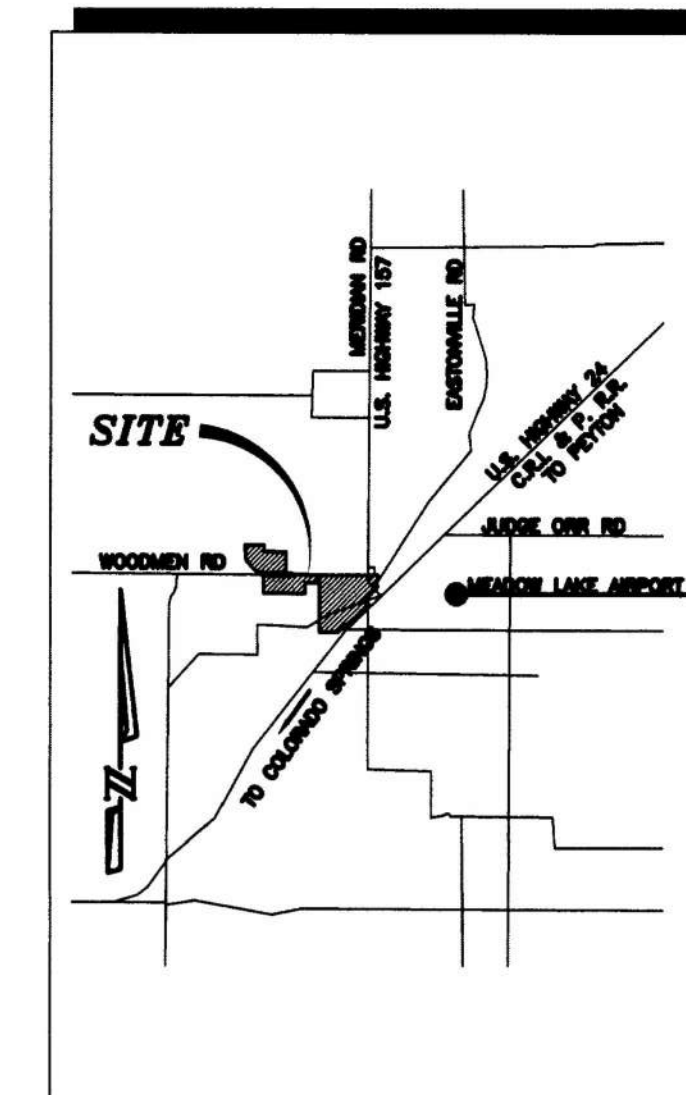


# SKETCH PLAN AMENDMENT FALCON HIGHLANDS

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

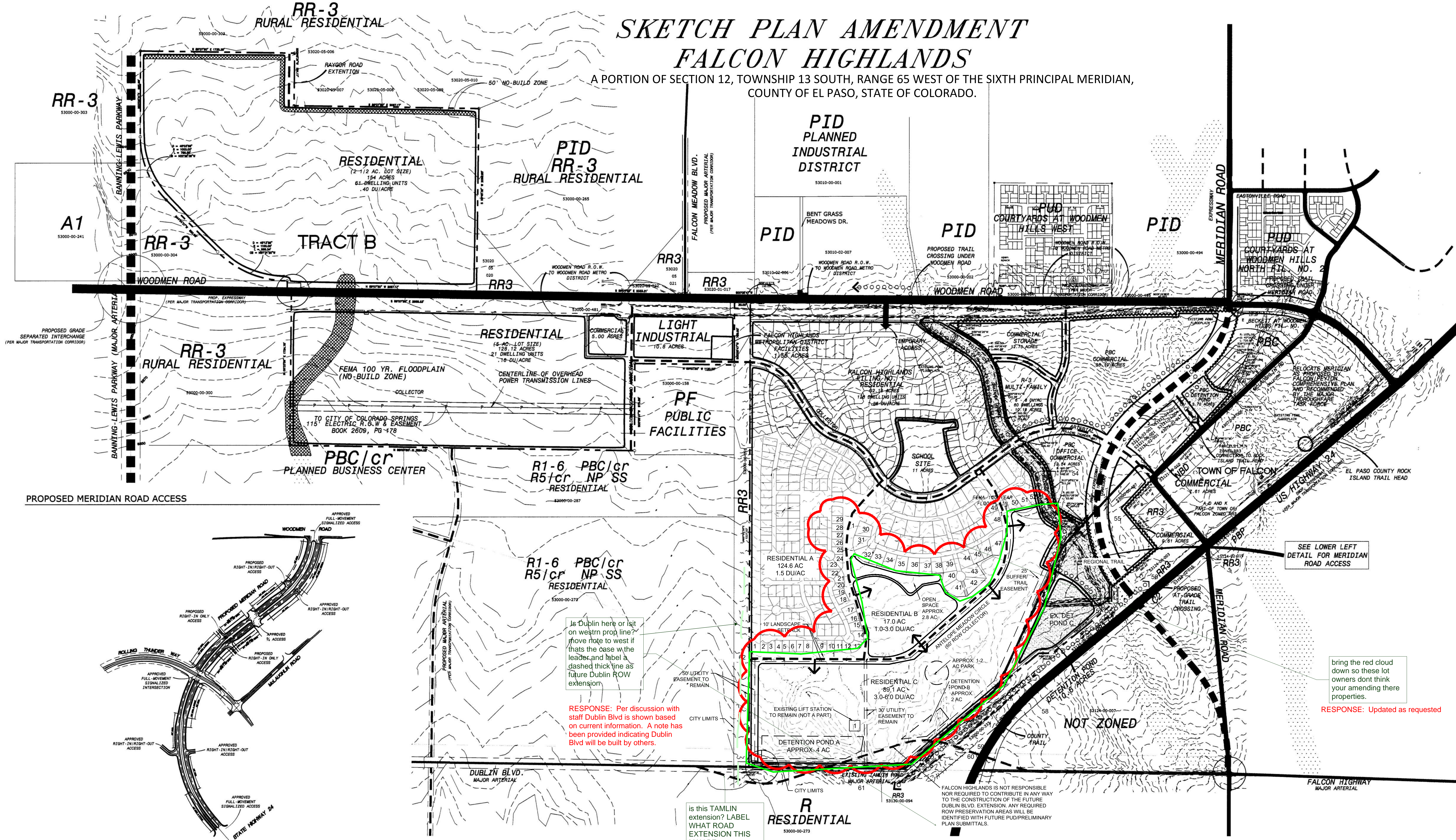


VICINITY MAP  
N.T.S.

SCALE: 1"=500'

**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-5300-02-002
EXIST. MAJOR CONTOUR	---
EXIST. MINOR CONTOUR	---
PR. PROPERTY ACCESS	---
AREA BOUNDARY	---
PR./FUTURE ROADWAY	---
EXIST. ROADWAY	---
COUNTY TRAIL	---
AMENDED SKETCH PLAN AREA	---



Is Dublin here or left on western prop. line? Note to west if that is the case w the leader and label a dashed thick line as future Dublin ROW extension.

**RESPONSE:** Per discussion with staff Dublin Blvd is shown based on current information. A note has been provided indicating Dublin Blvd will be built by others.

bring the red cloud down so these lot owners don't think your amending their properties.

**RESPONSE:** Updated as requested

is this TAMLIN extension? LABEL WHAT ROAD EXTENSION THIS MAY BE

**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-1/4" ALUMINUM CAP STAMPED "ATZTE CONSULTANTS PLS 38250" AND AT THE NORTH END BY A FOUND-1/4" ALUMINUM CAP STAMPED "PLS 4842". SAID WEST LINE BEARS NORTH 02°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 02°23'31" WEST 1109.39 FEET TO THE SOUTHWEST CORNER OF FALCON HIGHLANDS FILING NO. 2 AS SHOWN ON THE PLAT RECORDED AT RECEPTION NO. 2007212369, EL PASO COUNTY RECORDS;

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

1. NORTH 89°30'24" EAST 1345.41 FEET;
2. NORTH 02°23'31" WEST 120.90 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°24'20" WEST 554.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET;
5. 376.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°37'59";
6. SOUTH 89°13'34" EAST 54.48 FEET;
7. SOUTH 21°15'00" EAST 105.37 FEET;
8. SOUTH 52°36'41" EAST 76.95 FEET;
9. SOUTH 73°19'02" EAST 65.73 FEET;
10. SOUTH 74°06'49" EAST 201.13 FEET;
11. SOUTH 79°13'17" EAST 145.07 FEET;
12. SOUTH 85°21'37" EAST 145.17 FEET;
13. NORTH 88°52'41" EAST 145.19 FEET;
14. NORTH 83°36'10" EAST 131.74 FEET;
15. SOUTH 02°23'31" WEST 114.54 FEET;
16. SOUTH 31°38'08" EAST 124.91 FEET;
17. SOUTH 62°45'04" EAST 116.47 FEET;
18. NORTH 82°49'48" EAST 119.21 FEET;
19. NORTH 45°48'18" EAST 296.18 FEET;
20. NORTH 34°03'03" WEST 203.48 FEET;
21. NORTH 62°18'11" EAST 203.67 FEET;
22. SOUTH 85°51'10" EAST 75.24 FEET;
23. 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°16'30" WEST;
24. 7.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°13'58";
25. SOUTH 72°48'41" 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. 540.58 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;
29. 215.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°28'00";
30. 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;
31. 105.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'02";
32. SOUTH 47°29'03" EAST 15.72 FEET;

**ADJACENT PROPERTY OWNERS**

NAME	ADDRESS
1. FALCON HIGHLANDS METRO DISTRICT	111 S TEJON ST STE 705 COLORADO SPRINGS CO, 80803
2. LILLIAN AND ORLANDO DELMONTE	1087 CASCADING SPRING CIR PEYTON CO, 80831
3. LUIS RAUL ESTRADA AGUILAR	1087 CASCADING SPRING CIR PEYTON CO, 80831
4. PAMELA JOHNSON	1083 CASCADING SPRING CIR PEYTON CO, 80831
5. JACOB RAST	PO BOX 15894 COLORADO SPRINGS CO, 80935
6. PATRICK LYNCH	1083 CASCADING SPRING CIR PEYTON CO, 80831
7. JOSE MUJICA	1087 CASCADING SPRING CIR PEYTON CO, 80831
8. SEAN HILES	1089 CASCADING SPRING CIR PEYTON CO, 80831
9. 10905 CASCADING SPRING CIRCLE LAND TRUST	10905 CASCADING SPRING CIR PEYTON CO, 80831
10. FERNANDO JAJUEZ	10919 CASCADING SPRING CIR PEYTON CO, 80831
11. NGU BANG	10933 CASCADING SPRING CIR PEYTON CO, 80831
12. DONALD KLINGSSICK	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	6843 HIDDEN HAVEN WAY PEYTON CO, 80831
17. DAVID HOPP	6855 HIDDEN HAVEN WAY PEYTON CO, 80831
18. JANNIE LANEY	6879 HIDDEN HAVEN WAY PEYTON CO, 80831
19. JOSHUA JEREMY GORDON	6891 HIDDEN HAVEN WAY PEYTON CO, 80831
20. JEFFREY CHAD RICE	10966 HIDDEN HAVEN WAY PEYTON CO, 80831
21. KORY KENNEDY	10966 BONNEVILLE CIR PEYTON CO, 80831
22. JERRY BRUCE CARLSON	7061 MITCHELLVILLE WAY PEYTON CO, 80831
23. ELL LOUIS OLIVETO	7073 MITCHELLVILLE WAY PEYTON CO, 80831
24. MICKY SEDERBURG	7085 MITCHELLVILLE WAY PEYTON CO, 80831
25. BRITTANY MCKENNEY	7097 MITCHELLVILLE WAY PEYTON CO, 80831
26. BILLY FROST	7109 MITCHELLVILLE WAY PEYTON CO, 80831
27. TREVIT SMITH	7121 MITCHELLVILLE WAY PEYTON CO, 80831
28. THOMAS MARTINEZ	1032 NOLA CIR PEYTON CO, 80831
29. ANDREW SCHAEFER	11 ACRES
30. TRENTON DEMMAN	11025 BIRCH HOLLOW WAY PEYTON CO, 80831
31. DAVID KIRSCHMAN	11005 BIRCH HOLLOW WAY PEYTON CO, 80831
32. THOMAS MALKOWITZ	11017 BIRCH HOLLOW WAY PEYTON CO, 80831
33. JOHN SPADARO	11025 BIRCH HOLLOW WAY PEYTON CO, 80831
34. GEORGE LLOYD JR	11041 BIRCH HOLLOW WAY PEYTON CO, 80831
35. THOMAS RUSHY	3013 TANTON DR DWIGNS CROSS BOKS AL 35763
36. ANTHONY RAY SMITH	11065 MITCHELLVILLE WAY PEYTON CO, 80831
37. ROBERT CHASE	11077 BIRCH HOLLOW WAY PEYTON CO, 80831
38. JONATHAN CESSER	6589 BLACK QUARTZ RD LAS CRUCES NM, 88011
39. BLAINE HALES	6968 WAGON TRACK WAY PEYTON CO, 80831
40. LAWRENCE RAPHAEL	6948 WAGON TRACK WAY PEYTON CO, 80831
41. ROLAN JOHN	6947 WAGON TRACK WAY PEYTON CO, 80831
42. JOEL FONTANA	6967 WAGON TRACK WAY PEYTON CO, 80831
43. WANDA WINSTEAD	11101 BIRCH HOLLOW WAY PEYTON CO, 80831
44. RONALD KIRBY	11113 BIRCH HOLLOW WAY PEYTON CO, 80831
45. DAVID SALVETTI	11125 BIRCH HOLLOW WAY PEYTON CO, 80831

**LAND USE TABLE**

LAND USE PARCEL	PARCEL ACREAGE	IDENTIFIED OPEN SPACE AREAS	IDENTIFIED OPEN SPACE AREAS	IDENTIFIED OPEN SPACE AREAS	EMPLOYEES
COMMERCIAL	36.19 ACRES	0.00 ACRES	82,000 SF	0.00 SF	410
OFFICE - COMMERCIAL	12.64 ACRES	0.00 ACRES	1,000 SF	0.00 SF	137
COMMERCIAL	9.61 ACRES	0.00 ACRES	1,000 SF	0.00 SF	103
COMMERCIAL	7.61 ACRES	0.00 ACRES	1,000 SF	0.00 SF	83
COMMERCIAL	5 ACRES	0.00 ACRES	1,000 SF	0.00 SF	55
COMMERCIAL STORAGE	12.75 ACRES	0.00 ACRES	1,000 SF	0.00 SF	136
OPEN SPACE	20.75 ACRES	3.72 ACRES	1,000 SF	0.00 SF	118
SCHOOL	11 ACRES	0.00 ACRES	0.00 SF	0.00 SF	430
DETENTION POND	3.72 ACRES	0.00 ACRES	0.00 SF	0.00 SF	0
OPEN SPACE	20.75 ACRES	0.00 ACRES	0.00 SF	0.00 SF	0
PUBLIC ROW	85.31 ACRES	0.00 ACRES	0.00 SF	0.00 SF	0
F.H. METRO DISTRICT FAC.	1.5 ACRES	0.00 ACRES	0.00 SF	0.00 SF	1
MULTI-FAMILY	10.18 ACRES	0.00 ACRES	0.00 SF	0.00 SF	118
RESIDENTIAL FIL NO1	92.18 ACRES	0.00 ACRES	0.00 SF	0.00 SF	0
RESIDENTIAL A (EX.)	124.6 ACRES	236 EXISTING DUS	0.00 SF	0.00 SF	0
RESIDENTIAL B (PROP.)	17.0 ACRES	30 MAX. DWELLING UNITS	0.00 SF	0.00 SF	0
RESIDENTIAL C (PROP.)	89.1 ACRES	380 MAX. DWELLING UNITS	0.00 SF	0.00 SF	0
OPEN SPACE	2.8 ACRES	0.00 ACRES	0.00 SF	0.00 SF	0
DETENTION POND A	4 ACRES	0.00 ACRES	0.00 SF	0.00 SF	0
DETENTION POND B	2 ACRES	0.00 ACRES	0.00 SF	0.00 SF	0
DETENTION POND C (EX.)	10.6 ACRES	0.00 ACRES	0.00 SF	0.00 SF	0

**GENERAL NOTES:**

1. 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 AND SHALL BE SUBJECT TO INPUT FROM APPROPRIATE LEGAL COUNSEL.
2. REGIONAL TRAILS ARE TO BE DEDICATED TO EL PASO COUNTY WITH MAINTENANCE VESTED IN THEM.
3. 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.
4. 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.
5. 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.
6. 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:**

1. PER THE WATER AND WASTEWATER RESOURCE REPORTS PROVIDED WITH THIS SUBMITTAL, FALCON HIGHLANDS FIL NO. 3 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 276 RESIDENTIAL UNITS. CURRENT AND AVAILABLE WASTEWATER CAPACITY WILL PERMIT UP TO 276 RESIDENTIAL UNITS.
1. PHASE 1: MAXIMUM OF 50 SINGLE FAMILY RESIDENTIAL DWELLING UNITS.
2. PHASE 2: MAXIMUM OF 206 SINGLE FAMILY RESIDENTIAL DWELLING UNITS.
3. PHASE 3: ANY SINGLE FAMILY RESIDENTIAL UNIT ABOVE 256 COMBINED FROM PHASE 1 AND PHASE 2 UP TO A MAXIMUM OF 154 SINGLE FAMILY RESIDENTIAL UNITS IN PHASE 3.
4. THE TOTAL MAXIMUM PERMITTED WITHIN FALCON HIGHLANDS FIL NO. 3 SHALL BE 410 SINGLE FAMILY RESIDENTIAL UNITS.

delete Maximum for the phasing notes 1-3 in case FHMD obtains water (add increase in units per phase does not trigger a SKP amendment)

**RESPONSE:** Updated to remove Filing 3 as requested

**REFERENCE DRAWINGS**

REV#	DATE	DESCRIPTION	INITIALS	BY
1				

**COMPUTER FILE MANAGEMENT**

FILE NAME: S:\21\_1208\_001 Falcon Highlands\100 Dwg\104 Plan Sets\Sketch Plan\SP01.dwg  
 CTF FILE: MatrixBack.ctb  
 PLOT DATE: January 25, 2022 12:31:35 PM  
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

**SHEET KEY**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
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there is also a 1-to-2 acre park in addition to the openspace buffer between the existing lots and the amended area

**RESPONSE:** The park site was added to the cover sheet and shown as 1 acre. Final design will determine size and shape.

**PRELIMINARY**

delete this note because this is what will be approved if BOCC is SUBJ approved

**RESPONSE:** Removed

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

DESIGNED BY: [Name]  
 CHECKED BY: [Name]

SCALE: [Scale]  
 DATE ISSUED: NOVEMBER 3, 2021  
 SHEET: 1 OF 1

DRAWING NO: 21.1208.001

**EL PASO COUNTY COLORADO**

SKETCH PLAN AMENDMENT

SKETCH PLAN

PCD File Skp 21-4  
**RESPONSE: Added**