



ADJACENT OWNERS

#	TSN	Name	Number	Street	Suite	City	State	Zip
1	530100016	RANDALL DEYOUNG	10925	E. HWY 24		PEYTON	CO	80831
2	530100205	FALCON STORAGE PARTNERS	4615	NORTH PARK DR		COLORADO SPRINGS	CO	80918-3857
3	530100018	FALCON STORAGE PARTNERS	4615	NORTH PARK DR		COLORADO SPRINGS	CO	80918-3857
4	530200109	STERLING TRUST	7880	FALCON MEADOW BLVD		PEYTON	CO	80831-7023
5	530200108	HARPER, JEREMY, & NICOLE JUHL	4975	FALCON MEADOW BLVD		PEYTON	CO	80831-7044
6	530200107	CASEY & STEPHANIE JACKSON	8025	FALCON MEADOW BLVD		PEYTON	CO	80831-7017
7	530200106	WILLIAM & SHERRI WATSON	8115	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
8	530200105	THOMAS & SALLY MILLER	8155	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
9	530200104	GAIL NORDSTROM	8225	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
10	5301005033	MICHAEL & JANET FRIEND	8225	TOWNER AVE		PEYTON	CO	80831-6958
11	5301005034	RANDALL & LINDA HULSEY	8285	TOWNER AVE		PEYTON	CO	80831-6958
12	5301005035	GLENDIA SOUTHARD	4950	BUCKAROO DR		COLORADO SPRINGS	CO	80918-5256
13	5301005042	JOSEPH & CAMI DEBISE	8530	VELVET ANTLER WAY		PEYTON	CO	80831-6972
14	5301005043	WILLIAM & MARIAN PARRISH	8510	VELVET ANTLER WAY		PEYTON	CO	80131-6972
15	530100021	CHALLENGER COMMUNITIES LLC	8605	EXPLORER DR	250	COLORADO SPRINGS	CO	80920-1013
16	530100037	CHALLENGER COMMUNITIES LLC	8605	EXPLORER DR	250	COLORADO SPRINGS	CO	80920-1013



FALCON  
MEADOWS AT  
BENT GRASS

PUD PRELIMINARY  
PLAN

DATE: 8/4/2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. SWENSON

DATE	BY	DESCRIPTION
12/22/2020	JBS	PER COUNTY COMMENTS
01/29/2021	JBS	PER COUNTY COMMENTS
03/12/2021	JBS	PER COUNTY COMMENTS

OVERALL SITE PLAN/  
ADJACENT PROPERTY OWNERS

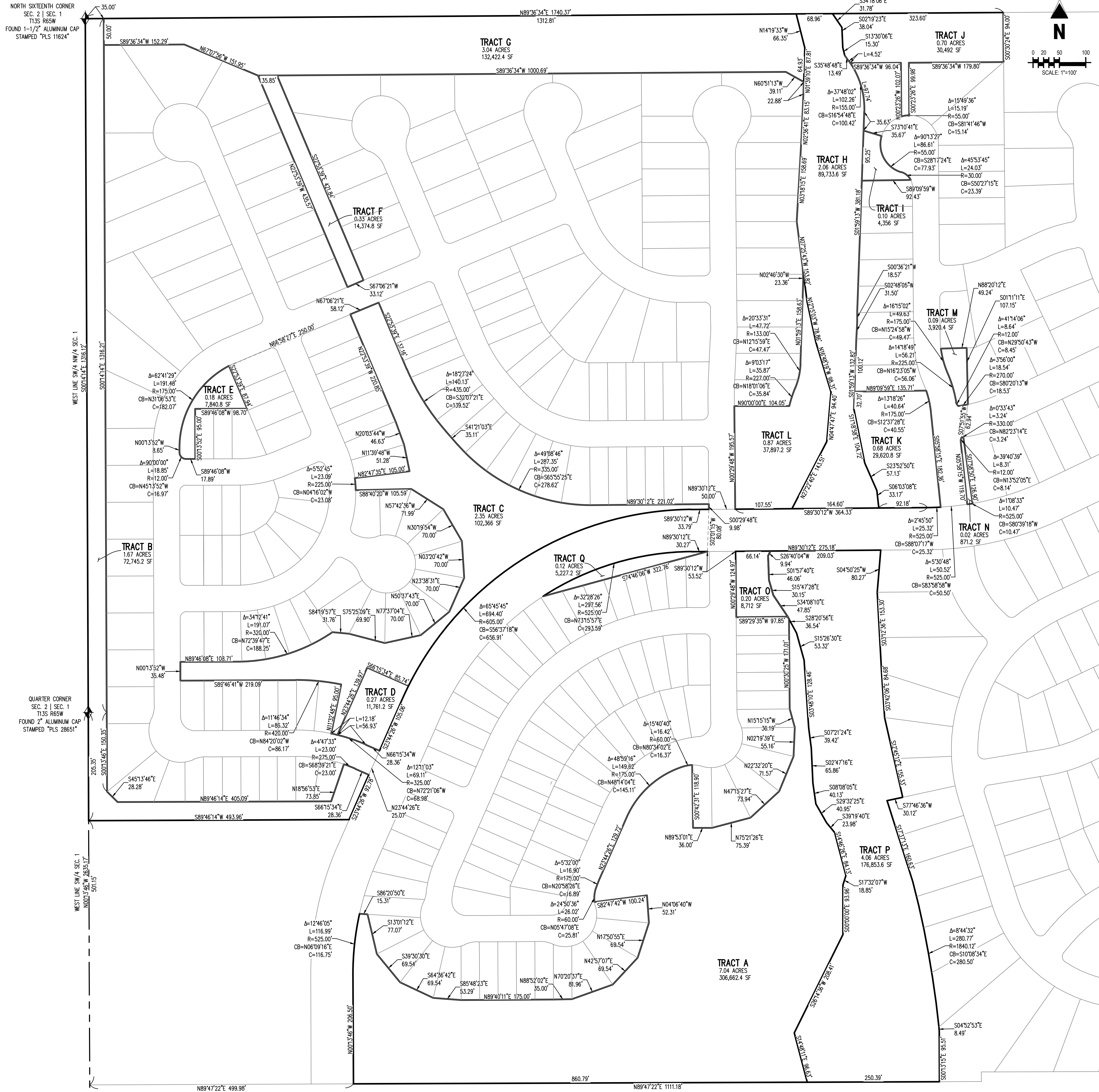
P:\Challenger\Bent Grass West Residential\Drawings\Planning\Develop\BentGrassWest\_PUD.dwg [D:\ver\stishiphan] 3/12/2021 1:48:01 PM bowenson

PRELIMINARY  
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PUD PRELIMINARY PLAN  
 FALCON MEADOWS AT BENT GRASS  
 FOR  
 CHALLENGER COMMUNITIES, LLC  
 BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
 FALCON, CO 80831 - EL PASO COUNTY



TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	306,662.4 SF	Open space, public access, public utilities, drainage, trail, park,	Bent Grass Metropolitan District	Bent Grass Metropolitan District
B	72,745.2 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
C	102,366 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
D	11,761.2 SF	Well Site, associated district water/waste water improvements.	Bent Grass Metropolitan District	Bent Grass Metropolitan District
E	7,840.4 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
F	14,374.8 SF	Open space, public access, public utilities, drainage, channel access road	Bent Grass Metropolitan District	Bent Grass Metropolitan District
G	132,422.4 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
H	89,733.6 SF	Open space, public access, public utilities, Falcon W. Trib Channel	Bent Grass Metropolitan District (To Transfer to El Paso County)	Bent Grass Metropolitan District (To Transfer to El Paso County)
I	4,356 SF	Open space, public access, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
J	30,492 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
K	29,620.8 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
L	37,897.2 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
M	3,920.4 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
N	671.2 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
O	8,712 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
P	176,853.6 SF	Open space, public access, public utilities, drainage, Falcon W. Trib Channel	Bent Grass Metropolitan District (To Transfer to El Paso County)	Bent Grass Metropolitan District (To Transfer to El Paso County)
Q	5,227.2 SF	Open space, public access, public utilities, drainage, sight visibility	Bent Grass Metropolitan District	Bent Grass Metropolitan District

#	Date	Issue / Description	Init.

TRACT PLAN

SECTION CORNER  
 SEC. 21 SEC. 1  
 SEC. 11 SEC. 12  
 T135 R65W  
 FOUND 2-1/2" ALUMINUM CAP  
 IN RANGE BOX  
 STAMPED "PLS 17664"

**FALCON  
MEADOWS AT  
BENT GRASS**

PUD PRELIMINARY  
PLAN

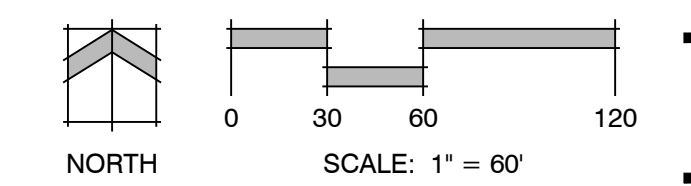
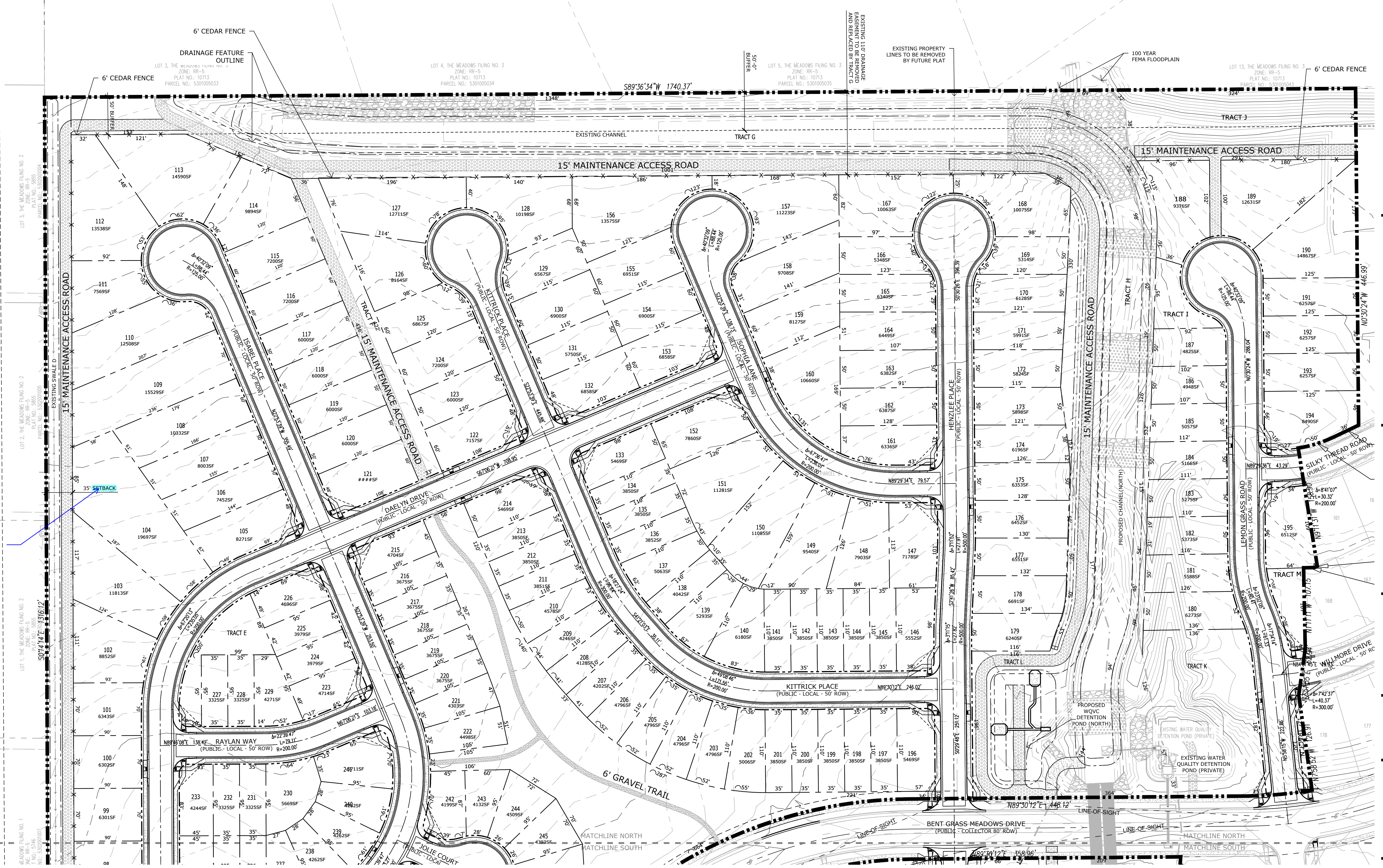
DATE: 8/4/2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. SWENSON

DATE	BY	DESCRIPTION
12/22/2020	JBS	PER COUNTY COMMENTS
01/29/2021	JBS	PER COUNTY COMMENTS
03/12/2021	JBS	PER COUNTY COMMENTS

**SITE PLAN  
NORTH**

**4**

4 OF 12

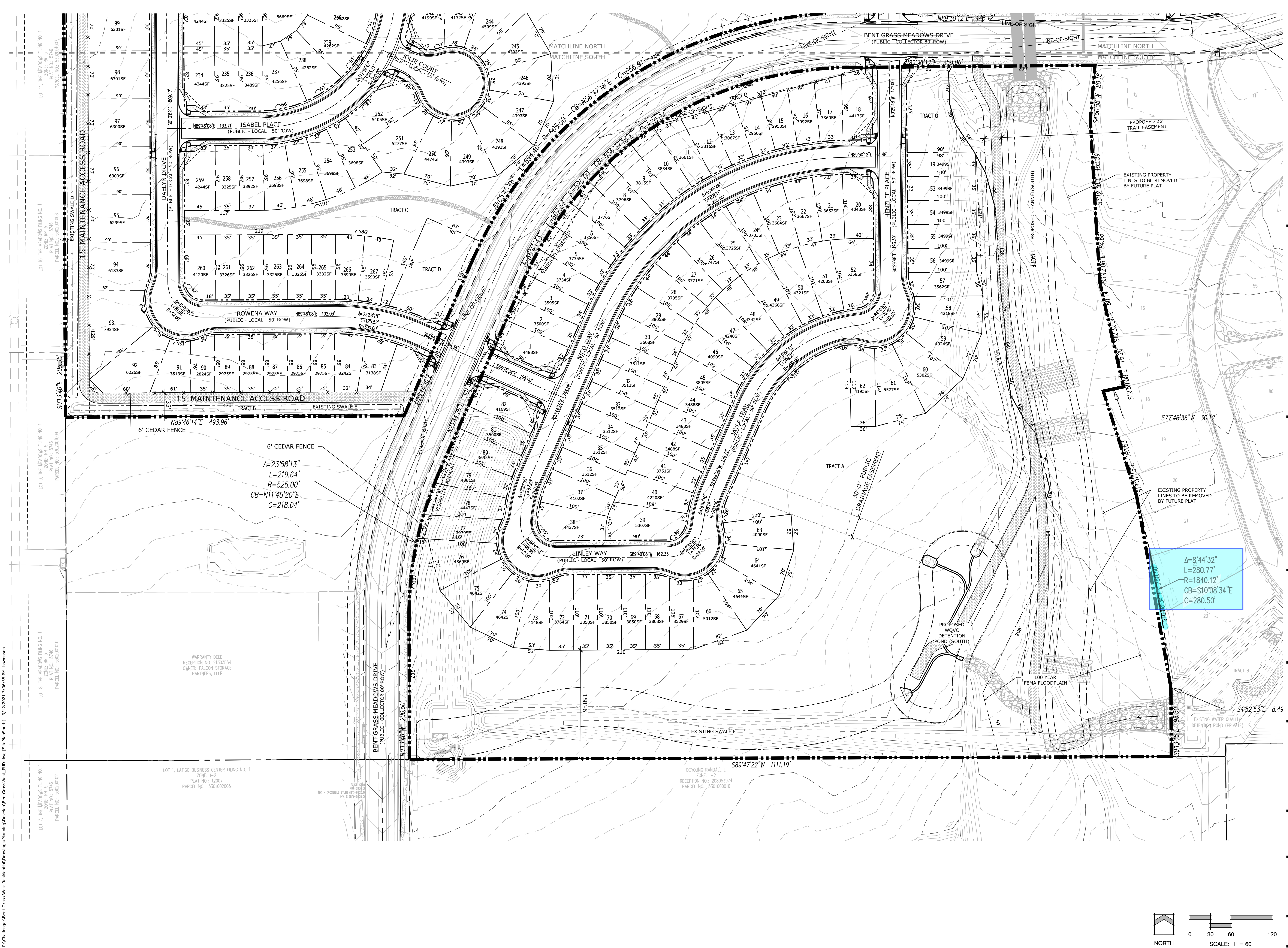



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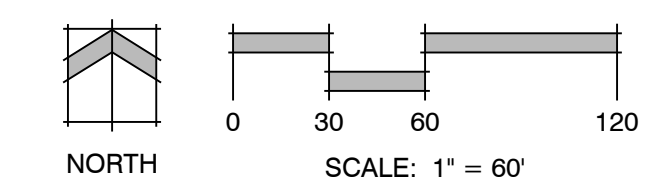
**FALCON MEADOWS AT BENT GRASS**  
PUD PRELIMINARY PLAN

DATE: 8/4/2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. SWENSON

DATE	BY	DESCRIPTION
12/22/2020	JBS	PER COUNTY COMMENTS
01/29/2021	JBS	PER COUNTY COMMENTS
03/12/2021	JBS	PER COUNTY COMMENTS



$\Delta=8^{\circ}44'32''$   
 $L=280.77'$   
 $R=1840.12'$   
 $CB=S10^{\circ}08'34''E$   
 $C=280.50'$



P:\Challenges\Bent Grass West Residential\Drawings\Planning\Develop\BentGrassWest\_RUD.dwg (ShepherdSouth) 3/12/2021 3:06:35 PM bswenson

WARRANTY DEED  
RECEPTION NO. 21303554  
OWNER: FALCON STORAGE PARTNERS, LLLP

LOT 1, LATIGO BUSINESS CENTER FILING NO. 1  
ZONE: 1-2  
PLAT NO.: 12007  
PARCEL NO.: 5301002005

DEYOUNG RANDALL L  
ZONE: 1-2  
RECEPTION NO.: 208053974  
PARCEL NO.: 5301000016

LOT 11, THE MEADOWS FILING NO. 1  
ZONE: RR-5  
PLAT NO.: 5746  
PARCEL NO.: 5302007007

LOT 10, THE MEADOWS FILING NO. 1  
ZONE: RR-5  
PLAT NO.: 5746  
PARCEL NO.: 5302008008

LOT 9, THE MEADOWS FILING NO. 1  
ZONE: RR-5  
PLAT NO.: 5746  
PARCEL NO.: 5302009009

LOT 8, THE MEADOWS FILING NO. 1  
ZONE: RR-5  
PLAT NO.: 5746  
PARCEL NO.: 53020010

LOT 7, THE MEADOWS FILING NO. 1  
ZONE: RR-5  
PLAT NO.: 5746  
PARCEL NO.: 53020011

**NOTE**

- 1. ADD 6900 TO ALL SPOT ELEVATIONS

**BASIS OF BEARINGS**

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N0013°46'W AND MONUMENTED AS SHOWN.

**BENCHMARK**

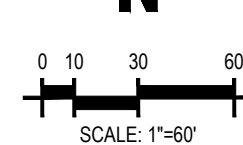
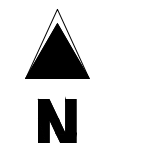
THE SOUTHWEST CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYOR'S CAP ON A NO. 4 REBAR L5# 24954 ELEVATION = 6947.67

**CAUTION - NOTICE TO CONTRACTOR**

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.  
Call before you dig.



**LEGEND**

[Symbol]	EXISTING PROPERTY LINE	[Symbol]	EXISTING STORM DRAIN PIPE
[Symbol]	EXISTING PROPERTY LINE TO BE REMOVED	[Symbol]	PROPOSED STORM DRAIN PIPE
[Symbol]	PROPOSED PROPERTY LINE	[Symbol]	PROPOSED CONCRETE PAVING
[Symbol]	PROPOSED RIGHT OF WAY LINE	[Symbol]	PROPOSED COOT CLASS 6 GRAVEL
[Symbol]	EXISTING LOT LINE	[Symbol]	PROPOSED RIP RAP
[Symbol]	PROPOSED LOT LINE	[Symbol]	PROPOSED GROUDED BOULDERS
[Symbol]	EXISTING 100-YEAR FLOODPLAIN	[Symbol]	EXISTING CONCRETE PAVING
[Symbol]	PROPOSED SWALE W/ FLOW DIRECTION	[Symbol]	EXISTING COOT CLASS 6 GRAVEL
[Symbol]	EXISTING SWALE W/ FLOW DIRECTION	[Symbol]	EXISTING RIP RAP
[Symbol]	PROPOSED DRAINAGE FEATURE OUTLINE	[Symbol]	EXISTING GROUDED BOULDERS
[Symbol]	EXISTING DRAINAGE FEATURE OUTLINE	[Symbol]	PROPOSED LOT #
[Symbol]	EXISTING EASEMENT	[Symbol]	EXISTING LOT # (BENT GRASS FILING NO. 2)
[Symbol]	PROPOSED EASEMENT	[Symbol]	PROPOSED ADA RAMP
[Symbol]	EXISTING SUBDIVISION BUFFER	[Symbol]	SPOT ELEVATION - HIGH POINT
[Symbol]	EXISTING MAJOR CONTOUR	[Symbol]	SPOT ELEVATION - LOW POINT
[Symbol]	EXISTING MINOR CONTOUR	[Symbol]	SPOT ELEVATION - FINISH GRADE
[Symbol]	PROPOSED MAJOR CONTOUR	[Symbol]	EXISTING SLOPE (PERCENT)
[Symbol]	PROPOSED MINOR CONTOUR	[Symbol]	EXISTING SLOPE (RISE:RUN)
[Symbol]	PROPOSED MAJOR CONTOUR	[Symbol]	PROPOSED SLOPE (PERCENT)
[Symbol]	PROPOSED MINOR CONTOUR	[Symbol]	PROPOSED SLOPE (RISE:RUN)



**KEY MAP**

SCALE: 1"=50'



Show all curb and gutter

A swale is needed to convey flow to the WQ pond

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**PUD PRELIMINARY PLAN  
FALCON MEADOWS AT BENT GRASS  
FOR  
CHALLENGER COMMUNITIES, LLC**  
  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000017  
Drawn By: CMWJ  
Checked By: RGD  
Date: 02/09/2021

**PRELIMINARY GRADING PLAN**

**NOTE**

1. ADD 6900 TO ALL SPOT ELEVATIONS

**BASIS OF BEARINGS**

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N001°34'46"W AND MONUMENTED AS SHOWN.

**BENCHMARK**

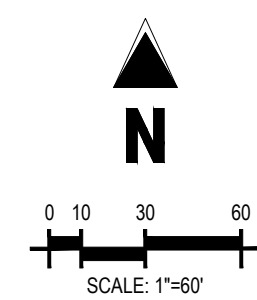
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L&P 24954 ELEVATION = 6947.67

**CAUTION - NOTICE TO CONTRACTOR**

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
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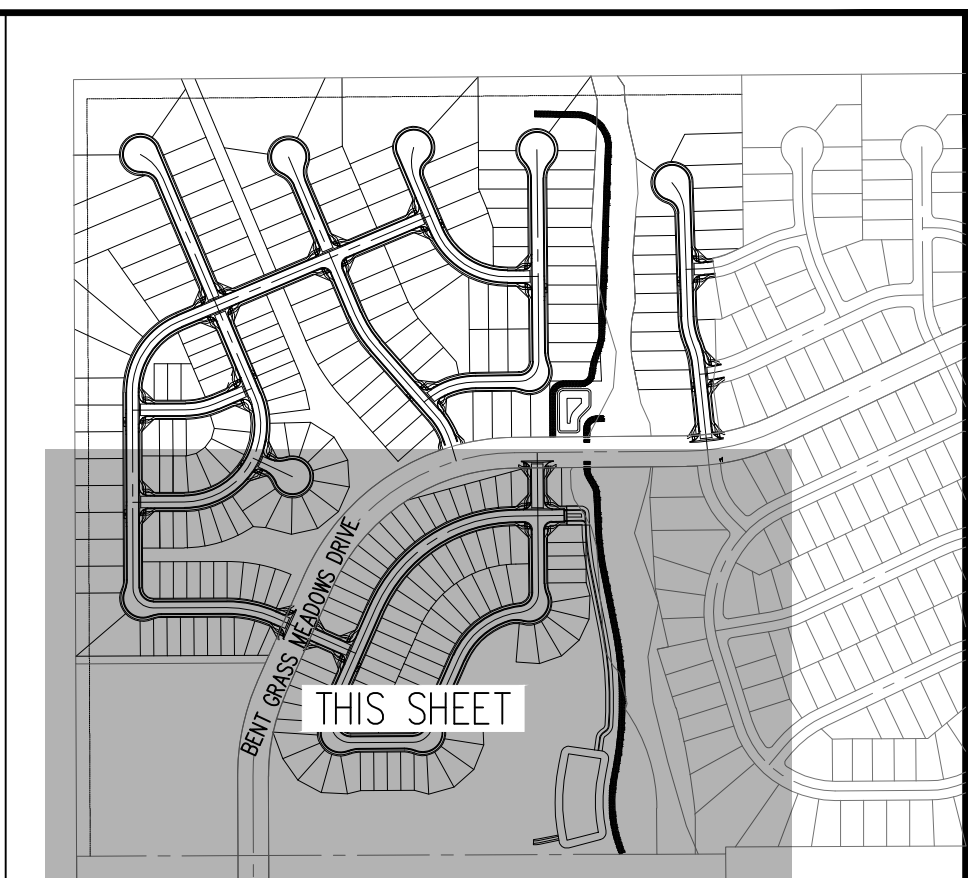


Know what's below.  
Call before you dig.

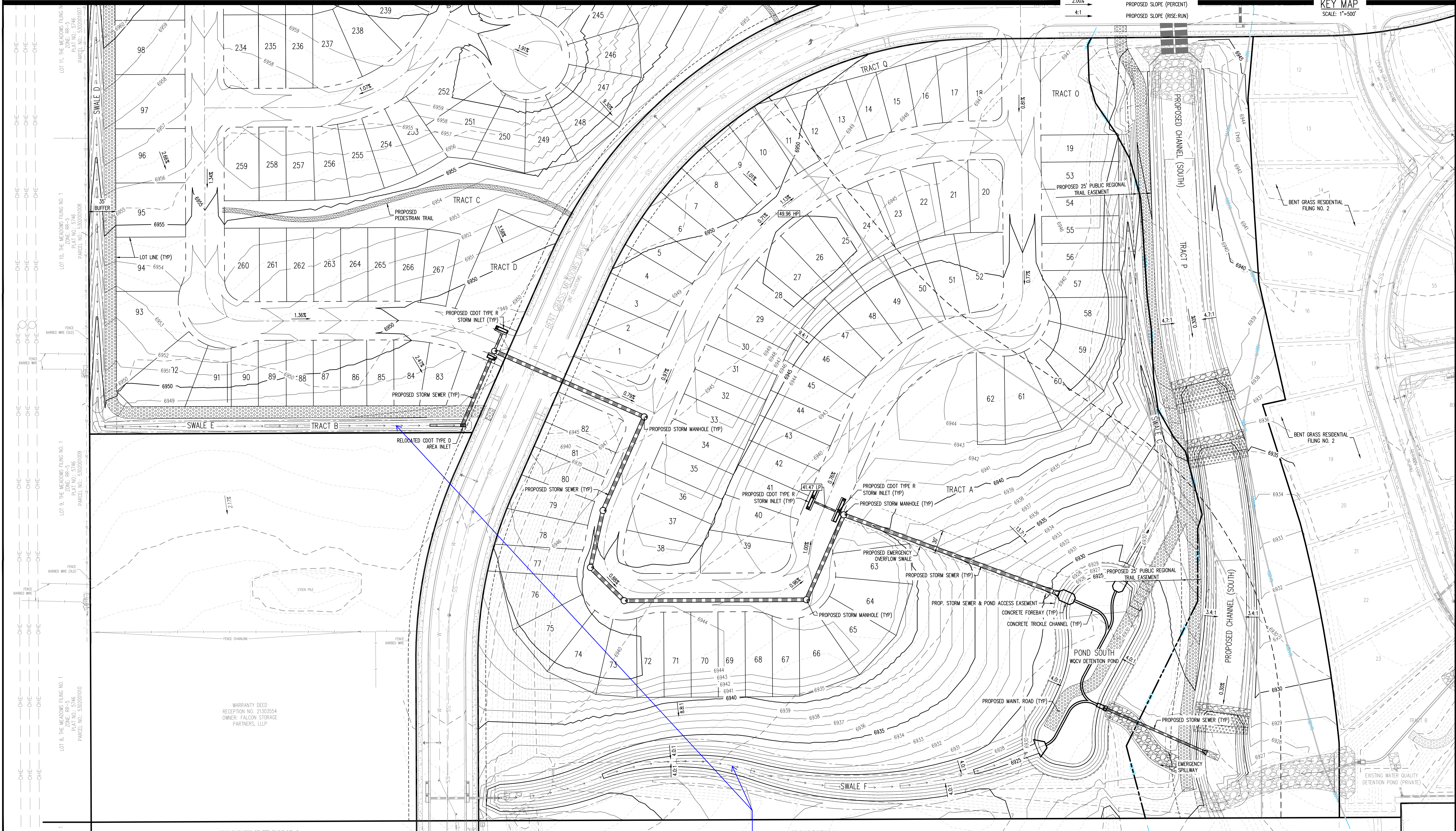


**LEGEND**

	EXISTING PROPERTY LINE		EXISTING STORM DRAIN PIPE
	EXISTING PROPERTY LINE TO BE REMOVED		PROPOSED STORM DRAIN PIPE
	PROPOSED PROPERTY LINE		PROPOSED CONCRETE PAVING
	PROPOSED RIGHT OF WAY LINE		PROPOSED CDOT CLASS 6 GRAVEL
	EXISTING LOT LINE		PROPOSED RIP RAP
	PROPOSED SWALE W/ FLOW DIRECTION		PROPOSED GROUDED BOULDERS
	EXISTING SWALE W/ FLOW DIRECTION		EXISTING CONCRETE PAVING
	PROPOSED DRAINAGE FEATURE OUTLINE		EXISTING CDOT CLASS 6 GRAVEL
	EXISTING DRAINAGE FEATURE OUTLINE		EXISTING RIP RAP
	EXISTING EASEMENT		EXISTING GROUDED BOULDERS
	PROPOSED EASEMENT		PROPOSED LOT #
	EXISTING SUBDIVISION BUFFER		EXISTING LOT # (BENT GRASS FILING NO. 2)
	EXISTING MAJOR CONTOUR		PROPOSED ADA RAMP
	EXISTING MINOR CONTOUR		SPOT ELEVATION - HIGH POINT
	PROPOSED MAJOR CONTOUR		SPOT ELEVATION - LOW POINT
	PROPOSED MINOR CONTOUR		SPOT ELEVATION - FINISH GRADE
			EXISTING SLOPE (PERCENT)
			EXISTING SLOPE (RISE:RUN)
			PROPOSED SLOPE (PERCENT)
			PROPOSED SLOPE (RISE:RUN)



MATCHLINE SHEET C2.1



**Galloway**  
1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220  
GallowayUS.com

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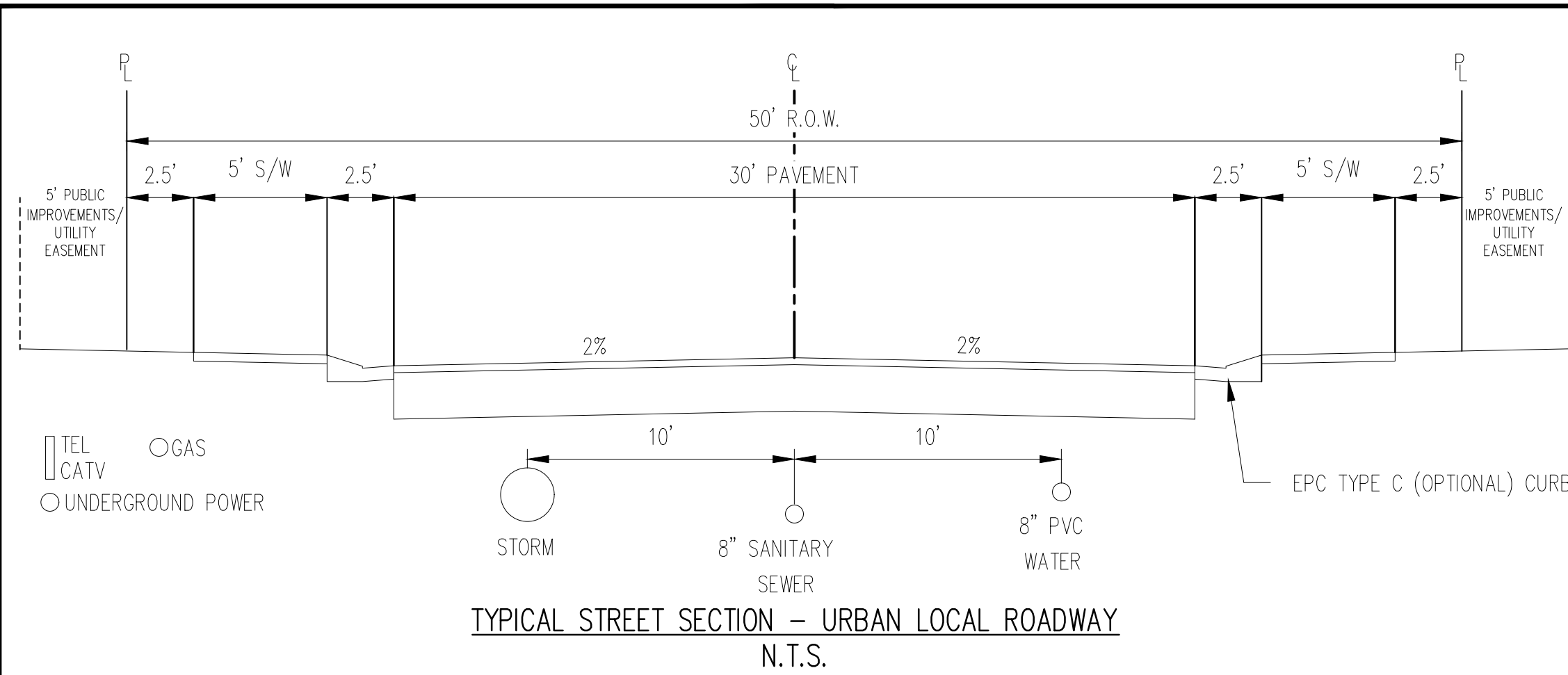
PUD PRELIMINARY PLAN  
FALCON MEADOWS AT BENT GRASS  
FOR  
CHALLENGER COMMUNITIES, LLC  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000017  
Drawn By: CMWJ  
Checked By: RGD  
Date: 02/09/2021  
**PRELIMINARY GRADING PLAN**

**C2.2**  
Sheet 7 of 12

label the grade of the swales

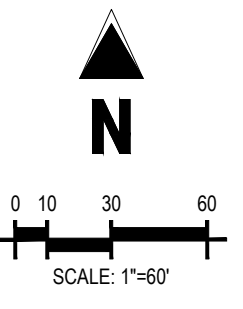


**BASIS OF BEARINGS**  
 ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N0713°46'W AND MONUMENTED AS SHOWN.

**BENCHMARK**  
 THE SOUTHWEST CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYOR'S CAP ON A NO. 4 REBAR L5# 24954 ELEVATION = 6947.67

**CAUTION - NOTICE TO CONTRACTOR**

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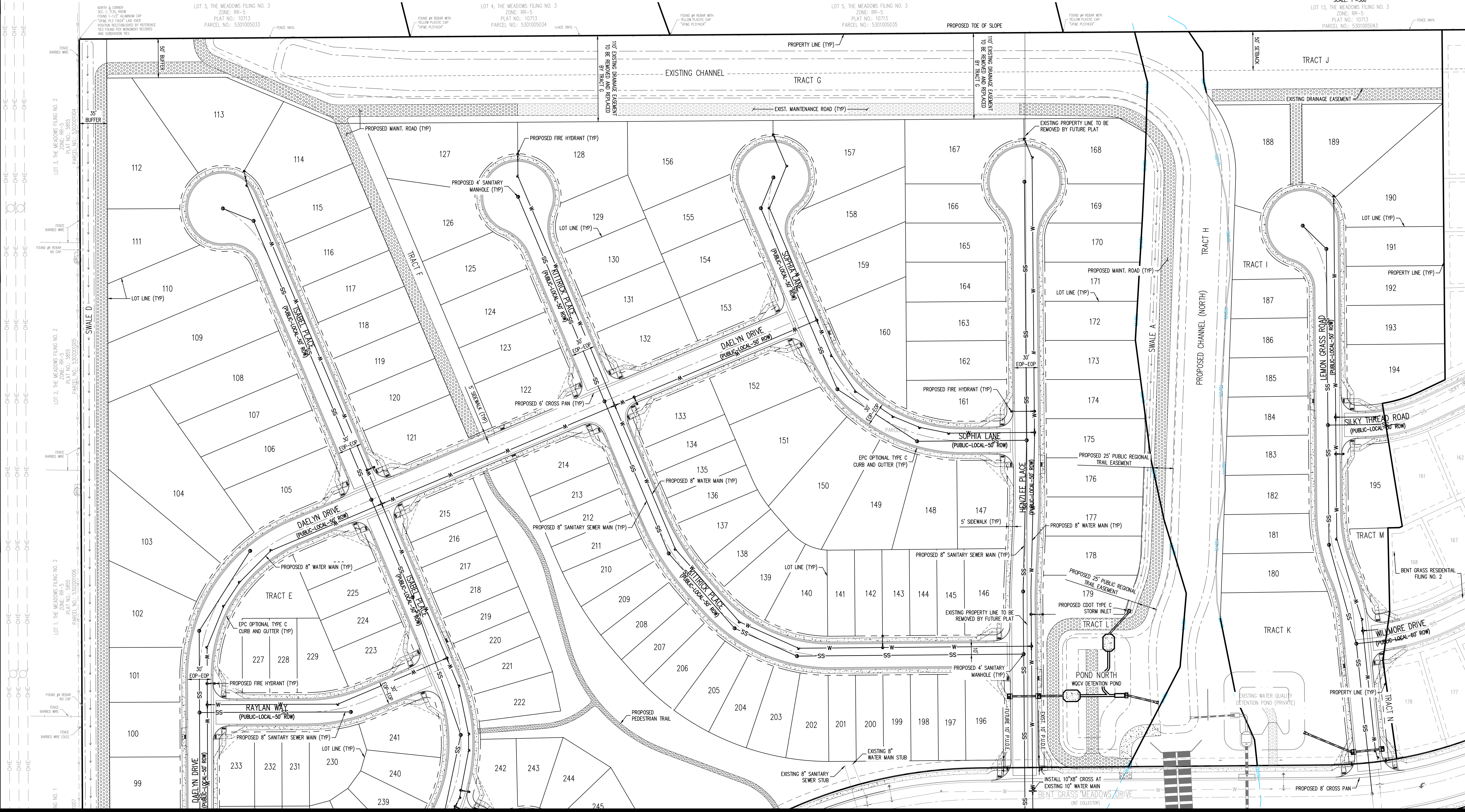


**LEGEND**

- |  |                                      |  |  |
|--|--------------------------------------|--|--|
|  | EXISTING PROPERTY LINE               |  | PROPOSED STORM DRAIN PIPE                |
|  | EXISTING PROPERTY LINE TO BE REMOVED |  | PROPOSED WATER LINE                      |
|  | PROPOSED PROPERTY LINE               |  | PROPOSED SANITARY SEWER LINE             |
|  | PROPOSED RIGHT OF WAY LINE           |  | PROPOSED CONCRETE PAVING                 |
|  | EXISTING LOT LINE                    |  | PROPOSED COOT CLASS 6 GRAVEL             |
|  | PROPOSED LOT LINE                    |  | EXISTING CONCRETE PAVING                 |
|  | PROPOSED 100-YEAR FLOODPLAIN         |  | EXISTING COOT CLASS 6 GRAVEL             |
|  | PROPOSED SWALE W/ FLOW DIRECTION     |  | PROPOSED LOT #                           |
|  | EXISTING SWALE W/ FLOW DIRECTION     |  | EXISTING LOT # (BENT GRASS FILING NO. 2) |
|  | PROPOSED DRAINAGE FEATURE OUTLINE    |  | PROPOSED ADA RAMP                        |
|  | EXISTING DRAINAGE FEATURE OUTLINE    |  | PROPOSED FIRE HYDRANT                    |
|  | EXISTING EASEMENT                    |  | PROPOSED GATE VALVE                      |
|  | PROPOSED EASEMENT                    |  | PROPOSED REDUCER                         |
|  | EXISTING SUBDIVISION BUFFER          |  | PROPOSED WATER BEND/TEE                  |
|  | EXISTING STORM DRAIN PIPE            |  | PROPOSED SANITARY MANHOLE                |
|  | EXISTING WATER LINE                  |  | PROPOSED PES                             |
|  | EXISTING SANITARY SEWER LINE         |  | PROPOSED STORM MANHOLE                   |
|  | EXISTING OVERHEAD ELECTRIC LINE      |  | PROPOSED COOT TYPE R STORM INLET         |
|  | EXISTING UNDERGROUND ELECTRIC LINE   |  |  |



**KEY MAP**  
 SCALE: 1"=500'  
 LOT 13, THE MEADOWS FILING NO. 3  
 ZONE: RR-5  
 PLAT NO.: 10713  
 PARCEL NO.: 5301005043



MATCHLINE SHEET C3.2

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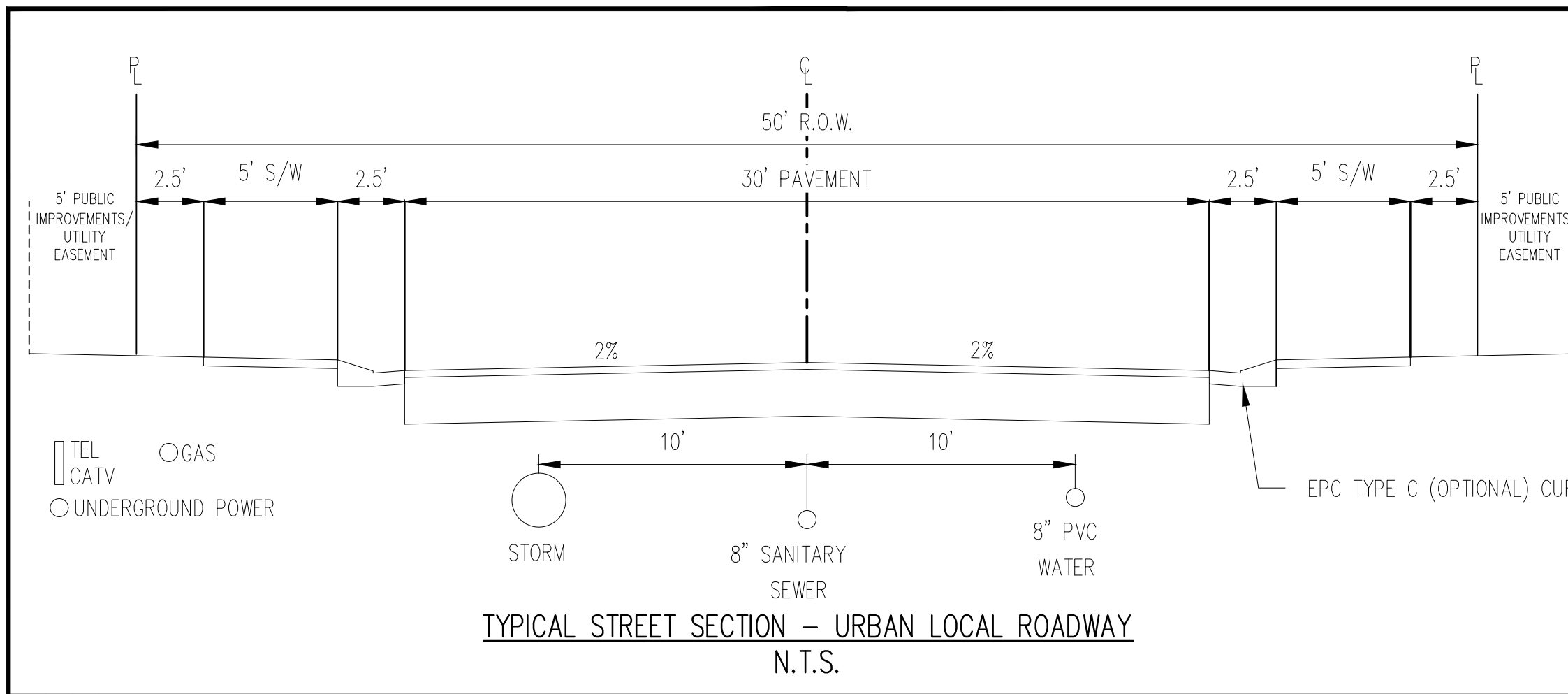
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 FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000017  
 Drawn By: CMWJ  
 Checked By: RGD  
 Date: 02/09/2021

PRELIMINARY UTILITY PLAN



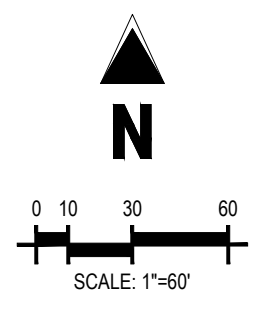


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**BENCHMARK**  
THE SOUTHWEST CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L5# 24954 ELEVATION = 6947.67

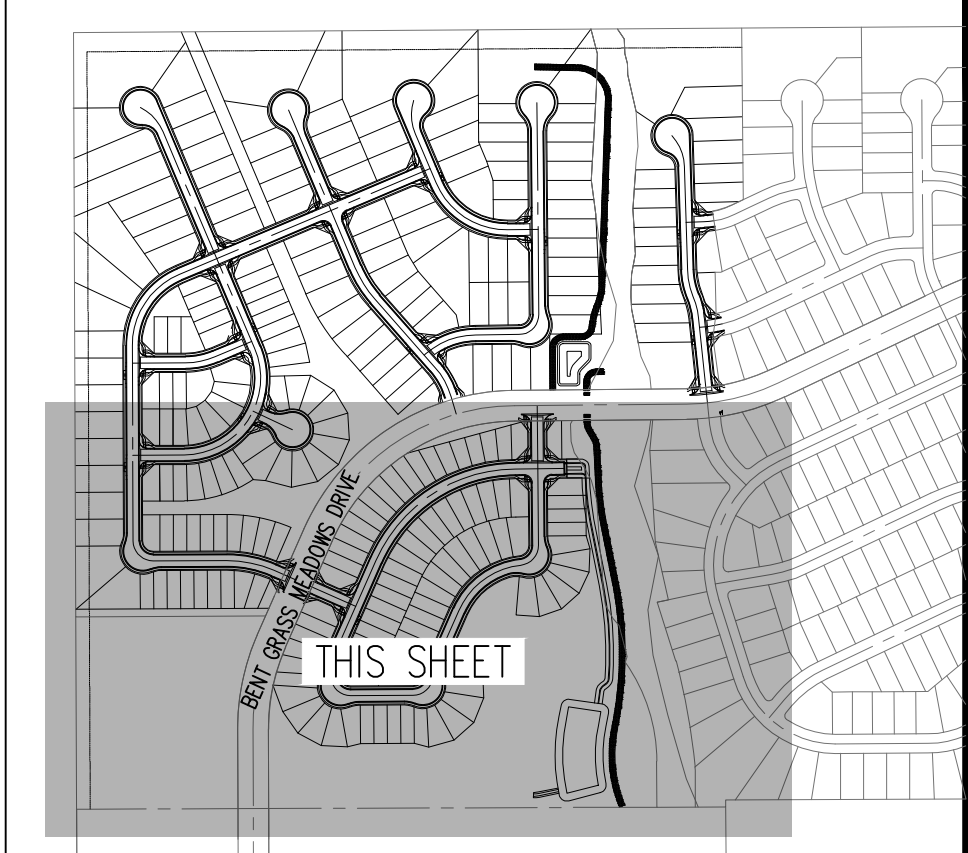
**CAUTION - NOTICE TO CONTRACTOR**

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



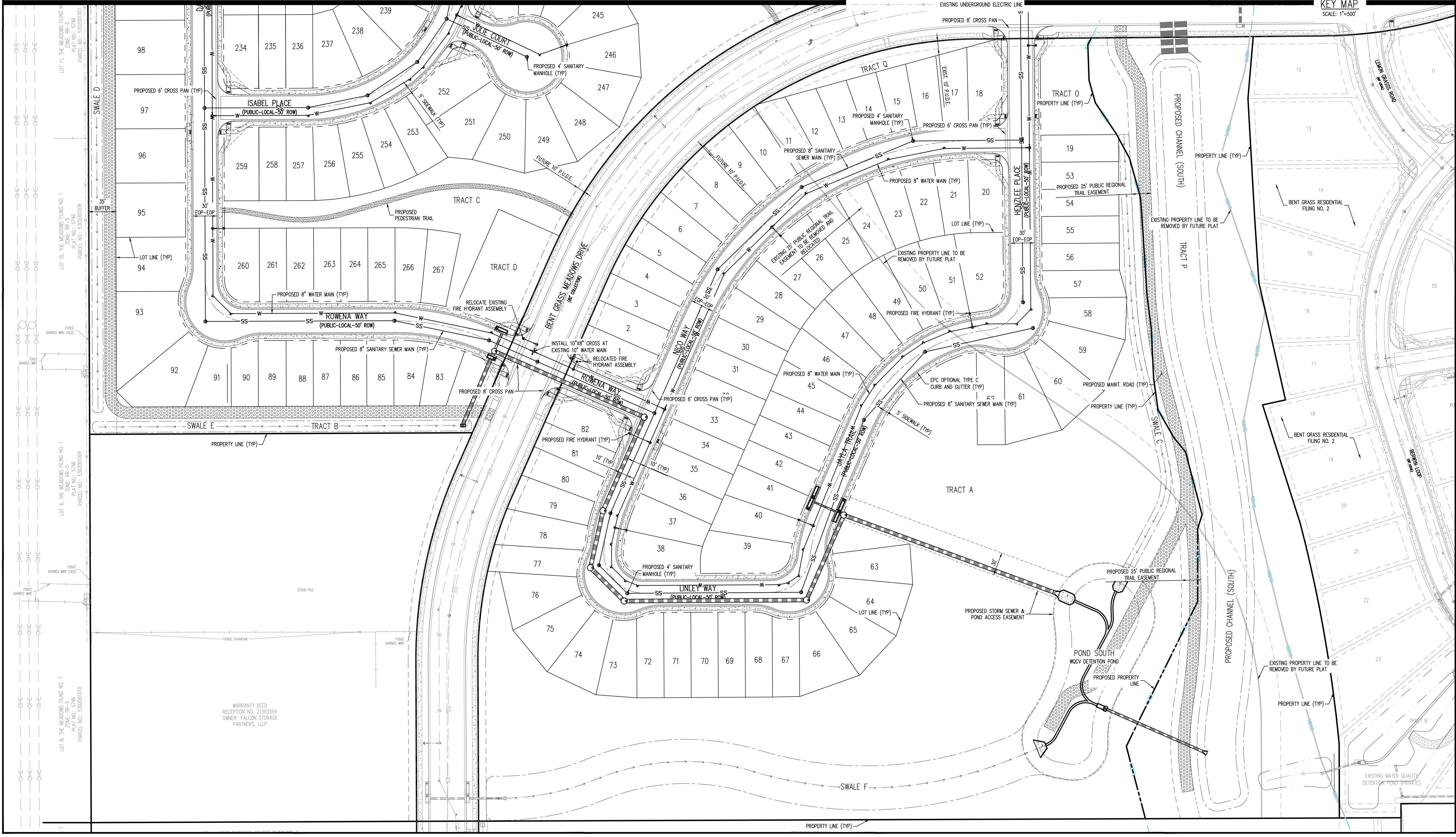
**LEGEND**

	EXISTING PROPERTY LINE		PROPOSED STORM DRAIN PIPE
	PROPOSED PROPERTY LINE TO BE REMOVED		PROPOSED WATER LINE
	PROPOSED PROPERTY LINE		PROPOSED SANITARY SEWER LINE
	PROPOSED RIGHT OF WAY LINE		PROPOSED CONCRETE PAVING
	EXISTING LOT LINE		PROPOSED COOT CLASS 6 GRAVEL
	PROPOSED LOT LINE		EXISTING CONCRETE PAVING
	EXISTING 100-YEAR FLOODPLAIN		EXISTING COOT CLASS 6 GRAVEL
	PROPOSED SWALE W/ FLOW DIRECTION		PROPOSED LOT #
	EXISTING SWALE W/ FLOW DIRECTION		PROPOSED ADA RAMP
	PROPOSED DRAINAGE FEATURE OUTLINE		PROPOSED FIRE HYDRANT
	EXISTING DRAINAGE FEATURE OUTLINE		PROPOSED GATE VALVE
	EXISTING EASEMENT		PROPOSED REDUCER
	PROPOSED EASEMENT		PROPOSED WATER BEND/TEE
	EXISTING SUBDIVISION BUFFER		PROPOSED SANITARY MANHOLE
	EXISTING STORM DRAIN PIPE		PROPOSED PES
	EXISTING WATER LINE		PROPOSED STORM MANHOLE
	SS EXISTING SANITARY SEWER LINE		PROPOSED COOT TYPE R STORM INLET
	OHE EXISTING OVERHEAD ELECTRIC LINE		
	EXISTING UNDERGROUND ELECTRIC LINE		



**Galloway**  
1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220  
GallowayUS.com

**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



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**CHALLENGER HOMES**

**PUD PRELIMINARY PLAN**  
**FALCON MEADOWS AT BENT GRASS**  
**FOR**  
**CHALLENGER COMMUNITIES, LLC**  
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000017  
Drawn By: CMWJ  
Checked By: RGD  
Date: 02/09/2021

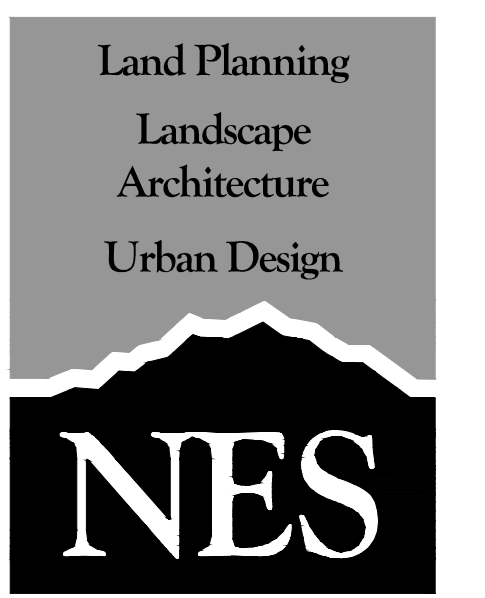
**PRELIMINARY UTILITY PLAN**

**C3.2**  
Sheet 9 of 12

# FALCON MEADOWS AT BENT GRASS

## EL PASO COUNTY, COLORADO

### PUD PRELIMINARY LANDSCAPE PLAN



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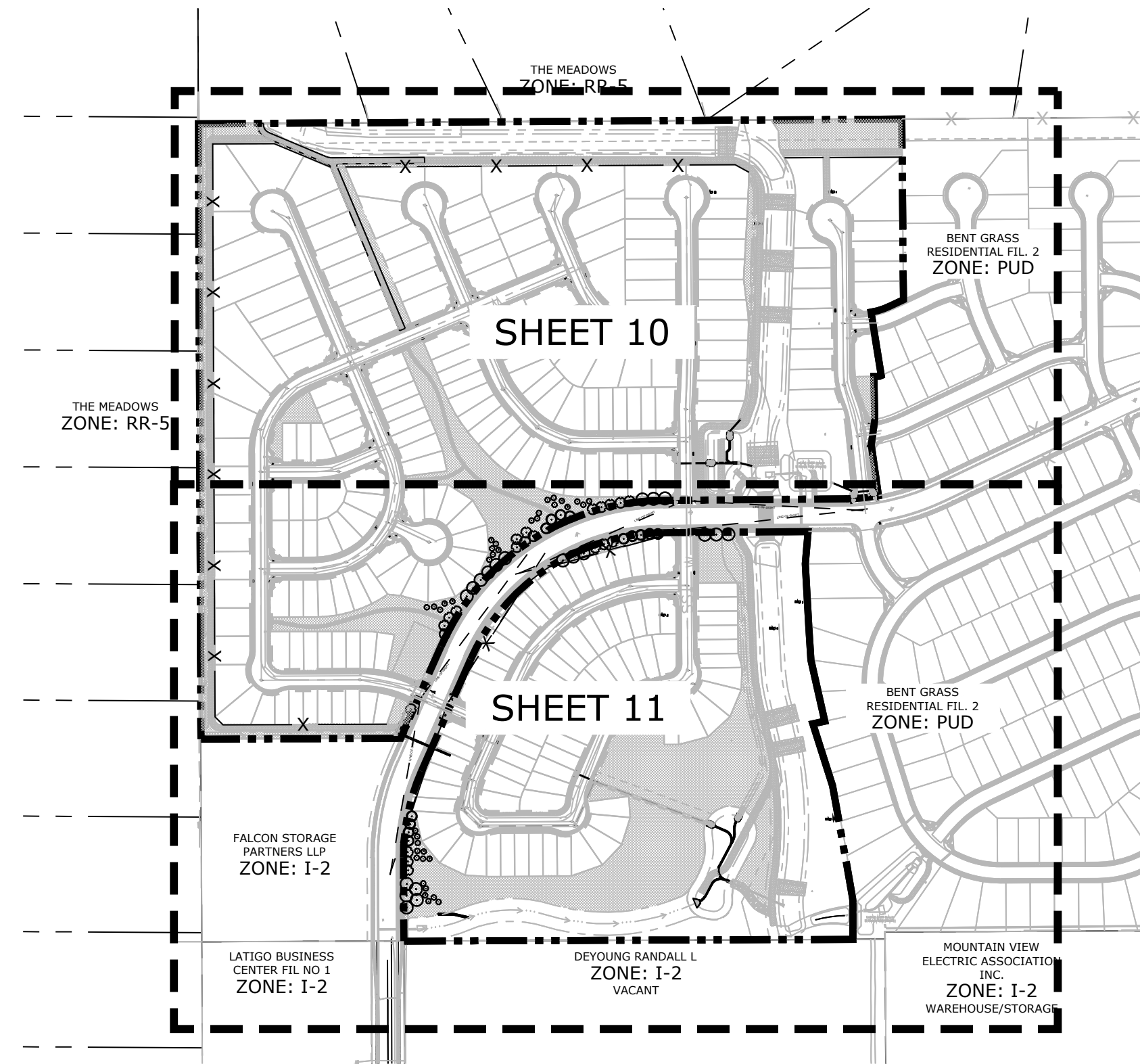
#### LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.
 

NITROGEN	0 LBS/1000SF
PHOSPHORUS (P2O5)	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

-OR-  
RECOMMENDED SOIL AMENDMENT:  
TRI-MIX III as supplied by C&C Sand  
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- FENCING SHALL BE PROVIDED ALONG BENT GRASS MEADOWS BLVD. WHERE DOUBLE FRONTAGE LOTS OCCUR, AND SHALL BE MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
- LANDSCAPE REQUIREMENTS PERTAINING TO DOUBLE FRONTAGE NON-ARTERIAL COLLECTOR STREETS INCLUDE:
  - DEPTH OF ROADWAY LANDSCAPING AREA: 10 FEET
  - REQUIRED TREES: 1 PER 30 FEET
- LANDSCAPE ENTRY FEATURES, OPEN SPACE TRACTS, PARKS AND TRAILS SERVING RESIDENTIAL AREAS SHALL BE OWNED (WHEN APPROPRIATE) AND MAINTAINED BY THE BENT GRASS METRO DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL RECEIVE A COMBINATION OF FENCING AND LANDSCAPE BETWEEN THE PROPERTY LINE AND THE CURB. ALL DOUBLE FRONTAGE STREETS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.
- BUFFERING AND SCREENING SHALL INCLUDE BOTH FENCING, AND LANDSCAPING WHERE APPROPRIATE, ALONG THE PERIMETER OF THE PROJECT AND ALONG THE RIGHT-OF-WAY LINES OF BENT GRASS MEADOWS DRIVE AND BETWEEN CHANGES IN LAND USE. FENCING SHALL BE 6' CEDAR PRIVACY FENCE AND SHALL BE MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.

#### KEY MAP



#### Landscape Setbacks

See El Paso County General Development Standards - Landscape Standards 6.2.2

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.	Setback Plant Abbr. Denoted on Plan
BENT GRASS MEADOWS DR. (North)	COLLECTOR	10' / 10'	1,590	1 / 30'	53 / 53	N
BENT GRASS MEADOWS DR. (South)	COLLECTOR	10' / 10'	1,200	1 / 30'	40 / 40	S

#### PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	WIDTH	QTY
	AXF	Acer x freemanii 'Jeffsred' TM / Autumn Blaze Maple	2" Cal.	20
	CO	Celtis occidentalis / Common Hackberry	1.5" Cal.	18
	QRU	Quercus rubra / Red Oak	1.5" Ht.	33
	PPO	Pinus Ponderosa / Ponderosa Pine	8" Ht.	36

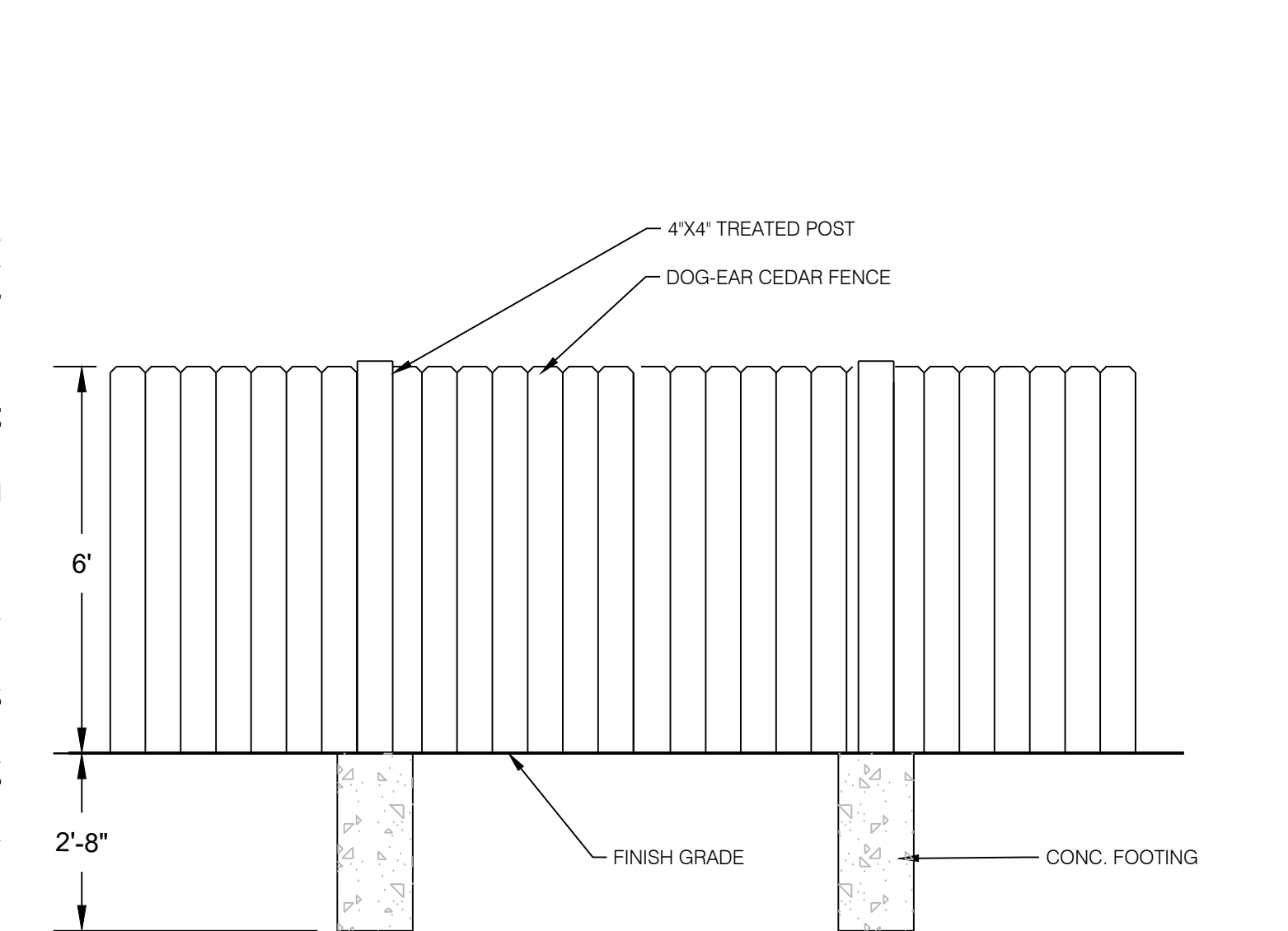
#### HATCH LEGEND

- |  |  |
|--|--|
|  | <b>NATIVE SEED MIX</b><br>Arkansas Valley Seed<br>30% Ephraim Crested Wheatgrass (Agropyron cristatum)<br>25% Sheep Fescue (Festuca ovina)<br>20% Perennial Rye (Lolium perenne)<br>15% Chewings Fescue (Festuca rubra subsp. commutata) |
|  | <b>ROCK MULCH</b>  |
- SEED MAINTENANCE: MOW LOW GROW MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. MOW NATIVE/FOOTHILLS SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON.
  - MOW LOW GROW SEED MIX TO A 4" HEIGHT AND LET NATIVE SEED MIX GROW TO 8"-16" HEIGHT. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.
  - DISTURBED AREAS TO BE RESEED WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

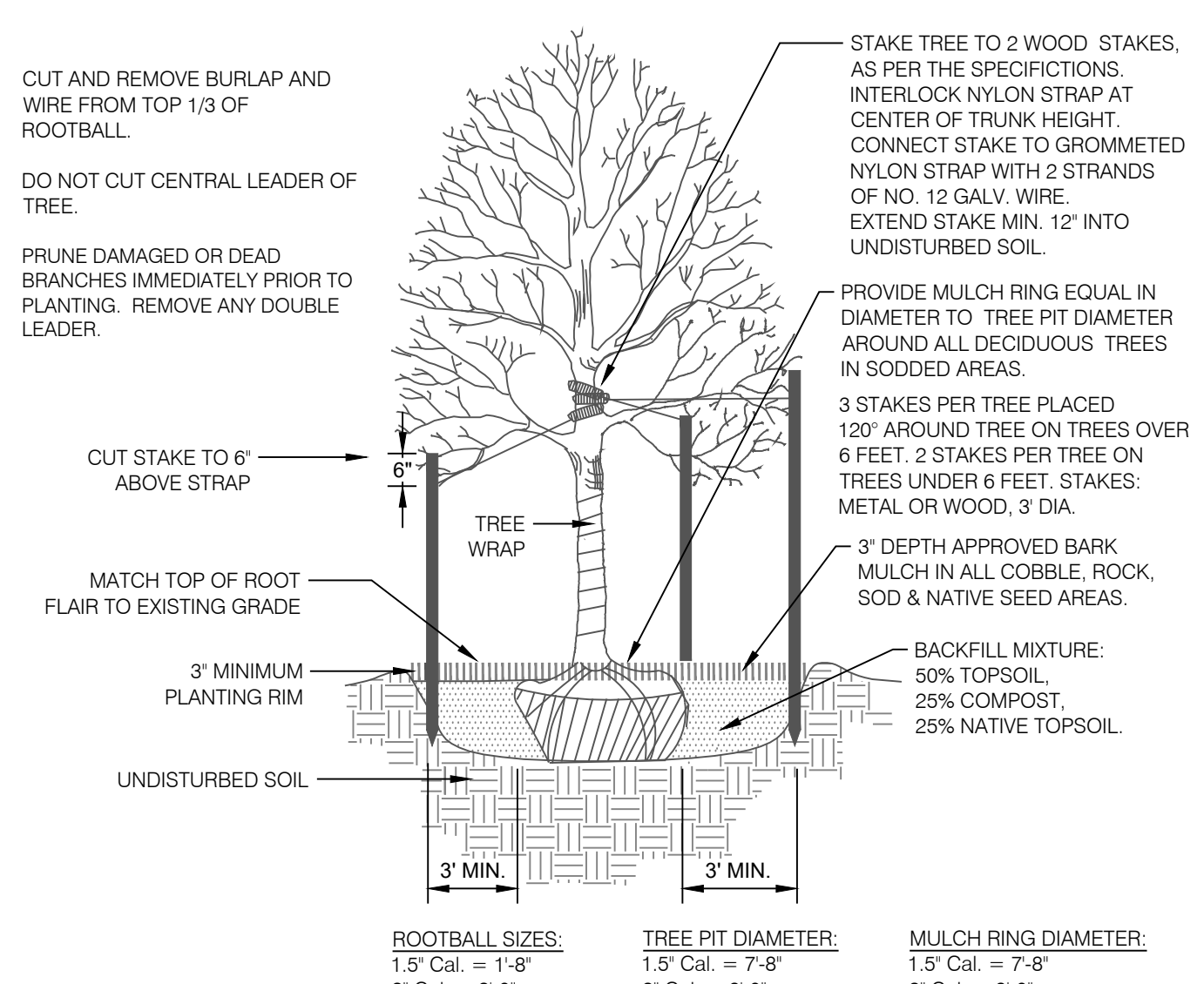
## FALCON MEADOWS AT BENT GRASS

### PUD PRELIMINARY PLAN

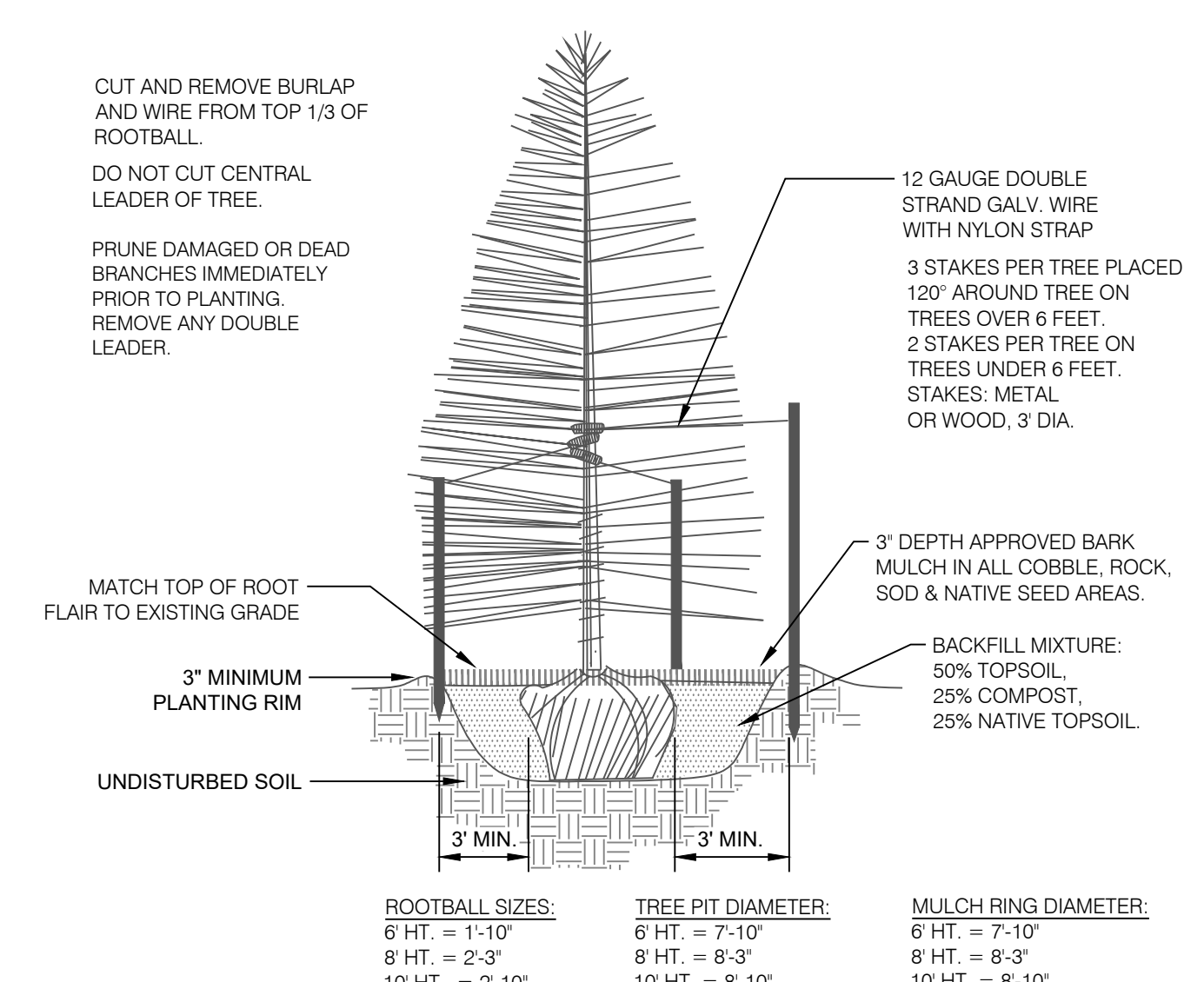
DATE: 8/6/2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. SWENSON



**1 CEDAR FENCE DETAIL**  
N.T.S.



**2 DECIDUOUS TREE PLANTING DETAIL**  
N.T.S.

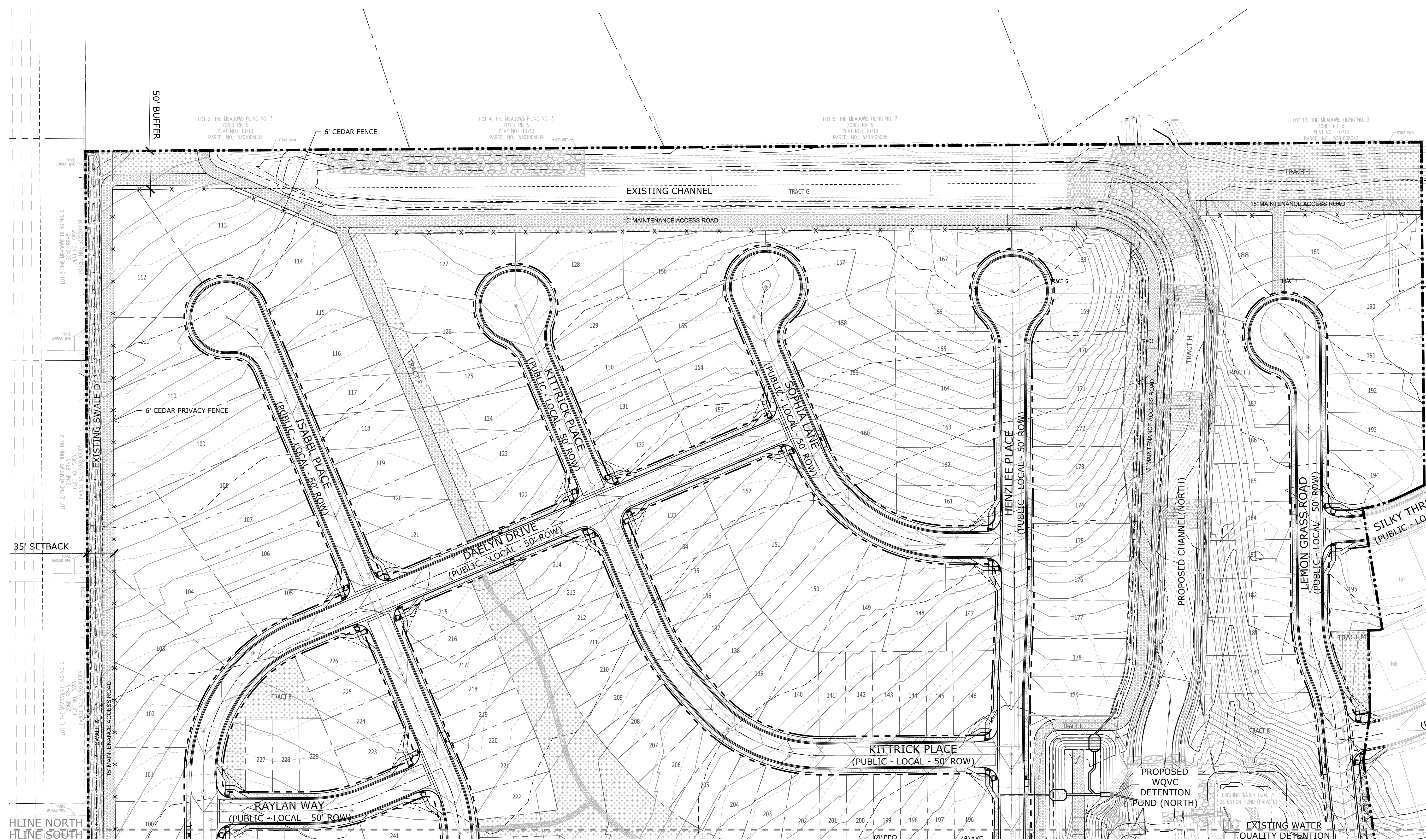


**3 CONIFEROUS TREE PLANTING DETAIL**  
N.T.S.

#### PRELIMINARY LANDSCAPE DETAILS & NOTES

**10**  
10 OF 12

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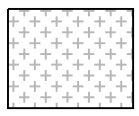

**FALCON  
MEADOWS AT  
BENT GRASS**  
PUD PRELIMINARY PLAN

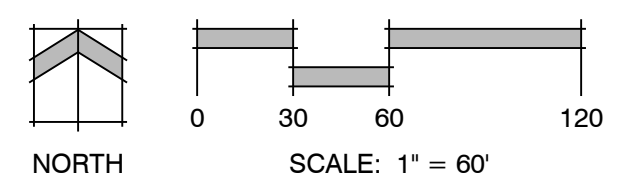
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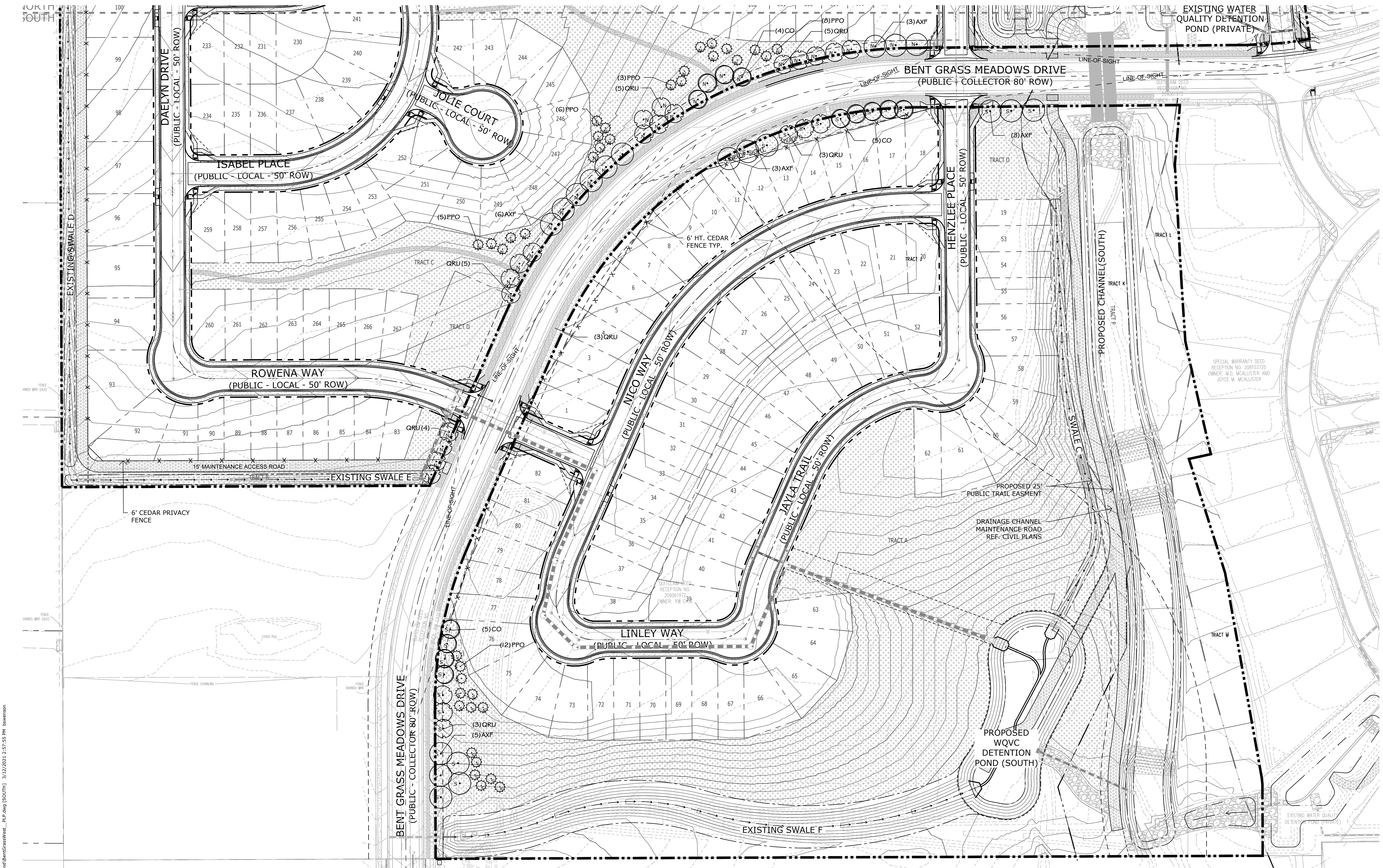
DATE	BY	DESCRIPTION
12.22.2020	JBS	PER COUNTY COMMENTS
01.29.2021	JBS	PER COUNTY COMMENTS
03.12.2021	JBS	PER COUNTY COMMENTS

**PRELIMINARY  
LANDSCAPE PLAN  
NORTH**

**11**  
11 OF 12

- HATCH LEGEND**
-  NATIVE SEED MIX  
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30% Ephraim Crested Wheatgrass  
(Agropyron cristatum)  
25% Sheep Fescue (Festuca ovina)  
20% Perennial Rye (Lolium perenne)  
15% Chewings Fescue (Festuca rubra  
subsp. commutata)
  -  ROCK MULCH





Land Planning  
Landscape  
Architecture  
Urban Design

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**FALCON  
MEADOWS AT  
BENT GRASS**  
PUD PRELIMINARY PLAN

PROJECT INFO  
DATE: 8/6/2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. SWENSON

DATE	BY	DESCRIPTION
12.22.2020	JBS	PER COUNTY COMMENTS
01.29.2021	JBS	PER COUNTY COMMENTS
03.12.2021	JBS	PER COUNTY COMMENTS

**PRELIMINARY  
LANDSCAPE PLAN  
SOUTH**

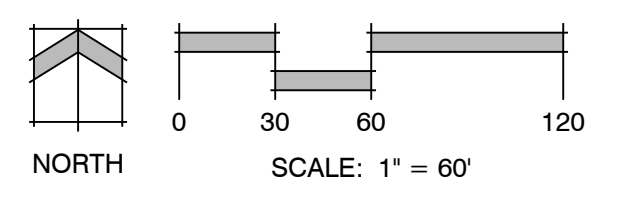
**12**  
12 OF 12

**PLANT SCHEDULE**

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