

# FALCON MEADOWS AT BENT GRASS

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, T.13S., R.65W., OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO  
**PUD PRELIMINARY PLAN**

## GENERAL PROVISIONS:

- A. **Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. **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 Director or Board of County Commissioners.
- C. **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 Meadows at Bent Grass is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. **Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of Falcon Meadows at Bent Grass, 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 in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. **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.
- F. **Conflict.** Where there is more than 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.
- G. **Maximum Level of Development.** The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. **Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- I. **Overall Project Standards.** The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

## DEVELOPMENT GUIDELINES:

- A. **Project Description:** Falcon Meadows at Bent Grass is a planned residential community on 67.012 acres of land located on the North and South side of Bent Grass Meadows Blvd. The project is planned as a single family detached community with a range of lot sizes and contiguous common open space throughout.

USES	NOTES
<b>PRINCIPAL USES</b>	
DWELLINGS - SINGLE FAMILY DETACHED	
OPEN SPACE, PARKS, AND TRAILS	
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, PARKS, FEILDS & COURTS, ACTIVE & PASSIVE RECREATION
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENTS
UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES
<b>ACCESSORY USES</b>	
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS, OR OTHER DOMESTICATED ANIMALS ARE PERMITTED). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.
RESIDENTIAL HOME OCCUPATION	SUBJECT TO USE-SPECIFIC DEVELOPMENT STANDARDS SET OUT IN CHAPTER 5.2.29 OF THE LAND DEVELOPMENT CODE.
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	
MAILBOXES	
BED & BREAKFAST	
STORAGE SHEDS	
<b>TEMPORARY USES</b>	
MODEL HOME / SUBDIVISION SALES OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES	
<b>SPECIAL USES</b>	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENTS
CMRS FACILITY - STEALTH	
<b>ACCESSORY STRUCTURES</b>	
ACCESSORY STRUCTURES.	ANY STRUCTURES EXCEEDING 200 SF AND REQUIRING A BUILDING PERMIT ARE NOT PERMITTED.
NOTES:	
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF FALCON MEADOWS AT BENT GRASS	
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	

- B. **Signs.** Signs shall be permitted to identify entryways to the Falcon Meadows at Bent Grass community. The maximum size of the Community Entryway Sign shall be 100 square feet with a maximum height of (6) feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.
- C. **Development Standards.**
  - 1. Maximum building height: thirty-five (35) feet
  - 2. Maximum Lot Coverage: 40%
  - 3. **Setback minimums:**
    - Front: 20' Minimum
    - Side: 5' Minimum (15' for corner lots)
    - Rear: 7' Minimum
  - 4. Minimum Lot Width: 35' at garage setback.
  - 5. Minimum Lot Size: 2,800 SF
  - 6. No projections into the tracts owned and maintained by the Bent Grass Metropolitan District will be permitted.

is that percentage to restrictive for typical lot A?  
window wells are not allowed to be within side setbacks if easements are located on side yards this is problematic for builders...please contact Challenger to address.
- D. **Streets.** Streets within the Falcon Meadows at Bent Grass subdivision provide general vehicular circulation throughout the development. All Streets shall be paved. Sidewalks will be provided as illustrated on this plan and as required by the LDC and ECM.
- E. **Access Limitation:** There shall be no direct vehicular access to Bent Grass Meadows Drive from any lot or tract except at these locations for maintenance purposes only: Drainage channel access on the North side of Bent Grass Meadows Drive via Tract L, and on the South side via Tract G.
- F. **Sight Distance Triangles:** No landscaping may obstruct sight distance triangles or pedestrian facilities per Engineering Criteria Manual Reference 2.3.G.2 & 2.5.3.H, respectively. The minimum horizontal clearance for sidewalks around utilities structures, furniture, and other encroachments shall be 4 feet or greater to provide safe conditions for pedestrians and bicyclists per the Engineering Criteria Manual.

## LEGAL DESCRIPTION

### NORTH PARCEL

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, T.13S., R.65W., OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**BASIS OF BEARING:**  
 THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN AND IS CONSIDERED TO BEAR N00°13'46"W;  
 COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°13'46"E ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 2429.82 FEET TO A POINT ALONG SAID WEST LINE, ALSO BEING TO THE POINT OF BEGINNING.  
 THENCE ALONG SAID NORTHWESTERLY LINE FOUR (4) COURSES:  
 1. Thence N23°44'26"E, a distance of 247.83 feet TO A POINT OF CURVATURE;  
 2. Thence along said curve to the right, having a radius of 605.00 feet, a central angle of 65°45'46", a distance of 694.40 feet, a chord bearing of N56°37'18"E with a chord distance of 656.91 feet;  
 3. Thence N89°30'12"E, a distance of 448.12 feet TO A POINT OF CURVATURE;  
 4. Thence along said curve to the left, having a radius of 525.00 feet, a central angle of 09°25'11", a distance of 66.31 feet, a chord bearing of N84°47'37"E with a chord distance of 86.21 feet;  
 Thence N07°58'52"W, a distance of 126.91 feet;  
 Thence N07°51'55"E, a distance of 62.94 feet;  
 Thence N01°11'11"W, a distance of 107.15 feet;  
 Thence N88°48'49"E, a distance of 14.56 feet;  
 Thence N65°21'22"E, a distance of 4.05 feet;  
 Thence N09°11'31"W, a distance of 158.90 feet TO A POINT OF NON-TANGENT CURVATURE;  
 Thence along said curve to the left, having a radius of 175.00 feet, a central angle of 16°15'39", a distance of 49.67 feet, a chord bearing of N72°40'39"E with a chord distance of 49.50 feet;  
 Thence N64°32'49"E, a distance of 36.42 feet;  
 Thence N00°30'24"W, a distance of 446.99 feet TO A POINT ON THE SOUTH LINE OF THE MEADOWS filing no. 4, recorded at reception no. 200135677;  
 Thence with the said south line, S89°36'34"W, a distance of 1740.37 feet to the north 1/16 corner of SAID section 1, township 13 south, range 65 west;  
 Thence WITH THE WEST LINE OF SAID SECTION 1 S00°41'4"E, a distance of 1316.12 feet to the WEST QUARTER CORNER OF SAID section 1, township 13 south, range 65 west;  
 Thence with the WEST LINE OF SAID SECTION 1 S00°13'46"E, a distance of 205.35 feet to the POINT OF BEGINNING.  
 Parcel contains 1,991,949 square feet or 45,729 acres, more or less.

### SOUTH PARCEL

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, T.13S., R.65W., OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**BASIS OF BEARING:**  
 THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN AND IS CONSIDERED TO BEAR N00°13'46"W;  
 COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°13'46"E ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1628.67 FEET TO A POINT ALONG SAID WEST LINE, ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 21030354; THENCE WITH THE SOUTH LINE OF SAID PROPERTY DESCRIBED AT RECEPTION NUMBER 21030354, N89°47'22"E A DISTANCE OF 499.98 FEET TO A POINT ON THE EASTERLY line of a property described by quitclaim deed, recorded at reception no. 209061972 THE POINT OF BEGINNING.  
 THENCE ALONG SAID EASTERLY AND THE SOUTHERLY LINE SAID RECEPTION no. 209061972 THE FOLLOWING FIVE (5) COURSES:  
 1. Thence N00°13'46"W, a distance of 206.50 feet TO A POINT OF CURVATURE;  
 2. Thence along said curve to the right, having a radius of 525.00 feet, a central angle of 23°58'12", a distance of 219.64 feet, a chord bearing of N11°45'20"E with a chord distance of 218.04 feet;  
 3. Thence N23°44'26"E, a distance of 301.49 feet TO A POINT OF CURVATURE;  
 4. Thence along said curve to the right, having a radius of 525.00 feet, a central angle of 65°45'46", a distance of 602.57 feet, a chord bearing of N56°37'18"E with a chord distance of 570.04 feet;  
 5. Thence N89°30'12"E, a distance of 358.96 feet;  
 Thence S04°50'58"W, a distance of 80.18 feet;  
 Thence S03°12'38"E, a distance of 153.30 feet;  
 Thence S03°42'06"E, a distance of 64.68 feet;  
 Thence S12°32'06"E, a distance of 80.14 feet;  
 Thence S12°59'08"E, a distance of 75.20 feet;  
 Thence S77°46'38"W, a distance of 30.12 feet;  
 Thence S17°37'13"E, a distance of 160.63 feet TO A POINT OF CURVATURE;  
 Thence along said curve to the RIGHT, having a radius of 1840.12 feet, a central angle of 08°44'32", a distance of 280.77 feet, a chord bearing of S10°08'34"E with a chord distance of 280.50 feet;  
 Thence S04°32'53"E, a distance of 6.49 feet;  
 Thence S00°13'15"E, a distance of 65.50 feet;  
 Thence S88°47'22"W, a distance of 1111.19 feet to the Point of Beginning.

Parcel contains 927,083 square feet or 21.283 acres, more or less.

For an overall total of 67.012 acres, more or less.

### County Certification

This PUD Preliminary Plan request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this day of \_\_\_\_\_, 20\_\_\_\_ and is hereby approved.

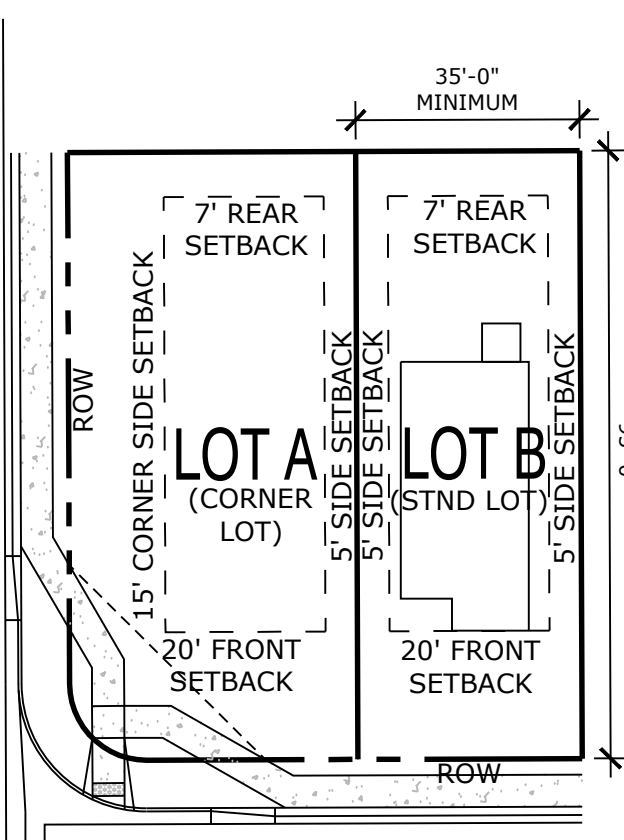
Director, Planning & Community Development Date

### Clerk and Recorder Certification

I hereby certify that this Plan was filed in my office on this \_\_\_\_\_(day) of \_\_\_\_\_(month), 20\_\_\_\_ at \_\_\_\_\_o'clock a.m./p.m. and was recorded per Reception No. \_\_\_\_\_

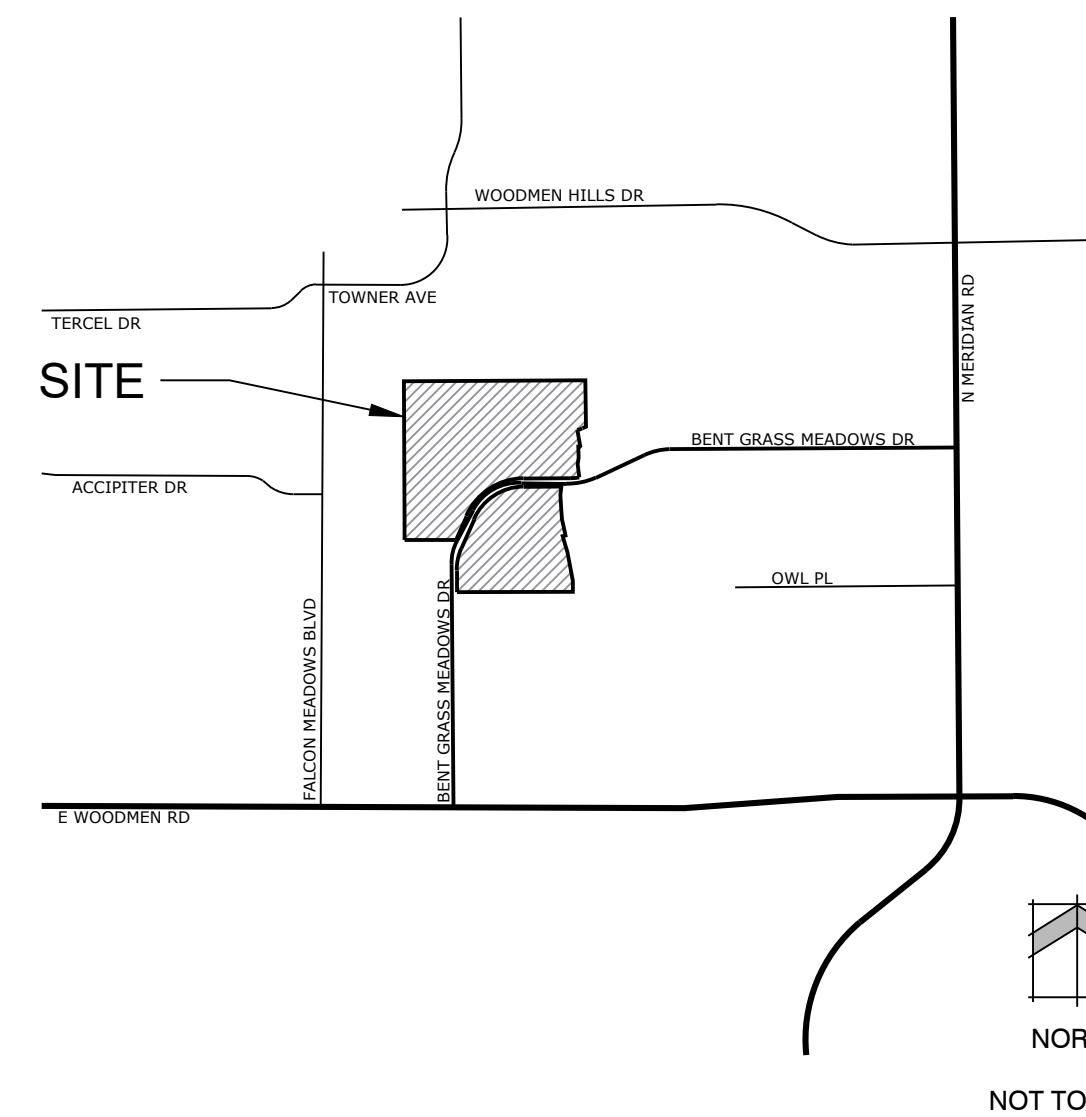
El Paso County Clerk and Recorder

## LOT TYPICAL:



- A. **Project Description:** Falcon Meadows at Bent Grass is a planned residential community on 67.012 acres of land located on the North and South side of Bent Grass Meadows Blvd. The project is planned as a single family detached community with a range of lot sizes and contiguous common open space throughout.

## VICINITY MAP



## SITE DATA

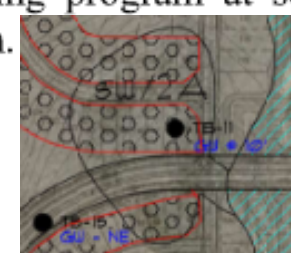
<b>OWNER:</b>	Better Land LLC. 8605 Explorer Dr. Ste 250 Colorado Springs, CO 80920	Civil Engineers: Galoway 1155 Kelly Johnson Blvd, Suite 305 Colorado Springs, CO 80920
<b>APPLICANT:</b>	NES Inc. 619 N Cascade Ave., Ste 200 Colorado Springs, CO 80903	
<b>Tax ID Number:</b>	5301000019, 5301000020, 5301000023, 5301000036	
<b>Area:</b>	67.012 acres	
<b>Current Zoning:</b>	PUD	
<b>Current Land Use:</b>	Vacant	
<b>Proposed Land Use:</b>	Single Family Detached Residential	
<b>Number of Lots:</b>	267	
<b>Gross Density:</b>	3.98 DU/AC	
<b>R.O.W.</b>	454,244 SF (10.428 acres)	
<b>Open Space Area:</b>	980,544 SF (22.51 acres)	
<b>Total Lot Area:</b>	1,484,266 SF (34.074 acres)	
<b>Setbacks/Buffers:</b>	Bent Grass Meadows Drive: 10' Landscape Setback Northern Boundary: 50' Setback Western Boundary: 35' Setback	
<b>Open Space Required =</b>	(10% of 2,919,032 sf = 291,903 sf)	
<b>Open Space Provided =</b>	968,945 SF (33.19%) (Tracts A, B, C, E, F, G, H, I, J, K, L, M, O, P, Q)	
	25% min. usable open space required (25% of 968,945) = 242,236 sf	
	usable open space provided (Tracts A, B, C, E, F, I, J, K, L, M, O, Q) = 571,860 SF (59%)	

## GENERAL NOTES

1. Facilities and common area landscape will be maintained by the Bent Grass Metropolitan District.
2. The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soils & Geology Study by Rocky Mountain Group dated December 10, 2020 in file (PUDSP20-005) available at the El Paso County Planning and Community Development Department: Potentially Seasonally High Groundwater: 140-146, 195-202, 115-118. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the united states department of justice. Approval of this plan 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.
3. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the united states department of justice. Approval of this plan 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.
4. Access Limitation: There shall be no direct lot access on Bent Grass Meadows Drive.
5. Floodplain: No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number 08041C0553G, effective date December 7, 2018.
6. Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 5 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
7. NOTICE: This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial properties and activities. The buyer should research and be aware of this potentiality and the ramifications thereof.
8. 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 public and private sidewalks.

Please add this information to the Geo notes as stated, by RMG

However, in an effort to expedite the approval process, the builder has agreed to restrict construction to non-basement foundation types in areas where groundwater is anticipated to be shallower than 14 feet below ground surface (Lots 1-91, 105-108, 133-146, 195-213, and 22-266 as presented on the Engineering and Geology Map, Figure 10), unless performance of a groundwater monitoring program at some future date indicates that the lots are suitable for basement construction.



## SHEET INDEX

Sheet 1 of 11:	Cover
Sheet 2 of 11:	Overall Plan/Adjacent Owners
Sheet 3 of 11:	Site Development Plan North
Sheet 4 of 11:	Site Development Plan South
Sheet 5 of 11:	Preliminary Grading Plan North
Sheet 6 of 11:	Preliminary Grading Plan South
Sheet 7 of 11:	Preliminary Site Utilities Plan North
Sheet 8 of 11:	Preliminary Site Utilities Plan South
Sheet 9 of 11:	Landscape Details & Notes
Sheet 10 of 11:	Landscape Plan North
Sheet 11 of 11:	Landscape Plan South

please identify who is installing the trails, and who is installing the fencing at northern boundary...

Land Planning  
Landscape  
Architecture  
Urban Design



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

PLANNING/ LANDSCAPE ARCHITECT

ASSOCIATION WITH

PROJECT INFO

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

SCALE

REVISION INFO

DATE	BY	DESCRIPTION
12/22/2020	JBS	PER COUNTY COMMENTS

REVISION INFO

SHEET TITLE

COVER

1

SHEET NUMBER

1 OF 11

PLANNING &



**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	530100503	MICHAEL & JANET FRIEND	8225	TOWNER AVE		PEYTON	CO	80831-6958
11	530100504	RANDALL & LINDA HULSEY	8285	TOWNER AVE		PEYTON	CO	80831-6958
12	530100503	GLENDIA SOUTHARD	4950	BUCKAROO DR		COLORADO SPRINGS	CO	80918-5256
13	530100504	JOSEPH & CAMI DEBISE	8530	VELVET ANTLER WAY		PEYTON	CO	80831-6972
14	530100504	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

Do you want to verify that the BGMD will own and maintain tract D if the WHMD is providing water and WW? OR add Both Districts as Possible owners & maintenance

**TRACT TABLE**

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	315,690 SF	Open space, public access, public utilities, drainage, trail, park,	Bent Grass Metropolitan District	Bent Grass Metropolitan District
B	12,020 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
C	102,062 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
D	11,569 SF	Well Site and Associated District water /ww improvements	Bent Grass Metropolitan District	Bent Grass Metropolitan District
E	7,880 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
F	18,144 SF	Open space, public access, public utilities, drainage, drainage channel access road	Bent Grass Metropolitan District	Bent Grass Metropolitan District
G	134,399 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
H	84,815 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	8,915 SF	Open space, public access, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
J	22,849 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
K	30,484 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
L	35,934 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
M	3,700 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
N	1,039 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
O	8,824 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
P	176,862 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	5,358 SF	Open space, public access, public utilities, drainage, sight visibility	Bent Grass Metropolitan District	Bent Grass Metropolitan District

Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

**FALCON MEADOWS AT BENT GRASS**

**PUD PRELIMINARY PLAN**

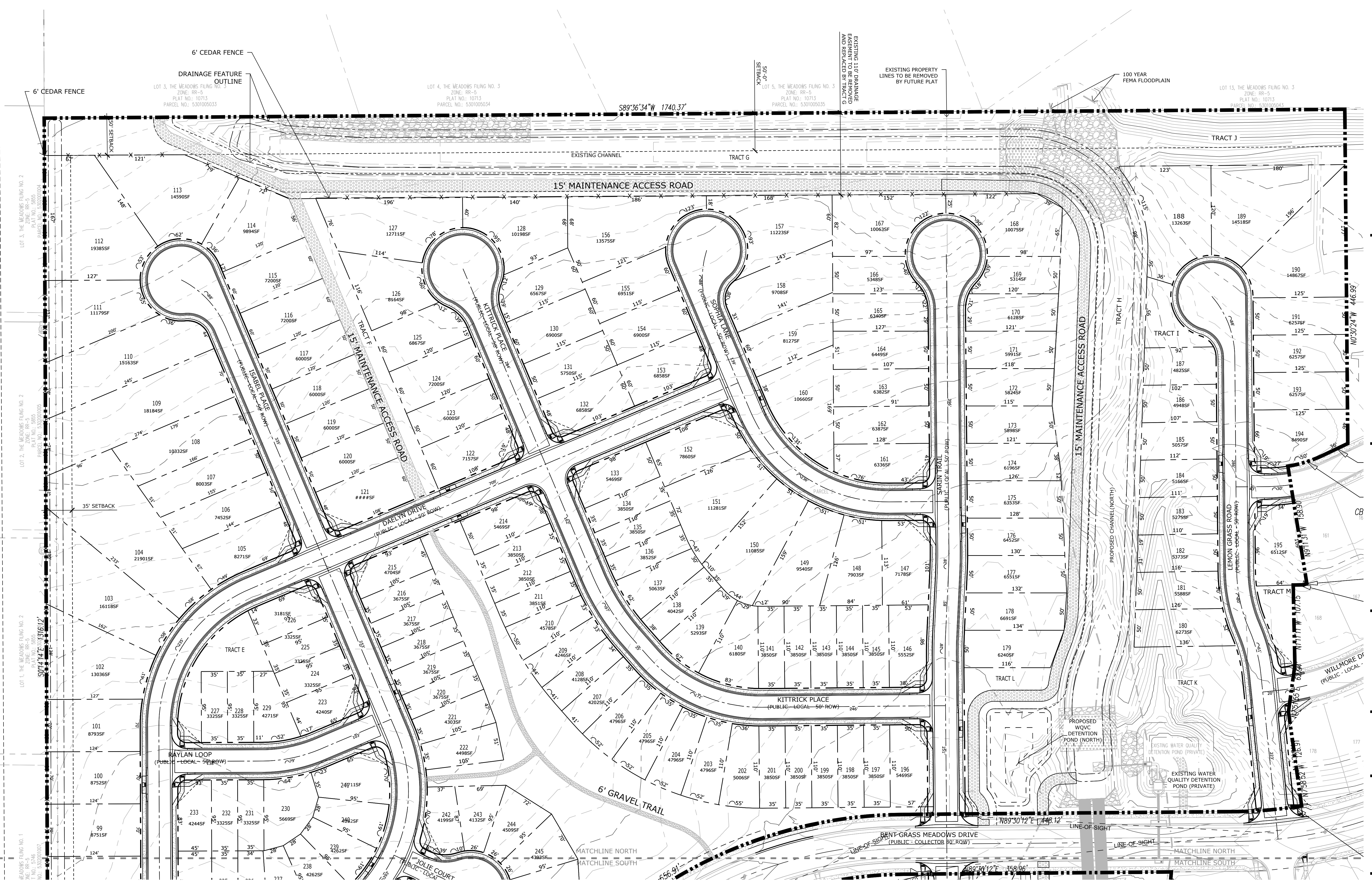
DATE: 8/4/2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B.SWENSON

DATE: 12/22/2020  
BY: JBS  
DESCRIPTION: PER COUNTY COMMENTS

**OVERALL SITE PLAN/  
ADJACENT PROPERTY OWNERS/  
TRACT MAP**

**2**  
OF 11

P:\Challenger\Bent Grass West Residential\Drawings\Planning\Develop\BentGrassWest\_PUD.dwg [D:\veritas\stphian] 12/23/2020 3:33:36 PM downson



# FALCON MEADOWS AT BENT GRASS

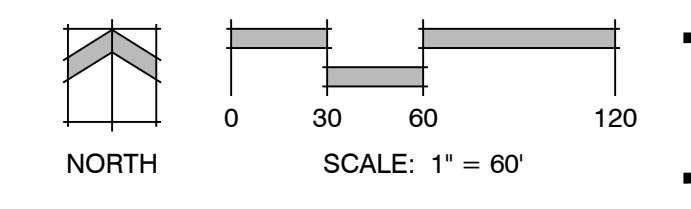
## PUD PRELIMINARY PLAN

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

DATE	BY	DESCRIPTION
12/22/2020	JBS	PER COUNTY COMMENTS

### SITE PLAN NORTH

**3**  
3 OF 11



P:\Challenges\Falcon Meadows at Bent Grass West Residential\Drawings\Planning\Development\FalconMeadowsAtBentGrassWest\_PUD.dwg (Sheep/Janet/Kent) 12/22/2020 3:31:16 PM bswenson

**FALCON  
MEADOWS AT  
BENT GRASS**

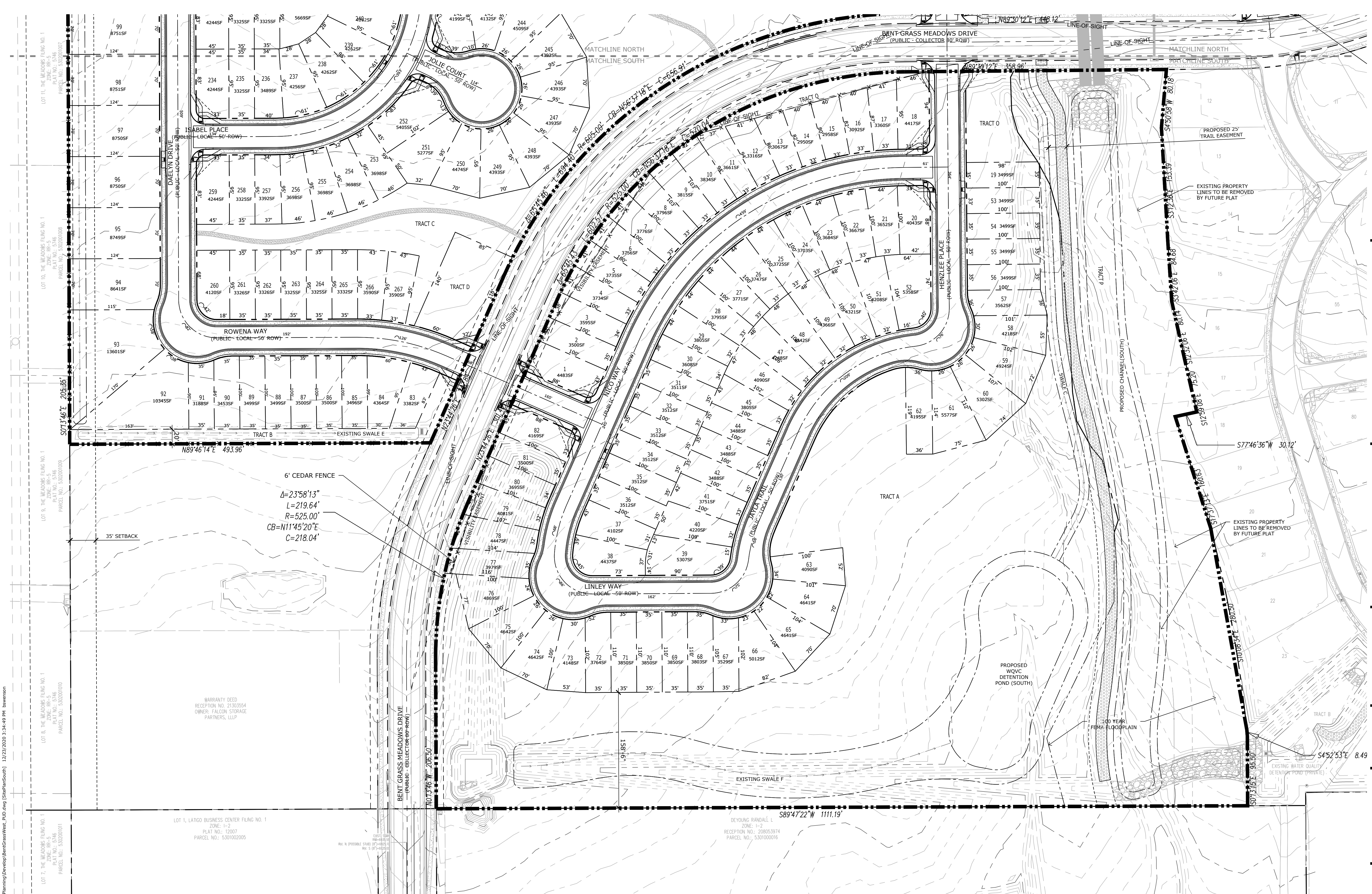
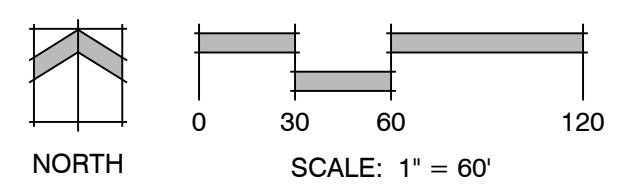
PUD PRELIMINARY  
PLAN

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

DATE	BY	DESCRIPTION
12/22/2020	JBS	PER COUNTY COMMENTS

**SITE PLAN  
SOUTH**

**4**  
4 OF 11



P:\Challenges\Falcon Meadows at Bent Grass West Residential\Drawings\Planning\Develop\FalconMeadowsAtBentGrassWest\_RUD.dwg (ShepherdSouth) 12/22/2020 3:34:49 PM bswenson

LOT 11, THE MEADOWS FILING NO. 1  
ZONE: RR-5  
PLAT NO.: 5746  
PARCEL NO.: 53020007

LOT 10, THE MEADOWS FILING NO. 1  
ZONE: RR-5  
PLAT NO.: 5746  
PARCEL NO.: 53020008

LOT 9, THE MEADOWS FILING NO. 1  
ZONE: RR-5  
PLAT NO.: 5746  
PARCEL NO.: 53020009

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

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

**NOTE**

- 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**

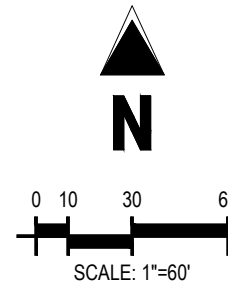
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYOR'S CAP ON A NO. 4 REBAR L5# 24954 ELEVATION = 6947.67

**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.

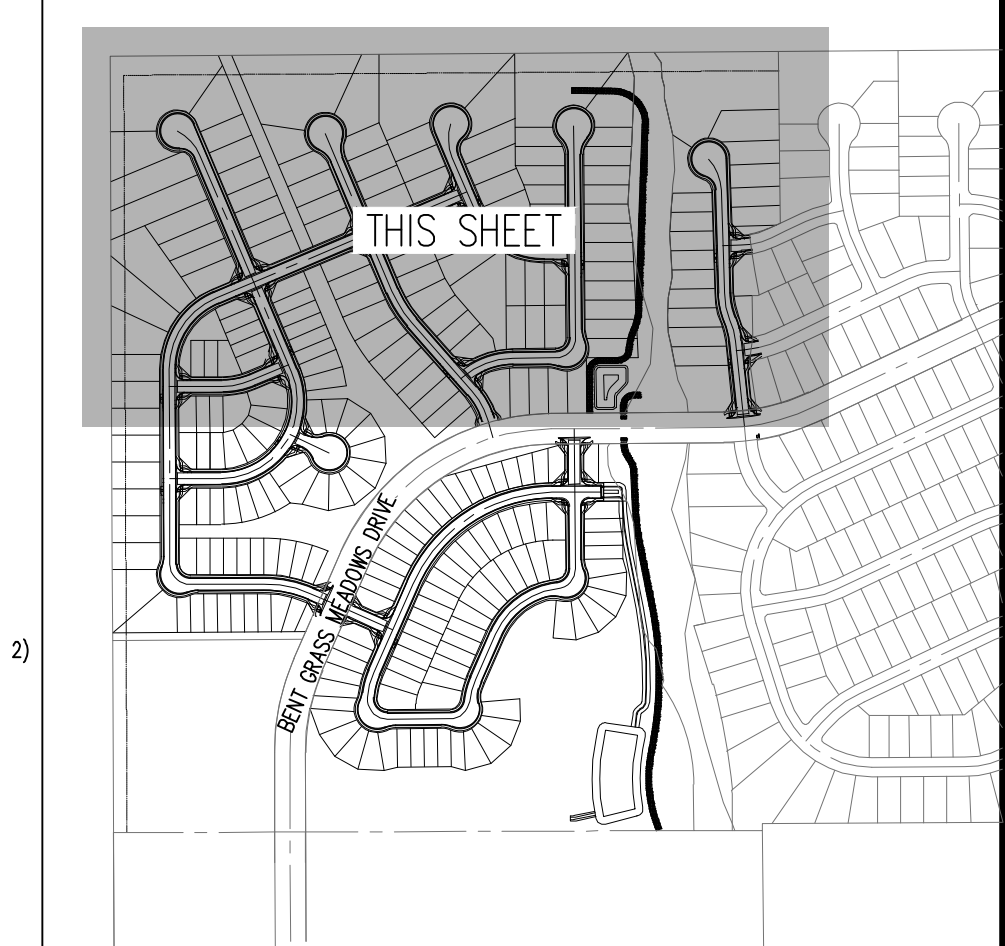


Know what's below.  
Call before you dig.



**LEGEND**

	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 LOT LINE		PROPOSED GROUDED BOULDERS
	EXISTING 100-YEAR FLOODPLAIN		EXISTING CONCRETE PAVING
	PROPOSED SWALE W/ FLOW DIRECTION		EXISTING CDOT CLASS 6 GRAVEL
	EXISTING SWALE W/ FLOW DIRECTION		EXISTING RIP RAP
	PROPOSED DRAINAGE FEATURE OUTLINE		EXISTING GROUDED BOULDERS
	EXISTING DRAINAGE FEATURE OUTLINE		PROPOSED LOT #
	EXISTING EASEMENT		EXISTING LOT # (BENT GRASS FILING NO. 2)
	PROPOSED EASEMENT		PROPOSED ADA RAMP
	EXISTING SUBDIVISION BUFFER		SPOT ELEVATION - HIGH POINT
	EXISTING MAJOR CONTOUR		SPOT ELEVATION - LOW POINT
	EXISTING MINOR CONTOUR		SPOT ELEVATION - FINISH GRADE
	PROPOSED MAJOR CONTOUR		EXISTING SLOPE (PERCENT)
	PROPOSED MINOR CONTOUR		EXISTING SLOPE (RISE:RUN)
	PROPOSED MINOR CONTOUR		PROPOSED SLOPE (PERCENT)
	PROPOSED MINOR CONTOUR		PROPOSED SLOPE (RISE:RUN)



**KEY MAP**

SCALE: 1"=500'

LOT 13, THE MEADOWS FILING NO. 3  
ZONE: RR-5  
PLAT NO.: 10713  
PARCEL NO.: 5301005043



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

**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

**COPYRIGHT**  
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

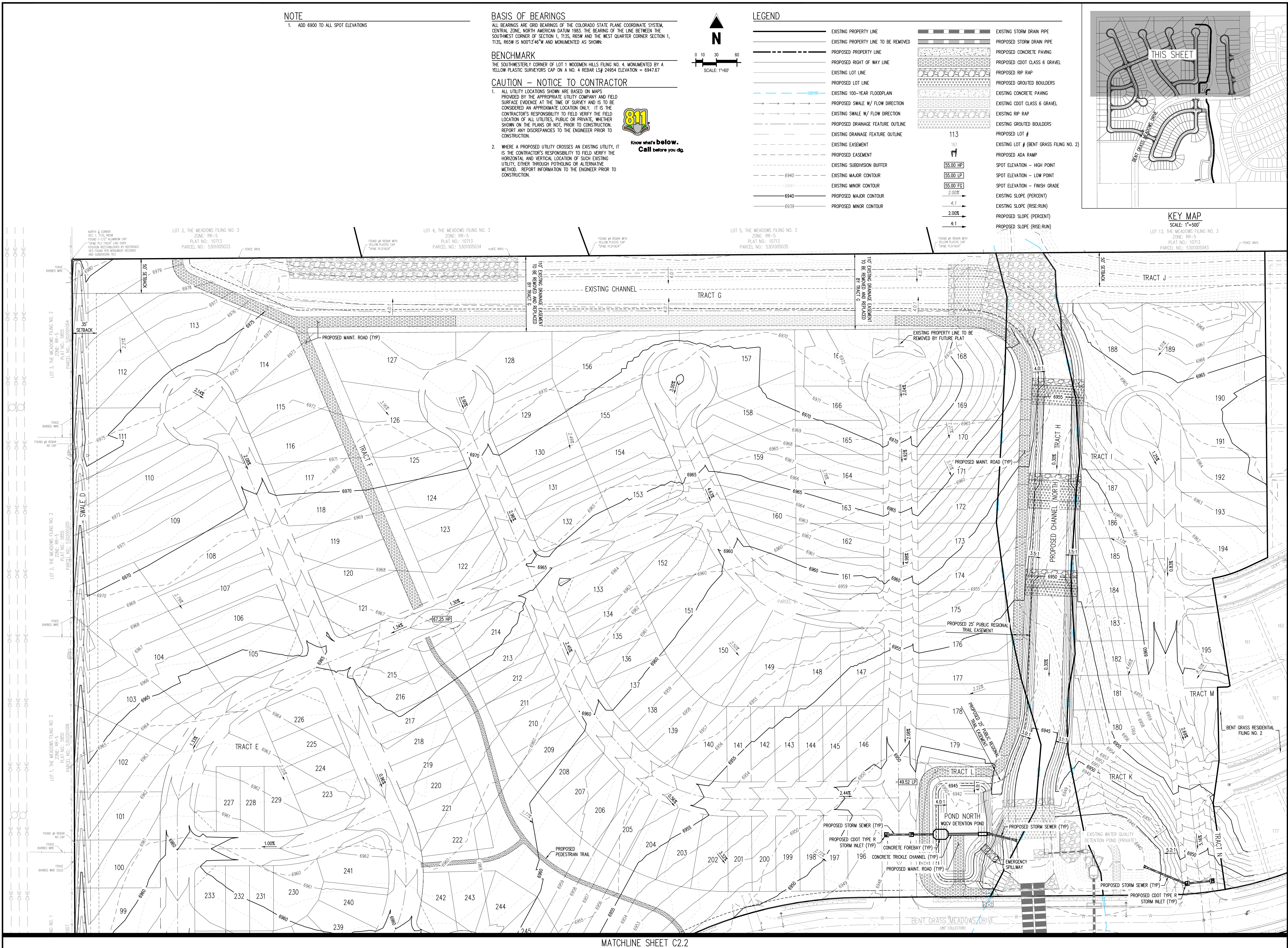
#	Date	Issue / Description	Init.

Project No: CLH000017  
Drawn By: CMWJ  
Checked By: RGD  
Date: 12/18/2020

PRELIMINARY GRADING PLAN

**C2.1**

Sheet 5 of 11



MATCHLINE SHEET C2.2

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

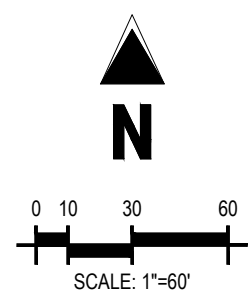
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L5J 24954 ELEVATION = 6947.67

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.
2. 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.

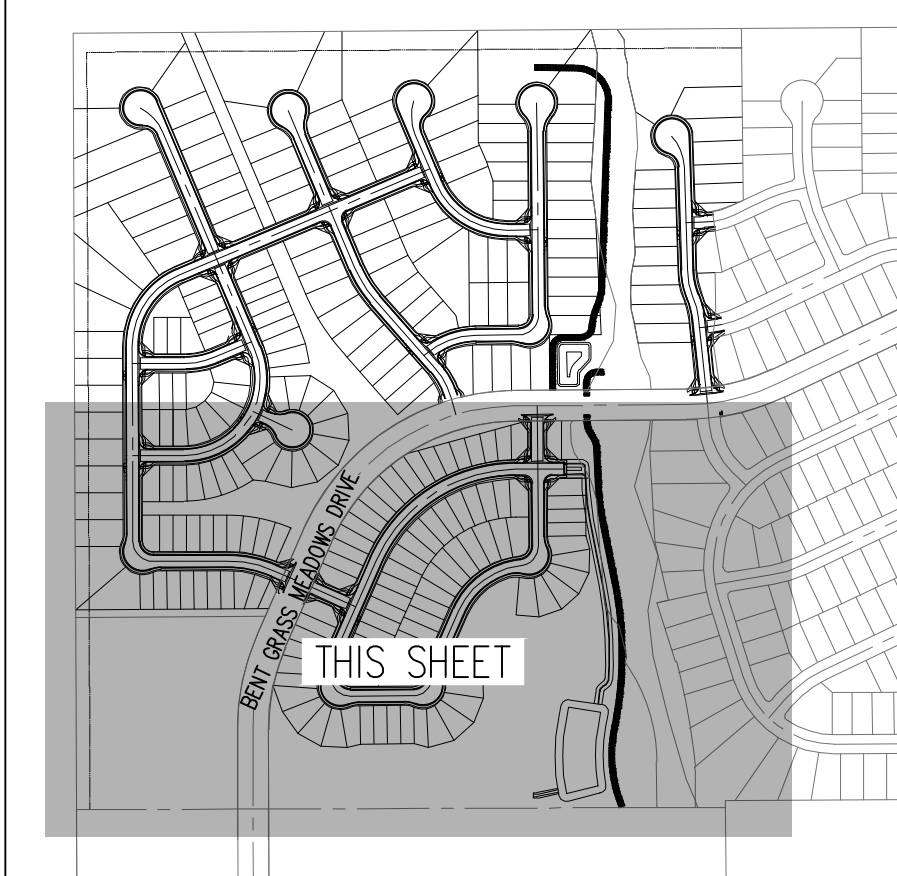


Know what's below. Call before you dig.



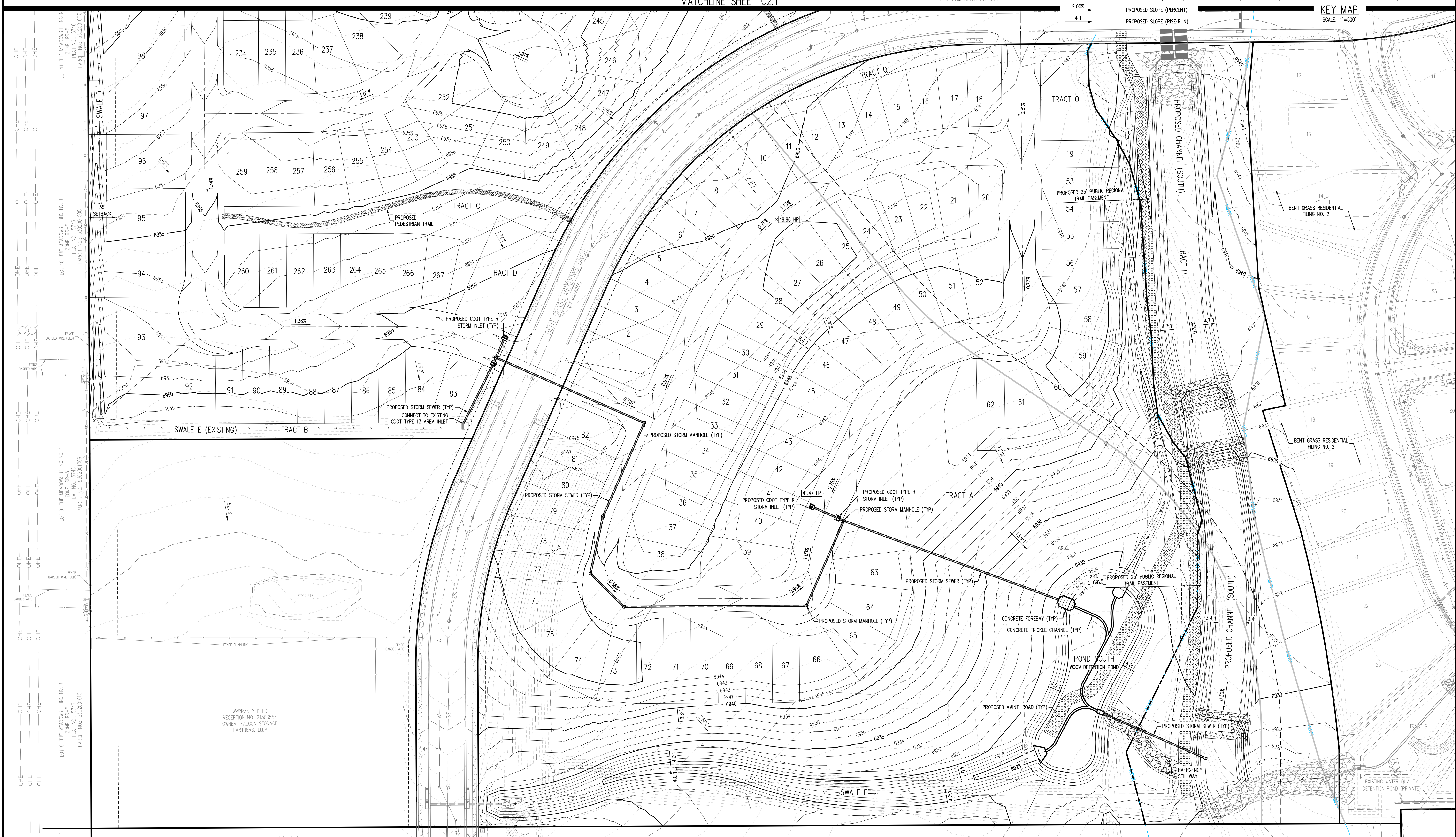
LEGEND

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



MATCHLINE SHEET C2.1

KEY MAP SCALE: 1"=500'



PRELIMINARY NOT FOR BIDDING NOT FOR CONSTRUCTION

COPYRIGHT THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

Table with 4 columns: #, Date, Issue / Description, Init. It contains a list of revision entries.

Project No: CLH000017 Drawn By: CMWJ Checked By: RGD Date: 12/18/2020

PRELIMINARY GRADING PLAN



**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.

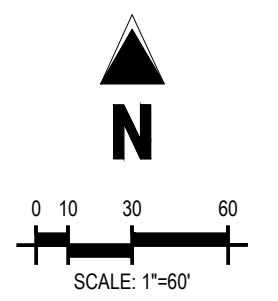
**BENCHMARK**  
 THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L5# 24954 ELEVATION = 6947.67

**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.

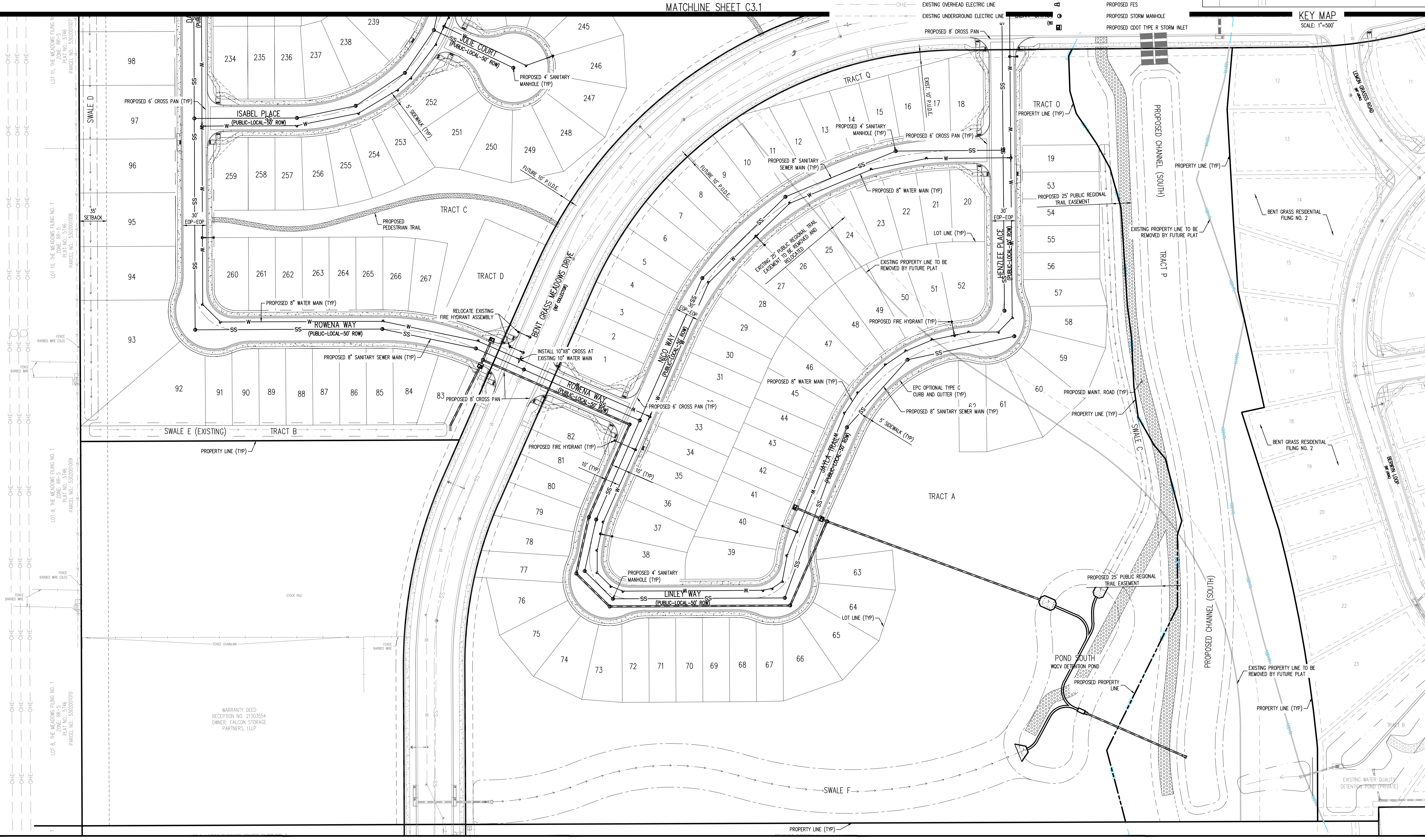
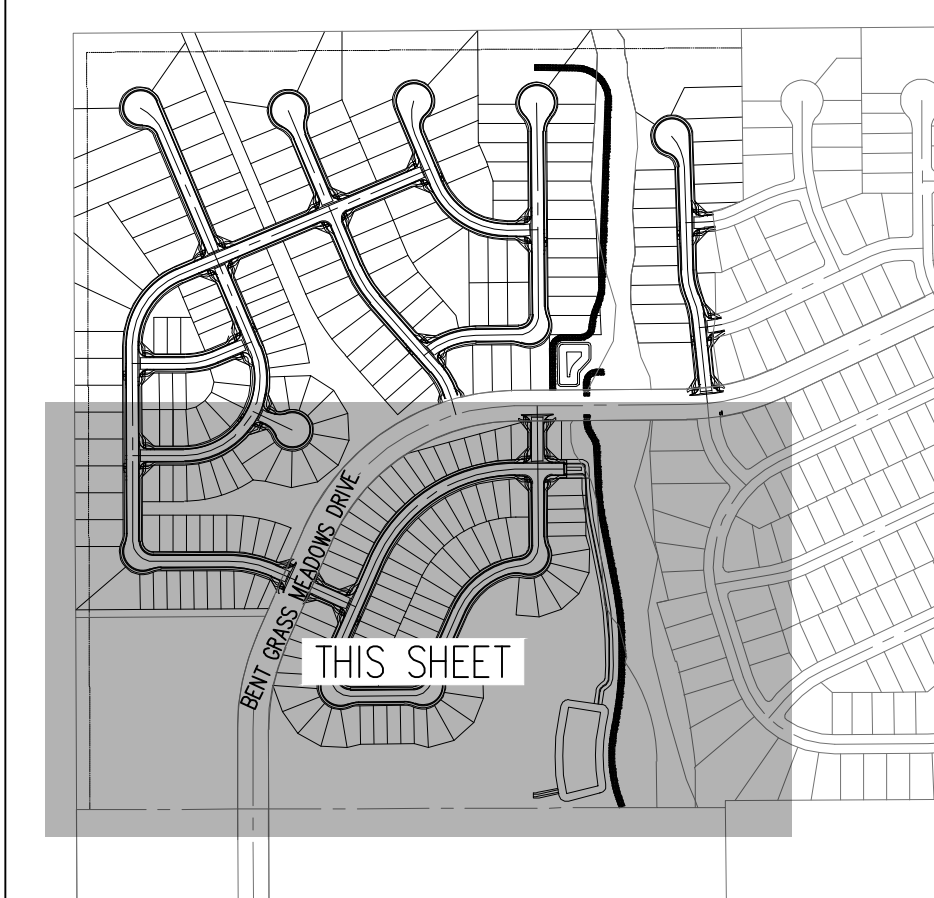


Know what's below.  
Call before you dig.



**LEGEND**

- |  |                                      |  |                                  |
|--|--------------------------------------|--|----------------------------------|
|  | 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 TOP OF BANK             |
|  | EXISTING RIGHT OF WAY LINE           |  | PROPOSED TOE OF SLOPE            |
|  | PROPOSED LOT LINE                    |  | PROPOSED CONCRETE PAVING         |
|  | EXISTING SWALE W/ FLOW DIRECTION     |  | PROPOSED CDOT CLASS 6 GRAVEL     |
|  | PROPOSED SWALE W/ FLOW DIRECTION     |  | EXISTING CONCRETE PAVING         |
|  | EXISTING DRAINAGE FEATURE OUTLINE    |  | EXISTING CDOT CLASS 6 GRAVEL     |
|  | PROPOSED DRAINAGE FEATURE OUTLINE    |  | PROPOSED LOT #                   |
|  | EXISTING EASEMENT                    |  | PROPOSED ADA RAMP                |
|  | PROPOSED EASEMENT                    |  | PROPOSED FIRE HYDRANT            |
|  | EXISTING SUBDIVISION BUFFER          |  | PROPOSED GATE VALVE              |
|  | EXISTING STORM DRAIN PIPE            |  | PROPOSED REDUCER                 |
|  | EXISTING WATER LINE                  |  | PROPOSED WATER BEND/TEE          |
|  | EXISTING SANITARY SEWER LINE         |  | PROPOSED SANITARY MANHOLE        |
|  | EXISTING OVERHEAD ELECTRIC LINE      |  | PROPOSED FES                     |
|  | EXISTING UNDERGROUND ELECTRIC LINE   |  | PROPOSED STORM MANHOLE           |
|  | PROPOSED 8" CROSS PAN                |  | PROPOSED CDOT TYPE R STORM INLET |



**Galloway**

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

**PRELIMINARY**  
 NOT FOR BIDDING  
 NOT FOR CONSTRUCTION

**COPYRIGHT**  
 THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

**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: 12/18/2020

PRELIMINARY UTILITY PLAN

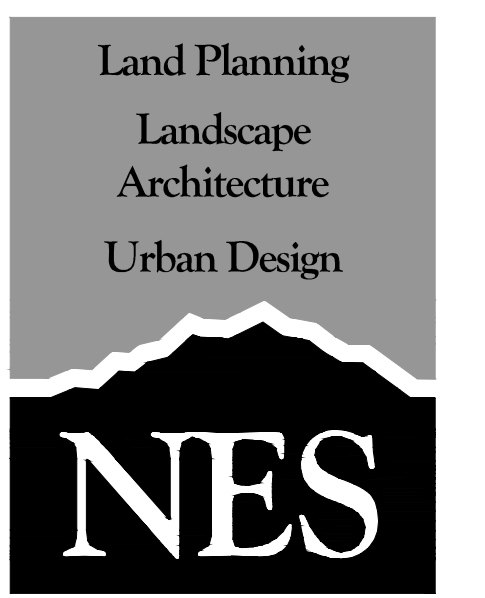
**C3.2**  
 Sheet 8 of 11



# FALCON MEADOWS AT BENT GRASS

## EL PASO COUNTY, COLORADO

### PUD PRELIMINARY LANDSCAPE PLAN



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012, All Rights Reserved.

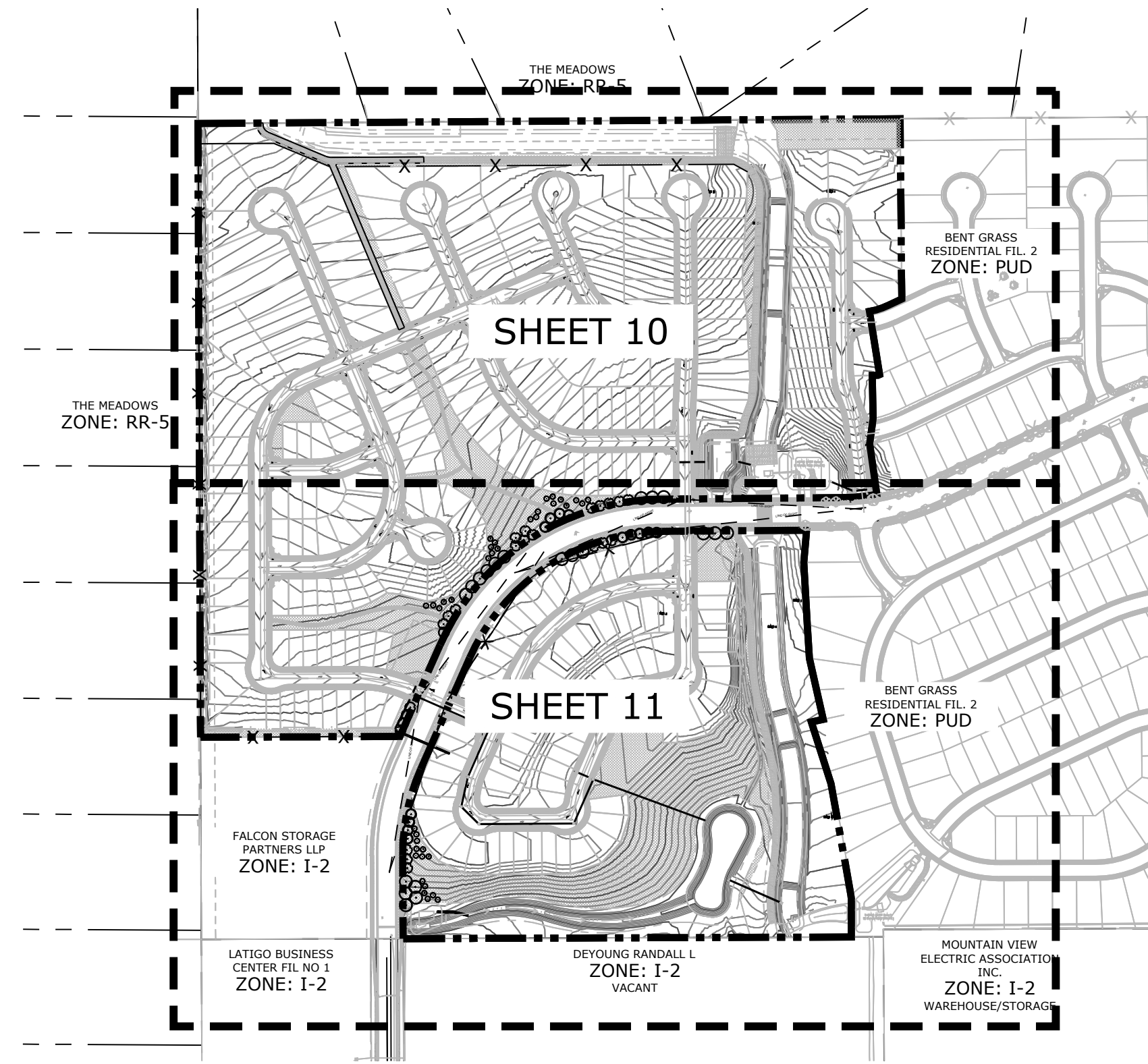
#### LANDSCAPE NOTES

- 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



split rail fence is called out on sheet 11

#### 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

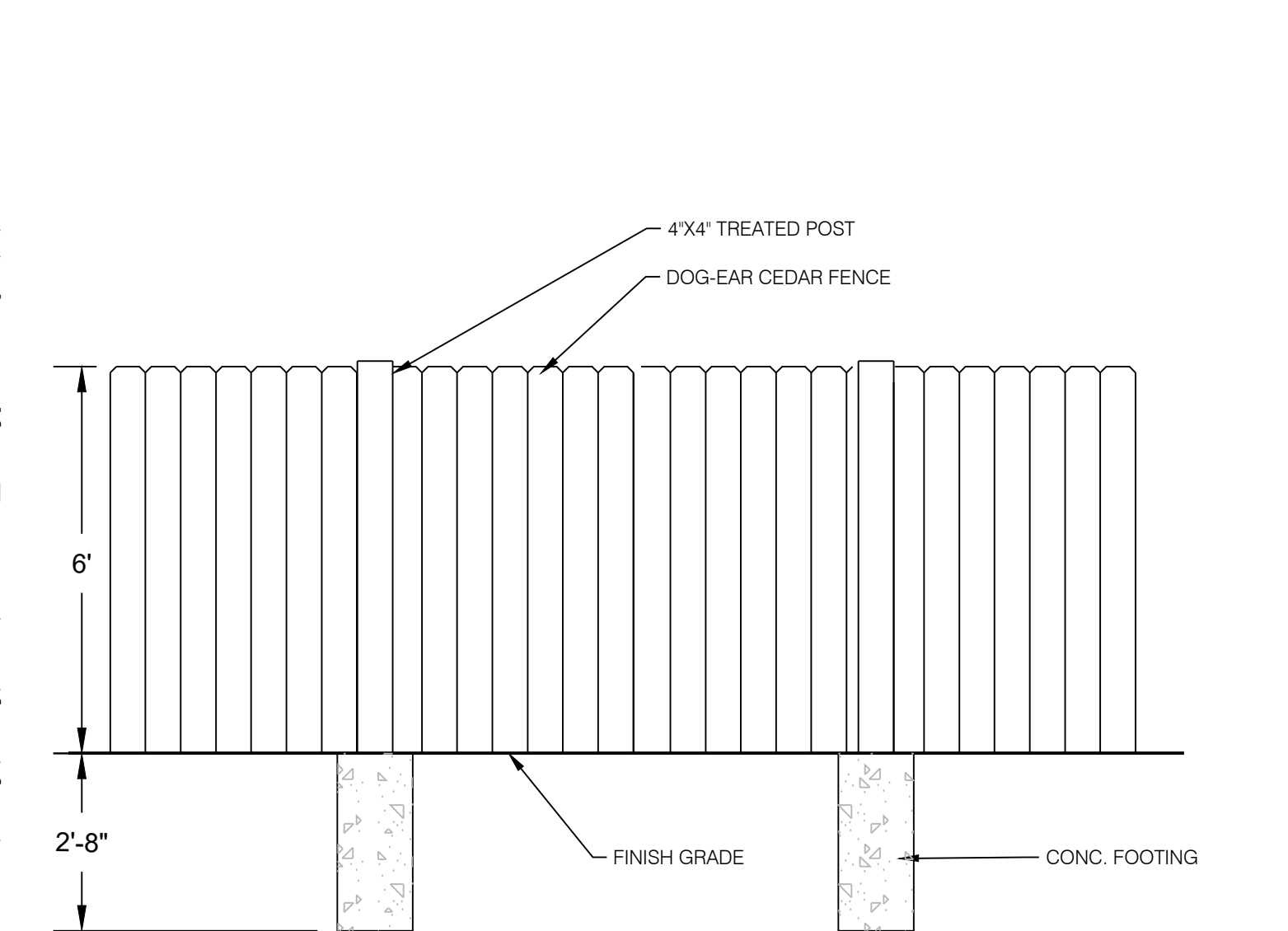
#### HATCH LEGEND

- NATIVE SEED MIX  
Arkansas Valley Seed  
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
- 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

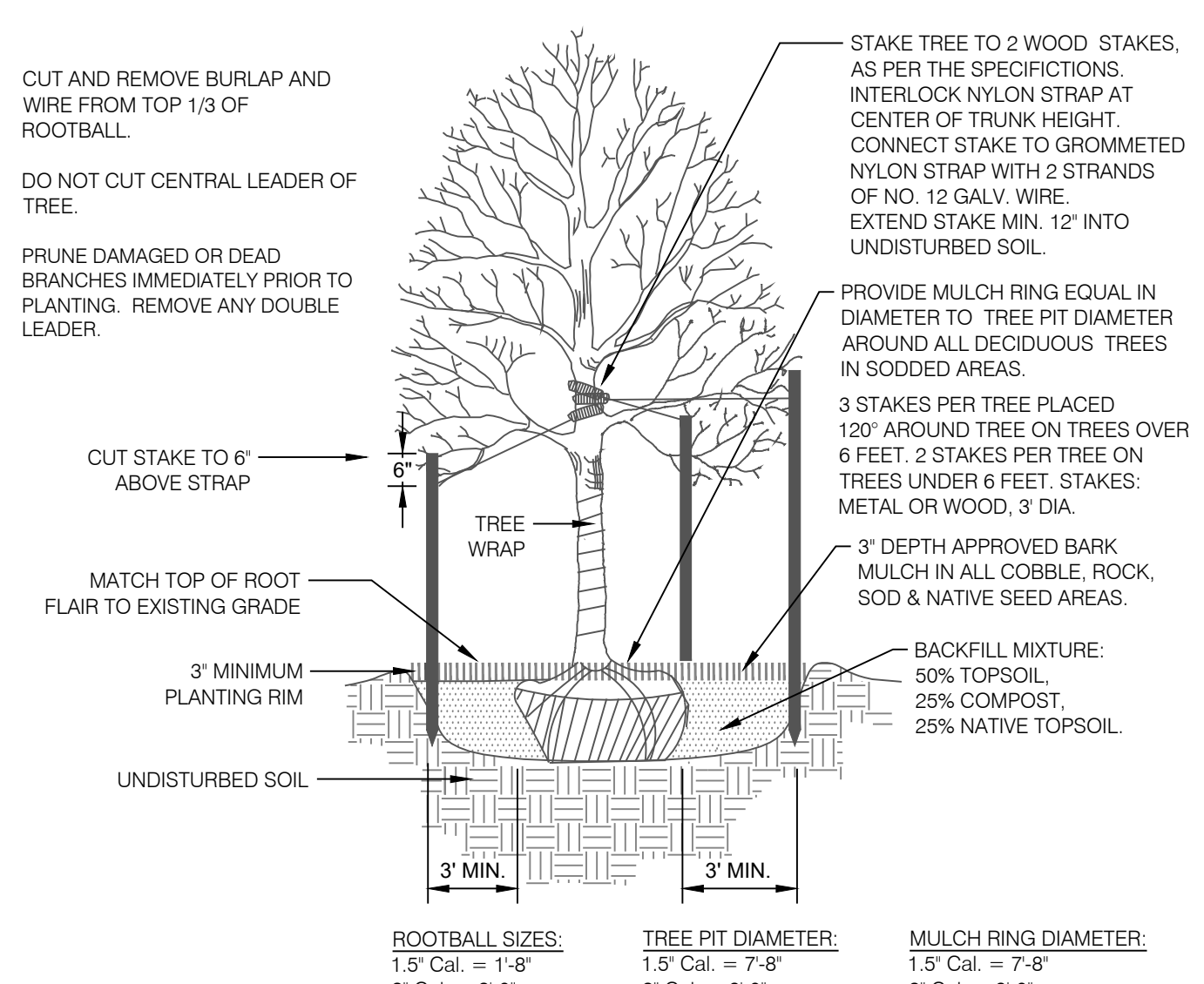
## FALCON MEADOWS AT BENT GRASS

### PUD PRELIMINARY PLAN

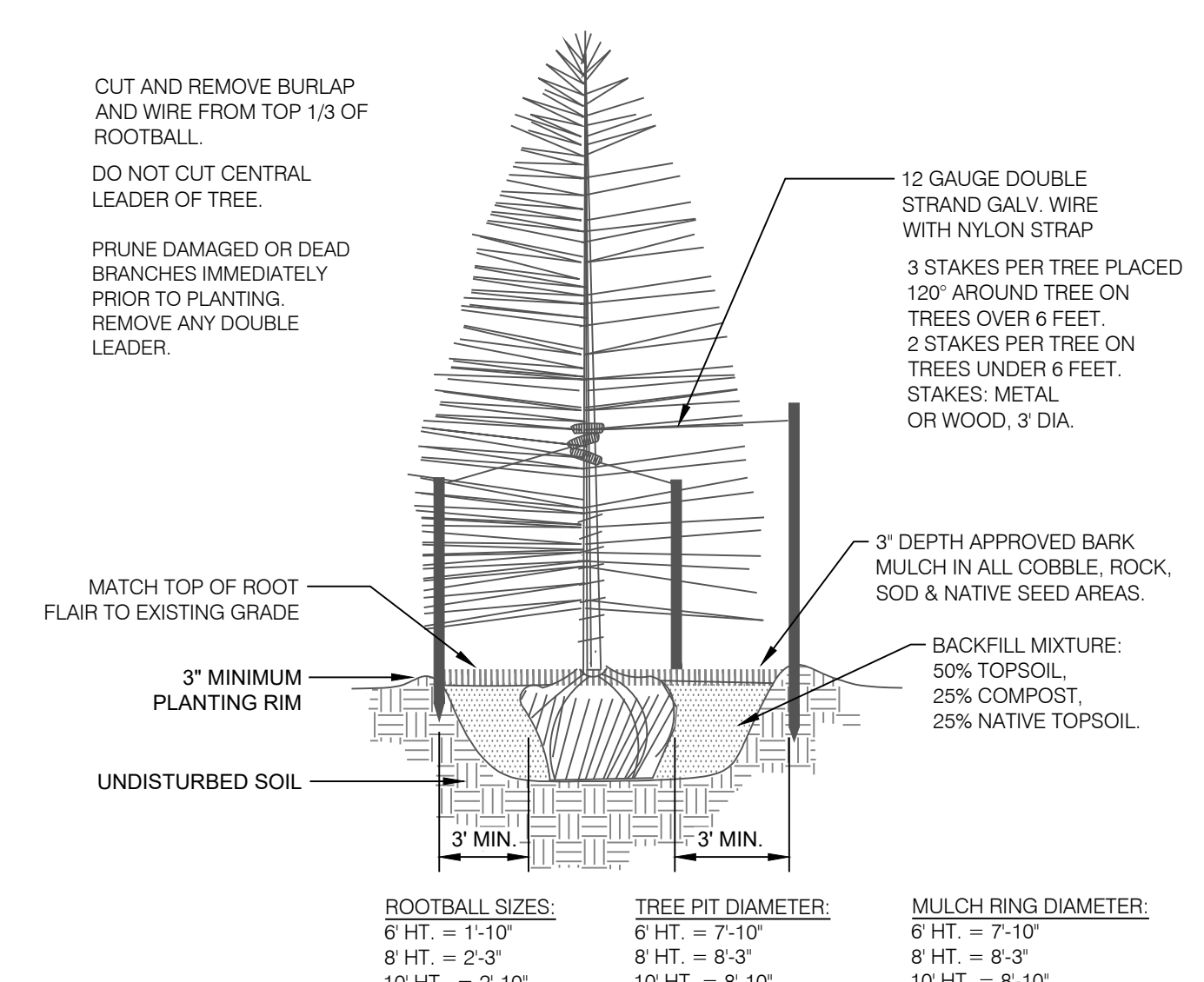
DATE: 8/6/2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. SWENSON



1 CEDAR FENCE DETAIL  
N.T.S.



2 DECIDUOUS TREE PLANTING DETAIL  
N.T.S. NES-LS-01



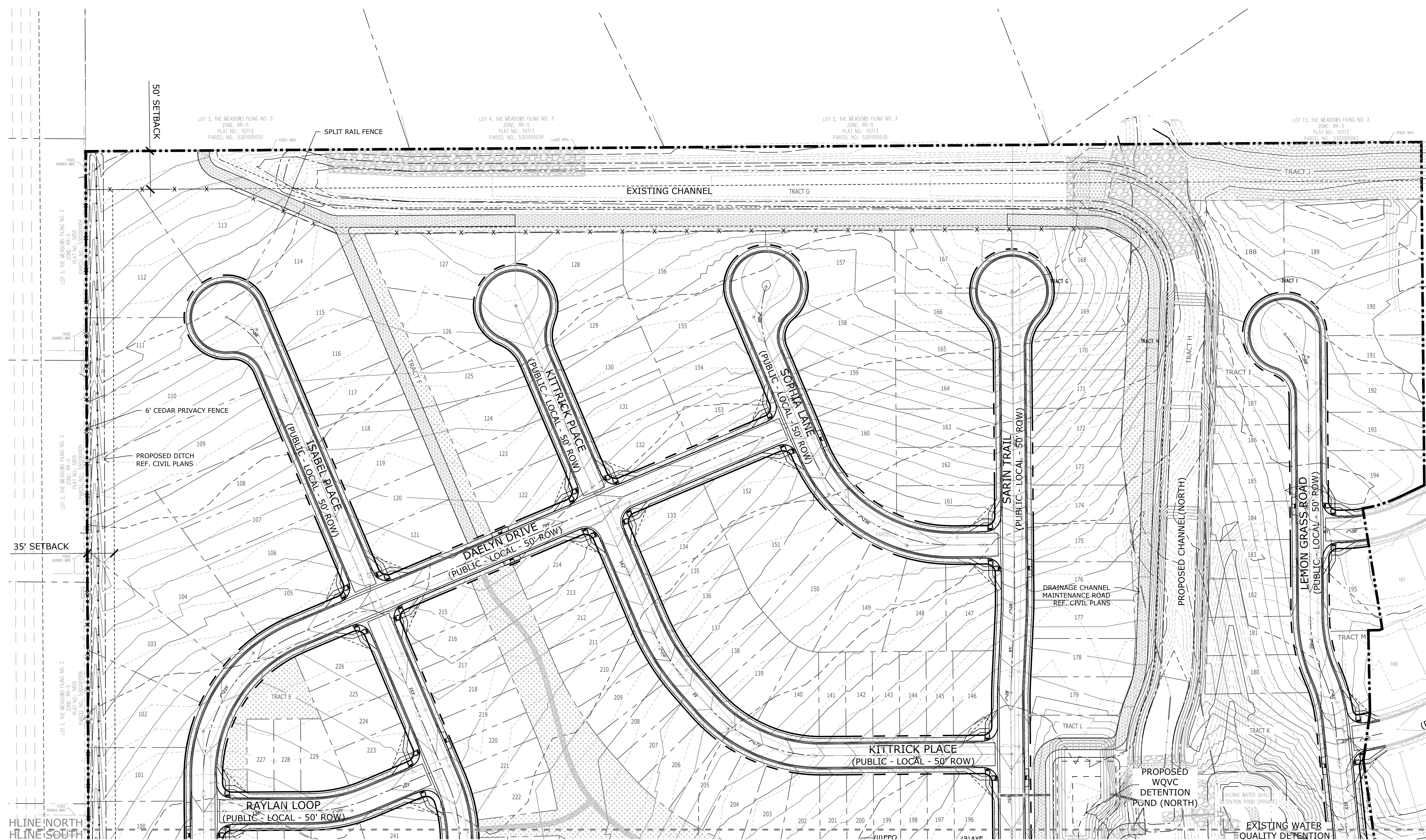
3 CONIFEROUS TREE PLANTING DETAIL  
N.T.S. NES-LS-02

#### PRELIMINARY LANDSCAPE DETAILS & NOTES

DATE: 12.22.2020 BY: JBS DESCRIPTION: PER COUNTY COMMENTS

# 9

9 OF 11



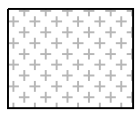

**FALCON  
MEADOWS AT  
BENT GRASS**  
PUD PRELIMINARY PLAN

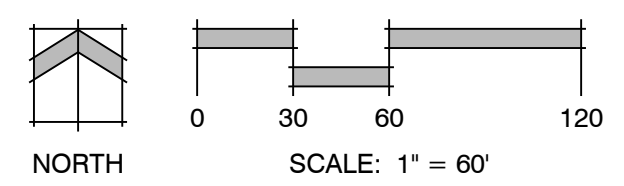
DATE: 8/6/2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. SWENSON

DATE	BY	DESCRIPTION
12.22.2020	JBS	PER COUNTY COMMENTS

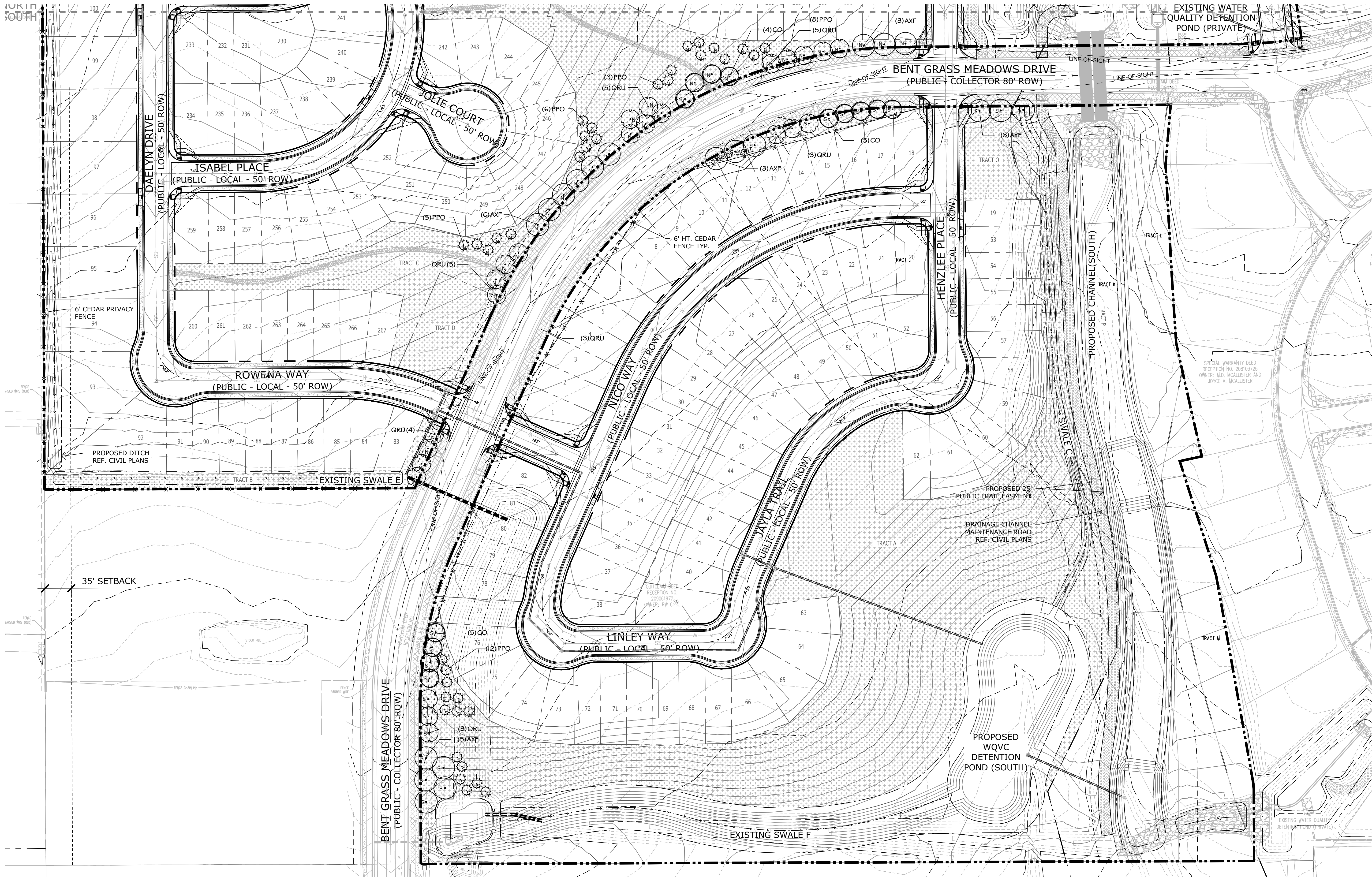
**PRELIMINARY  
LANDSCAPE PLAN  
NORTH**

**10**  
10 OF 11

- HATCH LEGEND**
-  NATIVE SEED MIX  
Arkansas Valley Seed  
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



P:\Challenges\Bent Grass West Residential\Drawings\Planning\Pre-land\BentGrassWest\_PUD.dwg [NORTH] 12/22/2020 4:16:12 PM bswenson



Land Planning  
Landscape  
Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

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

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

DATE: 12.22.2020 BY: JBS DESCRIPTION: PER COUNTY COMMENTS

**PRELIMINARY  
LANDSCAPE PLAN  
SOUTH**

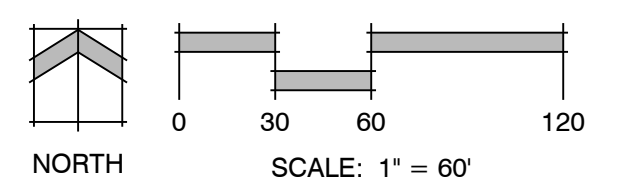
**11**  
11 OF 11

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	WIDTH	QTY
	AXF	Acer x freemanii 'Jeffred' 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**

- NATIVE SEED MIX  
Arkansas Valley Seed  
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



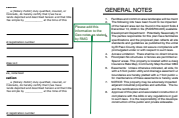
P:\Challenges\Falcon Meadows at Bent Grass West Residential\Drawings\Planning\Pre-land\FalconMeadowsatBentGrassWest\_PUP.dwg [SOUTH] 12/23/2020 4:20:34 PM bswenson

# PUD V\_2 planning only.pdf Markup Summary 1-27-2021

dsdparsons (15)



**Subject:** Image  
**Page Label:** [1] COVER  
**Author:** dsdparsons  
**Date:** 1/27/2021 1:27:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] COVER  
**Author:** dsdparsons  
**Date:** 1/27/2021 1:28:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please add this information to the Geo notes as stated by RMG

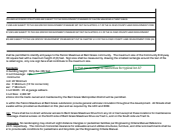


**Subject:** Image  
**Page Label:** [1] COVER  
**Author:** dsdparsons  
**Date:** 1/27/2021 1:29:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



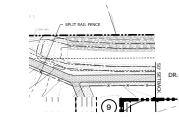
**Subject:** Callout  
**Page Label:** [1] COVER  
**Author:** dsdparsons  
**Date:** 1/27/2021 1:39:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

window wells are not allowed to be within side setbacks if easements are located on side yards this is problematic for builders...please contact Challenger to address.



**Subject:** Callout  
**Page Label:** [1] COVER  
**Author:** dsdparsons  
**Date:** 1/27/2021 1:56:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is that percentage to restrictive for typical lot A?

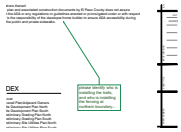


**Subject:** Image  
**Page Label:** [1] OverallSitePlan  
**Author:** dsdparsons  
**Date:** 1/27/2021 2:01:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



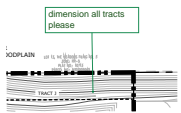
**Subject:** Callout  
**Page Label:** [1] Details&Notes  
**Author:** dsdparsons  
**Date:** 1/27/2021 2:05:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

split rail fence is called out on sheet 11



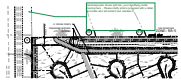
**Subject:** Callout  
**Page Label:** [1] COVER  
**Author:** dsdparsons  
**Date:** 1/27/2021 2:14:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please identify who is installing the trails, and who is installing the fencing at northern boundary...



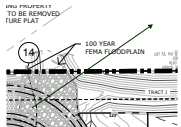
**Subject:** Callout  
**Page Label:** [1] OverallSitePlan  
**Author:** dsdparsons  
**Date:** 1/27/2021 2:16:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

dimension all tracts please

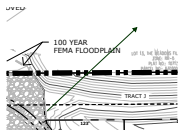


**Subject:** Callout  
**Page Label:** [1] OverallSitePlan  
**Author:** dsdparsons  
**Date:** 1/27/2021 2:16:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

landscape plan shows split rail,, your identifying cedar fencing here . Please clarify what is proposed with a detail and state who will install it and maintain it.



**Subject:** Arrow  
**Page Label:** [1] OverallSitePlan  
**Author:** dsdparsons  
**Date:** 1/27/2021 2:17:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Arrow  
**Page Label:** [1] OverallSitePlan  
**Author:** dsdparsons  
**Date:** 1/27/2021 2:17:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

NO.	TRACT	AREA	DATE	STATUS
1	1000000000	1000000000	1/27/2021	1000000000
2	1000000000	1000000000	1/27/2021	1000000000
3	1000000000	1000000000	1/27/2021	1000000000
4	1000000000	1000000000	1/27/2021	1000000000
5	1000000000	1000000000	1/27/2021	1000000000
6	1000000000	1000000000	1/27/2021	1000000000
7	1000000000	1000000000	1/27/2021	1000000000
8	1000000000	1000000000	1/27/2021	1000000000
9	1000000000	1000000000	1/27/2021	1000000000
10	1000000000	1000000000	1/27/2021	1000000000

**Subject:** Callout  
**Page Label:** [1] OverallSitePlan  
**Author:** dsdparsons  
**Date:** 1/27/2021 2:32:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Do you want to verify that the BGMD will own and maintain tract D if the WHMD is providing water and WW? OR add Both Districts as Possible owners & maintenance

NO.	TRACT	AREA	DATE	STATUS
1	1000000000	1000000000	1/27/2021	1000000000
2	1000000000	1000000000	1/27/2021	1000000000
3	1000000000	1000000000	1/27/2021	1000000000
4	1000000000	1000000000	1/27/2021	1000000000
5	1000000000	1000000000	1/27/2021	1000000000
6	1000000000	1000000000	1/27/2021	1000000000
7	1000000000	1000000000	1/27/2021	1000000000
8	1000000000	1000000000	1/27/2021	1000000000
9	1000000000	1000000000	1/27/2021	1000000000
10	1000000000	1000000000	1/27/2021	1000000000

**Subject:** Callout  
**Page Label:** [1] OverallSitePlan  
**Author:** dsdparsons  
**Date:** 1/27/2021 2:33:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

and Associated District water /ww improvements

NO.	TRACT	AREA	DATE	STATUS
1	1000000000	1000000000	1/27/2021	1000000000
2	1000000000	1000000000	1/27/2021	1000000000
3	1000000000	1000000000	1/27/2021	1000000000
4	1000000000	1000000000	1/27/2021	1000000000
5	1000000000	1000000000	1/27/2021	1000000000
6	1000000000	1000000000	1/27/2021	1000000000
7	1000000000	1000000000	1/27/2021	1000000000
8	1000000000	1000000000	1/27/2021	1000000000
9	1000000000	1000000000	1/27/2021	1000000000
10	1000000000	1000000000	1/27/2021	1000000000

**Subject:** Callout  
**Page Label:** [1] COVER  
**Author:** dsdparsons  
**Date:** 1/27/2021 2:49:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please note: The Bent Grass Metro District is slated to own and maintain the tracts, but no documentation from District has been provided. Please provide a letter from district prior to plat submittal