

FALCON RESERVE
LETTER OF INTENT
FINAL PLAT

July 15, 2026



PREPARED FOR:

Babcock Land Corp
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Colorado Springs, CO 80903

PREPARED BY:

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Tax Schedule No: 5225400001

Acreage: 40 Acres

Site Location, Size, Zoning:

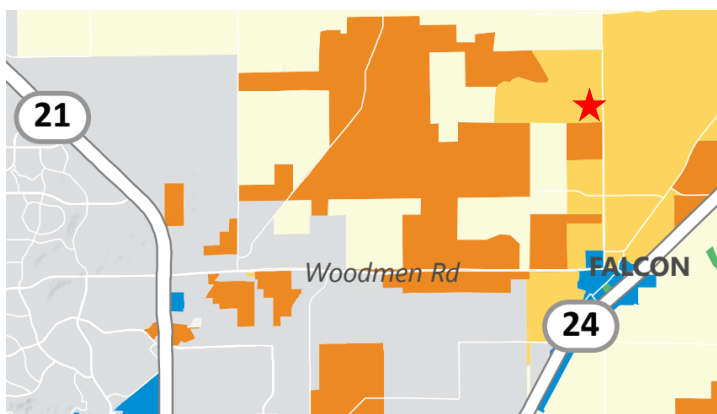
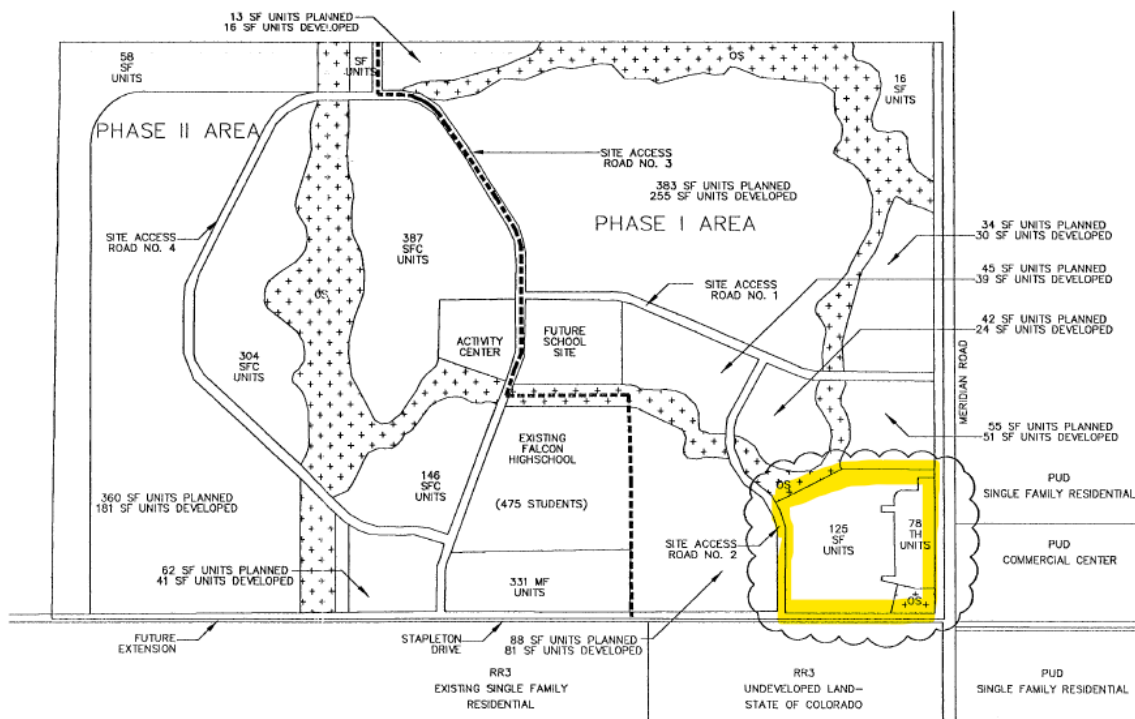
Matrix Design Group, on behalf of Babcock Land Corp, is respectfully submitting a final plat application for the proposed Falcon Reserve residential project. The proposed submittal seeks a final plat for 149 single family detached residential lots. The Paint Brush Hills Sketch Plan, recorded on May 18, 1984, depicts Commercial. The previously submitted rezone application proposes Residential Multi-Dwelling District (RM12) zoning which allows for up to 12 dwelling units per acre and is intended to accommodate moderate density single-family attached and detached and low-density multi-dwelling development.

The site is bordered by Stapleton Drive to the south and a State of Colorado owned parcel with a land use of exempt non-residential state land (RR-5); Liberty Grove Drive to the west and developed Paint Brush Hills single-family residential (RS-20000); Meridian Road to the east and developed commercial lots (CR); developed Paint Brush Hills zoned single-family property to the north (RS-20000). The parcel that makes up this submittal is vacant with no existing buildings or structures. The site contains no natural drainage ways or significant natural features. The site does contain existing drainage facilities and improvements which shall remain.

The surrounding density of the adjacent developed single-family residential within Paint Brush Hills is approximately 2 to 3 DU/AC. The proposed site density is approximately 4 DU/AC (149 proposed units / 39.38-acres). The maximum permitted density in RM-12 is 12 dwelling units per acre. For the proposed site, the maximum permitted density equals 472 units (39.38-acres x 12 dwelling units per acre).

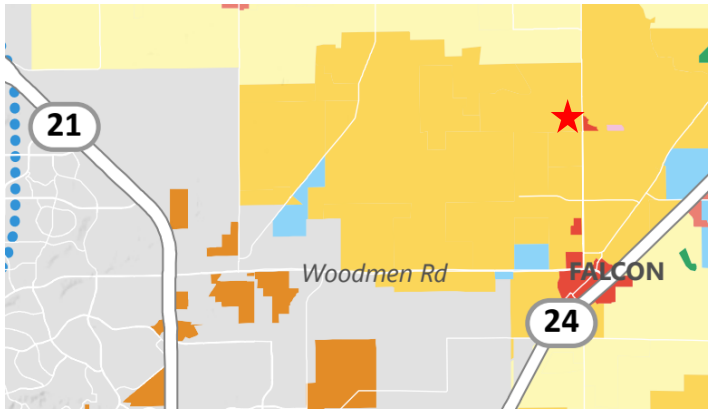
Request & Justification:

The purpose of this application is to request approval of a Final Plat for the Falcon Reserve project located at the NW corner of Meridian Road and Stapleton Drive. A previous application sought to rezone approximately 40 acres from CR to RM-12 zone district. The proposed parcel is part of the Amendment to Paint Brush Hills Sketch Plan, approved March 15, 2007. This Sketch Plan Amendment depicts the parcel as 125 single-family units, 78 townhome units, and open space. The straight zone district designation will make future development more streamlined as the RM-12 zone district outlines the design standards and guidelines for which the development must follow. The proposed final plat illustrates 149 single-family lots of approximately 3,825 to 7,700 square feet in size each.



The subject site is within the Area of Change, Minimal Change: Developed. This includes developed areas that are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses. The proposed residential use seeks to utilize a vacant piece of ground with

more intense uses as anticipated within these areas.



The subject site is within the Placetype of Suburban Residential. The primary land use within Suburban Residential is Single-Family Detached Residential and includes supporting land uses of Single-Family Attached, Multi-Family, Parks/ Open Space, Commercial Retail, Commercial Service, and Institutional. The proposed residential zone and use

conforms to this placetype.

Residential Multi-Dwelling District (RM-12) Zoning Requirements

The RM-12 zoning district is a 12-dwelling unit per acre district intended to accommodate moderate density single-family attached and detached and low-density multi-dwelling development. Use Types will conform to the Allowed and Special Use requirements of LDC Chapter 5, Table 5-1.

Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Falcon Reserve project would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. The proposed project is in face within a Suburban Residential placetype in the Area of Change: Minimal Change and is consistent with the placetype's land uses. Suburban Residential's primary land use is Single-Family Detached and has supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There remains a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs continue to experience a housing shortage.
3. *Would the use be providing necessary housing or essential goods and/ or services?*
The proposed Falcon Reserve project will incorporate more single-family homes to help provide necessary and needed housing in this area of the county. The proposed density increase supports **Goal HC1:** Promote development of a mix of housing types in identified areas and **Goal HC3:** Locate attainable housing that provides convenient access to good, services and employment. The Falcon Reserve development is near existing highways and major roadways; will utilize existing infrastructure to help keep lot cost down; and would be located near

existing commercial activity centers which provide numerous job opportunities.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*
The proposed Falcon Reserve development will be served by existing infrastructure to include water and wastewater services, electricity and roadways.
2. *Does the development trigger the need for such infrastructure?*
The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development may require expansion of some existing facilities meeting **Goal LU4: Continue to encourage policies that ensure “development pays for itself”**.
3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*
The proposed Falcon Reserve development will require public street roadways and sidewalks to be designed and built to El Paso County Standards.

El Paso County Final Plat Approval Criteria:

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;*
The site meets the Your El Paso County Master Plan’s goals as listed above.
2. *The subdivision is in substantial conformance with the approved preliminary plan;*
The subdivision is in substantial conformance with the approved preliminary plan (SP252).
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;*
The subdivision is consistent with the subdivision design standard, regulations, and code requirements.
4. *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;*
A sufficient water supply has been committed to and will be provided for by the Paint Brush Hills Metropolitan District. Paint Brush Hills Metropolitan District provided a water commitment letter that has been included as part of this application indicating capacity to provide sufficient quantity and quality of water for this development.

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;*

A public wastewater system will be provided for by the Woodmen Hills Metropolitan District. Woodmen Hills Metropolitan District provided a commitment letter that has been included as part of this application indicating capacity to provide wastewater disposal services for this development.

6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];*

A "Soils and Geology Study", Falcon Reserve, El Paso County, Colorado" (RMG-Rocky Mountain Group, July 14, 2022) is included with the submittal package. As part of this study, 5 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, compressible soils, seasonal surface water, faults and seismicity, radon, and proposed grading, cuts & masses of fill, and erosion control. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;*

Adequate drainage improvements; complying with State law, the EPC Land Development Code and the ECM are proposed and illustrated on the drawings. There are three proposed ponds located within the Falcon Reserve property boundary and one pond offsite, all to be owned and maintained by the Paintbrush Hills Metropolitan District. A final drainage report for this development has been included for review and approval by El Paso County.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*

Legal and physical access will be provided to all parcels by public rights-of-way.

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;*

All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. Commitment letters for fire, water, sewer, electric, and gas have been provided with this submittal. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.

10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;*

The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal.

11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;*

Offsite impacts were evaluated with this submittal and the previous Preliminary Plan submittal. An approved Traffic Impact Statement is included with this submittal.

12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;*

All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. Commitment letters for fire, water, sewer, electric, and gas have been provided with this submittal. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.

13. *The subdivision meets other applicable sections of Chapter 6 and 8; and*

The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]*

Babcock Land Corp has established that Bradley Marksheffel LLC is the mineral estate owner on the real property known as Falcon Reserve.

El Paso County Water Master Plan:

Falcon Reserve Filing No. 1 is within the Paintbrush Hills Metropolitan District as stated in the Water Master Plan for Paint Brush Hills Metropolitan District Update, dated September 2020, by RG and Associates, LLC. Water services will be provided by Paintbrush Hills Metropolitan District. The Commitment Letter is included in the Appendix of the Water Resources Report and reflects the most updated irrigation square footages and consumption estimates for the residential uses involved in the project.

In addition, Falcon Reserve meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies

through integrated master planning of site planning, xeric landscape design and water resource best management practices.

Total Number of Residential Units, Density, and Lot Sizes:

149 single family detached residential lots at approximately 4 DU per Acre. Lots range in size from 3,825 to 7,700 square feet each.

Total Number of Industrial or Commercial Sites:

No commercial or industrial sites are proposed.

Phasing Plan and Schedule of Development:

The project will be constructed in one phase.

Areas of Required Landscaping:

The proposed internal landscape design, adjacent buffering, and streetscape planting requirements shall comply with the EPC LDC and Appendix D Landscaping and Planting Manual. The landscape design is shown with this Preliminary Plan submittal. Due to water limitations of the District, the landscape design will be xeric.

Types of Proposed Recreational Facilities:

A pocket park is currently proposed in the northwest portion of the site.

Traffic Engineering:

Vehicular access as illustrated in the Traffic Impact Study is proposed with all roadways to be public. The site is located within El Paso County Public Improvement District (PID) #2. Road impact fees to be calculated at time of building permit as may be required. The traffic impact study accounts for 160 total lots, 149 lots as proposed on the current preliminary plan and 11 future lots on tract G which will be proposed once additional water sufficiency is secured.

School District:

El Paso County School District #49

Proposed Services:

- | | |
|-----------------------|---|
| 1. Water: | Paint Brush Hills Metropolitan District |
| 2. Wastewater: | Woodmen Hills Metropolitan District |
| 3. Gas: | Black Hills Energy |
| 4. Electric: | Mountain View Electric |
| 5. Fire: | Falcon Fire Protection District |
| 6. School: | El Paso County School District #49 |
| 7. Roads: | El Paso County Road and Bridge |
| 8. Police Protection: | El Paso County Sheriff's Department |

Impacts associated with the Final Plat Application:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0551G' effective date December 7, 2018.

Site Geology: A Soils and Geology Study, by RMG – Rocky Mountain Group, is submitted with this application.

Wetlands: There are no natural drainage areas or natural drainage ways or water courses found on site. As a result, there are no wetlands present. All drainage and erosion criteria will be met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas. A noise study is included with this application.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Falcon Reserve with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include xeric/ low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as present in the area.

- Prairie Dog
- Mule and White-Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining developments, it is not anticipated that the application will have significant impacts on wildlife in the area.

Deviation Requests (as part of the Preliminary Plan application):

- 1) ROADWAY ACCESS CRITERIA

Requested Deviation: To permit a proposed urban local roadway and an existing collector roadway to intersect ROW to centerline closer than 330' at the intersection of Liberty Grove Drive and Stapleton Drive. The proposed urban local roadway will line up with existing Waterbury Drive and is approximately 275' from centerline to the existing ROW of Stapleton Drive or 230' to the future ROW.

Justification: The 330' intersection spacing requirement is not achievable while still maintaining the logical extension of existing Waterbury Drive. Proposed Waterbury Drive, the intersecting road, is proposed as an urban local roadway. The existing intersection of Waterbury Drive and Liberty Grove Drive currently exists at less than the required 330' spacing, approximately 230'.

2) PEDESTRIAN RAMPS AT "T" INTERSECTIONS

Requested Deviation: Allow only two pedestrian ramps to be constructed at the T-intersection of Salem Court and Waterbury Drive.

Justification: The intersection is in close proximity to another intersection with all the required ramps constructed. The installation of an additional ramp at this intersection is not desirable since the additional ramp may be a safety concern as the removed crossing does not have a stop condition and is further down a long straightaway roadway without traffic calming. The crossing at Merchant Royal Loop and Salem Court is approximately 150' feet away and provides a much safer intersection for pedestrian movements.

The standard does not impose any particular hardship on the applicant. However, it will be more beneficial to pedestrian continuity and public safety.

Waiver Requests (see Waiver Request):

none