

PURPOSE AND INTENT:

TO CREATE A COHESIVE AND WELL PLANNED COMMUNITY TO ALLOW A MAXIMUM 565 DWELLING UNITS, PLUS 2 NON-RESIDENTIAL LOTS ON 189.479 - 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 PREVAIL AND GOVERN THE DEVELOPMENT OF GRANDVIEW RESERVE FILING 1, 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

TO 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 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 COVER 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 SHOWN ON THE PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IN 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 DEVELOPMENT SERVICES 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.

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 5290.17 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°52'28"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 2,334.30 FEET TO THE POINT OF BEGINNING; THENCE S11°09'24"W, A DISTANCE OF 2,440 FEET; THENCE S78°54'38"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 286.00 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°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT; THENCE S05°12'25"W, A DISTANCE OF 481.83 FEET TO A POINT OF CURVE, THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING DELTA OF 65°09'30", A RADIUS OF 560.00 FEET, A DISTANCE OF 528.44 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°00'18", 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 779.38 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 100.00 FEET, A DISTANCE OF 206.38 FEET TO A POINT OF TANGENT; THENCE S09°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 679.35 FEET; THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET; THENCE N41°52'38"E, A DISTANCE OF 21.71 FEET; THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET; THENCE S89°58'12"W, A DISTANCE OF 298.62 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°01'38"E, A DISTANCE OF 35.92 FEET; THENCE S71°02'34"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°54'38"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 6,253,692 SQ. FEET OR 189.479 ACRES MORE OR LESS.

GEOLOGIC HAZARD NOTE:

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, FILING 1 EASTONVILLE ROAD AND U.S. HIGHWAY 24 PALCO, COLORADO BY CTL THOMPSON INC. DATED MAY 9, 2022 IN FILE GRANDVIEW RESERVE PUDSP FILE NUMAIBLLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED:

- SHALLOW GROUNDWATER: REFER TO HAZARD AREA MAP IN REPORT FOR LOTS WHERE GROUNDWATER IS EXPECTED TO IMPACT BASEMENTS, AND CRAWL SPACE FOUNDATIONS OR ALTERNATIVE DESIGNS ARE RECOMMENDED. IT SHALL BE NOTED THAT FUTURE LOT SPECIFIC STUDIES MAY ALTER THESE RECOMMENDATIONS. AN UNDERDRAIN DEWATERING SYSTEM WILL NOT BE PROPOSED.
- 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 HARD BEDROCK WILL BE DIFFICULT TO EXCAVATE AND WILL REQUIRE HEAVY DUTY EXCAVATION EQUIPMENT. DEEP EXCAVATIONS INTO BEDROCK WILL REQUIRE ROCK TEETH AND ROCK BUCKETS. SHALLOW BEDROCK DOES NOT PRECLUDE BASEMENT CONSTRUCTION. REFER TO NOTE BELOW
- EXPANSIVE SOILS AND BEDROCK: EXPANSIVE SOILS AND BEDROCK ARE PRESENT SPORADICALLY ACROSS THE SITE. ALL LOTS HAVE POTENTIAL TO BE IMPACTED BY EXPANSIVE SOILS AND BEDROCK.

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

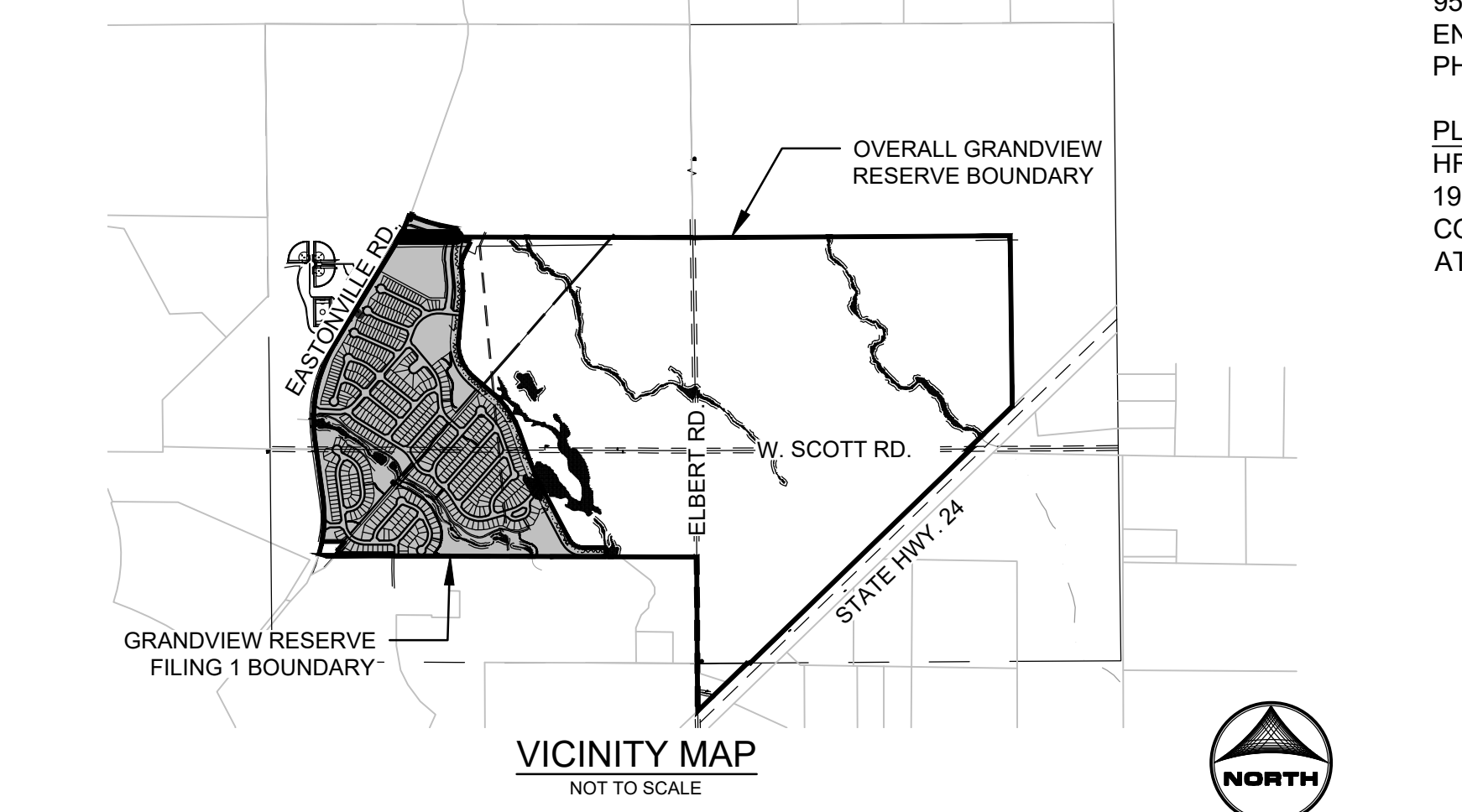
LOTS WHERE GROUNDWATER IS EXPECTED TO BE WITHIN 12 FEET OF THE PROPOSED SURFACE. BASEMENTS ARE CURRENTLY RESTRICTED, IF A GROUNDWATER MOTION DETECTOR IS INSTALLED AT SOME FUTURE DATE INDICATES THE LOT HAS ADEQUATE SEPARATION FROM GROUNDWATER. BASEMENT CONSTRUCTION MAY BE CONSIDERED: LOTS 18-32, 44-54, 69-71, 75-88, 94-100, 110-127, 147-148, 155-160, 166-174, 196-213, 219-245, 248-309, 335-346, 357-377, 388-433, 436-443, 463-560 AND 565.

FLOODPLAIN NOTES:

- THIS PROPERTY IS LOCATED WITHIN A DESIGNED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C05562 AND 08041C05522 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.
- THOSE LOTS EITHER PARTIALLY OR ENTIRELY LOCATED WITHIN THE CURRENT FLOODPLAIN SHALL NOT BE PLATTED UNTIL THE FLOODPLAIN BOUNDARY REVISION PROCESS IS COMPLETED EFFECTIVELY REMOVING THE FLOODPLAIN LIMITS FROM THESE LOTS.
- THE SUBMITTAL AND REVIEW OF THE FLOODPLAIN REVISION OCCUR INDEPENDENTLY OF THIS PRELIMINARY PLAN AND SHALL BE APPROVED PRIOR TO THE PLATTING OF ANY LOTS CURRENTLY LOCATED WITHIN FLOODPLAIN BOUNDARIES.
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

GRANDVIEW RESERVE 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 : FOUR THOUSAND SQUARE FEET (4,000SF). (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 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, GAZEBOES, 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: FIFTY FEET (50')
 - 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 566 & 567 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).
- ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOES, 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: FIFTY FEET (50')
 - SIDE YARD: FIFTY FEET (50')
 - REAR YARD: FIFTY FEET (50')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')
- THE DEPICTION OF BUILDINGS AND PARKING IS CONCEPTUAL. FINAL LAYOUT WILL BE PROVIDED AT SITE DEVELOPMENT PLAN. SITE DEVELOPMENT PLAN PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR LOTS 566 & 567.

SITE DATA

EXISTING LAND USE:	AGRICULTURAL
EXISTING ZONING:	RR-2.5
PROPOSED ZONING:	PUD
SITE ACREAGE:	189.479 AC - 100%
PROPOSED NUMBER OF UNITS:	565
PROPOSED NON-RESIDENTIAL LOTS:	2
MAXIMUM GROSS DENSITY(ALLOWED PER SKETCH PLAN):	4.24 DU/AC
PROPOSED GROSS DENSITY:	2.98 DU/AC (PER FILING 1)

TOTAL AREAS (SEE LAND USE TABLE)			
RESIDENTIAL:	85.094 AC - 45%		
AMENITY CENTER (LOT 567):	5.455 AC - 3%		
PARK/OPEN SPACE:	55.043 AC - 29%		
NON-RESIDENTIAL (LOT 566):	10.861 AC - 6%		
R.O.W.	32.926 AC - 17%		

GRANDVIEW RESERVE F1 - LAND USE TABLE				
LAND USE	AREA (ACRES)	UNITS	NET DENSITY (DU/ACRE)	% OF LAND
SINGLE FAMILY RESIDENTIAL	85.094	565	6.64	45%
NON-RESIDENTIAL LOT 567	5.455	N/A	N/A	3%
NON-RESIDENTIAL LOT 566	10.961	N/A	N/A	6%
TRACTS/OPEN SPACE	55.043	N/A	N/A	29%
ROAD R.O.W.	32.926	N/A	N/A	17%
TOTAL LAND AREA	189.479			100%

ENVIRONMENTAL NOTE:

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

ADA DESIGN STANDARD NOTE:

- 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 GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE DEVELOPER / HOME BUYER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

ACCESS LIMITATION NOTE:

- THERE SHALL BE NO RESIDENTIAL LOT ACCESS (DRIVEWAYS) ON EASTONVILLE ROAD, ANY ADDITIONAL ACCESS TO LOT 566 MAY BE REQUESTED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMITTAL

OWNER:
4 SITE INVESTMENTS, LLC
1272 KELLY JOHNSON BLVD., SUITE 100
COLORADO SPRINGS, CO 80920

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

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

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)

____SS

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., _____

LEE: _____ 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 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. 19-71), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

LANDSCAPE

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED AS MUCH AS FEASIBLE BALANCING WITH AESTHETICALLY PLEASING LANDSCAPE DESIGN APPROACHES. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH 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.

GENERAL NOTES

- THE GRANDVIEW RESERVE FILING 1 OVERALL GROSS DENSITY IS 2.98 DU/AC, ON 189.479 ACRES, FOR A TOTAL OF 565 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 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 GRANDVIEW RESERVE METROPOLITAN DISTRICT WHO WILL PROVIDE SERVICE TO THE INDIVIDUAL HOMES. THE COLLECTIONS SYSTEM WILL ULTIMATELY CONNECT TO THE CHEROKEE METROPOLITAN DISTRICT (CMD) 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.
- ALL THROUGH OPEN SPACE TRACTS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH MVEA WITH FINAL PLAT LOCATIONS TO BE INCLUDED ON THE FINAL PLAT. MVEA INFRASTRUCTURE DESIGN WILL BE IN PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL.
- INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION / LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WALLS 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 EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- FENCING:
 - 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 COLLABORATING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.

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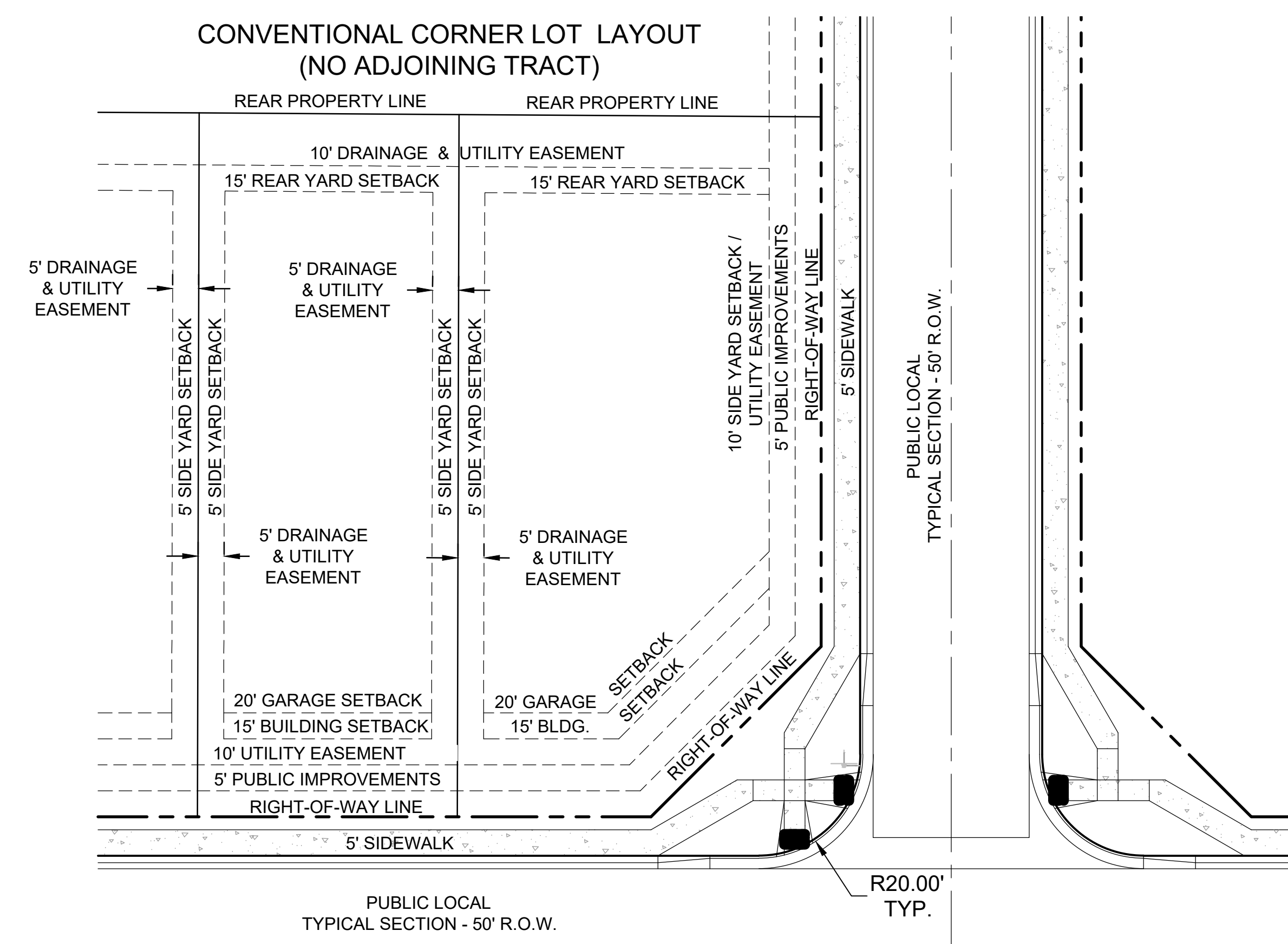
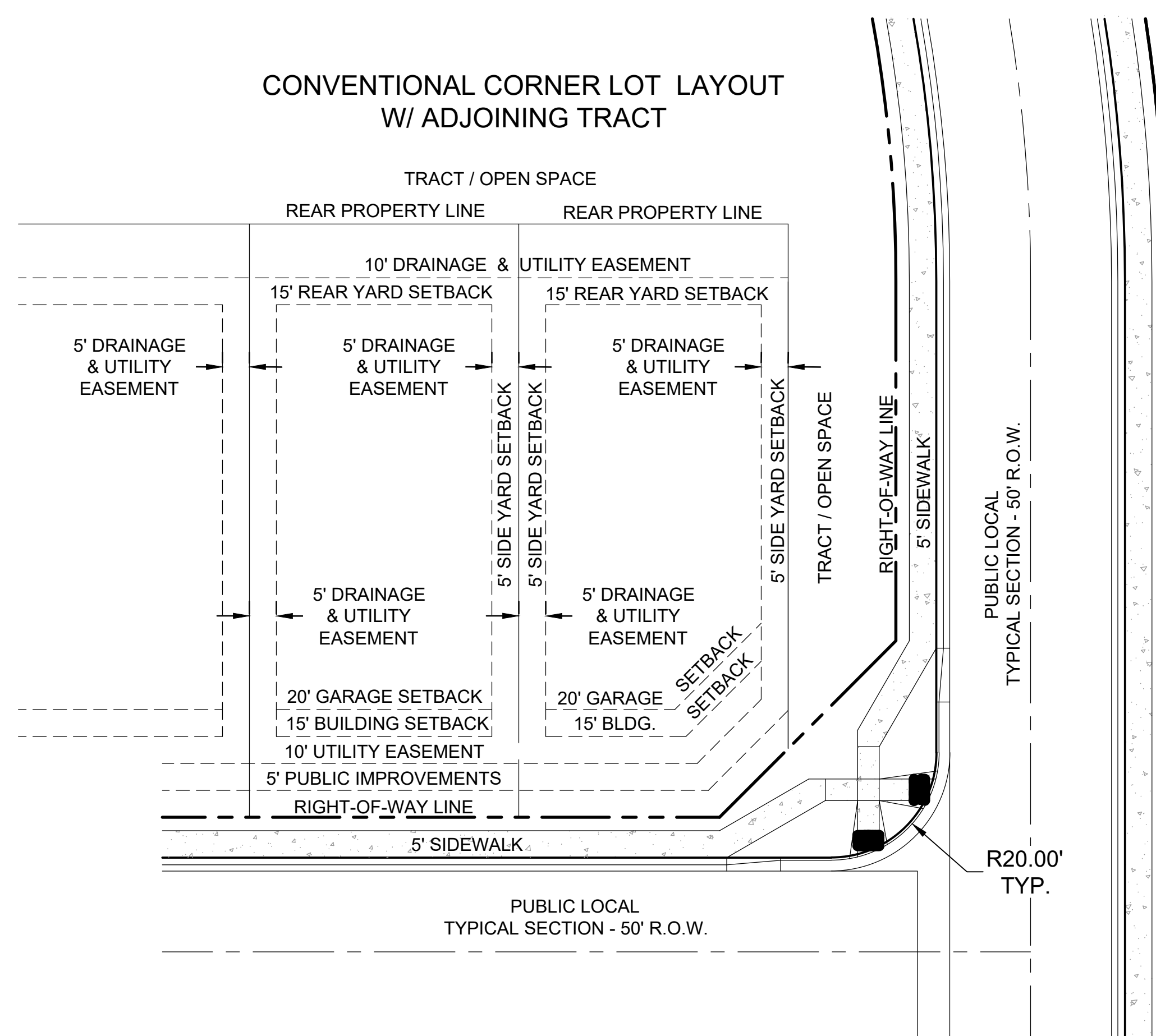
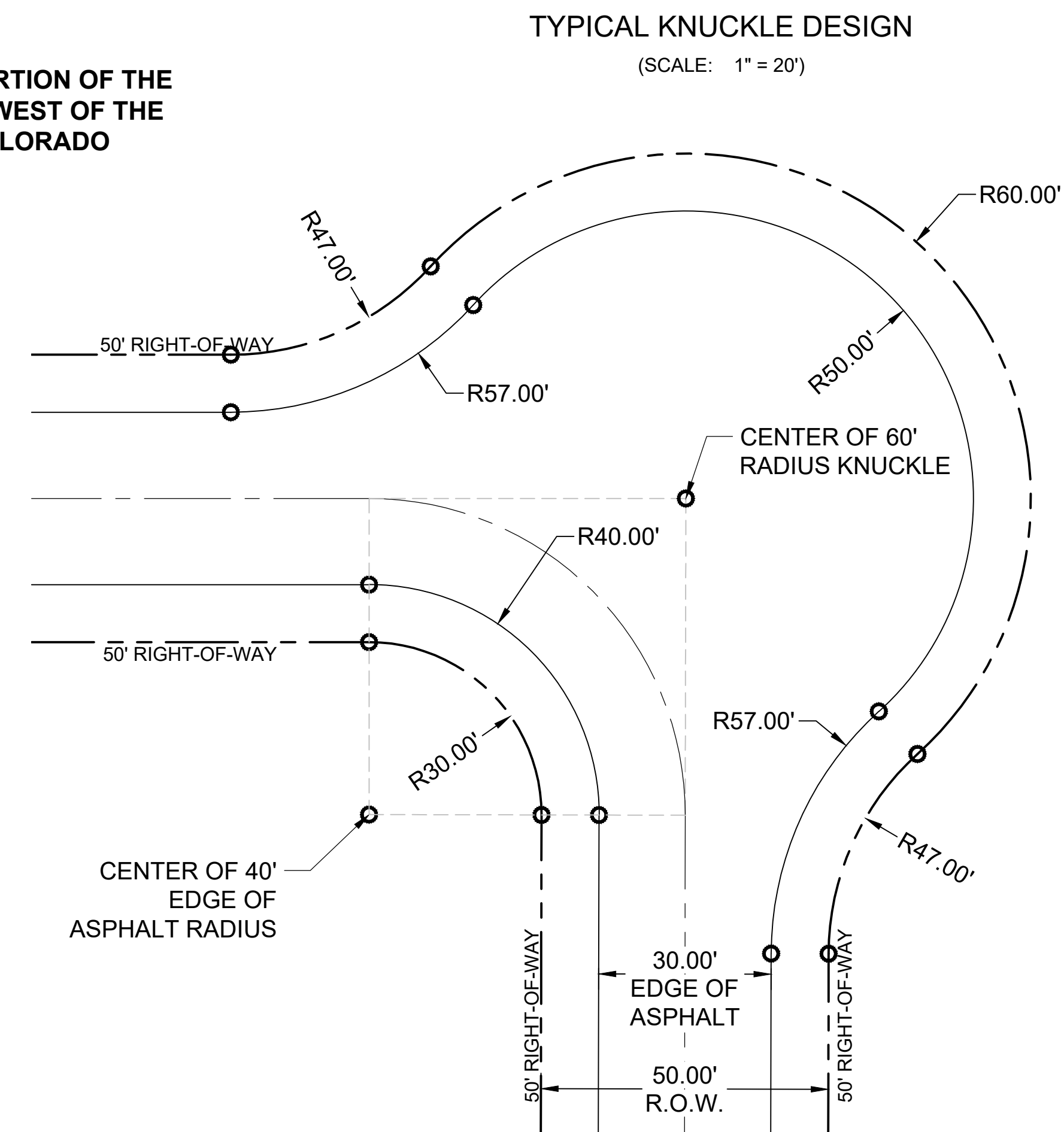
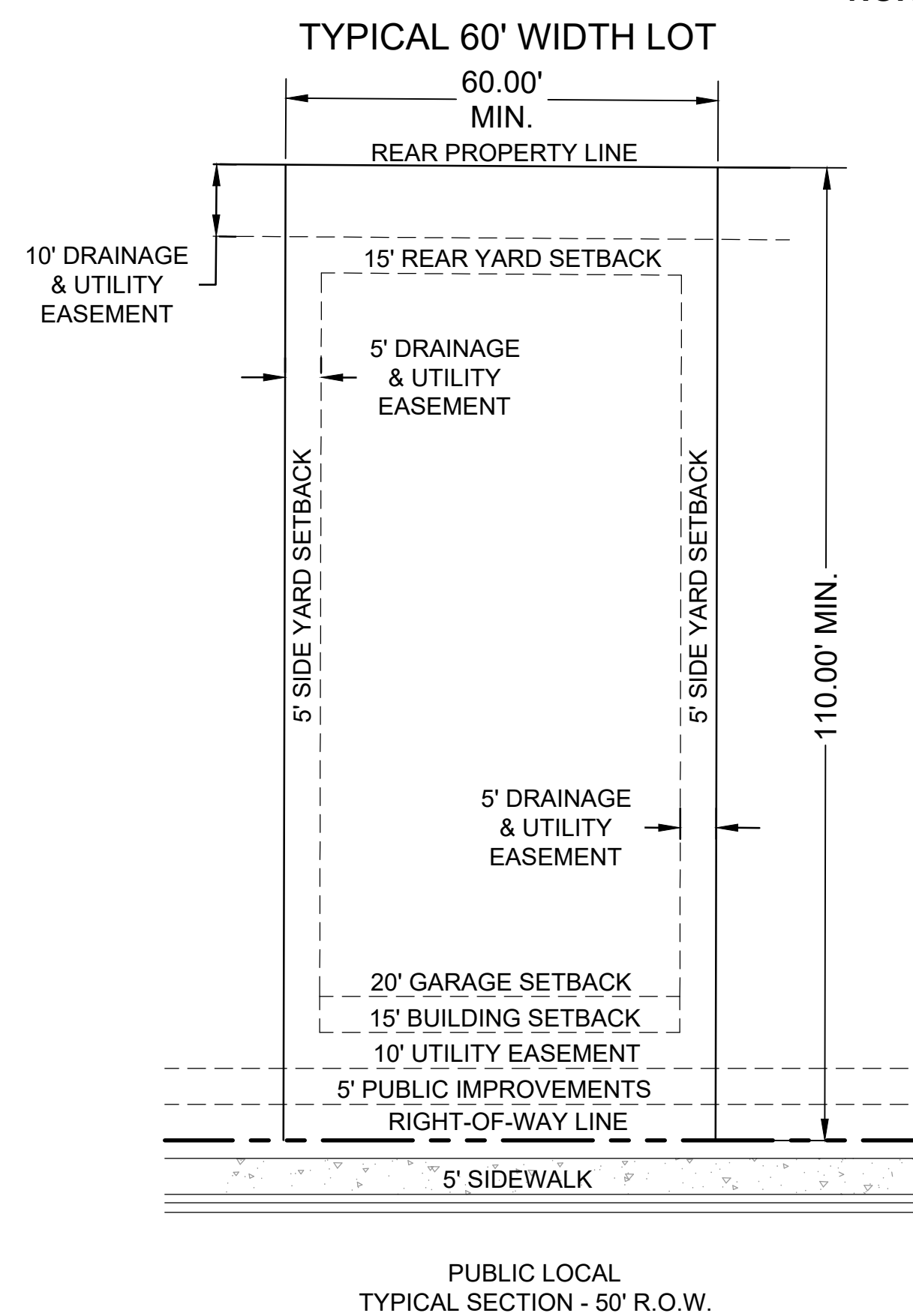
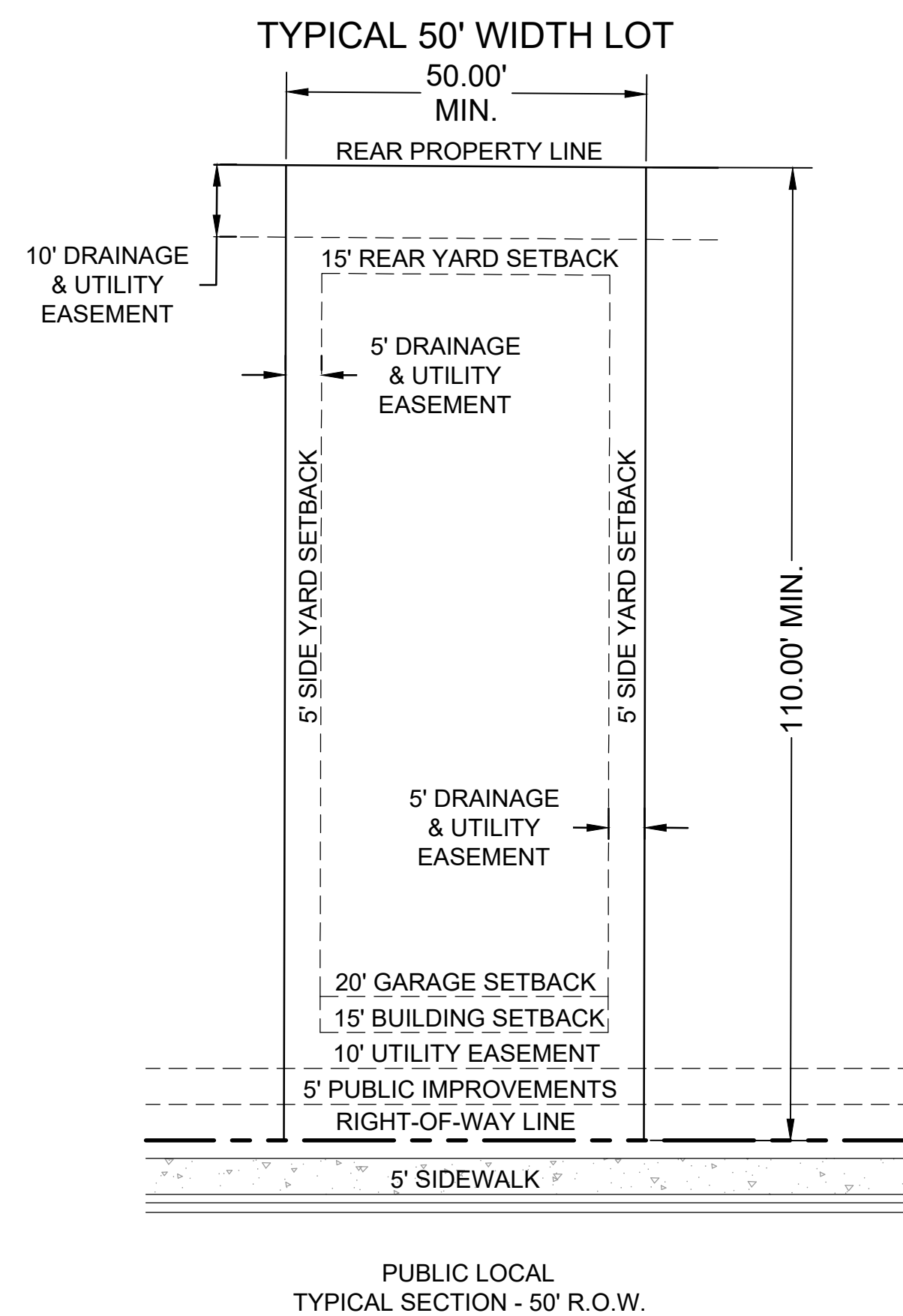
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY, SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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**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**



- 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.

TYPICAL KNUCKLE DESIGN

(SCALE: 1" = 20')

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EEL PASO COUNTY, PEYTON, CO 80831

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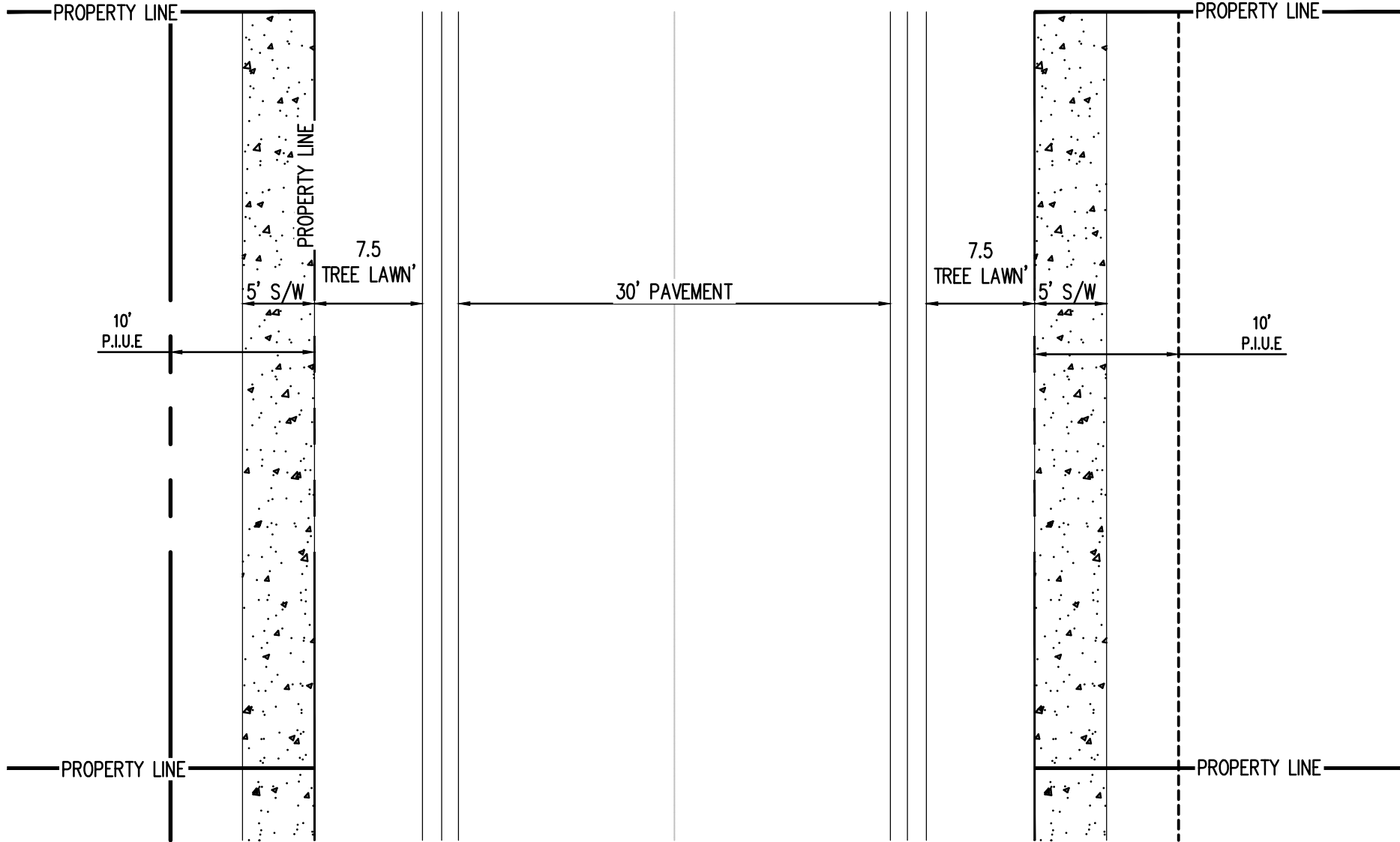
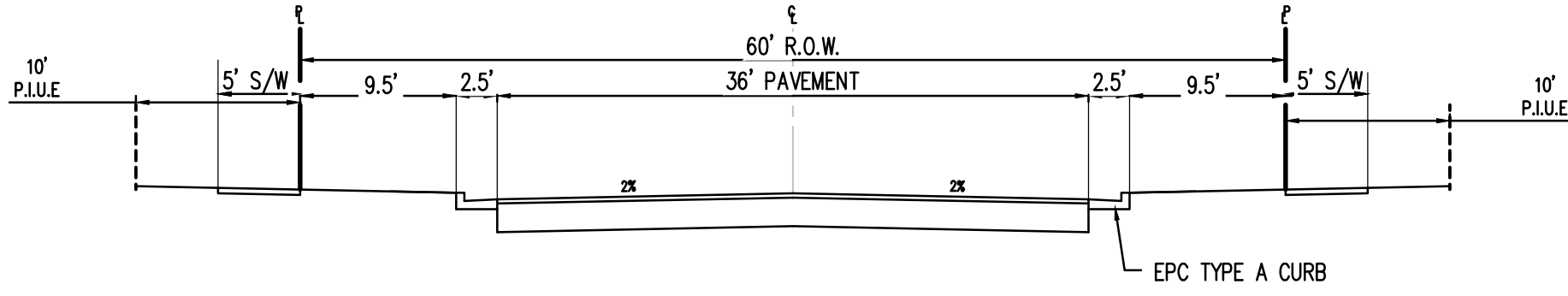
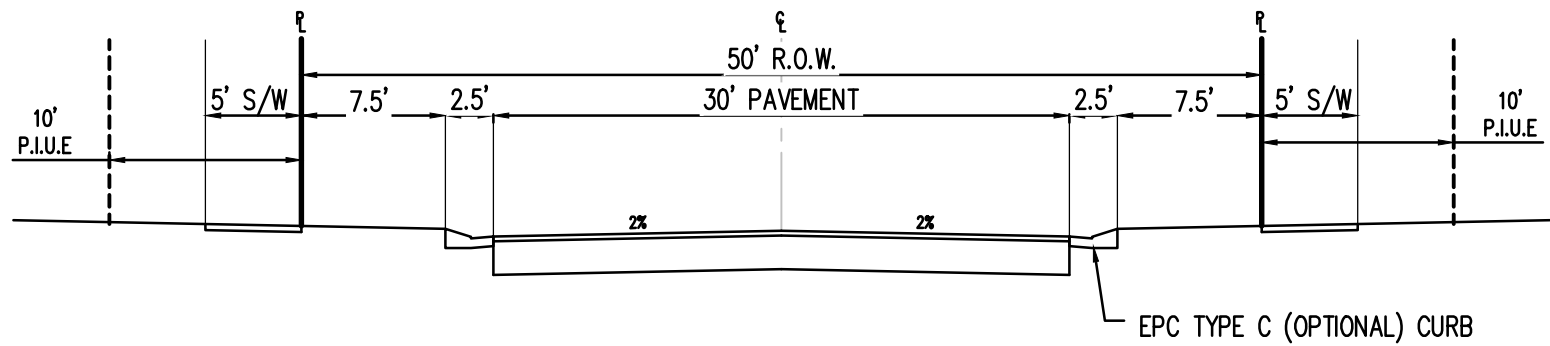
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Drawn By:	M.
Checked By:	PS/KH
Date:	9/12/2022

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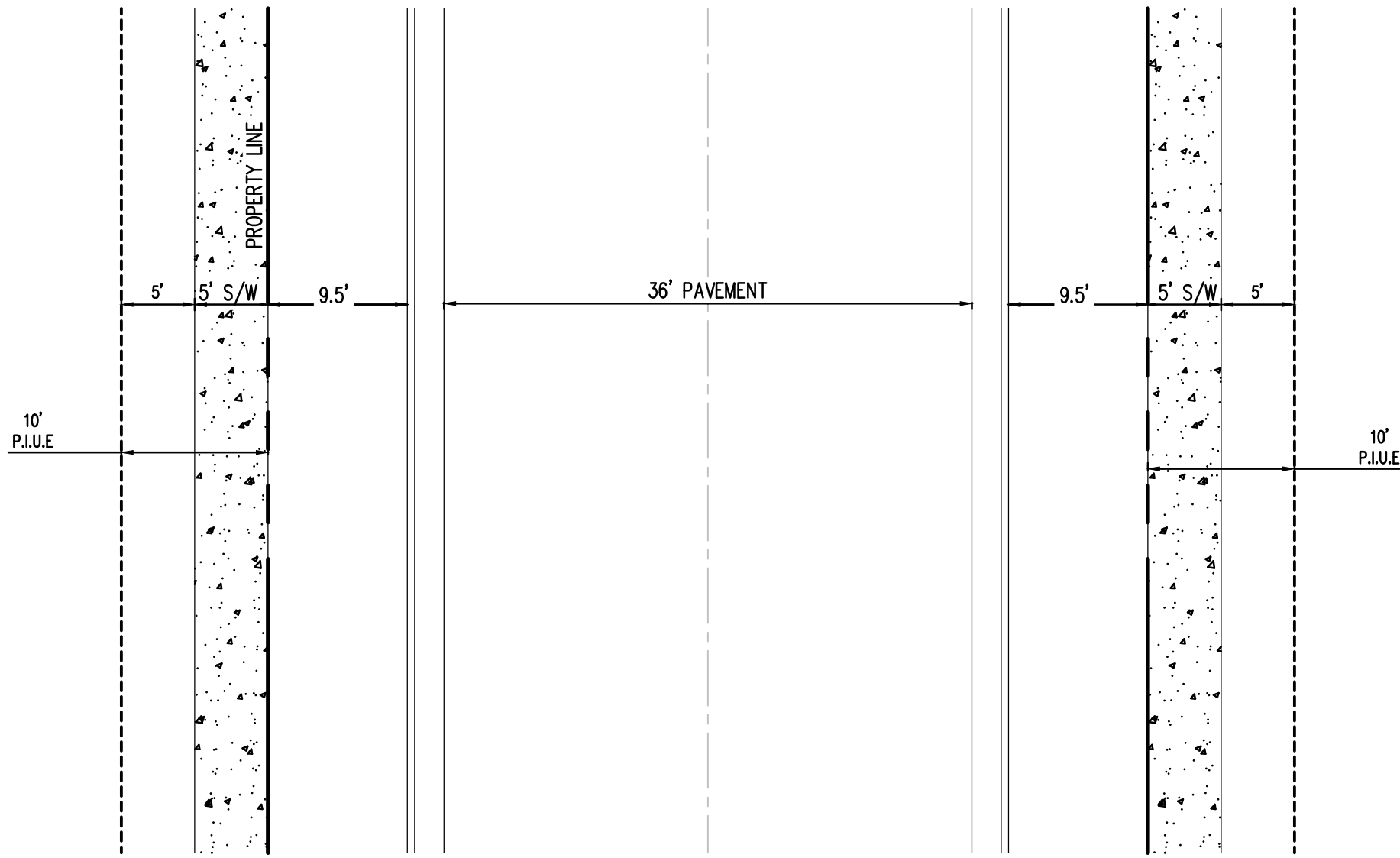
Sheet 2 of 23

GRANDVIEW RESERVE FILING 1
PUD / PRELIMINARY PLAN

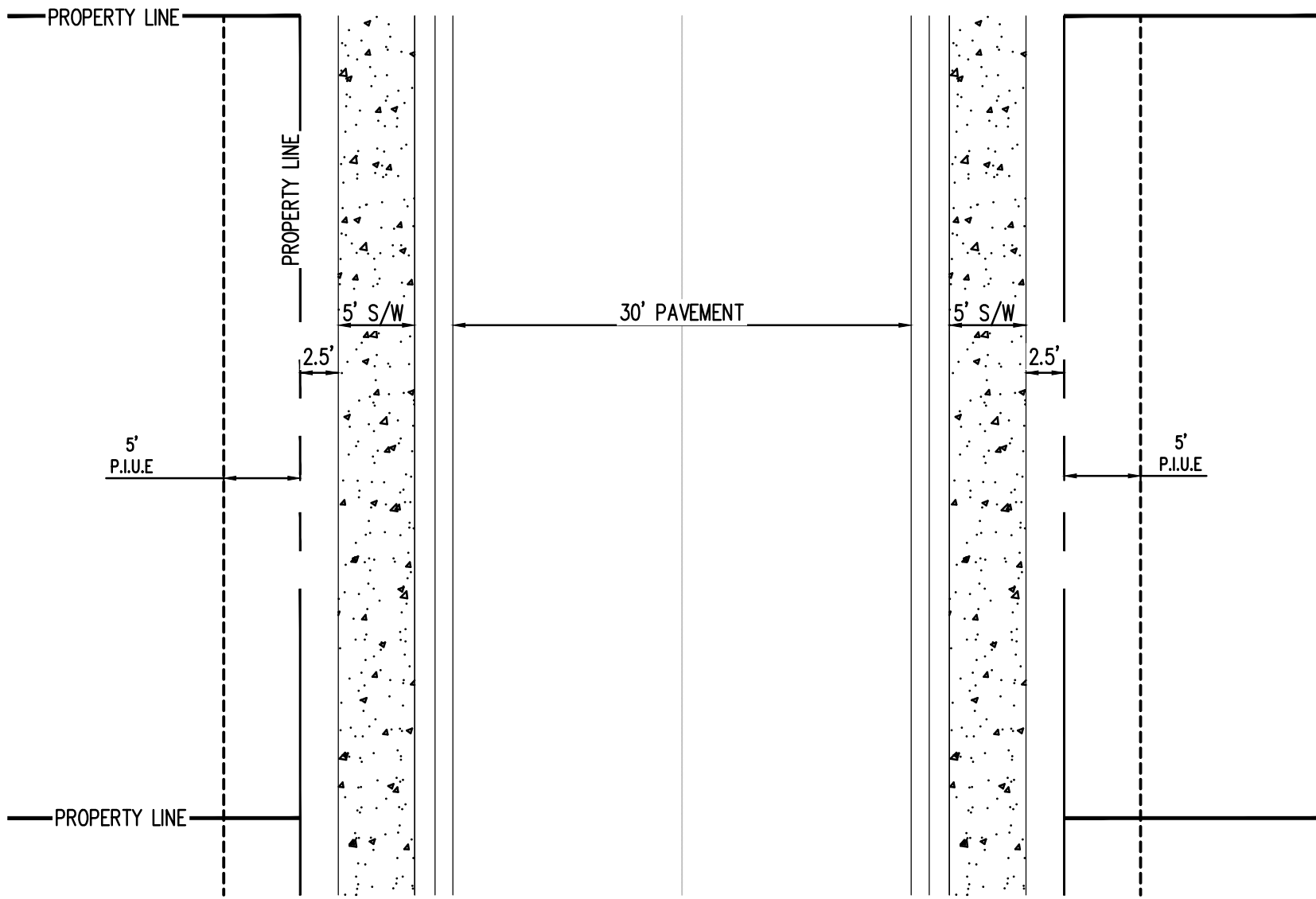
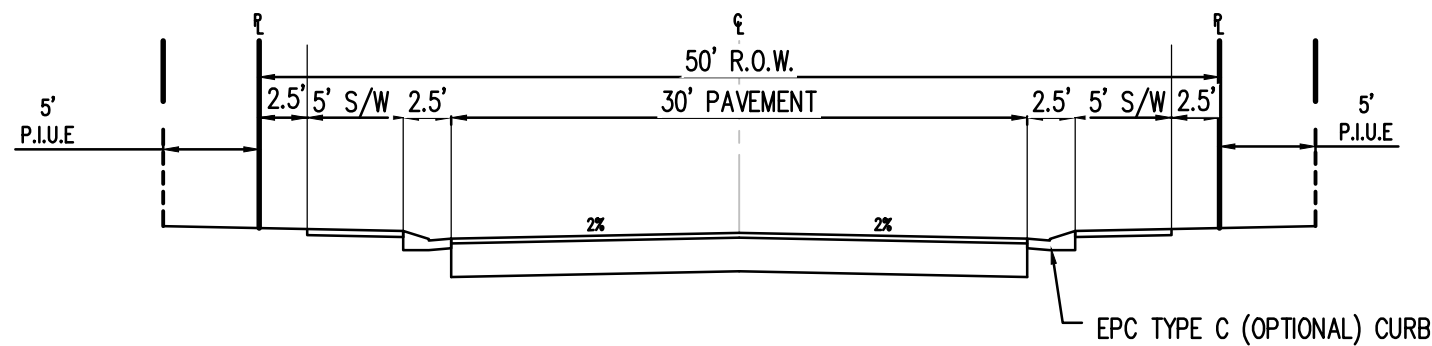
A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE
NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE
6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



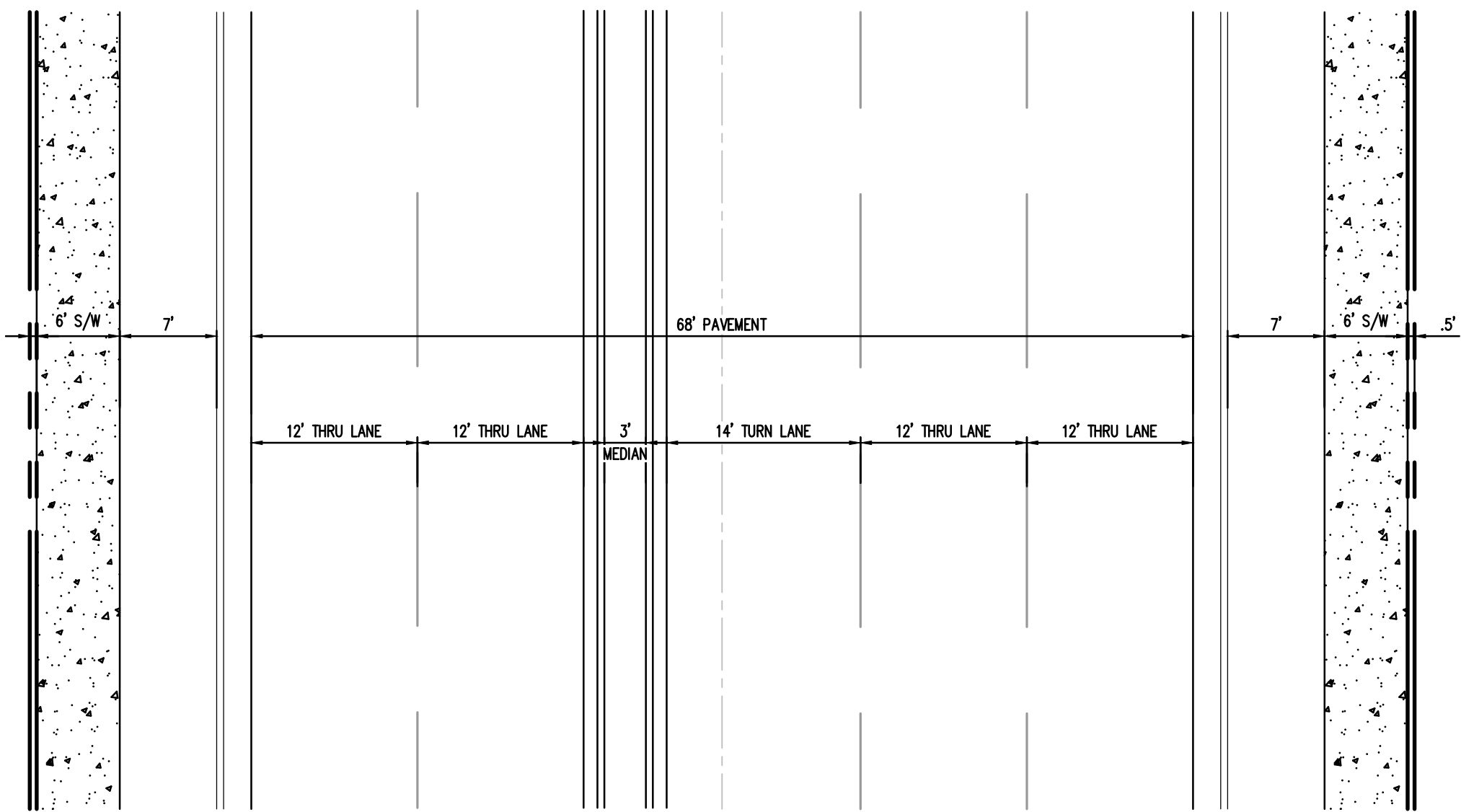
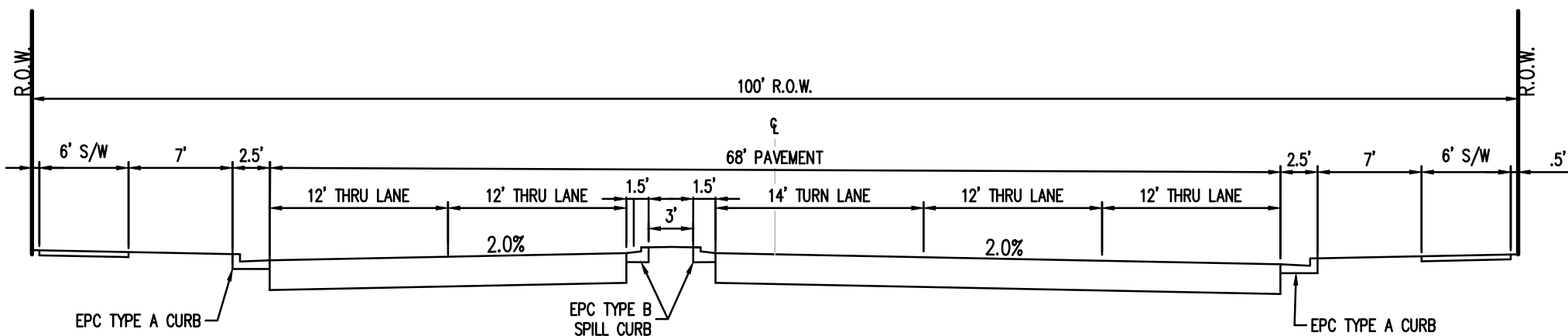
NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION
DETACHED SIDEWALK (URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION: BRIXHAM DR., KATE MEADOW LANE, FARM
CLOSE COURT, MILLYARD CIRCLE, STARCROSS COURT)
P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT



COLLECTOR: 60' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION:
DAMLISH DRIVE BTWN EASTONVILLE RD- ZELDA STREET)
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:
DAMLISH DRIVE, TINTAGEL TRAIL, PRIMLEY WOODS PATH, ST. IVES WAY, PIXIE PLACE, MARAZON WAY, ZELDA ST., SPARKWELL ST., PENRYN CIRCLE,
SALCOMBE TRAIL, PLUNKY PLUNK PATH, GLAMPTON DR., STOKES GABRIEL WAY, TONNES TERRACE, FROGMORE LANE, HOPE COVE LOOP)
P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT



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

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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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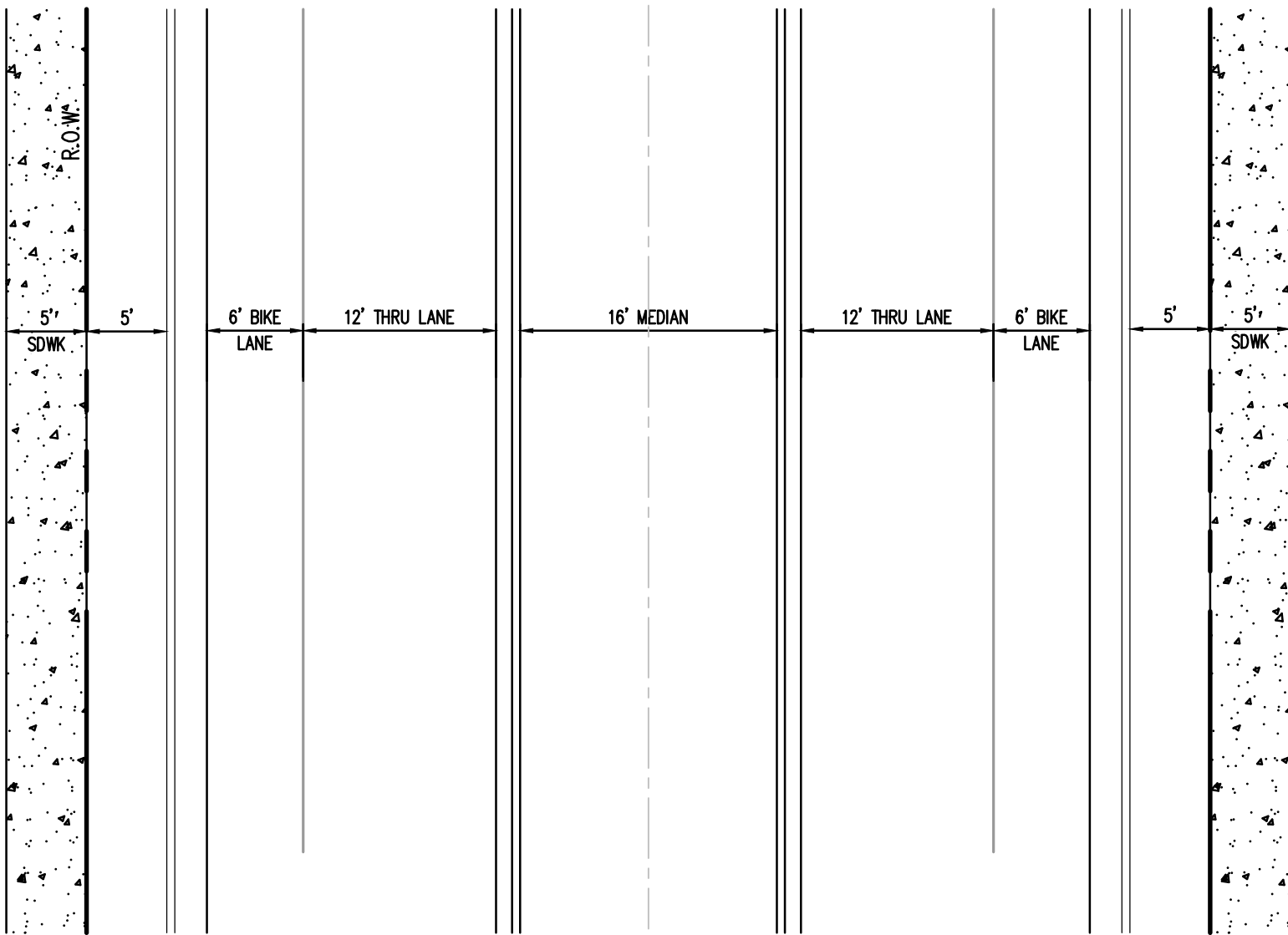
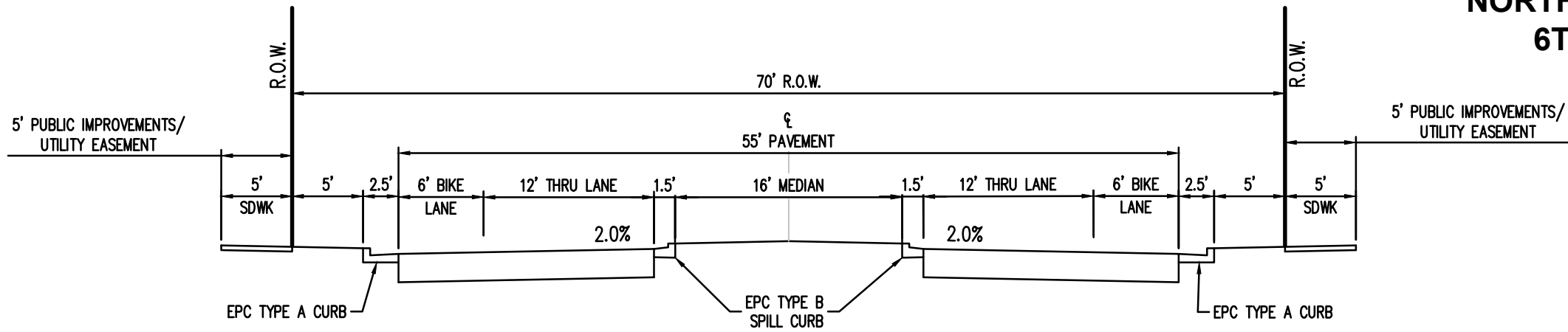
Project No:	201862
Drawn By:	MJ
Checked By:	PS/KH
Date:	9/12/2022

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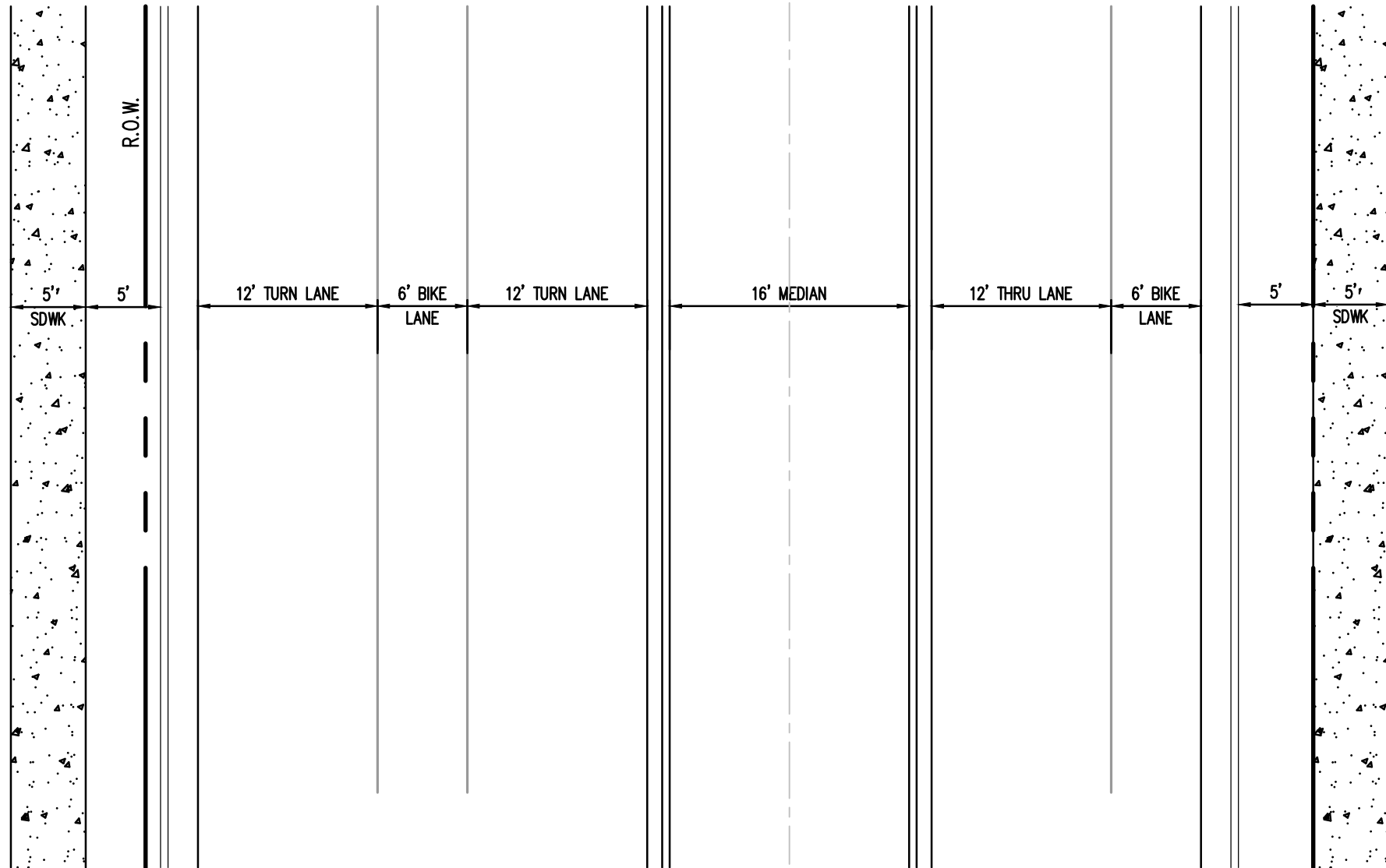
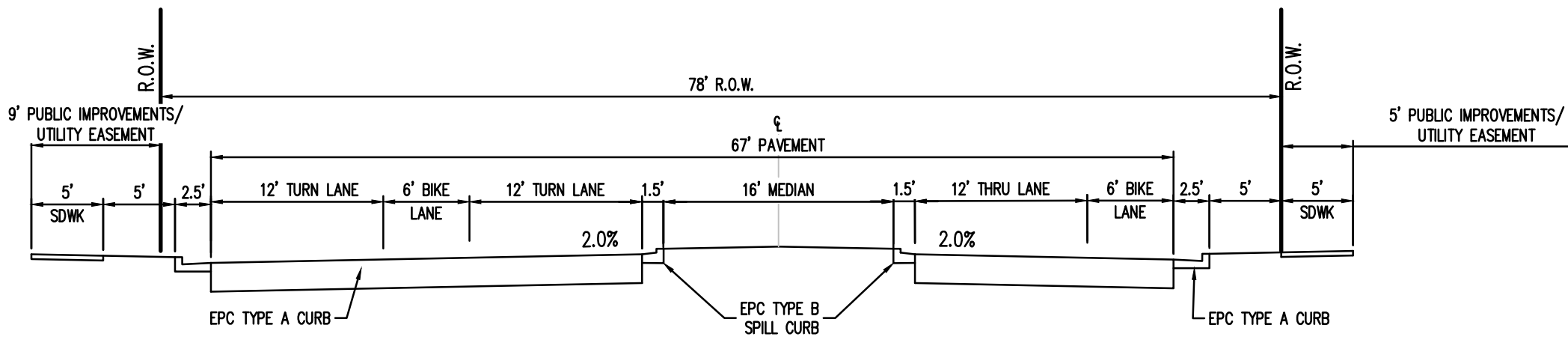
Sheet 3- of 23

GRANDVIEW RESERVE FILING 1
PUD / PRELIMINARY PLAN

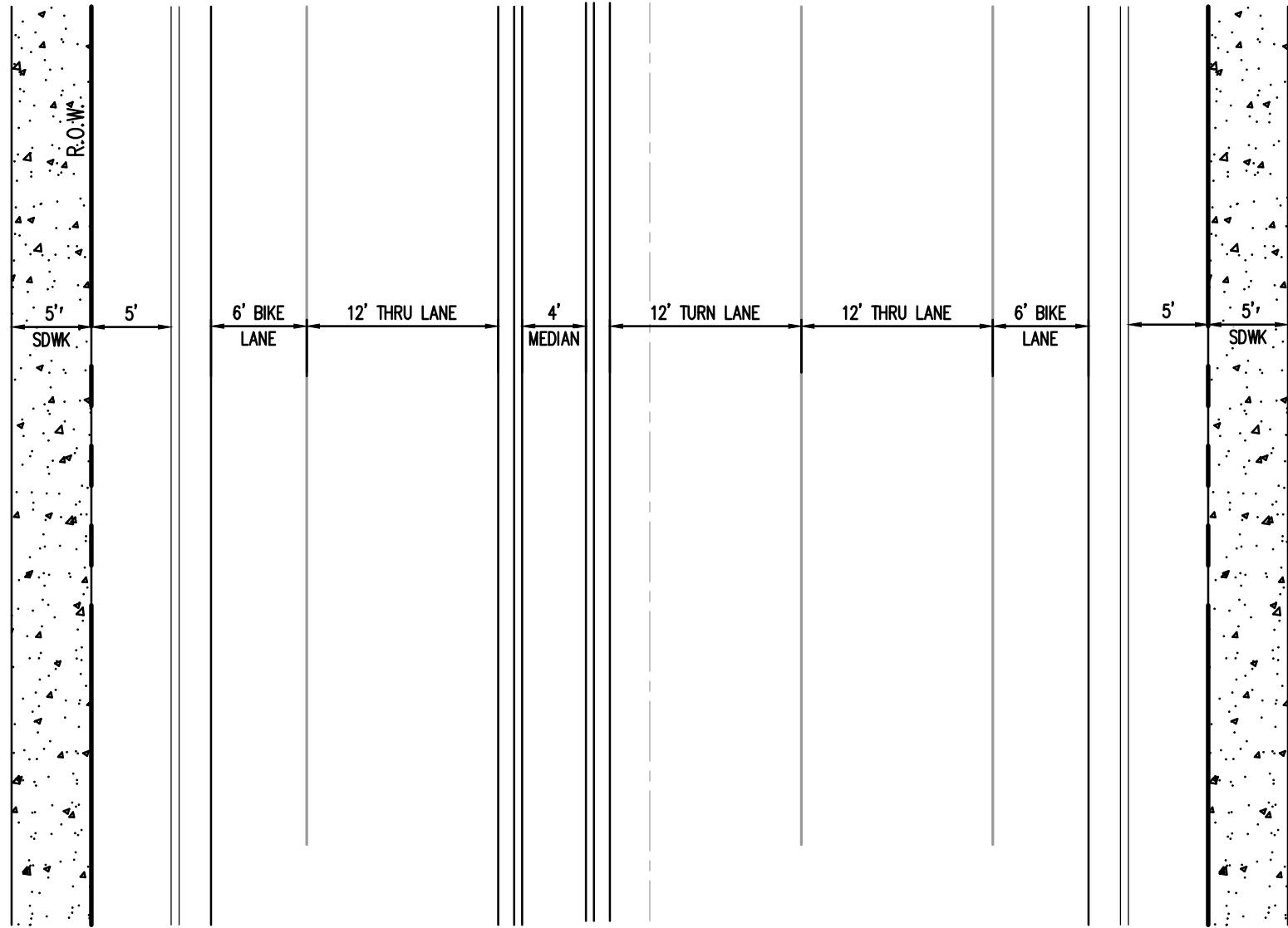
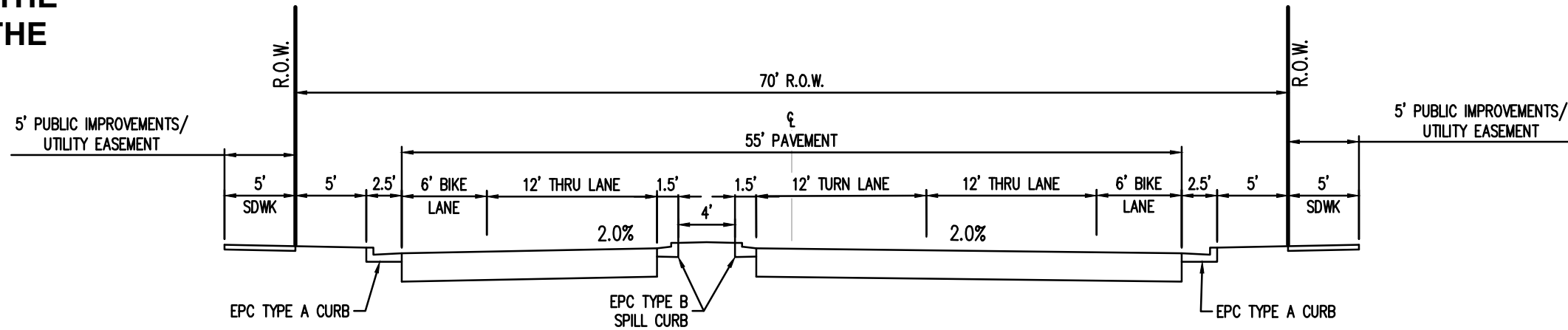
A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE
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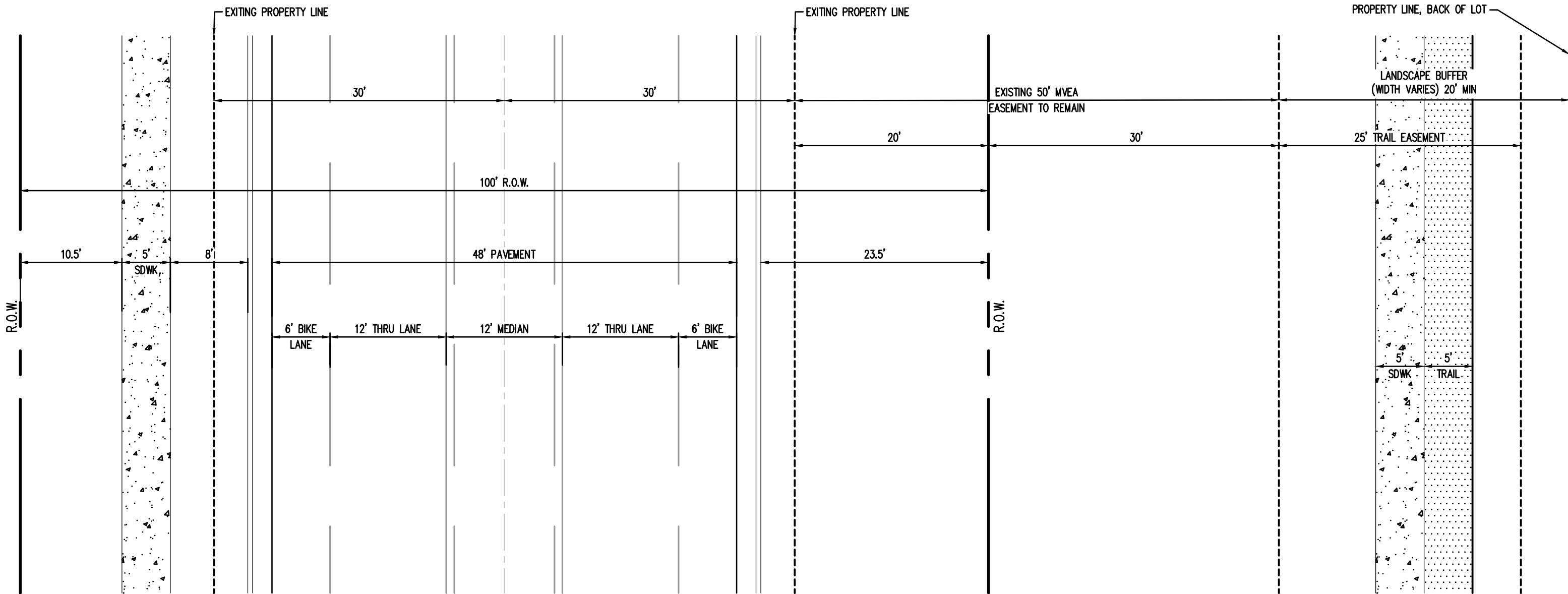
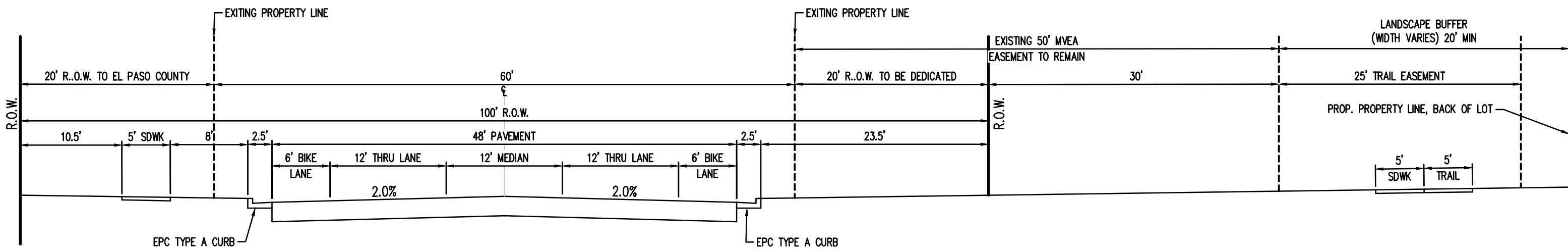
COLLECTOR: 70' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION: IYBRIDGE BOULEVARD)
(NORTHERN TYPICAL SECTION)



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



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



EASTONVILLE RD. ULTIMATE CROSS SECTION
(ARTERIAL)
N.T.S.

*TRAIL AND SIDEWALK TO MEANDER WITHIN TRAIL EASEMENT

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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:	201862
Drawn By:	MJ
Checked By:	PS/KH
Date:	9/12/2022

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Sheet 4- of 23

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

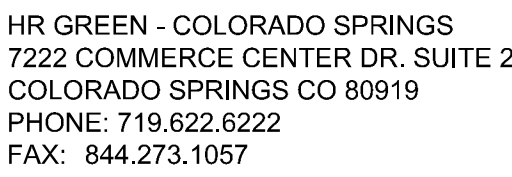
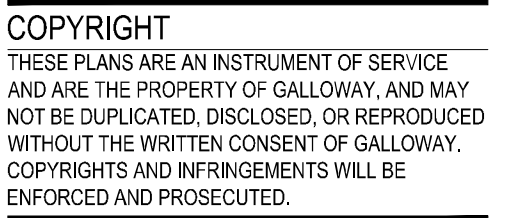


ADJACENT OWNERS									
PROPERTY	TAX ID NUMBER	OWNER NAME	NUMBER	STREET	SUITE	CITY	STATE	ZIP	
1	4200000040	BOARD OF COUNTY COMMISSIONERS OF	200	S CASCADE AVE	150	COLORADO SPRINGS	CO	80903	
2	4200000321	JMLK HOLDINGS LLC	3450	BIG BEAR DR	--	SEDALIA	CO	80135	
3	4200000380	JMLK HOLDINGS LLC	3450	BIG BEAR 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	PKW 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--TENNIN H ROBIN	9491	CURTIS RD	--	PEYTON	CO	80831	
11	4200000328	JOHNSON--CONNIE LINDA D	2509	STROCKLAND RD	--	COLORADO SPRINGS	CO	80906	
12	4200000148	VORHES GARY	14550	E US HIGHWAY 24	--	PEYTON	CO	80831	
13	4200000349	4 WAY RANCH JOINT VENTURE LLC	P.O. BX 50223	--	--	COLORADO SPRINGS	CO	80949	
14	4200000366	4 WAY RANCH JOINT VENTURE LLC	P.O. BX 50223	--	--	COLORADO SPRINGS	CO	80949	
15	4200000417	4 WAY RANCH JOINT VENTURE LLC	P.O. BX 50223	--	--	COLORADO SPRINGS	CO	80949	
16	4200000416	LEE W TRACY	24089	STROCKLER RD	--	COLORADO SPRINGS	CO	80906	
17	4200000397	PLAINVIEW PROPERTIES LLC	2409	STROCKLER 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. BX 80036	--	--	SAN DIEGO	CA	92138	

Legend:

- EXISTING PROPERTY LINE
- GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED TRACT LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROADWAY CENTER LINE
- PROPOSED MAIN STEM TRIBUTARY LOW FLOW CHANNEL
- EXISTING 100 YR FLOODPLAIN BOUNDARY
- EXISTING WETLAND BOUNDARY
- ADJACENT PROPERTY IDENTIFIER
- FUTURE GRANDVIEW RESERVE FILINGS

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EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

Project No:	HRG000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	09/09/2022

OVERALL SITE PLAN -
ADJACENT PROPERTY
OWNERS

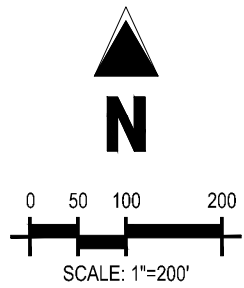
Sheet 5 of 23

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

GRANDVIEW RESERVE FILING 1 – TRACT TABLE											
TRACT #	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PRIVATE DRAINAGE	PEDESTRIAN ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
TRACT A	186,883	4.290	X	P	X	X	X		X	GVRMD	GVRMD
TRACT B	3,831	0.088	X	P	X	X	X		X	GVRMD	GVRMD
TRACT C	2,222	0.051	X	P	X	X	X		X	GVRMD	GVRMD
TRACT D	17,797	0.409	X	P	X	X	X		X	GVRMD	GVRMD
TRACT E	25,136	0.577	X	P	X	X	X	X	X	GVRMD	GVRMD
TRACT F	5,633	0.129	X	P	X	X	X		X	GVRMD	GVRMD
TRACT G	165,825	3.807	X	P	X	X	X		X	GVRMD	GVRMD
TRACT H	2,647	0.061	X	P	X	X	X		X	GVRMD	GVRMD
TRACT I	3,590	0.082	X	P	X	X	X		X	GVRMD	GVRMD
TRACT J	3,319	0.076	X	P	X	X	X		X	GVRMD	GVRMD
TRACT K	1,344,049	30.855	X	P	X	X	X		X	GVRMD	GVRMD
TRACT L	48,019	1.102	X	P	X	X	X		X	GVRMD	GVRMD
TRACT M	193	0.004	X	P	X	X	X	X	X	GVRMD	GVRMD
TRACT N	11,834	0.272	X	P	X	X	X		X	GVRMD	GVRMD
TRACT O	10,349	0.238	X	P	X	X	X	X	X	GVRMD	GVRMD
TRACT P	17,028	0.391	X	P	X	X	X		X	GVRMD	GVRMD
TRACT Q	38,428	0.905	X	P	X	X	X		X	GVRMD	GVRMD
TRACT R	15,815	0.363	X	P	X	X	X		X	GVRMD	GVRMD
TRACT SA	92,320	2.119	X	P	X	X	X		X	GVRMD	GVRMD
TRACT SB	244,176	5.606	X	P	X	X	X		X	GVRMD	GVRMD
TRACT SC	127,273	2.922	X	P	X	X	X		X	GVRMD	GVRMD
TRACT T	30,333	0.696	X	P	X	X	X		X	GVRMD	GVRMD
TOTAL	2,397,700	55.043									

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



LEGEND

- EXISTING PROPERTY LINE
- GRANDVIEW RESERVE FILING NO.1 BOUNDARY
- EXISTING BUFFER
- SECTION LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROADWAY CENTER LINE
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY STRIPING
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED ROADWAY AND STOP SIGN
- PROPOSED PEDESTRIAN RAMP
- EXISTING WETLANDS BOUNDARY
- EXISTING WETLAND SETBACK
- EXISTING 100 YEAR FLOODPLAIN BOUNDARY
- PROPOSED CENTERLINE OF CHANNEL
- PROPOSED CHANNEL EASEMENT
- PROPOSED PEDESTRIAN TRAIL
- PROPOSED RIP RAP
- PROPOSED MAINTENANCE ACCESS ROAD & TRAIL (WIDTH VARIES)

SITE SCHEDULE

- 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 PEDESTRIAN TRAIL (WIDTH VARIES), 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL (TO BE BUILT BY DEVELOPER)
- PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED FOREBAY (PRIVATE)
- PROPOSED TRICKLE CHANNEL (PRIVATE)
- PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PROPOSED OUTLET STRUCTURE (PRIVATE)
- PROPOSED MICRO POOL (PRIVATE)
- PROPOSED 6" CONCRETE CROSS PAN
- PROPOSED 5" MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND 4" CONCRETE SIDEWALK)
- PROPOSED 15' MAINTENANCE ACCESS ROAD/PEDESTRIAN TRAIL, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL
- PROPOSED 8" CONCRETE CROSS PAN

Galloway

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



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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

#	Date	Issue / Description	Init.
1			
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Project No: HRG000001
Drawn by: CMWJ
Checked by: RGD
Date: 09/09/2022

TRACT PLAN

C2.0

Sheet 6 of 23

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

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	282°08"	24.83	50.00	S75°48'26"E	24.57
C2	26°05'59"	797.17	1750.00	N18°17'53"E	790.29
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	111°39'19"	107.18	55.00	S42°26'16"W	91.01
C6	113°40'59"	109.13	55.00	S35°36'38"W	92.09
C7	124°33'41"	119.57	55.00	S25°48'19"W	97.38
C8	4°41'32"	30.71	375.00	N86°29'21"W	30.70
C9	9°05'25"	8.17	51.50	S10°24'07"W	8.16
C10	111°7'04"	204.83	1040.00	S01°23'53"W	204.50
C11	16°31'03"	190.27	660.00	S2°49'53"W	189.61
C12	16°31'03"	221.98	770.00	N2°49'53"E	221.21
C13	111°7'04"	163.47	830.00	N01°23'53"E	163.20
C14	7°27'33"	68.35	525.00	N37°19'03"E	68.30
C15	2°24'28"	10.72	255.00	N40°45'41"W	10.72
C16	14°05'50"	67.66	275.00	S46°36'36"E	67.49
C17	120°00'00"	5.24	2.50	S89°33'41"E	4.33
C18	60°00'00"	2.62	2.50	N20°26'19"E	2.50
C19	90°00'00"	30.63	19.50	S84°33'41"E	27.58
C20	90°00'00"	30.63	19.50	S5°26'19"W	27.58
C21	120°00'00"	5.24	2.50	N69°33'41"W	4.33
C22	60°00'00"	2.62	2.50	S20°26'19"W	2.50
C23	180°00'02"	70.69	22.50	N39°33'40"W	45.00
C24	401°2'28"	456.14	650.00	S29°11'51"E	446.84
C25	12°01'49"	78.74	375.00	S33°32'47"E	78.59
C26	13°21'15"	76.91	330.00	N47°43'27"E	76.74
C27	161°2'49"	97.63	345.00	S49°09'14"W	97.30
C28	19°22'44"	111.61	330.00	N83°35'18"E	111.08
C29	8°58'44"	274.24	1750.00	N31°05'56"W	273.96
C30	8°58'38"	258.52	1650.00	N31°05'59"W	258.26
C31	10°57'39"	90.87	475.00	S87°48'31"W	90.73
C32	0°47'08"	5.35	390.00	N80°33'52"E	5.35
C33	7°23'36"	285.14	225.00	N43°58'37"W	286.44
C34	6°52'47"	27.02	225.00	N14°12'31"E	27.00
C35	62°35'13"	315.23	288.58	S59°06'01"E	299.79

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C36	11°22'53"	24.83	125.00	N66°23'54"E	24.79
C37	4°24'30"	36.55	475.00	S48°01'00"E	36.54
C38	26°21'37"	126.52	275.00	S44°56'45"E	125.41
C39	10°57'39"	100.43	525.00	N87°48'31"E	100.28
C40	4°55'02"	147.86	1722.81	N7°50'26"E	147.81
C41	15°44'35"	75.56	275.00	S45°24'23"E	75.32
C42	57°28'04"	75.23	75.00	N79°10'37"W	72.11
C43	81°07'56"	106.20	75.00	S31°31'23"W	97.55
C44	15°19'13"	140.38	525.00	N63°31'32"E	139.96
C45	60°05'48"	183.56	175.00	N1°05'54"E	175.26
C46	32°15'55"	140.78	250.00	S10°42'19"W	138.93
C47	16°31'03"	161.44	560.00	N2°49'53"E	160.88
C48	111°7'04"	224.52	1140.00	S01°23'53"W	224.16
C49	55°09'30"	625.75	650.00	N21°43'20"W	601.86
C50	29°29'59"	489.12	950.00	N34°33'05"W	483.74
C51	7°56'08"	283.92	2050.00	N23°46'10"W	283.70
C52	7°02'45"	239.80	1950.00	S23°19'29"E	239.65
C53	29°29'59"	540.61	1050.00	S34°33'05"E	534.66
C54	55°09'30"	529.48	550.00	S21°43'20"E	509.27
C55	62°44'29"	206.50	188.58	S59°10'39"E	196.34
C56	111°7'04"	149.68	760.00	S01°23'53"W	149.44
C57	2°42'10"	39.62	840.00	S4°04'34"E	39.62
C58	8°36'53"	127.50	848.00	S41°7'33"W	127.38
C59	6°29'46"	5.84	51.50	S11°50'53"W	5.84
C60	7°52'12"	171.70	1250.00	S74°56'30"E	171.56
C61	7°52'12"	174.45	1270.00	N14°58'30"W	174.31
C62	6°29'46"	9.13	80.50	N11°50'53"E	9.12
C63	8°49'37"	135.11	877.00	N41°11'11"E	134.98
C64	10°43'00"	137.48	735.00	N0°04'09"W	137.28

PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L1	N80°00'00"E	167.97	
L2	S61°32'52"E	680.32	
L3	N31°20'52"E	1077.93	
L4	N56°43'20"W	60.35	
L5	N86°43'20"W	208.52	
L6	S41°02'50"W	128.42	
L7	S35°7'10"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°00'49"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	S71°9'21"W	74.25	
L17	S16°59'11"W	494.06	
L18	S28°44'24"W	79.53	
L19	S29°00'37"W	54.40	
L20	S31°06'58"W	127.53	
L21	S31°20'52"W	111.56	
L22	S73°09'29"W	23.90	
L23	S13°25'41"W	108.67	
L24	S36°16'25"W	103.06	
L25	S64°37'28"W	22.74	
L26	S72°56'W	22.40	
L27	S19°13'33"W	93.51	
L28	S48°42'06"W	114.79	
L29	S25°08'W	22.14	
L30	S22°28'21"W	92.83	
L31	N61°32'52"W	612.32	
L32	N75°41'47"W	57.32	
L33	N80°00'00"W	98.46	
L34	N1°09'53"E	112.42	
L35	N84°08'35"W	6.89	

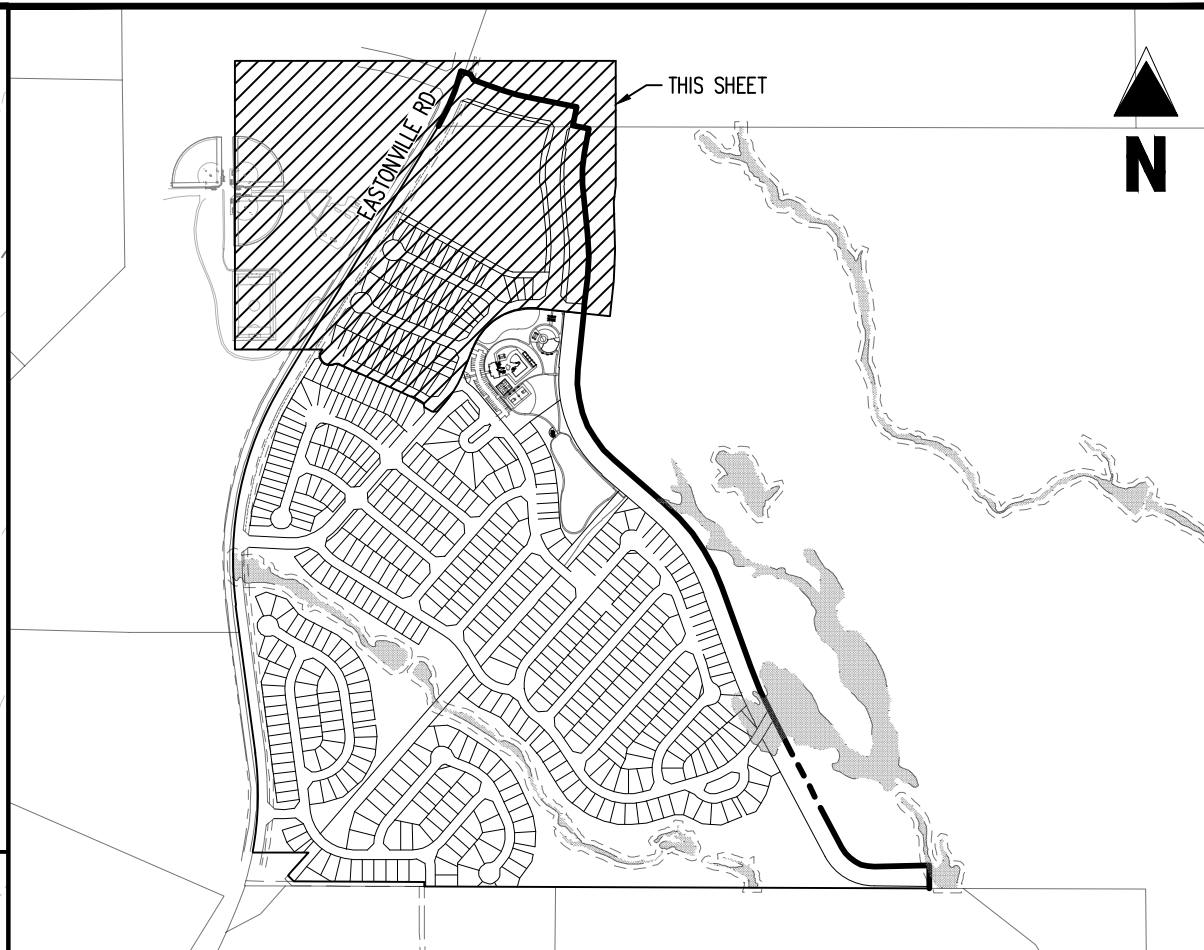
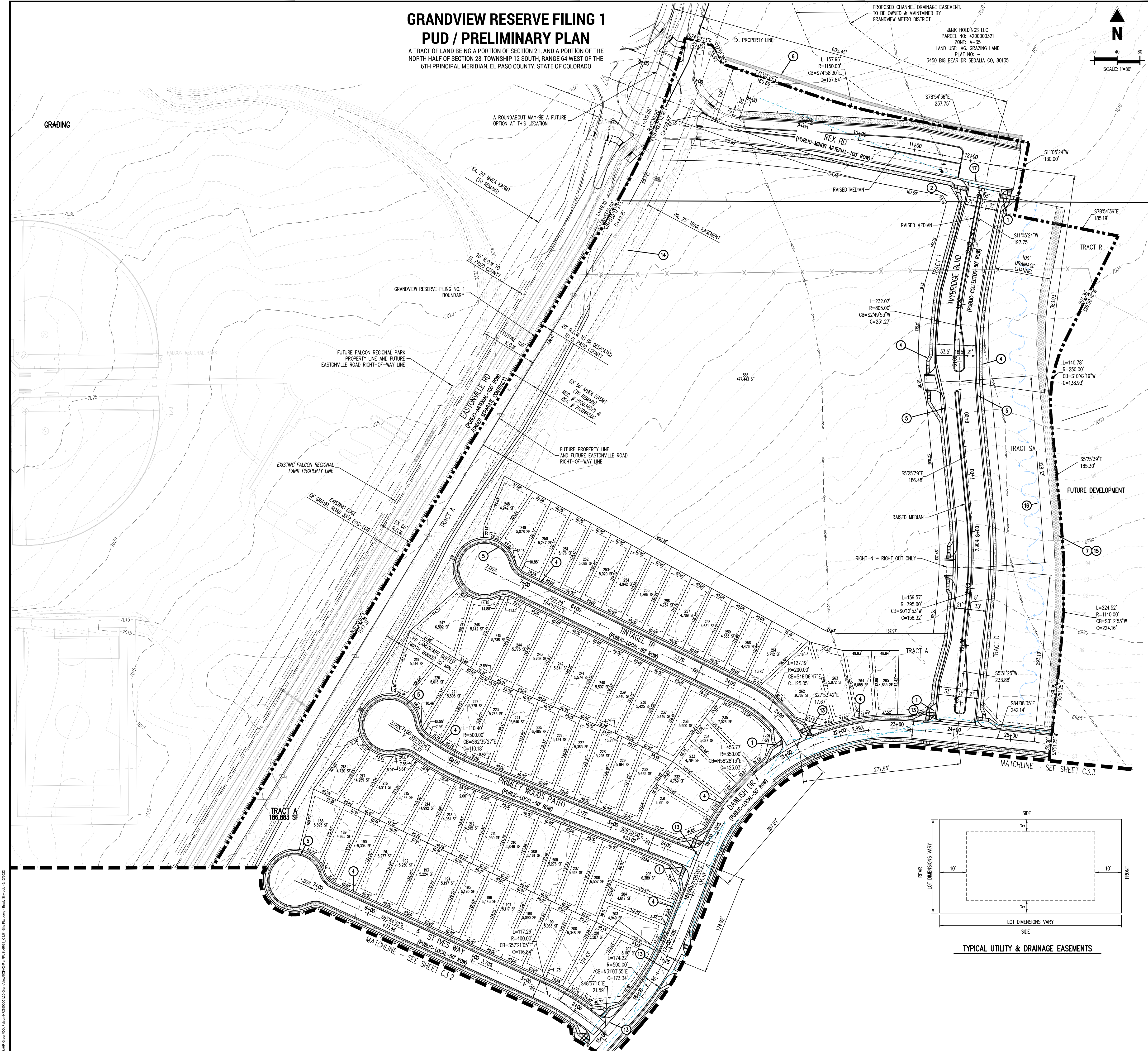
PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L36	S52°57'45"W	37.19	
L37	S55°12°5"W	32.71	
L38	S14°56'08"W	46.54	
L39	S55°12°5"W	37.24	
L40	S86°02'50"W	29.98	
L41	S41°02'50"W	159.50	
L42	S35°7'10"E	29.98	
L43	N41°02'50"E	201.90	
L44	S86°02'50"W	28.28	
L45	S41°02'50"W	101.10	
L46	S48°57'10"E	20.00	
L47	N41°02'50"E	121.10	
L48	N41°14'55"W	48.11	
L49	S55°12°5"W	135.11	
L50	S5°25'39"E	267.05	
L51	S11°05'24"W	109.78	
L52	N52°47'31"E	38.22	
L53	N11°05'24"W	119.21	
L54	N5°25'39"W	186.48	
L55	N5°51'25"E	176.13	
L56	N76°14'43"E	45.73	
L57	N41°02'50"E	346.35	
L58	N35°7'10"W	31.58	
L59	S39°53'30"W	115.57	
L60	N48°57'10"W	34.69	
L61	S41°02'50"W	211.98	
L62	S50°26'19"W	127.43	
L63	N39°33'41"W	86.71	
L64	S5°26'19"W	28.28	
L65	S39°33'41"E	66.73	
L66	N50°26'19"E	6.84	
L67	S9°33'41"E	21.65	
L68	N50°26'19"E	32.33	
L69	N9°33'41"W	24.54	
L70	N50°26'19"E	79.42	

PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L71	S39°33'41"E	6.00	
L72	S50°26'19"W	14.50	
L73	N9°33'41"W	21.65	
L74	S50°26'19"W	32.33	
L75	S9°33'41"E	24.54	
L76	S50°26'19"W	71.56	
L77	N36°43'58"W	66.60	
L78	N32°18'31"W	75.55	
L79	N23°57'28"W	71.35	
L80	N16°33'36"W	71.33	
L81	N8°57'12"W	70.61	
L82	N3°54'58"W	62.69	
L83	N3°46'10"W	90.00	
L84	N86°13'50"E	110.00	
L85	N3°46'10"W	30.00	
L86	S86°13'50"W	110.00	
L87	N75°58'33"W	54.50	
L88	N25°30'00"W	52.11	
L89	N43°26'02"W	53.77	
L90	N40°56'09"E	110.00	
L91	N48°54'18"W	60.00	
L92	S40°56'09"W	278.76	
L93	S40°41'55"W	207.14	
L94	S49°16'05"E	181.67	
L95	N54°23'50"E	192.65	
L96	S62°28'08"W	12.03	
L97	N23°46'19"W	55.62	
L98	S84°33'41"E	28.28	
L99	N39°33'41"W	151.27	
L100	N82°02'50"E	28.28	
L101	N41°02'50"E	159.50	
L102	N35°7'10"W	28.28	
L103	S41°02'50"W	199.50	
L104	N85°02'50"E	21.21	
L105	N41°02'50"E	126.42	

PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L106	N14°09'04"E	22.55	
L107	S41°02'50"W	141.42	
L108	S82°28'08"E	15.70	
L109	S86°43'20"E	208.52	
L110	N63°16'40"E	60.35	
L111	N7°40'18"W	777.34	
L112	N56°42'39"W	64.22	
L113	N86°42'39"W	18.64	
L114	S82°19'42"W	5.31	
L115	S37°19'42"W	46.39	
L116	S7°40'18"E	9.62	
L117	N82°19'42"E	115.00	
L118	S7°40'18"E	636.03	
L119	S22°54'22"W	115.78	
L120	S87°12'28"E	68.33	
L121	S7°40'18"E	77.05	
L122	S31°26'13"E	63.96	
L123	S80°44'04"W	90.42	
L124	S17°20'54"W	128.74	
L125	N87°36'39"W	61.10	
L126	N53°42'43"W	70.31	
L127	N28°30'13"W	58.65	
L128	N62°35'20"W	135.59	
L129	N51°05'45"W	64.94	
L130	N43°46'38"W	62.72	
L131	N32°37'57"W	68.58	
L132	N23°46'19"W	65.10	
L133	N13°26'42"W	55.30	
L134	N7°31'18"W	13.99	
L135	N7°40'18"W	115.89	
L136	N82°19'42"E	115.00	
L137	N7°40'18"W	30.00	
L138	S82°19'42"W	115.00	
L139	N7°40'18"W	72.83	
L140	N4°33'56"W	36.85	

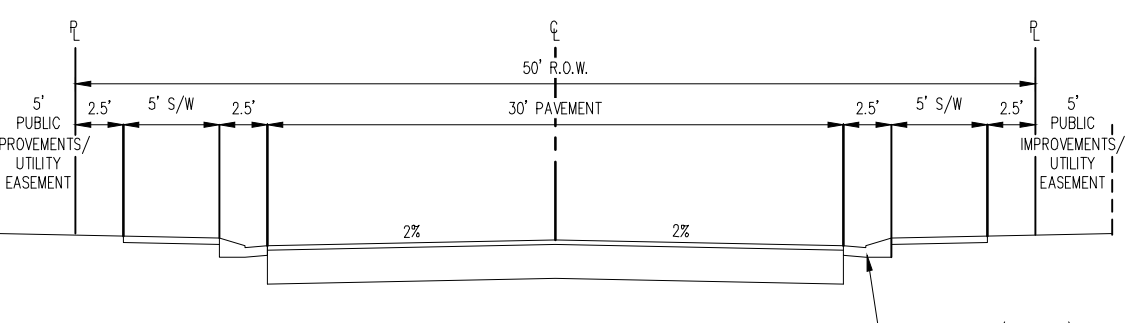
PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L141	N1°40'21"E	33.35	
L142	N6°47'02"E	67.81	
L143	N24°04'28"E	68.83	
L144	N30°15'08"E	73.37	
L145	N49°27'04"E	63.43	
L146	N50°53'33"E	69.91	
L147	N72°38'09"E	34.33	
L148	N72°38'09"E	68.06	
L149	N82°19'42"E	75.43	
L150	N7°40'18"W	41.35	
L151	S9°43'04"W	103.15	
L152	S15°42'58"W	97.69	
L153	S40°56'13"W	586.40	
L154	S85°38'40"W	98.48	
L155	N67°41'53"W	68.46	
L156	N57°00'05"W	226.61	
L157	N45°01'16"W	38.50	
L158	N40°55'28"W	77.00	
L159	N29°41'37"W	74.83	
L160	N25°18'42"W	142.93	
L161	N21°03'20"W	49.72	
L162	N9°54'27"W	80.40	
L163	N3°52'37"E	80.40	
L164	S79°13'52"E	110.00	
L165	N72°21'05"W	110.00	
L166	N10°00'08"E	37.96	
L167	N35°45'21"E	108.02	
L168	N17°55'50"E	45.77	
L169	N89°47'08"W	2147.06	
L170	S01°23'52"W	11.41	
L171	S89°44'32"E	286.67	
L172	S27°48'24"E	496.83	
L173	N82°19'42"W	51.14	
L174	N15°12'22"E	55.03	
L175	N21°23'57"E	41.81	

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- LEGEND**
- EXISTING PROPERTY LINE
 - GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
 - EXISTING BUFFER
 - SECTION LINE
 - EXISTING FENCE LINE
 - PROPOSED EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED R.O.W. LINE
 - PROPOSED ROADWAY CENTER LINE
 - EXISTING ROADWAY CENTER LINE
 - PROPOSED ROADWAY STRIPING
 - PROPOSED CURB AND GUTTER
 - PROPOSED CONCRETE PAVING
 - PROPOSED ROADWAY AND STOP SIGN
 - PROPOSED PEDESTRIAN RAMP
 - EXISTING WETLANDS BOUNDARY
 - EXISTING WETLAND SETBACK
 - PROPOSED CENTERLINE OF CHANNEL
 - EXISTING 100 YEAR FLOODPLAIN
 - PROPOSED SIGHT VISIBILITY
 - PROPOSED RIP RAP
 - PROPOSED MAINTENANCE ACCESS ROAD & TRAIL
 - PROPOSED TRAIL

- 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 EPC TYPE "C" MOUNTABLE CURB AND GUTTER
 - 6 PROPOSED PEDESTRIAN TRAIL (WIDTH VARIES), 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL (TO BE BUILT BY DEVELOPER)
 - 7 PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
 - 8 PROPOSED FOREBAY (PRIVATE)
 - 9 PROPOSED TRICKLE CHANNEL (PRIVATE)
 - 10 PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
 - 11 PROPOSED OUTLET STRUCTURE (PRIVATE)
 - 12 PROPOSED MICRO POOL (PRIVATE)
 - 13 PROPOSED 6" CONCRETE CROSS PAN
 - 14 PROPOSED 5' MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND 4" CONCRETE SIDEWALK)
 - 15 PROPOSED 15' PEDESTRIAN TRAIL, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
 - 16 PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL
 - 17 PROPOSED 8" CONCRETE CROSS PAN



TYPICAL STREET SECTION - URBAN LOCAL ROADWAY (ATTACHED SIDEWALK)
N.T.S.

CAUTION - NOTICE TO CONTRACTOR

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Galloway

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PROFESSIONAL ENGINEER
09/12/2022

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FAX: 844.273.1057

**PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1**

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

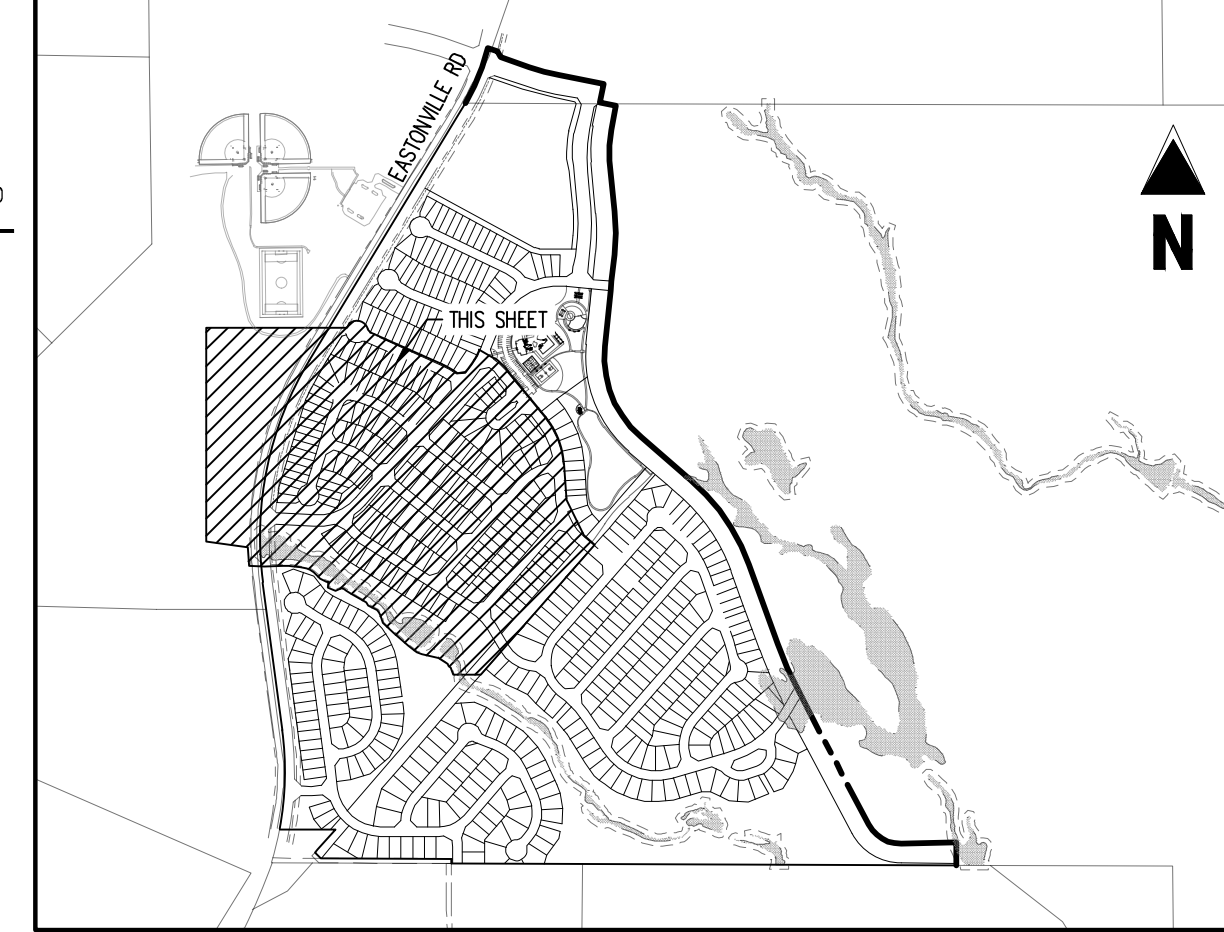
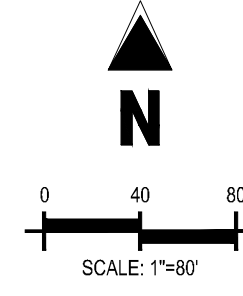
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Project No: HRG000001
Drawn By: CMWJ
Checked By: RGD
Date: 09/09/2022

SITE PLAN

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



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

LEGEND

- EXISTING PROPERTY LINE
- GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
- EXISTING BUFFER
- SECTION LINE
- EXISTING FENCE LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROADWAY CENTER LINE
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY STRIPING
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED ROADWAY AND STOP SIGN
- PROPOSED PEDESTRIAN RAMP
- EXISTING WETLANDS BOUNDARY
- EXISTING WETLAND SETBACK
- PROPOSED CENTERLINE OF CHANNEL
- PROPOSED SIGHT VISIBILITY
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED RIP RAP
- PROPOSED MAINTENANCE ACCESS ROAD & TRAIL
- PROPOSED TRAIL

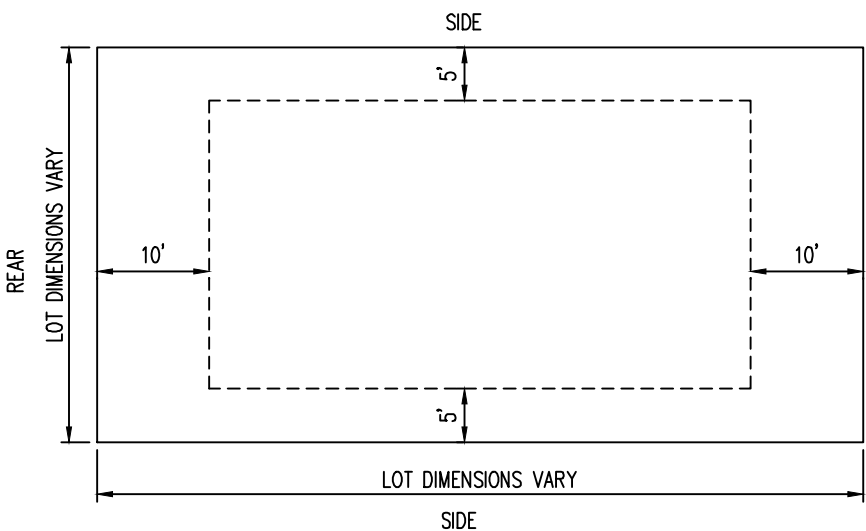
SITE SCHEDULE

- 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 PEDESTRIAN TRAIL (WIDTH VARIES), 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL (TO BE BUILT BY DEVELOPER)
- PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED FOREBAY (PRIVATE)
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- PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL
- PROPOSED 8" CONCRETE CROSS PAN

TYPICAL STREET SECTION - URBAN LOCAL ROADWAY
(ATTACHED SIDEWALK)
N.T.S.

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TYPICAL UTILITY & DRAINAGE EASEMENTS

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: 09/09/2022

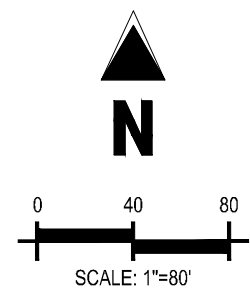
SITE PLAN

C3.2

Sheet 9 of 23

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



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

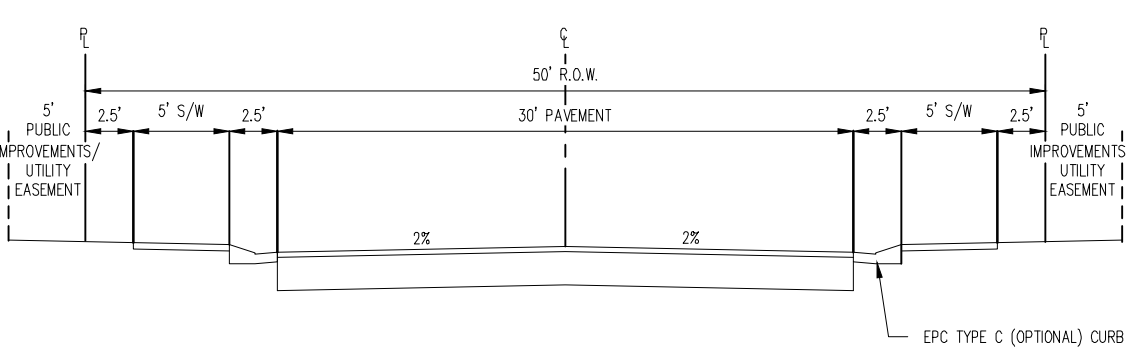
NOTE:
LOTS 429-436 WILL HAVE ROOF DRAINS DIRECTED TO STOKE GABRIEL WAY.
NO IMPERVIOUS SURFACES ALLOWED IN REAR SETBACK AREAS.

LEGEND

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SITE SCHEDULE

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TYPICAL STREET SECTION - URBAN LOCAL ROADWAY
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Know what's below.
Call before you dig.

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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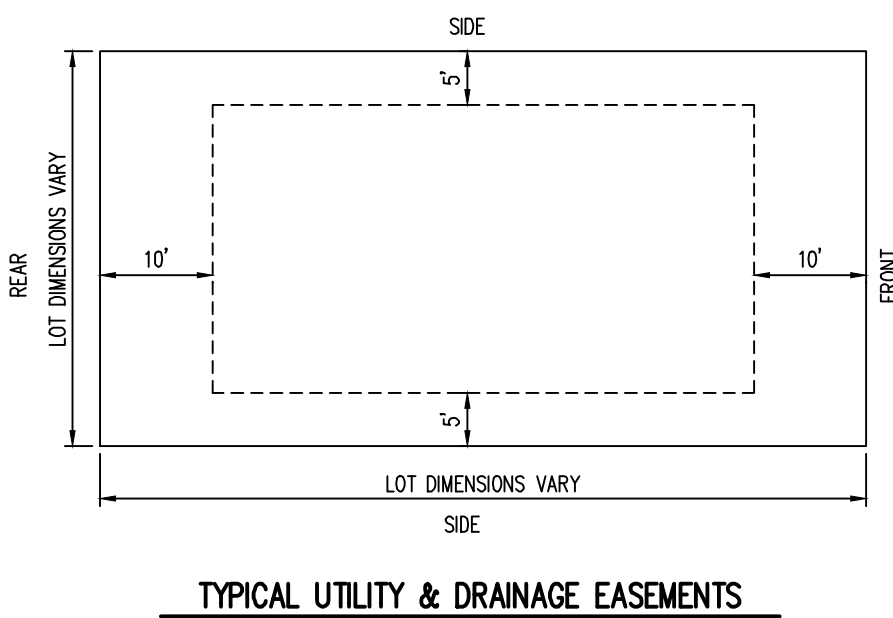
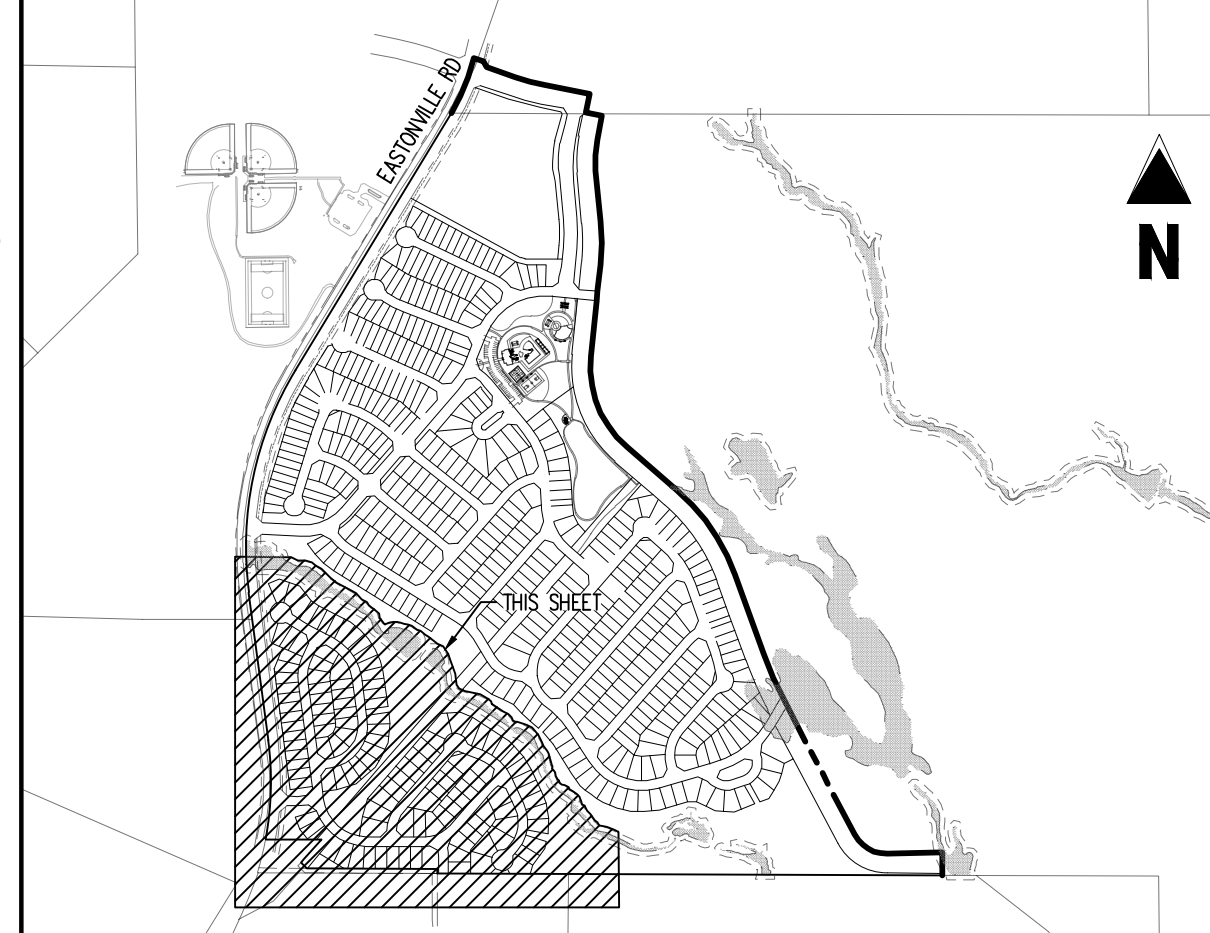
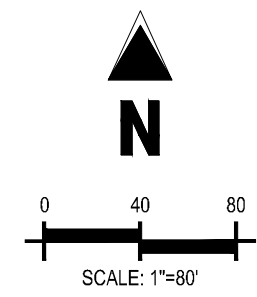
SITE PLAN

C3.3

Sheet 10 of 23

GRANDVIEW RESERVE FILING 1
PUD / PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE
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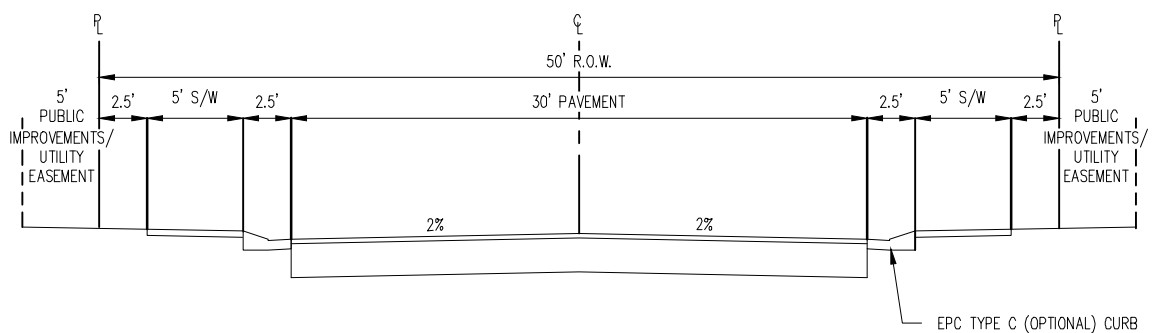


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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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Project No: HRG000001
Drawn By: CMWJ
Checked By: RGD
Date: 09/09/2022

SITE PLAN

C3.4

Sheet 11 of 23

GRANDVIEW RESERVE FILING 1

A PORTION OF THE SOUTH HALF OF SECTION 21, SOUTH HALF OF SECTION 22, NORTH HALF OF SECTION 28 AND SECTION 27,
TOWNSHIP 12 SOUTH,RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL LANDSCAPE PLAN NOTES:

- *A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER. ALL INTERNAL LANDSCAPE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY OWNER 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.
 8. STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

- 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:

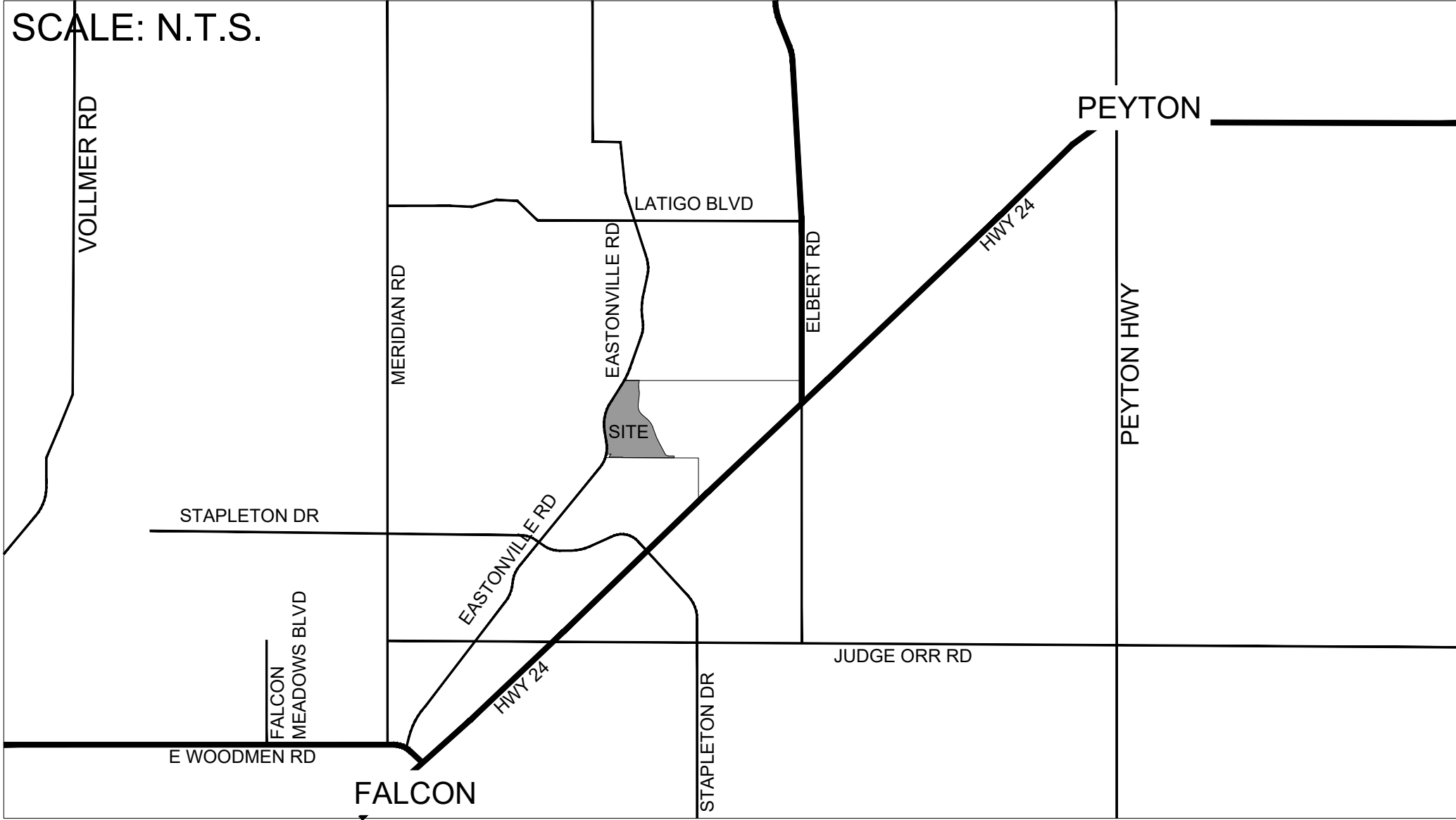
1. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. 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 OWNER'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 GROUND COVER 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 PLANTS' 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 SITE.
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 SEEDS 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 MATERIALS.
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 SEEDING 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 SEEDS 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.
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 SEEDS 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 SEEDS AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
14. APPROVAL OF SEEDS 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 SEEDS 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 RESEEDS 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 RESEEDS DURING THE SAME SEASON.

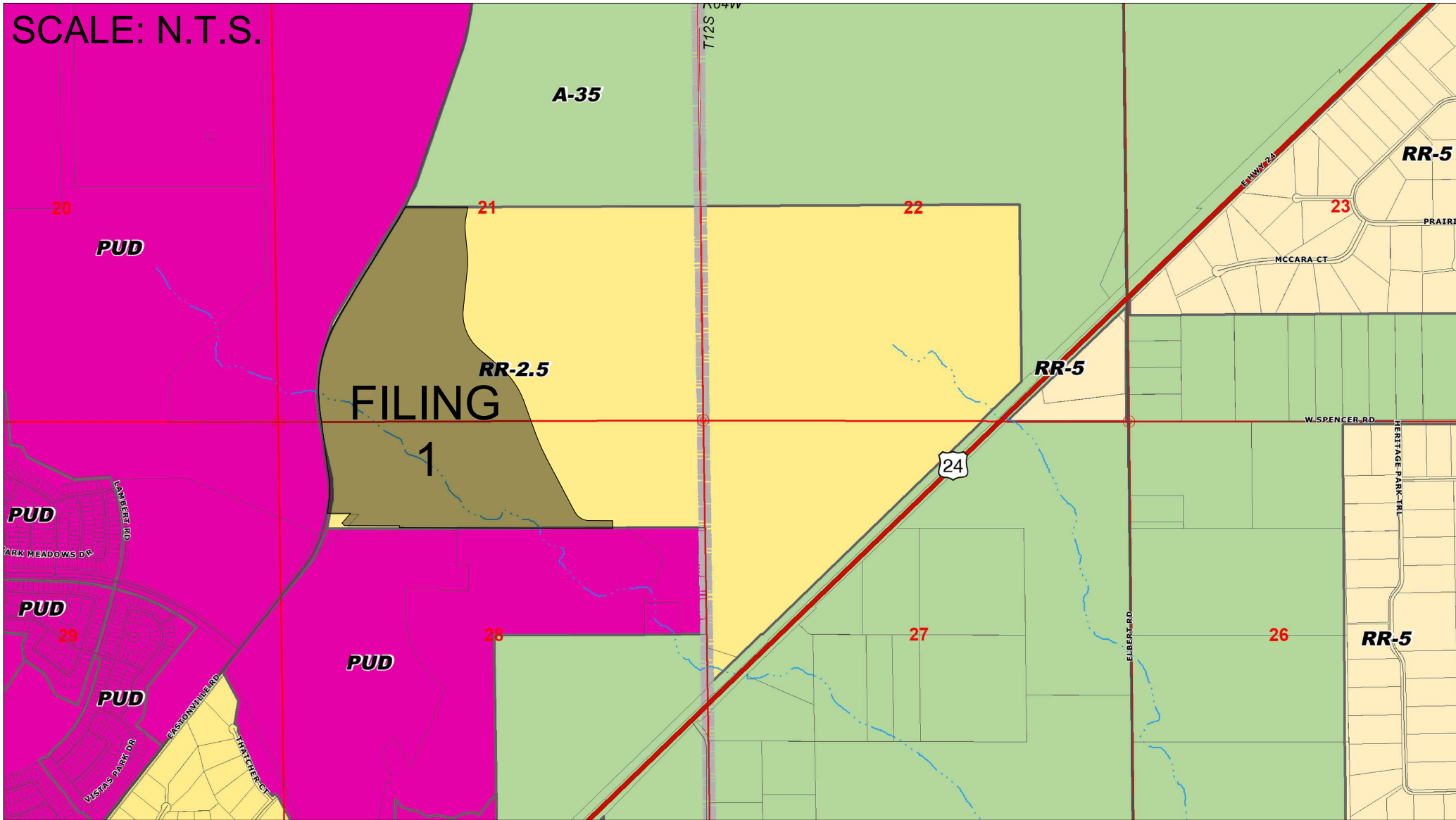
VICINITY MAP

SCALE: N.T.S.



ZONING MAP

SCALE: N.T.S.



SHEET INDEX:

- SHEET L.01: LANDSCAPE COVER SHEET
- SHEET L.02: LANDSCAPE NOTES
- SHEET L.03: OVERALL LANDSCAPE PLAN
- SHEET L.04: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.05: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.06: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.07: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.08: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.09: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.10: DETAILS
- SHEET L.11: DETAILS

CLIENT

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

ENGINEER

GALLOWAY & COMPANY INC.
1155 KELLY JOHNSON BLVD. #305
COLORADO SPRINGS, CO 80920
719.900.7220

SITE DATA

EXISTING ZONING: RR-2.5
PROPOSED ZONING: PUD

Galloway

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719.900.7220
GallowayUS.com

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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:	201662
Drawn By:	MJ
Checked By:	PSKH
Date:	5/10/2022

Cover Sheet

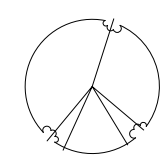
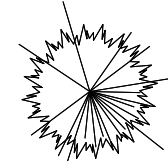
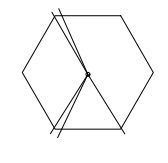
L.01

Sheet 13 of 23

GRANDVIEW RESERVE FILING 1

A PORTION OF THE SOUTH HALF OF SECTION 21, SOUTH HALF OF SECTION 22, NORTH HALF OF SECTION 28 AND SECTION 27,
TOWNSHIP 12 SOUTH,RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

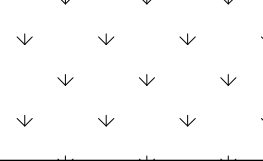
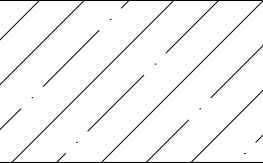
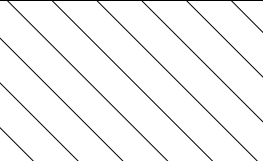
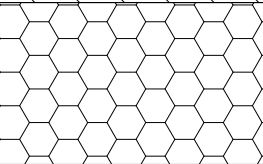
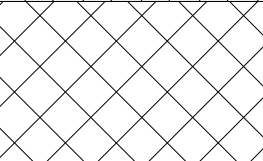
PLANT SCHEDULE

	DECIDUOUS TREES	KEY	HEIGHT	WIDTH	SIZE	COND
	ACER GLABRUM ROCKY MOUNTAIN MAPLE	AG	20'	15'	2"	B&B
	CELTIS OCCIDENTALIS HACKBERRY	CO	45'	45'	2.5"	B&B
	TILIA AMERICANA REDMOND AMERICAN LINDEN	TA	50'	40'	2.5"	B&B
	GLEDITSIA TRIANCANTHOS 'SKYLINE' SKYLINE HONEYLOCUST	GT	40'	30'	2'	B&B
	EVERGREEN TREES	KEY	HEIGHT	WIDTH	SIZE	COND
	JUNIPERUS SCOPULORUM 'MOONGLOW' MOONGLOW UPRIGHT JUNIPER	JS	15'	8'	#7	CONT
	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS LIMBER PINE	PF	25'	15'	6'	B&B
	PINUS NIGRA AUSTRIAN PINE	PN	50'	25'	8'	B&B
	PICEA PUNGENS 'BAKERI' BAKERI BLUE SPRUCE	PP	30'	12'	6'	B&B
	ORNAMETAL TREES	KEY	HEIGHT	WIDTH	SIZE	COND
	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	MP	20'	20'	2"	B&B
	PRUNUS MAACKII 'CANADA RED' CANADA RED CHOKECHERRY	PM	25'	20'	2"	B&B
	ROBINIA PSEUDOACACIA 'PURPLE ROBE' PURPLE ROBE LOCUST	RP	40'	30'	2.5"	B&B
	SHRUBS	KEY	HEIGHT	WIDTH	SIZE	COND
	BERBERIS THUNBERGII 'CONCORDE' CONCORDE JAPANESE BARBERRY	BT	2'	3'	5 GAL	CONT
	BUXUS 'GREEN VELVET' GREEN VELVET BOXWOOD	BG	4'	4'	5 GAL	CONT
	CORNUS SERICEA 'ISANTI' ISANTI REDOSIER DOGWOOD	CS	5'	6'	5 GAL	CONT
	EUONYMUS ALATA 'COMPACT' DWARF BURNING BUSH	EA	5'	5'	5 GAL	CONT
	EUONYMUS KIAUTSCHOVICUS MANHATTAN EUONYMUS	EK	4'	4'	5 GAL	CONT
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	JH	1'	8'	5 GAL	CONT
	MOHONIA REPENS CREEPING OREGON GRAPE HOLLY	MR	1.5'	3'	5 GAL	CONT
	PEROVSKIA ATRIPLICIFOLIAQ RUSSIAN SAGE	RS	4'	4'	5 GAL	CONT
	PRUNUS X CISTENA PURPLELEAF SAND CHERRY	PC	6'	6'	5 GAL	CONT
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	RA	4'	3'	5 GAL	CONT
	SPIRAEA JAPONICA 'FROEBELII' FROEBEL SPIREA	SJ	4'	4'	5 GAL	CONT
	SYRINGA PATULA 'MISS KIM' MISS KIM LILAC	SM	5'	5'	5 GAL	CONT
	GRASSES	KEY	HEIGHT	WIDTH	SIZE	COND
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	CA	5'	2'	1 GAL	CONT
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' SAPPHIRE BLUE OAT GRASS	HS	2'	1.5'	1 GAL	CONT
	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	PV	4'	1.5'	1 GAL	CONT
	PERENNIALS	KEY	HEIGHT	WIDTH	SIZE	COND
	ASTER ALPINUS ALPINE ASTER	AA	1'	1.5'	1 GAL	CONT
	ASTILBE CHINENSIS 'WHITE' FALSE SPIREA	AC	2'	2'	1 GAL	CONT
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	HD	1'	1'	1 GAL	CONT
	HEUCHERA X BRIZOIDES 'FIREFLY' CORAL BELL FIREFLY	HB	1.5'	1.5'	1 GAL	CONT
	HOSTA 'ROYAL STANDARD' ROYAL STANDARD HOSTA	HR	2'	3'	1 GAL	CONT
	LEUCANTHEMUM X SUPERBUM 'BECKY' SHASTA DAISY	LS	2.5'	2'	1 GAL	CONT
	LUPINUS ARGENTEUS LUPINE	LA	2'	2'	1 GAL	CONT
	PENSTEMON BARBATUS BEARDLIP PENSTEMON	PB	3'	1.5'	1 GAL	CONT
	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SALVIA	SS	1.5'	1.5'	1 GAL	CONT
	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	SA	2'	1.5'	1 GAL	CONT

DEVELOPMENT PLAN DATA

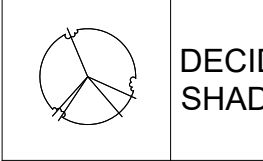
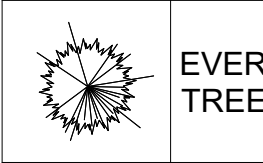

STREET NAME OR ZONE BOUNDARY	EASTONVILLE RD.	REX RD.	EAST PROPERTY LINE	SOUTH PROPERTY LINE	IVYBRIDGE BLVD.	INSTITUTIONAL BOUNDARY
LANDSCAPE SETBACK LOCATION	WEST	NORTH	EAST	SOUTH	N/A	N/A
ZONE DISTRICT BOUNDARY	NO	NO	NO	NO	NO	YES
STREET CLASSIFICATION	ARTERIAL	COLLECTOR	N/A	N/A	COLLECTOR	N/A
SETBACK DEPTH REQUIRED/PROVIDED	25' / 25'	10' / 10'	N/A	N/A	10' / 10'	15' / 30'
LINEAR FOOTAGE	4044'	537'	N/A	N/A	914'	843'
TREE/FEET REQUIRED	1 TREE / 20'	1 TREE / 30'	N/A	N/A	1 TREE / 30'	1 TREE / 30'
NUMBER OF TREES REQUIRED/PROVIDED	202 / 202	18 / 18	N/A	N/A	30 / 30	28 / 28
SHRUB SUBSTITUTION REQUIRED/PROVIDED	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTION REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN *	ER	RR	EP	SP	RV	IB
% GROUND PLANE VEG. REQUIRED/PROVIDED	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%
NOTE (*) - TREES FOR POCKET PARKS LABELED: PP						

GROUND COVER LEGEND/QUANTIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	63,478	SQ. FT.
	NATIVE SEED A IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	2.9	ACRES
	NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	23.7	ACRES
	PARK SEED IRRIGATED LAWN SEED; TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TURF GRASS	3.9	ACRES
	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	4.7	ACRES

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

TREE LEGEND

SYMBOL	DESCRIPTION	QTY.
	DECIDUOUS SHADE TREE	253
	EVERGREEN TREE	153
	ORNAMENTAL TREE	169

SEEDING SPECIFICATIONS

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

SEEDING RATE: 42 LBS PLS/ACRE

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

SEEDING RATE: 19.3 LBS PLS/ACRE

Galloway

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FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

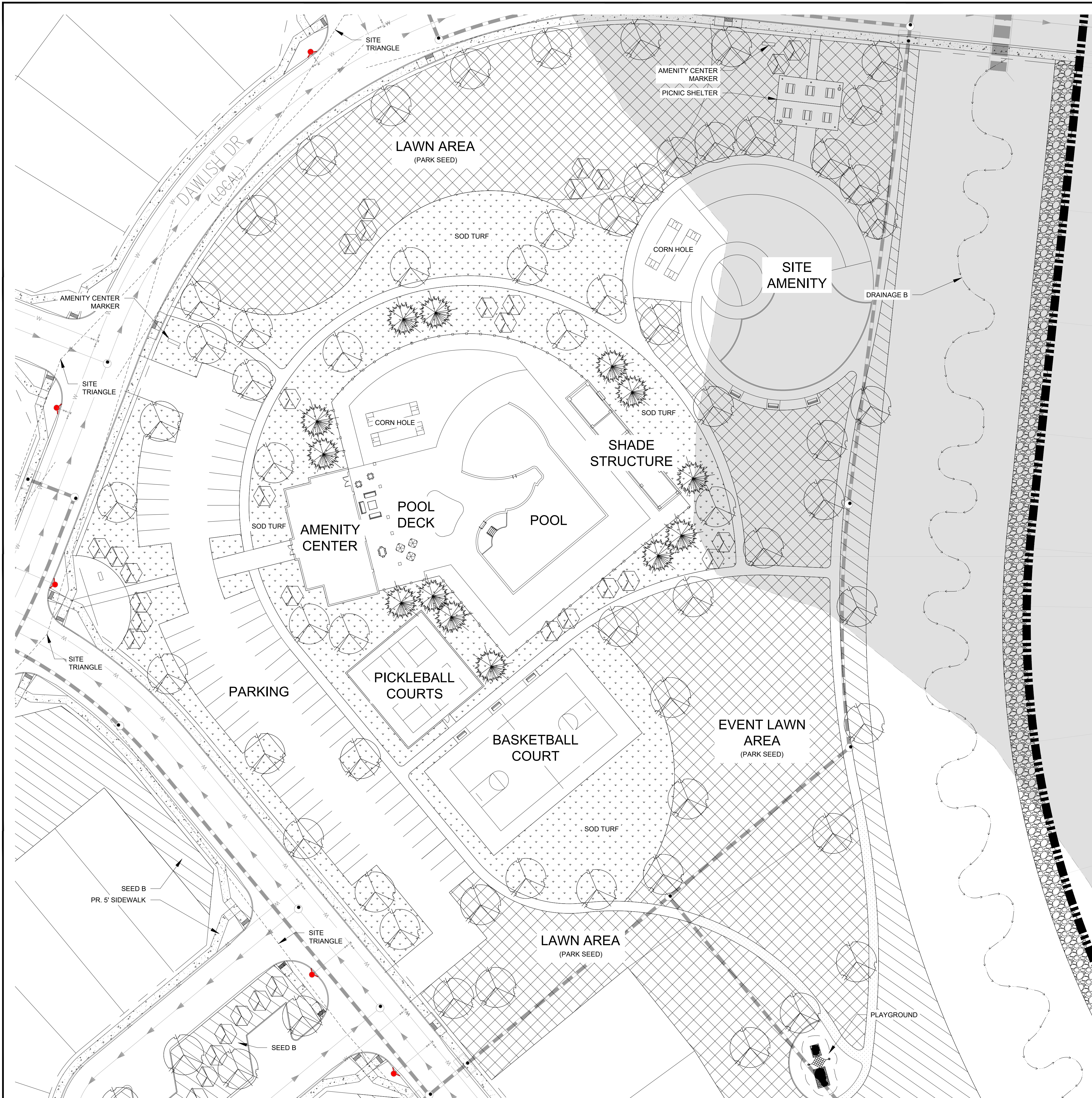
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Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/10/2022

Landscape Notes

L.02

Sheet 14 of 23






1 AMENITY CENTER ENLARGEMENT



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 A IRRIGATED NATIVE SEED. TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED B IRRIGATED NATIVE SEED. TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	PARK SEED IRRIGATED LAWN SEED. TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TURF GRASS
	DETENTION SEED DETENTION SEED. TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

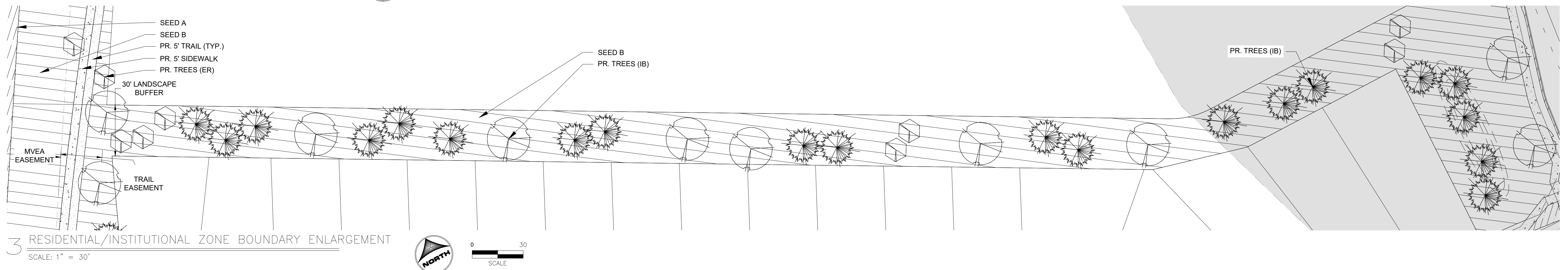
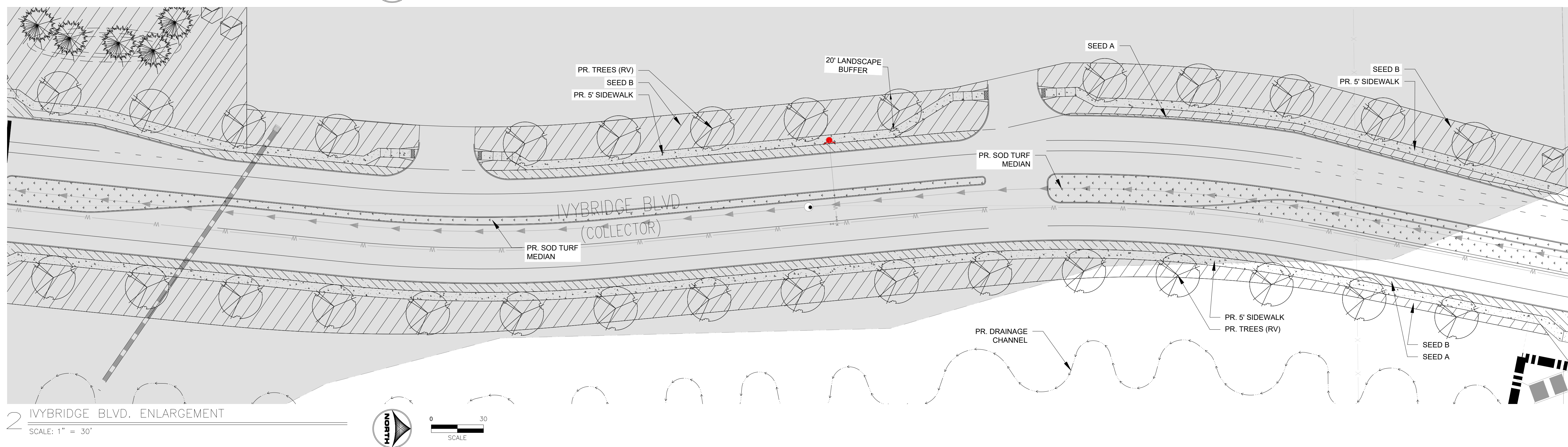
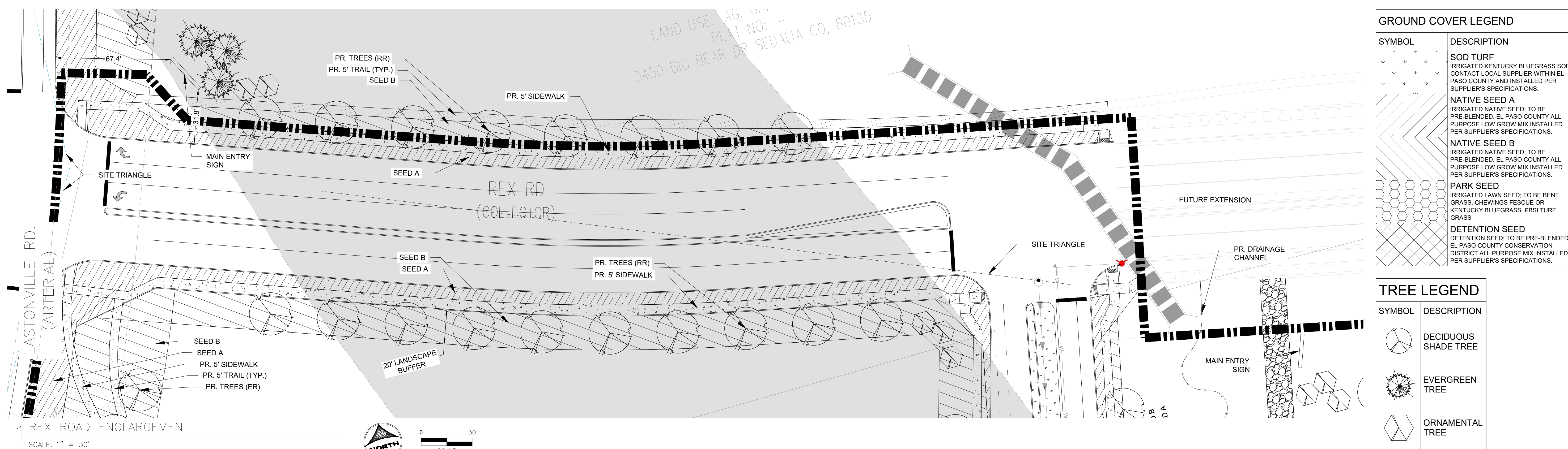
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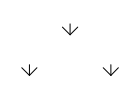
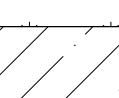
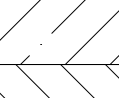


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

Landscape Plan Enlargement

L.04

Sheet 16 of 23



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 A IRRIGATED NATIVE SEED; TO BE PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	PARK SEED IRRIGATED LAWN SEED; TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TURF GRASS
	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED, EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

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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

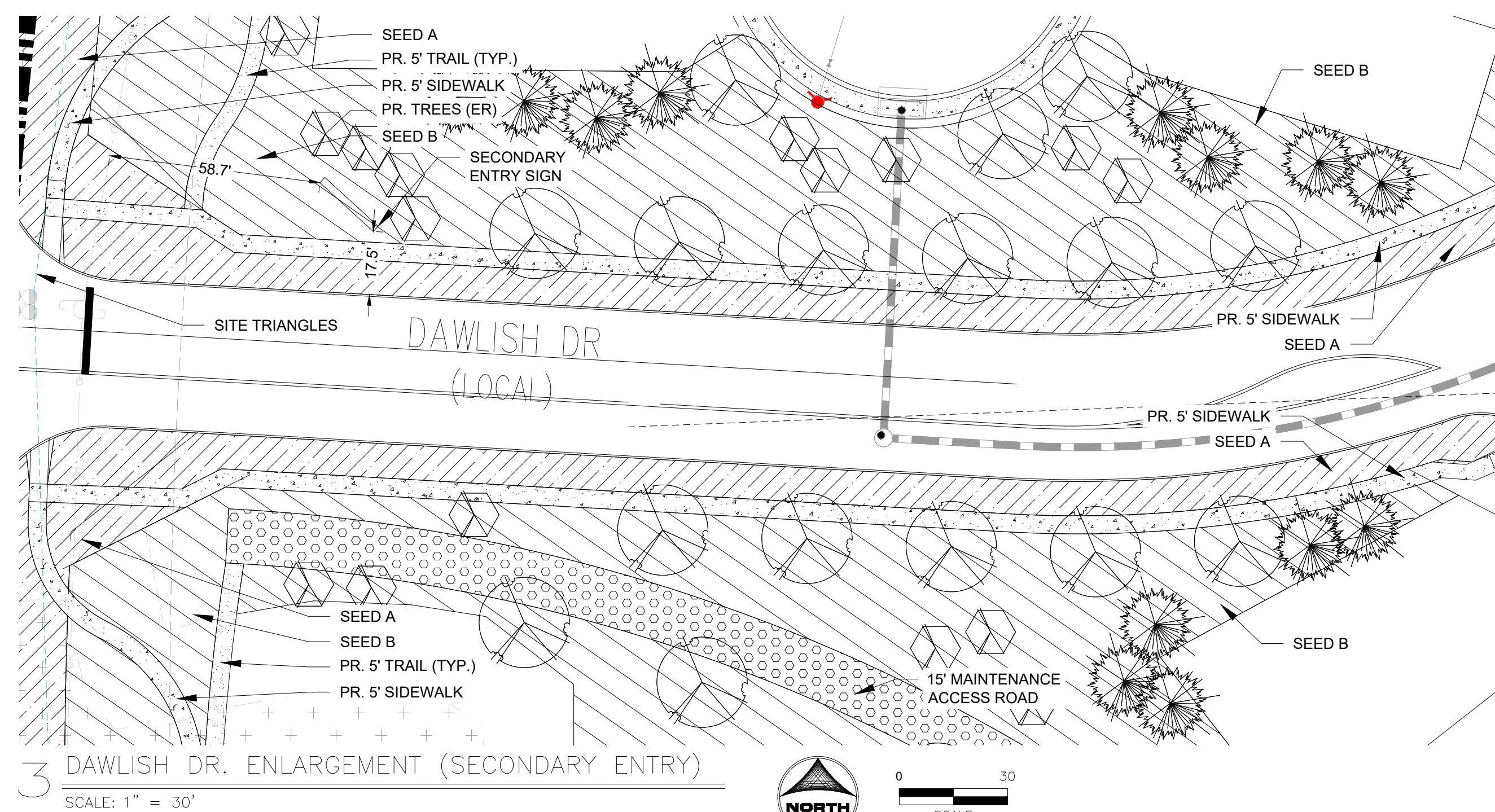
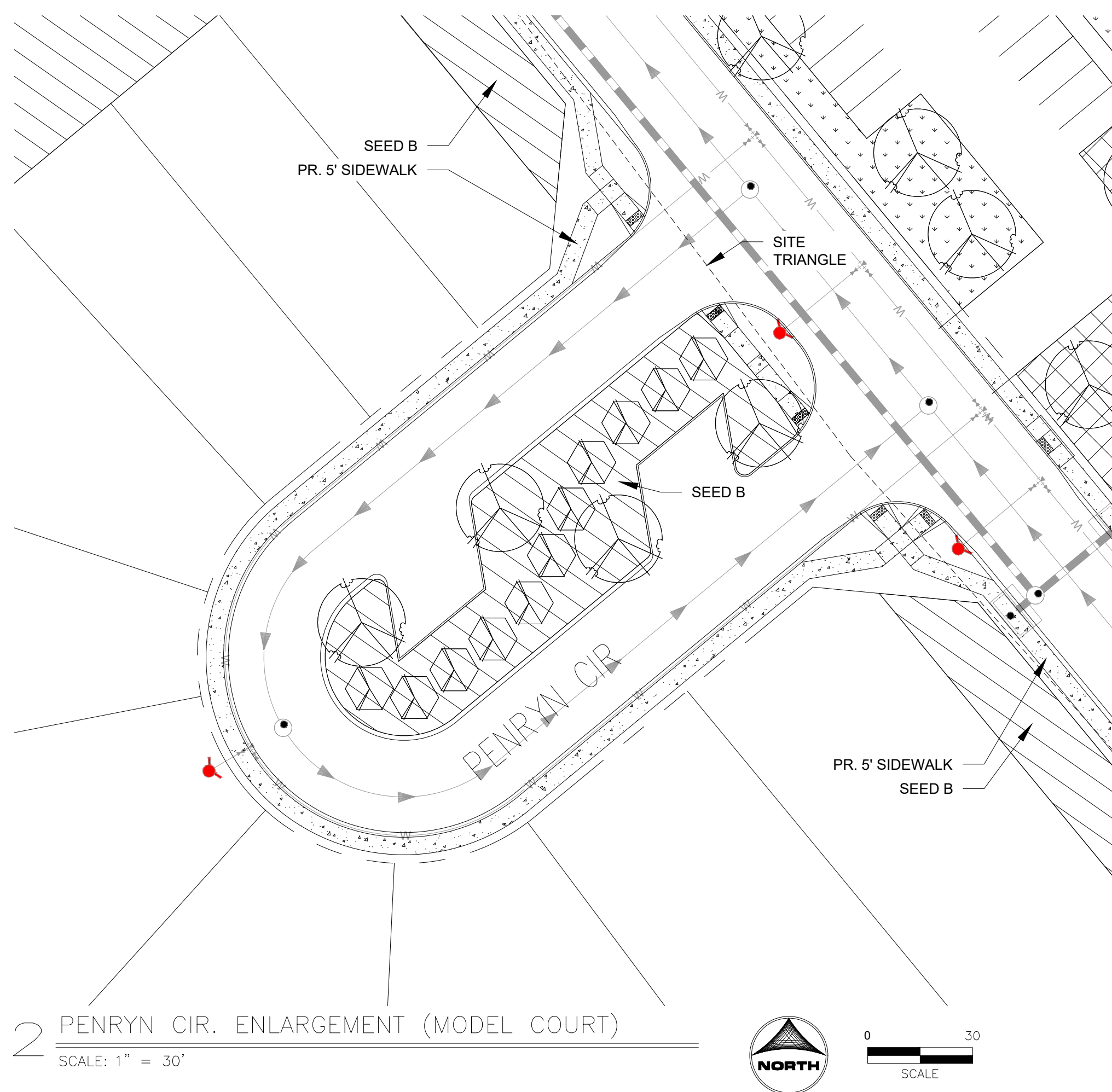
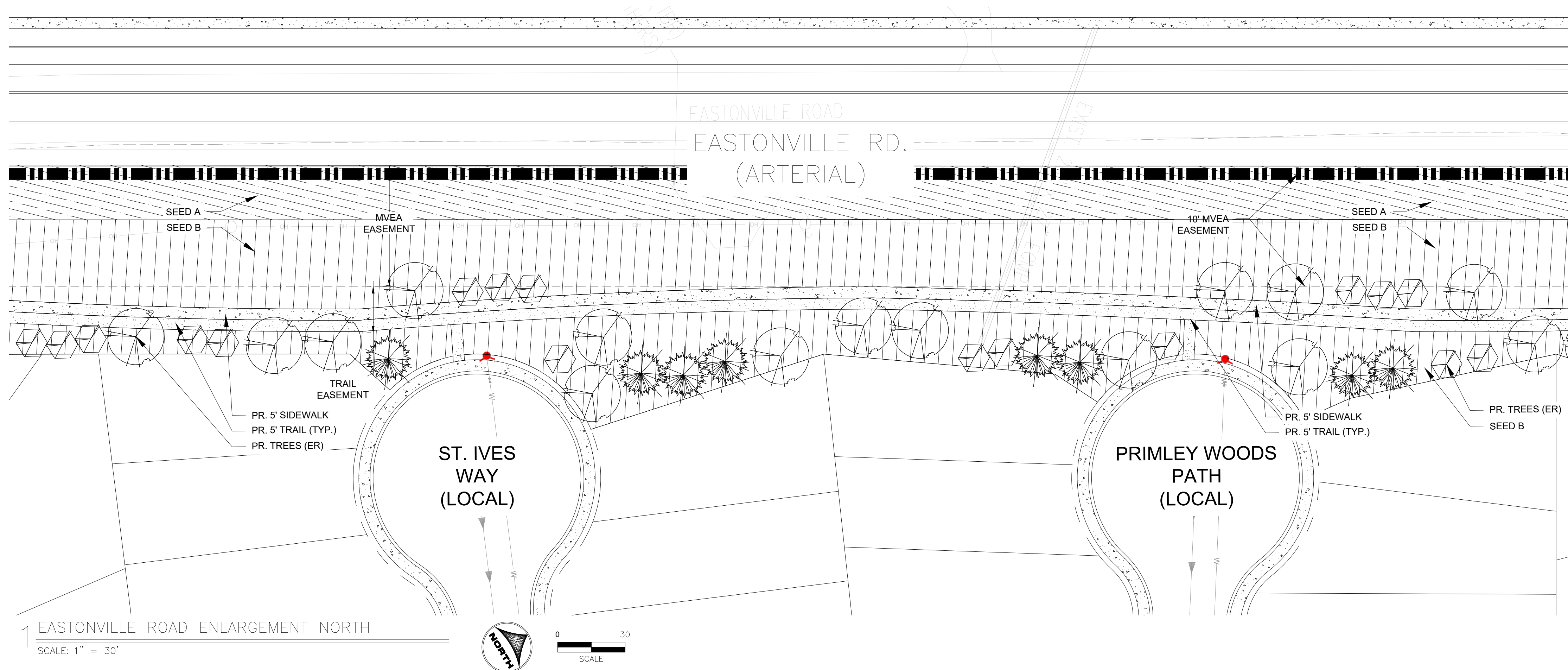
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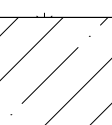
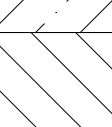
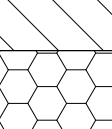
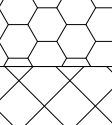
Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/10/2022


Landscape Plan Enlargement

L.05

Sheet 17 of 23



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

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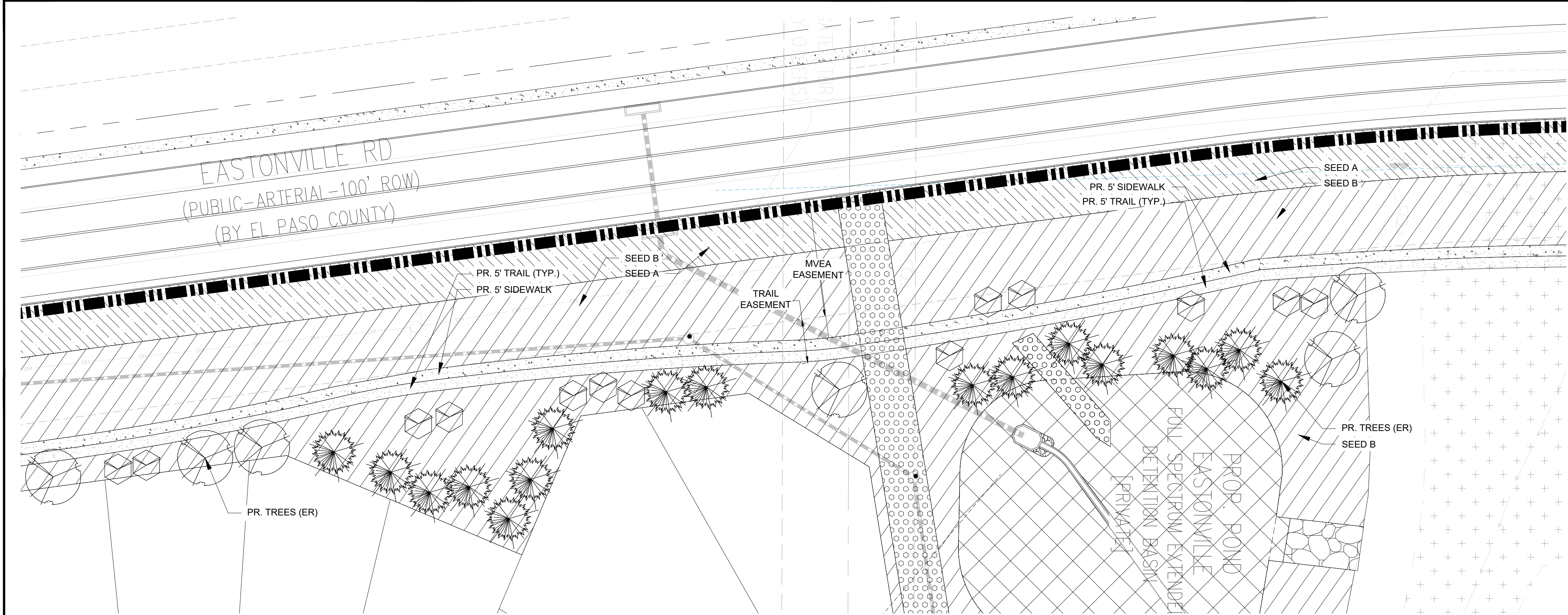
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Project No:	201662
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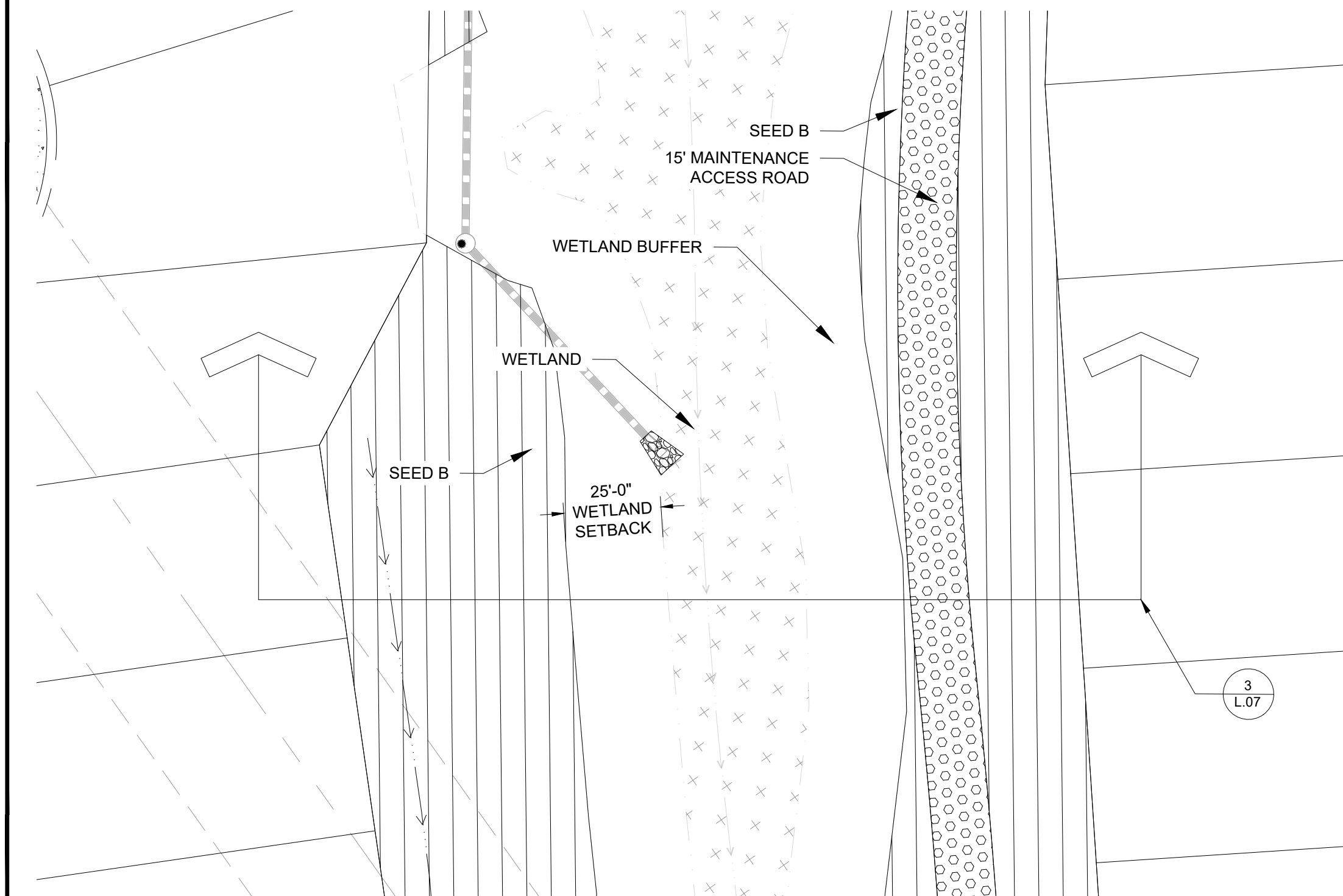
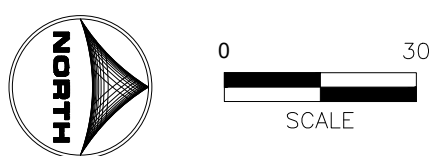
Landscape Plan Enlargement

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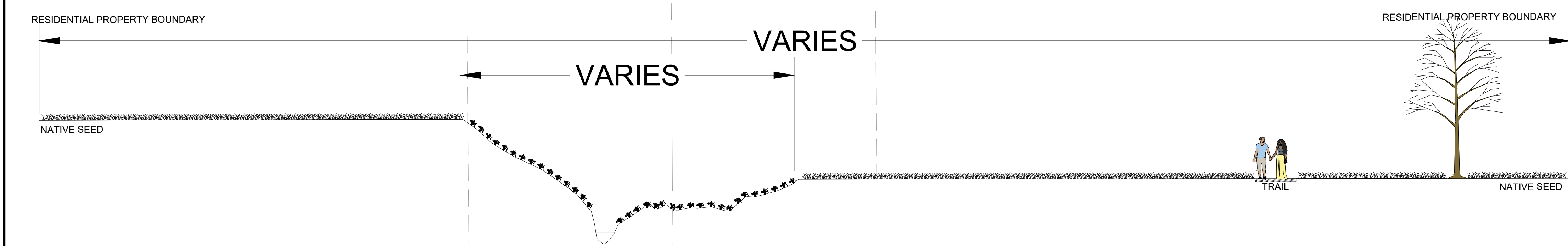
Sheet 18 of 23



1 EASTONVILLE ROAD ENLARGEMENT SOUTH
SCALE: 1" = 30'



2 DRAINAGE "A" CHANNEL CORRIDOR TYPICAL
SCALE: 1" = 30'



GROUND COVER LEGEND	
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	EVERGREEN TREE
	ORNAMENTAL TREE

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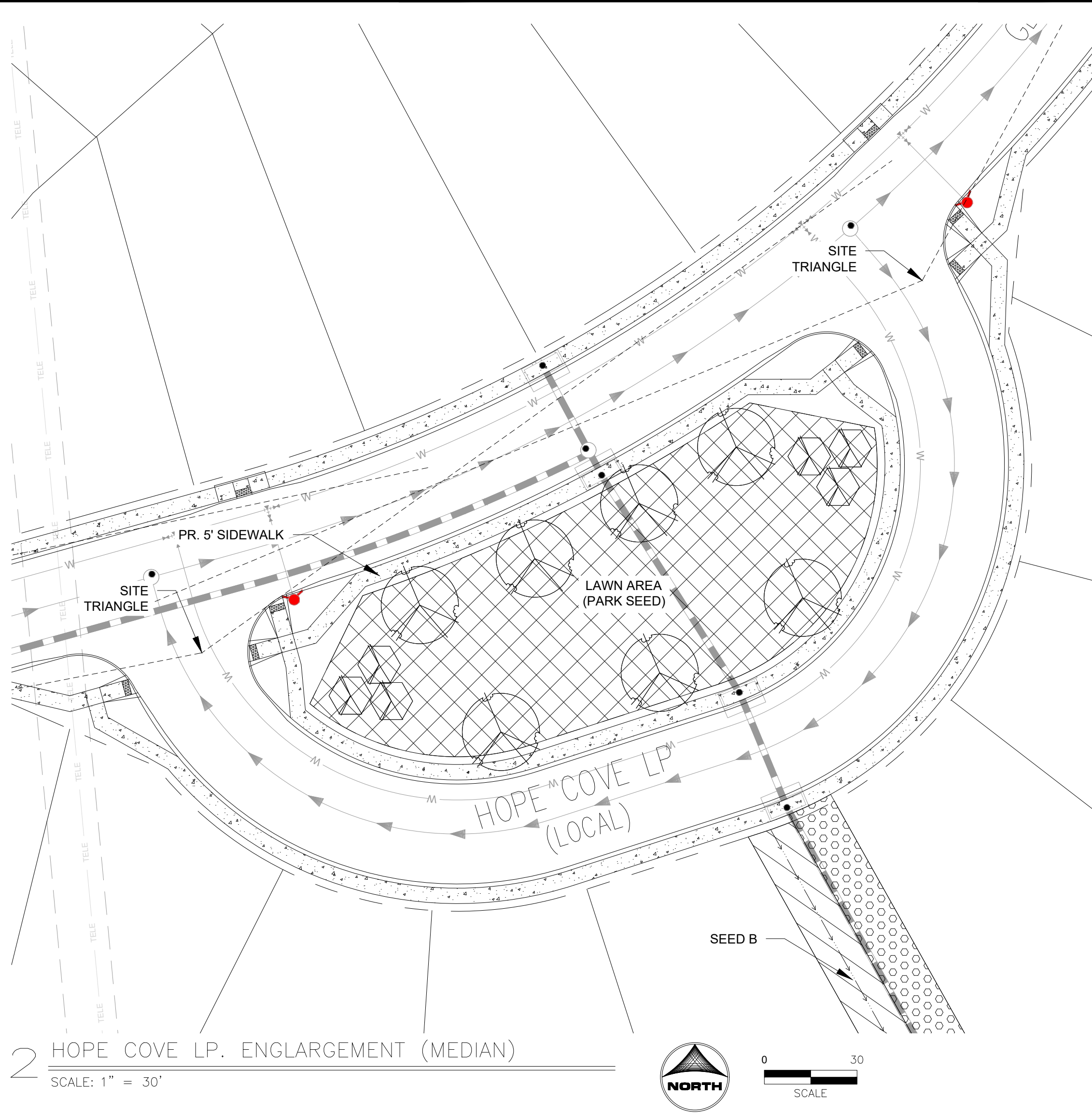
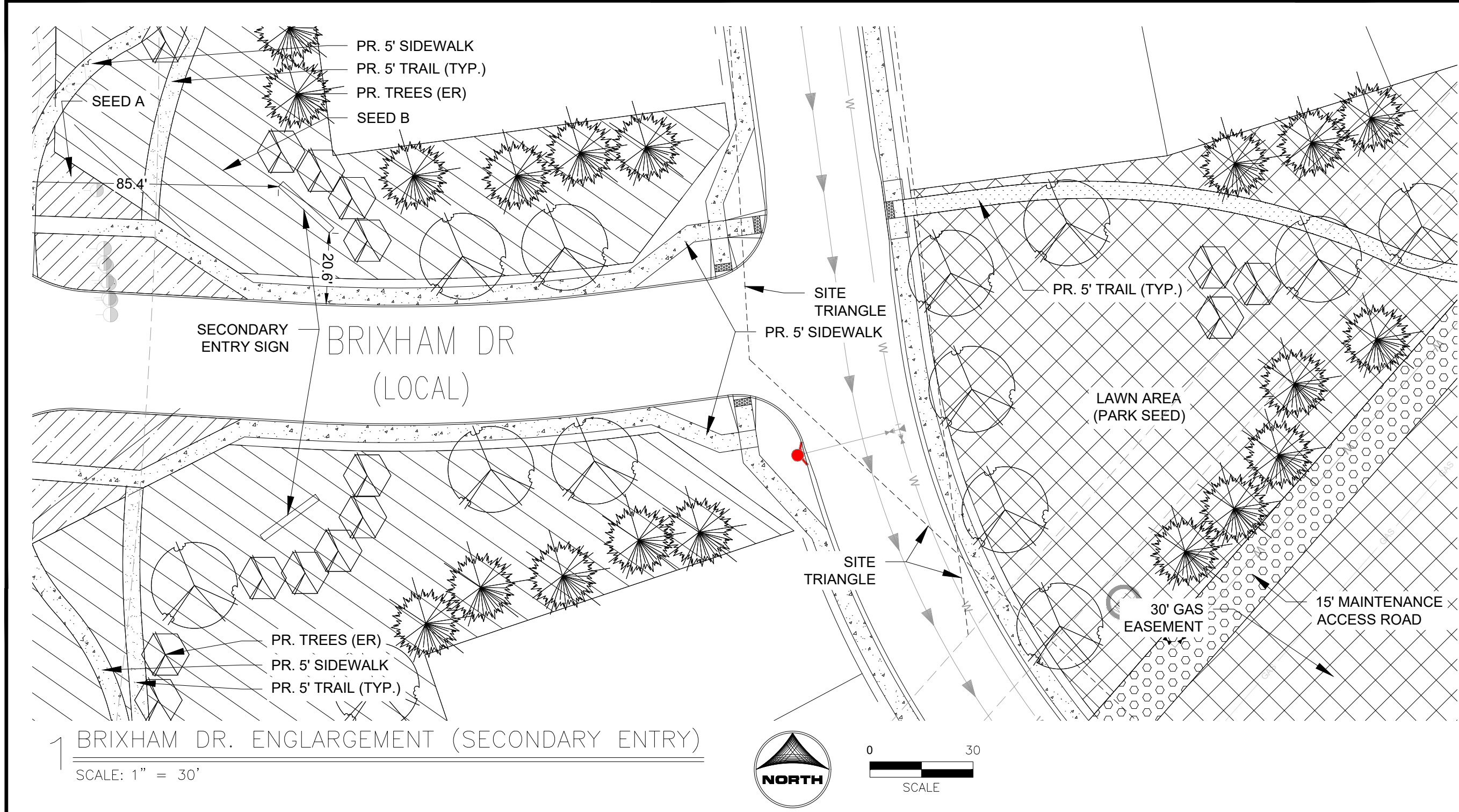
PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.
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Project No:	201662
Drawn By:	IMJ
Checked By:	PSKH
Date:	5/10/2022

Landscape Plan Enlargement



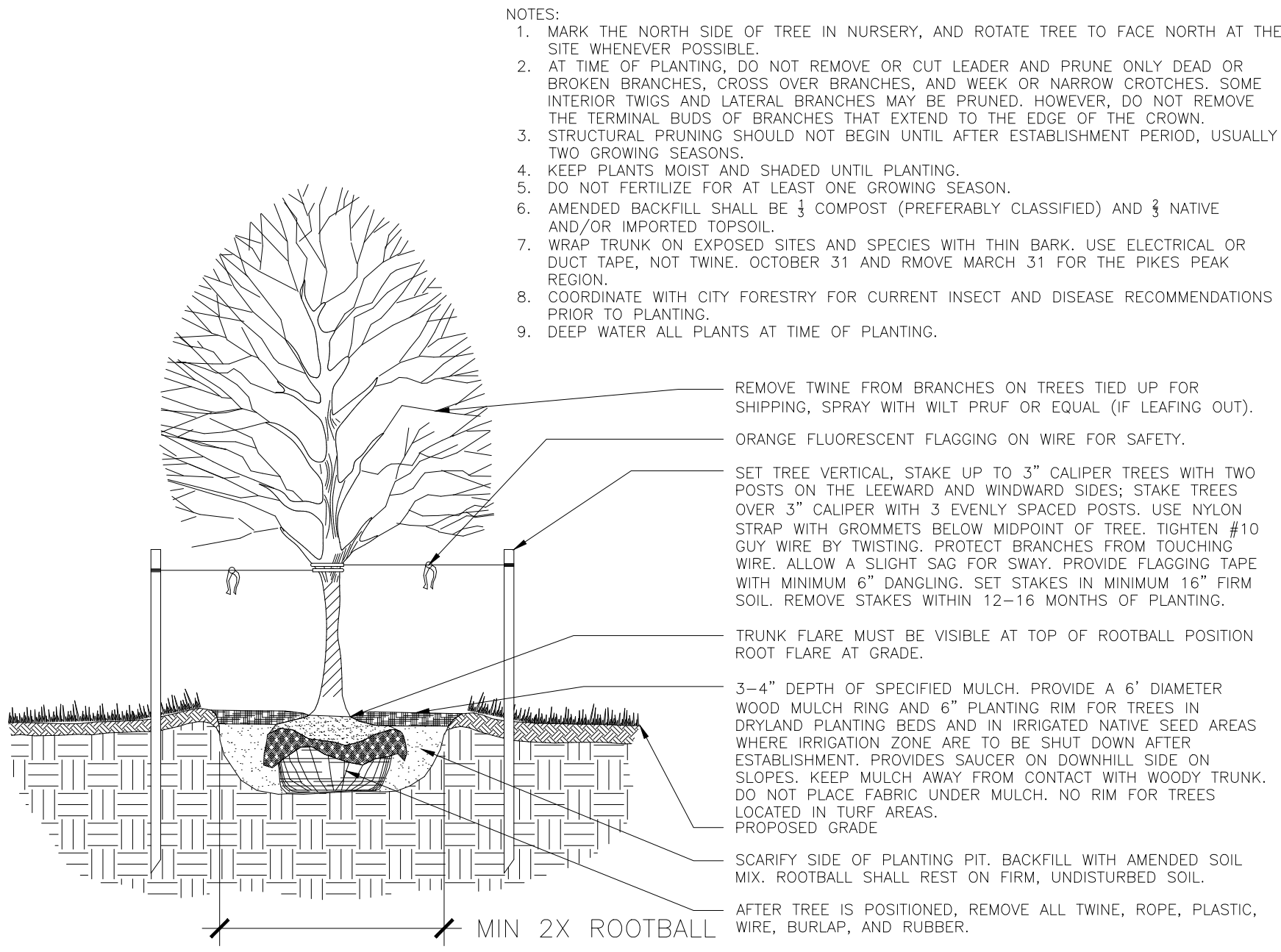
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	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

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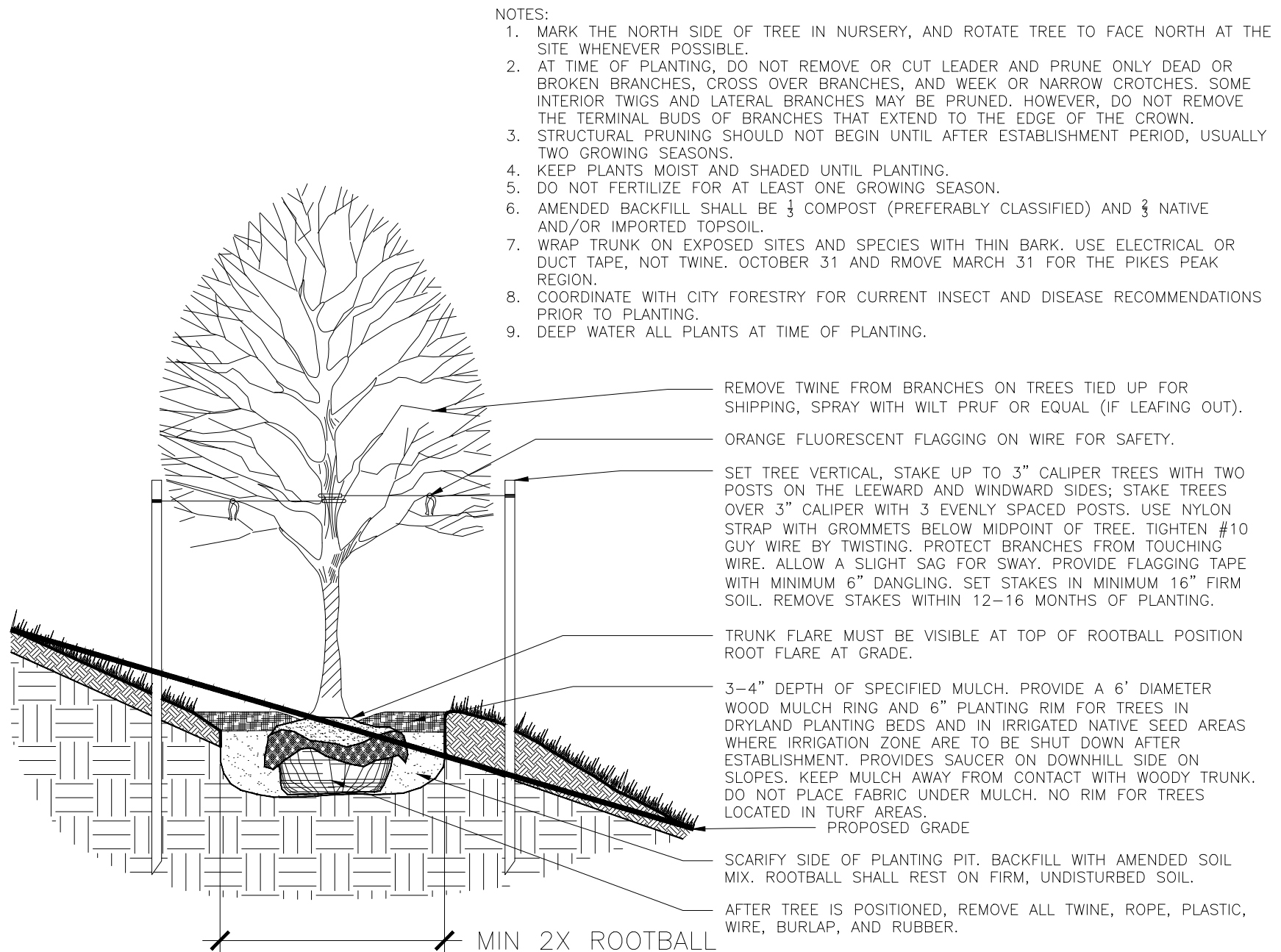
Project No:	201662
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Landscape Plan Enlargement



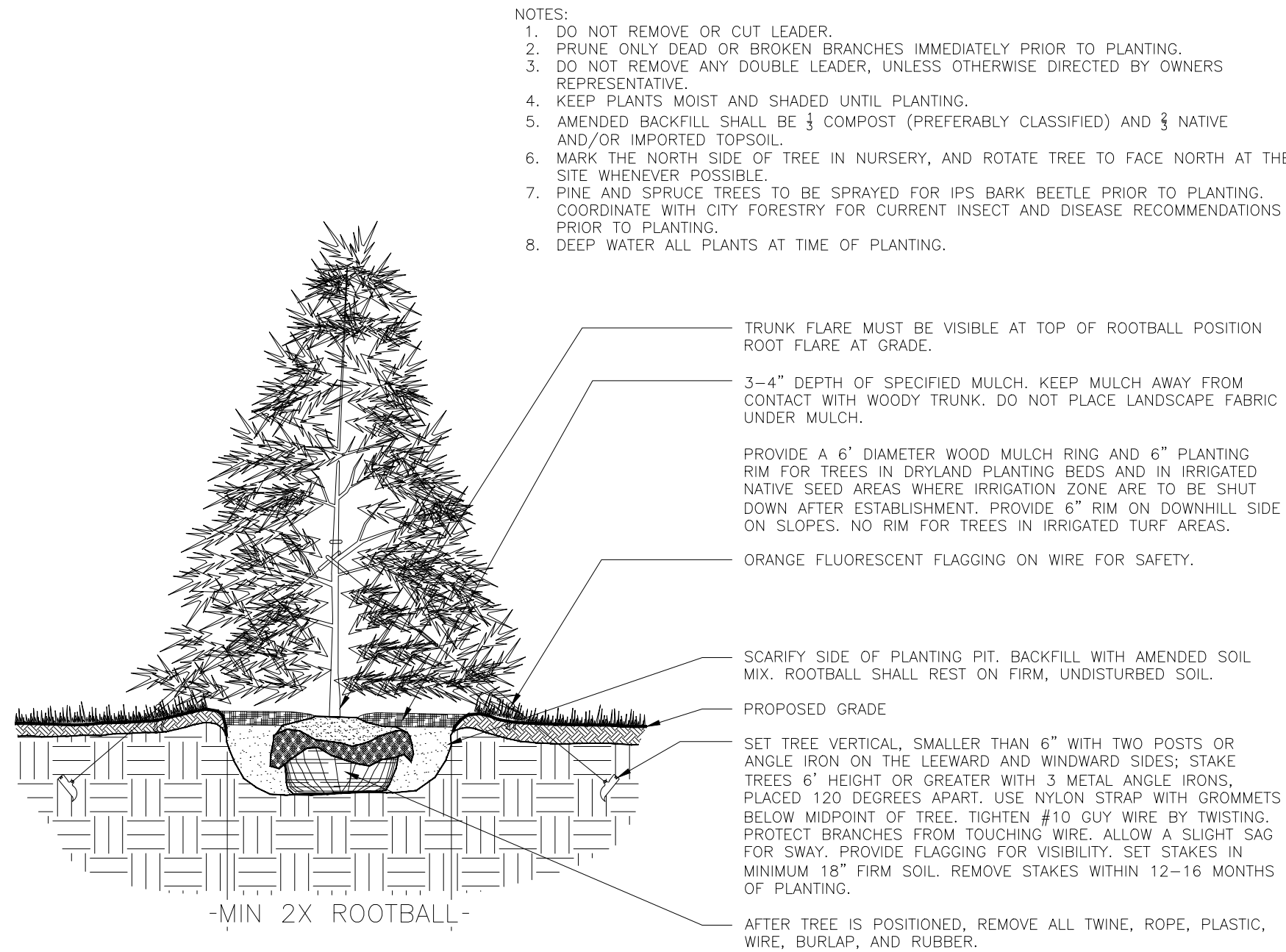
1 TYP. DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



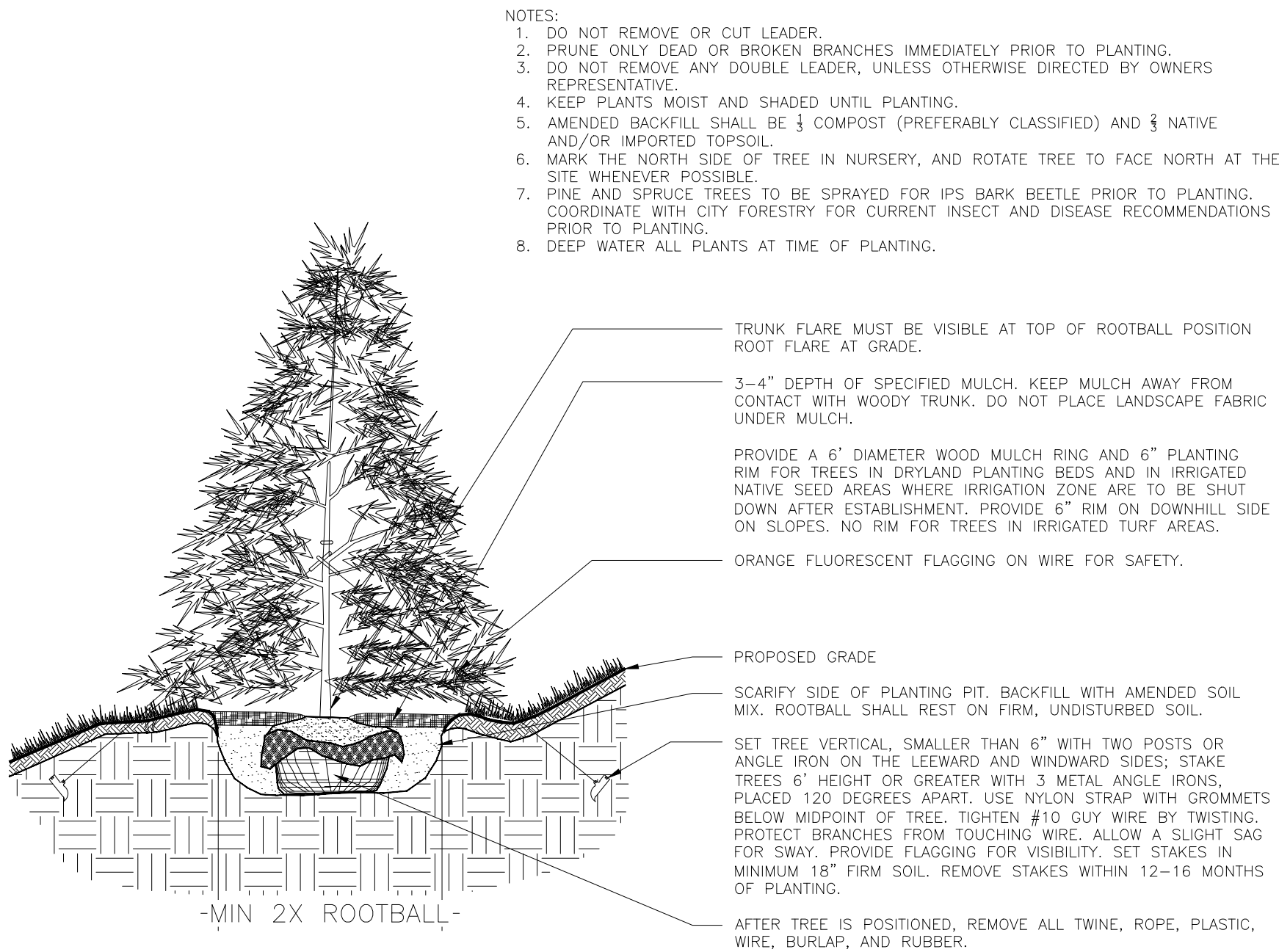
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS



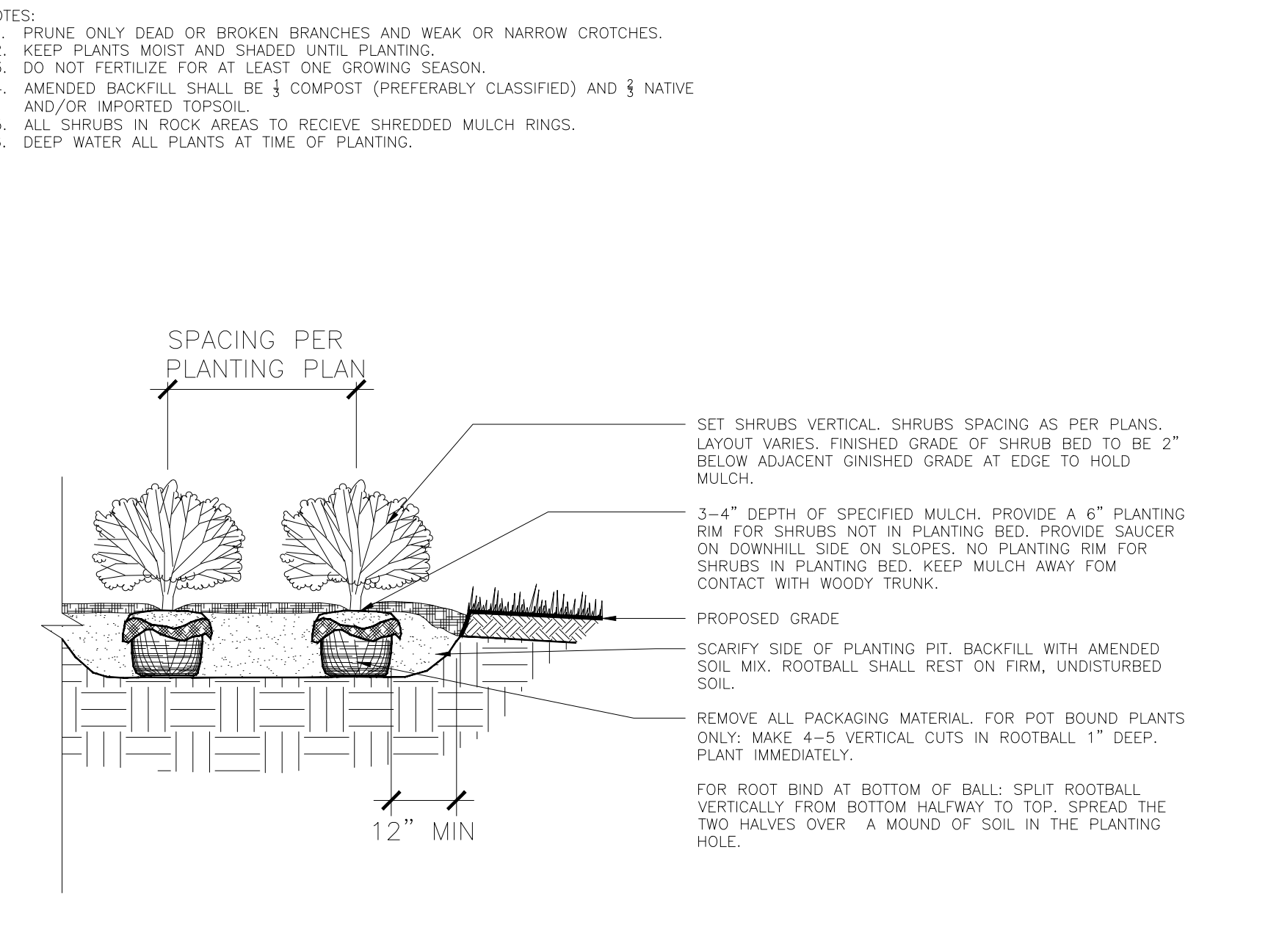
3 TYP. EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



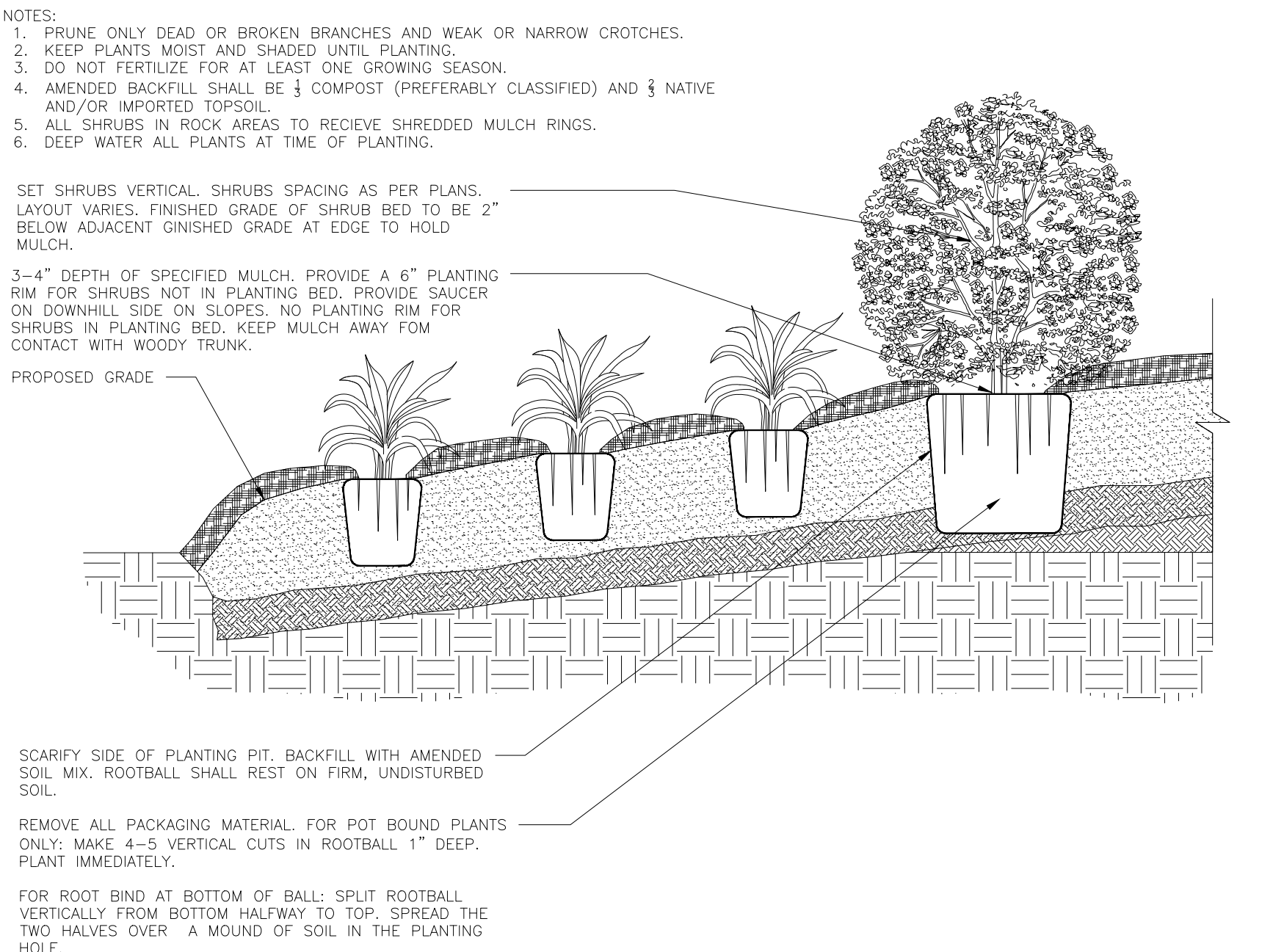
4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS



5 TYP. SHRUB PLANTING DETAIL

SCALE: NTS



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS

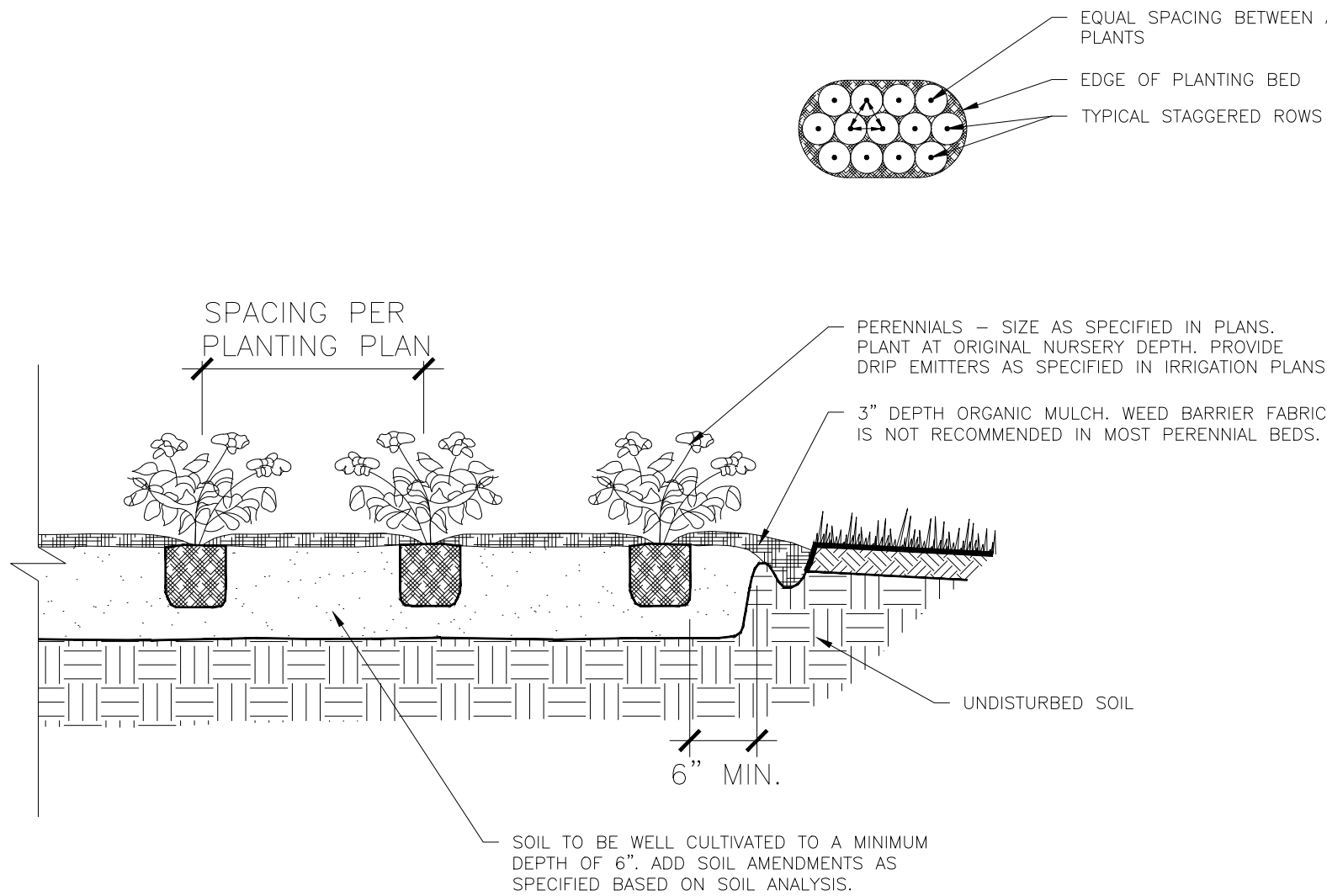
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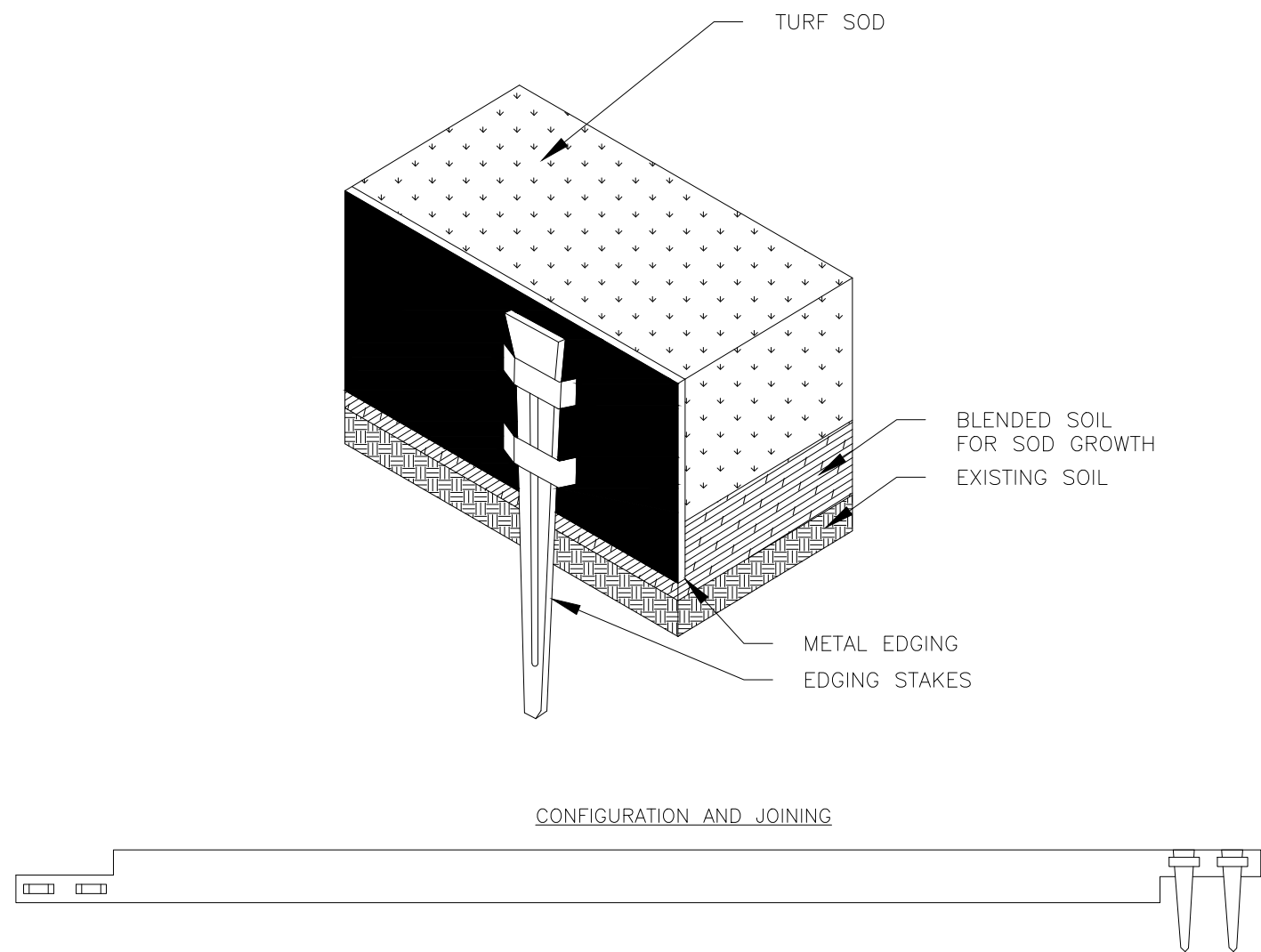
Details

- 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 $\frac{1}{3}$ COMPOST (PREFERABLY CLASSIFIED) AND $\frac{2}{3}$ 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.



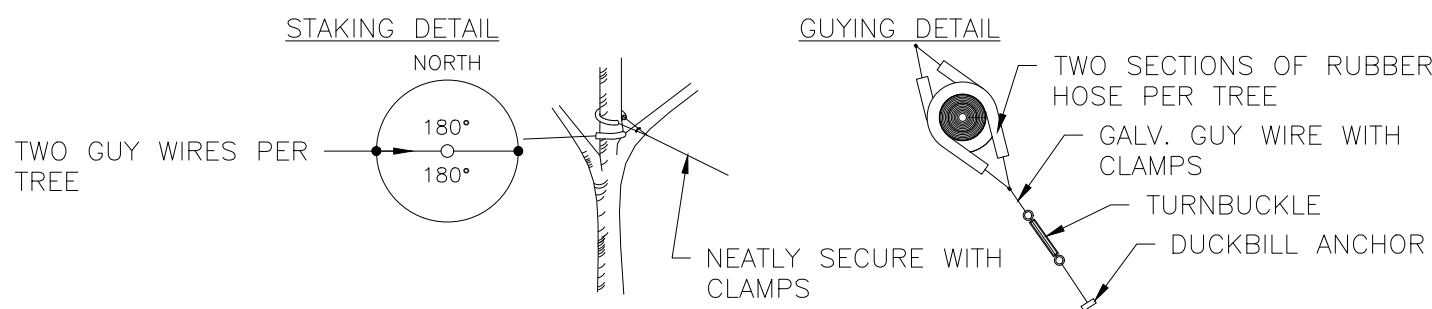
1 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS



- 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.

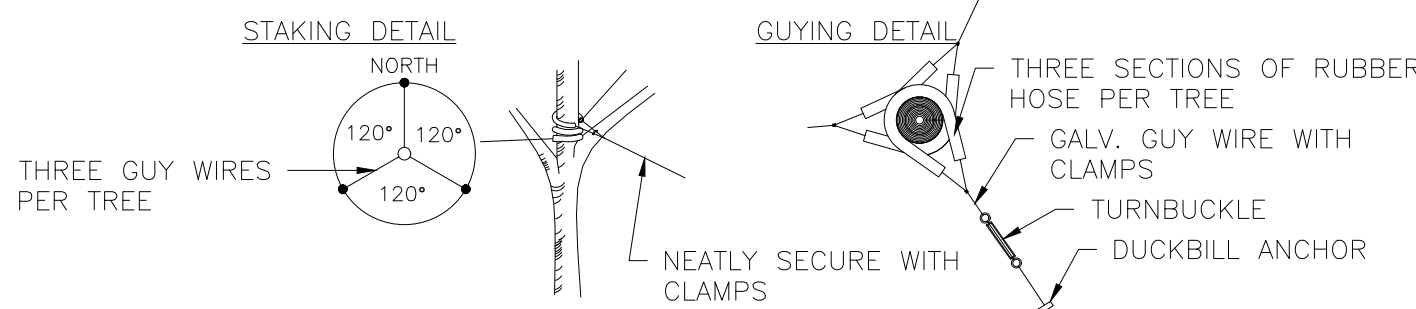
5 TYP. METAL EDING DETAIL
SCALE: NTS

- GUYING STANDARDS
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - TWO (2) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP
 - FOUR (4) $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (OR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " 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.



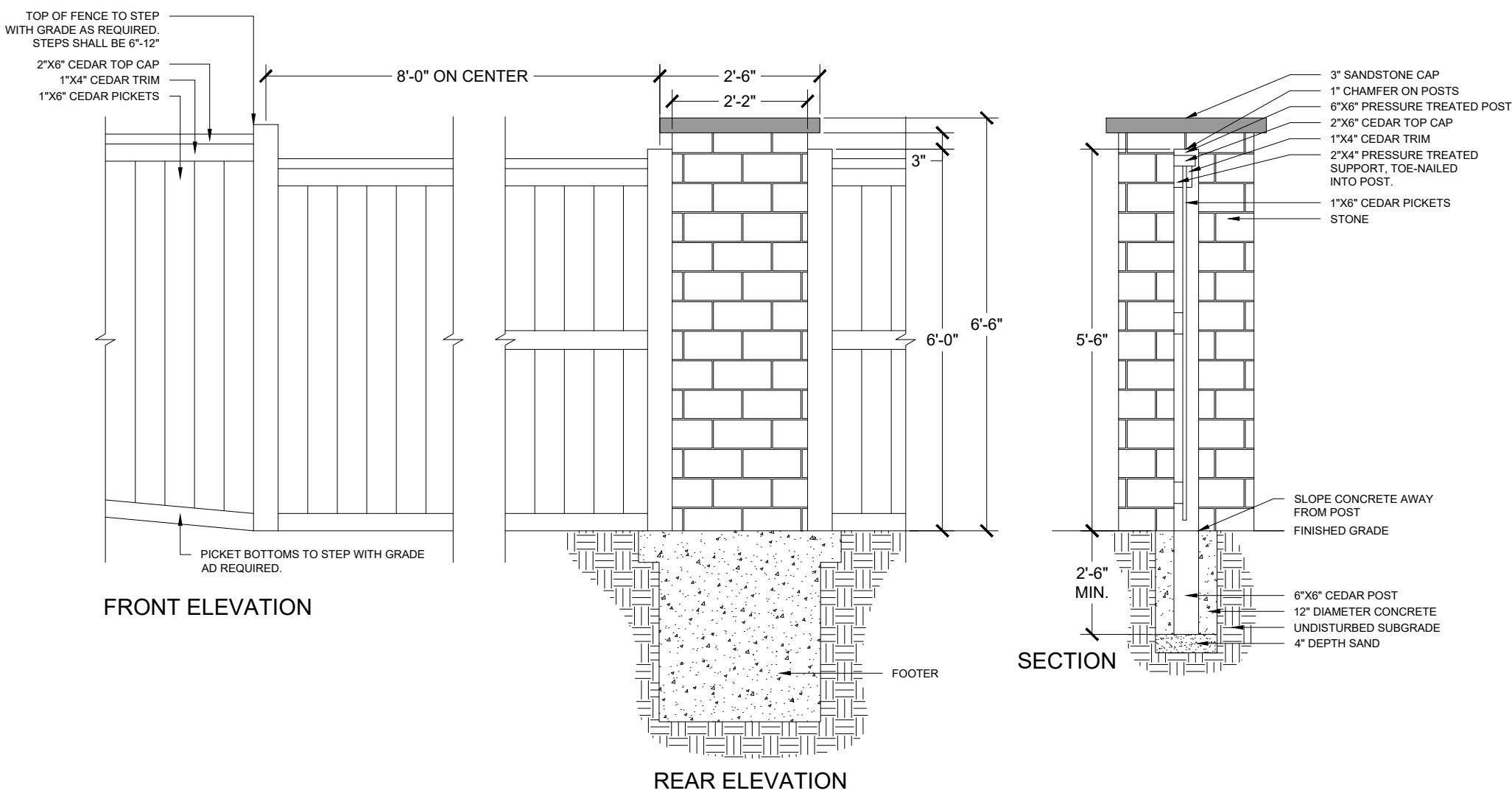
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

- GUYING STANDARDS
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - THREE (3) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP
 - SIX (6) $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (OR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " 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



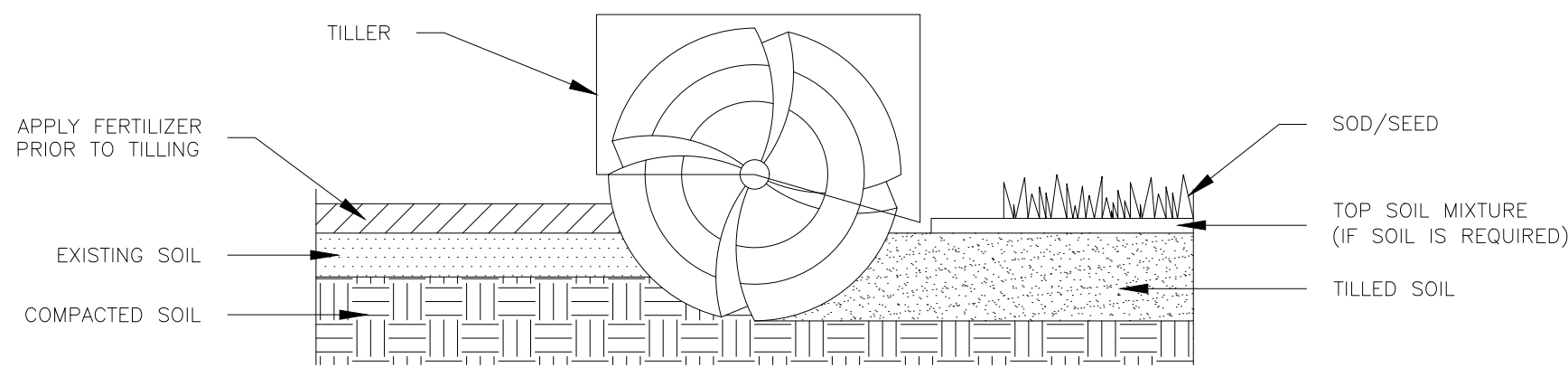
- NOTES:
- ALL WOOD MATERIAL SHALL BE ROUGH SAWN CEDAR, DIMENSIONS AS SHOWN.
 - FENCE STAIN SHALL BE OLYMPIC STAIN #730 TEAK.

FENCING NOTES:

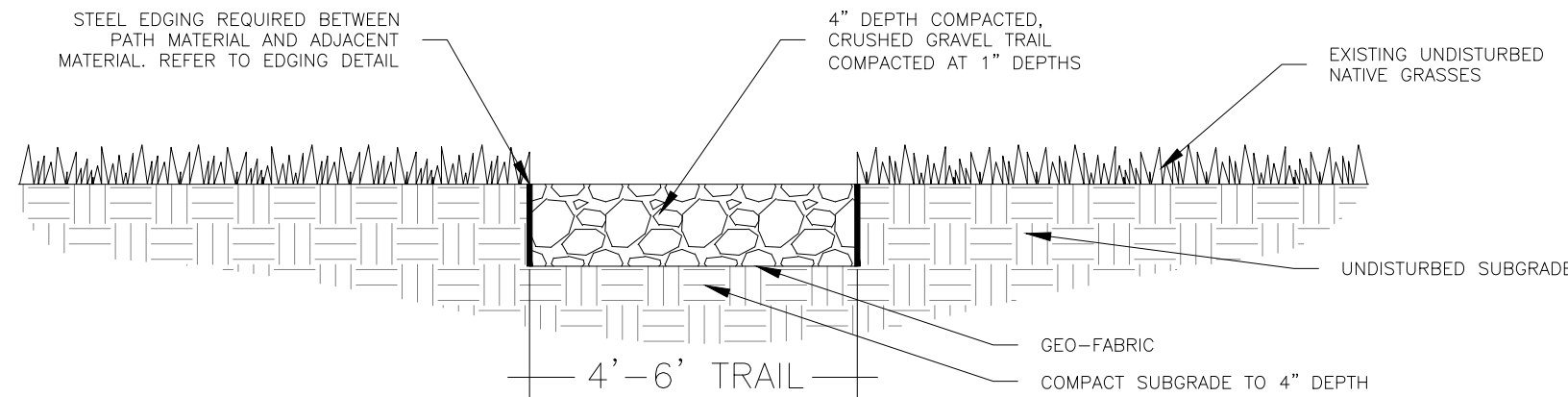
- PRIVACY FENCING WILL BE INSTALLED ON LOTS, BACKING TO AND SIDING TO ROADWAYS.

6 TYP. PRIVACY FENCE DETAIL
SCALE: NTS

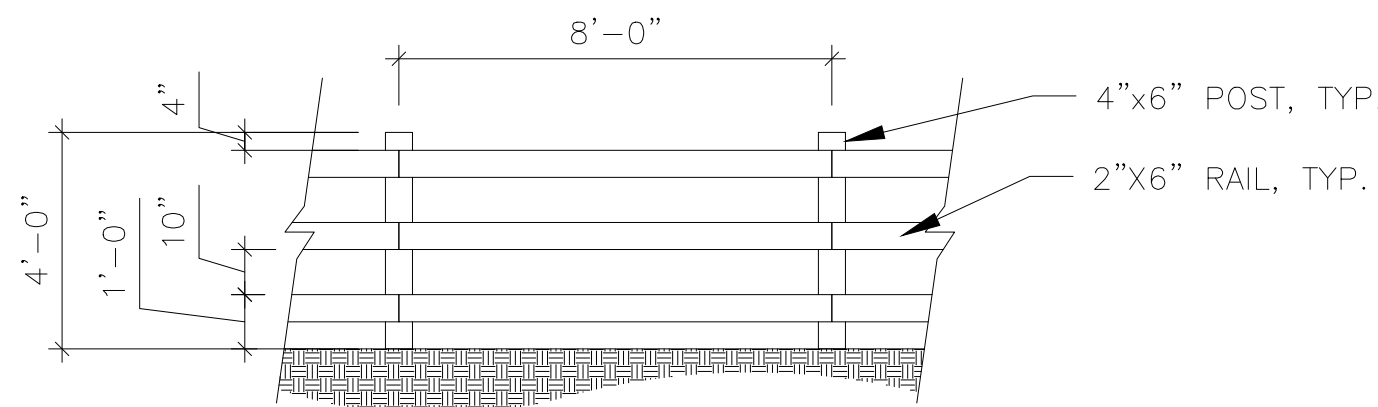
- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.
 - APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.
 - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - MATERIALS GREATER THAN 1" DIAMETER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



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



4 TYP. CRUSHED GRAVEL TRAIL
SCALE: NTS



- NOTES:
- FENCE RAIL SHALL NOT EXCEED 44" IN HEIGHT.
 - ALL MATERIALS SHALL BE ROUGH SAWN CEDAR, DIMENSIONS AS SHOWN.
 - FENCE STAIN SHALL BE OLYMPIC STAIN #730 TEAK.

FENCING NOTES:

- SPLIT RAIL FENCING WILL BE INSTALLED ON LOTS BACKING TO OPEN SPACE, DRAINAGE CHANNELS, PONDS AND CUL-DE-SACS.

7 TYP. SPLIT RAIL FENCE DETAIL
SCALE: NTS

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PUD PRELIMINARY PLAN
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Details

L.11

Sheet 23 of 23