

PRELIMINARY
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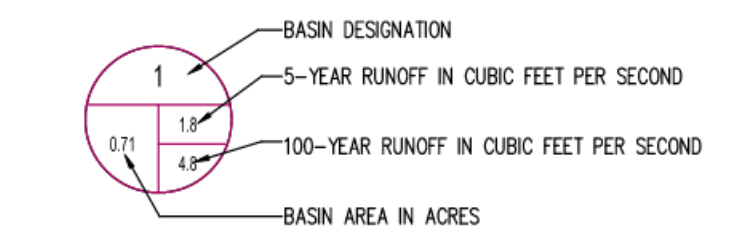


PRELIMINARY DRAINAGE PLAN
GRANDVIEW RESERVE FILING NO. 1
FOR
HR GREEN, INC

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

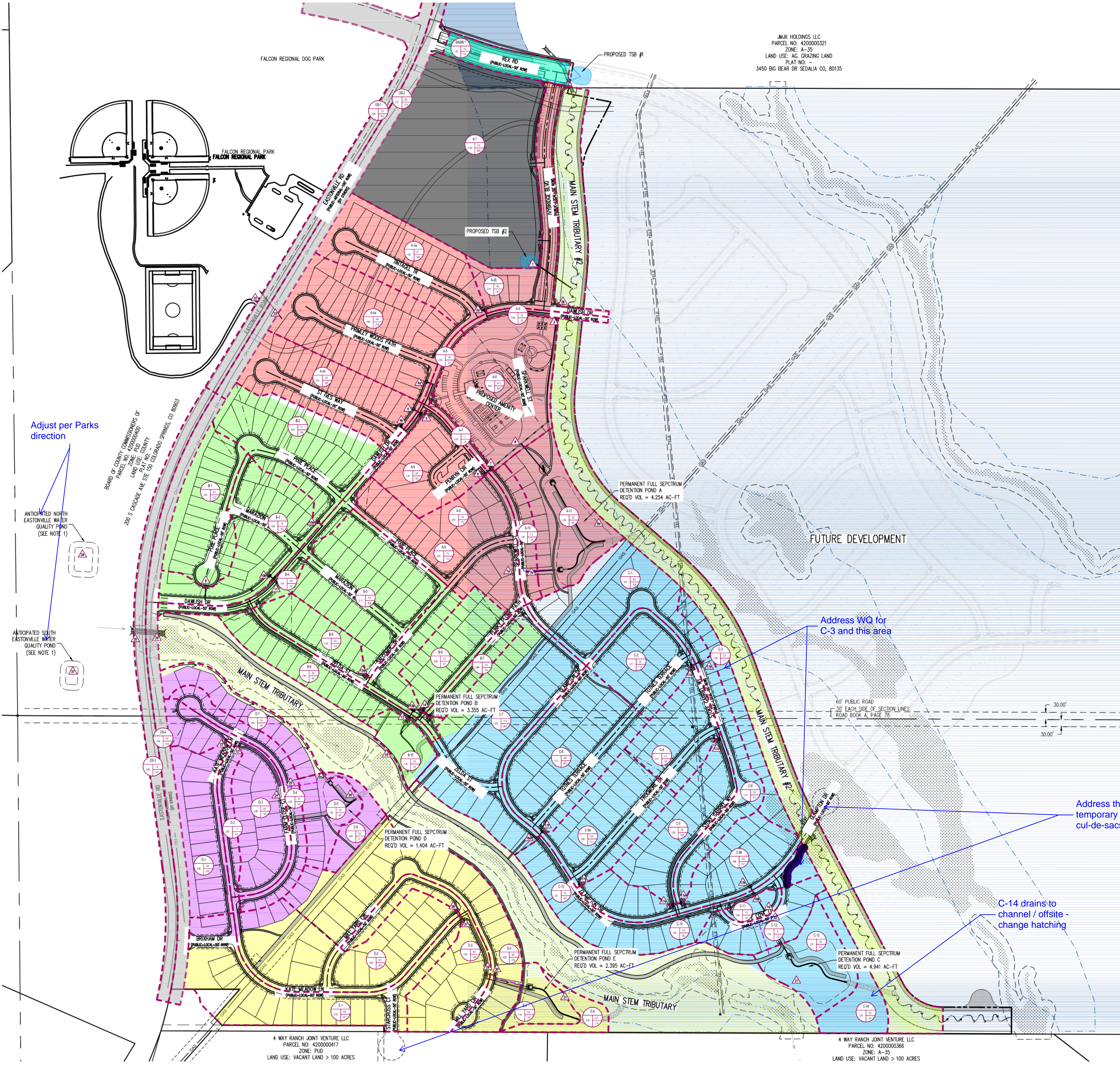
DRAINAGE LEGEND

- PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- BASIN BOUNDARY LINE
- EXISTING WETLANDS
- EXISTING LIMITS OF WETLAND
- EXISTING WETLAND SETBACK
- EXISTING FEMA FLOOD PLAIN, ZONE A
- CENTERLINE OF STREAM
- PROPOSED RIPRAP
- PROPOSED MAINTENANCE ACCESS

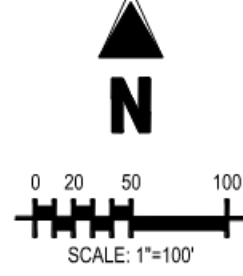


- FUTURE DEVELOPMENT (NOT PART - TSB PROVIDED)
- ROADWAY (DESIGN BY OTHERS - SEE NOTE 1)
- AREA TO BE DETAINED IN PBMP (POND A)
- AREA TO BE DETAINED IN PBMP (POND B)
- AREA TO BE DETAINED IN PBMP (POND C)
- AREA TO BE DETAINED IN PBMP (POND D)
- AREA TO BE DETAINED IN PBMP (POND E)
- AREA NOT TO BE DETAINED IN PBMP PER SECTION 1.7.1.8.7 (LAND DISTURBANCE TO UNDEVELOPED LAND THAT WILL REMAIN UNDEVELOPED)
- AREA TO BE DETAINED IN FUTURE PBMP WITH THE REMAINDER OF THE REX RD DEVELOPMENT - TSB PROVIDED

- NOTES:**
- EASTONVILLE ROAD AND THE WESTERN PORTION OF REX ROAD AT EASTONVILLE IS TO BE CONSTRUCTED CONCURRENTLY WITH THIS DEVELOPMENT. DRAINAGE FOR THESE AREAS WILL BE CAPTURED AND TREATED BY OFFSITE INFRASTRUCTURE AND PONDS AS DESCRIBED IN THE "FINAL DRAINAGE REPORT FOR EASTONVILLE ROAD FROM FUTURE REX ROAD TO LONDONDERRY DRIVE", BY HR GREEN, MARCH 2022. BASIN SHOWN ARE FOR REFERENCE ONLY.



JKK HOLDINGS LLC
 PARCEL NO: 420000321
 ZONE: A-35
 LAND USE: AG. GRAZING LAND
 PLAT NO:
 3450 BIG BEAR DR. SEDALIA CO, 60135



Adjust per Parks direction

ANTICIPATED NORTH EASTONVILLE WATER QUALITY POND (SEE NOTE 1)

ANTICIPATED SOUTH EASTONVILLE WATER QUALITY POND (SEE NOTE 1)

FUTURE DEVELOPMENT

Address WQ for C-3 and this area

Address the temporary cul-de-sacs

C-14 drains to channel / offsite - change hatching

4 WAY RANCH JOINT VENTURE LLC
 PARCEL NO: 420000417
 ZONE: PUD
 LAND USE: VACANT LAND > 100 ACRES

4 WAY RANCH JOINT VENTURE LLC
 PARCEL NO: 420000366
 ZONE: A-35
 LAND USE: VACANT LAND > 100 ACRES

#	Date	Issue / Description	Init.

Project No:	HRG 1.20
Drawn By:	NJA
Checked By:	GRD
Date:	3/4/2022

WQ MAP

DR-4