

GENERAL PROVISIONS:

- A. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code... B. Applicability. The provisions of this PUD shall run with the land... C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board... D. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of Falcon Meadows at Bent Grass...

DEVELOPMENT GUIDELINES:

Table with 4 columns: USES, PRINCIPAL USES, NOTES, and SPECIAL USES. Rows include: DWELLINGS - SINGLE FAMILY DETACHED, RECREATION AMENITIES, FAMILY CARE HOME, CHILDCARE CENTER, etc.

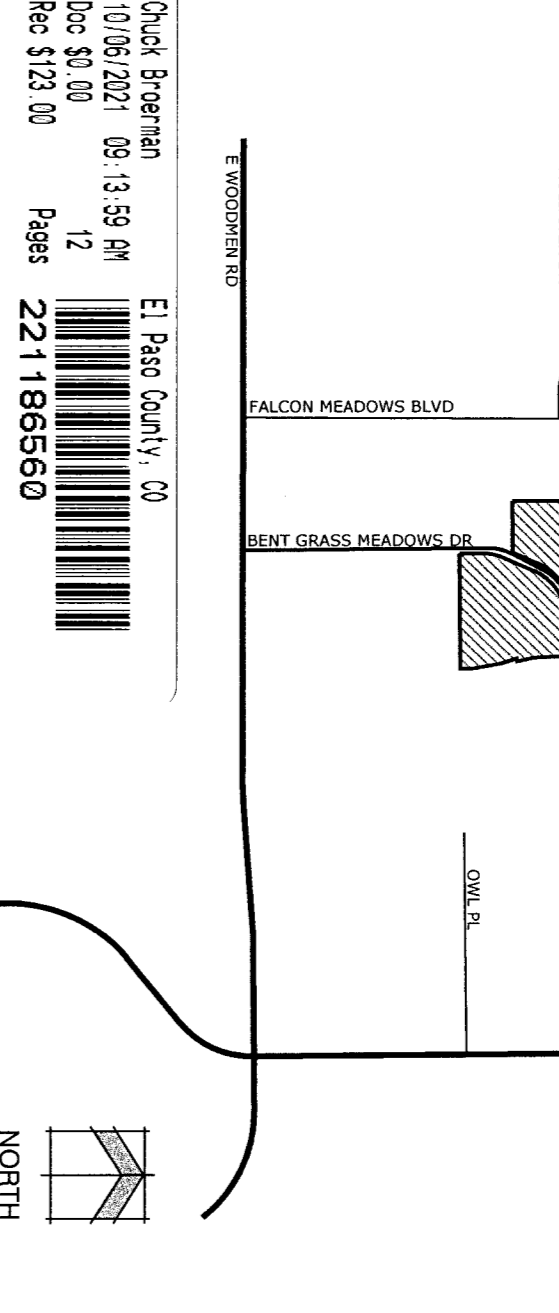
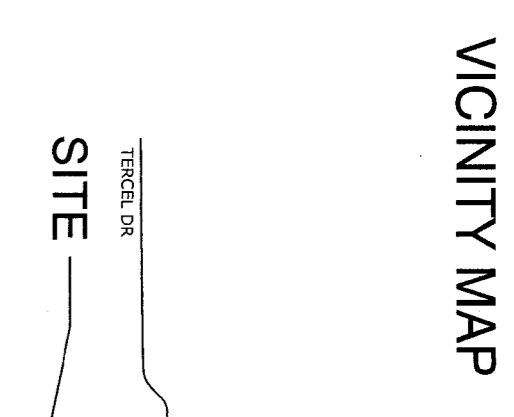
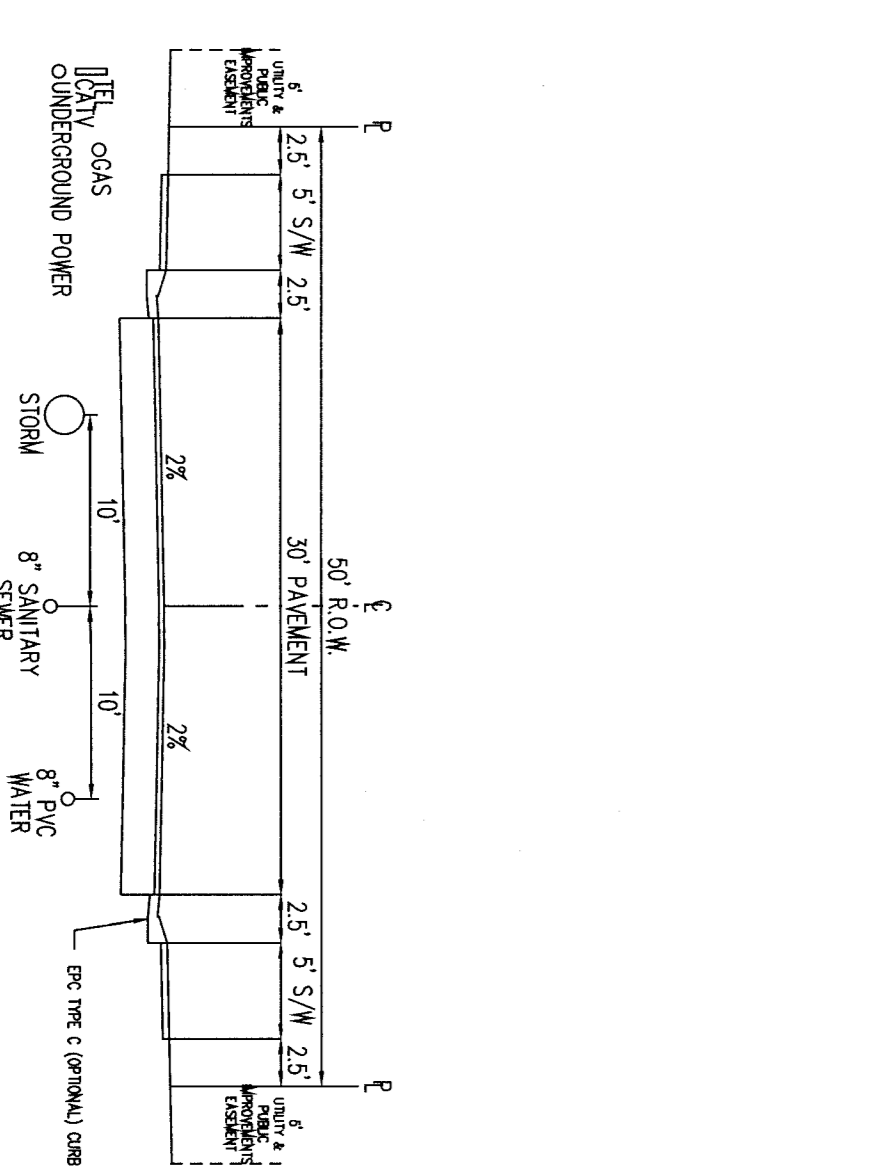
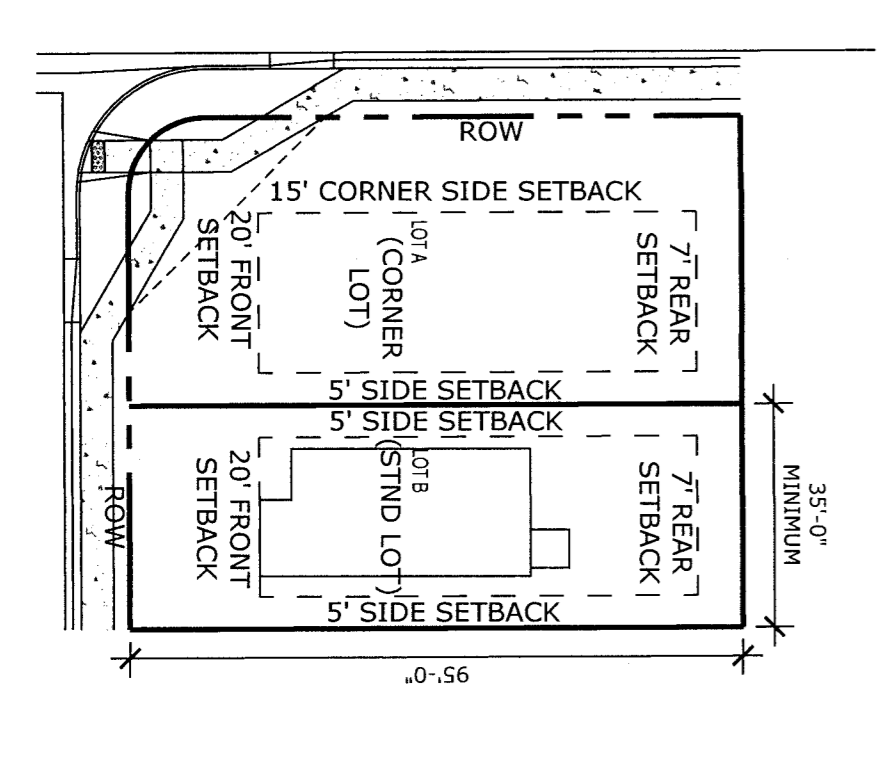
FALCON MEADOWS AT BENT GRASS
A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, T.13S., R.65W., OF THE 6TH P.M.,
COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO
PUD PRELIMINARY PLAN

LEGAL DESCRIPTION

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:
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN AND BE CONSIDERED TO BEAR NORTH 34°29'00" EAST...

County Certification
This PUD Preliminary Plan has been reviewed and found to be complete and in accordance with the applicable provisions of the El Paso County Code (as amended).
Signature: Janet Wanda Wey
Date: 10/05/21

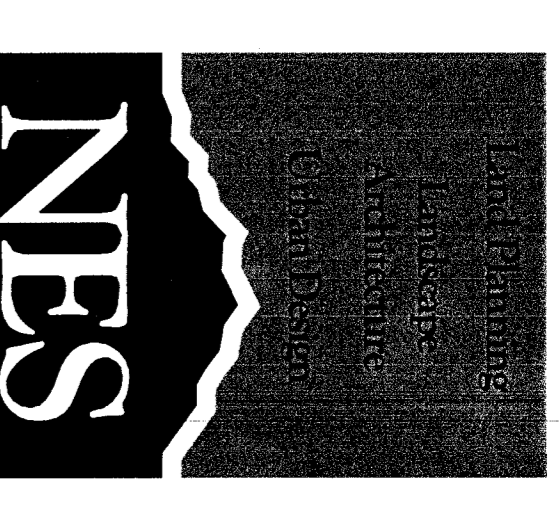
Ownership Certification
Challenger/Committee LLC
Developer/Owner: Julie Kay Edmunds
Licensor: Julie Kay Edmunds
Date: 10/05/21



Site Data Table: OWNER (Bent Land LLC), APPLICANT (NES, Inc.), TAX ID NUMBER (5301000019), AREA (67.012 acres), PROPOSED LAND USE (PUD), etc.

- GENERAL NOTES
1. Facilities and common area landscape will be maintained by the Bent Grass Metropolitan District.
2. The following lots have been found to be impacted by geologic hazards...
3. The applicant shall be responsible for ensuring that the proposed plan meets all applicable ADA design standards and guidelines...

SHEET INDEX
Sheet 1 of 12: COVER
Sheet 2 of 12: Overall Plan/Adjacent Owners
Sheet 3 of 12: Tread Plan
Sheet 4 of 12: Site Development Plan South



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

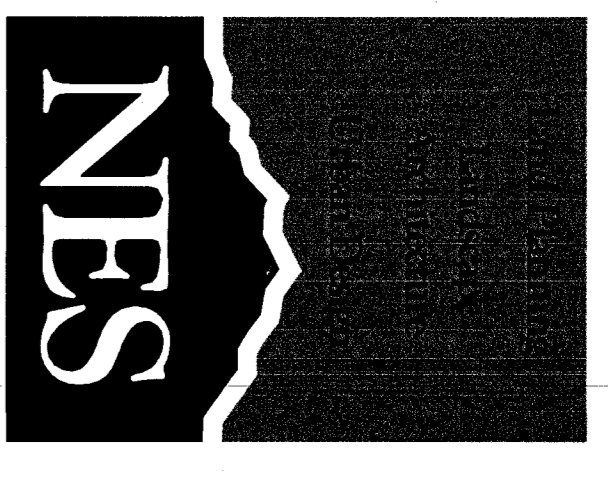
PROJECT INFO: DATE: 9/15/2020, PROJECT NAME: PUD PRELIMINARY PLAN, REVISIONS: DATE, BY, DESCRIPTION

PLAN FILE # SHEET NUMBER SHEET TITLE
PUDSP-20-005 1 OF 12 COVER



**ADJACENT OWNERS**

#	TSN	Name	Number	Street	Site	City	State	Zip
1	530000016	RANDALL DEVOUNG	10925	E HWY 24	PEYTON	CO	80831	
2	530000205	FALCON STORAGE PARTNERS	4615	NORTH PARK DR	COLORADO SPRINGS	CO	80913	3857
3	530000018	FALCON STORAGE PARTNERS	4615	NORTH PARK DR	COLORADO SPRINGS	CO	80913	3857
4	530000109	STERLING TRUST	7880	FALCON MEADOW BLVD	PEYTON	CO	80831	7023
5	530000108	HARRER, JEREMY, & NICOLE LUH	7880	FALCON MEADOW BLVD	PEYTON	CO	80831	7044
6	530000107	CASBY & STEPHANIE JACKSON	8025	FALCON MEADOW BLVD	PEYTON	CO	80831	7017
7	530000105	WILLIAM & SALLY MILLER	8115	FALCON MEADOW BLVD	PEYTON	CO	80831	7008
8	530000104	GAIL MOROSTROM	8155	FALCON MEADOW BLVD	PEYTON	CO	80831	7008
9	530000503	MICHAEL & JANET FRIEND	8225	FALCON MEADOW BLVD	PEYTON	CO	80831	6958
10	530000504	RANDALL & JONDA HULSEY	8225	TOWNER AVE	PEYTON	CO	80831	6958
11	530000505	GLENDA SOUTHARD	8285	TOWNER AVE	PEYTON	CO	80831	6958
12	530000502	JOSEPH & CAMI DERRIS	4950	BUCKAROO DR	COLORADO SPRINGS	CO	80913	5256
13	530000504	WILLIAM & MARIAN BARBISH	8530	VELVET ANTLER WAY	PEYTON	CO	80831	6972
14	530000504	WILLIAM & MARIAN BARBISH	8530	VELVET ANTLER WAY	PEYTON	CO	80831	6972
15	530000021	CHALLENGER COMMUNITIES LLC	8805	EXPLORER DR	COLORADO SPRINGS	CO	80920	1013
16	530000007	CHALLENGER COMMUNITIES LLC	8805	EXPLORER DR	COLORADO SPRINGS	CO	80920	1013



**FALCON MEADOWS AT BENT GRASS**

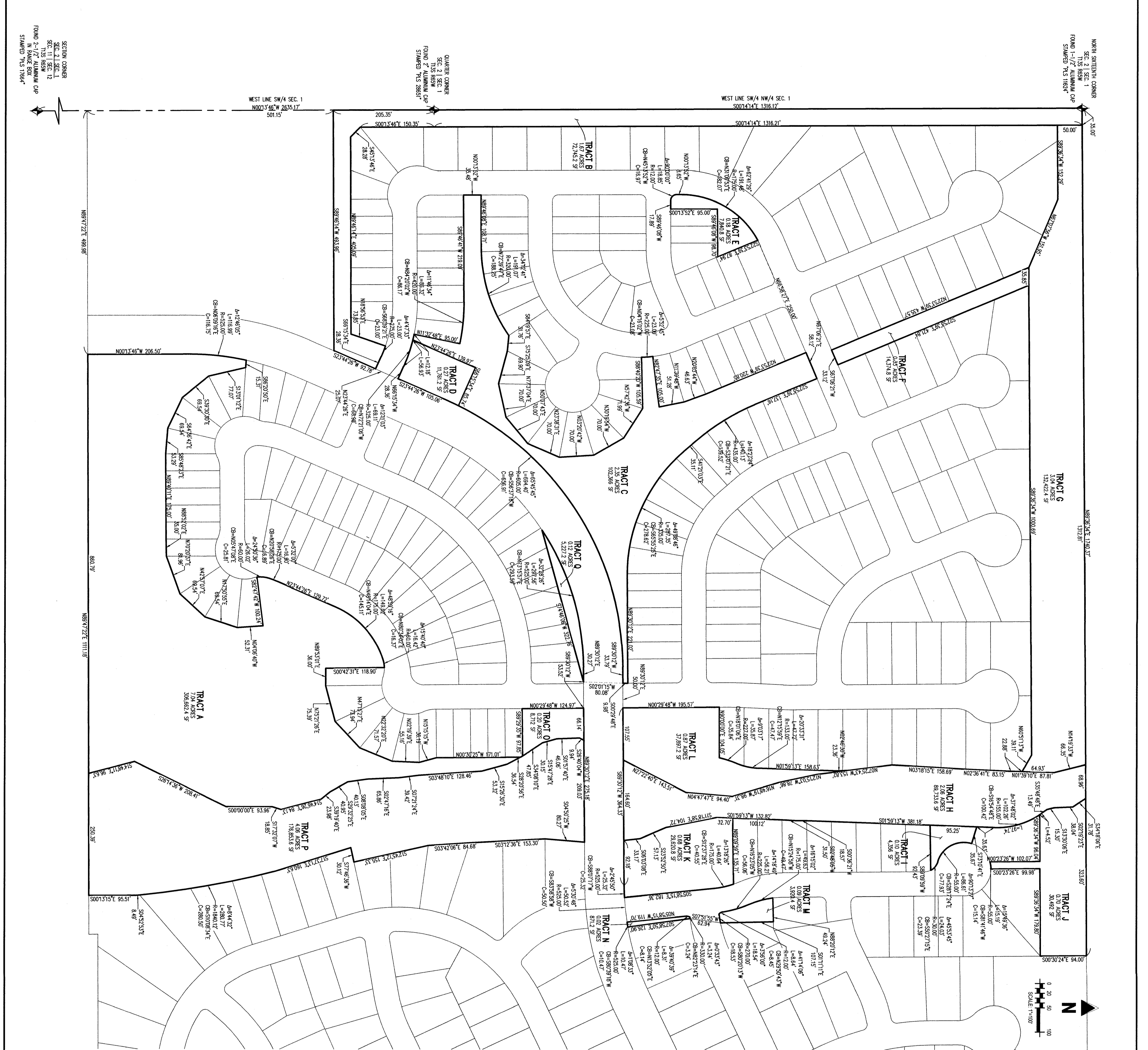
PUD PRELIMINARY PLAN

DATE: 8/4/2020  
 PREPARED BY: E. SWENSON

DATE	BY	DESCRIPTION
12/22/2020	JBS	PER COUNTY COMMENTS
01/29/2021	JBS	PER COUNTY COMMENTS
03/12/2021	JBS	PER COUNTY COMMENTS
04/20/2021	JBS	PER COUNTY COMMENTS
06/22/2021	JBS	PER COUNTY COMMENTS

**OVERALL SITE PLAN/ ADJACENT PROPERTY OWNERS**

221186560  
 10-6-2021



**TRACT TABLE**

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	306,682.4 SF	Open space, public access, public utilities, drainage, trail, park.	Bent Grass Metropolitan District	Bent Grass Metropolitan District
B	72,745.2 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
C	102,366 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
D	11,781.2 SF	Well Site, associated district water/waste water improvements	Bent Grass Metropolitan District	Bent Grass Metropolitan District
E	7,840.4 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
F	14,374.8 SF	Open space, public access, public utilities, drainage, drainage channel access road	Bent Grass Metropolitan District	Bent Grass Metropolitan District
G	132,422.4 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
H	69,739.6 SF	Open space, public access, public utilities, Falcon W. Tiro Channel	Bent Grass Metropolitan District (To Transfer to El Paso County)	Bent Grass Metropolitan District (To Transfer to El Paso County)
I	4,366 SF	Open space, public access, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
J	30,482 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
K	29,620.8 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
L	37,897.2 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
M	3,820.4 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
N	871.2 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
O	8,712 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
P	176,853.6 SF	Open space, public access, public utilities, drainage, Falcon W. Tiro Channel	Bent Grass Metropolitan District (To Transfer to El Paso County)	Bent Grass Metropolitan District (To Transfer to El Paso County)
Q	5,227.2 SF	Open space, public access, public utilities, drainage, sight visibility	Bent Grass Metropolitan District	Bent Grass Metropolitan District

221186560  
16-6-2021

**CHALLENGER HOMES**

**PUD PRELIMINARY PLAN  
FALCON MEADOWS AT BENT GRASS  
FOR  
CHALLENGER COMMUNITIES, LLC**

BENT GRASS MEADOWS DRIVE & MERDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

**Galloway**  
11581 Kely Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220  
GallowayUS.com

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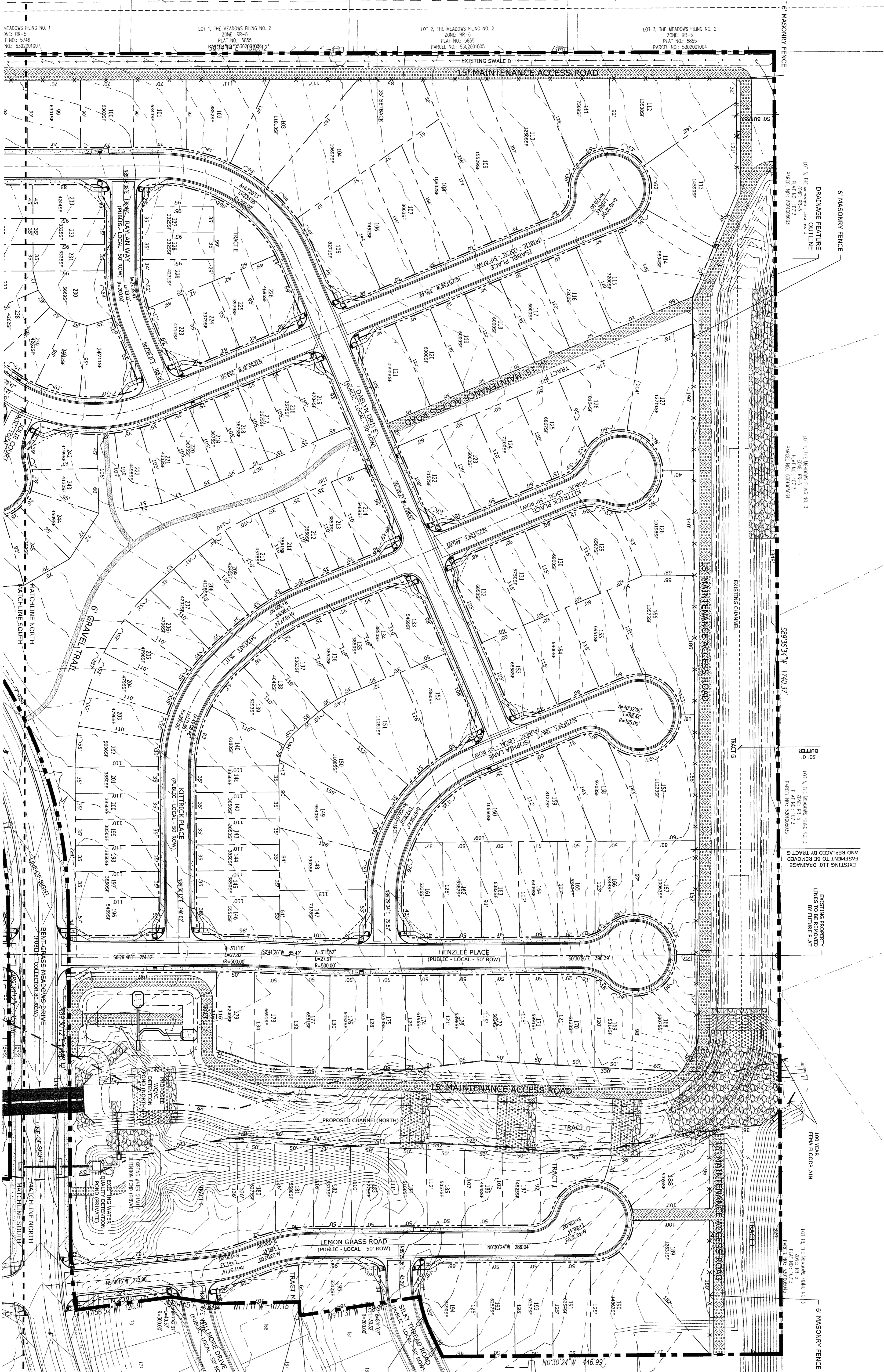
#	Date	Issue / Description	INT.

Project No.	CH10000171
Drawn By	CMW/J
Checked By	RJD
Date	03/11/21

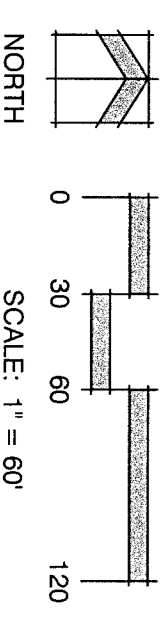
**TRACT PLAN**

**C2.0**

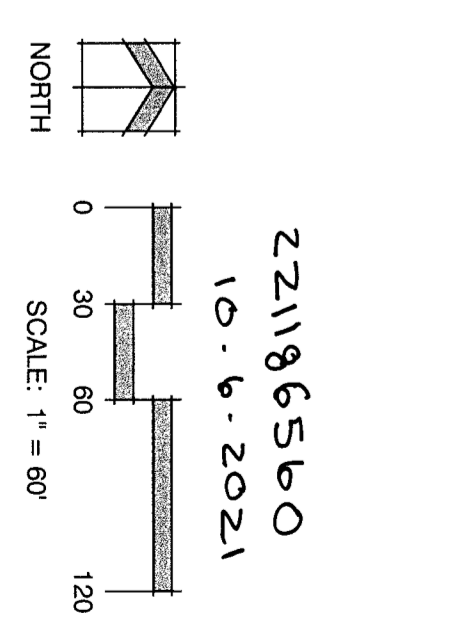
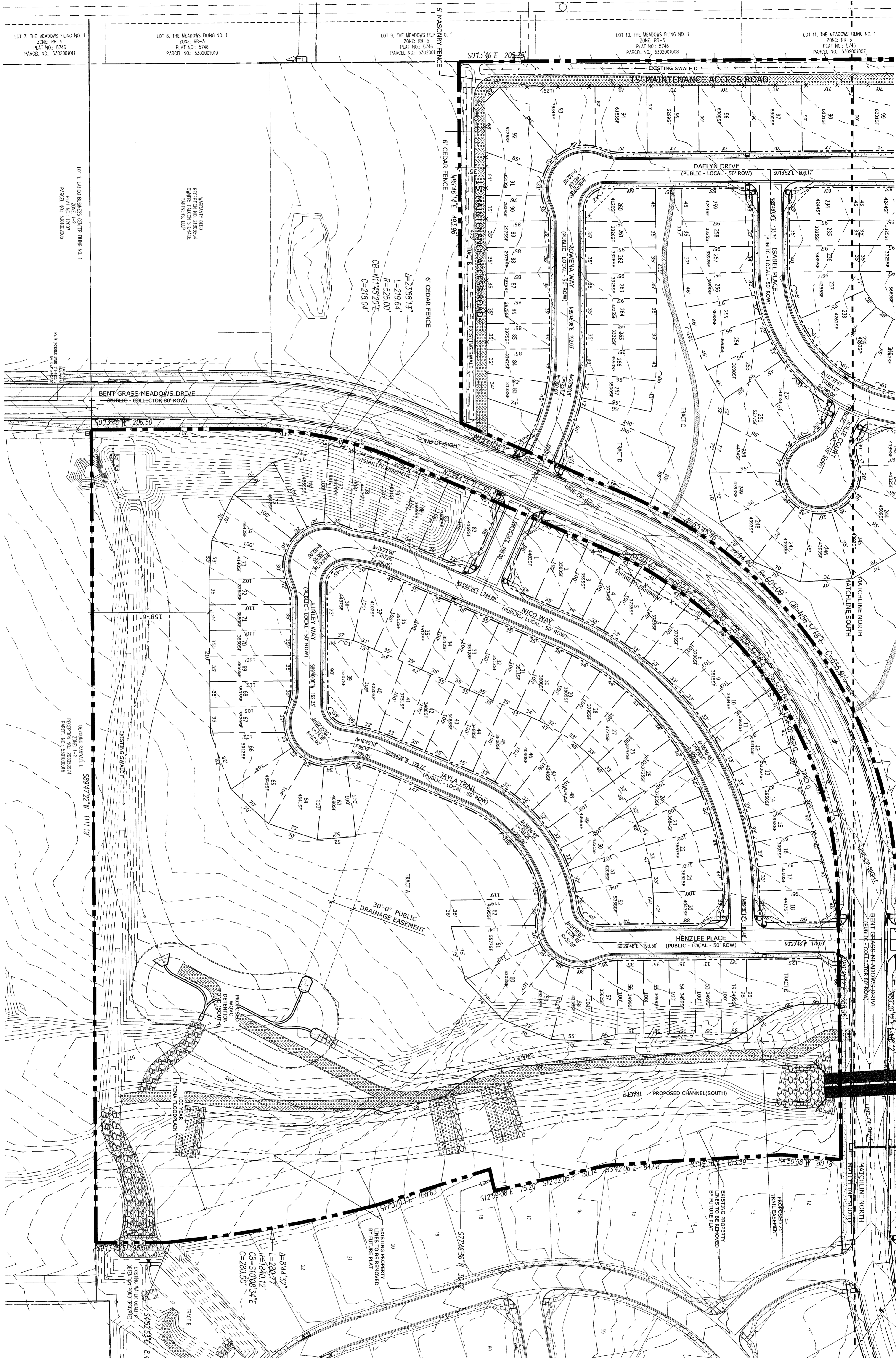
Sheet 3 of 12



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10-6-2021

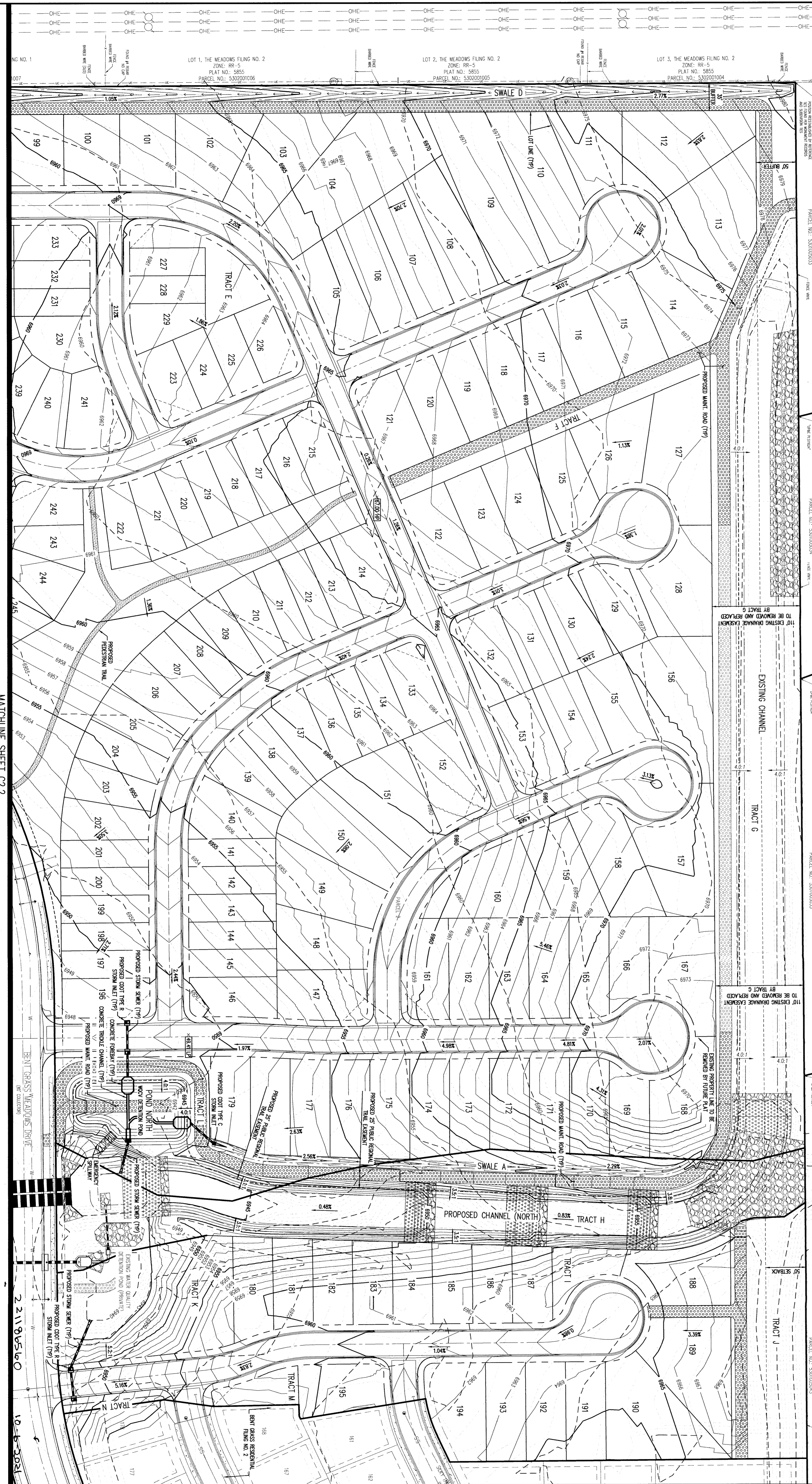


PLAN FILE #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE INFO	SEAL	PROJECT INFO	IN ASSOCIATION WITH	PLANNER / LANDSCAPE ARCHITECT
PUDSP-20-005	4 OF 12	SITE PLAN NORTH	DATE: 12/22/2020 BY: JBS PER COUNTY: JBS PER COUNTY: JBS PER COUNTY: JBS PER COUNTY: JBS COMMENTS: 03/12/2021 JBS COMMENTS: 04/20/2021 JBS COMMENTS: 06/22/2021 JBS	DATE: 8/4/2020 PROJECT NAME: E. GRANADA PREPARED BY: BSAWSON	DATE: 8/4/2020 PROJECT NAME: E. GRANADA PREPARED BY: BSAWSON	PROJECT NAME: PUD PRELIMINARY PLAN	N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel 719-471-0073 Fax 719-471-0267 www.nescolorado.com © 2012. All Rights Reserved.	



Z21186560  
10.6.2021

PLAN FILE #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE INFO	SEAL	PROJECT INFO	IN ASSOCIATION WITH	PLANNER / LANDSCAPE ARCHITECT																		
	5 OF 12	SITE PLAN SOUTH	<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>12/21/2020</td> <td>JBS</td> <td>PER COUNTY COMMENTS</td> </tr> <tr> <td>01/29/2021</td> <td>JBS</td> <td>PER COUNTY COMMENTS</td> </tr> <tr> <td>03/12/2021</td> <td>JBS</td> <td>PER COUNTY COMMENTS</td> </tr> <tr> <td>04/20/2021</td> <td>JBS</td> <td>PER COUNTY COMMENTS</td> </tr> <tr> <td>06/22/2021</td> <td>JBS</td> <td>PER COUNTY COMMENTS</td> </tr> </tbody> </table>	DATE	BY	DESCRIPTION	12/21/2020	JBS	PER COUNTY COMMENTS	01/29/2021	JBS	PER COUNTY COMMENTS	03/12/2021	JBS	PER COUNTY COMMENTS	04/20/2021	JBS	PER COUNTY COMMENTS	06/22/2021	JBS	PER COUNTY COMMENTS			PROJECT NAME: <b>FALCON MEADOWS AT BENT GRASS</b> PUD PRELIMINARY PLAN		N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel: 719.471.0073 Fax: 719.471.0267 www.nescolordoc.com © 2012 All Rights Reserved.
DATE	BY	DESCRIPTION																								
12/21/2020	JBS	PER COUNTY COMMENTS																								
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04/20/2021	JBS	PER COUNTY COMMENTS																								
06/22/2021	JBS	PER COUNTY COMMENTS																								



**NOTE**  
1. ADD 500 TO ALL SPOT ELEVATIONS

**BASIS OF BEARINGS**  
ALL BEARINGS ARE TO THE CENTER OF THE CORNER STATE GRANITE SYSTEM CONTROL CORNER OF SECTION 1, T12S, R29W AND THE EAST QUARTER CORNER OF SECTION 1, T12S, R29W IS NOT 0+46.74' AND MONUMENTED AS SHOWN.

**BENCHMARK**  
ELEVATION OF BENCHMARK IS 6911.67'

**CAUTION - NOTICE TO CONTRACTOR**  
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON PLANS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES, INCLUDING WATER, GAS, AND ELECTRICITY, 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 UTILITIES. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

**LEGEND**

---	EXISTING PROPERTY LINE
- - -	PROPOSED PROPERTY LINE TO BE REMOVED
----	PROPOSED PROPERTY LINE
----	PROPOSED RIGHT OF WAY LINE
----	EXISTING LOT LINE
----	PROPOSED LOT LINE
----	EXISTING 10'-FEET FLOODPLAIN
----	PROPOSED SWALE W/ FLOW DIRECTION
----	EXISTING SWALE W/ FLOW DIRECTION
----	PROPOSED DRAINAGE FEATURE OUTLINE
----	EXISTING DRAINAGE FEATURE OUTLINE
----	EXISTING EASEMENT
----	PROPOSED EASEMENT
----	EXISTING SEWER/SANITARY BATTERY
----	EXISTING MAJOR CONTOUR
----	EXISTING MINOR CONTOUR
----	PROPOSED MAJOR CONTOUR
----	PROPOSED MINOR CONTOUR

EXISTING STORM DRAIN PIPE  
PROPOSED STORM DRAIN PIPE  
PROPOSED CONCRETE PAVING  
PROPOSED COOT CLASS 6 GRANUL  
PROPOSED PER PAV  
PROPOSED GRANITE BOLLERS  
EXISTING CONCRETE PAVING  
EXISTING ASP PAV  
EXISTING GRANITE BOLLERS  
PROPOSED LOT #

EXISTING LOT # (BENT GRASS PLUMBING NO. 2)  
PROPOSED ADJ RAMP  
SPOT ELEVATION - HIGH POINT  
SPOT ELEVATION - LOW POINT  
SPOT ELEVATION - FINISH GRADE  
EXISTING SLOPE (PERCENT)  
PROPOSED SLOPE (PERCENT)  
EXISTING SLOPE (PERCENT)  
PROPOSED SLOPE (PERCENT)

**KEY MAP**  
SCALE: 1"=500'  
LOT 11, THE MEADOWS FILING NO. 3  
PARCEL NO.: 530200043

**THIS SHEET**  
BENT GRASS MEADOWS DRIVE

Project No.	CLM000017
Drawn By	CMW/JD
Checked By	RGD
Date	02/09/2024

**PRELIMINARY GRADING PLAN**

#	Date	Issue / Description	Init.

**PUD PRELIMINARY PLAN  
FALCON MEADOWS AT BENT GRASS  
FOR  
CHALLENGER COMMUNITIES, LLC**

**BENT GRASS MEADOWS DRIVE & MERDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY**

**CHALLENGER  
HOMES**

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Cedar Rapids, IA 52402  
719.800.7220  
GallowayUSA.com

**PRELIMINARY  
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NOT FOR CONSTRUCTION**

**C2.1**  
Sheet 6 of 12

**NOTE**

1. ADD 890.0 TO ALL SPOT ELEVATIONS

**BASIS OF BEARINGS**

ALL BEARINGS ARE BASED ON THE COORDINATE SYSTEM CONTROL CORNER OF SECTION 1, T13S, R98W AND THE WEST QUARTER CORNER SECTION 1, T13S, R98W IS NORTH 94°49'W AND DIMENSIONED AS SHOWN.

**BENCHMARK**

CONTROLLING POINT 1709 (BENT GRASS MEADOWS) IS CONTROLLED BY A TYPICAL PLASTIC SURVEYOR'S CAP ON A NO. 4 BENCH (S4 78°54' E) STATION - 694.67.

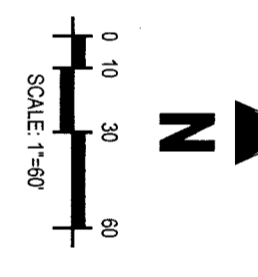
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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



Call before you dig  
811

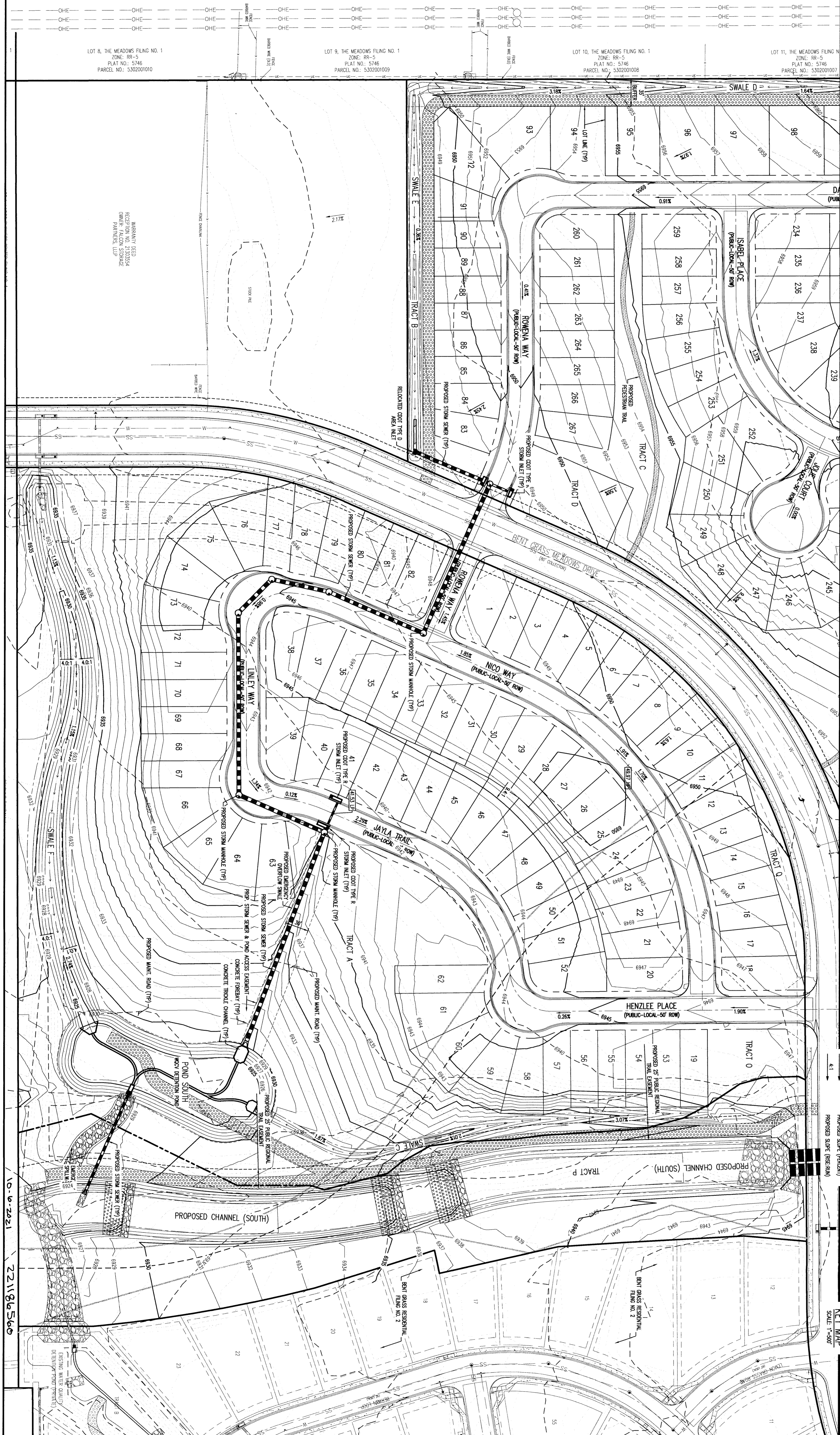
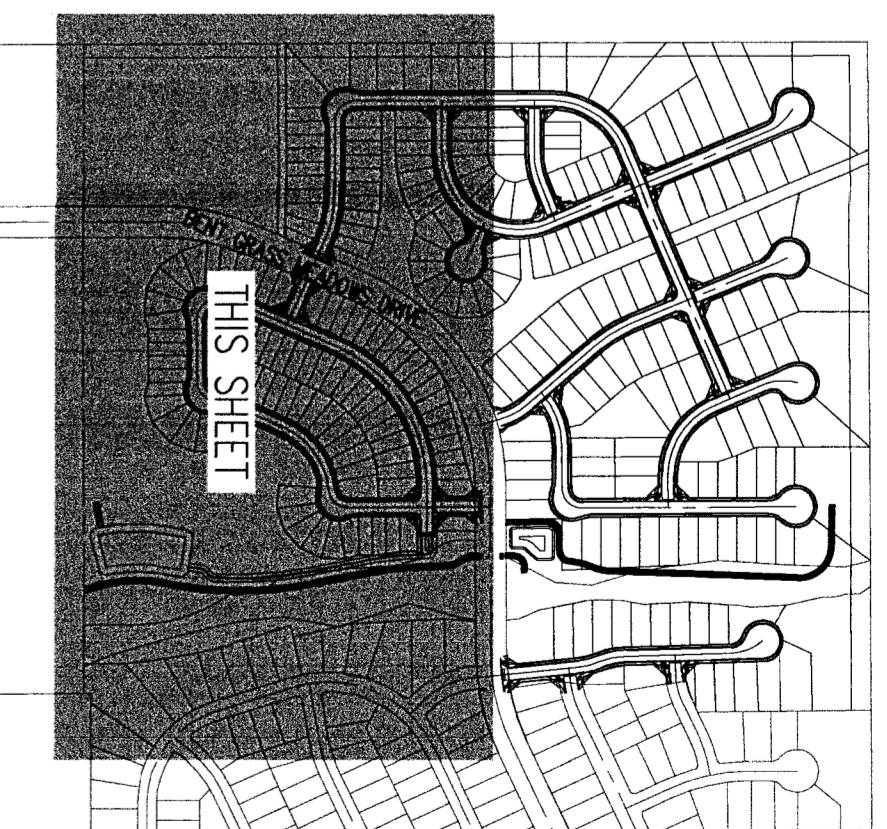


**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING PROPERTY LINE TO BE REMOVED
---	PROPOSED PROPERTY LINE
---	PROPOSED RIGHT OF WAY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EXISTING 10'-YEAR FLOODPLAIN
---	EXISTING SWALE W/ FLOW DIRECTION
---	EXISTING SWALE W/ FLOW DIRECTION
---	PROPOSED DRAINAGE FEATURE OUTLINE
---	EXISTING DRAINAGE FEATURE OUTLINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EXISTING SUBSTATION BUFFER
---	EXISTING MAJOR CONDUIT
---	EXISTING MAJOR CONDUIT
---	PROPOSED MAJOR CONDUIT
---	PROPOSED MAJOR CONDUIT
---	EXISTING STORM DRAIN PIPE
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED CONCRETE PAVING
---	PROPOSED CURB CLASS 8 GRAVEL
---	PROPOSED ASPHALT
---	PROPOSED GRANITE BOLLARDS
---	EXISTING CONCRETE PAVING
---	EXISTING CURB CLASS 8 GRAVEL
---	EXISTING ASPHALT
---	EXISTING GRANITE BOLLARDS
---	EXISTING LOT 1
---	EXISTING LOT 7 (BENT GRASS TRACT NO. 2)
---	PROPOSED ADA RAMP
---	SPOT ELEVATION - HIGH POINT
---	SPOT ELEVATION - LOW POINT
---	SPOT ELEVATION - FINISH GRADE
---	EXISTING SLOPE (PERCENT)
---	EXISTING SLOPE (PERCENT)
---	PROPOSED SLOPE (PERCENT)
---	PROPOSED SLOPE (PERCENT)

**KEY MAP**

SCALE 1"=500'



LOT 8, THE MEADOWS FILING NO. 1 ZONE: RR-5 PLAT NO.: 5746 PARCEL NO.: 5302001010

LOT 9, THE MEADOWS FILING NO. 1 ZONE: RR-5 PLAT NO.: 5746 PARCEL NO.: 5302001009

LOT 10, THE MEADOWS FILING NO. 1 ZONE: RR-5 PLAT NO.: 5746 PARCEL NO.: 5302001008

LOT 11, THE MEADOWS FILING NO. 1 ZONE: RR-5 PLAT NO.: 5746 PARCEL NO.: 5302001007

URGENTLY NEEDED  
RECEIVED NO. 2/20/24  
OWNER: FALCON STORAGE  
PARTNERS, L.L.P.

**PUD PRELIMINARY PLAN  
FALCON MEADOWS AT BENT GRASS  
FOR  
CHALLENGER COMMUNITIES, LLC**

BENT GRASS MEADOWS DRIVE & MERDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY



**PRELIMINARY  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION**

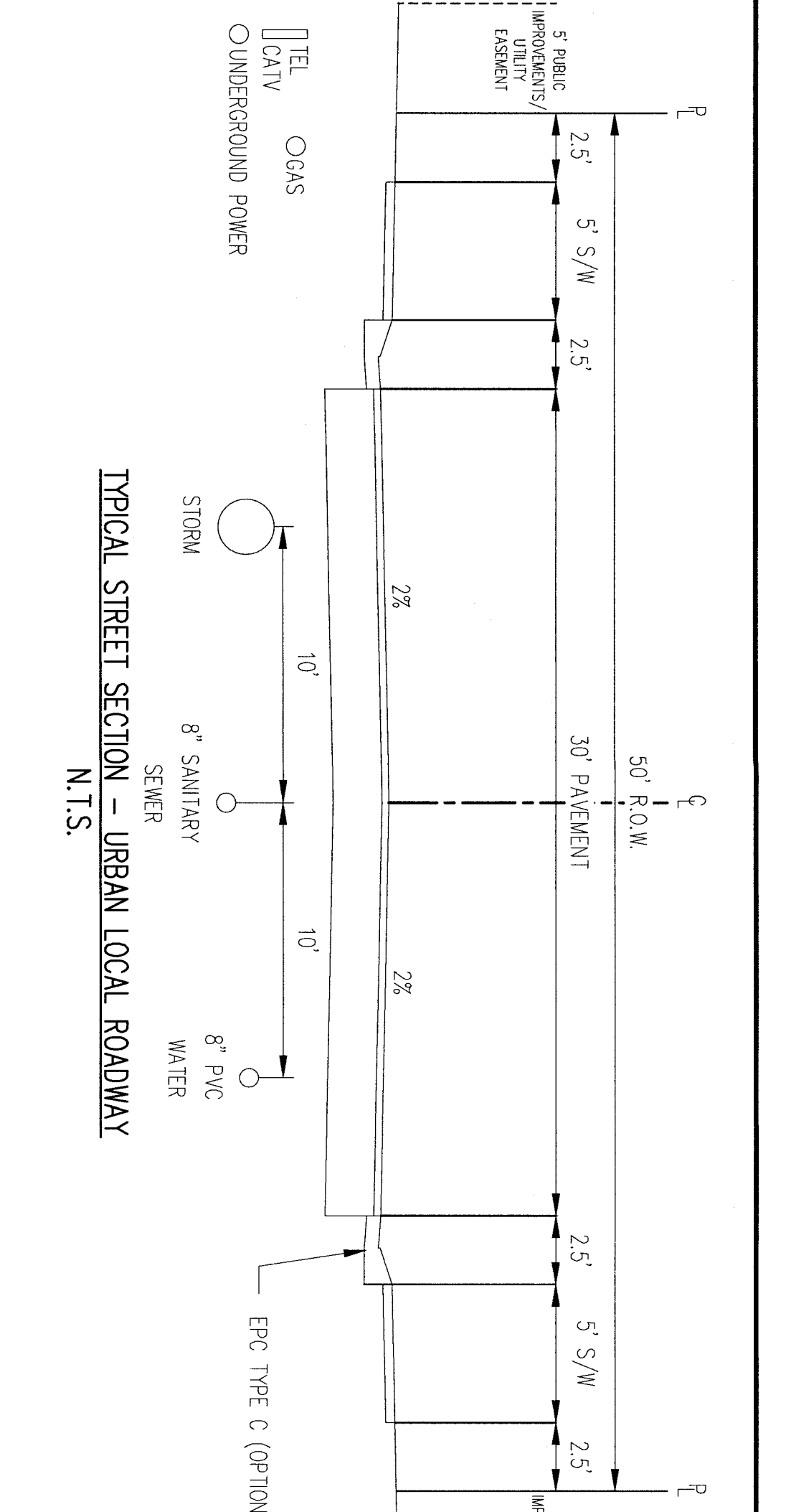
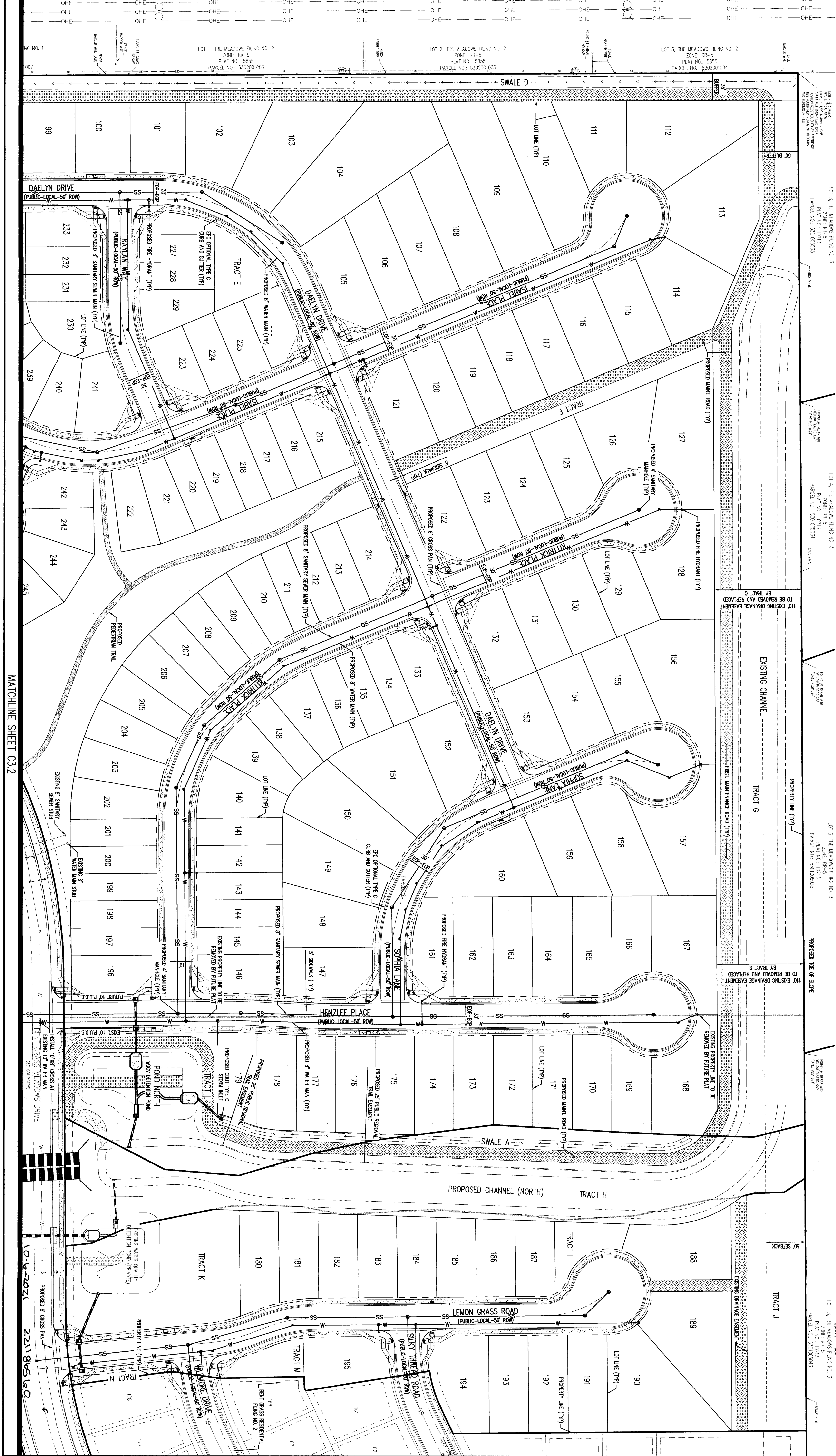
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#	Date	Issue /Description	Int.

Project No.	CLH000077
Drawn By	CMW
Checked By	RJD
Date	02/29/24

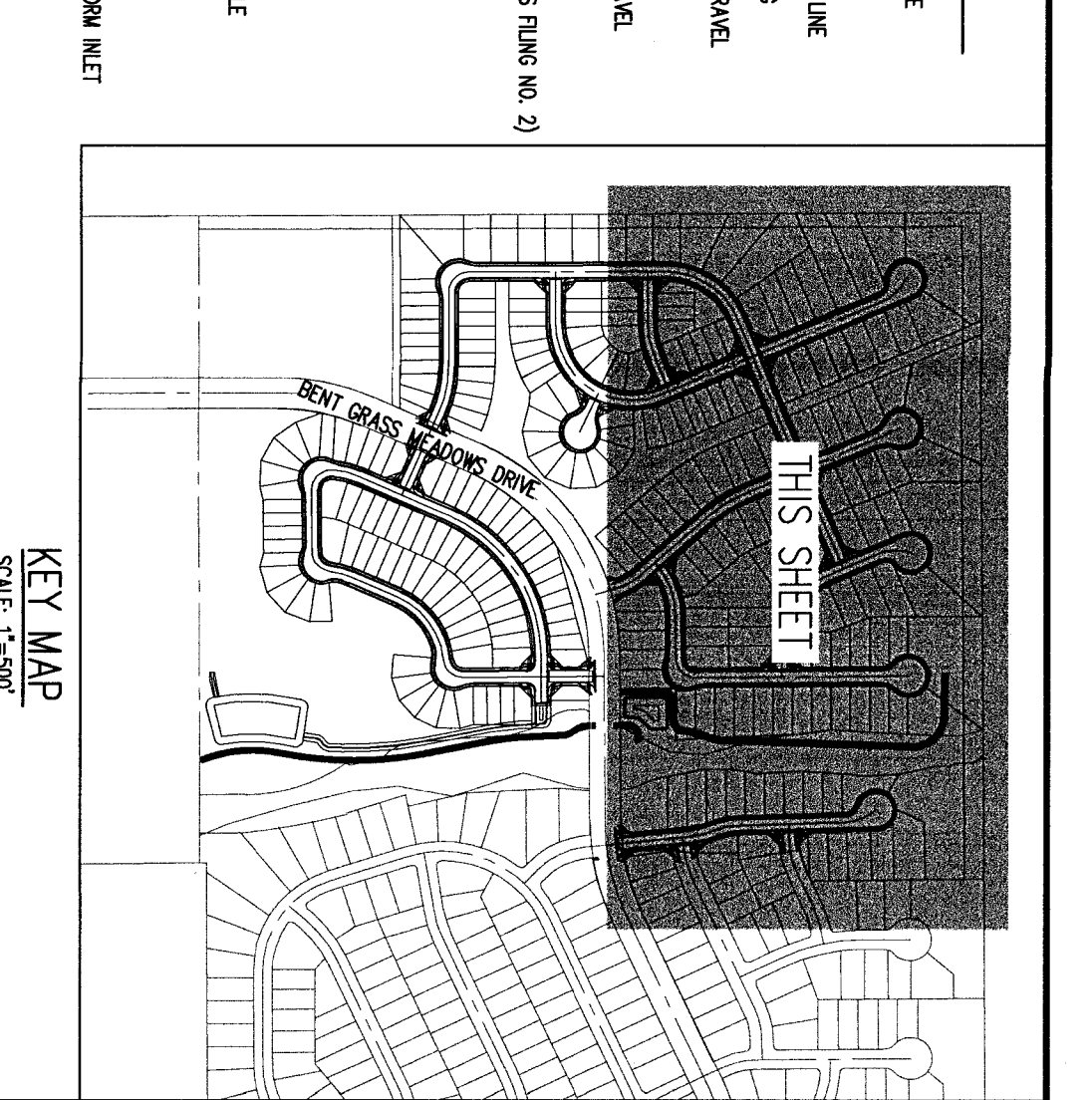
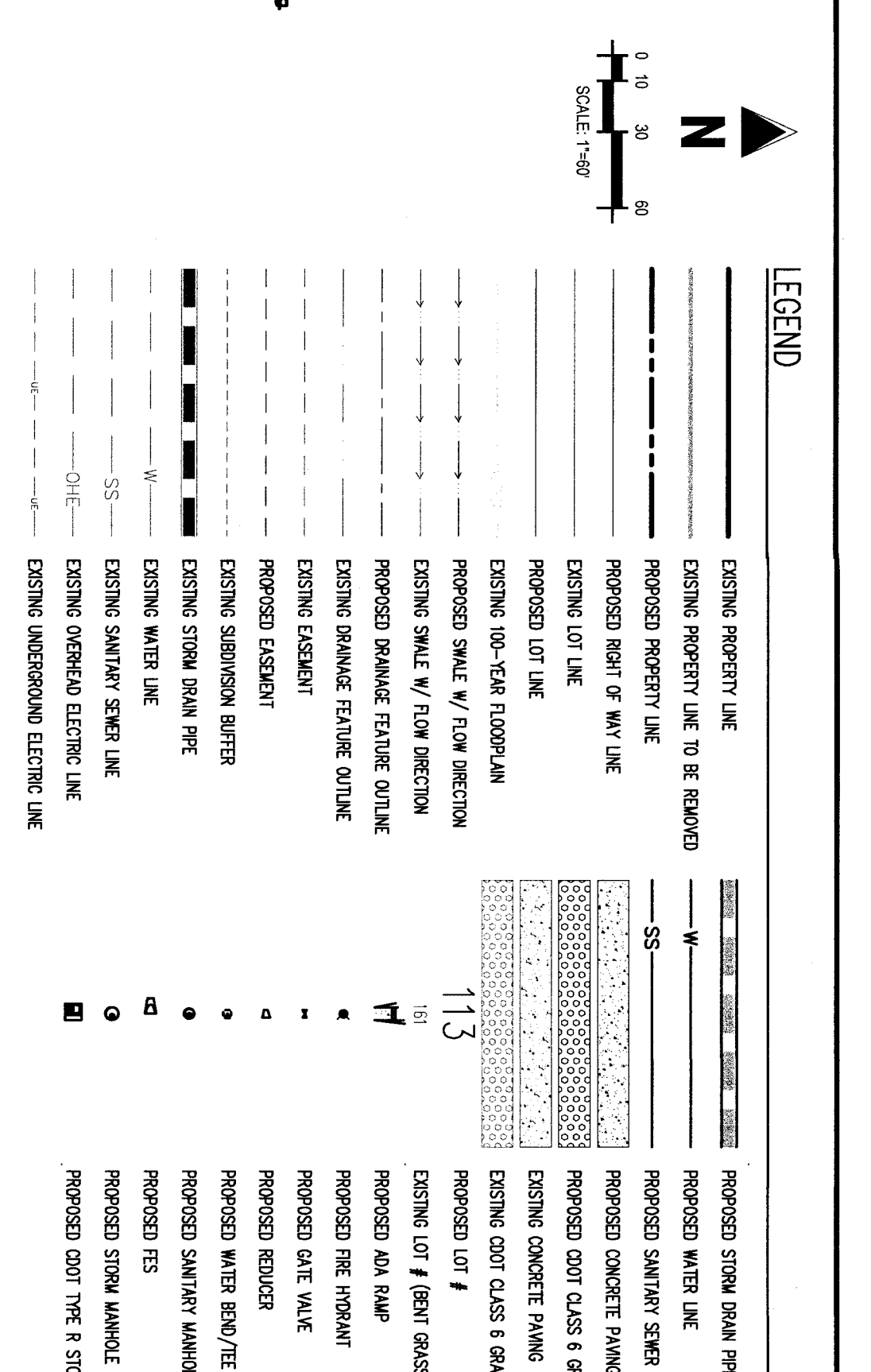
**C2.2**  
PRELIMINARY GRADING PLAN  
Sheet 7 of 12



**BASIS OF BEARINGS**  
 ALL BEARINGS ARE BASED UPON THE CORNER STATE PLANE COORDINATE SYSTEM, ZONE 10N, NORTH AMERICAN DATUM 83. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T12S, R56W AND THE WEST QUARTER CORNER SECTION 1, T12S, R56W IS NORTH 49° 41' 00\"/>

**BENCHMARK**  
 THE BENCHMARK FOR LOT 1, HAZEL PLACE, IS A MONUMENT BY A YELLOW PLASTIC SINKER SP ON A NO. 4 REBAR 1/4\"/>

**CAUTION - NOTICE TO CONTRACTOR**  
 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION IS NOT WAIVED BY THE PRESENCE OF THESE UTILITY LOCATIONS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.  
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#	Date	Issue / Description	Int.

Project No: CHM000017  
 Drawn By: CMW/J  
 Checked By: RJD  
 Date: 02/29/2024

**PRELIMINARY UTILITY PLAN**

**PUD PRELIMINARY PLAN  
 FALCON MEADOWS AT BENT GRASS  
 FOR  
 CHALLENGER COMMUNITIES, LLC**

BENT GRASS MEADOWS DRIVE & MERDIAN ROAD  
 FALCON, CO 80831 - EL PASO COUNTY



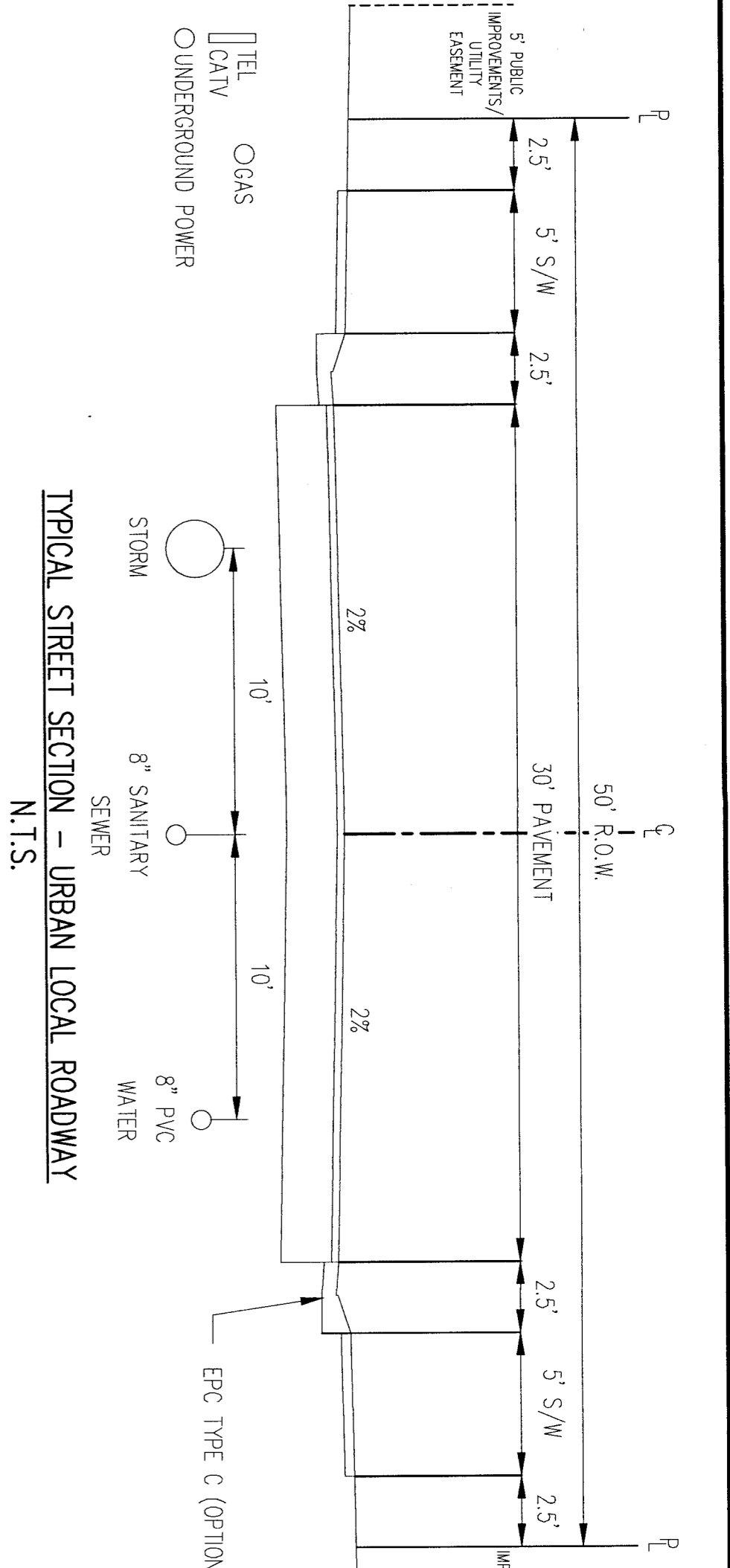
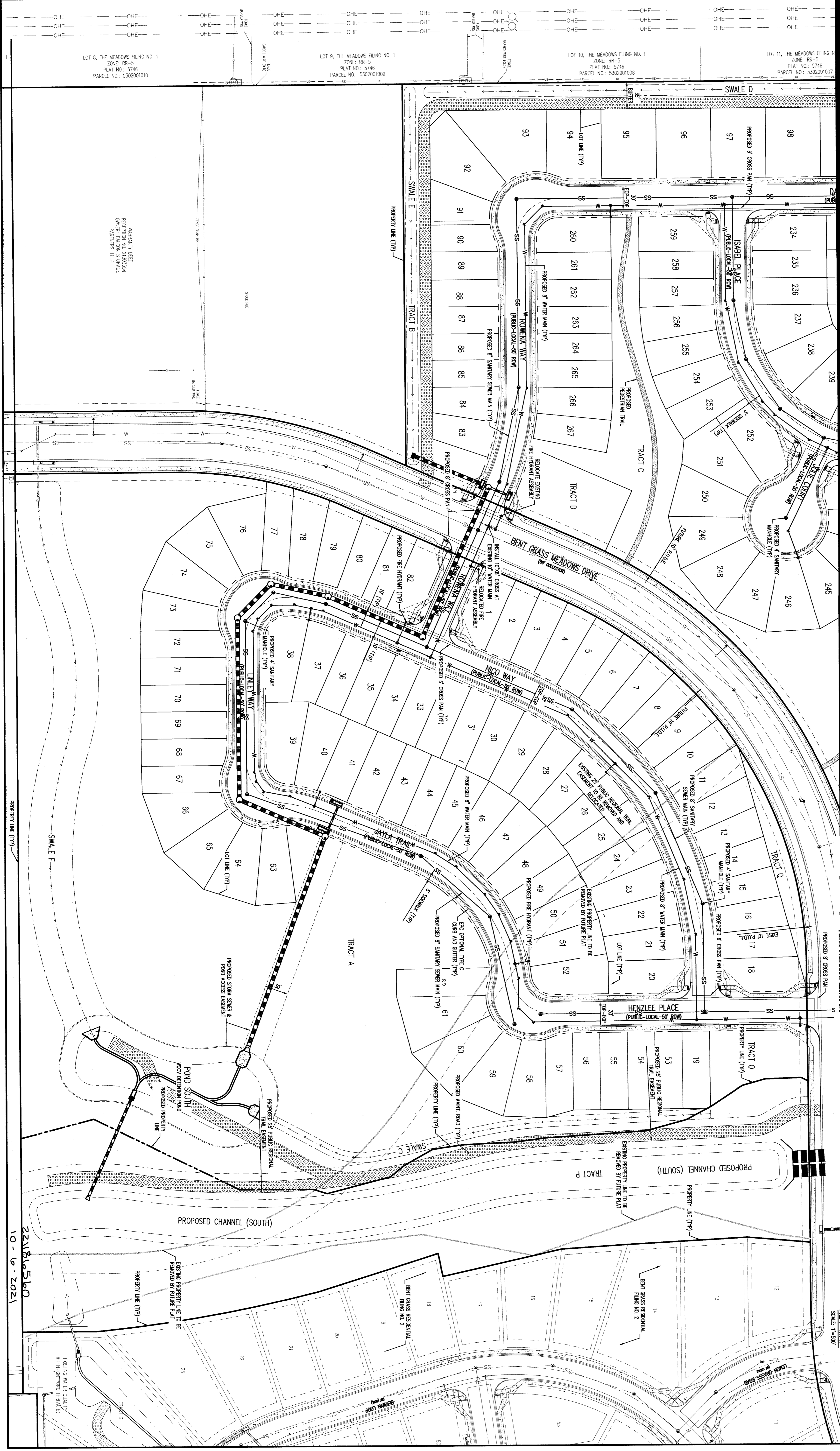
**Galloway**  
 1155 Kelly Johnson Blvd., Suite 305  
 Colorado Springs, CO 80920  
 719.500.7220  
 GallowayUS.com

**PRELIMINARY  
 NOT FOR BIDDING  
 NOT FOR CONSTRUCTION**

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**C3.1**  
 Sheet 8 of 12



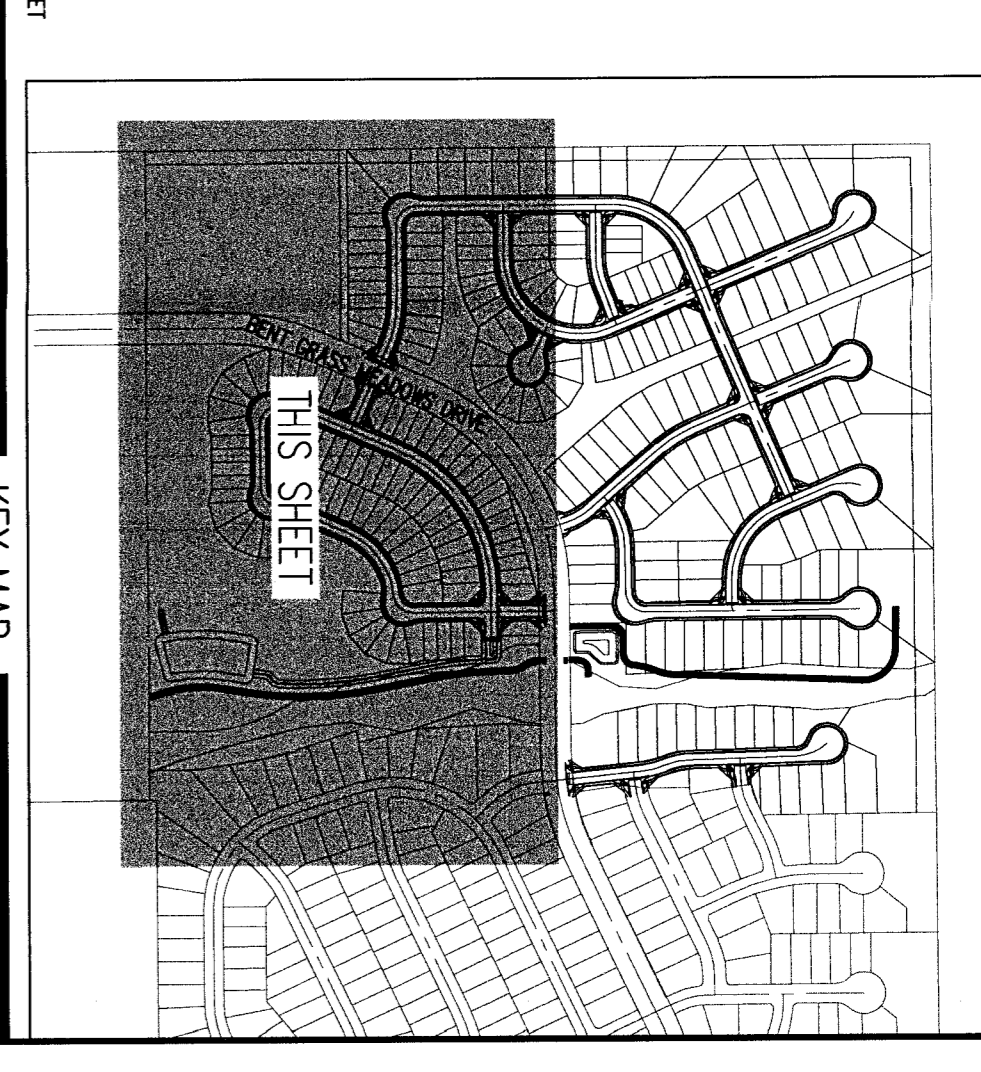
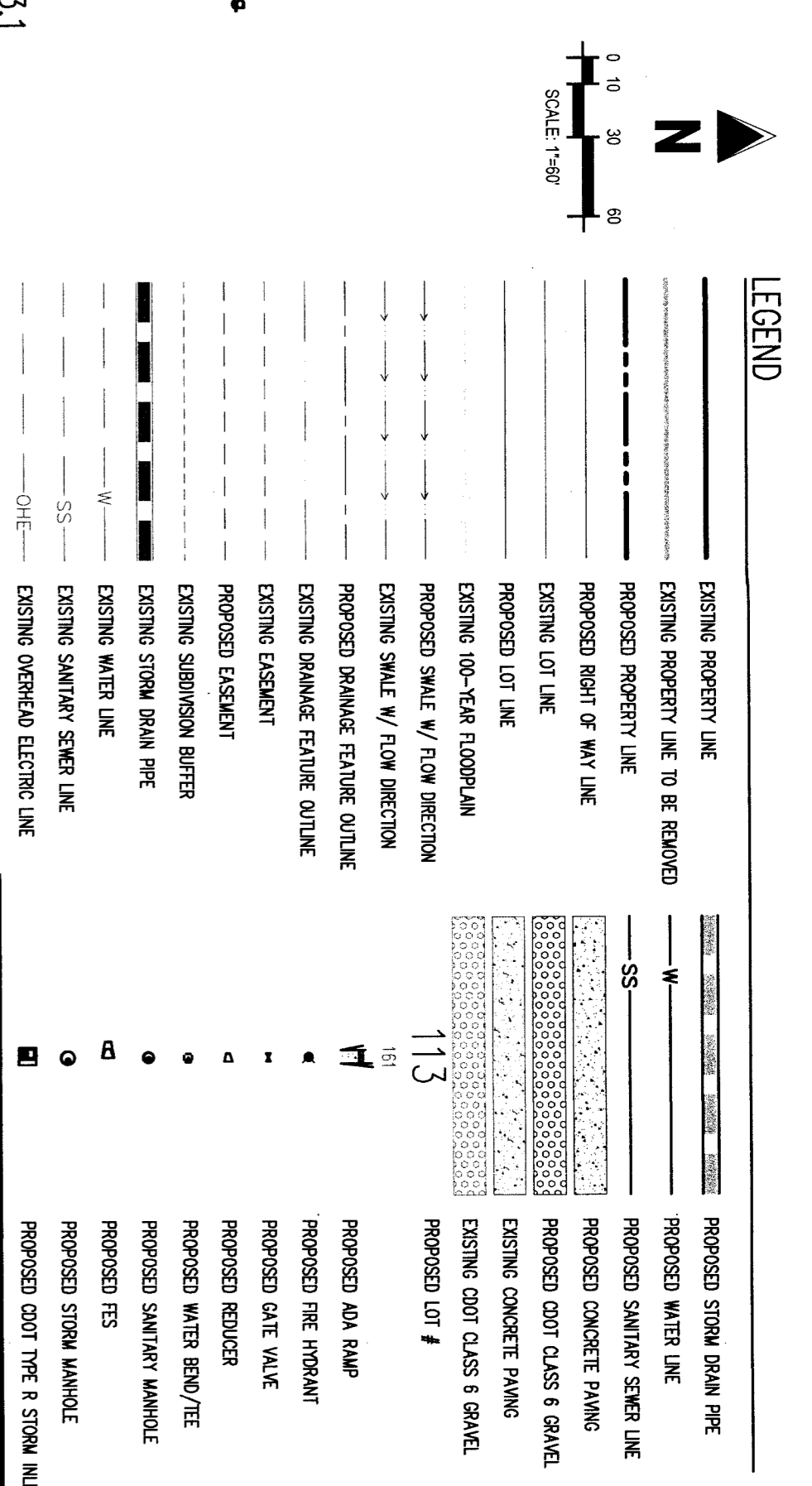


**BASIS OF BEARINGS**  
 THE BEARINGS OF THE COORDINATE STATE PLANE COGNATE GRID SYSTEM ARE BASED ON THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T15S, R30W AND THE WEST QUARTER CORNER SECTION 1, T15S, R30W IS NORTH 45° 45' 40" AND MONUMENTED AS STAKED.

**BENCHMARK**  
 THE SOUTHWEST CORNER OF LOT 1, MONUMENTED STAKE NO. 1, LOCATED BY A YELLOW ROUND SIGNATURE ON A 1/4" X 1/4" PINE NAIL 5' FROM ELEVATION 5841.87.

**CAUTION - NOTICE TO CONTRACTOR**  
 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON WMS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES FIELD OR PRIVATE WHETHER BY EXCAVATION OR BY OTHER MEANS PRIOR TO ANY 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 UTILITIES. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

**Know what's below. Call before you dig.**



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 FOR  
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 FALCON, CO 80831 - EL PASO COUNTY

**CHALLENGER  
 HOMES**

**Galloway**  
 11551 Klein Johnson Blvd., Suite 305  
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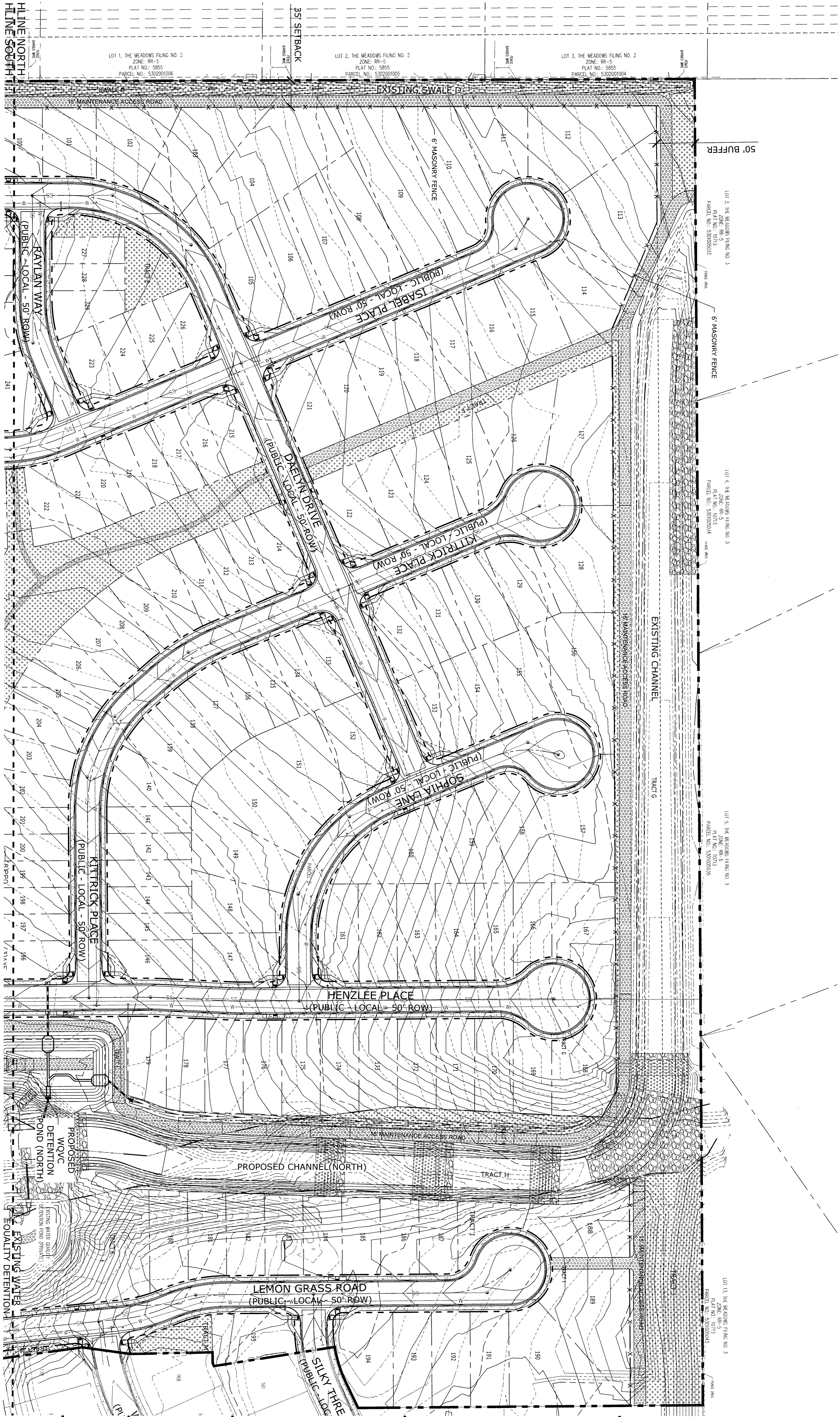
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**C3.2**  
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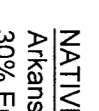
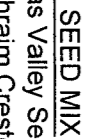




**PRELIMINARY UTILITY  
 PLAN**

Project No: CLH000017  
 Drawn By: CMWU  
 Checked By: RGD  
 Date: 02/08/2021

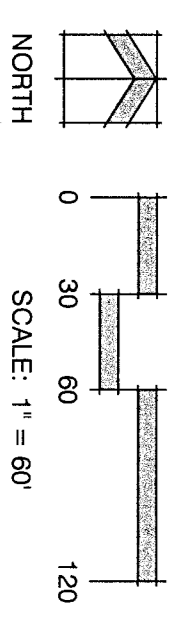




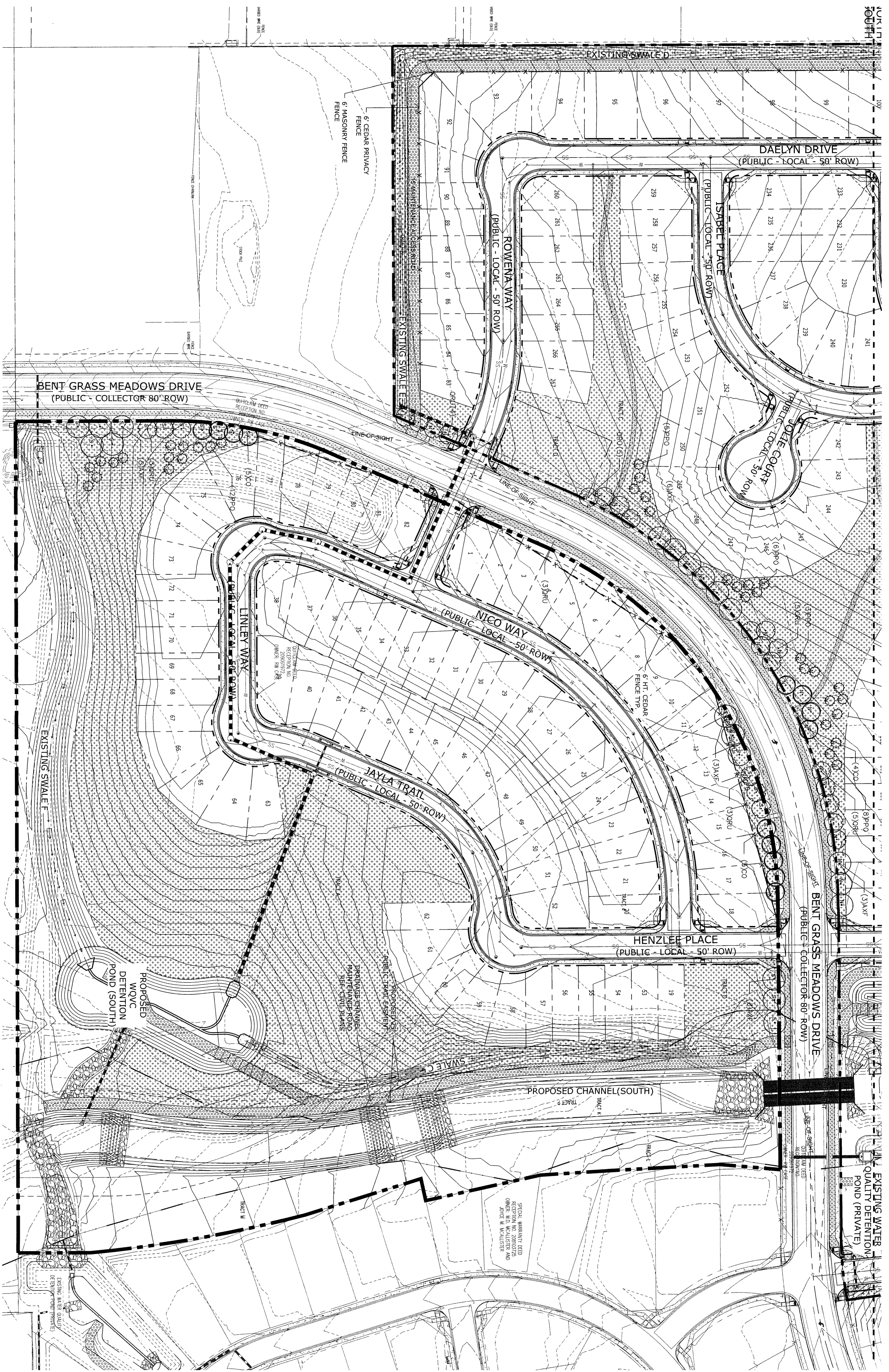
**HATCH LEGEND**

-  NATIVE SEED MIX
-  Grass Valley Seed
-  Wheatgrass
-  Sheep Fescue (Festuca ovina)
-  Perennial Rye (Lolium perenne)
-  Chewings Fescue (Festuca rubra subsp. commutata)
-  ROCK MULCH

22118560  
10.6.2021



PLAN FILE #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE INFO	SCALE	PROJECT INFO	IN ASSOCIATION WITH	PLANNER / LANDSCAPE ARCHITECT																								
PUDSP-20-005	11 OF 12	PRELIMINARY LANDSCAPE PLAN NORTH	<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>12.22.2020</td> <td>JSS</td> <td>PER COUNTY PERMITS</td> </tr> <tr> <td>01.29.2021</td> <td>JSS</td> <td>PER COUNTY COMMENTS</td> </tr> <tr> <td>03.12.2021</td> <td>JSS</td> <td>PER COUNTY COMMENTS</td> </tr> <tr> <td>04.20.2021</td> <td>JSS</td> <td>PER COUNTY COMMENTS</td> </tr> <tr> <td>06.23.2021</td> <td>JSS</td> <td>PER COUNTY COMMENTS</td> </tr> </tbody> </table>	DATE	BY	DESCRIPTION	12.22.2020	JSS	PER COUNTY PERMITS	01.29.2021	JSS	PER COUNTY COMMENTS	03.12.2021	JSS	PER COUNTY COMMENTS	04.20.2021	JSS	PER COUNTY COMMENTS	06.23.2021	JSS	PER COUNTY COMMENTS	<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>8/6/2020</td> <td>E. SWENSON</td> <td>PREPARED BY</td> </tr> </tbody> </table>	DATE	BY	DESCRIPTION	8/6/2020	E. SWENSON	PREPARED BY		<p><b>FALCON MEADOWS AT BENT GRASS PUD PRELIMINARY PLAN</b></p>		<p>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 © 2021. All Rights Reserved.</p>
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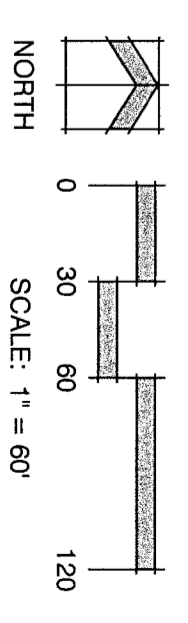
**PLANT SCHEDULE**

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

**HATCH LEGEND**

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

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