

# 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:

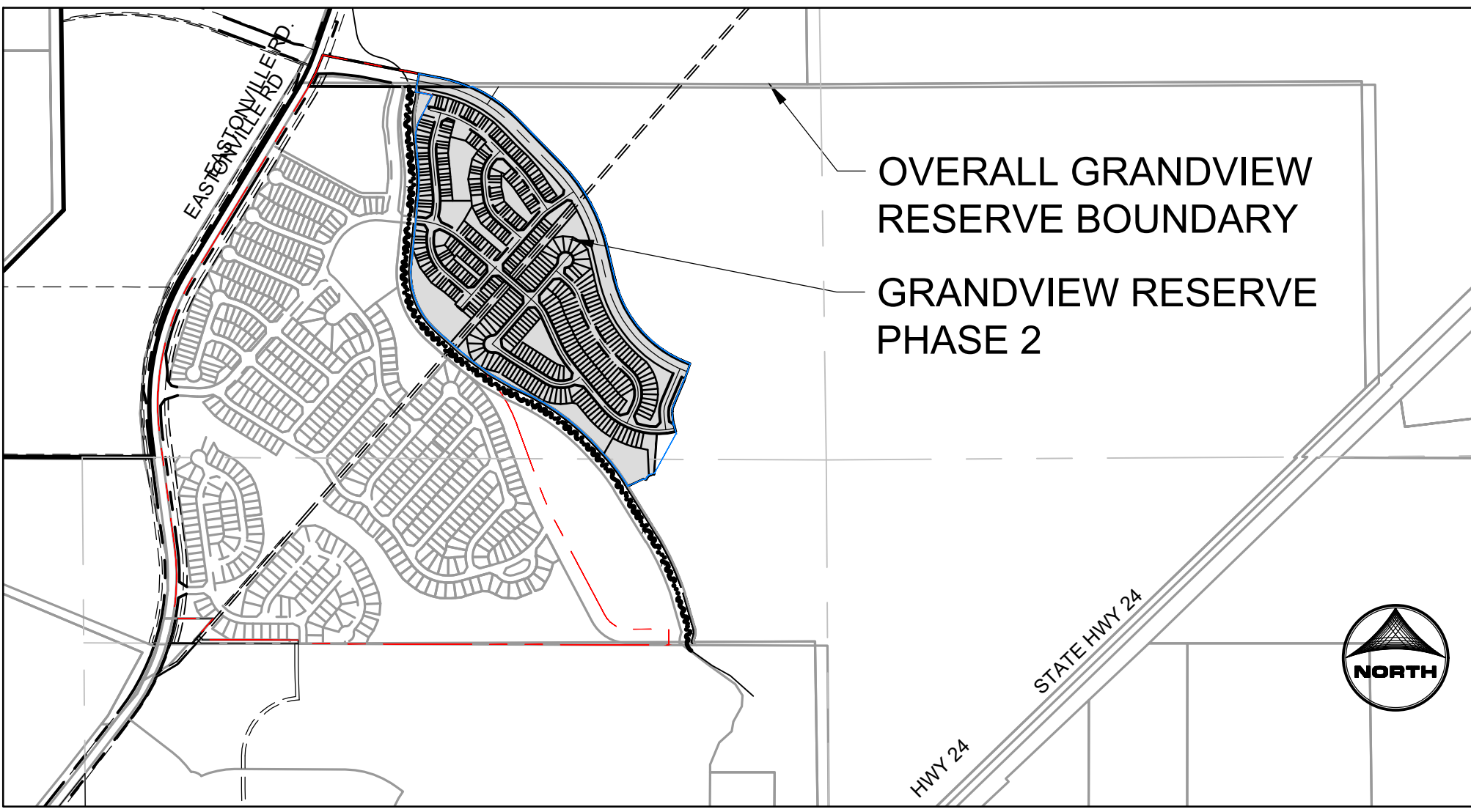
**BASIS OF BEARINGS:**  
THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY, "PLS 30087," AND BEING MONUMENTED AT THE NORTHERLY END BY A 3-1/4" 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 POINT 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; 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 LEFT WHOSE CENTER BEARS S03°47'46"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 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 ON 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 NINE (9) COURSES:

- N49°18'05"W A DISTANCE OF 309.26 FEET TO A POINT OF CURVE;
- 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;
- N05°12'25"E A DISTANCE OF 481.83 FEET TO A POINT OF CURVE;
- 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;
- N05°25'39"W A DISTANCE OF 185.30 FEET TO A POINT OF CURVE;
- 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;
- N26°50'16"E A DISTANCE OF 203.39 FEET;
- N78°54'36"W A DISTANCE OF 120.75 FEET;
- 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 2,993,622 SQUARE FEET OR 68.724 ACRES, MORE OR LESS.



#### 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  
ATTN: 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:

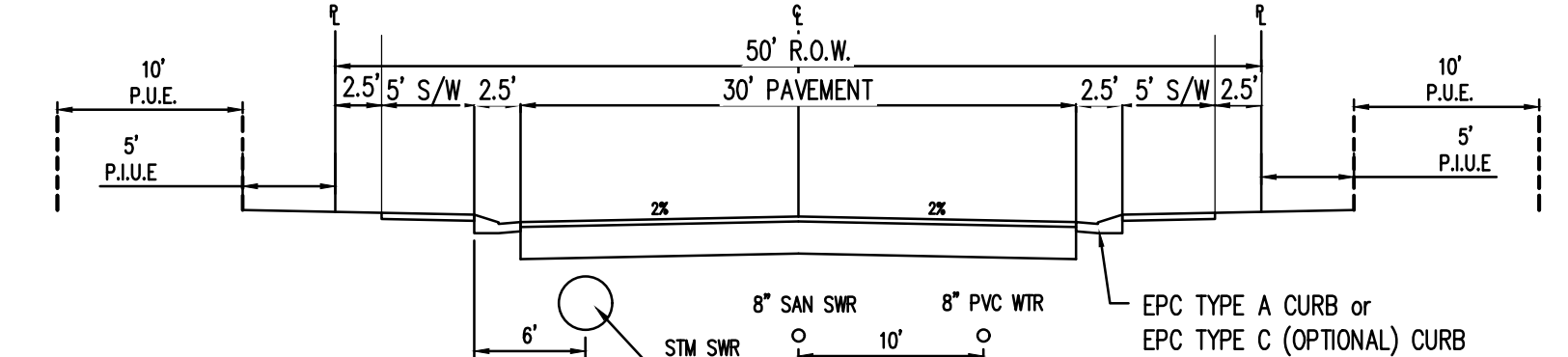
**OWNER/DEVELOPER**  
D.R. HORTON  
9555 S. KINGSTON COURT, SUITE 200  
ENGELWOOD, CO 80121  
TELE: (303) 488-0061  
ATTN: -  
EMAIL: -

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

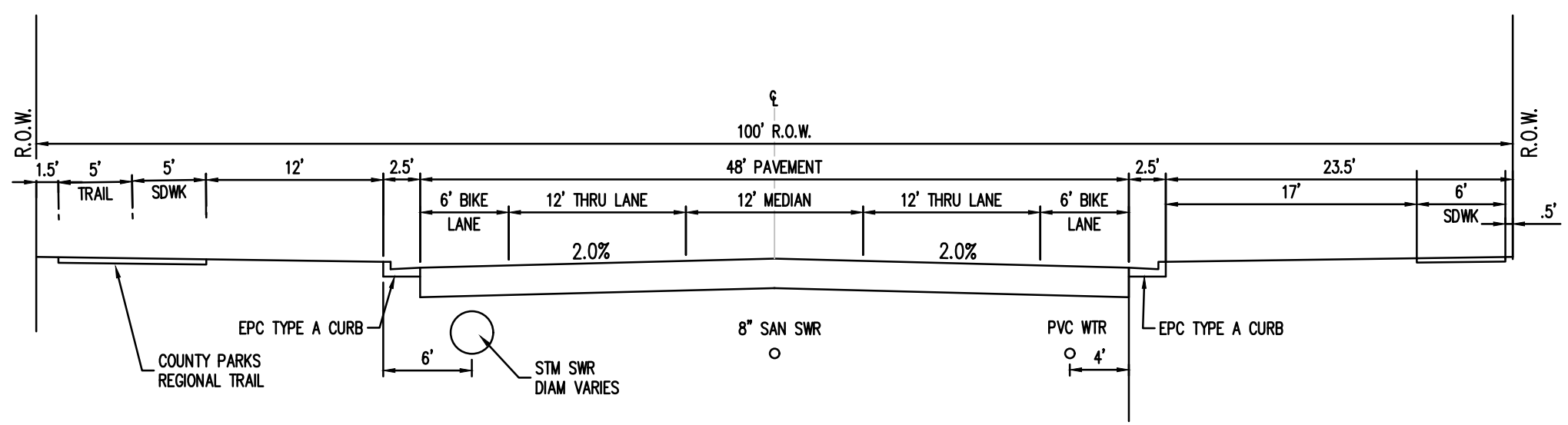
**SURVEYOR**  
EDWARD-JAMES SURVEYING, INC.  
926 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
TELE: (719) 576-1216  
ATTN: JONATHAN W. TESSIN  
EMAIL: -

#### SHEET INDEX

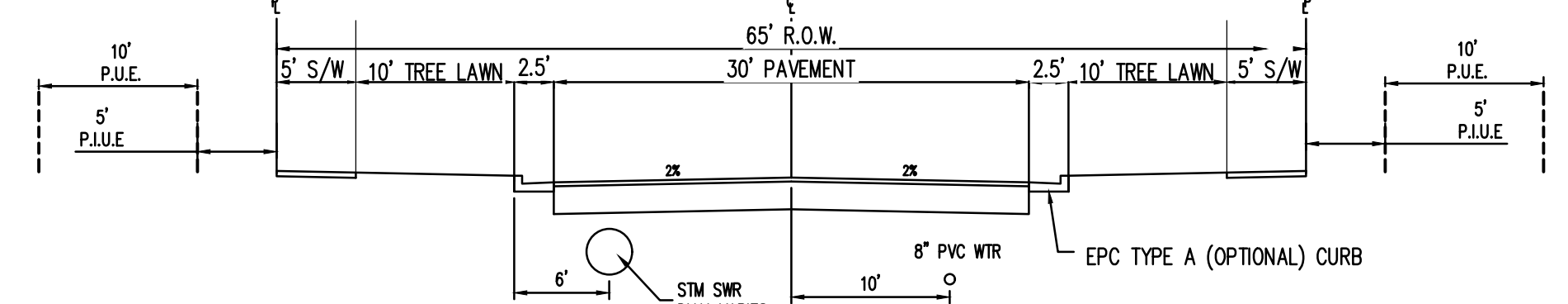
- 01 - COVER SHEET
- 02 - PRELIMINARY UTILITY PLAN 1 OF 4
- 03 - PRELIMINARY UTILITY PLAN 2 OF 4
- 04 - PRELIMINARY UTILITY PLAN 3 OF 4
- 05 - PRELIMINARY UTILITY PLAN 4 OF 4



**NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION ATTACHED SIDEWALK (URBAN LOCAL)**  
(ROADS USING THIS SECTION: DOWNPATRICK WY, CAUSEWAY CIR, CAUSEWAY CIR, EDENVALE PL, CRUMPETS LN, SLIGO TERR, ROONEY PL, DAWLISH DRIVE)  
P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT

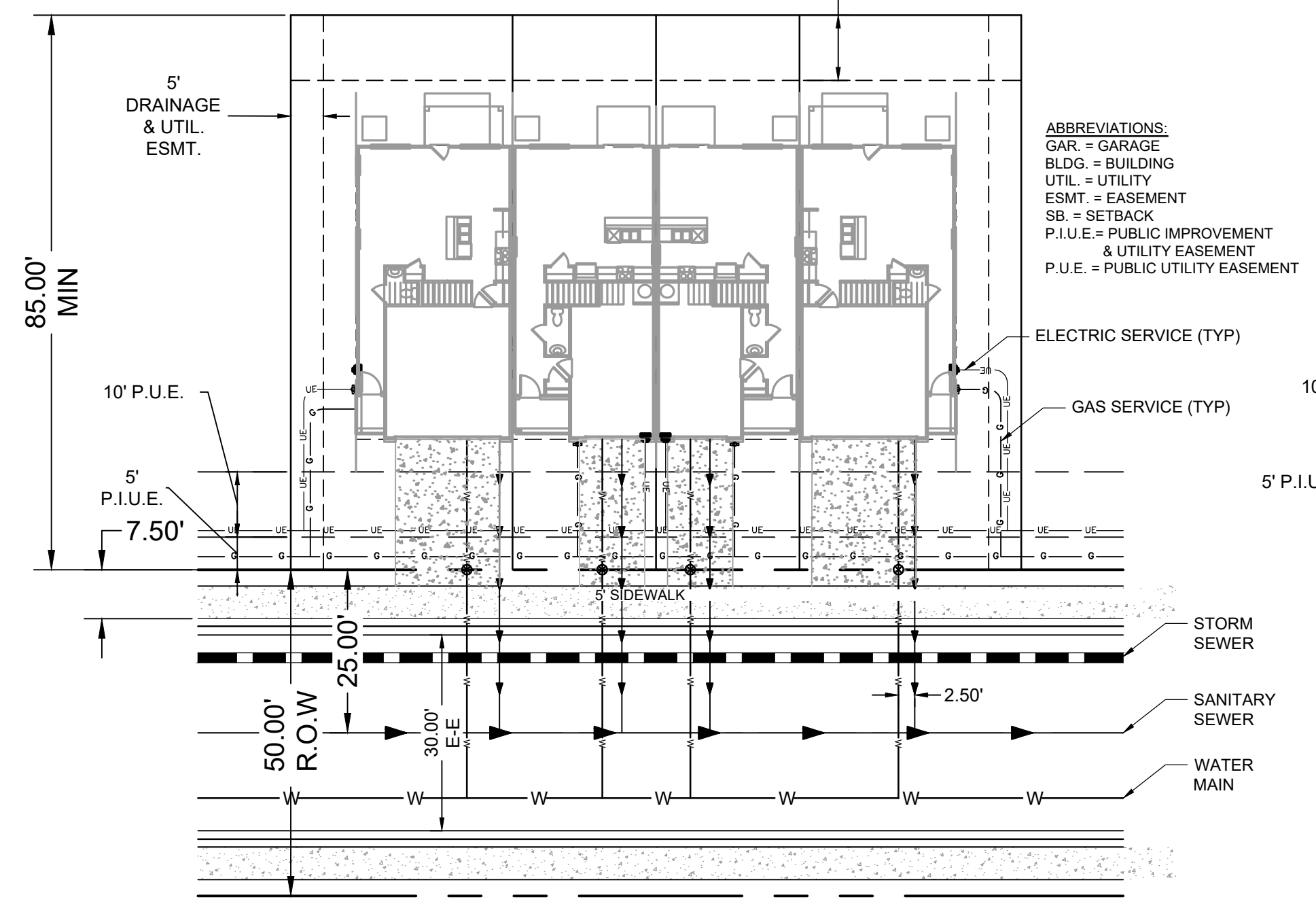


**ARTERIAL: 100' R.O.W. STREET SECTION (MINOR ARTERIAL) N.T.S.**  
(ROADS USING THIS SECTION: REX RD)



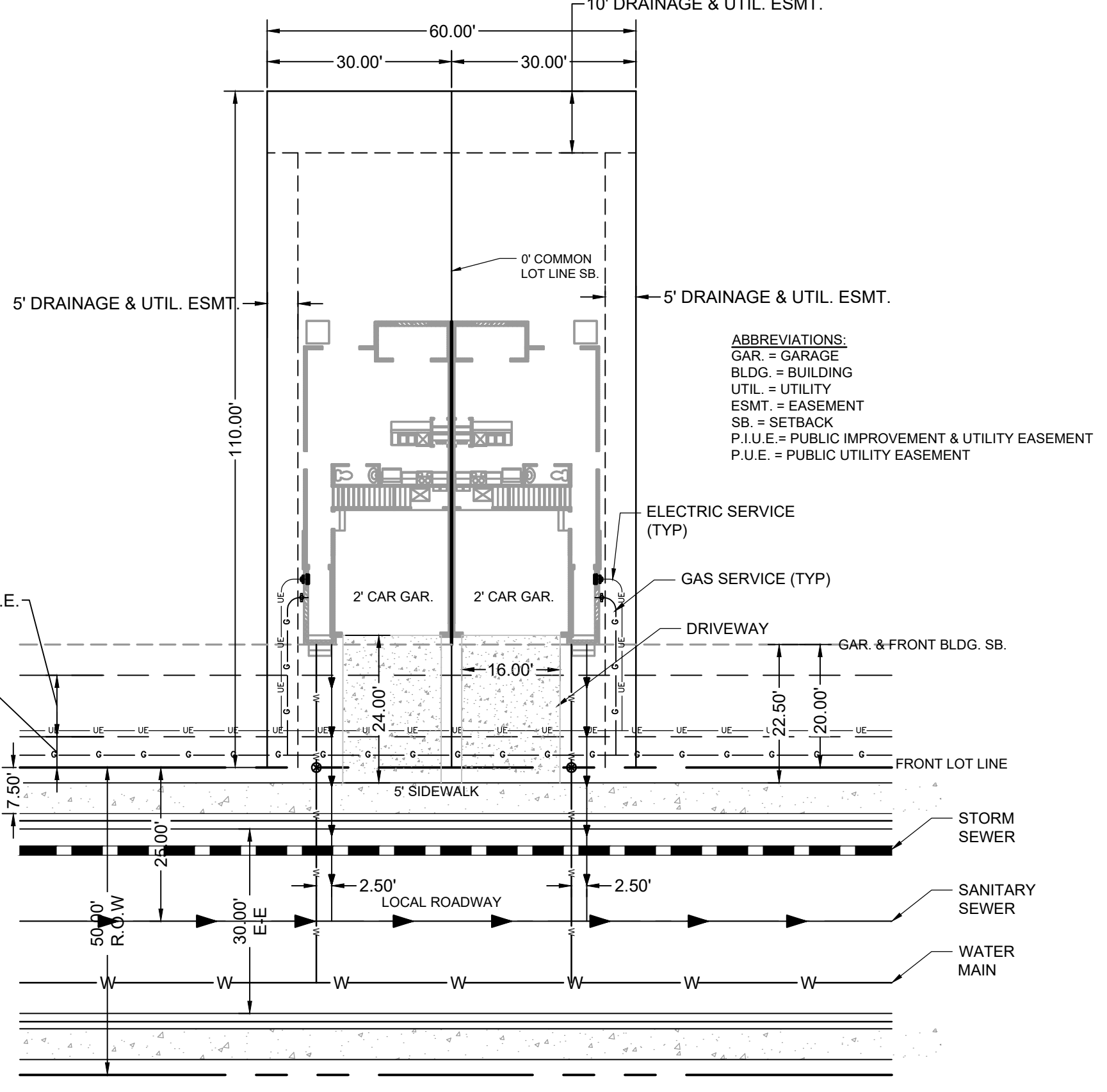
**MODIFIED NEIGHBORHOOD STREET: 65' R.O.W. STREET SECTION DETACHED SIDEWALK (URBAN LOCAL) N.T.S.**  
(ROADS USING THIS SECTION: GRANGE TR)  
P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT

#### SINGLE FAMILY ATTACHED TOWNHOME UTILITY SERVICE TYPICAL DETAIL



**ABBREVIATIONS:**  
GAR = GARAGE  
BLDG = BUILDING  
UTIL = UTILITY  
ESMT = EASEMENT  
SB = SETBACK  
P.I.U.E. = PUBLIC IMPROVEMENT & UTILITY EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT

#### SINGLE FAMILY ATTACHED DUPLEX UTILITY SERVICE TYPICAL DETAIL



**ABBREVIATIONS:**  
GAR = GARAGE  
BLDG = BUILDING  
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ESMT = EASEMENT  
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P.I.U.E. = PUBLIC IMPROVEMENT & UTILITY EASEMENT  
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NOT FOR CONSTRUCTION  
LAND USE REVIEW FILE NO: PUDSP-23-006

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NO.	DATE	BY	REVISION 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

PRELIMINARY UTILITY PLANS  
COVER SHEET

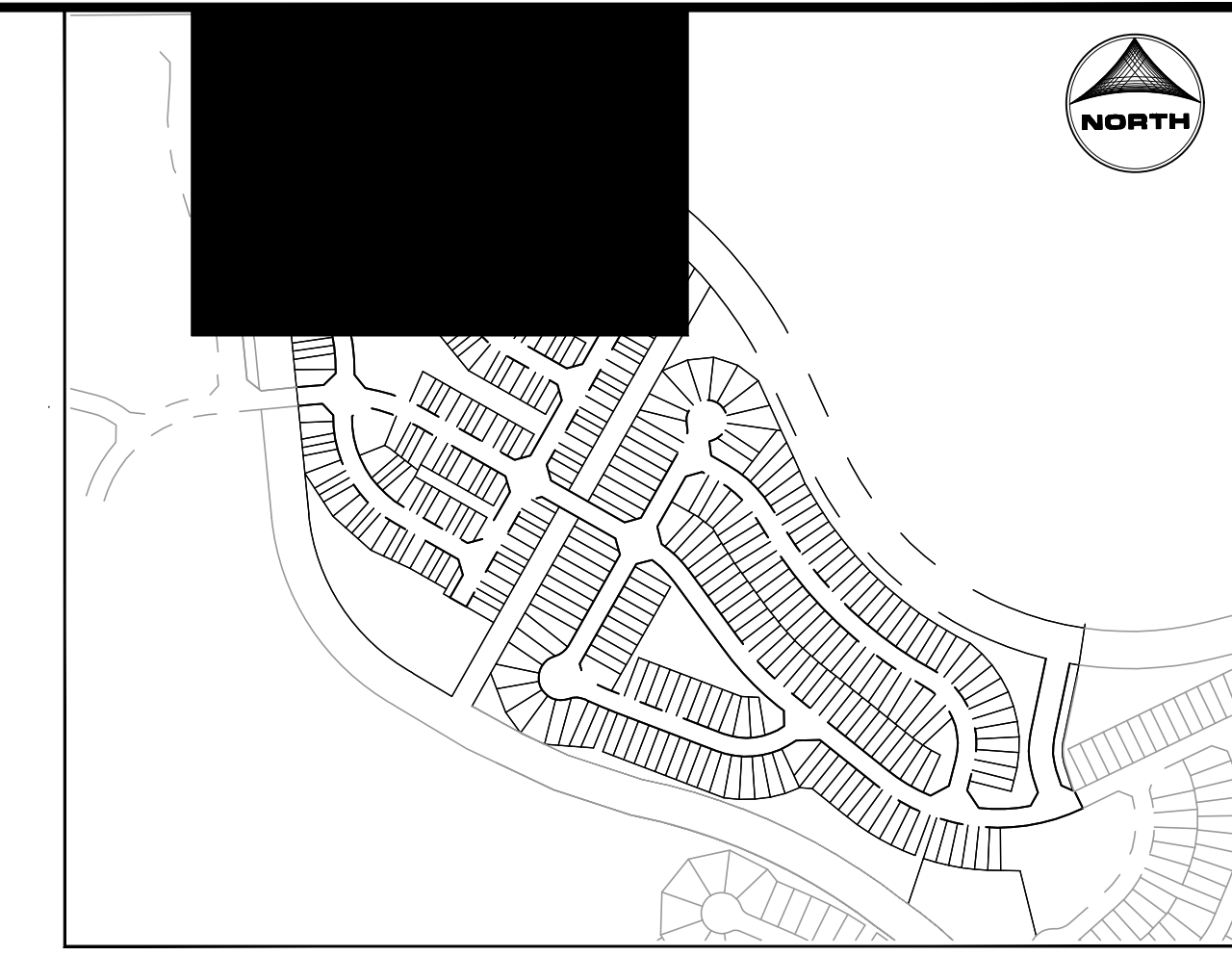
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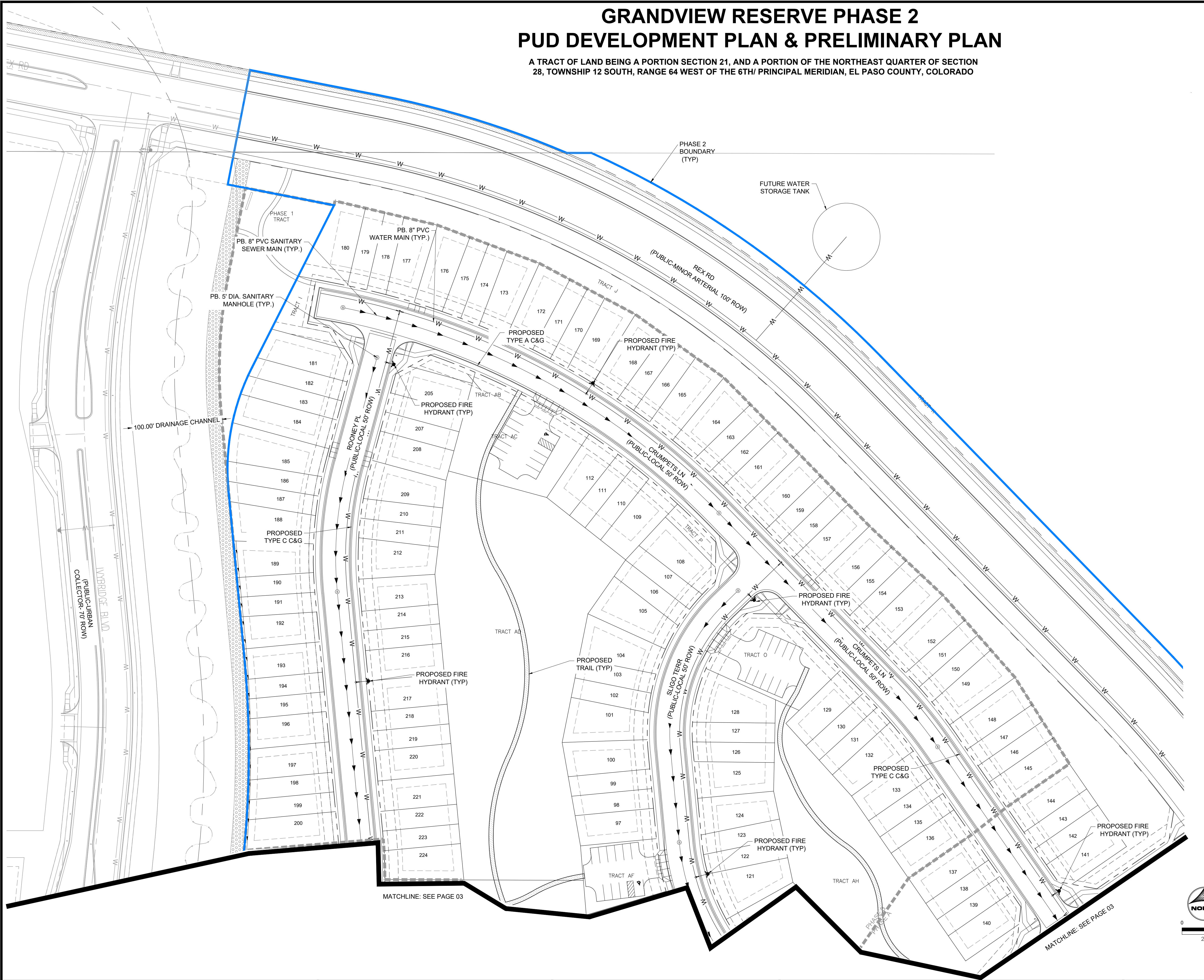
HUUH, KEN, 3/8/2024 7:33 AM

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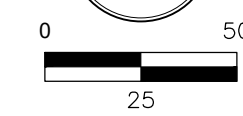


KEY MAP  
SCALE: NTS



### 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	SS
STORM DRAIN	---	---
WATER MAIN	---	---
SWALE	---	---
<b>STORM SEWER</b>	<b>EXISTING</b>	<b>PROPOSED</b>
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		
<b>SANITARY SEWER</b>		
CLEAN OUT		
MANHOLE		
PLUG		
<b>WATER</b>		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE		
METER		
TEE		
REDUCER		



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NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PKWY SUITE 230  
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GRANDVIEW RESERVE - PHASE 2  
D.R. HORTON  
EL PASO COUNTY, CO

PRELIMINARY UTILITY PLANS  
PRELIMINARY UTILITY PLAN 1 OF 4

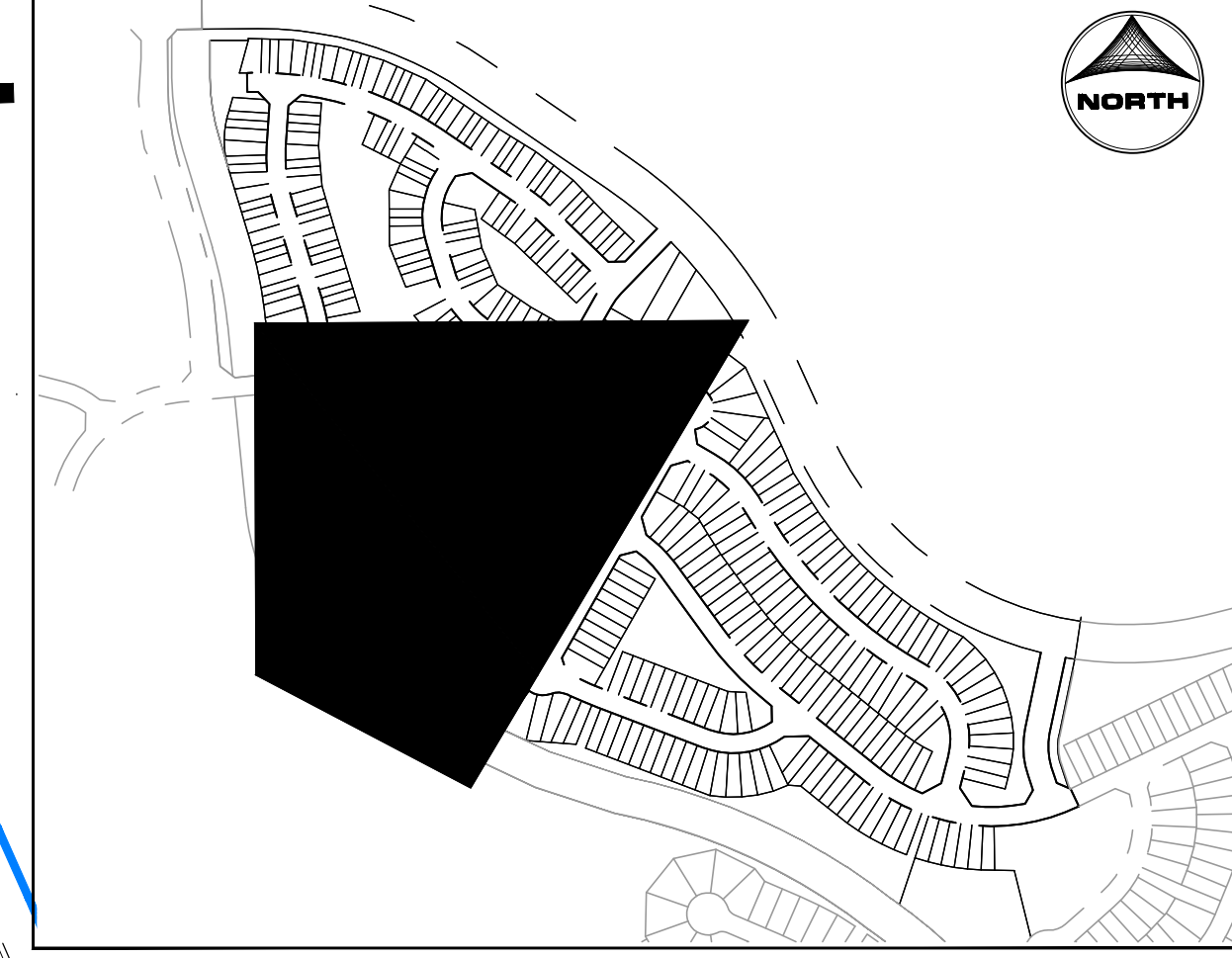
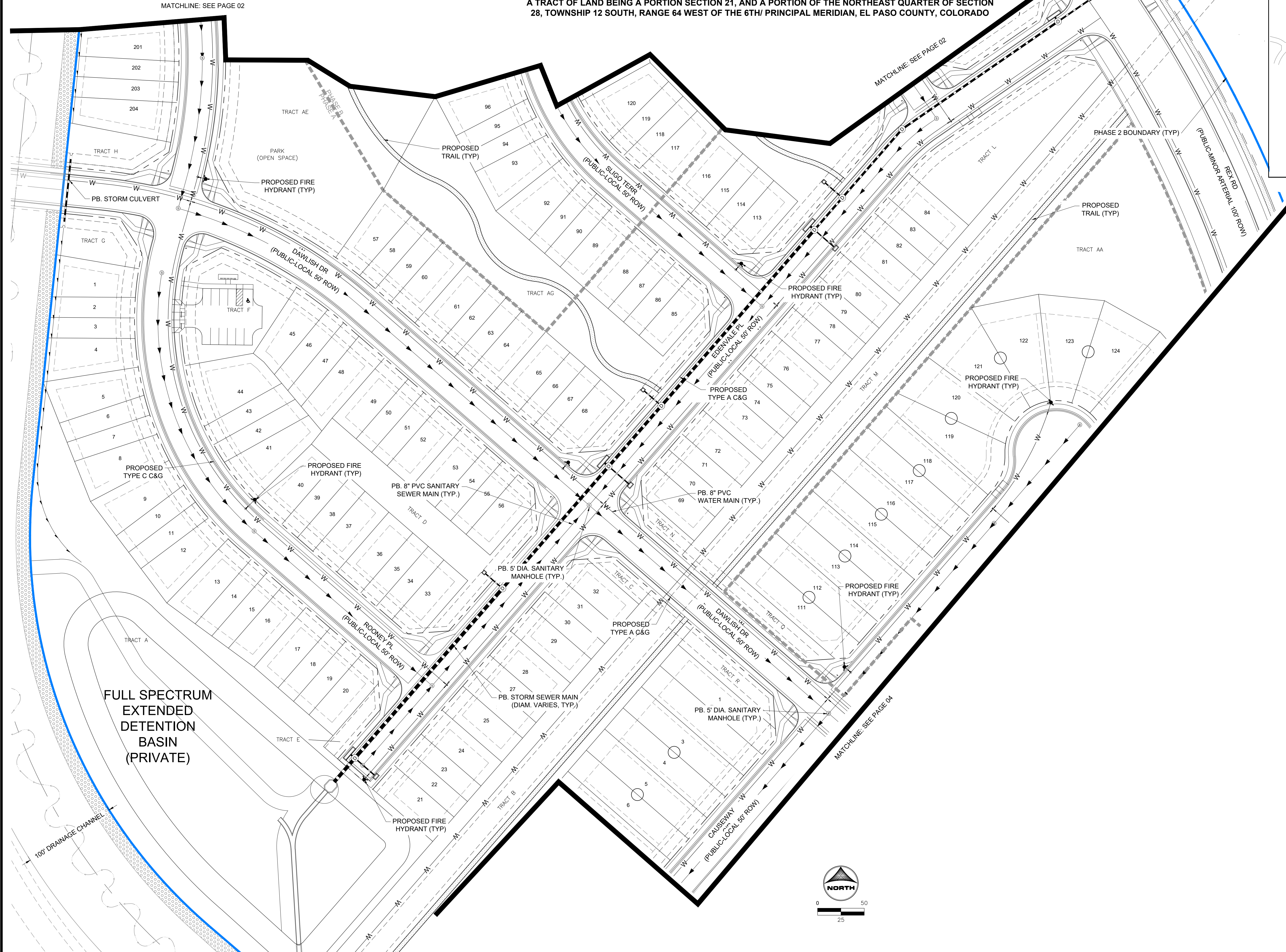
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HUHN, KEN, 3/8/2024 7:33 AM  
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PKWY SUITE 230  
COLORADO SPRINGS CO 80920  
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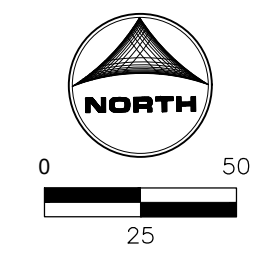


KEY MAP  
SCALE: NTS

## LINWORK 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	SS
STORM DRAIN	---	---
WATER MAIN	---	---
SWALE	---	---
STORM SEWER	---	---
MANHOLE	⊙	⊙
STORM INLET	⊙	⊙
FLARED END SECTION	⊙	⊙
RIPRAP	⊙	⊙
SANITARY SEWER	---	---
CLEAN OUT	⊙	⊙
MANHOLE	⊙	⊙
PLUG	⊙	⊙
WATER	---	---
FIRE HYDRANT	⊙	⊙
FIRE DEPT. CONNECTION	⊙	⊙
GATE VALVE	⊙	⊙
MANHOLE	⊙	⊙
METER	⊙	⊙
TEE	⊙	⊙
REDUCER	⊙	⊙

FULL SPECTRUM  
EXTENDED  
DETENTION  
BASIN  
(PRIVATE)



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LAND USE REVIEW FILE NO: PUDSP-23-006

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APPROVED: KMH	JOB NUMBER: 201662	0" = 1"
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**HRGreen**  
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PKWY SUITE 230  
COLORADO SPRINGS CO 80920  
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GRANDVIEW RESERVE - PHASE 2  
D.R. HORTON  
EL PASO COUNTY, CO

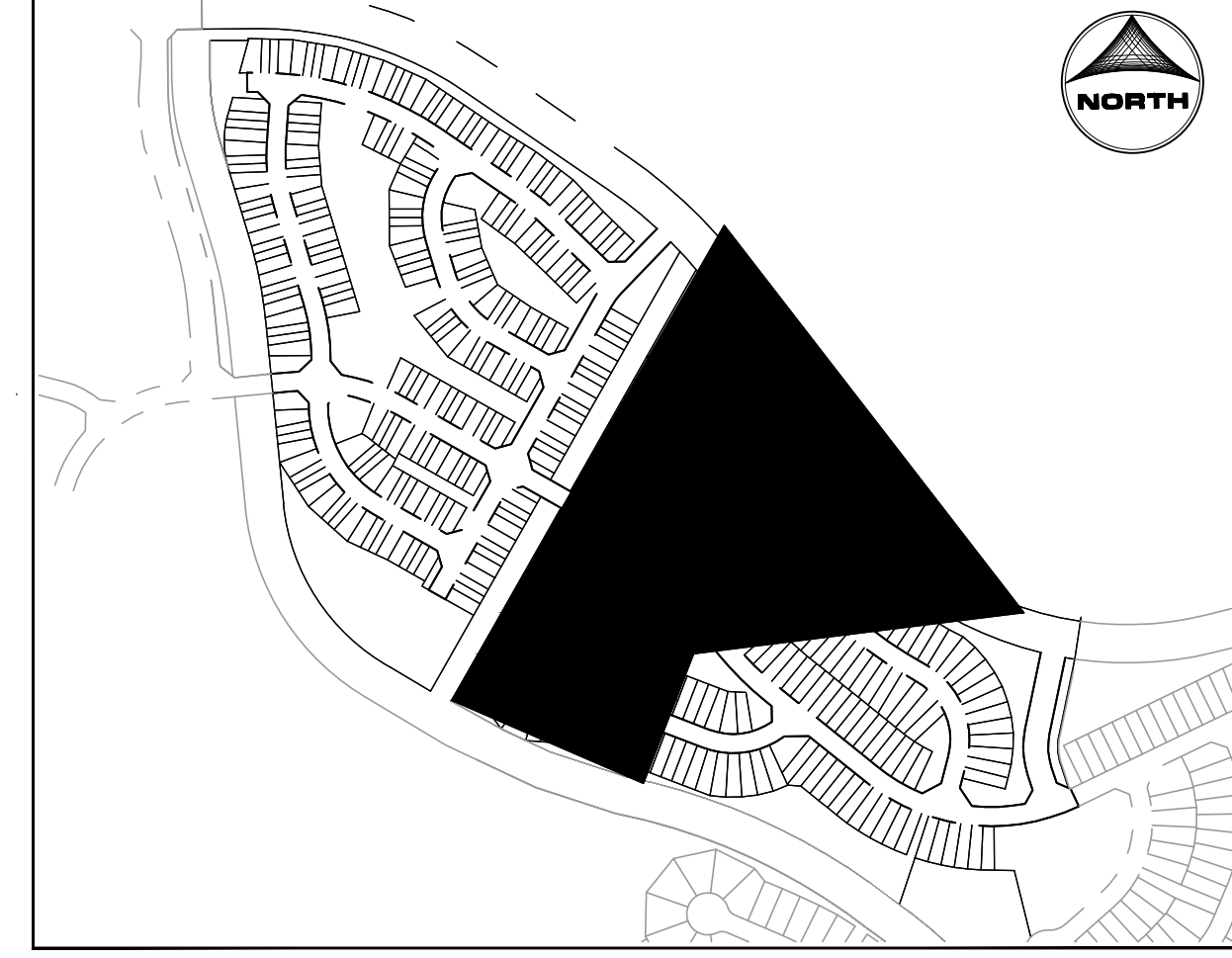
PRELIMINARY UTILITY PLANS  
PRELIMINARY UTILITY PLAN 2 OF 4

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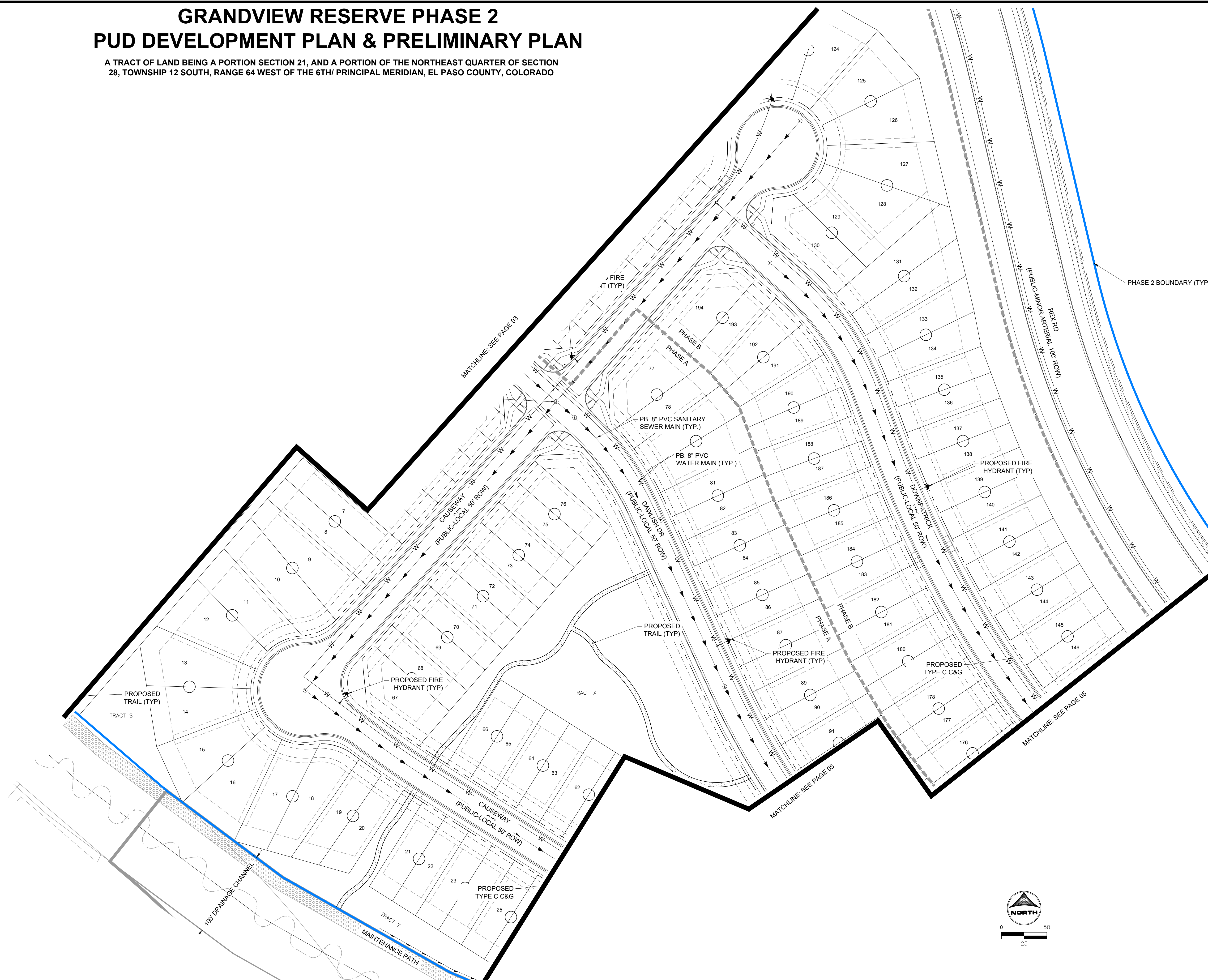


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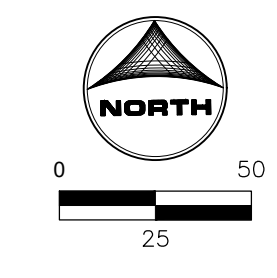


KEY MAP  
SCALE: NTS



### LINWORK 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	SS
STORM DRAIN	---	---
WATER MAIN	---	---
SWALE	---	---
<b>STORM SEWER</b>	<b>EXISTING</b>	<b>PROPOSED</b>
MANHOLE	⊙	⊙
STORM INLET	⊙	⊙
FLARED END SECTION	⊙	⊙
RIPRAP	⊙	⊙
<b>SANITARY SEWER</b>	<b>EXISTING</b>	<b>PROPOSED</b>
CLEAN OUT	⊙	⊙
MANHOLE	⊙	⊙
PLUG	⊙	⊙
<b>WATER</b>	<b>EXISTING</b>	<b>PROPOSED</b>
FIRE HYDRANT	⊙	⊙
FIRE DEPT. CONNECTION	⊙	⊙
GATE VALVE	⊙	⊙
MANHOLE	⊙	⊙
METER	⊙	⊙
TEE	⊙	⊙
REDUCER	⊙	⊙



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 APPROVED: KMH      JOB NUMBER: 201662  
 CAD DATE: 3/8/2024  
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**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PKWY SUITE 230  
 COLORADO SPRINGS CO 80920  
 PHONE: 719.300.4140  
 FAX: 719.965.0044

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



PRELIMINARY UTILITY PLANS  
 PRELIMINARY UTILITY PLAN 3 OF 4

SHEET  
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