

TRACT TABLE

TRACT	SIZE (SF)	LANDSCAPE/OPEN SPACE/TRAIL	PARKS AND TRAILS	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	1,504,044	X	X	X	X	X	FHMD	FHMD
G	152,030	X	X				FHMD	FHMD
H	7,089			X			FHMD	FHMD
I	8,141			X			FHMD	FHMD
TOTAL	2,027,673							

FHMD = FALCON HIGHLANDS METROPOLITAN DISTRICT

PHASING

PHASE	# OF UNITS	LOT NUMBERS	DEVELOPMENT TIMELINE
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

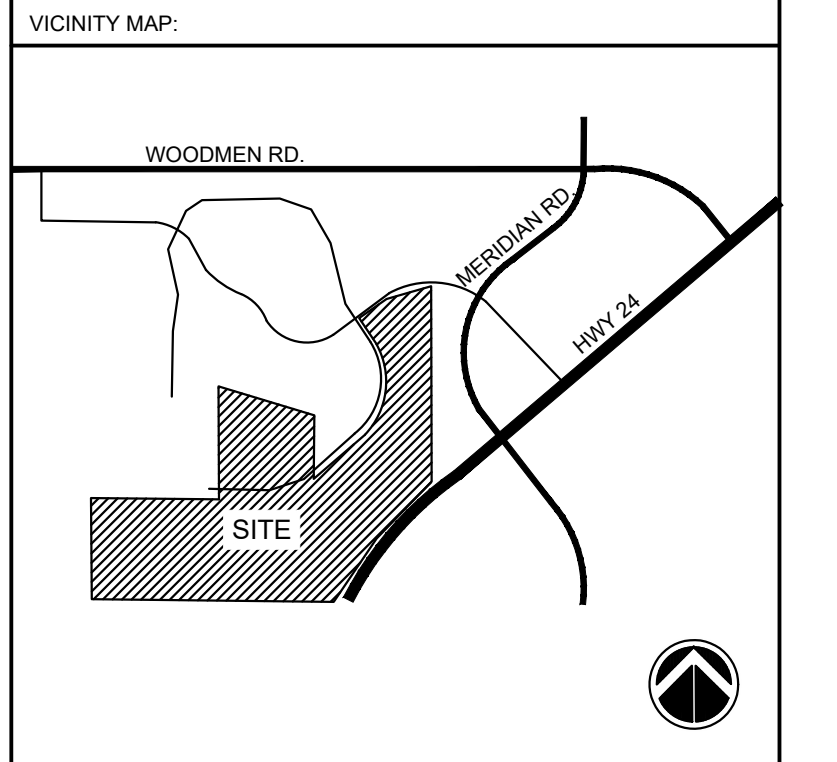
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

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

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:



PROJECT:
**FALCON HIGHLANDS PUDSP
DEVELOPMENT PLAN**
EL PASO COUNTY, CO
FIRST SUBMITTAL: MARCH 12, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	08-26-2022	PER COUNTY COMMENTS	

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



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

CRAWFORD THOMAS J
FELDMAN SETH
7035 HERITAGE RD COLORADO
SPRINGS CO, 80925-9511
ZONING (RR-5)
SINGLE FAMILY RESIDENTIAL

H2O SUB BLR LLC
880 N. GAINNEY CR. STE 345
SCOTTSDALE AZ, 85258
ZONING (R)
VACANT

JAMES OZBURN
11150 E. US HWY 24
PEYTON CO, 80931
ZONING (RR-5)
VACANT

BLH NO 2 LLC
111 S. TEJON ST STE 222
COLORADO SPRINGS CO,
80903
ZONING (R)
VACANT

TAMLIN VENTURES LLC
4940 PARK VISTA BLVD,
COLORADO SPRINGS CO, 80918
ZONING (PUD)
VACANT

CYGNET LAND LLC
630 SOUTHPOINTE CT STE 200
COLORADO SPRINGS CO, 80906
ZONING (PUD)
VACANT

BRAIN MOODY
8605 EXPLORER DR STE 250
COLORADO SPRINGS CO, 80920
ZONING (R/CR/SS)
VACANT

DIMENSIONAL STANDARDS AND GUIDELINES

LOTS 1-356

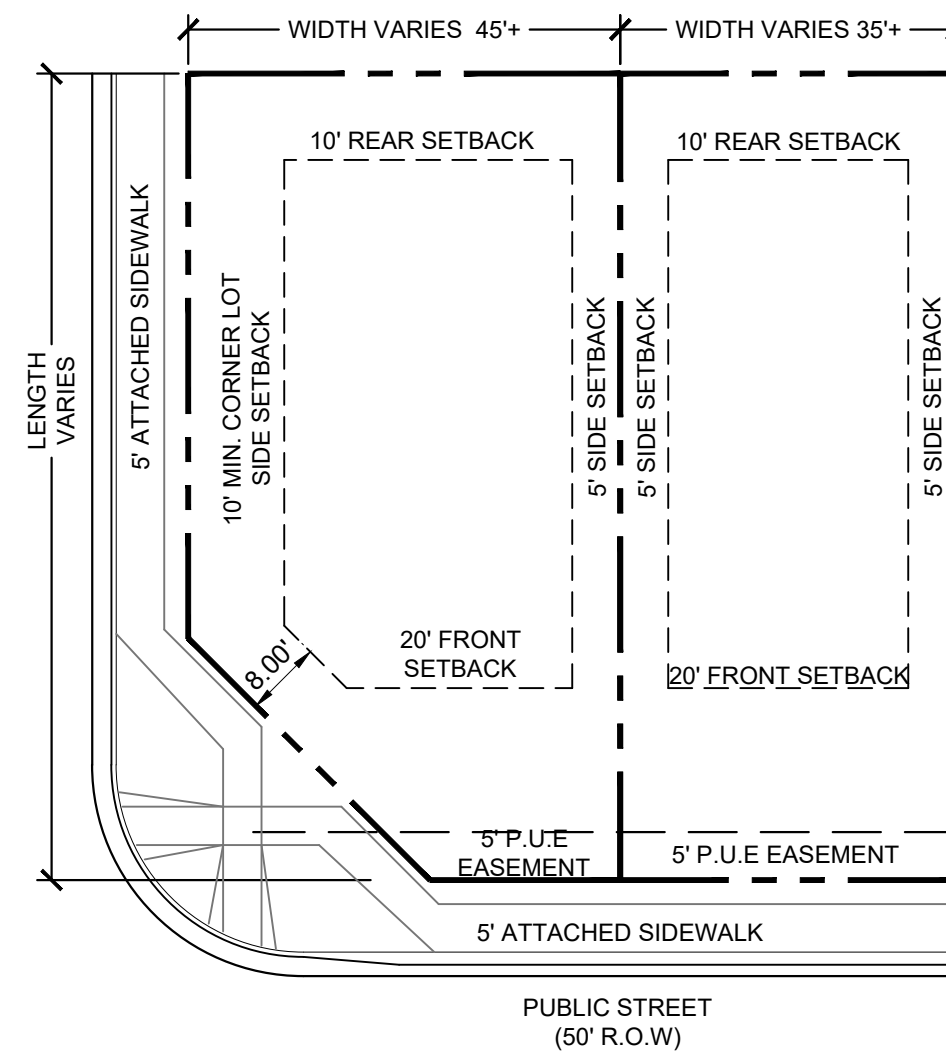
1. MINIMUM LOT AREA:
 - A. DWELLING, SINGLE FAMILY: 3,500 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FIVE FEET (35') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS 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')
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 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.



LOTS 1-354

DIMENSIONAL STANDARDS AND GUIDELINES

LOTS 357-380

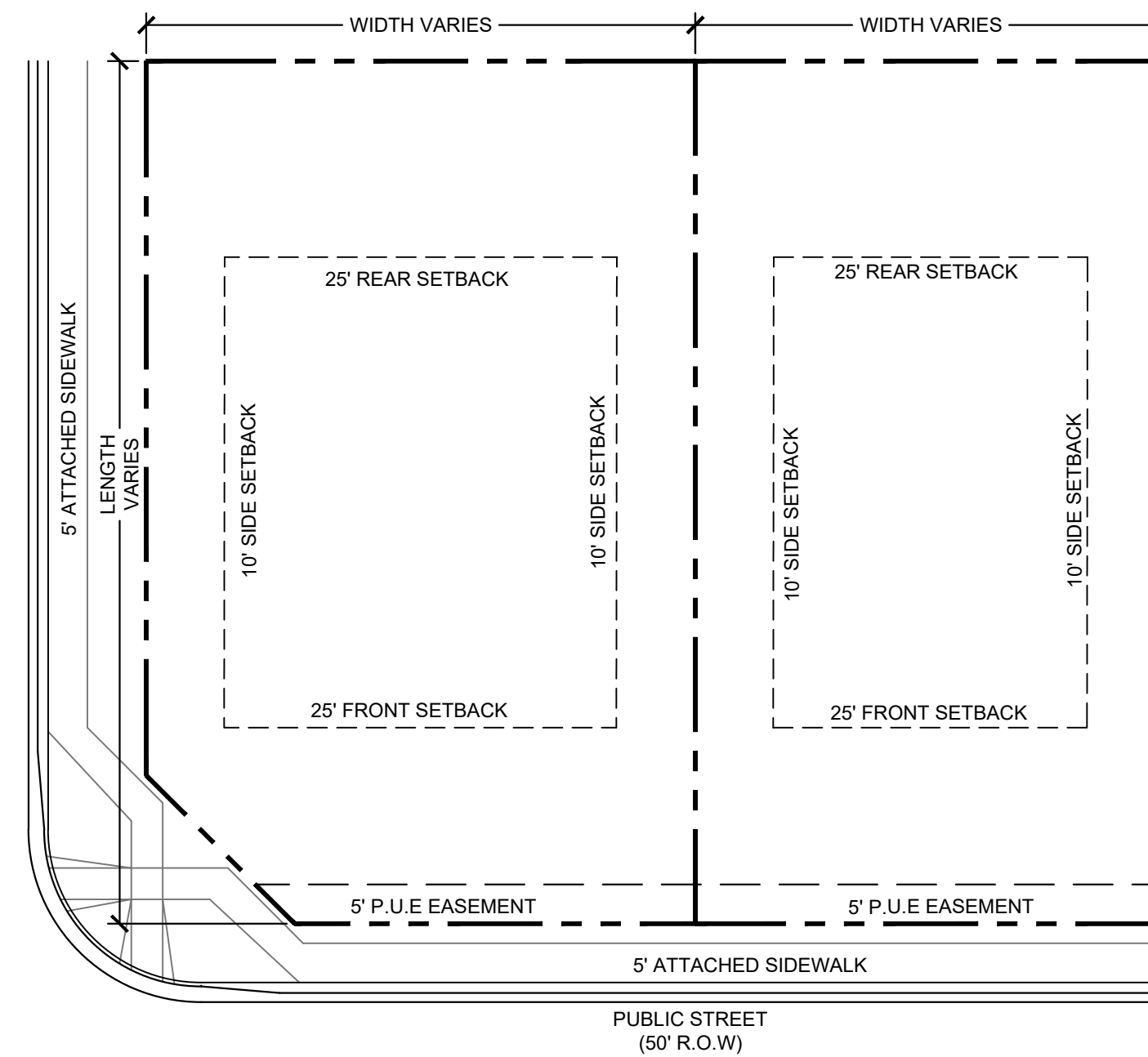
1. MINIMUM LOT AREA:
 - A. DWELLING, SINGLE FAMILY: 19,000 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FIVE FEET (35') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS 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 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')
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 B. SETBACK REQUIREMENTS:

SIDE YARD:	FIVE FEET (5')
REAR YARD:	FIVE FEET (5')
8. PROJECTION INTO SETBACKS
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 - 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.



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. 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.

**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.

*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. ACCESSORY LIVING QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

*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 CODE, AS AMENDED

CONSULTANTS:

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Matrix 2435 RESEARCH PARKWAY,
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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

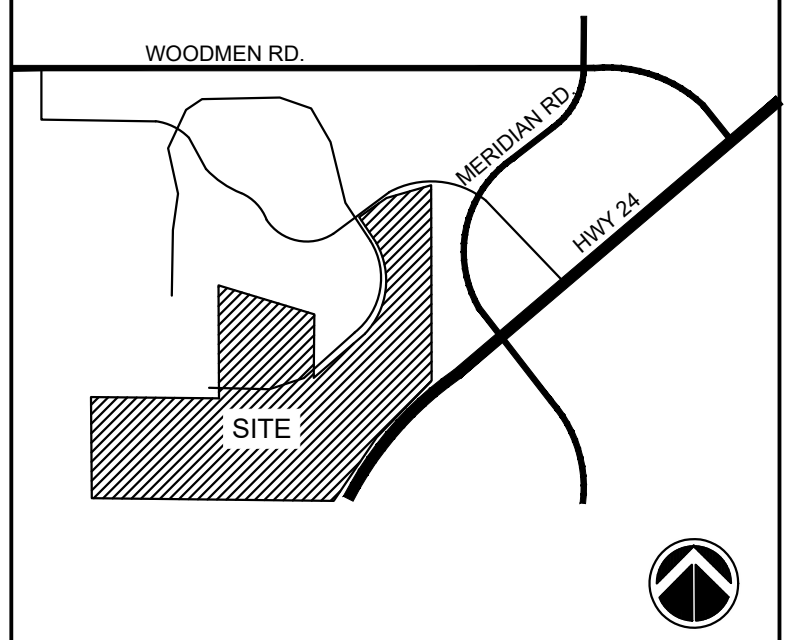
OWNER/DEVELOPER:

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 12, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	08-26-2022	PER COUNTY COMMENTS	

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

FALCON HIGHLANDS

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

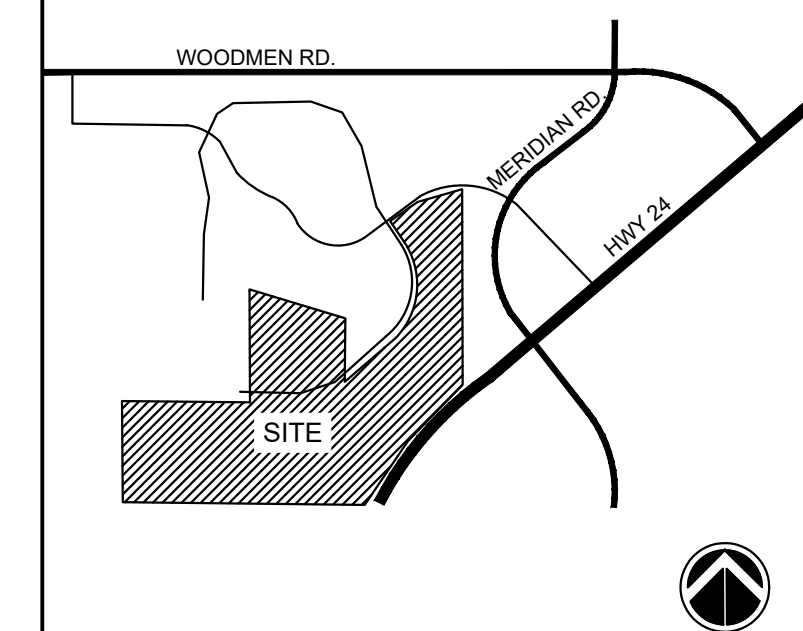
A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,
STATE OF COLORADO
R.O.W.

CONSULTANTS:
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COLORADO SPRINGS, CO 80920
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GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:
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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 12, 2022

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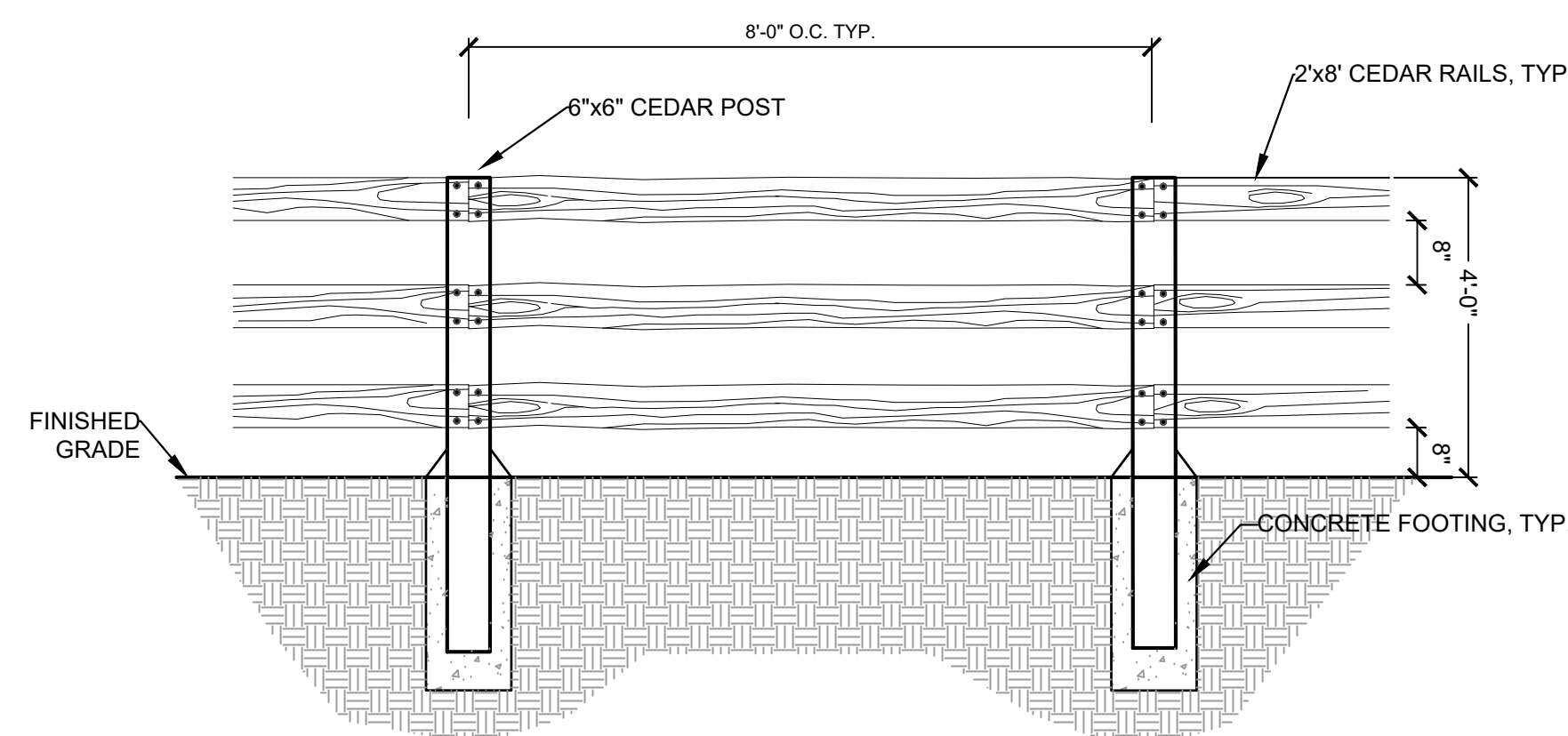
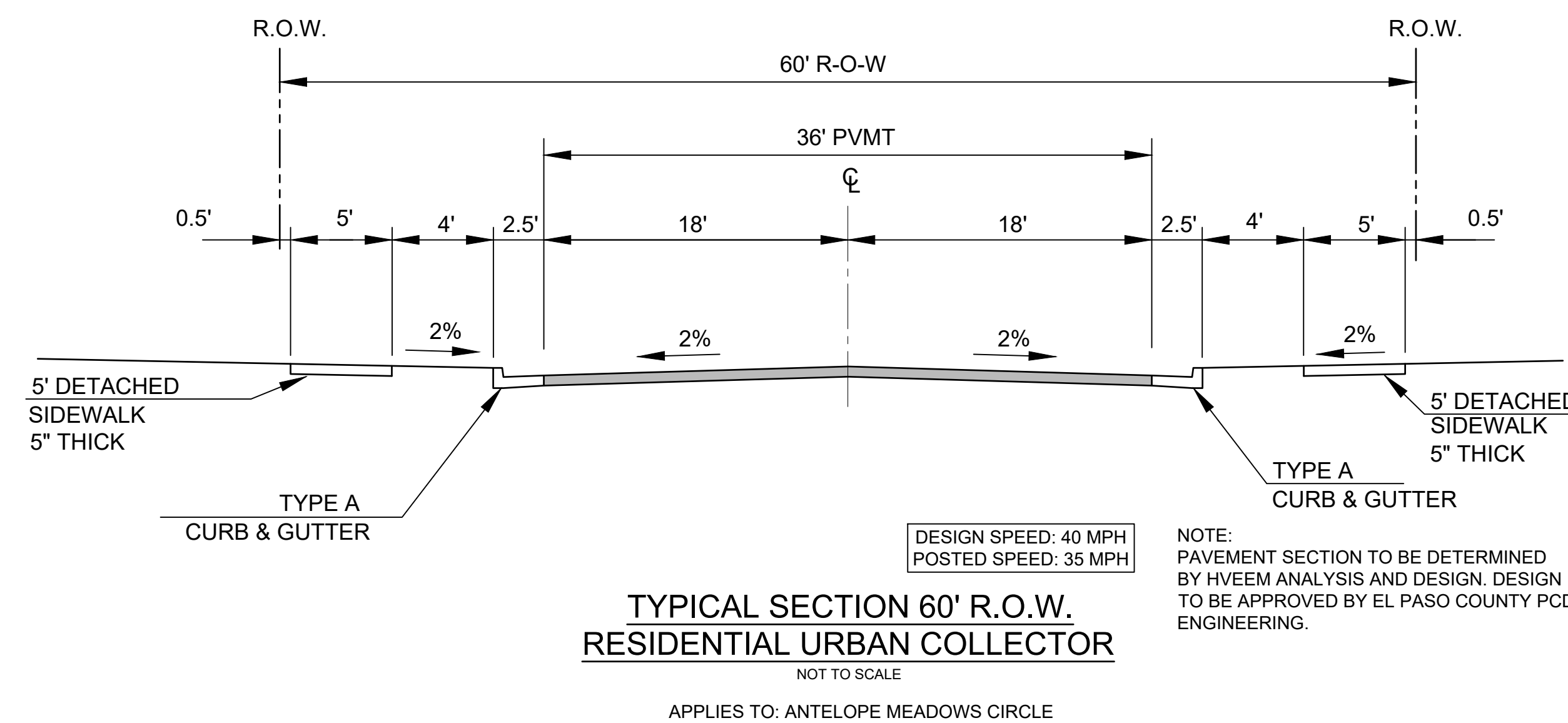
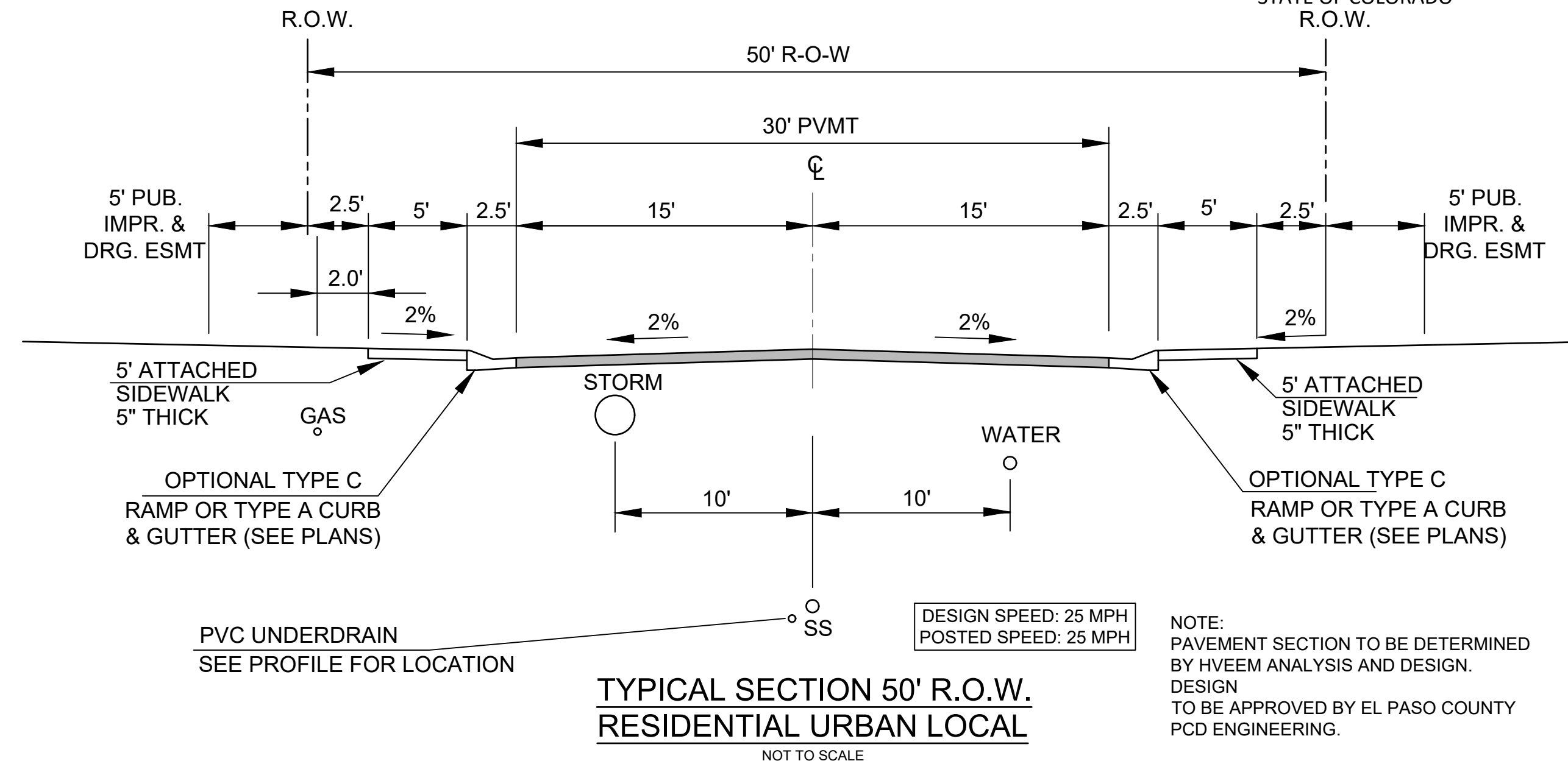
DRAWING INFORMATION:
PROJECT NO: 21.1208.01
DRAWN BY: AJP
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

PUD DETAILS

DT03

SHEET 4 OF 31

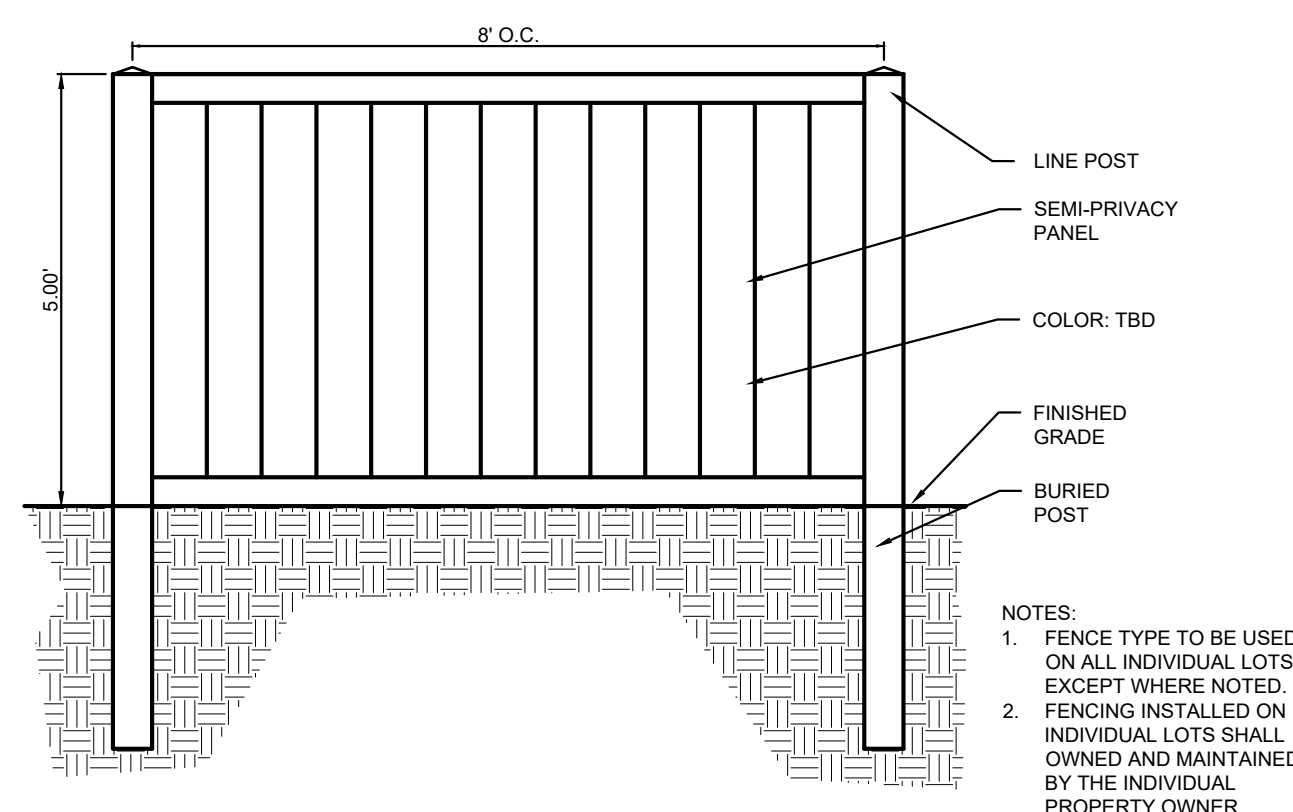
COUNTY FILE NO.: PUDSP-22-005



- GENERAL NOTES:
- ALL WOOD TO BE PRESSURE TREATED RED CEDAR FINISH.
 - CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - ALL RAIL MUST FACE OUTWARDS TOWARD THE STREET OR ADJACENT PROPERTY.

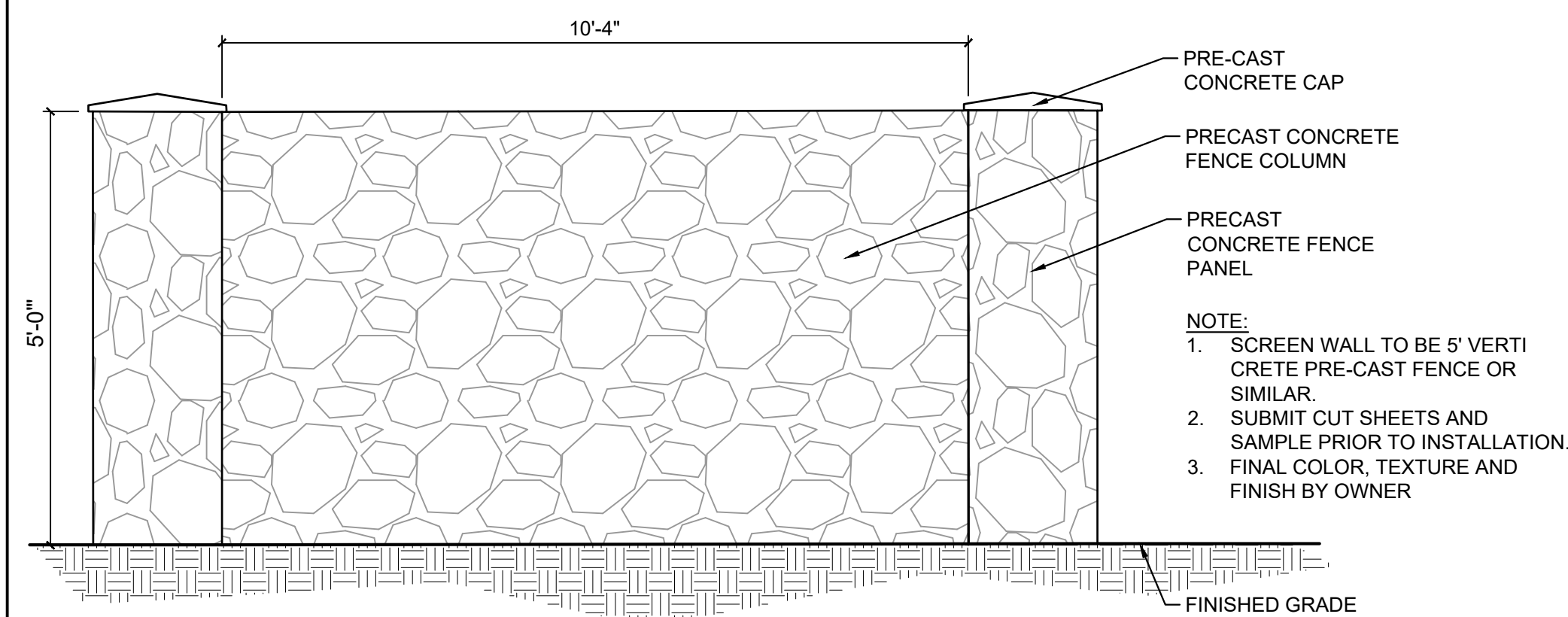
1 SPLIT RAIL FENCE - 3 RAIL

NTS MS-STD-FC-09



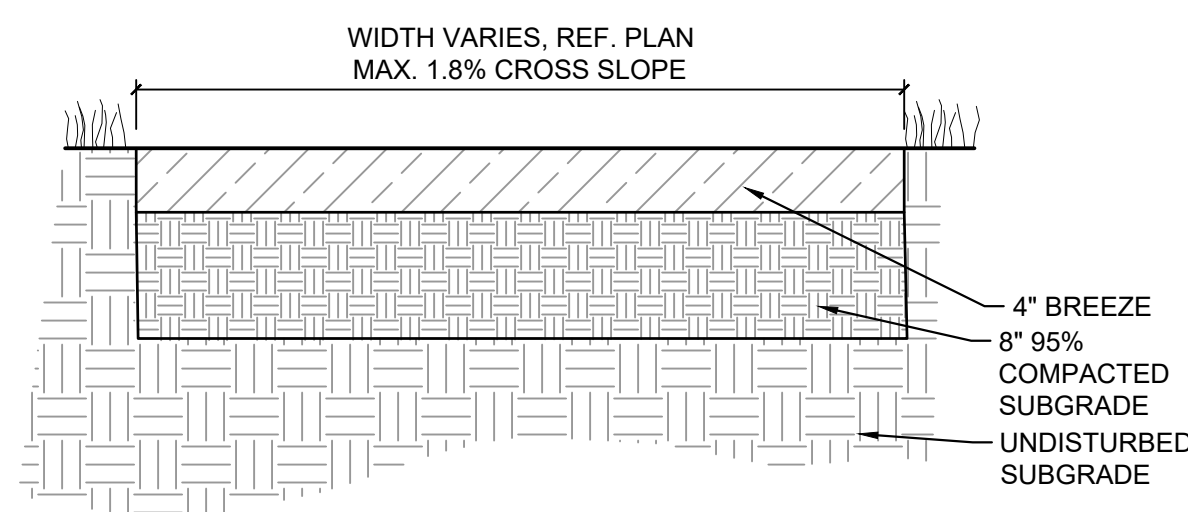
2 5' VINYL FENCE

NTS



3 5' CONCRETE SCREEN WALL ELEVATION

NTS MS-STD-FC-24



4 BREEZE PATH

NTS MS-STD-PV-02

FILE LOCATION: S:\21.1208.001\FALCON HIGHLANDS\100.DWG\104.PLAN SETS\DEVELOPMENT PLAN\DT03.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

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

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 MONUMENT SIGN
- 4 CONCRETE CROSSSPAN (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

Unresolved Review 1 Comment:
 Typical all sheets.
 - Minimum lot width is 30 feet revise lot widths not meeting code.
 - Add line segment data for all lots.

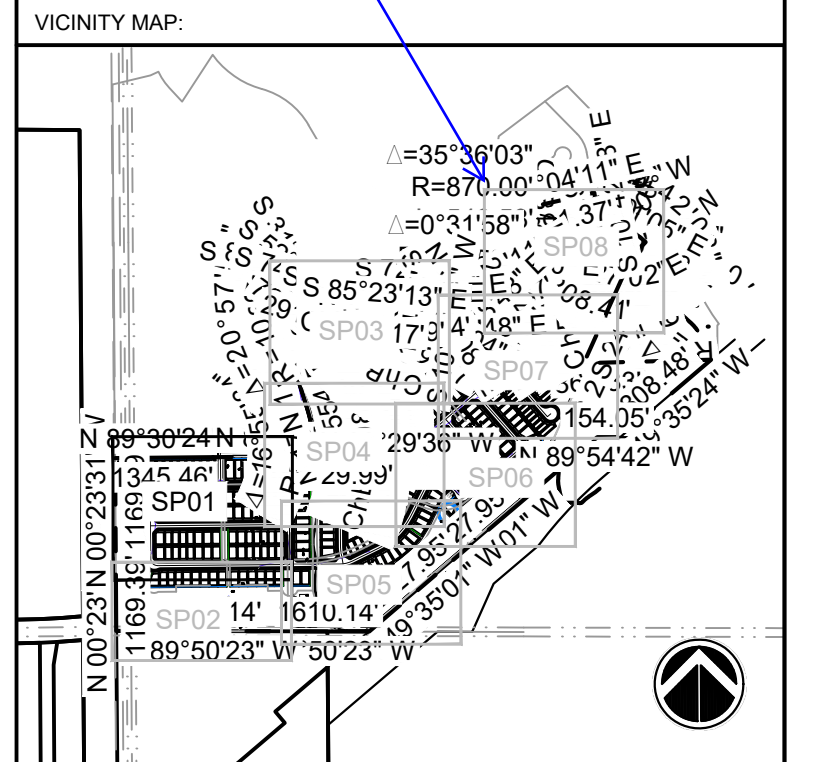
Are two fire hydrants being proposed?

Show pedestrian ramp and align with ramp across the street.

Revise linetype color to match sheet matchline per legend (all sheets).

Unresolved Review 1 Comments:
 - Show and label any cross pans

Hide distances and bearings.



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FALCON HIGHLANDS PUDSP DEVELOPMENT PLAN

EL PASO COUNTY, CO
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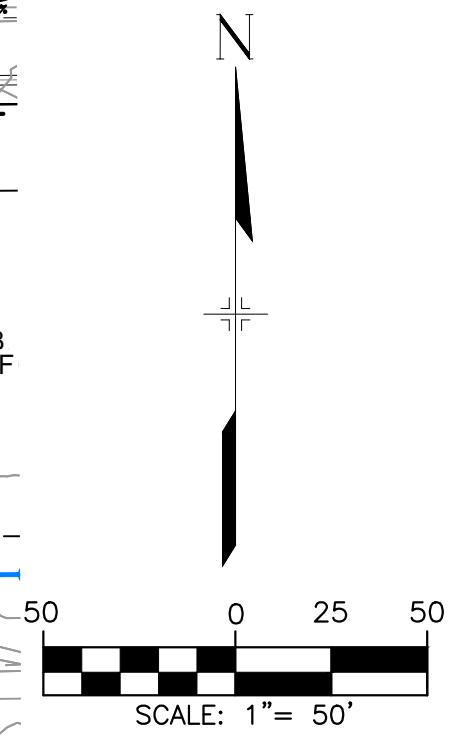
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 CHECKED BY: JRA
 APPROVED BY: JRA

SITE PLAN

SP01

SHEET 5 OF 31

COUNTY FILE NO.: PUDSP-22-005



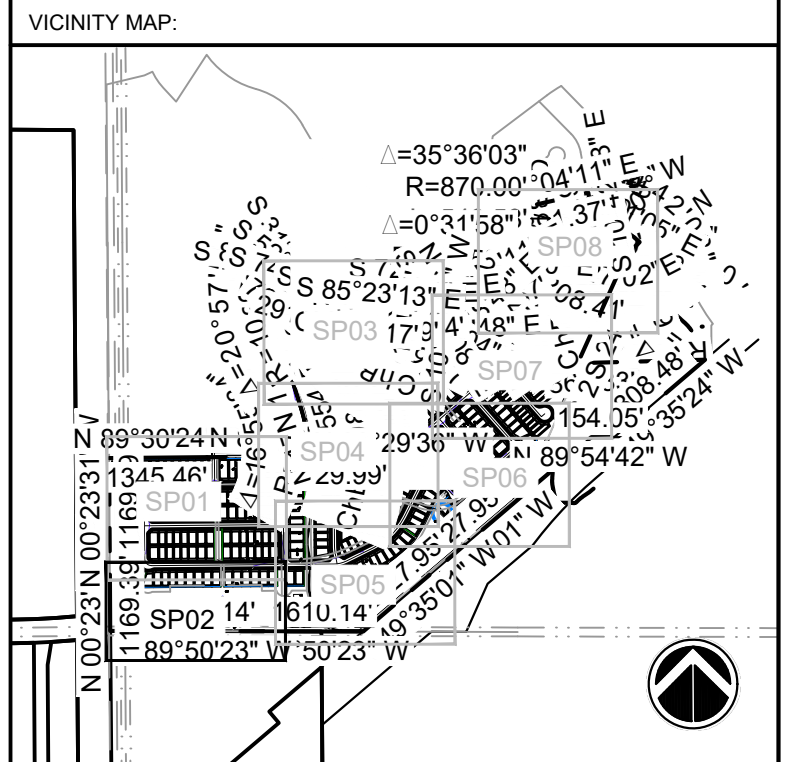
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APPROVAL:



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 APPROVED BY: JRA
 SHEET TITLE:

SITE PLAN

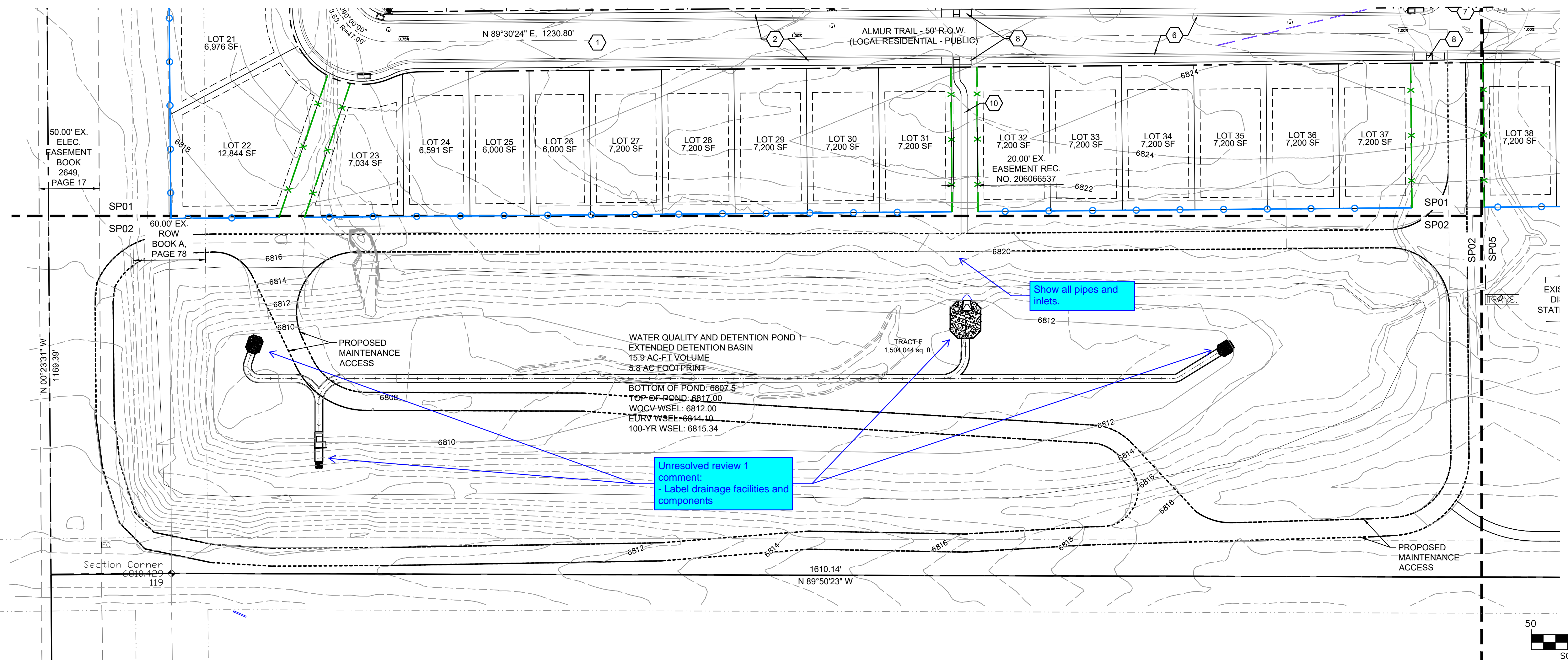
SP02

SHEET 6 OF 31

COUNTY FILE NO.: PUDSP-22-005

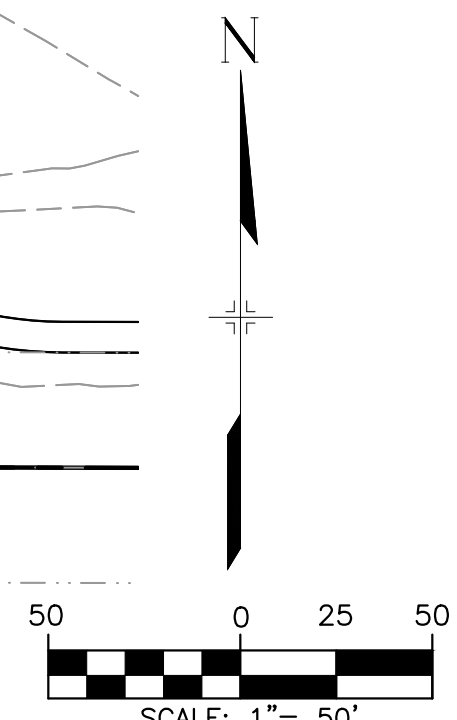
LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE SIDEWALK
 - 3 MONUMENT SIGN
 - 4 CONCRETE CROSSSPAN (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



Unresolved review 1 comment:
 - Label drainage facilities and components

Show all pipes and inlets.



FILE LOCATION: S:\31.1208.001\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

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

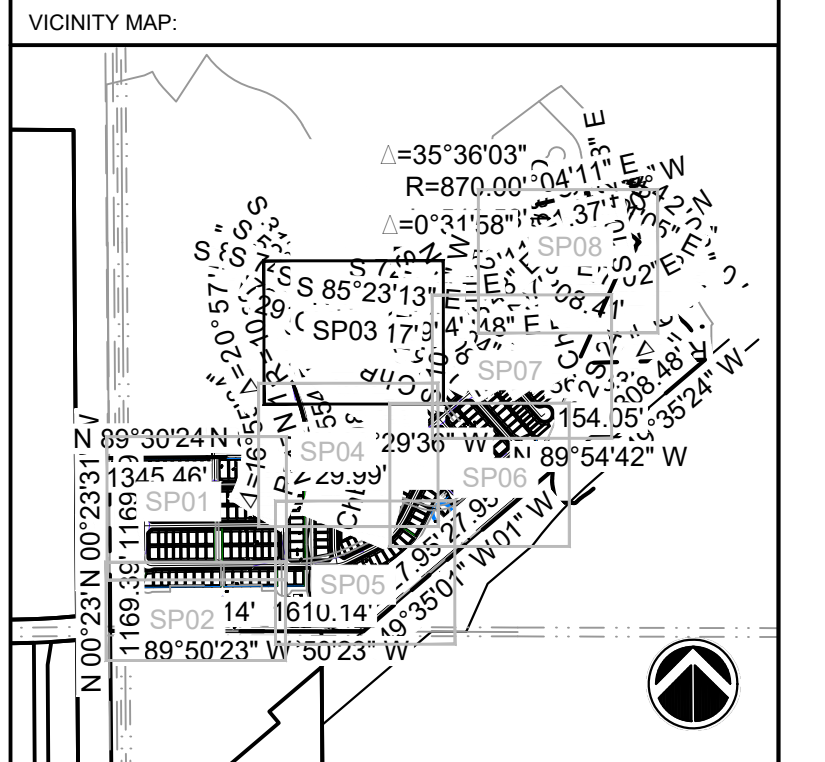
LEGEND

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APPROVAL:

VICINITY MAP:



PROJECT:
FALCON HIGHLANDS PUDSP DEVELOPMENT PLAN

EL PASO COUNTY, CO
 FIRST SUBMITTAL: MARCH 12, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	08-26-2022	PER COUNTY COMMENTS	

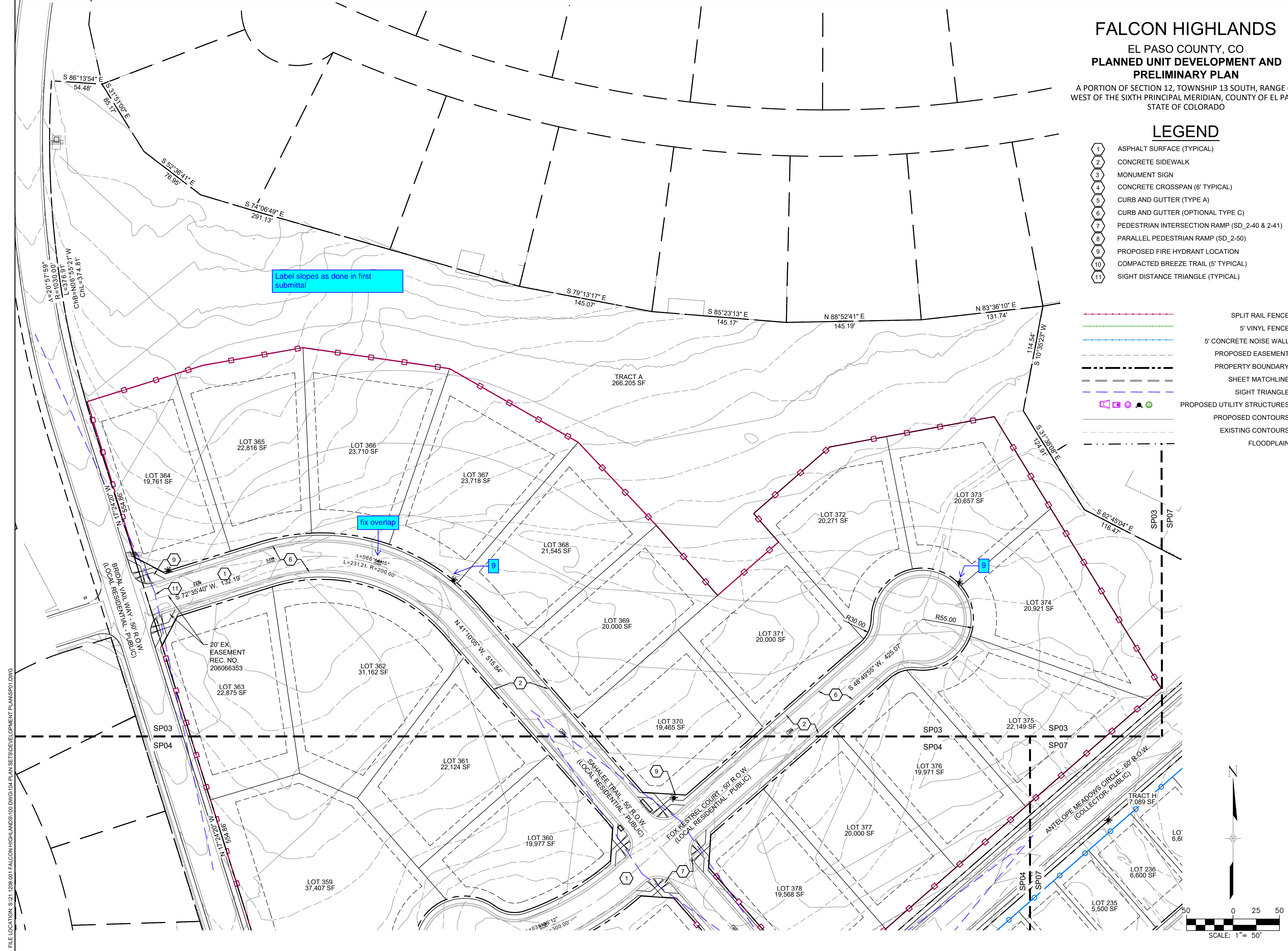
DRAWING INFORMATION:
 PROJECT NO: 21.1208.01
 DRAWN BY: AJP
 CHECKED BY: JRA
 APPROVED BY: JRA
 SHEET TITLE:

SITE PLAN

SP03

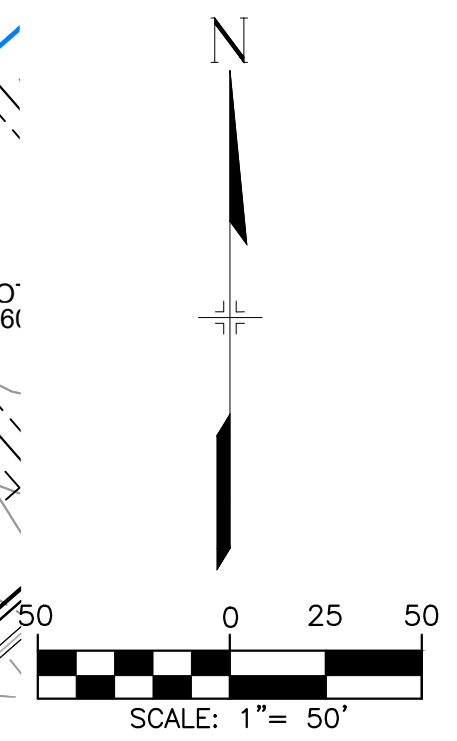
SHEET 7 OF 31

COUNTY FILE NO.: PUDSP-22-005

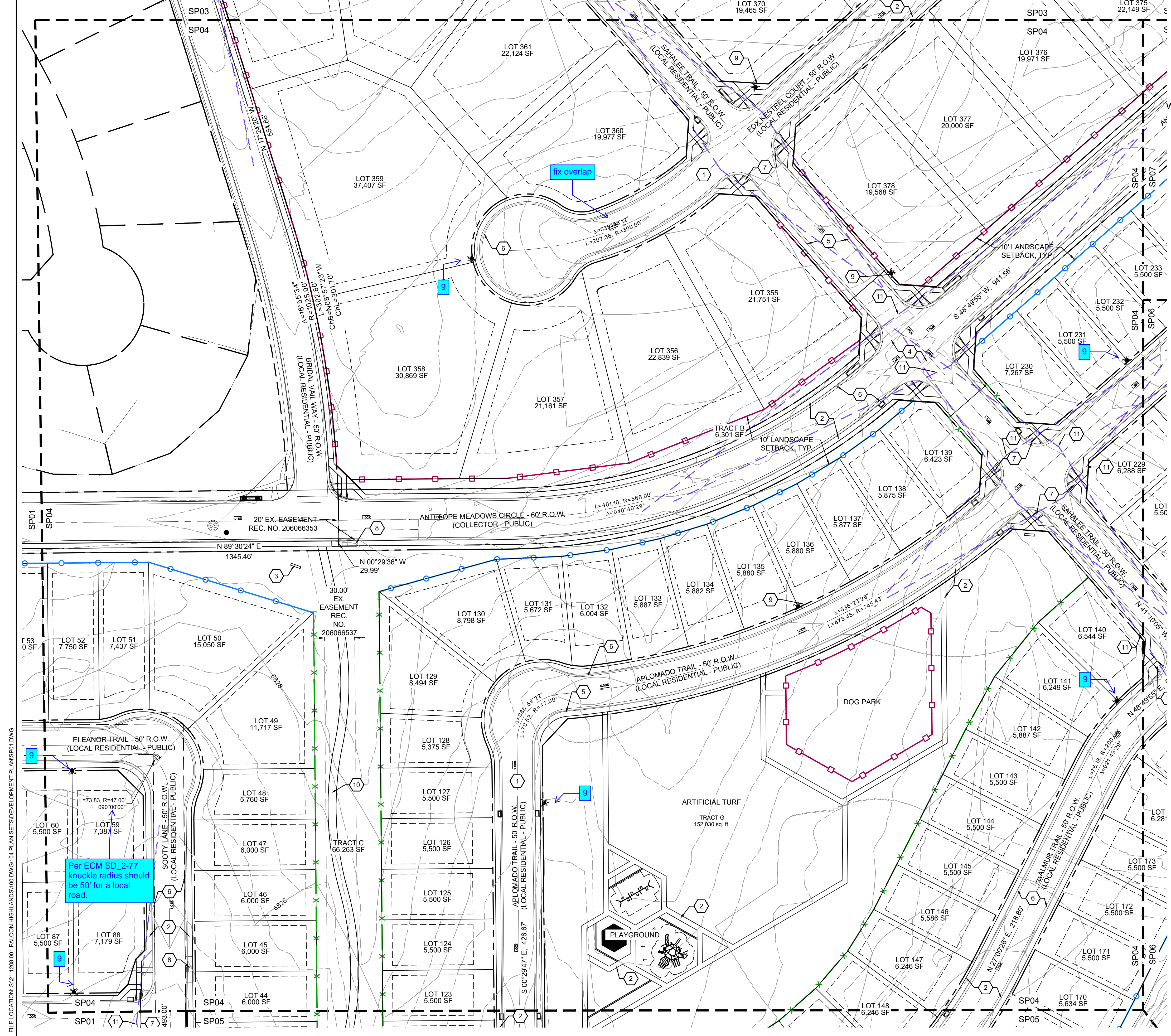


Label slopes as done in first submittal

fix overlap



FILE LOCATION: S:\31.1208.001\FALCON HIGHLANDS\100.DWG\104.PLAN SETS\DEVELOPMENT PLANS\SP03.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

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- PROPOSED CONTOURS
- EXISTING CONTOURS
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CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT:
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 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 12, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:

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

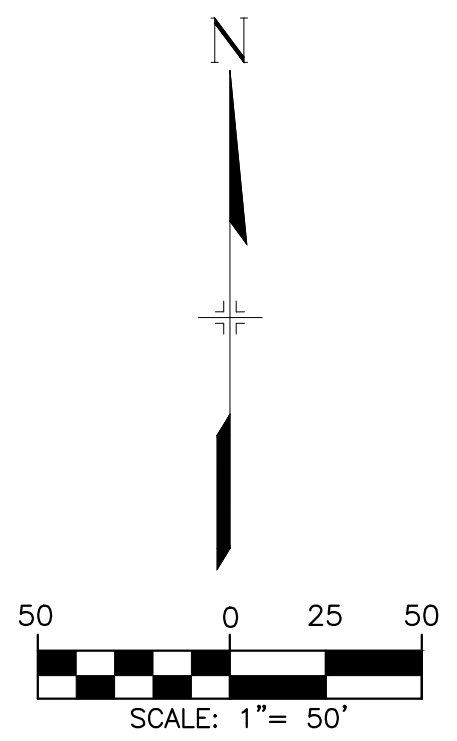
SHEET TITLE:

SITE PLAN

SP04

SHEET 8 OF 31

COUNTY FILE NO: PUDSP-22-005



FILE LOCATION: S:\31.1208.001\FALCON HIGHLANDS\100.DWG\104.PLAN SETS\DEVELOPMENT PLANS\SP04.DWG

FILE LOCATION: S:\31.1208.001\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

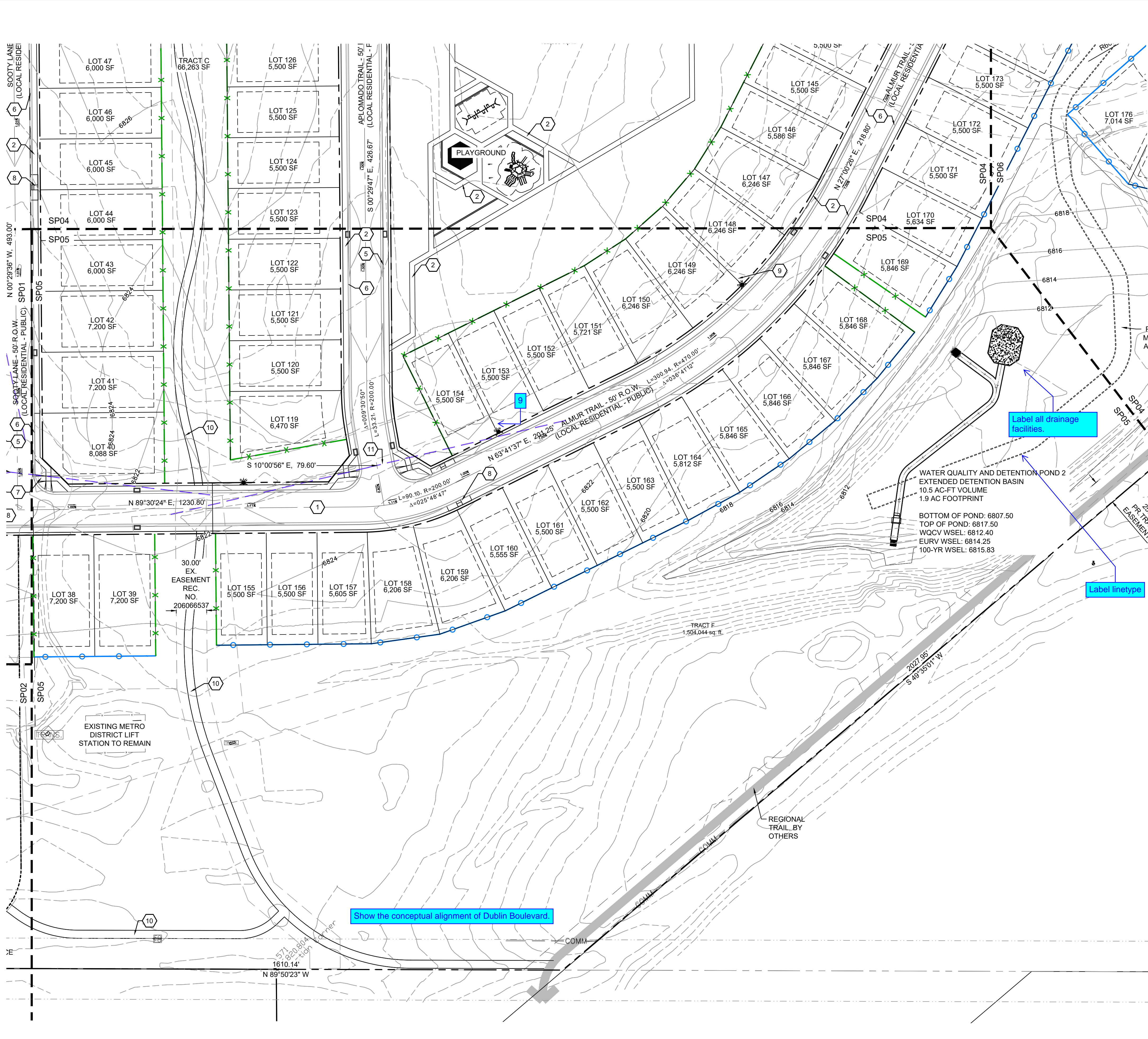
CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT:
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OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
 8605 EXPLORER DR. SUITE 250, COLORADO SPRINGS, CO 80920

LEGEND

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APPROVAL:

PROJECT:

FALCON HIGHLANDS PUDSP DEVELOPMENT PLAN

EL PASO COUNTY, CO
 FIRST SUBMITTAL: MARCH 12, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	08-26-2022	PER COUNTY COMMENTS	

DRAWING INFORMATION:

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

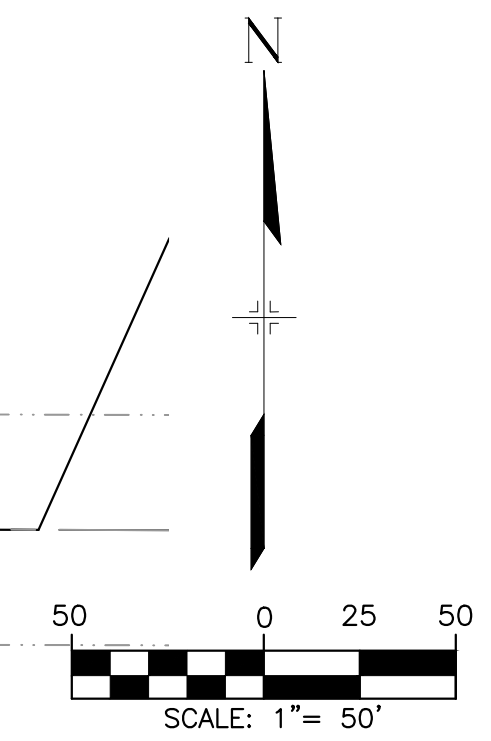
SHEET TITLE:

SITE PLAN

SP05

SHEET 9 OF 31

COUNTY FILE NO: PUDSP-22-005

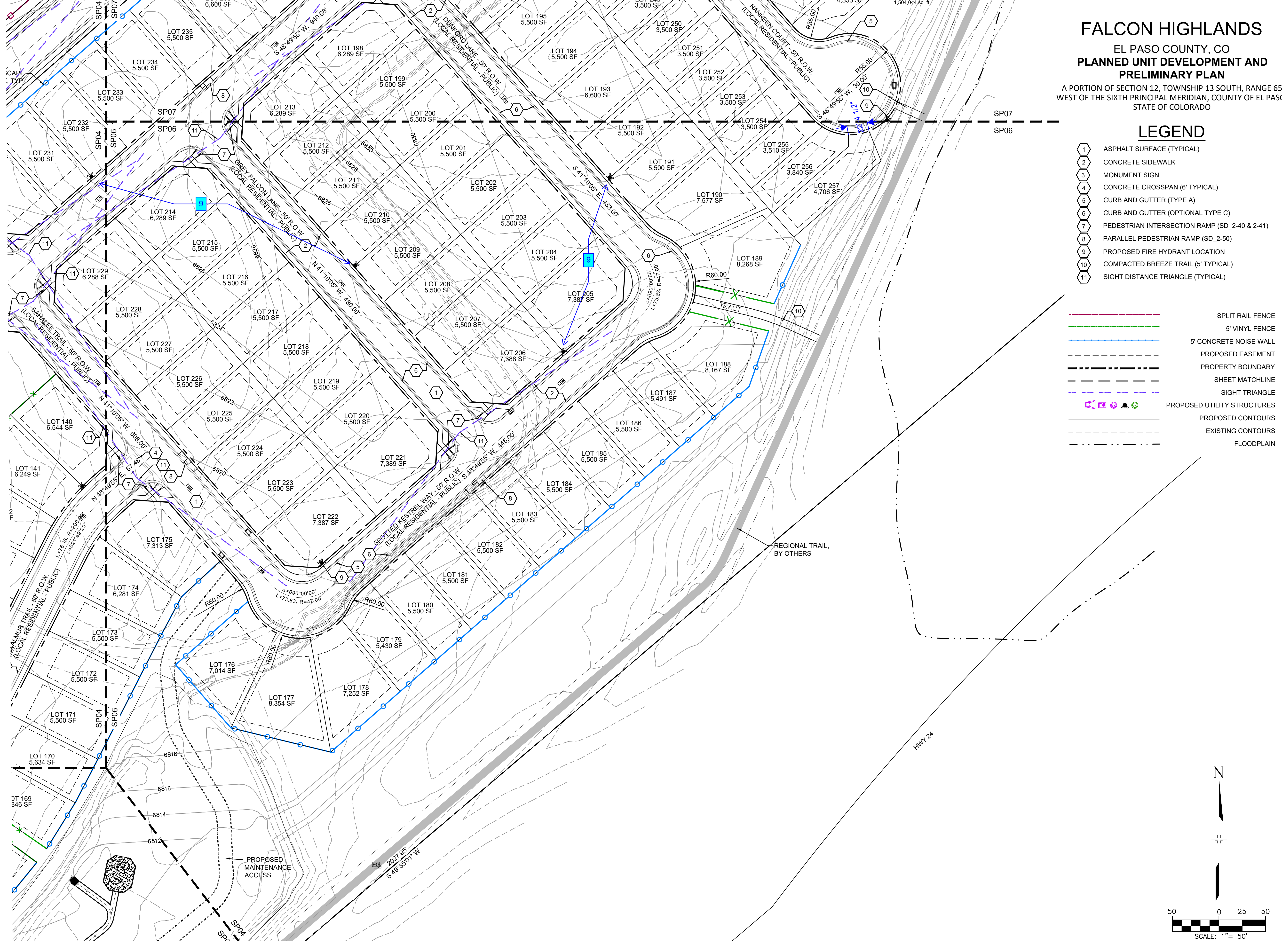


Show the conceptual alignment of Dublin Boulevard.

Label all drainage facilities.

Label linetype

FILE LOCATION: S:\31.1208.001\FALCON HIGHLANDS\100.DWG\104.PLAN SETS\DEVELOPMENT PLANS\SP01.DWG



FALCON HIGHLANDS

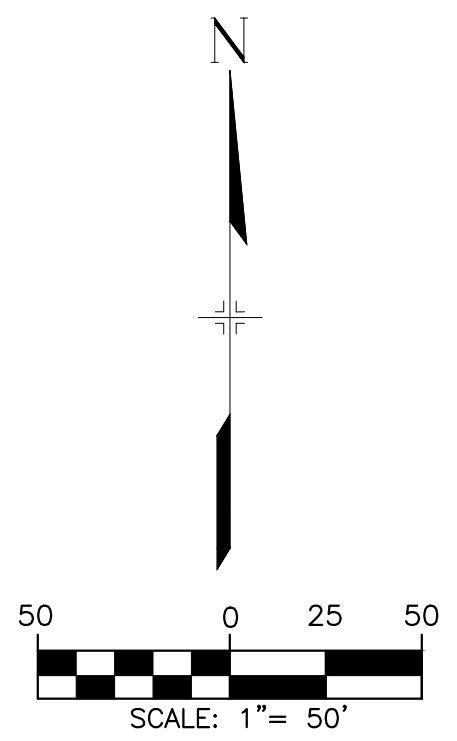
EL PASO COUNTY, CO

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

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 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 12, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	08-26-2022	PER COUNTY COMMENTS	

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

FALCON HIGHLANDS

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

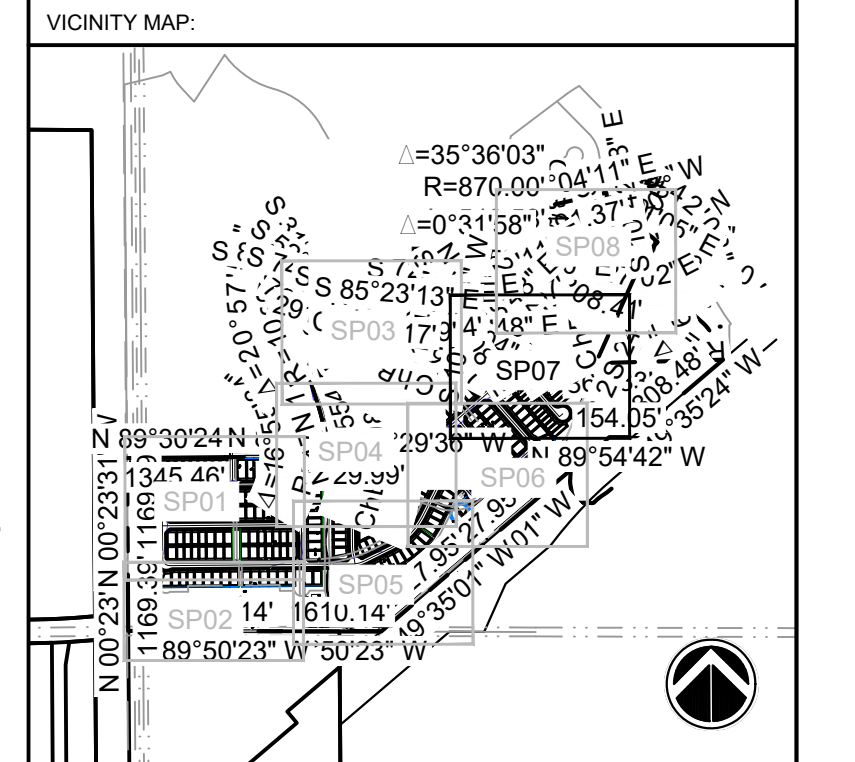
A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO
STATE OF COLORADO

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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 12, 2022



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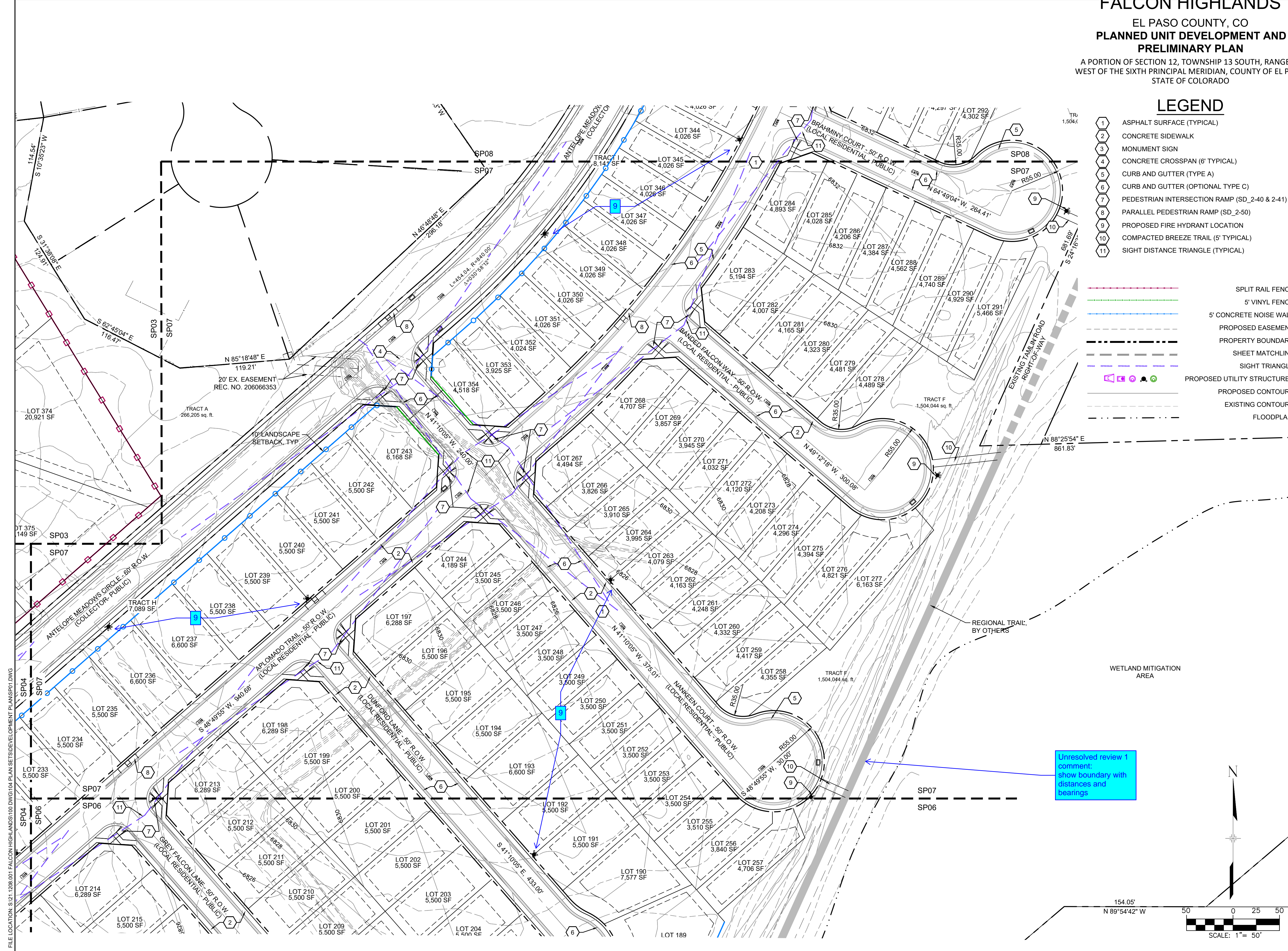
DRAWING INFORMATION:
PROJECT NO: 21.1208.01
DRAWN BY: AJP
CHECKED BY: JRA
APPROVED BY: JRA

SHEET TITLE:
SITE PLAN
SP07
SHEETS 11 OF 31
COUNTY FILE NO: PUDSP-22-005

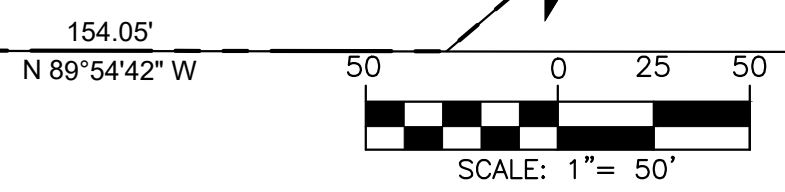
LEGEND

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Unresolved review 1
comment:
show boundary with
distances and
bearings



FILE LOCATION: S:\31.1208.001\FALCON HIGHLANDS\100.DWG\104.PLAN\SET\DEVELOPMENT PLANS\SP07.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

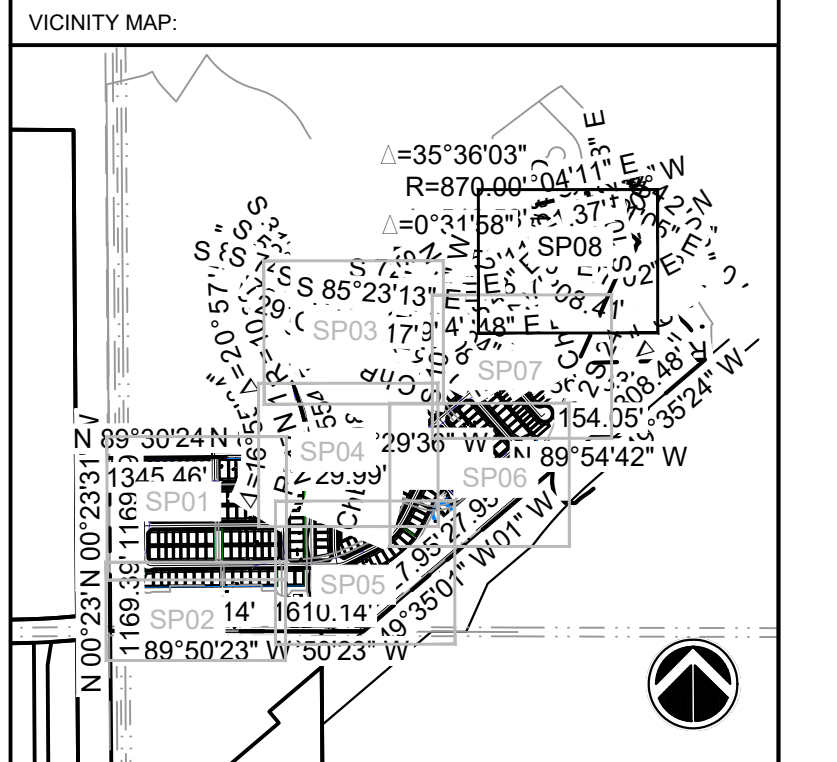
CONSULTANTS:
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CHALLENGER COMMUNITIES
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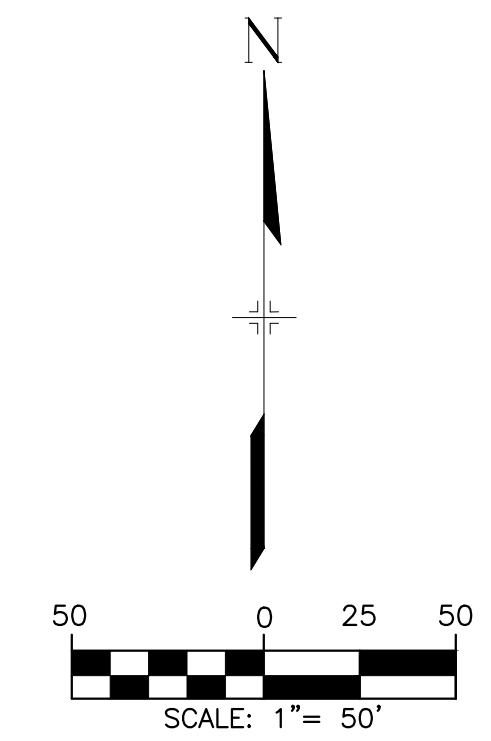
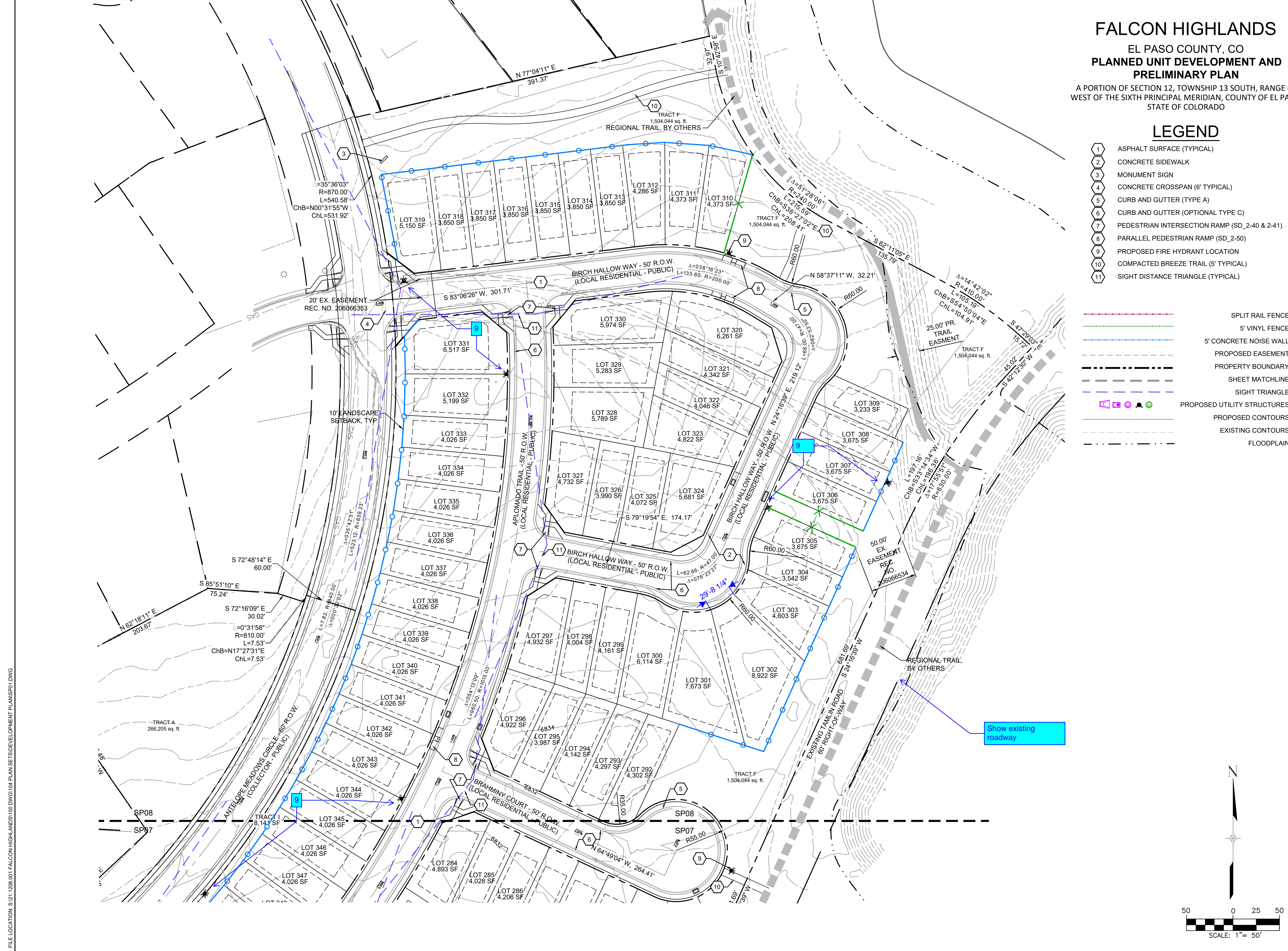
DRAWING INFORMATION:
 PROJECT NO: 21.1208.01
 DRAWN BY: AJP
 CHECKED BY: JRA
 APPROVED BY: JRA
 SHEET TITLE:

SITE PLAN

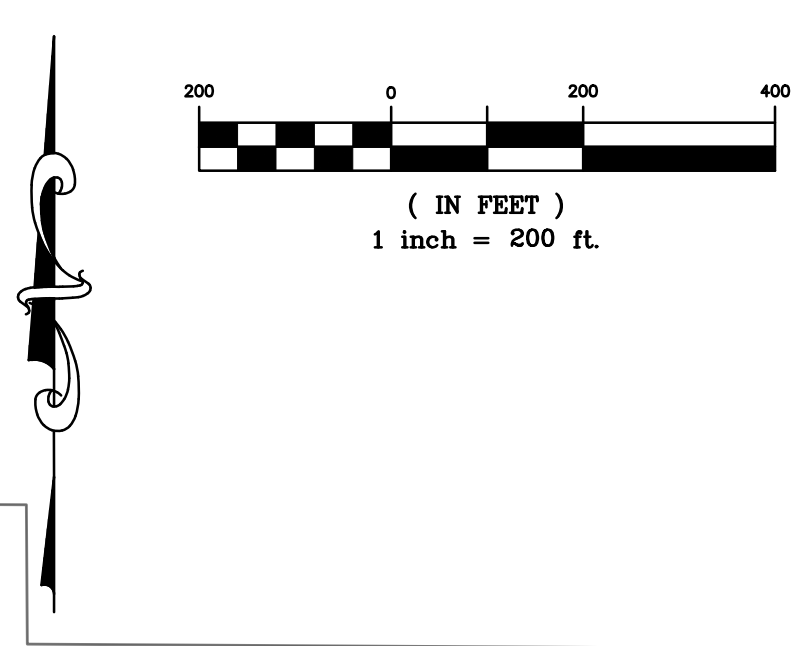
SP08

SHEET 12 OF 31

COUNTY FILE NO.: PUDSP-22-005

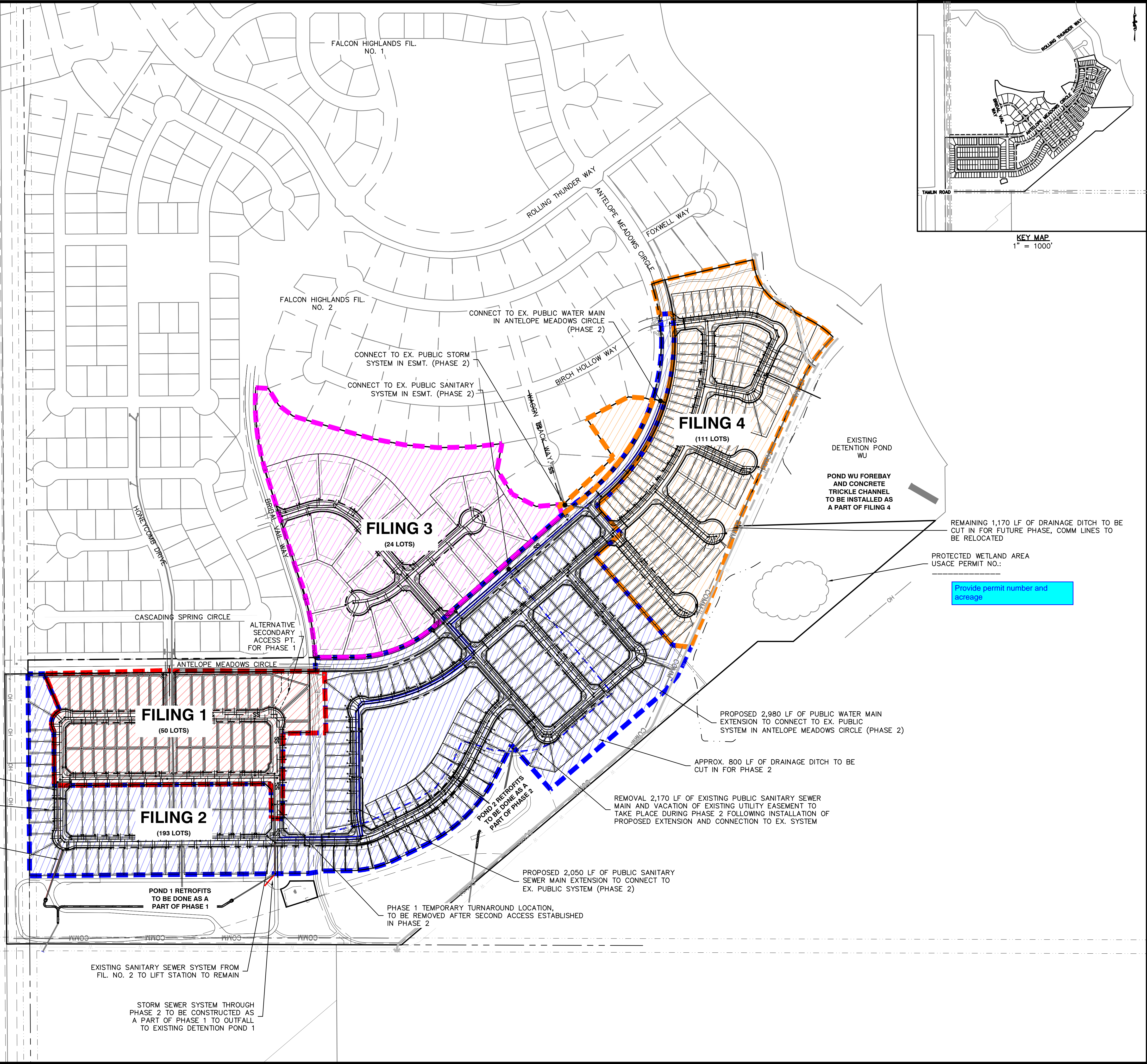


FILE LOCATION: S:\31.1208.001\FALCON HIGHLANDS\100.DWG\104.PLAN SET\DEVELOPMENT PLANS\SP01.DWG



- 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 BE 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



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

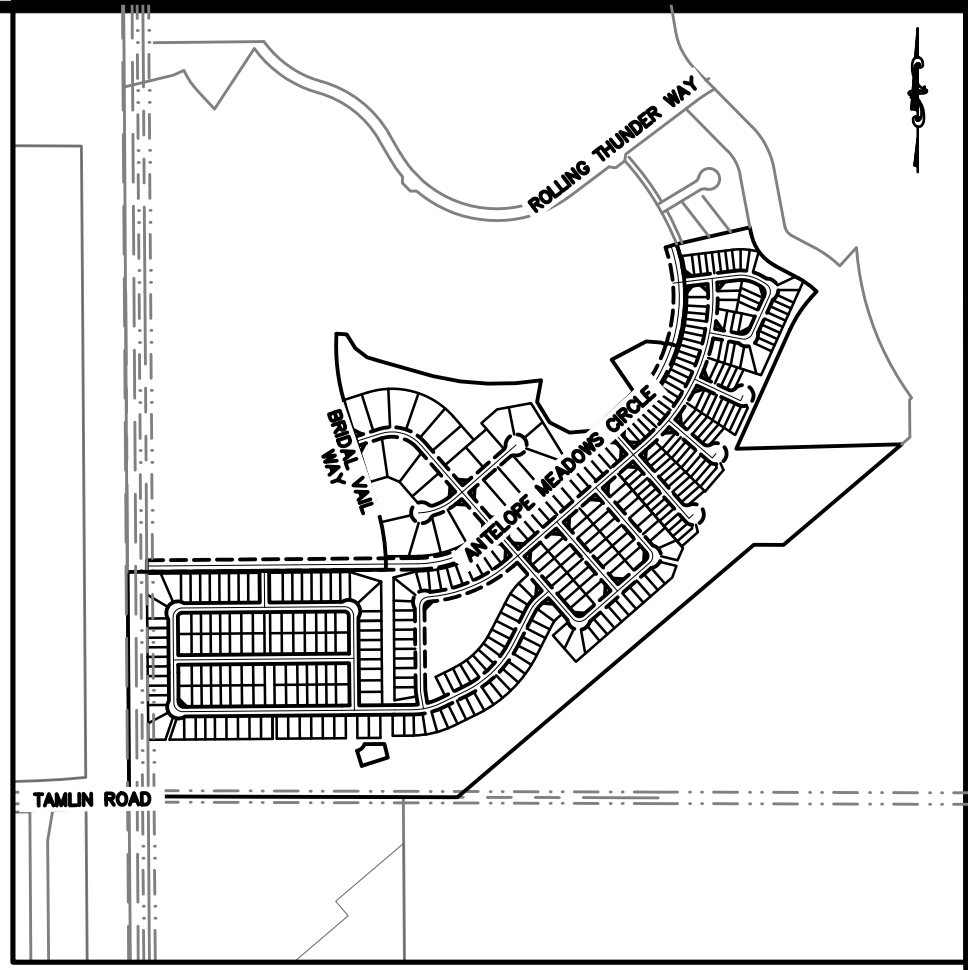
PHASE 1 TEMPORARY TURNAROUND LOCATION, TO BE REMOVED AFTER SECOND ACCESS ESTABLISHED IN PHASE 2

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



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 CONTRACTOR. 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.

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303.462.1100

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

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

CLIENT: CHALLENGER HOMES
DATE: 08/23/2022

NO.	REVISIONS

DR. ARP | CH. RDL
P.M. RDL
JOB: 21005234
SHEET NO.: 13
CAD FILE: 21005234_PPHASING.DWG

For all utility sheets label lot numbers

Label mainlines, use consistent linetypes. The sanitary sewer line switches from a dashed line to continuous line.



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

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

CLIENT

DATE 08/23/2022

DR. ARP CH. RDL

P.M. RDL

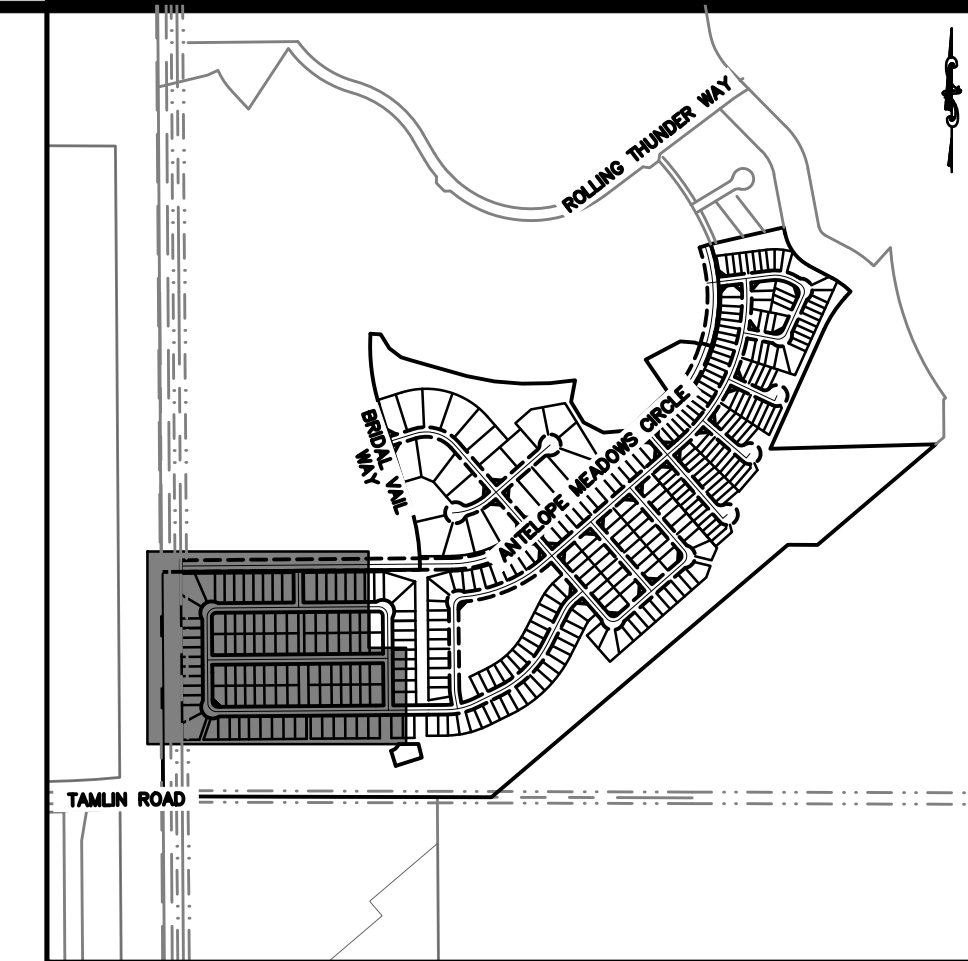
JOB 21005234

SHEET NO.

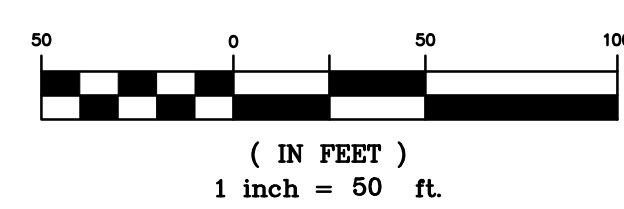
REVISIONS

14

CAD FILE: 21005234-PPH-PRELIM-UTILITIES.DWG



KEY MAP
1" = 1000'



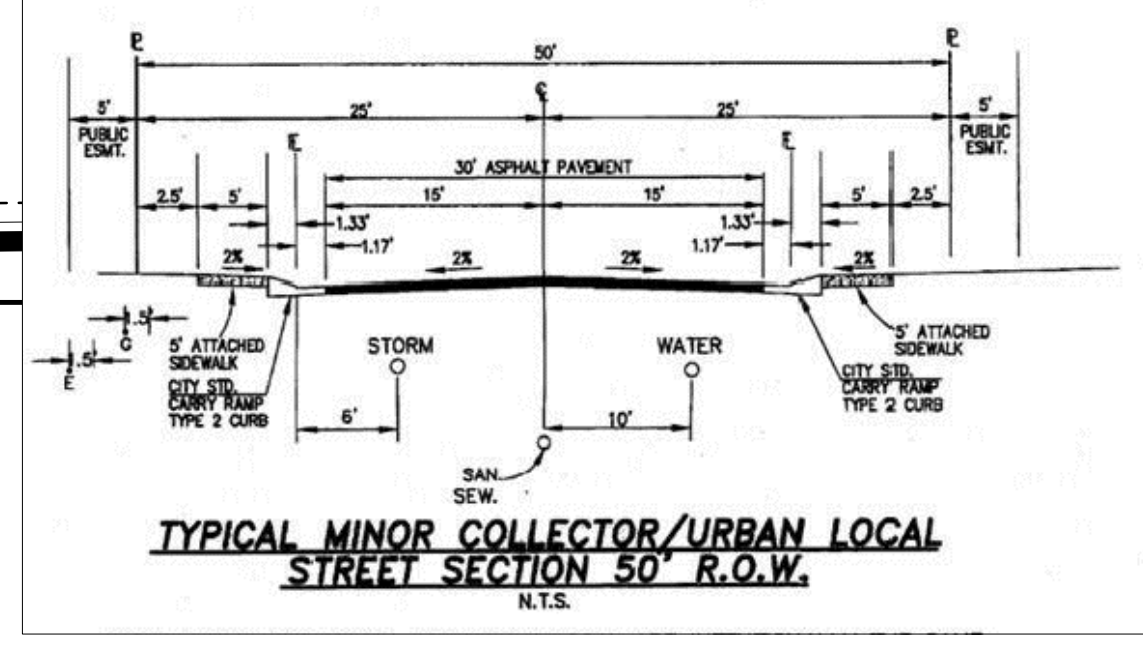
NOTES:

- 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

Table with 2 columns: Symbol and Description. Symbols include solid lines for boundaries, dashed lines for easements, and various symbols for utilities like storm, water, and sanitary sewer. Descriptions include PROPERTY BOUNDARY, PROPOSED RIGHT-OF-WAY, EXISTING RIGHT-OF-WAY, etc.

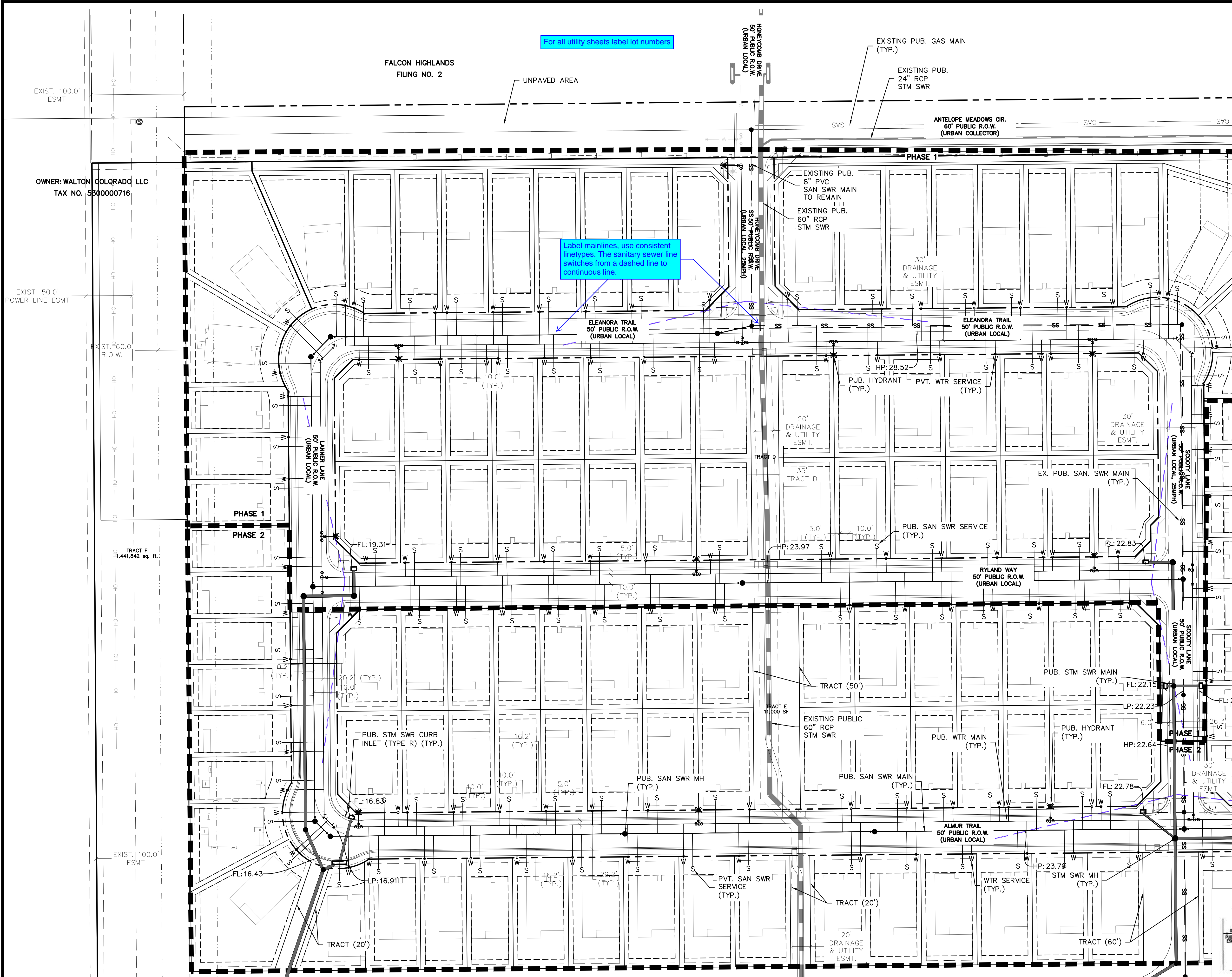
TYPICAL CROSS SECTION - UTILITIES LOCATION
N.T.S.



- 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.

MATCH LINE
SEE SHEET 15

MATCH LINE
SEE SHEET 17



OWNER: WALTON COLORADO LLC
TAX NO. 5300000716

FALCON HIGHLANDS
FILING NO. 2

UNPAVED AREA

EXISTING PUB. GAS MAIN
(TYP.)

EXISTING PUB.
24" RCP
STM SWR

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

PHASE 1

EXISTING PUB.
8" PVC
SAN SWR MAIN
TO REMAIN

EXISTING PUB.
60" RCP
STM SWR

30' DRAINAGE
& UTILITY
ESMT.

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

PUB. HYDRANT
(TYP.)

PVT. WTR SERVICE
(TYP.)

20' DRAINAGE
& UTILITY
ESMT.

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

PUB. SAN SWR SERVICE
(TYP.)

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

PUB. STM SWR MAIN
(TYP.)

PUB. WTR MAIN
(TYP.)

PUB. HYDRANT
(TYP.)

PUB. SAN SWR MAIN
(TYP.)

PUB. SAN SWR MH
(TYP.)

PVT. SAN SWR SERVICE
(TYP.)

WTR SERVICE
(TYP.)

STM SWR MH
(TYP.)

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

TRACT (50')

TRACT (20')

TRACT (60')

20' DRAINAGE
& UTILITY
ESMT.

EXISTING PUBLIC
60" RCP
STM SWR

30' DRAINAGE
& UTILITY
ESMT.

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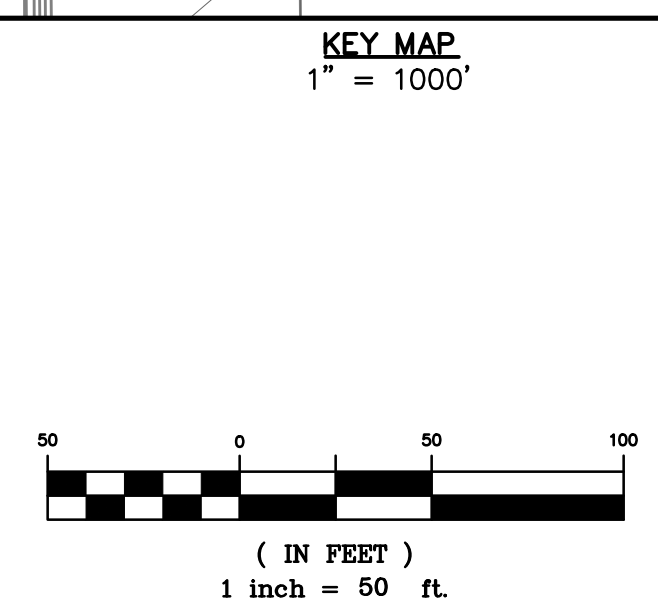
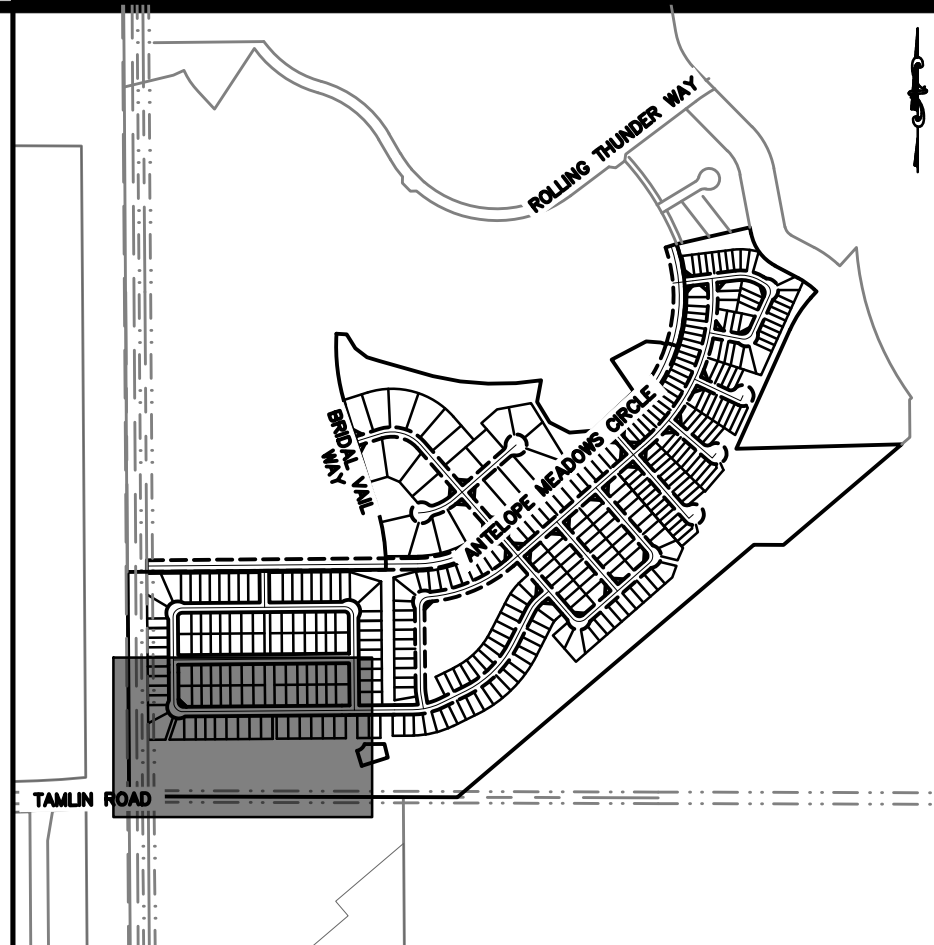
CHALLENGER HOMES
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719.598.5192
CONTACT: JIM BYERS

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

CLIENT: CHALLENGER HOMES
DATE: 08/23/2022

NO.	REVISIONS

DR. ARP | CH. RDL
P.M. RDL
JOB: 21005234
SHEET NO. 15
CAD FILE: 21005234_PPH-PRELIM UTILITIES.DWG

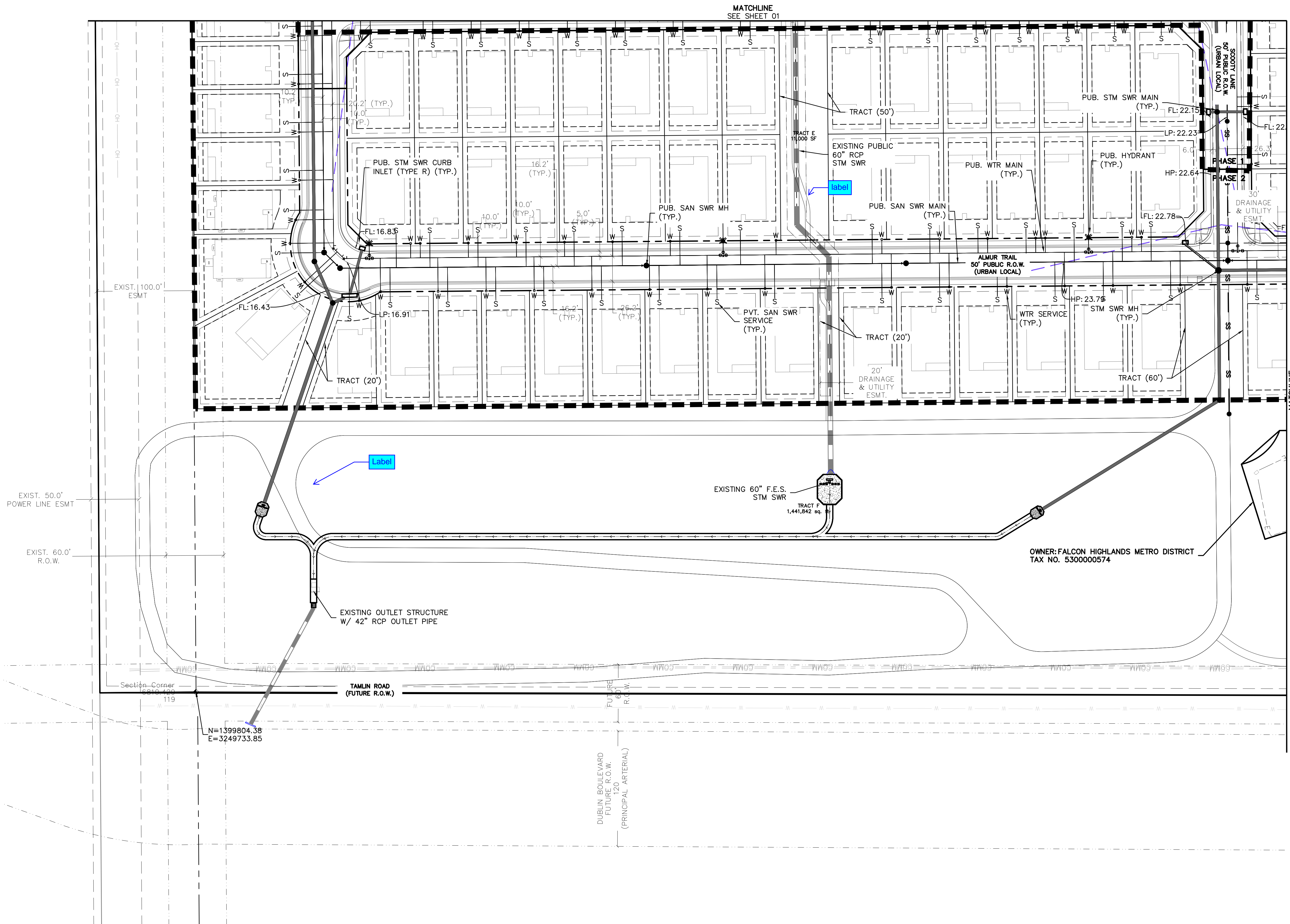


NOTES:

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2. SANITARY SEWER MAIN TO BE 8" SDR35 PVC UNLESS OTHERWISE NOTED.
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LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	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
	HIGH POINT
	LOW POINT



EXIST. 50.0' POWER LINE ESMT
EXIST. 60.0' R.O.W.
Section Corner
119

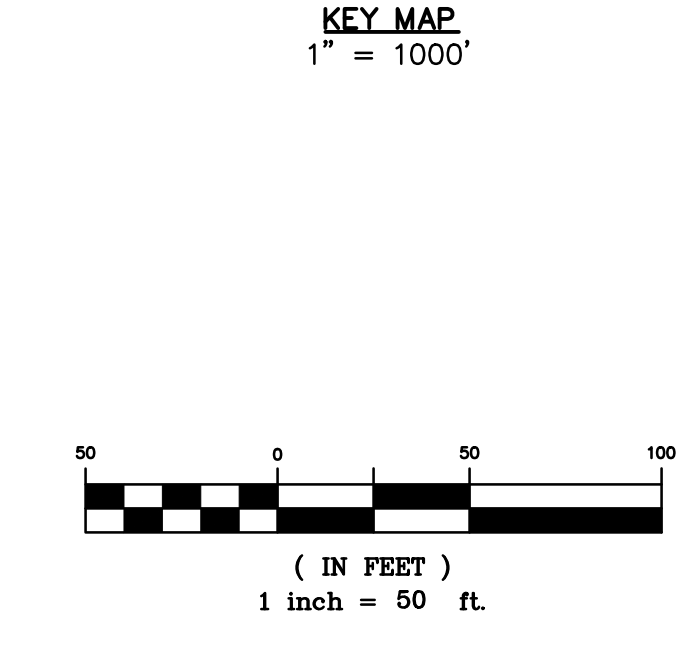
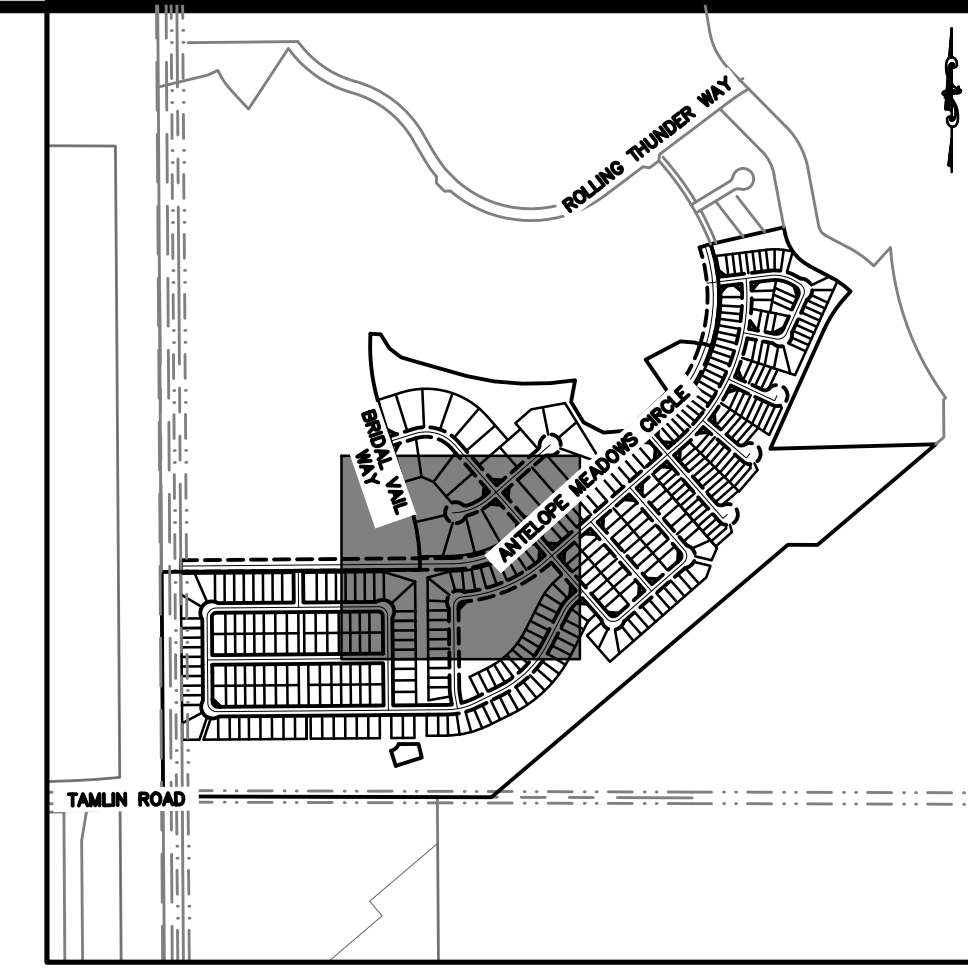
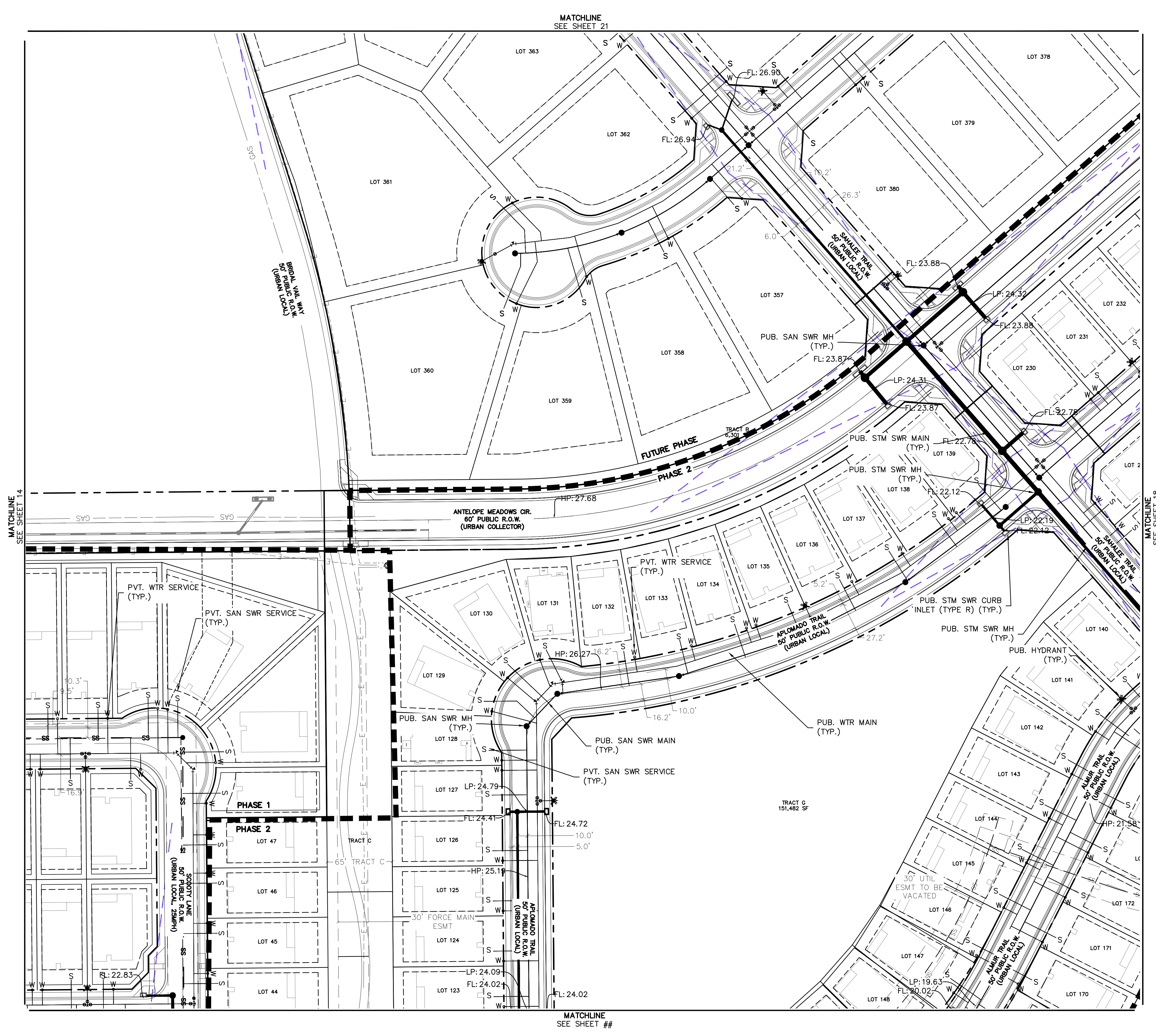
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DUBLIN BOULEVARD
FUTURE R.O.W.
120
(PRINCIPAL ARTERIAL)

OWNER: FALCON HIGHLANDS METRO DISTRICT
TAX NO. 5300000574

MATCHLINE
SEE SHEET 01

MATCHLINE
SEE SHEET 04



- NOTES:**
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	PROPOSED CURB & GUTTER
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	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
	HIGH POINT
	LOW POINT

Know what's below.
Call before you dig.

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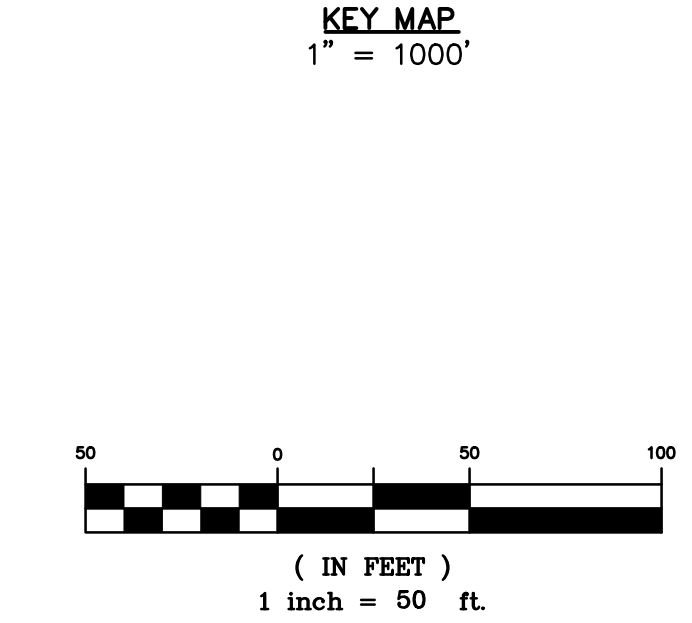
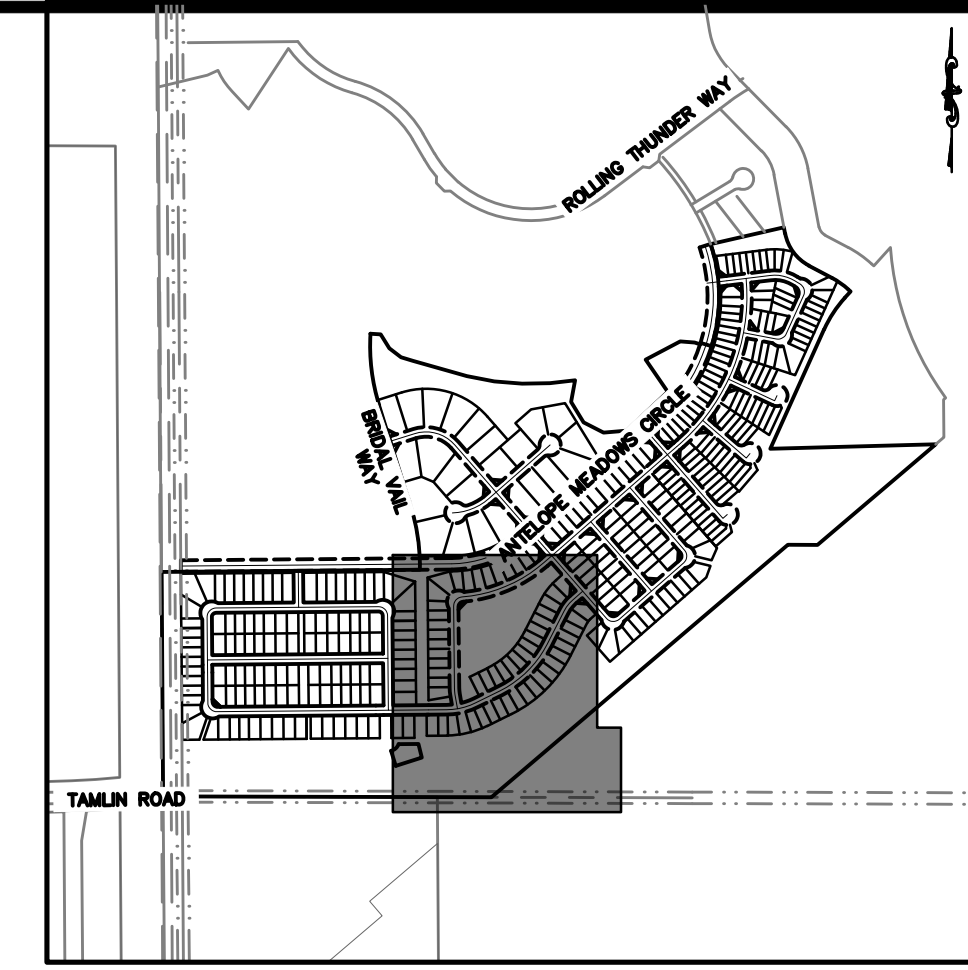
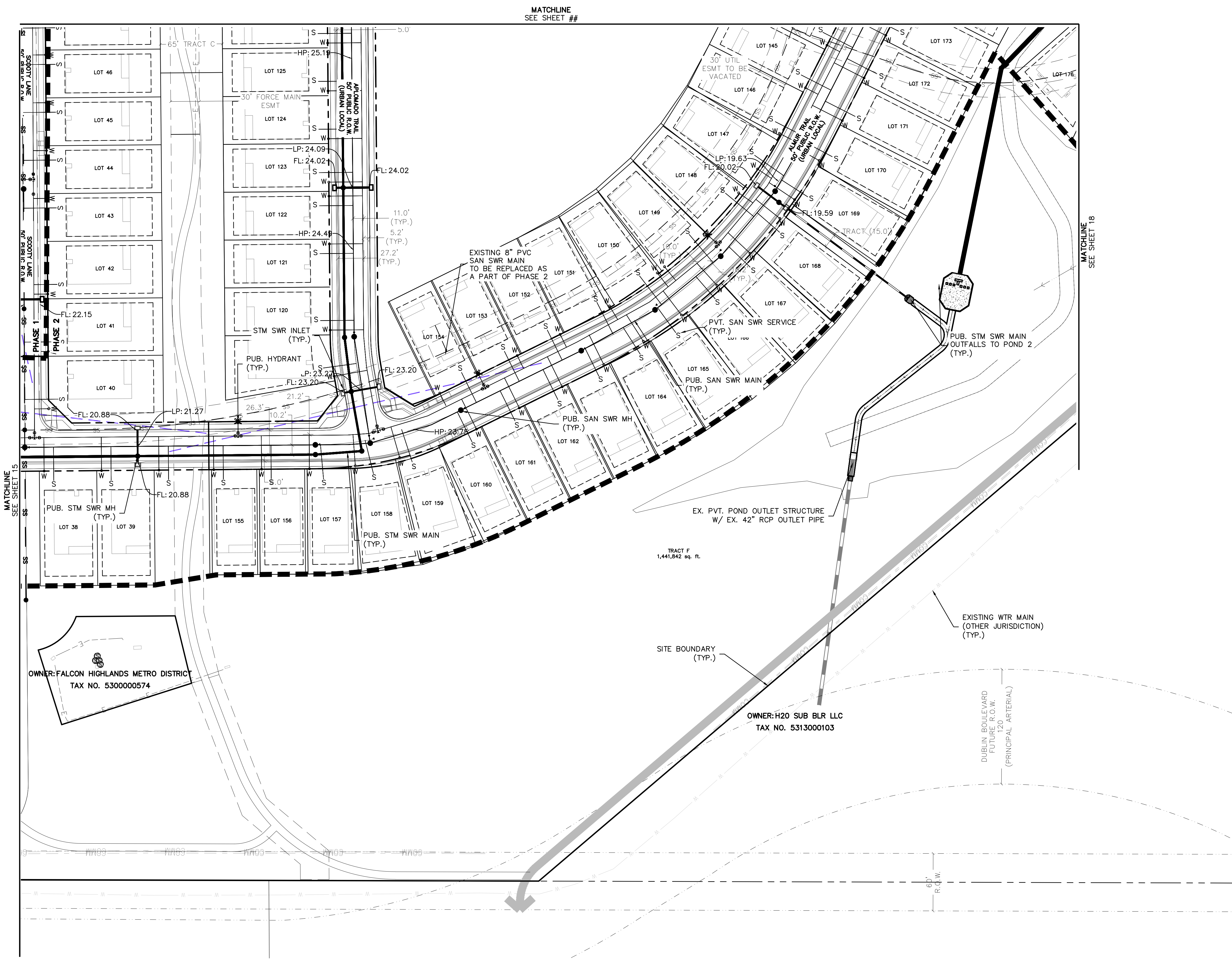
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303.462.1100

<p>CHALLENGER HOMES</p> <p>8605 EXPLORER DRIVE SUITE 250 COLORADO SPRINGS, CO 80920</p> <p>719.598.5192</p> <p>CONTACT: JIM BYERS</p>	<p>CHALLENGER HOMES</p> <p>FALCON HIGHLANDS SOUTH EL PASO COUNTY, COLORADO</p> <p>PRELIMINARY UTILITY PLANS SITE 3</p>								
<p>CLIENT: CHALLENGER HOMES</p> <p>DATE: 08/23/2022</p>									
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		NO.	DESCRIPTION						
NO.	DESCRIPTION								
<p>DR. ARP CH. RDL</p> <p>P.M. RDL</p> <p>JOB: 21005234</p> <p>SHEET NO. 16</p>									

CAD FILE: 21005234_21005234-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.
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LEGEND

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	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	FILING BOUNDARY
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY SERVICE
	EXISTING SANITARY SERVICE
	PROPOSED STORM
	EXISTING STORM
	PROPOSED WATER
	EXISTING WATER
	PROPOSED WATER SERVICE
	EXISTING WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE
	STORM INLET
	HIGH POINT
	LOW POINT

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

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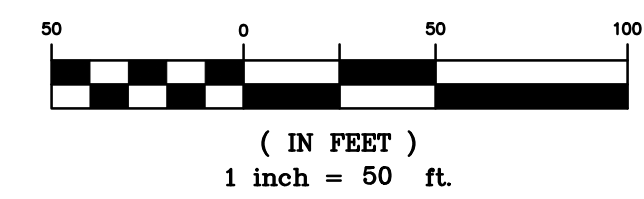
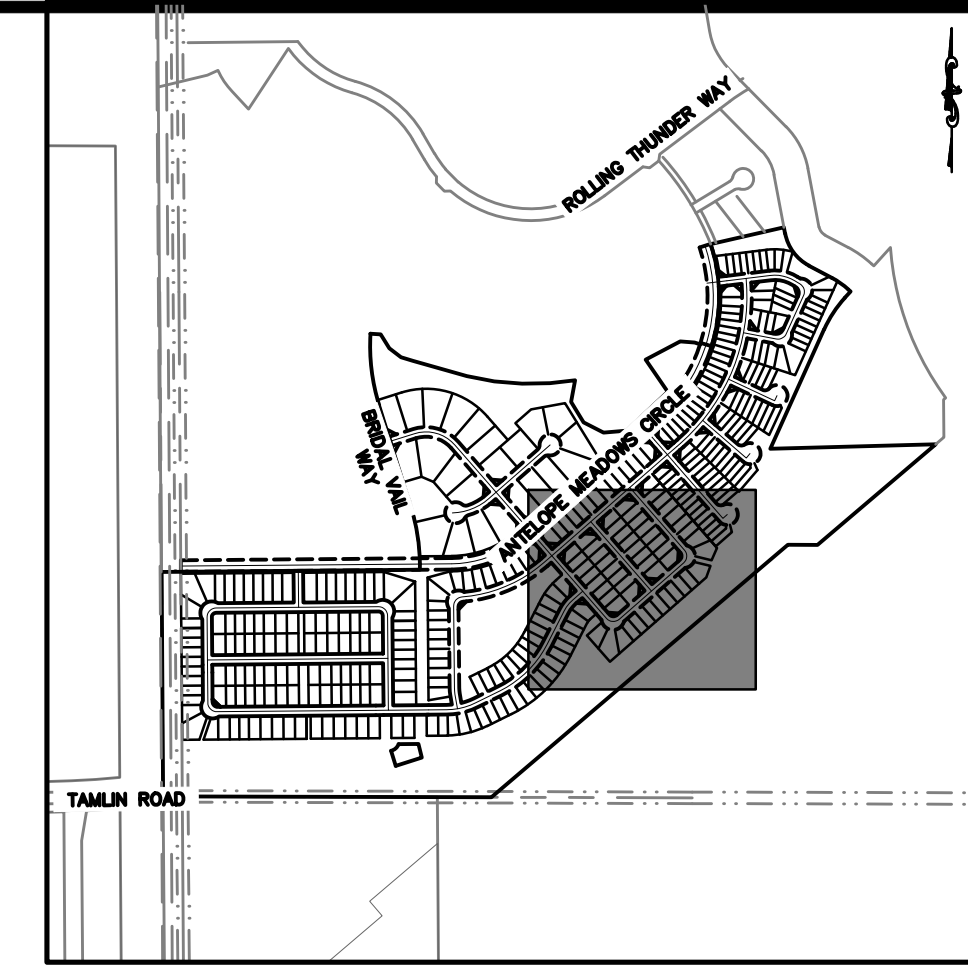
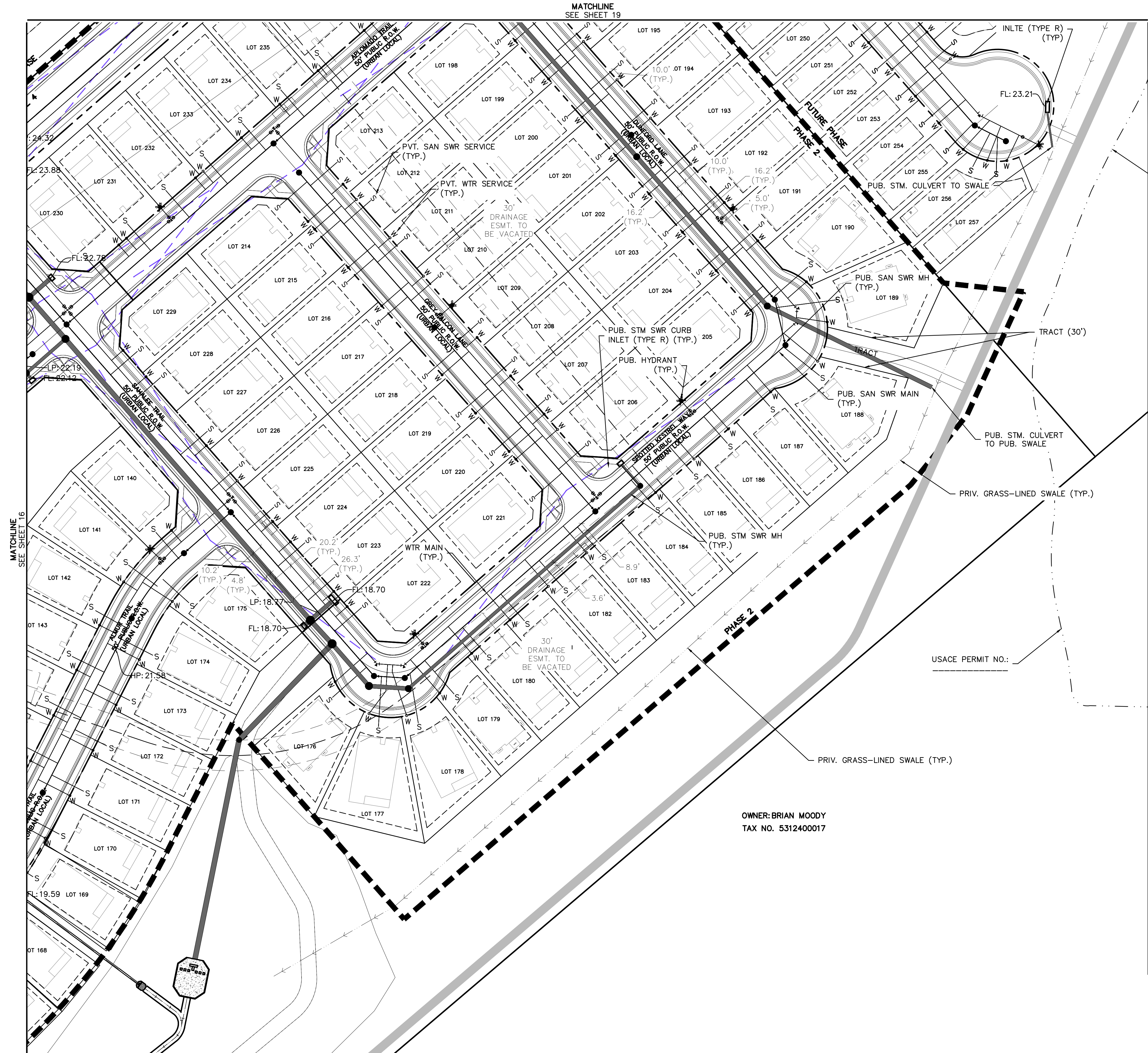
CHALLENGER HOMES
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CONTACT: JIM BYERS

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH
EL PASO COUNTY, COLORADO
PRELIMINARY UTILITY PLANS
SITE 4

CLIENT: CHALLENGER HOMES
DATE: 08/23/2022

NO.	REVISIONS

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



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
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY SERVICE
	EXISTING SANITARY SERVICE
	PROPOSED STORM
	EXISTING STORM
	PROPOSED WATER
	EXISTING WATER
	PROPOSED WATER SERVICE
	EXISTING WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE
	STORM INLET
	HIGH POINT
	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.

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303.462.1100

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

CHALLENGER HOMES
FALCON HIGHLANDS SOUTH
EL PASO COUNTY, COLORADO
PRELIMINARY UTILITY PLANS
SITE 5

CLIENT: CHALLENGER HOMES
DATE: 08/23/2022

REVISIONS

DR. ARP CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 18



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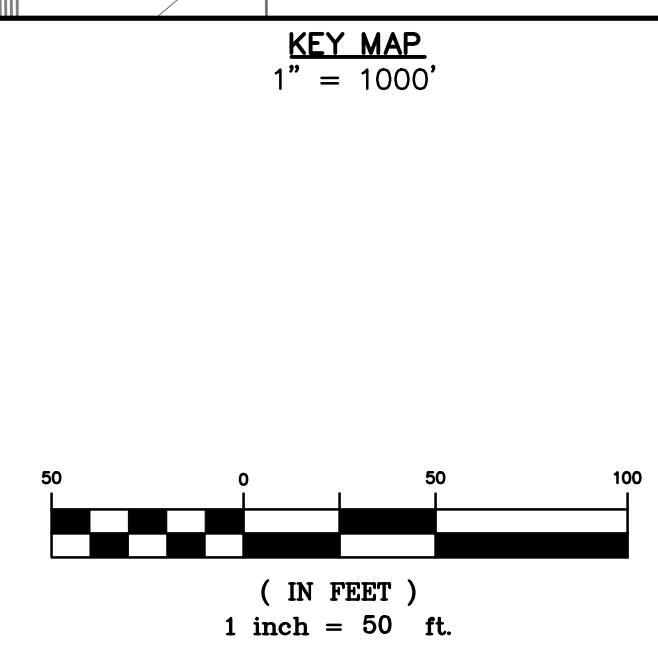
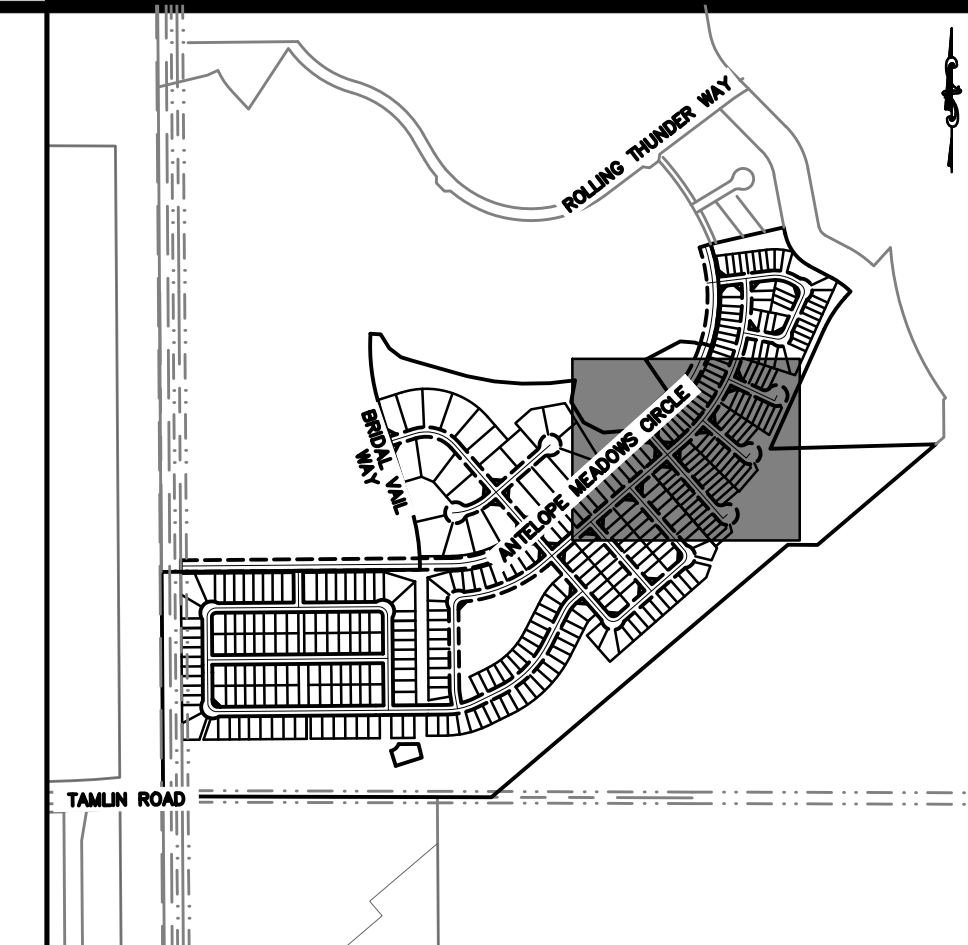
CHALLENGER HOMES
 FALCON HIGHLANDS SOUTH
 EL PASO COUNTY, COLORADO
 PRELIMINARY UTILITY PLANS
 SITE 6

CLIENT: CHALLENGER HOMES

DATE: 08/23/2022

NO.	REVISIONS

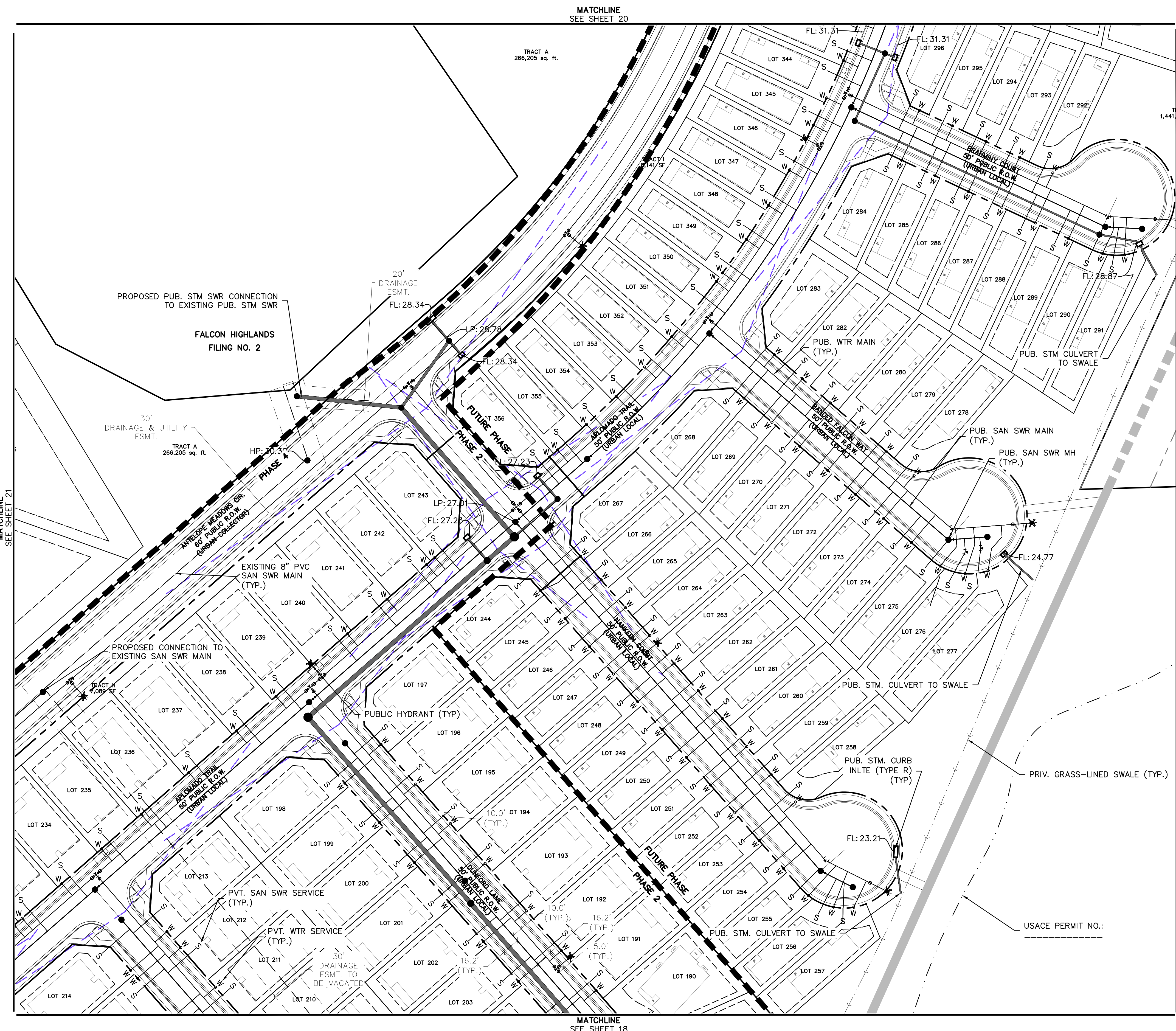
DR. ARP | CH. RDL
 P.M. RDL
 JOB: 21005234
 SHEET NO. 19



- NOTES:**
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LEGEND

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	EXISTING CURB & GUTTER
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	EXISTING EASEMENT
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	EXISTING SANITARY
	PROPOSED SANITARY SERVICE
	EXISTING SANITARY SERVICE
	PROPOSED STORM
	EXISTING STORM
	PROPOSED WATER
	EXISTING WATER
	PROPOSED WATER SERVICE
	EXISTING WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	STORM INLET
	HIGH POINT
	LOW POINT



MATCHLINE
SEE SHEET 21

MATCHLINE
SEE SHEET 20

MATCHLINE
SEE SHEET 20

MATCHLINE
SEE SHEET 18

TRACT A 266,205 sq. ft.

PROPOSED PUB. STM SWR CONNECTION TO EXISTING PUB. STM SWR

FALCON HIGHLANDS FILING NO. 2

20' DRAINAGE ESMT. FL: 28.34

30' DRAINAGE & UTILITY ESMT.

HP: 30.3

ANTHONY HEADROW CIR. 50' PUBLIC R.O.W. (URBAN COLLECTION)

PHASE 1

PHASE 2

EXISTING 8" PVC SAN SWR MAIN (TYP.)

PROPOSED CONNECTION TO EXISTING SAN SWR MAIN

PROPOSED PUB. STM SWR MAIN (TYP.)

PUBLIC HYDRANT (TYP.)

PVT. SAN SWR SERVICE (TYP.)

PVT. WTR SERVICE (TYP.)

30' DRAINAGE ESMT. TO BE VACATED

10.0' (TYP.)

16.2' (TYP.)

5.0' (TYP.)

BRANNAN COURT 50' PUBLIC R.O.W. (URBAN LOCAL)

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

BRANNAN COURT 50' PUBLIC R.O.W. (URBAN LOCAL)

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

FL: 31.31

FL: 28.67

FL: 27.23

FL: 27.23

FL: 24.77

FL: 23.21

PUB. WTR MAIN (TYP.)

PUB. STM CULVERT TO SWALE

PUB. SAN SWR MAIN (TYP.)

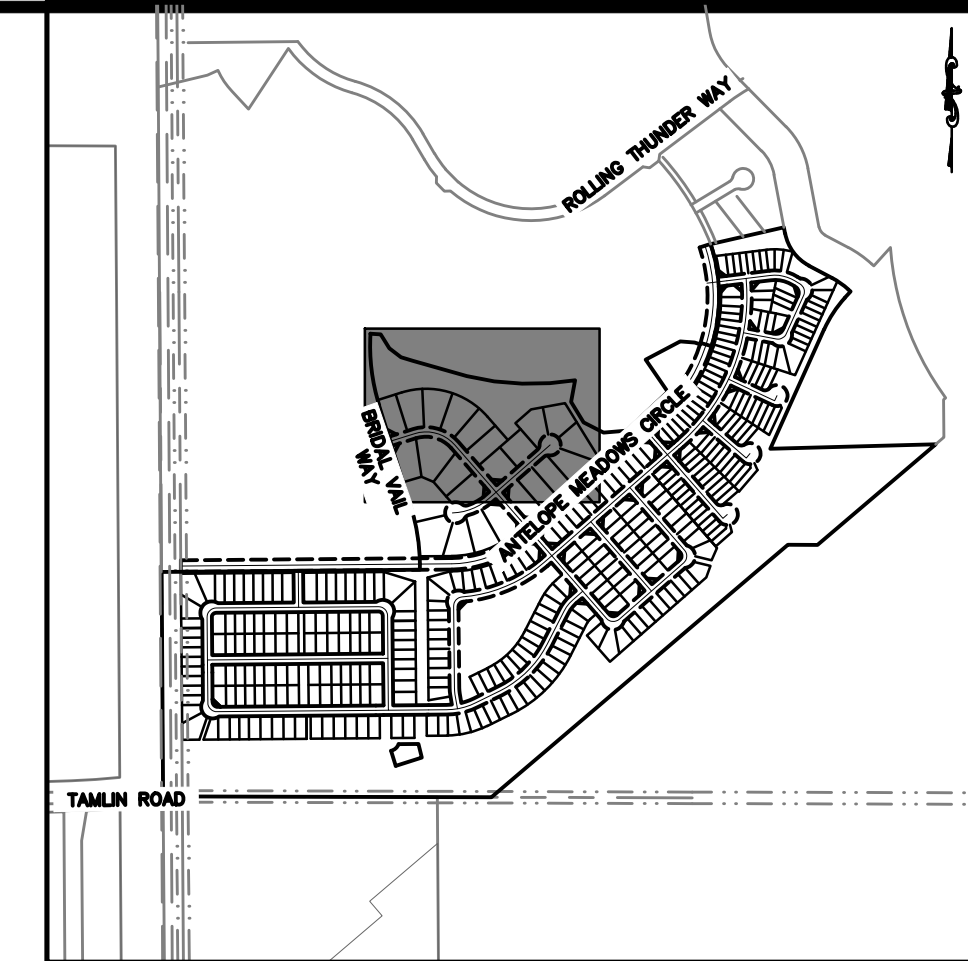
PUB. SAN SWR MH (TYP.)

PUB. STM CULVERT TO SWALE

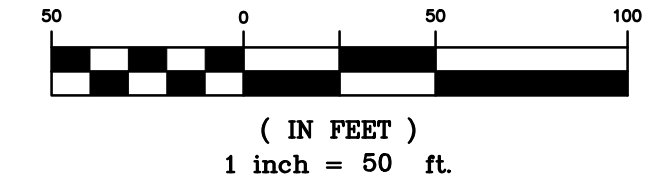
PUB. STM. CURB INLT (TYPE R) (TYP.)

PRIV. GRASS-LINED SWALE (TYP.)

USACE PERMIT NO.:



KEY MAP
1" = 1000'



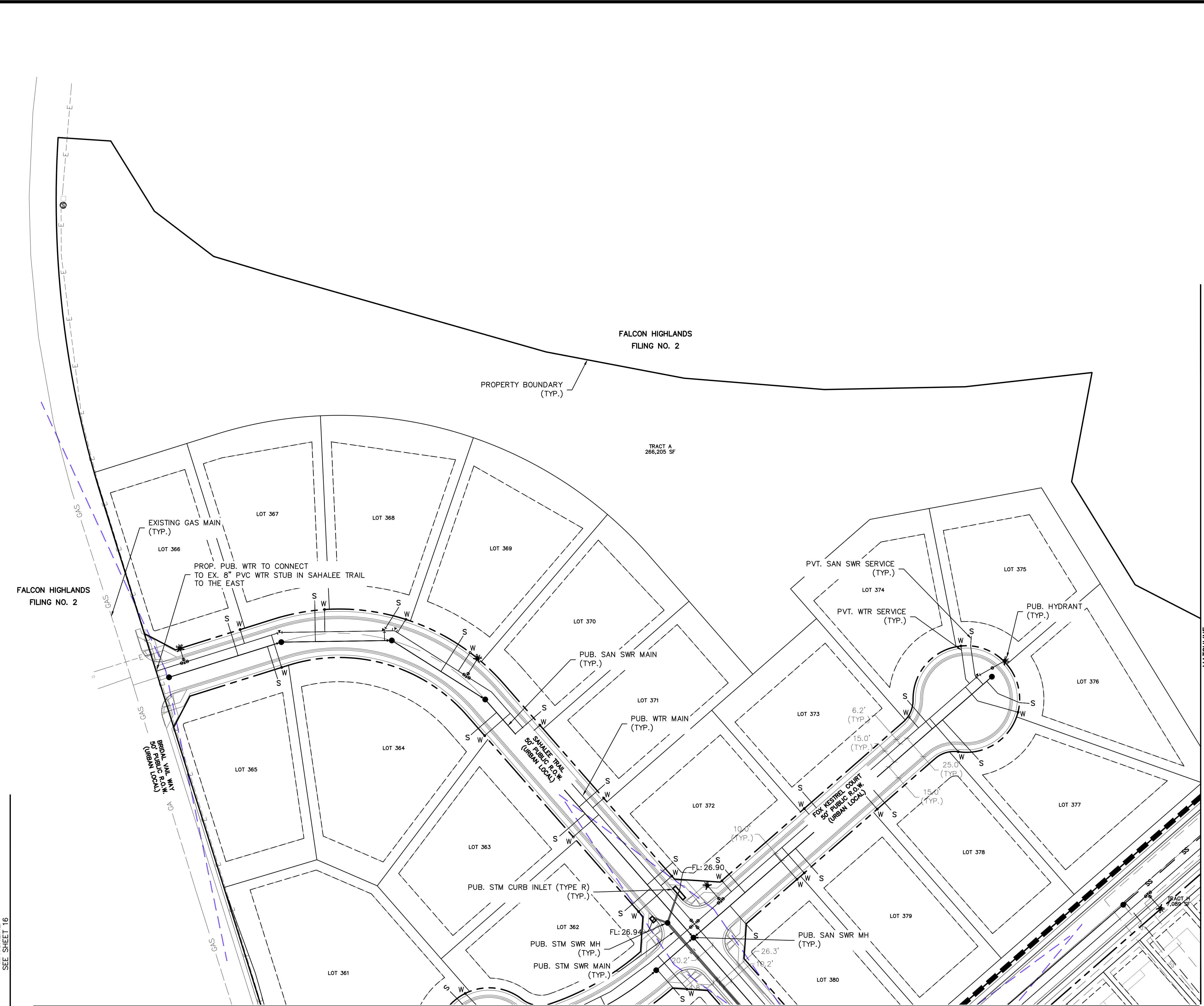
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	EXISTING WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	STORM INLET
	HIGH POINT
	LOW POINT

HP
LP



MATCHLINE
SEE SHEET 16

MATCHLINE
SEE SHEET 16

MATCHLINE
SEE SHEET 18

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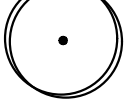

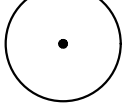
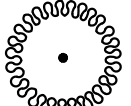
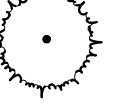
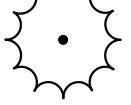
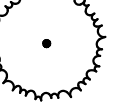
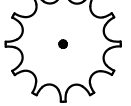





CHALLENGER HOMES
FALCON HIGHLANDS SOUTH
EL PASO COUNTY, COLORADO
PRELIMINARY UTILITY PLANS
SITE 8

CLIENT
DATE 08/23/2022

NO.	REVISIONS

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'

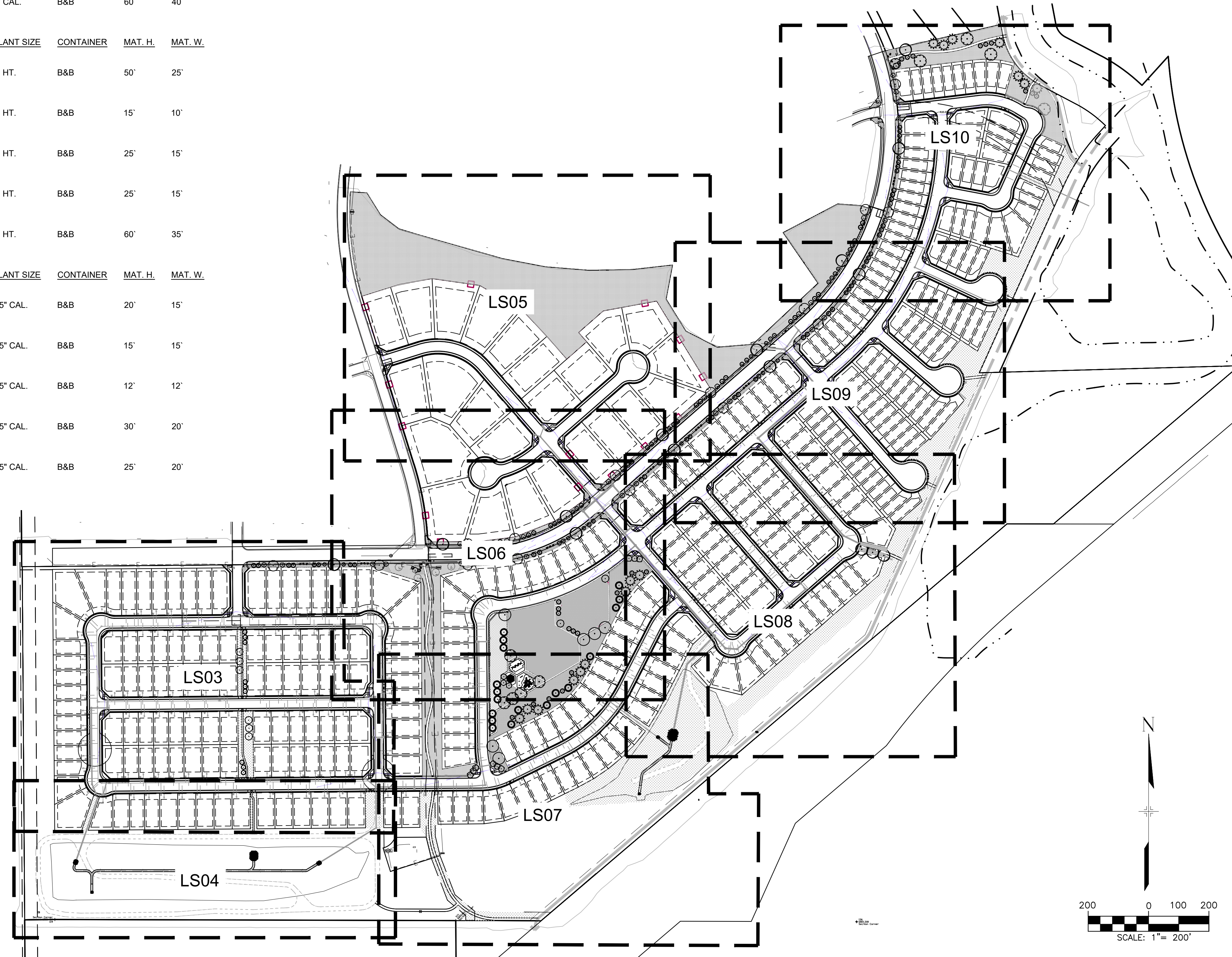
LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS									
PLAN	STREET NAME/ ZONE BOUNDARY	STREET	SETBACK DEPTH		LINEAR	TREE/FEET			
ABREV		CLASSIFICATION	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				
AS	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
AN	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 12, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	08-26-2022	PER COUNTY COMMENTS	

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:\31.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

GENERAL NOTES

- 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.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- 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.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- 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.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

TREE PLANTING NOTES

- ALL TREE LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES.
- 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).
- 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.
- 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.
- 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.
- 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.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED FORESTER.
- 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.
- 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.
- 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

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- 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.
- 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.
- 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.
- 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.
 - 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.
 - 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.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- 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.
- 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.
 - 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.
 - 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.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
 - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- 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.
- 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 RESEEDD DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDD WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

**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 12, 2022

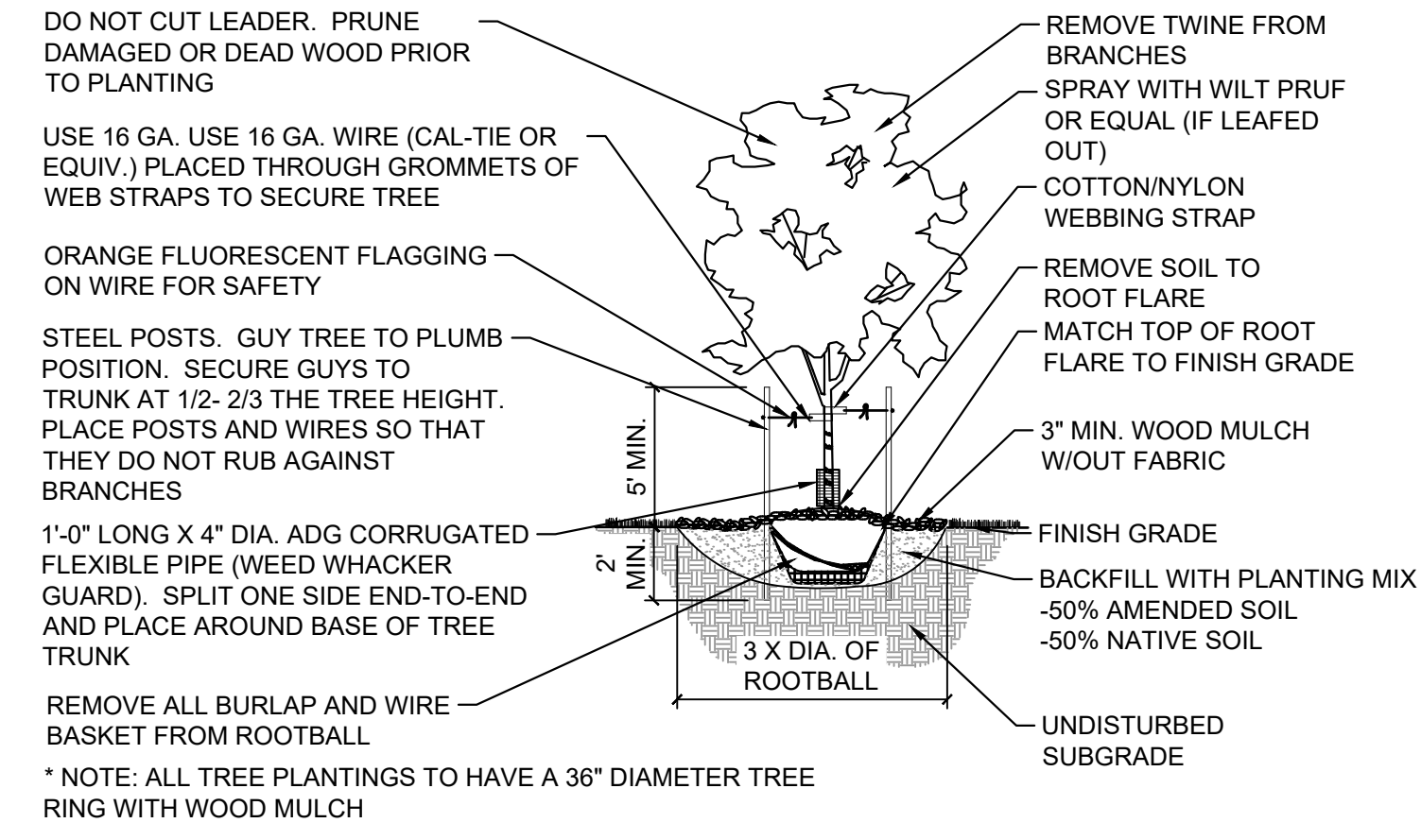
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	08-26-2022	PER COUNTY COMMENTS	

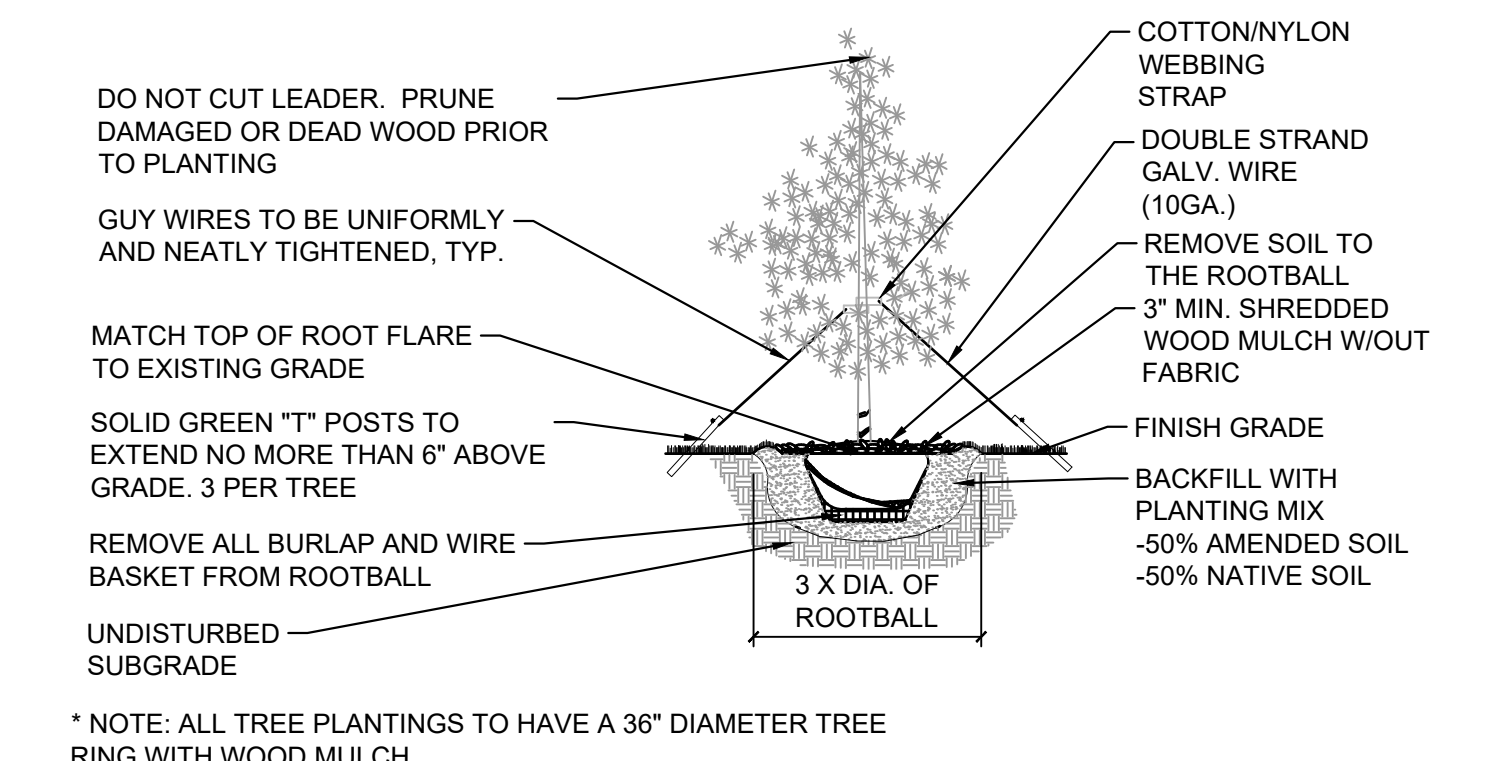
DRAWING INFORMATION:
PROJECT NO: 21.1208.01
DRAWN BY: AJP
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

**LANDSCAPE
NOTES AND
DETAILS**

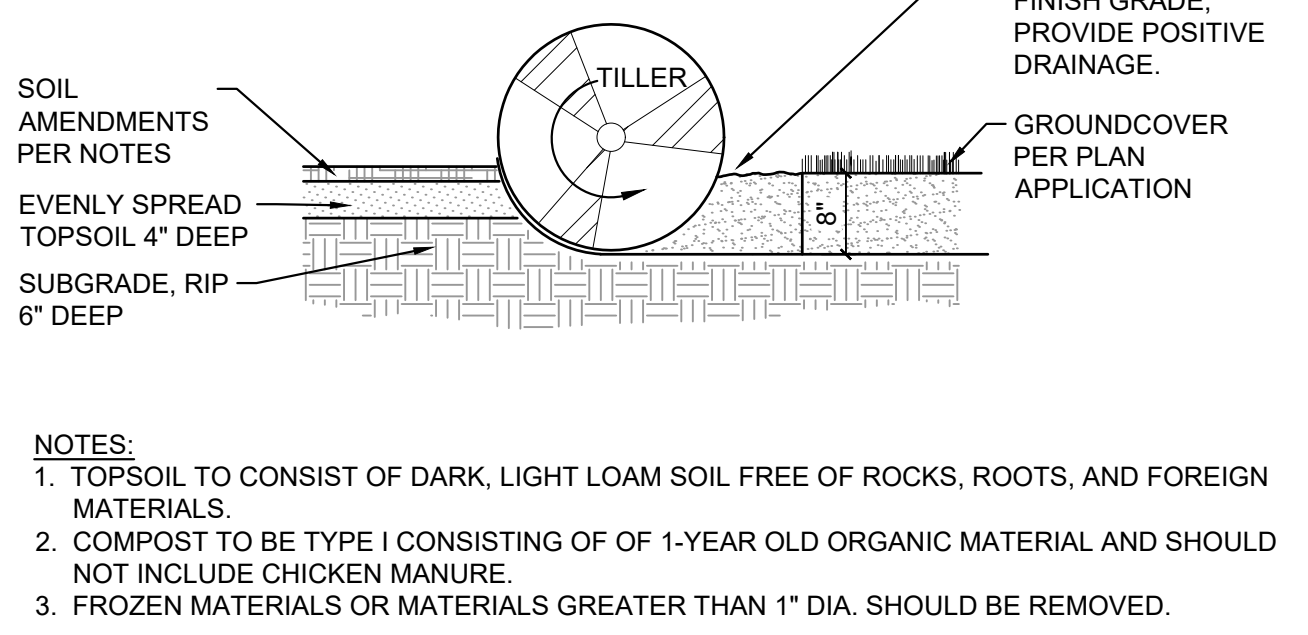
LS02
SHEET 23 OF 31
COUNTY FILE NO.: PUDSP-22-005



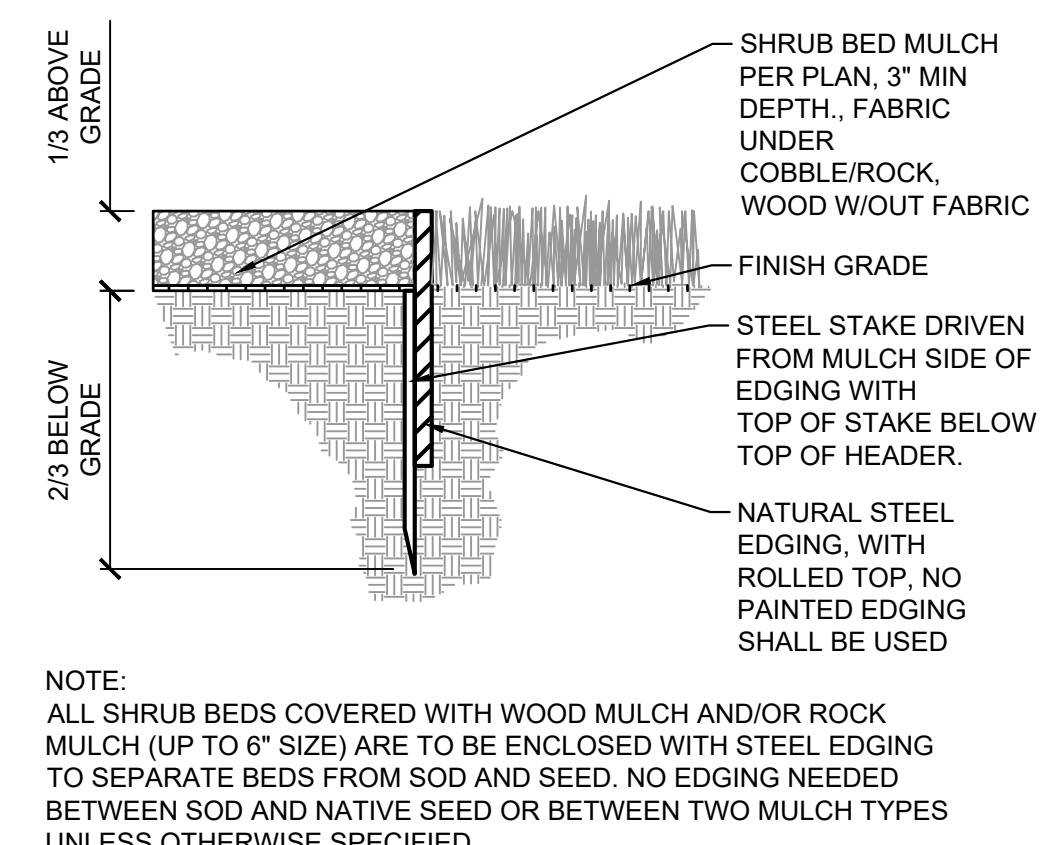
1 DECIDUOUS TREE
NTS MS-STD-LS-01



2 EVERGREEN TREE
NTS MS-STD-LS-02



3 SOIL PREP FOR ALL AREAS
NTS MS-STD-LS-05



4 STEEL EDGING
NTS MS-STD-LS-12

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	APPLICATION RATE	APPLICATION METHOD
NATIVE PRAIRIE MIX	PAWNEE BUTTE SEED	BLUE GRAMA BUFFALOGRASS SIDE-OATS 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

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FILE LOCATION: S:\31.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\LS03.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

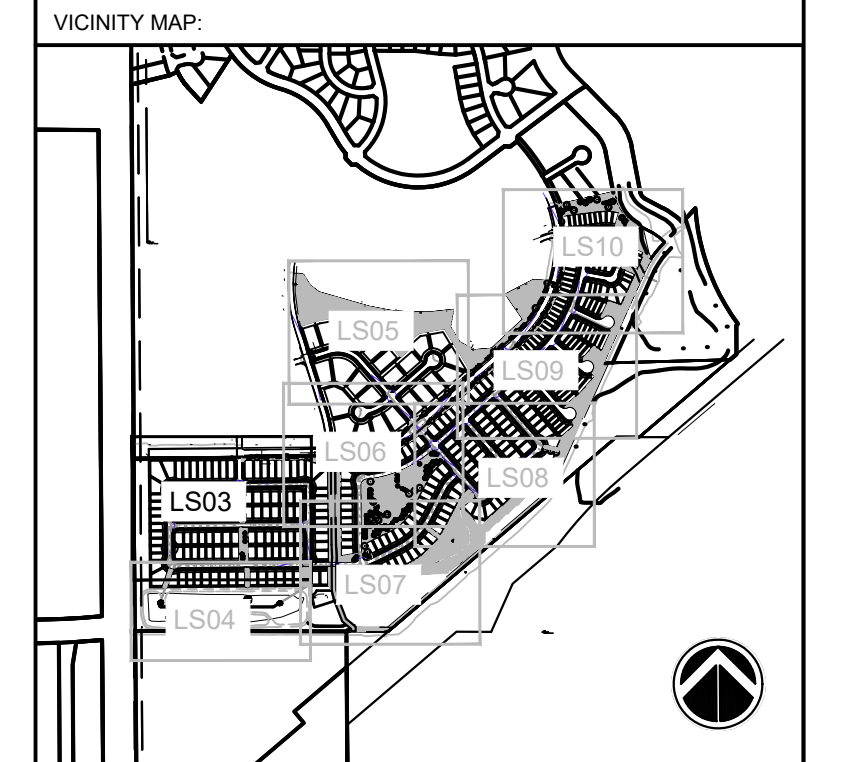
A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

CONSULTANTS:
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 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:

APPROVAL:



PROJECT:
FALCON HIGHLANDS PUDSP LANDSCAPE PLAN

EL PASO COUNTY, CO
 FIRST SUBMITTAL: MARCH 12, 2022

REVISION HISTORY:

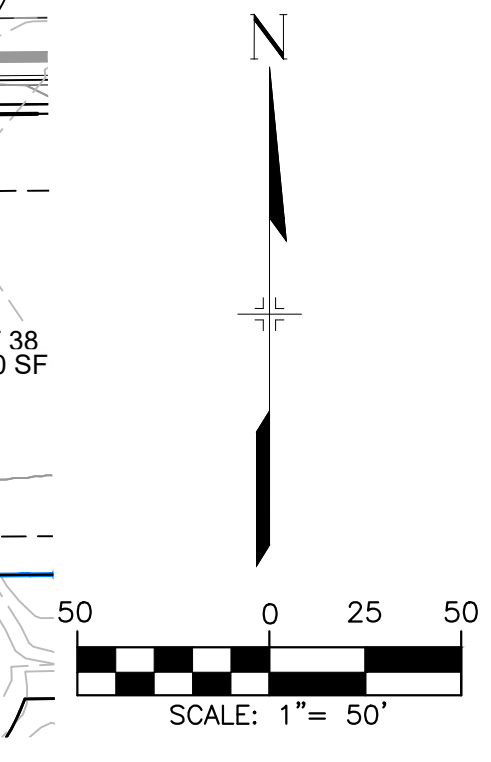
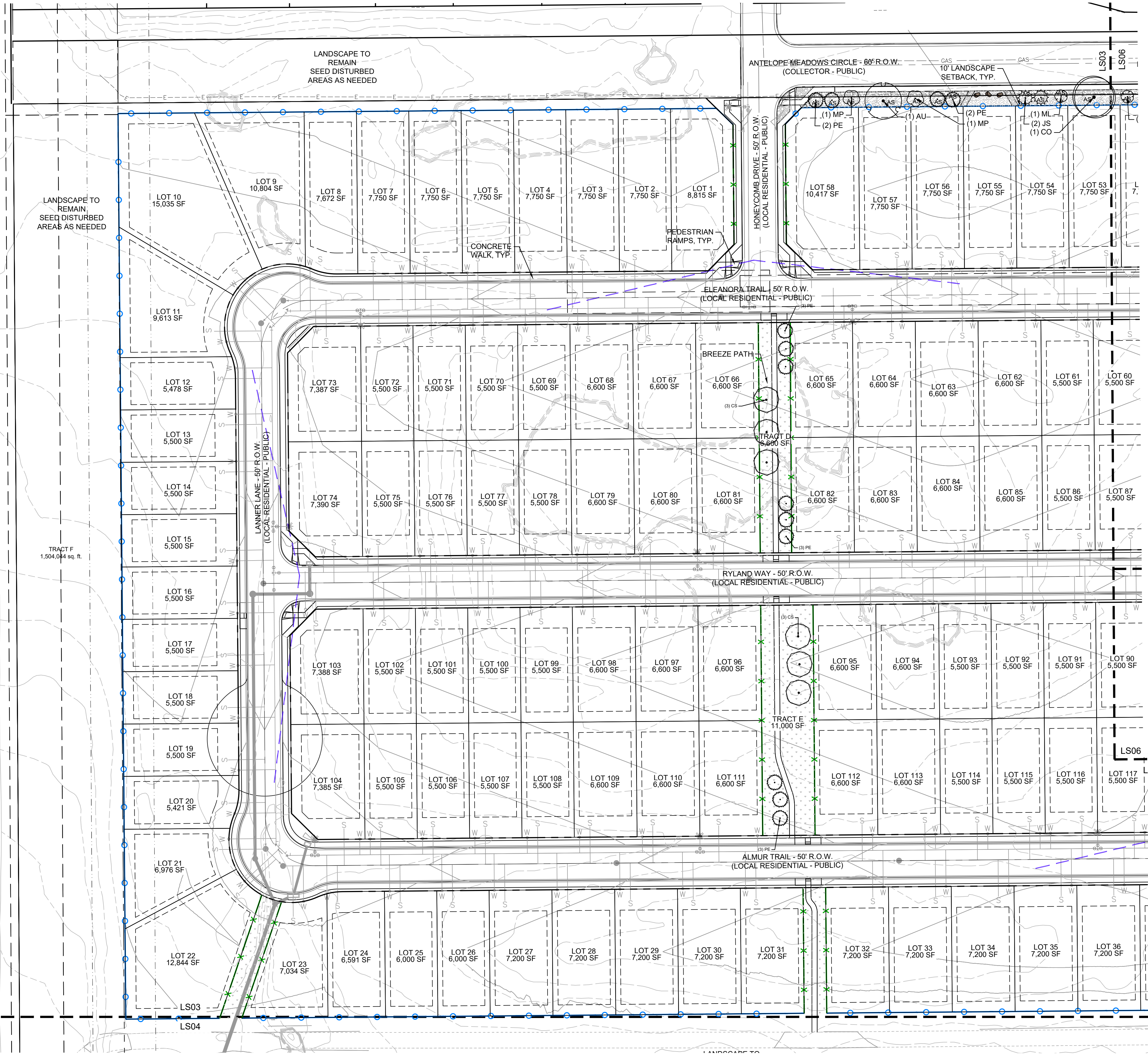
NO.	DATE	DESCRIPTION	BY
1	08-26-2022	PER COUNTY COMMENTS	

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

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 3"; 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



FALCON HIGHLANDS
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

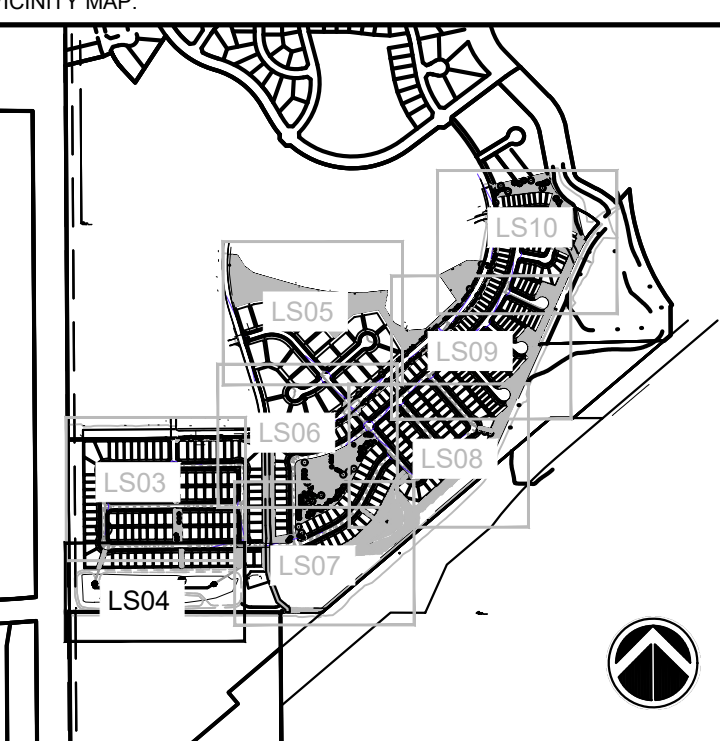
A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65
 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,
 STATE OF COLORADO

CONSULTANTS:
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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 12, 2022

REVISION HISTORY:

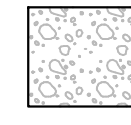
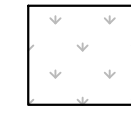

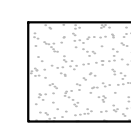
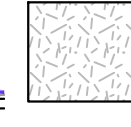
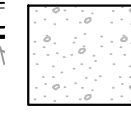
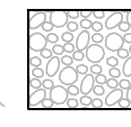
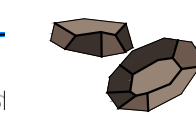


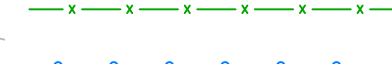

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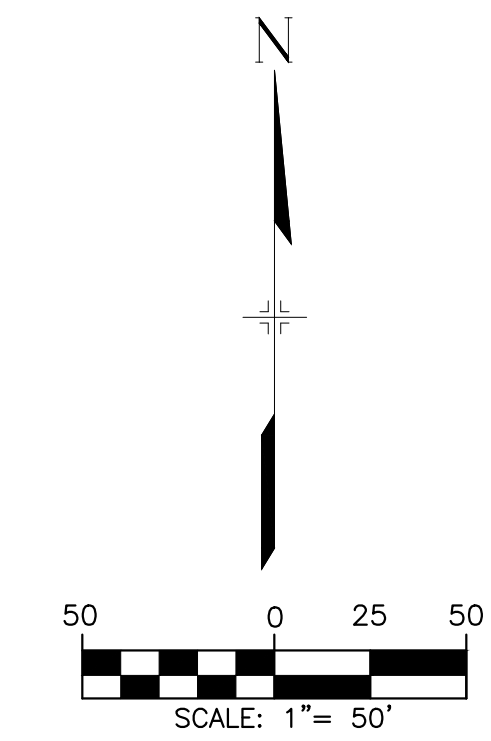
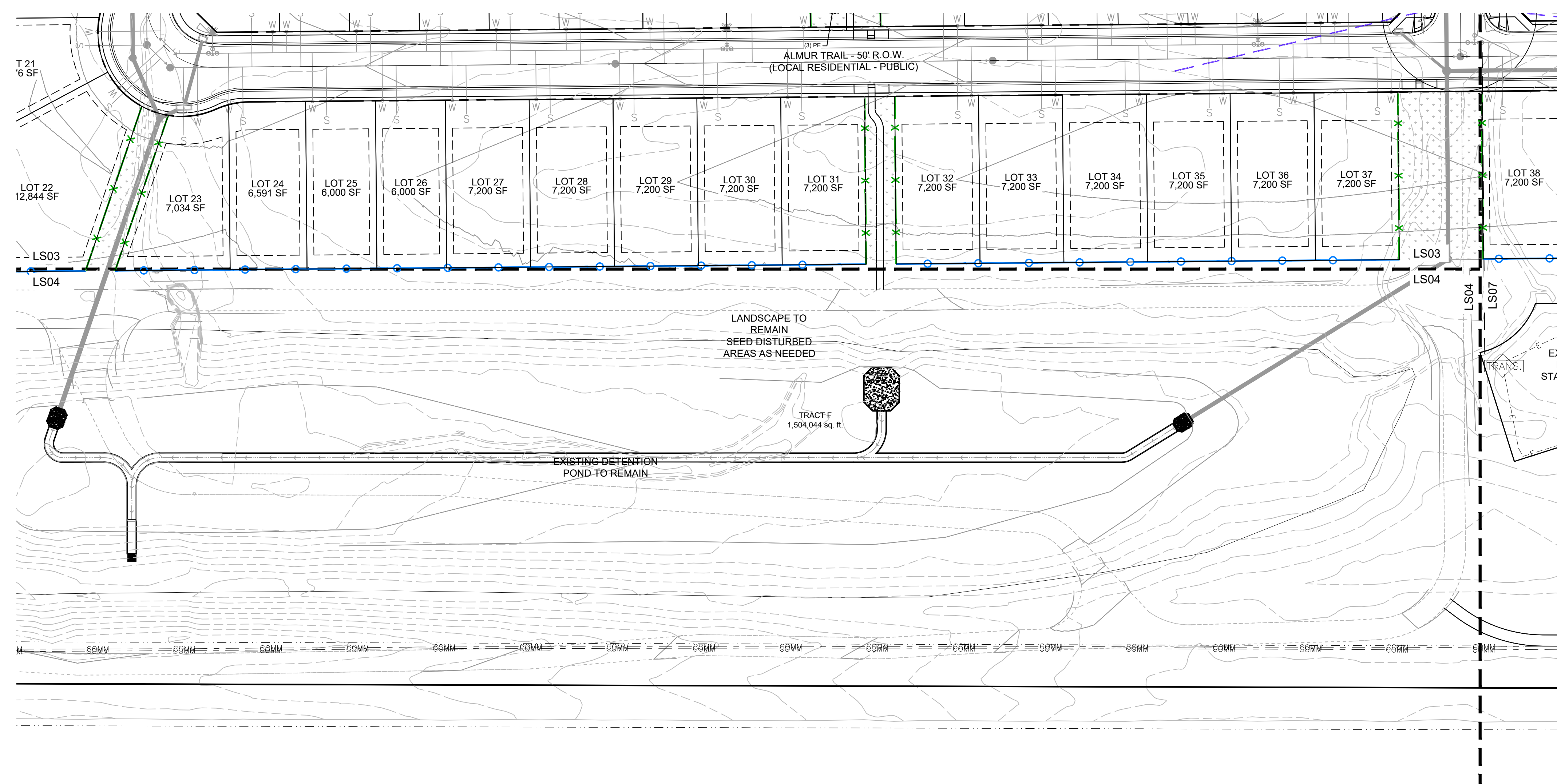
DRAWING INFORMATION:
 PROJECT NO: 21.1208.01
 DRAWN BY: AJP
 CHECKED BY: JRA
 APPROVED BY: JRA
 SHEET TITLE:

LANDSCAPE PLAN

LS04
SHEET 25 OF 31
 COUNTY FILE NO: PUDSP-22-005

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**



FILE LOCATION: S:\31.1208.001\FALCON HIGHLANDS\100.DWG\104.PLAN SETS\DEVELOPMENT PLAN\LS04.DWG

FALCON HIGHLANDS

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

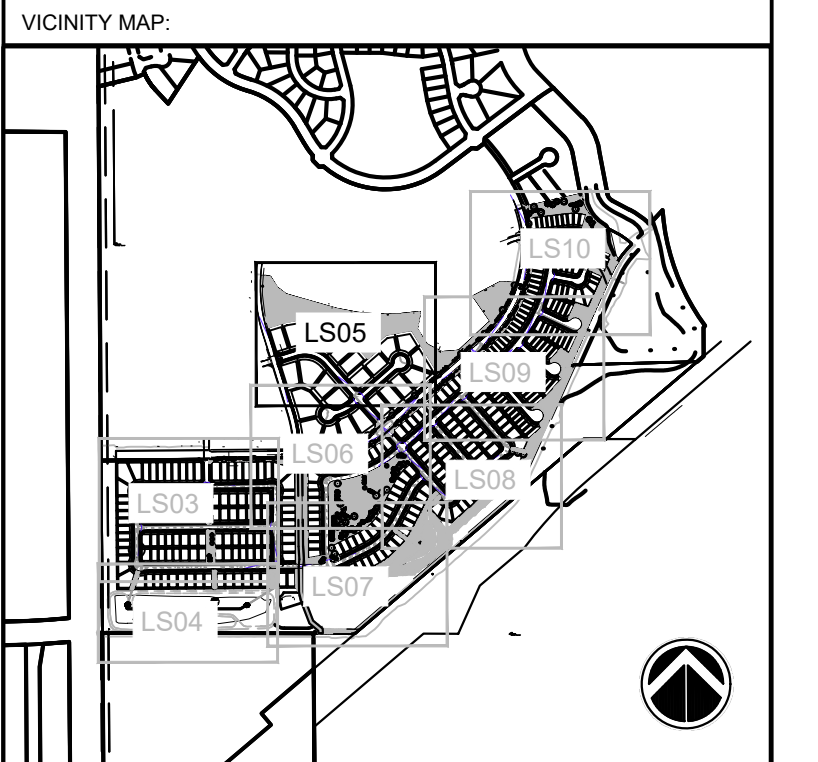
A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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:

APPROVAL:



PROJECT:
FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
 FIRST SUBMITTAL: MARCH 12, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	08-26-2022	PER COUNTY COMMENTS	

DRAWING INFORMATION:
 PROJECT NO: 21.1208.01
 DRAWN BY: AJP
 CHECKED BY: JRA
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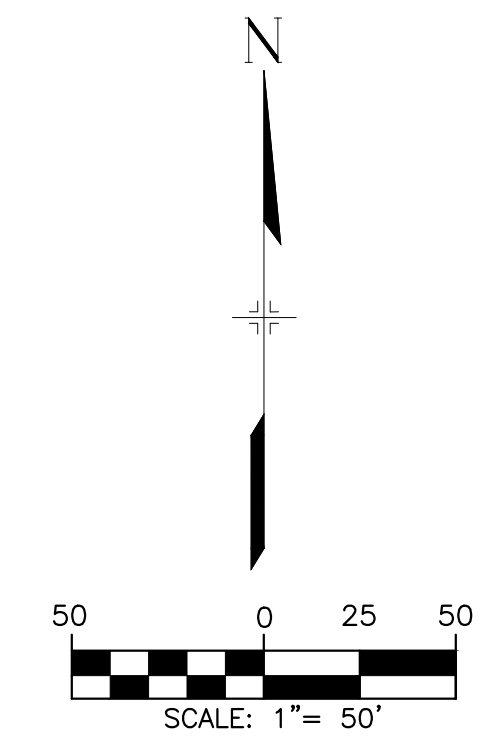
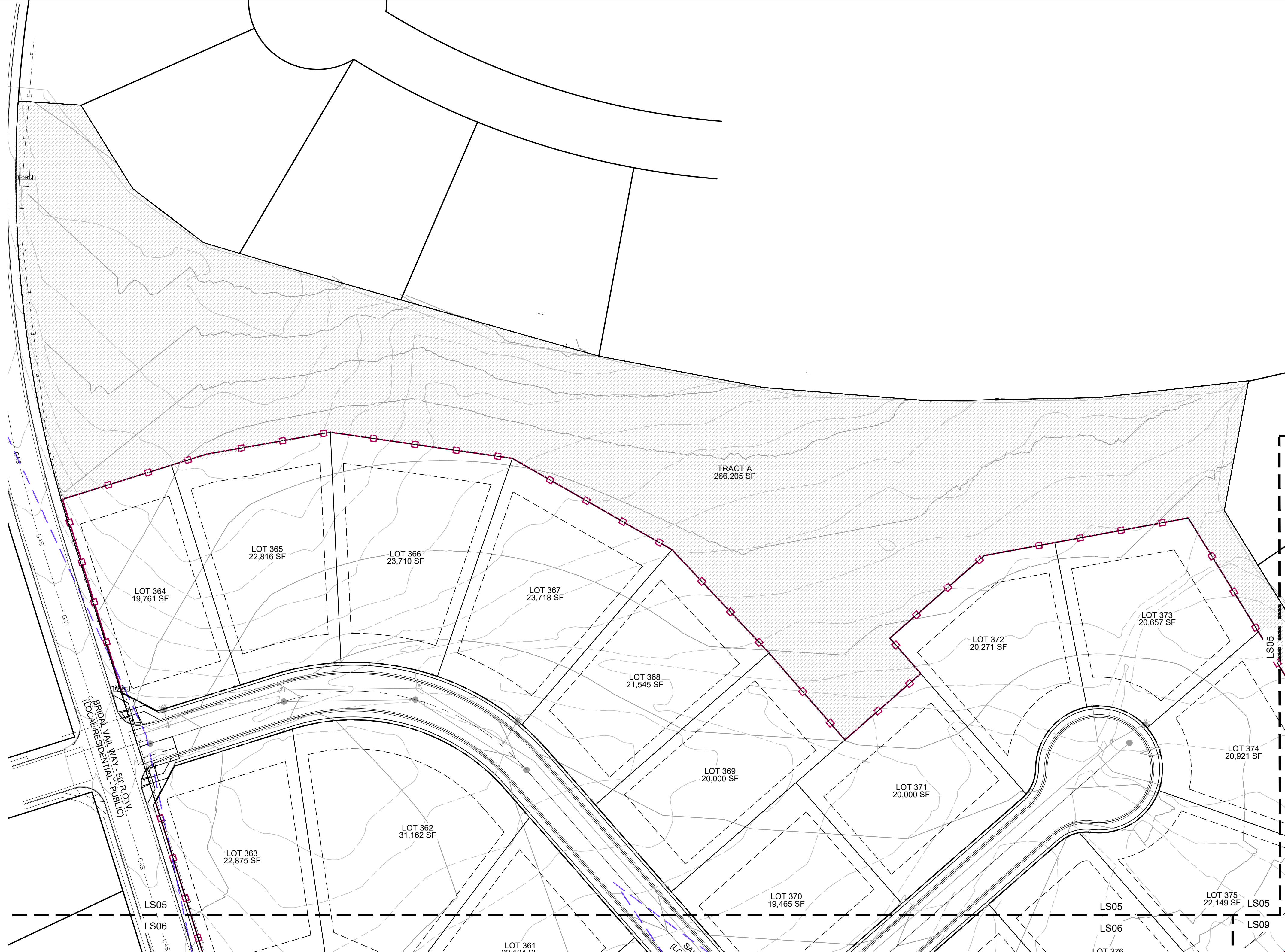
SHEET TITLE:
LANDSCAPE PLAN

LS05
 SHEET 26 OF 31

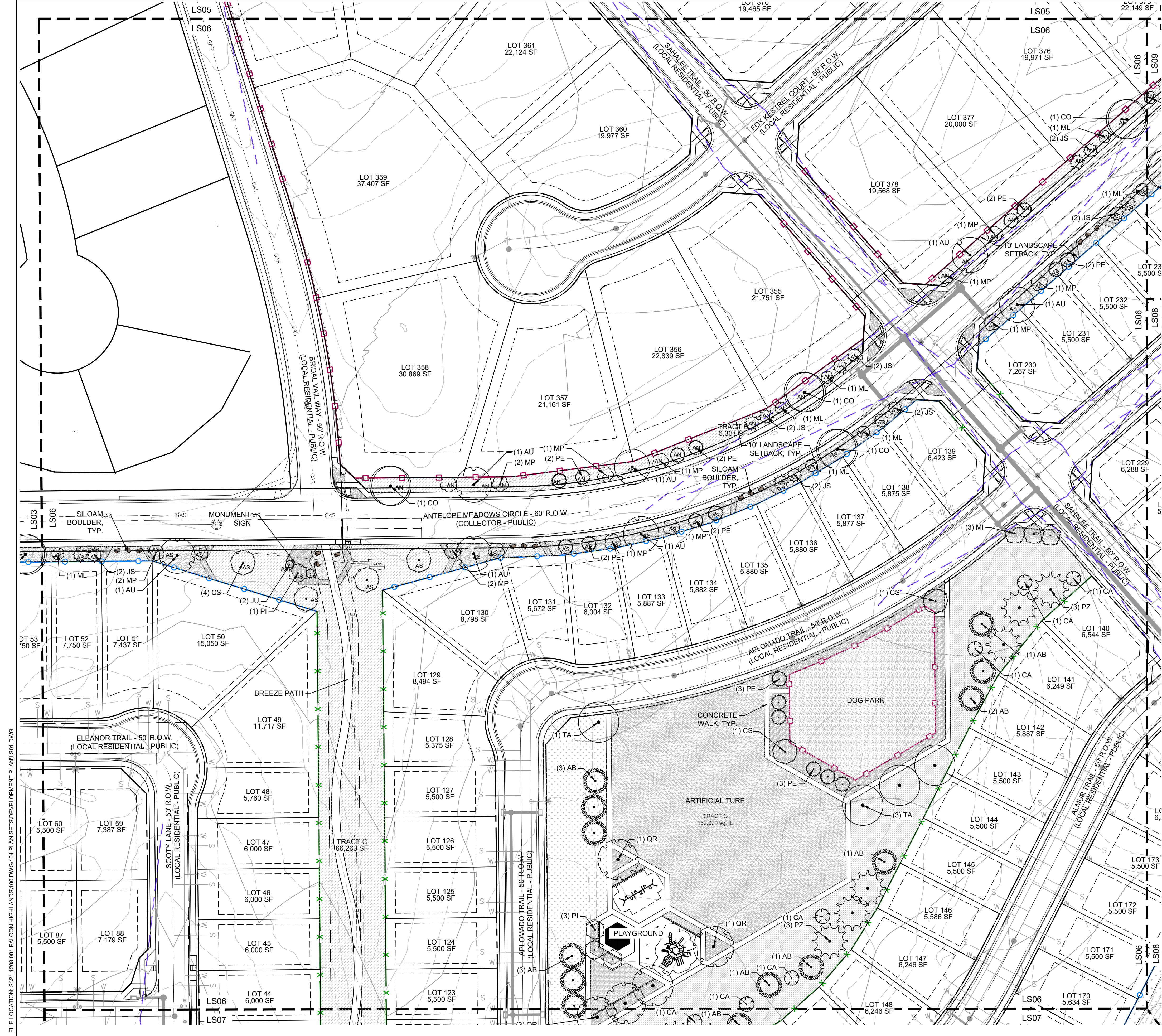
COUNTY FILE NO.: PUDSP-22-005

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
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SUPPLIER: PIONEER
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- PEA GRAVEL
COLOR:
DEPTH:
SUPPLIER:
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- 2-4" COBBLE
TYPE: GRAY ROSE COBBLE
SUPPLIER: PIONEER
DEPTH: 4"
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SILOAM STONE (OR APPROVED EQUAL)
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- EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)
- SPLIT RAIL FENCE
- 5' VINYL FENCE
- 5' CONCRETE NOISE WALL



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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
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MIX NAME: LOW GROW NATIVE MIX
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SUPPLIER: PIONEER
DEPTH: 3"
OR APPROVED EQUAL
 - PEA GRAVEL
COLOR:
DEPTH:
SUPPLIER:
OR APPROVED EQUAL
 - 2-4" COBBLE
TYPE: GRAY ROSE COBBLE
SUPPLIER: PIONEER
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4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)
 - SPLIT RAIL FENCE
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CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT:
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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 12, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	08-26-2022	PER COUNTY COMMENTS	

DRAWING INFORMATION:

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 CHECKED BY: JRA
 APPROVED BY: JRA

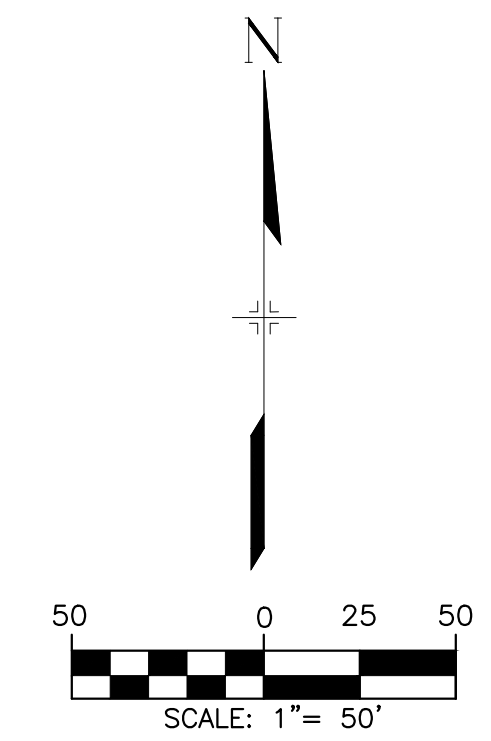
SHEET TITLE:

LANDSCAPE PLAN

LS06

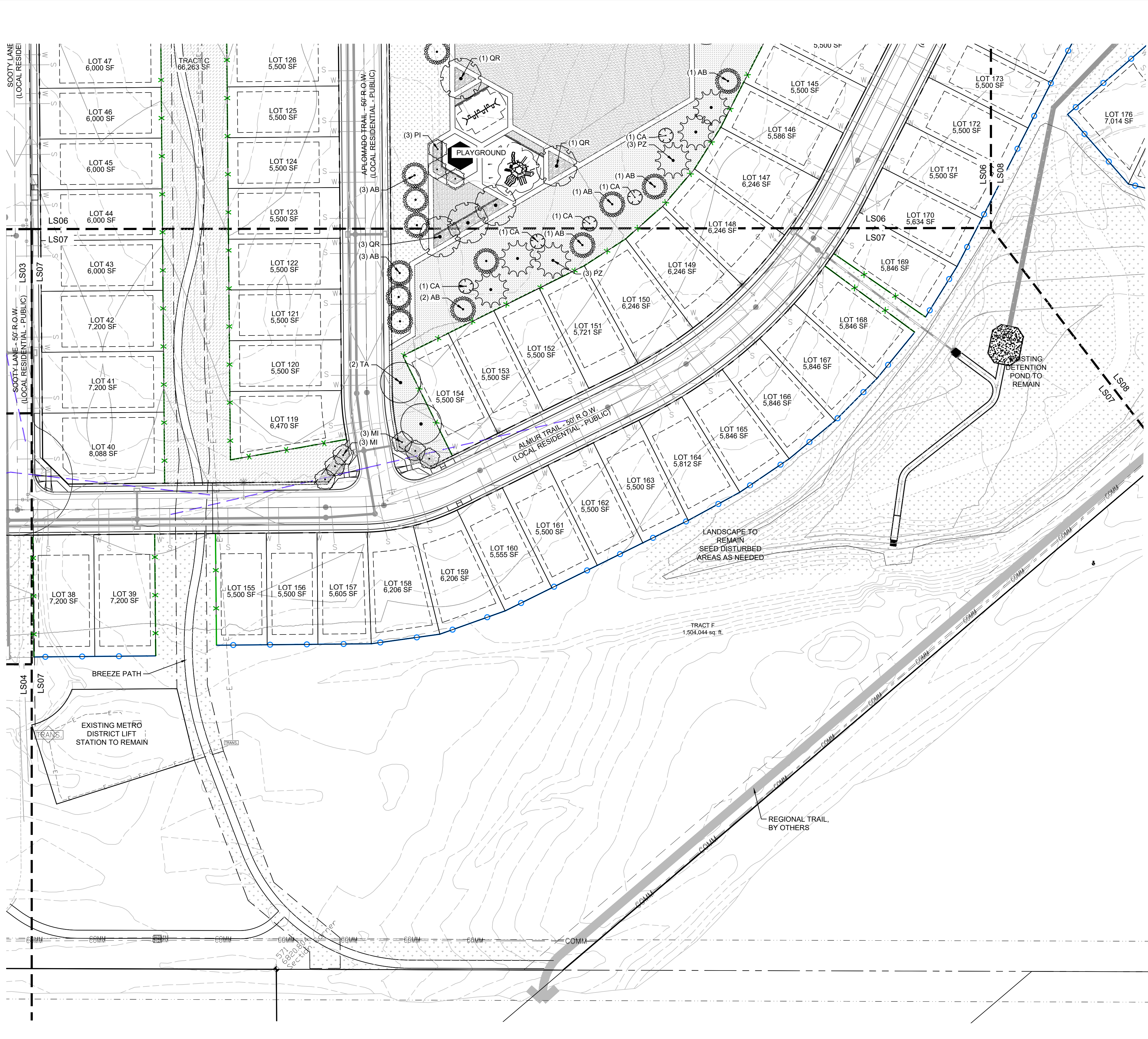
SHEET 27 OF 31

COUNTY FILE NO: PUDSP-22-005



FILE LOCATION: S:\31.1208.001\FALCON HIGHLANDS\100.DWG\104.PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

FILE LOCATION: S:\31.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\LS07.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: COMMACHE 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:

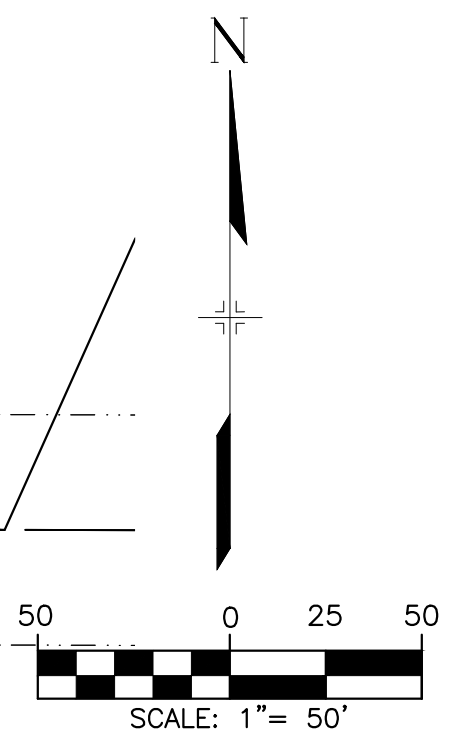
PROJECT:
FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN
 EL PASO COUNTY, CO
 FIRST SUBMITTAL: MARCH 12, 2022

REVISION HISTORY:

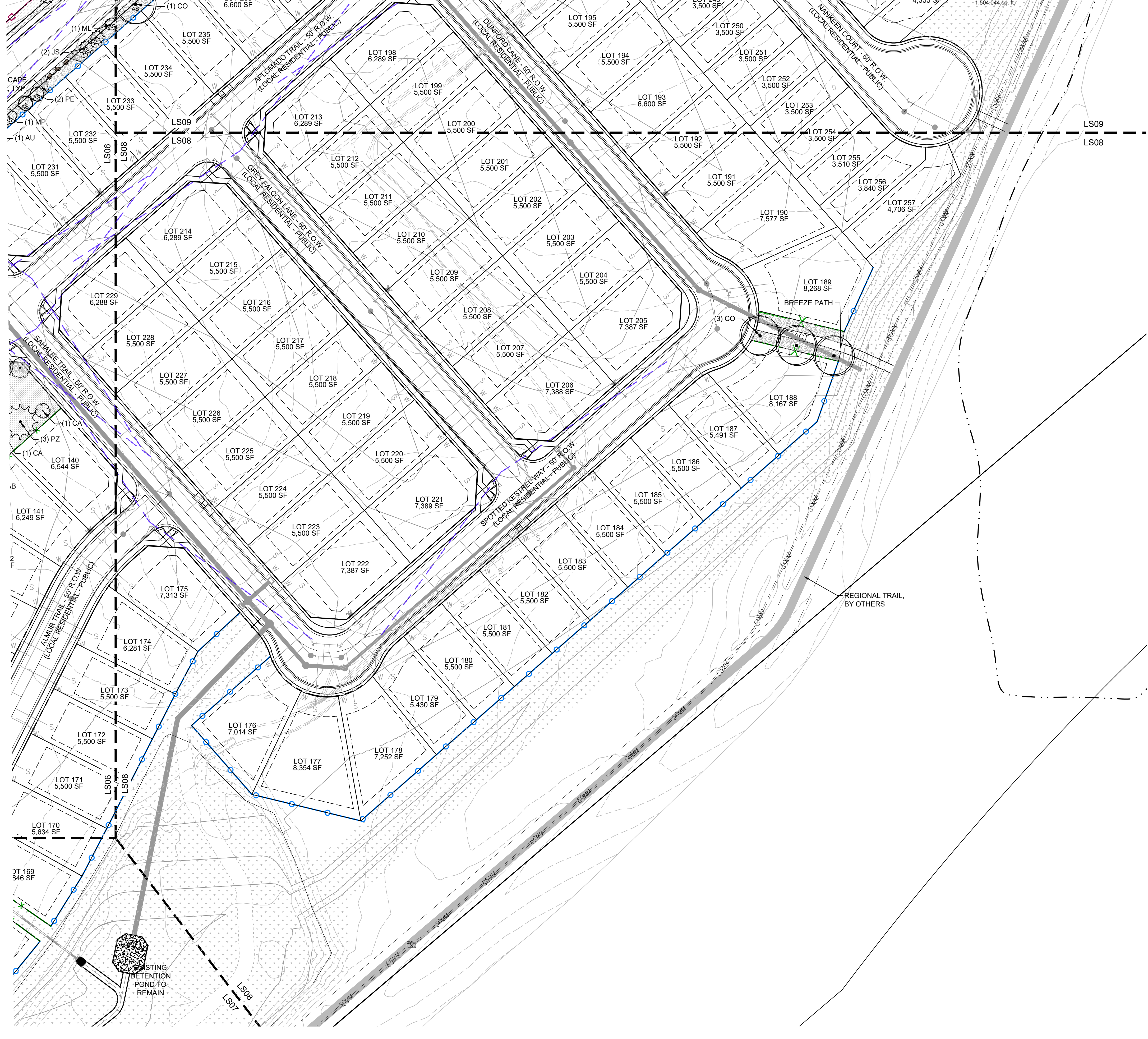
NO.	DATE	DESCRIPTION	BY
1	08-26-2022	PER COUNTY COMMENTS	

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:\31.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



FALCON HIGHLANDS

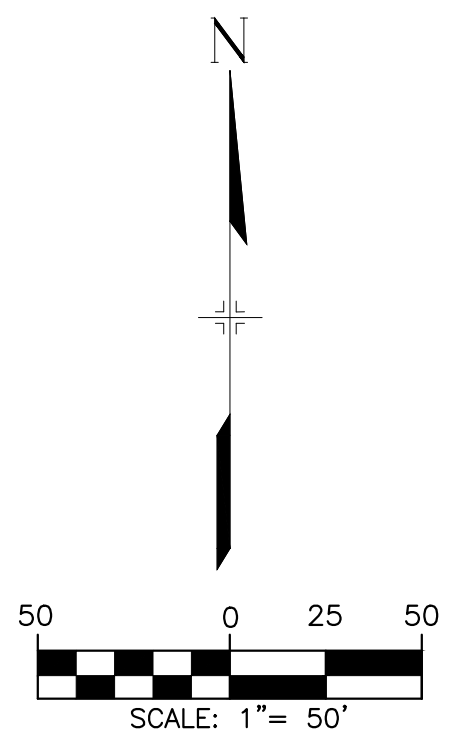
EL PASO COUNTY, CO

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

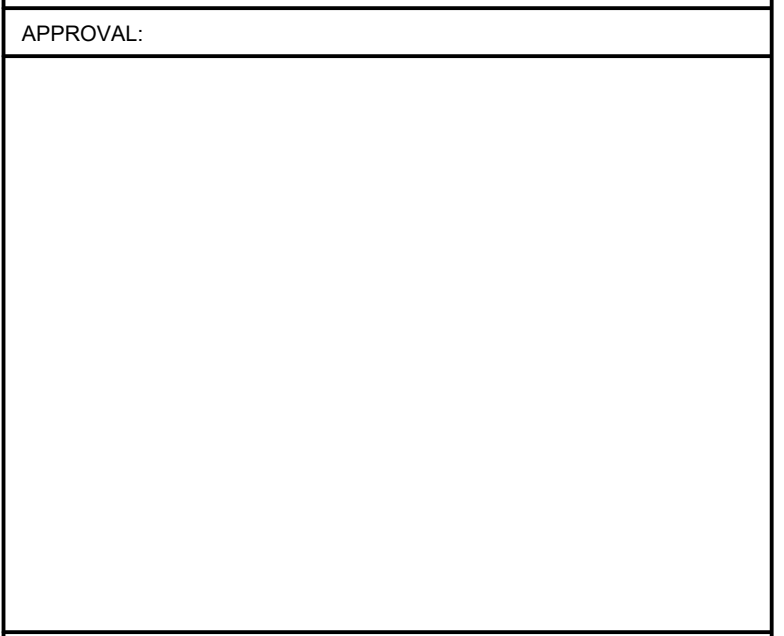
- 3/4" ROCK
TYPE: COMMANCHE TAN
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OR APPROVED EQUAL
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SUPPLIER: PAWNEE BUTTE SEED
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SUPPLIER: PIONEER
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COLOR:
DEPTH:
SUPPLIER:
OR APPROVED EQUAL
- 2-4" COBBLE
TYPE: GRAY ROSE COBBLE
SUPPLIER: PIONEER
DEPTH: 4"
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SILOAM STONE (OR APPROVED EQUAL)
-MINIMUM 3" ALL DIMENSIONS
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-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:
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 8605 EXPLORER DR.
 SUITE 250
 COLORADO SPRINGS, CO 80920

APPROVAL:



PROJECT:
FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN
 EL PASO COUNTY, CO
 FIRST SUBMITTAL: MARCH 12, 2022

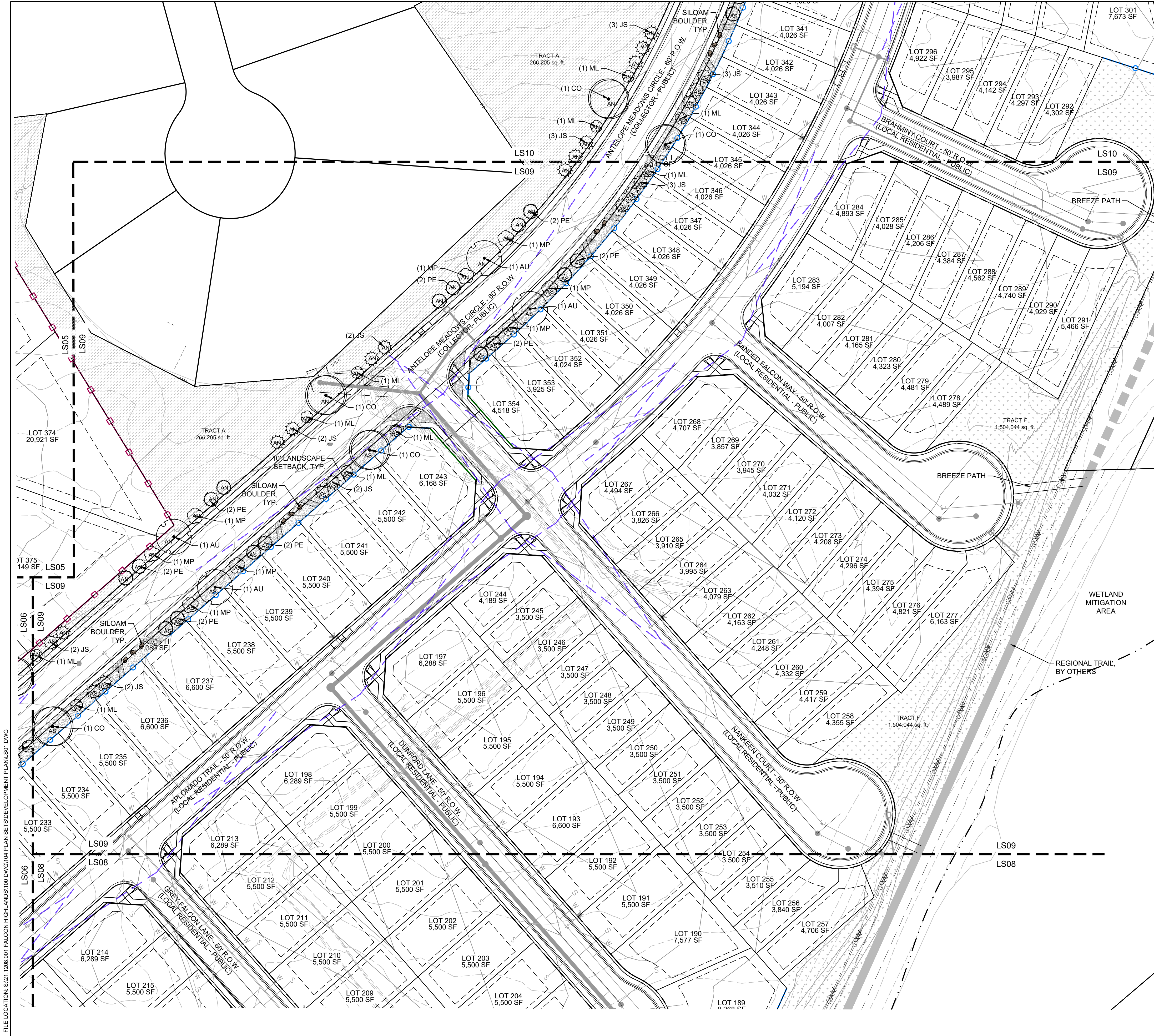
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NO.	DATE	DESCRIPTION	BY
1	08-26-2022	PER COUNTY COMMENTS	

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

LANDSCAPE PLAN

LS08
 SHEET 29 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

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SUPPLIER: PIONEER
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 - PEA GRAVEL
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 SUITE 250
 COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:
FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

EL PASO COUNTY, CO
 FIRST SUBMITTAL: MARCH 12, 2022

REVISION HISTORY:

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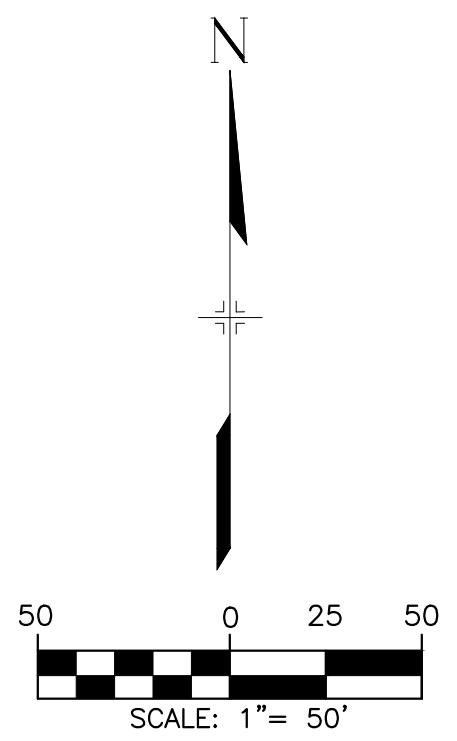
SHEET TITLE:

LANDSCAPE PLAN

LS09

SHEET 30 OF 31

COUNTY FILE NO.: PUDSP-22-005



FILE LOCATION: S:\31.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

