

P:\Mike Bergen\East Woodmen & Highway 24, Falcon\Drawings\Planning\Development\Falcon Field\_Prelim Plan.dwg [L. Gower] 1/29/2021 3:37:30 PM B.TEN

show on plan

## GENERAL NOTES

- All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.
- Private roads are to be paved asphalt with concrete curbs.
- This site is within a designated F.E.M.A. Floodplain Zone A as determined by the flood insurance rate map, community panel numbers 08041C0553G & 08041C0561G, effective December 07, 2018.
- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
- Notice: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the academy shall cease to be actively used. This notice shall run 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 or prior to the issuance of a certificated of occupancy for any unit within the development.
- The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. \_\_\_\_\_ of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- Geologic Hazard Note:**  
The property has been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Falcon Field Soils, Geology and Geologic Hazard Study by Entech Engineering, January, 20, 2021 in file (xxxx) available at the El Paso County Planning and Community Development Department: In areas that shallow ground water is identified foundations perimeter drains are recommended when foundations are not able to be located above the identified groundwater levels.

**Easements:**  
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Note MVEA commitment letter and incorporate easements accordingly.

Environmental:  
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 listed species (e.g., Preble's Meadow Jumping Mouse).

Parks and

19-471

- Landscaping in public-rights-of-way will be maintained by the Falcon Field Metropolitan District.
- Developer shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If offsite road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
- All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
- Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
- 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 El Paso County Road Impact Fee Program Resolution (Resolution No. 18-471) or any amendments thereto, 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.
- The following utility providers will serve the Falcon Field Preliminary Plan area:  
Water: Woodmen Hills Metropolitan District  
Wastewater: Woodmen Hills Metropolitan District  
Gas: Colorado Springs Utilities  
Electric: Mountain View Electric

## GENERAL PROVISIONS

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

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

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";

- THENCE S22°22'28"E A DISTANCE OF 219.81 FEET;
- 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";

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

- THENCE N50°05'41"E A DISTANCE OF 125.34 FEET TO A POINT OF CURVE TO THE LEFT;
- 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;
- THENCE N46°25'11"E A DISTANCE OF 780.04 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO ROAD, A 80 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 THREE COURSES ARE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE:

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;

THE FOLLOWING THREE COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1":

- THENCE S00°46'12"W A DISTANCE OF 1,185.42 FEET;
- THENCE S86°00'46"W A DISTANCE OF 327.52 FEET;
- 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;

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 30 OF THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO.1";

## LEGAL DESCRIPTION

This is located within the NE and NW quarters of section 7

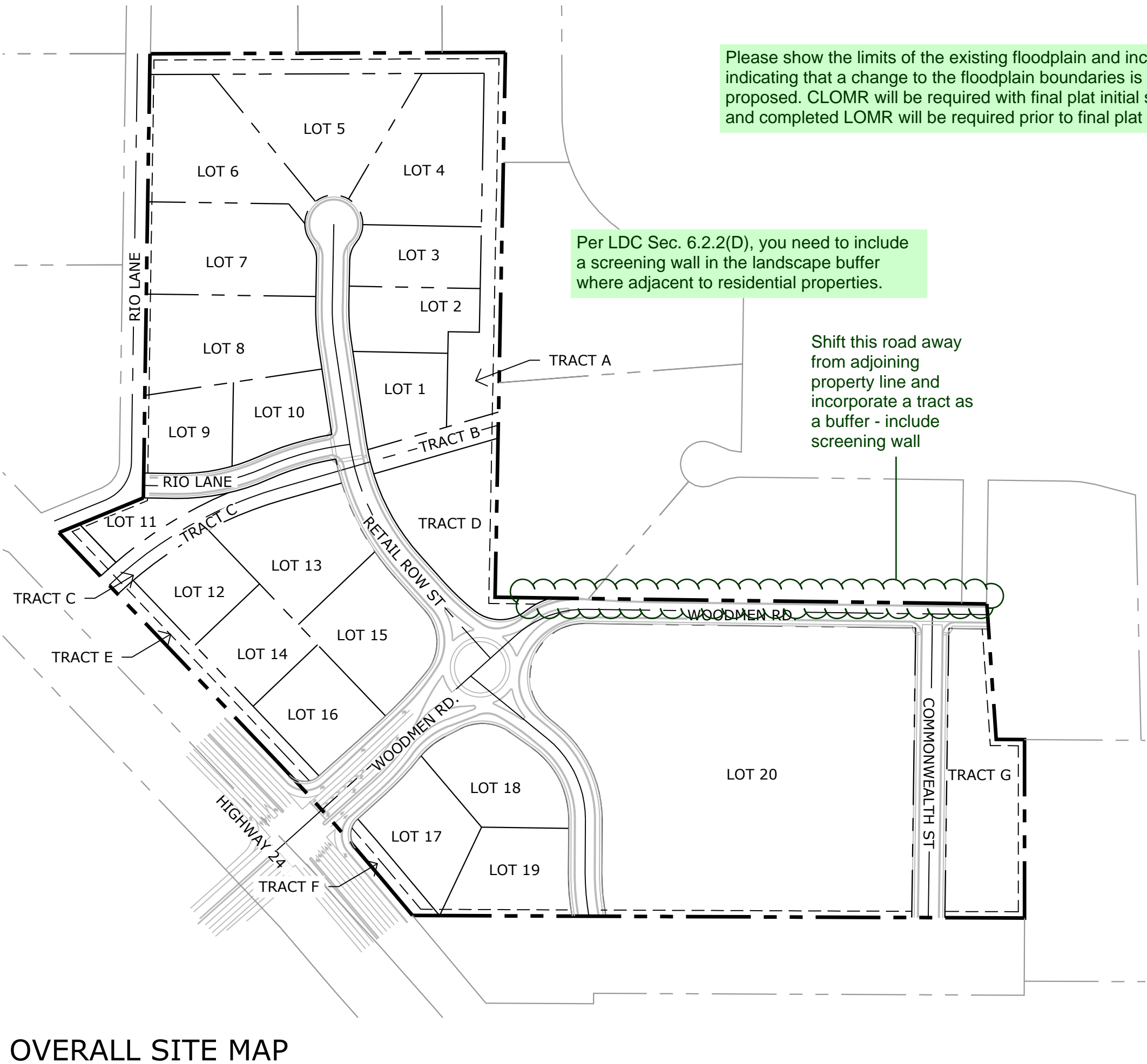
# FALCON FIELD

## EL PASO COUNTY, COLORADO

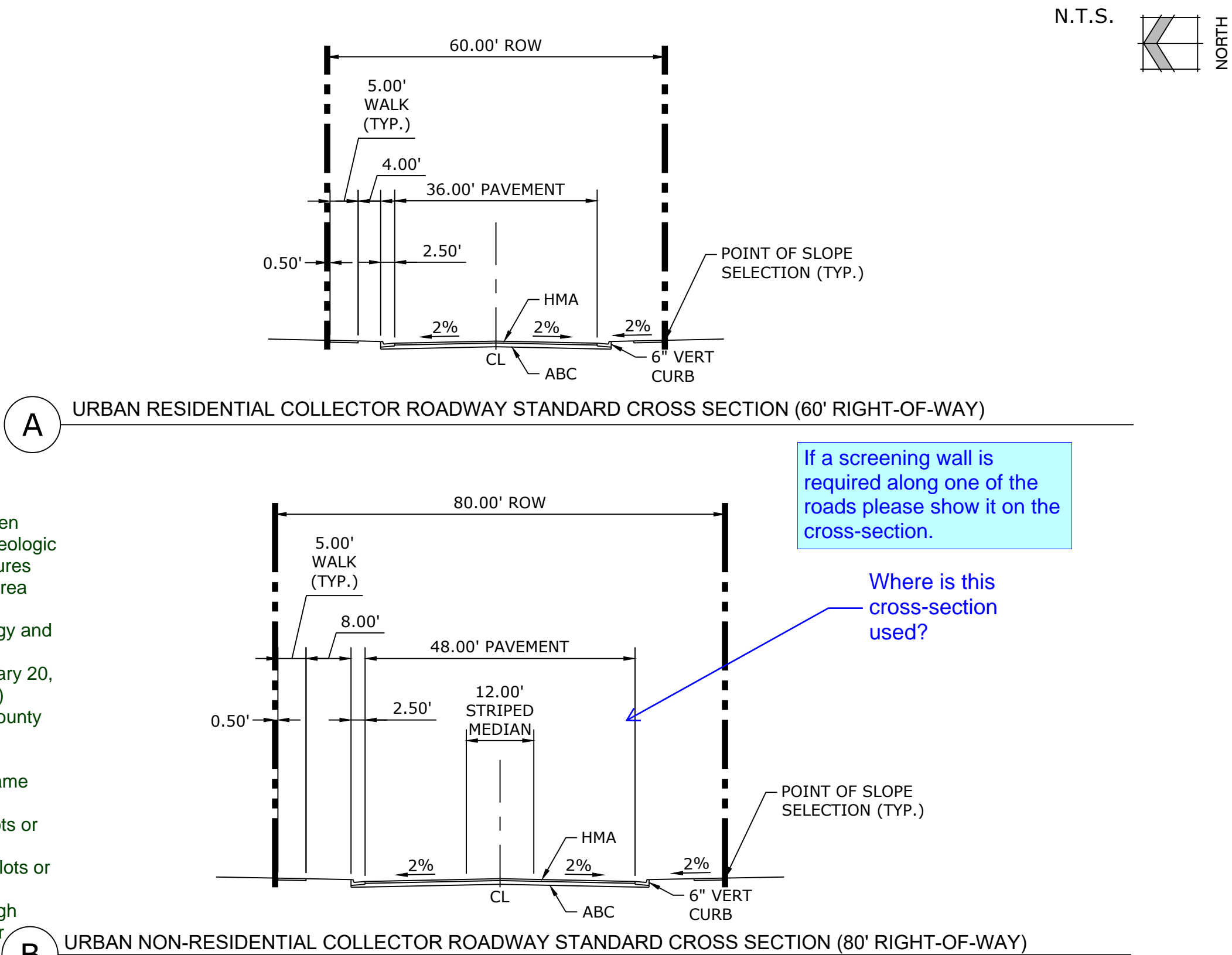
### PRELIMINARY PLAN

#### NORTH EAST 1/4, SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST

Also see Engineering comment memo.

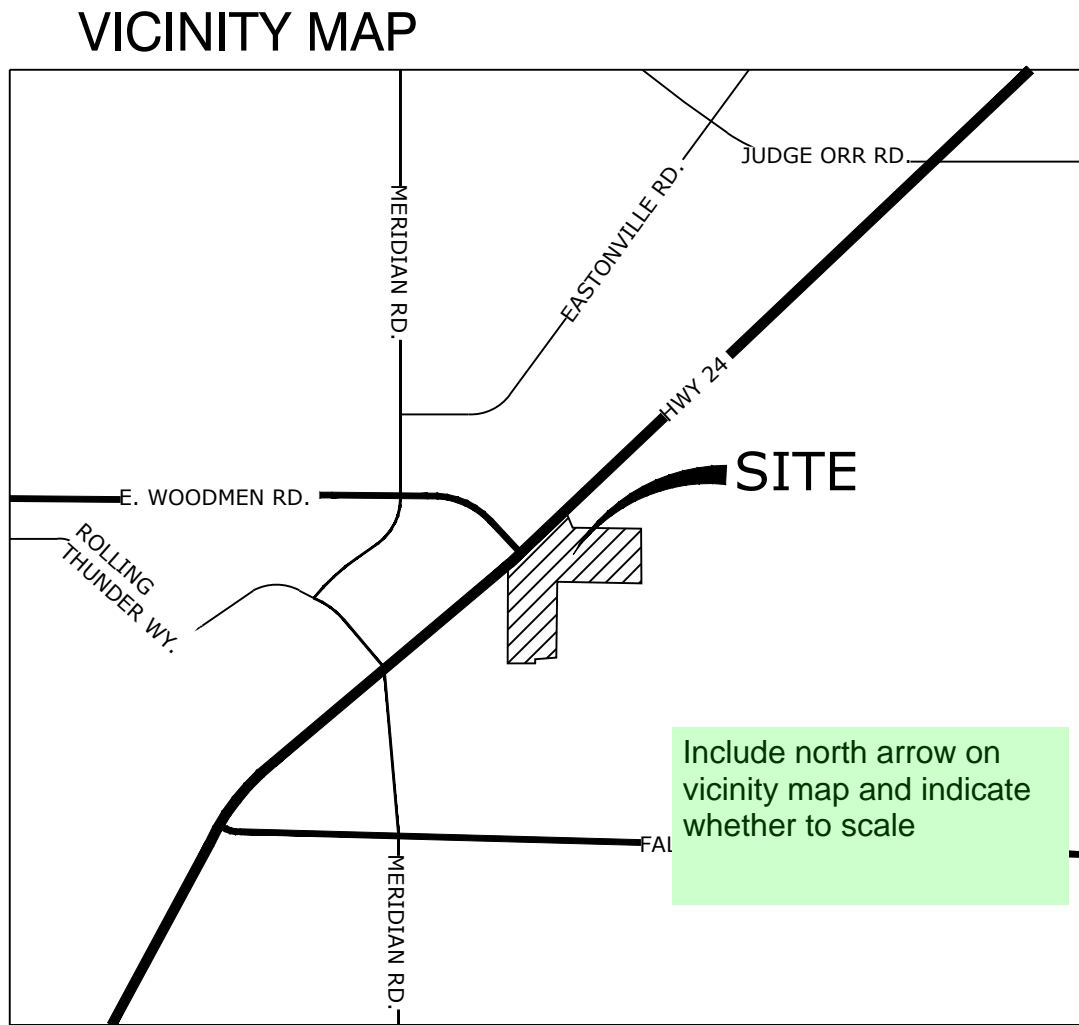


## OVERALL SITE MAP



If a screening wall is required along one of the roads please show it on the cross-section.

Where is this cross-section used?



## SITE DATA

<b>OWNER:</b> FALCON FIELDS LLC. 3230 N ELECTRA DR COLORADO SPRINGS CO, 80906	<b>PREPARED BY:</b> NES INC. 619 N. CASCADE AVE STE 200 COLORADO SPRINGS CO 80903
Site Location:	Highway 24 & East Woodmen Rd.
Tax ID Numbers:	4307200015 & 4307000001
Development Schedule:	2021
Master Plan:	Falcon/Peyton Small Area Plan
Zoning:	CR Resolution No. 20-160
Current Use:	Agricultural Grazing Land
Proposed Use:	Mixed Use Commercial
Maximum Building Height:	45 FT.
Building Setbacks:	
Front:	50 FT.
Side:	25 FT.
Rear:	25 FT.
Landscape Setbacks:	
State Highway 24:	25 FT.
Freeway	
Rio Lane:	10 FT.
Rural Local	
Landscape Buffers:	
West:	15 FT.
South:	15 FT.
East:	15 FT.

Data table needs to be included, incorporating:

Number of lots, average lot size, buildable area, approximate area of land to be dedicated for public use, and detailing the tracts and indicating the purpose of each tract.

This does not appear to be accounted for on the east side where Woodmen Road extension abuts lots to the east.

Land Planning  
Landscape  
Architecture  
Urban Design

NES

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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## FALCON FIELD

### PRELIMINARY PLAN

HIGHWAY 24 &  
EAST WOODMEN RD.

DATE: 01.29.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B.ITEN

### ENTITLEMENT

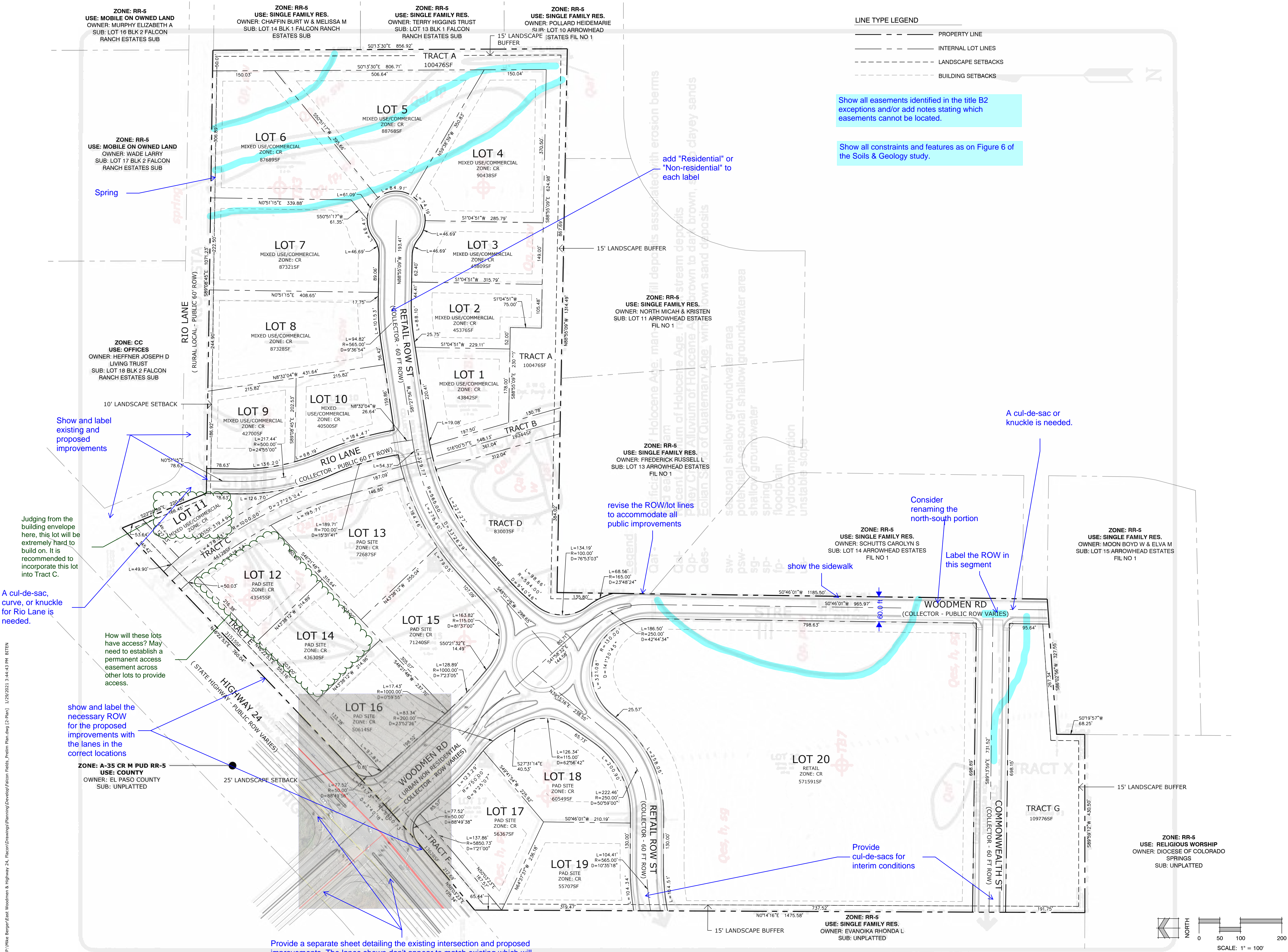
DATE: BY: DESCRIPTION:

### COVERSHEET

1  
OF 5



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Land Planning  
Landscape  
Architecture  
Urban Design

NES

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619 N. Cascade Avenue, Suite 200  
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## FALCON FIELD

### PRELIMINARY PLAN

Highway 24 &  
East Woodmen Rd.

DATE: 01.29.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

### ENTITLEMENT

DATE: BY: DESCRIPTION:

### PRELIMINARY SITE PLAN














2  
OF 5

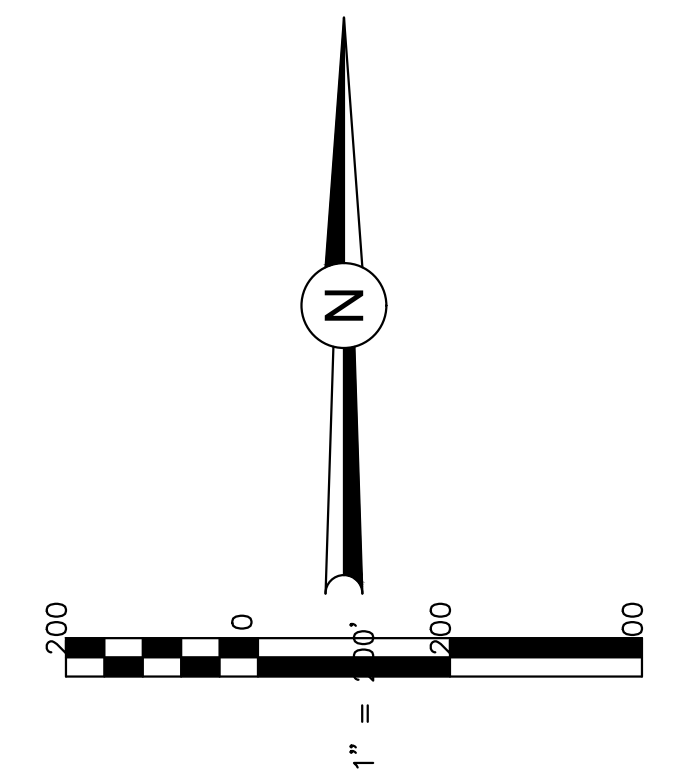






### LEGEND

PROPOSED SANITARY SEWER		<b>SS</b>	
EXISTING SANITARY SEWER		<b>SS</b>	
PROPOSED WATER		<b>W</b>	
EXISTING WATER		<b>W</b>	
SANITARY SEWER MANHOLE			
WATER MANHOLE			
WATER VALVE			
HYDRANT (MUELLER SUPER CENTURIAN OR APPROVED EQUAL)			
BLOW-OFF VALVE			<b>BO</b>

[illegible]

ENGINEER:  
DESIGNED BY: CKC DATE: 12-05-20  
DRAWN BY: CEB DATE: 12-10-20  
CHECKED BY: CKC DATE: 12-11-20

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
1-800-922-1987

**DSE** *Dakota Springs*  
*Engineering*

31 N. TEJON, SUITE 500  
COLORADO SPRINGS, CO 80903  
P: (719) 227-7388  
F: (719) 227-7392

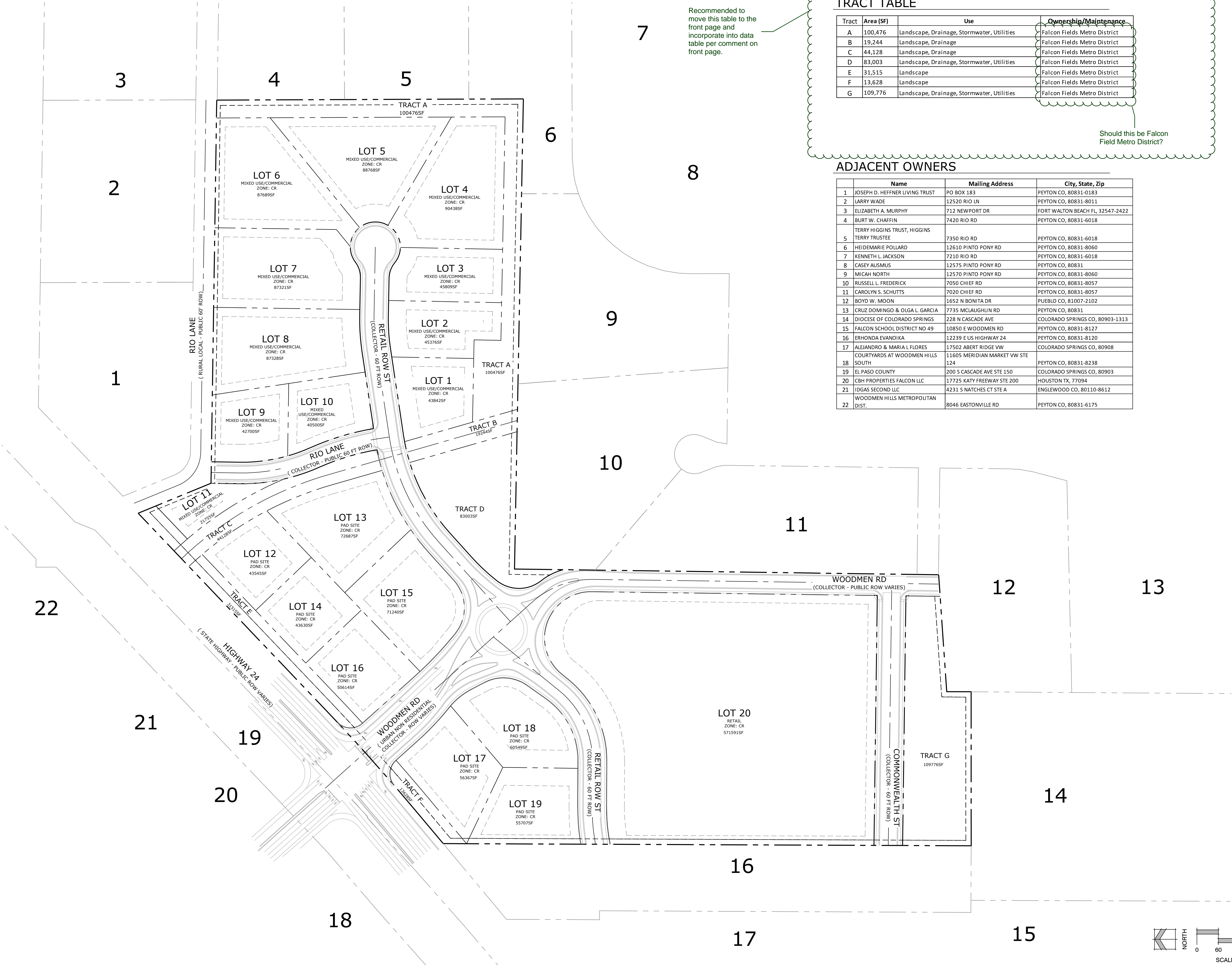
PROJECT THE COMMONS AT FALCON FIELDS

SHEET TITLE PRELIMINARY WET UTILITY PLAN

FROM N/A TO N/A

JOB NO. \_\_\_\_\_ SHEET 1 OF 1





Recommended to move this table to the front page and incorporate into data table per comment on front page.

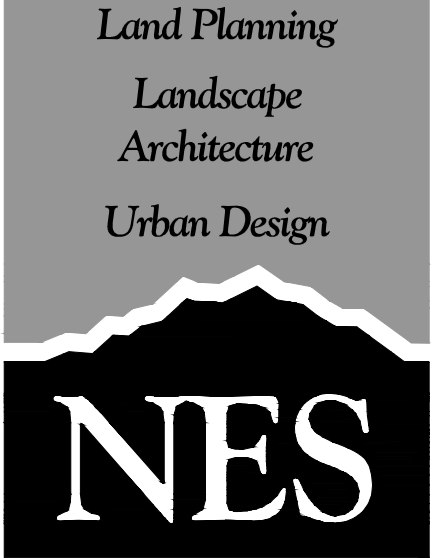
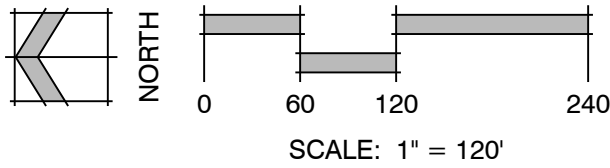
TRACT TABLE

Tract	Area (SF)	Use	Ownership/Maintenance
A	100,476	Landscape, Drainage, Stormwater, Utilities	Falcon Fields Metro District
B	19,244	Landscape, Drainage	Falcon Fields Metro District
C	44,128	Landscape, Drainage	Falcon Fields Metro District
D	83,003	Landscape, Drainage, Stormwater, Utilities	Falcon Fields Metro District
E	31,515	Landscape	Falcon Fields Metro District
F	13,628	Landscape	Falcon Fields Metro District
G	109,776	Landscape, Drainage, Stormwater, Utilities	Falcon Fields Metro District

Should this be Falcon Field Metro District?

ADJACENT OWNERS

	Name	Mailing Address	City, State, Zip
1	JOSEPH D. HEFFNER LIVING TRUST	PO BOX 183	PEYTON CO, 80831-0183
2	LARRY WADE	12520 RIO LN	PEYTON CO, 80831-8011
3	ELIZABETH A. MURPHY	712 NEWPORT DR	FORT WALTON BEACH FL 32547-2422
4	BURT W. CHAFFIN	7420 RIO RD	PEYTON CO, 80831-6018
5	TERRY HIGGINS TRUST, HIGGINS	7350 RIO RD	PEYTON CO, 80831-6018
6	HEIDEMARIE POLLARD	12610 PINTO PONY RD	PEYTON CO, 80831-8060
7	KENNETH L JACKSON	7210 RIO RD	PEYTON CO, 80831-6018
8	CASEY AUSMUS	12575 PINTO PONY RD	PEYTON CO, 80831
9	MICAH NORTH	12570 PINTO PONY RD	PEYTON CO, 80831-8060
10	RUSSELL L FREDERICK	7050 CHIEF RD	PEYTON CO, 80831-8057
11	CAROLYN S. SCHUTTS	7020 CHIEF RD	PEYTON CO, 80831-8057
12	BOYD W. MOON	1652 N BONITA DR	PUEBLO CO, 81007-2102
13	CRUZ DOMINGO & OLGA L. GARCIA	7735 MC LAUGHLIN RD	PEYTON CO, 80831
14	DIOCESE OF COLORADO SPRINGS	228 N CASCADE AVE	COLORADO SPRINGS CO, 80903-1313
15	FALCON SCHOOL DISTRICT NO 49	10850 E WOODMEN RD	PEYTON CO, 80831-8127
16	ERHONDA EVANOIKA	12239 E US HIGHWAY 24	PEYTON CO, 80831-8120
17	ALEJANDRO & MARIA L FLORES	17502 ABERT RIDGE VW	COLORADO SPRINGS CO, 80908
18	COURTYARDS AT WOODMEN HILLS SOUTH	11605 MERIDIAN MARKET VW STE 124	PEYTON CO, 80831-8238
19	EL PASO COUNTY	200 S CASCADE AVE STE 150	COLORADO SPRINGS CO, 80903
20	CBH PROPERTIES FALCON LLC	17725 KATY FREEWAY STE 200	HOUSTON TX, 77094
21	IDGAS SECOND LLC	4231 S NATCHES CT STE A	ENGLEWOOD CO, 80110-8612
22	WOODMEN HILLS METROPOLITAN DIST.	8046 EASTONVILLE RD	PEYTON CO, 80831-6175



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www.nescolorado.com

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PLANNING LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

FALCON FIELD

PRELIMINARY PLAN

HIGHWAY 24 &  
EAST WOODMEN RD.

PROJECT INFO

DATE: 01.29.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

SEAL

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

ADJACENT OWNERS &  
TRACT EXHIBIT

5

OF 5

PLANTING  
SHEET NUMBER