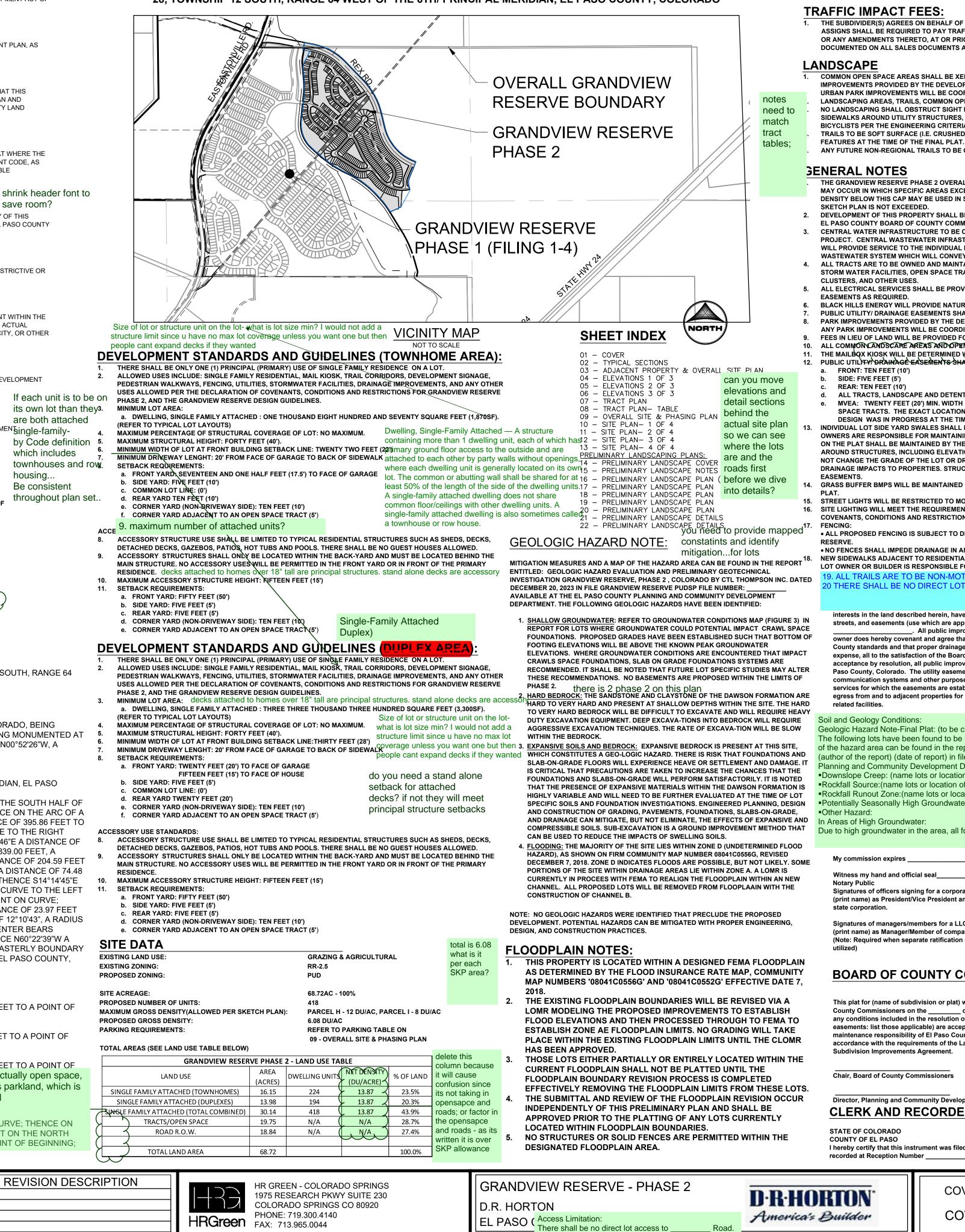
<text></text>	PURPOSE AND INTENT:	3	
<text></text>	THE SKETCH PLAN APPROVED BY THE EL PASO BOARD OF COUNTY COMMISSIONERS. ON SEPTEMBER 22, 2020. THE DEVELOP	PMENT WILL BE IN HARMONY WITH	
	AUTHORITY	3	
<form></form>	1972, AS AMENDED.		OPMENT ACT OF
			ENT PLAN. AS
<form></form>	AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNT		
<text></text>	THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOAR		
<form></form>	APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT COL	DE; AND THAT THE EL PASO COUN	
Provide The Deficiency The Deficien			
ENGINEENE  Superconstruction  S	PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH TH	PASO COUNTY DAND DEVELOPME	ENT CODE, AS
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	DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN	SPACE SHALL RUN IN FAVOR OF E	Y OF THIS
Interest before the device of the control of the		THERWISE GRANTED BY LAW.	
		THE PROVISION WHICH IS MOST RE	ESTRICTIVE OR
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Example of the control band multiple of the large of t	REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS		UTTER
Derentigen in deren der der Ausgehalt deren overhalt inter sein konf Proceeders:	AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE,	TO PLANNING AND COMMUNITY D	DEVELOPMENT
are both and set both and se	DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.	3	lf each unit i
Adduction with the Landown and basis of section 21. And a vertice that and with the section 21. The Submittee of the section 21. The	THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKI	NG, LANDSCAPING, SITE DEVELOP	are both atta
<ul> <li>ENVIRONMENTAL NOTE:</li> <li>Influence influence influence</li></ul>	ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS	MODIFIED BY THE PUD.	by Code def
these can be regular         Strange quedet         Stranget quedet         Stranget q	REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILL TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDA PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT (	throughout r
CALCULATION CONTRACTOR	REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILL TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDA PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE). <b>ADA NOTE:</b> 1. THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE E ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT / DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELIN WINDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE /	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT ( INGERED SPECIES ACT, LAWS AND ACCESSIBILITY ELEMENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED	oF throughout p
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<ul> <li>MONUMENTED AT THE SOUTHERLY END BY A 3-14" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, "PLS 30087," BEING ASSUMED TO BEAR MONOVE226"W, A DISTANCE OF 5,290.17 FEET.</li> <li>COMMENCING AT THE SOUTHERLY END BY A 3-14" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, "PLS 30087," BEING ASSUMED TO BEAR MON°S226"W, A DISTANCE OF 5,290.17 FEET.</li> <li>COMMENCING AT THE SOUTHERLY END BY A 3-14" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, "PLS 30087," BEING ASSUMED TO BEAR MON°S226"W, A DISTANCE OF 5,290.17 FEET.</li> <li>COMMENCING AT THE SOUTHERST CORNER OF SECTION 21, A DISTANCE OF 2,845.09 FEET TO A POINT OF THE NORTH LINE OF THE SOUTH HALF SAID SECTION 21, THENCE NOT FEAST LINE OF SAID SECTION 21, A DISTANCE OF 2,845.09 FEET TO A POINT OF THE RIGHT WHOSE CONTEX BEARS 324"2503"W, HAVING A DELTA OF 2'12"23", A RADIUS OF 1.061.00 FEET, A DISTANCE OF 383.69 FEET TO A POINT OF TANGENT, THENCE SAIT 214" A DISTANCE OF 624.47 FET TO A POINT OF CURVE; THENCE SONT FEAST CONTEX BEARS 324"2503"W, HAVING A DELTA OF 2'10"3, TANDIS OF 1.061.00 FEET, A DISTANCE OF 380.87 FEET TO A POINT OF CURVE; THENCE SAIT 214" A DISTANCE OF 624.00 FEET TO A POINT OF CURVE; THENCE SAIT 214" A DISTANCE OF 64.07 FEET TO A POINT OF CURVE; THENCE SAIT 214" A DISTANCE OF 64.01 FEET TO A POINT ON CURVE; THENCE SAIT 214" AND A DELTA OF 210"3", THENCE SAIT 214" AND A DELTA OF 210"3", THENCE SAIT 214" AND A DELTA OF 210"3", THENCE SAIT 214" AND A DELTA OF 200"TO TANGENT; THENCE SAIT 214" AND A DISTANCE OF 65.01 FEET; THENCE SAIT 214" AND A DISTANCE OF 65.01 FEET; THENCE SAIT 214" AND A DISTANCE OF 65.01 FEET; THENCE SAIT 214" AND A DISTANCE OF 65.01 FEET; THENCE SAIT 214" AND A DISTANCE OF 65.01 FEET; THENCE SAIT 214" AND A DISTANCE OF 65.01 FEET; THENCE SAIT 214" AND A DISTANCE OF 65.01 FEET; THENCE SAIT 214" AND A DISTANCE OF 65.01 FEET; THENCE SAIT 214" AND A DISTANCE OF 211.52 FEET TO A POINT ON CURVE; THENCE ON THE AREA'S A DISTANCE OF 211.52 FEET TO A POINT ON CURVE; THENCE ON THE AREA'S A DISTANCE OF 211.52 FEET TO A POINT O</li></ul>	REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILL TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDA PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE). <b>ADA NOTE:</b> 1. THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA ADA DESIGN STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE E ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT / DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELING WIDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE / CONSTRUCTION OF THE PRIVATE SIDEWALKS. <b>LEGAL DESCRIPTION: GRANDVIEW RESERVE PHASE 2</b> A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT ( INGERED SPECIES ACT, I) LAWS AND ACCESSIBILITY ELEMENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING Gular T	throughout p
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SAD SECTION 21: THENCE N09'50'53'', ON SAID NORTH LINE, A DISTANCE OF 247106 FEET TO THE POINT OF BEGINNING; THENCE ON THE ARC CURVE TO THE RIGHT WHOSE CENTER BEARS \$24'2509'W, HAVING A DELTA OF 21'22'3'', A RADIUS OF 1.061.00 FEET, A DISTANCE OF 446.79 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31'01'27', A RADIUS OF 1,261.00 FEET, A DISTANCE OF 682.80 FEET TO A POINT OF CURVE; THENCE S13'104'E A DISTANCE OF 245.93 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 57'08'29', A RADIUS OF 539.00 FEET, A DISTANCE OF 838.25 FEET TO A POINT ON CURVE; THENCE S19'42'45'' WA DISTANCE OF 623'563'', A RADIUS OF 632'05'' WA DISTANCE OF 23'563'', TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 7'05'' WA DISTANCE OF 7 FEET TO A POINT OF CURVE; THENCE S06'45'50'E A DISTANCE OF 66.21 FEET; THENCE S44'32'52'E A DISTANCE OF 5.87 FEET; THENCE S14'144 A DISTANCE OF 66.01 FEET, THENCE S23'31'W A DISTANCE OF 66.21 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A OLIVE TO THE UHOSE CENTER BEARS S03'47'6W, HAVING A DELTA OF 7'3'2'04', A RADIUS OF 0.00 FEET A DISTANCE OF 5.87 FEET; THENCE S14'144 A DISTANCE OF 15.00 FEET, THENCE S23'3'1'W A DISTANCE OF 132'04'', ER ADIUS OF 0.00 FEET A DISTANCE OF 5.87 FEET TO A POINT ON CURVE; THENCE N2''44''8'W A DISTANCE OF 150.07 FEET, THENCE S05'2''0'S'' A DISTANCE OF 12:0'4''4''' A DISTANCE OF 2:3.9 FE TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S 49''18''S'W, HAVING A DELTA OF 2''5''3'', A VAI''' O A POINT ON CURVE; THENCE ON THE ARC OF 2:3.52''', A RADIUS OF 0:10''', CURVE; THENCE N3''''''''''''''''''''''''''''''''''''	REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILL TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDA PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE). <b>ADA NOTE:</b> 1. THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE E (ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT, bocuments BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELIN WIDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE. CONSTRUCTION OF THE PRIVATE SIDEWALKS. THESE CAN BE SIDE URDEWALKS. LEGAL DESCRIPTION: GRANDVIEW RESERVE PHASE 2 A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLO <b>BASIS OF BEARINGS:</b> THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDIA MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087,"	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT ( INGERED SPECIES ACT, I) LAWS AND ACCESSIBILITY ELEMENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING gular T SECTION 28, TOWNSHIP 12 WS: AN, EL PASO COUNTY, COLO INGLY, "PLS 30087," AND BEI	SOUTH, RANGE ORADO, BEING
<ul> <li>HAVING A DELTA OF 31'01'27', A RADIUS OF 1,21:00 FEET, A DISTANCE OF 682.80 FEET TO A PONT OF TANGENT; THENCE S13'10'40''E A DISTANCE OF 336.25 FEET TO A POINT OF CURVE; THENCE S03'12''A'' A DISTANCE OF 111.00 FEET, THENCE S23''05''W A DISTANCE OF 130.25 FEET TO A POINT ON CURVE; THENCE S19'42''A'' W A DISTANCE OF 111.00 FEET, THENCE S23''05''W A DISTANCE OF 02''. TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29'56''. T, A RADIUS OF 142.50 FEET A DISTANCE OF 02''. TO A POINT OF CURVE; THENCE S08''35''CA DISTANCE OF 62' FEET, THENCE S54''32''A'' A DISTANCE OF 537''SE'' A DISTANCE OF 54'''. A RADIUS OF 65.01 FEET; THENCE S08''33''I'' W A DISTANCE OF 32''O A''' A RADIUS OF 60:00 FEET A DISTANCE OF 68.05 FEET TO A POINT ON CURVE; THENCE N72''44''18''W A DISTANCE OF 15.00 FEET; THENCE S65''27'OS''W A DISTANCE OF 122.04 FEET; THENCE N1''44''8''W A DISTANCE OF 15.00 FEET; THENCE S65''27'OS''W A DISTANCE OF 122.04 FEET; THENCE N1''44''8''W A DISTANCE OF 15.00 FEET; THENCE S65''27'OS''W A DISTANCE OF 122.04 FEET; THENCE N1''44''8''W A DISTANCE OF 23.97 FE TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58''25'3'W, HAVING A DELTA OF 2'''10''', A RADIUS OF 1,568.20 FEET A DISTANCE OF 120.04 FEET; THENCE N3'''42'''W A DISTANCE OF 23.97 FE TO A POINT ON CURVE; THENCE ND THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58''25'3'W, HAVING A DELTA OF 2''''''', A RADIUS OF 1,568.20 FEET A DISTANCE OF 120.04 FEET, A DISTANCE OF 22''''''''''''''''''''''''''''''''''</li></ul>	REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILL TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDA PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE). <b>ADD NOTE:</b> 1. THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE (ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT / DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELIN WIDDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE. CONSTRUCTION OF THE PRIVATE SIDEWALKS. <b>LEGAL DESCRIPTION: GRANDVIEW RESERVE PHASE 2</b> A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLO <b>BASIS OF BEARINGS:</b> THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDI. MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDI THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDI THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDI THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDI THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDI THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDI THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087, DISTANCE OF 5,290.17 FEET. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF COUNTY, COLORADO;	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT ( INGERED SPECIES ACT, I) LAWS AND ACCESSIBILITY ELEMENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING gular SECTION 28, TOWNSHIP 12 WS: AN, EL PASO COUNTY, COLO INGLY, "PLS 30087," AND BEI " BEING ASSUMED TO BEAR OF THE 6 <sup>TH</sup> PRINCIPAL MER	throughout p
DISTANCE OF 838.25 FEET TO A POINT ON CURVE; THENCE S19*42*3"WA DISTANCE OF 111.00 FEET, THENCE S23*1057"WA DISTANCE OF 204.59 TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29*5647", A RADIUS OF 142.50 FEET A DISTANCE OF 204.59 TO A POINT OF TANGENT; THENCE S06*4550"E A DISTANCE OF 66.21 FEET; THENCE S4*32*52"E A DISTANCE OF 5.87 FEET T. THENCE S14*144 A DISTANCE OF 65.01 FEET; THENCE S28*43*11"W A DISTANCE OF 125.08 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THEI WHOSE CENTER BEARS S03*47*40", 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 N72*44*18"W A DISTANCE OF 15.00 FEET; THENCE S65*2705"W A DISTANCE OF 122.04 FEET; THENCE N31*44*28"W A DISTANCE OF 23.97 FE TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S36*2543", HAVING A DELTA OF 12*1043", A RAD POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S36*2543", HAVING A DELTA OF 12*1043", A RAD POINT ON CURVE; THENCE NS3*13*10" A DISTANCE OF 159.27 FEET TO A POINT ON CURVE; THENCE NS0*2239", DISTANCE OF 211.52 FEET; THENCE NS3*13*21 WA DISTANCE OF 159.27 FEET TO A POINT ON CURVE; THENCE NS0*2239", DISTANCE OF 211.52 FEET; THENCE NS3*13*21 WA DISTANCE OF 159.27 FEET TO A POINT OF CURVE; SAD POINT BEING ON THE EAST S49*18*50", HAVING A DELTA OF 28*32*543", A RADIUS OF 159.27 FEET TO A POINT OF CURVE; 2. ON THE RACT OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NOMBER 223014483, RECORDS OF EL PASO COUNT COLORADO; THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING NINE (9) COURSES: 10 dently Point of Beginning in legal description. 2. NO THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 55*09'30", A RADIUS OF 1,40.00 FEET, A DISTANCE OF 24.52 FEET TO A POINT OF TANGENT; 3. NO5*5123"E A DISTANCE OF 185.30 FEET TO A POINT OF CURVE; 4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32*15'55", A RADIUS OF 1,40.00 FEET, A DISTANCE OF 24.52 FEET TO A POINT OF TANGENT; 3. NO5*5123"E A	REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILL TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE END PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE). <b>ADA</b> <b>ADA NOTE:</b> 1. THE SUBDIVICER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE E ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT, 1. THE SUBDIVICER, DEVELOPER HAS FAMILIARIZED ITSELF WITH THE ADA OR ANY REGULATIONS OR GUIDELIN STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE E ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT, 1. OCCUMENTS BY EL PASO COUNTY DOES NOT ASSUME COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELIN WINDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE. 2. ONSTRUCTION OF THE PRIVATE SIDEWALKS. 1. THESE CALL DESCRIPTION: GRANDVIEW RESERVE PHASE 2 A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLO <b>BASIS OF BEARINGS:</b> THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDI. MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDIN THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDING THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087, DISTANCE OF 5,290.17 FEET. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF COUNTY, COLORADO; THENCE NO0°52/20"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POI SAID SECTION 21; THENCE N89°5058"W, ON S	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT ( INGERED SPECIES ACT, I) LAWS AND ACCESSIBILITY ELEMENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING Gular CONTINE STRUCTURE SECTION 28, TOWNSHIP 12 WS: AN, EL PASO COUNTY, COLO INGLY, "PLS 30087," AND BEI I' BEING ASSUMED TO BEAR OF THE 6 <sup>TH</sup> PRINCIPAL MER INT ON THE NORTH LINE OF POINT OF BEGINNING; THEN OF 1,061.00 FEET, A DISTANCE	THE SOUTH HALL NO0°52'26"W, A
A DISTANCE OF 65.01 FEET; THENCE S28*43*11"W A DISTANCE OF 325.08 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE I WHOSE CENTER BEARS S03*4746"W, 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 N72*44'18"W A DISTANCE OF 15.00 FEET; THENCE S68*27575"W A DISTANCE OF 20.4 FEET; THENCE N3*44'28"W A DISTANCE OF 23.97 FE TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58*25'43"W, HAVING A DELTA OF 12*10'43", A RA OF 1,363.49 FEET A DISTANCE OF 28.92 FEET TO A POINT ON CURVE; THENCE NATURE ACC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S49*18*50"W, HAVING A DELTA OF 28*23'43", A RADIUS OF 1,668.20 FEET A DISTANCE OF A CURVE TO THE LEFT WHOSE CENTER BEARS S49*18*50"W, HAVING A DELTA OF 28*23'43", A RADIUS OF 1,668.20 FEET A DISTANCE OF 60.00 FUEVE SAID POINT DN CURVE; THENCE N60*223'9"W DISTANCE OF 211.52 FEET; THENCE N53*13'21"W A DISTANCE OF 159.27 FEET TO A POINT OF CURVE; TO A POINT ON CURVE; THENCE N60*223'9"W DISTANCE OF 211.52 FEET; THENCE N53*13'21"W A DISTANCE OF 19.27 FEET TO A POINT OF CURVE; THENCE N60*223'9"W DISTANCE OF 211.52 FEET; THENCE N53*13'21"W A DISTANCE OF 159.27 FEET TO A POINT OF CURVE; THENCE N60*223'9"W DISTANCE OF 211.52 FEET; THENCE N53*13'21"W A DISTANCE OF 159.27 FEET TO A POINT OF CURVE; COLORADO; THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING NINE (9) COURSES:	REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITE TO, THE COLORADO DIVISION OF WILL TRANSPORTATION, US, ARMY CORPS OF ENDINEERS AND THE US, FISH AND WILDLIFE SERVICE REGARDING THE ENDA PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE). <b>ADA NOTE:</b> 1. THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA 1. STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE 1. THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA 1. STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE 1. DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELIN 1. YONG FOR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE. 2. ONSTRUCTION OF THE PRIVATE SIDEWALKS. 1. THESE CAN DE THE SIDEWALKS. 2. THESE CAN DE THE SIDEWALKS. 2. THESE CONTROLOGY OF THE ONTON OF THE NORTHEAST QUARTER OF WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLO <b>BASIS OF BEARINGS:</b> THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDI. MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDI THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDI THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDI THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087," DISTANCE OF 5.290.17 FEET. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF COUNTY, COLORADO; THENCE NO0"5226"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POINT DISTANCE OF 5.290.17 FEET. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POINT CURVE TO THE RIGHT WHOSE CENTER BEARS S24"2500"W, HAVING A DELTA OF	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT ( INGERED SPECIES ACT, INGERED SPECIES ACT, INGERED SPECIES ACT, INGERED SPECIES ACT, INGERENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING Gular INGUAR SECTION 28, TOWNSHIP 12 INGLY, "PLS 30087," AND BEI INGLY, THE SUMED TO BEAR INT ON THE NORTH LINE OF POINT OF BEGINNING; THEN OF 1,061.00 FEET, A DISTANG ICE ON THE ARC OF A CURVE TANGENT; THENCE S13°10	THE SOUTH HAL NOCE ON THE ARC CE OF 395.86 FEE /E TO THE RIGHT 1/46"E A DISTANCE
THENCE N72*44'18"W A DISTANCE OF 15.00 FEET; THENCE S65°27'05"W A DISTANCE OF 12.04 FEET; THENCE N31*44'28"W A DISTANCE OF 23.97 FE TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58'25'33"W, HAVING A DELTA OF 12'10'43", A RA DISTANCE OF 289.82 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S49°18'50"W, HAVING A DELTA OF 26'23'43", A RADIUS OF 1,668.20 FEET A DISTANCE OF 768.52 FEET TO A POINT ON CURVE; THENCE N60'22'39"W, DISTANCE OF 211.52 FEET; THENCE N53'13'21"W A DISTANCE OF 159.27 FEET TO A POINT OF CURVE SAID POINT ON CURVE; THENCE N60'22'39"W, DISTANCE OF 141.52 FEET; THENCE N53'13'21"W A DISTANCE OF 159.27 FEET TO A POINT OF CURVE; SAID POINT ON CURVE; THENCE N60'22'39"W, DISTANCE OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NOMBER 223014483, RECORDS OF EL PASO COUNT COLORADO; THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING NINE (9) COURSES:    IN 449'18'05"W A DISTANCE OF 309.26 FEET TO A POINT OF CURVE;   2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 55'09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 529.48 FEET TO A POINT OF TANGENT;   3. N05'51'25" A DISTANCE OF 481.83 FEET TO A POINT OF CURVE;   4. ON THE ARC OF A CURVE TO THE RIGHT HAVING DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 24.52 FEET TO A POINT OF TANGENT;   5. N05'525'39" W A DISTANCE OF 185.30 FEET TO A POINT OF CURVE;   6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32'15'55", A RADIUS OF 250.00 FEET, A DISTANCE OF 140.78 FEET TO A POINT OF TANGENT;   7. N26'50'16" A DISTANCE OF 185.30 FEET TO A POINT OF CURVE;   8. N05'54'36" W A DISTANCE OF 203.39 FEET;   9. N16'524"E A DISTANCE OF 186.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF 5ARD SECTION 21;   THENCE CONTINUING N11'05'24"E A DISTANCE OF 93.15 FEET; THENCE S7	REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILL TRANSPORTATION, US. ARWY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDA PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE). <b>ADA NOTE:</b> 1. THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE E DAD DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT, 1. ODCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELIN 1. WIDER ON WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE. 2. CONSTRUCTION OF THE PRIVATE SIDEWALKS. THESE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELIN 1. WIDER ON WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE. 2. CONSTRUCTION OF THE PRIVATE SIDEWALKS. THESE CONDITION OF THE DEVELOPER / HOME BUILDER TO ENSURE. 2. CONSTRUCTION OF THE PRIVATE SIDEWALKS. THESE CONDITION OF THE OFTIME BULLOR TO ENSURE. 2. CONSTRUCTION OF THE PRIVATE SIDEWALKS. THESE CONDITION OF THE NORTHEAST QUARTER OF WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLO <b>EASIS OF BEARINGS:</b> THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDI. MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087," DISTANCE OF 5,290.17 FEET. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF COUNTY, COLORADO; THENCE NOU"522'G'W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POINT 5. DISTANCE OF 5,290.17 FEET. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POINT COUNTY, COLORADO; THENCE NOU"522'G'W ON THE EAST LINE OF S	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT INGERED SPECIES ACT, () LAWS AND ACCESSIBILITY ELEMENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING gular () SECTION 28, TOWNSHIP 12 WS: AN, EL PASO COUNTY, COLO INGLY, "PLS 30087," AND BEI " BEING ASSUMED TO BEAR OF THE 6 <sup>TH</sup> PRINCIPAL MER INT ON THE NORTH LINE OF POINT OF BEGINNING; THEN OF 1,061.00 FEET, A DISTANG ICE ON THE ARC OF A CURV TANGENT; THENCE S13°10 OF 57°06'29", A RADIUS OF THENCE S23°10'57"W A DIST	CRADO, BEING NORADO, BEING NG MONUMENTE NO0°52'26"W, A IDIAN, EL PASO THE SOUTH HAL NCE ON THE ARC CE OF 395.86 FEE /E TO THE RIGHT V46"E A DISTANCE 839.00 FEET, A TANCE OF 204.59
<ul> <li>S49°18'50"W, HAVING A DELTA OF 26°23'43", A RADIUS OF 1,668.20 FET A DISTANCE OF 768:52 FET TO A POINT ON CURVE; THENCE N60°22'39"W. DISTANCE OF 211.52 FEET, THENCE N53°13'21"W A DISTANCE OF 159.27 FEET TO A POINT OF CURVE SAID POINT BEING ON THE EASTERLY BOUND LINE OF THE TRACT OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 223014483, RECORDS OF EL PASO COUNT COLORADO; THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING NINE (9) COURSES:</li> <li>Identify Point of Beginning in legal description.</li> <li>1. N49°18'05"W A DISTANCE OF 309.26 FEET TO A POINT OF CURVE;</li> <li>2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 550'09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 529.48 FEET TO A POINT OF TANGENT;</li> <li>3. N05'51'25"E A DISTANCE OF 481.83 FEET TO A POINT OF CURVE;</li> <li>4. ON THE ARC OF A CURVE TO THE LEFT HAVING DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT;</li> <li>5. N05'25'39"W A DISTANCE OF 185.30 FEET TO A POINT OF CURVE;</li> <li>6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°15'55", A RADIUS OF 250.00 FEET, A DISTANCE OF 140.78 FEET TO A POINT OF TANGENT;</li> <li>7. N26'50'16" A DISTANCE OF 120.75 FEET;</li> <li>8. N78'54'36"W A DISTANCE OF 120.75 FEET;</li> <li>9. N11'05'24"E A DISTANCE OF 120.75 FEET;</li> <li>9. N11'05'24"E A DISTANCE OF 30.39 FEET;</li> <li>1. HENCE CONTINUING N11'05'24"E A DISTANCE OF 93.15 FEET; THENCE S78'54'36"E A DISTANCE OF 140.34 FEET TO A POINT OF CURVE; THENCE CONTINUING N11'05'24"E A DISTANCE OF 93.15 FEET; THENCE S78'54'36"E A DISTANCE OF 210.21 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;</li> </ul>	REQURREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILL TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FIGH AND WILDLIFE SERVICE REGARDING THE ENDA PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE). <b>ADA NOTE:</b> <sup>1</sup> THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA TANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE E ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT / DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELIN WORD ROW WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE. CONSTRUCTION OF THE PRIVATE SIDEWALKS. <b>LEGAL DESCRIPTION: GRANDVIEW RESERVE PHASE 2</b> A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLO <b>BASIS OF BEARINGS:</b> THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDI. MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087, DISTANCE OF 5,290.17 FEET. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POIN SADD SECTION 21, THENCE NB9°50'S8"W, ON SAID NORTH LINE, A DISTANCE OF 2,645.09 FEET TO A POIN SADD SECTION 21, THENCE NB9°50'S8"W, ON SAID NORTH LINE, A DISTANCE OF 2,645.09 FEET TO A POINT OF CURVE TO THE RIGHT WHOSE CENTER BEARS S24'25'09"W, HAVING A DELTA OF 21'22'37", A RADIUS OF APOINT OF TANGENT; THENCE S44''21'4'E A DISTANCE OF 46.21 FEET TO A POINT OF CURVE; THENCE HAVING A DELTA OF 31'01'27", A RADIUS OF 1,261.00 FEET, A DISTANCE OF 682.80 FEET TO A POINT OF CURVE TO THE RIGHT WHOSE CENTER BEARS S24'25'09"W, HAVING A DELTA OF 21'22'37", A RADIUS OF DISTANCE OF 33:01'27", A RADIUS OF 1,261.00 FE	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT ( INGERED SPECIES ACT, INGERED SPECIES ACT, INGERED SPECIES ACT, INGENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING Gular SECTION 28, TOWNSHIP 12 WS: AN, EL PASO COUNTY, COLO INGLY, "PLS 30087," AND BEI " BEING ASSUMED TO BEAR OF THE 6 <sup>TH</sup> PRINCIPAL MER INT ON THE NORTH LINE OF POINT OF BEGINNING; THEN OF 1,061.00 FEET, A DISTAN ICE ON THE ARC OF A CURV TANGENT; THENCE S13°10 OF 57°06'29", A RADIUS OF THENCE S23°10'57"W A DIST ', A RADIUS OF 142.50 FEET; THENCE ON THE ARC OF A	throughout p of SOUTH, RANGE ( ORADO, BEING ING MONUMENTE NO0°52'26"W, A IDIAN, EL PASO THE SOUTH HAL NCE ON THE ARC CE OF 395.86 FEE /E TO THE RIGHT V46"E A DISTANCE 839.00 FEET, A TANCE OF 204.59 A DISTANCE OF 7 THENCE S14°14'4 CURVE TO THE I
LINE OF THE TRACT OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 223014483, RECORDS OF EL PASO COUNT COLORADO; THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING NINE (9) COURSES:	REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILL TRANSPORTATION, US. ARWY CORPS OF ENGINEERS AND THE US. FISH AND WILLIE'S SERVICE REGARDING THE ENA PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE). <b>ADA DENTIFY THE SUBDIVICIER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA STANDARDS AND HAS LAD OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE E <b>ADA</b> DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT. <b>NODERNOS AND HAS COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELIN</b> <b>NODERNOS THADARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.</b> <b>ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.</b> <b>ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.</b> <b>ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.</b> <b>ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.</b> <b>ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.</b> <b>ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.</b> <b>DESCRIPTION: GRANDVIEW RESERVE PHASE2</b> <b>A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF</b> WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLO <b>BASIS OF BEARINGS:</b> <b>THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIN MONTHER AT THE SOUTHERST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF COUNTY, COLORADO; THENCE NOTS'SOLT, ON SAID NORTH LINE. A DISTANCE OF 2,645.09 FEET TO A POINT OF SAID SECTION 21, THENCE MAS'12'1'E A DISTANCE OF 346,79 FEET TO A POINT OF CURVE; THENCE SAID SECTION 21, THENCE SAM'12'1'E A DISTANCE OF</b></b>	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT ( INGERED SPECIES ACT, () LAWS AND ACCESSIBILITY ELEMENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING () gular () () SECTION 28, TOWNSHIP 12 () SECTION 2	THE SOUTH HAL NOCE OF 395.86 FEE NOCE OF 395.86 FEE NOCE OF 395.86 FEE NOCE OF 204.59 A DISTANCE OF 7 THENCE S14°14'4 CURVE TO THE I DINT ON CURVE; ANCE OF 23.97 FE DF 12°10'43", A RA
<ul> <li>1. N49°18'05"W A DISTANCE OF 309.26 FEET TO A POINT OF CURVE;</li> <li>2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 55°09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 529.48 FEET TO A POINT OF TANGENT;</li> <li>3. N05°51'25"E A DISTANCE OF 481.83 FEET TO A POINT OF CURVE;</li> <li>4. ON THE ARC OF A CURVE TO THE LEFT HAVING DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT;</li> <li>5. N05°25'39"W A DISTANCE OF 185.30 FEET TO A POINT OF CURVE;</li> <li>6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°15'55", A RADIUS OF 250.00 FEET, A DISTANCE OF 140.78 FEET TO A POINT OF TANGENT;</li> <li>7. N26°50'16"E A DISTANCE OF 203.39 FEET;</li> <li>9. N11°05'24"E A DISTANCE OF 36.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;</li> <li>THENCE CONTINUING N11°05'24"E A DISTANCE OF 93.15 FEET; THENCE S78°54'36"E A DISTANCE OF 146.34 FEET TO A POINT OF CURVE; THENCE OF THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°57'41", A RADIUS OF 1,050.00 A DISTANCE OF 219.21 FEET TO A POINT ON THE NORTH</li> </ul>	REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE OLORADO DIVISION OF WILL TRANSPORTATION, US. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDA PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE). <b>ADA DOTE: 1</b> THE SUBDIVICER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA STANDARDS AND HAS LIAD OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE (ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT / COCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELING YODER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE. <b>LEGAL DESCRIPTION: GRANDVIEW RESERVE PHASE 2</b> A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLO <b>BASIS OF BEARINGS:</b> THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLO <b>BASIS OF BEARINGS:</b> THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6 <sup>TH</sup> PRINCIPAL MERIDIAN ON SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087," DISTANCE OF 5,290.17 FEET. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF OP 15,290.17 FEET. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, ADISTANCE OF 2,465.09 FEET TO A POINT OF 23,286 FEET TO A POINT OF CURVE; THENGE S04*2520°W, MAVING AD BELTA OF 21*227*, A RADIUS OF 1,200 YET, THENCE S44*12'14'E A DISTANCE OF 74.05 FEET TO A POINT OF CURVE; THENCE S04*12'14'E A DISTANCE OF 740.05 REET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LIFT HAVINGA DELTA OF 21*227*, A RADIUS OF 1,200 YET, THENCE S48*12'14'A DISTANCE OF 740.05 REET TO A P	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT INGERED SPECIES ACT, ADD ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING Gular SECTION 28, TOWNSHIP 12 WS: AN, EL PASO COUNTY, COLO INGLY, "PLS 30087," AND BEI " BEING ASSUMED TO BEAR OF THE 6 <sup>TH</sup> PRINCIPAL MER INT ON THE NORTH LINE OF POINT OF BEGINNING; THEN OF 1,061.00 FEET, A DISTAN ICE ON THE ARC OF A CURV FANGENT; THENCE S13°10 OF 57°06'29", A RADIUS OF THENCE S23°10'57"W A DIST ', A RADIUS OF 142.50 FEET A DISTANCE OF 5.87 FEET; THENCE ON THE ARC OF A NCE OF 80.15 FEET TO A PO HENCE N31°44'28"W A DIST '25'43"W, HAVING A DELTA C RVE TO THE LEFT WHOSE CH O A POINT ON CURVE; THEN	throughout p of South, Range ( South, Range ( South
<ul> <li>2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 55°09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 529.48 FEET TO A POINT OF TANGENT;</li> <li>3. N05°51'25"E A DISTANCE OF 481.83 FEET TO A POINT OF CURVE;</li> <li>4. ON THE ARC OF A CURVE TO THE LEFT HAVING DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT;</li> <li>5. N05°25'39"W A DISTANCE OF 185.30 FEET TO A POINT OF CURVE;</li> <li>6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°15'55", A RADIUS OF 250.00 FEET, A DISTANCE OF 140.78 FEET TO A POINT OF TANGENT;</li> <li>7. N26°50'16"E A DISTANCE OF 203.39 FEET;</li> <li>8. N78°54'36"W A DISTANCE OF 120.75 FEET;</li> <li>9. N11°05'24"E A DISTANCE OF 36.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;</li> </ul> THENCE CONTINUING N11°05'24"E A DISTANCE OF 93.15 FEET; THENCE S78°54'36"E A DISTANCE OF 146.34 FEET TO A POINT OF CURVE; THENCE OF THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°57'41", A RADIUS OF 1,050.00 A DISTANCE OF 219.21 FEET TO A POINT ON THE NORTH	Reduirements, if ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILL TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGRAPHING THE BADA PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE). <b>ADA DOTE:</b> <ol> <li>The SUBDIVICER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA STANDARDS AND HAS LIAD OUT THE PLAT AND ASSOCIATED GRAINING AND CONSTRUCTION PLANS SO THAT ALL SITE (ADAD DESIGN STANDARDS AS DUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT. ICOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELING NOT BOLE DESTINATION OR ANY REGULATIONS OR GUIDELING NODER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE. CONSTRUCTION OF THE PRIVATE SIDEWALKS.</li> <li></li></ol>	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT ( INGERED SPECIES ACT, A) LAWS AND ACCESSIBILITY ELEMENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION UES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING Gular 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	throughout p of SOUTH, RANGE ( ORADO, BEING ING MONUMENTE NO0°52'26"W, A IDIAN, EL PASO THE SOUTH HALL NCE ON THE ARC CE OF 395.86 FEE /E TO THE RIGHT V46"E A DISTANCE 839.00 FEET, A FANCE OF 204.59 A DISTANCE OF 7 THENCE S14°14'4 CURVE TO THE L DINT ON CURVE; ANCE OF 23.97 FE OF 12°10'43", A RAI ENTER BEARS NCE N60°22'39"W / EASTERLY BOUND
<ul> <li>4. ON THE ARC OF A CURVE TO THE LEFT HAVING DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT;</li> <li>5. N05°25'39"W A DISTANCE OF 185.30 FEET TO A POINT OF CURVE;</li> <li>6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°15'55", A RADIUS OF 250.00 FEET, A DISTANCE OF 140.78 FEET TO A POINT OF TANGENT;</li> <li>7. N26°50'16"E A DISTANCE OF 203.39 FEET;</li> <li>9. N11°05'24"E A DISTANCE OF 120.75 FEET;</li> <li>9. N11°05'24"E A DISTANCE OF 36.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;</li> </ul> THENCE CONTINUING N11°05'24"E A DISTANCE OF 93.15 FEET; THENCE S78°54'36"E A DISTANCE OF 146.34 FEET TO A POINT OF CURVE; THENCE OF THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°57'41", A RADIUS OF 1,050.00 A DISTANCE OF 219.21 FEET TO A POINT ON THE NORTH	Reduirements, if ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADID INVISION OF WILL TRANSPORTATION, U.S. RAMY CORPS OF ENGINEERS AND MULTICE SERVICE REGARDING THE ENAN PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).      THE SUBDIVISE IN DEVELOPER HAS FAMILLARIZED ITSLF WITH THE CURRENT AMERICANS WITH DISABILITES ACT (ADA STANDARDS AND HAS LAD OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE E ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT. MODENOR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DAVE ANY REGULATIONS OF GUIDELY MUDENOR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BULDER TO ENSURE. MUSTICITION OF THE PRIVATE SUBERWILLS.     MUSTICITY OF THE DEVELOPER AND RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DAVE ANY REGULATIONS OF GUIDELY MUDENOR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BULDER TO ENSURE. MUSTICITY OF THE PRIVATE SUBERWILLS.     MUSTICITY OF THE DEVELOPER AND RESPONSIBILITY OF THE DEVELOPER / HOME BULDER TO ENSURE. MUSTICITY OF THE PRIVATE SUBERWILLS.     MUSTICITY OF THE PRIVATE SUBTIVE SUBTICITY OF THE PRIVATE AND RESPONSED AS TO THE SUBTIVE SUB SUBTIVE SUB SUBJECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6 <sup>TH</sup> PRINC	UIREMENTS, AND OTHER AGENCY DLIFE, COLORADO DEPARTMENT ( NGERED SPECIES ACT, () LAWS AND ACCESSIBILITY ELEMENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION ISS ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING () gular () () SECTION 28, TOWNSHIP 12 () SECTION 28	throughout p of SOUTH, RANGE 6 ORADO, BEING ING MONUMENTE NO0°52'26"W, A IDIAN, EL PASO THE SOUTH HALL NCE ON THE ARC CE OF 395.86 FEE /E TO THE RIGHT V46"E A DISTANCE 839.00 FEET, A FANCE OF 204.59 I A DISTANCE OF 7 THENCE S14°14'4 CURVE TO THE L DINT ON CURVE; ANCE OF 23.97 FE OF 12°10'43", A RAI ENTER BEARS NCE N60°22'39"W / EASTERLY BOUND
<ul> <li>6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°15'55", A RADIUS OF 250.00 FEET, A DISTANCE OF 140.78 FEET TO A POINT OF TANGENT;</li> <li>7. N26°50'16"E A DISTANCE OF 203.39 FEET;</li> <li>8. N78°54'36"W A DISTANCE OF 120.75 FEET;</li> <li>9. N11°05'24"E A DISTANCE OF 36.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;</li> </ul> THENCE CONTINUING N11°05'24"E A DISTANCE OF 93.15 FEET; THENCE S78°54'36"E A DISTANCE OF 146.34 FEET TO A POINT OF CURVE; THENCE OF THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°57'41", A RADIUS OF 1,050.00 A DISTANCE OF 219.21 FEET TO A POINT ON THE NORTH	REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILL TRANSPORTATION, U.S. ANINY CORPS OF ENDINEERS AND THE U.S. FIBH AND WILLDLEF SERVICE REGARDING THE ENDA PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).      THE SUBDRIDER'I DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADD THE SUBDRIDER'I DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADD THE SUBDRIDER'I DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADD THE SUBDRIDER'I DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITY OF SUCH LAWS. THE SUBDRIDER'I DEVELOPER HAS PAULISHED AND ASSOCIATED GRAINS AND CONSTRUCTION OF PLANS SOL COUNTY TO SUCH LAWS. THE SUBDRIDER'I DEVELOPER HAS PAULISHED AND ASSOCIATED GRAINS AND CONSTRUCTION OF AND	UIREMENTS, AND OTHER AGENCY DUIFE, COLORADO DEPARTMENT INGERED SPECIES ACT, ULAWS AND ACCESSIBILITY ELEMENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING gular SECTION 28, TOWNSHIP 12 WS: AN, EL PASO COUNTY, COLO INGLY, "PLS 30087," AND BEI " BEING ASSUMED TO BEAR OF THE 6 <sup>TH</sup> PRINCIPAL MER INT ON THE NORTH LINE OF POINT OF BEGINNING; THEN OF 1,061.00 FEET, A DISTAN ICE ON THE ARC OF A CURV TANGENT; THENCE S13°10 OF 57°06'29", A RADIUS OF THENCE S23°10'57"W A DIST ', A RADIUS OF 142.50 FEET A DISTANCE OF 5.87 FEET; THENCE ON THE ARC OF A NCE OF 80.15 FEET TO A PO HENCE N31°44'28"W A DIST '25'43"W, HAVING A DELTA C RVE TO THE LEFT WHOSE CH O A POINT ON CURVE; THEN SAID POINT BEING ON THE E R 223014483, RECORDS OF	throughout p of South, Range a south, Range a orado, BEING ing Monumente nog Monumente nog Solor 2000 THE South Hall NCE ON THE ARC CE OF 395.86 FEE /E TO THE RIGHT NGE ON THE ARC CE OF 395.86 FEE /E TO THE RIGHT NGE OF 204.59 I A DISTANCE OF 7 THENCE S14°14'4 CURVE TO THE L DINT ON CURVE; ANCE OF 23.97 FE OF 12°10'43", A RAI ENTER BEARS NCE N60°22'39"W / EASTERLY BOUND EL PASO COUNTY
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THENCE CONTINUING N11°05'24"E A DISTANCE OF 93.15 FEET; THENCE S78°54'36"E A DISTANCE OF 146.34 FEET TO A POINT OF CURVE; THENCE O THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°57'41", A RADIUS OF 1,050.00 A DISTANCE OF 219.21 FEET TO A POINT ON THE NORTH	REQUIREMENTS, IF, ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILL     TRANSPORTATION, U.S. ARIVY CORPS OF ENDINEERS AND THE U.S. RISH AND WILDLIFE SERVICE REGARDING THE EMA     PARTICULARLY SET RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).     THE SUBJECT OF THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).     THE SUBJECT OF THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).     THE SUBJECT OF THE SUBJECT OF THE DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (AD     STANDARDS AND HAS LAD OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTON PLANS SO THAT ALL SITE E     ADA DESING STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSICE. APROVAL OF THE ALL SITE     ADA DESING STANDARDS AS PUBLISHED BY THE INTE DEPARTMENT OF JUSICE. APROVAL OF THE ALL SITE     ADA DESING STANDARDS AS PUBLISHED BY THE INTE OF THE DEVELOPER 1 ANDER     MONSTRUCTION OF THE PRIVATE SIDEWALKS.     THE SEPONSIBILITY OF THE DEVELOPER 1 ANDE     SIZE, NOLEG, ULG'R	UIREMENTS, AND OTHER AGENCY DUIFE, COLORADO DEPARTMENT INGERED SPECIES ACT, (1) LAWS AND ACCESSIBILITY ELEMENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING Gular (1) (1) (2) (2) (2) (2) (2) (2) (2) (2) (2) (2	THE SOUTH, RANGE 6 ORADO, BEING ING MONUMENTE NO0°52'26"W, A IDIAN, EL PASO THE SOUTH HALL NCE ON THE ARC CE OF 395.86 FEE /E TO THE RIGHT V46"E A DISTANCE 839.00 FEET, A FANCE OF 204.59 F A DISTANCE OF 7 THENCE S14°14'4 CURVE TO THE RIGHT V46"E A DISTANCE 839.00 FEET, A TANCE OF 23.97 FE OF 12°10'43", A RAI ENTER BEARS NCE N60°22'39"W A ENTER BEARS NCE N60°22'30"W A ENTER BEARS NCE N60°20'30"W A ENTER BEARS NCE N60'
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	TREQUEREMENTS, IF, ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADD DIVISION OF WILL TRANSPORTATION, U.S. ARWY CORPS OF ENDINEERS AND THE U.S. FISH AND WILDLEY SERVICE REGARDING THE ENDA PARTICULARLY SA IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).  PARTICULARLY SA IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).  THE SUBDIVIES / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADD ADD ADD ADD ADD ADD ADD ADD ADD ADD	UREMENTS, AND OTHER AGENCY DUIFE, COLORADO DEPARTMENT (NGERED SPECIES ACT, (N) LAWS AND ACCESSIBILITY ELEMENTS MEET THE APPLICABLE AND ASSOCIATED CONSTRUCTION IES ENACTED OR PROMULGATED ADA ACCESSIBILITY DURING (gular () () () () () () () () () () () () ()	CRADO, BEING NORADO, BEING NORADO, BEING NG MONUMENTE NO0°52'26"W, A IDIAN, EL PASO THE SOUTH HALL NCE ON THE ARC CE OF 395.86 FEE /E TO THE RIGHT V46"E A DISTANCE 839.00 FEET, A FANCE OF 204.59 I A DISTANCE OF 7 THENCE S14°14'4 CURVE TO THE RIGHT V46"E A DISTANCE 839.00 FEET, A FANCE OF 23.97 FE OF 12°10'43", A RAI ENTER BEARS NCE N60°22'39"W / ANCE OF 23.97 FE OF 12°10'43", A RAI ENTER BEARS NCE N60°22'39"W / ENTER BEARS NCE N60°22'39"W /

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# **GRANDVIEW RESERVE PHASE 2** PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTION 21, 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



### PUBLIC STREETS

ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS EXCEPT FOR LANDSCAPE AREAS WHICH SHALL BE MAINTAINED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION

ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT VIA DEVELOPMENT AGREEMENT, LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT REX ROAD AS ILLUSTRATED ON THE DRAWINGS WILL BE A PUBLIC STREET 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 LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY ON FILE FOR THIS PROJECT

#### TRAFFIC IMPACT FEES

. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

COMMON OPEN SPACE AREAS SHALL BE XERISCAPED AS MUCH AS FEASIBLE BALANCING WITH AESTHETICALLY PLEASING LANDSCAPE DESIGN APPROACHES. URBAN 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 URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT

NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.4.1.D. THE MINIMUM HORIZONTAL CLEARANCE FOR

SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND **BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL** TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE

ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT

### **GENERAL NOTES**

- THE GRANDVIEW RESERVE PHASE 2 OVERALL GROSS DENSITY IS 6.08 DU/ AC. ON 68.72 ACRES. FOR A TOTAL OF 418 UNITS. PER SKETCH PLAN APPROVAL DENSITY TRANSFER MAY OCCUR IN WHICH SPECIFIC AREAS EXCEED 4.24 DU/ AC SO LONG AS THE OVERALL DENSITY OF THE PROJECT IS BELOW THE APPROVED MAXIMUM UNIT COUNT. ANY DENSITY BELOW THIS CAP MAY BE USED IN SUBSEQUENT PHASES AND TRANSFERRED TO OTHER PARCELS AS LONG AS THE TOTAL MAXIMUM UNIT COUNT ON THE APPROVE SKETCH PLAN IS NOT EXCEEDED DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THIS PUD DEVELOPMENT PLAN. MAJOR MODIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE
- EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS UNLESS OTHERWISE PROVIDED BY THE EPC LAND DEVELOPMENT CODE. CENTRAL WATER INFRASTRUCTURE TO BE CONSTRUCTED, OWNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT TO PROVIDE WATER SERVICE TO THE PROJECT. CENTRAL WASTEWATER INFRASTRUCTURE WILL CONSIST OF A COLLECTION SYSTEM OWNED AND OPERATED BY WOODMAN HILLS METROPOLITAN DISTRICT WHO
- WILL PROVIDE SERVICE TO THE INDIVIDUAL HOMES. THE COLLECTIONS SYSTEM WILL ULTIMATELY CONNECT TO THE WOODMAN HILLS METROPOLITAN DISTRICT (WHMD) WASTEWATER SYSTEM WHICH WILL CONVEY THE WASTEWATER TO THE TREATMENT FACILITY WHERE CMD WILL BE RESPONSIBLE FOR TREATMENT.
- ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS. DRAINAGE TRACTS. STORM WATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTERS, AND OTHER USES
- ALL ELECTRICAL SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN EASEMENTS AS REQUIRED. BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS.
- PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/OR AS SHOWN WITHIN THE DETAILS. PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND, DEDICATION AND/ OR FEES WITH REVIEW AND APPROVED BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARK VIA PARK LAND AGREEMENTS. FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE NOT MET WITH LAND DEDICATION.
- ALL COMMON AND SCARE AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT
- . THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES. . PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOTS PERIMETER AS FOLLOWS: depict on Plan set and show how access and
- FRONT: TEN FEET (10') SIDE: FIVE FEET (5')
- REAR: TEN FEET (10')
- parking details ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED. e. MVEA: TWENTY FEET (20') MIN. WIDTH EASMENT WILL BE PROVIDED TO MVEA IN SELECT AREAS AROUND THE PERIMETER OF THE OVERALL SITE OR THROUGH OPEN SPACE TRACTS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH MVEA WITH FINAL LOCATIONS TO BE INCLUDED ON THE FINAL PLAT. MVEA INFRASTRUCTURE
- DESIGN WAS IN PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION / LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERT OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTE ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES. INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHAL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES. FENCES. MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAG
- GRASS BUFFER BMPS WILL B E MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINA STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS
- 16. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. AS AMENDED. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES
- ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR GRANDVIEW
- NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY NEW SIDEWALKS ADJACENT TO RESIDENTIAL LOTS ARE TO BE 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
- 9. ALL TRAILS ARE TO BE NON-MOTORIZED TRAILS 0 THERE SHALL BE NO DIRECT LOT ACCESS TO REX ROAD

trust and holders of othe interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of . All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by EI Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and

#### 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)

Due to high groundwater in the area, all foundations shall incorporate an underground drainage system

My commission expires

Witness my hand and official seal

Signatures of officers signing for a corporation shall be acknowledged as follows:

(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company.

(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not

## **BOARD OF COUNTY COMMISSIONER'S CERTIFICATE**

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners Date

#### **Director, Planning and Community Development CLERK AND RECORDER**

STATE OF COLORADO

I hereby certify that this instrument was filed in my office on this \_\_\_\_ day of \_\_\_\_ \_\_\_, 20\_\_, a recorded at Reception Number \_ \_ of the records of El Paso County

COVER & TYP. SECTIONS

Date

Note Regarding Reports on File: The following reports have been submitted

OWNER:

DEVELOPER:

D.R. HORTON

PH. 303.503.4903

230

230

MELODY HOMES, INC., A

DELAWARE CORPORATION. 9555 S.

PLANNER/LANDSCAPE ARCHITECT:

**1975 RESEARCH PARKWAY SUITE** 

HRGREEN DEVELOPMENT, LLC

COLORADO SPRINGS, CO 80920

HR GREEN DEVELOPMENT, LLC

COLORADO SPRINGS, CO 80920

subdivision is provided by the \_

be recorded with each plat

Water and wastewater service for this

(District or provider name(s)) subject to the

District's (Providers) rules, regulations and

specifications. (Combined note, which can be

broken into separate notes for water or sewer in

1975 RESEARCH PARKWAY SUITE

**KINGSTON COURT, SUITE 200** 

9555 S. KINGSTON COURT

ENGLEWOOD, CO 80112

ATTN: PHIL STUEPFERT

CIVIL ENGINEER

ATTN: KEN HUHN

ENGLEWOOD, COLORADO 80112

the case of different providers)
Special District Notes:
Special District Disclosure (when the plat is
located in a special district):
A Title 32 Special District Annual Report and
Disclosure Form satisfactory to the Planning
and Community Development Department shall

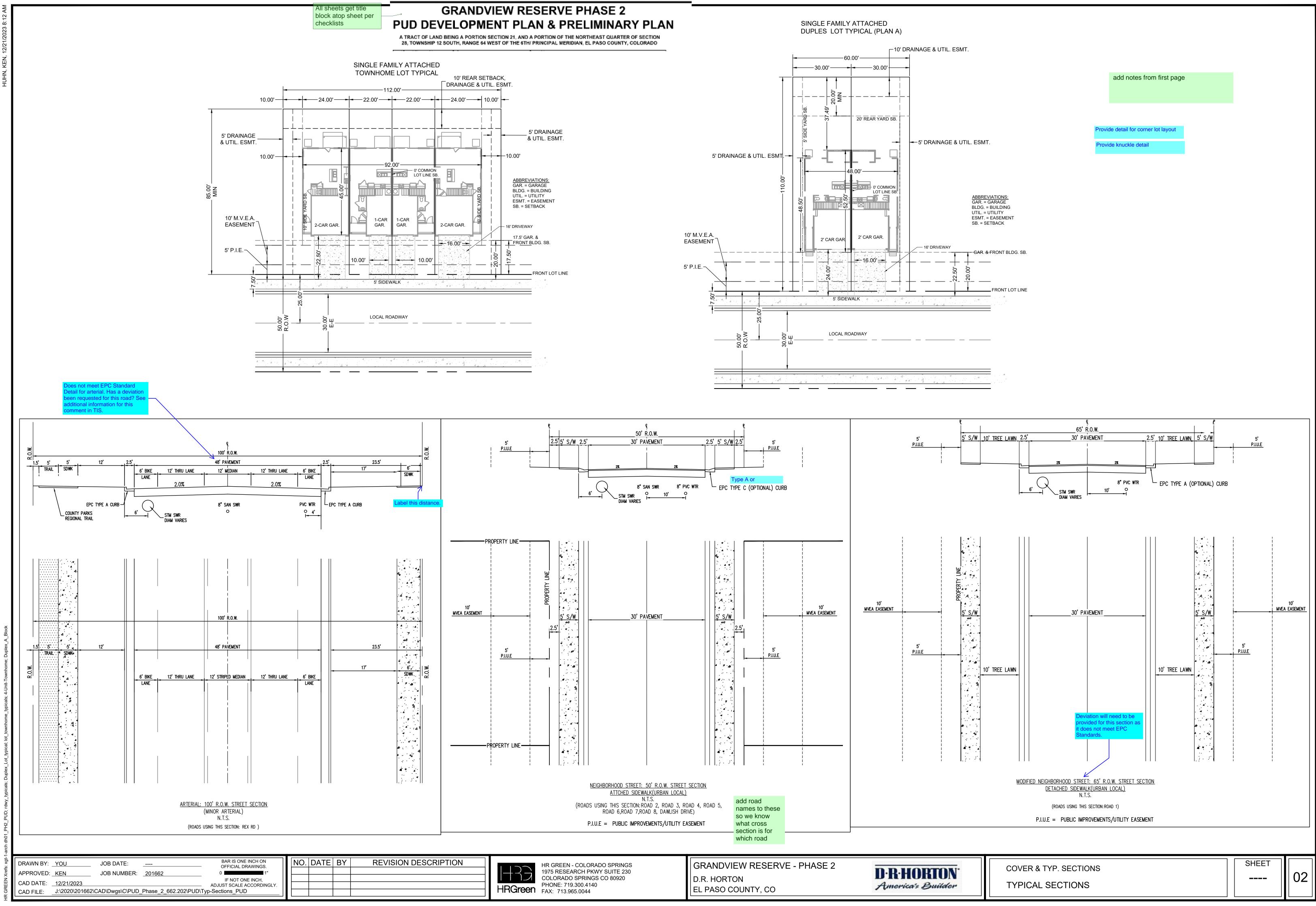
the PUD and prelim

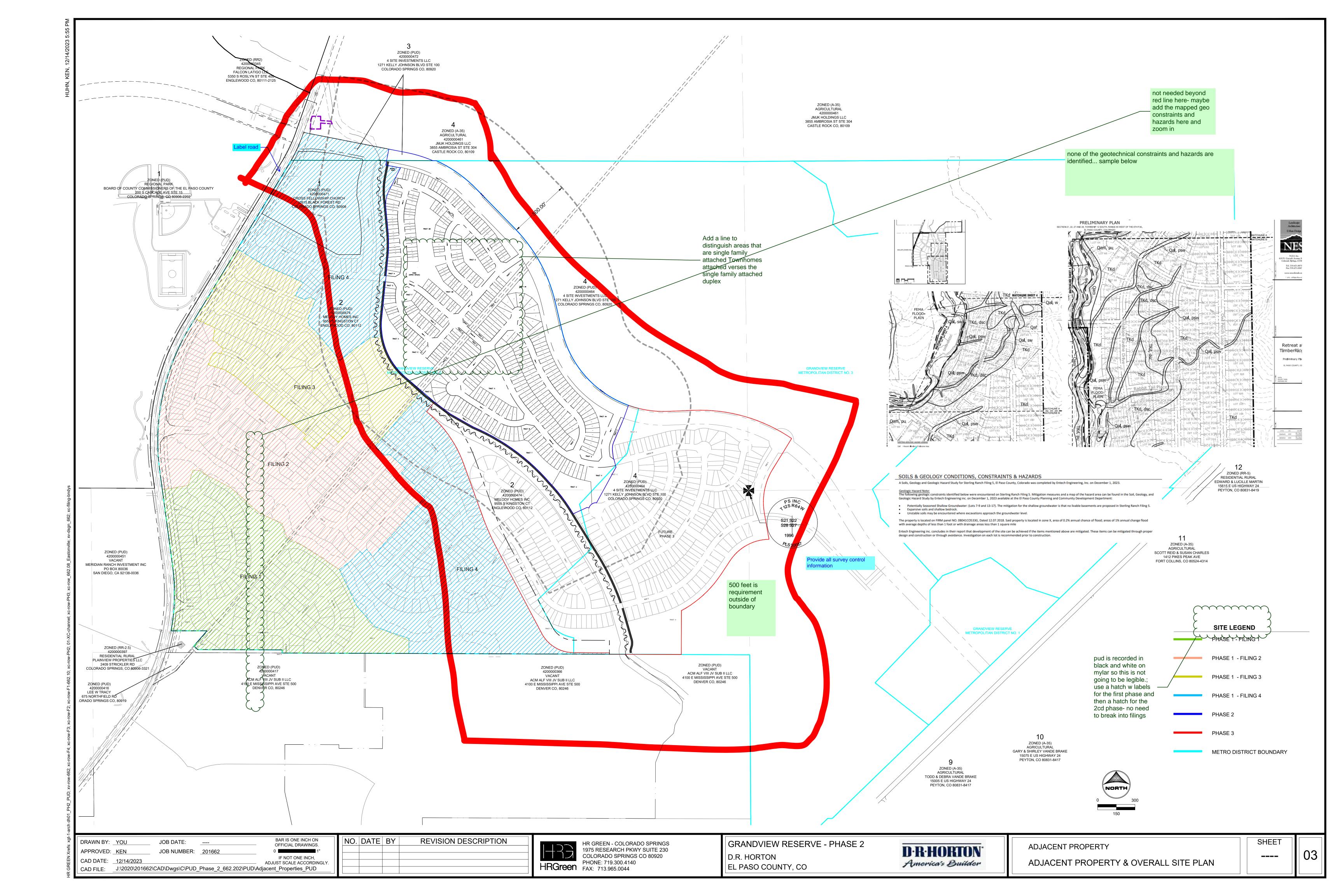
plan is now please

design and show

in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Nature Footmers Parents (Shara medication)	PUDSP-23	3-006	
Natural Features Report; (other; modify based upon specific reports)	SHEET CV	01	

COVER



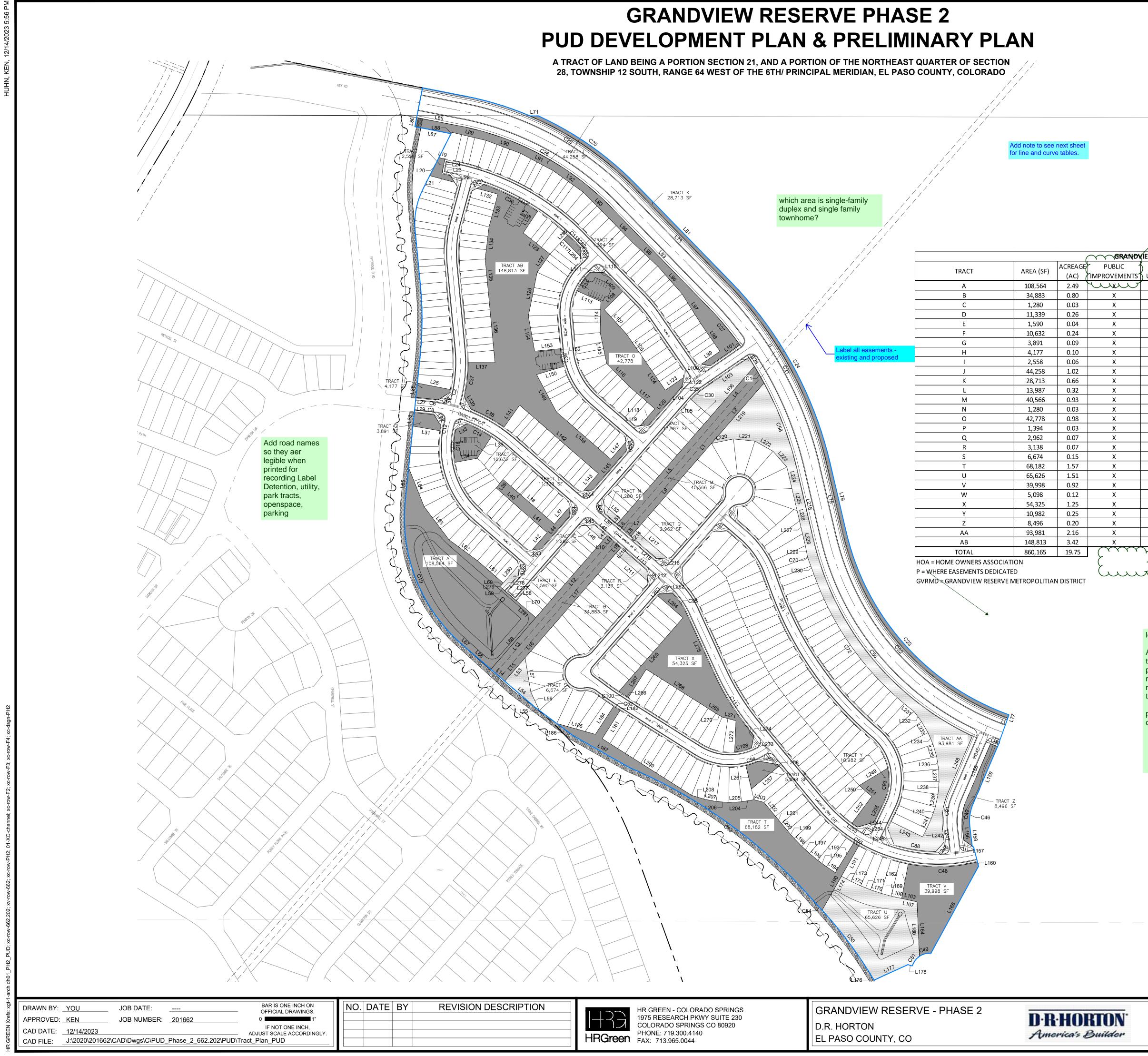




ESCRIPTION	











#### this is not openspace - nor park if there are structures roads etc

(	GRAND	IEW RESER	VE PHASE 2-	- TRACT USE	AND AREA TAB	LE			
CREAGE	PUBLIC	PUBLIC	PUBLIC	PEDESTRIAN		DADK			
(AC)	IMPROVEMENTS	UTILITIES	DRAINAGE	ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
2.49	Lun V	X	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.80	Х	Х	Х		Х		Х	HOA or GVRMD	HOA or GVRMD
0.03	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.26	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.04	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.24	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.09	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.10	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.06	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
1.02	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.66	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.32	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.93	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.03	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.98	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.03	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.07	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.07	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.15	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
1.57	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
1.51	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.92	Х	Х	Х	Х	Х	Х	Х	HOA or GVRMD	HOA or GVRMD
0.12	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
1.25	Х	Х	Х	Х	Х	Х	Х	HOA or GVRMD	HÒA ar GVRMD
0.25	Х	Х	Х	Х	Х		Х	HOA or GVRMD	HOA or GVRMD
0.20	Х	Х	Х	X	Х		Х	HOA or GVRMD	HOA or GVRMD
2.16	Х	Х	Х	Х	Х		Х	HOA or GVRMD	> HOA or GVRMD
3.42	Х	Х	Х	Х	Х	Х	Х	HOA or GVRMD	≻ HOA or GVRMD
19.75		<u> </u>	The table as	written is a d	catch all- pleas	e specially id	entify		~ ~ ~
	7	ノ	which tract is	s openspace	park usable ar	nd what is to l	be actually	(	~ ~

which tract is openspace park usable and what is to be actually used for utilities and which is to be sued for detention; this is not helpful to identify usable openspace and just open lands...No we do not want full public access in areas that are specific for water or wastewater or detetnion

#### legend for different hatching/colour

Are there lift stations, tanks, pump stations here? where are they? Please label as utility tract. These are not open to public and they are not openspace. The drainage ponds are not public (County owned). Tracts designated for parking need to state that use...and parking lot should be drawn on

provide calcs for required open space, and required usable openspace...

north arrow, scale

TRACT PLAN TRACT PLAN

X

please determine which entity is to maintain and own this the preliminary plan

		Curv	e Table	
Curve #	Length	Radius	Delta	Centerline/Flowline
C1	63.44	1150.00	3°09'39"	Flowline
C2	10.66	475.00	1°17'09"	Flowline
C6	32.48	525.00	3°32'41"	Flowline
C8	24.05	475.00	2°54'03"	Flowline
C12	17.05	325.00	3°00'18"	Flowline
C14	91.07	475.00	10°59'07"	Flowline
C16	107.77	275.00	22°27'17"	Flowline
C19	530.12	550.00	55°13'30"	Flowline
C20	416.82	1050.00	22°44'41"	Flowline
C21	676.84	1250.00	31°01'27"	Flowline
C22	847.21	850.00	57°06'29"	Flowline
C23	836.25	839.00	57°06'29"	Flowline
C24	682.80	1261.00	31°01'27"	Flowline
C25	395.86	1061.00	21°22'37"	Flowline
C26	575.45	950.00	34°42'22"	Flowline
C27	167.42	1150.00	8°20'28"	Flowline
C28	34.77	1150.00	1°43'56"	Flowline
C30	43.91	175.00	14°22'36"	Flowline
C34	65.92	175.00	21°34'54"	Flowline
C35	9.70	225.00	2°28'08"	Flowline
C36	197.92	785.00	14°26'45"	Flowline
C37	113.17	525.00	12°21'03"	Flowline
C38	124.15	525.00	13°32'58"	Flowline
C39	53.17	275.00	11°04'39"	Flowline
C40	25.03	950.00	1°30'34"	Flowline
C42	87.55	167.50	29°56'47"	Flowline
C46	74.48	142.50	29°56'47"	Flowline
C48	229.24	525.00	25°01'06"	Flowline
C49	40.07	60.00	38°16'02"	Flowline
C50	262.63	1363.49	11°02'09"	Flowline
C51	40.07	60.00	38°16'02"	Flowline
C52	15.42	1025.00	0°51'44"	Flowline
C53	768.52	1668.20	26°23'43"	Flowline
C54	27.19	1363.49	1°08'34"	Flowline
C55	19.27	525.00	2°06'10"	Flowline
C56	856.84	950.00	51°40'39"	Flowline
C58	307.07	1150.00	15°17'56"	Flowline
C70	3.69	435.00	0°29'11"	Flowline
C72	512.01	980.00	29°56'04"	Flowline
C88	139.41	475.00	16°48'59"	Flowline
C91	121.52	232.50	29°56'47"	Flowline
C93	115.09	175.00	37°40'57"	Flowline
C94	44.75	225.00	11°23'43"	Flowline
C95	86.79	275.00	18°04'59"	Flowline
C100	27.02	975.00	1°35'16"	Flowline
C108	57.50	175.00	18°49'37"	Flowline
C111	216.94	825.00	15°04'00"	Flowline
C113	39.43	785.00	2°52'41"	Flowline
C117	39.59	766.22	2°57'39"	Flowline

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s: xgt-`	DRAWN BY: YOU JOB DATE:	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	NO.	DATE	BY	REVISION DES
Xrets	APPROVED: <u>KEN</u> JOB NUMBER: <u>201662</u>	0 1"				
KEEN	CAD DATE: <u>12/14/2023</u> ADJ	IF NOT ONE INCH, IUST SCALE ACCORDINGLY.				
5	CAD FILE:	Plan_PUD				
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# **GRANDVIEW RESERVE PHASE 2** PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTION 21, 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

PARC	EL LINE SE	EGMENT TABLE
Line #	Length	Direction
L1	56.94	N 41°00'23" E
L2	262.11	N 41°00'23" E
L4	218.08	S 41°00'23" W
L5	448.00	S 41°00'23" W
L6	20.00	S 41°00'23" W
L7	60.00	S 48°59'37" E
L8	23.73	N 41°00'23" E
L9	322.72	N 41°00'23" E
L10	60.00	N 48°59'37" W
L11	20.00	S 41°00'23" W
L12	336.75	S 41°00'23" W
L13	224.80	S 41°00'23" W
L14	60.00	S 49°18'05" E
L15	102.12	N 41°00'23" E
L16	82.21	N 41°00'23" E
L17	371.90	N 41°00'23" E
L18	25.00	N 41°00'23" E
L19	20.11	N 78°54'36" W
L20	66.20	S 26°50'16" W
L21	84.50	S 74°52'00" E
L22	26.89	N 31°53'18" W
L23	27.87	N 78°54'36" W
L24	50.00	N 11°05'24" E
L25	110.31	N 79°00'44" W
L26	47.32	S 5°51'25" W
L27	41.01	S 84°08'35" E
L28	44.98	N 57°36'07" E
PARC	EL LINE SE	EGMENT TABLE
PARC Line #	EL LINE SE	EGMENT TABLE
Line #	Length	Direction
Line #	Length 6.57	Direction N 5°25'39" W
Line # L152 L153	Length 6.57 85.00	Direction N 5°25'39" W S 84°34'21" W
Line # L152 L153 L154	Length 6.57 85.00 116.96	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W
Line # L152 L153 L154 L155	Length 6.57 85.00 116.96 203.41	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W
Line # L152 L153 L154 L155 L156	Length 6.57 85.00 116.96 203.41 43.53	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E
Line # L152 L153 L154 L155 L156 L157	Length 6.57 85.00 116.96 203.41 43.53 33.76	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E
Line # L152 L153 L154 L155 L156 L157 L158	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W
Line # L152 L153 L154 L155 L156 L157 L158 L159	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 77°39'01" E
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163 L164	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88 179.24	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163 L164 L166	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88 179.24 325.08	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163 L164 L166 L167	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88 179.24 325.08 51.88	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E N 77°39'01" W
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163 L164 L166 L167 L168	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88 179.24 325.08 51.88 35.23	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E N 77°39'01" W
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163 L164 L164 L166 L167 L168 L169	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88 179.24 325.08 51.88 35.23 35.26	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E N 28°43'11" E N 77°39'01" W N 77°39'01" W
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163 L164 L164 L166 L167 L168 L169 L170	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88 179.24 325.08 51.88 35.23 35.26 35.26	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E N 28°43'11" E N 77°39'01" W N 77°39'01" W N 77°39'01" W
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163 L164 L164 L164 L166 L167 L168 L169 L170 L171	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88 179.24 325.08 51.88 35.23 35.26 35.26 35.23	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E N 28°43'11" E N 77°39'01" W N 77°39'01" W N 77°39'01" W N 77°39'01" W N 77°20'17" W N 71°20'17" W
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163 L164 L164 L164 L166 L167 L168 L169 L170 L171 L172	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88 179.24 325.08 51.88 35.23 35.26 35.23 35.23	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E N 28°43'11" E N 77°39'01" W N 77°39'01" W N 77°39'01" W N 77°39'01" W N 77°39'01" W N 77°39'01" W
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163 L164 L164 L166 L167 L168 L167 L168 L169 L170 L171 L172 L173	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88 179.24 325.08 51.88 35.23 35.26 35.23 35.26	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E N 28°43'11" E N 77°39'01" W N 77°39'01" W N 77°39'01" W N 77°39'01" W N 74°29'41" W N 74°29'41" W N 71°20'17" W N 68°10'57" W N 68°10'57" W
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163 L164 L164 L166 L167 L168 L167 L168 L169 L170 L171 L172 L173 L174	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 115.00 51.88 179.24 325.08 51.88 35.23 35.26 35.23 35.26 128.20	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E N 28°43'11" E N 77°39'01" W N 77°39'01" W N 77°39'01" W N 77°39'01" W N 74°29'41" W N 71°20'17" W N 68°10'57" W N 68°10'57" W N 65°01'42" W N 61°52'22" W
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163 L164 L166 L167 L168 L167 L168 L169 L170 L171 L172 L173 L174 L176	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 115.00 51.88 179.24 325.08 51.88 35.23 35.26 35.23 35.23 35.23 35.23 35.23	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E N 28°43'11" E N 77°39'01" W N 68°10'57" W N 68°10'57" W N 65°01'42" W N 61°52'22" W S 29°42'20" W
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L163 L164 L164 L166 L167 L168 L164 L166 L167 L168 L169 L170 L171 L172 L173 L174 L174	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88 179.24 325.08 51.88 35.23 35.26 35.23 35.26 128.20 23.97 122.04	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E N 77°39'01" W N 74°29'41" W N 65°01'42" W N 65°01'42" W N 65°01'42" W S 29°42'20" W S 31°44'28" E N 65°27'05" E
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L162 L163 L164 L164 L166 L167 L168 L167 L168 L169 L170 L170 L171 L172 L173 L174 L174	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88 179.24 325.08 51.88 35.23 35.26 35.23 35.26 35.23 35.26 128.20 23.97 122.04 15.00	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E N 77°39'01" W N 71°20'17" W N 68°10'57" W N 68°10'57" W N 68°10'57" W N 65°01'42" W N 61°52'22" W S 29°42'20" W S 31°44'28" E N 65°27'05" E S 72°44'18" E
Line # L152 L153 L154 L155 L156 L157 L158 L159 L160 L162 L162 L163 L164 L164 L166 L167 L168 L167 L168 L169 L170 L171 L172 L173 L174 L174 L176 L177 L178 L180	Length 6.57 85.00 116.96 203.41 43.53 33.76 66.21 204.59 15.00 115.00 51.88 179.24 325.08 51.88 35.23 35.26 35.26 35.23 35.26 35.23 35.23 35.26 128.20 23.97 122.04 15.00 179.24	Direction N 5°25'39" W S 84°34'21" W N 10°02'17" W S 23°10'57" W S 6°45'50" E S 54°32'52" E N 6°45'50" W N 23°10'57" E N 14°14'45" W S 10°46'21" W S 10°46'21" W S 77°39'01" E S 2°27'30" E N 28°43'11" E N 28°43'11" E N 77°39'01" W N 77°39'01" W N 77°39'01" W N 77°39'01" W N 77°39'01" W N 77°39'01" W N 74°29'41" W N 71°20'17" W N 68°10'57" W N 68°10'57" W N 68°10'57" W N 68°10'57" W N 68°10'57" W N 61°52'22" W S 29°42'20" W S 31°44'28" E N 65°27'05" E S 72°44'18" E N 2°27'30" W

PARCEL LINE SEGMENT TABLE				
Line #	Length	Direction		
L29	41.01	N 84°08'35" W		
L30	44.79	S 5°51'25" W		
L31	89.75	S 80°19'03" E		
L32	42.22	N 32°17'40" W		
L33	41.59	S 62°31'34" W		
L34	73.95	N 79°43'07" E		
L35	84.55	N 33°15'25" E		
L36	28.28	N 3°59'37" W		
L37	74.00	S 41°00'23" W		
L38	224.00	N 48°59'37" W		
L39	35.68	S 38°27'16" W		
L40	110.41	S 48°41'25" E		
L41	112.00	S 48°59'37" E		
L42	74.00	S 41°00'23" W		
L43	28.28	N 86°00'23" E		
L44	144.23	N 41°00'23" E		
L45	28.28	S 86°00'23" W		
L46	74.00	S 48°59'37" E		
L47	20.00	N 41°00'23" E		
L48	54.00	N 48°59'37" W		
L49	28.28	S 3°59'37" E		
L50	54.00	S 48°59'37" E		
L51	20.00	N 41°00'23" E		
L52	74.00	N 48°59'37" W		
L53	102.12	S 41°00'23" W		
L54	127.33	S 49°18'05" E		
L55	21.50	S 53°13'21" E		
PARC	EL LINE SI	EGMENT TABLE		
Line #	Length	Direction		
L184	110.00	S 33°12'41" W		
L185	131.56	N 74°15'50" W		
L186	66.37	S 53°13'21" E		
L187	211.52	S 60°22'39" E		
L190	128.20	N 29°42'20" E		
L191	115.00	N 29°42'20" E		
L193	115.00	S 31°48'30" W		
L194	35.23	N 56°36'53" W		
L195	35.26	N 53°27'33" W		
L196	35.26	N 50°18'09" W		
L197	35.23	N 47°08'49" W		
L198	35.23	N 43°59'34" W		
L199	34.50	N 40°53'45" W		
L200	30.00	N 39°43'02" W		
L201	30.00	N 39°43'02" W		
L202	60.00	N 39°43'02" W		
		1		

PARC	EL LINE SE	EGMENT TABLE
Line #	Length	Direction
L56	67.68	N 24°46'01" W
L57	113.01	N 9°22'15" W
L58	50.00	N 48°59'37" W
L59	20.00	N 48°59'37" W
L60	15.52	N 41°00'23" E
L61	112.00	N 48°59'37" W
L62	115.97	N 53°42'11" W
L63	136.08	N 36°55'59" W
L64	137.62	N 21°36'13" W
L65	109.88	S 5°51'25" W
L67	0.01	S 47°47'51" E
L68	121.27	S 49°18'05" E
L69	224.80	N 41°00'23" E
L70	85.00	N 48°59'37" W
L71	27.49	N 89°50'58" W
L73	446.79	S 44°12'14" E
L75	235.68	S 13°10'46" E
L77	11.00	N 19°42'45" E
L79	235.68	N 13°10'46" W
L81	446.79	N 44°12'14" W
L83	446.79	N 44°12'14" W
L85	146.34	N 78°54'36" W
L86	30.00	S 11°05'24" W
L87	120.75	S 78°54'36" E
L88	4.94	N 11°05'24" E
L89	117.44	S 76°42'42" E
L90	121.17	S 69°27'40" E
Line #	Length	Direction
L214	23.73	S 41°00'23" W
L215	113.00	S 48°59'37" E
L216	33.55	N 86°00'23" E
L217	136.73	N 48°59'37" W
L218	235.68	N 13°10'46" W
L219	262.11	S 41°00'23" W
L220	73.43	N 78°40'08" E
L221	70.93	S 84°21'04" E
L222	68.00	S 60°46'23" E
L223	68.99	S 41°12'31" E
L224	72.51	S 13°17'40" E
L225	74.42	S 13°10'46" E
L226	35.05	S 13°10'46" E
L227	42.67	S 13°10'46" E
L228	40.36	S 13°16'19" E
L229	39.12	S 11°11'22" E
L230	67.36	S 20°16'03" E
L231	41.84	S 51°23'31" E
L232	41.66	S 36°41'52" E
L233	41.63	S 30°13'55" E
L234	41.79	S 23°11'55" E
L235	41.79	S 16°09'07" E
L236	41.63	S 9°07'06" E
L237	41.63	S 2°05'53" E
	11 70	S 4°56'07" W
L238	41.79	
L239	41.79	S 11°58'55" W

ESCRIPTION



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

L203

L204

L205

L206

L207

L208

L209

L210

L211

L212

L213

33.76

41.63

41.63

41.63

41.63

41.69

347.40

25.00

138.00

35.36

113.00

N 74°33'10" W

S 80°09'11" W

S 87°10'24" W

N 85°48'23" W

N 78°47'11" W

N 72°53'36" W

N 57°39'03" W

S 41°00'23" W

S 48°59'37" E

N 3°59'37" W

N 48°59'37" W

GRANDVIEW RESERVE - PHASE 2 D.R. HORTON EL PASO COUNTY, CO



Line #	Length	Direction
L91	121.17	S 61°57'02" E
L92	121.17	S 54°26'23" E
L93	119.77	S 44°38'21" E
L94	112.00	S 44°12'14" E
L95	112.11	S 46°45'36" E
L96	122.02	S 41°14'33" E
L97	113.78	S 32°11'16" E
L98	112.00	S 34°37'01" E
L99	74.00	S 55°22'59" W
L100	28.28	S 79°37'01" E
L101	119.73	N 55°22'59" E
L103	186.00	S 55°22'59" W
L104	4.32	S 41°00'23" W
L105	85.00	S 48°59'37" E
L106	218.08	N 41°00'23" E
L107	109.15	N 42°06'55" W
L108	85.00	N 45°47'46" E
L109	87.13	N 44°12'14" W
L110	43.84	N 89°12'14" W
L111	10.77	S 45°47'46" W
L113	85.00	S 65°47'08" E
L114	101.86	S 1°12'44" W
L115	103.84	S 11°56'53" E
L116	105.12	S 44°26'28" E
L117	112.00	S 48°59'37" E
L118	74.00	S 41°00'23" W
L119	28.28	N 86°00'23" E
PARC	EL LINE SE	EGMENT TABLE
Line #	Length	Direction
L241		
L241	35.38	S 24°53'20" W
L241	35.38 30.00	S 24°53'20" W S 25°46'22" W
L242	30.00	S 25°46'22" W
L242 L243	30.00 115.00	S 25°46'22" W N 64°13'38" W
L242 L243 L244	30.00 115.00 26.24	S 25°46'22" W N 64°13'38" W S 25°46'22" W
L242 L243 L244 L245	30.00 115.00 26.24 56.45	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E
L242 L243 L244 L245 L246	30.00 115.00 26.24 56.45 41.38	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E
L242 L243 L244 L245 L246 L247	30.00 115.00 26.24 56.45 41.38 42.16	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W
L242 L243 L244 L245 L246 L247 L248	30.00 115.00 26.24 56.45 41.38 42.16 203.41	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E
L242 L243 L244 L245 L246 L247 L248 L249	30.00 115.00 26.24 56.45 41.38 42.16 203.41 108.93	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W
L242 L243 L244 L245 L246 L247 L248 L249 L250	30.00 115.00 26.24 56.45 41.38 42.16 203.41 108.93 27.24	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E
L242 L243 L244 L245 L246 L247 L248 L249 L250 L251	30.00 115.00 26.24 56.45 41.38 42.16 203.41 108.93 27.24 27.24	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E
L242 L243 L244 L245 L246 L247 L248 L249 L250 L251 L251 L252	30.00 115.00 26.24 56.45 41.38 42.16 203.41 108.93 27.24 27.24 110.00	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W
L242 L243 L244 L245 L246 L247 L248 L249 L250 L251 L251 L252 L253	30.00 115.00 26.24 56.45 41.38 42.16 203.41 108.93 27.24 27.24 110.00 22.10	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W S 54°48'35" E
L242 L243 L244 L245 L246 L247 L248 L249 L250 L251 L251 L252 L253 L253	30.00 115.00 26.24 56.45 41.38 42.16 203.41 108.93 27.24 27.24 27.24 110.00 22.10 56.12	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W S 54°48'35" E N 73°55'09" E
L242 L243 L244 L245 L246 L247 L248 L249 L250 L251 L252 L253 L253 L254 L255	30.00 115.00 26.24 56.45 41.38 42.16 203.41 108.93 27.24 27.24 27.24 110.00 22.10 56.12 72.85	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W S 54°48'35" E N 73°55'09" E N 25°46'22" E
L242 L243 L244 L245 L246 L247 L248 L247 L248 L249 L250 L251 L251 L252 L253 L253 L254 L255 L257	30.00 115.00 26.24 56.45 41.38 42.16 203.41 108.93 27.24 27.24 27.24 110.00 22.10 56.12 72.85 118.28	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W S 54°48'35" E N 73°55'09" E N 25°46'22" E N 25°46'22" E N 50°16'58" E
L242 L243 L244 L245 L246 L247 L248 L249 L250 L251 L251 L252 L253 L254 L255 L255 L257 L258	30.00         115.00         26.24         56.45         41.38         42.16         203.41         108.93         27.24         27.24         110.00         22.10         56.12         72.85         118.28         5.97	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W S 54°48'35" E N 73°55'09" E N 25°46'22" E N 25°46'22" E N 50°16'58" E N 39°43'02" W
L242 L243 L244 L245 L246 L247 L248 L247 L248 L250 L251 L251 L252 L253 L254 L255 L255 L257 L258 L259	30.00         115.00         26.24         56.45         41.38         42.16         203.41         108.93         27.24         27.24         110.00         22.10         56.12         72.85         118.28         5.97         64.18	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W S 54°48'35" E N 73°55'09" E N 25°46'22" E N 25°46'22" E N 50°16'58" E N 39°43'02" W N 79°54'47" W
L242 L243 L244 L245 L246 L247 L248 L247 L250 L250 L251 L252 L253 L254 L255 L255 L257 L258 L259 L259 L261	30.00         115.00         26.24         56.45         41.38         42.16         203.41         108.93         27.24         27.24         110.00         22.10         56.12         72.85         118.28         5.97         64.18         78.96	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W S 54°48'35" E N 73°55'09" E N 73°55'09" E N 25°46'22" E N 50°16'58" E N 39°43'02" W N 79°54'47" W S 13°21'25" E
L242 L243 L244 L245 L246 L247 L248 L249 L250 L251 L252 L253 L253 L254 L255 L257 L258 L257 L258 L259 L261 L261	30.00         115.00         26.24         56.45         41.38         42.16         203.41         108.93         27.24         27.24         110.00         22.10         56.12         72.85         118.28         5.97         64.18         78.96         44.08	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 51°20'18" E S 36°31'23" W S 54°48'35" E N 73°55'09" E N 25°46'22" E N 25°46'22" E N 50°16'58" E N 39°43'02" W N 79°54'47" W S 13°21'25" E S 87°28'30" W
L242 L243 L244 L245 L246 L247 L248 L249 L250 L251 L251 L252 L253 L253 L254 L255 L255 L257 L258 L259 L258 L259 L261	30.00 115.00 26.24 56.45 41.38 42.16 203.41 108.93 27.24 27.24 110.00 22.10 56.12 72.85 118.28 5.97 64.18 78.96 44.08 7.97	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W S 54°48'35" E N 73°55'09" E N 73°55'09" E N 25°46'22" E N 50°16'58" E N 39°43'02" W N 79°54'47" W S 13°21'25" E S 87°28'30" W S 41°00'23" W
L242 L243 L244 L245 L246 L247 L248 L249 L250 L251 L252 L253 L253 L254 L255 L255 L255 L255 L257 L258 L259 L261 L261 L262	30.00 115.00 26.24 56.45 41.38 42.16 203.41 108.93 27.24 27.24 110.00 22.10 56.12 72.85 118.28 5.97 64.18 78.96 44.08 7.97 110.00	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W S 54°48'35" E N 73°55'09" E N 25°46'22" E N 25°46'22" E N 50°16'58" E N 39°43'02" W N 79°54'47" W S 13°21'25" E S 87°28'30" W S 41°00'23" W
L242 L243 L244 L245 L246 L247 L248 L249 L250 L251 L252 L253 L253 L254 L255 L255 L255 L255 L255 L257 L258 L259 L261 L261 L262 L263	30.00         115.00         26.24         56.45         41.38         42.16         203.41         108.93         27.24         27.24         110.00         22.10         56.12         72.85         118.28         5.97         64.18         78.96         44.08         7.97         110.00         320.64	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W S 54°48'35" E N 73°55'09" E N 25°46'22" E N 25°46'22" E N 50°16'58" E N 39°43'02" W N 79°54'47" W S 13°21'25" E S 87°28'30" W S 41°00'23" W
L242 L243 L244 L245 L246 L247 L248 L249 L250 L251 L252 L253 L253 L254 L255 L257 L258 L257 L258 L259 L261 L261 L261 L262 L263 L264 L265 L265	30.00         115.00         26.24         56.45         41.38         42.16         203.41         108.93         27.24         27.24         110.00         22.10         56.12         72.85         118.28         5.97         64.18         78.96         44.08         7.97         110.00         320.64         9.90	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W S 54°48'35" E N 73°55'09" E N 25°46'22" E N 25°46'22" E N 50°16'58" E N 39°43'02" W N 79°54'47" W S 13°21'25" E S 87°28'30" W S 41°00'23" W S 48°59'37" E S 41°00'23" W
L242 L243 L244 L245 L246 L247 L248 L249 L250 L251 L252 L253 L253 L254 L255 L255 L255 L255 L255 L254 L255 L254 L258 L259 L261 L261 L262 L263 L264 L264 L265 L264	30.00         115.00         26.24         56.45         41.38         42.16         203.41         108.93         27.24         27.24         110.00         22.10         56.12         72.85         118.28         5.97         64.18         78.96         44.08         7.97         110.00         320.64         9.90         110.00	S 25°46'22" W N 64°13'38" W S 25°46'22" W S 22°00'09" E N 40°57'05" E N 6°45'50" W N 23°10'57" E S 58°39'58" W S 47°03'42" E S 51°20'18" E S 36°31'23" W S 54°48'35" E N 73°55'09" E N 25°46'22" E N 25°46'22" E N 50°16'58" E N 39°43'02" W N 79°54'47" W S 13°21'25" E S 87°28'30" W S 41°00'23" W S 48°59'37" E S 41°00'23" W

PARCEL LINE SEGMENT TABLE

PARC	EL LINE SE	EGMENT TABLE
Line #	Length	Direction
L120	158.92	N 41°00'23" E
L122	28.85	N 6°28'05" E
L123	72.26	S 55°22'59" W
L124	112.00	N 34°37'01" W
L125	111.51	N 34°40'35" W
L126	146.29	N 11°17'22" E
L127	73.40	N 34°59'58" E
L128	112.00	N 51°40'14" W
L129	85.00	N 33°44'27" E
L131	26.52	S 61°22'39" W
L132	72.18	S 74°52'00" E
L133	112.00	S 15°08'00" W
L134	105.48	S 6°43'14" W
L135	111.38	S 5°21'18" E
L136	230.67	S 5°25'39" E
L137	87.99	N 89°46'06" W
L139	45.96	S 27°54'36" E
L141	88.17	N 35°10'38" E
L142	342.88	S 48°59'37" E
L143	74.00	S 41°00'23" W
L144	28.28	N 86°00'23" E
L145	170.39	N 41°00'23" E
L146	28.28	N 3°59'37" W
L147	74.00	S 41°00'23" W
L148	237.26	N 48°59'37" W
L149	138.69	N 27°55'52" W
L150	92.70	N 73°29'43" E
		EGMENT TABLE
Line #	Length	Direction
L270	24.32	S 59°27'32" E
L271	46.94	S 74°51'58" E
L272	102.60	S 2°24'46" W
L273	40.83	N 10°38'26" E

N 39°43'02" W

N 24°39'02" W

S 3°59'37" E

S 41°00'23" W

N 48°59'37" W

N 41°00'23" E

N 41°00'23" E

N 48°59'37" W

S 44°12'14" E

S 0°47'46" W

N 44°12'14" W

N 42°55'05" E

L274

L275

L276

L277

L278

L279

L280

L281

L282

L283

L284

L285

21.01

214.95

28.28

69.52

20.00

15.52

74.00

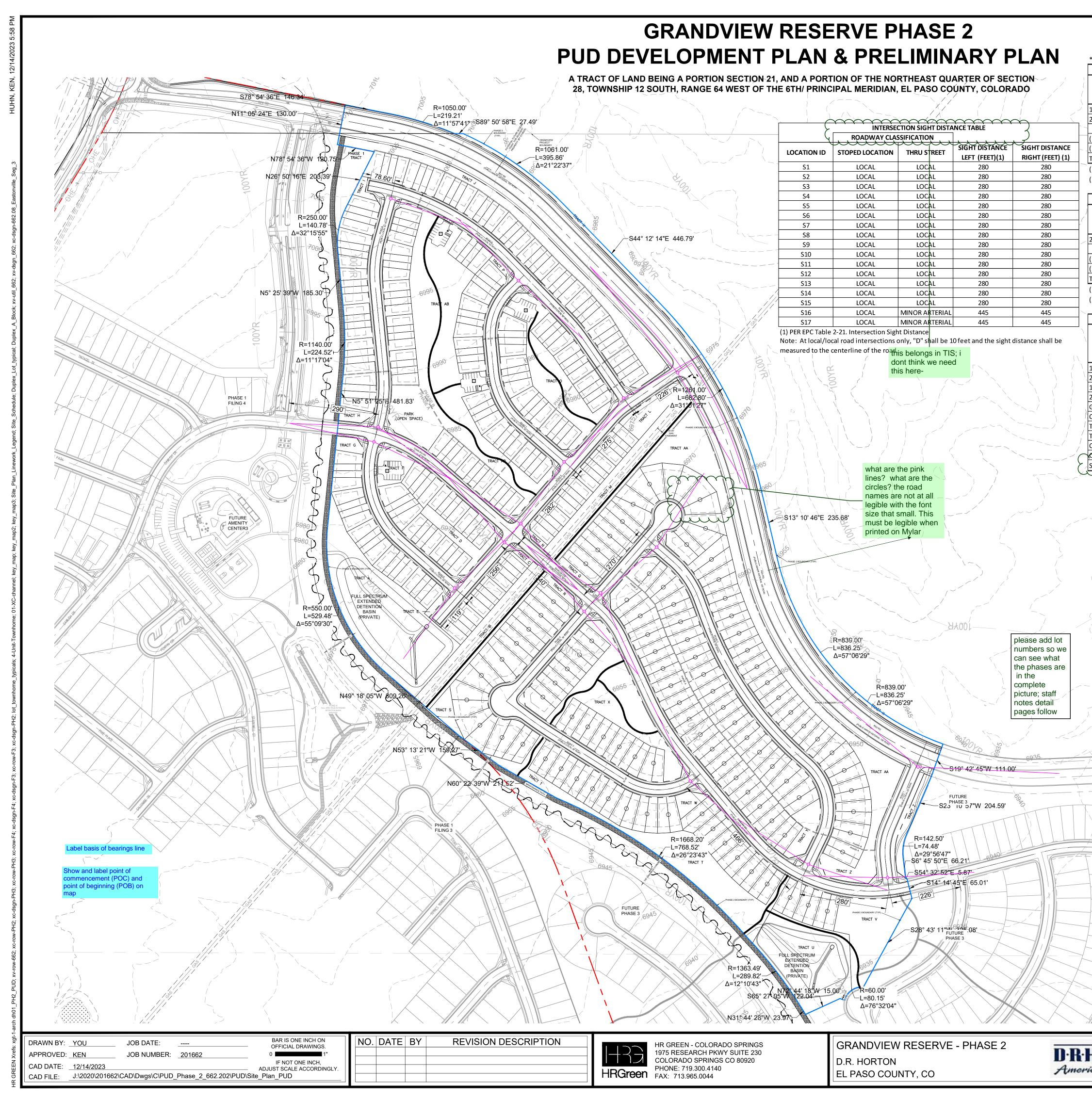
85.00

20.76

28.28

39.59

20.00



*56 (4 unit buildings)						
Rec	uired Site P	arking (Town	homes)			
	units/bldg # of units Dwelling Parking Ratio Units Dructured		Parking Spaces Required	Guest Spaces Required		
1 Car Garage Unit	2	112	112	2	224	28
2 Car Garage Unit	2	112	112	2	224	28
Total Dwelling Units	4	224	224			
(1) Guest (Single family Attached) 1 space / 4 D.U.)				0.25		56
(2) Handicap Parking Required (51-75 = 3)						3
Total Parking Required					448	56
(1) per LDC Table 6-2				Overall	Total Required	504

(2) per LDC Table 6-3

Required Site Parking (Duplexes)							
	units/bldg	# of units	Proposed Dwelling Units	(1) Required Parking Ratio per D.U.	Parking Spaces Required	Guest Spaces Required	
2 Car Garage Units	2	97	194	2	388	49	
Total Dwelling Units	2	97	194				
(1) Guest (Single family Attached) 1 space / 4 D.U.)				0.25		49	
(2) Handicap Parking Required (25-50 = 2)						2	
Total Parking Required					388	49	
(1) per LDC Table 6-2				Overall <sup>•</sup>	Total Required	437	
Total Parking Required				Overall <sup>*</sup>			

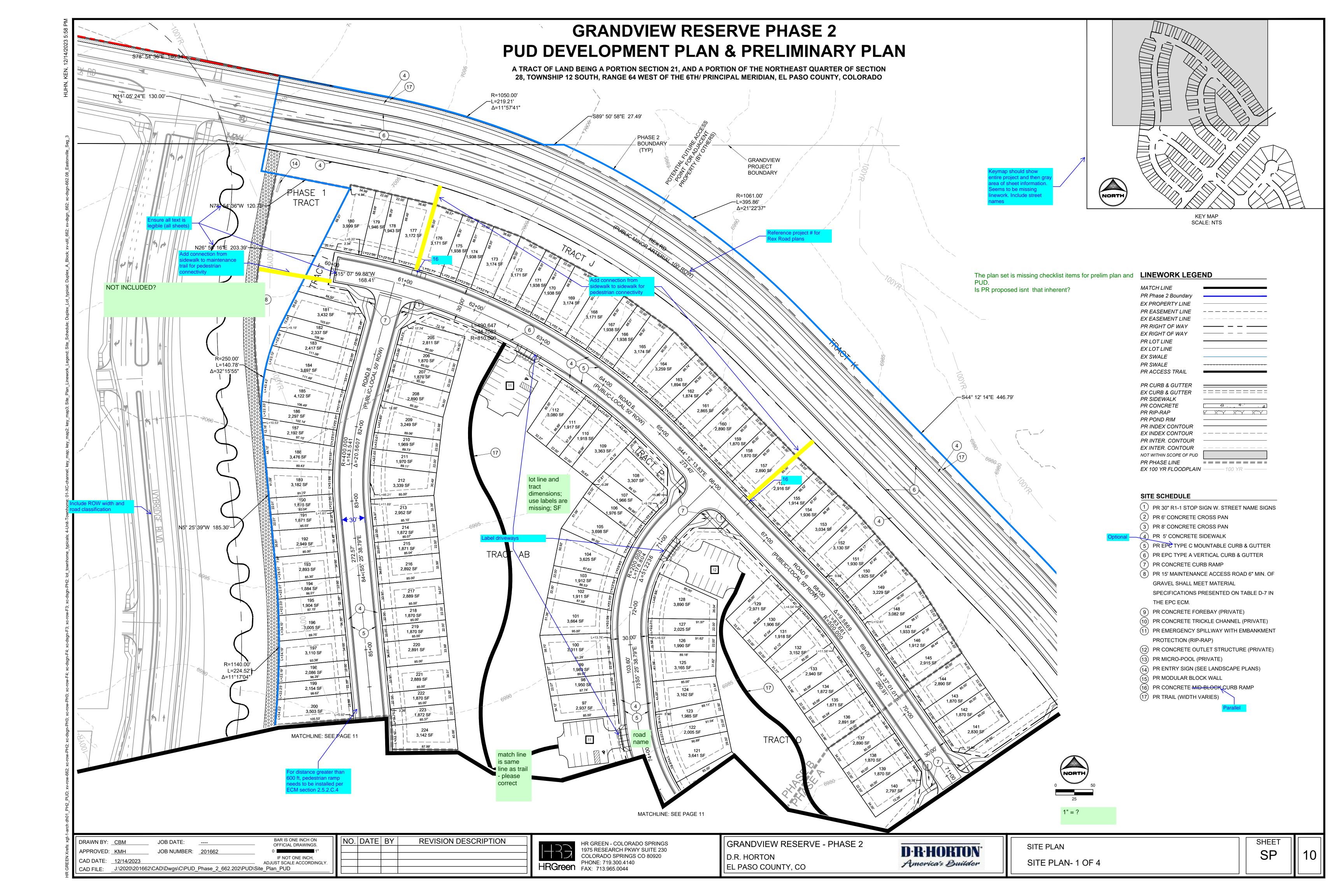
(2) per LDC Table 6-3

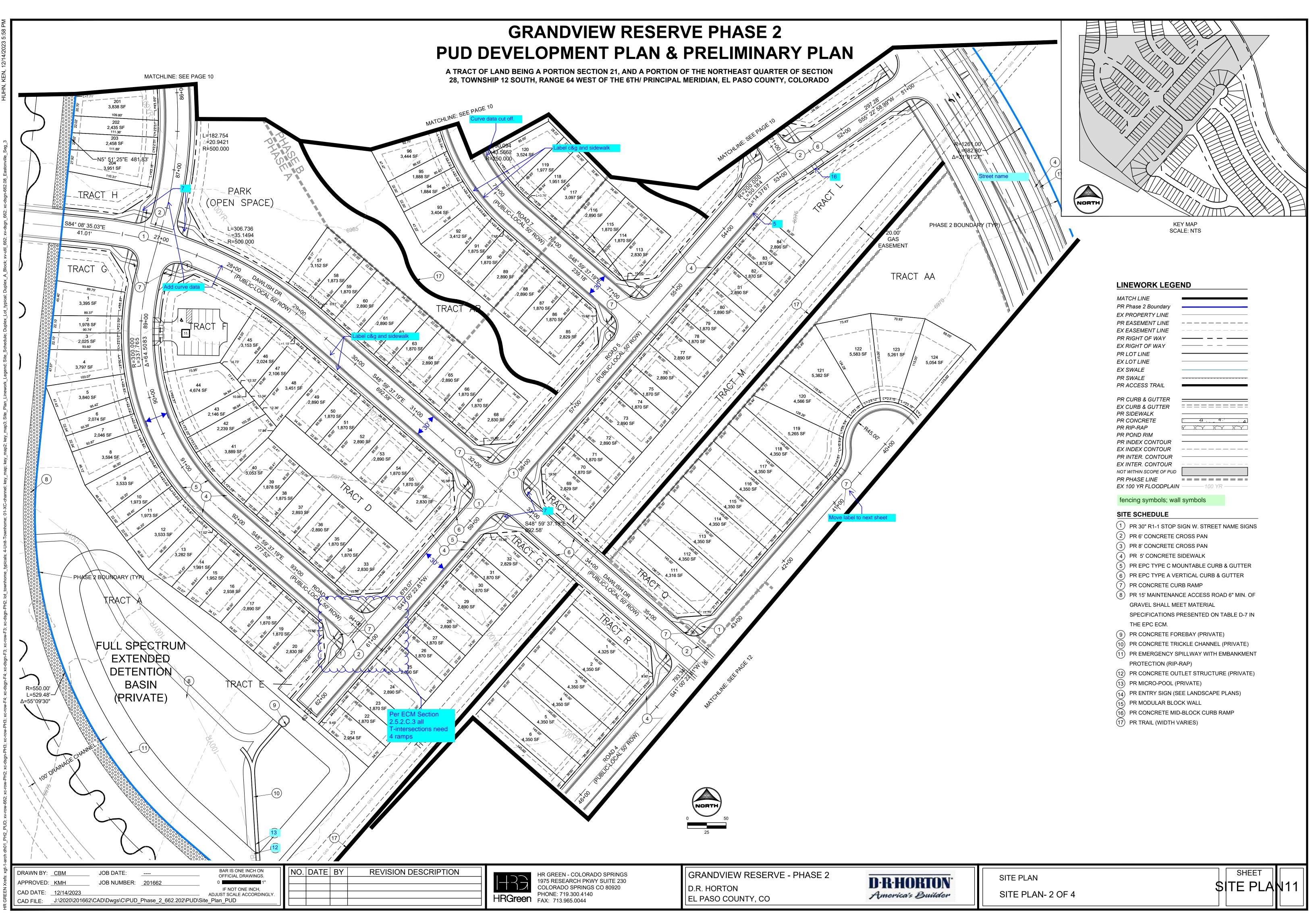
	Parking Summary (Duplexes & Townhomes)						
` } \			spaces/unit	# of units	Townhome provided spaces	# of units	Duplex provided spaces
)	1 Car Garage		1	112	112	0	0
	2 Car Garage		2	112	224	194	388
	1 Car Driveway		1	112	112	0	0
	2 Car Driveway		2	112	224	194	388
	Guest Spaces Provided in Driveway (2 car Driveway only)				112		194
	Off street parking lot (Guest Space)				46		0
	Total Guest Spaces Provided				158		194
/	Total Guest Spaces Required				56		49
/	Overall Total Parking Provided				718		776
C	Overall Total Parking Regulied				504		437
7	Surplus Parking Spaces				214		340
~~			/				

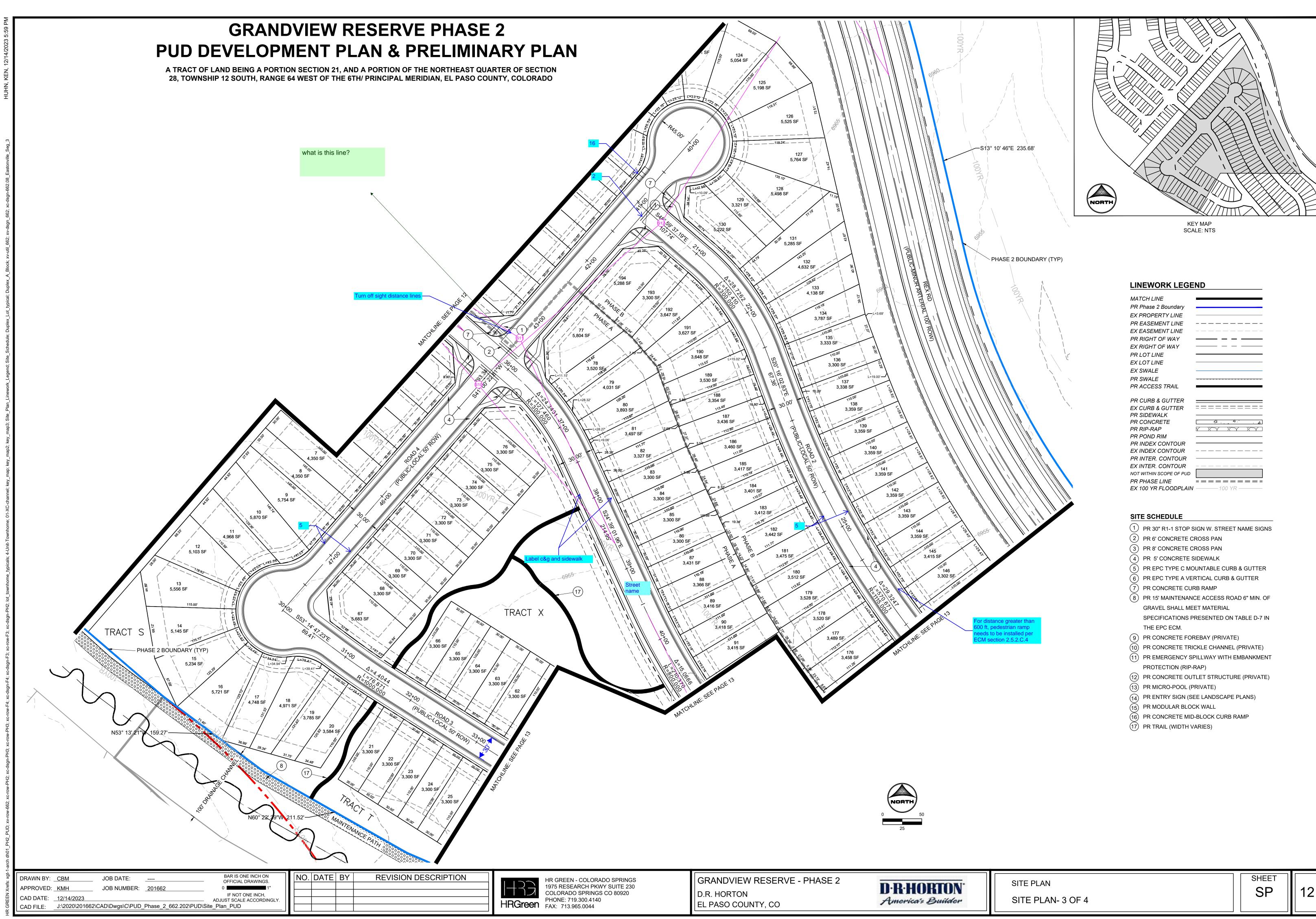
	TOWNHOME AREA SUMMARY:
where are these? are	56 - 4 UNIT BUILDINGS
these on the lots or	
are these the parking	224 - DWELLING UNITS
lots in the tracts? who	
maintains the parking	
lots? identify phased lines or	PHASE A:
areas that correspond to	26 - 4 UNIT BUILDINGS
this table; i can not see the	104 - DWELLING UNITS
distinction. If you print- it	
must be legible for	
recording	PHASE B:
	30 - 4 UNIT BUILDINGS
	120 - DWELLING UNITS
10/1	DUPLEX AREA SUMMARY:
	97 - DUPLEX BUILDINGS
	194 - DWELLING UNITS
	PHASE A:
	110 - DWELLING UNITS
100YK 1 1 1	PHASE B:
	84 - DWELLING UNITS
	P NORTH
	× N2 0 150
	75 update scale- 1 inch equals?
	SHEET

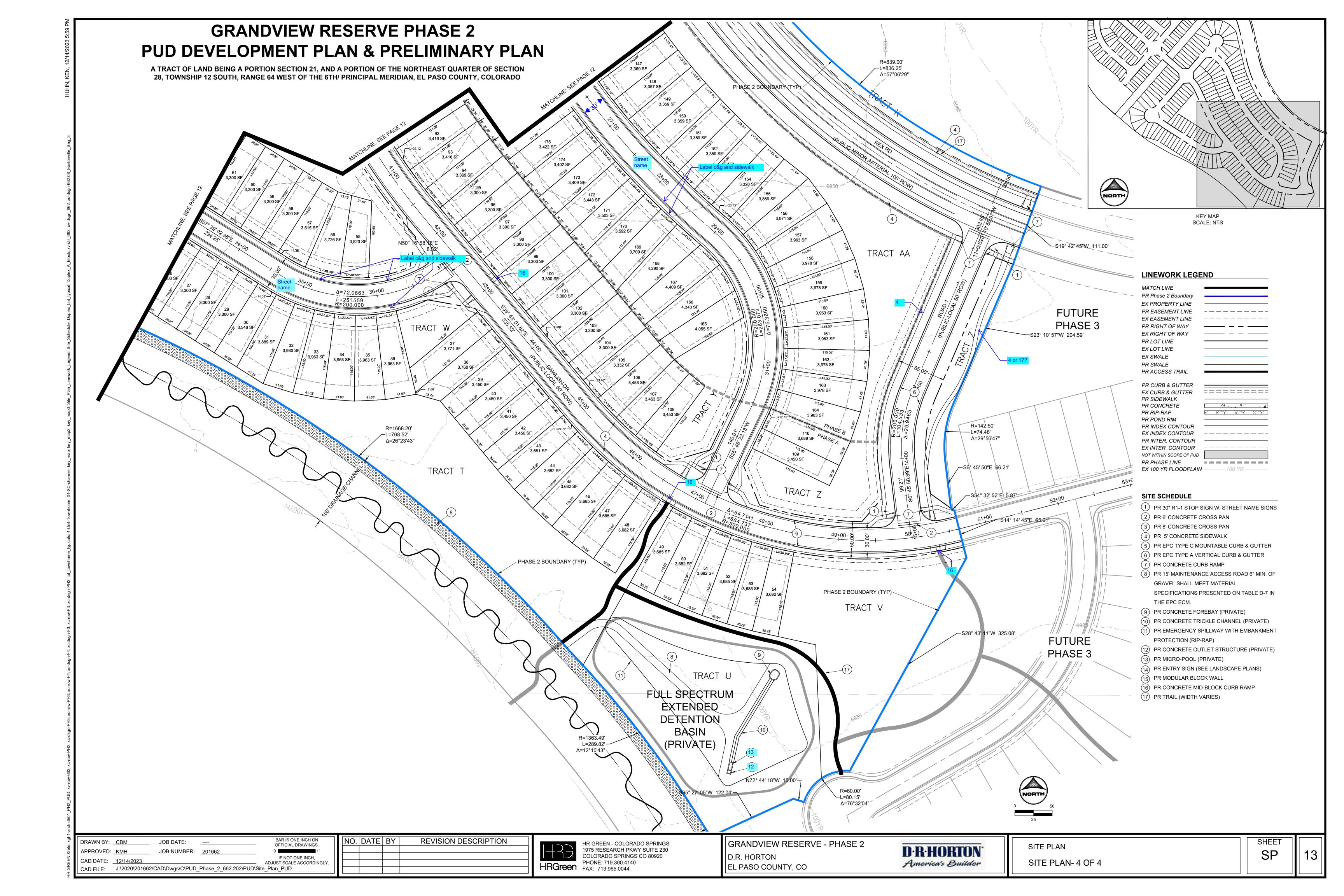


SITE PLAN parking data OVERALL SITE & PHASING PLAN SHEET SP









## GENERAL LANDSCAPE PLAN NOTES:

- 1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION). ALL INTERNAL LANDSCAPE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION) AFTER INSTALLATION.
- 2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- 3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- 4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS 5. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- 6. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES
- 7. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- 8. STREET TREES. STREETSCAPE IMPROVEMENTS. AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER

#### **IRRIGATION:**

1. ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE

SHRUB/TREE PLANTING NOTES:

- 1. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- 2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- 3. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES. 4. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- 5. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER
- 6. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE
- 7. PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- 8. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- 9. USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- 10. THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

#### SODDING & SEEDING:

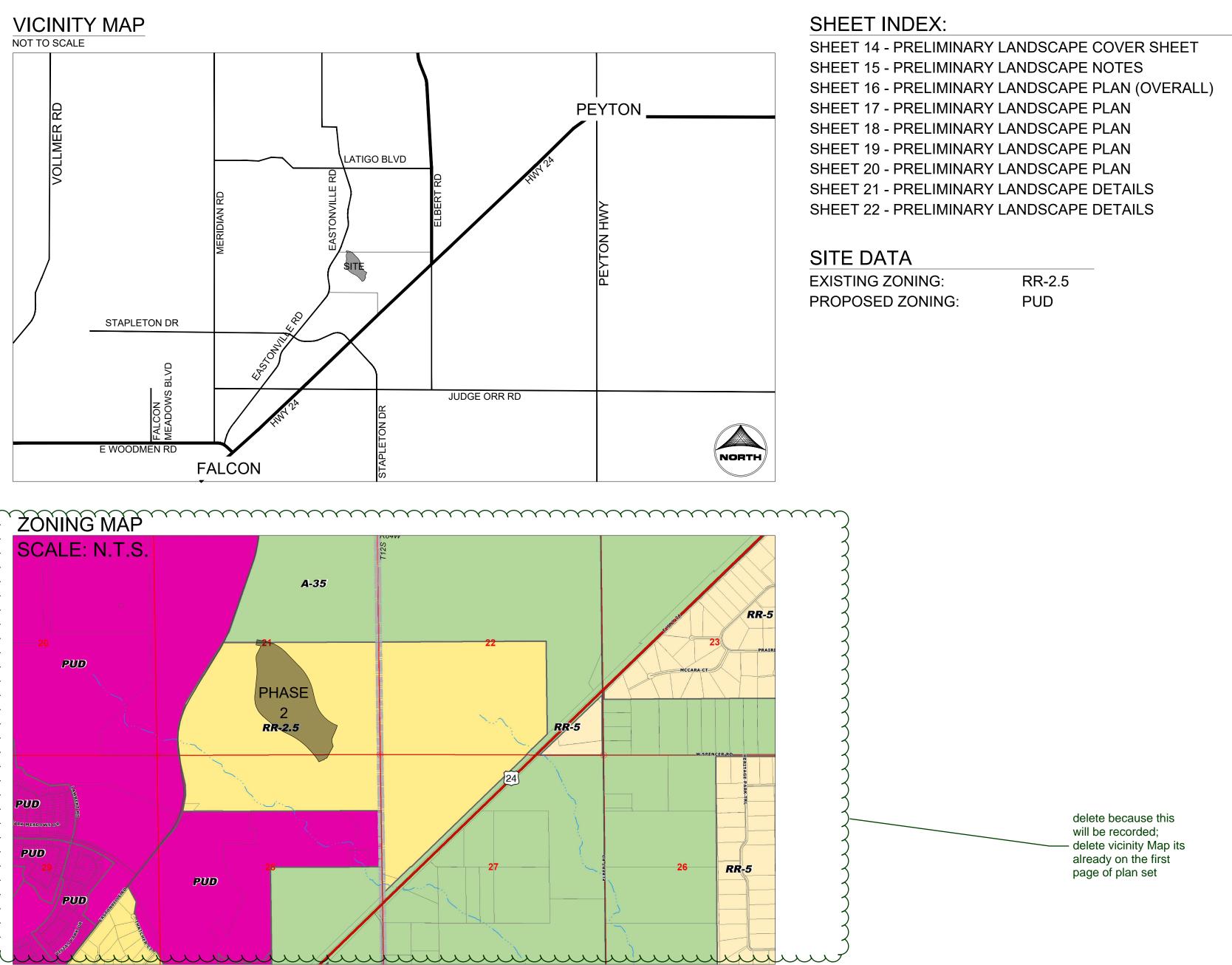
- 1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE. 2. ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE
- SITE
- 3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- 4. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- 5. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- 6. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- 7. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEING DATE.
- 9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
- 9.1 SLOPES LESS THAN 3:1 SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISL FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
- 9.2 SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.
- 9.2.1. FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE
- 9.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- 10. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- 11. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- 12. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- 13. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- 14. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.

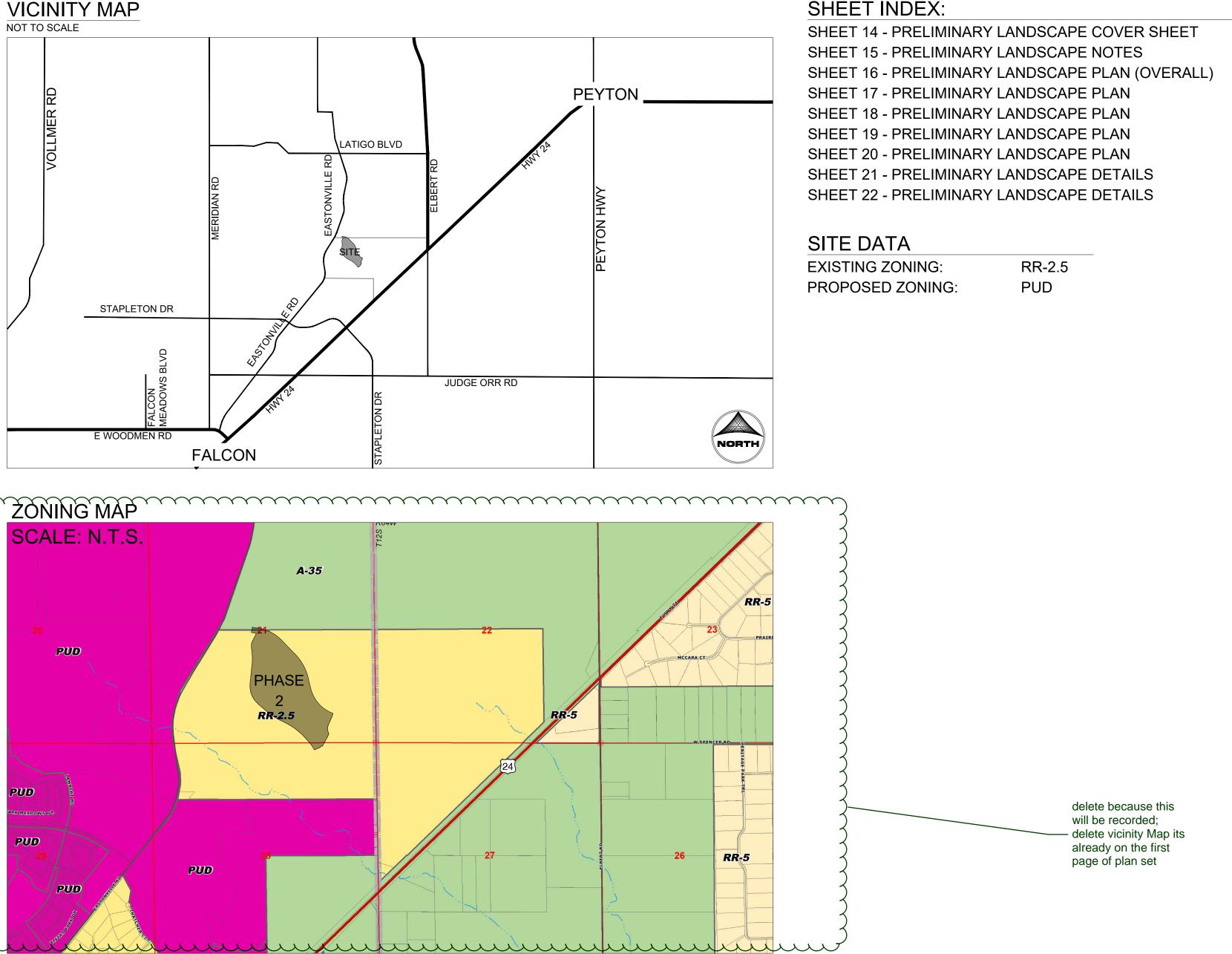
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## **GRANDVIEW RESERVE PHASE 2** PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION SECTION 21, 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

HYDRO-MULCH AND BROADCAST.





ESCRIPTION

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

**GRANDVIEW RESERVE - PHASE 2** D.R. HORTON EL PASO COUNTY, CO



LANDSCAPE PRELIMINARY LANDSCAPE COVER SHEET SHEET L.01

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	DEVELO STREET NAME
DECIDUOUS				LANDSCAPE S
	AG	ACER GINNALA / AMUR MAPLE	1.5" CAL.	ZONE DISTRIC
				STREET CLAS
	CS	CATALPA SPECIOSA / NORTHERN CATALPA	1.5" CAL.	SETBACK DEF
12 M				LINEAR FOOT
$\left\{ \left( \right) \right\}$	СО	CELTIS OCCIDENTALIS / COMMON HACKBERRY	1.5" CAL.	TREE/FEET RI
				NUMBER OF T
	GT	GLEDITSIA TRIACANTHOS INERMIS 'HARVE' / NORTHERN ACCLAIM® HONEY LOCUST	1.5" CAL.	SHRUB SUBS
10000000000000000000000000000000000000				ORNAMENTAL
	GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	1.5" CAL.	PLANT ABBRE
2 2 2				% GROUND P
	KP	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	1.5" CAL.	
VERGREEN	TREES			
5mg	AC	ABIES CONCOLOR / WHITE FIR	6` HT.	GROUNI
L	AC	ABIES CONCOLOR / WHITE FIR	о пі.	SYMBOL
	PP	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	6` HT.	Ψ Ψ Ψ Ψ Ψ Ψ Υ
			0 111.	Ψ Ψ Ψ Ψ Ψ Ψ Ν
	PB	PINUS ARISTATA / BRISTLECONE PINE	6` HT.	ΨΨΨ //////////////////////////////////
			•	
	PE	PINUS EDULIS / PINYON PINE	6` HT.	
ZANY .				
	PN	PINUS NIGRA / AUSTRIAN PINE	6` HT.	
	L TREES			
	MR	MALUS X 'RADIANT' / RADIANT CRABAPPLE	1" CAL.	
	PV	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY	1" CAL.	
(	PC	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	1" CAL.	
ECIDUOUS	SHRUBS			NOTE: ALL PLAN
	CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD	#5	WHERE S
	СР	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	#5	
A HIT HIT IS A HIT IS	EN	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	#5	
	PM	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	#5	
$\left( \begin{array}{c} \\ \end{array} \right)$	PF	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	#5	
A CONTRACTOR OF	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5	
NAME AND	RA	RIBES ALPINUM / ALPINE CURRANT	#5	
$\left( \cdot \right)$	SM	SYMPHORICARPOS OREOPHILUS / MOUNTAIN SNOWBERRY	#5	
+	VL	VIBURNUM LENTAGO / NANNYBERRY	#5	
VERGREEN	SHRUBS			
	JB	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	#5	
	JH	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	#5	
$\langle \rangle$	MM	PINUS MUGO 'MOPS' / MOPS MUGO PINE	#5	
GRASSES			ща	
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	#1	
	MG PS	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1 #1	
-	SH			
		SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#1	

**GROUND COVER LEGEND/QUANTIES** SYMBOL  $\psi$   $\psi$   $\psi$  $\psi$   $\psi$ 

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY

OPMENT PLAN DATA		add name	
ME OR ZONE BOUNDARY	REX ROAD	ROAD 1	PARKING LOTS
SETBACK LOCATION	NORTH EAST	EAST	N/A
ICT BOUNDARY	NO	NO	NO
SSIFICATION	COLLECTOR	RESIDENTIAL	N/A
EPTH REQUIRED/PROVIDED	10' / 10'	10' / 10'	N/A
TAGE	2847'	686'	45 SPACES
REQUIRED	1 TREE / 30'	1 TREE / 30'	1 TREE / 15 SPACES
TREES REQUIRED/PROVIDED	95 / 95	23 / 23	4 / 4
STITUTION REQUIRED/PROVIDED	0 / 0	0 / 0	0/0
AL GRASS SUBSTITUTION REQ./PROV.	0 / 0	0 / 0	0/0
REVIATION DENOTED ON PLAN *	RR	R1	PL
PLANE VEG. REQUIRED/PROVIDED	75% / 75%	75% / 75%	75% / 75%

SQ. FT.

ACRES

TBD

TBD

schrubs for parking lots?

	DESCRIPTION	QUANTITY	UNITS
↓ ↓ ↓ ↓ ↓ ↓	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	2.0	ACRES
	NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	17.4	ACRES
$\bigcirc \langle \\ \bigcirc \langle \\ \bigcirc \rangle$	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	2.1	ACRES
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.	TBD	SQ. FT.
	SHREDDED MULCH SHREDDED HARDWOOD MULCH.	TBD	SO ET

WESTERN CEDAR OR GORILLA HAIR

SUPPLIER'S SPECIFICATIONS. EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO

TO ORIGINAL CONDITION.

WHERE SIGHT VISIBILITY TRIANGLES EXIST.

MULCH IS RECOMMENDED. INSTALL PER

PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK

TREE LEGEND					
SYMBOL	DESCRIPTION	QTY.			
	DECIDUOUS SHADE TREE	123			
And West and	EVERGREEN TREE	TBD			
	ORNAMENTAL TREE	TBD			

## SEEDING SPECIFICATIONS

### NATIVE SEEDING

EL PAS	O COUNTY	ALL PURPOSE LOW GROW N
05		

25%	BUFFALOGRASS	
20%	GRAMA, BLUE	
29%	GRAMA, SIDEOATS	
5%	GREEN NEEDLEGRASS	

20%	WHEATGRASS, WESTERN
1%	DROPSEED, SAND

SEEDING RATE: 42 LBS PLS/ACRE

## DETENTION SEEDING EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX

L PASO	COUNTY CONSERVATION DISTRI	СТ
20%	BLUESTEM, BIG	
10%	GRAMA, BLUE	
10%	GREEN NEEDLEGRASS	
20%	WHEATGRASS, WESTERN	

- GRAMA, SIDEOATS 10%
- 10% SWITCHGRASS
- 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS

SEEDING RATE: 19.3 LBS PLS/ACRE

details:	signs; fencing; walls please

EVISION DESCRIPTION



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

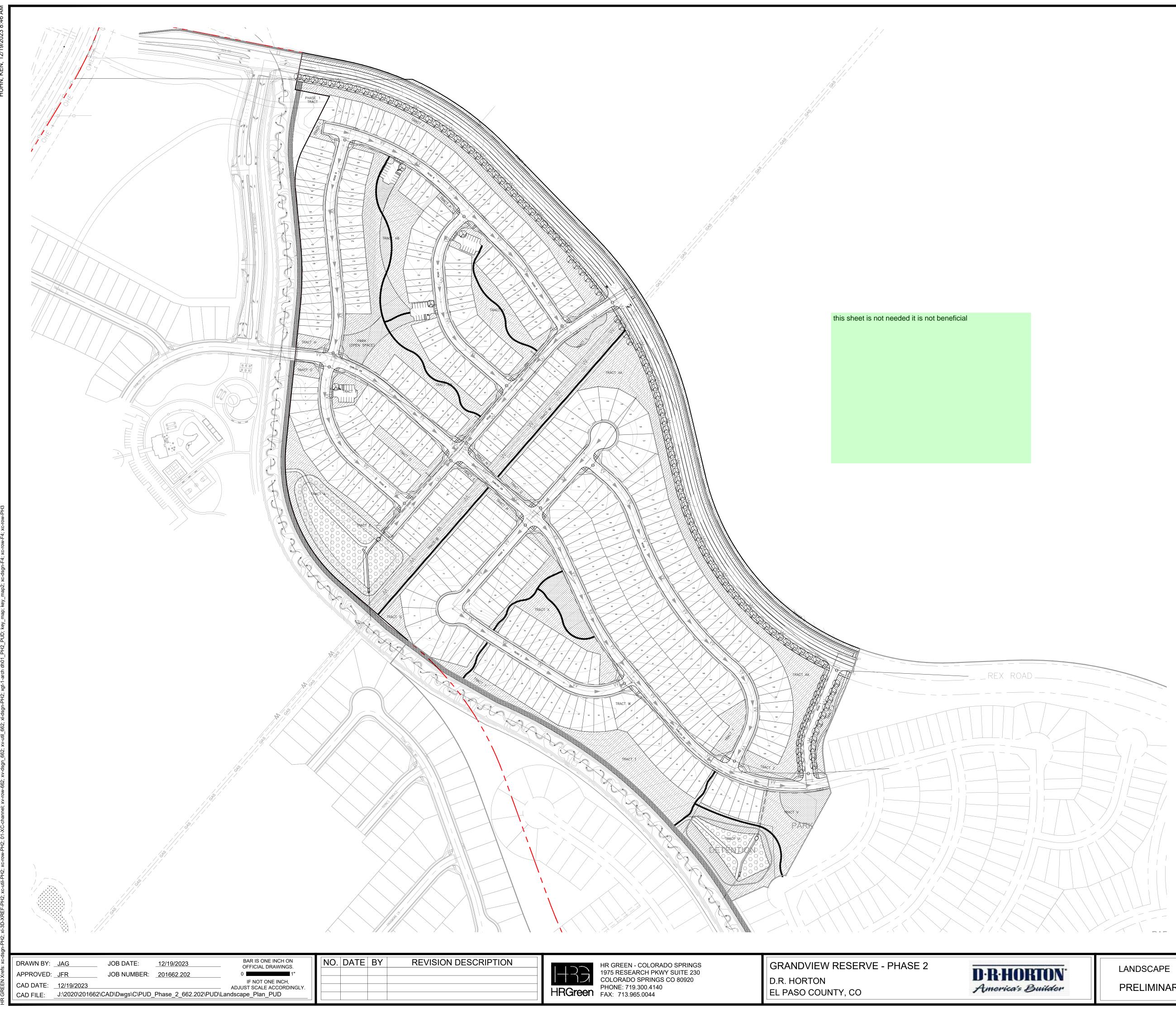
GRANDVIEW RESERVE - PHASE 2 D.R. HORTON EL PASO COUNTY, CO



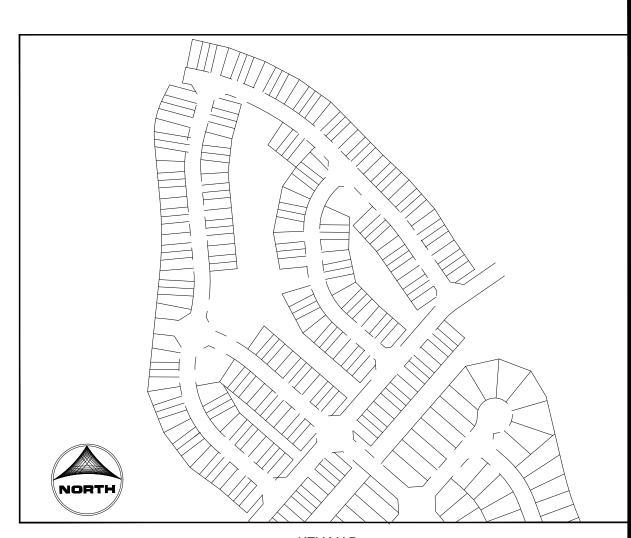
MIX

LANDSCAPE PRELIMINARY LANDSCAPE NOTES



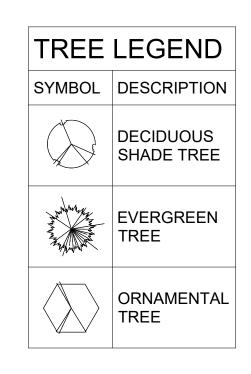


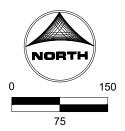
SCRIPTION	



## GROUND COVER LEGEND

YMBOL	DESCRIPTION
+     +     +     +       +     +     +     +       +     +     +     +       +     +     +     +       +     +     +     +	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOL CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO PRESERVED. IF AREAS ARE DISTURBED THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.



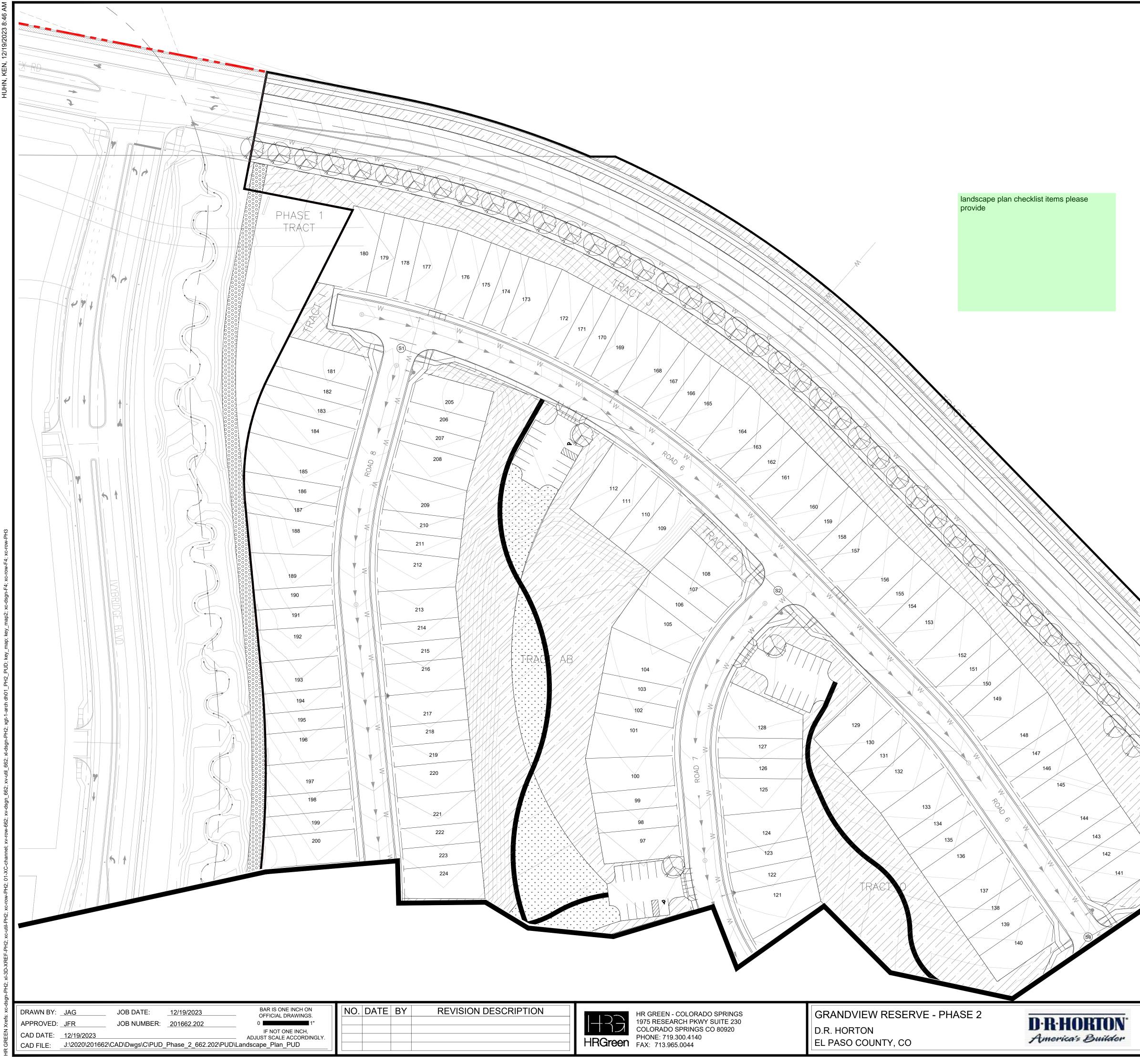


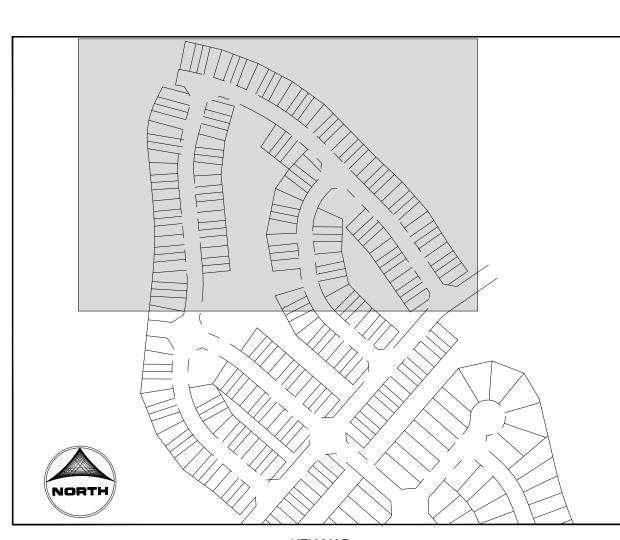


SHEET L.03



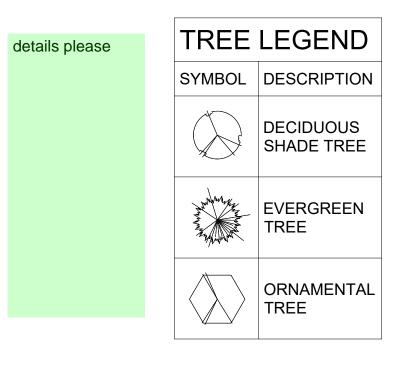
PRELIMINARY LANDSCAPE PLAN (OVERALL)

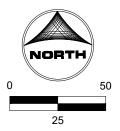




## GROUND COVER LEGEND

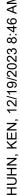
YMBOL	DESCRIPTION
+     +     +     +       +     +     +     +       +     +     +     +       +     +     +     +       +     +     +     +	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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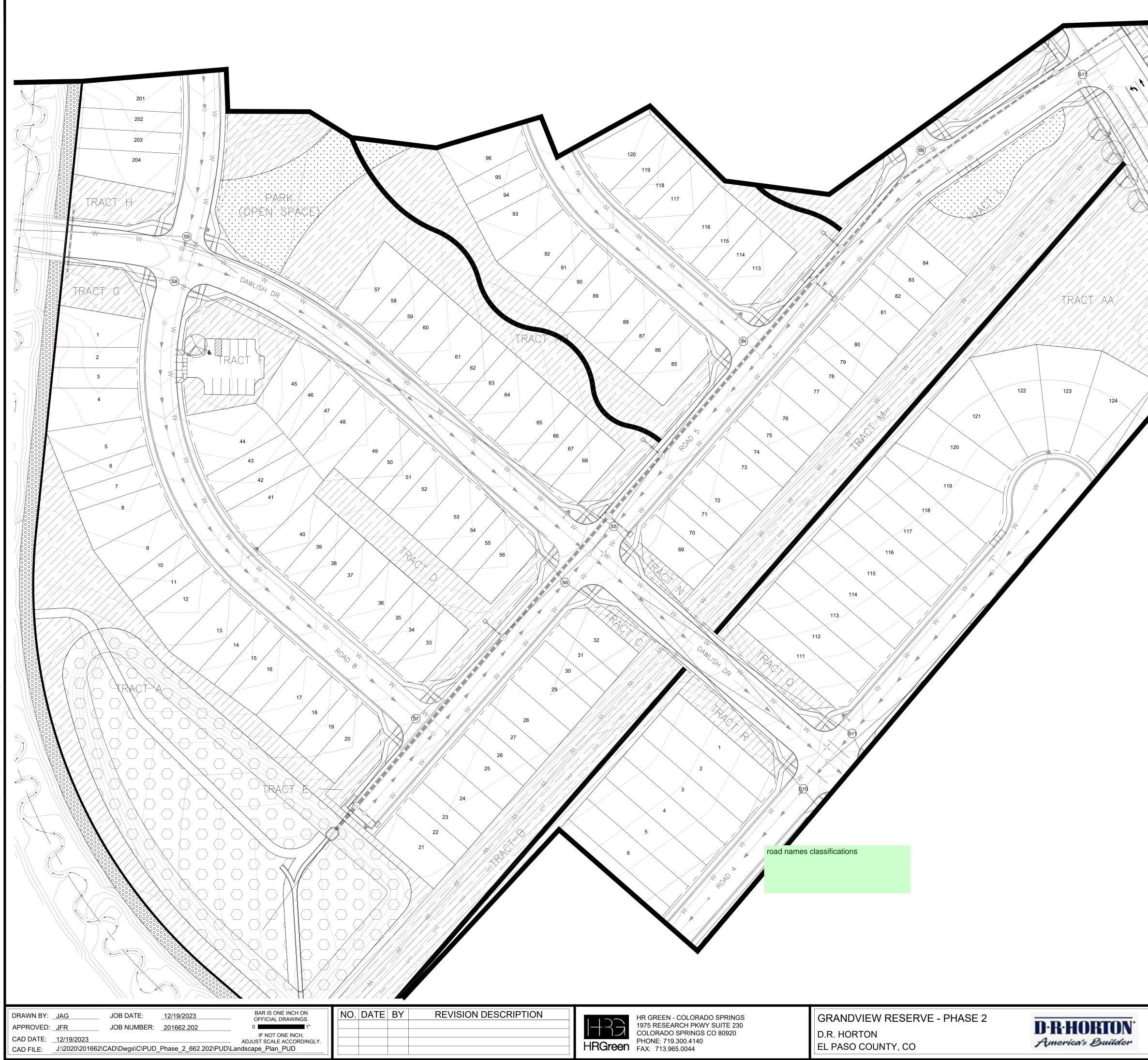


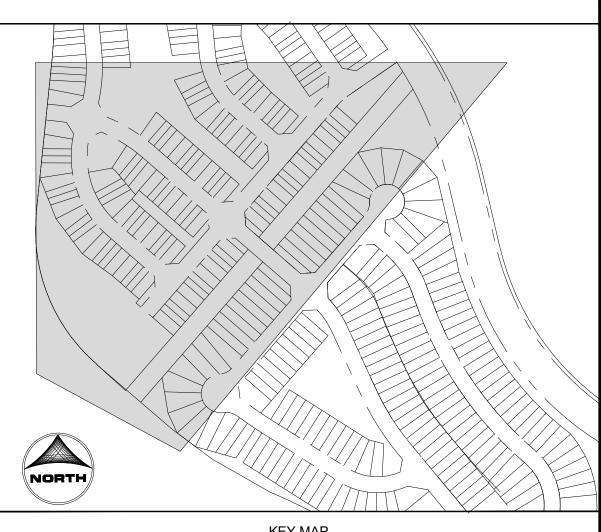


LANDSCAPE PRELIMINARY LANDSCAPE PLAN SHEET

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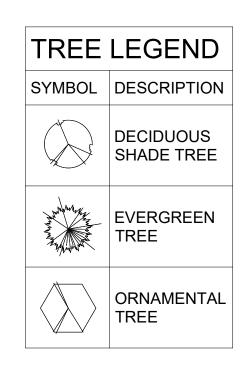






## GROUND COVER LEGEND

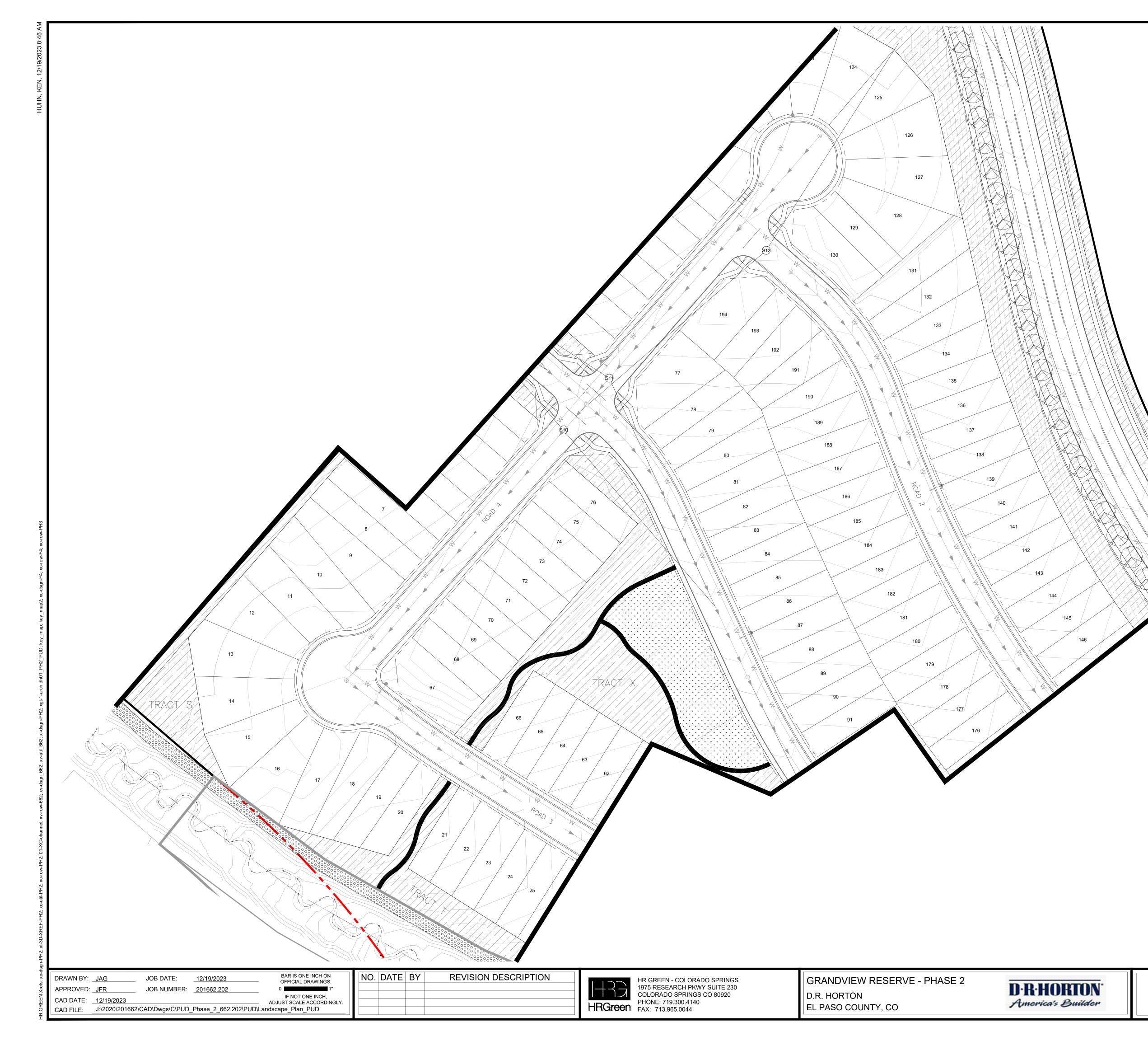
SYMBOL	DESCRIPTION		
*     *     *     *     *       *     *     *     *       *     *     *     *       *     *     *     *       *     *     *     *       *     *     *     *	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.		
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	EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.		





LANDSCAPE PRELIMINARY LANDSCAPE PLAN SHEET L.05

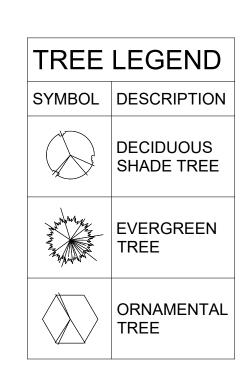
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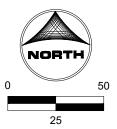




## **GROUND COVER LEGEND**

SYMBOL	DESCRIPTION	
V         V         V           V         V         V         V           V         V         V         V           V         V         V         V           V         V         V         V           V         V         V         V	<ul> <li>SOD TURF</li> <li>IRRIGATED KENTUCKY BLUEGRASS SOD.</li> <li>CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER</li> <li>SUPPLIER'S SPECIFICATIONS.</li> </ul>	
	NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	
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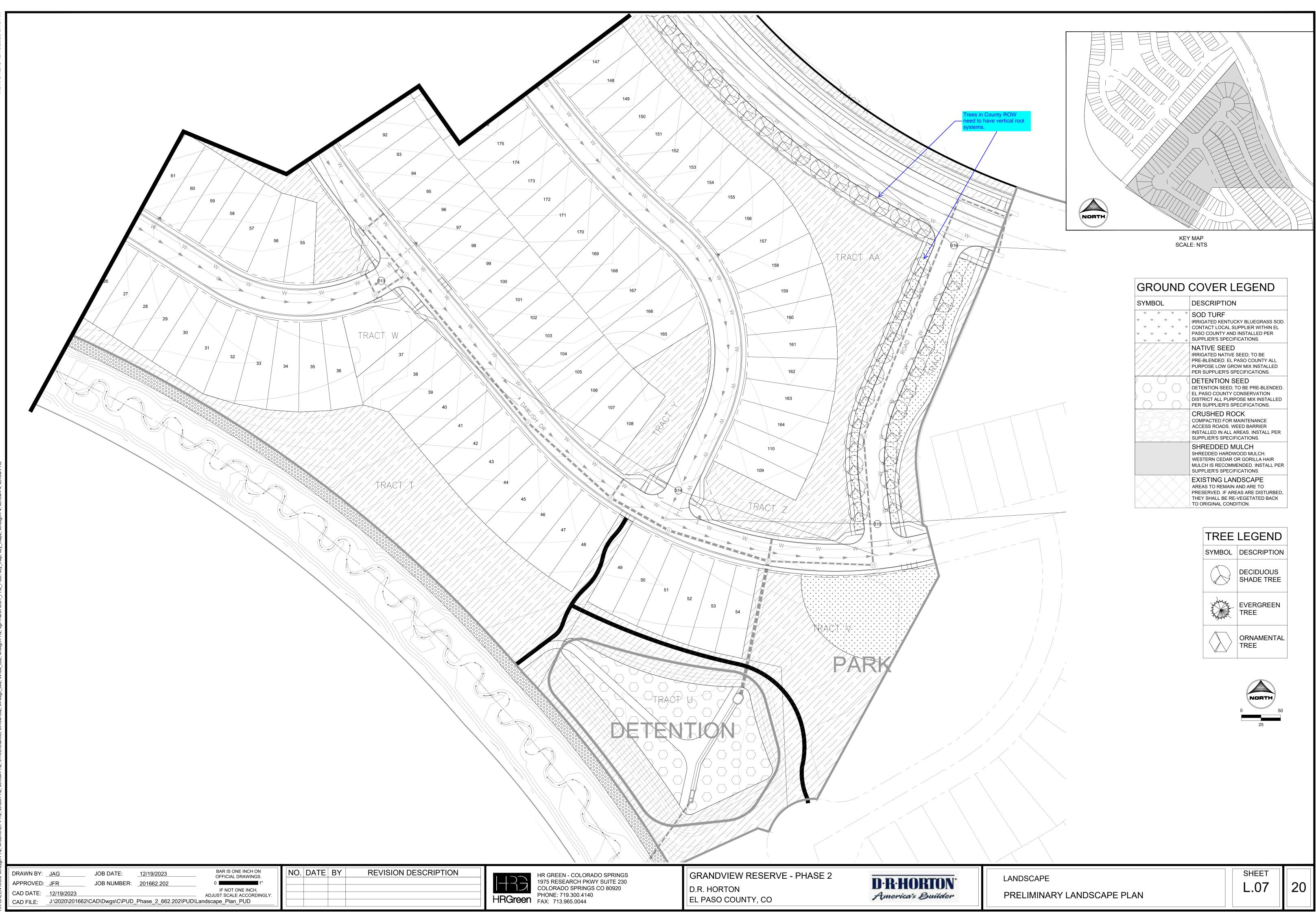


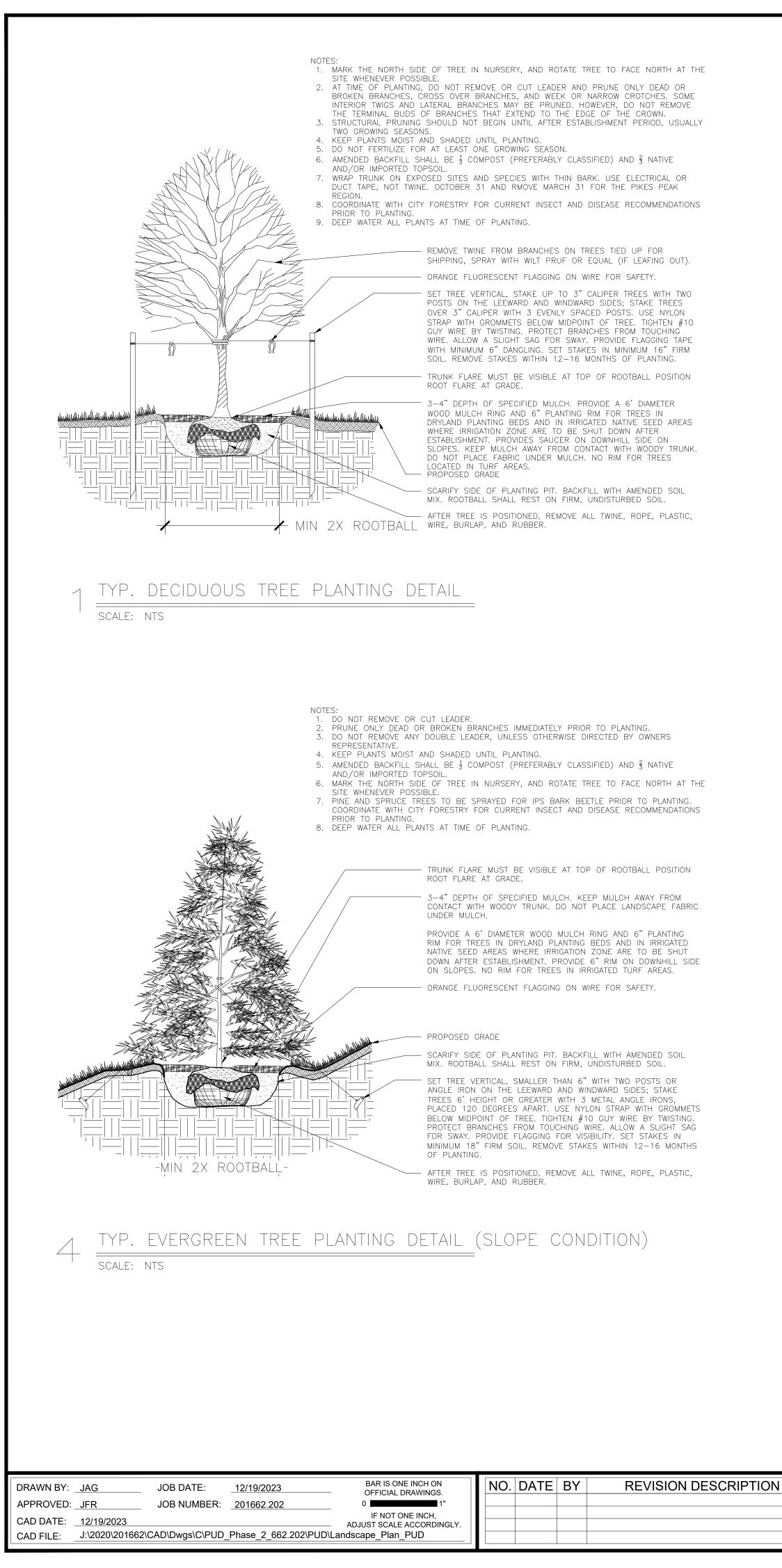
Aret he scales accurate? Please confirm. 1" = X

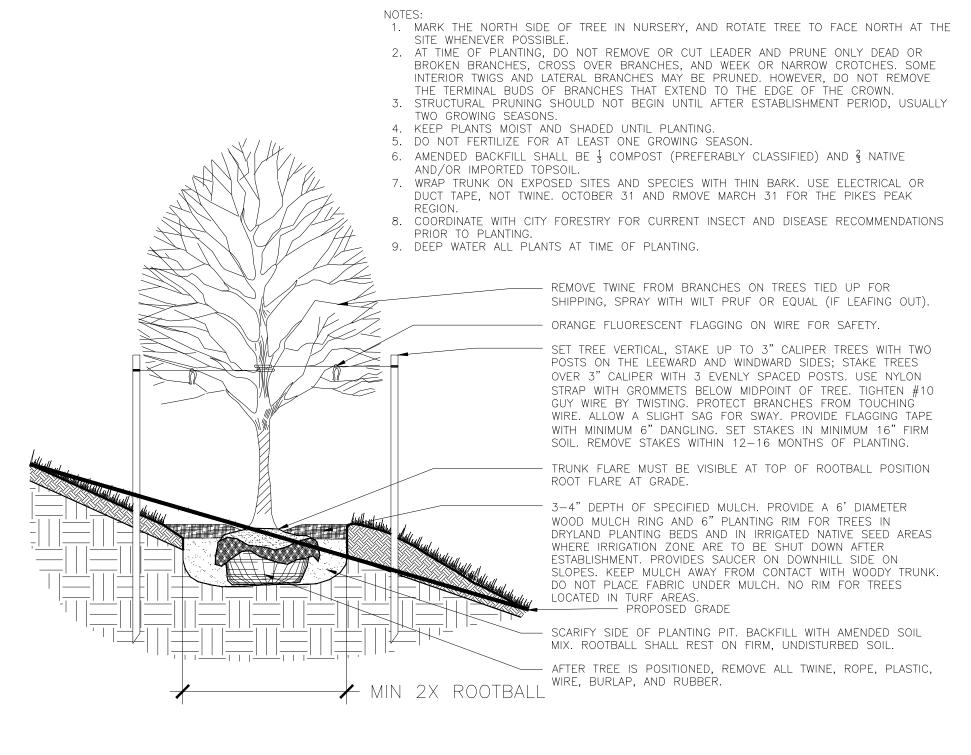
LANDSCAPE PRELIMINARY LANDSCAPE PLAN SHEET L.06

19





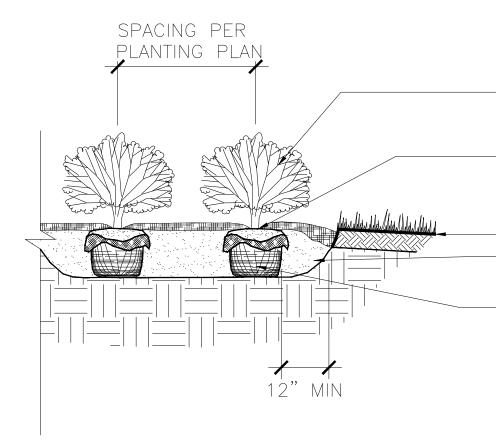




## TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION) SCALE: NTS

1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

- 3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON. 4. AMENDED BACKFILL SHALL BE  $\frac{1}{3}$  COMPOST (PREFERABLY CLASSIFIED) AND  $\frac{2}{3}$  NATIVE
- AND/OR IMPORTED TOPSOIL. 5. ALL SHRUBS IN ROCK AREAS TO RECIEVE SHREDDED MULCH RINGS.
- 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



SET SHRUBS VERTICAL. SHRUBS SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT GINISHED GRADE AT EDGE TO HOLD MULCH.

3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FOM CONTACT WITH WOODY TRUNK.

PROPOSED GRADE SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

- REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.

FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

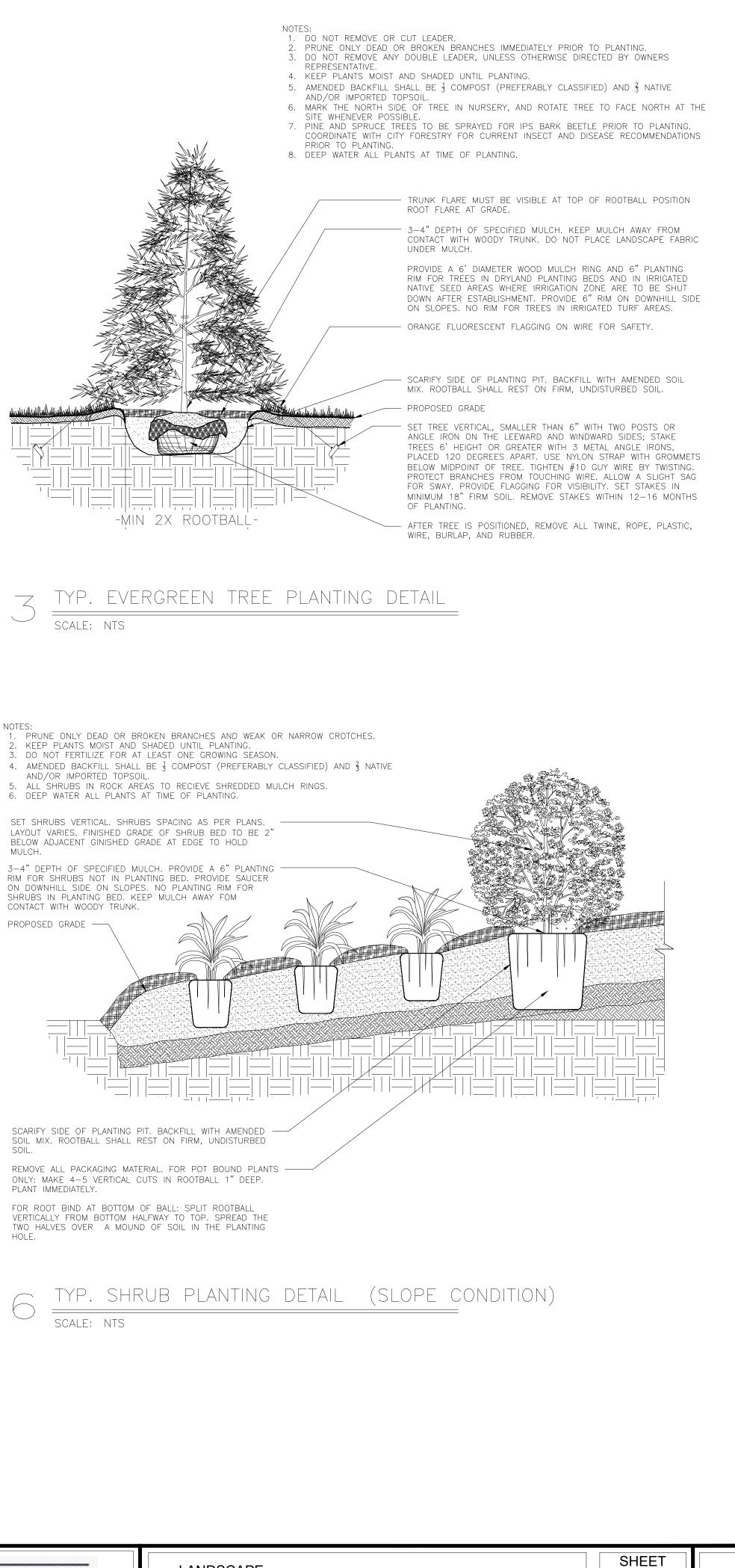


TYP. SHRUB PLANTING DETAIL

SCALE: NTS

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

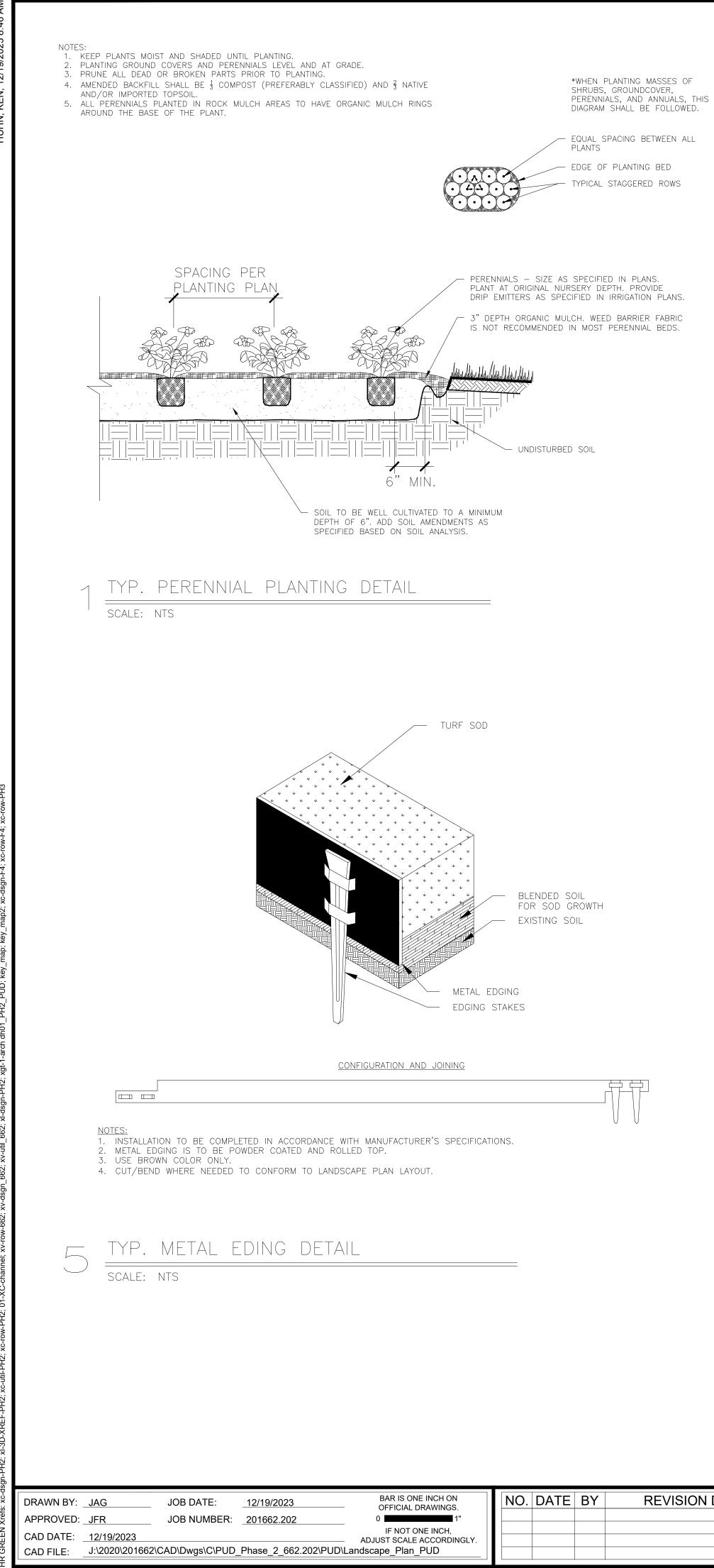




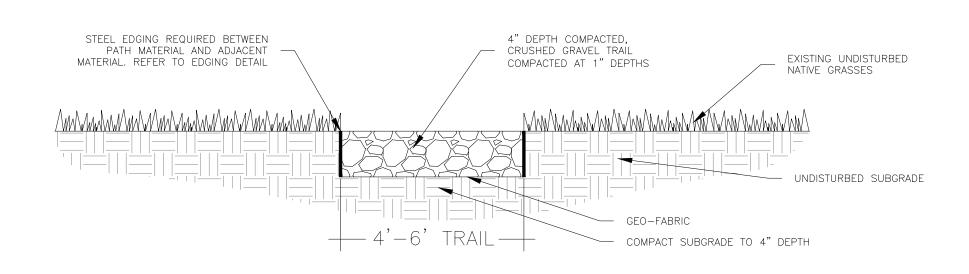
**D**·**R**·HORTON America's Builder

LANDSCAPE PRELIMINARY LANDSCAPE DETAILS L.08

2′



	<ul> <li><u>GUYING STANDARDS</u></li> <li>TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.</li> <li>13' OF ½" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.</li> <li>½" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.</li> <li>TWO (2) TURNBUCKLES, EYE AND EYE TYPE, ¾" THREAD DIAMETER WITH 3" TAKE-UP</li> <li>FOUR (4) ½" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH ¼" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)</li> <li>TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.</li> </ul>
	STAKING DETAIL NORTH VO GUY WIRES PER 180° 180° 180° 180° 180° 180° 180° 180°
*A	<ul> <li>APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS &amp; EVERGREEN TREES 8' HT. AND LESS</li> <li>GUYING STANDARDS</li> <li>THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.</li> <li>13' OF %" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.</li> <li>½" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.</li> <li>THREE (3) TURNBUCKLES, EYE AND EYE TYPE, ¾" THREAD DIAMETER WITH 3" TAKE-UP</li> <li>SIX (6) ½" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH ¼" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)</li> <li>THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.</li> </ul>
	STAKING DETAIL NORTH 120° 120° 120° 120° 120° 120° 120° 120°
*APPLIES	TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' H
$\bigcirc$	TYP. GUYING DETAIL
	SCALE: NTS



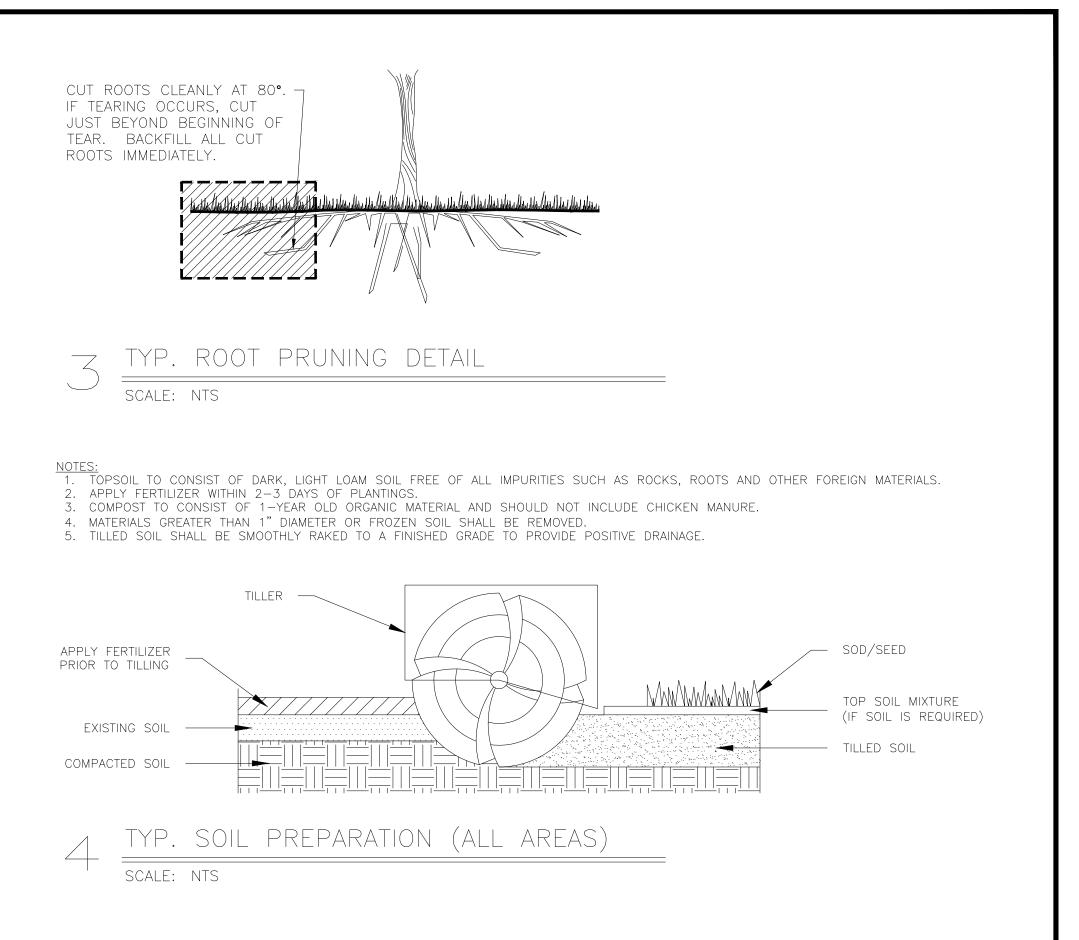
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HR GREEN - COLORADO SPRINGS 1975 RESEARCH PKWY SUITE 230 COLORADO SPRINGS CO 80920 PHONE: 719,300,4140 HR GREEN - COLORADO SPRINGS 1975 RESEARCH PKWY SUITE 230 HRGreen PHONE: 719.300.4140 FAX: 713.965.0044





## V1\_PUD Development Plan - review 1.pdf Markup Summary

CDurham (71)		
<ul> <li>An and a second s</li></ul>	Subject: Text Box Page Label: [1] COVER Author: CDurham Date: 1/30/2024 9:53:34 AM Status: Color: Layer: Space:	19. ALL TRAILS ARE TO BE NON-MOTORIZED TRAILS. 20 THERE SHALL BE NO DIRECT LOT ACCESS TO REX ROAD.
PUDSP-23-006	Subject: Text Box Page Label: [1] COVER Author: CDurham Date: 1/29/2024 4:07:44 PM Status: Color: Layer: Space:	PUDSP-23-006
CONTENDED EX SUBJECT VI MANNE CONTENDE ARE SUBJECT VI MANNE IN THE ARE COLUMNE TO THE LEFT ICE OF 78802 FEET TO A POINT ON CO A POINT OF DRIVE SADD POINT BEIN RECEPTION NAMERE 2201483. RE E (I) COURSE: Manny Reine O Daynong In Legid Alexandrow. RADIUS OF 500.00 FEET, A DISTANCE	Subject: Callout Page Label: [1] COVER Author: CDurham Date: 1/30/2024 9:54:04 AM Status: Color: Layer: Space:	Identify Point of Beginning in legal description.
And the set of the set	Subject: Callout Page Label: [1] TYP SECTIONS Author: CDurham Date: 1/29/2024 4:28:32 PM Status: Color: Layer: Space:	Deviation will need to be provided for this section as it does not meet EPC Standards.
Label this distance.	Subject: Callout Page Label: [1] TYP SECTIONS Author: CDurham Date: 1/29/2024 4:30:21 PM Status: Color: Layer: Space:	Label this distance.
	Subject: Callout Page Label: [1] TYP SECTIONS Author: CDurham Date: 1/29/2024 4:33:09 PM Status: Color: Layer: Space:	Does not meet EPC Standard Detail for arterial. Has a deviation been requested for this road? See additional information for this comment in TIS.

Provide detail for corner fot layout	Subject: Text Box Page Label: [1] TYP SECTIONS Author: CDurham Date: 1/29/2024 4:42:04 PM Status: Color: Layer: Space:	Provide detail for corner lot layout
Previde Insultin detail	Subject: Text Box Page Label: [1] TYP SECTIONS Author: CDurham Date: 1/29/2024 4:42:38 PM Status: Color: Layer: Space:	Provide knuckle detail
Type A or PC TYPE C (OPTIONAL) CURB	Subject: Text Box Page Label: [1] TYP SECTIONS Author: CDurham Date: 1/30/2024 9:54:39 AM Status: Color: Layer: Space:	Type A or
Label road	Subject: Callout Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN Author: CDurham Date: 1/29/2024 4:34:47 PM Status: Color: Layer: Space:	Label road
BT Provide all survey control information	Subject: Text Box Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN Author: CDurham Date: 1/30/2024 9:55:12 AM Status: Color: Layer: Space:	Provide all survey control information
Add note to see next sheet for line and curve tables.	Subject: Text Box Page Label: [7] 07 TRACT PLAN Author: CDurham Date: 1/29/2024 4:38:08 PM Status: Color: Layer: Space:	Add note to see next sheet for line and curve tables.

	Subject: Callout Page Label: [7] 07 TRACT PLAN Author: CDurham Date: 1/29/2024 4:39:07 PM Status: Color: Layer: Space:	Label all easements - existing and proposed
Label basis of basings line	Subject: Text Box Page Label: [9] 09 OVERALL SITE & PHASING PLAN Author: CDurham Date: 1/29/2024 4:56:51 PM Status: Color: Layer: Space:	Label basis of bearings line
Show and tablet point of commencement (PIOI) and measurement (PIOI) on measurement (PIOI) on the provided of the provided of t	Subject: Text Box Page Label: [9] 09 OVERALL SITE & PHASING PLAN Author: CDurham Date: 1/29/2024 4:57:16 PM Status: Color: Layer: Space:	Show and label point of commencement (POC) and point of beginning (POB) on map
	Subject: Callout Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 10:00:31 AM Status: Color: Layer: Space:	Ensure all text is legible (all sheets)
	Subject: Callout Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 10:01:01 AM Status: Color: Layer: Space:	Include ROW width and road classification
175 1,938 77 10 7 7 7 7	Subject: Callout Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 10:01:17 AM Status: Color: Layer: Space:	16

<b>3</b> 0'►	Subject: Dimension Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 10:01:40 AM Status: Color: Layer: Space:	30'
	Subject: Callout Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 10:02:12 AM Status: Color: Layer: Space:	Label driveways
2,800 SF 2,800 SF 2,916 SF 1,914 SF 1,914 SF 1,914 SF 1,914 SF 1,914 SF 1,914 SF 1,914 SF 1,938 S	Subject: Callout Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 10:02:31 AM Status: Color: Layer: Space:	16
AR BLOCK WALL ETE <del>MID-BLOCK</del> CU VIDTH VARIES)	Subject: Line Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 10:02:43 AM Status: Color: Layer: Space:	
LOCK CURB RAMP ≀IES) Parallel	Subject: Callout Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 10:03:01 AM Status: Color: Layer: Space:	Parallel
	Subject: Callout Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 10:03:40 AM Status: Color: Layer: Space:	Reference project # for Rex Road plans

Norme annual down with grant of a factory metric to a company preserve	Subject: Callout Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 10:04:29 AM Status: Color: Layer: Space:	Keymap should show entire project and then gray area of sheet information. Seems to be missing linework. Include street names
(1) PR 30° R1-1 S (2) PR 6° CONCRE (3) PR 8° CONCRE (4) PR 8° CONCRE (5) PR 8° CONCRE (5) PR 8° CONCRE (6) PR 8° CONCRE (7) PR 8° C	Subject: Callout Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 10:04:59 AM Status: Color: Layer: Space:	Optional
And and a set of the s	Subject: Callout Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 10:06:58 AM Status: Color: Layer: Space:	For distance greater than 600 ft, pedestrian ramp needs to be installed per ECM section 2.5.2.C.4
	Subject: Callout Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 4:09:56 PM Status: Color: Layer: Space:	Add connection from sidewalk to maintenance trail for pedestrian connectivity
	Subject: Line Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 4:08:47 PM Status: Color: Layer: Space:	
	Subject: Line Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 4:09:16 PM Status: Color: Layer: Space:	

	Subject: Callout Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 4:10:33 PM Status: Color: Layer: Space:	Add connection from sidewalk to sidewalk for pedestrian connectivity
	Subject: Line Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: CDurham Date: 1/30/2024 4:10:22 PM Status: Color: Layer: Space:	
13	Subject: Text Box Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:07:57 AM Status: Color: Layer: Space:	13
	Subject: Text Box Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:07:59 AM Status: Color: Layer: Space:	12
	Subject: Cloud+ Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:08:32 AM Status: Color: Layer: Space:	Per ECM Section 2.5.2.C.3 all T-intersections need 4 ramps
H (OPEN SPACE)	Subject: Callout Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:15:32 AM Status: Color: Layer: Space:	Add curve data

	Subject: Dimension Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:11:02 AM Status: Color: Layer: Space:	
	Subject: Dimension Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:12:01 AM Status: Color: Layer: Space:	30'
	Subject: Callout Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:16:04 AM Status: Color: Layer: Space:	Label c&g and sidewalk
	Subject: Dimension Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:16:28 AM Status: Color: Layer: Space:	30'
E SEE PAGE 10 Curve data cut off.	Subject: Callout Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:17:31 AM Status: Color: Layer: Space:	Curve data cut off.
339.767.757.757 767.757.757.757 777.767 777.767 777.767 777.767 777.7777 777.7777 777.7777 777.7777 777.7777 777.7777 777.7777 777.7777 777.7777 777.7777 777.7777 777.7777 777.7777 777.77777 777.77777 777.77777 777.777777	Subject: Dimension Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:18:09 AM Status: Color: Layer: Space:	30'

	Subject: Callout Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:18:25 AM Status: Color: Layer: Space:	Label c&g and sidewalk
16	Subject: Callout Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:27:30 AM Status: Color: Layer: Space:	16
N S S	Subject: Callout Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:27:49 AM Status: Color: Layer: Space:	5
24 24 548' 59' 37' 44 92 58'	Subject: Callout Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:28:31 AM Status: Color: Layer: Space:	7
	Subject: Callout Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:28:55 AM Status: Color: Layer: Space:	7
Street name	Subject: Text Box Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:29:22 AM Status: Color: Layer: Space:	Street name

Marine to use to set	Subject: Callout Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: CDurham Date: 1/30/2024 10:29:44 AM Status: Color: Layer: Space:	Move label to next sheet
	Subject: Callout Page Label: [12] 12 SITE PLAN- 3 OF 4 Author: CDurham Date: 1/30/2024 10:07:26 AM Status: Color: Layer: Space:	For distance greater than 600 ft, pedestrian ramp needs to be installed per ECM section 2.5.2.C.4
	Subject: Callout Page Label: [12] 12 SITE PLAN- 3 OF 4 Author: CDurham Date: 1/30/2024 10:30:36 AM Status: Color: Layer: Space:	Turn off sight distance lines
	Subject: Callout Page Label: [12] 12 SITE PLAN- 3 OF 4 Author: CDurham Date: 1/30/2024 10:31:01 AM Status: Color: Layer: Space:	16
	Subject: Callout Page Label: [12] 12 SITE PLAN- 3 OF 4 Author: CDurham Date: 1/30/2024 10:57:32 AM Status: Color: Layer: Space:	2
	Subject: Callout Page Label: [12] 12 SITE PLAN- 3 OF 4 Author: CDurham Date: 1/30/2024 10:58:04 AM Status: Color: Layer: Space:	5

	Subject: Callout Page Label: [12] 12 SITE PLAN- 3 OF 4 Author: CDurham Date: 1/30/2024 10:58:30 AM Status: Color: Layer: Space:	5
Street name	Subject: Text Box Page Label: [12] 12 SITE PLAN- 3 OF 4 Author: CDurham Date: 1/30/2024 10:58:49 AM Status: Color: Layer: Space:	Street name
	Subject: Callout Page Label: [12] 12 SITE PLAN- 3 OF 4 Author: CDurham Date: 1/30/2024 10:59:15 AM Status: Color: Layer: Space:	Label c&g and sidewalk
233+000 7-20 7-20 7-20 7-20 7-20 7-20 7-20 7	Subject: Dimension Page Label: [12] 12 SITE PLAN- 3 OF 4 Author: CDurham Date: 1/30/2024 10:59:37 AM Status: Color: Layer: Space:	30'
	Subject: Callout Page Label: [13] 13 SITE PLAN- 4 OF 4 Author: CDurham Date: 1/30/2024 11:00:16 AM Status: Color: Layer: Space:	Label c&g and sidewalk
Street name	Subject: Text Box Page Label: [13] 13 SITE PLAN- 4 OF 4 Author: CDurham Date: 1/30/2024 11:00:36 AM Status: Color: Layer: Space:	Street name

	Subject: Dimension Page Label: [13] 13 SITE PLAN- 4 OF 4 Author: CDurham Date: 1/30/2024 11:00:48 AM Status: Color: Layer: Space:	30'
	Subject: Callout Page Label: [13] 13 SITE PLAN- 4 OF 4 Author: CDurham Date: 1/30/2024 11:01:20 AM Status: Color: Layer: Space:	Label c&g and sidewalk
Street name	Subject: Text Box Page Label: [13] 13 SITE PLAN- 4 OF 4 Author: CDurham Date: 1/30/2024 11:01:35 AM Status: Color: Layer: Space:	Street name
	Subject: Callout Page Label: [13] 13 SITE PLAN- 4 OF 4 Author: CDurham Date: 1/30/2024 11:02:24 AM Status: Color: Layer: Space:	16
16 47+00	Subject: Callout Page Label: [13] 13 SITE PLAN- 4 OF 4 Author: CDurham Date: 1/30/2024 11:02:33 AM Status: Color: Layer: Space:	16
3,300 48 48 48 48 48 48 48 48 48 48 48 48 48	Subject: Callout Page Label: [13] 13 SITE PLAN- 4 OF 4 Author: CDurham Date: 1/30/2024 11:02:47 AM Status: Color: Layer: Space:	16

4	Subject: Callout Page Label: [13] 13 SITE PLAN- 4 OF 4 Author: CDurham Date: 1/30/2024 11:03:15 AM Status: Color: Layer: Space:	4
S23*	Subject: Callout Page Label: [13] 13 SITE PLAN- 4 OF 4 Author: CDurham Date: 1/30/2024 11:03:39 AM Status: Color: Layer: Space:	4 or 17?
13	Subject: Text Box Page Label: [13] 13 SITE PLAN- 4 OF 4 Author: CDurham Date: 1/30/2024 11:04:13 AM Status: Color: Layer: Space:	13
_ 12	Subject: Text Box Page Label: [13] 13 SITE PLAN- 4 OF 4 Author: CDurham Date: 1/30/2024 11:04:22 AM Status: Color: Layer: Space:	12
	Subject: Callout Page Label: [7] 20 PRELIMINARY LANDSCAPE PLAN Author: CDurham Date: 1/30/2024 9:53:13 AM Status: Color: Layer: Space:	Trees in County ROW need to have vertical root systems.

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#### dsdparsons (79)

ES (DUPLEX AREA): LY RESIDENCE ON A LOT. . CORRIDORS, DEVELOPMENT SIGNAGE IRAINAGE IMPROVEMENTS, AND ANY OI RESTRICTIONS FOR GRANDVIEW RESE Subject: Planner Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 12:23:36 PM Status: Color: Layer: Space:

Subject: Highlight DUPLEX AREA Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 12:24:07 PM Status: Color: Layer: Space: ..... Subject: Text Box Dwelling, Single-Family Attached — A structure Page Label: [1] COVER containing more than 1 dwelling unit, each of which Author: dsdparsons has primary ground floor access to the outside and Date: 1/29/2024 12:34:00 PM are attached to each other by party walls without NITIGATION MEASURES AND A MAP ENTITIES - GEOLOGIC HIZARD EVA Status: openings, where each dwelling unit is generally Color: located on its own lot. The common or abutting Layer: wall shall be shared for at least 50% of the length Space: of the side of the dwelling units. A single-family attached dwelling does not share common floor/ceilings with other dwelling units. A single-family attached dwelling is also sometimes called a townhouse or row house. Subject: Callout If each unit is to be on its own lot than they are Page Label: [1] COVER both attached single-family-Author: dsdparsons by Code definition which includes townhouses and Date: 1/29/2024 1:09:31 PM row housing... Status: Be consistent throughout plan set.. Color: Layer: Space: Subject: Planner 9. maximum number of attached units? Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 12:45:10 PM Status: Color: Layer: Space: \_\_\_\_\_ Subject: Planner Size of lot or structure unit on the lot- what is lot Page Label: [1] COVER size min? I would not add a structure limit since u Author: dsdparsons have no max lot coverage unless you want one but Date: 1/29/2024 12:48:33 PM then people cant expand decks if they wanted Status: Color: Layer: Space:



Subject: Arrow Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 12:48:16 PM Status: Color: ■ Layer: Space:

	Subject: Planner Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 12:51:02 PM Status: Color: Layer: Space:	decks attached to homes over 18" tall are principal structures. stand alone decks are accessory
ALL NUMEROUS (INTERPRETENT BARANG DE DE D	Subject: Planner Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 12:52:21 PM Status: Color: Layer: Space:	Size of lot or structure unit on the lot- what is lot size min? I would not add a structure limit since u have no max lot coverage unless you want one but then people cant expand decks if they wanted
	Subject: Planner Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 12:53:10 PM Status: Color: Layer: Space:	decks attached to homes over 18" tall are principal structures. stand alone decks are accessory
ET (27) * address sets as for a stand sione sets as for a standard disclar? I not they will meet principal structure setbacks "that structures such as seto, etc.k. skall be to outsy houses allowed.	Subject: Planner Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 12:54:04 PM Status: Color: ■ Layer: Space:	do you need a stand alone setback for attached decks? if not they will meet principal structure setbacks
NUMBER     NUMER     NUMBER     NUMBER     NUMBER <td>Subject: Planner Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 1:01:36 PM Status: Color: Layer: Space:</td> <td>delete this column because it will cause confusion since its not taking in opensapce and roads; or factor in the opensapce and roads - as its written it is over SKP allowance</td>	Subject: Planner Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 1:01:36 PM Status: Color: Layer: Space:	delete this column because it will cause confusion since its not taking in opensapce and roads; or factor in the opensapce and roads - as its written it is over SKP allowance
D IN THE PROVIT YAND OR IN PROVI OF THE PRIMARY (7) (7) Single-Family Attached (7) DUDELINES (DUPLEX AREA): FRACE TRANS (BENERAL OR ALL) FRACE TRANS (BENERAL OR ALL) RATIONS AND RESTRICTION FOR GRANDWER RESERVE 15	Subject: Planner Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 1:09:21 PM Status: Color: Layer: Space:	Single-Family Attached Duplex)

Subject: Planner total is 6.08 what is it per each SKP area? FLOC Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 1:11:18 PM 20 TH Status: - 8 DU/A Color: Layer: Space: Subject: Planner can you move elevations and detail sections Page Label: [1] COVER behind the actual site plan so we can see where Author: dsdparsons the lots are and the roads first before we dive into Date: 1/29/2024 3:15:08 PM details? Status: Color: Layer: Space: ...... -----Subject: Planner this needs to state which is actually open space, Page Label: [1] COVER which is utility tracts, which is parkland, which is Author: dsdparsons usable provided and required Date: 1/29/2024 1:37:13 PM Status: Color: Laver: Space: Subject: Planner notes need to match tract tables; Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 2:23:58 PM Status: Color: Layer: Space: Subject: Planner the PUD and prelim plan is now please design and Page Label: [1] COVER show details Author: dsdparsons Date: 1/29/2024 2:24:58 PM Status: Color: Layer: Space: Subject: Planner depict on Plan set and show how access and Page Label: [1] COVER parking Author: dsdparsons Date: 1/29/2024 2:25:37 PM Status: Color: Layer: Space:

Subject: Wastewater Page Label: [1] COVER Water and wastewater service for this subdivision Author: dsdparsons is provided by the (District or Date: 1/29/2024 2:31:14 PM provider name(s)) subject to the District's Status: (Providers) rules, regulations and specifications. Color: (Combined note, which can be broken into Layer: separate notes for water or sewer in the case of Space: different providers) Subject: Special Districts Special District Notes: Page Label: [1] COVER Special District Disclosure (when the plat is located Author: dsdparsons in a special district): Date: 1/29/2024 2:31:17 PM A Title 32 Special District Annual Report and Status: Disclosure Form satisfactory to the Planning and Color: Community Development Department shall be Layer: recorded with each plat Space: Subject: Reports on File Note Regarding Reports on File: Page Label: [1] COVER The following reports have been submitted in Author: dsdparsons association with the Preliminary Plan or Final Plat Date: 1/29/2024 2:31:20 PM for this subdivision and are on file at the County Status: Planning and Community Development Color: Department: Transportation Impact Study; Laver: Drainage Report; Water Resources Report; Space: Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports) Subject: Limited Access O STRUCTURES OR SOLID FENCES ARE PE Access Limitation: Page Label: [1] COVER Di There shall be no direct lot access to \_ Author: dsdparsons Road. Date: 1/29/2024 2:28:46 PM Status: Color: Laver: Space: Subject: Soils & Geology Soil and Geology Conditions: Page Label: [1] COVER Geologic Hazard Note-Final Plat: (to be Author: dsdparsons customized based upon the individual Date: 1/29/2024 2:29:37 PM circumstances) Status: The following lots have been found to be impacted Color: by geologic hazards. Mitigation measures and a Layer: map of the hazard area can be found in the report Space: (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.

	Subject: Planner Page Label: [1] COVER Author: dsdparsons Date: 1/30/2024 9:52:36 AM Status: Color: Layer: Space:	these can be regular size notes under General Notes
HARDWIN WET STATUS OF STAT	Subject: Planner Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 2:38:31 PM Status: Color: Layer: Space:	you need to provide mapped constatints and identify mitigationfor lots
<text><text><text><text></text></text></text></text>	Subject: Planner Page Label: [1] COVER Author: dsdparsons Date: 1/29/2024 2:38:24 PM Status: Color: Layer: Space:	there is 2 phase 2 on this plan
	Subject: Planner Page Label: [1] COVER Author: dsdparsons Date: 1/30/2024 9:53:11 AM Status: Color: Layer: Space:	shrink header font to save room?
	Subject: Image Page Label: [1] TYP SECTIONS Author: dsdparsons Date: 1/29/2024 12:39:23 PM Status: Color: Layer: Space:	
All sheets get title block nog sheet per checkers	Subject: Planner Page Label: [1] TYP SECTIONS Author: dsdparsons Date: 1/29/2024 12:40:08 PM Status: Color: Layer: Space:	All sheets get title block atop sheet per checklists

Subject: Planner add notes from first page Page Label: [1] TYP SECTIONS Author: dsdparsons Date: 1/29/2024 2:46:27 PM Status: Color: 🔳 Layer: Space: Subject: Planner add road names to these so we know what cross add road names to thes so we know Page Label: [1] TYP SECTIONS section is for which road Author: dsdparsons vhat cross ction is for Date: 1/29/2024 2:45:41 PM hich road Status: Color: Layer: Space: Subject: Planner Add a line to distinguish areas that are single Page Label: [3] 03 ADJACENT PROPERTY & OVERALL family attached Townhomes attached verses the SITE PLAN single family attached duplex Author: dsdparsons Date: 1/29/2024 1:18:09 PM Status: Color: Layer: Space: Subject: Planner pud is recorded in black and white on mylar so this Page Label: [3] 03 ADJACENT PROPERTY & OVERALL is not going to be legible.; use a hatch w labels for SITE PLAN the first phase and then a hatch for the 2cd phase-Author: dsdparsons no need to break into filings Date: 1/29/2024 1:17:14 PM Status: Color: Layer: Space: Subject: Planner none of the geotechnical constraints and hazards Page Label: [3] 03 ADJACENT PROPERTY & OVERALL are identified... sample below SITE PLAN Author: dsdparsons Date: 1/29/2024 2:55:16 PM Status: Color: Layer: Space: Subject: Highlight Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN Author: dsdparsons Date: 1/29/2024 2:39:28 PM Status: Color: Layer: Space:

	Subject: Highlight Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN Author: dsdparsons Date: 1/29/2024 2:39:35 PM Status: Color: Layer: Space:	
	Subject: Planner Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN Author: dsdparsons Date: 1/29/2024 2:40:31 PM Status: Color: L Layer: Space:	not needed beyond red line here- maybe add the mapped geo constraints and hazards here and zoom in
500 feet is requirement outside of boundary	Subject: Planner Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN Author: dsdparsons Date: 1/29/2024 2:41:00 PM Status: Color: Layer: Space:	500 feet is requirement outside of boundary
	Subject: Image Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN Author: dsdparsons Date: 1/29/2024 2:57:39 PM Status: Color: Layer: Space:	
	Subject: Image Page Label: [3] 03 ADJACENT PROPERTY & OVERALL SITE PLAN Author: dsdparsons Date: 1/31/2024 7:53:26 AM Status: Color: Layer: Space:	
	Subject: Planner Page Label: [4] 04 ELEVATIONS 1 OF 3 Author: dsdparsons Date: 1/29/2024 1:13:07 PM Status: Color: Layer: Space:	Single-Family Attached Duplex Models

ADD Near Architectural motifications will intercent at canonics are met as provided on Steart 1	Subject: Planner Page Label: [4] 04 ELEVATIONS 1 OF 3 Author: dsdparsons Date: 1/29/2024 1:14:02 PM Status: Color: Layer: Space:	ADD Note: Architectural modifications will not require an amendment to the PUD, if dimensional standards are met as provided on Sheet 1
A service of the serv	Subject: Planner Page Label: [4] 04 ELEVATIONS 1 OF 3 Author: dsdparsons Date: 1/29/2024 1:14:13 PM Status: Color: Layer: Space:	ADD Note: Architectural modifications will not require an amendment to the PUD, if dimensional standards are met as provided on Sheet 1
Add tool names so they are prince to be prince to be petersion, utility, park tracts, parking	Subject: Planner Page Label: [7] 07 TRACT PLAN Author: dsdparsons Date: 1/29/2024 1:52:01 PM Status: Color: Layer: Space:	Add road names so they aer legible when printed for recording Label Detention, utility, park tracts, openspace, parking
which area is single-family duples and single family townhome?	Subject: Planner Page Label: [7] 07 TRACT PLAN Author: dsdparsons Date: 1/29/2024 1:21:24 PM Status: Color: ■ Layer: Space:	which area is single-family duplex and single family townhome?
Lipper to different subscriptions           R4 64 61 franzessi in the plotting intermediate state sta	Subject: Planner Page Label: [7] 07 TRACT PLAN Author: dsdparsons Date: 1/29/2024 1:53:38 PM Status: Color: ■ Layer: Space:	legend for different hatching/colour Are there lift stations, tanks, pump stations here? where are they? Please label as utility tract. These are not open to public and they are not openspace. The drainage ponds are not public (County owned). Tracts designated for parking need to state that useand parking lot should be drawn on them provide calcs for required open space, and required usable openspace
	Subject: Planner Page Label: [7] 07 TRACT PLAN Author: dsdparsons Date: 1/29/2024 1:31:02 PM Status: Color: Layer: Space:	please determine which entity is to maintain and own this the preliminary plan

	Subject: Planner Page Label: [7] 07 TRACT PLAN Author: dsdparsons Date: 1/29/2024 1:36:02 PM Status: Color: Layer: Space:	this is not openspace nor park if there are structures roads etc
	Subject: Planner Page Label: [7] 07 TRACT PLAN Author: dsdparsons Date: 1/29/2024 1:35:39 PM Status: Color: Layer: Space:	The table as written is a catch all- please specially identify which tract is openspace park usable and what is to be actually used for utilities and which is to be sued for detention; this is not helpful to identify usable openspace and just open landsNo we do not want full public access in areas that are specific for water or wastewater or detetnion
HOA = HOME OWNERS ASSOCI P = WHERE EASEMENTS DEDIC/ GVRMD= GRANDVIEW RESERV	Subject: Arrow Page Label: [7] 07 TRACT PLAN Author: dsdparsons Date: 1/29/2024 1:34:47 PM Status: Color: Layer: Space:	
noth anow, scale	Subject: Planner Page Label: [7] 07 TRACT PLAN Author: dsdparsons Date: 1/29/2024 1:58:02 PM Status: Color: Layer: Space:	north arrow, scale
	Subject: Planner Page Label: [9] 09 OVERALL SITE & PHASING PLAN Author: dsdparsons Date: 1/29/2024 1:26:39 PM Status: Color: Layer: Space:	what are the pink lines? what are the circles? the road names are not at all legible with the font size that small. This must be legible when printed on Mylar
	Subject: Arrow Page Label: [9] 09 OVERALL SITE & PHASING PLAN Author: dsdparsons Date: 1/29/2024 1:26:49 PM Status: Color: Layer: Space:	

which lots apply to these tables?           "Set (rune building)           "Set (rune building)	Subject: Planner Page Label: [9] 09 OVERALL SITE & PHASING PLAN Author: dsdparsons Date: 1/29/2024 1:28:31 PM Status: Color: Layer: Space:	which lots apply to these tables?
identify phased lines or areas that correspond to this table, i can not see the distinction. If you print it must be ligible for recording	Subject: Planner Page Label: [9] 09 OVERALL SITE & PHASING PLAN Author: dsdparsons Date: 1/29/2024 1:57:20 PM Status: Color: Layer: Space:	identify phased lines or areas that correspond to this table; i can not see the distinction. If you print- it must be legible for recording
parking data E & PHASING PLAN	Subject: Planner Page Label: [9] 09 OVERALL SITE & PHASING PLAN Author: dsdparsons Date: 1/29/2024 1:56:16 PM Status: Color: Layer: Space:	parking data
) update scale-1 inch equals? SHEET SP	Subject: Planner Page Label: [9] 09 OVERALL SITE & PHASING PLAN Author: dsdparsons Date: 1/29/2024 1:57:43 PM Status: Color: Layer: Space:	update scale- 1 inch equals?
	Subject: Planner Page Label: [9] 09 OVERALL SITE & PHASING PLAN Author: dsdparsons Date: 1/29/2024 2:43:03 PM Status: Color: Layer: Space:	this belongs in TIS; i dont think we need this here-
Intel Genet Access Register Description of the Constraint of the	Subject: Planner Page Label: [9] 09 OVERALL SITE & PHASING PLAN Author: dsdparsons Date: 1/29/2024 3:12:58 PM Status: Color: Layer: Space:	where are these? are these on the lots or are these the parking lots in the tracts? who maintains the parking lots?

20 and a set of the controllers is a very controllers is a very control of the properties proper	Subject: Text Box Page Label: [9] 09 OVERALL SITE & PHASING PLAN Author: dsdparsons Date: 1/31/2024 7:58:00 AM Status: Color: Layer: Space:	please add lot numbers so we can see what the phases are in the complete picture; staff notes detail pages follow
road name	Subject: Planner Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: dsdparsons Date: 1/29/2024 1:55:40 PM Status: Color: Layer: Space:	road name
25 1* = ?	Subject: Planner Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: dsdparsons Date: 1/29/2024 2:00:05 PM Status: Color: Layer: Space:	1" = ?
match line is asme line as trail poce correct	Subject: Planner Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: dsdparsons Date: 1/29/2024 2:00:42 PM Status: Color: Layer: Space:	match line is same line as trail - please correct
The second	Subject: Text Box Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: dsdparsons Date: 1/29/2024 2:05:39 PM Status: Color: Layer: Space:	The plan set is missing checklist items for prelim plan and PUD. Is PR proposed isnt that inherent?
lot line and tract dimensions; use labels are missing; SF	Subject: Planner Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: dsdparsons Date: 1/29/2024 2:07:05 PM Status: Color: Layer: Space:	lot line and tract dimensions; use labels are missing; SF

	Subject: Planner	
	Page Label: [10] 10 SITE PLAN- 1 OF 4 Author: dsdparsons Date: 1/29/2024 2:05:09 PM Status:	NOT INCLUDED?
	Color: Layer: Space:	
EX INUEX CONTOUR PRINTER: CONTOUR EX INTER: CONTOUR	Subject: Planner	fencing symbols; wall symbols
NOT WITHIN SCORE OF FLO. PR PHASE LINE IN IN IN THE AND	Page Label: [11] 11 SITE PLAN- 2 OF 4 Author: dsdparsons Date: 1/29/2024 2:08:13 PM	
PR & CONCRETE CROSS PAN	Status: Color: ■	
	Layer: Space:	
	Subject: Arrow	
	Page Label: [12] 12 SITE PLAN- 3 OF 4 Author: dsdparsons Date: 1/29/2024 2:09:52 PM	
	Status: Color: ■	
	Layer: Space:	
	Subject: Planner	what is this line?
what is this line?	Page Label: [12] 12 SITE PLAN- 3 OF 4	
	Author: dsdparsons Date: 1/29/2024 2:10:02 PM	
	Date: 1/29/2024 2:10:02 PM Status: Color:	
	Date: 1/29/2024 2:10:02 PM Status:	
	Date: 1/29/2024 2:10:02 PM Status: Color: Layer: Space: Subject: Planner Page Label: [1] 14 PRELIMINARY LANDSCAPE COVER	delete because this will be recorded; delete vicinity Map its already on the first page of plan set
	Date: 1/29/2024 2:10:02 PM Status: Color: Layer: Space: Subject: Planner	delete because this will be recorded; delete vicinity Map its already on the first page of plan set
	Date: 1/29/2024 2:10:02 PM Status: Color: ■ Layer: Space: Subject: Planner Page Label: [1] 14 PRELIMINARY LANDSCAPE COVER SHEET Author: dsdparsons Date: 1/29/2024 2:33:20 PM Status: Color: ■	· · · · · · · · · · · · ·
	Date: 1/29/2024 2:10:02 PM Status: Color: ■ Layer: Space: Subject: Planner Page Label: [1] 14 PRELIMINARY LANDSCAPE COVER SHEET Author: dsdparsons Date: 1/29/2024 2:33:20 PM Status:_	· · · · · · · · · · · · ·
	Date: 1/29/2024 2:10:02 PM Status: Color: Layer: Space: Subject: Planner Page Label: [1] 14 PRELIMINARY LANDSCAPE COVER SHEET Author: dsdparsons Date: 1/29/2024 2:33:20 PM Status: Color: Layer: Space: Subject: Planner	· · · · · · · · · · · · ·
	Date: 1/29/2024 2:10:02 PM Status: Color: Layer: Space: Subject: Planner Page Label: [1] 14 PRELIMINARY LANDSCAPE COVER SHEET Author: dsdparsons Date: 1/29/2024 2:33:20 PM Status: Color: Layer: Space: Subject: Planner Page Label: [2] 15 PRELIMINARY LANDSCAPE NOTES Author: dsdparsons Date: 1/29/2024 2:12:13 PM	Map its already on the first page of plan set
	Date: 1/29/2024 2:10:02 PM Status: Color: Layer: Space: Subject: Planner Page Label: [1] 14 PRELIMINARY LANDSCAPE COVER SHEET Author: dsdparsons Date: 1/29/2024 2:33:20 PM Status: Color: Layer: Space: Subject: Planner Page Label: [2] 15 PRELIMINARY LANDSCAPE NOTES Author: dsdparsons	Map its already on the first page of plan set

add name	Subject: Planner Page Label: [2] 15 PRELIMINARY LANDSCAPE NOTES	add name
	Author: dsdparsons Date: 1/29/2024 2:12:46 PM Status: Color: Layer: Space:	
schrubs for parking lots?	Subject: Planner Page Label: [2] 15 PRELIMINARY LANDSCAPE NOTES Author: dsdparsons Date: 1/29/2024 2:13:07 PM Status: Color: Layer: Space:	schrubs for parking lots?
	Subject: Planner Page Label: [3] 16 PRELIMINARY LANDSCAPE PLAN (OVERALL) Author: dsdparsons Date: 1/29/2024 2:14:15 PM Status: Color: Layer: Space:	this sheet is not needed it is not beneficial
	Subject: Planner Page Label: [4] 17 PRELIMINARY LANDSCAPE PLAN Author: dsdparsons Date: 1/29/2024 2:11:18 PM Status: Color: Layer: Space:	details please
socializer per checked faint plasse	Subject: Planner Page Label: [4] 17 PRELIMINARY LANDSCAPE PLAN Author: dsdparsons Date: 1/29/2024 2:14:42 PM Status: Color: Layer: Space:	landscape plan checklist items please provide
not three classifications	Subject: Planner Page Label: [5] 18 PRELIMINARY LANDSCAPE PLAN Author: dsdparsons Date: 1/29/2024 2:34:41 PM Status: Color: Layer: Space:	road names classifications

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Subject: Planner Page Label: [6] 19 PRELIMINARY LANDSCAPE PLAN Author: dsdparsons Date: 1/29/2024 2:34:15 PM Status: Color: Layer: Space:

Aret he scales accurate? Please confirm. 1" = X