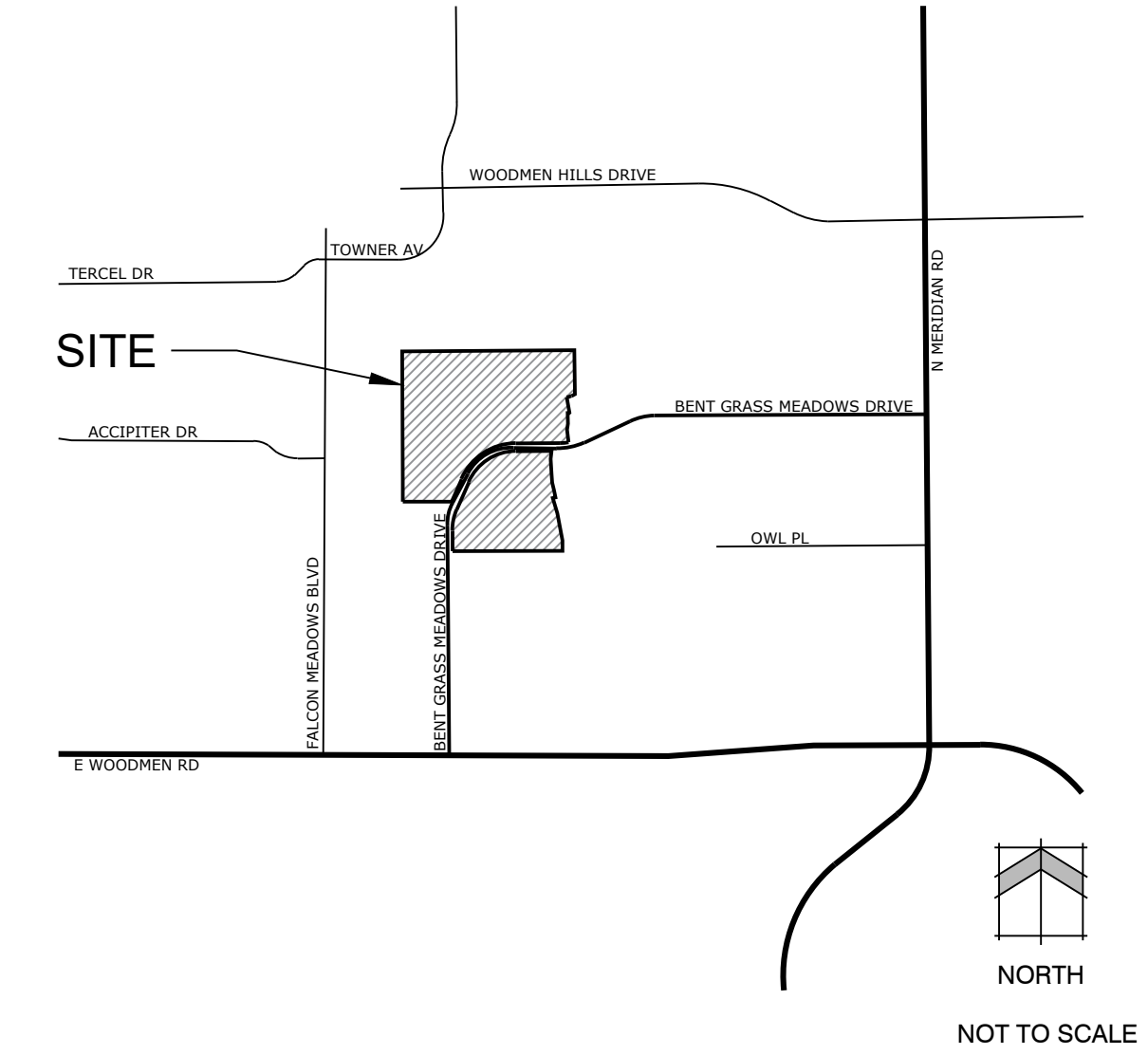


FALCON MEADOWS AT BENT GRASS

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

VICINITY MAP



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 planning 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.

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 SOUTH-WEST 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 SOUTH-WEST 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 N89°46'14"E, a distance of 493.96 feet TO A POINT ON THE NORTH-WESTERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 209061972;
THENCE ALONG SAID NORTH-WESTERLY LINE FOUR (4) COURSES:
1. Thence N23°44'28"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"E, a distance of 126.91 feet;
Thence N07°51'55"E, a distance of 82.94 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, 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°13'46"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 SOUTH-WEST 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 SOUTH-WEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°13'46"E ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1928.67 FEET TO A POINT ALONG SAID WEST LINE, ALSO BEING THE SOUTH-WEST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 21033554; THENCE WITH THE SOUTH LINE OF SAID PROPERTY DESCRIBED AT RECEPTION NUMBER 21033554, 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°44'28"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°45'45", 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°12'30"E, a distance of 153.90 feet;
Thence S03°42'00"E, a distance of 84.68 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°46'39"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 8.49 feet;
Thence S00°12'15"E, a distance of 95.50 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.

SITE DATA

OWNER:	Better Land LLC, 8605 Explorer Dr, Ste 250 Colorado Springs, CO 80920	Civil Engineers: Galloway 1155 Kelly Johnson Blvd, Suite 305 Colorado Springs, CO 80920
APPLICANT:	NES Inc. 619 N Cascade Ave., Ste 200 Colorado Springs, CO 80903	
Tax ID Number:	5301000019, 5301000020, 5301000023, 5301000036	
Area:	67.012 acres	
Current Zoning:	PUD	
Current Land Use:	Vacant	
Proposed Land Use:	Single Family Detached Residential	
Number of Units:	260	
Gross Density:	3.88 DU/AC	
Building Height:	35' Max.	
R.O.W.	459,300 SF (10.544 acres)	
Open Space Area:	801,291 SF (18.395 acres)	
Total Lot Area:	1,658,478 SF (38.073 acres)	
Setbacks/Buffers:	Bent Grass Meadows Drive: 10' Landscape Setback Northern Boundary: 50' Setback Western Boundary: 35' Setback	
Open Space Provided =	(10% of 2,919,032 sf = 291,903 sf)	
Open Space Required =	801,291 SF (25%) (Tracts A, B, C, D, E, F, G, & K)	
	25% min. usable open space required (25% of 801,291) = 200,322 sf	
	usable open space provided (Tracts A, C, D, E, F, G, K) = 647,528 sf (81%)	

DEVELOPMENT GUIDELINES:

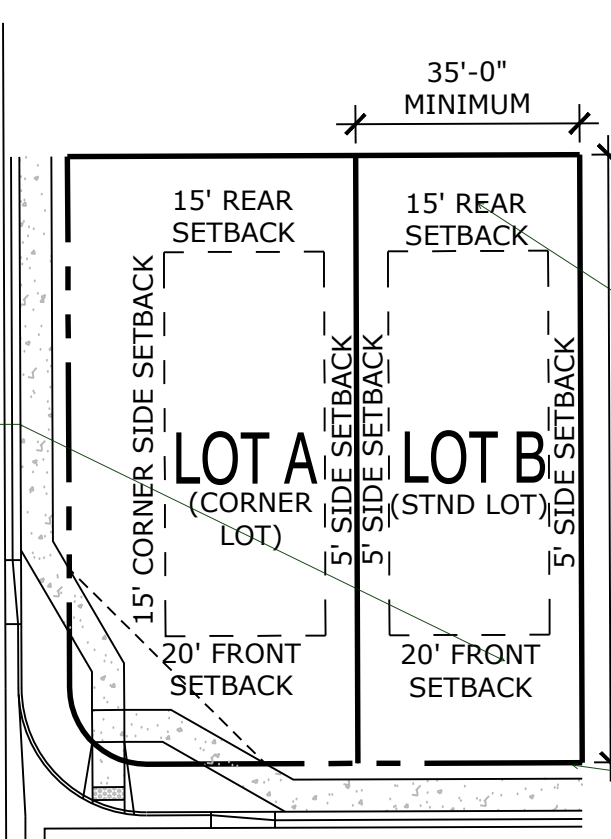
- A. Standards** shall apply to all property contained in the Falcon Meadows at Bent Grass Planned Unit Development (PUD). These guidelines shall govern the land use, the dimensional zoning regulations and along with the covenants, the regulatory process for determining compliance with the provisions of Falcon Meadows at Bent Grass.
- B. 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.

USE	NOTES
PRINCIPAL USES	
DWELLINGS - SINGLE FAMILY DETACHED	
OPEN SPACE, PARKS, AND TRAILS	
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, AND PARKS
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
ACCESSORY USES	
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS, OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.
RESIDENTIAL HOME OCCUPATION	
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	
MAILBOXES	
TEMPORARY USES	
MODEL HOME / SUBDIVISION SALES OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES	
SPECIAL USES	
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	
ACCESSORY STRUCTURES	
ACCESSORY STRUCTURES ARE NOT PERMITTED.	
NOTES:	no gazebos, covered porches covered BBQ areas? NO sheds over 200sf or garages
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).	

Verify that the site design complies with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plan 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. **Add this note:** 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.

No park or openspace amenities re allowed? picnic pavilion, play ground equip, tennis/ bbal crts etc... Are you sure?

LOT TYPICAL:



sheds, personal gazebos, saunas, that do not require a building permit (200 sf) are they allowed?

no covered porch than in setbacks? verify with builder; a dim variance would be required.

no decks are allowed?

metro district signature for tracts ownership and maintenance...or provide correspondence from District they agree to take ownership and maintenance responsibility

finish this note ; you have left the template language in it.

under drain notes who is responsible to maintain and these should be identified in the CDS

GENERAL NOTES

- See Landscape Plan for proposed buffering and screen.
- Facilities and common area landscape will be maintained by Metropolitan District.
- This site is not within a designated F.E.M.A. floodplain community panel number 08041C0553G, effective December 2005.
- 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 Soils & Geology Report prepared by RMG, dated June 22, 2020. These reports are held in the Falcon Meadows at Bent Grass PUD Preliminary Plan File (xxxxx) at the El Paso County Planning and Community Development Department.
 - Potential seasonally wet area.
 - These conditions can be mitigated with typical construction methods.
- 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.

Access Limitation: There shall be no direct lot access to _____ Road.
BentGrass Meadows

SHEET INDEX

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

Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Where the Property is Adjacent to an Industrial Area: 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. (Use when residential is adjacent to industrial)

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

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FALCON MEADOWS AT BENT GRASS

PUD PRELIMINARY PLAN

DATE: 8/4/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B.SWENSON

COVER

1 OF 11

MANY uses are allowed under this - please review new Code for residential home occs - are you sure you want this it contradicts below:

what is max lot coverage?
this does not accommodate decks...since the lots are small. This will create many variances
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.

delete highlighted text

is sidewalk in ROW? then you need to state what the setback is from property line...

is this a new district?

and as required by the LDC and ECM, Add note: 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; [describe channel access] Add sight distance triangles note.
No landscaping shall obstruct sight distance triangles or pedestrian facilities per Engineering Criteria Manual Reference 2.3.6.G.2 & 2.5.3.H respectively. 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.

that's a dev standard it doesn't need to be here

is?

complete this note

add notes that staff has pasted (customize for this application)

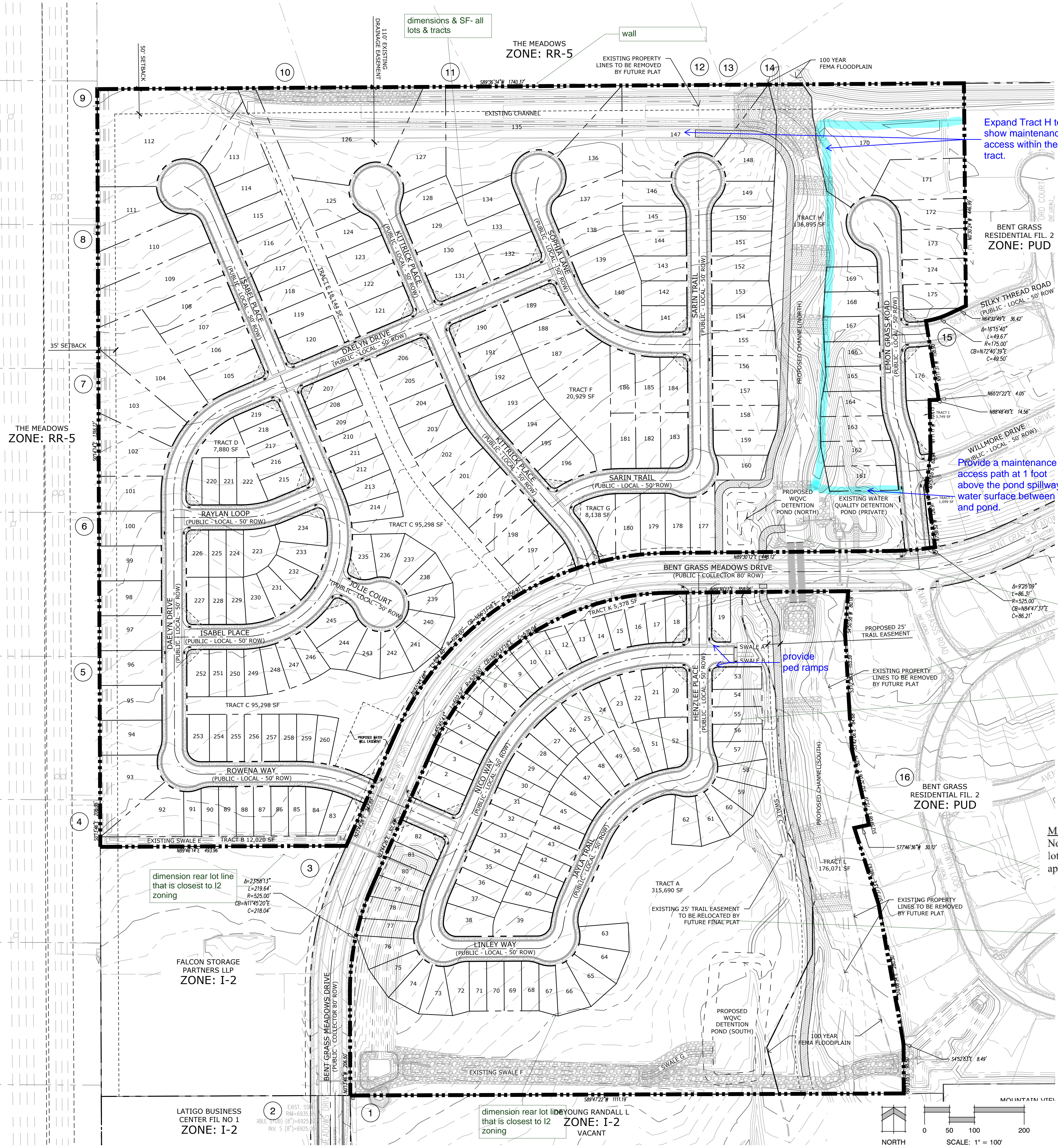
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ADJACENT OWNERS

#	TSN	Name	Number	Street	Suite	City	State	Zip
1	5301000016	RANDALL DEVOUNG	10925	E. HWY 24		PEYTON	CO	80831
2	5301000205	FALCON STORAGE PARTNERS	4615	NORTHPARK DR		COLORADO SPRINGS	CO	80918-3857
3	5301000018	FALCON STORAGE PARTNERS	4615	NORTHPARK DR		COLORADO SPRINGS	CO	80918-3857
4	5302001009	STERLING TRUST	7880	FALCON MEADOW BLVD		PEYTON	CO	80831-7023
5	5302001008	HARPER, JEREMY, & NICOLE JUHL	4975	FALCON MEADOW BLVD		PEYTON	CO	80831-7044
6	5302001007	CASEY & STEPHANIE JACKSON	8025	FALCON MEADOW BLVD		PEYTON	CO	80831-7017
7	5302001006	WILLIAM & SHERRI WATSON	8115	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
8	5302001005	THOMAS & SALLY MILLER	8155	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
9	5302001004	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	5301000021	CHALLENGER COMMUNITIES LLC	8605	EXPLORER DR	250	COLORADO SPRINGS	CO	80920-1013
16	5301000037	CHALLENGER COMMUNITIES LLC	8605	EXPLORER DR	250	COLORADO SPRINGS	CO	80920-1013

TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	315,690 SF	Open space, public access, public utilities, drainage, trail, park, Sand Creek channel	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	95,298 SF	Open space, public access, public utilities, drainage, well site, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
D	7,880 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
E	18,144 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
F	20,929 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
G	8,138 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
H	136,895 SF	Open space, public access, public utilities, drainage, trail, Sand Creek channel	Bent Grass Metropolitan District	Bent Grass Metropolitan District
I	3,749 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
J	1,099 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District



The 2013 El Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail trending north-south through the middle of the Bent Grass West site. Consistent with the master plan, the applicant is showing a trail along the central drainage channel, however the 25-foot easement is only shown south of Bent Grass Meadows Drive. Please revise the PUD Preliminary Plan drawings to include the 25-foot trail easement north of bent Grass Meadows Drive along the central drainage channel. No other parks, trails, or open space are impacted by this development, and the project site is not located within any Candidate Open Space Area.

If the district intends to own and maintain the channel that is fine; however, if it is intended to transfer the channel to County maintenance once the improvements are completed and accepted this should be noted

do these lots have additional mitigation : setbacks, basement restrictions etc? if so depict..add to geo note front page see GEO report and comments; identify lot by lot or provide graphic....

the basemnt restriction needs t be discussed now . County front counter staff can not do that at site plan for building permits case by case

under drain notes who is responsible to ,maintain and these should be identified in the CDS

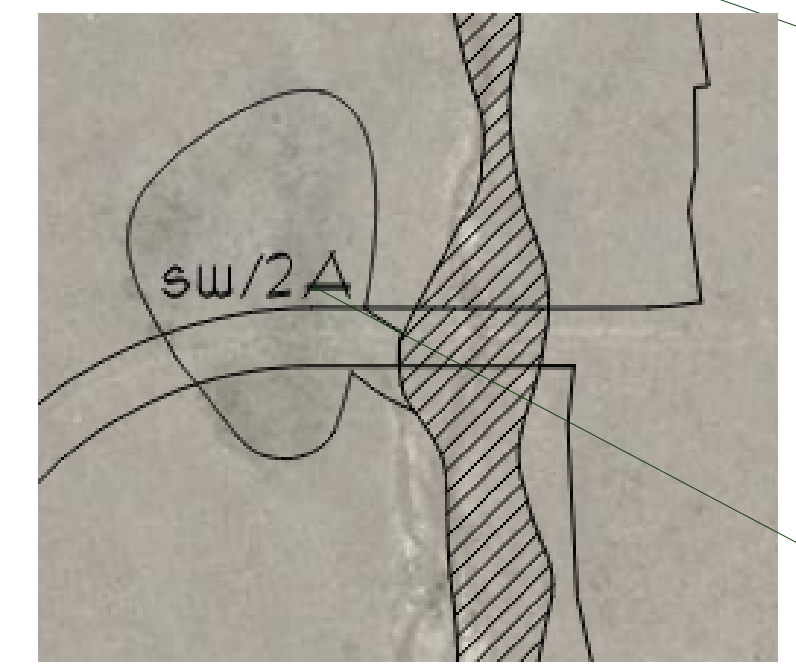
The overall topography of the site slopes down to the south. Groundwater was encountered in eight of the test borings at depths ranging from approximately 7.5 to 27 feet at the time of drilling.

Mitigation

No construction is currently proposed within the areas identified as Zone AE. Construction on nearby lots should be configured such that the lowest floor elevation is maintained at least 1 foot above the applicable Base Flood Elevation (BFE).

do you mean this is going away completely or final location to be sited in field with final plat CDs

do you want to identify Woodmen Hills Well Site so you can create a tract ?



identify the constraint shallow ponded water for these lots specifically on geo note sheet 1

we have had a few applicants hatch open space tracts so PC and BOCC can see how significant the OS is- it seems like an effective option

I believe you need to show this as it is not requested to go away.

PLAN

DATE:	8/4/2020
PROJECT MGR:	A. BARLOW
PREPARED BY:	B.SWENSON

DATE	BY	DESCRIPTION

OVERALL SITE PLAN/
ADJACENT PROPERTY OWNERS/
TRACT MAP

2

2 OF 11

Remove lots from channel improvements and provide maintenance access trail within Tract H.

FALCON MEADOWS AT BENT GRASS

PUD PRELIMINARY PLAN

DATE: 8/4/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B.SWENSON

DATE	BY	DESCRIPTION

SITE PLAN NORTH

3
3 OF 11

Provide maintenance access road and easement addressing who maintains the swale

EXISTING PROPERTY LINES TO BE REMOVED BY FUTURE PLAT

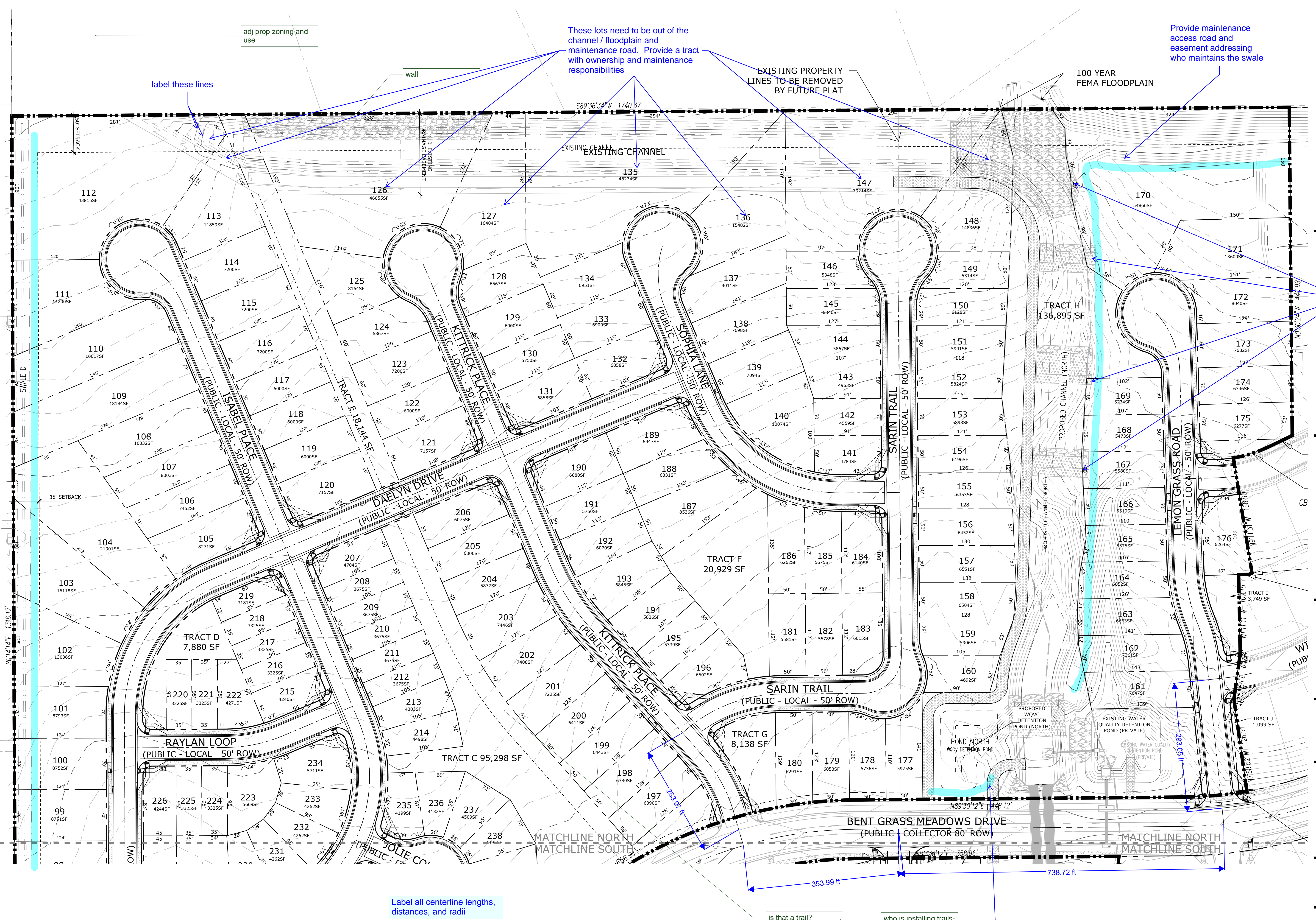
These lots need to be out of the channel / floodplain and maintenance road. Provide a tract with ownership and maintenance responsibilities

label these lines

adj prop zoning and use

wall

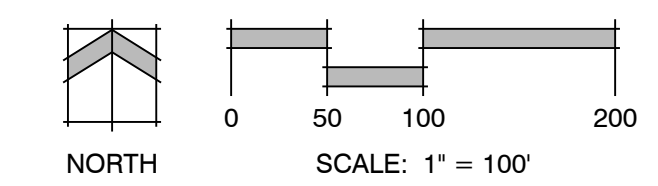
100 YEAR FEMA FLOODPLAIN



Label all centerline lengths, distances, and radii

is that a trail? who is installing trails-

Access this location from the west.

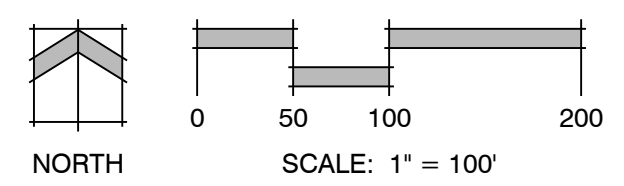
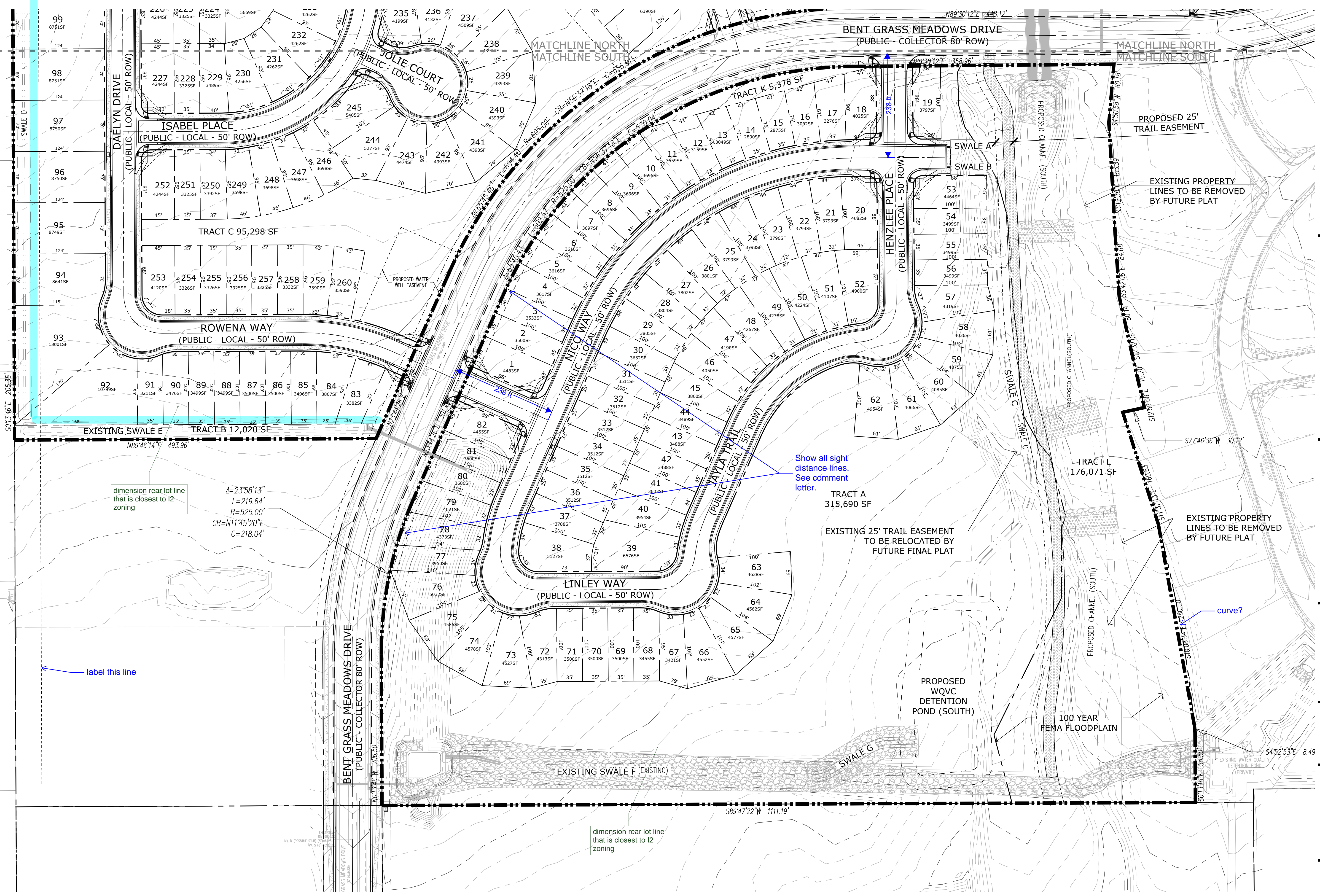


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**FALCON
MEADOWS AT
BENT GRASS**

PUD PRELIMINARY
PLAN

DATE: 8/4/2020
PROJECT MGR: A. BARLOW
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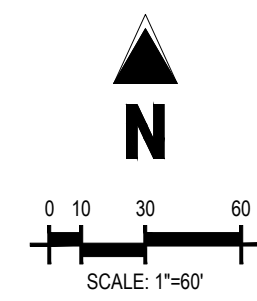
NOTE
1. ADD 6900 TO ALL SPOT ELEVATIONS

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 L5# 24954 ELEVATION = 6947.67

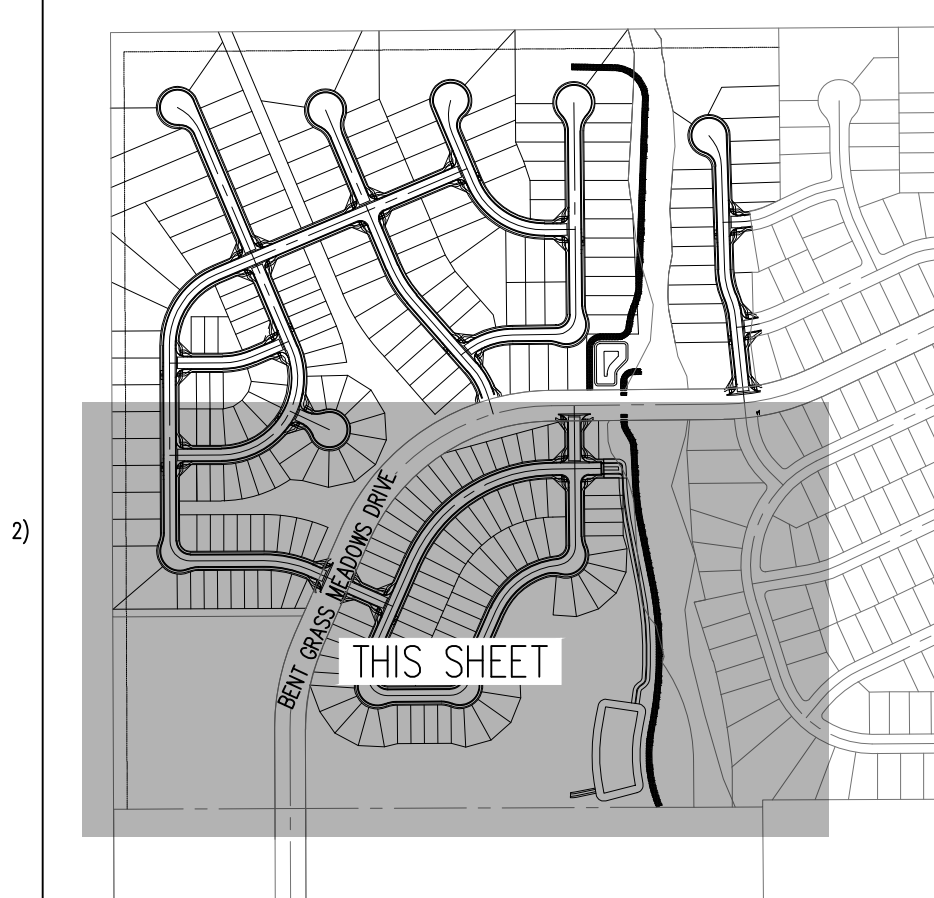
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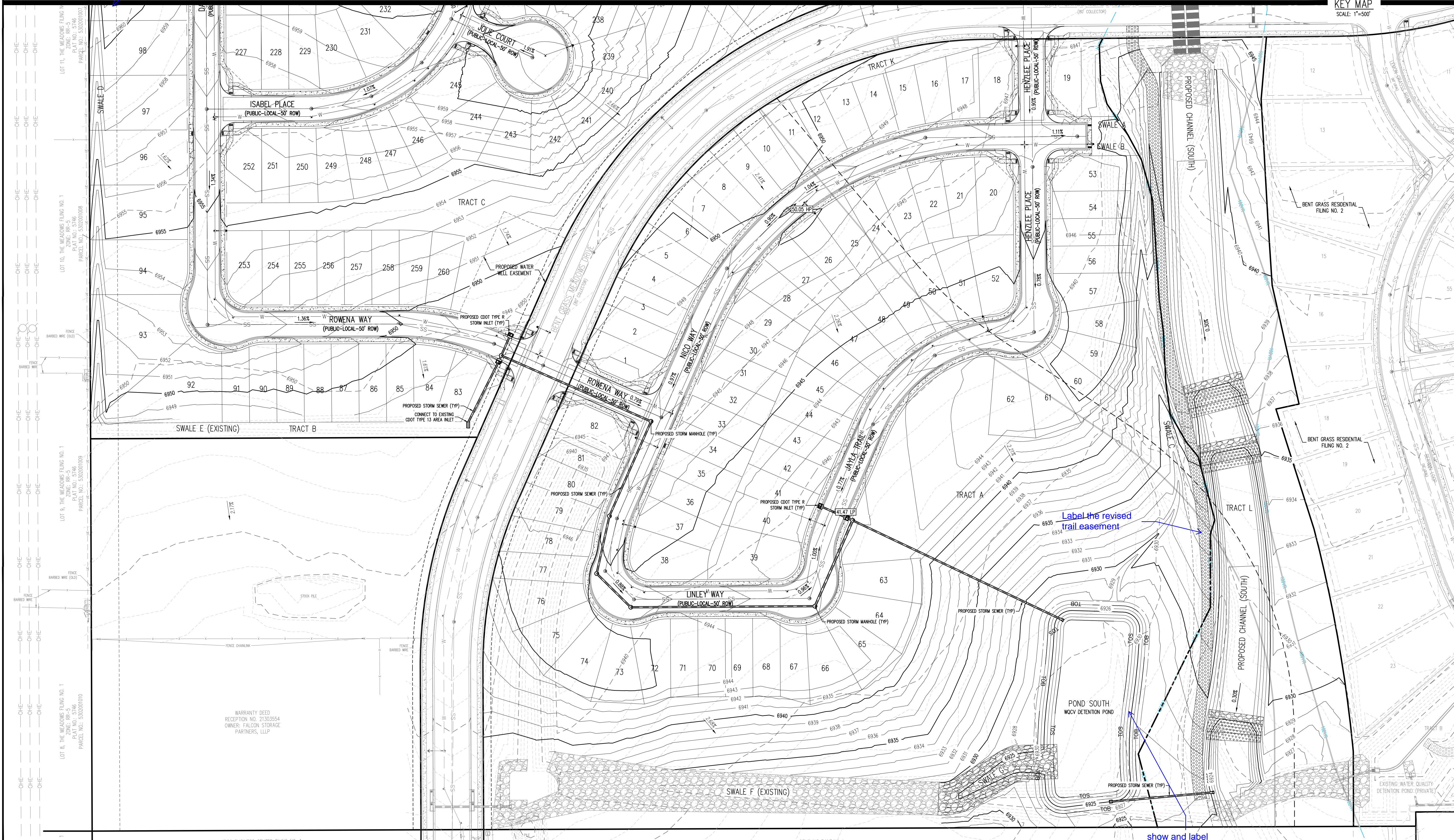
LEGEND

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



Show maintenance access trail

MATCHLINE SHEET C2.1



Label the revised trail easement

show and label pond spillway

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: 08/05/2020
PRELIMINARY GRADING PLAN

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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: 08/05/2020

PRELIMINARY UTILITY 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 N00713°46'W AND MONUMENTED AS SHOWN.

BENCHMARK

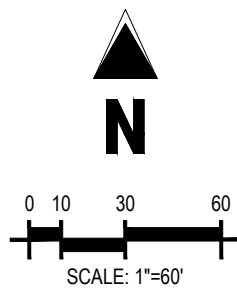
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L5# 24954 ELEVATION = 6947.67

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Know what's Below.
 Call before you dig.



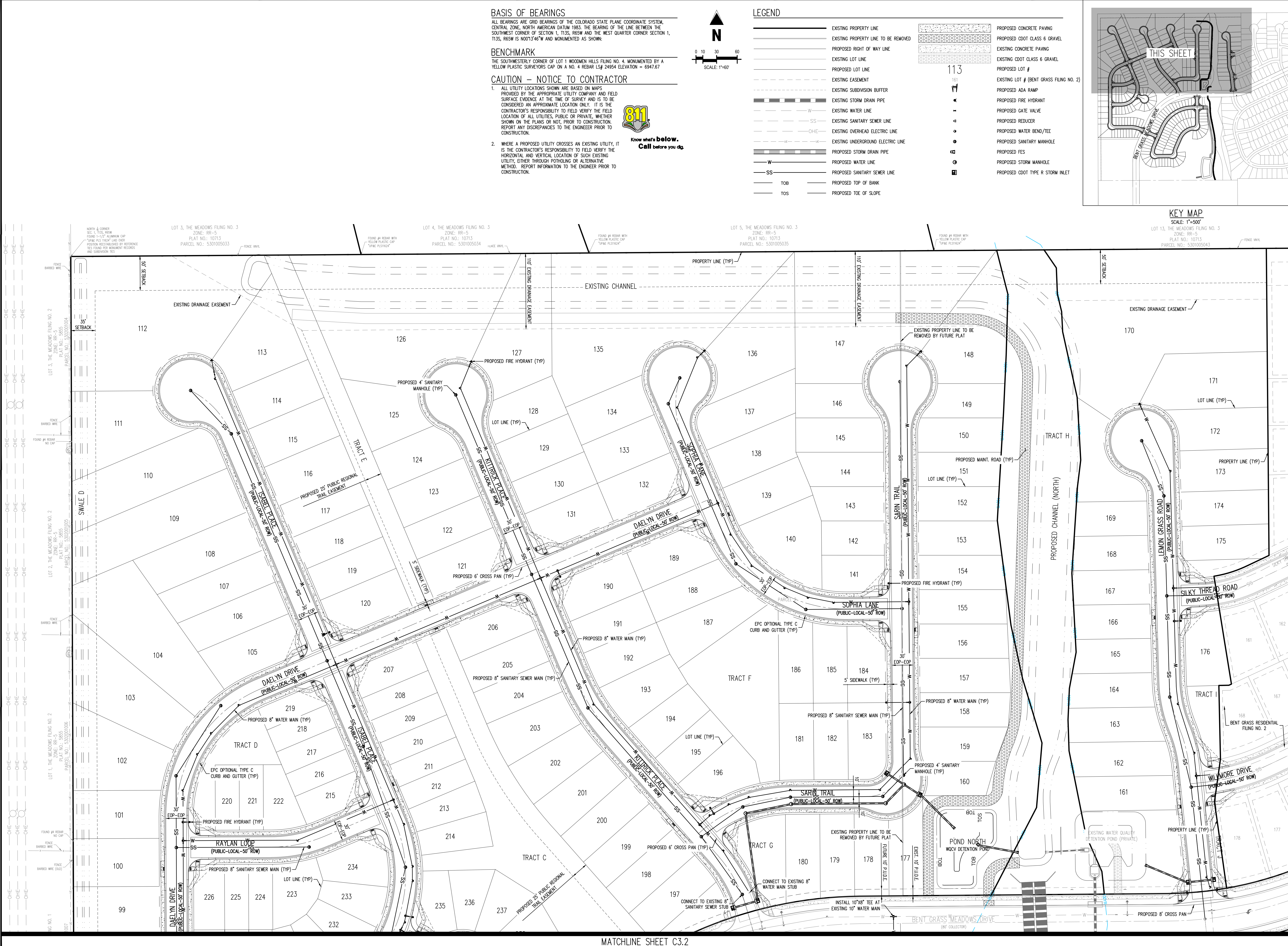
LEGEND

(Symbol)	EXISTING PROPERTY LINE
(Symbol)	EXISTING PROPERTY LINE TO BE REMOVED
(Symbol)	PROPOSED RIGHT OF WAY LINE
(Symbol)	EXISTING LOT LINE
(Symbol)	PROPOSED LOT LINE
(Symbol)	EXISTING EASEMENT
(Symbol)	EXISTING SUBDIVISION BUFFER
(Symbol)	EXISTING STORM DRAIN PIPE
(Symbol)	EXISTING WATER LINE
(Symbol)	EXISTING SANITARY SEWER LINE
(Symbol)	EXISTING OVERHEAD ELECTRIC LINE
(Symbol)	EXISTING UNDERGROUND ELECTRIC LINE
(Symbol)	PROPOSED STORM DRAIN PIPE
(Symbol)	PROPOSED WATER LINE
(Symbol)	PROPOSED SANITARY SEWER LINE
(Symbol)	PROPOSED TOP OF BANK
(Symbol)	PROPOSED TOE OF SLOPE
(Symbol)	PROPOSED CONCRETE PAVING
(Symbol)	PROPOSED COOT CLASS 6 GRAVEL
(Symbol)	EXISTING CONCRETE PAVING
(Symbol)	EXISTING COOT CLASS 6 GRAVEL
(Symbol)	PROPOSED LOT #
(Symbol)	EXISTING LOT # (BENT GRASS FILING NO. 2)
(Symbol)	PROPOSED ADA RAMP
(Symbol)	PROPOSED FIRE HYDRANT
(Symbol)	PROPOSED GATE VALVE
(Symbol)	PROPOSED REDUCER
(Symbol)	PROPOSED WATER BEND/TEE
(Symbol)	PROPOSED SANITARY MANHOLE
(Symbol)	PROPOSED FES
(Symbol)	PROPOSED STORM MANHOLE
(Symbol)	PROPOSED COOT TYPE R STORM INLET



KEY MAP

SCALE: 1"=500'



MATCHLINE SHEET C3.2

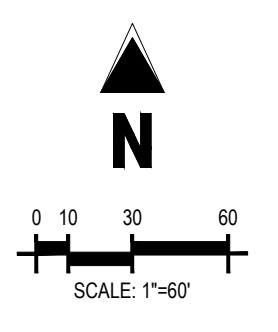
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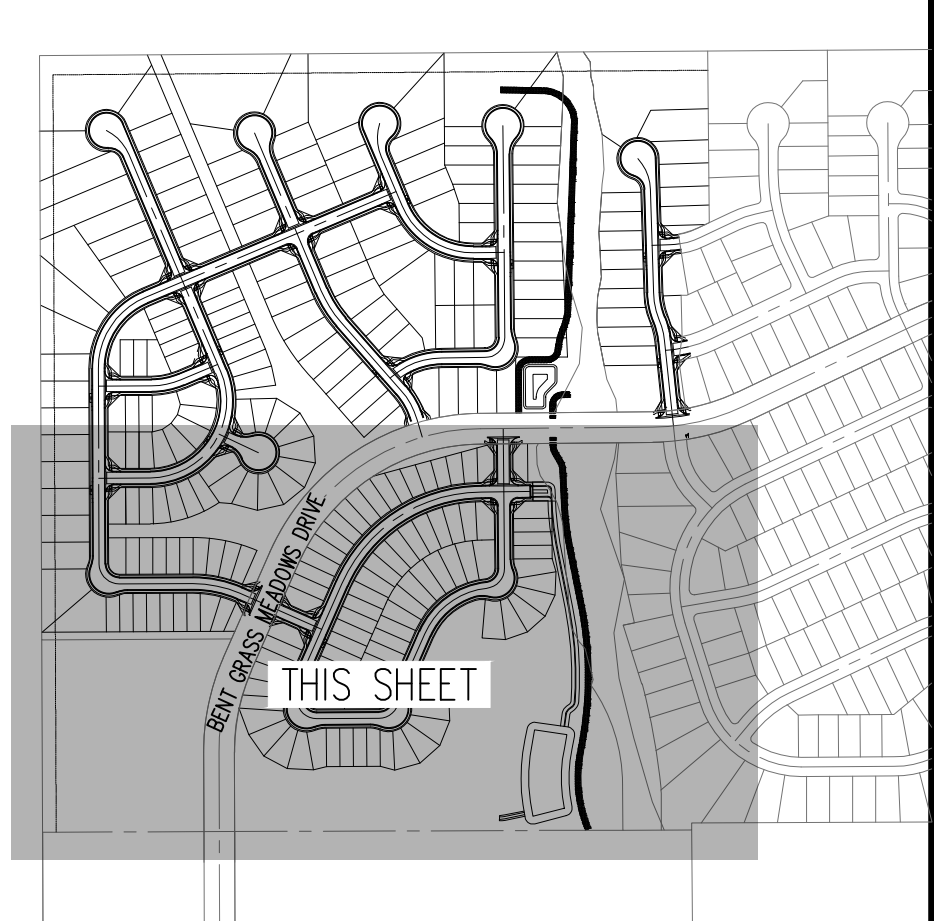


Know what's below.
Call before you dig.



LEGEND

(Solid line)	EXISTING PROPERTY LINE	(Stippled area)	PROPOSED CONCRETE PAVING
(Dashed line)	EXISTING PROPERTY LINE TO BE REMOVED	(Dotted area)	PROPOSED COOT CLASS 6 GRAVEL
(Long dashed line)	PROPOSED RIGHT OF WAY LINE	(Horizontal lines)	EXISTING CONCRETE PAVING
(Short dashed line)	EXISTING LOT LINE	(Vertical lines)	EXISTING COOT CLASS 6 GRAVEL
(Dash-dot line)	PROPOSED LOT LINE	(Stippled area with cross-hatch)	PROPOSED LOT #
(Dotted line)	EXISTING EASEMENT	(Stippled area with dots)	EXISTING LOT # (BENT GRASS FILING NO. 2)
(Solid line with dashes)	EXISTING SUBDIVISION BUFFER	(Stippled area with horizontal lines)	PROPOSED ADA RAMP
(Solid line with dashes)	EXISTING STORM DRAIN PIPE	(Stippled area with vertical lines)	PROPOSED FIRE HYDRANT
(W)	EXISTING WATER LINE	(Stippled area with diagonal lines)	PROPOSED GATE VALVE
(SS)	EXISTING SANITARY SEWER LINE	(Stippled area with cross-hatch)	PROPOSED REDUCER
(OHE)	EXISTING OVERHEAD ELECTRIC LINE	(Stippled area with dots)	PROPOSED WATER BEND/TEE
(Solid line with dashes)	EXISTING UNDERGROUND ELECTRIC LINE	(Stippled area with horizontal lines)	PROPOSED SANITARY MANHOLE
(W)	PROPOSED STORM DRAIN PIPE	(Stippled area with vertical lines)	PROPOSED PES
(W)	PROPOSED WATER LINE	(Stippled area with diagonal lines)	PROPOSED STORM MANHOLE
(SS)	PROPOSED SANITARY SEWER LINE	(Stippled area with cross-hatch)	PROPOSED COOT TYPE R STORM INLET
(TOB)	PROPOSED TOP OF BANK		
(TOS)	PROPOSED TOE OF SLOPE		



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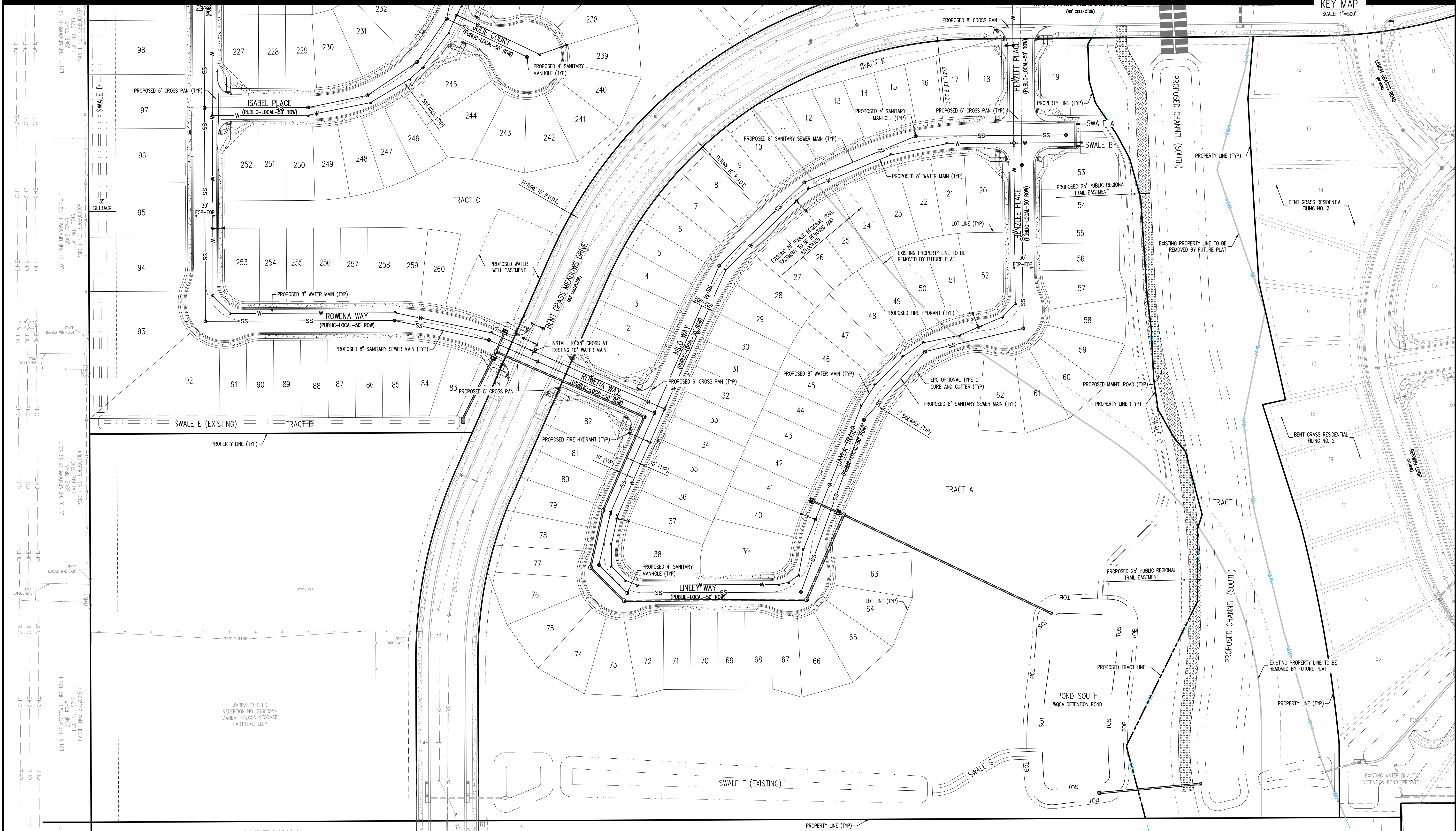


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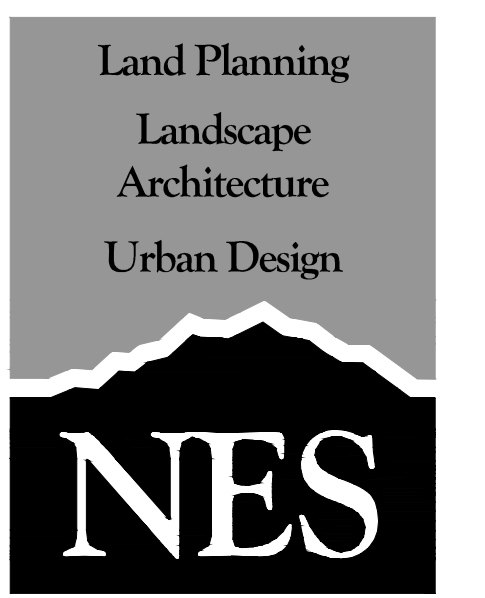
PRELIMINARY UTILITY PLAN



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

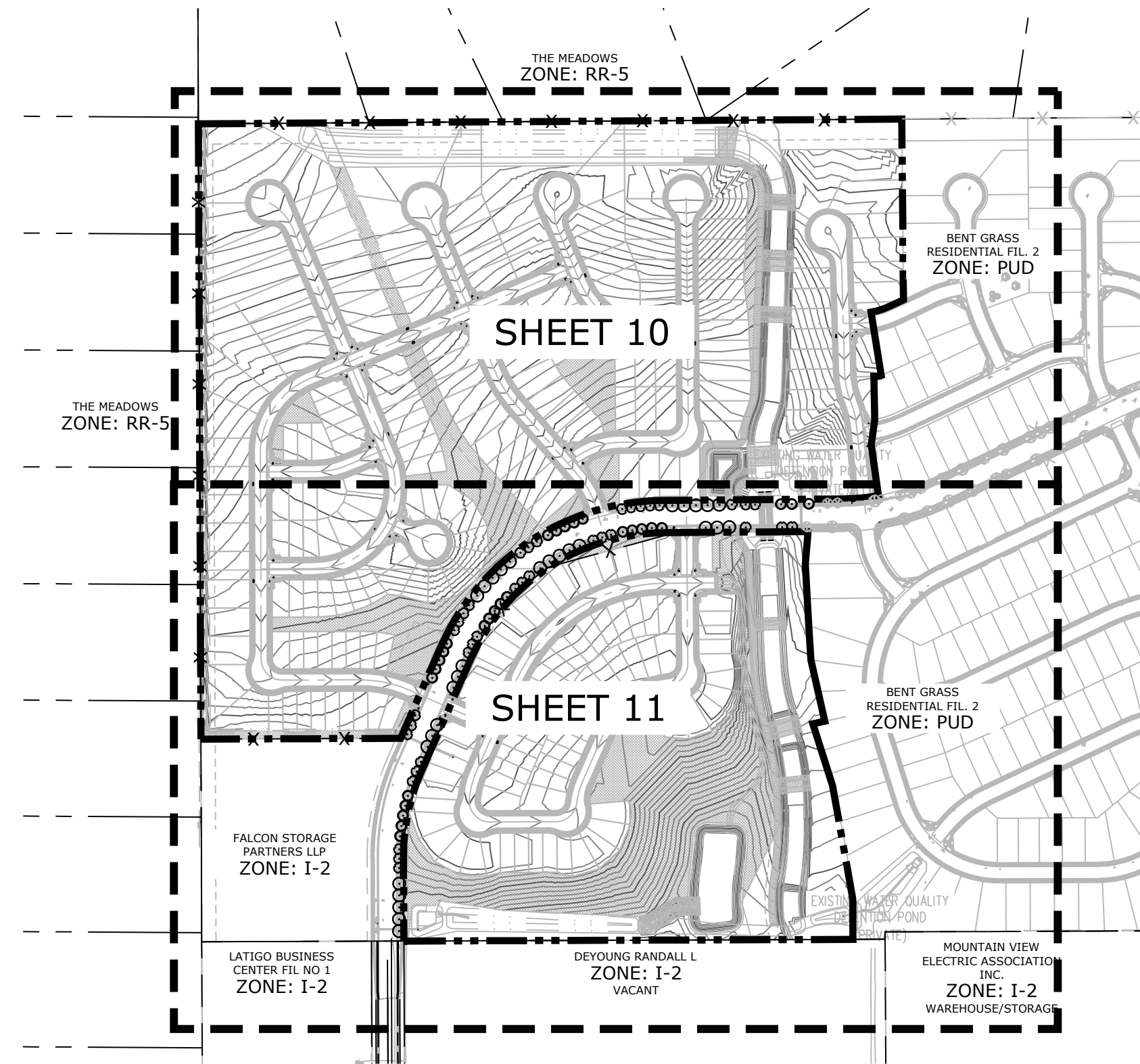
LANDSCAPE NOTES

- 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 THE SUBDIVISION BOUNDARY AND SHALL CONSIST OF 6' CEDAR FENCING TO PROVIDE BUFFERING.
- FENCING SHALL BE PROVIDED ALONG BENT GRASS MEADOWS BLVD. WHERE DOUBLE FRONTAGE LOTS OCCUR.
- 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 IMPROVEMENT/MAINTENANCE 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. SPLIT THREE-RAIL FENCING SHALL BE USED ALONG OPEN SPACES AND TRACTS. ALL OTHER FENCING SHALL BE 6' CEDAR PRIVACY FENCE.
- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.

KEY MAP



See comment letter.

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 'Jeffersred' TM / Autumn Blaze Maple	2" Cal.	29
	CO	Celtis occidentalis / Common Hackberry	1.5" Cal.	28
	QRU	Quercus rubra / Red Oak	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)

- 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 RESEEDED WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

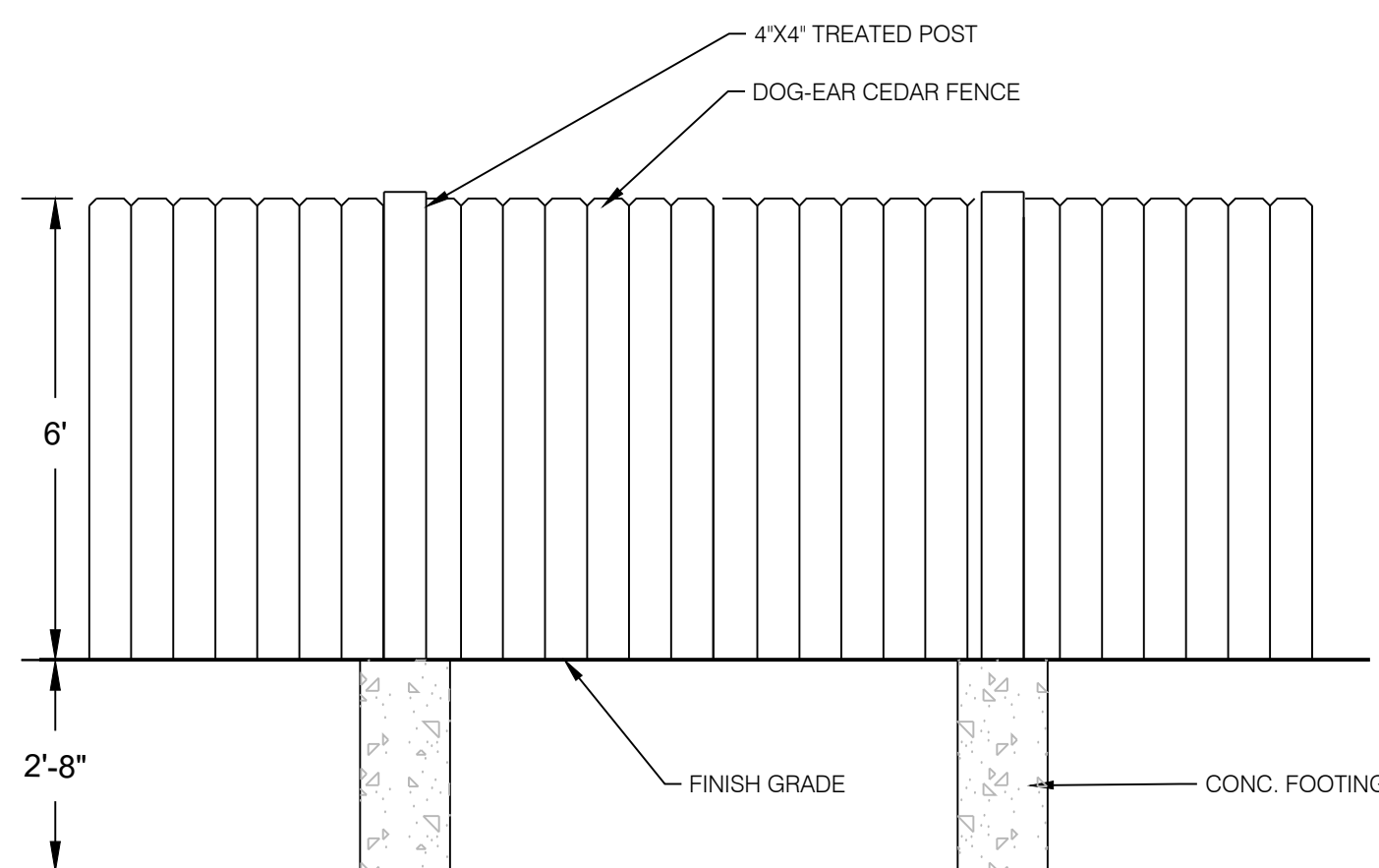
FALCON MEADOWS AT BENT GRASS

PUD PRELIMINARY PLAN

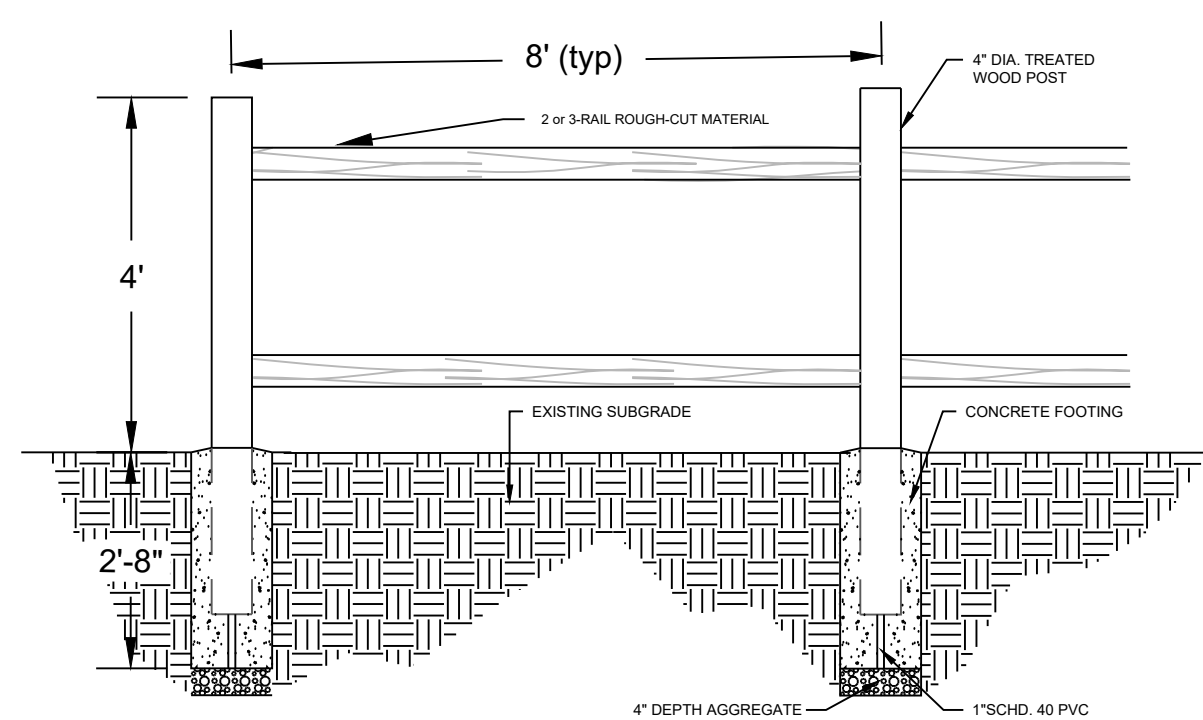
DATE: 8/6/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

State the maintenance entity.

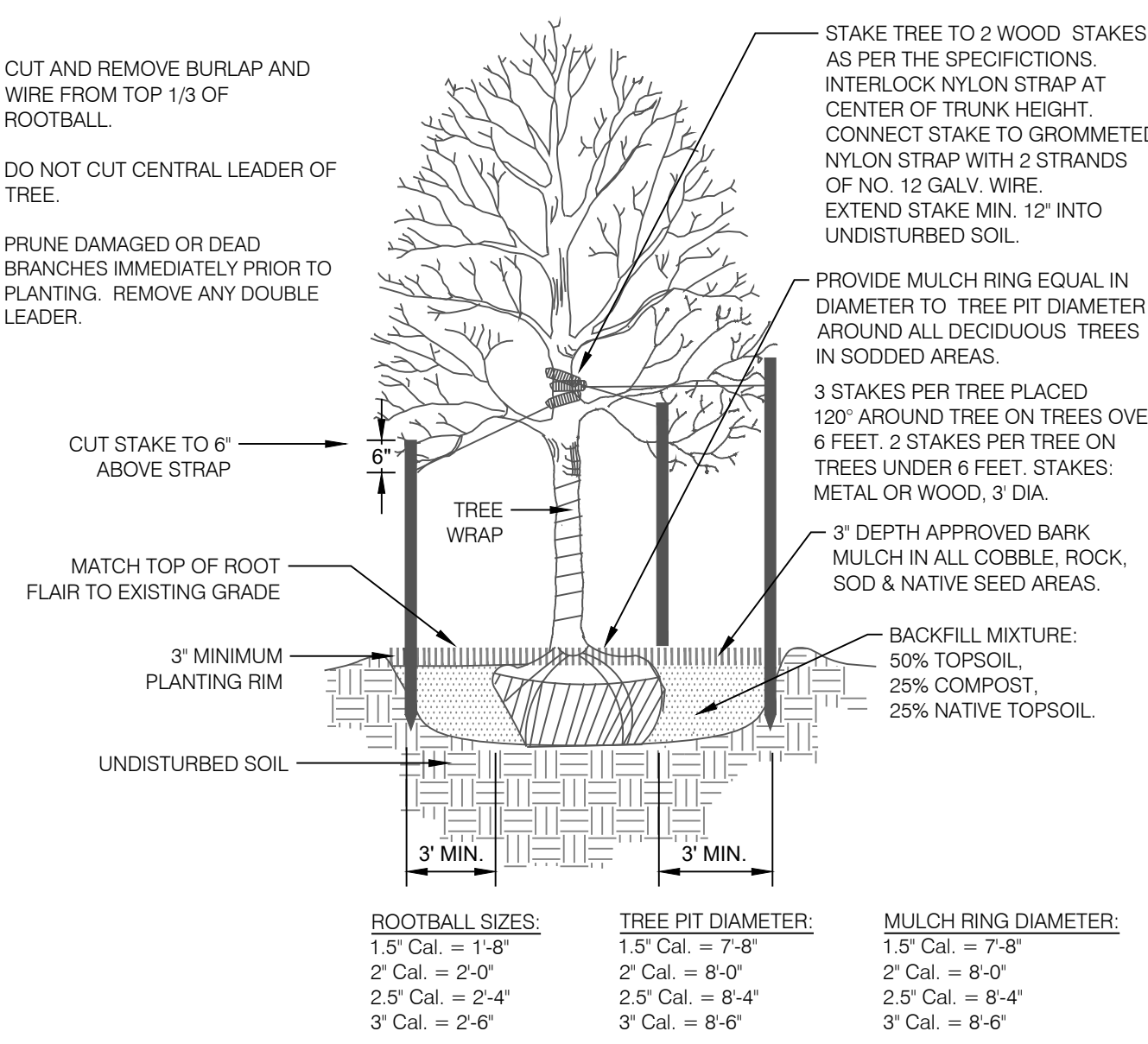
Metro?



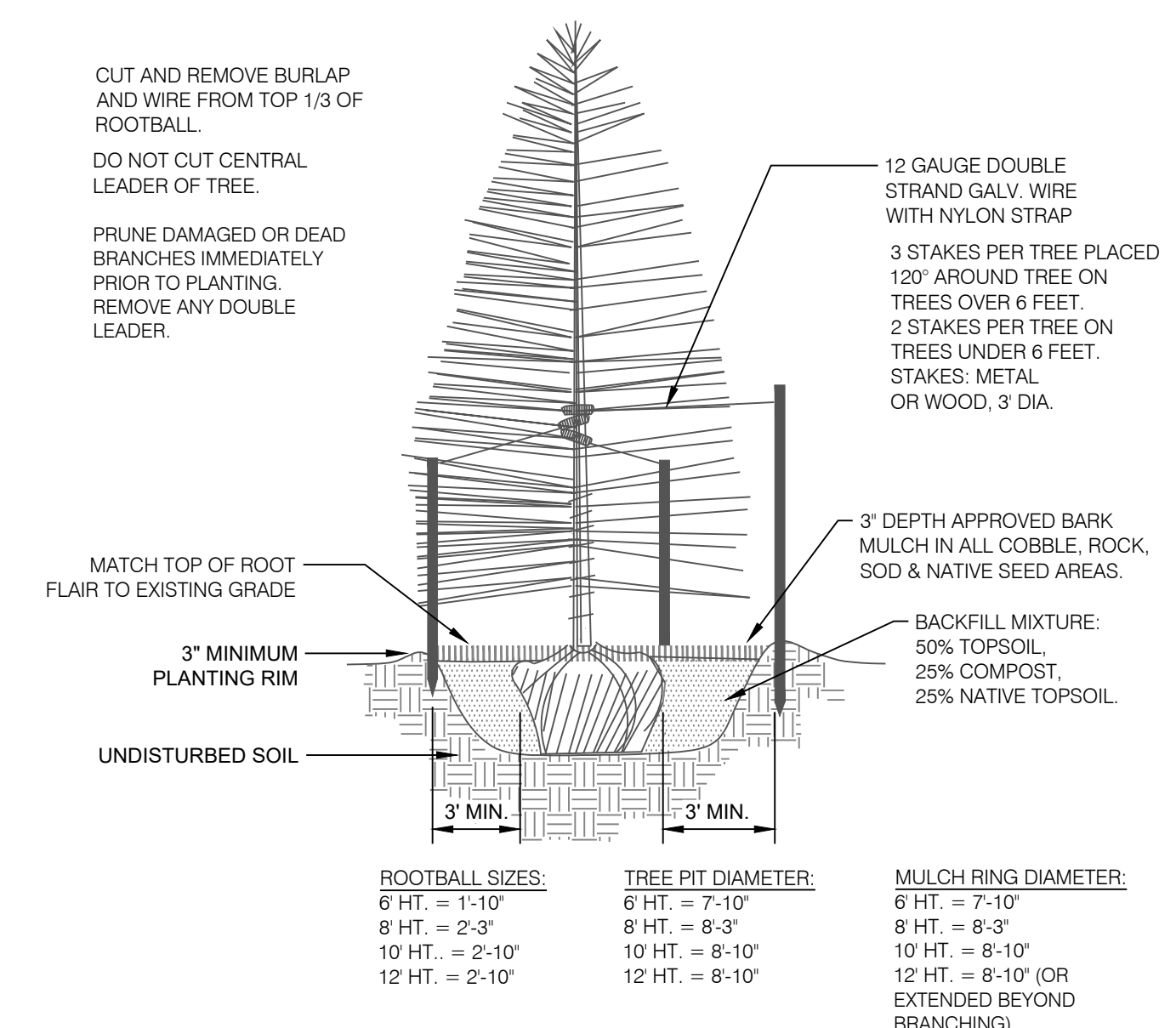
1 CEDAR FENCE DETAIL
N.T.S.



2 SPLIT RAIL FENCE DETAIL
N.T.S.



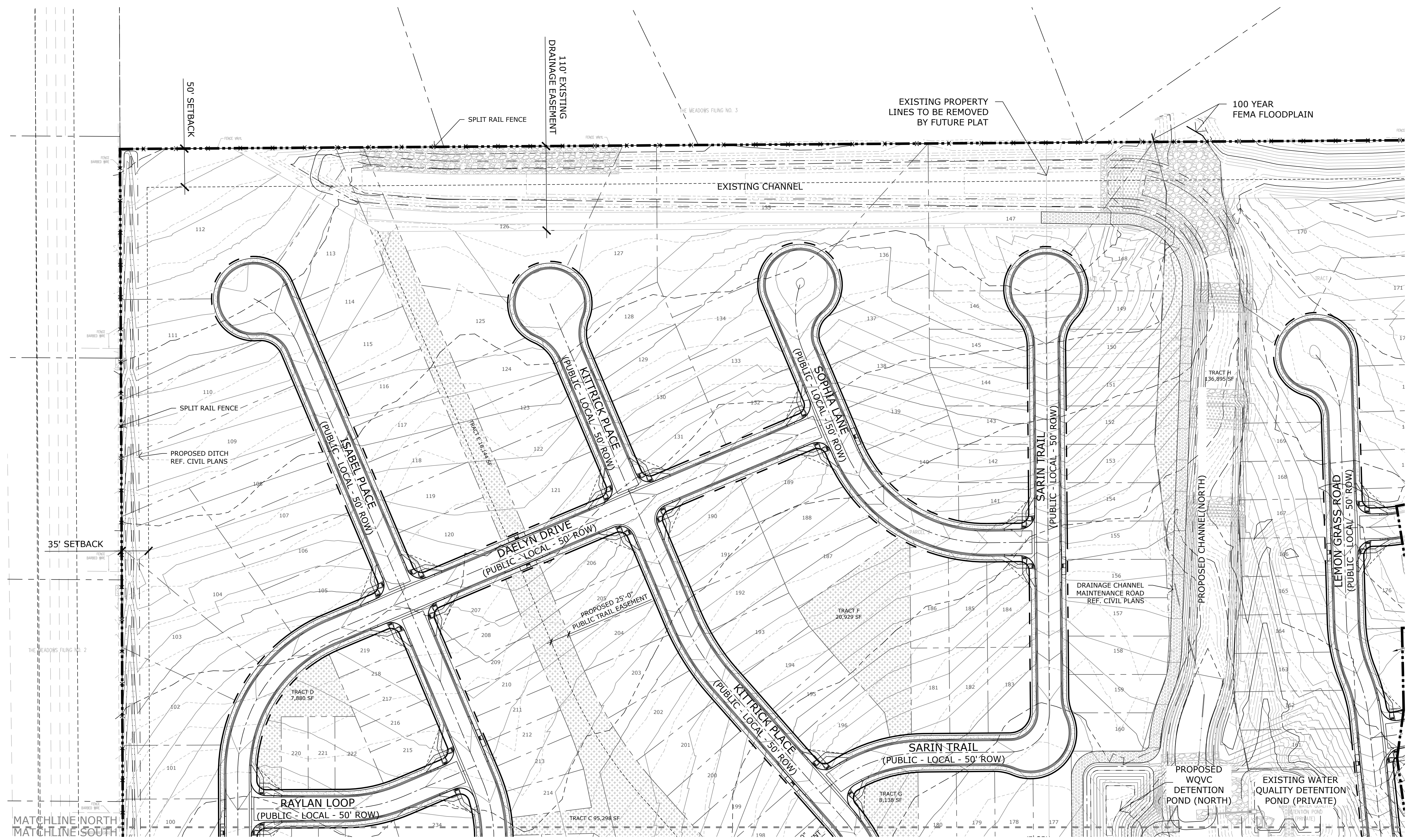
3 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



4 CONIFEROUS TREE PLANTING DETAIL
N.T.S.

PRELIMINARY LANDSCAPE DETAILS & NOTES

9 OF 11



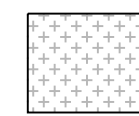
FALCON MEADOWS AT BENT GRASS
PUD PRELIMINARY PLAN

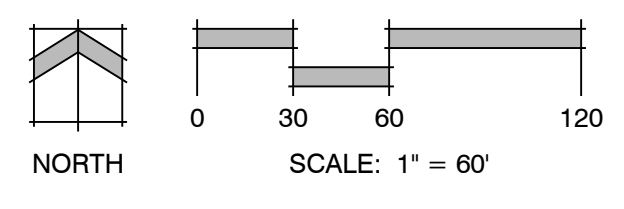
DATE: 8/6/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

DATE	BY	DESCRIPTION

PRELIMINARY LANDSCAPE PLAN NORTH

10
10 OF 11

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



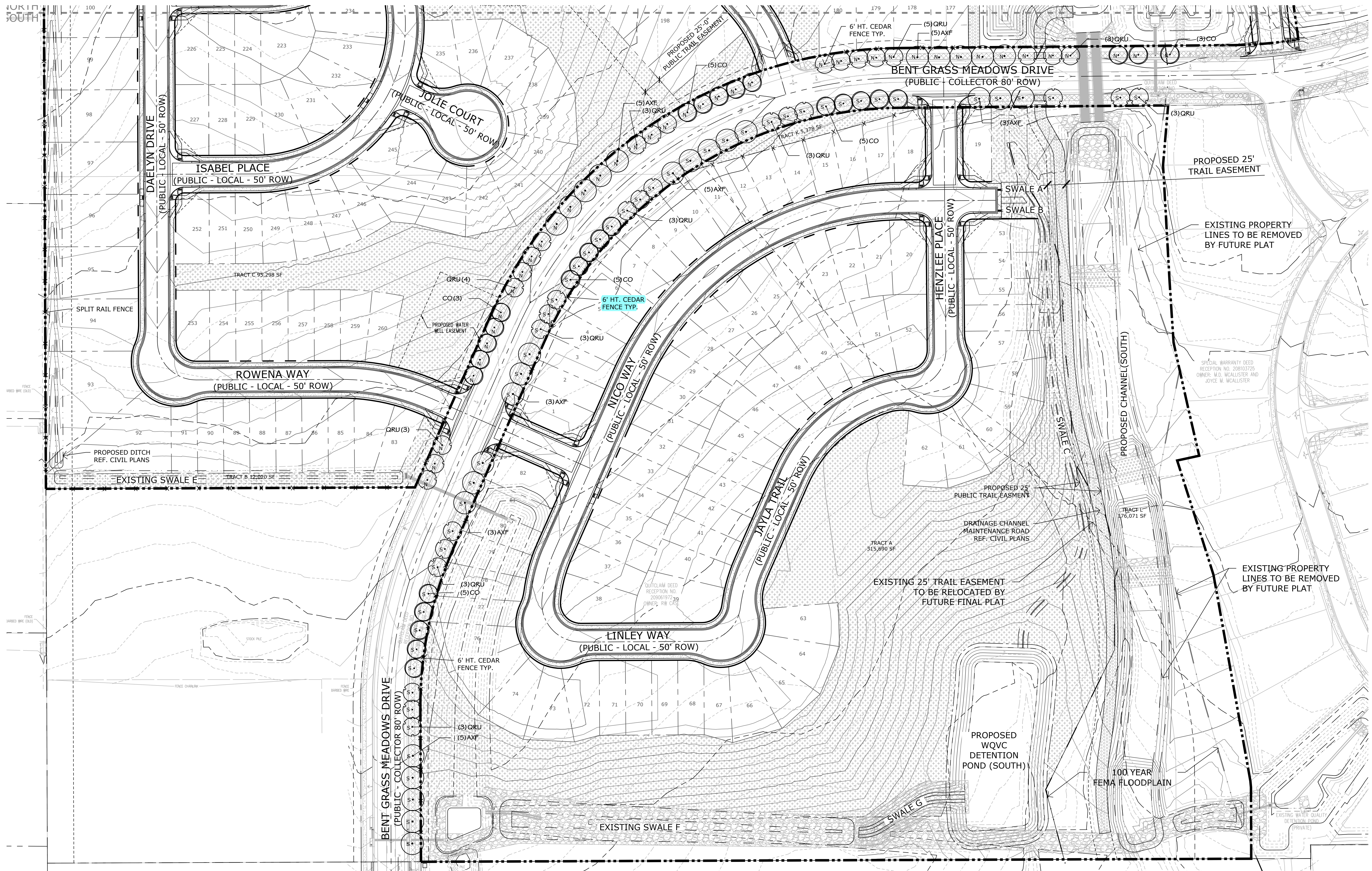
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**FALCON
MEADOWS AT
BENT GRASS**
PUD PRELIMINARY PLAN

DATE: 8/6/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

**PRELIMINARY
LANDSCAPE PLAN
SOUTH**

11
11 OF 11

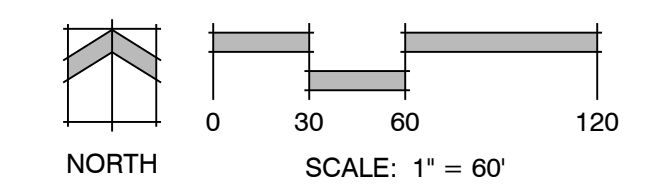


PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	WIDTH	QTY
	AXF	Acer x freemanii 'Jeffsred' TM / Autumn Blaze Maple	2" Cal.	29
	CO	Celtis occidentalis / Common Hackberry	1.5" Cal.	28
	QRU	Quercus rubra / Red Oak	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



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