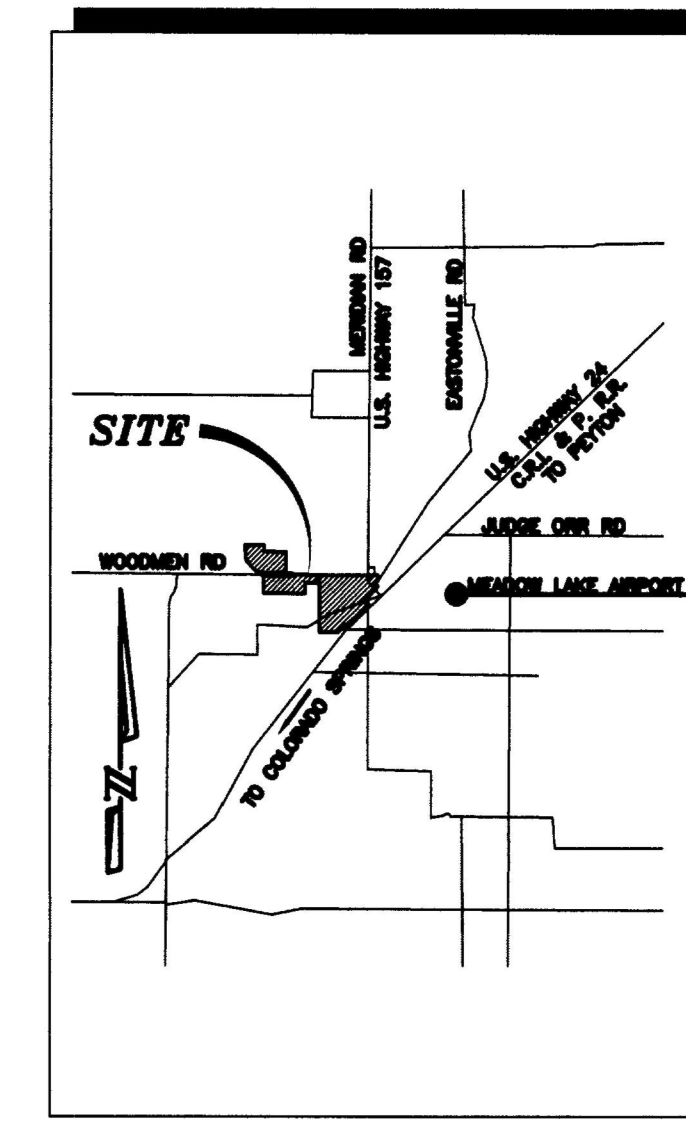
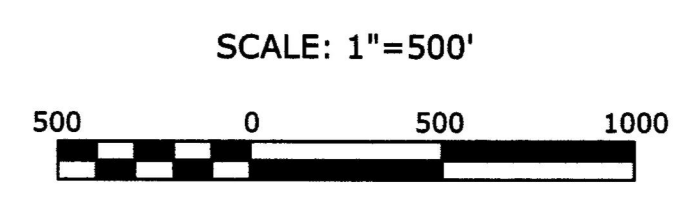


SKETCH PLAN AMENDMENT FALCON HIGHLANDS

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



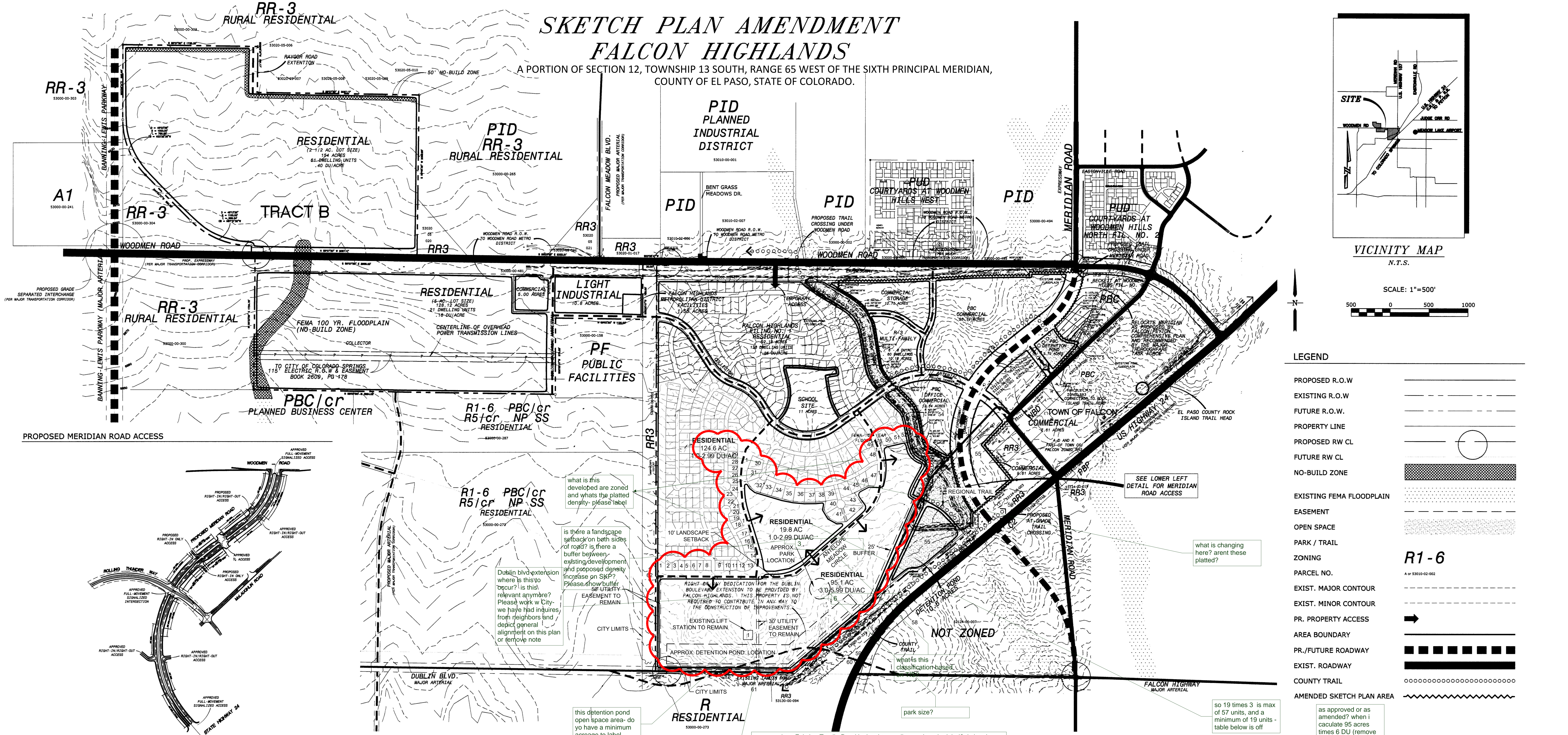
VICINITY MAP
N.T.S.



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
- PARCEL NO.
- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PR. PROPERTY ACCESS
- AREA BOUNDARY
- PR./FUTURE ROADWAY
- EXIST. ROADWAY
- COUNTY TRAIL
- AMENDED SKETCH PLAN AREA

R1-6
A or S300-02-002



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 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 30252" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842". SAID WEST LINE BEARS NORTH 0°23'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12;
THENCE SOUTH 89°30'22" 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 0°23'31" WEST 116.39 FEET TO THE SOUTHWEST CORNER OF FALCON HIGHLANDS PLING NO. 2 AS SHOWN ON THE PLAT RECORDED AT RECEPTION NO. 206712369, EL PASO COUNTY RECORDS;
THENCE ALONG THE SOUTHWEST BOUNDARY OF SAID FALCON HIGHLANDS PLING NO. 2 THE FOLLOWING THIRTY-SIX (36) COURSES:
1. NORTH 89°30'22" EAST 134.51 FEET;
2. NORTH 0°29'36" WEST 29.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1025.00 FEET;
3. 302.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°53'34";
4. NORTH 17°24'00" WEST 558.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET;
5. 376091 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'59";
6. NORTH 80°13'54" EAST 54.48 FEET;
7. SOUTH 81°51'00" EAST 85.17 FEET;
8. SOUTH 52°36'43" EAST 76.95 FEET;
9. SOUTH 72°19'00" EAST 65.79 FEET;
10. SOUTH 74°06'49" EAST 291.13 FEET;
11. SOUTH 79°13'17" EAST 145.07 FEET;
12. SOUTH 80°23'18" EAST 145.17 FEET;
13. NORTH 88°52'41" EAST 145.19 FEET;
14. NORTH 82°36'10" EAST 131.74 FEET;
15. SOUTH 80°35'23" WEST 114.54 FEET;
16. SOUTH 31°38'08" EAST 124.91 FEET;
17. SOUTH 62°45'04" EAST 116.47 FEET;
18. NORTH 85°18'48" EAST 119.21 FEET;
19. NORTH 46°48'18" EAST 296.18 FEET;
20. SOUTH 64°36'10" WEST 203.49 FEET;
21. NORTH 62°18'11" EAST 203.67 FEET;
22. SOUTH 85°11'00" EAST 75.24 FEET;
23. SOUTH 72°10'09" EAST 30.02 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°30'39" WEST;
24. 7.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°31'58";
25. SOUTH 72°48'14" 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;
26. 540.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°36'03";
27. NORTH 77°04'11" EAST 391.37 FEET;
28. 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;

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 10807 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 10885 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. 19965 CASCADING SPRING CIRCLE LAND TRUST 10905 CASCADING SPRING CIR PEYTON CO, 80831
10. FERNANDO JAEQUEZ 10919 CASCADING SPRING CIR PEYTON CO, 80831
11. NGU BANG 10933 CASCADING SPRING CIR PEYTON CO, 80831
12. DONALD KLINGSICK 10947 CASCADING SPRING CIR PEYTON CO, 80831
13. JOSEPH HOUTSON 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. JANNIE LAHEY 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. JEFFERY CHAD RICE 6891 HIDDEN HAVEN WAY PEYTON CO, 80831
22. KORY KENNEDY 10966 HIDDEN RIDGE CIR PEYTON CO, 80831
23. JERRY BRUCE CARLSON 10985 BONNEVILLE CIR PEYTON CO, 80831
24. CURS OLIVETO 7073 MITCHELLVILLE WAY PEYTON CO, 80831
25. MICKY SIEDERBURG 7085 MITCHELLVILLE WAY PEYTON CO, 80831
26. BRITANNY MCKENNY 7097 MITCHELLVILLE WAY PEYTON CO, 80831
27. BILLY FROST 7109 MITCHELLVILLE WAY PEYTON CO, 80831
28. TREVIT SMITH 7121 MITCHELLVILLE WAY PEYTON CO, 80831
29. THOMAS MARTINEZ 7032 NULATO CIR PEYTON CO, 80831
30. ANDREW SCHAFER 7102 NULATO CIR PEYTON CO, 80831
31. TRENTON DENMAN 7112 NULATO CIR PEYTON CO, 80831
32. DAVID KIRSCHMAN 11005 BIRCH HOLLOW WAY PEYTON CO, 80831
33. THOMAS MALEWITZ 1017 BIRCH HOLLOW WAY PEYTON CO, 80831
34. JOHN SPADARO 11029 BIRCH HOLLOW WAY PEYTON CO, 80831
35. GEORGE LLOYD JR 11041 BIRCH HOLLOW WAY PEYTON CO, 80831
36. NORTH DR OWENS RUSH 3015 FANTALLIE DR OWENS CO, 80573
37. ANTHONY RAY SMITH 11065 BIRCH HOLLOW WAY PEYTON CO, 80831
38. ROBERT CHASE 11077 BIRCH HOLLOW WAY PEYTON CO, 80831
39. JONATHAN CESSER 6550 BLACK QUARTZ RD LAS CRUCES NM, 80511
40. BLAINE HALES 6988 WAGON TRACK WAY PEYTON CO, 80831
41. LAWRENCE RAPHAEL 6947 WAGON TRACK WAY PEYTON CO, 80831
42. ROLAN JOHN 6967 WAGON TRACK WAY PEYTON CO, 80831
43. JOEL FONTANA 6987 WAGON TRACK WAY PEYTON CO, 80831
44. WANDA WINSTEAD 11101 BIRCH HOLLOW WAY PEYTON CO, 80831
45. RONALD KELLY 11113 BIRCH HOLLOW WAY PEYTON CO, 80831
46. DAVID SALVETTI 11125 BIRCH HOLLOW WAY PEYTON CO, 80831

OWNER/DEVELOPER
CHALLENGER COMMUNITIES
2805 EXPLORER DR, SUITE 250
COLORADO SPRINGS, CO 80920

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

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

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	9.81 ACRES	--	63,000 SF	103
COMMERCIAL	7.81 ACRES	--	50,000 SF	83
COMMERCIAL	5 ACRES	--	32,700 SF	55
COMMERCIAL STORAGE	12.75 ACRES	--	83,000 SF	138
LIGHT INDUSTRIAL	10.8 ACRES	--	71,000 SF	118
SCHOOL	11 ACRES	--	--	430
DETENTION POND	3.72 ACRES	--	--	--
OPEN SPACE	10.86 ACRES	--	--	--
PUBLIC ROW	20.75 ACRES	--	--	--
PUBLIC ROW	85.31 ACRES	--	--	--
F.H. METRO DISTRICT FAC.	1.5 ACRES	--	--	--
MULTI-FAMILY RESIDENTIAL	10.18 ACRES	60 DWELLING UNITS	--	--
RESIDENTIAL	98 ACRES	236 DWELLING UNITS	--	--
RESIDENTIAL	12.6 ACRES	236 DWELLING UNITS	--	--
RESIDENTIAL	19.8 ACRES	24 DWELLING UNITS	--	--

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 U.S. 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 PLAN 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
- 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 5.99 DU/AC AND IS CAPPED AT 600 UNITS MAXIMUM.
- A PROPOSED WELL SITE WILL BE NEEDED WITHIN THE AMENDED AREA. FINAL LOCATION WILL BE DETERMINED IN COORDINATION WITH THE FALCON HIGHLANDS METRO DISTRICT.

REFERENCE DRAWINGS

X-PLS SITE
X-FLOW (SHRNT D_H)
X-EX BASE
X-ADDS 4444

REV#	DATE#	DESCRIPTION#1	DESCRIPTION	INIT#1	BY
No.	DATE	DESCRIPTION#1	DESCRIPTION	INIT#1	BY

COMPUTER FILE MANAGEMENT

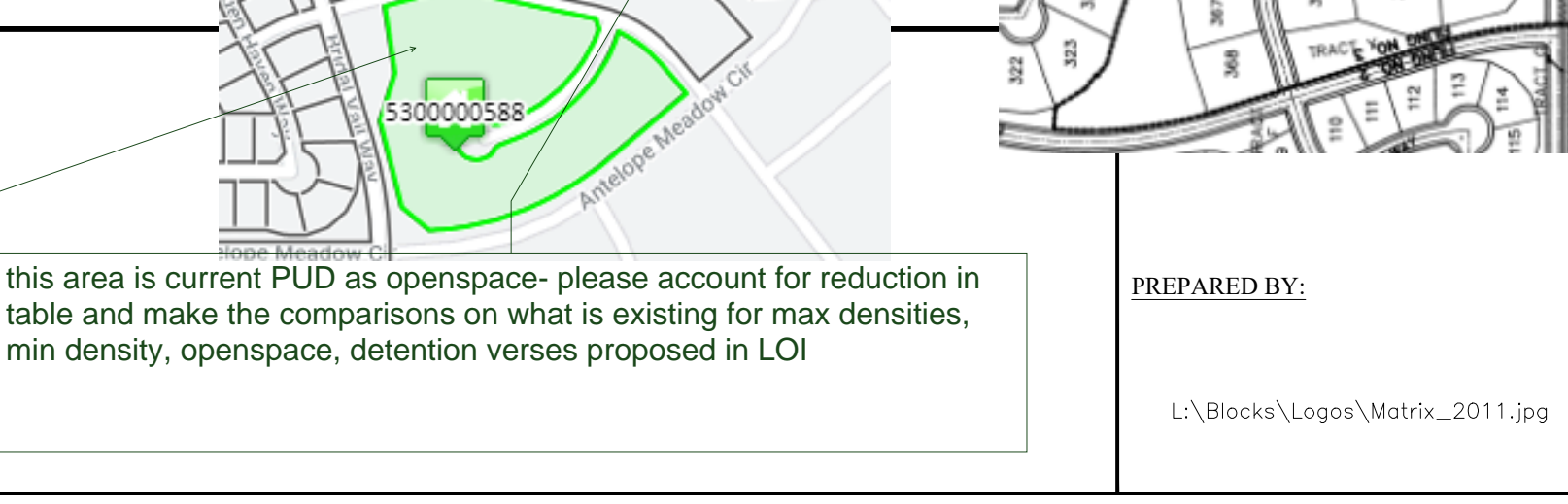
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PLOT DATE: November 3, 2021 3:34:55 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

AREA	DESCRIPTION
AREA	DESCRIPTION

there is already platted row that should be depicted (this is about 7.9 acres not 19)

this area is current PUD as openspace - please account for reduction in table and make the comparisons on what is existing for max densities, min density, openspace, detention versus proposed in LOI



PREPARED BY:
L:\Blocks\Logs\Matrx_2011.jpg

EL PASO COUNTY COLORADO

SKETCH PLAN AMENDMENT

SKETCH PLAN

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

DESIGNED BY: []
CHECKED BY: []

SCALE: []
DATE ISSUED: NOVEMBER 3, 2021
SHEET: 1 OF 1
DRAWING NO.: 21.1208.001

Sketch Plan Drawing(s)_V1comment.pdf Markup Summary 12-14-2021

dsdparsons (27)



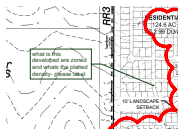
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Date: 12/7/2021 10:35:22 AM
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what is this classification based on TIS?



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is there a landscape setback on both sides of road? is there a buffer between existing development and proposed density increase on SKP? Please show buffer

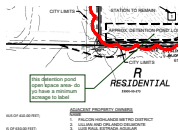


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what is this developed are zoned and whats the platted density- please label

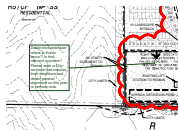


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this detention pond open space area- do yo have a minimum acreage to label



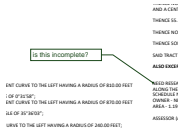
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Dublin blvd extension where is this to occur? is this relevant anymore? Please work w City- we have had inquires from neighbors and depict general alignment on this plan or remove note



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can you show Existing Tamlin Road its hard to see line work under label? is it to be continued ? where does it connect now?



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is this incomplete?



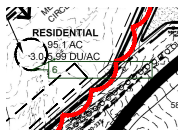
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what is total amended area



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Date: 12/7/2021 10:44:46 AM
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as approved or as amended? when i caculate 95 acres times 6 DU (remove 5.99) i caculate a maz of 570 units and a min of 190;



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6



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3



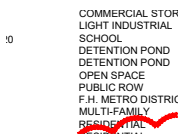
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so 19 times 3 is max of 57 units, and a minimum of 19 units - table below is off

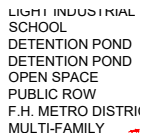


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what is changing here? arent these platted?



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Subject: Text Box
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Space:



Subject: Cloud+
Page Label: [1] SP01
Author: dsdparsons
Date: 12/7/2021 10:48:55 AM
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are you adding a park increasing open space or are you decreasing it from what ws previousuly approved? Are yuou increasing pond?

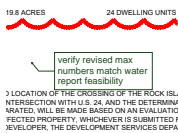


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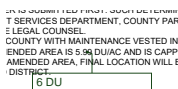
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park size?



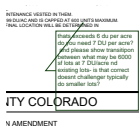
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verify revised max numbers match water report feasibility



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6 DU



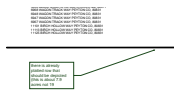
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that exceeds 6 du per acre do you need 7 DU per acre? and please show transition between what may be 6000 sf lots at 7 DU/acre and existing lots - is that correct doesnt challenger typically do smaller lots?

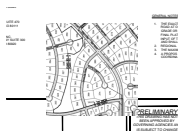


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there is already platted row that should be depicted (this is about 7.9 acres not 19)



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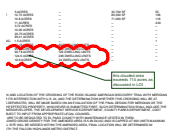


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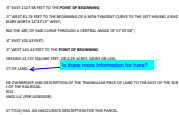
this area is current PUD as openspace- please account for reduction in table and make the comparisons on what is existing for max densities, min density, openspace, detention verses proposed in LOI



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this clouded area exceeds 114 acres as discussed in LOI

CDurham (1)



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Author: CDurham
Date: 12/8/2021 5:12:17 PM
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Is there more information for here?