

LEGAL DESCRIPTION:

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A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, SOUTH 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 NORTH-EAST 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 768,234 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 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 Soil and Geology Conditions:

- Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
- The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 - Downslope Creep: (name lots or location of area)
 - Rockfall Source: (name lots or location of area)
 - Rockfall Runout Zone: (name lots or location of area)
 - Potentially Seasonally High Groundwater: (name lots or location of area)
 - Other Hazard:
 - In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Building should be avoided in these areas. The lots most significantly affected by slopes are Lots 18, 84, 106 and 107. The structures on these lots should be set minimum of 30 feet from the crest of these slopes. It appears there is sufficient room for structures to be located on these lots.

Identify lots and conditions. AND depict on a map sheet on the prelim plan - the approval criteria requires depiction of said hazards on plan. A separate sheet can be added or add to each impacted lot throughout plan set..

See geo report- this is just an example from your report

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. (1 one unit per ? / acres..)
SCHEDULE FOR CONSTRUCTION:	2019 - 2020

RR-2.5 DEVELOPMENT STANDARDS:

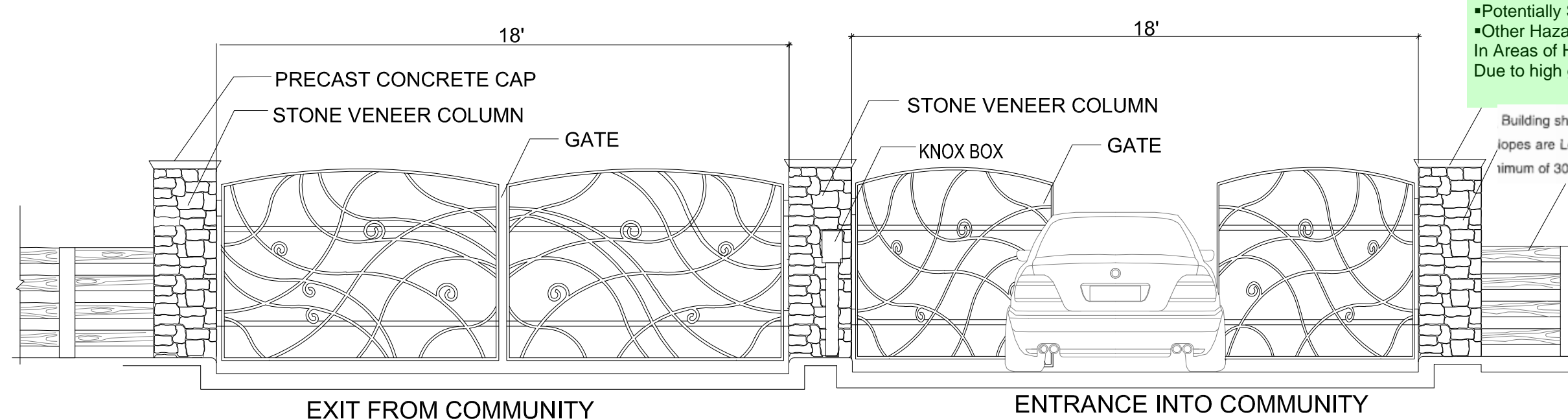
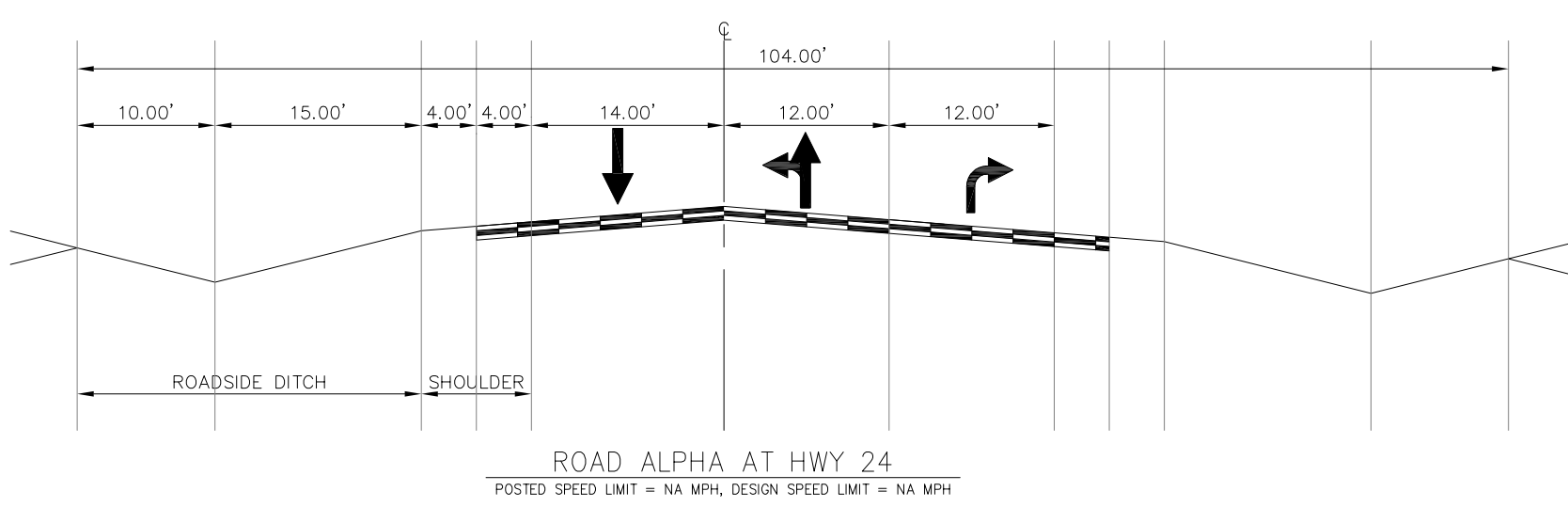
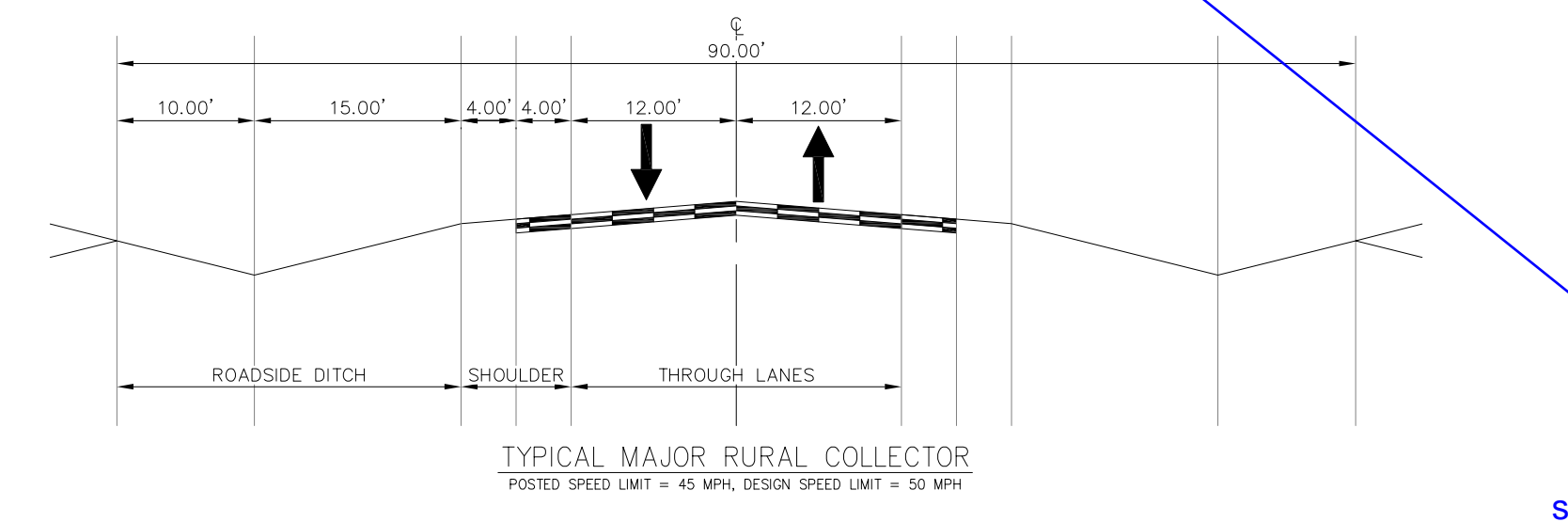
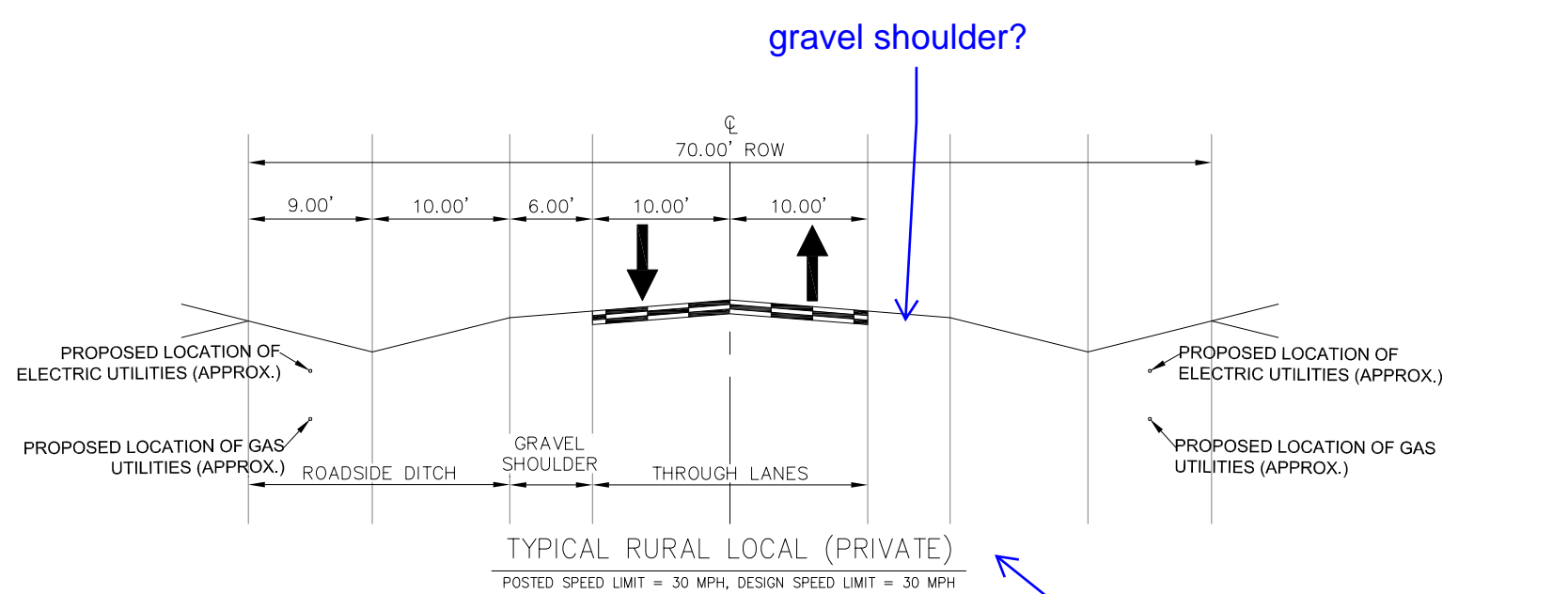
Minimum Lot Size: 2.5 acres
 Maximum Building Height: Thirty Feet (30')
 Maximum Lot Coverage: None
 Minimum Width at Front setback line: 200'
 Front Yard Setbacks: Twenty Five Feet (25')
 Side Yard Setbacks: Twenty Five Feet (25')
 Rear Yard Setbacks: Twenty Five Feet (25')
 Accessory building uses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

LAND USE TABLE:

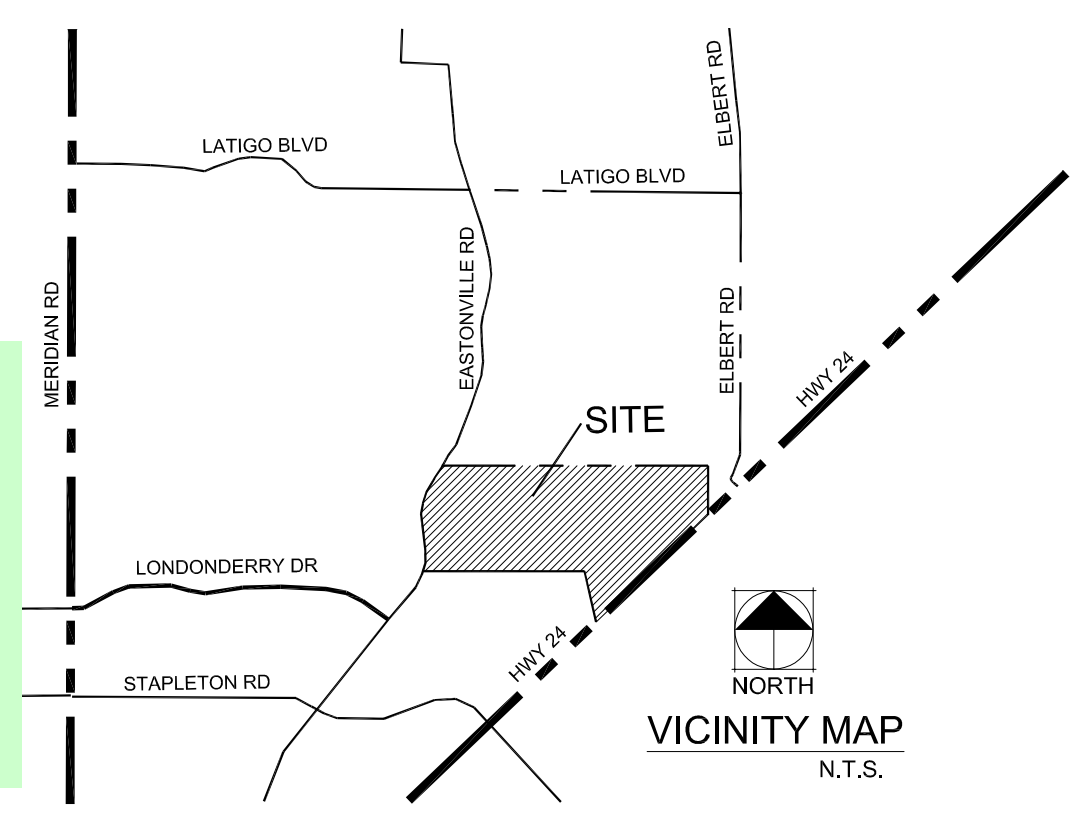
TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
RURAL RESIDENTIAL (184 LOTS)	590.44 AC	77%
TRACT A (FUTURE DEVELOPMENT)	57.42 AC	7%
TRACTS/OPEN SPACE	53.59 AC	7%
PUBLIC STREET RIGHTS-OF-WAY	14.19 AC	2%
PRIVATE STREET RIGHTS-OF-WAY	52.59 AC	7%
TOTAL	768.23 AC	100%

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

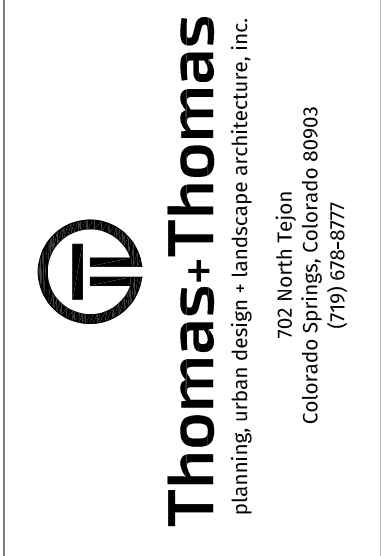
DEVELOPER:
 4 SITE INVESTMENTS, LLC
 1272 KELLY JOHNSON BLVD., SUITE 100
 COLORADO SPRINGS, CO 80920

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: SP-19-004

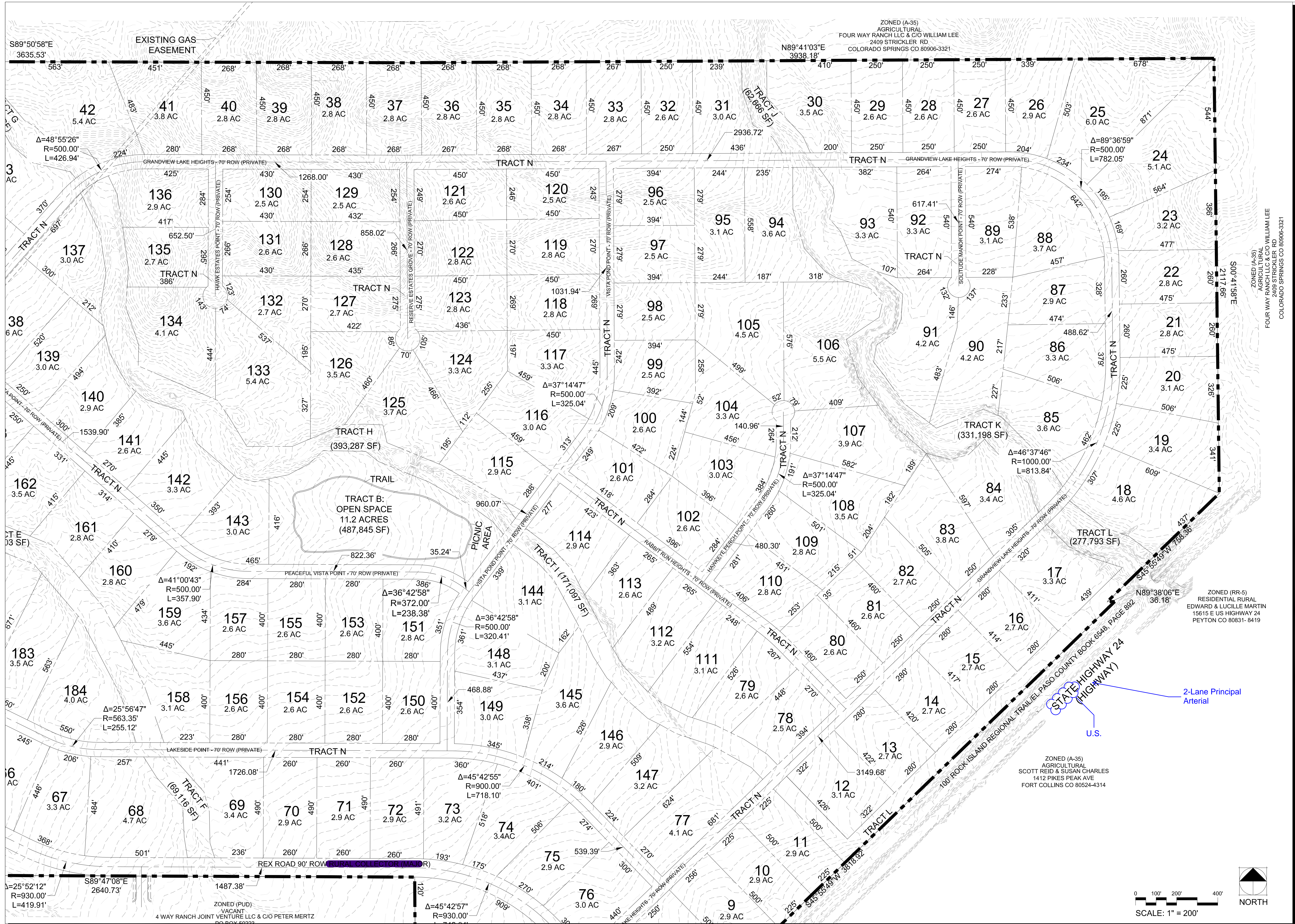
GRANDVIEW RESERVE
PRELIMINARY PLAN



Falcon, CO
El Paso County, CO

REV #	DATE	REVISIONS
1		
2		
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6		

DESIGNED	MF	01.25.19
DRAWN	MF	01.25.19
CHECKED	JRA	01.25.19
PROJECT NUMBER:		3828.00
SCALE:		AS NOTED

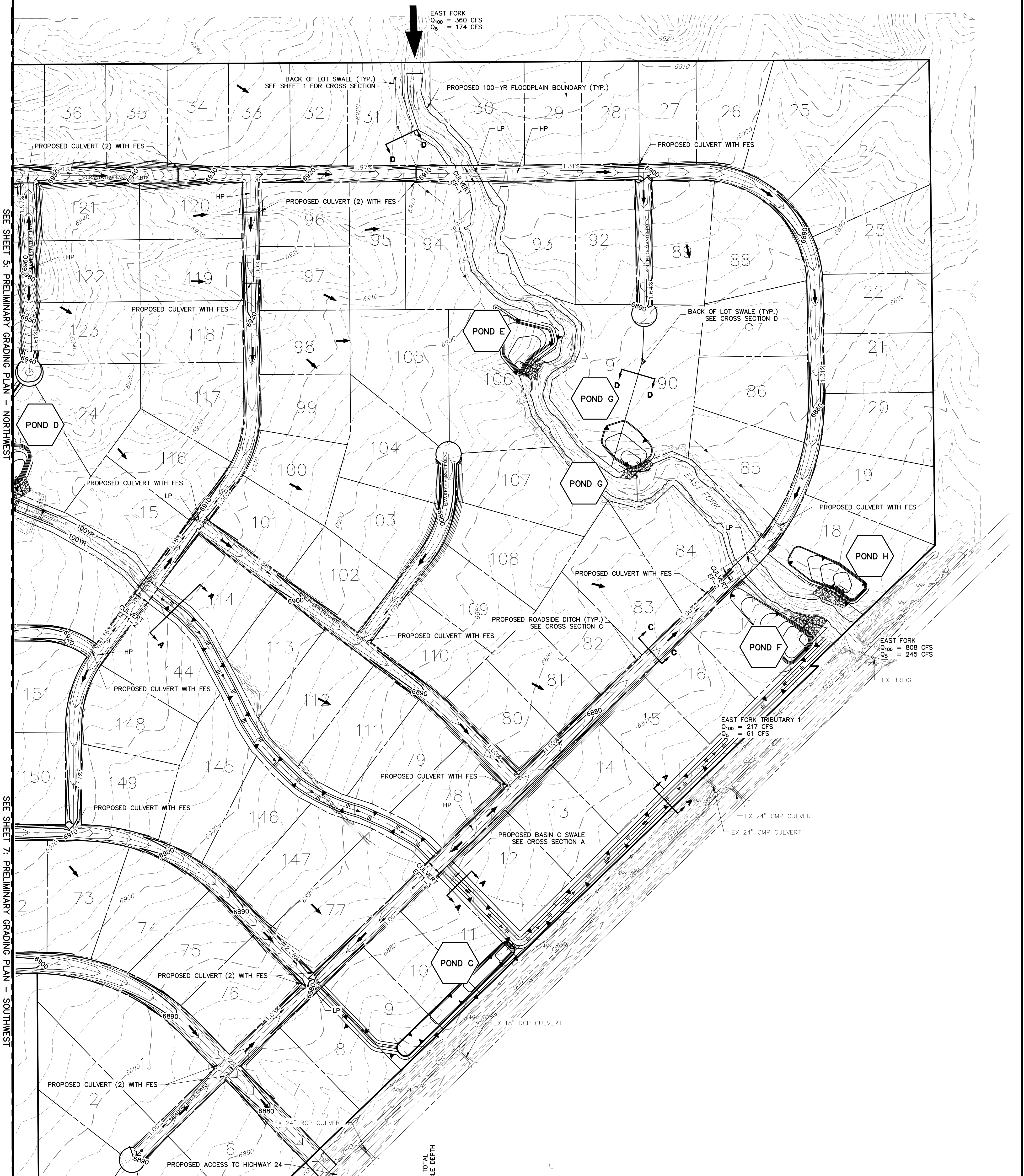


REV#	DATE	REVISIONS
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DESIGNED	MF	01.25.19
DRAWN	MF	01.25.19
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PROJECT NUMBER:		3828.00
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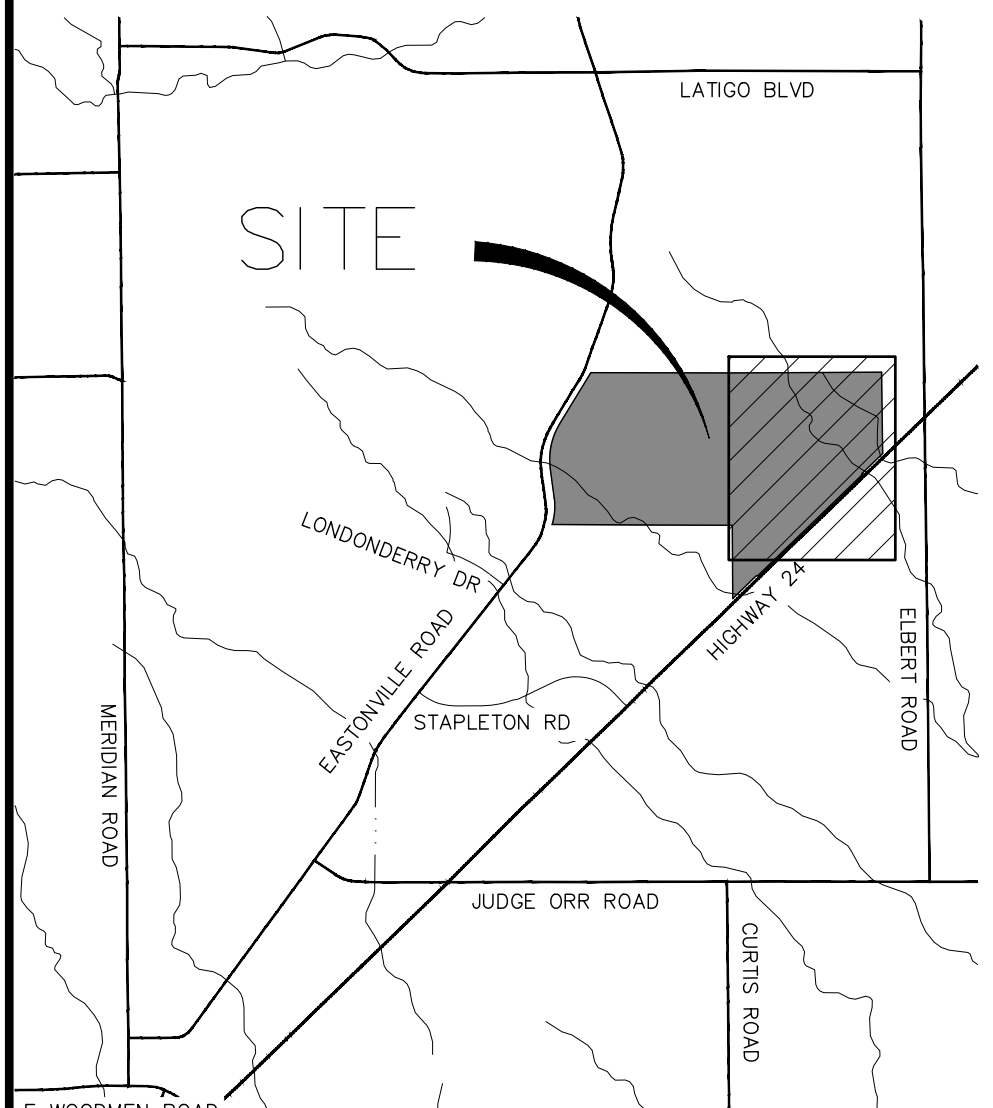
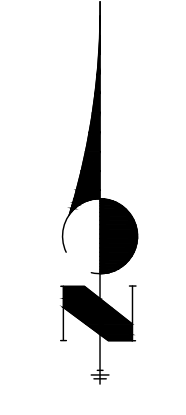
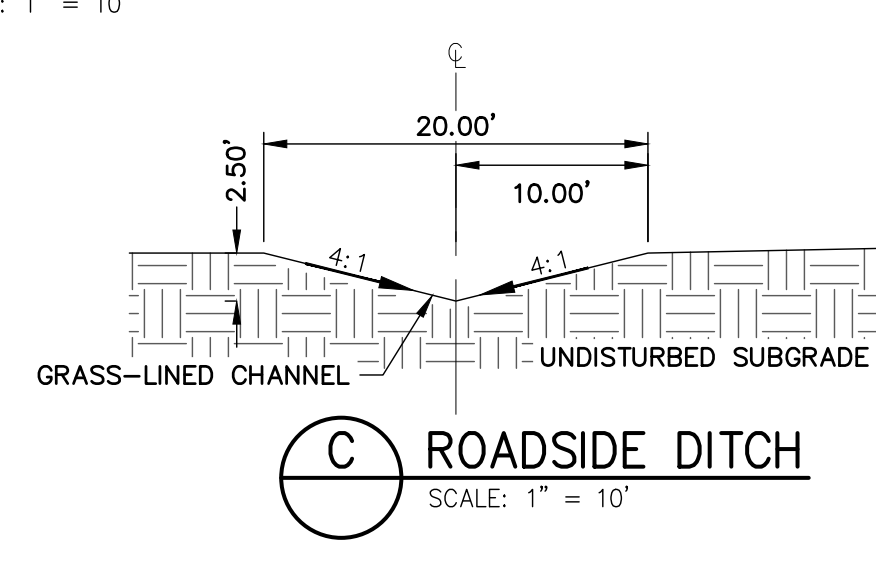
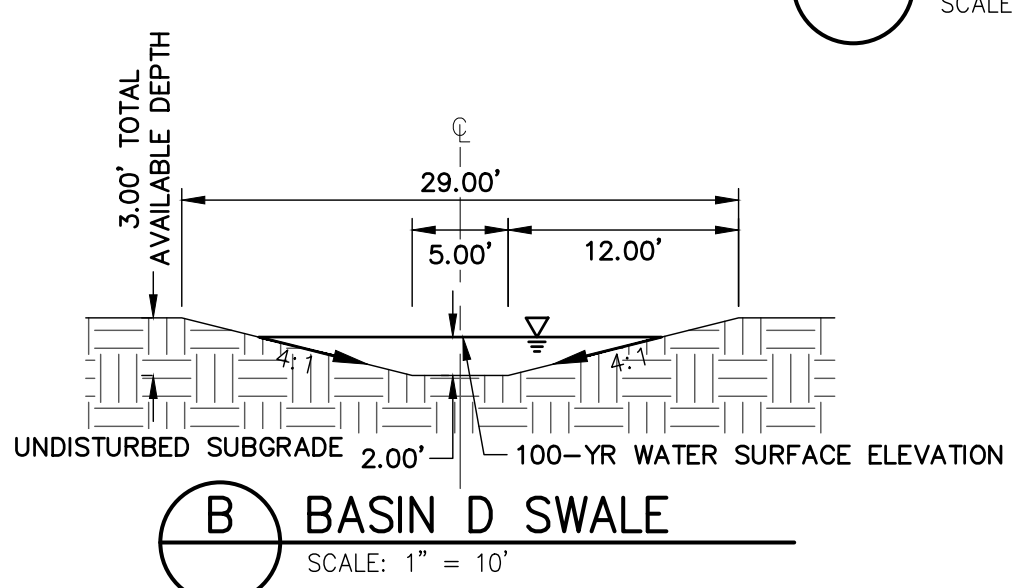
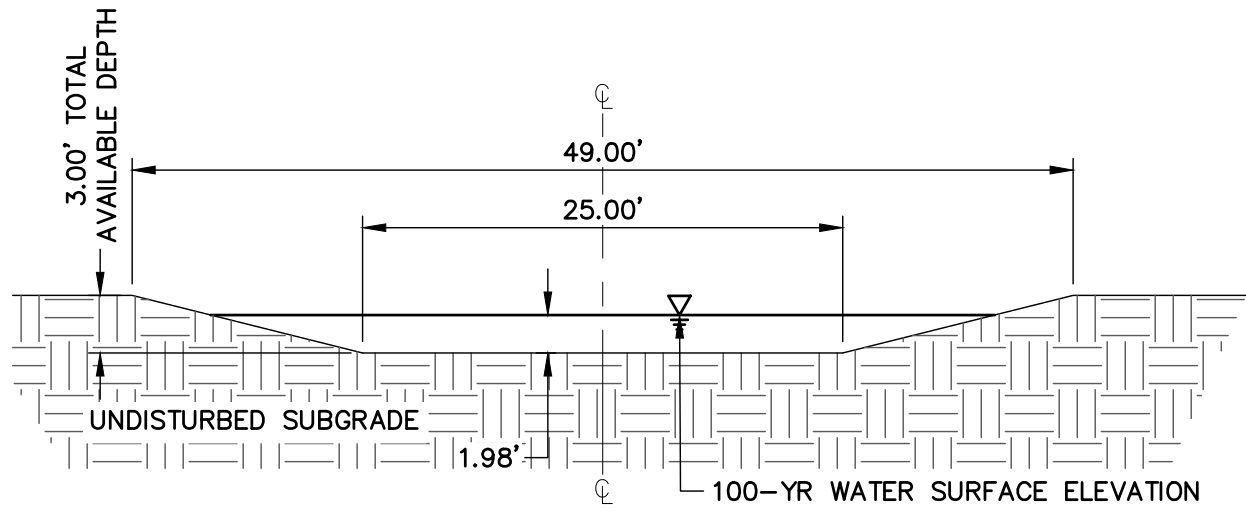
DATE	REVISIONS

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



Centennial 303-740-9393 • Colorado Springs 719-593-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

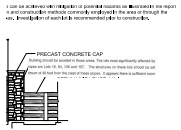
Markup Summary

dspdparsons (17)

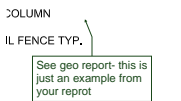


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Date: 5/7/2019 10:01:00 AM
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Identify lots and conditions. AND depict on a map sheet on the prelim plan.- the approval criteria requires depiction of said hazards on plan. A separate sheet can be added or add to each impacted lot throughout plan set..



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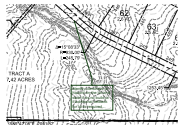


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See geo report- this is just an example from your reprot

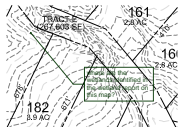


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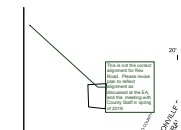
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Identify constraint or hazard on the lot and state if its no build or if additional setback for lot is required...



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where are the wetlands identified in the wetland report on this map?



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/7/2019 9:31:10 AM
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This is not the correct alignment for Rex Road. Please revise plan to reflect alignment as discussed at the EA, and the meeting with County Staff in spring of 2019.



Subject: Callout
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Several items on the checklist are missing. Please add all items from preliminary plan checklist. .



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/7/2019 9:33:59 AM
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TITLE all sheets



Subject: Soils & Geology
Page Label: 1
Author: dsdparsons
Date: 5/7/2019 9:35:19 AM
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Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

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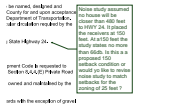


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Correct alignment

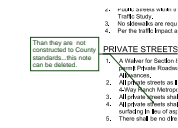
1. Rex Road as illust constructed to El Paso County
2. Public Streets with Traffic Study.
3. No sidewalks are r
4. Per the traffic Imoe

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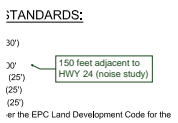
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Author: dsdparsons
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Noise study assumed no house will be closer than 480 feet to HWY 24. It placed the receivers at 150 feet. At a 150 feet the study states no more than 66db. Is this a a proposed 150 setback condition or would yo like to revise noise study to match setbacks for the zoning of 25 feet ?



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Author: dsdparsons
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Than they are not constructed to County standards...this note can be deleted.



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150 feet adjacent to HWY 24 (noise study)

SEIDENTAL
1 (One unit per /
0 acres..)
TANDARDS:

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(1one unit per ? / acres..)

dsdrice (25)

Development Code is requested to
outlined in Section 6.4.4.(E) Private R

Subject: Cloud+
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U.S.

Development Code is requested to
outlined in Section 6.4.4.(E) Private R

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Clarify which standards

Development Code is requested to
outlined in Section 6.4.4.(E) Private R

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Parks and

Service
Will they have
access through
the gates? Kiosks
shall be along a
local road.

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Author: dsdrice
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Will they have access through the gates? Kiosks shall be along a local road.

Development Code is requested to
outlined in Section 6.4.4.(E) Private R

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C? Clarify -- LOMR then LOMR, or CLOMR then construction then LOMR?

Removal of the
floodplain from these
lots isn't required by
LDC or floodplain
regulations for 2-1/2
acre lots, just that the
floodplain has
FEMA-approved
elevations and is
within an easment.)

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Page Label: 1
Author: dsdrice
Date: 5/10/2019 3:28:02 PM
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(Removal of the floodplain from these lots isn't required by LDC or floodplain regulations for 2-1/2 acre lots, just that the floodplain has FEMA-approved elevations and is within an easment.)

lots either partially or entirely located within the cum
main boundary revision process is completed effective
utilization and review of the floodplain reclamation occur in
proceed prior to the platting of any lots currently locate
voluntary easements are identified within the design
STREETS
located as illustrated on the drawings will be a public st
located in El Paso County streets, dedicated to El P
Pas County, and shall be maintained by El Paso Co
Streets within this development provide for levels of

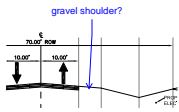
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Page Label: 1
Author: dsdrice
Date: 5/10/2019 3:29:15 PM
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, storage of materials,

See
comment
letter.
PUBLIC S
1. Max Rot
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by El Pa
Public, e

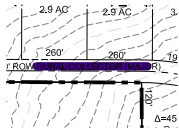
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See comment letter.



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Date: 5/10/2019 3:30:42 PM
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gravel shoulder?



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Date: 5/10/2019 3:31:26 PM
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20' E/
RC

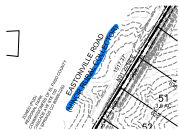
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20' E/
RC

Subject: Highlight
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Date: 5/10/2019 3:32:14 PM
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20' E/
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Subject: Highlight
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Subject: Highlight
Page Label: 1
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20' E

Subject: Highlight
Page Label: 1
Author: dsdrice
Date: 5/10/2019 3:32:36 PM
Color: ■

Label all drainage facilities
and approximate proposed
road grades.

Subject: Text Box
Page Label: 1
Author: dsdrice
Date: 5/10/2019 3:34:46 PM
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Label all drainage facilities and approximate
proposed road grades.



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Page Label: 2
Author: dsdrice
Date: 5/10/2019 3:35:33 PM
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U.S.

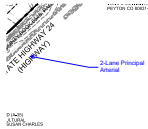


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Date: 5/10/2019 3:42:18 PM
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Subject: Callout
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Author: dsdrice
Date: 5/10/2019 3:43:09 PM
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2-Lane Principal Arterial

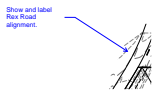


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2-Lane Principal Arterial

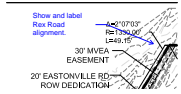


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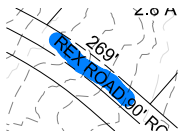
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Show and label Rex Road alignment.



Subject: Callout
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Author: dsdrice
Date: 5/10/2019 3:47:59 PM
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Show and label Rex Road alignment.



Subject: Highlight
Page Label: 1
Author: dsdrice
Date: 5/10/2019 3:48:15 PM
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SP-19-004

Subject: Text Box
Page Label: 1
Author: dsdrice
Date: 5/10/2019 9:02:36 AM
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SP-19-004