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** Soil and Geology Conditions THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PR Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRI. The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SI (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 Downslope Creep: (name lots or location of area) Rockfall Source:(name lots or location of area) TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS. Rockfall Runout Zone: (name lots or location of area) THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF Potentially Seasonally High Groundwater: (name lots or location of area) ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WI Other Hazard: In Areas of High Groundwater: CONFLICT Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT ALAN TO A CONTRACT AND 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 WIT CHE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE λ CF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAR BOARD OF COUNTY COMMISSIONERS PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A %

ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

OVERALL PROJECT STANDARDS

THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOF s shall be identified in the standard geo ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCES

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:

eclude basements? If so what

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°52'26"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°52'26"W ON THE EAST LINE OF SAID SECTION 21. A DISTANCE OF 2.645.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21: THENCE N89°50'58"W, ON SAID NORTHERLY LINE, A DISTANCE OF 2.934.88 FEET TO THE POINT OF BEGINNING; THENCE S11°05'24"W, A DISTANCE OF 24.40 FEET; THENCE S78°54'36"E, A ISTANCE OF 185.19 FEET; THENCE S26°50'16"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°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT; THENCE S05°51'25"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 55°09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 529.48 FEET TO A POINT OF TANGENT: THENCE S49°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 779.86 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 190.00 FEET, A DISTANCE OF 205.39 FEET TO A POINT OF TANGENT; THENCE S89°44'32"E, A DISTANCE OF 289.03 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 SAID SECTION 28: THENCE N&9°47'08"W. ON SAID SOUTH LINE. A DISTANCE OF 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 21.11 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:

- 1. 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:
- 2. N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
- 3. 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;
- 4. N31°20'52"E, A DISTANCE OF 1,517.37 FEET TO A POINT OF CURVE;
- 5. 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:
- 7. 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" 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 BEGINNIN

CONTAINING A CALCULATED AREA OF 8,253,692 SQ. FEET OR 189.479 ACRES MORE OR LESS. USE the standard note and identify lots impacted and the mitigation **GEOLOGICAL CONDITIONS:** (REPEAT comment); ALSO add the underdrain note, due to high

groundwater, and state that the District will maintain 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 GEOLOGICAL CONDITIONS THAT WILL IMPOSE CONSTRAINTS ON SOME DEVELOPMENT AND CONSTRUCTION. THE MOST NOTABLE CONSTRAINTS THAT MAY EFFECT 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 DESIGNED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS '08041C0556G' AND '08041C0552G' EFFECTIVE DATE 7, 2018. THE EXISTING FLOODPLAIN BOUNDARIES WILL BE REVISED VIA A LOMR MODELING THE PROPOSED IMPROVEMENTS TO ESTABLISH FLOOD ELEVATIONS
- AND THEN PROCESSED THROUGH TO FEMA TO ESTABLISH ZONE AE FLOODPLAIN LIMITS . 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 LOZS. 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: Repeated information —

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 BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

ACCESS LIMITATION NOTE:

THERE SHALL BE NO DIRECT LOT ACCESS TO EASTONVILLE ROAD.

G	RANDVIEW	/ RE	SERV	/E FI	LING	51			
	PUD / PRE	ELIN	IINAR	RY PL	AN		OWNER: 4 SITE INVESTMENTS 1272 KELLY JOHNSO		<u>CIV</u> HR(
A TRACT	OF LAND BEING A POI					ION OF THE	100 COLORADO SPRINGS		197: COI
	IALF OF SECTION 28, T PRINCIPAL MERIDIAN,			•			DEVELOPER:		ATT
				_			D.R. HORTON 9555 S. KINGSTON C ENGLEWOOD, CO 80		<u>CIV</u> GAL 115
							PH. 303.503.4903	112	305 COI
		•	L /	VERALL GRANI ESERVE BOUN			PLANNER/LANDSCAR HRGREEN DEVELOP		PH.
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		NOT TO SCALE	<u> </u>			NORTH		STATE OF COLORADO	O)) SS
1. THERE SHA	MENT STANDARDS AND	JSE OF SINGLE	FAMILY RESIDENCE				. Why are these	COUNTY OF EL PASC	,
UTILITIES, S	JSES INCLUDE: SINGLE FAMILY RESIDENTIA STORMWATER FACILITIES, DRAINAGE IMPRO RICTIONS FOR GRANDVIEW RESERVE FILING	VEMENTS, AND	ANY OTHER USES A	ALLOWED PER TH	E DECLARATION			COUNTY APPROVAL	ED THIS
a. DWELL 4. MAXIMUM P	LING, SINGLE FAMILY : FIVE THOUSAND FIVE PERCENTAGE OF STRUCTURAL COVERAGE (NTRUCTURAL HEIGHT: FORTY FEET (40').		• • •	. (REFER TO TYPIC	CAL LOT LAYOUT	S)	others? They should all be the same	\	
6. MINIMUM W 7. SETBACK R	IDTH OF LOT AT FRONT BUILDING SETBACK REQUIREMENTS: YARD: TWENTY FEET (20') TO FACE OF GAR		EET (40')					PLANNING AND COM	MUNITY DE\
b. SIDE Y	FIFTEEN FEET (15') TO FACE OF HOU ARD: FIVE FEET (5') YARD FIFTEEN FEET (15')							\ <u>COUNTY APPROVAL</u> APPROVAL IS GRANT	TED THIS
	ER YARD (NON-DRIVEWAY SIDE): TEN FEET (ER YARD ADJACENT TO AN OPEN SPACE TRA							CHAIR BOARD OF CO	
HOT TUBS A	Y STRUCTURE USE SHALL BE LIMITED TO TY AND POOLS. THERE SHALL BE NO GUEST HO	USES ALLOWE	D.					CLERK AND RECORD	
USES WILL 3. MAXIMUM A	Y STRUCTURES SHALL ONLY BE LOCATED BE PERMITTED IN THE FRONT YARD OR IN F ACCESSORY STRUCTURE HEIGHT: FIFTEEN F	RONT OF THE P EET (15')	RIMARY RESIDENCE	E.		TRUCTURE. NO ACCESSOR	łY	RECEPTION NO.,	
a. FRONT	REQUIREMENTS: 'YARD: TWENTY FEET (20') TO FACE OF GAR FIFTEEN FEET (15') TO FACE OF HOL	AGE tO	the accessory s be in backyard ructure than the	behind				FEE: BY:	
b. REAR d. CORNE	ARD: FIVE FEET (5') YARD: FIVE FEET (5') ER YARD (NON-DRIVEWAY SIDE): TEN FEET (' ER YARD ADJACENT TO AN OPEN SPACE TRA	nc 10') 50	ot correctmay					PUBLIC STR	REETS
LOTS 569	& 570 NON-RESIDENTIA	L DEVEL						1. ALL STREETS S EL PASO COUNT MAINTAINED BY	TY, SHALL E
COMMUNITY BUIL	RELIGIOUS INSTITUTION, (PLACE OF WORSH DING, BALL FIELDS, SPORTS COURTS, PAST						С,	2. ALL LANDSCAP AGREEMENT, LI 3. REX ROAD AS IL	ICENSE AGE
2. MAXIMUM P 3. MAXIMUM S	OT AREA:FIVE ACRES (5.0 ACRES). PERCENTAGE OF STRUCTURAL COVERAGE (DTRUCTURAL HEIGHT: FIFTY FEET (50').							TO EL PASO CO TRANSPORTATI 4. PUBLIC STREET	ION.
5. BUILDING S a. FRONT	TEEPLE/BELL TOWER HEIGHT: SEVENTY FIV ETBACK REQUIREMENTS: ' YARD: FIFTY FEET (50') ARD: FIFTY FEET (50')	'E FEET (75').						PROJECT. TRAFFIC IM	
c. REAR) 6. SITE DEVEL	YARD FIFTY FEET (50 [°]) .OPMENT PLAN PLAN WILL BE REQUIRED PR	NOR TO ISSUAN	ICE OF BUILDING PE	RMIT FOR LOTS 50	69 & 570. <	r		1. THE SUBDIVIDE SUCCESSORS A RESOLUTION (R	AND ASSIGN
SITE DATA EXISTING LAND U EXISTING ZONING	SE: AGRICULTURAL				Depcition of	 of buildings		OBLIGATION, IF SEARCH WOULI LANDSCAPI	D FIND THE
PROPOSED ZONIN	NG: PUD				and parkin conceptua	I. Final		1. COMMON OPEN URBAN PARK IM PASO COUNTY P	SPACE ARE
SITE ACREAGE: PROPOSED NUME PROPOSED NON-F	BER OF UNITS: 568 RESIDENTIAL LOTS: 2	AC - 100%			layout will provided a developme	t site		2. LANDSCAPING A 3. NO LANDSCAPIN CLEARANCE FO	AREAS, TRA NG SHALL O
MAXIMUM GROSS PROPOSED GROS PROPOSED NET D	S DENSITY: 3.0 DU/A	/AC (ALLOWED AC (PER FILING /AC (PER FILINC	•		(Blend that note pleas	t into the		CONDITIONS FO 4. TRAILS TO BE S EXISTING SITE F	R PEDESTR OFT SURFA
TOTAL AREAS (SE	EE LAND USE TABLE)							5. ANY FUTURE NO GENERAL N	
RESIDENTIAL: AMENITY CENTER PARK/OPEN SPAC	. ,							1. THE GRANDVIEV SKETCH PLAN A PROJECT IS BEL	N RESERVE
GAS EA TRACT	ASEMENT 3.367 A0 7/OPEN SPACE 8.107 A0							OTHER PARCELS 2. DEVELOPMENT APPROVAL BY T	S AS LONG OF TH IS PR
DRAIN	ET PARK 0.391 A0 AGE CHANNEL A 22.169 A AGE CHANNEL B 11.027 A	AC						3. CENTRAL WATE COLLECTION SY COLLECTIONS S	R SERVICE
DETEN NON-RESIDENTIA R.O.W.		AC - 6%						BE RESPONSIBL 4. ALL TRACTS AR DRAINAGE TRAC	E FOR TRE
						1		RECREATIONAL 5. ALL ELECTRICA WILL BE GIVEN I	FACILITIES
	GRANDVIE LAND USE	AREA	F1 - LAND USE T UNITS	NET DENSITY	% OF LAND			6. PUBLIC UTILITY/ 7. PARK IMPROVEN COUNTY PARKS	DRAINAGE
	SINGLE FAMILY RESIDENTIAL	(ACRES) 85.112	568	(DU/ACRE) 3.00	45%			8. FEES IN LIEU OF 9. ALL COMMON LA METROPOLITAN	LAND WILL
	NON-RESIDENTIAL LOT 570 NON-RESIDENTIAL LOT 569	5.445 11.229	N/A N/A	N/A N/A	3% 6%			10. THE MAILBOX K 11. PUBLIC UTILITY/ a. FRONT: TE	IOSK WILL I / DRAINAGE
	GAS EASEMENT DRAINAGE CHANNEL A	3.367 22.169	N/A N/A	N/A N/A	2% 12%		comply with federal and lations, ordinances, review	b. SIDE: FIVE c. REAR: FIVE d. ALL TRACT	FEET (5') E FEET (5')
	DRAINAGE CHANNEL B DETENTION	11.027 6.688	N/A N/A	N/A N/A	6% 4%	and permit requirements, if	irements, and other agency any, of applicable agencies	12. INDIVIDUAL LOT PROPERTY OWN EASEMENTS AS	SIDE YARD
ik you	ROAD R.O.W. TRACTS/OPEN SPACE	35.940 8.107	N/A N/A	N/A N/A	19% 4%	Division of Wildl	ot limited to, the Colorado ife, Colorado Department of		BLE TO ENS

ADA NOTE:

- Good Thank you

LE, TO DEVELOPMENT SERVICES DEPARTMENT, IN

(ING, LANDSCAPING, SITE DEVELOPMENT,

S MODIFIED BY THE PUD.

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

N/A

N/A

Add note (repeat

comment)

0%

100%

0.391

189.475

POCKET PARK

TOTAL LAND AREA

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

16. FENCING:

GRANDVIEW RESERVE.

<u>IVIL ENGINEER:</u> RGREEN DEVELOPMENT, LLC 975 RESEARCH PARKWAY SUITE 230 OLORADO SPRINGS, CO 80920
TTN: KEN HUHN
IVIL ENGINEER:

ALLOWAY
55 KELLY JOHNSON BLVD., SUITE
5

OLORADO SPRINGS, CO 80920 H. 719.900.7220

C3.5 – SITE PLAN L1.0 – LANDSCAPE OVERVIEW PLAN L1.1 – DETAILED LANDSCAPE PLAN

SHEET INDEX

CO.2 - TYPICAL LOT SECTIONS

CO.3 - TYPICAL ROAD SECTIONS

CO.4 - TYPICAL ROAD SECTIONS

CO.1 - COVER SHEET

C2.0 – TRACT PLAN

C3.1 – SITE PLAN C3.2 – SITE PLAN

C3.3 – SITE PLAN

C3.4 – SITE 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

C1.0 - OVERALL SITE PLAN/ADJACENT PROPERTY OWNERS

C2.1 - TRACT PLAN - LINE AND CURVE INFORMATION

IEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN IEREIN, KNOWN AS GRANDVIEW RESERVE, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS

VLEDGED BY ME THIS _____DAY OF _____,20____,AD

_____, AS (TITLE)____ , AN AUTHORIZED SIGNATORY

NVESTMENTS, LLC. CIAL SEAL:

DAY OF _____

EVELOPMENT DIRECTO

__ DAY OF _____

MMISSIONERS

RTIFICIATE

_____ SURCHARGE

, DEPUTY

NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS. DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE B L BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS EXCEPT FOR LANDSCAPE AREAS WHICH SHALL BE VIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION. IN THE PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT VIA DEVELOPMENT

GREEMENT OR INTER-GOVERNMENT AGREEMENT. TED ON THE DRAWINGS WILL BE A PUBLIC STREET DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED R AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF

I THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY ON FILE FOR THIS

TFEES: _____ sorry- its now 19-471

EES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID GNS SHALL # REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM ON NO. 10454), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBBMITTALS. THE FEE D AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE HE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

REAS SHALL BE XERISCAPED AS MUCH AS FEASIBLE BALANCING WITH AESTHETICALLY PLEASING LANDSCAPE DESIGN APPROACHES. IENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL BY EL NY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMEN RAILS. COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT L OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.4.1.D. THE MINIMUM HORIZONTAL ALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE TRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

FACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER S AT THE TIME OF THE FINAL PLAT. NAL TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.

Verify wording, normally wastewater infrastructure is constructed by district than given to Cherokee MD for ownership and maintenance, see VE FILING 1 OVERALL DENSITY IS 3.0-DUTAC, ON 184.479 ACRES, FOR A TOTAL OF 568 UNITS, PLUS TWO NON-RESIDENTIAL LOTS. PER L DENSITY TRANSFERS MAY OCCUR IN WHICH SPECIFIC AREAS EXCEED 4.24 DU/ AC SO LONG AS THE OVERALL DENSITY OF THE APPROVED MAXIMUM UNIT COUNT. ANY DENSITY BELOW THIS CAP MAY BE USED IN SUBSEQUENT PHASES AND TRANSFERRED TO NG AS THE TOTAL MAXIMUM UNIT COUNT ON THE APPROVED SKETCH PLAN IS NOT EXCEEDED. PROPERTY SHALL BE IN ACCORDANCE WITH THIS PUD DEVELOPMENT PLAN. MAJOR MODIFICATIONS ARE SUBJECT TO REVIEW AND ASO COUNTY BOARD OF COUNTY COMMISSIONERS UNLESS OTHERWISE PROVIDED BY THE EPC LAND DEVELOPMENT CODE. CES TO BE PROVIDED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. CENTRAL WASTEWATER SERVICES WILL CONSIST OF A WNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT WHO WILL PROVIDE SERVICE TO THE INDIVIDUAL HOMES. THE VILL ULTIMATELY CONNECT TO THE CHEROKEE METROPOLITAN DISTRICT (CMD) WASTEWATER TREATMENT FACILITY WHERE CMD WILL

REATING THE EFFLUENT. OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS, RM WATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND ES. TRAILS, MAILBOX CLUSTERS, AND OTHER USES.

ces shall be provided by mountain view electric association. All tracts through which myea utilities will be located Natural Gas provided by? Please upload the official commitment le NTS AS REQUIRED. 🛛 🧲 🛶 GE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/ OR AS SHOWN WITHIN THE DETAILS. ROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVED BY EL PASO RK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARK VIA PARK LAND AGREEMENTS. ILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE NOT MET WITH LAND DEDICATION. PE AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE

L BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES. GE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE PROJECT AS FOLLOWS:

10') This does not seem correct- Are the easements for the lots? Usually MVEA will ask for a 20-easemsr along perimeter - need their specific commitment letter for this PUDPrelim plan layout. SCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED.

RD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION / LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL E RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE CALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS 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 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 &&M MANUAL TO BE RECORDED AT

THE TIME OF FINAL PLAT. 14. 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.

• ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR • NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.

17. 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.



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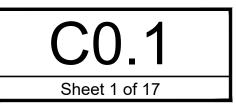


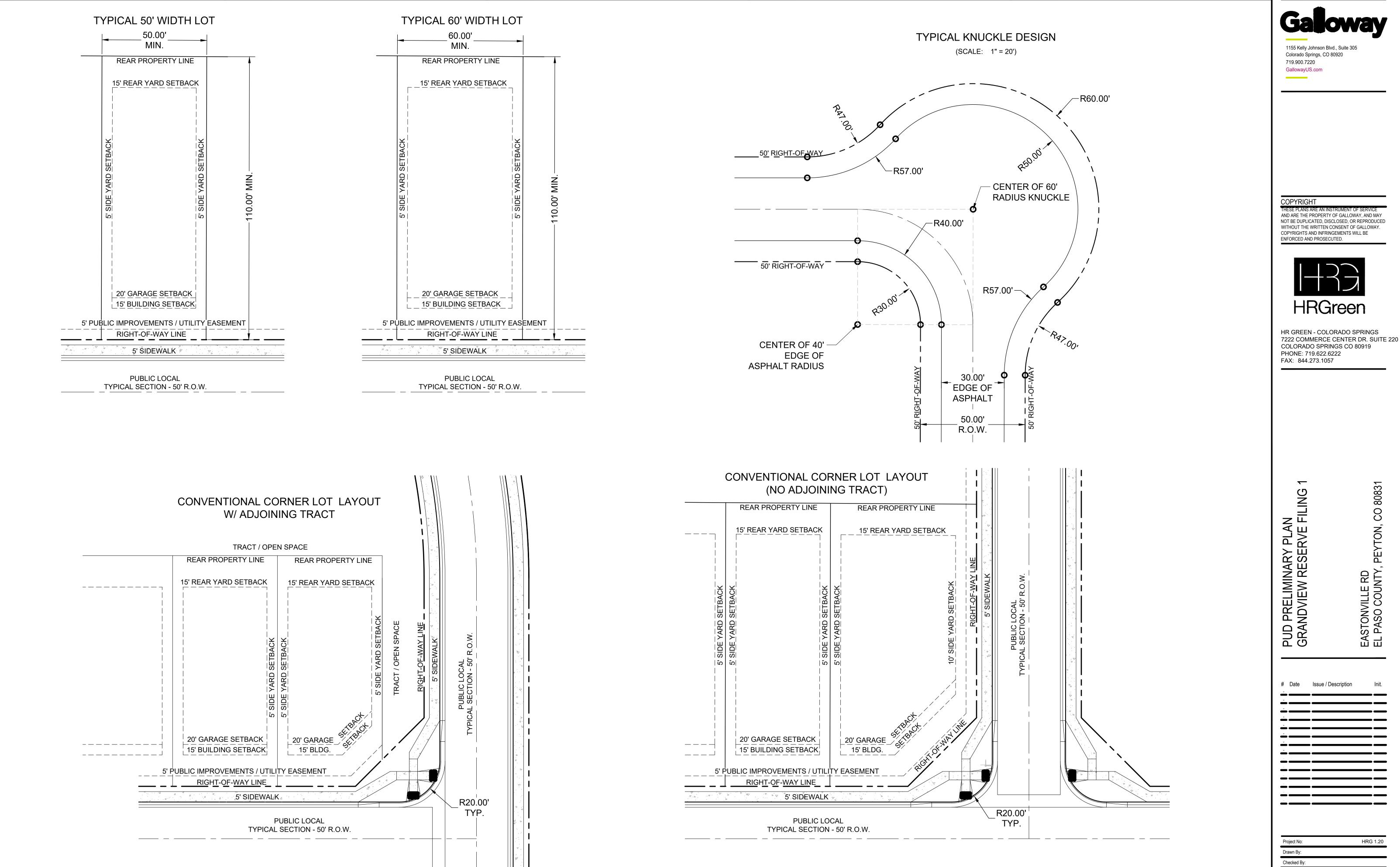
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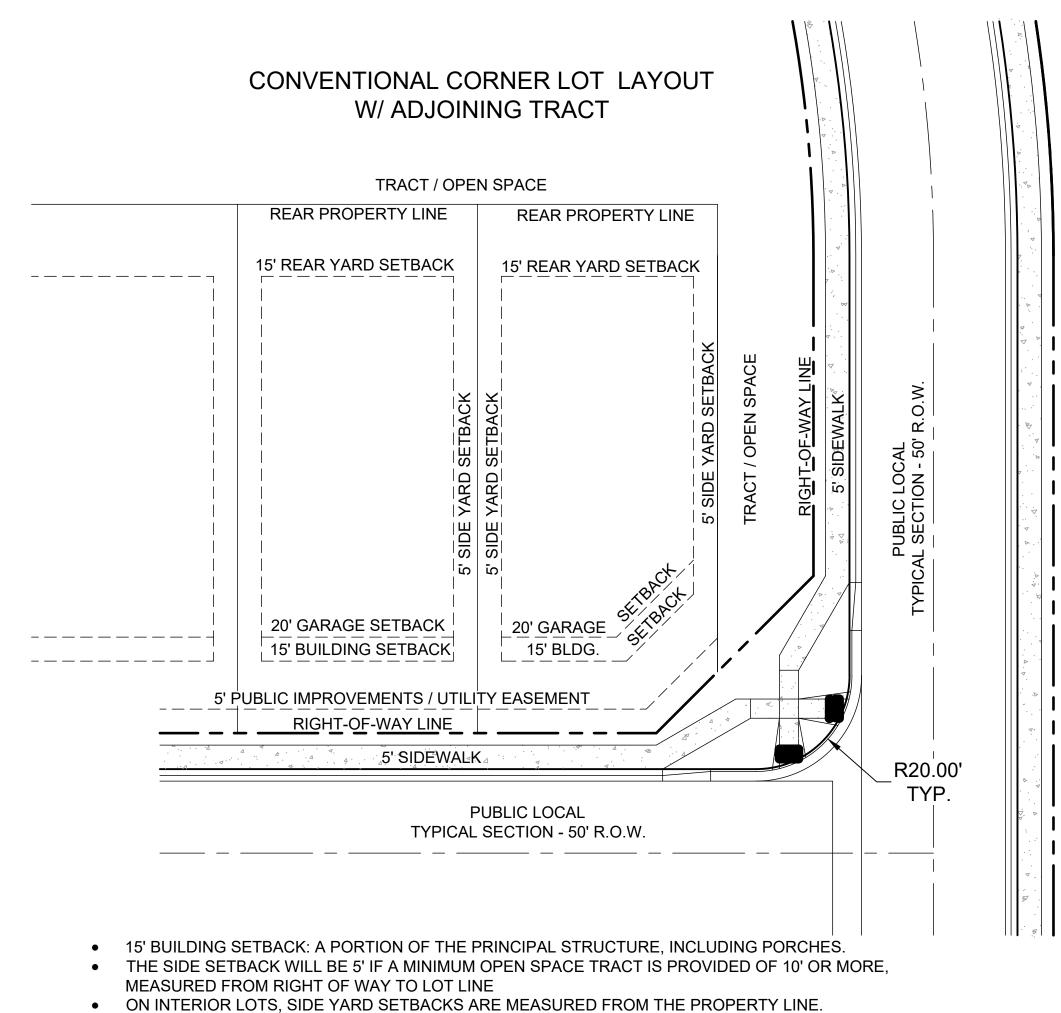
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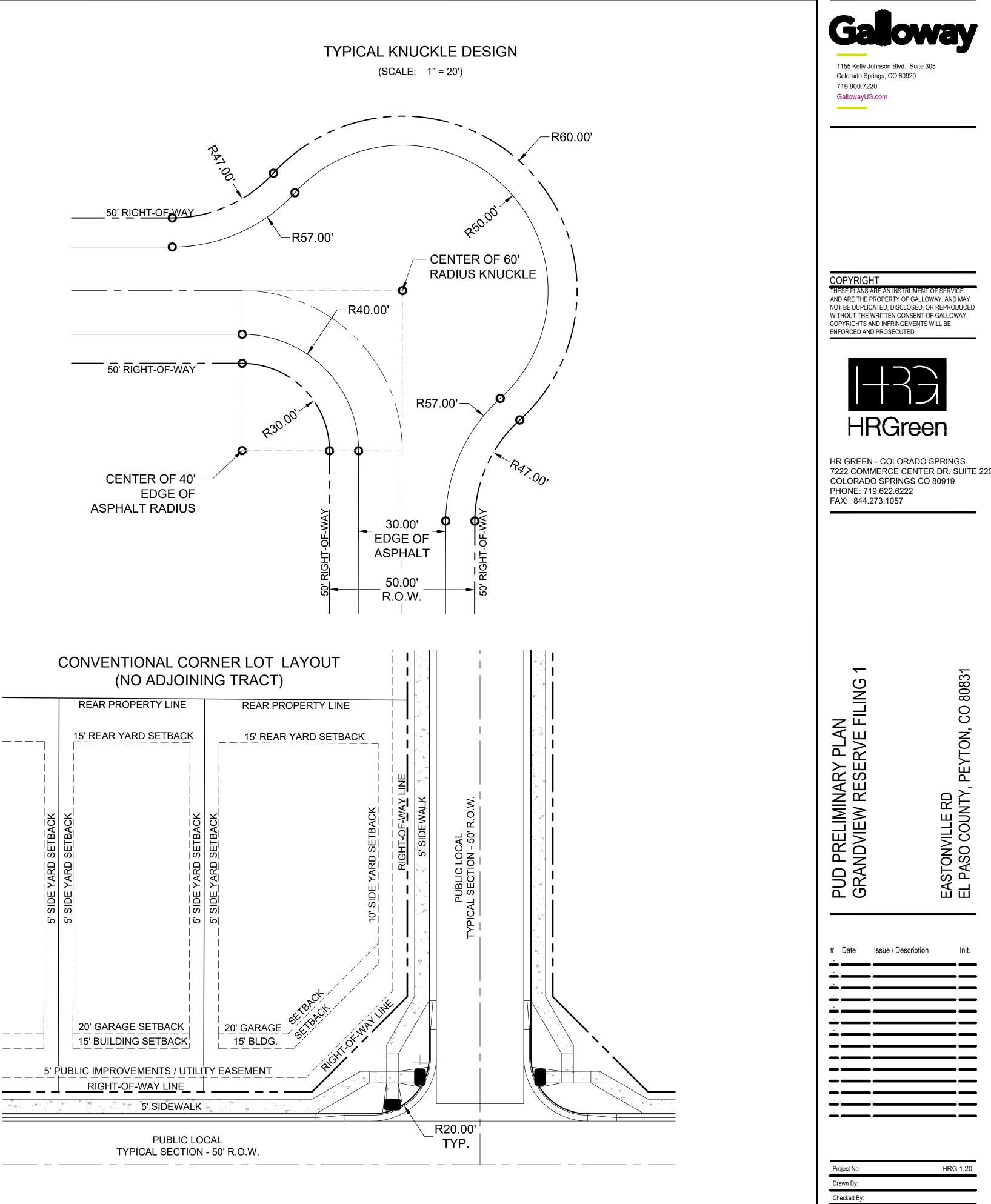






- ON CORNER LOTS, FRONT AND SIDE YARD SETBACKS ARE MEASURED FROM THE RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.





- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- 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
- LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.

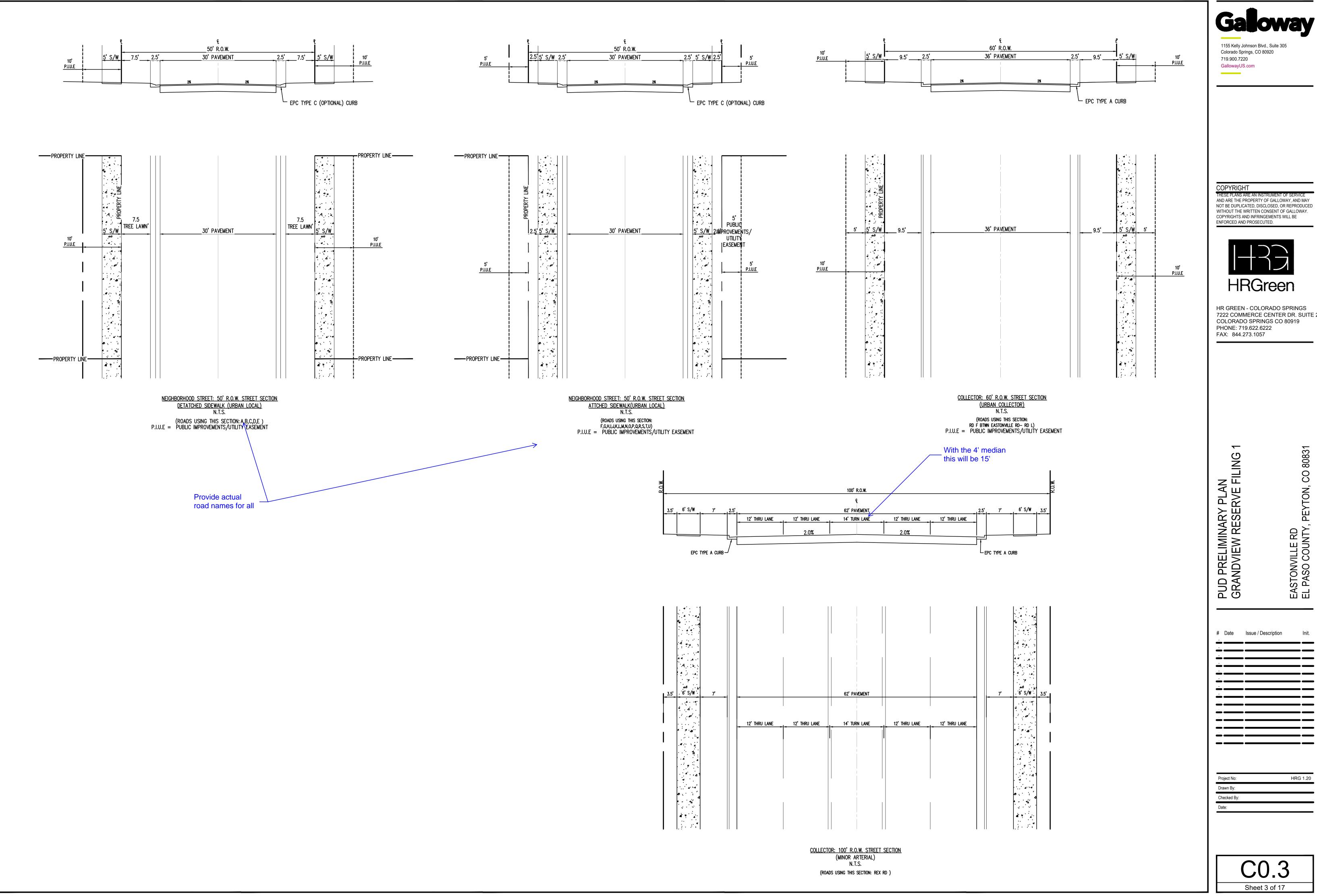
• SIDE YARDS ADJACENT TO A STREET R.O.W. SHALL BE 10' WHEN NO OPEN SPACE TRACT IS

Date:

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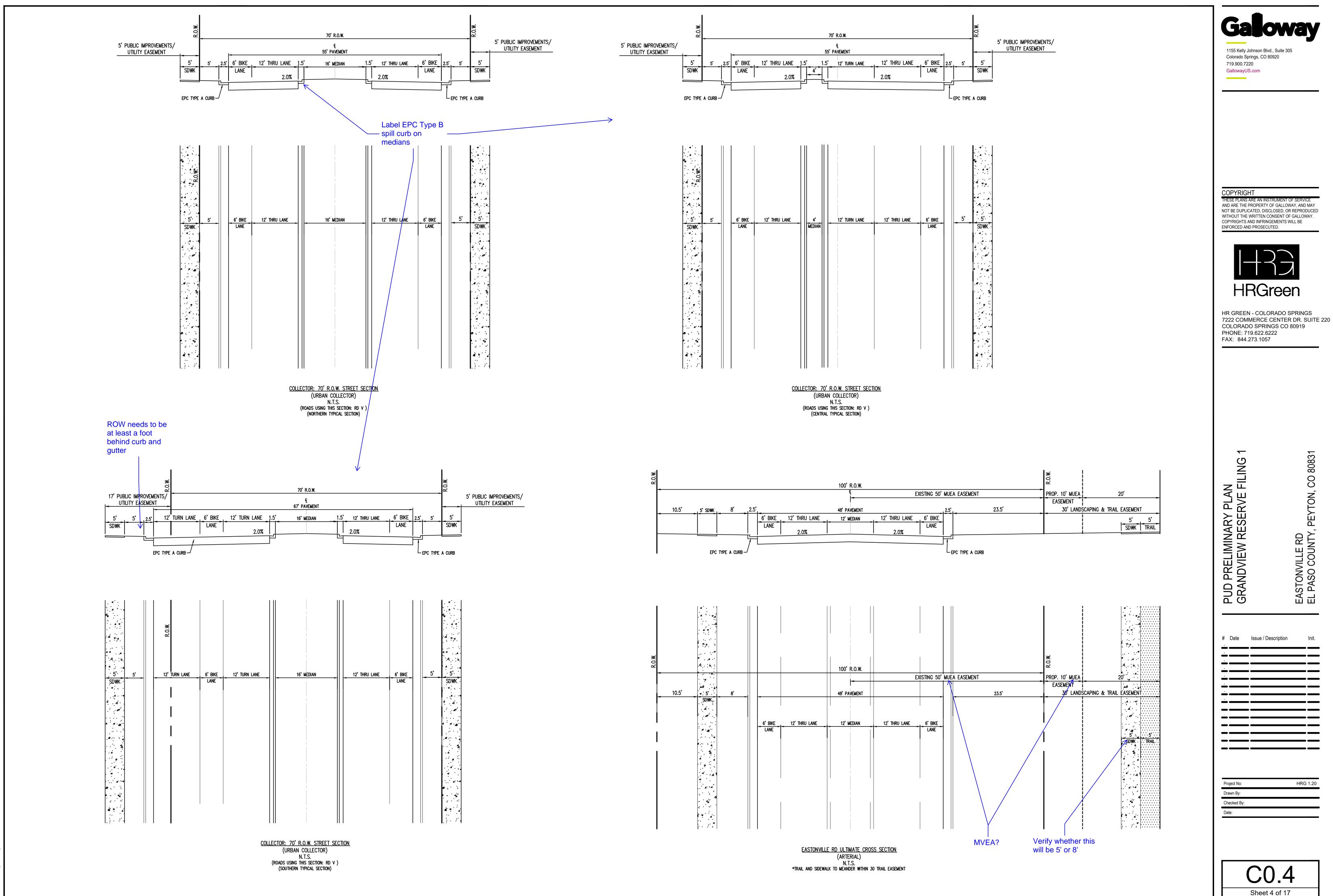
Sheet 2 of 17

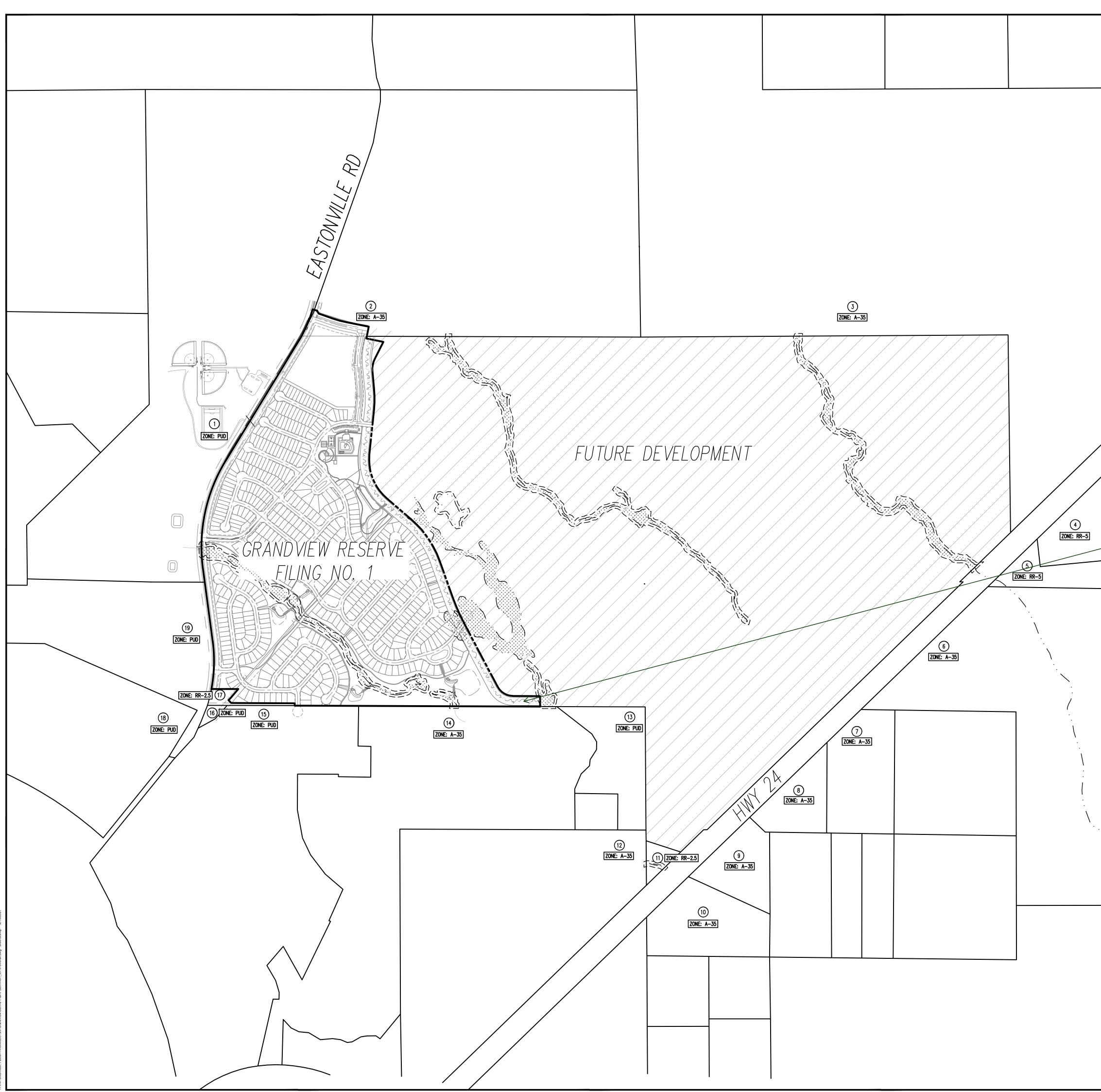
RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE

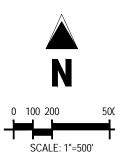


7222 COMMERCE CENTER DR. SUITE 220

PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1		EASTONVILLE RD EL PASO COUNTY, PEYTON, CO 80831
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Date:		







	ADJACENT OWNERS								
PROPERTY	TAX ID NUMBER	OWNER NAME	NUMBER	STREET	SUITE	CITY	STATE	ZIP	
1	4200000400	BOARD OF COUNTY COMMISSIONERS OF	200	S CASCADE AVE	150	COLORADO SPRINGS	со	80903	
2	4200000321	JMJK HOLDINGS LLC	3450	BIG BEAR DR	-	SEDALIA	со	80135	
3	4200000380	JMJK HOLDINGS LLC	3450	BIG BEAR DR	-	SEDALIA	со	80135	
4	4222001003	MARTIN EDWARD D	15615	E US HIGHWAY 24	-	PEYTON	со	80831	
5	4222001002	MARTIN EDWARD D	15615	E US HIGHWAY 24	-	PEYTON	со	80831	
6	4227000016	reid scott d	1412	PIKE PEAK AVE	-	FORT COLLINS	со	80524	
7	4227000020	vande brake todd e	15075	E US HIGHWAY 24	-	PEYTON	со	80831	
8	4227000001	VANDE BRAKE TODD E	15005	E US HIGHWAY 24	-	PEYTON	со	80831	
9	4227000009	NEVELN KRISTEN N	15015	E US HIGHWAY 24	-	PEYTON	со	80831	
10	4227000010	Nourie-teninty H Robin	9591	curtis rd	-	PEYTON	со	80831	
11	4200000328	JOHNSON-CONNE LINDA D	2409	STRICKLAND RD	-	COLORADO SPRINGS	со	80906	
12	4200000148	VORHES GARY	14550	E US HIGHWAY 24	-	PEYTON	со	80831	
13	4200000349	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	-	COLORADO SPRINGS	со	80949	
14	4200000366	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	-	COLORADO SPRINGS	со	80949	
15	4200000417	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	-	COLORADO SPRINGS	со	80949	
16	4200000416	LEE W TRACY	24089	Strickler RD	-	COLORADO SPRINGS	со	80906	
17	4200000397	Plainview properties LLC	2409	Strickler RD	-	COLORADO SPRINGS	со	80906	
18	4200000335	FALCON SCHOOL DISTRICT NO. 49	10850	E WOODMEN RD	-	PEYTON	со	80831	
19	4200000451	MERIDIAN RANCH INVESTMENTS INC	P.O. BOX 80036	-	-	san diego	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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Checked By:	RGD
Date:	12/13/2021
	_ SITE PLAN - NT PROPERTY S



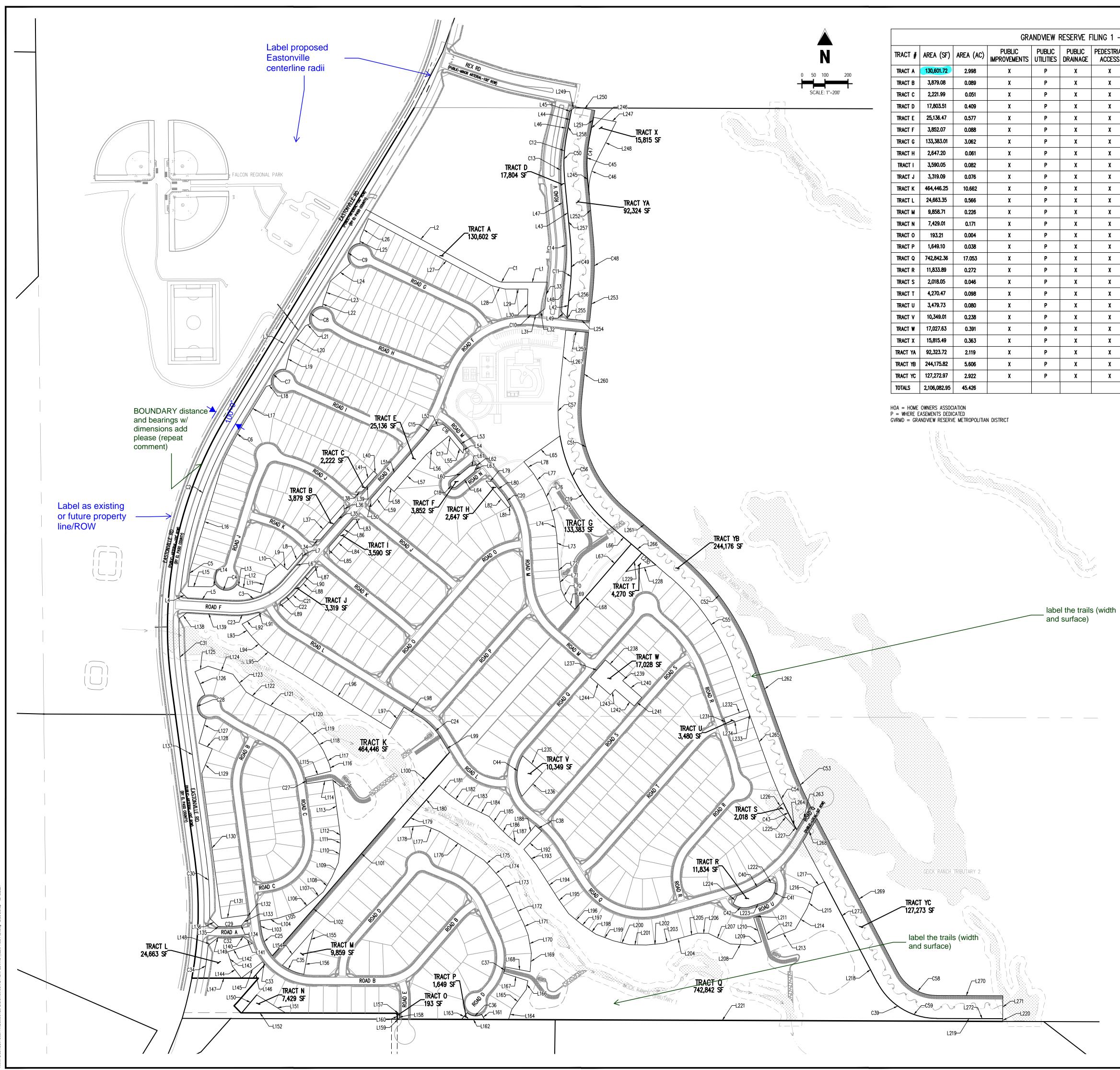
----- ADJACENT PROPERTY LINE ------ Section line ----- PROPOSED EASEMENT PROPOSED ROADWAY CENTER LINE _____ _ _ _ _ (10) ADJACENT PROPERTY IDENTIFIER

PROPOSED LOT LINE

PROPOSED TRACT LINE

PROPOSED R.O.W. LINE

— is this a trail?



PEDESTRIAN ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
X	x		x		
X	X		x	HOA OR GVRMD	HOA OR GVRMD
X	X		x	HOA OR GVRMD	HOA OR GVRMD
X	X		x	HOA OR GVRMD	HOA OR GVRMD
X	X	X	x	HOA OR GVRMD	HOA OR GVRMD
X	X		x	HOA OR GVRMD	HOA OR GVRMD
x	x		x	HOA OR GVRMD	HOA OR GVRMD
x	x		x	HOA OR GVRMD	HOA OR GVRMD
x	x		X	HOA OR GVRMD	HOA OR GVRMD
x	x		x	HOA OR GVRMD	HOA OR GVRMD
X	x		x	HOA OR GVRMD	HOA OR GVRMD
X	x		x	HOA OR GVRMD	HOA OR GVRMD
X	x		x	HOA OR GVRMD	HOA OR GVRMD
X	X		x	HOA OR GVRMD	HOA OR GVRMD
X	X		x	HOA OR GVRMD	HOA OR GVRMD
x	x		x	HOA OR GVRMD	HOA OR GVRMD
X	x		x	HOA OR GVRMD	HOA OR GVRMD
X	x	x	x	HOA OR GVRMD	HOA OR GVRMD
X	x		x	HOA OR GVRMD	HOA OR GVRMD
X	X		X	HOA OR GVRMD	HOA OR GVRMD
X	X		x	HOA OR GVRMD	HOA OR GVRMD
X	x		x	HOA OR GVRMD	HOA OR GVRMD
X	X	x	X	hoa or gvrmd	HOA OR GVRMD
X	x		x	HOA OR GVRMD	HOA OR GVRMD
X	x		x	HOA OR GVRMD	HOA OR GVRMD
X	x		x	HOA OR GVRMD	HOA OR GVRMD
X	x		x	HOA OR GVRMD	HOA OR GVRMD

All GVR MD per general note #4

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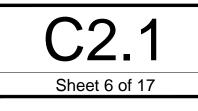


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PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1	EASTONVILLE RD FI PASO COUNTY, PEYTON, CO 80831	
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Project No:	HRG000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	12/13/2021
TRACT PLAN	

IRACI PLAN



			PARCEL C	URVE SEGME	INT TABLE	
	CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
	Cl	28°27'08"	24.83	50.00	S75*46'26"E	24.57
	C 2	26'05'02"	783.03	1720.00	N1818'21"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	S7"19'21"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
y Eastonville	C8	113*40'59"	109.13	55.00	S35*56'38*W	92.09
V for curve	C9	124"33'41"	119.57	55.00	S25*48'19"W	97.38
gn speeds p	er ^{C10}	4°41'32"	30.71	375.00	N86*29'21*W	30.70
nt discussion		1177'04"	204.83	1040.00	N0"12'53"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
\mathcal{A}	C14	11"17"04"	163.47	830.00	N0"12'53"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	4012'28"	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	111.08
	C24	26"21'37"	126.52	275.00	N44'58'45"W	125.41
	C25	31"16'29"	122.82	225.00	S2318'33"E	121.30
	C26	0*47*08*	5.35	390.00	S8'03'52"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	N313'08"W	103.51
	C29	10 ° 57'39 "	90.87	475.00	N87°48'31"E	90.73
	C30	8*57*06*	262.48	1680.00	S3'11'45*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	S311'22"E	268.84		
C32	10*57'39"	100.43	525.00	S87°48'31"W	100.28		
C33	3°12'40"	15.41	275.00	N39'08'26"W	15.41		
C 34	4*55'02*	144.18	1680.00	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	N8412'56"W	63.44		
C37	6 ° 52'47 *	27.02	225.00	S1412'31"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	1519'13"	140.38	525.00	S63*31*32*W	139.96		
C41	81'07'56"	106.20	75.00	N31"31'23"E	97.55		
C42	57"28'04"	75.23	75.00	S7910'37"E	72.11		
C43	2°47'27"	99.85	2050.00	N26°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	3275'55"	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	N012'53"E	224.16		
C49	11"17"04"	204.83	1040.00	N012'53"E	204.50		
C50	16"31'03"	190.27	660.00	S2*49'53"W	189.61		
C51	55'09'30"	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	N2319'29"W	239.65		
C54	5'08'41"	184.07	2050.00	S22"22'26"E	184.01		
C55	29"29'59"	489.12	950.00	S34'33'05"E	483.74		
C56	4012'28"	456.14	650.00	S2971'51"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	N5910'39"W	196.34		
C59	62'35'13"	315.23	288.58	S59'06'01"E	299.79		

PARCEL I	LINE SEGME	INT TABLE
LINE TAG #	BEARING	LENGTH (FT
L1	N90'00'00"E	193.10
L2	S61'32'52"E	650.28
L3	N31°20'52"E	1079.45
L4	N45'11'08 " W	44.65
L5	N86°43'20"W	197.35
L6	S41'02'50"W	126.42
L7	S3'57'10"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	S5812'24"E	20.00
L14	N5818'44"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	108.67
L20	S3676'25 " W	103.06
L21	S64'37'26"W	22.74
L22	S7°27'56"W	22.40
L23	S1973'33"W	93.51
L24	S48'42'06"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	N90'00'00"W	98.46
L30	N1'09'53"E	112. 4 2

	LINE SEGME	
LINE TAG #	BEARING	LENGTH (FT
L151	N5812'05"W	148.42
L152	S89'47'08"E	191.14
L154	S41'13'40"W	208.24
L155	N15'42'43"E	97.69
L156	N9'43'04"E	103.15
L157	N89'47'08"W	7.73
L158	N012'52"E	25.00
L159	S89'47'08"E	7.73
L160	S012'52"W	25.00
L161	N29°26'05"W	25.55
L162	S89'47'08"E	100.24
L163	S41'00'12"W	37.46
L164	S17*55'50*W	45.77
L165	S35'45'21"W	108.02
L166	S10'00'08"W	37.96
L167	S72"21'05"E	110.00
L168	N7913'52"W	110.00
L169	S3*52'37 * W	80.40
L170	S9°54'27"E	80.40
L171	S21'03'20"E	49.72
L172	S25'18'42"E	142.93
L173	S29'41'37"E	74.63
L174	S40*55'26"E	77.00
L175	S45'01'16"E	38.50
L176	S57'00'05"E	226.61
L177	S67*41'53"E	69.46
L178	N85'38'40"E	98.48
L179	S40'50'25"W	71.91
L180	S41"13'39"W	169.43
L181	N48'46'21"W	59.70

LINE TAG #	BEARING	LENGTH (FT)
L31	N84'08'35"W	6.89
L32	S52'57'45"W	48.11
L33	S5'51'25"W	116.61
L34	N86°02'50"E	29.98
L35	N41'02'50"E	159.50
L36	N3'57'10"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"51'25"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	S5'51'25"W	176.13
L49	S41"14'55"E	40.95
L50	N3'57'10"W	31.58
L51	N41'02'50"E	346.35
L52	N76°13'43"E	45.73
L53	S39'33'41"E	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

L32	S52*57'45*W	48.11		L62	S39'33'41"E
L33	S5'51'25"W	116.61		L63	S20"21'55"W
L34	N86°02'50"E	29.98		L64	S50"26'19"W
L35	N41°02'50"E	159.50		L65	S54"23'50"W
L36	N3'57'10"W	30.65		L66	N49"18'05"W
L37	S41'02'50"W	100.48		L67	N40'41'55"E
L38	N86'02'50"E	28.28		L68	N40'56'09"E
L39	N41'02'50"E	101.10		L69	S43"26'02"E
L40	N48°57'10"W	20.00		L70	S25'30'00"E
L41	S41°02'50"W	121.10		L71	S7'58'53"E
L42	N5'51'25"E	135.11		L72	S3'46'10"E
L43	N5°25'39"W	267.05		L73	S3'54'58"E
L44	N11'05'24"E	110.26		L74	S8'57'12"E
L 4 5	S53'35'31"W	14.80		L75	S16'33'36"E
L46	S11'05'24"W	120.00		L76	S23'57'28"E
L47	S5°25'39"E	186.48		L77	S32'18'31"E
L48	S5*51'25"W	176.13		L78	S38'43'58"E
L49	S41"14'55"E	40.95		L79	N84'33'41"W
L50	N3'57'10"W	31.58		L80	N39'33'41"W
L51	N41'02'50"E	346.35		L81	N62"28'08"E
L52	N7613'43"E	45.73		L82	S39'33'41"E
L53	S39'33'41"E	66.73		L83	S86'02'50"W
L54	S5'26'19"W	28.28		 L84	N41'02'50"E
L55	N39'33'41"W	86.71		L85	S3'57'10"E
L56	S50'26'19"W	127.43		L86	S41'02'50"W
L57	S41'02'50"W	211.98		L87	S86'02'50"W
L58	N48'57'10"W	34.69		L88	N41'02'50"E
L59	S39'53'30"W	115.57		L89	S14'09'04"W
L60	N50°26'19"E	102.74		L90	S41'02'50"W
	LINE SEGME]		LINE SEGME
FARGEL				FARGEL	
LINE TAG #	BEARING	LENGTH (FT)		LINE TAG #	BEARING
L182	N54°03'32"W	72.11		L215	S21*23'57"W
L183	N65'51'17"W	65.59		L216	S1512'22"W
L184	N63'59'47"W	60.47		L217	S62"11'36"W
L185	N42°47'47"₩	61.86		L218	N27*48'24"W
L186	N45'52'08"W	61.12		L219	N89'44'32"W
L187	N5112'58"W	57.33		L220	N012'52"E
L188	S39'46'45"W	109.94		L221	S89*47*08*E
L192	N44"11'15"E	110.00		L222	N78'42'02"W
L193	N3910'26"W	84.39		L223	N72°05'21"E
L194	N32'32'07"W	176.75		L224	S26'02'55"W
L195	N3514'05"W	79.42		L225	S41*36'02"E
L196	N50'48'17"W	73.04		L226	S48°23'58"W
L197	N54°27'32"W	38.40		L227	N27*48'24"W
L198	N55'47'05"W	37.47		L228	N77*41'32*E
L199	N6913'46"W	79.67		L229	S40'41'55"W
L200	N76°22'46"W	73.29		L230	N4918'05"W
L201	N89'03'23"W	73.89		L231	S19'48'06"E
L202	S84'38'54"W	40.18		L232	S70"1'54"W

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	N4918'05 " 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	S7'58'53"E	54.50
L72	S3'46'10"E	120.00
L73	S3'54'58"E	62.69
L74	S8'57'12"E	70.61
L75	S16"33'36"E	71.33
L76	S23'57'28"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"28'08"E	12.03
L82	S39'33'41"E	151.27
L83	S86'02'50"W	28.28
L84	N41'02'50"E	199.50
L85	S3'57'10"E	28.28
L86	S41'02'50"W	159.50
L87	S86'02'50"W	21.21
L88	N41'02'50"E	141.42
L89	S14'09'04"W	22.55
L90	S41'02'50"W	126.42
PARCEI	LINE SEGME	NT TARIF
LINE TAG #	BEARING	LENGTH (FT)
L215	S21*23'57*W	41.61
1 216	C1540'00"W	55 03

55.03 51.14

496.83

286.67 11.41

2147.06

41.11

63.94

38.89

125.**4**5

33.43

29.99

133.31

106.48

80.22

31.63

110.00

110.00

115.28

18.87

110.00

L233 N19***48'06"W** 31.63

L235 N48°54'18"W 112.64 L236 N41°05'42"E 134.26

L237 S41'05'42"W 100.00

L241 N41°05'42"E 50.00

L242 S48'54'18"E 110.00

L243 N41°05'42"E 31.13

L244 S48'54'18"E 115.28

L234 N70"1'54"E

L238 N48°54'18"W

L239 N41'05'42"E

L240 N48°54'18"W

PARCEL LINE SEGMENT TABLE

	LINE SEGME	[
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°27'22"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	S8219'42"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	S3015'08"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	218.81
L114	N81'32'34"E	115.00
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	S43'49'38"E	62.72
L120	S51'05'45"E	64.94

PARCEI	LINE SEGME	NT TARIF
LINE TAG #	BEARING	LENGTH (FT)
L121	S62'35'20"E	184.39
L122	S57"18'47"E	48.26
L123	S37'01'44"E	95.97
L125	S71'52'44"E	113.83
L124	N66°59'51"E	61.71
L125	N23'00'09"W	110.00
L120		110.00
	N16'33'53"E	
L128	N67'05'38"W	62.69
L129	N22'54'22"E	115.78
L130	N7°40'18"W	636.03
L131	S82'19'42"W	115.00
L132	N7°40'18"W	9.62
L133	N37'19'42"E	46.39
L134	N8219'42"E	5.31
L135	S86'42'39"E	5.08
L136	S45'52'16"E	51.83
L137	S7'40'18"E	777.34
L138	S51'46'22"W	44.62
L139	N86°43'20"W	197.36
L140	S82'19'42"W	6.13
L141	N53'58'56"W	48.74
L142	N71°25'44"E	113.28
L143	N18 *43'37" W	65.66
L144	N37'32'06"W	64.59
L145	S52°27'54"W	115.00
L146	N41'13'40"E	78.08
L147	N89'58'12"E	213.85
L148	S52"22'18"W	51.89
L149	N86*42'39"W	5.08
L150	S39'59'28"W	101.14

LINE TAG #	BEARING	LENGTH (F
L245	S5*25'39"E	81.75
L246	S11'05'24"W	97.09
L247	N78'54'36"W	100.62
L248	N26"50'16"E	203.39
L249	S53'35'31"W	22.84
L250	N78°54'36"W	84.57
L251	N11'05'24"E	97.09
L252	N5*25'39"W	185.30
L253	N5"51'25"E	139.99
L254	S84'08'35"E	94.75
L255	S41"14'55"E	7.16
L256	N5'51'25"E	135.11
L257	N5*25'39"W	267.05
L258	N11°05'24"E	110.26
L259	N84°08'35"W	100.00
L260	N5*51'25*E	291.84
L261	N49'18'05"W	342.14
L262	N19*48'06"W	438.38
L263	N31'14'26"E	116.92
L264	S27*48'24"E	29.99
L265	S19'48'06"E	218.46
L266	S4918'05"E	60.00
L267	S5'51'25"W	291.8 4
L268	S31"14'26"W	116.61
L269	N27°48'24"W	754.91
L270	N89'44'32"W	287.22
L271	N012'52"E	100.00
L272	S89'44'32"E	286.67
L273	S27*48'24"E	496.83

L203 S70°39'34"W 34.95

L204 S73*40*26*W 58.21

L205 \$74°26'07*W 60.00

L206 N89°42'56"W 47.31 L207 N6413'44"W 105.36

L208 N86*35*53**W 90.15

L209 S7216'52"W 48.24

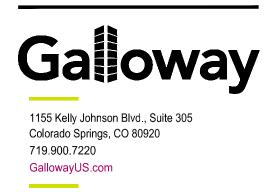
L210 S17*54*39*E 110.00

L211 S72°05'21"W 30.00

L212 N17°54'39"W 110.00

L213 S68*38'29*W 126.54

L214 S29°48'31"W 102.61



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# Date Issue / Description Init. -	PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1		RD	EL PASO COUNTY, PEYTON, CO 80831
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	Checked By: Date:			

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