

GRANDVIEW RESERVE FILING NO. 1

GRANDVIEW RESERVE FILING NO. 1, LOCATED IN THE SOUTH HALF OF SECTION 21 & 22, THE NORTH HALF OF SECTION 28 & 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, NEC OF LONDONBERRY DRIVE & EASTONVILLE ROAD, PEYTON COLORADO

PUDSP PRELIMINARY UTILITY PLAN

EL PASO COUNTY FILING NO: PUDSP-21-10

PROJECT CONTACTS

PROPERTY OWNER – DEVELOPER

4 SITE INVESTMENTS, LLC
1271 KELLY JOHNSON BLVD., SUITE 100
COLORADO SPRINGS, CO 80920
TEL: (719) 499-8416
CONTACT: PAUL HOWARD
EMAIL: PAULINFINITY@MSK.COM

APPLICANT

HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY, SUITE 230
COLORADO SPRINGS, CO 80920
TEL: (720) 602-4941
CONTACT: PHIL STUEPFERT
EMAIL: PSTUEPFERT@HRCGREEN.COM

CIVIL ENGINEER

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220
CONTACT: GRANT DENNIS, P.E.
EMAIL: GRANTDENNIS@GALLOWAYUS.COM

LANDSCAPE ARCHITECT

HR GREEN DEVELOPMENT, LLC
7222 COMMERCE CENTER DR, SUITE 220
COLORADO SPRINGS, CO 80919
TEL: (720) 602-4941
CONTACT: PHIL STUEPFERT
EMAIL: PSTUEPFERT@HRCGREEN.COM

SURVEYOR

EDWARD-JAMES SURVEYING, INC.
1005 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TEL: 719-576-1216

TRAFFIC ENGINEER

LSC TRANSPORTATION CONSULTANTS, INC.
545 EAST PIKES PEAK AVENUE, SUITE 210
COLORADO SPRINGS, CO 80903
TEL: (719) 633-2868
CONTACT: KRISTIN DAY FERRIN, P.E.
EMAIL: KDFERRIN@LSCTRANS.COM

GEOTECHNICAL ENGINEER

CTL THOMPSON INC.
5170 MARK DARLING BLVD
COLORADO SPRINGS, CO 80918
TEL: (719) 528-8300
CONTACT: JEFFREY M. JONES P.E.

LIST OF ABBREVIATIONS

SHT – SHEET
Δ – DEFLECTION ANGLE
L – LENGTH
R – RADIUS
CB – CHORD BEARING
C – CHORD LENGTH
N – NORTH/NORTHING
W – WEST
E – EAST/EASTING
S – SOUTH
DET – DETAIL
EX – EXISTING
W/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WVF – WELDED WIRE FABRIC
VERT – VERTICAL
OC – ON CENTER
FDC – FIRE DEPARTMENT CONNECTION
CT – COURT
DR – DRIVE
TYP – TYPICAL
REC – RECEPTION NUMBER
Ø, DIA – DIAMETER
PT – POINT OF TANGENCY
MIN – MINIMUM
MAX – MAXIMUM
HDPE – HIGH DENSITY POLYETHYLENE

EL PASO COUNTY & UTILITY CONTACTS

EL PASO COUNTY – PLANNING REVIEW

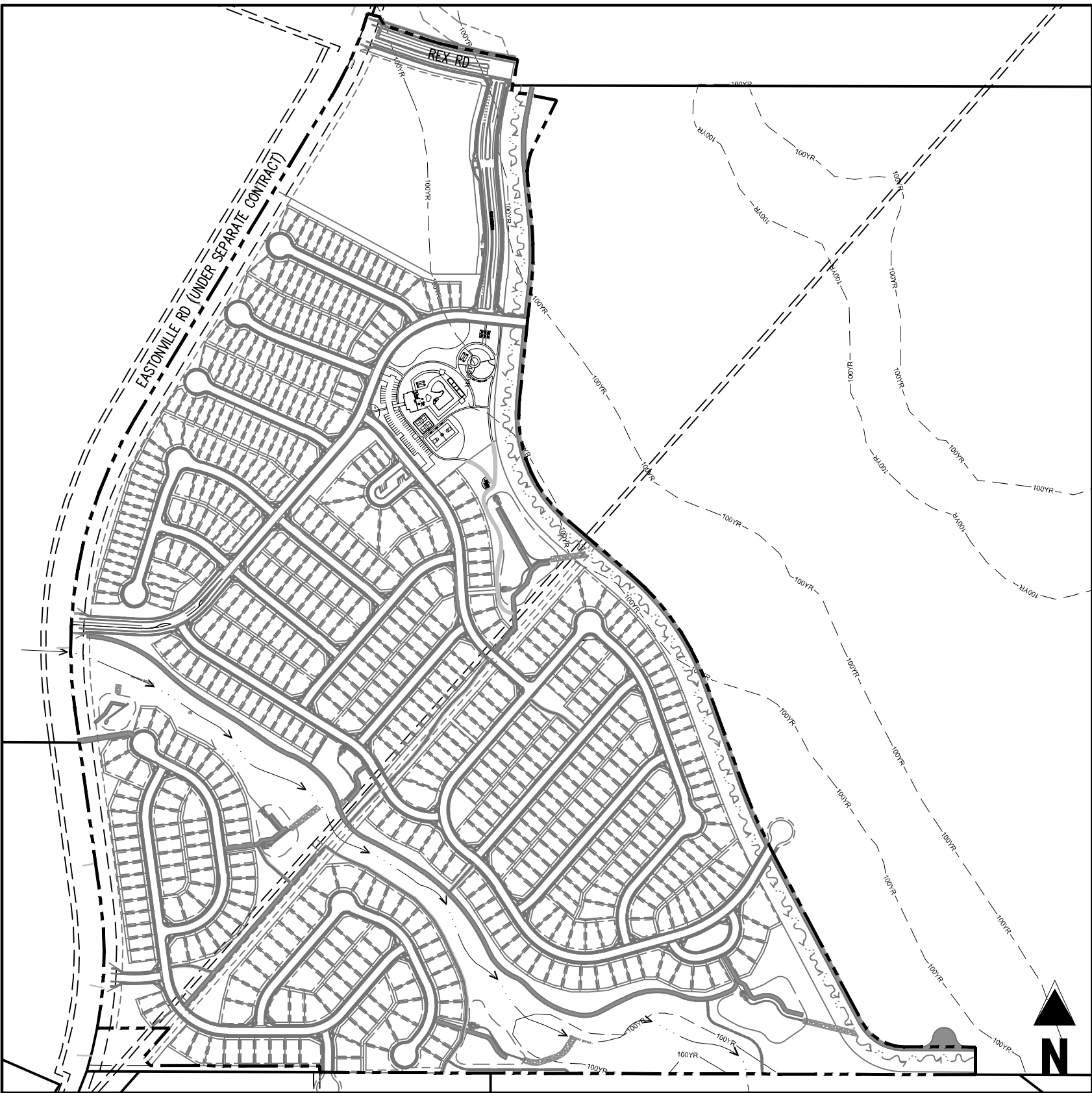
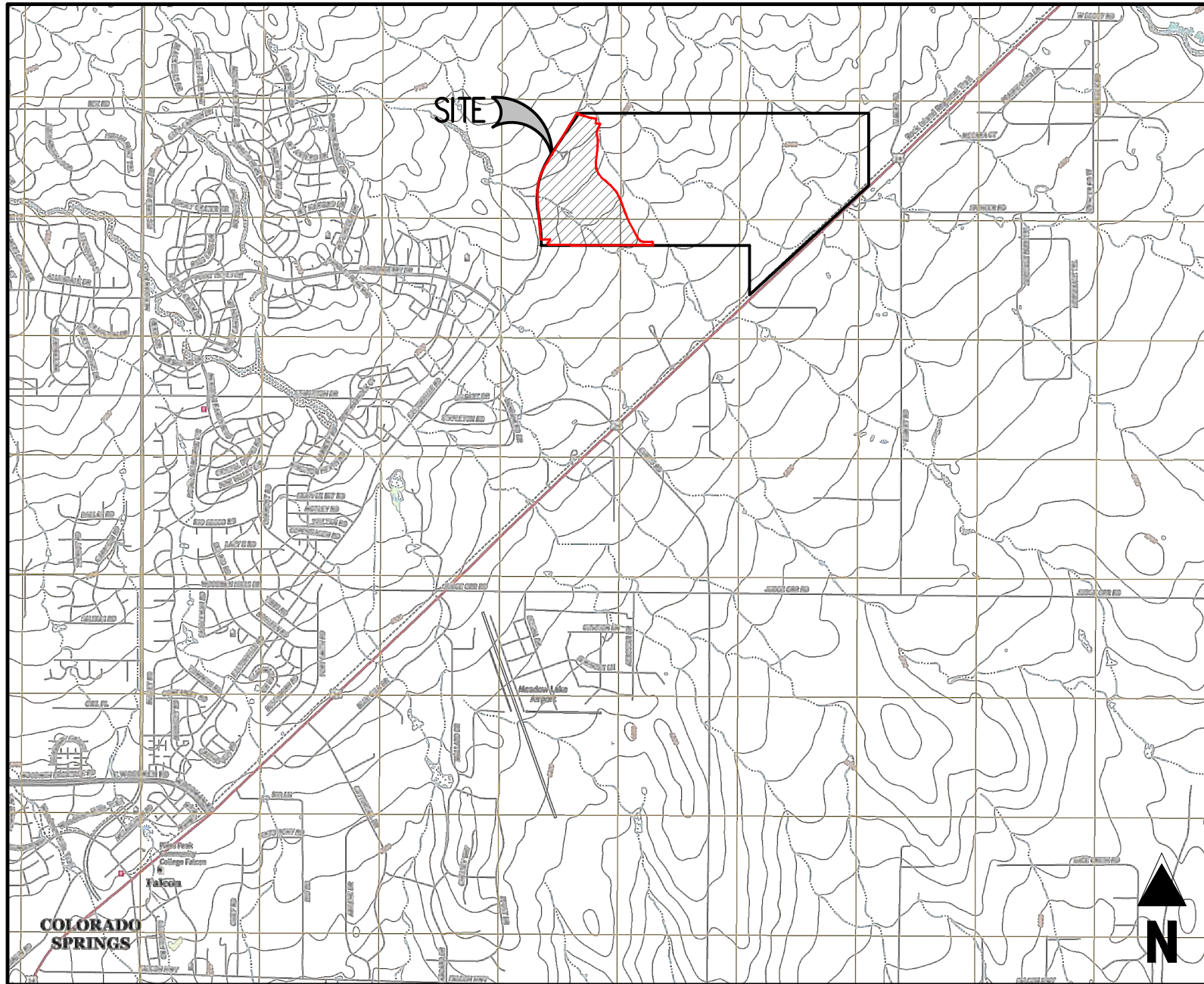
PLANNING AND DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6300
CONTACT: –
EMAIL: –

EL PASO COUNTY – ENGINEERING REVIEW

PLANNING AND DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6300
CONTACT: –
EMAIL: –

FIRE DEPARTMENT

FALCON FIRE DISTRICT
7030 OLD MERIDIAN ROAD
FLACON, CO 80831
TEL: (719) 485-4050
CONTACT: TRENT HARMIG



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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.

BENCHMARK

NGS BENCHMARK F 24
A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND, ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHEAST OF THE CENTERLINE OF THE TRACK.
NAVD88 ELEVATION = 6866.33

BASIS OF BEARING

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 OF A 3'-3/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHERLY END BY A 3/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.

COUNTY ENGINEER / EGM ADMINISTRATOR

DATE

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

PAUL HOWARD
4 SITE INVESTMENTS, LLC

DATE

ENGINEER'S CERTIFICATION

THESE GRADING AND EROSION CONTROL PLANS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF EL PASO COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

RONALD G. DENNIS
GALLOWAY & COMPANY, INC.

P.E. NUMBER: 0051622

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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

PUDSP PRELIMINARY UTILITY PLAN
GRANDVIEW RESERVE FILING NO. 1
FOR
4 SITE INVESTMENTS

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

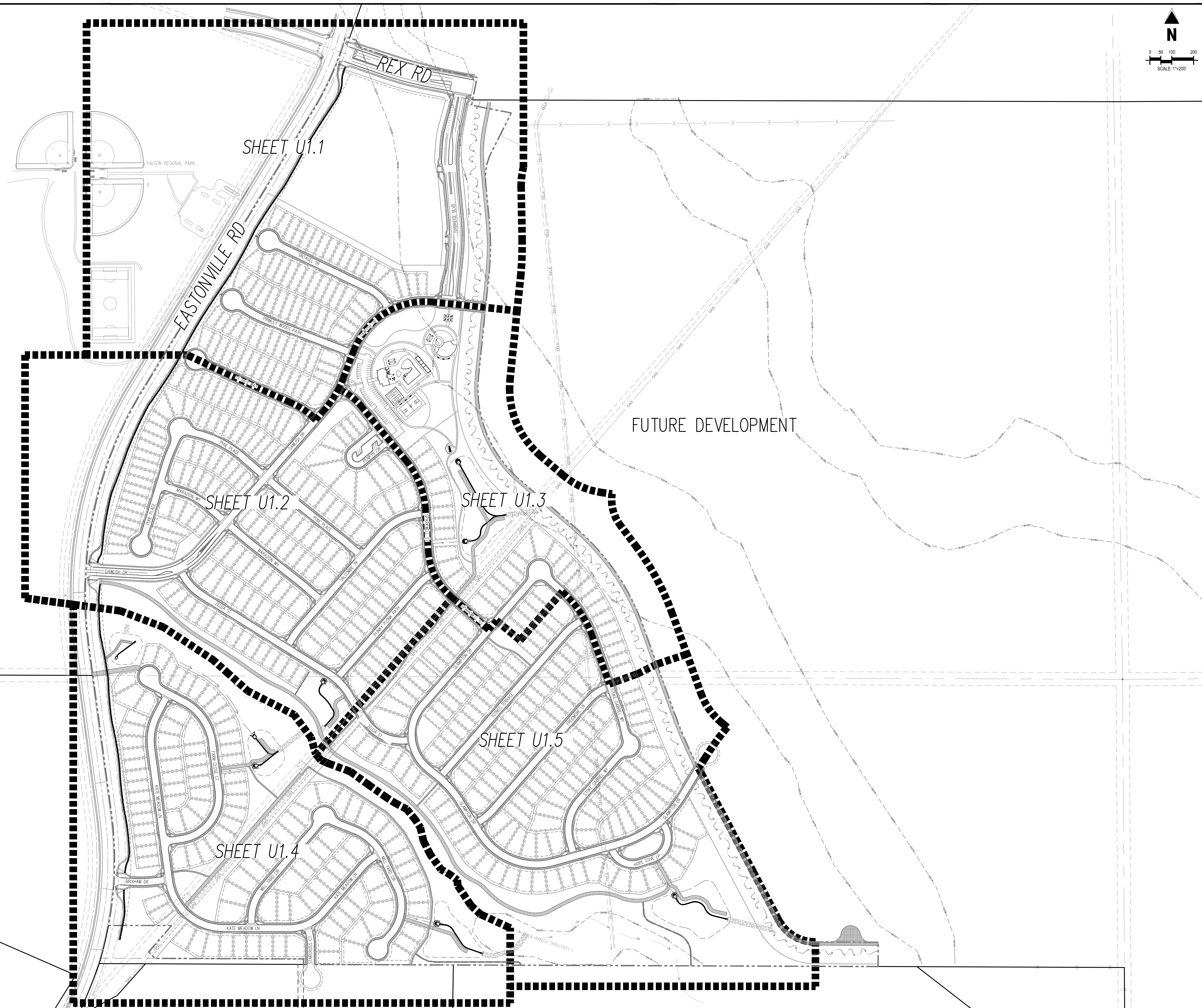
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Project No:	HRG000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	12/13/2021

COVER SHEET

U0.0

Sheet 1 of 7



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7222 COMMERCE CENTER DR. SUITE 220
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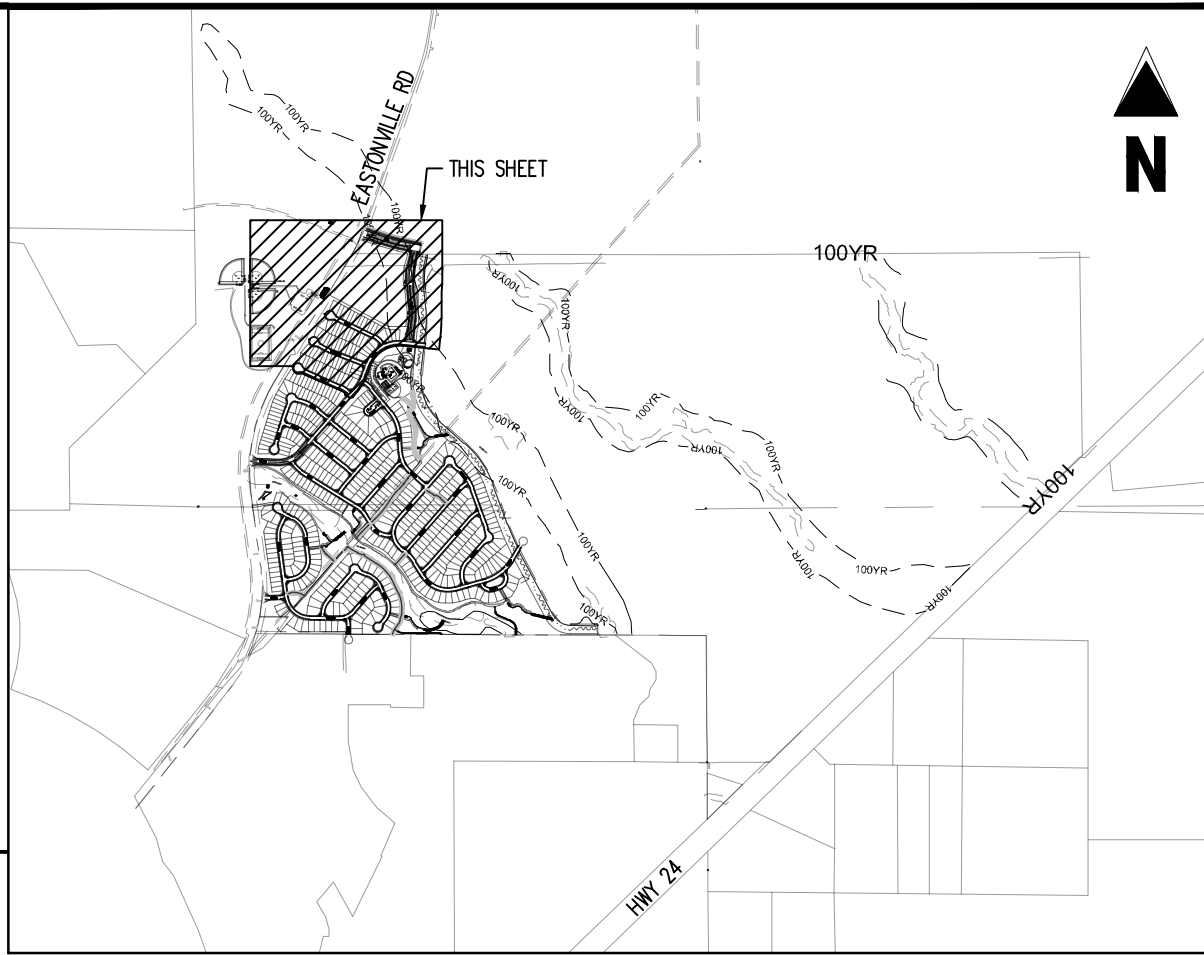
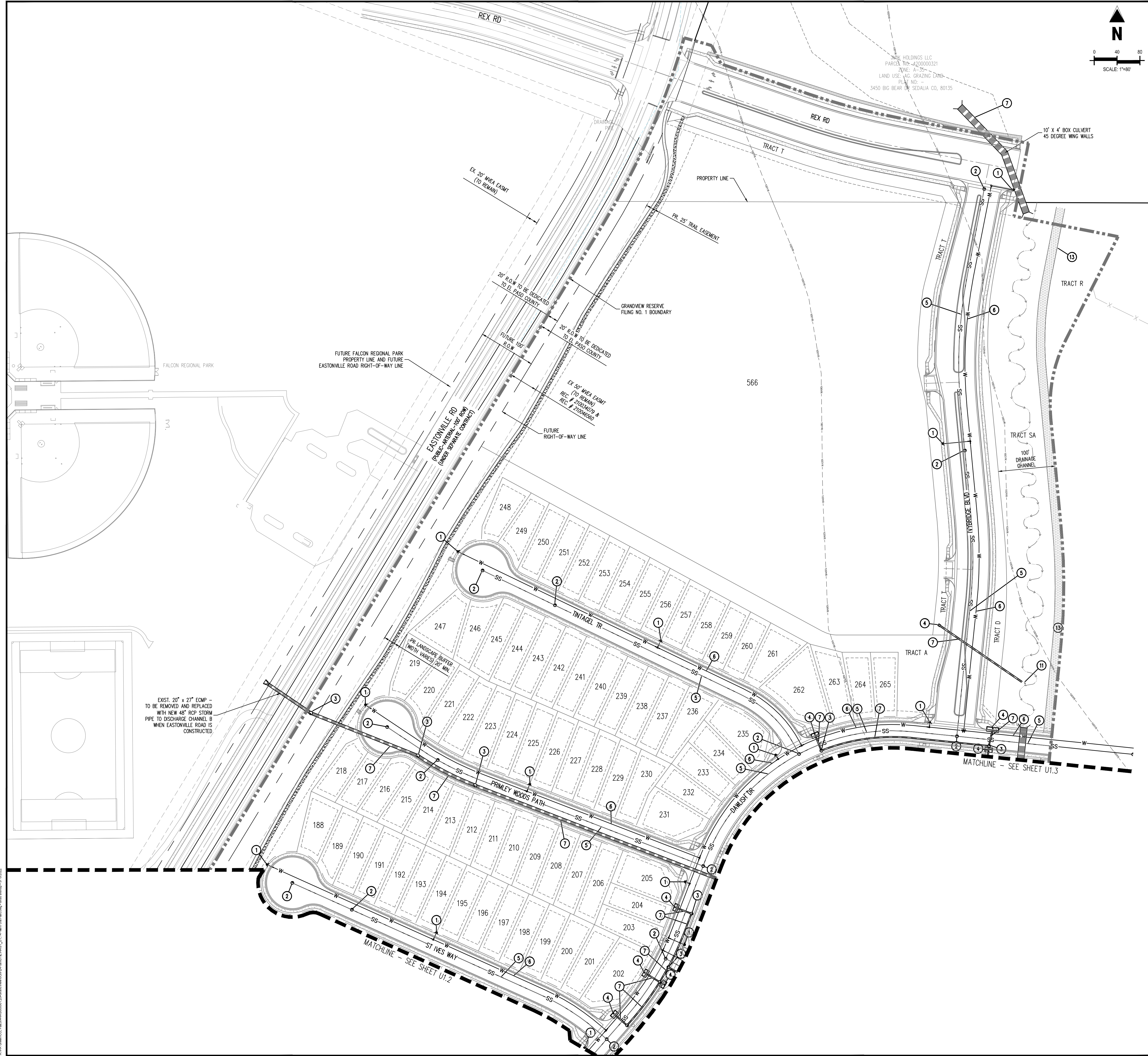
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EL PASO COUNTY, PEYTON, CO 80831

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Drawn By:	CMWJ
Checked By:	RGD
Date:	12/13/2021

KEY MAP

J1.0



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

LEGEND

- GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUFFER
- SECTION LINE
- TELE TELE EXISTING TELEPHONE LINE
- GAS GAS EXISTING GAS LINE
- OH OH EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROADWAY CENTER LINE
- PROPOSED ROADWAY STRIPING
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED PEDESTRIAN TRAIL
- PROPOSED ROADWAY AND STOP SIGN
- PROPOSED PEDESTRIAN RAMP
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM STRUCTURES
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING LIMITS OF WETLAND
- EXISTING WETLAND SETBACK
- PROPOSED CENTERLINE OF CHANNEL
- PROPOSED CHANNEL EASEMENT

UTILITY SCHEDULE

- 1 PROPOSED 6" FIRE HYDRANT
- 2 PROPOSED 5' SANITARY MANHOLE (PUBLIC)
- 3 PROPOSED 5' STORM MANHOLE (PRIVATE)
- 4 PROPOSED STORM DRAIN INLET (PRIVATE)
- 5 PROPOSED 8" PVC SANITARY SEWER (PUBLIC)
- 6 PROPOSED 8" PVC WATER MAIN (PUBLIC)
- 7 PROPOSED RCP STORM DRAIN (PRIVATE)
- 8 PROPOSED FOREBAY (PRIVATE)
- 9 PROPOSED TRICKLE CHANNEL (PRIVATE)
- 10 PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RP-RAP)
- 11 PROPOSED OUTLET STRUCTURE (PRIVATE)
- 12 PROPOSED MICRO POOL (PRIVATE)
- 13 PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 2 ROAD BASE

CAUTION - NOTICE TO CONTRACTOR

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Colorado Springs, CO 80920
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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

PUDSP PRELIMINARY UTILITY PLAN
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4 SITE INVESTMENTS

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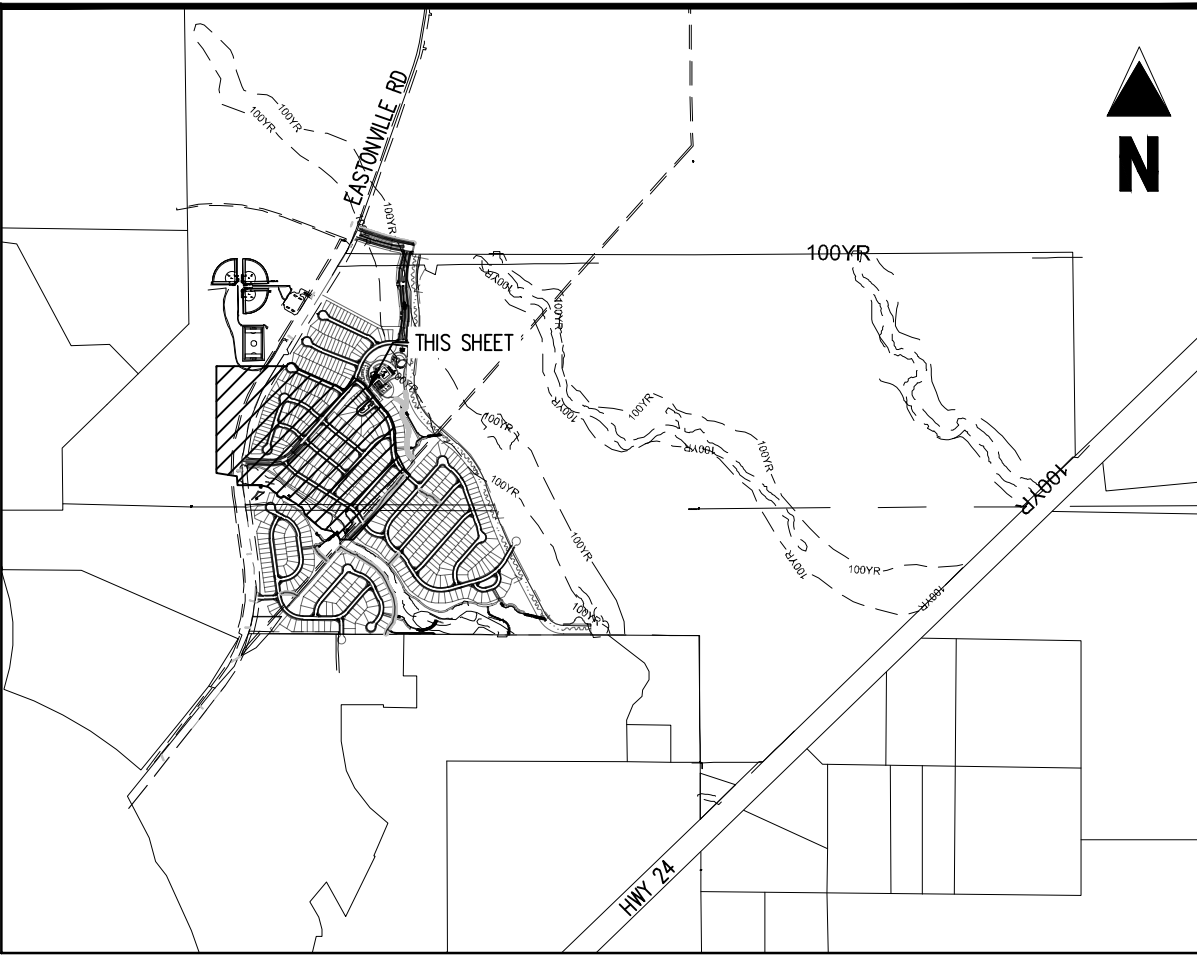
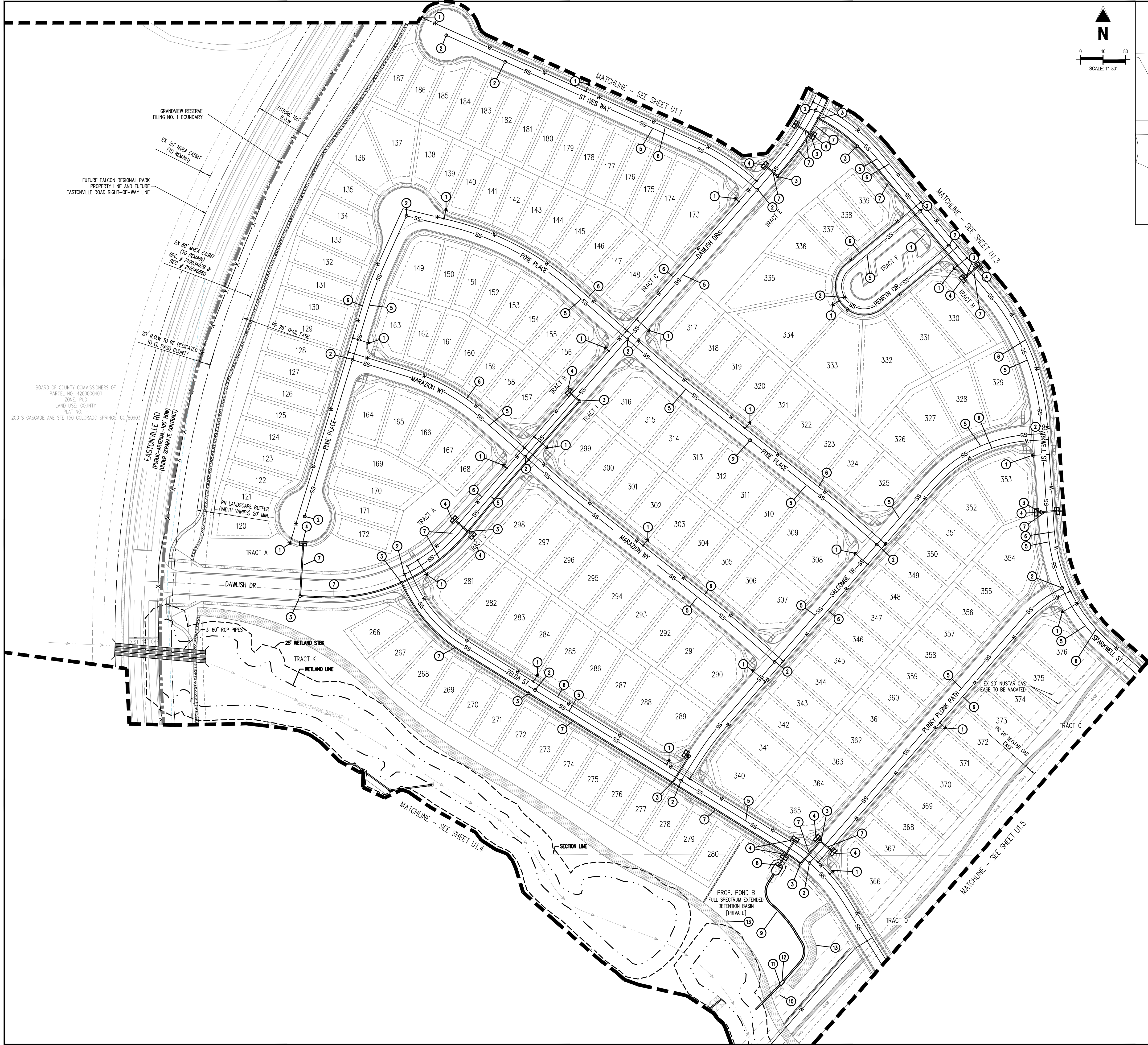
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Project No: HRG000001
Drawn By: CMWJ
Checked By: RGD
Date: 12/13/2021

PRELIMINARY UTILITY
PLAN

U1.1

Sheet 3 of 7



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

LEGEND

- GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUFFER
- SECTION LINE
- TELE TELE
- EXISTING TELEPHONE LINE
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UTILITY SCHEDULE

- 1 PROPOSED 6" FIRE HYDRANT
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- 3 PROPOSED 5' STORM MANHOLE (PRIVATE)
- 4 PROPOSED STORM DRAIN INLET (PRIVATE)
- 5 PROPOSED 8" PVC SANITARY SEWER (PUBLIC)
- 6 PROPOSED 8" PVC WATER MAIN (PUBLIC)
- 7 PROPOSED RCP STORM DRAIN (PRIVATE)
- 8 PROPOSED FOREBAY (PRIVATE)
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- 11 PROPOSED OUTLET STRUCTURE (PRIVATE)
- 12 PROPOSED MICRO POOL (PRIVATE)
- 13 PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 2 ROAD BASE

CAUTION - NOTICE TO CONTRACTOR

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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

PUDSP PRELIMINARY UTILITY PLAN
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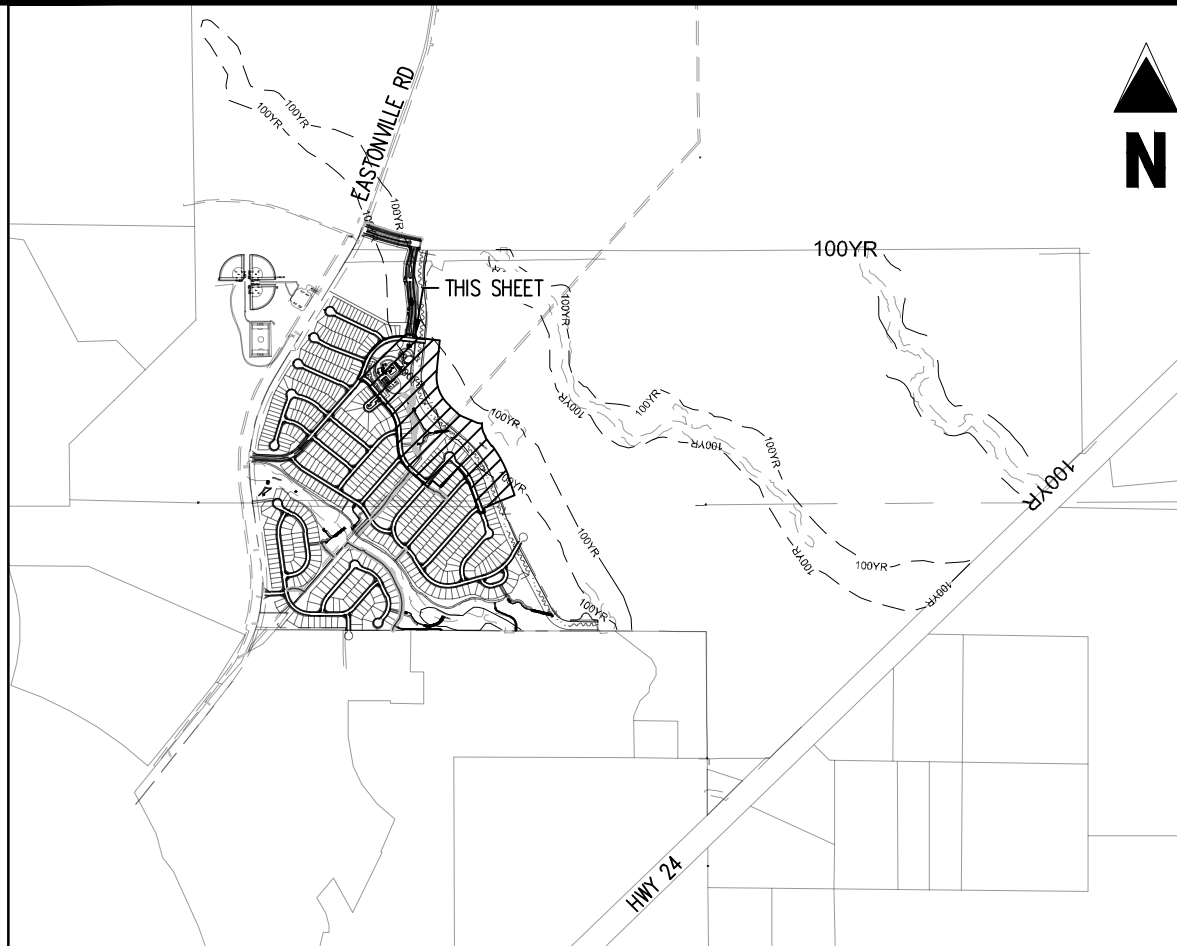
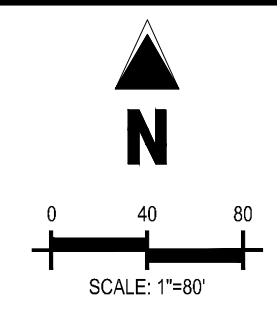
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Project No: HRG000001
Drawn By: CMWJ
Checked By: RGD
Date: 12/13/2021

PRELIMINARY UTILITY
PLAN

U1.2

Sheet 4 of 7



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

- LEGEND**
- GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
 - EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
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- UTILITY SCHEDULE**
- 1 PROPOSED 6" FIRE HYDRANT
 - 2 PROPOSED 5" SANITARY MANHOLE (PUBLIC)
 - 3 PROPOSED 5" STORM MANHOLE (PRIVATE)
 - 4 PROPOSED INLET 10" CS D-10-R (PRIVATE)
 - 5 PROPOSED 8" PVC SANITARY SEWER (PUBLIC)
 - 6 PROPOSED 8" PVC WATER MAIN (PUBLIC)
 - 7 PROPOSED 18" RCP STORM DRAIN (PRIVATE)
 - 8 PROPOSED FOREBAY (PRIVATE)
 - 9 PROPOSED TRICKLE CHANNEL (PRIVATE)
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HRGreen

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

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PRELIMINARY UTILITY PLAN

U1.3
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