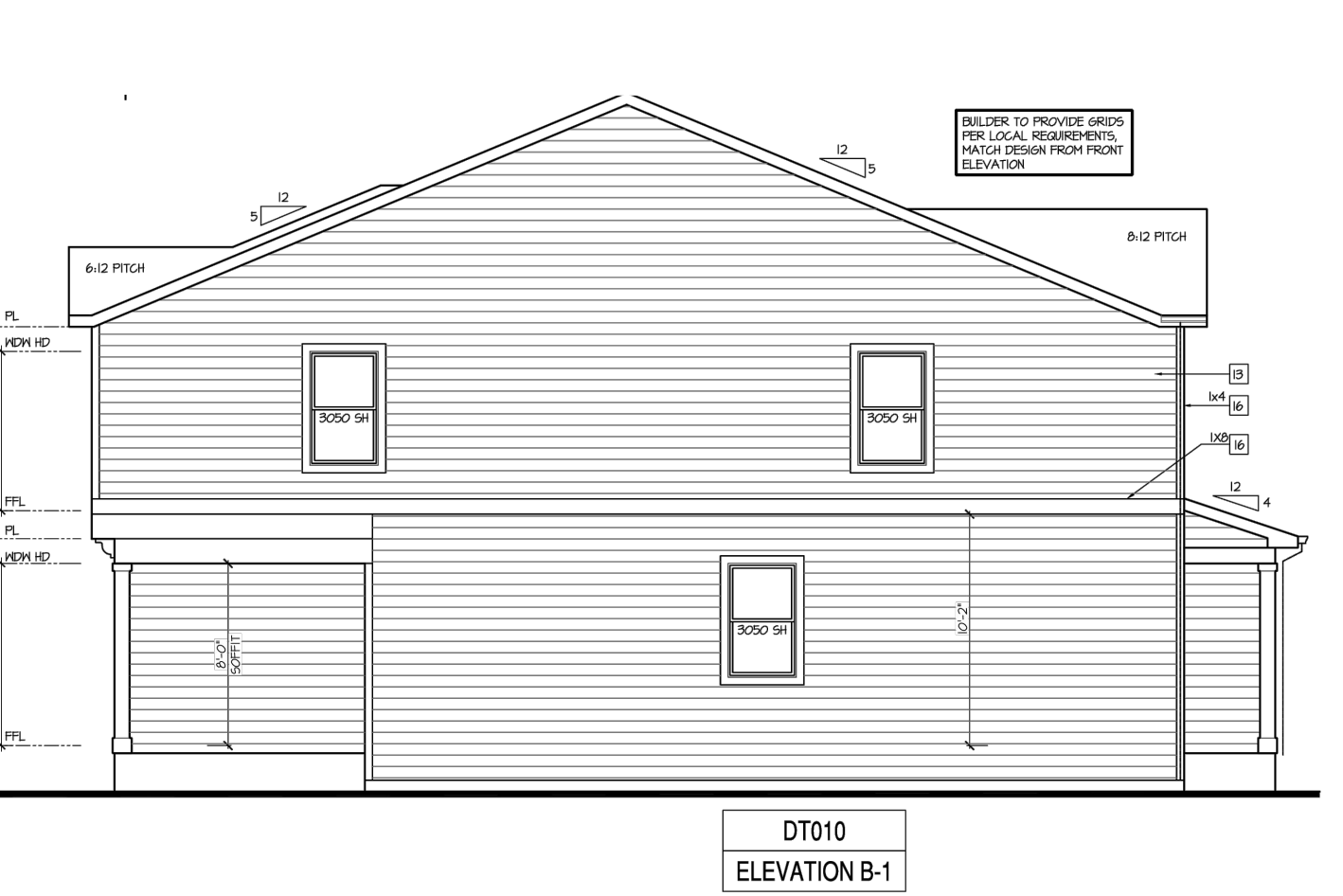
Rear Elevation - Building Type (DT010 + DT010) 'A'/B' at Crawl Space



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



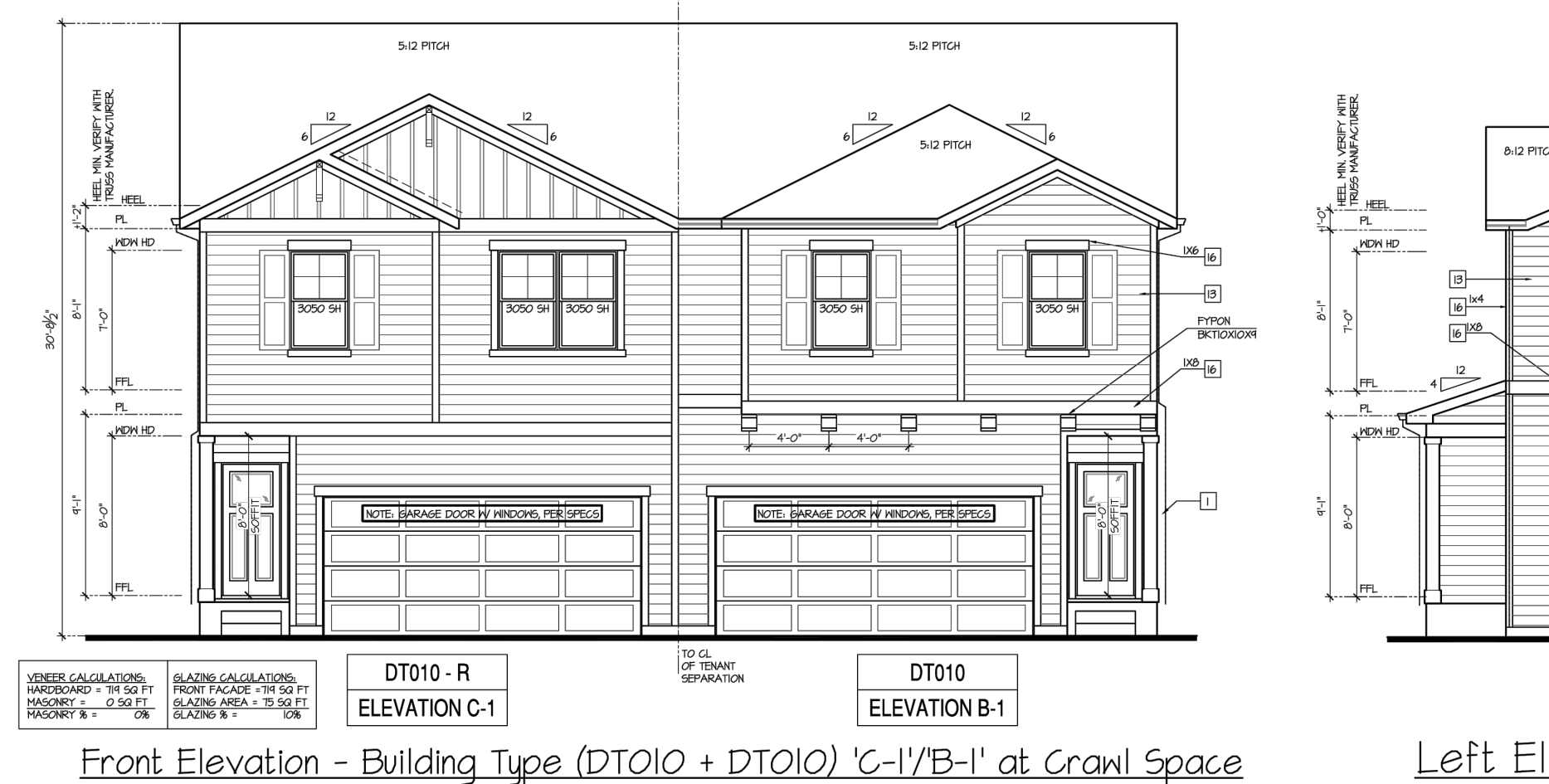
Left Elevation 'A-1' at Crawl Space



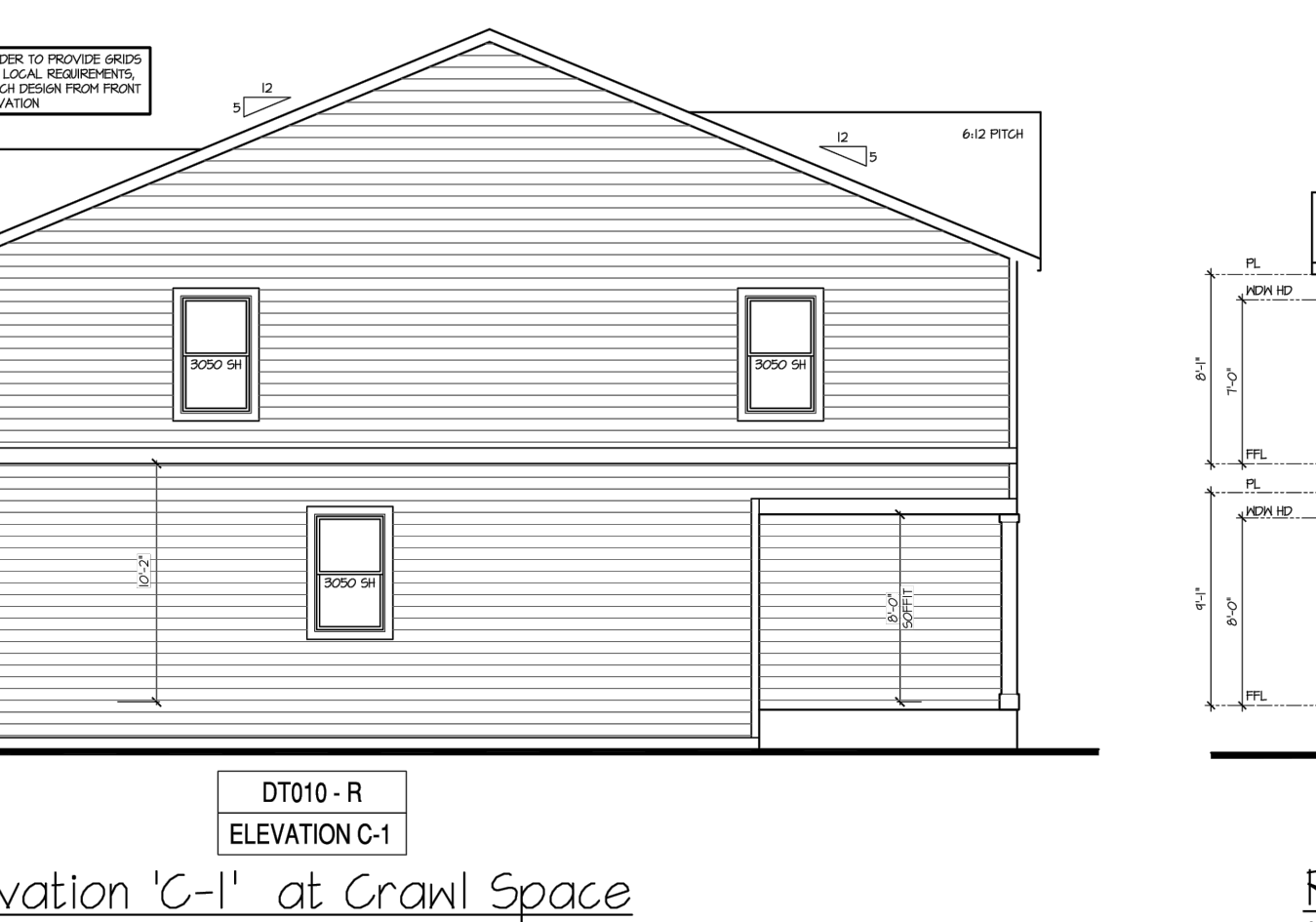
Right Elevation 'B-1' at Crawl Space



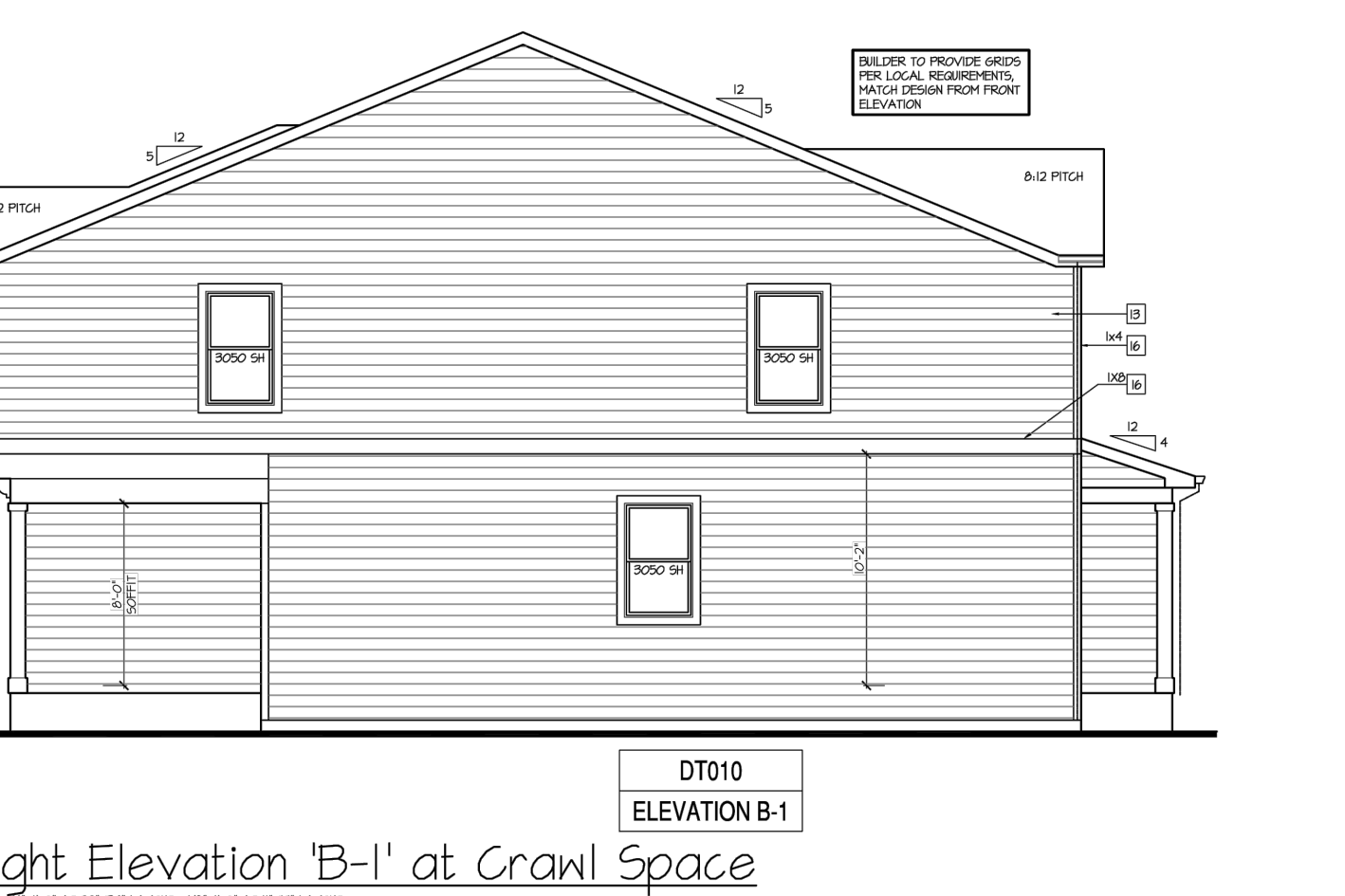
Rear Elevation - Building Type (DT010 + DT010) 'C'/B' at Crawl Space



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



Left Elevation 'C-1' at Crawl Space



Right Elevation 'B-1' at Crawl Space

LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: AXB JOB DATE: 12/12/2023 BAR IS ONE INCH ON OFFICIAL DRAWINGS. APPROVED: KMH JOB NUMBER: 201662 CAD DATE: 8/20/2024 CAD FILE: J:\2020\201662\CAD\DWGS\CIPUD_Phase_2_662.202\PUDI\Elevations_PUD

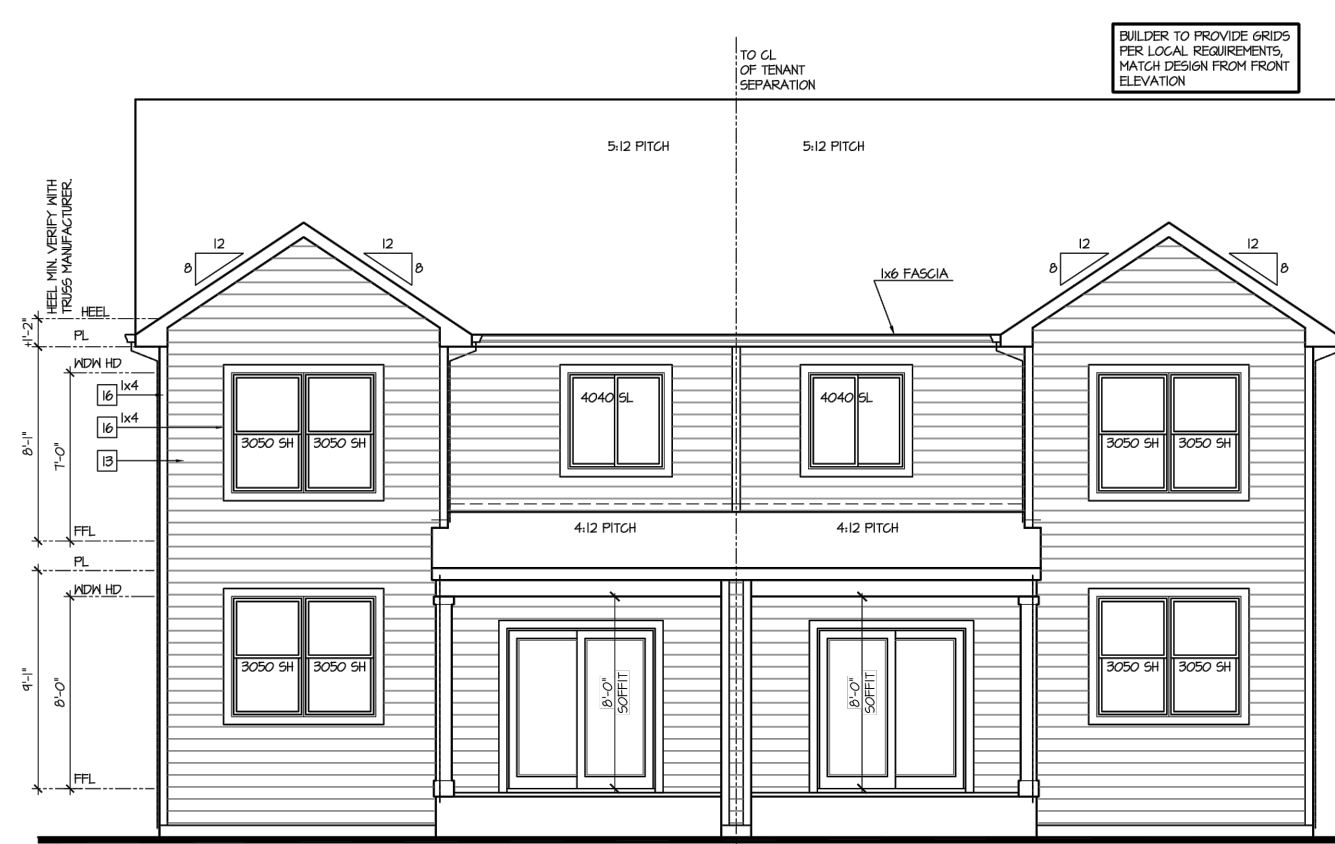
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HRGreen logo and contact information: HR GREEN - COLORADO SPRINGS 1975 RESEARCH PKWY SUITE 230 COLORADO SPRINGS CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044

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

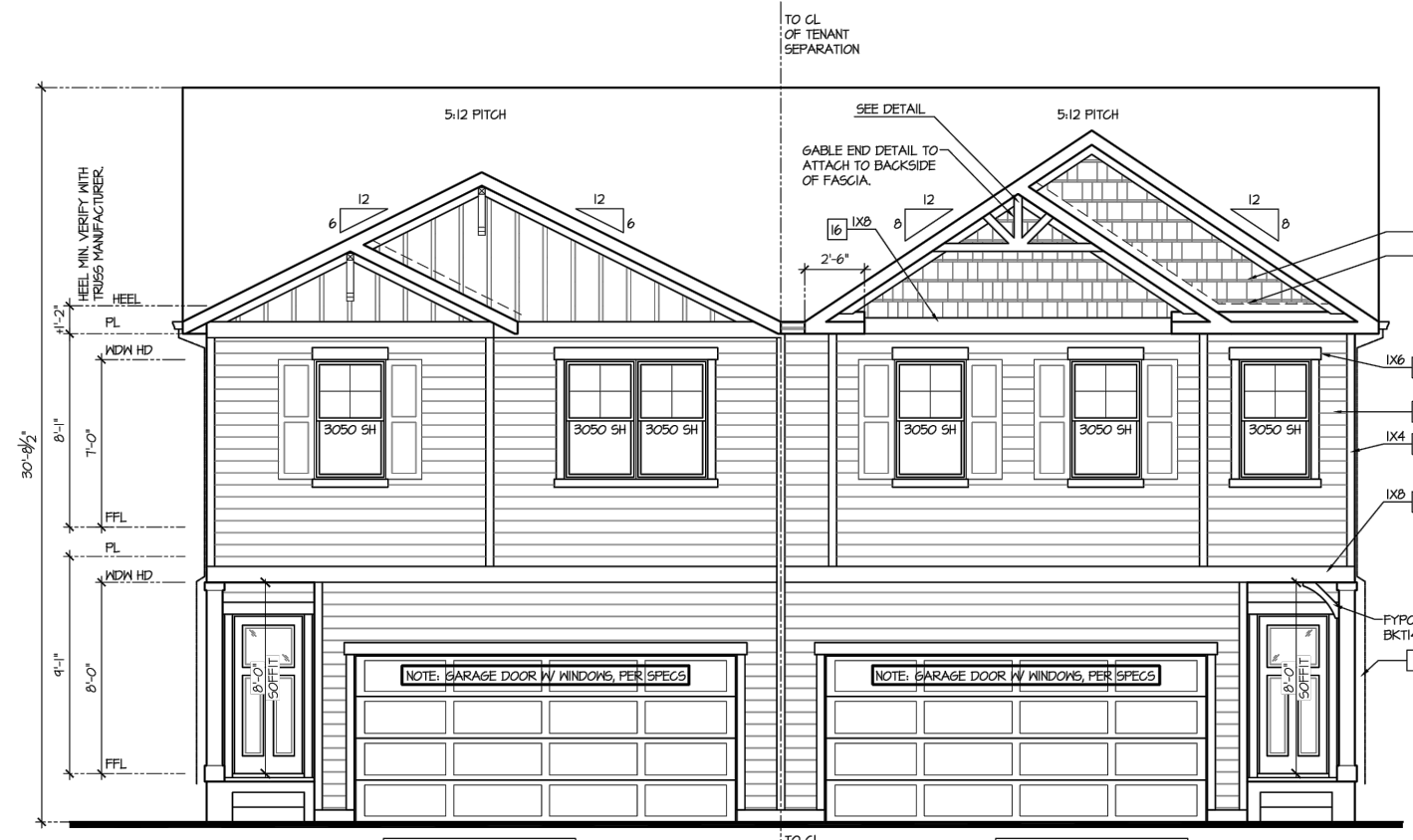
ELEVATIONS ELEVATIONS 1 OF 3 SHEET 04





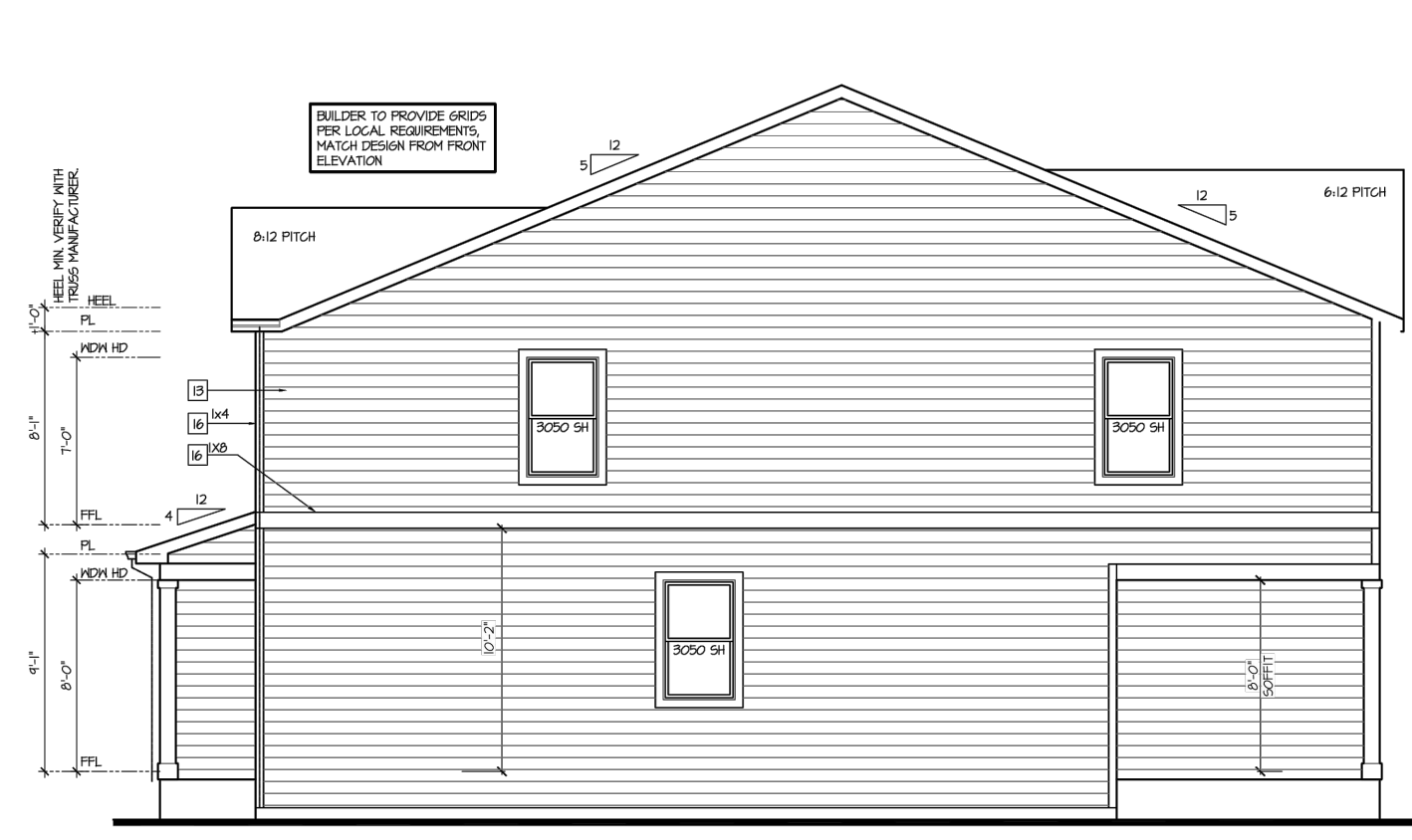
DT010 ELEVATION D
DT010 - R ELEVATION C

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



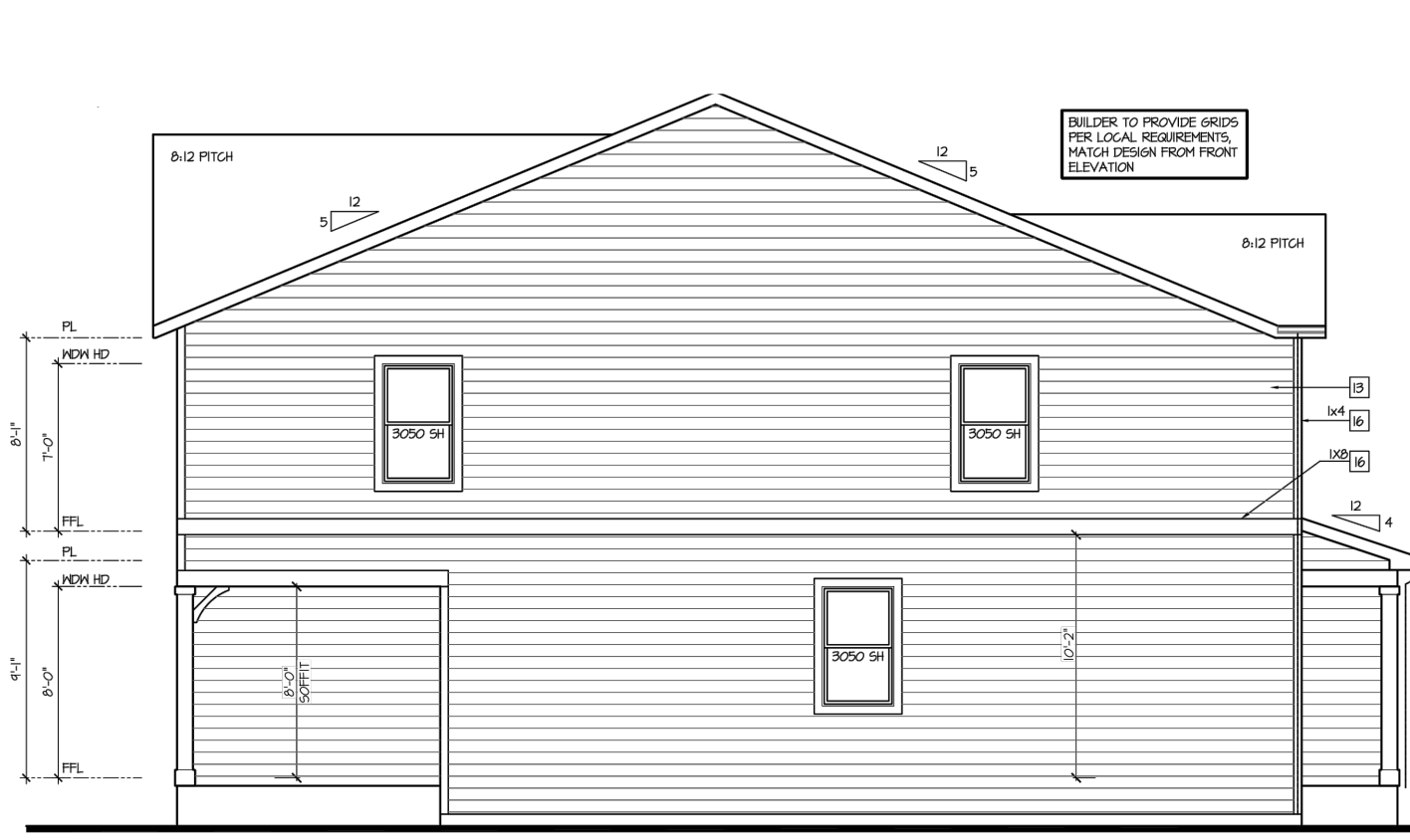
DT010 - R ELEVATION C-1
DT010 ELEVATION D-1

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



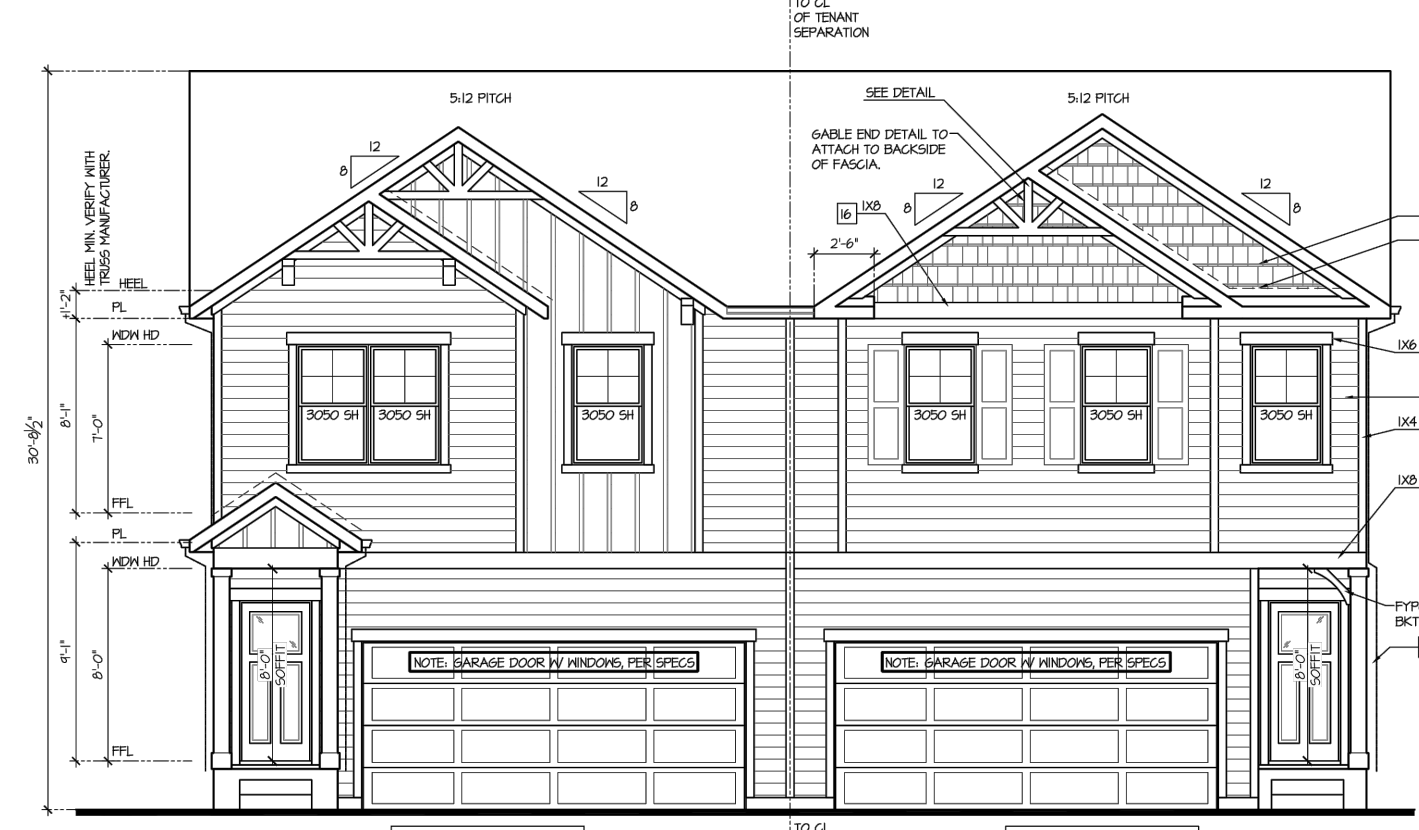
DT010 ELEVATION D-1

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



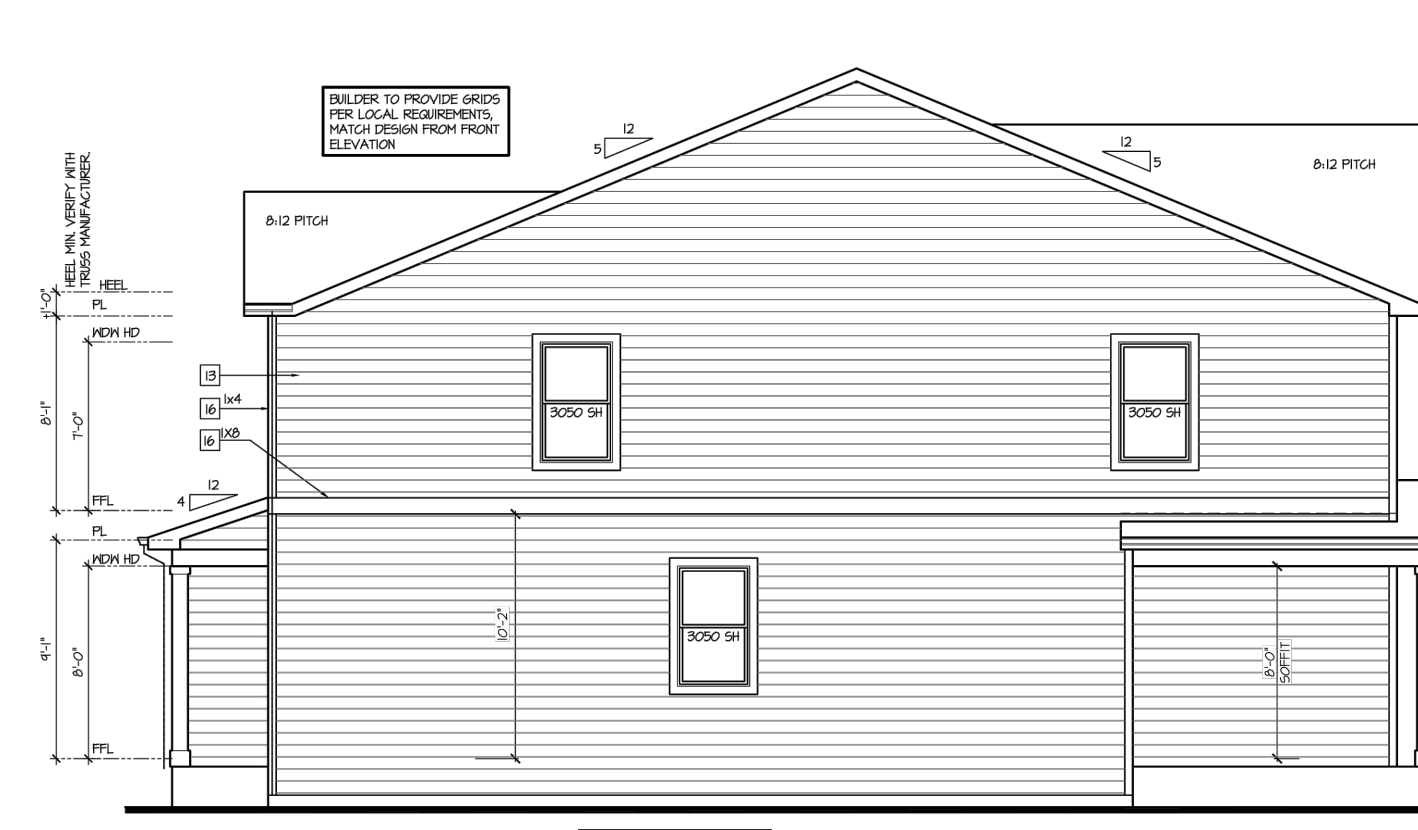
DT010 ELEVATION D
DT010 - R ELEVATION A

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



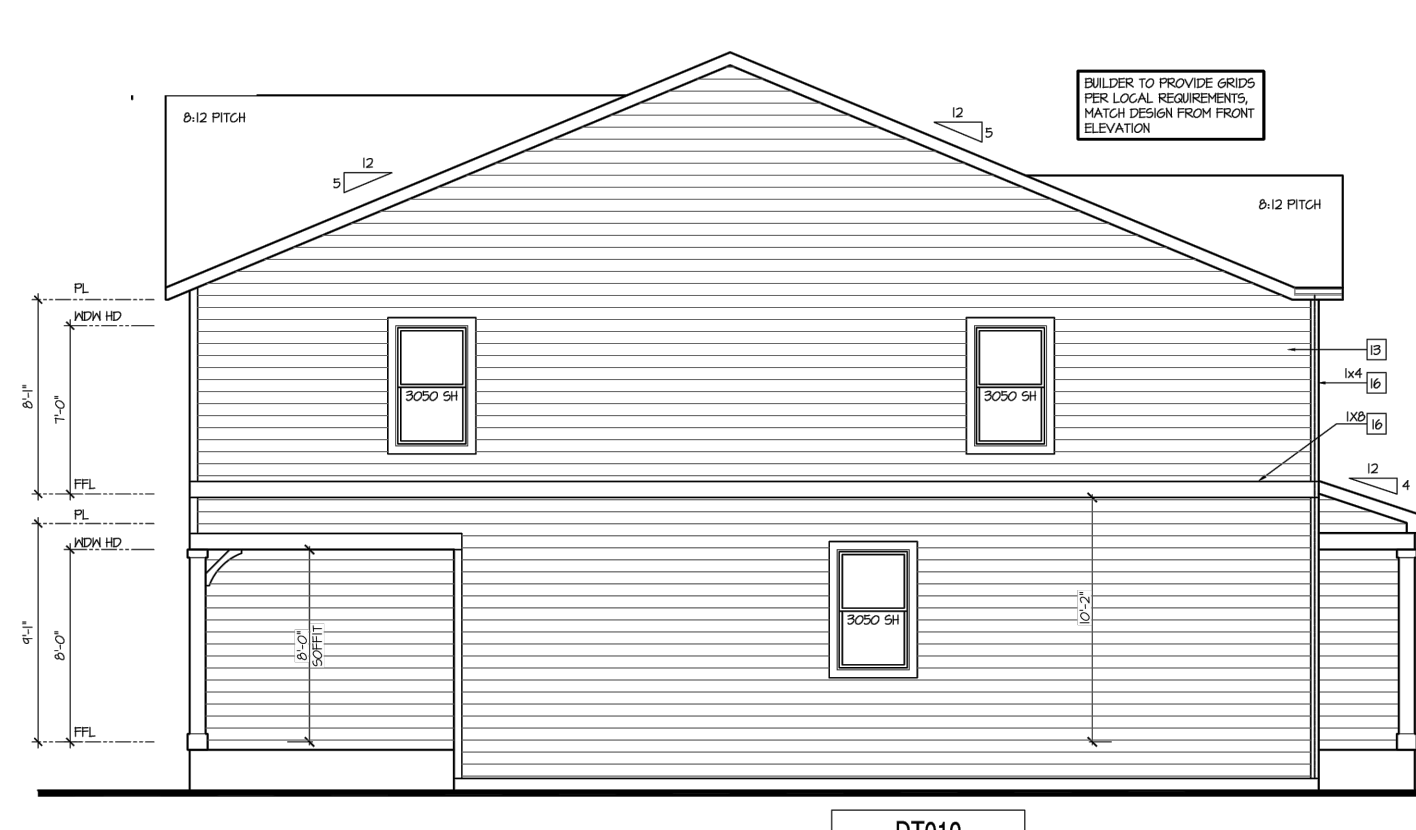
DT010 - R ELEVATION A-1
DT010 ELEVATION D-1

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



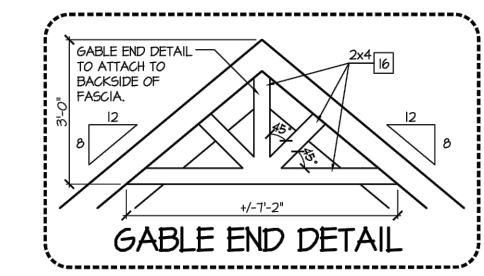
DT010 - R ELEVATION A-1

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



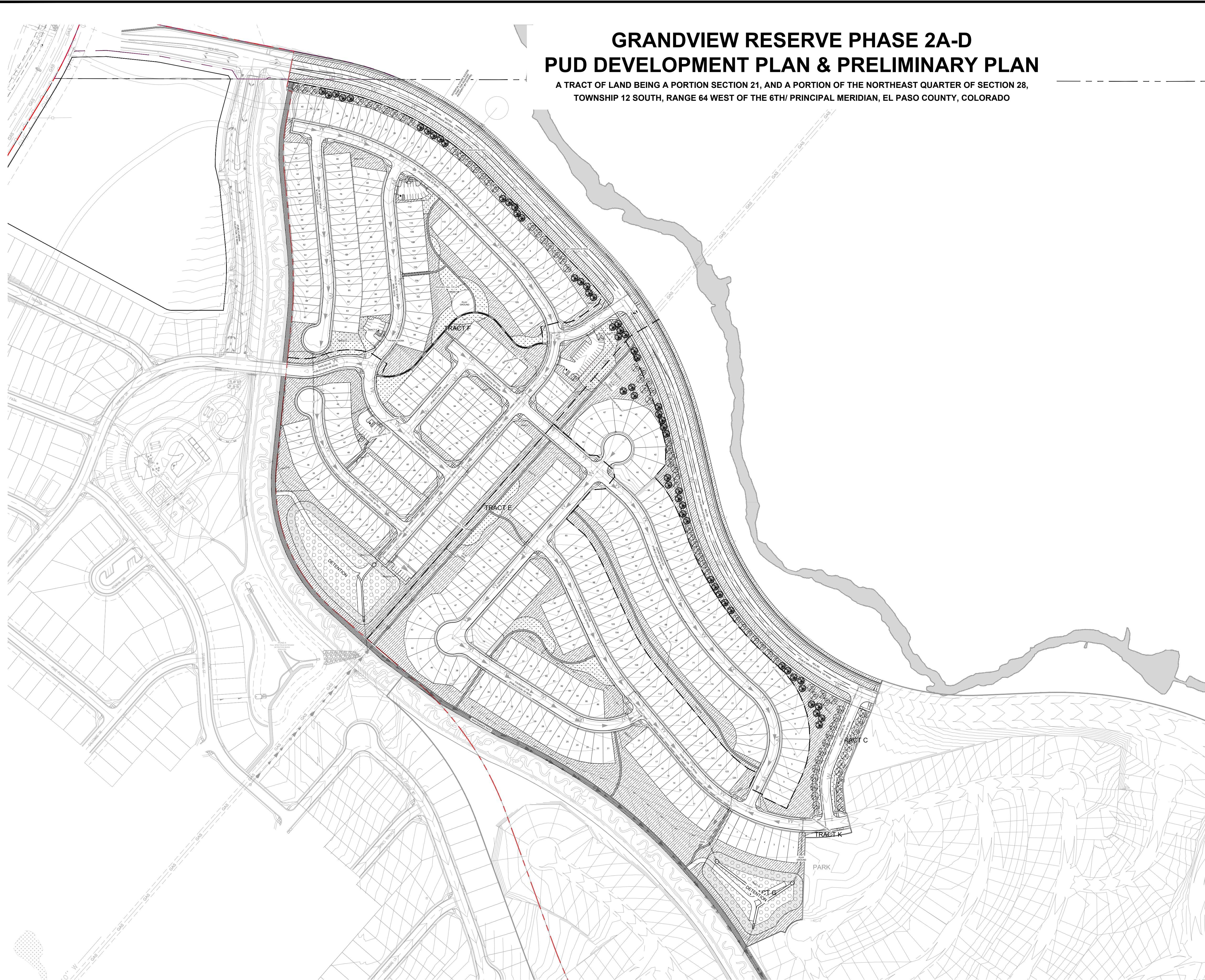
NO.	DATE	BY	REVISION DESCRIPTION

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

HR GREEN Xref: xc-dgn-PH2, xc-ull-PH2, xc-ow-PH2, 01-XC-channel, x-row-662, x-dgn, 662, x-ull, 662, x-dgn-PH2, xg-1-arch, dh01, PH2, PUD, xc-dgn-F4, xc-ow-F4, xc-ow-PH3, key_map, OVR, P2, xc-ow-F3, xc-ow-PH2, xc-dgn-F3, x-3D-XREF-PH2

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

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



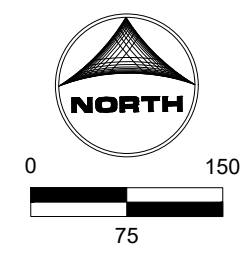
KEY MAP
SCALE: NTS

GROUND COVER LEGEND

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

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



LAND USE REVIEW FILE NO: PUDSP-23-006

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

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

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



LANDSCAPE
 PRELIMINARY LANDSCAPE PLAN (OVERALL)

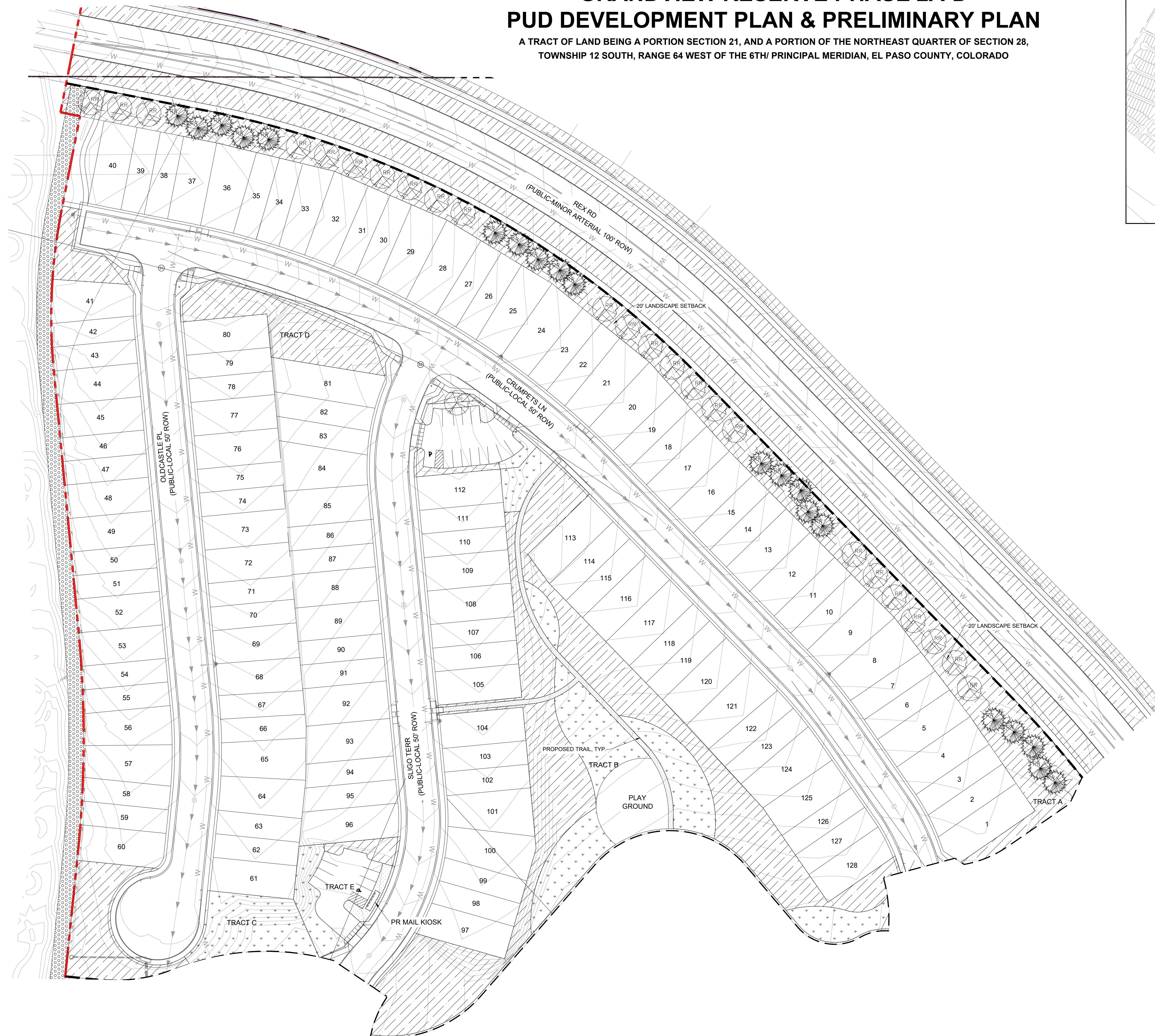
SHEET
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GRANDVIEW RESERVE PHASE 2A-D PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

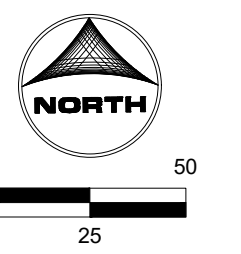


KEY MAP
SCALE: NTS



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



LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: JAG	JOB DATE: 8/21/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: JFR	JOB NUMBER: 201662.202	0" = 11'
CAD DATE: 8/21/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION

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

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

LANDSCAPE
PRELIMINARY LANDSCAPE PLAN

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

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

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



KEY MAP
SCALE: NTS

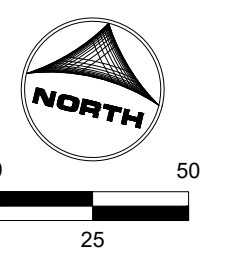


GROUND COVER LEGEND

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

TREE LEGEND

SYMBOL	DESCRIPTION
[Symbol]	DECIDUOUS SHADE TREE
[Symbol]	EVERGREEN TREE
[Symbol]	ORNAMENTAL TREE



LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: JAG JOB DATE: 8/21/2024
APPROVED: JFR JOB NUMBER: 201662.202
CAD DATE: 8/21/2024
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NO.	DATE	BY	REVISION DESCRIPTION



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

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



LANDSCAPE
PRELIMINARY LANDSCAPE PLAN

SHEET
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17

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

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

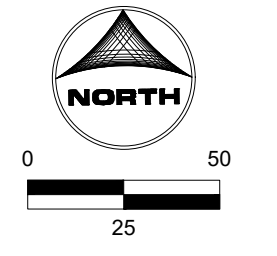
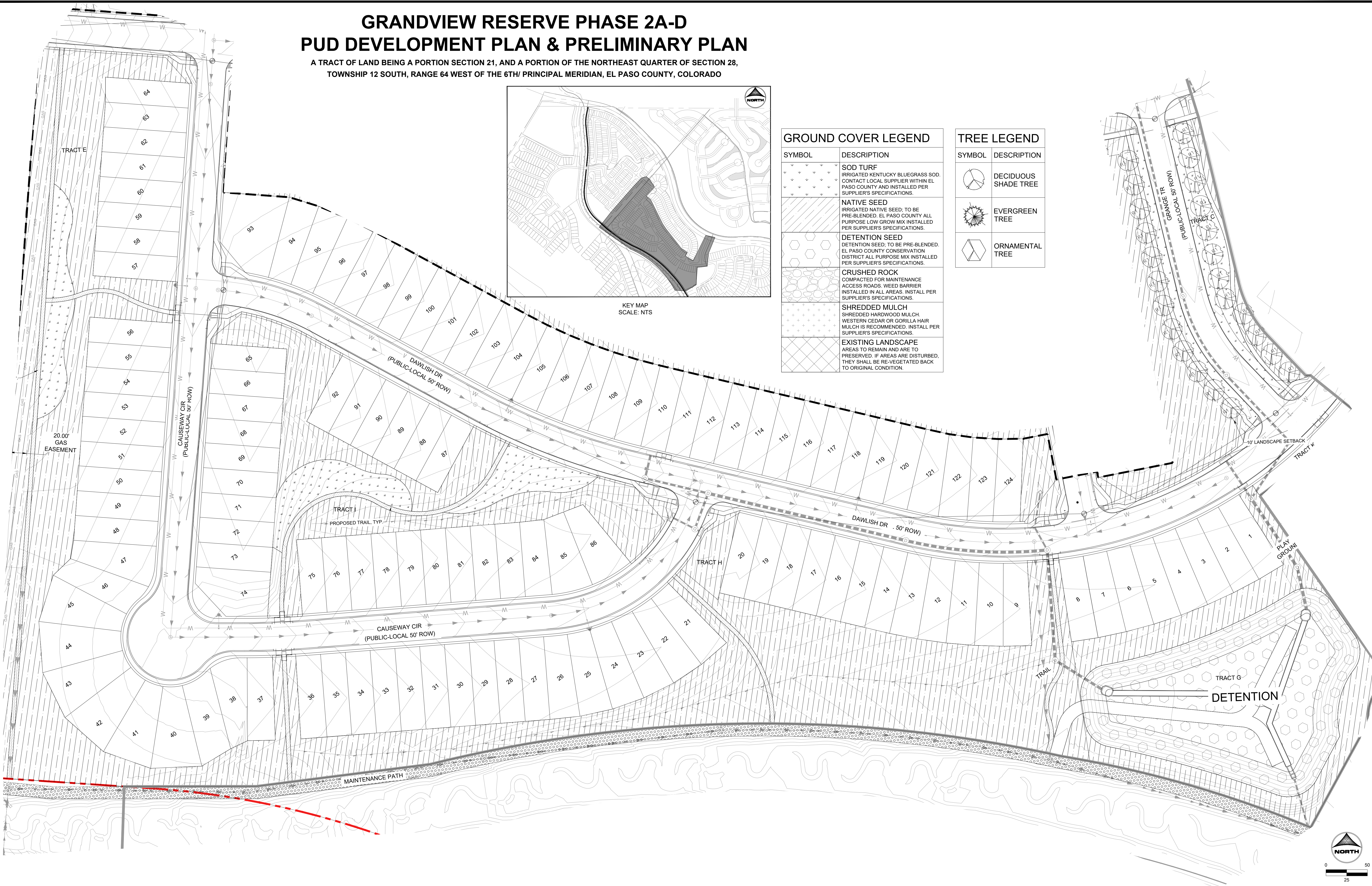
A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEY MAP
SCALE: NTS

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED IRRIGATED NATIVE SEED, TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	DETENTION SEED DETENTION SEED, TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



LAND USE REVIEW FILE NO: PUDSP-23-006

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

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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NO.	DATE	BY	REVISION DESCRIPTION

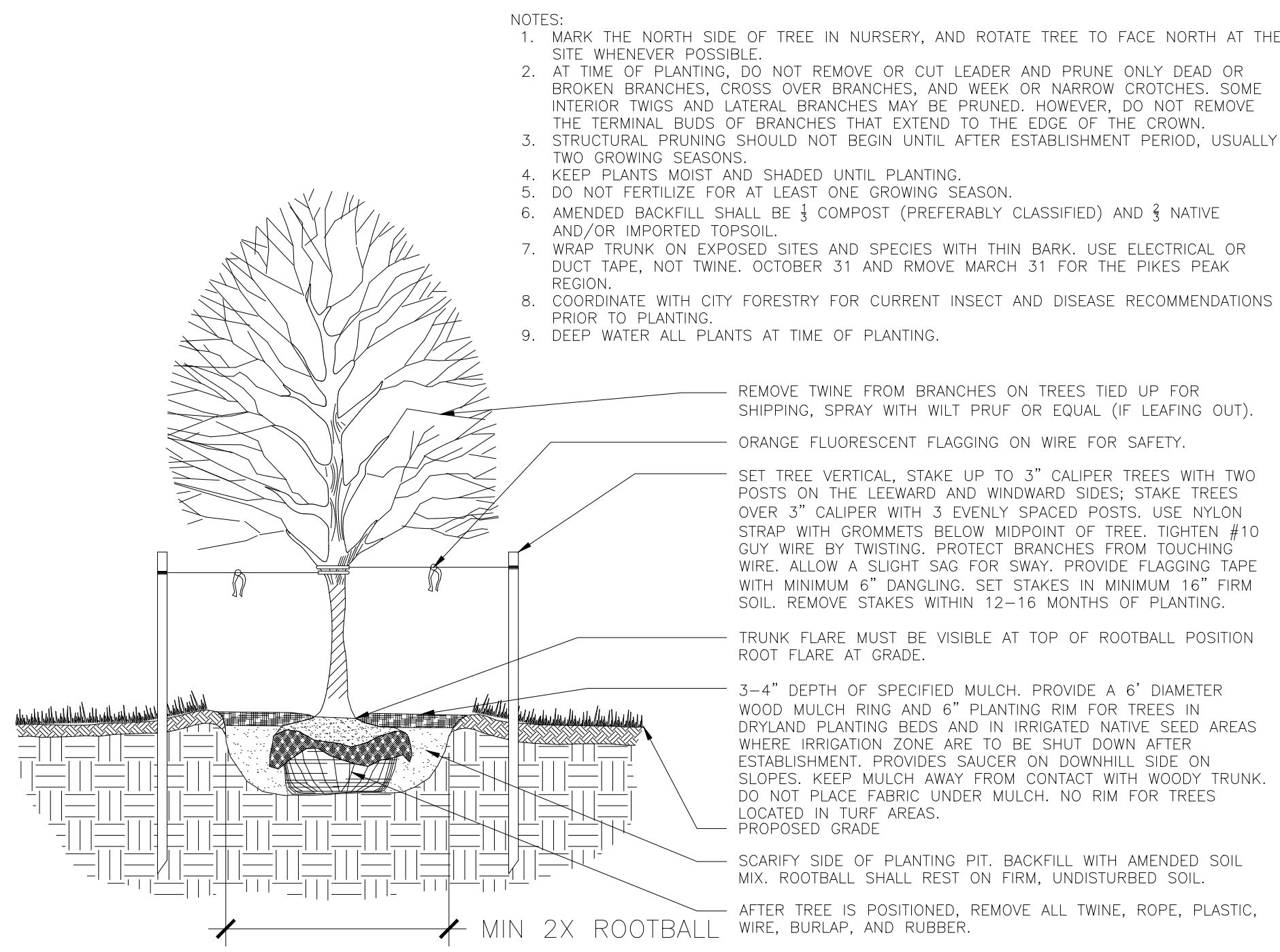
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PKWY SUITE 230
 COLORADO SPRINGS CO 80920
 PHONE: 719.300.4140
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GRANDVIEW RESERVE - PHASE 2
 D.R. HORTON
 EL PASO COUNTY, CO



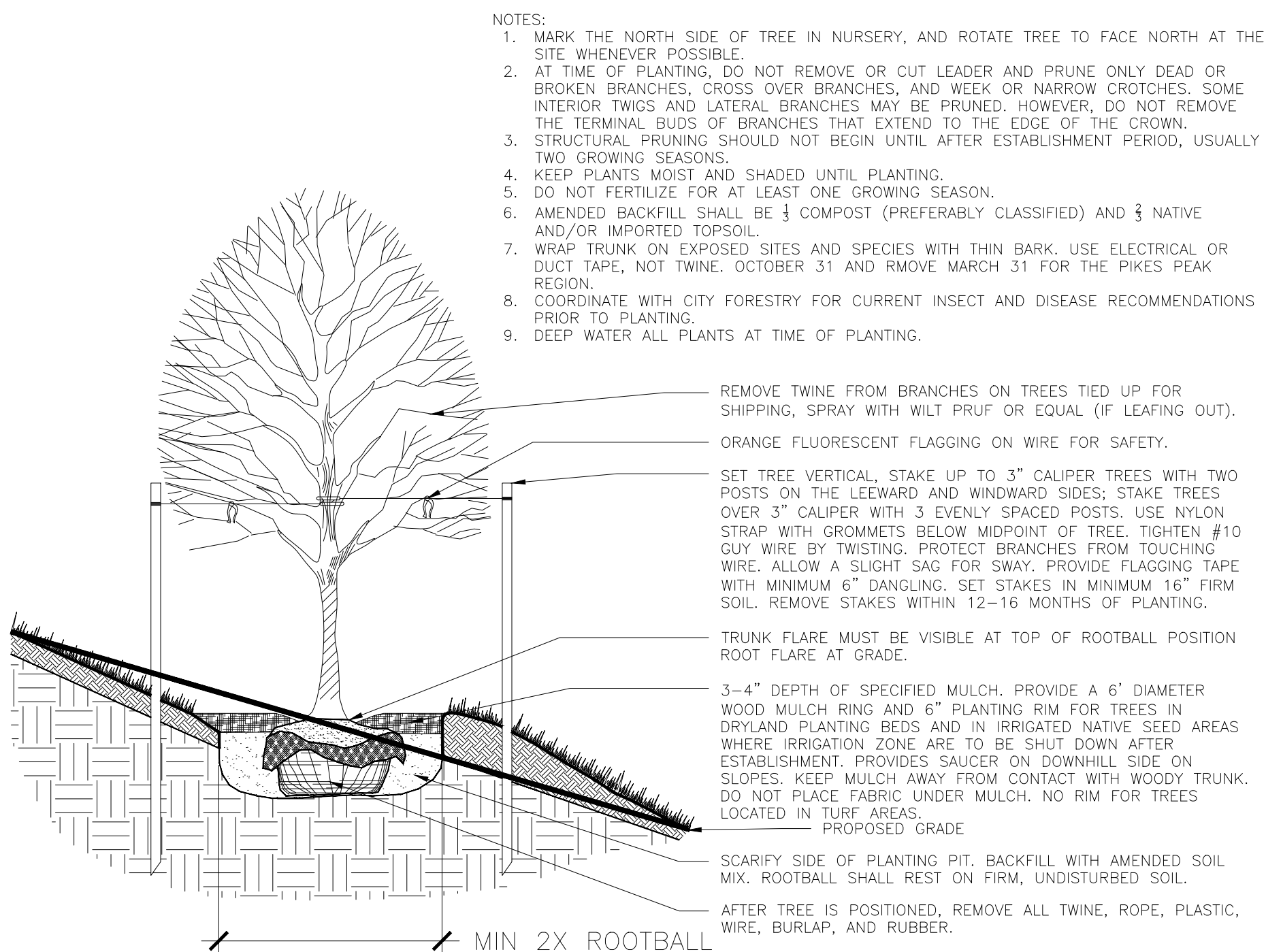
LANDSCAPE
 PRELIMINARY LANDSCAPE PLAN

SHEET
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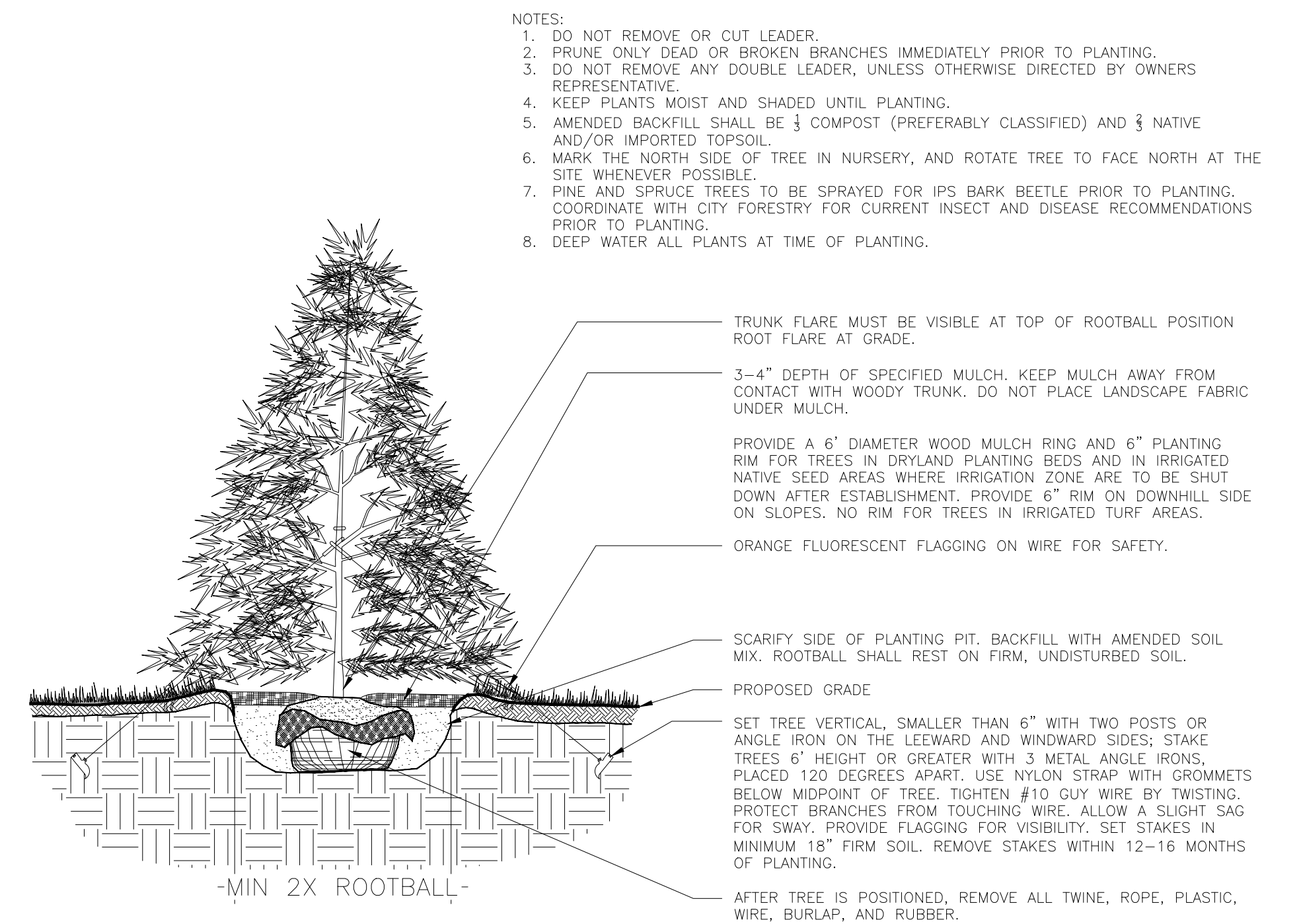
1 TYP. DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



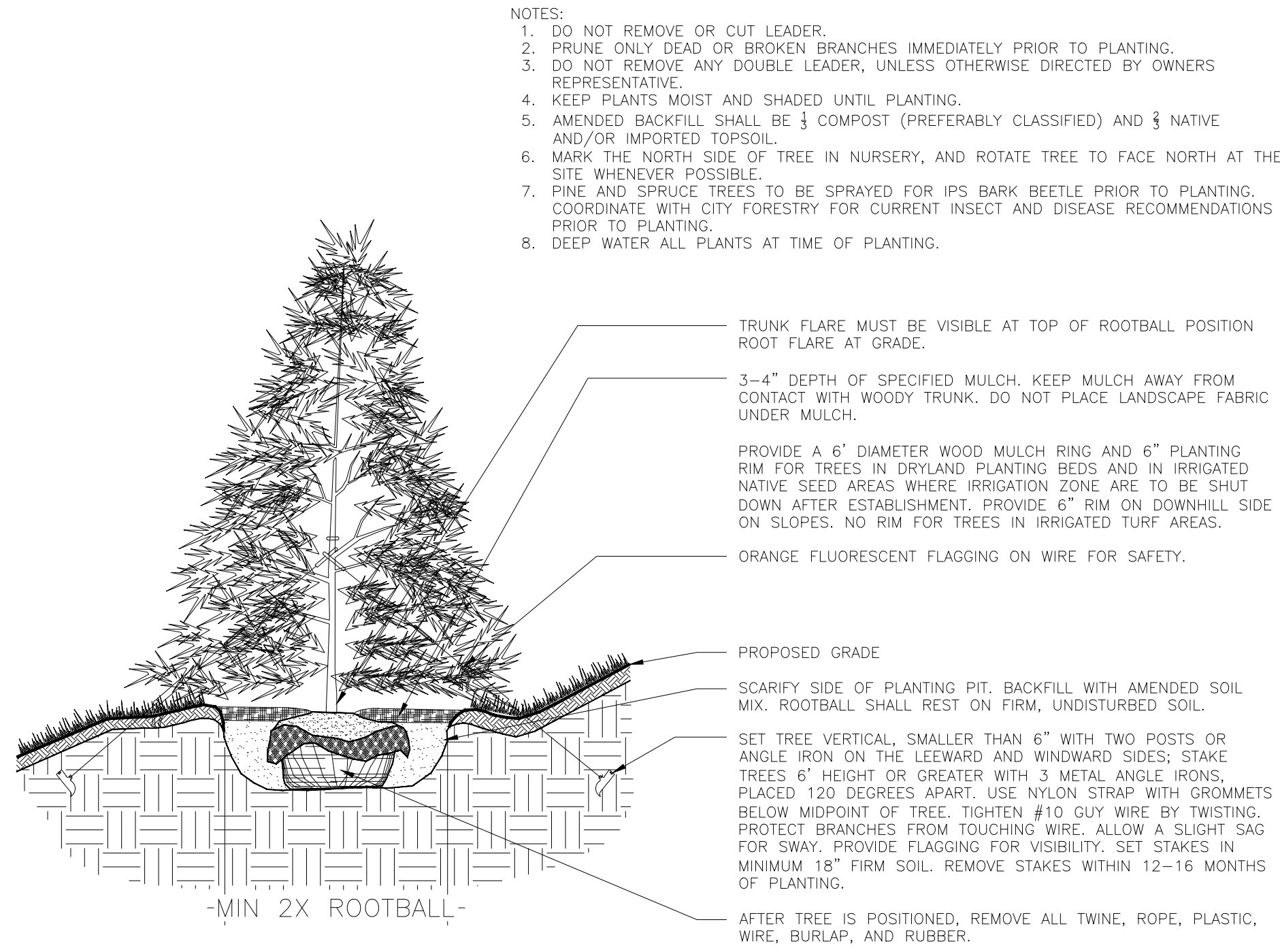
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS



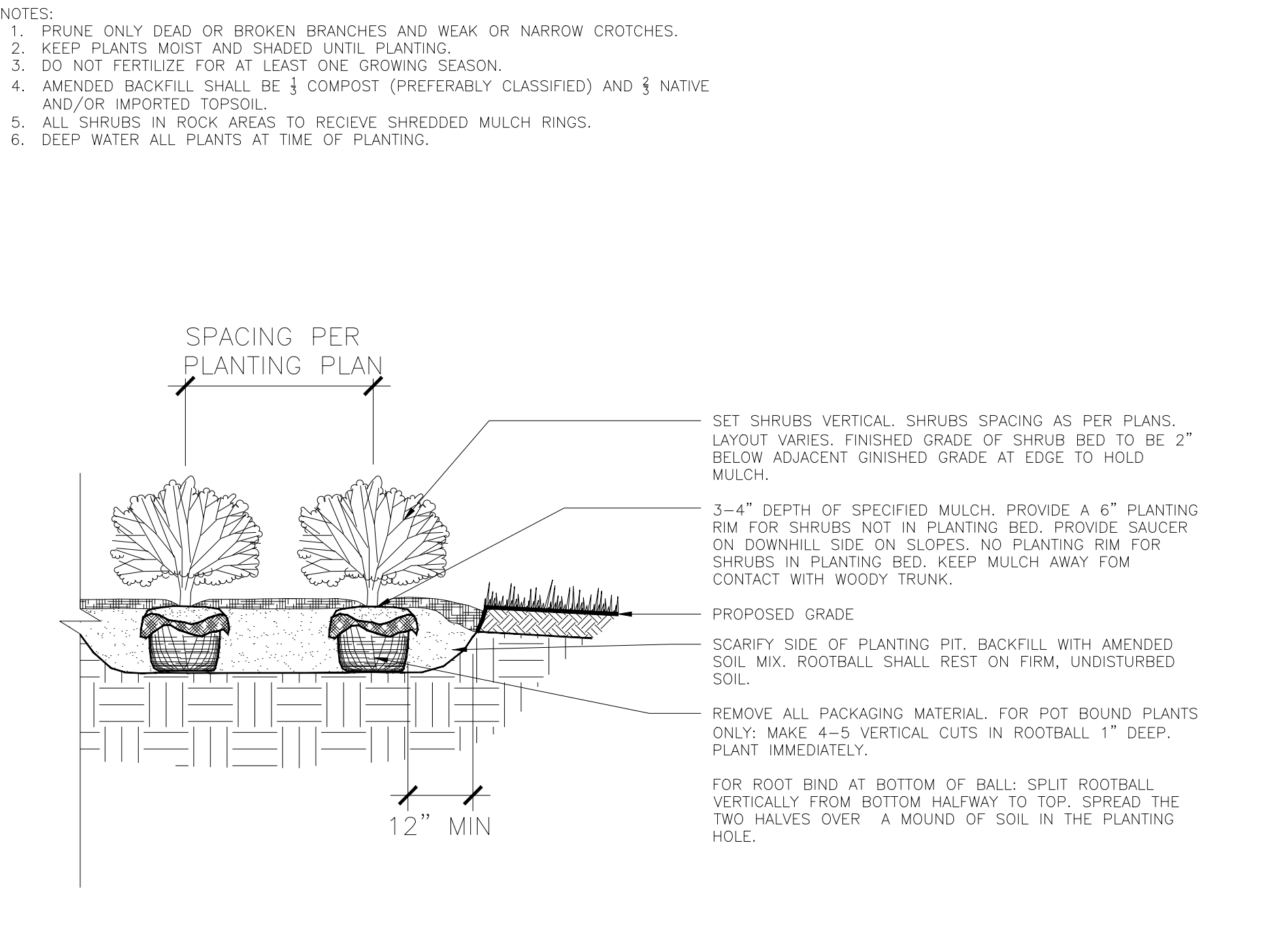
3 TYP. EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



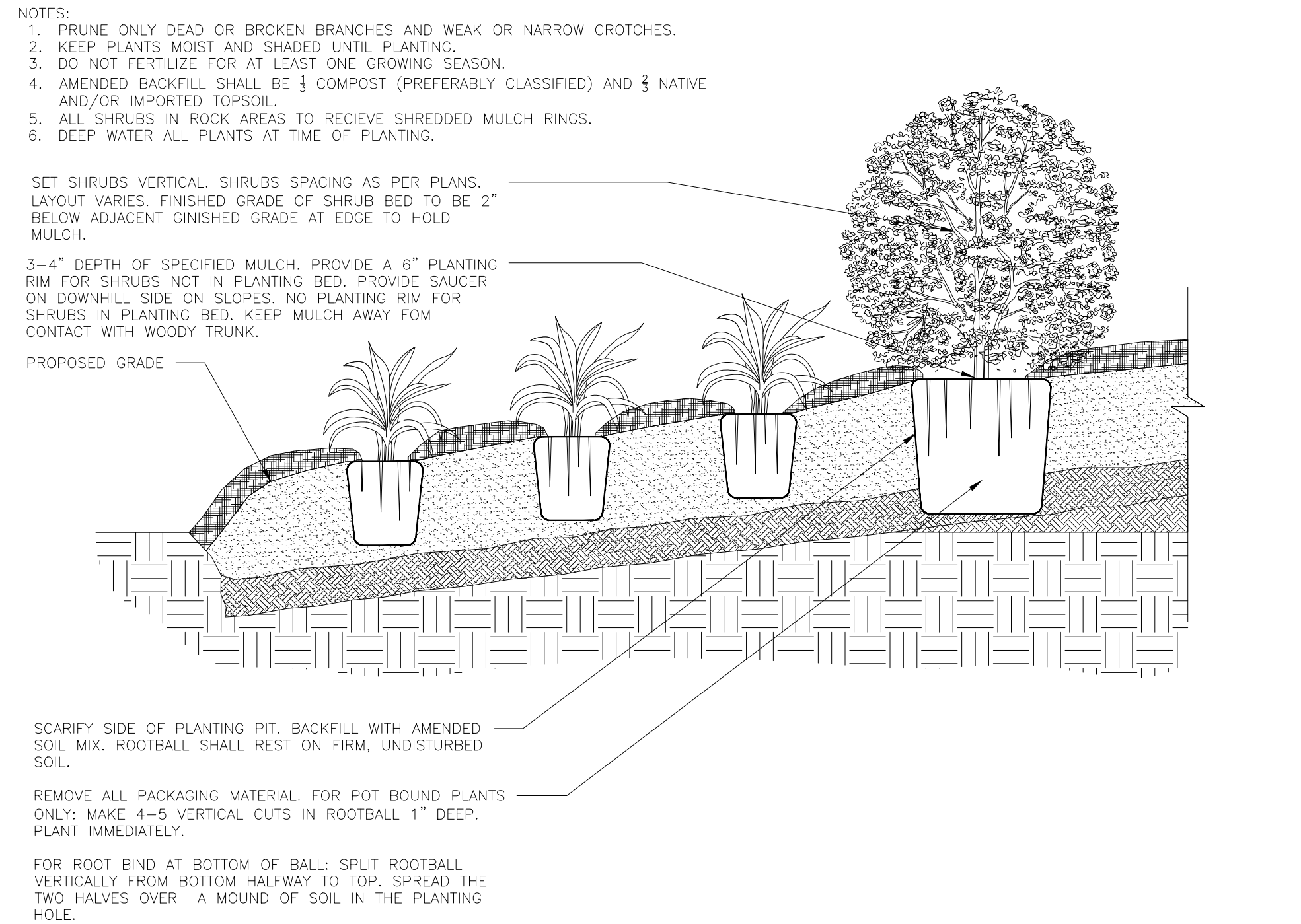
4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS



5 TYP. SHRUB PLANTING DETAIL

SCALE: NTS



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS

DRAWN BY: JAG	JOB DATE: 8/21/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: JFR	JOB NUMBER: 201662.202	0 1" = 1"
CAD DATE: 8/21/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\PU\DLandscape_Plan_PUD		

NO.	DATE	BY	REVISION DESCRIPTION



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

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

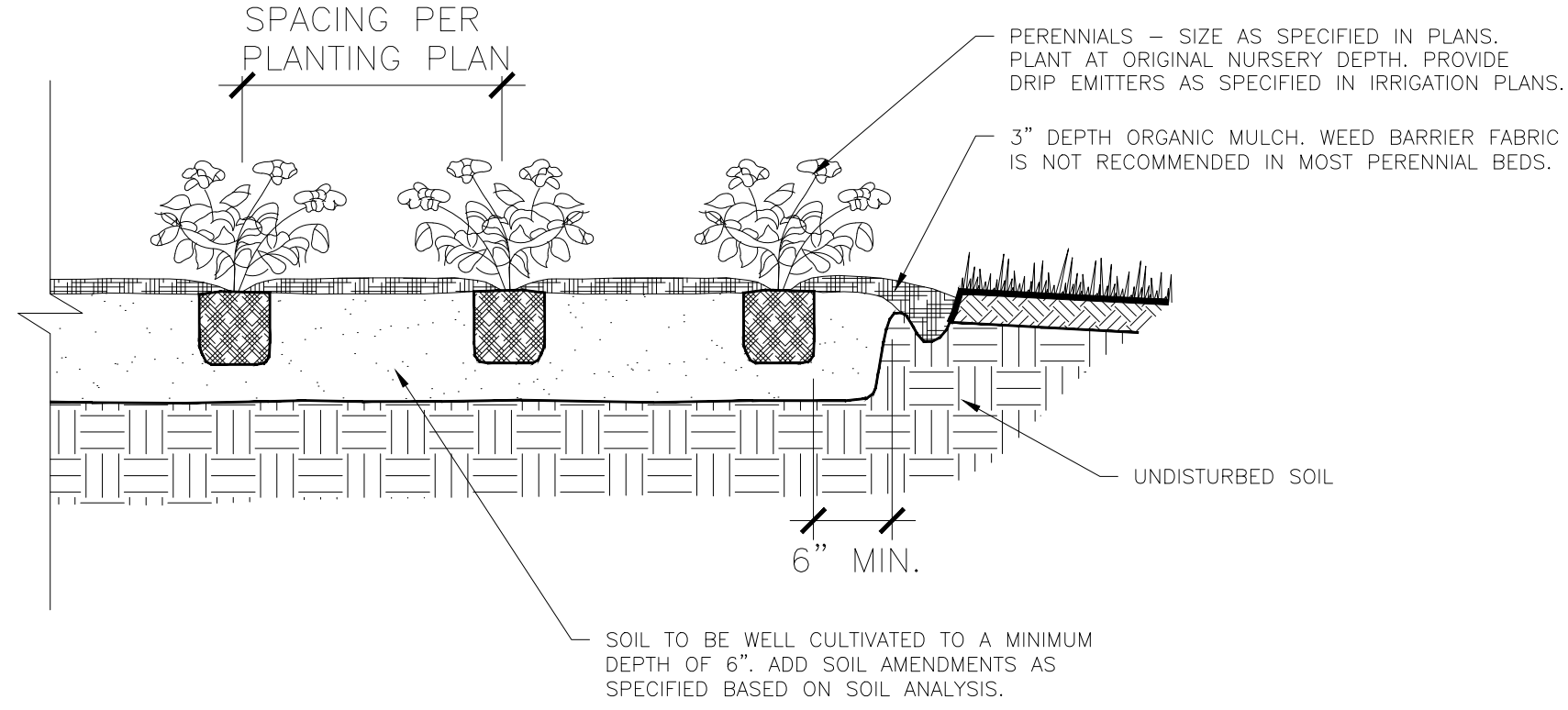
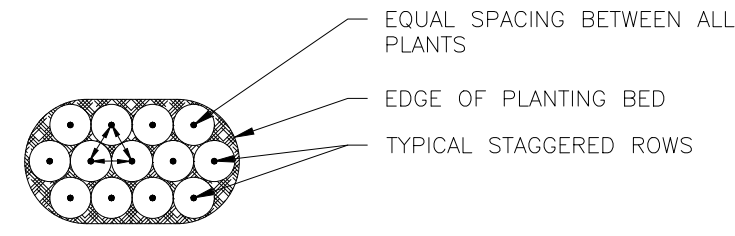


LANDSCAPE
PRELIMINARY LANDSCAPE DETAILS

SHEET
L.07
20

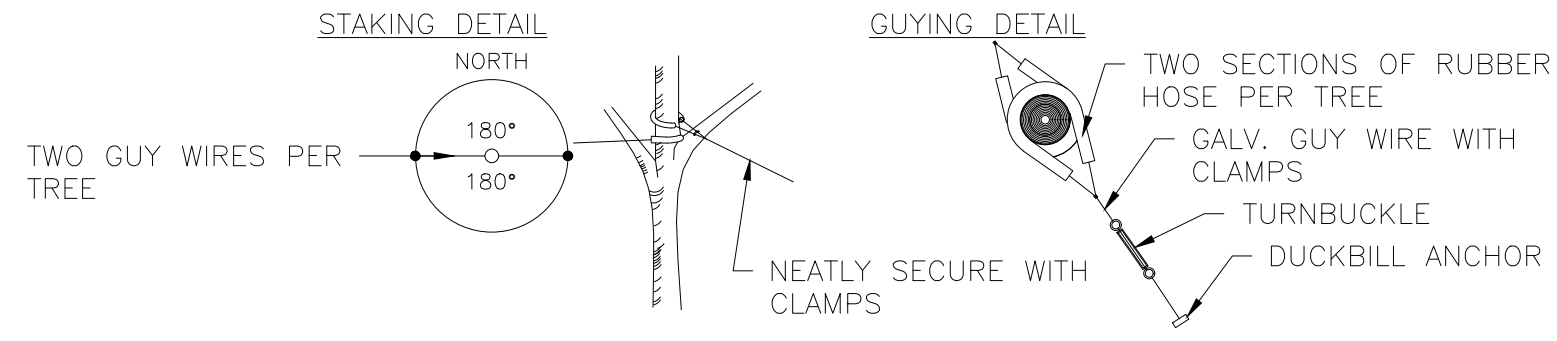
- NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 - ALL PERENNIALS PLANTED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



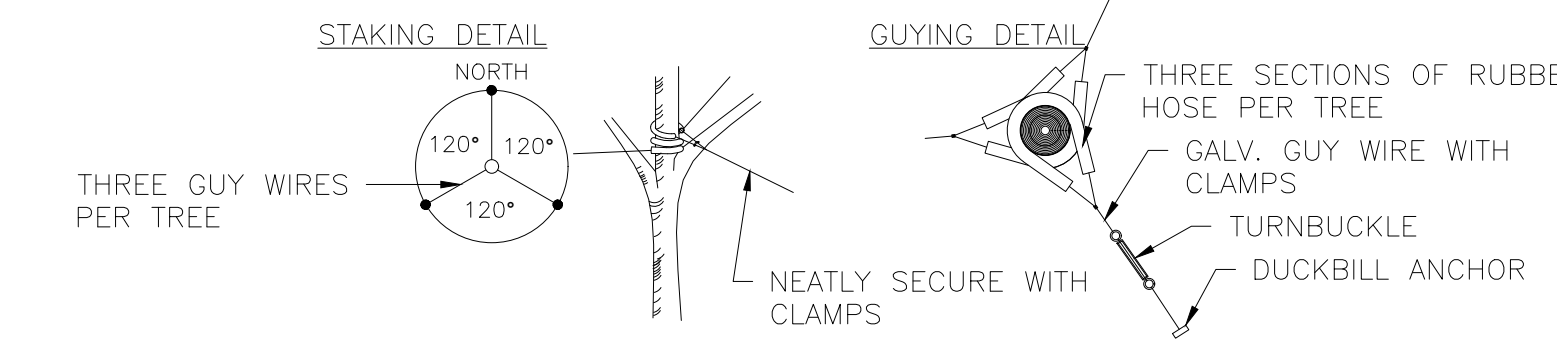
1 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS

- 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) 3/8" 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.



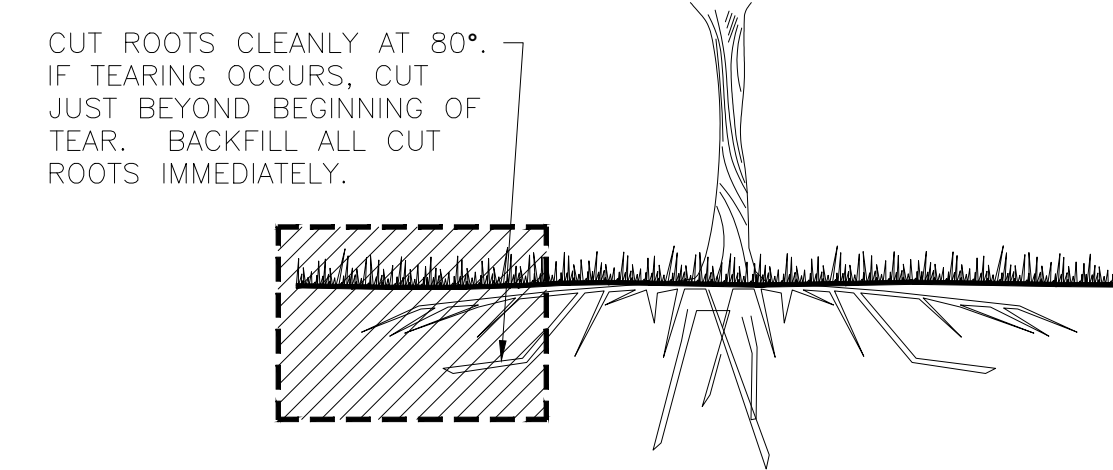
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

- 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) 3/8" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH 1/4" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



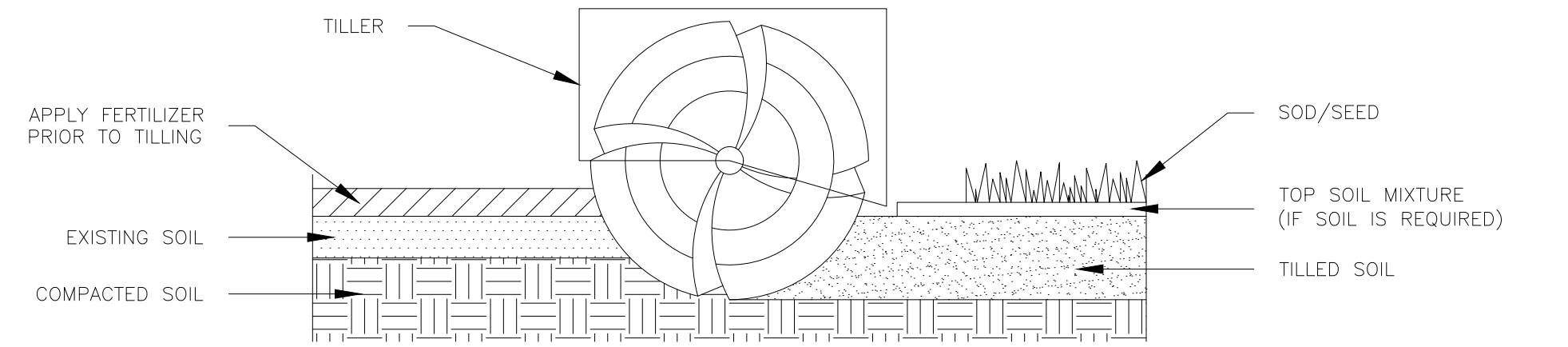
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

2 TYP. GUYING DETAIL
SCALE: NTS

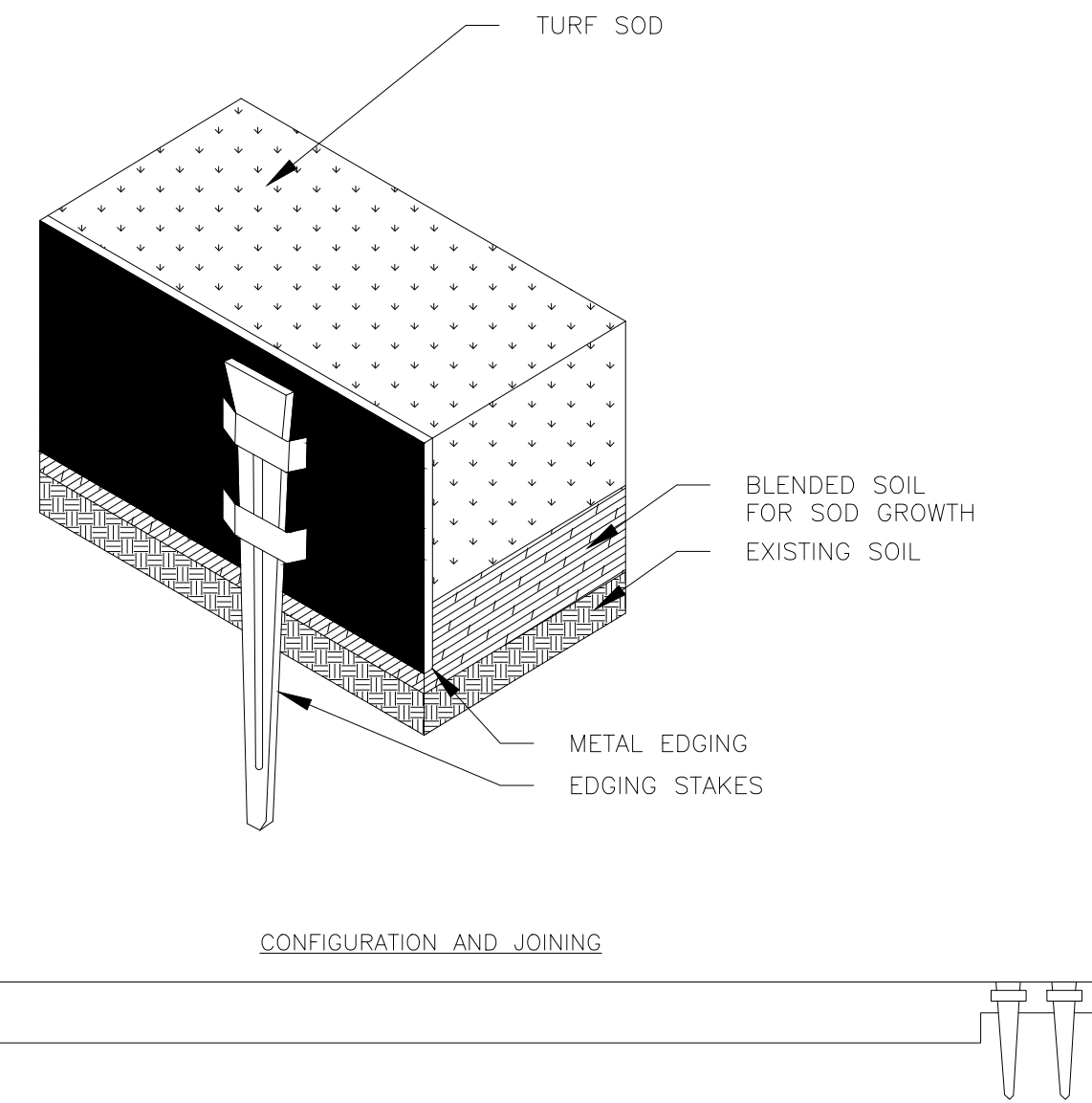


3 TYP. ROOT PRUNING DETAIL
SCALE: NTS

- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.
 - APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.
 - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED.
 - TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.

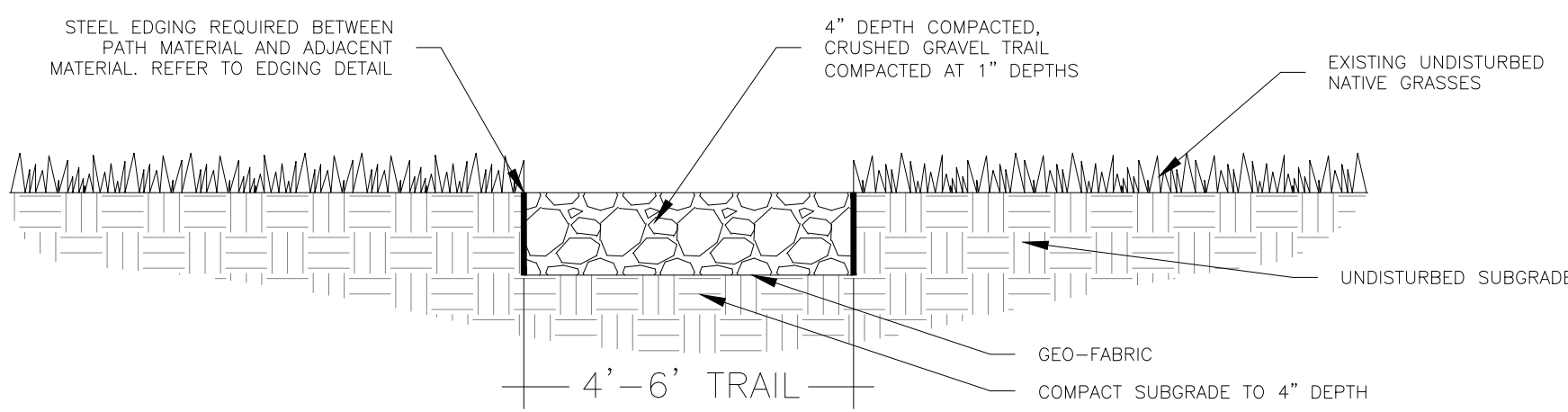


4 TYP. SOIL PREPARATION (ALL AREAS)
SCALE: NTS



- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.
 - USE BROWN COLOR ONLY.
 - CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

5 TYP. METAL EDGING DETAIL
SCALE: NTS



6 TYP. CRUSHED GRAVEL TRAIL
SCALE: NTS

NO.	DATE	BY	REVISION DESCRIPTION

