

GRANDVIEW RESERVE PHASE 3 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE
6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

UTILITY CONTACTS

WATER
GRANDVIEW RESERVE METROPOLITAN DISTRICT
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COLORADO SPRINGS, CO 80921
TELE: (719) 499-8416
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WASTEWATER
WOODMEN HILLS METRO DISTRICT
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FALCON, CO 80831
TELE: (719) 495-2500
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EMAIL: CODY@WHMD.ORD

ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION
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FALCON, CO 80831
TELE: (800) 388-9881
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NATURAL GAS
BLACK HILLS ENERGY
198 COUNTY LINE RD.
PALMER LAKE, CO 80133
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FIRE
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN RD.
FALCON, CO 80831
TELE: (719) 495-4050
ATTN: TRENT HARWIG
EMAIL: THARWIG@FALCONFIREPD.ORG

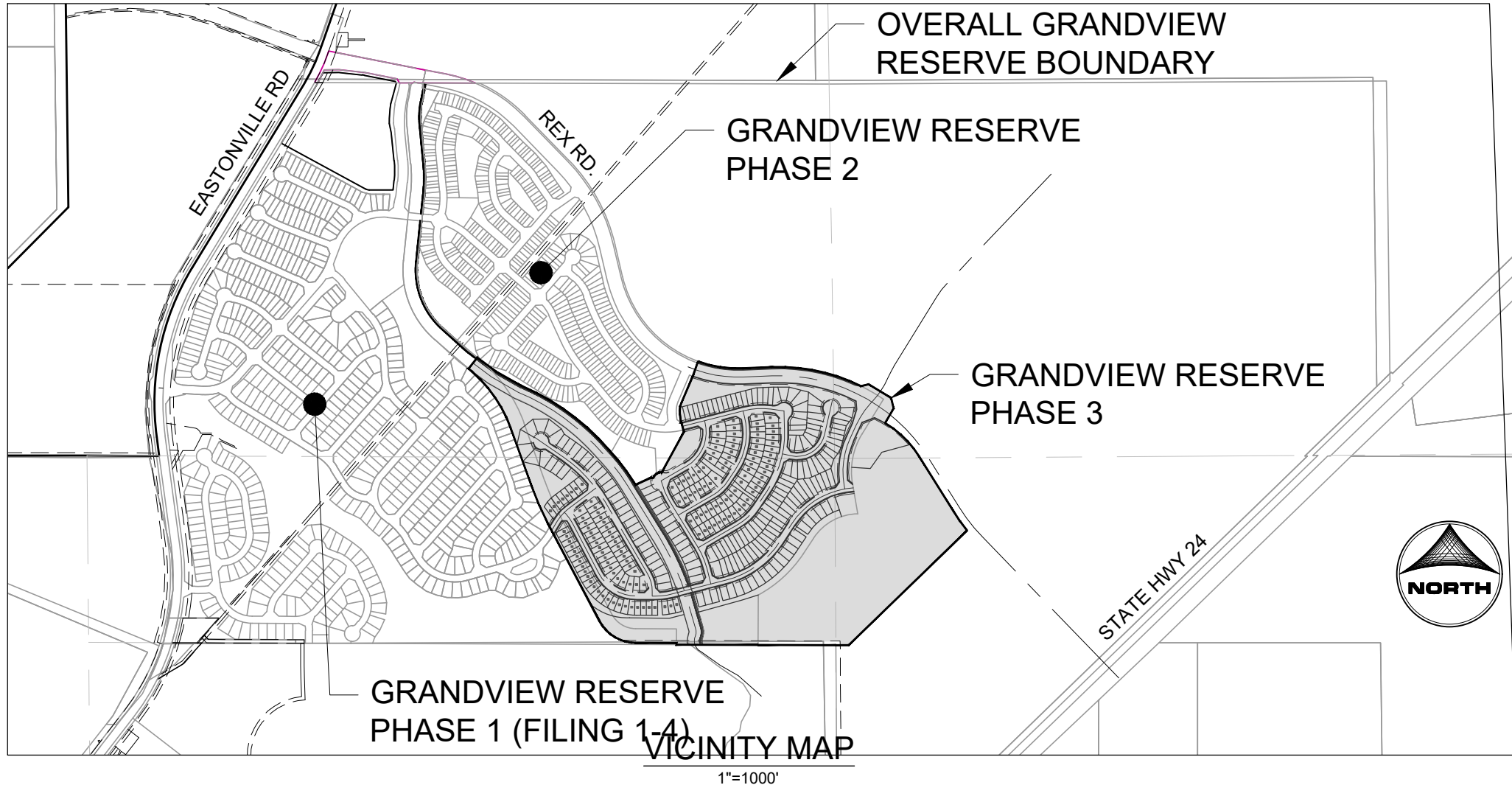
PROJECT CONTACTS:

OWNER
MELODY HOMES, INC., A
DELAWARE CORPORATION.
9555 S. KINGSTON COURT, SUITE 200
ENGELWOOD, CO 80112
TELE: (303) 488-0061

DEVELOPER
D.R. HORTON
9555 S. KINGSTON COURT, SUITE 200
ENGELWOOD, CO 80112
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CIVIL ENGINEER
HR GREEN
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS, CO 80921
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SURVEYOR
EDWARD-JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: (719) 576-1216
ATTN: JONATHAN W. TESSIN
EMAIL: -



LEGAL DESCRIPTION: GRANDVIEW RESERVE PHASE 3

A TRACT OF LAND BEING A PORTION THE SOUTHEAST QUARTER OF SECTION 21, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, A PORTION OF THE NORTHWEST QUARTER OF SECTION 27 AND A PORTION OF THE NORTHEAST QUARTER 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 SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087," AND BEING MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087," BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5,290.17 FEET.

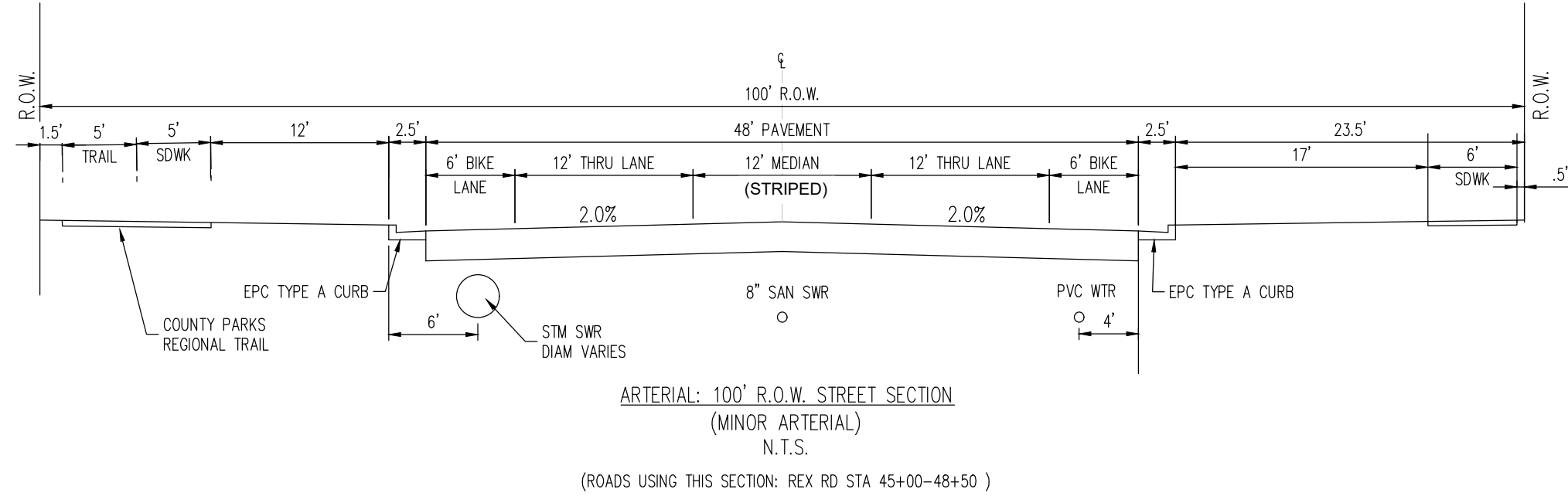
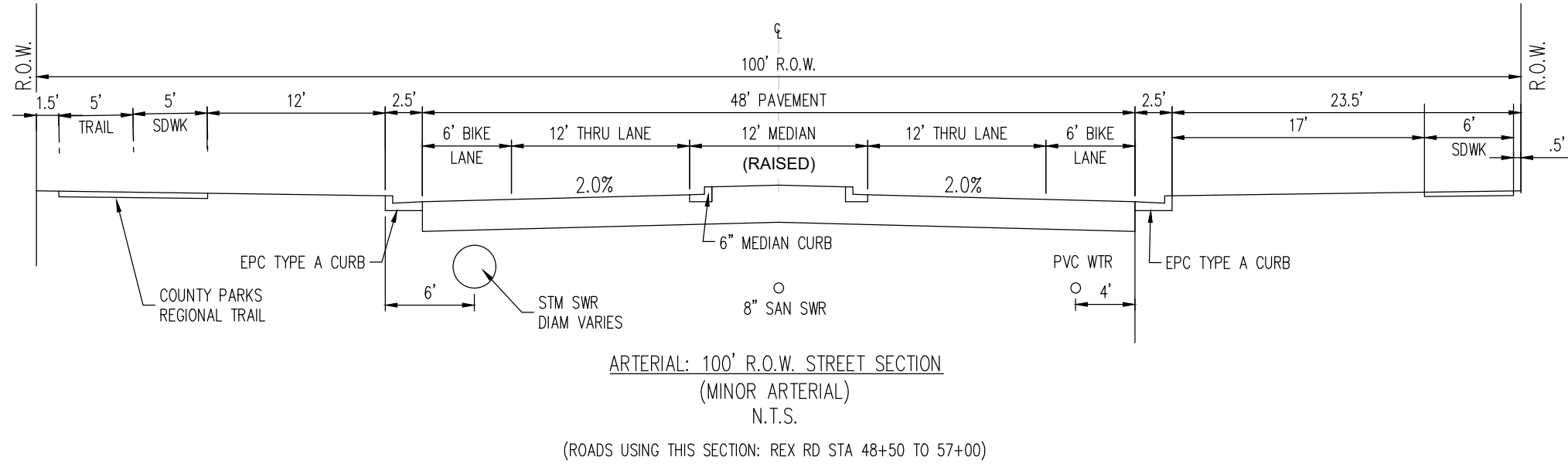
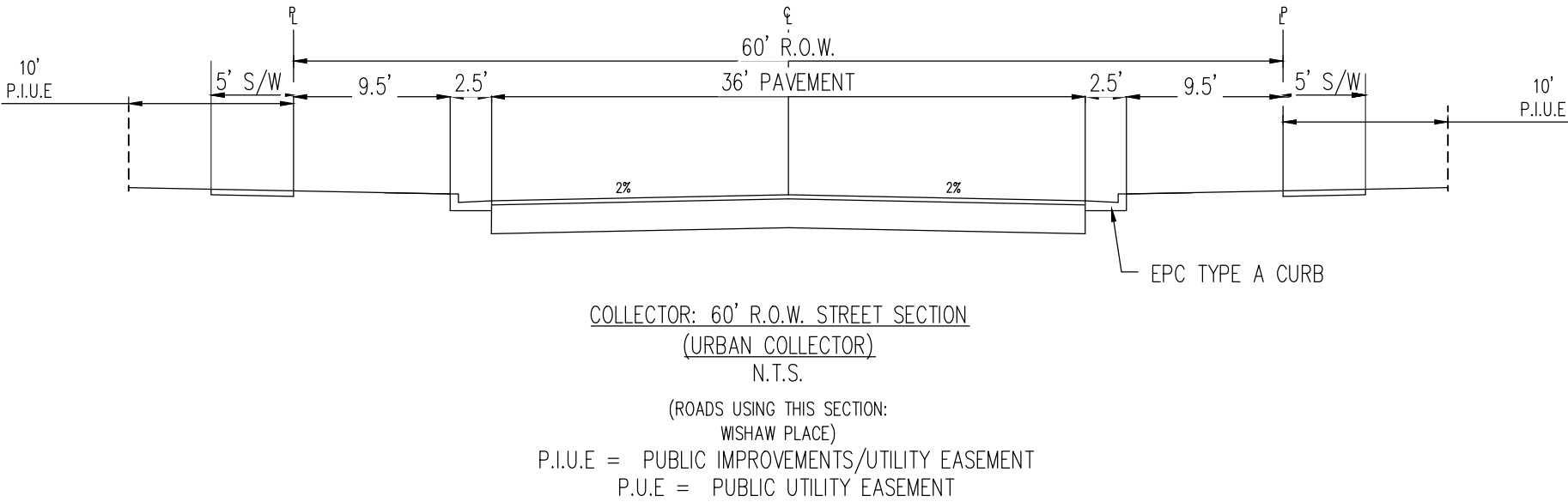
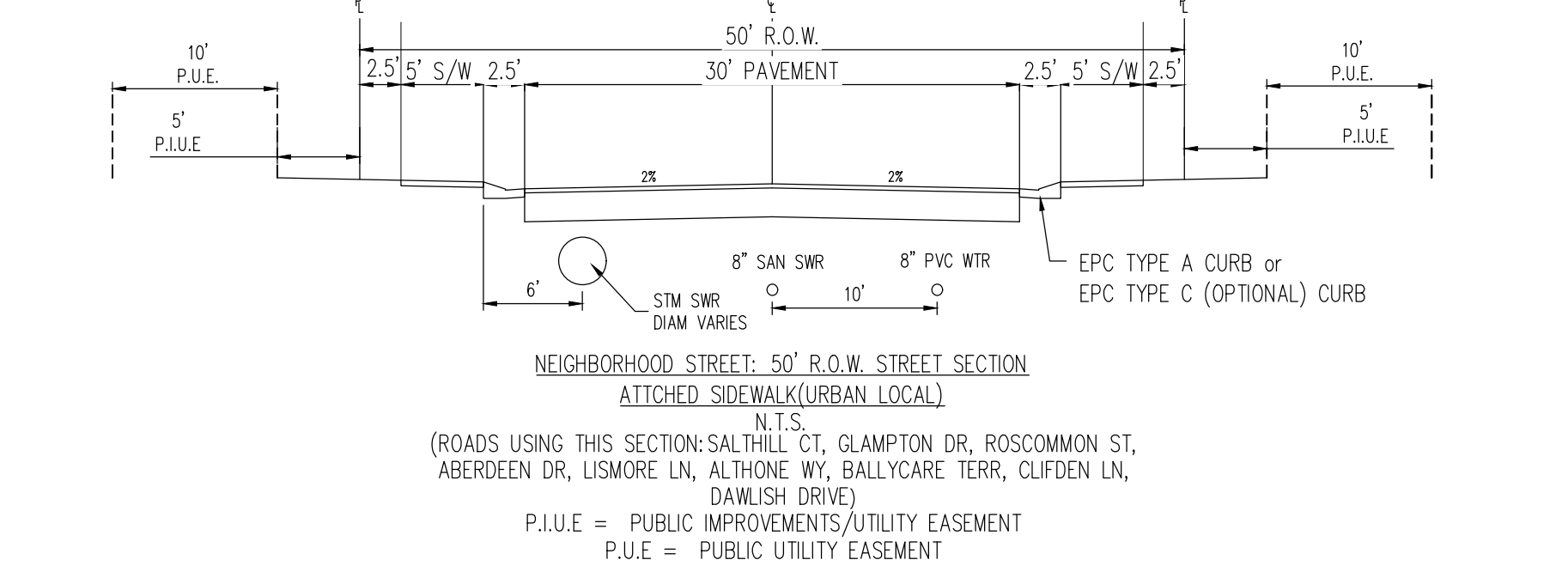
COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N89°38'06"E A DISTANCE OF 602.59 FEET TO THE POINT OF BEGINNING; THENCE S32°03'23"E A DISTANCE OF 447.39 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°12'46", A RADIUS OF 1,300.00 FEET A DISTANCE OF 163.65 FEET TO A POINT ON CURVE; THENCE S45°55'49"W A DISTANCE OF 1,166.50 FEET; THENCE N89°47'08"W A DISTANCE OF 88.92 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28; THENCE N89°47'08"W, ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, A DISTANCE OF 1,127.53 FEET; THENCE N00°12'52"E; A DISTANCE OF 11.41 FEET; THENCE N89°44'32"W A DISTANCE OF 289.10 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 61°56'07", A RADIUS OF 290.00 FEET A DISTANCE OF 313.48 FEET TO A POINT OF TANGENT; THENCE N27°48'24"W A DISTANCE OF 779.86 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 08°00'18", A RADIUS OF 2,050.00 FEET A DISTANCE OF 288.41 FEET TO A POINT OF TANGENT; THENCE N19°48'06"W 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 29°29'59", A RADIUS OF 950.00 FEET, A DISTANCE OF 489.12 FEET TO A POINT OF TANGENT; THENCE N49°18'05"W A DISTANCE OF 29.48 FEET; THENCE N38°44'17"E A DISTANCE OF 100.06 FEET; THENCE S53°13'21"E A DISTANCE OF 159.27 FEET; THENCE S60°22'39"E A DISTANCE OF 211.52 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S22°55'07"W HAVING A DELTA OF 26°23'43"E, A RADIUS OF 1,668.20 FEET A DISTANCE OF 768.52 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S46°15'00"W HAVING A DELTA OF 12°10'43", A RADIUS OF 1,363.49 FEET A DISTANCE OF 289.82 FEET TO A POINT ON CURVE; THENCE S31°44'28"E A DISTANCE OF 23.97 FEET; THENCE N65°27'05"E A DISTANCE OF 122.04 FEET; THENCE S72°44'18"E A DISTANCE OF 15.00 FEET1
28.4 TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE OT THE RIGHT WHOSE CENTER BEARS S72°44'18"E HAVING A DELTA OF 76°32'04", A RADIUS OF 60.00 FEET A ; DISTANCE OF 80.15 FEET TO A POINT ON CURVE; THENCE N28°43'11"E A DISTANCE OF 325.08 FEET; THENCE N14°14'45"W A DISTANCE OF 65.01 FEET; THENCE N54°32'52"W A DISTANCE OF 5.87 FEET; THENCE N06°45'50"W A DISTANCE OF 66.21 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°56'47", A RADIUS OF 142.50 FEET A DISTANCE OF 74.48 FEET TO A POINT OF TANGENT; THENCE N23°10'57"E A DISTANCE OF 204.59 FEET; THENCE N19°42'45"E A DISTANCE OF 111.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE WHOSE CENTER BEARS N19°42'45"E HAVING A DELTA OF 22°06'06", A RADIUS OF 839.00 FEET A DISTANCE OF 323.64 FEET TO A POINT OF ON CURVE; THENCE N87°36'38"E A DISTANCE OF 202.47 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°38'49", A RADIUS OF 1,306.00 FEET A DISTANCE OF 652.98 FEET TO A POINT ON CURVE; THENCE N76°41'58"E A DISTANCE OF 55.78 FEET; THENCE S58°18'02"E A DISTANCE OF 185.25 FEET; THENCE S13°18'02"E A DISTANCE OF 76.12 FEET; THENCE S30°22'37"W A DISTANCE OF 119.64 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S30°22'37"W A DELTA OF 27°34'01", A RADIUS OF 700.00 FEET A DISTANCE OF 336.79 FEET TO A POINT OF TANGENT; THENCE S32°03'23"E A DISTANCE OF 15.72 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,478,988 SQUARE FEET OR 102.823 ACRES, MORE OR LESS.

PH3 - PRELIMINARY UTILITY PLAN SHEET INDEX

- 01 - CS01 COVER SHEET
- 02 - UT01 PRELIMINARY UTILITY PLAN 1 OF 7
- 03 - UT02 PRELIMINARY UTILITY PLAN 2 OF 7
- 04 - UT03 PRELIMINARY UTILITY PLAN 3 OF 7
- 05 - UT04 PRELIMINARY UTILITY PLAN 4 OF 7
- 06 - UT05 PRELIMINARY UTILITY PLAN 5 OF 7
- 07 - UT06 PRELIMINARY UTILITY PLAN 6 OF 7
- 08 - UT07 PRELIMINARY UTILITY PLAN 7 OF 7

ROADWAY TYPICAL CROSS SECTIONS



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LAND USE REVIEW FILE NO: PUDSP-

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NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 3

D.R. HORTON
EL PASO COUNTY, CO

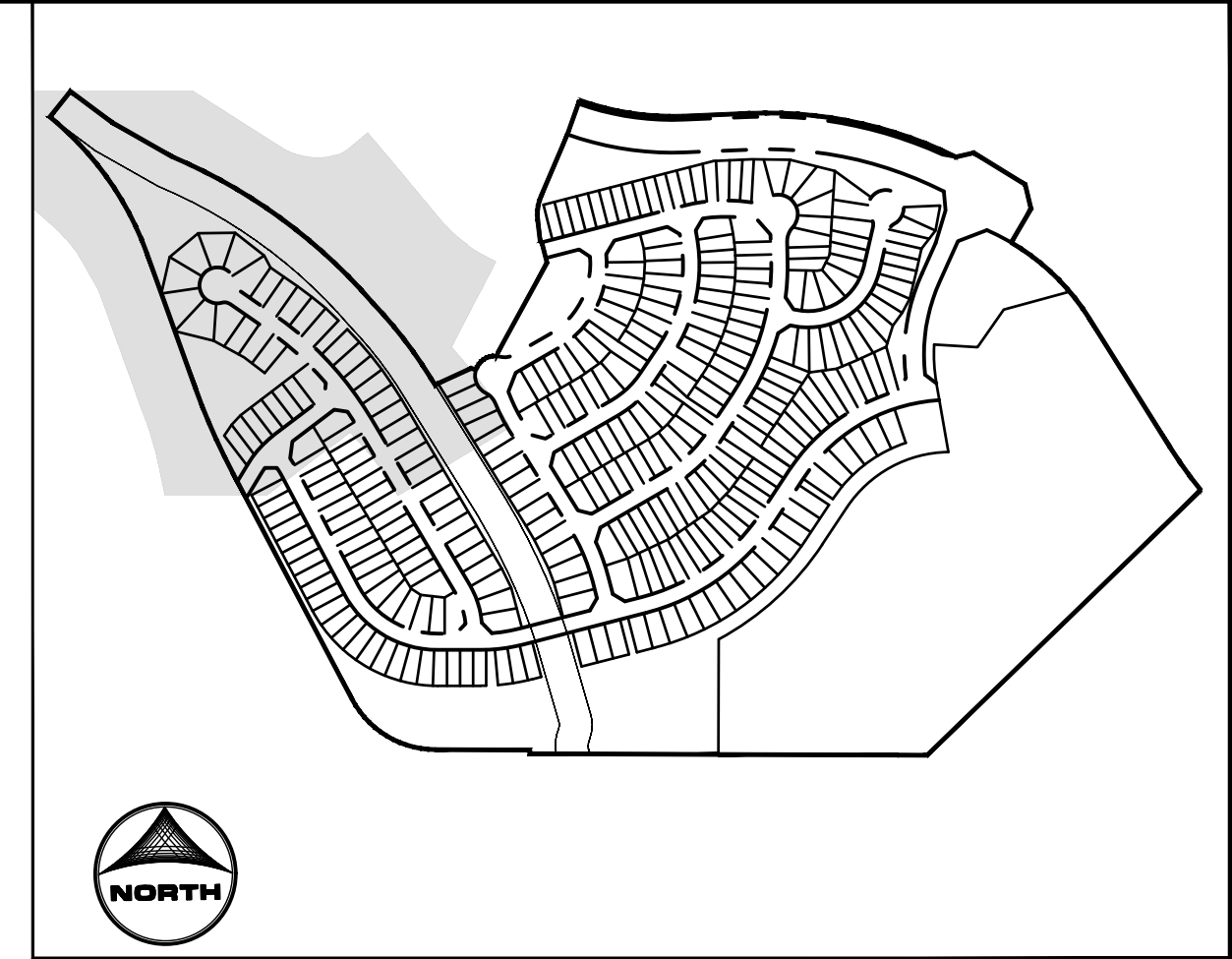
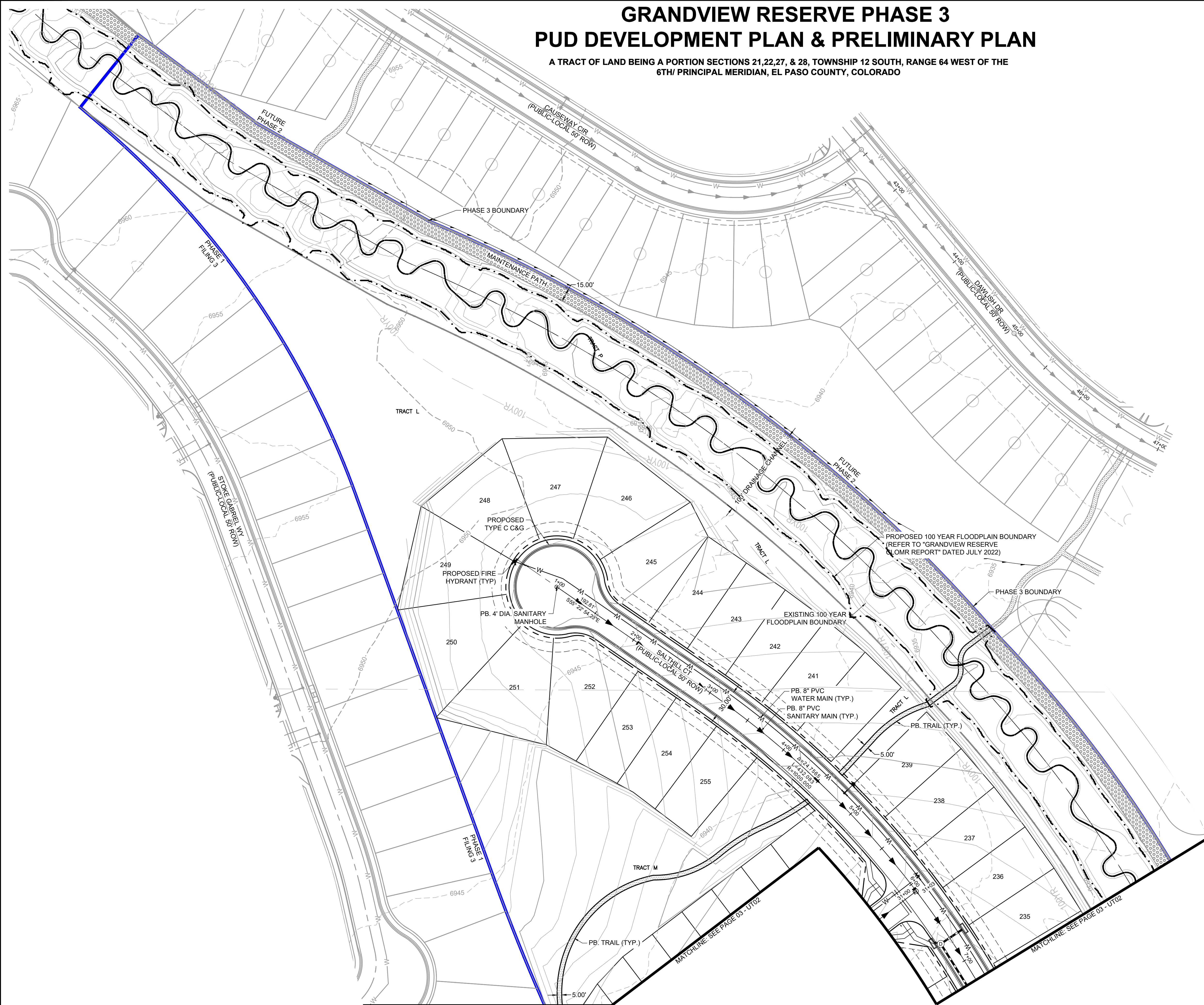
PRELIMINARY UTILITY PLANS

COVER SHEET

SHEET
CS01

01

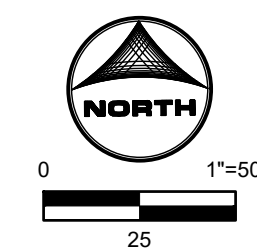
A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEY MAP
SCALE:
1/500

LINEWORK LEGEND

	EXISTING/FUTURE	<u>PROPOSED</u>
PROPERTY LINE	_____	_____
RIGHT OF WAY	=====	=====
CURB & GUTTER	=====	=====
OVERHEAD ELECTRIC	ELEC _____	OE _____
FIBER OPTIC	FOP _____	FO _____
GAS MAIN	GAS _____	GAS _____
SANITARY SEWER	←-----→	←-----→
STORM DRAIN	[---][---][---]	[---][---][---]
WATER MAIN	____ W ____	____ W ____
SWALE	- - - - -	- - - - -
STORM SEWER	EXISTING	PROPOSED
MANHOLE	①	Ⓐ
STORM INLET	[]	[]
FLARED END SECTION	[]	>
RIPRAP		
SANITARY SEWER		
CLEAN OUT	↓	↓
MANHOLE	○	S
PLUG	3	3
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE	HV	HV
MANHOLE	(W)	(W)
METER	(M) 6"	(M) 6"
TEE	T	T
REDUCER	—	—



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HR GREEN - COLORADO SPRINGS
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COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

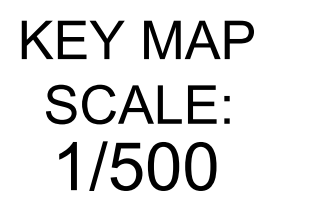


PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 1 OF 7

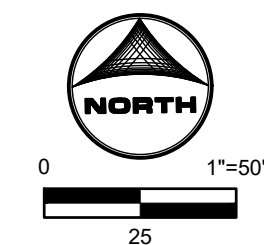
SHEET
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A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



	EXISTING/FUTURE	PROPOSED
PROPERTY LINE	—————	—————
RIGHT OF WAY	—————	—————
CURB & GUTTER	=====	=====
OVERHEAD ELECTRIC	————— ELEC	————— OE
FIBER OPTIC	————— FOP	————— FO
GAS MAIN	————— GAS	————— GAS
SANITARY SEWER	◀—————▶	◀—————▶
STORM DRAIN	▬▬▬▬▬▬▬▬▬▬	▬▬▬▬▬▬▬▬▬▬
WATER MAIN	————— W —————	————— W —————
SWALE	— · — · — · — · — · —	— · — · — · — · — · —
STORM SEWER	EXISTING	PROPOSED
MANHOLE	①	①
STORM INLET	⌈	⌈
FLARED END SECTION	⌈	⌈
RIPRAP		
SANITARY SEWER		
CLEAN OUT	↓	↓
MANHOLE	⊙	⊙
PLUG	3	3
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION	⌈	⌈
GATE VALVE	⌈	⌈
MANHOLE	⊙	⊙
METER		
TEE		
REDUCER	→	→



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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

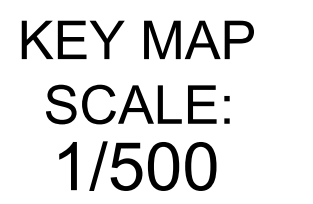


PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 2 OF 7

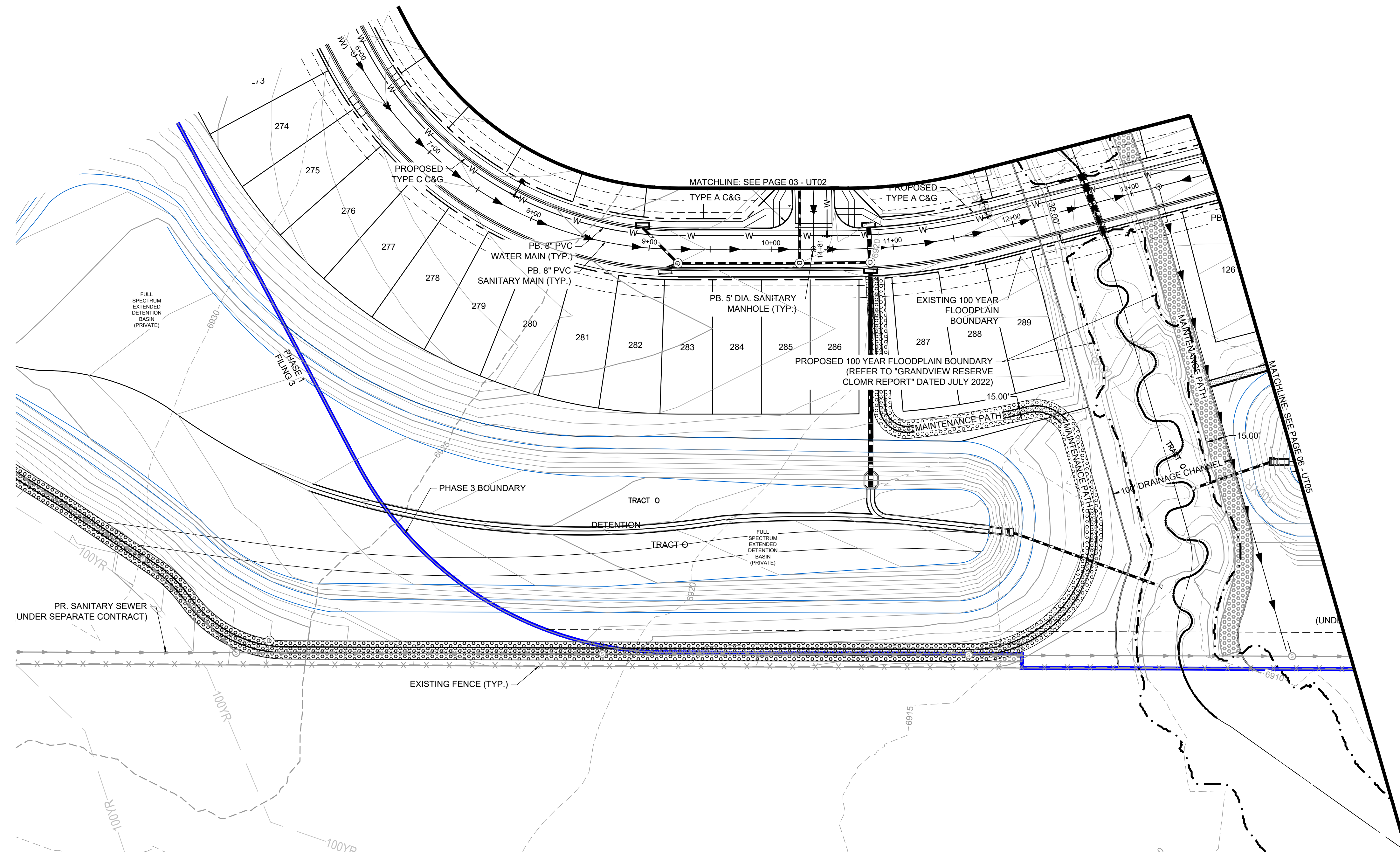
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A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

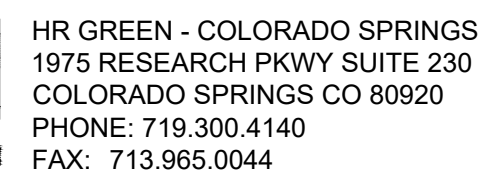


	EXISTING/FUTURE	PROPOSED
PROPERTY LINE	— — — — —	— — — — —
RIGHT OF WAY	— — — — —	— — — — —
CURB & GUTTER	=====	=====
OVERHEAD ELECTRIC	ELEC	OE
FIBER OPTIC	FOP	FO
GAS MAIN	GAS	GAS
SANITARY SEWER	◀ ◀	◀ ◀
STORM DRAIN	■ ■ ■ ■ ■	■ ■ ■ ■ ■
WATER MAIN	— W —	— W —
SWALE	— — — — —	— — — — —
STORM SEWER	EXISTING	PROPOSED
MANHOLE	Ⓢ	Ⓢ
STORM INLET	Ⓢ	Ⓢ
FLARED END SECTION	Ⓢ	Ⓢ
RIPRAP		
SANITARY SEWER		
CLEAN OUT	Ⓢ	Ⓢ
MANHOLE	Ⓢ	Ⓢ
PLUG	3	3
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION	—	—
GATE VALVE	W	W
MANHOLE	Ⓢ	Ⓢ
METER		
TEE	—	—
REDUCER	—	—



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D·R·HORTON
America's Builder

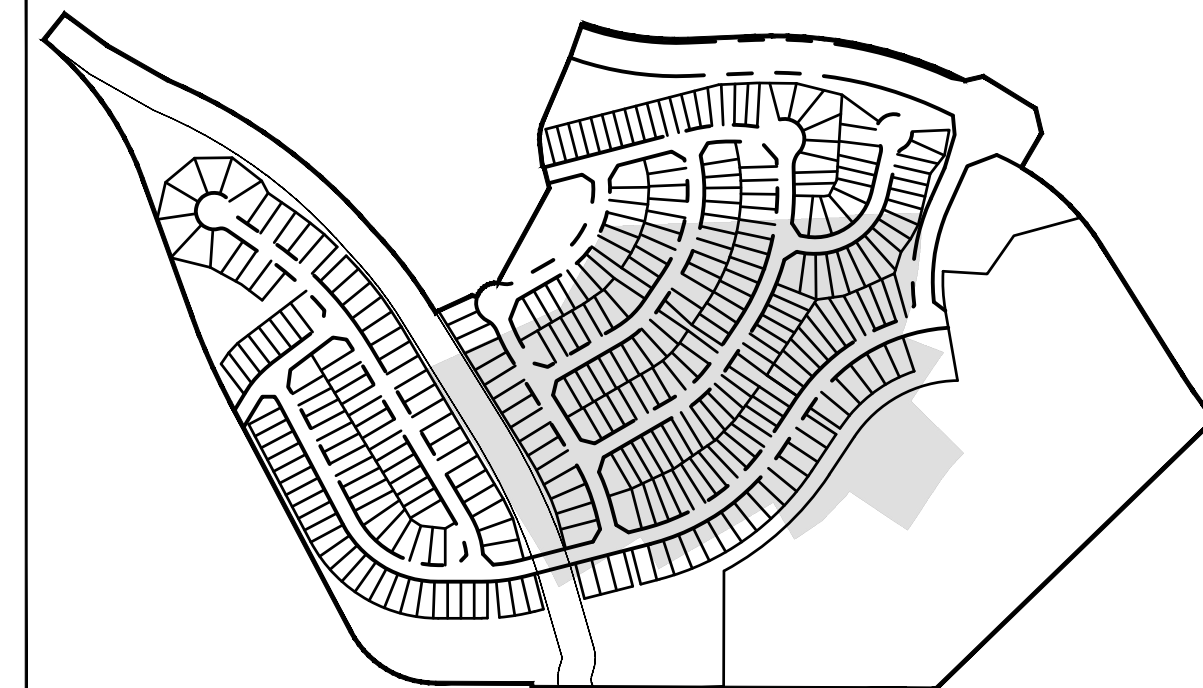
PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 3 OF 7

SHEET
UT03

04

**GRANDVIEW RESERVE PHASE 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN**

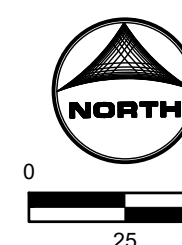
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KEY MAP
SCALE:
1/500

LINEWORK LEGEND

	EXISTING/FUTURE	PROPOSED
PROPERTY LINE	— — — — —	— — — — —
RIGHT OF WAY	— — — — —	— — — — —
CURB & GUTTER	=====	=====
OVERHEAD ELECTRIC	— ELEC —	— OE —
FIBER OPTIC	— FOP —	— FO —
GAS MAIN	— GAS —	— GAS —
SANITARY SEWER	← — — — — — →	← — — — — — →
STORM DRAIN	— ■ — ■ — ■ — ■ — ■ —	— ■ — ■ — ■ — ■ — ■ —
WATER MAIN	— — — — — W — — — — —	— — — — — W — — — — —
SWALE	— — — — —	— — — — —
STORM SEWER	EXISTING	PROPOSED
MANHOLE	⊙	⊙
STORM INLET	⊞	⊞
FLARED END SECTION	⊞	⊞
RIPRAP		
SANITARY SEWER		
CLEAN OUT	⌋	⌋
MANHOLE	⊙	⊙
PLUG	⊙	⊙
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE	⌋	⌋
MANHOLE	⊙	⊙
METER	⊙	⊙
TEE	⌋	⌋
REDUCER	⌋	⌋



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GRANDVIEW RESERVE - PHASE 3
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EL PASO COUNTY, CO

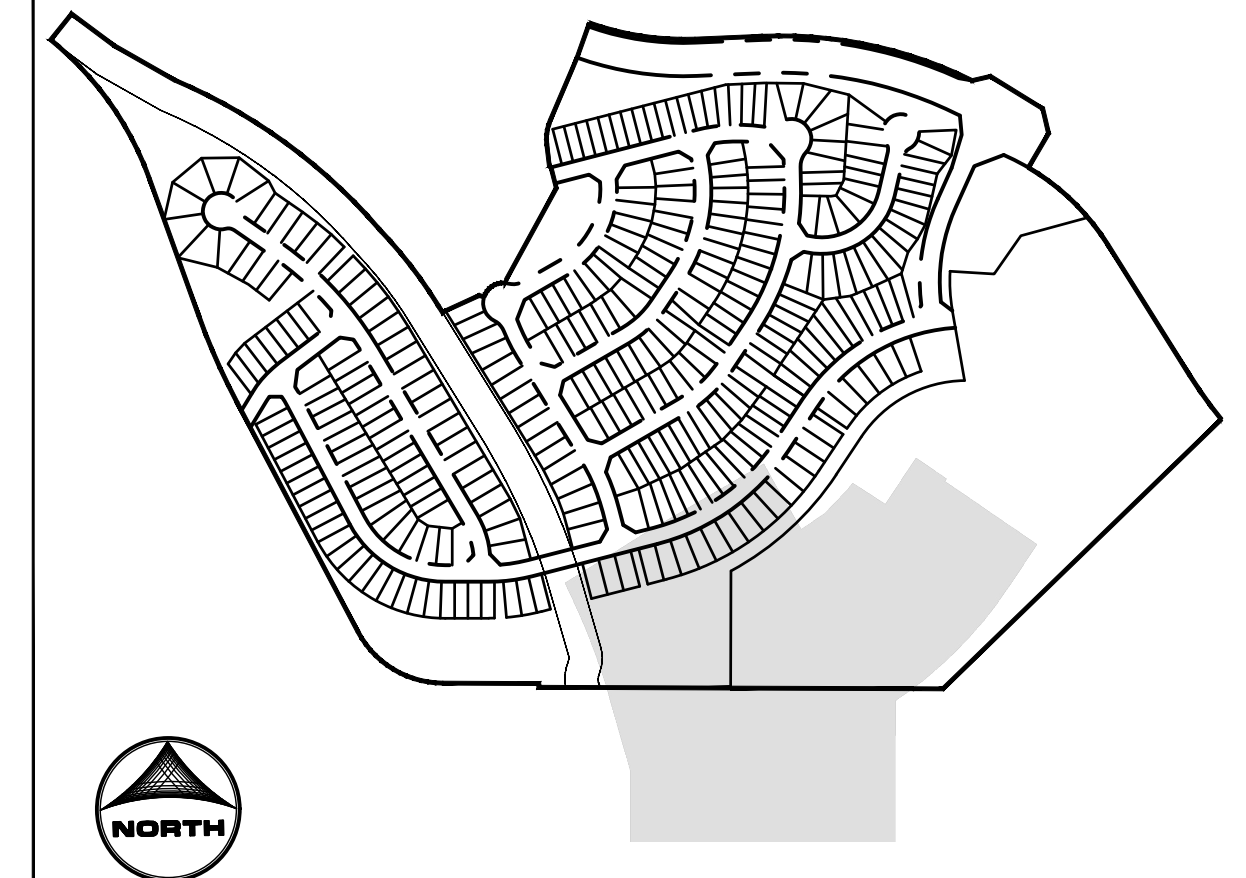


PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 4 OF 7

SHEET
UT04

05

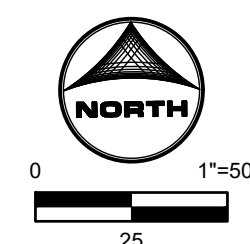
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KEY MAP
SCALE:
1/500

LINEWORK LEGEND

	EXISTING/FUTURE	PROPOSED
PROPERTY LINE	_____	_____
RIGHT OF WAY	- - - - -	- - - - -
CURB & GUTTER	=====	=====
OVERHEAD ELECTRIC	_____ ELEC _____	_____ ⌘ _____
FIBER OPTIC	_____ FOP _____	_____ FO _____
GAS MAIN	_____ GAS _____	_____ GAS _____
SANITARY SEWER	← _____ →	← _____ →
STORM DRAIN	[REPRESENTATION]	[REPRESENTATION]
WATER MAIN	_____ W _____	_____ W _____
SWALE	- . - . - . - . - . - . - .	◀ - . - . - . - . - . ▶
STORM SEWER	EXISTING	PROPOSED
MANHOLE	(M)	(P)
STORM INLET	(SI)	(PI)
FLARED END SECTION		>
RIPRAP	[REPRESENTATION]	[REPRESENTATION]
SANITARY SEWER		
CLEAN OUT	↓	↓
MANHOLE	(C)	(S)
PLUG	3	3
WATER		
FIRE HYDRANT	[REPRESENTATION]	[REPRESENTATION]
FIRE DEPT. CONNECTION	+	+
GATE VALVE		
MANHOLE	(V)	(V)
METER	(M)	(M)
TEE	T	T
REDUCER	=>	=>



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APPROVED: KH JOB NUMBER: 201662 OFFICIAL DRAWINGS.
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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
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D.R. HORTON
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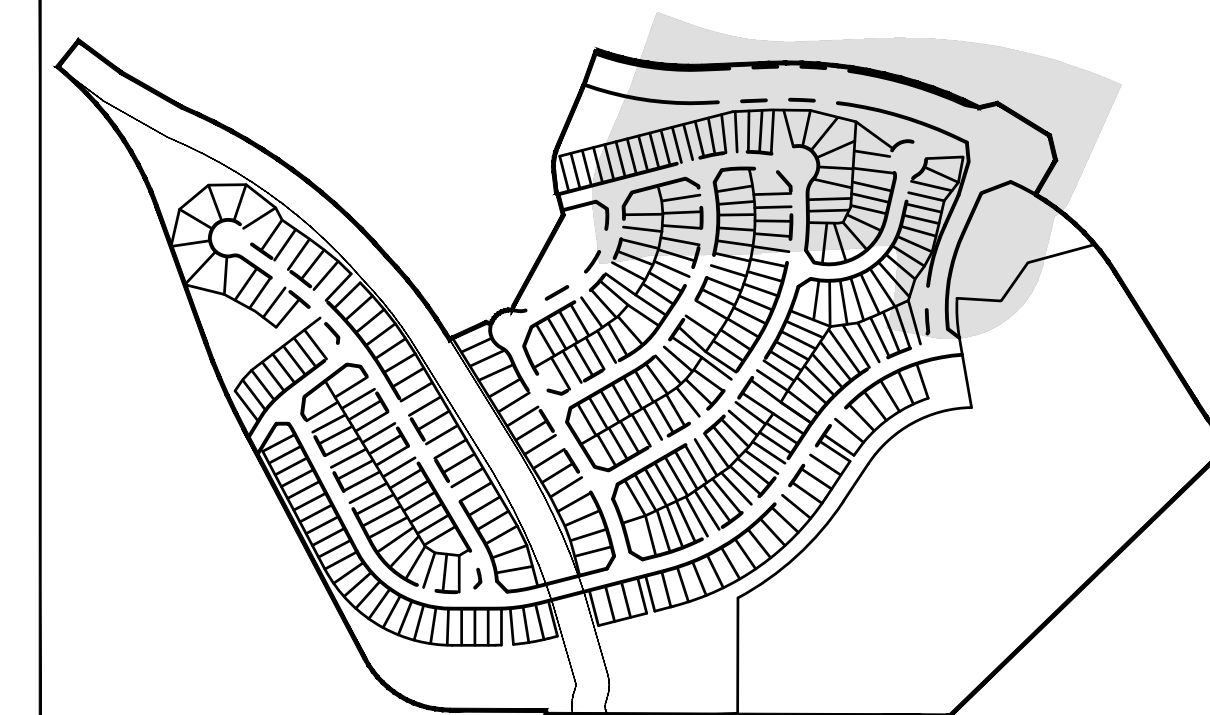


PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 5 OF 7

SHEET
UT05

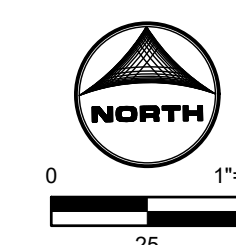
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A TRACT OF LAND BEING A PORTION SECTIONS 21,22,27, & 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LINEWORK LEGEND

	EXISTING/FUTURE	PROPOSED
PROPERTY LINE	=====	=====
RIGHT OF WAY	-----	=====
CURB & GUTTER	=====	=====
OVERHEAD ELECTRIC	=====	===== OE =====
FIBER OPTIC	===== FOP =====	===== FO =====
GAS MAIN	===== GAS =====	===== GAS =====
SANITARY SEWER	=====	=====
STORM DRAIN	=====	=====
WATER MAIN	===== W =====	===== W =====
SWALE	=====	=====
STORM SEWER	EXISTING	PROPOSED
MANHOLE	⊕	⊕
STORM INLET	⊕	⊕
FLARED END SECTION	⊕	⊕
RIPRAP		
SANITARY SEWER		
CLEAN OUT	⌋	⌋
MANHOLE	⊙	⊙ S
PLUG	⌋	⌋
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION	⌋	⌋
GATE VALVE	⌋	⌋
MANHOLE	⊙ W	⊙ W
METER	⊙ M	⊙ M
TEE	⌋	⌋
REDUCER	⌋	⌋



NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: CVW JOB DATE: ---- BAR IS ONE INCH ON
APPROVED: KH JOB NUMBER: 201662 OFFICIAL DRAWINGS.
0 XXXXXXXXXX 1"
IF NOT ONE INCH,
CAD DATE: 3/25/2024 ADJUST SCALE ACCORDINGLY
CAD FILE: J:\2020\201662\CAD\DWG\3CIPUD_Phase_3.662.203\Utility\Utility Plan_PUD Phase3

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

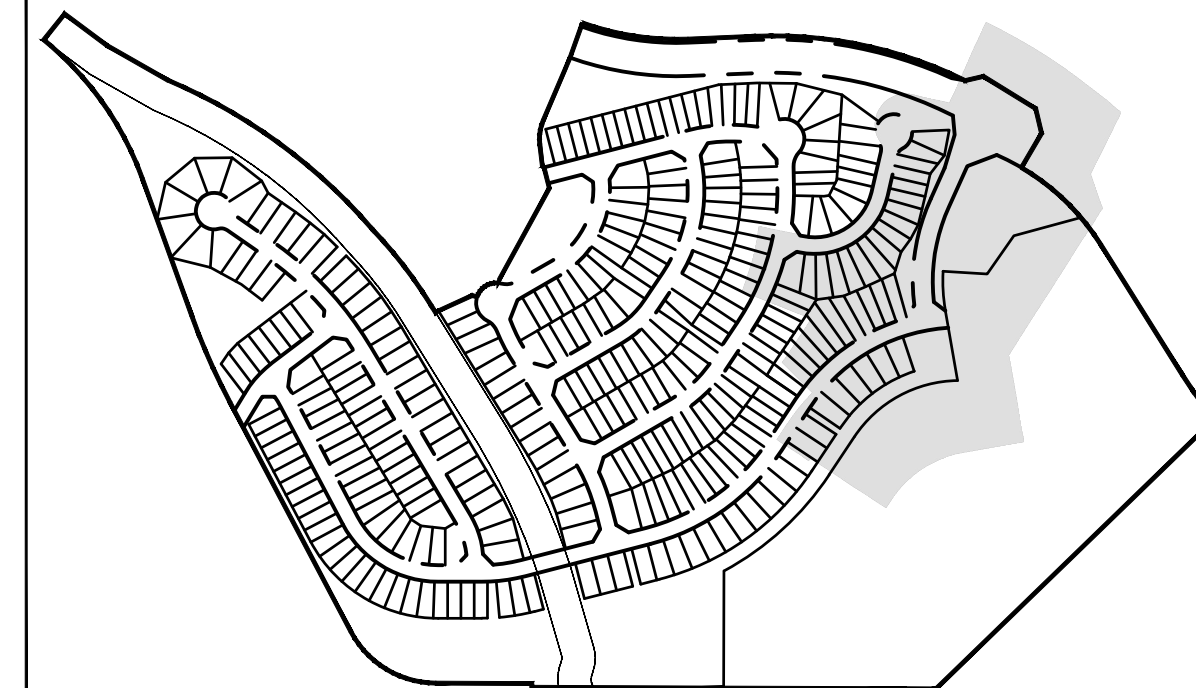


PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 6 OF 7

SHEET
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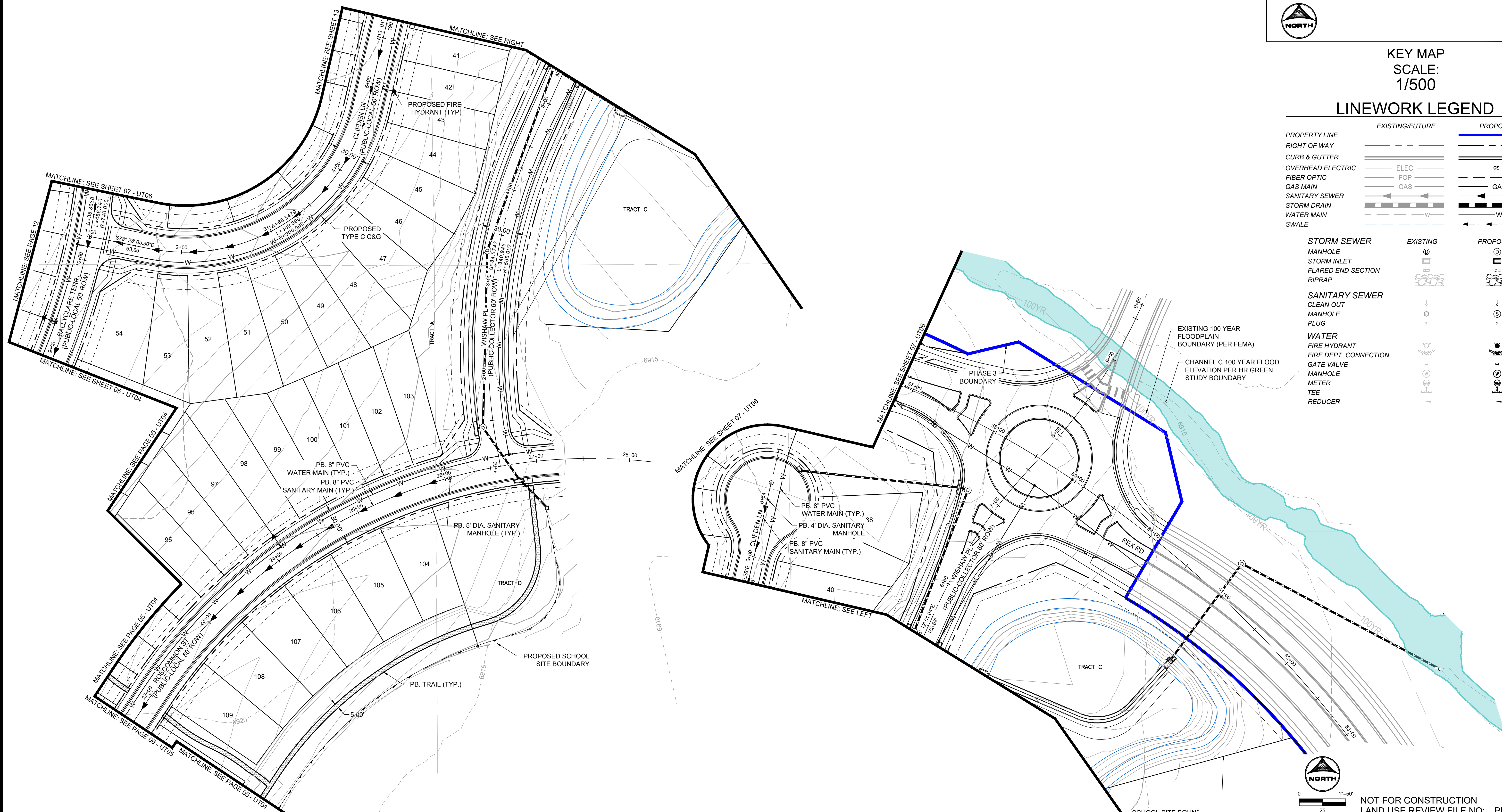
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KEY MAP
SCALE:
1/500

LINEWORK LEGEND

	EXISTING/FUTURE	PROPOSED
PROPERTY LINE	=====	=====
RIGHT OF WAY	- - - - -	=====
CURB & GUTTER	=====	=====
OVERHEAD ELECTRIC	ELEC _____	OE _____
FIBER OPTIC	FOP _____	FO _____
GAS MAIN	GAS _____	GAS _____
SANITARY SEWER	◀──────────▶	◀──────────▶
STORM DRAIN	▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬	▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬
WATER MAIN	_____ W _____	_____ W _____
SWALE	— — — — —	— — — — —
STORM SEWER	EXISTING	PROPOSED
MANHOLE	⊙	Ⓟ
STORM INLET	⌘	⌘
FLARED END SECTION		2
RIPRAP		
SANITARY SEWER		
CLEAN OUT	┆	┆
MANHOLE	⊙	Ⓢ
PLUG	2	2
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE	H	H
MANHOLE	⊙ W	⊙ W
METER		
TEE	T	T
REDUCER	≡	≡



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PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 7 OF 7

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