

GRANDVIEW RESERVE

EAST OF EASTONVILLE RD., WEST OF HWY 24, NORTH OF STAPLETON RD.
EL PASO COUNTY, COLORADO

NOTES

GENERAL NOTES

- A TOTAL OF 3261 DWELLING UNITS ARE ALLOWED WITHIN THE GRANDVIEW RESERVE PROJECT.
- CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED, BUT NOT REQUIRED, SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN ALTERNATIVES.
- A DENSITY TRANSFER MAY BE PERMITTED ON GRANDVIEW RESERVE FOR ALL RESIDENTIAL DISTRICTS. THIS TRANSFER WOULD BE PROPOSED AT THE TIME OF PRELIMINARY PLAN AND WOULD NEED TO BE REVIEWED BY STAFF TO ENSURE THAT THE OVERALL DEVELOPMENT CONCEPT IS ADHERED TO. A DENSITY TRANSFER NOT TO EXCEED TWENTY PERCENT (20%) OF THE MAXIMUM UNITS FOR EACH PARCEL IS PERMITTED. THE TRANSFERRED DENSITY SHALL MEET ALL MINIMUM REQUIREMENTS OF THE RECEIVING AREA SUCH AS LOT SIZE, SETBACKS, ETC. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED THE TOTAL UNITS APPROVED FOR THE PROJECT.
- SPECIFIC DEVELOPMENT STANDARDS SUCH AS SETBACKS, LOT COVERAGE, BUILDING HEIGHTS AND LAND USES SHALL BE ADDRESSED WITH A SUBSEQUENT ZONING OF THE PROPERTY AT A LATER DATE. THESE STANDARDS WILL EITHER FOLLOW SPECIFIC PROPOSED PUD DEVELOPMENT PLANS OR PER COUNTY ZONING STANDARDS IF FOLLOWING "STRAIGHT ZONING" OF THE COUNT.
- COMMERCIAL USES SHALL BE ALLOWED TO DEVELOP INDEPENDENT OF THE PHASING PLAN AS MARKET FACTORS ALLOW.
- ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 1.
- ALL DETENTION PONDS AND CROSS LOT DRAINAGE DITCHES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS PROVIDING ACCESS FOR MAINTENANCE TO THE GRANDVIEW RESERVE METROPOLITAN DISTRICT NO.1.
- THERE SHALL BE NO DIRECT LOT ACCESS TO STATE HIGHWAY 24, EASTONVILLE ROAD OR REX ROAD.
- SEE GRADING PLAN FOR PROPOSED SITE GRADING.
- 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 PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- POTENTIAL SCHOOL SITE IS PROVIDED AS SHOWN ON THE PLAN AS INSTITUTIONAL.
- SCHOOL SITE IS SHOWN WITH THE INTENT OF GETTING FULL CREDIT IN LIEU OF FEES. IF THE SCHOOL SITE IS NOT ACCEPTED FEES IN LIEU OF LAND WILL BE PROVIDED.
- CHURCH SITE IS PROVIDED AS SHOWN ON THE PLAN AS INSTITUTIONAL.
- ALL ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED.
- SITE LIGHTING, IF REQUIRED, WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF EL PASO COUNTY LAND DEVELOPMENT CODE.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AN OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO ANY LISTED SPECIES.
- THE FOLLOWING DISTRICTS WILL SERVE THE PROPERTY
 - GRANDVIEW RESERVE METROPOLITAN DISTRICT NOS. 1-5 INCLUDING WATER SERVICE.
 - WASTEWATER SERVICES - WOODMEN HILLS METROPOLITAN DISTRICT
 - SCHOOLS-PEYTON SCHOOL DISTRICT
 - FIRE EMERGENCY - PEYTON FIRE PROTECTION DISTRICT
 - EMERGENCY SERVICES - FALCON FIRE PROTECTION DISTRICT
 - EL PASO COUNTY CONSERVATION DISTRICT
 - PIKES PEAK LIBRARY DISTRICT
- ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR GRANDVIEW RESERVE. NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
- PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOT AS FOLLOWS:
 - FRONT: 10' (VARIES BY PRODUCT)
 - SIDE: 5' (VARIES BY PRODUCT)
 - REAR: 20' (VARIES BY PRODUCT)
 - ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNATED FOR PUBLIC UTILITIES AS REQUIRED

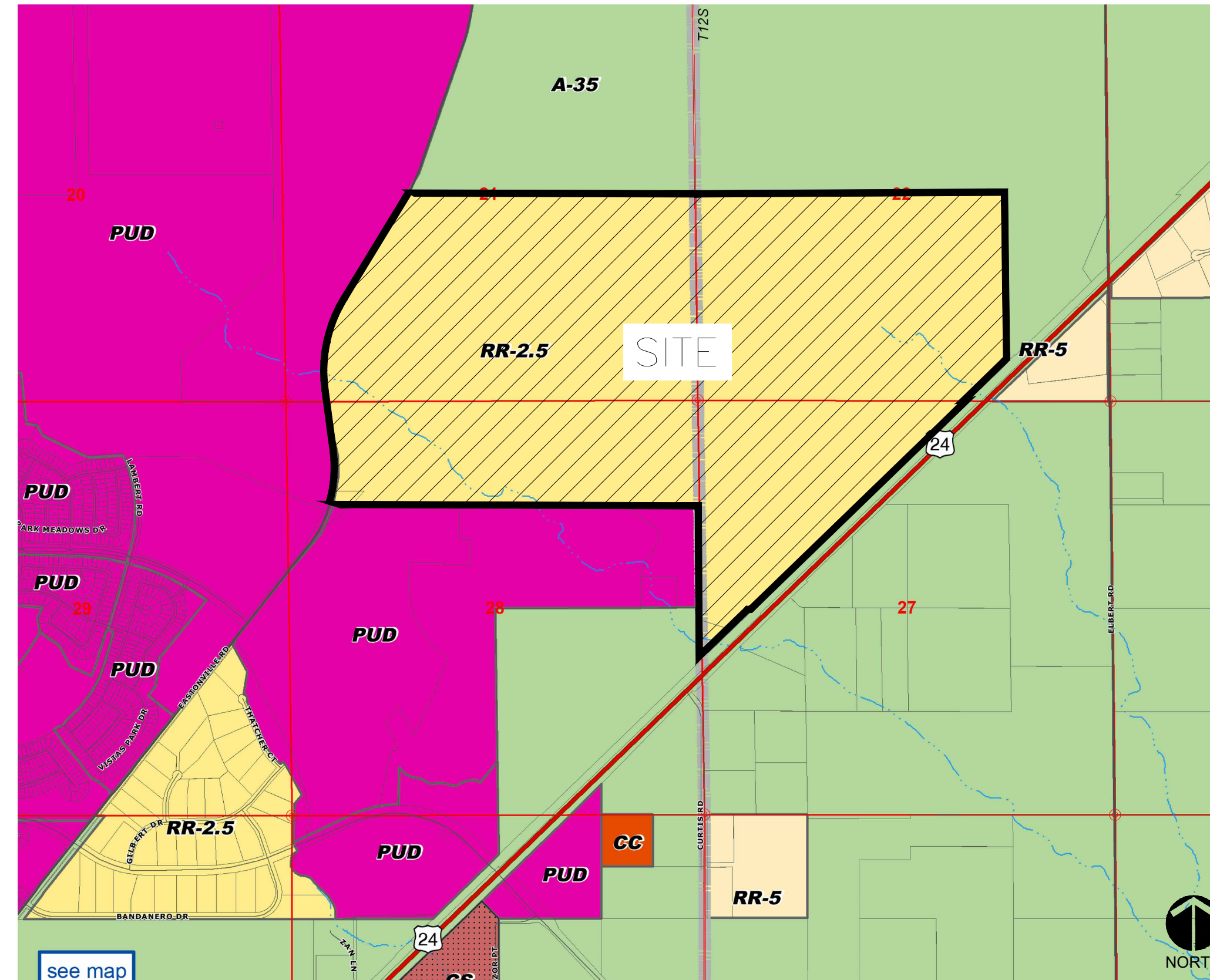
FLOODPLAIN NOTES:

- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP NUMBERS '08041C0556G' AND '08041C0552G' WITH AN EFFECTIVE DATE DECEMBER 7, 2018.2. THE EXISTING FLOODPLAIN BOUNDARIES MAY BE REVISED AND/OR THE BASE FLOOD ELEVATION (BFE) MAY BE MODIFIED. COORDINATION WITH FEMA WILL BE COMPLETED TO ESTABLISH REVISED FLOOD PLAIN LIMITS AND BFE, IF THE SUBMITTAL AND REVIEW OF A FLOODPLAIN REVISION OCCURS INDEPENDENTLY OF THIS SKETCH PLAN AND SHALL BE APPROVED PRIOR TO THE PLATTING OF ANY LOTS CURRENTLY LOCATED WITHIN FLOODPLAIN BOUNDARIES
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

PUBLIC STREETS

- REX ROAD AS ILLUSTRATED ON THE DRAWINGS WILL BE A PUBLIC STREET TO 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.
- STREETS WILL MEET THE STANDARDS OF EL PASO COUNTY ENGINEERING CRITERIA MANUAL. A DEVIATION REQUEST AND/OR PUD MODIFICATION MUST BE APPROVED FOR ANY DESIGN THAT DOES NOT CONFORM WITH THESE STANDARDS.
- SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, LINKING SCHOOLS, PARKS AND TRAIL SYSTEMS.

ZONING MAP SCALE = N.T.S



- PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY.
- UNTIL APPROVED BY THE COUNTY ENGINEER ALL ACCESS POINTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND NON-BINDING UPON THE COUNTY APPROVAL OF THIS SKETCH PLAN AMENDMENT SHALL NOT BE INTERPRETED TO INCLUDE APPROVAL OF ANY ACCESS TO ANY PUBLIC ROADS. THE COUNTY ENGINEER SHALL APPROVE ALL ACCESSES IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OF THE ENGINEERING CRITERIA MANUAL AT THE TIME OF PUD DEVELOPMENT PLAN AND/OR SUBDIVISION SUBMITTAL AND REVIEW.

PRIVATE STREETS

- A WAIVER OF THE EPC LAND DEVELOPMENT CODE IS REQUESTED TO PERMIT PRIVATE ROADWAYS WITHIN THIS DEVELOPMENT
- ANY FUTURE PRIVATE STREETS, IF PROPOSED, WILL BE PRIVATELY OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 1 OR HOA (HOMEOWNERS ASSOCIATION).
- PRIVATE STREETS SHALL BE NAMED TO EL PASO COUNTY STANDARDS.

PHASING PLAN:

- THE GRANDVIEW RESERVE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES AND PLATTED IN MULTIPLE FILINGS, WHICH HAVE YET TO BE DETERMINED. THE SEQUENCE OF CONSTRUCTION AND DEVELOPMENT IS NOT DEPENDENT UPON UTILITIES OR INFRASTRUCTURE.

GEOLOGIC CONDITIONS:

- A PRELIMINARY SOIL, GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY INVESTIGATION WAS PREPARED BY ENTECH ENGINEERING, INC. DATED JANUARY 15, 2019. THE REPORT IDENTIFIED NO GEOLOGIC HAZARDS THAT WOULD PRECLUDE DEVELOPMENT OF THE SITE FOR CONSTRUCTION OF RESIDENTIAL STRUCTURES; HOWEVER, THE REPORT IDENTIFIED EXISTING GEOLOGIC AND ENGINEERING GEOLOGIC CONDITIONS THAT WILL IMPOSE CONSTRAINTS ON SOME DEVELOPMENT AND CONSTRUCTION. THE MOST NOTABLE CONSTRAINTS THAT MAY AFFECT DEVELOPMENT INCLUDE ARTIFICIAL FILL, LOOSE AND EXPANSIVE SOILS, SLOPE STABILITY, AND SHALLOW GROUND WATER. IT IS NOTED THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED WITH MITIGATION OF POTENTIAL HAZARDS AS ILLUSTRATED IN THE REPORT WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THE AREA OR THROUGH THE AVOIDANCE OF THESE AREAS. INVESTIGATION OF EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION.

OWNER/DEVELOPER:
4 SITE INVESTMENTS, LLC
1272 KELLY JOHNSON BLVD., SUITE 100
COLORADO SPRINGS, CO 80920

PLANNER/LANDSCAPE ARCHITECT:
HRGREEN, INC
5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111

VICINITY MAP SCALE = N.T.S



SITE DATA

EXISTING LAND USE: AGRICULTURAL
EXISTING ZONING: RR-2.5

SITE ACREAGE: 768.2 AC
MAXIMUM NUMBER OF UNITS: 3,261
MAXIMUM GROSS DENSITY: 4.24 DU/AC

TOTAL AREAS (SEE LAND USE CHART ON SHEET 2)

RESIDENTIAL: 580.8 AC
PARK/OPEN SPACE: 132.5 AC
INSTITUTIONS: 16.9 AC
R.O.W.: 21.0 AC
NEIGHBORHOOD COMMERCIAL: 17.0 AC

SHEET INDEX

SHEET 1 OF 3: COVER SHEET
SHEET 2 OF 3: SKETCH PLAN
SHEET 3 OF 3: ADJACENT PROPERTY OWNERS MAP

DRAWN BY: JAG	JOB DATE: 4/17/2020	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: PLS	JOB NUMBER: 191897	0" = 1"
CAD DATE: 4/17/2020		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION



GRANDVIEW RESERVE
4 SITE INVESTMENT, LLC
FALCON, COLORADO

GRANDVIEW RESERVE SKETCH PLAN
COVER SHEET

SHEET
SP1.1
1

HR GREEN Xref: 01-DV-DSGN; xref: 1-ARCH; D:\01-01-VICINITY MAP; 01-AL-CONCEPT; 01-DV-SURF

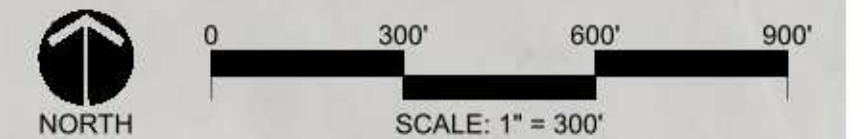


Land Use Summary

LAND USE CATEGORY	ACREAGE	ACREAGE %	MAX. DU/AC	MAX. UNITS
INSTITUTIONS	16.9 ac.	2.2%	N/A	N/A
LOW DENSITY	136.4 ac.	17.8%	2	272
MEDIUM DENSITY	258.4 ac.	33.6%	4	1033
MED. - HIGH DENSITY	68.6 ac.	8.9%	8	548
HIGH DENSITY	117.4 ac.	15.3%	12	1408
COMMERCIAL	17.0 ac.	2.2%	N/A	N/A
OPEN SPACE	132.5 ac.	17.2%	N/A	N/A
REX & COLLECTOR	21.0 ac.	2.7%	N/A	N/A

*OPEN SPACE INCLUDES: DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE AND EASEMENTS, AND R.O.W./BUFFER OF EASTONVILLE RD. & HWY 24

Total	768.2 ac.	100%		3261
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HR GREEN Xref: 01-DV-DSGN; Xref: 1-MARCH DHD1; 01-VICINITY MAP; 01-AL-CONCEPT; 01-DV-SURF

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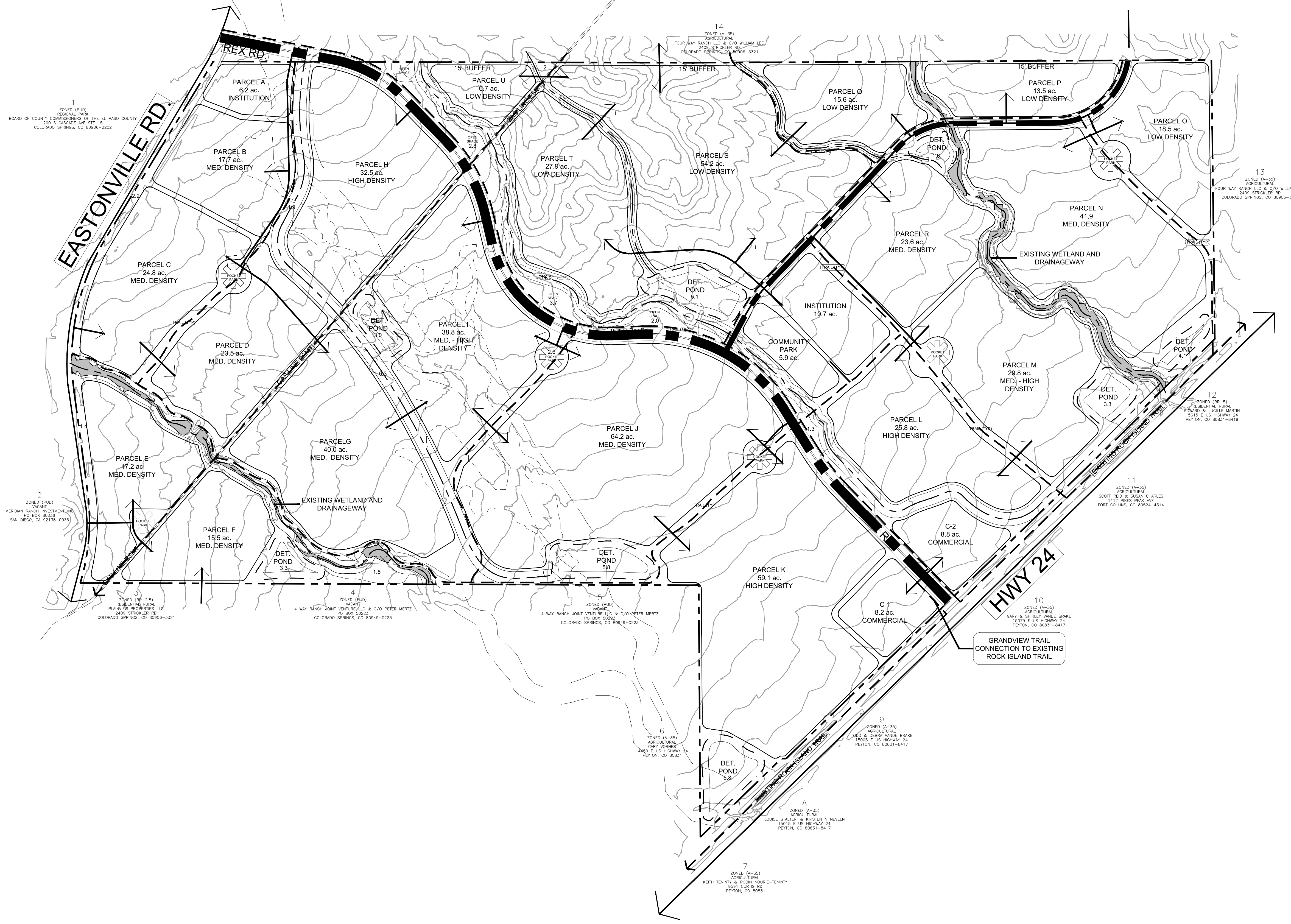
GRANDVIEW RESERVE
 4 SITE INVESTMENT, LLC
 FALCON, COLORADO

GRANDVIEW RESERVE SKETCH PLAN
 SKETCH PLAN

SHEET
SP1.2
 2

ADJACENT PROPERTY OWNERS

1. ZONED (PUD)
REGIONAL PARK
BOARD OF COUNTY COMMISSIONERS OF THE EL PASO COUNTY
200 S CASCADE AVE STE 15
COLORADO SPRINGS, CO 80906-2202
2. ZONED (PUD)
VACANT
MERIDIAN RANCH INVESTMENT INC
PO BOX 80036
SAN DIEGO, CA 92138-0036
3. ZONED (RR-2.5)
RESIDENTIAL RURAL
PLAINVIEW PROPERTIES LLC
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906-3321
4. ZONED (PUD)
VACANT
4 WAY RANCH JOINT VENTURE LLC & C/O PETER MERTZ
PO BOX 50223
COLORADO SPRINGS, CO 80949-0223
5. ZONED (PUD)
VACANT
4 WAY RANCH JOINT VENTURE LLC & C/O PETER MERTZ
PO BOX 50223
COLORADO SPRINGS, CO 80949-0223
6. ZONED (A-35)
AGRICULTURAL
GARY VORHES
14450 E US HIGHWAY 24
PEYTON, CO 80831
7. ZONED (A-35)
AGRICULTURAL
KEITH TENINTY & ROBIN NOURIE-TENINTY
9591 CURTIS RD
PEYTON, CO 80831
8. ZONED (A-35)
AGRICULTURAL
LOUISE STALTERI & KRISTEN N NEVELN
15015 E US HIGHWAY 24
PEYTON, CO 80831-8417
9. ZONED (A-35)
AGRICULTURAL
TODD & DEBRA VANDE BRAKE
15005 E US HIGHWAY 24
PEYTON, CO 80831-8417
10. ZONED (A-35)
AGRICULTURAL
GARY & SHIRLEY VANDE BRAKE
15075 E US HIGHWAY 24
PEYTON, CO 80831-8417
11. ZONED (A-35)
AGRICULTURAL
SCOTT REID & SUSAN CHARLES
1412 PIKES PEAK AVE
FORT COLLINS, CO 80524-4314
12. ZONED (RR-5)
RESIDENTIAL RURAL
EDWARD & LUCILLE MARTIN
15615 E US HIGHWAY 24
PEYTON, CO 80831-8419
13. ZONED (A-35)
AGRICULTURAL
FOUR WAY RANCH LLC & C/O WILLIAM LEE
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906-3321
14. ZONED (A-35)
AGRICULTURAL
FOUR WAY RANCH LLC & C/O WILLIAM LEE
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906-3321



HR GREEN Xref: 01-DV.DSGN: xref-1-ARCH DHD1: 01-VICINITY MAP: 01-AL-CONCEPT: 01-DV-SURF

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GRANDVIEW RESERVE
 4 SITE INVESTMENT, LLC
 FALCON, COLORADO

GRANDVIEW RESERVE SKETCH PLAN
 ADJACENT PROPERTY OWNERS MAP

SHEET
SP1.3
 3

