Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 12/14/2023
RE: PUDSP225 Falcon Highlands South PUD Development Plan and Preliminary Plan

Project Description

A request by Challenger Communities, LLC, for approval of a Map Amendment (Rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan to update the development proposal from 138 single-family residential lots and nine (9) tracts to 378 single-family residential lots and nine (9) tracts, including 39.9 acres of open space provisions and 19.9 acres of land dedicated for public rights-of-way. The 125.56-acre property is located at the northwest corner of the intersection of State Highway 24 and Meridian Road.

Notation

Please see the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Mr. Carlson moved / Mr. Markewich seconded to **recommend disapproval** for the PUD Development Plan and Preliminary Plan with seven (7) conditions and five (5) notations, and that this item be forwarded to the Board of County Commissioners for their consideration. The **motion to disapprove passed (5-2).** The item was heard as a regular agenda item and included public opposition.

Discussion

The item was heard at the November 16, 2023, Planning Commission hearing as a regular item. Discussion included the geologic conditions, underdrain maintenance, and water sufficiency requirements.

Attachments

1. Draft Planning Commission Minutes from 11/16/2023.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Public Comments.
5. Draft BOCC Resolution.

TO: **El Paso County Planning Commission**

FROM: **Ryan Howser, AICP, Planner III**
Jeff Rice, PE, Senior Engineer
Meggan Herington, AICP, Executive Director

RE: **Project File Number: PUDSP225**
Project Name: Falcon Highlands South
Parcel Number: 5300000817, 5300000566, 5300000588, and 5312400012

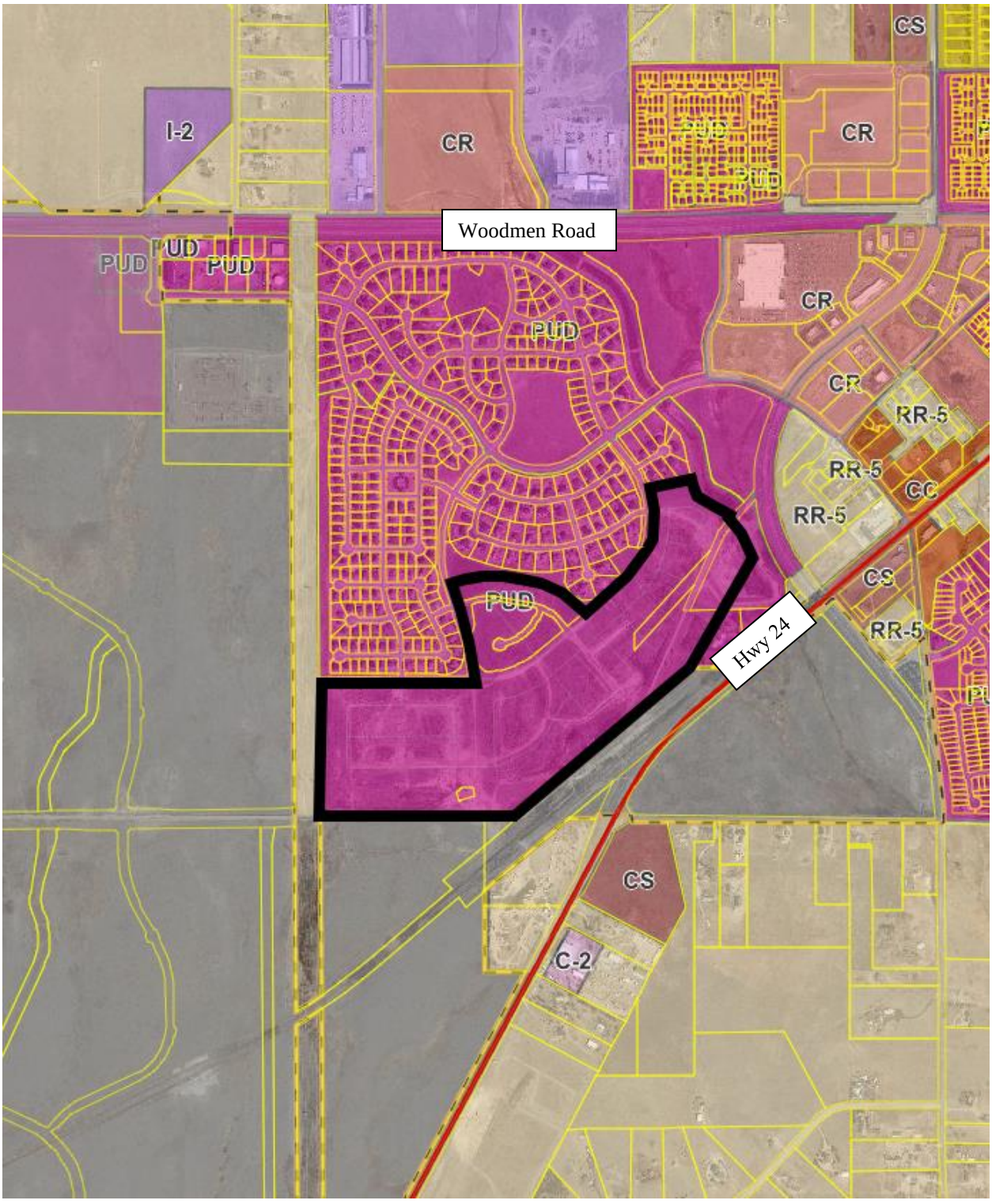
OWNER:	REPRESENTATIVE:
Challenger Communities, LLC 8605 Explorer Drive, Suite 250 Colorado Springs, CO, 80920	Matrix Design Group 2435 Research Parkway, Suite 300 Colorado Springs, CO, 80920

Commissioner District: 2

Planning Commission Hearing Date:	**11/16/2023**
Board of County Commissioners Hearing Date:	**12/14/2023**

EXECUTIVE SUMMARY

A request by Challenger Communities, LLC for approval of a Map Amendment (Rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a Preliminary Plan to update the development proposal from 138 single-family residential lots and nine (9) tracts to 378 single-family residential lots and nine (9) tracts, including 39.9 acres of open space and 19.9 acres dedicated for public rights-of-way. The 125.56-acre property is located at the northwest corner of the intersection of State Highway 24 and Meridian Road.



Vicinity Map

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300

COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

WWW.ELPASOCO.COM

A. AUTHORIZATION TO SIGN: PUD Development Plan and any other documents required to finalize the approval.

B. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (as amended), have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a Preliminary Plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (as amended) for a Preliminary Plan requires the Planning Commission and the BoCC shall find that the additional criteria for a Preliminary Plan have also been met:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- 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;
- 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;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

C. LOCATION

North:	PUD (Planned Unit Development)	Residential
South:	City of Colorado Springs	Vacant
East:	PUD (Planned Unit Development) City of Colorado Springs	Vacant
West:	RR-5 (Residential Rural) City of Colorado Springs	Vacant

D. BACKGROUND

The original Falcon Highlands Sketch Plan was approved by the Board of County Commissioners (BoCC) on December 9, 1999 (PCD file no. SKP991). The Sketch Plan has been amended several times, the most recent being a minor amendment, which was administratively approved on May 17, 2022 (PCD file no. SKP214). The currently proposed PUD Development Plan and Preliminary Plan are consistent with the approved Sketch Plan.

The Falcon Highlands PUD was originally conceived as a Zoning and Conceptual Plan (ZCP), approved by the BoCC on August 9, 2001. At this time, the subject property was considered for residential development with a minimum lot size of 0.5 acres. The BoCC approved an amendment to the Falcon Highlands PUD Development Plan to initiate a site-specific PUD on the subject property and the adjacent Falcon Highlands Filing No. 2 on July 14, 2005 (PCD file no. PUD04021). This plan contemplated an increased density for the proposed remaining filings of Falcon Highlands, which included Falcon Highlands Filing No. 2 (PCD file no. SF05033) and the subject property, which was originally contemplated as Falcon Highlands Filing No. 3 (PCD file no. SF05034). Falcon Highlands Filing No. 3 was approved by the BoCC on November 9, 2006; however, the plat was not recorded, and the approval has since expired.

The applicant requests to initiate a revised PUD Development Plan and Preliminary Plan. The current proposal is now referred to as Falcon Highlands South and consists of the property previously considered as Falcon Highlands Filing No. 3.

E. LAND DEVELOPMENT CODE ANALYSIS

The applicant is proposing a PUD (Planned Unit Development) zoning district of 125.56 acres. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (as amended), *A PUD Development Plan May be Approved as a Preliminary Plan*.
The proposed PUD Development Plan and Preliminary Plan consists of 378 single-family detached residential lots with a gross density of 3.02 dwellings per acre and a net density of 6.40 dwelling units per acre.

The proposed density is greater than that of the surrounding area. Falcon Highlands Filing No. 2 adjacent to the north of the subject property consists of 221 residential lots on 132 acres, for an approximate gross density of 1.67 dwelling units per acre. However, the property is adjacent to US Highway 24 to the south and existing and proposed

commercial uses to the east. Therefore, a greater density may be appropriate for this area providing a transition from the lower density residential lots to the highway and commercial uses.

Section 4.2.6.F.8, Planned Unit Development District of the Land Development Code requires a minimum of 10% of the overall residential PUD be set aside as open space. The Plan incorporates 39.9 acres of open space and park lands, which comprises 32% of the proposed development area. The proposal also includes trail connections to the surrounding areas. See the Parks section below for more information regarding the trail connections.

Pursuant to the availability of central water and sanitation services in the area, this portion of El Paso County has experienced, and continues to experience, significant growth and development. Despite the greater density in the immediate vicinity of the project, the land uses allowed within the proposed PUD zoning district are compatible with the existing and approved urban level residential development in the Falcon area and in the incorporated area of Colorado Springs.

The PUD application meets the purpose of zoning and criteria of approval, in Chapter 4, and of the Land Development Code. The Preliminary Plan application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Code.

The applicant will be required to comply with the standards for Subdivision in Chapter 8 of the Code with subsequent Final Plat applications.

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code and the proposed design elements, including open space, trails, and landscaping, are consistent with those of the surrounding area.

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character: Suburban Residential

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Recommended Land Uses:

Primary

- *Single-family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

Supporting

- *Single-family Attached*
- *Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

Analysis:

The property is located within the Suburban Residential placetype. The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections. The application is consistent with the land use and densities set forth in the approved Sketch Plan, entirely within the Suburban Residential Placetype. While the net density (open space and rights-of-way excluded) exceeds 5 dwellings per

acre, the gross density of the development is approximately 3 dwelling units per acre, which is consistent with the expected density within the Suburban Residential placetype. Relevant goals and objectives are as follows:

> ***Objective LU3-1 –*** *Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*
>
> ***Objective LU3-3 –*** *The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing.*
>
> ***Goal HC1 –*** *Promote development of a mix of housing types in identified areas.*
>
> ***Objective HC1-4 –*** *In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.*
>
> ***Goal HC1 Priority –*** *Continue to prioritize Suburban Residential in the area along Highway 24 in an effort to sustain Falcon's growth momentum. Suburban Residential would match the community's existing character and utilize available land to accommodate a sizable portion of the County's expected population growth without negatively impacting adjacent areas.*

b. Area of Change Designation: Minimal Change: Developed

These areas have undergone development and have an established character. Developed areas of minimal change 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 and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of an denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.

Analysis:

The Falcon Highlands Sketch Plan area is mostly developed and is located in an area that is not expected to significantly change in character from the current

development pattern. The proposed PUD Development Plan and Preliminary Plan are consistent with the approved Sketch Plan and represent a level of change expected in the Minimal Change: Developed Area of Change. A relevant Specific Strategy is as follows:

> ***Goal LU1 Specific Strategy –*** *The Minimal Change: Developed areas are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character should be maintained.*

c. Key Area Influences: Potential Areas for Annexation

A significant portion of the County's expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.

Analysis:

The subject property is located within the Potential Areas for Annexation. The Key Area map demonstrates the anticipated urban growth areas in unincorporated El Paso County. The property is contiguous to the City of Colorado Springs boundary; however, the applicant does not wish to annex into the City at this time and the City is not requesting annexation at this time. Relevant goals and objectives are as follows:

Goal LU2 – *Coordinate context-sensitive annexation and growth strategies with municipalities.*

Objective LU2-1 – *Continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds.*

d. Other Implications (Priority Development, Housing, etc.)

The subject property is not located within a priority development area.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.*

Goal 1.2 – *Integrate water and land use planning.*

Goal 3.1 – *Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*

Policy 4.1.4 – *Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.*

Policy 6.0.11 – *Continue to limit urban level development to those areas served by centralized utilities.*

Policy 6.0.1 – *Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

Policy 6.4.1.3 – *Support efforts by water providers to obtain renewable water supplies through collaborative efforts and regionalization.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 3 of the Plan, which is an area anticipated to experience growth by 2040. The applicant is proposing to defer water sufficiency analysis to subsequent Final Plat applications; therefore, water sufficiency analysis was not made with the proposed Preliminary Plan. Conformance with the Water Master Plan and a water sufficiency analysis shall be provided with subsequent Final Plat applications. Final Plats within the boundary area of the Preliminary Plan will not be eligible for administrative approval.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate to high wildlife impact potential. El Paso County Community Services Department, Environmental Division, Colorado Parks and Wildlife, and US Fish & Wildlife were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks Section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation Section below for information regarding conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

F. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Expansive soils, undocumented fill, fault and seismicity, radon, flooding, surface drainage erosion and corrosion, surface grading, and shallow groundwater were identified during the review of the combined PUD Development Plan and Preliminary Plan. The applicant has included the following notes on the Preliminary Plan to provide options for the identified geologic constraints to be addressed at subsequent Final Plat stage(s):

Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. In areas where basements are proposed, an underdrain placed at the bottom of sanitary sewer trenches within drive lands may help reduce the impact of groundwater on basement suitability. Basement construction should be limited except where one of the following conditions apply:

1.1. Underdrains are installed at the bottom of sanitary sewer trenches within drive lanes; or

1.2. A year-long groundwater monitoring study has been undertaken, and the results indicate that groundwater is sufficiently deep enough to allow basement construction; or

1.3. The proposed site grading will result in at least 14 feet of separation between the proposed ground surface and the groundwater elevation.

The Colorado Geological Survey was sent a referral for the combined PUD Development Plan and Preliminary Plan, is agreeable to the proposed note, and has no outstanding comments.

2. Floodplain

As shown on FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0561G and 08041C0545G, a portion of the subject property is located within a FEMA floodplain. The Falcon West Tributary drainageway flows along the east side of the property within proposed Tract F. No portion of any lot is proposed within the floodplain.

3. Drainage and Erosion

The proposed subdivision is located within the Sand Creek and Falcon drainage basins, which were studied in 1996 and 2013, respectively. These basins require drainage and bridge fees to be paid at the time of final plat recording. The site generally drains overland from north to south, with most runoff flowing into the City and eventually to Sand Creek, which ultimately outfalls into Fountain Creek. Runoff from a few sub-basins in the east portion of the site flows to the Falcon West Tributary drainageway and an existing regional full-spectrum detention basin, "Pond WU".

A Preliminary Drainage Report (PDR) was provided with the PUD/Preliminary Plan submittal. The PDR analysis and design indicates that the proposed development

will not release developed runoff in excess of historic rates. The PDR concludes that "Downstream drainage facilities will not be negatively affected, as existing drainage patterns and allowable release rates are planned to be maintained." The southeast portion of the site contains a jurisdictional wetland mitigation area.

There are no regional Drainage Basin Planning Study (DBPS) improvements called for within the site. The developer's consultants have designed facilities to comply with full-spectrum detention and water quality requirements with this PUD Development Plan and Preliminary Plan, and the proposed drainage plan is in general conformance with the 2022 Master Development Drainage Plan (MDDP) provided with the Falcon Highlands Filing No. 3 Sketch Plan (SKP214).

An erosion and stormwater quality control permit (ESQCP), a grading and erosion control plan, a financial assurance estimate (FAE), a stormwater management plan (SWMP), and utility plans will be required prior to construction of the subject development.

4. **Transportation**

The Falcon Highlands South PUD Development Plan and Preliminary Plan area is generally located west of the intersection of Meridian Road and US Highway 24, with the abandoned Tamlin Road running along the south edge of the proposed area to be developed. Access to the development is from existing local and collector road connections within Falcon Highlands Filing No. 2, primarily extensions of Bridal Vail Way and Antelope Meadows Circle.

A traffic memorandum dated August 24, 2022, was provided with the PUD Development Plan and Preliminary Plan submittals and, together with the Traffic Impact Study (TIS) completed with the Sketch Plan, addresses traffic impacts of the subject development. No offsite roadway improvements are anticipated with this development.

Traffic generated from the 378 proposed dwelling units is estimated to be approximately 3,430 average daily trips. The proposed interior roads will be public paved roads dedicated to the County for ownership and maintenance. The proposed roads and traffic depicted in the TIS, and the PUD Development Plan and Preliminary Plan are in conformance with the El Paso County 2016 Major

Transportation Corridors Plan Update (MTCP), and the existing roads serving the proposed development will be adequate with the improvements noted in the TIS.

This subdivision is subject to traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals.

Approximately 2,000 linear feet of Urban Residential Collector road (Antelope Meadows Circle) and 14,300 linear feet of Urban Local public roads are proposed to be constructed within this subdivision.

G. SERVICES

1. Water

Water service is proposed to be provided by the Falcon Highlands Metropolitan District (FHMD). According to the District's commitment letter provided with the application, the District is currently only committed to providing water service to 50 of the proposed 378 residential lots. Development of an additional well will be required before the District will be able to commit to providing water service to the remaining lots. Therefore, water sufficiency analysis was not made with the proposed Preliminary Plan; the applicant is proposing to defer such analysis to subsequent Final Plat applications. Final Plats within the boundary area of the Preliminary Plan will not be eligible for administrative approval.

2. Sanitation

The property is located within the boundaries of the Falcon Highlands Metropolitan District. However, wastewater is proposed to be provided by the Woodmen Hills Metropolitan District (WHMD) through an intergovernmental agreement (IGA) between the two Districts. According to WHMD's commitment letter provided with the application, WHMD is currently only committed to providing wastewater service to 55 of the proposed 378 residential lots. An amendment to the IGA between FHMD and WHMD will be required before WHMD will be able to commit to providing wastewater service to the remaining lots. Despite this, the limiting factor on development of the subject property will be water availability, which is limited to 50 lots at this time.

3. **Emergency Services**

   The property is within the Falcon Fire Protection District. The District was sent a referral and has no outstanding comments.

4. **Utilities**

   Mountain View Electric Association (MVEA) provides electric service to the property and Colorado Springs Utilities (CSU) provides natural gas service to the property. Both service providers were sent referrals and neither have outstanding comments.

5. **Metropolitan Districts**

   The property is located within the Falcon Highlands Metropolitan District, which provides water service to the property (See above). The property is located within the Woodmen Road Metropolitan District. Woodmen Road fees are anticipated to be paid to the District prior to the issuance of building permits associated with the proposed residential lots.

6. **Parks/Trails**

   Land dedication and fees in lieu of park land dedication are not required for a PUD Development Plan or a Preliminary Plan application. Fees in lieu of park land dedication will be due at the time of recording the Final Plat. County regional trails, including Falcon Highway Route, Rock Island Trail and Woodmen Hills Trail are planned within the southeast and northeast boundaries of the site, within the Tamlin Road right-of-way and along the Falcon West Tributary drainageway.

7. **Schools**

   Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application. Falcon School District No. 49 has not requested land dedication; therefore, fees in lieu of school land dedication will be due at the time of recording the Final Plat.

H. APPLICABLE RESOLUTIONS

See attached resolution.

I. STATUS OF MAJOR ISSUES

There are no major issues.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (as amended), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD Development Plan amendment application.

2. Approved land uses are those defined in the PUD Development Plan and development guide.

3. All owners of record must sign the PUD Development Plan.

4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.

5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and 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 the Preble's Meadow Jumping Mouse as a listed threatened species.

6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of Final Plat(s) recordation.

7. Developer shall coordinate with El Paso County on the disposition of the existing Tamlin Road right-of-way at the time of final plat submittal(s).

NOTATIONS

1. Subsequent Final Plat Filings are not eligible to be administratively approved by the Planning and Community Development Director and will require Board of County Commissioners approval unless the applicant processes an amendment to the Preliminary Plan to establish a water sufficiency finding.

2. If a Zone or Rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

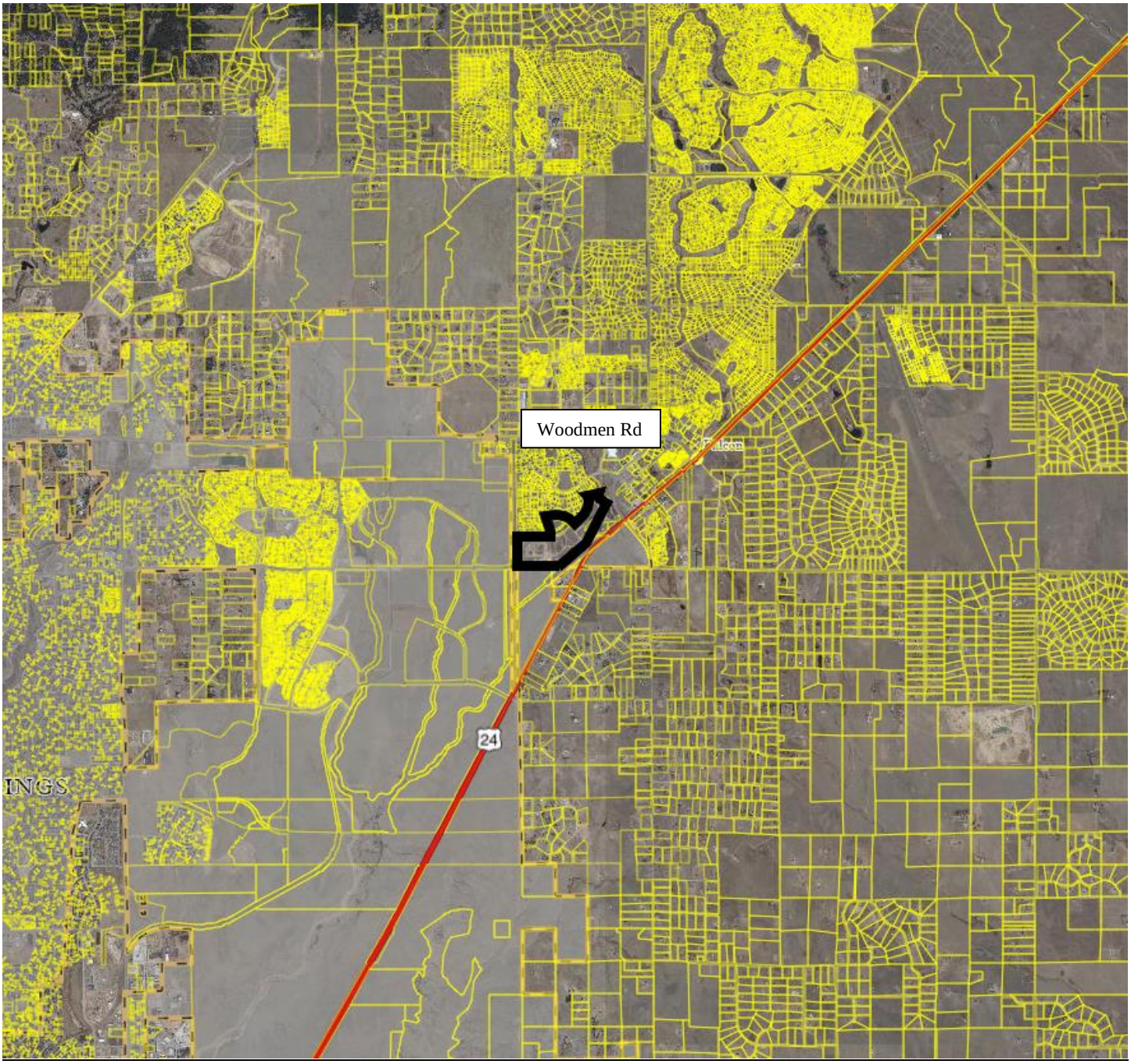
K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 134 nearby property owners on October 31, 2023 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

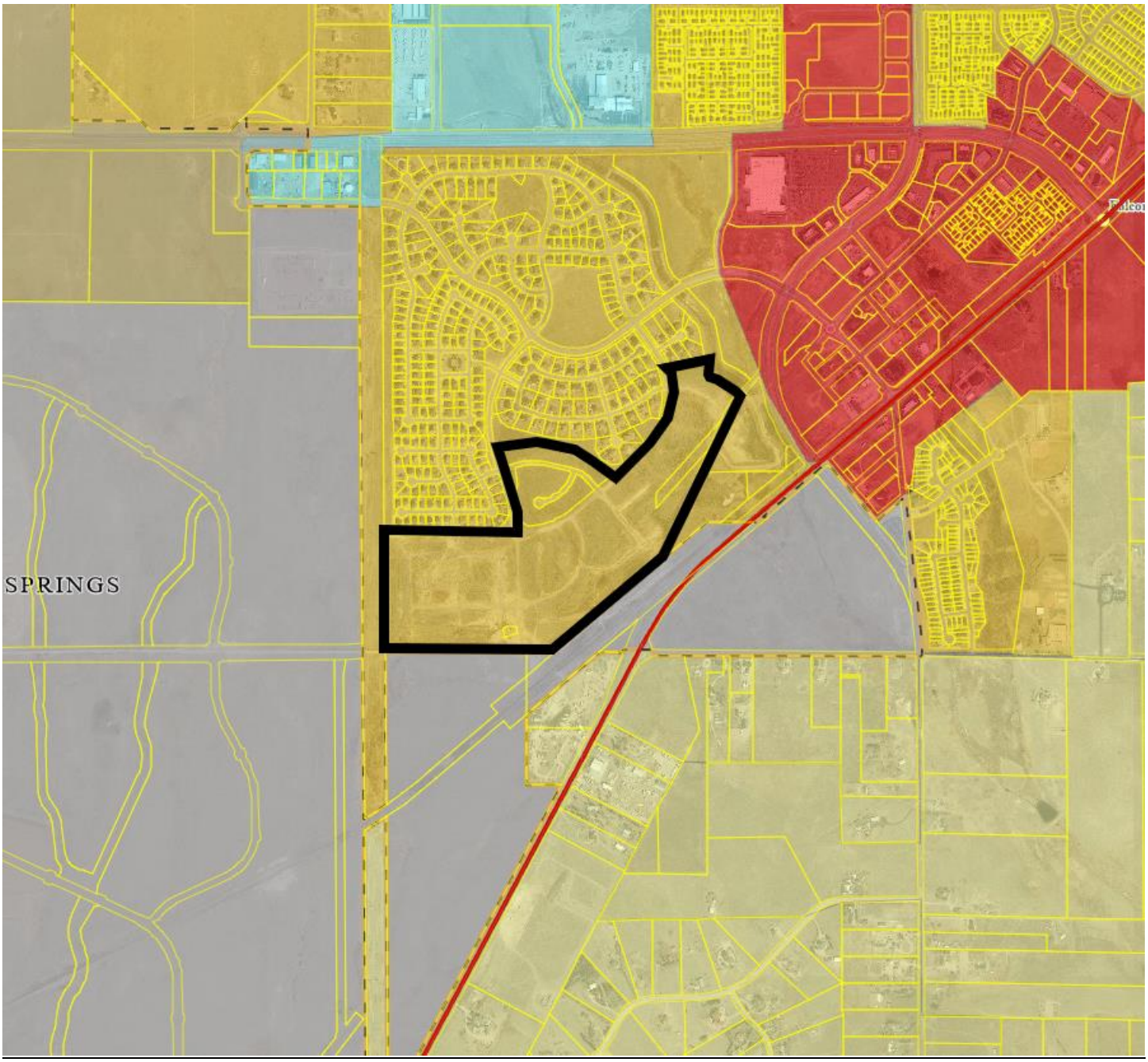
Map Series
Letter of Intent
Development Plan / Preliminary Plan
Public Comments
Draft Resolution

Map Exhibit #1: Context



N

Map Exhibit #2: Placetype

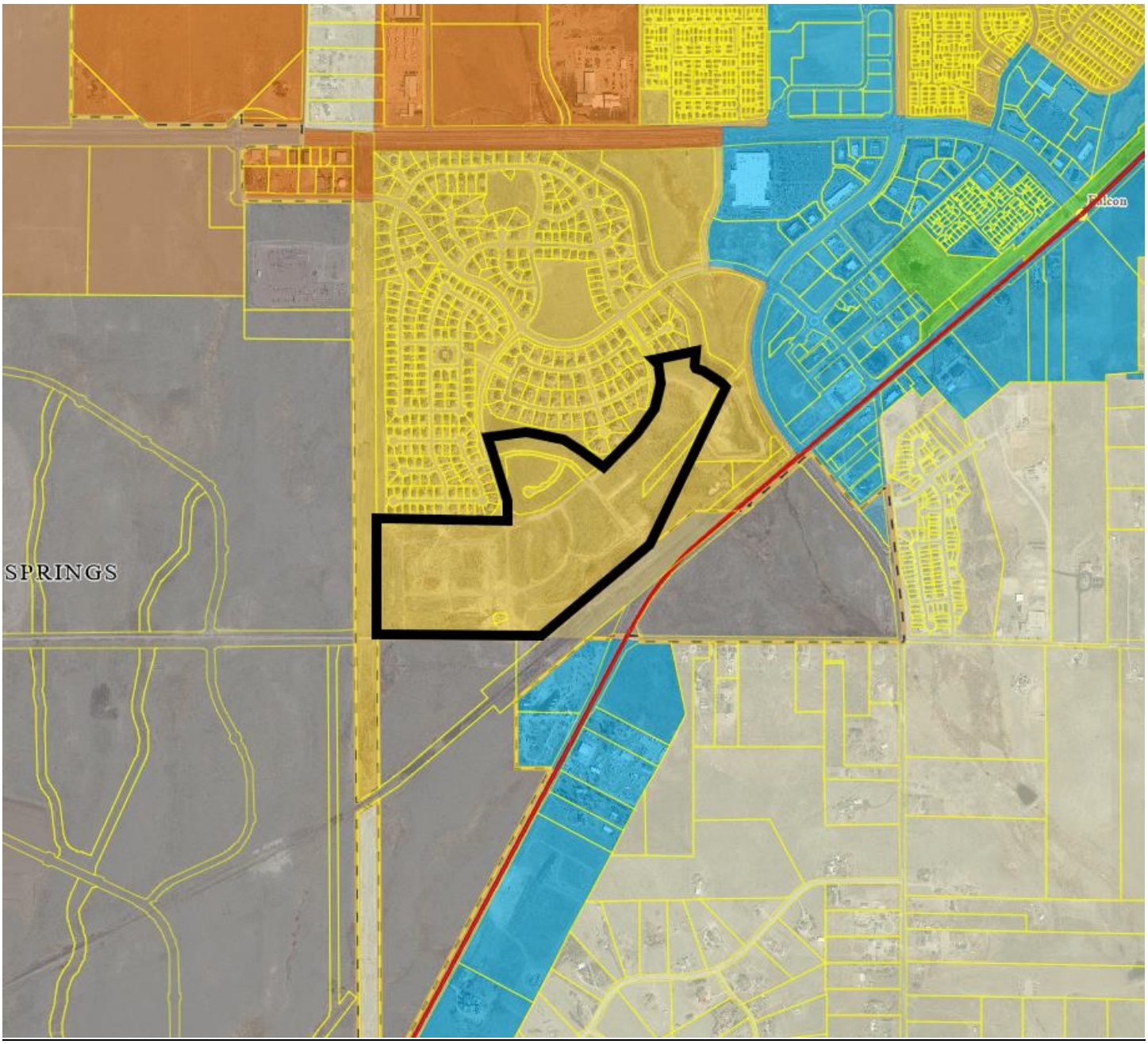


N

Legend

- Rural
- Large-Lot Residential
- Suburban Residential
- Urban Residential
- Rural Center
- Regional Center
- Employment Center
- Regional Open Space
- Mountain Interface
- Military
- Utility
- Incorporated Area

Map Exhibit #3: Area of Change

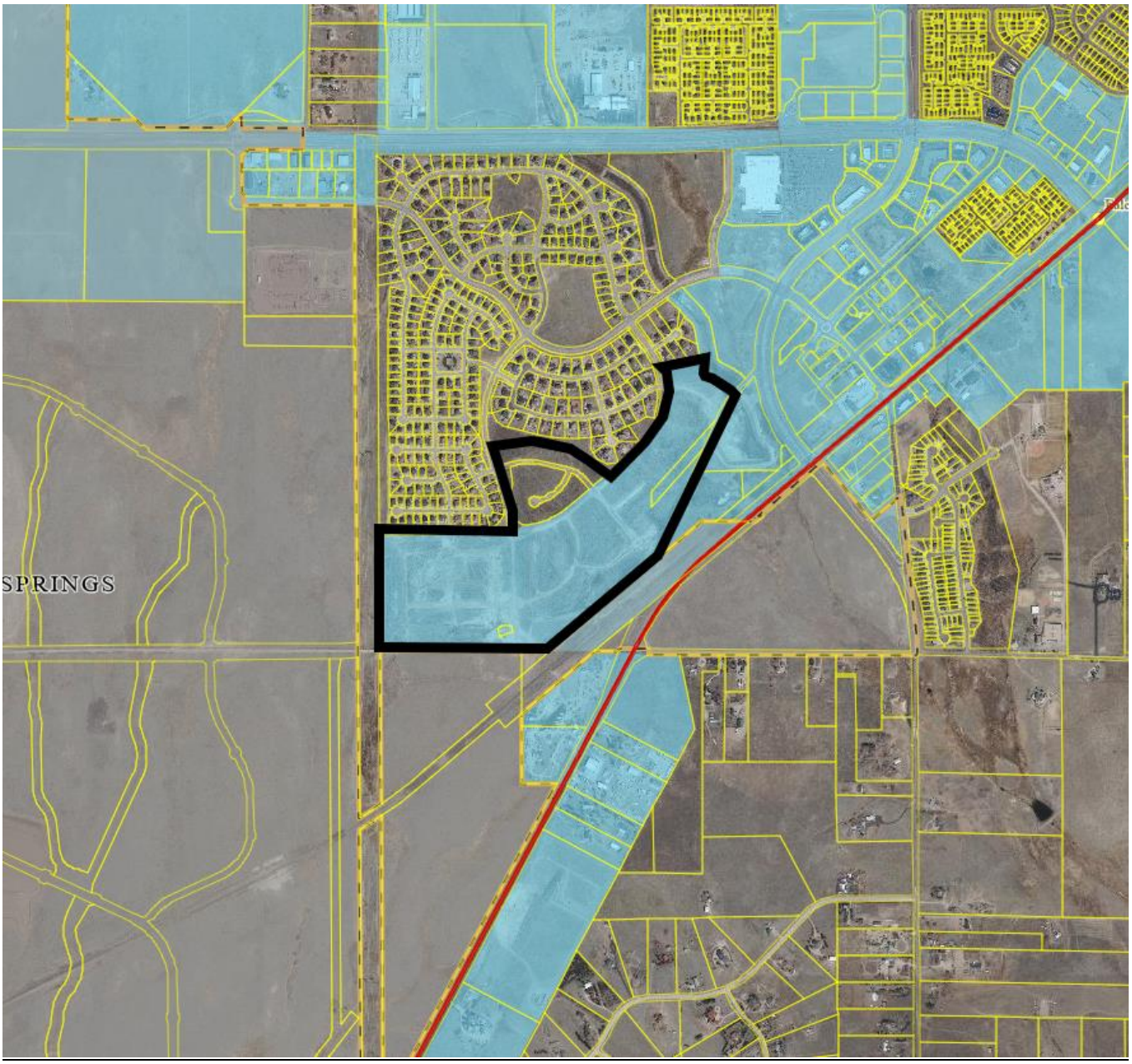


N

Legend

- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition

Map Exhibit #4: Key Area

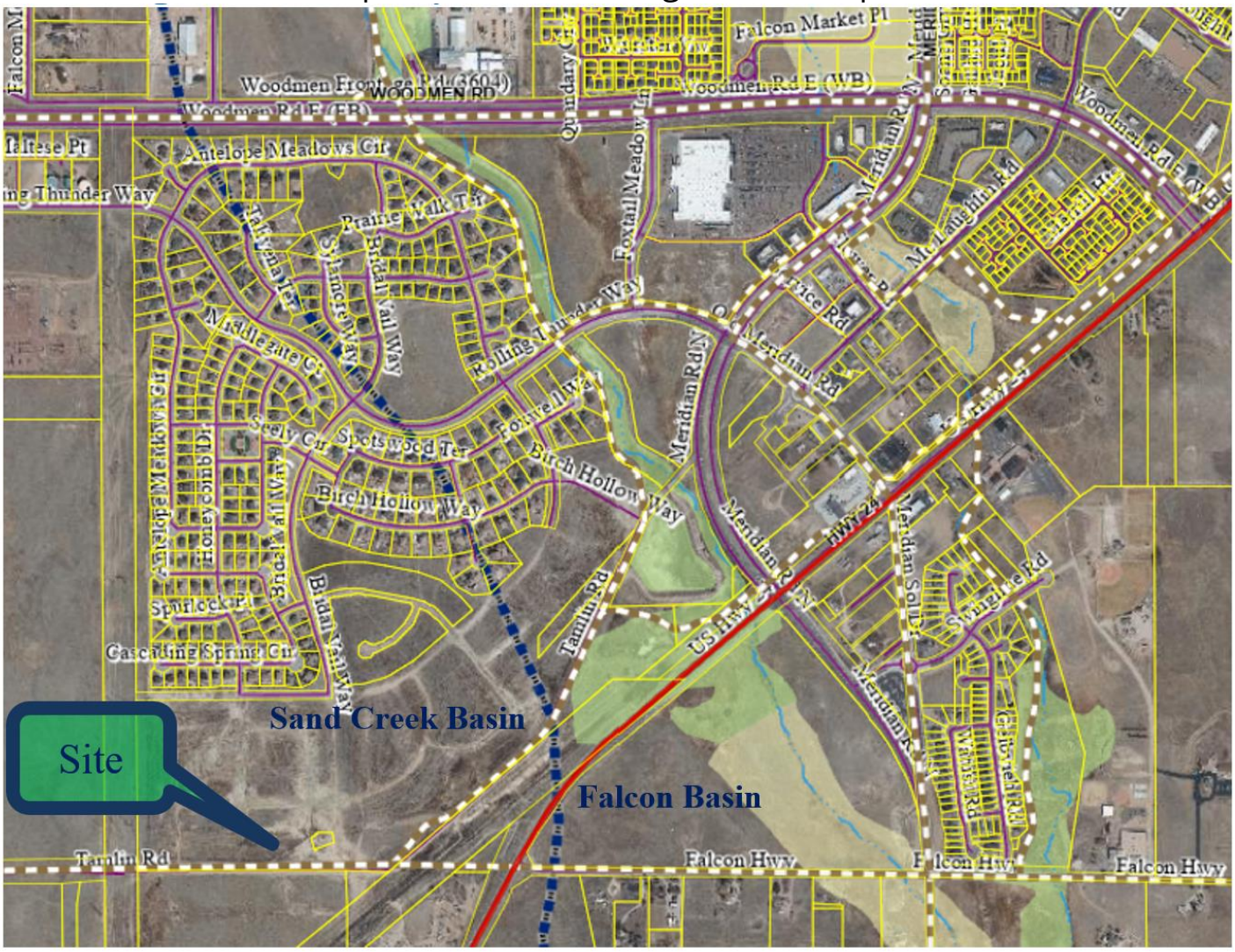


N

Legend

- Military Installations
- Potential Areas for Annexation
- Enclaves or Near Enclaves
- Small Towns & Rural Communities
- Fountain Creek Watershed Flood Control & Greenway District
- Forested Area
- Pikes Peak Influence Area
- Tri-Lakes Area
- Colorado Springs Airport/Peterson Field
- Uncommon Natural Resources

Map Exhibit #5: Drainage and Floodplain



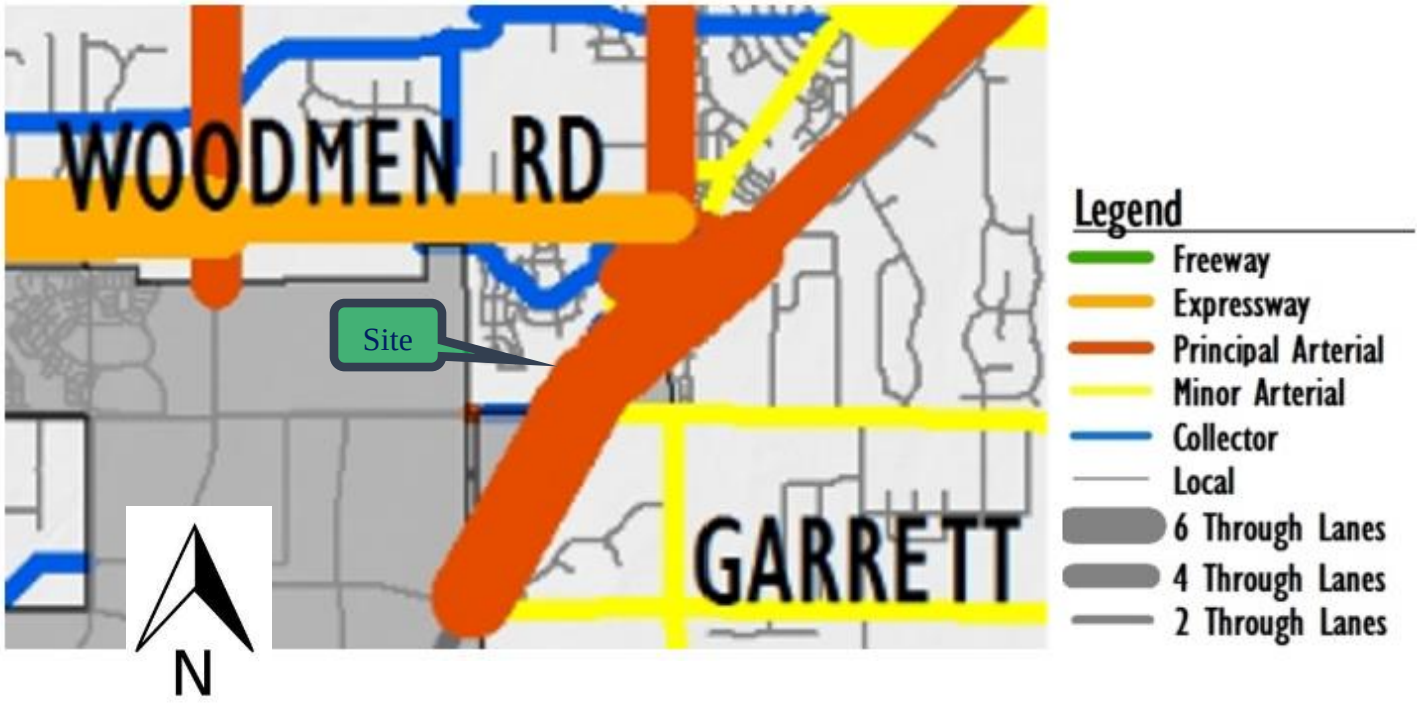
FEMA Floodplain Areas

- 100 Year - Designation A
- 100 Year - Designation AE
- 100 Year - Designation AH
- 100 Year - Designation AO
- 500 Year

Drainage Basins

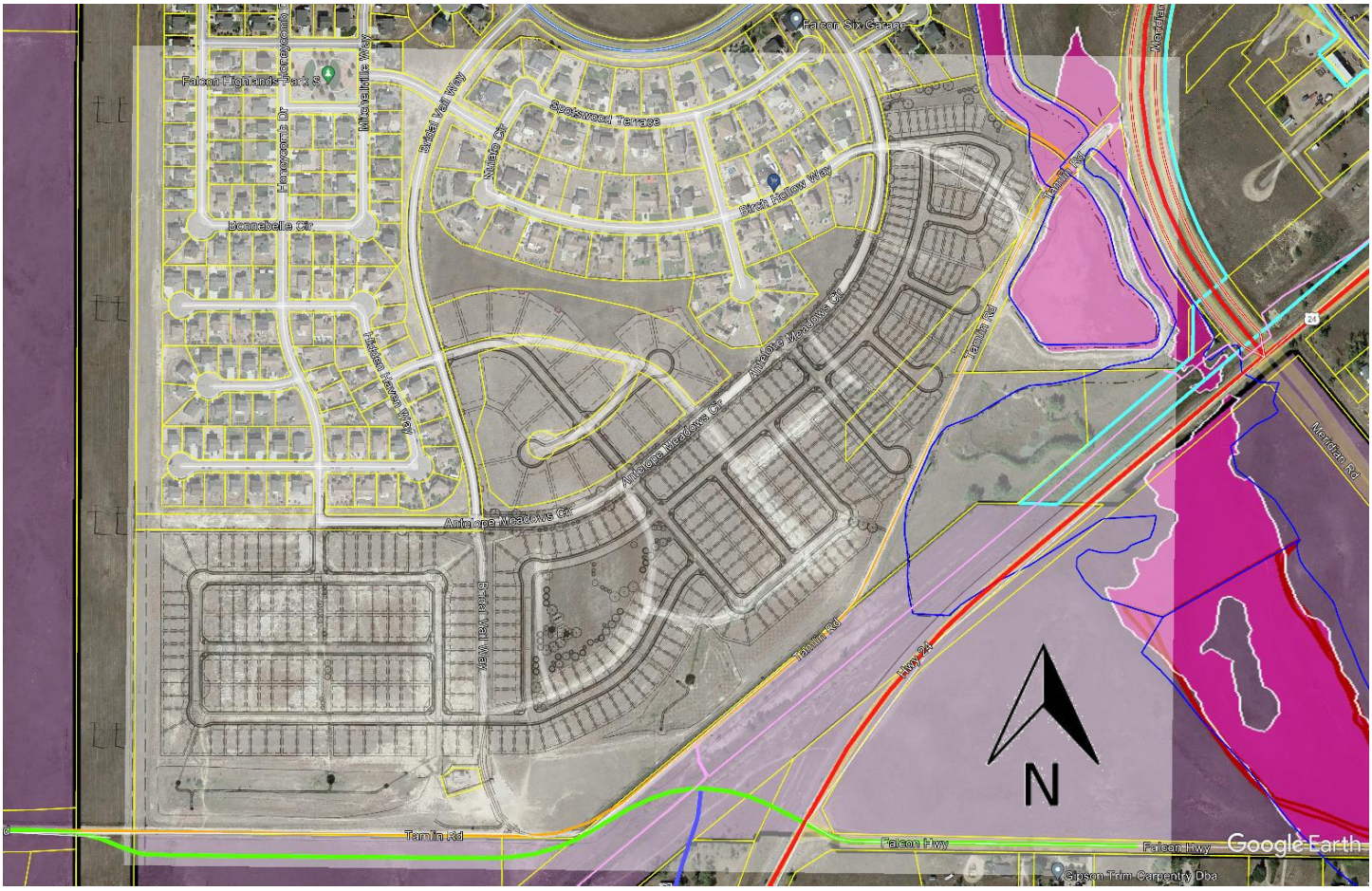
N

Map Exhibit #6: MTCP 2040 Plan



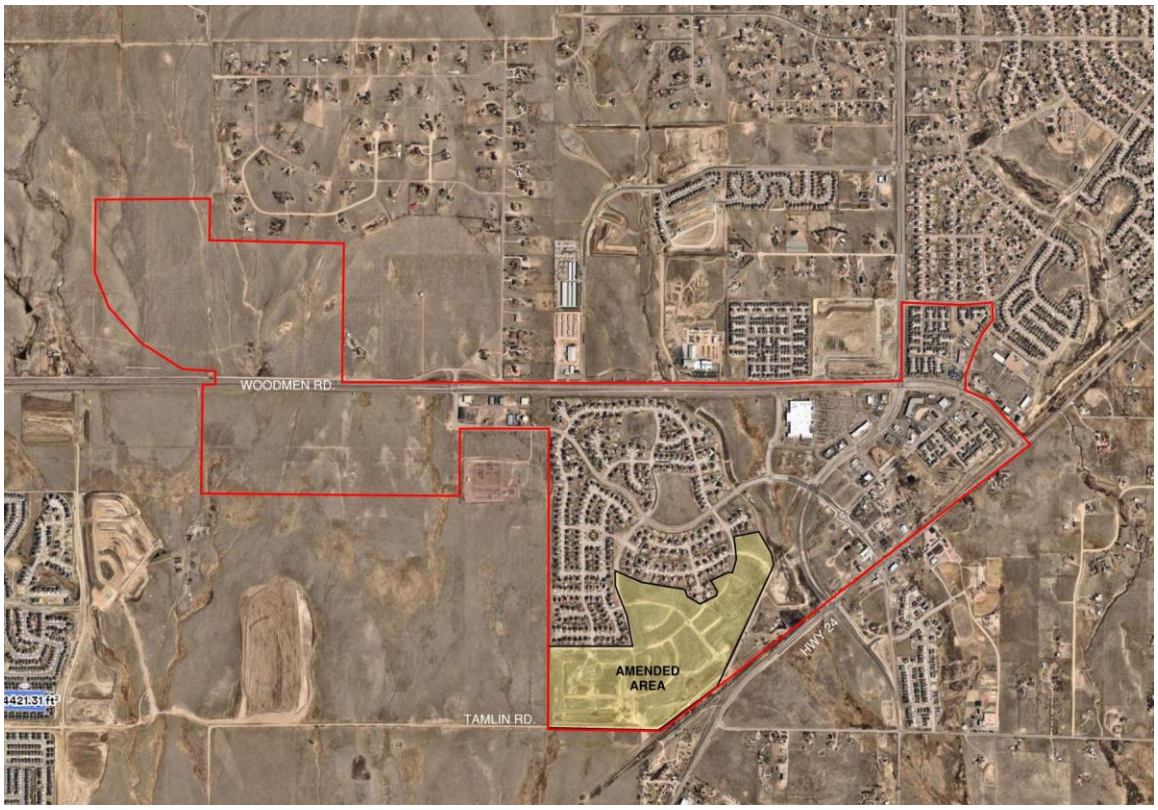
Map Exhibit #6: MTCP 2060 Corridor Preservation Plan

Map Exhibit #7: Google Earth Overlay



FALCON HIGHLANDS SOUTH
LETTER OF INTENT
Planned Unit Development, Preliminary Plan & Early Grading

May 8, 2022
REV 4 – August 29, 2023



PREPARED FOR:
Challenger Communities
8605 Explorer Dr., Suite 250
Colorado Springs, CO 80920

PREPARED BY:
Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Owner/ Applicant: Challenger Communities and Next Top Holdings
8605 Explorer Dr., Suite 250
Colorado Springs, CO 80920
Office: (719) 598-5192

Planner: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Civil Engineer: Daniel Madruga
ATWELL, LLC
303.521.1289 Mobile
6200 S. Syracuse Way, Suite 470
Greenwood Village, CO 80111
Office: (303) 462-1100

Tax Schedule No: 5300000566, 5300000817, 5300000587, 5300000588, 5312400012

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Challenger Communities, is respectfully submitting a development application for the proposed Falcon Highlands project to include a combined PUD Development Plan/Preliminary Plan and request for early grading. Falcon Highlands is located south of Woodmen Rd, west of State Highway 24 and west of New Meridian Rd. in the greater Falcon area of El Paso County. The site is 125.56 acres proposing 378 single family detached residential lots and 10 tracts. The proposed development is zoned PUD which shall remain. The development is comprised of 12.7 acres proposed for single family detached residential at a density of 1.0-2.99 DU/AC with a minimum sized lot of 19,000 SF; 46.7 acres proposed for single family detached residential at a density of 3.0- 6.0 DU/AC consisting of standard lot sizes lots ranging from 3,500 to 6,600 SF; and trail corridors, open space, a pocket park, and storm water facilities.

The proposed development area is bordered by existing residential development to the north; a drainage channel to the east; and vacant land to the south and west. The existing development to the north is single family residential and is a part of the Falcon Highlands Sketch Plan. The drainage channel to the east is also within the Falcon Highlands Sketch plan and is in FEMA zone AE and will remain unaffected by this amendment. The vacant land to the south and east is a part of the City of Colorado Springs, currently zoned R to the south and R1-6 to the east. The amended area contains no natural drainage ways or significant natural features.

A Sketch Plan Amendment (SKP 21-4) was recently approved by El Paso County to permit the densities proposed as part of this PUDSP. The purpose of the sketch plan amendment was to revise the land use densities and unit types to allow single family residential at a density of 1.0-2.99 DU/AC with a minimum sized 19,000 SF lots to align with the existing neighborhood

and at a density of 3.0- 6.0 DU/AC consisting of standard lot sizes lots ranging from 3,500 to 6,600 SF.

Request & Justification:

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan (PUDSP) and a Pre-Subdivision Early Grading Request. The PUD Development and Preliminary Plan shows the detailed design of the single-family detached residential community and open spaces; the necessary width and classification of public rights-of-way and public roadways; roadway centerline data; street grades; as well as identify the development standards for the proposed residential product types. The plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Since the site is quite large, grading operations are expected to be substantial, thus an early grading request will permit construction operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat.

The proposed PUDSP illustrates 378 new detached single-family residential units on 125.56 acres for a density of 3.02 DU/ Acre. The PUDSP includes 39.9 acres of total open space and landscape area, 6.4 acres of stormwater facilities, and 19.9 acres of new public streets right-of -way. The 39.9 acres of open space tracts are comprised of 36.5 acres of natural open space buffer area and a 3.4 acres pocket park to serve the community. The site layout incorporates a mix of lot sizes to include: larger lot units north of Antelope Meadow Circle with a minimum lot size of 19,000 SF to compatible with the existing Falcon Highlands lots to the north and west. The south of the Antelope Meadow Circle a variety of suburban lot sizes include 50’ x 110’ (5,500 SF); 60’ x 110’ (6,600’ SF); and 35’ x 100’ (3,500 SF). The proposed higher density land use area will be buffered by Antelope Meadow Circle, a collector roadway, landscape buffering, open space of a combination of these transition elements.

The proposed PUDSP includes the continuation Antelope Meadows Circle, a residential collector, from existing Birch Hollow Way to the southwest to Bridal Vail Way. This roadway continuation will create a looped roadway system with multiple access points as well as providing for a future connection to the adjacent property to the west. Parts of the right-of-way for this collector already exists the remainder will be plated with this development. All internal streets will be designed as public roadways and constructed to El Paso County requirements. The Falcon Highlands development will not impact the future connection of Tamlin/Dublin Road as this planned extension is not included for design or construction as part of this project.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Falcon Highlands development, open space and community connections are planned providing access to open space corridors, the existing pocket parks, a proposed school site, and future adjoining commercial. This is achieved via planned trails through open space tracts, and internal sidewalks.

Matrix

***Your El Paso County Master Plan 2021* Consistency Evaluation**

The Your El County Master Plan was approved in 2021 to establish the vision for the El Paso County's future based on the needs of the current population and anticipated growth over the next 20 years. The master plan provides the strategies needed to achieve this vision as growth and change occurs. The Master Plan provide the framework for regulatory process such as zoning and subdivision regulations. While the Your El Paso County Master plan is general in nature, it provides the framework and guiding principles for the community's vision, goals, objective and policies providing guidance for County implantation of proposed development.

***Your EPC Master Plan* Consistency Evaluation Checklist:**

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
   The proposed Falcon Highlands PUDSP will 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**. In addition, Falcon Highlands is located near a commercial activity center of which the increased residential density can help support.

2. *Does the market support the need for the use? Would the use be viable if built right now?*
   There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage.

3. *Would the use be providing necessary housing or essential goods and/ or services?*
   The proposed Falcon Highlands PUDSP to increase the density to permit more single family homes than was previously approved will help provide necessary and needed housing in the Falcon area. 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 Highlands development is near existing highways; will utilize existing master planned infrastructure connections to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities.

Geographic Considerations:

1. *Is the proposed use located within a Key Area? If so, does it fit with the development recommendations for that particular Key Area?*
   Per the **Chapter 4 Housing & Communities Framework**: Priority Annexation Map on page 50, the Falcon Highlands project is located within the Potential for Annexation Key Area identified as an area of Priority for Annexation due to its proximity to the City of Colorado Springs city limits and Banning Lewis Ranch to the west. The proposed density increase would be inline and compatible with existing and planned residential densities as part of Banning Lewis Ranch that the City of Colorado Springs is seeking. However, during the pre-planning stages, coordination between the owner/ developer and the City of Colorado Springs regarding annexation was conducted. Due to lack of immediate availability of municipal utility services it was determined that this project will not be

seeking annexation into the City of Colorado Springs. The proposed development will remain within El Paso County.

2. *Dose the use promote the level of change identified in the Areas of Change?*
   Per the **Chapter 3 Land Use Framework**: Areas of Change Map on page 20, The Falcon Highlands area is identified as an area of *Minimal Change: Developed.* While this area is mostly building out with Filings No. 1 and No. 2 with an established character of 20,000 SF lot types, this isolated pocket of undeveloped land of **Placetype: Suburban Residential** can be successfully developed with an increased density through the application of appropriate transitions and design techniques. For example, this proposed PUDSP provides for larger lots and decreased densities where immediately adjacent to existing homes while the more dense land use areas are separated by a collector roadway, open space, or landscape buffers. The layout utilizes an improved design character by providing flexibility with varying lot size, building heights, setback controls and other site development requirements; incorporates innovations in development to meet the growing demands of the population through a variety in type, design, and layout of buildings; and provides housing of all types and designs to be located in proximity to employment and activity centers such as shopping. This design approach meets **Chapter 14 Implementation Goal LU1**: Ensure compatibility with established character and infrastructure capacity.

3. *Does the use fall within the primary or supporting land uses within the appropriate placetype?*
   Per the **Chapter 3 Land Use Framework** the Falcon Highlands development area is identified as a **Suburban Residential Placetype** characterized by primarily single family detached housing with a density range of up to 5 units per acre. As illustrated in Section 4 Housing and Communities, "to sustain Falcon's growth momentum, the county should continue to prioritize Suburban Residential in this area." The proposed PUDSP meets this objective and **Chapter 14 Implementation Goal LU3**: Encourage a range of development types to support a variety of land uses and **Objective LU3-3** by utilizing single family detached housing within an existing neighborhood.

4. *Is the use located in a Priority Annexation Area? If so, does it align with the growth and development plans for the nearby municipality?*
   Per the **Chapter 4 Housing & Communities Framework:** Priority Annexation Map on page 50, the Falcon Highlands project is located within the Potential for Annexation Key Area identified as an area of Priority for Annexation due to its proximity to the City of Colorado Springs city limits and Banning Lewis Ranch to the west. The proposed density increase would be inline and compatible with existing and planned residential densities as part of Banning Lewis Ranch that the City of Colorado Springs is seeking. However, during the pre-planning stages, coordination between the owner/ developer and the City of Colorado Springs regarding annexation was conducted. Due to lack of immediate availability of municipal utility services it was determined that this project will not be seeking annexation into the City of Colorado Springs. The proposed development will remain within El Paso County.

5. *Is the use located within a Housing Priority Area? If so, is it one of the allowed housing types?* The proposed Falcon Highlands development is not located within a Housing Priority Area.

6. *Is the use located within a Commercial Priority Development Area? If so, is it one of the allowed commercial uses for that area?* The proposed Falcon Highlands development is not located within a Commercial Priority Development Area.

7. *Is the use located within an Employment Priority Development Area? If so, is it one of the allowed employment-focused uses for that area?* The proposed Falcon Highlands development is not located within an Employment Priority Development Area.

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 Highlands development will be served by existing infrastructure to include water and wastewater services, electricity and roadways. The development will require the construction of new water and wastewater infrastructure to serve the development. As part of the design process, coordination with water and wastewater providers was completed and discussed in more detail below. The proposed Falcon Highlands development will be required to complete the construction of Antelope Meadows Circle, between Birch Hollow Way to Bridal Vail Way, providing multiple access points in to and out of the subdivision meeting **Chapter 14 Implementation Goal LU4***: Continue to encourage policies that ensure "development pays for itself*".

2. *Does the development trigger the need for such infrastructure?*
   Phase 1 and 2 of the proposed development does not trigger the need for wastewater infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development may trigger upgrades and/ or expansion of existing facilities to accommodate the increased densities meeting **Chapter 14 Implementation Goal LU4***: Continue to encourage policies that ensure "development pays for itself*". Water sufficiency will be deferred to final plat(s). Seeking administrative final plat approval will not be possible unless an amended water sufficiency finding is made at a later date after the required infrastructure is built.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*
   The proposed Falcon Highlands PUDSP will require public street roadways to be designed and built to El Paso County Standards. Region trail connections along Highway 24 will be provided as necessary per the El Paso County Parks Master Plan. This supports **Chapter 14 Implementation Goal TM2***: Promote walkability and bike-ability* by continuing the construction of trail corridors connecting this development with adjacent neighborhoods and the commercial activity center to the northeast.

Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources?*

The PUDSP incorporates and implements conservation best practices such as clustered development, inclusion of parks/ open space, and preservation of existing natural areas.

2. *Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation?*
   The PUDSP does not encompass nor alter the existing natural drainage ways found to east and northeast of the development. This drainage way will remain as is.

El Paso County PUD Section 4.2.6(D) Approval Criteria

1. *The proposed PUD District zoning advances the stated purposes set forth in this Section;* The proposed project is currently zoned PUD and is a continuation of the existing overall Falcon Highlands development. The zoning will remain as PUD. The proposed PUDS meets the stated purposes of the PUD district by:

   a. Improving the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;
   b. Incorporates innovations in development to meet the growing demands of the population through a variety in type, design, and layout of buildings;
   c. Providing housing of all types and designs to be located in proximity to employment and activity centers such as shopping;
   d. Providing for beneficial open space, to provide for active, usable open spaces, and to preserve open areas.

2. *The application is in general conformity with the Master Plan;* The proposed application is in general conformity with the ***Your El Paso County Master Plan 2021.***

3. *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;* The project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet.

4. *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;* The proposed property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the north or east consisting of single family residential or open space. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. There are no areas of significant historical, cultural, or recreational features found on site.

5. *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;* The proposed development is single family detached residential lots, open space, parks and R.O.W. Appropriate transitioning and buffering is provided with larger lots to the north, transitional open space buffers, and landscape setbacks.

6. *The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;* The proposed development provides required landscaping and buffering that is appropriate and compatible with the type of development and the surrounding community. The development also includes open space buffers and a developed park site.

7. *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;*
There are no areas of significant historical, cultural, or recreational features found on site. The Rock Island Regional Trail will be traverse along the site's southern boundary. An easement has been provided for this regional trail connection.
8. *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;* The development is proposing a neighborhood pocket park, open space buffers between housing types of differing lot size, as well as trails and pedestrian connections to existing trail systems including the Rock Island Regional Trail along the site's southern boundary.

9. *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;* The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. All necessary public services will be available to serve the initial 50 units within the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. Additional coordination will be required for both water and wastewater services for the project to realize full buildout. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.

10. *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;* While there are no major recreational facilities such as large playfields proposed, the project is proposing a neighborhood pocket park, open space buffers between housing types of differing lot size, as well as trails and pedestrian connections to existing trail systems including the Rock Island Regional Trail along the site's southern boundary.

11. *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;* There are no mineral estate owners on the real property.

12. *Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.* There are no deviations being requested at this time.

13. *The owner has authorized the application.* The Owner has authorized the application.

El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan and the new Your El Paso County Master Plan as discussed below.* The proposed subdivision meets the ***Your El Paso County Master Plan 2021*** as described herein.

2. *The subdivision is consistent with the purposes of this Code;* The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.

3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* The subdivision is in conformance with recently approved Falcon Highlands Sketch Plan Amendment (SKP 21-4) illustrating the proposed single family use and densities of 1.0-2.99 DU/AC of large lots and 3.0- 6.0 DU/AC consisting of standard lot sizes lots ranging from 3,500 to 6,600 SF.

4. *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 (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);* Water sufficiency will be deferred to final plat(s). Seeking administrative final plat approval will not be possible unless an amended water sufficiency finding is made at a later date after the required infrastructure is built.

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;* Wastewater sufficiency will be deferred to final plat(s). Seeking administrative final plat approval will not be possible unless an amended wastewater sufficiency finding is made at a later date after the required infrastructure is built.

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

133(6)(c)]; A "Soils and Geology Study", Falcon Highlands, Colorado" (RMG- Rocky Mountain Group, October 8, 2021) is included with the submittal package. As part of this study, 11 exploratory test borings were completed. Geologic hazards (as described in section 7 of the report) include faults/seismicity and radioactivity/radon gas. Potential geologic constraints (also as described in section 7 of the report) were found on site to include: expansive soils and shallow ground water. 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 complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;* Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A MDDP/ Preliminary Drainage report for this development has been included for review and approval by El Paso County.

8. *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;* The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the access points provided. Public sidewalks will be constructed as necessary to provide pedestrian connections throughout the development.

9. *Legal and physical access is or will be 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.

10. *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;* While there are no major recreational facilities such as large playfields proposed within this Falcon Highlands PUDSP, the development is proposing a neighborhood pocket park, open space buffers between housing types of differing lot

size, as well as trails and pedestrian connections to existing trail systems including the Rock Island Regional Trail along the site's southern boundary.

11. *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be 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. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.

12. *The subdivision provides 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. In addition, a fire protection district commitment to serve this development has been provided by the Falcon Fire Protection District.

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

The amended area is proposing two residential density types. This includes 12.7 acres of single family residential at a density of 1.0-2.99 DU/AC with a minimum sized 19,000 SF lots to align with the existing neighborhood to the north and west. This includes open space buffering the existing residents from the proposed development. In addition, there are 46.7 acres planned at a density of 3.0- 6.0 DU/AC consisting of standard lot sizes lots ranging from 3,500 to 6,600 SF. The PUDSP submitted is seeking approval of 378 total Single-Family Detached Residential Units.

Approximate Acres and Percent of Land Set Aside for Open Space:

The proposed Falcon Highlands PUDSP meets the open space requirement set forth by the PUD Zoning District. The PUD guidelines require 10% open space on the overall 125.56 acres for a total open space requirement of 12.56 acres. The proposed Falcon Highland PUDSP is proposing 39.9 acres of open space which is over 3 times the required acres. Of the 39.9 acres, there are over 9.6 acres of landscape buffers and transitions with another 26.9 acres of natural open space containing landscape buffering. The development is also proposing a 3.4 acre pocket park centrally located within the development. All common open space and park sites will be owned and maintained by the metropolitan district. A park lands agreement may be coordinated with the El Paso County Parks Department with future final plat submittals. This pocket park will contain amenities such as a fenced dog play area, playground, picnic areas, walking paths, and an artificial turf active field area.

Types of Proposed Recreational Facilities:

While there are no major recreational facilities such as large playfields, the development is proposing a neighborhood pocket park, playground, dog park and open space buffers between housing types of differing lot size, as well as trails and pedestrian connections to existing trail systems including the Rock Island Regional Trail along the site's southern boundary.

Master Plan for Mineral Extraction:

The *1996 Master Plan for Mineral* Extraction updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the "Preservation of Commercial Mineral Deposits Act" of 1973 and the second is to provide guidance to the EL Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as 'Upland Deposits' containing sand and gravel with silt and clay; remnants of older streams deposited on topographic highs or bench like features. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

Areas of Required Landscaping:
The proposed PUDSP includes landscape design and streetscape planting requirements for the streetscapes along Antelope Meadow Circle as well as for the proposed pocket park area. The landscape design includes a mix of deciduous and evergreen trees with varying ground plane treatments for passive and active play areas. Much of the proposed landscape is designed to be xeric, low water use utilizing native and drought tolerant plant species. There are no landscape waivers being requested at this time.

Phasing Plan and Schedule of Development:

The PUDSP drawings illustrate several phases for the platting of individual lots and construction of housing. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing. The initial phase, 50 lots, is based upon availability of water and wastewater utility services with subsequent phasing being completed based upon increased infrastructure capacity.

Wetlands
There are designated wetlands on the property; however, these areas are located within existing drainage ways that are not impacted by this development. The existing ponds will be contained by individual tracts limiting development and will not be disturbed by this development. Wetland mitigation per permit #2000-00359 to be verified prior to approval of adjacent final plat.

Water and Wastewater Services:
Municipal Water services will be supplied by the Falcon Highlands Metropolitan District. Municipal Wastewater municipal services will be supplied by the Woodmen Hills Metropolitan District through an intergovernmental agreement. More information is provided in this document. Any required offsite easements for utilities & drainage shall be shown at final plat as needed.

EL PASO COUNTY WATER MASTER PLAN:
The Falcon Highlands development is located within planning area 3 of the El Paso County Water Master Plan which encompasses the Falcon area and served by a variety of water suppliers

including the Falcon Highlands Metropolitan District (FHMD) and Woodmen Heights Metro District (WHMD) for sanitary.

Falcon Highlands Metro District (FHMD) current SFE of 451 with a maximum SFE of 711. It is recommended that Falcon Highlands Phase 1 construction be limited to 50 +/- SFE based on current water availability. Upon completion of the Arapahoe Well to be completed in 2022/ 2023 an additional 206 SFEs can be constructed. Future phasing identifying additional units above the collective 256 +/- SFEs will need additional water capacity. The FHMD is currently seeking additional water rights to develop either themselves or in conjunction with neighboring districts.

Through integrated master planning of site planning, landscape and water resource best management practices. The open space areas emphasize water conservation using native vegetation, turf seeds and limited high water sod with limited artificial turf as a design option. The Falcon Highlands Sketch Plan Amendment meets the stated master plan Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

Wastewater flows for WHMD are based on the established benchmark of average daily flow of 163 gallons per day per SFE and 172 gallons per day per SFE for average daily maximum flow. The existing SFE connected to the WHMD system is 423 SFE and the upper limit for SFE under the IGA is 750 SFE leaving approximately 278 SFE available.

It is likely that the change to the density for this area will result in exceeding the contracted 750 SFE. However, the owner/ developer has initiated discussions with WHMD on possible amendments regarding additional units above the 278 SFE currently available.

Traffic Engineering:

Vehicular access and street layout shall be as illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. The development area includes the continuation of Antelope Meadows Circle to the southwest connecting with Bridal Vail Way. The extension will provide the necessary points of ingress/ egress for this development and create numerous circulation routes through internal neighborhoods. It will also provide a future right-of-way connection to the adjacent property to the west, shall it ever develop. The second point of access for phase 1 will be discussed in future submittals. There are no required off-site improvements as a result of this development. The applicant requests that platted lots within Falcon Highlands PUDSP be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution. A 30' temporary Filing 1 access easement, to be vacated once a secondary access point is in place, has been shown on the PUDSP plans.

School District:

Projects (Plats) within El Paso County are required to either dedicate land or pay school district fees. Any platted lots within the Falcon Highlands PUDSP development area will pay school fees in lieu of land dedication.

Proposed Services/Utility Feasibility:

1. Wastewater: Woodmen Hills Metropolitan District
2. Water: Falcon Highlands Metropolitan District
3. Gas: Colorado Springs Utilities AND
4. Electric: Mountain View Electric Association
5. Fire: Falcon Fire Protection District
6. School: District #49
7. Roads: El Paso County Road and Bridge
8. Police Protection: El Paso County Sheriff's Department

Impacts associated with the PUD Development Plan & Preliminary Plan:

Floodplain: A small portion of the proposed development area is located within the AE designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0545G, 08041C0561G', effective date 'December 7, 2018'. This area will not be impact with this amendment.

Wetlands: There are no drainage areas, drainage ways or water courses found within the amended area. There are wetlands in the eastern part of the development, in Tract F, they will be dedicated as a protected area on the plat and will not be disturbed by this development. There is an existing drainage way and detention facility located to the northeast of this site which shall remain as is. The proposed Falcon Highlands project will have no impact on these existing facilities. All proposed drainage and erosion criteria will meet El Paso County and State Development Standards to be depicted with future submittals.

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.

Vegetation, Wildlife Habitats and Migration Routes:
Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Falcon region.

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

- Prairie Dog

- Mule Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

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

FALCON HIGHLANDS SOUTH PUDSP

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

PROJECT TEAM

OWNER
CHALLENGER COMMUNITIES
8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

DEVELOPER
CHALLENGER COMMUNITIES
8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

APPLICANT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

LANDSCAPE ARCHITECT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

CIVIL ENGINEER
ATWELL LLC
6200 S. SYRACUSE WAY STE 400
GREENWOOD VILLAGE, CO 80111

GENERAL NOTES

1. NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS INCLUDING ANTELOPE MEADOWS CIRCLE. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
2. WATER SERVICE PROVIDED BY FALCON HIGHLANDS METROPOLITAN DISTRICT.
3. ALL WATER SYSTEM ELEMENTS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE FALCON HIGHLANDS METROPOLITAN DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
4. WASTEWATER SERVICE PROVIDED BY WOODMEN HILLS METROPOLITAN DISTRICT.
5. ALL SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WOODMEN HILLS METROPOLITAN DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
6. ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
7. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
   FRONT: TEN FEET (10)
   SIDE: FIVE FEET (5)
   REAR: SEVEN FEET (7)
8. STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
9. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.3, AS AMENDED.
10. INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR & SIDE YARDS, UTILITY EASEMENTS, AND DRAINAGE EASEMENTS. HOWEVER, NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
11. NEW SIDEWALKS ALONG LOT FRONTAGE ARE TO MEET ECM REQUIREMENTS, ARE TO BE 5' WIDE BY 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION. SIDEWALKS WITHIN OPEN SPACE OR WHEN NOT ADJACENT TO A STREET MAY HAVE VARIED WIDTHS.
12. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.
13. INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES.
14. GRASS BUFFER BMPS WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
15. ALL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
16. WETLAND MITIGATION PER PERMIT #2000-00359 TO BE VERIFIED PRIOR TO APPROVAL OF ADJACENT FINAL PLAT.
17. ANY REQUIRED OFFSITE EASEMENTS FOR UTILITIES & DRAINAGE SHALL BE SHOWN AT FINAL PLAT AS NEEDED.
18. SECONDARY/ EMERGENCY ACCESS WILL BE DETERMINED AT TIME OF CS SUBMITTAL WITH THE FINAL PLAT. SECONDARY ACCESS WILL BE DETERMINED BASED ON FINAL PHASING, GRADING AND ACCESS TO EXISTING DIRT ROADS.

LANDSCAPE NOTES

1. COMMON OPEN SPACE AREAS SHALL BE XERISCAPED.
2. URBAN 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 URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT TIME OF FINAL PLAT WITH THE EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
3. PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
4. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.
5. ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
6. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
7. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
8. ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.

ADA NOTE

1. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.

FLOODPLAIN NOTE

1. A SMALL PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AE DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0561G and 08041C0545G ', EFFECTIVE DATE 'DECEMBER 7, 2018'.

GEOLOGY AND SOILS NOTE

1. A "SOILS AND GEOLOGY STUDY", FALCON HIGHLANDS, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, DATED OCTOBER 8 , 2021; AMENDED DATE SEPTEMBER 7, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS STUDY, 11 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 7 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 7 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS, UNDOCUMENTED FILL, FAULT & SEISMICITY, RADON, FLOODING & SURFACE DRAINAGE EROSION & CORROSION, SURFACE GRADING AND SHALLOW GROUND WATER. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES. IN AREAS WHERE BASEMENTS ARE PROPOSED, AN UNDERDRAIN PLACED AT THE BOTTOM OF SANITARY SEWER TRENCHES WITHIN DRIVE LANES MAY HELP REDUCE THE IMPACT OF GROUNDWATER ON BASEMENT SUITABILITY. BASEMENT CONSTRUCTION SHOULD BE LIMITED EXCEPT WHERE ONE OF THE FOLLOWING CONDITIONS APPLY:
   1.1. UNDERDRAINS ARE INSTALLED AT THE BOTTOM OF SANITARY SEWER TRENCHES WITHIN DRIVE LANES; OR
   1.2. A YEAR-LONG GROUNDWATER MONITORING STUDY HAS BEEN UNDERTAKEN, AND THE RESULTS INDICATE THAT GROUNDWATER IS SUFFICIENTLY DEEP ENOUGH TO ALLOW BASEMENT CONSTRUCTION; OR
   1.3. THE PROPOSED SITE GRADING WILL RESULT IN AT LEAST 14 FEET OF SEPARATION BETWEEN THE PROPOSED GROUND SURFACE AND THE GROUNDWATER ELEVATION.

STREET NOTES

1. ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED 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.
2. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.
3. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
4. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

GENERAL PROVISIONS

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR FALCON HIGHLANDS IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF FALCON HIGHLANDS PROVIDED; HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THEN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

LEGAL DESCRIPTION

A PORTION OF SECTION 11 AND SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842". SAID WEST LINE BEARS NORTH 00°23'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE SOUTH 89°36'22" WEST 100.00 FEET TO THE WEST LINE OF THE EAST 100 FEET OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST;

THENCE ALONG SAID WEST LINE NORTH 00°23'31" WEST 1169.39 FEET TO THE SOUTHWEST CORNER OF FALCON HIGHLANDS FILING NO. 2 AS SHOWN ON THE PLAT RECORDED AT RECEPTION NO. 206712369, EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID FALCON HIGHLANDS FILING NO. 2 THE FOLLOWING THIRTY-SIX (36) COURSES:

1. NORTH 89°30'24" EAST 1345.41 FEET;
2. NORTH 00°29'36" WEST 29.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1025.00 FEET;
3. 302.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°55'34";
4. NORTH 17°24'20" WEST 554.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET;
5. 376.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'59";
6. SOUTH 86°13'54" EAST 54.48 FEET;
7. SOUTH 31°51'00" EAST 85.17 FEET;
8. SOUTH 52°36'41" EAST 76.95 FEET;
9. SOUTH 73°19'02" EAST 65.73 FEET;
10. SOUTH 74°06'49" EAST 291.13 FEET;
11. SOUTH 79°13'17" EAST 145.07 FEET;
12. SOUTH 85°23'13" EAST 145.17 FEET;
13. NORTH 88°52'41" EAST 145.19 FEET;
14. NORTH 83°36'10" EAST 131.74 FEET;
15. SOUTH 10°35'23" WEST 114.54 FEET;
16. SOUTH 31°38'08" EAST 124.91 FEET;
17. SOUTH 62°45'04" EAST 116.47 FEET;
18. NORTH 85°18'48" EAST 119.21 FEET;
19. NORTH 46°48'18" EAST 296.18 FEET;
20. NORTH 34°36'03" WEST 203.48 FEET;
21. NORTH 32°18'11" EAST 203.67 FEET;
22. SOUTH 85°51'10" EAST 75.24 FEET;
23. SOUTH 72°16'09" EAST 30.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET AND A CENTER WHICH BEARS NORTH 72°16'30" WEST;
24. 7.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°31'58";
25. SOUTH 72°48'14" EAST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 870.00 FEET AND A CENTER WHICH BEARS NORTH 72°43'54" WEST;
26. 540.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°36'03";
27. NORTH 77°04'11" EAST 391.37 FEET;
28. SOUTH 10°42'58" EAST 32.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET;
29. 215.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°28'06";
30. SOUTH 62°11'05" EAST 135.79 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET;
31. 105.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'02";
32. SOUTH 47°29'03" EAST 15.72 FEET;
33. SOUTH 42°12'30" WEST 45.02 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET;
34. 197.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55'51";
35. SOUTH 24°16'39" WEST 681.69 FEET;
36. NORTH 88°25'54" EAST 861.83 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 49°35'24" WEST 808.48 FEET;
2. NORTH 89°54'42" WEST 154.05 FEET;
3. SOUTH 49°35'01" WEST 2027.95 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE NORTH 89°50'23" WEST 1610.14 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT TRACT OF LAND CONVEYED TO FALCON HIGHLANDS METROPOLITAN DISTRICT IN WARRANTY DEED RECORDED AT RECEPTION NO. 206055833, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842". SAID WEST LINE BEARS NORTH 00°23'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 81°51'28" EAST 1122.86 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL OF LAND AS DESCRIBED IN SAID WARRANTY DEED RECORDED AT RECEPTION NO.206055833, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINE OF SAID PARCEL OF LANED THE FOLLOWING FIVE (5) COURSES:

1. NORTH 17°27'03" WEST 81.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTER WHICH BEARS NORTH 12°43'32" WEST;
2. 55.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°25'06";
3. NORTH 89°30'32" EAST 103.43 FEET;
4. SOUTH 13°40'24" EAST 72.65 FEET;
5. SOUTH 72°19'42" WEST 142.43 FEET TO THE POINT OF BEGINNING;

CONTAINING 5,469,425 SQUARE FEET, OR 125.56 ACRES, MORE OR LESS.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF: THE AFOREMENTIONED CHALLENGER COMMUNITIES LLC

HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____
20___ A.D. , A COLORADO LIMITED LIABILITY COMPANY

_____
AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20___ A.D. BY

_____ WITNESS MY HAND AND SEAL:

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IN WITNESS WHEREOF: THE AFOREMENTIONED NEXTOP HOLDINGS LLC

HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____
20___ A.D. , A COLORADO LIMITED LIABILITY COMPANY

_____
AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20___ A.D. BY

_____ WITNESS MY HAND AND SEAL:

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PUD DEVELOPMENT PLAN / PRELIMINARY PLAN FOR FALCON HIGHLANDS SOUTH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, TRACTS, AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

_____ _____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

_____ _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20___, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY

_____
EL PASO COUNTY CLERK AND RECORDER

SUMMARY DATA

PROPERTY SIZE	125.56 ACRES
TAX SCHEDULE NO.	5300000817, 5300000587, 5300000588,5300000566, 5312400012
PROJECT ADDRESS	UNPLATTED
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LOT/UNIT COUNT	378
PROPOSED TOTAL GROSS DENSITY	3.02
PROPOSED NET DENSITY	6.40
BUILDING SETBACKS (LOTS 1-354)	FRONT-20' SIDE- 5' REAR-10'
BUILDING SETBACKS (LOTS 355-378)	FRONT-25' SIDE-10' REAR-25'
LANDSCAPE SETBACKS	10'
MIN. LOT SIZE	3500 SF
MIN. LOT WIDTH	30'

LAND USE DATA

LAND USE	NO. ACRES PROVIDED	% OF TOTAL PROPERTY
SINGLE FAMILY RESIDENTIAL	59.4	47%
OPEN SPACE/PARKS	39.9	32%
PUBLIC RIGHT-OF-WAY	19.9	16%
STORMWATER FACILITIES	6.4	5%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 125.56 AC X .10 = 12.56 ACRES
TOTAL OPEN SPACE PROVIDED IS 32% = 39.9 ACRES

SHEET INDEX

DESCRIPTION	NUMBER	TITLE
COVER SHEET	1	CS01
PHASING AND TRACT MAP	2	DT01
PUD DETAILS	3-4	DT02-DT03
SITE PLANS	5-12	SP01- SP08
UTILITY PHASING PLAN	13	
UTILITY PLANS	14-21	
LANDSCAPE COVER	22	LS01
LANDSCAPE NOTES AND DETAILS	23-24	LS02-LS03
LANDSCAPE PLANS	25-31	LS04-LS10

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

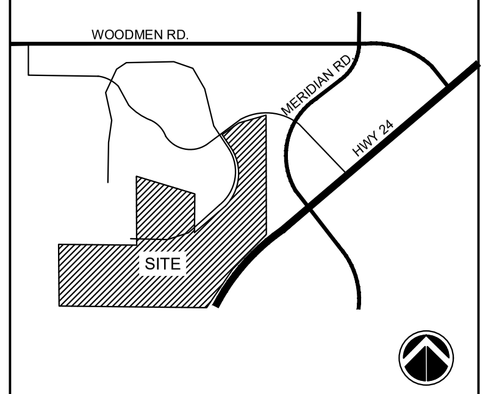
CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

COVER

CS01

SHEET 1 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SET\SIDEVELOPMENT PLAN\CS01.DWG

TRACT TABLE

TRACT	SIZE (SF)	LANDSCAPE/OPEN SPACE/ TRAIL	PARKS AND TRAILS	SIGNAGE/ PUBLIC IMPROVEMENTS	MAILBOX KIOSK	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	266,205	X		X	X			FHMD	FHMD
B	6,301			X	X			FHMD	FHMD
C	66,263	X		X	X		X	FHMD	FHMD
D	6,600	X			X		X	FHMD	FHMD
E	11,000	X			X		X	FHMD	FHMD
F	1,491,144	X	X	X	X	X	X	FHMD	FHMD
G	152,030	X	X		X			FHMD	FHMD
H	7,089			X	X			FHMD	FHMD
I	8,141			X	X			FHMD	FHMD
TOTAL	2,014,773								

FHMD = FALCON HIGHLANDS METROPOLITAN DISTRICT

PHASING

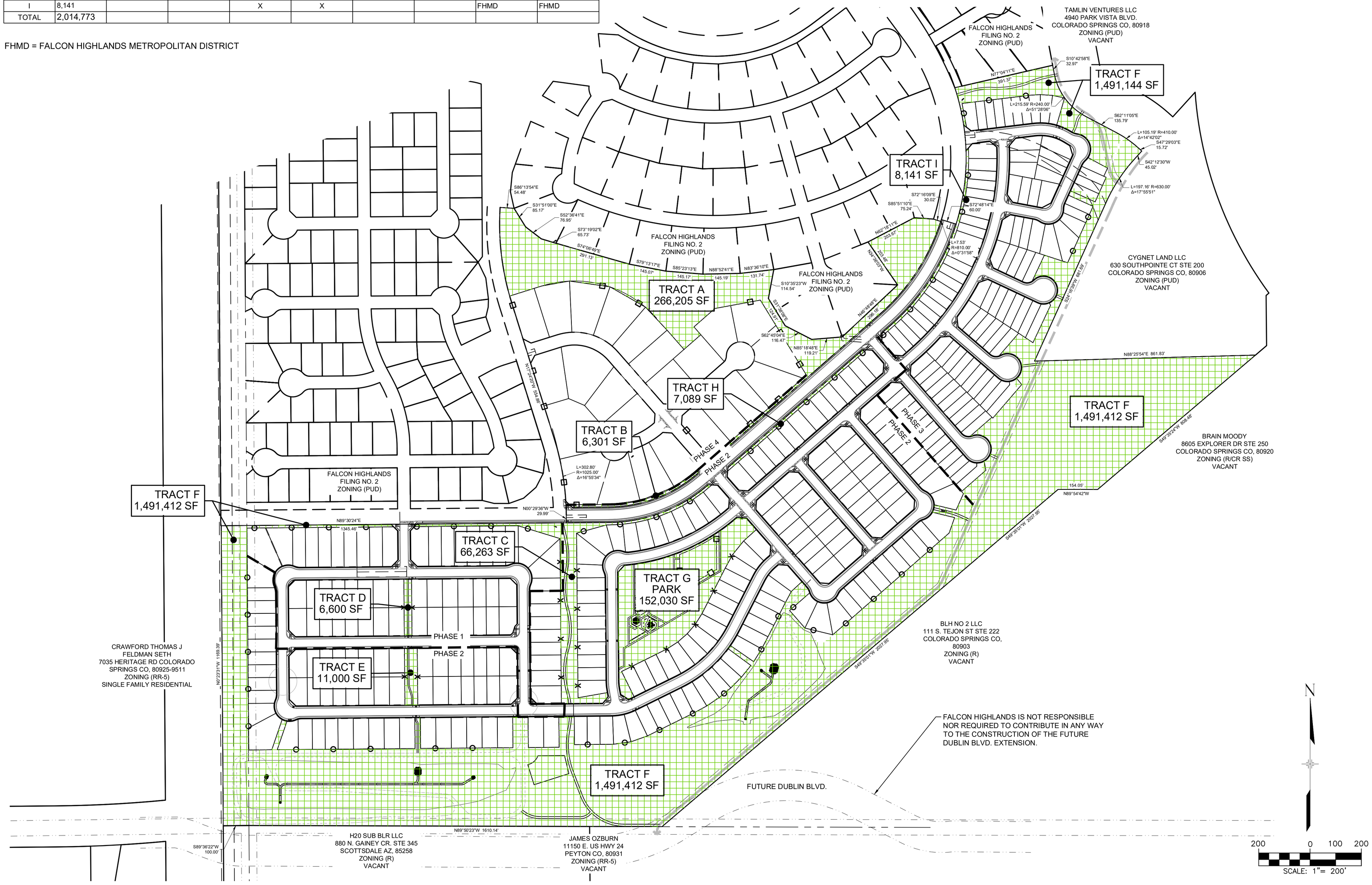
PHASE	# OF UNITS	LOT NUMBERS	DEVELOPMENT TIMLINE
1	50	1-12, 46-88	FALL 2022
2	193	13-45,89-243	2023
3	111	244-354	FUTURE
4	24	355-378	FUTURE

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\DT01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

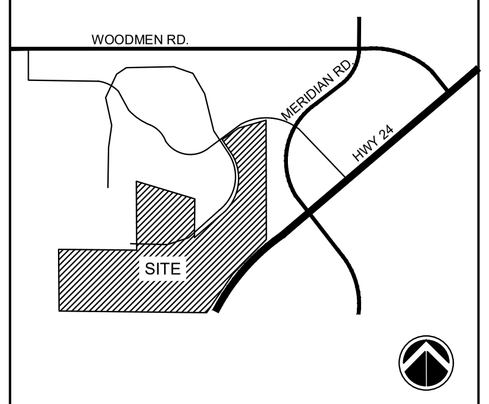
CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

PUD TRACT AND PHASING MAP

DT01

SHEET 2 OF 31

COUNTY FILE NO.: PUDSP-22-005

DIMENSIONAL STANDARDS AND GUIDELINES

LOTS 1-354

1. MINIMUM LOT AREA:
   A. DWELLING, SINGLE FAMILY: 3,500 SF

2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM

3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').

4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FIVE FEET (35') OR AS OTHERWISE SHOWN.

5. PROJECTIONS INTO SETBACKS AND EASEMENTS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES.

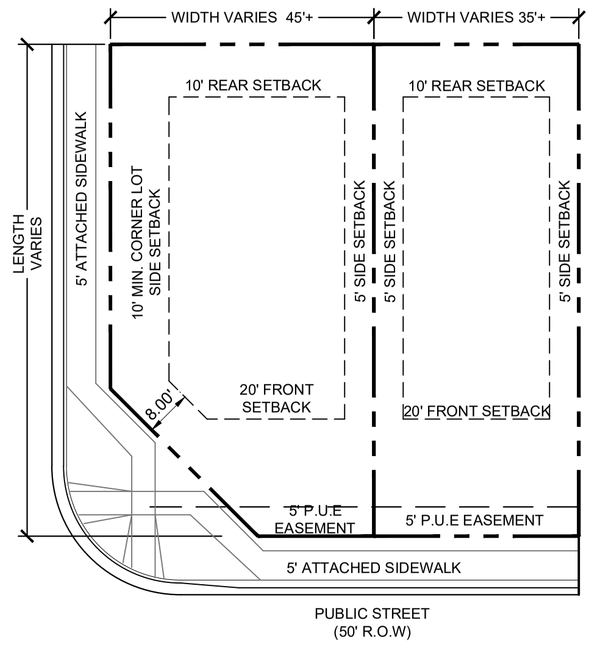
6. SETBACK AND EASEMENT REQUIREMENTS (SEE DETAILS):

A. FRONT YARD:	TWENTY FEET (20')
B. SIDE YARD:	FIVE FEET (5')
C. REAR YARD:	TEN FEET (10')
D. CORNER YARD (NON-DRIVEWAY SIDE):	TEN FEET (10')
E. CORNER LOT CHAMFER	EIGHT FEET (8')

7. ACCESSORY STRUCTURE STANDARDS:
   A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
   B. SETBACK REQUIREMENTS:

SIDE YARD:	FIVE FEET (5')
REAR YARD:	FIVE FEET (5')

8. PROJECTION INTO SETBACKS AND EASEMENTS
   A. A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES.
   B. OPEN AND UNENCLOSED PATIOS, FREESTANDING PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE.
   C. OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS EXCEEDING 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42 INCHES INTO SIDE YARD SETBACKS.
   D. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
   E. CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.
   F. WINDOW WELLS, ENTRY LANDINGS AND ASSOCIATED SIDEWALK MAY ENCROACH IN SIDEYARD SETBACKS AND EASEMENTS UP TO 4 FEET.



LOTS 1-354

DIMENSIONAL STANDARDS AND GUIDELINES

LOTS 355-378

1. MINIMUM LOT AREA:
   A. DWELLING, SINGLE FAMILY: 19,000 SF

2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM

3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').

4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FIVE FEET (35') OR AS OTHERWISE SHOWN.

5. PROJECTIONS INTO SETBACKS AND EASEMENTS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES.

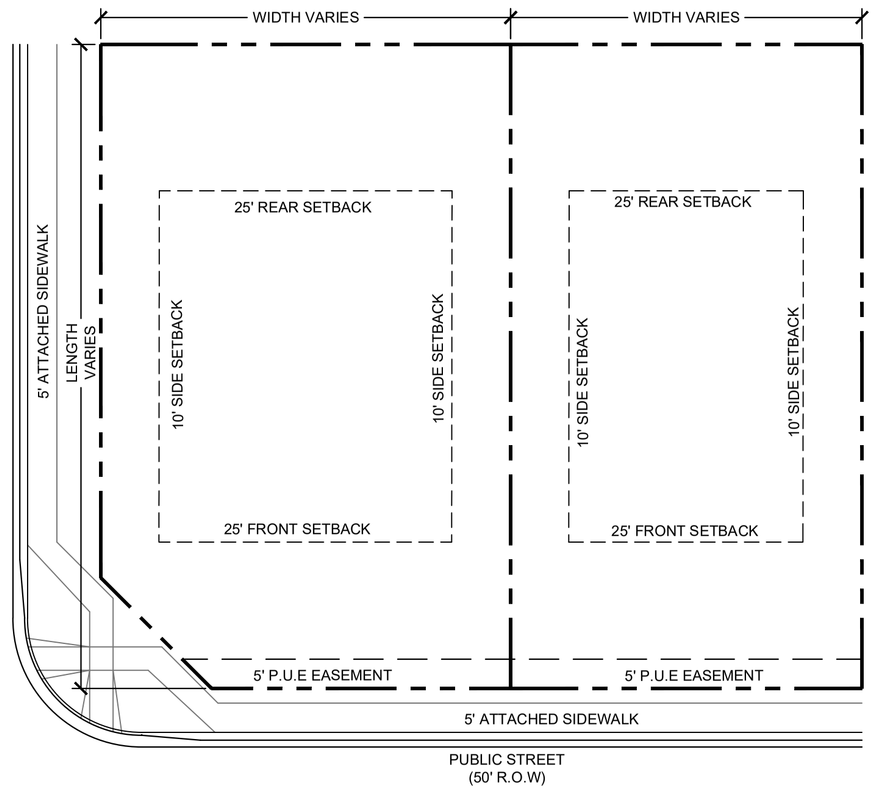
6. SETBACK REQUIREMENTS (SEE DETAILS):

A. FRONT YARD:	TWENTY FIVE FEET (25')
B. SIDE YARD:	TEN FEET (10')
C. REAR YARD:	TWENTY FIVE FEET (25')
D. CORNER YARD (NON-DRIVEWAY SIDE):	TEN FEET (10')

7. ACCESSORY STRUCTURE STANDARDS:
   A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
   B. SETBACK REQUIREMENTS:

SIDE YARD:	FIVE FEET (5')
REAR YARD:	FIVE FEET (5')

8. PROJECTION INTO SETBACKS AND EASMENTS
   A. A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES.
   B. OPEN AND UNENCLOSED PATIOS, FREESTANDING PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE.
   C. OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS EXCEEDING 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42 INCHES INTO SIDE YARD SETBACKS.
   D. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
   E. CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.
   F. WINDOW WELLS, ENTRY LANDINGS AND ASSOCIATED SIDEWALK MAY ENCROACH IN SIDEYARD SETBACKS AND EASEMENTS UP TO 4 FEET.



LOTS 355-378

TYPICAL LOT NOTES

1. LOCATION OF PRIVATE 4'-5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.

2. ENTRY LANDING AND ASSOCIATED SIDEWALK MY ENCROACH INTO SIDEYARD SETBACKS AND EASEMENTS UP TO 4 FEET.

3. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.

4. ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.

5. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES

1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT.
3. ATTACHED OR DETACHED ACCESSORY DWELLING UNITS (ADU) PERMITTED PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED
4. ACCESSORY LIVING QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED

TEMPORARY USES

5. MODEL HOME/ SUBDIVISION SALES OFFICE
6. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
7. YARD OR GARAGE SALES

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED

ACCESSORY USES

1. RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED

SPECIAL USES

1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

ACCESSORY STRUCTURES:

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOS, PATIOS (COVERED OR UNCOVERED), HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE WITH THE EXCEPTION OF COVERED/ SEMI-ENCLOSED PORCHES.

*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED

CONSULTANTS:

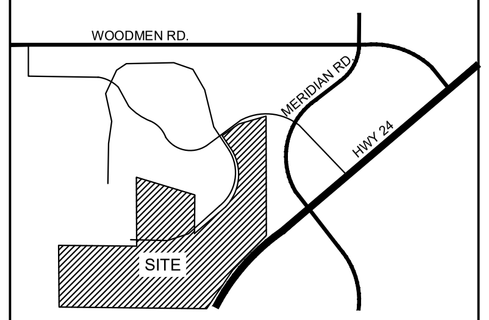
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:
FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

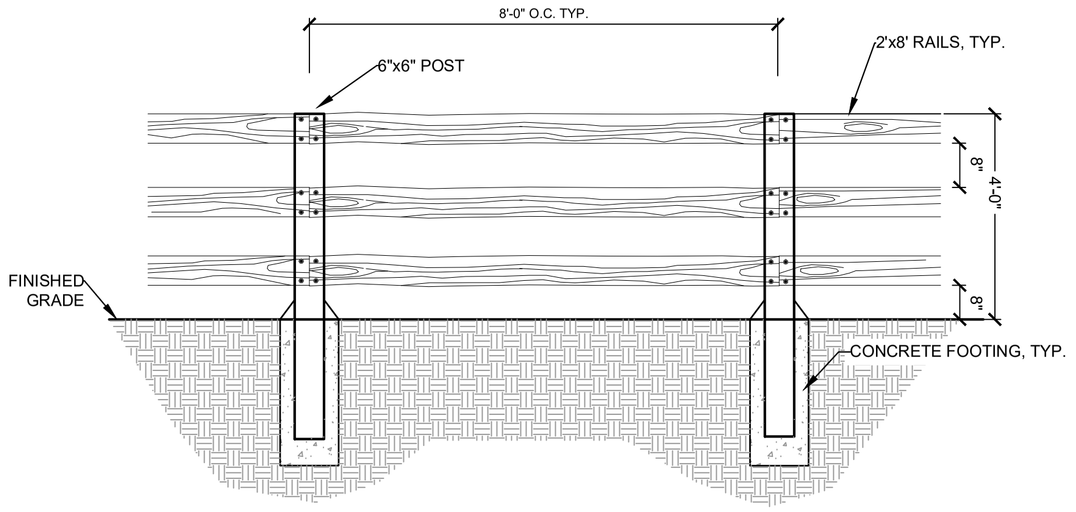
PUD DETAILS

DT02

SHEET 3 OF 31

COUNTY FILE NO.: PUDSP-22-005

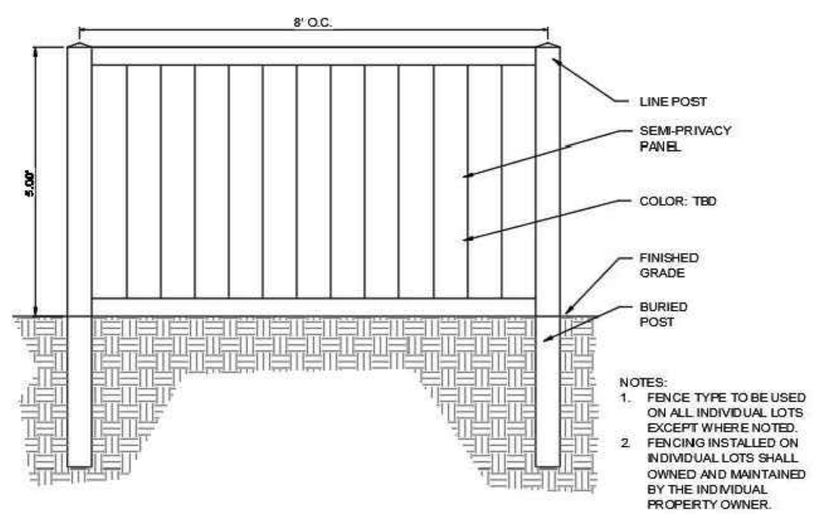
FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\DT01.DWG



GENERAL NOTES:
1. ALL WOOD TO BE PRESSURE TREATED RED CEDAR FINISH, OR PRE CAST CONCRETE.
2. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. ALL RAIL MUST FACE OUTWARDS TOWARD THE STREET OR ADJACENT PROPERTY.
4. MATERIAL AND COLOR TO BE FINALIZED AT TIME OF CONSTRUCTION DOCUMENTS.

1 SPLIT RAIL FENCE - 3 RAIL

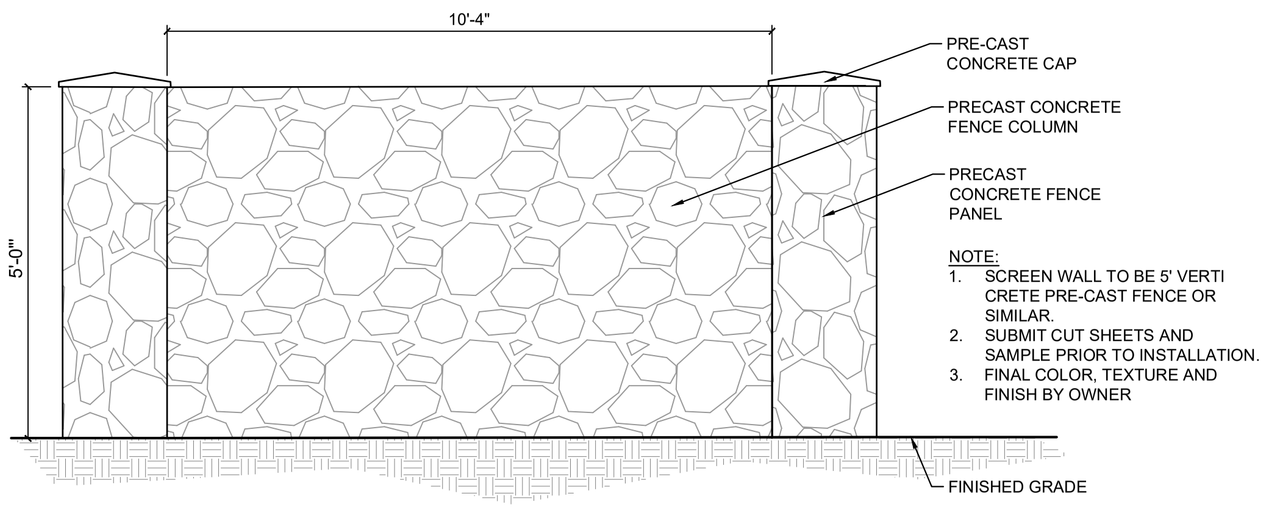
NTS MS-PR-FAL-01



NOTES:
1. FENCE TYPE TO BE USED ON ALL INDIVIDUAL LOTS EXCEPT WHERE NOTED.
2. FENCING INSTALLED ON INDIVIDUAL LOTS SHALL OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.

2 5' VINYL FENCE

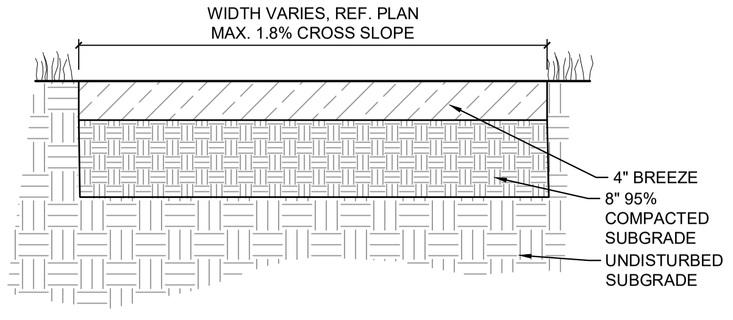
NTS



NOTE:
1. SCREEN WALL TO BE 5' VERTI CRETE PRE-CAST FENCE OR SIMILAR.
2. SUBMIT CUT SHEETS AND SAMPLE PRIOR TO INSTALLATION.
3. FINAL COLOR, TEXTURE AND FINISH BY OWNER

3 5' CONCRETE SCREEN WALL ELEVATION

NTS MS-STD-FC-24



4 BREEZE PATH

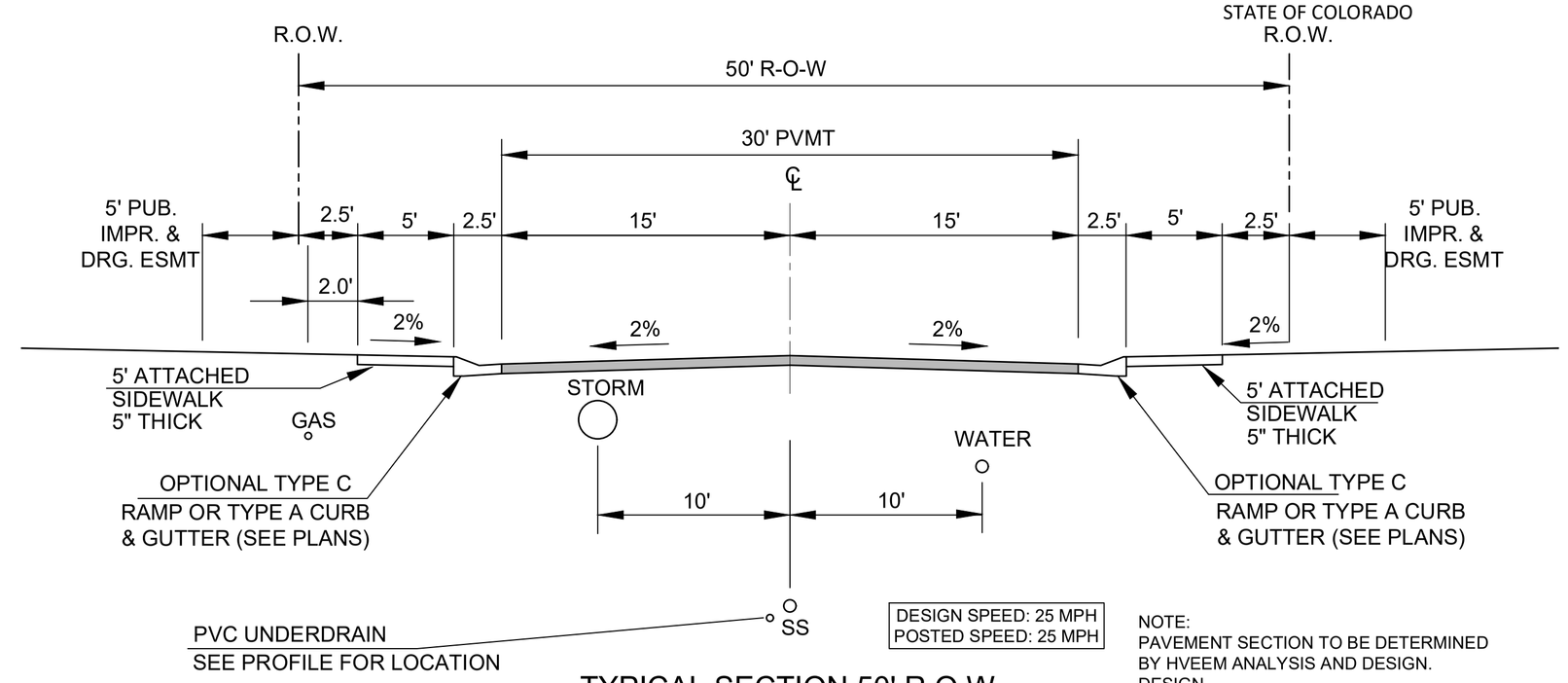
NTS MS-STD-PV-02

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

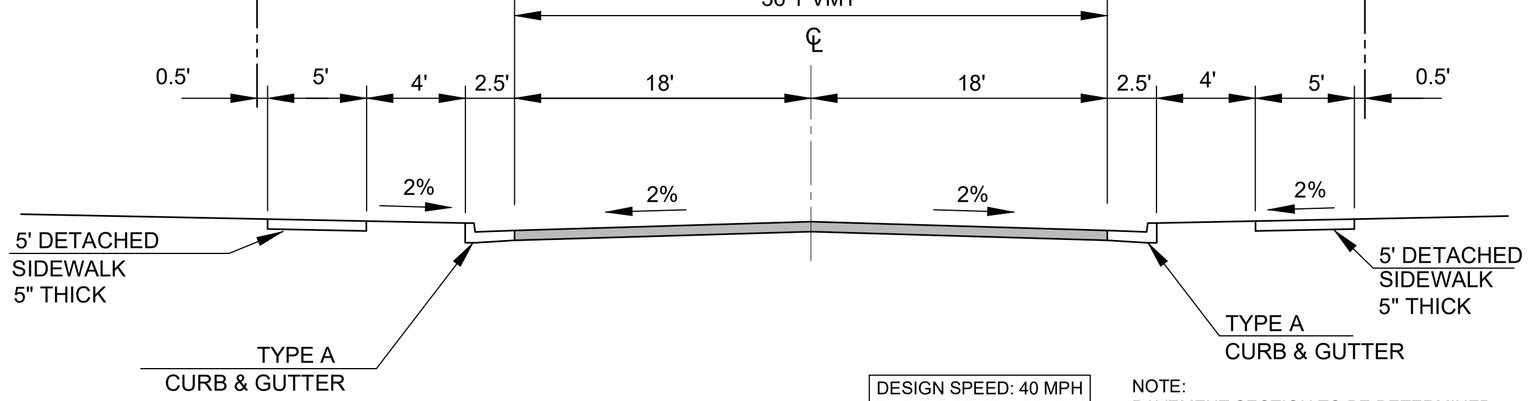


DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

NOTE:
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.

TYPICAL SECTION 50' R.O.W. RESIDENTIAL URBAN LOCAL

NOT TO SCALE



DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

NOTE:
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.

TYPICAL SECTION 60' R.O.W. RESIDENTIAL URBAN COLLECTOR

NOT TO SCALE

APPLIES TO: ANTELOPE MEADOWS CIRCLE

CONSULTANTS:

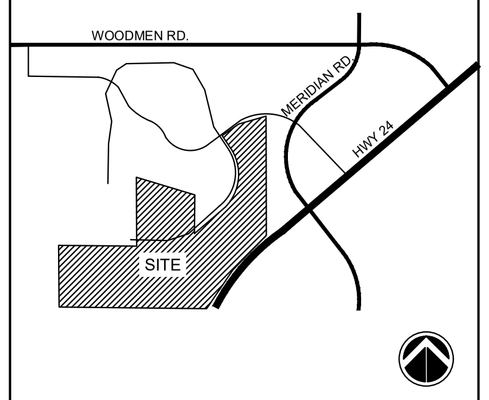
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

PUD DETAILS

DT03

SHEET 4 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\DT01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS
- FLOODPLAIN

CONSULTANTS:

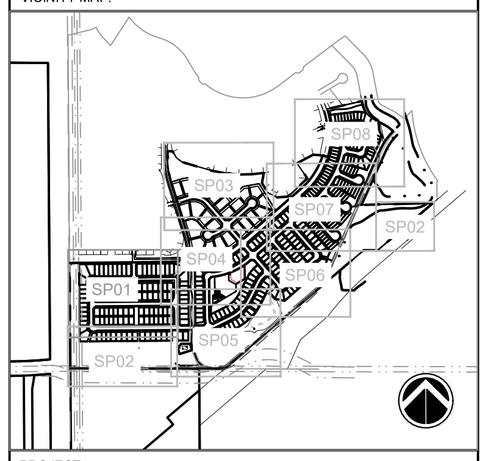
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP01

SHEET 5 OF 31

COUNTY FILE NO.: PUDSP-22-005

SCALE: 1"= 50'

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\SP01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

N

50 0 25 50

SCALE: 1"= 50'

PROTECTED WETLAND MITIGATION AREA OF 2.5 ACRES USACE PERMIT NO.: 2000-00359, DATED DECEMBER 31, 2008. ISSUING OFFICE: ALBUQUERQUE DISTRICT CORPS OF ENGINEERS. WETLAND MITIGATION PER PERMIT #2000-00359 TO BE VERIFIED PRIOR TO APPROVAL OF ADJACENT FINAL PLAT.

N88°25'54"E 861.83'
861.83'

S40°35'24"W 808.48'
808.48'

ALMUR TRAIL - 50' R.O.W.
(LOCAL RESIDENTIAL - PUBLIC)

N 89°30'24" E, 1225.80'

LOT 21 6,976 SF
LOT 22 12,844 SF
LOT 23 7,034 SF
LOT 24 6,591 SF
LOT 25 6,000 SF
LOT 26 6,000 SF
LOT 27 7,200 SF
LOT 28 7,200 SF
LOT 29 7,200 SF
LOT 30 7,200 SF
LOT 31 7,200 SF
LOT 32 7,200 SF
LOT 33 7,200 SF
LOT 34 7,200 SF
LOT 35 7,200 SF
LOT 36 7,200 SF
LOT 37 7,200 SF
LOT 38 7,200 SF

50.00' EX. ELEC EASEMENT BOOK 2649, PAGE 17

20.00' EX. EASEMENT REC. NO. 206066537

60.00' EX. ROW BOOK A, PAGE 78 TO BE VACATED

PROPOSED MAINTENANCE ACCESS

DRAINAGE INFRASTRUCTURE, REFERENCE UTILITY PLANS

WATER QUALITY AND DETENTION POND 1
EXTENDED DETENTION BASIN
15.9 AC-FT VOLUME
5.8 AC FOOTPRINT

BOTTOM OF POND: 6807.5
TOP OF POND: 6817.00
WQCV WSEL: 6812.00
EURV WSEL: 6814.10
100-YR WSEL: 6815.34

TRACT F
1,491,144 sq. ft.

EXISTING DIRT ROAD

DUBLIN BOULEVARD
FUTURE R.O.W. 120.00'
(PRINCIPAL ARTERIAL)

FALCON HIGHLANDS IS NOT RESPONSIBLE NOR REQUIRED TO CONTRIBUTE IN ANY WAY TO THE CONSTRUCTION OF THE FUTURE DUBLIN BLVD. EXTENSION.

Section Corner
S89°36'22"W 100.00'

N89°50'23"W 1610.14'

SP01 SP02 SP05 SP06 SP07

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS
- FLOODPLAIN

N

50 0 25 50

SCALE: 1"= 50'

CONSULTANTS:

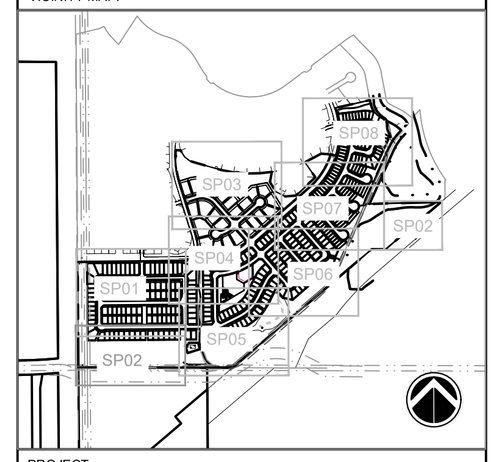
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP02

SHEET 6 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\SP01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS
- FLOODPLAIN

TRACT A 266,205 SF

LOT 364 19,761 SF
LOT 365 22,816 SF
LOT 366 23,710 SF
LOT 367 23,718 SF
LOT 368 21,545 SF
LOT 369 20,000 SF
LOT 370 19,465 SF
LOT 371 20,000 SF
LOT 372 20,271 SF
LOT 373 20,657 SF
LOT 374 20,921 SF
LOT 375 22,149 SF
LOT 376 19,971 SF
LOT 377 20,000 SF
LOT 378 19,568 SF
LOT 359 37,407 SF
LOT 360 19,977 SF
LOT 361 22,124 SF
LOT 362 31,162 SF
LOT 363 22,875 SF
LOT 235 5,500 SF
LOT 236 6,600 SF

BRIDAL VAIL WAY - 50' R.O.W. (LOCAL RESIDENTIAL - PUBLIC)
SAHALEE TRAIL - 50' R.O.W. (LOCAL RESIDENTIAL - PUBLIC)
FOX KESTREL COURT - 50' R.O.W. (LOCAL RESIDENTIAL - PUBLIC)
ANTELOPE MEADOWS CIRCLE - 60' R.O.W. (COLLECTOR- PUBLIC)
TRACT H 7,089 SF

20' EX. EASEMENT REC. NO. 206066353

SCALE: 1"= 50'

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP03

SHEET 7 OF 31

COUNTY FILE NO.: PUDSP-22-005

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS
- FLOODPLAIN

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP04

SHEET 8 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\P01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS
- FLOODPLAIN

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP05

SHEET 9 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWGS\104 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS
- FLOODPLAIN

N

50 0 25 50

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

SITE PLAN

SP06

SHEET 10 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\SP01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS
- FLOODPLAIN

REGIONAL TRAIL, BY OTHERS

EXISTING DIRT ROAD

PROTECTED WETLAND MITIGATION AREA OF 2.5 ACRES USACE PERMIT NO.: 2000-00359, DATED DECEMBER 31, 2008. ISSUING OFFICE: ALBUQUERQUE DISTRICT CORPS OF ENGINEERS. WETLAND MITIGATION PER PERMIT #2000-00359 TO BE VERIFIED PRIOR TO APPROVAL OF ADJACENT FINAL PLAT.

PROTECTED WETLA
USACE PERMIT NO.
2008. ISSUING OFFI
OF ENGINEERS. WE
#2000-00359 TO BE
ADJACENT FINAL PL

154.05'
N89°54'42"W 154.05'

0 25 50

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP07

SHEET 11 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\P01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS
- FLOODPLAIN

50 0 25 50

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

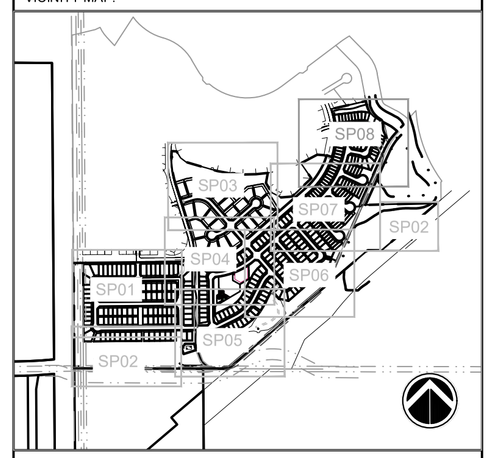
CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

SITE PLAN

SP08

SHEET 12 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\P01.DWG

200 0 200 400

(IN FEET)
1 inch = 200 ft.

NOTES:

1. THIS PHASING PLAN CONSISTS OF TWO INITIAL PHASES THAT ENCOMPASS A TOTAL OF 243 LOTS WHICH IS UNDERSTOOD TO BE THE NUMBER OF AVAILABLE WATER TAPS FOLLOWING CONSTRUCTION OF A PROPOSED WELL BY WOODMEN HILLS METRO DISTRICT. PHASE 1 CONSISTS OF 50 LOTS WHICH IS UNDERSTOOD TO BE THE NUMBER OF AVAILABLE WATER TAPS AT PRESENT WITH NO NEW ADDITIONAL WELL.
2. THERE ARE TWO EXISTING DETENTION PONDS OWNED AND MAINTAINED BY EL PASO COUNTY WITHIN FALCON HIGHLANDS FILING NO. 3 – POND 1 (SOUTHWEST) AND POND 2 (SOUTH–CENTRAL).
3. POND WU IS OWNED AND MAINTAINED BY EL PASO COUNTY AND IS CONSIDERED TRACT T WITHIN FALCON HIGHLANDS FILING NO. 2. THERE IS LIMITED CONSTRUCTION WITHIN POND WU FOR A FOREBAY AND TRICKLE CHANNEL FOR INFLOW FROM THE FUTURE PHASE TO THE NORTH EAST.
4. PHASE 1 IS TO CONSIST OF 50 LOTS WITH A TEMPORARY TURNAROUND AT THE TERMINATION POINT OF THE PHASE'S SOUTH PUBLIC ROADWAYS. SHOULD A TEMPORARY SECONDARY ACCESS TO ANTELOPE MEADOWS CIRCLE BE REQUIRED, A CORNER LOT MAY ACT AS A TEMPORARY ACCESS. PHASE 2 INCLUDES A SECONDARY ACCESS CONNECTION TO ANTELOPE MEADOWS CIRCLE.
5. EXISTING DETENTION POND 1 REQUIRES STORM INFRASTRUCTURE RETROFITTING AND EARTHWORK. STORM NETWORK IMPROVEMENTS THAT OUTFALL TO EXISTING DETENTION POND 1 AND RETROFITS ARE INCLUDED IN PHASE 1 AND ARE REQUIRED PRIOR TO CONSTRUCTION OF ALL OTHER PHASES TRIBUTARY TO EXISTING DETENTION POND 1 (PART OF PHASE 2).
6. EXISTING DETENTION POND 2 REQUIRES STORM INFRASTRUCTURE RETROFITTING AND EARTHWORK. STORM NETWORK IMPROVEMENTS THAT OUTFALL TO EXISTING DETENTION POND 2 AND RETROFITS ARE INCLUDED IN PHASE 2 AND ARE REQUIRED PRIOR TO CONSTRUCTION OF ALL OTHER PHASES TRIBUTARY TO EXISTING DETENTION POND 2 (PART OF PHASE 2 AND FUTURE PHASES).
7. SIGNIFICANT UTILITY INSTALLATIONS THAT ARE REQUIRED FOR CONTINUED SERVICE, DRAINAGE, AND LOOPING ARE SHOWN ON THIS PLAN. MORE DETAILED LOCATIONS OF UTILITY STUBS BETWEEN PHASES ARE SHOWN ON THE PRELIMINARY UTILITY PLANS.
8. THE EXISTING SANITARY SEWER FROM FALCON HIGHLANDS FILING NO. 2 IS TO BE MAINTAINED AND REPLACED AS SHOWN ON THIS PLAN. THE EXISTING 30' UTILITY EASEMENT THAT THE EXISTING SYSTEM IS WITHIN IS TO BE VACATED AS A PART OF PHASE 2 FOLLOWING REPLACEMENT AND REMOVAL OF THE FILING NO. 2 SYSTEM. CONSTRUCTION PHASING IS TO MAINTAIN SERVICE FROM FALCON HIGHLANDS FILING NO. 2 TO THE EXISTING LIFT STATION. ANY DEMOLITION OF THE EXISTING SANITARY SEWER SYSTEM WITHIN FALCON HIGHLANDS SOUTH THAT SERVICES FALCON HIGHLANDS FILING NO. 2 IS TO REROUTED FOR CONTINUED SERVICE PRIOR TO DEMO AND VACATION OF THE UTILITY EASEMENT. THE PHASING PLAN REFLECTS THIS CONSTRUCTION SEQUENCING.

LEGEND:

- FILING 1
- FILING 2
- FILING 3
- FILING 4

FALCON HIGHLANDS FIL. NO. 1

FALCON HIGHLANDS FIL. NO. 2

ROLLING THUNDER WAY

ANTELOPE MEADOWS CIRCLE

FOXWELL WAY

BIRCH HOLLOW WAY

HONEYCOMB DRIVE

BRIDAL VEIL WAY

CASCADING SPRING CIRCLE

ELEANOR DOTTI PUBLIC CURSAN CIR

LANNER LANE

RYLAND WAY

FILING 1
(50 LOTS)

FILING 2
(193 LOTS)

FILING 3
(24 LOTS)

FILING 4
(111 LOTS)

CONNECT TO EX. PUBLIC WATER MAIN IN ANTELOPE MEADOWS CIRCLE (PHASE 2)

CONNECT TO EX. PUBLIC STORM SYSTEM IN ESMT. (PHASE 2)

CONNECT TO EX. PUBLIC SANITARY SYSTEM IN ESMT. (PHASE 2)

ALTERNATIVE SECONDARY ACCESS PT. FOR PHASE 1

EXISTING DETENTION POND WU

POND WU FOREBAY AND CONCRETE TRICKLE CHANNEL TO BE INSTALLED AS A PART OF FILING 4

REMAINING 1,170 LF OF DRAINAGE DITCH TO BE CUT IN FOR FUTURE PHASE, COMM LINES TO BE RELOCATED

PROTECTED WETLAND MITIGATION AREA OF 2.5 ACRES
USACE PERMIT NO.: 2000–00359, DATED DECEMBER 31, 2008.
ISSUING OFFICE: ALBUQUERQUE DISTRICT CORPS OF ENGINEERS

PROPOSED 2,980 LF OF PUBLIC WATER MAIN EXTENSION TO CONNECT TO EX. PUBLIC SYSTEM IN ANTELOPE MEADOWS CIRCLE (PHASE 2)

APPROX. 800 LF OF DRAINAGE DITCH TO BE CUT IN FOR PHASE 2

REMOVAL 2,170 LF OF EXISTING PUBLIC SANITARY SEWER MAIN AND VACATION OF EXISTING UTILITY EASEMENT TO TAKE PLACE DURING PHASE 2 FOLLOWING INSTALLATION OF PROPOSED EXTENSION AND CONNECTION TO EX. SYSTEM

POND 2 RETROFITS TO BE DONE AS A PART OF PHASE 2

PROPOSED 2,050 LF OF PUBLIC SANITARY SEWER MAIN EXTENSION TO CONNECT TO EX. PUBLIC SYSTEM (PHASE 2)

PHASE 1 TEMPORARY TURNAROUND LOCATION, TO BE REMOVED AFTER SECOND ACCESS ESTABLISHED IN PHASE 2

STORM SEWER SYSTEM THROUGH PHASE 2 TO BE CONSTRUCTED AS A PART OF PHASE 1 TO OUTFALL TO EXISTING DETENTION POND 1

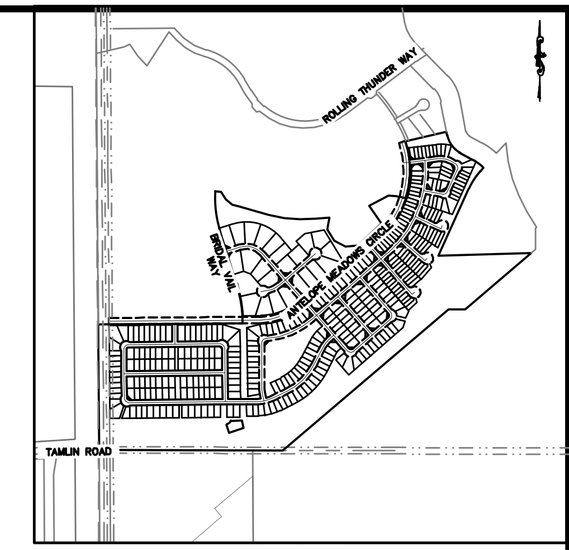
PHASE 1 TEMPORARY TURNAROUND LOCATION, TO BE REMOVED AFTER SECOND ACCESS ESTABLISHED IN PHASE 2

STORM SEWER SYSTEM THROUGH PHASE 2 TO BE CONSTRUCTED AS A PART OF PHASE 1 TO OUTFALL TO EXISTING DETENTION POND 1

POND 1 RETROFITS TO BE DONE AS A PART OF PHASE 1

EXISTING SANITARY SEWER SYSTEM FROM FIL. NO. 2 TO LIFT STATION TO REMAIN

STORM SEWER SYSTEM THROUGH PHASE 2 TO BE CONSTRUCTED AS A PART OF PHASE 1 TO OUTFALL TO EXISTING DETENTION POND 1



KEY MAP
1" = 1000'

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
2626 Clearbrook Drive, Suite 210
COLORADO SPRINGS, CO 80922
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250 CO 80920
COLORADO SPRINGS, CO 80920
719.598.5192
CONTACT: JIM BYERS

CLIENT
CHALLENGER HOMES
FALCON HIGHLANDS SOUTH
EL PASO COUNTY, COLORADO
PHASING PLANS
UTILITY PHASING PLAN

DATE 08/23/2022

A	1st SUBMITTAL TO JURISDICTION 08/26/2022 – AP
B	2nd SUBMITTAL TO JURISDICTION 09/08/2022 – AP
C	3rd SUBMITTAL TO JURISDICTION 04/20/2023 – RF
D	4th SUBMITTAL TO JURISDICTION 07/21/2023 – CBS

REVISIONS

DR. ARP | CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 13

CAD FILE: 21005234_PHASING.DWG

FALCON HIGHLANDS
FILING NO. 2

UNPAVED AREA

HONEYCOMB DRIVE
50' PUBLIC R.O.W.
(URBAN LOCAL)

EXISTING PUB. GAS MAIN
(TYP.)

EXISTING PUB.
24" RCP
STM SWR

ANTELOPE MEADOWS CIR.
60' PUBLIC R.O.W.
(URBAN COLLECTOR)

EXIST. 100.0'
ESMT

FILING 1

OWNER: WALTON COLORADO LLC
TAX NO. 5300000716

EXISTING PUB.
8" PVC
SAN SWR MAIN
TO REMAIN

EXISTING PUB.
60" RCP
STM SWR

SIGHT TRIANGLE (TYP.)

THUNDERBOLT DRIVE
50' PUBLIC R.O.W.
(URBAN LOCAL, 25MPH)

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10

LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58

30'
DRAINAGE
& UTILITY
ESMT.

EXIST. 50.0'
POWER LINE ESMT

EXIST. 60.0'
R.O.W.

ELEANORA TRAIL
50' PUBLIC R.O.W.
(URBAN LOCAL)

ELEANORA TRAIL
50' PUBLIC R.O.W.
(URBAN LOCAL)

LOT 11 LOT 12 LOT 13 LOT 14

LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73

10.0'
(TYP.)

PUB. HYDRANT
(TYP.)

PVT. WTR SERVICE
(TYP.)

HP: 28.52

LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65

20'
DRAINAGE
& UTILITY
ESMT.

30'
DRAINAGE
& UTILITY
ESMT.

LANNER LANE
50' PUBLIC R.O.W.
(URBAN LOCAL)

TRACT D

35'
TRACT D

EX. PUB. SAN. SWR MAIN
(TYP.)

SCOOTY LANE
50' PUBLIC R.O.W.
(URBAN LOCAL, 25MPH)

PHASE 1

PHASE 2

LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81

LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88

5.0'
(TYP.)

10.0'
(TYP.)

PUB. SAN SWR SERVICE
(TYP.)

FL: 19.24

HP: 23.96

FL: 23.03

TRACT F
1,441,842 sq. ft.

LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22

LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31

LOT 96 LOT 97 LOT 98 LOT 99 LOT 100 LOT 101 LOT 102 LOT 103

LOT 89 LOT 90 LOT 91 LOT 92 LOT 93 LOT 94 LOT 95

RYLAND WAY
50' PUBLIC R.O.W.
(URBAN LOCAL)

10.2'
(TYP.)

20.2' (TYP.)
10.0'
(TYP.)

TRACT (50')

PUB. STM SWR MAIN
(TYP.)

FL: 21.88

FL: 22

LP: 22.26

TRACT E
11,000 SF

SIGHT TRIANGLE (TYP.)

WTR SERVICE
(TYP.)

6.0'

26.3'

FILING 1

FILING 2

HP: 22.64

EXISTING PUBLIC 60" RCP STM SWR

PROP. CONC.
SIDEWALK

PUB. WTR MAIN
(TYP.)

PUB. STM SWR CURB
INLET (TYPE R) (TYP.)

LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111

LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118

16.2'
(TYP.)

10.0'
(TYP.)

5.0'
(TYP.)

PUB. SAN SWR MH
(TYP.)

PUB. SAN SWR MAIN
(TYP.)

FL: 16.83

FL: 22.78

30'
DRAINAGE
& UTILITY
ESMT.

MATCH LINE
SEE SHEET 17

ALMUR TRAIL
50' PUBLIC R.O.W.
(URBAN LOCAL)

EXIST. 100.0'
ESMT

FL: 17.01

LP: 16.91

PVT. SAN SWR
SERVICE
(TYP.)

HP: 23.79

STM SWR MH
(TYP.)

TRACT (20')

LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37

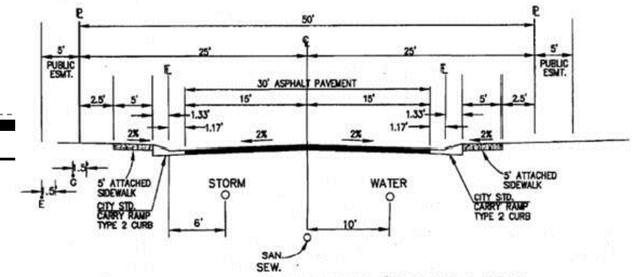
EX. 20'
DRAINAGE
& UTILITY
ESMT.
REC. NO.
206066537

PUB. HYDRANT
(TYP.)

TRACT (60')

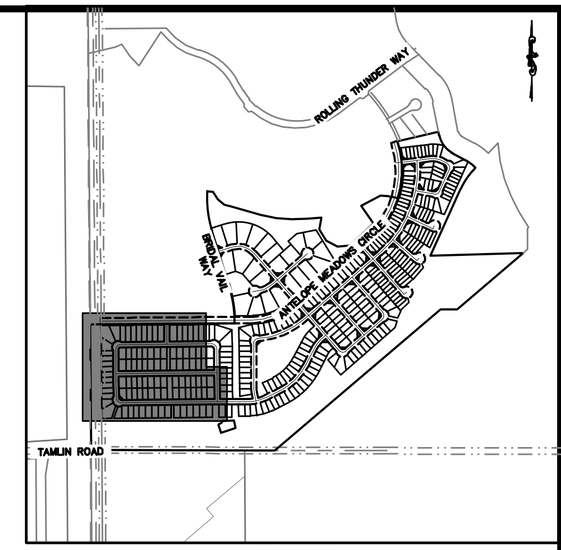
MATCH LINE
SEE SHEET 15

TYPICAL CROSS SECTION – UTILITIES LOCATION
N.T.S.



TYPICAL MINOR COLLECTOR/URBAN LOCAL STREET SECTION 50' R.O.W.
N.T.S.

UTILITY TYPICAL SECTION NOTES:
1. STORM SEWERS SHALL MAINTAIN A 10' CLEAR SEPARATION FROM WATER.
2. ELECTRIC CONDUITS SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM WATER.
3. FOR 40'–WIDE STREET SECTIONS, MAINTAIN WATER 10 FEET AWAY FROM SANITARY SEWER AT STREET CENTERLINE.
4. FOR 50'–WIDE RIGHT–OF–WAY (ROW), A 5'–WIDE SIDEWALK AND UTILITY EASEMENTS ARE REQUIRED ADJACENT TO THE STREET ROW. FIVE FOOT (5') WIDE ATTACHED SIDEWALK IS USED WITH ELECTRIC UTILITIES BEHIND WALK–IN EASEMENT.



KEY MAP
1" = 1000'

50 0 50 100
(IN FEET)
1 inch = 50 ft.

NOTES:
1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8" SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- FLOODPLAIN DELINEATION LINE
- SIGHT TRIANGLE LINE
- PROPOSED CURB & GUTTER
- FILING BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- STORM INLET
- HP HIGH POINT
- LP LOW POINT

MATCH LINE
SEE SHEET 17

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
2 N. Cascade Avenue, Suite 420
COLORADO SPRINGS, CO 80903
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250 CO 80920
COLORADO SPRINGS, CO
719.598.5192
CONTACT: JIM BYERS

CLIENT

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH
EL PASO COUNTY, COLORADO
PRELIMINARY UTILITY PLANS
SITE 1

DATE 08/23/2022

REVISIONS

A	1st SUBMITTAL TO JURISDICTION	08/28/2022 – AP
B	2nd SUBMITTAL TO JURISDICTION	09/08/2022 – AP
C	3rd SUBMITTAL TO JURISDICTION	04/20/2023 – BR
D	4th SUBMITTAL TO JURISDICTION	07/21/2023 – CBS

DR. ARP | CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 14

CAD FILE: 21005234_PH1-PRELIM UTILITIES.DWG

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING PURPOSES PER 24 CFR 200.209(c)(2) & 24 CFR 200.209(c)(3)

MATCHLINE
SEE SHEET 14

LOT 17 | LOT 18 | LOT 19 | LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24 | LOT 25 | LOT 26 | LOT 27 | LOT 28 | LOT 29 | LOT 30 | LOT 31 | LOT 32 | LOT 33 | LOT 34 | LOT 35 | LOT 36 | LOT 37 | LOT 38

LOT 103 | LOT 102 | LOT 101 | LOT 100 | LOT 99 | LOT 98 | LOT 97 | LOT 96

LOT 104 | LOT 105 | LOT 106 | LOT 107 | LOT 108 | LOT 109 | LOT 110 | LOT 111

LOT 95 | LOT 94 | LOT 93 | LOT 92 | LOT 91 | LOT 90 | LOT 89

LOT 112 | LOT 113 | LOT 114 | LOT 115 | LOT 116 | LOT 117 | LOT 118

HO — HO — HO — HO

EXIST. 100.0' ESMT

20.2' (TYP.)
10.0' (TYP.)
10.2' (TYP.)
16.2' (TYP.)
10.0' (TYP.)
5.0' (TYP.)
10.0' (TYP.)
16.2' (TYP.)
26.2' (TYP.)

PUB. STM SWR CURB INLET (TYPE R) (TYP.)

PUB. SAN SWR MH (TYP.)

FL: 16.83

FL: 17.01

LP: 16.91

TRACT (20')

PVT. SAN SWR SERVICE (TYP.)

TRACT (50')

TRACT E
11,000 SF

EXISTING PUBLIC 60" RCP STM SWR

PROP. CONC. SIDEWALK

PUB. SAN SWR MAIN (TYP.)

PUB. WTR MAIN (TYP.)

SIGHT TRIANGLE (TYP.)

WTR SERVICE (TYP.)

PUB. STM SWR MAIN (TYP.)

FL: 21.88

LP: 22.26

FL: 22.

HP: 22.64

FL: 22.78

HP: 23.79

STM SWR MH (TYP.)

PUB. HYDRANT (TYP.)

TRACT (60')

SCOOTY LANE
50' PUBLIC R.O.W.
(URBAN LOCAL)

FILING 1

FILING 2

ALMUR TRAIL
50' PUBLIC R.O.W.
(URBAN LOCAL)

30' DRAINAGE & UTILITY ESMT.

EX. 20' DRAINAGE & UTILITY ESMT. REC. NO. 206066537

MATCHLINE
SEE SHEET 17

PROPOSED FOREBAY (TYP.)

EXISTING/RECONSTRUCTED POND MAINTENANCE PATH (COMPACTED DIRT)

PROPOSED CONCRETE TRICKLE CHANNEL

EXISTING 60" F.E.S. STM SWR

PROPOSED FOREBAY

PROPOSED FOREBAY

TRACT F
1,441,842 sq. ft.

EXIST. 50.0' POWER LINE ESMT

EXIST. 60.0' R.O.W.

OWNER: FALCON HIGHLANDS METRO DISTRICT
TAX NO. 5300000574

REMOVAL OF EXISTING OUTLET STRUCTURE FOR PROPOSED OUTLET STRUCTURE (CDOT TYPE C) W/ MICROPOOL AND EX. 42" RCP OUTLET PIPE

TRACT F
(POND 1)

SPILLWAY

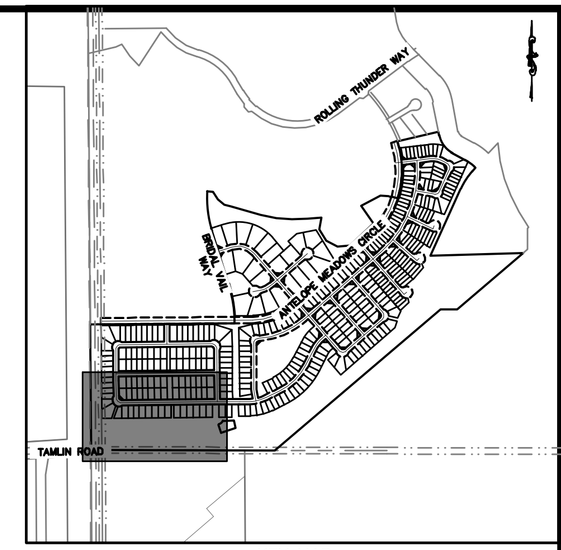
Section Corner
S89°0'42"E
5310.42'
119

TAMLIN ROAD
(EX. R.O.W.)

EXIST. 60' R.O.W.

N=1399804.38
E=3249733.85

DUBLIN BOULEVARD
FUTURE R.O.W.
120'
(PRINCIPAL ARTERIAL)



KEY MAP
1" = 1000'

50 0 50 100
(IN FEET)
1 inch = 50 ft.

NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8" SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- FLOODPLAIN DELINEATION LINE
- SIGHT TRIANGLE LINE
- PROPOSED CURB & GUTTER
- FILING BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY
- SS — EXISTING SANITARY
- S — PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- W — PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- STORM INLET
- HP — HIGH POINT
- LP — LOW POINT

811
Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
2 N. NEVADA AVE., STE. 120
COLORADO SPRINGS, CO 80903
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250 CO 80920
COLORADO SPRINGS, CO 80920
719.598.5192
CONTACT: JIM BYERS

CLIENT

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH
EL PASO COUNTY, COLORADO
PRELIMINARY UTILITY PLANS
SITE 2

DATE 08/23/2022

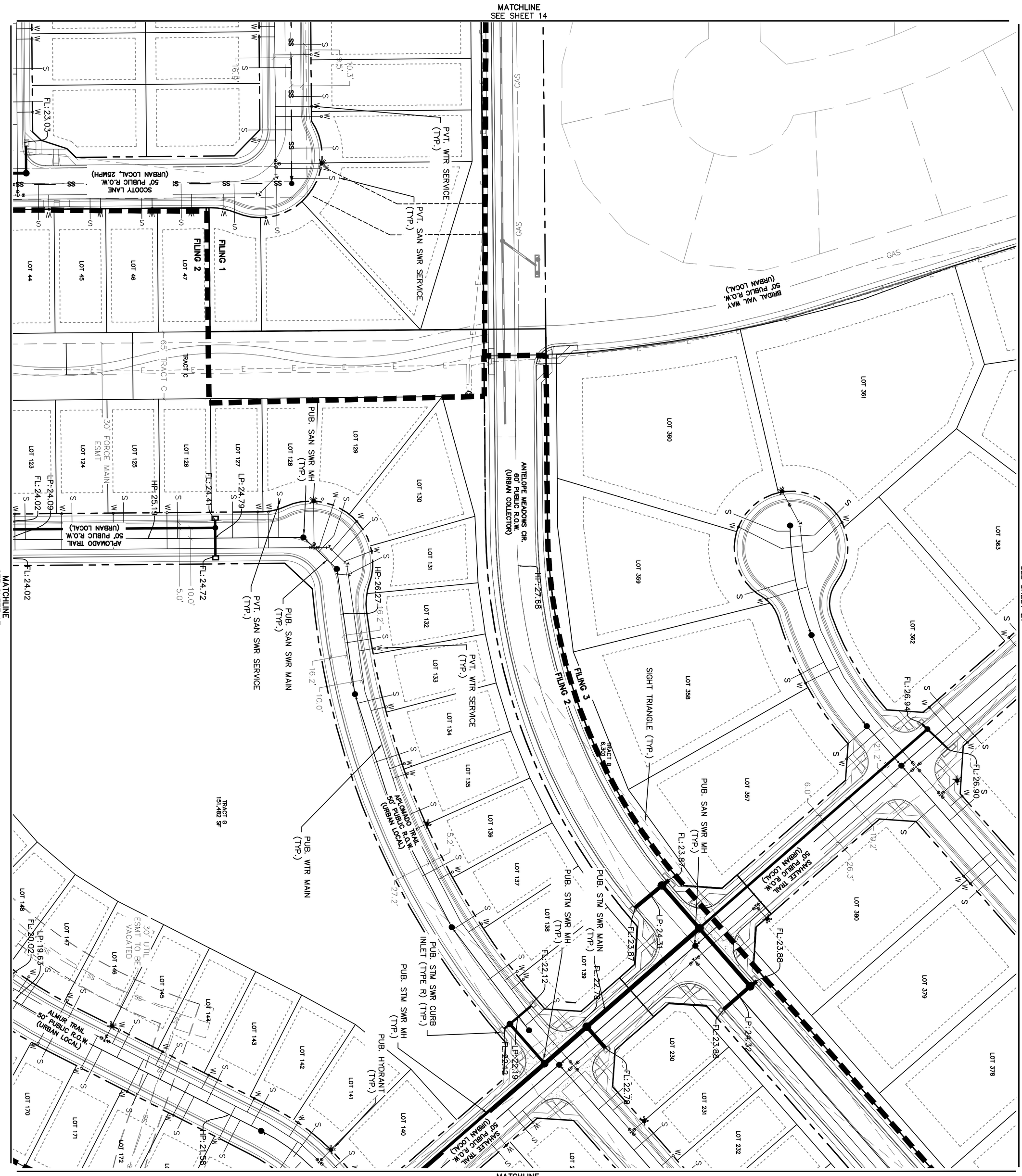
A	1st SUBMITTAL TO JURISDICTION 04/04/2022 – AR
B	2nd SUBMITTAL TO JURISDICTION 07/08/2022 – AR
C	3rd SUBMITTAL TO JURISDICTION 04/20/2023 – RF
D	4th SUBMITTAL TO JURISDICTION 07/21/2023 – CBS

REVISIONS

DR. ARP | CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 15

CAD FILE: 21005234_PHI-PRELIM UTILITIES.DWG

K:\21005234\DWG\PLAN SETS\SITE-FINAL\21005234_PH3-PRELIM UTILITIES.DWG 9/20/2023 2:23 PM SHANAE BROOKS



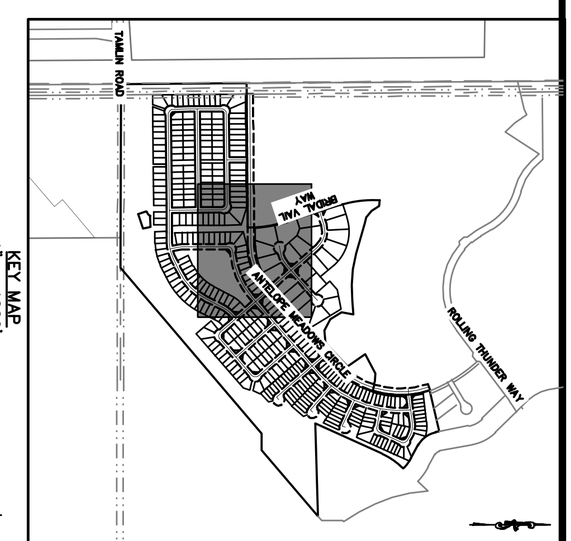
NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8". SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

(IN FEET)
1 inch = 50 ft.

50 0 50 100

KEY MAP
1" = 1000'



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- FLOODPLAIN DELINEATION LINE
- SIGHT TRIANGLE LINE
- PROPOSED CURB & GUTTER
- FILING BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- STORM INLET
- HP HIGH POINT
- LP LOW POINT

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
12295 ORACLE BLVD., STE. 200
COLORADO SPRINGS, CO 80921
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719.598.5192
CONTACT: JIM BYERS

CLIENT
CHALLENGER HOMES

FALCON HIGHLANDS SOUTH
EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 3

DATE 08/23/2022

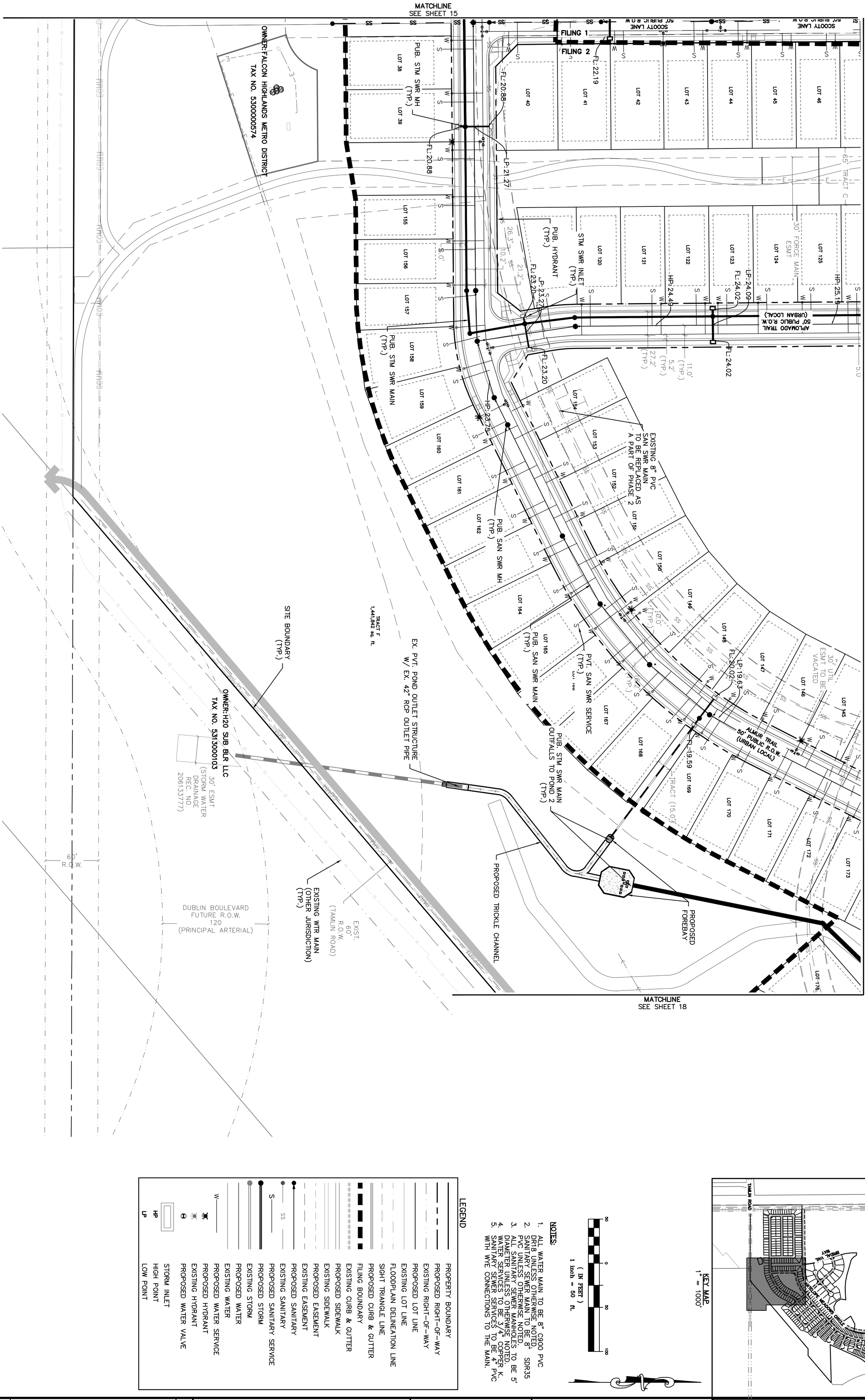
REVISIONS		
A	1st SUBMITTAL TO JURISDICTION	07/21/2023 - CBS
B	2nd SUBMITTAL TO JURISDICTION	09/08/2022 - AP
C	3rd SUBMITTAL TO JURISDICTION	01/20/2023 - CBS
D	4th SUBMITTAL TO JURISDICTION	07/21/2023 - CBS

DR. ARP | CH. RDL
P.M. RDL

JOB 21005234
SHEET NO. 16

CAD FILE: 21005234_PH3-PRELIM UTILITIES.DWG

K:\21005234\DWG\PLAN SETS\SITE-FINAL\21005234_PH3-PRELIM UTILITIES.DWG 9/20/2023 2:23 PM SHANAE BROOKS



LEGEND

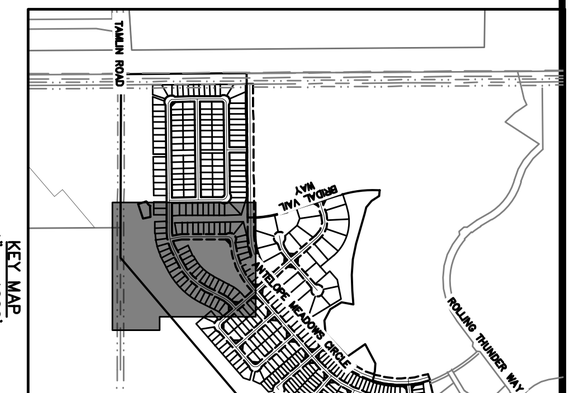
- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- FLOODPLAIN DELINEATION LINE
- SIGHT TRIANGLE LINE
- PROPOSED CURB & GUTTER
- FILING BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- STORM INLET
- HP HIGH POINT
- LP LOW POINT

NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8" SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

50 0 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP
1" = 1000'



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
12295 ORACLE BLVD., STE. 200
COLORADO SPRINGS, CO 80921
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719.598.5192
CONTACT: JIM BYERS

CLIENT
CHALLENGER HOMES

FALCON HIGHLANDS SOUTH
EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 4

DATE 08/23/2022

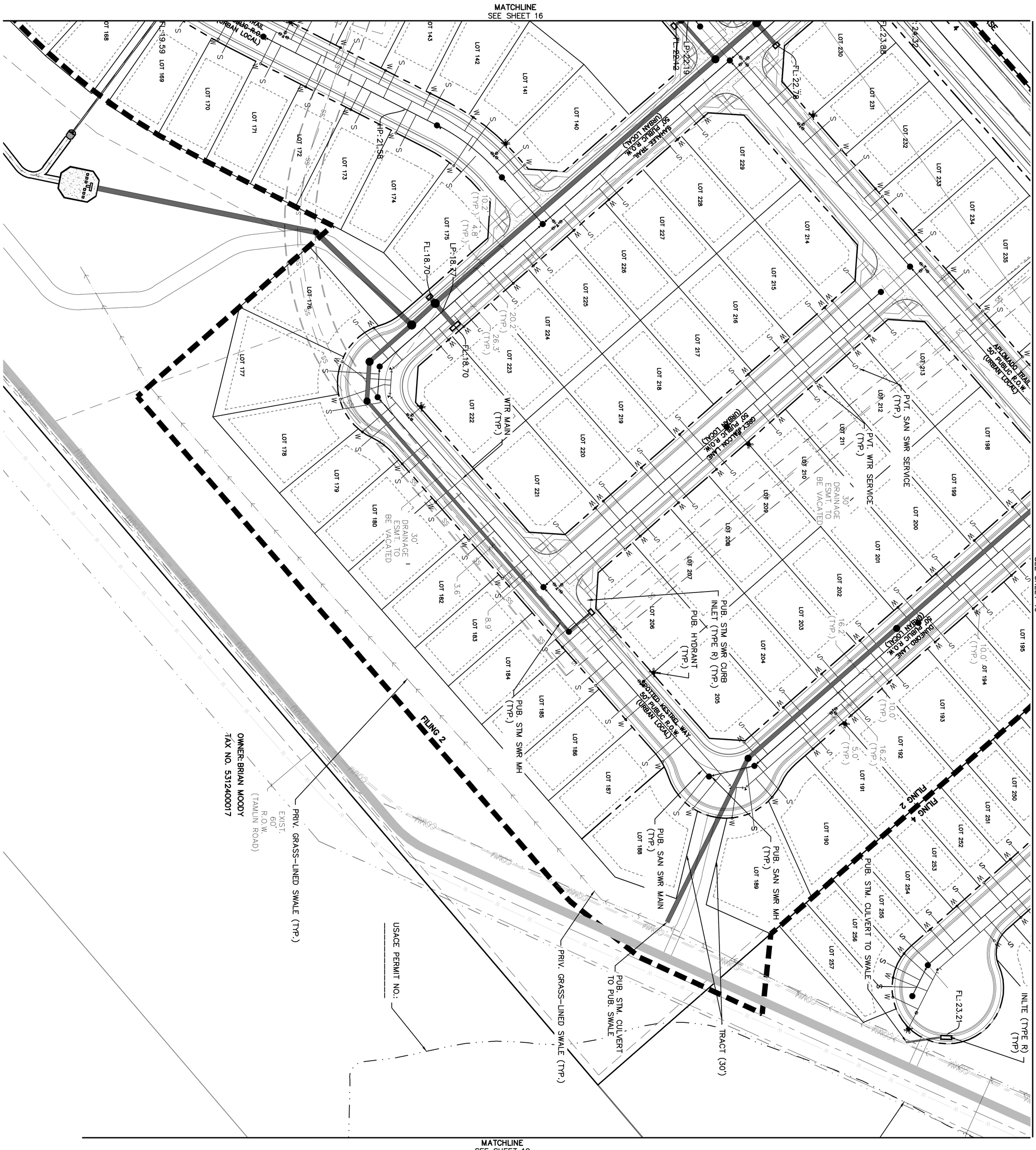
A	1st SUBMITTAL TO JURISDICTION 02/21/2022 - AP
B	2nd SUBMITTAL TO JURISDICTION 08/26/2022 - AP
C	3rd SUBMITTAL TO JURISDICTION 09/08/2022 - AP
D	4TH SUBMITTAL TO JURISDICTION 07/21/2023 - CBS

REVISIONS

DR. ARP CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 17

CAD FILE: 21005234_PH3-PRELIM UTILITIES.DWG

K:\21005234\DWG\PLAN SETS\SITE-FINAL\21005234_PH4-PRELIM UTILITIES.DWG 9/20/2023 2:24 PM SHANAE BROOKS



LEGEND

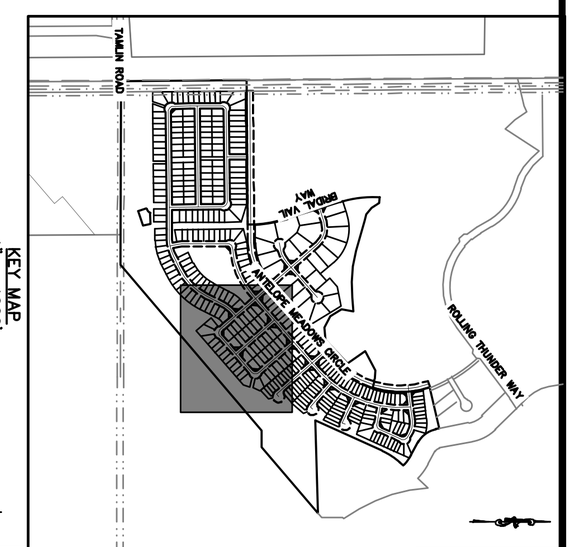
- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- FLOODPLAIN DELINEATION LINE
- SIGHT TRIANGLE LINE
- PROPOSED CURB & GUTTER
- FILING BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- STORM INLET
- HP HIGH POINT
- LP LOW POINT

NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8". SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

50 0 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP
1" = 1000'



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER FOR THIS PLAN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
12295 ORACLE BLVD., STE. 200
COLORADO SPRINGS, CO 80921
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719.598.5192
CONTACT: JIM BYERS

CLIENT
CHALLENGER HOMES

FALCON HIGHLANDS SOUTH
EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 5

DATE 08/23/2022

REVISIONS

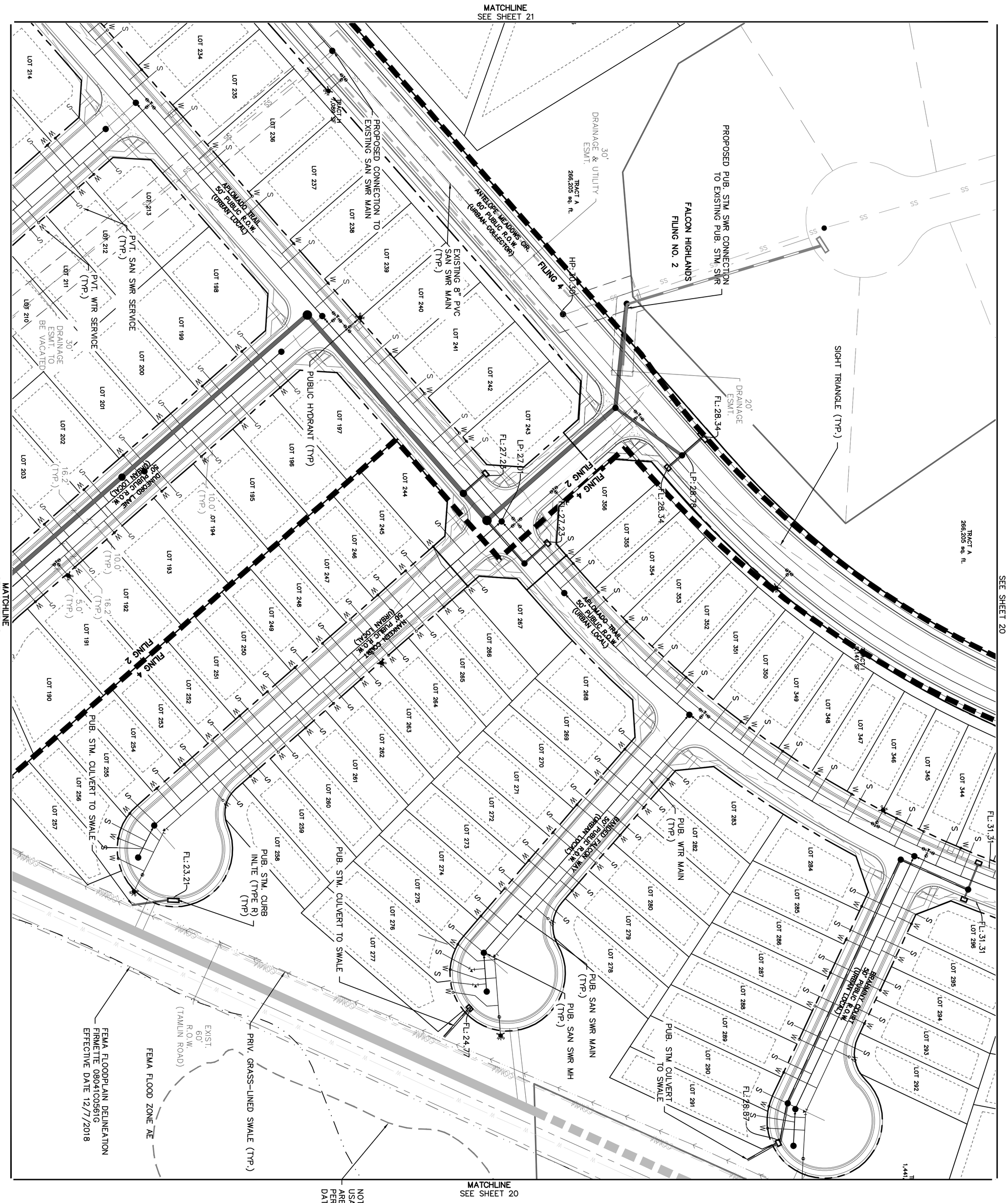
A	1st SUBMITTAL TO JURISDICTION	07/08/2022 – AP
B	2nd SUBMITTAL TO JURISDICTION	09/08/2022 – AP
C	3rd SUBMITTAL TO JURISDICTION	01/20/2023 – CBS
D	4th SUBMITTAL TO JURISDICTION	07/21/2023 – CBS

DR. ARP | CH. RDL
P.M. RDL

JOB 21005234
SHEET NO. 18

CAD FILE: 21005234_PH4-PRELIM UTILITIES.DWG

K:\21005234\DWG\PLAN SETS\SITE-FINAL\21005234_PH4-PRELIM UTILITIES.DWG 9/20/2023 2:24 PM SHANAE BROOKS



LEGEND

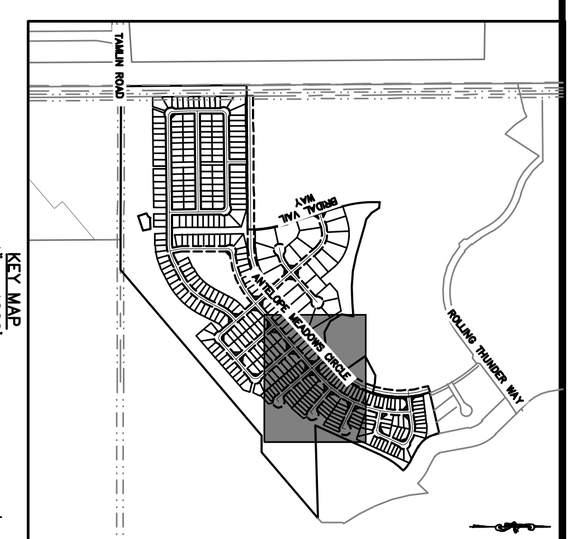
- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- FLOODPLAIN DELINEATION LINE
- SIGHT TRIANGLE LINE
- PROPOSED CURB & GUTTER
- FILING BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- STORM INLET
- HP HIGH POINT
- LP LOW POINT

NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8". SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

(IN FEET)
1 inch = 50 ft.

KEY MAP
1" = 1000'



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER/ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
12295 ORACLE BLVD., STE. 200
COLORADO SPRINGS, CO 80921
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719.598.5192
CONTACT: JIM BYERS

CLIENT
CHALLENGER HOMES

FALCON HIGHLANDS SOUTH
EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 6

DATE 08/23/2022

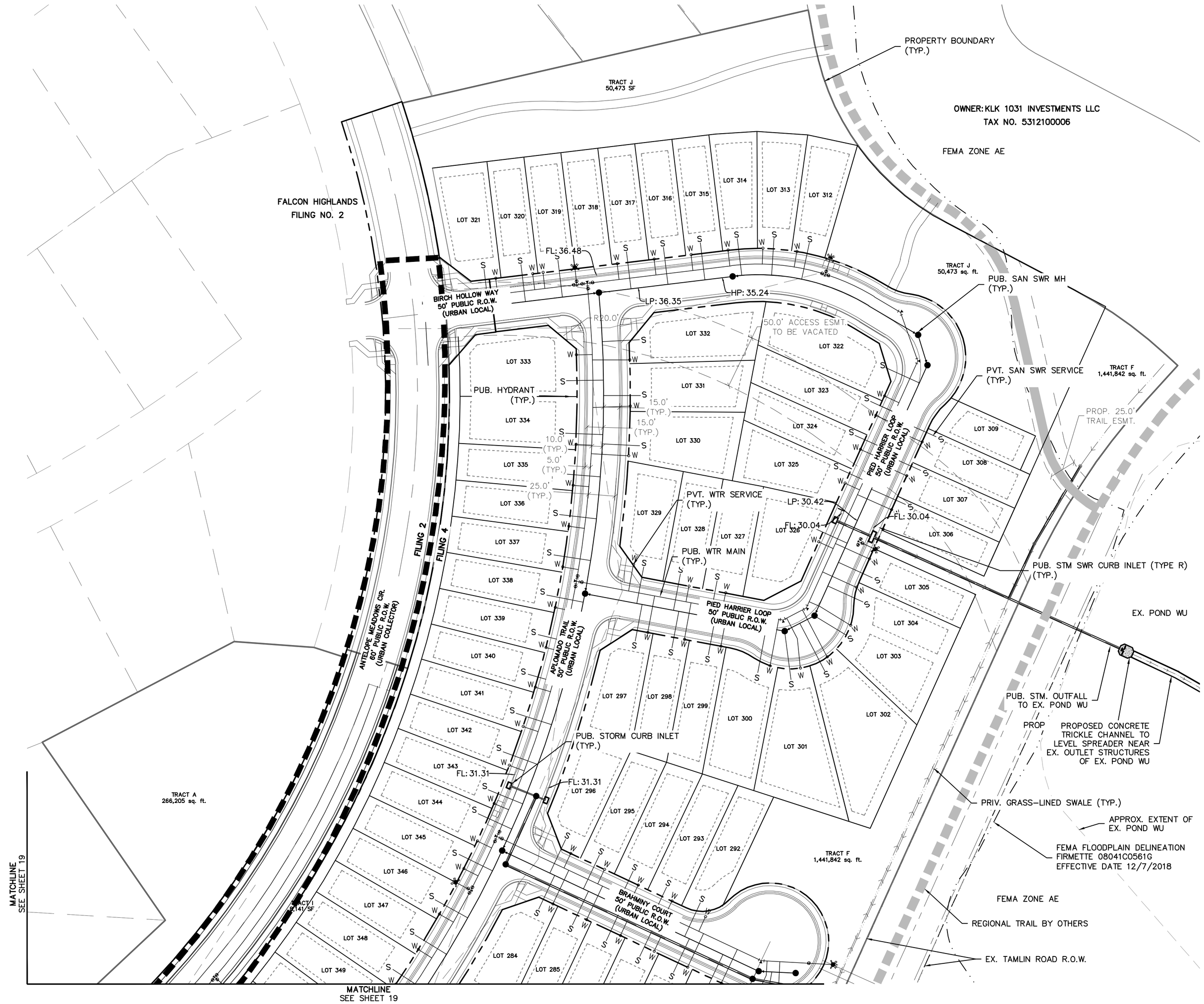
REVISIONS

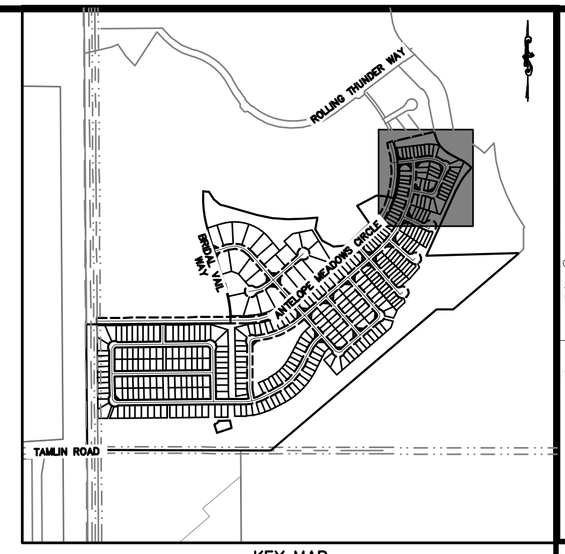
A	1st	SUBMITTAL TO JURISDICTION 09/08/2022 - AP
B	2nd	SUBMITTAL TO JURISDICTION 09/08/2022 - AP
C	3rd	SUBMITTAL TO JURISDICTION 01/20/2023 - CBS
D	4th	SUBMITTAL TO JURISDICTION 07/21/2023 - CBS

DR. ARP CH. RDL
P.M. RDL

JOB 21005234
SHEET NO. 19

CAD FILE: 21005234_PH4-PRELIM UTILITIES.DWG





KEY MAP
1" = 1000'

50 0 50 100
(IN FEET)
1 inch = 50 ft.

NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8" SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- FLOODPLAIN DELINEATION LINE
- SIGHT TRIANGLE LINE
- PROPOSED CURB & GUTTER
- FILING BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY
- SS — EXISTING SANITARY
- S — PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- W — PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- STORM INLET
- HP — HIGH POINT
- LP — LOW POINT

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
2626 PARAGON DRIVE, SUITE 201
COLORADO SPRINGS, CO 80922
303.462.1100

CLIENT
CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250 CO 80920
COLORADO SPRINGS, CO 80920
719.598.5192
CONTACT: JIM BYERS

FALCON HIGHLANDS SOUTH
EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 7

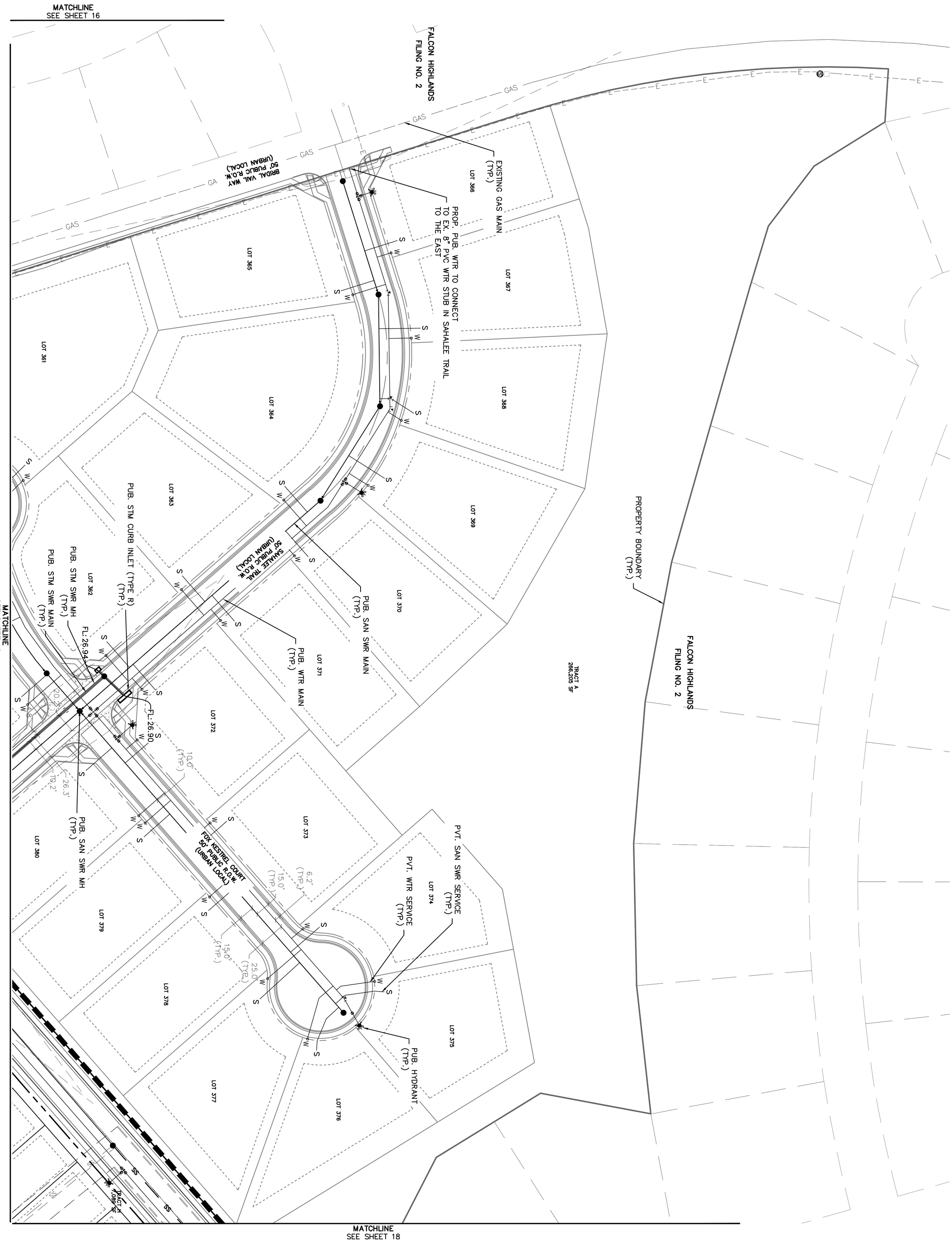
DATE 08/23/2022

A	1st SUBMITTAL TO JURISDICTION 06/06/2022 – AP
B	2nd SUBMITTAL TO JURISDICTION 09/08/2022 – AP
C	3rd SUBMITTAL TO JURISDICTION 04/20/2023 – RE
D	4th SUBMITTAL TO JURISDICTION 07/21/2023 – CBS

REVISIONS

DR. ARP | CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 20

CAD FILE: 21005234_PHS-PRELIM UTILITIES.DWG



LEGEND

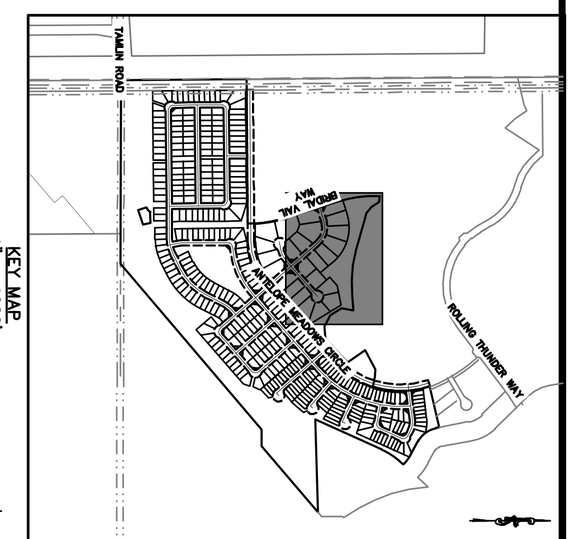
- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- FLOODPLAIN DELINEATION LINE
- SIGHT TRIANGLE LINE
- PROPOSED CURB & GUTTER
- FILING BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- STORM INLET
- HP HIGH POINT
- LP LOW POINT

NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8" SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

(IN FEET)
1 inch = 50 ft.

KEY MAP
1" = 1000'



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER/ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ENGINEER SHALL BE RESPONSIBLE FOR OR HAVE CONTROL OVER CONSTRUCTION SITE SAFETY OR ANY PERSONS OTHER THAN THEIR EMPLOYEES. THE CONTRACTOR IS EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
12295 ORACLE BLVD., STE. 200
COLORADO SPRINGS, CO 80921
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719.598.5192
CONTACT: JIM BYERS

CLIENT
CHALLENGER HOMES

FALCON HIGHLANDS SOUTH
EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 8

DATE 08/23/2022

REVISIONS	
A	1st SUBMITTAL TO JURISDICTION 04/07/2022 - AP
B	2nd SUBMITTAL TO JURISDICTION 08/08/2022 - AP
C	3rd SUBMITTAL TO JURISDICTION 07/20/2023 - RR
D	4TH SUBMITTAL TO JURISDICTION 07/21/2023 - CBS

DR. ARP CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 21

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AU	16	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	40`	35`
	CS	12	CATALPA SPECIOSA WESTERN CATALPA	2" CAL.	B&B	40`	25`
	CO	15	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B	50`	40`
	QR	9	QUERCUS RUBRA RED OAK	2" CAL.	B&B	60`	40`
	TA	6	TILIA AMERICANA AMERICAN LINDEN	2" CAL.	B&B	60`	40`

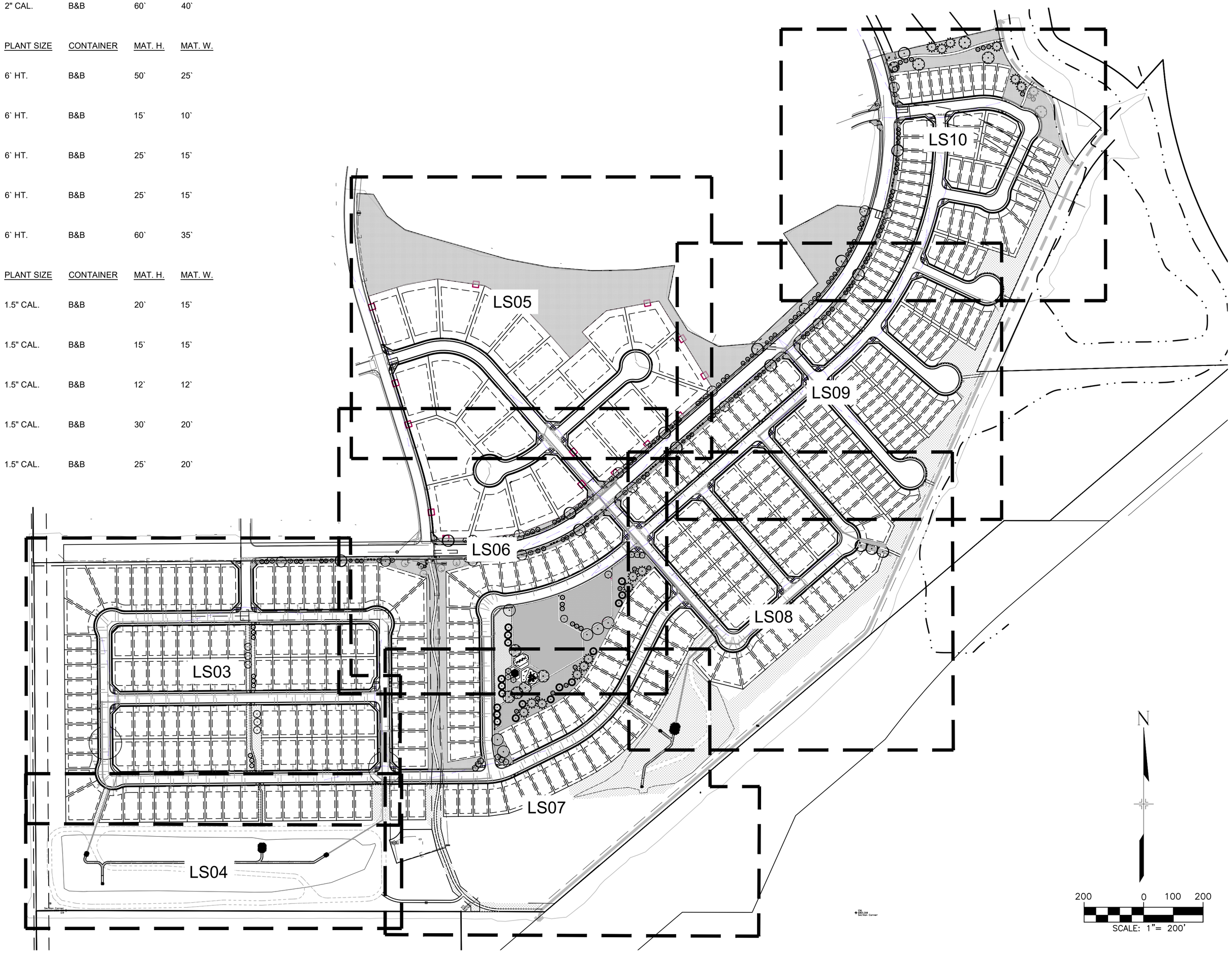
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AB	18	ABIES CONCOLOR WHITE FIR	6` HT.	B&B	50`	25`
	JU	4	JUNIPERUS MONOSPERMA CHERRYSTONE	6` HT.	B&B	15`	10`
	JS	44	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	6` HT.	B&B	25`	15`
	PE	55	PINUS EDULIS PINON PINE	6` HT.	B&B	25`	15`
	PZ	16	PINUS PONDEROSA PONDEROSA PINE	6` HT.	B&B	60`	35`

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CA	17	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	1.5" CAL.	B&B	20`	15`
	MP	29	MALUS X `PRAIRIFIRE` PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15`	15`
	ML	20	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5" CAL.	B&B	12`	12`
	PI	5	PRUNUS AVIUM SWEET CHERRY	1.5" CAL.	B&B	30`	20`
	MI	9	PRUNUS MAACKII AMUR CHOKECHERRY	1.5" CAL.	B&B	25`	20`

LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS

PLAN	STREET NAME/		STREET		SETBACK DEPTH		LINEAR	TREE/FEET
ABREV	ZONE BOUNDARY		CLASSICIATION		REQ.	PROV.	FOOTAGE	REQUIRED
AS	ANTELOPE MEADOWS -.SOUTH		COLLECTOR		10'	10'	3160	1 / 30
AN	ANTELOPE MEADOWS -NORTH		COLLECTOR		10'	10'	1925	1 / 30
	NO. OF TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
AS	105	105	--	0	--	0	--	0
AN	64	64	--	0	--	0	--	0



FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

LANDSCAPE COVER

LS01

SHEET 22 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

GENERAL NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
9. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
10. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
11. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
12. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

TREE PLANTING NOTES

1. ALL TREE LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES.
2. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
3. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
4. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
5. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC. SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
6. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
7. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
8. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED FORESTER.
9. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
10. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

SEEDING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
3. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
4. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
5. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
   A. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
   B. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
   C. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
   C. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
8. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER.
9. WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
   A. HYRDO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
   B. STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
   C. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
   D. EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
10. IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
11. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
12. ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

SEED MIX SCHEDULE

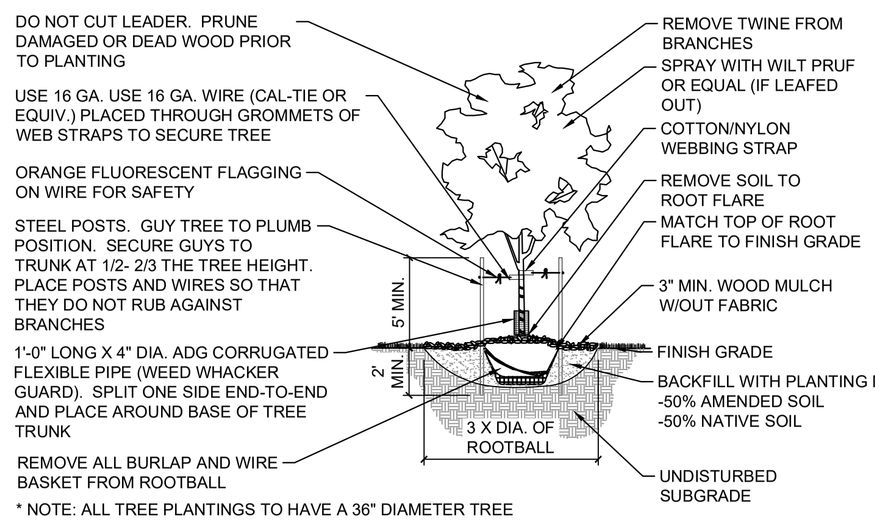
MIX NAME	SUPPLIER	SPECIES	APPLICATION RATE	APPLICATION METHOD
NATIVE PRAIRIE MIX	PAWNEE BUTTE SEED	BLUE GRAMA BUFFALOGRASS SIDEOATS GRAMA WESTERN WHEATGRASS GREEN NEEDLEGRASS SAND DROPSEED	PER SUPPLIER RECOMMENDATION	BROADCAST
LOW GROW NATIVE	PAWNEE BUTTE SEED	ARIZONA FESCUE SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	PER SUPPLIER RECOMMENDATION	BROADCAST

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

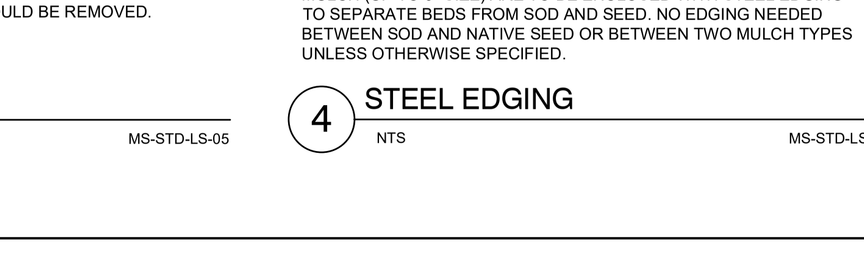
A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

1 DECIDUOUS TREE

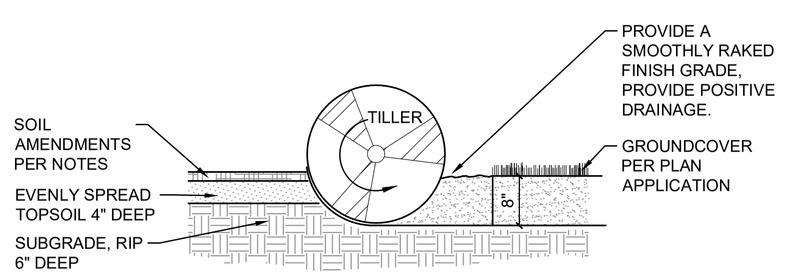
NTS MS-STD-LS-01



* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

2 EVERGREEN TREE

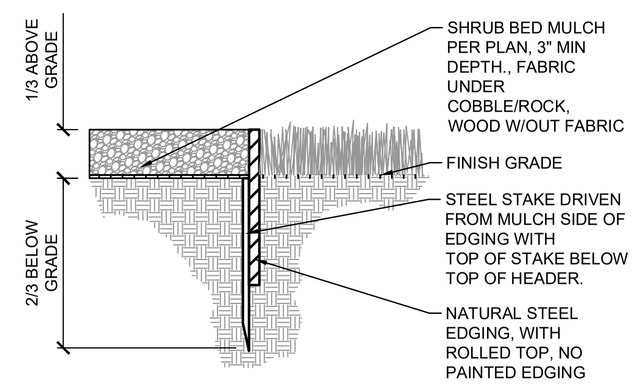
NTS MS-STD-LS-02



NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. COMPOST TO BE TYPE I CONSISTING OF OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

3 SOIL PREP FOR ALL AREAS

NTS MS-STD-LS-05



NOTE:
ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

4 STEEL EDGING

NTS MS-STD-LS-12

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO: 21.1208.01
DRAWN BY: AJP
CHECKED BY: JRA
APPROVED BY: JRA

SHEET TITLE:

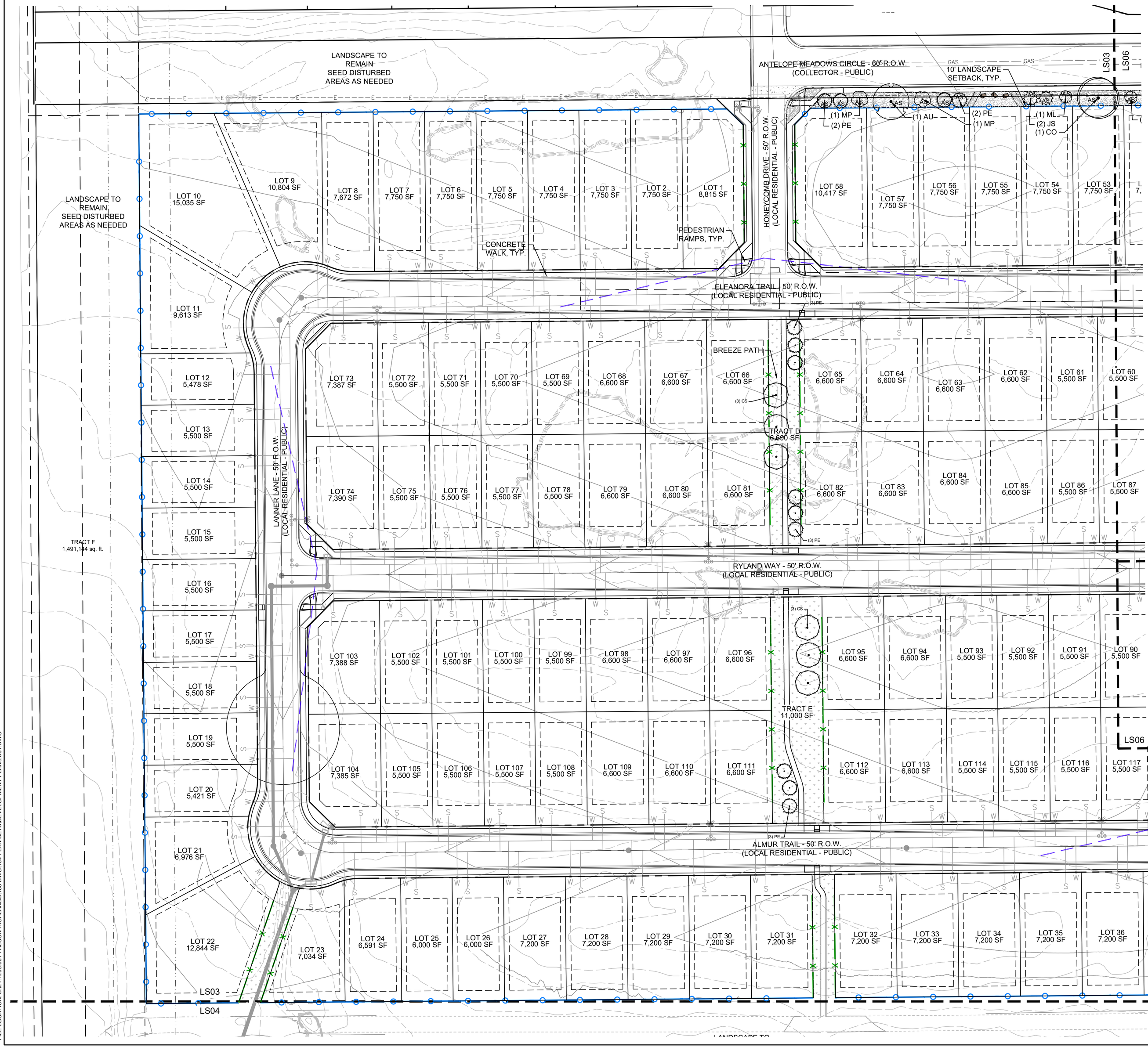
LANDSCAPE NOTES AND DETAILS

LS02

SHEET 23 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

3/4" ROCK
TYPE: COMMANCHE TAN
SUPPLIER:PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

NATIVE SEED-LOW
MIX NAME:LOW GROW NATIVE MIX
SUPPLIER:PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

NATIVE SEED-TALL
MIX NAME: NATIVE PRAIRE MIX
SUPPLIER: PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

ARTIFICIAL TURF
-

BREEZE
TYPE: PIONEER GRANITE
SUPPLIER: PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

PEA GRAVEL
COLOR:
DEPTH:
SUPPLIER:
OR APPROVED EQUAL
-

2-4" COBBLE
TYPE: GRAY ROSE COBBLE
SUPPLIER:PIONEER
DEPTH:4"
OR APPROVED EQUAL
-

BOULDERS
SILOAM STONE (OR APPROVED EQUAL)
-MINIMUM 3', ALL DIMENSIONS
-MAXIMUM 8', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR TO INSTALL

EDGING
4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)

SPLIT RAIL FENCE
5' VINYL FENCE
5' CONCRETE NOISE WALL

N

50 0 25 50
SCALE: 1"= 50'

CONSULTANTS:

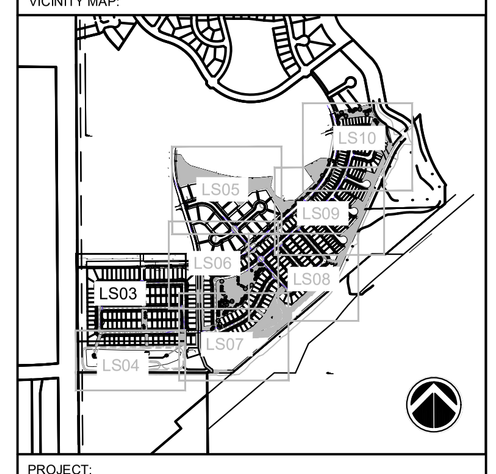
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

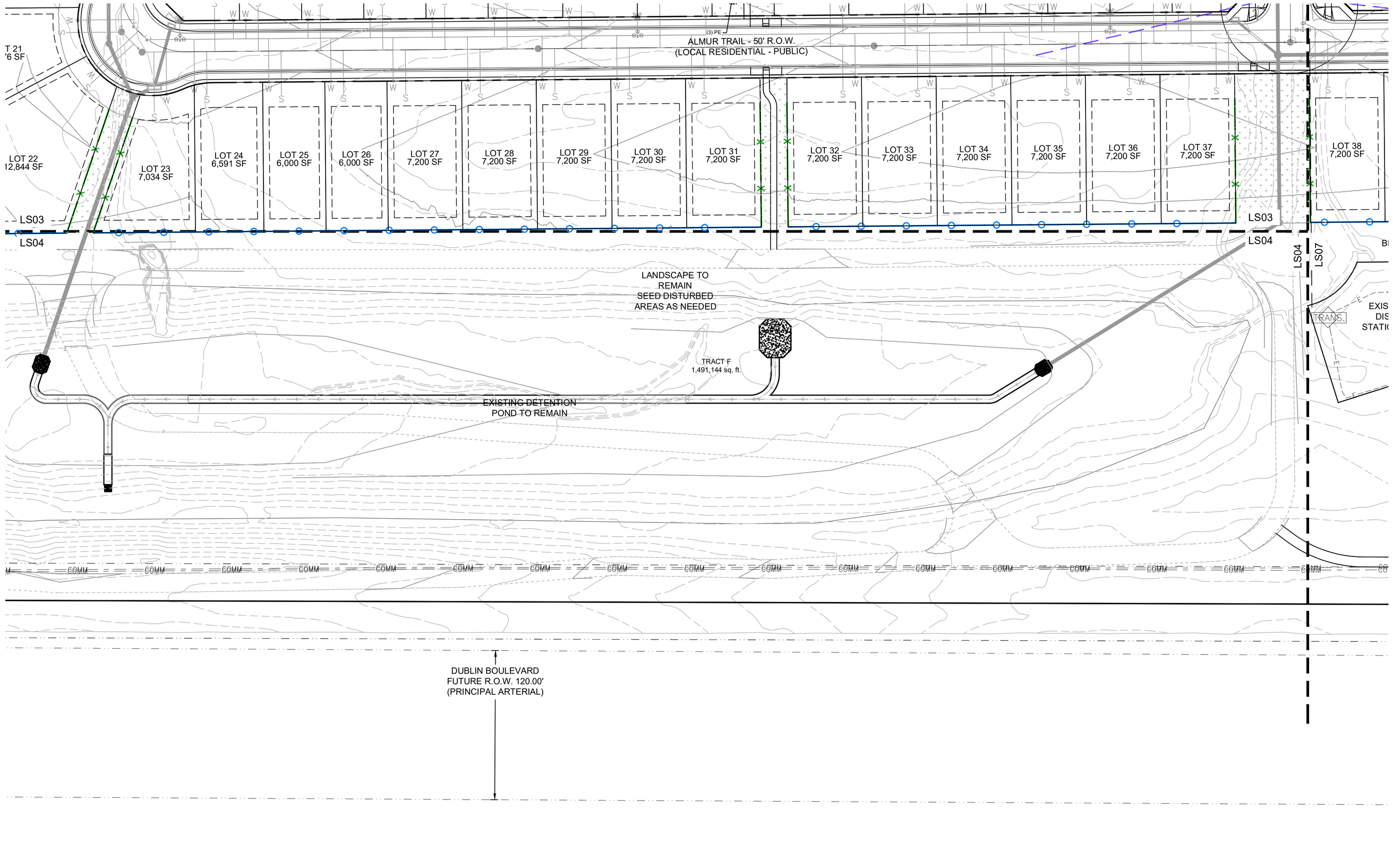
LANDSCAPE PLAN

LS03

SHEET 24 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

3/4" ROCK
TYPE: COMMANCHE TAN
SUPPLIER:PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

NATIVE SEED-LOW
MIX NAME:LOW GROW NATIVE MIX
SUPPLIER:PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

NATIVE SEED-TALL
MIX NAME: NATIVE PRAIRE MIX
SUPPLIER: PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

ARTIFICIAL TURF
-

BREEZE
TYPE: PIONEER GRANITE
SUPPLIER: PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

PEA GRAVEL
COLOR:
DEPTH:
SUPPLIER:
OR APPROVED EQUAL
-

2-4" COBBLE
TYPE: GRAY ROSE COBBLE
SUPPLIER:PIONEER
DEPTH:4"
OR APPROVED EQUAL
-

BOULDERS
SILOAM STONE (OR APPROVED EQUAL)
-MINIMUM 3', ALL DIMENSIONS
-MAXIMUM 8', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR TO INSTALL

EDGING
4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)

SPLIT RAIL FENCE

5' VINYL FENCE

5' CONCRETE NOISE WALL

N

50 0 25 50

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

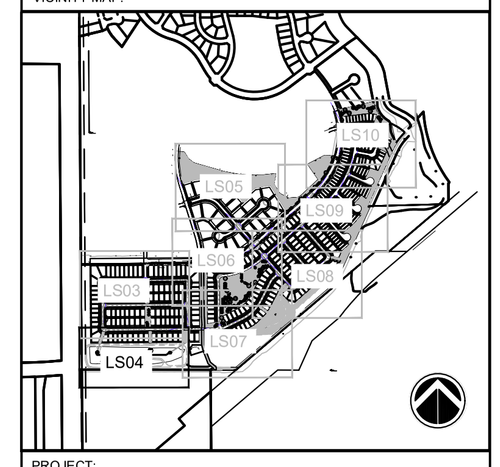
CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

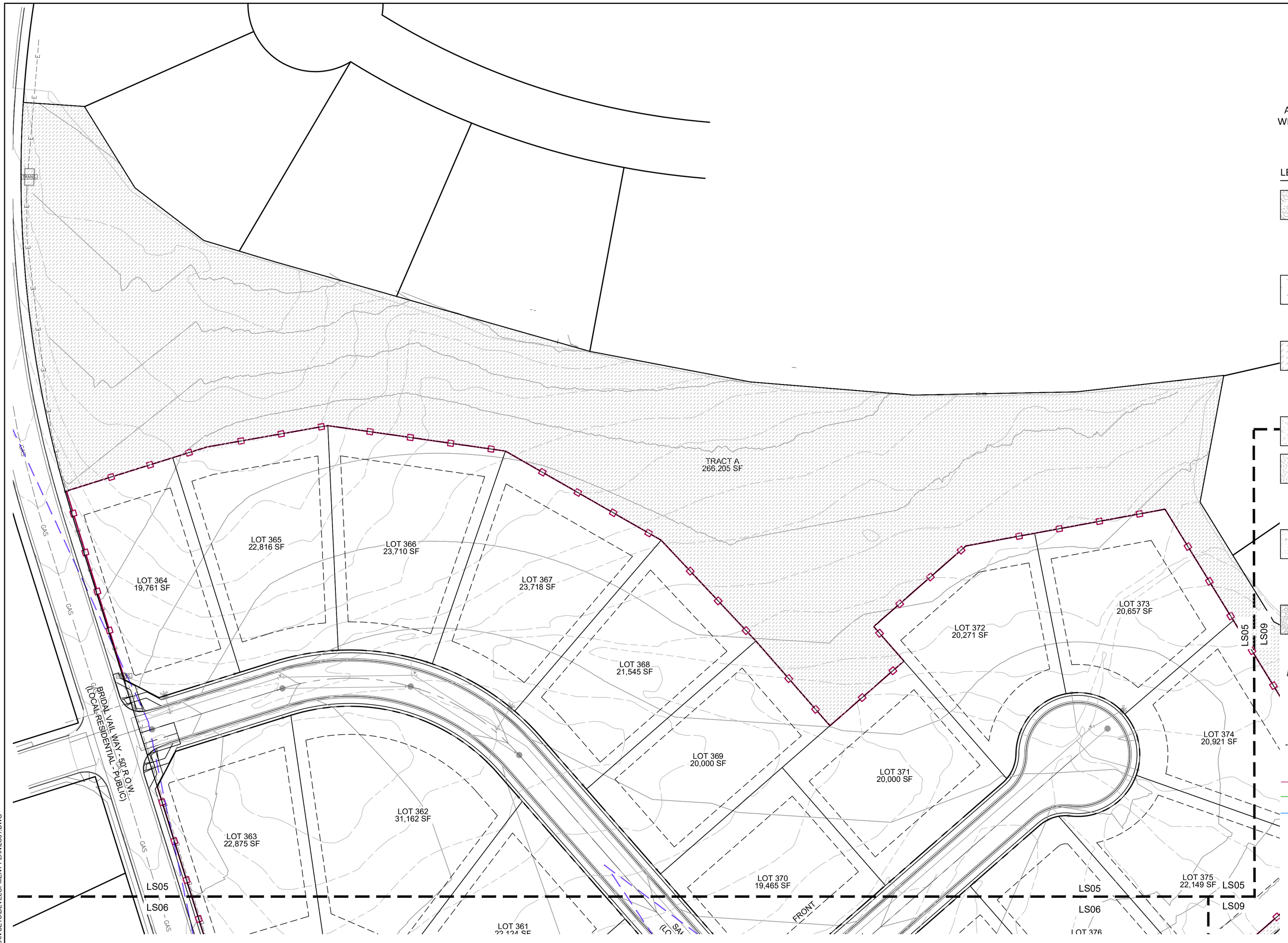
LANDSCAPE PLAN

LS04

SHEET 25 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

3/4" ROCK
TYPE: COMMANCHE TAN
SUPPLIER:PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

NATIVE SEED-LOW
MIX NAME:LOW GROW NATIVE MIX
SUPPLIER:PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

NATIVE SEED-TALL
MIX NAME: NATIVE PRAIRE MIX
SUPPLIER: PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

ARTIFICIAL TURF
-

BREEZE
TYPE: PIONEER GRANITE
SUPPLIER: PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

PEA GRAVEL
COLOR:
DEPTH:
SUPPLIER:
OR APPROVED EQUAL
-

2-4" COBBLE
TYPE: GRAY ROSE COBBLE
SUPPLIER:PIONEER
DEPTH:4"
OR APPROVED EQUAL
-

BOULDERS
SILOAM STONE (OR APPROVED EQUAL)
-MINIMUM 3', ALL DIMENSIONS
-MAXIMUM 8', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR TO INSTALL

EDGING
4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)

SPLIT RAIL FENCE

5' VINYL FENCE

5' CONCRETE NOISE WALL

N

50 0 25 50

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

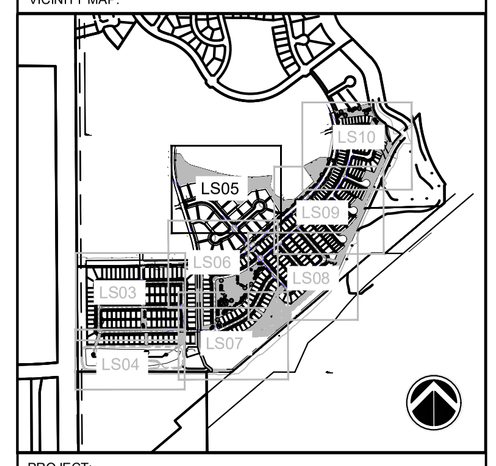
CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE PLAN

LS05

SHEET 26 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO STATE OF COLORADO

LEGEND

3/4" ROCK
TYPE: COMMANCHE TAN
SUPPLIER:PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

NATIVE SEED-LOW
MIX NAME:LOW GROW NATIVE MIX
SUPPLIER:PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

NATIVE SEED-TALL
MIX NAME: NATIVE PRAIRE MIX
SUPPLIER: PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

ARTIFICIAL TURF
-

BREEZE
TYPE: PIONEER GRANITE
SUPPLIER: PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

PEA GRAVEL
COLOR:
DEPTH:
SUPPLIER:
OR APPROVED EQUAL
-

2-4" COBBLE
TYPE: GRAY ROSE COBBLE
SUPPLIER:PIONEER
DEPTH:4"
OR APPROVED EQUAL
-

BOULDERS
SILOAM STONE (OR APPROVED EQUAL)
-MINIMUM 3', ALL DIMENSIONS
-MAXIMUM 8', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR TO INSTALL

EDGING
4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)

SPLIT RAIL FENCE

5' VINYL FENCE

5' CONCRETE NOISE WALL

N

50 0 25 50
SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE PLAN

LS06

SHEET 27 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- 3/4" ROCK
  TYPE: COMMANCHE TAN
  SUPPLIER:PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- NATIVE SEED-LOW
  MIX NAME:LOW GROW NATIVE MIX
  SUPPLIER:PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- NATIVE SEED-TALL
  MIX NAME: NATIVE PRAIRE MIX
  SUPPLIER: PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- ARTIFICIAL TURF
  -
- BREEZE
  TYPE: PIONEER GRANITE
  SUPPLIER: PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- PEA GRAVEL
  COLOR:
  DEPTH:
  SUPPLIER:
  OR APPROVED EQUAL
  -
- 2-4" COBBLE
  TYPE: GRAY ROSE COBBLE
  SUPPLIER:PIONEER
  DEPTH:4"
  OR APPROVED EQUAL
  -
- BOULDERS
  SILOAM STONE (OR APPROVED EQUAL)
  -MINIMUM 3', ALL DIMENSIONS
  -MAXIMUM 8', ALL DIMENSIONS
  -SUBMIT FOR APPROVAL PRIOR TO INSTALL
- EDGING
  4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)
- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:
FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE PLAN

LS07

SHEET 28 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- 3/4" ROCK
  TYPE: COMMANCHE TAN
  SUPPLIER:PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- NATIVE SEED-LOW
  MIX NAME:LOW GROW NATIVE MIX
  SUPPLIER:PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- NATIVE SEED-TALL
  MIX NAME: NATIVE PRAIRE MIX
  SUPPLIER: PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- ARTIFICIAL TURF
  -
- BREEZE
  TYPE: PIONEER GRANITE
  SUPPLIER: PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- PEA GRAVEL
  COLOR:
  DEPTH:
  SUPPLIER:
  OR APPROVED EQUAL
  -
- 2-4" COBBLE
  TYPE: GRAY ROSE COBBLE
  SUPPLIER:PIONEER
  DEPTH:4"
  OR APPROVED EQUAL
  -
- BOULDERS
  SILOAM STONE (OR APPROVED EQUAL)
  -MINIMUM 3', ALL DIMENSIONS
  -MAXIMUM 8', ALL DIMENSIONS
  -SUBMIT FOR APPROVAL PRIOR TO INSTALL
- EDGING
  4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)
- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL

REGIONAL TRAIL, BY OTHERS

EXISTING DETENTION POND TO REMAIN

50 0 25 50
SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:
FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

LANDSCAPE PLAN

LS08

SHEET 29 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- 3/4" ROCK
  TYPE: COMMANCHE TAN
  SUPPLIER:PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- NATIVE SEED-LOW
  MIX NAME:LOW GROW NATIVE MIX
  SUPPLIER:PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- NATIVE SEED-TALL
  MIX NAME: NATIVE PRAIRE MIX
  SUPPLIER: PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- ARTIFICIAL TURF
  -
- BREEZE
  TYPE: PIONEER GRANITE
  SUPPLIER: PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- PEA GRAVEL
  COLOR:
  DEPTH:
  SUPPLIER:
  OR APPROVED EQUAL
  -
- 2-4" COBBLE
  TYPE: GRAY ROSE COBBLE
  SUPPLIER:PIONEER
  DEPTH:4"
  OR APPROVED EQUAL
  -
- BOULDERS
  SILOAM STONE (OR APPROVED EQUAL)
  -MINIMUM 3', ALL DIMENSIONS
  -MAXIMUM 8', ALL DIMENSIONS
  -SUBMIT FOR APPROVAL PRIOR TO INSTALL
- EDGING
  4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)
- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL

N

50 0 25 50

SCALE: 1"= 50'

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE PLAN

LS09

SHEET 30 OF 31

COUNTY FILE NO.: PUDSP-22-005

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

3/4" ROCK
TYPE: COMMANCHE TAN
SUPPLIER:PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

NATIVE SEED-LOW
MIX NAME:LOW GROW NATIVE MIX
SUPPLIER:PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

NATIVE SEED-TALL
MIX NAME: NATIVE PRAIRE MIX
SUPPLIER: PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

ARTIFICIAL TURF
-

BREEZE
TYPE: PIONEER GRANITE
SUPPLIER: PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

PEA GRAVEL
COLOR:
DEPTH:
SUPPLIER:
OR APPROVED EQUAL
-

2-4" COBBLE
TYPE: GRAY ROSE COBBLE
SUPPLIER:PIONEER
DEPTH:4"
OR APPROVED EQUAL
-

BOULDERS
SILOAM STONE (OR APPROVED EQUAL)
-MINIMUM 3', ALL DIMENSIONS
-MAXIMUM 8', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR TO INSTALL

EDGING
4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)

SPLIT RAIL FENCE

5' VINYL FENCE

5' CONCRETE NOISE WALL

N

50 0 25 50

SCALE: 1"= 50'

CONSULTANTS:

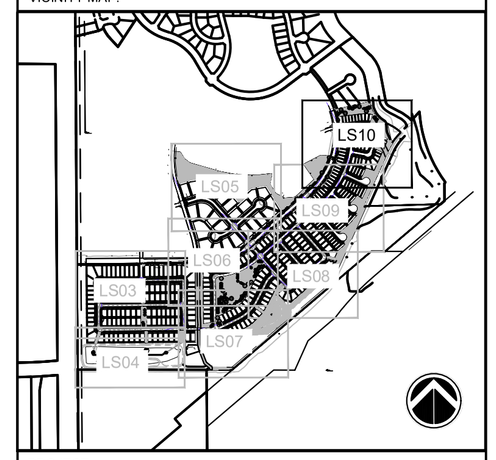
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
OCTOBER 10, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE PLAN

LS10

SHEET 31 OF 31

COUNTY FILE NO.: PUDSP-22-005

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

Miranda Benson2

From: Robert <dimpleminded@hotmail.com>
Sent: Friday, November 3, 2023 6:09 PM
To: PCD Hearings
Subject: Opposition of PUDSP225

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

There are multiple negative impacts this proposal will create on our District (water resources, failing infrastructure, etc. to name a few), as our current Board isn't addressing issues plaguing their existing property owners/constituents within the District.

This is just one of the current issues going on in Falcon Highlands:

https://newfalconherald.com/groundwater-seepage-in-falcon-highlands/

FEATURE ARTICLES

Groundwater seepage in Falcon Highlands

5 days ago Marylou Doehrman Bride 9 Min Read

Some residents in Falcon Highlands are frustrated because of groundwater that is seeping everywhere: Basements are flooded, the sump pumps are overworked and the excess groundwater is flowing freely throughout the neighborhood.

Bob Aamodt has lived in Falcon Highlands Filing 1 since 2008. For years, his sump pump saw no activity despite heavy rains at various times. In May 2021, his sump pump started pumping out water — and it hasn't shut down since.

24/7 and is currently pumping 1.6 million gallons of water out of his home each month, he said. That amount of water could fill the Falcon Highlands Metro District's water holding tank 1.5 times. (See the bucket test link at the end of this article.)

He said his neighbor on the south side of his home started receiving excessive groundwater as well in the spring of 2021, and was pumping it out up until late last year. Aamodt theorizes that the neighbor's connecting lateral lines have since been blocked off because the clog in the mainline has grown larger. "As of May 2023, groundwater that previously backed up through the underdrain to that house has now found its way to a historically dry home across the street," he said.

Aamodt said if the underdrain system is not properly maintained, it is going to further affect property values in the neighborhood, and he feels his property is currently unsellable in its current condition.

In early June, Kyle and Elizabeth Geitzenauer had 4 inches of water in their basement. Once that was cleared, more water appeared. Geitzenauer said he has replaced the sump pump several times, adding that he knows of many homeowners who have had to do the same. Mold has set in as well. Multiple engineers who have evaluated their house came to the same conclusion: Their house is sinking.

Cristina Welch has been in her home in Falcon Highlands Filing 1 for 17 years. She said the sump pump never ran until this past May, when it began continuously pumping out water. It hasn't shut off since. They have replaced the sump pump twice and created an additional backup system, adding another sump pump. Welch said their sump pump is pumping 25 to 30 gallons of water per minute.

"The underdrain systems are intended to work as a first line of defense so our sump pumps don't have to come on as often, if at all," Welch said.

Some residents, including Welch, have hired engineers and they have all concluded that the underdrain system in Filing 1 is not functioning as intended and is either damaged or clogged.

The root of the problem

Most likely, the root of the problem is the underdrain system, said Billy Hudson, who lives in Falcon Highlands and also works for a utility maintenance company. Falcon Highlands was required to put in an underdrain system and also advised to avoid basements within the development.

An underdrain system is designed to collect subsurface water before it saturates road surface or the road ditch. By intercepting springs and groundwater, underdrains can help stabilize the road base, road ditches, and banks that would otherwise be softened by emerging springs and seeps. Underdrains prevent water from accumulating under the pavement and causing premature subgrade failure, according to a Penn State Technical Bulletin.

The underdrain system has holes in it so the water can go through it; however, it has to be encased in rock with netting on top of the rock so the dirt cannot get in and plug the holes, Hudson said. "Think of a burrito," he said. The pipes are wrapped in rocks and netting.

The sump pump is placed in a basement to remove accumulated water from a basement or crawl space, basically to prevent flooding and maintain a dry area. The sump pump is attached to the drainage pipes. Hudson said the sump pump pumps water out from seepage that is usually from groundwater or springs. Hudson said he believes the amount of water from rain is the problem, and most likely the underdrain is clogged. He doubts that the pipes are broken somewhere. "In the hundreds we have dealt with, we only found two breaks in the system," Hudson said.

He said the system needs to be maintained by someone. “Usually, the responsibility for infrastructures is turned over to metro districts after the development is finished,” he said.

So far, in Filing 2, the water is moving as it’s supposed to, exiting to creeks, he said.

Filing 3 should definitely be on hold until they get Filing 1 fixed, he said.

Aamodt believes the roadwork performed in 2020 could have “stirred things up and caused fine material to settle into the underdrain system,” which was installed as a requirement in the development to help mitigate the high groundwater conditions in the area. “It can take time for sediment to move down the line, but eventually it can build up and clog an underdrain system,” he said.

The Rolling Thunder issue

The residents from Falcon Highlands have had two meetings — one on Sept. 9 and the other on Oct. 7. More than 80 people attended the first one and about “55-plus” people attended the October meeting. In the September meeting, the issue of the county’s plans to repave Rolling Thunder Way was discussed. Welch and others are concerned that the work on the road could make things worse. From the meeting minutes, “Road repaving and compaction will disrupt the soils. As the underdrain system is already compromised and inaccessible, it is impossible to predict what type of impact this would have on the system. Potentially, new clogs or failure points could form along the line; and, as a result, additional homes could be impacted.

“Bridge paving over a compromised system without first addressing the condition of the underdrain system would be a waste of taxpayer money, as it will be significantly more expensive to address the underlying issues in the future.”

Carrie Geitner, county commissioner for District 2, told the NFH in a phone call on Oct. 27 that the county will work with the community and Welch to “minimize the impact” caused by the road work.

Taking responsibility

Welch contacted both Woodmen Hills and Falcon Highlands metro districts. According to Woodmen Hills, the excess water is groundwater, and that’s not their problem. Welch called Josh Miller, who represents Falcon Highlands, on May 1. He returned the call June 27 and said it’s not their problem either.

When the NFH called Miller in October, he said, “No comment.”

Welch, dissatisfied with the responses, began investigating the situation and reviewed numerous reports, from the development records to the Falcon Highlands master development drainage report. She tried to determine through her research the source responsible for the maintenance of the underdrain system.

According to El Paso County, the county transferred responsibility to the Falcon Highlands Metro District. And the metro district claims they have no document stating the county conveyed the responsibility to them.

In mid-October, Geitner called Welch to say their lawyers were finished reviewing the situation and concluded that in the planning stages it was clear that Falcon Highlands would be responsible for the underdrain system, but they also admitted that this responsibility was not as clearly defined as perhaps it should have been.

However, Geitner said, in a follow-up phone call and text to the NFH on Oct. 27, further research of the archived records indicate clearly defined intent. “We have historical documentation that clearly shows the intent is for the metro district to maintain this underdrain,” she said. “We are working to get that information to the metro district and the community for clarity and transparency.”

What now?

“We need board members with integrity and honesty — a ‘golden rule’ mentality,” he said.

Currently, two board members have resigned; one of them has put his house up for sale. Two other board members are representatives of Challenger Homes.

Recently, a seat was vacated on the FHMD board. Active board members can appoint anyone to the position since it’s not an election year for them, but they have said they will consider homeowners. Aamodt and other neighbors have volunteered for the position. The next regular election is in 2025, and Aamodt said if he is not appointed this fall, he plans to run in the future.

Meanwhile, a recall of the Falcon Highlands board is in the works. Welch has hired lawyers and has filed a claim against Falcon Highlands Metropolitan District.

Water commissions weigh in

Dave Doran, president of the Upper Black Squirrel Ground Water District, said the commission has jurisdiction only for water rights. The state, however, has sent a letter to Falcon Highlands instructing them to file a replacement plan.

“The groundwater emerging from the ground is part of the alluvial aquifer system and it cannot be used for anything else,” Doran said. “The water comes from non-renewable aquifers. You can’t expose groundwater. You cannot waste groundwater for any reason.”

Doran agreed that Filing 3 should be on hold until the problems with Filing 1 are determined.

Doran said the groundwater is not safe. “It has effluent (sewage) in it; do not let kids play in it or ride their bikes through it.”

“Excessive rains did compound it (the groundwater excess) but the sheer volume of growth is part of the problem,” Doran said. This could be just the beginning of problems like this, he said.

Editor’s note: The New Falcon Herald will follow up with the Falcon Highlands saga in the next issue.

Miranda Benson2

From: CHofFHD <choffalconhighlandsdev@gmail.com>
Sent: Wednesday, November 8, 2023 4:42 PM
To: PCD Hearings
Subject: Opposition of PUDSP225
Attachments: FHSouthPud - SP.jpg; FHSouthPud - SP-Comment-Detail.jpg

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Name: Cristina Welch
Phone: 719-761-0729
Project File Number: PUDSP225

Participating: In-Person

I would like to make a statement in opposition of the proposed PUDSP225.

Planning comments (shown in dark blue) on the first page of a draft version of the Falcon Highlands South PUD from earlier this summer stated "Add a note that an underdrain system will be provided and maintained by the FHMD and/or basement limitation lots." It was also specified in the notes that *the notes had been added (*See attached comment detail screenshot).

Upon comparing this draft to the current version of PUDSP225 - it would appear that the portion of the note specifying FHMD's maintenance responsibility for the underdrain was disregarded.

It should be noted, that portions of the mainline of the undedrain system have already been installed parallel the existing sanitary sewer lines in PUDSP225. This infrastructure interconnects with two existing systems in the neighboring Falcon Highlands Filing 2; and it was originally designed to "daylight" / drain both systems to the detention ponds on the south side of PUDSP225.

As required by engineers, the existing underdrain systems in the PUDSP225 are constructed from slotted pipe. Because the pipe is slotted, it works as a subdrain in the sanitary sewer trench and provides a stabilizing benefit to the existing sewer lines.

The comment displayed earlier this summer stating that "Add a note that an underdrain system will be provided and maintained by the FHMD" should not have been dismissed as an "and/or" requirement.

Regardless of whether or not basements are constructed in PUDSP225, the existing underdrain system was designed to serve a purpose in the Sanitary Sewer trench, and it provides a pathway through which the connected systems in Falcon Highlands Filing 2 were intended to drain. Over 200 neighboring homes in Falcon Highlands Filing 2 currently depend on this system, and it is imperative that it be accessible and properly maintained through the PUDSP225 so that it can function properly in the future.

In conclusion, the FHMD Maintenance responsibilities for the underdrain system within the PUD need to be clearly specified regardless of whether or not anyone plans to build basements in the future.

Failure to do so at this stage is guaranteed to result in unnecessary confusion in the future, and will likely put the health and safety of the neighboring community and the future development at risk (as is currently the case in Falcon Highlands Filing 1).

Please consider that there needs to be a condition of approval that requires the applicant to clearly specify who will be responsible for the MAINTENANCE of the underdrains system beneath the ride-a-ways in the Falcon Highlands South PUD; and that this responsibility should be clearly stated without exceptions or room for confusion.

Thank you

Filing No3 FHMD.pdf

FALCON HIGHLANDS PUDSP

Filing No. 3

Addressed

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Also Section 11? Title block should also include 1/4 and 1/2 sections where applicable

PROJECT TEAM

OWNER
CHALLENGER COMMUNITIES
8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

DEVELOPER
CHALLENGER COMMUNITIES
8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

APPLICANT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

LANDSCAPE ARCHITECT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

CIVIL ENGINEER
ATWELL LLC
6200 S. SYRACUSE WAY STE 400
GREENWOOD VILLAGE, CO 80111

GENERAL NOTES

1. NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS INCLUDING ANTELOPE MEADOWS CIRCLE. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
2. WATER SERVICE PROVIDED BY FALCON HIGHLANDS METROPOLITAN DISTRICT.
3. ALL WATER SYSTEM ELEMENTS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE FALCON HIGHLANDS METROPOLITAN DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
4. WASTEWATER SERVICE PROVIDED BY WOODMEN HEIGHTS METROPOLITAN DISTRICT. — Woodmen Hills ← Addressed
5. ALL SANITARY SEWERAGE CONVEYANCE SYSTEMS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WOODMEN HEIGHTS METROPOLITAN DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
6. ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
7. PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
   FRONT: TEN FEET (10)
   SIDE: FIVE FEET (5)
   REAR: SEVEN FEET (7)
8. STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
9. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.3, AS AMENDED.
10. INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR & SIDE YARDS, UTILITY EASEMENTS, AND DRAINAGE EASEMENTS. HOWEVER, NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
11. NEW SIDEWALKS, EXCEPT WITHIN OPEN SPACE OR WHEN NOT ADJACENT TO A STREET, ARE TO BE 5' WIDE BY 4" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
12. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.
13. INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
14. GRASS BUFFER BMPS WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
15. ALL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.

LANDSCAPE NOTES

1. COMMON OPEN SPACE AREAS SHALL BE XERISCAPED.
2. URBAN 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 URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT TIME OF FINAL PLAT WITH THE EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
3. PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
4. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.
5. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
6. ANY OBJECT, whether on site or in the right-of-way, encroaching on EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
7. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
8. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
9. ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.

No landscaping in the right-of-way ← Note has been removed

ADA NOTE

1. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.

FLOODPLAIN NOTE

1. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0961G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

Update map number ← Note has been updated

GEOLOGY AND SOILS NOTE

1. A "SOILS AND GEOLOGY STUDY", FALCON HIGHLANDS, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, DATED OCTOBER 8 , 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS STUDY, 11 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION XX OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 6 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND SHALLOW GROUND WATER. 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 SHALL 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 ← Addressed

STREET NOTES

1. ALL STREETS SHALL BE P[illegible] EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON A[illegible] MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
2. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.
3. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
4. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIMHERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

Include all constraints: undocumented fill, fault & seismicity, radon, flooding & surface drainage, erosion & corrosion, surface grading & drainage

This note should also be updated to include which lots (or if all lots) are encumbered by geologic constraints

Updated

Add a note that an underdrain system will be provided and maintained by the FHMD and/or basement limitation lots.

Notes added

GENERAL PROVISIONS

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR FALCON HIGHLANDS IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLANS); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF FALCON HIGHLANDS PROVIDED; HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THEN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

LEGAL DESCRIPTION

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842". SAID WEST LINE BEARS NORTH 00°23'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE SOUTH 89°36'22" WEST 100.00 FEET TO THE WEST LINE OF THE EAST 100 FEET OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST;

THENCE ALONG SAID WEST LINE NORTH 00°23'31" WEST 1169.39 FEET TO THE SOUTHWEST CORNER OF FALCON HIGHLANDS FILING NO. 2 AS SHOWN ON THE PLAT RECORDED AT RECEPTION NO. 206712369, EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID FALCON HIGHLANDS FILING NO. 2 THE FOLLOWING THIRTY-SIX (36) COURSES:

1. NORTH 89°30'24" EAST 1345.[illegible] FEET;
2. NORTH 89°29'35" EAST 31.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1025.00 FEET;
3. 302.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°55'34";
4. NORTH 72°34'09" EAST 55.45 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET;
5. 304.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°57'09";
6. SOUTH 86°13'54" EAST 54.48 FEET;
7. SOUTH 31°51'00" EAST 85.37 FEET;
8. SOUTH 52°36'41" EAST 76.35 FEET;
9. SOUTH 73°19'02" EAST 65.73 FEET;
10. SOUTH 74°06'49" EAST 291.13 FEET;
11. SOUTH 79°13'17" EAST 145.07 FEET;
12. SOUTH 84°20'11" EAST 145.11 FEET;
13. NORTH 88°32'41" EAST 145.1
14. NORTH 83°36'10" EAST 131.7
15. SOUTH 10°35'23" WEST 114.[illegible]
16. SOUTH 21°39'01" EAST 112.34 FEET;
17. SOUTH 01°38'08" EAST 112.21 FEET;
18. NORTH 85°18'48" EAST 110.21 FEET;
19. NORTH 88°48'58" EAST 396.18 FEET;
20. NORTH 34°36'03" WEST 200.48 FEET;
21. NORTH 63°38'11" EAST 305.67 FEET;
22. SOUTH 85°31'10" EAST 78.24 FEET;
23. SOUTH 72°16'09" EAST 30.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET AND A CENTER WHICH BEARS NORTH 72°16'30" WEST;
24. 7.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°31'58";
25. SOUTH 73°48'14" EAST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 870.00 FEET AND A CENTER WHICH BEARS NORTH 73°48'14" WEST;
26. 120.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°36'03";
27. NORTH 77°24'11" EAST 391.37 FEET;
28. SOUTH 10°42'58" EAST 32.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET;
29. 215.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°28'06";
30. SOUTH 62°11'05" EAST 135.76 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET;
31. 105.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'02";
32. SOUTH 47°29'03" EAST 15.72 FEET;
33. SOUTH 42°12'30" WEST 45.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET;
34. 197.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55'51";
35. SOUTH 24°16'39" WEST 681.69 FEET;
36. NORTH 88°25'54" EAST 861.83 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 49°35'24" WEST 806.48 FEET;
2. NORTH 89°54'40" WEST 1,154.05 FEET;
3. SOUTH 49°35'01" WEST 2027.85 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE NORTH 89°50'23" WEST 1610.14 FEET TO THE **POINT OF BEGINNING**;

EXCEPT THAT TRACT OF LAND CONVEYED TO FALCON HIGHLANDS METROPOLITAN DISTRICT IN WARRANTY DEED RECORDED AT RECEPTION NO. 206055835, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 80°11'23" EAST 1127.58 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 17°27'11" WEST 81.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTER WHICH BEARS NORTH 12°49'13" WEST;

THENCE 55.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°25'06";

THENCE NORTH 89°30'24" EAST 103.43 FEET; THENCE SOUTH 72°19'33" WEST 142.43 FEET TO THE **POINT OF BEGINNING**;CONTAINING 5,469,425 SQUARE FEET, OR 125.56 ACRES, MORE OR LESS.

In coordination with the title company

which way?

Added

Recommend to establish minimum lot width of 30 ft. Minimum lot width is required in order to be able to calculate front setback requirements of irregular shaped lots

72.65' segment missing

In coordination with the title company

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, THE AFORMENTIONED CHALLENGER COMMUNITIES AND HOTOP HOLDINGS LLC

HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____

20___ A.D. ,A COLORADO LIMITED LIABILITY COMPANY

_____

AUTHORIZED AGENT, Grantee

STATE OF COLORADO)
) ss
EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___ A.D. BY

_____ WITNESS MY HAND AND SEAL.

_____ MY COMMISSION EXPIRES _____

NOTARY PUBLIC

Board of County Commissioners Certificate

This PUD Development Plan / Preliminary Plan for (name of subdivision) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____ 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

_____ _____
Chair, Board of County Commissioners Date

_____ _____
Director, Planning and Community Development Date

CLERK AND RECORDER CERTIFICATION

STATE OF COLOR[illegible]
EL PASO COUNT[illegible]
I HEREBY CERTI[illegible]
RECORDED PER[illegible]
RECEPTION NO.[illegible]

_____
EL PASO COUNT[illegible]

Clerk and Recorder

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this ____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

_____
El Paso County Clerk and Recorder

Updated

SUMMARY DATA

PROPERTY SIZE	125.56 ACRES
TAX SCHEDULE NO.	5300000586, 5300000587, 5300000585,5300000566, 5312400012
PROJECT ADDRESS	UNPLATTED
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LOT/UNIT COUNT	380
PROPOSED TOTAL GROSS DENSITY	3.02
PROPOSED NET DENSITY	6.40
BUILDING SETBACKS	PER LOT DETAILS / SEE PLAN
LANDSCAPE SETBACKS	SEE PLAN
MIN. LOT SIZE	3500 SF

Please fill these out

LAND USE DATA

LAND USE	NO. ACRES PROVIDED	% OF TOTAL PROPERTY
SINGLE FAMILY RESIDENTIAL	59.4	47%
OPEN SPACE/PARKS	46.3	37%
PUBLIC RIGHT-OF-WAY	19.9	16%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 125.56 AC X .10 = 12.56 ACRES
TOTAL OPEN SPACE PROVIDED IS 37% = 46.3 ACRES

First submittal was on 5/12/2022

Date Updated

SHEET INDEX

DESCRIPTION	NUMBER	TITLE
COVER SHEET	1	CS01
PHASING AND TRACT MAP	2	DT01
PUD DETAILS	3-4	DT02-DT03
SITE PLANS	5-12	SP01- SP08
UTILITY PHASING PLAN	13	
UTILITY PLANS	14-21	
LANDSCAPE COVER	22	LS01
LANDSCAPE NOTES AND DETAILS	23-24	LS02-LS03
LANDSCAPE PLANS	25-31	LS04-LS10

CONSULTANTS

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1206.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

COVER

CS01

Added

SHEET 1 OF 31

EDP FILE NO: PUDSP-22-005

County ← Updated

FILE LOCATION: S:\01 EDB\FALCON\FOR AMENDED MASTER PLAN RESTRICTED\DEVELOPMENT PLAN\CS01.DWG

BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.

Update map number

Note has been updated

FLOODPLAIN NOTE

1. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0976G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

7

Addressed

GEOLOGY AND SOILS NOTE

1. A "SOILS AND GEOLOGY STUDY", FALCON HIGHLANDS, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, DATED OCTOBER 8 , 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS STUDY, 11 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION XX OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 6 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND SHALLOW GROUND WATER. 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 SHALL 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.

Include all constraints:
undocumented fill, fault & seismicity, radon, flooding & surface drainage, erosion & corrosion, surface grading & drainage

This note should also be updated to include which lots (or if all lots) are encumbered by geologic constraints

STREET NOTES

1. ALL STREETS SHALL BE PU…EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON A…INTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
2. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.
3. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
4. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

Updated

Add a note that an underdrain system will be provided and maintained by the FHMD and/or basement limitation lots.

Notes added

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\CS01.DWG

20.NORTH 34°
21.NORTH 62°1
22.SOUTH 85°5
23.SOUTH 72°1
CENTER WH
24.7.53 FEET A
25.SOUTH 72°4
CENTER WH
26.540.58 FEET
27.NORTH 77°0
28.SOUTH 10°4
29.215.59 FEET
30.SOUTH 62°1
31.105.19 FEET
32.SOUTH 47°2
33.SOUTH 42°1
34.197.16 FEET
35.SOUTH 24°1
36.NORTH 88°2

THENCE ALONG

1. SOUTH 49°3
2. NORTH 89°5
3. SOUTH 49°3

THENCE ALONG

EXCEPT THAT T
206055833, MO

A TRACT OF LA
MERIDIAN, COU

COMMENCING

THENCE NORTH

THENCE NORTH
CENTER WHICH

THENCE 55.12

THENCE NORTH
SQUARE FEET,

Petra Rangel

From: Walter Fee <walter_fee@yahoo.com>
Sent: Tuesday, November 14, 2023 10:30 PM
To: PCD Hearings
Subject: Hearing regarding PUDSP225 on Nov 16
Attachments: PUDSP225 opposition Walter Fee.pdf

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hello,

This is in regard to the hearing regarding PUDSP225 scheduled for Thursday, Nov 16th at 9AM. Due to work schedules I am unable to attend the scheduled hearing in person. However, I do hope to attend remotely. If you could send me any related details, I would appreciate it.

In the event I am unable to attend remotely, my comments are attached. Please let me know if you are unable to open the file

Thank you
Walter Fee
7203 Sylamore Way, Peyton CO 80831

November 14, 2023

To: El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs CO, 80910

From: Walter Fee
7203 Sylamore Way
Peyton CO 80831

Subject: Falcon Highlands South PUD (PUDSP225)

To Whom it May Concern,

I am in opposition to the proposed expansion of PUDSP225 from 138 homes to 378. The reasons for my opposition are as follows:

1) The proposed density does not match with the existing footprint for the houses already in the area. Existing lots range from .22 to .6 acres or larger in size. The proposed layouts do not match with the character, aesthetics or designs of the existing neighborhood. There is no buffering between the higher density areas and existing houses. No amount of landscaping or design will conceal this as the area is a flat terrain. The open space listed in the higher density proposal on the south side of the neighborhood appears to be inaccessible at best and unusable as a park or recreation area (if that was the intent).

2) The road infrastructure in the neighborhood is already in dire straits and will be impacted by the 138 proposed homes to say nothing of 378. Significant repairs are already required on every street in the neighborhood.

- I live at 7203 Sylamore Way and my street along with most of the surrounding streets were completely dug up 2 years ago to remedy settling and sinkholes. We are already seeing additional settling in the just-repaired section in front of my house. I have no doubt this will need further repairs. My street has much lower traffic that the others that will be affected. If I have problems now, the proposed layout will be worse.
- The main roads in the neighborhood have had sinkholes and settling repaired in the recent past. This settling destroyed at least one vehicle I know of and has caused damage to several others.
- Most of Rolling Thunder Way is scheduled for a complete repaving but this seems to be on hold due to other infrastructure problems. Rolling Thunder already has extensive damage to its surface and this will be worsened.
- Construction equipment that will transit the area for the life of the proposed construction will add to and accelerate the deterioration of the roads.
- <u>These are expenses El Paso County will inherit.</u>
- The large number of houses being added to the back of the neighborhood will be forced to exit the neighborhood on already depleted roads. In addition to the road issues, this will present increasing safety risks to pedestrians due to the large number of vehicles.

3) Woodmen Road is the only east-west traffic artery serving this area. It is already busy and this expansion will worsen the traffic. Additional expansions of Dublin Blvd or Briargate Blvd that could alleviate some of this are years away.

4) Local schools cannot handle the additional students. Falcon Elementary has been at capacity for several years. Additional students beyond what Falcon Elementary can support are already being sent to Woodmen Hills which is in itself at capacity or beyond. The addition of 378 houses and associated families could in themselves fill Falcon Elementary. Falcon Middle School also seems to be at capacity. Additional schools would be needed and those won't be available for years at best.

5) The high-density houses, accelerating infrastructure issues and school issues will lower property values for existing homes.

The layout doesn't work, the infrastructure can't handle what we have now (it's failing) and our schools are at capacity. All are reasons to turn this down.

Walt M Fee

Walter Fee
7203 Sylamore Way
Peyton CO 8031
(719) 559-2870

Petra Rangel

From: Libby Fletcher <lfletcher@coloradocollege.edu>

Sent: Wednesday, November 15, 2023 10:09 AM
To: Ryan Howser
Cc: PCD Hearings
Subject: Falcon Highlands PUD - Comment

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Dear Mr. Howser and Members of the Planning Commission,

Thank you for being willing to entertain comments from members of our community regarding this proposed amendment to Falcon Highlands development, PUDSP225.

We would like to express our opposition to the proposed amendment.

In short, the infrastructure of Falcon Highlands development is poor. Roads that look they belong in a third world country, heaving, cracking asphalt abound. Millions of gallons of ground water are being pumped out by individual homeowner sump pumps and then running down shared gutters with no foreseeable resolution in sight. One entity punting or denying responsibility to another with what appears to be little care for the existing development or its taxpayers.

To add homes to this, not to mention adding more homes than originally planned, would be akin to having a rotting 20-person capacity dock and requesting to add another 50 people to it. Simply put, the result will be collapse.

- The intersection of Rolling Thunder Way and Antelope Meadows circle: a primary access point for this proposed amendment, is constantly full of water, which will become ice over the winter is a safety concern as more vehicles and pedestrians would be required to use those roads.
- Specifically, if heavy construction vehicles are using these roads, it could be anticipated that more damage will occur.
- The original intent of the Falcon Highlands development was for homeowners to have larger lots, with premium homes built by more upscale commercial home builders. It is a primary reason we chose to move into our home. By increasing the number of homes as proposed, that intent will be dissolved. The resulting impact will be decreased property values for current residents as the builder is increasing home density and constructing more entry level homes with smaller overall square footage versus what exists in filings 1 & 2.
- As mentioned previously, the current development infrastructure is not supporting the current residents. To add to it seems reckless at best and foolish at worst.

Please do not approve PUDSP225.

Thank you,

CURTIS AND LIBBY FLETCHER
11170 Spotswood Terrace
Falcon, CO 80831

lfletcher@coloradocollege.edu
719-359-2352

COLORADO COLLEGE
14 E. Cache La Poudre St.
Colorado Springs, CO 80903
www.coloradocollege.edu

Petra Rangel

From: Shea Epperly <sheaepperly@gmail.com>
Sent: Tuesday, November 14, 2023 1:26 PM
To: PCD Hearings
Subject: Hearings

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

To whom it may concern, I
am writing this petition to vote against the preliminary plan for the 125.56 acre property located at the north west corner of the intersection of State Highway 24 in Meridian Road. I would like to vote against any zoning changes. I would like to specifically vote against the nine tracts as it will depreciate property value, and likely increase crime in the area. I do live in the adjacent subdivision. Thank you for your consideration.

Sincerely, Chasity Epperly

Petra Rangel

From: John Epperly <epperly.john@gmail.com>
Sent: Tuesday, November 14, 2023 2:39 PM
To: PCD Hearings
Subject: Hearings

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

To whom it may concern, I
am writing this petition to vote against the preliminary plan for the 125.56 acre property located at the north west corner of the intersection of State Highway 24 in Meridian Road. I would like to vote against any zoning changes. I would like to specifically vote against the nine tracts as it will depreciate property value, and likely increase crime in the area. I do live in the adjacent subdivision. Thank you for your consideration.

Sincerely,
John Epperly

Petra Rangel

From: CHofFHD <choffalconhighlandsdev@gmail.com>
Sent: Monday, November 27, 2023 1:55 PM
To: PCD Hearings
Subject: PUDSP225 Opposition Cristina Welch

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Name: Cristina Welch
Phone: 719-761-0729
Project File Number: PUDSP225

Participating: In-Person

I would like to make a statement in opposition of the proposed PUDSP225.

Planning comments on the first page of a draft version of the Falcon Highlands South PUD from earlier this summer stated "Add a note that an underdrain system will be provided and maintained by the FHMD and/or basement limitation lots." It was also specified in the notes that *the note had been added*. (See: Draft-PUSP225-Comments.pdf in EDARP File)

Upon comparing this draft to the current version of PUDSP225 - it would appear that the portion of the note specifying FHMD's maintenance responsibility for the underdrain was disregarded.

It should be noted, that portions of the mainline of the undedrain system have already been installed parallel the existing sanitary sewer lines in PUDSP225. This infrastructure interconnects with two existing systems in the neighboring Falcon Highlands Filing 2; and it was originally designed to "daylight" / drain both systems to the detention ponds on the south side of PUDSP225.

As required by engineers, the existing underdrain systems in the PUDSP225 are constructed from slotted pipe. Because the pipe is slotted, it works as a subdrain in the sanitary sewer trench and provides a stabilizing benefit to the existing sewer lines.

The comment displayed earlier this summer stating that "Add a note that an underdrain system will be provided and maintained by the FHMD" should not have been dismissed as an "and/or" requirement.

Regardless of whether or not basements are constructed in PUDSP225, the existing underdrain system was designed to serve a purpose in the Sanitary Sewer trench, and it provides a pathway through which the connected systems in Falcon Highlands Filing 2 were intended to drain. Over 200 neighboring homes in Falcon Highlands Filing 2 currently depend on this system, and it is imperative that it be accessible and properly maintained through the PUDSP225 so that it can function properly in the future.

In conclusion, the FHMD Maintenance responsibilities for the underdrain system within the PUD need to be clearly specified regardless of whether or not anyone plans to build basements in the future.

Failure to do so at this stage is guaranteed to result in unnecessary confusion in the future, and will likely put the health and safety of the neighboring community and the future development at risk (as is currently the case in Falcon Highlands Filing 1; where maintenance responsibilities for a separate system were not clearly defined).

Please consider that there needs to be a condition of approval that requires the applicant to clearly specify who will be responsible for the MAINTENANCE of all of the underdrains systems in the Falcon Highlands South PUD; that the proper easements need to be granted for maintenance access; and that this maintenance responsibility should be clearly stated without exception or room for confusion.

Thank you,
Cristina Welch

ReplyForward

FALCON HIGHLANDS PUDSP

Filing No. 3

Addressed

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Also Section 11? Title block should also include 1/4 and 1/2 sections where applicable

PROJECT TEAM

OWNER
CHALLENGER COMMUNITIES
8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

DEVELOPER
CHALLENGER COMMUNITIES
8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

APPLICANT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

LANDSCAPE ARCHITECT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

CIVIL ENGINEER
ATWELL LLC
6200 S. SYRACUSE WAY STE 400
GREENWOOD VILLAGE, CO 80111

GENERAL NOTES

1. NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS INCLUDING ANTELOPE MEADOWS CIRCLE. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
2. WATER SERVICE PROVIDED BY FALCON HIGHLANDS METROPOLITAN DISTRICT.
3. ALL WATER SYSTEM ELEMENTS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE FALCON HIGHLANDS METROPOLITAN DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
4. WASTEWATER SERVICE PROVIDED BY ~~WOODMEN HEIGHTS METROPOLITAN DISTRICT~~ Woodmen Hills — Addressed
5. ALL SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WOODMEN HEIGHTS METROPOLITAN DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
6. ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
7. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
   FRONT: TEN FEET (10)
   SIDE: FIVE FEET (5)
   REAR: SEVEN FEET (7)
8. STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
9. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.3, AS AMENDED.
10. INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR & SIDE YARDS, UTILITY EASEMENTS, AND DRAINAGE EASEMENTS. HOWEVER, NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
11. NEW SIDEWALKS, EXCEPT WITHIN OPEN SPACE OR WHEN NOT ADJACENT TO A STREET, ARE TO BE 5' WIDE BY 4" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
12. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.
13. INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
14. GRASS BUFFER BMPS WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
15. ALL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.

LANDSCAPE NOTES

1. COMMON OPEN SPACE AREAS SHALL BE XERISCAPED.
2. URBAN 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 URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT TIME OF FINAL PLAT WITH THE EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
3. PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
4. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.
5. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
6. ANY OBJECT WITHIN THE SIGHT LINE OR RANGE OF EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
7. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
8. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
9. ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.

No landscaping in the right-of-way — Note has been removed

ADA NOTE

1. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.

FLOODPLAIN NOTE

Update map number — Note has been updated

1. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0976G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

GEOLOGY AND SOILS NOTE

7 — Addressed

1. A "SOILS AND GEOLOGY STUDY", FALCON HIGHLANDS, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, DATED OCTOBER 8 , 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS STUDY, 11 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION XX OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 6 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND SHALLOW GROUND WATER. 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 SHALL 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.

STREET NOTES

Include all constraints: undocumented fill, fault & seismicity, radon, flooding & surface drainage, erosion & corrosion, surface grading & drainage

This note should also be updated to include which lots (or if all lots) are encumbered by geologic constraints

1. ALL STREETS SHALL BE PU[illegible]EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON A[illegible]NTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
2. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.
3. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
4. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

Updated

Add a note that an underdrain system will be provided and maintained by the FHMD and/or basement limitation lots.

Notes added

GENERAL PROVISIONS

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR FALCON HIGHLANDS IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF FALCON HIGHLANDS PROVIDED; HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THEN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

LEGAL DESCRIPTION

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842". SAID WEST LINE BEARS NORTH 00°23'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE SOUTH 89°36'22" WEST 100.00 FEET TO THE WEST LINE OF THE EAST 100 FEET OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST;

THENCE ALONG SAID WEST LINE NORTH 00°23'31" WEST 1169.39 FEET TO THE SOUTHWEST CORNER OF FALCON HIGHLANDS FILING NO. 2 AS SHOWN ON THE PLAT RECORDED AT RECEPTION NO. 206712369, EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID FALCON HIGHLANDS FILING NO. 2 THE FOLLOWING THIRTY-SIX (36) COURSES:

1. NORTH 89°30'24" EAST 1345.41 FEET;
2. NORTH 00°29'36" WEST 29.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1025.00 FEET;
3. 302.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°55'34";
4. NORTH 17°24'20" WEST 554.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET;
5. 376.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'59";
6. SOUTH 86°13'54" EAST 54.48 FEET;
7. SOUTH 31°51'00" EAST 85.17 FEET;
8. SOUTH 52°36'41" EAST 76.95 FEET;
9. SOUTH 73°19'02" EAST 65.73 FEET;
10. SOUTH 74°06'49" EAST 291.13 FEET;
11. SOUTH 79°13'17" EAST 145.07 FEET;
12. SOUTH 85°23'13" EAST 145.17 FEET;
13. NORTH 88°52'41" EAST 145.1
14. NORTH 83°36'10" EAST 131.7
15. SOUTH 10°35'23" WEST 114.5
16. SOUTH 31°38'08" EAST 124.91 FEET;
17. SOUTH 62°45'04" EAST 116.47 FEET;
18. NORTH 85°18'48" EAST 119.21 FEET;
19. NORTH 46°48'18" EAST 296.18 FEET;
20. NORTH 34°36'03" WEST 203.48 FEET;
21. NORTH 62°18'11" EAST 203.67 FEET;
22. SOUTH 85°51'10" EAST 75.24 FEET;
23. SOUTH 72°16'09" EAST 30.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET AND A CENTER WHICH BEARS NORTH 72°16'30" WEST;
24. 7.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°31'58";
25. SOUTH 72°48'14" EAST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 870.00 FEET AND A CENTER WHICH BEARS NORTH 72°43'54" WEST;
26. 540.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°36'03";
27. NORTH 77°04'11" EAST 391.37 FEET;
28. SOUTH 10°42'58" EAST 32.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET;
29. 215.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°28'06";
30. SOUTH 62°11'05" EAST 135.79 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET;
31. 105.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'02";
32. SOUTH 47°29'03" EAST 15.72 FEET;
33. SOUTH 42°12'30" WEST 45.02 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET;
34. 197.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55'51";
35. SOUTH 24°16'39" WEST 68.59 FEET;
36. NORTH 88°25'54" EAST 861.83 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 49°35'24" WEST 808.48 FEET;
2. NORTH 89°54'42" WEST 154.05 FEET;
3. SOUTH 49°35'01" WEST 2027.95 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE NORTH 89°50'23" WEST 1610.14 FEET TO THE **POINT OF BEGINNING**;

EXCEPT THAT TRACT OF LAND CONVEYED TO FALCON HIGHLANDS METROPOLITAN DISTRICT IN WARRANTY DEED RECORDED AT RECEPTION NO. 206055833, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 80°11'23" EAST 1127.58 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 17°27'11" WEST 81.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTER WHICH BEARS NORTH 12°43'13" WEST;

THENCE 55.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°25'06";

THENCE NORTH 89°30'24" EAST 103.43 FEET; THENCE SOUTH 72°19'33" WEST 142.43 FEET TO THE **POINT OF BEGINNING**;CONTAINING 5,469,425 SQUARE FEET, OR 125.56 ACRES, MORE OR LESS.

which way?

72.65' segment missing

In coordination with the title company

In coordination with the title company

Added

Recommend to establish minimum lot width of 30 ft. Minimum lot width is required in order to be able to calculate front setback requirements of irregular shaped lots

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, THE AFOREMENTIONED CHALLENGER COMMUNITIES AND NEXTOP HOLDINGS LLC

HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____
20___ A.D. , A COLORADO LIMITED LIABILITY COMPANY

_____
AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
) SS.
EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20___ A.D. BY

_____ WITNESS MY HAND AND SEAL:

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Board of County Commissioners Certificate

This PUD Development Plan / Preliminary Plan for (name of subdivision) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200___, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

_____ _____
Chair, Board of County Commissioners Date

_____ _____
Director, Planning and Community Development Date

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
) SS.
EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20___, AND WAS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.

_____
EL PASO COUNTY CLERK AND RECORDER

Clerk and Recorder

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this _____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

_____
El Paso County Clerk and Recorder

Updated

SUMMARY DATA

PROPERTY SIZE	125.56 ACRES
TAX SCHEDULE NO.	5300000586, 5300000587, 5300000588,5300000566, 5312400012
PROJECT ADDRESS	UNPLATTED
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LOT/UNIT COUNT	380
PROPOSED TOTAL GROSS DENSITY	3.02
PROPOSED NET DENSITY	6.40
BUILDING SETBACKS	PER LOT DETAILS / SEE PLAN
LANDSCAPE SETBACKS	SEE PLAN
MIN. LOT SIZE	3500 SF

Please fill these out

LAND USE DATA

LAND USE	NO. ACRES PROVIDED	% OF TOTAL PROPERTY
SINGLE FAMILY RESIDENTIAL	59.4	47%
OPEN SPACE/PARKS	46.3	37%
PUBLIC RIGHT-OF-WAY	19.9	16%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 125.56 AC X .10 = 12.56 ACRES
TOTAL OPEN SPACE PROVIDED IS 37% = 46.3 ACRES

First submittal was on 5/12/2022

Date Updated

SHEET INDEX

DESCRIPTION	NUMBER	TITLE
COVER SHEET	1	CS01
PHASING AND TRACT MAP	2	DT01
PUD DETAILS	3-4	DT02-DT03
SITE PLANS	5-12	SP01- SP08
UTILITY PHASING PLAN	13	
UTILITY PLANS	14-21	
LANDSCAPE COVER	22	LS01
LANDSCAPE NOTES AND DETAILS	23-24	LS02-LS03
LANDSCAPE PLANS	25-31	LS04-LS10

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

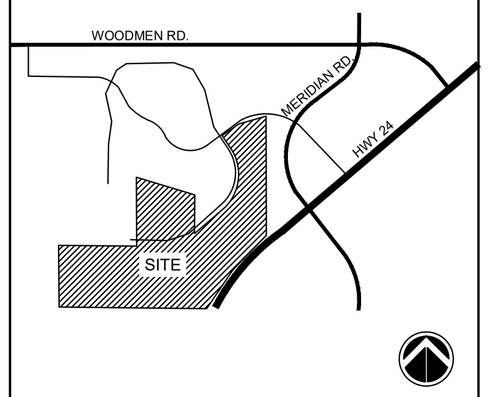
CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

COVER

CS01

Added

SHEET 1 OF 31

CITY FILE NO.: PUDSP-22-005

County — Updated

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\CS01.DWG

TRACT TABLE

TRACT	SIZE (SF)	LANDSCAPE/OPEN SPACE/ TRAIL	PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	266,205	X		X			FHMD	FHMD
B	6,301			X			FHMD	FHMD
C	66,263	X		X		X	FHMD	FHMD
D	6,600	X				X	FHMD	FHMD
E	11,000	X				X	FHMD	FHMD
F	1,441,842	X		X	X	X	FHMD	FHMD
G	151,482	X	X				FHMD	FHMD
H	7,089			X			FHMD	FHMD
I	8,141			X			FHMD	FHMD
J	50,473	X		X		X	FHMD	FHMD
TOTAL	2,015,396							

FHMD = FALCON HIGHLANDS METROPOLITAN DISTRICT

Keep park/trails option in Tract F?

and trails?

Addressed

PHASING

PHASE	# OF UNITS	LOT NUMBERS	DEVELOPMENT TIMLINE
1	55	1-12, 46-88	SUMMER/FALL 2022
2	188	13-45,89-243	2023
3	113	244-356	FUTURE
4	24	357-380	FUTURE

This will need a second point of access in order to be approvable; otherwise, no more than 25 lots on a single access

Noted: A second temporary access will be determined at time of construction documents

Generic comment throughout (it is noted on several lots but not all of them) - please ensure 30 feet of road frontage for each lot per LDC Chapter 8. Many of these lots do not meet the minimum frontage requirement for lot width. Waiver of this requirement is not likely to be considered. Several of the narrow, corner lots may not be buildable. I would recommend establishing a minimum lot width of 30 ft. to help alleviate this issue but corner lots may also need to be wider to accommodate setbacks.

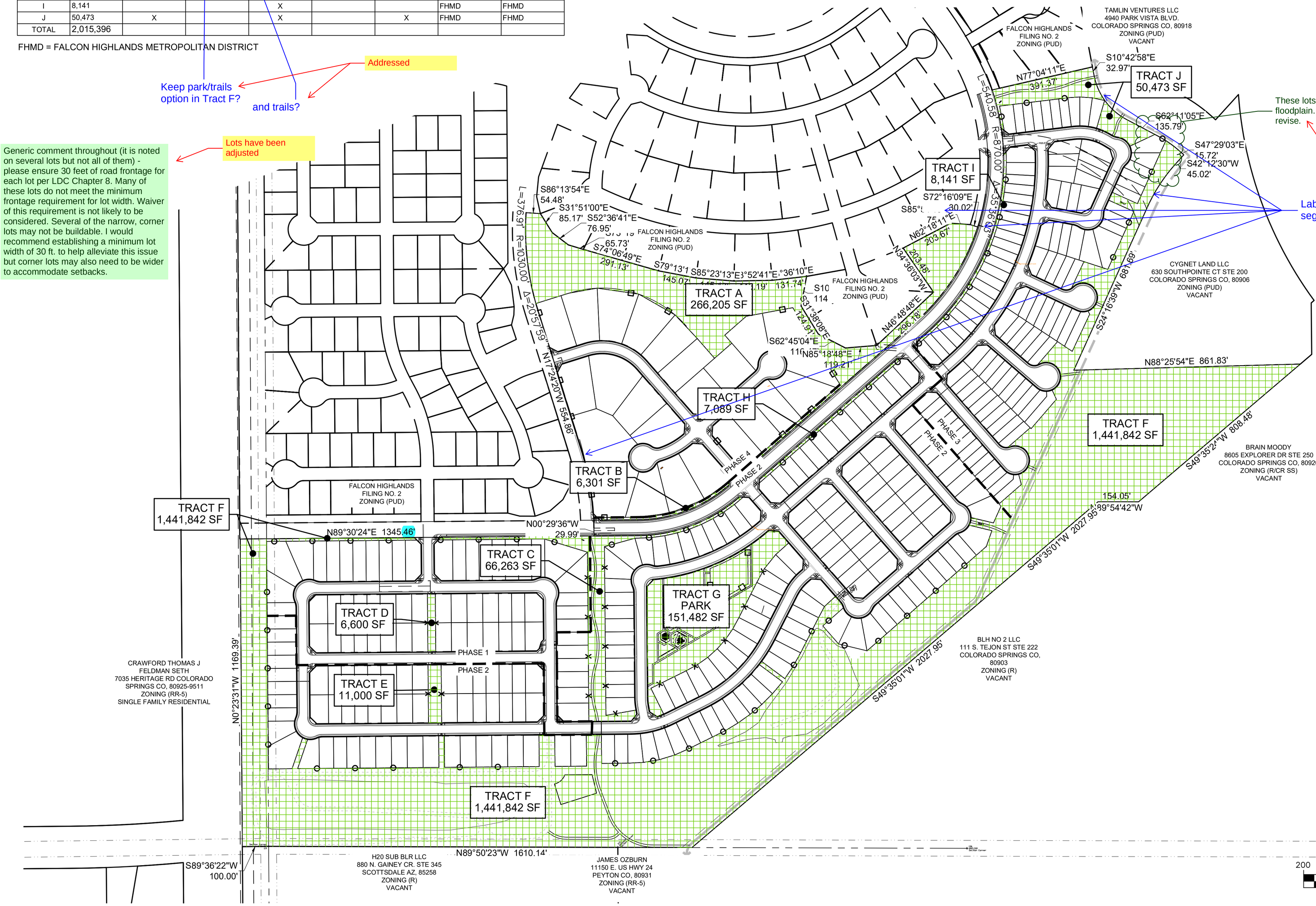
Lots have been adjusted

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



These lots are in the floodplain. Please revise.

Lots have been Removed

Label all boundary segments

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

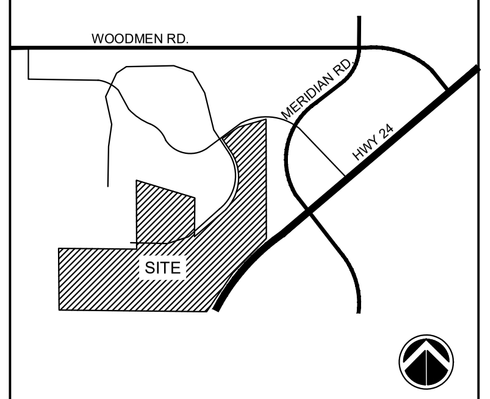
CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

PUD TRACT AND PHASING MAP

DT01

SHEET 2 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\DT01.DWG

DIMENSIONAL STANDARDS AND GUIDELINES

LOTS 1-356

1. MINIMUM LOT AREA:
   A. DWELLING, SINGLE FAMILY: 3,500 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FIVE FEET (35') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. SETBACK REQUIREMENTS (SEE DETAILS):
   A. FRONT YARD: TWENTY FEET (20')
   B. SIDE YARD: FIVE FEET (5')
   C. REAR YARD: TEN FEET (10')
   D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
   E. CORNER LOT CHAMFER EIGHT FEET (8')

7. ACCESSORY STRUCTURE STANDARDS:
   A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
   B. SETBACK REQUIREMENTS:
      SIDE YARD: FIVE FEET (5')
      REAR YARD: FIVE FEET (5')
8. PROJECTION INTO SETBACKS
   A. A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES.
   B. OPEN AND UNENCLOSED PATIOS, FREESTANDING PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE.
   C. OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS EXCEEDING 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42 INCHES INTO SIDE YARD SETBACKS.
   D. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
   E. CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.

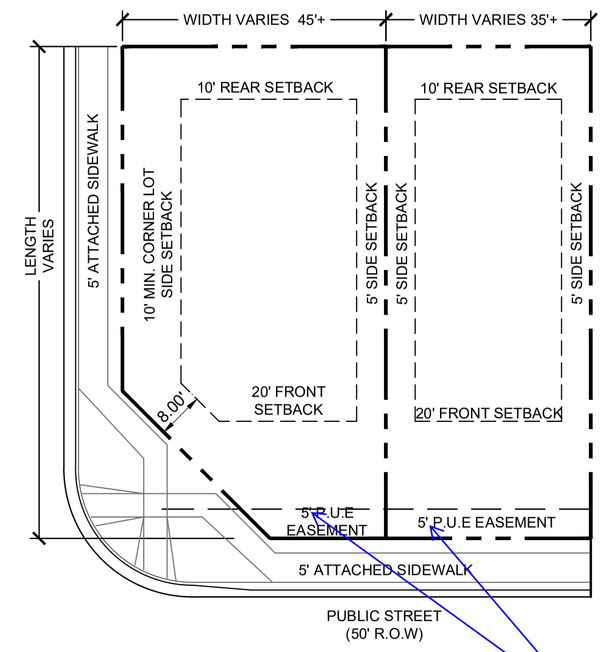
DIMENSIONAL STANDARDS AND GUIDELINES

1. **LOTS 357-380**
2. MINIMUM LOT AREA:
   A. DWELLING, SINGLE FAMILY: 19,000 SF
3. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
4. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
5. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FIVE FEET (35') OR AS OTHERWISE SHOWN.
6. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
7. SETBACK REQUIREMENTS (SEE DETAILS):
   A. FRONT YARD: TWENTY FIVE FEET (25')
   B. SIDE YARD: TEN FEET (10')
   C. REAR YARD: TWENTY FIVE FEET (25')
   D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')

8. ACCESSORY STRUCTURE STANDARDS:
   A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
   B. SETBACK REQUIREMENTS:
      SIDE YARD: FIVE FEET (5')
      REAR YARD: FIVE FEET (5')
9. PROJECTION INTO SETBACKS
   A. A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES.
   B. OPEN AND UNENCLOSED PATIOS, FREESTANDING PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE.
   C. OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS EXCEEDING 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42 INCHES INTO SIDE YARD SETBACKS.
   D. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
   E. CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.

TYPICAL LOT NOTES

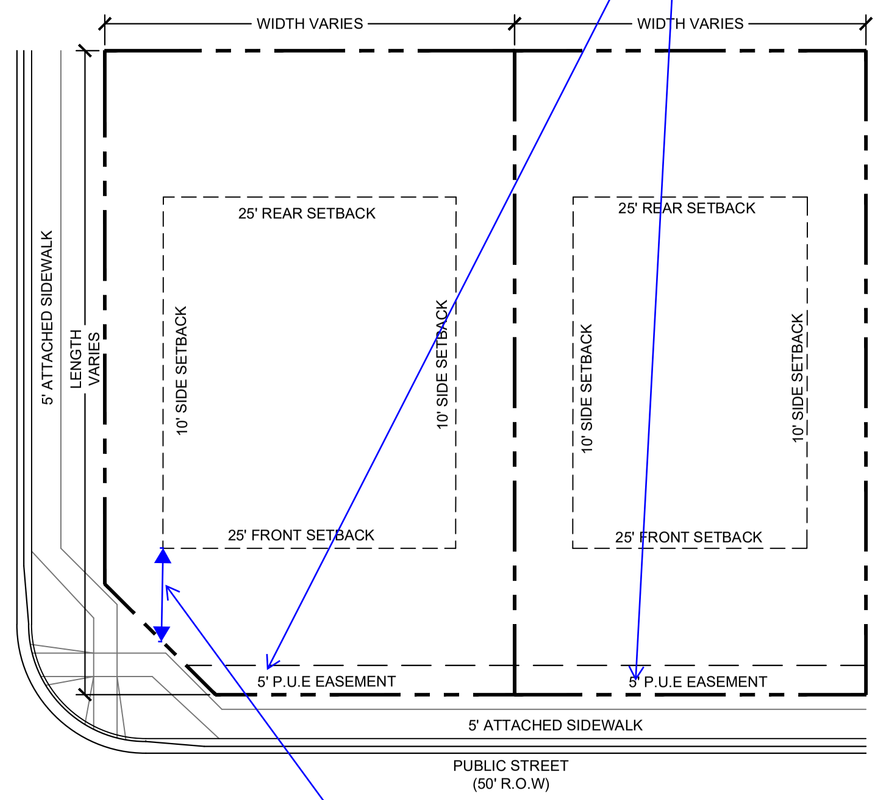
1. LOCATION OF PRIVATE 4'-5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
2. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
3. ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
4. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.



LOTS 1-356

Street Section has been Updated

10' per next sheet



LOTS 357-380

Verify that this setback distance isn't an issue for the proposed product

Verified

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES

1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES,

Removed

*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

TEMPORARY USES

1. MODEL HOME/ SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

ACCESSORY USES

1. RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
5. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

Updated

County code updated to refer to these as accessory living quarters

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

SPECIAL USES

1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

ACCESSORY STRUCTURES:

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOS, PATIOS (COVERED OR UNCOVERED), HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE WITH THE EXCEPTION OF COVERED/ SEMI-ENCLOSED PORCHES.

*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

Land Development Code

Added

CONSULTANTS:

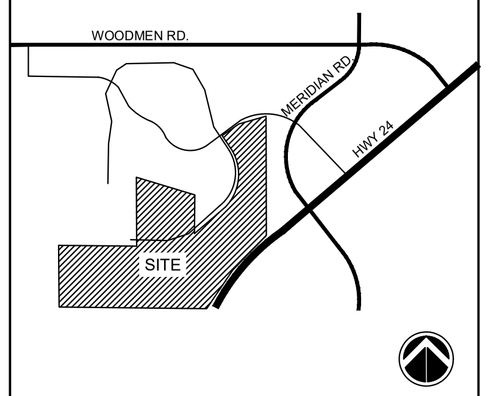
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:
FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

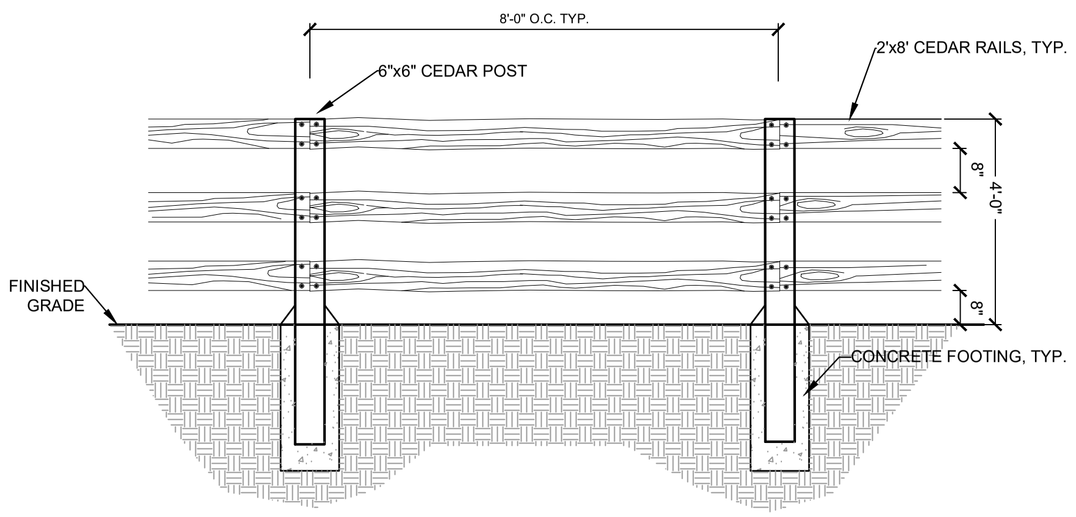
PUD DETAILS

DT02

SHEET 3 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\DT01.DWG

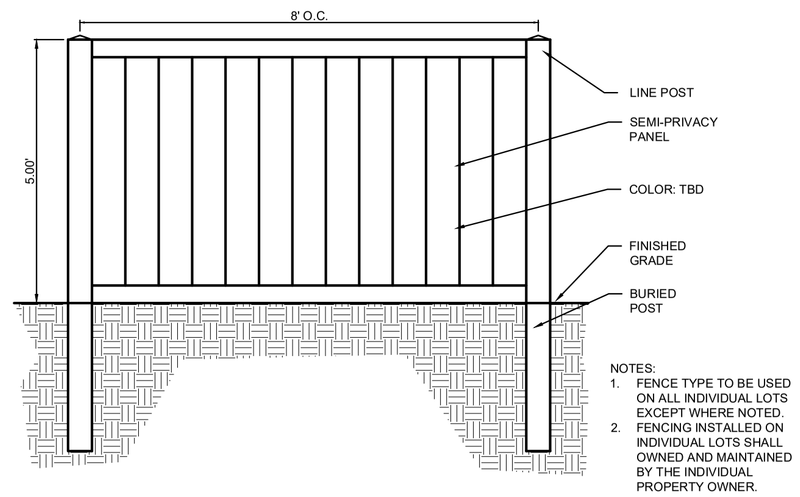


GENERAL NOTES:
1. ALL WOOD TO BE PRESSURE TREATED RED CEDAR FINISH.
2. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. ALL RAIL MUST FACE OUTWARDS TOWARD THE STREET OR ADJACENT PROPERTY.

1 SPLIT RAIL FENCE - 3 RAIL

NTS

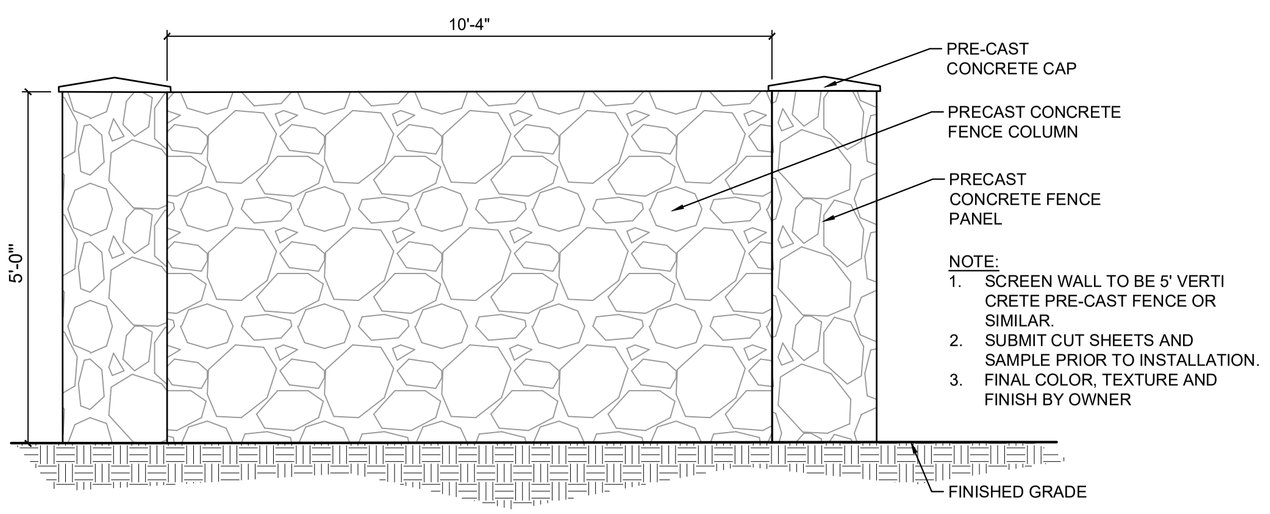
MS-STD-FC-09



NOTES:
1. FENCE TYPE TO BE USED ON ALL INDIVIDUAL LOTS EXCEPT WHERE NOTED.
2. FENCING INSTALLED ON INDIVIDUAL LOTS SHALL OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.

2 5' VINYL FENCE

NTS

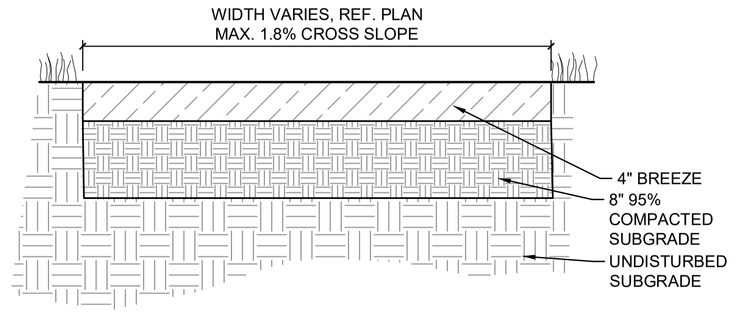


NOTE:
1. SCREEN WALL TO BE 5' VERTI CRETE PRE-CAST FENCE OR SIMILAR.
2. SUBMIT CUT SHEETS AND SAMPLE PRIOR TO INSTALLATION.
3. FINAL COLOR, TEXTURE AND FINISH BY OWNER

3 5' CONCRETE SCREEN WALL ELEVATION

NTS

MS-STD-FC-24



4 BREEZE PATH

NTS

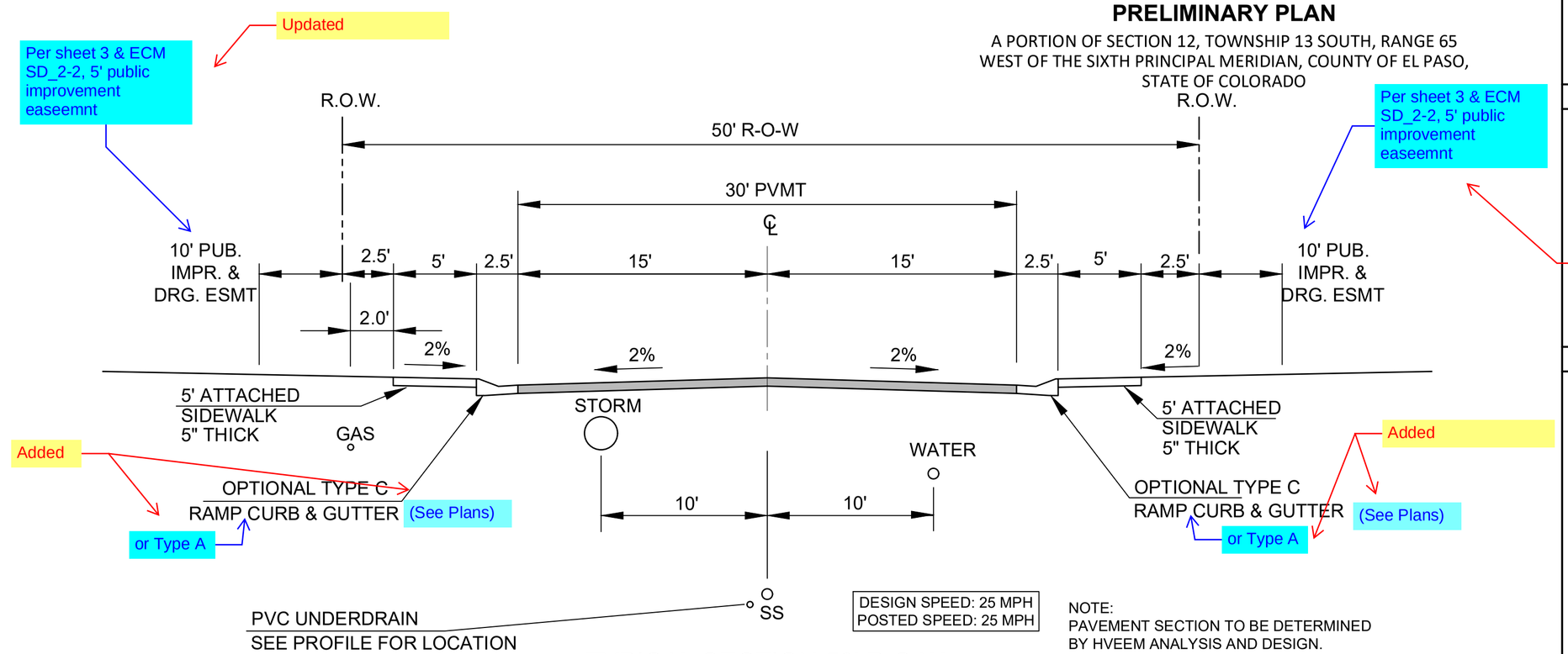
MS-STD-PV-02

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

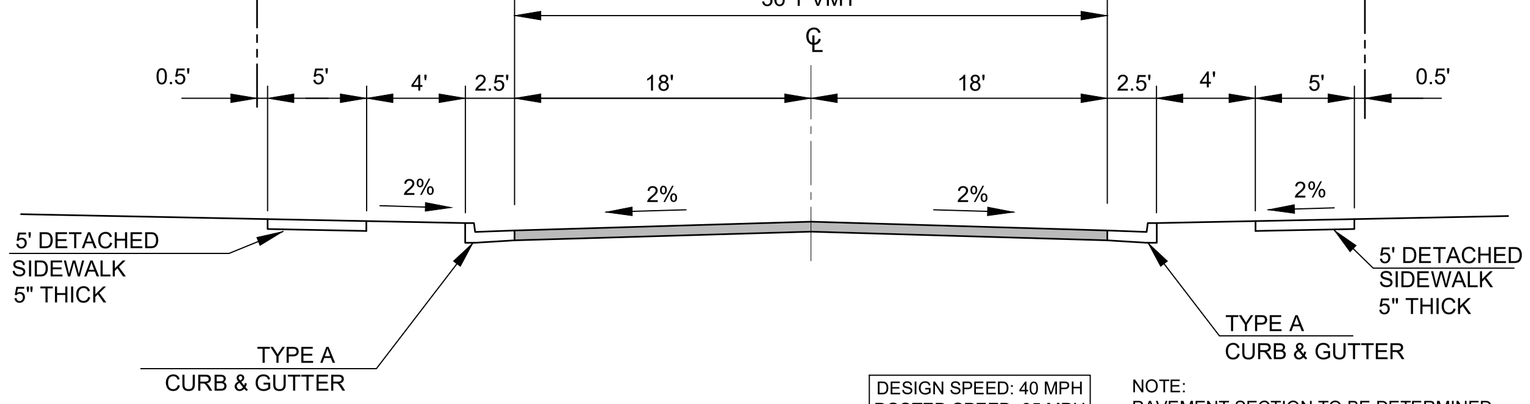
A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



NOTE:
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.

TYPICAL SECTION 50' R.O.W. RESIDENTIAL URBAN LOCAL

NOT TO SCALE



DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

NOTE:
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.

TYPICAL SECTION 60' R.O.W. RESIDENTIAL URBAN COLLECTOR

NOT TO SCALE

Add road names that this cross-section applies to

Added

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

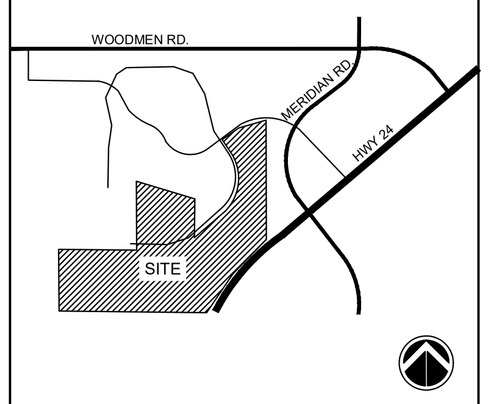
CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

Updated

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

PUD DETAILS

DT03

SHEET 4 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\DT01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

What is this? Label or remove (all sheets)

Removed

Fix Overlapping text

Addressed

Hydrants are missing (all sheets)

Hydrants are now shown

Slopes added

Include street slopes (all sheets)

Show and label cross pans

Crosspan Labels Added

ANTELOPE MEADOWS CIRCLE - 60' R.O.W. (COLLECTOR - PUBLIC)

10' LANDSCAPE SETBACK, TYP.

HONEYCOMB DRIVE - 50' R.O.W. (LOCAL RESIDENTIAL - PUBLIC)

ELEANORA TRAIL - 50' R.O.W. (LOCAL RESIDENTIAL - PUBLIC)

LANNER ROAD - 50' R.O.W. (LOCAL RESIDENTIAL - PUBLIC)

RYLAND WAY - 50' R.O.W. (LOCAL RESIDENTIAL - PUBLIC)

SCOTTSMAN - 50' R.O.W. (LOCAL RESIDENTIAL - PUBLIC)

ALMUR TRAIL - 50' R.O.W. (LOCAL RESIDENTIAL - PUBLIC)

60.00' EX. ROW BOOK A, PAGE 78

50.00' EX. ELEC. EASEMENT BOOK 2649, PAGE 17

20.00' EX. EASEMENT REC. NO. 206066537

TRACT D 6,600 SF

TRACT E 11,000 SF

TRACT F 1,441,842 sq. ft.

S 89°30'24" W, 846.00'

N 89°30'24" E, 940.00'

N 89°30'24" E, 1196.43'

S 00°29'36" E, 446.00'

N 00°29'36" W, 493.00'

SCALE: 1"= 50'

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP01

SHEET 5 OF 31

CITY FILE NO.:

FALCON HIGHLANDS

EL PASO COUNTY, CO

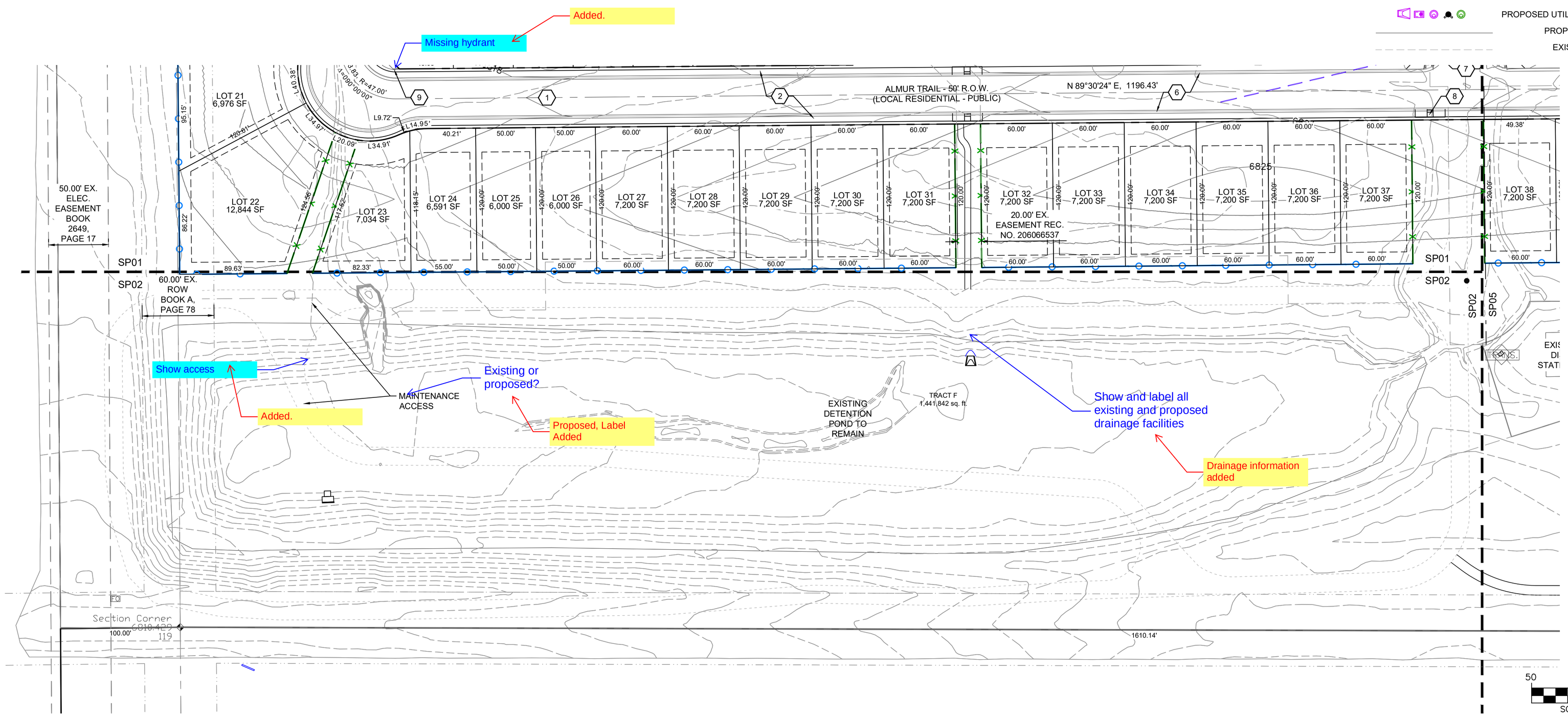
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

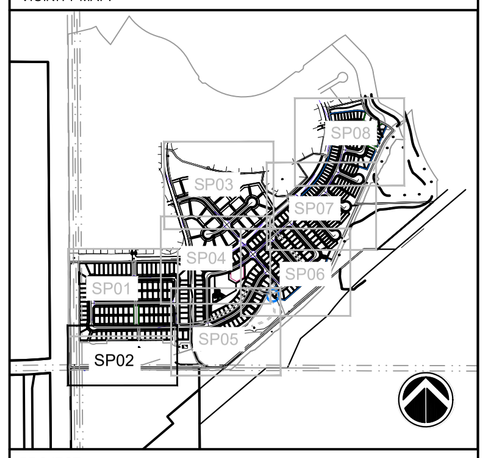
CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP02

SHEET 6 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\P01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

What is this line? Removed

Added

Missing hydrant

Label all ROW radii

Labels added

Please turn this line off or change the color and linetype Removed

TRACT A 266,205 SF

LOT 366 19,761 SF
LOT 367 22,816 SF
LOT 368 23,710 SF
LOT 369 23,718 SF
LOT 370 21,545 SF
LOT 371 20,000 SF
LOT 372 19,465 SF
LOT 373 20,000 SF
LOT 374 20,271 SF
LOT 375 20,657 SF
LOT 376 20,921 SF
LOT 377 22,149 SF
LOT 378 19,971 SF
LOT 379 20,000 SF
LOT 380 19,568 SF
LOT 361 37,407 SF
LOT 362 19,977 SF
LOT 363 22,124 SF
LOT 364 31,162 SF
LOT 365 22,875 SF
TRACT H 7,089 SF
LOT 235 5,500 SF
LOT 236 6,600 SF

BRIDAL VAIL WAY - 50' R.O.W. (LOCAL RESIDENTIAL - PUBLIC)
SAHALEE TRAIL - 50' R.O.W. (LOCAL RESIDENTIAL - PUBLIC)
FOX KESTREL COURT - 50' R.O.W. (LOCAL RESIDENTIAL - PUBLIC)
ANTELOPE MEADOWS CIRCLE - 60' R.O.W. (COLLECTOR- PUBLIC)

20' EX. EASEMENT REC. NO. 206066353

S 72°35'40" W, 132.19'
N 41°10'05" W, 515.84'
S 48°49'55" W, 425.07'
Δ=066°14'15" L=231.21 R=200.00'

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:
FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP03

SHEET 7 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

N

50 0 25 50

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP04

SHEET 8 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

Fix overlapping text

Addressed

Ramp has been added

Need ramp

Per ECM Section 2.3.3.F.3 Minimum tangent length between broken back curves is 200 ft.

Centerline and lots have been adjusted

Show and label all existing and proposed drainage facilities

Information added

Added

label this

EXISTING DETENTION POND TO REMAIN

EXISTING METRO DISTRICT LIFT STATION TO REMAIN

REGIONAL TRAIL, BY OTHERS

SCALE: 1"= 50'

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWGS\104 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:
FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP05

SHEET 9 OF 31

CITY FILE NO.:

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

Label all ROW radii

Added

Include this area

Added

Include linetype in legend

Added

Added

Added

Added

Label contours

Label Highway 24

Missing hydrant

Added.

REGIONAL TRAIL, BY OTHERS

MAINTENANCE ACCESS

EXISTING DETENTION POND TO REMAIN

N

50 0 25 50

SCALE: 1"= 50'

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\SP01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

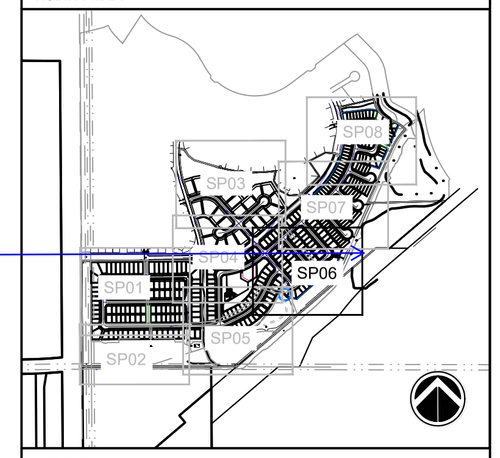
CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP06

SHEET 10 OF 31

CITY FILE NO.:

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

Added

What is this line? Label or delete

Need centerline information for Antelope Meadows Circle

Removed

Minimum lot width is 30 ft.

Addressed

Addressed

Provide sheet for this area

Label wetlands mitigation area

Added

Missing hydrants

Addressed

Why does linetype change?

Trail that is within the site and trial that is just off the site

30 ft minimum frontage not met

This is a flag lot

REGIONAL TRAIL; BY OTHERS

Fix overlapping text

Addressed

Fix overlapping text

Addressed

Show boundary with distances and bearings

Labels added

SCALE: 1" = 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:
FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

SITE PLAN

SP07

SHEET 11 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\SP01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. MONUMENT SIGN
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

These lots don't meet the 30 ft minimum frontage

Lots Removed

Lots have been removed due to floodplain

This is the floodplain boundary and the majority of these lots is encumbered. How is Lot 311 buildable? Please remove these lots 309-311 from the floodplain.

Addressed

Minimum lot width is 30 ft.

Fix overlapping text

Lots have been removed due to floodplain

Addressed

Label approximate centerline grades on all proposed roads

Minimum lot width is 30 ft.

Addressed

Labels Added

Show and label existing Tamlin Road and ROW

N

50 0 25 50

SCALE: 1"= 50'

CONSULTANTS:

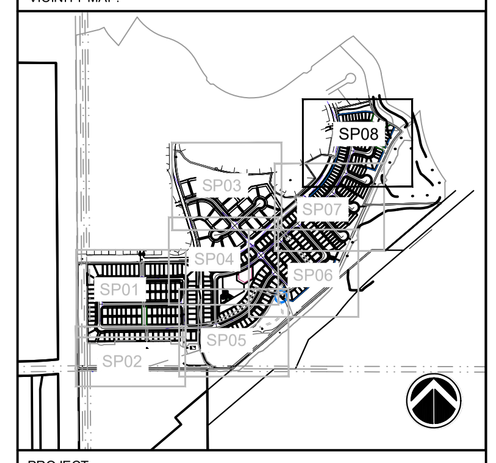
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP08

SHEET 12 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\P01.DWG

200 0 200 400

(IN FEET)
1 inch = 200 ft.

Show on plan

Verify - forebay, trickle channel?

UPDATED

NOTES:

1. THIS PHASING PLAN CONSISTS OF TWO INITIAL PHASES THAT ENCOMPASS A TOTAL OF 246 LOTS WHICH IS UNDERSTOOD TO BE THE NUMBER OF AVAILABLE WATER TAPS FOLLOWING CONSTRUCTION OF A PROPOSED WELL BY WOODMEN HILLS METRO DISTRICT. PHASE 1 CONSISTS OF 55 LOTS WHICH IS UNDERSTOOD TO BE THE NUMBER OF AVAILABLE WATER TAPS AT PRESENT WITH NO NEW ADDITIONAL WELL.
2. THERE ARE TWO EXISTING DETENTION PONDS OWNED AND MAINTAINED BY EL PASO COUNTY WITHIN FALCON HIGHLANDS FILING NO. 3 – POND 1 (SOUTHWEST) AND POND 2 (SOUTH–CENTRAL).
3. POND WU IS OWNED AND MAINTAINED BY EL PASO COUNTY AND IS CONSIDERED TRACT T WITHIN FALCON HIGHLANDS FILING NO. 2. THERE IS NO DISTURBANCE OR CONSTRUCTION ANTICIPATED FOR EXISTING DETENTION POND WU.
4. PHASE 1 IS TO CONSIST OF 55 LOTS WITH A TEMPORARY TURNAROUND AT THE TERMINATION POINT OF THE PHASE'S SOUTHEAST PUBLIC ROADWAY. SHOULD A TEMPORARY SECONDARY ACCESS TO ANTELOPE MEADOWS CIRCLE BE REQUIRED, A CORNER LOT MAY ACT AS A TEMPORARY ACCESS. PHASE 2 INCLUDES A SECONDARY ACCESS CONNECTION TO ANTELOPE MEADOWS CIRCLE.
5. EXISTING DETENTION POND 1 MAY REQUIRE STORM INFRASTRUCTURE RETROFITTING AND/OR EARTHWORK. STORM NETWORK IMPROVEMENTS THAT OUTFALL TO EXISTING DETENTION POND 1 AND RETROFITS ARE INCLUDED IN PHASE 1 AND ARE REQUIRED PRIOR TO CONSTRUCTION OF ALL OTHER PHASES TRIBUTARY TO EXISTING DETENTION POND 1 (PART OF PHASE 2).
6. EXISTING DETENTION POND 2 MAY REQUIRE STORM INFRASTRUCTURE RETROFITTING AND/OR EARTHWORK. STORM NETWORK IMPROVEMENTS THAT OUTFALL TO EXISTING DETENTION POND 2 AND RETROFITS ARE INCLUDED IN PHASE 2 AND ARE REQUIRED PRIOR TO CONSTRUCTION OF ALL OTHER PHASES TRIBUTARY TO EXISTING DETENTION POND 2 (PART OF PHASE 2 AND FUTURE PHASES).
7. SIGNIFICANT UTILITY INSTALLATIONS THAT ARE REQUIRED FOR CONTINUED SERVICE, DRAINAGE, AND LOOPING ARE SHOWN ON THIS PLAN. MORE DETAILED LOCATIONS OF UTILITY STUBS BETWEEN PHASES ARE SHOWN ON THE PRELIMINARY UTILITY PLANS.
8. THE EXISTING SANITARY SEWER FROM FALCON HIGHLANDS FILING NO. 2 IS TO BE MAINTAINED AND REPLACED AS SHOWN ON THIS PLAN. THE EXISTING 30' UTILITY EASEMENT THAT THE EXISTING SYSTEM IS WITHIN IS TO BE VACATED AS A PART OF PHASE 2 FOLLOWING REPLACEMENT AND REMOVAL OF THE FILING NO. 2 SYSTEM. CONSTRUCTION PHASING IS TO MAINTAIN SERVICE FROM FALCON HIGHLANDS FILING NO. 2 TO THE EXISTING LIFT STATION. ANY DEMOLITION OF THE EXISTING SANITARY SEWER SYSTEM WITHIN FALCON HIGHLANDS FILING NO. 3 THAT SERVICES FALCON HIGHLANDS FILING NO. 2 IS TO REROUTED FOR CONTINUED SERVICE PRIOR TO DEMO AND VACATION OF THE UTILITY EASEMENT. THE PHASING PLAN REFLECTS THIS CONSTRUCTION SEQUENCING.

2

UPDATED

LEGEND:

- PHASE 1
- PHASE 2
- FUTURE PHASE
- FUTURE PHASE

Future phases are identified as phases 3 and 4 elsewhere.

FALCON HIGHLANDS FIL. NO. 1

ROLLING THUNDER WAY

ANTELOPE MEADOWS CIRCLE

FOXWELL WAY

FALCON HIGHLANDS FIL. NO. 2

CONNECT TO EX. PUBLIC WATER MAIN IN ANTELOPE MEADOWS CIRCLE (PHASE 2)

CONNECT TO EX. PUBLIC STORM SYSTEM IN ESMT. (PHASE 2)

CONNECT TO EX. PUBLIC SANITARY SYSTEM IN ESMT. (PHASE 2)

BIRCH HOLLOW WAY

WASSON BROOK WAY

FUTURE PHASE (113 LOTS)

EXISTING DETENTION POND WU

FUTURE PHASE (24 LOTS)

HONEYCOMB DRIVE

BRIDAL VAIL WAY

CASCADING SPRING CIRCLE

ANTELOPE MEADOWS CIRCLE

PHASE 1 (55 LOTS)

PHASE 2 (188 LOTS)

PHASE 2 (188 LOTS)

POND 1 RETROFITS TO BE DONE AS A PART OF PHASE 1

POND 2 RETROFITS TO BE DONE AS A PART OF PHASE 2

REMAINING 900 LF OF DRAINAGE DITCH TO BE CUT IN FOR FUTURE PHASE, COMM LINES TO BE RELOCATED

Wetland mitigation area... USACE permit No. ____ __ Ac...

UPDATED

PROPOSED 2,980 LF OF PUBLIC WATER MAIN EXTENSION TO CONNECT TO EX. PUBLIC SYSTEM IN ANTELOPE MEADOWS CIRCLE (PHASE 2)

APPROX. 800 LF OF DRAINAGE DITCH TO BE CUT IN FOR PHASE 2

REMOVAL 2,170 LF OF EXISTING PUBLIC SANITARY SEWER MAIN AND VACATION OF EXISTING UTILITY EASEMENT TO TAKE PLACE DURING PHASE 2 FOLLOWING INSTALLATION OF PROPOSED EXTENSION AND CONNECTION TO EX. SYSTEM

PROPOSED 2,050 LF OF PUBLIC SANITARY SEWER MAIN EXTENSION TO CONNECT TO EX. PUBLIC SYSTEM (PHASE 2)

PHASE 1 TEMPORARY TURNAROUND LOCATION, TO BE REMOVED AFTER SECOND ACCESS ESTABLISHED IN PHASE 2

delete daylight option

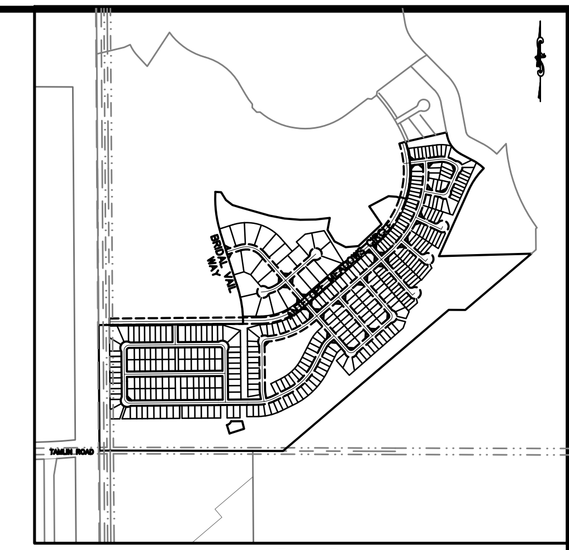
STORM SEWER SYSTEM THROUGH PHASE 2 TO BE CONSTRUCTED AS A PART OF PHASE 1 TO OUTFALL TO EXISTING DETENTION POND 1 –OR– DAYLIGHT AS ALLOWED BY COUNTY PER PRELIMINARY SUBDIVISION UTILITY INSTALLATIONS

DAYLIGHT TEXT REMOVED

EXISTING SANITARY SEWER SYSTEM FROM FIL. NO. 2 TO LIFT STATION TO REMAIN

STORM SEWER SYSTEM THROUGH PHASE 2 TO BE CONSTRUCTED AS A PART OF PHASE 1 TO OUTFALL TO EXISTING DETENTION POND 1 –OR– DAYLIGHT AS ALLOWED BY COUNTY PER PRELIMINARY SUBDIVISION UTILITY INSTALLATIONS

DAYLIGHT TEXT REMOVED



KEY MAP
1" = 1000'

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250, CO 80920
COLORADO SPRINGS,
719.598.5192
JULIE EDMUNDS

CLIENT
CHALLENGER HOMES
FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO

PHASING PLANS
UTILITY PHASING PLAN

DATE 01/25/2022

REVISIONS

DR. AMC CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 13

CAD FILE: 21005234_PHASING.DWG

FALCON HIGHLANDS
FILING NO. 2

UNPAVED AREA

HONEYCOMB DRIVE
50' PUBLIC R.O.W.
(URBAN LOCAL)

EXISTING PUB. GAS MAIN
(TYP.)

EXISTING PUB.
24" RCP
STM SWR

ANTELOPE MEADOWS CIR.
60' PUBLIC R.O.W.
(URBAN COLLECTOR)

EXIST. 100.0'
ESMT

PHASE 1

EXISTING PUB.
8" PVC
SAN SWR MAIN
TO REMAIN

EXISTING PUB.
60" RCP
STM SWR

OWNER: WALTON COLORADO LLC
TAX NO. 5300000716

EXIST. 50.0'
POWER LINE ESMT

EXIST. 60.0'
R.O.W.

EX. SANITARY

PROPOSED.
SANITARY

Make sure linetypes
are consistent thru
sheets

ELEANORA TRAIL
50' PUBLIC R.O.W.
(URBAN LOCAL)

LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 58 LOT 57 LOT 56 LOT 55 LOT 54 LOT 53 LOT 52 LOT 51 LOT 50

LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 73 LOT 72 LOT 71 LOT 70 LOT 69 LOT 68 LOT 67 LOT 66 LOT 65 LOT 64 LOT 63 LOT 62 LOT 61 LOT 60 LOT 59

10.0'
(TYP.)

20'
DRAINAGE
ESMT.

PUB. HYDRANT
(TYP.)

HP: 28.53

PVT. WTR SERVICE
(TYP.)

LANNER LANE
50' PUBLIC R.O.W.
(URBAN LOCAL)

PHASE 1
PHASE 2

TRACT F
1,441,842 sq. ft.

TRACT D

DRAINAGE

DIM ADDED

EX. PUB. SAN. SWR MAIN
(TYP.)

LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88

FL: 19.31

5.0'
(TYP.)

10.0'
(TYP.)

PUB. SAN SWR SERVICE
(TYP.)

HP: 23.97

FL: 22.83

RYLAND WAY
50' PUBLIC R.O.W.
(URBAN LOCAL)

SCOOTY LANE
50' PUBLIC R.O.W.
(URBAN LOCAL)

LOT 103 LOT 102 LOT 101 LOT 100 LOT 99 LOT 98 LOT 97 LOT 96 LOT 95 LOT 94 LOT 93 LOT 92 LOT 91 LOT 90 LOT 89

10.2'
TYP.

20.2' (TYP.)
19.0'
(TYP.)

TRACT

DIM ADDED

11,000 SF

PUB. STM SWR MAIN
(TYP.)

FL: 22.15

FL: 22

LP: 22.23

EXISTING PUBLIC
60" RCP
STM SWR

PUB. STM SWR CURB
INLET (TYPE R) (TYP.)

LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118

16.2'
(TYP.)

10.0'
(TYP.)

5.0'
(TYP.)

PUB. SAN SWR MH
(TYP.)

PUB. WTR MAIN
(TYP.)

PUB. HYDRANT
(TYP.)

HP: 22.64

6.0'

26.3'

PUB. SAN SWR MAIN
(TYP.)

LFL: 22.78

FL: 16.83

MATCH LINE
SEE SHEET 17

ALMUR TRAIL
50' PUBLIC R.O.W.
(URBAN LOCAL)

EXIST. 100.0'
ESMT

FL: 16.44

LP: 16.91

PVT. SAN SWR
SERVICE
(TYP.)

HP: 21.36

WTR SERVICE
(TYP.)

STM SWR MH
(TYP.)

TRACT (20')

TRACT

TRACT (20')

Include full name and
area for all tracts

UPDATED

MATCH LINE
SEE SHEET 15

UTILITY TYPICAL SECTION NOTES:
1. STORM SEWERS SHALL MAINTAIN A 10' CLEAR SEPARATION FROM WATER.
2. ELECTRIC CONDUITS SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM WATER.
3. FOR 40'-WIDE STREET SECTIONS, MAINTAIN WATER 10 FEET AWAY FROM SANITARY SEWER AT STREET CENTERLINE.
4. FOR 50'-WIDE RIGHT-OF-WAY (ROW), A 5'-WIDE SIDEWALK AND UTILITY EASEMENTS ARE REQUIRED ADJACENT TO THE STREET ROW. FIVE FOOT (5') WIDE ATTACHED SIDEWALK IS USED WITH ELECTRIC UTILITIES BEHIND WALK-IN EASEMENT.

TYPICAL CROSS SECTION - UTILITIES LOCATION
N.T.S.

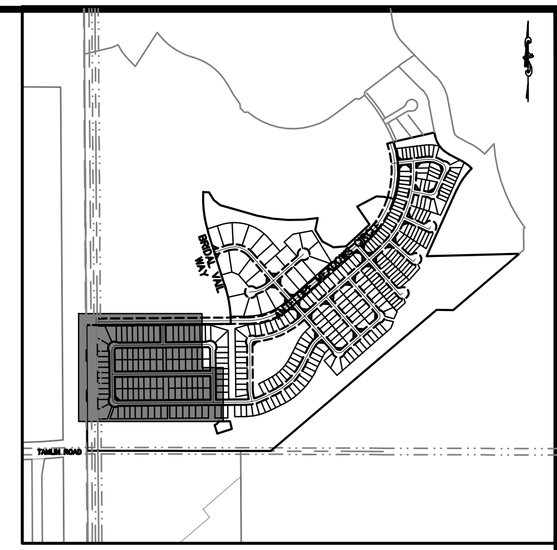
Be sure all dimensions
match with typical shown
on Sheet 4 (DT03)

UPDATED

60' R.O.W. (4)
36' (FACE TO FACE) - SEE NOTE 3
18' 18'
4' 3.5' 1.5' 6' 2' 10' 10' 6' 2' 6.5' 4'
SIDEWALK
TOP OF PAVEMENT
ELECTRIC VAULT
SECONDARY PRIMARY
GAS
NATURAL GAS UTILITY
WATER
PER WATER UTILITY
SANITARY SEWER
TELEPHONE

Show storm location

UPDATED



KEY MAP
1" = 1000'

Label all existing and
proposed easements

UPDATED

50 0 50 100
(IN FEET)
1 inch = 50 ft.

NOTES:
1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8" SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

Remove any items in legend
which are not used on any of
the utility sheets

UPDATED

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- PHASING LINES
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- FILING BOUNDARY — UPDATED
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ~~PROPOSED CONTOURS~~ — UPDATED
- ~~EXISTING CONTOURS~~
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- ~~SLOPE LABEL~~
- ~~FLOW ARROW~~
- STORM INLET
- ~~PROPOSED ELEVATION~~
- ~~EXISTING ELEVATION~~
- HP HIGH POINT
- LP LOW POINT

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719.598.5192
JULIE EDMUNDS

CLIENT

CHALLENGER HOMES
FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 1

DATE 01/25/2022

REVISIONS

DR. AMC | CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 14

CAD FILE: 21005234_PHI-PRELIM UTILITIES.DWG

MATCHLINE
SEE SHEET 01

LOT 17 | LOT 18 | LOT 19 | LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24 | LOT 25 | LOT 26 | LOT 27 | LOT 28 | LOT 29 | LOT 30 | LOT 31 | LOT 32 | LOT 33 | LOT 34 | LOT 35 | LOT 36 | LOT 37 | LOT 38
LOT 96 | LOT 97 | LOT 98 | LOT 99 | LOT 100 | LOT 101 | LOT 102 | LOT 103
LOT 104 | LOT 105 | LOT 106 | LOT 107 | LOT 108 | LOT 109 | LOT 110 | LOT 111
LOT 112 | LOT 113 | LOT 114 | LOT 115 | LOT 116 | LOT 117 | LOT 118
LOT 89 | LOT 90 | LOT 91 | LOT 92 | LOT 93 | LOT 94 | LOT 95

TRACT
TRACT E
11,000 SF
TRACT F
1,441,842 sq. ft.
TRACT (20')

EXISTING PUBLIC
60" RCP
STM SWR

DIM ADDED
DIM ADDED

PUB. STM SWR CURB
INLET (TYPE R) (TYP.)

PUB. SAN SWR MH
(TYP.)

PUB. SAN SWR MAIN
(TYP.)

PUB. STM SWR MAIN
(TYP.)

PUB. WTR MAIN
(TYP.)

PUB. HYDRANT
(TYP.)

PVT. SAN SWR
SERVICE
(TYP.)

WTR SERVICE
(TYP.)

STM SWR MH
(TYP.)

SCOOTY LANE
50' PUBLIC R.O.W.
(URBAN LOCAL)

ALMUR TRAIL
50' PUBLIC R.O.W.
(URBAN LOCAL)

PHASE 1
PHASE 2

FL: 16.83
FL: 16.44
LP: 16.91
HP: 21.36
FL: 22.15
LP: 22.23
HP: 22.64
FL: 22.78
FL: 22.

20.2' (TYP.)
10.0' (TYP.)
10.2' (TYP.)
16.2' (TYP.)
10.0' (TYP.)
5.0' (TYP.)
10.0' (TYP.)
16.2' (TYP.)
26.2' (TYP.)
6.0
26.

EXIST. 100.0'
ESMT

EXISTING 60" F.E.S.
STM SWR

EXIST. 50.0'
POWER LINE ESMT

EXIST. 60.0'
R.O.W.

EXISTING OUTLET STRUCTURE
W/ 42" RCP OUTLET PIPE

Section Corner
6819.169
119

N=1399804.38
E=3249733.85

TAMLIN ROAD
(FUTURE R.O.W.)

FUTURE
60'
R.O.W.

Show and label
existing
prescriptive ROW

FUTURE
R.O.W.
ADDED ON
PLANS

MATCHLINE
SEE SHEET 04

Fix cut off text

UPDATED

OWNER: FALCON
TAX

UPDATED

KEY MAP
1" = 1000'

(IN FEET)
1 inch = 50 ft.

NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8" SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- PHASING LINES
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- FILING BOUNDARY
- PROPOSED EASEMENT
- EXISTING UPDATED
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED SANITARY
- EXISTING SANITARY
- S — PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- W — PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- 2.0% SLOPE LABEL
- FLOW ARROW
- STORM INLET
- +25.87 PROPOSED ELEVATION
- x25.56 EXISTING ELEVATION
- HP HIGH POINT
- LP LOW POINT

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 1250
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250, CO 80920
COLORADO SPRINGS,
719.598.5192
JULIE EDMUNDS

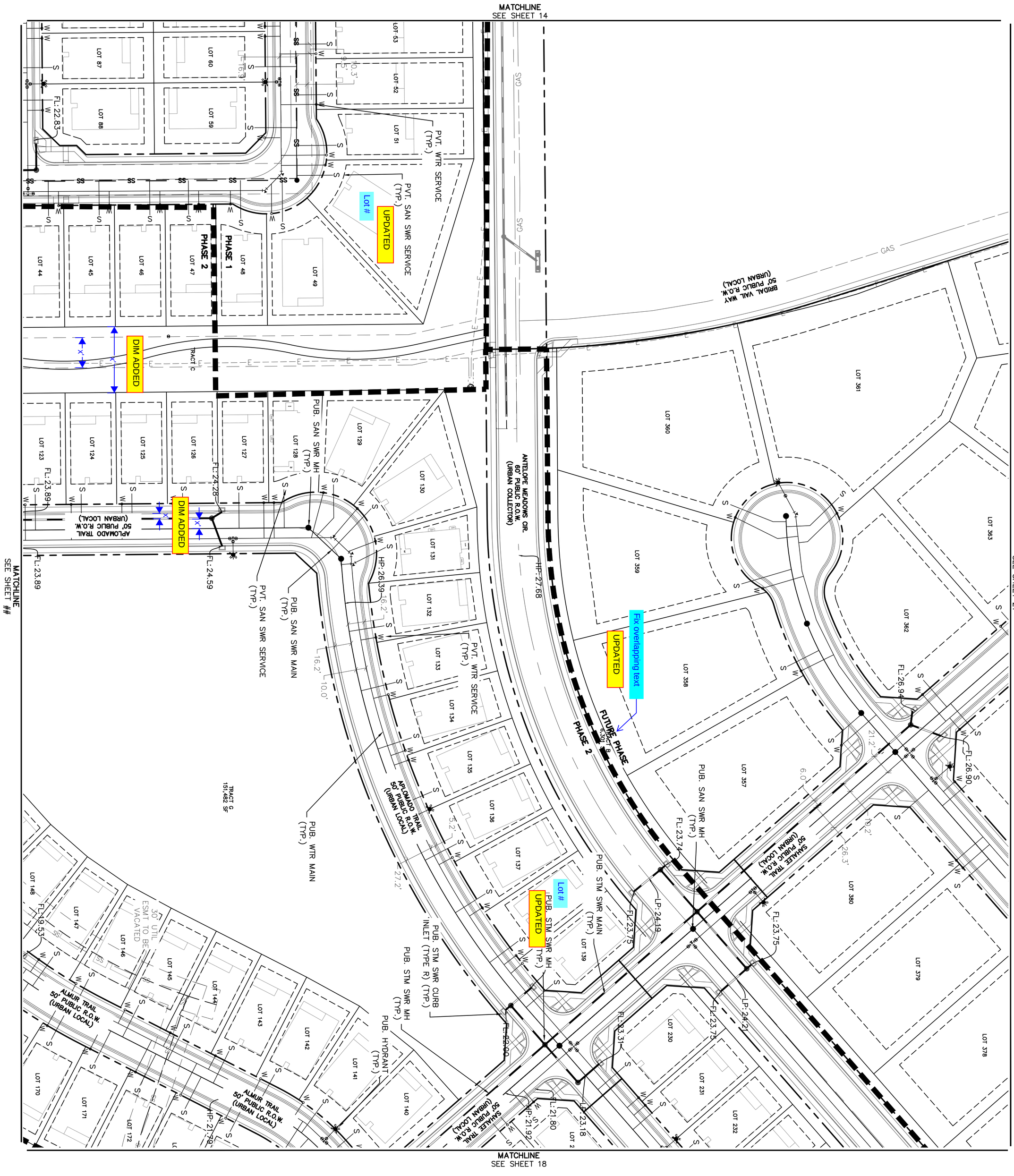
CLIENT
CHALLENGER HOMES
FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO
PRELIMINARY UTILITY PLANS
SITE 2

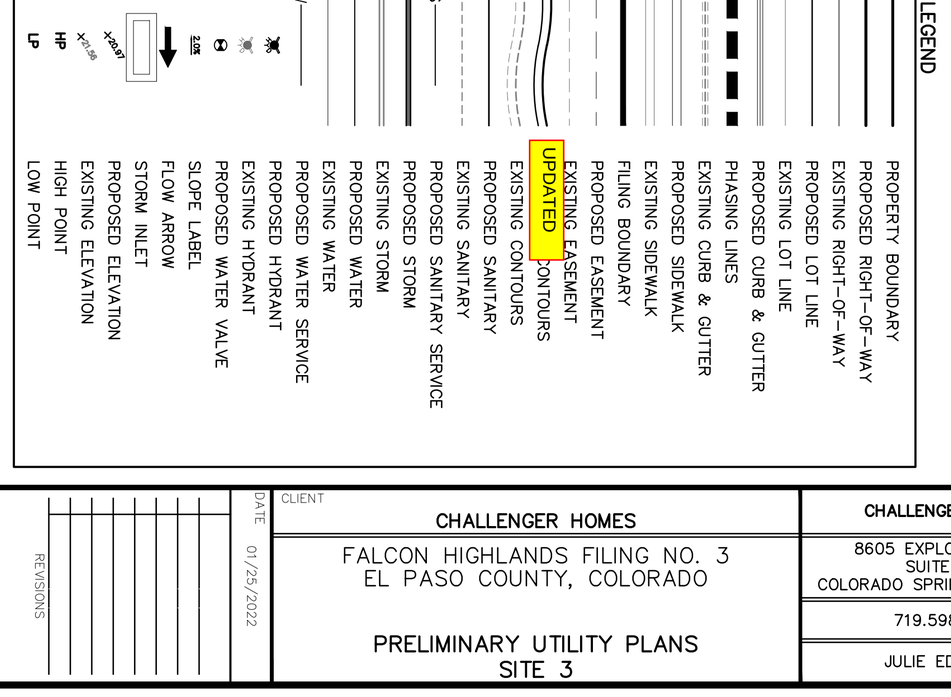
DATE 01/25/2022

REVISIONS

DR. AMC | CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 15

CAD FILE: 21005234_PH1-PRELIM UTILITIES.DWG



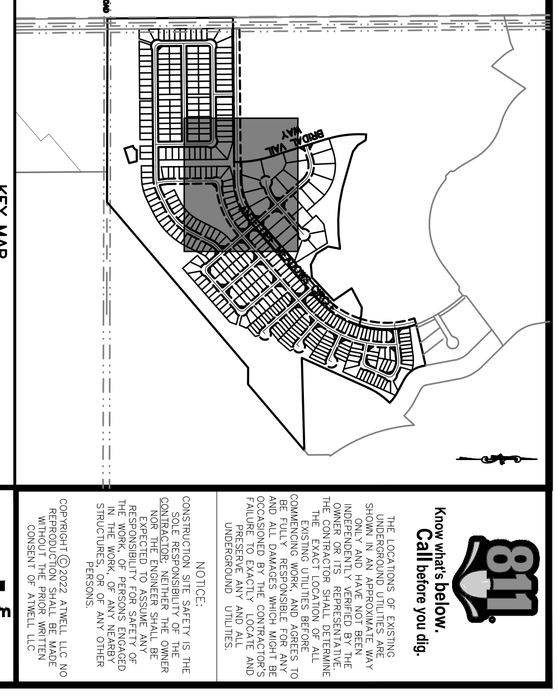


NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8" SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

50 0 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP
1" = 1000'



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2022 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719.598.5192
JULIE EDMUNDS

CLIENT
CHALLENGER HOMES

FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 3

DATE 01/25/2022

REVISIONS

DR. AMC | CH. RDL
P.M. RDL

JOB 21005234
SHEET NO. 16

CAD FILE: 21005234_PH3-PRELIM UTILITIES.DWG

MATCHLINE
SEE SHEET ##

MATCHLINE
SEE SHEET 15

MATCHLINE
SEE SHEET 18

APUMADO TRAIL
50' PUBLIC R.O.W.
(URBAN LOCAL)

ALMAR TRAIL
50' PUBLIC R.O.W.
(URBAN LOCAL)

30' UTIL ESMT TO BE VACATED

PHASE 1

PHASE 2

DIM ADDED

DIM ADDED

LP should be at inlet location. Please update note

LOW POINT RELOCATED

UPDATED

EXISTING 8" PVC SAN SWR MAIN TO BE REPLACED AS A PART OF PHASE 2

STM SWR INLET (TYP.)

PUB. HYDRANT (TYP.)

PUB. STM SWR MH (TYP.)

PUB. STM SWR MAIN (TYP.)

PUB. SAN SWR MH (TYP.)

PUB. SAN SWR MAIN (TYP.)

PVT. SAN SWR SERVICE (TYP.)

PUB. STM SWR MAIN OUTFALLS TO POND 2 (TYP.)

PROPOSED MIDBLOCK RAMP (TYP.)

PROPOSED CROSSWALK AND PEDESTRIAN RAMP (TYP.)

Remove notes. Not used on any other utility sheets

UPDATED

EX. PVT. POND OUTLET STRUCTURE W/ EX. 42" RCP OUTLET PIPE

TRACT F
1,441,842 sq. ft.

TRACT I (15.0')

EXISTING WTR MAIN (OTHER JURISDICTION) (TYP.)

SITE BOUNDARY (TYP.)

OWNER: FALCON HIGHLANDS METRO DISTRICT
TAX NO. 5300000574

OWNER: H20 SUB BLR LLC
TAX NO. 5313000103

Show all utilities

UPDATED

FL: 23.89

FL: 22.15

FL: 23.07

FL: 21.16

LP: 21.27

HP: 24.12

FL: 19.53

11.0' (TYP.)

5.2' (TYP.)

27.2' (TYP.)

10.0' (TYP.)

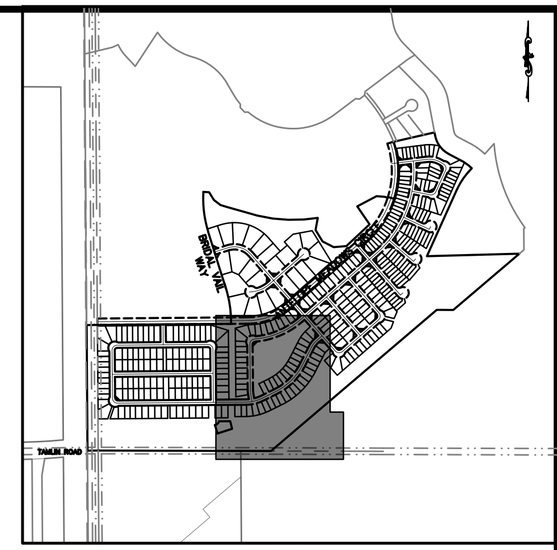
21.2'

26.3'

10.2'

6.0'

60' R.O.W.



KEY MAP
1" = 1000'

50 0 50 100
(IN FEET)
1 inch = 50 ft.

NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8" SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- PHASING LINES
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- FILING BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED SANITARY
- EXISTING SANITARY
- S — PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- W — PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- 2.0% SLOPE LABEL
- FLOW ARROW
- STORM INLET
- X=56.97 PROPOSED ELEVATION
- X=56.56 EXISTING ELEVATION
- HP HIGH POINT
- LP LOW POINT

UPDATED

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250, CO 80920
COLORADO SPRINGS,
719.598.5192
JULIE EDMUNDS

CLIENT

CHALLENGER HOMES
FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO
PRELIMINARY UTILITY PLANS
SITE 4

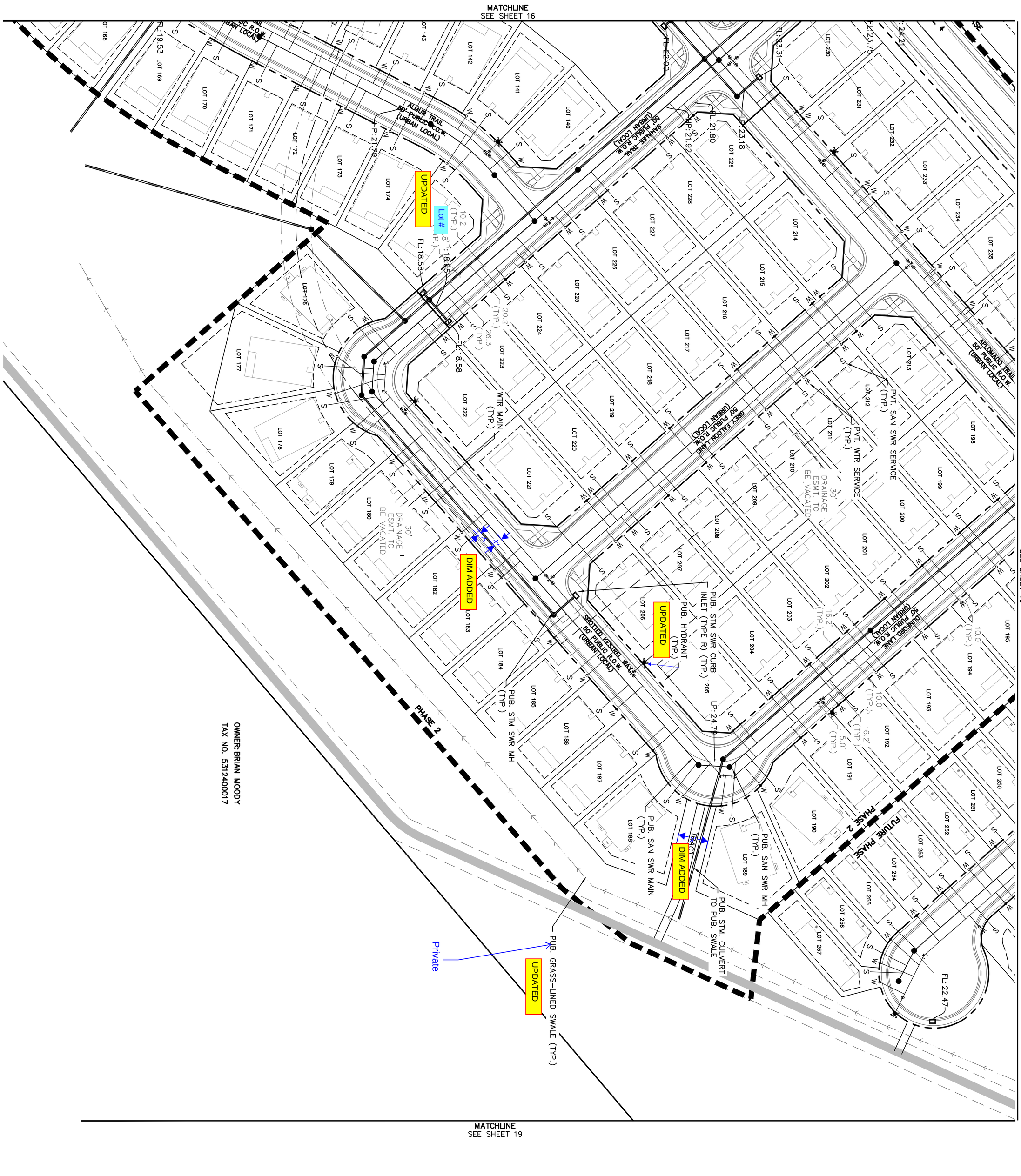
DATE 01/25/2022

REVISIONS

DR. AMC | CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 17

CAD FILE: 21005234_PH3-PRELIM UTILITIES.DWG

LAST SAVED: 1/25/2022 1:41 PM DAVID ROSE



LEGEND

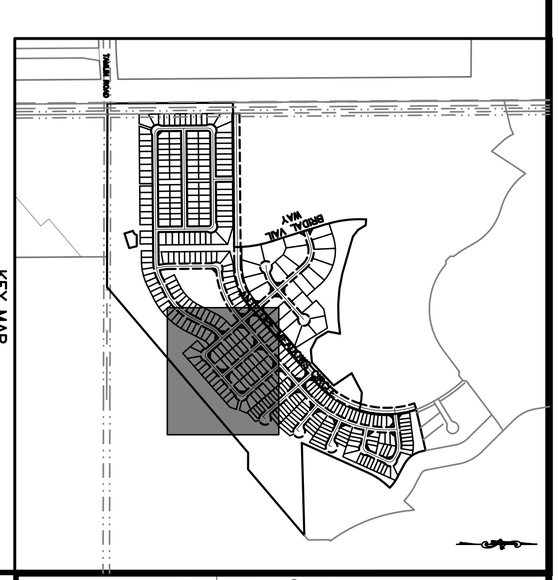
- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- PHASING LINES
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- FILING BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- UPDATED — CONTOURS
- EXISTING CONTOURS
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- SLOPE LABEL
- FLOW ARROW
- STORM INLET
- PROPOSED ELEVATION
- EXISTING ELEVATION
- HP — HIGH POINT
- LP — LOW POINT

NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8". SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

(IN FEET)
1 inch = 50 ft.

KEY MAP
1" = 1000'



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER/ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE OWNER'S REPRESENTATIVE IS EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2022 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719.598.5192
JULIE EDMUNDS

CLIENT
CHALLENGER HOMES

FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 5

DATE 01/25/2022

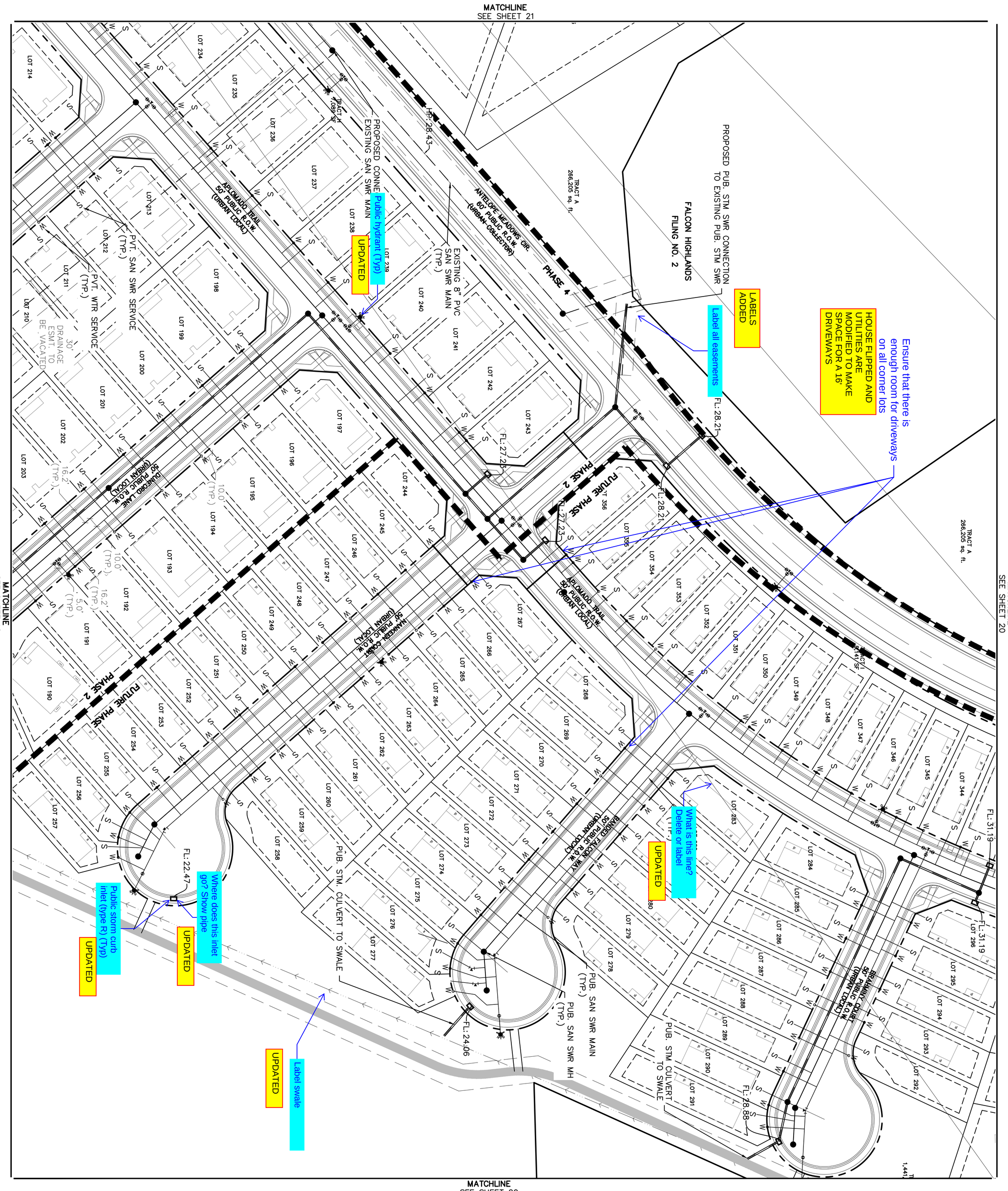
REVISIONS

DR. AMC | CH. RDL
P.M. RDL

JOB 21005234
SHEET NO. 18

CAD FILE: 21005234_PH4-PRELIM UTILITIES.DWG

K:\21005234\DWG\PLAN SETS\SITE-FINAL\21005234_PH4-PRELIM UTILITIES.DWG 4/20/2022 11:47 AM ALEXA PAIGE



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- PHASING LINES
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- FILING BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- UPDATED
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- SLOPE LABEL
- FLOW ARROW
- STORM INLET
- PROPOSED ELEVATION
- EXISTING ELEVATION
- HIGH POINT
- LOW POINT

NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8". SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

(IN FEET)
1 inch = 50 ft.

KEY MAP
1" = 1000'

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER/ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

COPYRIGHT©2022 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719.598.5192
JULIE EDMUNDS

CLIENT
CHALLENGER HOMES

FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 6

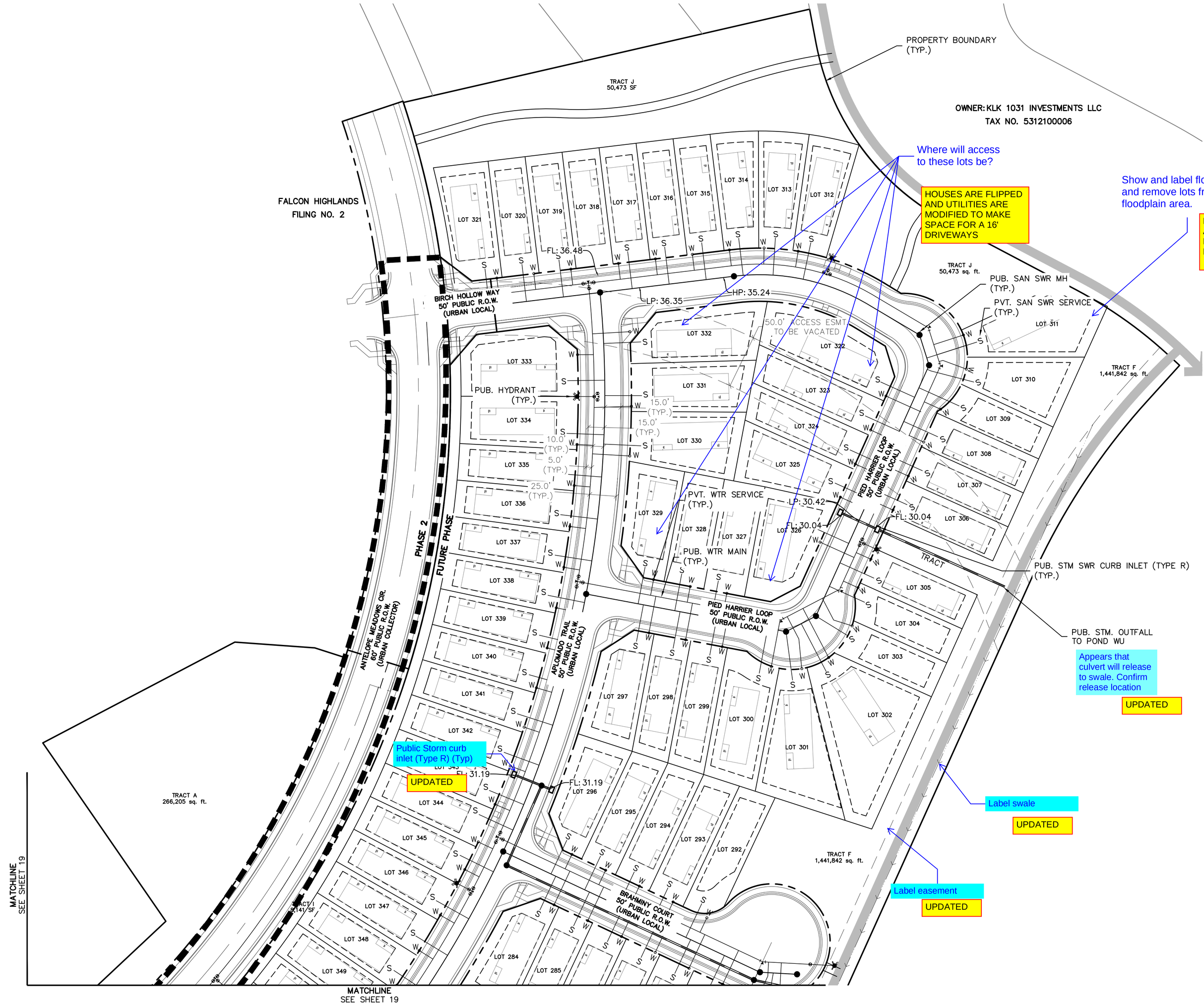
DATE 01/25/2022

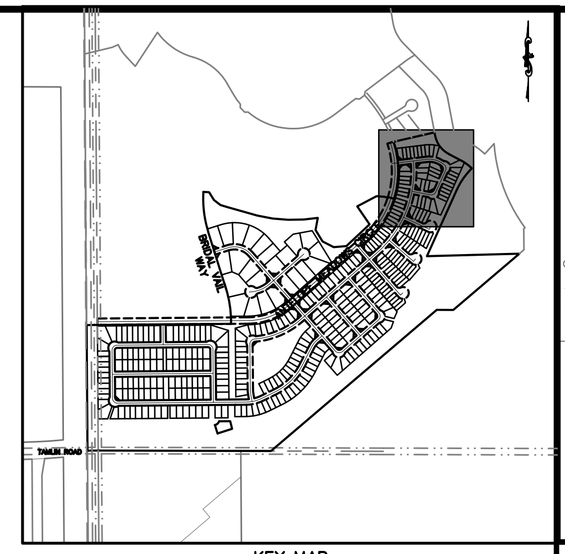
REVISIONS

DR. AMC CH. RDL
P.M. RDL

JOB 21005234
SHEET NO. 19

CAD FILE: 21005234_PH4-PRELIM UTILITIES.DWG





KEY MAP
1" = 1000'

(IN FEET)
1 inch = 50 ft.

NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8" SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- PHASING LINES
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- FILING BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- UPDATED ...NTOURS
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- SLOPE LABEL
- FLOW ARROW
- STORM INLET
- PROPOSED ELEVATION
- EXISTING ELEVATION
- HP HIGH POINT
- LP LOW POINT

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BLVD, SUITE 1210
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250, CO 80920
COLORADO SPRINGS
719.598.5192
JULIE EDMUNDS

CLIENT
CHALLENGER HOMES
FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO
PRELIMINARY UTILITY PLANS
SITE 7

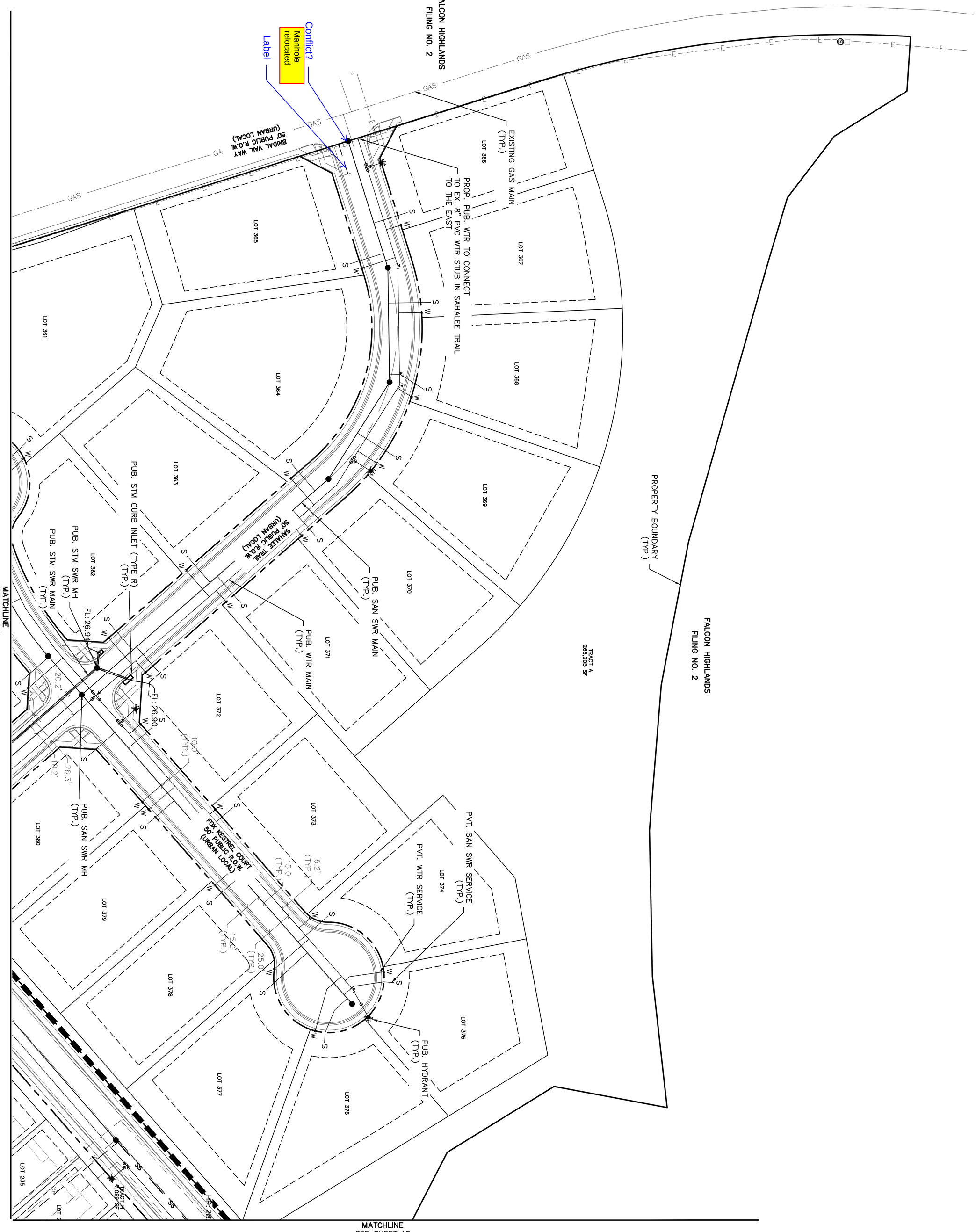
DATE 01/25/2022

REVISIONS

DR. AMC CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 20

CAD FILE: 21005234_PHS-PRELIM UTILITIES.DWG

MATCHLINE
SEE SHEET 16



MATCHLINE
SEE SHEET 16

MATCHLINE
SEE SHEET 18

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PHASING LINES
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- FILING BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- SLOPE LABEL
- FLOW ARROW
- STORM INLET
- PROPOSED ELEVATION
- EXISTING ELEVATION
- HP HIGH POINT
- LP LOW POINT

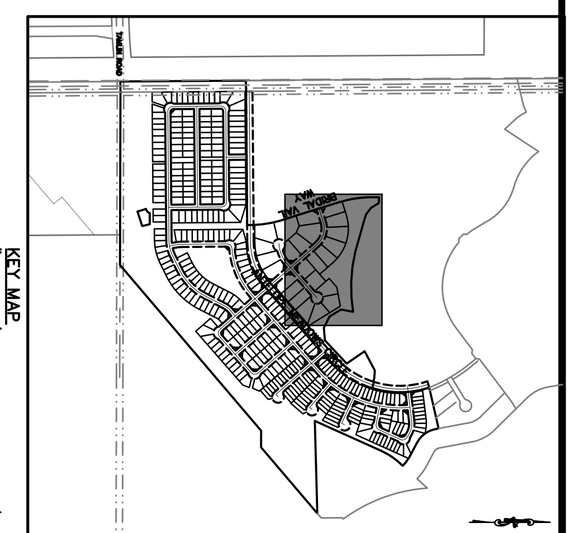
NOTES:

1. ALL WATER MAIN TO BE 8" C900 PVC DR18 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER MAIN TO BE 8" SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER MANHOLES TO BE 5' DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICES TO BE 3/4" COPPER K.
5. SANITARY SEWER SERVICES TO BE 4" PVC WITH WYE CONNECTIONS TO THE MAIN.

(IN FEET)
1 inch = 50 ft.

50 0 50 100

KEY MAP
1" = 1000'



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY OTHER STRUCTURES OR ANY OTHER PERSONS.

COPYRIGHT ©2022 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719.598.5192
JULIE EDMUNDS

CLIENT
CHALLENGER HOMES

FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 8

DATE 01/25/2022

REVISIONS

DR. AMC CH. RDL
P.M. RDL

JOB 21005234
SHEET NO. 21

CAD FILE: 21005234_PH6-PRELIM UTILITIES.DWG

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AU	16	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	40`	35`
	CS	6	CATALPA SPECIOSA WESTERN CATALPA	2" CAL.	B&B	40`	25`
	CO	15	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B	50`	40`
	QR	9	QUERCUS RUBRA RED OAK	2" CAL.	B&B	60`	40`
	TA	6	TILIA AMERICANA AMERICAN LINDEN	2" CAL.	B&B	60`	40`

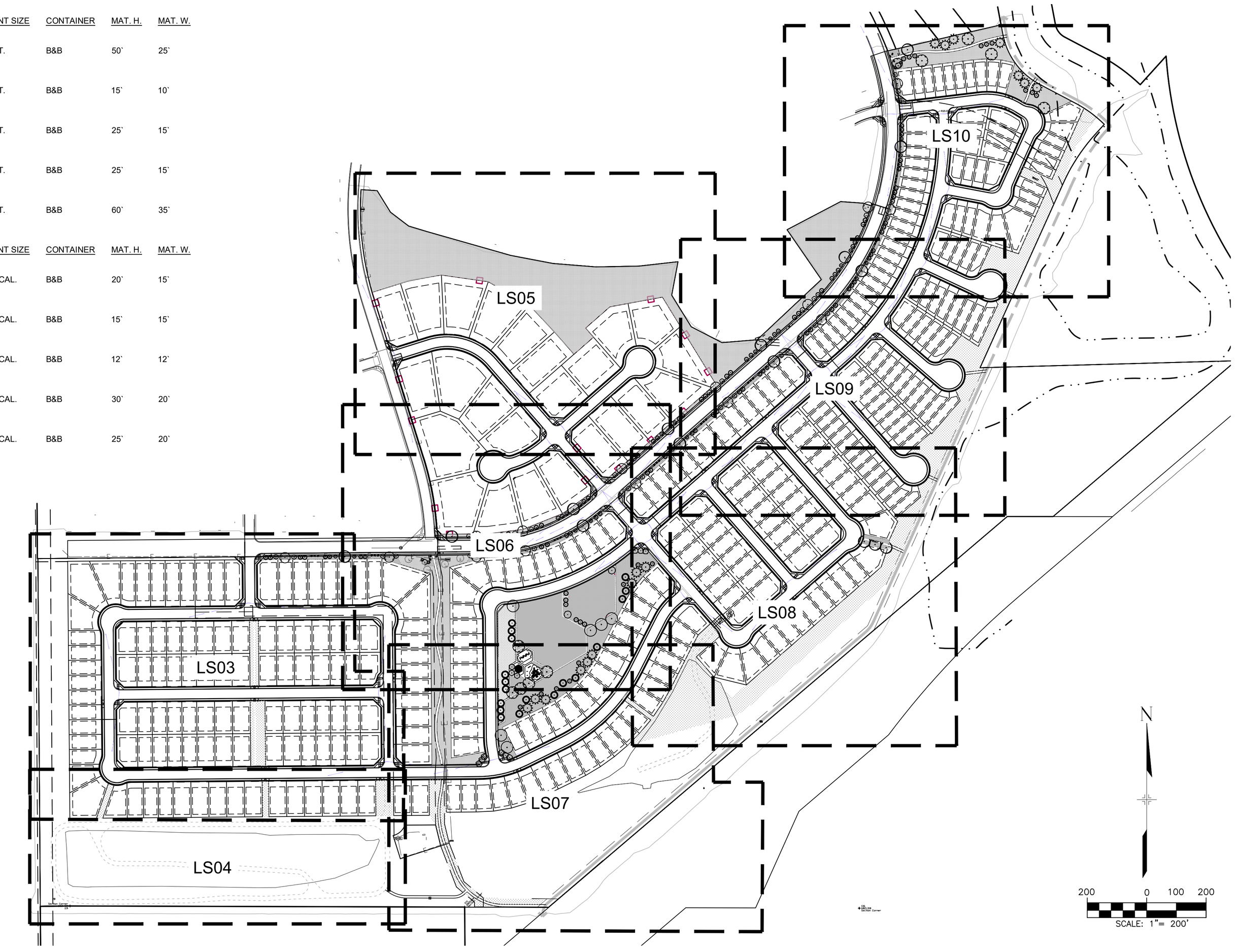
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AB	18	ABIES CONCOLOR WHITE FIR	6` HT.	B&B	50`	25`
	JU	4	JUNIPERUS MONOSPERMA CHERRYSTONE	6` HT.	B&B	15`	10`
	JS	44	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	6` HT.	B&B	25`	15`
	PE	46	PINUS EDULIS PINON PINE	6` HT.	B&B	25`	15`
	PZ	16	PINUS PONDEROSA PONDEROSA PINE	6` HT.	B&B	60`	35`

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CA	17	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	1.5" CAL.	B&B	20`	15`
	MP	29	MALUS X `PRAIRIFIRE` PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15`	15`
	ML	20	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5" CAL.	B&B	12`	12`
	PI	5	PRUNUS AVIUM SWEET CHERRY	1.5" CAL.	B&B	30`	20`
	MI	9	PRUNUS MAACKII AMUR CHOKECHERRY	1.5" CAL.	B&B	25`	20`

LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS

PLAN	STREET NAME/		STREET		SETBACK DEPTH		LINEAR	TREE/FEET
ABREV	ZONE BOUNDARY		CLASSICIATION		REQ.	PROV.	FOOTAGE	REQUIRED
AS	ANTELOPE MEADOWS -SOUTH		COLLECTOR		10'	10'	3160	1 / 30
AN	ANTELOPE MEADOWS -NORTH		COLLECTOR		10'	10'	1925	1 / 30
	NO. OF TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
AS	105	105	--	0	--	0	--	0
AN	64	64	--	0	--	0	--	0



FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

LANDSCAPE COVER

LS01

SHEET 22 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

GENERAL NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
9. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
10. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
11. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
12. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

SEEDING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
3. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
4. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
5. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
6. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
   A. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
   B. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
   C. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
8. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
9. STRAW CRIMPING: TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
10. HYRDO-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
11. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
12. IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
13. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
14. ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

SEED MIX SCHEDULE

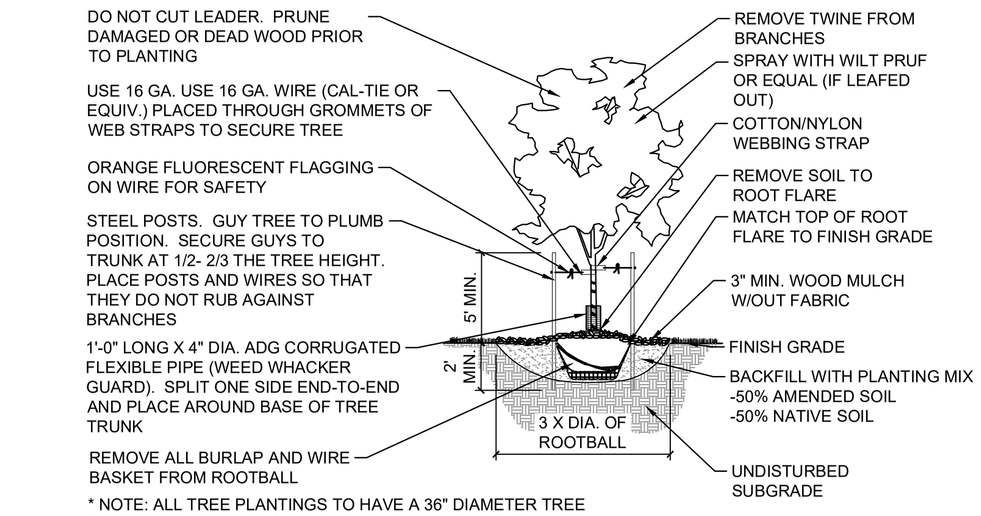
MIX NAME	SUPPLIER	SPECIES	APPLICATION RATE	APPLICATION METHOD
NATIVE PRAIRIE MIX	PAWNEE BUTTE SEED	BLUE GRAMA BUFFALOGRASS SIDEOATS GRAMA WESTERN WHEATGRASS GREEN NEEDLEGRASS SAND DROPSEED	PER SUPPLIER RECOMMENDATION	BROADCAST
LOW GROW NATIVE	PAWNEE BUTTE SEED	ARIZONA FESCUE SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	PER SUPPLIER RECOMMENDATION	BROADCAST

TREE PLANTING NOTES

1. ALL TREE LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES.
2. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
3. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
4. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
5. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC. SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
6. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
7. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
8. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
9. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
10. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

Updated

Colorado Springs?



* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

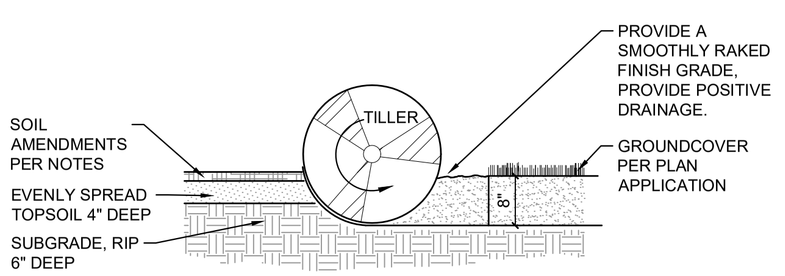
1 DECIDUOUS TREE

NTS MS-STD-LS-01

* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

2 EVERGREEN TREE

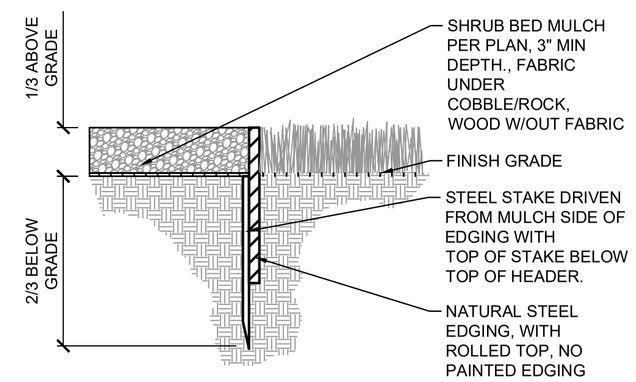
NTS MS-STD-LS-02



NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. COMPOST TO BE TYPE I CONSISTING OF OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

3 SOIL PREP FOR ALL AREAS

NTS MS-STD-LS-05



NOTE:
ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

4 STEEL EDGING

NTS MS-STD-LS-12

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

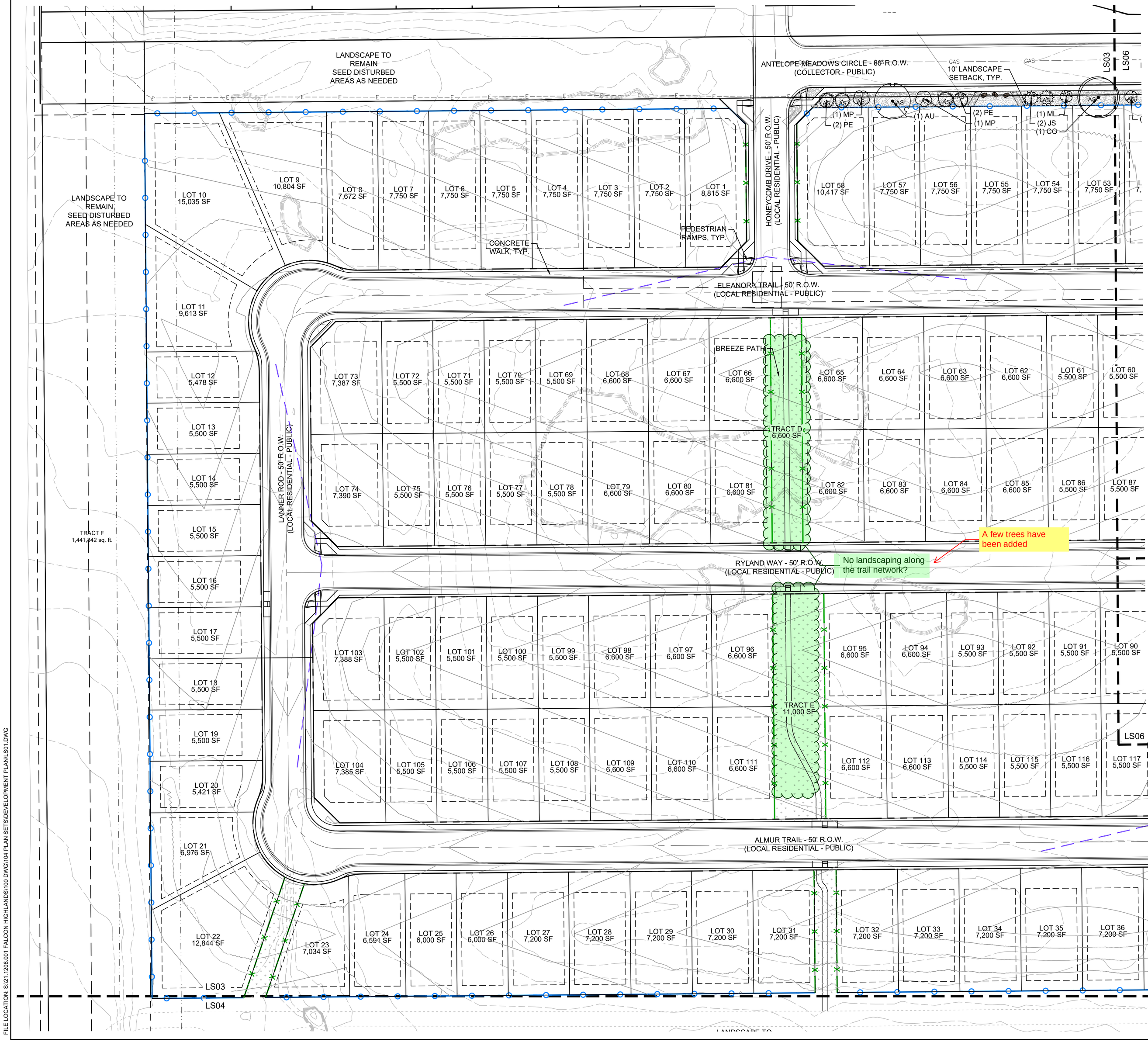
LANDSCAPE NOTES AND DETAILS

LS02

SHEET 23 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

3/4" ROCK
TYPE: COMMANCHE TAN
SUPPLIER:PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

NATIVE SEED-LOW
MIX NAME:LOW GROW NATIVE MIX
SUPPLIER:PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

NATIVE SEED-TALL
MIX NAME: NATIVE PRAIRE MIX
SUPPLIER: PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

ARTIFICIAL TURF
-

BREEZE
TYPE: PIONEER GRANITE
SUPPLIER: PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

PEA GRAVEL
COLOR:
DEPTH:
SUPPLIER:
OR APPROVED EQUAL
-

2-4" COBBLE
TYPE: GRAY ROSE COBBLE
SUPPLIER:PIONEER
DEPTH:4"
OR APPROVED EQUAL
-

BOULDERS
SILOAM STONE (OR APPROVED EQUAL)
-MINIMUM 3', ALL DIMENSIONS
-MAXIMUM 8', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR TO INSTALL

EDGING
4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)

SPLIT RAIL FENCE

5' VINYL FENCE

5' CONCRETE NOISE WALL

CONSULTANTS:

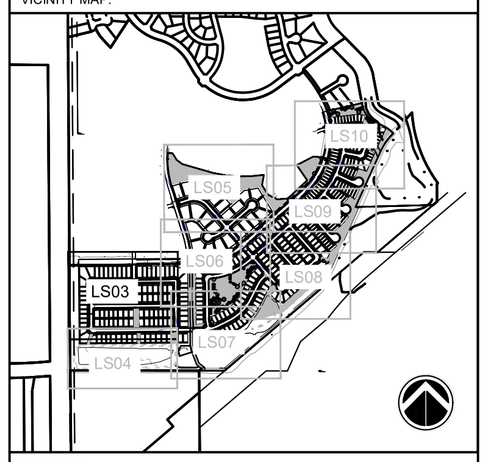
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:
FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

LANDSCAPE PLAN

LS03

SHEET 24 OF 31

CITY FILE NO.:

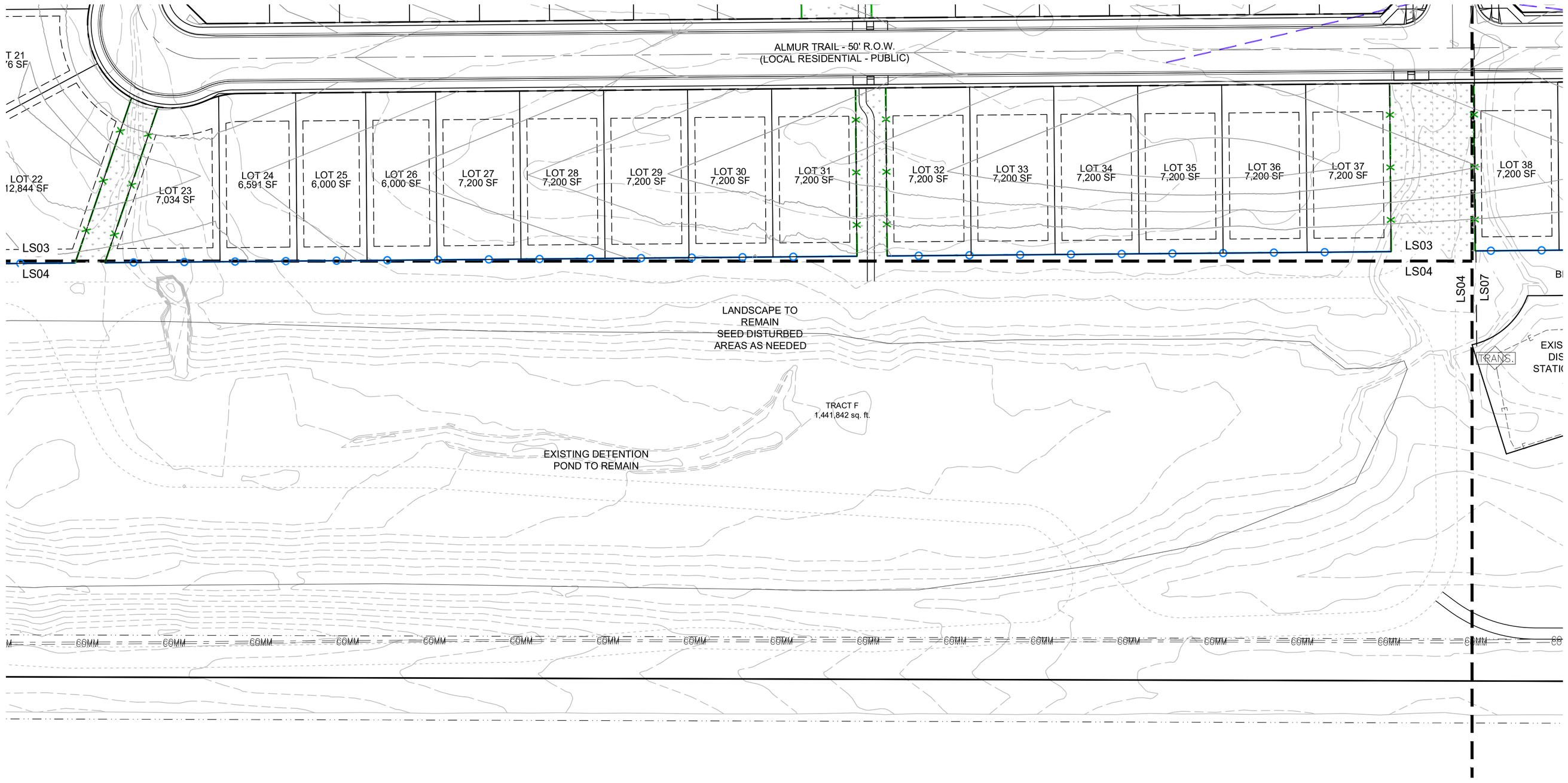
FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

3/4" ROCK
TYPE: COMMANCHE TAN
SUPPLIER:PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

NATIVE SEED-LOW
MIX NAME:LOW GROW NATIVE MIX
SUPPLIER:PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

NATIVE SEED-TALL
MIX NAME: NATIVE PRAIRE MIX
SUPPLIER: PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

ARTIFICIAL TURF
-

BREEZE
TYPE: PIONEER GRANITE
SUPPLIER: PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

PEA GRAVEL
COLOR:
DEPTH:
SUPPLIER:
OR APPROVED EQUAL
-

2-4" COBBLE
TYPE: GRAY ROSE COBBLE
SUPPLIER:PIONEER
DEPTH:4"
OR APPROVED EQUAL
-

BOULDERS
SILOAM STONE (OR APPROVED EQUAL)
-MINIMUM 3', ALL DIMENSIONS
-MAXIMUM 8', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR TO INSTALL

EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)

SPLIT RAIL FENCE

5' VINYL FENCE

5' CONCRETE NOISE WALL

N

50 0 25 50

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

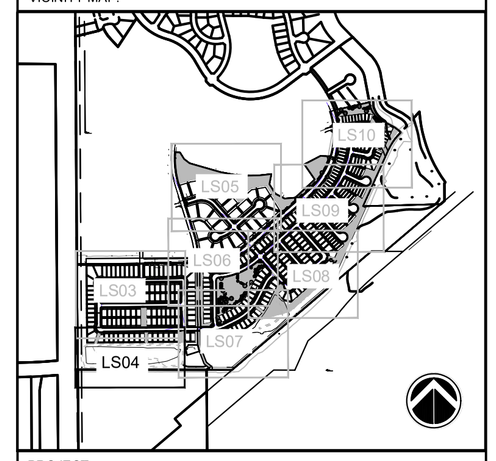
CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE PLAN

LS04

SHEET 25 OF 31

CITY FILE NO.:

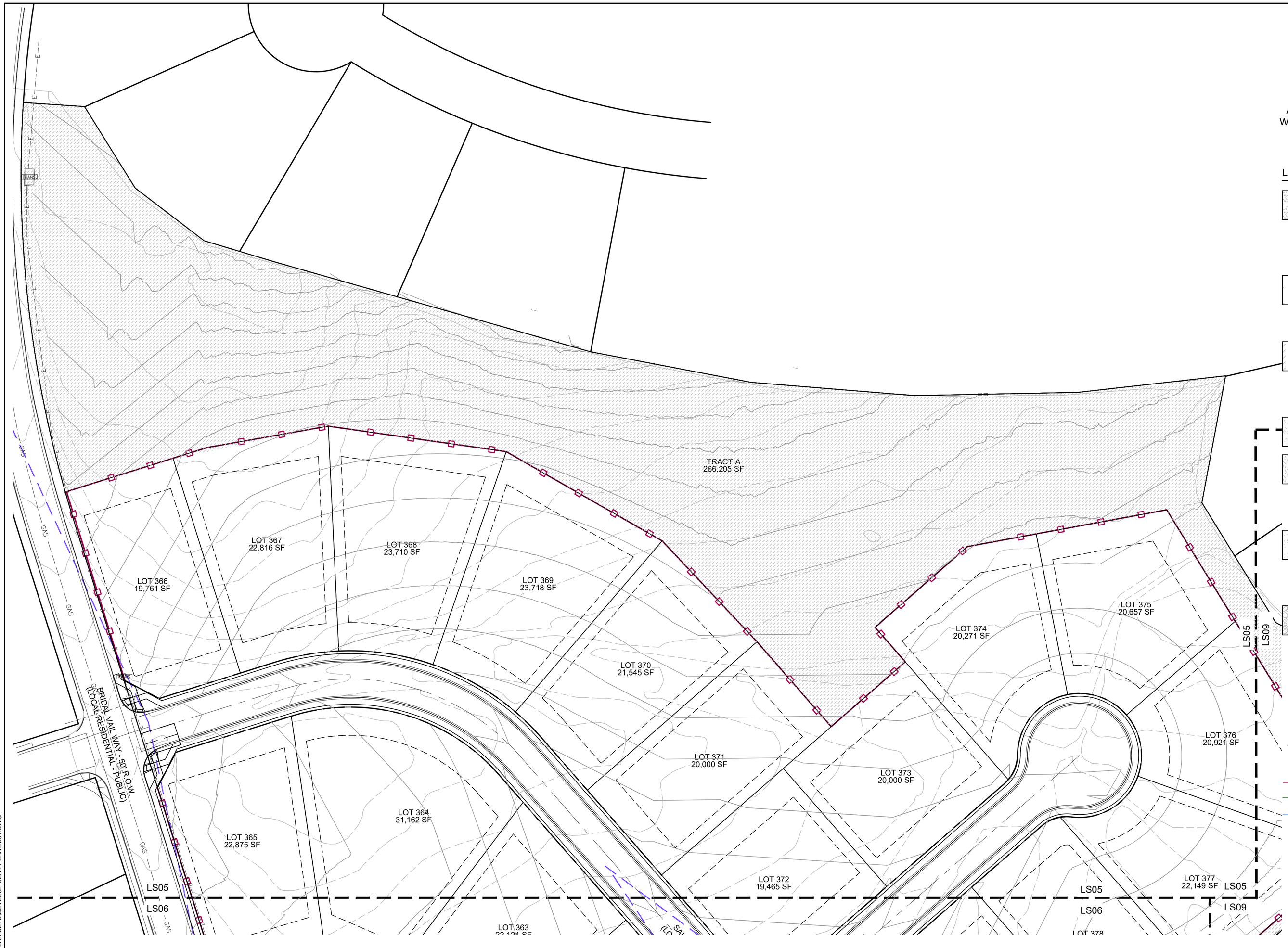
FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

3/4" ROCK
TYPE: COMMANCHE TAN
SUPPLIER:PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

NATIVE SEED-LOW
MIX NAME:LOW GROW NATIVE MIX
SUPPLIER:PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

NATIVE SEED-TALL
MIX NAME: NATIVE PRAIRE MIX
SUPPLIER: PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

ARTIFICIAL TURF
-

BREEZE
TYPE: PIONEER GRANITE
SUPPLIER: PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

PEA GRAVEL
COLOR:
DEPTH:
SUPPLIER:
OR APPROVED EQUAL
-

2-4" COBBLE
TYPE: GRAY ROSE COBBLE
SUPPLIER:PIONEER
DEPTH:4"
OR APPROVED EQUAL
-

BOULDERS
SILOAM STONE (OR APPROVED EQUAL)
-MINIMUM 3', ALL DIMENSIONS
-MAXIMUM 8', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR TO INSTALL

EDGING
4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)

SPLIT RAIL FENCE

5' VINYL FENCE

5' CONCRETE NOISE WALL

N

50 0 25 50

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

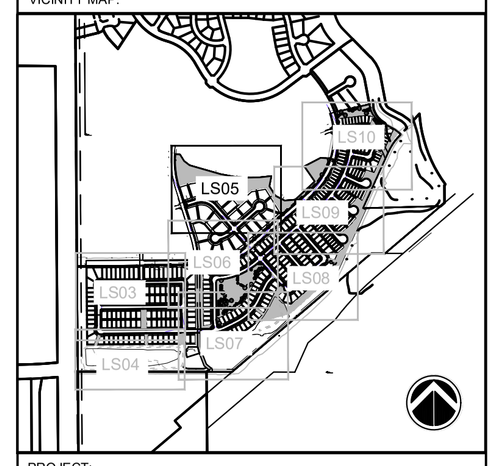
CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE PLAN

LS05

SHEET 26 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO STATE OF COLORADO

LEGEND

3/4" ROCK
TYPE: COMMANCHE TAN
SUPPLIER:PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

NATIVE SEED-LOW
MIX NAME:LOW GROW NATIVE MIX
SUPPLIER:PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

NATIVE SEED-TALL
MIX NAME: NATIVE PRAIRE MIX
SUPPLIER: PAWNEE BUTTE SEED
OR APPROVED EQUAL
-

ARTIFICIAL TURF
-

BREEZE
TYPE: PIONEER GRANITE
SUPPLIER: PIONEER
DEPTH: 3"
OR APPROVED EQUAL
-

PEA GRAVEL
COLOR:
DEPTH:
SUPPLIER:
OR APPROVED EQUAL
-

2-4" COBBLE
TYPE: GRAY ROSE COBBLE
SUPPLIER:PIONEER
DEPTH:4"
OR APPROVED EQUAL
-

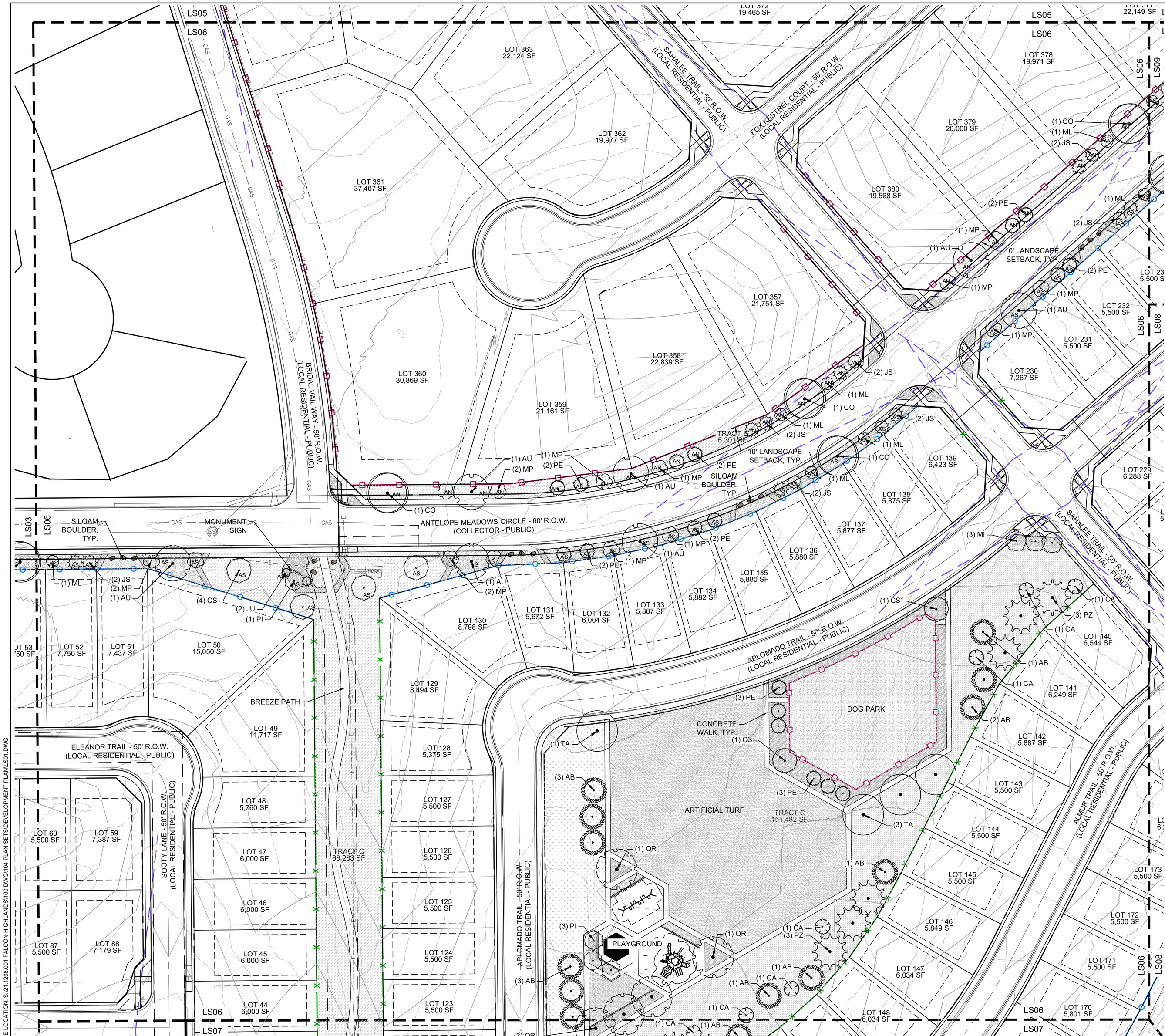
BOULDERS
SILOAM STONE (OR APPROVED EQUAL)
-MINIMUM 3', ALL DIMENSIONS
-MAXIMUM 8', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR TO INSTALL

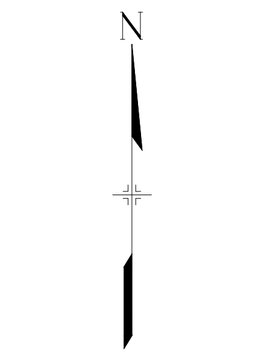
EDGING
4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)

SPLIT RAIL FENCE

5' VINYL FENCE

5' CONCRETE NOISE WALL





50 0 25 50
SCALE: 1"= 50'

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

CONSULTANTS:

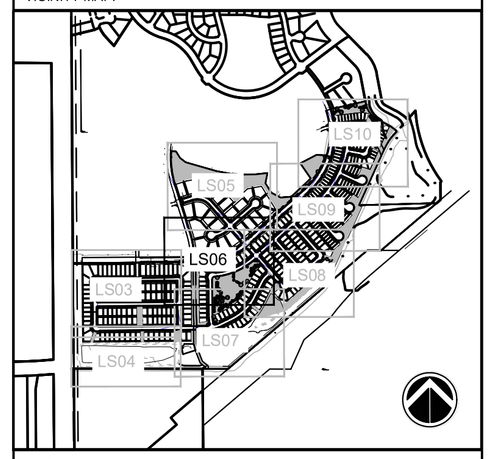
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:
FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

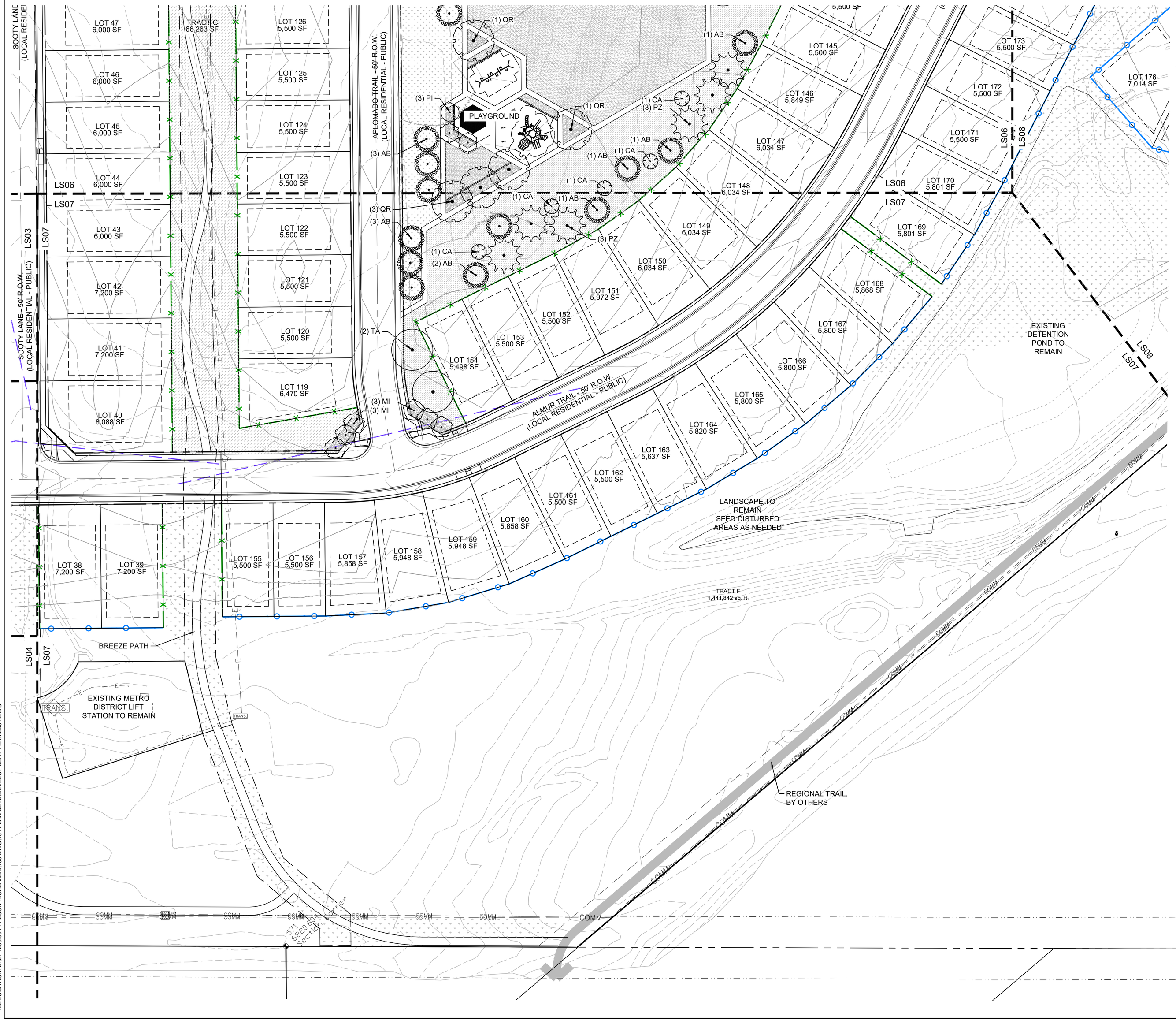
PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE PLAN

LS06

SHEET 27 OF 31

CITY FILE NO.:



FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- 3/4" ROCK
  TYPE: COMMANCHE TAN
  SUPPLIER:PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- NATIVE SEED-LOW
  MIX NAME:LOW GROW NATIVE MIX
  SUPPLIER:PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- NATIVE SEED-TALL
  MIX NAME: NATIVE PRAIRE MIX
  SUPPLIER: PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- ARTIFICIAL TURF
  -
- BREEZE
  TYPE: PIONEER GRANITE
  SUPPLIER: PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- PEA GRAVEL
  COLOR:
  DEPTH:
  SUPPLIER:
  OR APPROVED EQUAL
  -
- 2-4" COBBLE
  TYPE: GRAY ROSE COBBLE
  SUPPLIER:PIONEER
  DEPTH:4"
  OR APPROVED EQUAL
  -
- BOULDERS
  SILOAM STONE (OR APPROVED EQUAL)
  -MINIMUM 3', ALL DIMENSIONS
  -MAXIMUM 8', ALL DIMENSIONS
  -SUBMIT FOR APPROVAL PRIOR TO INSTALL
- EDGING
  4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)
- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL

CONSULTANTS:

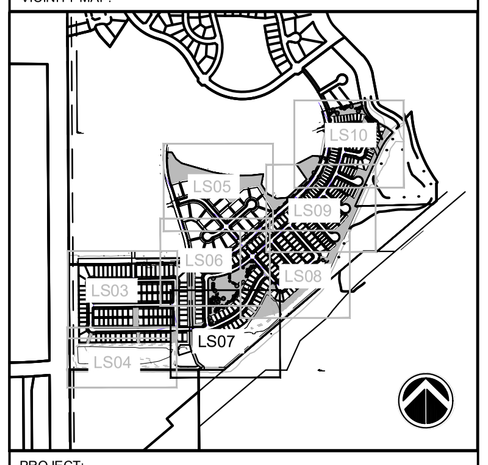
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

LANDSCAPE PLAN

LS07

SHEET 28 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- 3/4" ROCK
  TYPE: COMMANCHE TAN
  SUPPLIER:PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- NATIVE SEED-LOW
  MIX NAME:LOW GROW NATIVE MIX
  SUPPLIER:PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- NATIVE SEED-TALL
  MIX NAME: NATIVE PRAIRE MIX
  SUPPLIER: PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- ARTIFICIAL TURF
  -
- BREEZE
  TYPE: PIONEER GRANITE
  SUPPLIER: PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- PEA GRAVEL
  COLOR:
  DEPTH:
  SUPPLIER:
  OR APPROVED EQUAL
  -
- 2-4" COBBLE
  TYPE: GRAY ROSE COBBLE
  SUPPLIER:PIONEER
  DEPTH:4"
  OR APPROVED EQUAL
  -
- BOULDERS
  SILOAM STONE (OR APPROVED EQUAL)
  -MINIMUM 3', ALL DIMENSIONS
  -MAXIMUM 8', ALL DIMENSIONS
  -SUBMIT FOR APPROVAL PRIOR TO INSTALL
- EDGING
  4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)
- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL

REGIONAL TRAIL, BY OTHERS

EXISTING DETENTION POND TO REMAIN

50 0 25 50
SCALE: 1"= 50'

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWGS\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:
FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE PLAN

LS08

SHEET 29 OF 31

CITY FILE NO.:

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- 3/4" ROCK
  TYPE: COMMANCHE TAN
  SUPPLIER:PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- NATIVE SEED-LOW
  MIX NAME:LOW GROW NATIVE MIX
  SUPPLIER:PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- NATIVE SEED-TALL
  MIX NAME: NATIVE PRAIRE MIX
  SUPPLIER: PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- ARTIFICIAL TURF
  -
- BREEZE
  TYPE: PIONEER GRANITE
  SUPPLIER: PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- PEA GRAVEL
  COLOR:
  DEPTH:
  SUPPLIER:
  OR APPROVED EQUAL
  -
- 2-4" COBBLE
  TYPE: GRAY ROSE COBBLE
  SUPPLIER:PIONEER
  DEPTH:4"
  OR APPROVED EQUAL
  -
- BOULDERS
  SILOAM STONE (OR APPROVED EQUAL)
  -MINIMUM 3', ALL DIMENSIONS
  -MAXIMUM 8', ALL DIMENSIONS
  -SUBMIT FOR APPROVAL PRIOR TO INSTALL
- EDGING
  4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)
- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL

Label the wetland mitigation area

Label Added

REGIONAL TRAIL, BY OTHERS

50 0 25 50
SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:	
PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE PLAN

LS09

SHEET 30 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- 3/4" ROCK
  TYPE: COMMANCHE TAN
  SUPPLIER:PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- NATIVE SEED-LOW
  MIX NAME:LOW GROW NATIVE MIX
  SUPPLIER:PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- NATIVE SEED-TALL
  MIX NAME: NATIVE PRAIRE MIX
  SUPPLIER: PAWNEE BUTTE SEED
  OR APPROVED EQUAL
  -
- ARTIFICIAL TURF
  -
- BREEZE
  TYPE: PIONEER GRANITE
  SUPPLIER: PIONEER
  DEPTH: 3"
  OR APPROVED EQUAL
  -
- PEA GRAVEL
  COLOR:
  DEPTH:
  SUPPLIER:
  OR APPROVED EQUAL
  -
- 2-4" COBBLE
  TYPE: GRAY ROSE COBBLE
  SUPPLIER:PIONEER
  DEPTH:4"
  OR APPROVED EQUAL
  -
- BOULDERS
  SILOAM STONE (OR APPROVED EQUAL)
  -MINIMUM 3', ALL DIMENSIONS
  -MAXIMUM 8', ALL DIMENSIONS
  -SUBMIT FOR APPROVAL PRIOR TO INSTALL
- EDGING
  4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)
- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL

N

50 0 25 50

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
8605 EXPLORER DR.
SUITE 250
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:
FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
DRAWN BY:	AJP
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE PLAN

LS10

SHEET 31 OF 31

CITY FILE NO.:

FILE LOCATION: S:\21.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

Gmail

Testimony Affidavit witnesses

Xx Xx <mcplightcycle@gmail.com>

Fwd: Important: Comment Guidance for the PC Hearing for Filing 3

1 message

CHofFHD <choffalconhighlandsdev@gmail.com> Wed, Nov 15, 2023 at 12:23 PM
To: "mcplightcycle@gmail.com" <mcplightcycle@gmail.com>

Hi Mike, Here is the email that went out to all the Concerned Homeowners. Hope it helps. See you tomorrow at 7:45! :)

Cristina

CONCERNED HOMEOWNERS

OF THE FALCON HIGHLANDS DEVELOPMENT

Dear Homeowners,

As most of you know, the County recently posted notices about the PUD Hearing for Falcon Highlands "Filing 3", also known as the Falcon Highlands South PUD (PUDSP225). The Developer, Challenger Homes, has petitioned to County to rezone this area to increase the density of the homes they wish to build on the property. While the County's notice does not make it clear, Homeowners should understand that this new PUD proposes that the density should be increased from 138 homes to 378 homes! For comparison, Figure A shows the lot layout for the original PUD (138 Homes), and Figure B shows the lot layout for the proposed PUD (378 Homes). Existing Homeowners should be concerned because the approval of this new plan will inevitably affect our property values, increase traffic, and impact our infrastructure.

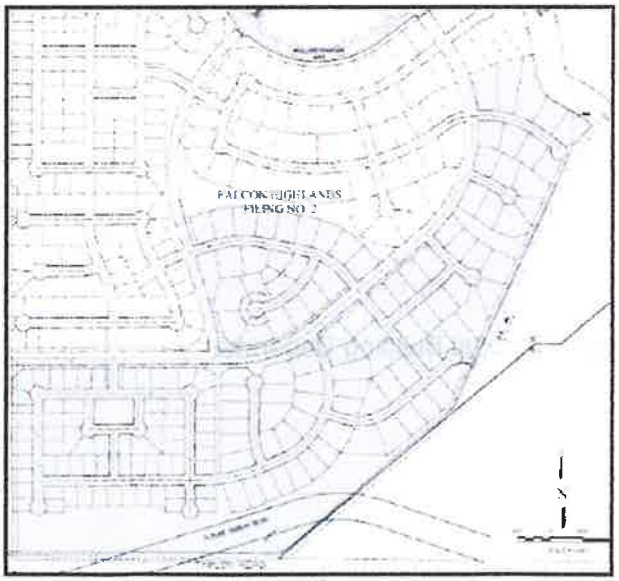


FIGURE A

FIGURE B

But What About Water?

Historically, the Falcon Highlands Metro District (FHMD) has not been able to provide enough water to meet the needs of the homes planned for Filing 3, so they were never built. A number of years ago, Homeowners came together and voted down a proposed increase in our Metro District's Debt that would have funded a new well to service the additional homes, at our expense.

Since then, the Falcon Highlands Metro District has partnered with the Woodmen Hills Metro District (WHMD) to install a valve that interconnects our water supply with theirs. This valve can be opened in case of emergencies like fire or well pump failure, thus providing a safety benefit to existing Homeowners in the Development who would otherwise have to depend on the limited supply in the Falcon Highlands water tank.

Recently, however, FHMD proposed that this "Emergency" interconnect valve be permanently opened to provide service to the planned development in Filing 3. While this may not be the Developer's only option for obtaining a water supply, our Metro Districts (and the Developer's representatives who currently sit on the FHMD Board) appear to be seriously considering it.

How can they even consider building more homes, when our development is such a mess?

It's a good question and one that I have been asked repeatedly. To be blunt, Homeowners need to understand that the Developers are not in the business of prioritizing our well-being. They will only do what's necessary to overcome obstacles and further their business interests.

So As a Community What Can We Do?

While there is no guarantee that we can prevent the New PUD and Preliminary Plan from being approved, we can certainly bring our concerns to the Planning Commission's attention. If our arguments are valid and applicable to this stage of planning, they will have to be considered. Homeowners who are willing and able should attend in-person (if possible), and present arguments in opposition to the proposal. As a reminder, the Planning Commission Hearing will take place on:

Thursday, Nov 16th, 2023 at 9:00 a.m.

and will be located at:

2880 International Circle, Colorado Springs

(In the Second Floor Hearing Room of the Pikes Peak Regional Building Department)

HEARING PARTICIPATION PROCEDURE:

For those who wish to make a comment and/or submit documentation to the official hearing record, please follow the recommended procedures and review the guidance, and relevant criteria listed below (Download PDF).

If you wish to provide comments either in support of or in opposition to this new PUD, you can do so in-person or by following the "Participate Remotely" procedure listed below.

Important Note: Emailed comments or documents that are received more than 24 hours in advance of each hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded to EDARP as part of the case but might not be present at the hearing.

Please visit https://epcdevplanreview.com/Public/ProjectDetails/170801 to view the Staff Report and all other documents related to this hearing item.

Participate In Person

- The hearing is open to the public. If you wish to participate in person, just show up with your arguments/comments prepared. If you do not wish to speak but still want to attend that is encouraged as well. Every community member in attendance is allotted 3-minutes to speak, and if you do not plan to use your time, you can request that it be dedicated to another community member so they can expand on their argument or present additional arguments if needed.

Stream the PC Hearing Live

- If you would prefer to stream the hearing live, please go to https://cloud.castus.tv/vod/elpasoco/video at the scheduled hearing time.

Participate Remotely in PC Hearing

- If you are participating remotely and wish to speak during the hearing, please email PCDhearings@ElPasoCo.com with your name, phone number, the project's file number (PUDSP225) prior to the hearing, and explain that you plan to participate remotely.

COMMENT GUIDANCE:

As explained previously, Kevin Curry (https://TheFriendsOfFalcon.org), has been providing guidance on how to structure our comments and concerns for the proposed PUD and Preliminary Plan at the upcoming Planning Commission Hearing. Kevin previously served on the El Paso County Planning Commission and now runs The Friends of Falcon, a non-profit that advocates for responsible development in Falcon, so he is very knowledgeable in this area. For those who wish to make a comment at the Planning Commission hearing Kevin recommends the following:

KEY POINTS:

- Keep your comments focused and brief. Each speaker may be limited to three minutes, so make it count!

- Comments regarding **water sufficiency** will not be considered as this issue has been deferred to the "Final Plat" planning stage.

- Comments regarding **wastewater sufficiency** will not be considered as this issue has been deferred to the "Final Plat" planning stage.

- **Since the request is for approval of a PUD Rezone and of the Preliminary Plan, the Planning Commission and County Commissioners will consider ONLY arguments that apply to approval criteria for these items. (See Below)**

- The "Letter of Intent" has all the criteria for both the Rezone and Preliminary Plan. These are also outlined below and in the "PC Staff Report".

PUD REZONE APPROVAL CRITERIA:

Uses PUD criteria in 4.2.6(D) of the Land Development Code. The application must meet all of the approval criteria:

• The proposed PUD district zoning advances the stated purposes set forth in this section.

• The application is in general conformity with the Master Plan;

• The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

• The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;

• The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

• The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

• Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

• Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;

• The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

• The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy-efficient site design;

• The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner that would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

• Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

• The owner has authorized the application.

PRELIMINARY PLAN APPROVAL CRITERIA:

Uses PRELIMINARY PLAN APPROVAL CRITERIA Section 7.2.1(D)

• The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

• The subdivision is consistent with the purposes of this Code;

• The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

• 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;

• 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;

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

• Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)]and the requirements of this Code and the ECM are provided by the design;

• The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;

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

• The proposed subdivision has established an adequate level of compatibility by (1)incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2)incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3)incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

• Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

• The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

• The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

Questions Regarding Comments Structure should be addressed to:

Kevin Curry: info@thefriendsoffalcon.org

Please include the phrase "'Falcon Highlands PUD Comment Question" in your subject line.

UPCOMING MEETINGS:

- **Mon, Nov 13th @ 5:30 pm** - FHMD Regular Board Meeting (Virtual)
- **Thurs, Nov 16th @ 9:00 am** - El Paso County PC Hearing (Filing #3)
- **Thurs, Dec 14th @ 9:00 am** - El Paso County BOCC Hearing (Filing #3)
- ***Date To Be Determined*** *- FHMD Board Recall Petition Signing Event*

Questions, Comments, or Concerns can be addressed to:

CHofFalconHighlandsDev@gmail.com

CH OF FHD

Copyright (C) 2023 Concerned Homeowners of the Falcon Highlands Development. All rights reserved.
You are receiving this email because you registered as a Concerned Homeowner of the Falcon Highlands Development.
Want to change how you receive these emails?
You can update your preferences or unsubscribe

INTUIT mailchimp

Falcon is a geographical area of El Paso County, not a city. Falcon is part of an unincorporated part of El Paso County. The post offices are regulated, finances and maintained by the federal government. Article I, section 8, Clause 7 of the U.S. Constitution grants Congress the power to establish post offices and post roads, which has been interpreted as a de facto Congressional monopoly over the delivery of first-class residential mail—which has been defined as non-urgent residential letters (not packages) and a letter is treated as a contract especially when paying bills, and can be ruled binding especially when money is involved. It is also important to understand the relationship between the two parties of an estate in real property, a trust, a governmental subdivision, a state, the United States.

That means a "Bill of Particulars" is being requested: which is a detailed listing of charges or claims brought in a legal action or of a defendant's response or counterclaim, a bill of particulars is a discovery tool that can be used by a respondent to figure out what the other party is claiming happened.

In constitutional law, an unincorporated amendment of the U.S. Constitution is one that only applies to the federal government, and does not limit the power of state governments. Colorado law limits the types of services that county governments can provide to residents. Therefore, Districts are created to fill the gaps that may exist in the services counties provide and the services the residents may desire. The majority of districts draw their boundaries in unincorporated county land, but residents of a municipality may be included in one or more districts. As political subdivisions of the State of Colorado, special districts are required to submit a number of required filings to various state agencies throughout the year. These filings are primarily financial, but also include election results, lists of boards of directors, and others.

Falcon under Title 32 of Colorado is a special district of local governments that provide services for infrastructure to promote the health, safety, prosperity, security, and general welfare of the inhabitants of the district.

Although the Colorado Springs city government has called future annexation of Black Forest and Falcon unlikely, its 2006 plan stated that incorporation of those communities may affect whatever plans the city has for expansion. "When you become a city, you're able to set sales tax rates that can be a base of revenue" because Falcon is not a city and these benefits do not apply to us tax payers but for to the big businesses that are buying up the land.

Which leads to the question, *when is the city responsible for sewer lines and plumbing repair*? There are some cases where the city or municipality will be held responsible to fix, while others will leave the homeowner responsible. Sewer laterals are the underground pipes that connect your home wastewater to the main sewer line in the street. Homeowners are responsible for their sewer laterals, while problems with the public sewer main line are managed by the city or municipality. Cities and municipalities will be held accountable for problems with the public sewer main. This means, the city maintains the public storm water system contained within dedicated storm drainage easements. The city is responsible for maintaining the public drainage system and structures within the easement to allow for proper function of the system. The cause of the problem and possible solutions; need to be addressed, the city cannot recommend a particular contractor or undertake any work outside a city easement.

Homes with basements like mine have been experiencing sewer backups as a result of a clogged municipal sewer system due to lower drains because this is happening we have to call our local city or municipality to help rectify the issue. Although the city is accountable for problems starting at the main underground sewer pipe, homeowners are responsible for plumbing repairs for the pipes running from their home drainage system.

This board may want to investigate The Colorado Springs Real Estate Journal News Paper on October 13, 2008 because WHERE DID THAT 17.3 MILLION DOLLARS WITH FEDERAL AID GO that was funded by El Paso County and the Woodmen Road Metropolitan District, and The El Paso Country Department of Transportation that was overseeing the project with R.E Monks Construction was the main contractor overseeing the project for the CDOT project which paved the way for Luxury Senior Living Falcon, CO Falcon is a small town in the eastern side of unincorporated El Paso. For those looking for independent living near Colorado Springs, Within Falcon County we are the absolute closest community know as Falcon Highlands, it is located at the corner of E Woodmen Road and Highway 24, behind the Wal-Mart Supercenter in Peyton, CO. This neighborhood's prime location offers quick access to shopping in Falcon while providing direct access to the Powers Corridor via E Woodmen Road. Many of the homes in Falcon Highlands were built on oversized lots with basements because Falcon Highlands subdivision is comprised of quarter acre and half acre. Each property within the City of Colorado Springs is part of a zone district, which is a delineated area in which all land and structures are governed by a specific group of use and development standards. The City is organized into residential, commercial, office,

industrial and public facility zones. Remember newspapers are self-authenticating under Rule 902(6) of the Federal Rules of Evidence.

Falcon is not a city. According to the El Paso County assessor's office, Falcon is an unincorporated area. Peyton is also an unincorporated area of El Paso County but it contains a post office. The Assessor is responsible for discovering, listing, classifying, and valuing all property in the county in accordance with state laws. It is the Assessor's duty to determine the actual and taxable value of property. The Assessor estimates a value for the property and consolidates the levies; the Treasurer then mails a tax bill to the property owner. The Assessor mails Declaration Schedules and taxpayers must return them to the Assessor by mail. This means Roads generally should be public, MUST BE MAINTAINED, and MUST BE PASSABLE for carrier vehicles on a year round basis.

El Paso county master plan adopted 26 May 2021 Tracey Garcia Executive Assistant - Serves as a foundation to assist with zoning regulations, subdivision regulations, the official zoning map, flood hazard regulations, annexation decisions and other decisions guided by these regulations. Amendments to these regulations are made as needed to support the long-term objectives of the Plan Under the 1965 Municipal Annexation Act. Infrastructure while residents of unincorporated areas also utilize municipal owned/maintained roads, the lack of funding for County roads makes the former a more significant issue. Increased traffic resulting from new development will further strain resources devoted to providing and maintaining County roads in Suburban Develop!

Tax Entity and Levy Information

County Treasurer Tax Information

Tax Area Code: **SEK** which falls under COUNTY TREASURER, *40.713*. Ad Valorem Tax Revenue. Revenue reported may be incomplete or unaudited which means property taxes levied on real estate **or personal property** or sales tax for revenue receives into the treasury for public use. The **Office of the Treasurer** is

responsible for the collection and distribution of property taxes in compliance with Colorado Statutes.

The Treasurer serves as the banker and investment officer for all County funds. Interest earnings provide an additional source of revenue for the County and its various agencies.

FALCON HIGHLANDS METROPOLITAN 40.713 CLIFTONLARSONALLEN LLP

Letter of Intent

"The drainage channel to the east is also within the Falcon Highlands Sketch plan and is in FEMA zone AE and will remain unaffected by this amendment.": This is not true, as the Drainage channel to the east could easily be affected with the PUDSP225 additional density by removing ground absorption factors, affecting natural underground water flow by compacting soils further in a designated high ground water area. The increased weight alone from the applications additional structures, building materials, concrete, asphalt etc. will exacerbate the current existing drainage problems as seen in the News, publications and claims filed. Also, there appears to be an additional drainage channel feeding into the east channel that doesn't appear to be disclosed.

PUD CRITERIA: 4.2.6(D) of the Land Development Code.

Criterion: The proposed development...will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County:

The rezoning will have an impact on the "HEALTH" of current and future inhabitants of El Paso County, as there have been signs of "Forever Chemicals" discovered within wells and drainage channels. Higher densities will always increase the potential release of contaminants into the drainages from the additional surface runoff, motorized vehicles and household chemicals/cleaners used for various applications. The "Safety" of current and future inhabitants will also be impacted due to the amount of additional residents that will need to be evacuated in the case of an emergency via an infrastructure that is already overburdened.

Criterion: The subject property is suitable for the intended uses and...will not have a negative impact upon the existing and future development of the surrounding area: The intended use and attraction to buying a home in the District was their selling point of a semi-rural feel and the Master Plan was for 240 homes less than the Application, which equates to an excess of 170% overbuild and does not comply with the original Application. This will impact both existing and future development, along with the welfare of other property owners in the surrounding area by adding stress to the area's natural resources necessary for them to develop their properties.

Criterion: The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities...and the required public services and facilities will be provided to support the development when needed: This could easily overburden facilities that are already unable to maintain current services or infrastructure. Especially with regards to a failing underdrain system, sinking roads and drainage maintenance, which have been stated in documents provided in previous comments. Additionally, the Planning Commission needs to consider identifying which Agency will be responsible for ongoing maintenance of said facilities to prevent future finger pointing of whose responsible when systems fail to perform as intended.

Although the Water Shortage Resource is to be addressed in Final Plat (currently 213 homes short of Preliminary Plan) there needs to be a requirement to include a sufficient underground gravel/sand system to recharge aquifers with uncontaminated water to maintain adequate levels for all the County's Property Owners who rely on well water now and into the future to offset the additional demand this will create. It would be nice to reduce the proposed density to remain self sufficient under the current well production vs. finding water from other Districts/Sources.

For the Record: I believe the Developer is responsible for presenting their rezone in a minimalistic fashion that has deceived unsuspecting current adjoining property owners by using codes that are relevant to the laymen in the industries of development, but not to the general public. Furthermore, it appears they have presented their Plan to the Planning Commission knowing they don't have the resources to go through the Plan line by line to act in the best interests of current and future inhabitants of El Paso County and could get overlooked.

COLORADO
Division of Water Resources
Department of Natural Resources
Colorado Ground Water Commission

November 14, 2023

Falcon Highlands Metro District
Josh Miller, District Manager
c/o CliftonLarsonAllen, LLP
121 S. Tejon St. #1100
Colorado Springs, CO 80903

And/or

Woodmen Hills Metro District
8046 Eastonville Rd.
Peyton, CO 80831

Certified Mailing Receipt: **7021 2720 0003 0803 3260 - Falcon Highlands Metro District**
7021 2720 0003 0803 3253 - Woodmen Hills Metro District

Re: Underdrain/Subdrain System in the Falcon Highlands

To Whom It May Concern:

It has recently been reported by homeowners in Filing 1 of the Falcon Highlands Subdivision that a significant amount of groundwater is currently surfacing in home basements, surrounding foundations, and other locations throughout the filing. This sudden and expansive groundwater infiltration is being attributed to the failure of the filing's existing dewatering system, which we have been told by residents in Filing 1 is a groundwater collection system consisting of underdrains/subdrains around the homes' foundations that collect and divert water to a series of centralized, underground collection pipelines for discharge to the adjacent creek and nearby fields ("dewatering system"). Residents are attributing the failure of the dewatering system, in part, due to infrastructure issues associated with those underdrains and underground collections pipelines; specifically, damage/clogging of dewatering collection piping which is no longer capable of conveying groundwater in the filing to the adjacent creek (see attached maps/aerials for reference). Additionally, it has been reported that water is being piped out onto an open field where it discharges, pools, and evaporates.

The Colorado Ground Water Commission ("Commission") and the Upper Black Squirrel Creek Ground Water Management District ("GWMD") have jurisdiction over groundwater-related matters in the geographic area identified as the Upper Black Squirrel Creek Designated Groundwater Basin ("UBSC Basin"). The dewatering system meets the definition of a well under section 37-90-103(21)(a) of the Colorado Revised Statutes and is required to obtain large capacity well permits pursuant to section 37-90-107, C.R.S. The Commission has determined that the alluvial aquifer of the UBSC Basin is overappropriated and, therefore, no new large capacity well permits may be granted in the UBSC Basin unless a replacement plan is approved by the Commission in accordance with Rule 5.6. of the Rules and Regulations for

the Management and Control of Designated Ground Water, 2 CCR 410-1 ("Designated Basin Rules").

For reference, I have enclosed an aerial of Filing 1 which includes some map symbols ("surfacing groundwater points" and "dewatering outfalls"). Our office has not yet performed an inspection of Filing 1 to determine the extent of the issues and the aerial is to be used just as a point of reference. Our staff has been unable to locate clear build-out schematics to confirm the specifics of the subject dewatering system or any correspondence from the Commission involving the matter. It is our understanding the dewatering system may have been installed in Filing 1 of the Falcon Highlands Subdivision in 2005 or 2006; however, it is unclear what review and approval El Paso County performed (or may have needed to perform) of any proposed dewatering system for that development. Likewise, it is unclear if the Commission was previously made aware of the dewatering system. Be that as it may, it is an issue today that the Commission is required to address.

It appears the Falcon Highlands Metropolitan District ("FHMD") owns the water and sanitation infrastructure in the Falcon Highlands development but has an Intergovernmental Agreement ("IGA") with the Woodmen Hills Metropolitan District ("WHMD") to provide maintenance and service for wastewater. It is unclear if this IGA includes maintenance of the dewatering system that currently exists. We are starting our correspondence on this matter with FHMD and WHMD without a clear understanding of who has the legal responsibility for the dewatering system or who might be required to pursue any authorization from the Commission that may be required.

The groundwater surfacing in Filing 1 of the Falcon Highlands Subdivision appears to be the result of the dewatering system within the development, such that groundwater would not be surfacing if not for the construction and failure of the dewatering system. The surfacing groundwater in Filing 1 is exposed to evaporation and is a loss to the aquifer system. To prevent injury to vested water rights within the alluvial aquifer of the UBSC Basin, the surfacing groundwater must be immediately returned to the UBSC Basin alluvial aquifer or offset by a Commission-approved replacement plan.

Please be advised, the groundwater surfacing in Filing 1 of the Falcon Highlands Subdivision must be appropriately addressed to prevent injury to the UBSC Basin alluvial aquifer and its water users. Additionally, the existing dewatering system requires a well permit and a Commission-approved replacement plan to continue to operate. **Please contact me at this office within 30 days of receipt of this letter so that we might discuss this matter further and determine an appropriate course of action.** If we do not hear from you within 30 days of this letter's receipt, and the Commission confirms groundwater-related violations are occurring, we will pursue additional legal action.

Sincerely,

Joanna Williams, P.E.
Chief of Water Supply, Designated Basins

Enclosure: aerial photo map of Falcon Highlands Filing 1

CC: Cristina Welch, Falcon Highlands Homeowner
Lisa Thompson, Upper Black Squirrel GWMD
El Paso County

Falcon Highlands Filing 1
Dewatering outfalls
Surfacing groundwater points
532207.66506
4309176.12622
Scale 1: 9,028
Go
0 300 600ft
Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA

EL PASO COUNTY
COLORADO

Department of Public Works

Engineering Division
719-520-6460
Chuck Brown Transportation Complex
3275 Akers Drive
Colorado Springs, CO 80922
www.ElPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

October 31, 2023

Kenny Hodges
County Attorney
El Paso County
200 S. Cascade Avenue
Colorado Springs, CO 80903
VIA email: KennyHodges@elpasoco.com

Re: Falcon Underdrain Site Visit and Investigation

Dear Mr. Hodges:

On Thursday September 21, 2023, Department of Public Works Engineering staff visited the Falcon Highlands area to perform an inspection related to issues reported with the developer-installed underdrain system serving this neighborhood.

The objectives of the inspection were to:

- Visually inspect the pipe where accessible along the maintenance trail
- Determine the location and accessibility of cleanouts, both along the maintenance trail and within the subdivision roadway network
- Analyze and provide probable opinion (cost estimate) for repairing and upgrading the underdrain system

The attached report provided on September 22, 2023, outlines the efforts, summary and estimates for repair. The extents, impacts and cause of the reported issues are mostly unknown, and are expected to change based on additional inspections, analysis, and engineering.

Sincerely,

Joshua Palmer, P.E.
County Engineer

EPC was only able to access the pipe at the outlet end and could not scope beyond 47' due to obstructions within the pipe. No other cleanouts were accessible from the surface. The full replacement cost could be between $9-16M depending on subgrade conditions with shallow bedrock being present along with other factors.

Please see below for the site visit summary and cost estimate.

SITE VISIT SUMMARY

On Thursday September 21, 2023 I went out to Falcon Highlands with two EPC inspectors to see if we could scope the underdrain system from the outlet and or locate the cleanout near the 45° bend at the creek crossing. We located the outlet which was dry both now and upon a previous visit. We were able to scope the pipe approximately 47' from the outlet before encountering rocks and other debris that prevented the camera from extending further (Figures 1 & 2). Moisture was detected at the obstruction point and along with the presence of rocks would indicate possible damage to the underdrain, but there would be no way to verify without excavating the pipe

Figure 1 – Debris as seen through the scope

Figure 2 – Aerial of scoped distance (46.6', green) relative to the underdrain pipe length prior to the bend (64', red)

Per the plan, the underdrain is beneath the approximately 650' maintenance trail but there were no cleanouts accessible along the surface. I spoke with one of the contractors who was a part of the original installation of the underdrain in 2004 and he said there are cleanouts there, but he would not be able to specify their locations as the maintenance trail was not there originally when the line was installed and he believes them all to be buried now.

Per the contractor, all of the cleanouts have PVC caps and are buried beneath the pavement throughout the subdivision except the ones alongside the creek that are believed to be buried beneath the maintenance trail. The contractor did indicate that there was a cleanout approximately 3' west of the manhole on Rolling Thunder and highlighted its location beneath the pavement as indicated in the plans (Figures 3–5)

Figure 3 - Rolling Thunder (looking west)

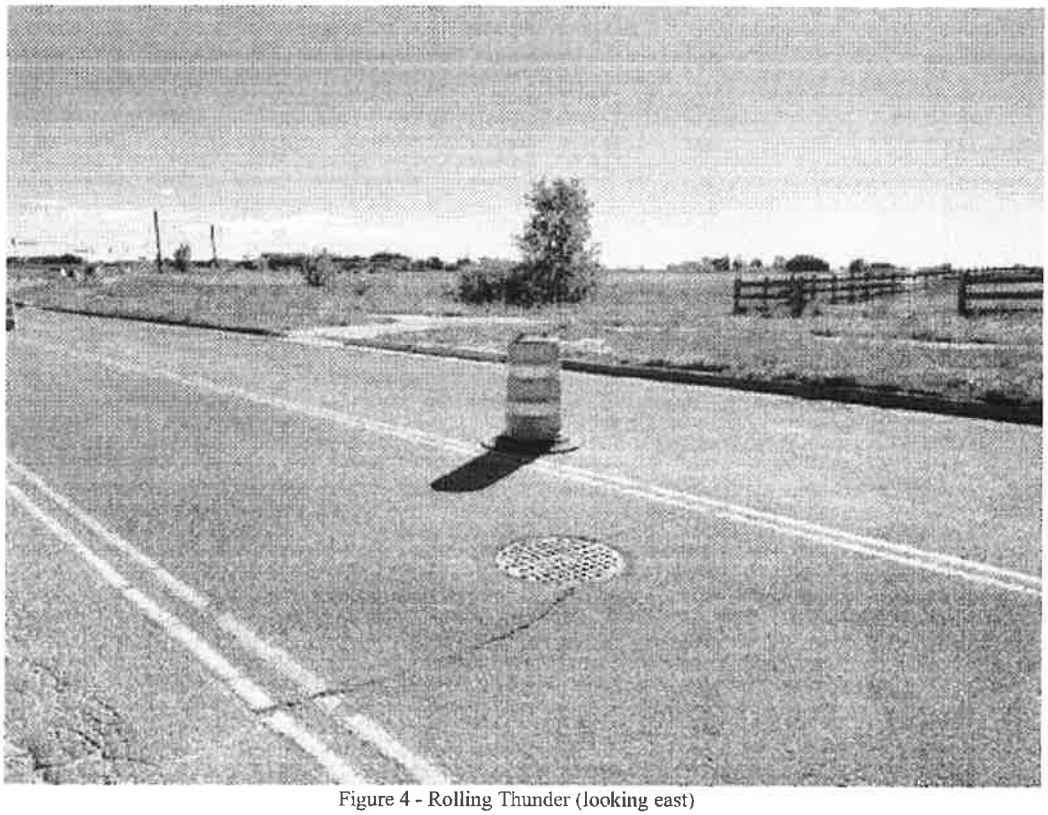


Figure 4 - Rolling Thunder (looking east)

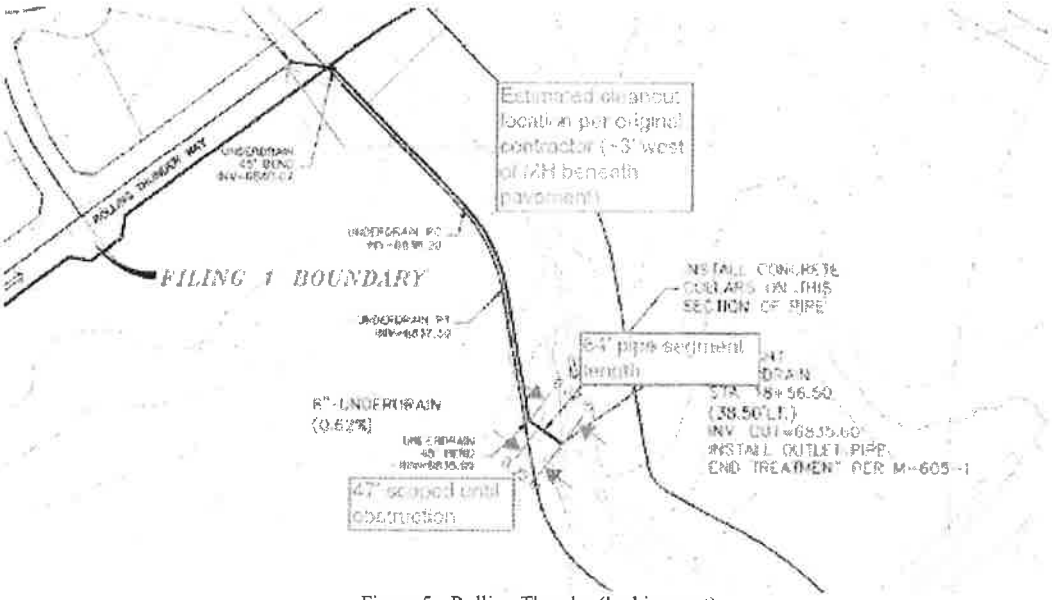


Figure 5 - Rolling Thunder (looking east)

COST ESTIMATE:

The underdrain system has 13,237 LF of pipe and is buried beneath the sanitary sewer throughout the subdivision, beneath bedrock in some locations. With the underdrain being positioned in the roadway centerline, both mats would be impacted during excavation and would require a full width replacement. Please see the cost breakdown below:

Underdrain Estimate			
Road	Start	Finish	Length (LF)
Rolling Thunder Way	5430.00	5740.37	310.37
	6540.00	9127.83	2587.83
Antelope Meadows Circle	1483.72	2737.00	1253.28
	2877.00	5593.57	2716.57
Indian Echo Terrace	1826.78	2044.23	217.45
	2822.00	3537.12	715.12
Bridal Vail Way	1547.66	2344.16	796.50
	2790.81	3128.00	337.19
Prairie Walk Terrace	100.00	790.94	690.94
Sylamore Way	100.00	946.47	846.47
Sunken Meadow Court	100.00	290.12	190.12
Trailway Court	100.00	612.21	512.21
Tailmena Terrace	100.00	631.77	531.77
Clouded Peak Court	100.00	271.60	171.60
Alongside Creek	100.00	880.85	780.85
		Total Length (LF):	13237.42
		Cost/LF:	$500.00
		Estimated Cost:	$6,329,135.00

Pavement Estimate				
Item	**Quantity**	**Unit**	**Unit Cost**	**Cost**
Asphalt	7000	Ton	$102.00	$714,000.00
Milling	42000	SY	$4.55	$191,100.00
Tack	4200	Gal	$5.00	$21,000.00
Striping and Traffic Control	1	LS	$70,000.00	$70,000.00
			Total:	$996,100.00

Total	
Underdrain	$6,329,135.00
Pavement	$996,100.00
Subtotal:	$7,325,235.00
Contingency (20%):	$1,465,047.00
Total:	$8,790,282.00

The estimate to replace the underdrain at $500/LF and the resulting pavement replacement is $8.8M but could be up to 16M given the presence of shallow bedrock, overall subgrade conditions, and other factors.

RESOLUTION NO. 23-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
FALCON HIGHLANDS SOUTH (PUDSP225)

WHEREAS, Challenger Communities, LLC did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County and more particularly described in Exhibit A, which is attached hereto and incorporated by reference, from the PUD (Planned Unit Development) zoning district to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development plan; and

WHEREAS, in accordance with Section 4.2.6.E of the El Paso County Land Development Code (as amended) (hereinafter "Code"), A PUD Development Plan May be Approved as a Preliminary Plan, the applicants are also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability, and quantity; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 16, 2023, upon which date the Planning Commission did by formal resolution recommend disapproval of the subject Planned Unit Development and Preliminary Plan; and

WHEREAS, a public hearing was held by this Board on December 14, 2023; and

WHEREAS, based upon the evidence presented, including testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Board of County Commissioners.

2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and Board of County Commissioners of El Paso County.

3. The hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.

4. All exhibits were received into evidence;

5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. For the above stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, con¬venience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, the Planning Commission and Board of County Commissioners shall determine that the following criteria for approval outlined in Section 4.2.6 and Section 7.2.1 of the El Paso County Land Development Code (as amended) have been met to approve a PUD zoning district and Preliminary Plan:

1. The proposed PUD district zoning advances the stated purposes set forth in Chapter 4 of the Land Development Code.

2. The application is in general conformity with the Master Plan;

3. The proposed development is in compliance with the requirements of the Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;

5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an

appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

6. The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;

9. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

10. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

12. Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

13. The owner has authorized the application.

WHEREAS, the applicants have also requested the proposed PUD be reviewed and considered as a Preliminary Plan, the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (as amended) for a Preliminary Plan requires the Planning Commission and the Board of County Commissioners find that the following additional criteria for approval of a Preliminary Plan have also been met:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

2. The subdivision is consistent with the purposes of the Code;

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

4. A finding of sufficient water supply in terms of quantity, quality, and dependability is hereby postponed until the final plat. With each final plat filing the applicant shall submit documentation 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 the Land Development Code and shall make a request to the Board of County Commissioner for a finding of water sufficiency.

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 the Code;

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

7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of the Code and the ECM are provided by the design;

8. The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;

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

10. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or

provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and

13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Code.

14. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the application to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from the PUD (Planned Unit Development) zoning district to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

BE IT FURTHER RESOLVED that in accordance with Section 4.2.6.E of the El Paso County Land Development Code (as amended), the Board of County Commissioners hereby approves the PUD Development Plan as a preliminary plan.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD Development Plan amendment application.

2. Approved land uses are those defined in the PUD Development Plan and development guide.

3. All owners of record must sign the PUD Development Plan.

4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.

5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and 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 the Preble's Meadow Jumping Mouse as a listed threatened species.

6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of Final Plat(s) recordation.

7. Developer shall coordinate with El Paso County on the disposition of the existing Tamlin Road right-of-way at the time of final plat submittal(s).

NOTATIONS

1. Subsequent Final Plat Filings are not eligible to be administratively approved by the Planning and Community Development Director and will require Board of County Commissioners approval unless the applicant processes an amendment to the Preliminary Plan to establish a water sufficiency finding.

2. If a Zone or Rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 14th day of December 2023 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842". SAID WEST LINE BEARS NORTH 00°23'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12;
THENCE SOUTH 89°36'22" WEST 100.00 FEET TO THE WEST LINE OF THE EAST 100 FEET OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST;
THENCE ALONG SAID WEST LINE NORTH 00°23'31" WEST 1169.39 FEET TO THE SOUTHWEST CORNER OF FALCON HIGHLANDS FILING NO. 2 AS SHOWN ON THE PLAT RECORDED AT RECEPTION NO. 206712369, EL PASO COUNTY RECORDS;
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID FALCON HIGHLANDS FILING NO. 2 THE FOLLOWING THIRTY-SIX (36) COURSES:

1. NORTH 89°30'24" EAST 1345.41 FEET;
2. NORTH 00°29'36" WEST 29.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1025.00 FEET;
3. 302.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°55'34";
4. NORTH 17°24'20" WEST 554.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET;
5. 376.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'59";
6. SOUTH 86°13'54" EAST 54.48 FEET;
7. SOUTH 31°51'00" EAST 85.17 FEET;
8. SOUTH 52°36'41" EAST 76.95 FEET;
9. SOUTH 73°19'02" EAST 65.73 FEET;
10. SOUTH 74°06'49" EAST 291.13 FEET;
11. SOUTH 79°13'17" EAST 145.07 FEET;
12. SOUTH 85°23'13" EAST 145.17 FEET;
13. NORTH 88°52'41" EAST 145.19 FEET;
14. NORTH 83°36'10" EAST 131.74 FEET;
15. SOUTH 10°35'23" WEST 114.54 FEET;
16. SOUTH 31°38'08" EAST 124.91 FEET;
17. SOUTH 62°45'04" EAST 116.47 FEET;
18. NORTH 85°18'48" EAST 119.21 FEET;
19. NORTH 46°48'18" EAST 296.18 FEET;
20. NORTH 34°36'03" WEST 203.48 FEET;
21. NORTH 62°18'11" EAST 203.67 FEET;
22. SOUTH 85°51'10" EAST 75.24 FEET;
23. SOUTH 72°16'09" EAST 30.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET AND A CENTER WHICH BEARS NORTH 72°16'30" WEST;
24. 7.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°31'58";

25. SOUTH 72°48’14” EAST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 870.00 FEET AND A CENTER WHICH BEARS NORTH 72°43’54” WEST;
26. 540.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°36’03”;
27. NORTH 77°04’11” EAST 391.37 FEET;
28. SOUTH 10°42’58” EAST 32.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET;
29. 215.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°28’06”;
30. SOUTH 62°11’05” EAST 135.79 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET;
31. 105.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42’02”;
32. SOUTH 47°29’03” EAST 15.72 FEET;
33. SOUTH 42°12’30” WEST 45.02 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET;
34. 197.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55’51”;
35. SOUTH 24°16’39” WEST 681.69 FEET;
36. NORTH 88°25’54” EAST 861.83 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1. SOUTH 49°35’24” WEST 808.48 FEET;
2. NORTH 89°54’42” WEST 154.05 FEET;
3. SOUTH 49°35’01” WEST 2027.95 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE NORTH 89°50’23” WEST 1610.14 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT TRACT OF LAND CONVEYED TO FALCON HIGHLANDS METROPOLITAN DISTRICT IN WARRANTY DEED RECORDED AT RECEPTION NO. 206055833, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;
THENCE NORTH 80°11’23” EAST 1127.58 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 17°27’11” WEST 81.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTER WHICH BEARS NORTH 12°43’13” WEST;
THENCE 55.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°25’06”;
THENCE NORTH 89°30’24” EAST 103.43 FEET;
THENCE SOUTH 72°19’33” WEST 142.43 FEET TO THE POINT OF BEGINNING;

CONTAINING 5,469,425 SQUARE FEET, OR 125.56 ACRES, MORE OR LESS.