

FALCON COMMERCE CENTER PHASE 2 PARK

TOWN OF MONUMENT, COLORADO

FINAL PUD PLAN

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 35 & WEST 1/2 SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH/ P.M. IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO

Signature Blocks:

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS FALCON COMMERCE CENTER PHASE 2 PARK IN THE TOWN OF MONUMENT.

LEGAL DESCRIPTION ON THIS SHEET

LANDOWNER (NOTARIZED SIGNATURE)

SIGNED THIS ___ DAY OF _____, 20__.

STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)

SIGNED THIS ___ DAY OF ___, 20___, COUNTY _____,
 STATE _____

NOTARY SIGNATURE

MY COMMISSION EXPIRES

TOWN CERTIFICATION:

THE FINAL PUD PLAN FOR FALCON COMMERCE CENTER PHASE 2 PARK WERE REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS ___ DAY OF _____, 20__.

PLANNING DIRECTOR _____ DATE _____

TOWN APPROVAL:

THIS FINAL PUD PLAN FOR FALCON COMMERCE CENTER PHASE 2 PARK IS APPROVED.

SIGNED THIS ___ DAY OF _____, 20__.

TOWN OF MONUMENT

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

PLANNING DEPARTMENT CERTIFICATION:

THE FINAL PUD PLAN FOR FALCON COMMERCE CENTER PHASE 2 PARK WERE REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS ___ DAY OF _____, 20__.

PLANNING DIRECTOR _____ DATE _____

Legal Description:

A TRACT OF LAND BEING A PORTION OF NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THAT COURSE ON THE NORTHERLY LINE OF TRACT A, FALCON COMMERCE CENTER FILING NO. 2, AS RECORDED UNDER RECEPTION NUMBER 222715027, RECORDS OF EL PASO COUNTY, COLORADO, THAT IS PLATTED TO BEAR S52°52'28"W, A DISTANCE OF 691.75 FEET, BEING MONUMENTED ON EACH END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" FOUND A GROUND LEVEL.

COMMENCING AT THE MOST NORTHERLY CORNER OF TRACT A, FALCON COMMERCE CENTER FILING NO. 2, AS RECORDED UNDER RECEPTION NUMBER 222715027, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE S52°52'28"W, ON THE NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 632.72 FEET; THENCE N57°07'33"W A DISTANCE OF 5.76 FEET; THENCE N27°40'07"E A DISTANCE OF 576.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-LINE OF TERRAZZO DRIVE AS PLATTED IN SAID FALCON COMMERCE CENTER FILING NO. 2; THENCE S60°42'33"E ON SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 278.40 FEET TO THE POINT OF BEGINNING.

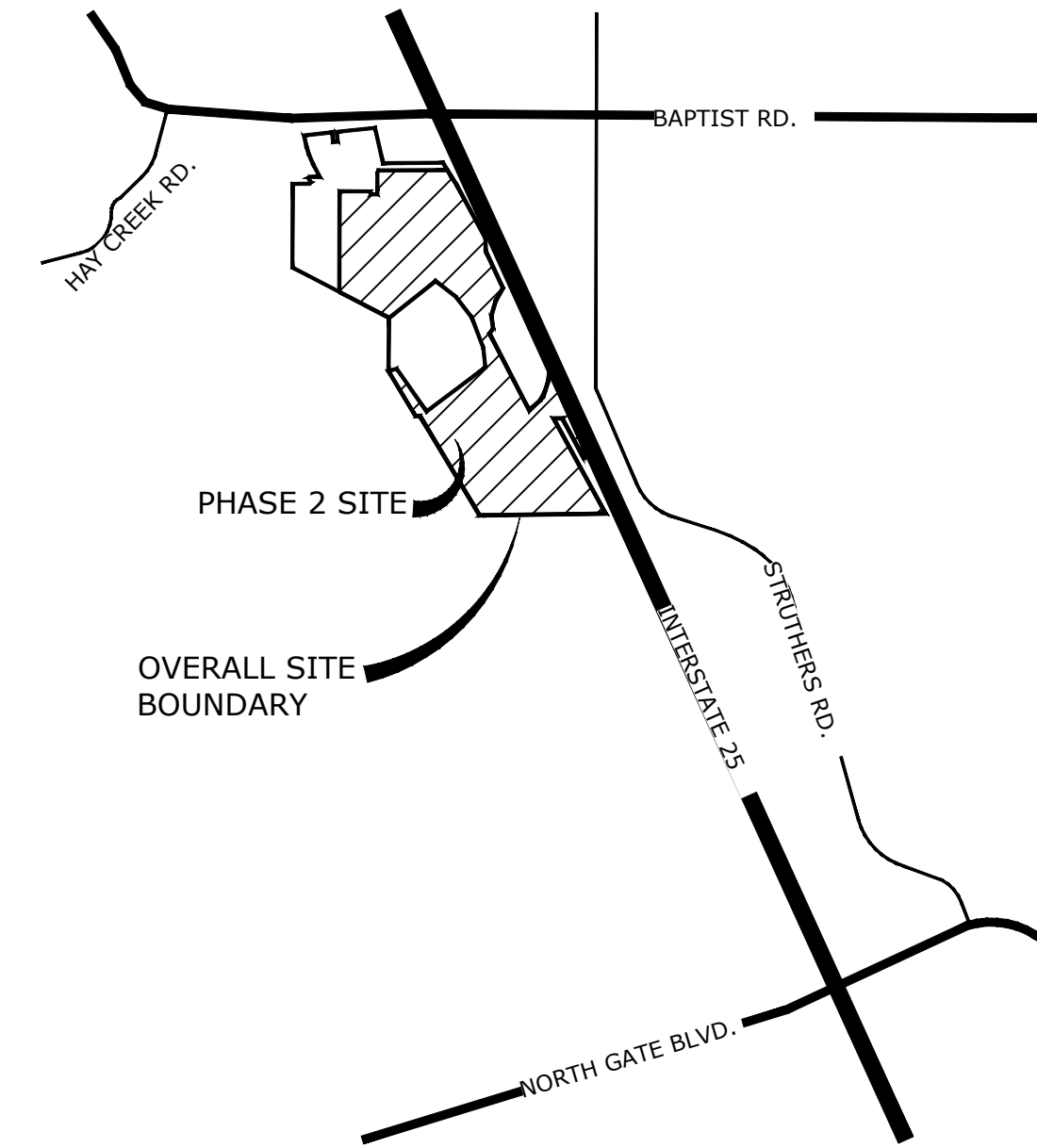
CONTAINING A CALCULATED AREA OF 83,263 SQUARE FEET OR 1.911 ACRES.

| Total Percentages | | | |
|------------------------|------------|----------------|------------|
| | AC | SF | % |
| Park | 1.9 | 83,263 | 100 |
| Impervious | 0.04 | 1,583 | 2 |
| Pervious | 1.86 | 81,680 | 98 |
| Total Site Area | 1.9 | 240,541 | 100 |

General Notes:

- No uses shall be permitted that would generate toxic materials or waste that exceed federal, state and local regulations.
- Water and wastewater will be provided and maintained by the Forest Lakes Metropolitan District.
- Falcon Commerce Center Phase 2 is expected and intended to be a phased development, with project improvements and development of parcels occurring over time. Appropriate levels of improvements shall be completed to serve each phase of the project (as determined by the Town of Monument staff).
- The Final PUD Plan for individual uses/lots will determine final lot size, configuration, buildings and parking area layouts and will include detailed grading, utility, landscape, irrigation, elevations, general hours of operation, and photometric plans and their detail sheets.
- All Final Plats shall comply with Section 18.02.330, Land Dedication Standards, of the Town of Monument Municipal Code (2021) by either the dedication of park land or by payment of fees in lieu of park land dedication. The Board of Trustees shall determine the requirement with each final plat filing.
- A noise study will be required at the Final PUD Plan submittal for any residential use.
- FLOODPLAIN STATEMENT A portion of this preliminary PUD plan area, adjacent to Jackson Creek, is mapped within Zone AE of the FEMA Floodplain Map No. 08041C0286G, dated December 7, 2018. The remainder of the preliminary PUD plan area is within Zone X, which is determined to be outside the 500-year floodplain. No development is proposed/shown within the floodplain.
- NOTICE: 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 Airmanship Program and during special events. This notice shall remain in effect until the Air Force Academy shall cease to be used for flight training purposes, or until all airports on the Air Force Academy shall cease to be actively used. This notice shall run in perpetuity with the land.
- A private aviation easement acknowledging the USAFA airmanship program will be established prior to recordation of the final subdivision plat(s) for this development.
- Falcon Commerce Center Phase 2 is subject to the declarations of Covenants, Conditions, Restrictions and Easements (CCRS) recorded on August 31st, 2017. These reference Design and Development Guidelines dated August 1st, 2017 and amended October 1, 2021, which include specifications relating to site design, lighting design, sign design, landscape design and architectural design.
- The Falcon Commerce Center Design Review Board and Forest Lakes Metropolitan District will enforce the design guidelines, provide design review services and exercise the functions of the design review board for Falcon Commerce Center Phase 2.
- Parking will conform to the standards outlined in the Town of Monument Municipal Code appropriate to proposed use.
- Cross-access agreements will need to be put in place when required.
- Sign easements or tracts will be provided for development, monument, and entry signs.

Vicinity Map



Site Data:

| | |
|--------------------------------|---|
| Existing Zoning: | PUD (Ord.# 20-2020) |
| Sketch Plan: | Falcon Commerce Sketch Plan (Ord.# 16-2020) |
| Preliminary PUD Plan: | Falcon Commerce Center Phase 2 |
| Existing Use: | Vacant |
| Proposed Use: | Public Park |
| Development Schedule: | 2024 |
| Total Acres: | 1.911 Acres |
| Zoning Standards & Dimensions: | Reference sheet 2 |

Project Team:

| | |
|---------------------------------|---|
| Owner: | Forest Lakes , LLC 1111 Main St. Suite 1600 Kansas City., MO, 64105 |
| Plan Preparer/ Land Planner: | N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 (719) 471-0073 |
| Engineer: | Kiowa Engineering Corporation 5951 South Middlefield Road, Suite 200 Littleton, CO 80123 |
| Surveyor: | Edward-James Surveying, Inc. 926 Elkton Dr, Colorado Springs, CO, 80907 |

SHEET INDEX:

| | |
|---------------|---|
| Sheet 1 of 7: | Cover Sheet |
| Sheet 2 of 7: | Development Guidelines & Zoning Regulations |
| Sheet 3 of 7: | Final PUD / Landscape Plan |
| Sheet 4 of 7: | Layout Plan |
| Sheet 5 of 7: | Irrigation Plan |
| Sheet 6 of 7: | Irrigation Plan Notes & Details |
| Sheet 7 of 7: | Irrigation Plan Notes & Details |



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Fax 719.471.0267

www.nescolorado.com

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FALCON COMMERCE CENTER PHASE 2

PARK FINAL PUD PLAN

W. BAPTIST ROAD

DATE: 06/23/2023
 PROJECT MGR: B. PERKINS
 PREPARED BY: B. PERKINS

ENTITLEMENT

DATE: BY: DESCRIPTION:

COVER SHEET

1

1 OF 7

FALCON COMMERCE CENTER PHASE 2 PARK

TOWN OF MONUMENT, COLORADO

FINAL PUD PLAN

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 35 & WEST 1/2 SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH/ P.M. IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO

Falcon Commerce Center Zoning Regulations & Development Guidelines:

Zoning Regulations:

- Adoption/Authorization.** The Board of Trustees has adopted the Preliminary PUD Plan and zoning regulations for Falcon Commerce Center Phase 2 pursuant to Chapter 18 of the Monument Municipal Code after appropriate public notice and hearing.
- Applicability.** The provisions of this Preliminary PUD Plan and zoning regulations shall run with the land and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Monument Board of Trustees.
- Maximum level of development.** The maximum level of development within the established use areas is the maximum allowed for platting development. The actual floor area/number of units and distribution among areas will be determined at the Final PUD Plan and Final Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.
- Relationship to Town Regulations.** The provisions of the Preliminary PUD Plan and these zoning regulations shall prevail and govern this planned unit development.
- Definitions.** The standard definitions found in the Monument Municipal Code Chapter 18.07 shall apply to this planned unit development, except as modified or otherwise defined in the Development Guidelines herein.
- Overall Project Standards.** The Falcon Commerce Center Phase 1 Planned Development (PD) Zoning and Sketch PD Plan approved in August 2020 for planned mixed-use development with a variety of civic, commercial, industrial, institutional, medical, office, residential, warehouse and distribution, and open space uses provide the zoning, land use, and development parameters for this Preliminary PUD Plan. The Falcon Commerce Center Phase 2 Preliminary PUD Plan further refines and defines the zoning regulations, permitted land uses, and development standards for the remaining Phase 2 portion of the property.
- Severability of Provisions.** In the event that any provisions hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Development Guidelines:

- Project Description:** Falcon Commerce Center Phase 2 is a planned mixed-use development with a variety of civic, commercial, industrial, institutional, medical, office, residential, warehouse and distribution, and open space uses on 148.5 acres of land located west of I-25 and south of Baptist Road in the Town of Monument.
- Allowed Uses.**
 - Permitted Uses:** The permitted uses for the Falcon Commerce Center Phase 2 Preliminary PUD Plan are identified on the Permitted Use table on this Preliminary PUD Plan.
 - Temporary Uses.** Temporary uses shall be subject to the provisions of section 18.03.350 of the Town's Municipal Code, as amended.
 - Accessory Structures.** Accessory Structures must comply with development standard in Item (6) of these guidelines and shall be subject to the provisions of section 18.03.340 of the Town's Municipal Code, as amended.
- Development Standards.**
 - Maximum Building Height:** Seventy (70) feet
 - Minimum Building Setbacks:**
 - Interstate 25: Fifty (50) foot
 - Santa Fe Trail: Twenty (20) foot
 - Terrazzo Drive: Twenty (20) Foot
 - Internal Lot Lines: The setbacks for individual lots will be determined with the Final PUD Plans.
 - Maximum Lot Coverage** (subject to the lot coverage definition set out in this Preliminary PUD Plan): Forty (40) percent of lot area for all non-residential and high-density residential uses on a single lot. The lot coverage for residential uses where the units are on individual lots will be determined with the Final PUD Plan.
 - Maximum Industrial Floorspace:** 1,125,000 square feet.
 - Maximum Industrial Building Size:** 250,000 square feet.
 - Lot Size:** The lot configuration on this Preliminary PUD Plan is illustrative only. The Final PUD Plans and Final Plats will establish the final lot configuration and lot sizes.
 - Parking:** The off-street parking standards set out in Table 5.1 of Section 18.05.215 of the Monument Municipal Code, as amended, shall apply to this planned unit development. All parking spaces and handicapped spaces and aisles are to be striped to Town of Monument standards. The surface treatment of all parking areas will be asphalt or concrete.
- Design Standards:** The Declarations of Covenants, Conditions, Restrictions and Easements (CC&Rs) for Falcon Commerce Center were recorded on August 31st, 2017. These reference Design and Development Guidelines dated August 1st, 2017 (subsequently updated October 1, 2021), which include specifications relating to site design, lighting design, sign design, landscape design and architectural design. Through the Pinon Pines Metropolitan District No. 3 or Forest Lakes Metropolitan District, the Falcon Commerce Center Design Review Board will enforce the CC&Rs, provide design review services, and enforce maintenance standards for Falcon Commerce Center.
 - Architectural and site design standards:**
 - Building Elevations:** Building elevations must provide an overall balance of architectural composition form and detail on all four sides to reduce building mass. Large, flat, unarticulated surfaces are not encouraged. Changes in vertical or horizontal plane, roof design, architectural elements, and changes in materials and color application are acceptable means of reducing mass.
 - Building Design:** Four-sided/360-degree architectural treatment is encouraged. External details in building facades, entries, stairways, retaining walls and other features provide visual interests, enrichment, and texture to buildings.
 - Rooftop Forms:** Rooftop forms should be broken to create variety in the roof-scape, avoiding singular, large or continuous roof lines or planes.
 - Building Materials:** The materials of Falcon Commerce Center emphasize natural, earthen materials manufactured in units measurable in human proportions. Exterior materials should be aesthetically pleasing, of a high quality and durable. Visual continuity is desired throughout the development. Metal panel buildings are prohibited in Falcon Commerce Center, however, metal accents, awnings, etc... are allowed subject to Design Review Board approval.
 - Material Colors:** The colors of Falcon Commerce Center are centered on the muted and weathered colors found in the high plains environment, typically saturated by grey. Bright colors, while allowed, should be limited in area and application, and should be used to access elements such as architectural details, door and window frames, patterns and accessory elements.
 - Lighting:** All free-standing lighting shall be similar in design style, form, and color while reflecting the architectural style and character of the building and the overall design theme of Falcon Commerce Center. Lighting shall comply with the standards of the Town Code and Falcon Commerce Center Design Guidelines. Exterior lighting may not include unshielded building mounted lighting or neon or gas lighting on buildings.
 - Signs:** Signs should be designed in a comprehensive manner which is compatible with the overall site landscape and architectural design of Falcon Commerce Center. All permanent signs for any project are intended to have an integrated theme related to the architectural character of the building. Flashing, neon, moving or animated signs are not permitted. All signs should comply with applicable sign requirements of Chapter 18.06 of the Town's Municipal Code, as amended. Town sign permits are required, and review and approval by the Design Review Board is necessary prior to the installation/construction of any permanent or temporary signage.
 - Screening:**
 - Service areas should be visually unobtrusive and should be integrated into the site design and building architecture. Service entrances, loading docks/areas, waste disposable areas, utility equipment and similar components should be oriented away from streets, open space, view corridors, primary building entrances and adjacent buildings, to the extent the site allows, or otherwise adequately screened.
 - All ground mounted or rooftop equipment, storage or trash enclosures should be screened, including, but not limited to, air conditioning, heating or ventilating equipment, trash dumpsters, air compressors, emergency generators and similar equipment. Screening should extend to the top of any such equipment.
- Landscape Standards:** All Final PUD Plan submittals within Falcon Commerce Center Phase 2 shall include a landscape plan and irrigation plan that conforms to the minimum specifications of the Design and Development Guidelines and requires review by the Design Review Board. Notwithstanding anything contained herein to the contrary, in the interest of water conservation, Xeriscape landscape design is strongly encouraged.
 - Landscape Setbacks:**
 - Interstate 25: Twenty-five (25) foot.
 - Terrazzo Drive: Twenty (20) foot.
 - South boundary: Twenty-five (25) foot if Area D is developed for non-residential uses; Fifty (50) foot if Area D is developed for residential.
 - Right of Way Landscaping:** Right of way landscaping at Falcon Commerce Center should present a visually cohesive open space system. Similar landscaping treatments should be used at all entrances and intersections. Plant materials, rock mulching, massing, spacing, height, and characteristics should reinforce the hierarchy of roadways.
 - Collector/Arterial Streets: 20' minimum landscape setback required. One (1) tree per 20 linear feet of the right of way length. No ornamental trees are to be placed in this category of right of way. Forty percent (40%) of the trees in this category should be a large evergreen species.
 - Minor Arterials or Non-Arterial Streets: 10' minimum landscape setback required. One (1) tree per 30 feet of linear feet of the right of way length.
 - Entryway Landscaping:** Additional focus and plant materials should be placed at the entry-ways of developments. Focused design in these areas should create a sense of arrival and placement.
 - Parking Lot Landscaping:** Two thirds (2/3) of any parking lot fronting a right of way or shared property boundary is to be screened by 3-foot height plant materials. Thirty percent (30%) of the screening shall be evergreen or extended seasonal value substitute.
 - Building Site and Foundation Landscaping:** Landscaping shall be provided at the perimeter of buildings in a manner to identify, enhance and soften building entrances, and to accentuate building architecture.

vi. Landscape Buffers and Screening:

- Buffers:** Landscape buffers are required between non-residential and residential uses to soften and filter the varying uses. These buffers are to be a minimum of 15' in width unless approved otherwise by the Design Review Board. When a buffer is required, 1 tree per 30 linear feet of the buffer length is to be provided. Fifty percent (50%) of the trees in the buffer are to be an evergreen species.
 - Screening & Screen Walls:** Landscape screening shall be provided for all trash enclosures, mechanical equipment and loading areas. Screening of these areas should include some variety of upright planting materials and/or ornamental tree plantings that visually hide the noted improvements. The use of walls and fences is a requirement for any improvements over 4 feet in height and is to be in conjunction with all required screening planting. Screen walls may be used in conjunction with landscape berms, and the combined height will vary depending on what trying to shield, but generally eight (8) feet tall. For screen walls, the Falcon Commerce Center park standard is a stone veneer over block wall.
- Definitions:** The following definitions modify the standard definitions in Chapter 18.07 the Monument Municipal Code and shall apply to this planned unit development:
 - LOT COVERAGE:** The percentage of the lot area that may be covered by all of the footprints of the buildings and structures on a lot including detached garages, carports, sheds, gazebos, covered patios and decks. Driveways, dock areas, surface parking, uncovered patios and decks, and other impervious surfaces are not included.
 - Industrial uses:** The following standards modify and supersede the Industrial Uses standards in Chapter 18.04.160 of the Monument Municipal Code, as amended, and shall govern this planned unit development:
 - Buffers:**
 - Any structure containing an industrial use shall be located a minimum of five hundred (500) feet from the primary boundary of any residential use or zone district in existence prior to the approval of the Preliminary PUD Plan.
 - Landscape buffer requirements between industrial and residential uses or zone districts is set out in 4.b.vi above.
 - Screening. Screening requirements are set out in 4.a.viii and 4.b.vi above.
 - Enclosure. Every industrial use, unless expressly exempted by the Board of Trustees, shall be operated in its entirety within a completely enclosed structure, except associated truck/vehicle loading and parking.
 - Outdoor storage. Outdoor storage shall be behind any building setback line, screened from view from adjacent properties and abutting public streets in accordance with the screening requirements set out in 4.b.vi above.
 - Building Design. One "cross-dock" capable building is within Falcon Commerce Center Phase 2 PUD.
 - Truck / Trailer Parking. Truck/Trailer is only permitted in designated areas, to be further detailed on the Final PUD Plans. Any future Code restrictions on Truck/Trailer parking will not apply to this PUD.
 - External Effects.
 - Noise generated on the property shall not exceed eighty (80) dB between 6:00 a.m. and 6:00 p.m. and seventy-five (75) dB between 6:00 p.m. and 6:00 a.m. Noise generated on the property shall not exceed the above levels at the perimeter of the property.
 - The industrial use shall comply with all applicable federal, state and local regulations concerning the vibration, material handling and waste disposal, radioactive material, water pollution, air pollution, and other emissions.

Permitted Uses:

| Permitted Uses | |
|--|--|
| Automotive repair and service facilities | Motor freight terminal and contractor yard for vehicles, equipment, materials and/or supplies |
| Automotive sales and rental facilities | Multi-family residential |
| Bottling and food processing | Offices (e.g. corporate, professional, business, commercial, medical, government offices and office showrooms) |
| Clinics | Outdoor storage (as restricted pursuant to this article) |
| Community centers | Parking lots/structures, garages/transit terminals, park & ride |
| Community recreational facilities | Personal service establishments |
| Conference centers | Places of public assembly, entertainment and recreation |
| Convenience stores, including retail sale of gasoline | Public and private schools, colleges, universities and institutes |
| Drug stores | Public buildings, including libraries |
| Feed stores and lumber yards | Public lodging facilities, conference centers |
| Fences, golf courses, parks, open spaces, and lakes, parking areas, roadways, bike paths, pedestrian and equestrian trails | Public or private membership clubs and health clubs |
| Financial institutions | Religious facilities and institutions |
| Heliports | Repair, rental and servicing |
| Hospitals, nursing and convalescent homes, and other extended care facilities and clinics | Research facilities and laboratories |
| Industrial supply facilities | Restaurants, lounges and fast food establishments |
| Laundries and dry-cleaning establishments | Retail stores, sales and display rooms and shops, and retail uses ancillary to and associated with any permitted use |
| Liquor stores | Sale at wholesale or storage of wholesale items |
| Manufacturing, processing, fabrication and assembly | Service-related businesses |
| Mortuaries | Warehousing and distribution, including "mini storage" units |
| Conditional Uses | |
| Childcare centers | Electrical substations |
| Fire and police stations | Veterinary hospitals and boarding kennels |
| Accessory Uses | |
| Utility and communication distribution lines | Parking areas |
| Roadways, bike paths, pedestrian and equestrian trails | Storm drainage facilities |
| Incidental only to a permitted use, any use may be operated as an accessory use if it complies with the following conditions: | |
| <ul style="list-style-type: none"> Is clearly incidental and customary to and commonly associated with the operation of the permitted use; Is operated and maintained under the same ownership or lessees or concessionaires thereof, and on the same site as the permitted use. | |
| Temporary Uses | |
| Sales and information units | Construction offices, construction material processing and storage |



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Fax 719.471.0267

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FALCON COMMERCE CENTER PHASE 2

PARK
FINAL PUD PLAN
W. BAPTIST ROAD

DATE: 06/23/2023
PROJECT MGR: B. PERKINS
PREPARED BY: B. PERKINS

ENTITLEMENT

DATE: BY: DESCRIPTION:

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ZONING REGULATIONS & PERMITTED USES

2

2 OF 7

PLANT SCHEDULE

| DECIDUOUS TREES | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | KEY |
|------------------|------|-----|---|--------|-------|---------|------|-------|
| | Co | 4 | Celtis occidentalis / Common Hackberry | 50' | 50' | 2" Cal. | B&B | |
| EVERGREEN TREES | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | KEY |
| | Ped | 7 | Pinus edulis / Pinon Pine | 30' | 20' | 6" HT | B&B | |
| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | XERIC |
| | Ac | 16 | Artemisia cana / Silver Sage | 5' | 3' | 5 GAL | CONT | Xeric |
| | Ena | 14 | Ericameria nauseosa / Rubber Rabbitbrush | 5' | 5' | 5 GAL | CONT | Xeric |
| | Pmo | 6 | Physocarpus monogynus / Mountain Ninebark | 4' | 4' | 5 GAL | CONT | Xeric |

GROUND COVER LEGEND

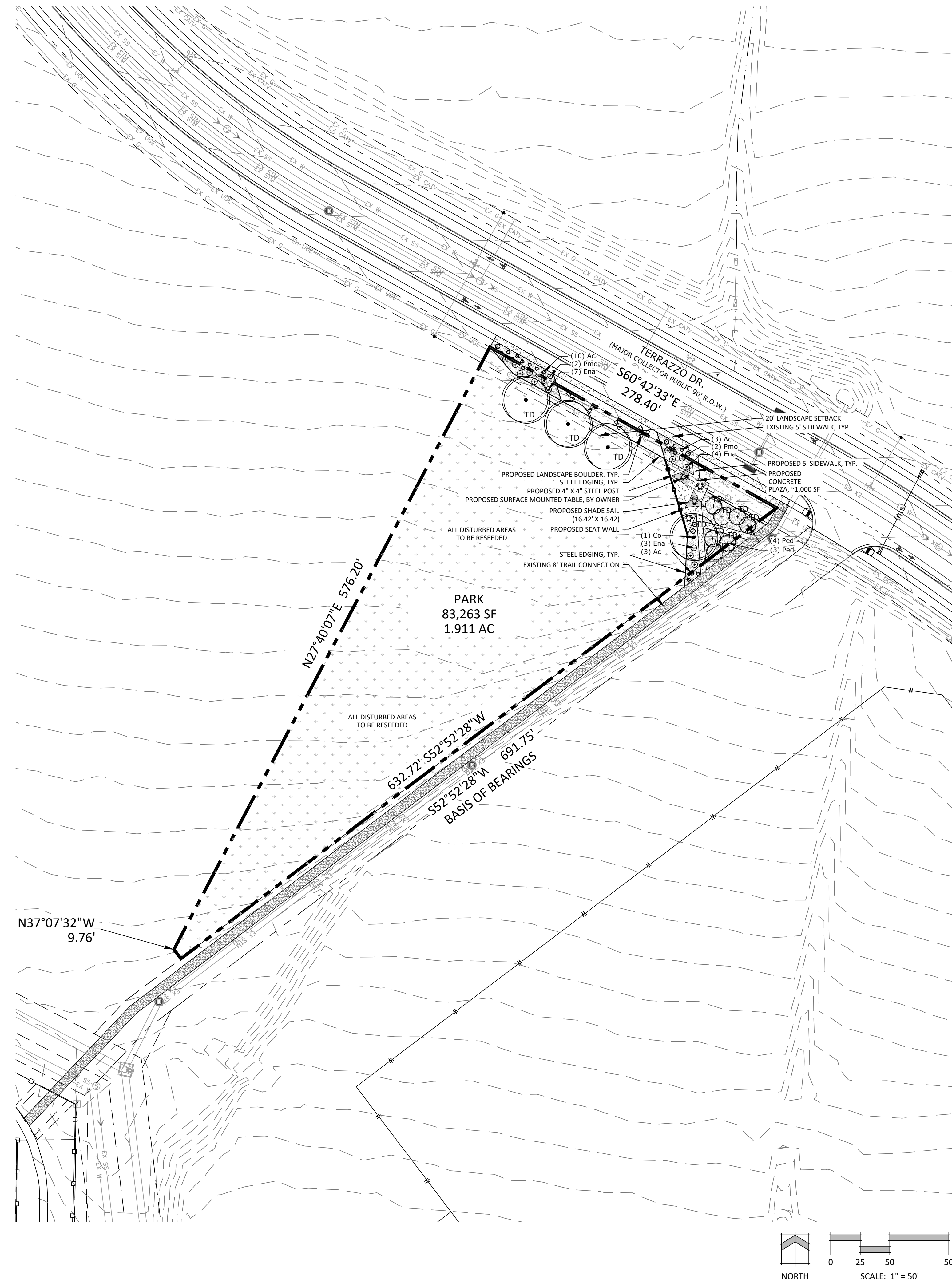
| | | |
|--|--|-----------|
| | ROCK MULCH 3/4" Blue Grey Glacier Rock Provided by Timberline | 3,591 sf |
| | NATIVE SEED | 83,654 sf |

LANDSCAPE REQUIREMENTS

Landscape Setbacks See Code Section/Policy 7.4.320 & 317

| Street Name or Zone Boundary | Street Classification | Width (in Ft.) Req./Prov. | Linear Footage | Tree/Feet Required | No. of Trees Req./Prov. |
|------------------------------|-----------------------|---------------------------|----------------|--------------------|-------------------------|
| Terrazzo Drive | Collector | 20' / 20' | 270' | 1 / 20' | 14 / 11 |

| Shrub Substitutes Required / Provided | Ornamental Grass Sub. Required / Provided | Setback Plant Abbr. Denoted on Plan | Percent Ground Plane Veg. Req. / Provided |
|---------------------------------------|---|-------------------------------------|---|
| 30 / 30 | 0 / 0 | TD | 75% / 75% |



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**FALCON
COMMERCE
CENTER
PHASE 2**

**PARK
FINAL PUD PLAN
W. BAPTIST ROAD**

DATE: 06/23/2023
PROJECT MGR: B. PERKINS
PREPARED BY: B. PERKINS

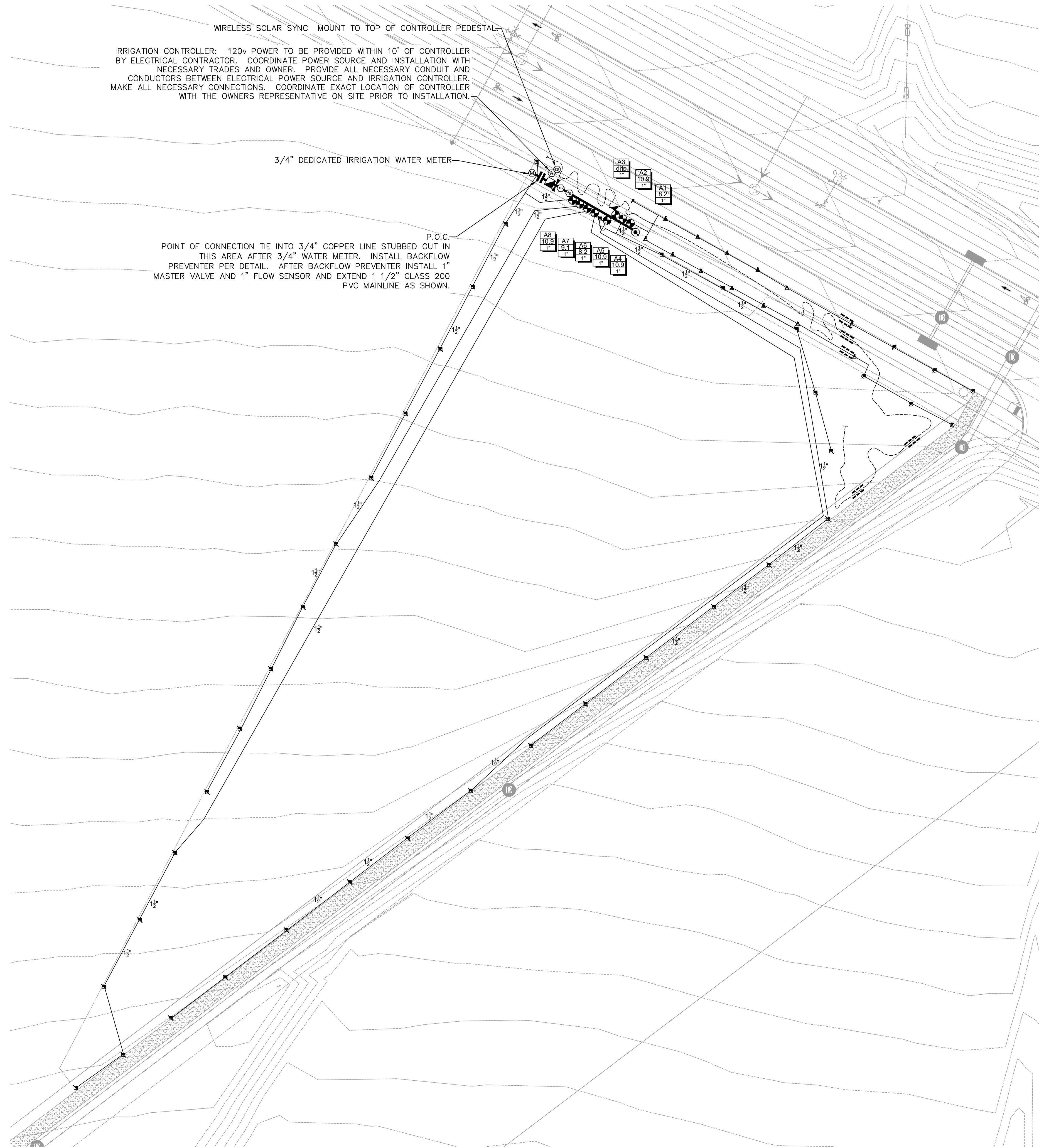
ENTITLEMENT

DATE: BY: DESCRIPTION:

FINAL PUD PLAN

3

3 OF 7



WIRELESS SOLAR SYNC MOUNT TO TOP OF CONTROLLER PEDESTAL

IRRIGATION CONTROLLER: 120v POWER TO BE PROVIDED WITHIN 10' OF CONTROLLER BY ELECTRICAL CONTRACTOR. COORDINATE POWER SOURCE AND INSTALLATION WITH NECESSARY TRADES AND OWNER. PROVIDE ALL NECESSARY CONDUIT AND CONDUCTORS BETWEEN ELECTRICAL POWER SOURCE AND IRRIGATION CONTROLLER. MAKE ALL NECESSARY CONNECTIONS. COORDINATE EXACT LOCATION OF CONTROLLER WITH THE OWNERS REPRESENTATIVE ON SITE PRIOR TO INSTALLATION.

3/4" DEDICATED IRRIGATION WATER METER

P.O.C. POINT OF CONNECTION TIE INTO 3/4" COPPER LINE STUBBED OUT IN THIS AREA AFTER 3/4" WATER METER. INSTALL BACKFLOW PREVENTER PER DETAIL. AFTER BACKFLOW PREVENTER INSTALL 1" MASTER VALVE AND 1" FLOW SENSOR AND EXTEND 1 1/2" CLASS 200 PVC MAINLINE AS SHOWN.

IRRIGATION LEGEND

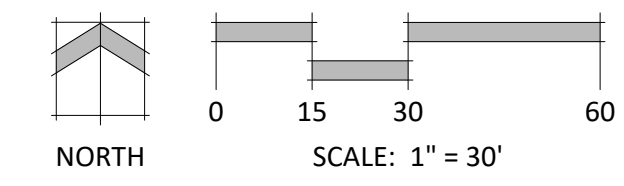
- | SYMBOL | DESCRIPTION |
|--------|--|
| ▲ ▲ ▲ | MP ROTATOR SPRINKLER: HUNTER PROS-06-PRS40-CV MP1000 NOZZLE PRESSURE: 40 PSI RADIUS: 10-14 FEET FLOW (GPM): Q - 0.19 H - 0.37 F - 0.75 12" POP UP HEIGHT Precip. rate (in/hr): 0.40 |
| ■ ■ ■ | MP ROTATOR SPRINKLER: HUNTER PROS-06-PRS40-CV MP2000 NOZZLE PRESSURE: 40 PSI RADIUS: 13-19 FEET FLOW (GPM): Q - 0.40 H - 0.74 F - 1.47 12" POP UP HEIGHT Precip. rate (in/hr): 0.40 |
| ■ ■ ■ | MP ROTATOR SPRINKLER: HUNTER PROS-06-PRS40-CV MP3000 NOZZLE PRESSURE: 40 PSI RADIUS: 22-30 FEET FLOW (GPM): Q - 0.86 H - 1.82 F - 3.64 12" POP UP HEIGHT Precip. rate (in/hr): 0.40 |
| ⊙ | ZONE CONTROL VALVE: HUNTER ICV SIZE AS NOTED |
| ⊙ | DRIP CONTROL VALVE ASSEMBLY: HUNTER ICZ DRIP ZONE KIT 1" VALVE |
| ⊙ | QUICK COUPLER: RAINBIRD 44LRC |
| ⊙ | BACKFLOW PREVENTER: FEBCO 825 YA 3/4" PER DETAIL. |
| ⊙ | GATE VALVE - RESILIENT WEDGE, SQUARE NUT TOP, LINE SIZE |
| ⊙ | EMITTER LATERAL PIPE: UV RADIATION RESISTANT POLYETHYLENE, 1" SIZE (ROUTING IS DIAGRAMMATIC) |
| ⊙ | DRIP FLUSH PLUG ASSEMBLY |
| ⊙ | MAINLINE PIPE: CLASS 200 PVC 1 1/2" BELL END WITH GLUED FITTINGS |
| ⊙ | LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC PIPE (1-INCH SIZE UNLESS OTHERWISE INDICATED) |
| ⊙ | UNCONNECTED PIPE CROSSING |
| ⊙ | UNCONNECTED PIPE CROSSING, TWO DIFFERENT PIPES |
| ⊙ | P.O.C. - POINT OF CONNECTION |
| ⊙ | 3/4" DEDICATED IRRIGATION WATER METER |
| ⊙ | CLASS 200 PVC SLEEVING, 4" UNLESS OTHERWISE NOTED |
| ⊙ | ⊙ INDICATES CONTROLLER AND CONTROLLER STATION NUMBER |
| ⊙ | ⊙ INDICATES LATERAL DISCHARGE IN GPM |
| ⊙ | ⊙ INDICATES REMOTE CONTROL VALVE SIZE IN INCHES |
| ⊙ | ⊙ NEW HUNTER ICC2 TWO WIRE 8 STATION CONTROLLER IN PLASTIC PEDESTAL ENCLOSURE. MODEL # IC2-800-PL. INSTALL GROUNDING AT CONTROLLER AND ALONG TWO WIRE PATH AS REQUIRED PER HUNTER SPECIFICATIONS. USE 1 STATION HUNTER DECODERS FOR EACH SINGLE VALVE MODEL # ICD-100, INSTALL PER HUNTER SPECIFICATIONS. INSTALL GROUNDING ALONG MAINLINE PATH AND AT CONTROLLER PER HUNTER REQUIREMENTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FINAL EQUIPMENT AND INSTALLATION DETAILS PRE HUNTER SPECIFICATIONS. |
| ⊙ | ⊙ HUNTER 1" MASTER VALVE MODEL# ICV 1" |
| ⊙ | ⊙ HUNTER 1" FLOW SENSOR MODEL# FTC-100 |
| ⊙ | ⊙ HUNTER WIRELESS SOLAR SYNC. MODEL # WSS-SEN. |

IRRIGATION NOTES

- Irrigation system is designed to operate off of an existing pressure of 80 psi before the backflow preventer. Contractor to verify pressure **PRIOR TO INSTALLATION** and notify OWNER of any differences. Design pressure at heads to be as noted in legend.
- No irrigation work to begin until final grade has been approved.
- Locate all heads 6" min. from any wall, walk, or curb, and 12" min. from any curb adjacent to parking stalls.
- Bury all mainlines 24" underground to top of pipe. Bury all laterals 12"-24" underground to top of pipe.
- Pipes in shared trenches are not allowed.
- Brand all appropriate box lids with 1" minimum letters with the following abbreviations:
QC Quick Coupler
GV Gate Valve
SV# Section Valve & Corresponding Controller Station #
FC Drip Flush Cap
- All pipe under pavement to be sleeved in 4" minimum PVC class 200 extend 12" beyond each edge of pavement, sloped to drain. Install prior to paving. Sleeve wires separately in 4" min. pipe.
- All valve wire is to be 14 gauge direct burial two wire per Hunter requirements and specifications.
- Heads will be diagrammatic. Contractor to select and install correct arcs as needed for part circle heads. Adjust radii and arc as necessary for no overspray/backwash onto adjacent buildings, walls, or fences.
- Plan has been prepared using limited on-site observation. Plan is diagrammatic and does not reflect all equipment, etc., that could be encountered during construction. All tie locations, mainline locations and lateral locations are approximate and shall require exact location by Contractor.
- Install drip emitters as described below:

| | | |
|---------------------------------|-------------------|-------|
| 1 gallon material | Rain Bird XB-05PC | 1 ea. |
| 5 gallon material | Rain Bird XB-10PC | 2 ea. |
| Deciduous Trees (1-1/2"-2 1/2") | Rain Bird XB-20PC | 4 ea. |
| Deciduous Trees (3"-4" CAL.) | Rain Bird XB-20PC | 6 ea. |
| Evergreen Trees (6'-10') | Rain Bird XB-20PC | 4 ea. |
| Evergreen Trees (11'-14') | Rain Bird XB-20PC | 6 ea. |
- See sheet 12.0 and 12.1 for irrigation details.

1 IRRIGATION PLAN
1"=30'-0"



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**FALCON
COMMERCE
CENTER
PHASE 2**

PARK
FINAL PUD PLAN
W. BAPTIST ROAD

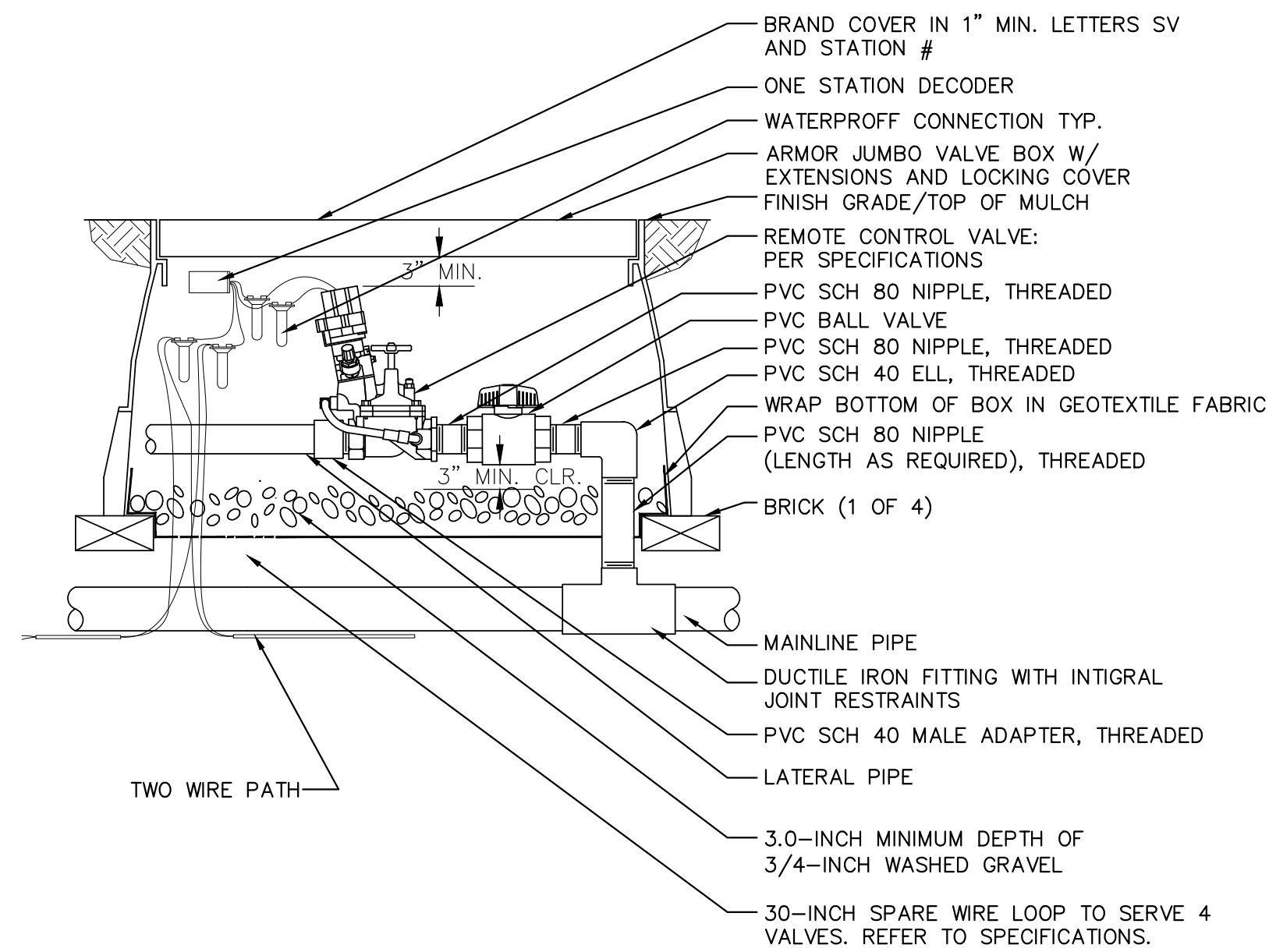
DATE: 06/21/2023
PROJECT MGR: KJM
PREPARED BY: KJM

ENTITLEMENT

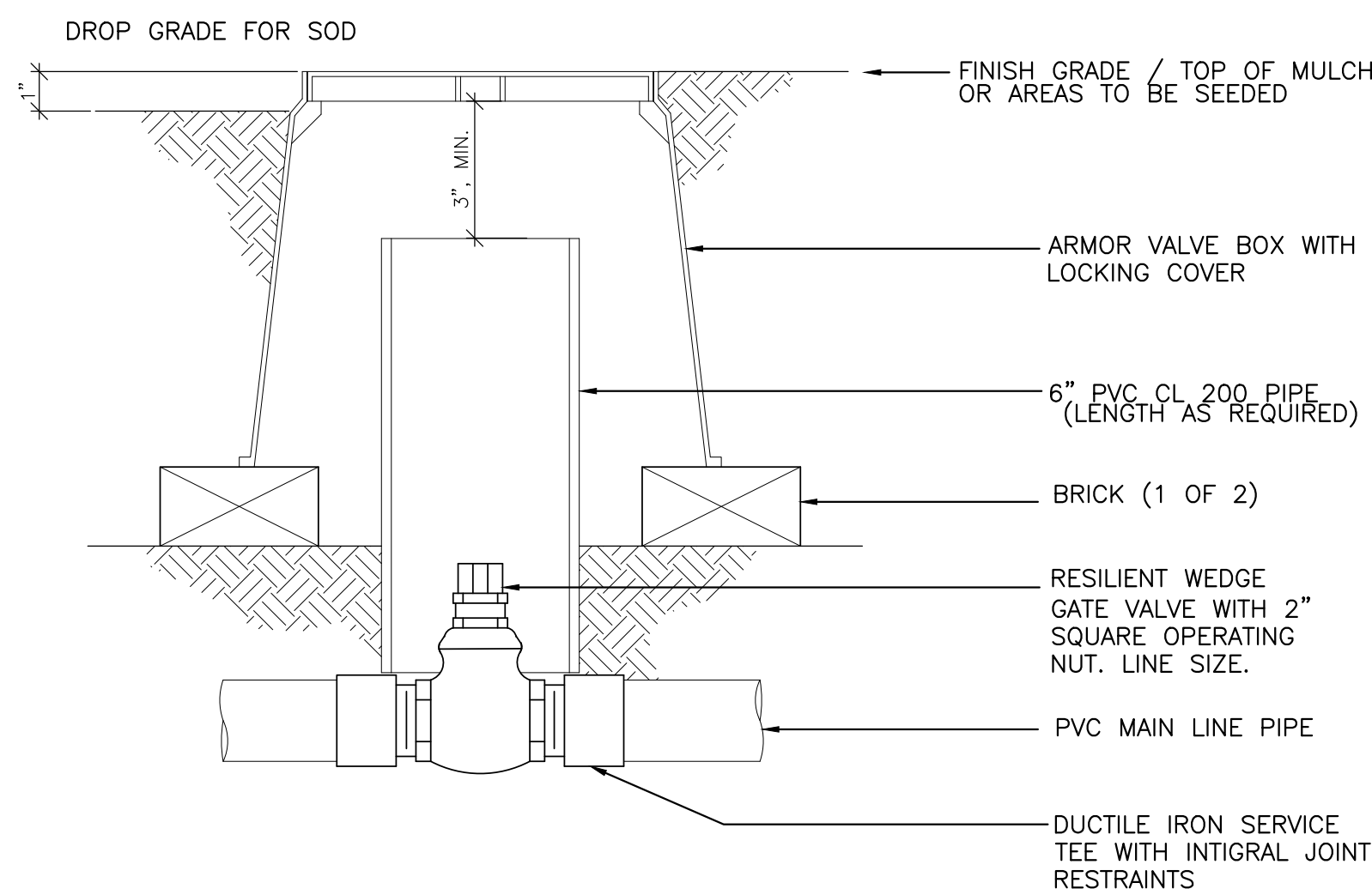
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FINAL IRRIGATION PLAN

11.0
5 OF 7



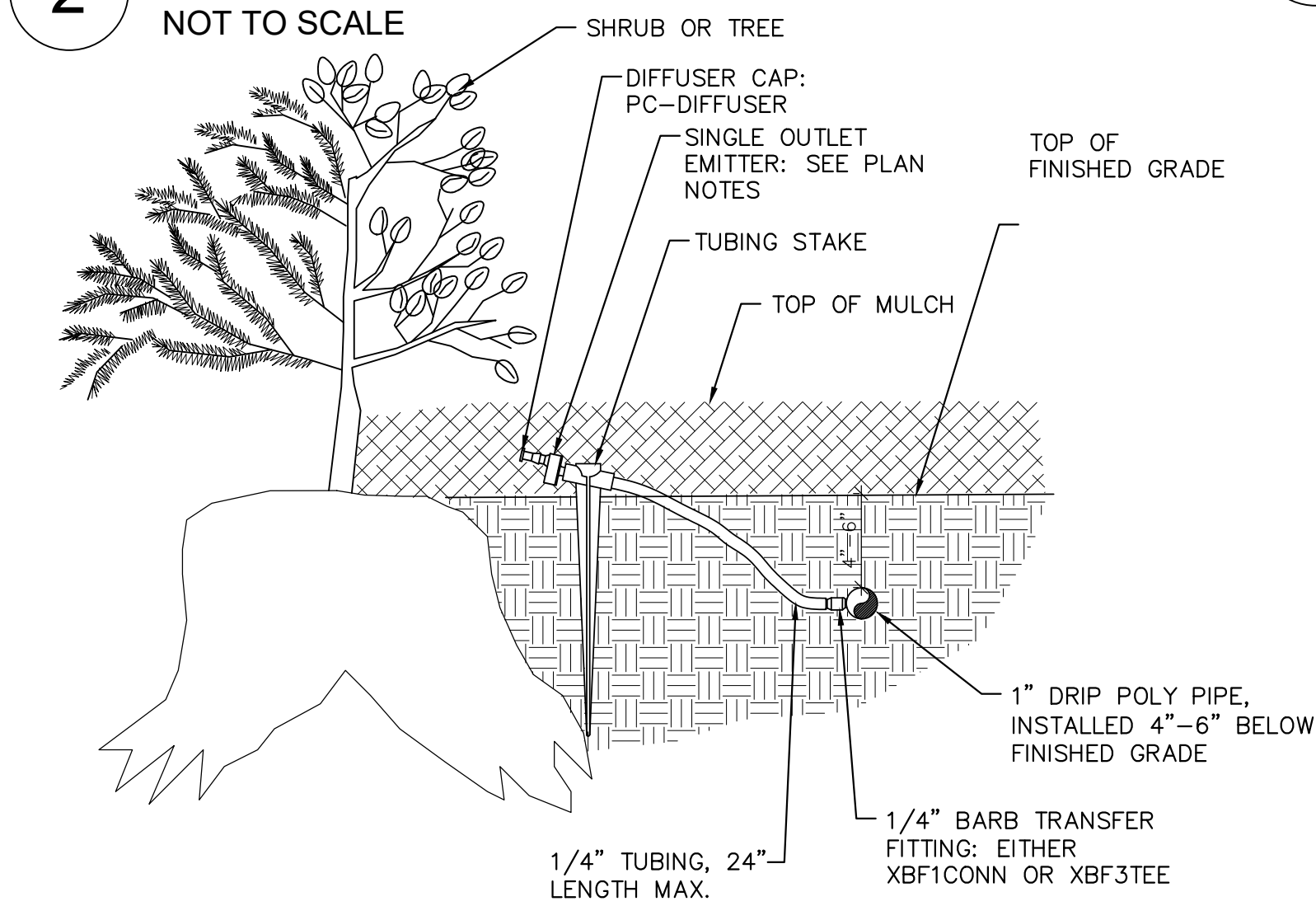
1 AUTOMATIC SECTION VALVE
NOT TO SCALE



2 PIPE AND WIRE TRENCHING
NOT TO SCALE

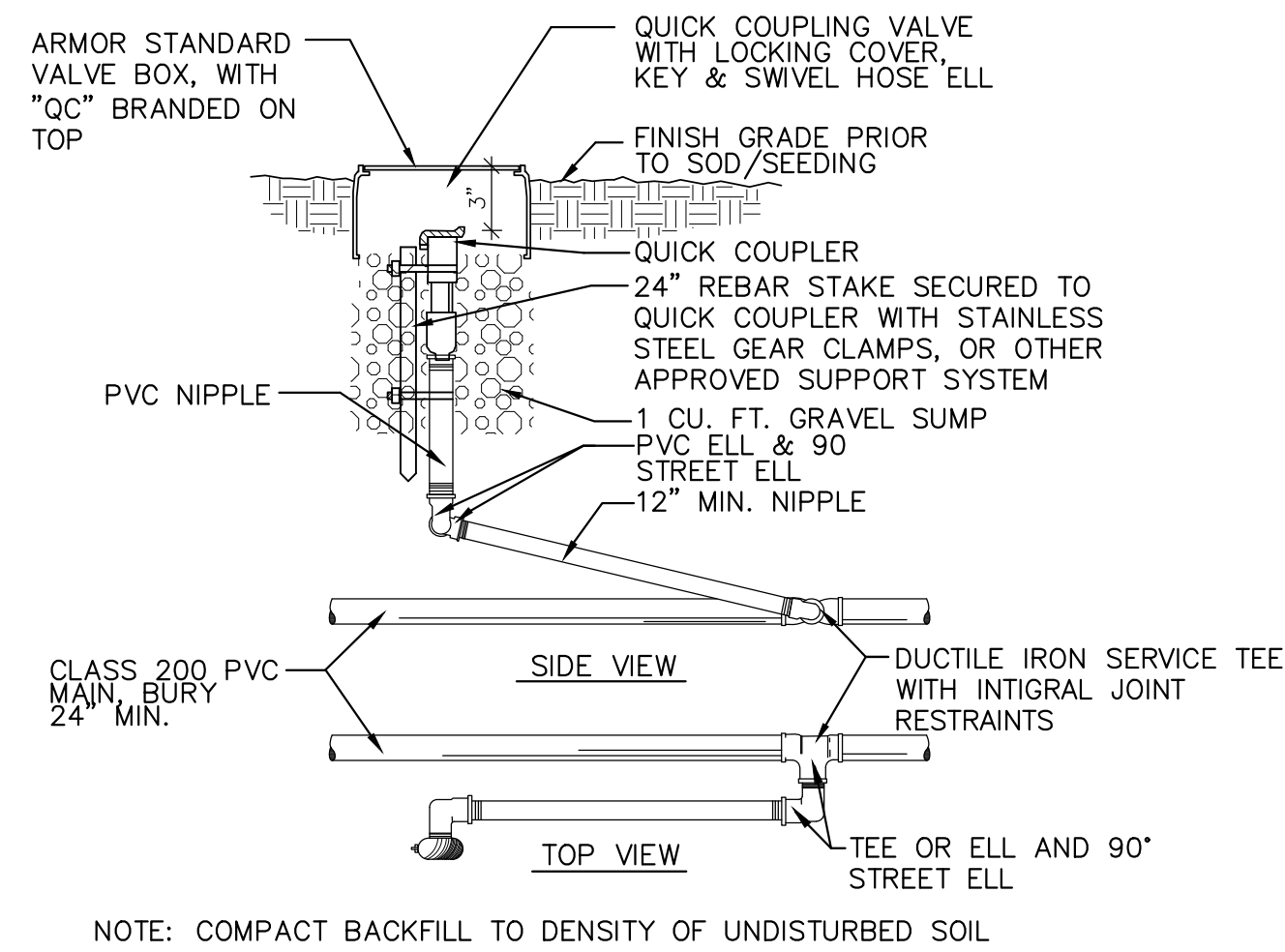
- NOTE:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.
 2. INSTALL A 4" THICK CONCRETE PAD BELOW VALVE WITH NO. 4 REBAR WHEN USING PUSH ON TYPE VALVES.

5 ISOLATION GATE VALVE
NOT TO SCALE



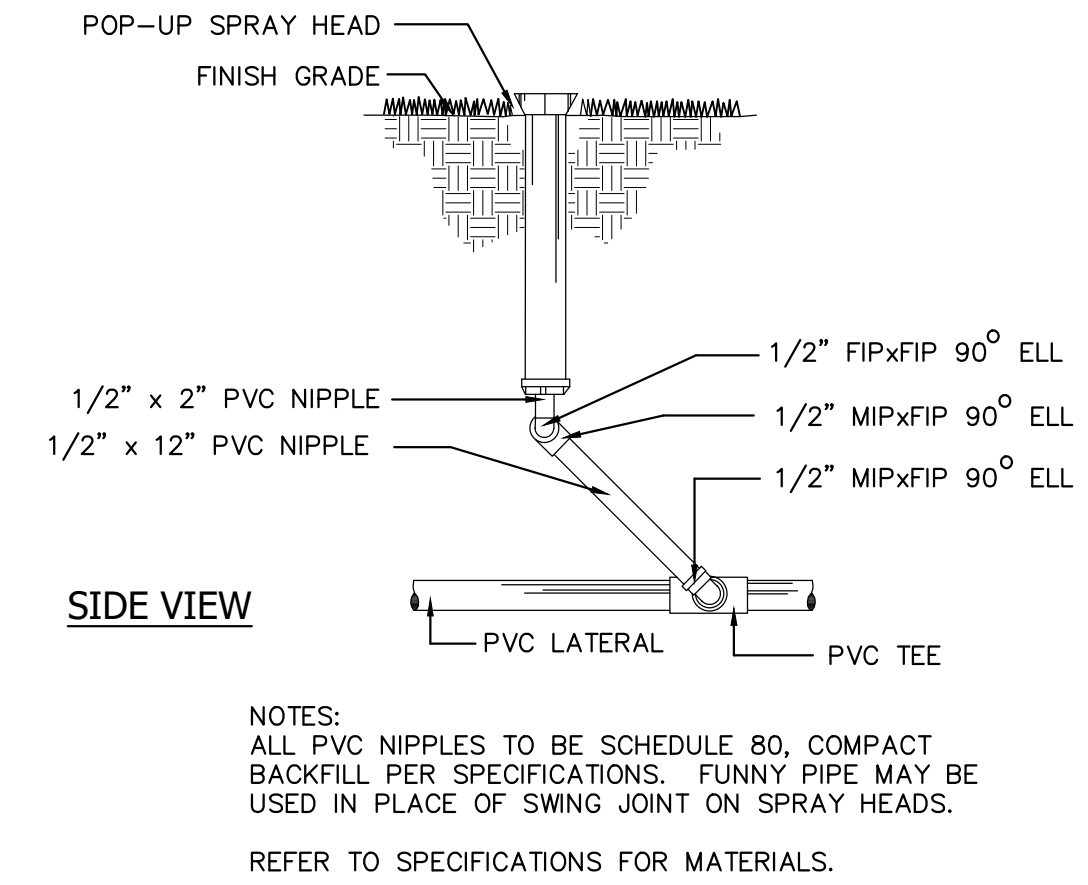
6 DRIP EMITTER PLACEMENT
NOT TO SCALE

3 QUICK COUPLER
NOT TO SCALE

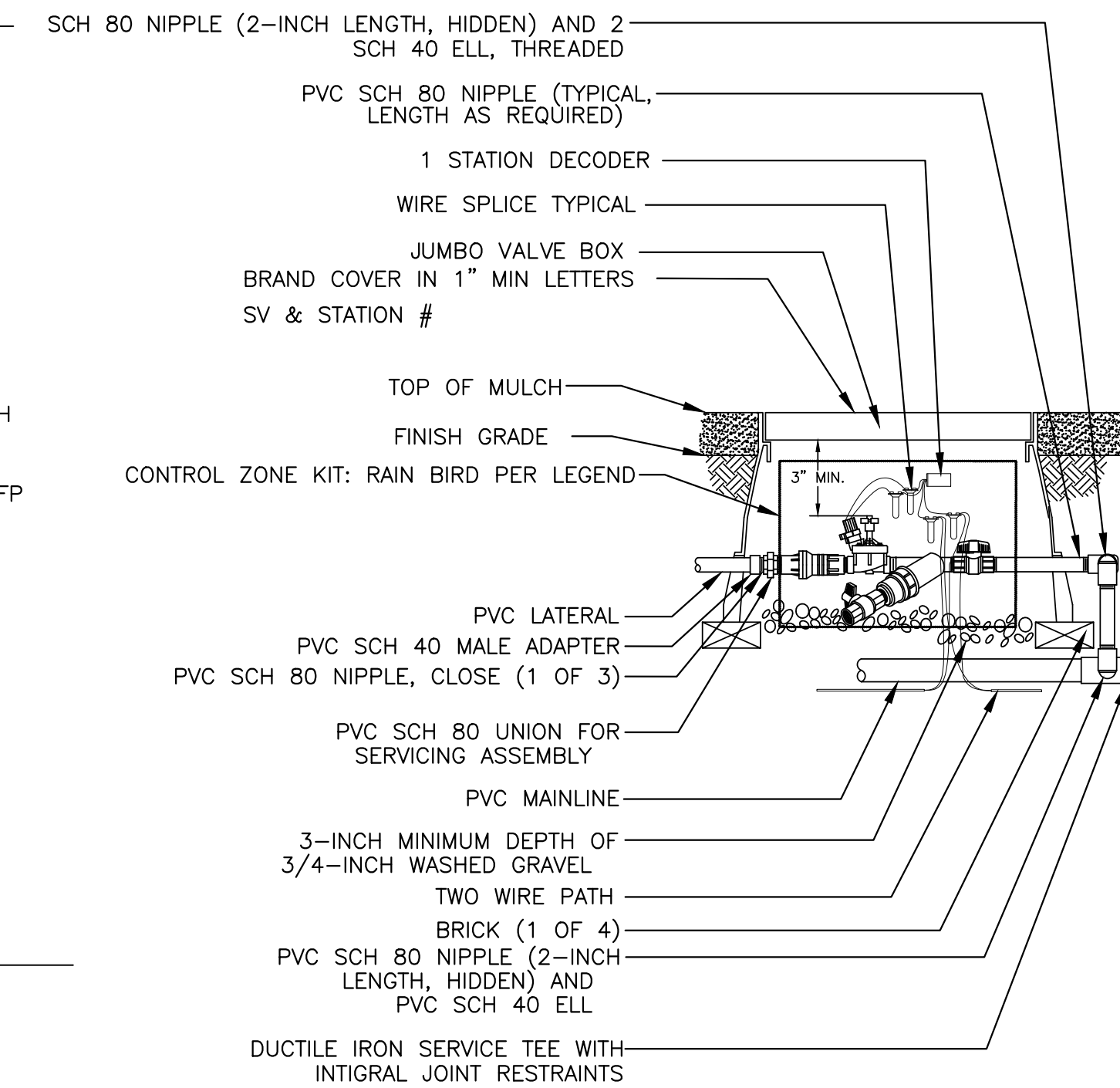


NOTE: COMPACT BACKFILL TO DENSITY OF UNDISTURBED SOIL

4 POP-UP SPRAY HEAD
NOT TO SCALE

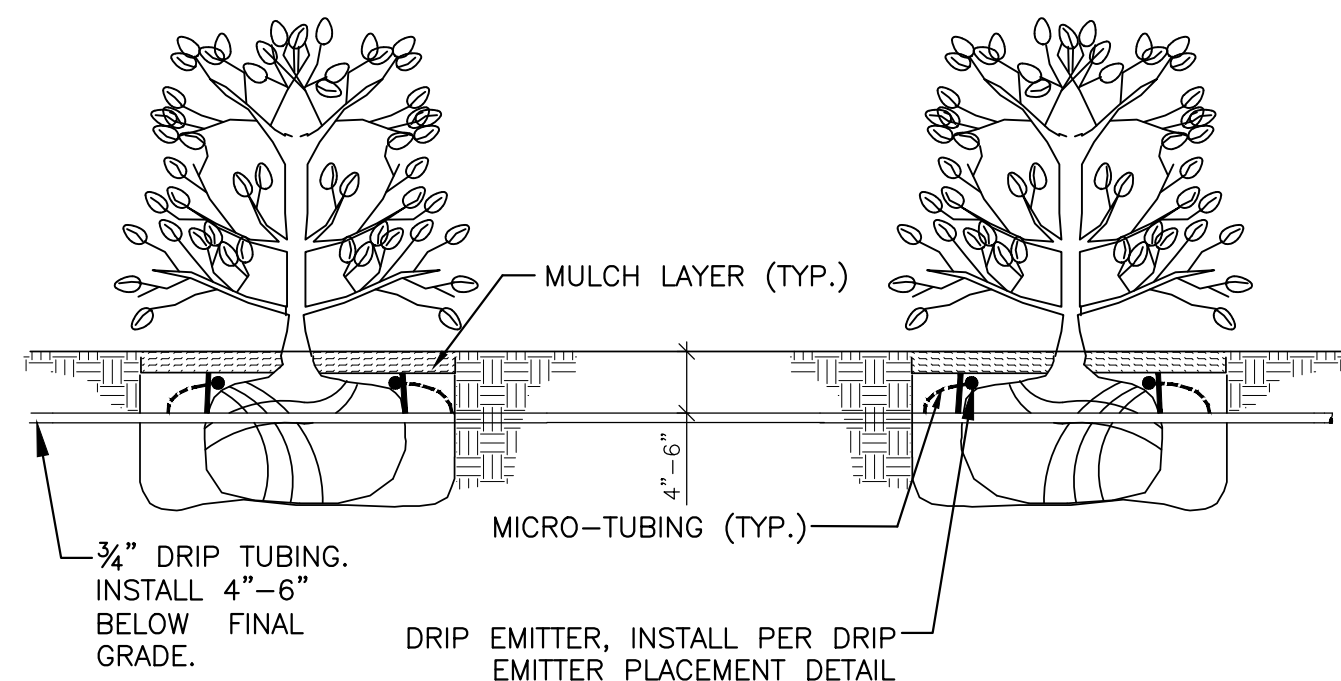
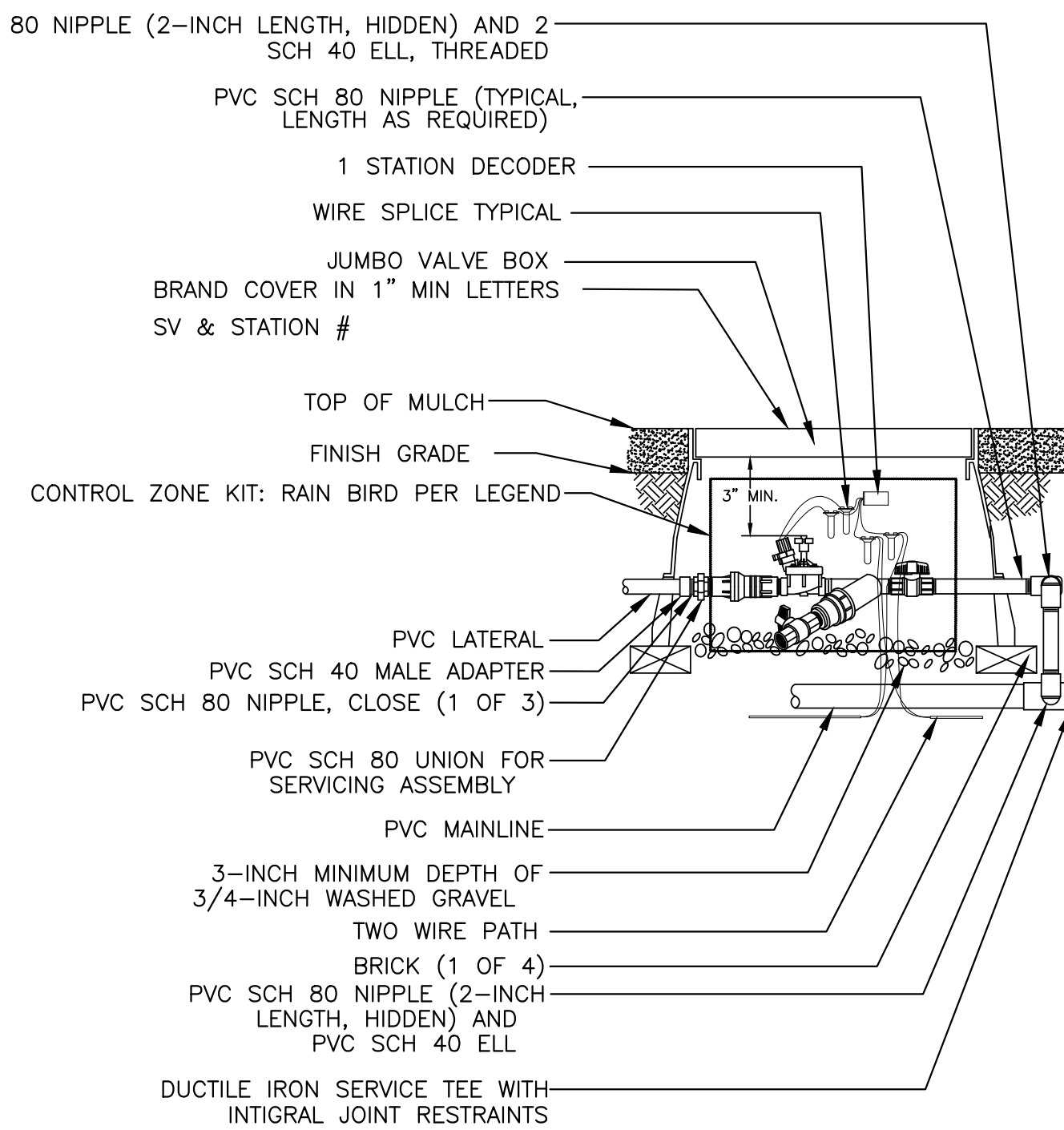


NOTES:
ALL PVC NIPPLES TO BE SCHEDULE 80, COMPACT BACKFILL PER SPECIFICATIONS. FUNNY PIPE MAY BE USED IN PLACE OF SWING JOINT ON SPRAY HEADS.
REFER TO SPECIFICATIONS FOR MATERIALS.



7 DRIP FLUSH VALVE
NOT TO SCALE

8 DRIP VALVE DETAIL
NOT TO SCALE



9 SHRUB/TREE EMITTER PLACEMENT
NOT TO SCALE



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**FALCON
COMMERCE
CENTER
PHASE 2**

**PARK
FINAL PUD PLAN
W. BAPTIST ROAD**

DATE: 06/21/2023
PROJECT MGR: KJM
PREPARED BY: KJM

ENTITLEMENT

| DATE: | BY: | DESCRIPTION: |
|-------|-----|--------------|
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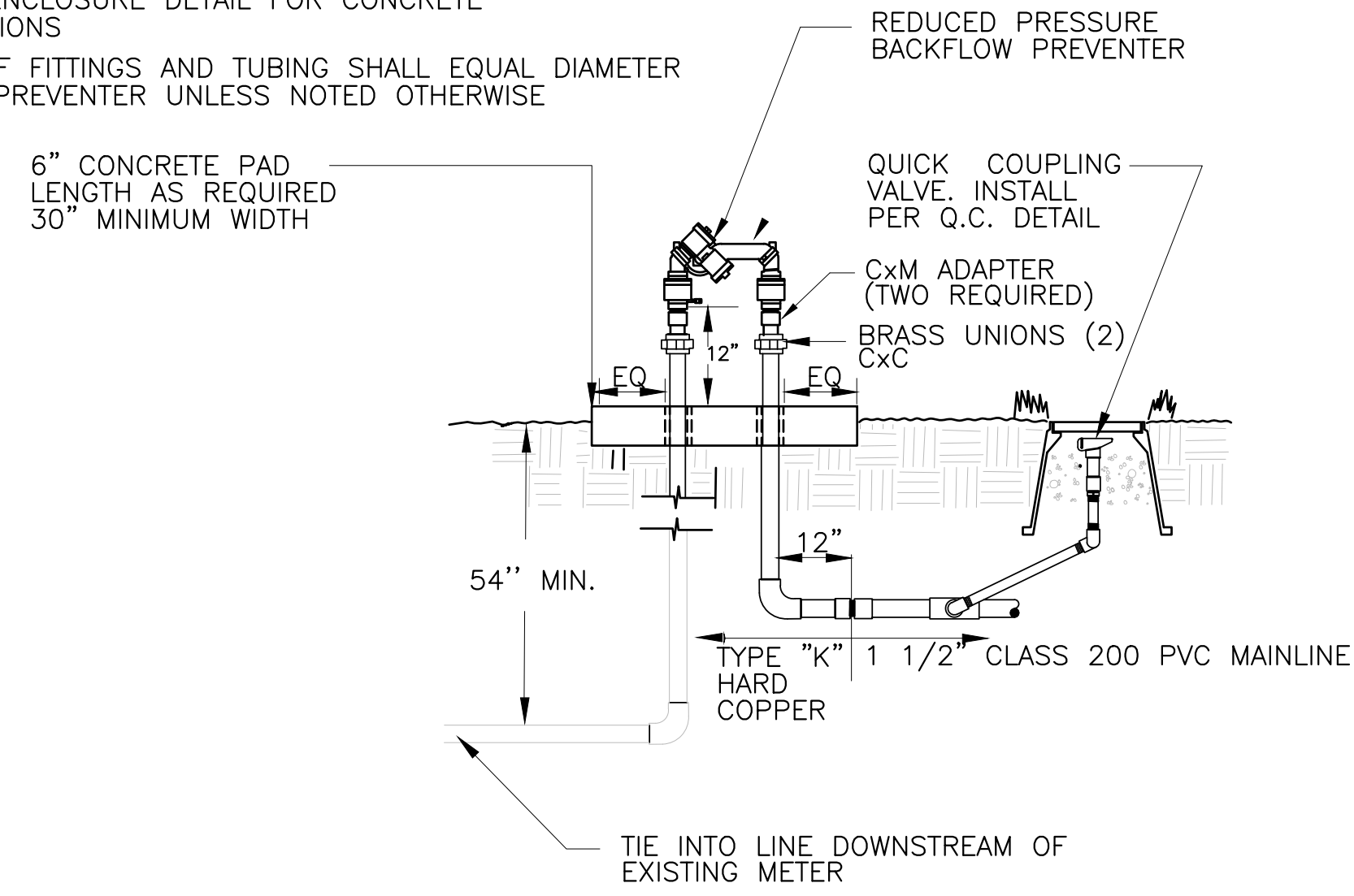
IRRIGATION DETAILS

12.0

6 OF 7

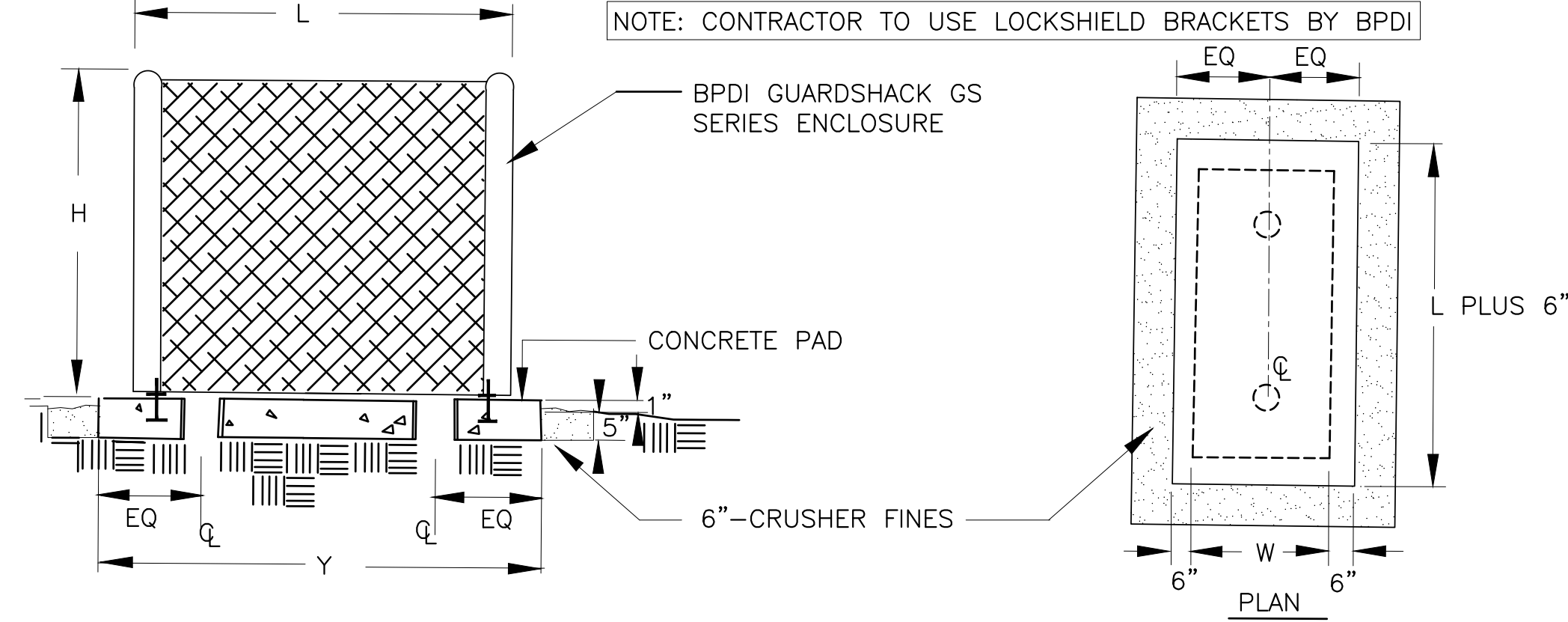
NOTE:

- * CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER
- * REFER TO ENCLOSURE DETAIL FOR CONCRETE PAD DIMENSIONS
- * DIAMETER OF FITTINGS AND TUBING SHALL EQUAL DIAMETER BACKFLOW PREVENTER UNLESS NOTED OTHERWISE



1 BACKFLOW PREVENTER 2" AND SMALLER
NTS

| BFP MODEL/SIZE | ENCLOSURE MODEL | W | H | L |
|------------------------------------|-----------------|-----|-----|-----|
| FEBCO 825YA - 3/4", 1", 1 1/2", 2" | GS-1 | 10" | 24" | 22" |



NOTE:

- * INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.
- * PROVIDE OWNER WITH KEYPAD LOCK FOR ENCLOSURE
- * PROVIDE ENCLOSURE WITH STANDARD DARK GREEN POWDER COATED FINISH
- * PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER.
- * TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE

2 BACKFLOW ENCLOSURE
NTS

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W. BAPTIST ROAD

PROJECT INFO
DATE: 06/21/2023
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ENTITLEMENT

DATE: BY: DESCRIPTION:

IRRIGATION DETAILS

12.1

7 OF 7