

FALCON RESERVE
NATURAL FEATURES REPORT
PRELIMINARY PLAN

May 11, 2026



PREPARED FOR:

Babcock Land Corp
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

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Site Location, Size, Zoning:

Matrix Design Group, on behalf of Babcock Land Corp, is respectfully submitting rezone and preliminary plan applications for the proposed Falcon Reserve residential project. The proposed submittal seeks to rezone 40 acres from CR to RM-12 and includes a preliminary plan for 149 single family detached residential lots. The Paint Brush Hills Sketch Plan, recorded on May 18, 1984, depicts Commercial. The proposed rezone application submittal 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; Liberty Grove Drive to the west; Meridian Road to the east; 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.

Topography

The topography of the project site is moderately sloped towards the south east corner of the site. There are grade changes of approximately 50' as the overall site slopes from northwest to southeast. The existing slopes are moderate with no portions of the proposed site possessing slopes that would prevent development. The site is suitable for development and is not impacted by the moderately sloped grades as current acceptable state and local best grading practices will be employed. Drainage will be collected into proposed facilities located throughout the development.

Hydrologic Features/ Flood Hazard/ 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.

Wetlands

There are no natural drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria will be met following El Paso County Development Standards.

Soils

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.

Scenic Resources & Unique Natural Areas

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. There are no unique natural features on the project site.

Landscaping

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

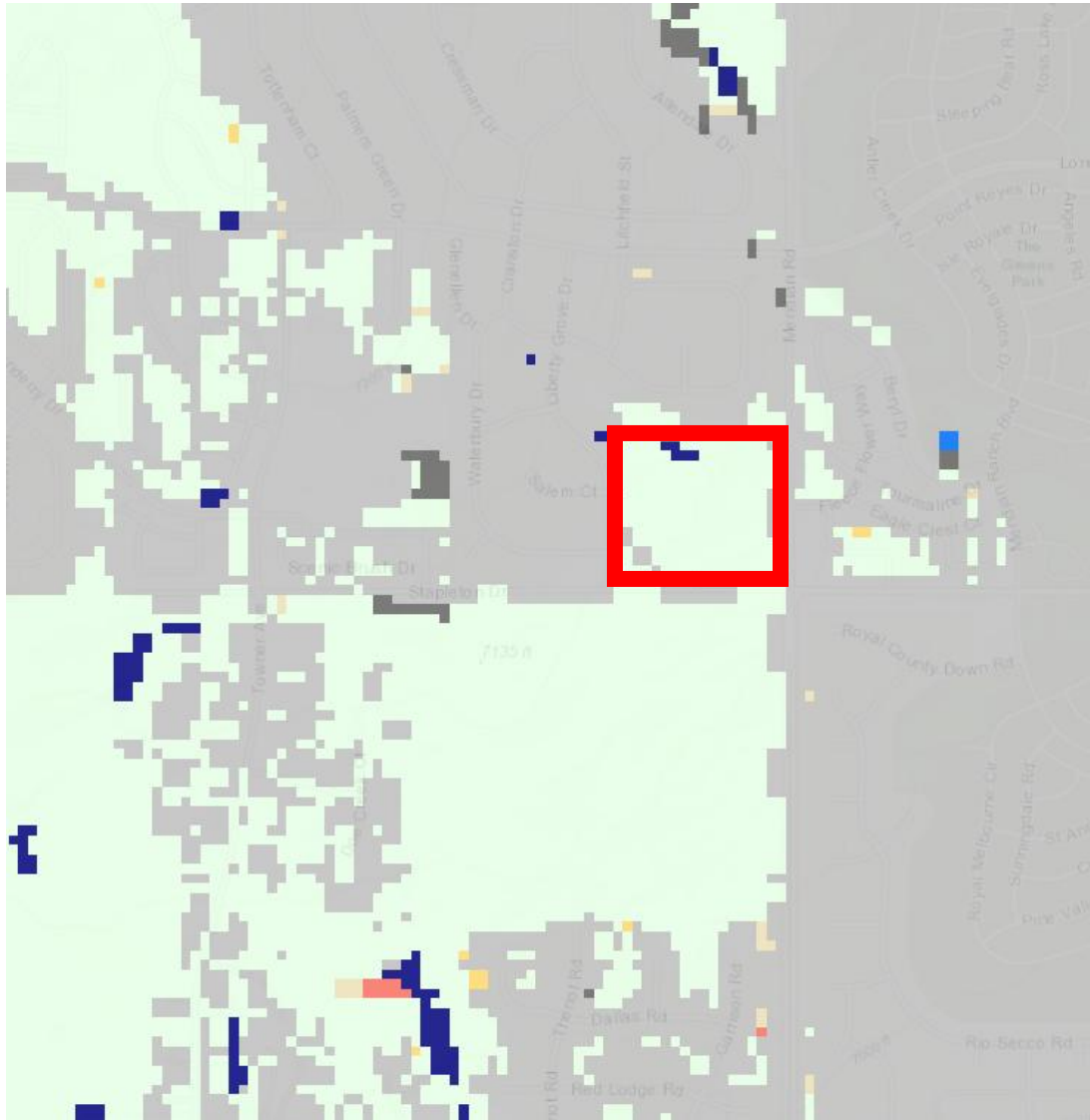
Wildlife and Migratory Birds

















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.

Vegetation Map



Vegetation	
	Agriculture
	Grassland
	Lodgepole Pine
	Mixed Conifer
	Oak Shrubland
	Open Water
	Pinyon-Juniper
	Ponderosa Pine
	Riparian
	Shrubland
	Spruce-Fir
	Developed
	Sparsely Vegetated
	Hardwood
	Conifer-Hardwood
	Conifer
	Barren