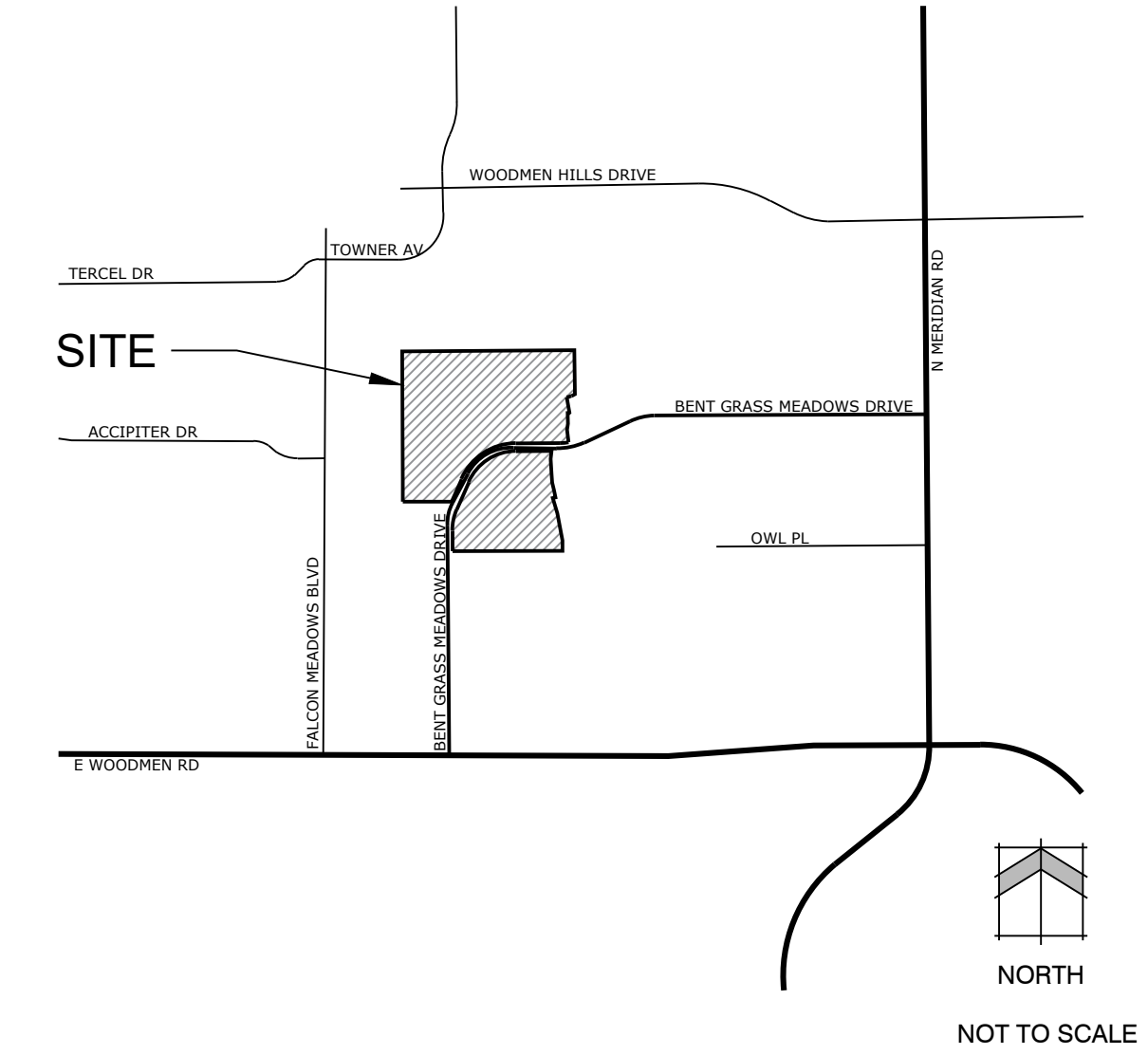


FALCON MEADOWS AT BENT GRASS

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.

DEVELOPMENT GUIDELINES:

The County can not enforce covenants nor can we use them to approve or deny an application

- A.** These 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).	

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

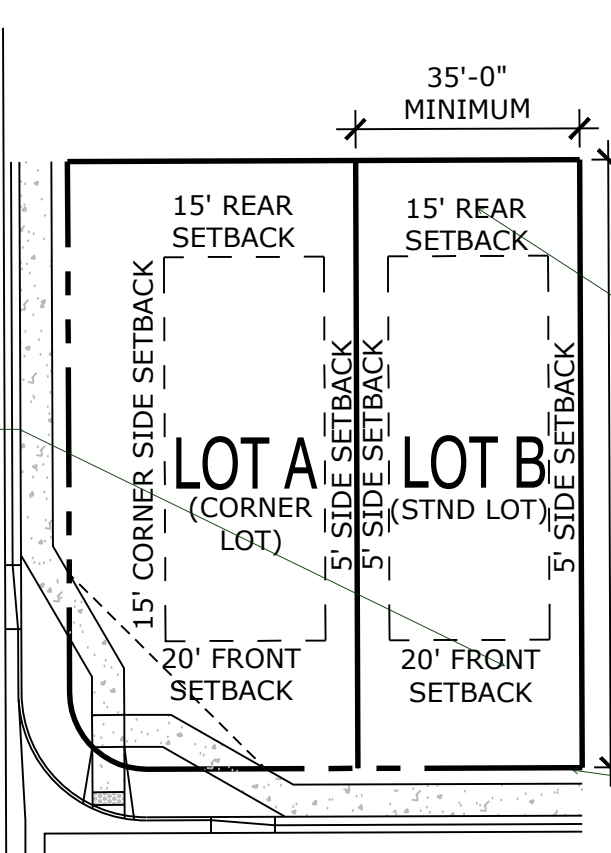
This PUD Preliminary Plan request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this day of _____, 20____ and is hereby approved.

Director, Planning & Community Development _____ Date _____
El Paso County _____

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:



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?

label Property line if sidewalks in ROW

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 the 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 (xxxx) 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.

SHEET INDEX

Sheet # 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

Floodplain:
No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date _____ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

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

ADJACENT OWNERS

#	TSN	Name	Number	Street	Suite	City	State	Zip
1	5301000016	RANDALL DEYOUNG	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.

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.



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....

Please see Parks comments about Trails

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.

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

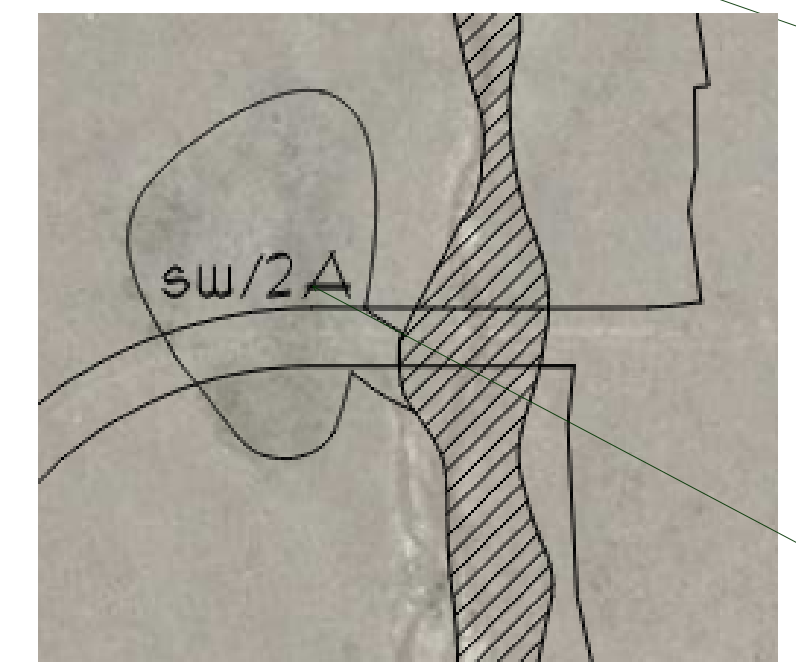
identifies lots on sheet 1 plat note

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

PLAN

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

DATE: BY: DESCRIPTION:

OVERALL SITE PLAN/
ADJACENT PROPERTY OWNERS/
TRACT MAP

2 OF 11

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



P:\Challenges\Falcon Meadows at Bent Grass West Residential\Drawings\Planning\Develop\Falcon Meadows West_RUD.dwg (SitePlanNorth) 8/4/2020 12:37:33 PM bswenson

FALCON MEADOWS AT BENT GRASS

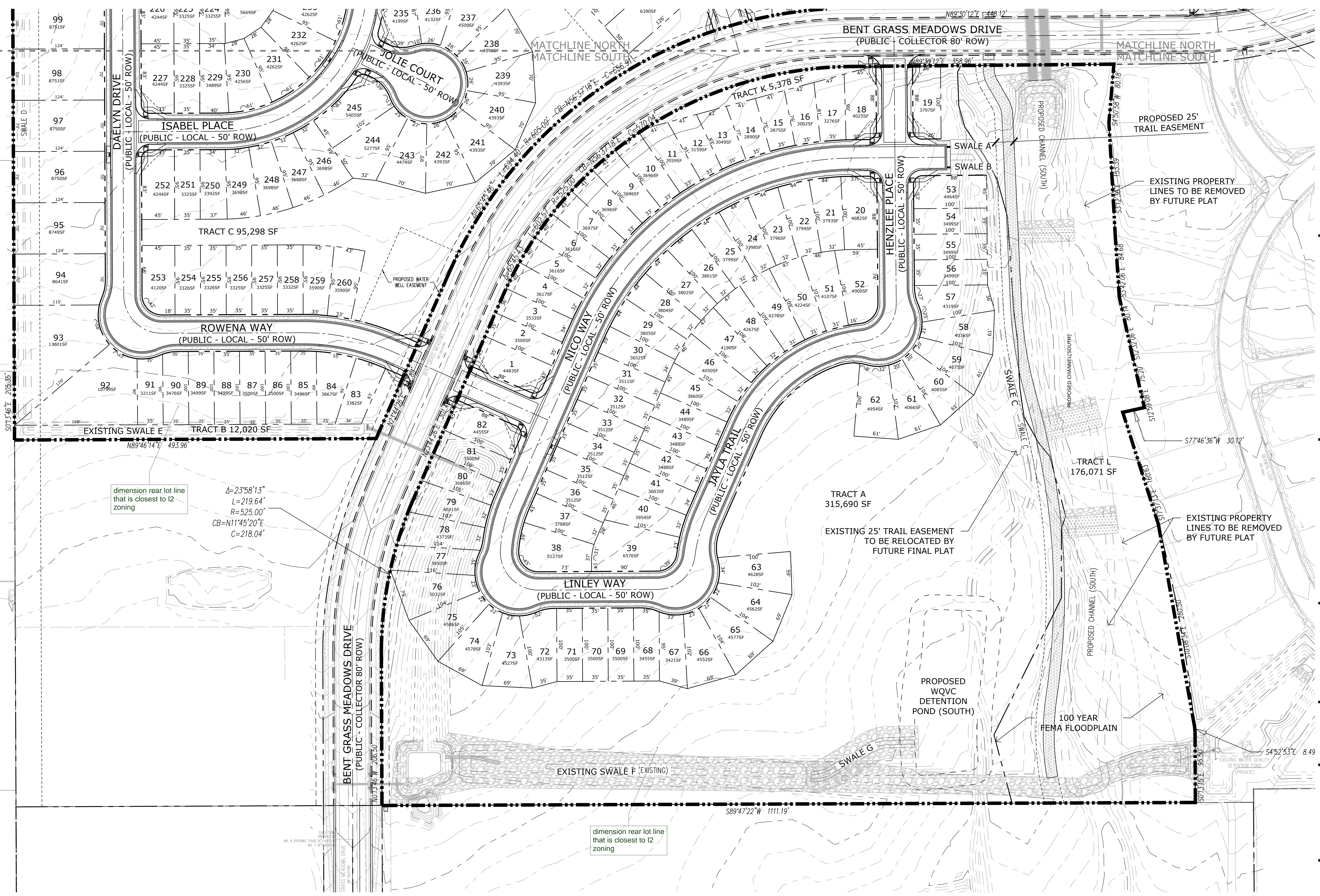
PUD PRELIMINARY PLAN

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

DATE	BY	DESCRIPTION

SITE PLAN SOUTH

4
4 OF 11



P:\Challenges\Falcon Meadows at Bent Grass West Residential\Drawings\Planning\Develop\FalconMeadows at Bent Grass West\4_RUD.dwg (SitePlanSouth) 8/6/2020 12:38:13 PM bswenson

NOTE

1. ADD 6900 TO ALL SPOT ELEVATIONS

BASIS OF BEARINGS

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

BENCHMARK

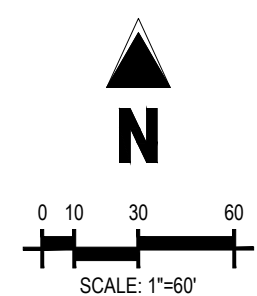
THE SOUTHWEST CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L5# 24954 ELEVATION = 6947.67

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 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-HOING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

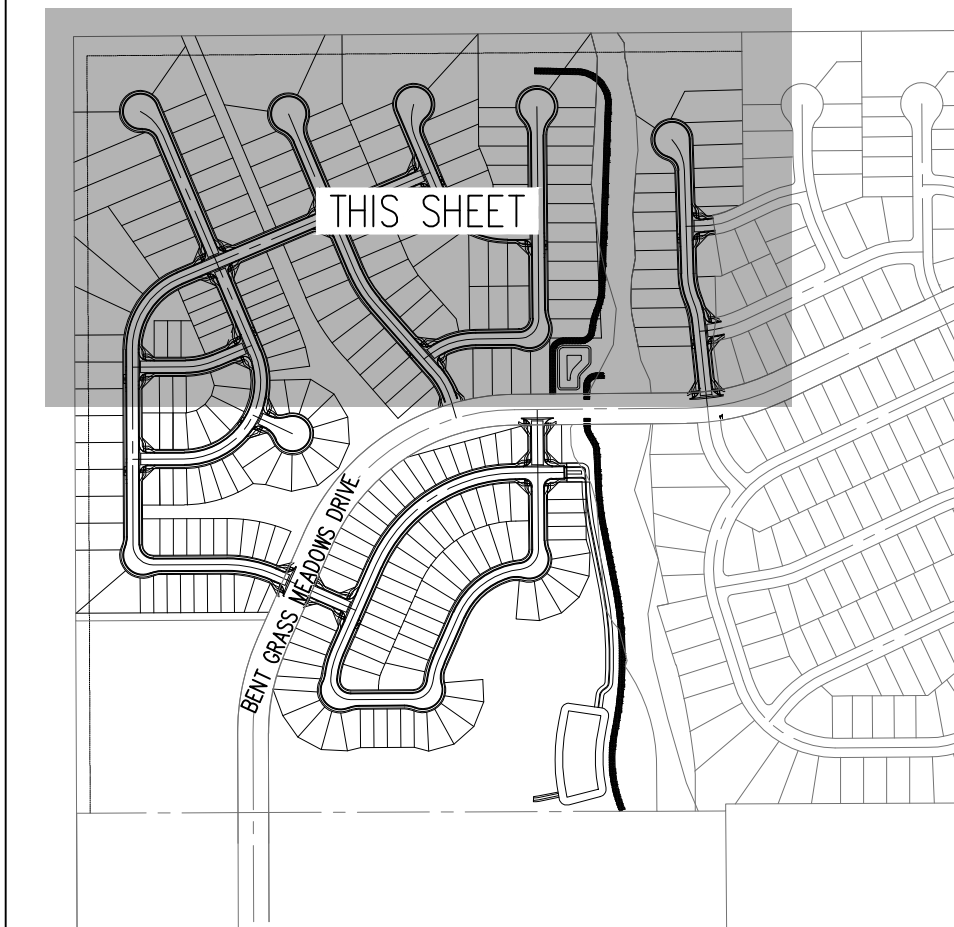


Know what's below. Call before you dig.



LEGEND

Legend table with symbols for: EXISTING PROPERTY LINE, EXISTING PROPERTY LINE TO BE REMOVED, PROPOSED RIGHT OF WAY LINE, EXISTING LOT LINE, PROPOSED LOT LINE, EXISTING EASEMENT, EXISTING SUBDIVISION BUFFER, EXISTING MAJOR CONTOUR, EXISTING MINOR CONTOUR, PROPOSED MAJOR CONTOUR, PROPOSED MINOR CONTOUR, EXISTING STORM DRAIN PIPE, PROPOSED STORM DRAIN PIPE, TOB (TOP OF BANK), TOS (TOP OF SLOPE), PROPOSED TOE OF SLOPE, PROPOSED CONCRETE PAVING, PROPOSED COOT CLASS 6 GRAVEL, PROPOSED RIP RAP, PROPOSED GROUDED BOULDERS, EXISTING CONCRETE PAVING, EXISTING COOT 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)



KEY MAP

SCALE: 1"=500'

Annotations: 'wall req per PUD condition', 'is that in the trail?' pointing to a specific area on the plan.



MATCHLINE SHEET C.2



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

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delete because you are asking for approval to construct

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

Project No: CLH000017 Drawn By: CMWJ Checked By: RGD Date: 08/05/2020

PRELIMINARY GRADING PLAN

C2.1 Sheet 5 of 11

planning added screen shot noted from GEO report to separate GEC plan

NOTE

1. ADD 6900 TO ALL SPOT ELEVATIONS

BASIS OF BEARINGS

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BENCHMARK

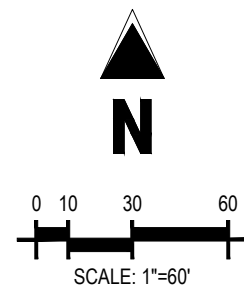
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L&S# 24954 ELEVATION = 6947.67

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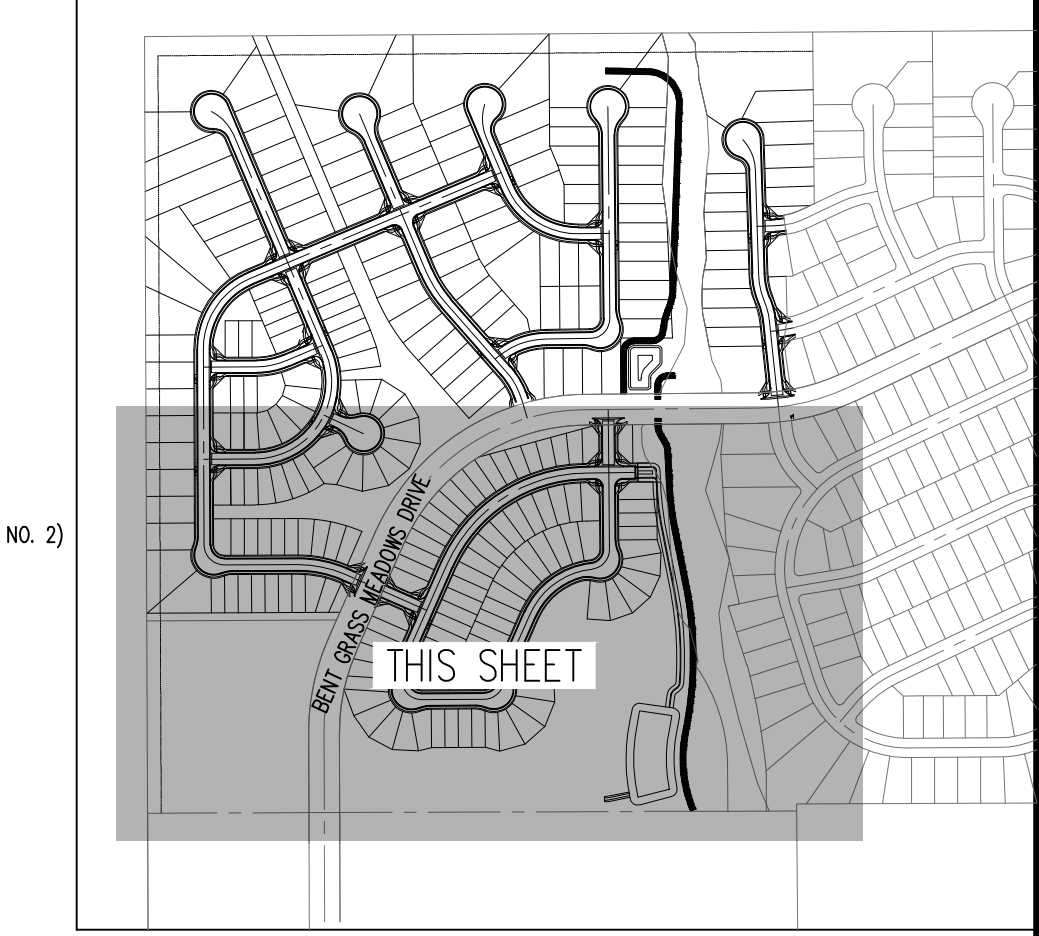


Know what's below. Call before you dig.



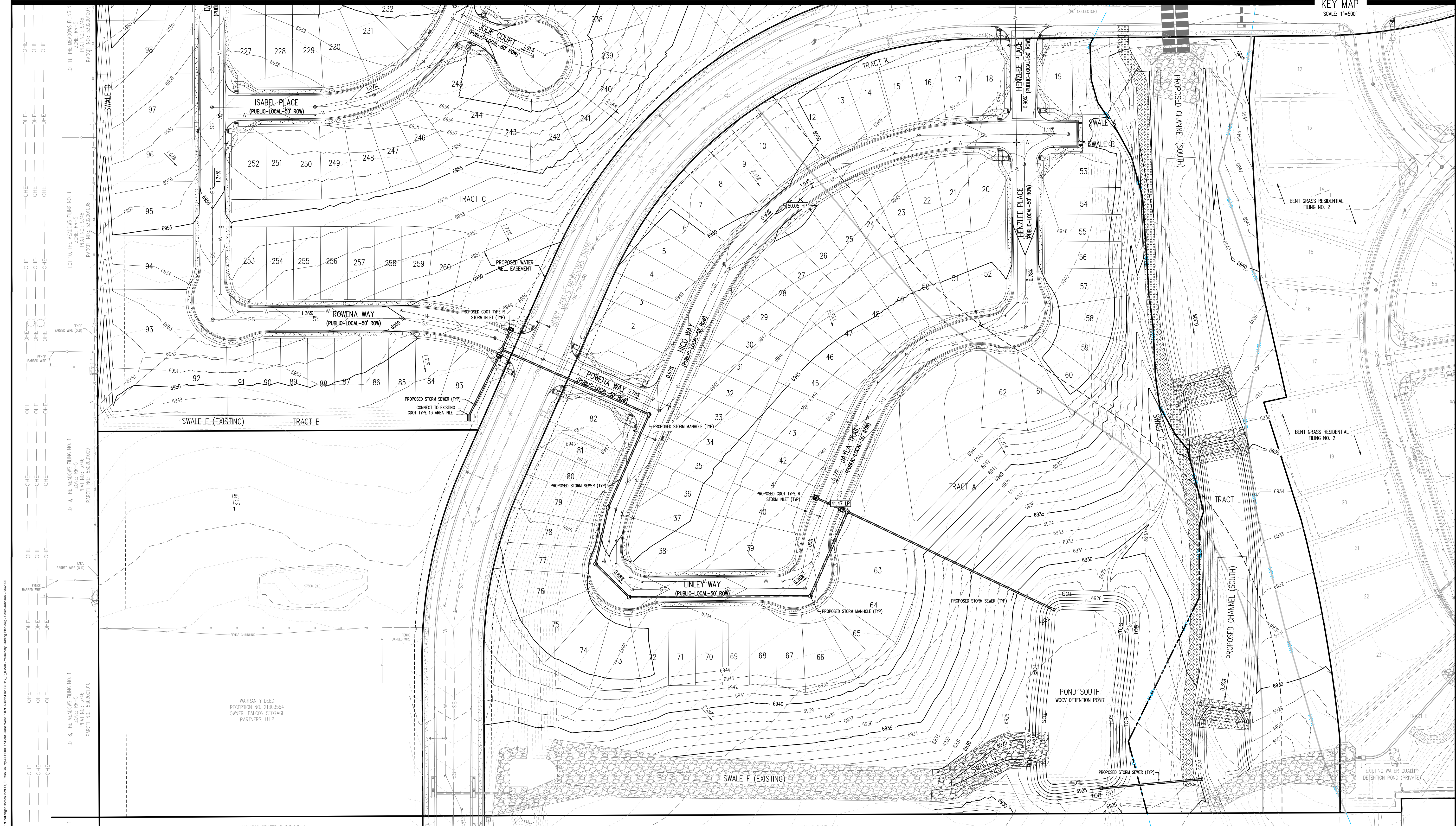
LEGEND

Table with 4 columns: Symbol, Description, Symbol, Description. Includes entries for existing property lines, proposed right of way lines, existing lot lines, and various pavement/grading materials.



MATCHLINE SHEET C2.1

KEY MAP SCALE: 1"=500'



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

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

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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

Table with 3 columns: #, Date, Issue / Description, Init.

Project No: CLH000017 Drawn By: CMWJ Checked By: RGD Date: 08/05/2020

PRELIMINARY GRADING PLAN

C2.2 Sheet 6 of 11

PRELIMINARY
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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

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BENCHMARK

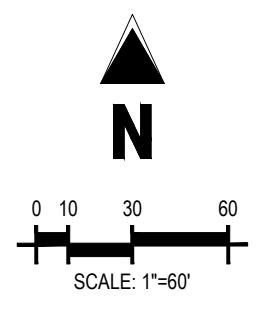
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- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE 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 POTHOLES OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

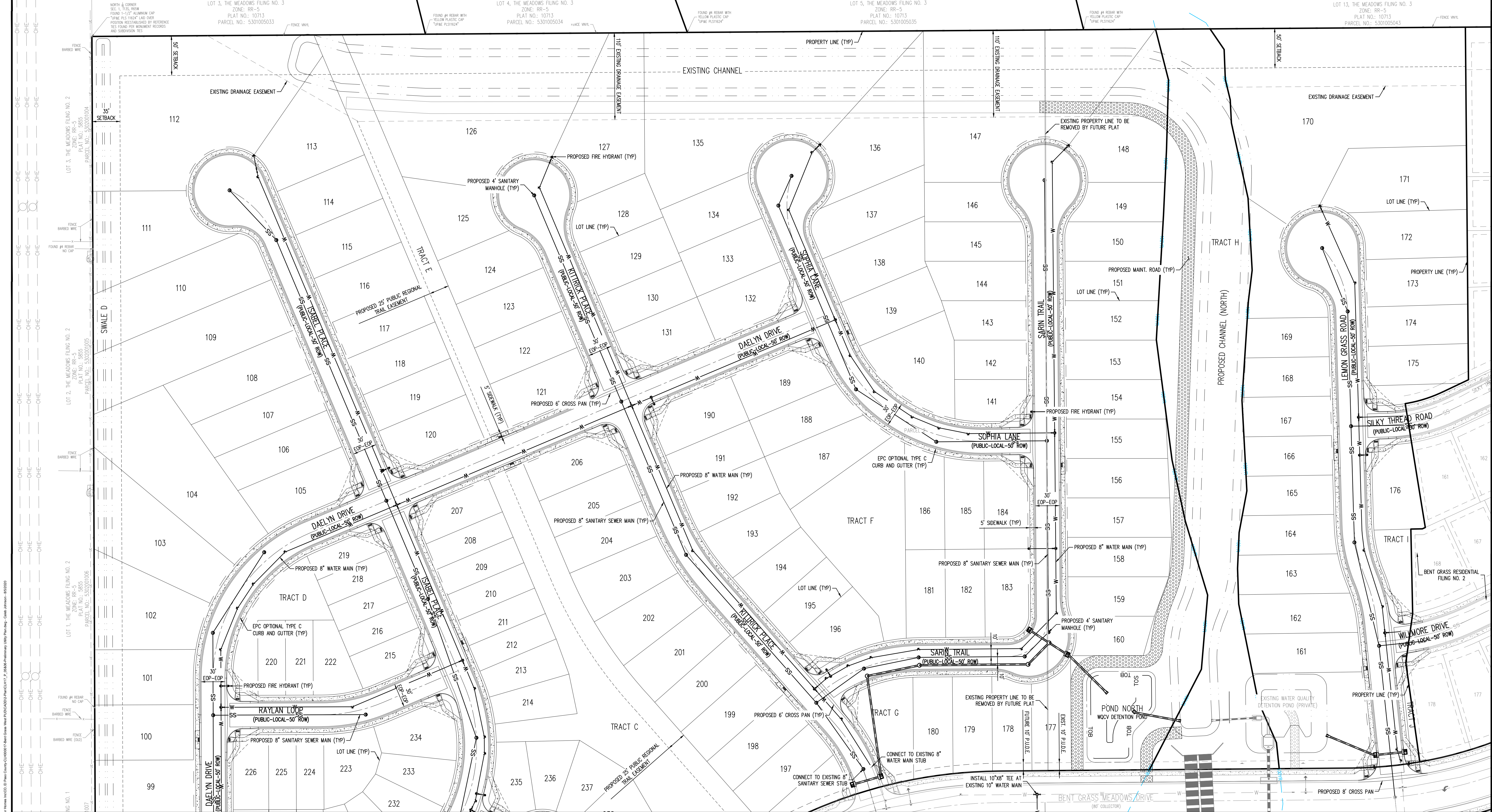


Know what's Below.
 Call before you dig.



LEGEND

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



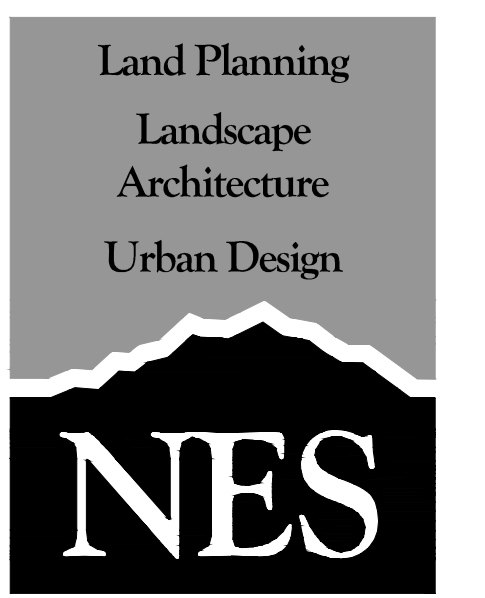
MATCHLINE SHEET C3.2

11/10/2020 10:58 AM H:\Projects\CLH000017\Falcons\MEADOWS AT BENT GRASS\Utility\CLH000017_PUD\Utility Plans\Utility Plans - Civil.dwg (R:\Users\cmw\OneDrive - GallowayUS.com\Documents\CLH000017)

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

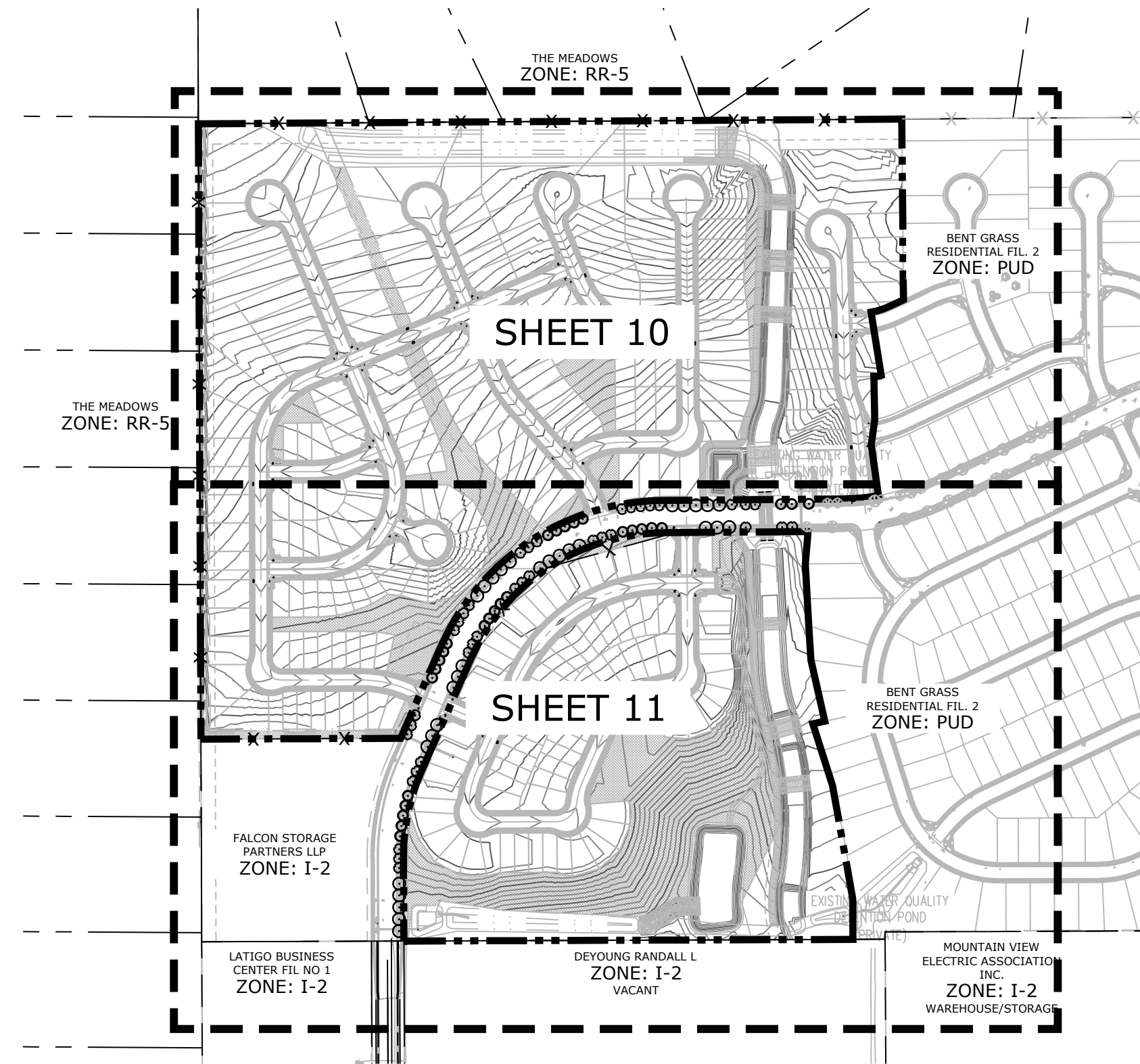
LANDSCAPE NOTES

- 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



Landscape Setbacks

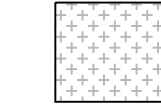
See El Paso County General Development Standards - Landscape Standards 6.2.2

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Foot 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



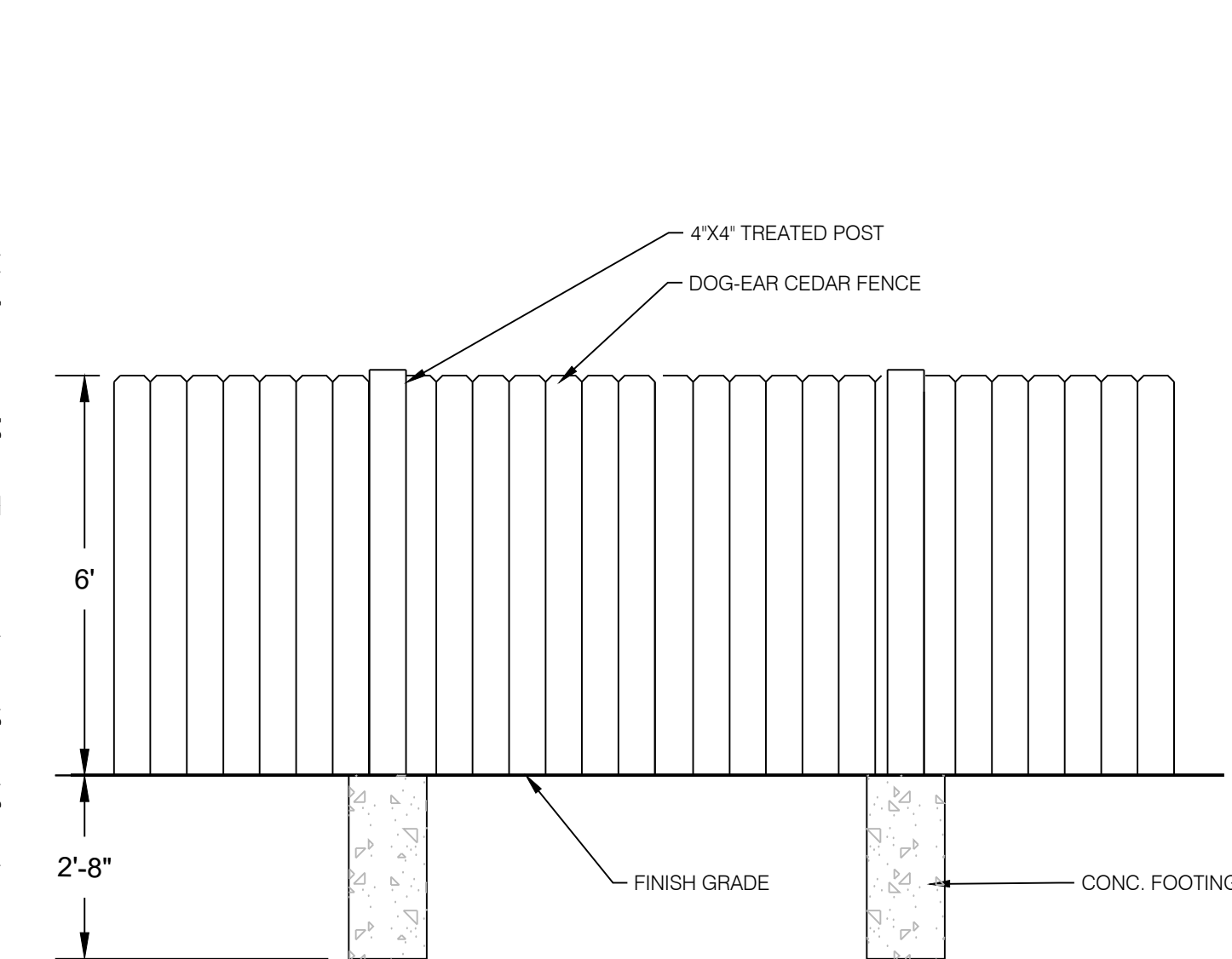
NATIVE SEED MIX
Arkansas Valley Seed
30% Ephraim Crested Wheatgrass (Agropyron cristatum)
25% Sheep Fescue (Festuca ovina)
20% Perennial Rye (Lolium perenne)
15% Chewings Fescue (Festuca rubra subsp. commutata)

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

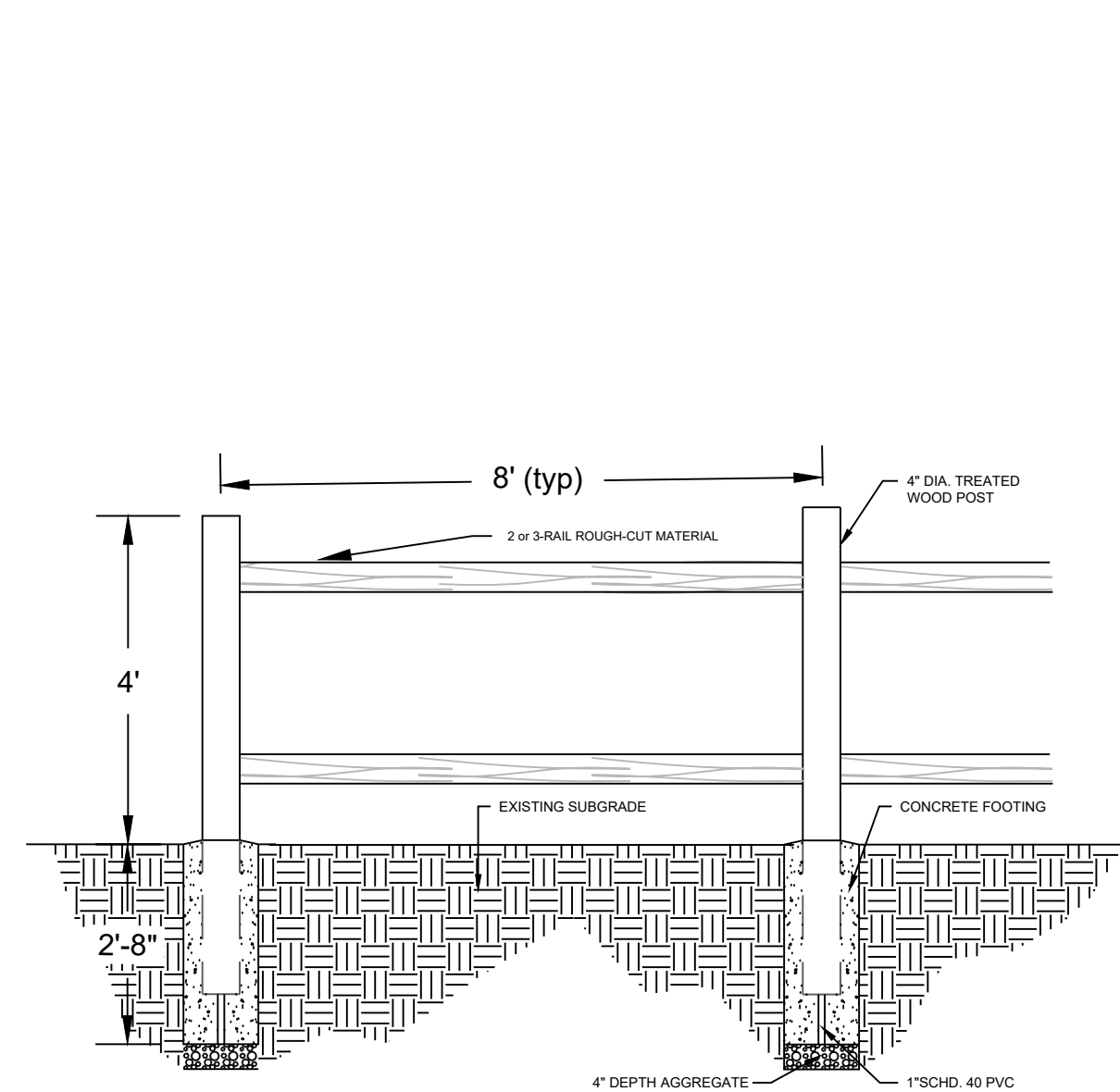
FALCON MEADOWS AT BENT GRASS

PUD PRELIMINARY PLAN

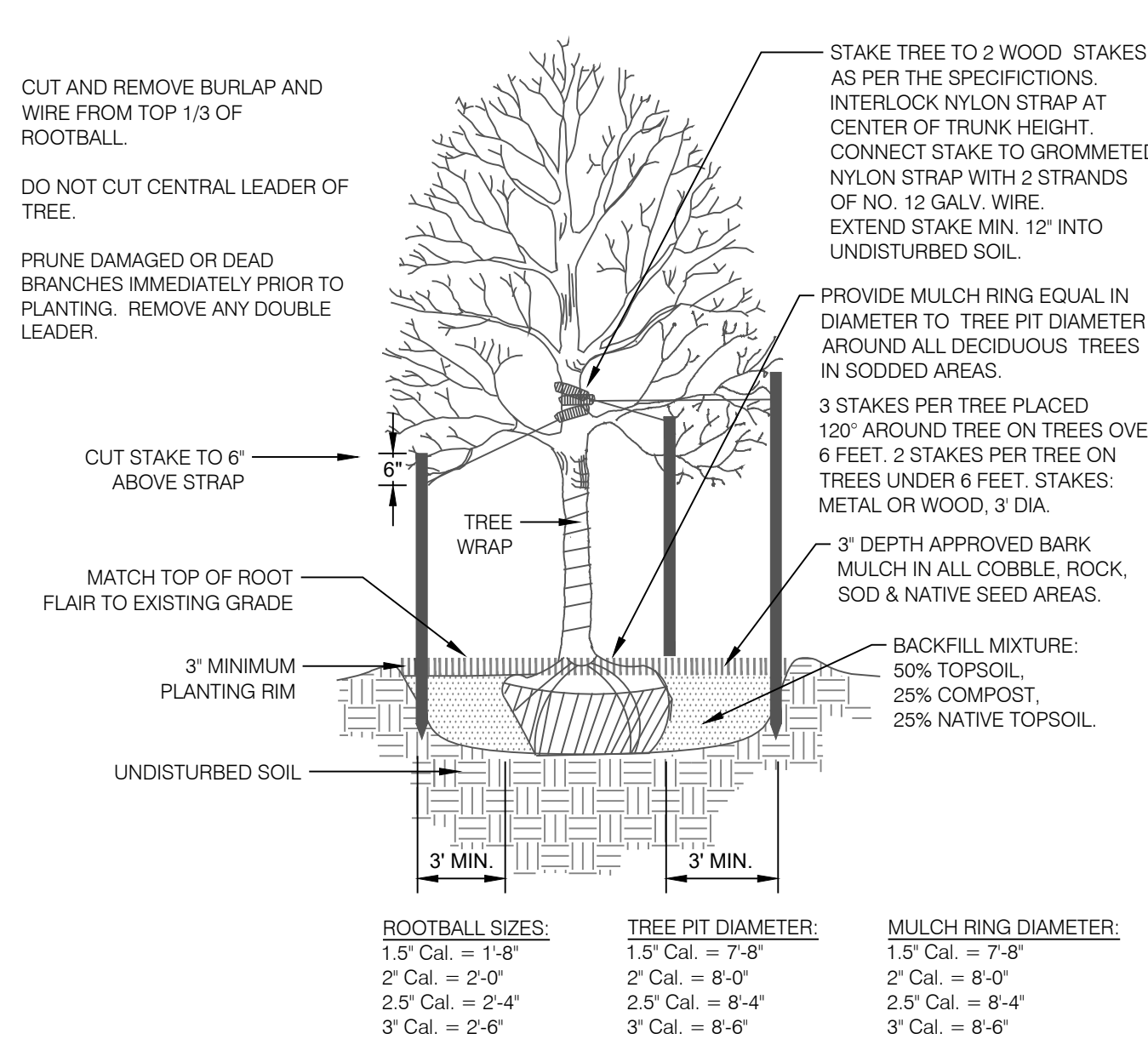
DATE: 8/6/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON



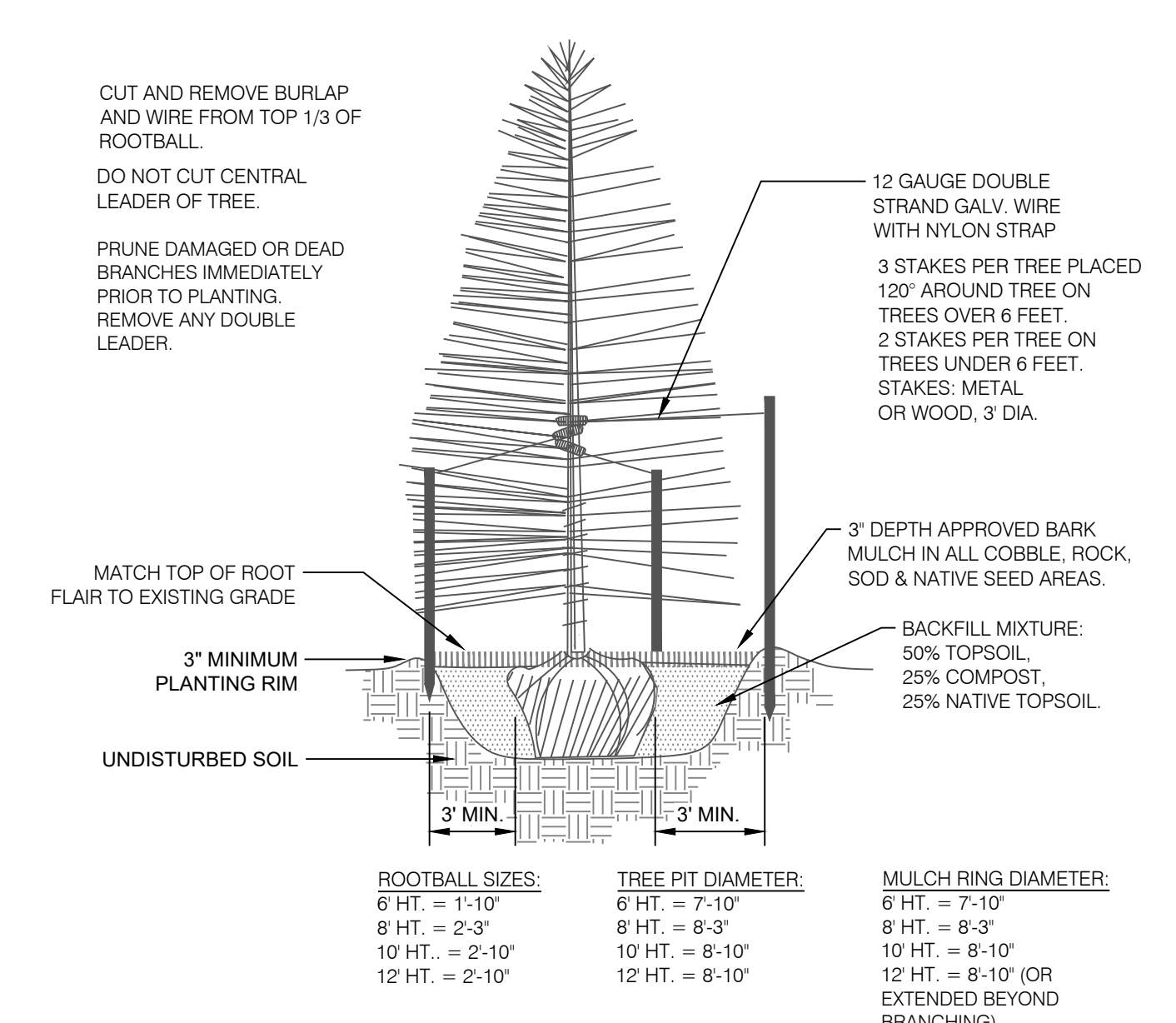
1 CEDAR FENCE DETAIL
N.T.S.



2 SPLIT RAIL FENCE DETAIL
N.T.S.



3 DECIDUOUS TREE PLANTING DETAIL
N.T.S.

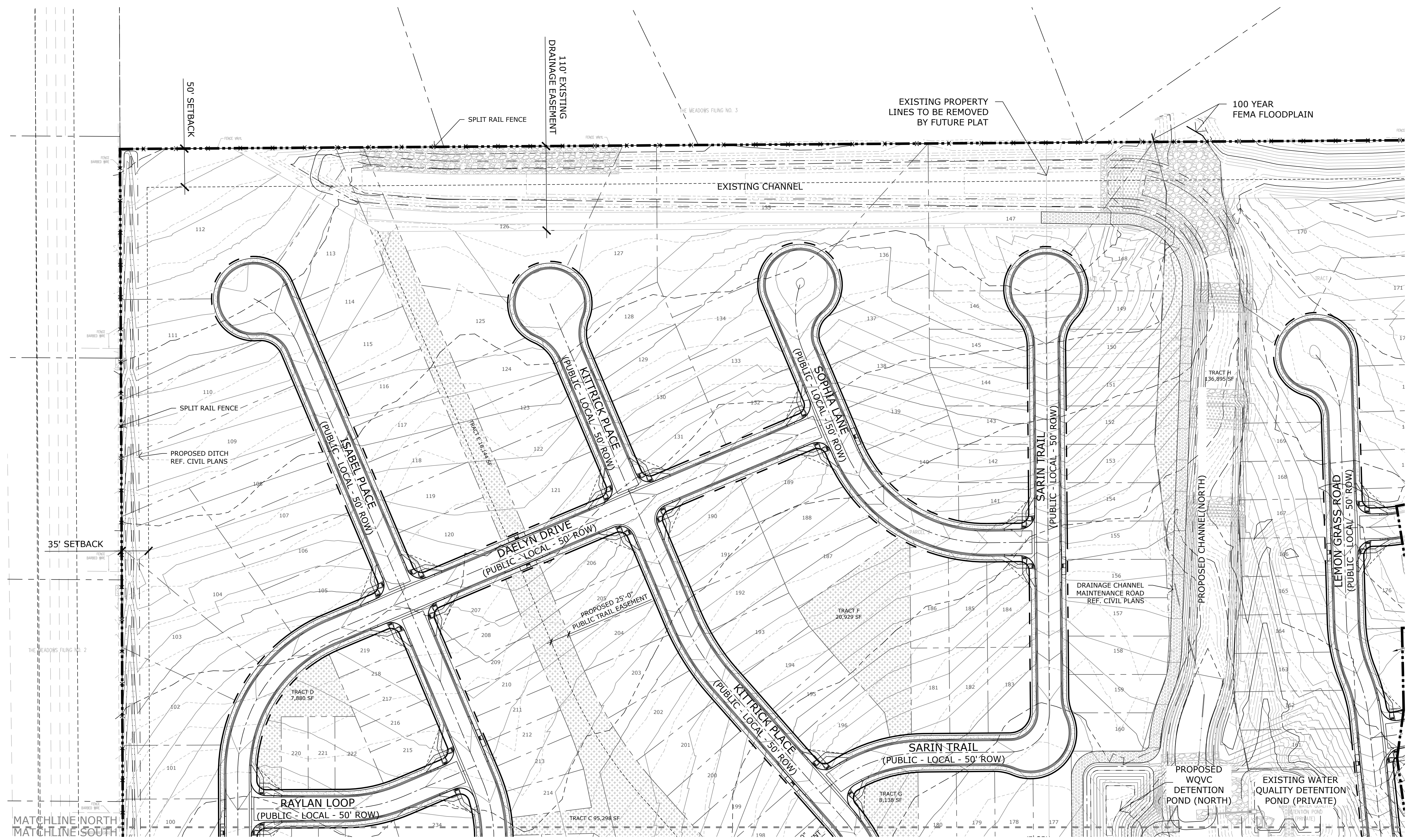


4 CONIFEROUS TREE PLANTING DETAIL
N.T.S.

DATE	BY	DESCRIPTION

PRELIMINARY LANDSCAPE DETAILS & NOTES

9 OF 11



FALCON MEADOWS AT BENT GRASS
PUD PRELIMINARY PLAN

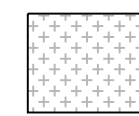
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PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

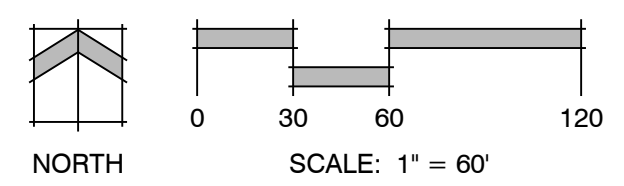
DATE	BY	DESCRIPTION

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% Parental Rye (*Lolium perenne*)
- 15% Chewings Fescue (*Festuca rubra* subsp. *commutata*)



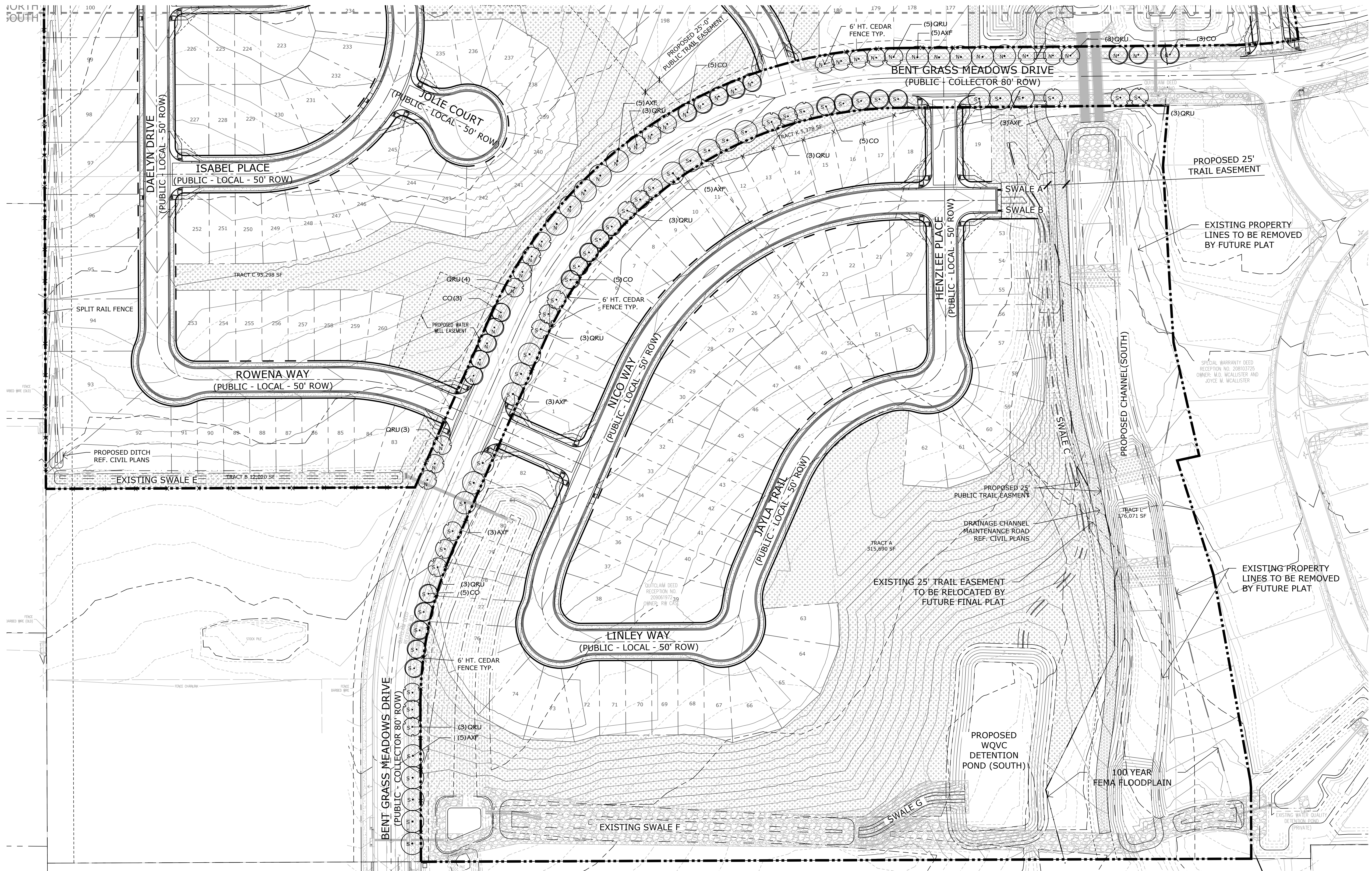
P:\Challenges\Bent Grass West Residential\Drawings\Planning\Pre-land\BentGrassWest_PUD.dwg (NORTH) 8/7/2020 10:47:02 AM bswenson

**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

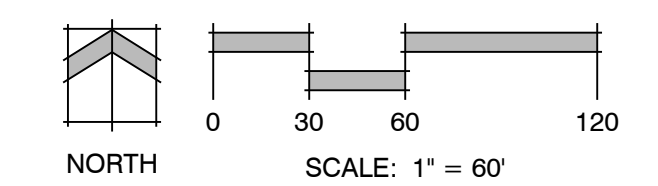


PLANT SCHEDULE

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

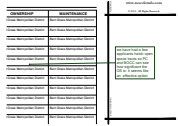
	NATIVE SEED MIX Arkansas Valley Seed 30% Ephraim Crested Wheatgrass (Agropyron cristatum) 25% Sheep Fescue (Festuca ovina) 20% Perennial Rye (Lolium perenne) 15% Chewings Fescue (Festuca rubra subsp. commutata)
	ROCK MULCH



P:\Challenges\Bent Grass West Residential\Drawings\Planning\Pre-land\BentGrassWest_PLP.dwg [SOUTH] 8/7/2020 10:47:24 AM bswenson

PUDSP V_1 planning redlines.pdf Markup Summary 9-29-2020

dsdparsons (56)



Subject: Callout
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 1:44:38 PM
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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



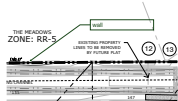
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finish this note ; you have left the template language in it.



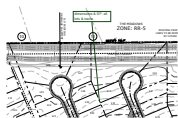
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metro district signature for tracts ownership and maintenance...or provide correspondence from District they agree to take ownership and maintenance responsibility



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wall



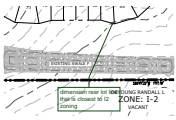
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dimensions & SF- all lots & tracts



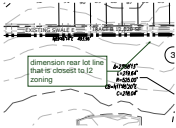
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do you mean this is going away completely or final location to be sited in field with final plat CDs



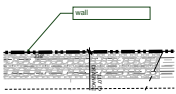
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dimension rear lot line that is closest to I2 zoning



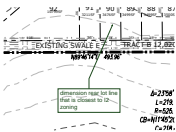
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dimension rear lot line that is closest to I2 zoning



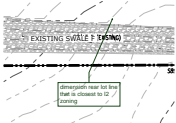
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wall



Subject: Callout
Page Label: [1] SitePlanSouth
Author: dsdparsons
Date: 9/24/2020 11:26:12 AM
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dimension rear lot line that is closest to I2 zoning



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Date: 9/24/2020 11:26:16 AM
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dimension rear lot line that is closest to I2 zoning



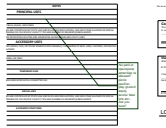
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The County can not enforce covenants nor can we use them to approve or deny an application



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Author: dsdparsons
Date: 9/24/2020 11:34:12 AM
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no gazebos, covered porches covered BBQ areas?
 NO sheds over 200sf or garages



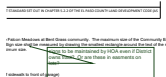
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No park or openspace amenities re allowed? picnic pavilion , play ground equip, tennis/ bball crts etc...
 Are you sure?



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depicted on sheets XXXX



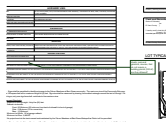
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signs to be maintained by HOA even if District owns tract? Or are these in easements on lots?



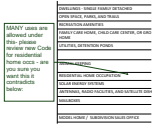
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is sidewalk in ROW? then you need to state what the setback is from property line....



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



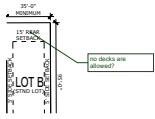
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MANY uses are allowed under this- please review new Code for residential home occs - are you sure you want this it contradicts below:



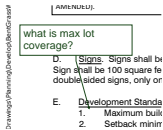
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label Property line if sidewalks in ROW



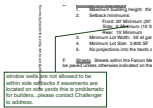
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no decks are allowed?



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Status:
Color: ■
Layer:
Space:

what is max lot coverage?



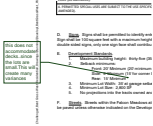
Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 11:46:36 AM
Status:
Color: ■
Layer:
Space:

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.



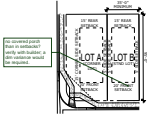
Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 11:46:47 AM
Status:
Color: ■
Layer:
Space:

Public streets are required to be built to County Road Standrds. If Private state who will own and maintan



Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 11:46:55 AM
Status:
Color: ■
Layer:
Space:

this does not accommodate decks..since the lots are small.This will create many variances

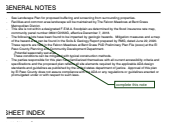


Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 11:48:03 AM
Status:
Color: ■
Layer:
Space:

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

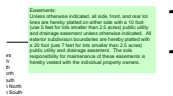


Subject: Arrow
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 11:48:18 AM
Status:
Color: ■
Layer:
Space:



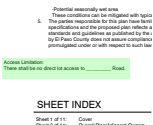
Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 11:49:09 AM
Status:
Color: ■
Layer:
Space:

complete this note



Subject: Easements
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 11:49:17 AM
Status:
Color: ■
Layer:
Space:

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.



Subject: Limited Access
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 11:49:29 AM
Status:
Color: ■
Layer:
Space:

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

promulgated under or with respect to 29



HEET INDEX

Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 11:50:03 AM
Status:
Color: ■
Layer:
Space:

BentGrass Meadows

SHEET #	DESCRIPTION
1	1.0000
2	2.0000
3	3.0000
4	4.0000
5	5.0000
6	6.0000
7	7.0000
8	8.0000
9	9.0000
10	10.0000
11	11.0000
12	12.0000
13	13.0000
14	14.0000
15	15.0000
16	16.0000
17	17.0000
18	18.0000
19	19.0000
20	20.0000
21	21.0000
22	22.0000
23	23.0000
24	24.0000
25	25.0000
26	26.0000
27	27.0000
28	28.0000
29	29.0000
30	30.0000
31	31.0000
32	32.0000
33	33.0000
34	34.0000
35	35.0000
36	36.0000
37	37.0000
38	38.0000
39	39.0000
40	40.0000
41	41.0000
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46	46.0000
47	47.0000
48	48.0000
49	49.0000
50	50.0000

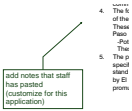
Subject: Floodplain
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 12:36:52 PM
Status:
Color: ■
Layer:
Space:

Floodplain:
 No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)
 This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date __ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)



Subject: Industrial
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 12:37:17 PM
Status:
Color: ■
Layer:
Space:

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)



Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 12:38:38 PM
Status:
Color: ■
Layer:
Space:

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



Subject: Soils & Geology
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 12:39:15 PM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

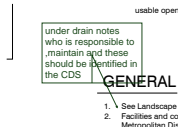
- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



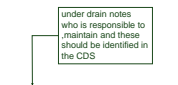
Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 12:42:51 PM
Status:
Color: ■
Layer:
Space:

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



Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 9/24/2020 12:47:20 PM
Status:
Color: ■
Layer:
Space:

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



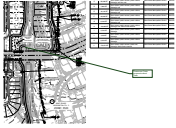
Subject: Callout
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 12:47:34 PM
Status:
Color: ■
Layer:
Space:

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



Subject: Callout
Page Label: [1] SitePlanNorth
Author: dsdparsons
Date: 9/24/2020 12:48:25 PM
Status:
Color: ■
Layer:
Space:

adj prop zoning and use

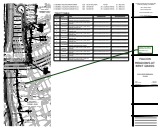


Subject: Callout
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 12:50:05 PM
Status:
Color: ■
Layer:
Space:

Please see Parks comments about Trails



Subject: Image
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 12:50:36 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 12:51:07 PM
Status:
Color: ■
Layer:
Space:

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



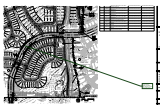
Subject: Callout
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 12:53:09 PM
Status:
Color: ■
Layer:
Space:

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...



Subject: Callout
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 12:54:59 PM
Status:
Color: ■
Layer:
Space:

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



Subject: Callout
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 12:56:20 PM
Status:
Color: ■
Layer:
Space:

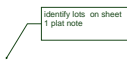
do you want to identify Woodmen Hills Well Site so you can create a tract ?



Subject: Image
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 2:06:50 PM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 2:10:14 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 2:11:34 PM
Status:
Color: ■
Layer:
Space:

identify lots on sheet 1 plat note



Subject: Image
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 2:18:06 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] OverallSitePlan
Author: dsdparsons
Date: 9/24/2020 2:19:16 PM
Status:
Color: ■
Layer:
Space:

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



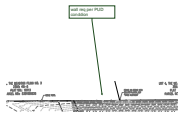
Subject: Callout
Page Label: [1] SitePlanNorth
Author: dsdparsons
Date: 9/24/2020 2:23:41 PM
Status:
Color: ■
Layer:
Space:

is that a trail?



Subject: Callout
Page Label: [1] SitePlanNorth
Author: dsdparsons
Date: 9/24/2020 2:24:13 PM
Status:
Color: ■
Layer:
Space:

who is installing trails-



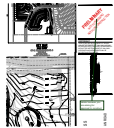
Subject: Callout
Page Label: [1] 5 PRELIMINARY GRADING PLAN
Author: dsdparsons
Date: 9/24/2020 2:25:02 PM
Status:
Color: ■
Layer:
Space:

wall req per PUD condion



Subject: Callout
Page Label: [1] 5 PRELIMINARY GRADING PLAN
Author: dsdparsons
Date: 9/24/2020 2:25:22 PM
Status:
Color: ■
Layer:
Space:

is that in the trail?



Subject: Callout
Page Label: [1] 5 PRELIMINARY GRADING PLAN
Author: dsdparsons
Date: 9/24/2020 2:26:06 PM
Status:
Color: ■
Layer:
Space:

delete because you are asking for approval to construct



Subject: Callout
Page Label: [1] 5 PRELIMINARY GRADING PLAN
Author: dsdparsons
Date: 9/24/2020 2:27:03 PM
Status:
Color: ■
Layer:
Space:

planning added screen shot noted from GEO report to separate GEC plan