

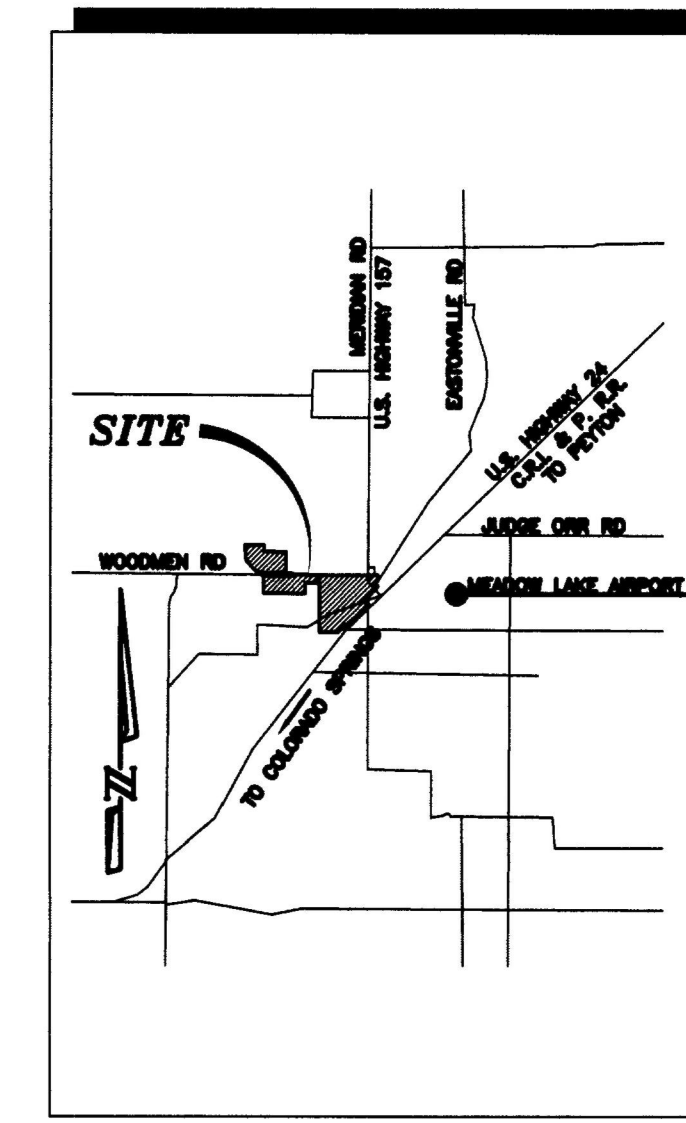
SKETCH PLAN AMENDMENT FALCON HIGHLANDS

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

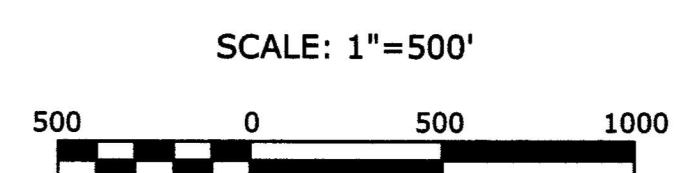
OWNER/DEVELOPER
CHALLENGER COMMUNITIES
8605 EXPLORER DR., SUITE 250
COLORADO SPRINGS, CO 80920

PLANNER
MATRIX DESIGN GROUP INC.
2435 RESEARCH PARKWAY SUITE 300
COLORADO SPRINGS, CO 80920

ENGINEER
ATWELL LLC
6200 S SYRACUSE WAY SUITE 470
GREENWOOD VILLAGE, CO 80111

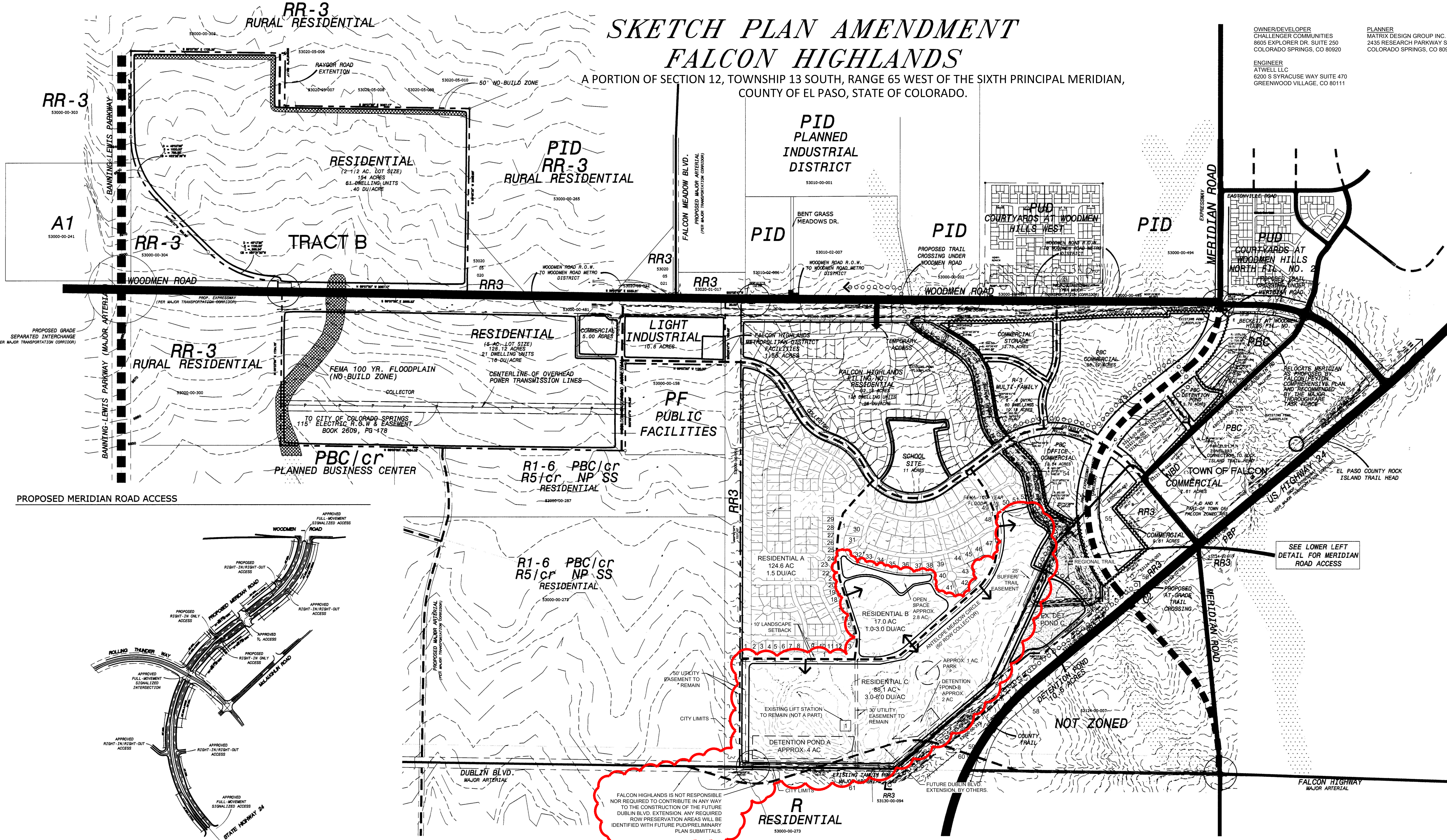


VICINITY MAP
N.T.S.



LEGEND

PROPOSED R.O.W	—————
EXISTING R.O.W	—————
FUTURE R.O.W	—————
PROPERTY LINE	—————
PROPOSED RW CL	—————
FUTURE RW CL	—————
NO-BUILD ZONE	▨
EXISTING FEMA FLOODPLAIN	▨
EASEMENT	—————
OPEN SPACE	▨
PARK / TRAIL	▨
ZONING	R1-6
PARCEL NO.	A or 5300-02-02
EXIST. MAJOR CONTOUR	—————
EXIST. MINOR CONTOUR	—————
PR. PROPERTY ACCESS	➔
AREA BOUNDARY	—————
PR./FUTURE ROADWAY	▨
EXIST. ROADWAY	▨
COUNTY TRAIL	○
AMENDED SKETCH PLAN AREA	▨



FALCON HIGHLANDS IS NOT RESPONSIBLE NOR REQUIRED TO CONTRIBUTE IN ANY WAY TO THE CONSTRUCTION OF THE FUTURE DUBLIN BLVD. EXTENSION ANY REQUIRED ROW PRESERVATION AREAS WILL BE IDENTIFIED WITH FUTURE PUD/PRELIMINARY PLAN SUBMITTALS.

LEGAL DESCRIPTION

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND'S 1/4" ALUMINUM CAP STAMPED "ATZTE CONSULTANTS PLS 38250" AND AT THE NORTH END BY A FOUND'S 1/4" ALUMINUM CAP STAMPED "PLS 4842". SAID WEST LINE BEARS NORTH 00°23'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12:

THENCE SOUTH 89°36'22" WEST 100.00 FEET TO THE WEST LINE OF THE EAST 100 FEET OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST;

THENCE ALONG SAID WEST LINE NORTH 00°23'31" WEST 1189.39 FEET TO THE SOUTHWEST CORNER OF FALCON HIGHLANDS FILING NO. 2 AS SHOWN ON THE PLAT RECORDED AT RECEPTION NO. 206712386, EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID FALCON HIGHLANDS FILING NO. 2 THE FOLLOWING THIRTY-SIX (36) COURSES:

- NORTH 89°30'24" EAST 1345.41 FEET;
- NORTH 00°26'26" WEST 59.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1025.00 FEET;
- 302.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°53'34";
- NORTH 17°24'20" WEST 554.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET;
- 376.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'59";
- SOUTH 89°13'34" EAST 54.48 FEET;
- SOUTH 31°15'00" WEST 85.37 FEET;
- SOUTH 52°36'41" EAST 76.95 FEET;
- SOUTH 73°19'02" EAST 65.73 FEET;
- SOUTH 74°06'49" EAST 201.13 FEET;
- SOUTH 79°13'17" EAST 145.07 FEET;
- SOUTH 85°23'13" EAST 145.17 FEET;
- NORTH 88°52'41" EAST 145.19 FEET;
- NORTH 83°36'10" EAST 131.74 FEET;
- SOUTH 07°52'23" WEST 114.54 FEET;
- SOUTH 31°38'08" EAST 124.91 FEET;
- SOUTH 62°43'04" EAST 116.47 FEET;
- NORTH 85°48'48" EAST 119.23 FEET;
- NORTH 45°48'18" EAST 296.18 FEET;
- NORTH 34°03'03" WEST 203.48 FEET;
- NORTH 62°18'11" EAST 203.67 FEET;
- SOUTH 85°10'10" EAST 75.24 FEET;
- SOUTH 72°16'00" EAST 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET AND A CENTER WHICH BEARS NORTH 72°36'30" WEST;
- 7.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°13'50";
- SOUTH 72°36'14" EAST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 870.00 FEET AND A CENTER WHICH BEARS NORTH 72°43'54" WEST;
- 540.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°36'03";
- NORTH 77°04'11" EAST 391.37 FEET;
- SOUTH 10°42'58" EAST 32.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET;
- 215.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°28'00";
- SOUTH 62°11'05" EAST 135.79 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET;
- 105.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'02";
- SOUTH 47°39'03" EAST 15.72 FEET;

33. SOUTH 42°12'30" WEST 45.02 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET;

34. 197.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55'51";

35. SOUTH 04°16'39" WEST 88.19 FEET;

36. NORTH 88°25'54" EAST 86.83 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- SOUTH 49°35'24" WEST 808.48 FEET;
- NORTH 89°54'42" WEST 134.05 FEET;
- SOUTH 49°35'01" WEST 2027.95 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE NORTH 89°50'23" WEST 1610.14 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT TRACT OF LAND CONVEYED TO FALCON HIGHLANDS METROPOLITAN DISTRICT IN WARRANTY DEED RECORDED AT RECEPTION NO. 206059583, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 80°11'23" EAST 1127.58 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 17°27'11" WEST 81.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTER WHICH BEARS NORTH 12°43'13" WEST;

THENCE 55.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°25'06";

THENCE NORTH 89°30'24" EAST 103.43 FEET;

THENCE SOUTH 72°19'33" WEST 142.43 FEET TO THE POINT OF BEGINNING;

CONTAINING 5.469245 SQUARE FEET, OR 125.56 ACRES, MORE OR LESS.

ADJACENT PROPERTY OWNERS

NAME	ADDRESS
1. FALCON HIGHLANDS METRO DISTRICT	111 S TEJON ST STE 705 COLORADO SPRINGS CO, 80903
2. LILLIAN AND ORLANDO DELMONTE	10870 CASCADING SPRINGS CIR PEYTON CO, 80831
3. LUIS RAUL ESTRADA AGUILAR	10821 CASCADING SPRING CIR PEYTON CO, 80831
4. PAMELA JOHNSON	10835 CASCADING SPRING CIR PEYTON CO, 80831
5. JACOB RAST	PO BOX 15894 COLORADO SPRINGS CO, 80935
6. PATRICK LYNCH	10863 CASCADING SPRING CIR PEYTON CO, 80831
7. JOSE MUJICA	10877 CASCADING SPRING CIR PEYTON CO, 80831
8. SEAN HILES	10891 CASCADING SPRING CIR PEYTON CO, 80831
9. 10905 CASCADING SPRING CIRCLE LAND TRUST	10905 CASCADING SPRING CIR PEYTON CO, 80831
10. FERNANDO JAZQUEZ	10919 CASCADING SPRING CIR PEYTON CO, 80831
11. NGU BANG	10933 CASCADING SPRING CIR PEYTON CO, 80831
12. DONALD KLINGSCH	10947 CASCADING SPRING CIR PEYTON CO, 80831
13. JOSEPH HOUSTON HINTON	10961 CASCADING SPRING CIR PEYTON CO, 80831
14. SEAN AND TRACI STEVENSON	6807 HIDDEN HAVEN WAY PEYTON CO, 80831
15. DALE KINTZ	6819 HIDDEN HAVEN WAY PEYTON CO, 80831
16. EDWARD SCHMIDT	6831 HIDDEN HAVEN WAY PEYTON CO, 80831
17. DAVID HOPP	6843 HIDDEN HAVEN WAY PEYTON CO, 80831
18. JAMINE LAMEY	6855 HIDDEN HAVEN WAY PEYTON CO, 80831
19. HPA II BORROWER 2020-2 LLC	120 S RIVERSIDE PLAZA STE 2000 CHICAGO IL, 60606
20. JOSHUA JEREMY GORDON	6879 HIDDEN HAVEN WAY PEYTON CO, 80831
21. JEFFREY CHAD RICE	6891 HIDDEN HAVEN WAY PEYTON CO, 80831
22. KORY KENNEDY	10966 HIDDEN RIDGE CIR PEYTON CO, 80831
23. JERRY BRUCE CARLSON	10965 BONNEBELLE CIR PEYTON CO, 80831
24. ELLIOTT MICHIELLE	10966 HIDDEN RIDGE CIR PEYTON CO, 80831
25. MICKY SEDERBURG	7073 MITCHELLVILLE WAY PEYTON CO, 80831
26. BRITTANY MCKENNY	7085 MITCHELLVILLE WAY PEYTON CO, 80831
27. BILLY FROST	7097 MITCHELLVILLE WAY PEYTON CO, 80831
28. TREVIT SMITH	7109 MITCHELLVILLE WAY PEYTON CO, 80831
29. THOMAS MARTINEZ	7121 MITCHELLVILLE WAY PEYTON CO, 80831
30. JONATHAN CESSER	7032 NULTEO CIR PEYTON CO, 80831
31. TRENTON DENMAN	7012 NULTEO CIR PEYTON CO, 80831
32. DAVID KIRSCHMAN	11005 BIRCH HOLLOW WAY PEYTON CO, 80831
33. THOMAS MALCZEWITZ	11017 BIRCH HOLLOW WAY PEYTON CO, 80831
34. JOHN SPADARO	11025 BIRCH HOLLOW WAY PEYTON CO, 80831
35. GEORGE LLOYD JR	11041 BIRCH HOLLOW WAY PEYTON CO, 80831
36. THOMAS RUSH	3015 TANTALON DR DWENS CROSS BONDS AL, 35763
37. ANTHONY RAY SMITH	11065 BIRCH HOLLOW WAY PEYTON CO, 80831
38. ROBERT CHASE	11077 BIRCH HOLLOW WAY PEYTON CO, 80831
39. JONATHAN CESSER	6950 BLACK QUARTZ RD LAS CRUCES NM, 88011
40. BLAINE HALE	6968 WAGON TRACK WAY PEYTON CO, 80831
41. LAWRENCE RAPHAEL	6948 WAGON TRACK WAY PEYTON CO, 80831
42. ROLAN JOHN	6947 WAGON TRACK WAY PEYTON CO, 80831
43. JOEL FONTANA	6967 WAGON TRACK WAY PEYTON CO, 80831
44. WANDA WINSTEAD	11101 BIRCH HOLLOW WAY PEYTON CO, 80831
45. RONALD KUSH	11113 BIRCH HOLLOW WAY PEYTON CO, 80831
46. DAVID SALVETTI	11205 BIRCH HOLLOW WAY PEYTON CO, 80831

LAND USE TABLE

LAND USE PARCEL	PARCEL ACREAGE	TOTAL DWELLING UNITS	NON-RESIDENTIAL SF	EMPLOYEES
COMMERCIAL	36.19 ACRES	—	246,000 SF	410
OFFICE - COMMERCIAL	12.54 ACRES	—	82,000 SF	137
COMMERCIAL	9.61 ACRES	—	63,000 SF	103
COMMERCIAL	7.61 ACRES	—	50,000 SF	83
COMMERCIAL	5 ACRES	—	32,700 SF	56
COMMERCIAL STORAGE	12.75 ACRES	—	83,500 SF	138
LIGHT INDUSTRIAL	10.8 ACRES	—	71,000 SF	118
SCHOOL	11 ACRES	—	—	430
DETENTION POND	3.72 ACRES	—	—	—
OPEN SPACE	20.75 ACRES	—	—	—
PUBLIC ROW	85.31 ACRES	—	—	—
F.H. METRO DISTRICT FAC.	1.0 ACRES	—	—	—
MULTI-FAMILY	10.18 ACRES	60 DWELLING UNITS	—	—
RESIDENTIAL FLD. NO1	92.18 ACRES	373 DWELLING UNITS	—	—
RESIDENTIAL A (EX)	124.6 ACRES	206 EXISTING DWS	—	—
RESIDENTIAL B (PROP)	17.0 ACRES	30 DWELLING UNITS	—	—
RESIDENTIAL C (PROP)	88.1 ACRES	380 DWELLING UNITS	—	—
OPEN SPACE	2.8 ACRES	—	—	—
POCKET PARK	1.0 ACRES	—	—	—
DETENTION POND A	4 ACRES	—	—	—
DETENTION POND B	2 ACRES	—	—	—
DETENTION POND C (EX)	10.8 ACRES	—	—	—

GENERAL NOTES:

- THE EXACT DESIGN AND LOCATION OF THE CROSSING OF THE ROCK ISLAND/ AMERICAN DISCOVERY TRAIL WITH MERIDIAN ROAD AT OR NEAR ITS INTERSECTION WITH US 24 AND THE DETERMINATION WHETHER THIS CROSSING WILL BE AT GRADE OR GRADE-SEPARATED, WILL BE MADE BASED ON AN EVALUATION OF THE FINAL DESIGN FOR MERIDIAN OR THE FINAL PLAT FOR THE EFFECTED PROPERTY, WHICHEVER IS SUBMITTED FIRST. SUCH DETERMINATION SHALL INCLUDE THE INPUT OF THE OWNER/DEVELOPER, THE DEVELOPMENT SERVICES DEPARTMENT, COUNTY PARKS DEPARTMENT, CDOT AND SHALL BE SUBJECT TO INPUT FROM APPROPRIATE LEGAL COUNSEL.
- REGIONAL TRAILS ARE TO BE DEDICATED TO EL PASO COUNTY WITH MAINTENANCE VESTED IN THEM.
- THE MAXIMUM ALLOWED GROSS DENSITY FOR THE AMENDED AREA IS 6.0 DU/AC AND IS CAPPED AT 410 UNITS MAXIMUM.
- A PROPOSED WELL SITE MAY BE NEEDED WITHIN THE AMENDED AREA TO SERVE FUTURE DEVELOPMENT. FINAL LOCATION WILL BE DETERMINED IN COORDINATION WITH THE FALCON HIGHLANDS METRO DISTRICT.
- PER EL PASO COUNTY REQUIREMENTS, A MINIMUM OF 10% OPEN SPACE SHALL BE PROVIDED WITH FUTURE PRELIMINARY PLAN SUBMITTALS. ANY PROVIDED OPEN SPACE WILL BE FURTHER DEFINED WITH FUTURE PUD/PRELIMINARY PLAN SUBMITTALS.
- PER SOILS AND GEOLOGIC STUDIES PREVIOUSLY COMPLETED FOR FALCON HIGHLANDS, NO GEOLOGIC HAZARDS ARE KNOWN OR SUSPECTED TO BE PRESENT THAT WOULD PRECLUDE DEVELOPMENT. HOWEVER, AT THE TIME OF PUDSP (PLANNED UNIT DEVELOPMENT)/ PRELIMINARY PLAN SUBMITTAL, AN UPDATED SOILS AND GEOLOGIC STUDY SHALL BE REQUIRED FOR REVIEW. POTENTIAL DEVELOPMENT CONSTRAINTS THAT SHOULD BE EVALUATED INCLUDE SHALLOW GROUNDWATER, EXPANSIVE AND COLLAPSIBLE SOILS, AND SHALLOW, HIGHLY EXPANSIVE BEDROCK.

PHASING NOTES:

PER THE WATER AND WASTEWATER RESOURCE REPORTS PROVIDED WITH THIS SUBMITTAL, THE FALCON HIGHLANDS AMENDED SKETCH PLAN AREA IS PROPOSING THREE PHASES. THESE PHASES ARE BASED ON CURRENT AND FUTURE WATER AVAILABILITY. AT THIS TIME THE EXACT LOCATIONS OF THE PHASING IS NOT KNOWN AND WILL BE DEPICTED WITH FUTURE MORE DETAILED PRELIMINARY PLAN SUBMITTALS. CURRENT AND AVAILABLE WATER SUPPLY WILL PERMIT UP TO 256 RESIDENTIAL UNITS. CURRENT AND AVAILABLE WASTEWATER CAPACITY WILL PERMIT UP TO 278 RESIDENTIAL UNITS.

- PHASE 1: 50 SINGLE FAMILY RESIDENTIAL DWELLING UNITS.
- PHASE 2: 206 SINGLE FAMILY RESIDENTIAL DWELLING UNITS.
- PHASE 3: ANY SINGLE FAMILY RESIDENTIAL UNIT ABOVE 256 COMBINED FROM PHASE 1 AND PHASE 2, UP TO 154 SINGLE FAMILY RESIDENTIAL UNITS IN PHASE 3.
- THE TOTAL MAXIMUM PERMITTED UNITS WITHIN THE FALCON HIGHLANDS AMENDED SKETCH PLAN AREA SHALL BE 410 SINGLE FAMILY RESIDENTIAL UNITS.
- DENSITY TRANSFERS ARE PERMITTED BETWEEN PHASES. ANY INCREASE IN UNITS FOR A PARTICULAR PHASE WILL NOT TRIGGER A SKETCH PLAN AMENDMENT.

THIS SKETCH PLAN AMENDMENT (MINOR) FOR FALCON HIGHLANDS WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

REFERENCE DRAWINGS

X-PRJ SITE	
X-PRJ EXHIBIT D (H)	
X-EX-BASE	
X-EX-0444	

REVISIONS

REV#	DATE	DESCRIPTION	INITIALS	BY

COMPUTER FILE MANAGEMENT

FILE NAME: S:\21, 1208.001 Falcon Highlands\100 Dwg\104 Plan Sets\Sketch Plan\SP01.dwg
 CFB FILE: Matrix.cfb
 PLOT DATE: April 20, 2022 12:02:34 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

PREPARED BY: Matrix

FOR AND ON BEHALF OF: MATRIX DESIGN GROUP, INC.
PROJECT NO.

DESIGNED BY: []
CHECKED BY: []

SCALE: []
DATE ISSUED: MARCH 15, 2022
SHEET: 1 OF 1

DRAWING No.: PCD FILE: SKP 21-4

EL PASO COUNTY COLORADO

SKETCH PLAN AMENDMENT

SKETCH PLAN