

HUHN, KEN, 12/19/2023 9:43 AM

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

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.

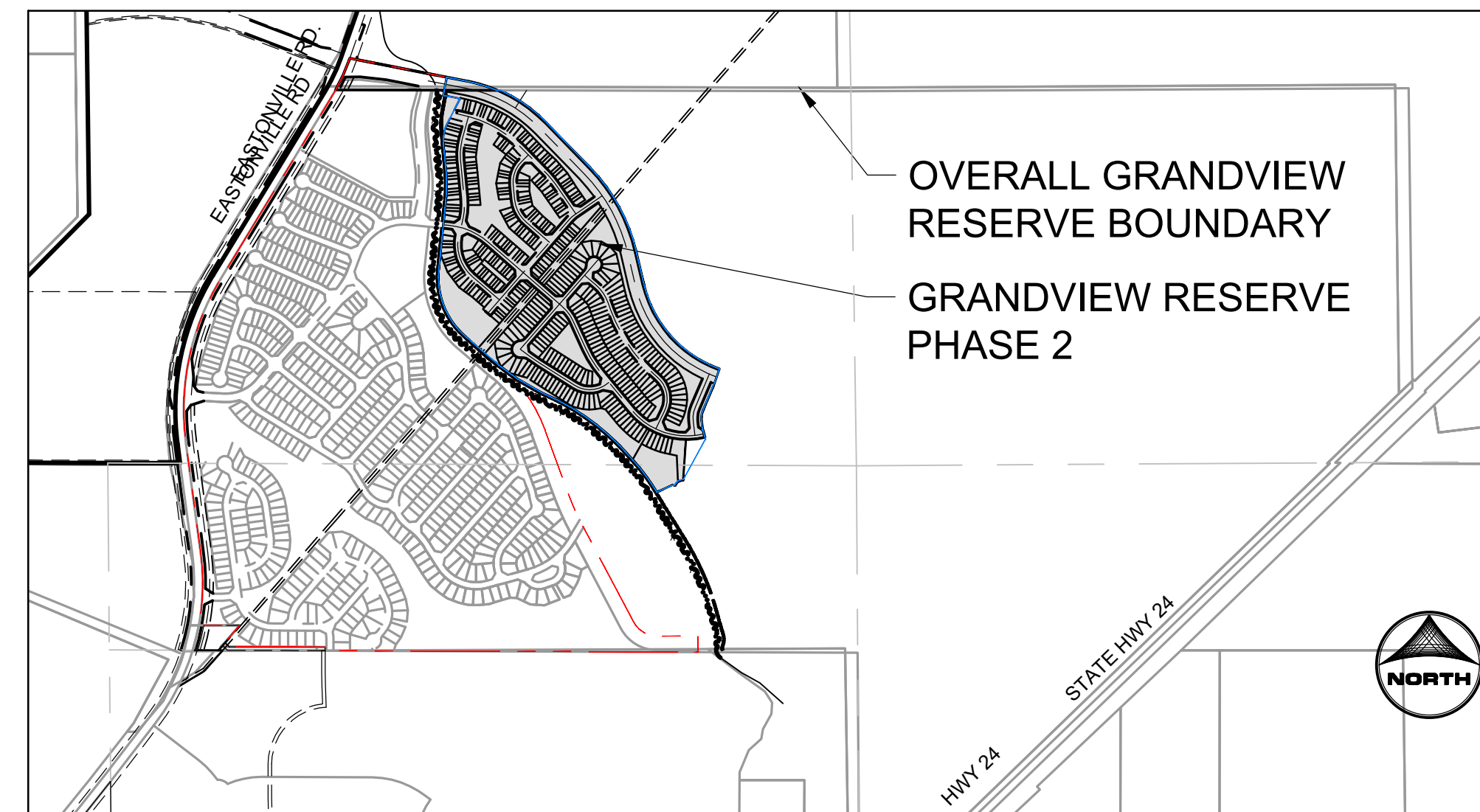
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE N00°52'26"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE N89°50'58"W, ON SAID NORTH LINE, A DISTANCE OF 2,471.08 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 1,688.20 FEET A DISTANCE OF 768.52 FEET TO A POINT ON CURVE; THENCE N60°22'39"W A DISTANCE OF 211.52 FEET; THENCE N63°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 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°51'25"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.

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



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: PAULINFINTY@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
193 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

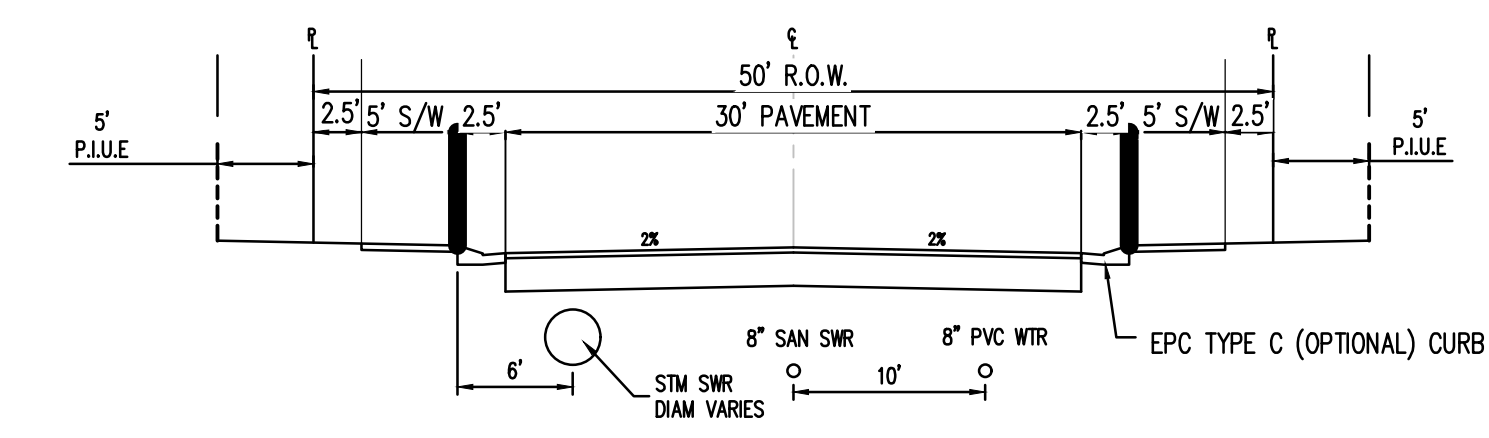
SURVEYOR
EDWARD-JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: (719) 576-1216
ATTN: JONATHAN W. TESSIN
EMAIL: -

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

OVERALL GRANDVIEW RESERVE BOUNDARY
GRANDVIEW RESERVE PHASE 2

VICINITY MAP
NOT TO SCALE

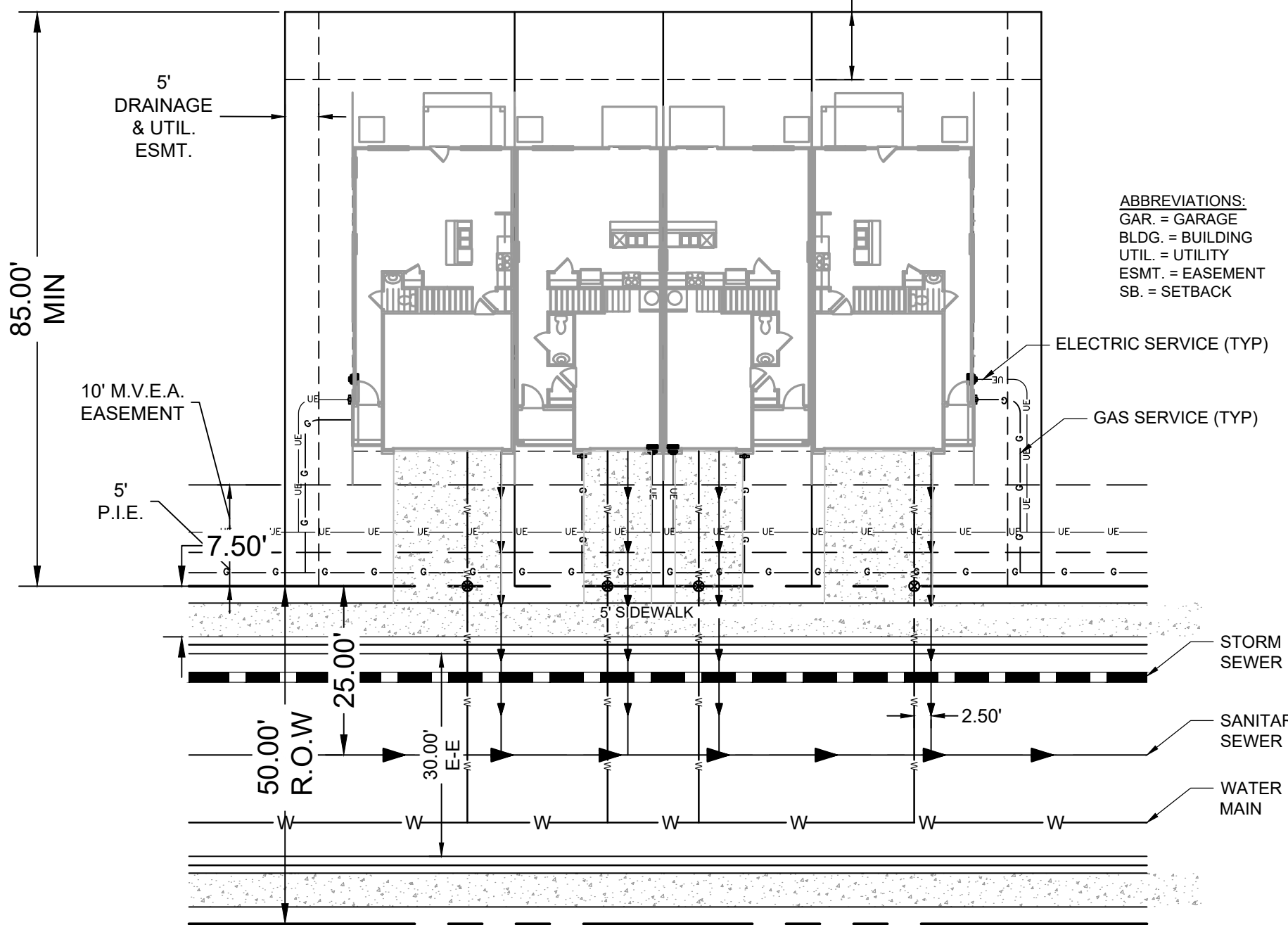


NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION
ATTACHED SIDEWALK (URBAN LOCAL)
N.T.S.

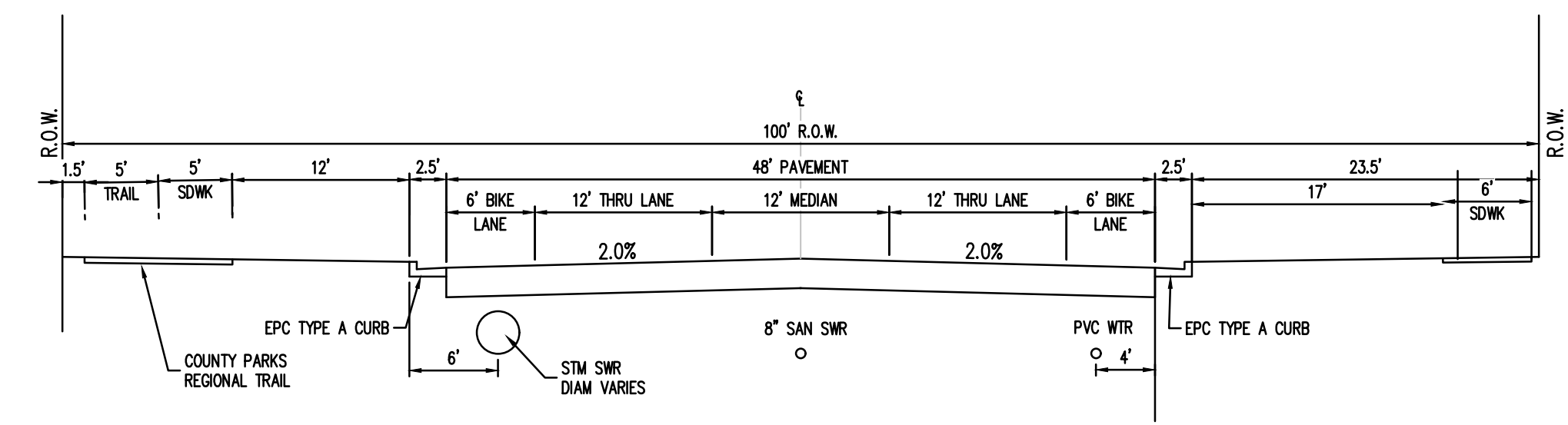
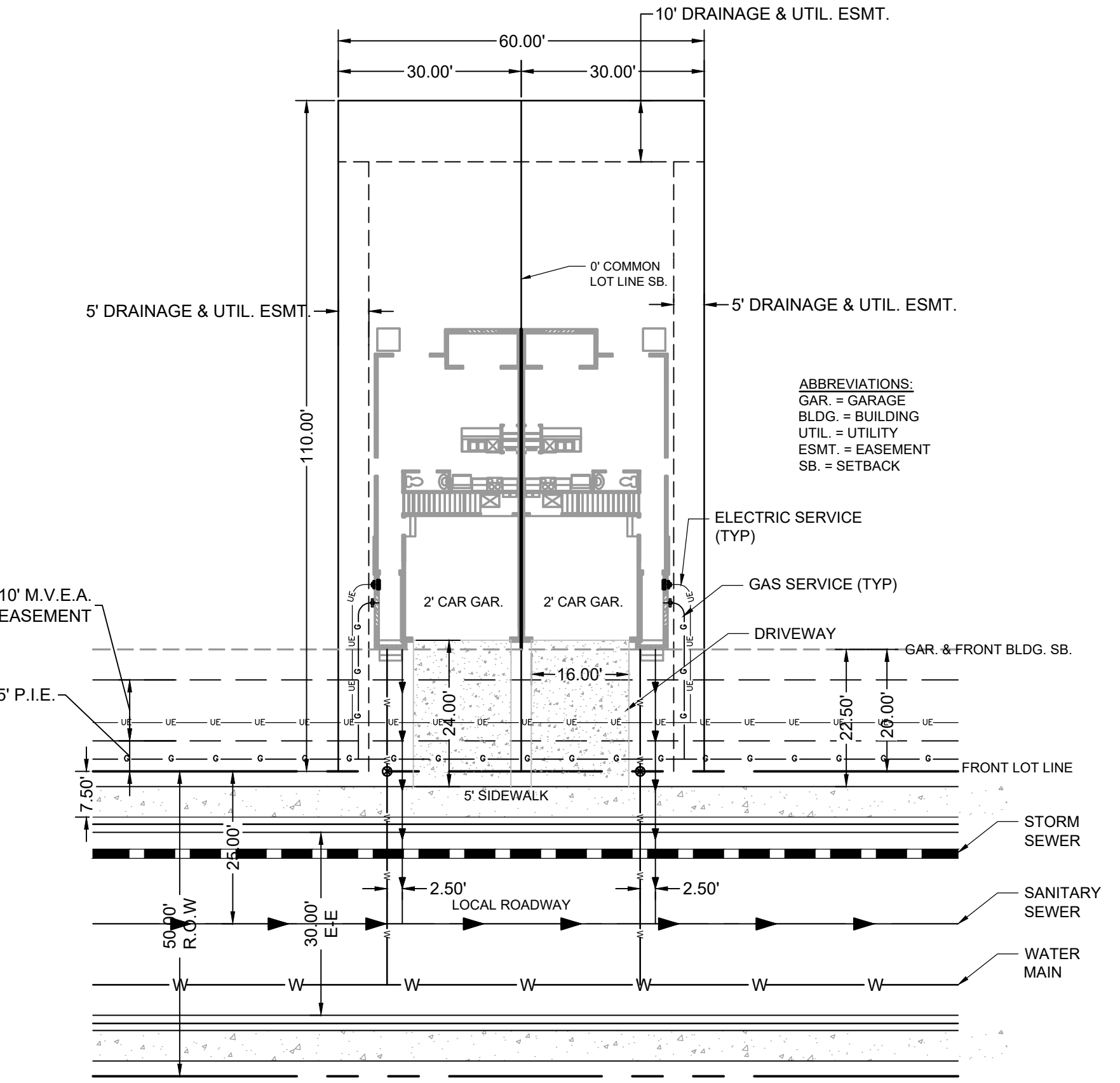
(ROADS USING THIS SECTION: ROAD 2, ROAD 3, ROAD 4, ROAD 5, ROAD 6, ROAD 7, ROAD 8, DANLISH DRIVE)

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

SINGLE FAMILY ATTACHED TOWNHOME UTILITY SERVICE TYPICAL DETAIL

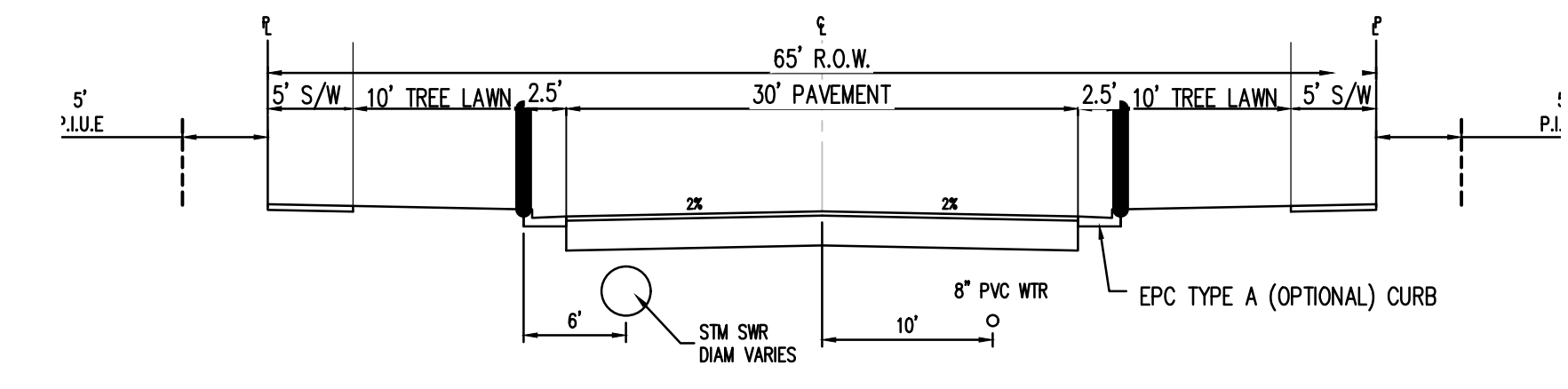


SINGLE FAMILY ATTACHED DUPLEX UTILITY SERVICE TYPICAL DETAIL



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: ROAD 1)

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

AS this does not meet any standard road section, a deviation will need to be requested.

DRAWN BY: SPC JOB DATE: ---
APPROVED: KVH JOB NUMBER: 201662
CAD DATE: 12/19/2023
CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\Utility\Cover_PUD_Utility

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



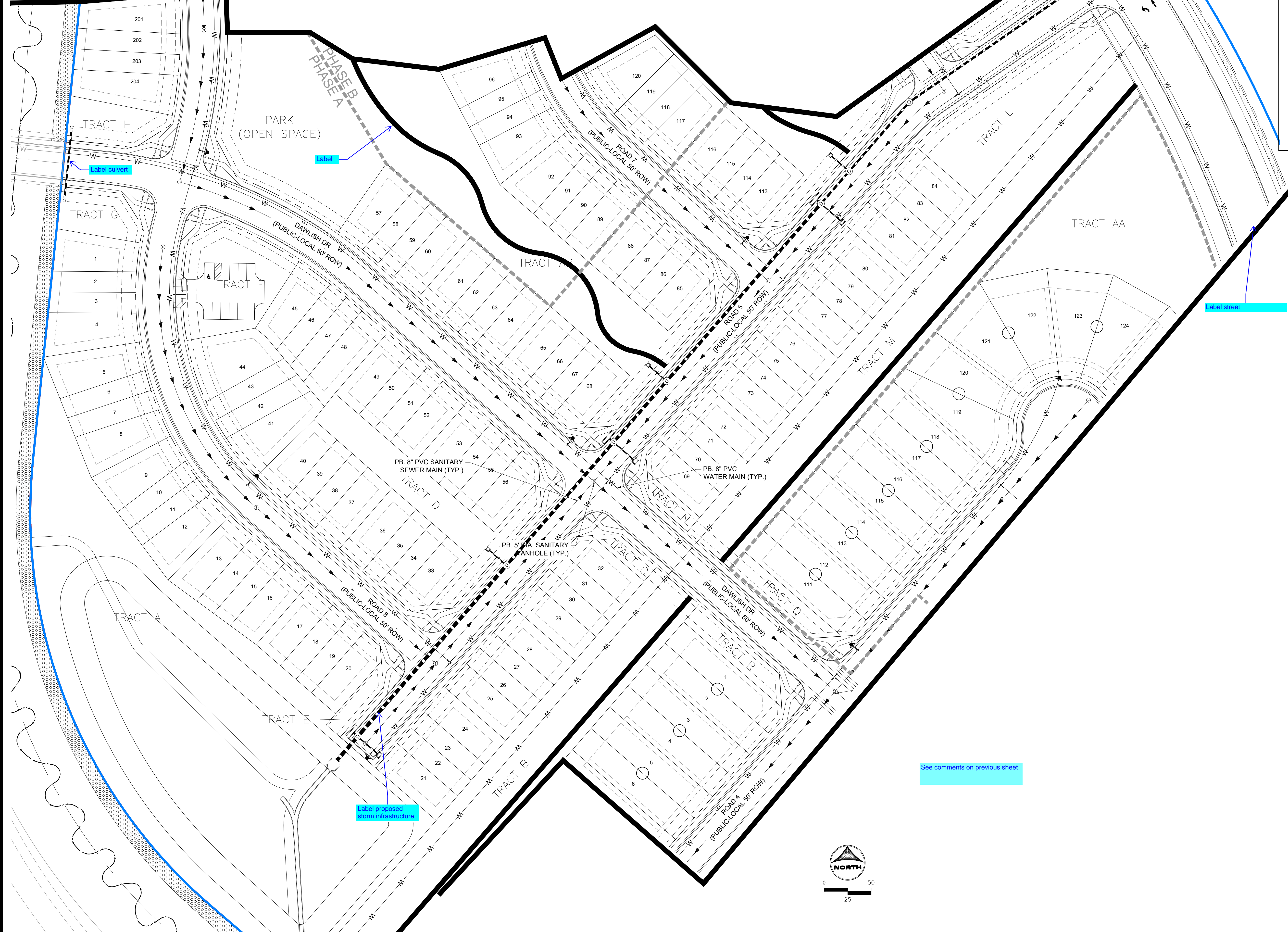
PRELIMINARY UTILITY PLANS
COVER SHEET

SHEET
UT
01

HUHN, KEN, 12/19/2023 9:51 AM

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

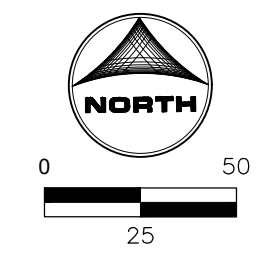


KEY MAP
SCALE: NTS

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	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	⊙	⊙

See comments on previous sheet



DRAWN BY: CBM JOB DATE: ---
 APPROVED: KMH JOB NUMBER: 201662
 CAD DATE: 12/19/2023
 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\Utility\Utility_Plan_PUD

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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



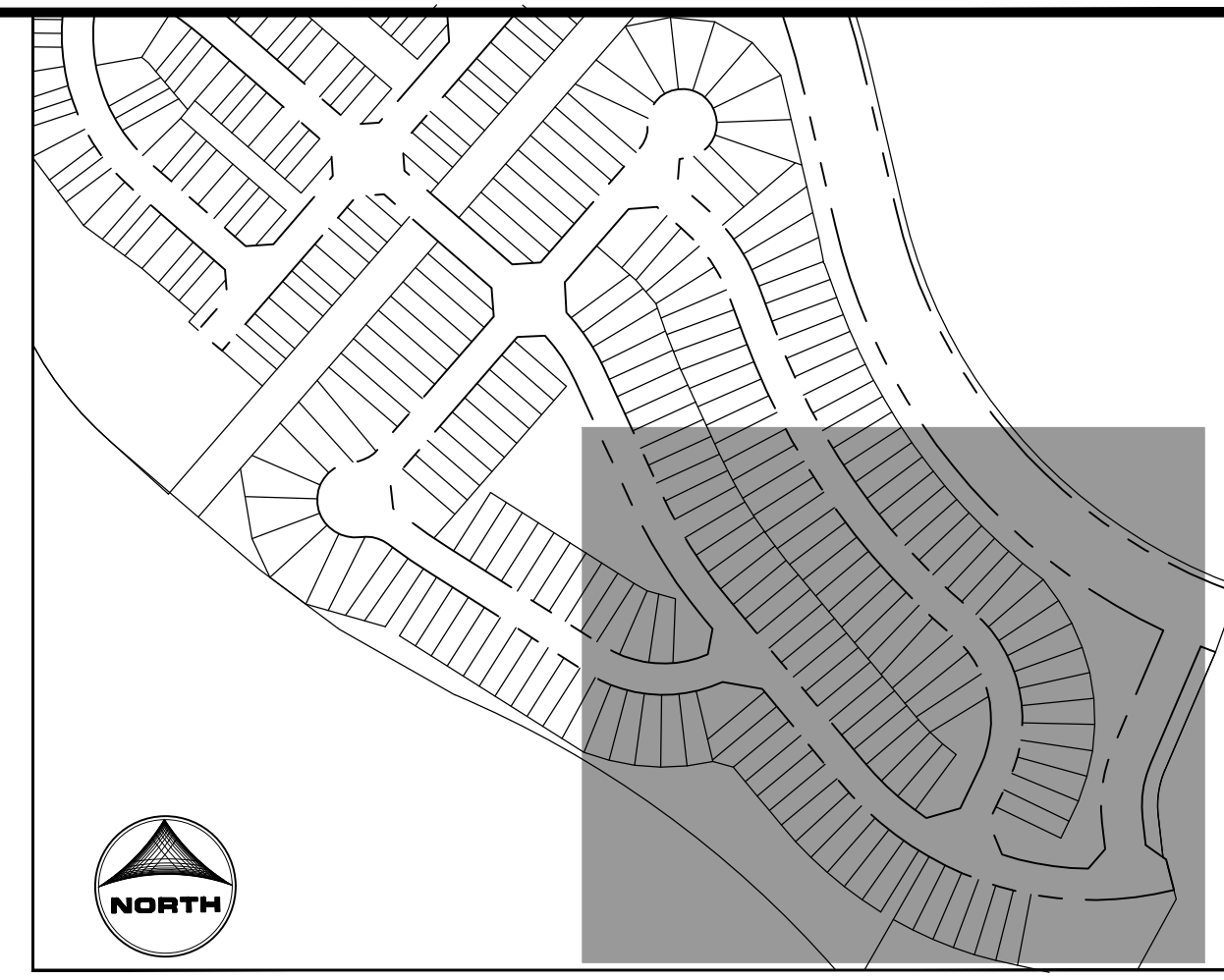
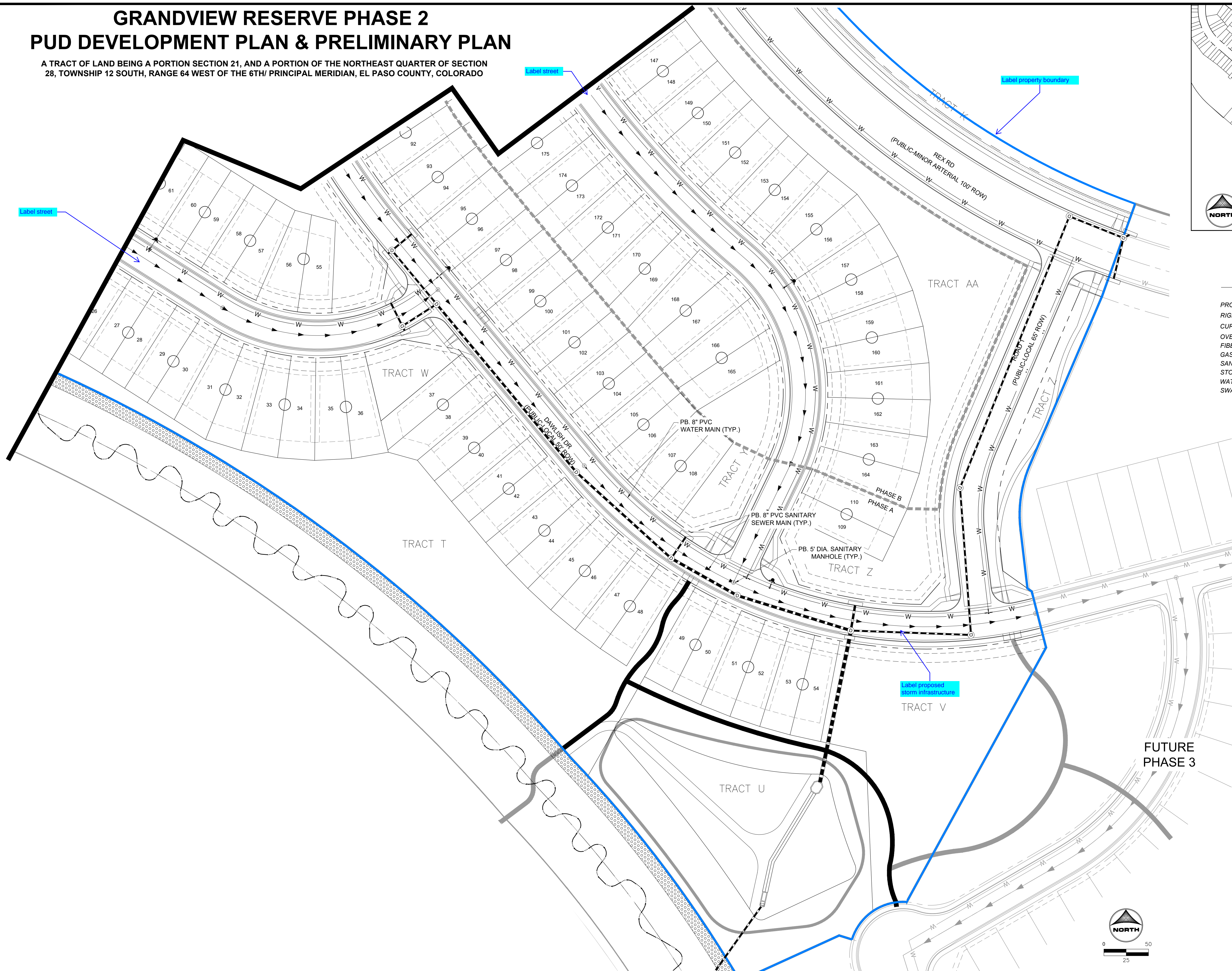
PRELIMINARY UTILITY PLANS
 PRELIMINARY UTILITY PLAN 2 OF 4

SHEET
 UT 03

HUHN, KEN, 12/19/2023 9:51 AM

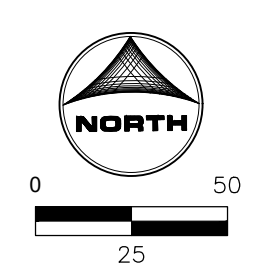
GRANDVIEW RESERVE PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



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



DRAWN BY: CBM JOB DATE: ---
 APPROVED: KMH JOB NUMBER: 201662
 CAD DATE: 12/19/2023
 CAD FILE: J:\2020\201662\CAD\DWG\CIPUD_Phase_2_662.202\Utility\Utility_Plan_PUD

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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
 PRELIMINARY UTILITY PLAN 4 OF 4

SHEET
 UT
 05