

PURPOSE AND INTENT:

TO CREATE A COHESIVE AND WELL PLANNED COMMUNITY TO ALLOW A MAXIMUM 568 DWELLING UNITS ON 189.47 - 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, INSTITUTIONAL, AN AMENITY CENTER 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 2,845.09 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 2,334.38 FEET TO THE POINT OF BEGINNING; THENCE S11°05'24"W, A DISTANCE OF 24.40 FEET; THENCE S78°54'36"E, A DISTANCE OF 185.19 FEET; THENCE S26°50'18"W, A DISTANCE OF 303.38 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 S06°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 55°09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 629.48 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 1,920.00 FEET, A DISTANCE OF 272.44 FEET TO A POINT OF TANGENT; THENCE S27°48'24"E, A DISTANCE OF 773.34 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 N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF 2.00 FEET TO A POINT OF BEGINNING; THENCE N00°52'28"W, A DISTANCE OF 5290.17 FEET TO A POINT OF BEGINNING; 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); BEING SAID 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;
6. 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"E, A DISTANCE OF 160.89 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 07°52'12", A RADIUS OF 1,150.00 FEET, A DISTANCE OF 157.96 FEET TO A POINT OF TANGENT; THENCE S78°54'36"E, A DISTANCE OF 237.75 FEET; THENCE S11°05'24"W, A DISTANCE OF 105.60 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,253.692 SQ. FEET OR 189.479 ACRES MORE OR LESS.

GEOLOGICAL CONDITIONS:

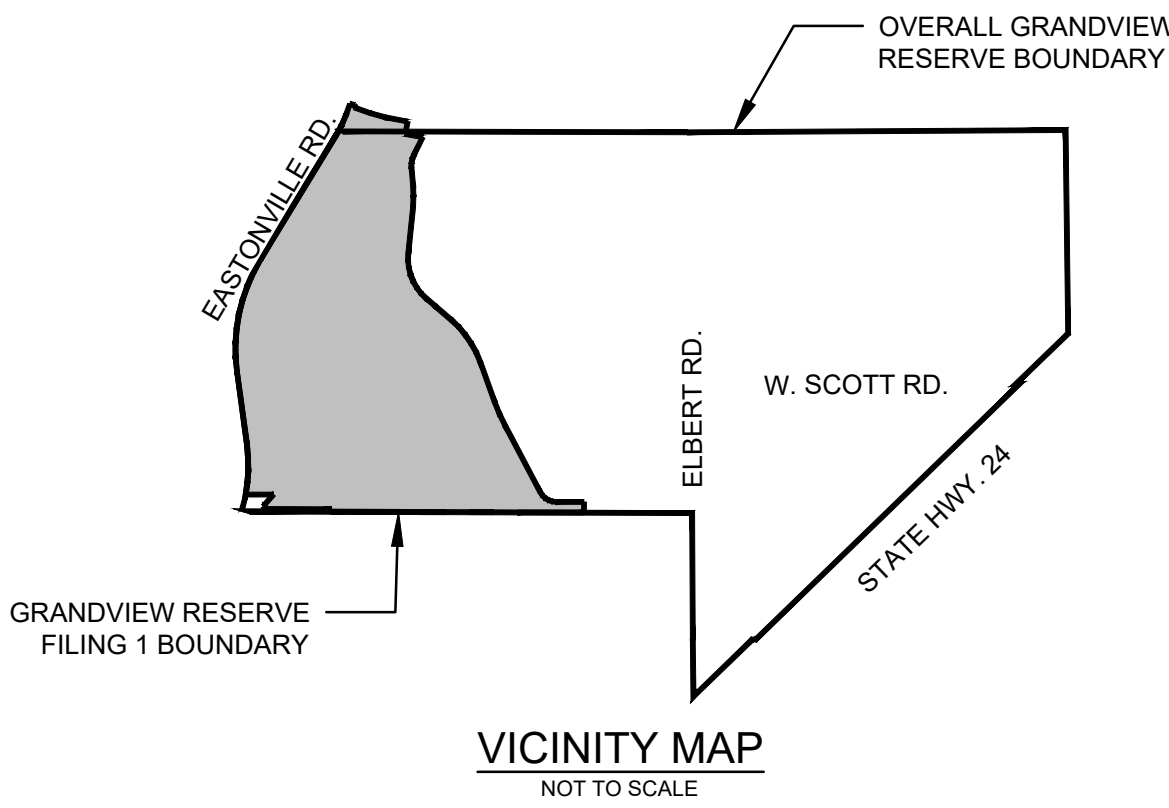
A PRELIMINARY SOIL, GEOLOGY, GEOLOGICAL HAZARD AND WASTEWATER STUDY INVESTIGATION WAS PREPARED BY ENTECH ENGINEERING, INC. DATED JANUARY 15, 2019. THE REPORT IDENTIFIED NO GEOLOGIC HAZARDS THAT WOULD PRECLUDE DEVELOPMENT OF THE SITE FOR CONSTRUCTION OF RESIDENTIAL STRUCTURES; HOWEVER, THE REPORT IDENTIFIED EXISTING GEOLOGICAL AND ENGINEERING GEOLOGICAL CONDITIONS THAT WILL IMPOSE CONSTRAINTS ON SOME DEVELOPMENT AND CONSTRUCTION. THE MOST NOTABLE CONSTRAINTS THAT MAY AFFECT THE DEVELOPMENT INCLUDE ARTIFICIAL FILL, LOOSE OR EXPANSIVE SOILS, SLOPE STABILITY, AND SHALLOW GROUND WATER. IT IS NOTED THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED WITH MITIGATION OF POTENTIAL HAZARDS AS ILLUSTRATED IN THE REPORT WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THE AREA OR THROUGH THE AVOIDANCE OF THESE AREAS. INVESTIGATION OF EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION.

FLOODPLAIN NOTES:

- 1. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C05562 AND 08041C0552G EFFECTIVE DATE 7, 2018.
2. 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.
3. 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.
4. 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.
5. 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:

- 1. THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
2. 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.
3. MINIMUM LOT AREA:
a. DWELLING, SINGLE FAMILY: FIVE THOUSAND FIVE HUNDRED SQUARE FEET (5,500SF). (REFER TO TYPICAL LOT LAYOUTS)
4. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
5. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
6. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40')
7. SETBACK REQUIREMENTS:
a. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
b. SIDE YARD: FIVE FEET (5')
c. REAR YARD FIFTEEN FEET (20')
d. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (20')
e. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

- ACCESSORY USE STANDARDS:
1. ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED.
2. 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.
3. MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')
4. SETBACK REQUIREMENTS:
a. SIDE YARD: FIVE FEET (5')
b. REAR YARD: FIVE FEET (5')

INSTITUTIONAL 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.
1. MINIMUM LOT AREA-FIVE ACRES (5.0 ACRES).
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 20%
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
4. BUILDING SETBACK REQUIREMENTS:
a. FRONT YARD: FIFTY FEET (50')
b. SIDE YARD: FIFTY FEET (50')
c. REAR YARD FIFTY FEET (50')

- 5. add front setback and corner lot setbacks (non-driveaway) side (front should be at least 20 to accommodate car in driveway parking Garage) 15' front other than garage
6. this should be a PUD modification if needed and added to the PUD mod table and LOI
7. District has authority for this and also have the CCR authority- 5 extra mills was requested for this
8. 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. 16-454), 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.

SITE DATA

Table with 2 columns: Existing Land Use and Existing Zoning. Values include Agricultural RR-2.5 and PUD.

Table with 2 columns: Site Acreage and Proposed Number of Units. Values include 189.457 AC - 100% and 568 units.

TOTAL AREAS (SEE LAND USE TABLE)

Table with 2 columns: Residential/Amenity/Parkopen Space and Area/Amenity/Parkopen Space. Values include 85.188 AC - 45%, 5.465 AC - 3%, 51.673 AC - 27%.

INSTITUTIONS: non-residential lots R.O.W. 35.940 AC - 19%

Grandview Reserve F1 - Land Use Table. Columns: Land Use, Area (Acres), Units, Net Density (DU/acre), % of Land. Rows include Single Family Residential, Amenity, Institutional, Gas Easement, Drainage Channel A, Drainage Channel B, Detention, Road R.O.W., Tracts/Open Space, Pocket Park, and Total Land Area.

569 & 570 nonres lots

Access Limitation: There shall be no direct lot access to Eastonville Road.

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

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

PLANNER/LANDSCAPE ARCHITECT: HRGREEN DEVELOPMENT, LLC 5619 DTC PARKWAY SUITE 1150 GREENWOOD VILLAGE, CO 80111 ATTN: PHIL STUEPFERT

CIVIL ENGINEER: HRGREEN DEVELOPMENT, LLC 5619 DTC PARKWAY SUITE 1150 GREENWOOD VILLAGE, CO 80111 ATTN: KEN HUHN

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

SHEET INDEX

- C0.01 - COVER SHEET
C0.02 - CO.03 - TYPICALS
C1.00 - OVERALL SITE PLAN
C1.01 - TRACT PLAN
C2.00 - OVERALL LOT LAYOUT PLAN
C2.01-C2.05 - LOT LAYOUT PLAN
C2.06-C2.11 - LOT TABLE
C3.00 - OVERALL SITE LAYOUT PLAN
C3.01-C3.05 SITE LAYOUT PLAN
C4.00 - OVERALL GRADING PLAN
C4.01-C4.05 PRELIMINARY GRADING PLAN
C5.00 - OVERALL UTILITY PLAN
C5.01-C5.05 PRELIMINARY UTILITY PLAN
L1.00 - LANDSCAPE OVERVIEW PLAN
L1.10-L1.30 DETAILED LANDSCAPE PLAN

Jeff and Phil- Lets brake the utility plans and grading plan out of the PUD index; we dont need to record 39 sheets....Those are not zoning related so they dont need to be included. red dots is remove from PUD index

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

DEVELOPMENT SERVICE DIRECTOR Planning an 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. _____

FEE: _____ SURCHARGE _____

BY: _____ DEPUTY

PUBLIC STREETS

- 1. 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 PUBLIC SERVICES DEPARTMENT EXCEPT FOR LANDSCAPE AREAS WHICH SHALL BE MAINTAINED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
2. LANDSCAPING VIA DEVELOPMENT AGREEMENT, LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT.
3. REX ROAD AS ILLUSTRATED ON THE DRAWINGS WILL BE A PUBLIC STREET TO BE NAMED, 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
4. PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY on file with this project

PRIVATE STREETS

- 1. A WAIVER FOR SECTION 8.4.4.(A,B,C,D) OF THE EPC LAND DEVELOPMENT CODE IS REQUESTED TO PERMIT PRIVATE ROADWAYS WITHIN THIS DEVELOPMENT AS OUTLINED IN SECTION 8.4.4.(E) PRIVATE ROAD ALLOWANCES.
2. PRIVATE STREETS ARE NOT CURRENTLY SHOWN ON THE PLAN, HOWEVER, APPLICANT DESIRES TO HAVE THE OPTION TO DO PRIVATE STREETS IF NEEDED.
3. ALL PRIVATE STREETS SHALL BE NAMED TO EL PASO COUNTY STANDARDS. is this needed?

LANDSCAPE

- 1. 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.
2. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
3. 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.
4. TRAILS TO BE SOFT SURFACE AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES - at the time of final plat
5. ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.

GENERAL NOTES

- 1. THE GRANDVIEW RESERVE FILING 1 OVERALL DENSITY IS 3.0 DU/AC, ON 184.479 ACRES, FOR A TOTAL OF 568 UNITS. PER SKETCH PLAN APPROVAL DENSITY TRANSFERS MAY OCCUR IN WHICH SPECIFIC AREAS EXCEED 4.24 DU/AC SO LONG AS THE OVERALL DENSITY OF THE PROJECT IS BELOW THE APPROVED MAXIMUM UNIT COUNT. ANY DENSITY BELOW THIS CAP MAY BE USED IN SUBSEQUENT PHASES AND TRANSFERRED TO OTHER PARCELS AS LONG AS THE TOTAL MAXIMUM UNIT COUNT ON THE APPROVED SKETCH PLAN IS NOT EXCEEDED.
2. 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.
3. CENTRAL WATER SERVICES TO BE PROVIDED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.
4. CENTRAL WASTE WATER SERVICES TO BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT.
5. ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY EITHER THE GRANDVIEW RESERVE METROPOLITAN DISTRICT OR A HOME OWNER'S ASSOCIATION. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORM WATER FACILITIES, OPEN SPACE TRACTS, STREETScape PLANTINGS, DETENTION POND UTILITIES, FENCES, PARKS AND RECREATION FACILITIES, TRAILS, MAIL BOX CLUSTERS, AND OTHER USES.
6. ALL ELECTRICAL SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN EASEMENTS AS REQUIRED.
7. PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/ OR AS SHOWN WITHIN THE DETAILS.
8. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES.
9. FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE NOT MET WITH LAND DEDICATION.
10. ALL COMMON LANDSCAPE AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
11. 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).
12. 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).
13. PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE PROJECT AS FOLLOWS:
a. FRONT: TEN FEET (10')
b. SIDE: FIVE FEET (5')
c. REAR: FIVE FEET (5')
d. ALL TRACTS
14. LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED.
15. STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
16. STREET 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.
17. FENCING - SHOW DIGITAL LOT FENCING ALONG LOT R/W'S
- 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.
18. NEW SIDEWALKS 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.

delete- This is A site specific PUD prelim plan, lot and tract SF and dimensions are set with this

delete note 9

lighting will need to meet EPC standrds too

delete note 9

adjacent to residential lots Provide ADA responsibility note.



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

delete all that says prelim not for construction as this will be a record PUD PRELIMINARY NOT FOR BIDDING NOT FOR CONSTRUCTION

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PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1

EASTONVILLE RD EL PASO COUNTY, PEYTON, CO 80831

Table with 4 columns: #, Date, Issue / Description, Init. Rows 1-10.

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

COVER SHEET

C0.01 Sheet 1 of 40

LINE TAG #	BEARING	LENGTH (FT)
L1	S85°12'57"W	116.61
L2	S52°37'45"W	48.11
L3	N84°08'35"E	6.89
L4	N10°19'55"E	112.42
L5	N90°00'00"W	98.46
L6	N75°41'47"W	57.32
L7	N61°32'52"W	612.32
L8	S22°29'21"W	92.83
L9	S25°08'08"W	22.14
L10	S48°42'06"W	114.79
L11	S19°13'33"W	93.51
L12	S72°56'07"W	22.40
L13	S64°37'26"W	22.74
L14	S36°16'25"W	103.06
L15	S13°25'41"W	108.67
L16	S7°39'29"W	23.90
L17	S31°20'52"W	104.08
L18	S31°20'52"W	21.43
L19	S31°20'52"W	11.14
L20	S31°20'52"W	60.70
L21	S16°59'11"W	494.06
L22	S89°27'25"E	102.19
L23	N8°18'44"E	20.00
L24	S58°12'24"E	20.00
L25	S73°00'49"E	92.03
L26	N16°59'11"E	80.00
L27	N50°42'30"E	79.27
L28	S48°57'10"E	40.00
L29	N41°02'50"E	98.06
L30	S35°17'07"E	22.36
L31	S41°02'50"W	126.42
L32	N86°43'20"W	197.35
L33	N45°11'08"W	44.65
L34	N31°20'52"E	1079.45
L35	S61°32'52"E	650.28
L36	N90°00'00"E	193.10
L37	S41°02'50"W	159.50
L38	S86°02'50"W	29.98
L39	N41°02'50"E	100.48
L40	N48°57'10"W	0.47
L41	N41°02'50"E	101.89
L42	S35°17'07"E	30.65
L43	S41°02'50"W	101.10
L44	S86°02'50"W	28.28
L45	N41°02'50"E	121.10
L46	S48°57'10"E	20.00
L47	S5°12'25"W	135.11
L48	N41°4'55"W	40.95
L49	N11°05'24"E	120.00
L50	N53°35'31"E	14.80
L51	S39°33'41"E	66.73
L52	S5°26'19"W	28.28
L53	N39°33'41"E	97.42
L54	S50°26'19"W	127.65
L55	S41°02'50"W	211.98
L56	N48°57'10"W	34.69
L57	S41°02'50"W	113.21
L58	N35°17'07"E	28.28
L59	N41°02'50"E	346.35
L60	N76°13'43"E	45.73
L61	S50°26'19"W	102.74
L62	N50°26'19"E	102.74
L63	N80°30'43"E	19.16
L64	N50°26'19"E	7.24
L65	S39°33'41"E	10.80
L66	S50°26'19"W	7.24
L67	S20°21'55"W	19.16
L68	S49°18'05"E	121.67
L69	S40°41'55"W	207.01
L70	S40°56'09"W	168.47
L71	N43°26'02"W	53.77
L72	N25°30'00"W	52.11
L73	N75°58'53"W	54.50
L74	N3°46'10"W	120.00
L75	N3°45'05"W	61.96
L76	N85°4'53"W	71.33
L77	N16°33'36"W	71.33
L78	N23°57'28"W	71.35
L79	N32°18'31"W	75.55
L80	N38°43'58"W	66.60
L81	N54°23'50"E	192.65
L82	S62°28'08"W	12.03
L83	N39°33'41"E	151.27
L84	S84°33'41"E	28.28
L85	S39°33'41"E	55.62
L86	S41°02'50"W	199.50
L87	N35°17'07"E	28.28

LINE TAG #	BEARING	LENGTH (FT)
L93	N41°02'50"E	159.50
L94	N86°02'50"E	28.28
L95	N26°26'32"E	30.89
L96	N41°02'50"E	126.42
L97	N86°02'50"E	21.21
L98	S41°02'50"W	141.42
L99	S41°13'39"W	307.48
L100	S40°50'25"W	512.14
L101	S41°13'40"W	351.95
L102	N7°40'18"W	41.35
L103	N82°19'42"E	75.43
L104	N72°38'09"E	68.06
L105	N72°38'09"E	34.33
L106	N50°53'33"E	34.91
L107	N50°53'33"E	35.00
L108	N49°27'04"E	33.00
L109	N49°27'04"E	30.43
L110	N30°15'08"E	38.52
L111	N30°15'08"E	34.85
L112	N24°04'28"E	33.25
L113	N24°04'28"E	35.69
L114	N6°47'02"E	33.09
L115	N6°47'02"E	34.72
L116	N1°40'21"E	33.35
L117	N4°33'56"W	36.85
L118	N7°40'18"W	218.81
L119	S81°32'34"W	115.00
L120	N75°48'39"E	115.00
L121	N13°26'42"W	30.25
L122	N23°44'20"W	65.10
L123	N32°37'57"W	68.58
L124	N43°49'38"W	62.72
L125	N51°05'45"W	64.94
L126	N62°35'20"W	184.39
L127	N57°18'47"W	48.26
L128	N37°01'44"W	95.97
L129	N71°52'44"W	113.83
L130	S66°59'51"W	61.71
L131	S23°00'09"E	110.00
L132	S16°33'53"W	110.20
L133	S67°05'38"E	62.69
L134	S22°54'22"W	115.78
L135	S7°40'18"E	636.03
L136	N82°19'42"E	115.00
L137	S7°40'18"E	9.62
L138	S37°19'42"W	48.39
L139	S82°19'42"W	5.31
L140	N86°42'39"W	5.08
L141	N45°52'16"W	51.83
L142	N7°40'18"E	777.34
L143	N51°46'22"W	44.62
L144	S86°43'20"E	197.36
L145	S84°57'33"E	26.68
L146	S61°31'28"W	100.07
L147	S38°02'09"E	64.84
L148	S42°48'58"E	64.17
L149	S52°27'22"E	65.65
L150	S58°09'34"E	600.00
L151	N31°50'26"E	110.00
L152	S58°09'34"E	82.07
L153	S31°47'57"E	75.56
L154	S18°43'37"E	65.66
L155	S37°32'06"E	64.59
L156	N52°27'54"E	115.00
L157	S41°13'40"W	78.08
L158	S89°58'12"W	213.85
L159	N52°22'18"E	51.89
L160	S86°42'39"E	5.08
L161	N82°19'42"E	6.13
L162	S53°58'56"E	48.74
L163	S71°25'44"W	113.28
L164	S9°43'04"W	103.15
L165	N41°13'40"E	208.24
L166	S15°42'43"W	97.89
L167	S58°17'05"E	148.42
L168	N89°47'08"W	191.14
L169	N39°59'28"E	101.14
L170	S01°52'W	25.00
L171	N89°47'08"W	7.73
L172	N01°25'2"E	25.00
L173	S89°47'08"E	7.73
L174	N89°47'07"W	100.24
L175	N41°00'12"E	37.46
L176	S28°28'05"E	25.55
L177	S01°52'W	11.64
L178	N89°47'08"W	1861.17
L179	N17°55'50"E	45.77

LINE TAG #	BEARING	LENGTH (FT)
L180	N35°45'21"E	108.02
L181	N10°00'08"E	37.96
L182	N72°21'05"W	110.00
L183	S79°13'52"E	110.00
L184	N3°52'37"E	80.40
L185	N9°54'27"W	80.40
L186	N21°03'20"W	49.72
L187	N25°18'42"W	142.93
L188	N29°41'37"W	74.63
L189	N40°55'23"W	77.00
L190	N45°01'16"W	38.50
L191	N57°00'05"W	226.61
L192	N67°41'53"W	69.46
L193	S85°38'40"W	98.48
L194	N40°50'25"E	71.91
L195	N41°13'39"E	169.43
L196	S48°46'21"E	59.70
L197	S54°03'32"E	72.11
L198	S65°51'17"E	65.59
L199	S63°59'47"E	60.47
L200	S42°47'47"E	61.86
L201	S45°52'08"E	61.12
L202	S51°12'58"E	57.33
L203	N39°46'45"E	109.94
L204	S44°11'15"W	110.00
L205	S39°10'26"E	84.39
L206	S32°32'07"E	176.75
L207	S35°14'05"E	40.97
L208	S35°14'05"E	38.44
L209	S50°48'17"E	36.82
L210	S50°48'17"E	36.21
L211	S54°27'32"E	38.40
L212	S55°47'05"E	37.47
L213	S69°13'46"E	37.61
L214	S69°13'46"E	42.06
L215	S76°22'46"E	32.65
L216	S76°22'46"E	40.64
L217	S89°03'23"E	34.39
L218	S89°03'23"E	39.50
L219	N84°38'54"E	35.19
L220	N84°38'54"E	40.18
L221	N70°39'34"E	34.95
L222	N73°40'26"E	58.21
L223	N74°26'07"E	60.00
L224	S89°42'56"E	47.31
L225	S64°13'44"E	54.38
L226	S64°13'44"E	50.99
L227	S86°35'53"E	44.83
L228	S86°35'53"E	45.33
L229	N72°16'52"E	48.24
L230	N17°54'39"W	110.00
L231	N72°05'21"E	30.00
L232	S17°54'39"E	110.00
L233	N68°38'29"E	76.84
L234	N68°38'29"E	49.70
L235	N29°48'31"E	49.97
L236	N29°48'31"E	52.64
L237	N21°23'57"E	41.61
L238	N15°12'22"E	55.03
L239	N62°11'36"E	51.14
L240	S27°48'24"E	496.83
L241	S72°05'21"W	63.94
L242	N26°02'55"E	38.89
L243	S78°42'02"E	41.11
L244	S27°48'24"E	27.50
L245	N41°36'02"W	125.45
L246	N48°23'58"E	33.43
L247	S49°18'05"E	80.22
L248	S77°41'32"W	133.31
L249	N40°41'05"E	106.48
L250	N70°11'54"E	110.00
L251	S19°48'06"E	31.63
L252	S70°11'54"W	110.00
L253	N19°48'06"W	31.63
L254	S48°54'18"E	112.64
L255	S41°05'42"W	134.26
L256	S5°25'39"E	186.48
L257	S5°25'39"E	59.52
L258	N31°20'52"E	437.92
L259	N64°48'22"E	36.02
L260	S71°02'24"E	160.69
L261	S78°54'36"E	116.90
L262	S31°01'13"E	37.92
L263	S11°05'24"W	119.62
L264	S5°31'26"W	291.84
L265	S50°26'19"W	110.00
L266	N39°33'41"W	283.34

LINE TAG #	BEARING	LENGTH (FT)
L267	N17°44'59"W	51.61
L268	N21°05'00"E	132.65
L269	S84°08'35"E	142.14
L270	S5°25'39"E	267.05
L271	N5°25'39"W	186.48
L272	S11°02'50"W	110.26
L273	N5°31'25"E	176.13
L275	N48°54'18"W	115.28



TRACT #	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PUBLIC DRAINAGE	PEDESTRIAN ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
TRACT A	130601.62	2.998	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT B	3879.08	0.089	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT C	2221.99	0.051	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT D	17803.51	0.409	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT E	25033.45	0.574	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT F	3852.07	0.088	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT G	133384.20	3.062	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT H	2647.20	0.061	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT I	3590.05	0.082	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT J	3319.09	0.076	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT K	46446.25	1.062	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT L	24663.35	0.566	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT M	9858.71	0.226	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT N	7429.01	0.171	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT O	193.21	0.004	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT P	1649.17	0.038	X	P	X	X	X	X	X	HOA OR GVRMD	HOA OR GVRMD
TRACT Q	739548.32	16.978	X	P	X	X	X				

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

Table with 4 columns: #, Date, Issue / Description, Init. It contains a list of revision entries.

Project No: HRG000001
Drawn By: JDP
Checked By: GRD
Date: 8/13/2021

LOT TABLE

LOT AREA TABLE with columns: LOT #, AREA (SF - AC), PERIMETER (FT), SEGMENT LENGTHS (FT), SEGMENT BEARINGS. Contains data for lots 181 through 200.

LOT AREA TABLE with columns: LOT #, AREA (SF - AC), PERIMETER (FT), SEGMENT LENGTHS (FT), SEGMENT BEARINGS. Contains data for lots 161 through 180.

LOT AREA TABLE with columns: LOT #, AREA (SF - AC), PERIMETER (FT), SEGMENT LENGTHS (FT), SEGMENT BEARINGS. Contains data for lots 141 through 160.

LOT AREA TABLE with columns: LOT #, AREA (SF - AC), PERIMETER (FT), SEGMENT LENGTHS (FT), SEGMENT BEARINGS. Contains data for lots 121 through 140.

LOT AREA TABLE with columns: LOT #, AREA (SF - AC), PERIMETER (FT), SEGMENT LENGTHS (FT), SEGMENT BEARINGS. Contains data for lots 101 through 120.

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PUD PRELIMINARY PLAN
 GRANDVIEW RESERVE FILING 1

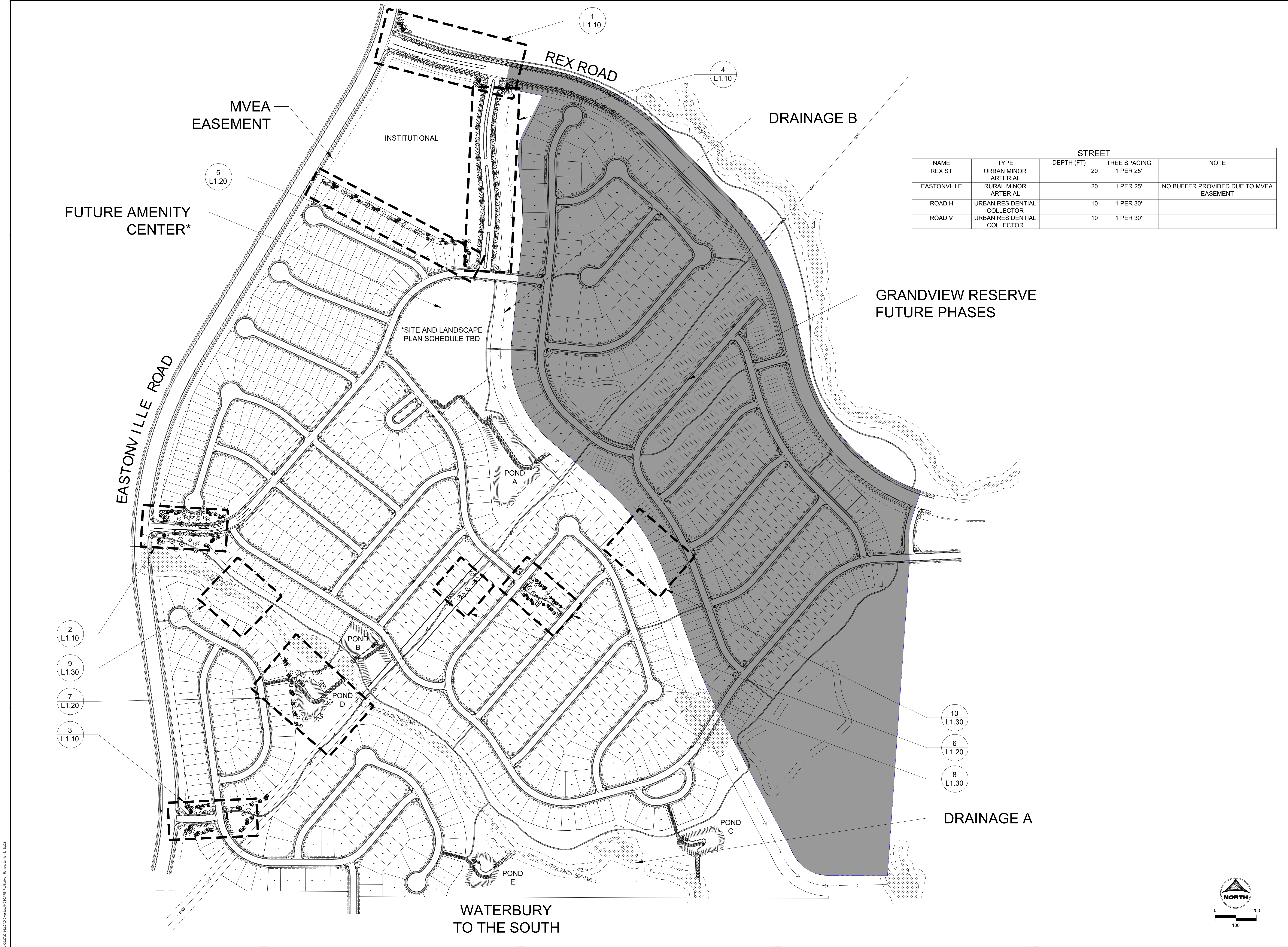
EASTONVILLE RD
 EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.
01	2021.08.13	FIRST SUBMITTAL	

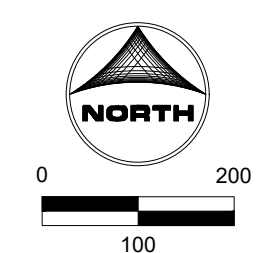
Project No: HRG 1.20
 Drawn By: JK
 Checked By: JFR/PB
 Date: 2021.08.13

LANDSCAPE OVERVIEW PLAN

L1.00
 Sheet 36 of 40



STREET				
NAME	TYPE	DEPTH (FT)	TREE SPACING	NOTE
REX ST	URBAN MINOR ARTERIAL	20	1 PER 25'	
EASTONVILLE	RURAL MINOR ARTERIAL	20	1 PER 25'	NO BUFFER PROVIDED DUE TO MVEA EASEMENT
ROAD H	URBAN RESIDENTIAL COLLECTOR	10	1 PER 30'	
ROAD V	URBAN RESIDENTIAL COLLECTOR	10	1 PER 30'	



20210813 10:00 AM LANDSCAPE OVERVIEW PLAN - SHEET 36 OF 40

