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:

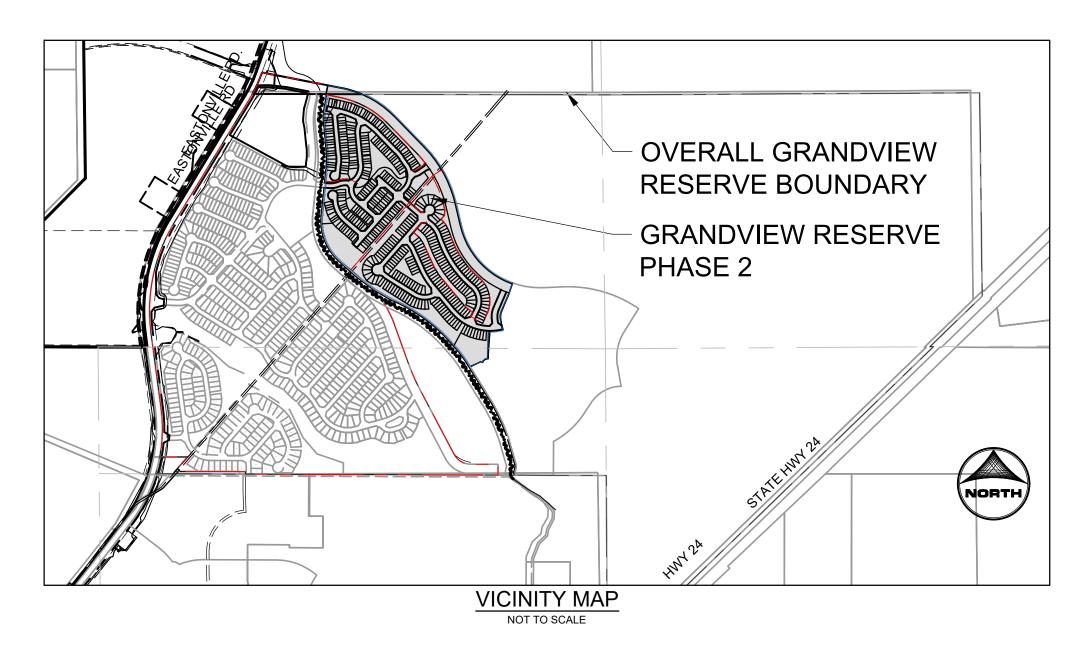
- 1. N49°18'05"W A DISTANCE OF 309.26 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 55°09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 529.48 FEET TO A POINT OF
- 3. N05°51'25"E A DISTANCE OF 481.83 FEET TO A POINT OF CURVE;
- 4. ON THE ARC OF A CURVE TO THE LEFT 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;

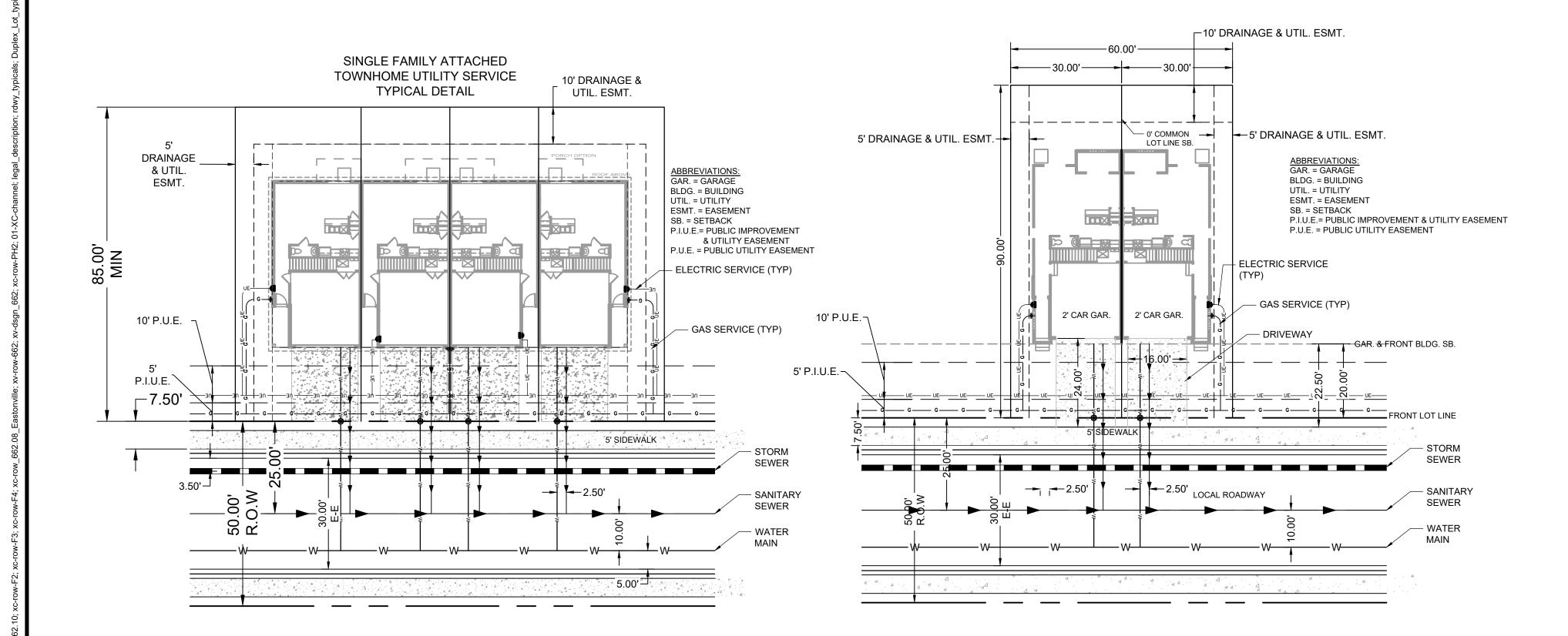
CONTAINING A CALCULATED AREA OF 2,988,865 SQUARE FEET OR 68.615 ACRES, MORE OR LESS.

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



SINGLE FAMILY ATTACHED DUPLEX UTILITY SERVICE TYPICAL DETAIL



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

EMAIL: GINA.P@MVEA.COOP

BLACK HILLS ENERGY

NATURAL GAS

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

198 COUNTY LINE RD.
PALMER LAKE, CO 80133
TELE: (719) 332-5856
ATTN: BOB SWATEK

EMAIL: BOB.SWATEK@BLACKHILLSCORP.COM

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

FIRE
FALCON FIRE PROTECTION DISTRICT

PROJECT CONTACTS:

9555 S. KINGSTON COURT, SUITE 200

1975 RESEARCH PKWY SUITE 230

COLORADO SPRINGS, CO 80921

EMAIL: KHUHN@HRGREEN.COM

EDWARD-JAMES SURVEYING, INC.

COLORADO SPRINGS, CO 80907

ATTN: JONATHAN W. TESSIN

OWNER/DEVELOPER

TELE: (303) 488-0061

CIVIL ENGINEER

TELE: (719) 300-4140

926 ELKTON DRIVE

TELE: (719) 576-1216

EMAIL: -

ATTN: KEN HUHN, P.E.

HR GREEN

ENGELWOOD, CO 80112

D.R. HORTON

ATTN: -

EMAIL: -

SHEET INDEX

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

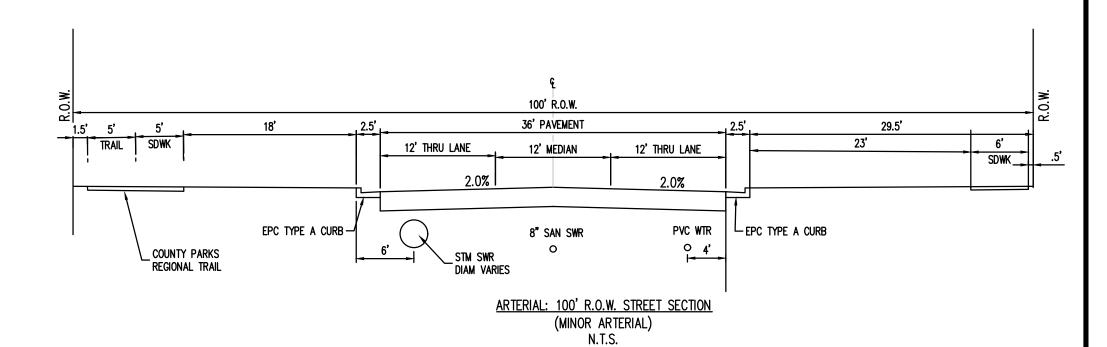
NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION

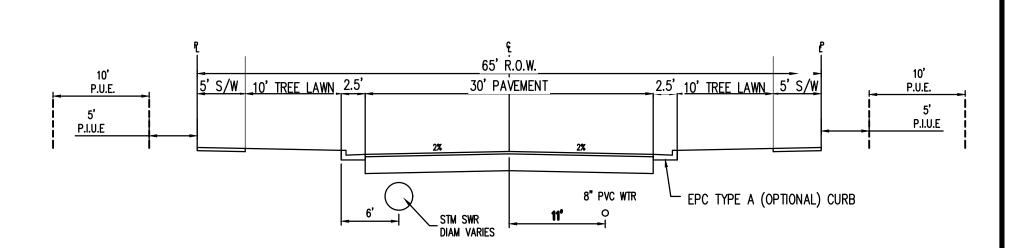
ATTCHED SIDEWALK(URBAN LOCAL)

(ROADS USING THIS SECTION: DOWNPATRICK WY, OLDCASTLE PL, SCONE TERR, LARKHALL PL, CAUSEWAY CIR, GRANGE TERR, EDENVALE PL, CRUMPETS LN,SLIGO TERR,ROONEY PL, DAWLISH DRIVE)

P.I.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT

P.U.E = PUBLIC UTILITY EASEMENT





(ROADS USING THIS SECTION: REX RD)

MODIFIED NEIGHBORHOOD STREET: 65' R.O.W. STREET SECTION

DETACHED SIDEWALK(URBAN LOCAL)

(ROADS USING THIS SECTION: GRANGE TR)

P.I.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT

LAND USE REVIEW FILE NO: PUDSP-23-006

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

D·R·HORTON'
America's Builder

PRELIMINARY UTILITY PLANS

COVER SHEET

SHEET

01

