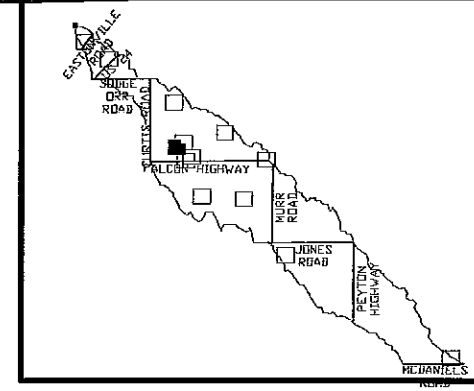


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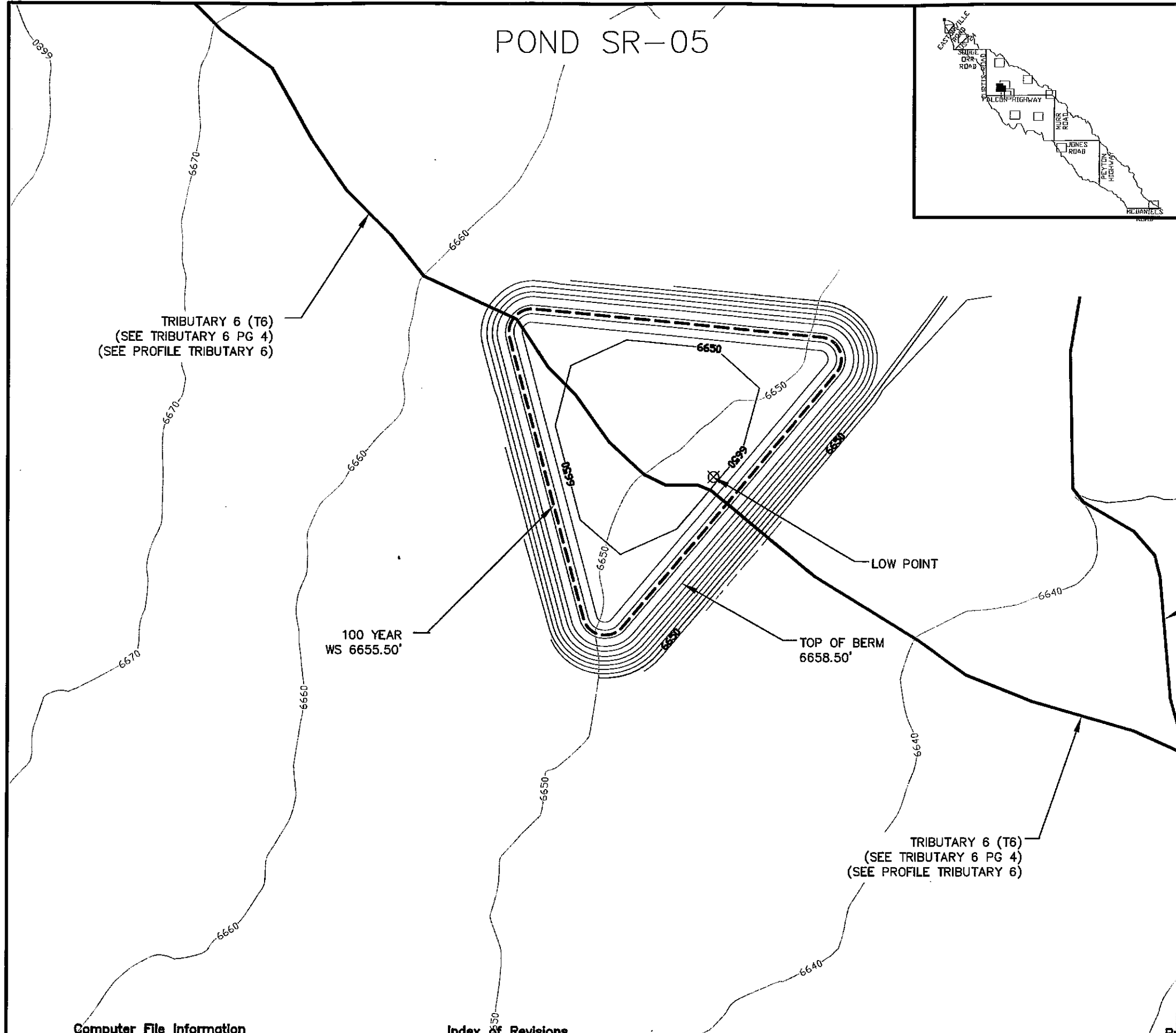


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	EXISTING CONTOURS - MAJOR ELEVATION
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	WATERSHED BOUNDARY
	ROADS
	RIVER
	100 YEAR WATER SURFACE ELEVATION
	OUTLET

POND SR-05 DISCHARGE

Q100	250 CFS
Q2	9 CFS
POND VOLUME AC FT	24
BERM WIDTH	10'
SIDESLOPES	8:1



TRIBUTARY 6 (T6)
(SEE TRIBUTARY 6 PG 4)
(SEE PROFILE TRIBUTARY 6)

100 YEAR
WS 6655.50'

LOW POINT

TOP OF BERM
6658.50'

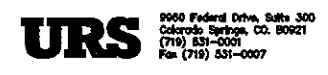
TRIBUTARY 6 (T6)
(SEE TRIBUTARY 6 PG 4)
(SEE PROFILE TRIBUTARY 6)

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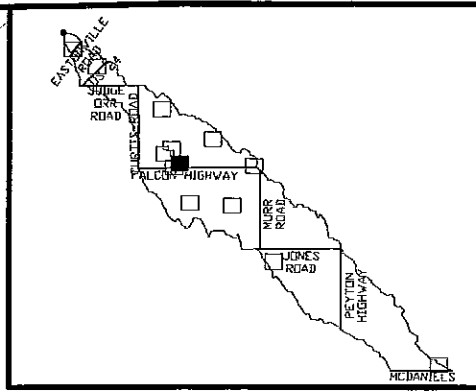
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Detailed by:	DRM
Checked by:	JAJ

Structure Numbers	
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HAEGLER RANCH DRAINAGE BASIN	
Sheet Number	SR05

Profiles

POND SR-06



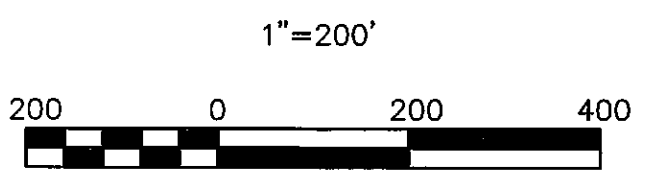
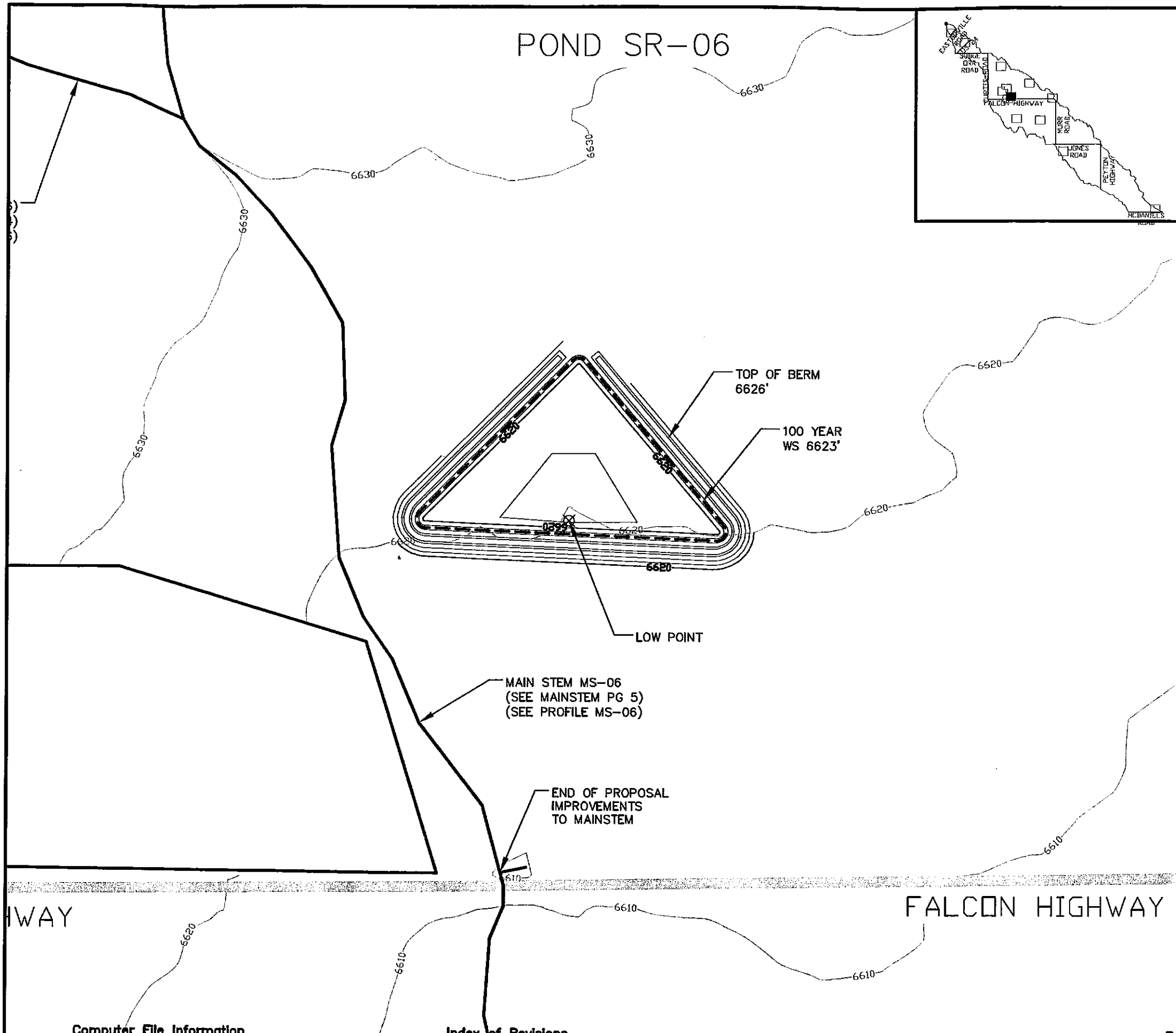
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	EXISTING CONTOURS - MAJOR ELEVATION
	EXISTING CONTOURS - MINOR ELEVATION
	WATERSHED BOUNDARY
	ROADS
	RIVER
	100 YEAR WATER SURFACE ELEVATION
	OUTLET

POND SR-06
DISCHARGE

Q100	20 CFS
Q2	1 CFS

POND VOLUME AC FT 9

BERM WIDTH 10'
SIDESLOPES 4:1



Computer File Information

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Acad. Ver.	2006
Scale:	1"=200'
Units:	Feet

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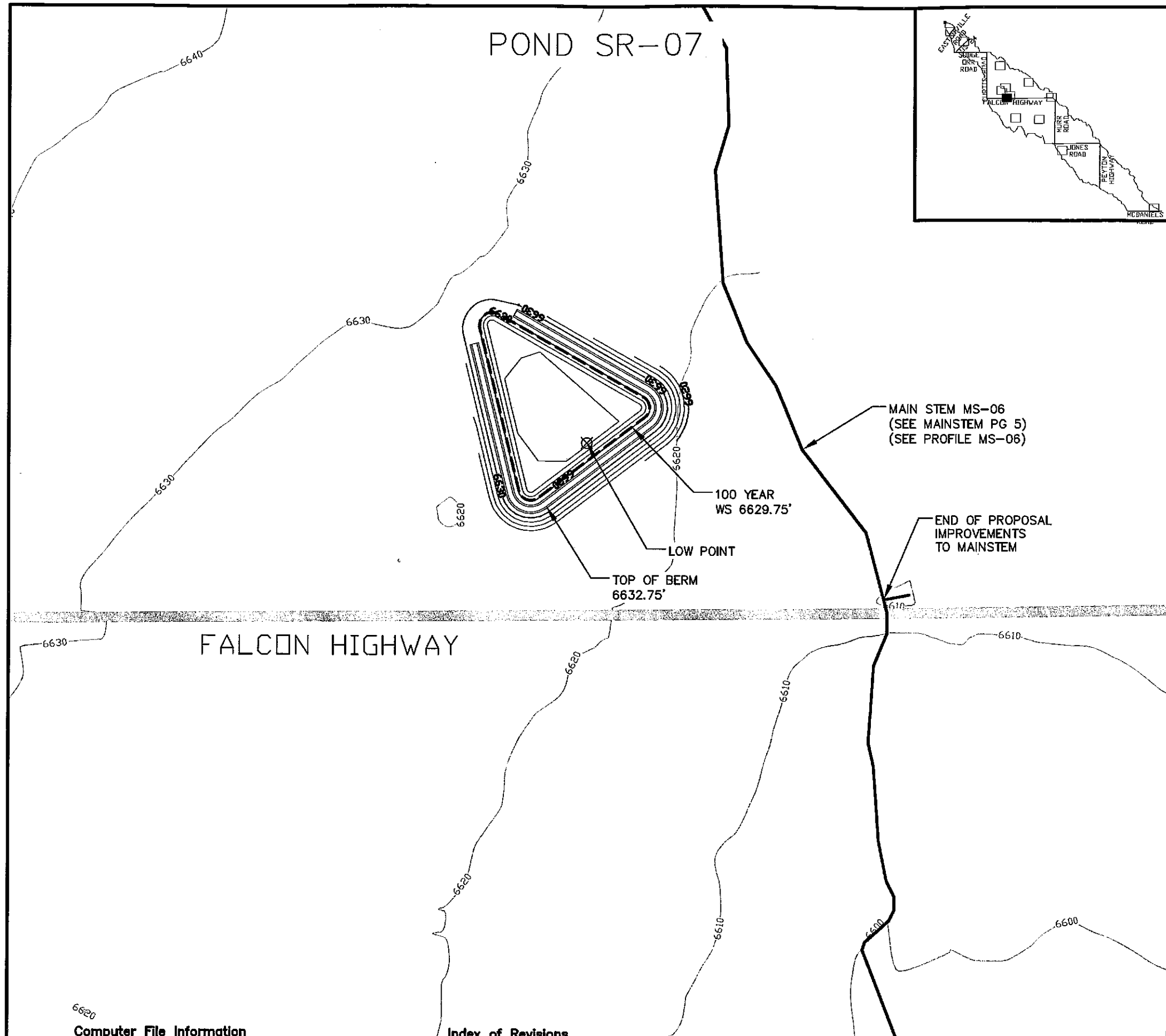


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Detailed by:	DRM
Checked by:	JAJ

Structure Numbers

HAEGLER RANCH DRAINAGE BASIN	
Sheet Number	SR06

Profiles

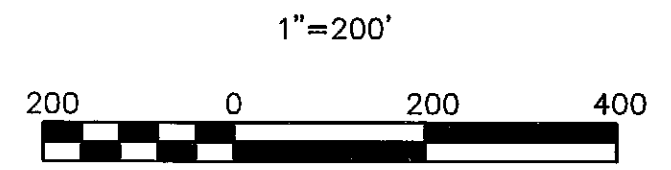


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	EXISTING CONTOURS - MAJOR ELEVATION
	EXISTING CONTOURS - MINOR ELEVATION
	WATERSHED BOUNDARY
	ROADS
	RIVER
	100 YEAR WATER SURFACE ELEVATION
	OUTLET

POND SR-07 DISCHARGE

Q100	88 CFS
Q2	1 CFS
POND VOLUME AC FT	
	5
BERM WIDTH	
	10'
SIDESLOPES	
	4:1



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Drawing File Name:	PONDS.DWG
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Scale:	1"=200'
Units:	Feet

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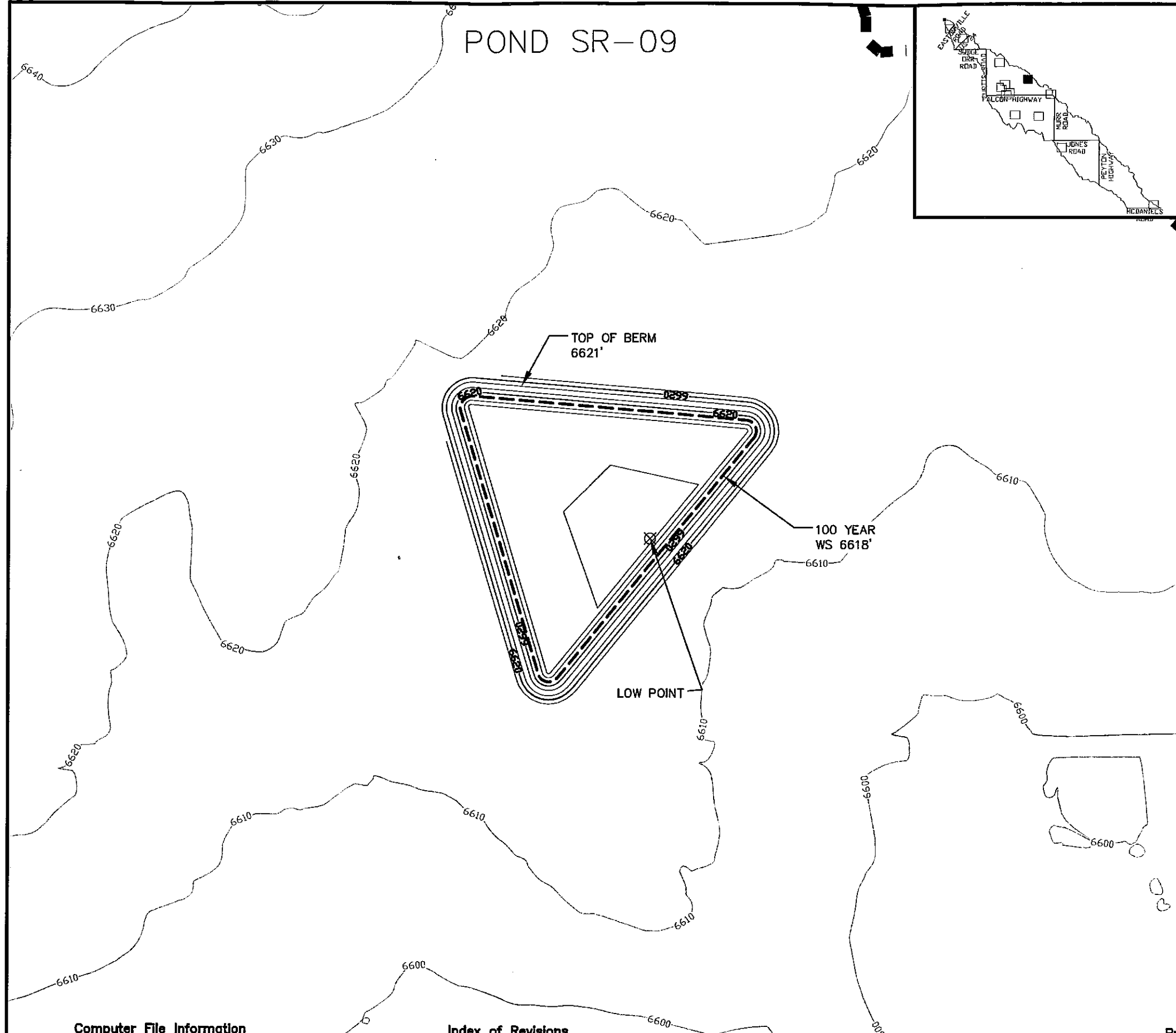
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Checked by:	JAJ

Structure Numbers

HAEGLER RANCH DRAINAGE BASIN	
Sheet Number	SR07

Profiles

POND SR-09



LEGEND	
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	PROPOSED CONTOURS - MINOR ELEVATION
	EXISTING CONTOURS - MAJOR ELEVATION
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	WATERSHED BOUNDARY
	ROADS
	RIVER
	100 YEAR WATER SURFACE ELEVATION
	OUTLET

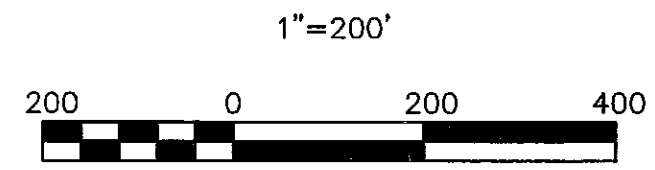
POND SR-09
DISCHARGE

Q100	66 CFS
Q2	3 CFS

POND VOLUME AC FT 20

BERM WIDTH 10'

SIDESLOPES 4:1



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Acad. Ver.	2006	Scale:	1"=200'	Units:	Feet

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Fax (719) 531-0007

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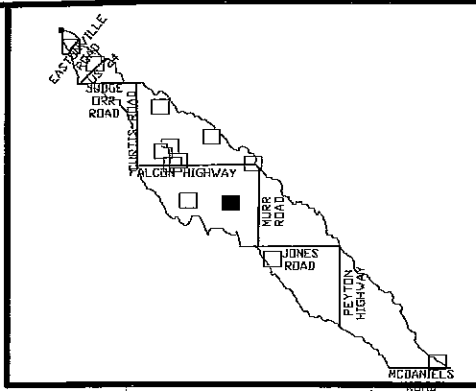
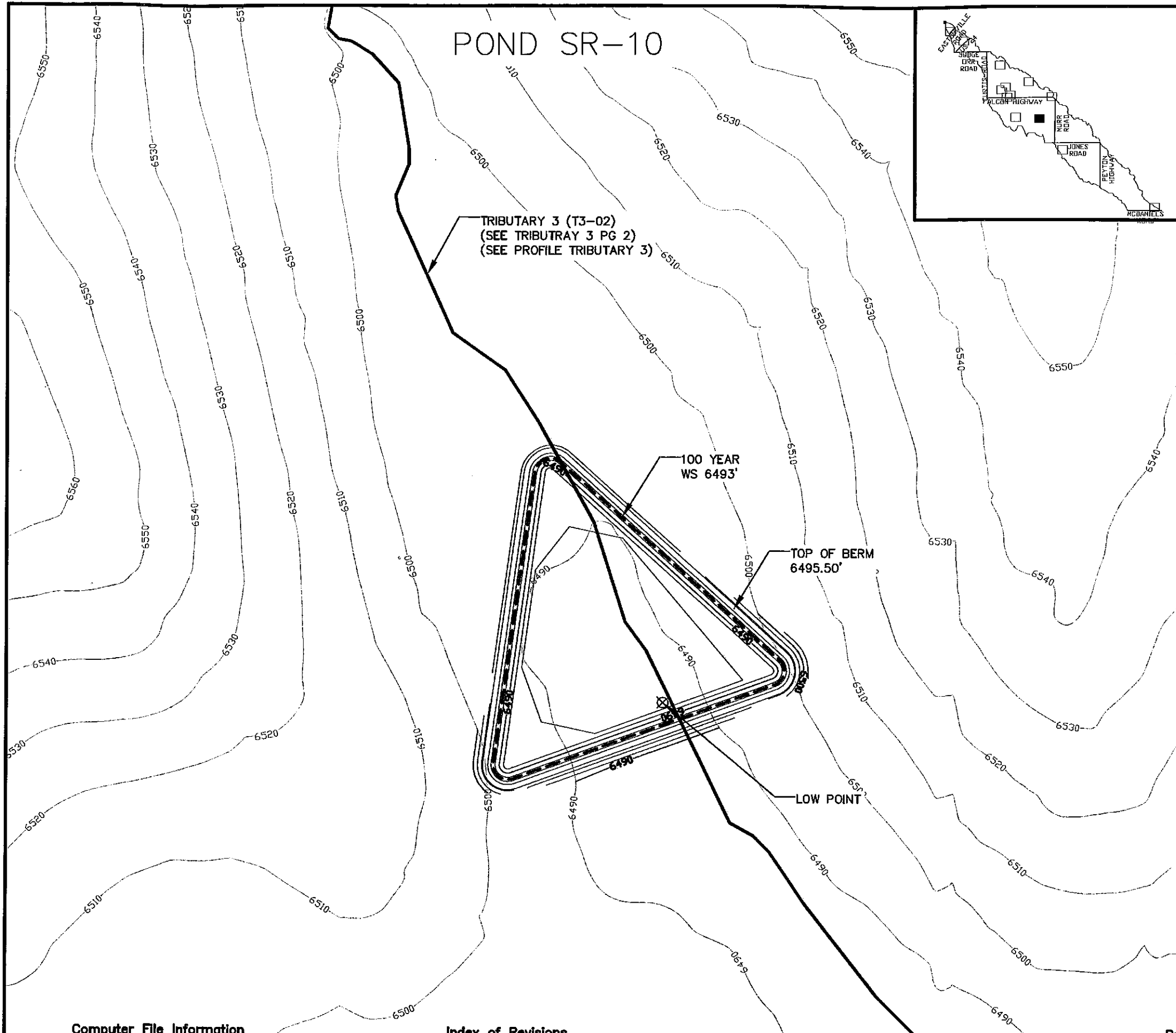
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Checked by: JAJ

Structure Numbers

Sheet Number **SR09**

POND SR-10



LEGEND	
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	PROPOSED CONTOURS - MINOR ELEVATION
	EXISTING CONTOURS - MAJOR ELEVATION
	EXISTING CONTOURS - MINOR ELEVATION
	WATERSHED BOUNDARY
	ROADS
	RIVER
	100 YEAR WATER SURFACE ELEVATION
	OUTLET

POND SR-10

DISCHARGE

Q100	600 CFS
Q2	23 CFS

POND VOLUME AC FT 23

BERM WIDTH 10'

SIDESLOPES 4:1



1"=200'



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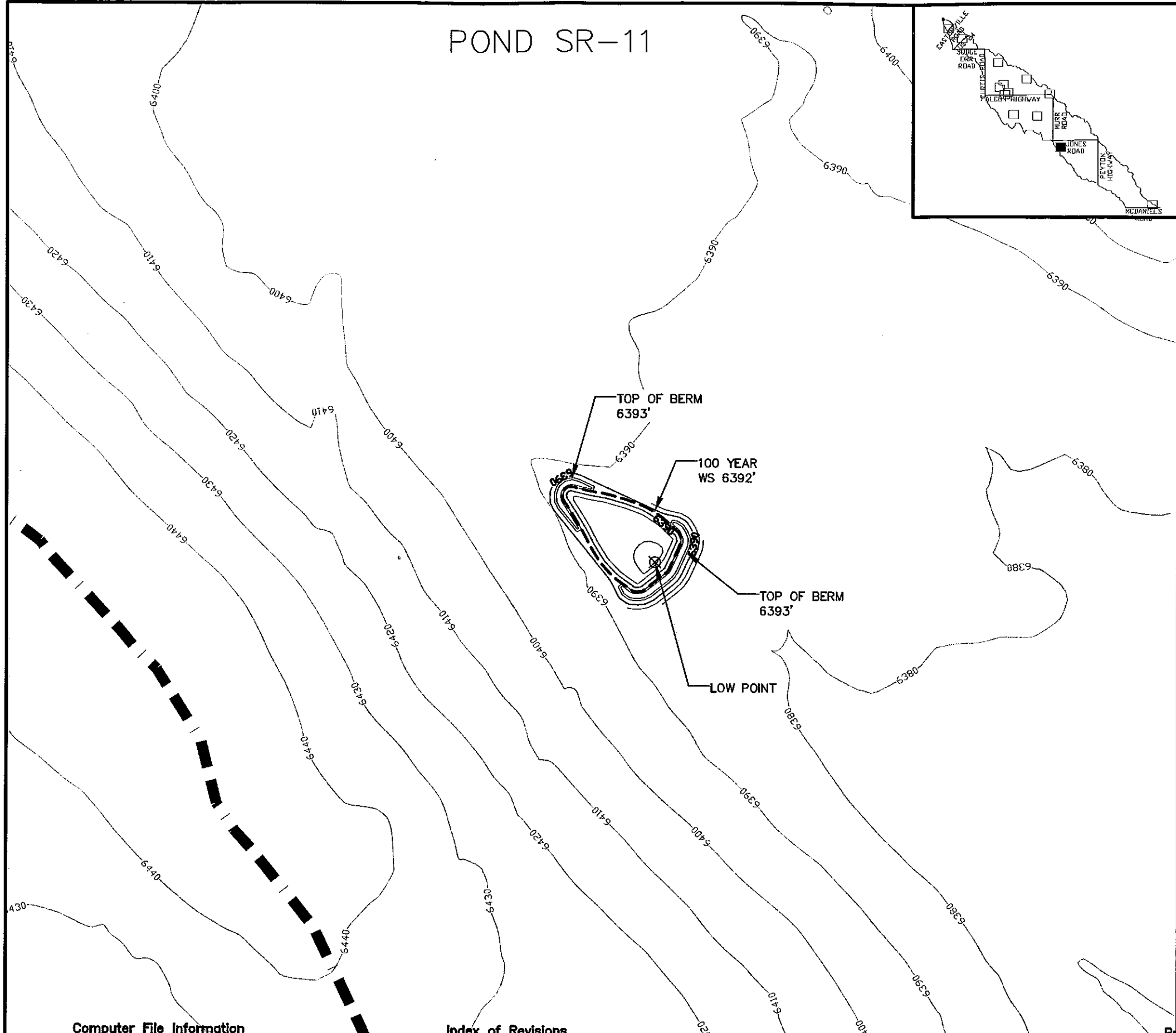
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Checked by:	JAJ

Structure Numbers

HAEGLER RANCH DRAINAGE BASIN	
Sheet Number	SR10

Profiles

POND SR-11



LEGEND

- PROPOSED CONTOURS - MAJOR ELEVATION
- PROPOSED CONTOURS - MINOR ELEVATION
- EXISTING CONTOURS - MAJOR ELEVATION
- EXISTING CONTOURS - MINOR ELEVATION
- WATERSHED BOUNDARY
- ROADS
- RIVER
- 100 YEAR WATER SURFACE ELEVATION
- OUTLET

POND SR-11 DISCHARGE

Q100	61 CFS
Q2	1 CFS

POND VOLUME AC FT 2

BERM WIDTH 10'
SIDESLOPES 4:1



1"=200'



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Units:	Feet

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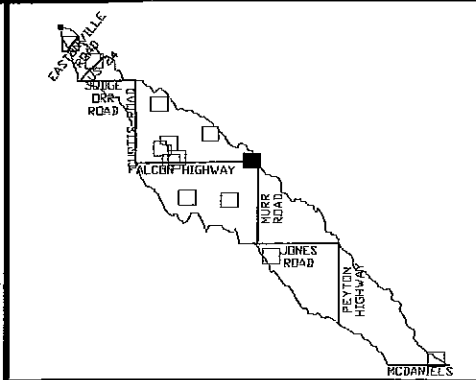
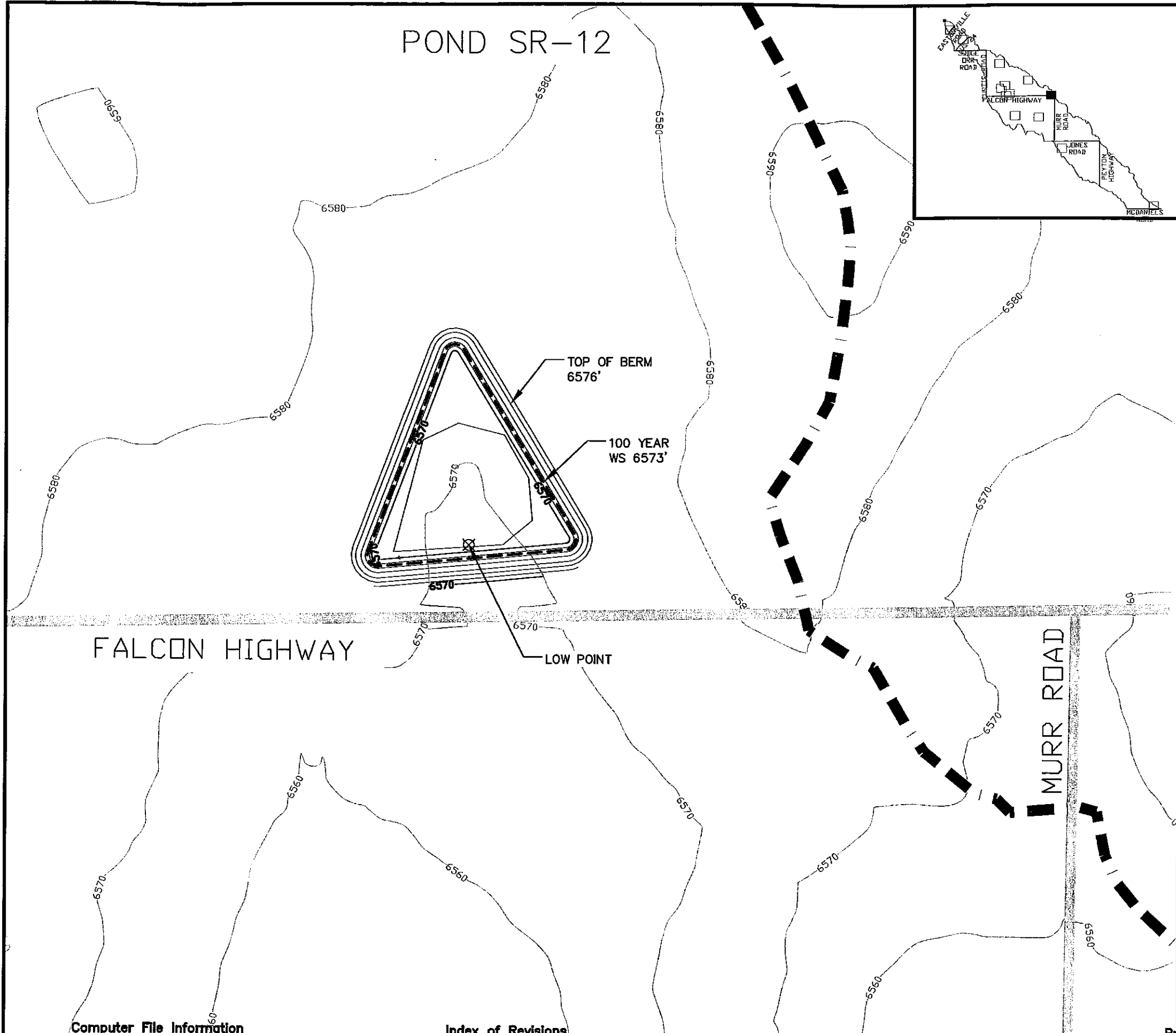
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Structure Numbers

HAEGLER RANCH DRAINAGE BASIN	
Sheet Number	SR11

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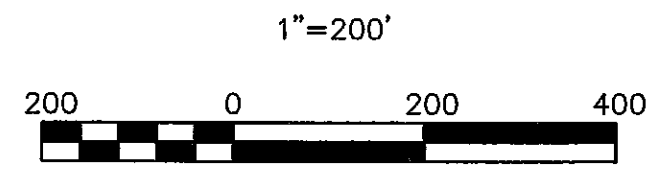


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	WATERSHED BOUNDARY
	ROADS
	RIVER
	100 YEAR WATER SURFACE ELEVATION
	OUTLET

POND SR-12 DISCHARGE

Q100	35 CFS
Q2	1 CFS
POND VOLUME AC FT	9
BERM WIDTH	10'
SIDESLOPES	4:1



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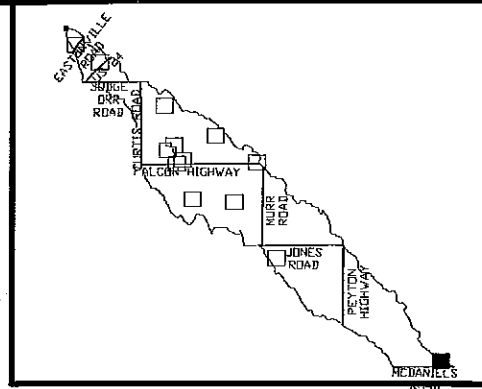
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Structure Numbers	
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HAEGLER RANCH DRAINAGE BASIN	
Sheet Number	SR12

POND SR-13



LEGEND

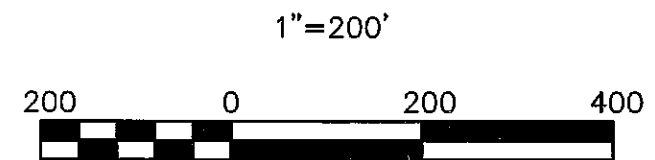
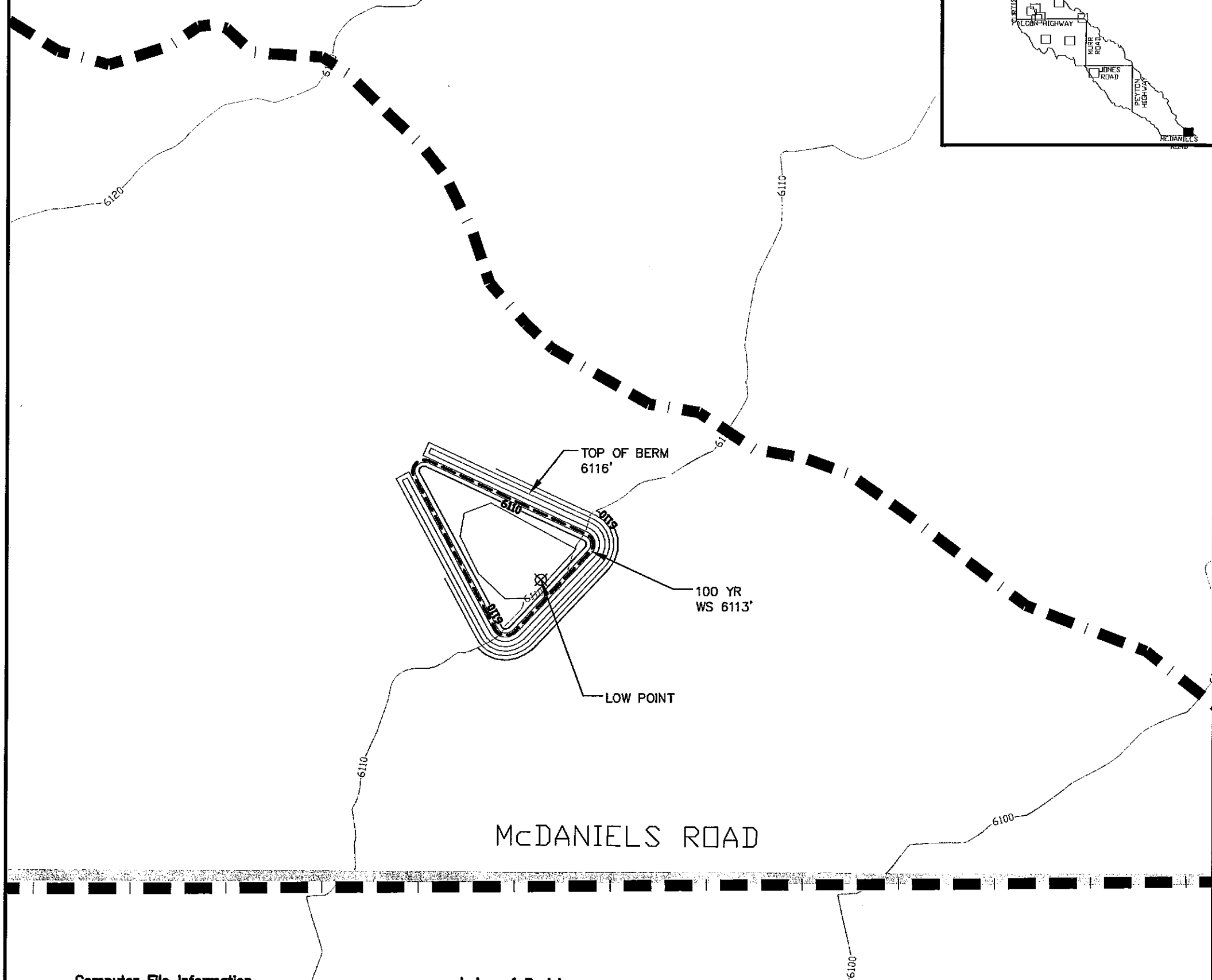
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- EXISTING CONTOURS — MAJOR ELEVATION
- EXISTING CONTOURS — MINOR ELEVATION
- WATERSHED BOUNDARY
- ROADS
- RIVER
- 100 YEAR WATER SURFACE ELEVATION
- OUTLET

POND SR-13
DISCHARGE

Q100	110 CFS
Q2	6 CFS

POND VOLUME AC FT 3

BERM WIDTH 10'
SIDESLOPES 4:1



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Structure Numbers

HAEGLER RANCH DRAINAGE BASIN
Sheet Number **SR13**

T3-02 HR0300

SLOPE = 0.70%

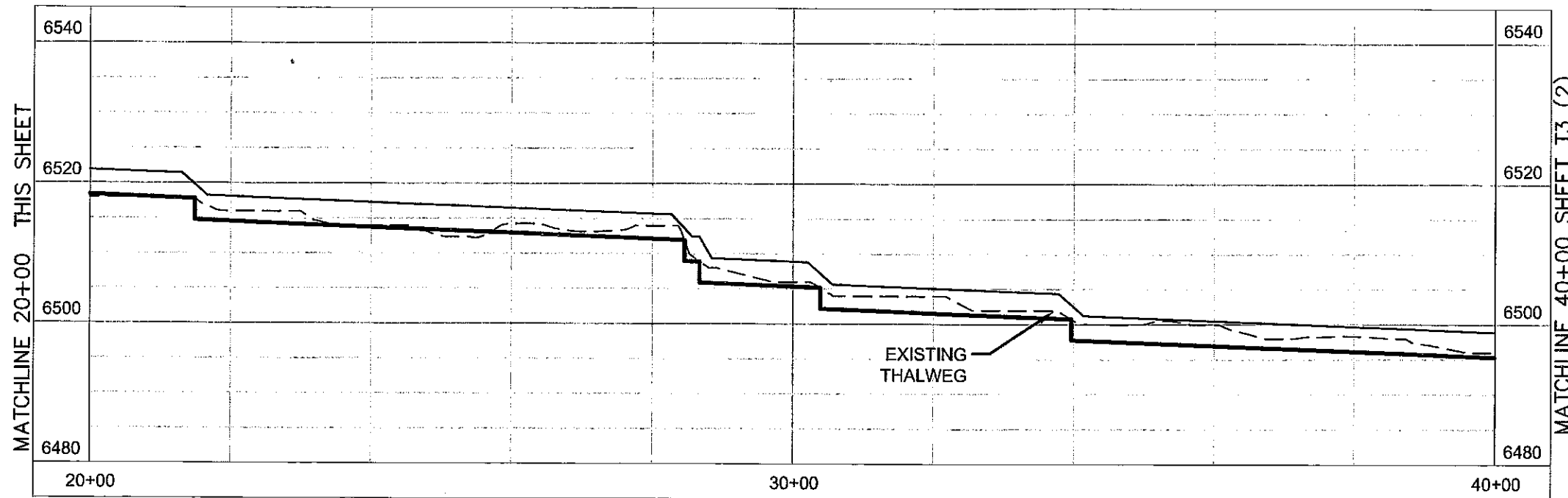
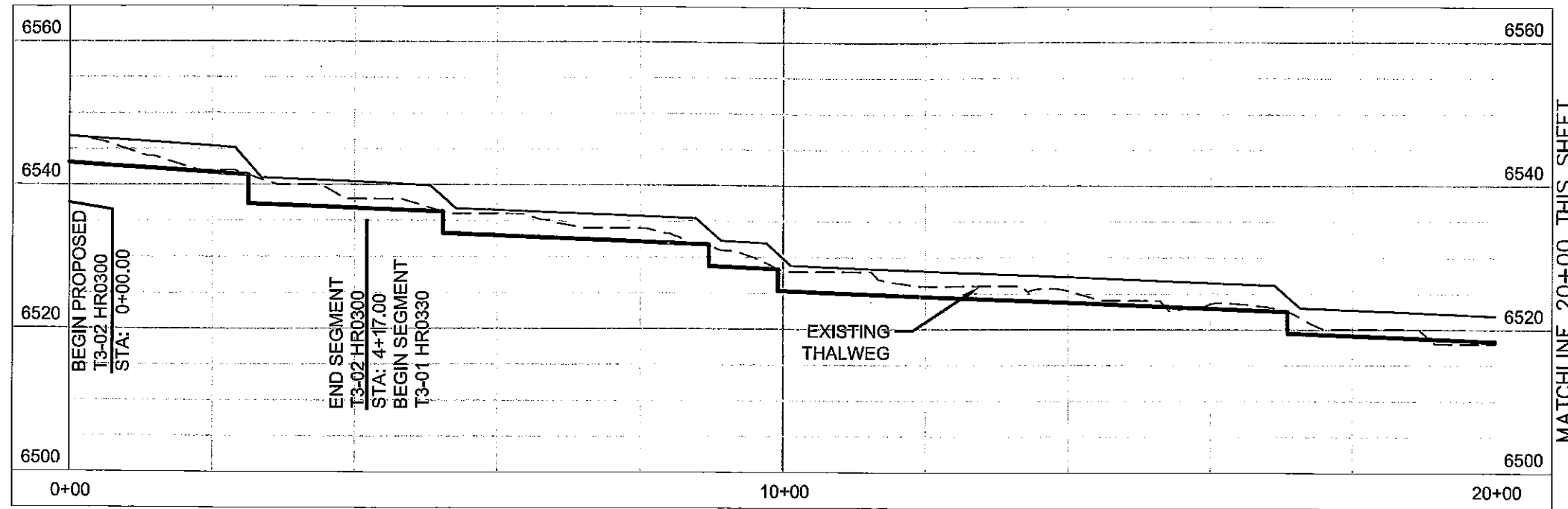
(2) 4' DROPS

T3-01 HR0330

SLOPE = 0.40%

(8) 4' DROPS

PROFILE TRIBUTARY 3 (T3)



LEGEND

- PROPOSED DROP STRUCTURE
- - - EXISTING THALWEG
- HYDRAULIC GRADE LINE

Computer File Information

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Profiles

Structure Numbers

HAEGLER RANCH SUB-REGIONAL DETENTION
 ALTERNATIVE CONCEPTUAL PROFILES

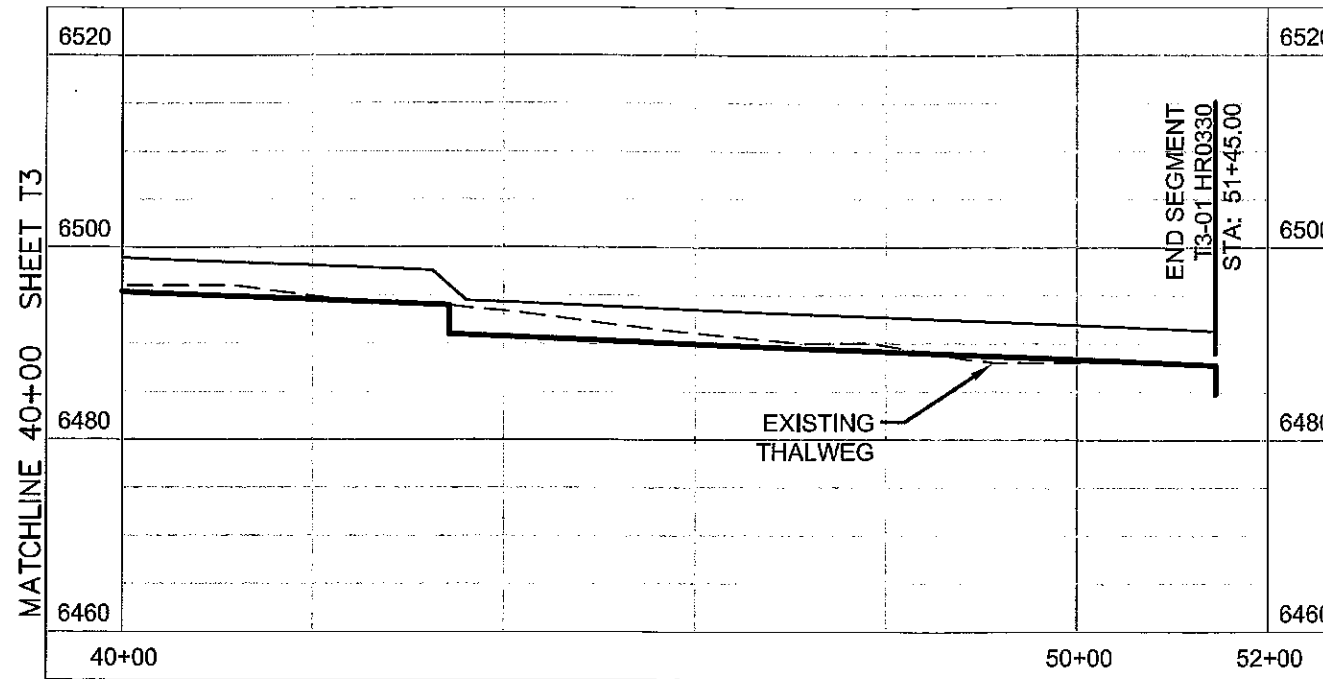
Sheet Number T3

T3-01 HR0330

SLOPE = 0.40%

(8) 4' DROPS

PROFILE TRIBUTARY 3 (T3)



LEGEND

	PROPOSED DROP STRUCTURE
	EXISTING THALWEG
	HYDRAULIC GRADE LINE

Computer File Information

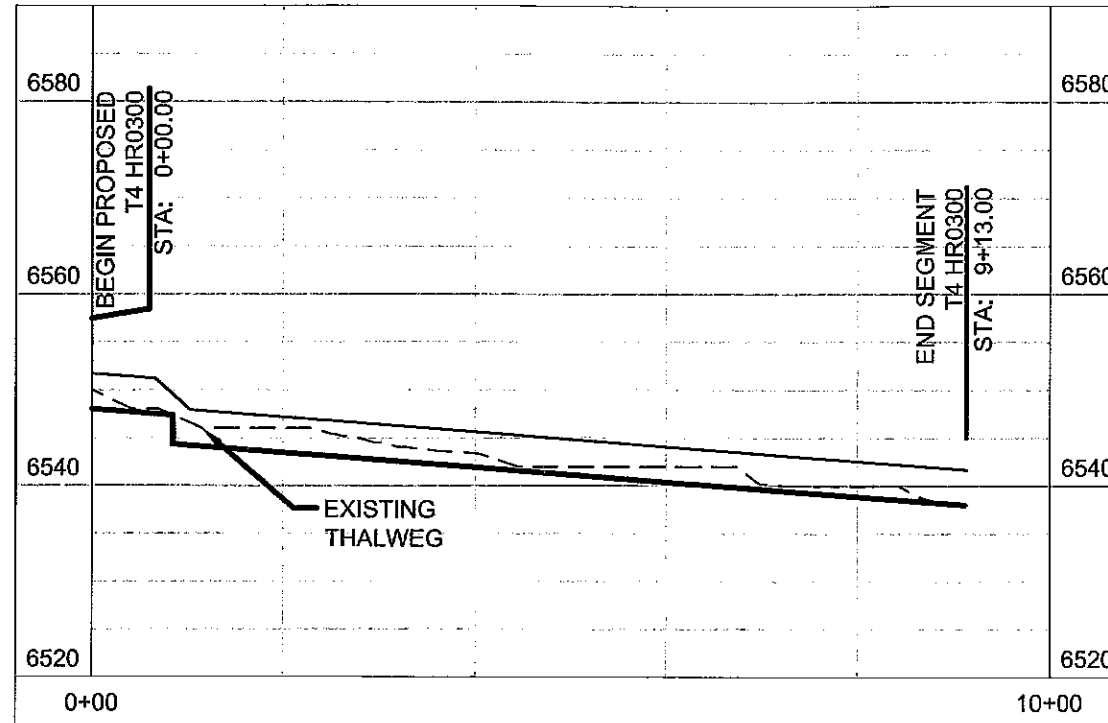
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Acad. Ver. 2006 Scale: 1"=20' Units: Feet			Checked by:		

T4 HR0300
 SLOPE = 0.70%
 (2) 3' DROPS

PROFILE TRIBUTARY 4 (T4)



LEGEND

	PROPOSED DROP STRUCTURE
	EXISTING THALWEG
	HYDRAULIC GRADE LINE

Computer File Information

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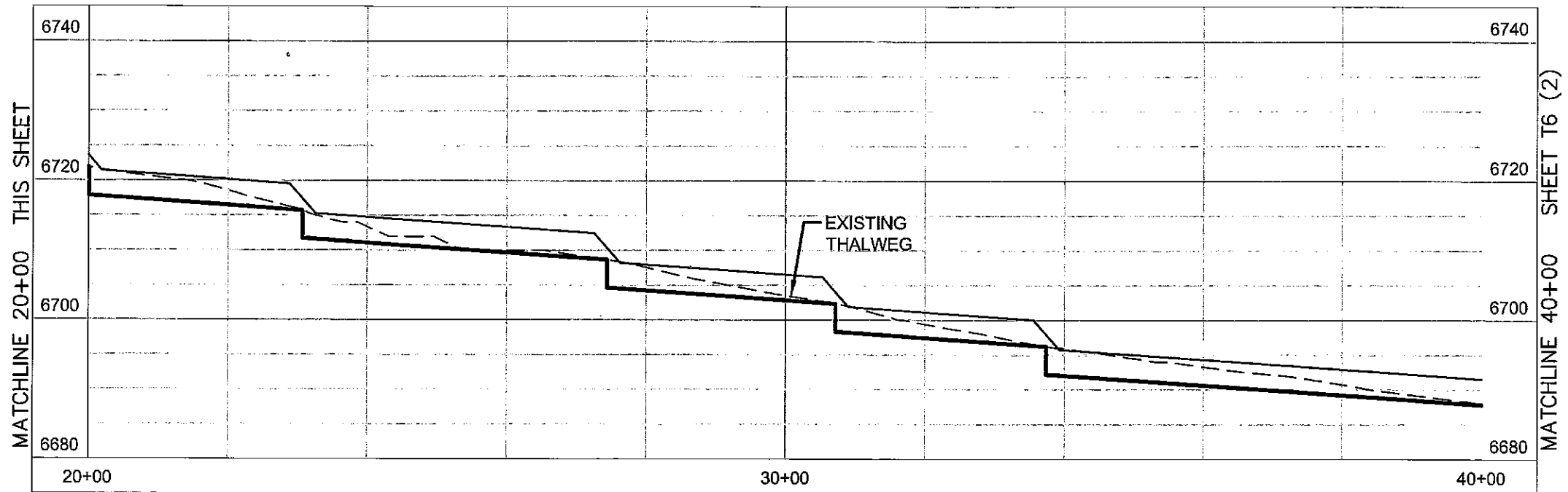
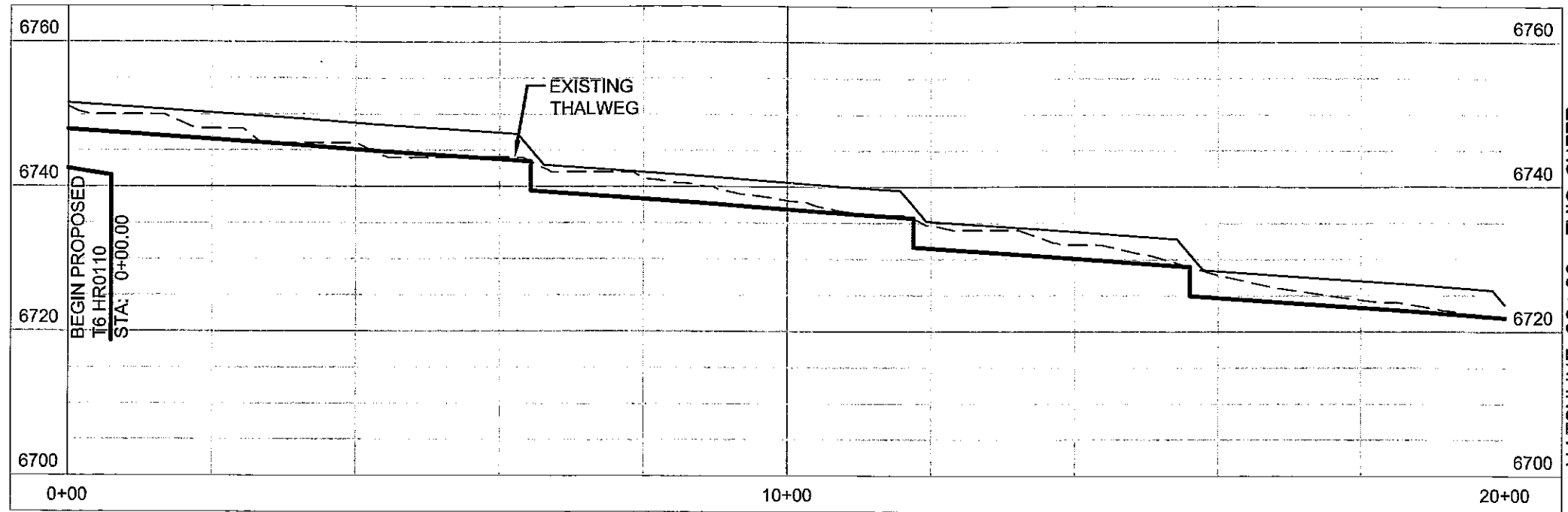
Structure Numbers

HAEGLER RANCH SUB-REGIONAL DETENTION
 ALTERNATIVE CONCEPTUAL PROFILES

Sheet Number T4

T6 HR0110
 SLOPE = 0.70%
 (9) 4' DROPS

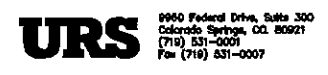
PROFILE TRIBUTARY 6 (T6)



LEGEND

	PROPOSED DROP STRUCTURE
	EXISTING THALWEG
	HYDRAULIC GRADE LINE

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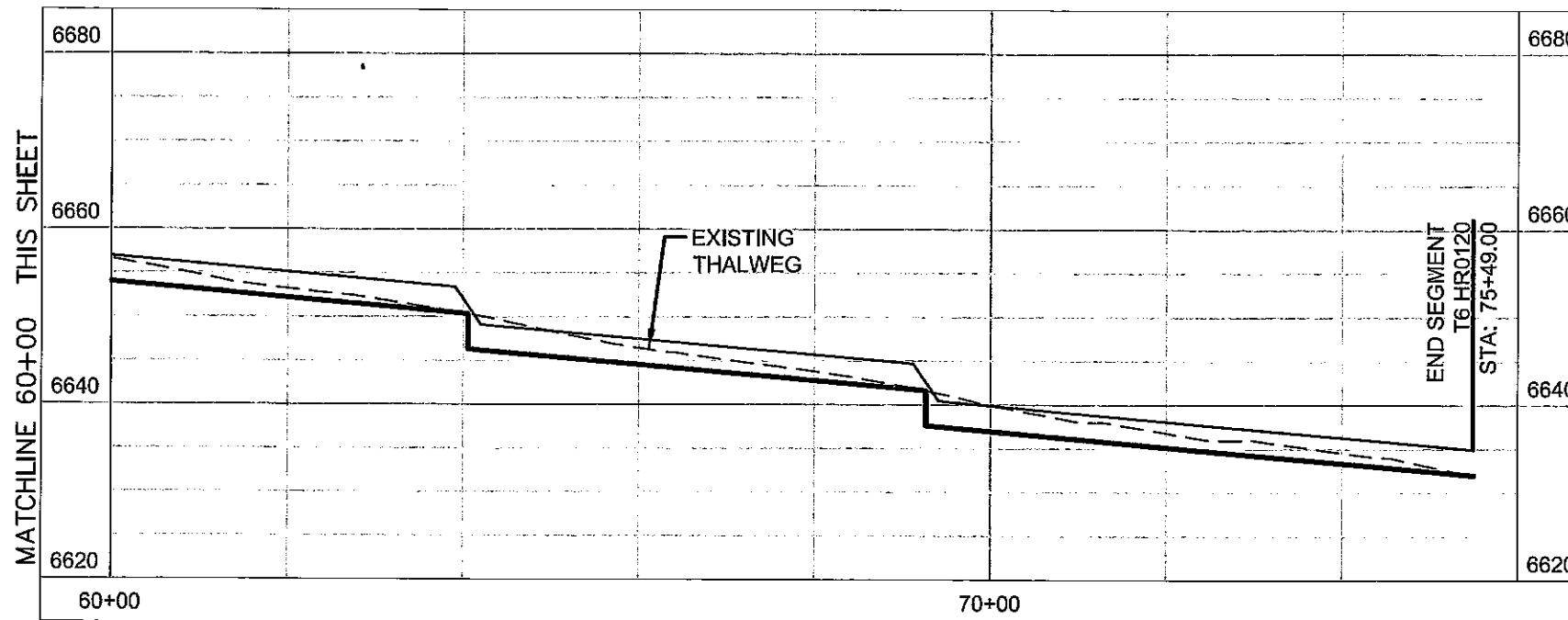
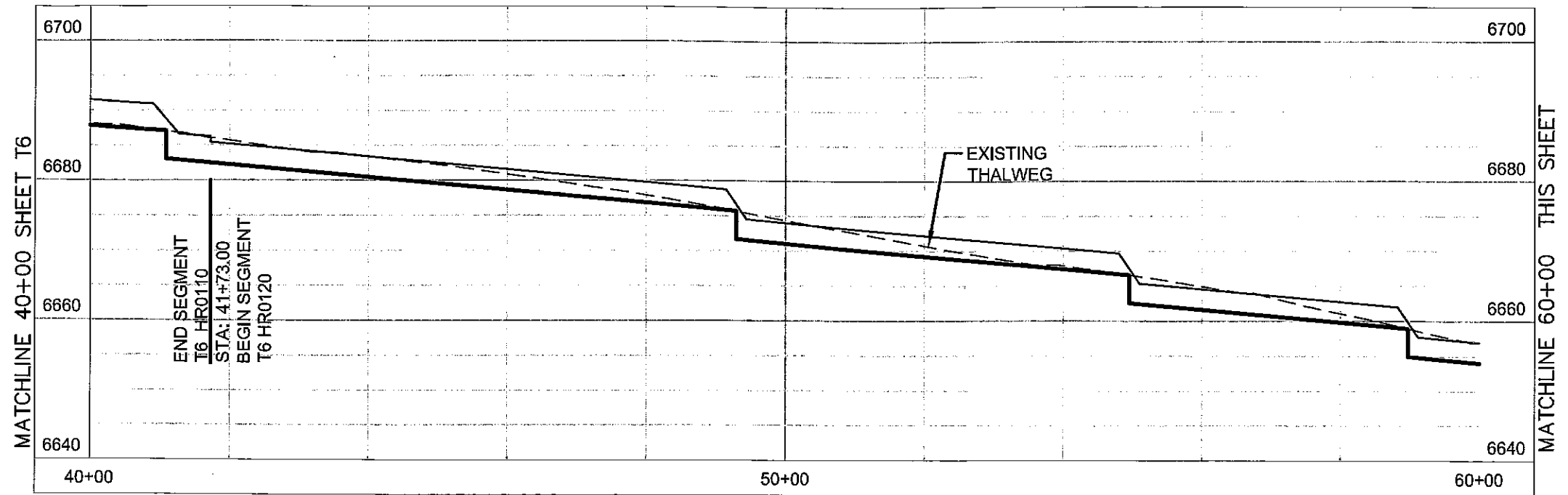


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T6 HR0110
 Slope = 0.70%
 (9) 4' DROPS

T6 HR0120
 Slope = 0.90%
 (6) 4' DROPS

PROFILE TRIBUTARY 6 (T6)



LEGEND

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	EXISTING THALWEG
	HYDRAULIC GRADE LINE

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Structure Numbers

HAEGLER RANCH SUB-REGIONAL DETENTION
 ALTERNATIVE CONCEPTUAL PROFILES

Sheet Number T6 (2)

Appendix E CONTACTS

The following is a mailing list of those involved in the preparation and review of the Haegler Ranch DBPS

U. S. Army Corps of Engineers
Van Truan
200 South Santa Fe Ave. #301
Pueblo, CO 81003
719-543-6915

John Valentine
Soils Conservation District
1826 E. Platte Avenue
Suite 114
Colorado Springs, CO 80909
719-473-7104

Colorado Department of Transportation
16 E. Arvada Street
Colorado Springs, CO 80906
719-634-2323

Colorado Division of Wildlife
2126 N. Weber Street
Colorado Springs, CO 80907
719-227-5283

Colorado Division of Wildlife
Shaun Deeney
4255 Sinton Road
Colorado Springs, CO 80307
719-227-5200

Regional Floodplain Administrator
101 W. Costilla
Colorado Springs, CO 80903
719-327-2906

Andre Brackin
El Paso Department of Transportation
3460 N. Marksheffel Road
Colorado Springs, CO 80922
719-520-6845

Falcon Homeowners' Association
7685 Mustang Rd
Colorado Springs, CO 80908
719-495-4213

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Appendix F HAEGLER DOW COMMENTS

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STATE OF COLORADO

Bill Ritter, Jr., Governor
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE

AN EQUAL OPPORTUNITY EMPLOYER

Thomas E. Remington, Director
Southeast Region
4255 Sinton Road
Colorado Springs, Colorado 80907
Telephone: (719)227-5200



December 11, 2008

Page 2.

The DOW suggests keeping the channel width and stream sinuosity similar to the width and natural sinuosity of the existing stream. If changes to the channel are necessary to accommodate for any flow increase, DOW recommends maximizing the use of natural stream sinuosity, wetland improvements and soft engineering techniques. DOW recommends off channel detention or retention of water as much as possible to reduce water flows thus minimizing the need for channel and culvert improvements. Wildlife will likely be attracted to ponds. Ponds should not be fenced and have shallow slopes to promote aquatic and wetland vegetation growth. A gradual slope will also allow wildlife access to water regardless of water levels in the pond, and will decrease chances of entrapment.

The DOW is concerned about possible channel stabilization along the sides of the creek. DOW suggests maintaining the natural floodplain to promote riparian vegetation growth, channel stability, and natural stream sinuosity. If materials are used to make flat, steep, tall banks then pronghorn, deer and other animals can get trapped in the creek while retrieving water. We recommend leaving the stream in its natural state when possible. This not only benefits wildlife but makes the construction more aesthetically pleasing and less invasive.

The DOW recommends utilizing natural vegetation to control the grade. Should rip-rap be utilized we recommend non-grouted rip-rap. Vegetation and tree roots are more stable in non-grouted rip-rap. Small body fish have a difficult time moving up through large drop structures. We recommend using several drop structures with minimal drop height over fewer drop structures with a maximum drop height. We also recommend incorporating a low flow channel that would allow small bodied fishes to move through each drop structure.

The DOW is concerned about possible sedimentation in the stream during project construction and post construction. The sediment in the stream could have detrimental impacts on avian, fish and terrestrial species. We recommend placing sediment traps in areas of high sediment accumulation. This trap should be designed to allow fish species to move upstream and downstream without allowing the sediment to seep and compile downstream. The DOW recommends monitoring the sediment level in the stream for 3-5 years after the project is completed to ensure appropriate function of the sediment traps.

In reference to the roadway culverts, the DOW recommends bridges over drainages capable of seasonal flow that are likely to support native fishes and amphibians. This allows for native fish and amphibian passage, helps to maintain stream integrity, and promotes healthy wildlife permeability at road ways. Bridges will reduce wildlife mortality from vehicles by providing alternative roadway crossings. In places where culverts are used, we recommend a three sided concrete box culvert (CBC) with a natural bottom.

The DOW recommends using on-site clean fill material but if off-site fill material will be used, the DOW recommends using a clean fill material that would be conducive to growing native vegetation. Non-native vegetation can outcompete native vegetation and become problematic. Coyote Willow is a native willow that is great at bank stabilization and in reducing erosion. A seed mixture of native grasses is also recommended to provide a good support system in the soil. The DOW also recommends adoption of a noxious weed management plan and active control of noxious weeds in disturbed areas until reclaimed vegetation has become appropriately established.

December 11th, 2008

Joel Jones
URS Corporation
8181 East Tufts Avenue
Denver, CO 80237

Re: Haegler Ranch Drainage Basin Planning Study Job Number: 21711039

Dear Mr. Jones:

The Division of Wildlife (DOW) has reviewed the preliminary plans for Haegler Ranch Drainage Basin generally located near Judge Orr Road and Eastonville Road to Peyton Highway and McDaniels Road in El Paso County. DOW staff offers the following comments for your consideration.

The local vegetative community is considered rangeland and is comprised of short grass prairie species and deciduous trees with wetland areas. This habitat type will sustain numerous wildlife species including deer, pronghorn, elk, coyote, red fox, swift fox, raptors, ground nesting birds, migratory waterfowl and numerous small mammals.

Haegler Ranch and Gieck Ranch Basin are important corridors and habitat for fish and wildlife. The environmental analysis portion of your basin planning study states that on-site wetlands are not a significant habitat resource within the basin. While we agree those wetlands may not be in their original state, these riparian areas still remain important for local and migratory wildlife use. At this time, it is unclear how the water detention ponds, channel design and culverts will be established in relation to the Haegler Ranch Drainage basin and future development. The DOW is concerned about the quantity and quality of runoff from the development into the Black Squirrel Creek, which is a tributary to Chico Creek prior to it flowing into the Arkansas River. The native fish community within the basin primarily consists of small bodied fishes. We would be interested in sampling for native fish on the project site within the Basin prior to work being done. We would also like to meet with the developer to discuss water flows within the Basin and evaluate potential impacts to native fishes and amphibian species. Native fish, including the Arkansas Darter (a state threatened species), are known to exist in Black Squirrel Creek and Chico Creek downstream of the proposed development. Increased flows upstream could impact Arkansas Darter populations downstream.

-continued-

DEPARTMENT OF NATURAL RESOURCES, Harris D. Sherman, Executive Director
WILDLIFE COMMISSION, Robert Bray, Chair • Brad Coors, Vice Chair • Tim Glenn, Secretary
Members, Dennis Buechler • Jeffrey Crawford • Dorothea Farris • Roy McNally • Richard Ray • Robert Streeter
Ex Officio Members, Harris Sherman and John Stulp

-continued-

The DOW is aware of the wetland areas on Haegler Ranch and we recommend leaving as many wetland areas in their natural state as possible. The DOW recommends contacting the United States Army Corps of Engineers to verify if a 404 permit is needed for the project. Should mitigation be required, DOW recommends a 1:1 mitigation on-site to replace the wetlands altered, damaged or destroyed by the project. The DOW recommends monitoring the wetland mitigation area for 3-5 years after the project is completed to ensure appropriate hydrology and adequate wetland mitigation acreage to replace those acres impacted.

Trails throughout Haegler Ranch would provide excellent opportunities for wildlife viewing. However, if trails are placed too close to areas utilized by wildlife it creates disturbances resulting in reduced wildlife viewing opportunities. The DOW recommends constructing trails on the outer edges of open space areas. This minimizes wildlife disturbance and creates increased wildlife viewing opportunities. Trails near creeks and drainage areas should cross perpendicular rather than run parallel to these critical wildlife habitat areas. Crossings should occur in areas that have the least usage by wildlife in order to have minimal impacts on wildlife.

Care should be taken to avoid the destruction of active dens and nests while constructing structures, ponds, and trails. Possible dens or nests should be monitored for species activity. The DOW is concerned about the number of trees and snags that will be removed for the development. The DOW would like to see similar tree densities on the new development. The main concern with removal of trees is that these trees may be currently occupied or historic nest sites. Please take care to avoid removal of trees with occupied nests. An active nest is any nest that is frequented or occupied by a raptor during the breeding season or which has been active in any of the five previous breeding seasons. Many raptors use alternate nests in various years; therefore, a nest may be active even if it is not occupied in a given year. We would request leaving as many native healthy trees on site as possible and replacing trees that are removed with comparable native species on a 3:1 basis. The following site recommendations from the DOW should be followed regarding raptors:

DEFINITIONS

Surface occupancy: Any physical object that is intended to remain on the landscape permanently or for a significant amount of time. Examples include houses, oil and gas wells, tanks, wind turbines, roads, tracks, etc.

Human encroachment: Any activity that brings humans in the area. Examples include facilities maintenance, boating, trail access (e.g., hiking, biking), etc.

FERRUGINOUS HAWK

Nest site: No surface occupancy (beyond what has occurred historically) within ½ mile of active nest sites. Seasonal restriction to human encroachment within ½ mile of active nest sites between February 1 and July 15. This species is especially prone to nest abandonment during incubation if disturbed.

PRAIRIE FALCON

Nest Site: No surface occupancy (beyond what has occurred historically) within ½ mile of active nest sites. Seasonal restriction to human encroachment within ½ mile of active nest sites between March 15 and July 15.

RED-TAILED HAWK

Nest Site: No surface occupancy (beyond what has occurred historically) within 1/3 mile of active nest sites. Seasonal restriction to human encroachment within 1/3 mile of active nest sites between February 15 and July 15. Some birds have adapted to urbanization and will tolerate human habitation to within 200 yards of a nest. Development that encroaches in rural areas is likely to cause abandonment.

SWAINSON'S HAWK

Nest Site: No surface occupancy (beyond what has occurred historically) within 1/4 mile of active nest sites. Seasonal restriction to human encroachment within 1/4 mile of active nest sites between April 1 and July 15. Some birds have adapted to urbanization and will tolerate human habitation to within 100 yards of a nest.

If Black Tail Prairie Dogs are found on the site we recommend surveying for Burrowing Owls. The following site recommendations from the DOW should be followed regarding Burrowing Owls:

BURROWING OWL

Nest Site: No human encroachment within 150 feet of the nest site from March 15 through October 31. Although Burrowing Owls may not be actively nesting during this entire period, they may be present at burrows up to a month before egg laying and several months after the young have fledged. Therefore, it is recommended that efforts to eradicate prairie dogs or destroy abandoned towns not occur between March 15 and October 31 when owls may be present. The DOW would be involved with any prairie dog relocation effort through our permitting process. Since burrowing owls (a federally protected species) can occupy prairie dog towns during the spring and summer and may not be easily visible, we recommend their presence be determined with a target survey. If discovered, dirt moving should only be done from November 1 through February 28, after these birds have migrated. More detailed recommendations are available in a document entitled "Recommended Survey Protocol and Actions to Protect Nesting Burrowing Owls" which is available from the DOW (<http://wildlife.state.co.us/wildlifespecies/profiles/birds/burrowingowl.htm>).

Wildlife species may utilize the streambed as a water source and/or habitat. This habitat falls within potential Preble's Meadow Jumping Mouse (PMJM) range, which is currently on both the Federal and State threatened species list. Temporary and permanent construction impacts in this area may permanently impact resident wildlife. The DOW recommends contacting the United States Fish and Wildlife Service for information regarding developing in potential PMJM habitat.

December 11, 2008
Page 5.

Thank you for the opportunity to comment on this preliminary plan approval. In an effort to assist with planning with wildlife in mind, we hope that we can meet with you and the project proponent prior to any earthmoving. If you have any questions or require additional information please contact District Wildlife Manager Jeromy Huntington at 719-227-5283 or via e-mail Jeromy.Huntington@state.co.us.

Sincerely,



Shaun Deeney
Area Wildlife Manager



xc: File
SE Regional Office
Jeromy Huntington

Appendix G FALCON SMALL AREA MASTER PLAN MEMO



Memorandum

To: Mike Cartmell
El Paso County

From: John Griffith
Date: April 21, 2009

Subject: Haegler Ranch DBPS Land Use Considerations

This memo addresses the consideration given to the new Falcon/Peyton Small Area Master Plan (SAP) recommendations and compatibility with respect to the land use assumptions used in the Haegler Ranch Drainage Basin Planning Study (DBPS).

The new Falcon/Peyton Small Area Master Plan (Attachment 1) was approved on August 5, 2008. To address the question raised by the El Paso County Planning Commission on February 3, 2009, we overlaid the Haegler Ranch Drainage Basin boundary on the Falcon/Peyton Small Area Master Plan (Attachment 2). Proposed land use types are identified in the legend. The SAP encompasses most of the area in the upper portion of the basin, which is proposed for development within the 2030 planning horizon.

As of July 2005, when work on the Haegler Ranch DBPS hydrologic analysis began, approximately 14 percent of the Haegler Ranch drainage basin was developed. Much of the existing development consists of 2- to 5-acre lots and larger agricultural parcels south of US Hwy 24. Higher density residential developments such as Meridian Ranch, Santa Fe Springs, and Four Way Ranch were underway in the northwestern portions of the Haegler Ranch Basin.

The land use data for the Haegler DBPS was completed sometime during 2006. Future, fully developed conditions hydrology for the DBPS was modeled using proposed 2030 land uses obtained from El Paso County, which were based on Land Use Coverages from Colorado Springs Utilities (CSU 2005). The future land uses used in the Haegler DBPS are shown in Figure 3-3 in the report (Attachment 3). We modified this figure such that the color codes for land use types are similar to the color codes used for the SAP to make visual comparison easier (Attachment 4).

Meridian Ranch is in the north and Santa Fe Springs is in the central portion of the watershed. The area of Meridian Ranch within Haegler Ranch has high-density land uses of commercial and business, residential lots of 0.25 acres, and new paved roads with curb and gutter. Santa Fe Springs has a larger area in Haegler Ranch and a wider range of land uses including high density development such as commercial and business, residential lots of 0.125 acres, residential lots of 0.25 acres, schools, and new paved roads with curb and gutter as well as low density development such as residential large lots with 2% imperviousness, parks, and open space. The Sketch Plan for Santa Fe Springs (Attachment 5) shows these various types of proposed land use.



Haegler Ranch DBPS Land Use Considerations
April 21, 2009
Page 2

In addition to the more general land use plans received from El Paso County, URS used approved land uses in the Sketch plans of Meridian Ranch and Santa Fe Springs in the development of the DBPS hydrologic study.

The land use types used in the Haegler Ranch DBPS include more discreet categories, such as: open space, 3 categories of residential less than 2.5 acres per site, and 3 categories of residential larger than 5 acres per dwelling. The areas identified in the SAP are broader, and do not include open space. This can be seen by comparing the area being developed by Santa Fe Springs with the Haegler Ranch DBPS future land use map (Attachment 4) and the SAP (Attachment 2)

There are some differences in proposed future land uses between the 2005 plan and the current SAP, however, the DBPS is not meant to be used as a zoning document. This information is used in the DBPS for the hydrologic analysis to predict runoff rates and volumes for the purposes of stormwater facility evaluation. The identification of land uses abutting the drainageways is also useful in the identification of feasible plans for stabilization and aesthetic treatment of the basin's drainageways. It is used to assess drainage/bridge fees and to provide a guideline for drainage structures as development occurs. These land use figures are not intended to reflect the future zoning or land use policies of the County, but to document assumptions used in the engineering analysis.

In order to answer the question of whether or not the preferred alternative and conceptual design recommendations still make sense with the newer land use plan, we have overlaid the proposed subregional detention pond locations on the future land use map, using the SAP data (Attachment 2). Several types of channel improvements are also recommended within the basin by this plan. In most cases, two alternatives have been called out on the preliminary design sheets. The cost estimate was prepared for the selected sub-regional detention alternative. The plan provides optional channel treatments to be considered during final engineering depending upon the specific land uses, while still providing similar protection. In a few cases channelization is recommended to define and contain the flow where it is currently overland flow in poorly defined, broad, dry-grass swales.

The Falcon/Peyton SAP land use data is two years fresher and a more credible data source from a planning perspective, but the SAP does not identify the location of the drainage channels in the Haegler Ranch Basin. Our conclusion is that there do not appear to be any significant inconsistencies with the location of proposed improvements and the proposed future land uses. The actual size and location of the proposed facilities will be based on actual development plans, which will have a variety of land uses not shown specifically on the SAP including open space.

The land use plan shown in the DBPS is the basis for the engineering analysis and should remain in the report. We can mention the SAP in the document and include it in the



Haegler Ranch DBPS Land Use Considerations

April 21, 2009

Page 3















Appendix for reference, but we do not believe it is necessary to revise the hydrologic analysis or study recommendations based on this information. The Haegler Ranch DBPS can be used as intended by El Paso County as presented.

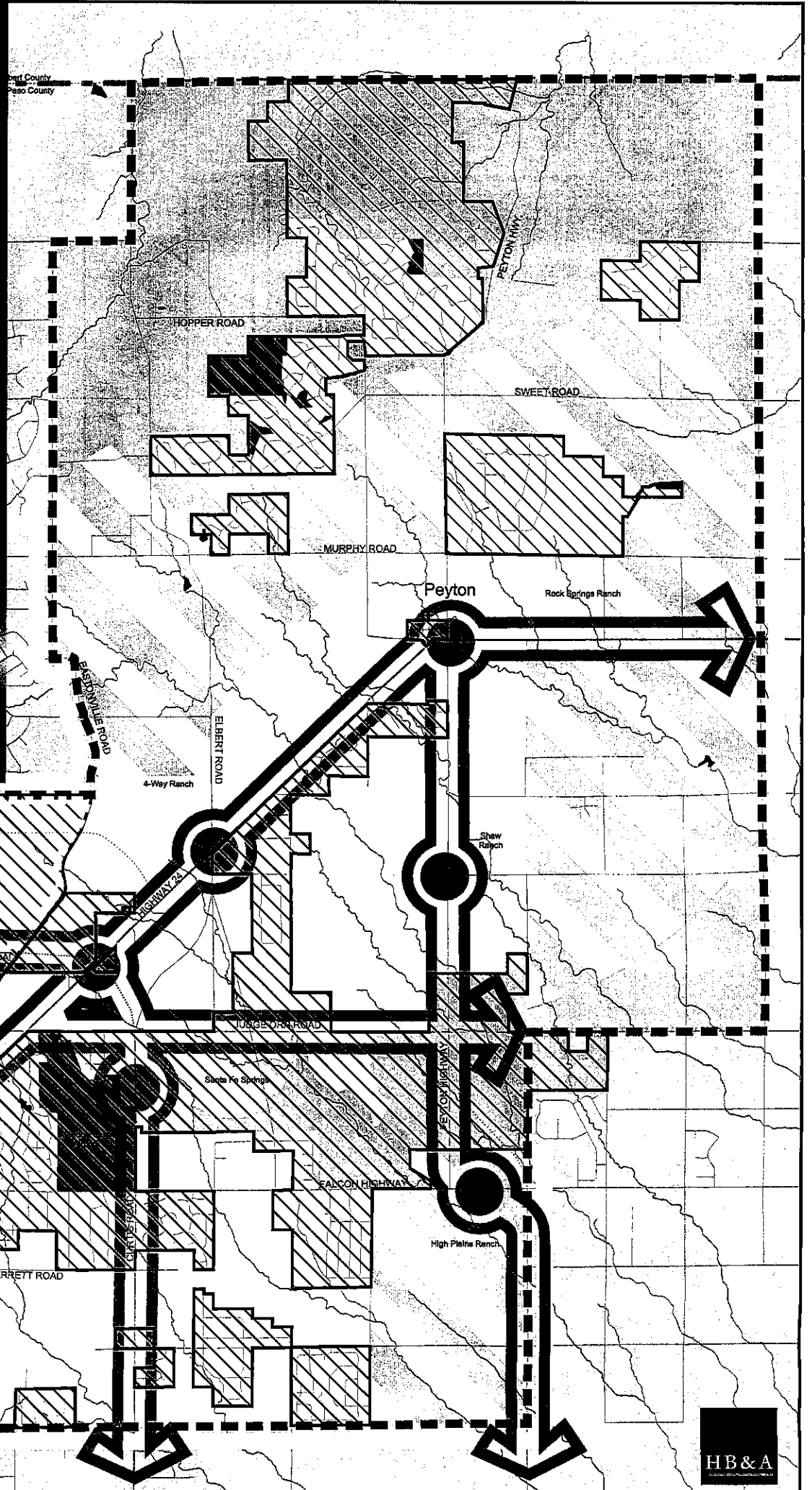


EL PASO COUNTY FALCON/PEYTON SMALL AREA MASTER PLAN












Recommendations Map

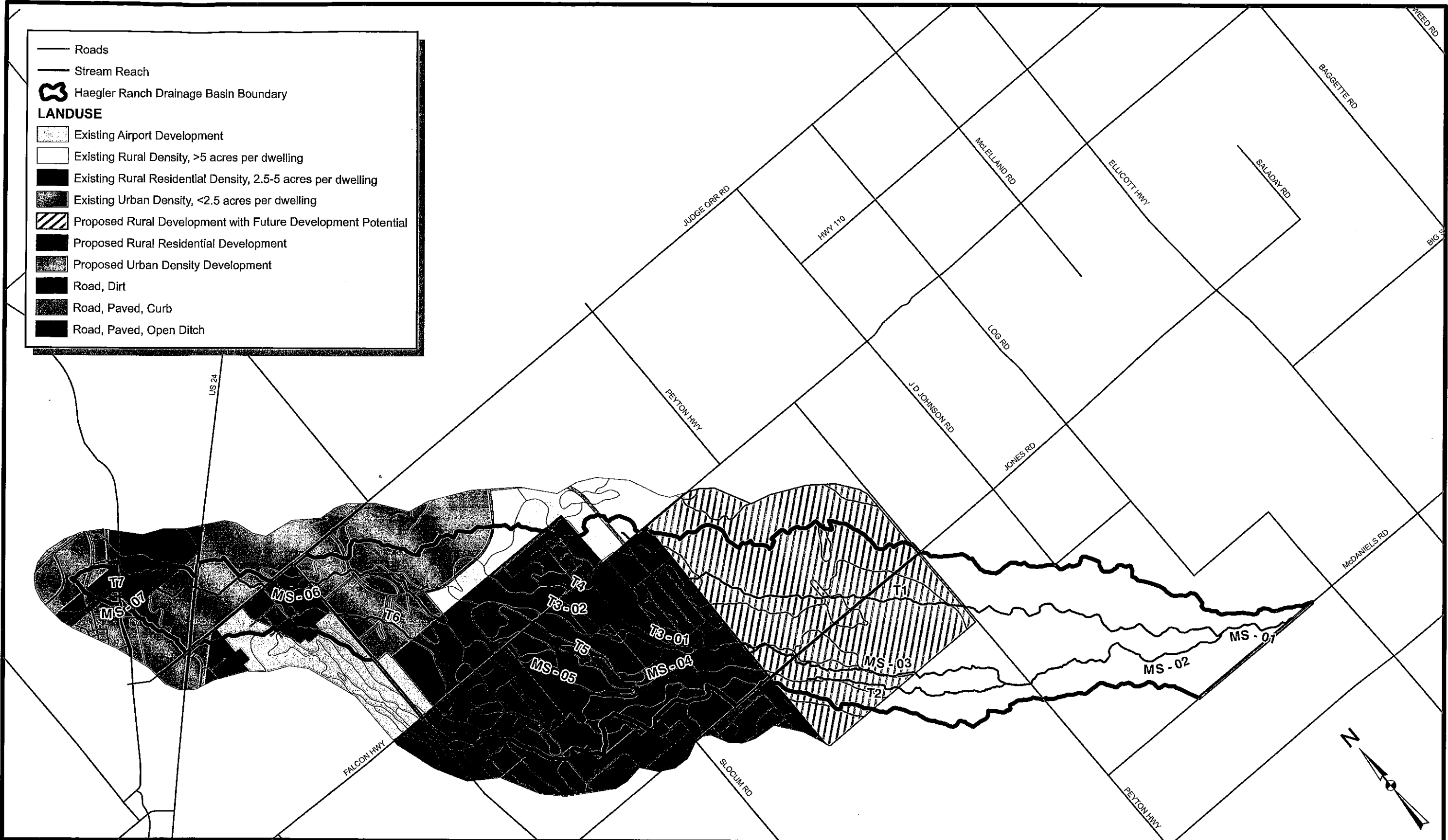
Legend

-  Potential Nodes and Corridors of Activity - Areas where future development and infrastructure is expected to be concentrated in the future.
-  Existing Parks and Preserved Open Spaces
-  Existing Rural Density (>5 acres per dwelling) Development
-  Existing and Approved Rural Residential Density (2.5-5 acres per dwelling unit) Development
-  Existing and Approved Urban Density (<2.5 acres per dwelling unit) Development
-  Existing Airport Development
-  Proposed Rural Density Development - These areas are suited for rural densities, and should be developed in a "rural cluster" arrangement where possible.
-  Proposed Rural Residential Development - These areas are suitable for rural residential densities, and should be developed in a "cluster" arrangement, providing open space and transition zones for surrounding areas.
-  Proposed Urban Density Development - These areas are suitable for urban density development, and should include open space and provide transition zones between higher and lower densities.
-  Proposed Rural Residential Development with Future Development Potential - While these areas are most suitable for rural residential development at this time, they may be considered as secondary priority growth areas if proposed developments demonstrate exceptional features (i.e., design, access, buffering) or conditions (i.e., timing, character, services) that warrant an exception. (See Section 4.3.1 in the plan)
-  Proposed Rural Development with Future Development Potential - While these areas are most suitable for rural development at this time, they may be considered as secondary priority growth areas if proposed developments demonstrate particular exceptional features (i.e., design, access, buffering) or conditions (i.e., timing, character, services) that warrant an exception. (See Section 4.3.1 in the plan)
-  Sensitive Neighboring Areas - These edges of the planning area abut existing land use patterns that could be sensitive to proposed densities in the Falcon/Peyton Area. Transition zones must be provided within the Falcon/Peyton planning area to protect these areas from the impacts of higher-density encroachment.
-  Falcon/Peyton Small Area Boundary
-  Black Forest Cooperative Planning Area - This area is within the boundaries of the Falcon/Peyton Small Area Master Plan and the Black Forest Preservation Plan. Development within this zone should be consistent with both plans.

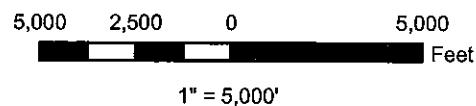


HB&A

— Roads
 — Stream Reach
 Haegler Ranch Drainage Basin Boundary
LANDUSE
 Existing Airport Development
 Existing Rural Density, >5 acres per dwelling
 Existing Rural Residential Density, 2.5-5 acres per dwelling
 Existing Urban Density, <2.5 acres per dwelling
 Proposed Rural Development with Future Development Potential
 Proposed Rural Residential Development
 Proposed Urban Density Development
 Road, Dirt
 Road, Paved, Curb
 Road, Paved, Open Ditch





URS
 9960 Federal Dr.
 Suite 300
 Colorado Springs, CO 80921
 719.531.0001




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






**HAEGLER RANCH DRAINAGE BASIN
 FUTURE LAND USE FROM
 EL PASO COUNTY SAMP
 ATTACHMENT 2**

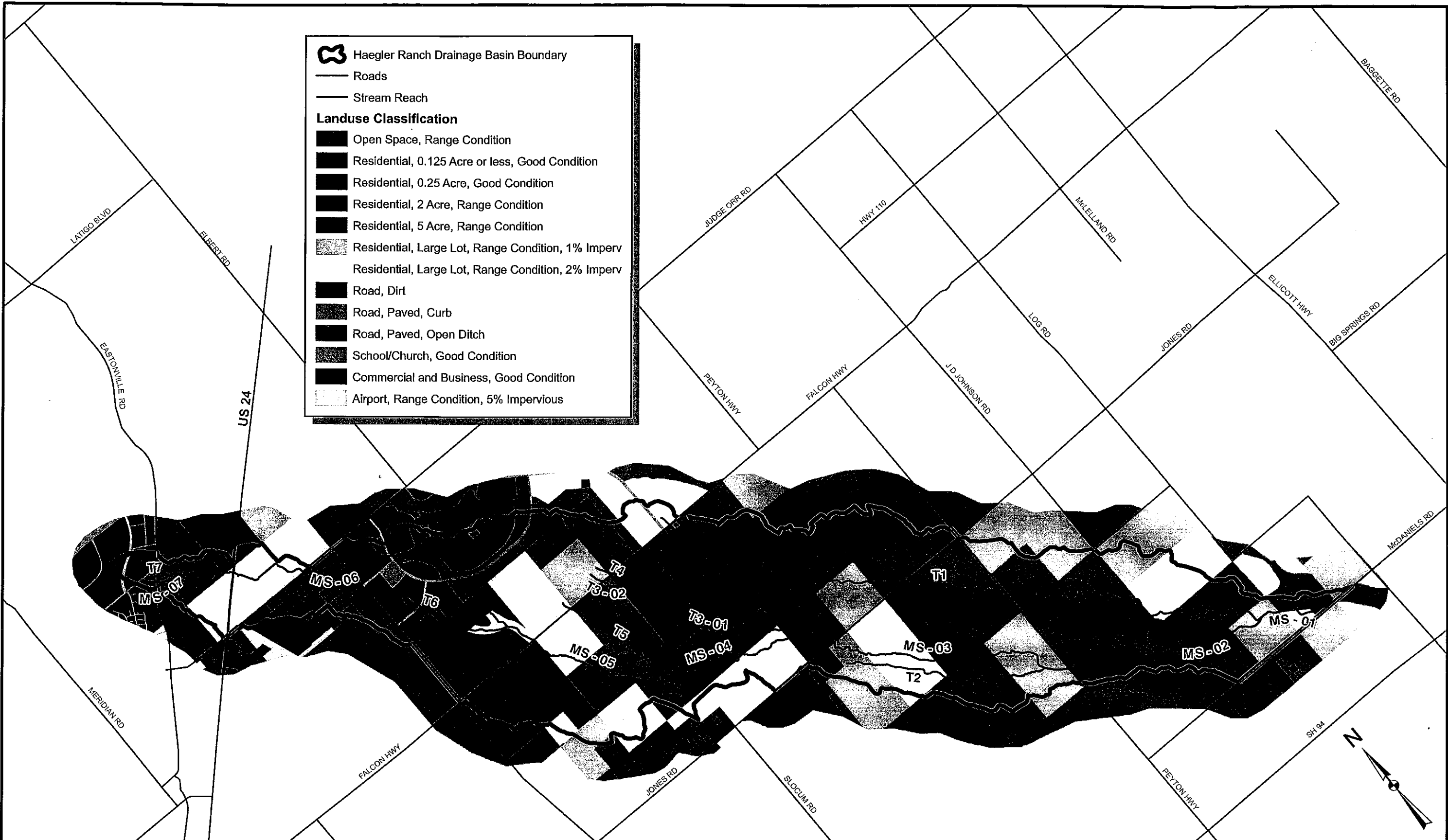
 Haegler Ranch Drainage Basin Boundary

 Roads

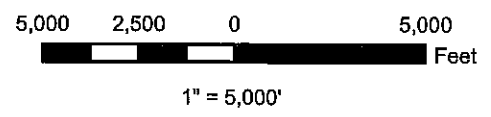
 Stream Reach

Landuse Classification

-  Open Space, Range Condition
-  Residential, 0.125 Acre or less, Good Condition
-  Residential, 0.25 Acre, Good Condition
-  Residential, 2 Acre, Range Condition
-  Residential, 5 Acre, Range Condition
-  Residential, Large Lot, Range Condition, 1% Imperv
-  Residential, Large Lot, Range Condition, 2% Imperv
-  Road, Dirt
-  Road, Paved, Curb
-  Road, Paved, Open Ditch
-  School/Church, Good Condition
-  Commercial and Business, Good Condition
-  Airport, Range Condition, 5% Impervious



















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 719.531.0001

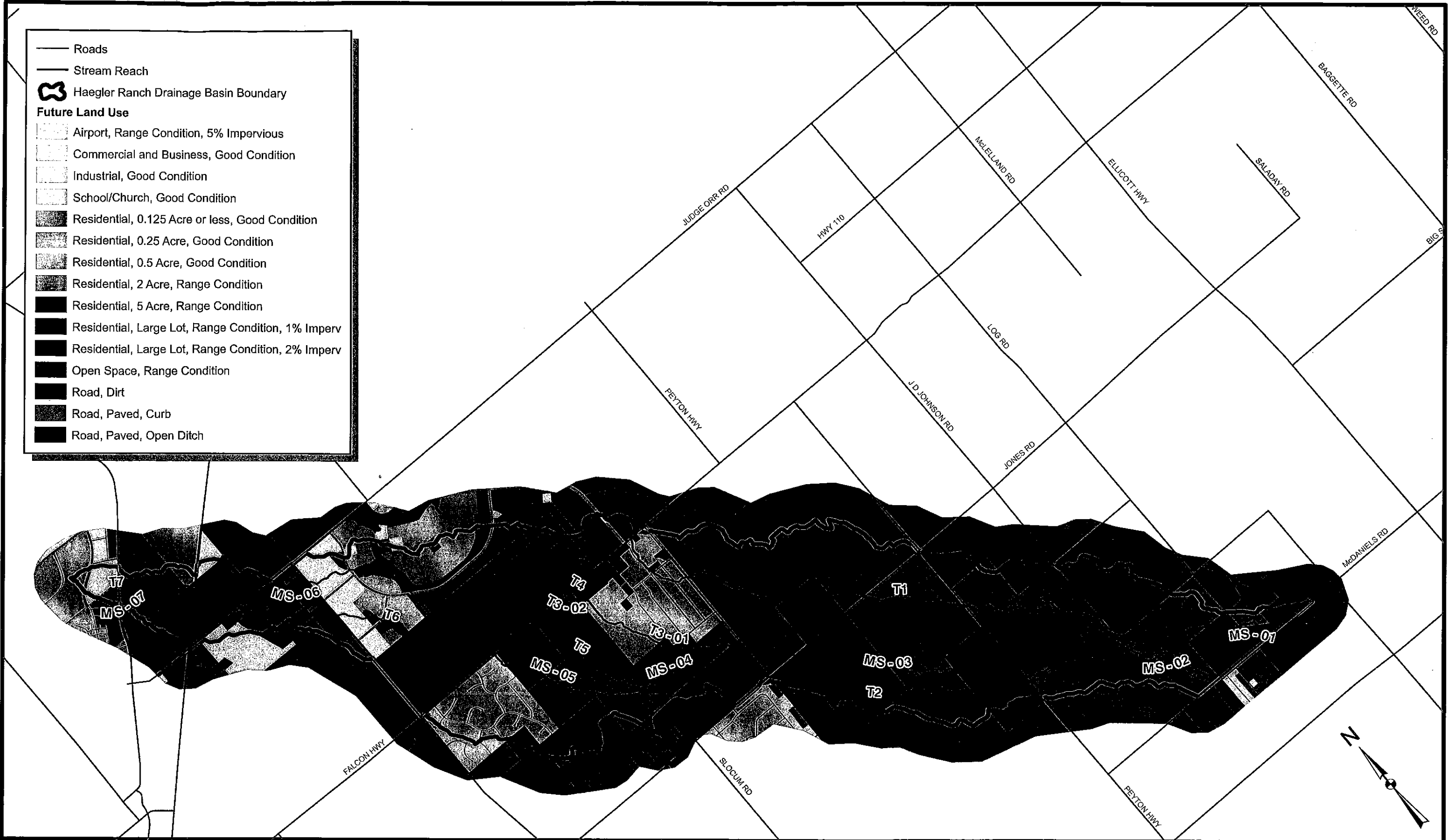


DATE: 09/08

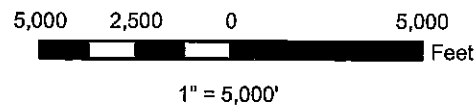
**HAEGLER RANCH DRAINAGE BASIN
 FUTURE LAND USE**

ATTACHMENT 3

— Roads
 — Stream Reach
 Haegler Ranch Drainage Basin Boundary
Future Land Use
 Airport, Range Condition, 5% Impervious
 Commercial and Business, Good Condition
 Industrial, Good Condition
 School/Church, Good Condition
 Residential, 0.125 Acre or less, Good Condition
 Residential, 0.25 Acre, Good Condition
 Residential, 0.5 Acre, Good Condition
 Residential, 2 Acre, Range Condition
 Residential, 5 Acre, Range Condition
 Residential, Large Lot, Range Condition, 1% Imperv
 Residential, Large Lot, Range Condition, 2% Imperv
 Open Space, Range Condition
 Road, Dirt
 Road, Paved, Curb
 Road, Paved, Open Ditch



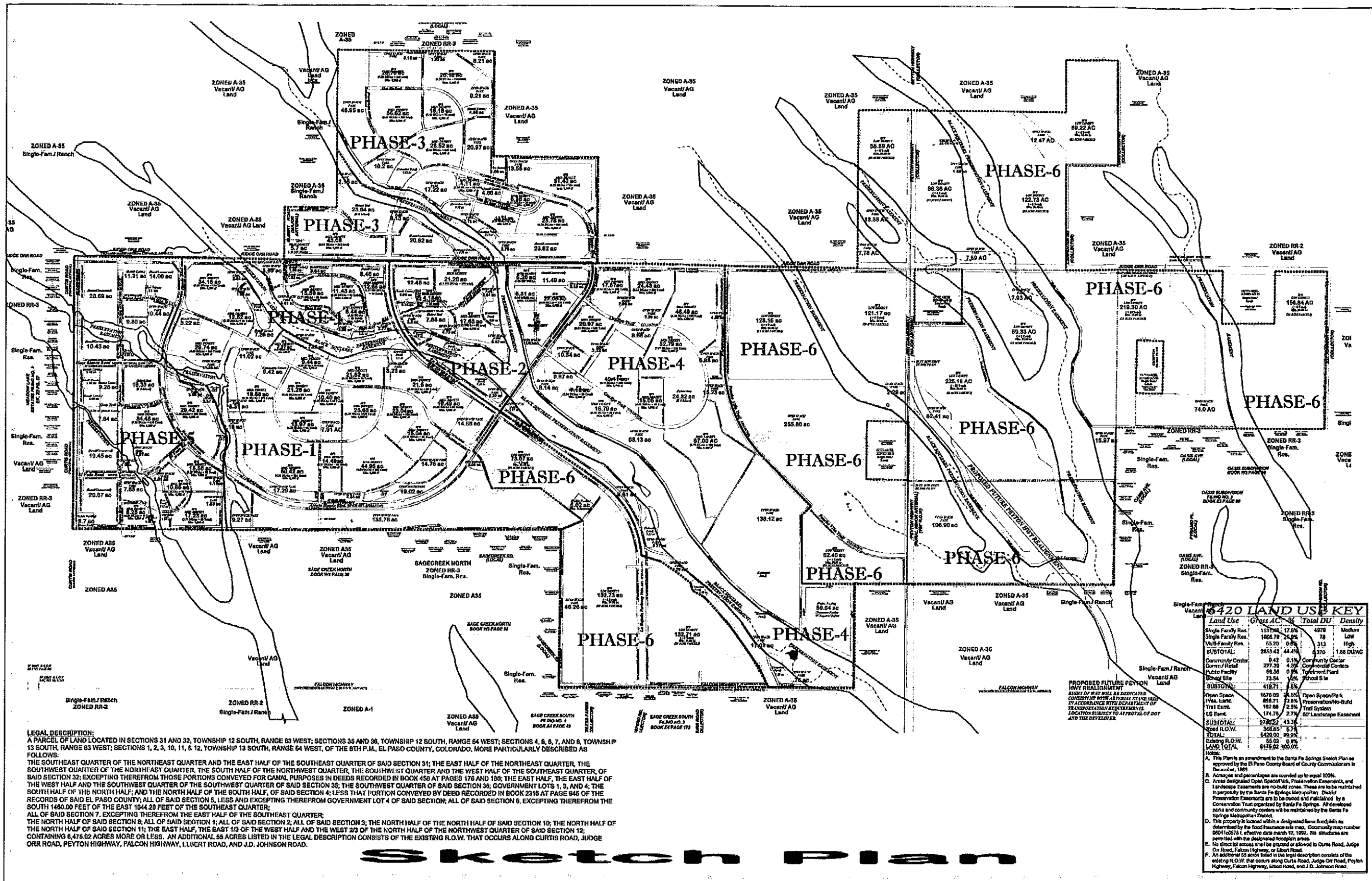
URS
 9960 Federal Dr.
 Suite 300
 Colorado Springs, CO 80921
 719.531.0001



DATE: 04/07/09

**HAEGLER RANCH DRAINAGE BASIN
 FUTURE LAND USE**

ATTACHMENT 4



LEGAL DESCRIPTION:
 A PARCEL OF LAND LOCATED IN SECTIONS 21 AND 32, TOWNSHIP 12 SOUTH, RANGE 63 WEST; SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST; SECTIONS 4, 5, 6, 7, AND 8, TOWNSHIP 13 SOUTH, RANGE 63 WEST; SECTIONS 1, 2, 3, 10, 11, & 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THE EAST HALF OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTH HALF OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER, OF SAID SECTION 32; EXCEPTING THEREFROM THOSE PORTIONS CONVEYED FOR CANAL PURPOSES IN DEEDS RECORDED IN BOOK 450 AT PAGES 176 AND 180; THE EAST HALF, THE EAST HALF OF THE WEST HALF AND THE SOUTHWEST QUARTER OF SAID SECTION 33; THE SOUTHWEST QUARTER OF SAID SECTION 36; GOVERNMENT LOTS 1, 3, AND 4; THE SOUTH HALF OF THE NORTH HALF; AND THE NORTH HALF OF THE SOUTH HALF, OF SAID SECTION 4; LESS THAT PORTION CONVEYED BY DEED RECORDED IN BOOK 2315 AT PAGE 845 OF THE RECORDS OF SAID EL PASO COUNTY, ALL OF SAID SECTION 5, LESS AND EXCEPTING THEREFROM GOVERNMENT LOT 4 OF SAID SECTION 6; ALL OF SAID SECTION 6, EXCEPTING THEREFROM THE SOUTH 1460.00 FEET OF THE EAST 1044.28 FEET OF THE SOUTHEAST QUARTER;
 ALL OF SAID SECTION 7, EXCEPTING THEREFROM THE EAST HALF OF THE SOUTHEAST QUARTER;
 THE NORTH HALF OF SAID SECTION 8; ALL OF SAID SECTION 1; ALL OF SAID SECTION 2; ALL OF SAID SECTION 3; THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 10; THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 11; THE EAST HALF, THE EAST 1/3 OF THE WEST HALF AND THE WEST 2/3 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12; CONTAINING 8,475.02 ACRES MORE OR LESS. AN ADDITIONAL 55 ACRES LISTED IN THE LEGAL DESCRIPTION CONSISTS OF THE EXISTING R.O.W. THAT OCCURS ALONG CURTIS ROAD, JUDGE ORR ROAD, PEYTON HIGHWAY, FALCON HIGHWAY, ELBERT ROAD, AND J.D. JOHNSON ROAD.

6420 LAND USE KEY

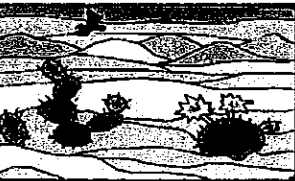
Land Use	Gross AC	Total DU	Density
Single Family Res.	1137.04	17.0%	4270
Single Family Res.	1804.78	28.1%	78
Multi-Family Res.	65.20	0.8%	313
Multi-Family Res.	2853.42	44.4%	0.970
SUBTOTAL:			
Community Center	0.42	0.1%	Community Center
Comm'n / Retail	277.28	4.3%	Commercial Center
Public Facility	58.35	0.9%	Tylerwood Plant
School Site	73.54	1.1%	School Site
SUBTOTAL:			
Open Space	1678.09	26.1%	Open Space/Park
Pres. Easmt.	898.71	13.9%	Preservation/No-Build
Tril Easmt.	182.86	2.8%	Tril Easmt.
LS Easmt.	174.75	2.7%	Trail System
SUBTOTAL:			
Good R.O.W.	2780.22	43.3%	for Landscape Easement
TOTAL:			
6420.00	99.9%		
Existing R.O.W.	55.02	0.8%	
LAND TOTAL:	6475.02	100.0%	

Sketch Plan

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 Fax: 719-571-1101
 www.williamgaman.com

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 Colorado Springs, Colorado 80903
 719-227-1022

Santa Fe Springs
 El Paso County, Colorado



DATE: March 18, 2004
 BY: WFL, JRA, LRO
 REVISIONS:
 #1: 03/18/04 Sketch Plan Resubmitted w/ DOT concerns addressed
 #2: 03/22/04 Sketch Plan Resubmitted w/ PC comments addressed
 #3: 03/24/04 BOCC Approval

SCALE: 1" = 2000'

north

SHEET:
 1
 OF
 10