

SIGNATURE BLOCKS:

OWNERSHIP CERTIFICATION: KNOW ALL MEN BY THESE PRESENTS, THAT FOREST LAKES, LLC BEING THE OWNERS, OF THE FOLLOWING DESCRIBED TRACT OF LAND...

SIGNED THIS 17th DAY OF February 2021

STATE OF COLORADO My Commission Expires Aug. 25, 2023

SIGNED THIS 12th DAY OF February 2021

NOTARY SIGNATURE

MY COMMISSION EXPIRES

TITLE CERTIFICATION: AN AUTHORIZED REPRESENTATIVE OF

HOW THE CASCADE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGERS AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE

AUTHORIZED SIGNATURE (NOTARIZED SIGNATURE)

SIGNED THIS 9th DAY OF February 2021

STATE OF COLORADO COUNTY OF EL PASO

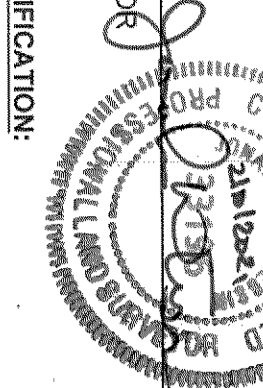
SIGNED THIS 9th DAY OF February 2021

LEAH HAUCK NOTARY PUBLIC STATE OF COLORADO My Commission Expires September 26, 2022

SURVEYOR'S CERTIFICATE:

I, LEAH HAUCK, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY FALCON COMMERCE CENTER PHASE 1 AND PD PRELIMINARY SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND ARE SITUATED ACCURATELY REPRESENTS THAT SURVEY.

PROFESSIONAL LAND SURVEYOR DATE



PLANNING DEPARTMENT CERTIFICATION: THE PRELIMINARY/FINAL PD SITE PLAN AND ZONING REGULATIONS FOR FALCON COMMERCE CENTER PHASE 1 WERE REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS DAY OF DATE

PLANNING DIRECTOR DATE

BOARD OF TRUSTEES APPROVAL: THIS PRELIMINARY PD SITE PLAN FOR FALCON COMMERCE CENTER PHASE 1 IS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, COLORADO ON THIS DAY OF DATE

MAYOR DATE

TOWN CLERK DATE

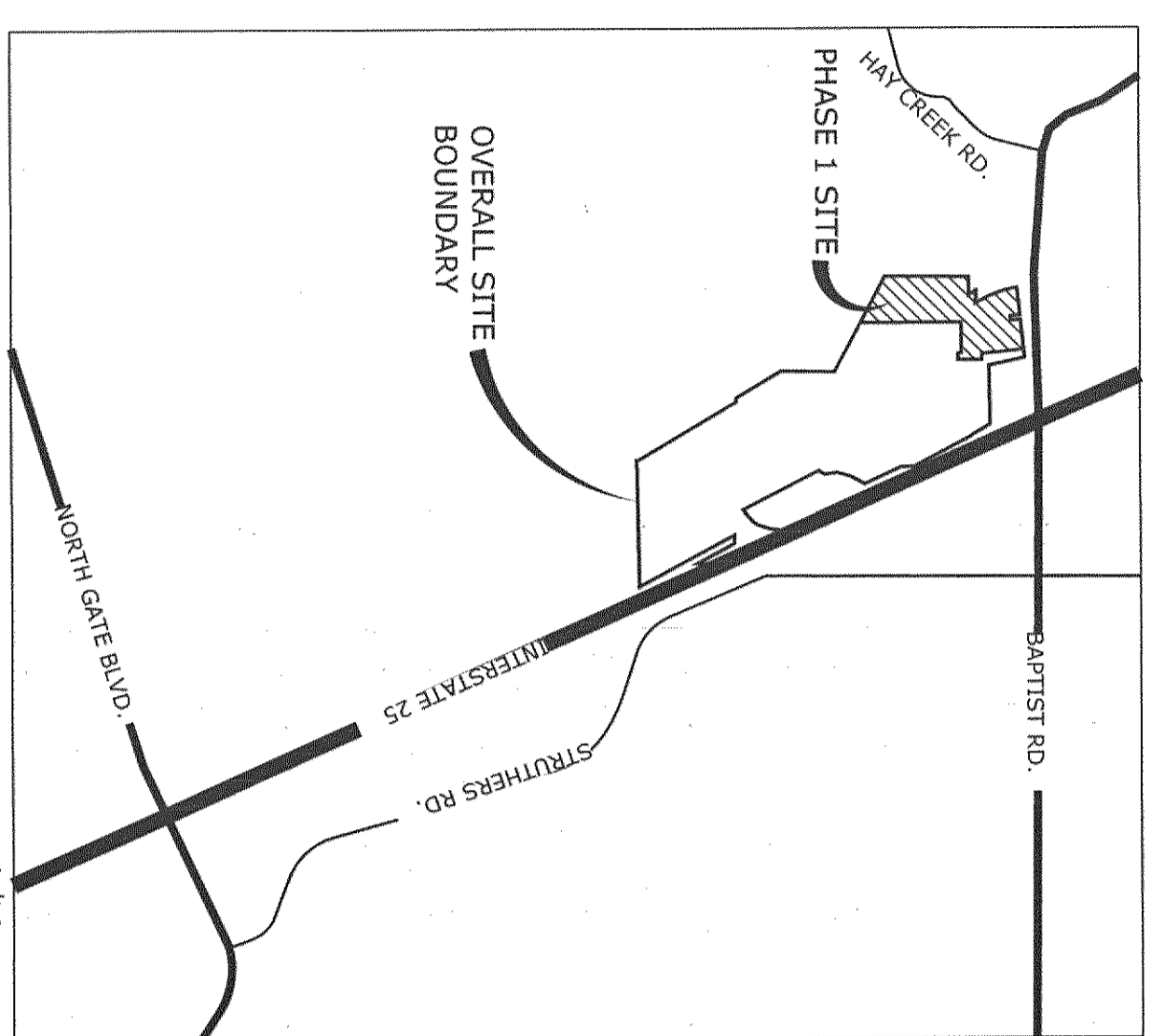
FOREST LAKES METROPOLITAN DISTRICT: BY: DATE

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH THE RULES, REGULATIONS AND POLICIES OF THE FOREST LAKES METROPOLITAN DISTRICT. APPROVAL OF THIS PLANNING DOCUMENT DOES NOT CONSTITUTE AS A FINAL APPROVAL OF THE PLANNING DEPARTMENT OR CONNECTION TO ANY FOREST LAKES WATER OR SEWER INFRASTRUCTURE.

FALCON COMMERCE CENTER TOWN OF MONUMENT, COLORADO PHASE 1 PRELIMINARY PD SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH/7TH P.M. IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO.

VICINITY MAP



APPLICANT:

Owner: Forest Lakes, LLC 1111 Main St. Suite 1600 Kansas City, MO 64105
Land Preparer/ Planner: M.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs CO 80903

SITE DATA:

Table with 2 columns: Property/Use and Value/Percentage. Includes zoning (PD), sketch plan, existing use, building height, setbacks, lot coverage, and total acres.

GENERAL NOTES:

- 1. All public streets and roads will be dedicated to, and maintained by, the Town of Monument.
2. All streets will be constructed to the Town of Monument standards, including paving and street lights.
3. All Phase 1 lot lines are preliminary and will be finalized with final plats.
4. All detention and drainage tracts will be owned & maintained by the Piton Pines Metropolitan District No. 3.

UNITED STATES AIRFORCE ACADEMY NOTES:

- 1. This property may be impacted by noise and other similar sensory effects of flight caused by aircraft both in the United States Air Force Academy's Airman's Program and during special events.
2. A Private Avigation Easement acknowledging the USAFA Airman's program will be established prior to recordation of the final subdivision plat(s) for this development.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEGINNING: A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BAPTIST ROAD AS DESCRIBED AS PARCEL NO. 28 REV. IN THE DOCUMENT...

DEVELOPMENT GUIDELINES:

- 1. Project Description: Falcon Commerce Center Phase 1 is a planned commercial/office/distribution and warehousing development on approximately 32 acres of land located south of Bapstist Road, east of Woodcarver Road and west of Interstate 25.
2. Permitted Uses: The Permitted uses for Falcon Commerce Center Phase 1 are:
a. Commercial uses
b. Distribution and Warehousing uses
c. Industrial uses
d. Office/Medical uses
e. Miscellaneous uses:
i. Communication/Broadcasting studios and services
ii. Utilities and associated structures
iii. Parking structures
iv. Transit Facilities

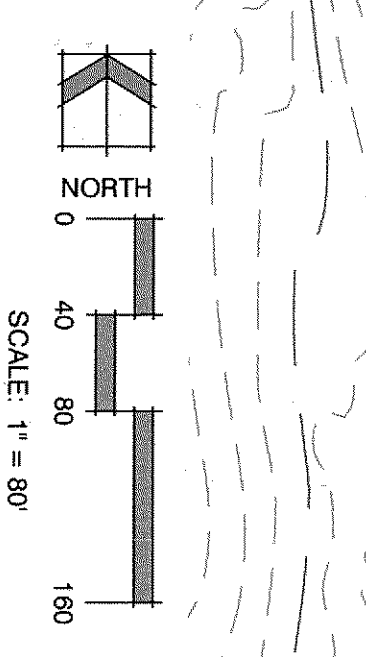
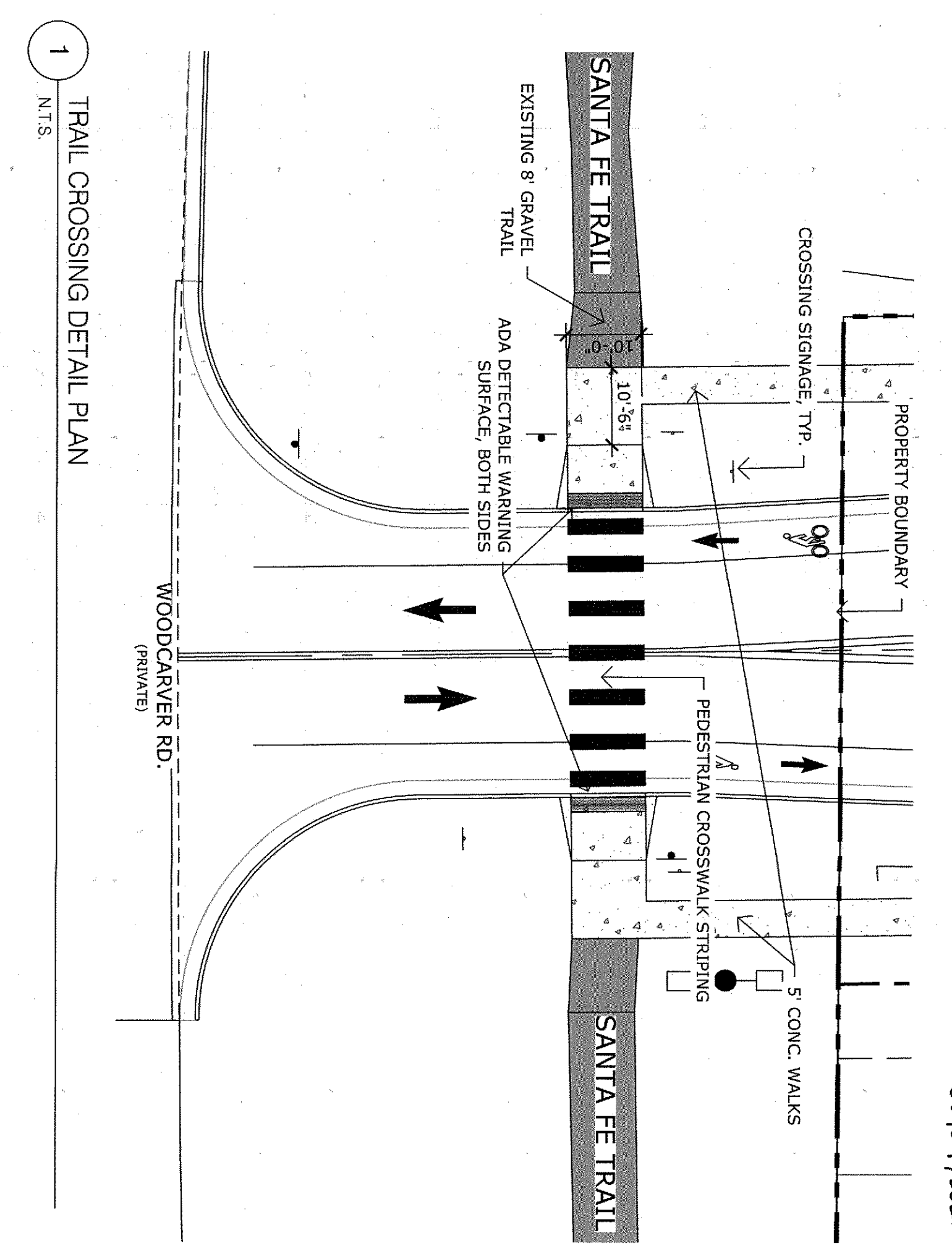
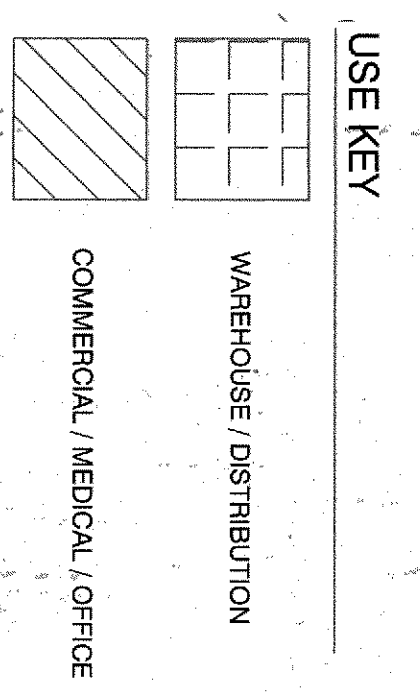
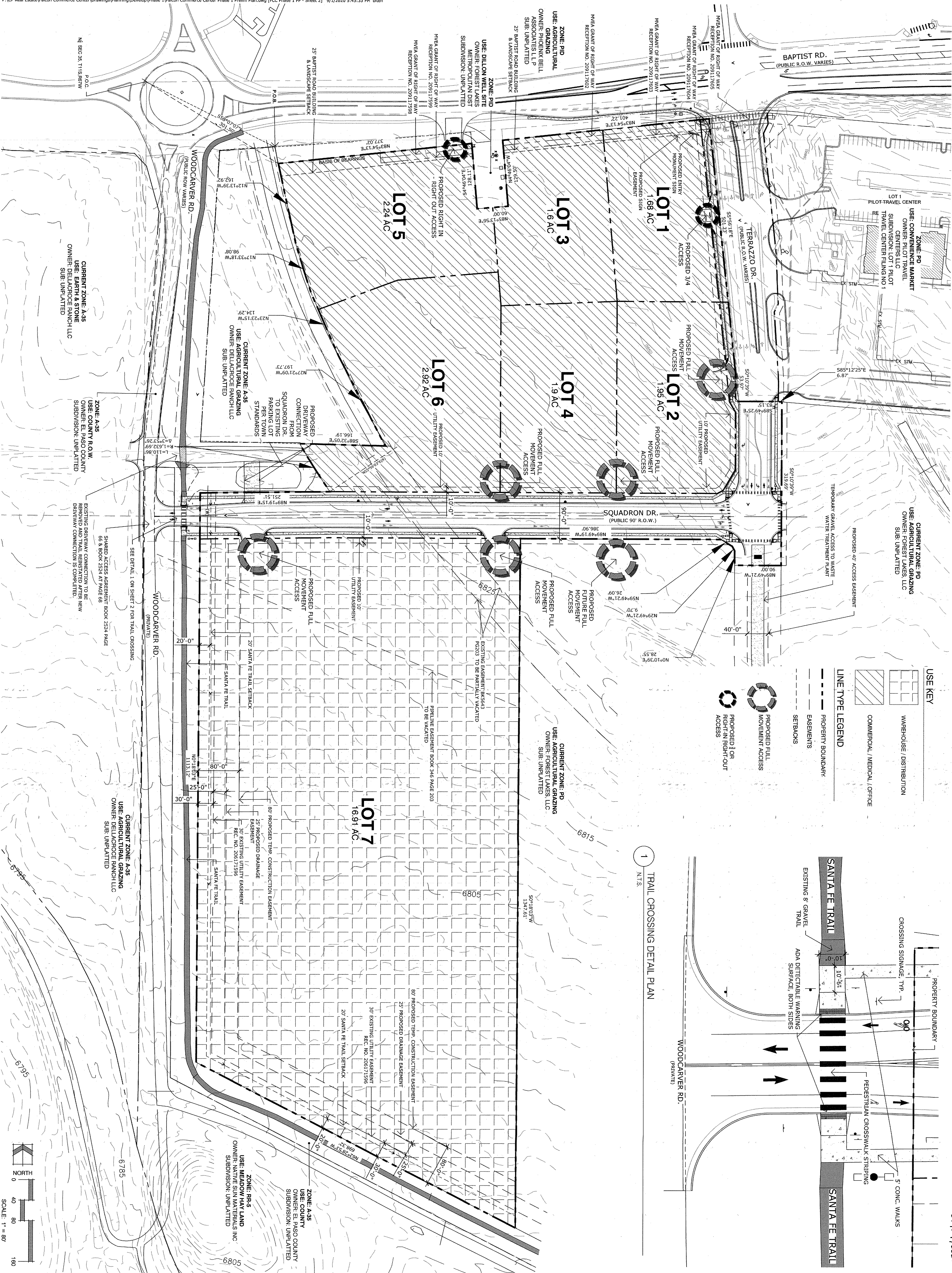
SHEET INDEX:

Table with 2 columns: Sheet Number and Sheet Title. Lists sheets 1 through 13, including Cover Sheet, Preliminary Site Plan, Grading Plans, and Signage Details.

M.E.S. Inc. Land Planning Architecture Urban Design logo and contact information for 619 N. Cascade Avenue, Suite 200, Colorado Springs, CO 80903.

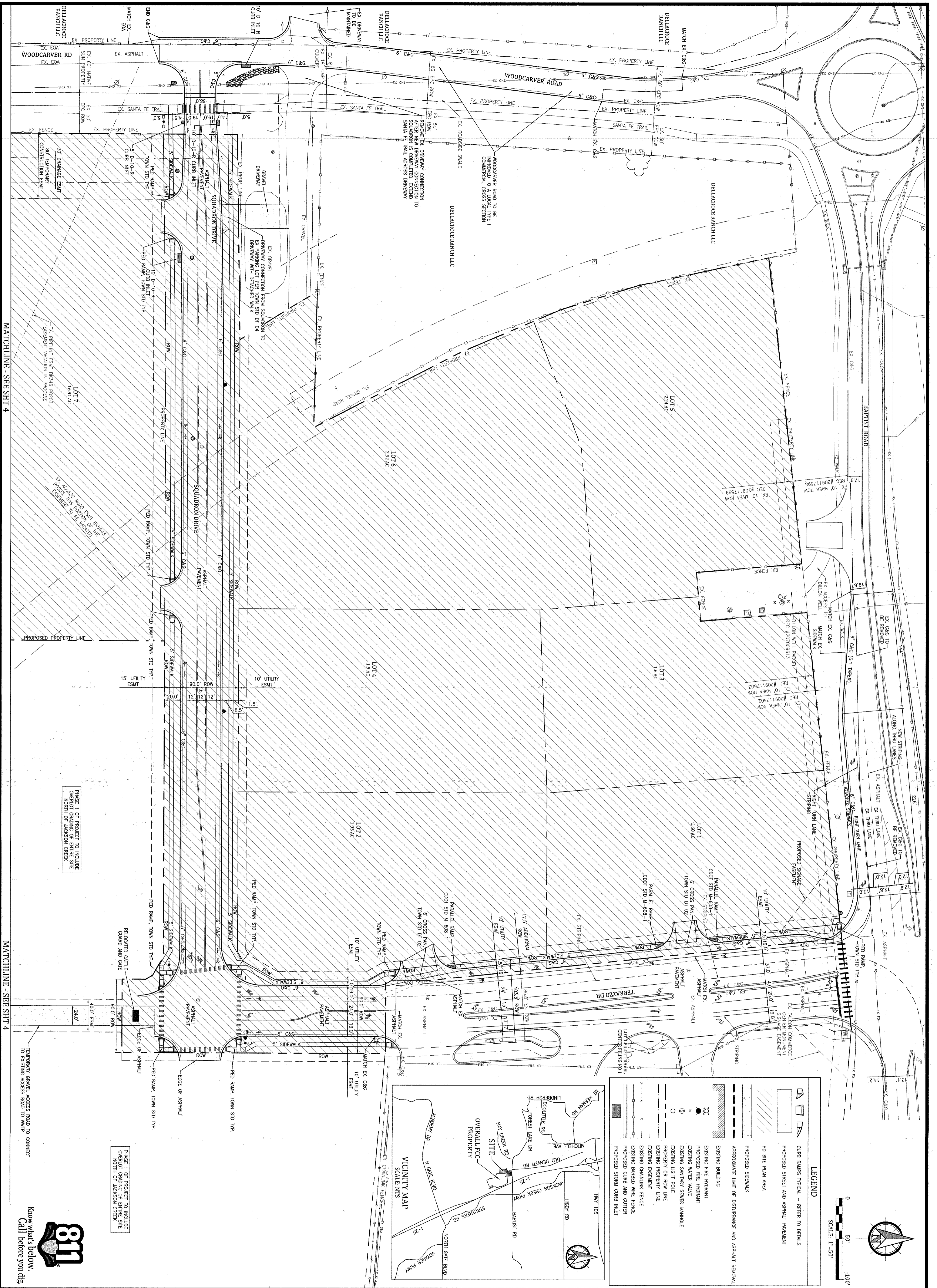
Project title block for Falcon Commerce Center Phase 1 Preliminary PD Site Plan, including dates, revision history, and sheet number (1 of 13).

Project information block including sheet title 'COVER SHEET' and sheet number '1 OF 13'.



12.04.2019
03/09/2021

PLAN FILE # SHEET NUMBER 2 OF 13	SHEET TITLE SITE PLAN	ISSUE / REVISION 09.02.2020 B.1 PER TOWN COMMENTS	ISSUE INFO DATE: 09.02.2020 BY: B.1 DESCRIPTION: PER TOWN COMMENTS	PROJECT INFO DATE: 06.30.2020 PROJECT NBR: 1130680 PREPARED BY: B. ITEN	IN ASSOCIATION WITH FALCON COMMERCE CENTER PHASE 1 PRELIMINARY PD SITE PLAN W. BAPTIST ROAD	PLANNER / LANDSCAPE ARCHITECT NBS N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel: 719.471.0023 Fax: 719.471.0267 www.nbscolorado.com © 2012. All Rights Reserved.
		SEAL ENTITLEMENT	SEAL	SEAL	SEAL	SEAL



2210466391
03/09/2021

Kiowa
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

FALCON COMMERCE CENTER
PRELIMINARY PD SITE PLAN
PRELIMINARY CIVIL SITE PLAN
MONUMENT, COLORADO

Project No.: 19036
Date: September 3, 2020
Design: MWE/MTR
Drawn: MTR
Check: MWE
Revisions:

SHEET

3

OF 13 SHEETS

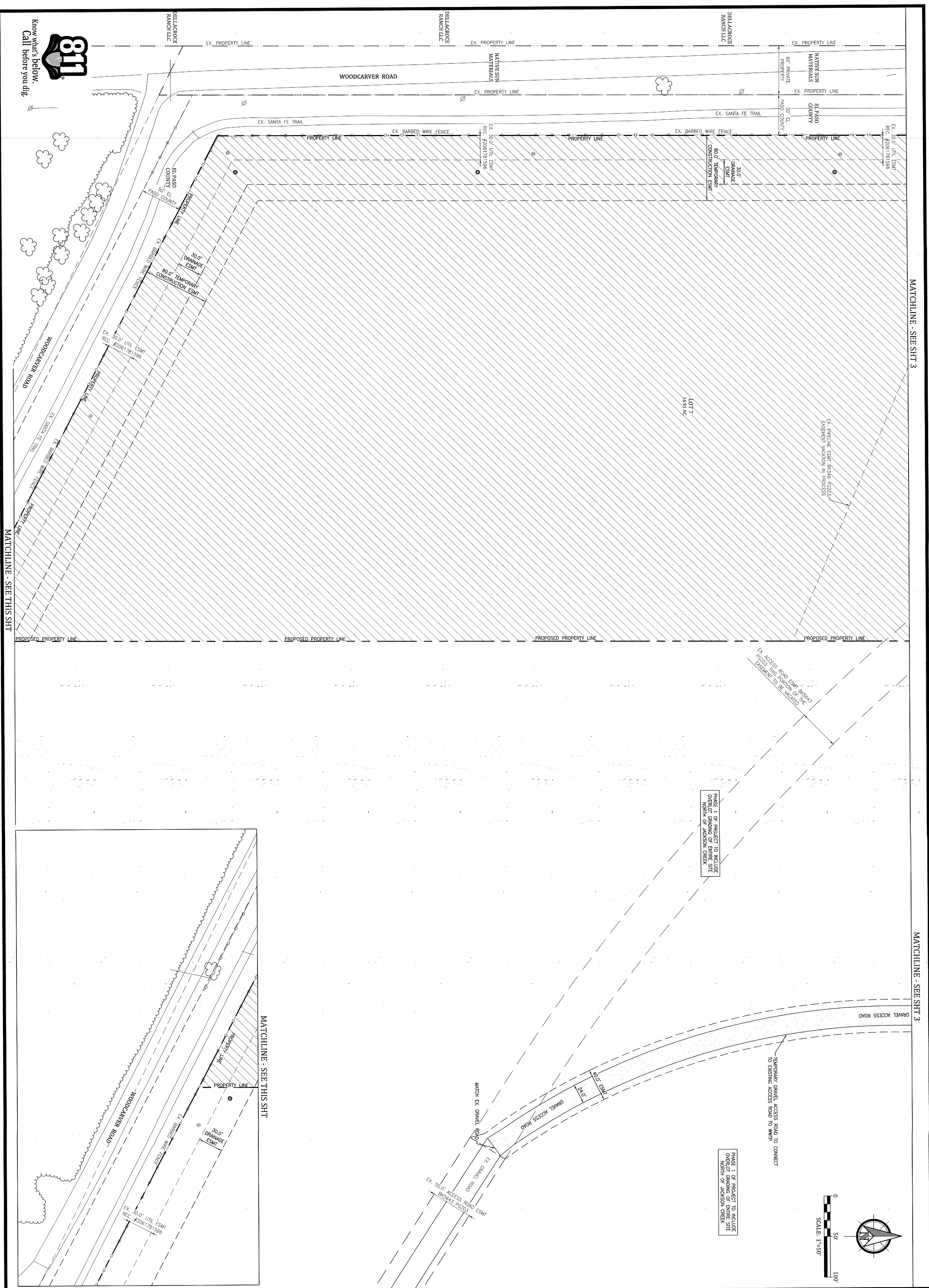
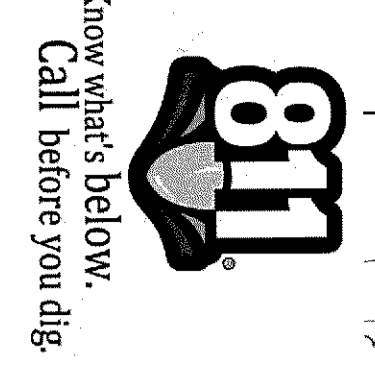


PHASE 1 OF PROJECT TO INCLUDE OVERLID GRADING OF ENTIRE SITE NORTH OF JACKSON CREEK

PHASE 1 OF PROJECT TO INCLUDE OVERLID GRADING OF ENTIRE SITE NORTH OF JACKSON CREEK

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 4



MATCHLINE - SEE SHT 3

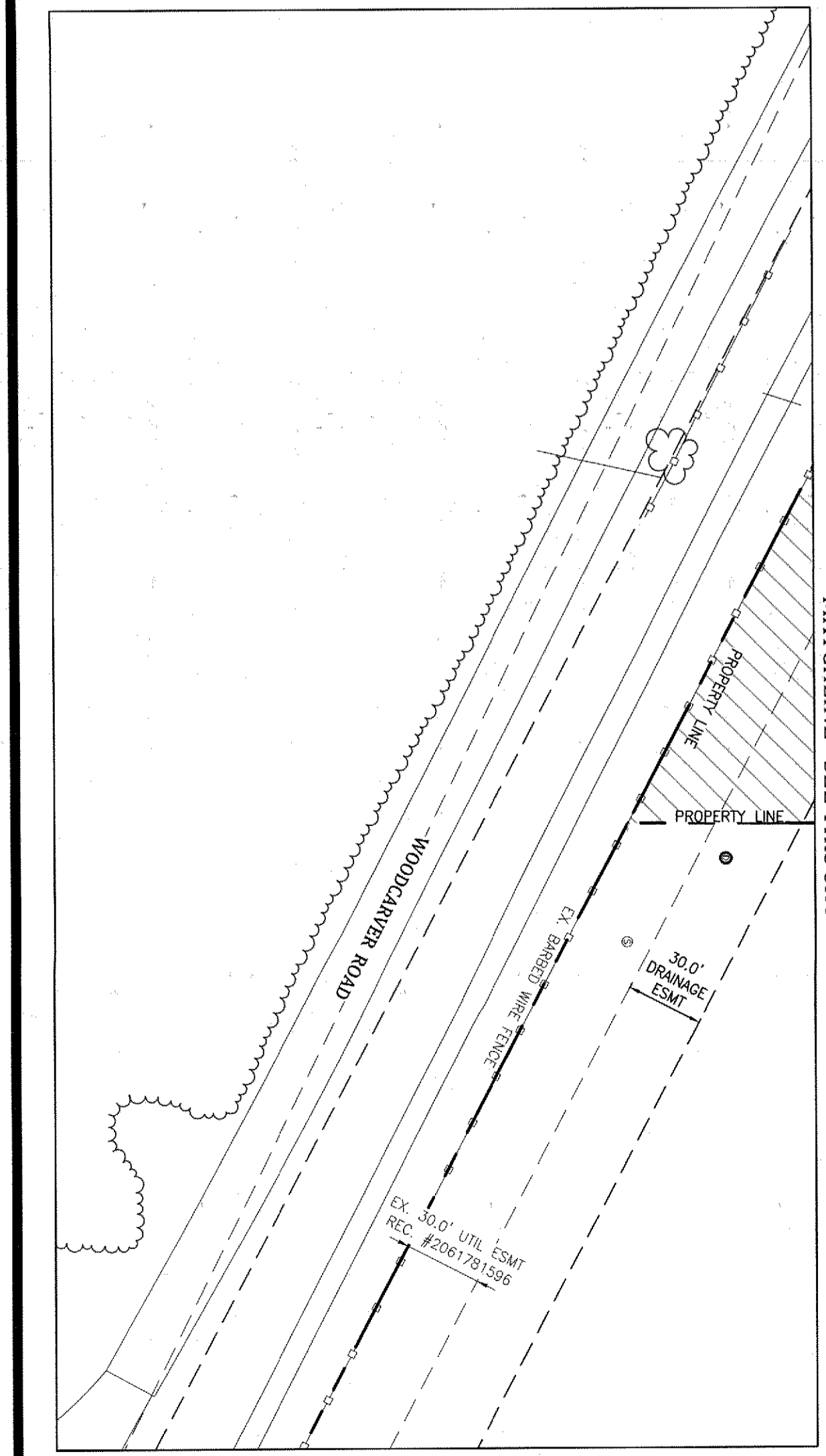
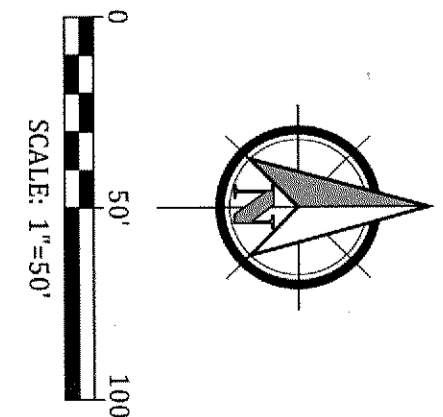
MATCHLINE - SEE SHT 3

MATCHLINE - SEE THIS SHT

MATCHLINE - SEE THIS SHT

PHASE 1 OF PROJECT TO INCLUDE OVERLAP GRADING OF ENTIRE SITE NORTH OF JACKSON CREEK

PHASE 1 OF PROJECT TO INCLUDE OVERLAP GRADING OF ENTIRE SITE NORTH OF JACKSON CREEK

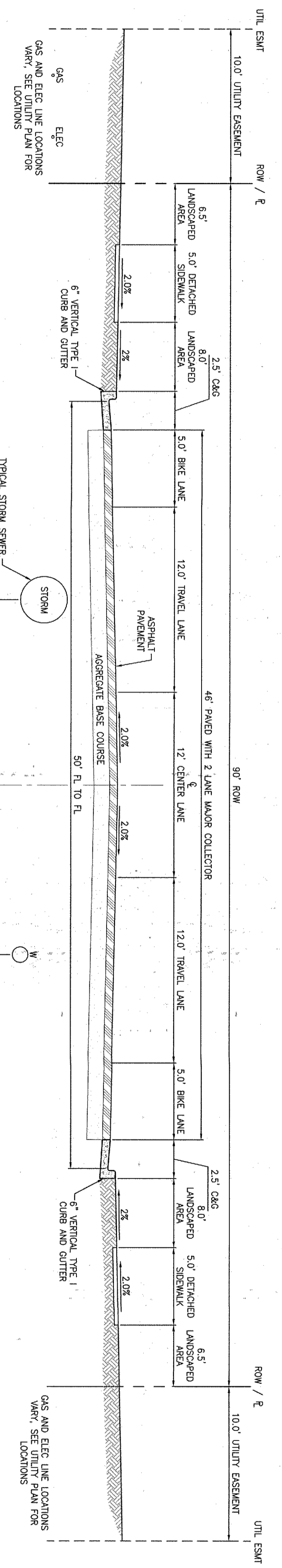


FALCON COMMERCE CENTER
PRELIMINARY PD SITE PLAN
PRELIMINARY CIVIL SITE PLAN
MONUMENT, COLORADO

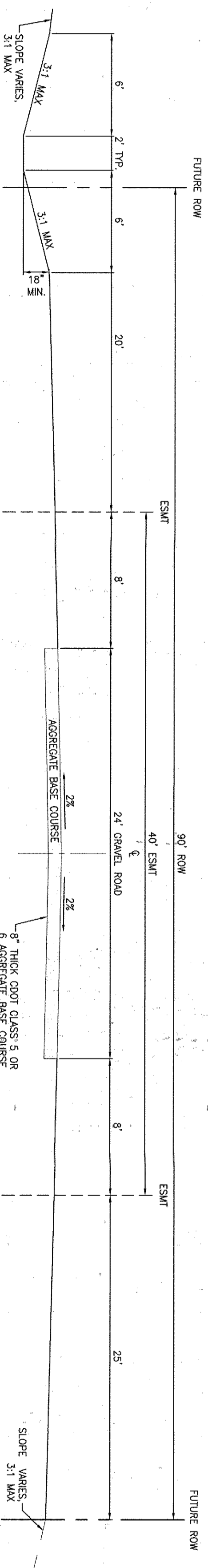
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 (719) 630-7342

Project No.:	19036
Date:	September 3, 2020
Design:	MVE/MTR
Drawing:	MTR
Check:	MVE
Revisions:	
SHEET	
4	
OF 13 SHEETS	

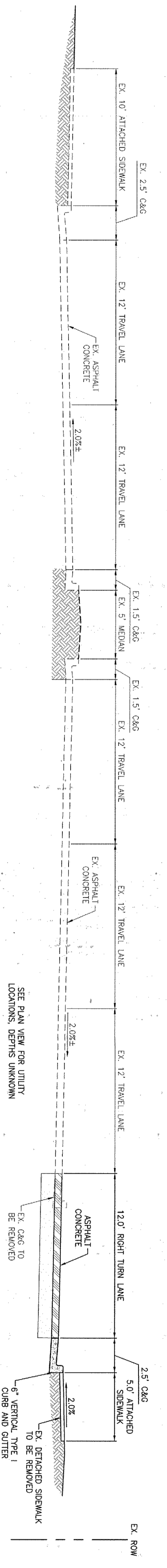
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03/09/2021



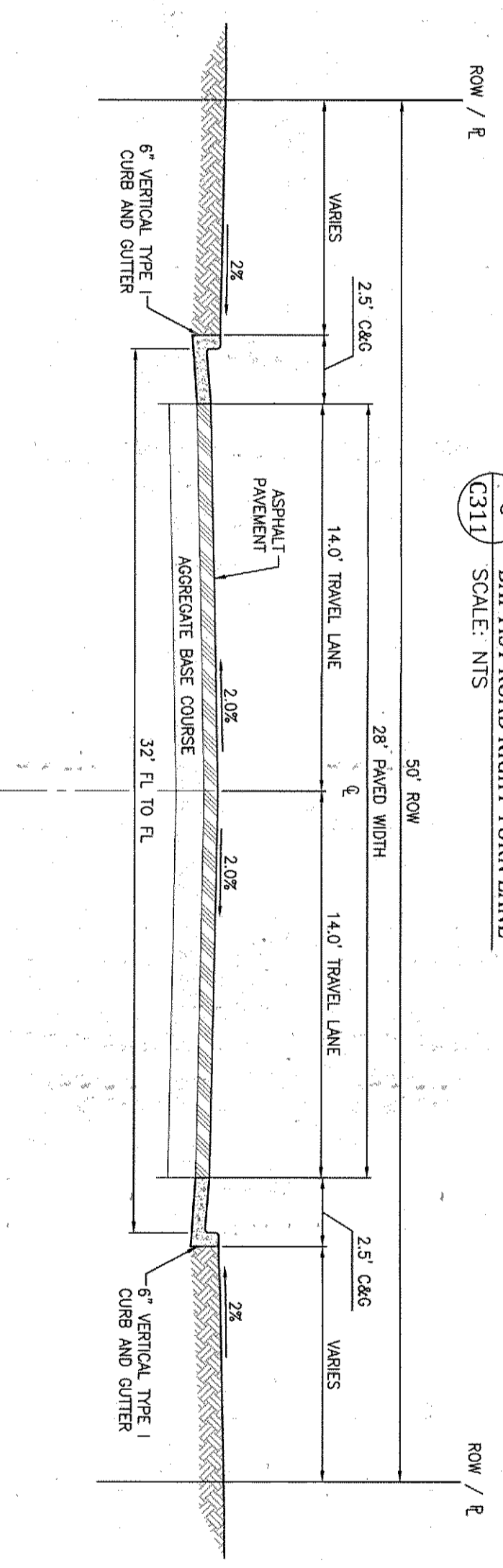
A TYPICAL 2 LANE MAJOR COLLECTOR SECTION
C311 SQUADRON DRIVE AND TERRAZZO DRIVE (SOUTH OF SQUADRON)
SCALE: NTS



B TEMPORARY GRAVEL ACCESS ROAD
C311 TO WWTP (ALONG TERRAZZO DRIVE)
SCALE: NTS



C BAPTIST ROAD RIGHT TURN LANE
C311 SCALE: NTS

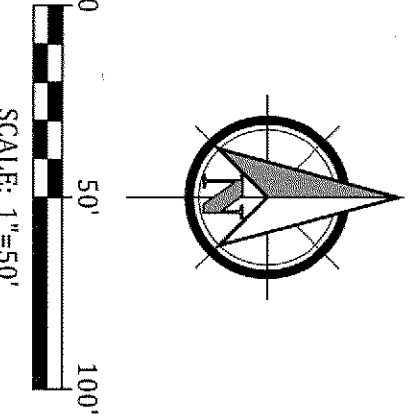
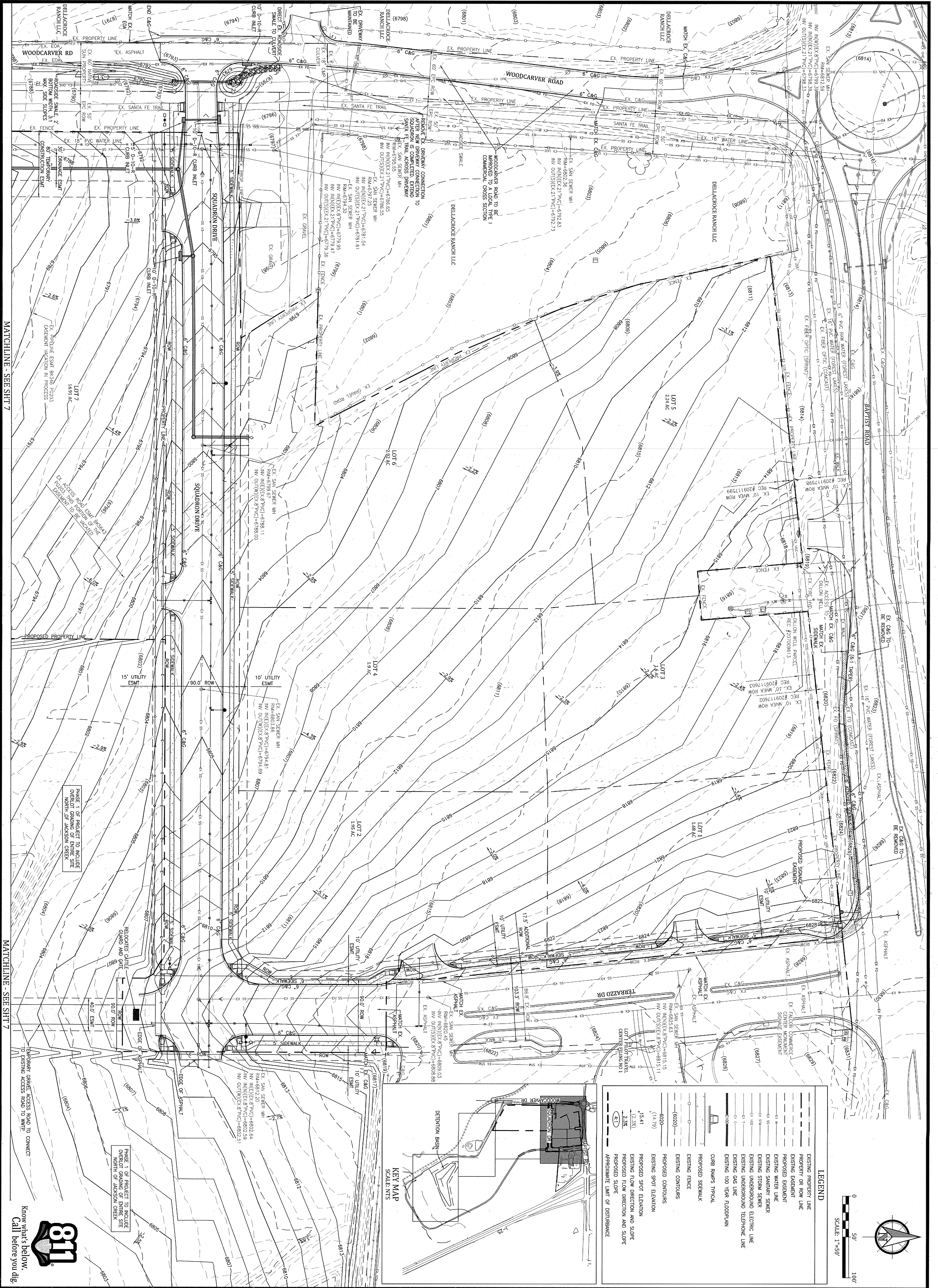


D LOCAL TYPE I CROSS-SECTION COMMERCIAL
C311 (WOODCARVER ROAD)
SCALE: NTS



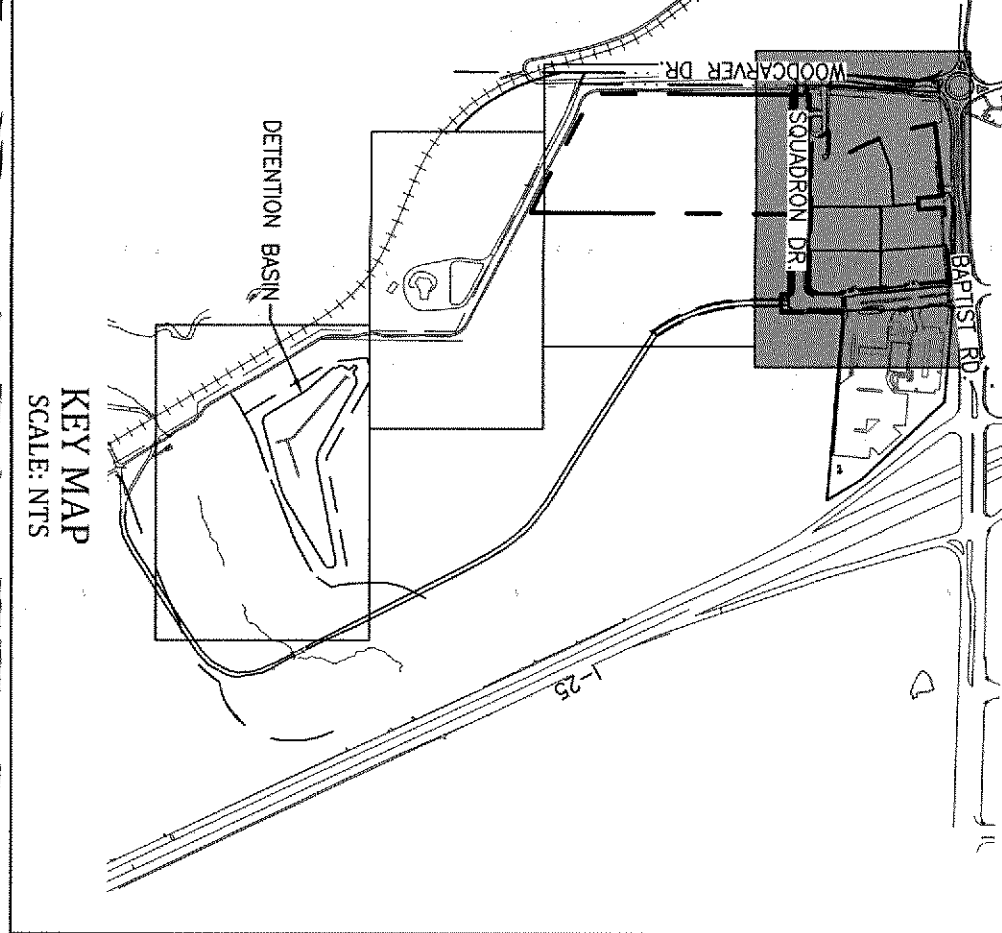
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Date:	September 3, 2020
Design:	MVE/MTR
Drawn:	MTR
Check:	MVE
Revisions:	

FALCON COMMERCE CENTER
PRELIMINARY PD SITE PLAN
TYPICAL STREET SECTIONS
MONUMENT, COLORADO



LEGEND

- EXISTING PROPERTY LINE
- PROPERTY OR ROW LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING 100 YEAR FLOODPLAIN
- CURB RAIMS TYPICAL
- PROPOSED SIDEWALK
- EXISTING FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING FLOW DIRECTION AND SLOPE
- PROPOSED FLOW DIRECTION AND SLOPE
- APPROXIMATE LIMIT OF DISTURBANCE

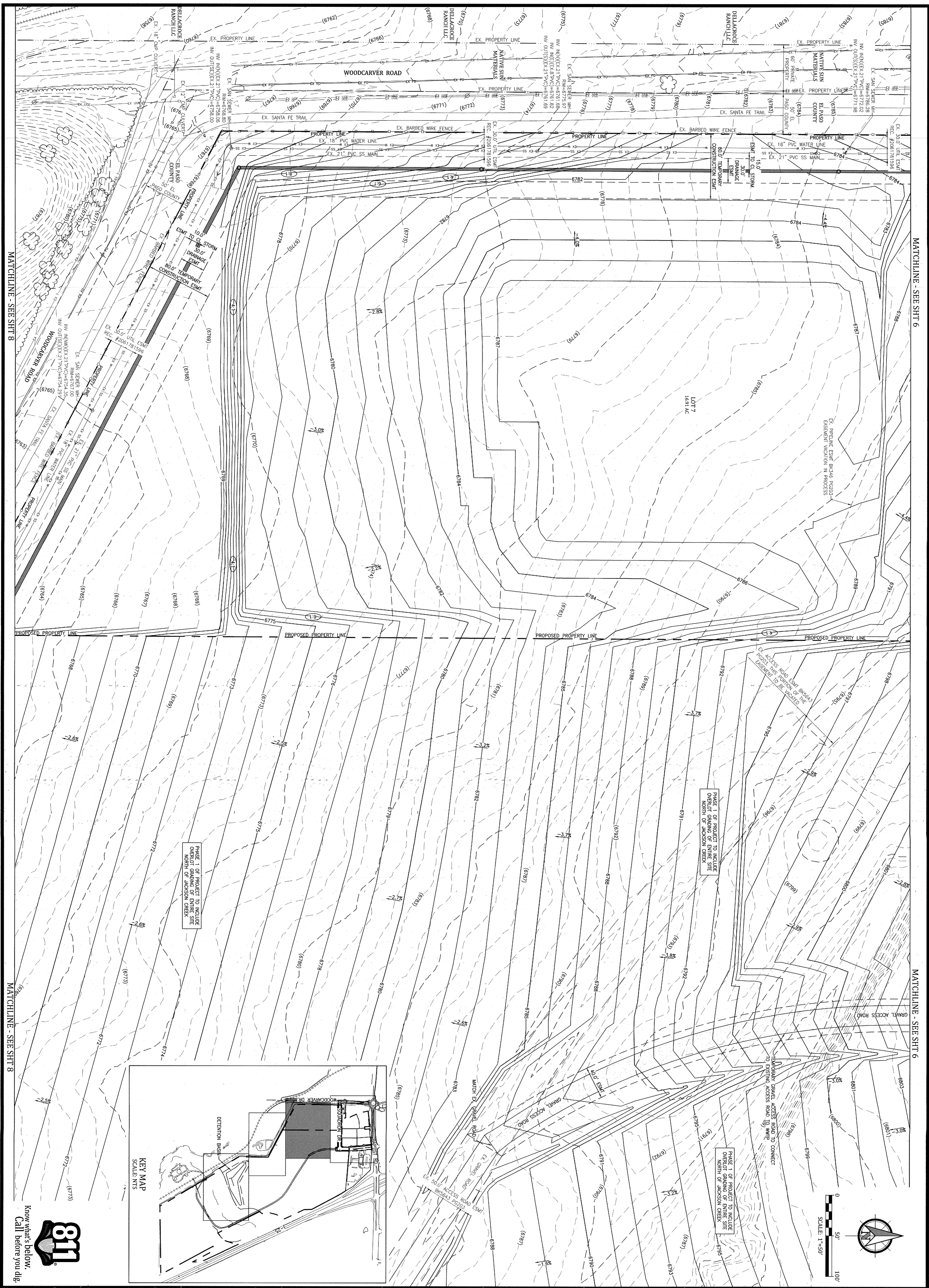


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Check:	MVE
Revisions:	
SHEET	6
OF 13 SHEETS	

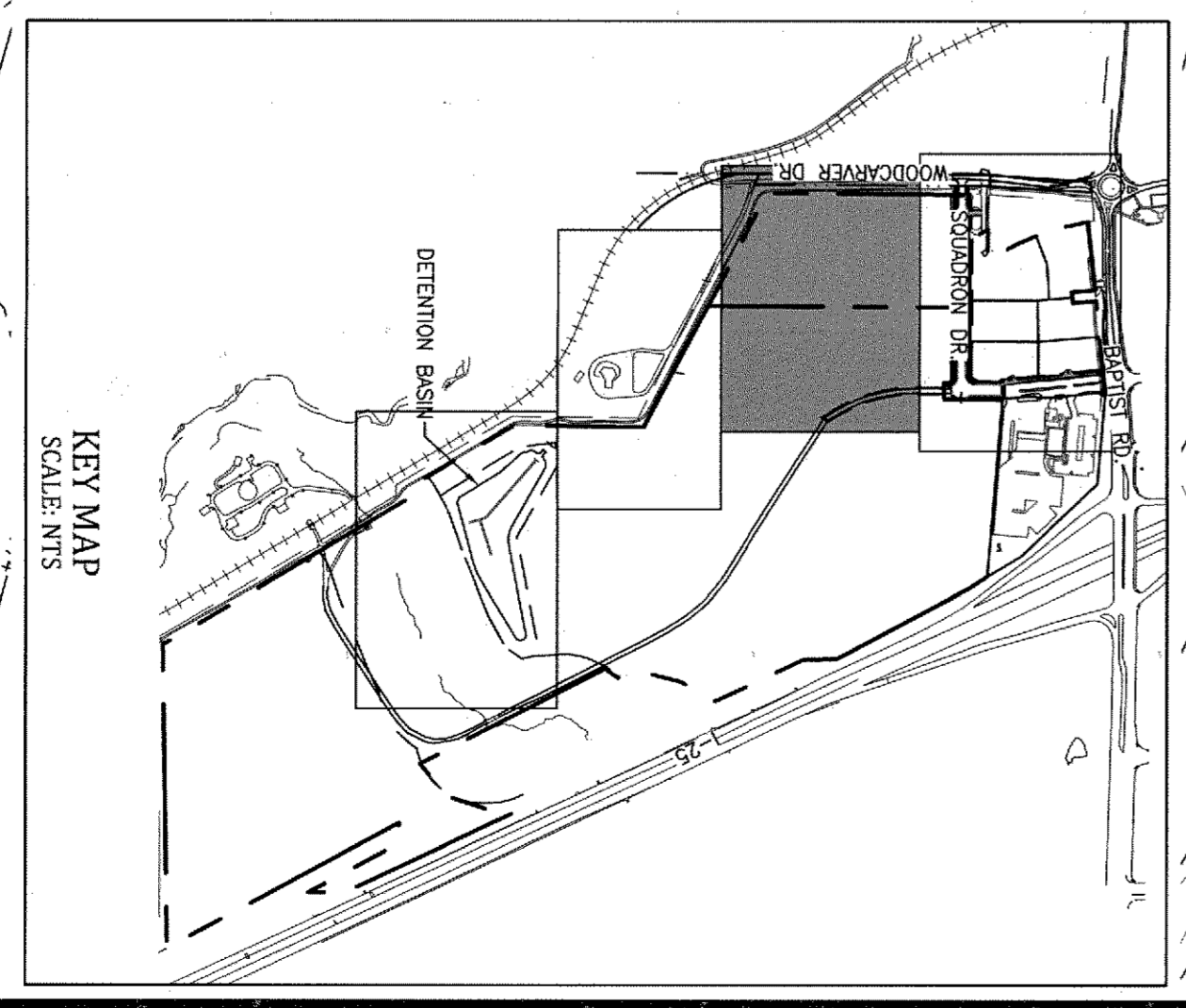
FALCON COMMERCE CENTER
PRELIMINARY PD SITE PLAN
PRELIMINARY GRADING PLAN
MONUMENT, COLORADO

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 (719) 630-7342

210416639
03/09/2021



811
Know what's below.
Call before you dig.



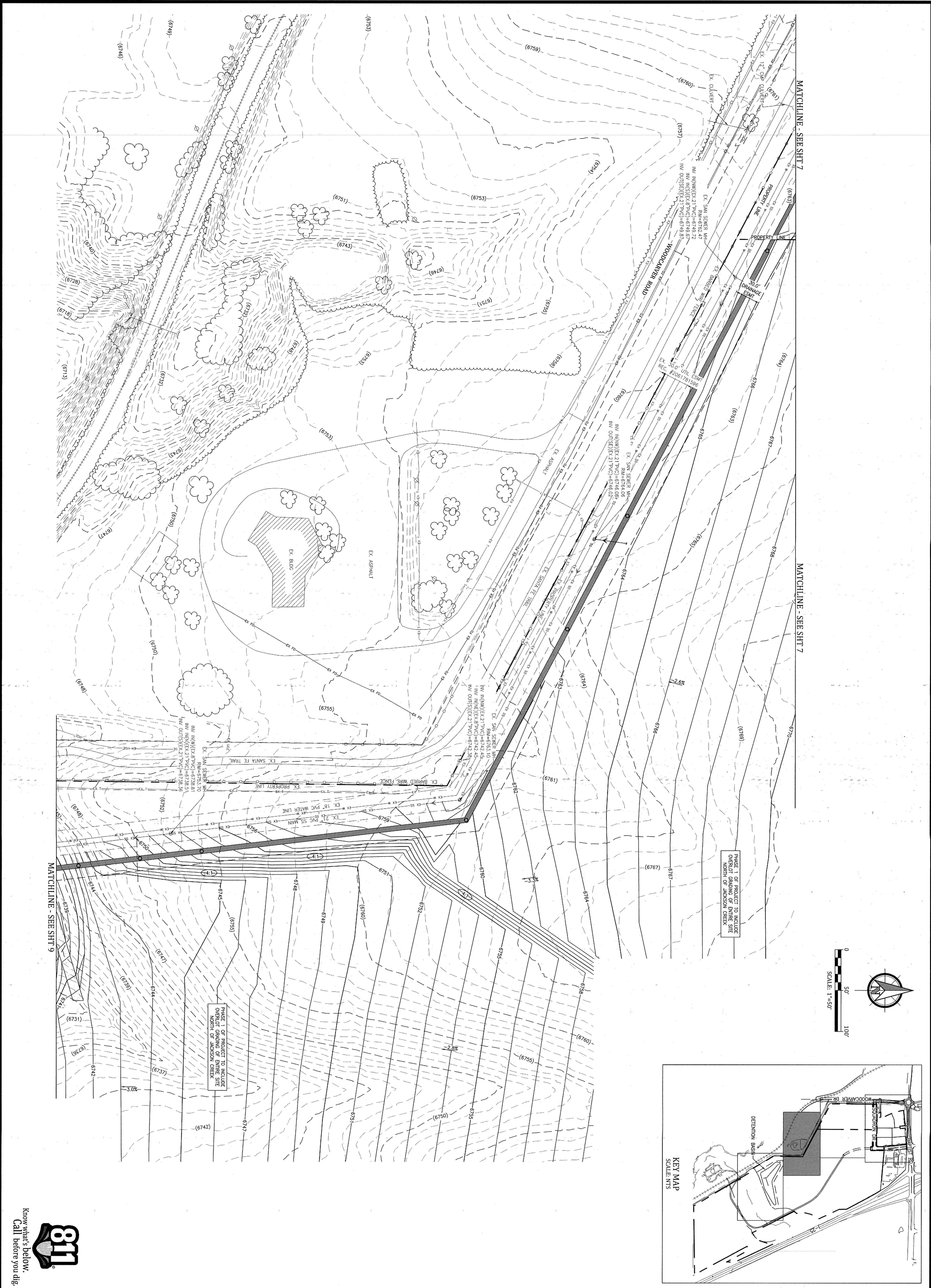
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Date:	September 3, 2020
Design:	MWE/MTR
Drawn:	MTR
Checked:	MWE
Revisions:	
SHEET	7
OF 13 SHEETS	

FALCON COMMERCE CENTER PRELIMINARY PD SITE PLAN PRELIMINARY GRADING PLAN MONUMENT, COLORADO

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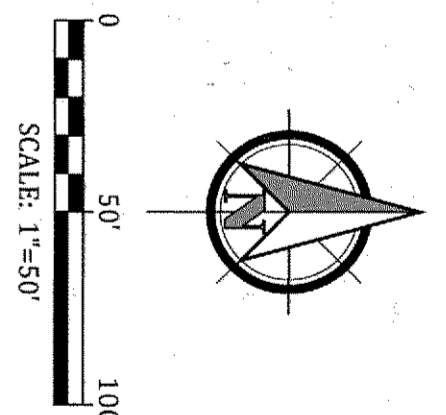
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03/16/2021



MATCHLINE - SEE SHT 7

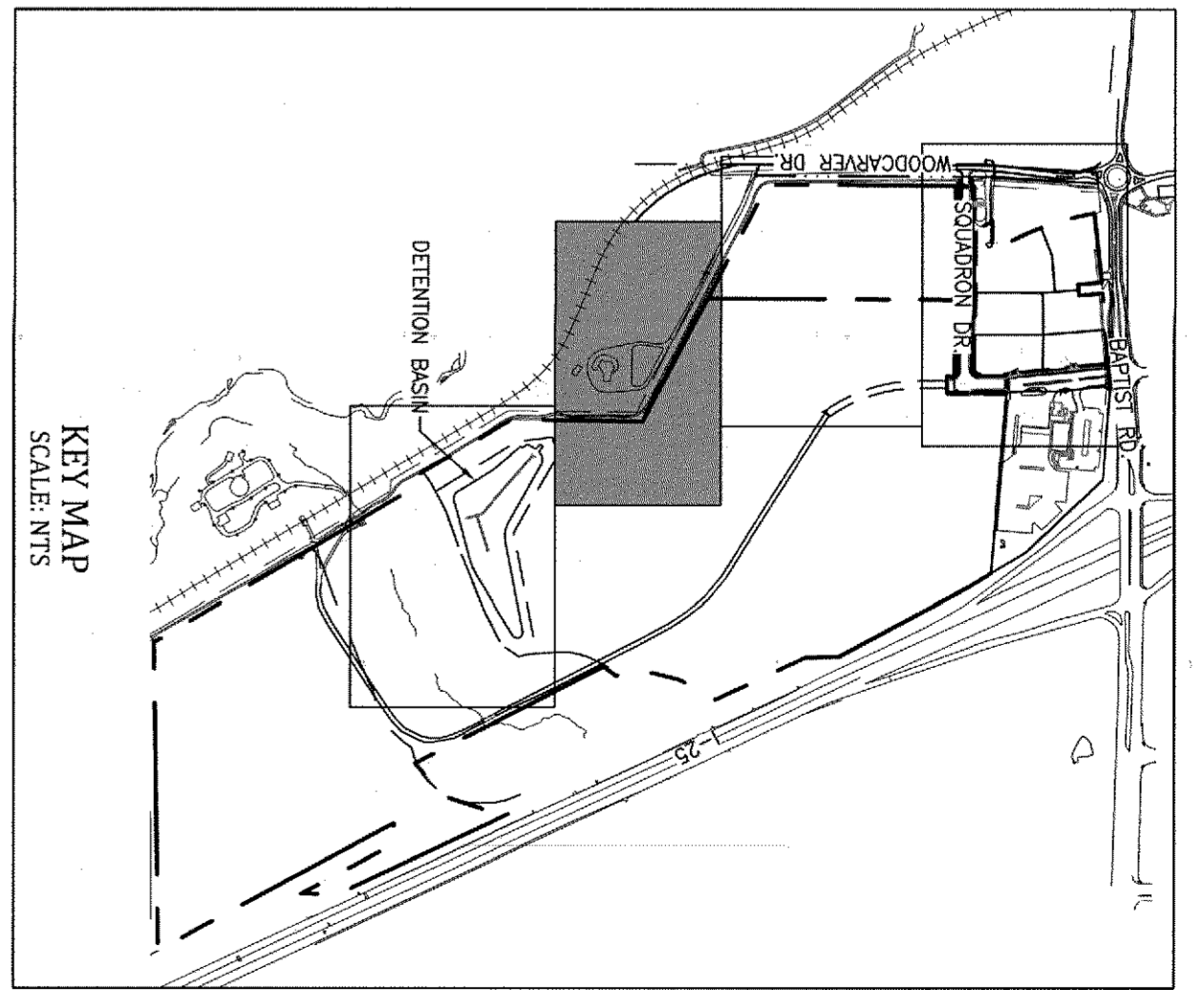
MATCHLINE - SEE SHT 7

MATCHLINE - SEE SHT 9



PHASE 1 OF PROJECT TO INCLUDE
 EXISTING AND PROPOSED UTILITY LINES
 NORTH OF JACKSON CREEK

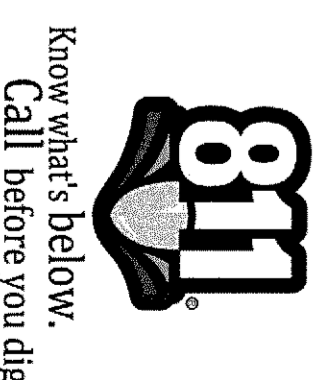
PHASE 1 OF PROJECT TO INCLUDE
 EXISTING AND PROPOSED UTILITY LINES
 NORTH OF JACKSON CREEK

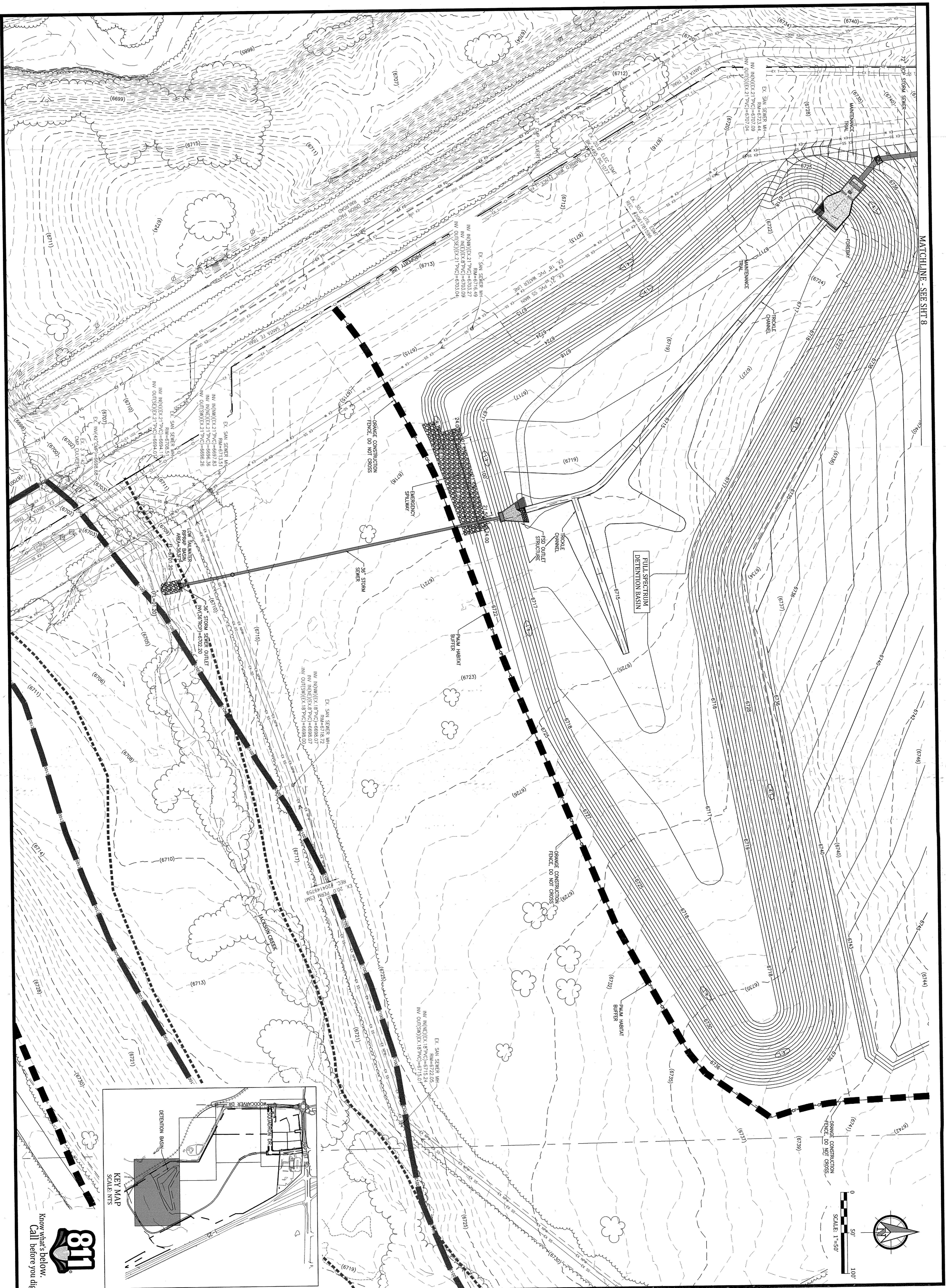


**FALCON COMMERCE CENTER
 PRELIMINARY PD SITE PLAN
 PRELIMINARY GRADING PLAN
 MONUMENT, COLORADO**

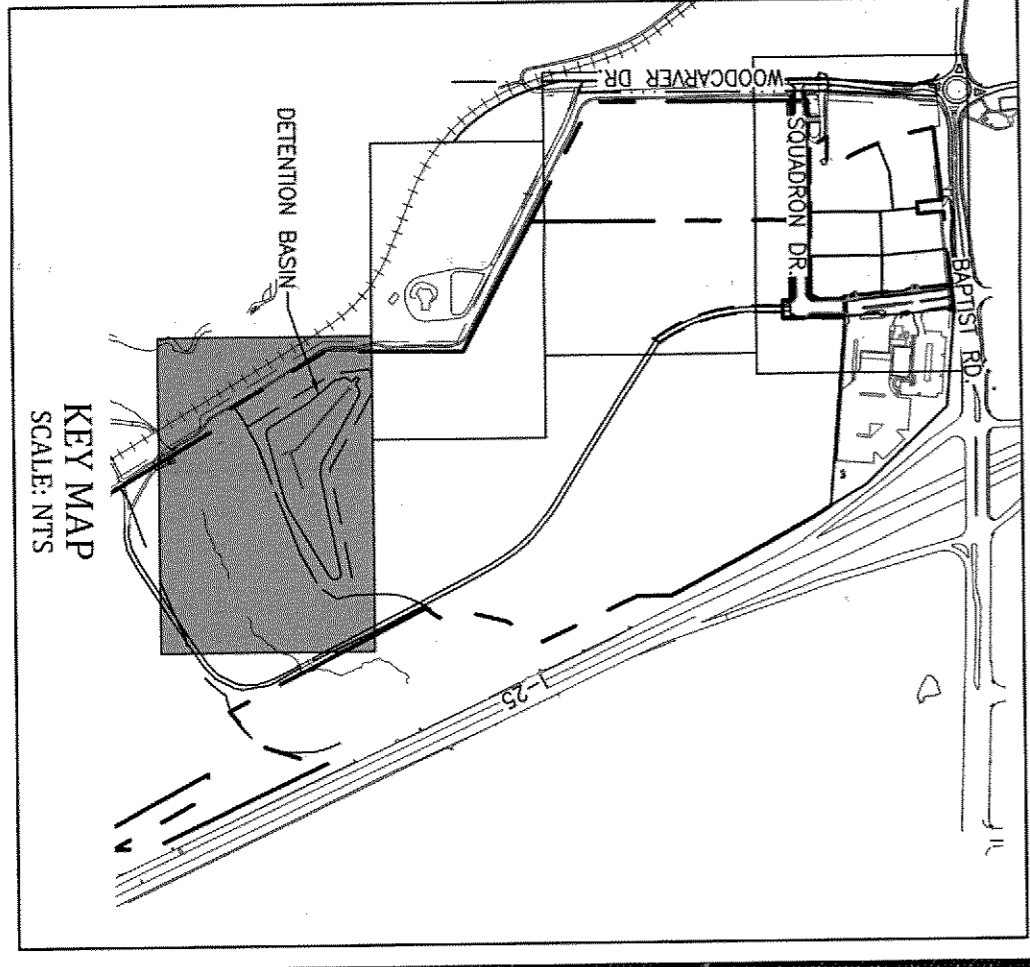
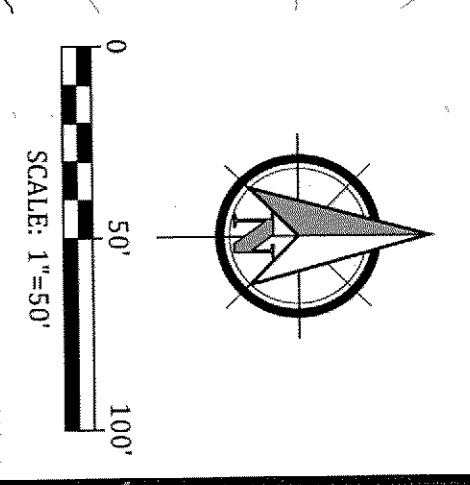
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Check:	MWE
Revisions:	





MATCHLINE - SEE SHT 8



Know what's below.
Call before you dig.

FALCON COMMERCE CENTER
PRELIMINARY PD SITE PLAN
PRELIMINARY GRADING PLAN
MONUMENT, COLORADO

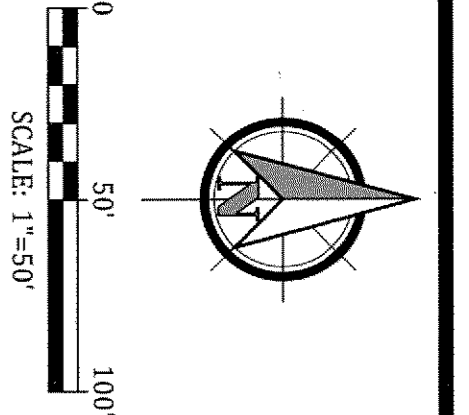
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Project No.:	19036
Date:	September 3, 2020
Design:	MWE/MTR
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Checked:	MWE
Revisions:	
SHEET	9
OF 13 SHEETS	

03/09/2021



LEGEND	
[Symbol]	EXISTING BUILDING TO REMAIN
[Symbol]	PD SITE PLAN AREA
[Symbol]	PROPOSED SUDPAK
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING SQUARE SEWER MANHOLE
[Symbol]	EXISTING CIRCULAR INLET
[Symbol]	EXISTING WATER MANHOLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING ELECTRICAL BOX
[Symbol]	EXISTING TELEPHONE pedestal
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING CHAIN LINK FENCE
[Symbol]	EXISTING BARBED WIRE FENCE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY SEWER & FLOW DIRECTION
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING OVERHEAD ELECTRIC LINE
[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE
[Symbol]	PROPOSED WATER LINE OR SERVICE AND VALVE
[Symbol]	PROPOSED UTILITY C/P/PLUG OR INTERFACE
[Symbol]	PROPOSED SANITARY SEWER AND MANHOLE
[Symbol]	PROPOSED STORM SEWER PIPE AND MANHOLE
[Symbol]	PROPOSED STORM CURB INLET
[Symbol]	EXISTING STORM CURB INLET
[Symbol]	CURB RAWS TYPICAL - REFER TO DETAILS
[Symbol]	PROPOSED CURB AND GUTTER



Project No.:	19036
Date:	September 3, 2020
Design:	MWE/MTR
Drawn:	MTR
Check:	MWE
Revisions:	

FALCON COMMERCE CENTER

PRELIMINARY PD SITE PLAN

PRELIMINARY UTILITY PLAN

MONUMENT, COLORADO

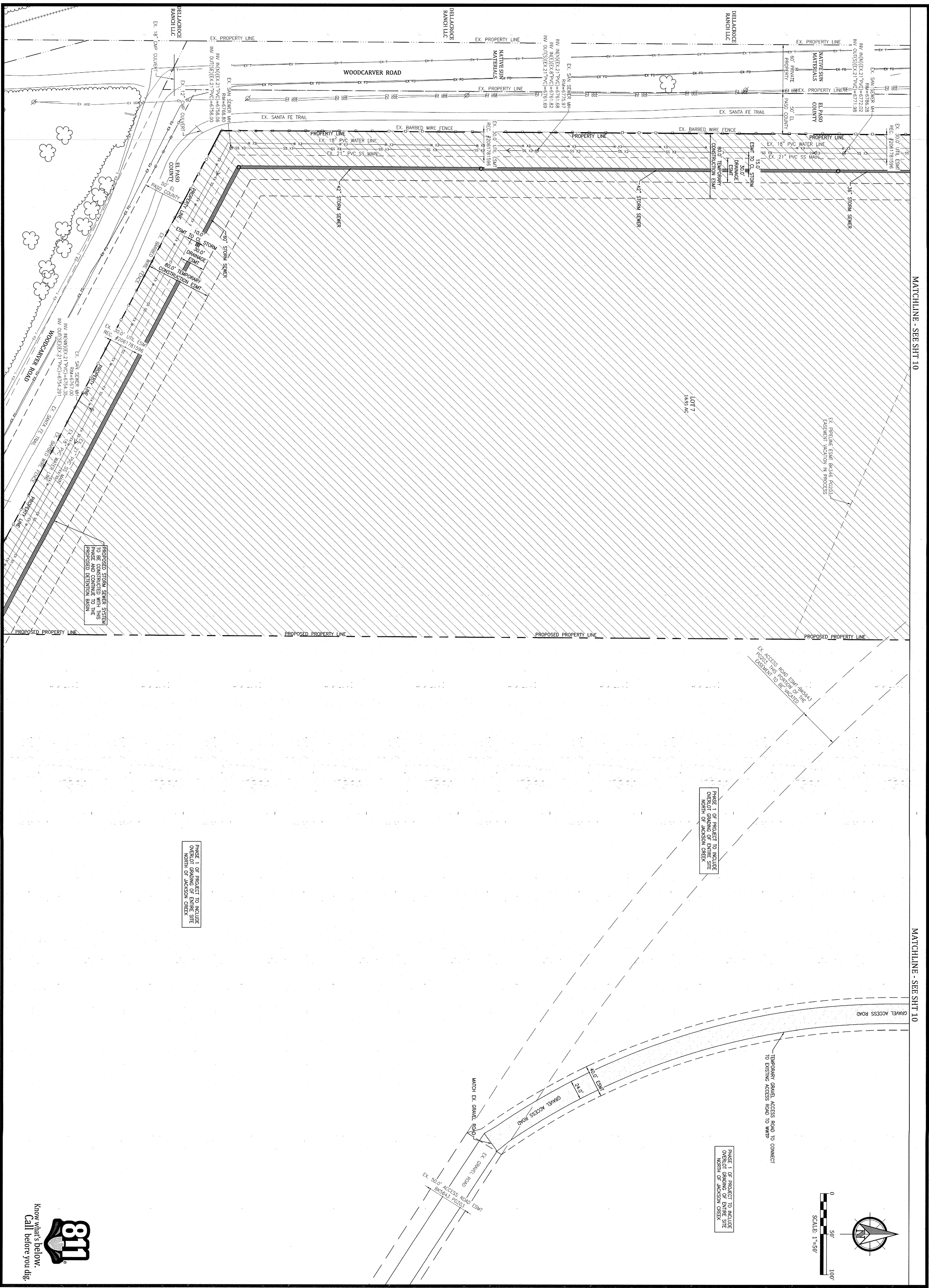
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Engineering Corporation

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Colorado Springs, Colorado 80904
(719) 630-7342

21040639
03.09.1 2021

MATCHLINE - SEE SHT 10

MATCHLINE - SEE SHT 10

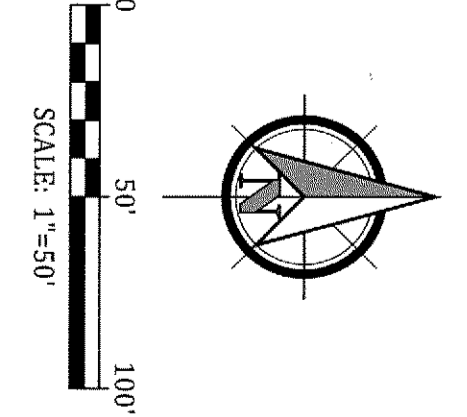


PROPOSED STORM SEWER SYSTEM
 TO BE CONSTRUCTED WITH THIS
 PHASE AND CONTINUE TO THE
 PROPOSED SEWER MAIN.

PHASE 1 OF PROJECT TO INCLUDE
 OVERLOT GRADING OF ENTIRE SITE
 NORTH OF JACKSON CREEK.

PHASE 1 OF PROJECT TO INCLUDE
 OVERLOT GRADING OF ENTIRE SITE
 NORTH OF JACKSON CREEK.

PHASE 1 OF PROJECT TO INCLUDE
 OVERLOT GRADING OF ENTIRE SITE
 NORTH OF JACKSON CREEK.



FALCON COMMERCE CENTER
 PRELIMINARY PD SITE PLAN
 PRELIMINARY UTILITY PLAN
 MONUMENT, COLORADO

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Project No.:	19036
Date:	September 3, 2020
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Check:	MVE
Revisions:	

SHEET

11

OF 13 SHEETS

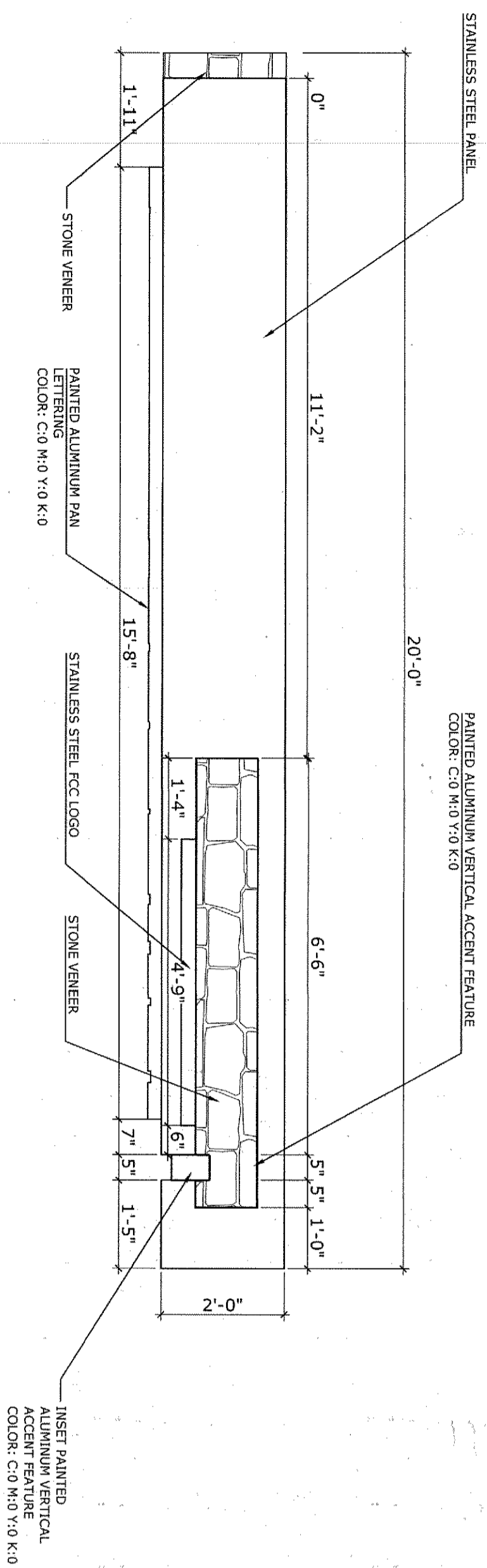
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03/09/2021

FALCON COMMERCE CENTER

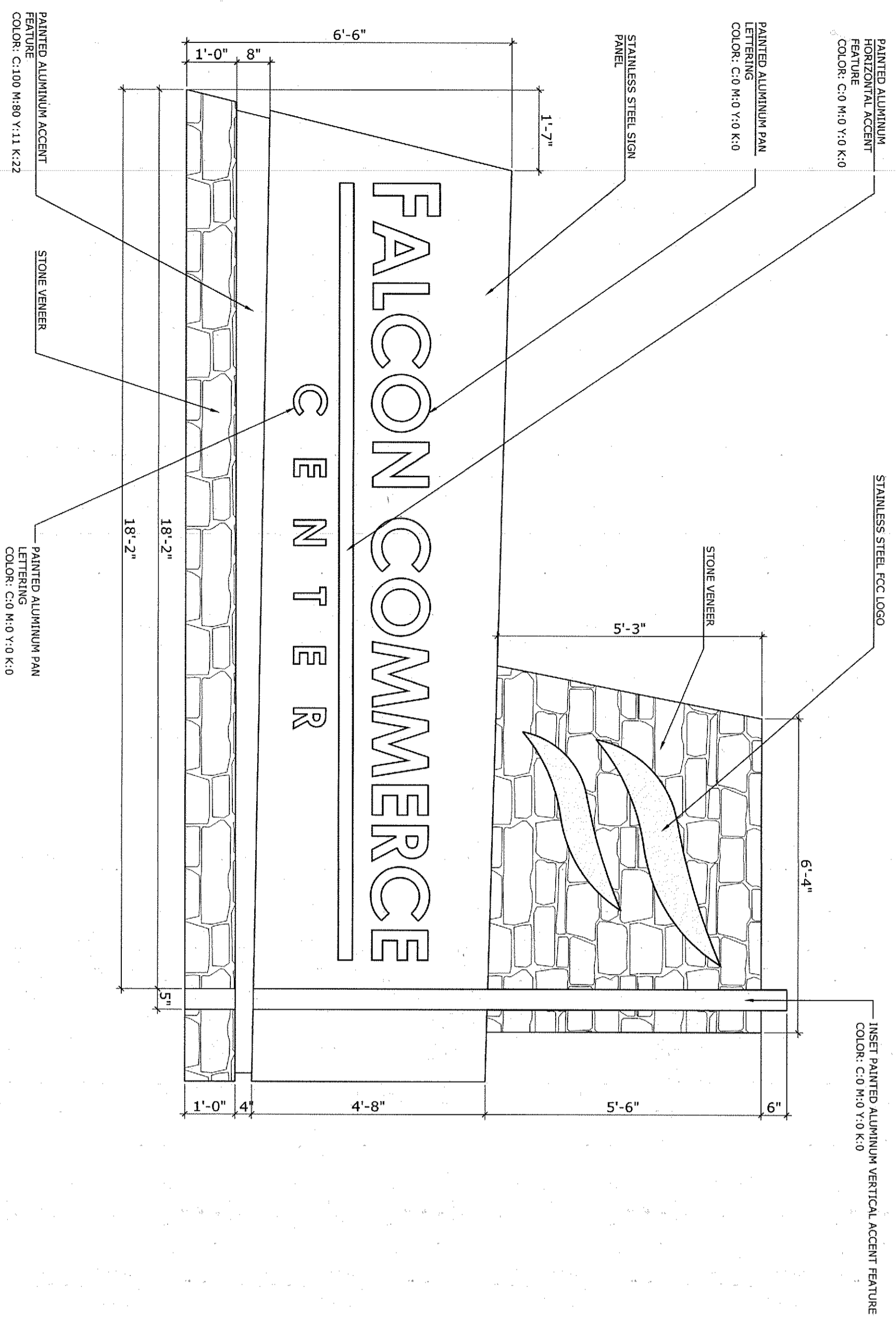
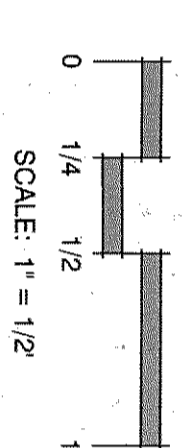
TOWN OF MONUMENT, COLORADO

PHASE 1 PRELIMINARY PD SITE PLAN

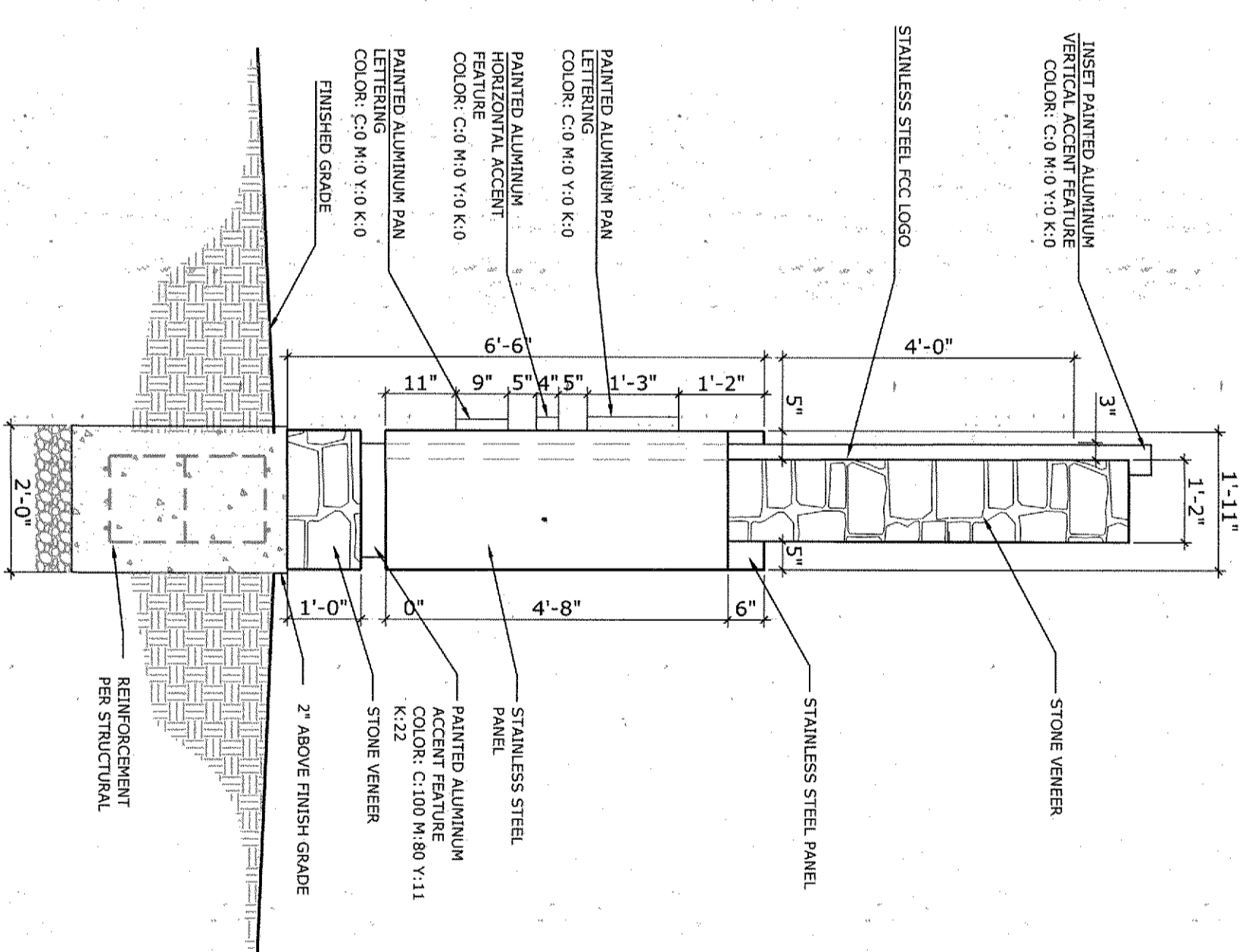
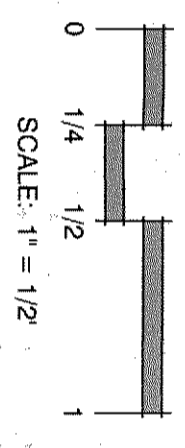
NOTES:
 1. CONTRACTOR TO SELECT STONE VENEER COLOR WITH LANDSCAPE ARCHITECT AND OWNER



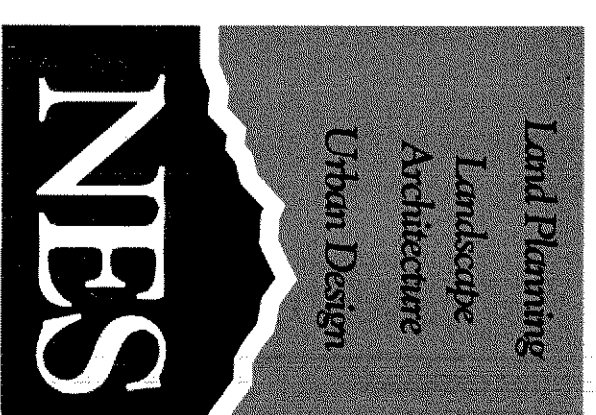
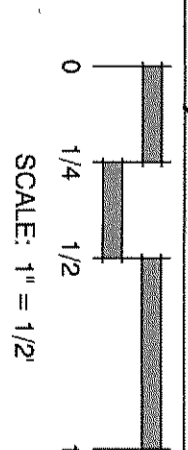
1
L1
FALCON COMMERCE CENTER (TOP VIEW)



2
L2
FALCON COMMERCE CENTER SIGN (FRONT ELEVATION)



3
L3
FALCON COMMERCE CENTER SIGN (SIDE ELEVATION)



N.E.S., Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0073
 Fax. 719.471.0267
 www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT
 IN ASSOCIATION WITH
 FALCON COMMERCE CENTER PHASE 1 PRELIMINARY PD SITE PLAN
 W. BAPTIST ROAD

DATE: 06.30.2020
 PROJECT NGR: 1300850
 PREPARED BY: N. BROWER

SEAL
 ENTITLEMENT

ISSUE INFO
 DATE: 09.02.2020
 BY: B.L.
 DESCRIPTION: PER TOWN COMMENTS

PLAY FILE # SHEET NUMBER SHEET TITLE
 13 OF 13
 ENTRY SIGN DETAILS