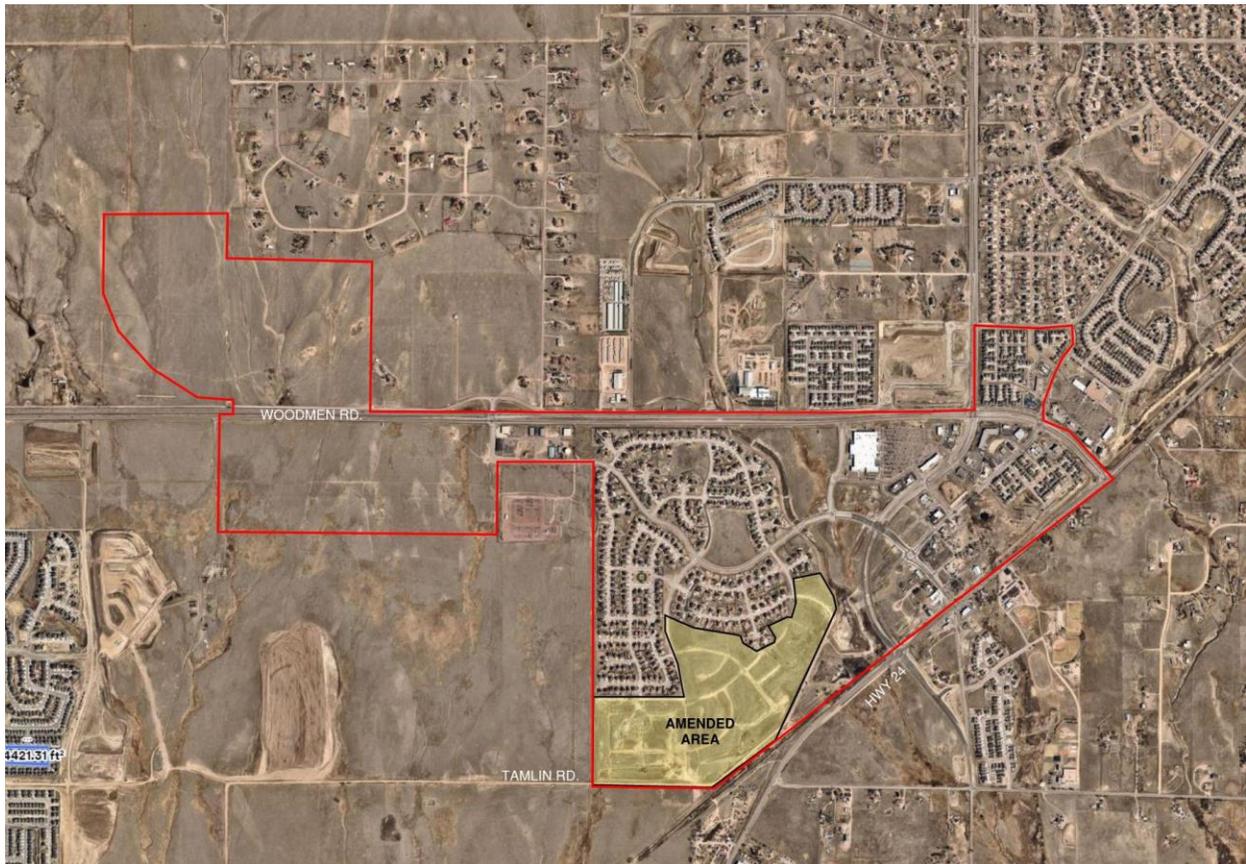


**FALCON HIGHLANDS SOUTH
Impact Identification Statement
Planned Unit Development/ Preliminary Plan**

April 25, 2022

REV September 1, 2022



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Site Location, Size, Zoning:

The project being submitted to El Paso County is a development application for the proposed Falcon Highlands project to include a combine PUD Development Plan/Preliminary Plan, request for early grading and request sufficiency of water findings for the first 50 lots. 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 380 single family detached residential lots for a density of 3.02 DU/ Acre.

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 be compatible with the existing Falcon Highlands lots to the north and west. The lots south of Antelope Meadow Circle incorporate a variety of suburban lot sizes to 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 or a combination of these transition elements. 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 southeast. The extension will provide the necessary points of ingress/ egress for this development and create numerous circulation routes through internal neighborhoods.

Topography

The topography of the project site is relatively flat draining to the southwest. There are grade changes of approximately 35' in a westerly direction as the site slopes down towards the south and west. The existing slopes are slight to moderate with no portions of the proposed site possessing slopes that would prevent development. The site is suitable for development and is not impacted by the existing grades. Current acceptable state and local best grading practices will be employed. The site slopes to the south and west where drainage will be collected into existing facilities.

Hydrologic Features/ Flood Hazard/ Floodplain

There is no major hydrologic feature within the project site. 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 impacted with this amendment.

The development will drain to a series of detention ponds along the southern edge of the site, adjacent to Tamlin Rd. Flows will then be conveyed offsite in a manner consistent with El Paso County and State requirements.

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.

Soils

The soils are suitable for construction with any necessary soil hazards to be mitigated using common and accepted engineering design techniques. More detailed soil investigations may be provided with future submittals. A Preliminary Soils and Geologic Hazards Study was completed for the Falcon Highlands development. This study indicated the site is relatively free from geologic hazards with the more significant hazard potential to be erosion, potential for flooding and shallow groundwater. The potential hazards identified are relatively common to the region and are mitigated by accepted engineering design techniques and construction practices. More detailed soil investigations may be provided with future submittals.

Scenic Resources & Unique Natural Areas

There are no unique natural features or scenic resources on the project site.

Utilities

Falcon Highlands South water service will be provided by Falcon Highlands Metropolitan District. This district currently cannot serve the entire proposed development; however, there are plans in place to make the necessary upgrades, including redrilling an additional well for future units.

Woodmen Hills Metropolitan District will service sanitary sewer for this development. This development will also trigger upgrades to the existing lift station as well as the force main per the Wastewater Report.