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
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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.
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.

Woodmen Hills — Addressed

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 VISIBILITY EASEMENT 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.
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 '08041C0976G', 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

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[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.

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

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 145.1[illegible]
13. NORTH 88°52'41" EAST 145.1[illegible]
14. NORTH 83°36'10" EAST 131.7[illegible]
15. SOUTH 10°35'23" WEST 114.[illegible]
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.

In coordination with the title company

which way?

72.65' segment missing — 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)
)
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. _____ IN 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

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

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

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
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CIVIL ENGINEER:
ATWELL LLC
6200 S. SYRACUSE WAY
SUITE 470
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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:

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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.

LOTS 1-356

Street Section has been Updated

10' per next sheet

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.
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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 357-380

Verify that this setback distance isn't an issue for the proposed product

Verified

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, 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

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SUITE 250
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APPROVAL:

VICINITY MAP:

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SHEET TITLE:	

PUD DETAILS

DT02

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

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

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

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

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

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

CONSULTANTS:

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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

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SITE PLAN

SP01

SHEET 5 OF 31

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11. SIGHT DISTANCE TRIANGLE (TYPICAL)

- SPLIT RAIL FENCE
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- 5' CONCRETE NOISE WALL
- PROPOSED EASEMENT
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SITE PLAN

SP02

SHEET 6 OF 31

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- 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
LOT 235 5,500 SF
LOT 236 6,600 SF
TRACT H 7,089 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'

SP03 SP04 SP07

N

SCALE: 1"= 50'

CONSULTANTS:

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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

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

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- 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'

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
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.:

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

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- 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

Missing hydrant

Added.

REGIONAL TRAIL, BY OTHERS

Added

Label contours

Added

Label Highway 24

MAINTENANCE ACCESS

EXISTING DETENTION POND TO REMAIN

N

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

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CIVIL ENGINEER:
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OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
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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.:

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

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- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
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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

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- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

N

50 0 25 50

SCALE: 1"= 50'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

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OWNER/DEVELOPER:

CHALLENGER COMMUNITIES
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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

UPDATED

Verify - forebay, trickle channel?

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.

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.

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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

Include full name and area for all tracts

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~~
- ~~EXISTING CONTOURS~~ UPDATED
- 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

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

UPDATED

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.

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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.

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FALCON HIGHLANDS FILING NO. 3
EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 1

CLIENT

DATE 01/25/2022

REVISIONS

DR. AMC CH. RDL
P.M. RDL
JOB 21005234
SHEET NO. 14

CAD FILE: 21005234_PH1-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 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
- +25.58 — 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.

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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

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
- 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

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COLORADO SPRINGS,
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 18

MATCHLINE
SEE SHEET 15

LOT 46
LOT 45
LOT 44
LOT 43
LOT 42
LOT 41
LOT 38
LOT 39
LOT 125
LOT 124
LOT 123
LOT 122
LOT 121
LOT 120
LOT 155
LOT 156
LOT 157
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LOT 176
LOT 145
LOT 146
LOT 147
LOT 148
LOT 149
LOT 150
LOT 151
LOT 152
LOT 153
LOT 154

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

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

SCOOTY LANE
50' PUBLIC R.O.W.

PHASE 1
PHASE 2

30' UTIL ESMT TO BE VACATED

DIM ADDED
x'

DIM ADDED
x'

FL: 23.89
FL: 23.89
11.0' (TYP.)
5.2' (TYP.)
27.2' (TYP.)
FL: 19.53
FL: 19.53
TRACT (15.0')
10.0' (TYP.)
12.2' (TYP.)
FL: 22.15
STM SWR INLET (TYP.)
PUB. HYDRANT (TYP.)
FL: 23.07
FL: 23.07
21.2'
26.3'
10.2'
FL: 21.16
LP: 21.27
HP: 24.12
EXISTING 8" PVC SAN SWR MAIN TO BE REPLACED AS A PART OF PHASE 2
PVT. SAN SWR SERVICE (TYP.)
PUB. SAN SWR MAIN (TYP.)
PUB. SAN SWR MH (TYP.)
PUB. STM SWR MAIN OUTFALLS TO POND 2 (TYP.)

LP should be at inlet location. Please update note

LOW POINT RELOCATED

UPDATED

FL: 21.16
PUB. STM SWR MH (TYP.)
5.0'
PUB. STM SWR MAIN (TYP.)
PROPOSED MIDBLOCK RAMP (TYP.)
PROPOSED CROSSWALK AND PEDESTRIAN RAMP (TYP.)
EX. PVT. POND OUTLET STRUCTURE W/ EX. 42" RCP OUTLET PIPE
TRACT F
1,441,842 sq. ft.
EXISTING WTR MAIN (OTHER JURISDICTION) (TYP.)
SITE BOUNDARY (TYP.)
OWNER: H20 SUB BLR LLC
TAX NO. 5313000103
OWNER: FALCON HIGHLANDS METRO DISTRICT
TAX NO. 5300000574

Remove notes. Not used on any other utility sheets

UPDATED

Show all utilities

UPDATED

60' R.O.W.

KEY MAP
1" = 1000'

50 0 50 100
(IN FEET)
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- PROPOSED HYDRANT
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- PROPOSED WATER VALVE
- 2.0% SLOPE LABEL
- FLOW ARROW
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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

KEY MAP
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(IN FEET)
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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

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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

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- 7.5+0.07 PROPOSED ELEVATION
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EL PASO COUNTY, COLORADO
PRELIMINARY UTILITY PLANS
SITE 7

CLIENT

DATE 01/25/2022

REVISIONS

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P.M. RDL
JOB 21005234
SHEET NO. 20

CAD FILE: 21005234_PH5-PRELIM UTILITIES.DWG

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EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLANS
SITE 8

CLIENT

DATE 01/25/2022

REVISIONS

DR: AMC CH: RDL
P.M. RDL
JOB 21005234
SHEET NO. 21

CAD FILE: 21005234_PHB-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?

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

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OWNER/DEVELOPER:
CHALLENGER COMMUNITIES
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SUITE 250
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APPROVAL:

VICINITY MAP:

PROJECT:
FALCON HIGHLANDS PUDSP
LANDSCAPE PLAN

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

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LANDSCAPE NOTES AND DETAILS

LS02

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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
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:

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LANDSCAPE PLAN

LS03

SHEET 24 OF 31

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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

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SUPPLIER:PIONEER
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OR APPROVED EQUAL
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MIX NAME:LOW GROW NATIVE MIX
SUPPLIER:PAWNEE BUTTE SEED
OR APPROVED EQUAL
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NATIVE SEED-TALL
MIX NAME: NATIVE PRAIRE MIX
SUPPLIER: PAWNEE BUTTE SEED
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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'

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LS04

SHEET 25 OF 31

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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

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5' VINYL FENCE

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SCALE: 1"= 50'

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VICINITY MAP:

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LANDSCAPE PLAN

EL PASO COUNTY, CO
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LS05

SHEET 26 OF 31

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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

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LANDSCAPE PLAN

LS06

SHEET 27 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

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

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MIX NAME:LOW GROW NATIVE MIX
SUPPLIER:PAWNEE BUTTE SEED
OR APPROVED EQUAL
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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:
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COLORADO SPRINGS, CO 80920
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OWNER/DEVELOPER:
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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.:

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

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  MIX NAME:LOW GROW NATIVE MIX
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- NATIVE SEED-TALL
  MIX NAME: NATIVE PRAIRE MIX
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- ARTIFICIAL TURF
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- BREEZE
  TYPE: PIONEER GRANITE
  SUPPLIER: PIONEER
  DEPTH: 3"
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  -
- PEA GRAVEL
  COLOR:
  DEPTH:
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- 2-4" COBBLE
  TYPE: GRAY ROSE COBBLE
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  SILOAM STONE (OR APPROVED EQUAL)
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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

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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

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

BREEZE
TYPE: PIONEER GRANITE
SUPPLIER: PIONEER
DEPTH: 3"
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-

PEA GRAVEL
COLOR:
DEPTH:
SUPPLIER:
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-

2-4" COBBLE
TYPE: GRAY ROSE COBBLE
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SILOAM STONE (OR APPROVED EQUAL)
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SPLIT RAIL FENCE
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SCALE: 1"= 50'

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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