

PURPOSE AND INTENT:

TO CREATE A COHESIVE AND WELL PLANNED COMMUNITY TO ALLOW A MAXIMUM 568 DWELLING UNITS 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, 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°52'26"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 2,845.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE N89°09'58"W, ON SAID NORTHERLY LINE, A DISTANCE OF 2,934.98 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°50'16"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 S06°01'25"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 SAID SECTION 28; THENCE N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF 2.6 FEET; THENCE N00°15'52"E, A DISTANCE OF 2,950.00 FEET; THENCE N89°47'08"W, A DISTANCE OF 619.26 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:

- ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N79°27'48"W, HAVING A DELTA OF 18°12'30", A RADIUS OF 1,630.00 FEET; A DISTANCE OF 518.00 FEET TO A POINT OF TANGENT;
- N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 39°01'10", A RADIUS OF 1,770.00 FEET, A DISTANCE OF 1,205.40 FEET TO A POINT OF TANGENT;
- N31°20'52"E, A DISTANCE OF 1,517.37 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 2°07'03", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;
- THENCE CONTINUING ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 09°53'50", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 229.74 FEET TO A POINT OF TANGENT;
- N19°19'59"E, A DISTANCE OF 81.04 FEET;

THENCE S74°09'13"E, A DISTANCE OF 47.53 FEET; THENCE S27°01'36"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:

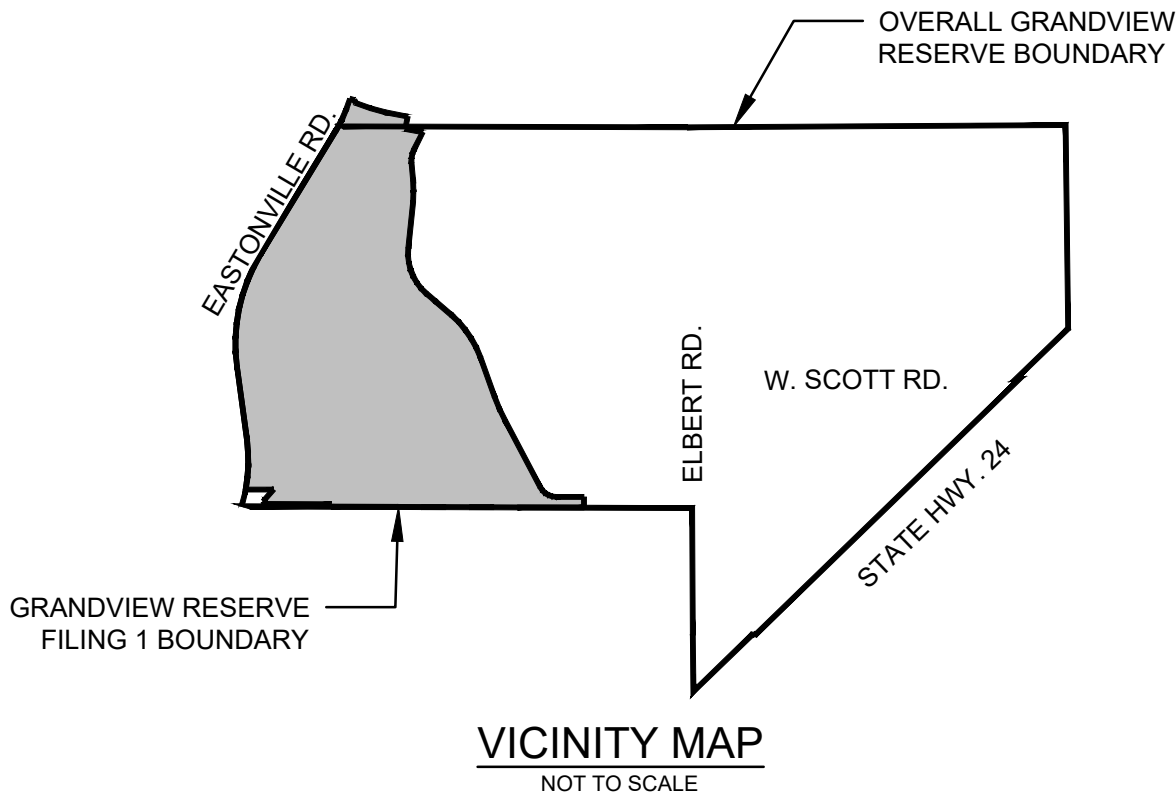
A PRELIMINARY SOIL, GEOLOGY, GEOLOGICAL HAZARD AND WASTEWATER STUDY INVESTIGATION WAS PREPARED BY ENTECH ENGINEERING, INC. DATED JANUARY 15, 2019. THE REPORT IDENTIFIED NO GEOLOGIC HAZARDS THAT WOULD PRECLUDE DEVELOPMENT OF THE SITE FOR CONSTRUCTION OF RESIDENTIAL STRUCTURES; HOWEVER, THE REPORT IDENTIFIED EXISTING 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.

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.
- THESE LOTS EITHER PARTIALLY OR ENTIRELY LOCATED WITHIN FLOODPLAIN SHALL NOT BE PLATTED UNTIL THE FLOODPLAIN BOUNDARY REVISION PROCESS IS COMPLETED EFFECTIVELY REMOVING THE FLOODPLAIN LIMITS FROM THESE LOTS.
- THE SUBMITTAL AND REVIEW OF THE FLOODPLAIN REVISION OCCUR INDEPENDENTLY OF THIS PRELIMINARY PLAN AND SHALL BE APPROVED PRIOR TO THE PLATTING OF ANY LOTS CURRENTLY LOCATED WITHIN FLOODPLAIN BOUNDARIES.
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

GRANDVIEW RESERVE FILING 1
PUD / PRELIMINARY PLAN

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



DEVELOPMENT STANDARDS AND GUIDELINES:

- THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE FILING 1, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- MINIMUM LOT AREA:
 - DWELLING, SINGLE FAMILY : FIVE THOUSAND FIVE HUNDRED SQUARE FEET (5,000SF). (REFER TO TYPICAL LOT LAYOUTS)
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
- MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40')
- SETBACK REQUIREMENTS:
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE FIFTEEN FEET (15') TO FACE OF HOUSE
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD FIFTEEN FEET (20')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (20')
 - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

- ACCESSORY USE STANDARDS:
- ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOs, PATIOS, HOT TUBS AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED.
 - ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')
 - SETBACK REQUIREMENTS:
 - SIDE YARD: FIVE FEET (5')
 - 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.

- MINIMUM LOT AREA-FIVE ACRES (5.0 ACRES).
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 20%
- MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (60').
- BUILDING SETBACK REQUIREMENTS:
 - FRONT YARD: FIFTY FEET (50')
 - SIDE YARD: FIFTY FEET (50')
 - REAR YARD FIFTY FEET (50')

SITE DATA

EXISTING LAND USE:	AGRICULTURAL
EXISTING ZONING:	RR-2.5
PROPOSED ZONING:	PUD

SITE ACREAGE:	189.457 AC - 100%
PROPOSED NUMBER OF UNITS:	568
MAXIMUM GROSS DENSITY:	4.24 DU/AC (PER SKETCH PLAN)
PROPOSED GROSS DENSITY:	3.0 DU/AC (PER FILING 1)
PROPOSED NET DENSITY:	5.89 DU/AC (PER FILING 1)

TOTAL AREAS (SEE LAND USE TABLE)

RESIDENTIAL:	85.188 AC - 45%
AMENITY:	5.455 AC - 3%
PARK/OPEN SPACE:	51.673 AC - 27%
GAS EASEMENT	3.367 AC
TRACT/OPEN SPACE	8.031 AC
POCKET PARK	0.391 AC
DRAINAGE CHANNEL A	22.169 AC
DRAINAGE CHANNEL B	11.027 AC
DETENTION	6.688 AC
INSTITUTIONS:	11.229 AC - 6%
R.O.W.	35.940 AC - 19%

GRANDVIEW RESERVE F1 - LAND USE TABLE				
LAND USE	AREA (ACRES)	UNITS	NET DENSITY (DU/ACRE)	% OF LAND
SINGLE FAMILY RESIDENTIAL	85.188	568	3.00	45%
AMENITY	5.445	N/A	N/A	3%
INSTITUTIONAL	11.229	N/A	N/A	6%
GAS EASEMENT	3.367	N/A	N/A	2%
DRAINAGE CHANNEL A	22.169	N/A	N/A	12%
DRAINAGE CHANNEL B	11.027	N/A	N/A	6%
DETENTION	6.688	N/A	N/A	4%
ROAD R.O.W.	35.940	N/A	N/A	19%
TRACTS/OPEN SPACE	8.031	N/A	N/A	4%
POCKET PARK	0.391	N/A	N/A	0%
TOTAL LAND AREA	189.475			100%

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 - C0.03 - 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

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)
COUNTY OF EL PASO) SS

COUNTY APPROVAL

APPROVAL IS GRANTED THIS _____ DAY OF _____, 20____, AD

DEVELOPMENT SERVICE 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

- 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.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNER'S ASSOCIATION VIA DEVELOPMENT AGREEMENT, LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT.
- 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.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY.

PRIVATE STREETS

- 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.
- PRIVATE STREETS ARE NOT CURRENTLY SHOWN ON THE PLAN, HOWEVER APPLICANT DESIRES TO HAVE THE OPTION TO DO PRIVATE STREETS IF NEEDED.
- ALL PRIVATE STREETS SHALL BE NAMED TO EL PASO COUNTY STANDARDS.

LANDSCAPE

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED AS MUCH AS FEASIBLE BALANCING WITH AESTHETICALLY PLEASING LANDSCAPE DESIGN APPROACHES. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 24.1.D. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- TRAILS TO BE SOFT SURFACE AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
- ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.

GENERAL NOTES

- 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.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THIS PUD DEVELOPMENT PLAN. MAJOR MODIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS UNLESS OTHERWISE PROVIDED BY THE EPC LAND DEVELOPMENT CODE.
- CENTRAL WATER SERVICES TO BE PROVIDED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.
- CENTRAL WASTE WATER SERVICES TO BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT.
- 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 PONDS, UTILITIES, FENCES, PARKS AND RECREATION FACILITIES, TRAILS, MAILBOX CLUSTERS, AND OTHER USES.
- 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.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/ OR AS SHOWN WITHIN THE DETAILS.
- THE LOT LAYOUT IS GRAPHIC REPRESENTATION AND PRELIMINARY IN NATURE. THE FINAL LAYOUT WILL BE DEPICTED VIA FINAL PLAT SUBMITTALS AND WILL BE IN GENERAL CONFORMANCE TO THE APPROVED PUD DEVELOPMENT PLAN.
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVED BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARK VIA PARK LAND AGREEMENTS.
- SEE GRADING PLAN FOR PROPOSED SITE GRADING.
- FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE NOT MET WITH LAND DEDICATION.
- 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.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE PROJECT AS FOLLOWS:
 - FRONT: TEN FEET (10')
 - SIDE: FIVE FEET (5')
 - REAR: FIVE FEET (5')
 - ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED.
- STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- FENCING:
 - ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR GRANDVIEW RESERVE.
 - NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- NEW SIDEWALKS ARE TO BE 6" 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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7222 COMMERCE CENTER DR, SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

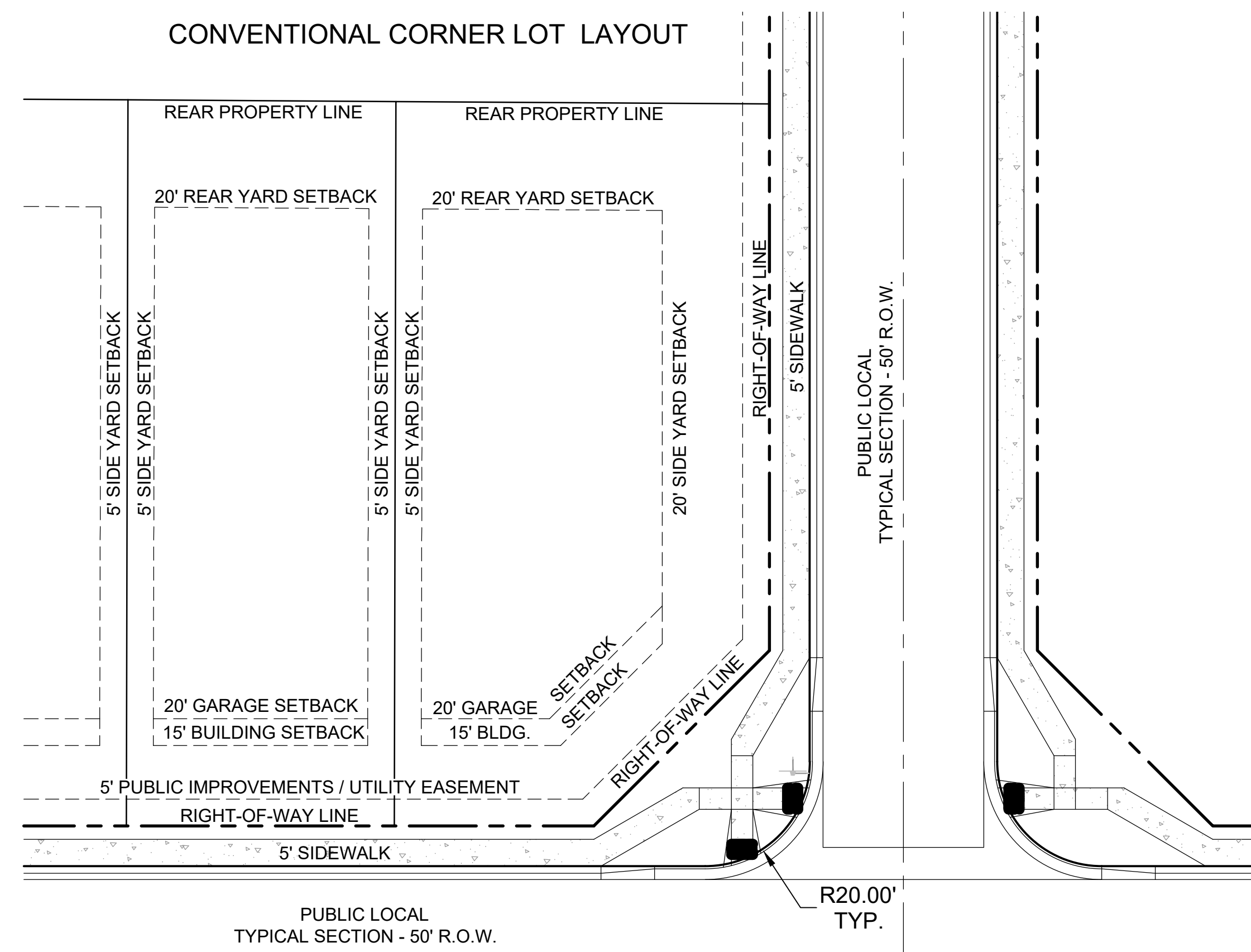
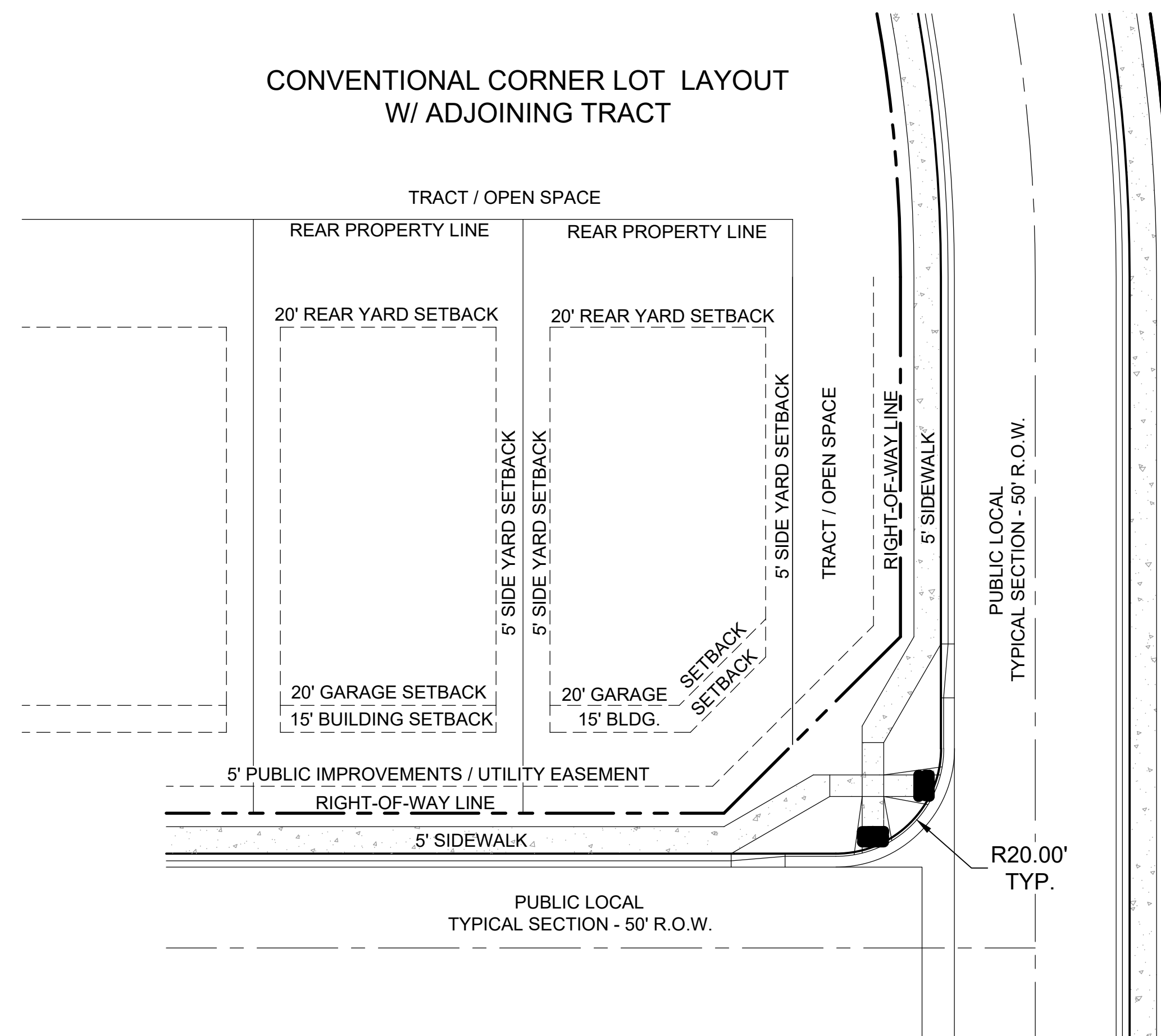
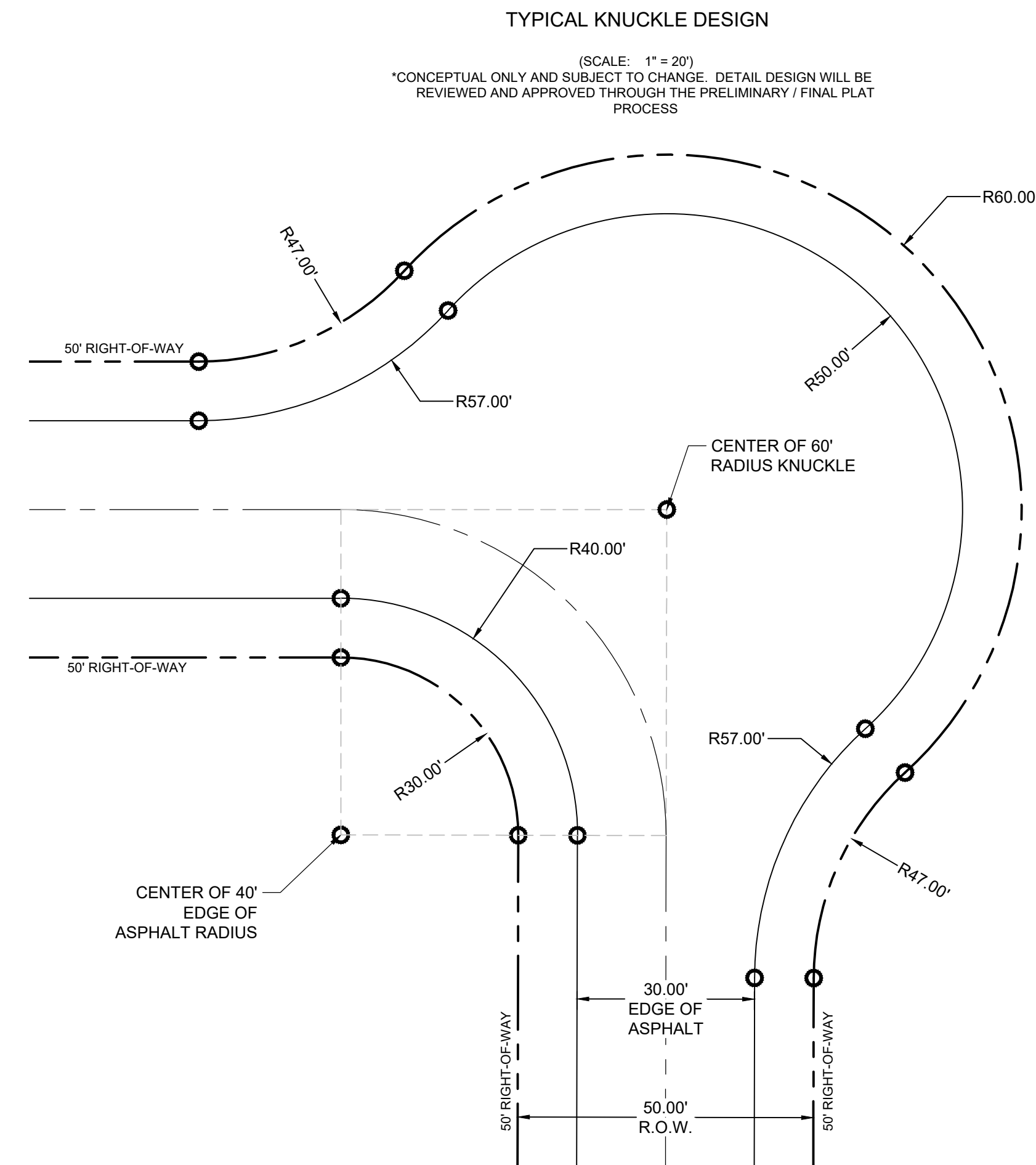
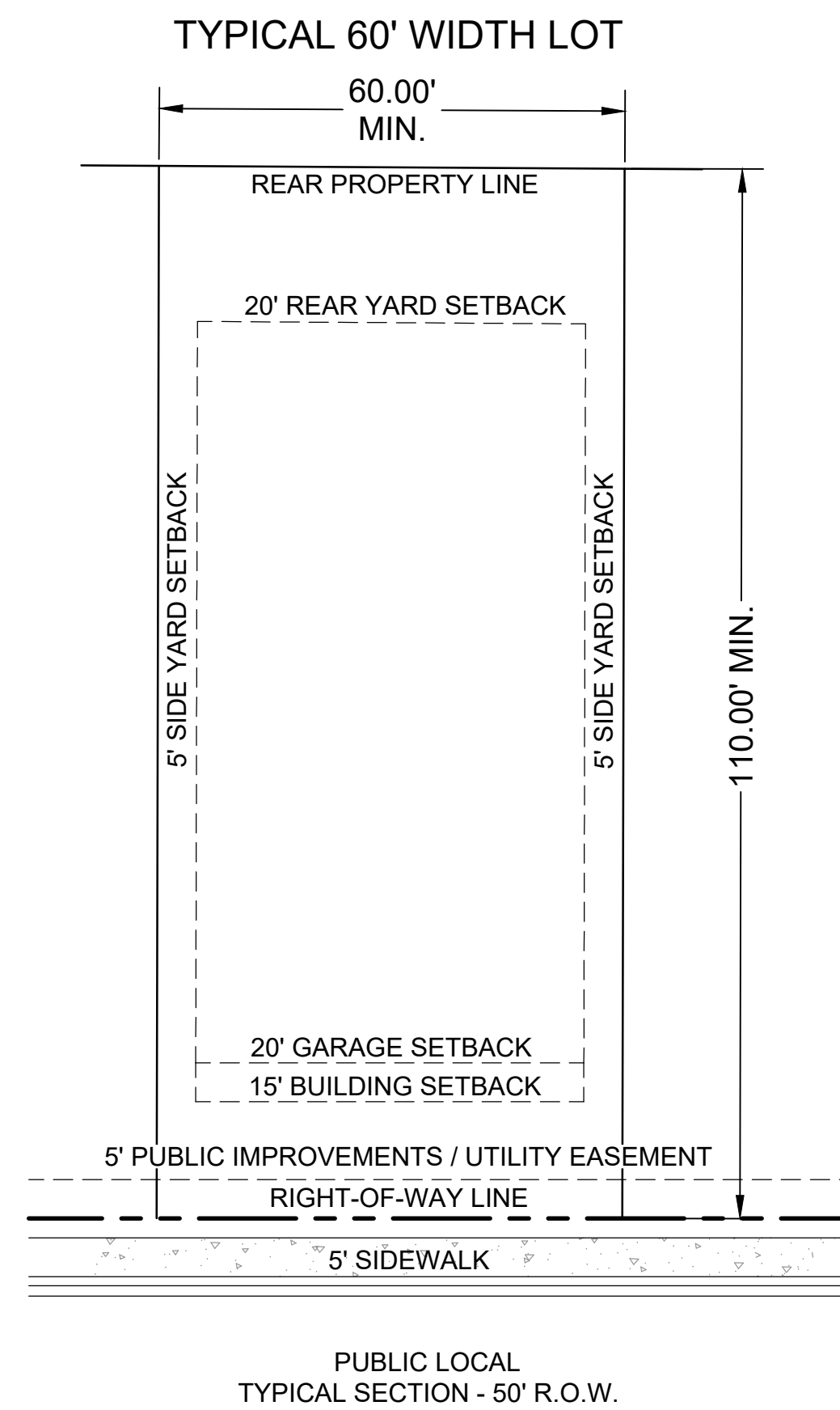
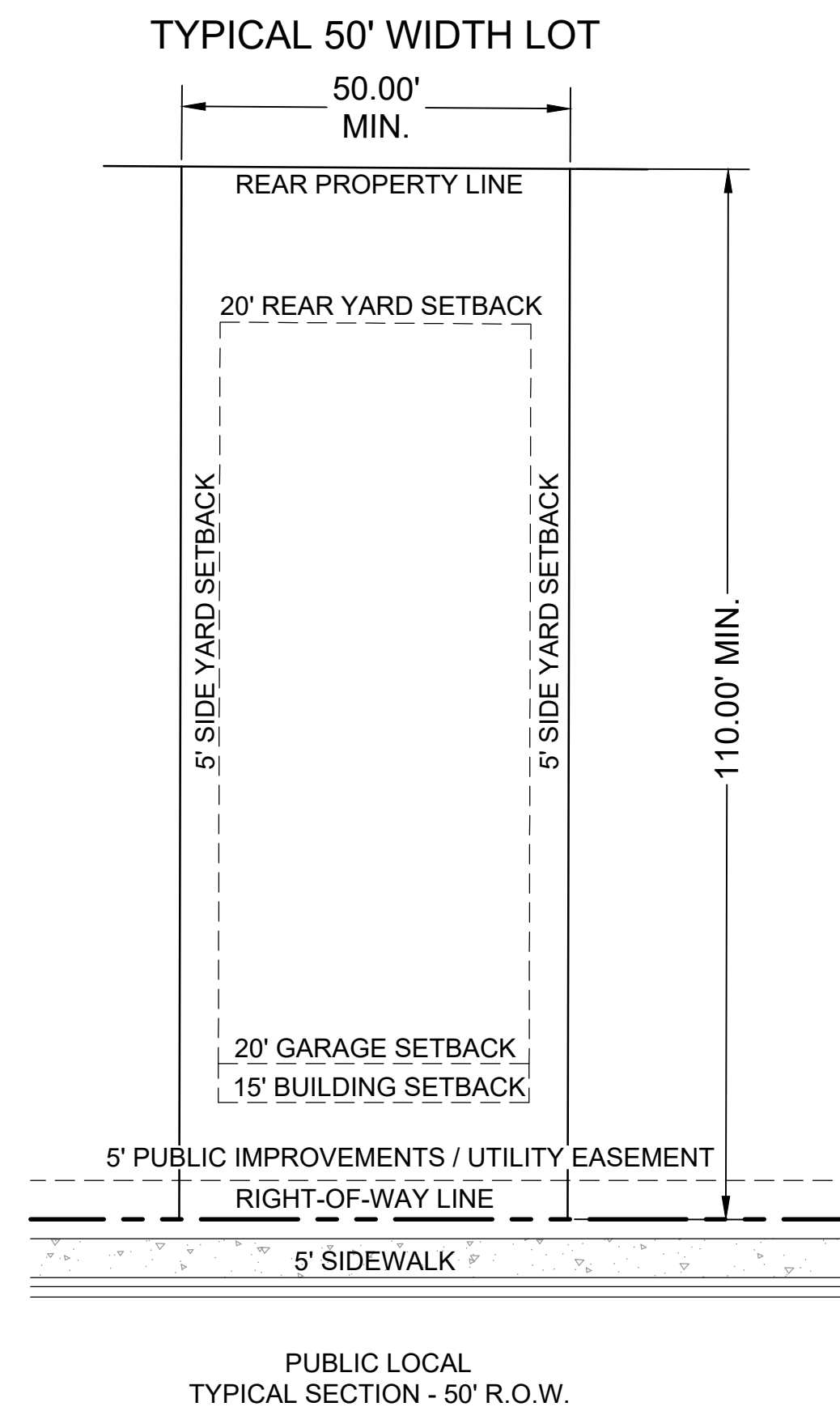
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Project No: _____ HRG 1.20
Drawn By: _____
Checked By: _____
Date: _____

COVER SHEET

C0.01

Sheet 1 of 40



- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- THE SIDE SETBACK WILL BE 5' IF A MINIMUM OPEN SPACE TRACT IS PROVIDED OF 15' OR MORE, MEASURED FROM THE RIGHT OF WAY TO LOT LINE
- ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- ON CORNER LOTS, FRONT AND SIDE YARD SETBACKS ARE MEASURED FROM THE RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.

- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- SIDE YARDS ADJACENT TO A STREET R.O.W. SHALL BE 20' WHEN NO OPEN SPACE TRACT IS PRESENT.
- ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- ON CORNER LOTS, FRONT AND SIDE YARD SETBACKS ARE MEASURED FROM THE RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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Project No: HRG 1.20

Drawn By:

Checked By:

Date:

TYPICAL LOT SECTIONS

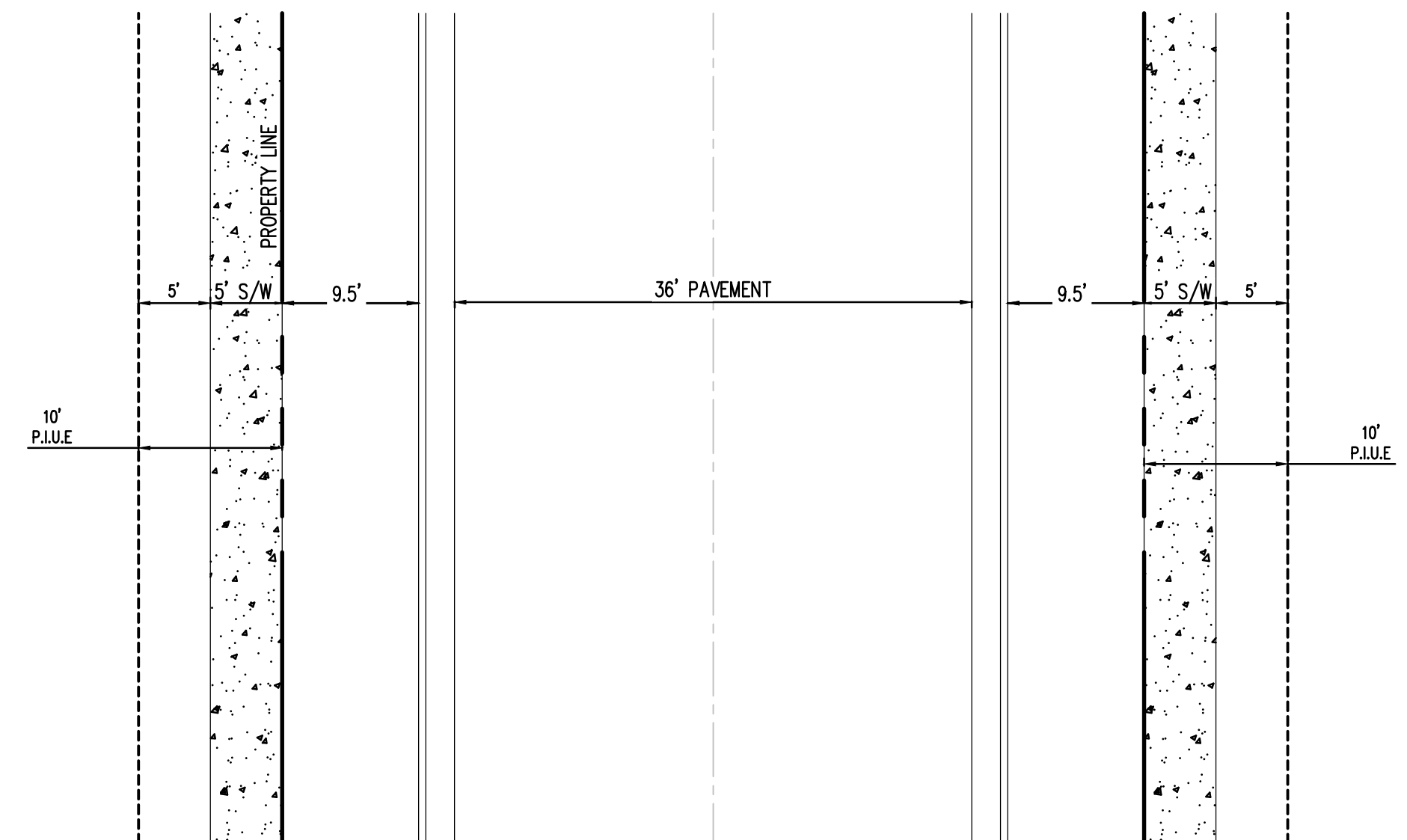
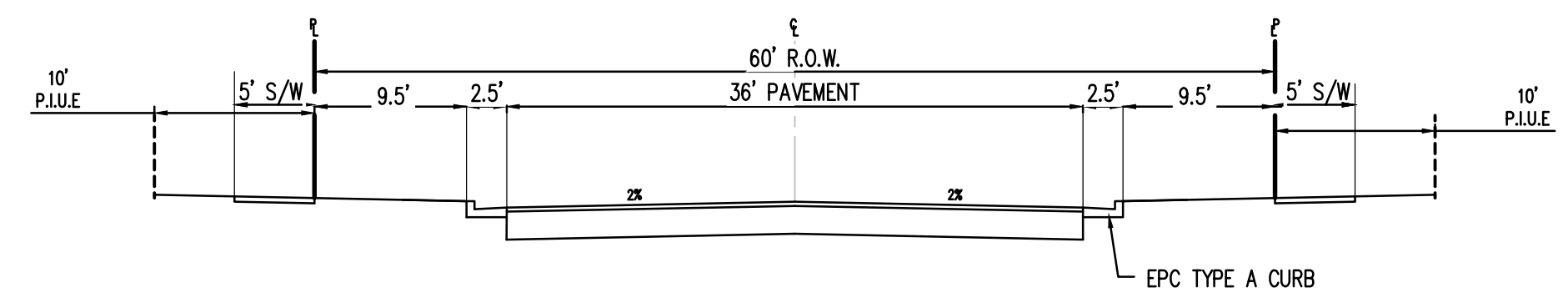
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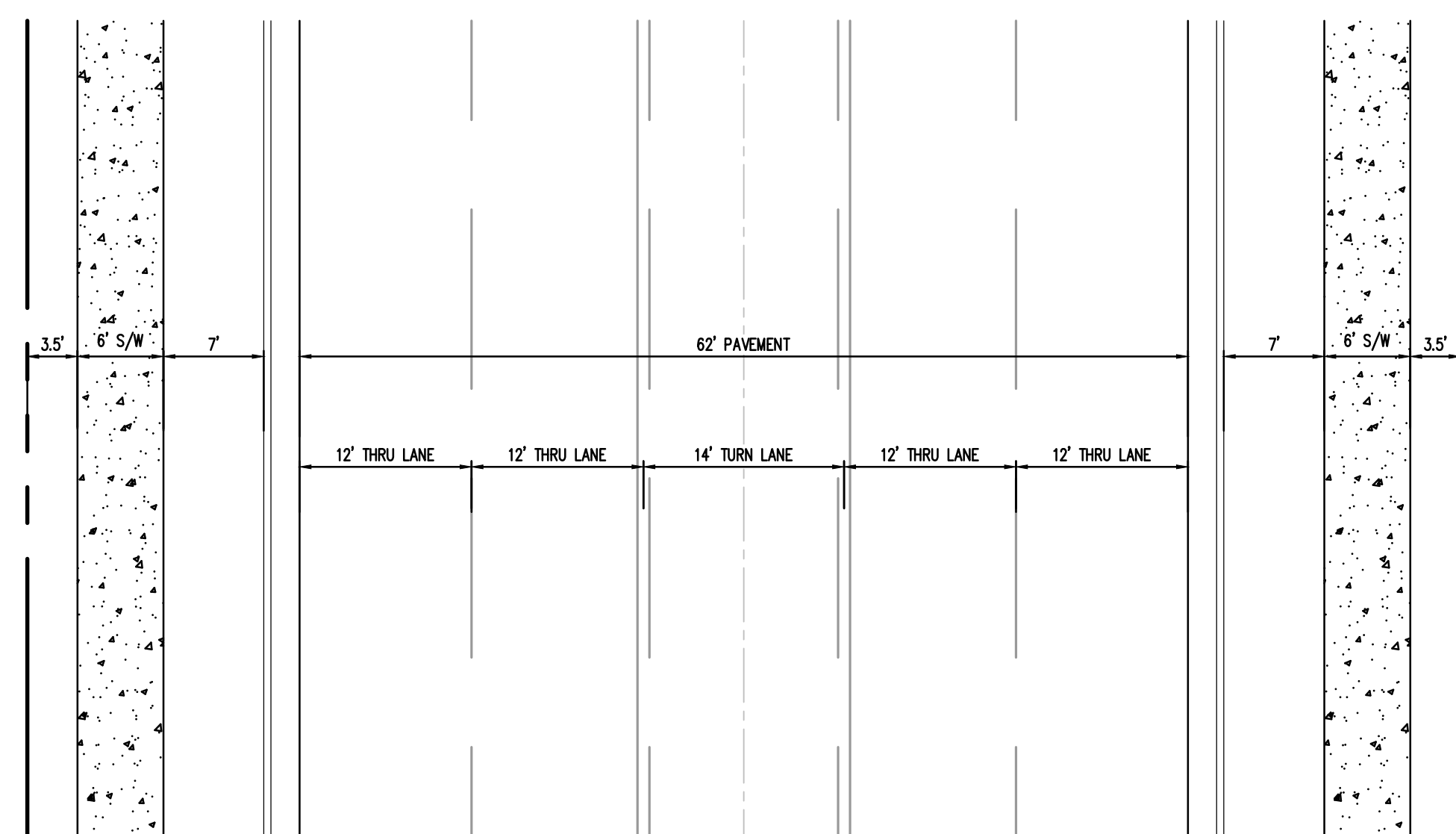
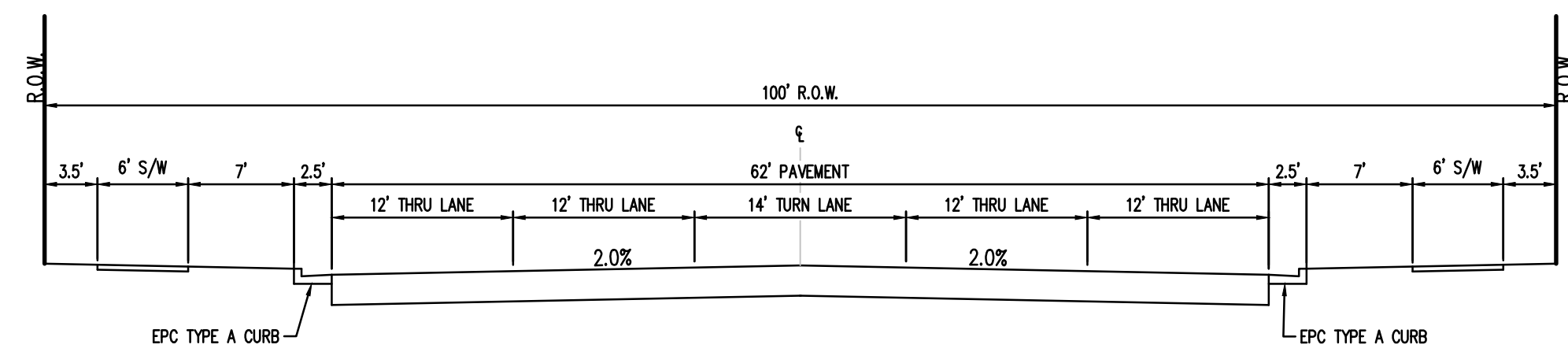


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COLLECTOR: 60' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.

(ROADS USING THIS SECTION:
RD F BTWN EASTONVILLE RD- RD L)
P.I.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT



COLLECTOR: 100' R.O.W. STREET SECTION
(MINOR ARTERIAL)
N.T.S.

(ROADS USING THIS SECTION: REX RD)

[illegible]

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

TYPICAL ROAD SECTION

C0.03
Sheet 3 of 40

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

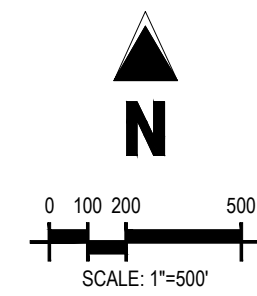
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Project No:	HRG000001
Drawn By:	JDP
Checked By:	GRD
Date:	8/13/2021

OVERALL SITE PLAN -
ADJACENT PROPERTY
OWNERS

C1.00

Sheet 4 of 40



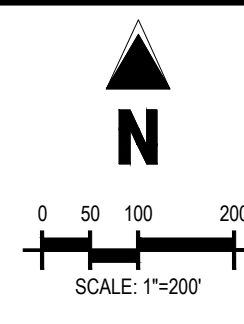
ADJACENT OWNERS									
PROPERTY	TAX ID NUMBER	OWNER NAME	NUMBER	STREET	SUITE	QTY	STATE	ZIP	
1	4200000040	BOARD OF COUNTY COMMISSIONERS OF	200	S CASCADE AVE	150	COLORADO SPRINGS	CO	80903	
2	4200000321	JMLK HOLDINGS LLC	3450	BIG BEAR DR	-	SEDALIA	CO	80135	
3	4200000380	JMLK HOLDINGS LLC	3450	BIG BEAR DR	-	SEDALIA	CO	80135	
4	4222001003	MARTIN EDWARD D	15615	E US HIGHWAY 24	-	PEYTON	CO	80831	
5	4222001002	MARTIN EDWARD D	15615	E US HIGHWAY 24	-	PEYTON	CO	80831	
6	4227000016	REID SCOTT D	1412	PKF PEAK AVE	-	FORT COLLINS	CO	80524	
7	4227000020	VANDE BRAKE TODD E	15075	E US HIGHWAY 24	-	PEYTON	CO	80831	
8	4227000001	VANDE BRAKE TODD E	15005	E US HIGHWAY 24	-	PEYTON	CO	80831	
9	4227000009	NEVELN KRISTEN N	15015	E US HIGHWAY 24	-	PEYTON	CO	80831	
10	4227000010	NOURIE-TENNIN Y ROBIN	9591	CURTIS RD	-	PEYTON	CO	80831	
11	4200000328	JOHNSON-CONNIE LINDA D	2409	STRIKLAND RD	-	COLORADO SPRINGS	CO	80906	
12	4200000148	VORHES GARY	14550	E US HIGHWAY 24	-	PEYTON	CO	80831	
13	4200000349	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	-	COLORADO SPRINGS	CO	80949	
14	4200000366	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	-	COLORADO SPRINGS	CO	80949	
15	4200000417	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	-	COLORADO SPRINGS	CO	80949	
16	4200000416	LEE W TRACY	24089	STRIKLER RD	-	COLORADO SPRINGS	CO	80906	
17	4200000397	PLAINVIEW PROPERTIES LLC	2409	STRIKLER RD	-	COLORADO SPRINGS	CO	80906	
18	4200000335	FALCON SCHOO. DISTRICT NO. 49	10850	E WOODMEN RD	-	PEYTON	CO	80831	
19	4200000451	MERIDIAN RANCH INVESTMENTS INC	P.O. BOX 80036	-	-	SAN DIEGO	CA	92138	

LEGEND

- | | |
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| | EXISTING PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | SECTION LINE |
| | PROPOSED EASEMENT |
| | PROPOSED LOT LINE |
| | PROPOSED TRACT LINE |
| | PROPOSED R.O.W. LINE |
| | PROPOSED ROADWAY CENTER LINE |
| | PROPOSED ROADWAY STRIPING |
| | PROPOSED CURB AND GUTTER |
| | PROPOSED CONCRETE PAVING |
| | PROPOSED PEDESTRIAN TRAIL |
| | ADJACENT PROPERTY IDENTIFIER |

FUTURE DEVELOPMENT





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**PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1**

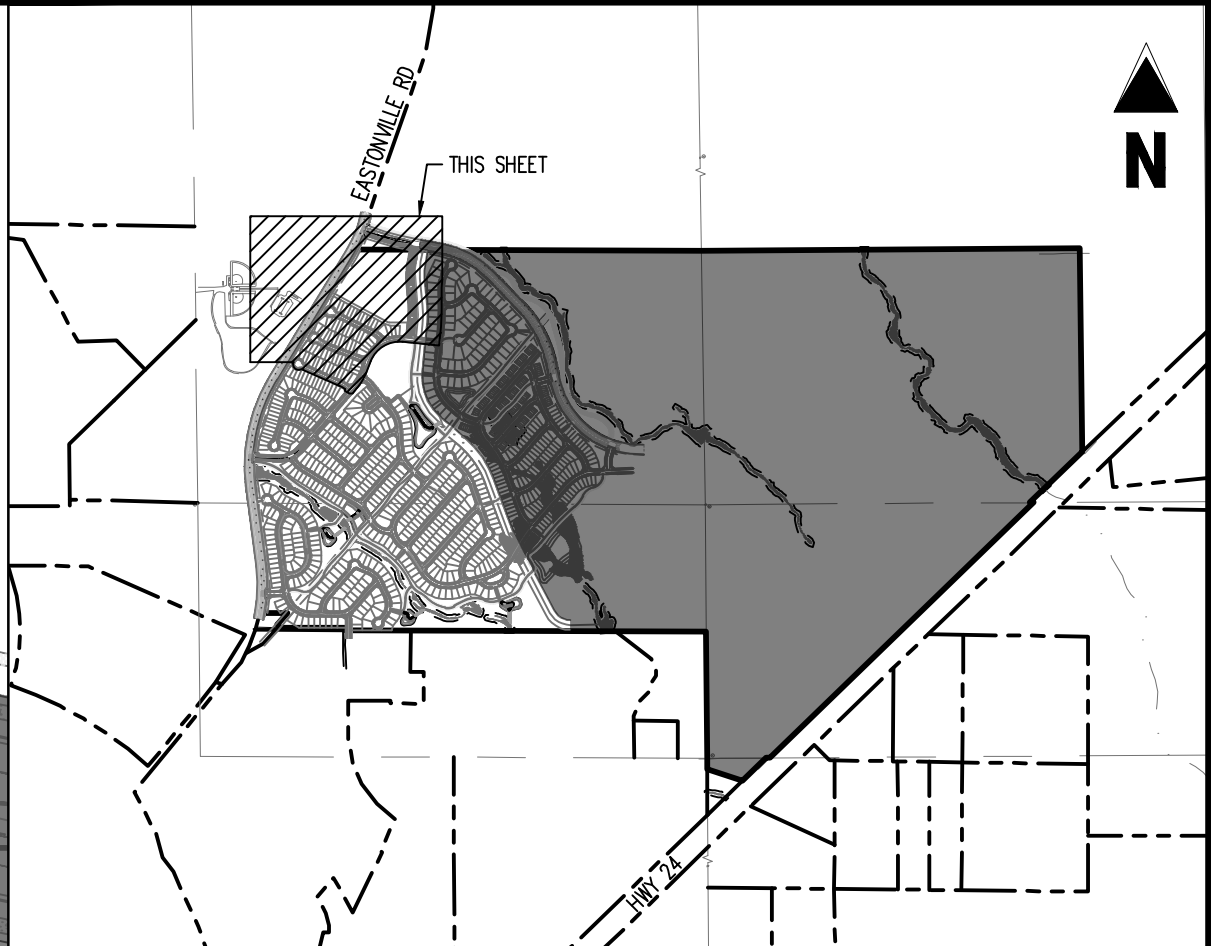
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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

OVERALL LOT LAYOUT
PLAN

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- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
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 - PROPOSED MAINTENANCE ACCESS ROAD
 - FUTURE GRANDVIEW RESERVE DEVELOPMENT
 - EASTONVILLE RD AND REX ROAD (DEVELOPMENT BY OTHERS)

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**PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1**

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

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Project No: HRG000001

Drawn By: JDP

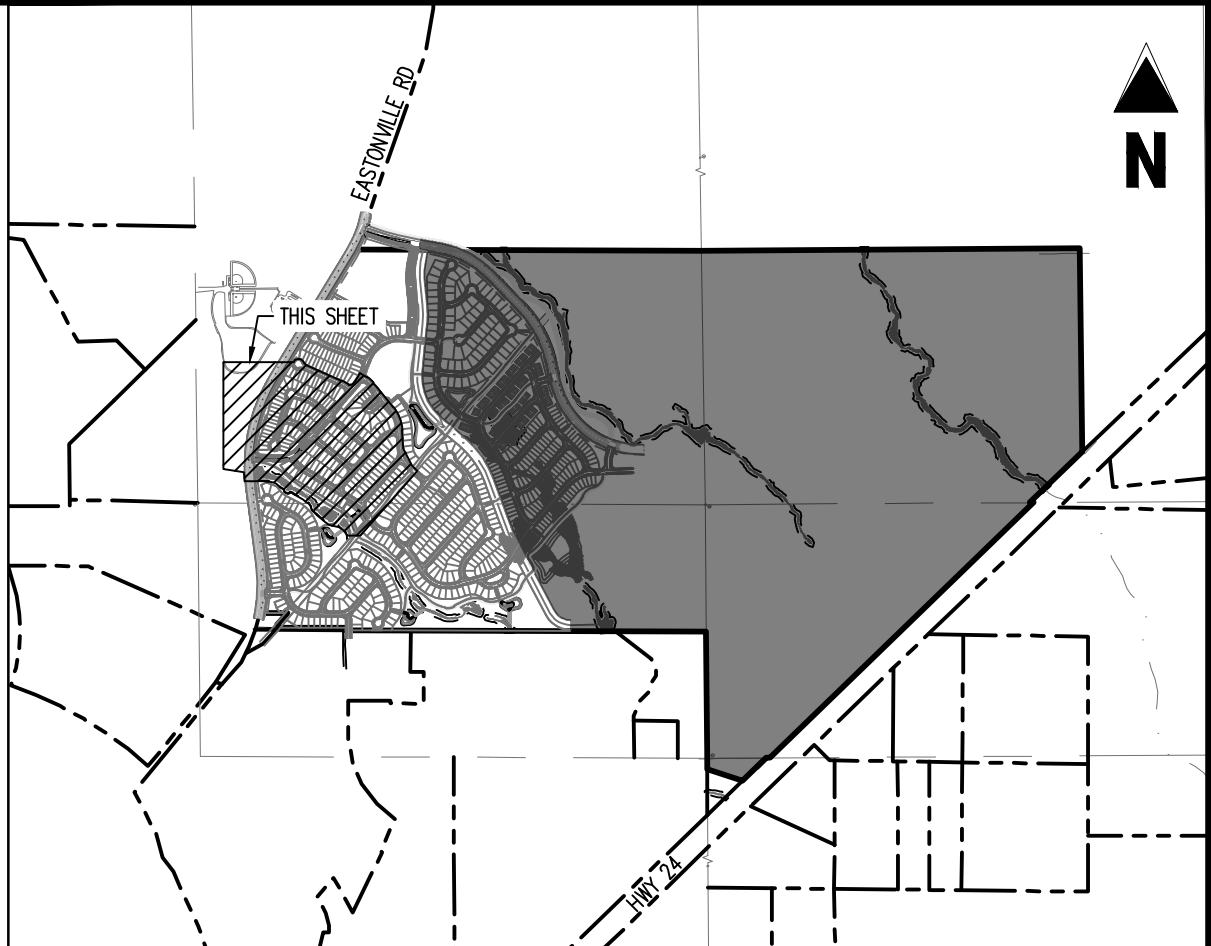
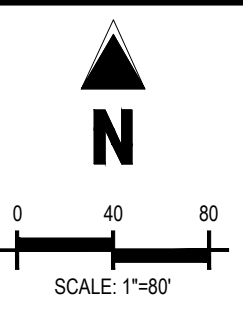
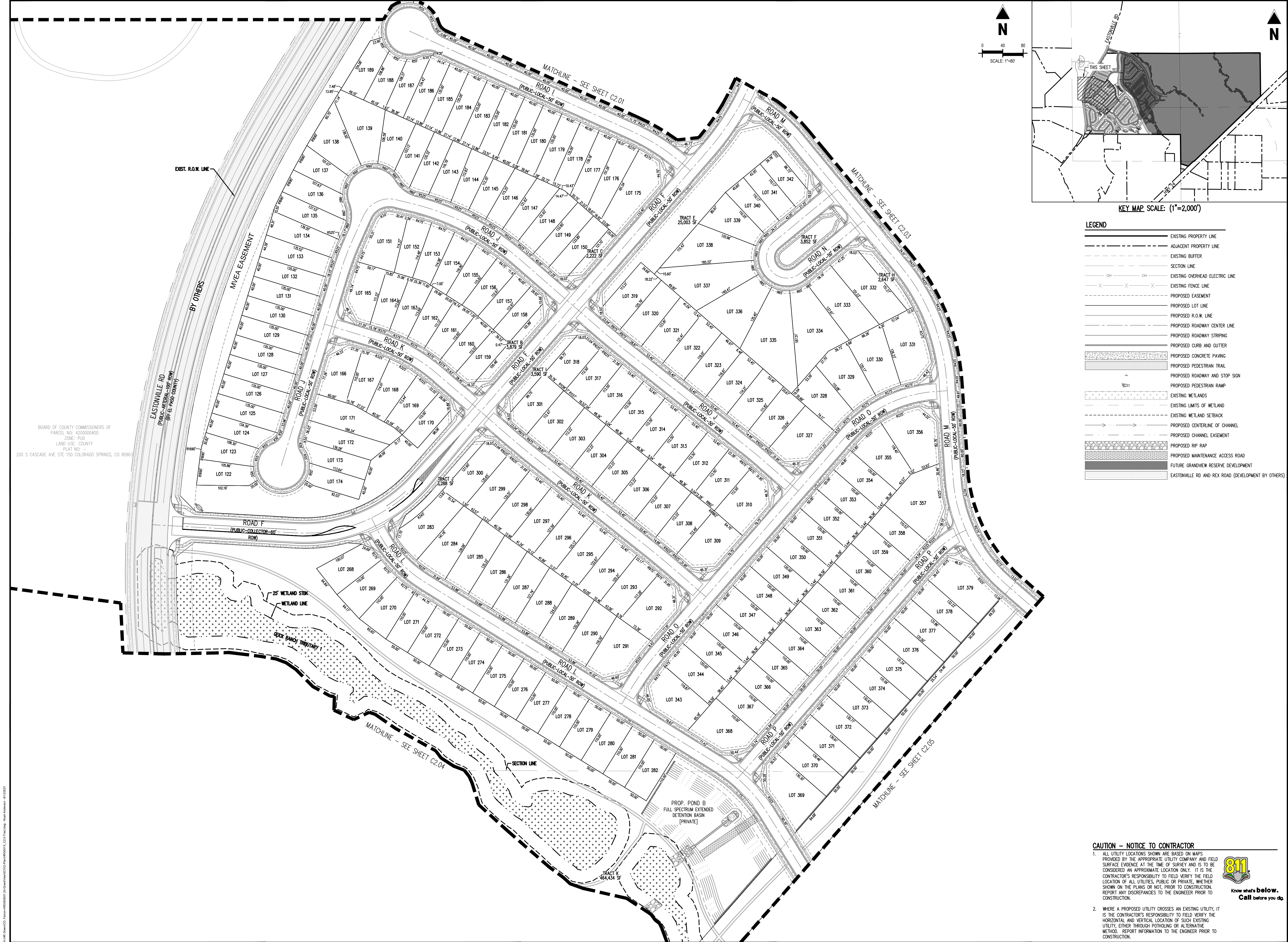
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Date: 8/12/2021

LOT LAYOUT PLAN

C2.01

Sheet 7 of 40



- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
 - SECTION LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING FENCE LINE
 - PROPOSED EASEMENT
 - PROPOSED LOT LINE
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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

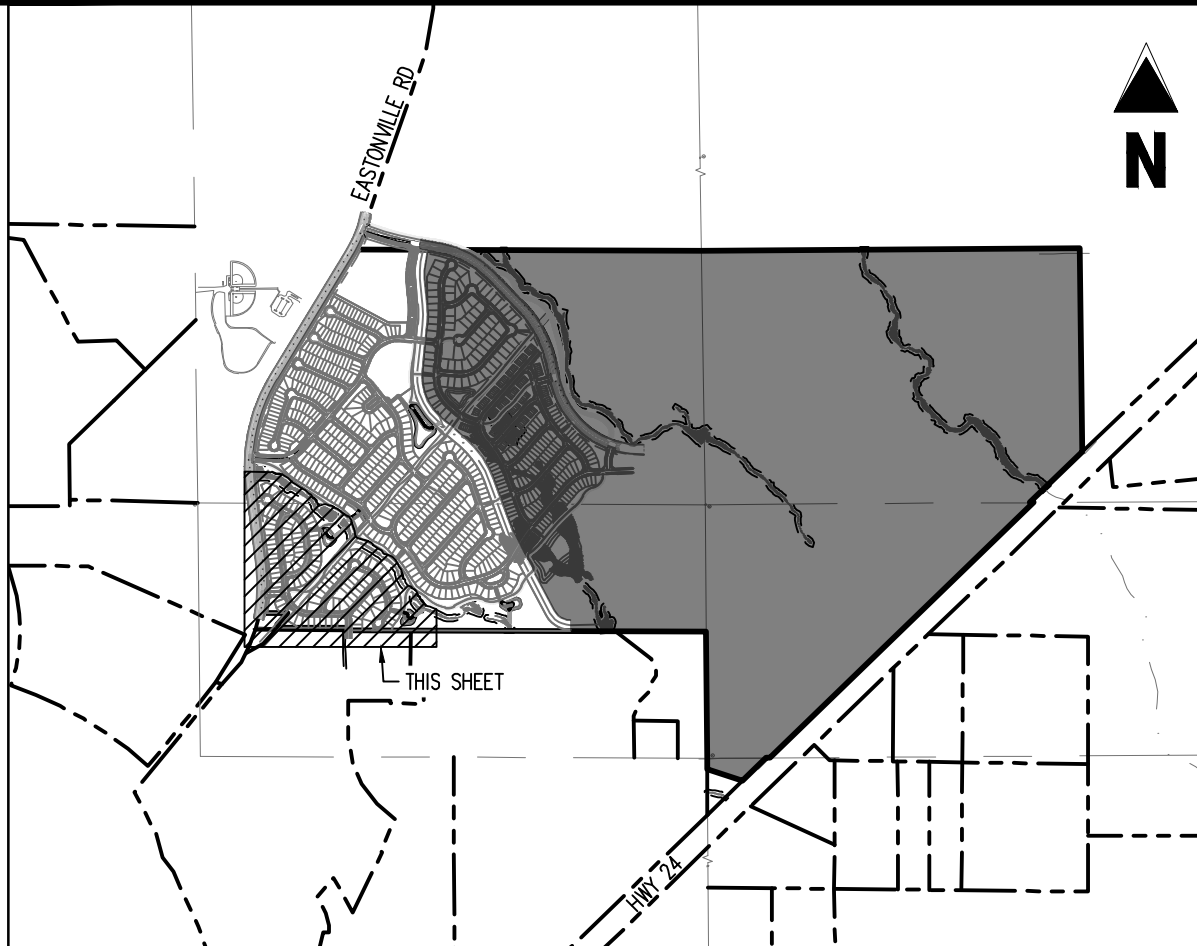
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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Project No: HRG000001
Drawn By: JDP
Checked By: GRD
Date: 8/12/2021

LOT LAYOUT PLAN

C2.02
Sheet 8 of 40



- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

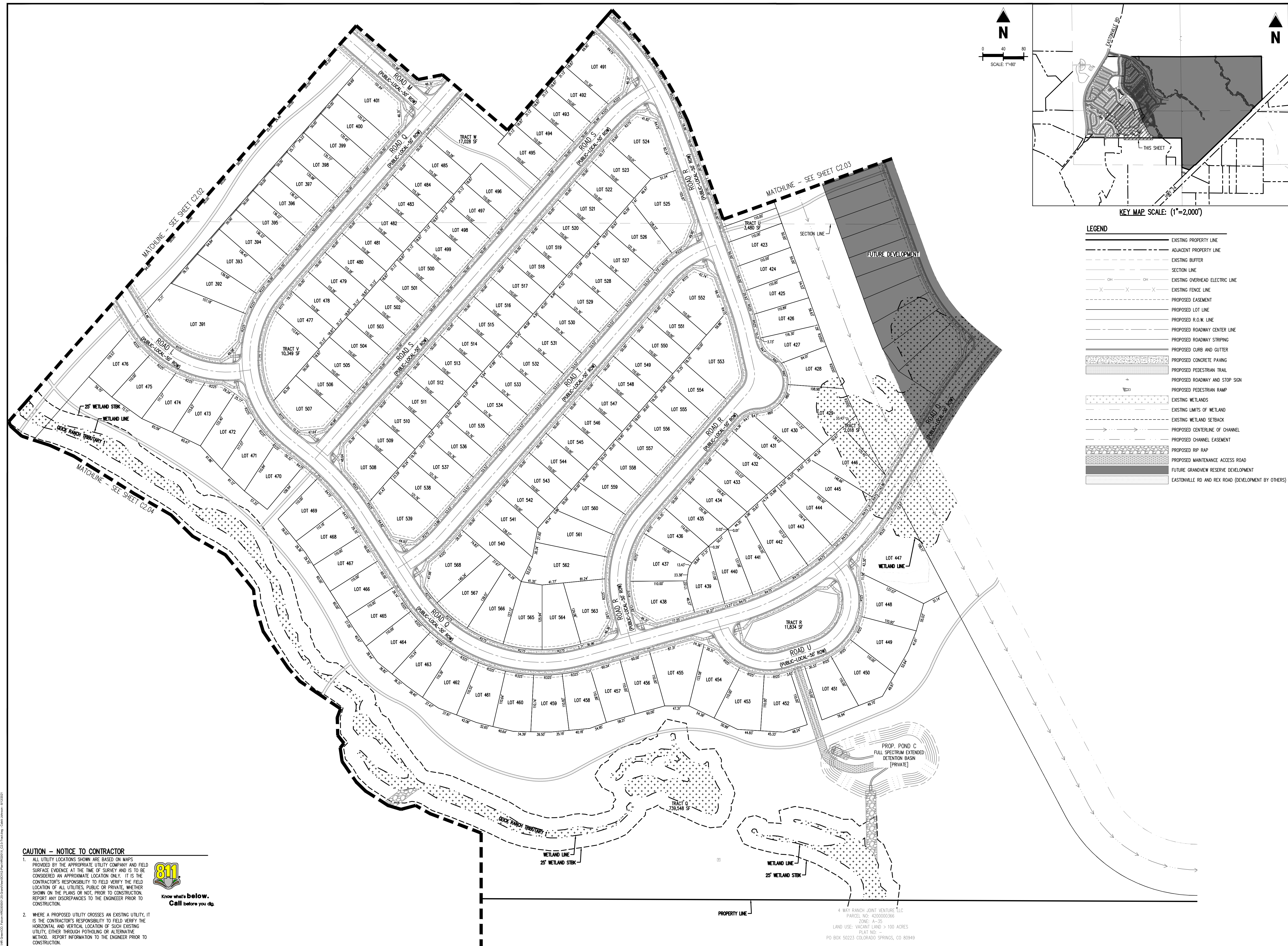
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Project No: HRG000001
Drawn By: JDP
Checked By: GRD
Date: 8/12/2021

LOT LAYOUT PLAN

C2.04
Sheet 10 of 40



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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

[illegible]

LOT LAYOUT PLAN

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
1	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S74°0'18"E S82°19'42"W N74°0'18"W N82°19'42"E
2	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S74°0'18"E S82°19'42"W N74°0'18"W N82°19'42"E
3	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S74°0'18"E S82°19'42"W N74°0'18"W N82°19'42"E
4	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S74°0'18"E S82°19'42"W N74°0'18"W N82°19'42"E
5	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S74°0'18"E S82°19'42"W N74°0'18"W N82°19'42"E
6	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S74°0'18"E S82°19'42"W N74°0'18"W N82°19'42"E
7	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S74°0'18"E S82°19'42"W N74°0'18"W N82°19'42"E
8	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S74°0'18"E S82°19'42"W N74°0'18"W N82°19'42"E
9	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S74°0'18"E S82°19'42"W N74°0'18"W N82°19'42"E
10	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S74°0'18"E S82°19'42"W N74°0'18"W N82°19'42"E
11	5874.8 - 0.13	332.37	40.07 115.00 52.59 115.21 9.10	S74°0'18"E S82°19'42"W N74°0'18"W N84°13'30"E S64°3'24"E
12	6585.4 - 0.15	350.16	45.89 115.21 66.13 122.93	S74°0'18"E S82°19'42"W N74°0'18"W S86°12'53"E
13	6797.8 - 0.16	351.74	45.89 122.93 16.92 51.00 115.00	S8°33'56"W N86°12'53"W N74°0'18"W N22°54'22"E S76°39'15"E
14	6146.1 - 0.14	335.24	45.89 115.00 64.77 31.55 78.03	S180°7'33"W N76°39'15"W N22°54'22"E S67°05'38"E S67°05'38"E
15	7608.7 - 0.17	352.86	54.56 21.62 78.03 116.93 35.27 46.44	S27°24'40"W S25°09'31"W N67°05'38"W N31°45'13"E S60°10'16"E S17°37'12"E
16	6172.3 - 0.14	345.41	21.40 126.11 37.33 116.93 31.55	N67°05'38"W N33°04'25"E S68°26'08"W S57°35'11"E S31°45'13"W N67°05'38"W
17	7169.5 - 0.16	358.23	41.29 110.20 31.84 28.01 22.78 126.11	N67°05'38"W N16°33'53"E N89°58'46"E S84°45'59"E S56°51'35"E S33°04'25"W
18	8659.4 - 0.20	374.85	110.00 37.38 110.00 61.71 55.75	S19°56'24"W S86°26'08"W N23°00'09"W N66°59'51"E S71°52'44"E
19	8477.4 - 0.19	372.67	110.00 37.38 110.00 58.08 57.21	S54°52'57"W N54°35'20"W N15°56'24"E S71°52'44"E S37°01'44"E
20	7086.6 - 0.16	348.46	115.00 32.84 26.01 26.75 110.00 38.76	S33°04'25"W N56°35'35"W N31°20'15"W N21°10'55"W N54°52'57"E S37°01'44"E

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
21	5939.7 - 0.14	332.95	114.71 27.82 27.17 115.00 48.26	S28°43'05"W N58°36'15"W N58°35'35"W N33°04'25"E S57°18'47"E
22	5876.3 - 0.13	331.94	115.00 34.30 19.13 114.71 48.80	S27°24'40"W N62°35'20"W N61°26'08"W N28°43'05"E S62°35'20"E
23	5750.0 - 0.13	330.00	115.00 50.00 50.00	S27°24'40"W N62°35'20"W N27°24'40"E S62°35'20"E
24	5750.0 - 0.13	330.02	115.02 3.13 46.87 115.00 50.00	S27°24'40"W N62°35'46"W N62°35'20"W N27°24'40"E S62°35'20"E
25	6467.1 - 0.15	341.91	115.00 45.63 115.02 35.59 30.88	S37°34'10"W N57°11'01"W N27°24'40"E S62°35'20"E S51°05'45"E
26	6388.4 - 0.15	341.02	115.00 45.89 115.00 31.84 34.26 30.88	S47°09'47"W N47°39'02"W N37°34'10"E S51°05'45"E S43°49'38"E
27	6425.0 - 0.15	341.20	115.00 45.89 115.00 31.84 33.47	S56°41'25"W N38°05'24"W N47°07'47"E S47°49'38"E S32°37'57"E
28	6403.2 - 0.15	341.08	30.08 115.00 45.89 115.00 35.11	S24°44'20"E S66°15'02"W N28°31'47"W N56°41'25"E S37°53'57"E
29	6416.1 - 0.15	341.15	30.25 115.00 45.89 115.00 35.02	S132°26'42"E S75°58'39"W N18°56'08"W N65°15'02"E S23°44'20"E
30	5801.3 - 0.13	330.89	46.89 115.00 45.89 3.77 115.00 5.35	S7°40'18"E S82°19'42"W N7°40'18"W N80°52'52"W N81°32'34"E S80°52'E
31	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S7°40'18"E S82°19'42"W N7°40'18"W N82°19'42"E
32	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S7°40'18"E S82°19'42"W N7°40'18"W N82°19'42"E
33	5750.0 - 0.13	330.00	50.00 115.00 50.00 115.00	S7°40'18"E S82°19'42"W N7°40'18"W N82°19'42"E
34	6146.6 - 0.14	337.09	36.85 115.00 24.39 22.93 115.00 22.93	S43°56'E S88°32'26"W N43°56'18"W N7°40'18"W N82°19'42"E S7°40'18"E
35	6482.7 - 0.15	343.14	33.35 34.72 115.00 45.08 115.00	S1°40'21"W S6°47'02"W N79°38'52"W N4°16'47"E N88°32'26"E
36	6606.6 - 0.15	343.86	33.09 35.69 24.33 45.08 115.00	S6°47'02"W S24°30'08"W N68°30'10"W N15°45'29"E N79°38'52"E
37	6493.4 - 0.15	343.17	33.25 34.85 115.00 45.08 115.00	S24°04'28"W S30°15'08"W N57°01'28"W N27°11'11"E S68°30'10"E
38	6623.8 - 0.15	344.03	38.52 34.33 115.00 45.08 115.00	S30°15'08"W S40°27'04"W N45°32'46"W N46°42'53"E S51°20'28"E
39	6445.6 - 0.15	343.08	33.00 35.00 35.00 115.00 115.00	S49°27'04"W S50°53'33"W N34°04'04"W N50°11'35"E S45°32'46"E
40	6653.1 - 0.15	344.32	34.91 34.33 115.00 45.08 115.00	S50°53'33"W S27°38'08"W N22°55'22"W N61°40'17"E S34°04'04"E

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
41	6451.8 - 0.15	343.75	68.06 115.61 45.08 115.00	S73°38'09"W N11°06'40"W N73°08'50"E S22°35'22"E
42	7741.5 - 0.18	355.34	75.43 82.20 46.39 22.20 13.51 115.61	S82°19'42"W N7°40'18"W N37°19'42"E N82°19'42"E N80°38'31"E S11°06'40"E
43	8045.2 - 0.18	359.35	114.15 29.28 22.20 35.58 82.20 65.13	S17°15'30"E S77°32'06"W S82°19'42"W N52°40'18"W N7°40'18"W N82°19'42"E
44	6395.1 - 0.15	330.00	33.33 33.58 65.13 63.19 115.00 19.76	S24°21'31"W S55°15'15"W S82°19'42"W N7°40'18"W N82°19'42"E S05°59'56"E
45	6315.8 - 0.14	339.84	32.89 22.03 115.00 54.92 115.00	S7°40'18"E S7°40'18"E S82°19'42"W N7°40'18"W N82°19'42"E
46	6315.8 - 0.14	339.84	37.81 17.11 115.00 54.92 115.00	S7°40'18"E S7°40'18"E S82°19'42"W N7°40'18"W N82°19'42"E
47	6315.8 - 0.14	339.84	42.73 12.19 115.00 54.92 115.00	S7°40'18"E S7°40'18"E S82°19'42"W N7°40'18"W N82°19'42"E
48	6315.8 - 0.14	339.84	47.65 7.27 115.00 54.92 115.00	S7°40'18"E S7°40'18"E S82°19'42"W N7°40'18"W N82°19'42"E
49	7415.7 - 0.17	360.67	25.29 17.73 2.35 115.00 63.51 73.29 117.39	S10°52'35"W S7°40'18"E S7°40'18"E S82°19'42"W N7°40'18"W N1°50'34"E S79°00'34"E
50	7285.8 - 0.17	358.37	22.64 23.81 117.39 64.48 15.05 115.00	S72°04'40"W S10°52'35"W N79°00'34"W N19°12'03"E N27°24'40"E S62°35'20"E
51	7598.3 - 0.17	347.48	62.99 63.55 115.00 39.53 46.37 20.05	S54°34'09"E S27°24'40"W N10°52'35"W N27°24'40"E N72°24'40"E S62°35'20"E
52	10060.3 - 0.23	414.20	146.26 114.91 17.73 25.29 23.81 22.64 63.55	S27°55'35"E S82°19'42"W N7°40'18"W N10°52'35"E N10°52'35"E N27°24'40"E N27°24'40"E
53	5749.8 - 0.13	329.91	43.59 115.00 47.65 2.35 114.91 6.41	S7°40'18"E S82°19'42"W N7°40'18"W N7°40'18"W N82°19'42"E S8°29'15"E
54	5750.0 - 0.13	330.00	50.00 115.00 42.73 7.27 115.00	S7°40'18"E S82°19'42"W N7°40'18"W N7°40'18"W N82°19'42"E
55	5750.0 - 0.13	330.00	50.00 115.00 37.81 12.19 115.00	S7°40'18"E S82°19'42"W N7°40'18"W N7°40'18"W N82°19'42"E
56	5750.0 - 0.13	330.00	50.00 115.00 32.89 17.11 115.00	S7°40'18"E S82°19'42"W N7°40'18"W N7°40'18"W N82°19'42"E
57	6660.9 - 0.15	345.59	48.57 115.00 19.76 22.03 115.00 25.22	S01°47'47"W N81°46'08"W N05°59'56"W N7°40'18"W N82°19'42"E S7°40'18"E
58	7659.7 - 0.18	361.85	98.52 115.00 33.33 115.00	S24°21'31"W N49°30'49"W N24°21'31"E S81°46'08"E
59	7646.1 - 0.18	361.25	98.52 114.15 33.58 115.00	S56°36'50"W N17°15'30"W N55°15'15"E S49°30'49"E
60	6491.5 - 0.15	345.69	43.45 120.31 63.56 113.28 2.99	S23°38'19"E S61°52'08"W N16°43'37"W N71°25'44"E S53°58'56"E

LOT AREA TABLE				
LOT #	AREA (SF ± AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
61	6388.8 ± 0.15	345.03	45.13 151.00 64.59 120.31	S32°50'00"E S32°27'54"W N37°33'00"W N61°52'06"E
62	8178.6 ± 0.19	378.53	120.00 63.63 120.22 53.29	S37°53'12"W N56°12'05"W N40°51'02"E S56°49'44"E
63	8528.2 ± 0.20	384.05	126.81 18.76 63.39 120.00 55.09	S14°08'30"W N89°47'08"W N56°12'05"W N25°37'12"E N20°07'09"E
64	8031.2 ± 0.18	377.29	80.03 126.81 55.09 115.36	N89°47'08"W N14°08'30"E S81°35'51"E S23°39'48"W
65	7062.1 ± 0.16	353.15	115.00 63.66 115.36 11.75 47.18	S37°23'52"W N89°47'08"W N23°39'48"E S83°33'40"E S89°47'08"E
66	6900.0 ± 0.16	350.00	115.00 60.00 115.00 60.00	S01°25'52"W N89°47'08"W N01°25'52"E S89°47'08"E
67	7093.3 ± 0.16	353.36	115.00 61.68 115.00 61.68	S01°25'52"W N89°47'08"W N01°25'52"E S89°47'08"E
68	6900.0 ± 0.16	350.00	115.00 60.00 115.00 60.00	S01°25'52"W N89°47'08"W N01°25'52"E S89°47'08"E
69	6900.0 ± 0.16	350.00	115.00 60.00 115.00 60.00	S01°25'52"W N89°47'08"W N01°25'52"E S89°47'08"E
70	9683.5 ± 0.22	389.17	32.64 63.36 88.24 115.00 14.08 27.03 48.82	S50°07'45"E S01°25'52"W N89°47'08"W N01°25'52"E S89°47'08"E N86°46'24"E S64°33'23"E
71	11752.8 ± 0.27	436.14	41.13 46.95 72.59 57.32 103.15 135.00	S81°00'00"W S44°57'24"W N89°47'08"W N85°02'02"W N29°50'47"E S76°35'49"E
72	10796.9 ± 0.25	437.09	144.20 60.00 135.00 97.69	S81°16'02"E S21°04'04"W N76°35'49"W N15°42'43"E
73	10506.7 ± 0.24	432.60	135.37 14.02 47.55 144.20 91.46	S49°09'35"E S40°50'25"W S34°47'12"W N61°16'02"W N41°13'40"E
74	9013.3 ± 0.21	403.75	66.69 135.37 54.72 11.97 135.00	S40°50'25"W N49°09'35"W N41°13'40"E N40°50'25"E S49°09'35"E
75	9003.1 ± 0.21	403.38	66.69 135.00 66.69 135.00	N40°50'25"E S49°09'35"E S40°50'25"W N49°09'35"W
76	9003.1 ± 0.21	403.38	135.00 66.69 135.00 66.69	S49°09'35"E S40°50'25"W N49°09'35"W N40°50'25"E
77	9003.1 ± 0.21	403.38	135.00 66.69 135.00 66.69	S49°09'35"E S40°50'25"W N49°09'35"W N40°50'25"E
78	8960.3 ± 0.21	402.75	135.00 66.37 135.00 66.37	S49°09'35"E S40°50'25"W N49°09'35"W N40°50'25"E
79	7637.5 ± 0.18	371.19	38.51 34.53 9.58 135.00 49.57 104.00	S9°46'11"W S16°06'40"W S40°50'25"W N49°09'35"W N40°50'25"E S61°50'34"E
80	9853.8 ± 0.23	403.80	112.24 28.17 49.38 104.00	N40°50'25"E N85°38'40"E S14°41'11"E S51°44'08"W N61°50'34"W

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
81	10208.9 - 0.23	409.15	70.30 69.46 110.00 49.38 110.00	N85°38'40"E S67°41'53"E S33°28'12"W N81°06'29"W N14°41'11"W
82	7469.7 - 0.17	372.09	132.46 4.34 34.53 40.71 110.00 50.05	S21°53'13"W N68°06'47"W N43°23'02"W N38°05'33"W N32°28'12"E S57°00'06"E
83	7594.2 - 0.17	374.29	120.68 60.00 132.46 61.15	S21°53'13"W N68°06'47"W N21°53'13"E S57°00'06"E
84	7563.9 - 0.17	364.53	111.82 47.86 7.88 120.68 16.29	N51°51'31"W N63°10'38"W N68°06'47"W N21°53'13"E S57°00'06"E
85	7399.0 - 0.17	354.54	110.00 55.09 111.82 39.12 38.50	S43°20'15"W N52°24'08"W N52°16'43"E S57°00'06"E S45°01'16"E
86	7173.0 - 0.16	352.09	110.00 55.09 110.00 77.00	S54°48'56"W N40°55'28"W N43°20'13"E S40°55'26"E
87	7091.6 - 0.16	350.41	110.00 8.40 47.39 110.00 74.63	S64°41'18"W N25°18'42"W N30°14'54"W N54°48'55"E S29°41'37"E
88	6600.0 - 0.15	340.00	110.00 60.00 110.00 60.00	S64°41'18"W N25°18'42"W N64°41'18"E S25°18'42"E
89	6600.0 - 0.15	340.00	110.00 60.00 110.00 60.00	S64°41'18"W N25°18'42"W N64°41'18"E S25°18'42"E
90	7067.7 - 0.16	349.01	49.72 110.00 33.43 22.83 110.00 22.83	S21°03'20"E S73°12'02"W N21°03'20"W N25°18'42"W N64°41'18"E S25°18'42"E
91	7280.0 - 0.17	354.53	80.40 110.00 54.13 110.00	S95°42'7"E S86°59'06"W N9°54'27"W N73°12'02"E
92	7280.0 - 0.17	354.53	80.40 110.00 54.13 110.00	S35°52'37"W N79°13'52"W N35°52'37"E N86°59'06"E
93	7682.2 - 0.18	357.56	37.96 44.61 110.86 54.13 110.00	S10°00'08"W S35°45'21"W N58°34'02"E N24°42'26"E S27°12'05"E
94	6628.9 - 0.15	343.96	59.87 113.13 23.05 36.94 110.86	S35°45'21"W N58°25'37"W N40°50'25"E N36°08'11"E S58°34'02"E
95	8624.1 - 0.20	387.68	3.45 45.77 104.03 25.55 66.62 26.01 3.12 113.13	S35°45'21"W S17°55'50"W N89°47'07"W N57°46'23"W N25°51'46"E N16°00'01"E N40°50'25"E S58°25'37"E
96	11494.6 - 0.26	436.14	62.33 103.67 67.00 44.83 11.54 116.11	S16°51'49"E N40°10'12"W N88°17'07"W N0°00'00"E N0°00'00"E N0°00'00"E S74°50'50"E
97	9916.4 - 0.23	418.56	117.87 45.27 116.11 7.84 34.99 60.00 36.98	S26°54'27"E S39°30'51"W N74°03'50"W N0°00'00"E N40°50'25"E N40°50'25"E S74°50'25"E
98	9588.0 - 0.22	401.19	36.68 26.17 26.01 26.33 117.87 23.02 11.00 134.11	S34°50'09"W S40°50'25"W S65°49'49"W S76°46'23"W N26°54'27"W N40°50'25"E N40°50'25"E S81°10'07"E
99	9658.7 - 0.22	406.67	118.94 134.11 36.89 116.73	S9°21'37"W N61°10'07"W N35°43'06"E N79°53'20"E
100	7732.3 - 0.18	362.21	46.43 116.73 52.26 110.46 36.32	S17°242'41"E S73°53'20"W N16°09'55"W N64°41'18"E S25°18'42"E

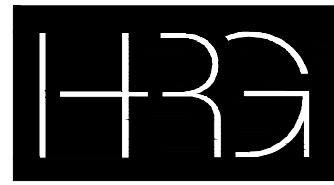
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Project No:	HRG000001
Drawn By:	JDP
Checked By:	GRD
Date:	8/13/2021

LOT TABLE

C2.06

Sheet 12 of 40



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

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY PEYTON CO 80831

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NOT FOR CONSTRUCTION

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

[illegible]

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

LOT TABLE

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
101	9936.9 ~ 0.23	386.24	74.42	N245°14'W
			39.12	N40°50'25"E
			44.55	N48°39'43"E
			44.40	S71°21'25"E
			73.29	S25°18'42"E
110.46	S64°41'18"W			
102	9020.2 ~ 0.21	396.27	115.00	N49°09'35"W
			106.71	N40°50'25"E
			74.42	S24°53'14"E
			34.56	S18°09'55"E
			36.89	S35°43'06"W
11.00	S40°50'25"W			
103	6990.0 ~ 0.16	350.00	115.00	N49°09'35"W
			60.00	N40°50'25"E
			115.00	S49°09'35"E
			23.02	S40°50'25"W
			36.98	S40°50'25"W
104	6990.0 ~ 0.16	350.00	115.00	N49°09'35"W
			60.00	N40°50'25"E
			115.00	S49°09'35"E
			60.00	S40°50'25"W
			60.00	S40°50'25"W
105	8095.0 ~ 0.19	379.25	123.86	N65°26'47"W
			35.36	N20°14'33"E
			42.41	N46°14'23"E
			8.75	N40°50'25"E
			115.00	S49°09'35"E
			34.69	S40°50'25"W
			7.34	S00°00'00"E
			11.54	S00°00'00"E
			11.05	S00°00'00"E
106	8398.6 ~ 0.19	383.39	117.05	N89°47'08"W
			44.65	N07°12'52"E
			24.65	S5°28'12"W
			123.86	N20°14'33"E
			44.65	S65°26'47"E
117.05	S00°00'00"E			
107	7029.6 ~ 0.16	354.32	117.27	N89°47'07"W
			60.00	N07°12'52"E
			117.05	S8°47'08"W
			60.00	S00°00'00"E
			60.00	S00°00'00"E
108	12282.5 ~ 0.28	460.38	18.96	S40°50'25"W
			55.68	S40°50'25"W
			39.19	N78°22'46"W
			58.57	N78°22'46"W
			34.01	N78°22'46"W
138.07	N40°50'25"E			
109	6990.0 ~ 0.16	350.00	18.96	S40°50'25"W
			41.04	S40°50'25"W
			115.00	N49°09'35"W
			60.00	N40°50'25"E
			115.00	S49°09'35"E
110	6990.0 ~ 0.16	350.00	18.96	S40°50'25"W
			41.04	S40°50'25"W
			115.00	N49°09'35"W
			60.00	N40°50'25"E
			115.00	S49°09'35"E
111	6990.0 ~ 0.16	350.00	18.96	S40°50'25"W
			41.04	S40°50'25"W
			115.00	N49°09'35"W
			60.00	N40°50'25"E
			115.00	S49°09'35"E
112	10415.1 ~ 0.24	413.84	66.20	S40°50'25"W
			44.71	S40°50'25"W
			115.00	N49°09'35"W
			32.94	N40°50'25"E
			33.48	N07°21'44"E
102.32	S68°16'47"E			
113	6889.9 ~ 0.21	371.69	90.20	S56°33'43"E
			50.06	S134°2'32"W
			41.14	S47°27'18"W
			115.32	N46°49'51"W
			66.20	N40°50'25"E
8.77	S88°06'47"E			
114	7054.0 ~ 0.16	352.88	11.18	S42°00'17"W
			47.81	S40°50'25"W
			115.00	N49°09'35"W
			18.96	N40°50'25"E
			44.71	N40°50'25"E
115.32	S46°49'51"E			
115	6990.0 ~ 0.16	350.00	60.00	S40°50'25"W
			115.00	N49°09'35"W
			18.96	N40°50'25"E
			41.04	N40°50'25"E
			115.00	S49°09'35"E
116	6990.0 ~ 0.16	350.00	60.00	S40°50'25"W
			115.00	N49°09'35"W
			18.96	N40°50'25"E
			41.04	N40°50'25"E
			115.00	S49°09'35"E
117	6990.0 ~ 0.16	350.00	60.00	S40°50'25"W
			115.00	N49°09'35"W
			18.96	N40°50'25"E
			41.04	N40°50'25"E
			115.00	S49°09'35"E
118	7368.8 ~ 0.17	357.59	46.78	S40°50'25"W
			25.79	S45°03'45"W
			114.34	N40°42'55"W
			55.68	N40°50'25"E
			115.00	S49°09'35"E
119	9681.2 ~ 0.22	409.38	118.94	S68°45'21"W
			136.90	N1°46'23"W
			39.19	S78°22'46"E
			114.34	S40°42'55"E
120	8518.3 ~ 0.20	406.13	6.07	S89°13'15"W
			56.09	N89°47'38"W
			146.51	N07°12'52"E
			58.57	S78°22'46"E
			136.90	S1°46'23"E

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
121	11106.6 - 0.25	426.03	148.51	S01°29'W
			58.67	N89°47'38"W
			45.78	N04°04'46"W
			114.56	N22°05'11"E
			24.50	N40°50'25"E
122	4872.2 - 0.11	307.74	34.01	S78°22'46"E
			28.33	S16°55'54"E
			20.00	S58°18'44"W
			102.19	N89°27'25"W
			51.35	N65°04'15"E
123	4792.5 - 0.11	305.41	105.86	S82°02'56"E
			14.16	S17°22'43"W
			8.74	N82°02'56"W
			30.82	N87°25'59"E
			106.30	N16°59'11"E
124	4860.5 - 0.11	331.15	19.93	S73°00'49"E
			28.34	S47°38'13"W
			108.30	S51°48'01"W
			40.00	N73°00'49"W
			134.39	N16°59'11"E
125	5398.8 - 0.12	349.43	33.96	S73°00'49"E
			6.08	S16°59'11"W
			134.39	S22°47'49"W
			40.00	N73°00'49"W
			135.00	N16°59'11"E
126	5400.0 - 0.12	350.00	40.00	S73°00'49"E
			135.00	S16°59'11"W
			40.00	N73°00'49"W
			135.00	N16°59'11"E
			135.00	S73°00'49"E
127	5400.0 - 0.12	350.00	40.00	S16°59'11"W
			135.00	N73°00'49"W
			40.00	N16°59'11"E
			135.00	S73°00'49"E
			40.00	S16°59'11"W
128	5400.0 - 0.12	350.00	135.00	N73°00'49"W
			40.00	N16°59'11"E
			40.00	S73°00'49"E
			135.00	S16°59'11"W
			40.00	N73°00'49"W
129	5400.0 - 0.12	350.00	135.00	N16°59'11"E
			40.00	S73°00'49"E
			135.00	S16°59'11"W
			40.00	N73°00'49"W
			40.00	N16°59'11"E
130	5400.0 - 0.12	350.00	40.00	S73°00'49"E
			135.00	S16°59'11"W
			40.00	N73°00'49"W
			135.00	N16°59'11"E
			40.00	S73°00'49"E
131	5400.0 - 0.12	350.00	40.00	S16°59'11"W
			135.00	N73°00'49"W
			40.00	N16°59'11"E
			135.00	S73°00'49"E
			40.00	S16°59'11"W
132	5400.0 - 0.12	350.00	135.00	N73°00'49"W
			40.00	N16°59'11"E
			135.00	S73°00'49"E
			40.00	S16°59'11"W
			135.00	N73°00'49"W
133	5633.0 - 0.13	353.92	135.52	S70°44'13"E
			20.88	S10°07'23"W
			18.51	N16°59'11"W
			135.00	N73°00'49"W
			44.39	N16°59'11"E
134	5917.8 - 0.14	361.22	38.19	S21°20'49"W
			135.52	N70°44'13"W
			48.31	N16°59'11"E
			139.20	S66°34'09"E
			137.53	S65°37'13"E
135	5694.0 - 0.13	358.48	15.70	S16°47'53"W
			16.17	S24°17'38"W
			7.90	S23°51'44"W
			139.20	N66°34'09"E
			10.55	N16°59'11"E
136	5681.3 - 0.13	345.74	31.44	N25°55'29"E
			21.16	S10°30'08"E
			31.32	S53°08'08"E
			137.53	N65°37'13"E
			46.19	N71°02'22"E
137	4663.9 - 0.11	301.43	107.63	S63°31'01"E
			38.34	S17°54'27"W
			107.63	N63°31'01"W
			54.40	N29°00'37"E
			101.07	S53°47'20"E
138	7264.5 - 0.17	374.41	138.50	S22°51'24"E
			32.39	S51°40'38"W
			101.07	N53°47'20"W
			41.75	N30°38'24"E
			60.70	N31°20'52"E
139	8721.2 - 0.20	398.49	106.59	S80°43'31"W
			32.39	S82°38'15"W
			138.50	N22°51'24"W
			11.14	N31°20'52"E
			13.95	N31°20'52"E
140	5134.6 - 0.12	311.61	48.10	S65°44'59"E
			45.19	S65°44'59"E
			1.62	S65°44'59"E
			103.12	S24°15'01"W
			35.36	N64°33'15"W
140	5134.6 - 0.12	311.61	106.59	N84°31'31"E
			38.38	S65°44'59"E
			27.14	S65°44'59"E
			103.12	S24°15'01"W
			35.36	N64°33'15"W

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
141	4510.7 - 0.10	307.31	120.32	S24°15'01"W
			27.32	N44°25'49"W
			15.29	N39°51'01"W
			103.12	N24°15'01"E
			12.86	S65°44'59"E
			27.14	S65°44'59"E
142	4778.3 - 0.11	317.45	116.79	S24°15'01"W
			21.24	N74°32'56"W
			19.08	N66°35'36"E
			120.32	N24°15'01"E
			12.86	S65°44'59"E
			27.14	S65°44'59"E
143	4882.9 - 0.11	315.09	112.83	S21°34'22"W
			45.47	N70°54'31"W
			116.79	N24°15'01"E
			12.86	S65°44'59"E
			27.14	S65°44'59"E
144	4747.8 - 0.11	309.74	112.35	S25°44'26"W
			38.19	N66°20'36"E
			112.83	N21°54'22"E
			12.86	S65°44'59"E
			33.51	S65°44'59"E
145	4803.9 - 0.11	312.34	115.25	S29°54'30"W
			38.19	N62°10'32"W
			112.35	N25°44'26"E
			6.49	S65°44'59"E
			40.00	S65°44'59"E
			0.06	S65°44'59"E
146	5019.6 - 0.12	322.29	121.62	S34°04'35"W
			38.19	N58°00'27"W
			115.25	N29°54'30"E
			39.94	S65°44'59"E
			7.28	S65°44'59"E
147	5404.2 - 0.12	339.86	131.62	S38°14'39"W
			38.19	N53°50'23"W
			115.62	N34°04'35"E
			32.72	S65°44'59"E
			15.72	S65°44'59"E
148	5622.4 - 0.13	349.90	133.85	S41°02'50"W
			13.10	N48°57'10"W
			25.68	N50°21'16"W
			131.62	N38°14'39"E
			10.41	S65°44'59"E
			14.47	S48°57'10"E
			20.75	S48°57'10"E
149	5353.9 - 0.12	347.70	133.85	S41°02'50"W
			40.00	N48°57'10"W
			133.85	N41°02'50"E
			21.03	S48°57'10"E
			18.97	S48°57'10"E
150	5272.7 - 0.12	340.23	121.10	S41°02'50"W
			18.03	S86°02'50"W
			27.25	N48°57'10"W
			133.85	N41°02'50"E
			16.92	S48°57'10"E
			23.08	S48°57'10"E
151	7275.5 - 0.17	348.98	114.37	S13°41'39"W
			15.85	N73°33'53"W
			59.17	N73°33'53"W
			32.40	N22°20'21"E
			52.40	N24°17'36"E
			41.57	N36°59'38"E
			30.41	S76°18'21"E
152	4906.6 - 0.11	314.38	114.48	S19°12'37"W
			6.19	N73°33'53"W
			31.06	N73°33'53"W
			114.37	N13°41'39"E
			2.86	S76°18'21"E
			45.73	S73°32'52"E
153	4869.9 - 0.11	314.61	114.08	S25°05'22"W
			11.95	N57°36'23"W
			25.36	N73°33'53"W
			114.48	N19°12'37"E
			48.74	S67°51'00"E
154	4956.2 - 0.11	316.69	116.90	S30°58'06"W
			29.98	N57°36'23"W
			7.00	N57°36'23"W
			114.08	N25°05'22"E
			48.74	S61°58'16"E
155	4990.1 - 0.11	318.35	115.92	S36°50'51"W
			16.74	N57°36'23"W
			20.05	N57°36'23"W
			116.90	N30°58'06"E
			48.74	S56°05'31"E
156	4798.6 - 0.11	313.15	112.97	S41°02'50"W
			4.77	N48°57'10"W
			7.20	N48°57'10"W
			26.05	N57°36'23"E
			115.92	N36°50'51"E
			34.82	S51°03'10"E
			11.43	S48°57'10"E
157	4518.7 - 0.10	305.93	112.97	S41°02'50"W
			40.00	N48°57'10"W
			112.97	N41°02'50"E
			40.00	S48°57'10"E
158	4457.4 - 0.10	299.45	101.89	S41°02'50"W
			39.53	N48°57'10"W
			6.47	N48°57'10"W
			112.97	N41°02'50"E
			28.92	S48°57'10"E
			15.66	S35°57'10"E
159	4414.6 - 0.10	297.30	100.48	S41°02'50"W
			16.33	S86°02'50"W
			28.45	N48°57'10"W
			112.03	N41°02'50"E
			39.53	S48°57'10"E
			0.47	S48°57'10"E
160	4766.7 - 0.11	309.67	21.63	N48°57'10"W
			18.16	N50°20'25"W
			112.60	N38°16'20"E
			4.77	S48°57'10"E
			40.00	S48°57'10"E
			0.47	S48°57'10"E
			112.03	S41°02'50"W

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
161	4945.1 - 0.11	312.18	38.45	N54°39'56"W
			111.12	S32°23'48"E
			18.74	S57°38'23"E
			26.05	S57°36'23"E
			7.20	S48°57'10"E
112.60	S38°16'20"W			
162	4948.9 - 0.11	313.29	38.45	N60°32'27"W
			113.69	N26°31'17"E
			29.98	S57°36'23"E
			20.05	S57°38'23"E
			111.12	S32°23'48"W
163	5069.6 - 0.12	315.31	38.45	N66°24'59"W
			112.66	N20°38'45"E
			6.19	S73°33'53"E
			25.36	S73°33'53"E
			11.95	S57°36'23"E
7.00	S57°36'23"E			
113.69	S26°31'17"W			
164	4834.8 - 0.11	310.52	23.95	N71°11'02"W
			15.78	N73°00'49"W
			111.22	N16°59'11"E
			15.85	S73°33'53"E
			31.08	S73°33'53"E
112.66	S20°38'45"W			
165	6111.7 - 0.14	321.87	27.25	N73°00'49"W
			46.31	N28°00'49"E
			48.74	N16°59'11"E
			28.17	N18°14'08"E
			59.17	S73°33'53"E
111.22	S16°59'11"W			
166	6065.6 - 0.14	320.85	110.00	S16°59'11"W
			60.00	N73°00'49"W
			77.26	N16°59'11"E
			46.23	N61°54'31"E
			27.35	S73°00'49"E
167	5600.0 - 0.13	324.70	114.01	S24°19'09"W
			27.53	N65°59'00"E
			15.78	N73°00'49"W
			110.00	N16°59'11"E
			15.78	S73°00'49"E
41.59	S69°20'50"E			
168	5880.1 - 0.13	330.34	113.44	S35°19'04"W
			40.50	N60°59'00"W
			114.01	N24°19'09"E
			62.39	S60°10'54"E
169	5433.5 - 0.12	321.59	110.00	S41°02'50"W
			22.02	N48°57'10"W
			21.59	N16°59'10"W
			113.44	S35°19'04"E
			32.50	N51°49'03"E
22.02	S48°57'10"E			
170	4328.7 - 0.10	293.01	98.06	S41°02'50"W
			40.00	N48°57'10"W
			110.00	N41°02'50"E
			25.06	S48°57'10"E
			16.89	S35°17'01"E
171	8327.0 - 0.19	438.43	31.17	S30°42'30"W
			166.24	N73°00'49"W
			53.59	N16°59'11"E
			60.00	S73°00'49"E
			15.78	S73°00'49"E
22.53	S60°59'00"E			
40.50	S60°59'00"E			
21.59	S60°59'00"E			
22.02	S48°57'10"E			
172	6115.3 - 0.14	393.62	48.09	S50°42'30"W
			139.28	N73°00'49"W
			3.99	N13°10'47"E
			36.03	N16°59'11"E
			166.24	S73°00'49"E
173	5095.7 - 0.12	341.27	40.00	S16°59'11"W
			113.64	N73°00'49"W
			25.32	N48°57'10"W
			22.03	N11°39'36"W
			139.28	S73°00'49"E
174	4378.2 - 0.10	301.25	40.00	S16°59'11"W
			92.03	N73°00'49"W
			20.00	N58°12'24"W
			35.58	N13°15'39"E
			113.64	S73°00'49"E
175	9445.7 - 0.22	428.75	44.70	S4°52'25"E
			133.40	S41°02'50"W
			20.00	N48°57'10"W
			23.08	N48°57'10"W
			161.04	N28°29'53"E
46.54	S57°56'49"E			
176	6335.9 - 0.15	394.50	151.26	N24°15'01"E
			18.51	S65°44'59"E
			27.80	S83°37'33"E
			165.04	S28°29'53"W
			16.92	N48°57'10"W
18.97	N48°57'10"W			
177	5808.8 - 0.13	372.22	139.18	N24°15'01"E
			40.00	S65°44'59"E
			151.26	S24°15'01"W
			21.03	N48°57'10"W
			20.75	N48°57'10"W
178	5429.0 - 0.12	354.80	135.00	N24°15'01"E
			40.00	S65°44'59"E
			139.18	S24°15'01"W
			14.47	N48°57'10"W
			10.43	N65°44'59"W
15.72	N65°44'59"W			
179	5400.0 - 0.12	350.00	135.00	N24°15'01"E
			40.00	S65°44'59"E
			135.00	S24°15'01"W
			32.72	N65°44'59"W
			7.28	N65°44'59"W
180	5400.0 - 0.12	350.00	135.00	N24°15'01"E
			40.00	S65°44'59"E
			135.00	S24°15'01"W
			39.94	N65°44'59"W
			0.06	N65°44'59"W

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
181	5400.0 - 0.12	350.00	135.00 40.00 135.00 40.00	N24°15'01"E S65°44'59"E S24°15'01"W N65°44'59"W
182	5400.0 - 0.12	350.00	135.00 40.00 135.00 6.49 33.51	N24°15'01"E S65°44'59"E S24°15'01"W N65°44'59"W N65°44'59"W
183	5400.0 - 0.12	350.00	135.00 40.00 135.00 12.86 27.14	N24°15'01"E S65°44'59"E S24°15'01"W N65°44'59"W N65°44'59"W
184	5400.0 - 0.12	350.00	135.00 40.00 135.00 12.86 27.14	N24°15'01"E S65°44'59"E S24°15'01"W N65°44'59"W N65°44'59"W
185	5400.0 - 0.12	350.00	135.00 40.00 135.00 12.86 27.14	N24°15'01"E S65°44'59"E S24°15'01"W N65°44'59"W N65°44'59"W
186	5398.9 - 0.12	349.46	134.42 5.90 34.14 135.00 12.86 27.14	N24°15'01"E S71°23'02"E S85°44'59"E S24°15'01"W N65°44'59"W N65°44'59"W
187	4865.2 - 0.11	331.25	108.37 28.35 20.71 134.42 38.38 1.62	N24°15'01"E N79°20'10"E N83°46'35"E S24°15'01"W N65°44'59"W N65°44'59"W
188	4460.4 - 0.10	301.95	108.86 39.53 108.37 45.19	N27°40'37"E S65°18'24"E S24°15'01"W N65°44'59"W
189	5302.8 - 0.12	323.48	7.48 104.08 23.90 33.07 108.86 49.10	N31°20'52"E N31°20'52"E N71°09'09"E S29°13'59"E S27°40'37"W N65°44'59"W
190	5395.0 - 0.12	321.99	109.87 42.09 108.67 45.78 15.49	S24°15'01"W N59°48'42"W N13°25'41"E S64°47'38"E S64°47'38"E
191	4964.8 - 0.11	330.75	132.92 0.89 26.02 20.04 109.97 24.92 15.09	S24°15'01"W N65°44'59"W N40°54'48"W N26°58'45"E N24°15'01"E S64°47'38"E S64°47'38"E
192	5303.6 - 0.12	345.19	40.00 132.92 25.32 16.69 132.26	N65°44'59"W N24°15'01"E S64°47'38"E S64°47'38"E S24°15'01"W
193	5276.9 - 0.12	343.85	131.59 40.00 132.26 32.56 7.45	S24°15'01"W N65°44'59"W N24°15'01"E S64°47'38"E S64°47'38"E
194	5250.2 - 0.12	342.52	130.92 40.00 131.59 39.33 0.68	S24°15'01"W N65°44'59"W S64°47'38"E S64°47'38"E S64°47'38"E
195	5223.5 - 0.12	341.18	130.25 40.00 130.92 40.01	S24°15'01"W N65°44'59"W N24°15'01"E S64°47'38"E
196	5196.8 - 0.12	338.85	129.59 40.00 130.25 5.88 34.33	S24°15'01"W N65°44'59"W N24°15'01"E S64°47'38"E S64°47'38"E
197	5170.1 - 0.12	338.51	128.92 40.00 129.59 5.77 34.23	S24°15'01"W N65°44'59"W N24°15'01"E S64°47'38"E S64°47'38"E
198	5143.4 - 0.12	337.18	128.25 40.00 128.92 5.87 34.13	S24°15'01"W N65°44'59"W N24°15'01"E S64°47'38"E S64°47'38"E
199	5116.7 - 0.12	335.84	127.58 40.00 128.25 5.87 34.03	S24°15'01"W N65°44'59"W N24°15'01"E S64°47'38"E S64°47'38"E
200	5090.0 - 0.12	334.51	126.92 40.00 127.58 6.07 33.94	S24°15'01"W N65°44'59"W N24°15'01"E S64°47'38"E S64°47'38"E

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
201	5063.3 - 0.12	333.17	126.25 40.00 106.92 6.17 33.84	S24°15'01"W N63°44'59"W N24°15'01"E S64°47'38"E S64°47'38"E
202	5347.9 - 0.12	337.62	126.56 26.68 11.75 126.25 6.27 40.10	S27°50'52"W N63°57'04"W N63°44'59"W N24°15'01"E S64°47'38"E S64°47'38"E
203	5566.8 - 0.13	344.82	131.04 37.79 126.56 49.43	S32°36'32"W N53°28'10"W N27°50'52"E S64°47'38"E
204	8107.2 - 0.19	377.36	111.18 46.77 24.80 131.04 63.58	S33°53'53"W S83°38'21"W N55°23'09"W S32°36'32"E S64°47'38"E
205	4948.7 - 0.11	314.86	67.33 49.43 39.11 115.40	S24°20'17"W N64°47'38"W N63°57'04"W N21°05'00"E S68°55'00"E
206	4616.5 - 0.11	310.82	36.68 3.32 115.40 40.00 115.41	S21°05'00"W S21°17'00"W N68°55'00"W N21°05'00"E S68°55'00"E
207	6388.6 - 0.15	331.64	46.31 27.25 115.41 60.00 82.66	S23°55'00"E S21°05'00"W N68°55'00"W N21°05'00"E S68°55'00"E
208	5506.9 - 0.13	355.45	136.23 40.00 60.00 39.11 40.10	N21°05'00"E S68°55'00"E S21°05'00"W S21°05'00"W S21°05'00"W N64°47'38"W
209	5391.6 - 0.12	349.68	133.35 40.00 136.23 6.27 33.84	S21°05'00"E S68°55'00"E S21°05'00"W N64°47'38"W N64°47'38"W
210	5276.2 - 0.12	343.92	130.46 133.35 6.17 33.84	N21°05'00"E S68°55'00"E S21°05'00"W N64°47'38"W N64°47'38"W
211	5160.9 - 0.12	338.15	127.58 40.00 130.46 6.07 34.03	N21°05'00"E S68°55'00"E S21°05'00"W N64°47'38"W N64°47'38"W
212	5045.6 - 0.12	332.38	124.70 127.58 5.87 34.13	N21°05'00"E S68°55'00"E S21°05'00"W N64°47'38"W N64°47'38"W
213	4930.2 - 0.11	326.62	121.81 40.00 124.70 5.87 34.23	N21°05'00"E S68°55'00"E S21°05'00"W N64°47'38"W N64°47'38"W
214	4814.9 - 0.11	320.85	118.93 40.00 121.81 5.77 34.33	N21°05'00"E S68°55'00"E S21°05'00"W N64°47'38"W N64°47'38"W
215	4981.4 - 0.11	320.68	117.08 35.70 2.60 118.93 5.83 40.01 0.68	N24°58'48"E S66°38'06"E S68°55'00"E S21°05'00"W N64°47'38"W N64°47'38"W N64°47'38"W
216	4992.2 - 0.11	320.65	118.60 38.19 117.08 39.33 7.45	N29°08'53"E S62°56'10"E S24°58'48"W N64°47'38"W N64°47'38"W
217	5143.8 - 0.12	327.60	14.69 123.56 38.19 118.60 32.56	N64°47'38"W N33°18'57"E S59°46'05"E N29°08'53"W N64°47'38"W
218	4910.7 - 0.11	322.63	25.32 15.09 113.24 8.01 26.01 7.55 3.84 123.56	N64°47'38"W N64°47'38"W N33°18'57"E N78°13'38"E S81°08'18"E S65°15'54"E S56°28'29"E S33°18'57"W
219	4259.0 - 0.10	302.56	24.92 15.49 105.65 43.26 113.24	N64°47'38"W N64°47'38"W N33°18'57"E S73°04'08"E S33°18'57"W
220	4720.4 - 0.11	307.59	45.78 103.06 22.74 30.37 105.65	N64°47'38"W N33°16'25"E N64°47'38"E S36°43'03"E S33°18'57"W

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
221	5514.5 - 0.13	320.92	106.04	S38°23'51"W
			29.19	N72°00'57"W
			22.40	N72°00'56"E
			93.51	N10°13'33"E
			69.79	S58°39'08"E
222	5015.8 - 0.12	334.98	133.37	S31°35'41"W
			10.46	N16°34'33"W
			48.21	N31°41'44"W
			106.04	S38°23'51"E
			21.69	S58°39'08"E
223	5505.4 - 0.13	352.88	138.65	S31°35'41"W
			7.76	N57°20'07"W
			15.55	N65°15'54"W
			133.37	N41°24'57"W
			18.47	S31°35'41"E
224	5778.5 - 0.13	361.61	21.53	S58°39'08"E
			139.67	S25°42'56"W
			48.74	N81°20'42"W
			138.65	N65°15'54"E
			15.81	S58°39'08"E
225	5765.1 - 0.13	361.56	2.85	S66°44'14"E
			15.89	S66°44'14"E
			139.41	S21°05'00"W
			8.48	N68°55'00"W
			38.40	N66°36'02"W
226	5546.1 - 0.13	357.34	139.67	N25°42'56"E
			28.60	S66°44'14"E
			24.15	S66°44'14"E
			11.44	S66°44'14"E
			137.89	S21°05'00"W
227	5485.2 - 0.13	354.29	40.00	N68°55'00"W
			139.41	N21°05'00"E
			28.59	S66°44'14"E
			11.43	S66°44'14"E
			136.37	S21°05'00"W
228	5424.4 - 0.12	351.25	40.00	N68°55'00"W
			137.89	N21°05'00"E
			28.60	S66°44'14"E
			11.43	S66°44'14"E
			134.85	S21°05'00"W
229	5363.5 - 0.12	348.20	40.00	N68°55'00"W
			114.85	N21°05'00"E
			28.61	S66°44'14"E
			11.42	S66°44'14"E
			133.33	S21°05'00"W
230	5296.2 - 0.12	344.37	40.00	N68°55'00"W
			133.33	N21°05'00"E
			24.87	S66°44'14"E
			3.74	S63°34'20"E
			11.41	S63°34'20"E
231	5163.7 - 0.12	338.36	127.22	S21°05'00"W
			40.00	N68°55'00"W
			130.96	N21°05'00"E
			28.54	S63°34'20"E
			11.64	S63°34'20"E
232	5635.5 - 0.13	349.56	57.08	S21°50'13"W
			39.67	N68°55'00"W
			127.27	N21°05'00"E
			28.37	S63°34'20"E
			30.12	S36°28'19"W
233	6790.5 - 0.16	335.67	48.76	S36°28'19"W
			111.92	S58°39'16"E
			22.06	S29°39'36"W
			48.68	S67°45'11"W
			77.16	N68°55'00"E
234	4759.0 - 0.11	308.08	57.08	N21°50'13"E
			18.76	N36°28'19"E
			110.00	S52°35'20"E
			37.52	S114°12'47"W
			111.92	S36°28'19"W
235	4784.1 - 0.11	309.21	48.35	N36°28'19"E
			0.29	N36°28'19"E
			112.96	S47°11'25"E
			37.52	S39°56'37"W
			110.00	N52°55'20"W
236	5086.9 - 0.12	321.39	48.74	N36°28'19"E
			120.52	S44°21'30"E
			40.87	S45°55'56"W
			112.96	N47°11'25"W
			47.04	N36°28'19"E
237	7025.9 - 0.16	344.02	72.98	S52°23'03"E
			45.92	S11°50'50"W
			26.59	S36°28'19"W
			120.52	N44°21'30"W
			43.22	N36°28'19"E
238	5899.6 - 0.14	362.02	34.79	S64°19'52"E
			136.41	N25°40'08"E
			56.22	S64°19'52"E
			43.22	S36°28'19"W
239	5445.8 - 0.13	352.29	47.04	S36°28'19"W
			48.74	S36°28'19"W
			0.29	S36°28'19"W
			30.12	N63°34'20"W
240	5424.6 - 0.12	351.23	135.88	N25°40'08"E
			40.00	S64°19'52"E
			136.41	S25°40'08"W
			28.37	N63°34'20"W
			11.64	N63°34'20"W

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
241	5439.7 - 10.2	352.20	136.82	N25°40'08"E
			40.00	S64°19'52"E
			135.35	S25°40'08"W
			3.74	N63°54'20"W
			24.87	N66°44'14"W
			11.42	N66°44'14"W
242	5506.5 - 10.3	355.36	138.59	N25°40'08"E
			40.00	S64°19'52"E
			136.82	S25°40'08"W
			28.61	N66°44'14"W
			11.42	N66°44'14"W
243	5573.8 - 10.3	358.72	140.18	N25°40'08"E
			40.00	S64°19'52"E
			138.59	S25°40'08"W
			28.61	N66°44'14"W
			11.43	N66°44'14"W
244	5641.0 - 10.3	362.09	141.87	N25°40'08"E
			40.00	S64°19'52"E
			140.18	S25°40'08"W
			28.60	N66°44'14"W
			11.43	N66°44'14"W
245	5708.2 - 10.3	365.45	143.55	N25°40'08"E
			40.00	S64°19'52"E
			141.87	S25°40'08"W
			28.59	N66°44'14"W
			11.44	N66°44'14"W
246	5775.5 - 10.3	368.81	145.23	N25°40'08"E
			40.00	S64°19'52"E
			143.55	S25°40'08"W
			24.15	N66°44'14"W
			15.89	N66°44'14"W
247	5737.7 - 10.3	365.28	139.61	N25°40'08"E
			11.13	S74°57'42"E
			29.12	S64°19'52"E
			145.23	S25°40'08"W
			7.85	N66°44'14"W
			15.61	N58°39'08"W
			21.53	N58°39'08"W
248	5141.6 - 10.2	342.07	44.16	N88°59'30"E
			14.88	N80°17'55"E
			139.61	S25°40'08"W
			18.47	N58°39'08"W
			15.20	N58°39'08"W
			109.74	N10°48°54"E
249	6501.5 - 10.5	346.27	109.74	S16°48°54"W
			21.69	N58°39'08"W
			69.79	N66°44'08"W
			114.79	N48°42'06"E
			30.27	S52°14'26"E
250	4941.7 - 10.1	306.63	105.22	N73°51'04"W
			29.35	S13°37'32"W
			22.14	N2°55'08"E
			92.83	N22°29'21"E
			57.09	S61°32'52"E
251	5077.9 - 10.2	331.95	130.37	S25°40'08"W
			15.16	N29°07'35"W
			44.82	N37°39'39"W
			105.22	N43°31'04"E
			36.38	S61°32'52"E
252	5246.7 - 10.2	341.02	130.37	S25°40'08"W
			29.38	N64°19'52"W
			10.85	N53°57'59"W
			130.37	N25°40'08"E
			40.05	S61°32'52"E
253	5175.7 - 10.2	338.83	128.42	S25°40'08"W
			40.00	N64°19'52"W
			130.57	N25°40'08"E
			40.05	S61°32'52"E
254	5097.9 - 10.2	334.94	126.48	S25°40'08"W
			40.00	N64°19'52"W
			128.42	N25°40'08"E
			40.05	S61°32'52"E
255	5020.1 - 10.2	331.05	124.53	S25°40'08"W
			40.00	N64°19'52"W
			126.48	N25°40'08"E
			40.05	S61°32'52"E
256	4942.4 - 10.1	327.17	122.59	S25°40'08"W
			40.00	N64°19'52"W
			124.53	N25°40'08"E
			40.05	S61°32'52"E
257	4864.6 - 10.1	323.28	120.64	S25°40'08"W
			40.00	N64°19'52"W
			122.59	N25°40'08"E
			40.05	S61°32'52"E
258	4786.8 - 10.1	319.39	118.70	S25°40'08"W
			40.00	N64°19'52"W
			120.64	N25°40'08"E
			40.05	S61°32'52"E
259	4709.0 - 10.1	315.50	116.75	S25°40'08"W
			40.00	N64°19'52"W
			118.70	N25°40'08"E
			40.05	S61°32'52"E
260	4631.2 - 10.1	311.61	114.81	S25°40'08"W
			40.00	N64°19'52"W
			116.75	N25°40'08"E
			40.05	S61°32'52"E

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
261	4553.4 - 0.10	307.72	112.86 40.00 114.81 40.05	S25°40'08"W N64°19'52"W N25°40'08"E S61°32'52"E
262	4475.6 - 0.10	303.83	110.92 40.00 112.86 40.05	S25°40'08"W N64°19'52"W N25°40'08"E S61°32'52"E
263	5711.6 - 0.13	330.88	116.32 19.73 10.75 110.92 73.16	S47°09'54"W N61°49'09"W N64°19'52"W N25°40'08"E S61°32'52"E
264	9786.8 - 0.22	422.75	146.77 18.85 53.13 82.52 116.32 5.16	S16°01'52"E S72°31'44"W N12°25'09"W N45°48'01"W N47°09'54"E S61°32'52"E
265	5871.5 - 0.13	361.91	120.30 37.52 146.77 57.32	S107°17'57"E S76°50'06"W N16°01'52"W S75°41'47"E
266	5057.8 - 0.12	321.32	113.88 37.52 120.30 49.63	S43°34'02"E S82°34'01"W N10°17'57"W N90°00'00"E
267	4865.4 - 0.11	312.65	112.42 37.52 113.88 48.84	S10°09'53"W S88°17'56"W N43°04'02"E N90°00'00"E
268	5811.4 - 0.13	321.89	64.84 94.03 42.26 10.76 110.00	N38°02'09"W N61°31'28"E S62°29'08"E S36°34'54"E S51°51'51"W
269	5999.7 - 0.14	330.05	45.89 110.00 54.17 110.00	S42°48'58"E S42°24'13"W N142°48'58"W N51°35'51"E
270	6054.6 - 0.14	331.15	110.05 65.65 110.00 45.45	S31°50'26"W N52°27'22"W N42°24'13"E S52°19'51"E
271	5500.1 - 0.13	320.00	110.00 50.00 110.05 5.25 44.75	S31°50'26"W N58°09'34"W N31°50'26"E S57°36'45"E S58°09'34"E
272	5500.0 - 0.13	320.00	110.00 50.00 110.00 50.00	S31°50'26"W N58°09'34"W N31°50'26"E S58°09'34"E
273	5500.0 - 0.13	320.00	110.00 50.00 110.00 50.00	S31°50'26"W N58°09'34"W N31°50'26"E S58°09'34"E
274	5500.0 - 0.13	320.00	110.00 50.00 110.00 50.00	S31°50'26"W N58°09'34"W N31°50'26"E S58°09'34"E
275	5500.0 - 0.13	320.00	110.00 50.00 110.00 50.00	S31°50'26"W N58°09'34"W N31°50'26"E S58°09'34"E
276	5500.0 - 0.13	320.00	110.00 50.00 110.00 50.00	S31°50'26"W N58°09'34"W N31°50'26"E S58°09'34"E
277	5500.0 - 0.13	320.00	110.00 50.00 110.00 50.00	S31°50'26"W N58°09'34"W N31°50'26"E S58°09'34"E
278	5500.0 - 0.13	320.00	110.00 50.00 110.00 50.00	S31°50'26"W N58°09'34"W N31°50'26"E S58°09'34"E
279	5500.0 - 0.13	320.00	110.00 50.00 110.00 50.00	S31°50'26"W N58°09'34"W N31°50'26"E S58°09'34"E
280	5500.0 - 0.13	320.00	110.00 50.00 110.00 50.00	S31°50'26"W N58°09'34"W N31°50'26"E S58°09'34"E

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
281	5500.0 - 0.13	320.00	110.00 50.00 110.00 50.00	S31°50'26"W N58°09'34"W N31°50'26"E S58°09'34"E
282	5500.0 - 0.13	320.00	110.00 50.00 110.00 50.00	S31°50'26"W N58°09'34"W N31°50'26"E S58°09'34"E
283	7652.9 - 0.18	382.01	55.95 21.88 97.63 13.83 51.54 141.18	N41°55'39"W N14°09'04"E N49°09'14"E N41°02'50"E S54°09'41"E S40°36'54"W
284	7911.4 - 0.18	392.79	1.50 43.57 139.09 31.69 35.77 141.18	S54°09'41"E S54°09'41"E N58°09'34"W N58°09'34"W N53°36'20"W N40°56'54"E
285	7392.8 - 0.17	382.31	135.33 53.88 139.09 13.23 40.78	S31°50'26"W N58°09'34"W N31°50'26"E S41°50'41"E S54°09'41"E
286	7189.9 - 0.17	374.78	131.56 53.88 135.33 12.68 41.34	S31°50'26"W N58°09'34"W N31°50'26"E N54°09'41"E S54°09'41"E
287	6987.0 - 0.16	367.25	127.79 53.88 131.56 12.12 41.89	S31°50'26"W N58°09'34"W N31°50'26"E S54°09'41"E S54°09'41"E
288	6784.1 - 0.16	359.71	124.03 53.88 127.09 11.57 42.45	S31°50'26"W N58°09'34"W N31°50'26"E S54°09'41"E S54°09'41"E
289	6581.2 - 0.15	352.18	120.26 53.88 124.03 11.01 43.00	S31°50'26"W N58°09'34"W N31°50'26"E S54°09'41"E S54°09'41"E
290	6378.3 - 0.15	344.65	116.50 53.88 120.26 10.46 43.56	S31°50'26"W N58°09'34"W N31°50'26"E S54°09'41"E S54°09'41"E
291	8127.3 - 0.19	364.62	69.92 46.60 41.02 116.50 8.78 73.39 8.43	S37°13'55"W S76°36'48"W N58°09'34"W N31°50'26"E S54°09'41"E S54°09'41"E S41°02'50"W
292	7861.6 - 0.18	356.37	77.91 73.39 117.28 9.54 31.65 46.31	S41°02'50"W N54°09'41"W N40°29'12"E S49°13'59"E S46°57'10"E S35°7'10"E
293	6456.8 - 0.15	346.20	120.21 22.17 34.22 117.28 8.76 43.56	N38°28'33"E S51°31'27"E S38°28'33"W N54°09'41"W N54°09'41"W N54°09'41"W
294	6485.1 - 0.15	349.74	122.67 53.40 120.21 10.46 43.00	N38°28'33"E S51°31'27"E S38°28'33"W N54°09'41"W N54°09'41"W
295	6616.4 - 0.15	354.66	125.13 53.40 122.67 11.01 42.45	N38°28'33"E S51°31'27"E S38°28'33"W N54°09'41"W N54°09'41"W
296	6747.8 - 0.15	359.58	127.59 53.40 125.13 11.07 41.89	N38°28'33"E S51°31'27"E S38°28'33"W N54°09'41"W N54°09'41"W
297	6879.1 - 0.16	364.50	130.05 53.40 127.59 12.12 41.34	N38°28'33"E S51°31'27"E S38°28'33"W N54°09'41"W N54°09'41"W
298	7010.5 - 0.16	369.42	132.51 53.40 130.05 12.68 40.78	N38°28'33"E S51°31'27"E S38°28'33"W N54°09'41"W N54°09'41"W
299	7321.8 - 0.17	377.61	135.65 30.96 21.69 132.51 13.23 43.57	N40°12'23"E S50°39'32"E S51°31'27"E S38°28'33"W N54°09'41"W N54°09'41"W
300	7070.0 - 0.16	372.39	51.54 127.60 18.03 23.04 15.04 135.65 1.50	N54°09'41"W N41°02'50"E N86°02'50"E S48°57'10"E S49°22'33"E N40°12'23"E N54°09'41"W

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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

LOT TABLE

C2.08

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
381	7746.2 - 0.18	359.31	87.21 102.00 52.11 110.00	N25°30'00"W N73°35'05"E S25°30'00"E S55°24'55"W
382	7407.0 - 0.17	353.42	60.70 18.23 110.00 54.50 110.00	N10°05'33"W N3°45'10"W N86°13'50"E S75°58'53"E S73°35'05"W
383	6600.0 - 0.15	340.00	60.00 110.00 60.00 110.00	S3°46'10"E S86°13'50"W N3°46'10"W N86°13'50"E
384	6600.0 - 0.15	340.00	60.00 110.00 60.00 110.00	S3°46'10"E S86°13'50"W N3°46'10"W N86°13'50"E
385	6672.4 - 0.15	341.39	61.96 110.00 49.61 9.81 110.00	S84°34'05"E S86°13'50"W N3°46'10"W N4°25'51"W N84°54'28"E
386	6988.6 - 0.16	348.04	71.33 110.00 56.71 110.00	S8°54'53"E S84°54'28"W N8°54'53"W N77°15'46"E
387	6988.6 - 0.16	348.04	56.71 110.00 71.33 110.00	N16°33'36"W S86°13'50"E S16°33'36"E S77°15'46"W
388	6999.6 - 0.16	348.37	71.35 110.00 56.71 110.31	S23°57'28"E S16°33'36"E N24°12'18"W N61°58'21"W
389	7404.7 - 0.17	355.91	60.05 110.00 75.55 110.31	S3°20'31"W N53°52'33"E S32°18'31"E S61°58'21"W
390	6942.4 - 0.16	346.61	25.50 34.51 110.00 110.00	N37°50'32"W N39°33'41"W N5°28'19"E S38°43'58"E S53°52'33"W
391	17101.9 - 0.39	512.14	157.18 55.53 49.08 164.78 14.46 71.11	S67°42'54"E S15°12'51"W S44°29'17"W N58°46'24"W N31°47'57"W N41°13'39"E
392	8792.8 - 0.20	418.54	139.58 45.08 157.18 76.10	S56°14'12"E S28°01'27"W N67°42'54"W N41°13'39"E
393	7647.6 - 0.18	387.65	136.45 18.00 28.79 139.58 64.84	S48°46'21"E S41°05'42"W S37°25'45"W N56°14'12"W N41°13'39"E
394	6819.5 - 0.16	372.78	136.33 50.00 136.45 50.00	S48°46'21"E S41°05'42"W N48°46'21"W N41°13'39"E
395	6813.7 - 0.16	372.55	136.22 50.00 136.33 50.00	S48°46'21"E S41°05'42"W N48°46'21"W N41°13'39"E
396	6807.9 - 0.16	372.32	136.10 50.00 136.22 50.00	S48°46'21"E S41°05'42"W N48°46'21"W N41°13'39"E
397	6802.1 - 0.16	372.09	135.98 50.00 136.10 50.00	S48°46'21"E S41°05'42"W N48°46'21"W N41°13'39"E
398	6795.2 - 0.16	371.76	135.77 50.00 135.98 25.77 24.23	S48°46'21"E S41°05'42"W N48°46'21"W N41°13'39"E N41°27'32"E
399	6780.6 - 0.16	371.23	135.45 50.00 135.77 50.00	S48°46'21"E S41°05'42"W N48°46'21"W N41°27'32"E
400	6764.8 - 0.16	370.59	135.14 50.00 135.45 50.00	S48°46'21"E S41°05'42"W N48°46'21"W N41°27'32"E

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
421	5500.0 - 0.13	320.00	50.00 110.00 50.00 110.00	S19°48'06"E S70°11'54"W N19°48'06"W N70°11'54"E
422	5500.0 - 0.13	320.00	50.00 110.00 50.00 110.00	S19°48'06"E S70°11'54"W N19°48'06"W N70°11'54"E
423	5500.0 - 0.13	320.00	50.00 110.00 50.00 110.00	S19°48'06"E S70°11'54"W N19°48'06"W N70°11'54"E
424	5500.0 - 0.13	320.00	50.00 110.00 50.00 110.00	S19°48'06"E S70°11'54"W N19°48'06"W N70°11'54"E
425	5685.2 - 0.13	324.11	54.53 110.89 27.76 20.93 110.00	S19°48'06"E S73°13'39"W N18°17'13"W N19°48'06"W N70°11'54"E
426	5921.0 - 0.14	332.03	56.63 116.30 10.21 38.00 110.89	S19°48'06"E S77°22'28"W N12°37'32"W N14°41'57"W N73°13'39"E
427	5595.9 - 0.13	318.97	36.50 23.00 39.14 3.73 116.30 7.29	S20°18'42"E S89°10'41"W N44°21'17"W N36°28'48"W N12°37'32"W N77°22'28"E S19°48'06"E
428	6266.5 - 0.14	337.01	89.49 108.98 44.54 94.01	S22°04'21"E N85°50'28"W N17°05'27"W N6°10'41"E
429	10509.1 - 0.24	408.15	58.08 33.43 50.67 117.22 40.78 108.98	S24°08'05"E S48°23'58"W S48°23'58"W N46°53'55"W N23°37'49"E S85°50'28"E
430	6122.1 - 0.14	363.21	40.34 7.35 138.43 12.01 47.86 117.22	S48°23'58"W S48°23'58"W N45°54'18"W N81°29'01"E N6°57'10"E N46°53'55"E
431	7079.2 - 0.16	379.96	34.03 16.37 139.64 24.36 27.13 138.43	S48°23'58"W S48°23'58"W N45°54'18"W N41°05'42"E N57°37'45"E S45°54'18"E
432	6821.6 - 0.16	373.27	24.32 25.89 133.23 50.00 139.64	S48°23'58"W S48°23'58"W N45°54'18"W N41°05'42"E S45°54'18"E
433	6501.1 - 0.15	360.45	14.74 35.67 126.82 65.00 133.23	S48°23'58"W S48°23'58"W N45°54'18"W N41°05'42"E S45°54'18"E
434	6180.7 - 0.14	347.64	6.06 44.35 0.02 120.39 50.00 126.82	S48°23'58"W S48°23'58"W N45°54'18"W N45°54'18"W N41°05'42"E S45°54'18"E
435	5860.2 - 0.13	334.82	0.01 50.11 0.25 114.00 50.00 120.39 0.02	S48°23'58"W S48°23'58"W S48°23'58"W N45°54'18"W N41°05'42"E S45°54'18"E S45°54'18"E
436	6116.0 - 0.14	334.08	27.31 18.84 110.00 28.59 35.35 114.00	S48°23'58"W S40°04'05"W N58°15'49"W N45°54'18"W N41°05'42"E S45°54'18"E
437	7431.1 - 0.17	355.32	13.43 23.38 110.00 86.52 110.00	S30°22'25"W S71°1'26"W S89°28'52"W S15°36'31"E N58°15'49"E
438	8059.0 - 0.19	356.93	46.57 77.25 45.31 13.82 45.95 110.00 17.02	S15°33'53"E S74°26'07"W N65°13'53"W N15°33'53"W N82°02'30"W N89°28'52"E S82°02'30"E
439	5962.2 - 0.14	325.19	117.09 61.27 46.57 17.02 23.38 13.43 18.84 27.31 0.29	S15°33'53"E S74°26'07"W N15°33'53"W N82°02'30"W N71°1'26"E N30°22'25"E N40°04'05"E N48°23'58"E N48°23'58"E
440	6649.2 - 0.15	362.81	137.58 44.77 13.27 117.09 50.11	S20°57'53"E S71°44'07"W S74°26'07"W N15°33'53"W N48°23'58"E

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
441	7469.9 - 0.17	393.43	150.55	S28°18'56"E
			60.94	S65°21'35"W
			137.58	N00°07'33"E
			0.01	N48°23'58"E
			44.35	N48°23'58"E
442	7883.9 - 0.18	410.75	157.53	S35°39'58"E
			60.94	S58°00'33"W
			150.55	N28°18'56"W
			6.08	N48°23'58"E
			35.67	N48°23'58"E
443	8058.3 - 0.18	418.24	159.14	S43°01'00"E
			60.94	S50°39'31"W
			137.53	N35°03'58"W
			14.74	N48°23'58"E
			25.89	N48°23'58"E
444	8017.2 - 0.18	416.46	155.50	S50°22'03"E
			60.94	S43°18'28"W
			159.14	N43°01'00"W
			24.52	N48°23'58"E
			16.37	N48°23'58"E
445	7786.4 - 0.18	406.03	62.48	S35°51'51"W
			155.50	N50°22'03"W
			34.03	N48°23'58"E
			7.35	N48°23'58"E
			146.66	N48°23'58"E
446	9372.0 - 0.22	413.06	42.86	S31°42'26"W
			7.09	S31°40'05"W
			146.66	N58°45'34"W
			50.67	N48°23'58"E
			126.45	N48°23'58"E
	16942.9 - 0.39	549.45	198.11	S27°48'24"E
			51.14	S62°11'36"W
			137.07	N57°03'07"W
			42.30	N5°48'36"E
			107.96	N37°07'54"E
			12.87	N31°14'26"E
448	8011.4 - 0.18	388.91	55.03	S15°12'22"W
			110.00	N75°26'24"W
			75.23	N2°49'51"W
			11.58	N5°46'36"E
			137.07	S64°00'06"E
449	7835.8 - 0.18	364.59	51.61	S21°23'57"W
			42.64	S28°46'51"W
			110.00	N55°29'46"W
			50.34	N26°05'49"E
			110.00	S75°26'24"E
450	8454.2 - 0.19	370.01	49.97	S28°48'31"W
			49.70	S68°38'29"W
			110.00	N23°17'32"W
			50.34	N49°10'15"E
			110.00	S52°21'50"E
451	7163.0 - 0.16	352.00	76.84	S68°38'29"W
			110.00	N17°54'39"W
			30.33	N67°05'07"E
			24.83	N26°23'54"E
			110.00	S29°17'32"E
452	8009.1 - 0.18	364.50	110.00	S17°54'39"E
			48.24	S72°16'52"W
			45.33	N86°35'53"W
			110.00	N3°46'41"E
			3.62	N82°26'07"E
453	8110.5 - 0.19	366.15	44.83	N86°35'53"W
			50.99	N64°13'44"W
			110.00	N28°51'07"E
			50.34	S74°41'06"E
			110.00	S3°46'41"W
454	7920.9 - 0.18	371.73	54.38	N64°13'44"W
			123.58	N1°53'01"E
			30.31	S66°39'19"E
			53.46	S50°53'42"E
			110.00	S28°51'07"W
455	9354.1 - 0.21	392.57	47.31	N89°42'56"W
			110.00	N15°33'53"W
			27.31	N67°05'07"E
			24.36	S66°39'19"E
			123.58	N15°33'01"W
456	6600.0 - 0.15	340.00	60.00	S74°26'07"W
			110.00	N15°33'53"W
			60.00	N74°26'07"E
			110.00	S15°33'53"E
457	6554.1 - 0.15	339.54	58.21	S73°40'26"W
			110.80	N16°46'24"W
			60.54	N74°26'07"E
			110.00	S15°33'53"E
458	7311.8 - 0.17	352.38	34.95	S70°39'34"W
			40.18	S48°38'54"W
			110.82	N67°05'07"W
			48.53	N78°42'48"E
			7.11	N74°26'07"E
			110.80	S16°46'24"E
459	7214.7 - 0.17	351.89	35.19	S84°38'54"W
			39.50	N89°03'23"W
			110.74	N2°53'42"E
			55.65	N67°05'48"E
			110.82	S6°56'21"E
460	7286.9 - 0.17	352.07	34.39	N89°03'23"W
			40.64	N76°22'46"W
			110.64	N12°43'45"E
			55.66	S82°17'29"E
			110.74	S25°53'42"W

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
461	7212.9 - 0.17	351.56	32.65	N69°22'46"W
			42.06	N78°13'46"W
			110.52	N22°32'07"E
			55.68	S72°28'35"E
			110.64	S12°43'45"W
462	7284.1 - 0.17	351.70	37.61	N69°13'46"W
			37.47	N55°47'05"W
			110.39	N32°23'51"E
			55.70	S62°39'29"E
			110.52	S22°33'48"W
463	7156.7 - 0.16	350.97	55.73	S52°30'07"E
			110.39	S32°23'51"E
			38.49	N54°57'32"E
			36.21	N50°48'17"W
			110.24	N42°13'54"E
464	7294.0 - 0.17	351.35	55.75	S43°00'30"E
			110.24	S42°13'54"W
			36.82	N50°48'17"W
			38.44	N35°14'05"W
			110.09	N52°03'57"E
465	6902.2 - 0.16	345.78	31.53	S35°16'52"E
			110.09	S52°03'57"W
			40.97	N35°14'05"W
			27.05	N32°32'07"W
			110.00	N57°27'53"E
466	6600.0 - 0.15	340.00	26.14	S32°32'07"E
			60.00	S32°32'07"E
			110.00	S57°27'53"W
			60.00	N32°32'07"W
			110.00	N57°27'53"E
467	6600.0 - 0.15	340.00	60.00	S32°32'07"E
			110.00	S57°27'53"W
			60.00	N32°32'07"W
			60.00	N57°27'53"E
			110.00	S32°32'07"E
468	6894.0 - 0.16	346.88	29.70	S32°32'07"E
			110.00	S57°27'53"W
			29.70	N32°32'07"W
			28.36	N38°10'26"W
			112.18	N53°00'39"E
469	7216.3 - 0.17	351.36	36.92	S34°45'44"E
			73.15	S41°24'03"E
			112.18	S53°00'39"E
			56.03	N39°10'26"W
			110.00	N44°11'15"E
470	7012.2 - 0.16	348.30	8.26	S50°43'08"E
			109.94	S39°46'45"W
			57.33	N51°23'38"W
			110.84	N33°07'18"E
			11.60	S49°44'22"E
471	6745.8 - 0.15	351.85	50.32	S51°13'00"E
			61.12	N45°52'08"W
			117.07	N33°07'18"E
			62.82	S40°15'49"E
			110.84	S33°07'18"W
472	7396.9 - 0.17	366.55	61.86	N42°47'47"W
			122.40	N33°07'18"E
			25.77	S54°52'45"E
			39.45	S27°14'31"E
			117.07	S33°07'18"W
473	7364.8 - 0.17	362.13	60.47	N63°58'47"W
			115.63	N33°07'18"E
			34.40	S81°17'35"E
			29.24	S54°52'45"E
			122.40	S33°07'18"W
474	6808.6 - 0.16	352.09	65.59	N65°51'17"W
			111.27	N36°51'04"E
			59.60	S71°19'27"E
			115.63	S33°07'18"W
			72.01	N45°03'32"W
475	7302.8 - 0.17	355.64	111.27	N52°07'10"E
			62.28	S55°48'29"E
			111.27	S63°51'04"W
			72.01	N44°03'32"W
			62.28	S55°48'29"E
476	6864.3 - 0.16	351.58	58.70	N48°46'21"W
			119.53	N41°13'39"E
			62.35	S39°56'30"E
			110.00	S42°07'10"W
			110.00	N48°54'18"W
477	5737.4 - 0.13	328.07	112.64	N48°54'18"W
			30.39	N36°07'15"E
			19.77	N41°05'42"E
			115.28	S48°54'18"E
			18.87	S41°05'42"W
478	5763.8 - 0.13	330.55	31.13	S48°54'18"E
			115.28	S41°05'42"W
			115.28	N48°54'18"W
			50.00	N41°05'42"E
			50.00	N41°05'42"E
479	5763.8 - 0.13	330.55	50.00	N41°05'42"E
			115.28	S48°54'18"E
			18.87	S41°05'42"W
			31.13	N48°54'18"W
			115.28	N41°05'42"E
480	5763.8 - 0.13	330.55	18.87	S41°05'42"W
			31.13	S41°05'42"W
			115.28	N48°54'18"W
			50.00	N41°05'42"E
			115.28	S48°54'18"E

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
481	5763.8 - 0.13	330.55	115.28	S48°54'18"E
			18.87	S41°05'42"W
			31.13	S41°05'42"W
			115.28	N48°54'18"W
482	5763.8 - 0.13	330.55	18.87	S41°05'42"W
			31.13	S41°05'42"W
			115.28	N48°54'18"W
			50.00	N41°05'42"E
483	5763.8 - 0.13	330.55	18.87	S41°05'42"W
			31.13	S41°05'42"W
			115.28	N48°54'18"W
			50.00	N41°05'42"E
484	5763.8 - 0.13	330.55	115.28	S48°54'18"E
			18.87	S41°05'42"W
			31.13	S41°05'42"W
			115.28	N48°54'18"W
485	5763.8 - 0.13	330.55	115.28	S48°54'18"E
			18.87	S41°05'42"W
			31.13	S41°05'42"W
			115.28	N48°54'18"W
486	5763.8 - 0.13	330.55	50.00	N41°05'42"E
			115.28	S48°54'18"E
			18.87	S41°05'42"W
			31.13	S41°05'42"W
487	5763.8 - 0.13	330.55	18.87	S41°05'42"W
			31.13	S41°05'42"W
			115.28	N48°54'18"W
			50.00	N41°05'42"E
488	5763.8 - 0.13	330.55	18.87	S41°05'42"W
			31.13	S41°05'42"W
			115.28	N48°54'18"W
			50.00	N41°05'42"E
489	5763.8 - 0.13	330.55	18.87	S41°05'42"W
			31.13	S41°05'42"W
			115.28	N48°54'18"W
			50.00	N41°05'42"E
490	7882.9 - 0.18	357.70	69.90	S41°05'42"W
			115.28	N48°54'18"W
			40.12	N41°05'42"E
			47.19	N86°09'15"E
491	9177.0 - 0.21	379.14	78.23	S48°47'12"E
			6.99	S48°21'54"E
			46.31	S115°05'37"W
			37.74	S49°32'34"W
492	5512.5 - 0.13	321.34	111.30	N48°54'18"W
			18.87	N41°05'42"E
			31.13	N41°05'42"E
			111.30	S48°54'18"E
493	5500.0 - 0.13	320.00	50.00	S41°05'42"W
			110.00	N48°54'18"W
			18.87	N41°05'42"E
			110.00	S48°54'18"E
494	5500.0 - 0.13	320.00	50.00	S41°05'42"W
			110.00	N48°54'18"W
			18.87	N41°05'42"E
			110.00	S48°54'18"E
495	5500.0 - 0.13	320.00	31.13	N41°05'42"E
			110.00	N41°05'42"E
			50.00	S41°05'42"W
			110.00	N48°54'18"W
496	5500.0 - 0.13	320.00	18.87	N41°05'42"E
			31.13	N41°05'42"E
			110.00	S48°54'18"E
			50.00	S41°05'42"W
497	5500.0 - 0.13	320.00	110.00	N48°54'18"W
			18.87	N41°05'42"E
			31.13	N41°05'42"E
			110.00	S48°54'18"E
498	5500.0 - 0.13	320.00	50.00	S41°05'42"W
			110.00	N48°54'18"W
			18.87	N41°05'42"E
			31.13	N41°05'42"E
499	5500.0 - 0.13	320.00	110.00	S48°54'18"E
			18.87	N41°05'42"E
			31.13	N41°05'42"E
			110.00	S48°54'18"E
500	5500.0 - 0.13	320.00	50.00	S41°05'42"W
			110.00	N48°54'18"W
			18.87	N41°05'42"E
			110.00	S48°54'18"E

Project No:	HRG0000001
Drawn By:	JDP
Checked By:	GRD
Date:	8/13/2021

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
501	5500.0 - 0.13	320.00	50.00 110.00 18.87 31.13 110.00	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
502	5500.0 - 0.13	320.00	50.00 110.00 18.87 31.13 110.00	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
503	5500.0 - 0.13	320.00	50.00 110.00 18.87 31.13 110.00	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
504	5500.0 - 0.13	320.00	50.00 110.00 18.87 31.13 110.00	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
505	5500.0 - 0.13	320.00	50.00 110.00 18.87 31.13 110.00	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
506	5500.0 - 0.13	320.00	50.00 110.00 50.00 110.00	S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
507	7552.5 - 0.17	342.24	40.98 47.64 10.22 68.01 65.39 110.00	S41°05'42"W S84°56'24"W N51°13'00"W N48°54'18"W N41°05'42"E S48°54'18"E
508	7656.6 - 0.18	356.73	23.29 61.43 77.99 48.64 35.39 110.00	S41°05'42"W S41°05'42"W N38°37'32"W N2°09'47"W N41°05'42"E S48°54'18"E
509	5500.0 - 0.13	320.00	19.76 30.24 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
510	5500.0 - 0.13	320.00	16.23 33.77 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
511	5500.0 - 0.13	320.00	12.70 37.30 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
512	5500.0 - 0.13	320.00	9.17 40.83 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
513	5500.0 - 0.13	320.00	110.00 5.64 18.36 50.00	S48°54'18"E S41°05'42"W S41°05'42"W N41°05'42"E
514	5500.0 - 0.13	320.00	2.11 47.89 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
515	5500.0 - 0.13	320.00	50.00 110.00 50.00 110.00	S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
516	5500.0 - 0.13	320.00	110.00 48.58 1.42 110.00 50.00	S48°54'18"E S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E
517	5500.0 - 0.13	320.00	110.00 45.05 4.95 110.00 50.00	S48°54'18"E S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E
518	5500.0 - 0.13	320.00	41.52 8.43 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
519	5500.0 - 0.13	320.00	37.99 12.01 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
520	5500.0 - 0.13	320.00	34.46 15.54 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
521	5500.0 - 0.13	320.00	30.83 19.07 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
522	5500.0 - 0.13	320.00	7.41 42.59 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
523	5513.2 - 0.13	320.25	48.47 110.00 50.77 110.01	S41°05'42"W N48°54'18"W N41°05'42"E S48°13'51"E
524	9440.3 - 0.22	385.16	82.24 51.24 110.01 25.60 50.80 41.82 23.45	S19°48'06"E S19°15'4"W N48°13'51"W N41°05'42"E N46°23'13"E S19°44'29"E S21°12'57"E
525	11032.9 - 0.25	420.57	49.90 28.36 128.33 7.41 49.47 51.24 105.87	S22°45'25"W S55°46'03"W N37°50'36"W N41°05'42"E N41°05'42"E N07°11'54"E S19°48'06"E
526	7564.5 - 0.17	372.78	5.73 121.76 30.93 42.59 128.33	S46°37'33"W S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S37°50'36"E
527	6518.0 - 0.15	350.59	53.53 121.76 34.46 19.07 121.76	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
528	6518.0 - 0.15	350.59	53.53 121.76 37.99 15.54 121.76	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
529	6518.0 - 0.15	350.59	53.53 121.76 41.52 12.01 121.76	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
530	6518.0 - 0.15	350.59	53.53 121.76 45.05 8.48 121.76	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
531	6518.0 - 0.15	350.59	53.53 121.76 48.58 4.85 121.76	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
532	6518.0 - 0.15	350.59	53.53 121.76 2.11 50.00 1.42 121.76	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E N41°05'42"E S48°54'18"E
533	6518.0 - 0.15	350.59	53.53 121.76 5.64 47.89 121.76	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
534	6518.0 - 0.15	350.59	53.53 121.76 9.17 44.36 121.76	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
535	6518.0 - 0.15	350.59	53.53 121.76 12.70 40.83 121.76	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
536	6518.0 - 0.15	350.59	53.53 121.76 16.23 37.30 121.76	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
537	6518.0 - 0.15	350.59	53.53 121.76 19.76 33.77 121.76	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
538	6518.0 - 0.15	350.59	53.53 121.76 23.29 30.24 121.76	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
539	8753.7 - 0.20	372.07	13.86 44.45 44.83 64.82 16.81 61.43 121.76	S41°05'42"W S46°08'34"W N79°23'37"W N32°32'07"W N32°77'10"W N41°05'42"E S48°54'18"E
540	7326.7 - 0.17	395.14	139.27 52.07 41.29 37.67 74.83 50.00	S48°54'18"E S24°33'41"W N48°54'18"W N46°54'18"W N48°54'18"W N41°05'42"E

LOT AREA TABLE				
LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
541	6231.9 - 0.14	357.21	27.60 30.34 132.27 50.00 110.00	S1044°58'W S1044°58'W N48°54'18"W N41°05'42"E S48°54'18"E
542	5500.0 - 0.13	320.00	110.00 0.86 49.14 110.00 50.00	S48°54'18"E S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E
543	5500.0 - 0.13	320.00	50.00 110.00 110.00	S41°05'42"W N48°54'18"W N41°05'42"E
544	5500.0 - 0.13	320.00	30.00 20.00 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
545	5500.0 - 0.13	320.00	20.25 29.75 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
546	5500.0 - 0.13	320.00	19.95 30.05 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
547	5500.0 - 0.13	320.00	19.65 30.35 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
548	5500.0 - 0.13	320.00	19.35 30.65 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
549	5500.0 - 0.13	320.00	19.05 30.95 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
550	5500.0 - 0.13	320.00	18.75 31.25 110.00 50.00 110.00	S41°05'42"W S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
551	5500.0 - 0.13	320.00	50.00 110.00 50.00 110.00	S41°05'42"W N48°54'18"W N41°05'42"E S48°54'18"E
552	8866.1 - 0.20	366.43	59.86 110.00 33.43 48.72 22.74 66.10 5.59	S41°05'42"W N48°54'18"W N43°05'42"E N59°04'13"E S65°57'08"E S19°48'06"E S19°27'52"E
553	10030.2 - 0.23	422.32	65.23 28.13 36.46 110.00 18.75 50.00 59.86 53.90	S12°37'32"E S141°4'05"W S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S15°2'35"E
554	5533.0 - 0.13	320.60	50.30 110.00 19.05 31.25 110.00	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
555	5533.0 - 0.13	320.60	50.30 110.00 19.35 30.95 110.00	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
556	5533.0 - 0.13	320.60	50.30 110.00 19.65 30.65 110.00	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
557	5533.0 - 0.13	320.60	50.30 110.00 19.95 30.35 110.00	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
558	5533.0 - 0.13	320.60	50.30 110.00 20.25 30.05 110.00	S41°05'42"W N48°54'18"W N41°05'42"E N41°05'42"E S48°54'18"E
559	5921.1 - 0.14	329.36	23.05 24.56 112.01 22.05 30.00 29.75 110.00	S41°05'42"W S13°59'06"W N55°09'30"W N41°05'42"E N41°05'42"E S48°54'18"E
560	6766.5 - 0.16	355.05	45.35 126.84 0.96 110.00 20.00 110.00	S29°04'04"W N6°42'21"W N41°05'42"E N41°05'42"E N41°05'42"E S55°09'30"E

LOT #	AREA (SF - AC)	PERIMETER (FT)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
561	8212 - 0.19	392.26	45.35 143.33 27.60 49.14 126.84	S173°14'W N78°15'12"W N10°04'58"E N41°05'42"E S66°42'21"E
562	9711.5 - 0.22	433.05	42.95 81.24 41.77 49.35 52.07 30.34 143.33	S61°6'42"W S84°23'49"W S23°48'49"W N89°33'50"W N04°53'41"E N10°04'58"E S78°15'12"E
563	7945.1 - 0.18	366.74	64.30 13.82 46.36 36.86 124.06 81.24	S72°2'38"E S15°53'53"E S29°29'41"W S73°14'35"W N10°04'35"W S28°43'49"E
564	7466.4 - 0.17	368.72	2.71 74.23 125.94 41.77 124.06	S74°26'07"W S82°10'07"W N00°00'14"E N84°23'49"E S16°04'35"E
565	7534.5 - 0.17	371.40	76.99 127.12 41.35 125.94	N82°04'40"W N16°05'04"E S80°33'50"E S09°00'14"W
566	7818.1 - 0.18	384.96	77.04 139.51 41.29 127.12	N65°01'56"W N13°09'54"E S46°54'18"E S16°05'04"W
567	8065.8 - 0.19	394.54	77.02 140.34 37.67 139.51	S49°58'59"W N48°13'40"E S48°54'18"E S32°09'54"W
568	8808.4 - 0.20	393.72	40.66 47.66 61.71 26.52 74.83 140.34	N37°43'26"W N11°41'39"E N46°32'06"E N41°05'42"E S48°54'18"E S48°13'40"W

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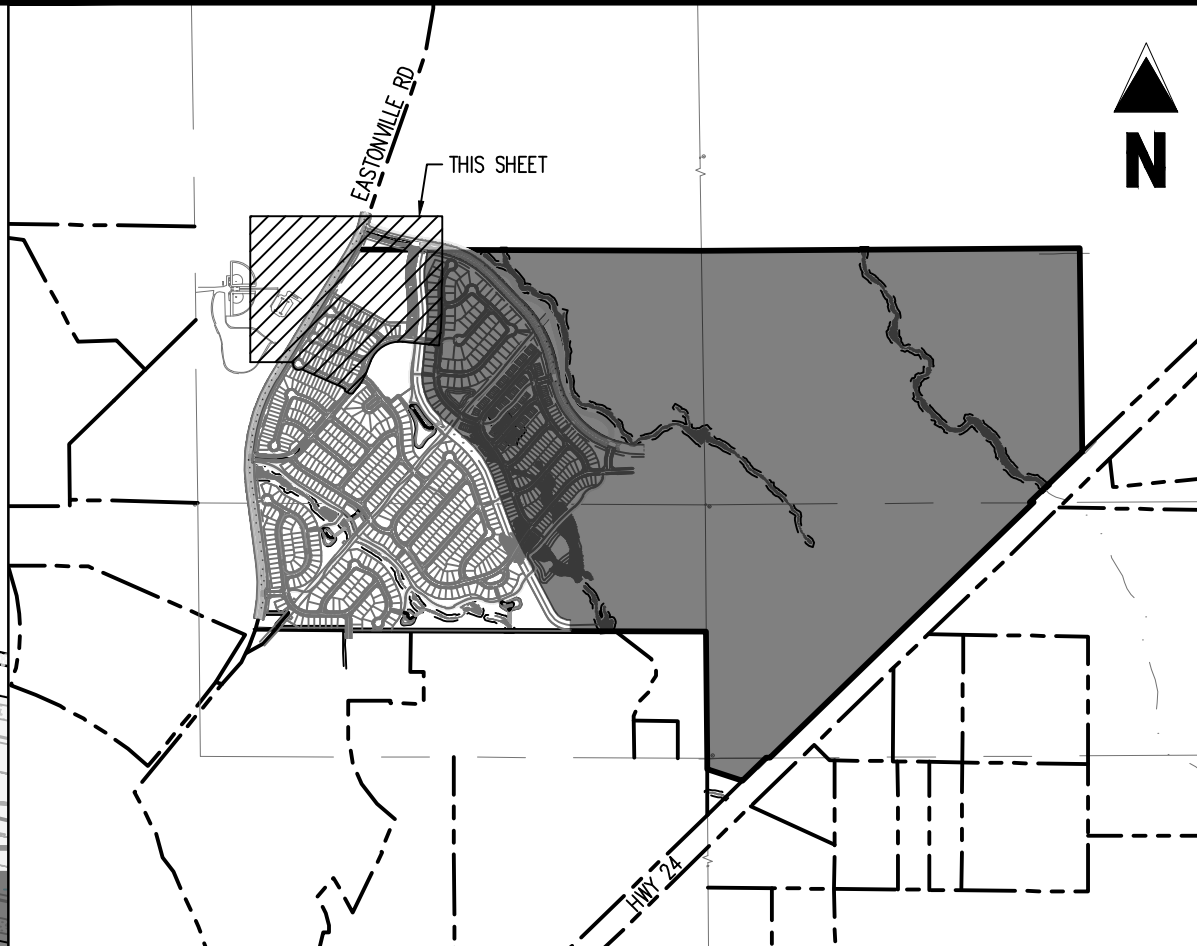
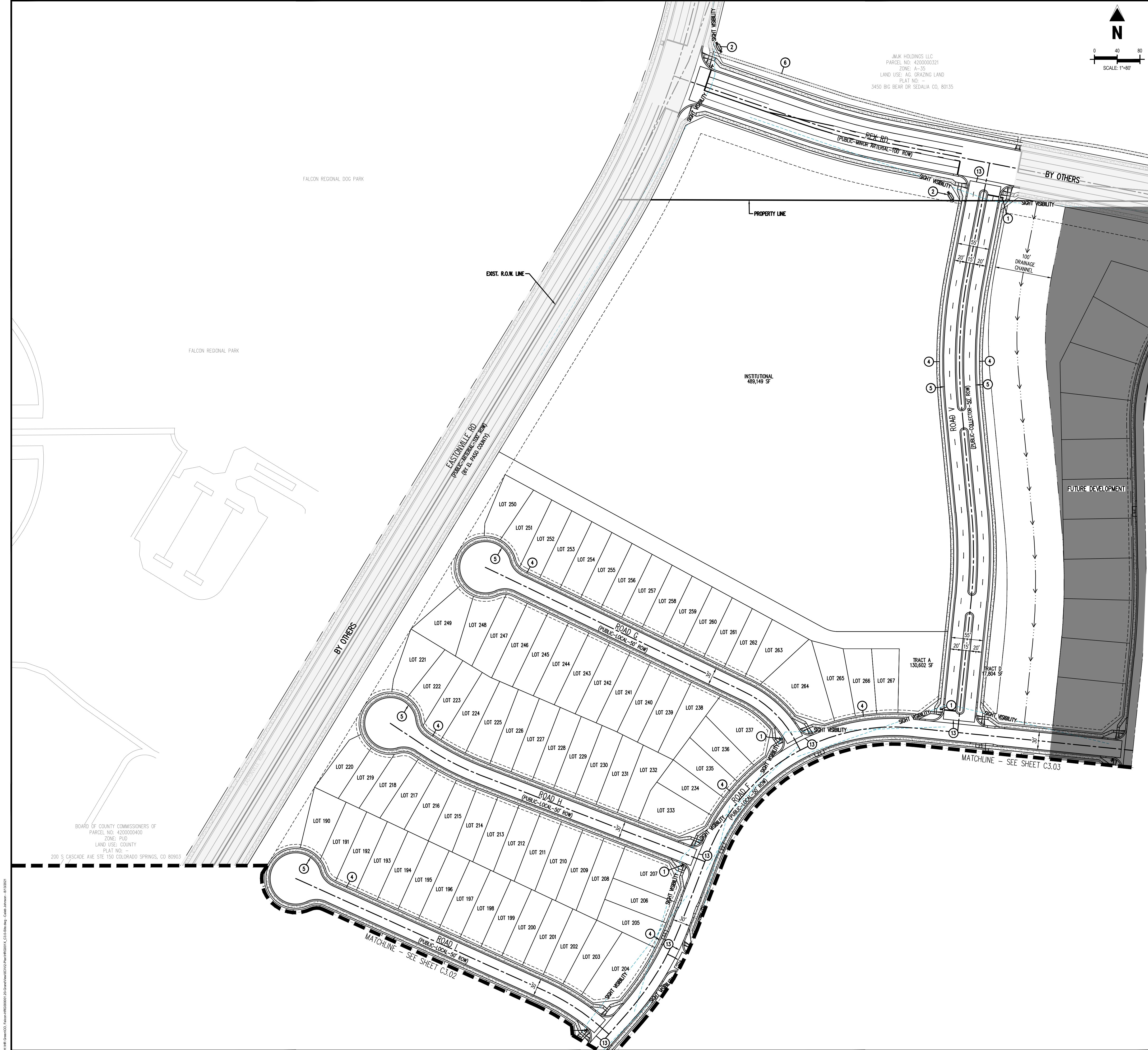
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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

LOT TABLE

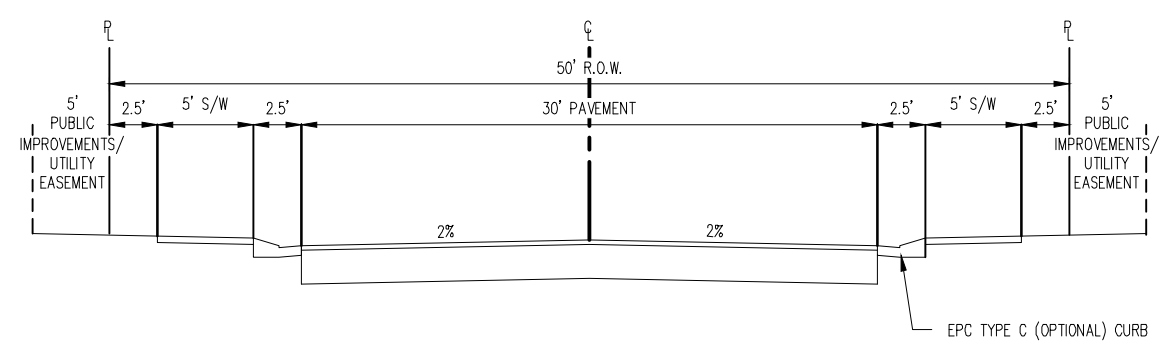
C2.11



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

- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
 - SECTION 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
 - EXISTING WETLANDS
 - EXISTING LIMITS OF WETLAND
 - EXISTING WETLAND SETBACK
 - PROPOSED CENTERLINE OF CHANNEL
 - PROPOSED CHANNEL EASEMENT
 - PROPOSED SIGHT VISIBILITY
 - PROPOSED RIP RAP
 - PROPOSED MAINTENANCE ACCESS ROAD
 - FUTURE GRANDVIEW RESERVE DEVELOPMENT
 - EASTONVILLE RD AND REX ROAD (DEVELOPMENT BY OTHERS)

- SITE SCHEDULE**
- 1. PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
 - 2. PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
 - 3. PROPOSED MODULAR BLOCK WALL
 - 4. PROPOSED 5' CONCRETE SIDEWALK
 - 5. PROPOSED EPC TYPE "C" MOUNTABLE CURB AND GUTTER
 - 6. PROPOSED 5' PEDESTRIAN TRAIL (TO BE BUILT BY DEVELOPER)
 - 7. PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 2 ROAD BASE
 - 8. PROPOSED FOREBAY (PRIVATE)
 - 9. PROPOSED TRICKLE CHANNEL (PRIVATE)
 - 10. PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
 - 11. PROPOSED OUTLET STRUCTURE (PROPOSED)
 - 12. PROPOSED MICRO POOL (PRIVATE)
 - 13. PROPOSED 6" CONCRETE CROSS PAN



TYPICAL STREET SECTION - URBAN LOCAL ROADWAY
N.T.S.

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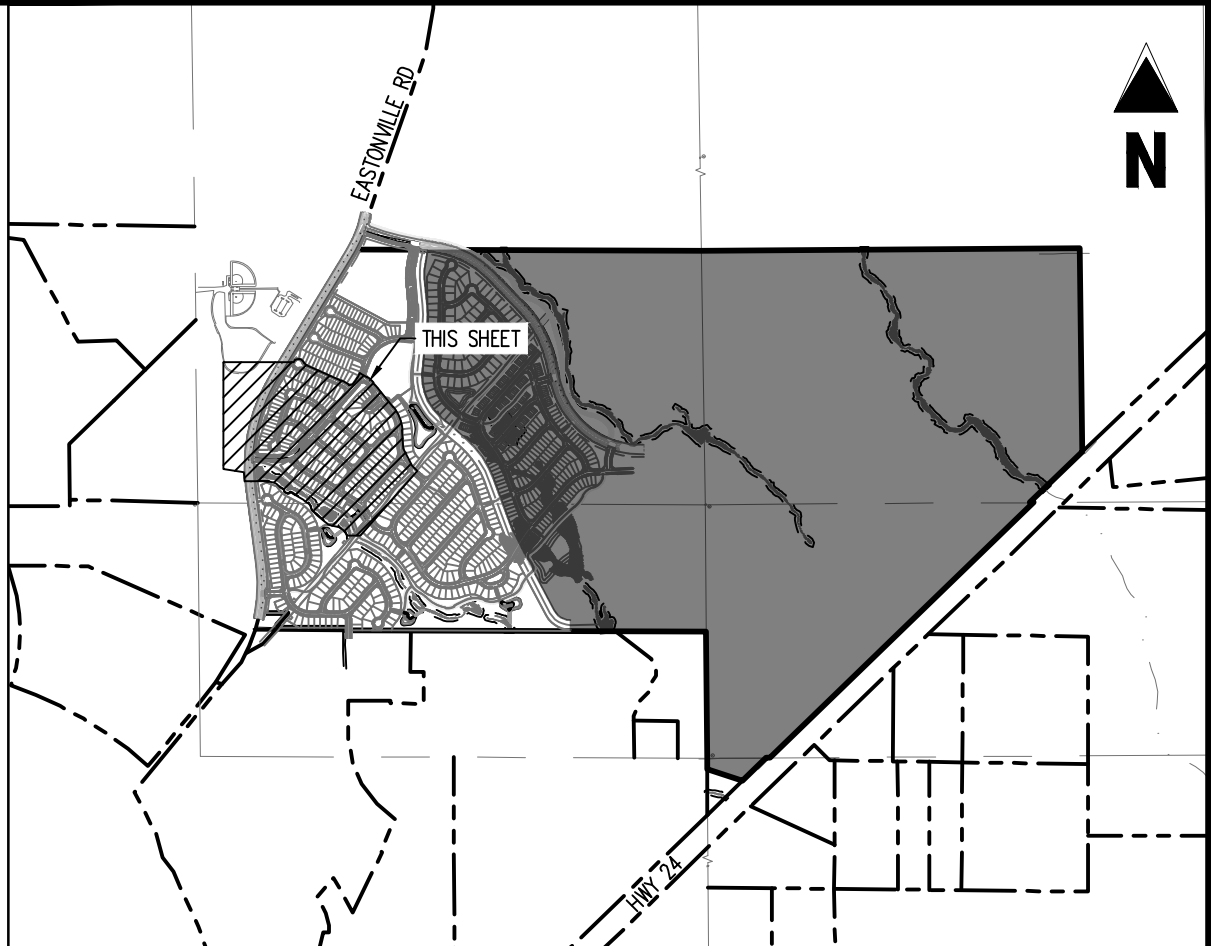
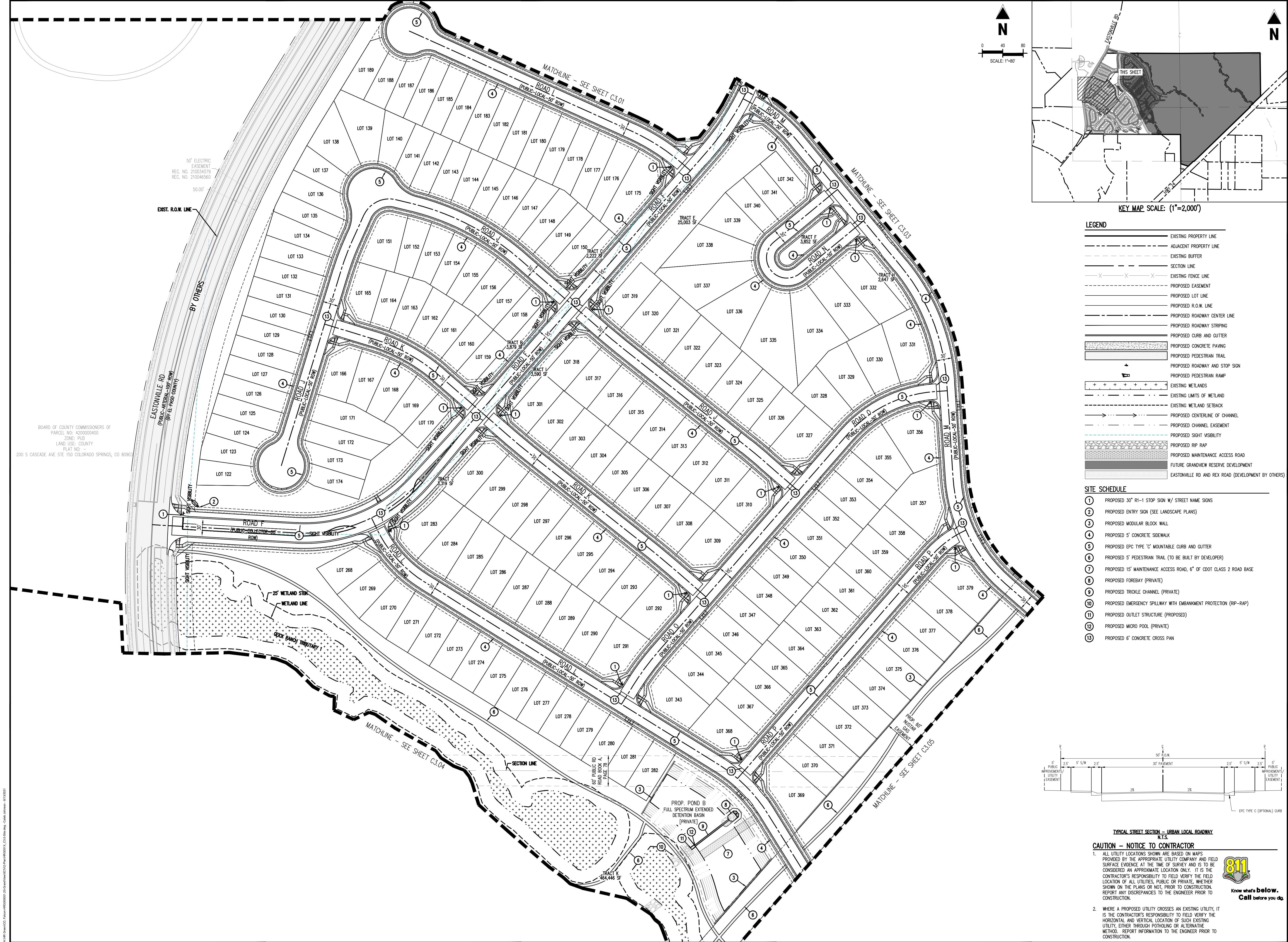
PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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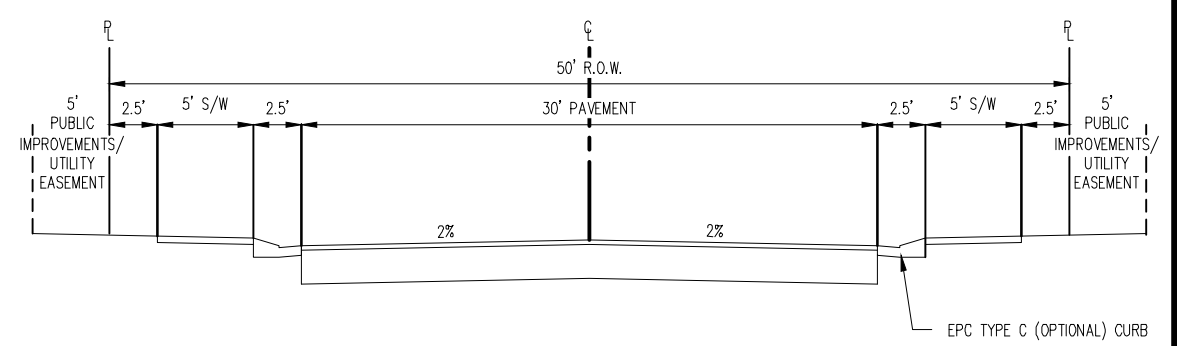
Project No: HRG000001
Drawn By: JDP
Checked By: GRD
Date: 8/13/2021

SITE LAYOUT PLAN



- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
 - SECTION 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
 - EXISTING WETLANDS
 - EXISTING LIMITS OF WETLAND
 - EXISTING WETLAND SETBACK
 - PROPOSED CENTERLINE OF CHANNEL
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 - FUTURE GRANDVIEW RESERVE DEVELOPMENT
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TYPICAL STREET SECTION - URBAN LOCAL ROADWAY
N.T.S.

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FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

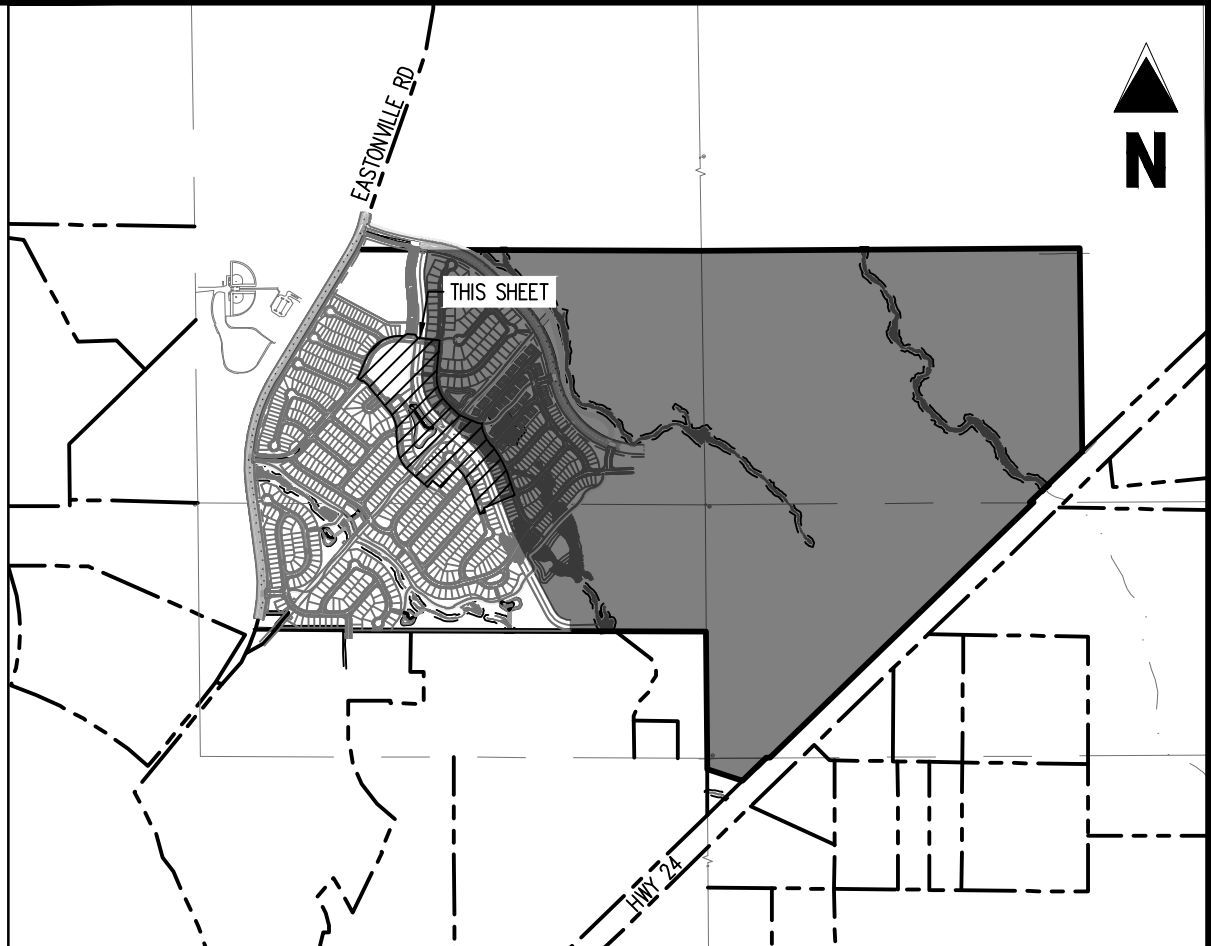
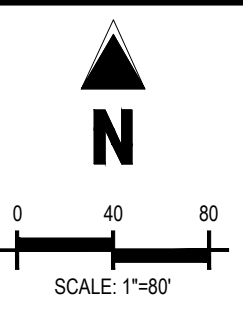
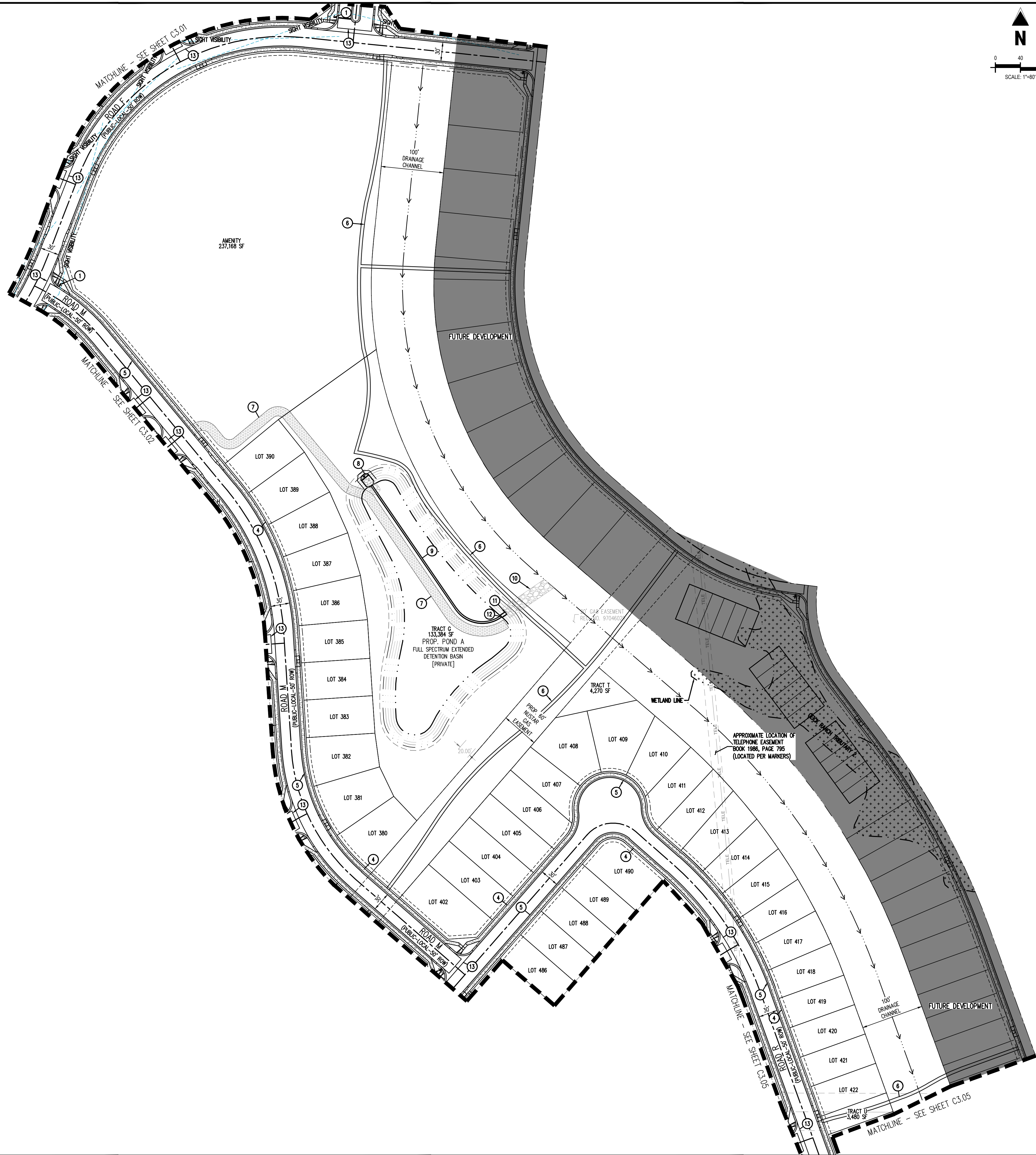
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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

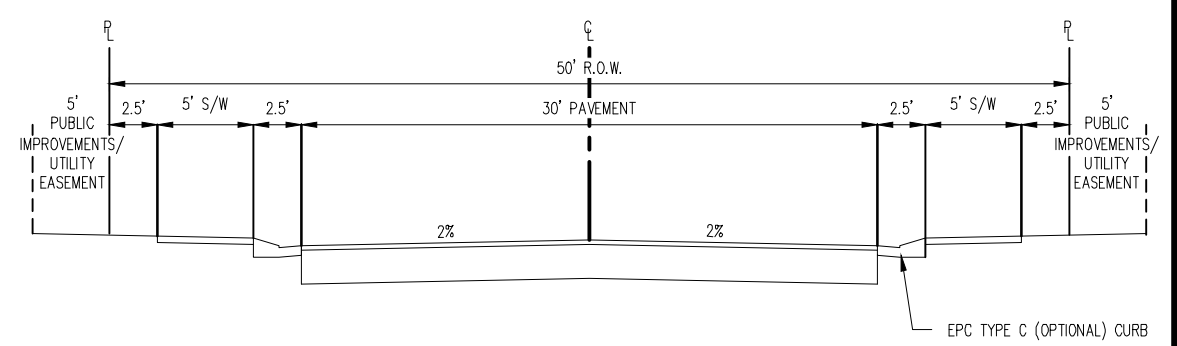
SITE LAYOUT PLAN

C3.02
Sheet 20 of 40



- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
 - SECTION 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
 - EXISTING WETLANDS
 - EXISTING LIMITS OF WETLAND
 - EXISTING WETLAND SETBACK
 - PROPOSED CENTERLINE OF CHANNEL
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TYPICAL STREET SECTION - URBAN LOCAL ROADWAY
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FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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Project No: HRG000001

Drawn By: JDP

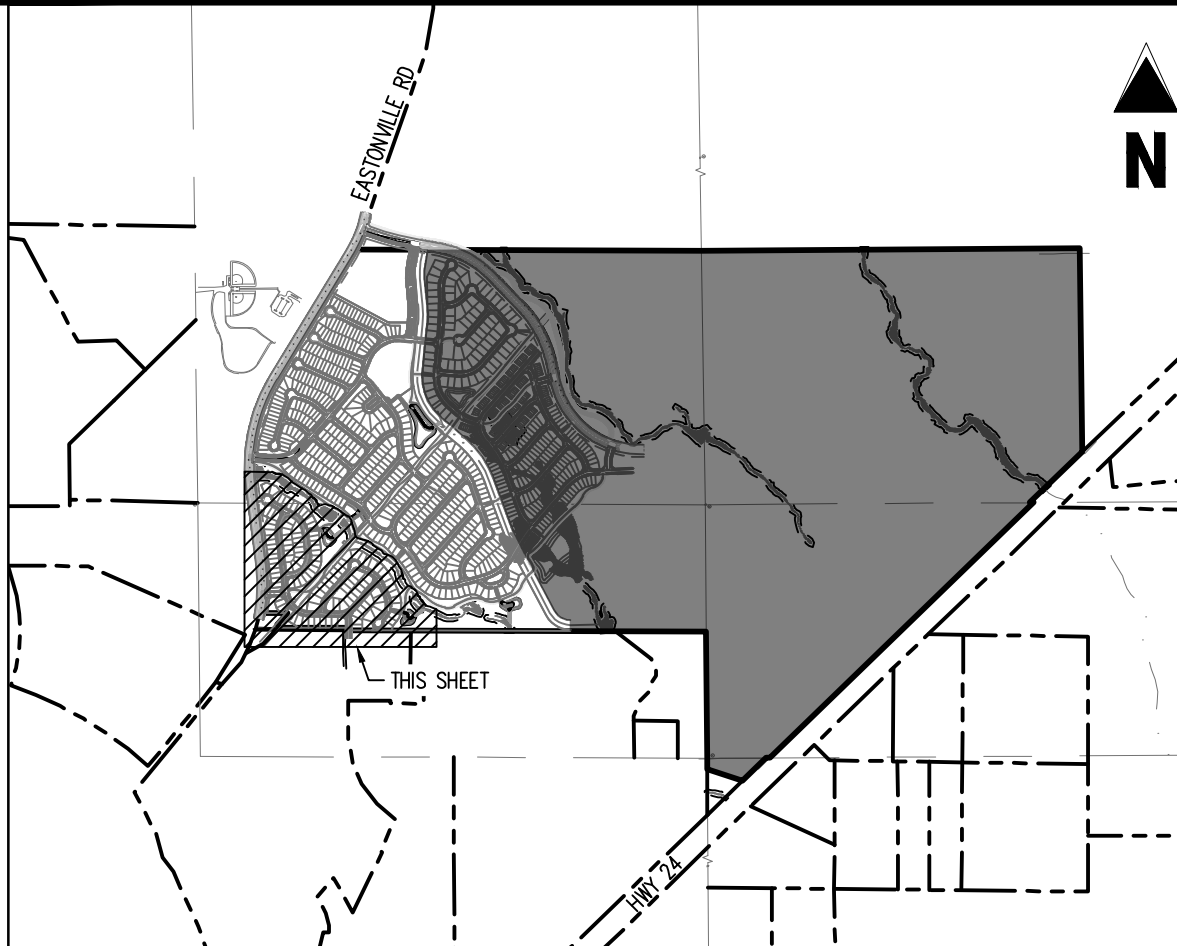
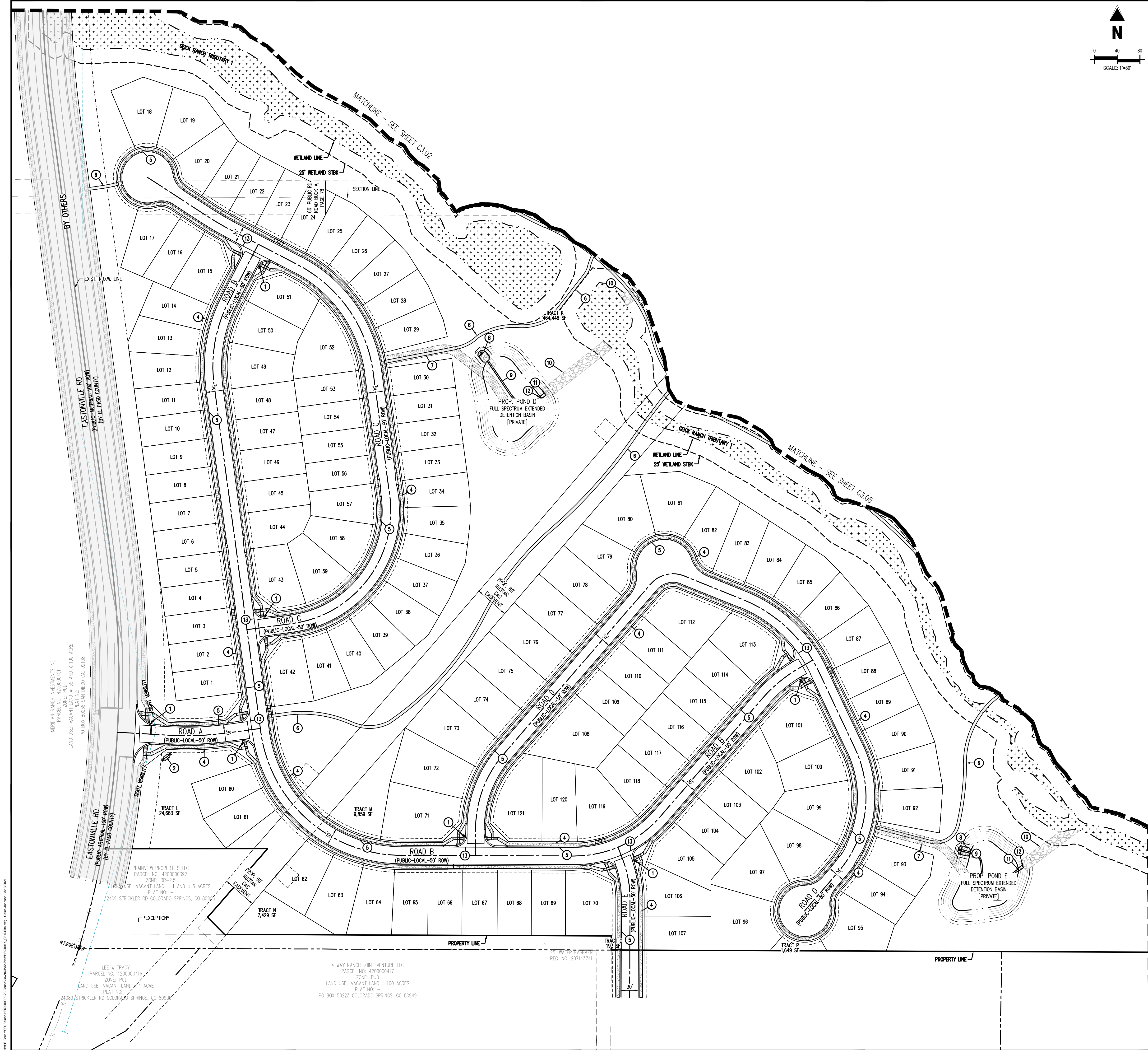
Checked By: GRD

Date: 8/13/2021

SITE LAYOUT PLAN

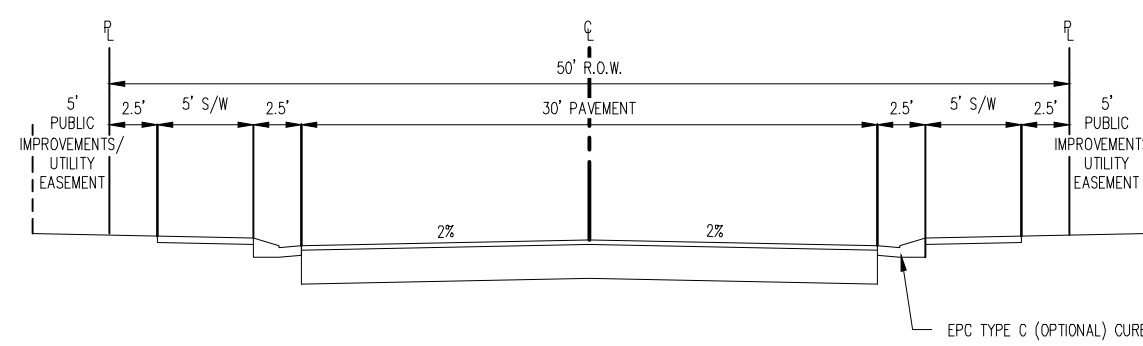
C3.03

Sheet 21 of 40



- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
 - SECTION 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
 - EXISTING WETLANDS
 - EXISTING LIMITS OF WETLAND
 - EXISTING WETLAND SETBACK
 - PROPOSED CENTERLINE OF CHANNEL
 - PROPOSED CHANNEL EASEMENT
 - PROPOSED SIGHT VISIBILITY
 - PROPOSED RIP RAP
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TYPICAL STREET SECTION - URBAN LOCAL ROADWAY
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811
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Call before you dig.

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

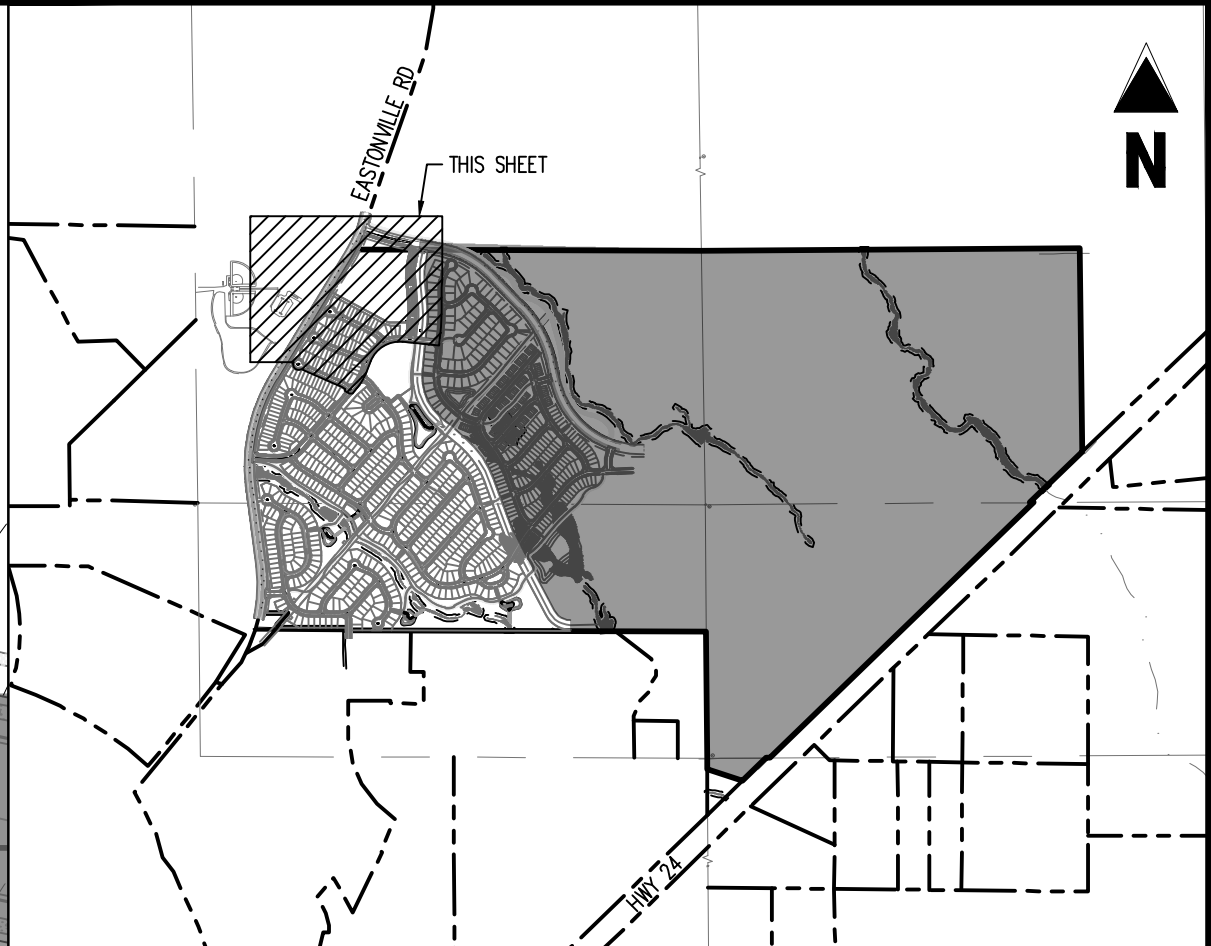
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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

SITE LAYOUT PLAN

C3.04
Sheet 22 of 40



LEGEND

---	EXISTING PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING BUFFER
---	SECTION LINE
---	EXISTING TELEPHONE LINE
---	EXISTING GAS LINE
---	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
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
0.45%	PROPOSED SLOPE
6970.00	PROPOSED SPOT ELEVATION
6970.00 HP	PROPOSED SPOT ELEVATION - HIGH POINT
6970.00 LP	PROPOSED SPOT ELEVATION - LOW POINT
+	EXISTING WETLANDS
---	EXISTING LIMITS OF WETLAND
---	EXISTING WETLAND SETBACK
---	PROPOSED CENTERLINE OF CHANNEL
---	PROPOSED CHANNEL EASEMENT
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED FIRE HYDRANT
---	PROPOSED SANITARY MANHOLE
---	PROPOSED STORM STRUCTURES

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**PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1**

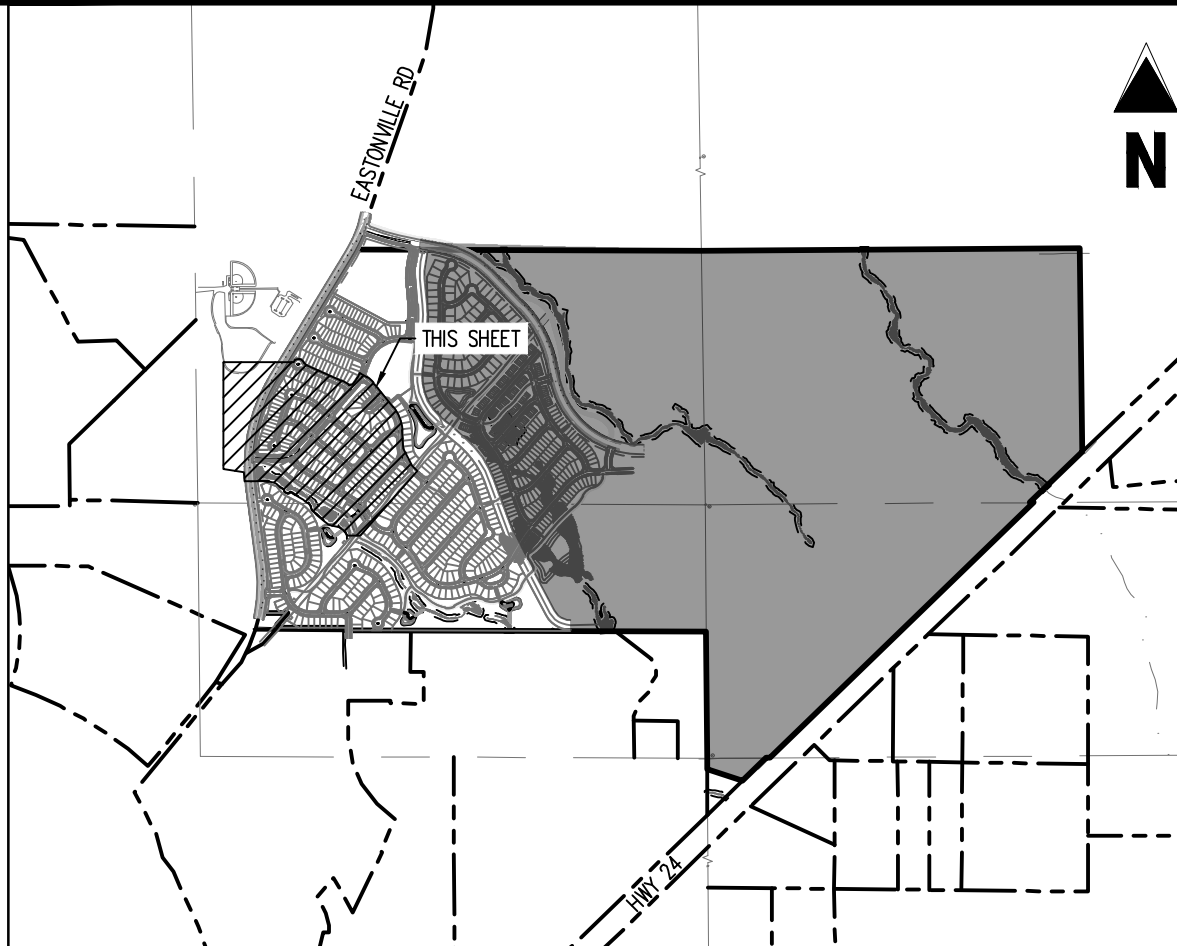
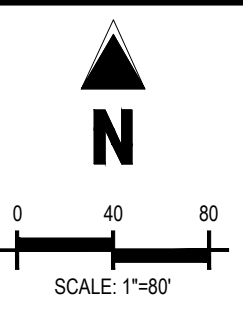
**EASTONVILLE RD
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Project No: HRG000001
Drawn By: JDP
Checked By: GRD
Date: 8/13/2021

**PRELIMINARY GRADING
PLAN**

C4.01
Sheet 25 of 40



- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
 - SECTION LINE
 - TELE. TELE.
 - GAS GAS
 - OH OH
 - EXISTING TELEPHONE LINE
 - EXISTING GAS LINE
 - 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
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED SLOPE
 - PROPOSED SPOT ELEVATION
 - PROPOSED SPOT ELEVATION - HIGH POINT
 - PROPOSED SPOT ELEVATION - LOW POINT
 - EXISTING WETLANDS
 - EXISTING LIMITS OF WETLAND
 - EXISTING WETLAND SETBACK
 - PROPOSED CENTERLINE OF CHANNEL
 - PROPOSED CHANNEL EASEMENT
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED FIRE HYDRANT
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM STRUCTURES

CAUTION - NOTICE TO CONTRACTOR

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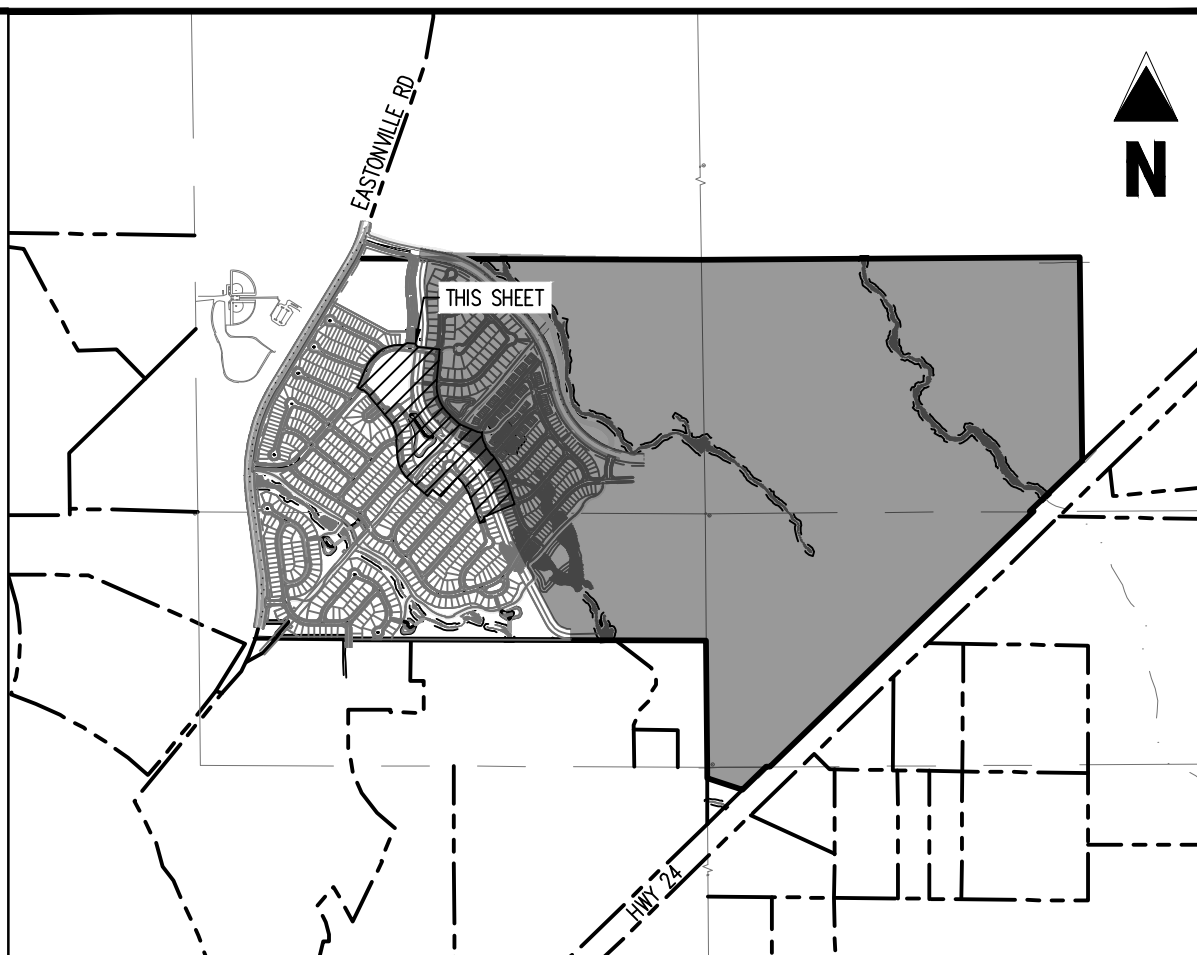
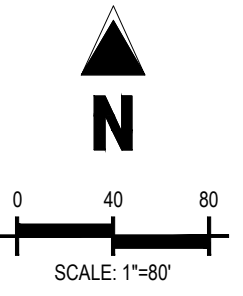
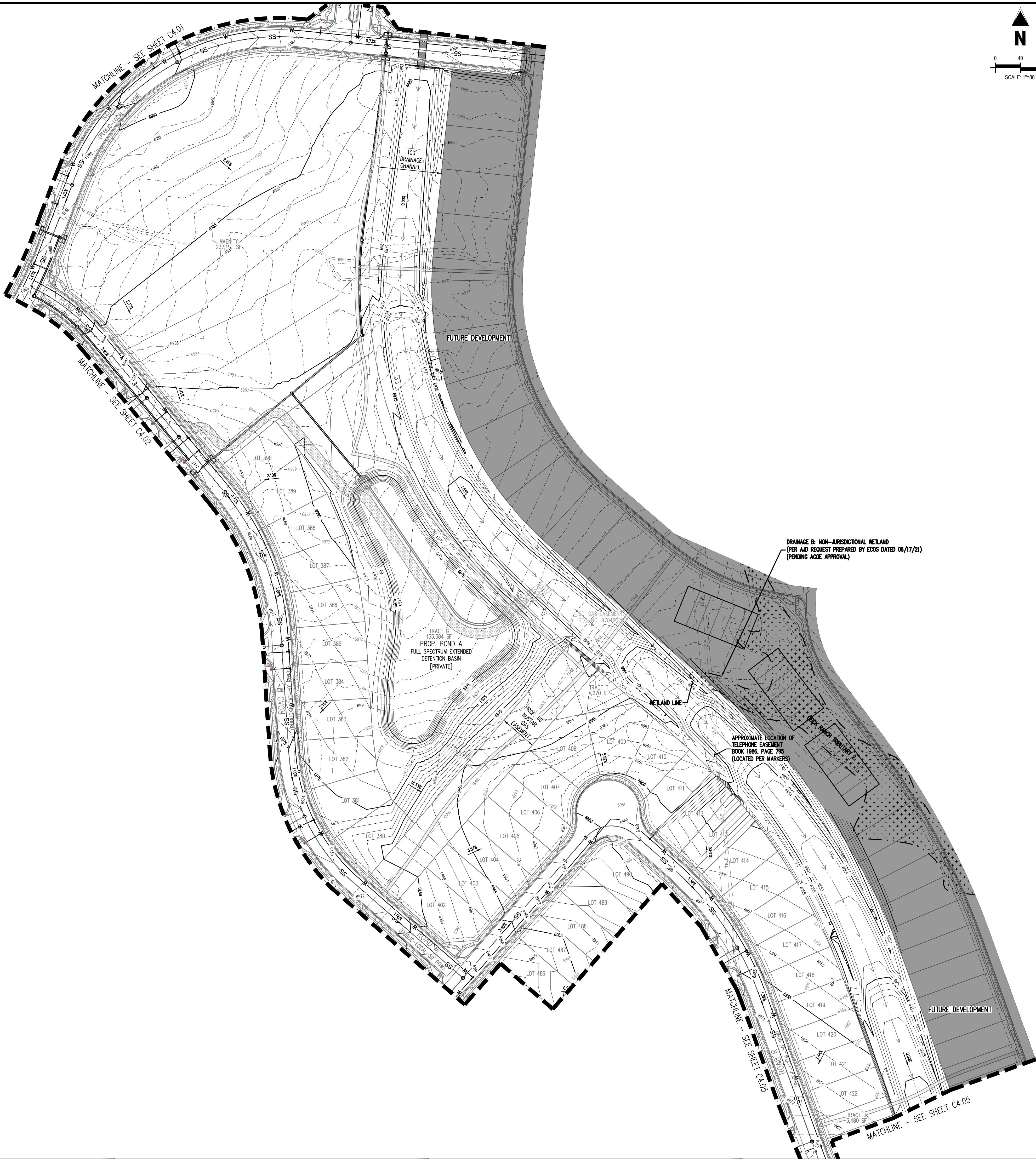
**PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1**

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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

**PRELIMINARY GRADING
PLAN**



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| | 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 |
| | EXISTING MINOR CONTOUR |
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| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
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| | PROPOSED SPOT ELEVATION |
| | PROPOSED SPOT ELEVATION - HIGH POINT |
| | PROPOSED SPOT ELEVATION - LOW POINT |
| | EXISTING WETLANDS |
| | EXISTING LIMITS OF WETLAND |
| | EXISTING WETLAND SETBACK |
| | PROPOSED CENTERLINE OF CHANNEL |
| | PROPOSED CHANNEL EASEMENT |
| | PROPOSED WATER LINE |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED SANITARY MANHOLE |
| | PROPOSED STORM STRUCTURES |

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PHONE: 719.622.6222
FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

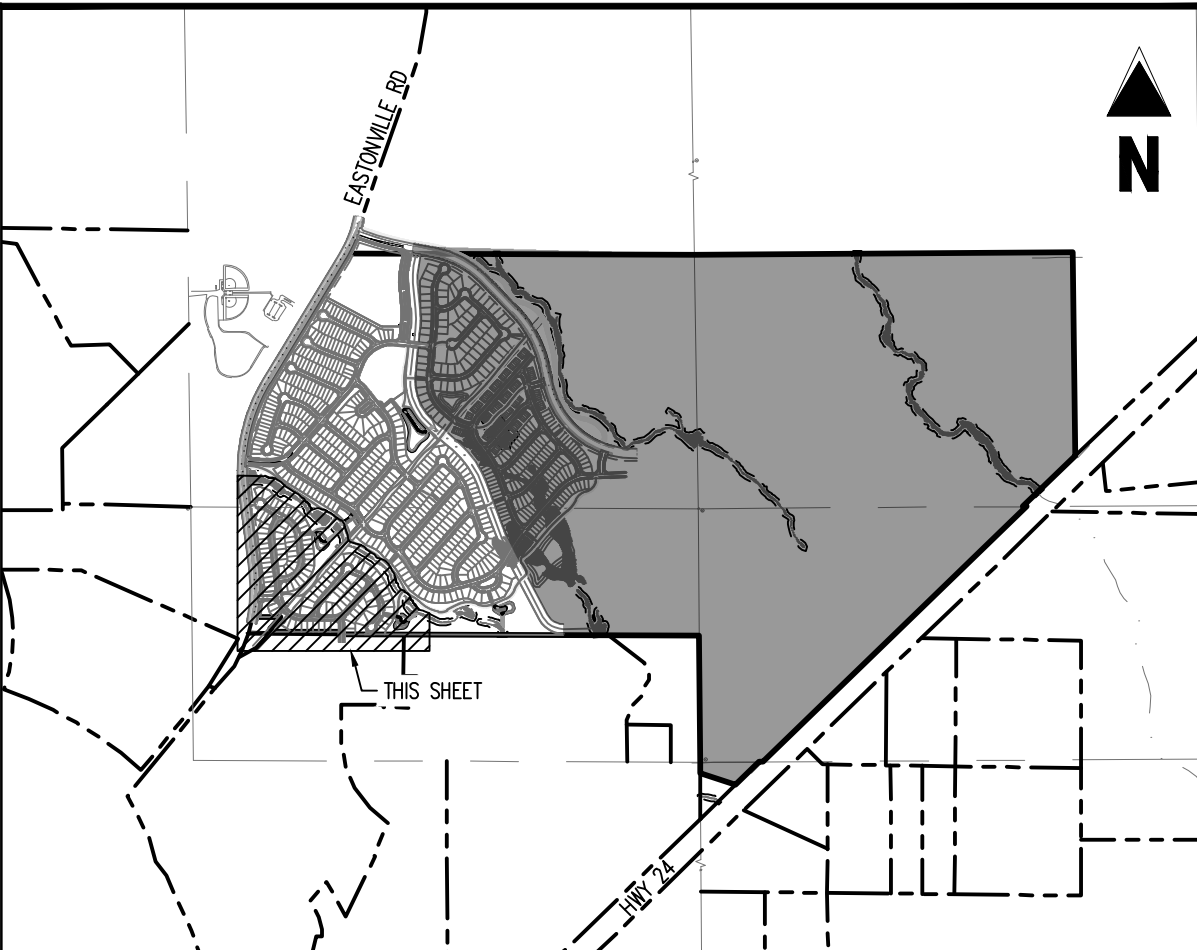
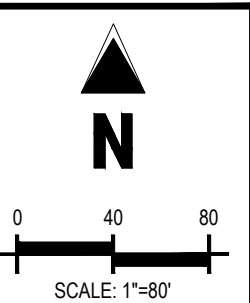
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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

PRELIMINARY GRADING
PLAN

C4.03
Sheet 27 of 40



LEGEND	
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	EXISTING BUFFER
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	PROPOSED SPOT ELEVATION - HIGH POINT
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	EXISTING WETLAND SETBACK
	PROPOSED CENTERLINE OF CHANNEL
	PROPOSED CHANNEL EASEMENT
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM STRUCTURES

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

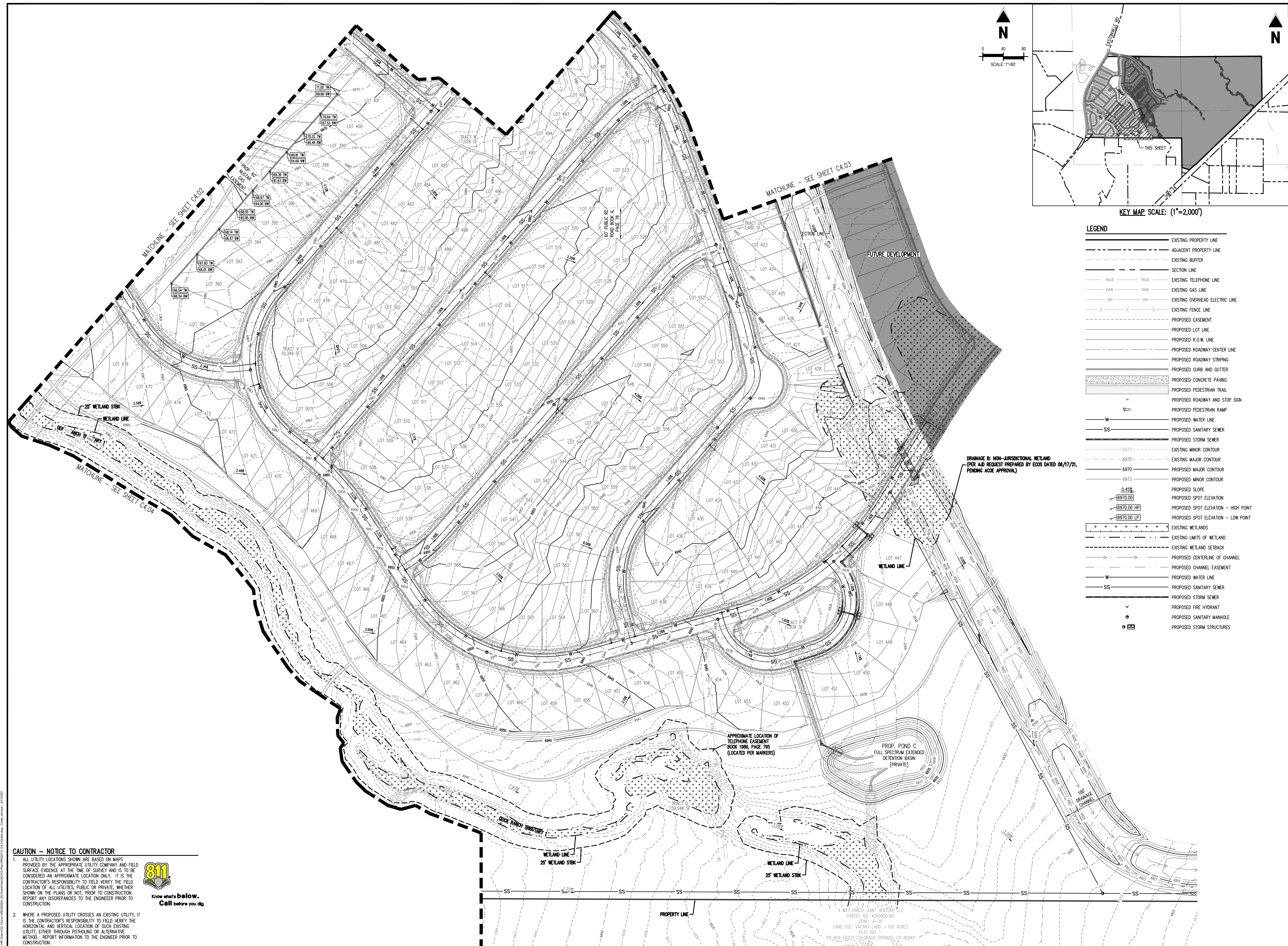
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Project No:	HRG000001
Drawn By:	JDP
Checked By:	GRD
Date:	8/13/2021

PRELIMINARY GRADING
PLAN

C4.04

Sheet 28 of 40



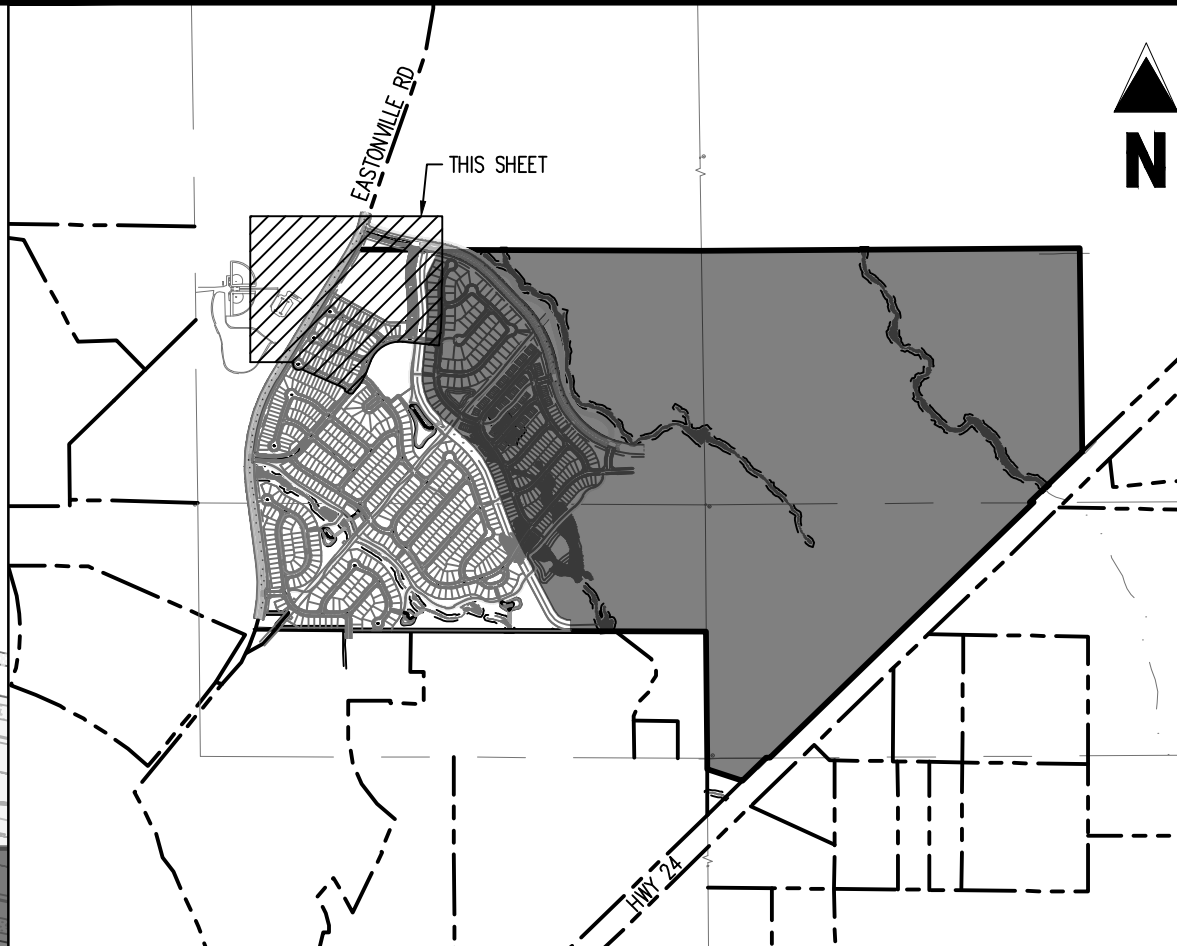
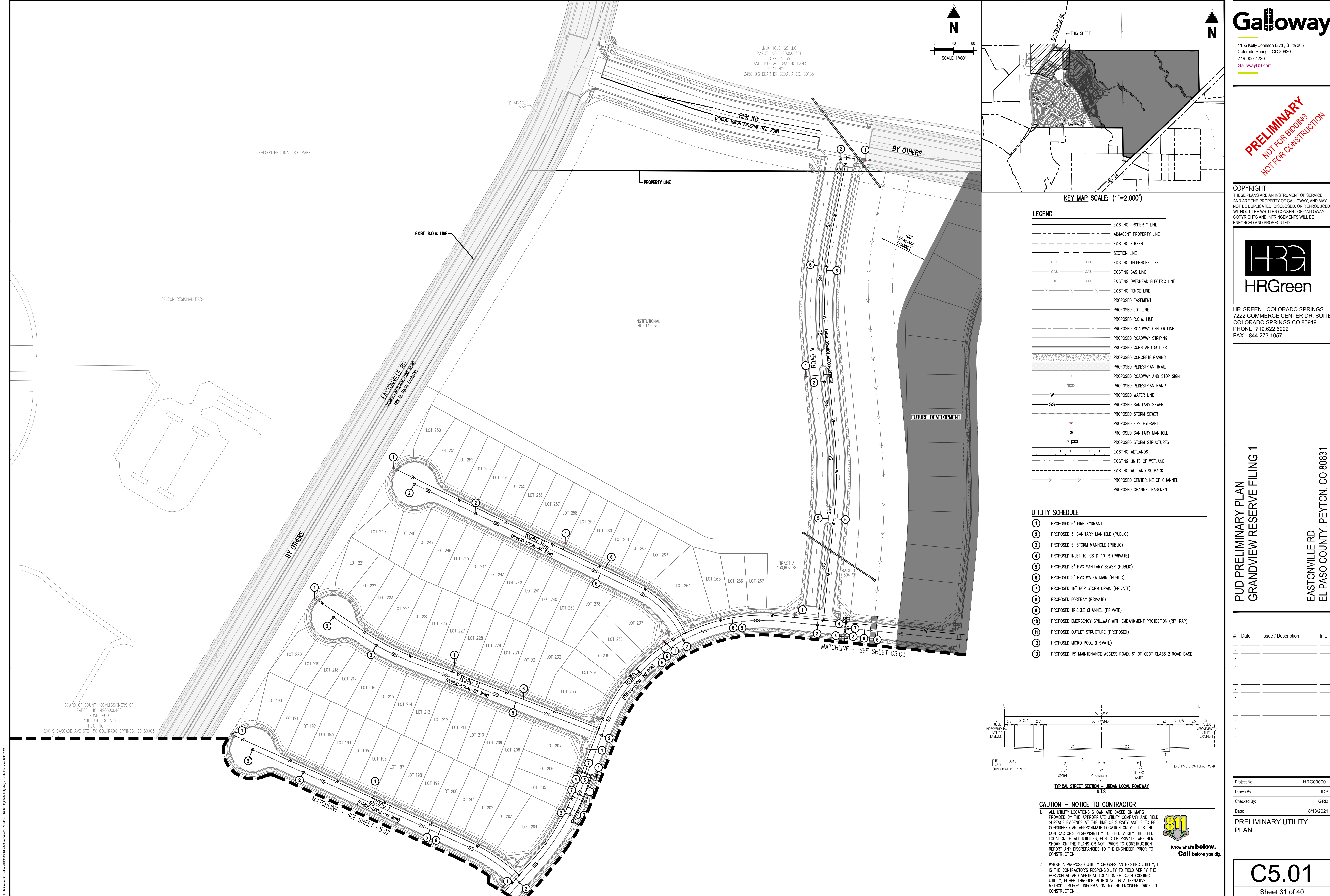
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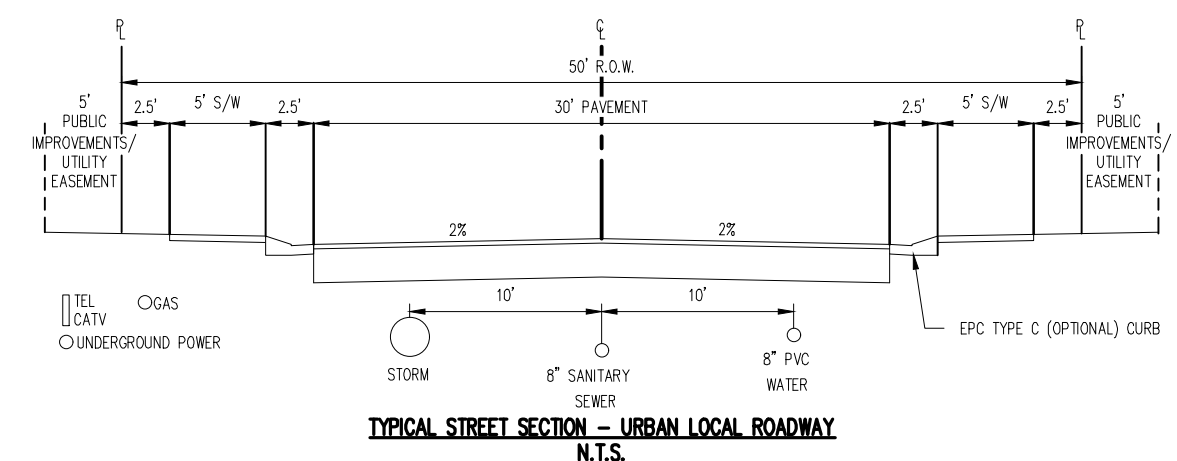
PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

[illegible]PRELIMINARY GRADING
PLAN



- LEGEND**
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 - SECTION LINE
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 - OH OH
 - EXISTING TELEPHONE LINE
 - EXISTING GAS LINE
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 - PROPOSED STORM SEWER
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 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM STRUCTURES
 - EXISTING WETLANDS
 - 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 (PUBLIC)
 - 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)
 - 10 PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RP-RAP)
 - 11 PROPOSED OUTLET STRUCTURE (PROPOSED)
 - 12 PROPOSED MICRO POOL (PRIVATE)
 - 13 PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 2 ROAD BASE



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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

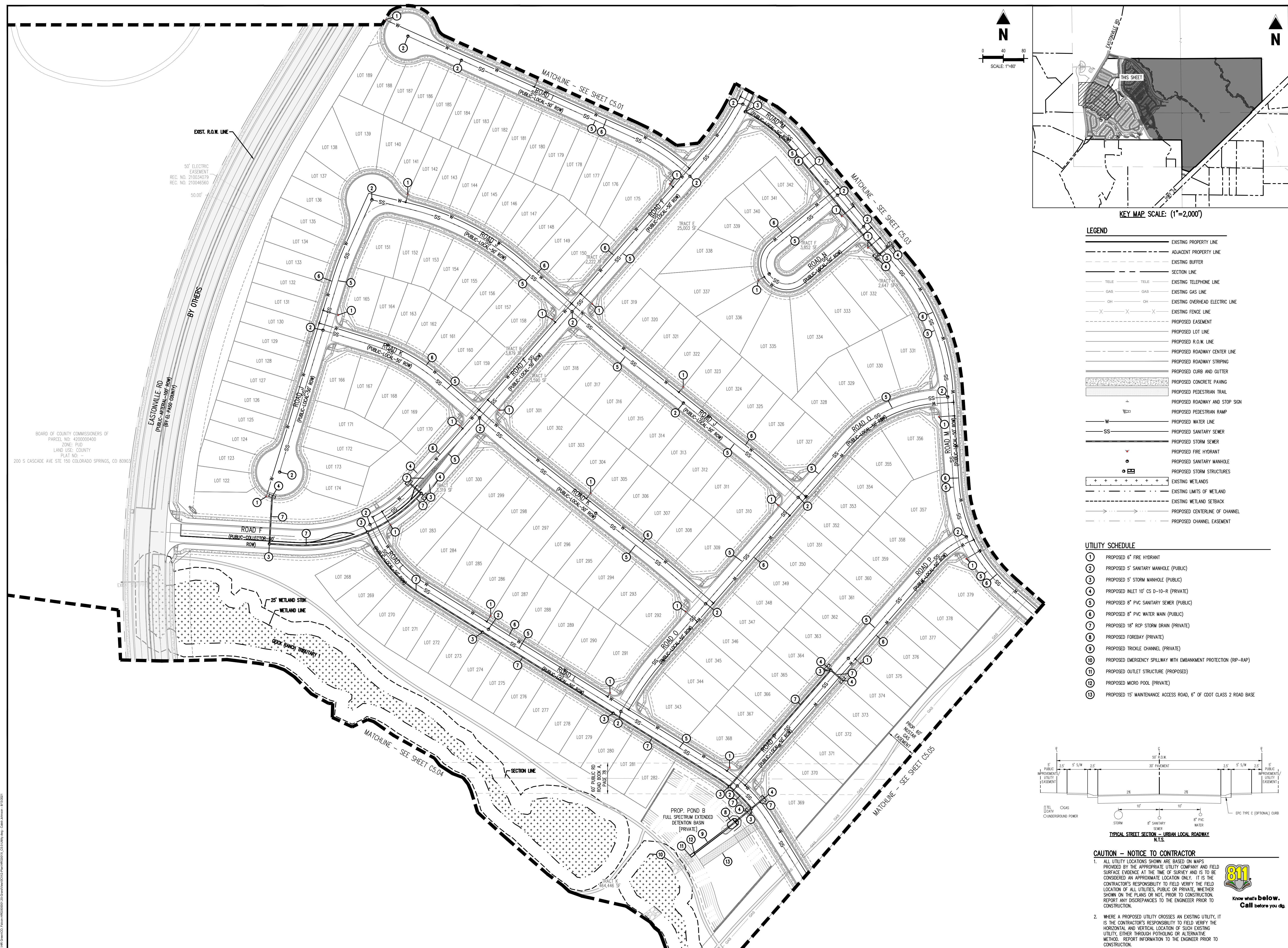
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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

PRELIMINARY UTILITY PLAN

C5.01
Sheet 31 of 40



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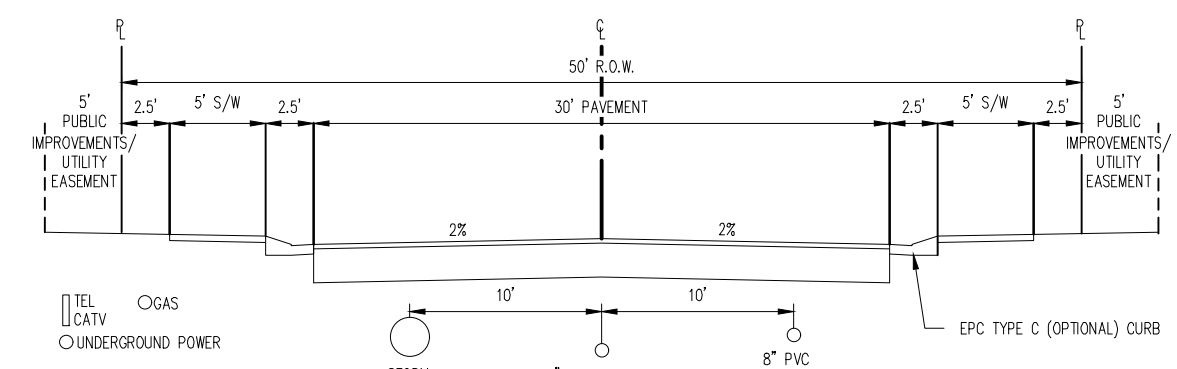
PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

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

C5.02
Sheet 32 of 40

LEGEND

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	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
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	EXISTING LIMITS OF WETLAND
	EXISTING WETLAND SETBACK
	PROPOSED CENTERLINE OF CHANNEL
	PROPOSED CHANNEL EASEMENT

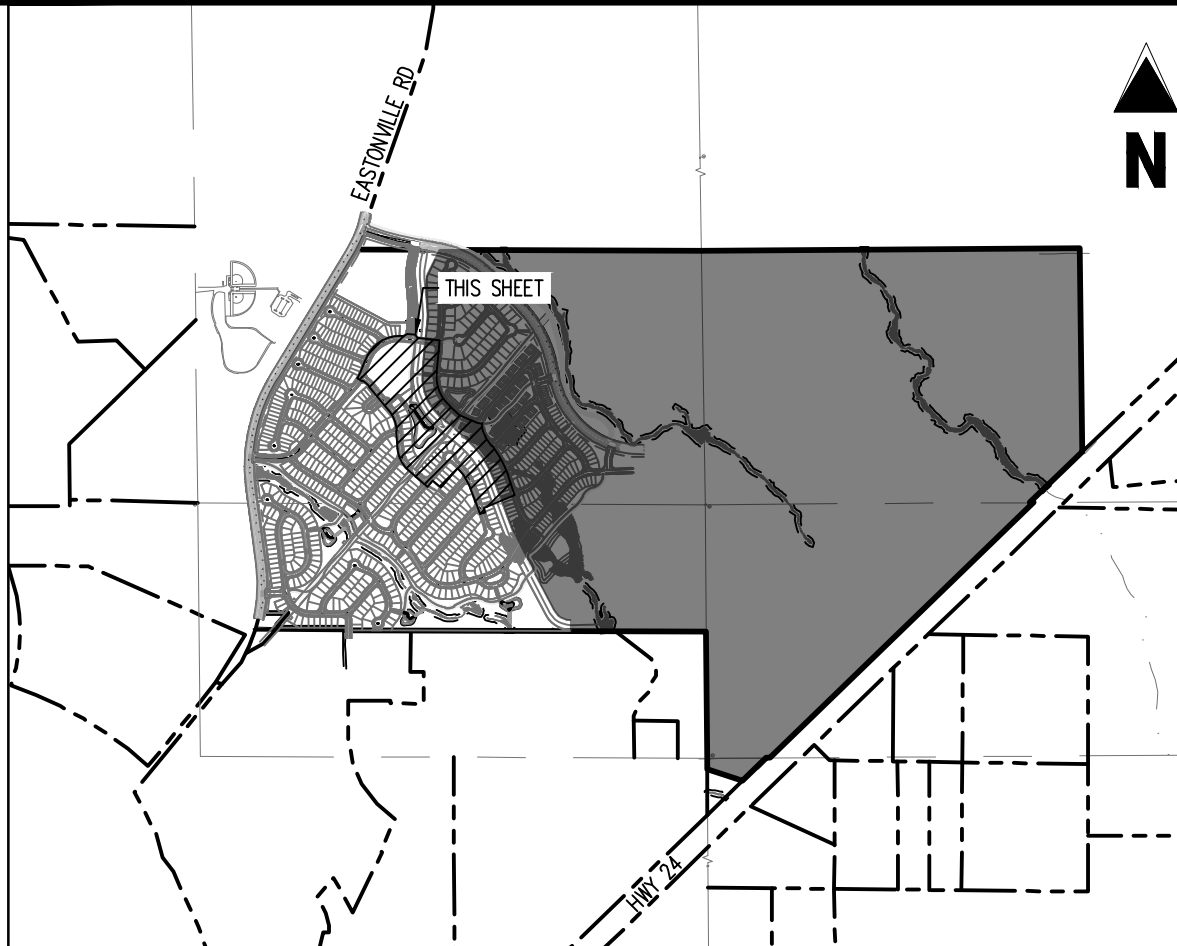
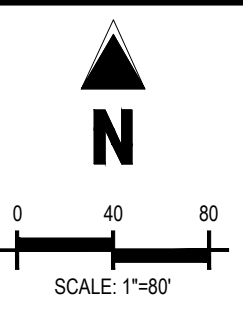


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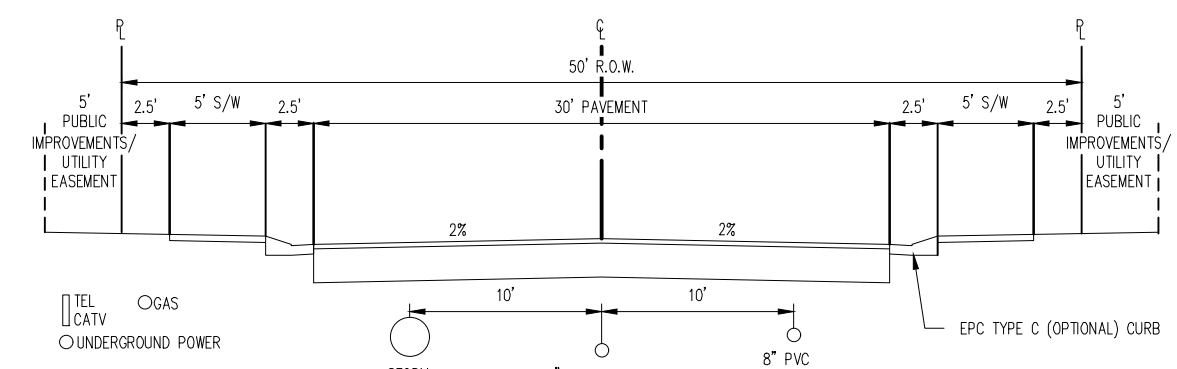
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811
Know what's below
Call before you dig



LEGEND	
	EXISTING PROPERTY LINE
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	PROPOSED STORM STRUCTURES
	EXISTING WETLANDS
	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 (PUBLIC)
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 16" 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 (PROPOSED)
⑫	PROPOSED MICRO POOL (PRIVATE)
⑬	PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 2 ROAD BASE



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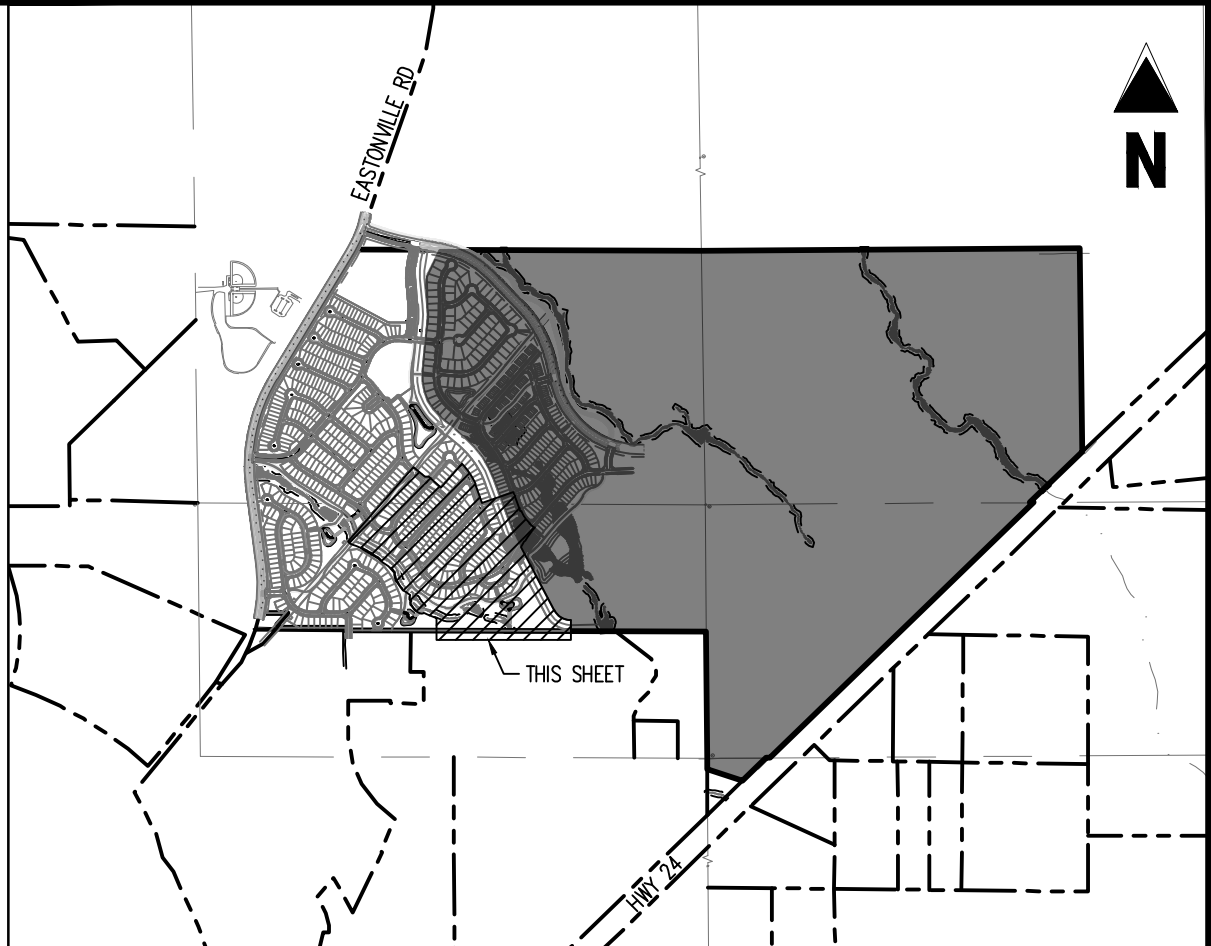
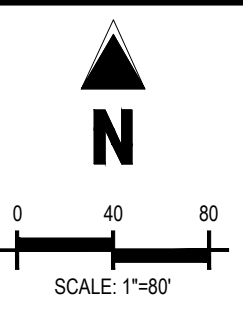
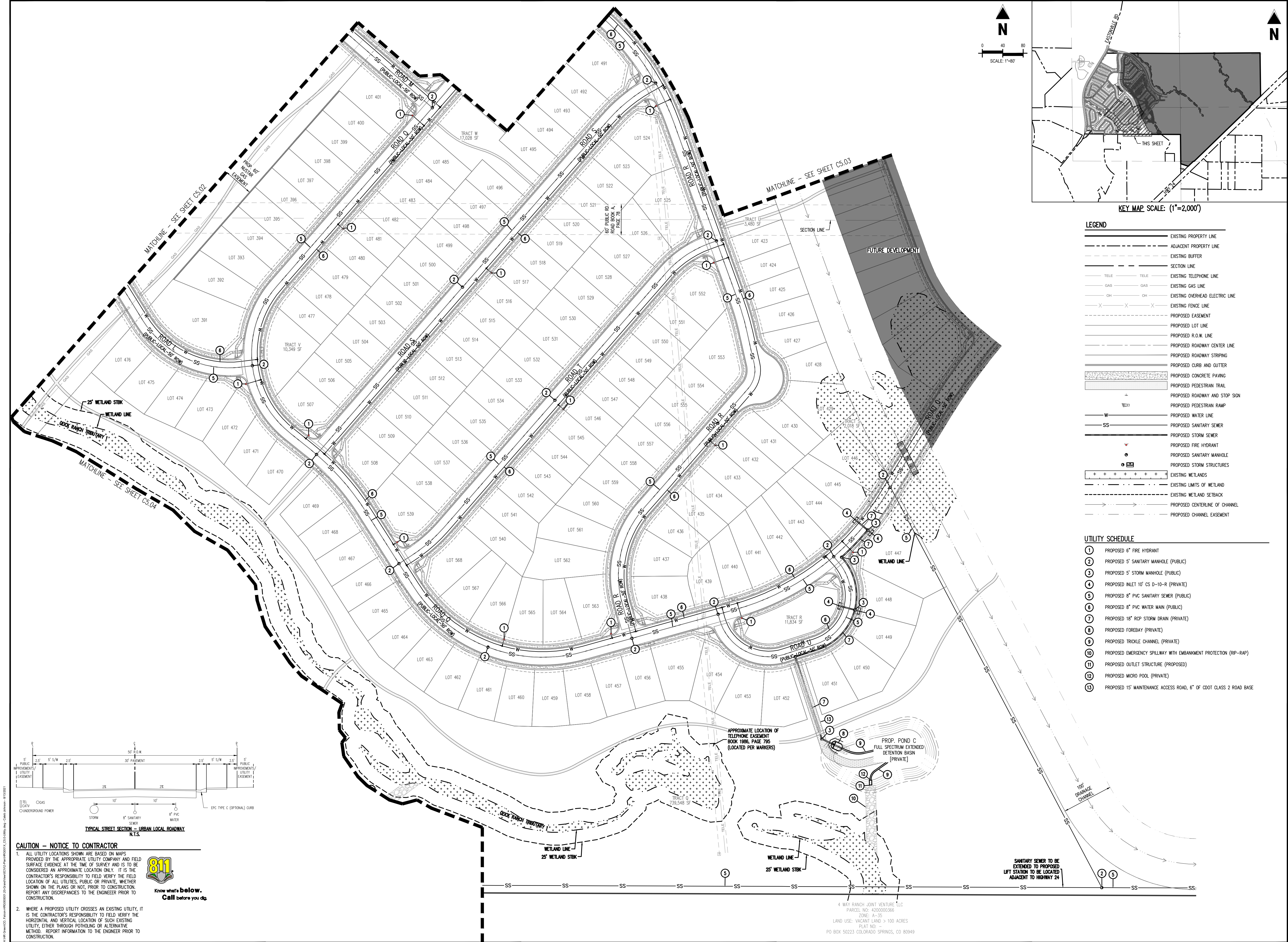
PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

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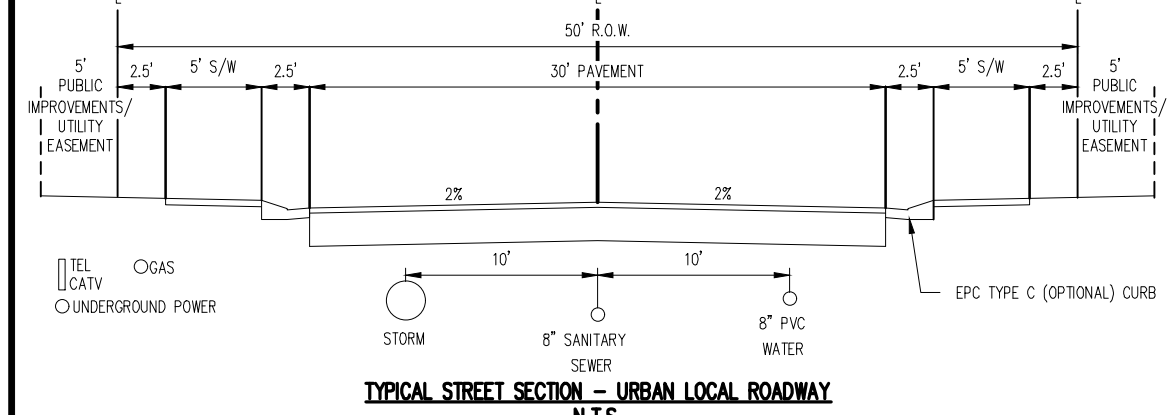
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PRELIMINARY UTILITY PLAN



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 - PROPOSED PEDESTRIAN RAMP
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED FIRE HYDRANT
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM STRUCTURES
 - EXISTING WETLANDS
 - 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 (PUBLIC)
 - 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)
 - 10 PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RP-RAP)
 - 11 PROPOSED OUTLET STRUCTURE (PROPOSED)
 - 12 PROPOSED MICRO POOL (PRIVATE)
 - 13 PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 2 ROAD BASE



CAUTION - NOTICE TO CONTRACTOR

1. 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 FIELD 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.

2. 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.

811
Know what's below.
Call before you dig.

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HRGreen

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COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

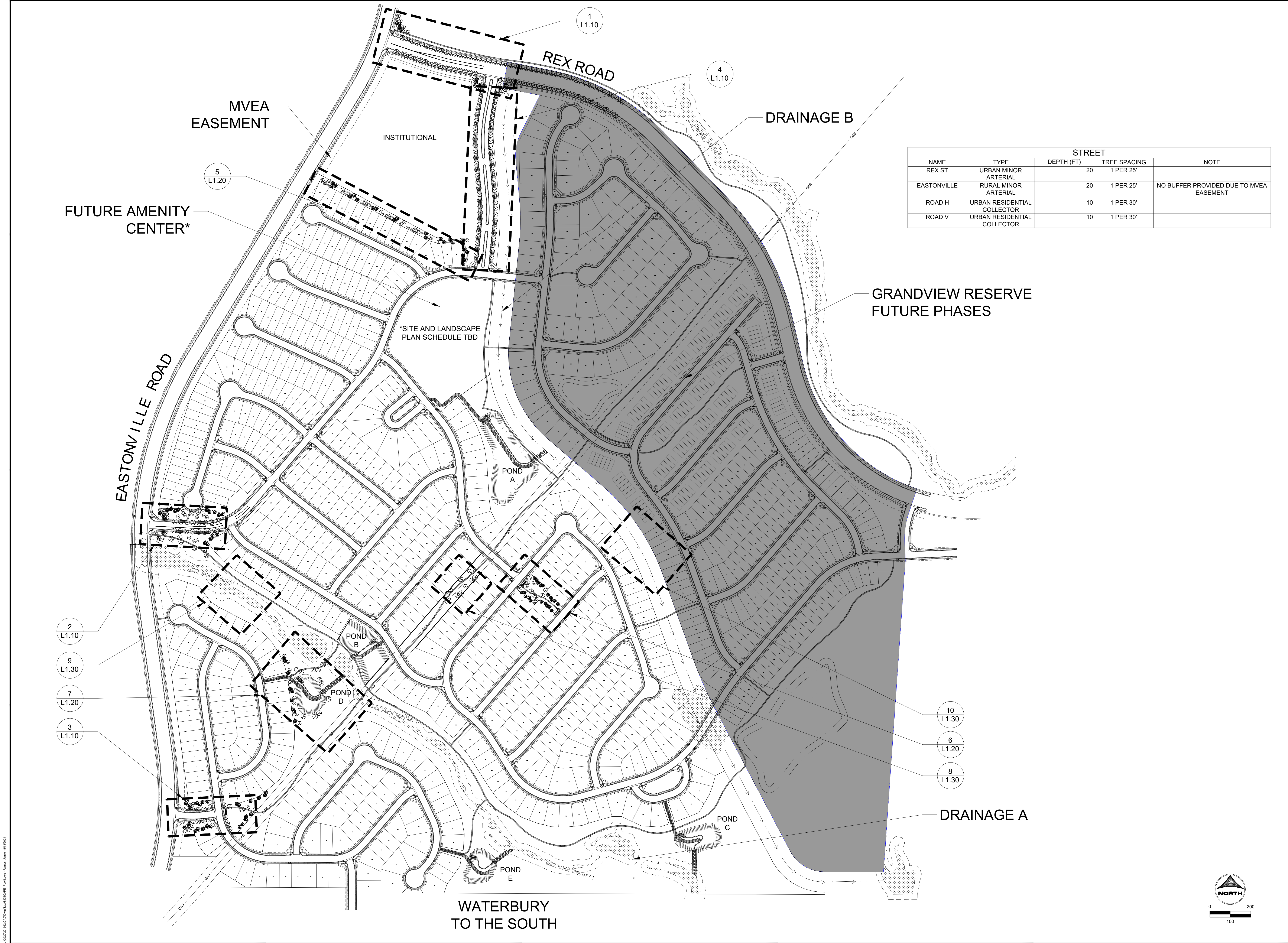
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.
1			
2			
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11			
12			
13			

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

PRELIMINARY UTILITY PLAN

C5.05
Sheet 35 of 40



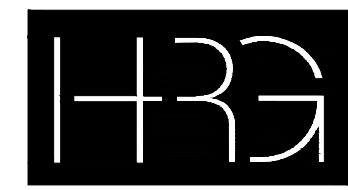
STREET				
NAME	TYPE	DEPTH (FT)	TREE SPACING	NOTE
REX ST	URBAN MINOR ARTERIAL	20	1 PER 25'	
EASTONVILLE	RURAL MINOR ARTERIAL	20	1 PER 25'	NO BUFFER PROVIDED DUE TO MVEA EASEMENT
ROAD H	URBAN RESIDENTIAL COLLECTOR	10	1 PER 30'	
ROAD V	URBAN RESIDENTIAL COLLECTOR	10	1 PER 30'	

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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

20220813 PRELIMINARY LANDSCAPE PLAN.dwg JFR/PS 8/13/2022



CONCEPTUAL DESIGN NOTE

1. LANDSCAPING AS SHOWN IS
CONCEPTUAL ONLY AND
SUBJECT TO CHANGE.
2. DETAILED DESIGN WILL BE
REVIEWED AND REVIEWED
THROUGH THE
PRELIMINARY/FINAL PLAT
PROCESS.

LEGEND

- CANOPY
TREE
- ORNAMENTAL
TREE
- EVERGREEN
TREE

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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/PS

Date:

2021.08.13

DETAILED LANDSCAPE
PLAN

L1.10

Sheet 37 of 40

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

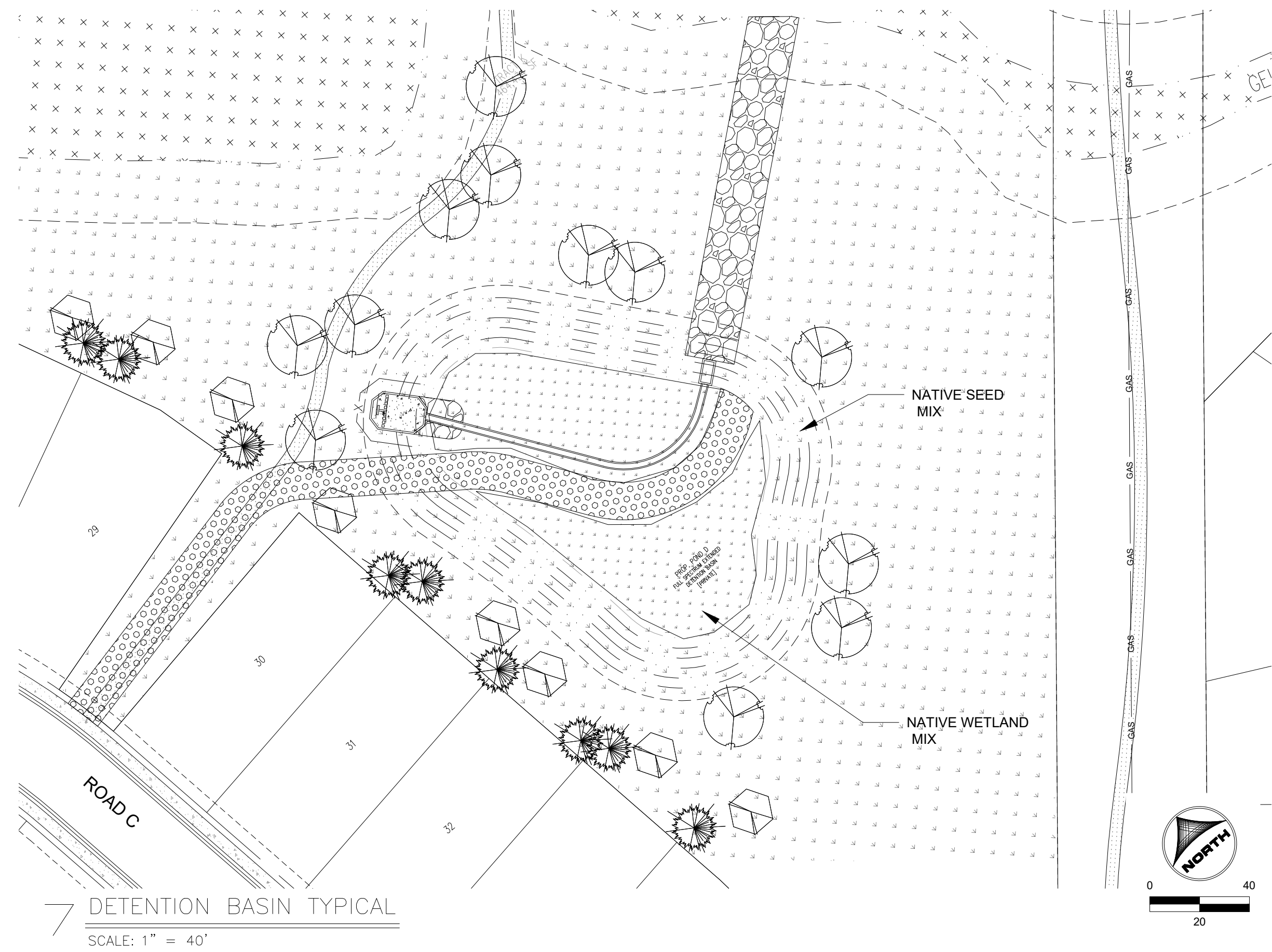
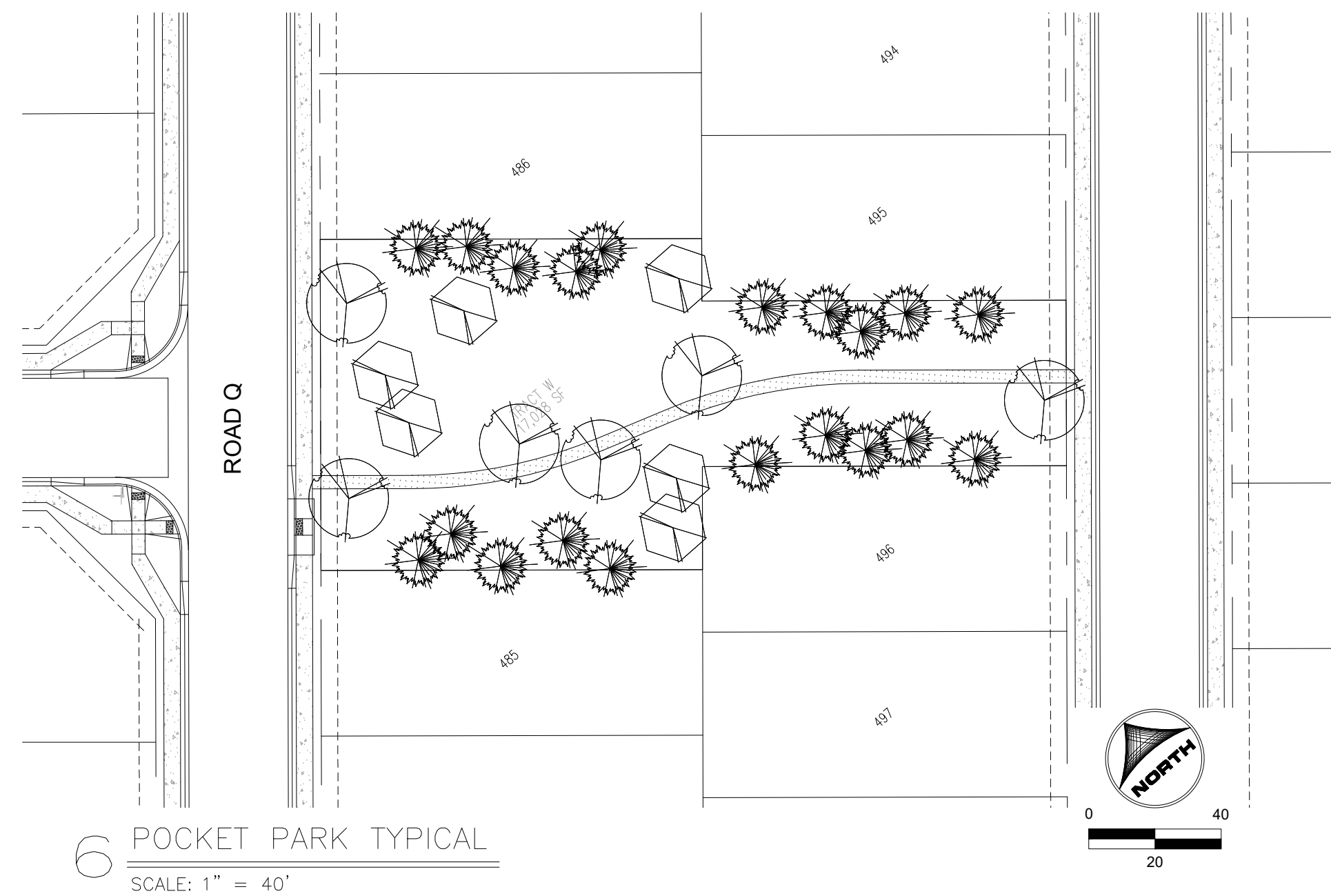
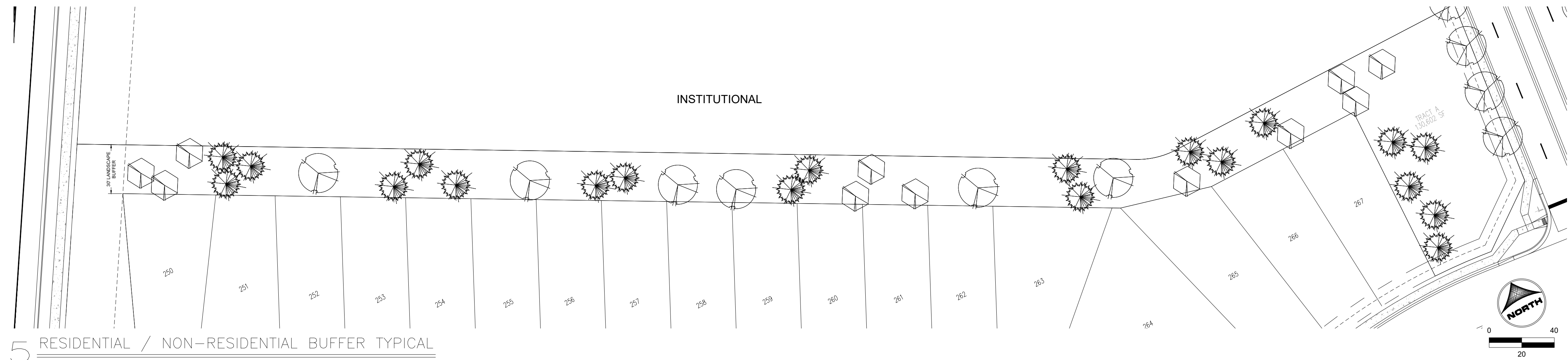
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Project No:	HRG 1.20
Drawn By:	JK
Checked By:	JFR/ PS
Date:	2021.08.13

DETAILED LANDSCAPE PLAN

L1.20

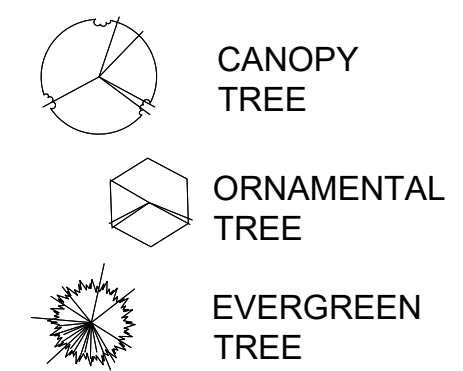
Sheet 38 of 40

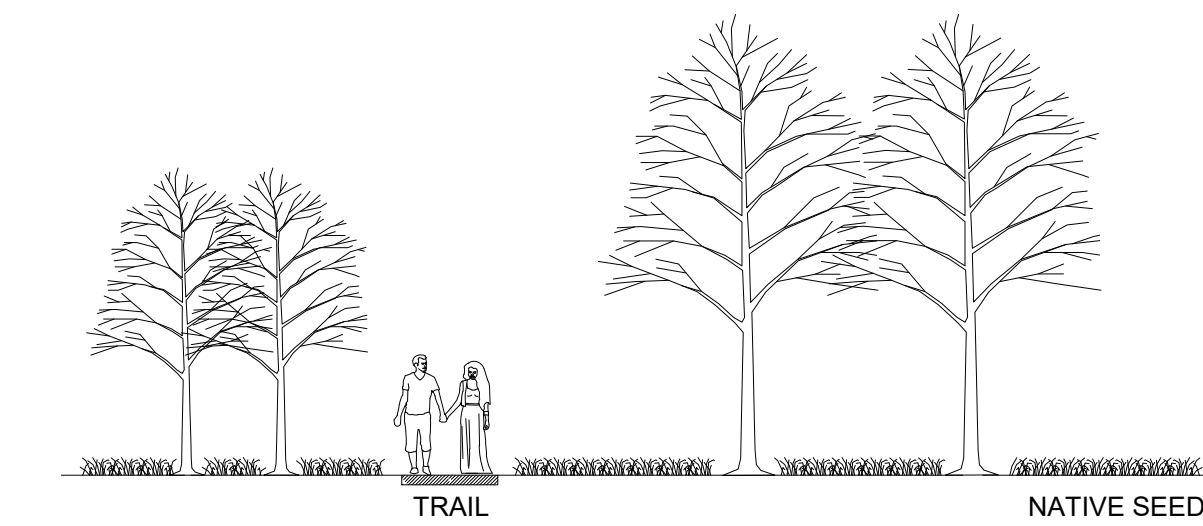


CONCEPTUAL DESIGN NOTE

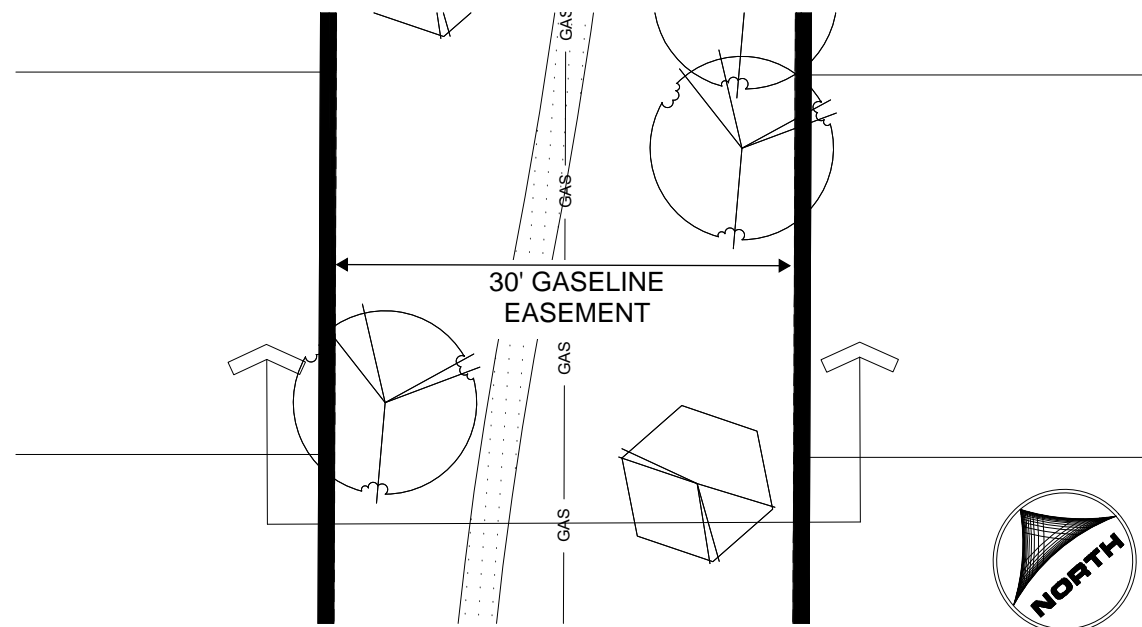
1. LANDSCAPING AS SHOWN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE.
2. DETAILED DESIGN WILL BE REVIEWED AND REVIEWED THROUGH THE PRELIMINARY/FINAL PLAT PROCESS.

LEGEND

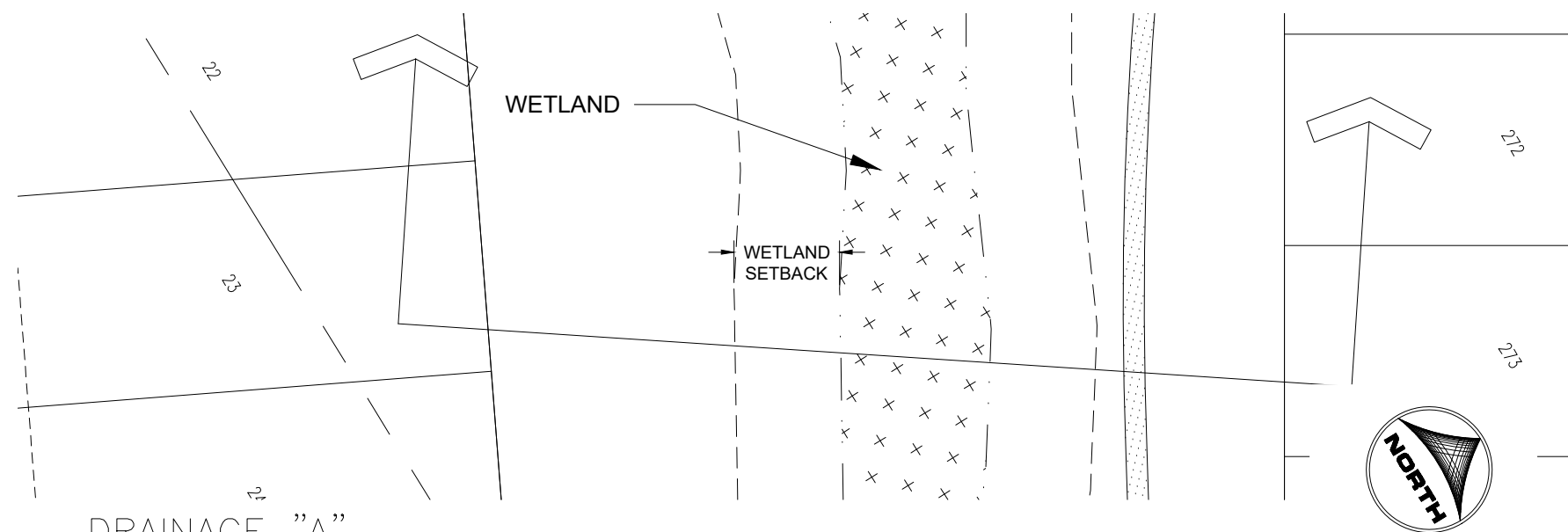




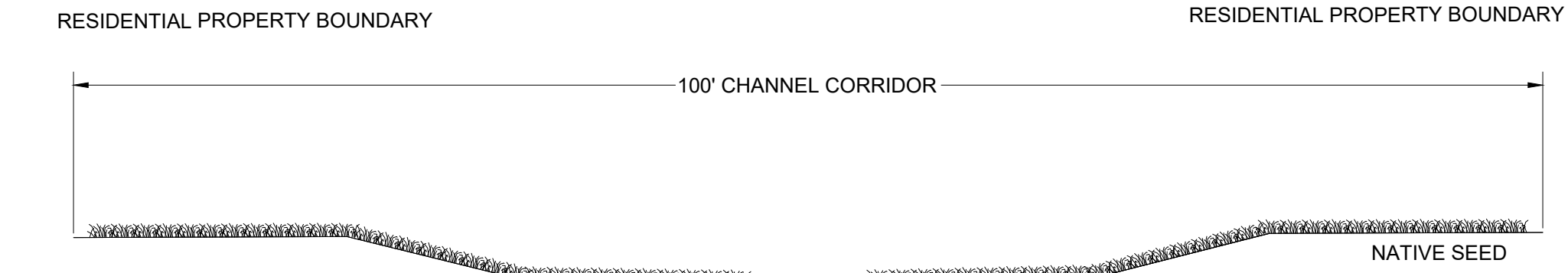
8 TRAIL SECTION SECTION
SCALE: 1" = 10'



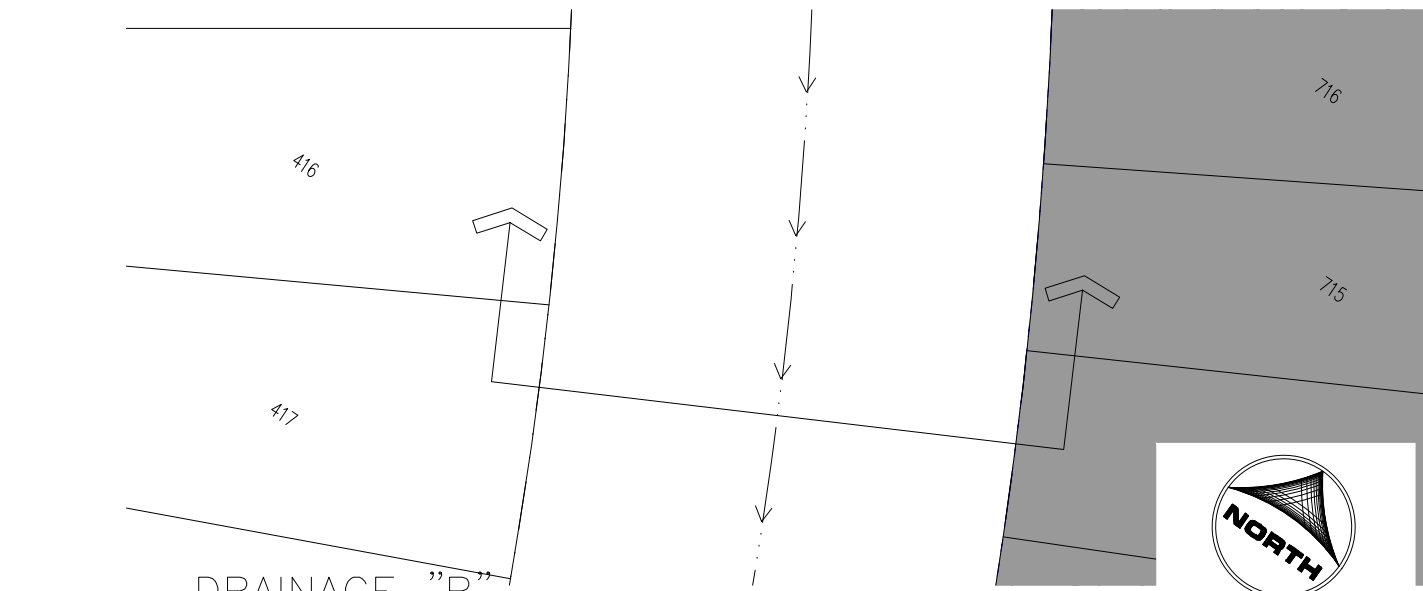
8 TRAIL SECTION TYPICAL
SCALE: 1" = 40'



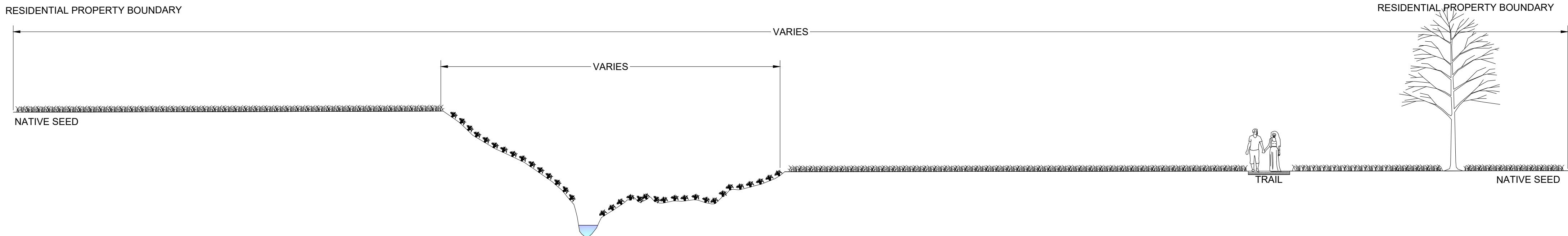
9 DRAINAGE "A"
CHANNEL CORRIDOR TYPICAL
SCALE: 1" = 40'



10 DRAINAGE "B"
CHANNEL CORRIDOR SECTION
SCALE: 1" = 10'



10 DRAINAGE "B"
CHANNEL CORRIDOR TYPICAL
SCALE: 1" = 40'



9 DRAINAGE "A"
CHANNEL CORRIDOR SECTION
SCALE: 1" = 10'

PLANT LIST

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

SEEDING SPECIFICATIONS

PAWNEE BUTTES SEED INC.

NATIVE SEEDING

PBSI LOW GROW NATIVE SEED MIX

- 25% ARIZONA FESCUE
- 25% SANDBERG BLUEGRASS
- 25% ROCKY MOUNTAIN FESCUE
- 25% BIG BLUEGRASS (SHERMAN)

SEEDING RATE: 5LBS/1,000 SQ. FT.

DETENTION SEEDING

PBSI DETENTION/WETLAND SEED MIX

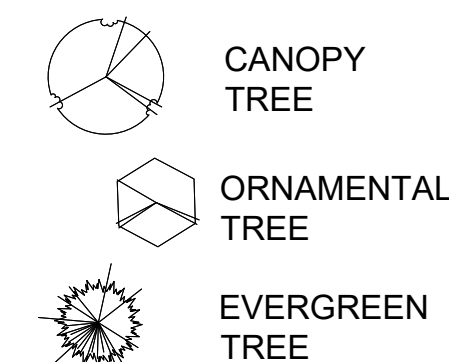
- 45% REED CANARY GRASS
- 25% IMPROVED MEADOW BROME
- 25% GARRISON CREEPING FOXTAIL (COATED)
- 5% CLIMAX, TIMOTHY

SEEDING RATE: 10LBS/ACRE

CONCEPTUAL DESIGN NOTE

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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01	2021.08.13	FIRST SUBMITTAL	
1			
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10			

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

DETAILED LANDSCAPE
PLAN

L1.30

Sheet 39 of 40