

PURPOSE AND INTENT:

TO CREATE A COHESIVE AND WELL PLANNED COMMUNITY TO ALLOW A MAXIMUM 568 DWELLING UNITS, PLUS 2 NON-RESIDENTIAL LOTS ON 189.457 - 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, TWO LOTS OF NON-RESIDENTIAL (AMENITY CENTER AND POTENTIAL CHURCH) AND PARKS AND OPEN SPACE.

AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

APPLICABILITY

THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS PUD / PRELIMINARY PLAN, AS AMENDED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS PUD / PRELIMINARY PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS PLAN FOR GRANDVIEW RESERVE FILING 1 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN. IS AUTHORIZED UNDER 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 BE IN CONFORMANCE WITH THE FOLLOWING: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WILL BE MODIFIED BY THE PUD.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS SHOWN ON THE PLAN FOR DEVELOPMENT WILL BE PLATTED OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, TO DEVELOPMENT SERVICES DEPARTMENT, IN CONFORMANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE.

PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A REPORT TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

OVERALL PROJECT STANDARDS

THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, SHALL APPLY TO ALL DEVELOPMENT. ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES, SHALL BE MODIFIED BY THE PUD.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: GRANDVIEW RESERVE FILING NO. 1

A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF 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 SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'28"W, A DISTANCE OF 5290.7 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°52'28"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°50'55"W, ON SAID NORTHERLY LINE, A DISTANCE OF 2,334.38 FEET TO THE POINT OF BEGINNING; THENCE S11°09'24"W, A DISTANCE OF 21.40 FEET; THENCE S78°54'36"E, A DISTANCE OF 185.19 FEET; THENCE S26°00'16"W, A DISTANCE OF 203.39 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 32°15'55", A RADIUS OF 250.00 FEET, A DISTANCE OF 140.78 FEET TO A POINT OF TANGENT; THENCE S05°25'39"E, A DISTANCE OF 185.30 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°11'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT; THENCE S05°11'25"W, A DISTANCE OF 481.83 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 59°09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 525.48 FEET TO A POINT OF TANGENT; THENCE S48°18'05"E, A DISTANCE OF 342.14 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 29°29'59", A RADIUS OF 1,050.00 FEET, A DISTANCE OF 540.61 FEET TO A POINT OF TANGENT; THENCE S19°48'06"E, A DISTANCE OF 438.38 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 08°00'19", A RADIUS OF 1,950.00 FEET, A DISTANCE OF 272.44 FEET TO A POINT OF TANGENT; THENCE S27°48'24"E, A DISTANCE OF 779.50 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 61°56'07", A RADIUS OF 180.00 FEET, A DISTANCE OF 205.39 FEET TO A POINT OF TANGENT; THENCE S89°44'32"E, A DISTANCE OF 288.03 FEET; THENCE S00°12'52"W, A DISTANCE OF 111.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28; THENCE N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF 2,630.21 FEET; THENCE N00°12'52"E, A DISTANCE OF 25.00 FEET; THENCE N89°47'08"W, A DISTANCE OF 673.35 FEET; THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET; THENCE N41°52'39"E, A DISTANCE OF 21.11 FEET; THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET; THENCE S89°58'12"W, A DISTANCE OF 288.62 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); THENCE ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900096, THE FOLLOWING SEVEN (7) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N79°27'48"W, HAVING A DELTA OF 18°12'30", A RADIUS OF 1,630.00 FEET; A DISTANCE OF 518.00 FEET TO A POINT OF TANGENT;
- N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 39°01'10", A RADIUS OF 1,770.00 FEET, A DISTANCE OF 1,205.40 FEET TO A POINT OF TANGENT;
- N31°20'52"E, A DISTANCE OF 1,517.37 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 2°07'03", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;
- THENCE CONTINUING ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 09°53'50", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 229.74 FEET TO A POINT OF TANGENT;
- N19°19'59"E, A DISTANCE OF 81.04 FEET;

THENCE S74°09'13"E, A DISTANCE OF 47.53 FEET; THENCE S27°01'36"E, A DISTANCE OF 35.92 FEET; THENCE S71°02'24"E, A DISTANCE OF 160.69 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 07°52'12", A RADIUS OF 1,150.00 FEET, A DISTANCE OF 157.96 FEET TO A POINT OF TANGENT; THENCE S78°54'36"E, A DISTANCE OF 237.75 FEET; THENCE S11°05'24"W, A DISTANCE OF 105.60 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,253,692 SQ. FEET OR 189.479 ACRES, MORE OR LESS.

GEOLOGICAL CONDITIONS:

A PRELIMINARY SOIL, GEOLOGY, GEOLOGICAL HAZARD AND WASTEWATER STUDY INVESTIGATION WAS PREPARED BY ENTECH ENGINEERING, INC. THE REPORT IDENTIFIED NO GEOLOGIC HAZARDS THAT WOULD PRECLUDE DEVELOPMENT OF THE SITE FOR CONSTRUCTION OF RESIDENTIAL STRUCTURES; HOWEVER, THE REPORT IDENTIFIED EXISTING GEOLOGIC AND ENGINEERING CONDITIONS THAT WILL IMPOSE CONSTRAINTS ON SOME DEVELOPMENT AND CONSTRUCTION. THE MOST NOTABLE CONSTRAINTS THAT MAY AFFECT THE DEVELOPMENT INCLUDE ARTIFICIAL FILL, LOOSE OR EXPANSIVE SOILS, SLOPE STABILITY, AND SHALLOW GROUND WATER. IT IS NOTED THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED WITH MITIGATION OF POTENTIAL HAZARDS AS ILLUSTRATED IN THE REPORT WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THE AREA OR THROUGH THE AVOIDANCE OF THESE AREAS. INVESTIGATION OF EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION.

ENVIRONMENTAL NOTE:

- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).

FLOODPLAIN NOTES:

- THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C05860 AND 08041C05820 EFFECTIVE DATE 7, 2018.
- THE EXISTING FLOODPLAIN BOUNDARIES WILL BE REVISED VIA A LOW MODELING THE PROPOSED IMPROVEMENTS TO ESTABLISH FLOOD ELEVATIONS AND THEN PROCESSED THROUGH FEMA TO ESTABLISH ZONE A FLOODPLAIN LIMITS.
- 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.

ADA DESIGN STANDARD NOTE: REMOVED

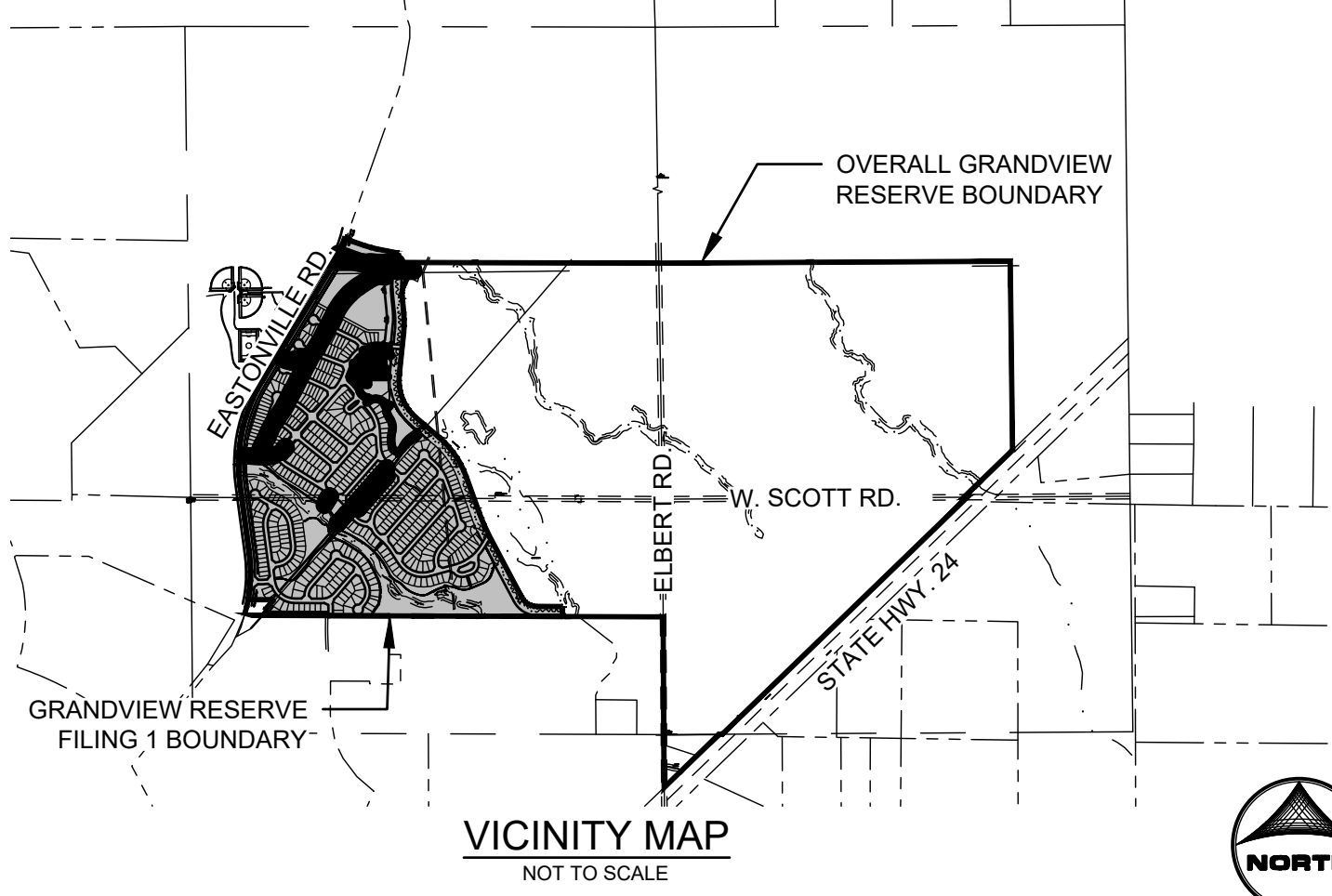
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. THE SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

ACCESS LIMITATION NOTE:

- THERE SHALL BE NO DIRECT LOT ACCESS TO EASTONVILLE ROAD.

GRANDVIEW RESERVE FILING 1
PUD / PRELIMINARY PLAN

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



DEVELOPMENT STANDARDS AND GUIDELINES:

- THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE FILING 1, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- MINIMUM LOT AREA:
 - DWELLING, SINGLE FAMILY: FIVE THOUSAND FIVE HUNDRED SQUARE FEET (5,500SF). (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: FORTY FEET (40')
- SETBACK REQUIREMENTS:
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
 - FRONT YARD: FIFTEEN FEET (15') TO FACE OF HOUSE
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD FIFTEEN FEET (15')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

ACCESSORY USE STANDARDS:

- 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.
- MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')
- SETBACK REQUIREMENTS:
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
 - FRONT YARD: FIFTEEN FEET (15') TO FACE OF HOUSE
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

LOTS 569 & 570 NON-RESIDENTIAL DEVELOPMENT STANDARDS:

ALLOWED USES: RELIGIOUS INSTITUTION, (PLACE OF WORSHIP/CHURCH), PRIVATE / CHARTER SCHOOL, EDUCATIONAL, PRIVATE OR PUBLIC, PHILANTHROPIC, COMMUNITY BUILDING, BALL FIELDS, SPORTS COURTS, PASTORAL RESIDENCE, HEALTH CLUB OR RECREATION / AMENITY CENTER.

- MINIMUM LOT AREA: FIVE ACRES (5.0 ACRES).
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 30%.
- MAXIMUM STRUCTURAL HEIGHT: FIFTY FEET (50').
- MAXIMUM STEEPLE/BELL TOWER HEIGHT: SEVENTY FIVE FEET (75').
- BUILDING SETBACK REQUIREMENTS:
 - FRONT YARD: FIFTY FEET (50')
 - SIDE YARD: FIFTY FEET (50')
 - REAR YARD: FIFTY FEET (50')
- SITE DEVELOPMENT PLAN PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR LOTS 569 & 570.

SITE DATA

EXISTING LAND USE:	AGRICULTURAL
EXISTING ZONING:	RR-2.5
PROPOSED ZONING:	PUD
SITE ACREAGE:	189.457 AC - 100%
PROPOSED NUMBER OF UNITS:	568
PROPOSED NON-RESIDENTIAL LOTS:	2
MAXIMUM GROSS DENSITY:	4.24 DU/AC (ALLOWED PER SKETCH PLAN)
PROPOSED GROSS DENSITY:	3.0 DU/AC (PER FILING 1)
PROPOSED NET DENSITY:	5.89 DU/AC (PER FILING 1)

TOTAL AREAS (SEE LAND USE TABLE)

RESIDENTIAL:	85.112 AC - 45%
AMENITY CENTER (LOT 570):	5.455 AC - 3%
PARK/OPEN SPACE:	11.749 AC - 27%
GAS EASEMENT	3.329 AC
TRACT/OPEN SPACE	8.107 AC
POCKET PARK	0.391 AC
DRAINAGE CHANNEL A	22.169 AC
DRAINAGE CHANNEL B	11.027 AC
DETENTION	6.688 AC
NON-RESIDENTIAL (LOT 569):	11.228 AC - 6%
R.O.W.	35.940 AC - 19%

GRANDVIEW RESERVE F1 - LAND USE TABLE				
LAND USE	AREA (ACRES)	UNITS	NET DENSITY (DU/ACRE)	% OF LAND
SINGLE FAMILY RESIDENTIAL	85.112	568	3.00	45%
NON-RESIDENTIAL LOT 570	5.445	N/A	N/A	3%
NON-RESIDENTIAL LOT 569	11.229	N/A	N/A	6%
GAS EASEMENT	3.367	N/A	N/A	2%
DRAINAGE CHANNEL A	22.169	N/A	N/A	12%
DRAINAGE CHANNEL B	11.027	N/A	N/A	6%
DETENTION	6.688	N/A	N/A	4%
ROAD R.O.W.	35.940	N/A	N/A	19%
TRACTS/OPEN SPACE	8.107	N/A	N/A	4%
POCKET PARK	0.391	N/A	N/A	0%
TOTAL LAND AREA	189.475			100%

ADA NOTE:

- THE DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

OWNER:

4 SITE INVESTMENTS, LLC
1722 KELLY JOHNSON BLVD., SUITE 230
100
COLORADO SPRINGS, CO 80920

DEVELOPER:

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

PLANNER/LANDSCAPE ARCHITECT:

HRGREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
ATTN: PHIL STUEPFERT

CIVIL ENGINEER:

HRGREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
ATTN: KEN HUHN

CIVIL ENGINEER:

GALLOWAY
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
PH. 719.900.7220

CERTIFICATE OF OWNERSHIP

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS GRANDVIEW RESERVE, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FORGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, AD

BY (NAME) _____, AS (TITLE) _____

OF _____, AN AUTHORIZED SIGNATORY.

OWNER OF RECORD: 4 SITE INVESTMENTS, LLC.
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____

STATE OF COLORADO) _____

COUNTY OF EL PASO) _____

COUNTY APPROVAL

APPROVAL IS GRANTED THIS _____ DAY OF _____, 20____, AD

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

COUNTY APPROVAL

APPROVAL IS GRANTED THIS _____ DAY OF _____, 20____, AD

CHAIR BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO., _____

SEE: _____ SURCHARGE _____

BY: _____, DEPUTY

PUBLIC STREETS

- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS EXCEPT FOR LANDSCAPE AREAS WHICH SHALL BE MAINTAINED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
- ALL LANDSCAPING RIGHTS AND 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 AGREES ON BEHALF OF HIMSELF 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. 16454), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

LANDSCAPE

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED AS MUCH AS FEASIBLE BALANCING WITH AESTHETICALLY PLEASING LANDSCAPE DESIGN APPROACHES. URBAN PARK EASEMENTS 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 24.1.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.

GENERAL NOTES

- THE GRANDVIEW RESERVE FILING 1 OVERALL DENSITY IS 3.0 DU/AC, ON 184.479 ACRES, FOR A TOTAL OF 568 UNITS, PLUS TWO NON-RESIDENTIAL LOTS. PER SKETCH PLAN APPROVAL DENSITY TRANSFERS MAY OCCUR IN WHICH SPECIFIC AREAS EXCEED 4.24 DU/AC SO LONG AS THE OVERALL DENSITY OF THE PROJECT IS BELOW THE APPROVED MAXIMUM UNIT COUNT. ANY DENSITY BELOW THIS CAP MAY BE USED IN SUBSEQUENT PHASES AND TRANSFERRED TO OTHER PARCELS AS LONG AS THE TOTAL MAXIMUM UNIT COUNT ON THE APPROVED SKETCH PLAN IS NOT EXCEEDED.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THIS PUD DEVELOPMENT PLAN. MAJOR MODIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS UNLESS OTHERWISE PROVIDED BY THE EPC LAND DEVELOPMENT CODE.
- CENTRAL WATER SERVICES TO BE PROVIDED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. CENTRAL WASTEWATER SERVICES WILL CONSIST OF A COLLECTION SYSTEM OWNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT WHO WILL PROVIDE SERVICE TO THE INDIVIDUAL HOMES. THE COLLECTION SYSTEM WILL ULTIMATELY CONNECT TO THE CHEROKEE METROPOLITAN DISTRICT (CMD) WASTEWATER TREATMENT FACILITY WHERE CMD WILL BE RESPONSIBLE FOR TREATING THE EFFLUENT.
- 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.
- ALL ELECTRICAL SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN EASEMENTS AS REQUIRED.
- PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/ OR AS SHOWN WITHIN THE DETAILS.
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVED BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARK VIA PARK LAND AGREEMENTS.
- GRASS BUFFER BMPs WILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE NOT MET WITHIN THE DEVELOPMENT.
- ALL COMMON LANDSCAPE AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.
- MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE PROJECT AS FOLLOWS:
 - FRONT: TEN FEET (10') This does not seem correct. Are the easements for the lots? Usually MVEA will ask for a 20-foot along perimeter - need their specific commitment letter for this PUD Prelim plan layout.
 - SIDE: FIVE FEET (5')
 - REAR: FIVE FEET (5')
- 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. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADEQUATE 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 EASEMENT AND BMP MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- FENCING:
 - ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR GRANDVIEW RESERVE.
 - NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- 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.

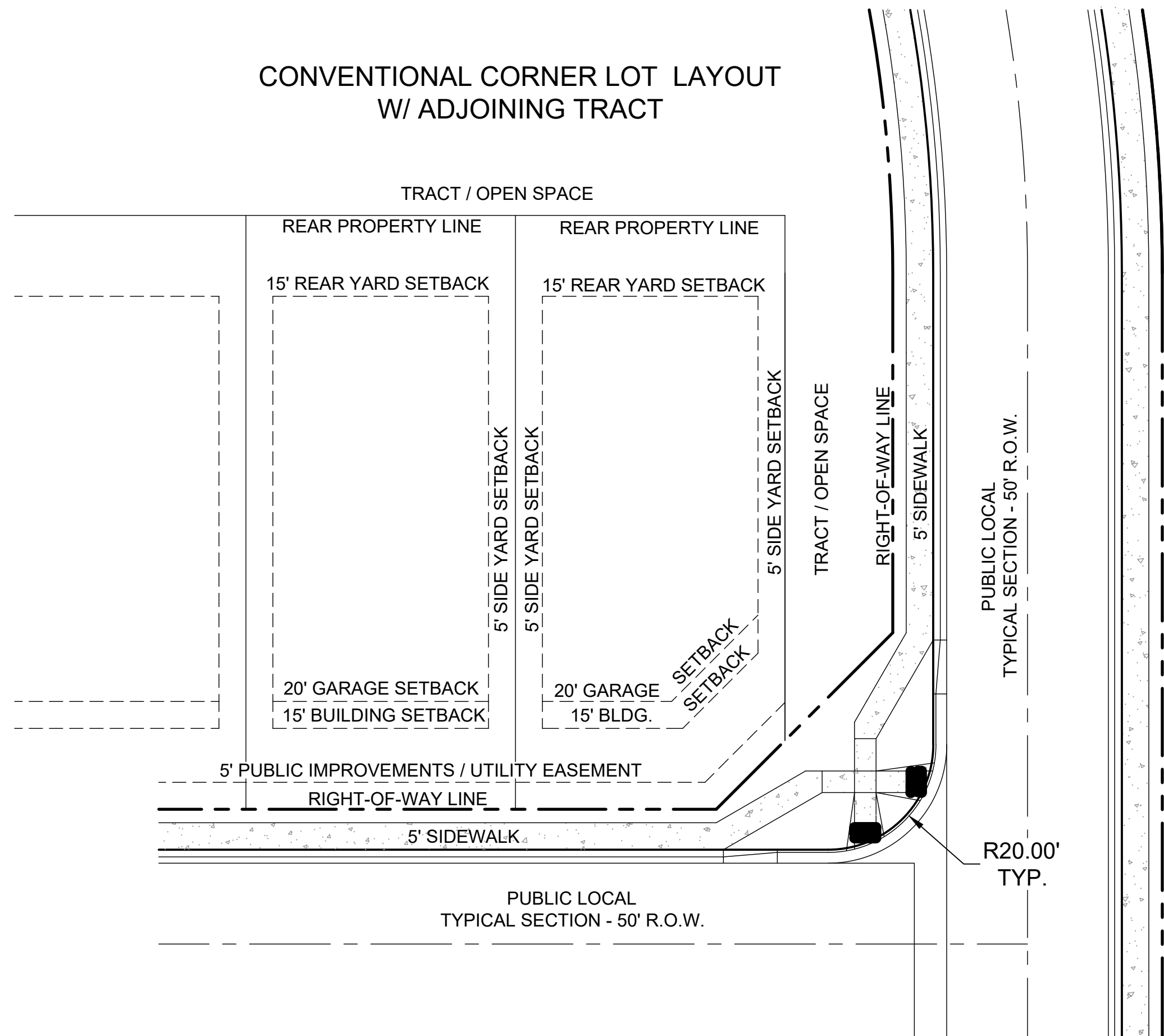
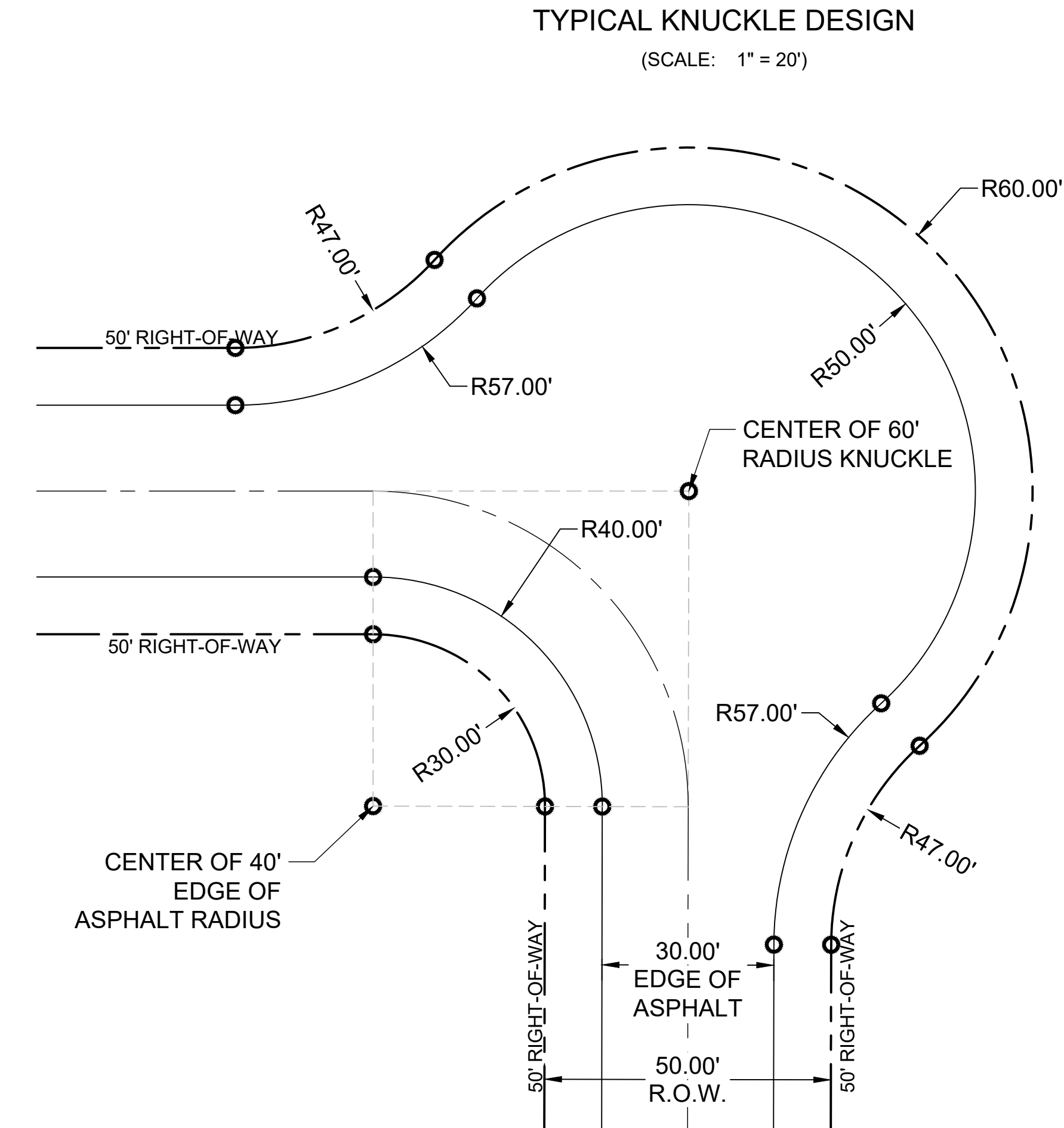
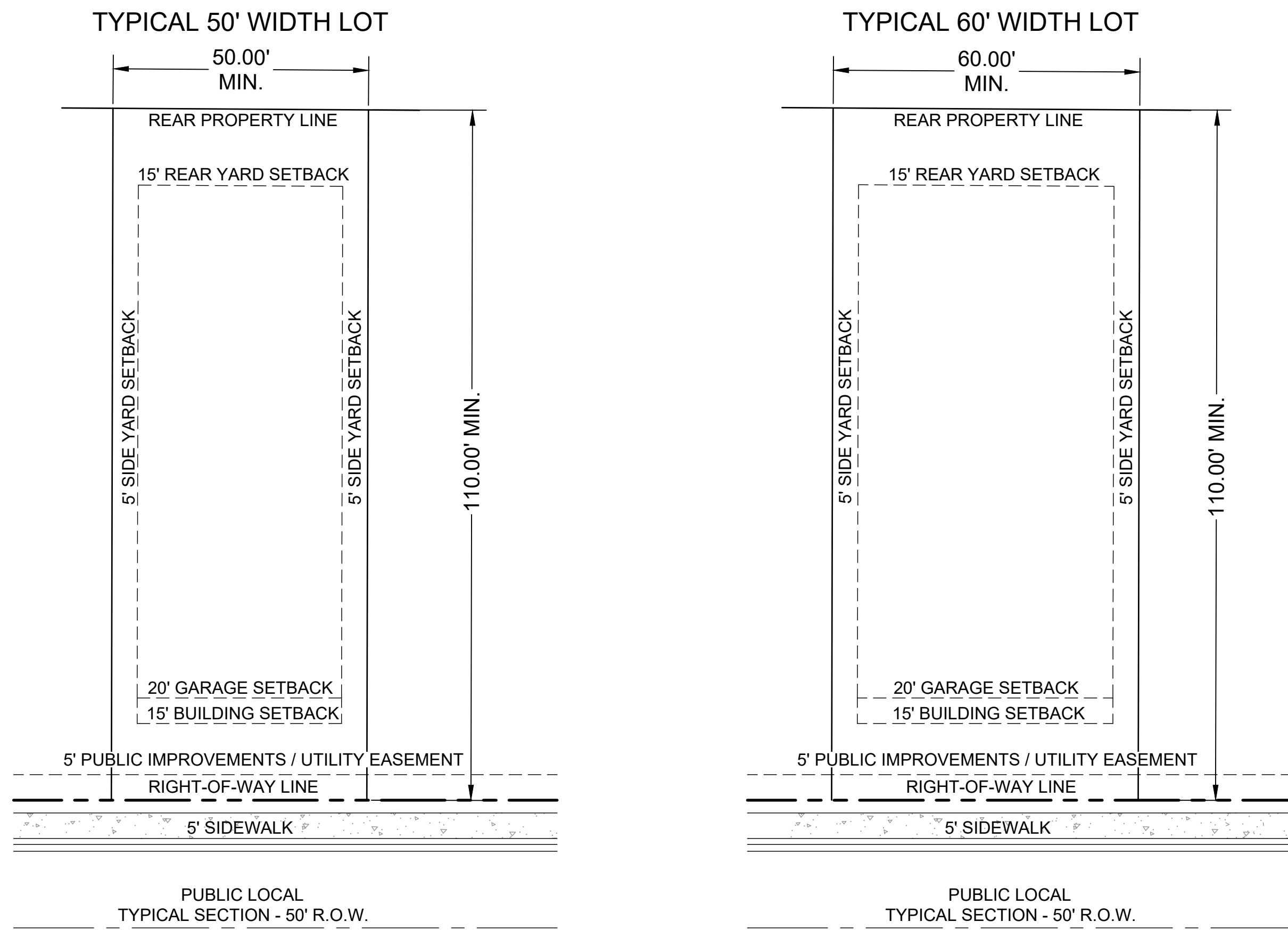
Galloway Response

Sheet by HR Green, no responses from Galloway RS provided.

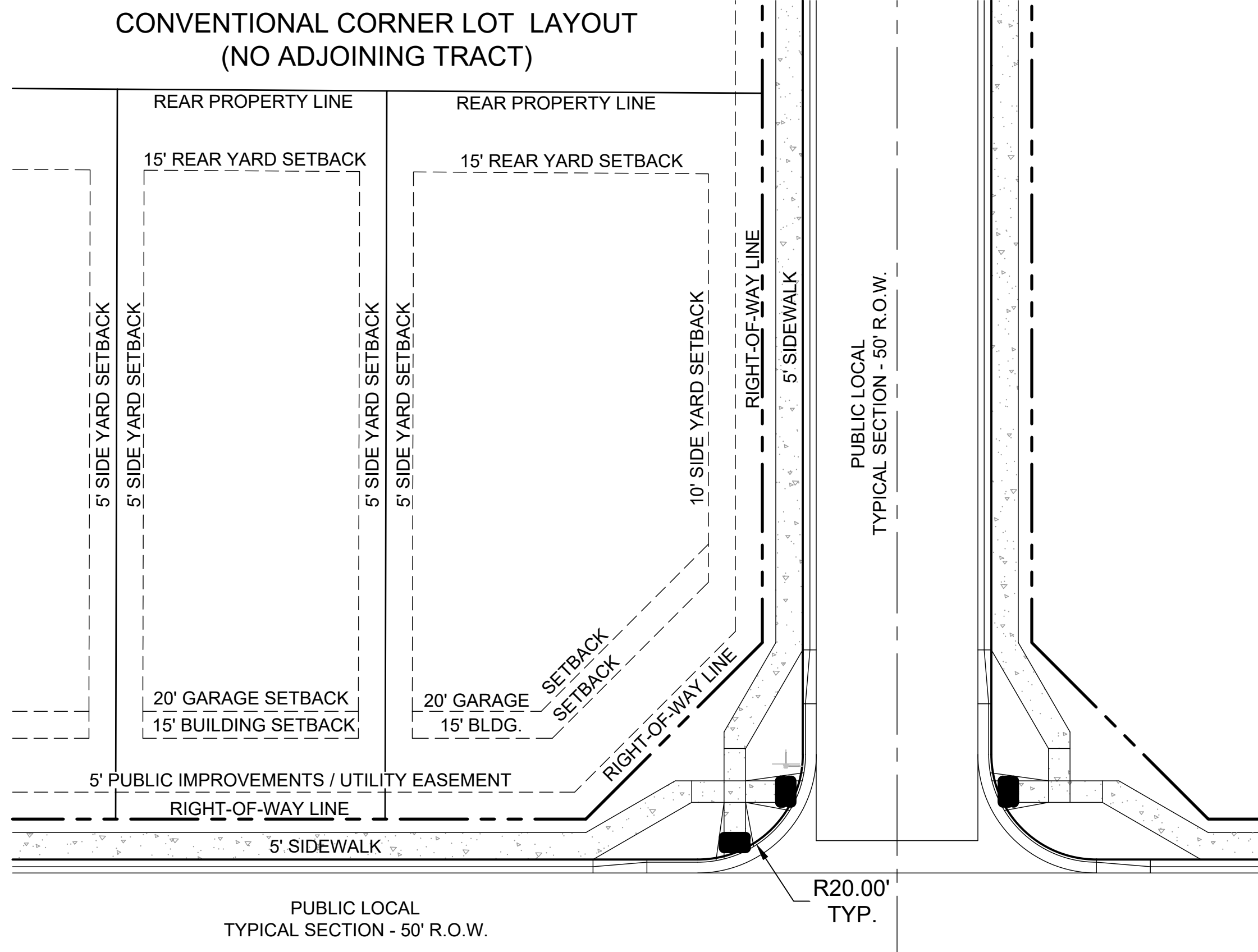
SHEET INDEX

- C0.1 - COVER SHEET
- C0.2 - TYPICAL LOT SECTIONS
- C0.3 - TYPICAL ROAD SECTIONS
- C0.4 - TYPICAL ROAD SECTIONS
- C1.0 - OVERALL SITE PLAN/ADJACENT
- C2.0 - TRACT PLAN
- C3.1 - SITE PLAN - LINE AND
- C3.2 - SITE PLAN
- C3.3 - SITE PLAN
- C3.4 - SITE PLAN
- C3.5 - SITE PLAN
- L1.0 - LANDSCAPE OVERVIEW PLAN
- L1.1 - DETAILED LANDSCAPE PLAN
- L1.2 - DETAILED LANDSCAPE PLAN
- L1.3 - DETAILED LANDSCAPE PLAN
- L1.4 - DETAILED LANDSCAPE PLAN

see comments on landscape plan and add missing checklist items



- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- THE SIDE SETBACK WILL BE 5' IF A MINIMUM OPEN SPACE TRACT IS PROVIDED OF 10' OR MORE, MEASURED FROM RIGHT OF WAY TO LOT LINE
- ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- ON CORNER LOTS, FRONT AND SIDE YARD SETBACKS ARE MEASURED FROM THE RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.



- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- SIDE YARDS ADJACENT TO A STREET R.O.W. SHALL BE 10' WHEN NO OPEN SPACE TRACT IS PRESENT.
- ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- ON CORNER LOTS, FRONT AND SIDE YARD SETBACKS ARE MEASURED FROM THE RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.

Galloway Response

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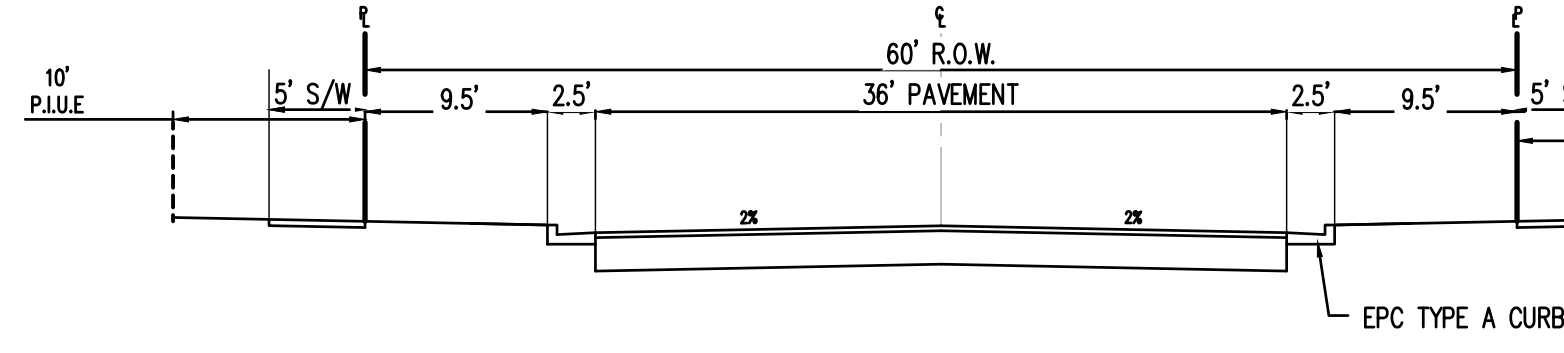
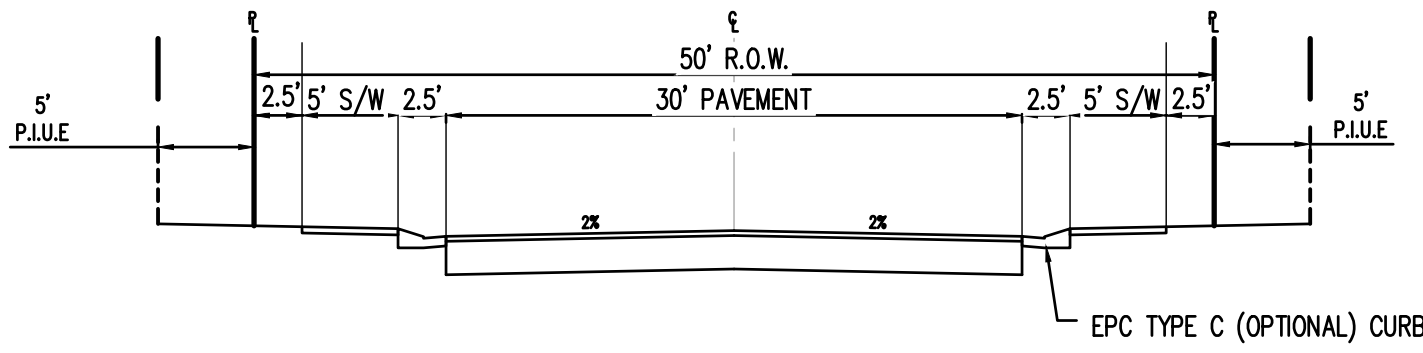
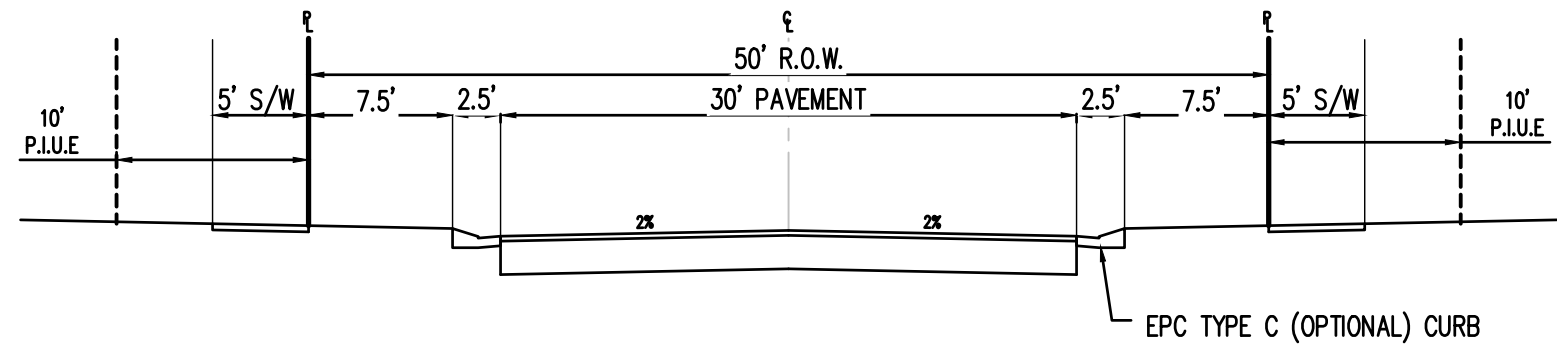
HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR., SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

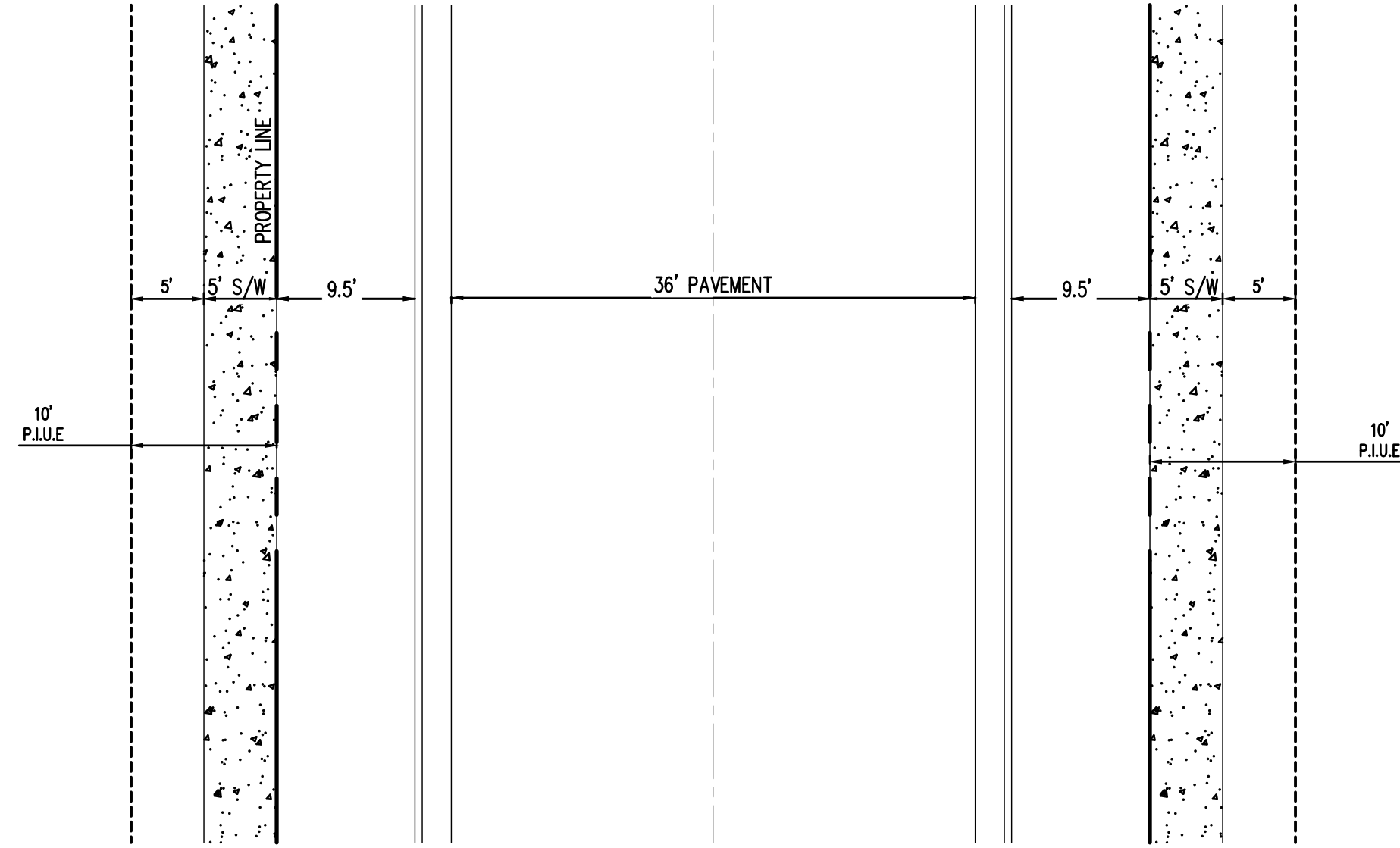
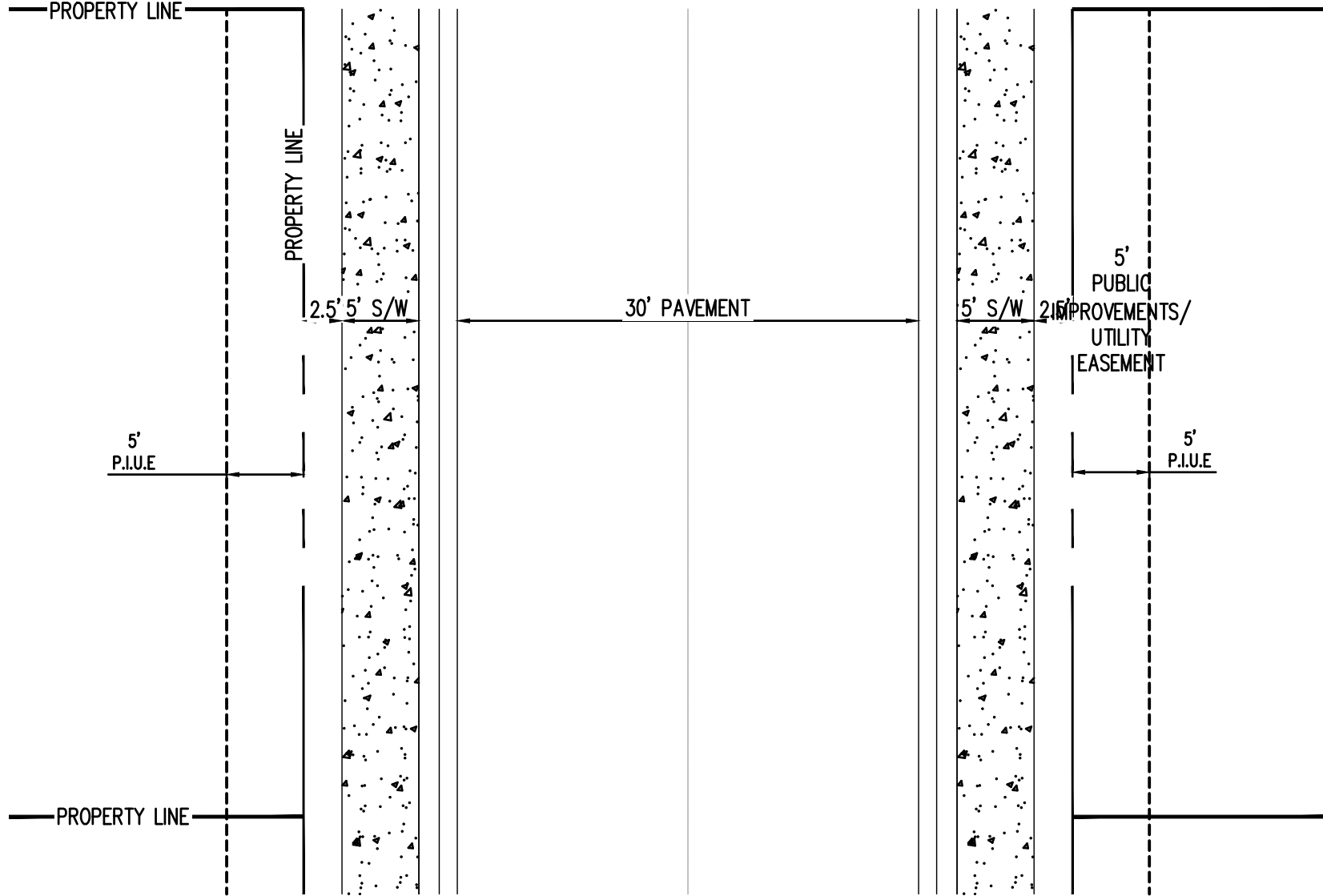
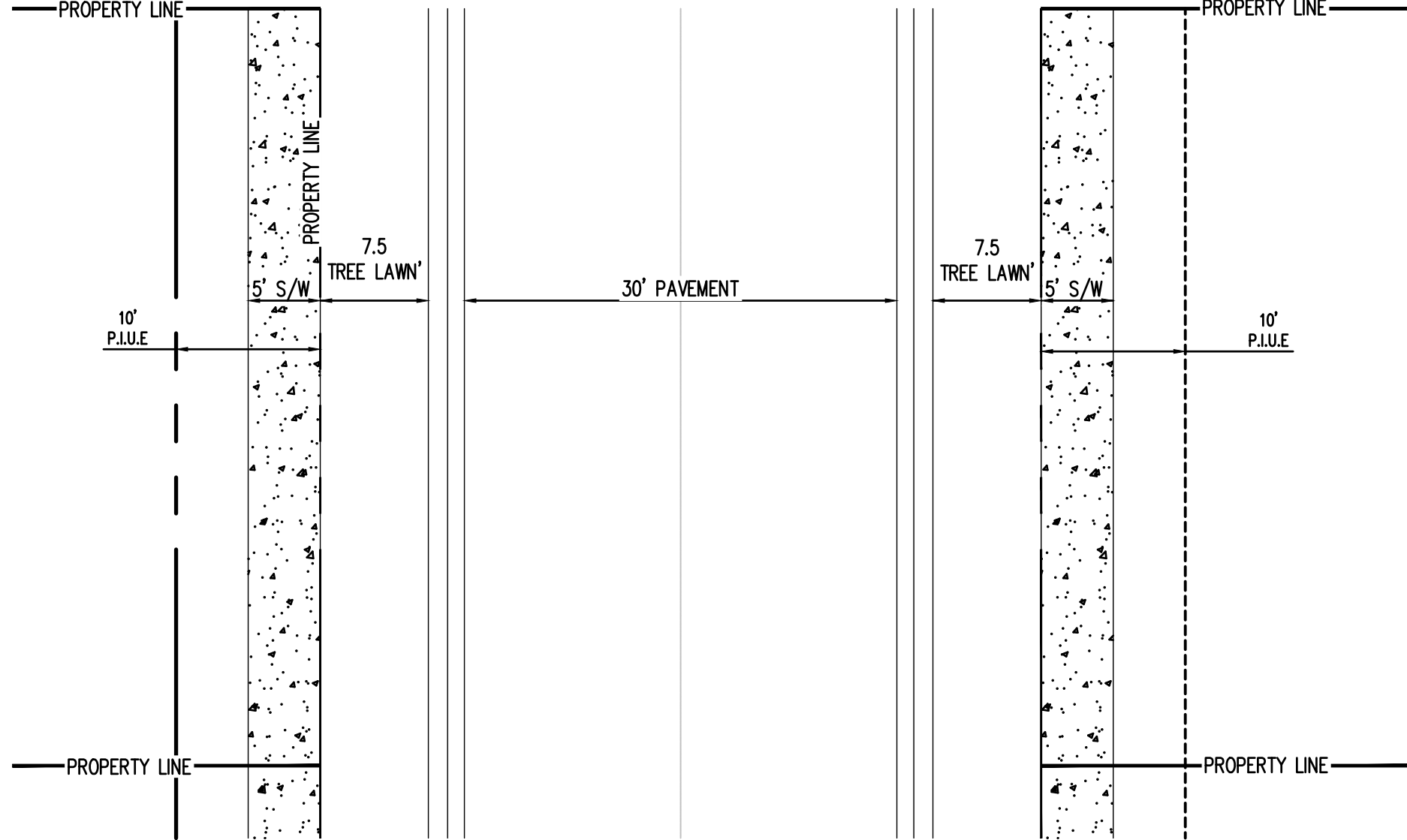
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Project No: HRG 1-20
Drawn By:
Checked By:
Date:



Galloway Response

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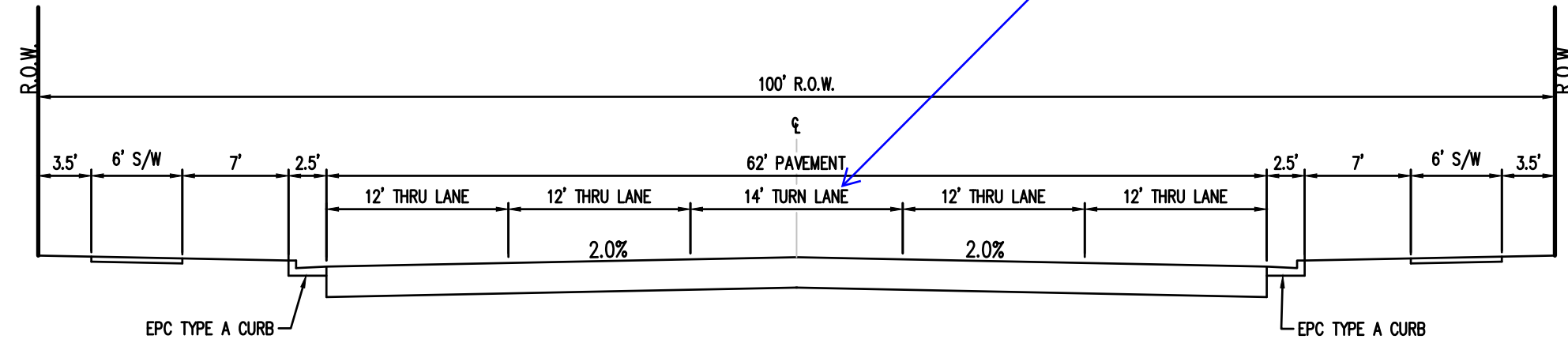


NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION
DETACHED SIDEWALK (URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION: A,B,C,D,E)
P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT

NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION
ATTACHED SIDEWALK (URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION:
F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U)
P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT

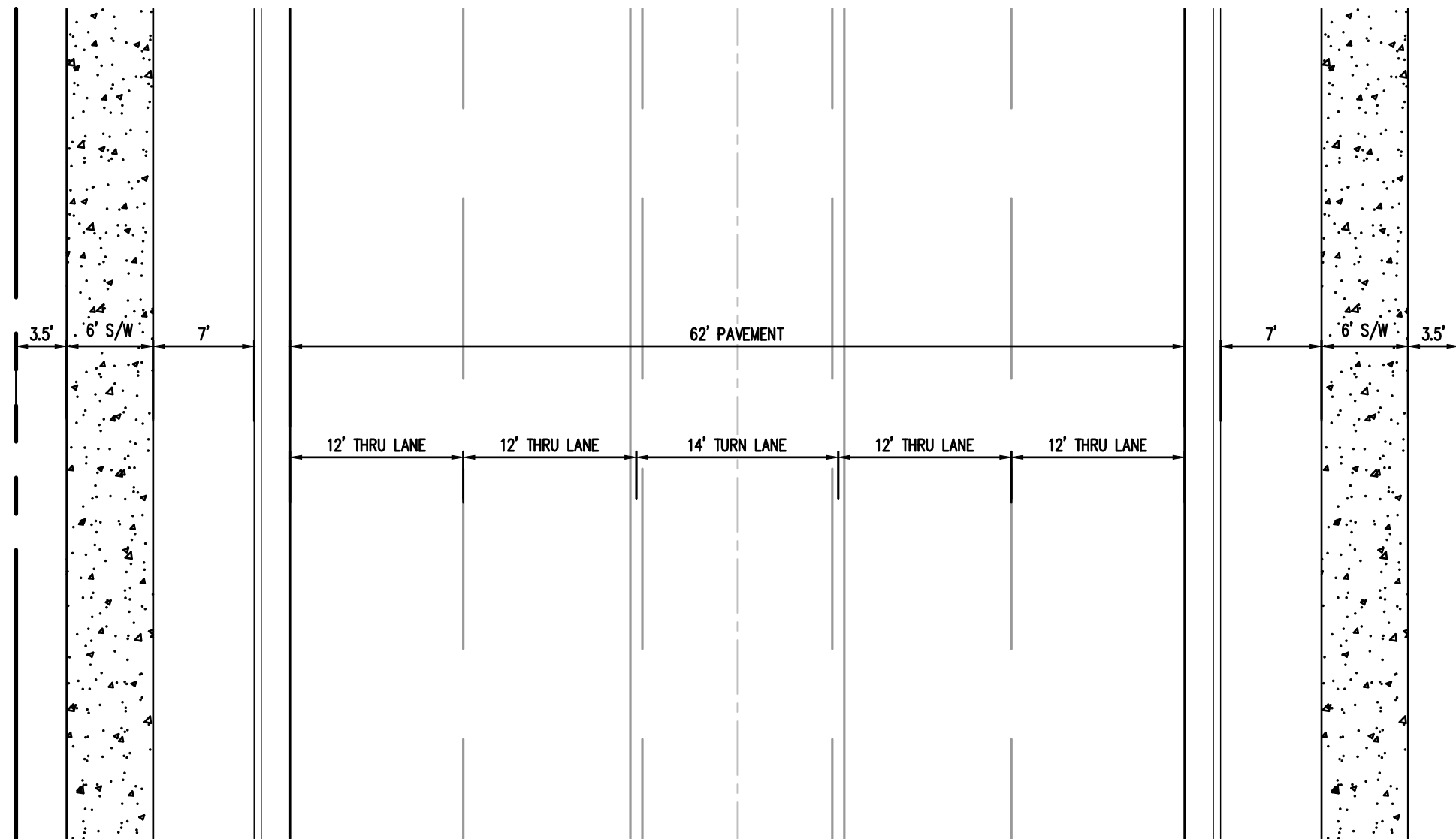
COLLECTOR: 60' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION:
RD F 8THN EASTONVILLE RD- RD L)
P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT

Provide actual road names for all
ADDED NAMES



With the 4' median this will be 15'

SECTION CHANGED



COLLECTOR: 100' R.O.W. STREET SECTION
(MINOR ARTERIAL)
N.T.S.
(ROADS USING THIS SECTION: REX RD)

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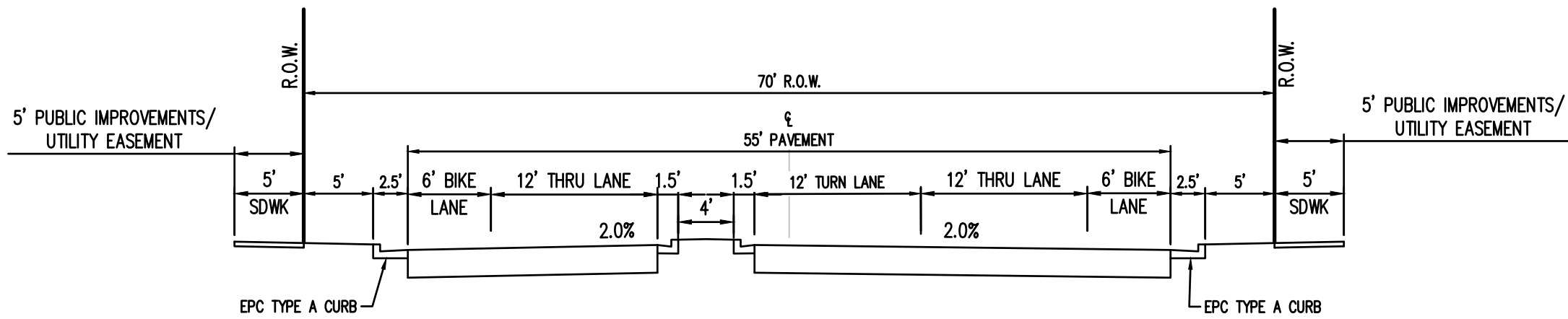
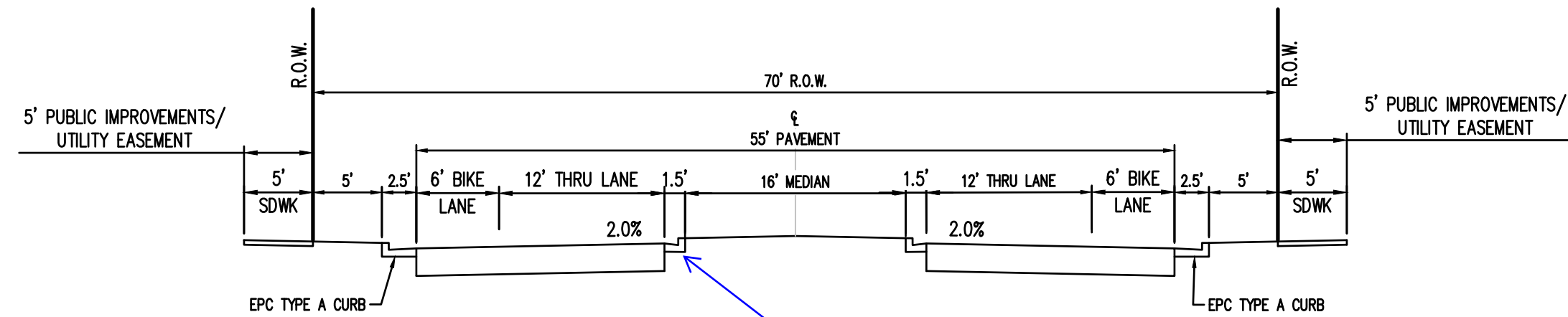
HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR, SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

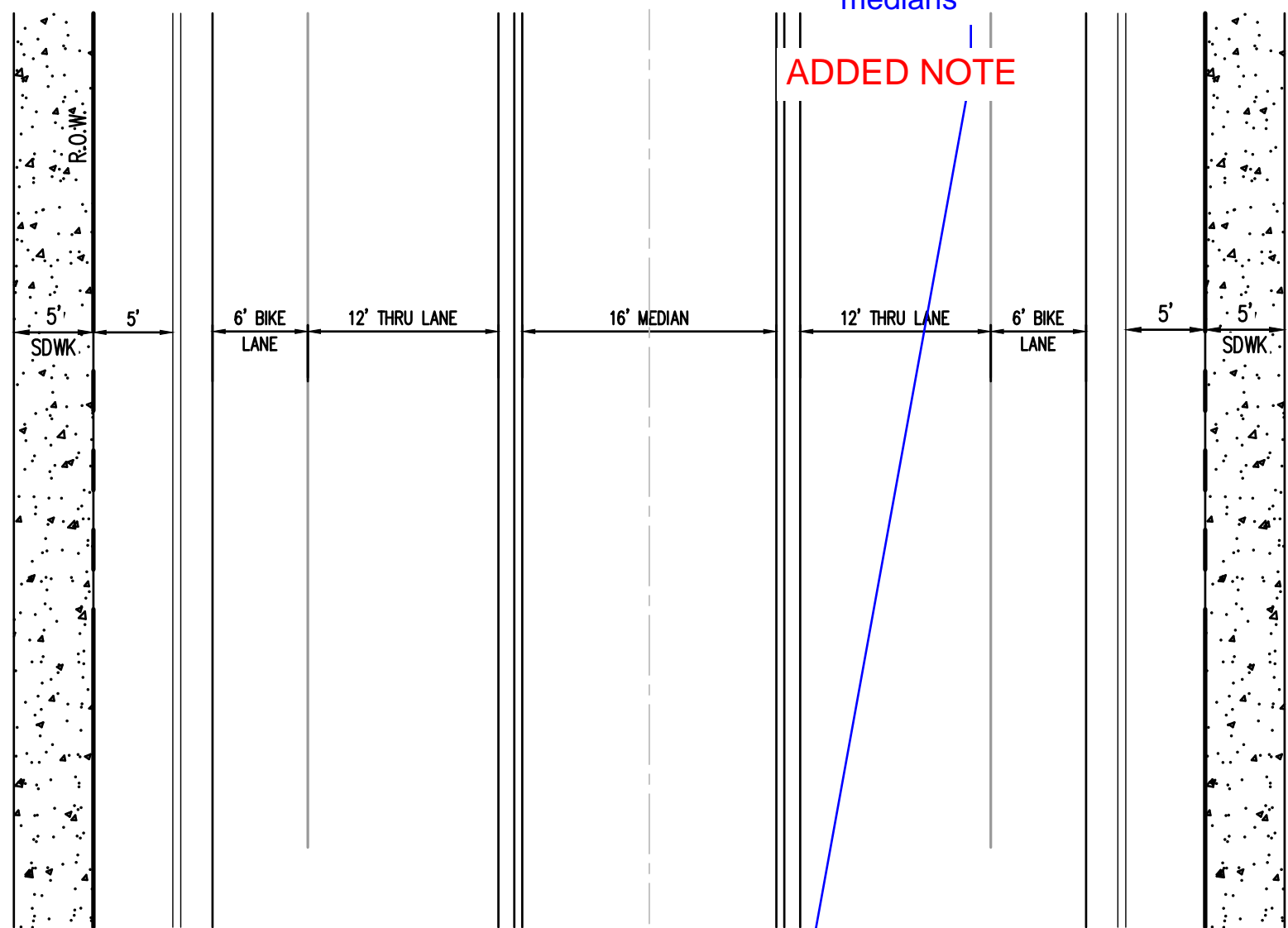
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Checked By:
Date:

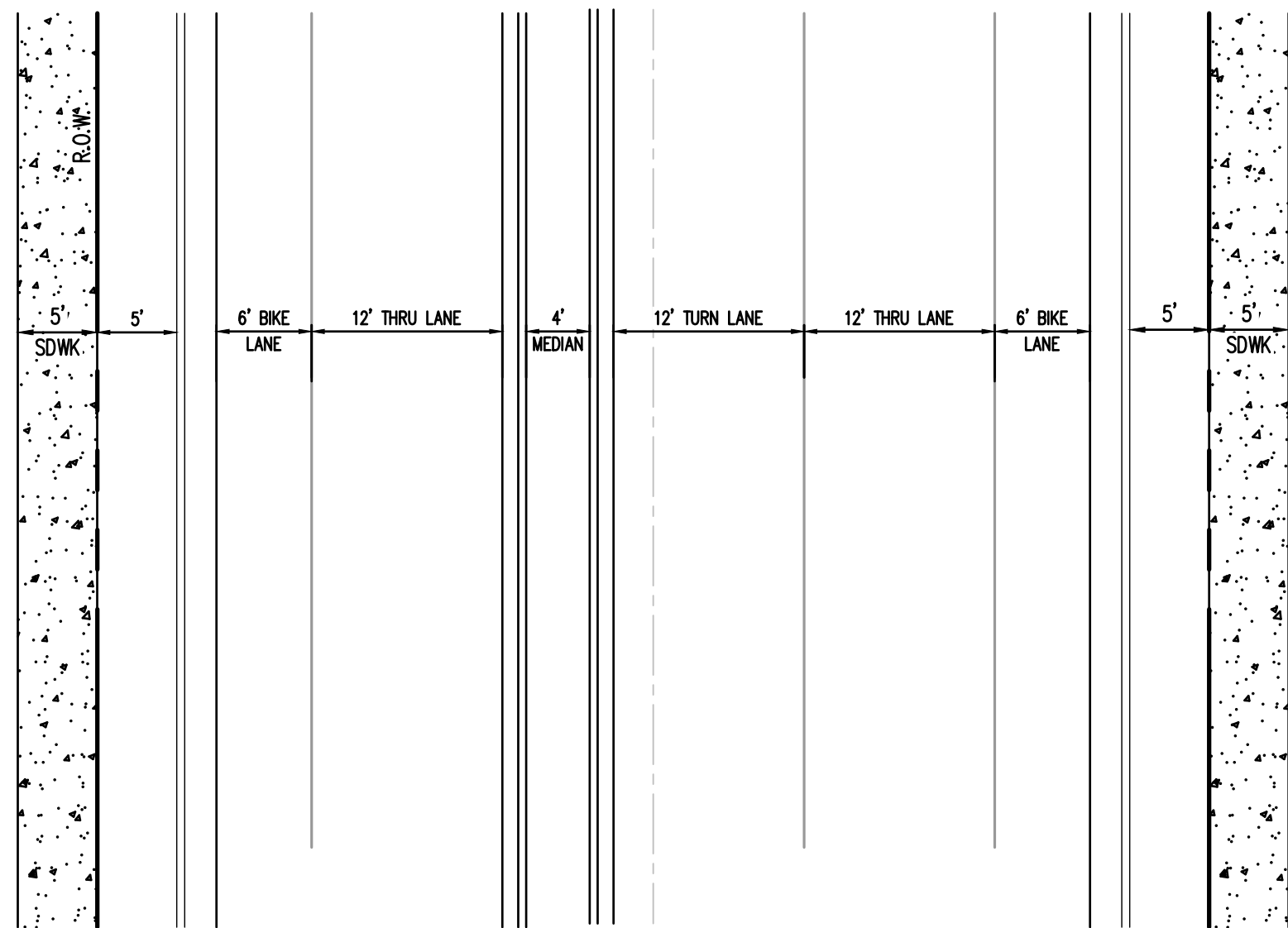


Galloway Response

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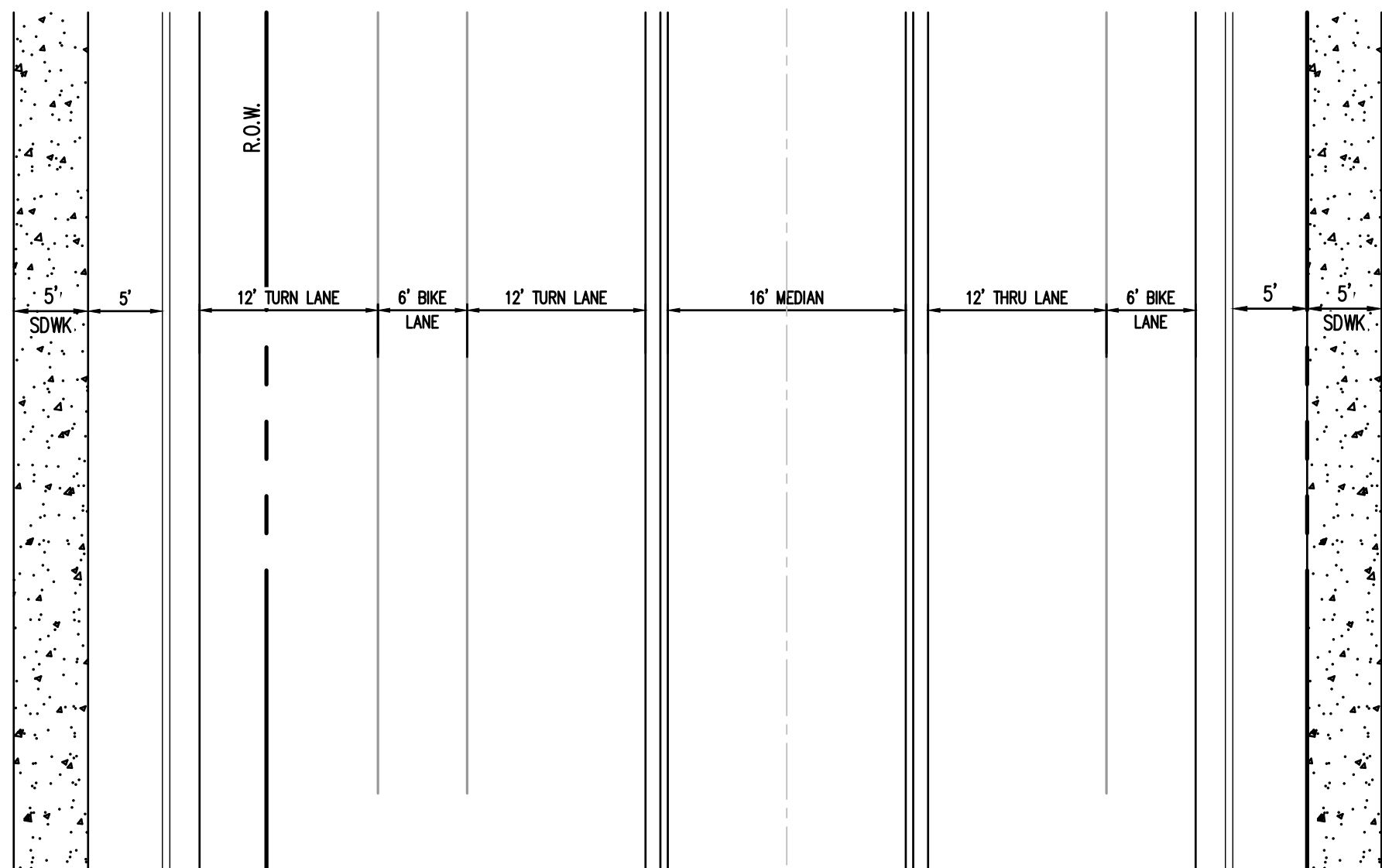
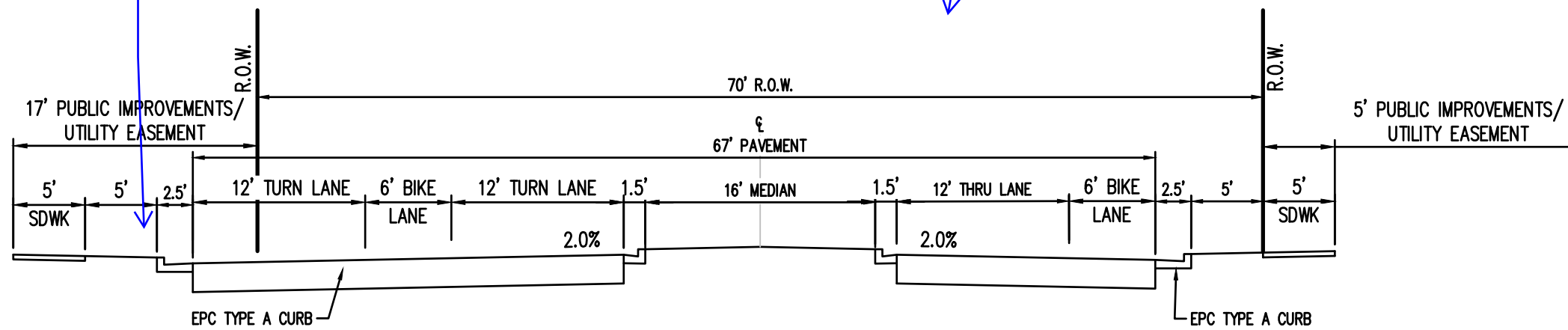
COLLECTOR: 70' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION: RD V)
(NORTHERN TYPICAL SECTION)



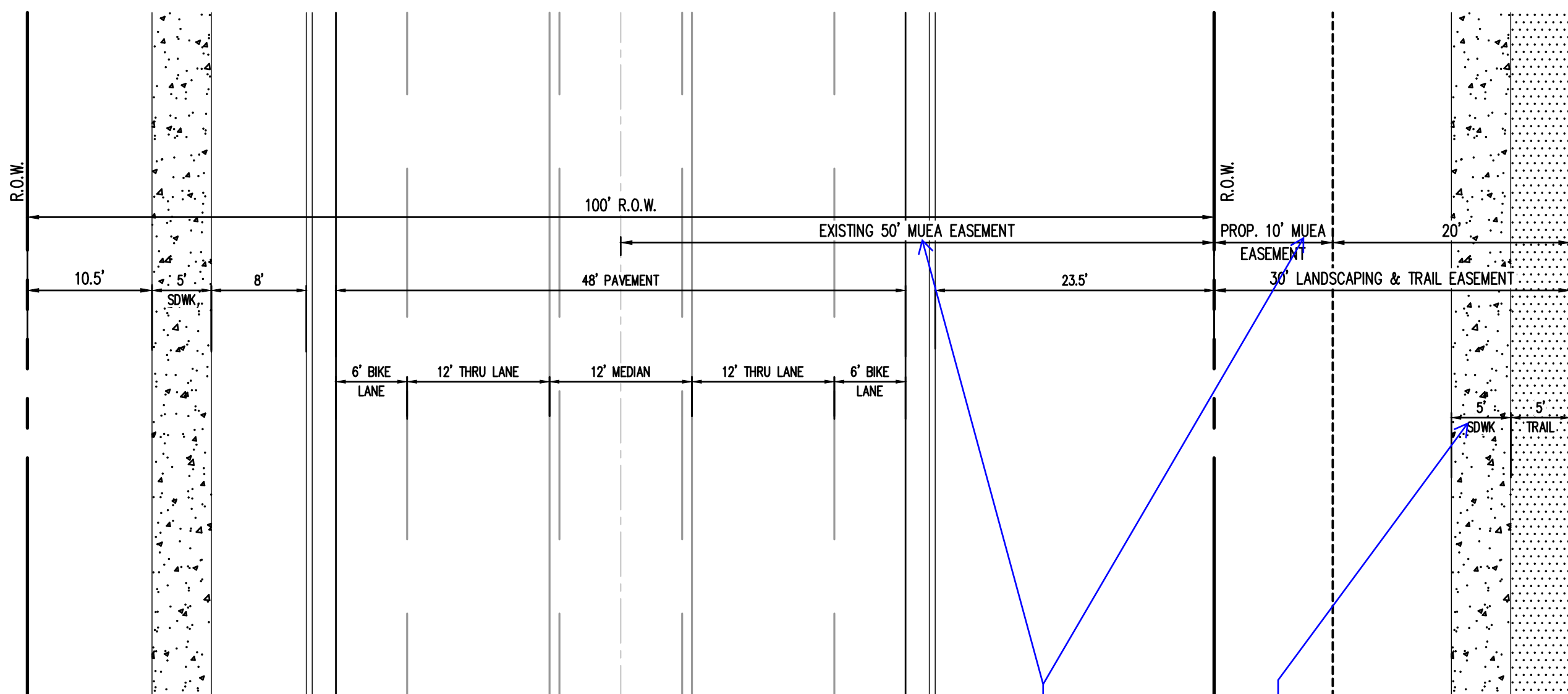
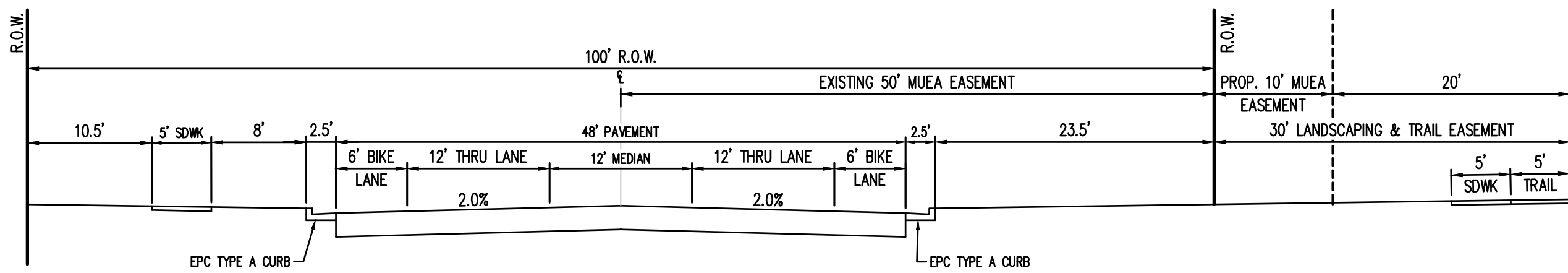
COLLECTOR: 70' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION: RD V)
(CENTRAL TYPICAL SECTION)

ROW needs to be at least a foot behind curb and gutter

CHANGED TO 1' BEHIND CURB



COLLECTOR: 70' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION: RD V)
(SOUTHERN TYPICAL SECTION)



EASTONVILLE RD ULTIMATE CROSS SECTION
(ARTERIAL)
N.T.S.
*TRAIL AND SIDEWALK TO MEANDER WITHIN 30' TRAIL EASEMENT

MVEA?

Verify whether this will be 5' or 8'

YES MVEA HAS AN EXISTING EASEMENT IN THIS LOCATION ALONG EASTONVILLE

IDEA IS TO HAVE HALF AS PAVED AND HALF AS NON-PAVED PER REQUEST FROM PARKS DEPT. 10' TOTAL WIDTH.

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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Project No: HRG 1.20
Drawn By:
Checked By:
Date:



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

ADJACENT OWNERS									
PROPERTY	TAX ID NUMBER	OWNER NAME	NUMBER	STREET	SUITE	QTY	STATE	ZIP	
1	4200000400	BOARD OF COUNTY COMMISSIONERS OF	200	S CASCADE AVE	150	COLORADO SPRINGS	CO	80903	
2	4200000321	JMLK HOLDINGS LLC	3450	BIG BEAR DR	--	SEDALIA	CO	80135	
3	4200000380	JMLK HOLDINGS LLC	3450	BIG BEAR DR	--	SEDALIA	CO	80135	
4	4222001003	MARTIN EDWARD D	15615	E US HIGHWAY 24	--	PEYTON	CO	80831	
5	4222001002	MARTIN EDWARD D	15615	E US HIGHWAY 24	--	PEYTON	CO	80831	
6	4227000016	REID SCOTT D	1412	PIKE PEAK AVE	--	FORT COLLINS	CO	80524	
7	4227000020	VANDE BRAKE TODD E	15075	E US HIGHWAY 24	--	PEYTON	CO	80831	
8	4227000001	VANDE BRAKE TODD E	15005	E US HIGHWAY 24	--	PEYTON	CO	80831	
9	4227000009	NEVELN KRISTEN N	15015	E US HIGHWAY 24	--	PEYTON	CO	80831	
10	4227000010	NOURIE-TENINITY H ROBIN	9591	CURTIS RD	--	PEYTON	CO	80831	
11	4200000328	JOHNSON--CONNIE LINDA D	2409	STROKLAND RD	--	COLORADO SPRINGS	CO	80906	
12	4200000148	VORHIES GARY	14550	E US HIGHWAY 24	--	PEYTON	CO	80831	
13	4200000349	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	--	--	COLORADO SPRINGS	CO	80949	
14	4200000366	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	--	--	COLORADO SPRINGS	CO	80949	
15	4200000417	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	--	--	COLORADO SPRINGS	CO	80949	
16	4200000416	LEE W TRACY	24089	STROKLER RD	--	COLORADO SPRINGS	CO	80906	
17	4200000397	PLAINVIEW PROPERTIES LLC	2409	STROKLER RD	--	COLORADO SPRINGS	CO	80906	
18	4200000335	FALCON SCHOOL DISTRICT NO. 49	10850	E WOODMEN RD	--	PEYTON	CO	80831	
19	4200000451	MERIDIAN RANCH INVESTMENTS INC	P.O. BOX 80036	--	--	FICTION	CA	92138	

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

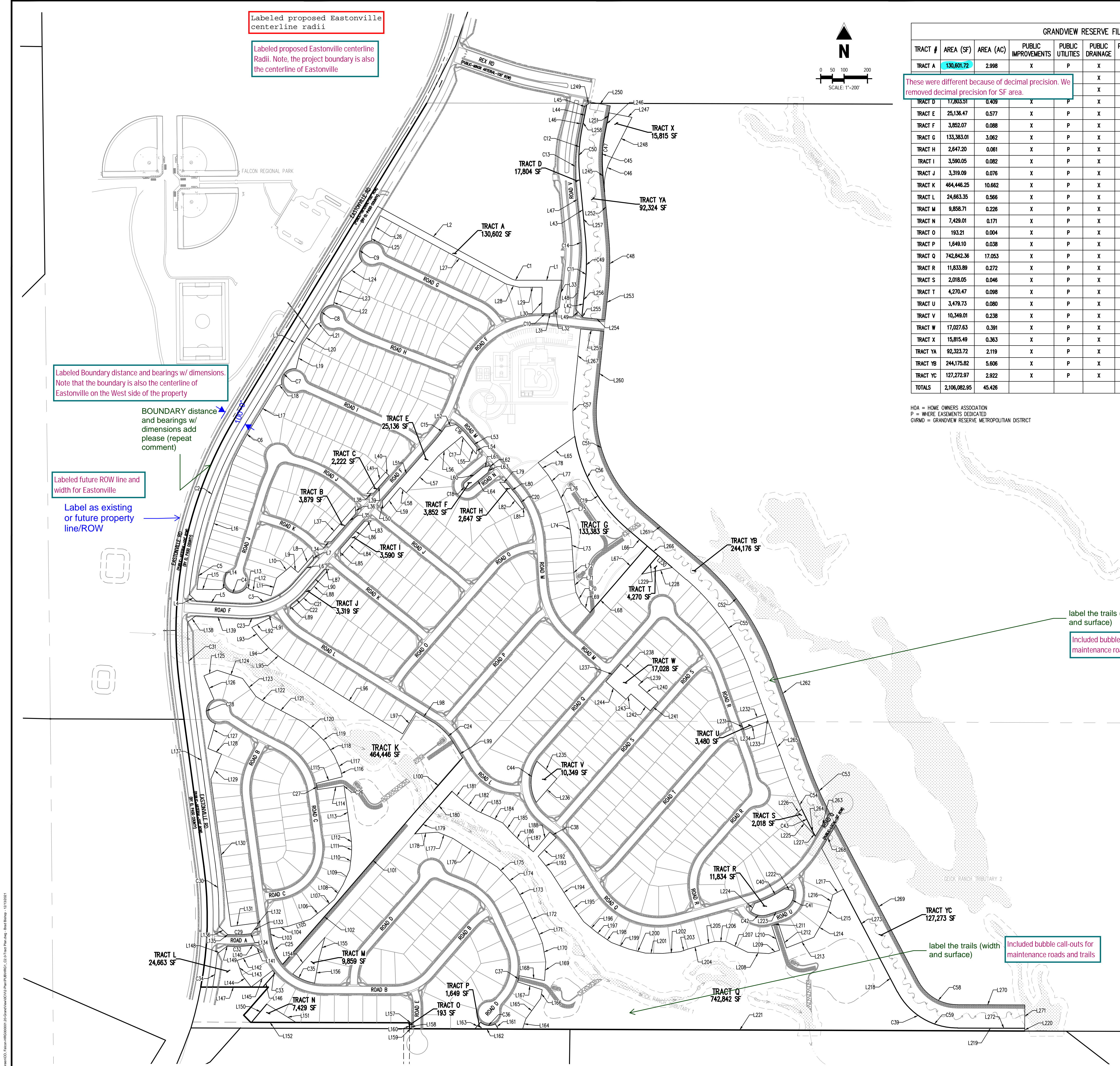
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Project No:	HRG000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	12/13/2021

OVERALL SITE PLAN -
ADJACENT PROPERTY
OWNERS

C1.0

Sheet 5 of 17



Labeled proposed Eastonville centerline radii

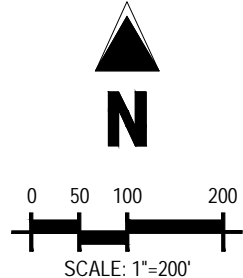
Labeled proposed Eastonville centerline Radii. Note, the project boundary is also the centerline of Eastonville

Labeled Boundary distance and bearings w/ dimensions. Note that the boundary is also the centerline of Eastonville on the West side of the property

BOUNDARY distance and bearings w/ dimensions add please (repeat comment)

Labeled future ROW line and width for Eastonville

Label as existing or future property line/ROW



GRANDVIEW RESERVE FILING 1 -- TRACT TABLE											
TRACT #	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PUBLIC DRAINAGE	PEDESTRIAN ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
TRACT A	130,601.72	2.998	X		X	X	X		X		
these were different because of decimal precision. We removed decimal precision for SF area.					X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
					X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT D	17,803.51	0.409	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT E	25,136.47	0.577	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT F	3,852.07	0.088	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT G	133,383.01	3.062	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT H	2,647.20	0.061	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT I	3,590.05	0.082	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT J	3,319.09	0.076	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT K	464,446.25	10.662	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT L	24,663.35	0.566	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT M	9,858.71	0.226	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT N	7,429.01	0.171	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT O	193.21	0.004	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT P	1,649.10	0.038	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT Q	742,842.36	17.053	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT R	11,833.89	0.272	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT S	2,018.05	0.046	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT T	4,270.47	0.098	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT U	3,479.73	0.080	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT V	10,349.01	0.238	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT W	17,027.63	0.391	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT X	15,815.49	0.363	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT YA	92,323.72	2.119	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT YB	244,175.82	5.606	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TRACT YC	127,272.97	2.922	X	P	X	X	X		X	HOA OR GVRMD	HOA OR GVRMD
TOTALS	2,106,082.95	45.426									

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

All GVR MD per general note #4

Removed HOA and placed GVRMD for all Tracts.

label the trails (width and surface)

Included bubble call-outs for maintenance roads and trails

label the trails (width and surface)

Included bubble call-outs for maintenance roads and trails



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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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Project No: HRG000001
Drawn By: CMWJ
Checked By: RGD
Date: 12/13/2021

TRACT PLAN

C2.1

Sheet 6 of 17



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HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR, SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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Project No:	HRG000001
Drawn By:	CMWJ
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Date:	12/13/2021

TRACT PLAN - LINE AND
CURVE INFORMATION

C2.1

Sheet 7 of 17

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	282°708"	24.83	50.00	S75°46'26"E	24.57
C2	26°05'02"	783.03	1720.00	N18°18'21"E	776.29
C3	52°13'50"	246.13	270.00	S67°09'45"W	237.70
C4	116°31'08"	111.85	55.00	S89°56'50"E	93.55
C5	2°31'03"	74.26	1690.00	S71°9'21"W	74.25
C6	5°57'22"	175.68	1690.00	S28°22'11"W	175.60
C7	111°39'19"	107.18	55.00	S42°26'16"W	91.01
C8	113°40'59"	109.13	55.00	S35°56'36"W	92.09
C9	124°33'41"	119.57	55.00	S25°48'19"W	97.38
C10	4°41'32"	30.71	375.00	N86°29'21"W	30.70
C11	11°17'04"	204.83	1040.00	N01°25'53"E	204.50
C12	16°31'03"	190.27	660.00	S2°49'53"W	189.61
C13	16°31'03"	221.98	770.00	S2°49'53"W	221.21
C14	11°17'04"	163.47	830.00	N01°25'53"E	163.20
C15	7°27'33"	68.35	525.00	N37°19'03"E	68.30
C16	14°05'50"	67.66	275.00	S46°36'36"E	67.49
C17	2°24'28"	10.72	255.00	N40°45'41"W	10.72
C18	180°00'00"	47.12	15.00	N39°33'41"W	30.00
C19	40°12'28"	456.14	650.00	N29°11'51"W	446.84
C20	12°01'49"	78.74	375.00	N33°32'47"W	78.59
C21	16°12'49"	97.63	345.00	N49°09'14"E	97.30
C22	13°21'15"	76.91	330.00	S47°43'27"W	76.74
C23	19°22'44"	111.61	330.00	S83°35'18"W	111.06
C24	26°21'37"	126.52	275.00	N44°58'45"W	125.41
C25	31°16'29"	122.82	225.00	S23°18'33"E	121.30
C26	0°47'08"	5.35	390.00	S80°52'E	5.35
C27	5°43'55"	27.51	275.00	S11°19'23"E	27.50
C28	140°25'58"	134.81	55.00	N31°3'08"W	103.51
C29	10°57'39"	90.87	475.00	N87°48'31"E	90.73
C30	8°57'06"	262.48	1690.00	S31°14'5"E	262.21

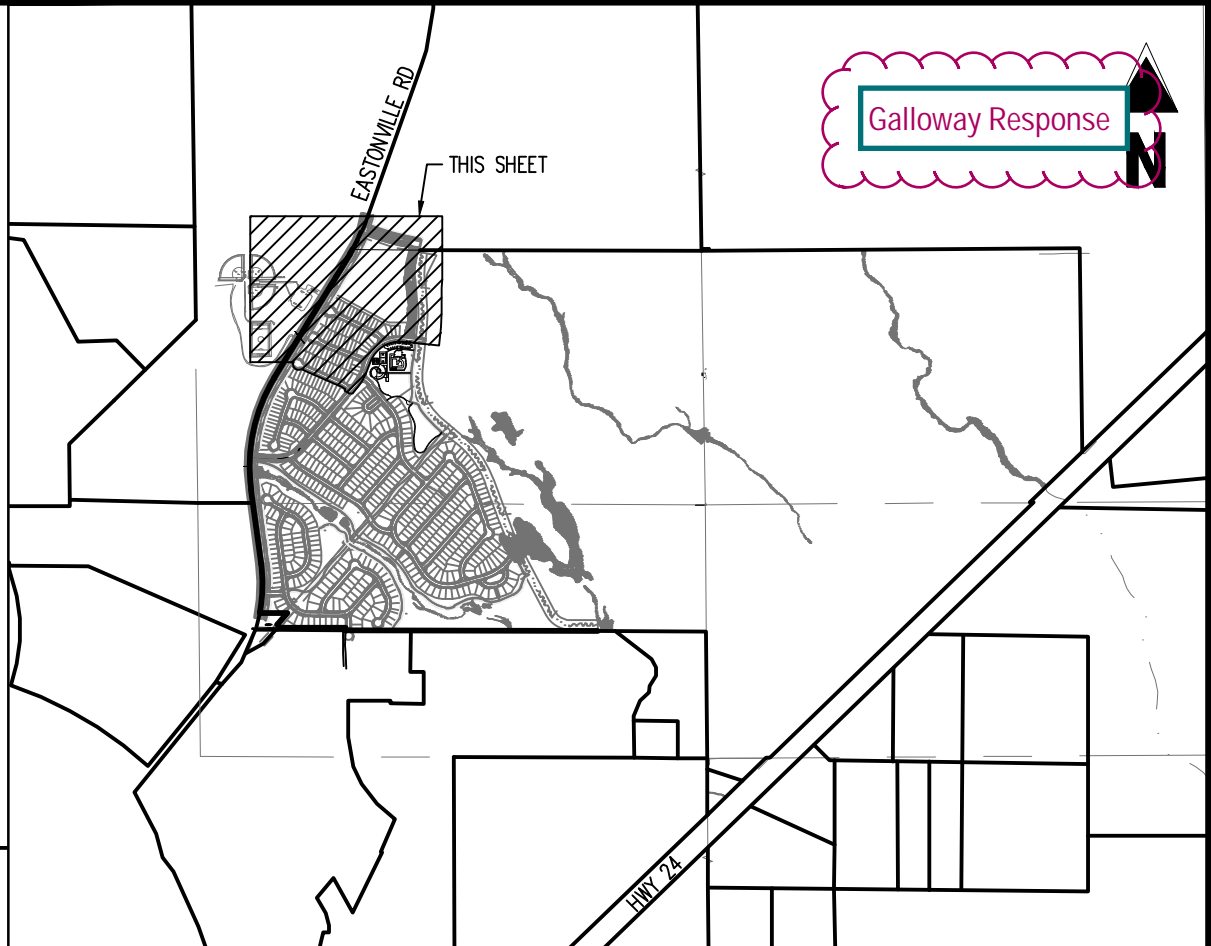
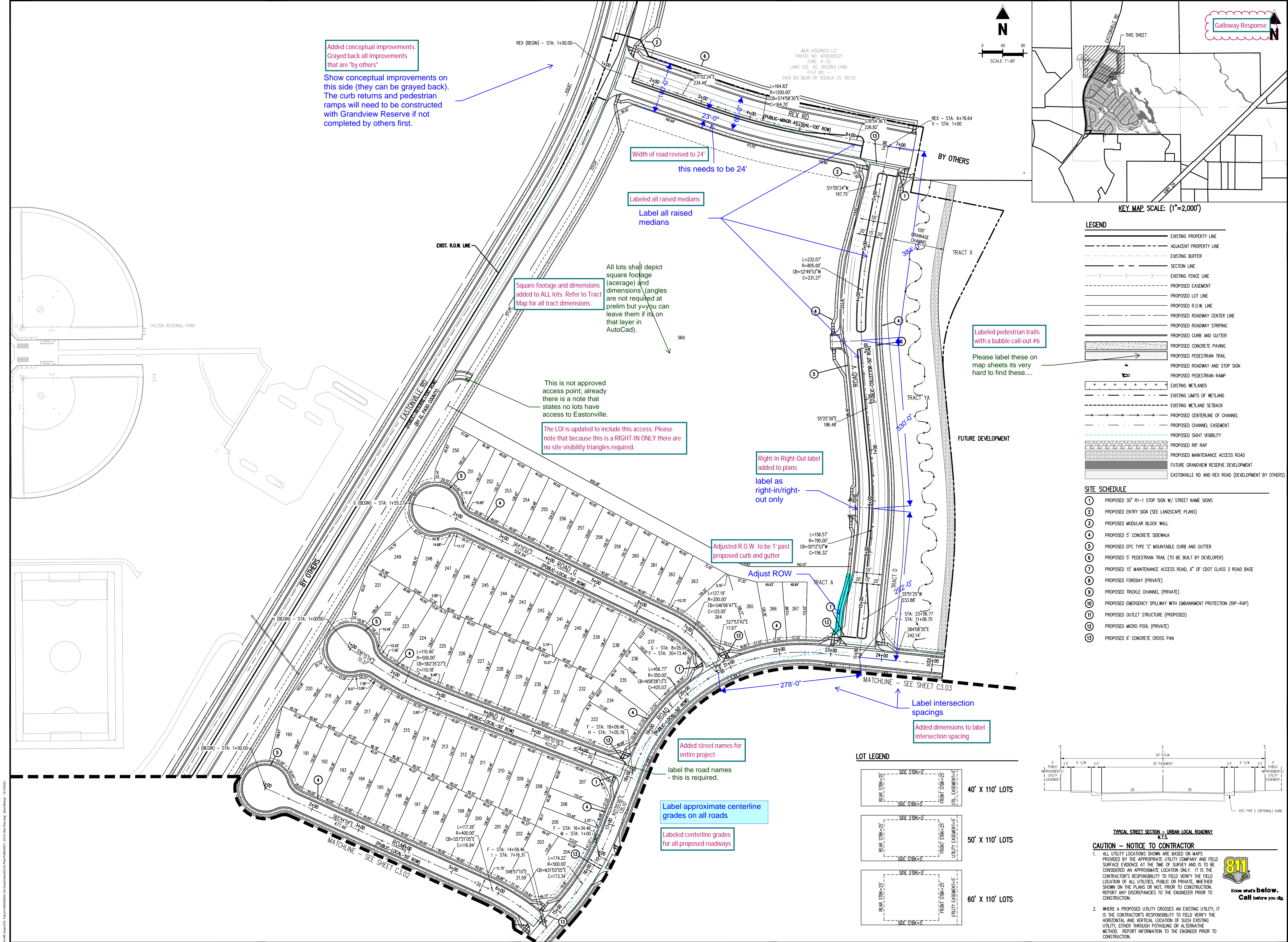
PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C31	8°57'52"	269.11	1720.00	S31°12'E	268.84
C32	10°57'39"	100.43	525.00	S87°46'31"W	100.28
C33	37°24'0"	15.41	275.00	N39°08'28"W	15.41
C34	4°56'02"	144.18	1690.00	S7°45'36"W	144.14
C35	26°00'01"	102.10	225.00	S67°16'55"E	101.23
C36	70°26'17"	67.62	55.00	N84°12'56"W	63.44
C37	6°52'47"	27.02	225.00	S14°12'31"W	27.00
C38	4°24'30"	36.55	475.00	N48°01'00"W	36.54
C39	62°35'13"	315.23	288.58	N59°06'01"W	299.79
C40	15°19'13"	140.38	525.00	S63°31'32"E	138.96
C41	8°10'756"	106.20	75.00	N31°31'23"E	97.55
C42	57°28'04"	75.23	75.00	S79°10'57"E	72.11
C43	2°47'27"	99.85	2050.00	N28°20'30"W	99.84
C44	38°11'05"	116.63	175.00	S12°03'16"W	114.48
C45	16°31'03"	161.44	560.00	S2°49'53"W	160.88
C46	32°15'55"	140.78	250.00	N10°42'19"E	138.93
C47	16°31'03"	161.44	560.00	S2°49'53"W	160.88
C48	11°17'04"	224.52	1140.00	N01°25'53"E	224.16
C49	11°17'04"	204.83	1040.00	N01°25'53"E	204.50
C50	16°31'03"	190.27	660.00	S2°49'53"W	189.61
C51	5°59'30"	529.48	550.00	N21°43'20"W	509.27
C52	29°29'59"	540.61	1050.00	N34°33'05"W	534.66
C53	7°02'45"	239.80	1950.00	N23°19'29"W	239.65
C54	5°08'41"	184.07	2050.00	S22°22'28"E	184.01
C55	29°29'59"	489.12	950.00	S34°33'05"E	483.74
C56	40°12'28"	456.14	650.00	S29°11'51"E	446.84
C57	14°57'02"	169.61	650.00	S1°37'06"E	169.13
C58	62°44'29"	206.50	188.58	N59°10'39"W	196.34
C59	62°35'13"	315.23	288.58	S59°06'01"E	299.79

PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L1	N80°00'00"E	193.10	
L2	S61°32'52"E	650.28	
L3	N31°20'52"E	1079.45	
L4	N45°1'08"W	44.65	
L5	N86°43'20"W	197.35	
L6	S41°02'50"W	126.42	
L7	S35°71'0"E	22.36	
L8	N41°02'50"E	98.06	
L9	S48°57'10"E	40.00	
L10	N50°42'30"E	79.27	
L11	N16°59'11"E	80.00	
L12	S73°04'0"E	92.03	
L13	S58°12'24"E	20.00	
L14	N58°18'44"E	20.00	
L15	S89°27'25"E	102.19	
L16	S16°59'11"W	494.06	
L17	S31°20'52"W	197.35	
L18	S73°09'29"W	23.90	
L19	S13°25'41"W	106.67	
L20	S36°16'25"W	103.06	
L21	S64°37'26"W	22.74	
L22	S7°27'56"W	22.40	
L23	S39°13'33"W	93.51	
L24	S48°2'06"W	114.79	
L25	S2°55'08"W	22.14	
L26	S22°29'21"W	92.83	
L27	N61°32'52"W	612.32	
L28	N75°41'47"W	57.32	
L29	N80°00'00"W	98.46	
L30	N1°05'53"E	112.42	

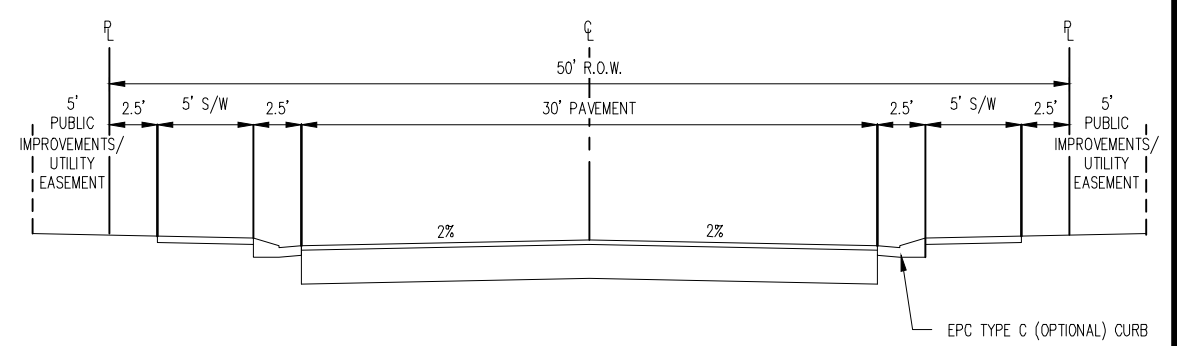
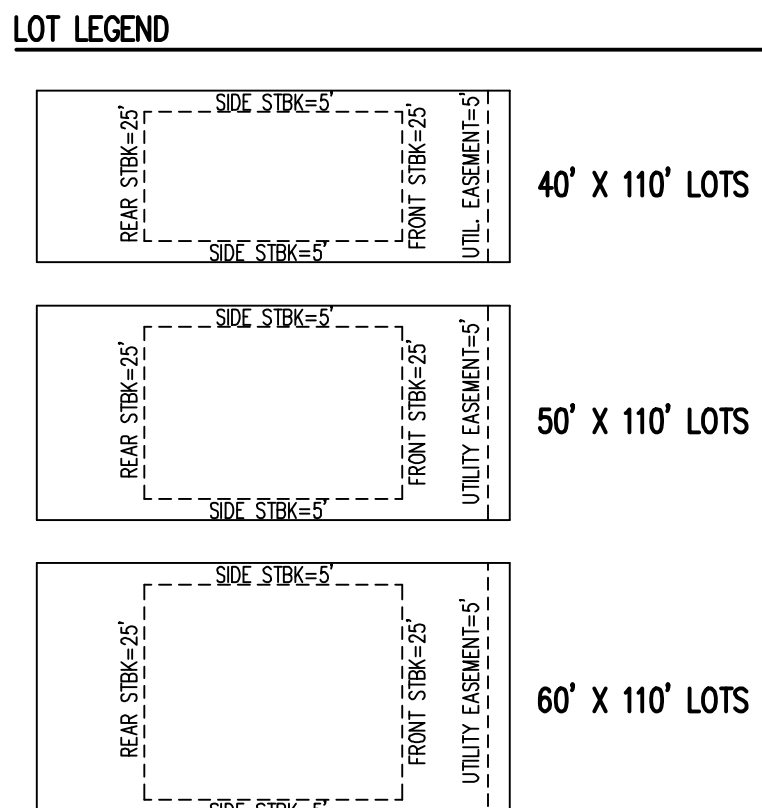
PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L31	N84°08'35"W	6.89	
L32	S52°57'45"W	48.11	
L33	S5°12'25"W	116.61	
L34	N50°26'19"W	29.98	
L35	N41°02'50"E	159.50	
L36	N35°71'0"W	30.65	
L37	S41°02'50"W	100.48	
L38	N86°02'50"E	28.28	
L39	N41°02'50"E	101.10	
L40	N48°57'10"W	20.00	
L41	S41°02'50"W	121.10	
L42	N5°12'25"E	135.11	
L43	N5°25'39"W	267.05	
L44	N11°05'24"E	110.26	
L45	S53°35'31"W	14.80	
L46	S11°05'24"W	120.00	
L47	S5°25'39"E	186.48	
L48	S5°12'25"W	176.13	
L49	S41°14'55"E	40.95	
L50	N35°71'0"W	31.58	
L51	N41°02'50"E	346.35	
L52	N76°13'43"E	45.73	
L53	S89°13'33"W	66.73	
L54	S5°26'19"W	28.28	
L55	N39°33'41"W	86.71	
L56	S50°26'19"W	127.43	
L57	S41°02'50"W	211.98	
L58	N48°57'10"W	34.69	
L59	S39°53'30"W	115.57	
L60	N50°26'19"E	102.74	

PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L61	N80°30'43"E	19.16	
L62	S39°33'41"E	10.80	
L63	S20°21'55"W	19.16	
L64	S50°26'19"W	102.74	
L65	S54°23'50"W	192.65	
L66	N49°18'05"W	121.67	
L67	N40°41'55"E	207.01	
L68	N40°56'09"E	168.47	
L69	S43°26'02"E	53.77	
L70	S25°30'00"E	52.11	
L71	S75°59'33"E	54.50	
L72	S3°46'10"E	120.00	
L73	S3°54'39"E	62.69	
L74	S85°71'2"E	70.61	
L75	S16°33'36"E	71.33	
L76	S25°57'18"E	71.35	
L77	S32°18'31"E	75.55	
L78	S38°43'58"E	66.60	
L79	N84°33'41"W	28.28	
L80	N39°33'41"W	55.62	
L81	N62°58'08"E	12.03	
L82	S39°33'56"E	151.27	
L83	S86°02'50"W	28.28	
L84	N41°02'50"E	199.50	
L85	S35°71'0"E	28.28	
L86	S13°26'42"E	30.25	
L87	S86°02'50"W	21.21	
L88	N41°02'50"E	141.42	
L89	S43°49'38"E	22.55	
L90	S41°02'50"W	126.42	

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L91	N62°29'08"W	15.70
L92	N61°31'28"E	94.03
L93	N38°02'09"W	64.84
L94	N42°48'58"W	64.17
L95	N52°22'27"W	65.65
L96	N58°09'34"W	600.00
L97	S31°50'26"W	110.00
L98	N58°09'34"W	82.07
L99	N31°47'57"W	75.56
L100	N41°13'39"E	307.48
L101	N40°50'25"E	512.14
L102	N41°13'40"E	351.95
L103	S7°40'18"E	41.35
L104	S82°19'42"W	75.43
L105	S72°38'09"W	68.06
L106	S50°53'33"W	69.91
L107	S49°27'04"W	63.43
L108	S30°15'08"W	73.37
L109	S24°04'28"W	68.93
L110	S6°47'02"W	67.81
L111	S1°40'21"W	33.35
L112	S4°33'56"E	36.85
L113	S7°40'18"E	218.61
L114	N81°32'34"E	115.80
L115	S75°48'39"W	115.00
L116	S13°26'42"E	30.25
L117	S23°44'20"E	65.10
L118	S32°37'57"E	68.58
L119	S43°48'38"E	62.72
L120	S51°05'45"E	64.94



- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
 - SECTION LINE
 - EXISTING FENCE LINE
 - PROPOSED EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED R.O.W. LINE
 - PROPOSED ROADWAY CENTER LINE
 - PROPOSED ROADWAY STRIPING
 - PROPOSED CURB AND GUTTER
 - PROPOSED CONCRETE PAVING
 - PROPOSED PEDESTRIAN TRAIL
 - PROPOSED ROADWAY AND STOP SIGN
 - PROPOSED PEDESTRIAN RAMP
 - EXISTING WETLANDS
 - EXISTING LIMITS OF WETLAND
 - EXISTING WETLAND SETBACK
 - PROPOSED CENTERLINE OF CHANNEL
 - PROPOSED CHANNEL EASEMENT
 - PROPOSED SIGHT VISIBILITY
 - PROPOSED RIP RAP
 - PROPOSED MAINTENANCE ACCESS ROAD
 - FUTURE GRANDVIEW RESERVE DEVELOPMENT
 - EASTONVILLE RD AND REX ROAD (DEVELOPMENT BY OTHERS)
- SITE SCHEDULE**
- 1 PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
 - 2 PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
 - 3 PROPOSED MODULAR BLOCK WALL
 - 4 PROPOSED 5" CONCRETE SIDEWALK
 - 5 PROPOSED 5" PEDESTRIAN TRAIL (TO BE BUILT BY DEVELOPER)
 - 6 PROPOSED 5" MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 2 ROAD BASE
 - 7 PROPOSED FOREBAY (PRIVATE)
 - 8 PROPOSED TRICKLE CHANNEL (PRIVATE)
 - 9 PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
 - 10 PROPOSED OUTLET STRUCTURE (PROPOSED)
 - 11 PROPOSED MICRO POOL (PRIVATE)
 - 12 PROPOSED 6" CONCRETE CROSS PAN



TYPICAL STREET SECTION - URBAN LOCAL ROADWAY
N.T.S.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811
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Call before you dig.

Galloway

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FAX: 844.273.1057

**PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1**

**EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831**

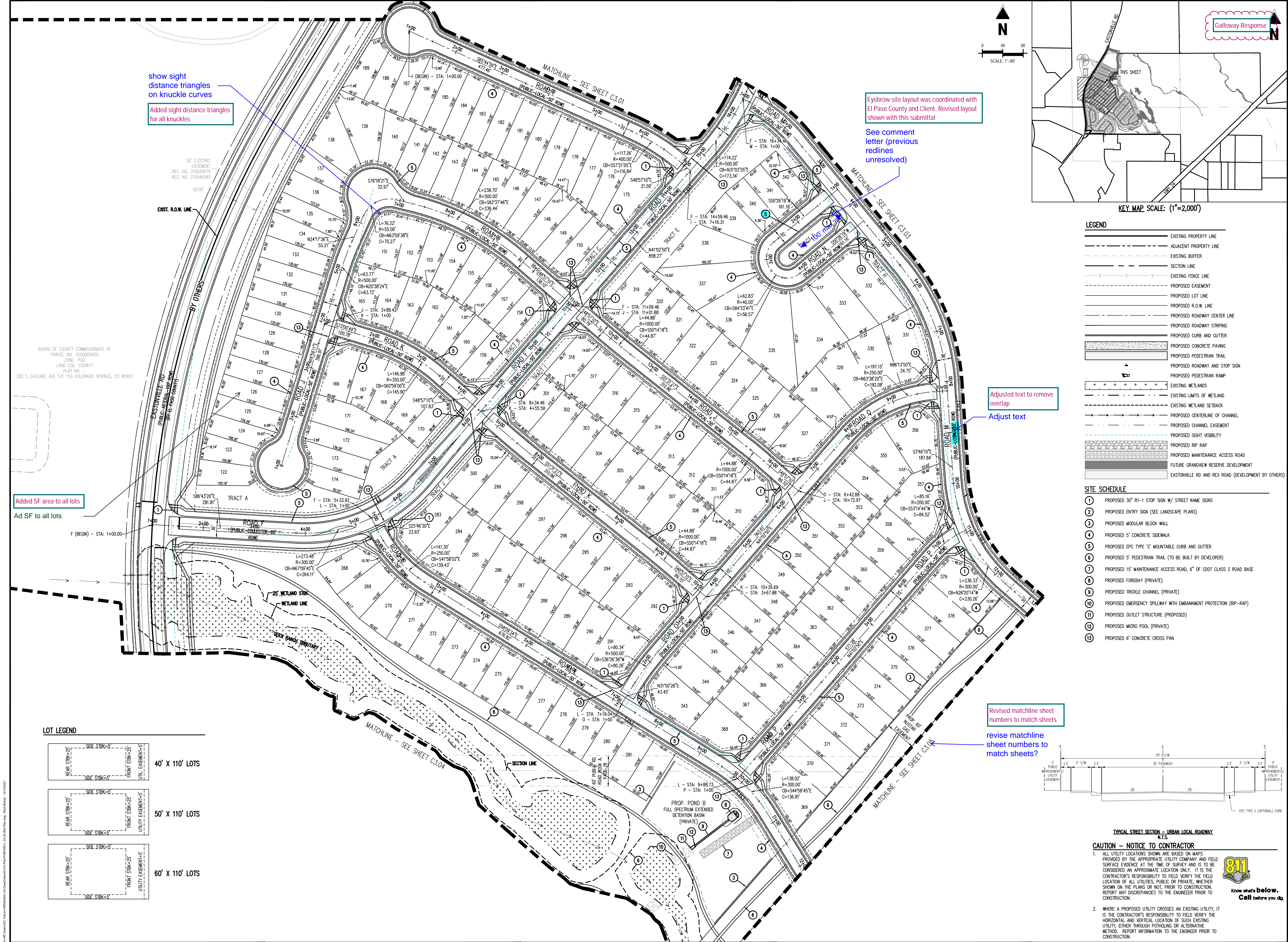
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Project No: HRG000001
Drawn By: CMWJ
Checked By: RGD
Date: 12/13/2021

SITE PLAN

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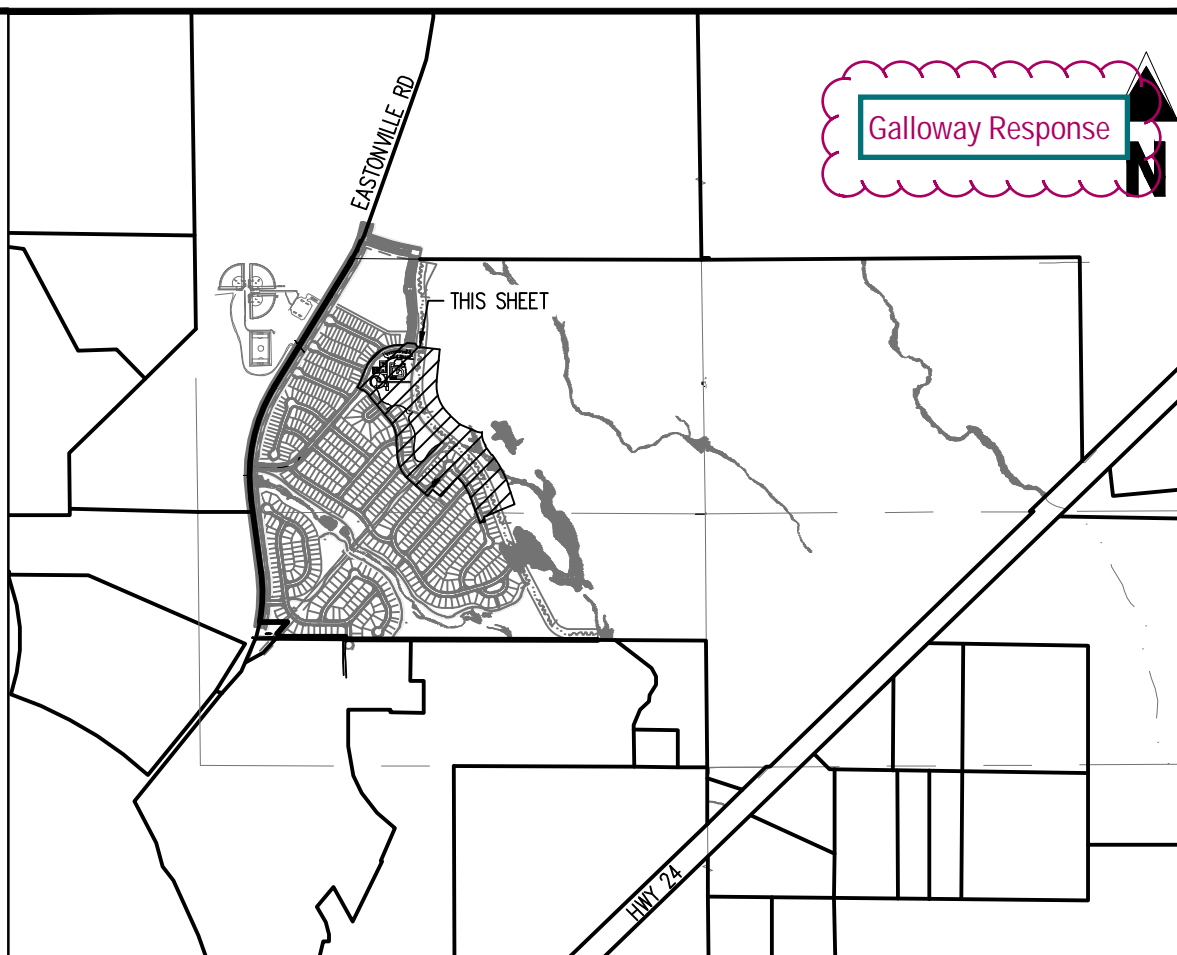
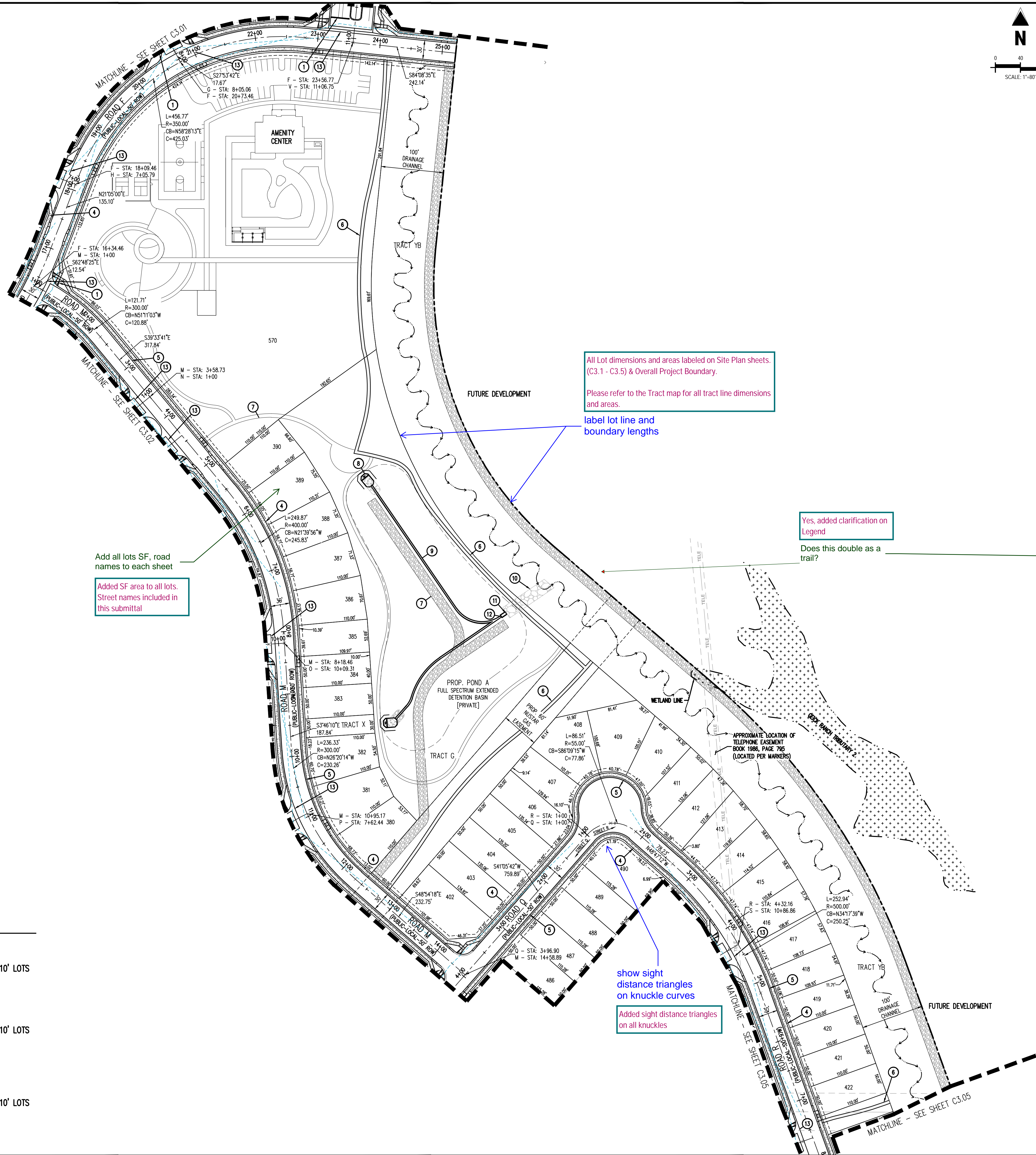
Sheet 8 of 17



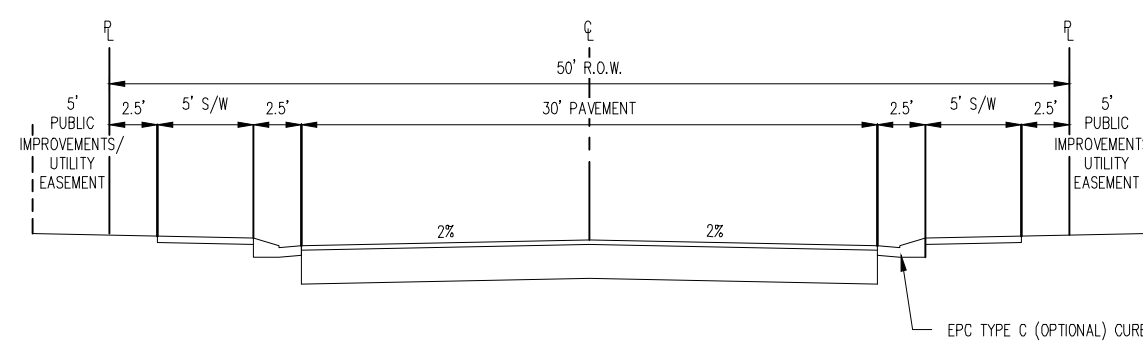
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Project No:	HRG000001
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SITE PLAN



- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
 - SECTION LINE
 - EXISTING FENCE LINE
 - PROPOSED EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED R.O.W. LINE
 - PROPOSED ROADWAY CENTER LINE
 - PROPOSED ROADWAY STRIPING
 - PROPOSED CURB AND GUTTER
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- PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
 - PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
 - PROPOSED MODULAR BLOCK WALL
 - PROPOSED 5' CONCRETE SIDEWALK
 - PROPOSED EPC TYPE "C" MOUNTABLE CURB AND GUTTER
 - PROPOSED 5' PEDESTRIAN TRAIL (TO BE BUILT BY DEVELOPER)
 - PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 2 ROAD BASE
 - PROPOSED FOREBAY (PRIVATE)
 - PROPOSED TRICKLE CHANNEL (PRIVATE)
 - PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
 - PROPOSED OUTLET STRUCTURE (PROPOSED)
 - PROPOSED MICRO POOL (PRIVATE)
 - PROPOSED 6" CONCRETE CROSS PAN



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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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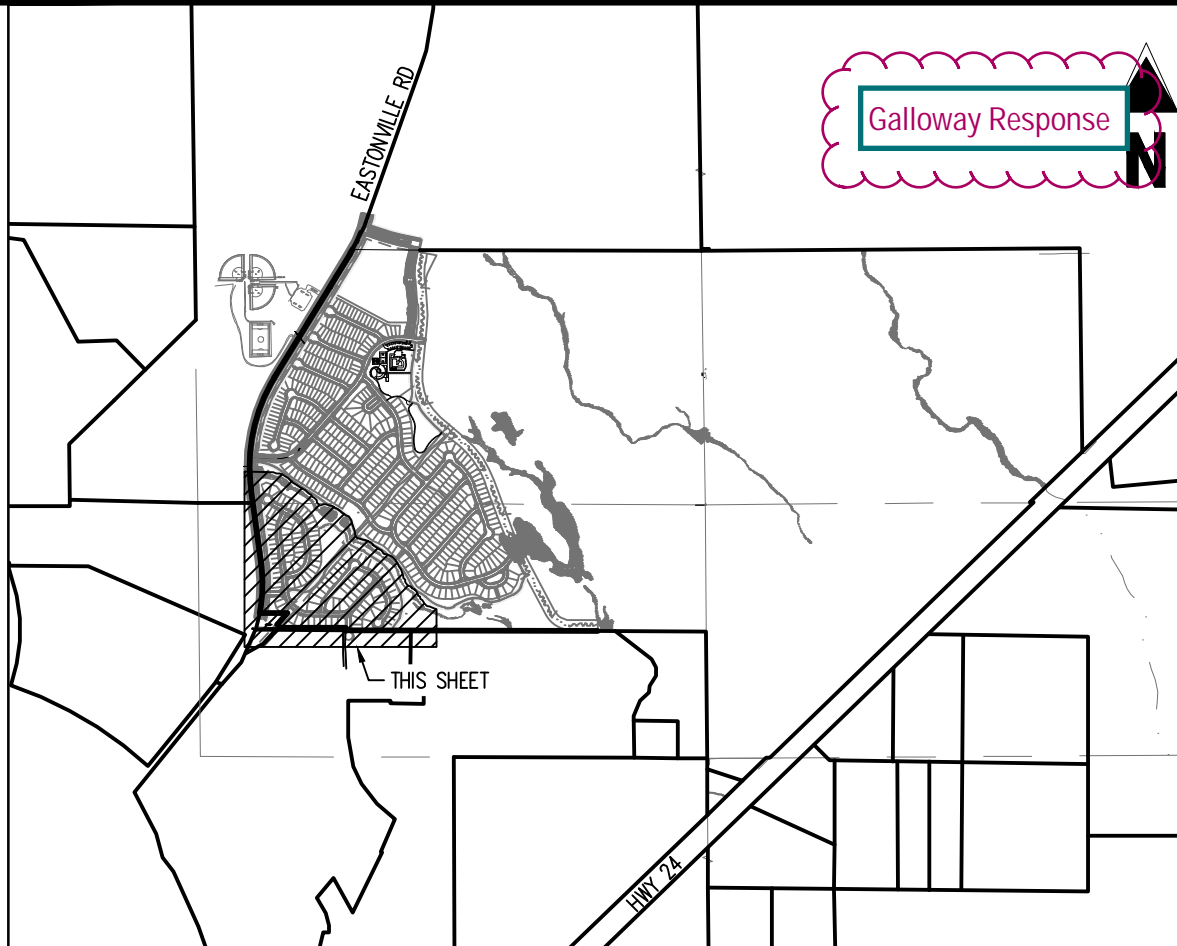
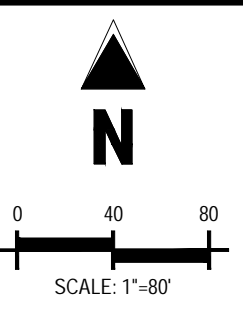
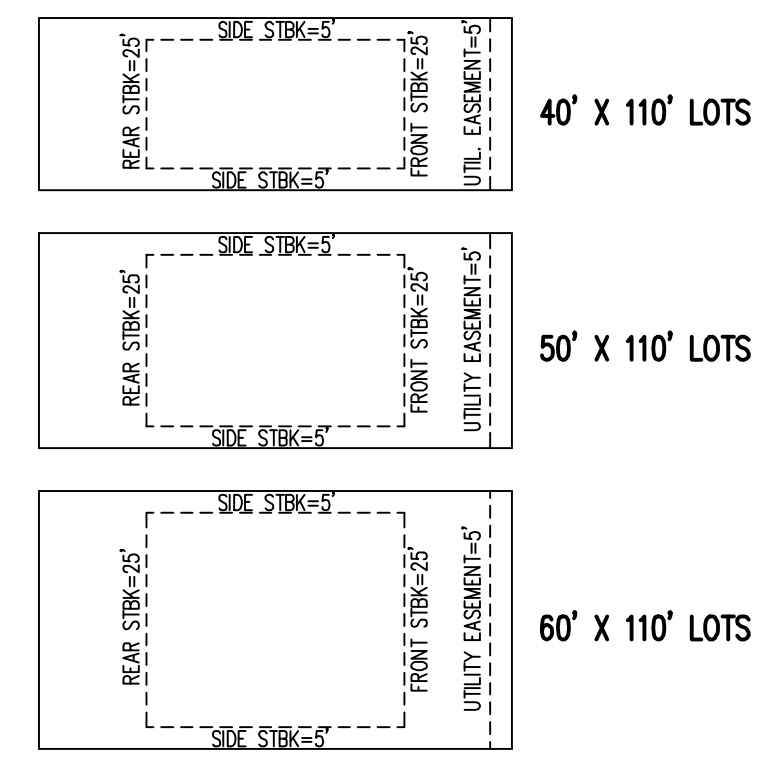
Project No: HRG000001
Drawn By: CMWJ
Checked By: RGD
Date: 12/13/2021

SITE PLAN

C3.3
Sheet 10 of 17

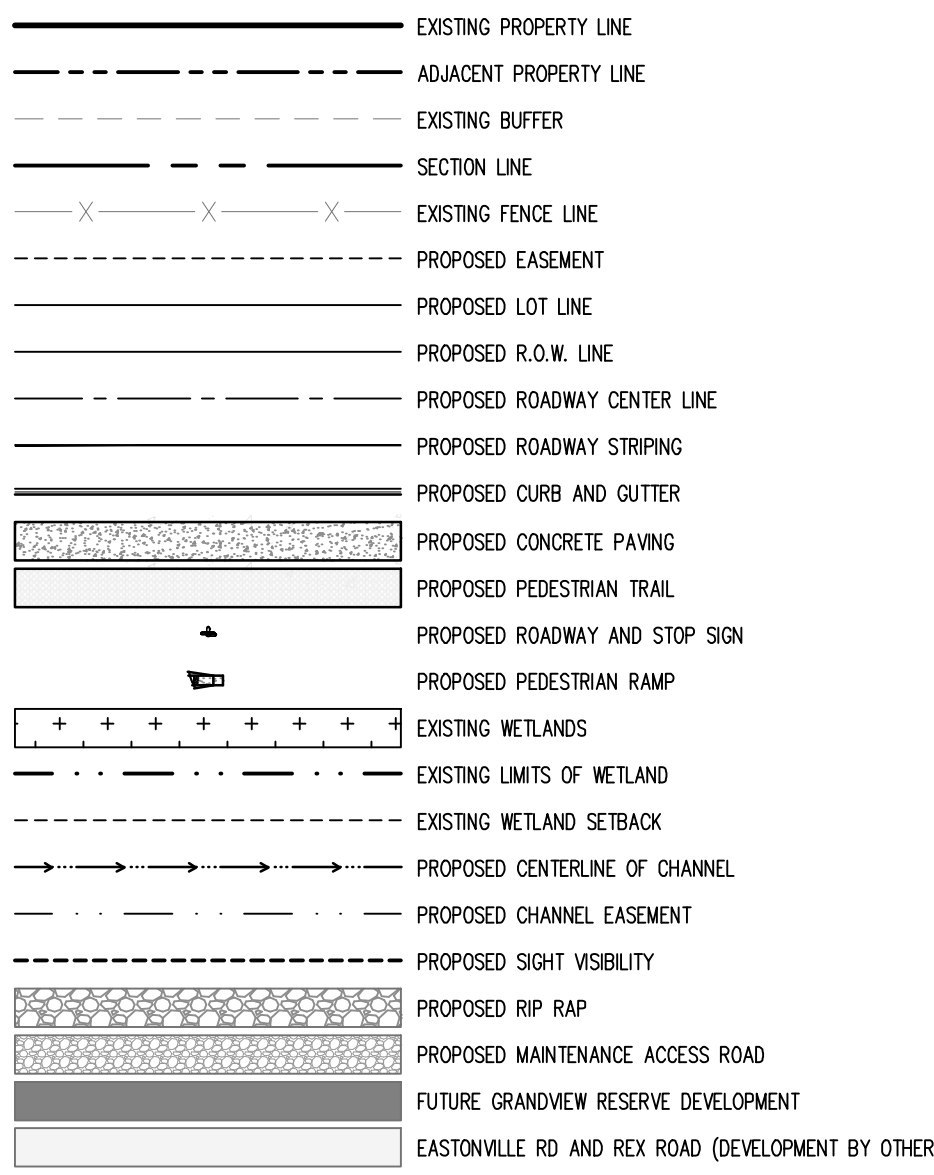


LOT LEGEND



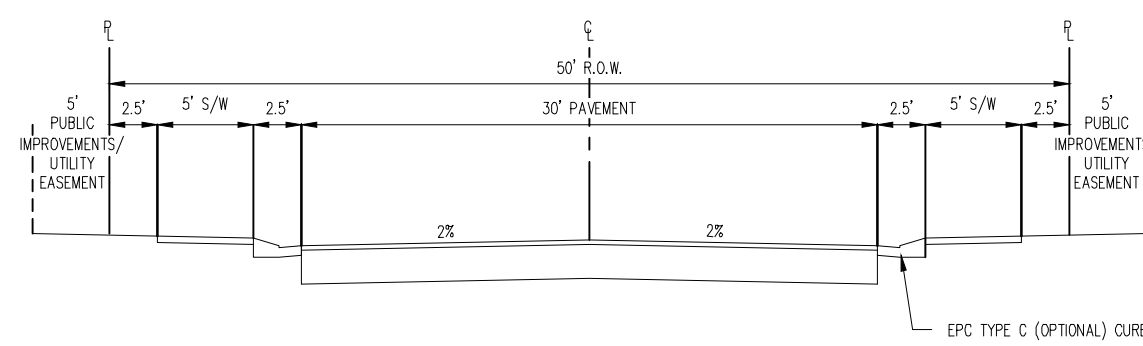
KEY MAP SCALE: (1"=2,000')

LEGEND



SITE SCHEDULE

- 1 PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
- 2 PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
- 3 PROPOSED MODULAR BLOCK WALL
- 4 PROPOSED 5" CONCRETE SIDEWALK
- 5 PROPOSED EPIC TYPE "C" MOUNTABLE CURB AND GUTTER
- 6 PROPOSED 5" PEDESTRIAN TRAIL (TO BE BUILT BY DEVELOPER)
- 7 PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 2 ROAD BASE
- 8 PROPOSED FOREBAY (PRIVATE)
- 9 PROPOSED TRICKLE CHANNEL (PRIVATE)
- 10 PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RP-RAP)
- 11 PROPOSED OUTLET STRUCTURE (PROPOSED)
- 12 PROPOSED MICRO POOL (PRIVATE)
- 13 PROPOSED 6" CONCRETE CROSS PAN



TYPICAL STREET SECTION - URBAN LOCAL ROADWAY
N.T.S.
CAUTION - NOTICE TO CONTRACTOR

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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7222 COMMERCE CENTER DR., SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

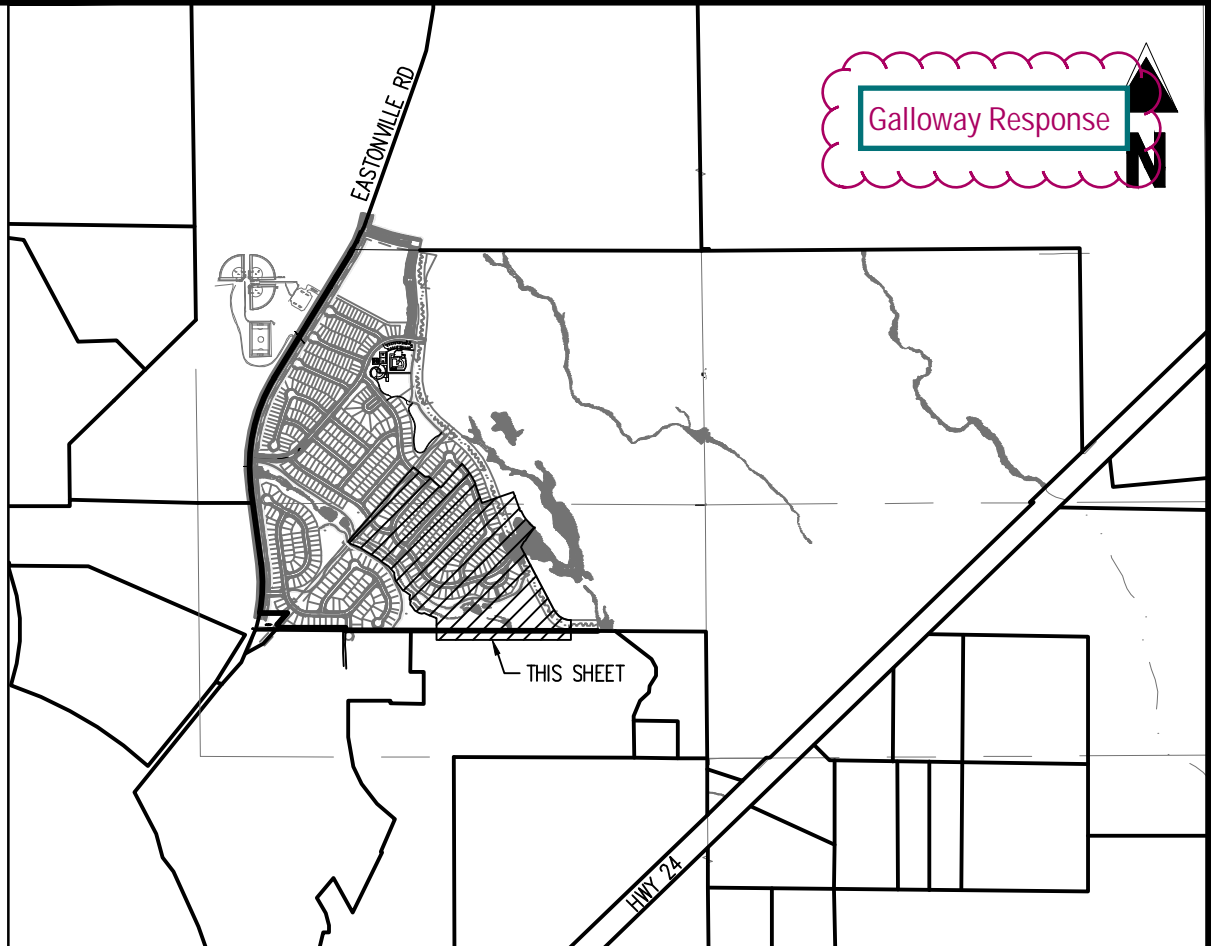
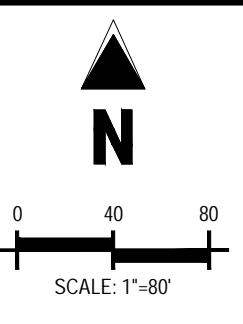
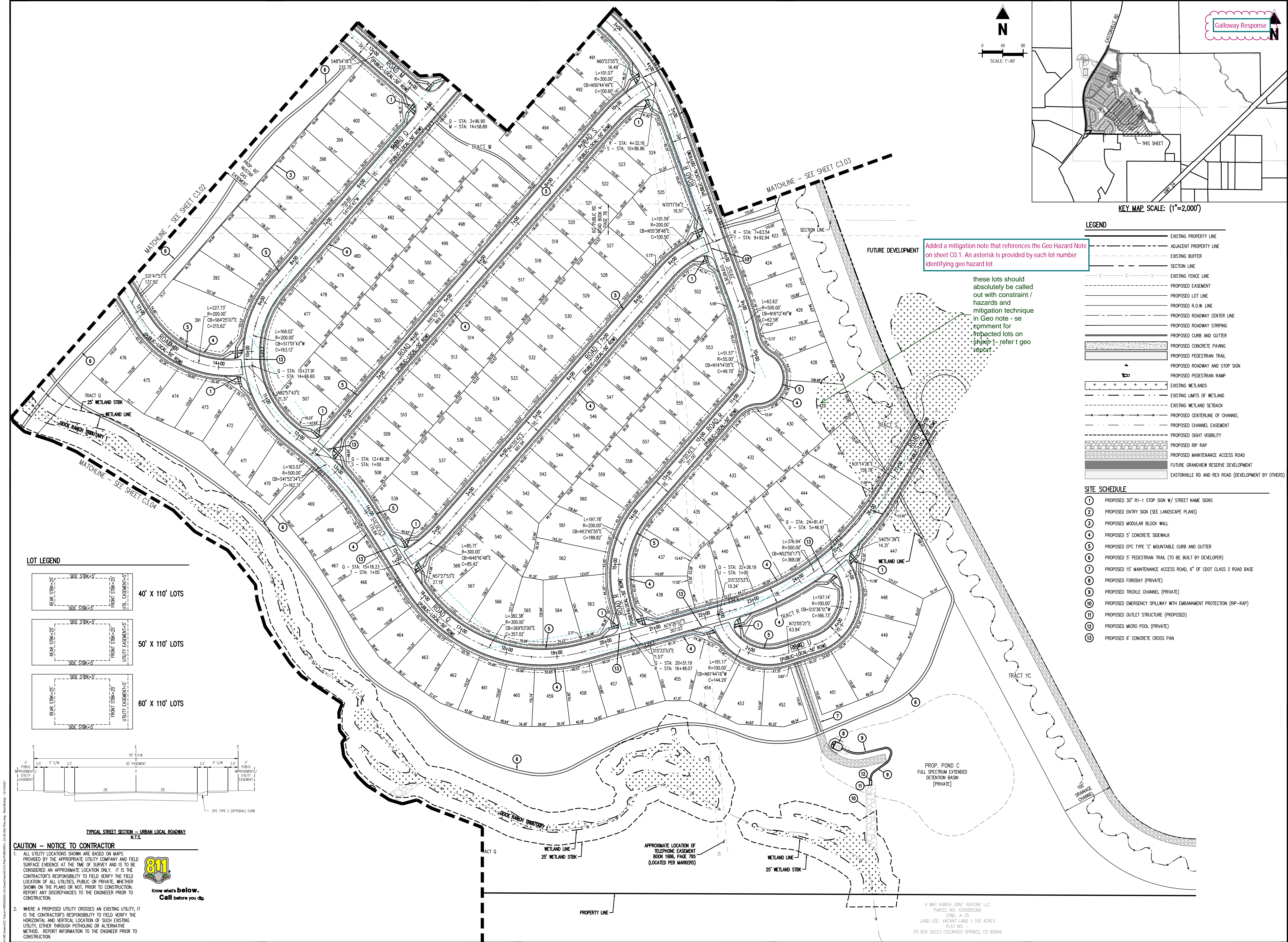
PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.
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Project No: HRG000001
Drawn By: CMVJW
Checked By: RGD
Date: 12/13/2021

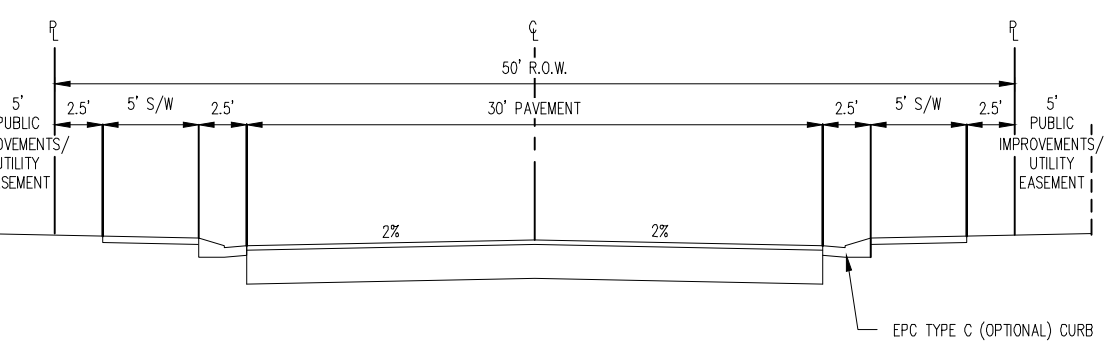
SITE PLAN



KEY MAP SCALE: (1"=2,000')

- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
 - SECTION LINE
 - EXISTING FENCE LINE
 - PROPOSED EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED R.O.W. LINE
 - PROPOSED ROADWAY CENTER LINE
 - PROPOSED ROADWAY STRIPING
 - PROPOSED CURB AND GUTTER
 - PROPOSED CONCRETE PAVING
 - PROPOSED PEDESTRIAN TRAIL
 - PROPOSED ROADWAY AND STOP SIGN
 - PROPOSED PEDESTRIAN RAMP
 - EXISTING WETLANDS
 - EXISTING LIMITS OF WETLAND
 - EXISTING WETLAND SETBACK
 - PROPOSED CENTERLINE OF CHANNEL
 - PROPOSED CHANNEL EASEMENT
 - PROPOSED SIGHT VISIBILITY
 - PROPOSED RIP RAP
 - PROPOSED MAINTENANCE ACCESS ROAD
 - FUTURE GRANDVIEW RESERVE DEVELOPMENT
 - EASTONVILLE RD AND REX ROAD (DEVELOPMENT BY OTHERS)
- SITE SCHEDULE**
- 1 PROPOSED 30" RT-1 STOP SIGN W/ STREET NAME SIGNS
 - 2 PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
 - 3 PROPOSED MODULAR BLOCK WALL
 - 4 PROPOSED 5" CONCRETE SIDEWALK
 - 5 PROPOSED EPC TYPE "C" MOUNTABLE CURB AND GUTTER
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 - 8 PROPOSED FOREBAY (PRIVATE)
 - 9 PROPOSED TRICKLE CHANNEL (PRIVATE)
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 - 11 PROPOSED OUTLET STRUCTURE (PROPOSED)
 - 12 PROPOSED MICRO POOL (PRIVATE)
 - 13 PROPOSED 6" CONCRETE CROSS PAN

- LOT LEGEND**
- 40' X 110' LOTS
 - 50' X 110' LOTS
 - 60' X 110' LOTS



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811
Know what's below.
Call before you dig.

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719.900.7220
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HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR., SUITE 220
COLORADO SPRINGS CO 80919
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**PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1**

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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Project No: HRG000001
Drawn By: CMVJ
Checked By: RGD
Date: 12/13/2021

SITE PLAN

C3.5
Sheet 12 of 17