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
1272 KELLY JOHNSON BLVD. SUITE 100
COLORADO SPRINGS, CO 80921
TELE: (719 499-8416
ATTN: PAUL HOWARD
EMAIL: PAULINFINITY1@MSN.COM

WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
TELE: (719) 495-2500
CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORD

ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN RD.
FALCON, CO 80831
TELE: (800) 388-9881
ATTN: GINA PERRY
EMAIL: GINA.P@MVEA.COOP

NATURAL GAS
BLACK HILLS ENERGY
198 COUNTY LINE RD.
PALMER LAKE, CO 80133
TELE: (719) 332-5856
ATTN: BOB SWATEK
EMAIL: BOB.SWATEK@BLACKHILLSCORP.COM

FIRE
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN RD.
FALCON, CO 80831
TELE: (719) 495-4050
ATTN: TRENT HARWIG
EMAIL: THARWIG@FALCONFIREPD.ORG

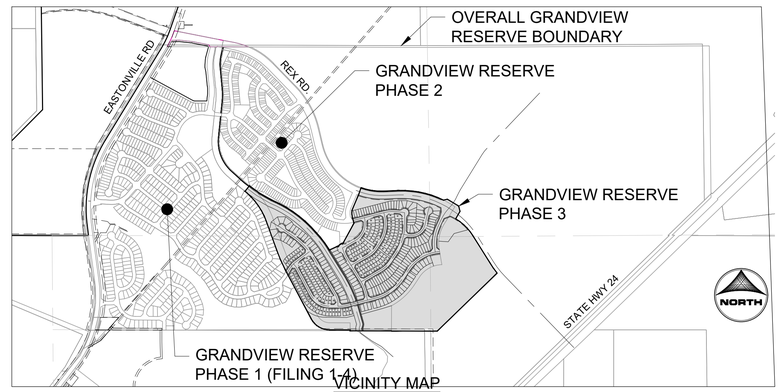
PROJECT CONTACTS:

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
TELE:(303) 488-0061

CIVIL ENGINEER
HR GREEN
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS, CO 80921
TELE: (719) 300-4140
ATTN: KEN HUHN, P.E.
EMAIL: KHUHN@HRGREEN.COM

SURVEYOR
EDWARD-JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: (719) 576-1216
ATTN: JONATHAN W. TESSIN
EMAIL: -

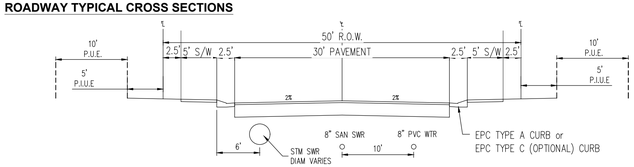


VICINITY MAP
1"=1000'

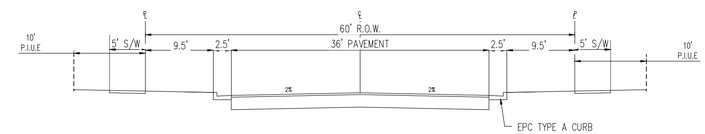
PH3 - PRELIMINARY UTILITY PLAN SHEET INDEX

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

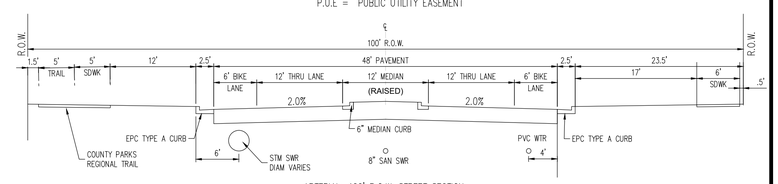
ROADWAY TYPICAL CROSS SECTIONS



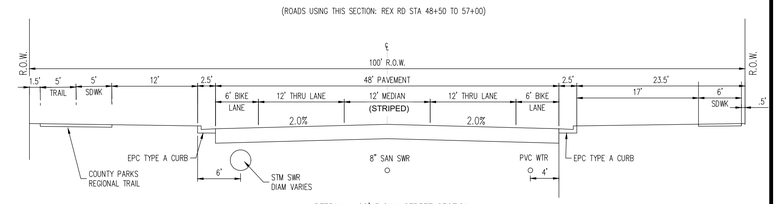
NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION
ATTCHED SIDEWALK(URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION:SALTHILL CT, GLAMPTON DR, ROSCOMMON ST, ABERDEEN DR, LISMORE LN, ALTHONE WY, BALLYCARE TERR, CLIFDEN LN, DAWLISH DRIVE)
P.I.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT
P.U.E = PUBLIC UTILITY EASEMENT



COLLECTOR: 60' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION:
WISHAW PLACE)
P.I.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT
P.U.E = PUBLIC UTILITY EASEMENT



ARTERIAL: 100' R.O.W. STREET SECTION
(MINOR ARTERIAL)
N.T.S.
(ROADS USING THIS SECTION: REX RD STA 48+50 TO 57+00)



ARTERIAL: 100' R.O.W. STREET SECTION
(MINOR ARTERIAL)
N.T.S.
(ROADS USING THIS SECTION: REX RD STA 45+00–48+50)

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 286.41 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 29.46 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.

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: CVW	JOB DATE: ----	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
APPROVED: KH	JOB NUMBER: 201662	IF NOT ONE INCH ADJUST SCALE ACCORDINGLY.
CAD DATE: 3/25/2024		
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\Utility\Cover_PUD_Phase3		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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

D·R·HORTON America's Builder

PRELIMINARY UTILITY PLANS
COVER SHEET

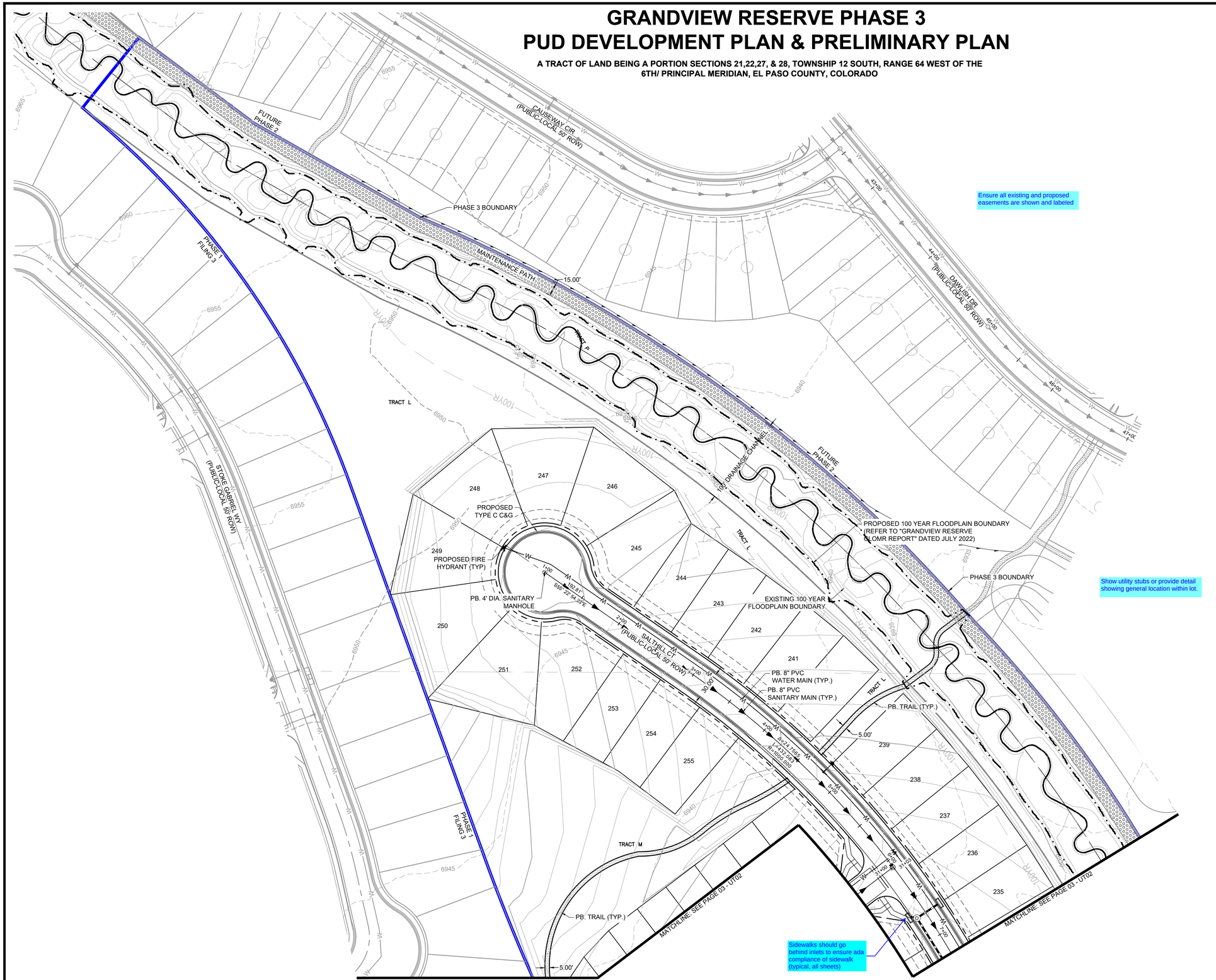
SHEET CS01

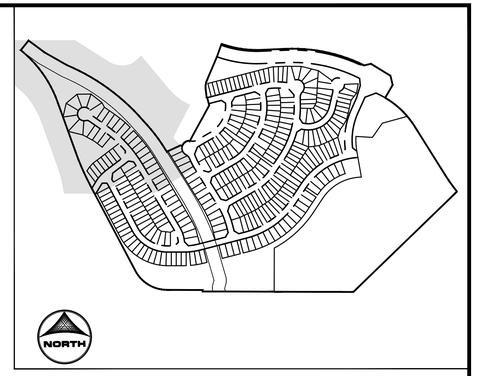
01

HUHN, KEN, 3/25/2024 8:36 AM
HR GREEN Xrefs: xgl-1-arch dh01_PH2_PUD; xc-row-662.202; vicinity_map; xc-row-F1-662.10; xc-row-F2; xc-row-F3; xc-row-F4; xc-row_662.09_Eastonville; xc-row-662c; xv-dsgn_662; xc-row-PH2; 01-XC-channel; xc-row-PH3; rdwy_typicals

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





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	D	D
STORM INLET		
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE	W	W
METER		
TEE		
REDUCER		

NORTH
0 1"=50' 25

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: CVW	JOB DATE: ----	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KH	JOB NUMBER: 201662	0 1"
CAD DATE: 3/25/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\Utility\Utility_Plan_PUD_Phase3		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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

D·R·HORTON America's Builder

PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 1 OF 7

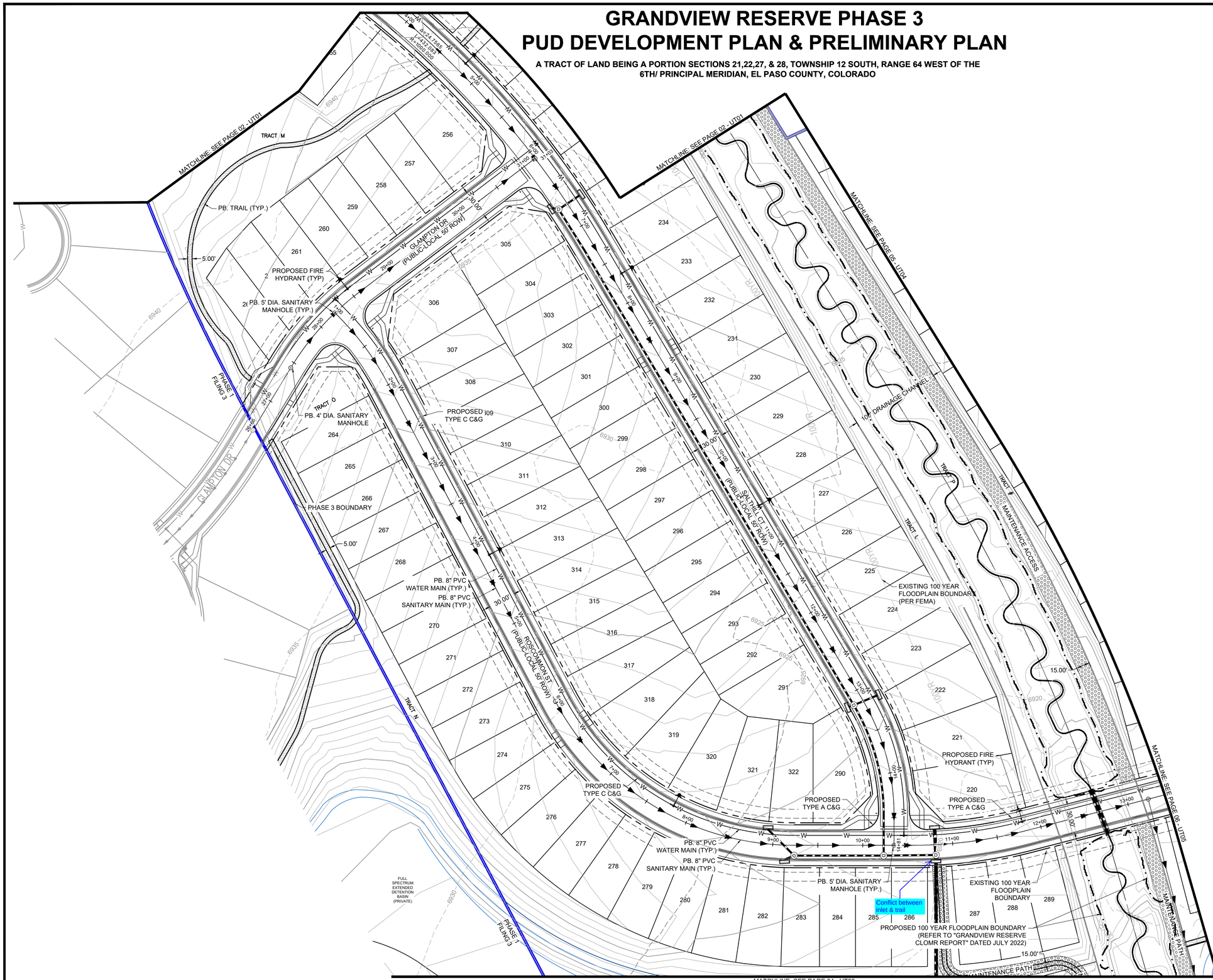
SHEET UT01

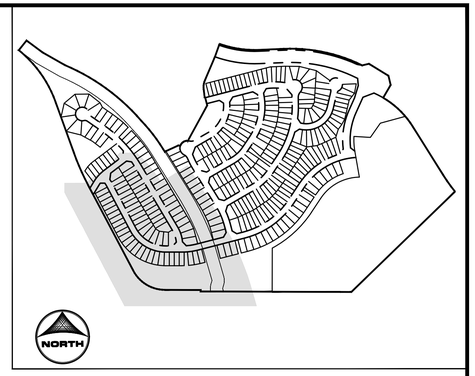
02

HUHN, KEN, 3/25/2024 8:12 AM
HR GREEN Xrefs: xc-row-PH2; 01-XC-channel; xc-dsgn-PH2; xc-row-F4; xc-dsgn-F4; xv-row-662; xv-dsgn_662; xv-util_662; xgt1-arch dh01_PH3_PUD; xc-row-F3; xc-dsgn-F3; xc-row-PH3; xc-dsgn-PH3; Site_Plan_key_map; xc-util-PH3; xc-util-PH2; xc-util-F4; Util_Exhibit_Legend_vert; 01-XC-PR_100YR_FP_DELINEATION

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





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	D	D
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		

WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE	W	W
METER		
TEE		
REDUCER		

NORTH

0 25 1"=50'

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

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CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\Utility\Utility_Plan_PUD_Phase3			

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PHONE: 719.300.4140
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GRANDVIEW RESERVE - PHASE 3
D.R. HORTON
EL PASO COUNTY, CO

D·R·HORTON America's Builder

PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 2 OF 7

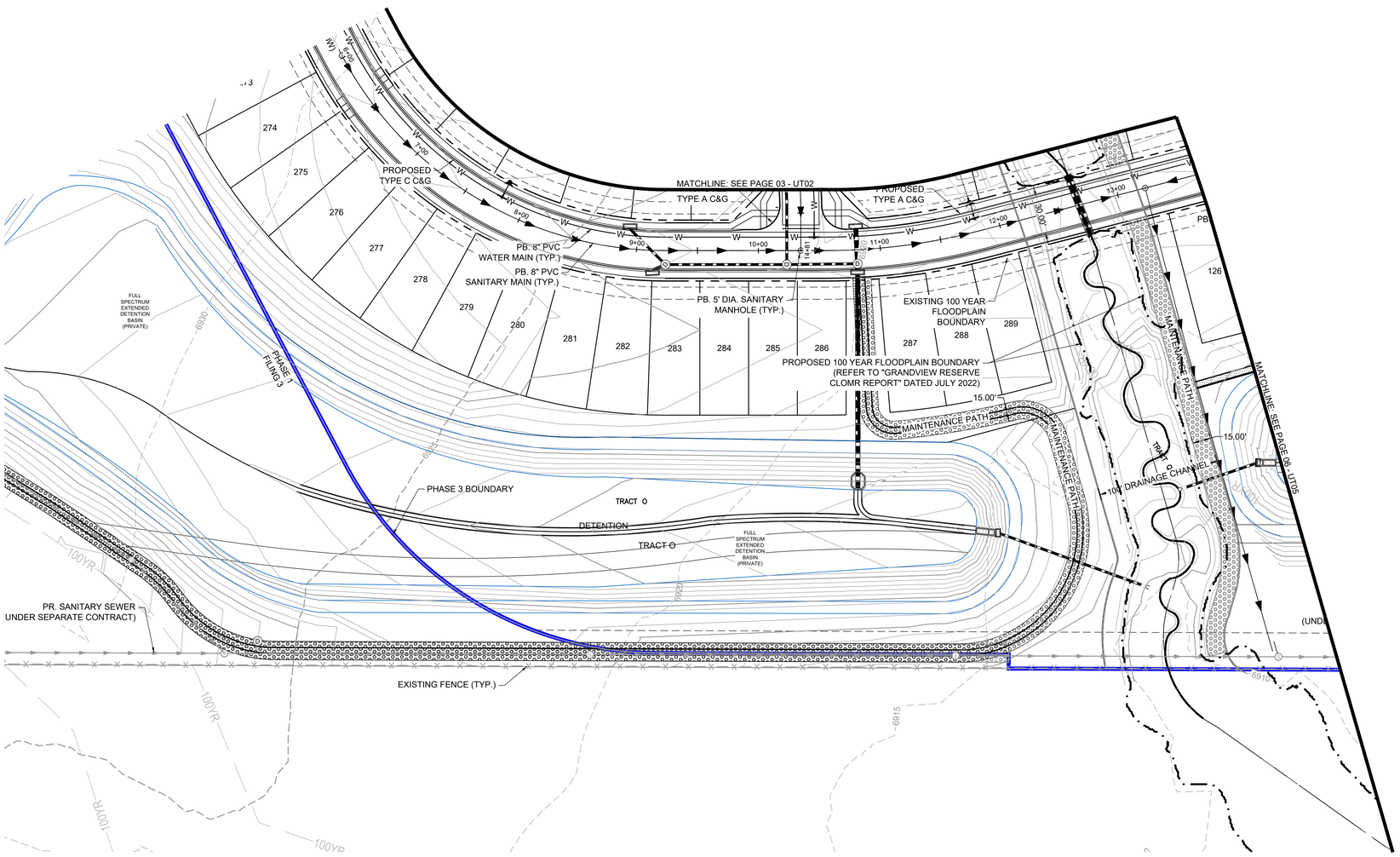
SHEET UT02

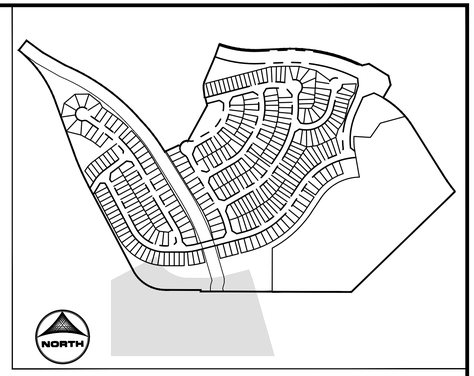
03

HUHN, KEN, 3/25/2024 8:12 AM
HR GREEN Xrefs: xc-row-PH2; 01-XC-channel; xc-dsgn-PH2; xc-row-F4; xc-dsgn-F4; xv-row-662; xv-dsgn_662; xv-util_662; xgt1-arch dh01_PH3_PUD; xc-row-F3; xc-dsgn-F3; xc-row-PH3; xc-dsgn-PH3; Site_Plan_key_map; xc-util-PH3; xc-util-PH2; xc-util-F4; Util_Exhibit_Legend_vert; 01-XC-PR_100YR_FP_DELINEATION

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





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	D	D
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		

WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE	W	W
METER		
TEE		
REDUCER		

NORTH
0 1"=50' 25

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: CVW JOB DATE: ----
APPROVED: KH JOB NUMBER: 201662
CAD DATE: 3/25/2024
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\Utility\Utility_Plan_PUD_Phase3

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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

D·R·HORTON America's Builder

PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 3 OF 7

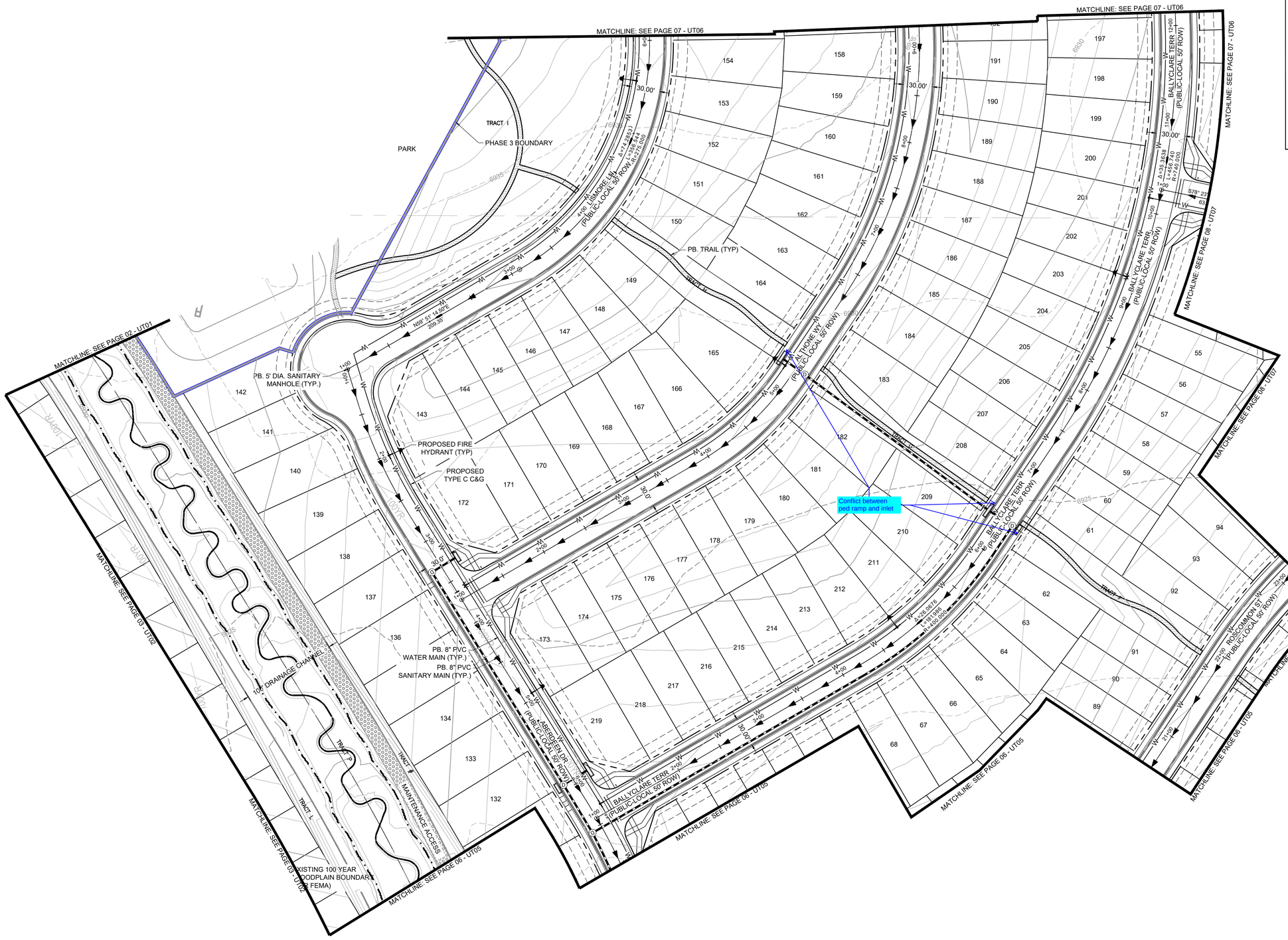
SHEET UT03

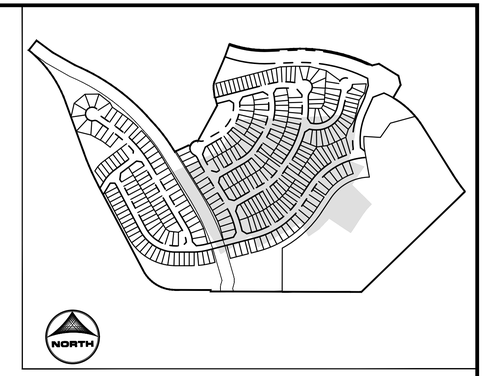
04

HUHN, KEN, 3/25/2024 8:13 AM
HR GREEN Xrefs: xc-row-PH2; 01-XC-channel; xc-dsgn-PH2; xc-row-F4; xv-row-662; xv-dsgn_662; xv-util_662; xgt-l-arch dh01_PH3_PUD; xc-row-F3; xc-dsgn-F3; xc-dsgn-PH3; xc-row-PH3; xc-dsgn-PH3; Site_Plan_key_map; xc-util-PH3; xc-util-PH2; xc-util-F4; Util_Exhibit_Legend_vert; 01-XC-PR_100YR_FP_DELINEATION

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





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	D	D
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		

WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE	W	W
MANHOLE	W	W
METER		
TEE		
REDUCER		

NORTH
0 1"=50' 25

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: CVW	JOB DATE: ----	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KH	JOB NUMBER: 201662	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 3/25/2024			
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\Utility\Utility_Plan_PUD_Phase3			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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

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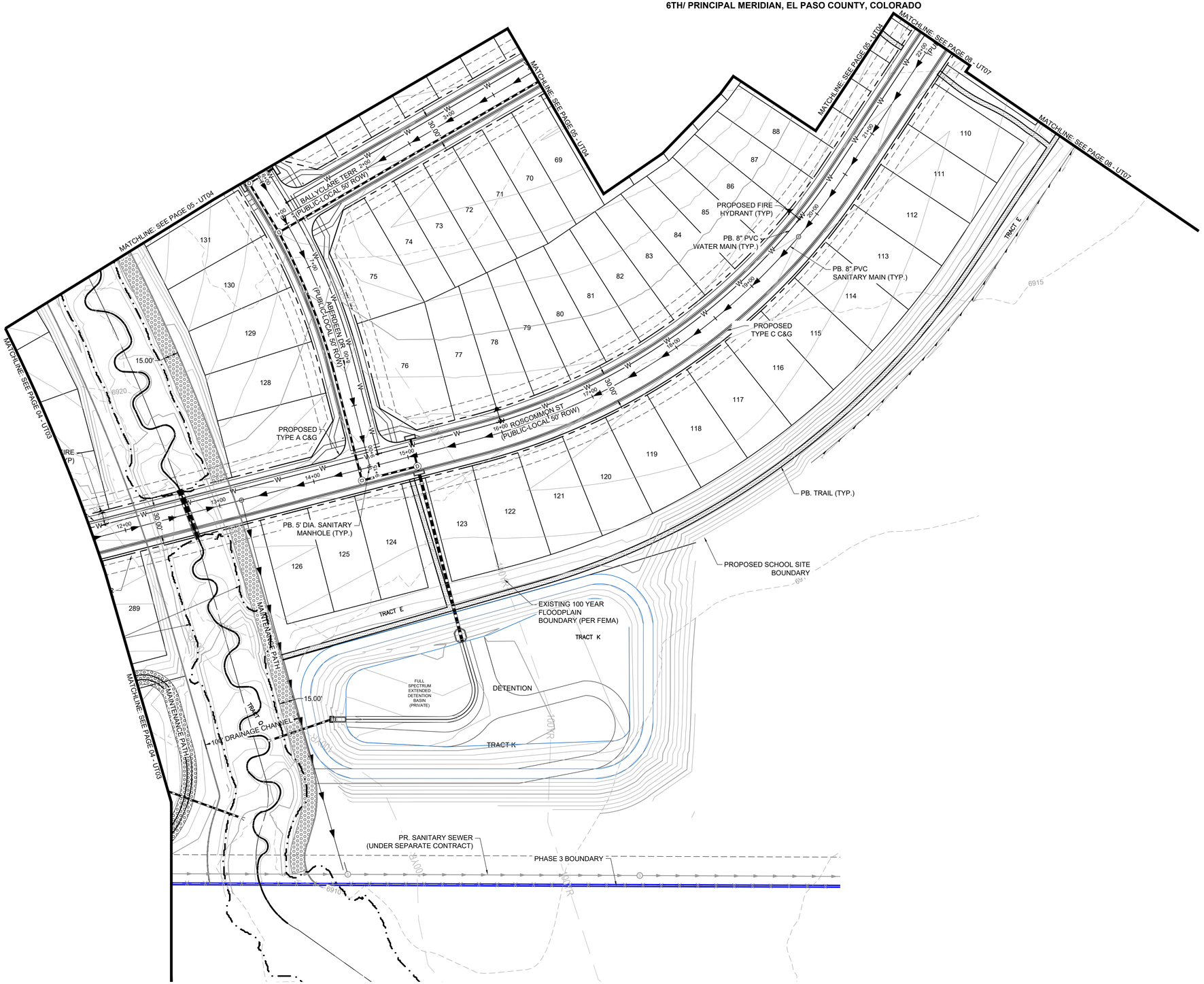
PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 4 OF 7

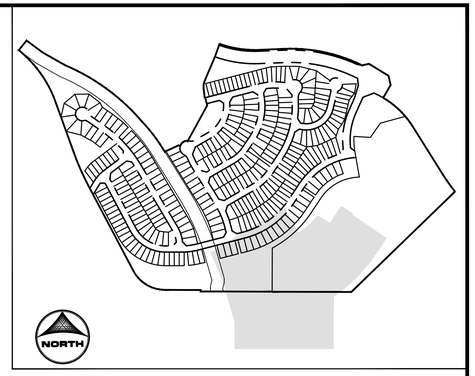
SHEET UT04 | 05

HUHN, KEN, 3/25/2024 8:13 AM
HR GREEN Xrefs: xc-cnw-PH2; 01-XC-channel; xc-dsgn-PH2; xc-cnw-F4; xc-dsgn-F4; xc-cnw-662; xv-dsgn_662; xv-util_662; xgt-1-arch dfx01_PH3_PUD; xc-cnw-F3; xc-dsgn-F3; xc-cnw-PH3; xc-dsgn-PH3; Site_Plan_key_map; xc-util-PH3; xc-util-PH2; xc-util-F4; Util_Exhibit_Legend_vert; 01-XC-PR_100YR_FP_DELINEATION

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





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	D	D
STORM INLET		
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE	W	W
METER		
TEE		
REDUCER		

NORTH
0 1"=50' 25

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: CVW JOB DATE: ----
APPROVED: KH JOB NUMBER: 201662
CAD DATE: 3/25/2024
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\Utility\Utility_Plan_PUD_Phase3

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0 1"
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PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 5 OF 7

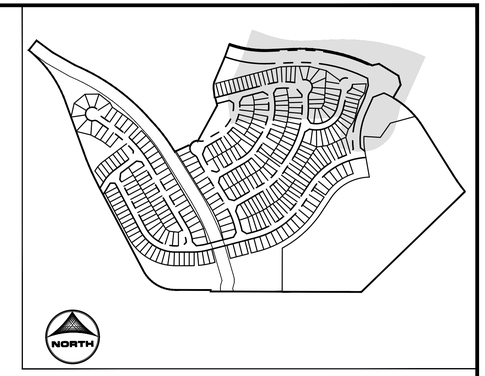
SHEET UT05

06

HUHN, KEN, 3/25/2024 8:13 AM
HR GREEN Xrefs: xc-row-PH2; 01-XC-channel; xc-dsgn-PH2; xc-row-F4; xc-dsgn-F4; xv-row-662; xv-dsgn_662; xv-util_662; xgl-1-arch dtr01_PH3_PUD; xc-row-F3; xc-dsgn-F3; xc-row-PH3; xc-dsgn-PH3; Site_Plan_key_map; xc-util-PH3; xc-util-PH2; xc-util-F4; Util_Exhibit_Legend_vert; 01-XC-PR_100YR_FP_DELINEATION

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



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	D	D
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		

WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE	W	W
METER	M	M
TEE		
REDUCER		

NORTH
0 1"=50' 25

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDSP-

DRAWN BY: CVW	JOB DATE: ----	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
APPROVED: KH	JOB NUMBER: 201662	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 3/25/2024		
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\Utility\Utility_Plan_PUD_Phase3		

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

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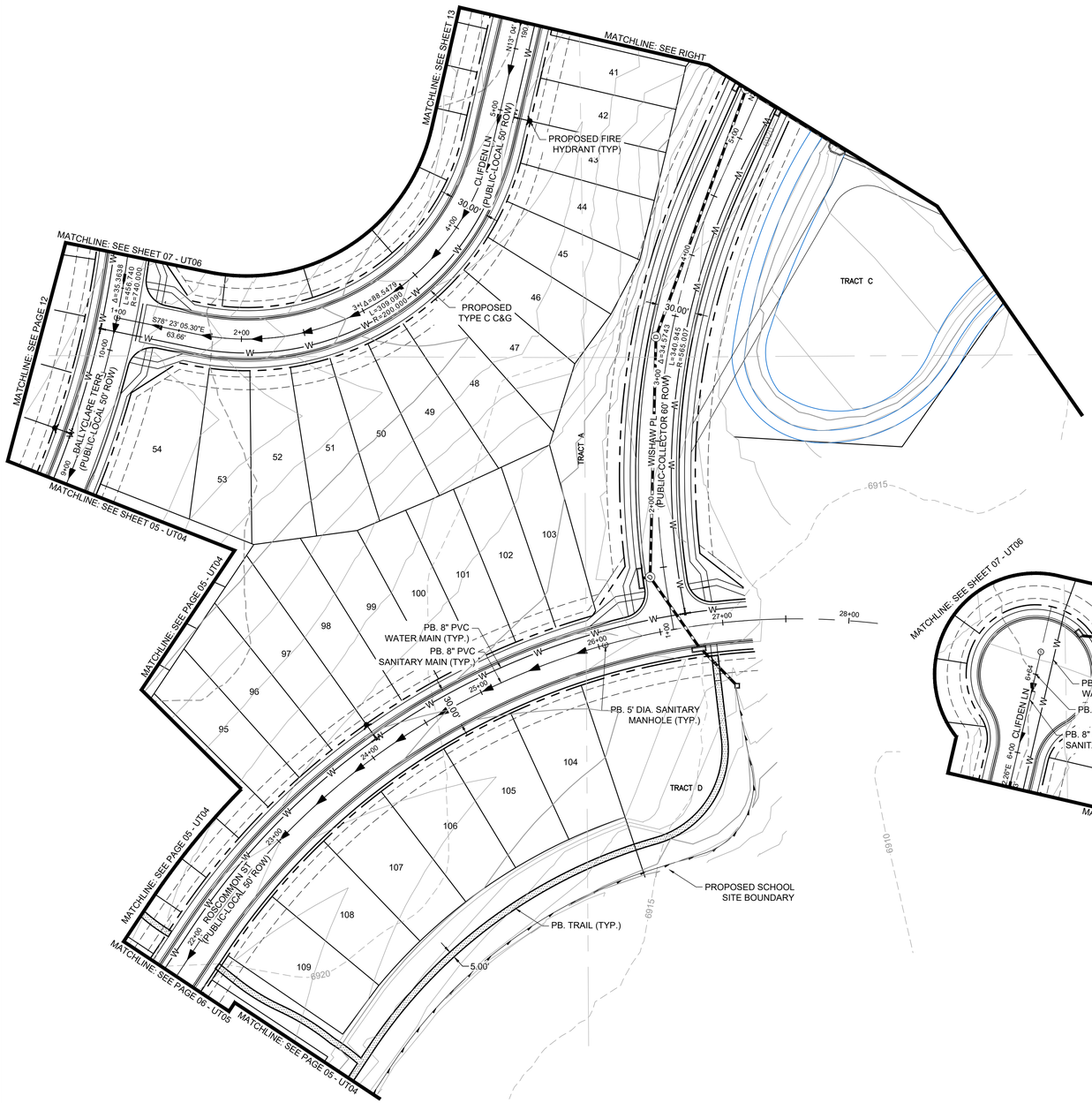
PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 6 OF 7

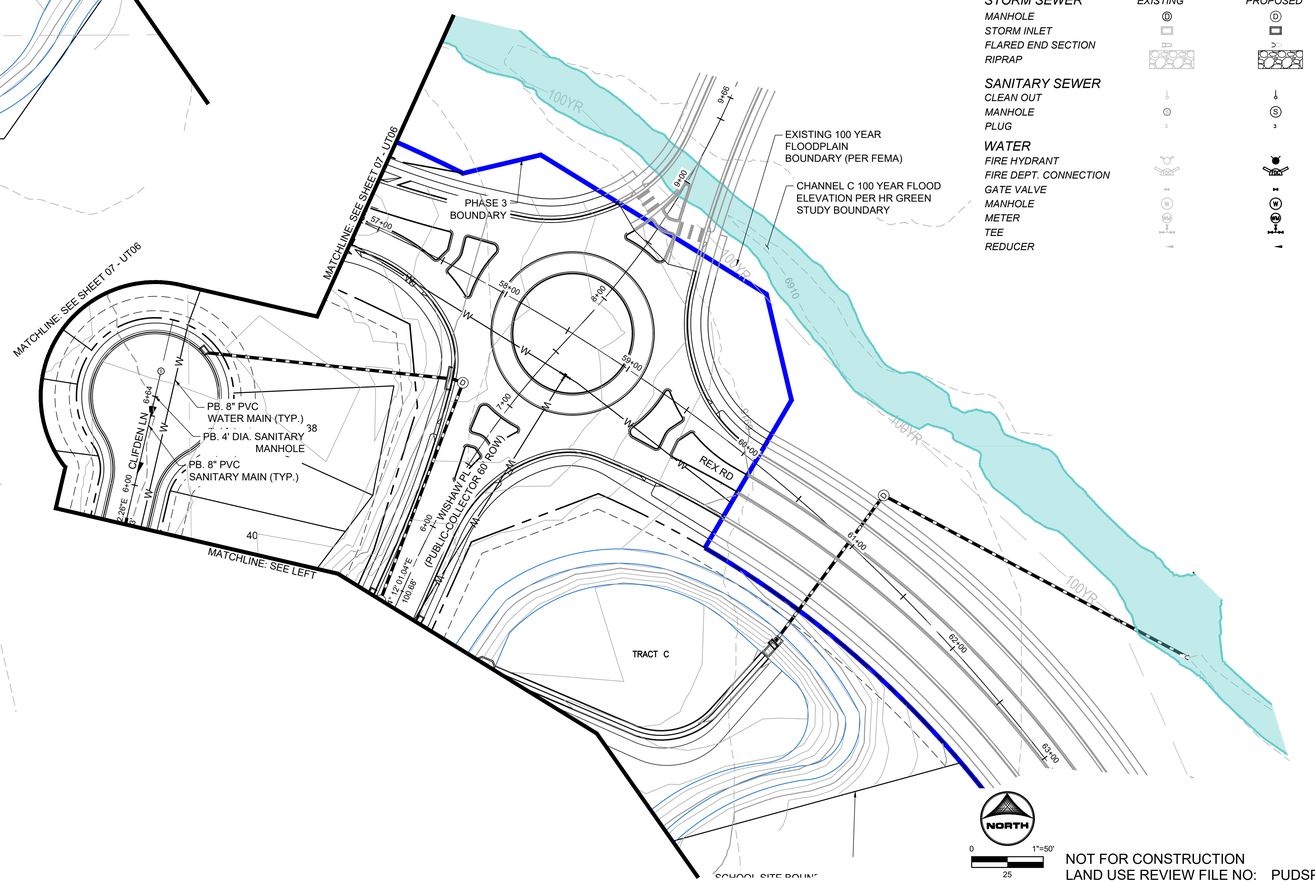
SHEET UT06 | 07

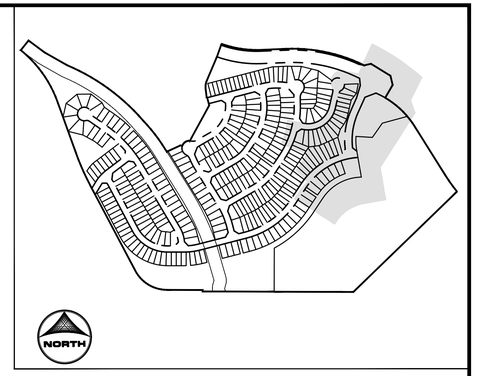
HUHN, KEN, 3/25/2024 8:13 AM
HR GREEN Xrefs: xc-crow-PH2; 01-XC-channel; xc-dsgn-PH2; xc-crow-F4; xc-dsgn-F4; xv-crow-662; xv-dsgn_662; xv-util_662; xgl-1-arch dh01_PH3_PUD; xc-crow-F3; xc-dsgn-F3; xc-crow-PH3; xc-dsgn-PH3; Site_Plan_key_map; xc-util-PH3; xc-util-F4; Util_Exhibit_Legend_vert; 01-XC-PR_100YR_FP_DELINEATION

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







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	D	D
STORM INLET		
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE	W	W
METER		
TEE		
REDUCER		

NORTH
0 1"=50' 25

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DRAWN BY: CVW JOB DATE: ----
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CAD DATE: 3/25/2024
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_3_662.203\Utility\Utility_Plan_PUD_Phase3

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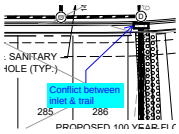
PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 7 OF 7

SHEET UT07 | 08

HUHN, KEN, 3/25/2024 8:13 AM
HR GREEN Xrefs: xc-row-PH2; 01-XC-channel; xc-dsgn-PH2; xc-row-F4; xc-dsgn-F4; xv-row-662; xv-dsgn_662; xv-util_662; xgt1-arch dfn01_PH3_PUD; xc-row-F3; xc-dsgn-F3; xc-row-PH3; xc-dsgn-PH3; Site_Plan_key_map; xc-util-PH3; xc-util-PH2; xc-util-F4; Util_Exhibit_Legend_vert; 01-XC-PR_100YR_FP_DELINEATION

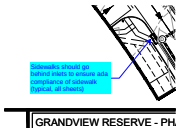
V1_ Preliminary Utility Plan (1).pdf Markup Summary

Callout (3)



Subject: Callout
Page Label: [2] Utility_Plan_PUD_Phase3-UT02
Author: CDurham
Date: 6/4/2024 6:12:23 PM
Status:
Color:
Layer:
Space:

Conflict between inlet & trail



Subject: Callout
Page Label: [1] Utility_Plan_PUD_Phase3-UT01
Author: CDurham
Date: 6/4/2024 6:13:28 PM
Status:
Color:
Layer:
Space:

Sidewalks should go behind inlets to ensure ada compliance of sidewalk (typical, all sheets)

Subject: Callout
Page Label: [4] Utility_Plan_PUD_Phase3-UT04
Author: CDurham
Date: 6/4/2024 6:15:06 PM
Status:
Color:
Layer:
Space:

Conflict between ped ramp and inlet

Text Box (2)

Ensure all existing and proposed easements are shown and labeled

Subject: Text Box
Page Label: [1] Utility_Plan_PUD_Phase3-UT01
Author: CDurham
Date: 6/4/2024 6:16:48 PM
Status:
Color:
Layer:
Space:

Ensure all existing and proposed easements are shown and labeled

---

Show utility stubs or provide detail showing general location within lot.

Subject: Text Box
Page Label: [1] Utility_Plan_PUD_Phase3-UT01
Author: CDurham
Date: 6/4/2024 6:17:50 PM
Status:
Color:
Layer:
Space:

Show utility stubs or provide detail showing general location within lot.