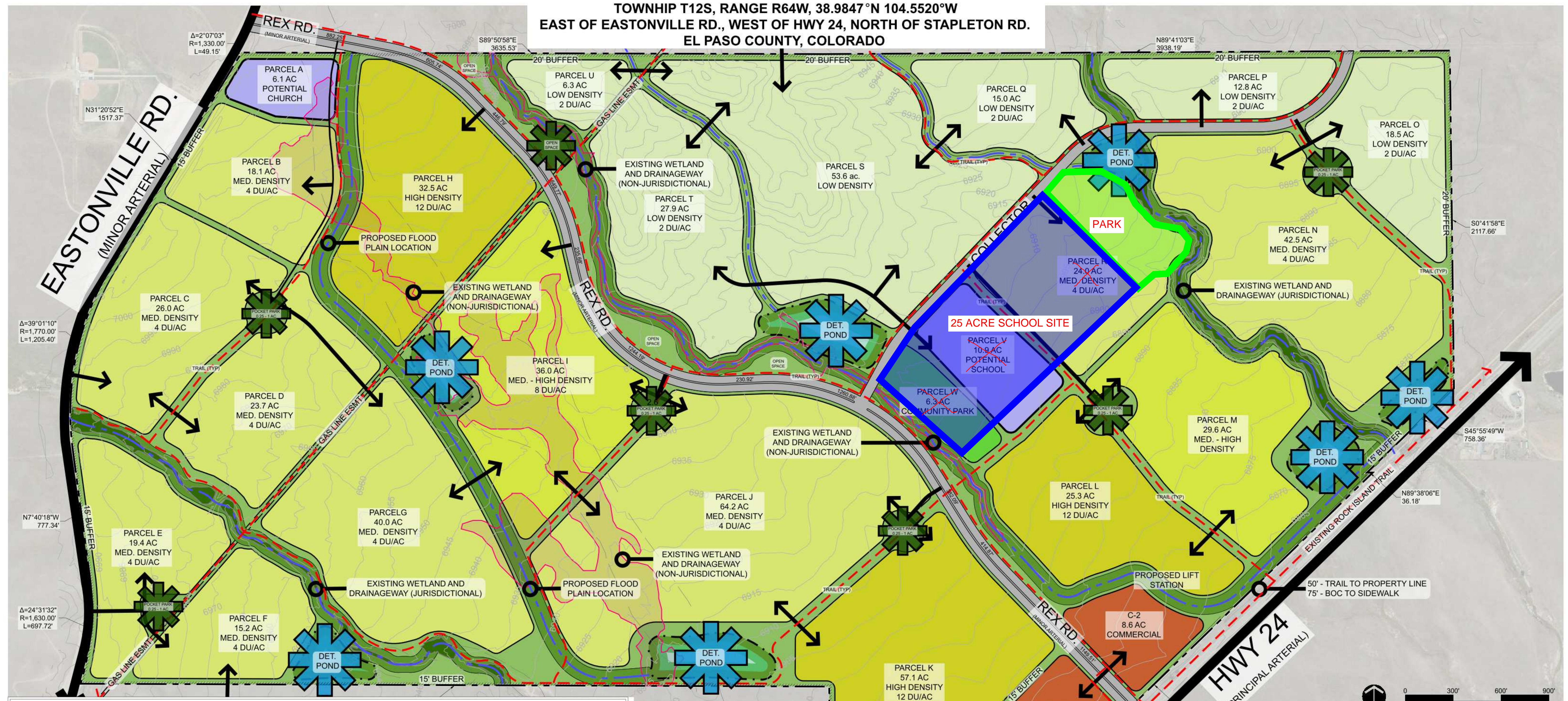


GRANDVIEW RESERVE SKETCH PLAN

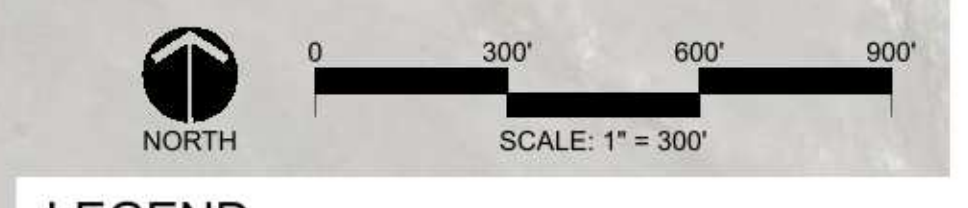
TOWNSHIP T12S, RANGE R64W, 38.9847° N 104.5520° W
 EAST OF EASTONVILLE RD., WEST OF HWY 24, NORTH OF STAPLETON RD.
 EL PASO COUNTY, COLORADO



Land Use Summary

LAND USE CATEGORY	ACREAGE	ACREAGE %	MAX. DU/AC	MAX. UNITS
SCHOOL	10.9 ac.	1.4%	N/A	N/A
CHURCH	6.1 ac.	0.8%	N/A	N/A
LOW DENSITY	134.1 ac.	17.5%	2	268
MEDIUM DENSITY	272.5 ac.	35.5%	4	1090
MED. - HIGH DENSITY	65.6 ac.	8.5%	8	524
HIGH DENSITY	114.9 ac.	15.0%	12	1378
COMMERCIAL	16.4 ac.	2.1%	N/A	N/A
OPEN SPACE	127.1 ac.	16.5%	N/A	N/A
REX RD/COLLECTOR	20.6 ac.	2.7%	N/A	N/A
Total	768.2 ac.	100%		3260

*OPEN SPACE INCLUDES: DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE AND EASEMENTS, AND R.O.W./BUFFER OF EASTONVILLE RD. & HWY 24



- LEGEND**
- PROPERTY LINE
 - PROPOSED ARTERIAL ROADS
 - PROPOSED COLLECTOR ROADS
 - PROPOSED LOCAL ROADS
 - POCKET PARK
 - DETENTION POND
 - PROPOSED TRAIL
 - PERIMETER BUFFER
 - WETLANDS (JURISDICTIONAL)
 - WETLANDS (NON-JURISDICTIONAL)

HR GREEN XREFS: 01-DVD-DSGN; XREF: ARCH; D:\01; 01-VICINITY MAP; 01-AL-CONCEPT; 01-DV-SURF

DRAWN BY: JAG JOB DATE: 8/26/2020
 APPROVED: PLS JOB NUMBER: 191897
 CAD DATE: ---
 CAD FILE: J:\2019\191897\CAD\Drawings\I\01-SKETCH PLAN

NO.	DATE	BY	REVISION DESCRIPTION



GRANDVIEW RESERVE
 4 SITE INVESTMENT, LLC
 FALCON, COLORADO

GRANDVIEW RESERVE SKETCH PLAN
 SKETCH PLAN

SKP-20-001
 SHEET SP1.2 2