

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

April 30, 2019

Ms. Kari Parsons  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910  
[kari.parsons@elpasoco.com](mailto:kari.parsons@elpasoco.com)

**Subject: Grandview Reserve Subdivision Preliminary Plan Amendment (SP19-04)**

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for the Grandview Reserve Preliminary Plan on behalf of El Paso County Parks. The Park Advisory Board will consider the Preliminary Plan Amendment on May 8, 2019 and its recommendation will be provided after the meeting.

The Grandview Reserve Subdivision is located southwest of the intersection of State Highway 24 and Elbert Road. The 768.23-acre site is zoned RR-2.5 with a maximum total of 184 single-family 2.5-acre minimum residential lots proposed with 54 acres of open space. The project is located within the Falcon/Peyton Small Area Master Plan.

The project is set in a rapidly developing area of the county, near the Meridian Ranch and Waterbury developments, and the Falcon High and Meridian Ranch Middle Schools. Access and connectivity to the local trail system will be critical for all residents living in the area. Staff strongly recommends coordinating the internal non-county trails and open space tracts with the adjacent developments for bicycle and pedestrian access to these community amenities.

Please graphically indicate the non-county internal trail system on all subsequent preliminary plan and final plat submittals for staff review. Several parks and trails are in close proximity to the County's Falcon Regional Park along the developments' western boundary.

The 2013 El Paso County Parks Master Plan shows several regional trail connections directly adjacent to this project. The proposed Eastonville Regional Trail adjacent to the site's western property line will require a 25-ft trail easement, please coordinate the easement alignment with



the existing developments, specifically the Waterbury PUD to ensure trail continuity. The regional trail adjacent to the property's eastern boundary line is the existing Rock Island Regional Trail located along Highway 24.

**Recommended Motion: (Preliminary Plan)**

Recommend to the Planning Commission and Board of County Commissioners approval of the Grandview Reserve Preliminary Plan (SP19-004) with the following conditions: (1) Designate and provide to El Paso County a 25-ft wide trail easement that allows for public access as well as construction and maintenance for the future Eastonville Regional Trail. (2) Show the 25-ft wide trail easement on all forthcoming preliminary plan and final plat submittals. (3) Require fees in lieu of land dedication for regional park purposes in the amount of \$83,904 will be required at time of the recording of the forthcoming final plat(s).

If you have any questions or concerns, please contact me directly at your earliest convenience.

Respectfully,

Paul P Whalen, AICP, RLA  
Landscape Architect  
Planning Division  
Community Services Department

# Development Application Permit Review



**COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Community Outreach - Environmental Services  
 Veterans Services - Recreation / Cultural Services

April 30, 2019

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.

<b>Name:</b>	The Grandview Reserve	<b>Application Type:</b>	Prelim Plan
<b>PCD Reference #:</b>	SP-19-004	<b>Total Acreage:</b>	768.23
		<b>Total # of Dwelling Units:</b>	184
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.60
4 Sites Investments LLC	JR Engineering	<b>Regional Park Area:</b>	2
Peter Martz	Mike Bramlett	<b>Urban Park Area:</b>	5
1272 Kelly Johnson Blvd #110	5475 Tech Center Drive Suite 235	<b>Existing Zoning Code:</b>	RR-2.5
Colorado Springs, CO 80920	Colorado Springs, CO 80919	<b>Proposed Zoning Code:</b>	RR-2.5

**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 184 Dwelling Units = 3.570  
**Total Regional Park Acres: 3.570**

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 5**

Neighborhood: 0.00375 Acres x 184 Dwelling Units = 0.00  
 Community: 0.00625 Acres x 184 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$456 / Dwelling Unit x 184 Dwelling Units = \$83,904  
**Total Regional Park Fees: \$83,904**

**Urban Park Area: 5**

Neighborhood: \$113 / Dwelling Unit x 184 Dwelling Units = \$0  
 Community: \$175 / Dwelling Unit x 184 Dwelling Units = \$0  
**Total Urban Park Fees: \$0**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**




















Recommend to the Planning Commission and Board of County Commissioners approval of the Grandview Reserve Preliminary Plan (SP19-004) with the following conditions: (1) Designate and provide to El Paso County a 25-ft wide trail easement that allows for public access as well as construction and maintenance for the future Eastonville Regional Trail. (2) Show the 25-ft wide trail easement on all forthcoming preliminary plan and final plat submittals. (3) Require fees in lieu of land dedication for regional park purposes in the amount of \$83,904 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation:


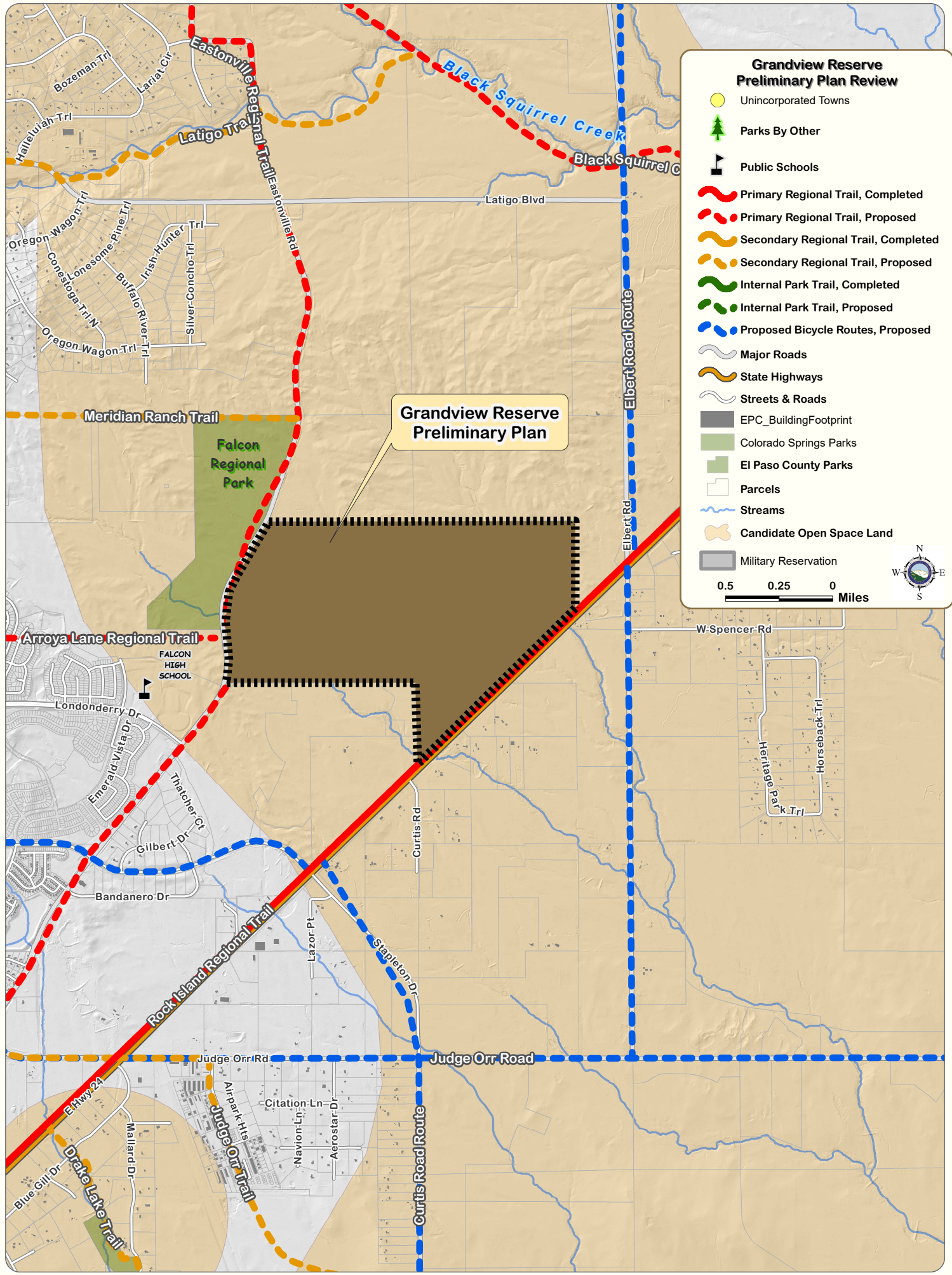
**PAB Endorsement Required**

# Grandview Reserve Preliminary Plan

## Grandview Reserve Preliminary Plan Review

-  Unincorporated Towns
-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  EPC\_BuildingFootprint
-  Colorado Springs Parks
-  El Paso County Parks
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Military Reservation

0.5 0.25 0 Miles

**LEGAL DESCRIPTION:**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, SOUTH HALF OF SECTION 22, NORTH HALF OF SECTION 28 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE N00°52'26"W ON THE EAST LINE OF SAID SECTION, A DISTANCE OF 2645.09 FEET, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE N89°41'03"E ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22 A DISTANCE OF 3938.18 FEET; THENCE S00°41'58"E ON THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2117.66 FEET TO A POINT ON THE NORTH-WESTERLY RIGHT-OF-WAY LINE OF THE ROCK LAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID NORTH-WESTERLY RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES:

- S45°55'49"W, A DISTANCE OF 758.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
- N89°38'02"E ON SAID SOUTH LINE, A DISTANCE OF 36.18 FEET;
- S45°55'49"W, A DISTANCE OF 3818.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
- S89°39'01"W ON SAID NORTH LINE, A DISTANCE OF 36.17 FEET;
- S45°55'49"W, A DISTANCE OF 855.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 28;

THENCE N00°21'45"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 591.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER,

THENCE N00°21'38"W ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28,

THENCE N89°47'08"W ON SAID SOUTH LINE, A DISTANCE OF 4692.55 FEET TO A POINT 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 CETIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900996, THE FOLLOWING FIVE (5) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N73°08'46"W, HAVING A DELTA OF 24°31'32", A RADIUS OF 1630.00 FEET, A DISTANCE OF 697.73 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 38°01'10", A RADIUS OF 1770.00 FEET, A DISTANCE OF 1205.40 FEET TO A POINT OF TANGENT;
- N31°20'52"E, A DISTANCE OF 1517.37 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 02°07'03", A RADIUS OF 1330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE S89°50'58"E ON SAID NORTH LINE, A DISTANCE OF 3635.53 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 768.2334 ACRES

# GRANDVIEW RESERVE PRELIMINARY PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, SOUTH HALF OF SECTION 22, NORTH HALF OF SECTION 28 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

**GENERAL NOTES:**

- All common landscape, open space, parks, tracts, and private drainage facilities within this development shall be owned and maintained by the 4-Way Ranch Metropolitan District #2.
- All detention ponds and cross lot drainage ditches will be located within drainage easements providing access for maintenance to the 4-Way Metropolitan District #2.
- 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 park improvements will be coordinated at a later date with El Paso County Parks via park land agreements.
- See Grading Plan for proposed site grading.
- There shall be no direct lot access to State Highway 24, Eastonville Road, or Rex Road.
- Fees in lieu of land will be provided for schools and parks.
- All Electric Service shall be provided by Mountain View Electric Association. Utility easements will be provided as required.
- Site lighting, if required, will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code.
- The 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 any listed species.
- Water and wastewater services for this subdivision are provided by individual well and on site septic systems as permitted by the land development code.
- All proposed fencing is subject to Design Review Committee approval as set forth in the Covenants and Design Guidelines for Grandview Reserve. No fences shall impede drainage in any way.
- The mailbox kiosk will be determined with each final plat and in coordination with the U.S. Postal Service.
- Public Utility/ Drainage Easements shall be provided around the perimeter of the project as follows:
  - Front: Ten feet (10')
  - Side: Five feet (5')
  - Rear: Five feet (5')
- All tracts, landscape and detention facilities will be designated for Public Utilities as required.

**FLOODPLAIN NOTES:**

- This property is located within a designated FEMA Floodplain as determined by the flood insurance rate map, community map numbers '08041C0556G' and '08041C0552G' effective date December 7, 2018.
- The existing floodplain boundaries will be revised via a LOMR modeling the proposed improvements to establish flood elevations and then processed through 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.

**PUBLIC STREETS**

- Rex Road as illustrated on the drawings will be a public street to be named, 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 for levels of vehicular circulation required by the Traffic Study.
- No sidewalks are required on rural roadways.
- Per the traffic impact analysis a noise walls is not required along State Highway 24.

**PRIVATE STREETS**

- A Waiver for Section 8.4.4.(A, B, C, D) of the EPC Land Development Code is requested to permit Private Roadways within this development as outlined in Section 8.4.4.(E) Private Road Allowances.
- All private streets as illustrated on the drawings will be privately owned and maintained by the 4-Way Ranch Metropolitan District #2.
- All private streets shall be named to El Paso County standards.
- All private streets shall be constructed to El Paso County standards with the exception of gravel surfacing in lieu of asphalt.
- There shall be no direct lot access from collector streets and above.

**PHASING PLAN:**

The Grandview Reserve project will be developed in one phase but platted in multiple filings which have yet to be determined. The sequence of construction and development is not dependent upon utilities or infrastructure as all lots will utilize individual well and septic systems. Rural roads will be constructed as necessary based upon buyer demand.

**GEOLOGIC CONDITIONS:**

A Preliminary Soil, Geology, Geologic Hazard and Wastewater Study investigation was prepared by ENTECH Engineering, Inc. dated January 15, 2019. The report identified no geologic hazards that would preclude development of the site for construction of residential structures; however, the report identified existing geologic and engineering geologic conditions that will impose constraints on some development and construction. The most notable constraints that may affect development include artificial fill, loose and expansive soils, slope stability, and shallow ground water. It is noted that development of the site can be achieved with mitigation of potential hazards as illustrated in the report with engineering design and construction methods commonly employed in the area or through the avoidance of these areas. Investigation of each lot is recommended prior to construction.

**PROJECT DESCRIPTION:**

GRANDVIEW RESERVE IS RURAL RESIDENTIAL SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH 184 LOTS ON 768 ACRES.

**RESIDENTIAL SITE DATA:**

SITE LOCATION:	VACANT LAND, LOCATED NORTH OF STAPLETON DR. BETWEEN HWY 24 AND EASTONVILLE RD.
TAX SCHEDULE NUMBER:	4200000396, 4200000328, 4200000397
SITE ACREAGE:	768.2 AC
EXISTING ZONING TO REMAIN:	RR-2.5
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RURAL RESIDENTIAL
NUMBER OF UNITS:	184
DENSITY: (224 DU/ 88,632 AC)	0.24 DU / AC.
SCHEDULE FOR CONSTRUCTION:	2019 - 2020

**RR-2.5 DEVELOPMENT STANDARDS:**

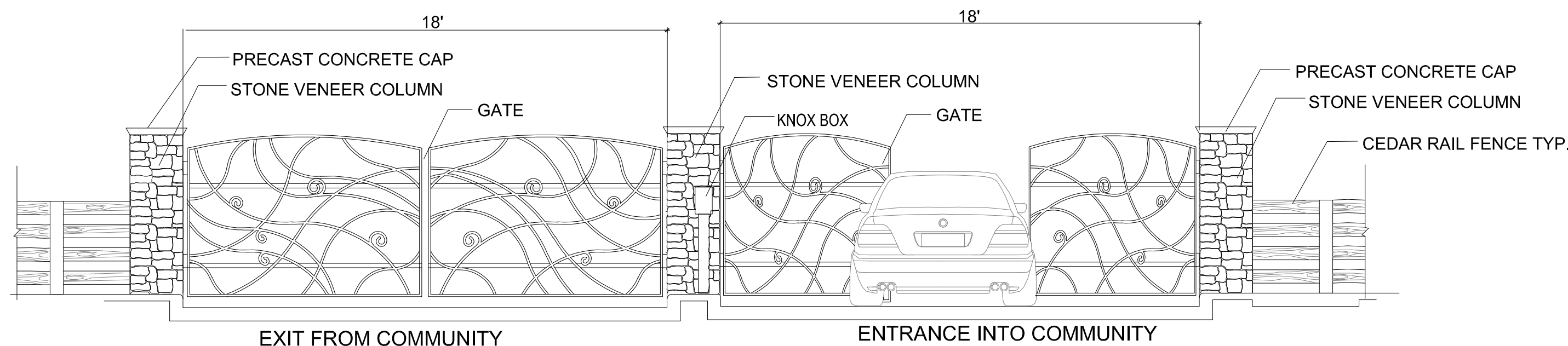
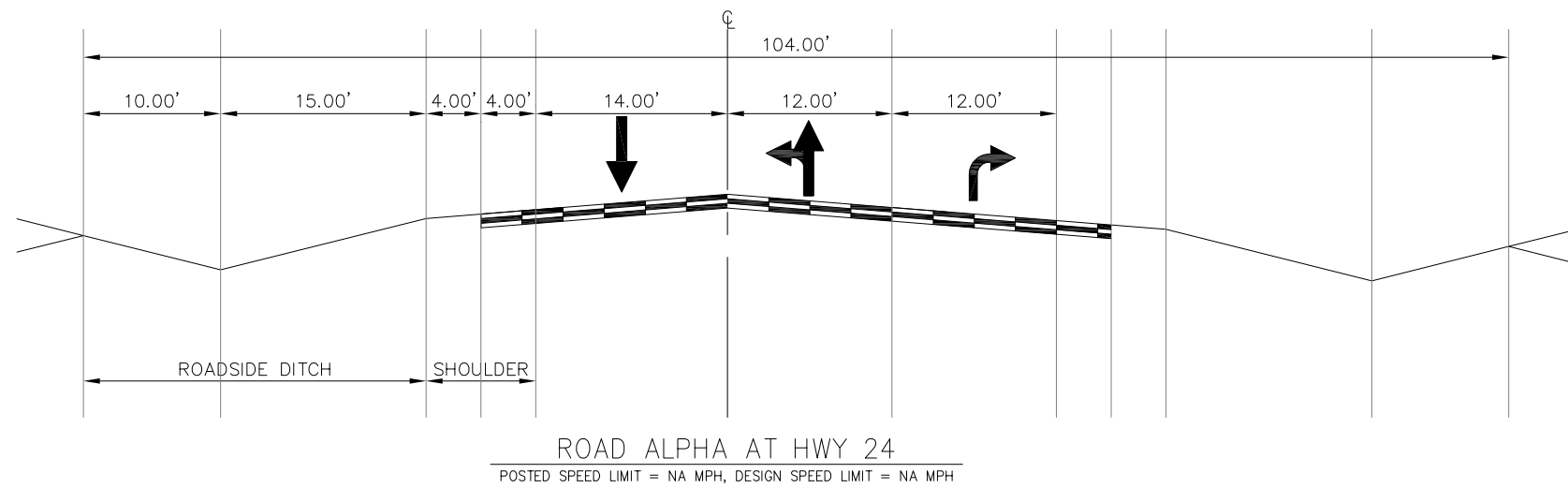
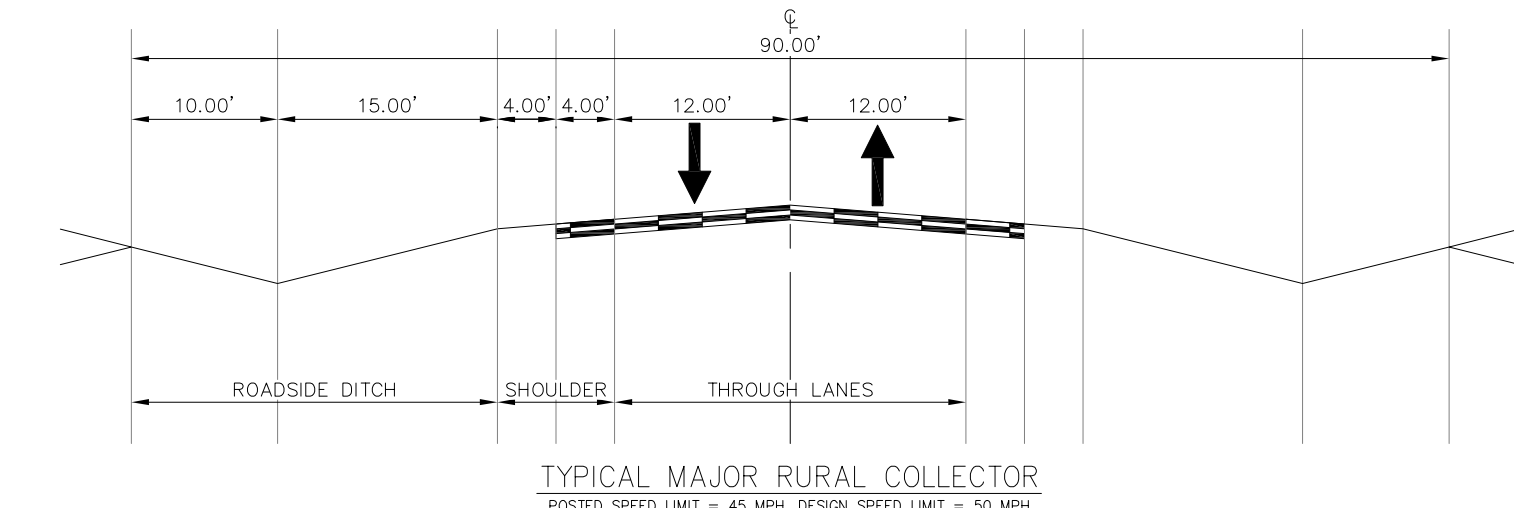
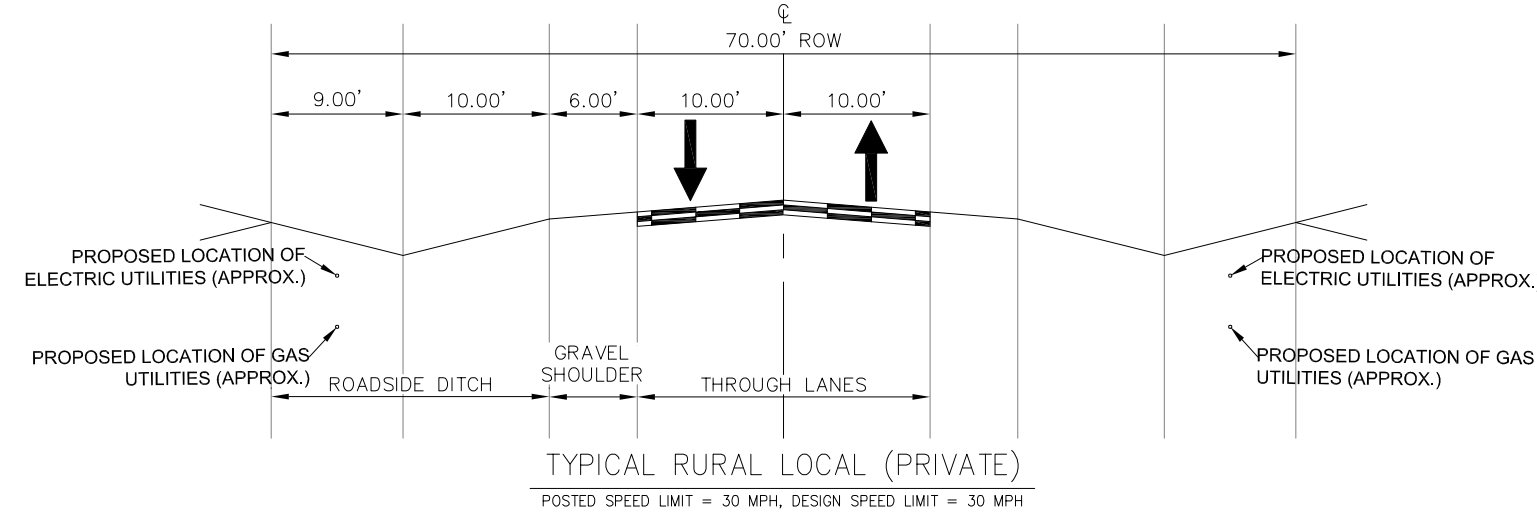
Minimum Lot Size: 2.5 acres  
 Maximum Building Height: Thirty Feet (30')  
 Maximum Lot Coverage: None  
 Minimum Width at Front setback line: 200'  
 Front Yard Setbacks: Twenty Five Feet (25')  
 Side Yard Setbacks: Twenty Five Feet (25')  
 Rear Yard Setbacks: Twenty Five Feet (25')  
 Accessory building uses and setbacks per the EPC Land Development Code for the RR-2.5 Zoning District

**LAND USE TABLE:**

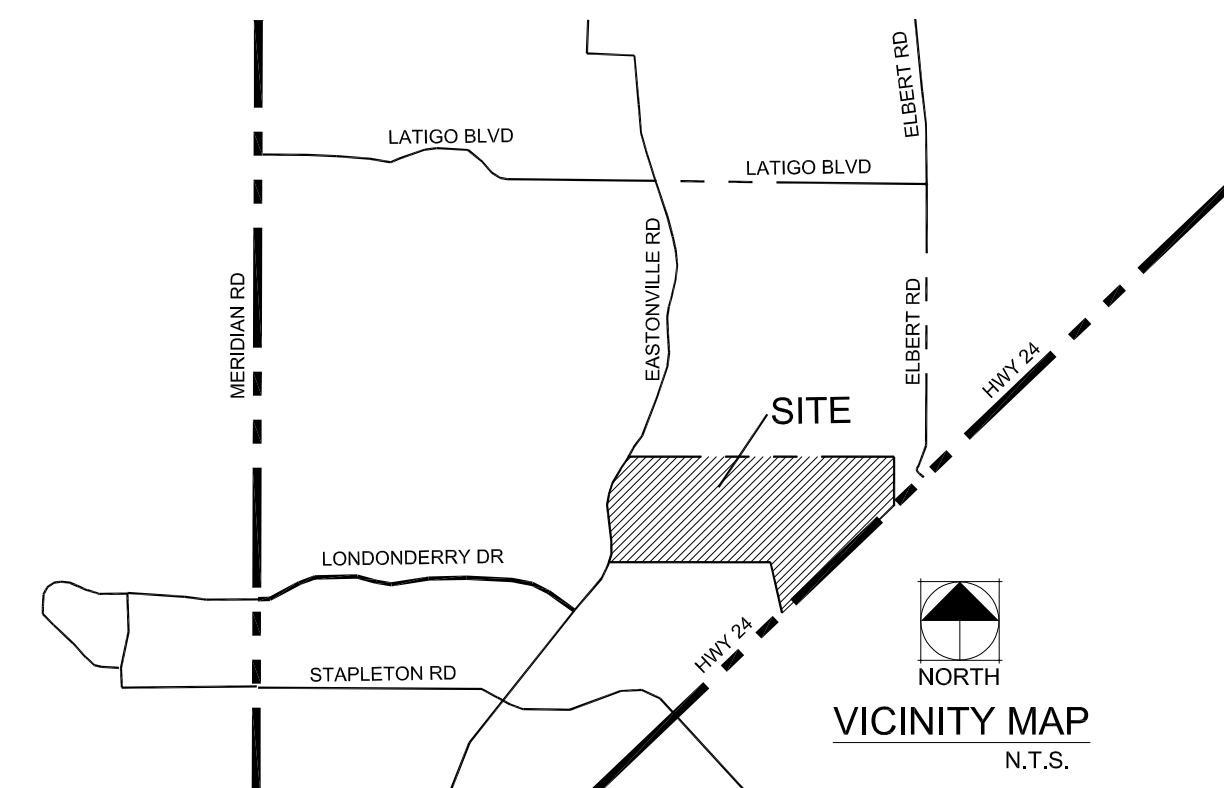
TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
RURAL RESIDENTIAL (184 LOTS)	590.44 AC	77%
TRACT A (FUTURE DEVELOPMENT)	57.42 AC	7%
TRACTS/OPEN SPACE	53.59 AC	7%
PUBLIC STREET RIGHTS-OF-WAY	14.19 AC	2%
PRIVATE STREET RIGHTS-OF-WAY	52.59 AC	7%
<b>TOTAL</b>	<b>768.23 AC</b>	<b>100%</b>

**TRACT TABLE**

TRACT	SIZE	TYPE/ USE	OWNERSHIP & MAINTENANCE
TRACT A	2,501,011 SF	FUTURE DEVELOPMENT/ LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT B	487,845 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT C	77,132 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT D	137,845 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT E	267,603 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT F	69,116 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT G	92,895 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT H	393,287 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT I	171,097 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT J	62,666 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT K	331,198 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT L	227,793 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT M	43,405 SF	PRIVATE STREET/ DRAINAGE/ UTILITIES	4-WAY METROPOLITAN DISTRICT #2
TRACT N	2,247,515 SF	PRIVATE STREET/ DRAINAGE/ UTILITIES	4-WAY METROPOLITAN DISTRICT #2



**1 PRIVATE ROADWAY GATE DETAIL**  
GATE DETAIL      NTS



**SHEET INDEX:**

P1	COVER SHEET
P2-4	PRELIMINARY PLAN
P5-7	PRELIMINARY GRADING PLANS

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

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

**PLAINVIEW PROPERTIES LLC**  
 2409 STRICKLAND RD  
 COLORADO SPRINGS, CO 80906

**CIVIL ENGINEER:**  
 JR ENGINEERING  
 5475 TECH CENTER DR., SUITE 235  
 COLORADO SPRINGS, CO 80919

LINDA JOHNSON-CONNIE, TRACY LEE,  
 DEBBIE ELLIOTT & PETER MARTZ  
 2409 STRICKLAND RD  
 COLORADO SPRINGS, CO 80906

PCD PROJECT NUMBER:



GRANDVIEW RESERVE  
PRELIMINARY PLAN

Falcon, CO  
El Paso County, CO

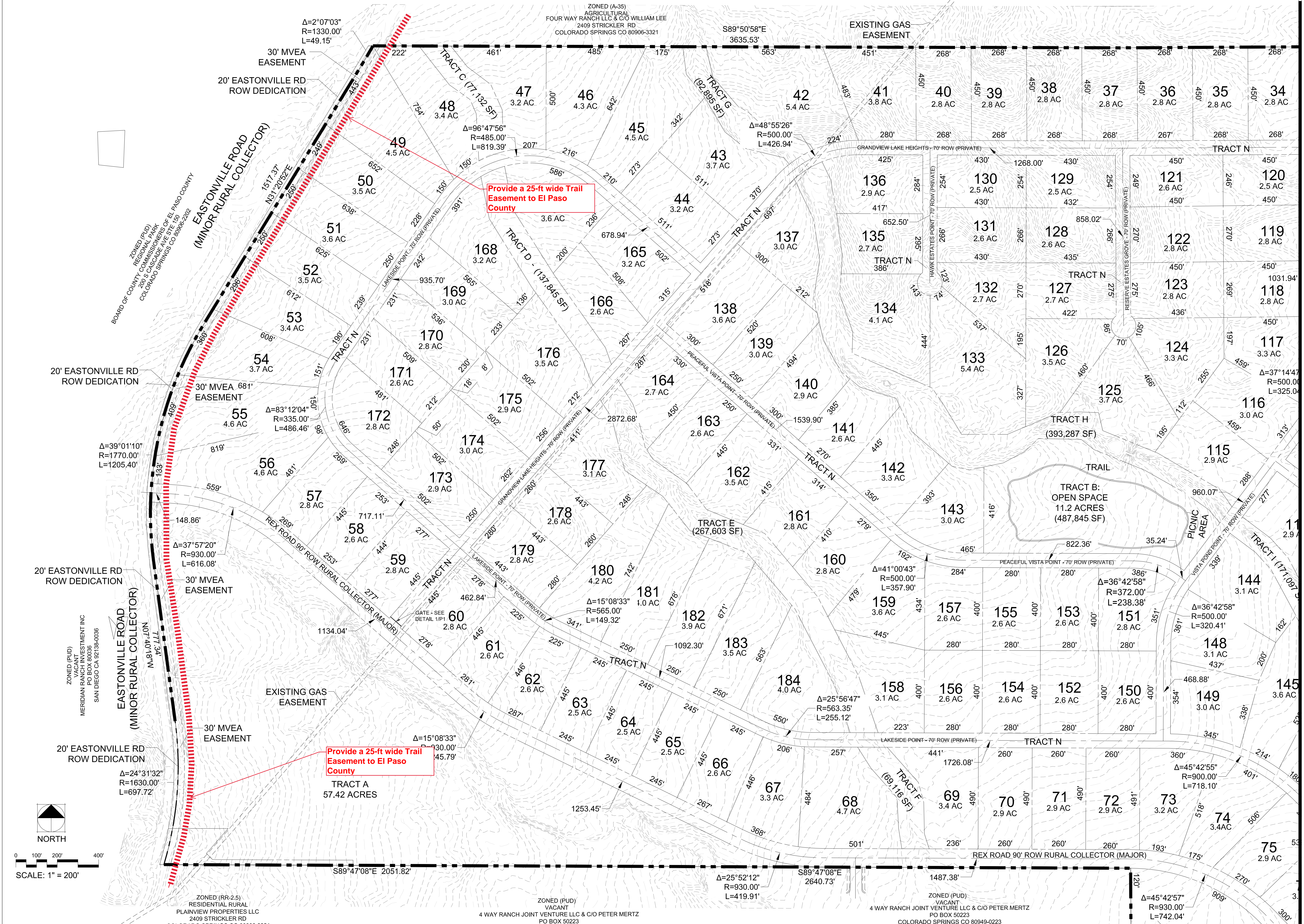
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REV #	REVISIONS	DATE
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DESIGNED	MF	01.25.19
DRAWN	MF	01.25.19
CHECKED	JRA	01.25.19
PROJECT NUMBER:		3828.00
SCALE:		AS NOTED

COVER SHEET

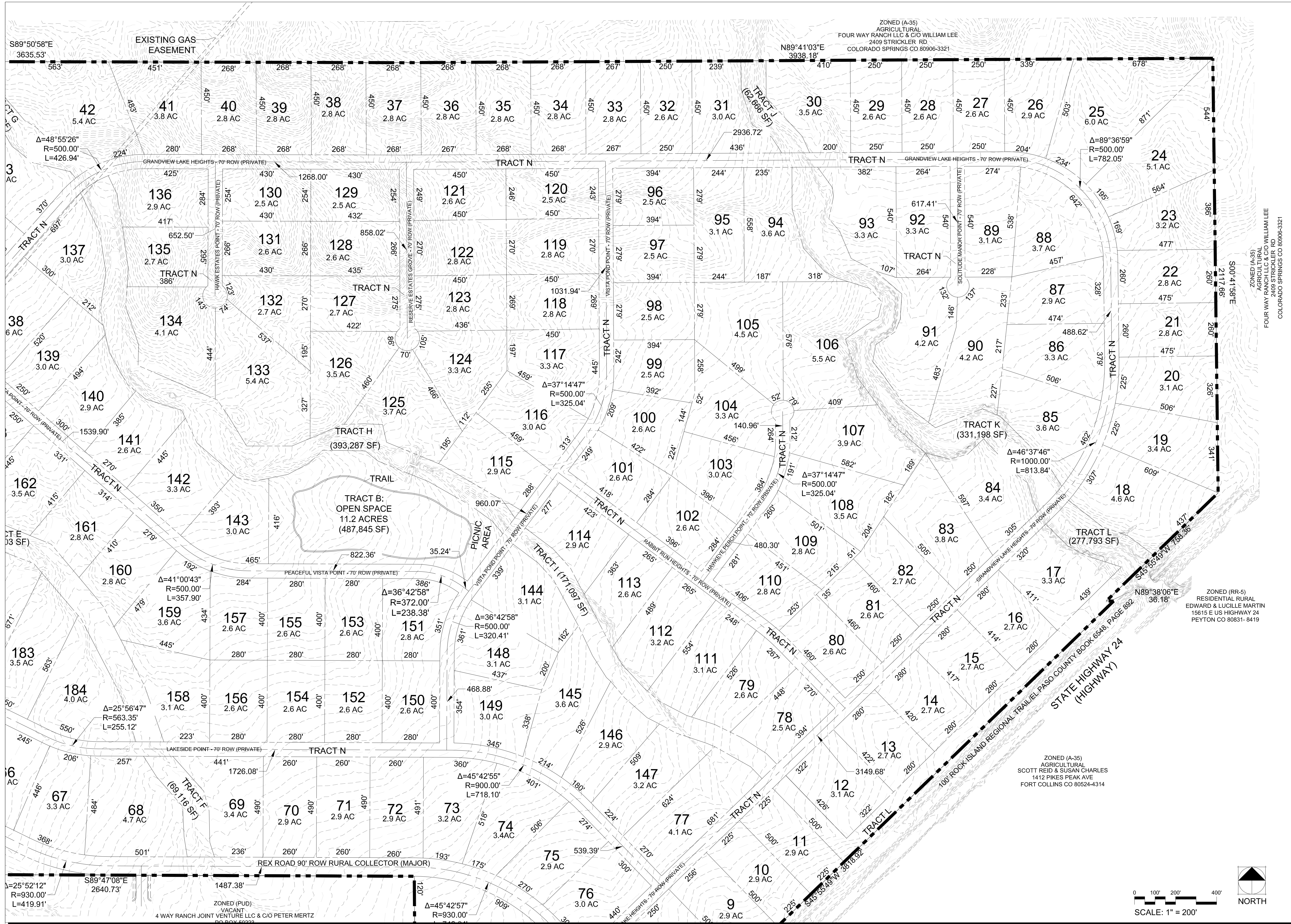
P1 1 OF 7



**GRANDVIEW RESERVE  
 PRELIMINARY PLAN**  
 Falcon, CO  
 El Paso County, CO

REV #	DATE	REVISIONS
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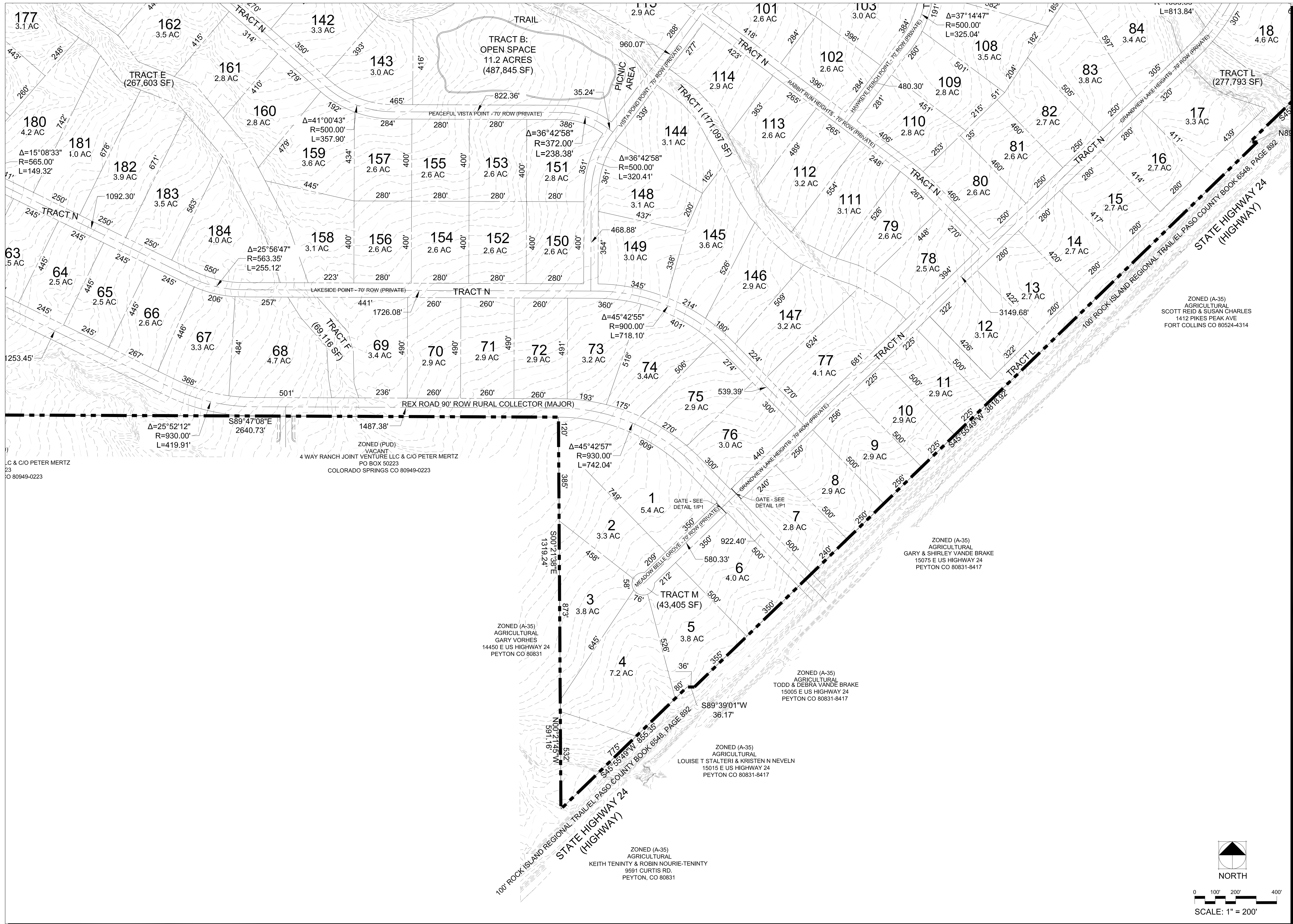
**GRANDVIEW RESERVE  
 PRELIMINARY PLAN**

Falcon, CO  
 El Paso County, CO

REV#	DATE	REVISIONS
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SCALE:			

PRELIMINARY  
 PLAN



LLC & C/O PETER MERTZ  
23  
CO 80949-0223

ZONED (PUD)  
VACANT  
4 WAY RANCH JOINT VENTURE LLC & C/O PETER MERTZ  
PO BOX 50223  
COLORADO SPRINGS CO 80949-0223

ZONED (A-35)  
AGRICULTURAL  
GARY VORHIES  
14450 E US HIGHWAY 24  
PEYTON CO 80831

ZONED (A-35)  
AGRICULTURAL  
TODD & DEBRA VANDE BRAKE  
15005 E US HIGHWAY 24  
PEYTON CO 80831-8417

ZONED (A-35)  
AGRICULTURAL  
LOUISE T STALTERI & KRISTEN N NEVELN  
15015 E US HIGHWAY 24  
PEYTON CO 80831-8417

ZONED (A-35)  
AGRICULTURAL  
KEITH TENINTY & ROBIN NOURIE-TENINTY  
9591 CURTIS RD.  
PEYTON, CO 80831

ZONED (A-35)  
AGRICULTURAL  
GARY & SHIRLEY VANDE BRAKE  
15075 E US HIGHWAY 24  
PEYTON CO 80831-8417

ZONED (A-35)  
AGRICULTURAL  
SCOTT REID & SUSAN CHARLES  
1412 PIKES PEAK AVE  
FORT COLLINS CO 80524-4314



0 100' 200' 400'  
SCALE: 1" = 200'



**GRANDVIEW RESERVE  
PRELIMINARY PLAN**

Falcon, CO  
El Paso County, CO

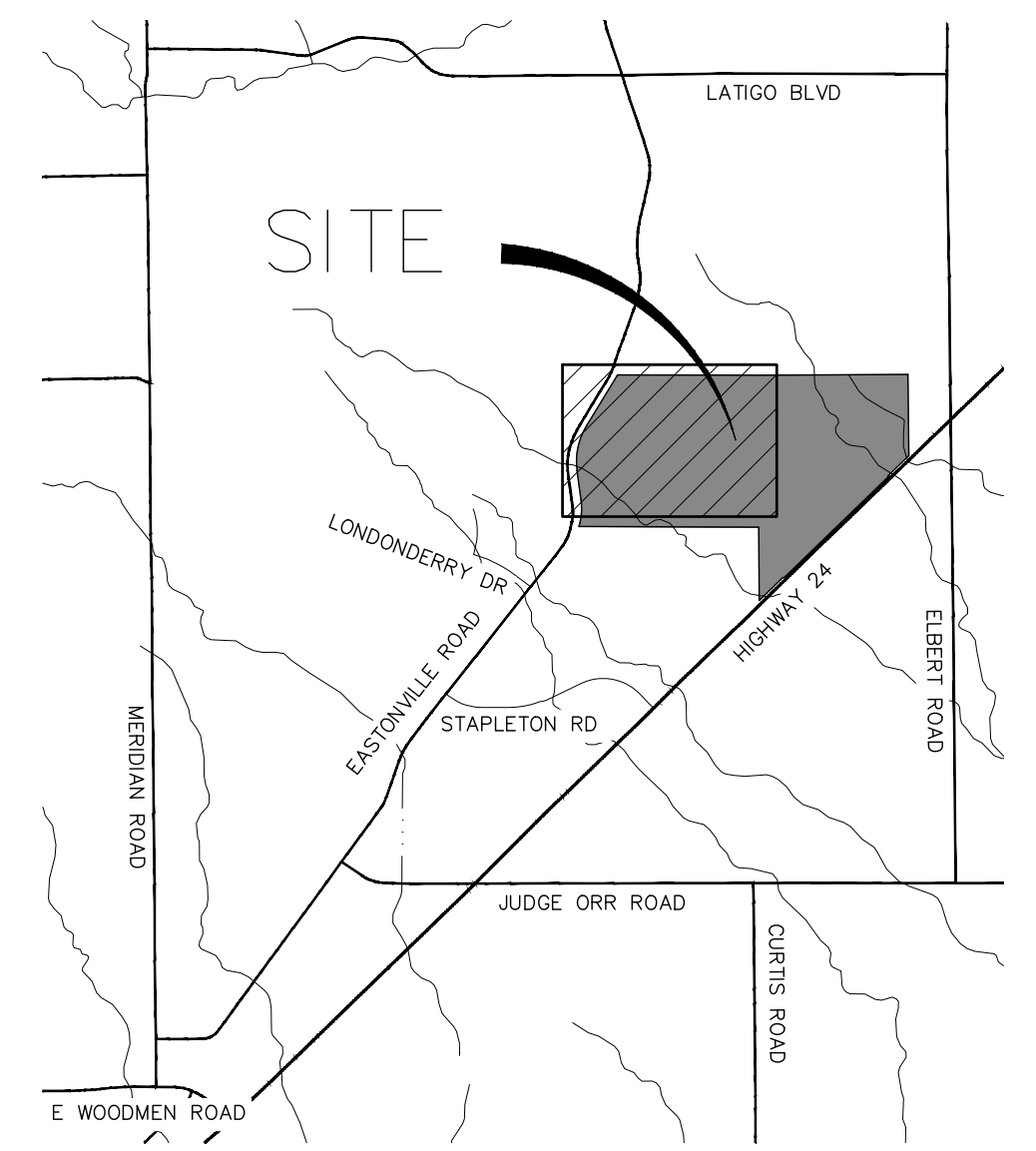
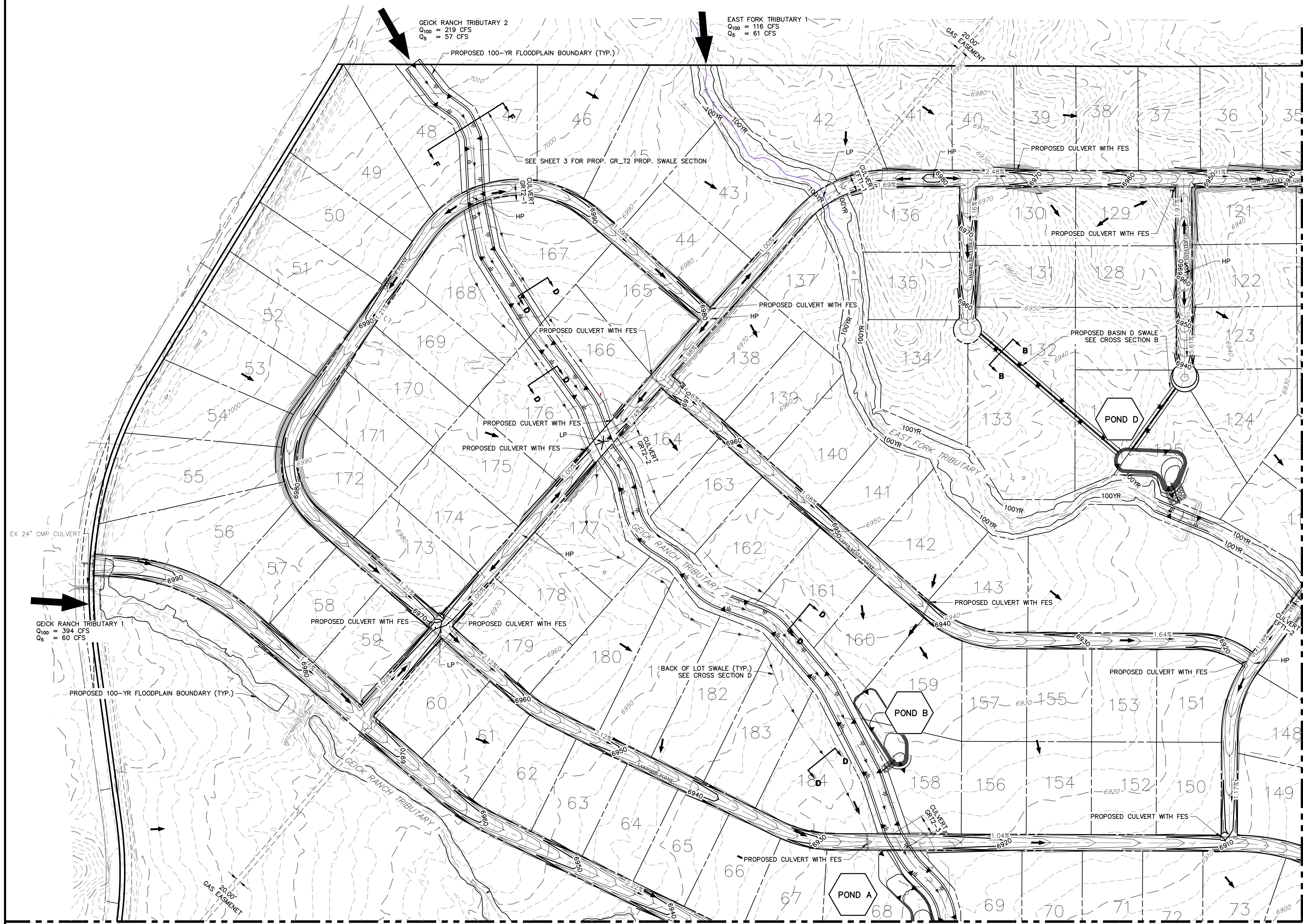
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SCALE:		AS NOTED

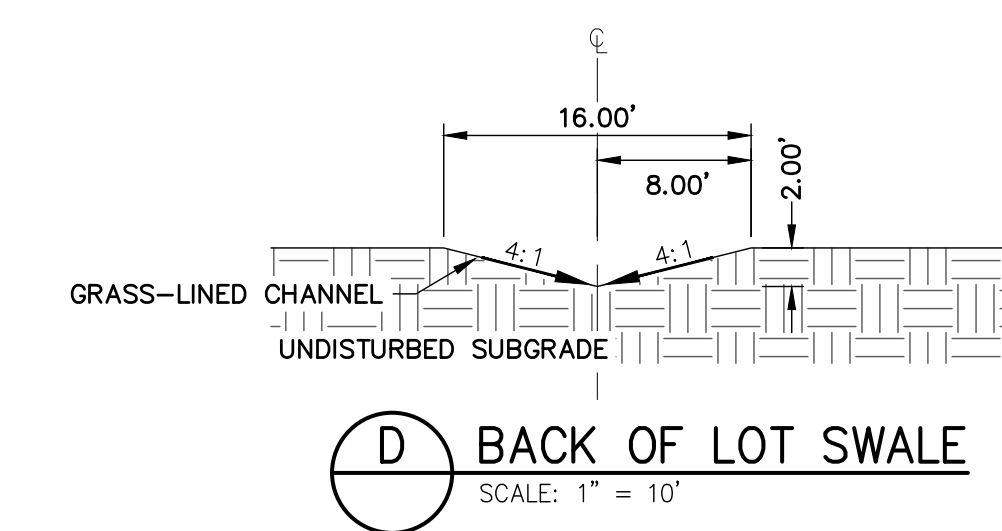
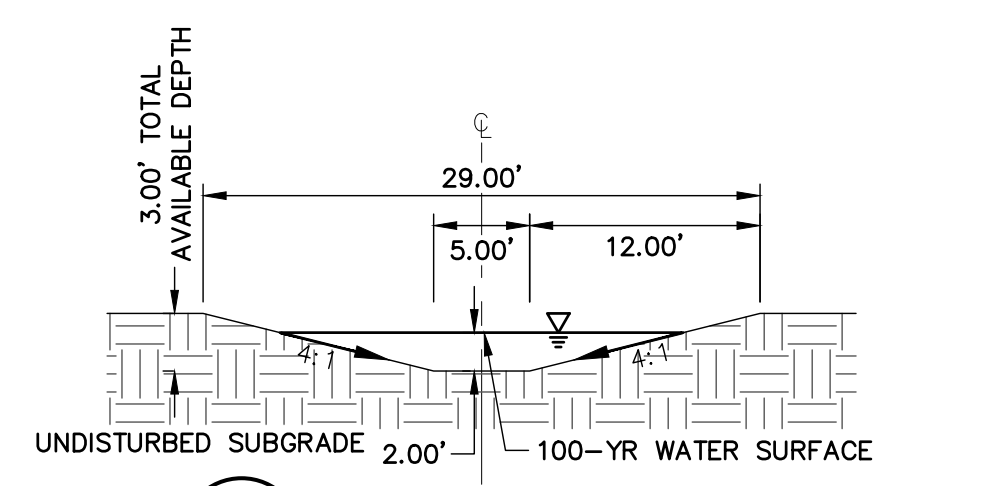
PRELIMINARY  
PLAN



# GRANDVIEW RESERVE PRELIMINARY GRADING PLAN



**KEY MAP**  
SCALE: 1" = 5,000'



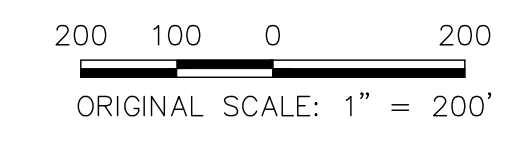
**LEGEND**

- EXISTING PARCEL LINE
- EXISTING R.O.W.
- 5780- EXISTING MAJOR CONTOUR
- - - EXISTING 2' INTERMEDIATE CONTOUR
- PROPOSED STORM SEWER
- PROPOSED CULVERT
- EXISTING CULVERT
- FLOW DIRECTION

PRELIMINARY GRADING PLAN -  
NORTHWEST  
GRANDVIEW RESERVE  
JOB NO. 29931.26  
1/25/19  
SHEET 5 OF 7



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SEE SHEET 7: PRELIMINARY GRADING PLAN - SOUTHWEST

SEE SHEET 6: PRELIMINARY GRADING PLAN - EAST

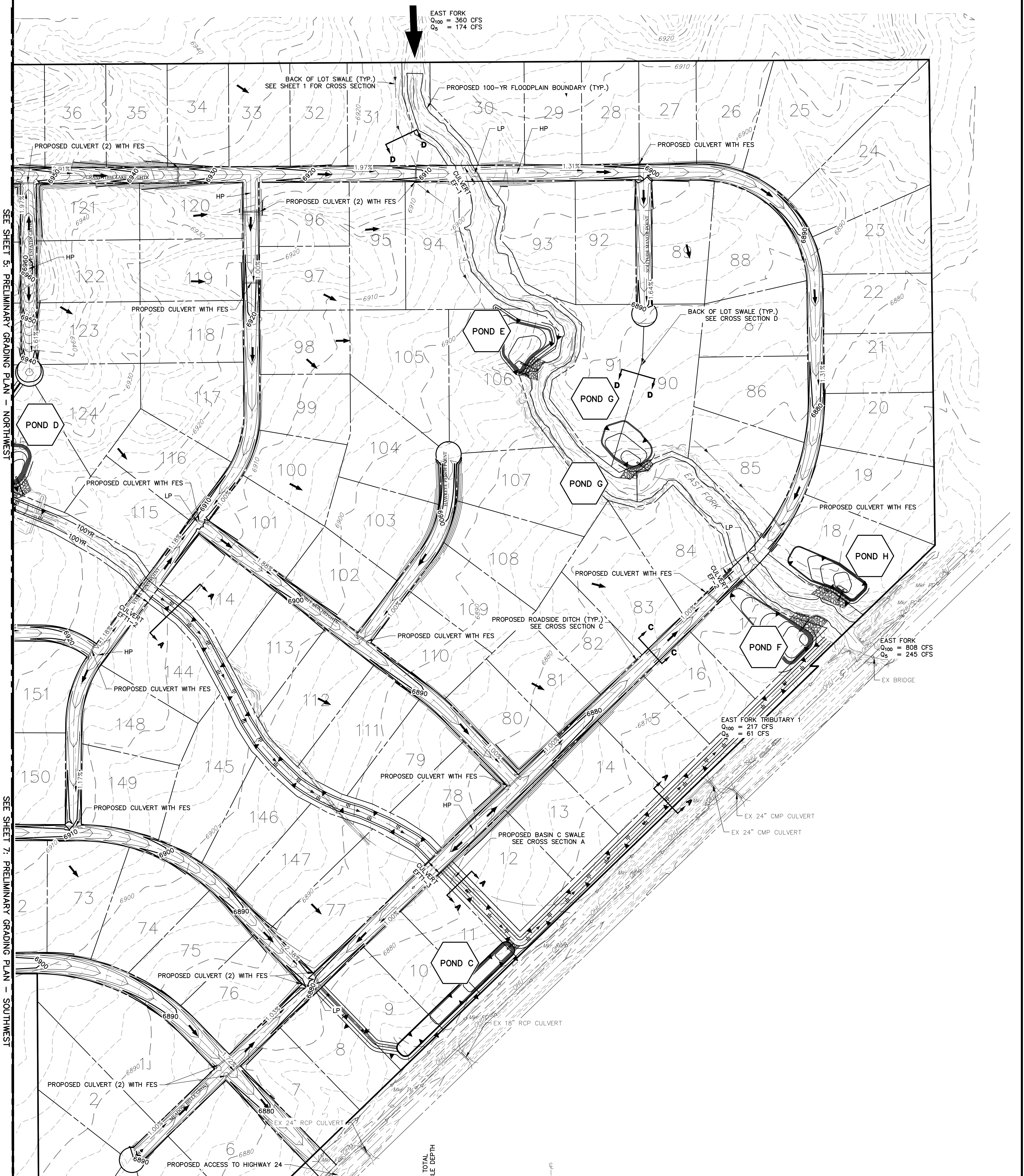
GEICK RANCH TRIBUTARY 1  
Q<sub>100</sub> = 394 CFS  
Q<sub>5</sub> = 60 CFS

GEICK RANCH TRIBUTARY 2  
Q<sub>100</sub> = 219 CFS  
Q<sub>5</sub> = 57 CFS

EAST FORK TRIBUTARY 1  
Q<sub>100</sub> = 116 CFS  
Q<sub>5</sub> = 61 CFS

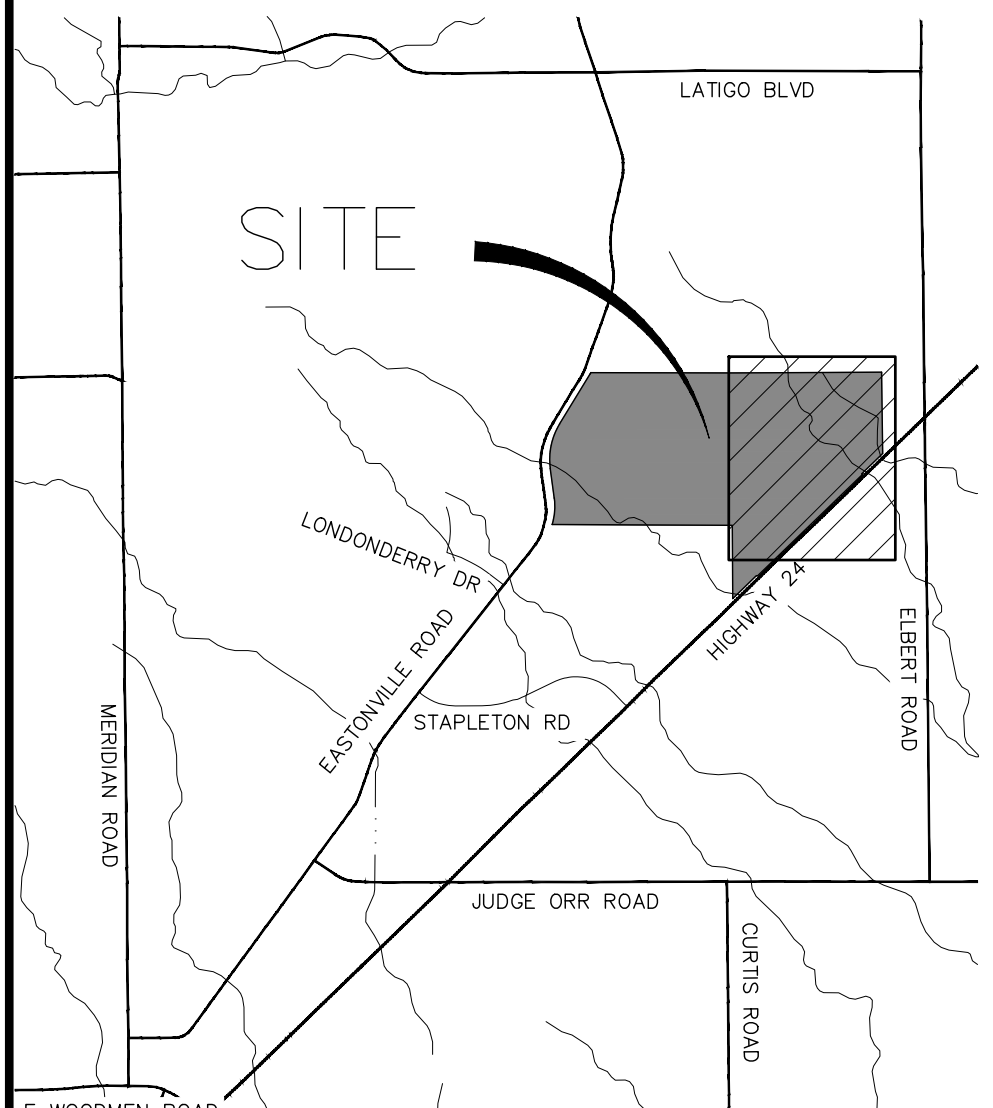
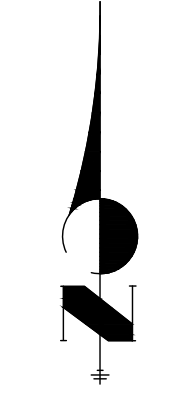
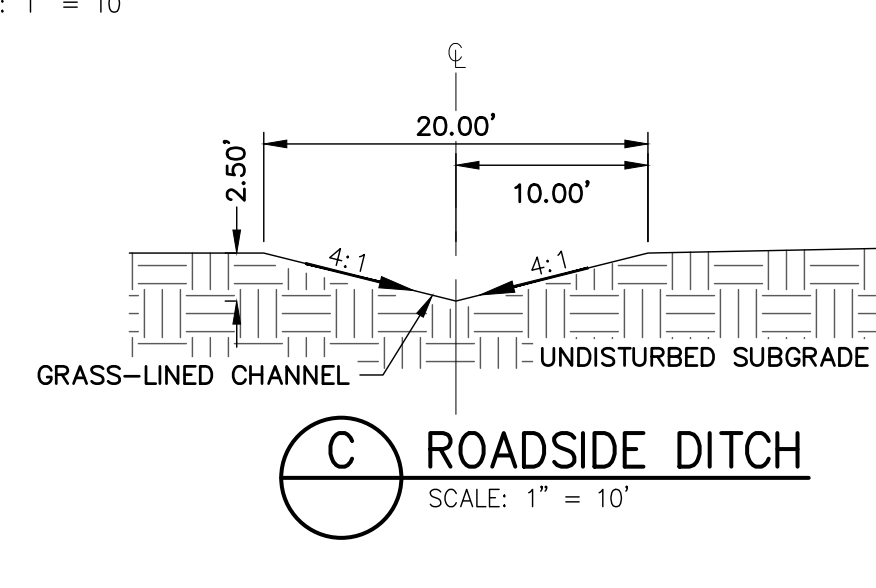
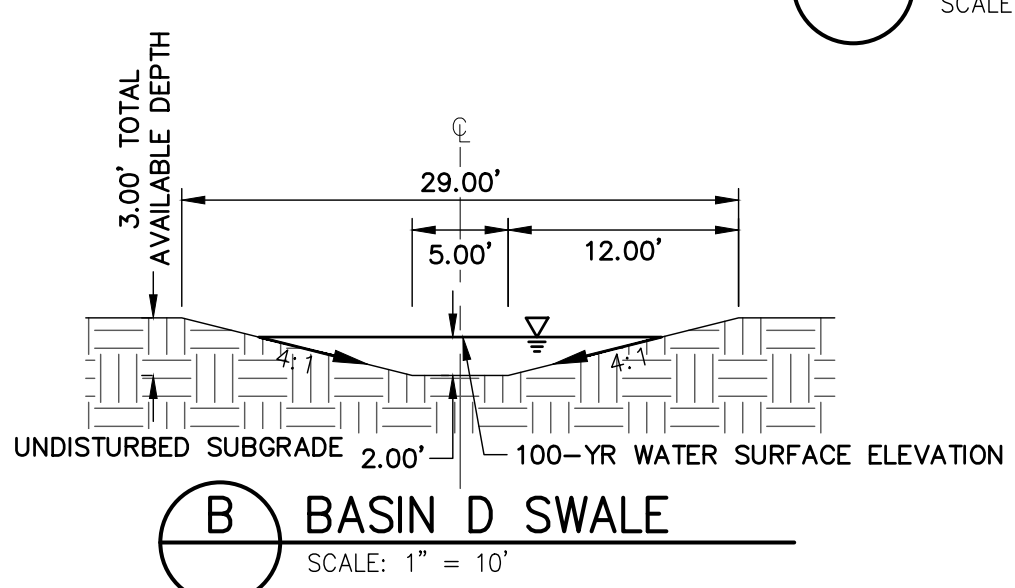
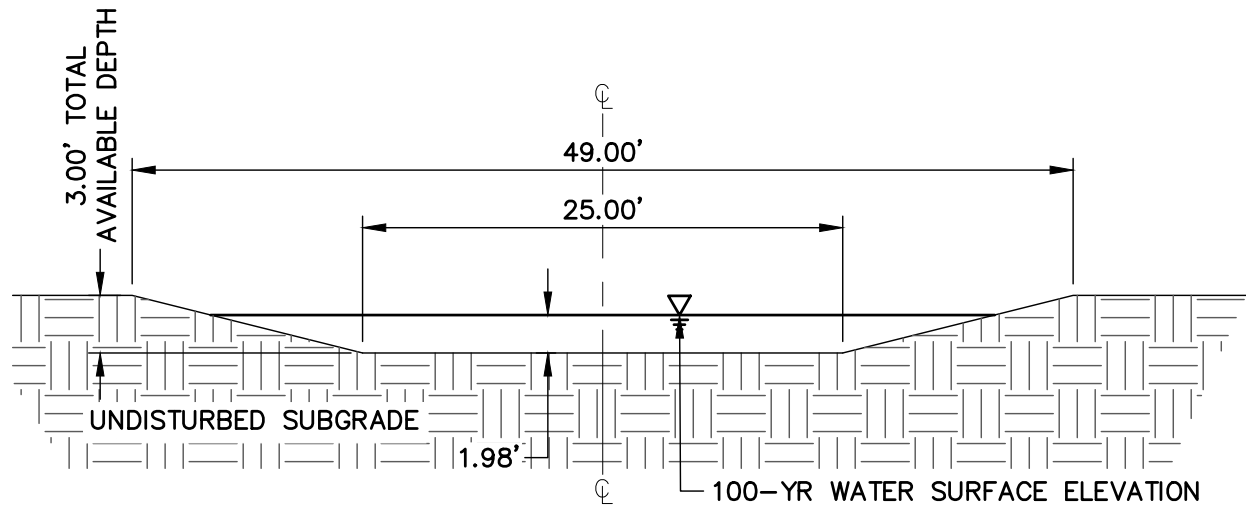
X:\29931.26\Drawings\Sheet\DegP\29931.26\GRN.dwg, NORTHWEST, 1/25/2019 11:14:27 AM, CS

# GRANDVIEW RESERVE PRELIMINARY GRADING PLAN



SEE SHEET 5: PRELIMINARY GRADING PLAN - NORTHWEST

SEE SHEET 7: PRELIMINARY GRADING PLAN - SOUTHWEST



PRELIMINARY GRADING PLAN - EAST  
 GRANDVIEW RESERVE  
 JOB NO. 29931.26  
 1/25/19  
 SHEET 6 OF 7



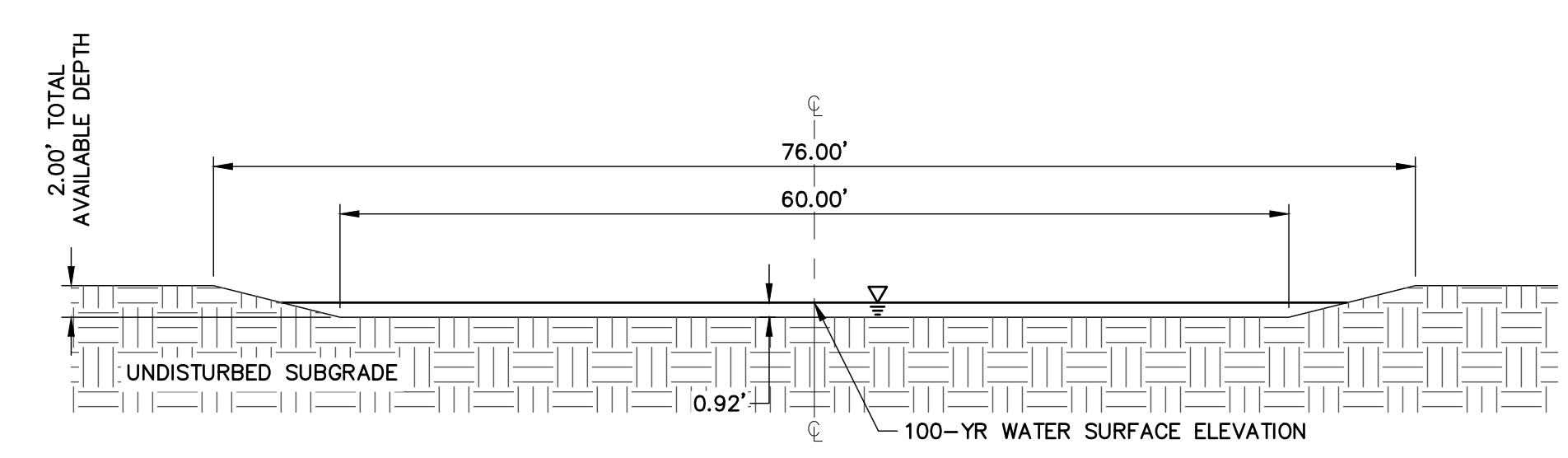
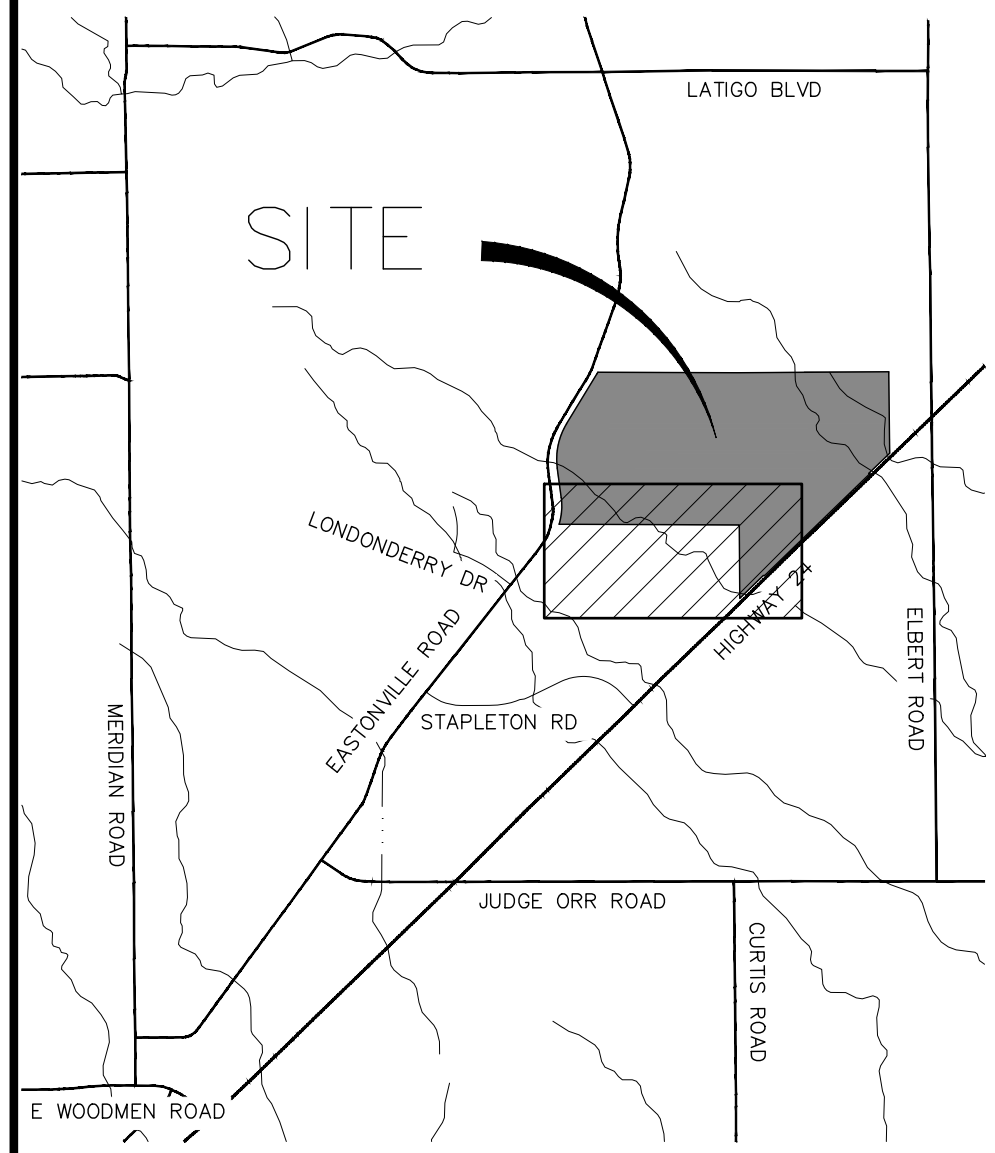
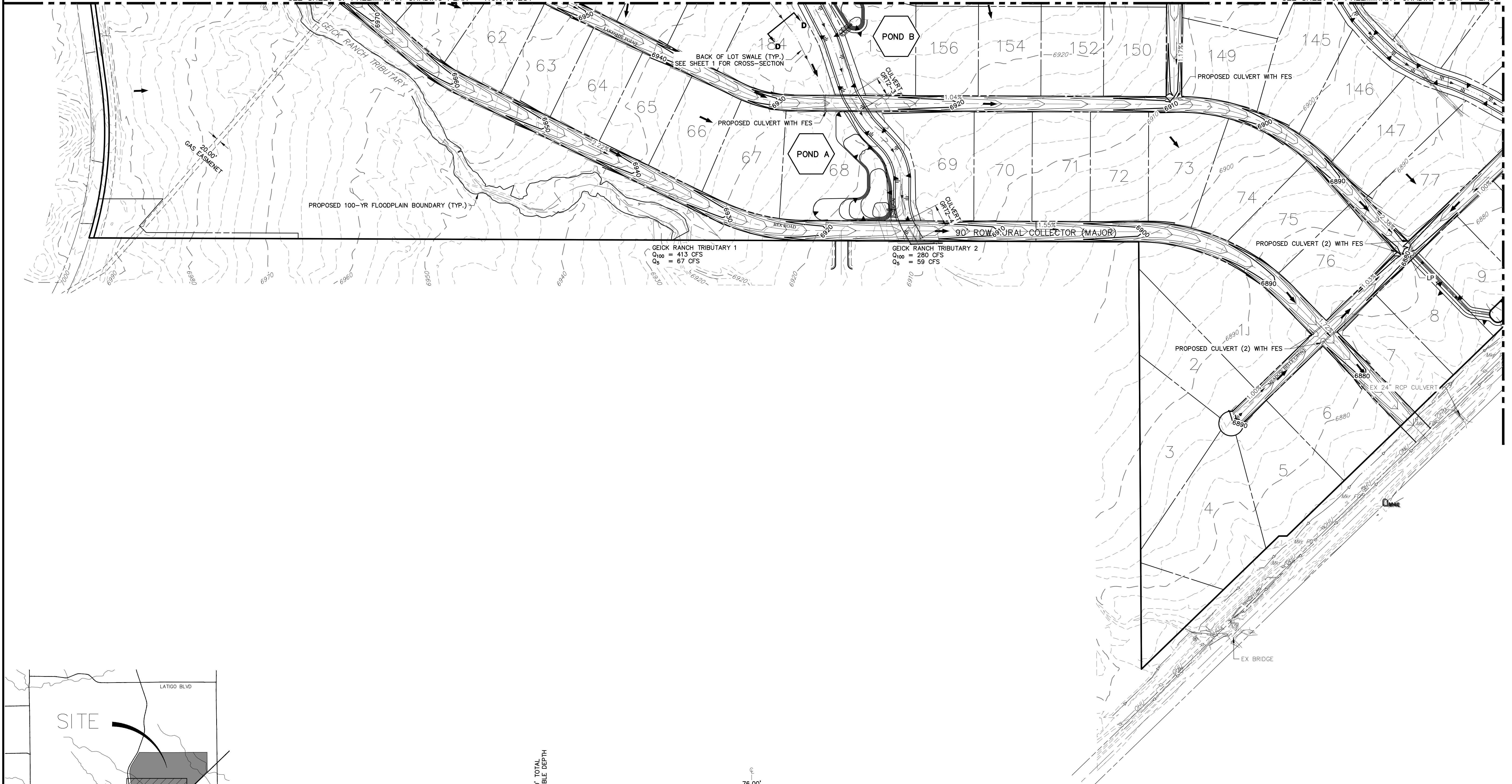
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# GRANDVIEW RESERVE

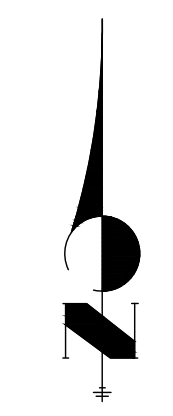
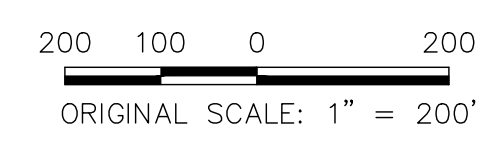
## PRELIMINARY GRADING PLAN

SEE SHEET 5: PRELIMINARY GRADING PLAN – NORTHWEST

SEE SHEET 6: PRELIMINARY GRADING PLAN – EAST



**F** GR\_T2\_PROP CHANNEL SECT.  
SCALE: 1" = 10'



PRELIMINARY GRADING PLAN –  
SOUTHWEST  
GRANDVIEW RESERVE  
JOB NO. 29931.26  
1/25/19  
SHEET 7 OF 7



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