

EL PASO COUNTY
COLORADO

Kevin Mastin, Interim Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
KevinMastin@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Kari Parsons, Senior Planner
Jeff Rice, PE Senior Engineer
Kevin Mastin, Interim Executive Director

RE: Project File #: PUDSP-21-010
Project Name: Grandview Reserve
Parcel Nos.: 42000-00-328 and 42000-00-462

OWNER:	REPRESENTATIVE:
4 Site Investments, LLC 1271 Kelly Johnson Boulevard., Suite 100 Colorado Springs, CO 80920	HR Green Inc. Telstar Drive, Suite 300 Colorado Springs, CO 80920

Commissioner District: 2

Planning Commission Hearing Date:	6/16/2022
Board of County Commissioners Hearing Date	6/21/2022

EXECUTIVE SUMMARY

A request by 4 Site Investments, LLC, for approval of a map amendment (rezoning) from the RR-2.5 (Residential Rural) zone district to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 565 single-family residential lots, and two (2) commercial lots. The 189.45-acre property is located north of Stapleton Drive, west of State Highway 24, east of Eastonville Road, and is within Sections 21 and 28, Township 12 South, Range 64 West of the 6th P.M

In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2021), A PUD Development Plan May be Approved as a Preliminary Plan, the

applicant is also requesting the PUD development plan be approved as a preliminary plan. The applicant is also requesting approval to perform pre-subdivision site grading.

A. REQUEST/MODIFICATIONS/AUTHORIZATION

Request: Approval of a map amendment (rezoning) from the RR-2.5 (Residential Rural) to a site specific PUD (Planned Unit Development) to develop 565 single-family residential lots, and two (2) commercial lots within a 189.45-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2021), a PUD Development Plan May be Approved as a Preliminary Plan, the applicants are also requesting the PUD development plan be approved as a preliminary plan. Additionally, the applicant is requesting approval to perform pre-subdivision site grading.

Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant is not requesting any modification(s) of the Land Development Code or Engineering Criteria Manual.

Authorization to Sign: PUD Development Plan and any other documents required to finalize the approval.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2021), have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2021) for a preliminary plan requires the Planning Commission and the BoCC shall find that the additional criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;

- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North: A-35 (Agricultural)	Vacant
South: PUD (Planned Unit Development)	Vacant
East: RR-5 (Residential Rural)	Single-family Residential
A-35 (Agricultural)	Vacant
West: PUD (Planned Unit Development)	Regional Park

E. BACKGROUND

The subject property was zoned A-35 (Agricultural) on March 24, 1999, when zoning was first initiated for this portion of El Paso County. The property was rezoned (PCD File No. P-04-004) from A-35 (Agricultural) to RR-2 (Residential Rural) on September 9, 2004. Subsequent nomenclature changes to the El Paso

County Land Development Code renamed the RR-2 zoning district as the RR-2.5 (Residential Rural) zoning district.

The Board of County Commissioners (BoCC) approved the Grandview Reserve Sketch Plan (PCD File No. SKP-20-001) on September 22, 2020. The sketch plan consists of 768.2 acres and includes the following: 453 acres of urban density single-family residential development ranging from 4-12 dwelling units per acre; 134 acres of rural residential (low density) single-family residential development ranging from 1-2 dwelling units per acre; 127.1 acres of parkland, buffer, and open space; 16.4 acres of commercial; 17 acres of institutional (education and religious institution) land uses; and 20.6 acres of public right-of-way.

The BoCC approved the Grandview Metropolitan District Nos. 1-4 on September 29, 2021, which consist of a Title 32 Special District service plan with a maximum debt authorization of \$295 million, a debt service mill levy of 50 mills for residential, a debt service mill levy of 5 mills for a special purpose, and an operations and maintenance mill levy of 10 mills, for a total maximum combined residential mill levy of 65 mills, and debt service mill of 35 mills for commercial, and an operations and maintenance mill levy of 10 mills, for a total maximum combined commercial mill levy of 45 mills.

The statutory purposes of the Districts include the provision of the following: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement; and 7) design, construction and maintenance of public water and sanitation systems.

The water and wastewater resources reports submitted in support of the Grandview Reserve PUD Plan state that the proposed Grandview Reserve Metropolitan District Nos. 1-4 have the capacity to provide adequate water service to the development within the sketch plan area. Grandview Reserve Metropolitan Districts are anticipated to have available wastewater service capacity via an anticipated potential intergovernmental agreement (IGA's) with Cherokee Metropolitan District. A finding of water sufficiency is not being requested at this time.

The applicant proposes to rezone the subject property from RR-2.5 to PUD , to include 565 single-family dwelling units, two (2) commercial lots, and 22 tracts to be utilized for open space, drainage and utilities.

The principal permitted uses within the PUD development plan are proposed to include single-family dwellings, religious institution, a clubhouse with recreational amenities, and open space.

If the Grandview Reserve PUD development plan and preliminary plan are approved, a finding of water sufficiency for water quality, quantity, and dependability will be requested with the subsequent final plat(s). A site development plan is required to be submitted and approved by the Planning and Community Development Department prior to the issuance of a building permit for the two (2) commercial lots.

F. ZONING ANALYSIS

1. Land Development Code Analysis

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8, as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the Land Development Code (2021) with exception to:

“A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;”

Pursuant to adopted Planning and Community Development Department policies, the applicant will request a finding of water sufficiency for water quality, quantity, and dependability will be requested with the subsequent final plat(s).

Section 4.2.6.F.8 of the Code requires a minimum of ten (10) percent of the overall residential PUD be set aside as open space area. The PUD area is 189.48 acres in size, which would require a total of approximately 19-acres of open space area. The applicant is providing 55 acres (approximately 29 percent) of designated open space tracts.

The subject property is adjacent to developing areas within the County. Separated by Eastonville Road to the west, lie the Woodmen Hills and Meridian Ranch communities which are zoned PUD (Planned Unit Development) and include urban density single-family development. The established Falcon Regional Park and Falcon High School are located to the west of the subject property and reflect the continuous growth in this area of the County. The

Waterbury PUD is located to the south of the property and is planned for urban densities similar to those within the Meridian Ranch and Woodmen Hills developments. The PUD plan depicts 85 acres of medium-density urban single-family residential (2.89 dwelling units per acre) and a 15-foot buffer adjacent to these developments.

2. Zoning Compliance

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

G. MASTER PLAN ANALYSIS

1. Your El Paso Master Plan

a. Placetype: Suburban Residential

Placetype Character:

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Recommended Land Uses:

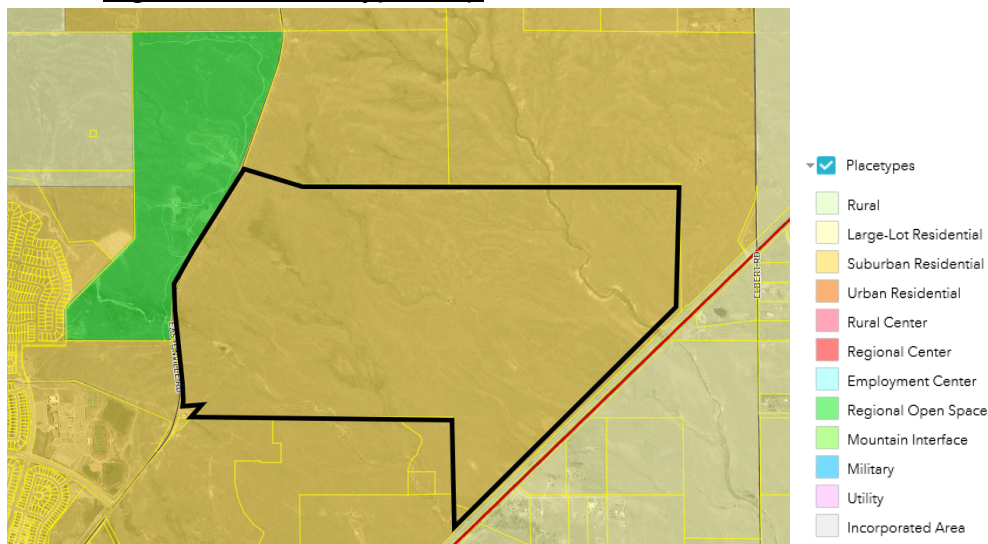
Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

Figure G.1: Placetype Map



Analysis:

The property is located within the Suburban Residential placetype. The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections in addition to multi-family developments which may provide a transition from the supporting commercial land uses to the single-family developments. Relevant goals and objectives are as follows:

Goal LU3 – Encourage a range of development types to support a variety of land uses.

Objective LU3-1 – Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.

Objective HC1-4 – In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.

Objective HC4-1 – Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.

Objective TM1-4 – Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.

Objective CFI3-5 – Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.

Objective CFI3-9 – Ensure wastewater treatment systems will be properly operated and maintained and that they will not exceed the maximum treatment capacity if future growth is planned.

Objective E2-2 – All future water planning efforts should reference the Water Master Plan to ensure alignment with its key policies and recommendations.

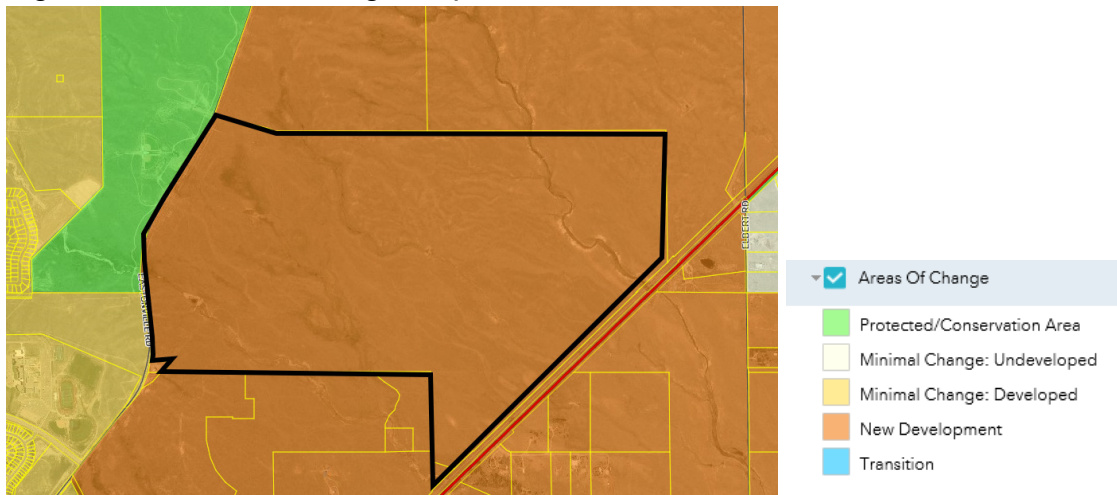
The proposed PUD development plan and preliminary plan proposes an urban density single-family detached residential development which is consistent with the recommended density and supporting land use within the Suburban Residential placetype. The overall density is approximately 2.89 dwelling units per acre. The PUD identifies sidewalks and open space areas to encourage active use of space. A commercial lot planned for a community center, and a lot for a religious use is also proposed with the PUD request. Additionally, the approved sketch plan incorporates a range of densities and housing types which may be incorporated into future phases of development. Additionally, future phases of development

may incorporate additional institutional and commercial uses within close proximity to the currently proposed high-density residential development.

b. Area of Change Designation: New Development

These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

Figure G.2: Area of Change Map



Analysis:

The property is located in an area which is expected to completely or significantly change in character due to primarily being undeveloped. A relevant priority is as follows:

Goal LU3 Specific Strategy Priority – The New Development areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area should be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

The level of change proposed with the PUD development plan and preliminary plan is consistent with the level of change identified in the Area of Change, as the character of the area is expected to be transformed. This area is located east of a built-out area, known as Meridian Ranch. Land to the north, east and south are anticipated to develop in the future. The Master Plan identifies as a priority that land designated as New Development will likely significantly change in character.

c. Key Area Influences

El Paso County represents a vast area composed of many distinct areas. These “Key Areas” have their own unique identities and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County. The subject property is not adjacent to or in close proximity to a Key Area.

d. Other Implications (Priority Development, Housing, etc.)

The subject property is located within a Priority Development Area. The Plan states:

“El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Placetype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. This framework identifies specific locations throughout the County that should be prioritized first for

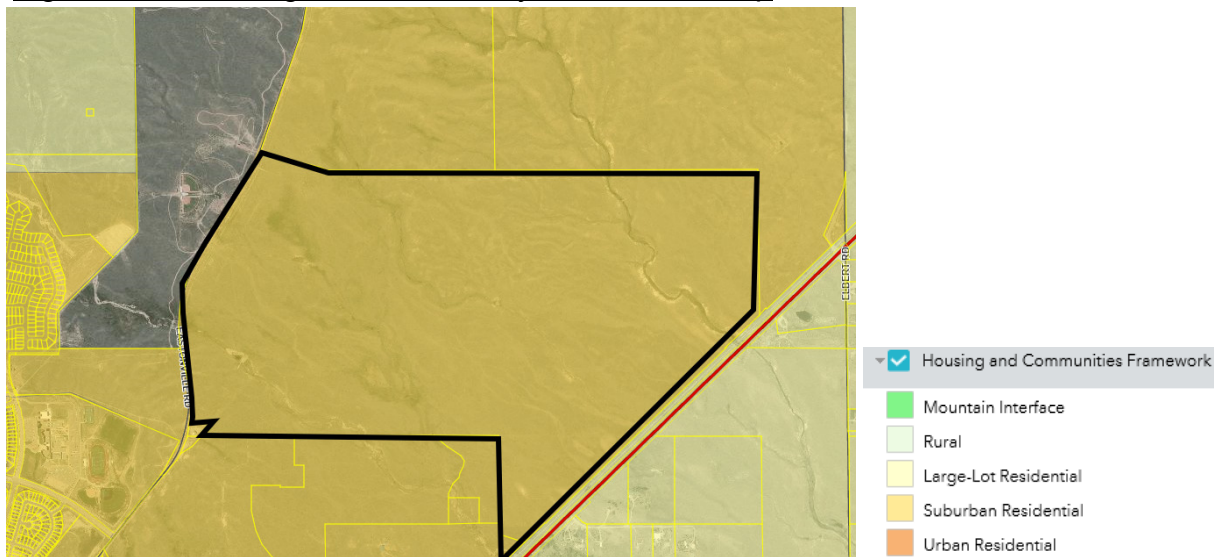
new residential development to help accommodate growth. While some priority development areas may be made up of a mix of placetypes, each area is driven by a predominant placetype that defines most of the area. The map shows some gaps between priority development areas and municipal boundaries. These areas are largely developed already and will continue to develop as necessary. In the following section, numbers are only intended to connect recommendations to the corresponding locations in the County. They are not a hierarchy of priority.”

The subject property is also within the Housing and Community Framework area, specifically, the Highway 24 area. The Plan states:

“Falcon, and the surrounding area, is already growing, with the majority of homes being developed in the last two decades. The amount of vacant land along Highway 24 should not be set aside for Large-Lot Residential alone. Just as with the proposed Large-Lot Residential in this part of the County, proximity to Highway 24 and availability of central services is another benefit to expanding suburban development. The corridor provides important access south to Colorado Springs. Additionally, Curtis Road provides similar access to Schriever Air Force Base.

- To sustain Falcon’s growth momentum, the County should continue to prioritize Suburban Residential in this area. Doing so would match the community’s existing character and utilize available land to accommodate a sizable portion of the County’s expected population growth without negatively impacting adjacent areas.
- The County should emphasize Stapleton Road as a connectivity corridor that would provide important access to necessary goods and services in this community, generally supporting suburban residential development.
- Immediate adjacency to Highway 24 should also be utilized for larger commercial development, not only to support neighborhoods but also to capture commuters.”

Figure G.3: Housing and Community Framework Map



Analysis:

This requested PUD and preliminary plan is the first phase in the approved Grandview Reserve Sketch Plan. The proposed PUD development plan and preliminary plan will increase the residential density of the western portion of subject parcel by providing a gross density of 2.89 dwelling units per acre. This may significantly alter the character of the surrounding area east of Eastonville Road by providing medium-density attached residential development to an area predominantly undeveloped to the north, south and east of the subject development. The extension of central water and wastewater services to the site is anticipated to provide future water and wastewater connections in this portion of the County within the Highway 24 corridor, north of Falcon which is consistent with the Master Plan.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

Goal 1.2 – Integrate water and land use planning.

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

Policy 5.3.1- Discourage individual wells for new subdivisions with 2.5 acres or smaller average lot sizes, especially in the near-surface aquifers, when there is reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economics of scale to do so can be achieved.

Policy 6.0.3 – Encourage water and wastewater infrastructure projects to be sited and designed in a manner which promotes compatibility with adjoining uses and provides reasonable mitigation of any adverse visibility and other environmental impacts.

Goal 6.0.11- Continue to limit urban level development to those areas served by centralized services.

The development area is located within Region 3, Falcon Area, which is anticipated to experience significant growth through 2060. Specifically, the Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two

growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon.”

For Region 3, the Water Master Plan identifies a current water demand of 4,494 acre feet (AF) and a current supply of 7,164 AF, resulting in a surplus of water (decreed water rights) of 2,670 AF. The area in which Grandview Reserve is located is projected in the Water Master Plan as likely to reach build out by year 2040. The Districts financial plan anticipates buildout by 2036. For year 2040, the Plan projects a water demand of 6,403 AF for Region 3 versus a projected supply of 7,921 AF, resulting in a reduced surplus of only 761 AF. When considering additional development in Region 3, it is important to note that the Plan ultimately projects a water supply deficit for the Region of 1,143 AF by year 2060.

A request for a finding of water sufficiency with regards to quantity, dependability, and quality is not being requested, with the proposed Grandview Reserve PUD, but will need to occur at the later subdivision stage(s). The applicants are proposing the subject development be served by the proposed Grandview Reserve Metropolitan District Nos. 1-4. The water resource report submitted with the approved sketch plan states that the water demand for the uses depicted in the sketch plan is 1,177.08 acre-feet of water. In addition, the report states that additional water in the amount of 3,034 acre-feet of water is available to the Grandview Reserve Metropolitan District Nos. 1-4 for the Grandview Reserve development from 4-Way Ranch.

The proposed districts are intended to expand the centralized water services to the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. The plan to extend central water service to the development rather than drilling additional individual groundwater wells is supported by many of the goals and policies of the Water Master Plan.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Environmental Services and Colorado Parks and Wildlife were each sent referrals and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) does identify Upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the attached Park Advisory Board recommendations which include an analysis regarding conformance with The El Paso County Parks Master Plan (2013). Those recommendations include the following:

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Filing No. 1 PUD Preliminary Plan: (1) provide detailed site plans for the proposed Amenity Center; (2) work with El Paso County Parks and Public Works staff to develop a final layout and design for the Eastonville Primary Regional Trail along the southeastern side of Eastonville Road; (3) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for construction, maintenance, and public access of the Eastonville Primary Regional Trail; (4) the trail easement shall be shown on all forthcoming Preliminary Plans and Final Plat, and the aforementioned easement shall be dedicated to El Paso County on the forthcoming Final Plat; (5) fees in lieu of land dedication for regional park purposes in the amount of \$261,280 and urban park purposes in the amount of \$164,720 will be required at time of the recording of the forthcoming Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s).”

H. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A Geologic Hazard Evaluation and Preliminary Geotechnical Investigation, Grandview Reserve, Filing 1 Eastonville Road And U.S. Highway 24 Falcon, was submitted by Colorado by CTL Thompson, Inc., dated May 9, 2022 which identified constraints and hazards that would not preclude development. The following notes are depicted on sheet one of the plan set.

“1. Shallow groundwater: refer to hazard area map in report for lots where groundwater is expected to impact basements, and Crawl space foundations or alternative designs are recommended. It shall be noted that future lot specific studies may alter these recommendations. An underdrain dewatering system will not be proposed.

2. Hard bedrock: the sandstone and claystone of the dawson formation are hard to very hard and present at shallow depths within the site. The hard to very hard bedrock will be difficult to excavate and will require heavy duty excavation equipment. Deep excavations into bedrock will require rock teeth and rock buckets. Shallow bedrock does not preclude basement construction. Refer to note below

3. Expansive soils and bedrock: expansive soils and bedrock are present sporadically across the site. All lots have potential to be Impacted by expansive soils and bedrock.

Note: no geologic hazards were identified that preclude the proposed development. Potential hazards can be mitigated with proper engineering, design, and construction practices. Lots where groundwater is expected to be within 12 feet of the proposed surface. Basements are currently restricted. If a groundwater monitoring study performed at some future date indicates the lot has adequate separation from groundwater, basement construction may be considered: lots 18-32, 44-54, 69-71, 75-88, 94-100, 110-127, 147-148, 155-160, 166-174, 196-213, 219-245, 248-309, 335-346, 357-377, 388-433, 436-443, 463-560 and 565."

2. Floodplain

Per FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0575G, dated December 7, 2018, the proposed development site is located mostly within Zone X, areas outside of the 100-year FEMA floodplain; however, Zone A floodplains exist within the two major drainageways within the site. The natural drainageways through the site also contain floodplains not regulated by FEMA. The applicant is proposing minor improvements to portions of drainageways containing jurisdictional wetlands and improved channel designs in portions of the non-jurisdictional channels. Changes to the FEMA floodplain will require FEMA approvals and jurisdictional wetland disturbances will require permitting through the U.S. Army Corps of Engineers and/or the State of Colorado. The drainageways are proposed to remain within proposed open space tracts.

3. Drainage and Erosion

The overall development area generally drains from northwest to southeast from Eastonville Road toward U.S. Highway 24 and is within the Geick Ranch drainage basin. Two major drainageways traverse the site and its eastern boundary. The applicant is proposing channel improvements where necessary and full-spectrum drainage facilities to detain development runoff to historic rates.

The Geick Ranch Drainage Basin Planning Study (DBPS) (2010) was not completed and adopted by the County; however, it is being used for general reference in the project's overall drainage design. There are no drainage or bridge fees in the Geick Ranch drainage basin.

The drainageway along the east side of the site is proposed to be consolidated into a more defined channel, which will require approval of construction plans and FEMA approvals as noted above. Minor revisions to the drainageway through the south-central portion of the site are proposed, which will require further analysis with the final drainage report to be submitted with the final plat for that area.

Six proposed full-spectrum detention ponds, which will provide water quality treatment and detain developed flows to historic levels, have been identified in the Preliminary Drainage Report (PDR) submitted with the PUD/Preliminary Plan application. Additional detail for the detention basin designs will be required with each final plat within the development. The PDR concludes that the proposed design is not anticipated to cause any adverse impact to downstream properties.

The applicant has requested approval to perform pre-subdivision site grading. An erosion and stormwater quality control permit (ESQCP), a grading and erosion control plan, the associated financial assurance estimate (FAE), and a stormwater management plan (SWMP) were submitted and reviewed with the preliminary plan for the pre-subdivision grading request. Collateral is required for the pre-subdivision site grading at the time of the pre-construction meeting between the applicant and the EPC Inspections staff.

4. Transportation

The proposed Grandview Reserve Filing No. 1 development is located between Eastonville Road and U.S. Highway 24 approximately one mile north of Stapleton Drive. Access to the development is proposed from Eastonville Road and the future extension of Rex Road through the site connecting to U.S. Highway 24. Additional connectivity is proposed to the property south of the proposed development, via a local residential road that will connect to the future Waterbury development.

A traffic impact study (TIS) dated May 9, 2022 was provided with the PUD/preliminary plan submittals. Table 5 of the TIS identifies required offsite roadway improvements and overall Grandview Reserve developer responsibilities toward those improvements, specifically, the construction of

Eastonville Road as an urban arterial road from Londonderry Drive to Rex Road and construction of Rex Road as an urban arterial road from Eastonville Road to Ivybridge Boulevard. Traffic signal or roundabout intersection improvements at the major intersections on Eastonville Road will be required at the time warrants are met.

Traffic generated from the 565 proposed dwelling units and two non-residential lots in this development is estimated to be about 5,700 average daily vehicle trips based on full buildout of the proposed development densities. The proposed interior roads will be public paved roads dedicated to the County for ownership and maintenance. The proposed roads and traffic depicted in the TIS and the PUD/preliminary plan are in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP), and the existing roads serving the proposed development will be adequate with the improvements noted in the TIS.

As shown in the MTCP, Rex Road is a proposed 4-lane minor arterial west of Eastonville Road to Meridian Road on the 2040 Roadway Plan; with the 2060 Corridor Preservation Plan showing it extending east to U.S. Highway 24. This PUD/preliminary plan includes the first segment of Rex Road east of Eastonville Road. Because the MTCP did not anticipate this Rex Road connection prior to 2040 it is not included in the County Road Impact Fee program for reimbursement. Planning and Community Development Department staff and Department of Public Works (DPW) staff support amending the Road Impact Fee program to include Rex Road as a reimbursable improvement, which the developer will need to request as this development proceeds.

The Grandview Reserve development is subject to the El Paso County Road Impact Fee Program (resolution 19-471), as amended. Construction of qualifying roads and intersections, including Rex Road if added, are eligible for reimbursement under the fee program provisions.

Approximately 21,500 linear feet of Urban Local public roads are proposed to be constructed with this subdivision, in addition to approximately 1,500 linear feet of collector roads, 650 linear feet of Rex Road, and 6,300 linear feet of Eastonville Road improvements.

I. SERVICES

1. Water

Water is anticipated to be provided by Grandview Reserve Metropolitan District. The District has provided a commitment letter indicating an intent to provide water service to the subdivision.

Sufficiency: No

Quality: Insufficient

Quantity: Insufficient

Dependability: Insufficient

Attorney's summary: The State Water Engineer's Office has not made a finding of adequacy. The County Attorney's Office has not made a recommendation for a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has not made a finding of sufficiency with regard to water quality. A finding will be required at subsequent subdivision stages.

2. Sanitation

Wastewater is anticipated to be provided by Cherokee Metropolitan District. Cherokee Metropolitan District has provided a commitment letter indicating an intent to provide wastewater service to the subdivision.

3. Emergency Services

The property is within the Peyton Fire Protection District. The District was sent a referral and has no outstanding comments.

4. Utilities

City of Fountain Electric provides electrical service to the property. City of Fountain Electric was sent a referral and has no outstanding comments. No natural gas service is proposed at the site. All the appliances, heating and air condition systems, and the hot water systems are proposed to be electric.

5. Metropolitan Districts

Grandview Metropolitan Districts Nos. 1-4, which, the following: a maximum debt maximum debt authorization of \$295 million, a debt service mill levy of 50 mills for residential, a debt service mill levy of 5 mills for a special purpose, and an operations and maintenance mill levy of 10 mills, for a total maximum combined residential mill levy of 65 mills, and debt service mill of 35 mills for commercial, and an operations and maintenance mill levy of 10 mills, for a total maximum combined commercial mill levy of 45 mills. The Districts are proposed to construct the necessary water, wastewater, drainage, roadway and other infrastructure necessary to serve the development. The Districts will also own and maintain the open space within the development area.

6. Parks/Trails

Fees in lieu of park land dedication will be due at the time of recording the final plat(s). The El Paso County Parks Master Plan depicts a primary regional trail connection, as well as being located immediately east of Falcon Regional Park. The proposed Eastonville Primary Regional Trail is located along the western boundary of the property, preliminarily located along either side of Eastonville Road to accommodate trail users from the existing Meridian Ranch development to the west and future developments to the east adjacent to Eastonville Road. The applicant is providing approximately 55 acres of open space, dedicated primarily to the protection of existing drainage ways, stormwater detention facilities, and utilities in addition to a 5-acre community center site.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a PUD development plan or preliminary plan application. Fees in lieu of school land dedication will be due at the time of recording the final plat. A school site is depicted on the approved sketch plan further to the east of the subject development area. It is anticipated the school land dedication will occur with the following phase of development. The property is located within the boundaries of Peyton School District No.23. The District was sent a referral and has no objections to the development.

J. APPLICABLE RESOLUTIONS

Approval Page: 31

Disapproval Page: 32

K. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

L. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2021), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land

Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. Developer shall obtain approval of the necessary pre-subdivision site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.
8. Developer shall participate in a fair and equitable manner in offsite transportation improvements, including but not limited to the items listed in Table 5 of the Grandview Reserve Phase 1 Updated Traffic Impact Analysis, as amended and pending approval, to be verified with an updated traffic impact analysis or memorandum as appropriate with each final plat in the Grandview Reserve Phase 1 development area.
9. Developer and the Grandview Reserve Metropolitan District shall be responsible for construction and maintenance of the drainageways through and adjacent to the Grandview Reserve development.
 - a. Final design and construction drawings for the channels through, adjacent to, upstream, and downstream of the PUD/preliminary plan area, as

applicable, shall be provided for review and approval with or prior to the Grandview Reserve Filing No. 1 final plat.

- b. Construction of the approved channel improvements shall be completed in accordance with the Subdivision Improvements Agreement for Filing No. 1.
- c. If Letter of Map Revision (LOMR) approval by FEMA is required, it shall be obtained in a timely manner; however, the warranty financial assurances for channel construction shall not be released until the LOMR has been approved, if such approval is necessary.

NOTATIONS

1. Subsequent final plat filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

M. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 16 adjoining property owners on June 1, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Development Plan / Preliminary Plan

State Engineers Letter

Park Advisory Board Letter

El Paso County Parcel Information

PARCEL	NAME
4200000396	4 SITE INVESTMENTS LLC
4200000328	4 SITE INVESTMENTS LLC

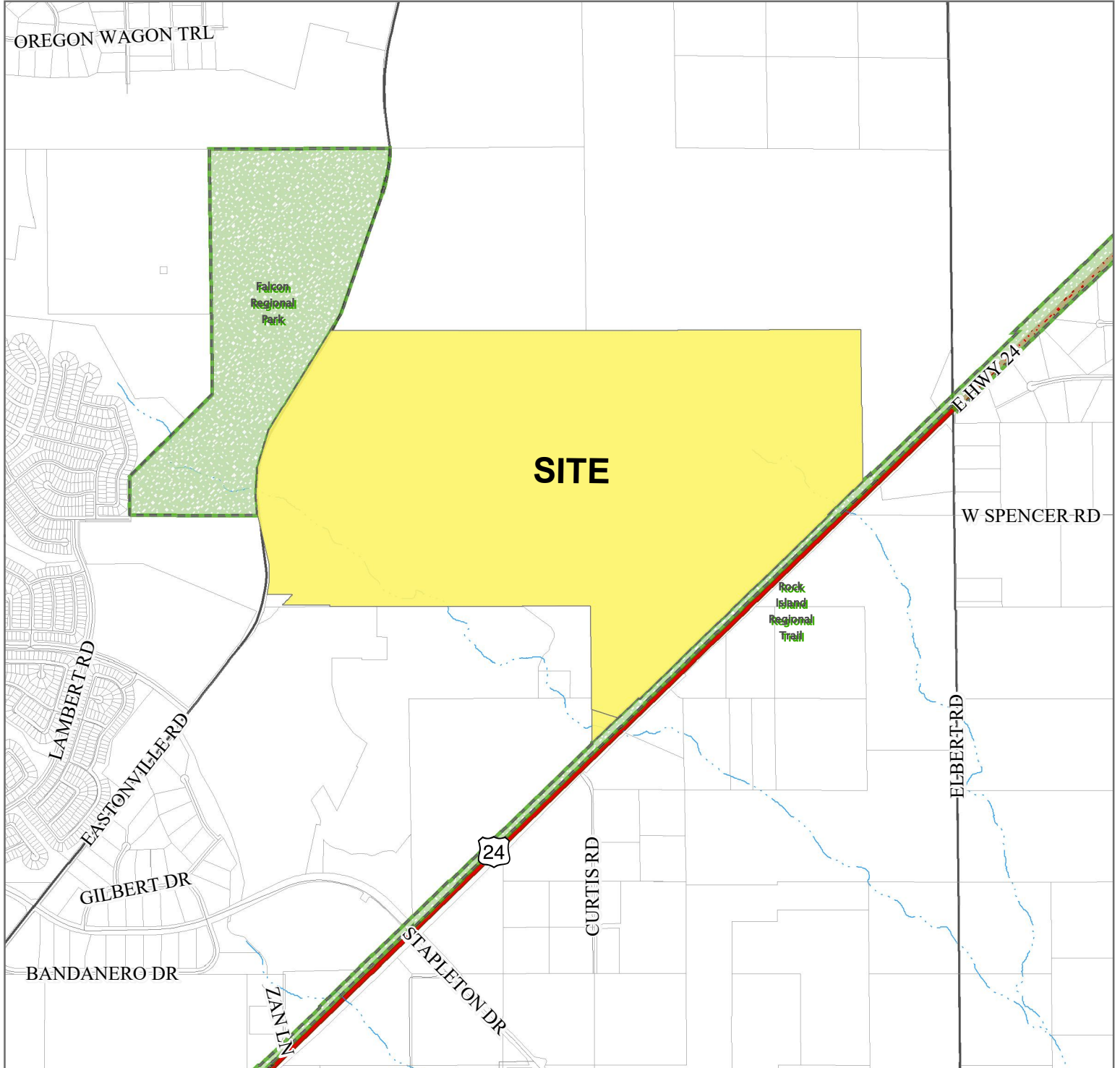
File Name: PUDSP-21-010

Zone Map No.: --

ADDRESS	CITY	STATE
1271 KELLY JOHNSON BLVD #100	COLORADO SPRINGS	CO
1271 KELLY JOHNSON BLVD STE 100	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80920	3951
80920	

Date: May 17, 2022



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced; used to prepare derivative products; or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

GRANDVIEW RESERVE Filing 1

**Preliminary
Plan/PUD**

Letter of Intent

May 10, 2022

Prepared by:
Phil Stuepfert
HR Green Development, LLC



Introduction

HR Green Development, LLC, on behalf of 4 Site Investments, LLC, requests approval of this Preliminary Plan/PUD for the first filing of Grandview Reserve, generally located near Falcon between Eastonville Road and Highway 24. The total overall Grandview Reserve property consists of 768.2 acres with this PUD/Preliminary Plan submittal of Filing 1 at 189.479 acres. The Preliminary Plan/PUD proposes residential uses including an amenity center, open space connected by a trail/walkway network and an institutional parcel (potential church or similar use). Once approved this PUD will serve as the official zoning for the Filing 1 area.

This submittal requests approval of the following applications:

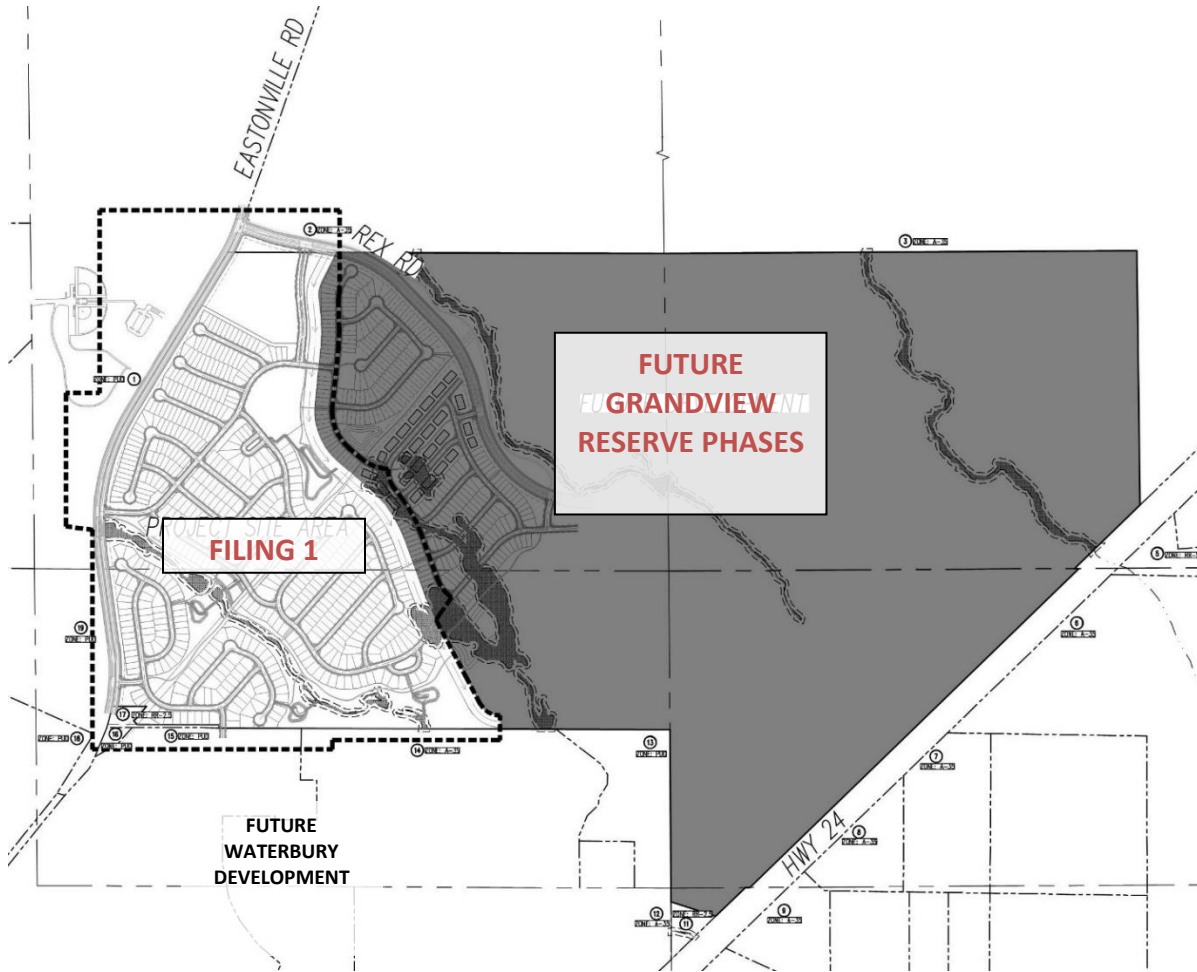
1. A site-specific PUD/Preliminary Plan for the 565 single family lots, institutional use (2 lots for Church and recreational use), with residential at a gross density of 2.98 dwelling units per acre.
2. Pre-Development Site Grading and installation of Wet Utilities

Overall Site Location and Filing 1 Area

The overall Grandview Reserve is located in the Falcon/Peyton area of El Paso County and is bounded along the north by 4 Way Ranch, along the south by Waterbury, on the east by Highway 24, and along the west by Eastonville Road. The property is generally located within the south ½ of Section 21, south ½ of Section 22, the north ½ of Section 27, and the north ½ of Section 28, Township 12 South, Range 64 West, in El Paso County, Colorado. The center of Grandview Reserve is situated at approximately Latitude 38.98541389 north, -104.55472222 east. Filing 1 is primarily on the west side of the community.



Filing 1 is located on the western portion of the overall property, adjacent to Eastonville Road and just north of the proposed Waterbury development as shown below in the exhibit.



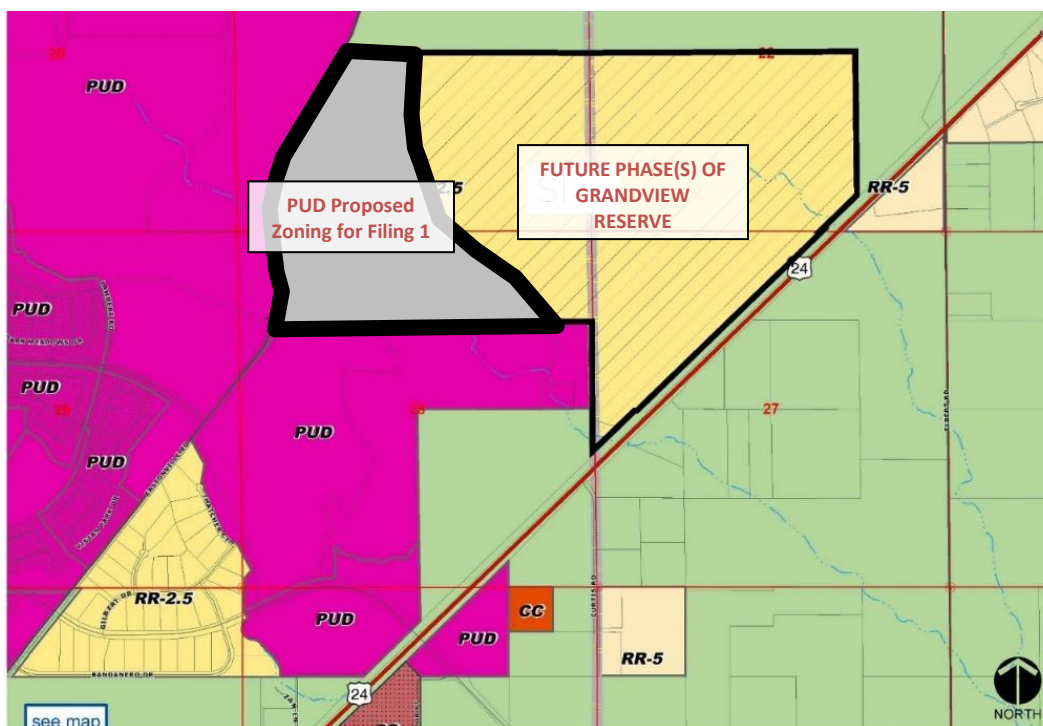
Access to Filing 1 is available from Eastonville Road on the west (3 locations) including the Rex Road extension to the east and two access points further south of Rex Road. A southern connection in the south area of Filing 1 will be made to the Waterbury project.

Existing Features

The property is currently vacant and mainly native prairie grassland. Two drainage-ways traverse the site in a northwest to southeast direction named Drainage A and B. Drainage A remains intact with an existing wetland with no road crossings of the channel to minimize disturbance to the existing natural features. Drainage B is fairly undefined and has been re-aligned as shown on the plans to control stormwater runoff. The wetlands analysis identifies potential wetland areas on the property, some of which are isolated and are likely non-jurisdictional by the Army Corps of Engineers. The determination of those wetlands is currently in process. An existing gas easement is located in the center of Filing 1 traversing from the southwestern corner of the property in a northeastern direction. This easement will also serve as a trail corridor for the community.

Sketch Plan Approval and Existing Zoning

The overall property has previously obtained Sketch Plan approval. With this Preliminary Plan/PUD

[illegible]

4

Filing 1 of Grandview Reserve is proposed for PUD zoning. Per El Paso County Code the purpose of a PUD zone is to have a “versatile zoning mechanism to encourage innovative and creative design and to facilitate a mix of uses including residential, business, commercial, and industrial, recreation, open space, and other selected secondary uses”. This Filing 1 requests PUD zoning to allow for a versatile zoning mechanism encouraging a creative master plan that aligns with the following objectives of the County’s Code.

- *To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;*

The proposed development pattern and proposed residential and institutional use is meeting a need in this region of El Paso County for more affordable housing choices.

- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*

This project improves the quality of new development by providing various lot sizes, setbacks and other site development requirements per the PUD submittal

- *To encourage innovations in residential development so the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;*

This is a well-designed master plan for the entirety of the Grandview Reserve project with a variety of land uses. Filing 1 meets the intent of the approved Sketch Plan that demonstrates the mix of uses and significant open space that is efficient and connected throughout the community and within in Filing 1.

- *To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;*

The proposed Filing 1 area is efficiently designed and meets as growing need for these types of residential uses.

- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*

Multiple housing types will be provided in Filing 1 and future phases of Grandview Reserve. In the future commercial uses (shopping, etc.) will be constructed on the east side of Grandview Reserve providing close proximity to these services in the future.

- *To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;*

Filing 1 has been designed to provide efficient public infrastructure layouts internal to the overall Grandview site and Filing 1 specifically.

- *To promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area, including scenic vistas, natural features and environmental resources;*

Not many natural features exist on the property, however wetlands occur within Drainage A and have been preserved as a large open space corridor.

- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*

Significant open space and amenities are provided within Filing 1 and ultimately for the entire project. Trails and open space are interconnected through this first filing which provide connections to the Amenity Center, Falcon Regional Park and future parks and open space for Grandview Reserve.

- *To encourage integrated planning systems to achieve the objectives of and to otherwise implement the stated purpose and intent of this Code and the Master Plan;*

As provided in this document this proposed project achieves many of the objectives, purpose and intent of the Code and newly approved El Paso County Master Plan.

- *To create an integrated and fixed set of land use controls which allow multiple and mixed uses in one coordinated development; and*

Filing 1 provides Institutional and Residential land uses, as well as an Amenity Center, parks and open space. Future phases of Grandview Reserve will provide additional mix of uses such as a school, attached residential, low and medium density residential and commercial adjacent to Highway 24.

- *To establish a basis for vested property rights for multi-year projects.*

The overall Grandview Reserve project is a master planned community that will take many years to develop. This project provides a well-planned area of the County with vested property rights that will allow the project to be planned carefully and well implemented ensuring a long term successful community.

This project meets many of the objectives outlined above and therefore requests PUD zoning including residential densities (up to 4 du/ac) and institutional (i.e. potential church or school or similar use). Filing 1 will also contain an amenity center, open space, trails, and pocket parks. The proposed land use breakdown is as shown on the cover sheet of the submittal plans and aligns with the approved Sketch Plan for this property.

The following land uses are proposed for Filing 1.

Residential Land Use:

Filing one is primary residential land use with lot sizes of 50' wide and 60' wide lots. The maximum number of residential units allowed per the approved Sketch Plan is 4 units/acre and this application is under that density limit at approximately 3 du/ac gross.

Institutional:

Two parcels are planned for institutional uses. One parcel is identified in the northwest corner of Filing 1 which is intended as a potential church, however other potential uses are provided on the submittal plans.

Amenity Center, Parks and Open Space:

A system of parks, open space, trails and an amenity center is planned throughout the Filing 1 neighborhood that ultimately will connect to the overall open space and network for the entire Grandview Reserve community. Two open space corridors (Drainage A and B) and the gas line easement serve as the open space backbone that will include some trail corridors that connect to open space in the community. Once all completed this will allow residents to circulate internally and provide a potential connection to Falcon Regional Park (northwest of this subject site) and eventually to the existing Rock

Island trail along the eastern boundary of the project. Over 27% of the site (Filing 1) is proposed in open space. The Amenity Center is centrally located to serve this Filing and future filings to the east.

Traffic and Access

For detailed information, please see the Master Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. Primary access to Filing 1 will be via Eastonville Road on the west side of the subject site. The PUD/Preliminary Plan identifies the proposed alignment for the new Rex Road from Eastonville to the primary entrance to Filing 1. Two other access points are provided on Eastonville Road and additional access is provided to the south connecting to the future Waterbury development. See the Traffic Study provided by LSC for more detailed information.

Utilities

The Wastewater infrastructure collection system will be installed and owned by Grandview Reserve Metro District (GRMD). It is planned that GRMD will tie into an existing wastewater system that connects to the Cherokee Metropolitan District (CMD) Wastewater Treatment Plant where it is treated and discharged. It is currently planned that Filing 1 and future Filings will ultimately utilize two lift stations to convey wastewater to the CMD treatment facility. GRMD will own and operate the lift stations and pipeline from the proposed development to the connection point to CMD's system at Curtis Road and Highway 94.

It is currently planned that the Water infrastructure will be installed and owned by Grandview Reserve Metro District (GRMD). The system will consist of a series of approximately six to eight aquifer wells that will collect and deliver raw water to the on-site Water Treatment Plant operated by GRMD. The water will be treated and stored within a water tank that will deliver potable water to the distribution system, installed by GRMD. The system will be designed to deliver potable domestic water and fire flows. The water system will initially be exclusive to the development, but per the El Paso County Water Plan guidance, future connections will be explored to create local redundancy in the event of a shutdown or catastrophic event to a neighboring system.

The Storm Sewer network will be located within each subbasin, providing collection to each drainage facility where water quality and flood attenuation treatment will occur prior to discharge to the drainage channels

Summary of utility providers:

- Black Hills Energy will provide natural gas service
- MVEA Inc. will supply electric service
- GRMD will be the water supplier
- CMD will serve this development for wastewater treatment

Drainage

As part of the Master Development Drainage Plan, two main existing drainageways will be modeled and stabilized to support the development. A supplementary preliminary drainage report is provided for Filing 1, which includes full spectrum detention needs for the property. The Drainage A corridor is fairly well defined and intended to incur minor modification in order to preserve its natural state. Fragmented Drainage B is proposed to be realigned as a naturalized stream in order to be incorporated in the open space areas and trail system to enhance the community features and enhance the amenities of the

development.

Grandview Reserve Metropolitan Districts

Grandview Reserve Metropolitan District has been formed to provide bonding to fund construction of the roads, utility infrastructure, waterways/wetlands, parks and trails for Filing 1. For the ongoing maintenance of those facilities that are not dedicated to the County, a Sub-District will be formed to provide on-going services for those facilities/areas. Grandview Reserve Metropolitan Districts will provide water and Cherokee Metropolitan District to provide sanitary services (sewer). Refer to the water resource and wastewater report for the will serve letters from the Districts.

Potential Impacts

The following narrative addresses potential impacts to the site or surrounding area or lack of impact.

Water Pollution

Grandview Reserve Filing 1 proposes primarily residential uses, institutional, an amenity center, open space and trail uses, which will include water capture and detention facilities, water quality treatment (that meets the ECM). As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state and federal guidelines.

Air Quality

Air quality should not be impacted negatively. The proposed extension of Rex Road will provide a more convenient and shorter travel time to employment for future residents of Grandview Reserve, as well as for residents of existing surrounding neighborhoods once Rex Road ultimately connects to Highway 24. Filing 1 constructs the first leg of this important east-west transportation route for the County. This should reduce congestion on existing roads and will lessen air pollution for the area. Additionally, this community has plentiful parks, trails, and open space that should help reduce air pollution by providing opportunities for pedestrian or bike travel versus vehicular travel to these features.

Noise Pollution

The residential uses located adjacent to Eastonville Road have been planned to minimize the number of lots backing on to this major road and with the existing MVEA easement, that will be relocated further east, there is significant separation of the residential homes from the actual road. While details are yet to be worked out a 30' dedicated MVEA easement and a trail easement will be provided as shown on the Preliminary Plan.

Vegetation

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. The majority of the site is vegetated by native prairie grass, with potential wetland plants in the drainages and adjacent riparian areas. There are no federally threatened or endangered plant species on the property however the project area has not been surveyed for Ute-ladies-tresses orchid (ULTO) and as grazing ceases an action plan to address and survey for ULTO will be required. No action plan for ULTO is required under the law per direction of the USFWS (refer to the environmental study). Weeds observed on-site were nominal and included three List B noxious weed species and one List C noxious weed species.

Given that the project will preserve some of the on-site drainages and adjacent open space buffer area,

there is good potential to improve native vegetation by:

1. Creating a habitat restoration and management plan for the drainages and Open Space areas that will be taken over and implemented by the Metropolitan District following construction;
2. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species;
3. Including requirements in the Codes, Covenants and Restrictions (CCRs) to preserve native vegetation and minimize non-native landscaping and irrigation;
4. Implementing a stormwater management plan and preparing a natural channel stabilization plan for some of the drainages; and
5. Implementing an integrated noxious weed management plan that that:
 - a. Begins at construction mobilization and continues through construction;
 - b. Introduces biological control agents for weed control (as feasible);
 - c. Prohibits importation of fill dirt and landscaping material unless they are certified as weed free;
 - d. Is managed and implemented by the Metro District and/or Homeowners Association following construction; and
 - e. Is managed within the individual lots by each homeowner and is enforced through covenants.

Wetland Habitat and Waters of the U.S.

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. The wetland determination is currently in process with the Army Corp of Engineers. Drainage A contains the potential wetlands entirely in the open space corridor. Drainage B area is somewhat undefined and therefore has been re-aligned to better control runoff through this community. The drainages and open space riparian buffer areas will be planted with multi-story palette of native upland and riparian species to supplement the regrowth and regeneration of previous woody vegetation, provide shading to regulate pH and water quality, and assist in stabilizing the streambanks.

Wildfire

The Site is comprised entirely of herbaceous prairie and wetland vegetation designated as “Low Hazard – Non Forested” and has no forested (high hazard) areas. Therefore, it is not subject to the wildland areas requirements and does not require the preparation of a Wildland Fire and Hazard Mitigation Plan.

Wildlife

Species that occur in wetland and riparian habitat are expected to benefit from the habitat restoration and management plan for the drainages and Open Space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages to ameliorate development impacts on aquatic wildlife species. Many shortgrass prairie specialist species avoid areas with buildings, overhead power lines, and trees; thus, the project is expected to have the most significant negative impact on these species; however, effects may be ameliorated by improving native vegetation in the disturbed shortgrass prairie areas (refer to Vegetation section above). Additional measures to reduce impacts to wildlife include:

1. Limiting the use of herbicides, pesticides, and fertilizers;
2. Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
3. Designing road crossing over the drainages to enable wildlife underpass and allow use of the drainages as movement corridors to reduce collisions with vehicles.
4. Managing pets to avoid conflicts with wildlife.

Floodplains:

The property contains portions of floodplain as shown in the FEMA Flood Insurance Rate Maps 08041C0556G and 08041C0552G effective December 7, 2018.

Soil Hazards and Geologic Information:

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property. The site was found to be suitable for development with appropriate mitigation and avoidance.

Pre-existing watercourses or bodies of water:

The existing drainage corridors are fairly well defined for Drainage A and are respected in the PUD Preliminary Plan. Drainage B will be realigned and defined as a channel as currently that is not the case in the existing condition. Within this corridor, the plan incorporates the drainage and detention into a trail and open space corridor. The Wetlands Analysis undertaken by Ecosystem Services, LLC identifies these two as non-jurisdictional wetlands. Consequently, any project impacts on the non-jurisdictional wetlands are not likely to require a permit under Section 404 of the Clean Water Act.

Identification and location of sites of historical or archeological interest sites or of natural or scenic importance:

There are no known sites of historical or archeological interest within the Filing 1 area. There are no known sites of natural or scenic importance on the property.

Social Impacts

The proposed Preliminary Plan/PUD for filing 1 provides the opportunity for a range of housing product at a variety of price points. This will provide housing for varying demands and lifestyle options, which will ensure that the proposed housing is both attractive to and attainable by a variety of purchasers, including first-time buyers, families, and empty-nesters. The proposed open space, parks, and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside Grandview Reserve. The proposed Amenity Center will be the central focal point of the neighborhood and will provide a venue for recreational activities, social events, and community entertainment. This will help to provide a strong and connected community, which will have a positive social impact on this part of the County.

Jurisdictional Impact - Districts serving Filing 1 of Grandview Reserve

- Grandview Reserve Metropolitan Districts (proposed).
- Mountain View Electric Association Inc. (MVEA) will provide electric service to the property. A Will Serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection. A Will Serve letter is provided with this application.
- Peyton Fire Protection District will provide the emergency services to the property. A Will Serve letter is provided with this application.
- Peyton School District will serve the property and a potential elementary school site is provided on the Sketch Plan.
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District
- Pikes Peak Library District
- Cherokee Wastewater District (sewer service)

- Grandview Reserve Metro Districts (water service)
- Black Hills Energy (Natural Gas Service)

Filing 1 – PUD Review Criteria and Project Justification

The review criteria for approving the PUD Plan per El Paso County Code is listed below. The proposed Preliminary Plan/PUD for Filing 1 of the Grandview Reserve project meets these criteria as follows.

Note: Narrative italic and quotes below is directly from the County's Code and narrative in bold is the applicant's comments addressing each item.

PUD Plan Review Criteria Chapter 4.2.6.D

1. *THE PROPOSED PUD DISTRICT ZONING ADVANCES THE STATED PURPOSES SET FORTH IN THIS SECTION;*

The proposed residential meets the intent of the PUD zone (and the approved Sketch Plan) by providing residential land use and lots (50' and 60' wide) which provides a transition from areas west of this property (Eastonville Road corridor) to potential future smaller lots (duplex, 40' wide lots and townhomes) that are planned for future phases east of this Filing. This filing also includes an institutional use (also shown on the approved sketch plan) and an amenity center. The proposed PUD zoning advances the stated purposes set forth in this section and the newly approved County Master Plan

2. *THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;*

The development is consistent with the intent of the new County Master Plan as described below. The underlined portions are elements of the Master Plan that this project meets or exceeds. Narrative in italic is directly from the Master Plan and the applicant comments are in bold.

Vision – The Master Plan states *“Connectivity will be critical to future prosperity in El Paso County. Strengthening east-west connections and creating alternative north-south routes will improve travel within the County”*

The Grandview Project will help create a key transportation connection from Eastonville Road to Highway 24

Housing – **This project will provide additional housing at various densities in an urbanizing area.**

Land Use & Development

Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.

This project is compatible with the established character of this growing part of the County. For example, Meridian Ranch is immediately west and this proposed Filing 1 (and future phases) are similar in use, style and density.

2021 Master Plan Element: Housing & Communities

Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.1 - Promote development of a mix of housing types in identified areas.

Goal 2.2 - Preserve the character of rural and environmentally sensitive areas.

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

Goal 2.4 - Support aging-in-place housing options to meet residents' needs through all stages of life.

This project proposes a mix of housing types in Filing 1 and ultimately for the overall project with multiple residential products, school, parks, amenity centers, and commercial land uses which will meet the needs of future residents. Due to the mix of housing products this project will provide attainable housing for future residents.

2021 Master Plan Element: Transportation & Mobility

Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system.

Goal 4.1 - Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.

Goal 4.2 - Promote walkability and bikability where multimodal transportation systems are feasible.

Goal 4.3 - Foster transit-supportive development and coordinate to expand public transportation options.

Goal 4.4 - Develop a sustainable funding mechanism for transportation infrastructure and maintenance.

This project provides the first leg of Rex Road from Eastonville going to the east. Ultimately Rex Road will be connected to Highway 24 providing a key east-west transportation route that is needed in this region. Internally to Filing 1 and for the entire Grandview Reserve project this community provides a well-planned transportation network. The open space and trails promotes walkability.

2021 Master Plan Element: Community Facilities & Infrastructure

Core Principle: Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.

Goal 5.1 - Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life.

Goal 5.2 - Improve the effectiveness of public safety through coordination, funding, and planning.

Goal 5.3 - Ensure adequate provision of utilities to manage growth and development.

Goal 5.4 - Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

This project is providing best management practices to protect water quality and minimize impacts of flooding. Filing 1 is also providing an Amenity Center that will provide a critical community facility for these residents.

2021 Master Plan Element: Recreation & Tourism

Core Principle: Maintain and expand the County's recreation and tourism options.

Goal 7.1 - Support high-quality, sustainable outdoor recreation as a key amenity for residents and visitors.

Goal 7.2 - Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.

Goal 7.3 - Plan for and provide a variety of parks, trails, and open space within the region.

Grandview Reserve, and Filing 1 specifically, provides quality outdoor recreation with the amenity center, parks, open space and trails. Ultimately the entire Grandview Reserve will provide significant open space and parks for future residents that is well connected to the Filing 1 area and the entire community.

Environment & Natural Resources

Core Principle: Prioritize and protect the County's natural environment.

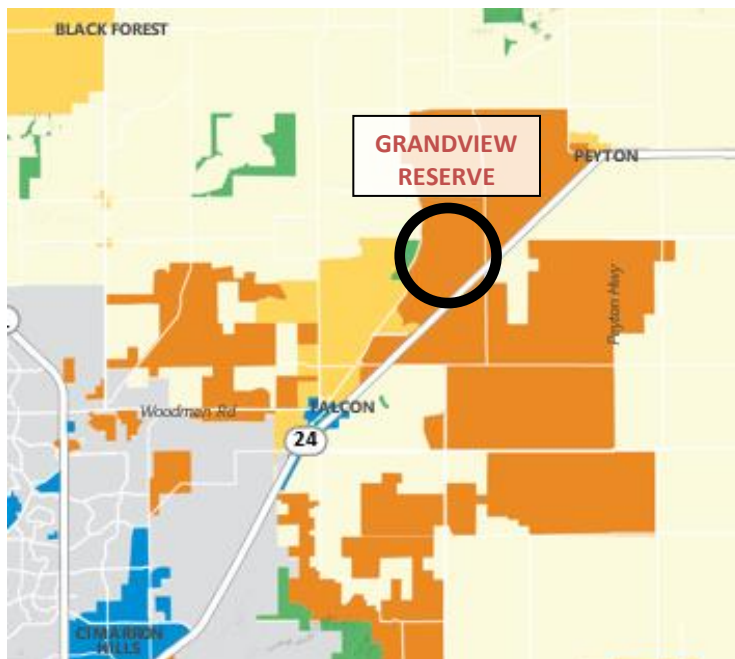
Goal 9.1 - Consider the environmental impacts related to natural resource conservation, air quality, water quality, wildlife habitat, and waste management during any planning process.

Goal 9.2 - Promote sustainable best practices with regard to development and infrastructure

This property has minimal natural resources with the exception of a potential wetland that is preserved within Drainage A.

2021 El Paso County Master Plan - "Area of Change"

Per the Master Plan this subject site falls within the "Area of Change" for new development (dark orange color on exhibit below) which is planned for suburban and urban growth.



The Master Plan further states:

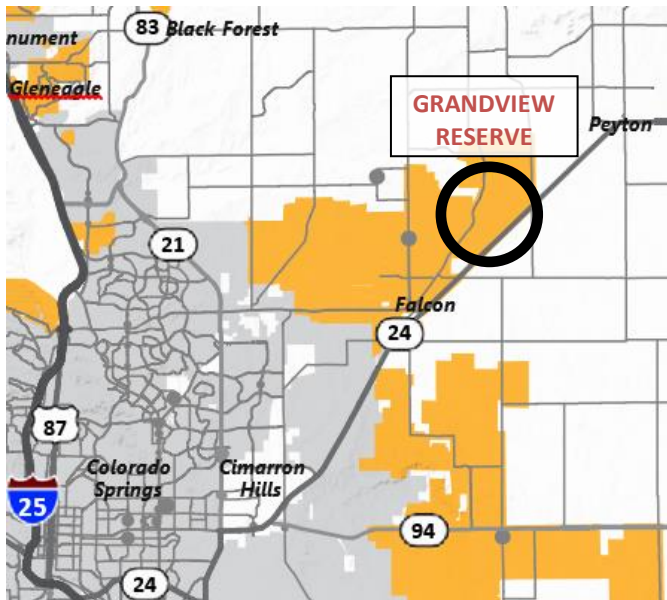
"These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban

neighborhood.”

This Filing 1 area is adjacent to the last phases of the Meridian Ranch project and therefore this project is a natural extension of development trends from west to east. Since this proposed Filing 1 falls within the Area of Change for new developments it is consistent with the 2021 Master Plan.

2021 El Paso County Master Plan - Suburban Residential Placetype

Per the 2021 Master Plan this subject site and Filing 1 specifically falls within the Suburban Residential Placetype (orange color on the exhibit below).



The Master Plan describes Suburban Residential as:

“Predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area....This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.”

The proposed Filing 1 of Grandview Reserve meets the description and intent of the Suburban Residential placetype. The Master Plan states there are Primary and Supporting Uses in this placetype as follows:

Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached and Multifamily Residential
- Parks/Open Space
- Commercial Retail and Commercial Service
- Institutional

This proposed Filing 1 is Single Family Detached Residential that is less than 4 units per acre therefore fitting well within this placetype. Filing 1 of Grandview Reserve also aligns with the Primary and Supporting uses as Parks/Open Space and Institutional uses falls within the

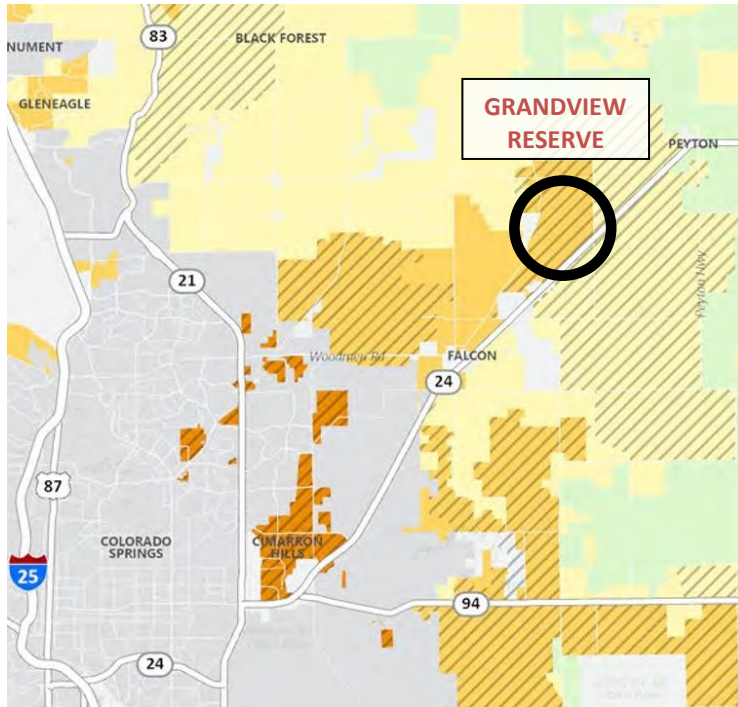
elements of the Suburban Residential description.

2021 El Paso County Master Plan - Priority Development Areas

The Master Plan states:

"This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth".

Filing 1 of Grandview Reserve falls within the "Suburban Residential" and "Urban Residential" areas including the "Priority Development Areas". Therefore, this proposal meets the intent of the 2021 Master Plan.



2021 El Paso County Master Plan - Highway 24 Area

The Master Plan describes the "Highway 24" area as already growing and that the area along the Highway 24 corridor "should not be set aside for Large-Lot Residential alone". The

Master Plan further states:

"Falcon, and the surrounding area, is already growing, with the majority of homes being developed in the last two decades. The amount of vacant land along Highway 24 should not be set aside for Large-Lot Residential alone. Just as with the proposed Large-Lot Residential in this part of the County, proximity to Highway 24 and availability of central services is another benefit to expanding suburban development. The corridor provides important access south to Colorado Springs".

- *To sustain Falcon's growth momentum, the County should continue to prioritize Suburban Residential in this area. Doing so would match the community's existing character and utilize available land to accommodate a sizable portion of the County's expected population growth without negatively impacting adjacent areas.*

Therefore, Grandview Reserve and specifically Filing 1 meets the general intent of this Master plan core idea as it proposes Suburban Residential uses and densities consistent with the plan.

2021 El Paso County Master Plan - Housing Mix

Regarding housing mixes the County Master Plan states:

"Housing variety provides multiple options to support residents regardless of income, house-hold size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all."

This statement aligns well with the Grandview Reserve project as with a project of this size, a large variety of housing types are proposed. Filing 1 (the first phase of Grandview Reserve) proposes 50' and 60' wide lots and future phases include duplex (paired units), townhomes and various other residential and non-residential uses.

2021 El Paso County Master Plan - Affordability

The Master plan states:

Like many growing communities across the United States, housing affordability is an issue in El Paso County. With significant estimated growth over the next three decades, the County will undoubtedly have to continue addressing this issue. Since this Master Plan addresses unincorporated areas, the recommendations regarding affordability do as well.

The County Master plan further describes the need for attainable and more affordable homes which typically translates to smaller lots and homes instead of large estate lots. Grandview Reserve and specifically Filing 1 aligns with this goal of proposing smaller lots that are in a more affordable range rather than large estates lots that promote urban sprawl and high prices of homes un-affordable to most residents.

3. *THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;*

Per El Paso County Code the purpose is to preserve and improve the public health, safety, and general welfare of the residents and businesses of El Paso County. This well-planned community will provide an additional housing options of various sizes (50' wide and 60' wide lots for Filing 1) in a location that is appropriate for more urban or higher density residential development. It will also provide an amenity center for residents and institutional use is planned in the northwest area of Filing 1 which is tentatively planned for a church. The proposed PUD standards and Preliminary Plan will not be detrimental to the health, safety or welfare. The documents will be reviewed and approved by County staff so a thorough review of the proposed PUD standards will completed.

4. *THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;*

The overall property (and specifically filing 1 area) is suitable for the intended uses as it is for residential and institutional per the approved Sketch Plan. Also, the use is compatible with both the existing and allowed land uses on the neighboring properties which are PUD to the west, PUD to the South (Waterbury) and the Grandview Reserve property to the east is

planned to be PUD zoning with logical land use transitions. West of Filing 1 and Eastonville is currently vacant but planned for residential uses and a school southwest of this area. North of Filing 1 is currently vacant. This community, once built, will be in harmony and responsive with the character of the surrounding area. With the natural environment, Drainage A contains wetlands (non-jurisdictional) that are being protected in a permanent open space corridor. Drainage B area is relatively undefined and therefore this proposed development will create a naturalized drainage corridor that is more defined to control runoff. Trails and native vegetation will be placed along the corridor creating an amenity for future residents.

5. *THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;*

Filing 1 of Grandview Reserve provides adequate consideration for potentially detrimental use to use relationships. For example, the institutional use provides a buffer on the south side of the parcel and on the east there is the main entry and a drainage corridor which all serve as a buffer to the proposed residential uses. Off-site to Filing 1 to the west and south is PUD zoning and east is future phases of Grandview Reserve which will provide appropriate land use transitions as show on the approved Sketch Plan.

6. *THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFERING ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY;*

The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development that is proposed for Filing 1. The proposed residential has been designed to be compatible with the residential in the region. As described previously the proposed PUD zoning aligns well with the surrounding PUD zoning. Lastly, trail connections, sidewalks, pocket parks and amenity center are designed to meet the needs of the residents.

7. *AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;*

Drainage A contains wetlands which have been preserved within an open space corridor. Drainage B is channelizing a currently undefined drainage corridor that will be landscaped with native vegetation. There are no other significant natural physical features in the Filing 1 area.

8. *OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;*

Significant open spaces and trails are integrated into the plan to serve as amenities to residents and provide a reasonable walking and biking opportunities. Trails connect the open space, pocket parks and amenity center throughout Filing 1 and in the future to the entire community.

9. *THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G., FIRE PROTECTION, POLICE*

PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;

The proposed Grandview Reserve Filing 1 development will require improvements to roads, utilities and other public facilities such as water and sanitation. This development proposes to construct some of those improvements such as:

- **Rex Road extension**
- **Internal collector and local streets**
- **Amenity center**
- **Parks**
- **Open space and trails**

Therefore, the required public services and facilities will be provided to support the development when needed and as development occurs. The proposed location and design of the public improvements provide adequate services and minimize negative impacts. Sanitary sewer service are to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and will provide electric and Black Hills Energy will provide natural gas services to the Filing 1 respectively. The required Will Serve letters, including fire protection, are included with this submittal.

- 10. *THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY EFFICIENT SITE DESIGN;***
The proposed trails provide connections to this development and the surrounding future residential uses. Filing 1 and the future phases of Grandview Reserve provide interconnected open space and a harmonious design. The trail system will provide a good connection internally and externally to the County regional park immediately to the west.
- 11. *THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;***
The site does not contain any mineral rights.
- 12. *ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF THE ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND***
There is a deviation request for Rex Road that is being submitted separately from this submittal.
- 13. *THE OWNER HAS AUTHORIZED THE APPLICATION.***
Authorization has been provided.

PUD Preliminary Plan Review Criteria Chapter 4.2.6.E

- 1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;**

The development is consistent with the intent of the Master Plan as described previously in this narrative.

2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;

This project is consistent with the purposes of the County Code. The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This proposed Filing 1 aligns with many aspects of the current code and proposed PUD standards as part of this submittal are not detrimental to the public health, safety and welfare of the citizens.

3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;

Proposed Filing 1 is in conformance with the approved Sketch Plan as described previously. Land uses and proposed densities meet the intent of the approved Sketch Plan. The subdivision design standards are met except where modified by this PUD submittal.

4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

GRMD will supply water for the project. While progress has been made towards the three facets of water sufficiency (Quantity, Quality and Dependability), at this time the Water Resource Report does not contain adequate information for a finding to be made for any of the three facets. The following is a discussion of the status of each facet and what information is still needed before a finding can be made:

1. **Quantity – Grandview Reserve Metropolitan District (GRMD) owns enough Arapahoe water to supply Grandview Reserve Filing 1. However, the Determination currently does not allow for municipal use by GRMD. GRMD has submitted a Change Application to amend the Determination to allow for municipal use by GRMD. It is anticipated that the Change Application will be approved in May 2022. The Change Application and a letter from the water attorney who filed it is enclosed in Exhibit 4 of the Water Resource Report. Additionally, 4Site (the developer) now owns Laramie Fox-Hills (LFH) water. That water will be conveyed to GRMD once the District is funded. The LFH determination was worded similarly to the Arapahoe determination and is also going through the Change Application process.**
2. **Quality – Due to the cost and time involved, GRMD has elected not to drill wells until after Preliminary Plan approval. Section 8.4.7(B)(10)(e) allows for water quality from nearby wells in the same aquifer to be used in cases where the proposed wells have not yet been drilled. MSMD A-6 has been identified as the nearest well in the Arapahoe aquifer and the water quality results from that well have been requested. Once GRMD has the water quality results for that well, they will be included in the Water Resource Report.**
3. **Dependability – Per the October 18, 2021 meeting with EPC staff, the water system design submittal must be made to CDPHE prior to a finding of sufficiency. The CDPHE submittal cannot be made until water quality results from the actual well(s) are available.**

Because there is not enough information available at this time for a water sufficiency finding to be made, the applicant requests that the water sufficiency finding be deferred to Final Plat.

5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF

THIS CODE.

Cherokee Metropolitan District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the submittal documents.

6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(C)];

The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development.

7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;

Drainage improvements are addressed in the Master Drainage Report and specific submittal documents for Filing 1. Detention and water quality are provided on site and will meet the DCM criteria.

8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;

The proposed location and design of the public improvements provide adequate services and mitigate any effects.

9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

Both portions of the site have legal access via Eastonville Road (two access points plus Rex Road). Filing 1 provides a connection to Rex Road via the main entrance drive east of the institutional parcel.

10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY

- 1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

There are minimal natural physical features on the site with the exception of the wetlands in Drainage A which has been set aside within a wide and expansive open space corridor.

- 2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;

Filing 1 has incorporated site planning techniques that foster the implantation of the County's code and plans.

- 3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;

Buffer is provide where required or as needed to provide a transition between uses. For example a buffer is provided on the south side of the Institutional parcel to serve as a buffer to the residential to the south.

- 4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT

LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND
The wetlands in Drainage A have been set aside within a wide and expansive open space corridor.

- 5) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

Grandview Reserve Filing 1 will not negatively impact the levels of service of county services and facilities. Per the Traffic Report prepared by LSC Transportation Consultants the study demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there are appropriate designs and plans in place to provide levels of service for future residents.

- 11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

Significant open space, pocket parks and trails are provided and will be available to serve the proposed project for future residents. Wastewater service are to be provided by Cherokee Metropolitan District and GRMD will provide water service. Mountain View Electric Association Inc. will provide electric and Black Hills Energy will provide natural gas services respectively. The required Will Serve letters are included with the submittal.

12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND

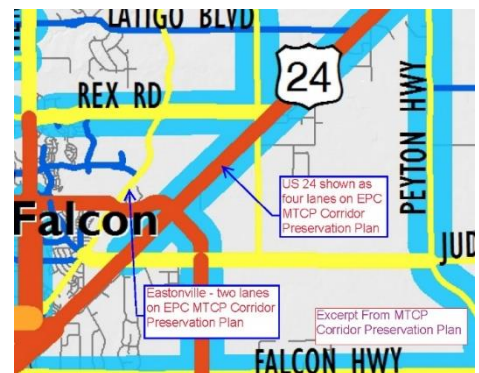
The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

- 13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.**

The proposed subdivision meets the applicable sections of the Code.

2040 Major Transportation Corridor Plan (MTCP)

Grandview Reserve and specifically Filing 1 meet the intent of the 2040 Major Transportation Corridor Plan and 2060 Corridor Preservation Plan. Two full-movement access points are proposed to Eastonville Road in addition to the Rex Road extension east of Eastonville Road. The PUD/Preliminary Plan also shows a future street connection to planned Phase 3 of the Waterbury development. The 2040 Major Transportation Corridors Plan (MTCP) identifies Rex Road as an extension to the east. Grandview Reserve accommodates this connection through the property to Highway 24. For Filing 1 the first leg of extension is provided from Eastonville Road to the Filing 1 main entrance. For more detailed information, see the Master Traffic Impact Analysis prepared by LSC.



El Paso County Water Master Plan

El Paso County's Water Master Plan goals and implementation strategies were referenced with the initial planning to incorporate efficiency and conservation, especially since the area that Grandview Reserve is proposed is within the **Denver Basin aquifers system, Region 3 of the EPC Master Plan**. The proposed

Filing 1 plan increases density and maximizes open space surrounding the natural tributary areas, thus decreasing irrigation consumption and discouraging individual wells. The landform grading is focused on limiting excavation within shallow ground water levels to deter ground water surfacing and associated groundwater re-introductions. Swales will be utilized within the individual planning areas to promote groundwater recharge.

Large capacity Denver Basin wells will provide water for the Grandview Reserve subdivision.

- Two Institutional lots (Amenity Center and potential Church)
- The total annual water demand for 3,338.8 SFE's is calculated to be 1,178.60 AF.
- 4 Site Investments, the property owner, has conveyed the rights to 140,000 AF of Arapahoe non-tributary water to GRMD.
- 4 Site Investments is has purchased 131,250 AF of Laramie Fox-Hills water.
- Water from the Arapahoe and Laramie-Fox Hills formations is Non-Tributary, Non-Renewable water.

The projected water demand for Filing 1 is 203.79 annual acre-ft. The 140,000 acre-ft of Arapahoe water owned by GRMD will provide an annual supply of 466.67 acre-ft based on the 300-year rule. None of that water has been committed to any other development so it is more than adequate to meet the Filing 1 projected demands.

Potential future interconnections may be made with neighboring districts to foster conjunctive use and better accommodate water supply emergencies. All districts in this area rely on Denver Basin water, and all are required to meet CDPHE potable water regulations. Possible water connections to other districts could be in the form of full interconnectivity (water flowing both directions, all the time) or in the form of an emergency connection (normally closed, only opened to flow one way during an emergency).

As with neighboring districts, Grandview will likely implement tiered water rates to help reduce water usage. In addition, multiple stages of water restrictions can be implemented during drought years and when infrastructure repairs are required (i.e., well pumps need to be replaced in the middle of the summer). The potential of wastewater reuse lies with the regional wastewater treatment provider in the area – Cherokee Metropolitan District (CMD). Currently, CMD's wastewater treatment plant treats the wastewater and discharges the effluent to groundwater.

In addition to the regional water resource perspective, local efforts by the end-users will be analyzed pertaining to the following elements to help promote sustainable use of the aquifer shares that are currently allocated for Grandview:

- Plumbing systems requiring low flow fixtures meeting or exceeding standards
- Local water re-use systems
- Low impact irrigation/low flow irrigation or xeriscape
- Smart watering and usage meters
- Home-owner water conservation landscape incentives
- Climate and elevation restricted plantings
- Community-wide rain gardens and bio-retention

El Paso County Parks Master Plan

The County Parks Master Plan has several goals that Grandview Reserve and Filing 1 compliments well. The narrative below describes how this project is relevant to the goals and policies. While many of the parks within Grandview Reserve are private, the concept aligns well with the overall intent of the Plan.

Note: Narrative that is italic is directly from the County's Code and Policy documents and narrative in bold is the applicant's note addressing that item.

OVERALL SYSTEM MISSION/ROLE

Goal 2: Provide a coordinated and connected system of parks, trails, and open space that is equitably distributed based on population and serves the needs of county residents.

The overall Grandview Reserve proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. This will serve the residents of this region aligning with the County's goals. Filing 1 provides the early stages of this connected network by providing open space corridors, trails and an amenity center that are all linked by trails.

Goal 3: Balance passive/active use of county parks and open space and determine what is most appropriate for individual sites based on community need and master planning processes.

Grandview Reserve provides passive/active parks and open space and determined what is most appropriate for individual sites based on community need and master planning processes.

Goal 4: Provide an overall vision for the recreation and resource preservation network, and identify gaps so that the County, local jurisdictions, and others can work together to fill them.

Grandview Reserve and specifically Filing 1 will provide a recreation network internally to the community and trail connections to the nearby Falcon Regional Park. This trail system will also help fill potential "gaps" in the regional system.

REGIONAL TRAILS

Goal 1: Work collaboratively with others to create a continuous, connected system of regional trails.

Provide an overall vision for system of regional trails within the County and connected to adjacent counties and participate in the Regional Non-motorized Trails and Bike Plan Update to identify standards and address needs as part of a multi-modal transportation network. Ensure that regional trail corridors are secured.

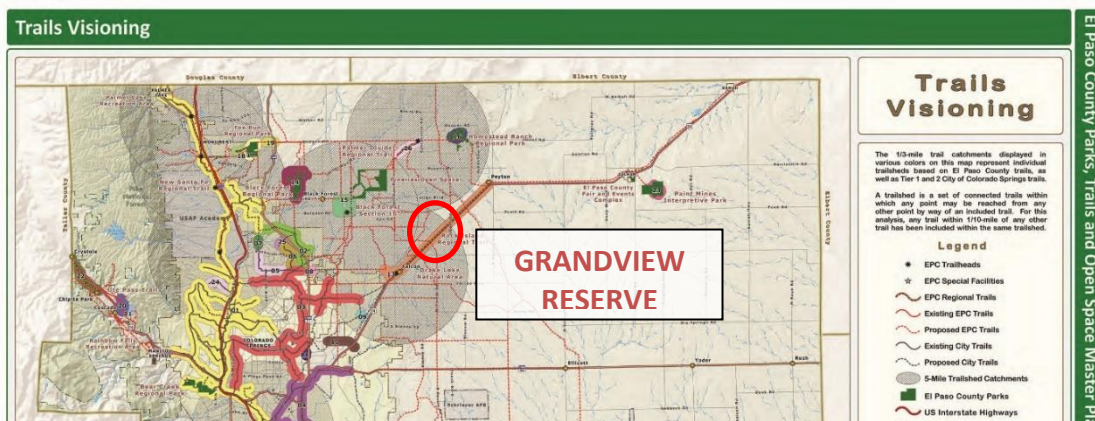
Grandview Reserve and specifically Filing 1 is providing a significant trail system throughout the community with future key connections to the Rock Island Trail on the east and the Falcon Regional Park on the west.

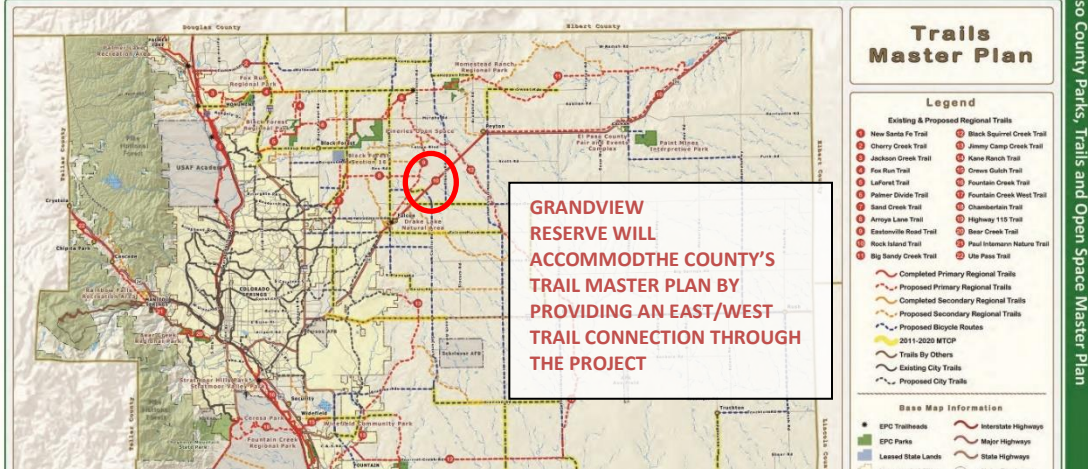
OPEN SPACE

Goal 1: Protect and enhance El Paso County's legacy of unique natural features and areas and cultural resources, working in collaboration with others to conserve high priority open space areas in the county.

Grandview Reserve and specifically Filing 1 will help facilitate this goal of enhancing natural features and areas by respecting the significant drainage-ways (Drainage A and B) by preserving them as trail/open space corridors that will fit well within the overall County's open space system. As seen below per the "Trails Visioning" exhibit and the "Trails Master Plan", Grandview Reserve will accommodate future trail connections as planned.

Figure 7: Extracts from the El Paso County Parks Master Plan





PURPOSE AND INTENT:

TO CREATE A COHESIVE AND WELL PLANNED COMMUNITY TO ALLOW A MAXIMUM 568 DWELLING UNITS, PLUS 2 NON-RESIDENTIAL LOTS ON 189.457 - THAT GENERALLY CONFORMS TO THE SKETCH PLAN APPROVED BY THE EL PASO BOARD OF COUNTY COMMISSIONERS. ON SEPTEMBER 22, 2020. THE DEVELOPMENT WILL BE IN HARMONY WITH THE CHARACTER OF THE SURROUNDING AREA AND IS SUITABLE FOR THE INTENDED USE. THAT INCLUDES RESIDENTIAL, TWO LOTS OF NON-RESIDENTIAL (AMENITY CENTER AND POTENTIAL CHURCH) AND PARKS AND OPEN SPACE.

AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

APPLICABILITY

THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS PUD / PRELIMINARY PLAN, AS AMENDED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS PUD / PRELIMINARY PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS PLAN FOR GRANDVIEW RESERVE FILING 1 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, IS AUTHORIZED UNDER PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF GRANDVIEW RESERVE FILING 1, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVER THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS SHOWN ON THE PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IN THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO DEVELOPMENT SERVICES DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

OVERALL PROJECT STANDARDS

THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED BY THE PUD.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: GRANDVIEW RESERVE FILING NO. 1

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

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'28"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°52'28"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE N89°50'58"W, ON SAID NORTHERLY LINE, A DISTANCE OF 2,334.80 FEET TO THE POINT OF BEGINNING; THENCE S11°09'24"W, A DISTANCE OF 2,440 FEET; THENCE S78°54'38"E, A DISTANCE OF 185.19 FEET; THENCE S26°00'16"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 286.00 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 S85°12'25"W, A DISTANCE OF 481.83 FEET TO A POINT OF CURVE, THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING DELTA OF 65°09'30", A RADIUS OF 560.00 FEET, A DISTANCE OF 528.44 FEET TO A POINT OF TANGENT; THENCE S48°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 28°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 779.38 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 206.38 FEET TO A POINT OF TANGENT; THENCE S89°44'32"E, A DISTANCE OF 288.03 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 A DISTANCE OF 2,630.21 FEET; THENCE N00°12'52"E, A DISTANCE OF 25.00 FEET; THENCE N89°47'08"W, A DISTANCE OF 679.35 FEET; THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET; THENCE N41°52'38"E, A DISTANCE OF 21.11 FEET; THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET; THENCE S89°58'12"W, A DISTANCE OF 298.62 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°01'38"E, A DISTANCE OF 35.92 FEET; THENCE S71°02'34"E, A DISTANCE OF 160.69 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 07°52'12", A RADIUS OF 1,150.00 FEET, A DISTANCE OF 157.96 FEET TO A POINT OF TANGENT; THENCE S78°54'38"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 6,253,692 SQ. FEET OR 189.479 ACRES MORE OR LESS.

GEOLOGIC HAZARD NOTE:

MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT ENTITLED: GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION GRANDVIEW RESERVE, FILING 1 EASTONVILLE ROAD AND U.S. HIGHWAY 24 PALCO, COLORADO BY CTL THOMPSON INC. DATED MAY 9, 2022 IN FILE GRANDVIEW RESERVE PUDSP FILE NUMAIBLLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED:

- SHALLOW GROUNDWATER: REFER TO HAZARD AREA MAP IN REPORT FOR LOTS WHERE GROUNDWATER IS EXPECTED TO IMPACT BASEMENTS, AND CRAWL SPACE FOUNDATIONS OR ALTERNATIVE DESIGNS ARE RECOMMENDED. IT SHALL BE NOTED THAT FUTURE LOT SPECIFIC STUDIES MAY ALTER THESE RECOMMENDATIONS. AN UNDERDRAIN DEWATERING SYSTEM WILL NOT BE PROPOSED.
- HARD BEDROCK: THE SANDSTONE AND CLAYSTONE OF THE DAWSON FORMATION ARE HARD TO VERY HARD AND PRESENT AT SHALLOW DEPTHS WITHIN THE SITE. THE HARD TO VERY HARD BEDROCK WILL BE DIFFICULT TO EXCAVATE AND WILL REQUIRE HEAVY DUTY EXCAVATION EQUIPMENT. DEEP EXCAVATIONS INTO BEDROCK WILL REQUIRE ROCK TEETH AND ROCK BUCKETS. SHALLOW BEDROCK DOES NOT PRECLUDE BASEMENT CONSTRUCTION. REFER TO NOTE BELOW.
- EXPANSIVE SOILS AND BEDROCK: EXPANSIVE SOILS AND BEDROCK ARE PRESENT SPORADICALLY ACROSS THE SITE. ALL LOTS HAVE POTENTIAL TO BE IMPACTED BY EXPANSIVE SOILS AND BEDROCK.

NOTE: NO GEOLOGIC HAZARDS WERE IDENTIFIED THAT PRECLUDE THE PROPOSED DEVELOPMENT. POTENTIAL HAZARDS CAN BE MITIGATED WITH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

LOTS WHERE GROUNDWATER IS EXPECTED TO BE WITHIN 12 FEET OF THE PROPOSED SURFACE. BASEMENTS ARE CURRENTLY RESTRICTED. IF A GROUNDWATER MOTES THAT LOCATES THE LOT HAS ADEQUATE SEPARATION FROM GROUNDWATER, OWNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT TO PROVIDE WATER SERVICE TO THE PROJECT. CENTRAL WASTEWATER INFRASTRUCTURE WILL CONSIST OF A COLLECTION SYSTEM OWNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT WHO WILL PROVIDE SERVICE TO THE INDIVIDUAL HOMES. THE COLLECTIONS SYSTEM WILL ULTIMATELY CONNECT TO THE CHEROKEE METROPOLITAN DISTRICT (CMD) WASTEWATER SYSTEM WHICH WILL CONVEY THE WASTEWATER TO THE TREATMENT FACILITY WHERE CMD WILL BE RESPONSIBLE FOR TREATMENT.

ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORM WATER FACILITIES, OPEN SPACE TRACTS, STREETScape PLANTINGS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTERS, AND OTHER USES.

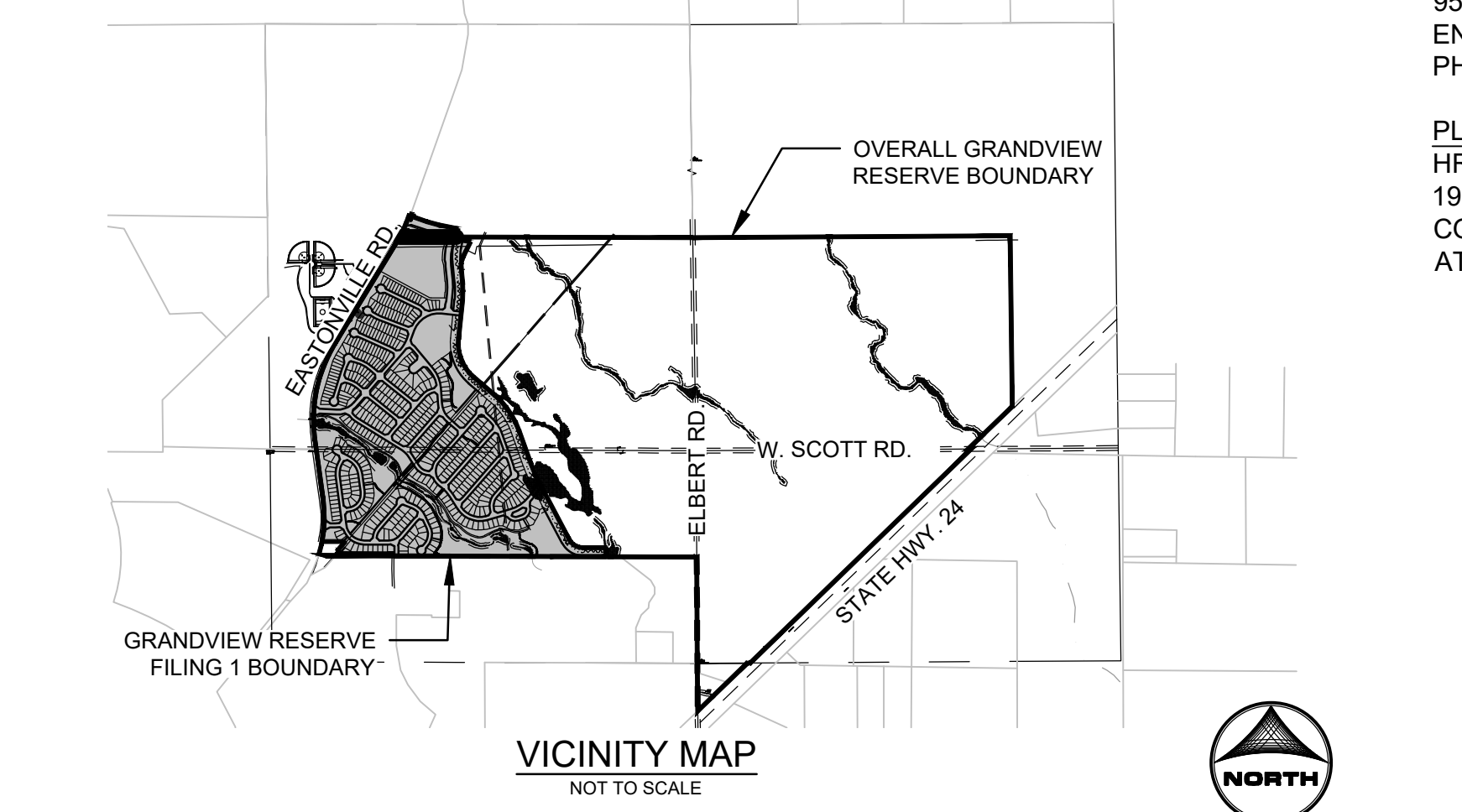
- SHALLOW GROUNDWATER: REFER TO HAZARD AREA MAP IN REPORT FOR LOTS WHERE GROUNDWATER IS EXPECTED TO IMPACT BASEMENTS, AND CRAWL SPACE FOUNDATIONS OR ALTERNATIVE DESIGNS ARE RECOMMENDED. IT SHALL BE NOTED THAT FUTURE LOT SPECIFIC STUDIES MAY ALTER THESE RECOMMENDATIONS. AN UNDERDRAIN DEWATERING SYSTEM WILL NOT BE PROPOSED.
- HARD BEDROCK: THE SANDSTONE AND CLAYSTONE OF THE DAWSON FORMATION ARE HARD TO VERY HARD AND PRESENT AT SHALLOW DEPTHS WITHIN THE SITE. THE HARD TO VERY HARD BEDROCK WILL BE DIFFICULT TO EXCAVATE AND WILL REQUIRE HEAVY DUTY EXCAVATION EQUIPMENT. DEEP EXCAVATIONS INTO BEDROCK WILL REQUIRE ROCK TEETH AND ROCK BUCKETS. SHALLOW BEDROCK DOES NOT PRECLUDE BASEMENT CONSTRUCTION. REFER TO NOTE BELOW.
- EXPANSIVE SOILS AND BEDROCK: EXPANSIVE SOILS AND BEDROCK ARE PRESENT SPORADICALLY ACROSS THE SITE. ALL LOTS HAVE POTENTIAL TO BE IMPACTED BY EXPANSIVE SOILS AND BEDROCK.

FLOODPLAIN NOTES:

- THIS PROPERTY IS LOCATED WITHIN A DESIGNED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C05562 AND 08041C05522 EFFECTIVE DATE 7, 2018.
- THE EXISTING FLOODPLAIN BOUNDARIES WILL BE REVISED VIA A LOMR MODELING THE PROPOSED IMPROVEMENTS TO ESTABLISH FLOOD ELEVATIONS AND THEN PROCESSED THROUGH TO FEMA TO ESTABLISH ZONE AE FLOODPLAIN LIMITS.
- THOSE LOTS EITHER PARTIALLY OR ENTIRELY LOCATED WITHIN THE CURRENT FLOODPLAIN SHALL NOT BE PLATTED UNTIL THE FLOODPLAIN BOUNDARY REVISION PROCESS IS COMPLETED EFFECTIVELY REMOVING THE FLOODPLAIN LIMITS FROM THESE 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: FOUR THOUSAND SQUARE FEET (4,000SF). (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 (15')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - 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, GAZEBOES, 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:
 - FRONT YARD: FIFTY FEET (50')
 - SIDE YARD: FIFTY FEET (50')
 - REAR YARD: FIVE FEET (5')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

LOTS 566 & 567 NON-RESIDENTIAL 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, HEALTH CLUB OR RECREATION / AMENITY CENTER.

- MINIMUM LOT AREA: FIVE ACRES (5.0 ACRES).
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 30%
- MAXIMUM STRUCTURAL HEIGHT: FIFTY FEET (50')
- MAXIMUM STEEP/BELL TOWER HEIGHT: SEVENTY FIVE FEET (75')
- BUILDING SETBACK REQUIREMENTS:
 - FRONT YARD: FIFTY FEET (50')
 - SIDE YARD: FIFTY FEET (50')
 - REAR YARD FIFTY FEET (50')
- THE DEPICTION OF BUILDINGS AND PARKING IS CONCEPTUAL. FINAL LAYOUT WILL BE PROVIDED AT SITE DEVELOPMENT PLAN. SITE DEVELOPMENT PLAN PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR LOTS 566 & 567.

SITE DATA

EXISTING LAND USE:	AGRICULTURAL
EXISTING ZONING:	RR-2.5
PROPOSED ZONING:	PUD
SITE ACREAGE:	189.479 AC - 100%
PROPOSED NUMBER OF UNITS:	565
PROPOSED NON-RESIDENTIAL LOTS:	2
MAXIMUM GROSS DENSITY(ALLOWED PER SKETCH PLAN):	4.24 DU/AC
PROPOSED GROSS DENSITY:	2.98 DU/AC (PER FILING 1)

TOTAL AREAS (SEE LAND USE TABLE)	
RESIDENTIAL:	85.094 AC - 45%
AMENITY CENTER (LOT 567):	5.455 AC - 3%
PARK/OPEN SPACE:	55.043 AC - 29%
NON-RESIDENTIAL (LOT 566):	10.861 AC - 6%
R.O.W.	32.926 AC - 17%

GRANDVIEW RESERVE F1 - LAND USE TABLE				
LAND USE	AREA (ACRES)	UNITS	NET DENSITY (DU/ACRE)	% OF LAND
SINGLE FAMILY RESIDENTIAL	85.094	565	6.64	45%
NON-RESIDENTIAL LOT 567	5.455	N/A	N/A	3%
NON-RESIDENTIAL LOT 566	10.961	N/A	N/A	6%
TRACTS/OPEN SPACE	55.043	N/A	N/A	29%
ROAD R.O.W.	32.926	N/A	N/A	17%
TOTAL LAND AREA	189.479			100%

ENVIRONMENTAL NOTE:

- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).

ADA DESIGN STANDARD NOTE:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE DEVELOPER / HOME BUYER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

ACCESS LIMITATION NOTE:

- THERE SHALL BE NO RESIDENTIAL LOT ACCESS (DRIVEWAYS) ON EASTONVILLE ROAD. ANY ADDITIONAL ACCESS TO LOT 566 MAY BE REQUESTED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMITTAL.

OWNER:

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

CIVIL ENGINEER:

HRGREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
ATTN: KEN HUHN

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

DEVELOPER:

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

PLANNER/LANDSCAPE ARCHITECT:

HRGREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
ATTN: PHIL STUEPFERT

SHEET INDEX

- C0.1 – COVER SHEET
- C0.2 – TYPICAL LOT SECTIONS
- C0.3 – TYPICAL ROAD SECTIONS
- C0.4 – TYPICAL ROAD SECTIONS
- C1.0 – OVERALL SITE PLAN/ADJACENT PROPERTY OWNERS
- C2.0 – TRACT PLAN
- C2.1 – TRACT PLAN – LINE AND CURVE INFORMATION
- C3.1 – SITE PLAN
- C3.2 – SITE PLAN
- C3.3 – SITE PLAN
- C3.4 – SITE PLAN
- C3.5 – SITE PLAN
- L.01 – LANDSCAPE COVER SHEET
- L.02 – LANDSCAPE NOTES
- L.03 – OVERALL LANDSCAPE PLAN
- L.04 – LANDSCAPE PLAN ENLARGEMENT
- L.05 – LANDSCAPE PLAN ENLARGEMENT
- L.06 – LANDSCAPE PLAN ENLARGEMENT
- L.07 – LANDSCAPE PLAN ENLARGEMENT
- L.08 – LANDSCAPE PLAN ENLARGEMENT
- L.09 – LANDSCAPE PLAN ENLARGEMENT
- L.10 – DETAILS
- L.11 – DETAILS

CERTIFICATE OF OWNERSHIP

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS GRANDVIEW RESERVE, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FORGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, AD

BY (NAME) _____, AS (TITLE) _____

OF _____, AN AUTHORIZED SIGNATORY.

OWNER OF RECORD: 4 SITE INVESTMENTS, LLC.
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES _____

NOTARY PUBLIC:

STATE OF COLORADO)

____SS

COUNTY OF EL PASO)

COUNTY APPROVAL

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

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

COUNTY APPROVAL

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

CHAIR BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO., _____

SEE: _____ 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 DEPARTMENT OF PUBLIC WORKS 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 VIA DEVELOPMENT AGREEMENT, LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT.
- REX ROAD AS ILLUSTRATED ON THE DRAWINGS WILL BE A PUBLIC STREET 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 ON FILE FOR THIS PROJECT.

TRAFFIC IMPACT FEES:

- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-71), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

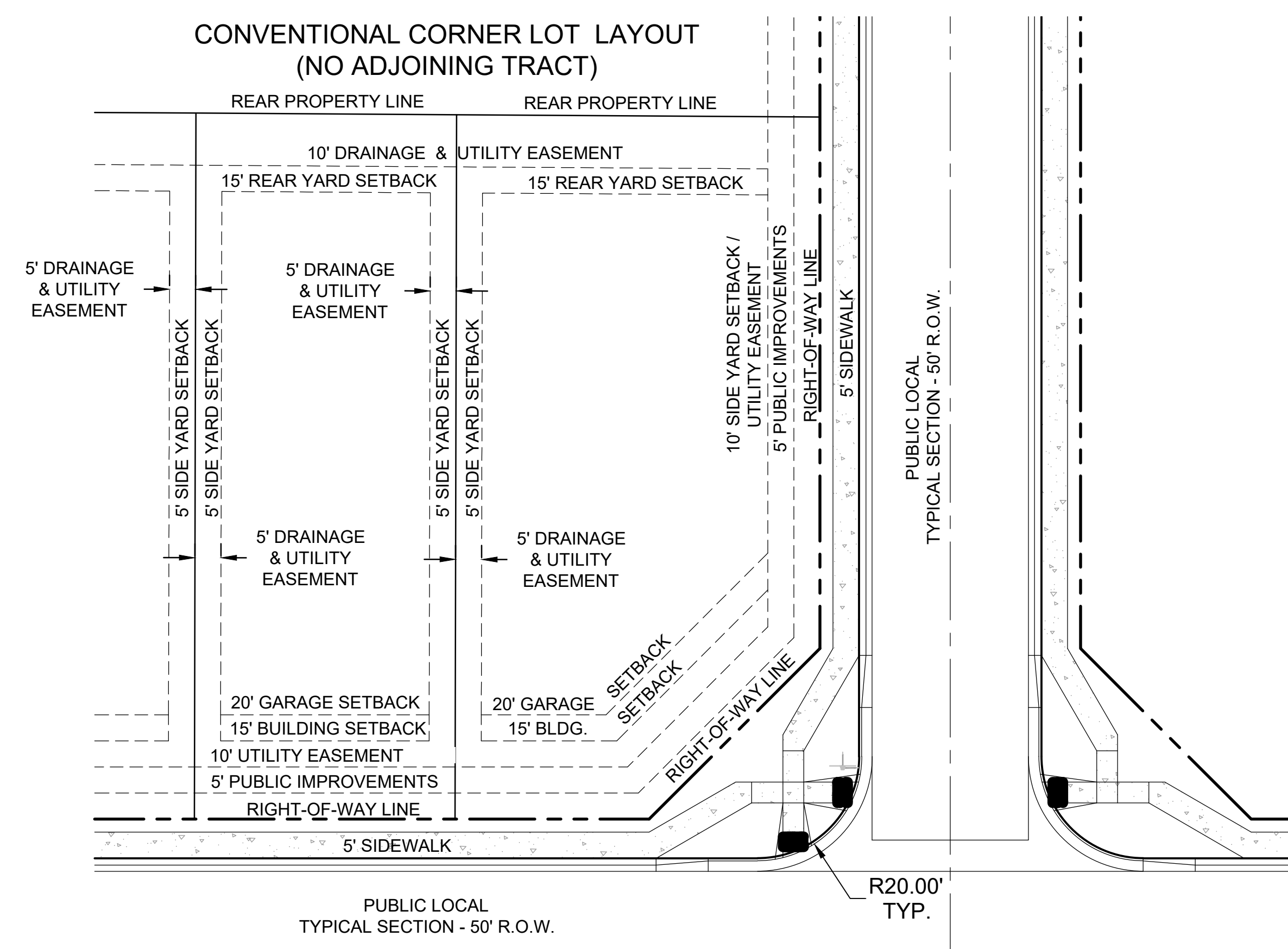
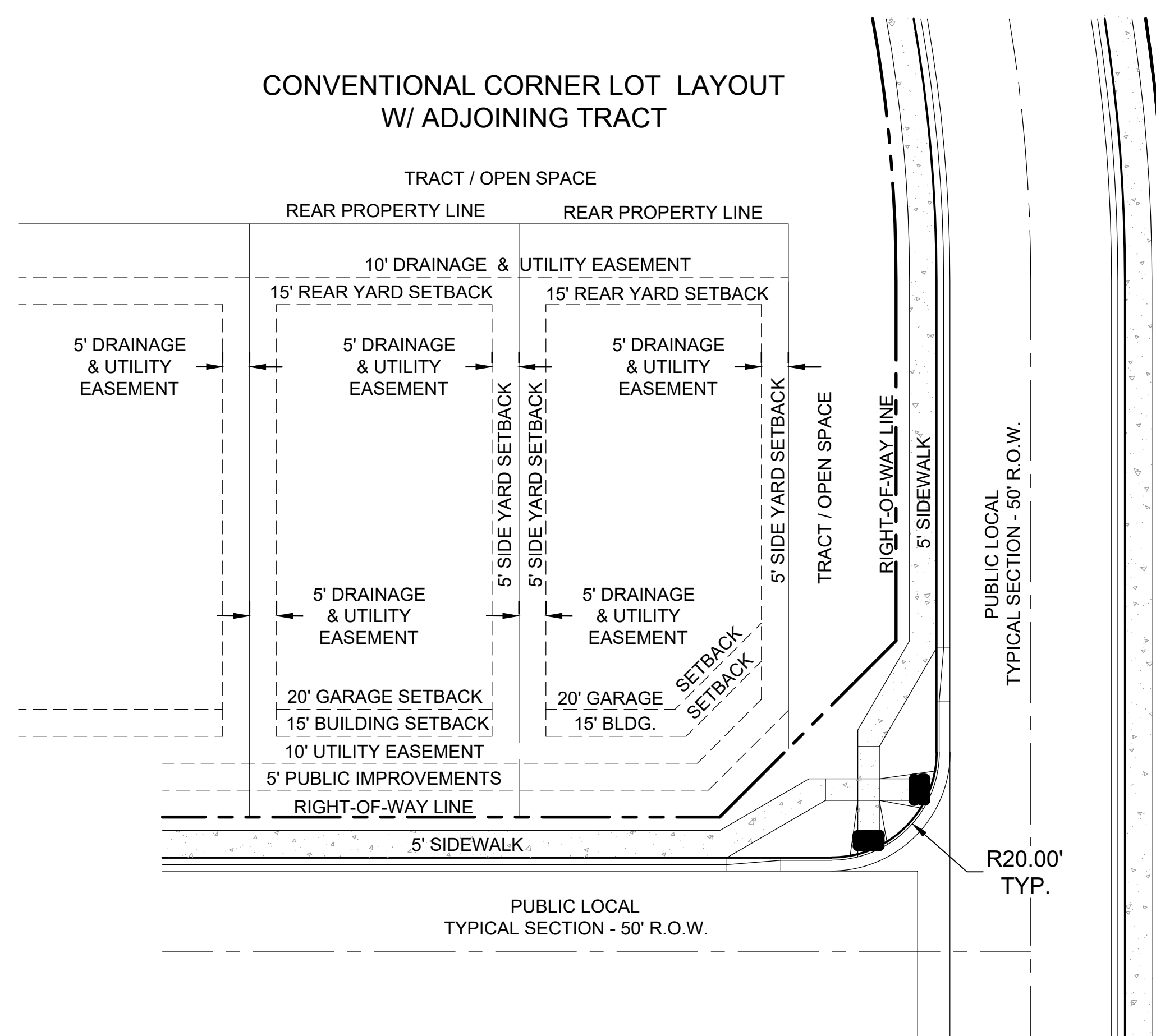
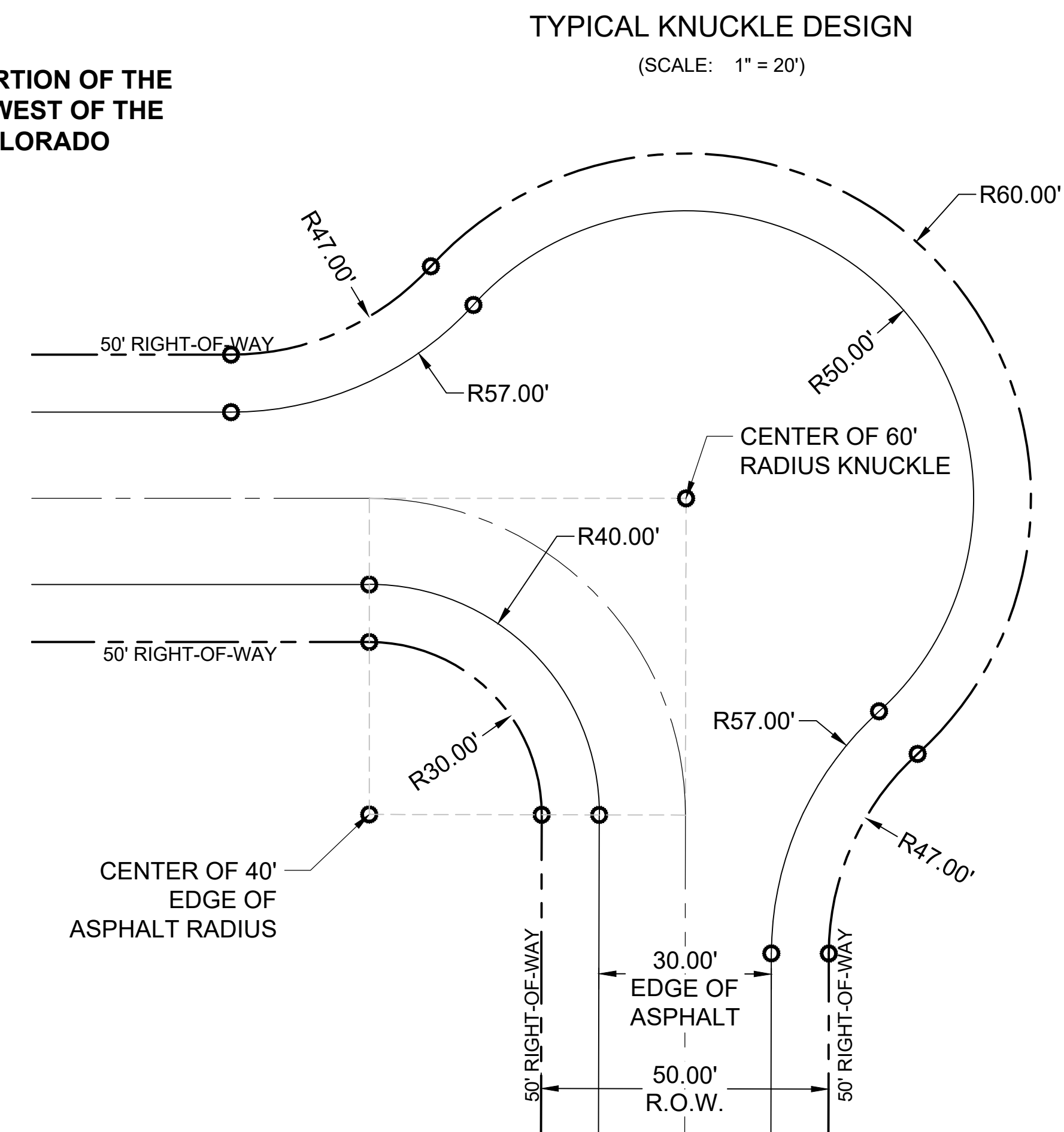
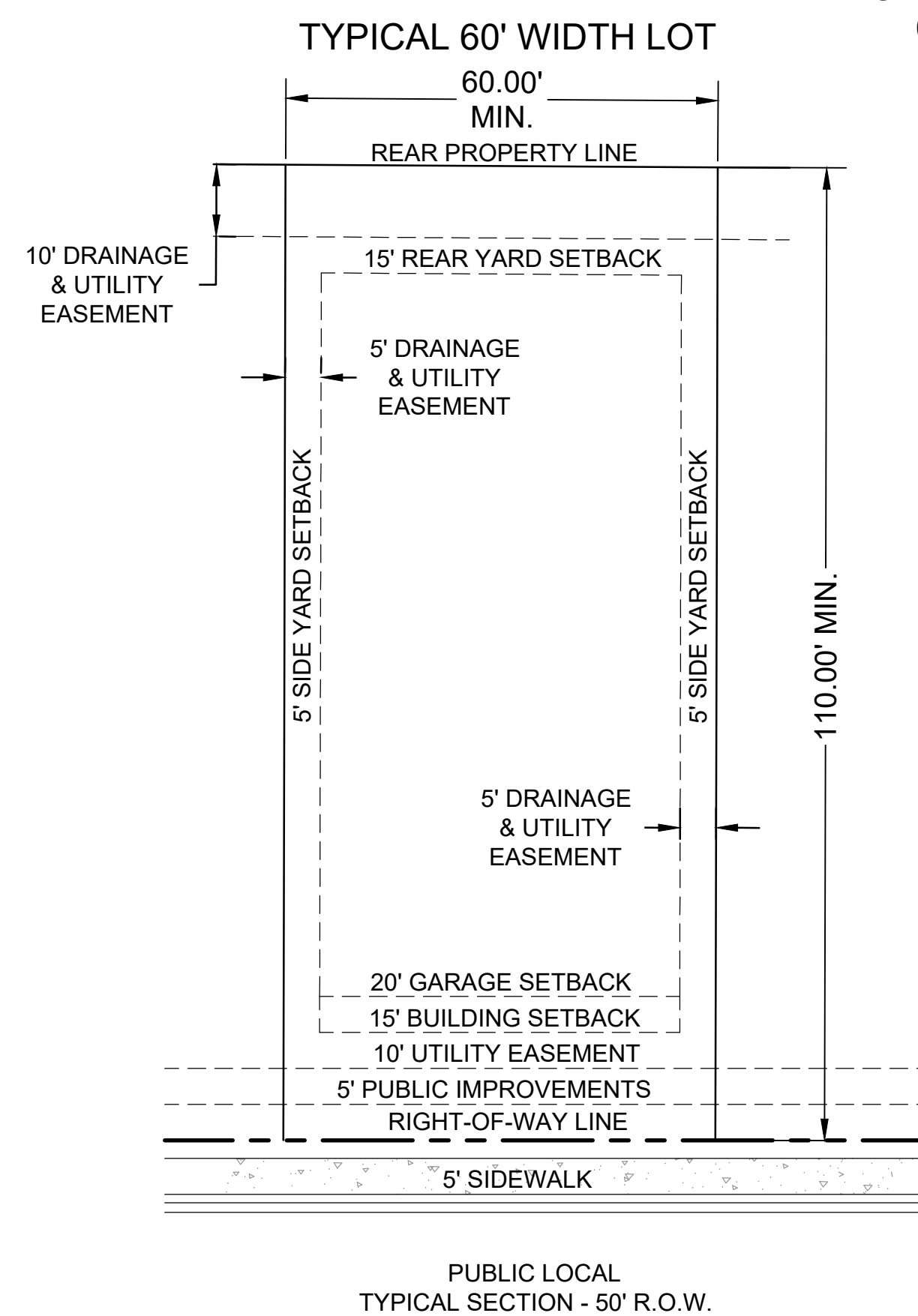
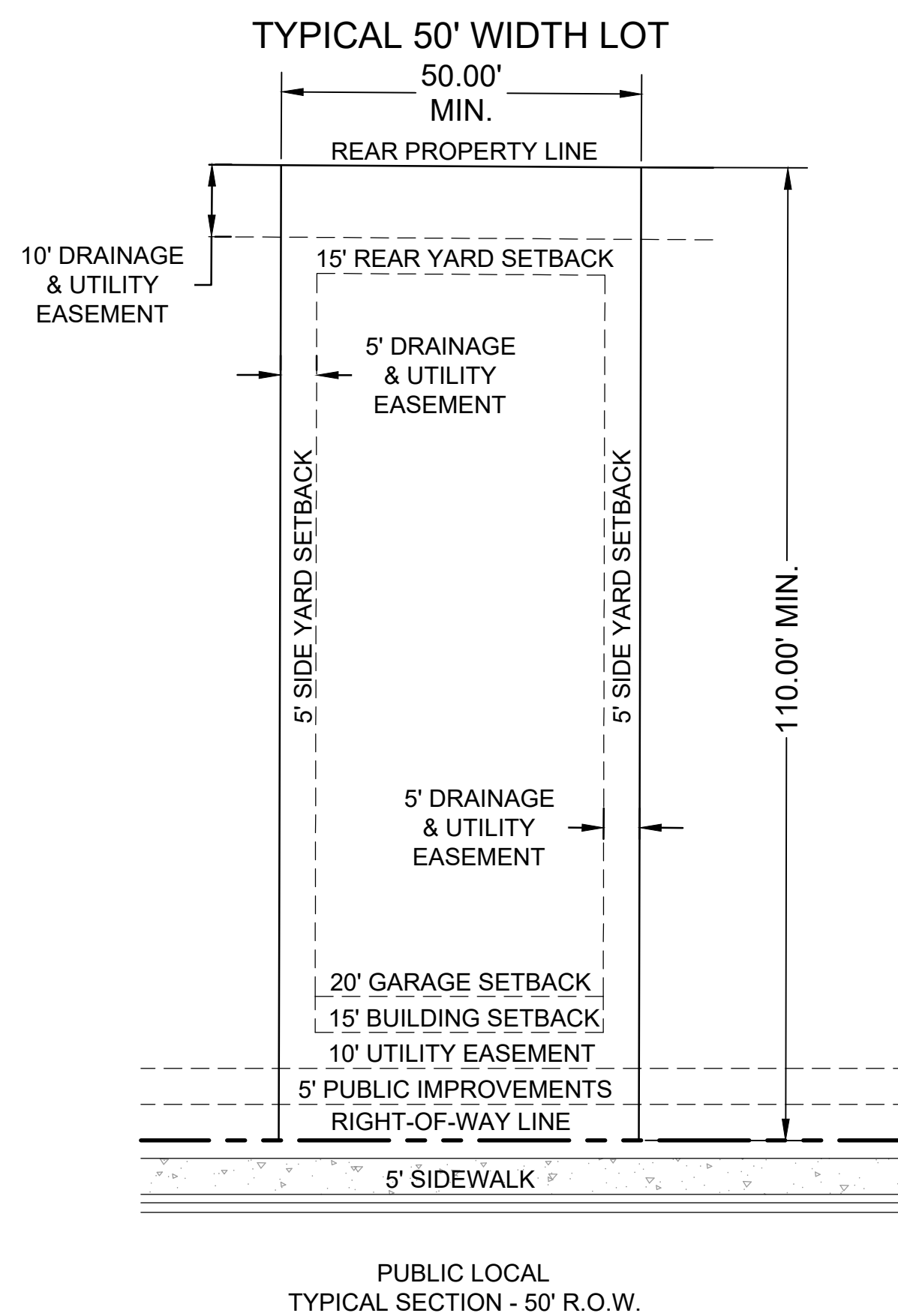
LANDSCAPE

- 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
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.4.1.D. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.
- ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.

GENERAL NOTES

- THE GRANDVIEW RESERVE FILING 1 OVERALL GROSS DENSITY IS 2.98 DU/AC, ON 189.479 ACRES, FOR A TOTAL OF 565 UNITS, PLUS TWO NON-RESIDENTIAL LOTS. 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 INFRASTRUCTURE TO BE CONSTRUCTED, OWNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT TO PROVIDE WATER SERVICE TO THE PROJECT. CENTRAL WASTEWATER INFRASTRUCTURE WILL CONSIST OF A COLLECTION SYSTEM OWNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT WHO WILL PROVIDE SERVICE TO THE INDIVIDUAL HOMES. THE COLLECTIONS SYSTEM WILL ULTIMATELY CONNECT TO THE CHEROKEE METROPOLITAN DISTRICT (CMD) WASTEWATER SYSTEM WHICH WILL CONVEY THE WASTEWATER TO THE TREATMENT FACILITY WHERE CMD WILL BE RESPONSIBLE FOR TREATMENT.
- ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORM WATER FACILITIES, OPEN SPACE TRACTS, STREETScape PLANTINGS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTERS, AND OTHER USES.
- ALL THROUGH OPEN SPACE TRACTS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH MVEA WITH FINAL PLAT LOCATIONS TO BE INCLUDED ON THE FINAL PLAT. MVEA INFRASTRUCTURE DESIGN WILL BE IN PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL.
- INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION / LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WALLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- 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.</

**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**



- 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 10' OR MORE, MEASURED FROM 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 10' 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.

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

[illegible]

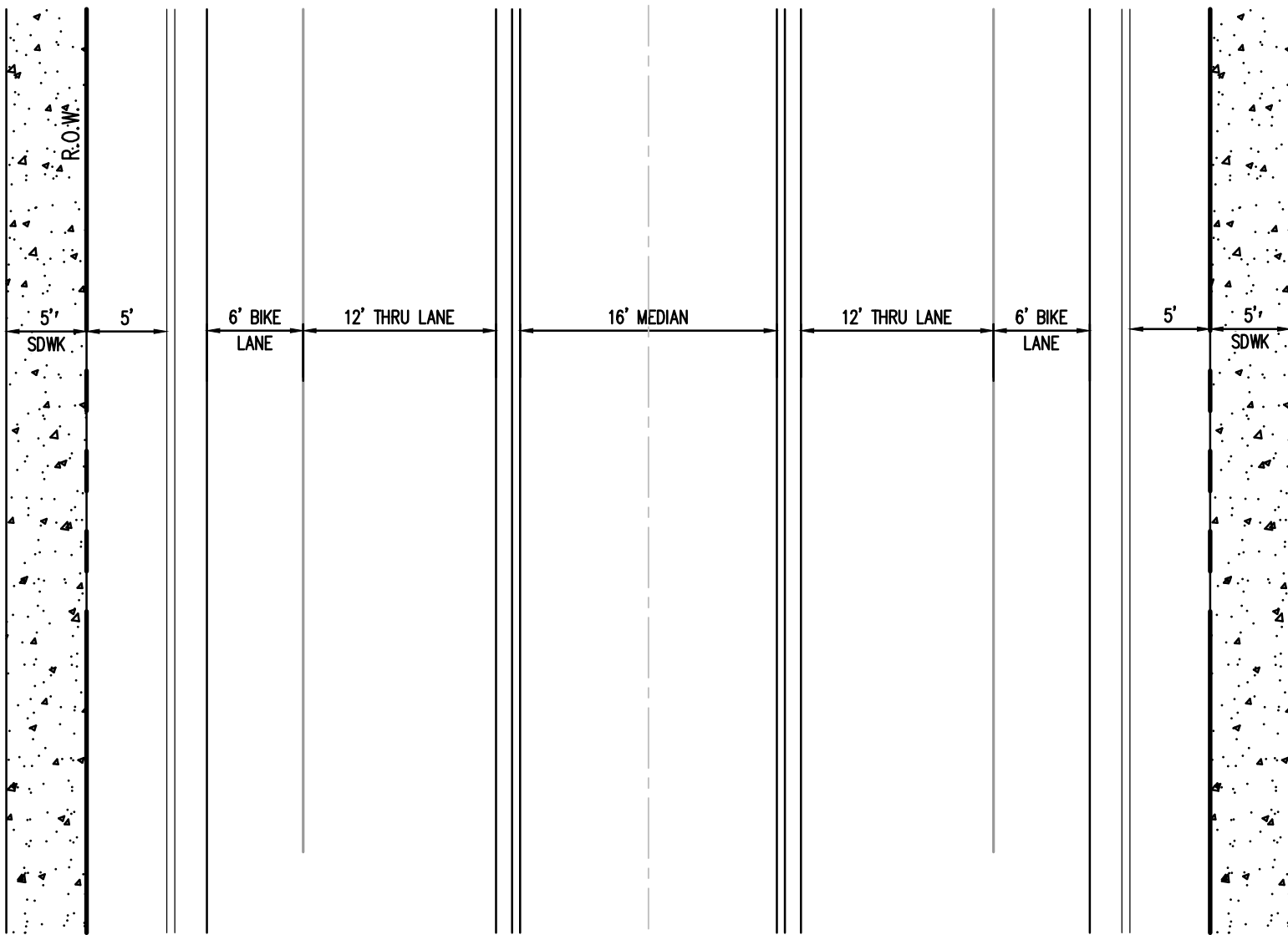
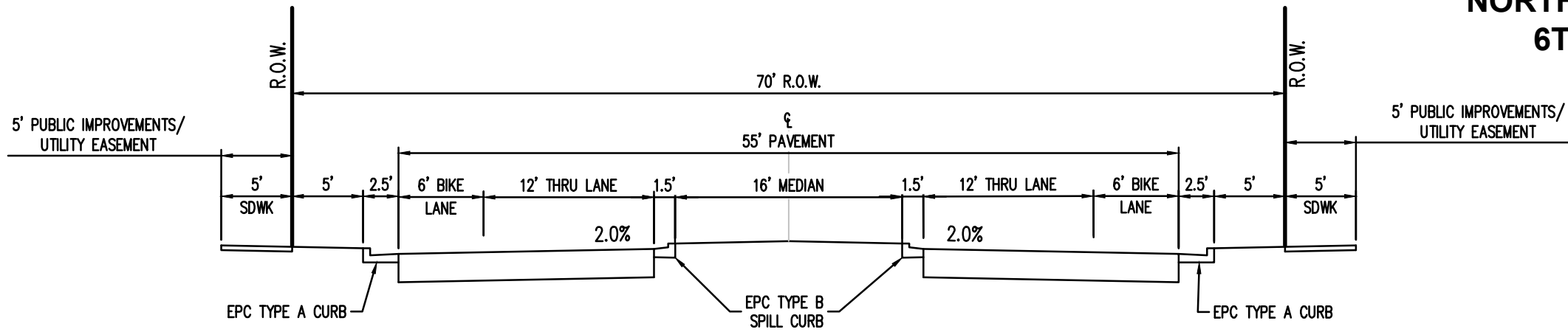
Project No:	201662
Drawn By:	M.
Checked By:	PS/KH
Date:	5/27/2022

C0.2

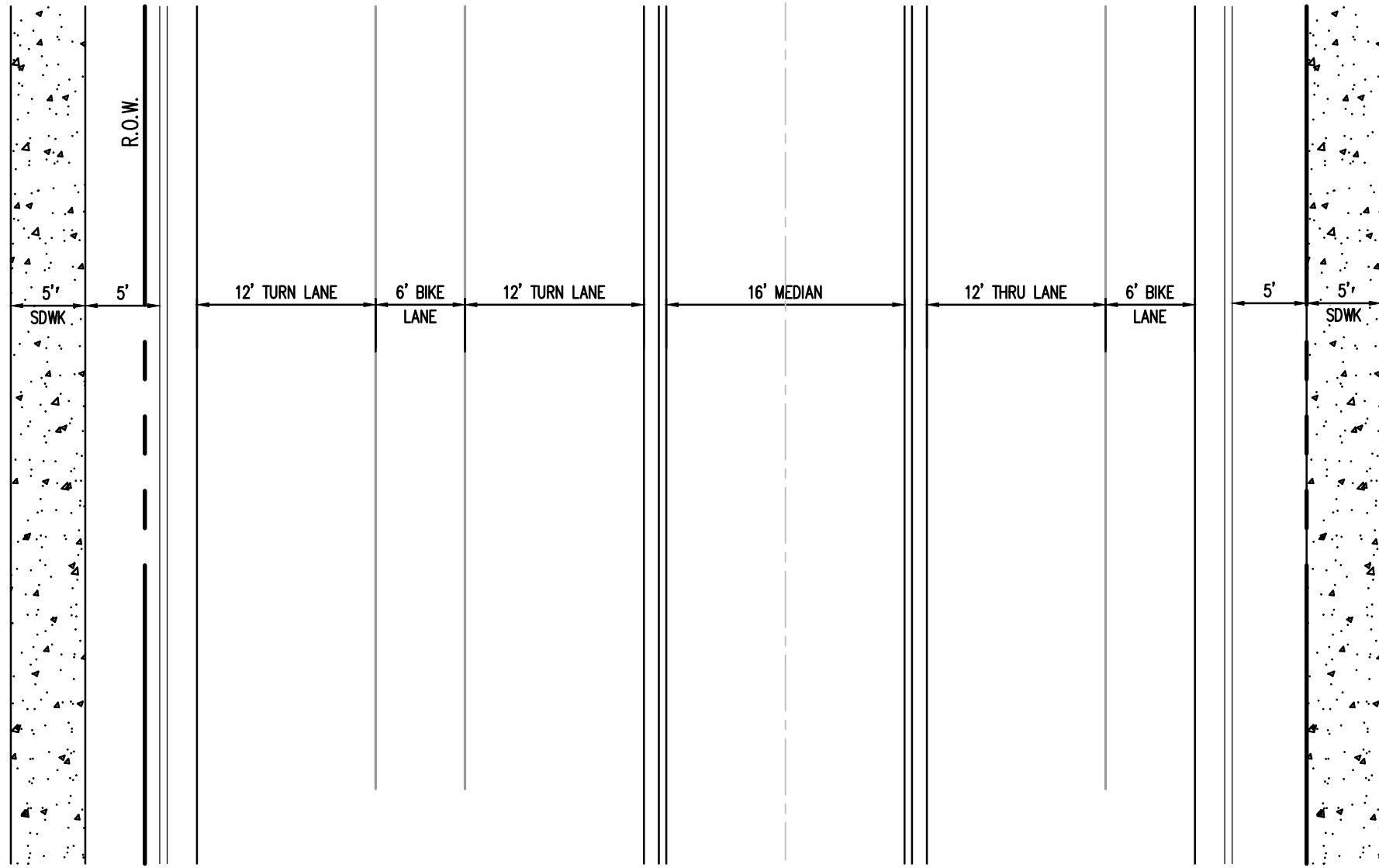
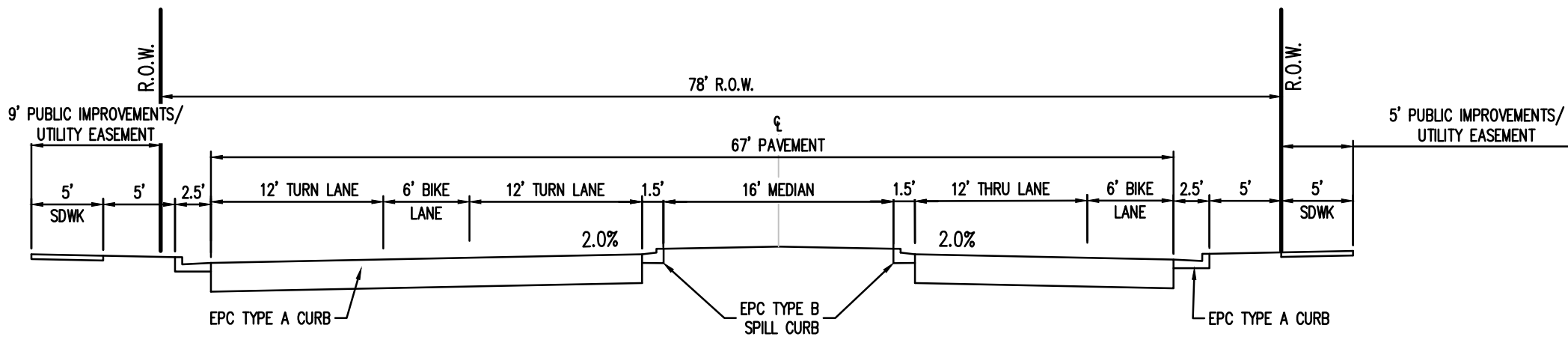
Sheet 2 of 23

GRANDVIEW RESERVE FILING 1
PUD / PRELIMINARY PLAN

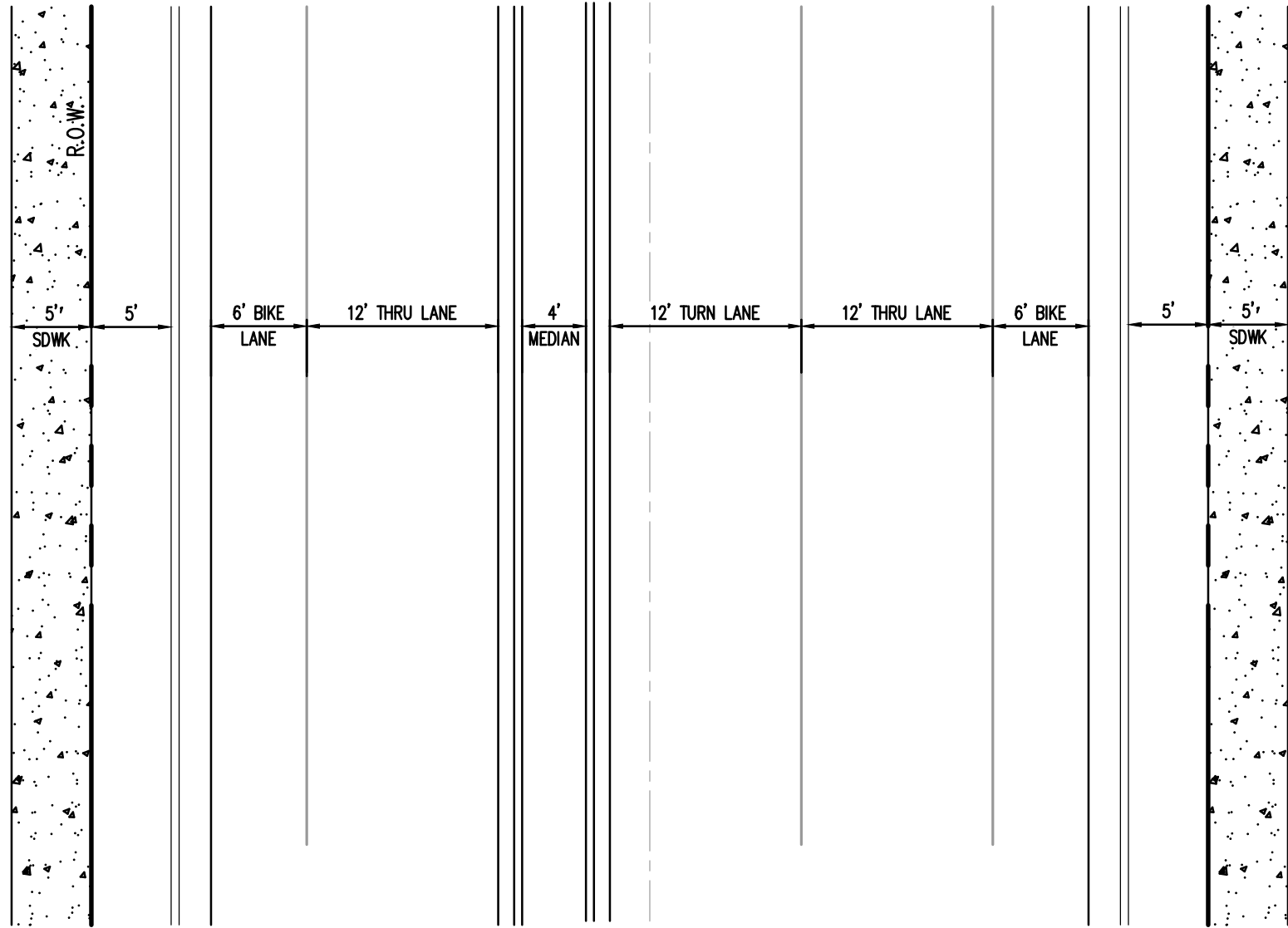
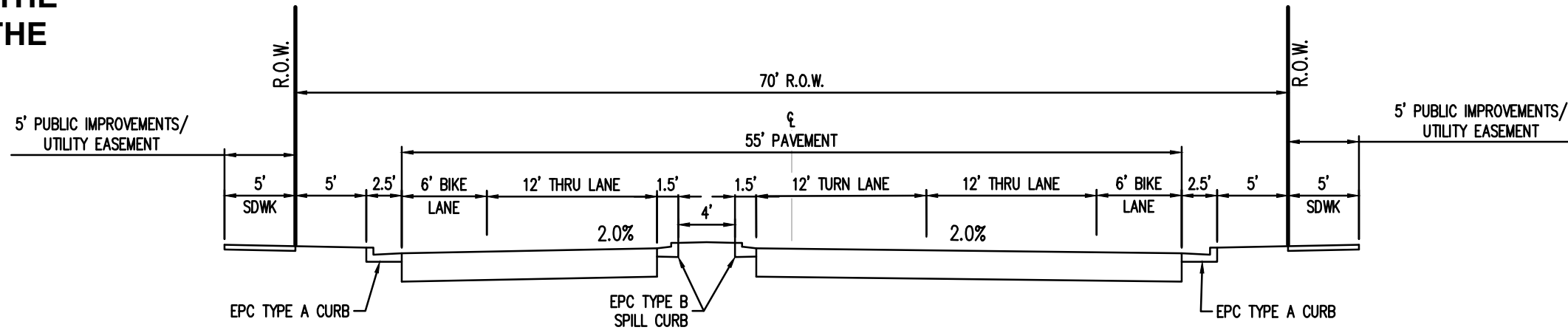
A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE
NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE
6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



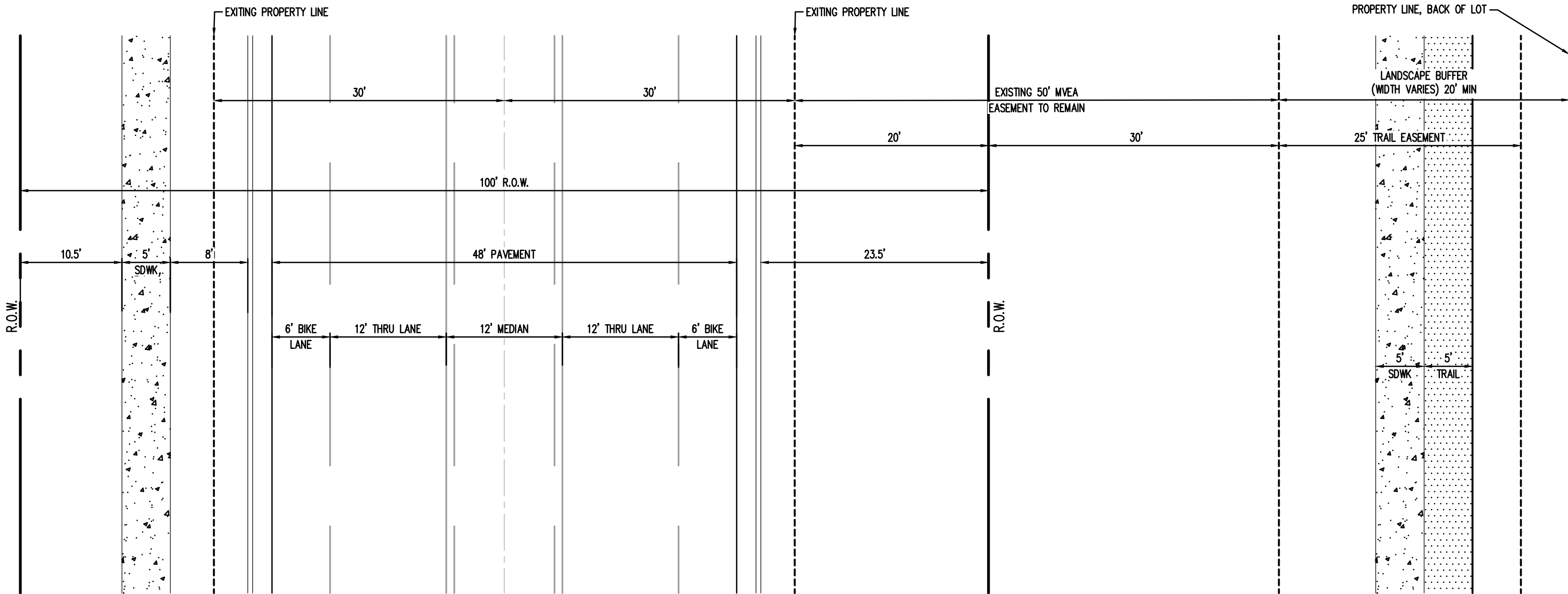
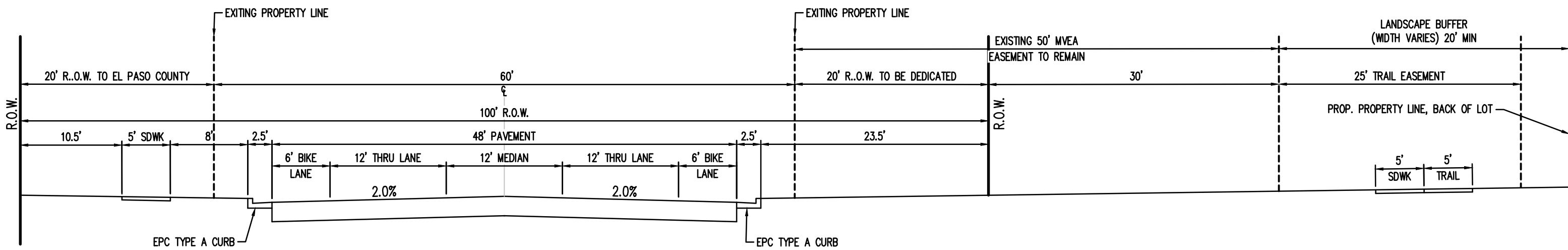
COLLECTOR: 70' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION: HYBRIDGE BOULEVARD)
(NORTHERN TYPICAL SECTION)



COLLECTOR: 70' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION: HYBRIDGE BOULEVARD)
(SOUTHERN TYPICAL SECTION)



COLLECTOR: 70' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION: HYBRIDGE BOULEVARD)
(CENTRAL TYPICAL SECTION)



EASTONVILLE RD. ULTIMATE CROSS SECTION
(ARTERIAL)
N.T.S.

*TRAIL AND SIDEWALK TO MEANDER WITHIN TRAIL EASEMENT

Galloway

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

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

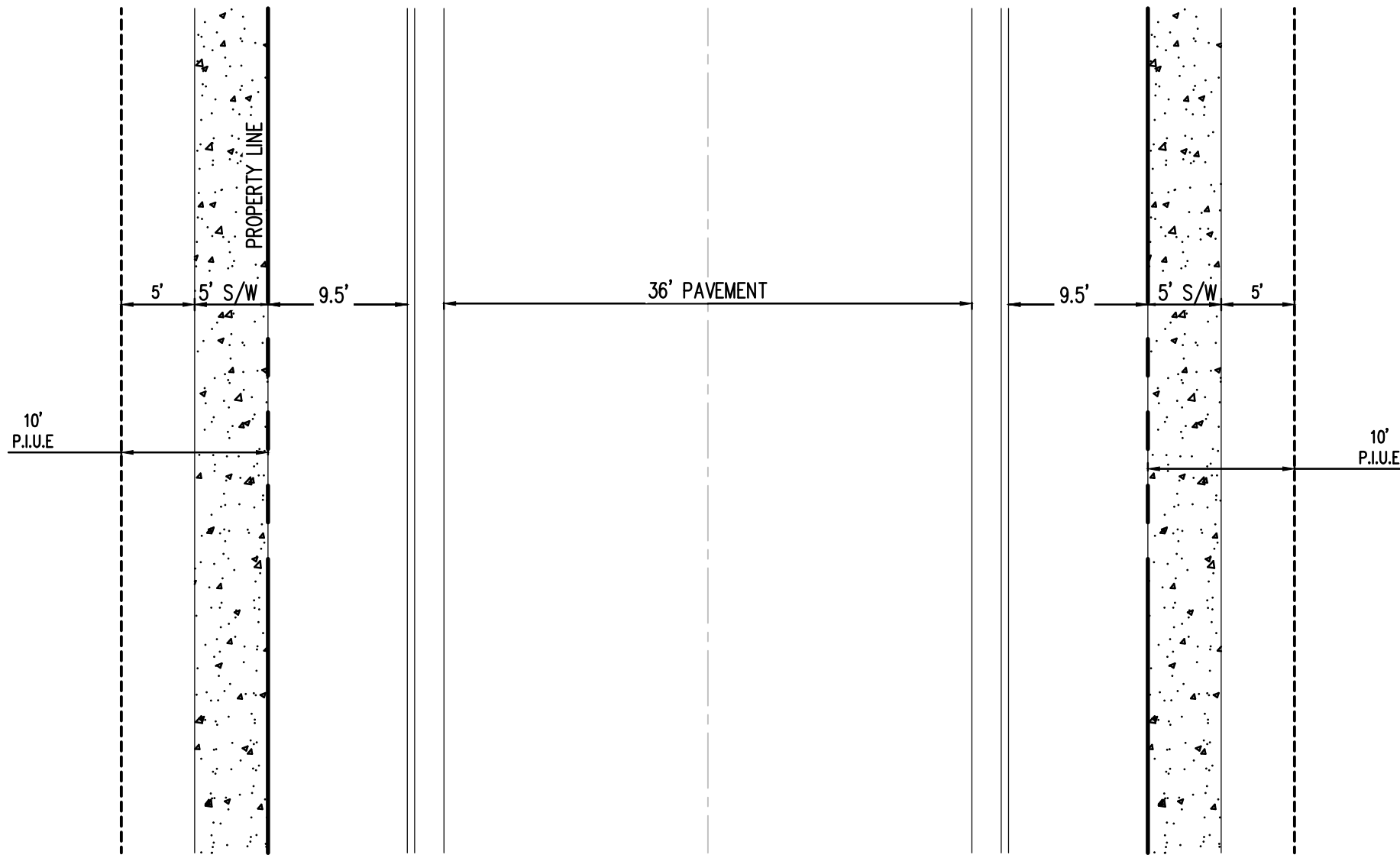
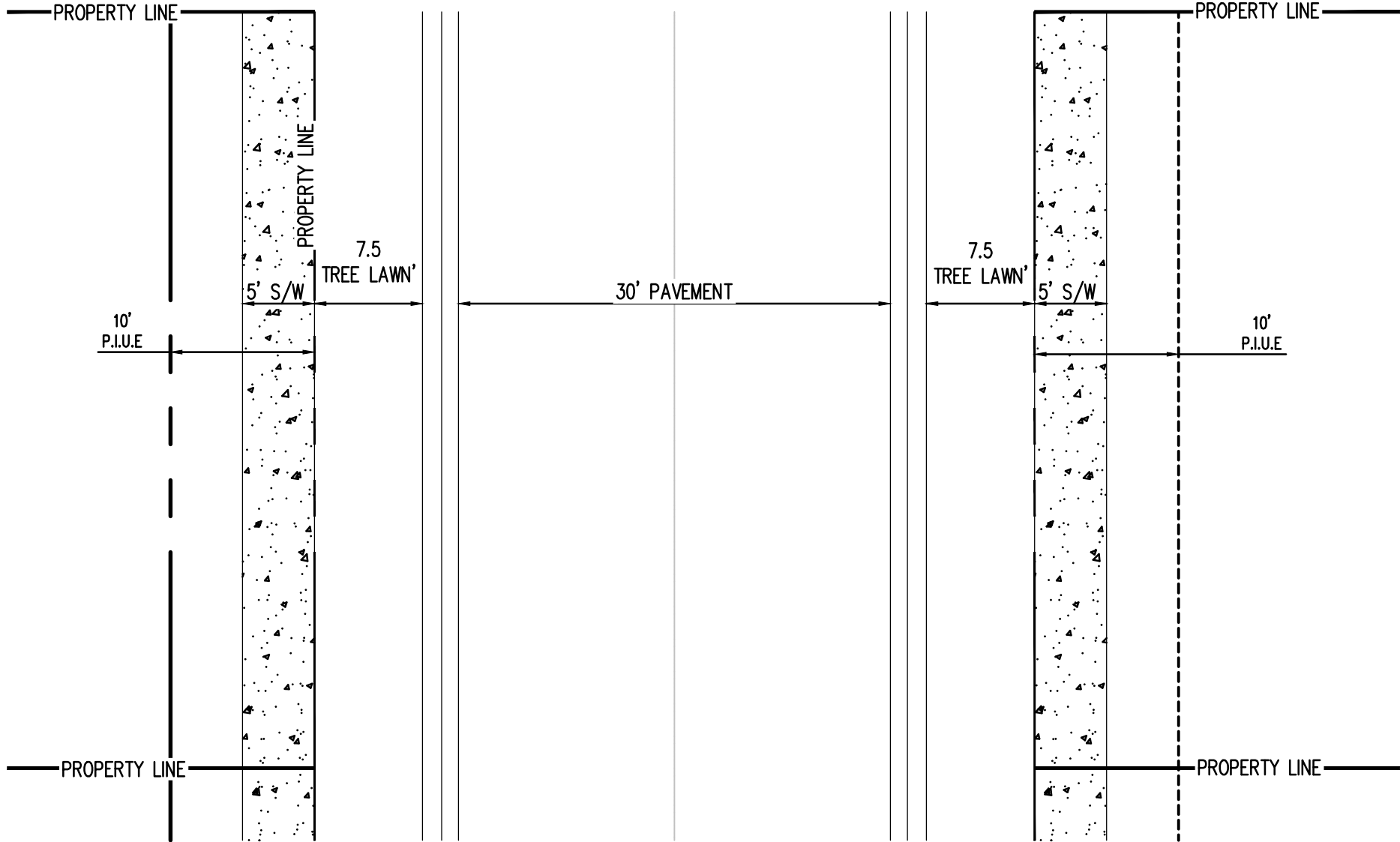
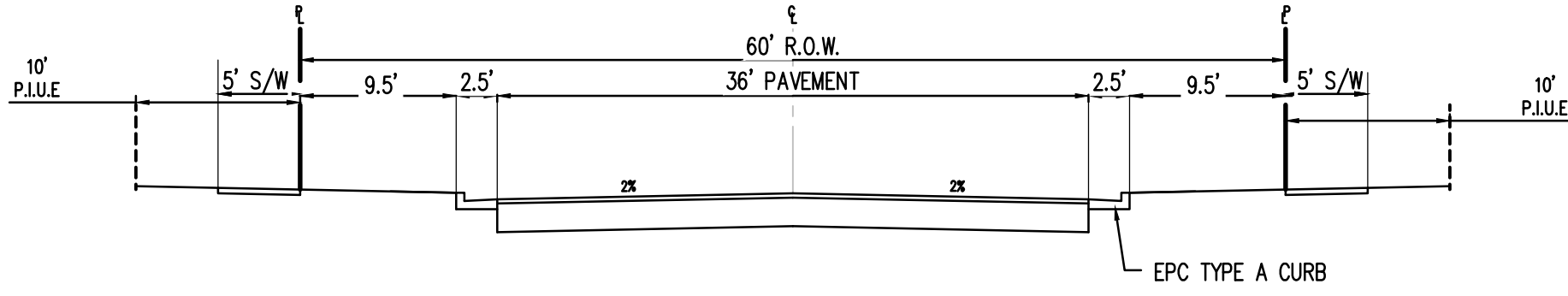
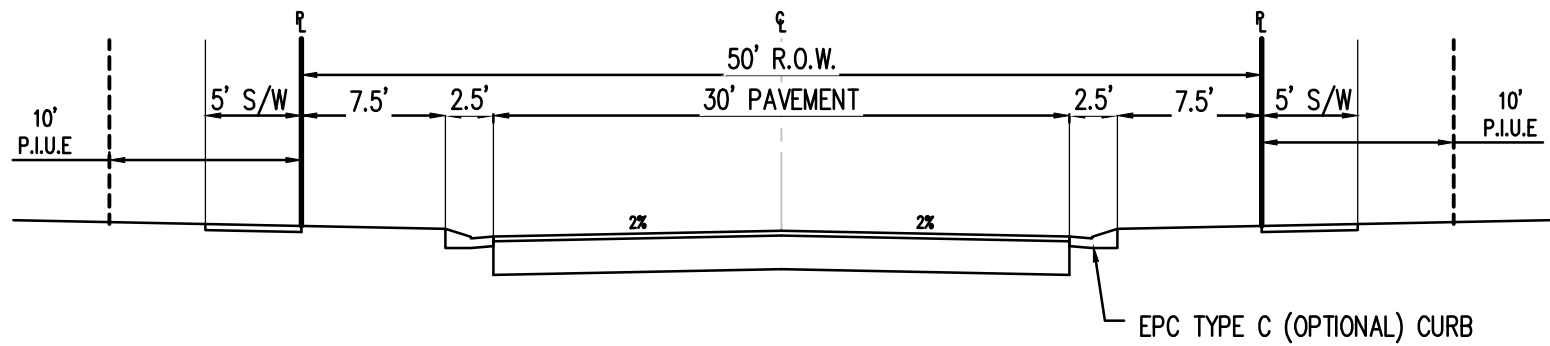
Project No:	201862
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/27/2022

C0.4

Sheet 4- of 23

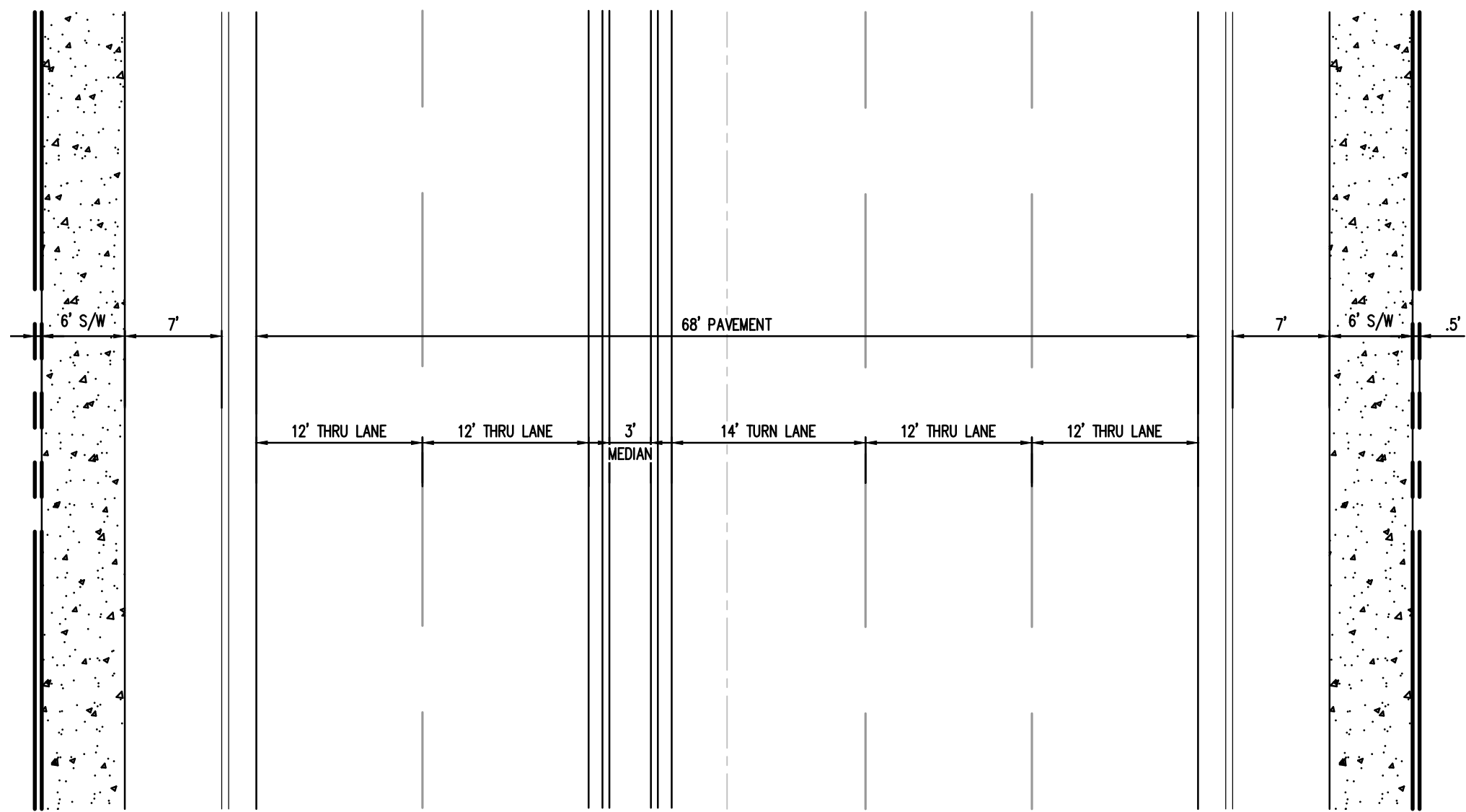
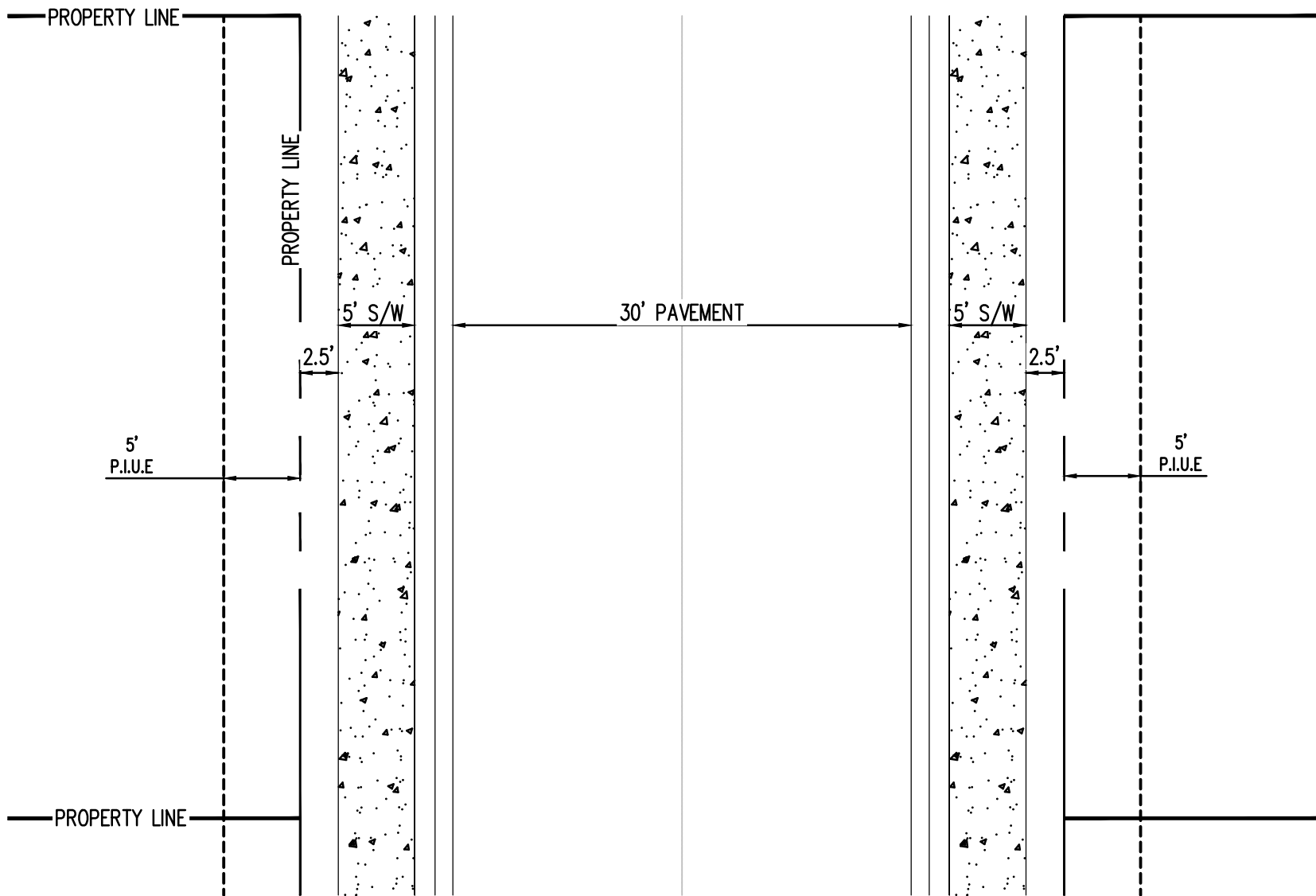
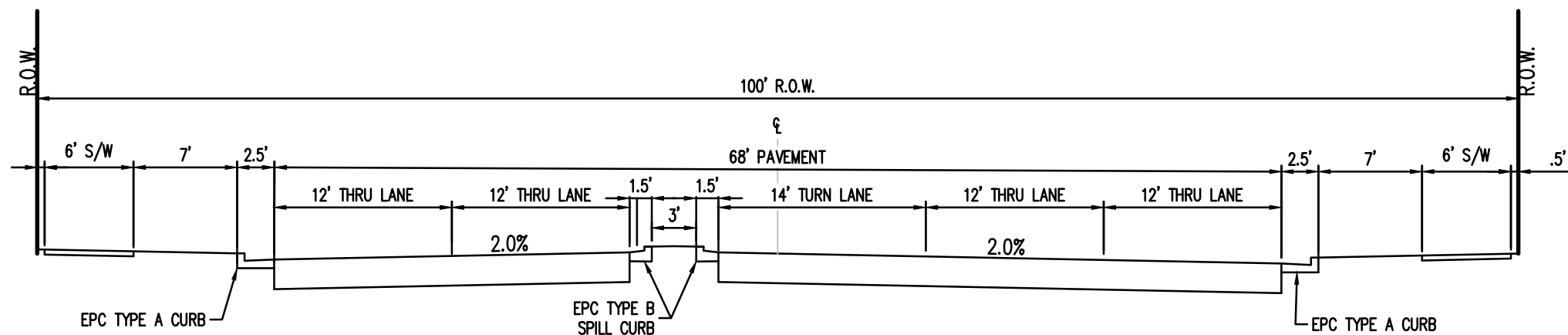
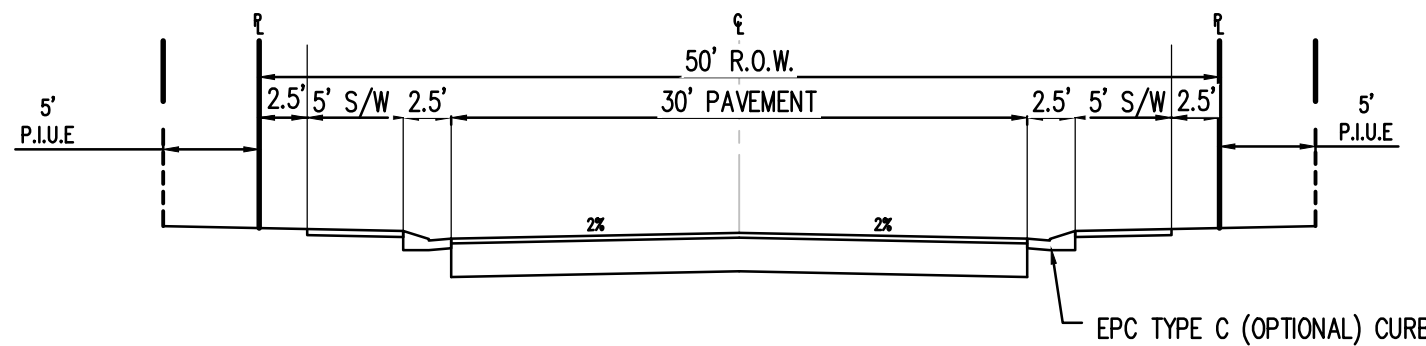
GRANDVIEW RESERVE FILING 1
PUD / PRELIMINARY PLAN

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



NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION
DETACHED SIDEWALK (URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION: BRIXHAM DR., KATE MEADOW LANE, FARM
CLOSE COURT, MILLYARD CIRCLE, STARCROSS COURT)
P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT

COLLECTOR: 60' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION:
DAMLISH DRIVE BTWN EASTONVILLE RD- ZELDA STREET)
P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT



NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION
ATTACHED SIDEWALK (URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION:
DAMLISH DRIVE, TINTAGEL TRAIL, PRIMLEY WOODS PATH, ST. IVES WAY, PIXIE PLACE, MARAZON WAY, ZELDA ST., SPARKWELL ST., PENRYN CIRCLE,
SALCOMBE TRAIL, PLUNKY PLUNK PATH, GLAMPTON DR., STOKES GABRIEL WAY, TOWNES TERRACE, FROGMORE LANE, HOPE COVE LOOP)
P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT

ARTERIAL: 100' R.O.W. STREET SECTION
(MINOR ARTERIAL)
N.T.S.
(ROADS USING THIS SECTION: REX RD)

Galloway

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

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

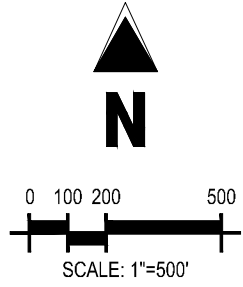
Project No:	201862
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/27/2022

C0.3

Sheet 3- of 23

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



ADJACENT OWNERS

PROPERTY	TAX ID NUMBER	OWNER NAME	NUMBER	STREET	SUITE	CITY	STATE	ZIP
1	4200000400	BOARD OF COUNTY COMMISSIONERS OF	200	S CASCADE AVE	150	COLORADO SPRINGS	CO	80903
2	4200000321	JWAK HOLDINGS LLC	3450	BIG BEAR DR	--	SEDALIA	CO	80135
3	4200000380	JWAK 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	PIKE 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	NOURE-TEHNITY H ROBIN	9591	CURTIS RD	--	PEYTON	CO	80831
11	4200000328	JOHNSON-COONE LINDA D	2409	STRICKLAND 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	STRICKLER RD	--	COLORADO SPRINGS	CO	80906
17	4200000397	PLAINVIEW PROPERTIES LLC	2409	STRICKLER RD	--	COLORADO SPRINGS	CO	80906
18	4200000335	FALCON SCHOOL 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

- EXISTING PROPERTY LINE
- GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED TRACT LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROADWAY CENTER LINE
- PROPOSED MAIN STEM TRIBUTARY LOW FLOW CHANNEL
- EXISTING 100 YR FLOODPLAIN BOUNDARY
- EXISTING WETLAND BOUNDARY
- ADJACENT PROPERTY IDENTIFIER
- FUTURE GRANDVIEW RESERVE FILINGS

FUTURE DEVELOPMENT

GRANDVIEW RESERVE
FILING NO. 1

Galloway

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

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			

Project No: HRG000001
Drawn By: CMWJ
Checked By: RGJ
Date: 03/10/2022

OVERALL SITE PLAN -
ADJACENT PROPERTY
OWNERS

C1.0

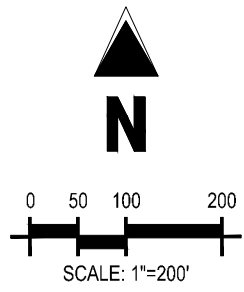
Sheet 5 of 23

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

GRANDVIEW RESERVE FILING 1 – TRACT TABLE											
TRACT #	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PRIVATE DRAINAGE	PEDESTRIAN ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
TRACT A	186,883	4.290		P	X	X	X		X	GVRMD	GVRMD
TRACT B	3,831	0.088	X	P	X	X	X		X	GVRMD	GVRMD
TRACT C	2,222	0.051	X	P	X	X	X		X	GVRMD	GVRMD
TRACT D	17,797	0.409	X	P	X	X	X		X	GVRMD	GVRMD
TRACT E	25,136	0.577	X	P	X	X	X	X	X	GVRMD	GVRMD
TRACT F	5,633	0.129	X	P	X	X	X		X	GVRMD	GVRMD
TRACT G	165,825	3.807	X	P	X	X	X		X	GVRMD	GVRMD
TRACT H	2,647	0.061	X	P	X	X	X		X	GVRMD	GVRMD
TRACT I	3,590	0.082	X	P	X	X	X		X	GVRMD	GVRMD
TRACT J	3,319	0.076	X	P	X	X	X		X	GVRMD	GVRMD
TRACT K	1,344,049	30.855	X	P	X	X	X		X	GVRMD	GVRMD
TRACT L	48,019	1.102	X	P	X	X	X		X	GVRMD	GVRMD
TRACT M	193	0.004	X	P	X	X	X	X	X	GVRMD	GVRMD
TRACT N	11,834	0.272	X	P	X	X	X		X	GVRMD	GVRMD
TRACT O	10,349	0.238	X	P	X	X	X	X	X	GVRMD	GVRMD
TRACT P	17,028	0.391	X	P	X	X	X		X	GVRMD	GVRMD
TRACT Q	38,428	0.905	X	P	X	X	X		X	GVRMD	GVRMD
TRACT R	15,815	0.363	X	P	X	X	X		X	GVRMD	GVRMD
TRACT SA	92,320	2.119	X	P	X	X	X		X	GVRMD	GVRMD
TRACT SB	244,176	5.606	X	P	X	X	X		X	GVRMD	GVRMD
TRACT SC	127,273	2.922	X	P	X	X	X		X	GVRMD	GVRMD
TRACT T	30,333	0.696	X	P	X	X	X		X	GVRMD	GVRMD
TOTAL	2,397,700	55.043									

HOA = HOME OWNERS ASSOCIATION
P = WHERE EASEMENTS DEDICATED
GVRMD = GRANDVIEW RESERVE METROPOLITAN DISTRICT



LEGEND

- EXISTING PROPERTY LINE
- GRANDVIEW RESERVE FILING NO.1 BOUNDARY
- EXISTING BUFFER
- SECTION LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROADWAY CENTER LINE
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY STRIPING
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED ROADWAY AND STOP SIGN
- PROPOSED PEDESTRIAN RAMP
- EXISTING WETLANDS BOUNDARY
- EXISTING WETLAND SETBACK
- EXISTING 100 YEAR FLOODPLAIN BOUNDARY
- PROPOSED CENTERLINE OF CHANNEL
- PROPOSED CHANNEL EASEMENT
- PROPOSED PEDESTRIAN TRAIL
- PROPOSED RIP RAP
- PROPOSED MAINTENANCE ACCESS ROAD & TRAIL (WIDTH VARIES)

SITE SCHEDULE

- PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
- PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
- PROPOSED MODULAR BLOCK WALL
- PROPOSED 5" CONCRETE SIDEWALK
- PROPOSED EPC TYPE "C" MOUNTABLE CURB AND GUTTER
- PROPOSED PEDESTRIAN TRAIL (WIDTH VARIES), 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL (TO BE BUILT BY DEVELOPER)
- PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED FOREBAY (PRIVATE)
- PROPOSED TRICKLE CHANNEL (PRIVATE)
- PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PROPOSED OUTLET STRUCTURE (PRIVATE)
- PROPOSED MICRO POOL (PRIVATE)
- PROPOSED 6" CONCRETE CROSS PAN
- PROPOSED 5' MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND 4" CONCRETE SIDEWALK)
- PROPOSED 15' MAINTENANCE ACCESS ROAD/PEDESTRIAN TRAIL, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL
- PROPOSED 8" CONCRETE CROSS PAN

Galloway

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

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			

Project No: HRG000001
Drawn by: CMWJ
Checked by: RGD
Date: 03/10/2022

TRACT PLAN

C2.0

Sheet 6 of 23

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

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	282°08"	24.83	50.00	S75°46'26"E	24.57
C2	26°05'59"	797.17	1750.00	N18°17'53"E	790.29
C3	52°13'50"	246.13	270.00	S67°09'45"W	237.70
C4	116°31'08"	111.85	55.00	S89°56'50"E	93.55
C5	111°39'19"	107.18	55.00	S42°26'16"W	91.01
C6	113°40'59"	109.13	55.00	S35°56'36"W	92.09
C7	124°33'41"	119.57	55.00	S25°48'19"W	97.38
C8	4°41'32"	30.71	375.00	N86°29'21"W	30.70
C9	9°05'25"	8.17	51.50	S10°24'07"W	8.16
C10	111°7'04"	204.83	1040.00	S01°23'53"W	204.50
C11	16°31'03"	190.27	660.00	S2°49'53"W	189.61
C12	16°31'03"	221.98	770.00	N2°49'53"E	221.21
C13	111°7'04"	163.47	830.00	N01°23'53"E	163.20
C14	7°27'33"	68.35	525.00	N37°19'03"E	68.30
C15	2°24'28"	10.72	255.00	N40°45'41"W	10.72
C16	14°05'50"	67.66	275.00	S46°36'36"E	67.49
C17	120°00'00"	5.24	2.50	S89°33'41"E	4.33
C18	60°00'00"	2.62	2.50	N20°26'19"E	2.50
C19	90°00'00"	30.63	19.50	S84°33'41"E	27.58
C20	90°00'00"	30.63	19.50	S5°26'19"W	27.58
C21	120°00'00"	5.24	2.50	N69°33'41"W	4.33
C22	60°00'00"	2.62	2.50	S20°26'19"W	2.50
C23	180°00'02"	70.69	22.50	N39°33'40"W	45.00
C24	401°2'28"	456.14	650.00	S29°11'51"E	446.84
C25	12°01'49"	78.74	375.00	S33°32'47"E	78.59
C26	13°21'15"	76.91	330.00	N47°43'27"E	76.74
C27	161°2'49"	97.63	345.00	S49°09'14"W	97.30
C28	19°22'44"	111.61	330.00	N83°35'18"E	111.08
C29	8°58'44"	274.24	1750.00	N31°0'56"W	273.96
C30	8°58'38"	258.52	1650.00	N31°0'59"W	258.26
C31	10°57'39"	90.87	475.00	S87°48'31"W	90.73
C32	0°47'08"	5.35	390.00	N80°3'52"E	5.35
C33	7°23'36"	285.14	225.00	N43°58'37"W	286.44
C34	6°52'47"	27.02	225.00	N14°12'31"E	27.00
C35	62°35'13"	315.23	288.58	S59°06'01"E	299.79

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C36	11°22'53"	24.83	125.00	N66°23'54"E	24.79
C37	4°24'30"	36.55	475.00	S48°01'00"E	36.54
C38	26°21'37"	126.52	275.00	S44°56'45"E	125.41
C39	10°57'39"	100.43	525.00	N87°48'31"E	100.28
C40	4°55'02"	147.86	1722.81	N7°50'26"E	147.81
C41	15°44'35"	75.56	275.00	S45°24'23"E	75.32
C42	57°28'04"	75.23	75.00	N79°10'37"W	72.11
C43	8°10'56"	106.20	75.00	S31°31'23"W	97.55
C44	15°19'13"	140.38	525.00	N63°31'32"E	139.96
C45	60°05'48"	183.56	175.00	N1°05'54"E	175.26
C46	32°15'55"	140.78	250.00	S10°42'19"W	138.93
C47	16°31'03"	161.44	560.00	N2°49'53"E	160.88
C48	111°7'04"	224.52	1140.00	S01°23'53"W	224.16
C49	55°09'30"	625.75	650.00	N21°43'20"W	601.86
C50	29°29'59"	489.12	950.00	N34°33'05"W	483.74
C51	7°56'08"	283.92	2050.00	N23°46'10"W	283.70
C52	7°02'45"	239.80	1950.00	S23°49'29"E	239.65
C53	29°29'59"	540.61	1050.00	S34°33'05"E	534.66
C54	55°09'30"	529.48	550.00	S21°43'20"E	509.27
C55	62°44'29"	206.50	188.58	S59°10'39"E	196.34
C56	111°7'04"	149.68	760.00	S01°23'53"W	149.44
C57	2°42'10"	39.62	840.00	S4°04'34"E	39.62
C58	8°36'53"	127.50	848.00	S41°7'33"W	127.38
C59	6°29'46"	5.84	51.50	S11°50'53"W	5.84
C60	7°52'12"	171.70	1250.00	S74°56'30"E	171.56
C61	7°52'12"	174.45	1270.00	N74°58'30"W	174.31
C62	6°29'46"	9.13	80.50	N11°50'53"E	9.12
C63	8°49'37"	135.11	877.00	N41°11'1"E	134.98
C64	10°43'00"	137.48	735.00	N0°04'09"W	137.28

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N80°00'00"E	167.97
L2	S61°32'52"E	680.32
L3	N31°20'52"E	1077.93
L4	N56°43'20"W	60.35
L5	N86°43'20"W	208.52
L6	S41°02'50"W	128.42
L7	S35°7'10"E	22.36
L8	N41°02'50"E	98.06
L9	S48°57'10"E	40.00
L10	N50°42'30"E	79.27
L11	N16°59'11"E	80.00
L12	S73°00'49"E	92.03
L13	S58°12'24"E	20.00
L14	N58°18'44"E	20.00
L15	S89°27'25"E	102.19
L16	S71°9'21"W	74.25
L17	S16°59'11"W	494.06
L18	S28°44'24"W	79.53
L19	S29°00'37"W	54.40
L20	S31°06'58"W	127.53
L21	S31°20'52"W	111.56
L22	S73°09'29"W	23.90
L23	S13°25'41"W	108.67
L24	S36°16'25"W	103.06
L25	S64°37'28"W	22.74
L26	S72°56'W	22.40
L27	S19°13'33"W	93.51
L28	S48°42'06"W	114.79
L29	S25°08'W	22.14
L30	S22°28'21"W	92.83
L31	N61°32'52"W	612.32
L32	N75°41'4"W	57.32
L33	N80°00'00"W	98.46
L34	N1°09'53"E	112.42
L35	N84°08'35"W	6.89

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L36	S52°57'45"W	37.19
L37	S55°12°5"W	32.71
L38	S14°56'50"W	46.54
L39	S55°12°5"W	37.24
L40	S86°02'50"W	29.98
L41	S41°02'50"W	159.50
L42	S35°7'10"E	29.98
L43	N41°02'50"E	201.90
L44	S86°02'50"W	28.28
L45	S41°02'50"W	101.10
L46	S48°57'10"E	20.00
L47	N41°02'50"E	121.10
L48	N41°14'55"W	48.11
L49	S55°12°5"W	135.11
L50	S52°57'39"E	267.05
L51	S11°05'24"W	109.78
L52	N52°47'31"E	38.22
L53	N11°05'24"W	119.21
L54	N5°25'39"W	186.48
L55	N5°51'25"E	176.13
L56	N76°14'43"E	45.73
L57	N41°02'50"E	346.35
L58	N35°7'10"W	31.58
L59	S39°53'30"W	115.57
L60	N48°57'10"W	34.69
L61	S41°02'50"W	211.98
L62	S50°26'19"W	127.43
L63	N39°33'41"W	86.71
L64	S5°28'19"W	28.28
L65	S38°33'41"E	66.73
L66	N50°26'19"E	6.84
L67	S9°33'41"E	21.65
L68	N50°26'19"E	32.33
L69	N9°33'41"W	24.54
L70	N50°26'19"E	79.42

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L71	S39°33'41"E	6.00
L72	S50°26'19"W	14.50
L73	N9°33'41"W	21.65
L74	S50°26'19"W	32.33
L75	S9°33'41"E	24.54
L76	S50°26'19"W	71.56
L77	N38°43'58"W	66.60
L78	N32°18'31"W	75.55
L79	N23°57'28"W	71.35
L80	N16°33'36"W	71.33
L81	N8°57'12"W	70.61
L82	N35°43'58"W	62.69
L83	N3°46'10"W	90.00
L84	N86°13'50"E	110.00
L85	N3°46'10"W	30.00
L86	S86°13'50"W	110.00
L87	N75°58'33"W	54.50
L88	N25°30'00"W	52.11
L89	N43°26'02"W	53.77
L90	N40°56'09"E	110.00
L91	N48°54'18"W	60.00
L92	S40°56'09"W	278.76
L93	S40°41'55"W	207.14
L94	S49°16'05"E	181.67
L95	N54°23'50"E	192.65
L96	S62°28'08"W	12.03
L97	N23°46'19"W	55.62
L98	S84°33'41"E	28.28
L99	N39°33'41"W	151.27
L100	N82°02'50"E	28.28
L101	N41°02'50"E	159.50
L102	N35°7'10"W	28.28
L103	S41°02'50"W	199.50
L104	N85°02'50"E	21.21
L105	N41°02'50"E	126.42

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L106	N14°09'04"E	22.55
L107	S41°02'50"W	141.42
L108	S82°28'08"E	15.70
L109	S86°43'20"E	208.52
L110	N63°16'40"E	60.35
L111	N7°40'18"W	777.34
L112	N56°42'39"W	64.22
L113	N86°42'39"W	18.64
L114	S82°19'42"W	5.31
L115	S37°19'42"W	46.39
L116	S7°40'18"E	9.62
L117	N82°19'42"E	115.00
L118	S7°40'18"E	636.03
L119	S22°54'22"W	115.78
L120	S87°12'28"E	68.33
L121	S7°40'18"E	77.05
L122	S31°26'13"E	63.96
L123	S80°44'04"W	90.42
L124	S17°20'54"W	128.74
L125	N87°36'39"W	61.10
L126	N53°42'43"W	70.31
L127	N28°30'13"W	58.65
L128	N62°35'20"W	135.59
L129	N51°05'45"W	64.94
L130	N43°46'38"W	62.72
L131	N32°37'57"W	68.58
L132	N23°46'19"W	65.10
L133	N13°26'42"W	55.30
L134	N7°31'18"W	13.99
L135	N7°40'18"W	115.89
L136	N82°19'42"E	115.00
L137	N7°40'18"W	30.00
L138	S82°19'42"W	115.00
L139	N7°40'18"W	72.83
L140	N4°33'56"W	36.85

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L141	N1°40'21"E	33.35
L142	N6°47'02"E	67.81
L143	N24°04'28"E	68.83
L144	N30°15'08"E	73.37
L145	N49°27'04"E	63.43
L146	N50°53'33"E	69.91
L147	N72°38'09"E	34.33
L148	N72°38'09"E	68.06
L149	N82°19'42"E	75.43
L150	N7°40'18"W	41.35
L151	S9°43'04"W	103.15
L152	S15°42'58"W	97.69
L153	S40°56'13"W	586.40
L154	S85°38'40"W	98.48
L155	N67°41'53"W	68.46
L156	N57°00'05"W	226.61
L157	N45°01'16"W	38.50
L158	N40°55'28"W	77.00
L159	N29°41'37"W	74.83
L160	N25°18'42"W	142.93
L161	N21°03'20"W	49.72
L162	N9°54'27"W	80.40
L163	N3°52'37"E	80.40
L164	S79°13'52"E	110.00
L165	N72°21'05"W	110.00
L166	N10°00'08"E	37.96
L167	N35°45'21"E	108.02
L168	N17°55'50"E	45.77
L169	N89°47'08"W	2147.06
L170	S01°23'52"W	11.41
L171	S89°44'32"E	286.67
L172	S27°48'24"E	496.83
L173	N82°19'42"W	51.14
L174	N15°12'22"E	55.03
L175	N21°23'57"E	41.81

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L176	N29°48'31"E	102.61
L177	N68°38'29"E	48.70
L178	S29°17'32"E	110.00
L179	N72°05'21"E	5.44
L180	N29°17'32"W	109.35
L181	N68°38'29"E	114.08
L182	S86°35'53"E	101.77
L183	S64°13'44"E	105.36
L184	S89°42'56"E	47.31
L185	N74°28'07"E	60.00
L186	N73°40'26"E	58.21
L187	N70°39'34"E	34.95
L188	N84°38'54"E	40.18
L189	N84°38'54"E	35.19
L190	S89°03'23"E	73.89
L191	S76°22'46"E	73.29
L192	S69°13'46"E	79.67
L193	S55°47'05"E	37.47
L194	S54°27'32"E	38.40
L195	S50°48'17"E	73.04
L196	S35°14'05"E	78.42
L197	S33°22'07"E	176.75
L198	S39°10'26"E	84.39
L199	S44°11'15"W	110.00
L200	N39°46'45"E	109.94
L201	S51°12'58"E	57.33
L202	S45°52'08"E	61.12
L203	S42°47'47"E	61.86
L204	S63°59'47"E	60.47
L205	S65°51'17"E	65.59
L206	S54°03'32"E	72.11
L207	S48°46'21"E	59.70
L208	S41°13'39"W	119.53
L209	S31°47'57"E	138.30
L210	S58°09'34"E	82.07

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

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

ROUNDABOUT MAY BE A FUTURE
PTION AT THIS LOCATION

EX. 20' MVE

GRANDVIEW RESERVE FILING NO. _____
BOUNDARY _____

FUTURE FALCON REGIONAL PARK
PROPERTY LINE AND FUTURE-
EASTONVILLE ROAD RIGHT-OF-WAY LINE

EXISTING FALCON REGIONAL
PARK PROPERTY LINE

FUTURE PROPERTY LINE
— AND FUTURE EASTONVILLE ROAD
RIGHT-OF-WAY LINE

PROPOSED CHANNEL DRAINAGE EASEMENT.
— TO BE OWNED & MAINTAINED BY
GRANDVIEW METRO DISTRICT

JMK HOLDINGS LLC
PARCEL NO: 4200000321
ZONE: A-35

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

	EXISTING PROPERTY LINE
	GRANDMEW RESERVE FILING NO. 1 BOUNDARY
	EXISTING BUFFER
	SECTION LINE
	EXISTING FENCE LINE
	PROPOSED EASEMENT
	PROPOSED LOT LINE
	PROPOSED R.O.W. LINE
	PROPOSED ROADWAY CENTER LINE
	EXISTING ROADWAY CENTER LINE
	PROPOSED ROADWAY STRIPING
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE PAVING
	PROPOSED ROADWAY AND STOP SIGN
	PROPOSED PEDESTRIAN STOP
	EXISTING WETLANDS BOUNDARY
	EXISTING WETLANDS SETBACK
	PROPOSED CENTERLINE OF CHANNEL
	EXISTING 100 YEAR FLOODPLAIN
	PROPOSED SIGHT VISIBILITY
	PROPOSED RIP RAP
	PROPOSED MAINTENANCE ACCESS ROAD & TRAIL
	PROPOSED TRAIL

- 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 PEDESTRIAN TRAIL (WIDTH VARIES), 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL (TO BE BUILT BY DEVELOPER)
- 7 PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- 8 PROPOSED FOREBAY (PRIVATE)
- 9 PROPOSED TRICKLE CHANNEL (PRIVATE)
- 10 PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- 11 PROPOSED OUTLET STRUCTURE (PRIVATE)
- 12 PROPOSED MICRO POOL (PRIVATE)
- 13 PROPOSED 6' CONCRETE CROSS PAN
- 14 PROPOSED 5' MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND 4" CONCRETE SIDEWALK)
- 15 PROPOSED 15' PEDESTRIAN TRAIL, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- 16 PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL
- 17 PROPOSED 8' CONCRETE CROSS PAN

Figure 1: Typical cross-section of a 30' wide, 2% grade, 5' sidewalk, and 5' public improvement utility easement. The diagram shows a cross-section of a road with a 30-foot wide pavement area in the center, sloping at 2% on both sides. On the left side, there is a 5-foot sidewalk, a 5-foot utility easement, and a 2.5-foot public improvement easement. On the right side, there is a 5-foot sidewalk, a 5-foot utility easement, and a 2.5-foot public improvement easement. The total width of the road is 50 feet. The diagram is labeled 'EPC TYPE C (OPTIONAL)'.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



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

[illegible]

Project No:	HRG000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	03/10/2022

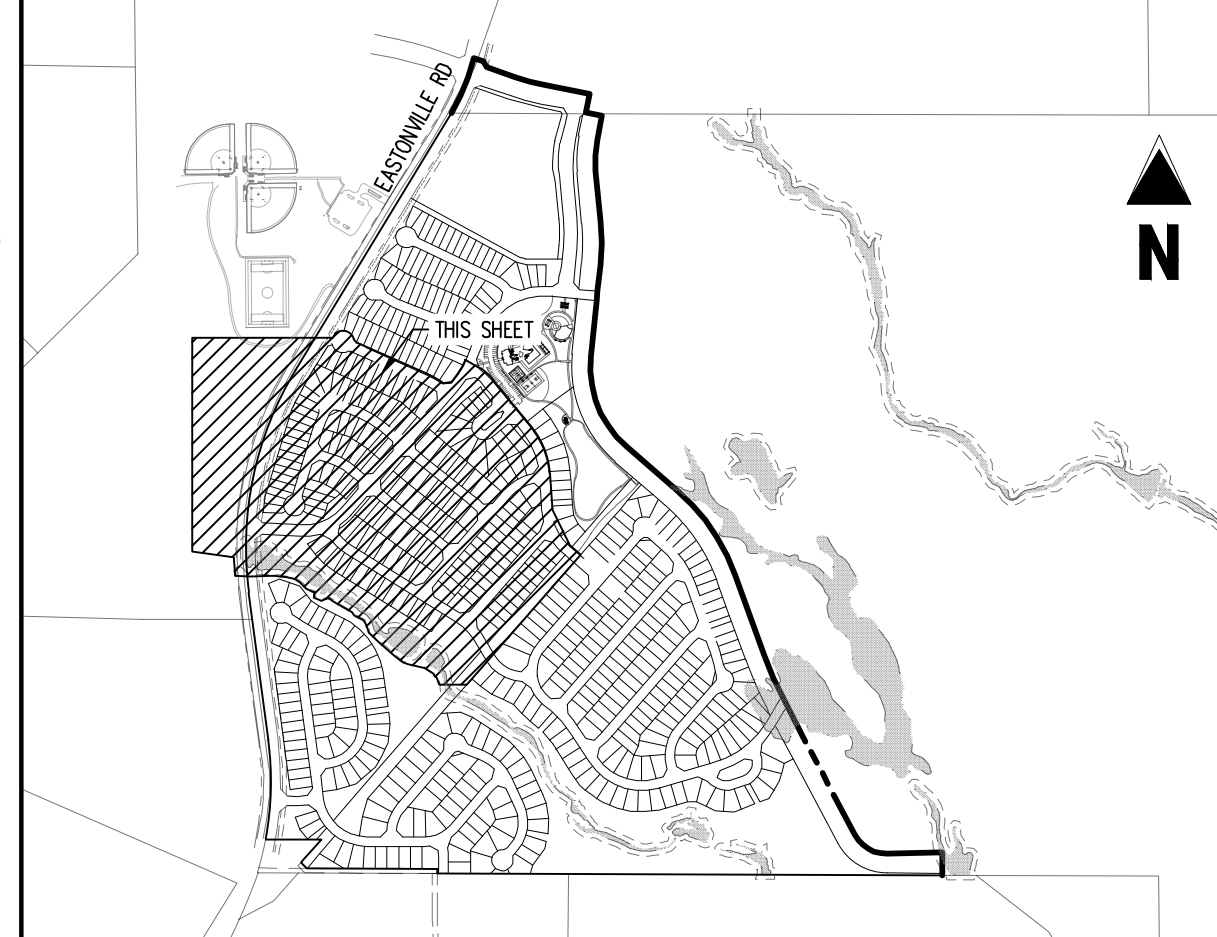
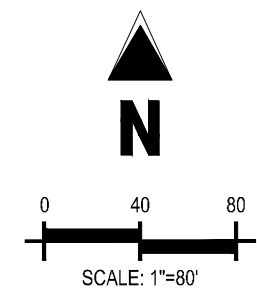
SITE PLAN

C3.1

Sheet 8 of 23

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



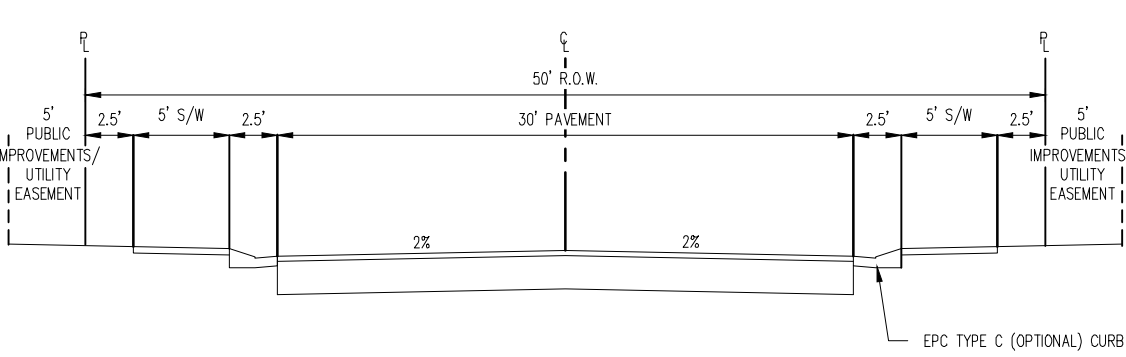
KEY MAP SCALE: (1"=1,000')

LEGEND

- EXISTING PROPERTY LINE
- GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
- EXISTING BUFFER
- SECTION LINE
- EXISTING FENCE LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROADWAY CENTER LINE
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY STRIPING
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED ROADWAY AND STOP SIGN
- PROPOSED PEDESTRIAN RAMP
- EXISTING WETLANDS BOUNDARY
- EXISTING WETLAND SETBACK
- PROPOSED CENTERLINE OF CHANNEL
- PROPOSED SIGHT VISIBILITY
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED RIP RAP
- PROPOSED MAINTENANCE ACCESS ROAD & TRAIL
- PROPOSED TRAIL

SITE SCHEDULE

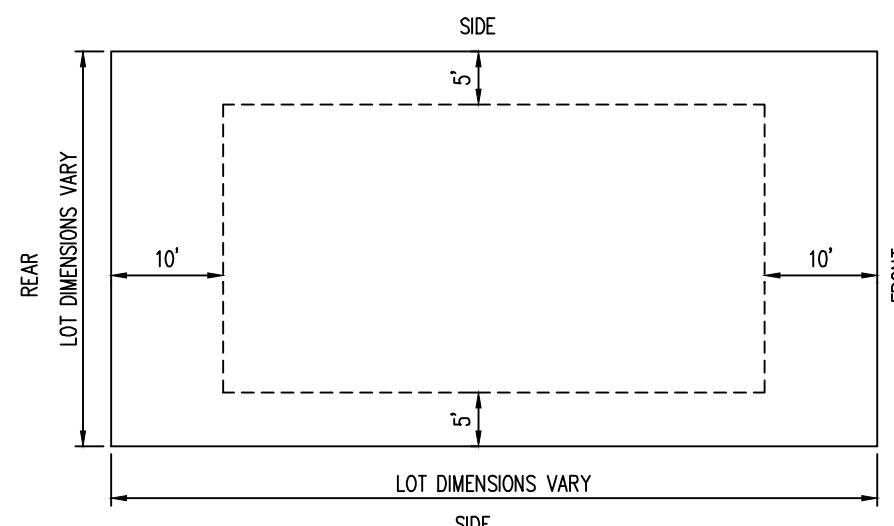
- PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
- PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
- PROPOSED MODULAR BLOCK WALL
- PROPOSED 5" CONCRETE SIDEWALK
- PROPOSED EPC TYPE "C" MOUNTABLE CURB AND GUTTER
- PROPOSED PEDESTRIAN TRAIL (WIDTH VARIES), 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL (TO BE BUILT BY DEVELOPER)
- PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED FOREBAY (PRIVATE)
- PROPOSED TRICKLE CHANNEL (PRIVATE)
- PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PROPOSED OUTLET STRUCTURE (PRIVATE)
- PROPOSED MICRO POOL (PRIVATE)
- PROPOSED 6" CONCRETE CROSS PAN
- PROPOSED 5' MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND 4" CONCRETE SIDEWALK)
- PROPOSED 15' PEDESTRIAN TRAIL, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL
- PROPOSED 8" CONCRETE CROSS PAN



TYPICAL STREET SECTION - URBAN LOCAL ROADWAY
(ATTACHED SIDEWALK)
N.T.S.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE 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.
- 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-HOLDING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



TYPICAL UTILITY & DRAINAGE EASEMENTS

Galloway

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

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			

Project No: HRG000001
Drawn By: CMWJ
Checked By: RGD
Date: 03/10/2022

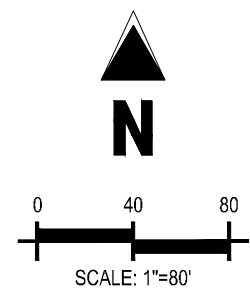
SITE PLAN

C3.2

Sheet 9 of 23

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



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

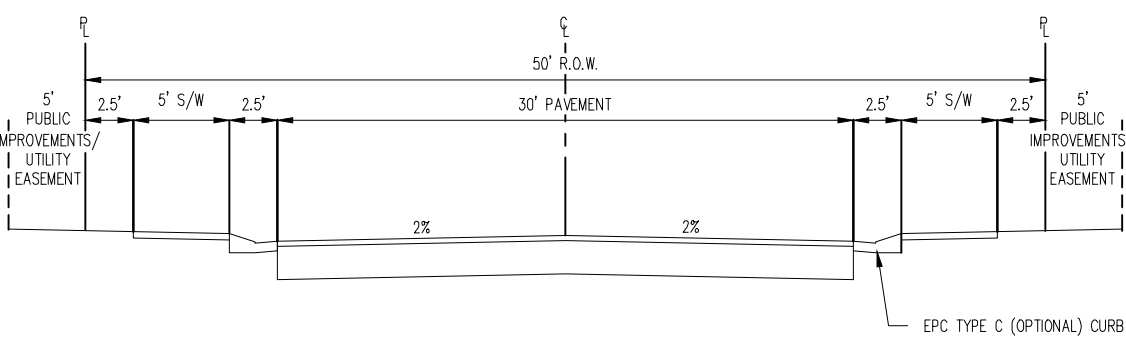
NOTE:
LOTS 409-436 WILL HAVE ROOF DRAINS DIRECTED TO STOKES GABRIEL WAY.
NO IMPERVIOUS SURFACES ALLOWED IN REAR SETBACK AREAS.

LEGEND

- EXISTING PROPERTY LINE
- GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
- 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 ROADWAY AND STOP SIGN
- PROPOSED PEDESTRIAN RAMP
- EXISTING WETLANDS BOUNDARY
- EXISTING WETLAND SETBACK
- PROPOSED CENTERLINE OF CHANNEL
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED SIGHT VISIBILITY
- PROPOSED RIP RAP
- PROPOSED MAINTENANCE ACCESS ROAD & TRAIL
- PROPOSED TRAIL

SITE SCHEDULE

- PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
- PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
- PROPOSED MODULAR BLOCK WALL
- PROPOSED 5" CONCRETE SIDEWALK
- PROPOSED EPIC TYPE "C" MOUNTABLE CURB AND GUTTER
- PROPOSED PEDESTRIAN TRAIL (WIDTH VARIES), 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL (TO BE BUILT BY DEVELOPER)
- PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED FOREBAY (PRIVATE)
- PROPOSED TRICKLE CHANNEL (PRIVATE)
- PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PROPOSED OUTLET STRUCTURE (PRIVATE)
- PROPOSED MICRO POOL (PRIVATE)
- PROPOSED 6" CONCRETE CROSS PAN
- PROPOSED 5' MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND 4" CONCRETE SIDEWALK)
- PROPOSED 15' PEDESTRIAN TRAIL, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL
- PROPOSED 8" CONCRETE CROSS PAN



TYPICAL STREET SECTION - URBAN LOCAL ROADWAY
(ATTACHED SIDEWALK)
N.T.S.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE 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.
- 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.



Know what's below.
Call before you dig.

Galloway

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

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			

Project No: HRG000001
Drawn By: CMWJ
Checked By: RGD
Date: 03/10/2022

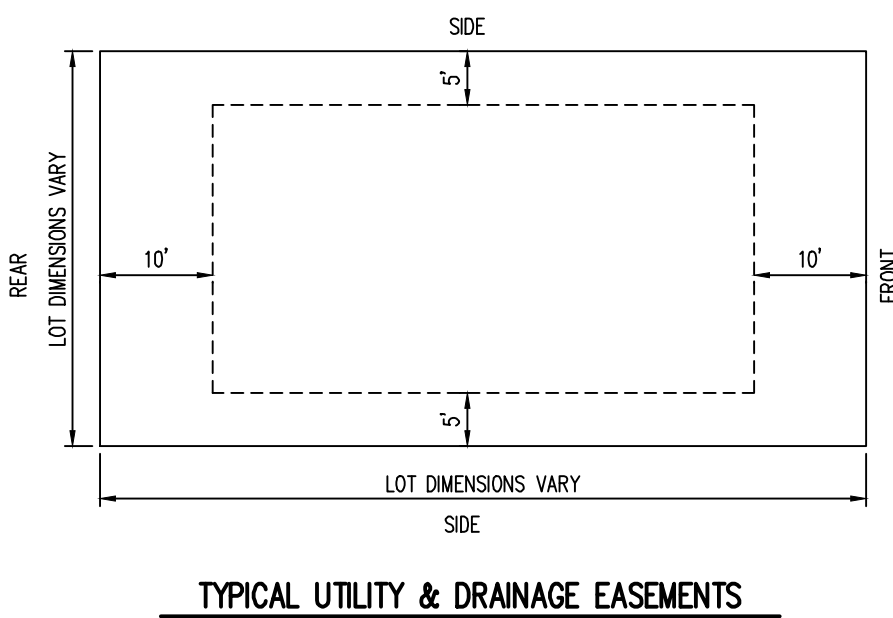
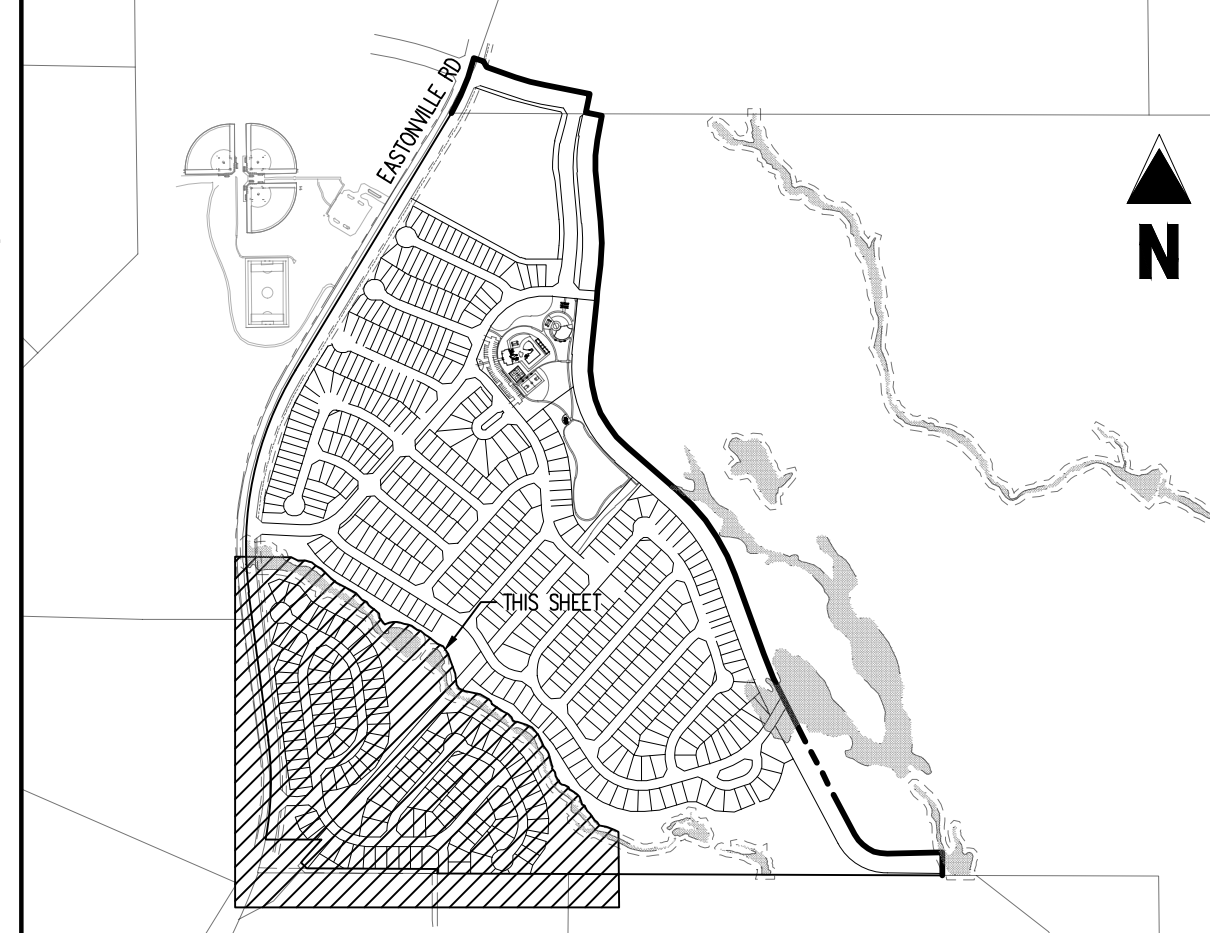
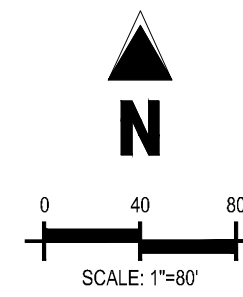
SITE PLAN

C3.3

Sheet 10 of 23

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

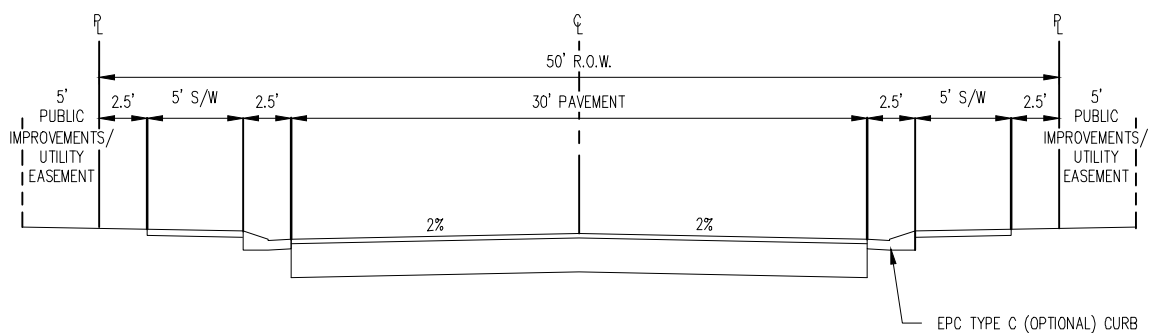


LEGEND

- EXISTING PROPERTY LINE
- GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
- EXISTING BUFFER
- SECTION LINE
- EXISTING FENCE LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- PROPOSED ROADWAY CENTER LINE
- EXISTING ROADWAY CENTER LINE
- PROPOSED ROADWAY STRIPING
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED ROADWAY AND STOP SIGN
- PROPOSED PEDESTRIAN RAMP
- EXISTING WETLANDS BOUNDARY
- EXISTING WETLAND SETBACK
- EXISTING CENTERLINE OF CHANNEL
- PROPOSED CENTERLINE OF CHANNEL
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED SIGHT VISIBILITY
- PROPOSED RIP RAP
- PROPOSED MAINTENANCE ACCESS ROAD & TRAIL
- PROPOSED TRAIL

SITE SCHEDULE

- PROPOSED 30" RT-1 STOP SIGN W/ STREET NAME SIGNS
- PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
- PROPOSED MODULAR BLOCK WALL
- PROPOSED 5" CONCRETE SIDEWALK
- PROPOSED EPC TYPE "C" MOUNTABLE CURB AND GUTTER
- PROPOSED PEDESTRIAN TRAIL (WIDTH VARIES). 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL (TO BE BUILT BY DEVELOPER)
- PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED FOREBAY (PRIVATE)
- PROPOSED TRICKLE CHANNEL (PRIVATE)
- PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PROPOSED OUTLET STRUCTURE (PRIVATE)
- PROPOSED MICRO POOL (PRIVATE)
- PROPOSED 6" CONCRETE CROSS PAN
- PROPOSED 5" MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND 4" CONCRETE SIDEWALK)
- PROPOSED 15' PEDESTRIAN TRAIL, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL
- PROPOSED 8" CONCRETE CROSS PAN



CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE 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.
- 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.



Galloway

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

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			

Project No: HRG000001
Drawn By: CMWJ
Checked By: RGD
Date: 03/10/2022

SITE PLAN

C3.4

Sheet 11 of 23

- LEGEND**
- EXISTING PROPERTY LINE
 - GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
 - 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 ROADWAY AND STOP SIGN
 - PROPOSED PEDESTRIAN RAMP
 - EXISTING WETLANDS BOUNDARY
 - EXISTING WETLAND SETBACK
 - EXISTING CENTERLINE OF CHANNEL
 - PROPOSED CENTERLINE OF CHANNEL
 - EXISTING 100 YEAR FLOODPLAIN
 - PROPOSED SIGHT VISIBILITY
 - PROPOSED RIP RAP
 - PROPOSED MAINTENANCE ACCESS ROAD & TRAIL
 - PROPOSED TRAIL

GRANDVIEW RESERVE FILING 1 PUD / PRELIMINARY PLAN

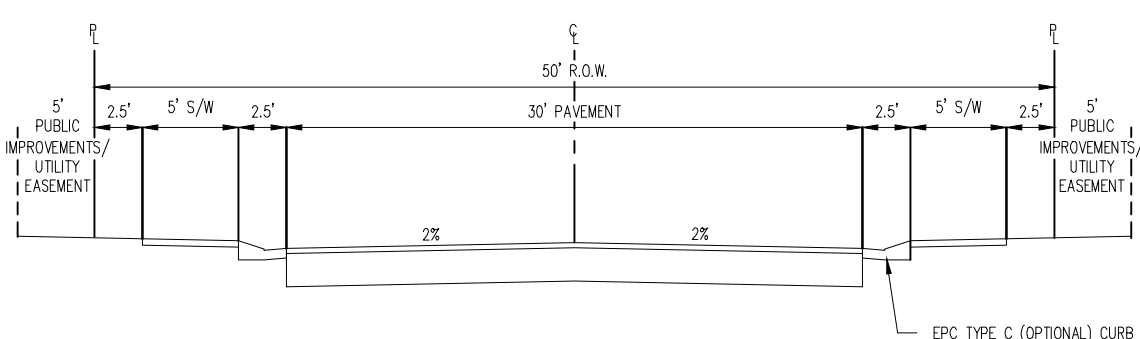
A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

NOTE:
LOTS 444 WILL HAVE ROOF DRAINS DIRECTED TO GLAMPTON DRIVE.
NO IMPERVIOUS SURFACES ALLOWED IN REAR SETBACK AREAS.
ENGINEERING & CONSTRUCTION MITIGATION
REQUIRED. SEE GEOLOGICAL HAZARD NOTE
ON SHEET C0.1

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

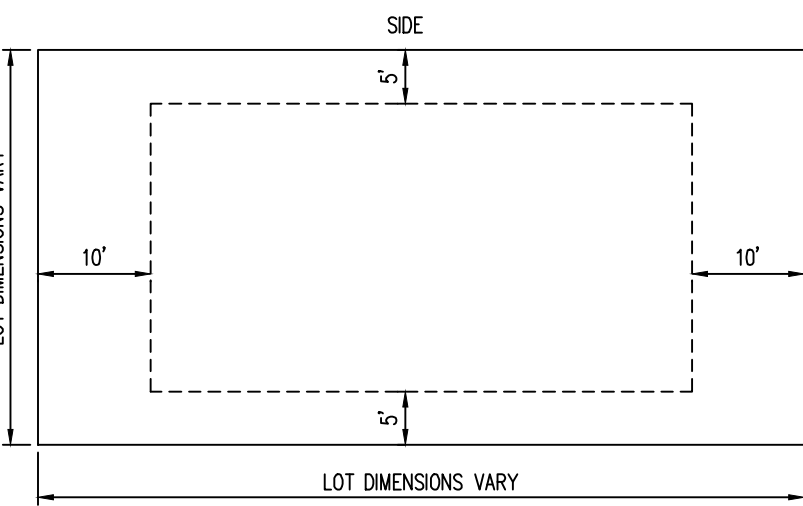
SITE SCHEDULE

- PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
- PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
- PROPOSED MODULAR BLOCK WALL
- PROPOSED 5' CONCRETE SIDEWALK
- PROPOSED EPC TYPE 'C' MOUNTABLE CURB AND GUTTER
- PROPOSED PEDESTRIAN TRAIL (WIDTH VARIES), 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL (TO BE BUILT BY DEVELOPER)
- PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED FOREBAY (PRIVATE)
- PROPOSED TRICKLE CHANNEL (PRIVATE)
- PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PROPOSED OUTLET STRUCTURE (PRIVATE)
- PROPOSED MICRO POOL (PRIVATE)
- PROPOSED 6' CONCRETE CROSS PAN
- PROPOSED 5' MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND 4" CONCRETE SIDEWALK)
- PROPOSED 15' PEDESTRIAN TRAIL, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL
- PROPOSED 8' CONCRETE CROSS PAN



CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE 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.
- 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-HOING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Galloway

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

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			

Project No: HRG000001
Drawn By: CMWJ
Checked By: RGD
Date: 03/10/2022

SITE PLAN

C3.5

Sheet 12 of 23

GRANDVIEW RESERVE FILING 1

A PORTION OF THE SOUTH HALF OF SECTION 21, SOUTH HALF OF SECTION 22, NORTH HALF OF SECTION 28 AND SECTION 27,
TOWNSHIP 12 SOUTH,RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL LANDSCAPE PLAN NOTES:

- *A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER. ALL INTERNAL LANDSCAPE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY OWNER AFTER INSTALLATION.
 2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
 3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
 4. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
 5. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
 6. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
 7. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
 8. STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

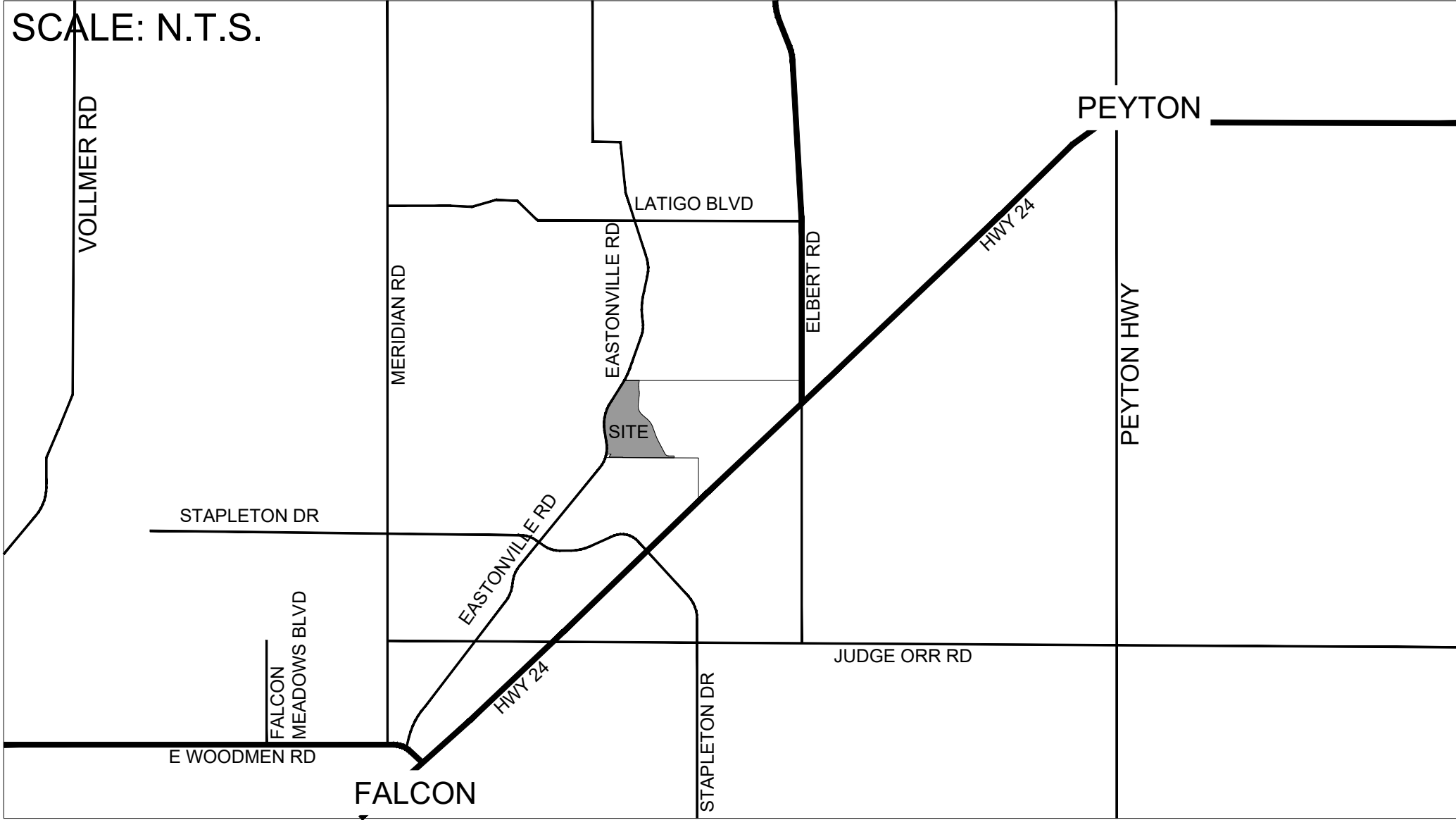
- IRRIGATION:
1. ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE.

- SHRUB/TREE PLANTING NOTES:
1. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
 2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
 3. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION; HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
 4. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
 5. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
 6. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
 7. PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
 8. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
 9. USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
 10. THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

- SODDING & SEEDING:
1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
 2. ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
 3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
 4. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
 5. ALL AREAS TO BE SEEDS SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
 6. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
 7. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
 9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD, DRILL, SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
 - 9.1 SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISL FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - 9.2 SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDS AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.
 - 9.2.1. FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - 9.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 10. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
 11. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 12. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDS AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
 13. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDS AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
 14. APPROVAL OF SEEDS TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDS AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDS IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDS DURING THE SAME SEASON.

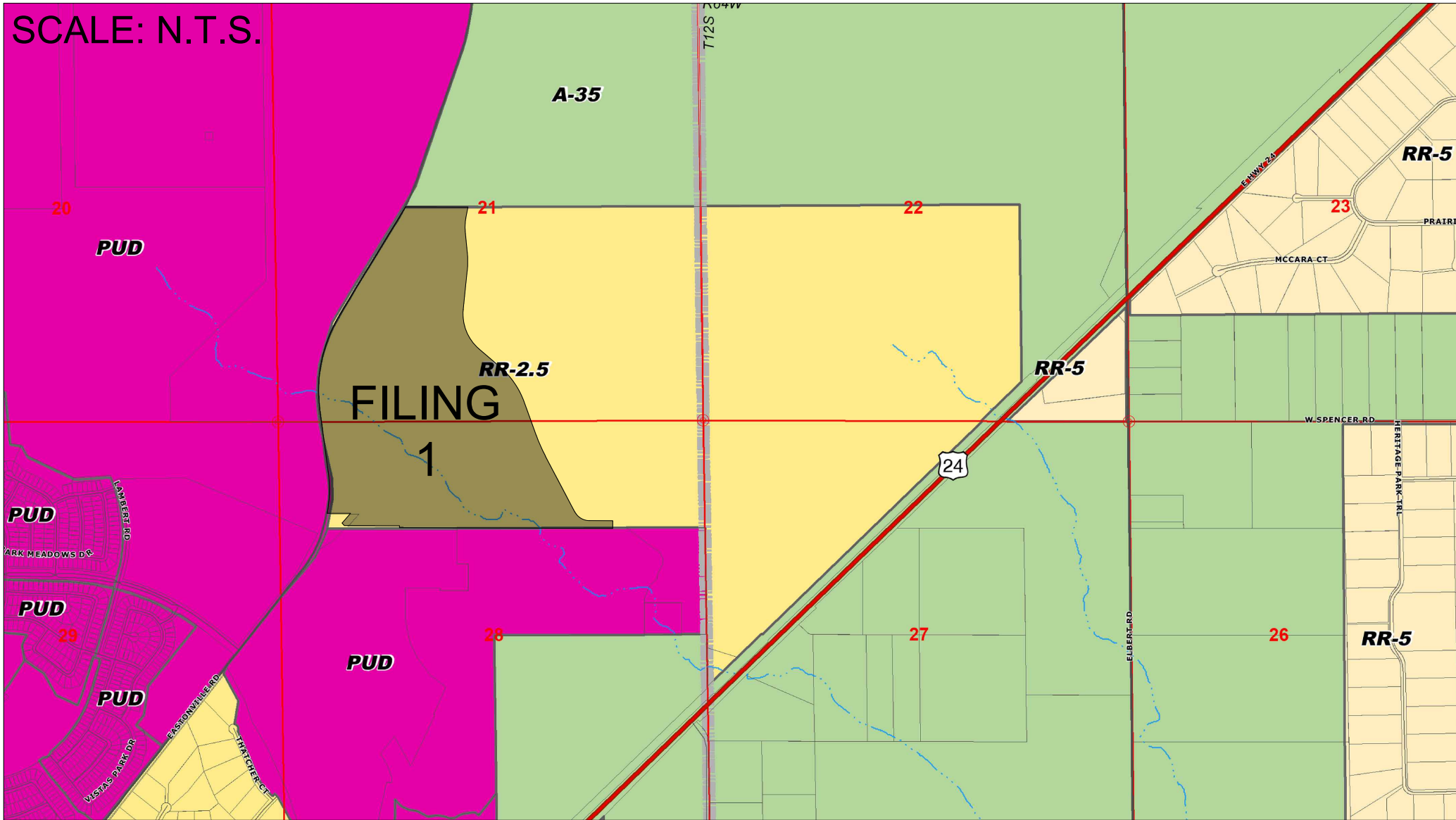
VICINITY MAP

SCALE: N.T.S.



ZONING MAP

SCALE: N.T.S.



SHEET INDEX:

- SHEET L.01: LANDSCAPE COVER SHEET
- SHEET L.02: LANDSCAPE NOTES
- SHEET L.03: OVERALL LANDSCAPE PLAN
- SHEET L.04: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.05: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.06: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.07: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.08: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.09: LANDSCAPE PLAN ENLARGEMENT
- SHEET L.10: DETAILS
- SHEET L.11: DETAILS

CLIENT
D.R. HORTON
9555 S. KINGSTON CT.
ENGLEWOOD, CO 80112
303.503.4903

ENGINEER
GALLOWAY & COMPANY INC.
1155 KELLY JOHNSON BLVD. #305
COLORADO SPRINGS, CO 80920
719.900.7220

LANDSCAPE ARCHITECT
HR GREEN INC.
5619 DTC PARKWAY #1150
GREENWOOD VILLAGE, CO 80111
720.602.4999

SITE DATA

EXISTING ZONING: RR-2.5
PROPOSED ZONING: PUD

Galloway

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

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Project No:	201662
Drawn By:	MJ
Checked By:	PSKH
Date:	5/10/2022

Cover Sheet

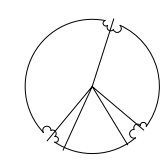
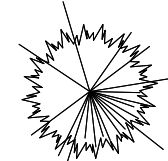
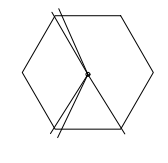
L.01

Sheet 13 of 23

GRANDVIEW RESERVE FILING 1

A PORTION OF THE SOUTH HALF OF SECTION 21, SOUTH HALF OF SECTION 22, NORTH HALF OF SECTION 28 AND SECTION 27,
TOWNSHIP 12 SOUTH,RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

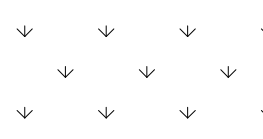
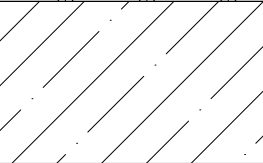
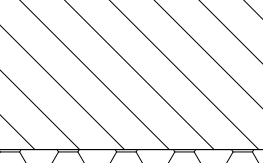
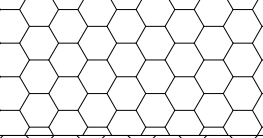
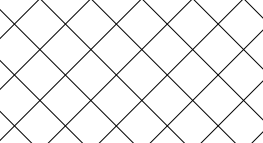
PLANT SCHEDULE

	DECIDUOUS TREES	KEY	HEIGHT	WIDTH	SIZE	COND
	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
	GLEDITSIA TRIANCANTHOS 'SKYLINE' SKYLINE HONEYLOCUST	GT	40'	30'	2'	B&B
	EVERGREEN TREES	KEY	HEIGHT	WIDTH	SIZE	COND
	JUNIPERUS SCOPULORUM 'MOONGLOW' MOONGLOW UPRIGHT JUNIPER	JS	15'	8'	#7	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	KEY	HEIGHT	WIDTH	SIZE	COND
	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	KEY	HEIGHT	WIDTH	SIZE	COND
	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 KIAUTSCHOVICUS 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 'FROEBELII' FROEBEL SPIREA	SJ	4'	4'	5 GAL	CONT
	SYRINGA PATULA 'MISS KIM' MISS KIM LILAC	SM	5'	5'	5 GAL	CONT
	GRASSES	KEY	HEIGHT	WIDTH	SIZE	COND
	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	KEY	HEIGHT	WIDTH	SIZE	COND
	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

DEVELOPMENT PLAN DATA

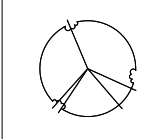
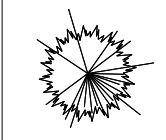
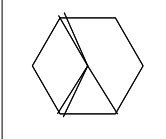
STREET NAME OR ZONE BOUNDARY	EASTONVILLE RD.	REX RD.	EAST PROPERTY LINE	SOUTH PROPERTY LINE	IVYBRIDGE BLVD.	INSTITUTIONAL BOUNDARY
LANDSCAPE SETBACK LOCATION	WEST	NORTH	EAST	SOUTH	N/A	N/A
ZONE DISTRICT BOUNDARY	NO	NO	NO	NO	NO	YES
STREET CLASSIFICATION	ARTERIAL	COLLECTOR	N/A	N/A	COLLECTOR	N/A
SETBACK DEPTH REQUIRED/PROVIDED	25' / 25'	10' / 10'	N/A	N/A	10' / 10'	15' / 30'
LINEAR FOOTAGE	4044'	537'	N/A	N/A	914'	843'
TREE/FEET REQUIRED	1 TREE / 20'	1 TREE / 30'	N/A	N/A	1 TREE / 30'	1 TREE / 30'
NUMBER OF TREES REQUIRED/PROVIDED	202 / 202	18 / 18	N/A	N/A	30 / 30	28 / 28
SHRUB SUBSTITUTION REQUIRED/PROVIDED	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTION REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN *	ER	RR	EP	SP	RV	IB
% GROUND PLANE VEG. REQUIRED/PROVIDED	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%
NOTE (*) - TREES FOR POCKET PARKS LABELED: PP						

GROUND COVER LEGEND/QUANTIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	63,478	SQ. FT.
	NATIVE SEED A IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	2.9	ACRES
	NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	23.7	ACRES
	PARK SEED IRRIGATED LAWN SEED; TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TURF GRASS	3.9	ACRES
	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	4.7	ACRES

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.

TREE LEGEND

SYMBOL	DESCRIPTION	QTY.
	DECIDUOUS SHADE TREE	253
	EVERGREEN TREE	153
	ORNAMENTAL TREE	169

SEEDING SPECIFICATIONS

NATIVE SEEDING
EL PASO COUNTY ALL PURPOSE LOW GROW MIX
25% BUFFALOGRASS
20% GRAMA, BLUE
29% GRAMA, SIDEOATS
5% GREEN NEEDLEGRASS
20% WHEATGRASS, WESTERN
1% DROPSEED, SAND

SEEDING RATE: 42 LBS PLS/ACRE

DETENTION SEEDING
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX
20% BLUESTEM, BIG
10% GRAMA, BLUE
10% GREEN NEEDLEGRASS
20% WHEATGRASS, WESTERN
10% GRAMA, SIDEOATS
10% SWITCHGRASS
10% PRAIRIE SANDREED
10% YELLOW INDIANGRASS

SEEDING RATE: 19.3 LBS PLS/ACRE

Galloway

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

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

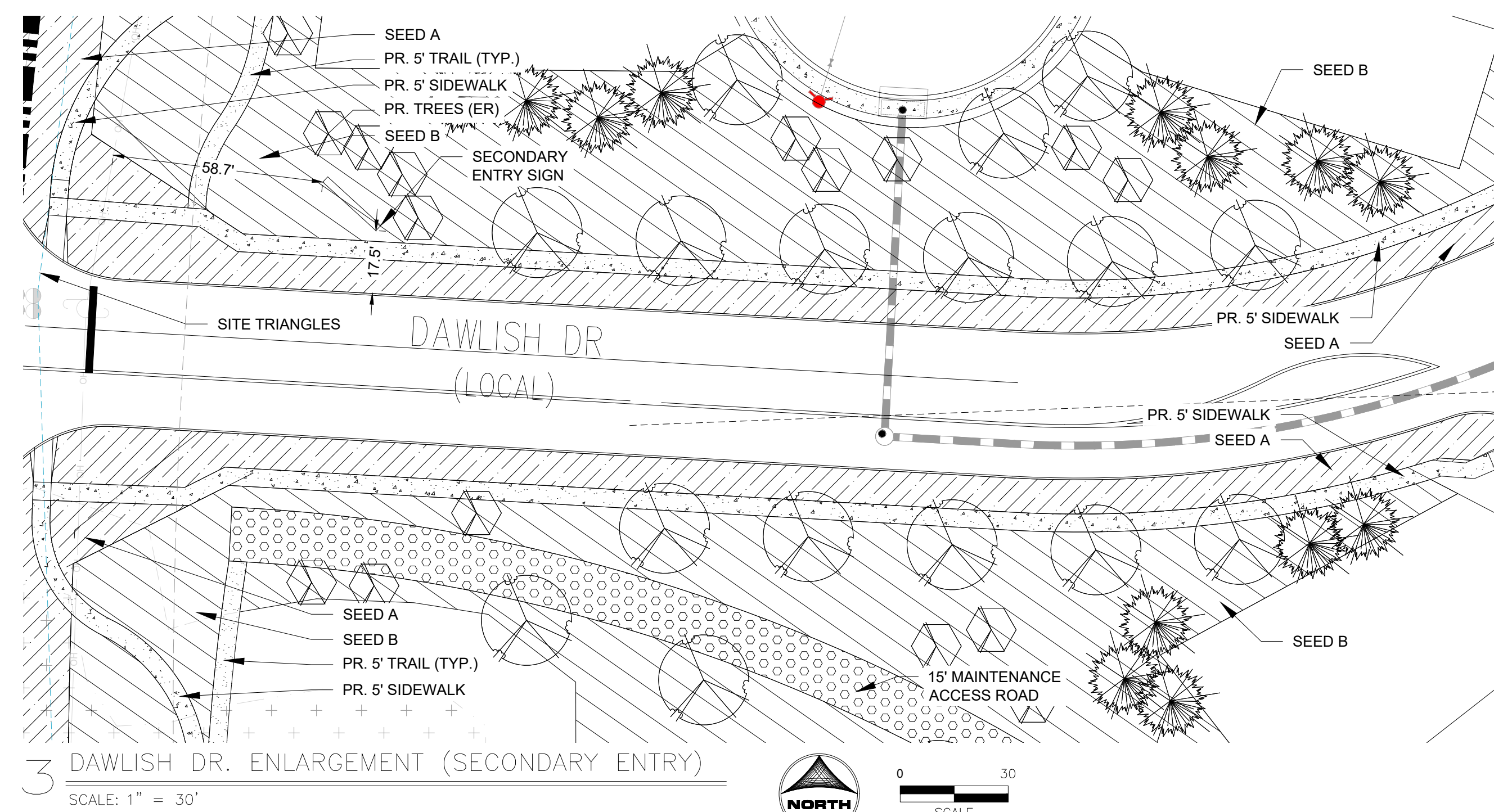
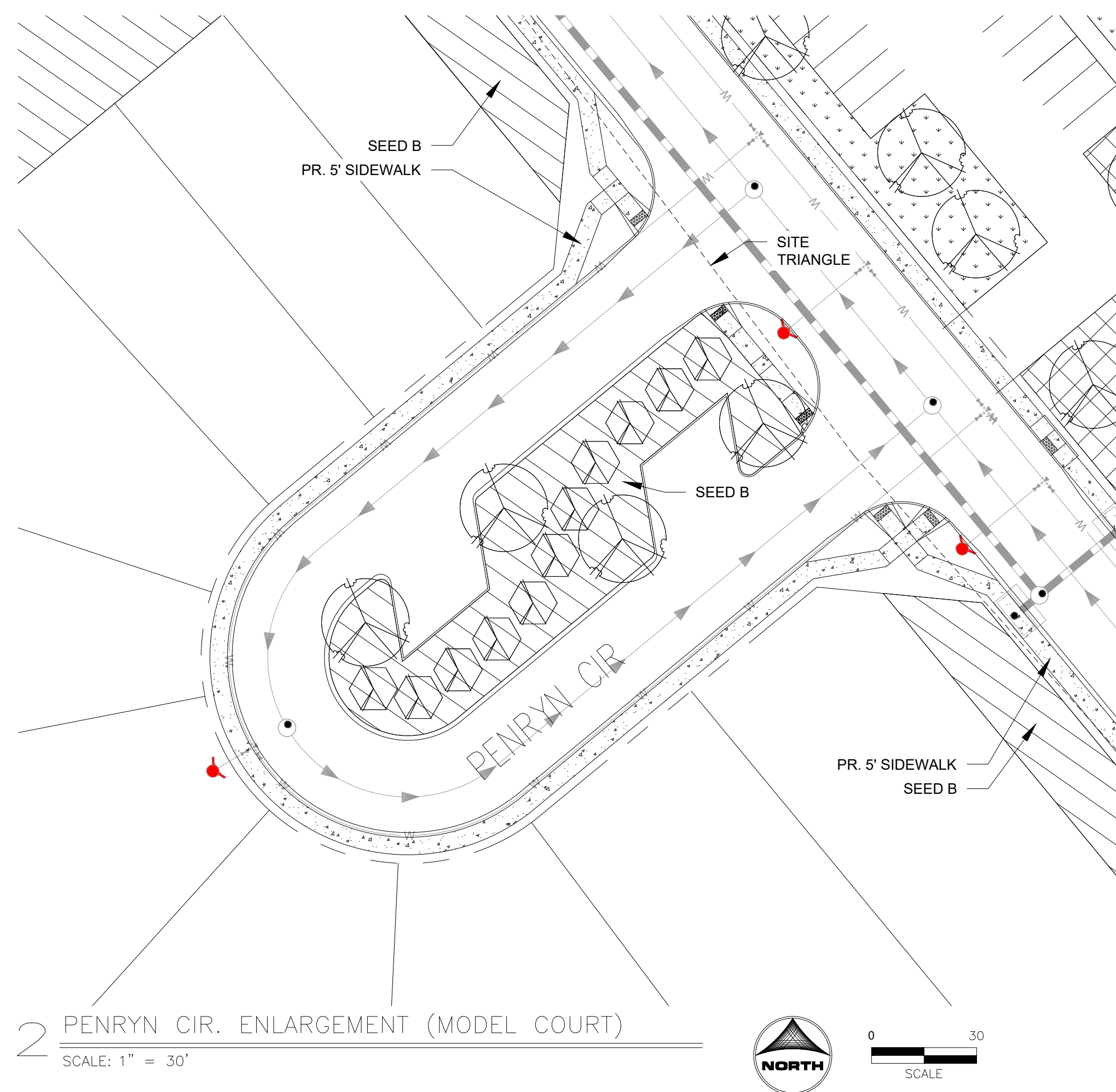
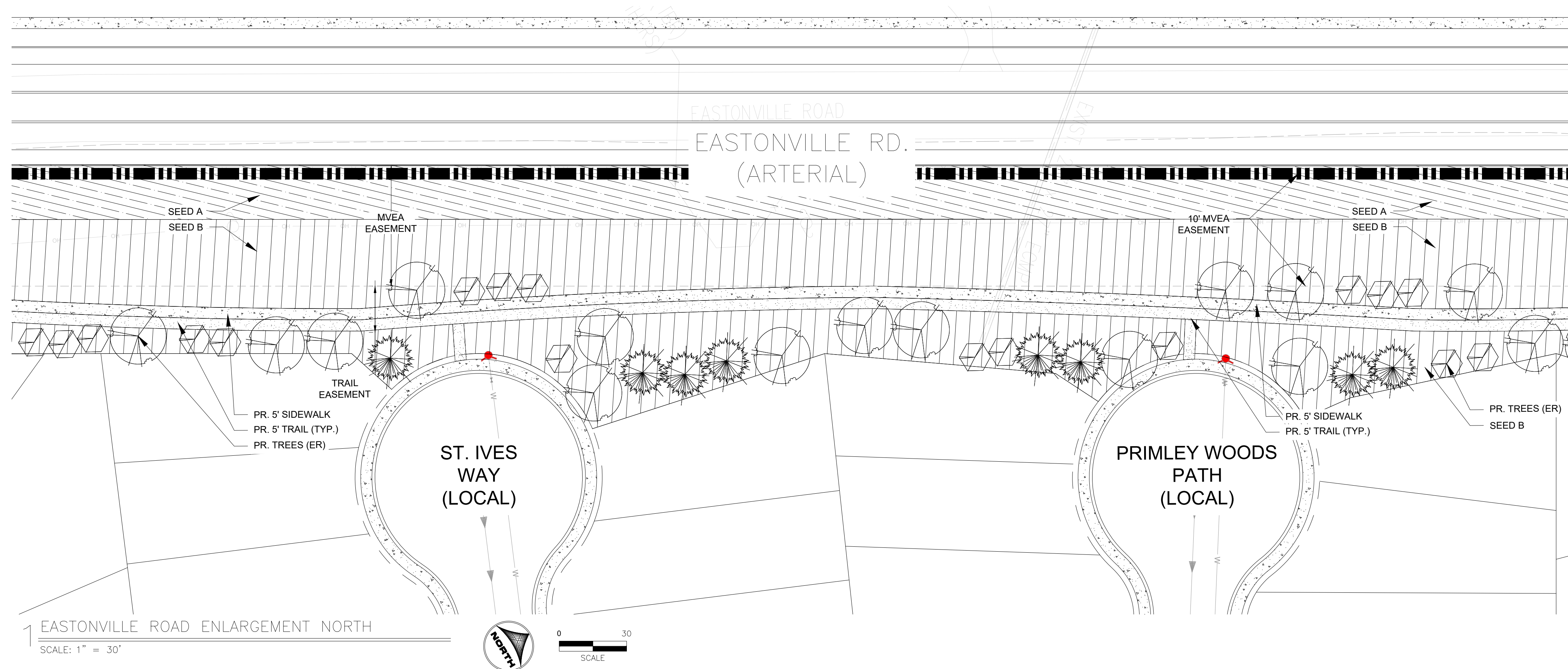
#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/10/2022

Landscape Notes

L.02

Sheet 14 of 23



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SEED CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED A IRRIGATED NATIVE SEED; TO BE PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	PARK SEED IRRIGATED LAWN SEED; TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TURF GRASS
	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED, EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

Galloway

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

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



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

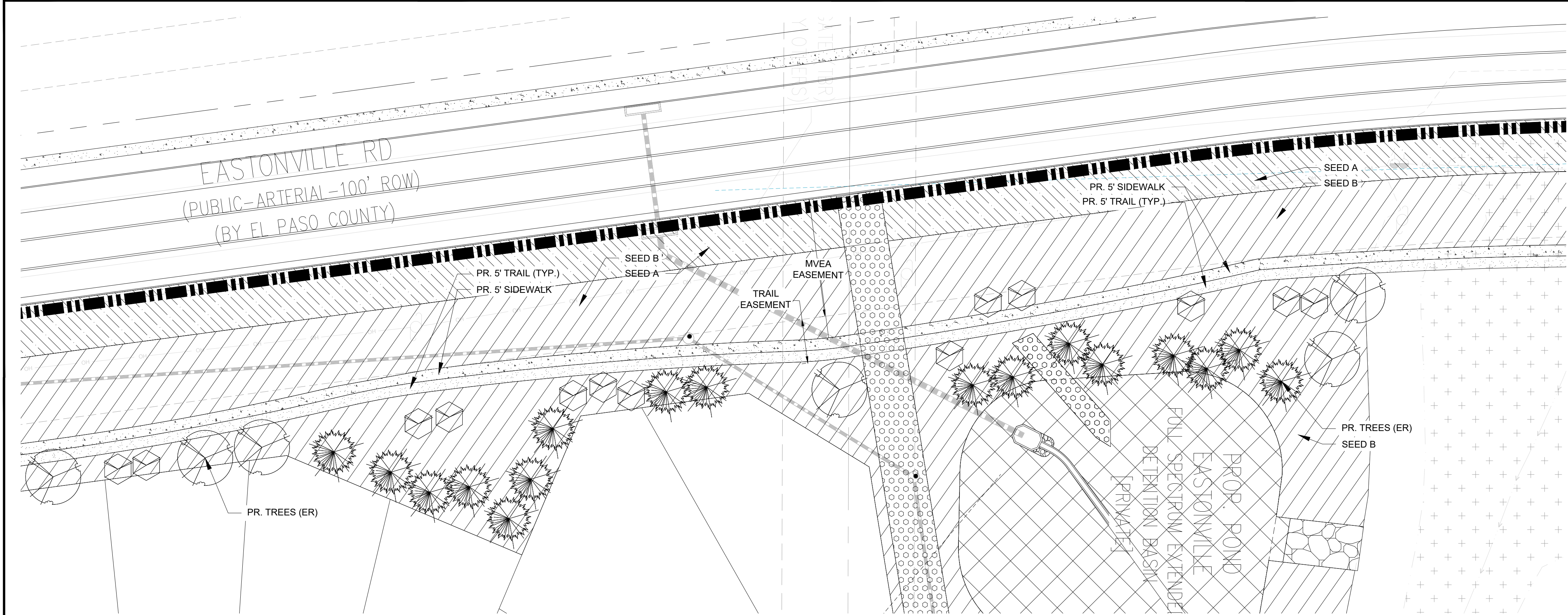
[illegible]

Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/10/2022

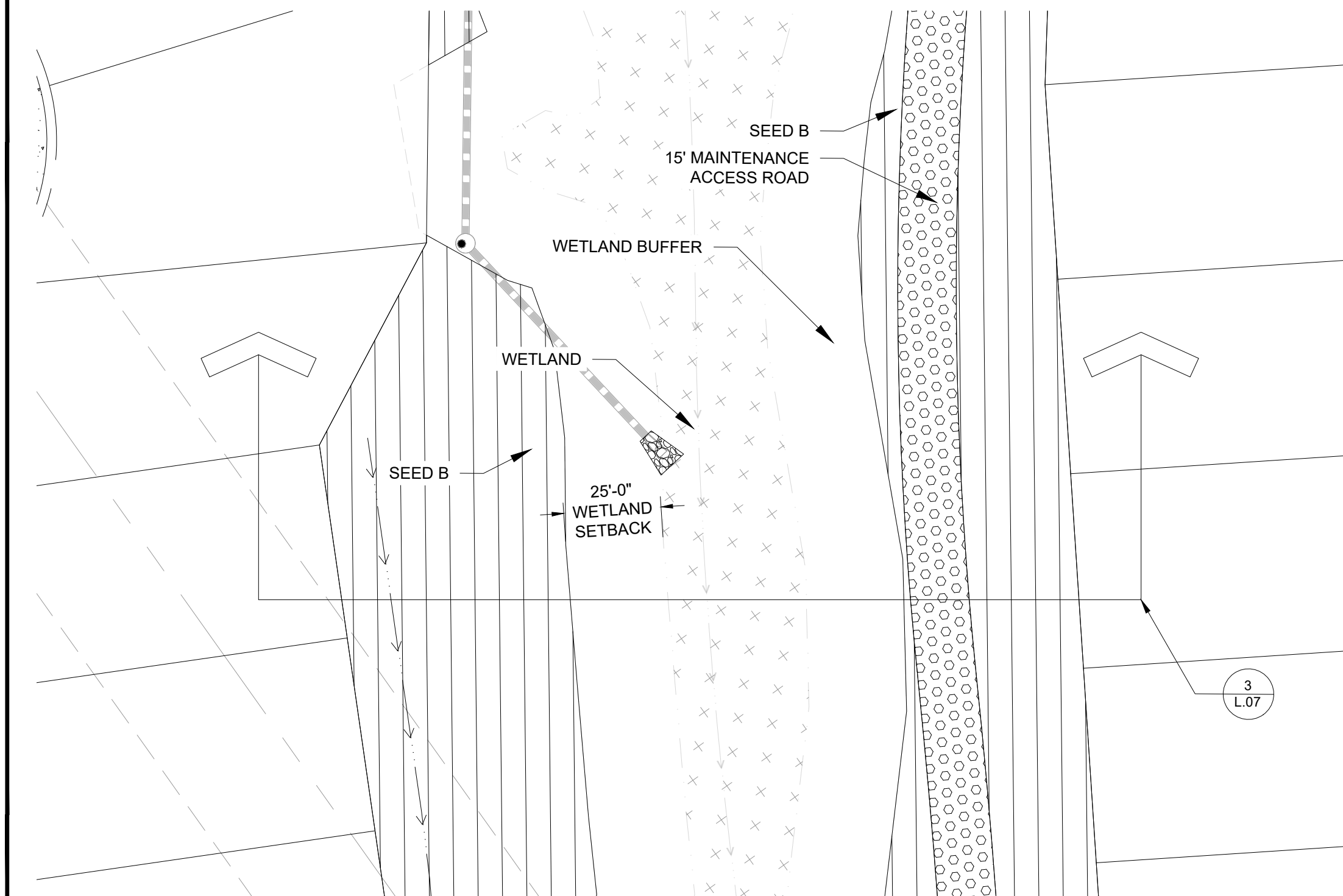
Landscape Plan Enlargement

L.06

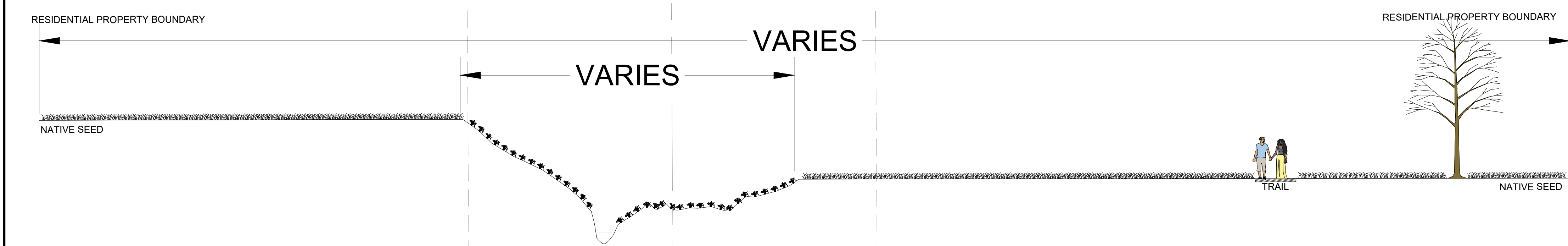
Sheet 18 of 23



1 EASTONVILLE ROAD ENLARGEMENT SOUTH
SCALE: 1" = 30'



2 DRAINAGE "A" CHANNEL CORRIDOR TYPICAL
SCALE: 1" = 30'



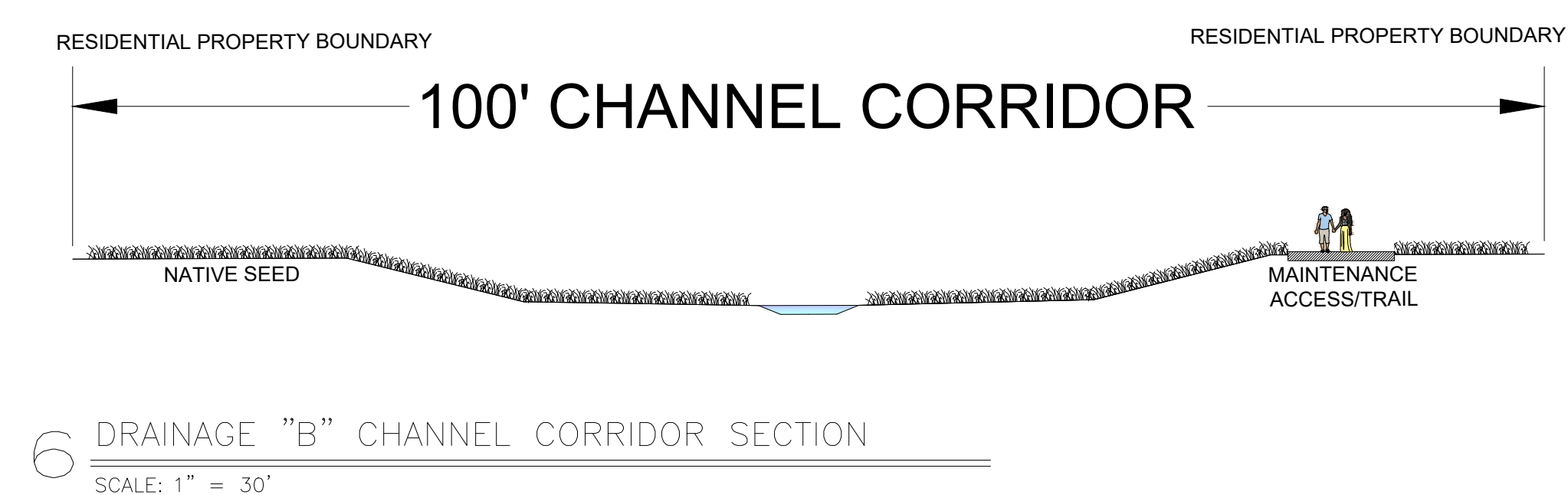
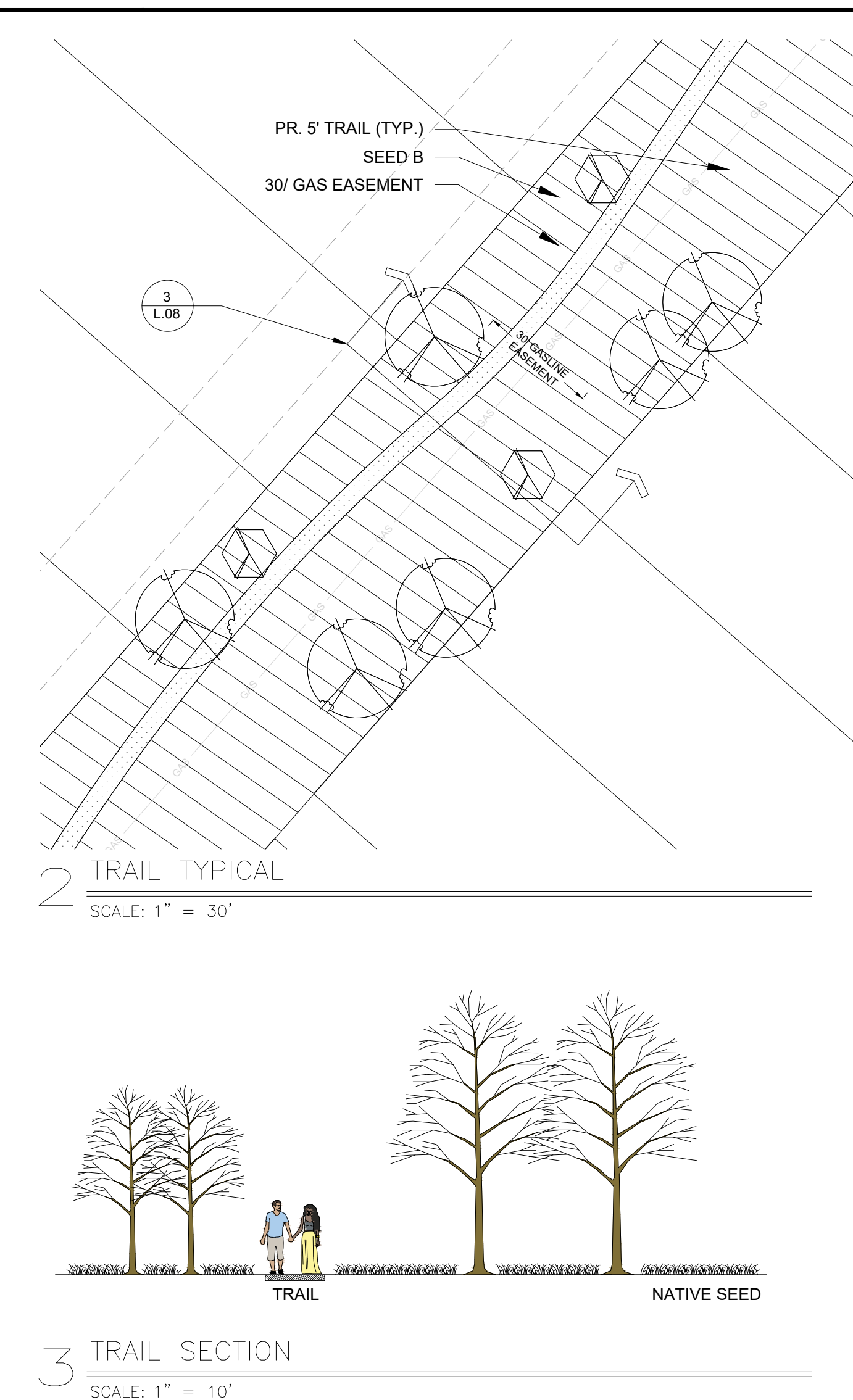
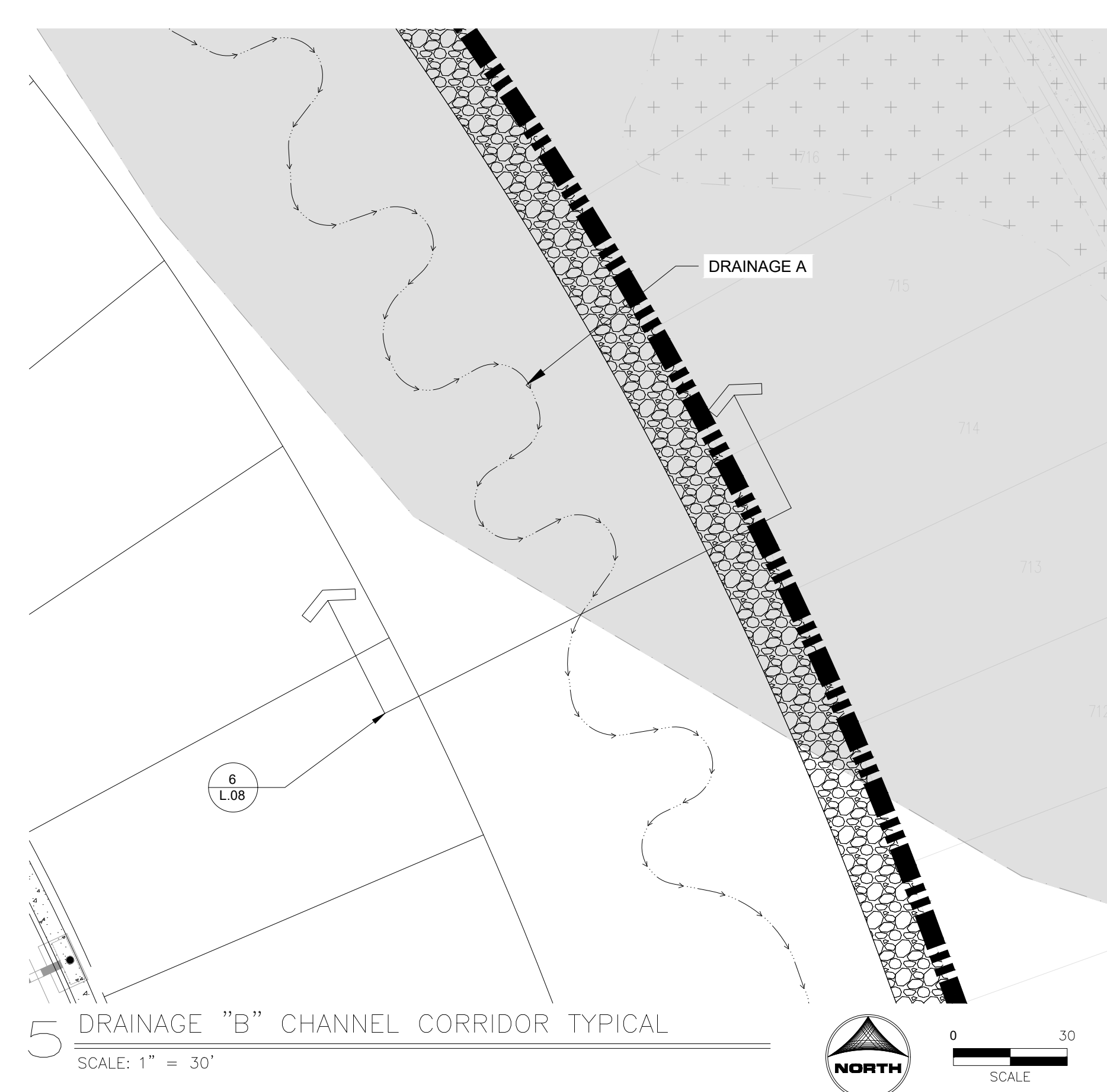
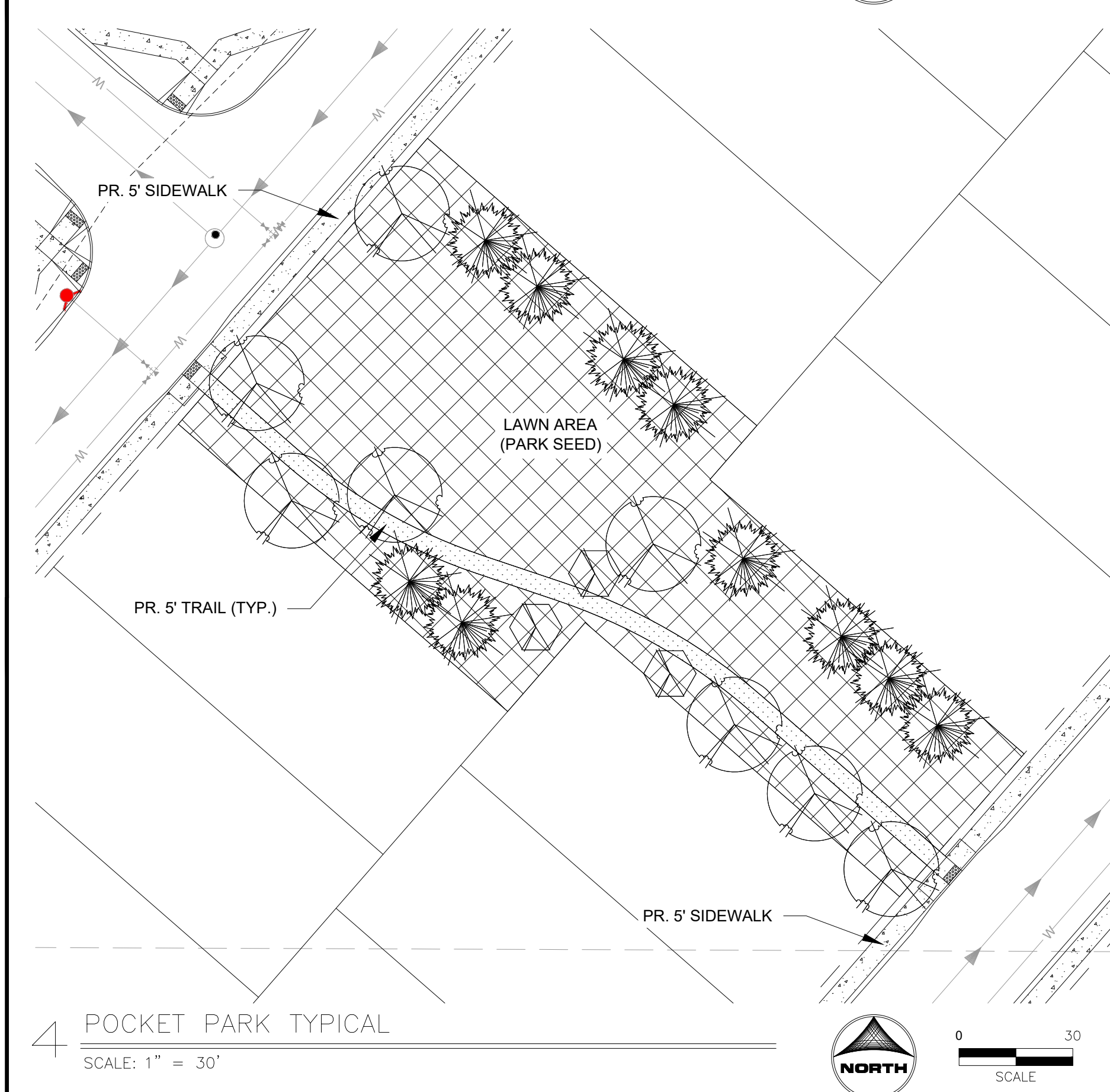
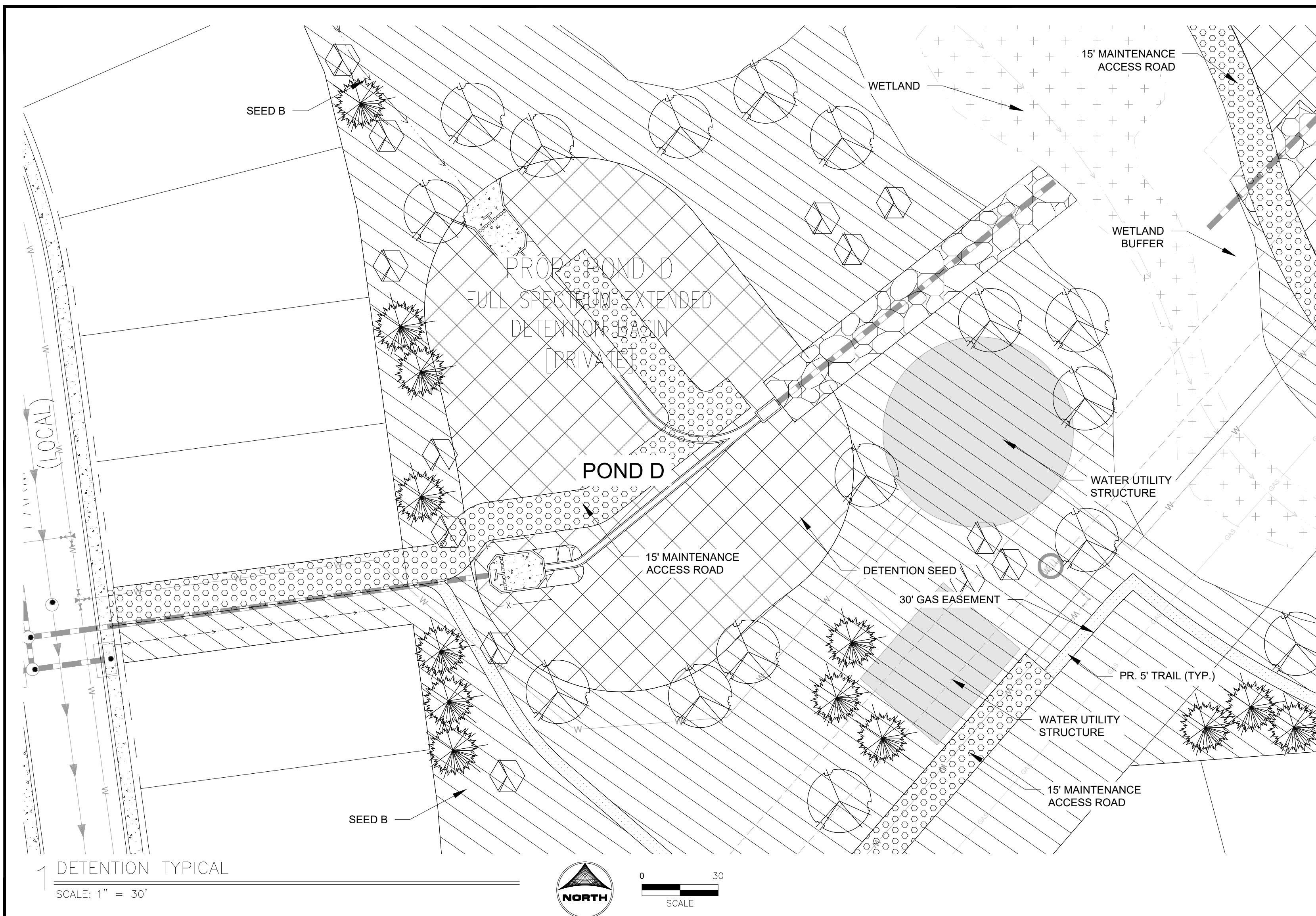
GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED A IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	PARK SEED IRRIGATED LAWN SEED; TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TURF GRASS
	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE




#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Project No:	201662
Drawn By:	IMJ
Checked By:	PSKH
Date:	5/10/2022

Landscape Plan Enlargement



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SEED CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED A IRRIGATED NATIVE SEED; TO BE PRE-BLENDED EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	PARK SEED IRRIGATED LAWN SEED; TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TURF GRASS
	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

Galloway

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

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



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
EEL PASO COUNTY, PEYTON, CO 80831

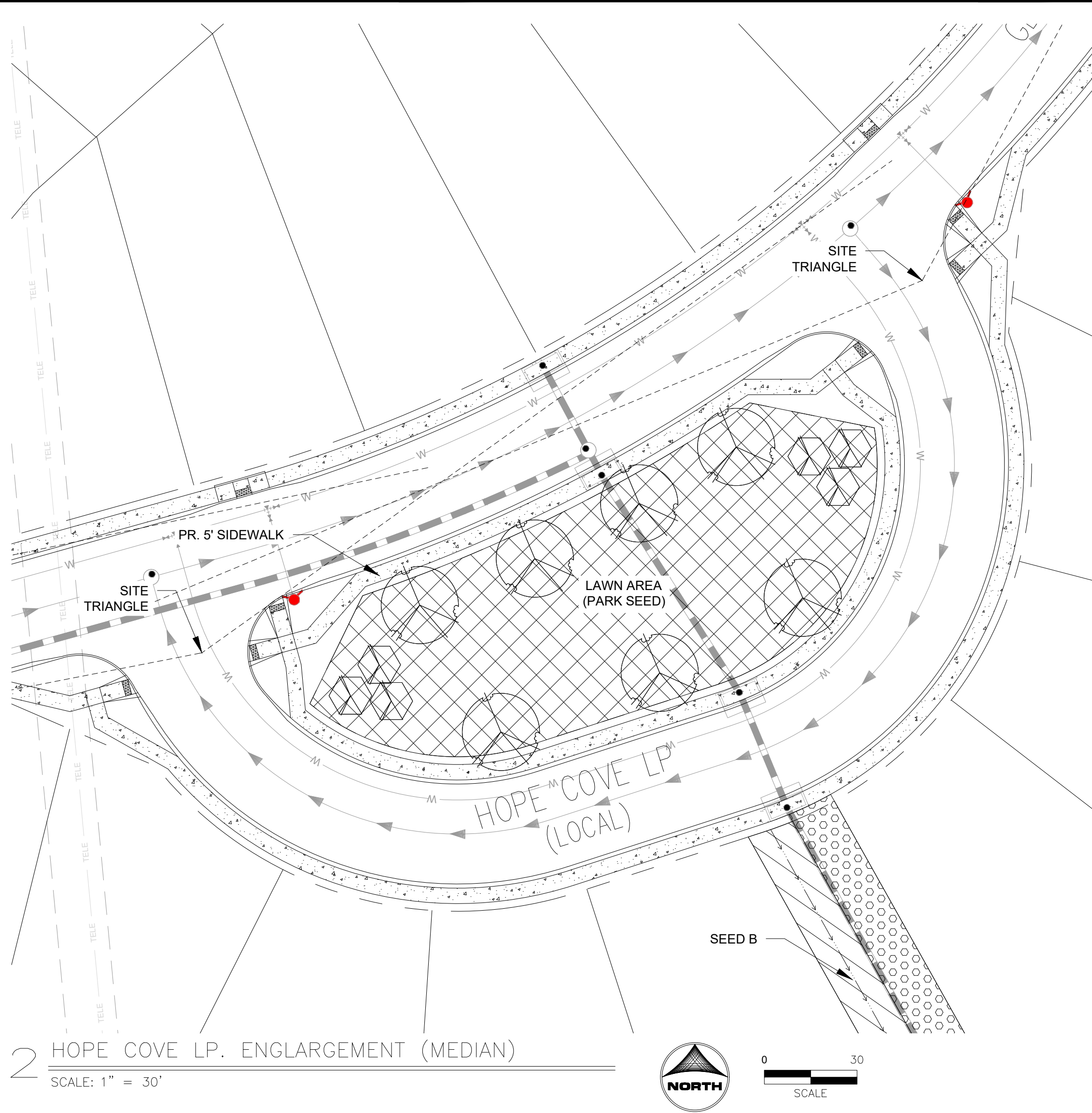
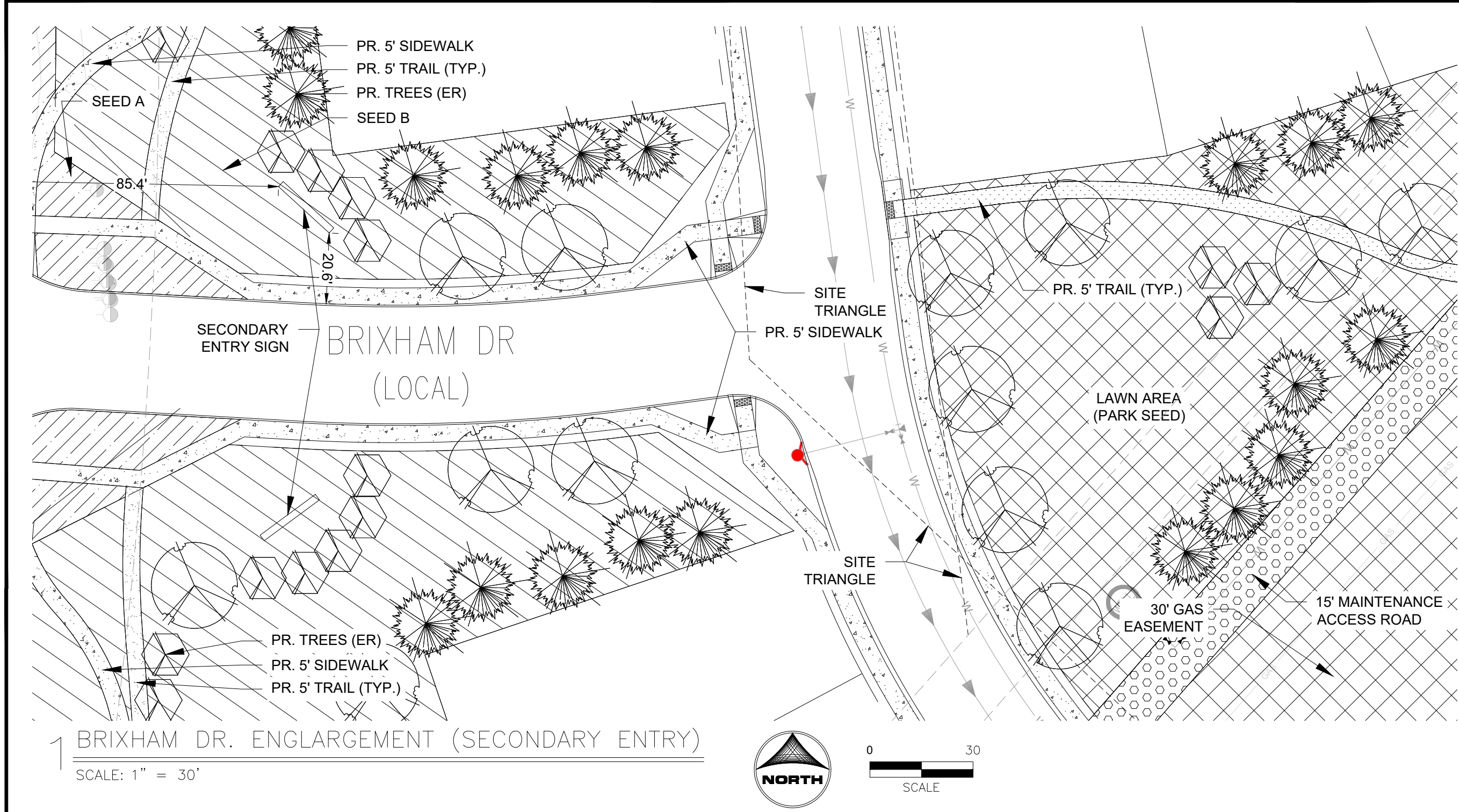
[illegible]

Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/10/2022

Landscape Plan Enlargement

L.08

Sheet 20 of 23



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED A IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED B IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	PARK SEED IRRIGATED LAWN SEED; TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS. PBSI TURF GRASS
	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

Galloway

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

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

HRGreen

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

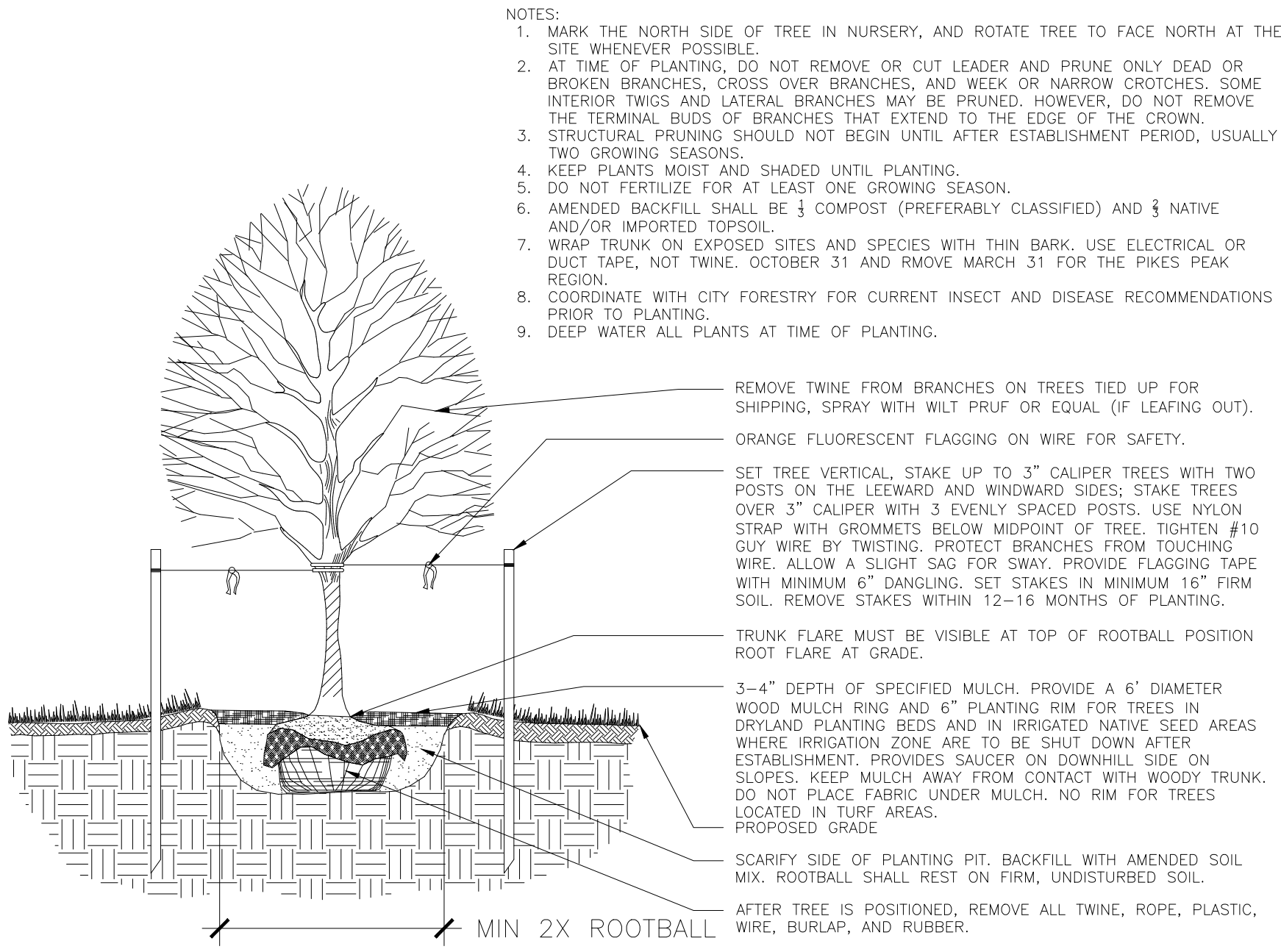
PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

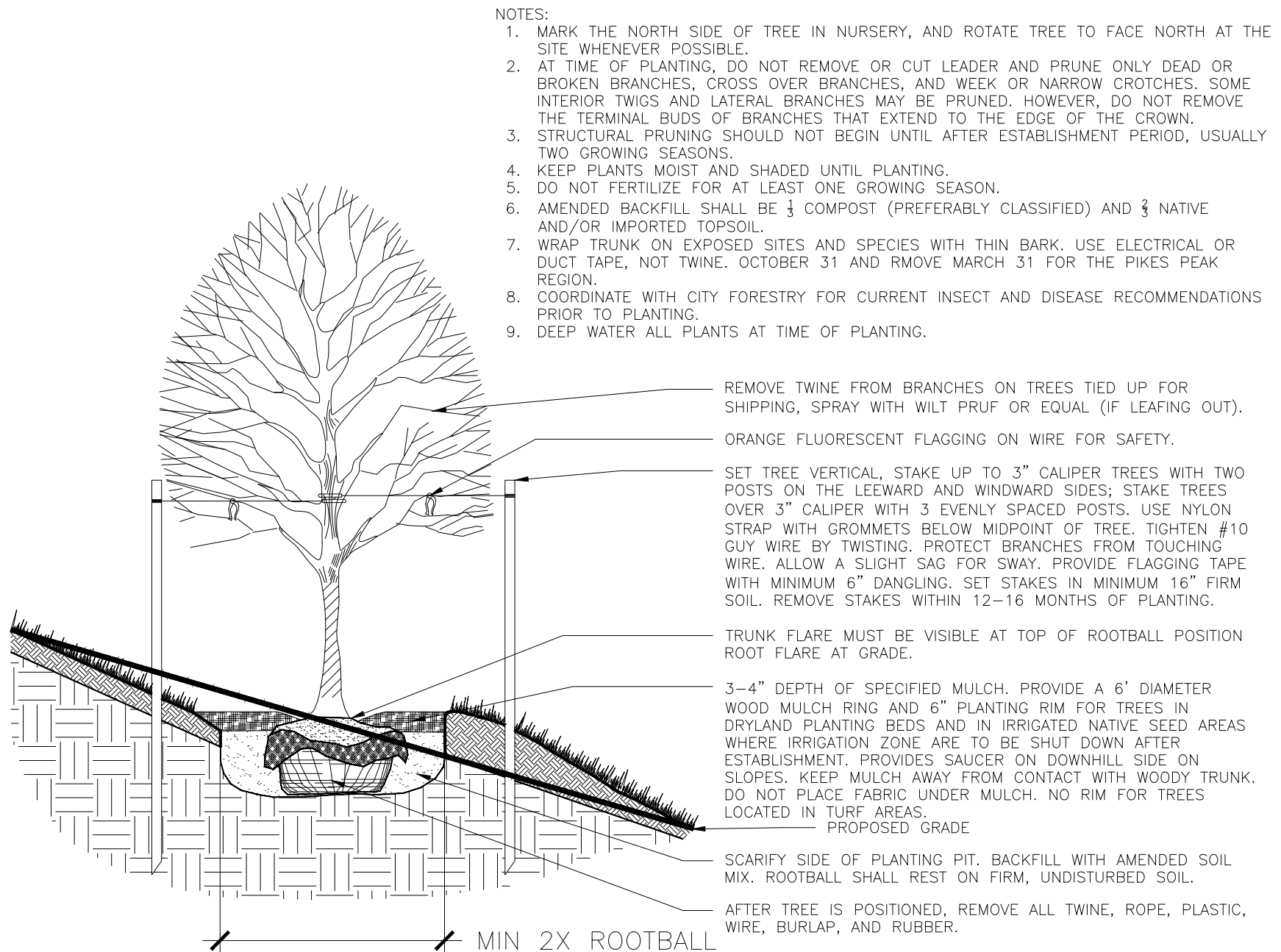
#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/10/2022

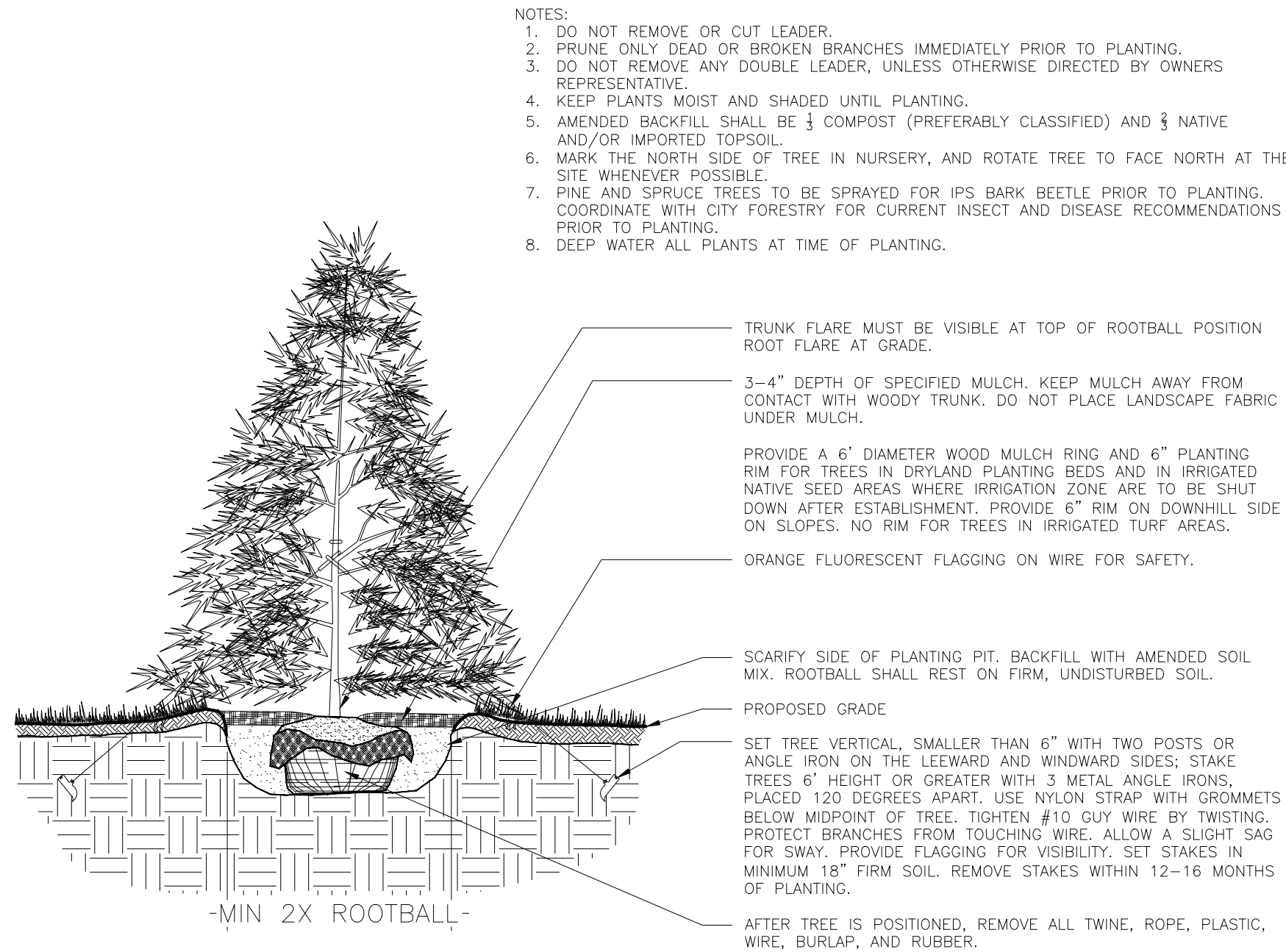
Landscape Plan Enlargement



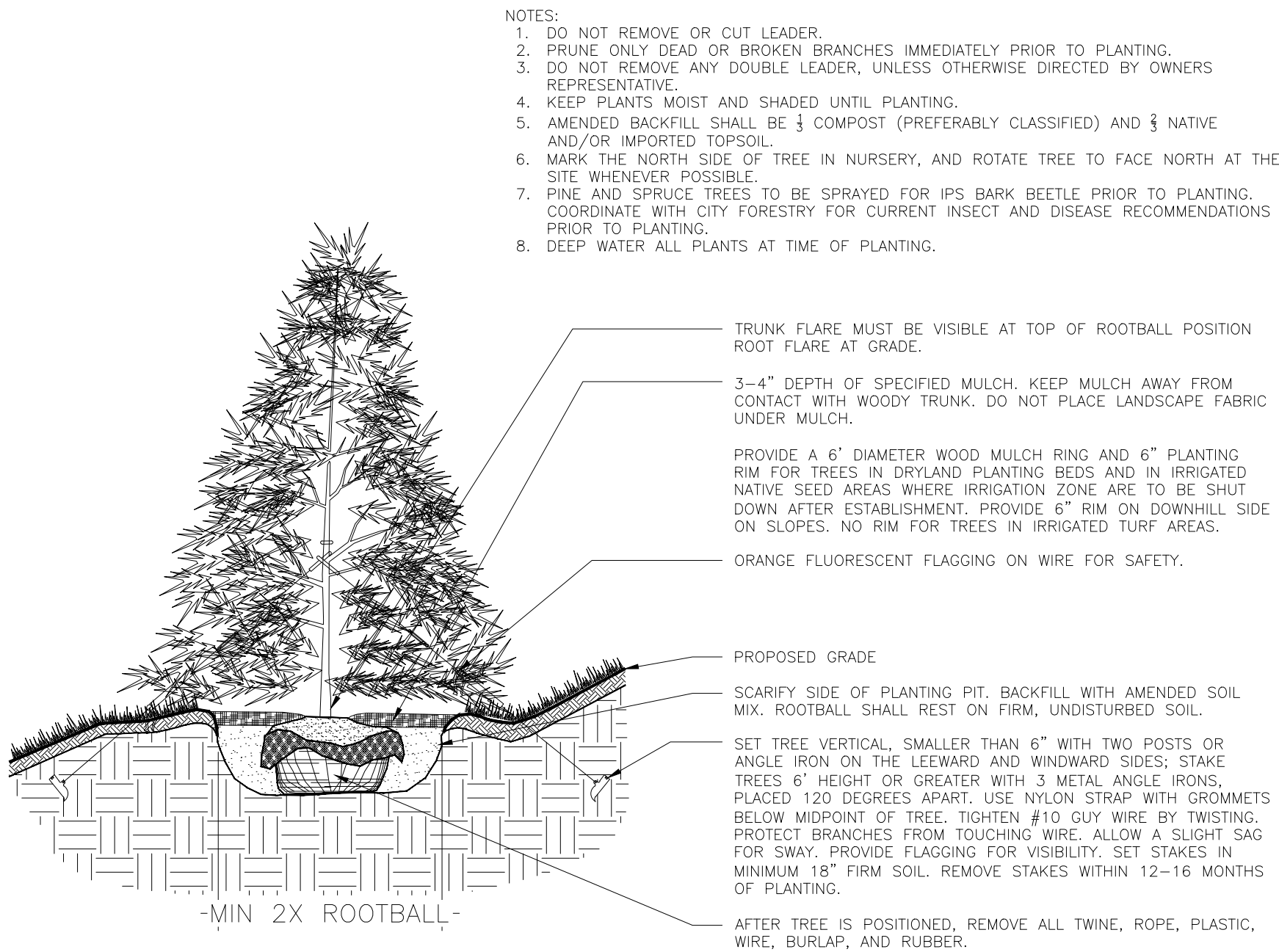
1 TYP. DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



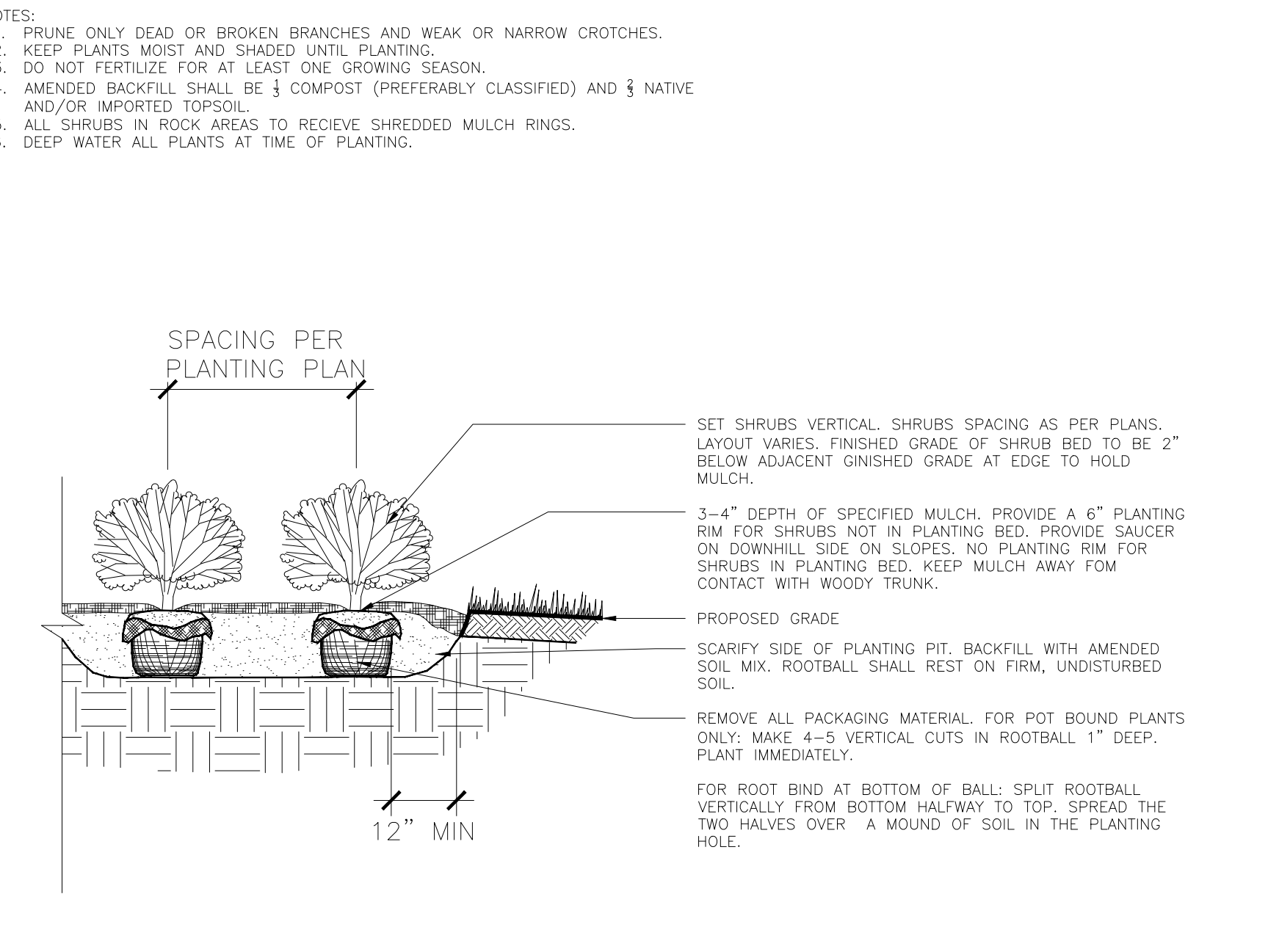
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS



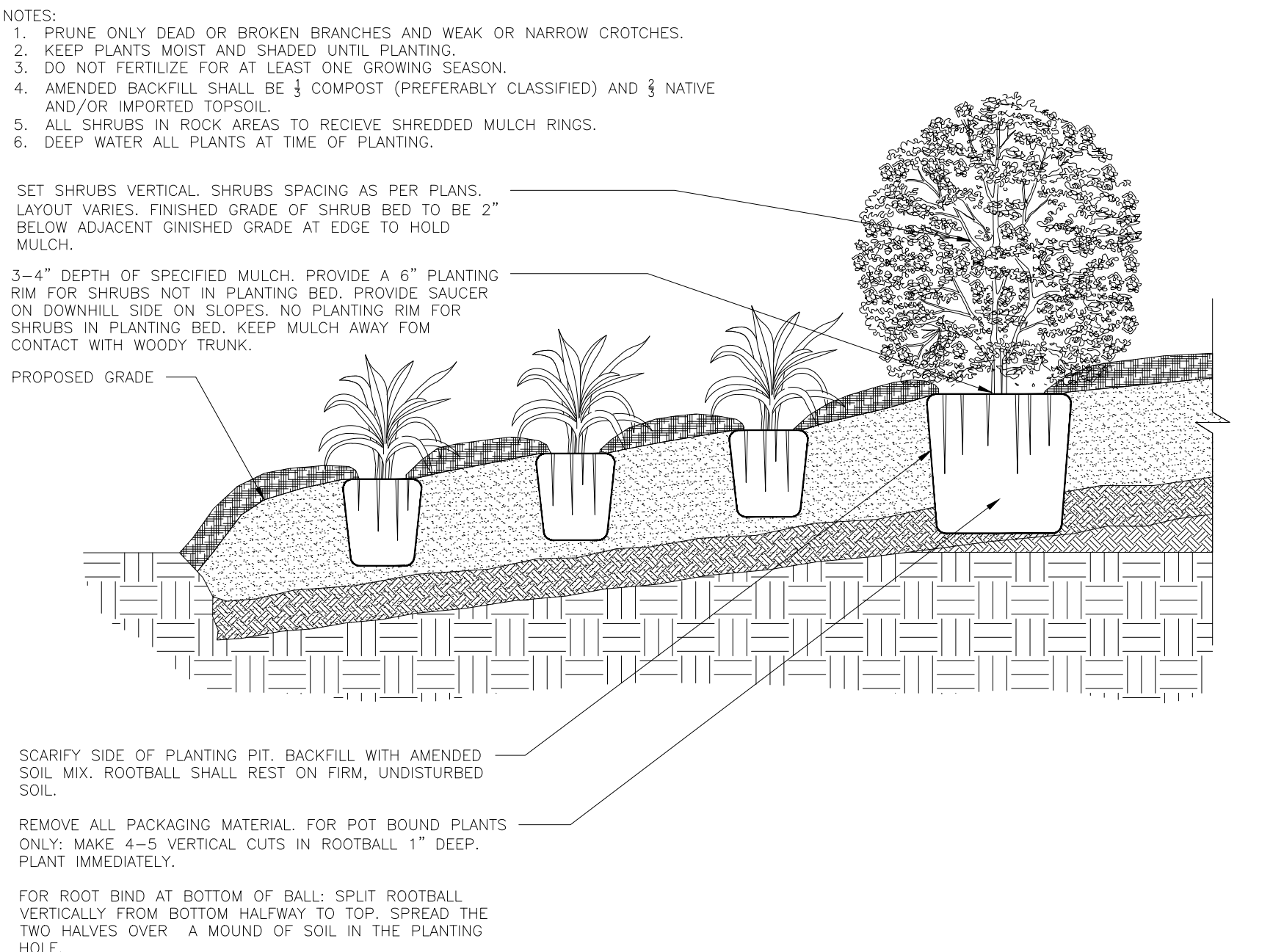
3 TYP. EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS



5 TYP. SHRUB PLANTING DETAIL
SCALE: NTS



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

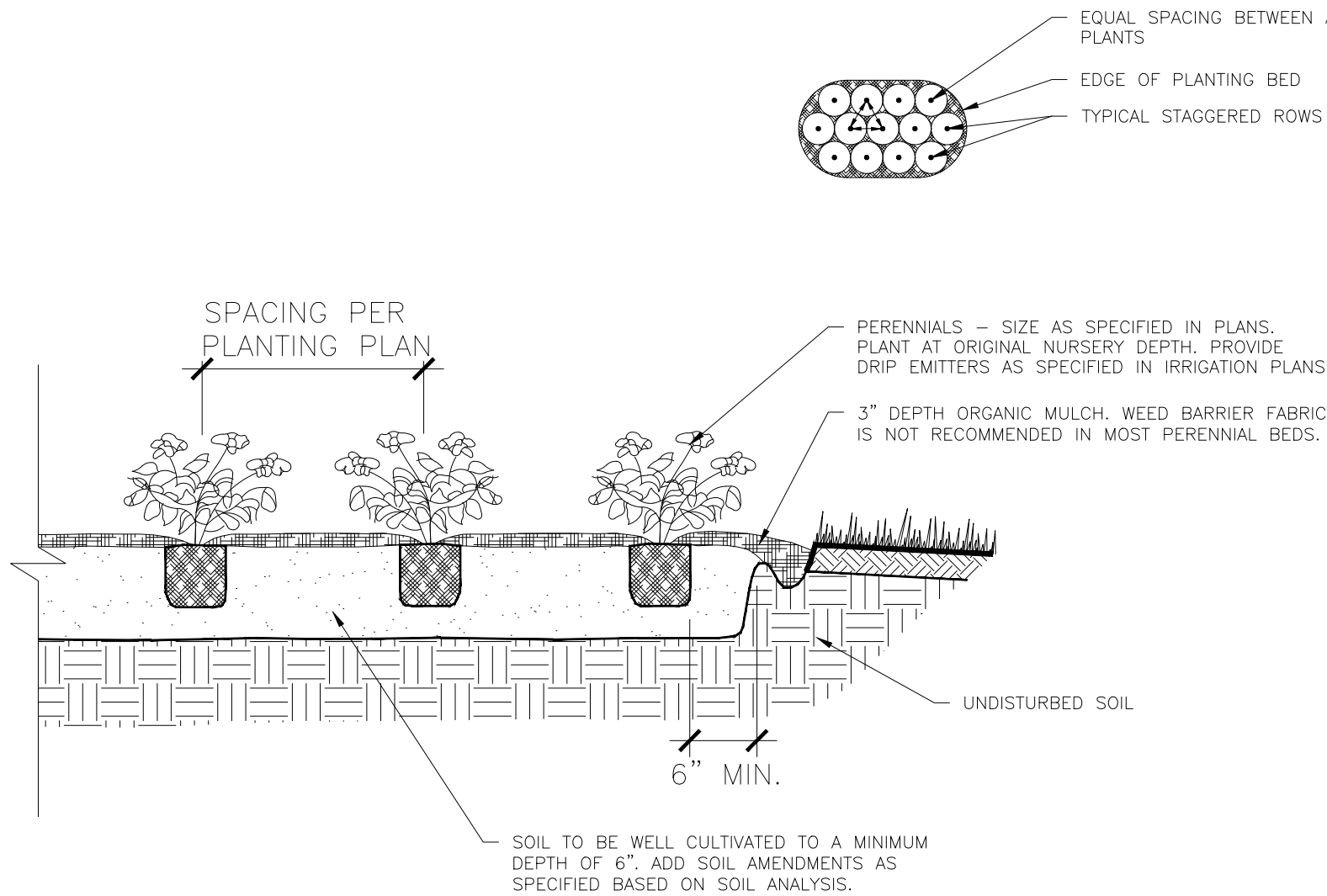
#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/10/2022

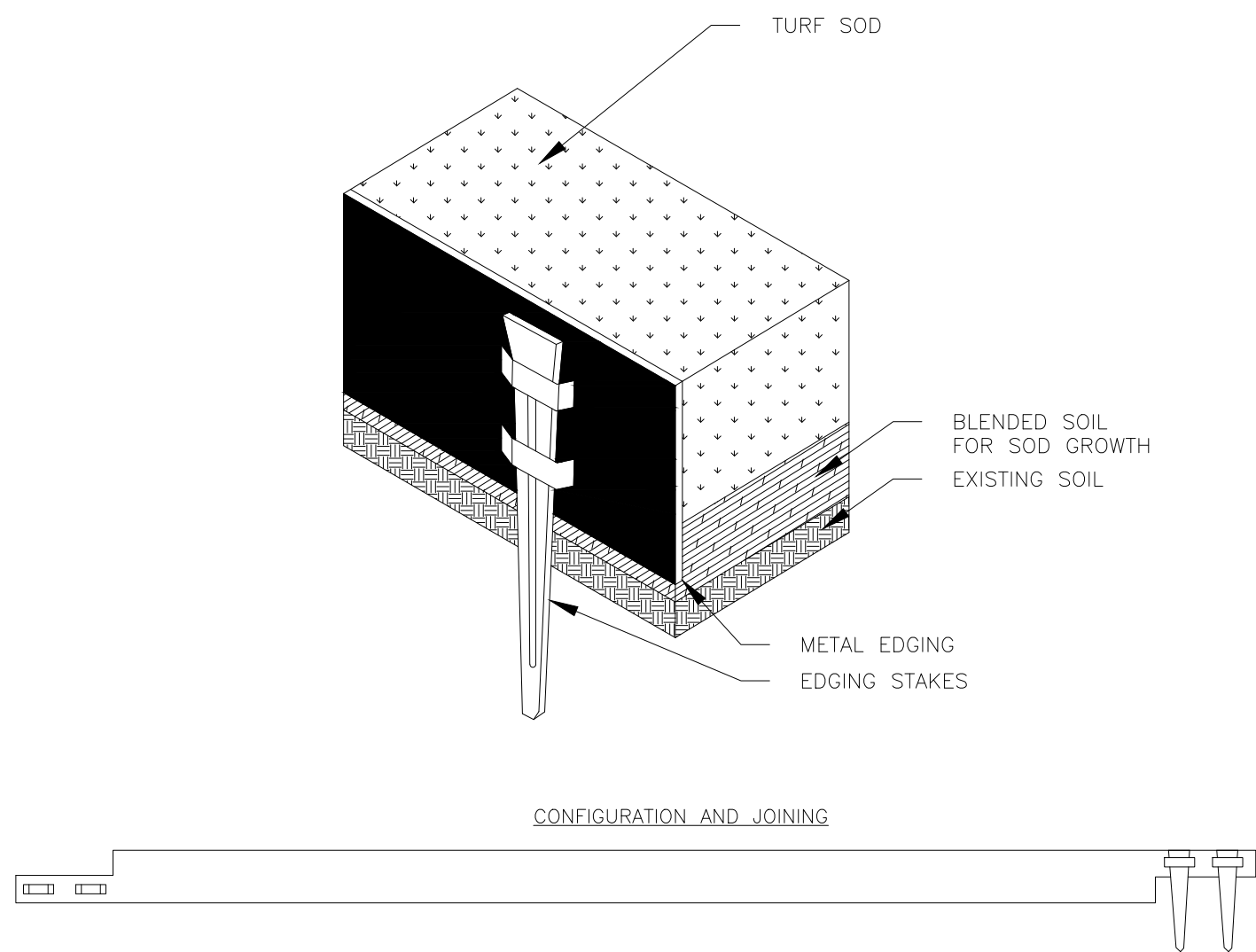
Details

- NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - AMENDED BACKFILL SHALL BE $\frac{1}{3}$ COMPOST (PREFERABLY CLASSIFIED) AND $\frac{2}{3}$ NATIVE AND/OR IMPORTED TOPSOIL.
 - ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

*WHEN PLANTING MASSES OF SHRUBS, GROUNDCOVER, PERENNIALS, AND ANNUALS, THIS DIAGRAM SHALL BE FOLLOWED.



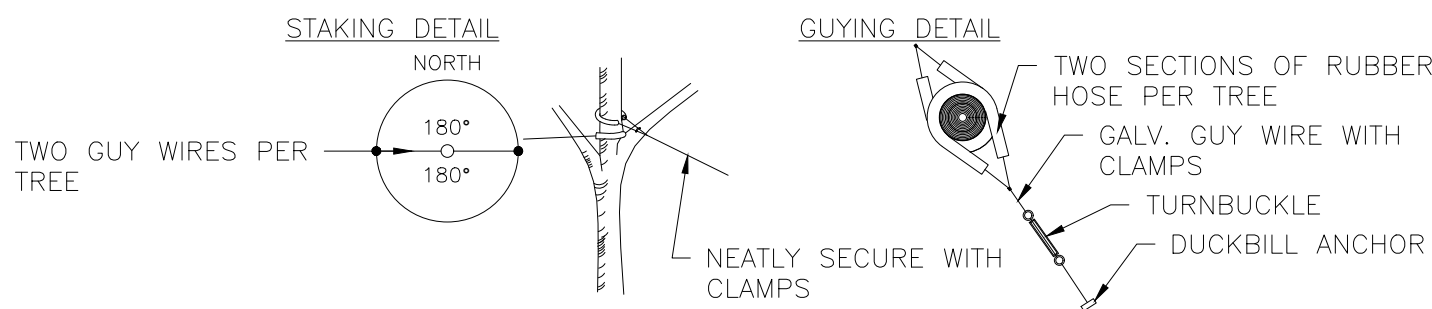
1 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS



- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.
 - USE BROWN COLOR ONLY.
 - CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

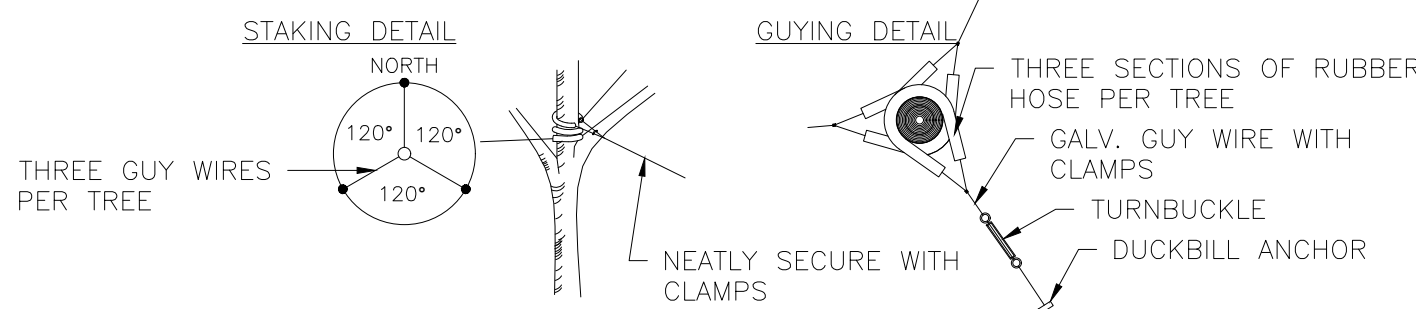
5 TYP. METAL EDGING DETAIL
SCALE: NTS

- GUYING STANDARDS
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - TWO (2) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP.
 - FOUR (4) $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (OR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



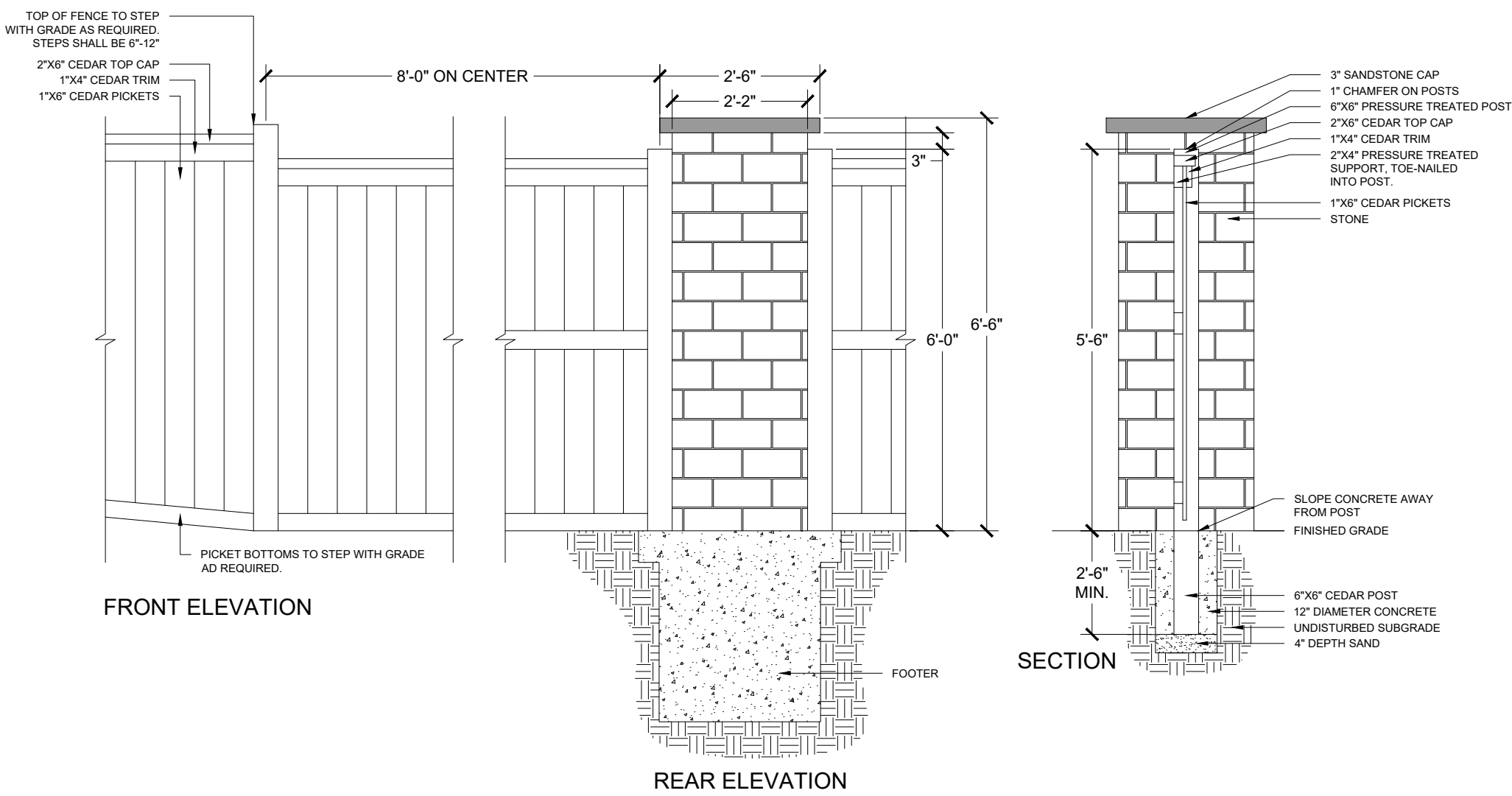
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

- GUYING STANDARDS
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - THREE (3) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP.
 - SIX (6) $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (OR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

2 TYP. GUYING DETAIL
SCALE: NTS



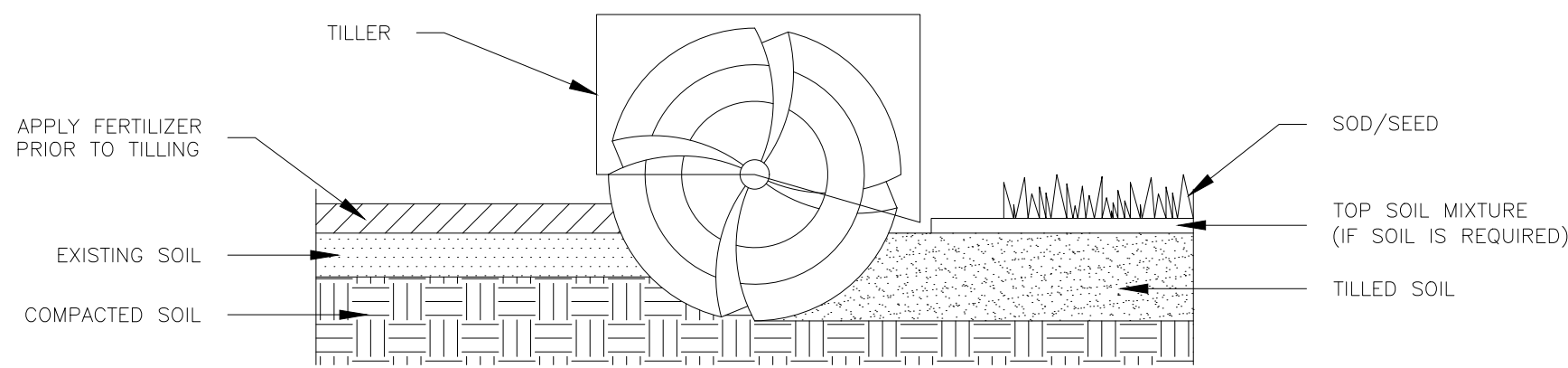
- NOTES:
- ALL WOOD MATERIAL SHALL BE ROUGH SAWN CEDAR, DIMENSIONS AS SHOWN.
 - FENCE STAIN SHALL BE OLYMPIC STAIN #730 TEAK.

FENCING NOTES:

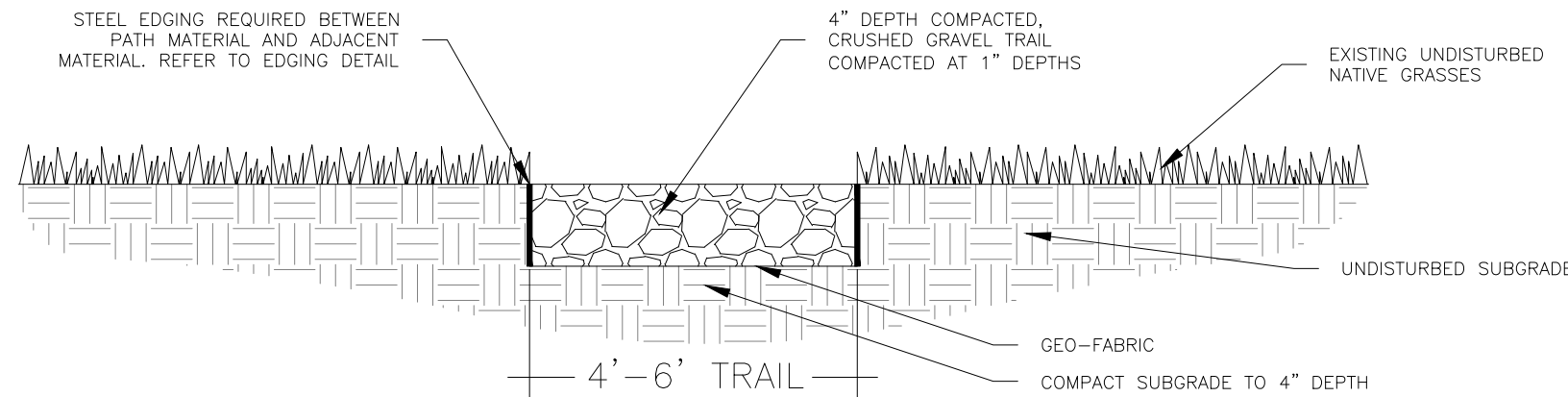
- PRIVACY FENCING WILL BE INSTALLED ON LOTS, BACKING TO AND SIDING TO ROADWAYS.

6 TYP. PRIVACY FENCE DETAIL
SCALE: NTS

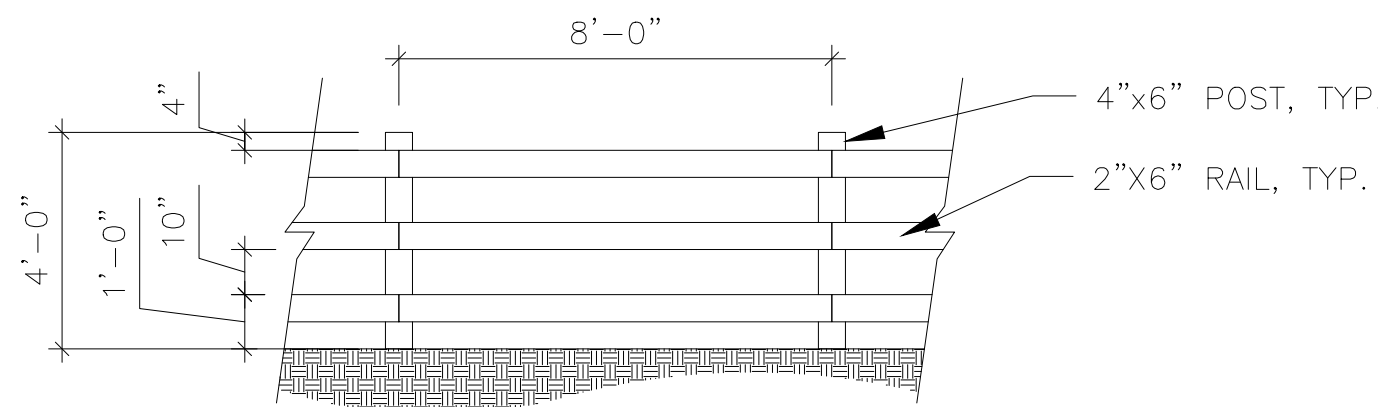
- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.
 - APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.
 - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED.
 - TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



3 TYP. SOIL PREPARATION (ALL AREAS)
SCALE: NTS



4 TYP. CRUSHED GRAVEL TRAIL
SCALE: NTS



- NOTES:
- FENCE RAIL SHALL NOT EXCEED 44" IN HEIGHT.
 - ALL MATERIALS SHALL BE ROUGH SAWN CEDAR, DIMENSIONS AS SHOWN.
 - FENCE STAIN SHALL BE OLYMPIC STAIN #730 TEAK.

FENCING NOTES:

- SPLIT RAIL FENCING WILL BE INSTALLED ON LOTS BACKING TO OPEN SPACE, DRAINAGE CHANNELS, PONDS AND CUL-DE-SACS.

7 TYP. SPLIT RAIL FENCE DETAIL
SCALE: NTS

Galloway

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

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Project No:	201662
Drawn By:	IMJ
Checked By:	PSKH
Date:	5/10/2022

Details

L.11

Sheet 23 of 23



May 31, 2022

Kari Parsons, Planner III
El Paso County Development Services Department
Transmitted via the EPC EDARP Portal: <https://epcdevplanreview.com/>

Re: Grandview Reserve, Filing No. 1 (File # PUDSP2110) - 5th Letter
Parts of the S ½ of Sec. 21 and N ½ of Sec. 28, Twp. 12S, Rng. 64W, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin

Dear Kari Parsons:

We have reviewed the May 25, 2022 re-referral concerning the above-referenced proposal to subdivide 189.47 acres into 565 single-family lots, an institutional parcel for a church or similar use, a recreational parcel, and parks and open space as part of the first phase of the Grandview Reserve PUD. This office provided comments on the entire Grandview Reserve PUD containing 768.23 acres on May 22, 2019. This office previously provided comments on Grandview Reserve Filing No. 1 on January 3, 2022. This letter supersedes the previous letters regarding Filing No. 1.

Water Supply Demand

The proposed water uses for Filing No. 1 are single-family residential, commercial use in a recreational center, commercial use in a church, and fire protection. The estimated water requirement for domestic and commercial uses for Filing No. 1 is 203.79 acre-feet/year based on a rate of 0.353 acre-feet/year per Single Family Equivalent (SFE).

Source of Water Supply

The proposed water supplier is the Grandview Reserve Metropolitan District (GRMD) consisting of 4 subdistricts with the initial district serving Filing No. 1. GRMD District No. 1 was formed by Order and Decree in the El Paso District Court dated November 24, 2021 consisting of 269.667 acres in parts of Section 32 and 28, Twp. 12S, Rng. 64W, 6th P.M. Proposed Grandview Reserve Filing 1 is within GRMD District No. 1. According to the March 2, 2022 letter from Emilie B. Polley with Monson, Cummins, Shohet & Farr, LLC (Polley Letter) GRMD has no other existing obligation beyond Grandview Reserve Filing 1.

According to the Water Resource Report updated March 9, 2022 ("Report"), GRMD will operate large capacity Arapahoe aquifer wells to meet the demands of Filing No. 1. The Report indicates a total of 466.67 acre-feet/year based on a 300-year supply (140,000 acre-feet total) of water will be available to GRMD from the Arapahoe aquifer from Determination of Water Right no. 511-BD, as evidenced by the special warranty deed dated December 9, 2021 conveying 140,000 acre-feet of 511-BD from between 4 Site Investments, LLC and GRMD (Exhibit 4 of the Report). Determination of Water no. 511-BD allocated 2,615 acre-feet/year from the nontributary Arapahoe aquifer allowing domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation uses, and municipal use by 4-Way Ranch Metropolitan District and Woodmen Hills Metropolitan District on the 8,905-acre Overlying Land. While the proposed subdivision is within the Overlying Land Area of 511-BD, 511-BD currently does not allow municipal use by GRMD.



Determination of Water Right no. 511-BD allows the following uses: domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation and municipal by the Four-Way Ranch Metropolitan District and Woodmen Hills Metropolitan District, and does not allow fire protection or municipal use by the GRMD. The GRMD has filed an application to change the allowed beneficial uses of Determination of Water Right no. 511-BD (receipt no. 10018690), which is pending review upon the submittal of additional information requested from the applicant.

The present demand on the District consists of 203.79 acre-feet/year which is less than the supply available to the GRMD from the Arapahoe aquifer under Determination of Water Right no. 511-BD of 466.67 acre-feet/year.

State Engineer's Office Opinion

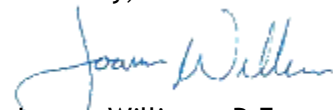
Based on the above and pursuant to sections 30-28-136(1)(h)(I), C.R.S. and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is not adequate and cannot be provided without causing injury to decreed water rights. **It appears that in order to obtain a favorable opinion of the subdivision water supply plan, the GRMD must provide evidence that the proposed water source can legally be used for the proposed uses.**

Additional Comments

According to the submitted material, storm water detention structure(s) will be developed on the site. The applicant should be aware that, unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in Designated Basin Rule 5.11, the structure may be subject to administration by this office. The applicant should review Rule 5.11 to determine whether the structure meets the requirements of the Rule and ensure any notification requirement is met.

If you or the Applicant have any questions, please contact Wenli Dickinson at (303) 866-3581 x8206 or at Wenli.Dickinson@state.co.us.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

Ec: Referral No. 26508
Upper Black Squirrel Ground Water Management District

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 4, 2022

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Grandview Reserve Filing No. 1 PUD Preliminary Plan, Review #2 – (PUDSP-21-010)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Grandview Reserve Filing No. 1 PUD Preliminary Plan, Review #2, development application and has no additional comments of behalf of El Paso County Parks. **Staff acknowledges and appreciates the inclusion of the detailed Amenity Center plans and Eastonville Primary Regional Trail easement as part of the Landscape Plans. Staff recommends that the trail easement be included and labeled in the PUD Development and Preliminary Plans, as is the case with other utility easements and right-of-ways along Eastonville Road. Please note the inclusion of an updated parks, trails, and open space map in this packet, which includes updated trails that have been revised as part of the ongoing 2022 El Paso County Parks Master Plan process.**

This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on October 13, 2021:

"This is a request for endorsement by HR Green Development, LLC, on behalf of 4 Site Investments, LLC, for approval of the Grandview Reserve Filing No. 1 PUD Preliminary Plan. The 189.48-acre property consists of 568 single-family residential lots, and is currently zoned RR-2.5, although this application requests a zoning reclassification to PUD. The site is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive. The property is located within the bounds of the Falcon/Peyton Small Area Plan.

The 2013 El Paso County Parks Master Plan shows the project impacting a proposed primary regional trail connection, as well as being located immediately east of Falcon Regional Park. The proposed Eastonville Primary Regional Trail is located along the western boundary of the property, preliminarily located along either side of Eastonville Road to accommodate trail users from the existing Meridian Ranch development located on the northwestern side of the road, as well as proposed residential and commercial developments along the southeastern side of Eastonville Road. The Eastonville Regional Trail provides critical connectivity to the aforementioned Meridian Ranch development, as well as Falcon Regional Park and Falcon High School, both of which are located immediately west of the project site on Eastonville Road.

The Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing the entire project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The



project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 33.2 acres of open space areas that include both jurisdictional and non-jurisdictional wetland areas, as shown in the PUD Preliminary Plan and Landscape Plans.

The Grandview Reserve PUD Preliminary Plan currently shows approximately 57 acres of open space, dedicated primarily to the protection of existing drainage ways, stormwater detention facilities, and utilities, but also includes the locations for a proposed neighborhood pocket park, an interconnected internal trail network, a 5.4-acre Amenity Center, and various landscape buffers. Combined, these open spaces constitute approximately 27% of the total project area of 189.48 acres. The applicant's Letter of Intent includes extensive descriptions of the development's trail and park system, including connections to the El Paso County regional park and trail system, and additionally states the following:

"A system of parks, open space, trails, and an Amenity Center is planned throughout the Filing 1 neighborhood that ultimately will connect to the overall open space and network for the entire Grandview Reserve community. Two open space corridors (Drainage A and B) and the gas line easement serve as the open space backbone that will include some trail corridors that connect to pocket parks. Once all completed, this will allow residents to circulate internally and provide a potential connection to Falcon Regional Park and eventually to the existing Rock Island Trail along the eastern boundary of the project. Over 27% of the site (Filing 1) is proposed in open space. The 5.4-acre Amenity Center is centrally located to serve this Filing and future filings to the east."

EPC staff is encouraged by the applicant's willingness to provide extensive recreational amenities for its residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. Staff recommends that the developers, through the forthcoming Filing No. 1 Final Plat, designate and provide to El Paso County a 25-foot trail easement along Eastonville Road for the purposes of construction, maintenance, and public access of the Eastonville Primary Regional Trail.

Staff recommends additionally that the applicant work closely with the El Paso County Public Works Department to determine the status of the forthcoming Eastonville Road expansion, which will have a direct impact on the final location of the aforementioned trail easement and overall design of the Eastonville Regional Trail. Should the expansion of Eastonville Road, through the requirements of the El Paso County Engineering Criteria Manual, dictate detached concrete sidewalks, El Paso County Parks recommends the construction of a hybrid concrete/gravel trail to accommodate a variety of trail users, including equestrians, mountain bikers, and trail runners accessing Falcon Regional Park and large-acreage agricultural properties both north and south of Grandview Reserve.

Moreover, staff recommends that the applicant submit detailed site plans for the proposed Amenity Center, as the currently proposed neighborhood pocket park does not include multi-generational recreational amenities such as a playground, multi-use turf field, or seating and picnic areas. The submitted Landscape Plans only show landscaping and a connecting pathway within the proposed pocket park.

Lastly, staff recommends regional and urban park fees in lieu of land dedication on the forthcoming Final Plat. Due to the extensive nature of proposed urban recreational amenities within Filing No. 1, a park lands agreement may be an acceptable alternative to urban park fees provided the agreement, including all site plans, is approved by the County and executed prior to recording the forthcoming Final Plat.

Recommended Motion (Filing No. 1 PUD Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Filing No. 1 PUD Preliminary Plan: (1) provide detailed site plans for the proposed Amenity Center; (2) work with El Paso County Parks and Public Works staff to develop a final layout and design for the Eastonville Primary Regional Trail along the southeastern side of Eastonville Road; (3) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for construction, maintenance, and public access of the Eastonville Primary

Regional Trail; (4) the trail easement shall be shown on all forthcoming Preliminary Plans and Final Plat, and the aforementioned easement shall be dedicated to El Paso County on the forthcoming Final Plat; (5) fees in lieu of land dedication for regional park purposes in the amount of \$261,280 and urban park purposes in the amount of \$164,720 will be required at time of the recording of the forthcoming Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s)."

Please feel free to contact me should you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

Grandview Reserve Filing No. 1 PUD Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Land
-  Grandview Reserve Filing No. 1
-  Grandview Reserve
-  Parcels
-  Streams

0.5 0.25 0 Miles



Grandview Reserve
Filing No. 1

Grandview Reserve



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

October 13, 2021

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Grandview Reserve Filing No. 1 PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-21-010	Total Acreage:	189.48
		Total # of Dwelling Units:	568
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.49
4 Site Investments	HR Green Development, LLC	Regional Park Area:	2
Paul Howard	Phil Stuepfert	Urban Park Area:	5
1271 Kelly Johnson, Suite 100	5619 DTC Parkway, Suite 1150	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80920	Greenwood Village, CO 80111	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 568 Dwelling Units = 11.019
Total Regional Park Acres: 11.019

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 568 Dwelling Units = 2.13
Community: 0.00625 Acres x 568 Dwelling Units = 3.55
Total Urban Park Acres: 5.68

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 568 Dwelling Units = \$261,280
Total Regional Park Fees: \$261,280

Urban Park Area: 5

Neighborhood: \$114 / Dwelling Unit x 568 Dwelling Units = \$64,752
Community: \$176 / Dwelling Unit x 568 Dwelling Units = \$99,968
Total Urban Park Fees: \$164,720

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Filing No. 1 PUD Preliminary Plan: (1) provide detailed site plans for the proposed Amenity Center; (2) work with El Paso County Parks and Public Works staff to develop a final layout and design for the Eastonville Primary Regional Trail along the southeastern side of Eastonville Road; (3) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for construction, maintenance, and public access of the Eastonville Primary Regional Trail; (4) the trail easement shall be shown on all forthcoming Preliminary Plans and Final Plat, and the aforementioned easement shall be dedicated to El Paso County on the forthcoming Final Plat; (5) fees in lieu of land dedication for regional park purposes in the amount of \$261,280 and urban park purposes in the amount of \$164,720 will be required at time of the recording of the forthcoming Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s).

Park Advisory Board Recommendation:

PAB Endorsed 10/13/2021