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PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Ryan Howser, AICP, Senior Planner
Daniel Torres, PE, Principal Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: SP232
Project Name: The Commons at Falcon Field
Parcel Numbers: 4307000001 and 4307200015

OWNER:	REPRESENTATIVE:
Falcon Field, LLC 3230 Electra Drive Colorado Springs CO, 80906-1087	Drexel, Barrell & Co. 3 South 7 th Street Colorado Springs, CO, 80905

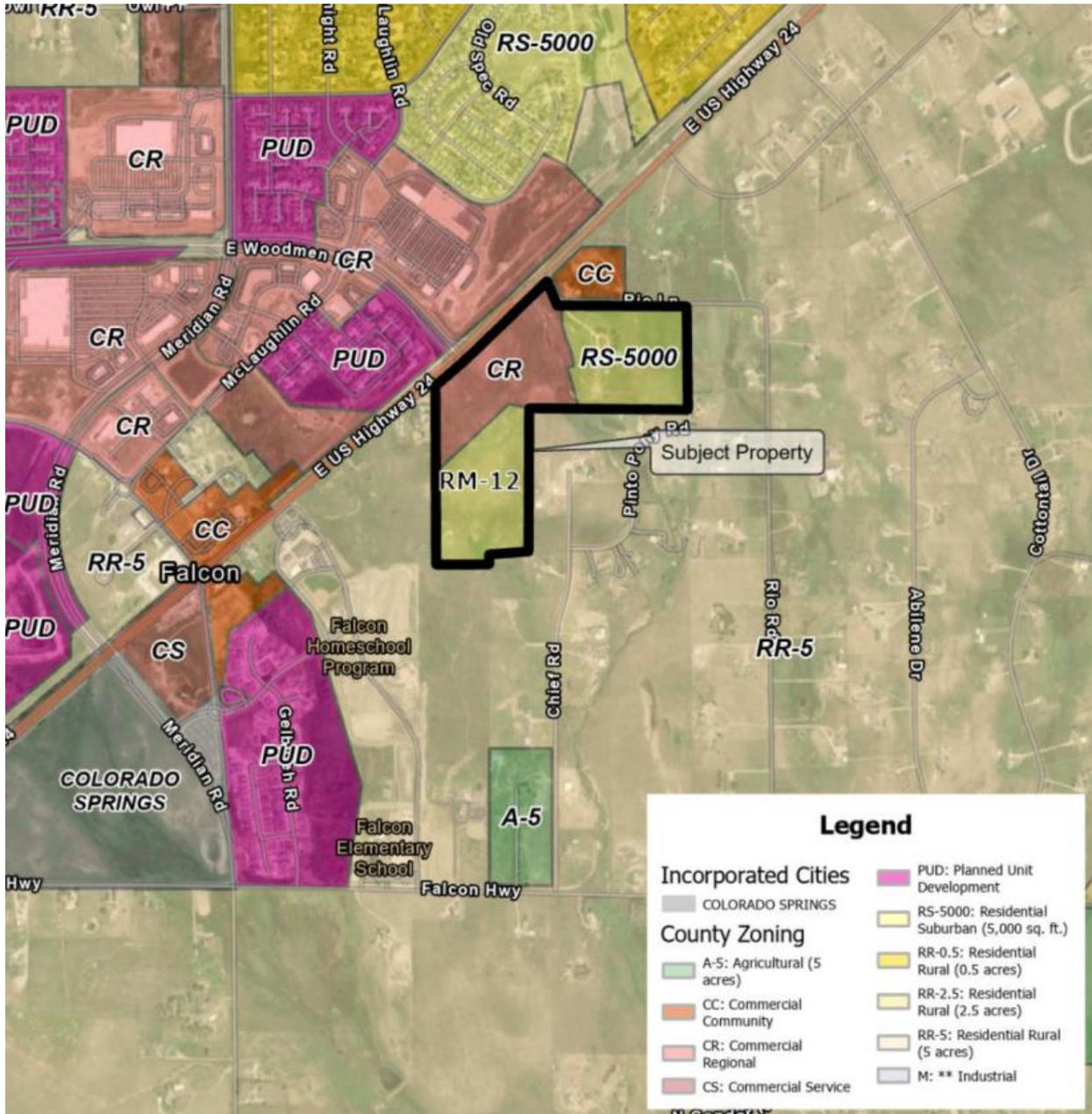
Commissioner District: 2

Planning Commission Hearing Date:	8/15/2024
Board of County Commissioners Hearing Date:	9/12/2024

EXECUTIVE SUMMARY

A request by Falcon Field, LLC for approval of a 57.67-acre Preliminary Plan depicting 169 single-family residential lots, 8 commercial lots, and 7 open space, utility, drainage, and right-of-way tracts. The applicant is also seeking a finding of water sufficiency with regards to water quality, quantity, and dependability. The property is zoned CR (Commercial Regional), RS-5000 (Residential Suburban), and RM-12 (Residential, Multi-Dwelling), and is located on the South side of East Highway 24, at the intersection of East Woodmen Road and East Highway 24.





Zoning Map

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A. AUTHORIZATION TO SIGN: Approval by the Board of the Preliminary Plan with a finding of sufficiency for water quality, quantity, and dependability, authorizes the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s) consistent with the Preliminary Plan as well as the associated Subdivision Improvements Agreements, License and Detention Pond Maintenance Agreements, and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a Preliminary Plan, Section 7.2.1.D.2 of the El Paso County Land Development Code (as amended) states the BoCC shall find that:

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is consistent with the purposes of the Code;*
- *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Code;*
- *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of the Code;*
- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];*
- *Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of the Code and the ECM are provided by the design;*
- *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;*
- *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage*

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a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;*
- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Code.*

C. BACKGROUND

The Board of County Commissioners (BoCC) approved a service plan for the Falcon Field Metropolitan District on February 25, 2020 (BoCC Resolution No. 20-80, El Paso County Public Records, Resolution No. 220026816). The purpose of the District is to provide services within the District's boundaries. The services include: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement, 7) security services, 8) solid waste disposal, and 9) financing, design, permitting, construction, and installation of public water and sanitation systems.

The BoCC approved a Map Amendment (Rezoning) of the 57.67-acre property from the RR-5 zoning district to the CR (Commercial Regional) zoning district on April 28, 2020 (BoCC Resolution No. 20-160). The BoCC subsequently approved a Map Amendment of 18.55 acres from CR to RM-12 (Residential, Multi-Dwelling) and of 19.265 acres from CR to RS-5000 (Residential Suburban), leaving 19.852 acres of the property zoned CR, on March 1, 2022 (BoCC Resolution No. 22-64).

The applicant is now requesting Preliminary Plan approval for the Commons at Falcon Field, which consists of 74 single-family residential lots zoned RS-5000, 95 single-family

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residential lots zoned RM-12, for a total of 169 single-family residential lots, 8 commercial lots, and 7 tracts. Subsequent Final Plat(s) will be required prior to the issuance of any building permits on the property.

D. ANALYSIS

1. Land Development Code Analysis

The Preliminary Plan application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (as amended).

2. Zoning Analysis

The subject property is zoned CR (Commercial Regional), RS-5000 (Residential Suburban), and RM-12 (Residential, Multi-Dwelling).

The CR zoning district is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region. The density and dimensional standards for the CR zoning district are as follows:

- *Minimum zoning district area: 5 acres*
- *Minimum setback requirement: front 25 feet, rear 25 feet, side 25 feet*
- *Maximum height: 45 feet*

The RS-5000 zoning district is a 5,000 square foot district intended to accommodate single-family and 2-family residential development. The density and dimensional standards for the RS-5000 zoning district are as follows:

- *Minimum lot size: 5,000 square feet*
- *Minimum width at the front setback line: 50 feet*
- *Minimum setback requirement: front 25 feet, rear 25 feet (5 feet for accessory structures), side 5 feet*
- *Maximum lot coverage: 40%/45%*
- *Maximum height: 30 feet*

The RM-12 zoning district is a 12 dwelling unit per acre district intended to accommodate moderate density single-family attached and detached and low-



density multi-dwelling development. The density and dimensional standards for the RM-12 zoning district are as follows:

- *Maximum density: 12 units per acre*
- *Minimum lot size: 3,500 square feet*
- *Minimum width at the front setback line: 35 feet*
- *Minimum setback requirement: front 20 feet, rear 15 feet, side 5 feet*
- *Maximum lot coverage: 70%*
- *Maximum height: 40 feet*

In order to initiate any new residential uses on the property, the applicant will need to obtain Site Plan approval. In order to initiate any commercial uses on the property, the applicant will need to obtain Site Development Plan approval. Any proposed structures will need to comply with the dimensional standards included in Chapter 5 as well as the development standards of Chapter 6 of the Code.

E. MASTER PLAN COMPLIANCE

The proposed Preliminary Plan is consistent with the Master Plan analysis which was provided with the Map Amendment application approved by the BoCC on March 1, 2022 (BoCC Resolution No. 22-64).

F. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A soils & geology report was provided with the review of the proposed Preliminary Plan. Several geologic hazards and constraints were identified in the report, including artificial fill, hydrocompaction, potentially expansive soils, seasonal and potentially seasonal shallow groundwater, areas of ponded water, springs, unstable slopes, and floodplains were identified on the property. Due to the prevalence of shallow groundwater and ponded water on the property, the Preliminary Plan includes a note prohibiting basements. The Colorado Geological Survey was sent a referral and has no outstanding comments or concerns at this time.

2. Floodplain

FEMA Flood Insurance Rate Map panel numbers 08041C0553G and 08041C0561G show that a 100-year floodplain (Zone A) flows through the site. The applicant has submitted and received an approved Conditional Letter of Map Revision (CLOMR) dated July 23, 2024, Case No. 23-08-0708R, from FEMA for the proposed

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modification to the floodplain within the site. The applicant will need to obtain an effective Letter of Map Revision (LOMR) upon completion of the proposed modifications to the floodplain.

3. Drainage and Erosion

The property is located within the Falcon drainage basin (CHWS1400), which is a studied drainage basin with associated drainage and bridge fees. Drainage and bridge fees will be due at the time of Final Plat recordation.

Stormwater runoff from the development will be conveyed to public and private storm systems that will convey the developed runoff to three private full spectrum extended detention basins that will provide the necessary detention and water quality mitigation for the development. The Falcon Field Metropolitan District will maintain the private stormwater facilities.

The Unnamed East Tributary to Black Squirrel Creek flows within the eastern portion of the site from northwest to the southeast boundary of the site. Improvements to this tributary have been identified in the submitted drainage report that consist of conveying the stormwater through the site via a box culvert in lieu of an open channel as identified in the Falcon Drainage Basin Planning Study. The box culvert will be privately owned and maintained by the Falcon Field Metropolitan District. Hydraulic analysis of this tributary downstream of the site to Falcon Hwy shall be provided with the final drainage report to identify necessary improvements by this development. The analysis and possible improvements may necessitate the need to amend the Preliminary Plan to meet County criteria.

The submitted preliminary drainage report concluded the development will not negatively impact the downstream facilities.

4. Transportation

The property is located southeast of the intersection of Woodmen Road and Highway 24. Highway 24 is a Colorado Department of Transportation (CDOT) state highway that is categorized as an Expressway. Per comments provided by CDOT on July 2, 2024, an access permit will be required for the improvements proposed at Woodmen Road and Highway 24 as well as the closure of Rio Lane at Highway 24. Additional coordination with the concurrent CDOT Highway 24 widening project will be provided at the Final Plat for the intersection of Woodmen Road and Highway 24.

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The submitted traffic study identifies that the primary access to the site will be a new southwest leg of Woodmen Road at Highway 24 intersection. The new leg of Woodmen Road will be classified as an Urban Non-Residential Collector. Additional public and private roadways within the site as well as a roundabout are proposed for this development. The submitted traffic study is consistent with the previously submitted traffic studies for the rezone applications for the site and provides recommended off-site and on-site improvements. Additionally, the traffic analysis and recommended improvements are in conformance with the 2016 El Paso County Major Transportation Corridors Plan Update (MTCP).

Deviation requests were previously submitted by the applicant and approved by the ECM Administrator under PCD project file no. DEV238. The five approved requests consist of deviations from the Engineering Criteria Manual related to intersection spacing, access to collector roadways, turn lane modifications, and roadway cross section.

The development will be subject to the El Paso County Road Impact Fee program (Resolution 19-471), as amended. The Road Impact Fee will be assessed at the last land-use approval or when the applicant applies for a building permit. The applicant may elect to remit road impact fees at the time of plat recordation or participate in a Public Improvement District with the County.

G. SERVICES

1. Water

Water is proposed to be provided by the Woodmen Hills Metropolitan District. Water sufficiency has been analyzed with the review of the proposed subdivision. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed Preliminary Plan has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater is proposed to be provided by the Woodmen Hills Metropolitan District.

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3. Emergency Services

The property is within the Falcon Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments.

4. Utilities

Electrical service is provided by Mountain View Electric Association (MVEA). Natural gas service is provided by Colorado Springs Utilities (CSU). MVEA and CSU were sent referrals and neither have outstanding comments.

5. Metropolitan Districts

The property is located within the boundaries of the Woodmen Hills Metropolitan District and the Falcon Field Metropolitan District. Woodmen Hills Metropolitan District provides water and wastewater services. The Falcon Field Metropolitan District's purposes include: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement, 7) security services, 8) solid waste disposal, and 9) financing, design, permitting, construction, and installation of public water and sanitation systems.

6. Parks/Trails

Fees in lieu of park land dedication will be due at the time of recording the Final Plat(s).

7. Schools

The site is within the boundaries of the Falcon School District No. 49. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Falcon School District No. 49 at time of recording the Final Plat(s).

H. STATUS OF MAJOR ISSUES

There are no major issues.

I. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El

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Paso County Land Development Code (as amended) staff recommends the following conditions and notations:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each Final Plat.
2. Applicable school and park fees shall be paid with each Final Plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 4/24/2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.



3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

J. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 41 adjoining property owners on July 30, 2024, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

K. ATTACHMENTS

Map Series

Letter of Intent

Preliminary Plan Drawing

County Attorney's Water Supply Review and Recommendations

Draft Resolution

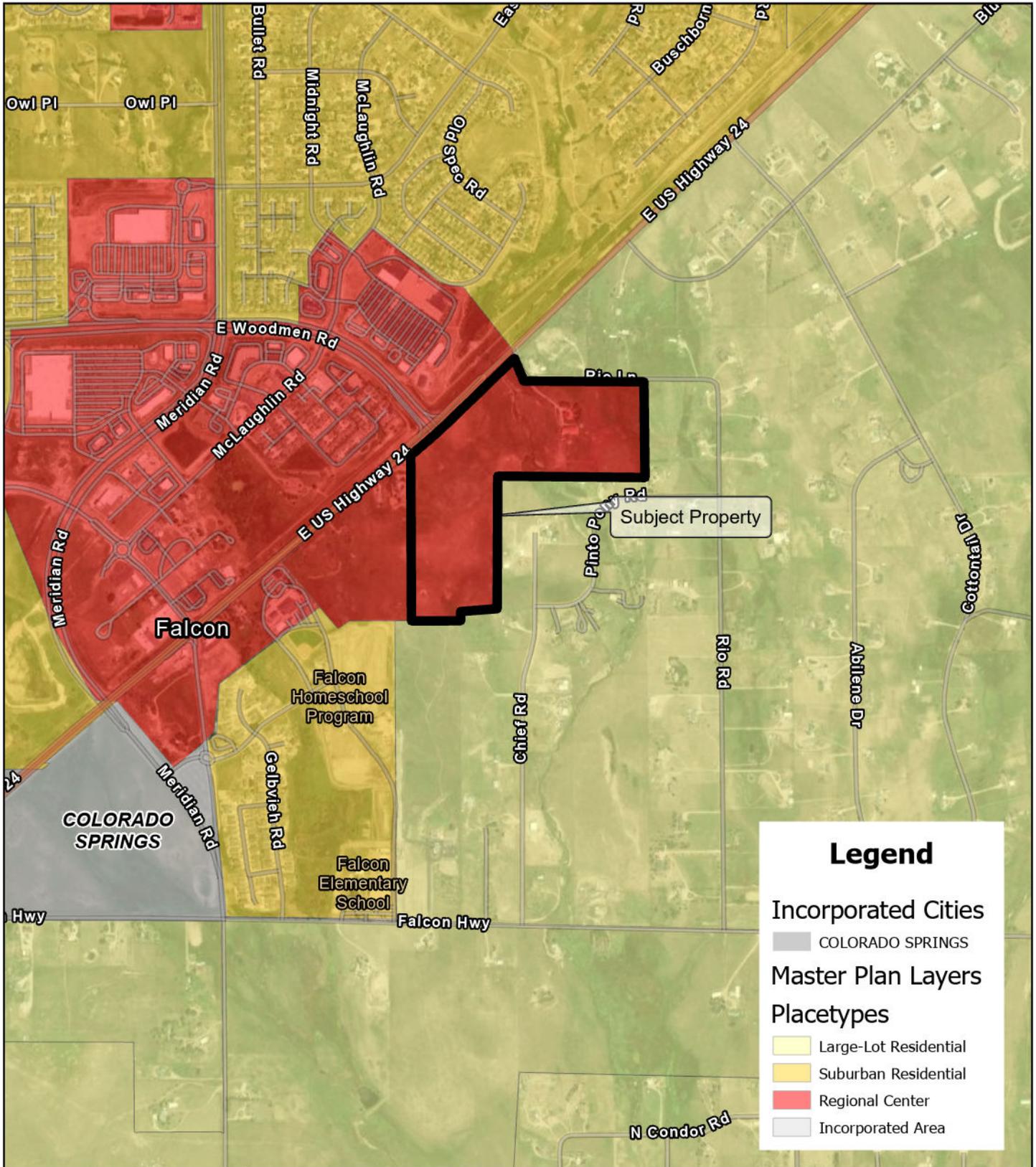




Aerial Map

File No. SP232

Map Series No. 1



Legend

Incorporated Cities

- COLORADO SPRINGS

Master Plan Layers

Placetypes

- Large-Lot Residential
- Suburban Residential
- Regional Center
- Incorporated Area



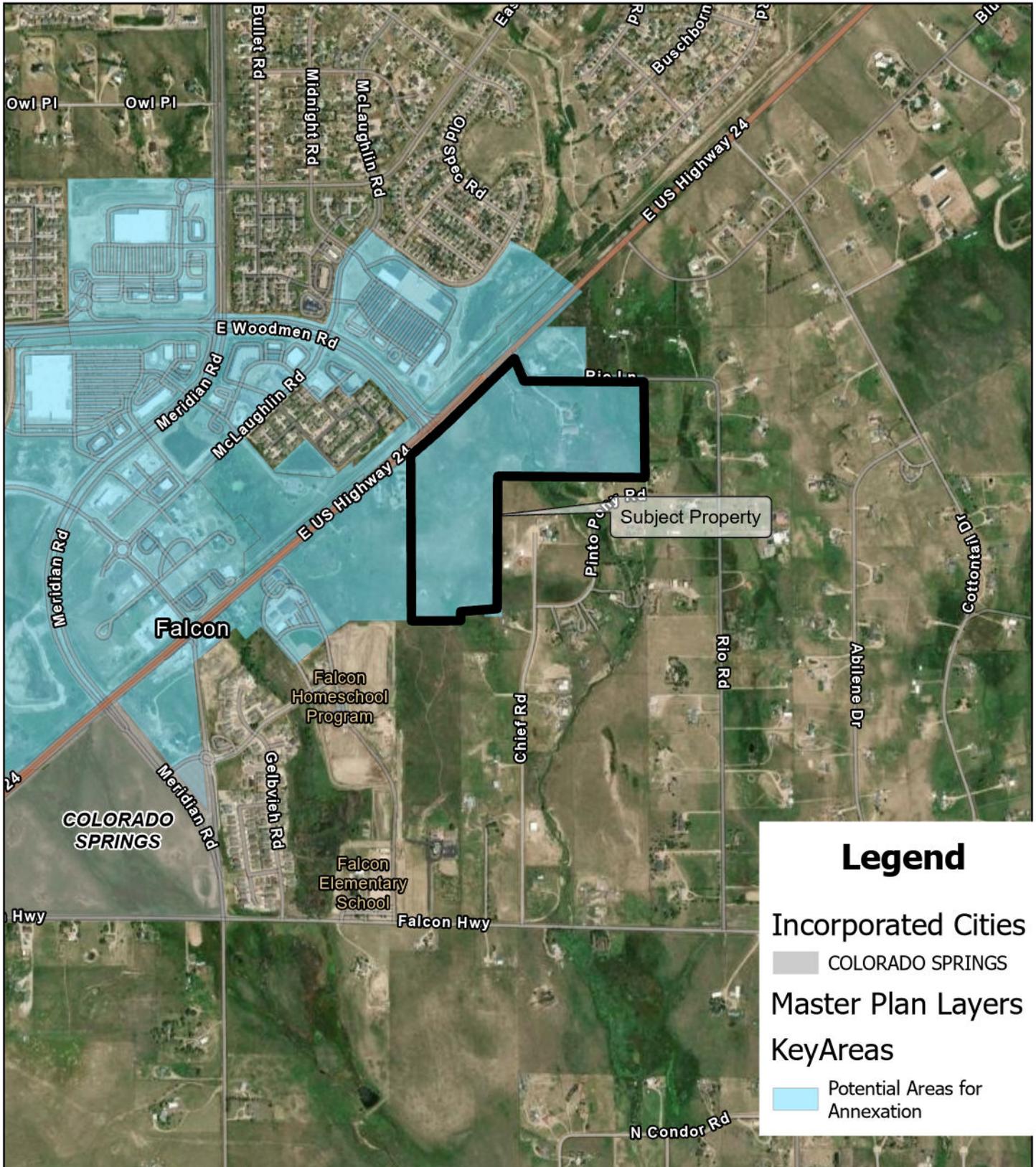
Placetype Map



0 0.1 0.1 0.2 Miles

File No. SP232

Map Series No. 0



Legend

Incorporated Cities
 COLORADO SPRINGS

Master Plan Layers

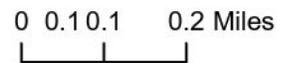
Key Areas
 Potential Areas for Annexation

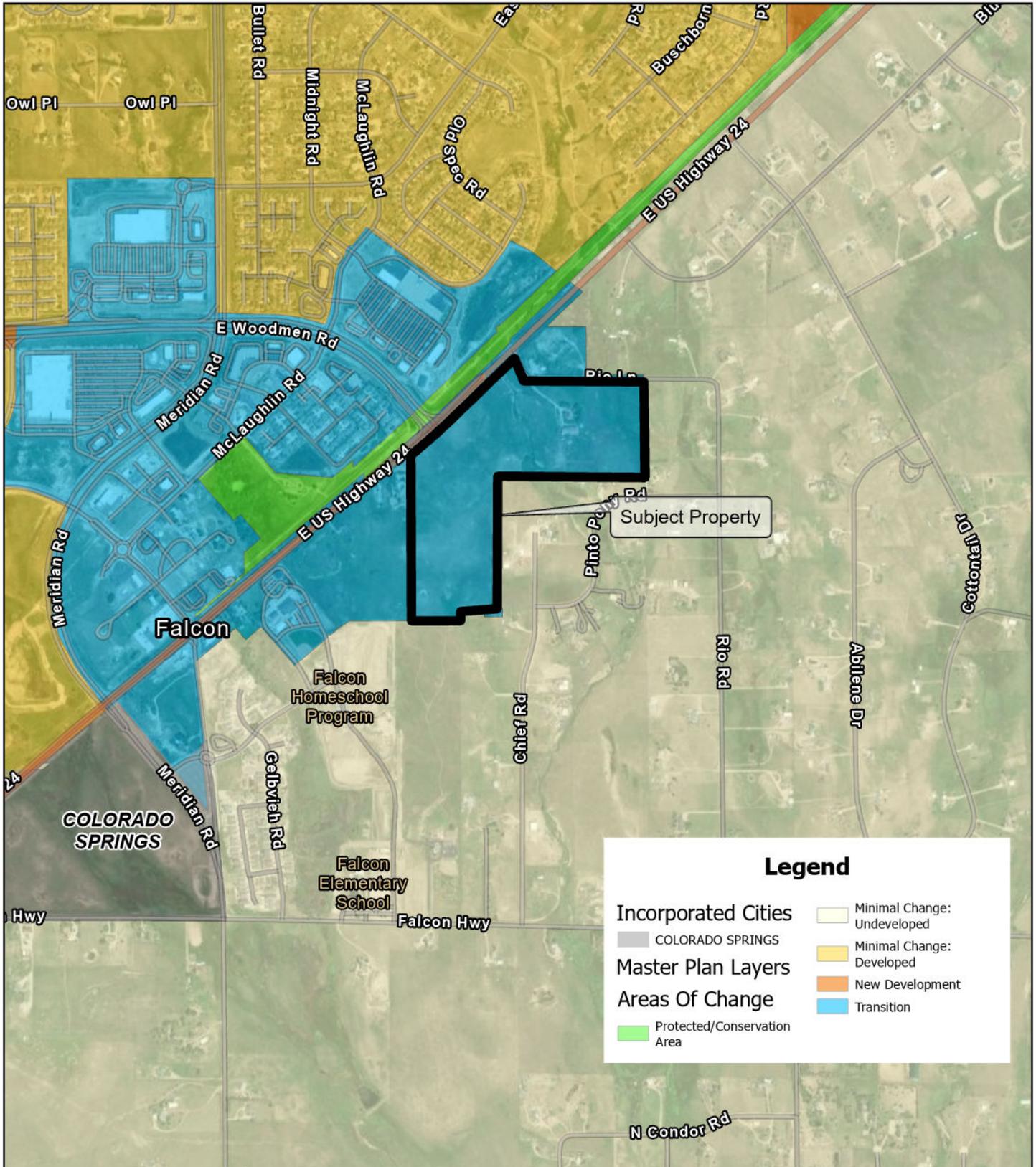


Key Area Map

File No. SP232

Map Series No. 2





Area of Change Map



File No. SP232

Map Series No. 3





Drexel, Barrell & Co.

June 7, 2024

El Paso County Planning & Community Development

Attn: Ryan Howser

2880 International Circle

Colorado Springs, CO 80910

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch St, Suite 100
Colorado Springs, CO 80903

719 260-0887
719 260-8352 Fax

**RE: Letter of Intent - The Commons at Falcon Field Preliminary Plan
PCD File No: SP-232**

Mr. Howser

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Preliminary Plan submittal for The Commons at Falcon Field, on behalf of Falcon Field, LLC.

Project Location & Description

The property is located directly southeast of the Woodmen Road and U.S. Highway 24 intersection. The property covers two parcels 4307000001 (33.14-acres) and 4307200015 (24.53 acres), both currently zoned CR (Commercial Regional), RS-5000 and RM-12 (Residential). With the exception of one single-family residence, accessed off Rio Lane to the north the property is currently vacant. The existing topography slopes generally from north to south and southwest. The northern most parcel (4307000001) contains an area of Zone A Floodplain designation. Efforts are underway to address a floodplain map revision and formal CLOMR/LOMR to address channel improvements.

The Commons at Falcon Field is a proposed mixed use commercial and residential development. Initially overlot grading for the entire development is proposed along with storm culvert installation to modify the floodplain. The development is then proposed to be phased into three separate areas. Phase 1 is the commercial area with 8 lots over 19.4 acres. The second phase is the RS-5000 residential area with 74 lots proposed over 20.9-acres and the third phase is the RM-12 residential area with 95 lots proposed over 17.4-acres. The existing residence will be removed from the property.

The site is currently bounded to the north and northwest by commercial uses. The properties to the east and south are generally large lot residential area. The proposed residential uses to the east and south will provide for appropriate buffers and transitional uses along the edges of the property.

Project Justification

The proposed application is supportive of future development and considerate of the effects on the general health, welfare and safety of neighborhoods in the immediate and downstream neighborhoods that have impact from growth in the area. Supportive

development reports and land use applications have been provided to address the proper mitigation of any impacts the development may have in the area. These studies in addition, look at the capacities of existing streets, public facilities and the like, to lessen the potential burden of the proposed development moving forward.

The enhanced range of mixed use residential and commercial opportunities in the region have not yet been seen on the south side of Highway 24 as further described below.

Land Development Criteria for Approval

The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan

This request is in general conformance with goals, objectives and policies of the County's Master Plan Vision for creating strategic areas for development that create complete communities with necessary housing and commercial opportunities.

The subdivision is consistent with the purposes of this Code

This subdivision is in conformance with the general purposes of this Code, by providing design for a sound, economical, stable neighborhood development, thereby creating a healthy environment for present and future inhabitants of El Paso County. This preliminary plan application meets all Code requirements as further described below.

The subdivision is in conformance with the subdivision design standards and any approved sketch plan

The El Paso County subdivision design standards and regulations are being utilized for the project design and are met by this letter of intent and all supportive documents submitted with this application.

A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);

A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;

The proposed subdivision is located within the Woodmen Hills Metropolitan District (WHMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development with water and sanitary sewer service in an efficient manner with the current infrastructure has been provided.

All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];

A geotechnical study has been completed and included with this submittal. Geological hazards present at the site include: artificial fill; hydrocompaction; potentially expansive soils; seasonal and potentially seasonal shallow groundwater; areas of ponded water; springs; unstable slopes and floodplain.

Groundwater monitoring is underway and potential mitigation measures will be discussed further with the final plat.

As further described below a CLOMR is underway to modify the floodplain and mitigate a number of the geological hazards listed above.

Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

Efforts are underway to address a floodplain map revision and formal CLOMR/LOMR to address channel improvements.

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;

The proposed use addresses a proposed development intent envisioned to be a strong growth node for good and services east of Highway 24. Proper buffering and transitional uses aim to preserve, protect and enhance the adjacent rural character in the area.

Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

The final plat(s) for each of the proposed phases will establish legal and physical access to all parcels. Legal access to the development will be provided off Highway 24 at the Woodmen Road intersection. The Rio Lane intersection with Highway 24 will be removed, and Rio Lane rerouted through this property.

The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the

subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The proposed development focuses on a use that is consistent with the planned land use for the area. The goals and policies of the County's Master Plan look at the development of this corridor as a strong central node, corridor for activity and more specific regional center. This development enhances the policies seen vital to growth in the corridor by continuing the intent of clustered urban development in areas that can be supportive of such growth.

Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

Water and Sanitary Sewer service will be provided by Woodmen Hills Metropolitan District. Mountain View Electric Association Inc., and Colorado Springs Utilities will provide electric and natural gas service to the subdivision respectively. Falcon Fire Protection District will provide fire protection and emergency services.

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.

The site lies within the Falcon Fire Protection District, and a commitment letter to serve the development has been provided.

The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

Public infrastructure is to be constructed with the development to include roads, drainage and utilities and are adequate to mitigate the demand produced by the development.

Your El Paso Master Plan

This preliminary plan is in conformance with the core principles and goals of the recently adopted Your El Paso Master Plan, and the El Paso County Parks Master Plan Update.

This area of Falcon, specifically the Highway 24 corridor is identified in the Your El Paso Master Plan as a suburban residential priority development area. This preliminary plan is in conformance with the goals of the Plan to meet corridor improvement plans for growth and access to goods and services in the area, as listed below:

Goal 2.3 – Locate attainable housing that provides convenient access to goods, services and employment.

The proposed development follows the goals of the Master Plan and intends to provide proper transitional uses and buffers addressing all potential impacts for the adjacent uses. Additional access and drainage improvements lessen and ultimately improve the impacts of the area.

Goal 9.2 – Promote sustainable best practices with regard to development and infrastructure.

The proposed plan brings improvements to the corridor that meet the standards of the County ECM and implement CDOT US Highway 24 Linkage Study Improvements. In particular, this project eliminates an unsignalized intersection at Rio Lane and Highway 24 as envisioned by CDOT's long range plans.

Goal 4.1 – Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion and promoting safe and efficient travel.

The proposed development meets the intent for commercial development south of highway 24 and provides adequate improvements in the way of utilities and transportation needs. Buffering is provided for the adjacent properties to the east and south of the subject property.

Goal 5.3 – Ensure adequate provision of utilities to manage growth and development.

Water and Sanitary Sewer service will be provided by Woodmen Hills Metropolitan District, Mountain View Electric Association Inc., and Colorado Springs Utilities will provide electric and natural gas service to the subdivision respectively. Falcon Fire Protection District will provide fire protection and emergency services.

El Paso County – Water Master Plan

The proposed subdivision also satisfies the intent and policies of the El Paso County Water Master Plan:

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

The proposed subdivision is located within the Woodmen Hills Metropolitan District (WHMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

El Paso County – Parks Master Plan

The 2022 El Paso County Parks Master Plan, an Update from the 2013 Parks Master Plan, has as its primary goals focusing on promoting regional facilities and services and working with other providers of parks and recreation facilities and services to address existing and future needs. It shows the Falcon Field development as having local access to parks (5 minute drive) and regional access to the Pinery and Drake Lake regional parks (15 minute drive). It also shows the Rock Island Regional Trail immediately across Highway 24 from Falcon Field as well as other proposed primary trails, secondary trails and bicycle routes in the immediate Falcon area. The inclusion agreement for Falcon Field into the Woodmen Hills Metropolitan District requires all residents to pay the then current Parks and Recreation fees into that district and enjoy the same rights and privileges as existing WHMD residents with regard to its recreation center and park system.

Traffic / Access / Noise

A Traffic Report prepared by LSC is submitted in support of this application. Based on the projected 2043 total traffic volumes shown in Traffic Impact Study and the criteria contained in the ECM and the State of Colorado Highway Access code, deceleration and acceleration lanes are to be provided on Highway 24 and Woodmen Road along with other noted development improvements for proper access. Coordination is ongoing with CDOT to establish a contiguous design for the improvements to Woodmen Road and Highway 24 in accordance with the concurrent CDOT widening project.

Utilities

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. Sewer connection will be provided via offsite connection to the south and water connection via offsite connection to the existing system to the north. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Drainage/Floodplain

The site currently lies within the Falcon Watershed, and was studied as part of the Falcon Drainage Basin Planning Study (DBPS). The Falcon Creek East Tributary currently bisects the site. Design and analysis for a Conditional Letter of Map Revision (CLOMR) is underway to modify the floodplain. A Letter of Map Revision (LOMR) will be prepared upon completion of the site improvements. A Preliminary Drainage Report has been prepared outlining the design for the commercial and residential areas. The area is intended to become an urban closed system, with three full-spectrum detention basins providing detention and water quality prior to discharge at historic rates.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

Owner/Developer:

Falcon Field, LLC
3230 Electra Drive N.
Colorado Springs, CO 80906

Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., President
101 Sahwatch Street, Suite 100
Colorado Springs, CO 80903
719-260-0887 phone
tmccConnell@drexelbarrell.com

We trust you find our application for the Commons at Falcon Field Preliminary Plan acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Drexel, Barrell & Co.
Tim D. McConnell, P.E.
President

PREPARED BY:



DREXEL, BARRELL & CO.
REGISTERED PROFESSIONAL ENGINEERS
100 HUNTERS LANE
COLORADO SPRINGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719) 560-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

FALCON FIELD, LLC.
3230 ELECTRA DR. N. 80906
COLORADO SPRINGS, CO 80906
(719) 475-7474
CONTACT: PJ ANDERSON

PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE DATE
INITIAL ISSUE 3/16/23
RESUBMITAL 7/5/24

DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21604-00SP1
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

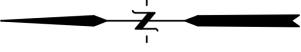
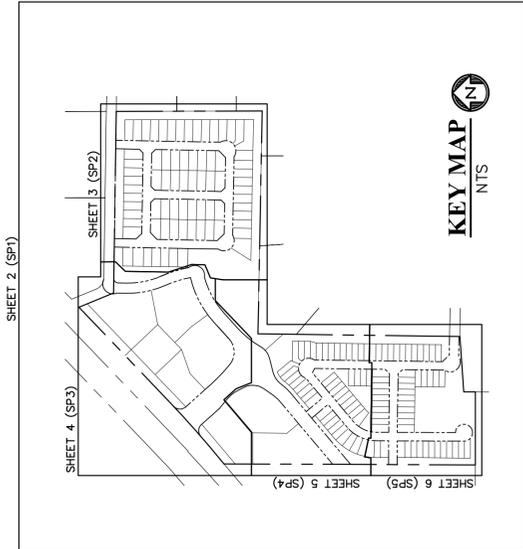
DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

PRELIMINARY OVERALL SITE PLAN

PROJECT NO. 21604-00CS07
DRAWING NO.

SP1

SHEET: 2 OF 19

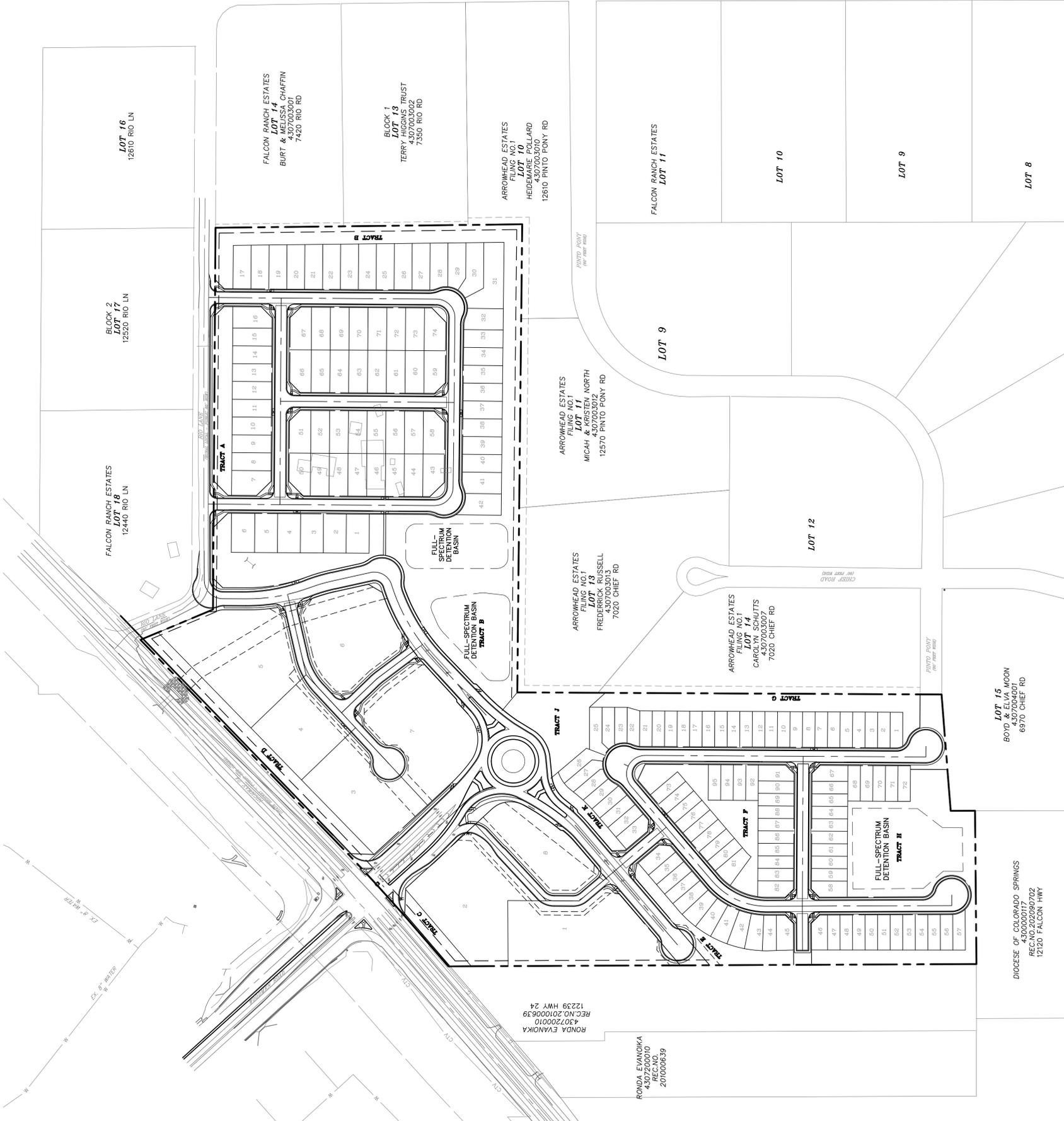


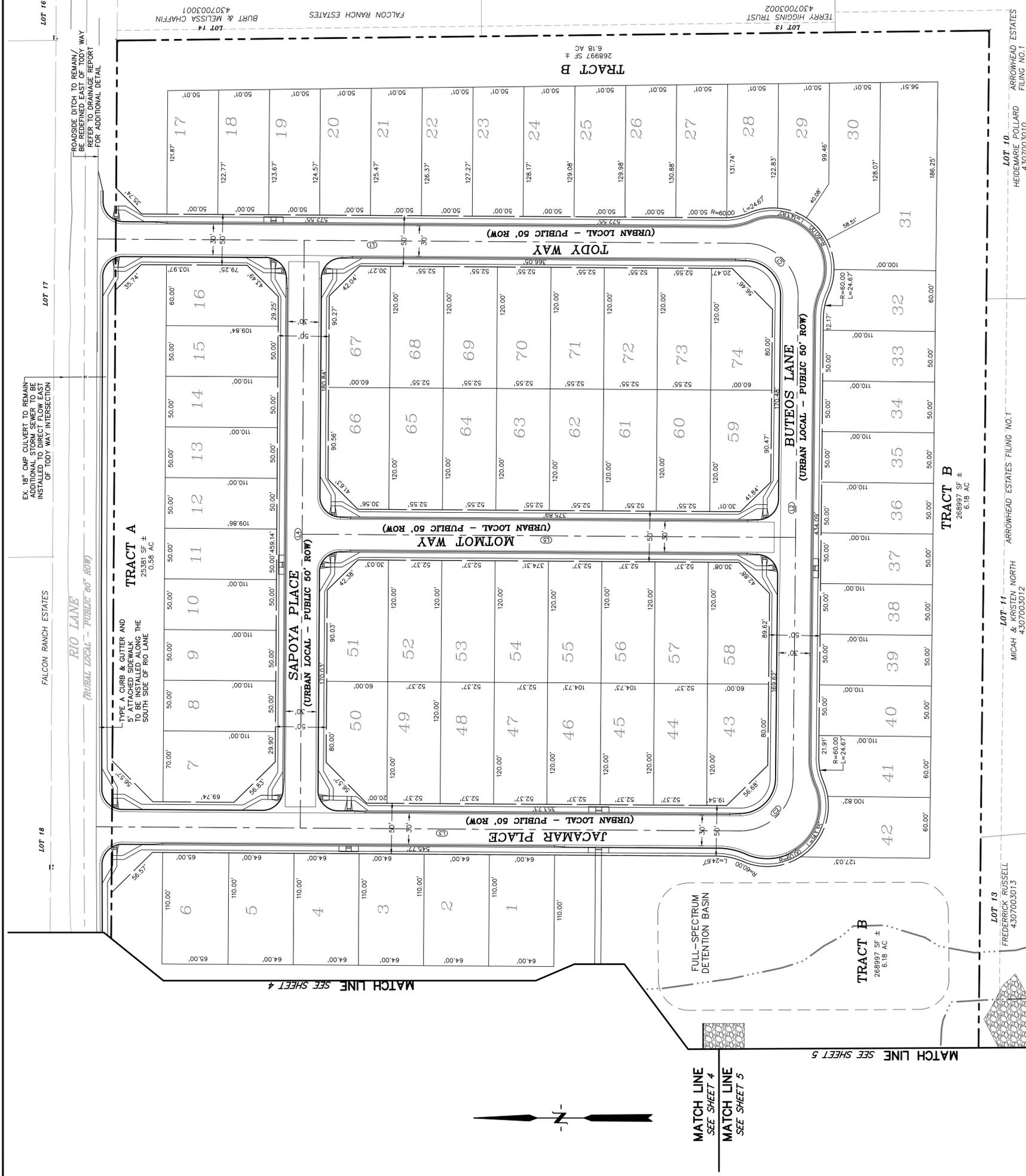
LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITY)
- SETBACK
- POND
- PHASE LINE
- SHEET MATCHLINE
- LOT NUMBER
- EXISTING ADJOINING PROPERTY LINE
- EXISTING CENTERLINE ROAD
- EXISTING FENCE LINE
- EXISTING EDGE OF ASPHALT
- EXISTING SIGN

TYPICAL LOT SIZE PER ZONE DISTRICT

ZONE DISTRICT	# LOTS	LOT SIZE	AREA
RS-5000	74	50' X 110'	5,500 SF
RM-12	95	35' X 100'	3,500 SF





PREPARED BY:

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 140 SHAWNEE STREET, SUITE 100
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PRELIMINARY PLANS FOR:
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 12445 RIO LANE, AND VACANT LAND
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE DATE
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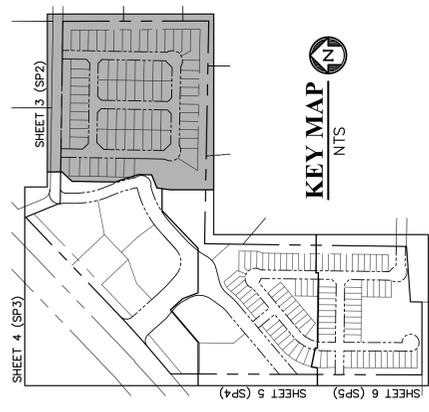
DESIGNED BY: TDM
 DRAWN BY: SDM
 CHECKED BY: TDM
 FILE NAME: 21604-00SP2
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
 DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY
 SITE PLAN

PROJECT NO. 21604-00CS07
 DRAWING NO.

SP2
 SHEET: 3 OF 19



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	636.69'	N0°22'41"E
L2	476.00'	S89°24'00"E
L3	632.18'	N0°22'41"E
L4	560.00'	S89°37'19"E
L5	484.75'	N0°22'41"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	81.88'	52.00'	90°13'19"
C2	81.48'	52.00'	89°46'41"

NOTE
 DRAINAGE, UTILITY, SIGHT VISIBILITY, PUBLIC IMPROVEMENT AND ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAN

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITY)
- SETBACK
- POND
- PHASE LINE
- SHEET MATCHLINE
- LOT NUMBER
- EXISTING ADJOINING PROPERTY LINE
- EXISTING CENTERLINE ROAD
- EXISTING FENCE LINE
- EXISTING EDGE OF ASPHALT
- EXISTING SIGN

PREPARED BY:

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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
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 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
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RESUBMITTAL	7/5/24

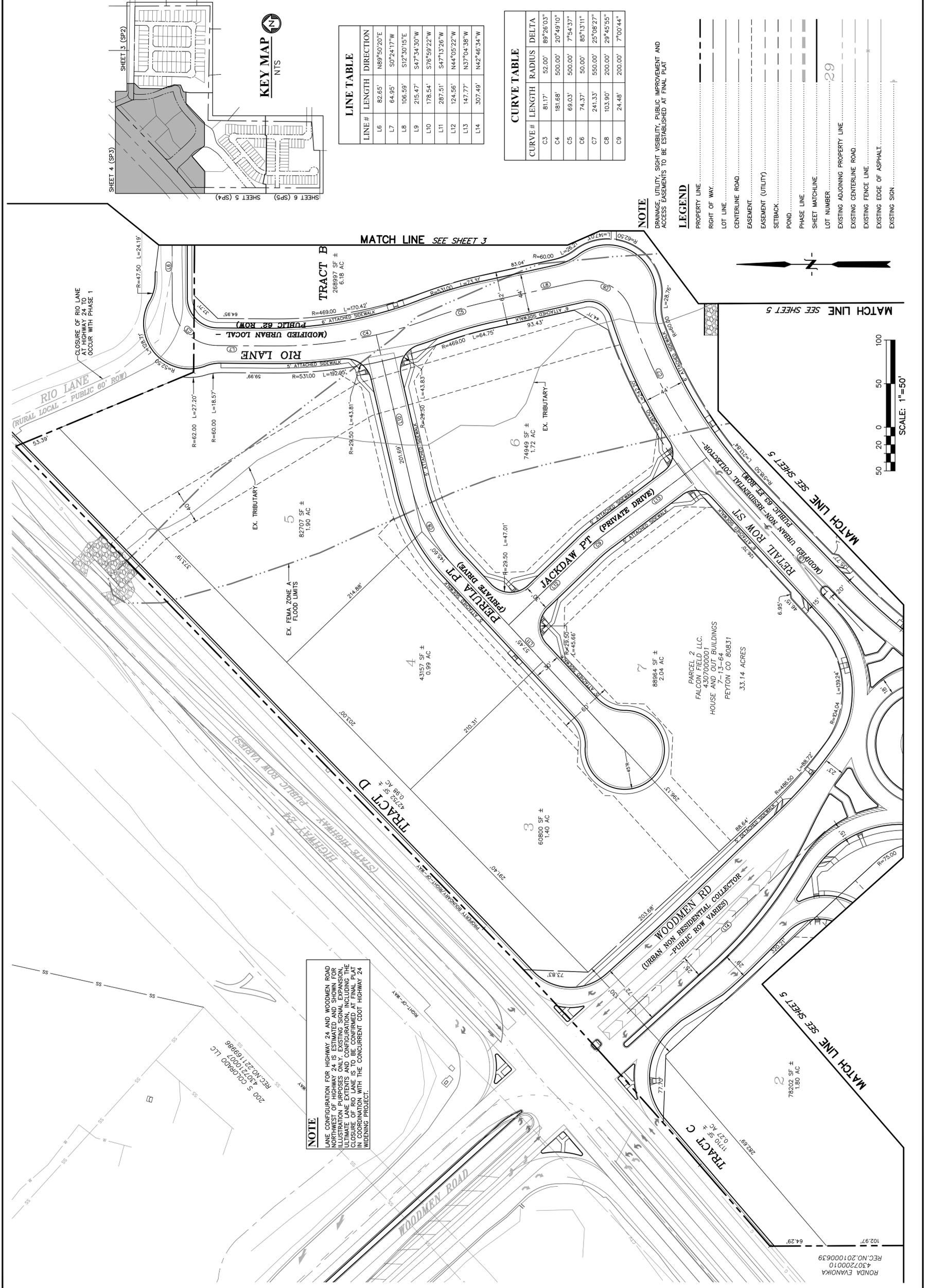
DESIGNED BY: KGV
 DRAWN BY: SOM
 CHECKED BY: TOM
 FILE NAME: 21604-00SP2

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY
 SITE PLAN

PROJECT NO. 21604-00CS07
 DRAWING NO.
SP3



LINE TABLE

LINE #	LENGTH	DIRECTION
L6	82.65'	N89°50'20"E
L7	64.95'	S07°24'17"W
L8	106.59'	S32°30'15"E
L9	215.47'	S47°34'30"W
L10	178.54'	S76°59'22"W
L11	287.51'	S47°13'26"W
L12	124.56'	N44°05'22"W
L13	147.77'	N37°04'38"W
L14	307.49'	N42°46'34"W

CURVE TABLE

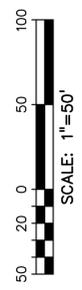
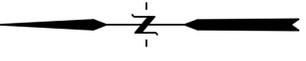
CURVE #	LENGTH	RADIUS	DELTA
C3	81.77'	52.00'	89°26'03"
C4	181.68'	500.00'	20°49'10"
C5	69.03'	500.00'	7°54'37"
C6	74.37'	50.00'	85°13'11"
C7	241.33'	550.00'	25°08'27"
C8	103.90'	200.00'	29°45'55"
C9	24.48'	200.00'	7°00'44"

NOTE

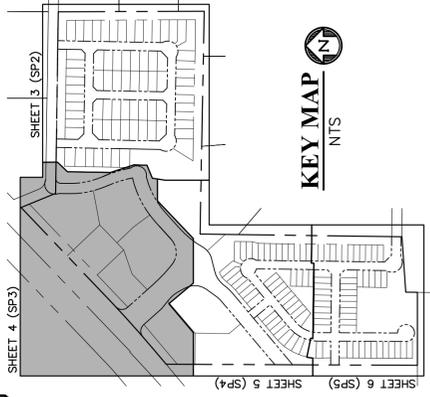
DRAINAGE, UTILITY, SIGHT VISIBILITY, PUBLIC IMPROVEMENT AND ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAT

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITY)
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- EXISTING FENCE LINE
- EXISTING EDGE OF ASPHALT
- EXISTING SIGN



NOTE
 LANE CONFIGURATION FOR HIGHWAY 24 AND WOODMEN ROAD NORTHWEST OF HIGHWAY 24 IS ESTIMATED AND SHOWN FOR ILLUSTRATION PURPOSES ONLY. EXISTING SIGNAL EXPANSION, TRAFFIC SIGNALS, AND TRAFFIC SIGNALS TO BE CONFIRMED AT FINAL PLAT. CLOSURE OF RIO LANE IS TO BE CONFORMED AT FINAL PLAT IN COORDINATION WITH THE CONCURRENT CDOT HIGHWAY 24 WIDENING PROJECT.



RONDA EVANKO
 430720010
 REC.NO.201000639

PREPARED BY:



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CLIENT:

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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITAL	7/5/24

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TOM
FILE NAME: 21604-00SP2
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

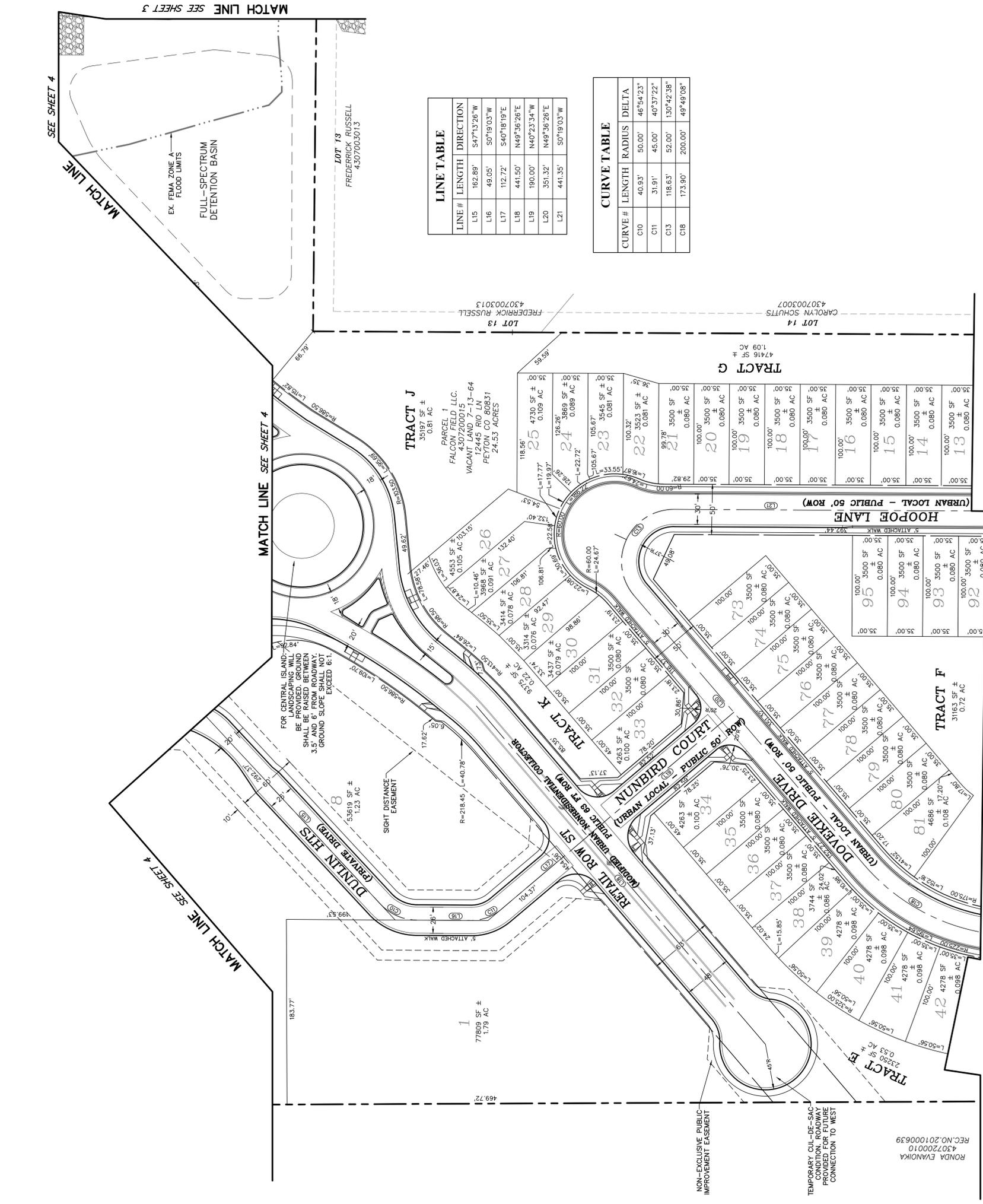
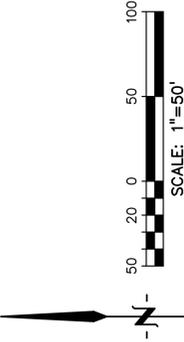
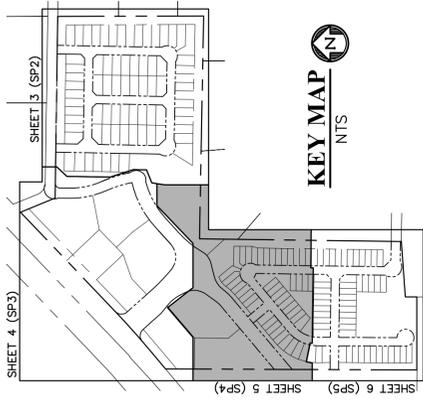
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
SITE PLAN

PROJECT NO. 21604-00CS07
DRAWING NO.

SP4

SHEET: 5 OF 19



LINE #	LENGTH	DIRECTION
L15	182.89'	S47°13'26"W
L16	49.05'	S0°19'03"W
L17	112.72'	S40°18'19"E
L18	441.50'	N49°36'26"E
L19	190.00'	N40°23'34"W
L20	351.32'	N49°36'26"E
L21	441.35'	S0°19'03"W

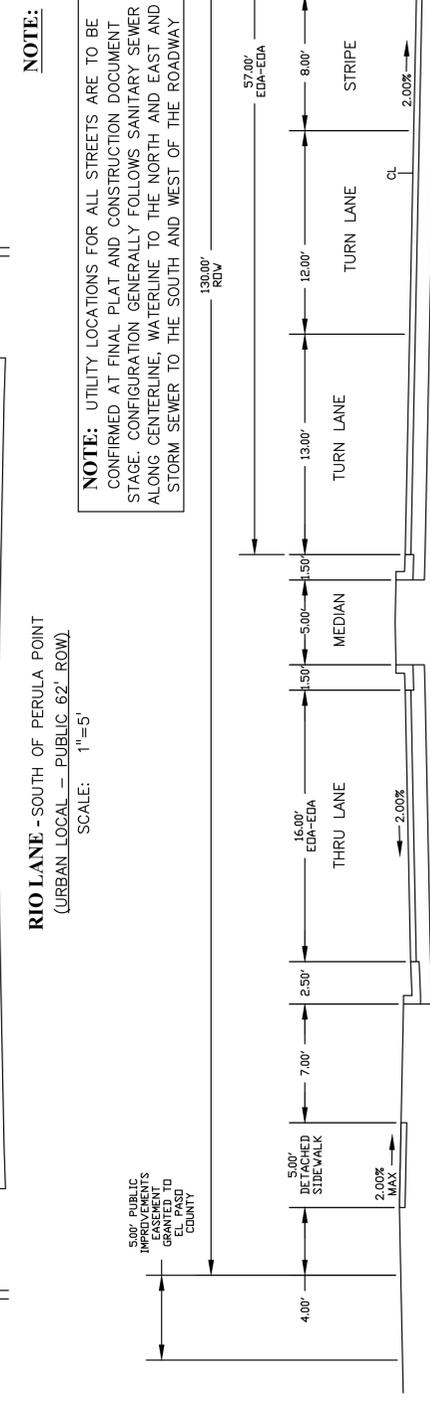
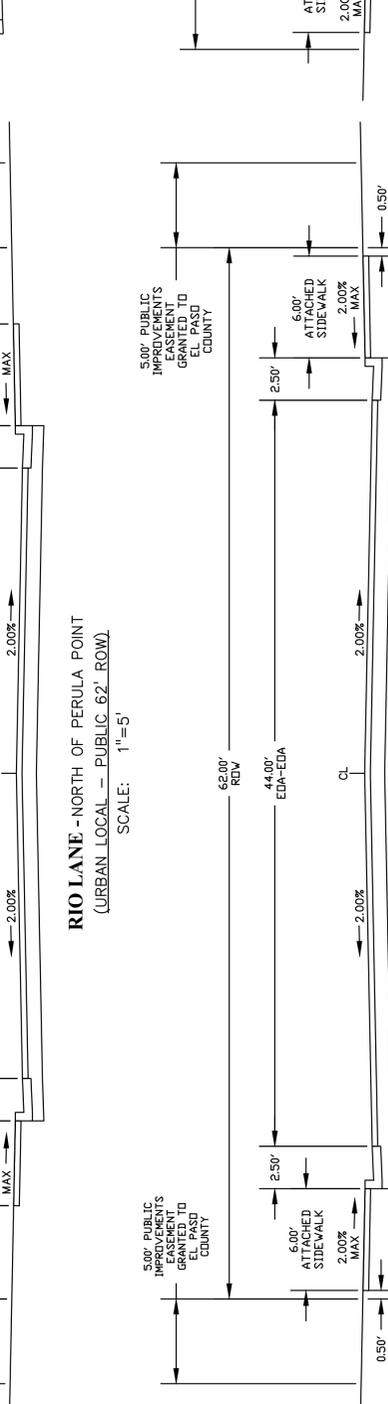
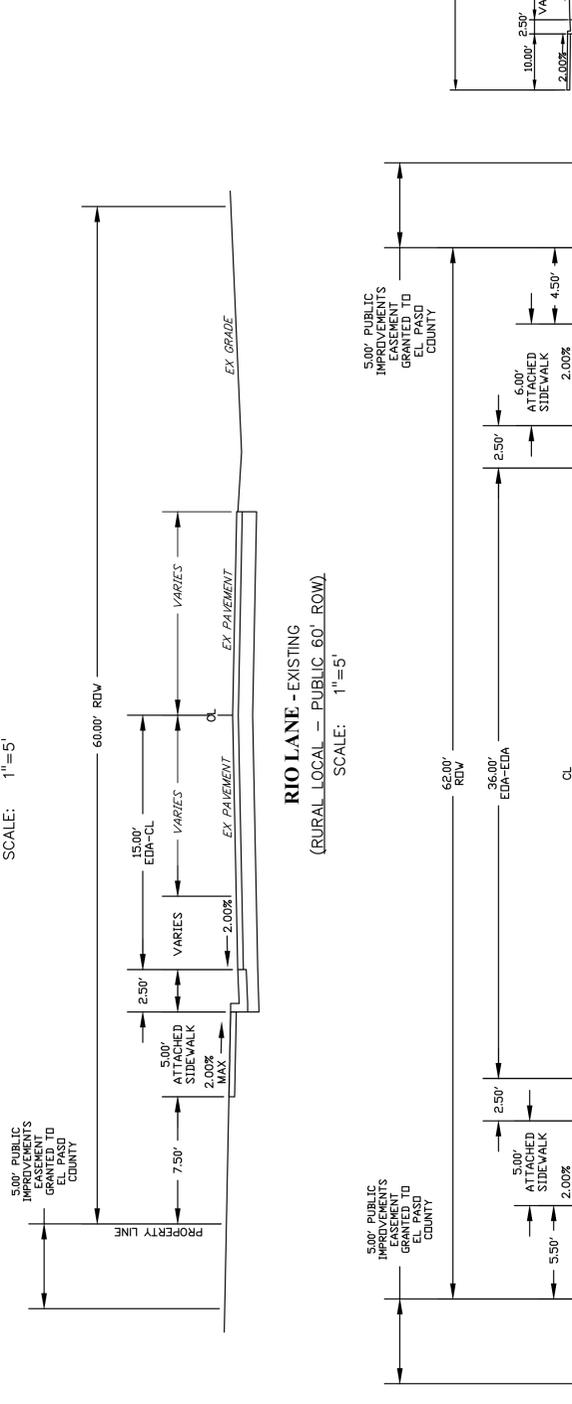
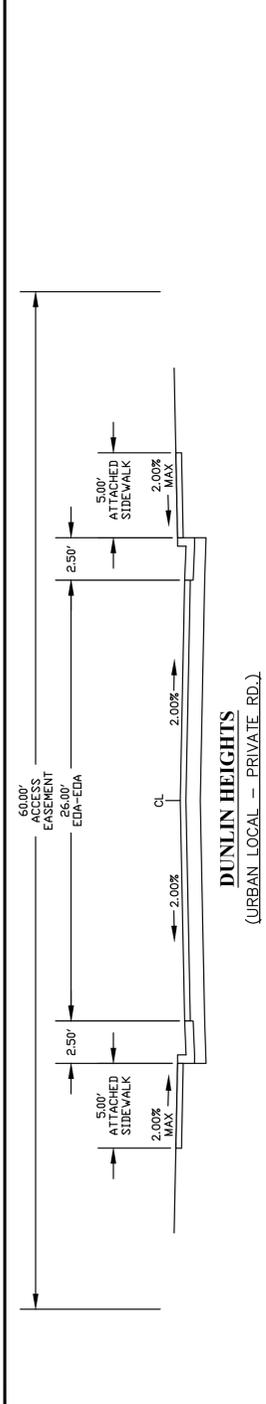
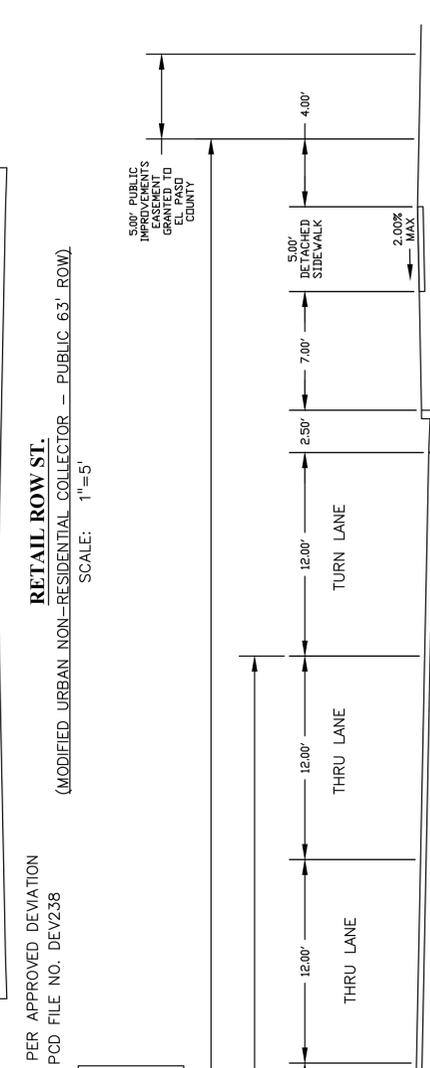
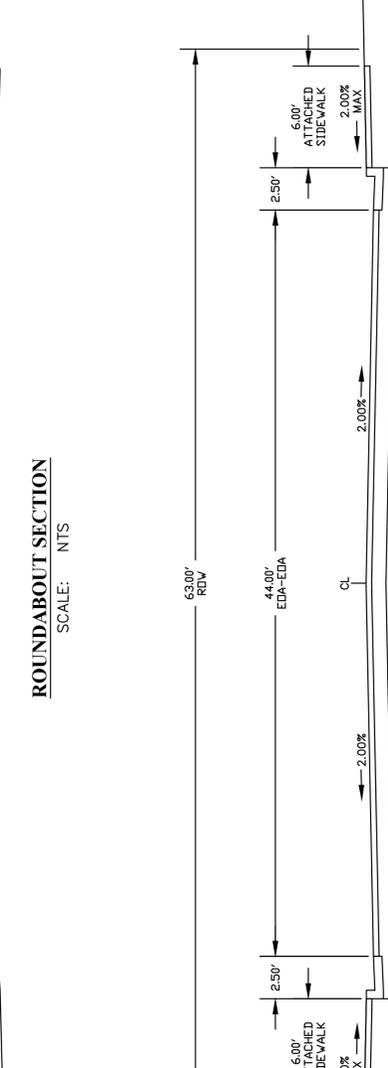
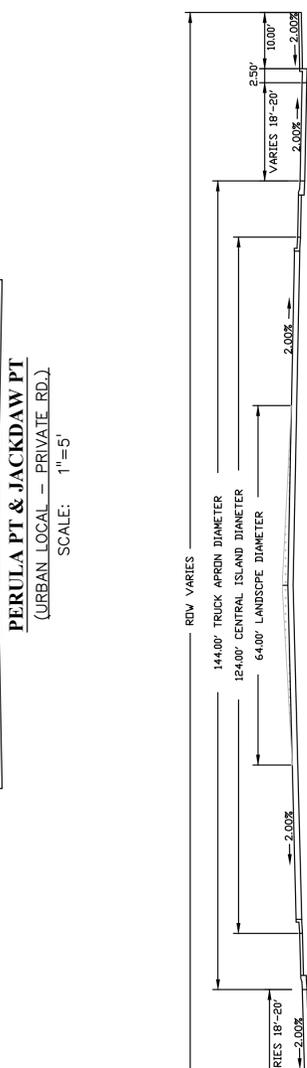
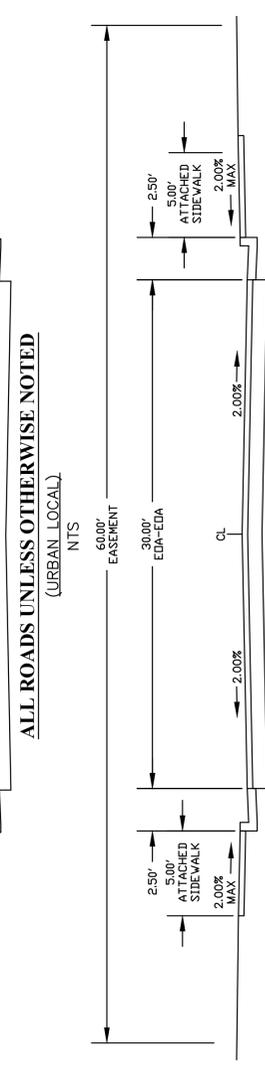
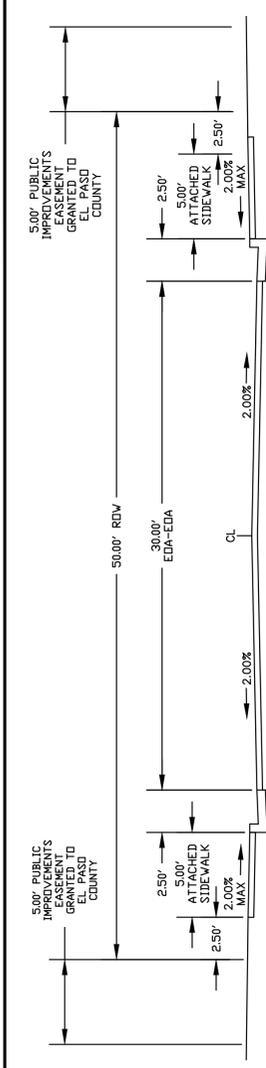
CURVE #	LENGTH	RADIUS	DELTA
C10	40.93'	50.00'	46°54'23"
C11	31.91'	45.00'	40°37'22"
C13	118.63'	52.00'	130°42'38"
C18	173.90'	200.00'	49°49'08"

NOTE
DRAINAGE, UTILITY, SIGHT, VISIBILITY, PUBLIC IMPROVEMENT AND ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAT

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE ROAD
- EASEMENT (UTILITY)
- SETBACK
- POND
- PHASE LINE
- SHEET MATCHLINE
- LOT NUMBER
- EXISTING ADJOINING PROPERTY LINE
- EXISTING CENTERLINE ROAD
- EXISTING FENCE LINE
- EXISTING EDGE OF ASPHALT
- EXISTING SIGN

PREPARED BY: DREXEL, BARRELL & CO. REGISTERED PROFESSIONAL ENGINEERS 100 WINDMILL CREST, SUITE 100 COLORADO SPRINGS, COLORADO 80903 CONTACT: TIM D. MACCONNELL, P.E. (719) 560-0887 COLORADO SPRINGS • LAFAYETTE	CLIENT: FALCON FIELD, LLC. 3230 ELGIERA, DR. N. 80906 COLORADO SPRINGS, CO. 80906 (719) 475-7474 CONTACT: PJ ANDERSON	PRELIMINARY PLANS FOR: THE COMMONS AT FALCON FIELD 12445 RIO LANE, AND VACANT LAND PEYTON, EL PASO COUNTY, COLORADO	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ISSUE</th> <th>DATE</th> </tr> <tr> <td>INITIAL ISSUE</td> <td>3/16/23</td> </tr> <tr> <td>RESUBMITTAL</td> <td>7/5/24</td> </tr> </table>	ISSUE	DATE	INITIAL ISSUE	3/16/23	RESUBMITTAL	7/5/24	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY:</td> <td>TDM</td> </tr> <tr> <td>DRAWN BY:</td> <td>SDM</td> </tr> <tr> <td>CHECKED BY:</td> <td>TDM</td> </tr> <tr> <td>FILE NAME:</td> <td>21604-00RS1</td> </tr> </table> <p>PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF: DREXEL, BARRELL & CO.</p>	DESIGNED BY:	TDM	DRAWN BY:	SDM	CHECKED BY:	TDM	FILE NAME:	21604-00RS1
ISSUE	DATE																	
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DRAWN BY:	SDM																	
CHECKED BY:	TDM																	
FILE NAME:	21604-00RS1																	
DRAWING SCALE: HORIZONTAL: N/A VERTICAL: N/A		PRELIMINARY ROAD SECTIONS																
PROJECT NO. 21604-00CS07 DRAWING NO.																		



ALL ROADS UNLESS OTHERWISE NOTED
(URBAN LOCAL)
NTS

NOTE: UTILITY LOCATIONS FOR ALL STREETS ARE TO BE CONFIRMED AT FINAL PLAT AND CONSTRUCTION DOCUMENT STAGE. CONFIGURATION GENERALLY FOLLOWS SANITARY SEWER ALONG CENTERLINE; WATERLINE TO THE NORTH AND EAST AND STORM SEWER TO THE SOUTH AND WEST OF THE ROADWAY

NOTE: PER APPROVED DEVIATION
PCD FILE NO. DEV238

PREPARED BY:

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 COLORADO SPRINGS • LAFAYETTE

CLIENT:
FALCON FIELD, LLC.
 3230 ELECTRA DR. N. 80906
 COLORADO SPRINGS, CO 80906
 CONTACT: PJ ANDERSON

PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
 12445 RIO LANE, AND VACANT LAND
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: KGV
 DRAWN BY: KGV
 CHECKED BY: TDM
 FILE NAME: 21604-00GEO
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: "X" = "XX"
 VERTICAL: "X" = "XX"

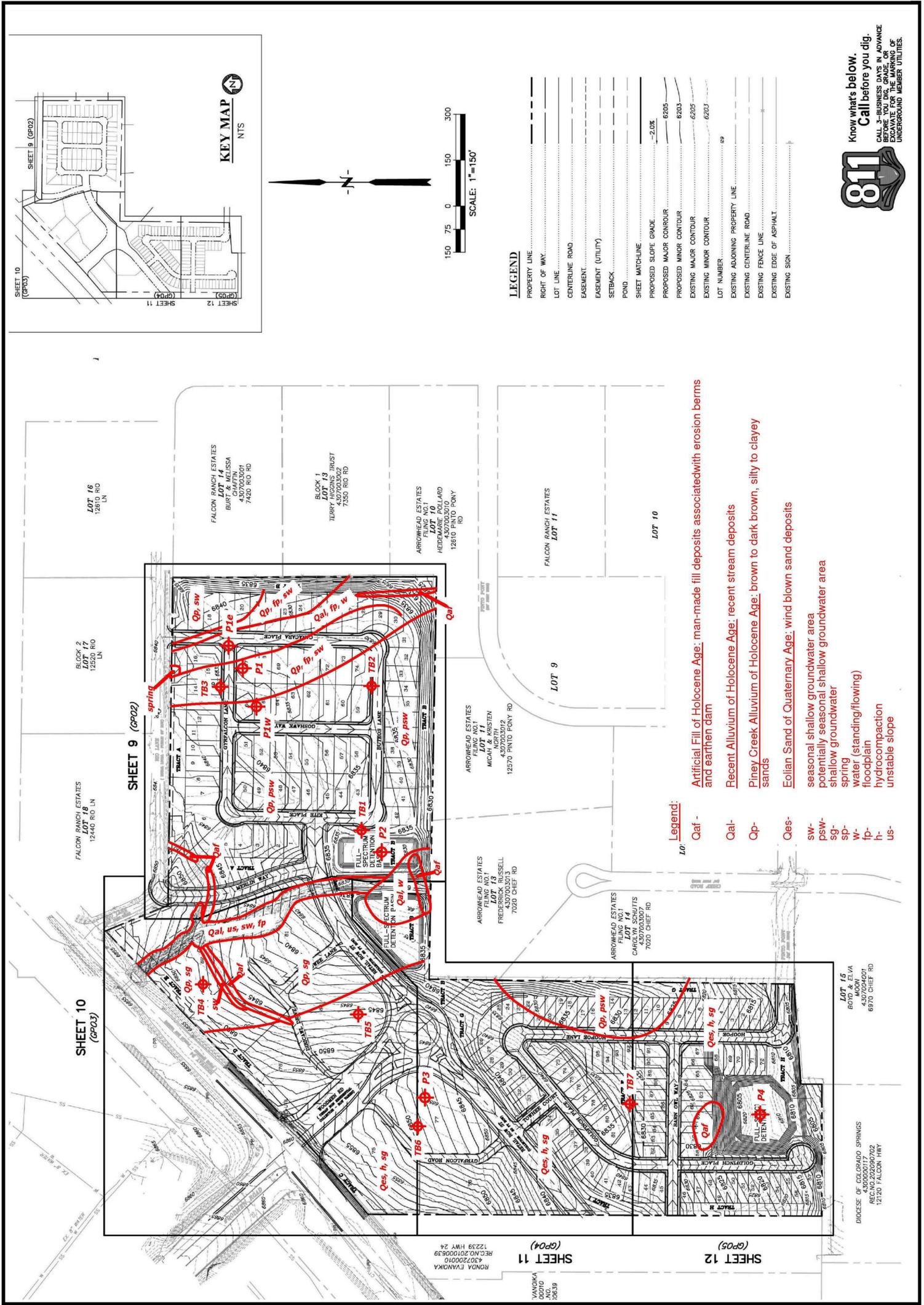
GEOLOGICAL MAP
 JOB NO. 202649
 FIG. 6

PROJECT NO. 21604-00CSS07
 DRAWING NO.
GM1
 SHEET: 8 OF 19

REVISION BY	DATE	DESCRIPTION



GEOLOGY/ENGINEERING GEOLOGY MAP
 THE COMMONS AT FALCON FIELD
 EL PASO COUNTY, COLORADO
 FALCON FIELD, LLC



PREPARED BY:



DREXEL, BARRELL & CO.
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DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TOM
FILE NAME: 21604-00GP1
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

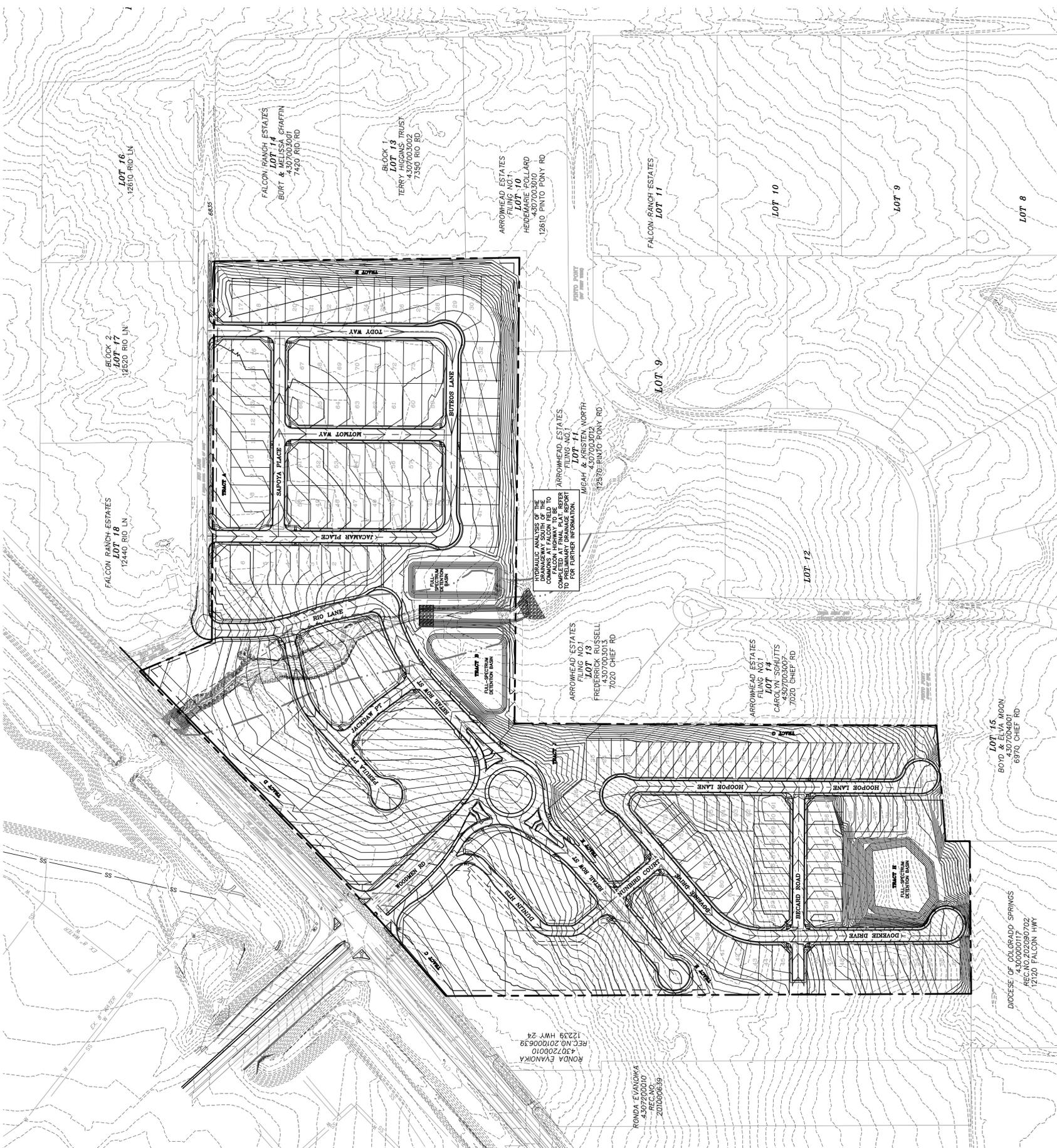
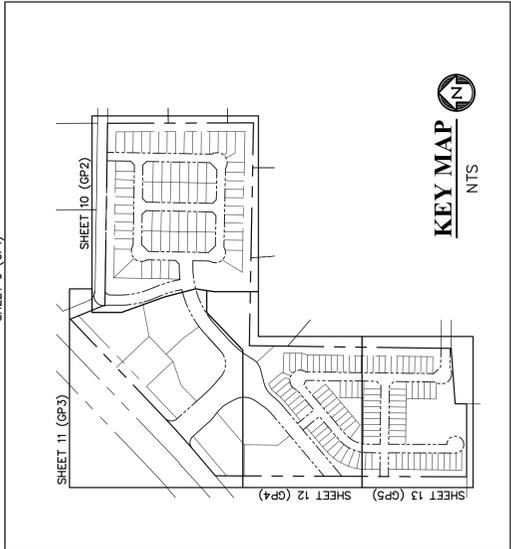
PRELIMINARY
OVERALL
GRADING PLAN

PROJECT NO. 21604-00CS07
DRAWING NO.

GP1

SHEET: 9 OF 19

SHEET 9 (GP1)



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITY)
- SETBACK
- POND
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LOT NUMBER
- EXISTING ADJOINING PROPERTY LINE
- EXISTING CENTERLINE ROAD
- EXISTING EDGE OF ASPHALT

PREPARED BY:



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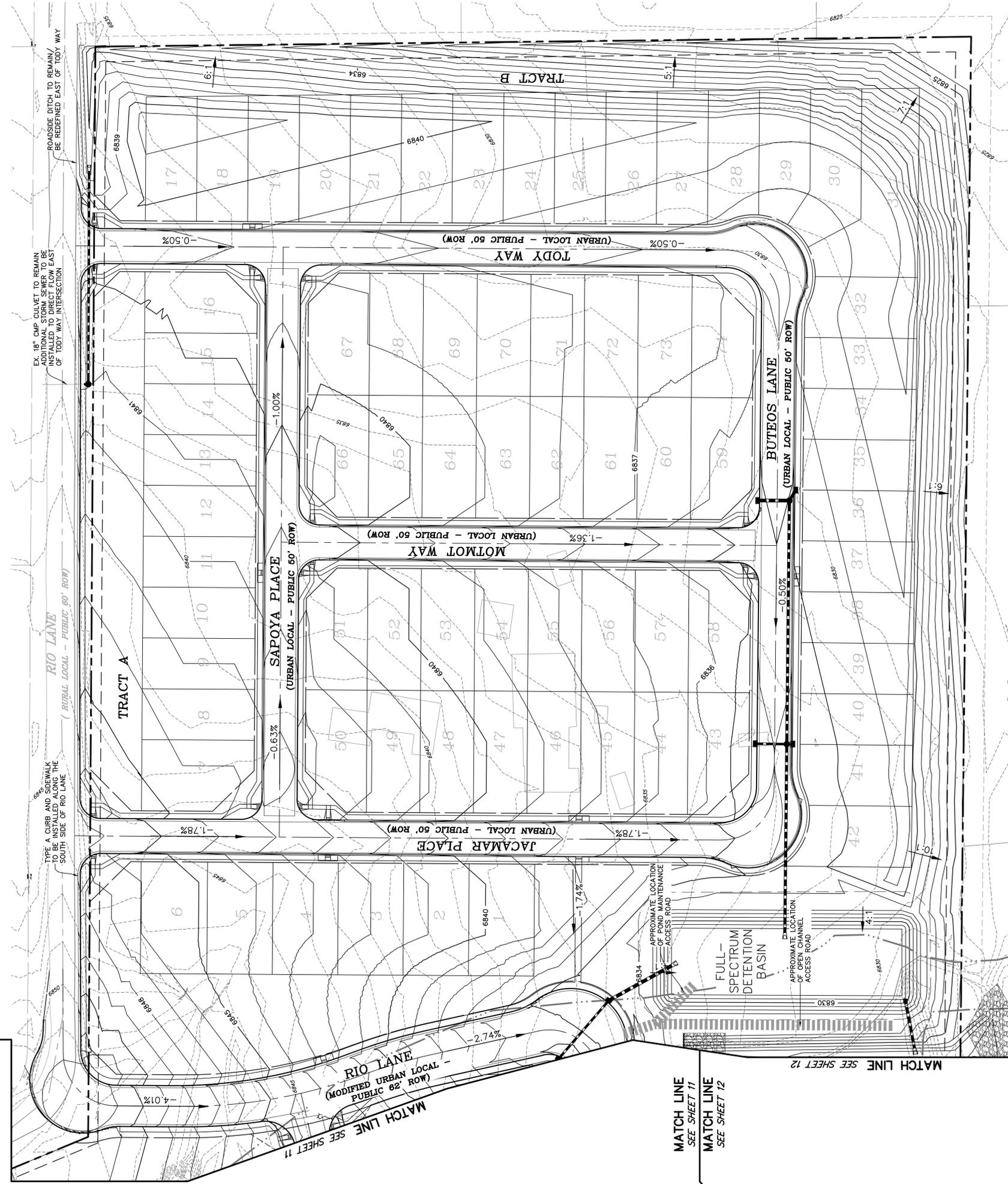
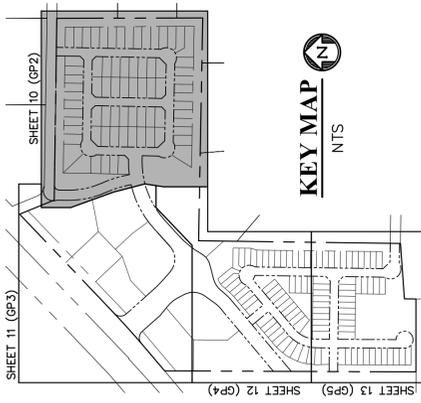
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
GRADING PLAN

PROJECT NO. 21604-00CSS07
DRAWING NO.

GP2

SHEET: 10 OF 19



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- POND
- FLOWLINE, CURB & GUTTER
- 5' ATTACHED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SLOPE GRADE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LOT NUMBER

PREPARED BY:

DREXEL, BARRELL & CO.
 REGISTERED PROFESSIONAL ENGINEERS
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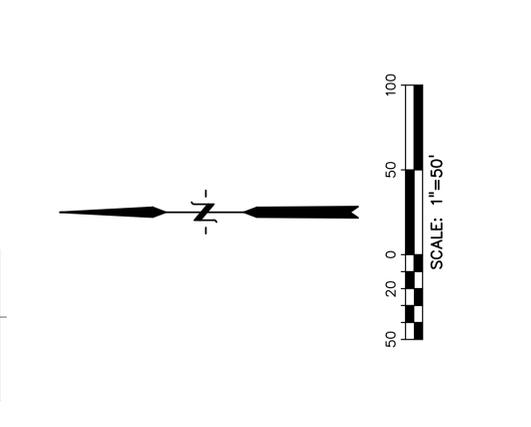
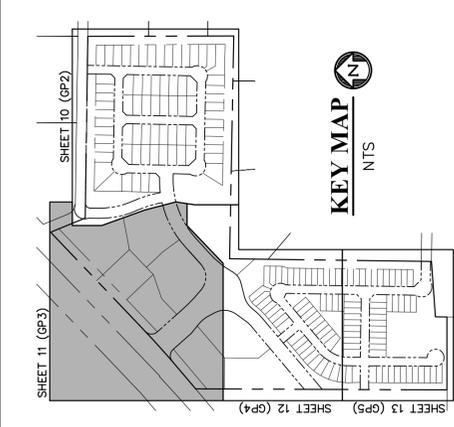
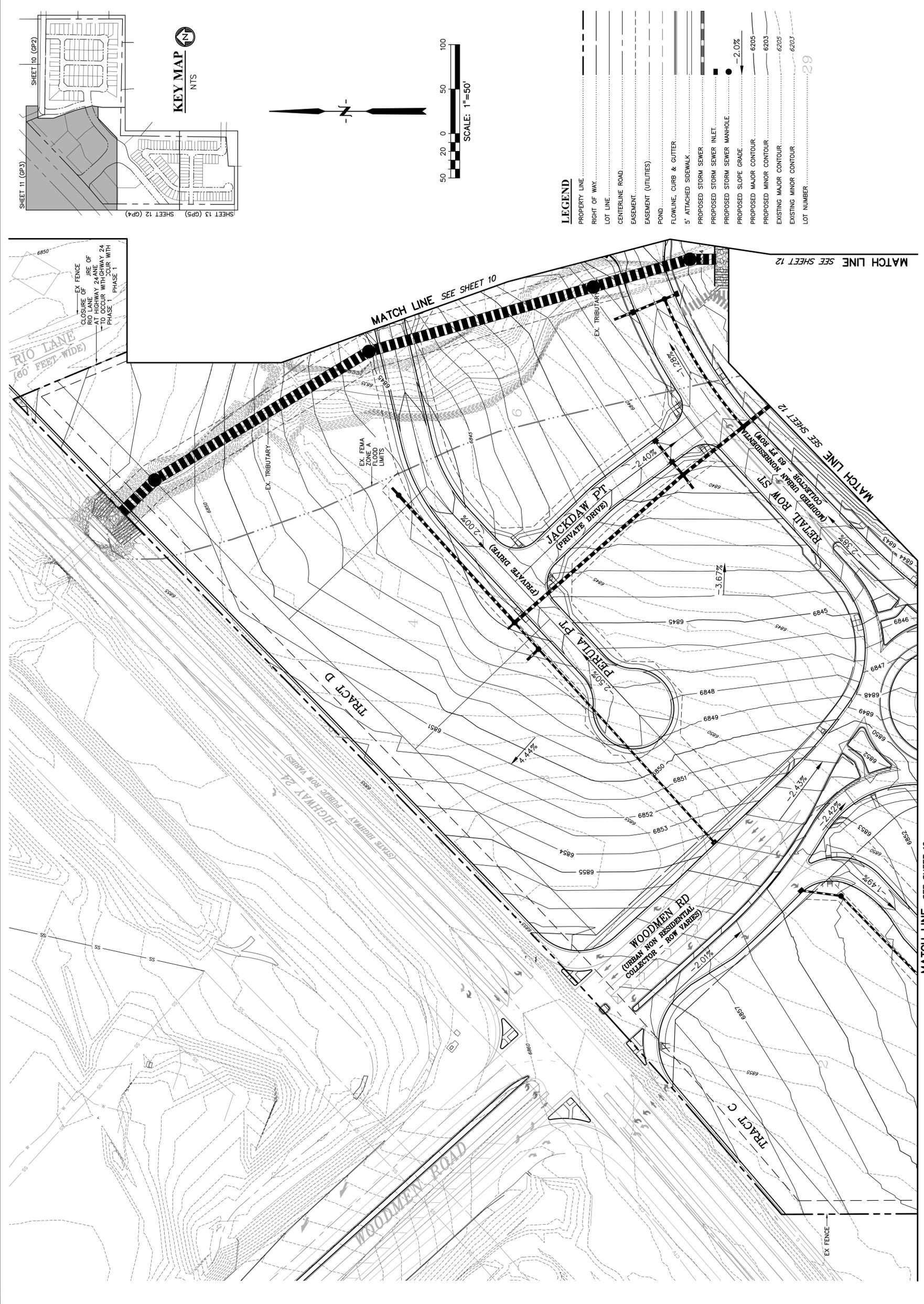
DESIGNED BY: KGV
 DRAWN BY: SDM
 CHECKED BY: TOM
 FILE NAME: 21604-00GP1
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY
 GRADING PLAN

PROJECT NO. 21604-00CS07
 DRAWING NO.
GP3

SHEET: 11 OF 19



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITIES)
- POND
- FLOWLINE, CURB & GUTTER
- 5' ATTACHED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SLOPE GRADE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LOT NUMBER

EX FENCE
 CLOSURE OF
 RIO LANE
 AT HIGHWAY 24 ANE
 TO OCCUR WITH OUR WITH
 PHASE 1

PREPARED BY:



DREXEL, BARRELL & CO.
REGISTERED PROFESSIONAL ENGINEERS
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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TOM
FILE NAME: 21604-00GP1

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

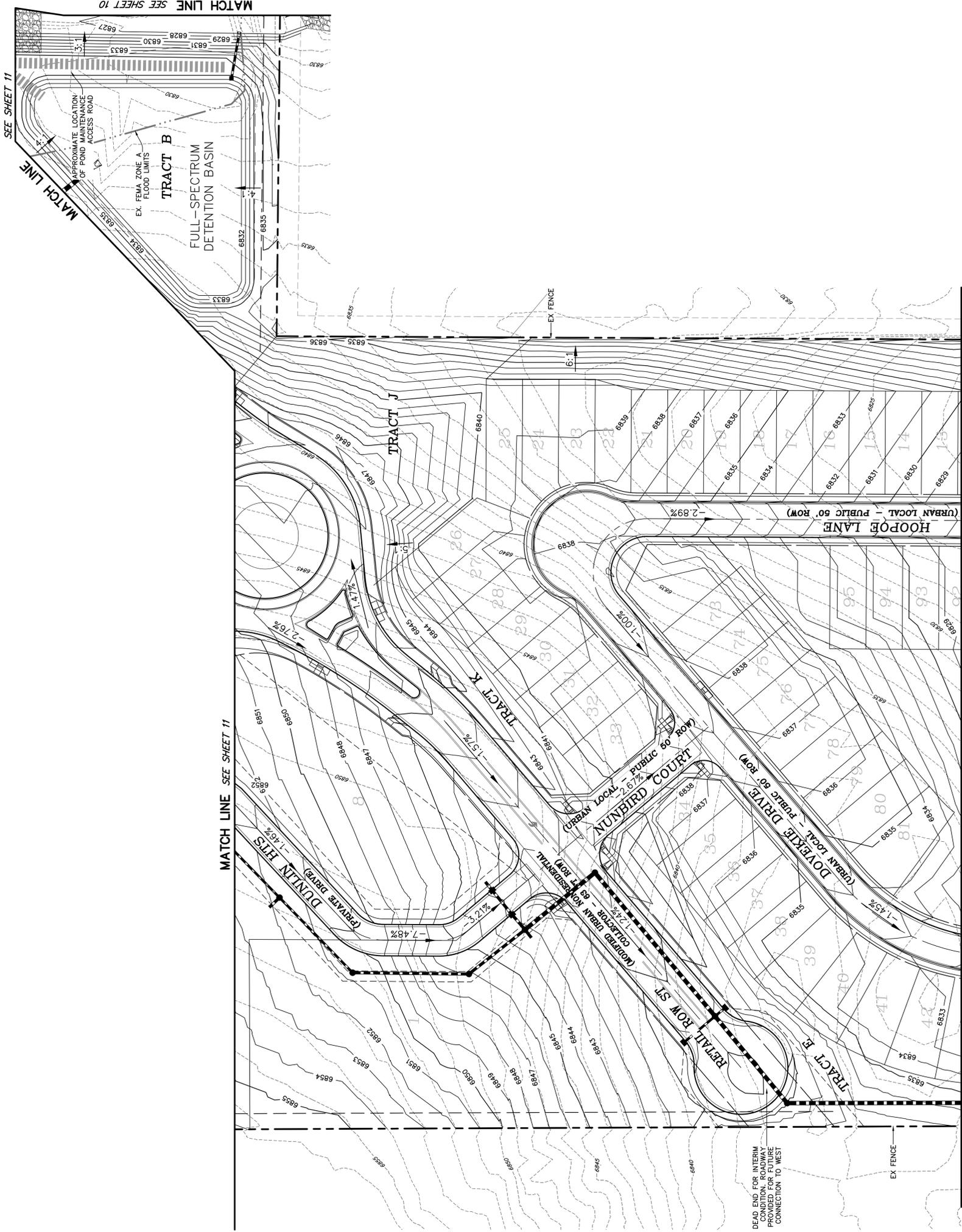
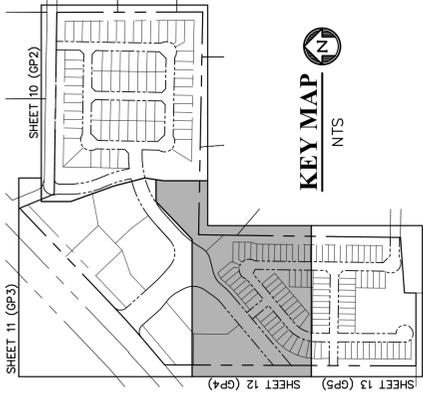
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VERTICAL: N/A

PRELIMINARY
GRADING PLAN

PROJECT NO. 21604-00CSS07
DRAWING NO.

GP4

SHEET: 12 OF 19



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT (UTILITIES)
- POND
- FLOWLINE, CURB & GUTTER
- 5' ATTACHED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SLOPE GRADE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LOT NUMBER

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 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: KGV
 DRAWN BY: SDM
 CHECKED BY: TOM
 FILE NAME: 21604-00GP1

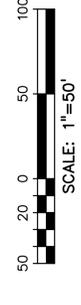
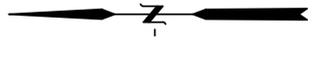
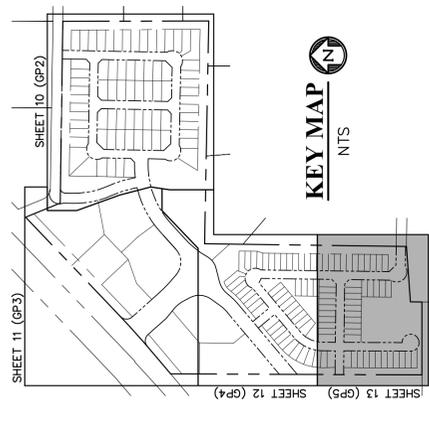
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY
 GRADING PLAN

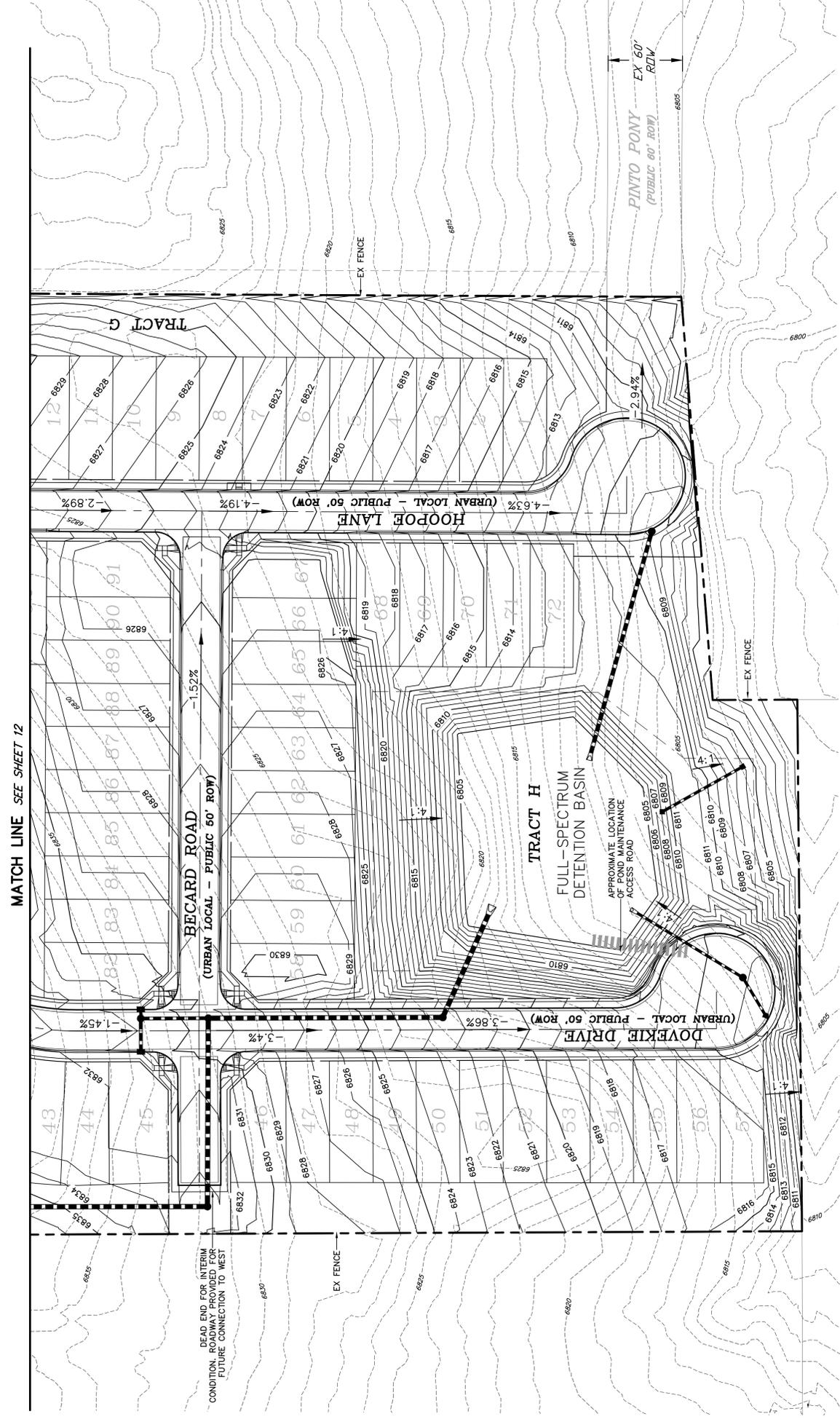
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 DRAWING NO.
GP5

SHEET: 13 OF 19

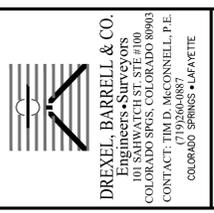


LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITIES)
- POND
- FLOWLINE, CURB & GUTTER
- 5' ATTACHED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SLOPE GRADE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LOT NUMBER



PREPARED BY:



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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
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 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

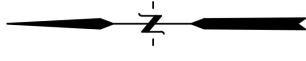
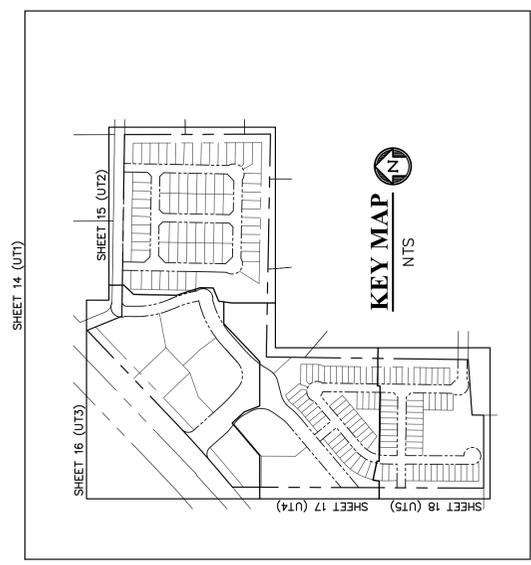
DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21604-00011
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
 DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 150'
 VERTICAL: N/A

PRELIMINARY OVERALL UTILITY PLAN

PROJECT NO. 21604-000CS07
 DRAWING NO.
UT1

SHEET: 14 OF 19

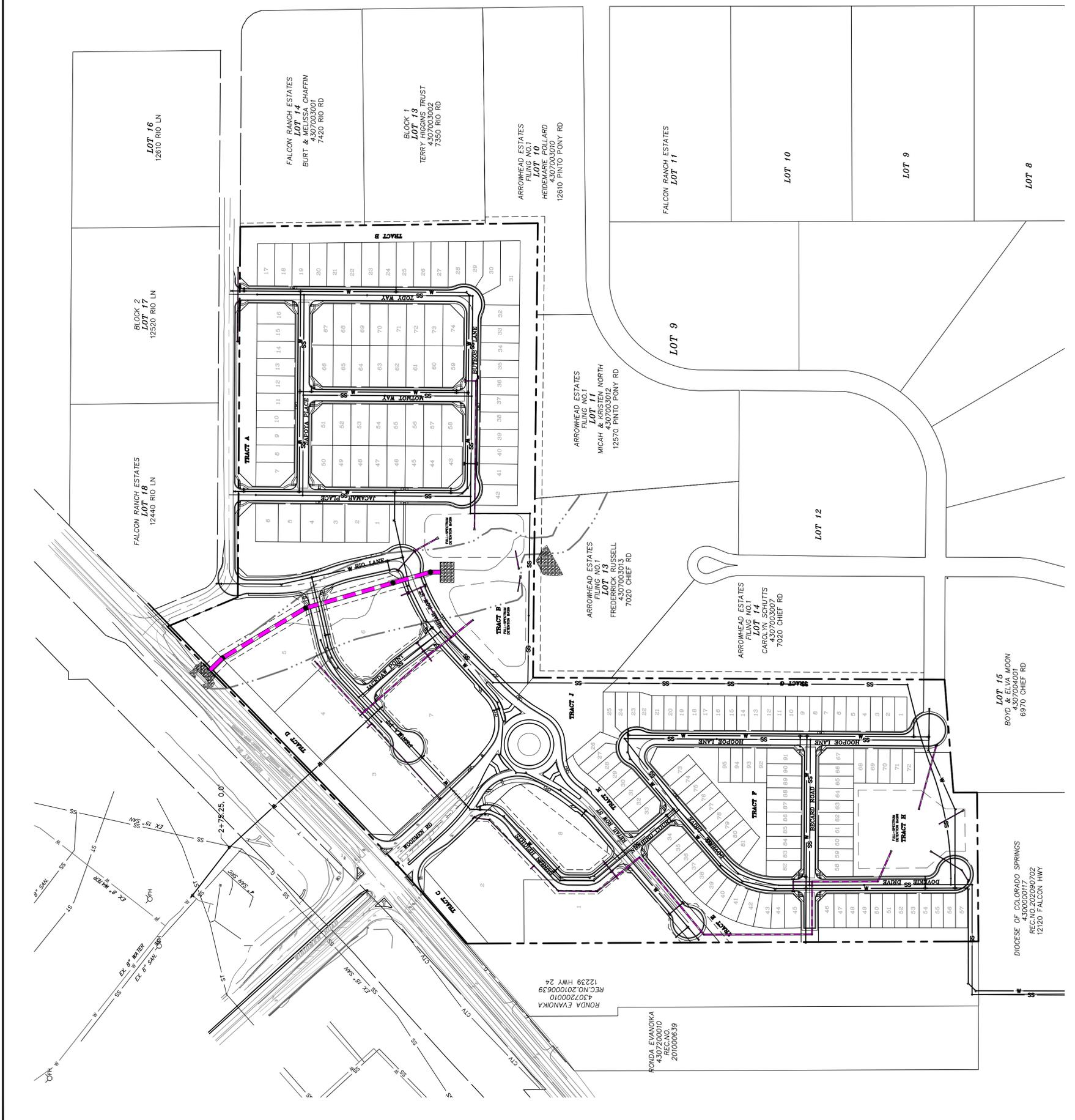


LEGEND

- PROPERTY LINE.....
- RIGHT OF WAY.....
- LOT LINE.....
- CENTERLINE ROAD.....
- SETBACK LINE.....
- PHASE LINE.....
- EASEMENT.....
- POND.....
- FLOWLINE, CURB & GUTTER.....
- SIDEWALK.....
- LOT NUMBER.....
- PROPOSED SANITARY SEWER.....SS
- PROPOSED STORM SEWER.....
- PROPOSED STORM SEWER INLET.....
- PROPOSED MANHOLE.....
- PROPOSED WATER.....W

TYPICAL LOT SIZE PER ZONE DISTRICT

ZONE DISTRICT	# LOTS	LOT SIZE	AREA
RS-5000	74	50' X 110'	5,500 SF
RM-12	95	35' X 100'	3,500 SF



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THE COMMONS AT FALCON FIELD
 12445 RIO LANE, AND VACANT LAND
 PEYTON, EL PASO COUNTY, COLORADO

PRELIMINARY PLANS FOR:

ISSUE DATE
 INITIAL ISSUE 3/16/23
 RESUBMITTAL 7/5/24

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TOM
FILE NAME: 21604-00011

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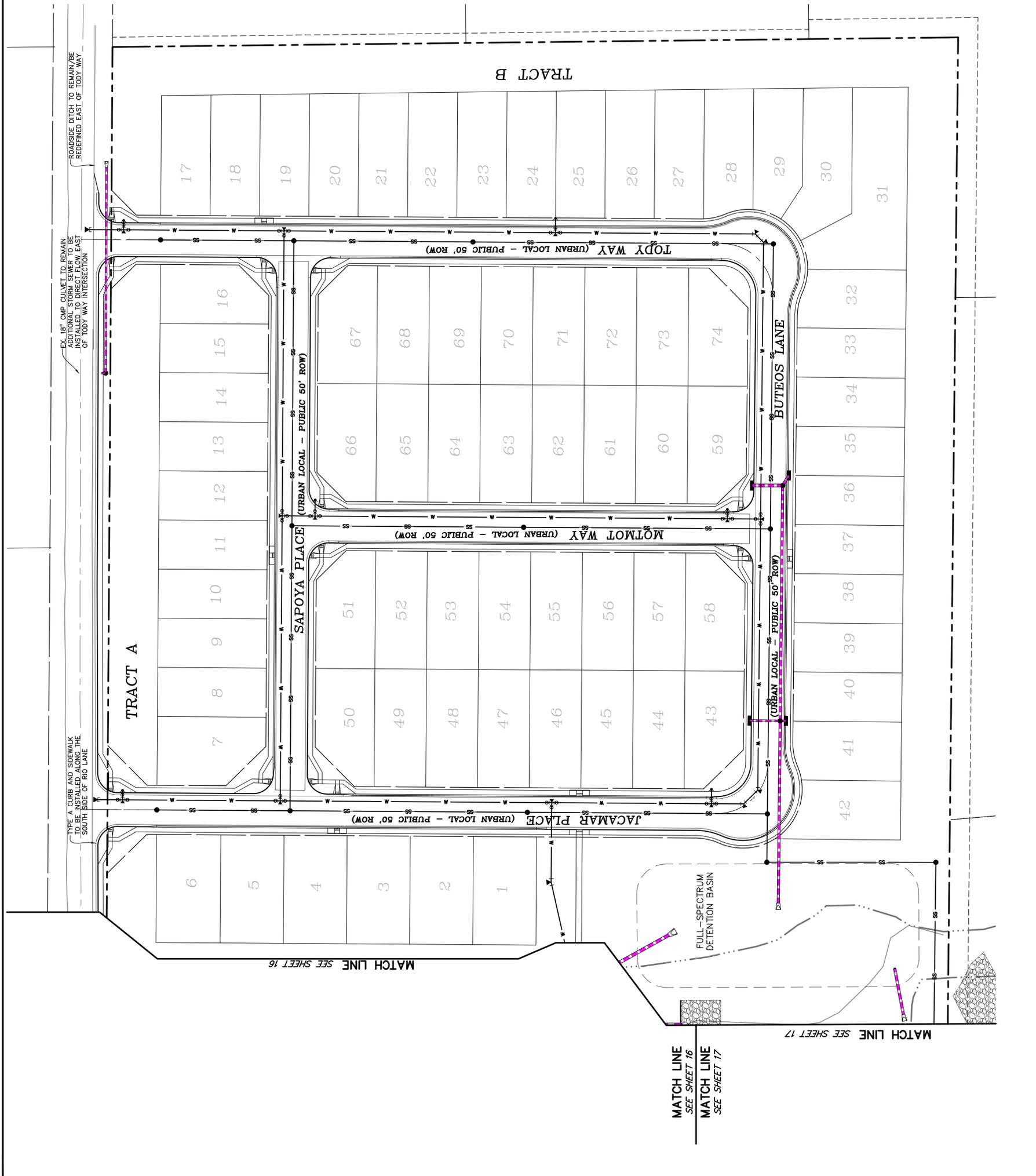
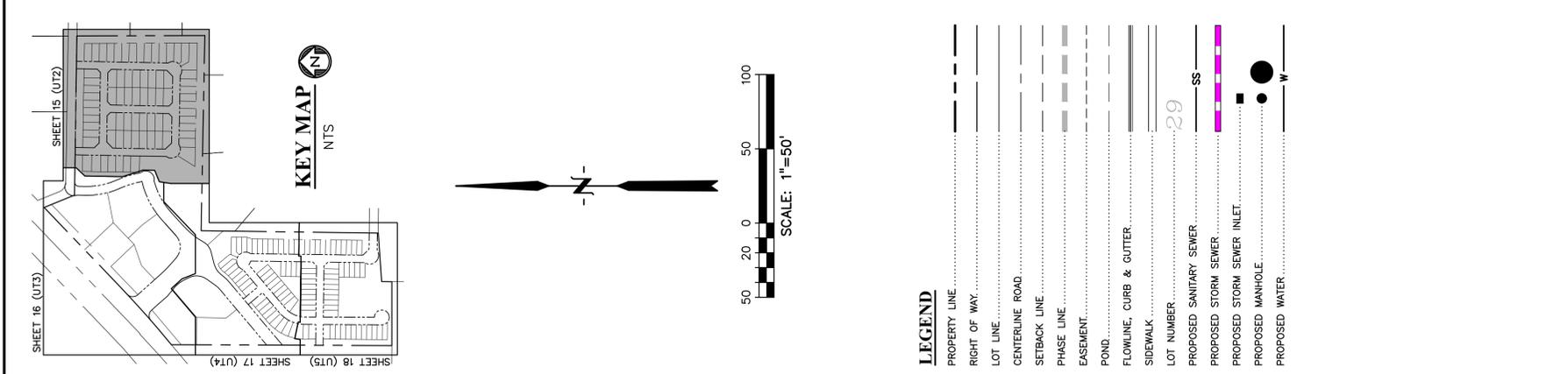
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY UTILITY PLAN

PROJECT NO. 21604-000CS07
 DRAWING NO.

UT2

SHEET: 15 OF 19



LEGEND

PROPERTY LINE.....

RIGHT OF WAY.....

LOT LINE.....

CENTERLINE ROAD.....

SETBACK LINE.....

PHASE LINE.....

EASEMENT.....

POND.....

FLOWLINE, CURB & GUTTER.....

SIDEWALK.....

LOT NUMBER..... 29

PROPOSED SANITARY SEWER..... SS

PROPOSED STORM SEWER..... S

PROPOSED STORM SEWER INLET.....

PROPOSED MANHOLE.....

PROPOSED WATER..... W

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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
 12445 RIO LANE, AND VACANT LAND
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: KGV
 DRAWN BY: SDM
 CHECKED BY: TDM
 FILE NAME: 21604-00011

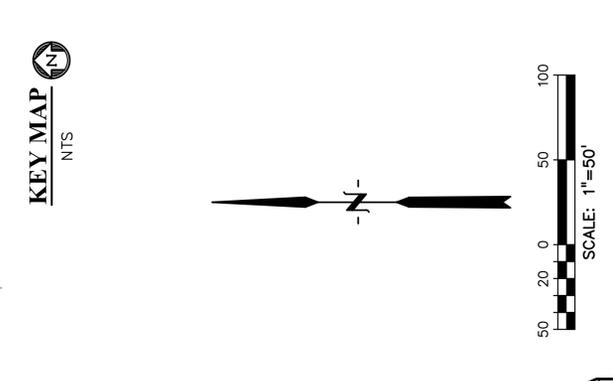
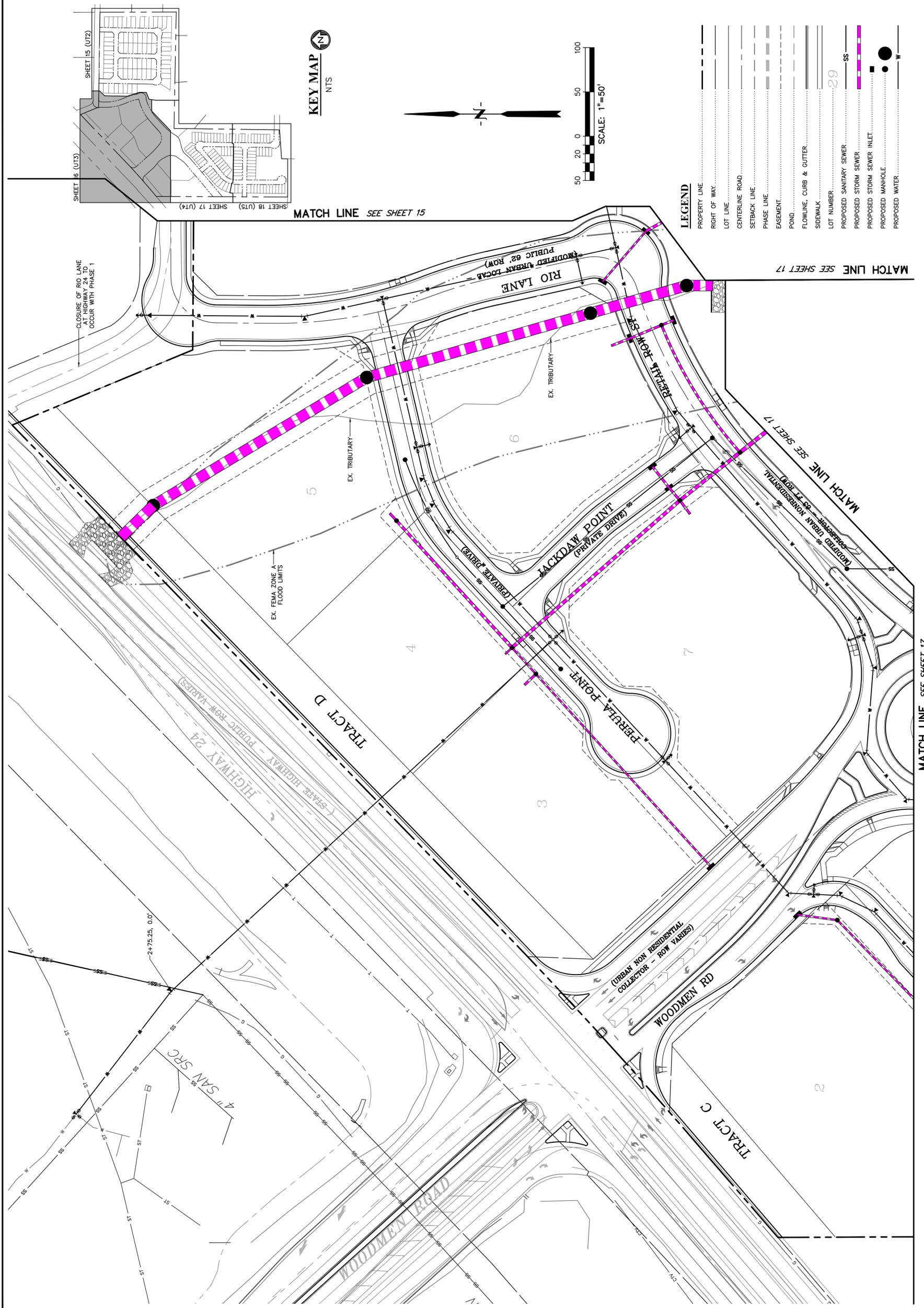
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY
 UTILITY PLAN

PROJECT NO. 21604-000307
 DRAWING NO.

UT3
 SHEET: 16 OF 19



LEGEND

PROPERTY LINE
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
SETBACK LINE	-----
PHASE LINE	-----
EASEMENT	-----
POND
FLOWLINE, CURB & GUTTER	-----
SIDEWALK	-----
LOT NUMBER
PROPOSED SANITARY SEWER	-----
PROPOSED STORM SEWER	-----
PROPOSED STORM SEWER INLET
PROPOSED MANHOLE
PROPOSED WATER	-----

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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TOM
FILE NAME: 21604-00011

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
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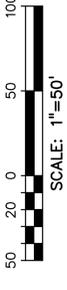
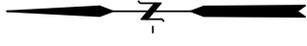
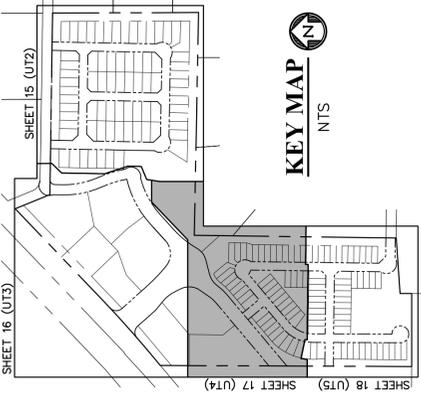
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HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
UTILITY PLAN

PROJECT NO. 21604-000CS07
DRAWING NO.

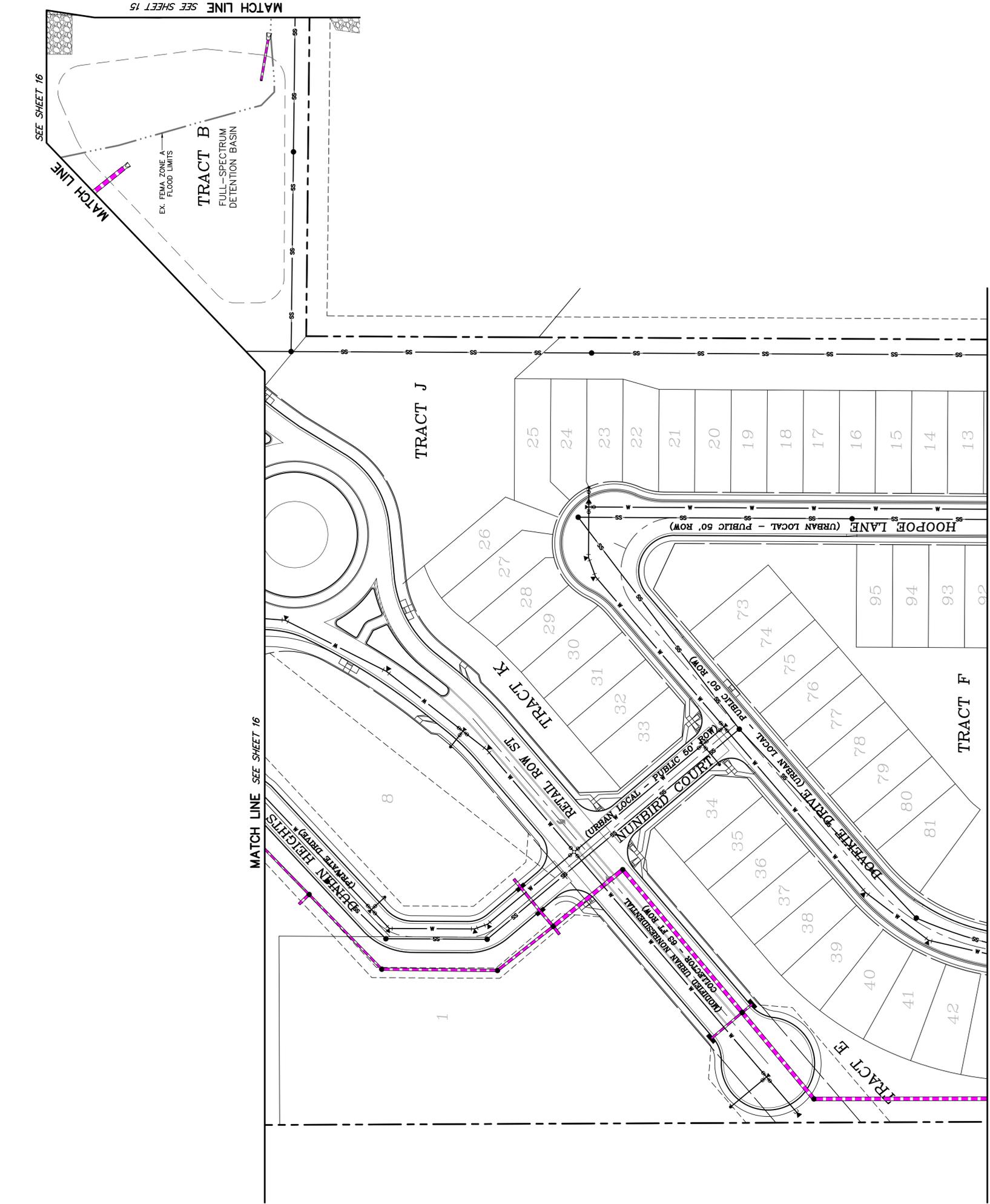
UT4

SHEET: 17 OF 19



LEGEND

- PROPERTY LINE.....
- RIGHT OF WAY.....
- LOT LINE.....
- CENTERLINE ROAD.....
- SETBACK LINE.....
- PHASE LINE.....
- EASEMENT.....
- POND.....
- FLOWLINE, CURB & GUTTER.....
- SIDEWALK.....
- LOT NUMBER..... 29
- PROPOSED SANITARY SEWER..... SS
- PROPOSED STORM SEWER.....
- PROPOSED STORM SEWER INLET.....
- PROPOSED MANHOLE.....
- PROPOSED WATER..... W



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PRELIMINARY PLANS FOR:
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PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITAL	7/5/24

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TDM
FILE NAME: 21604-0011
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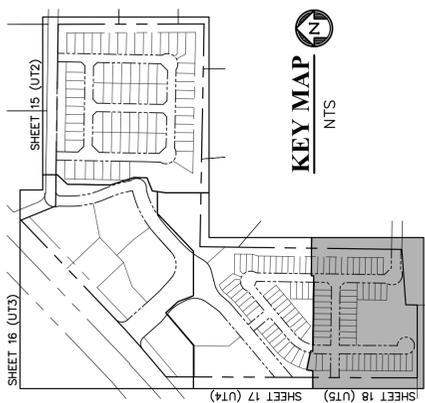
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HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
UTILITY PLAN

PROJECT NO. 21604-00CS07
DRAWING NO.

UT5

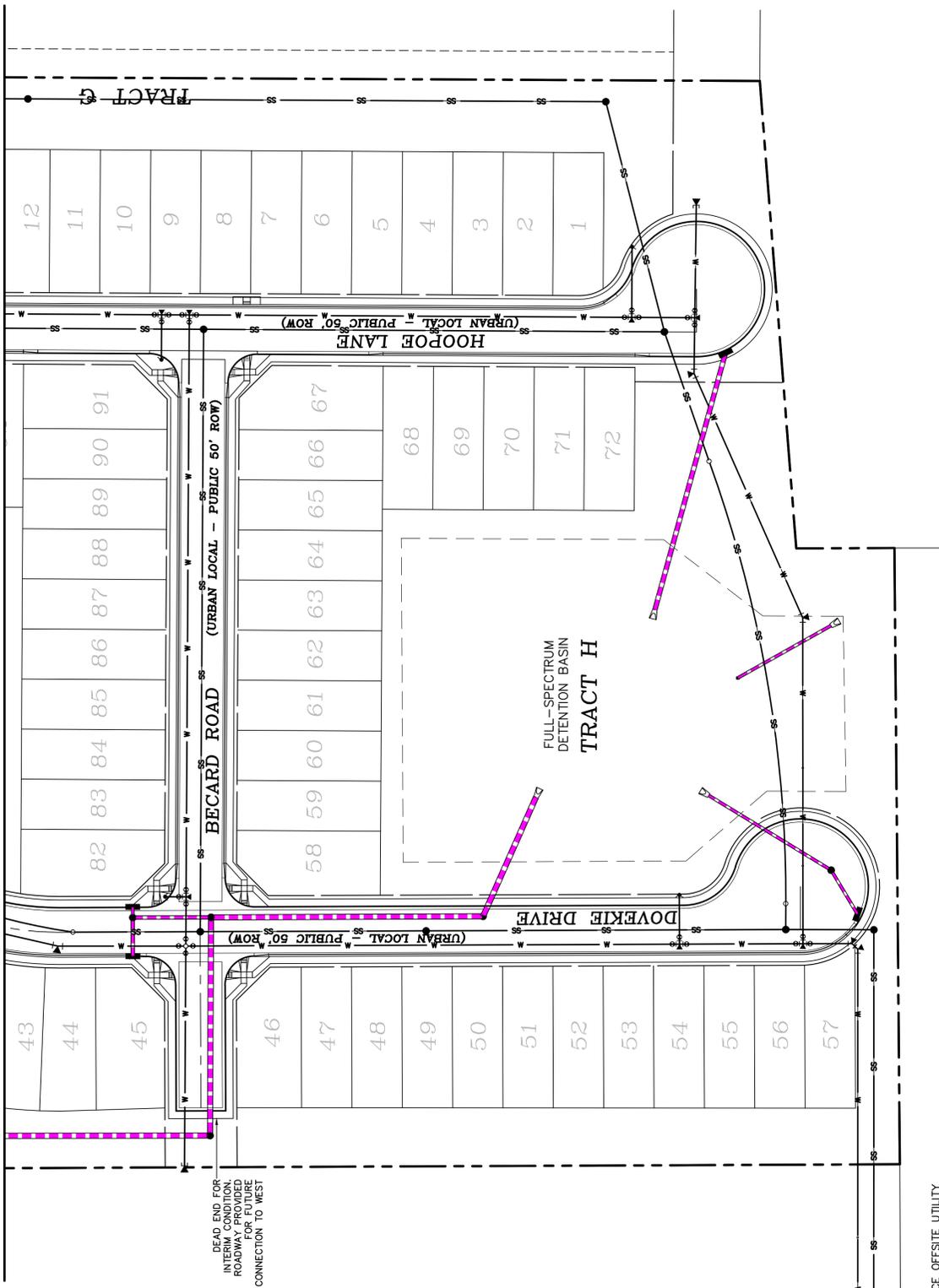
SHEET: 18 OF 19



LEGEND

- PROPERTY LINE.....
- RIGHT OF WAY.....
- LOT LINE.....
- CENTERLINE ROAD.....
- SETBACK LINE.....
- PHASE LINE.....
- EASEMENT.....
- POND.....
- FLOWLINE, CURB & GUTTER.....
- SIDEWALK.....
- LOT NUMBER..... 29
- PROPOSED SANITARY SEWER..... SS
- PROPOSED STORM SEWER.....
- PROPOSED STORM SEWER INLET.....
- PROPOSED MANHOLE.....
- PROPOSED WATER..... W

MATCH LINE SEE SHEET 17



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PRELIMINARY PLANS FOR:
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 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM

FILE NAME: 21604-00-OFF UT
 PREPARED UNDER MY DIRECT
 SUPERVISION AND ON BEHALF OF
 DREXEL, BARRELL & CO.

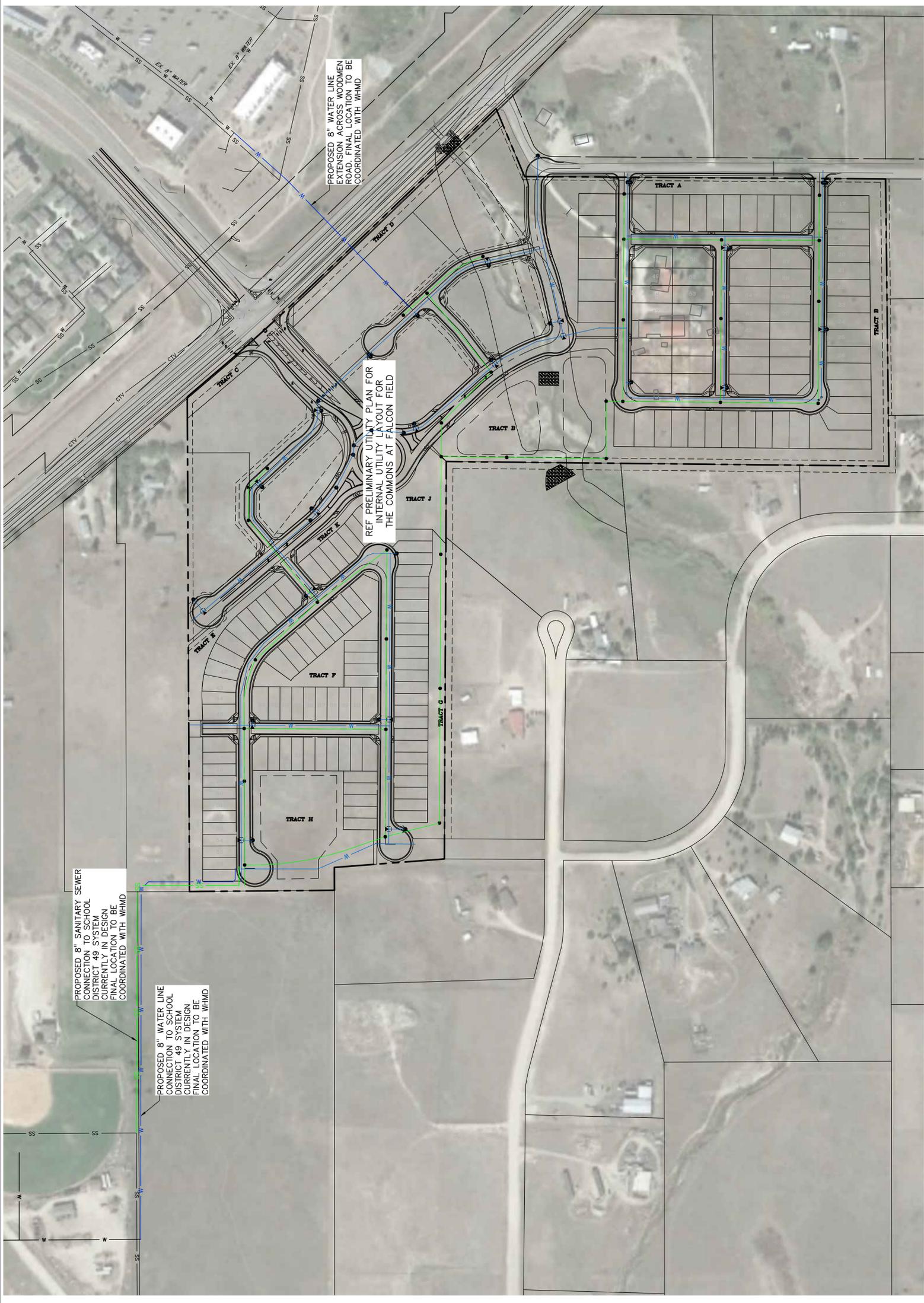
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 VERTICAL: N/A

OFFSITE
 UTILITY
 MAP

PROJECT NO. 21604-00CS07
 DRAWING NO.

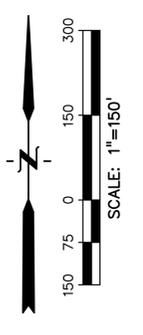
UT05

SHEET: 19 OF 19



LEGEND

PROPERTY/LOT LINE
ROW
SETBACK LINE
EX. WATER LINE W
EX. SANITARY SEWER SS
PP OFFSITE WATER LINE W
PP OFFSITE SANITARY SEWER SS



County Attorney

Kenneth R. Hodges, County Attorney
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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

April 24, 2024

SP-23-2 The Commons at Falcon Field
Preliminary Plan

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a preliminary plan proposal by Falcon Field LLC (“Applicant”), to develop an approximately 57.67 +/- acre tract of land into 177 lots (the “Property”) for mixed-use commercial and residential development. The property is zoned CR and RS-5000 (Commercial Regional and Residential).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the subdivision demand is 79.14 acre-feet per year for residential and commercial uses comprised of 0.353 acre-feet per lot for 169 household units totaling 59.66 acre-feet per year and commercial use of 1.059 acre-feet per undeveloped acre of commercial use totaling 19.49 acre-feet per year. The Applicant must therefore be able to provide a supply of 23,742 acre-feet of water (79.14 acre-feet per year x 300 years) to meet the County’s 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Woodmen Hills Metropolitan District (“District”). As detailed in the *Water Resources Report* dated March 2023 (“Report”), the average annual demand will be 59.66 acre-feet for household use (0.353

ASSISTANT COUNTY ATTORNEYS

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TERRY A. SAMPLE

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BRYAN E. SCHMID
STEVEN W. MARTYN

MERI GERINGER
DOREY L. SPOTTS

per lot for 169 lots) and 19.49 acre-feet for commercial lots (1.059 acre-feet, or 3 single-family equivalents, per undeveloped acre of commercial use) for a total water demand of 79.14 acre-feet/year. According to the *Water Resource Report* the District's current 300-year water rights total 1,457.6 acre-feet, with use varying from 699 to 918 acre-feet annually from 2012-2022. This leaves an excess of 539 acre-feet or more, which is adequate to supply the current demand for The Commons at Falcon Field.

4. The District provided a letter of commitment for The Commons at Falcon Field dated March 14, 2023, in which the District stated that it "is already committed to serving both water and wastewater to the subdivision. . ." The District estimates the water usage at 79.14 acre-feet of water per year.

State Engineer's Office Opinion

5. In a letter dated July 31, 2023, the State Engineer reviewed the proposal for subdivision of 57.67 acres into 169 single family residential lots and 8 regional commercial lots. The State Engineer stated that the proposed supply of water is to be served by Woodmen Hills Metropolitan District.

The State Engineer provided their opinion, ". . . pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to existing water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for The Commons at Falcon Field is 79.14 acre-feet per year to be supplied by the Woodmen Hills Metropolitan District.

Based on the water demand of 79.14 acre-feet/year for the subdivision and WHMD's availability of water sources, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for The Commons at Falcon Field.

7. Quality. The water quality requirements of Section 8.4.7.B.10.g. of the El Paso County Land Development Code must be satisfied. **El Paso County Public Health shall provide a recommendation as to the sufficiency of water quality.**

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated March 2023, the *Woodmen Hills Metropolitan District letter* dated March 14, 2023, and the *State Engineer Office's Opinion* dated July 31, 2023. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below***

requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.

REQUIREMENTS:

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc. Ryan Howser, Project Engineer, Planner

PRELIMINARY PLAN (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SP232
THE COMMONS AT FALCON FIELD

WHEREAS, Falcon Field, LLC did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for the Commons at Falcon Field Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on August 15, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Preliminary Plan, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced

transportation system, including auto, bike, and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code.

WHEREAS, a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Falcon Field, LLC for approval of a Preliminary Plan for the Commons at Falcon Field Subdivision for property located in the unincorporated area of El Paso County be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each final plat.
2. Applicable school and park fees shall be paid with each final plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

- 5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 4/24/2024, as provided by the County Attorney's Office.

NOTATIONS

- 1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
- 2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
- 3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 15th day of August 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, AND RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SAID LINE BEING MONUMENTED AT HE WEST END BY A 3" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17664, AND MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17665, SAID LINE IS ASSUMED TO BEAR N89°08'49"W)

BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO.1" AS DESCRIBED IN PLAT BOOK Y-3, PAGE 39 OF THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO.1";

THE FOLLOWING (3) THREE COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1";

- 1) THENCE S00°46'12"W A DISTANCE OF 1,185.42 FEET;
- 2) THENCE S86°00'46"W A DISTANCE OF 327.52 FEET;
- 3) THENCE S00°25'05"W A DISTANCE OF 68.17 FEET TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202090702 OF SAID RECORDS;

THENCE N89°59'43"W A DISTANCE OF 430.45 FEET ON SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF "VERBURG SUBDIVISION WAIVER", A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID RECORDS;

THENCE N00°14'15"E A DISTANCE OF 1,475.39 FEET ON THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER" TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 PAGE 258 OF SAID RECORDS;

THE FOLLOWING THREE COURSES ARE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE;

- 1) THENCE N50°05'41"E A DISTANCE OF 125.34 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,800.00 FEET, A DELTA ANGLE OF 03°40'20", AN ARC LENGTH OF 371.73 FEET, WHOSE LONG CHORD BEARS N48°15'41"E A DISTANCE OF 371.67 FEET;
- 3) THENCE N46°25'11"E A DISTANCE OF 760.04 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT WIDE RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK T-2 AT PAGE 47 OF SAID RECORDS;

THE FOLLOWING (2) TWO COURSES ARE ON SAID WESTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY OF RIO ROAD;

- 1) THENCE S22°22'28"E A DISTANCE OF 219.81 FEET;
- 2) THENCE S89°10'21"E A DISTANCE OF 1,071.23 FEET TO THE NORTHWEST CORNER OF LOT 14, OF SAID "FALCON RANCH ESTATES SUBDIVISION";

THENCE S00°10'51"E A DISTANCE OF 705.04 FEET ON THE WESTERLY LINES OF SAID LOT 14 AND 13 OF SAID "FALCON RANCH ESTATES SUBDIVISION" TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID "ARROWHEAD ESTATES FILING NO.1", SAID CORNER ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 10 OF SAID "ARROWHEAD ESTATES FILING NO.1";

THE FOLLOWING (2) TWO COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1"

- 1) THENCE S00°10'51"E A DISTANCE OF 151.74 FEET;
- 2) THENCE N88°55'44"W A DISTANCE OF 1,314.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 2,511,970 SQUARE FEET OR 57.667 ACRES, MORE OR LESS.