

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 PLANNING 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°50'55"W, ON SAID NORTHERLY LINE, A DISTANCE OF 2,334.38 FEET TO THE POINT OF BEGINNING; THENCE S11°05'24"W, A DISTANCE OF 24.40 FEET; THENCE S78°54'36"E, A DISTANCE OF 185.19 FEET; THENCE S26°00'16"W, A DISTANCE OF 203.38 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 32°15'55", A RADIUS OF 250.00 FEET, A DISTANCE OF 140.78 FEET TO A POINT OF TANGENT; THENCE S05°25'39"E, A DISTANCE OF 185.30 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT; THENCE S05°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 A DELTA OF 55°09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 529.48 FEET TO A POINT OF TANGENT; THENCE S48°48'05"E, A DISTANCE OF 342.14 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 29°29'59", A RADIUS OF 1,050.00 FEET, A DISTANCE OF 540.61 FEET TO A POINT OF TANGENT; THENCE S19°48'06"E, A DISTANCE OF 438.38 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 08°00'18", A RADIUS OF 1,950.00 FEET, A DISTANCE OF 272.44 FEET TO A POINT OF TANGENT; THENCE S27°48'24"E, A DISTANCE OF 779.36 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 01°50'07", A RADIUS OF 190.00 FEET, A DISTANCE OF 205.38 FEET TO A POINT OF TANGENT; THENCE S09°44'32"E, A DISTANCE OF 289.03 FEET; THENCE S00°12'52"W, A DISTANCE OF 111.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 28; THENCE N89°47'08"W, ON SAID SOUTH LINE, 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 21.71 FEET; THENCE N41°02'22"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:

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

THENCE S74°09'13"E, A DISTANCE OF 47.53 FEET; THENCE S27°01'36"E, A DISTANCE OF 35.92 FEET; THENCE S71°02'24"E, A DISTANCE OF 160.69 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°54'36"E, A DISTANCE OF 237.75 FEET; THENCE S11°05'24"W, A DISTANCE OF 105.60 FEET TO THE POINT OF BEGINNING.

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

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 PUD#P FILE NUMBER: PUD#SP210 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED:

- 1. SHALLOW GROUNDWATER: REFER TO HAZARD AREA MAP IN REPORT FOR LOTS WHERE GROUNDWATER IS EXPECTED TO IMPACT BASEMENTS AND SMALL 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.

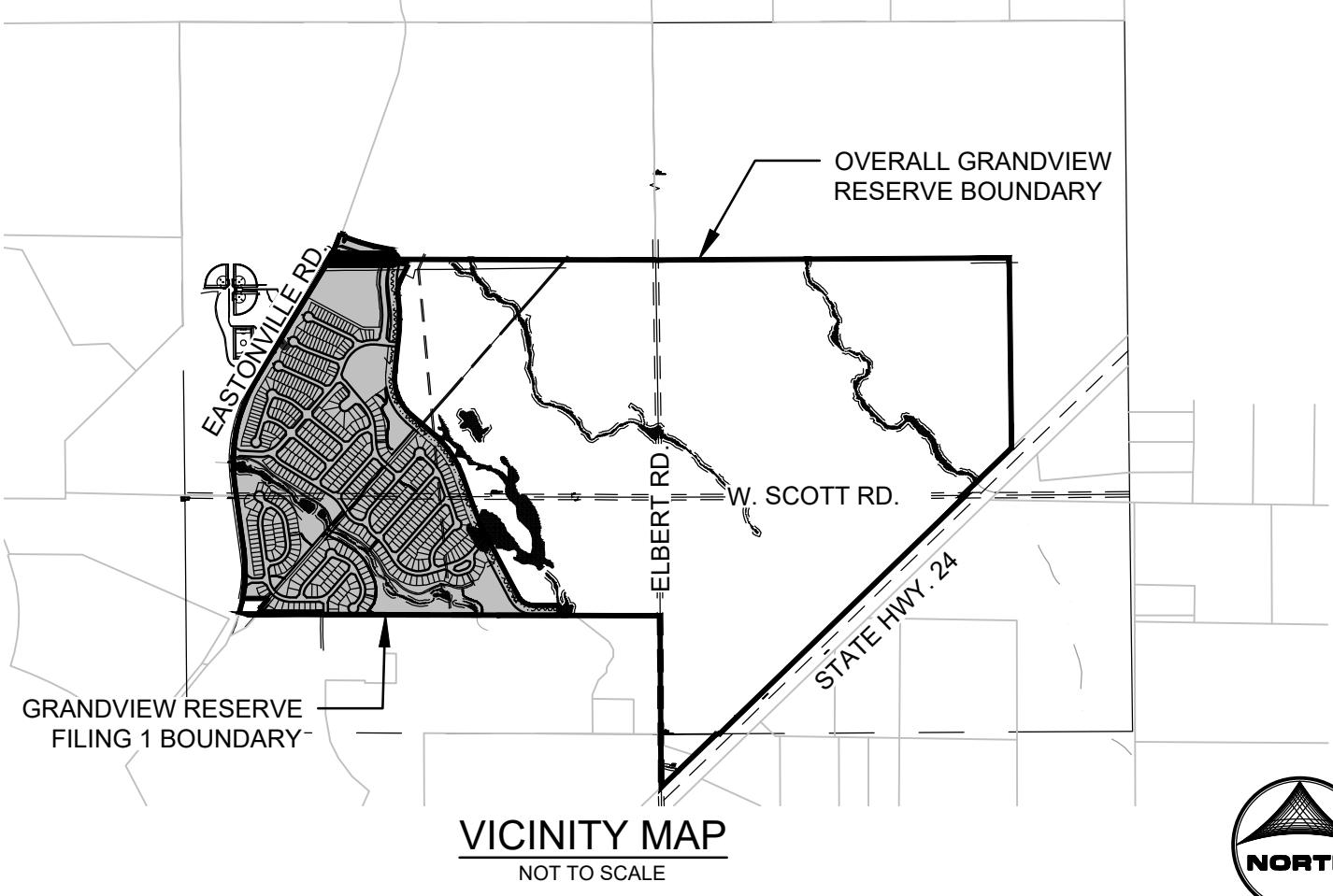
LOTS WHERE GROUNDWATER IS EXPECTED TO BE WITHIN 12 FEET OF THE PROPOSED SURFACE. BASEMENTS ARE CURRENTLY RESTRICTED. IF A GROUNDWATER MONITORING WELL IS LOCATED AT SOME FUTURE DATE INDICATES THE LOT HAS ADEQUATE SEPARATION FROM GROUNDWATER, BASEMENT CONSTRUCTION MAY BE CONSIDERED: LOTS 18-32, 44-54, 69-71, 75-84, 94-100, 110-127, 147-148, 155-160, 166-174, 196-213, 219-245, 248-209, 335-346, 357-377, 388-433, 436-443, 463-560 AND 565.

FLOODPLAIN NOTES:

- 1. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C05562 AND 08041C0552G EFFECTIVE DATE 7, 2018.
2. THE EXISTING FLOODPLAIN BOUNDARIES WILL BE REVISED VIA A LOMR MODELING THE PROPOSED IMPROVEMENTS TO ESTABLISH FLOOD ELEVATIONS AND THEN PROCESSED THROUGH TO FEMA TO ESTABLISH ZONE AE FLOODPLAIN LIMITS.
3. THOSE LOTS EITHER PARTIALLY OR ENTIRELY LOCATED WITHIN THE CURRENT FLOODPLAIN SHALL NOT BE PLATTED UNTIL THE FLOODPLAIN BOUNDARY REVISION PROCESS IS COMPLETED EFFECTIVELY REMOVING THE FLOODPLAIN LIMITS FROM THESE LOTS.
4. THE SUBMITTAL AND REVIEW OF THE FLOODPLAIN REVISION OCCUR INDEPENDENTLY OF THIS PRELIMINARY PLAN AND SHALL BE APPROVED PRIOR TO THE PLATTING OF ANY LOTS CURRENTLY LOCATED WITHIN FLOODPLAIN BOUNDARIES.
5. NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

GRANDVIEW RESERVE FILING 1 PUD / PRELIMINARY PLAN

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



DEVELOPMENT STANDARDS AND GUIDELINES:

- 1. THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE FILING 1, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
3. MINIMUM LOT AREA:
a. DWELLING, SINGLE FAMILY: FIVE THOUSAND FIVE HUNDRED SQUARE FEET (5,500SF). (REFER TO TYPICAL LOT LAYOUTS)
4. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
5. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
6. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40').
7. SETBACK REQUIREMENTS:
a. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE FIFTEEN FEET (15') TO FACE OF HOUSE
b. SIDE YARD: FIVE FEET (5')
c. REAR YARD FIFTEEN FEET (15')
d. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
e. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')
8. MINIMUM LOT SIZE = 4,200 SQ.FT.
ACCESSORY USE STANDARDS:
1. ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED.
2. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
3. MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')
4. SETBACK REQUIREMENTS:
a. FRONT YARD: FIFTY FEET (50')
b. SIDE YARD: FIVE FEET (5')
c. REAR YARD: FIVE FEET (5')
d. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
e. 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 (HEALTH CLUB, EDUCATIONAL, PRIVATE OR PUBLIC, PHILANTHROPIC, COMMUNITY BUILDING, BALL FIELDS, SPORTS COURTS, PASTORAL RESIDENCE, CHARTER SCHOOL OR RECREATION / AMENITY CENTER.
1. MINIMUM LOT AREA-FIVE ACRES (5.0 ACRES).
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 30%
3. MAXIMUM STRUCTURAL HEIGHT: FIFTY FEET (50').
4. MAXIMUM STEEPLE/BELL TOWER HEIGHT: SEVENTY FIVE FEET (75').
5. BUILDING SETBACK REQUIREMENTS:
a. FRONT YARD: FIFTY FEET (50')
b. SIDE YARD: FIFTY FEET (50')
c. REAR YARD: FIFTY FEET (50')
6. 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

Table with 2 columns: Existing Land Use, Existing Zoning, Proposed Zoning, etc. Includes handwritten notes: 'Density is 2.98 DU/ac' and '4.24 DU/AC (ALLOWED PER SKETCH PLAN) 2.88 DU/AC (PER FILING 1)'.

Table titled 'GRANDVIEW RESERVE F1 - LAND USE TABLE' with columns: Land Use, Area (Acres), Units, Net Density (DU/ACRE), % of Land.

ENVIRONMENTAL NOTE:

1. 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:

1. 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:

1. 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

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

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

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

SHEET INDEX

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CO.3 - TYPICAL ROAD SECTIONS
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CERTIFICATE OF OWNERSHIP

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

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

BY (NAME) _____ AS (TITLE) _____

OF _____, AN AUTHORIZED SIGNATORY.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____

STATE OF COLORADO) _____

COUNTY OF EL PASO)

COUNTY APPROVAL

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

COUNTY APPROVAL

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

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO., _____

FEE: _____ SURCHARGE _____

BY: _____, DEPUTY

PUBLIC STREETS

- 1. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS EXCEPT FOR LANDSCAPE AREAS WHICH SHALL BE MAINTAINED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
2. 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.
3. REAR 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.
4. PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY ON FILE FOR THIS PROJECT.

TRAFFIC IMPACT FEES:

- 1. 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

- 1. COMMON OPEN SPACE AREAS SHALL BE XERISCAPED AS MUCH AS POSSIBLE. DENSITY DOES NOT MATCH WHAT IS SHOWN IN SITE DATA TABLE. ALL PLEASING LANDSCAPE DESIGN APPROACHES, URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE REVIEWED AND APPROVED BY EL PASO COUNTY PARKS AND RECREATION DEPARTMENT.
2. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFER AREAS SHALL BE MAINTAINED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT.
3. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.4.1.D. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
4. TRAILS TO BE SOFT SURFACE (I.E. CRUSHED FINES) 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.
5. ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.

GENERAL NOTES

- 1. THE GRANDVIEW RESERVE FILING 1 OVERALL 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.
2. DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THIS PUD DEVELOPMENT PLAN. MAJOR MODIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS UNLESS OTHERWISE PROVIDED BY THE EPC LAND DEVELOPMENT CODE.
3. CENTRAL WATER 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.
4. 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.
5. 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.
6. BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS.
7. PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/OR AS SHOWN WITHIN THE DETAILS.
8. PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE REVIEWED AND APPROVED BY EL PASO COUNTY PARKS AND RECREATION DEPARTMENT.
9. FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE NOT MET WITH LAND DEDICATION.
10. ALL COMMON LANDSCAPE AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.
11. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES.
12. PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOTS PERIMETER AS FOLLOWS:
a. FRONT: TEN FEET (10')
b. SIDE: FIVE FEET (5')
c. REAR: FIVE FEET (5')
d. ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE PROVIDED FOR PUBLIC UTILITIES AS REQUIRED.
e. MVEA: TWENTY FEET (20') MIN. WIDTH EASEMENT WILL BE PROVIDED TO MVEA IN SELECT AREAS AROUND THE PERIMETER OF THE OVERALL SITE OR THROUGH OPEN SPACE TRACTS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH MVEA WITH FINAL LOCATIONS TO BE INCLUDED ON THE FINAL PLAT. MVEA INFRASTRUCTURE DESIGN WAS IN PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL.
13. 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 OWNER 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 AVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
14. GRASS BUFFER BMP'S 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.
15. STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS.
16. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. AS APPROVED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
17. FENCING:
* ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR GRANDVIEW RESERVE.
* NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
* NEW SIDEWALKS ADJACENT TO RESIDENTIAL LOTS ARE TO BE 5" THICK AND SUBJECT TO THE DEVELOPER COLLABORATING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.



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

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

PUD PRELIMINARY PLAN GRANDVIEW RESERVE FILING 1 EASTONVILLE RD EL PASO COUNTY, PEYTON, CO 80803

Table with 3 columns: #, Date, Issue / Description, Init.

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

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	2827°08'	24.83	50.00	S75°48'26"E	24.57
C2	26°05'59"	797.17	1750.00	N181°7'53"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°28'16"W	91.01
C6	113°40'59"	109.13	55.00	S35°56'38"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°25'37"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°25'37"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°28'19"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°28'19"W	2.50
C23	180°00'00"	70.69	22.50	N39°33'40"W	45.00
C24	401°22'28"	456.14	650.00	S29°15'51"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°24'49"	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°05'56"W	273.96
C30	8°58'38"	258.52	1650.00	N31°05'59"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°35'52"W	5.35
C33	72°36'38"	285.14	225.00	N43°58'53"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°58'45"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	81°07'56"	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	138.83
C47	16°31'03"	161.44	560.00	N2°49'53"E	160.88
C48	111°7'04"	224.52	1140.00	S01°25'37"E	224.16
C49	55°09'30"	625.75	650.00	S10°42'19"W	601.86
C50	29°29'59"	488.12	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°19'29"E	239.65
C53	29°29'59"	540.61	1050.00	S34°33'05"E	534.66
C54	55°09'30"	528.48	550.00	S21°43'20"E	509.27
C55	62°44'29"	206.50	188.58	S01°10'39"E	196.34
C56	111°7'04"	149.68	760.00	S01°25'37"E	149.44
C57	2°42'10"	39.62	840.00	S41°17'33"W	39.62
C58	8°36'53"	127.50	848.00	S41°17'33"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°58'30"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	N10°53'51"E	9.12
C63	8°49'37"	135.11	877.00	N41°11'11"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	S81°32'52"E	680.32	
L3	N31°20'52"E	1077.93	
L4	N66°43'20"W	60.35	
L5	N86°43'20"W	208.52	
L6	S41°02'50"W	128.42	
L7	S35°17'0"E	22.36	
L8	N41°02'50"E	98.06	
L9	S48°57'10"E	40.00	
L10	N60°42'30"E	79.27	
L11	N16°59'11"E	80.00	
L12	S73°00'49"E	82.03	
L13	S58°12'24"E	20.00	
L14	N68°18'44"E	20.00	
L15	S28°47'52"E	102.19	
L16	S71°9'21"W	74.25	
L17	S16°59'11"W	494.06	
L18	N11°05'24"E	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	S48°16'25"W	103.06	
L25	S64°37'28"W	22.74	
L26	S72°56'57"W	22.40	
L27	S19°13'33"W	83.51	
L28	S48°42'06"W	114.79	
L29	S25°08'07"W	22.14	
L30	S22°29'21"W	92.83	
L31	N61°32'52"E	612.32	
L32	N75°41'47"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	S51°25'2"W	32.71	
L38	S14°56'50"W	46.54	
L39	S51°25'2"W	37.24	
L40	S86°02'50"W	29.98	
L41	S41°02'50"W	159.50	
L42	S35°17'0"E	29.88	
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°45'57"W	48.11	
L49	S51°25'2"W	135.11	
L50	S52°57'45"W	267.05	
L51	S11°05'24"W	109.78	
L52	N52°47'31"E	38.22	
L53	N11°05'24"E	119.21	
L54	N5°25'39"W	186.48	
L55	N8°51'26"E	176.13	
L56	N76°14'43"E	45.73	
L57	N41°02'50"E	346.35	
L58	N35°17'0"E	31.58	
L59	S39°33'41"W	115.57	
L60	N48°57'10"W	34.69	
L61	S41°02'50"W	211.98	
L62	S50°28'19"W	127.43	
L63	N39°33'41"W	86.71	
L64	S52°57'45"W	28.28	
L65	S39°33'41"E	66.73	
L66	N50°28'19"E	6.84	
L67	S9°33'41"E	21.65	
L68	N50°28'19"E	32.33	
L69	N9°33'41"W	24.54	
L70	N50°28'19"E	79.42	

PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L71	S39°33'41"E	6.00	
L72	S50°28'19"W	14.50	
L73	N9°33'41"W	21.65	
L74	S50°28'19"W	32.33	
L75	S9°33'41"E	24.54	
L76	S50°28'19"W	71.56	
L77	N38°43'58"W	66.60	
L78	N32°18'51"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	N3°54'58"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°08'53"W	54.50	
L88	N28°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	S48°16'05"E	181.67	
L95	N54°23'50"E	192.65	
L96	S62°28'08"W	12.03	
L97	S19°33'41"E	55.62	
L98	S84°33'41"E	28.28	
L99	N39°33'41"W	151.27	
L100	N80°02'50"E	28.28	
L101	N41°02'50"E	159.50	
L102	N35°17'0"E	28.28	
L103	S41°02'50"W	199.50	
L104	N86°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	N74°01'08"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	S74°01'08"E	9.62	
L117	N82°19'42"E	115.00	
L118	S74°01'08"E	636.03	
L119	S22°54'22"W	115.78	
L120	S87°12'22"E	68.33	
L121	S74°01'08"E	77.05	
L122	S31°26'13"W	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	56.65	
L128	N62°35'20"W	135.59	
L129	N51°05'45"W	64.84	
L130	N43°46'38"W	62.72	
L131	N32°37'57"W	68.58	
L132	N23°44'20"W	65.10	
L133	N13°28'42"W	55.30	
L134	N7°31'18"W	13.99	
L135	N74°01'08"W	115.89	
L136	N82°19'42"E	115.00	
L137	N74°01'08"W	30.00	
L138	S82°19'42"W	115.00	
L139	N74°01'08"W	72.83	
L140	N43°56'56"W	36.85	

PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L141	N14°01'21"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	N74°01'08"W	41.35	
L151	S94°04'04"W	103.15	
L152	S154°42'43"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°00'57"W	226.61	
L157	N45°01'16"W	38.50	
L158	N40°56'28"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°15'52"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°25'37"E		

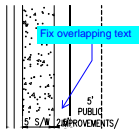
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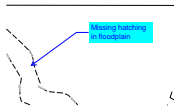
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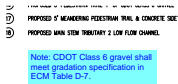


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Author: CDurham
Date: 5/19/2022 11:19:46 AM
Status:
Color: ■
Layer:
Space:





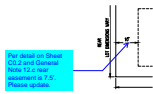
Subject: Text Box
Page Label: [2] 6 TRACT PLAN
Author: CDurham
Date: 5/19/2022 11:26:02 AM
Status:
Color: ■
Layer:
Space:

Note: CDOT Class 6 gravel shall meet gradation specification in ECM Table D-7.

Missing contours in this area

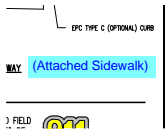
Subject: Text Box
Page Label: [2] 6 TRACT PLAN
Author: CDurham
Date: 5/19/2022 11:29:45 AM
Status:
Color: ■
Layer:
Space:

Missing contours in this area



Subject: Callout
Page Label: [4] 8 SITE PLAN
Author: CDurham
Date: 5/19/2022 1:30:27 PM
Status:
Color: ■
Layer:
Space:

Per detail on Sheet C0.2 and General Note 12.c rear easement is 7.5'. Please update.



Subject: Text Box
Page Label: [4] 8 SITE PLAN
Author: CDurham
Date: 5/19/2022 1:31:53 PM
Status:
Color: ■
Layer:
Space:

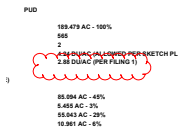
(Attached Sidewalk)

dspdparsons (18)



Subject: Callout
Page Label: [1] COVER
Author: dspdparsons
Date: 5/24/2022 11:28:22 AM
Status:
Color: ■
Layer:
Space:

Denisty is 2.98 DU/ac
565/189.479 = 2.89



Subject: Cloud
Page Label: [1] COVER
Author: dspdparsons
Date: 5/24/2022 11:28:14 AM
Status:
Color: ■
Layer:
Space:

TABLE 1
 TABLE 2
 TABLE 3
 TABLE 4

GRANDVIEW RESERVE (1) - LAND USE TABLE					
#	AREA (ACRES)	UNIT	PERCENTAGE OF LOT	MINIMUM	MAXIMUM
1	0.25	RES	100%	0.25	0.25
2	0.25	RES	100%	0.25	0.25
3	0.25	RES	100%	0.25	0.25
4	0.25	RES	100%	0.25	0.25

Subject: Arrow
Page Label: [1] COVER
Author: dsdparsons
Date: 5/24/2022 11:28:30 AM
Status:
Color: ■
Layer:
Space:

1. THE FAMILY RESIDENCE ON A LOT...
 2. MAXIMUM...
 3. SQUARE FEET (5,000SF), (REFER TO T...
 4. MAXIMUM...
 5. FEET (40')

Subject: Cloud
Page Label: [1] COVER
Author: dsdparsons
Date: 5/24/2022 4:46:04 PM
Status:
Color: ■
Layer:
Space:

1. EVIDENCE ON A LOT...
 2. DEVELOPMENT STANDARDS...
 3. (5,000SF), (REFER TO TYPICAL LOT LAYOUTS)

Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 5/24/2022 4:46:09 PM
Status:
Color: ■
Layer:
Space:

1. SQUARE FEET (5,000SF), (REFER TO TYPICAL LC...
 2. MAXIMUM...
 3. FEET (40')
 maybe you meant 4000 sf? its stated two places and its different

Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 5/24/2022 4:50:51 PM
Status:
Color: ■
Layer:
Space:

maybe you meant 4000 sf? its stated two places and its different

DEVELOPMENT STANDARDS AND GUIDELINES:
 1. DEVELOPMENT STANDARDS AND GUIDELINES:
 2. DEVELOPMENT STANDARDS AND GUIDELINES:
 3. DEVELOPMENT STANDARDS AND GUIDELINES:
 4. DEVELOPMENT STANDARDS AND GUIDELINES:
 5. DEVELOPMENT STANDARDS AND GUIDELINES:
 6. DEVELOPMENT STANDARDS AND GUIDELINES:
 7. DEVELOPMENT STANDARDS AND GUIDELINES:
 8. DEVELOPMENT STANDARDS AND GUIDELINES:
 9. DEVELOPMENT STANDARDS AND GUIDELINES:
 10. DEVELOPMENT STANDARDS AND GUIDELINES:

Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 5/24/2022 4:50:25 PM
Status:
Color: ■
Layer:
Space:

1. DEVELOPMENT STANDARDS AND GUIDELINES:
 2. DEVELOPMENT STANDARDS AND GUIDELINES:
 3. DEVELOPMENT STANDARDS AND GUIDELINES:
 4. DEVELOPMENT STANDARDS AND GUIDELINES:
 5. DEVELOPMENT STANDARDS AND GUIDELINES:
 6. DEVELOPMENT STANDARDS AND GUIDELINES:
 7. DEVELOPMENT STANDARDS AND GUIDELINES:
 8. DEVELOPMENT STANDARDS AND GUIDELINES:
 9. DEVELOPMENT STANDARDS AND GUIDELINES:
 10. DEVELOPMENT STANDARDS AND GUIDELINES:

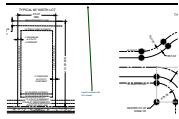
Subject: Cloud
Page Label: [1] COVER
Author: dsdparsons
Date: 5/24/2022 4:50:31 PM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] COVER
Author: dsdparsons
Date: 5/24/2022 4:53:08 PM
Status:
Color: ■
Layer:
Space:

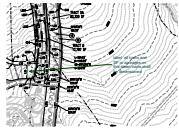


Subject: Image
Page Label: [2] 2 TYPICAL LOT SECTIONS
Author: dsdparsons
Date: 5/24/2022 3:23:35 PM
Status:
Color: ■
Layer:
Space:



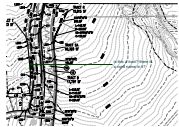
Subject: Callout
Page Label: [2] 2 TYPICAL LOT SECTIONS
Author: dsdparsons
Date: 5/24/2022 3:23:47 PM
Status:
Color: ■
Layer:
Space:

repeat comment tile ALL sheets



Subject: Callout
Page Label: [2] 6 TRACT PLAN
Author: dsdparsons
Date: 5/24/2022 4:40:47 PM
Status:
Color: ■
Layer:
Space:

label all tracts and SF or acreages on this sheet
tracts shall be dimensioned



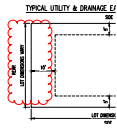
Subject: Callout
Page Label: [2] 6 TRACT PLAN
Author: dsdparsons
Date: 5/24/2022 4:41:08 PM
Status:
Color: ■
Layer:
Space:

is this a tract? there is a road name in it?

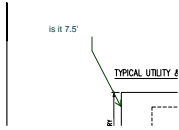


Subject: Callout
Page Label: [4] 8 SITE PLAN
Author: dsdparsons
Date: 5/24/2022 4:44:22 PM
Status:
Color: ■
Layer:
Space:

provide lables per discussion please all sheets
showing Eastonville



Subject: Cloud
 Page Label: [6] 10 SITE PLAN
 Author: dsdparsons
 Date: 5/24/2022 4:44:44 PM
 Status:
 Color: ■
 Layer:
 Space:

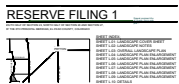


Subject: Callout
 Page Label: [6] 10 SITE PLAN
 Author: dsdparsons
 Date: 5/24/2022 4:44:57 PM
 Status:
 Color: ■
 Layer:
 Space:

is it 7.5'



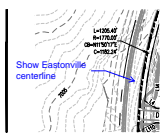
Subject: Image
 Page Label: [1] 13 Cover Sheet
 Author: dsdparsons
 Date: 5/24/2022 3:24:27 PM
 Status:
 Color: ■
 Layer:
 Space:



Subject: Callout
 Page Label: [1] 13 Cover Sheet
 Author: dsdparsons
 Date: 5/24/2022 3:24:51 PM
 Status:
 Color: ■
 Layer:
 Space:

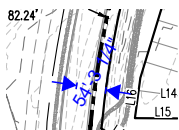
Repeat comment title all sheets; this is nota plat....

dsdrice (8)



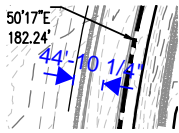
Subject: Callout
 Page Label: [2] 6 TRACT PLAN
 Author: dsdrice
 Date: 5/24/2022 3:34:15 PM
 Status:
 Color: ■
 Layer:
 Space:

Show Eastonville centerline

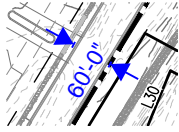


Subject: Length Measurement
 Page Label: [2] 6 TRACT PLAN
 Author: dsdrice
 Date: 5/24/2022 3:35:05 PM
 Status:
 Color: ■
 Layer:
 Space:

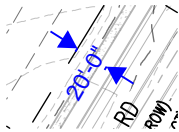
54'-3 1/4"



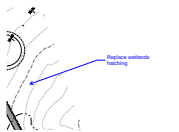
Subject: Length Measurement
Page Label: [2] 6 TRACT PLAN 44'-10 1/4"
Author: dsdrice
Date: 5/24/2022 3:35:58 PM
Status:
Color: ■
Layer:
Space:



Subject: Length Measurement
Page Label: [2] 6 TRACT PLAN 60'-0"
Author: dsdrice
Date: 5/24/2022 3:46:02 PM
Status:
Color: ■
Layer:
Space:



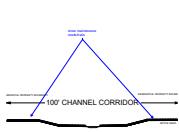
Subject: Length Measurement
Page Label: [4] 8 SITE PLAN 20'-0"
Author: dsdrice
Date: 5/24/2022 5:51:16 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [8] 12 SITE PLAN Replace wetlands hatching
Author: dsdrice
Date: 5/24/2022 2:45:35 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [8] 12 SITE PLAN Replace distances and bearings
Author: dsdrice
Date: 5/24/2022 2:46:08 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [8] 20 Landscape Plan Enlargement show maintenance roads/trails
Author: dsdrice
Date: 5/24/2022 2:34:21 PM
Status:
Color: ■
Layer:
Space: