

# 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

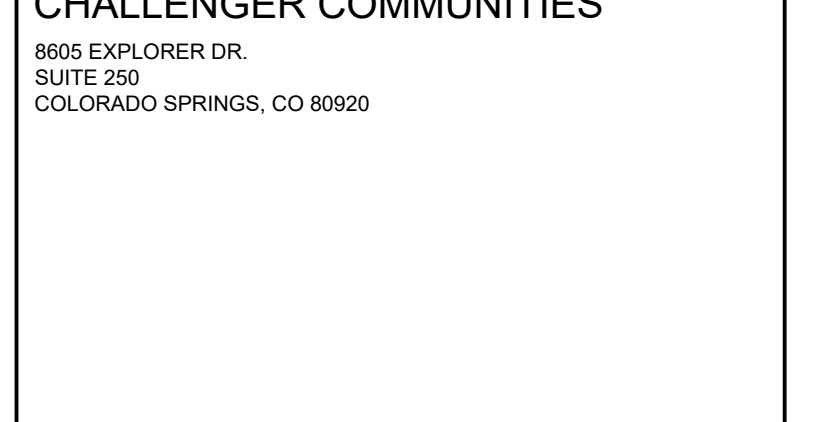
OWNER/DEVELOPER:  
**CHALLENGER COMMUNITIES**  
 8605 EXPLORER DR. SUITE 250, COLORADO SPRINGS, CO 80920

### 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

Replace all of the lot dimension labels and road centerline labels on the "SP" sheets.

Are these sheet matchlines intended or for something else?



APPROVAL:

PROJECT:  
**FALCON HIGHLANDS PUDSP DEVELOPMENT PLAN**  
 EL PASO COUNTY, CO  
 OCTOBER 10, 2023

REVISION HISTORY:

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

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

SHEET TITLE:  
**SITE PLAN**  
**SP01**  
 SHEET 5 OF 31

SCALE: 1" = 50'

Bearings / distances of the lots and tracts have been removed. Please put them back. This applies globally to this entire plan; not just the lot I have highlighted here.

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

