GRANDVIEW RESERVE PHASE 2
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
PRELIMINARY UTILITY 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

LEGAL DESCRIPTION: GRANDVIEW RESERVE PHASE 2

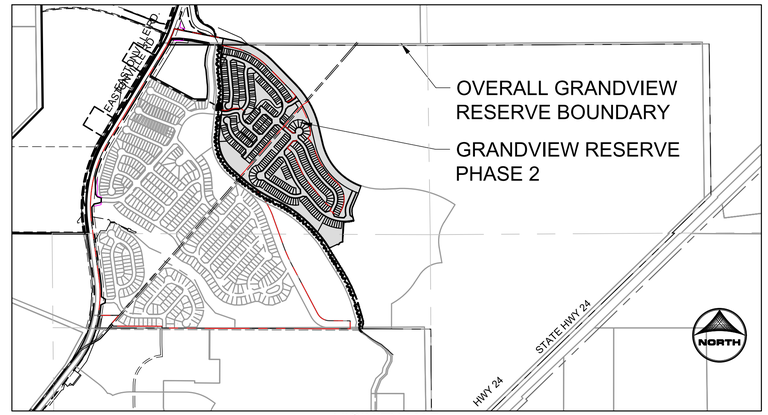
A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087," AND BEING MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087," BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5,290.17 FEET.
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE N00°52'26"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE N89°50'58"W, ON SAID NORTH LINE, A DISTANCE OF 2,471.06 FEET TO THE POINT OF BEGINNING; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S24°25'09"W, HAVING A DELTA OF 21°22'37", A RADIUS OF 1,061.00 FEET, A DISTANCE OF 395.86 FEET TO A POINT OF TANGENT; THENCE S44°12'14"E 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 PONT OF TANGENT; THENCE S13°10'46"E A DISTANCE OF 235.68 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 57°06'29", A RADIUS OF 839.00 FEET, A DISTANCE OF 836.25 FEET TO A POINT ON CURVE; THENCE S19°42'45"W A DISTANCE OF 111.00 FEET; THENCE S23°10'57"W A DISTANCE OF 204.59 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°56'47", A RADIUS OF 142.50 FEET A DISTANCE OF 74.48 FEET TO A POINT OF TANGENT; THENCE S06°45'50"E A DISTANCE OF 66.21 FEET; THENCE S54°32'52"E A DISTANCE OF 5.87 FEET; THENCE S14°14'45"E A DISTANCE OF 65.01 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N14°14'45"W, HAVING A DELTA OF 16°16'48", A RADIUS OF 540.00 FEET A DISTANCE OF 153.43 FEET TO A POINT ON CURVE; THENCE S02°02'03"W A DISTANCE OF 268.88 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S01°20'57"E, HAVING A DELTA OF 71°23'20", A RADIUS OF 60.00 FEET A DISTANCE OF 74.76 FEET TO A POINT ON CURVE; THENCE N72°44'18"W A DISTANCE OF 15.00 FEET; THENCE S65°27'05"W A DISTANCE OF 122.04 FEET; THENCE N31°44'28"W A DISTANCE OF 23.97 FEET 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 RADIUS OF 1,363.49 FEET A 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 A 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 BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 223014483, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES:

1. N49°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"E A DISTANCE OF 481.83 FEET TO A POINT OF CURVE;
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;

THENCE N05°25'39"W A DISTANCE OF 267.05 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°31'03", A RADIUS OF 560.00 FEET, A DISTANCE OF 161.44 FEET TO A POINT OF TANGENT; THENCE N11°05'24"E A DISTANCE OF 97.09 FEET; THENCE N78°54'36"W A DISTANCE OF 20.13 FEET; THENCE 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; 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 ON 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 LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE S89°50'58"E ON SAID NORTH LINE A DISTANCE OF 27.49 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 2,988,865 SQUARE FEET OR 68.615 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

UTILITY CONTACTS

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

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

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

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

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

PROJECT CONTACTS:

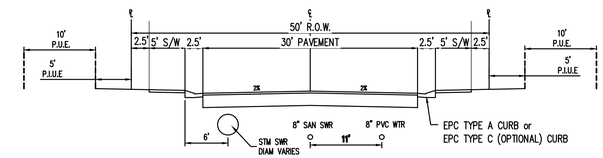
OWNER/DEVELOPER
D.R. HORTON
9555 S. KINGSTON COURT, SUITE 200
ENGELWOOD, CO 80112
TELE: (303) 488-0061
ATTN: -
EMAIL: -

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

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

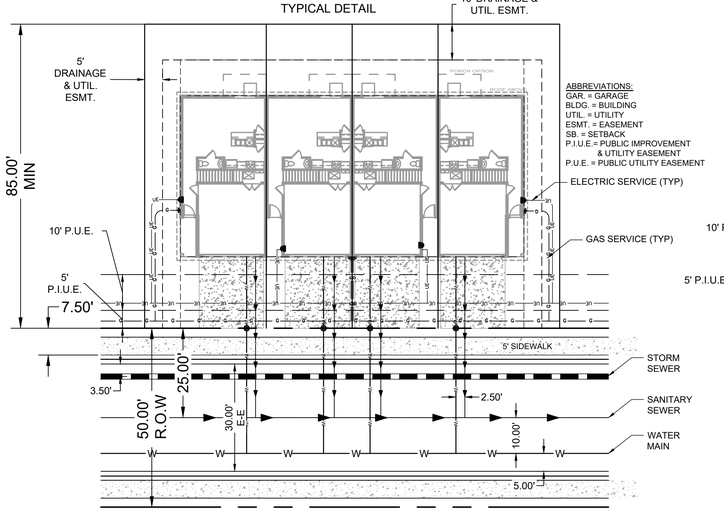
SHEET INDEX

01 – COVER SHEET
02 – PRELIMINARY UTILITY PLAN 1 OF 4
03 – PRELIMINARY UTILITY PLAN 2 OF 4
04 – PRELIMINARY UTILITY PLAN 3 OF 4
05 – PRELIMINARY UTILITY PLAN 4 OF 4

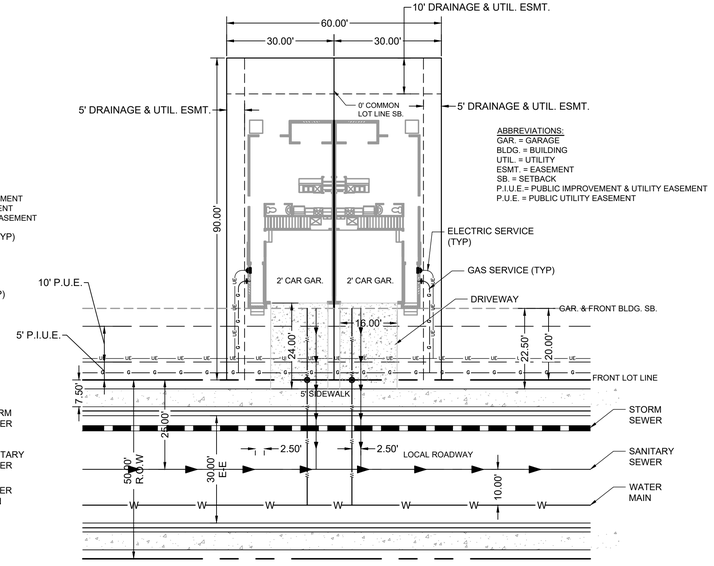


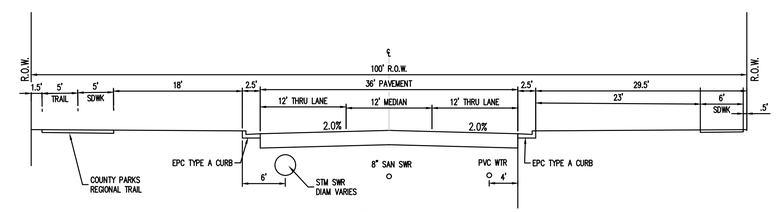
NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION
ATTCHED SIDEWALK(URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION:DOWNPATRICK WY, OLDCASTLE PL, SCONE TERR, LARKHALL PL, CAUSEWAY CIR, GRANGE TERR, EDENVALE PL, CRUMPETS LN,SLIGO TERR,ROONEY PL, DAMUSH DRIVE)
P.I.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT
P.U.E = PUBLIC UTILITY EASEMENT

SINGLE FAMILY ATTACHED
DUPLEX UTILITY SERVICE
TYPICAL DETAIL

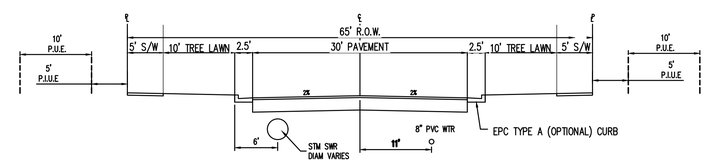


SINGLE FAMILY ATTACHED
TOWNHOME UTILITY SERVICE
TYPICAL DETAIL





ARTERIAL: 100' R.O.W. STREET SECTION
(MINOR ARTERIAL)
N.T.S.
(ROADS USING THIS SECTION: REX RD)



MODIFIED NEIGHBORHOOD STREET: 65' R.O.W. STREET SECTION
DETACHED SIDEWALK(URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION:GRANGE TR)
P.I.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT

LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: CVW	JOB DATE: ----	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: KMH	JOB NUMBER: 201662		
CAD DATE: 12/31/2024			
CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_2_662.202\Utility\Cover_PUD_Utility			

NO.	DATE	BY	REVISION DESCRIPTION

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

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

D·R·HORTON America's Builder

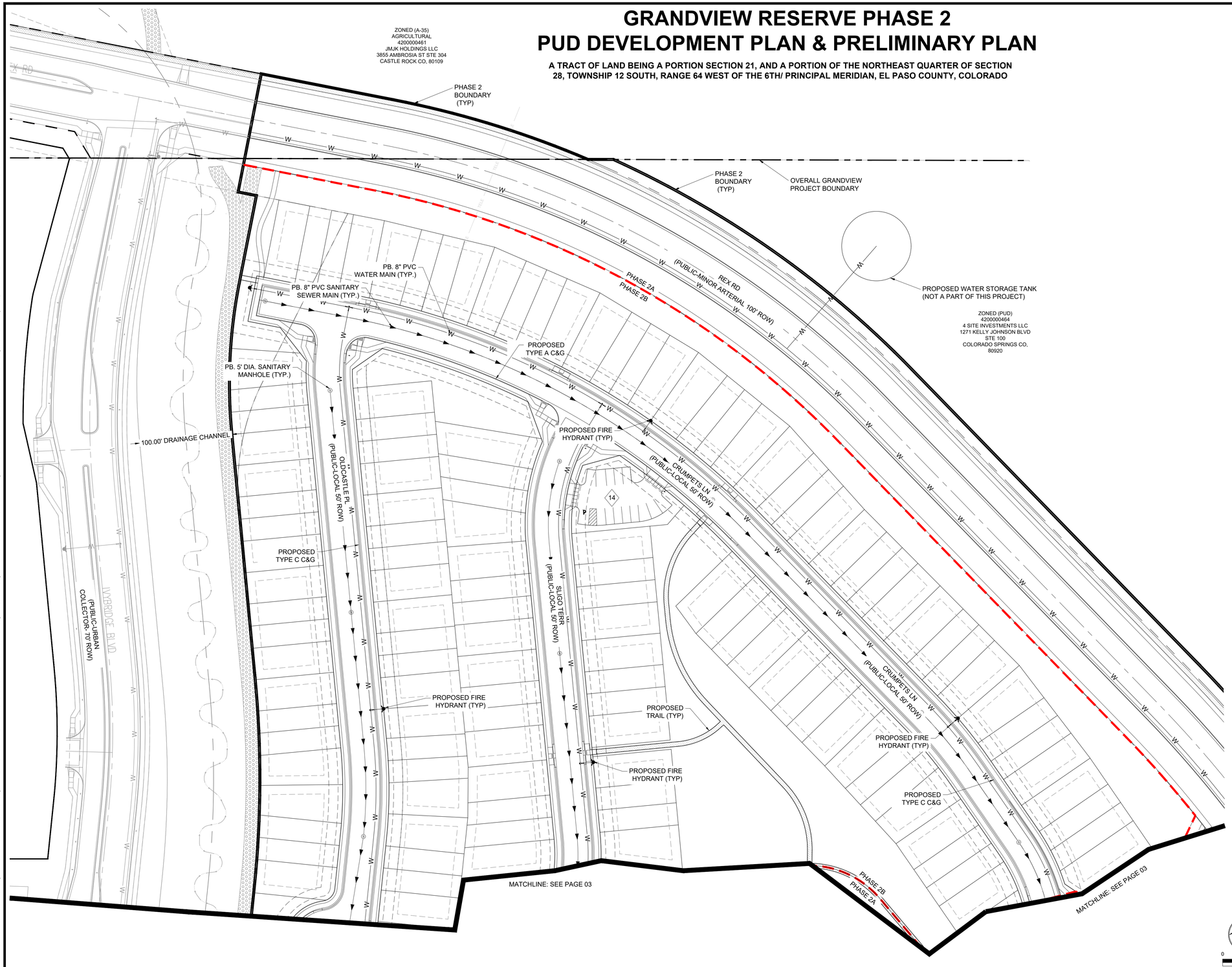
PRELIMINARY UTILITY PLANS
COVER SHEET

SHEET UT 01

WALTON, CHRIS, 12/31/2024 10:35 AM
HR GREEN Xrefs: xgl-1-arch dt01_PH2_PUD; vicinity_map; xc-row-F1-662.10; xc-row-F2; xc-row-F3; xc-row-F4; xc-row_662.08_Eastonville; xv-row-662; xv-dsgn_662; xc-row-PH2; 01-XC-channel; legal_description; rdwy_typicals; Duplex_Lot_typicals; Duplex_Lot_typical-Utilities; Duplex_A_Block; lot_townhome_typicals-utilities; 4-Unit-Townhome; PLAN AND PROFILE

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



KEY MAP
SCALE: NTS

LINEWORK LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
RIGHT OF WAY		
CURB & GUTTER		
OVERHEAD ELECTRIC	ELEC	OE
FIBER OPTIC	FOP	FO
GAS MAIN	GAS	GAS
SANITARY SEWER	SS	
STORM DRAIN		
WATER MAIN	W	W
SWALE		
SUBPHASE BOUNDARY		

STORM SEWER	EXISTING	PROPOSED
MANHOLE	D	D
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		

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

LAND USE REVIEW FILE NO: PUDSP-23-006

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HRGreen
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1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
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FAX: 713.965.0044

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

D·R·HORTON America's Builder

PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 1 OF 4

SHEET UT 02

HR GREEN Xrefs: xc-util-PH2; xc-row-F3; xc-util-PH3; xc-dsgn-PH3; xc-row-PH3; xc-dsgn-PH2; xc-row-PH2; 01-XC-channel; xc-util-F3; xc-dsgn-F3; xc-dsgn-F4; xc-row-F4; xc-util-F4; xgl-1-arch dh01_PH2_PUD; Util_Exhibit_Legend_vert; key_map_OVR_P2; xv-row-662; xv-util_662; xc-util-F2; PLAN AWALTON, CHRIS, 12/31/2024 10:36 AM

GRANDVIEW RESERVE PHASE 2
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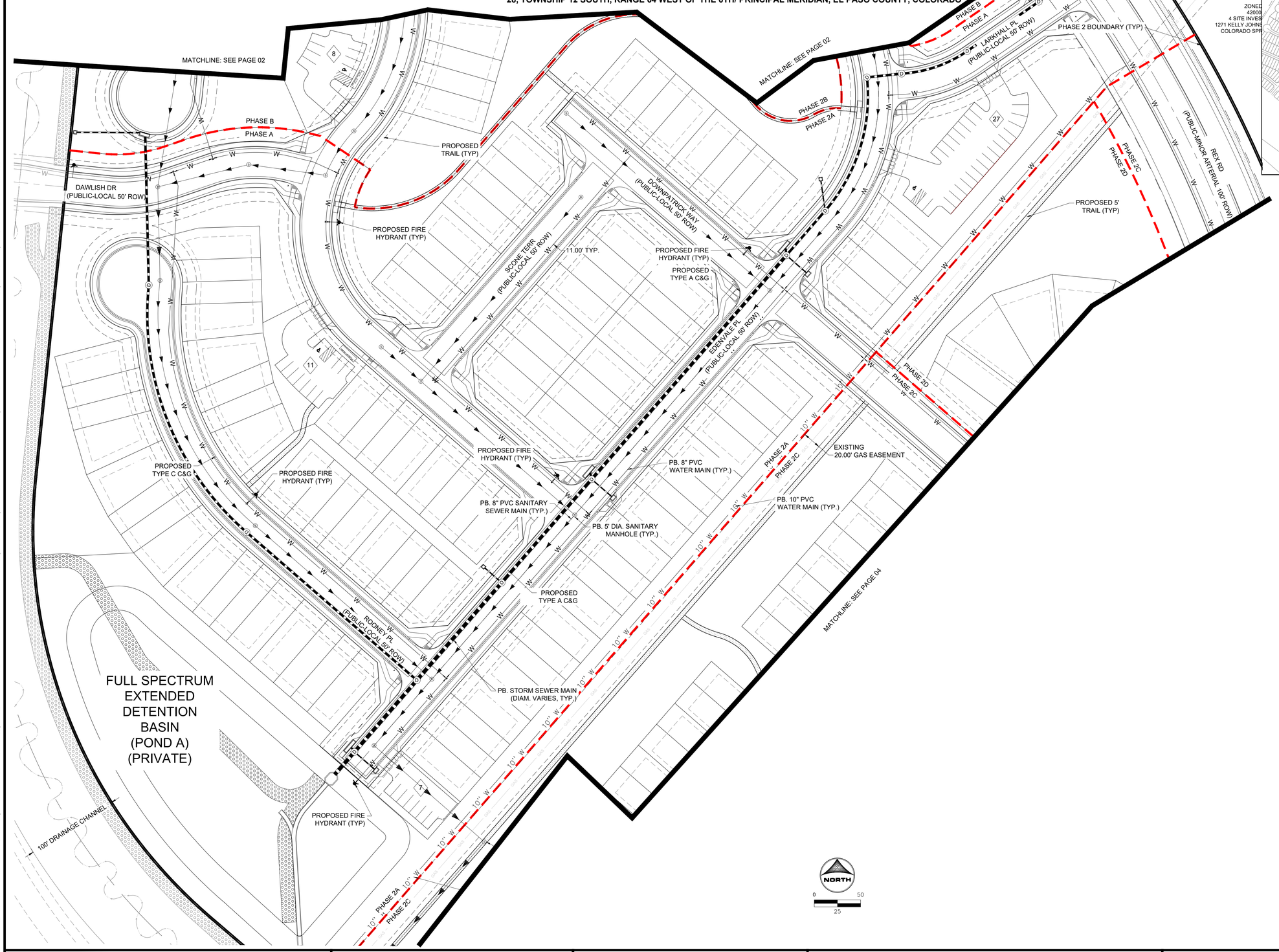
A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEY MAP
SCALE: NTS

LINEWORK LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
RIGHT OF WAY		
CURB & GUTTER		
OVERHEAD ELECTRIC	ELEC	OE
FIBER OPTIC	FOP	FO
GAS MAIN	GAS	GAS
SANITARY SEWER	SS	
STORM DRAIN		
WATER MAIN	W	W
SWALE		
SUBPHASE BOUNDARY		

STORM SEWER	EXISTING	PROPOSED
MANHOLE	D	D
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		

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

LAND USE REVIEW FILE NO: PUDSP-23-006

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

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

D·R·HORTON America's Builder

PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 2 OF 4

SHEET UT 03

HR GREEN Xrefs: xc-util-PH2; xc-row-F3; xc-util-PH3; xc-dsgn-PH3; xc-row-PH3; xc-dsgn-PH2; 01-XC-channel; xc-util-F3; xc-dsgn-F3; xc-dsgn-F4; xc-row-F4; xc-util-F4; xgl-1-arch dh01_PH2_PUD; Util_Exhibit_Legend_vert; key_map_OVR_P2; xv-row-662; xv-util-662; xc-util-F2; PLAN AWALTON, CHRIS, 12/31/2024 10:36 AM

GRANDVIEW RESERVE PHASE 2
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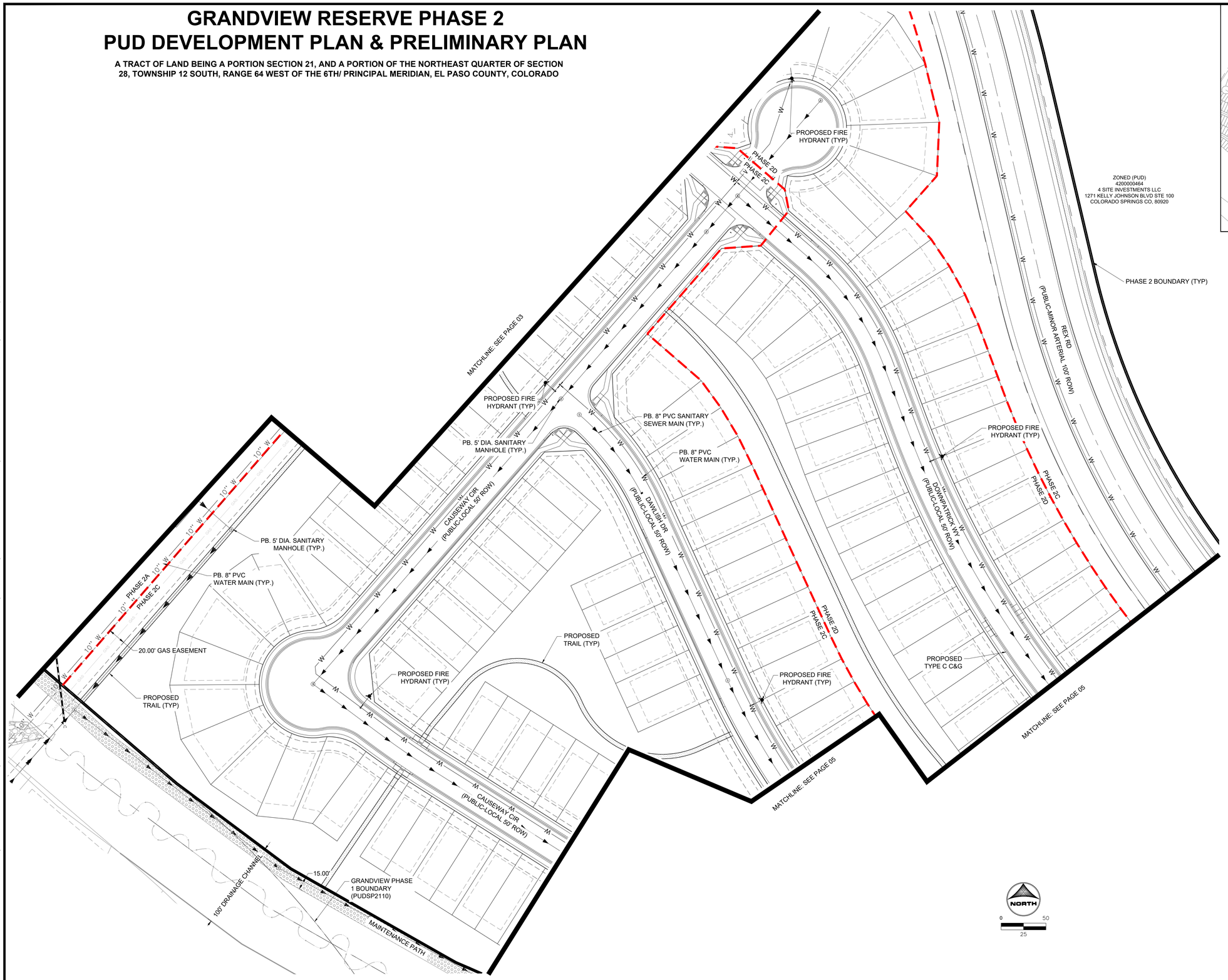

KEY MAP
SCALE: NTS

LINEWORK LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
RIGHT OF WAY		
CURB & GUTTER		
OVERHEAD ELECTRIC	ELEC	OE
FIBER OPTIC	FOP	FO
GAS MAIN	GAS	GAS
SANITARY SEWER	SS	
STORM DRAIN		
WATER MAIN	W	W
SWALE		
SUBPHASE BOUNDARY		

STORM SEWER	EXISTING	PROPOSED
MANHOLE	D	D
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		

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

LAND USE REVIEW FILE NO: PUDSP-23-006

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APPROVED: KMH JOB NUMBER: 201662
CAD DATE: 12/31/2024
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NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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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

D·R·HORTON America's Builder

PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 3 OF 4

SHEET UT

04

HR GREEN Xrefs: xc-util-PH2; xc-row-F3; xc-util-PH3; xc-dsgn-PH3; xc-dsgn-PH2; xc-row-PH3; xc-dsgn-PH2; 01-XC-channel; xc-util-F3; xc-dsgn-F4; xc-row-F4; xc-util-F4; xgl-1-arch dh01_PH2_PUD; Util_Exhibit_Legend_vert; key_map_OVR_P2; xv-row-662; xv-util-662; xc-util-F2; PLAN AWALTON, CHRIS, 12/31/2024 10:36 AM

GRANDVIEW RESERVE PHASE 2
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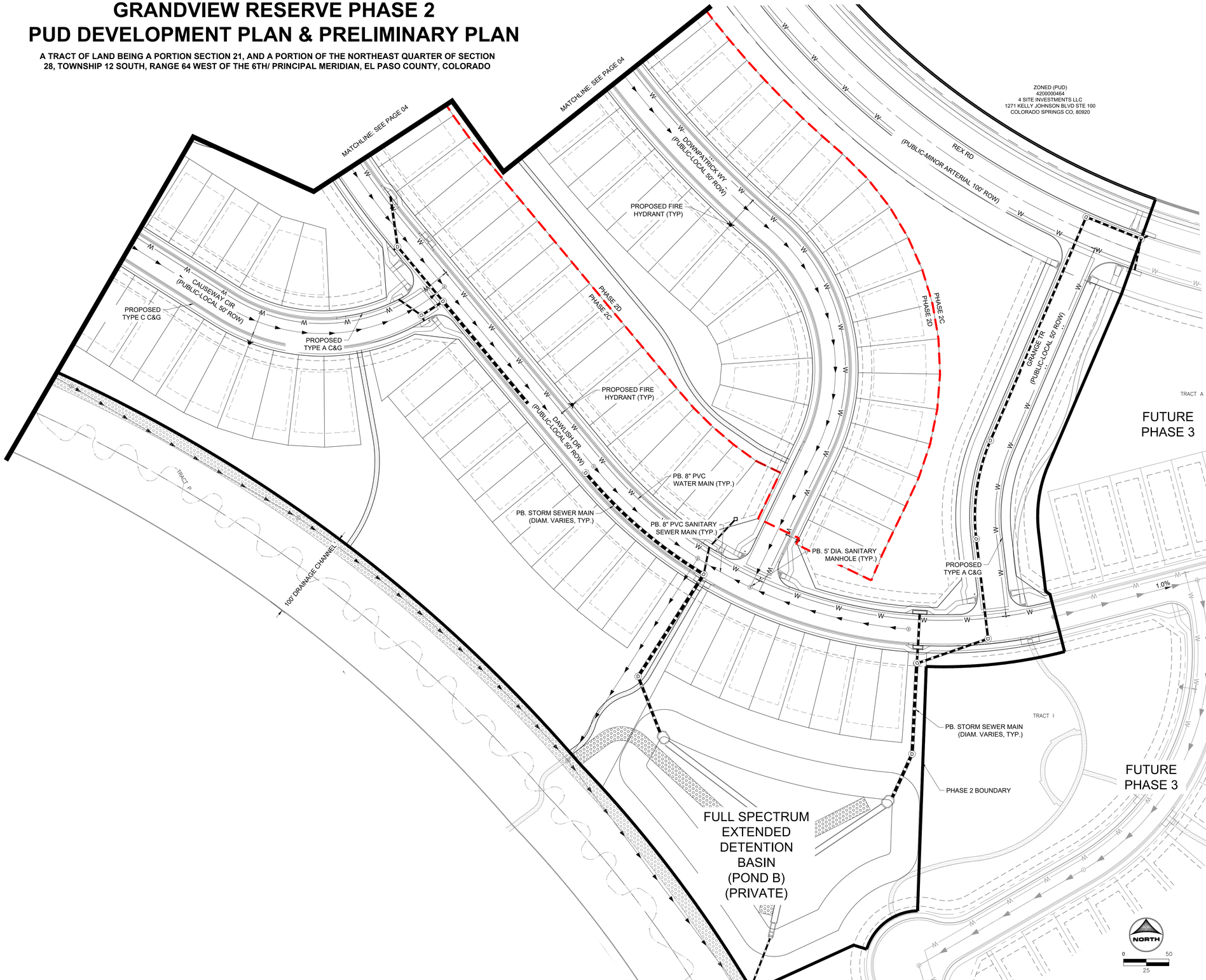

KEY MAP
SCALE: NTS

LINEWORK LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
RIGHT OF WAY		
CURB & GUTTER		
OVERHEAD ELECTRIC	ELEC	OE
FIBER OPTIC	FOP	FO
GAS MAIN	GAS	GAS
SANITARY SEWER	SS	
STORM DRAIN		
WATER MAIN	W	W
SWALE		
SUBPHASE BOUNDARY		

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

LAND USE REVIEW FILE NO: PUDSP-23-006

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COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

D·R·HORTON America's Builder

PRELIMINARY UTILITY PLANS
PRELIMINARY UTILITY PLAN 4 OF 4

SHEET UT 05

HR GREEN Xrefs: xc-util-PH2; xc-row-F3; xc-util-PH3; xc-dsgn-PH3; xc-row-PH3; xc-dsgn-PH2; xc-row-PH2; 01-XC-channel; xc-util-F3; xc-dsgn-F3; xc-dsgn-F4; xc-row-F4; xc-util-F4; xgl-1-arch dh01_PH2_PUD; Util_Exhibit_Legend_vert; key_map_OVR_P2; xx-row-662; xx-util_662; xc-util-F2; PLAN AWALTON, CHRIS, 12/31/2024 10:37 AM