

PRELIMINARY PLAN FALCON MARKETPLACE

SE 1/4 OF THE SE 1/4 OF SECTION 1, T13S, R65W OF THE 6TH P.M. 11680 E. WOODMEN ROAD FALCON, COLORADO

GENERAL NOTES:

1. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
2. THE EXISTING BOUNDARY INFORMATION TAKEN FROM THE ALTA SURVEY PREPARED BY CLARKE SURVEYING. DATE ISSUED 7/14/16.
3. THE EXTERIOR LIGHTING SHALL BE FULL CUTOFF FIXTURES WITHOUT SAG LENSES.
4. THE GENERAL DRAINAGE PATTERNS ARE IN A SOUTHERLY DIRECTION
5. THIS DEVELOPMENT IS PROPOSED IN MULTIPLE PHASE CONSTRUCTION FOR PAD SITES. INITIAL SITE GRADING, UTILITIES AND PUBLIC ROADWAY CONNECTIONS WILL BE CONSTRUCTED IN ONE PHASE.
6. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE GEOLOGIC REPORT. PRELIMINARY GEOTECHNICAL INVESTIGATION BY GROUND ENGINEERING, AUGUST 25, 2015, WITH ADDENDA #1 DATED MARCH 17, 2017.
7. LANDSCAPE MAINTENANCE OF THE PROPERTY IS EACH INDIVIDUAL LOT OWNER'S RESPONSIBILITY.
8. ALL DRIVEWAYS AND PARKING SPACES ARE TO BE ASPHALT UNLESS OTHERWISE SHOWN.
9. ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS ARE TO BE EL PASO COUNTY TYPE A OR B CURB AND GUTTER.
10. THERE SHALL BE NO DIRECT LOT ACCESS TO WOODMEN ROAD OR MERIDIAN ROAD.
11. ALL LOTS ALONG WOODMEN ROAD AND MERIDIAN ROAD ARE SUBJECT TO A 25 FT LANDSCAPE SETBACK. ALL LOTS ALONG FALCON MARKET PLACE WILL BE SUBJECT TO A 10 FT LANDSCAPE SETBACK. NO STRUCTURES, DRIVE AISLES OR PAVING AREA ALLOWED WITHIN THE LANDSCAPE SETBACK.
12. DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. NO BASEMENTS ARE PERMITTED.
13. ALL LOTS HAVE BEEN FOUND TO BE IMPACTED BY THE FOLLOWING POTENTIAL GEOLOGIC HAZARDS. FLOODPLAIN AND SHALLOW GROUNDWATER MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION BY GROUND ENGINEERING, AUGUST 25, 2015, WITH ADDENDA #1 DATED MARCH 17, 2017. THIS REPORT IS AVAILABLE TO VIEW AT THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.
14. ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
15. THE DEVELOPER SHALL CONSTRUCT SUB-REGIONAL POND SR4 AND EL PASO COUNTY SHALL ASSUME OWNERSHIP AND MAINTENANCE AFTER COMPLETION OF CONSTRUCTION AND COUNTY ACCEPTANCE OF THE IMPROVEMENTS.
16. CROSS-LOT ACCESS AND PARKING WILL BE PROVIDED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
17. LANDSCAPING WILL BE REQUIRED TO BE INSTALLED PER THE APPROVED LANDSCAPE PLAN AND WILL BE ENFORCED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
18. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE ENVIRONMENTAL REPORT BY ERO RESOURCES CORP., DATED OCTOBER 19, 2016.
19. THE FUTURE DESIGN OF LOT 2 WILL PROVIDE LANDSCAPE ISLANDS AND DRIVE LANES DESIGNED TO DISCOURAGE CUT-THROUGH TRAFFIC BETWEEN THE WOODMEN FRONTAGE ROAD AND EASTONVILLE ROAD.
20. EASEMENT MAINTENANCE SHALL BE BY THE INDIVIDUAL LOT OWNER THAT THE EASEMENT LIES WITHIN.
21. THE SITE SHALL COMPLY WITH THE COLORADO NOXIOUS WEED ACT AND THE EL PASO COUNTY WEED MANAGEMENT PLAN.
22. THE SITE CONTAINS NO JURISDICTIONAL WATERS OF THE U.S. THAT ARE SUBJECT TO REGULATION UNDER SECTION 404 OF THE CLEAN WATER ACT, PER A LETTER FROM VAN TRUAN AT THE U.S. ARMY CORPS OF ENGINEERS, DATED AUGUST 23, 2016.
23. RADON RESISTANT CONSTRUCTION BUILDING TECHNIQUES/PRACTICES ARE ENCOURAGED TO BE USED IN THIS AREA. THE EPA HAS DETERMINED THAT COLORADO, AND THE EL PASO COUNTY AREA, HAVE POTENTIALLY HIGHER RADON LEVELS THAN OTHER AREAS OF THE COUNTRY.
24. EARTHMOVING ACTIVITY IN EXCESS OF ONE ACRE, BUT LESS THAN TWENTY-FIVE ACRES, WILL REQUIRE A CONSTRUCTION ACTIVITY PERMIT FROM EL PASO COUNTY PUBLIC HEALTH. GO TO <http://WWW.ELPASOCOUNTYHEALTH.ORG/SERVICE/ZAIR-QUALITY> FOR MORE INFORMATION. IF THE EARTHMOVING ACTIVITY IS IN EXCESS OF TWENTY-FIVE ACRES AT ONE TIME, A CONSTRUCTION ACTIVITY PERMIT IS REQUIRED FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT.
25. MVEA WILL REQUIRE EASEMENTS DETERMINED NECESSARY BY MVEA TO INSTALL NEW FACILITIES AND FOR RELOCATION OF EXISTING FACILITIES. THE EXPENSE OF RELOCATION OF EXISTING ELECTRIC FACILITIES WILL BE AT THE EXPENSE OF THE APPLICANT.
26. AN OVERFLOW/INUNDATION EASEMENT OR BLANKET EASEMENT DOWNSTREAM FROM POND SR4 OVERFLOW SPILLWAY WILL BE REQUIRED WITH THE FINAL PLAT, AS AFFECTS LOTS 1, 2, 8, 9 AND 10.

AGENCY CONTACTS

COUNTY	EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT KARI PARSONS, PROJECT MANAGER/PLANNER II 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6300	GAS	COLORADO SPRINGS UTILITIES TODD STURTEVANT 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, CO 80947 (719) 668-3556
FIRE	FALCON FIRE DEPARTMENT TRENT HARWIG, FIRE CHIEF 7030 OLD MERIDIAN ROAD FALCON, CO 80831 (719)495-4050	TELEPHONE	CENTURY LINK SALLY KLEIN (719) 636-4329 (LOCATORS) (719) 597-8418 AT&T (LOCATORS) (719) 635-3674
WATER	WOODMEN HILLS METROPOLITAN DISTRICT GENE COZZOLINO, DIRECTOR OF WATER & WASTEWATER 8046 EASTONVILLE ROAD FALCON, CO 80831 (719) 495-2500	CABLE	COMCAST DALE STEWART 213 N. UNION BLVD COLORADO SPRINGS, CO 80909 (719) 442-4733
WASTEWATER	WOODMEN HILLS METROPOLITAN DISTRICT GENE COZZOLINO, DIRECTOR OF WATER & WASTEWATER 8046 EASTONVILLE ROAD FALCON, CO 80831 (719) 495-2500	OTHER	WOODMEN ROAD METROPOLITAN DISTRICT TERRY SCHOLLER 20 BOULDER CRESCENT, SUITE #200 COLORADO SPRINGS, CO 80903 (719) 447-1777
ELECTRIC	MOUNTAIN VIEW ELECTRIC ASSOCIATION LES ULFERS 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283		



VICINITY MAP
NOT TO SCALE



BENCHMARK

ELEVATIONS ARE BASED ON COLORADO SPRINGS UTILITIES FACILITIES INFORMATION SYSTEM (FIMS) "BLT 167", A 2" ALUMINUM CAP IN CONCRETE LOCATED ON AN ELECTRIC TRANSFORMER PAD AT THE SOUTHEAST CORNER OF WOODMEN ROAD AND MERIDIAN ROAD, WITH AN ELEVATION OF 6873.18 (NGVD 29).

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH THAT PORTION OF BLOCK 1, TOWN OF FALCON, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THOSE PORTIONS CONVEYED TO WOODMEN ROAD METROPOLITAN DISTRICT BY WARRANTY DEED RECORDED APRIL 19, 2004 AT RECEPTION NO. 204062427 AND PERSONAL REPRESENTATIVE'S DEED RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116129, EL PASO COUNTY, COLORADO RECORDS.

FLOODPLAIN STATEMENT

THE EFFECTIVE FLOODPLAIN ZONE A LIMITS ARE DEFINED ON THE FIRM FOR EL PASO COUNTY, COLORADO AND UNINCORPORATED AREAS, MAP NUMBER 8041C0575F, EFFECTIVE DATE MARCH 17, 1997. FEMA ISSUED PRELIMINARY FIRM MAP 08041C0553G DATED JULY 29, 2015 TO REFLECT LIMITS MODIFIED BY LOMR CASE NO. 12-08-0579P (FEBRUARY 28, 2013).

A CLOMR TO MODIFY THE EFFECTIVE FLOODPLAIN HAS BEEN SUBMITTED AND APPROVED BY FEMA, CASE NO. 17-08-0074R (MAY 26, 2017).

SHEET INDEX

- PP-1 COVER SHEET
- PP-2 PRELIMINARY SITE PLAN
- PP-3 PRELIMINARY GRADING PLAN
- PP-4 PRELIMINARY UTILITY PLAN

SITE/BUILDING DATA:

OWNER: LG HI FALCON, LLC
2301 CEDAR SPRINGS, #200
DALLAS, TEXAS 75201

TAX SCHEDULE NO.: 53000-00-589

ACREAGE: 36.4 ACRES

ZONING: CR (COMMERCIAL REGIONAL)

DRAINAGE BASIN: FALCON WATERSHED
(UPPER BLACK SQUIRREL CREEK)

LOT/TRACT TABLE

DESCRIPTION	ACREAGE	USE	OWNERSHIP & MAINTENANCE
Tract A	5.90	DRAINAGE & UTILITY	EL PASO COUNTY
Tract B	0.45	DRAINAGE & UTILITY	EL PASO COUNTY
LOT 1	4.18	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 2	9.98	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 3	1.31	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 4	1.17	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 5	0.78	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 6	1.04	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 7	1.64	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 8	1.37	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 9	1.55	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 10	1.68	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 11	0.82	COMMERCIAL DEVELOPMENT	LOT OWNER
PUBLIC R.O.W.	4.18	PUBLIC R.O.W.	EL PASO COUNTY

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

HUMMEL INVESTMENTS, LLC
8117 PRESTON ROAD, SUITE 120
DALLAS, TEXAS 75225
(214) 416-9820

PRELIMINARY PLAN FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
EXHIBIT	1-17-17
REVISION	8-13-18
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 20988-00CSCV
DRAWING NO.

PP-1

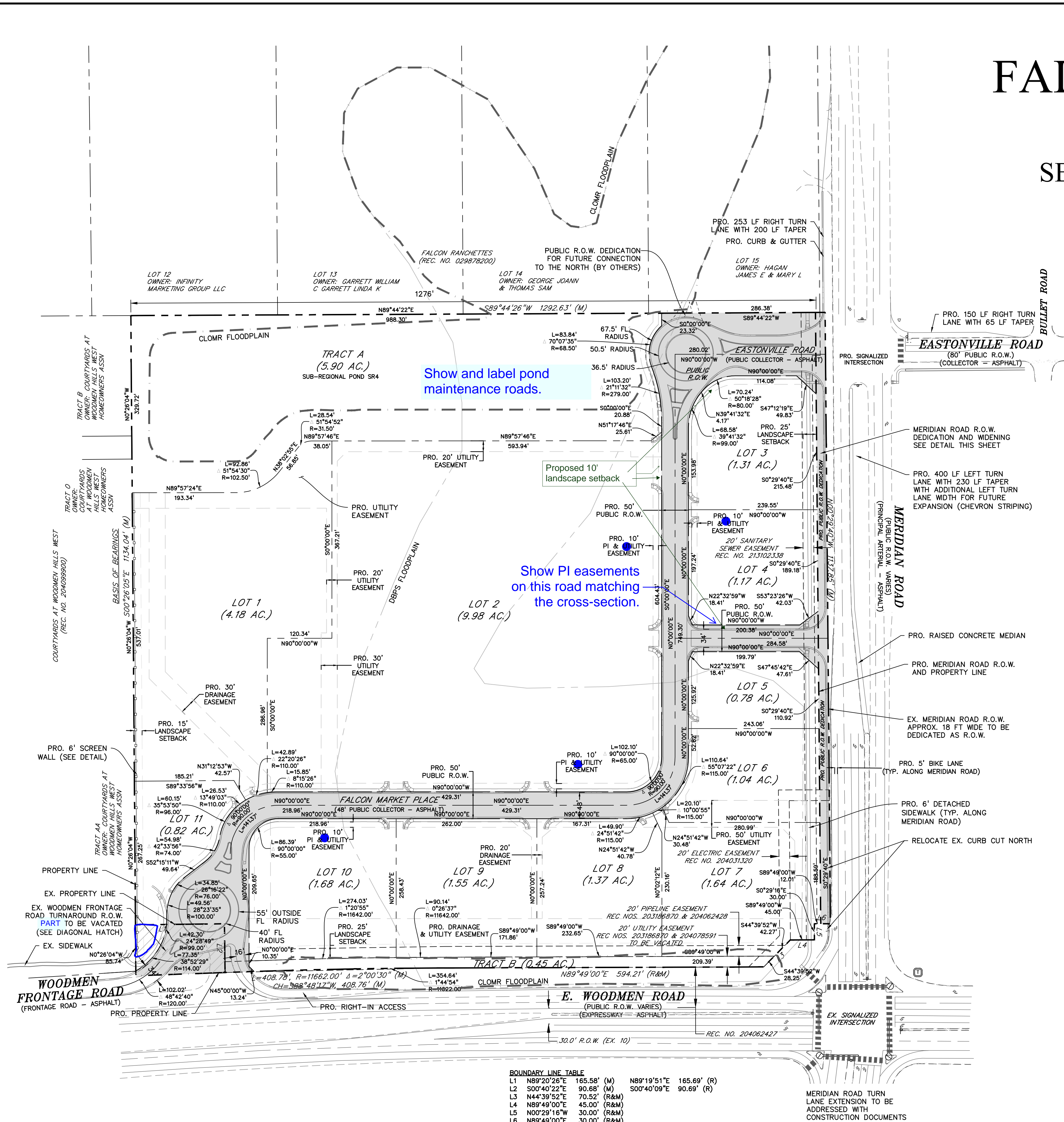
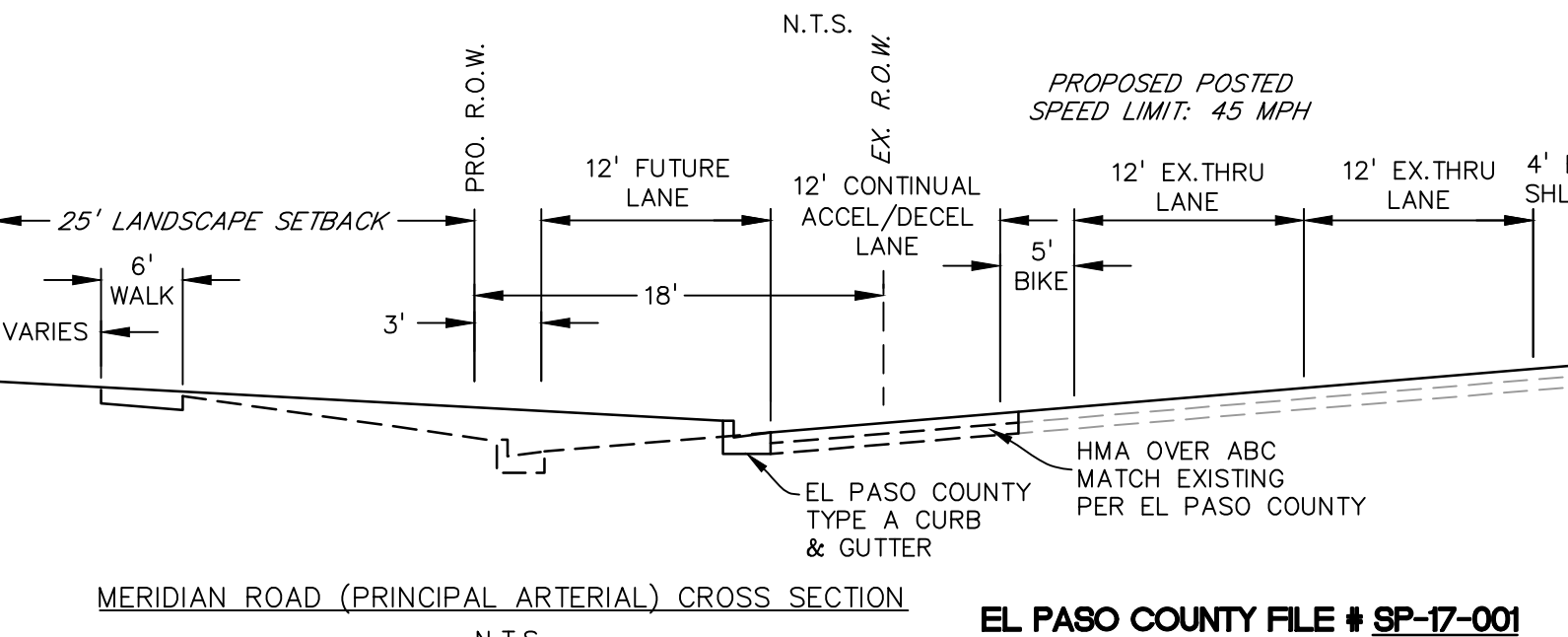
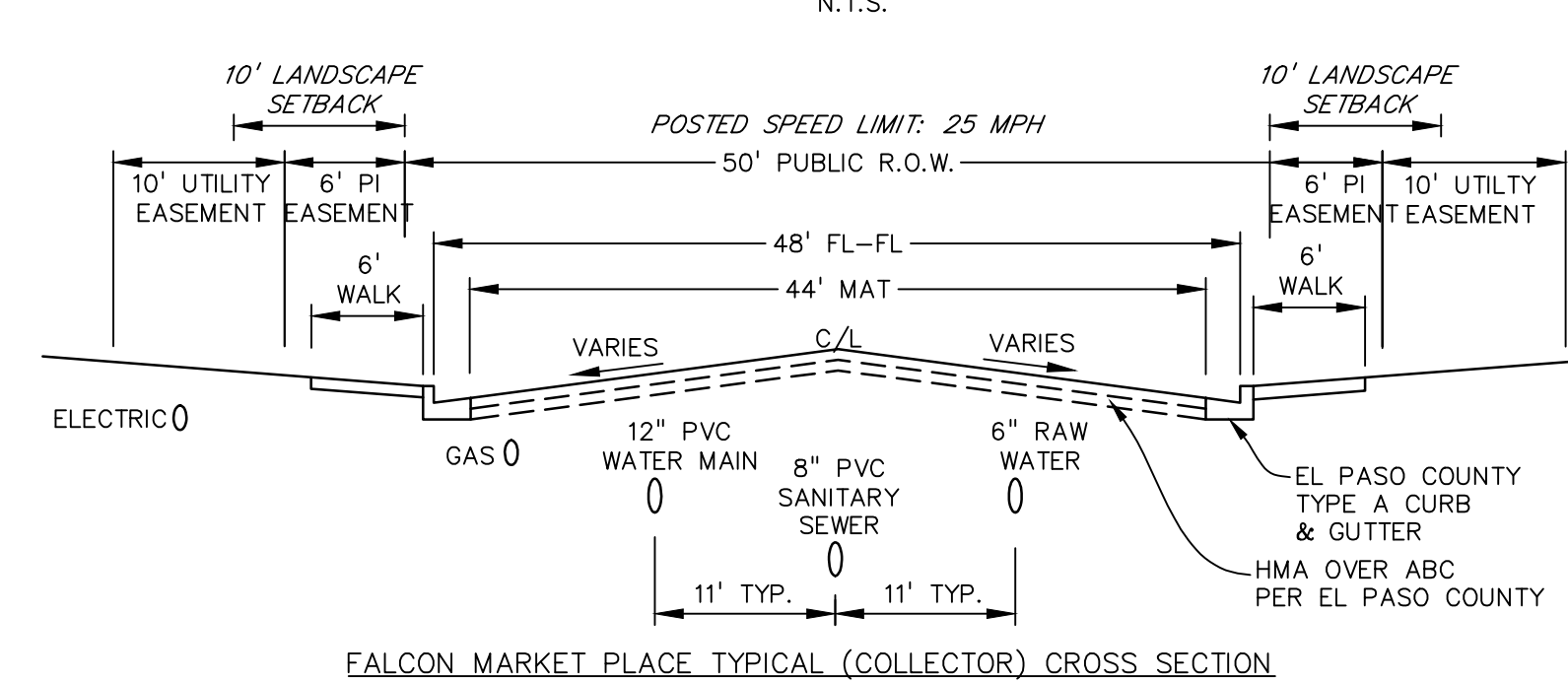
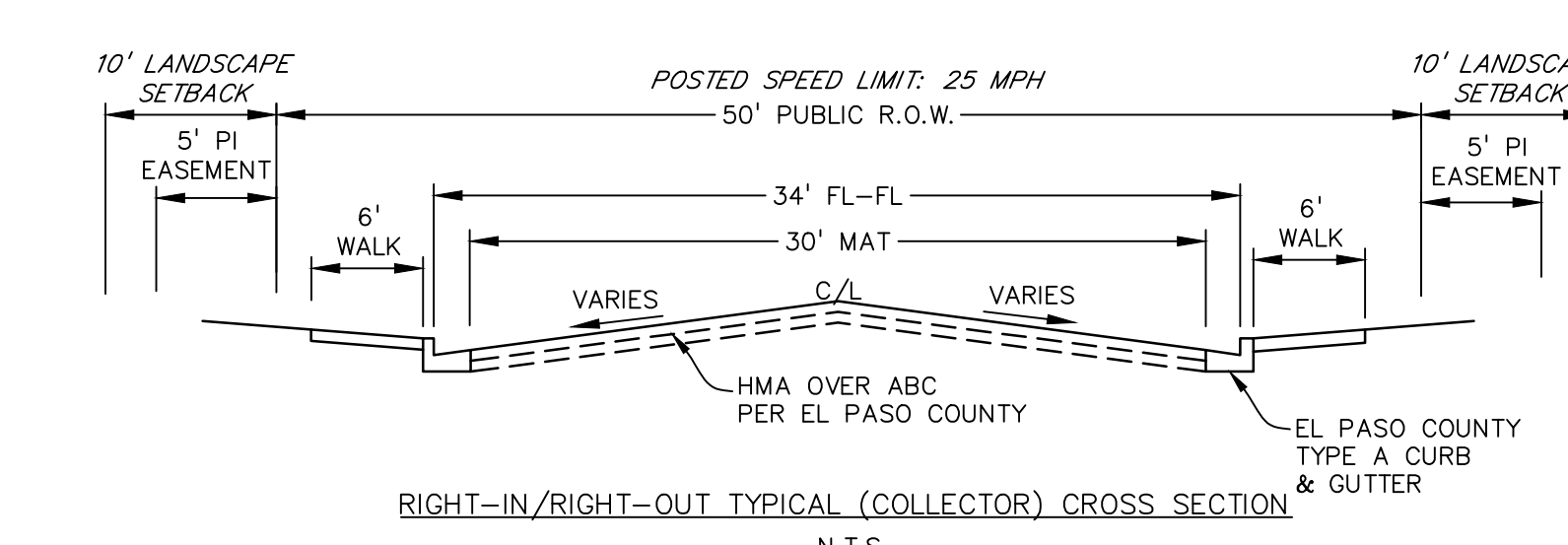
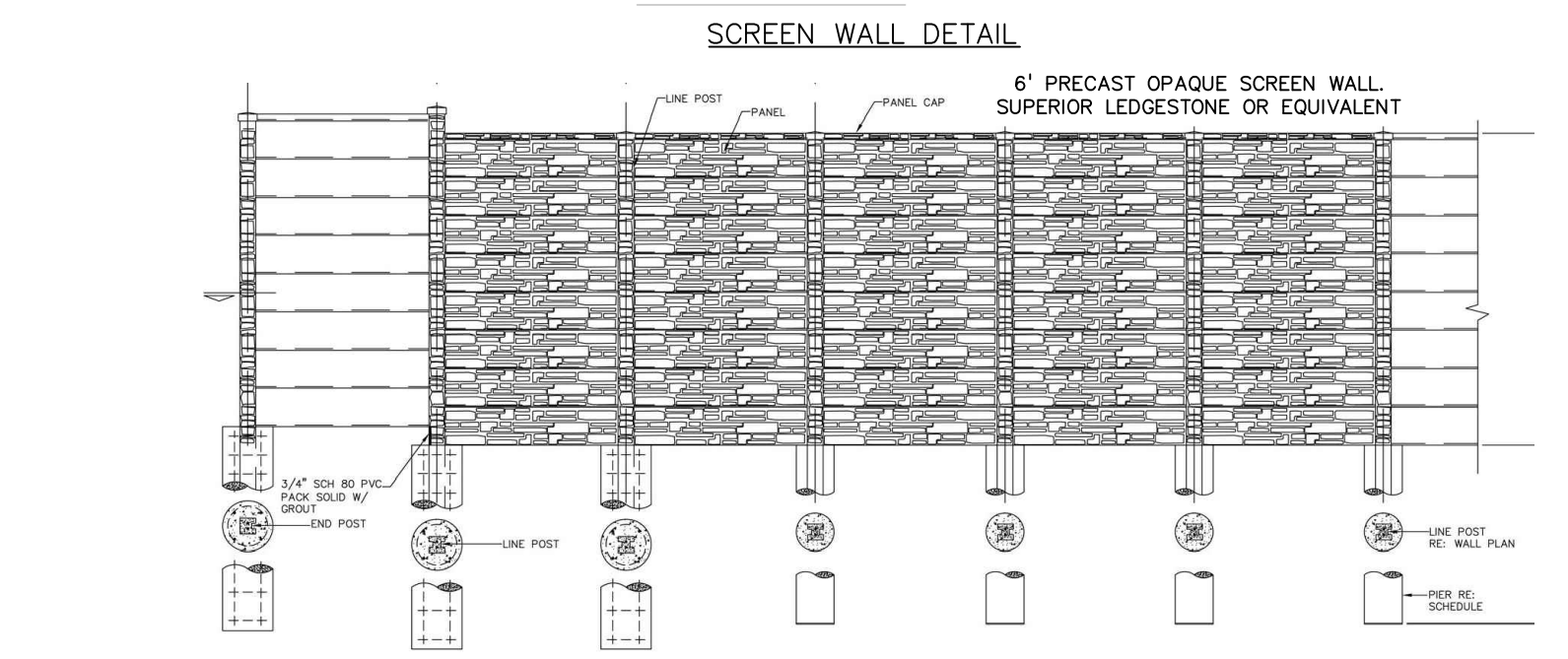
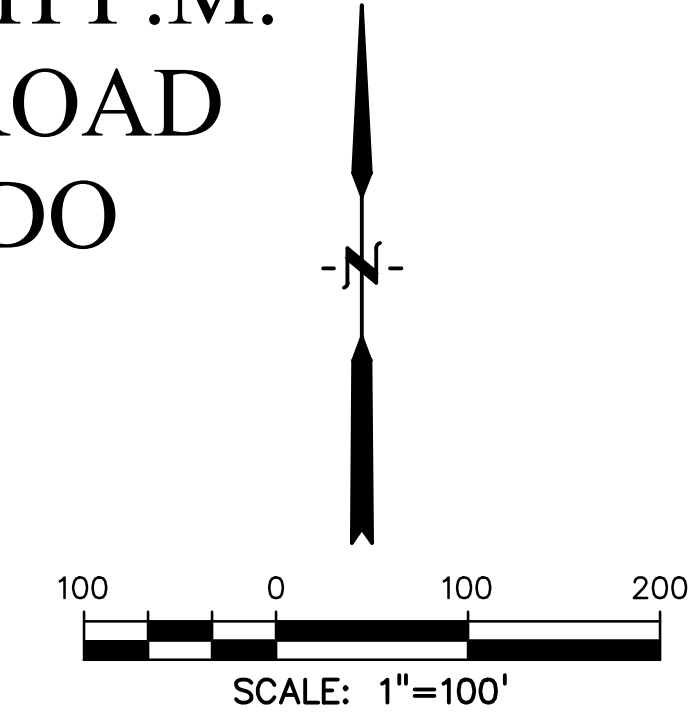
SHEET: 1 OF 4

PRELIMINARY PLAN FALCON MARKETPLACE FILING NO. 1

SE 1/4 OF THE SE 1/4 OF SECTION 1,
T13S, R65W OF THE 6TH P.M.
11680 E. WOODMEN ROAD
FALCON, COLORADO

LEGEND

- PRO. PROPERTY LINE.....
- PRO. LOT LINE.....
- PRO. RIGHT-OF-WAY.....
- PRO. EASEMENT.....
- PRO. CURB & GUTTER.....
- PRO. SIDEWALK.....



Show and label pond maintenance roads.

Show PI easements on this road matching the cross-section.

BOUNDARY LINE TABLE

L1	N89°20'28"E	165.58' (W)	N89°19'51"E	165.69' (R)
L2	S00°40'22"E	90.68' (W)	S00°40'09"E	90.69' (R)
L3	N44°39'52"E	70.52' (R&M)		
L4	N89°49'00"E	45.00' (R&M)		
L5	N00°29'16"W	30.00' (R&M)		
L6	N89°49'00"E	30.00' (R&M)		

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DRAWING SCALE:
HORIZONTAL: 1"=100'
VERTICAL: N/A

PRELIMINARY SITE PLAN

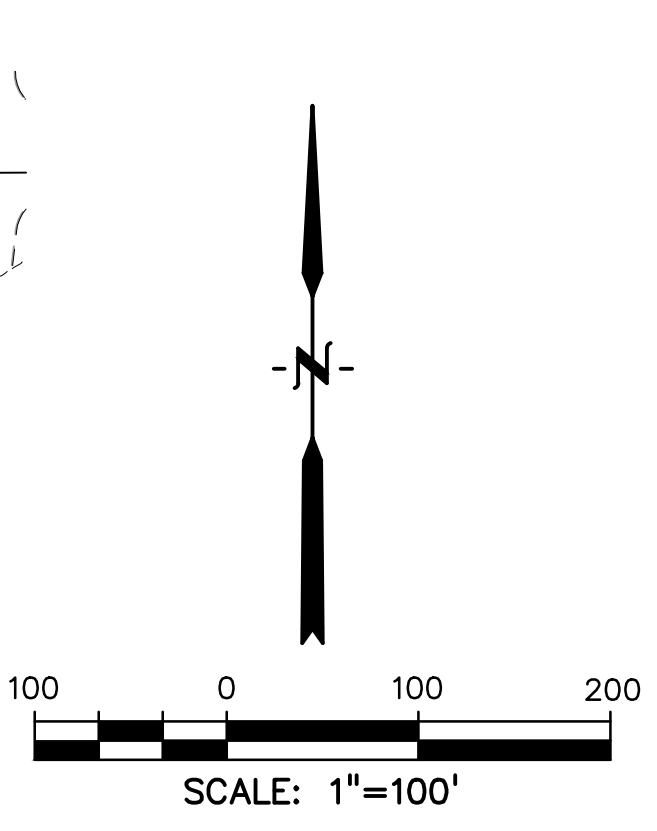
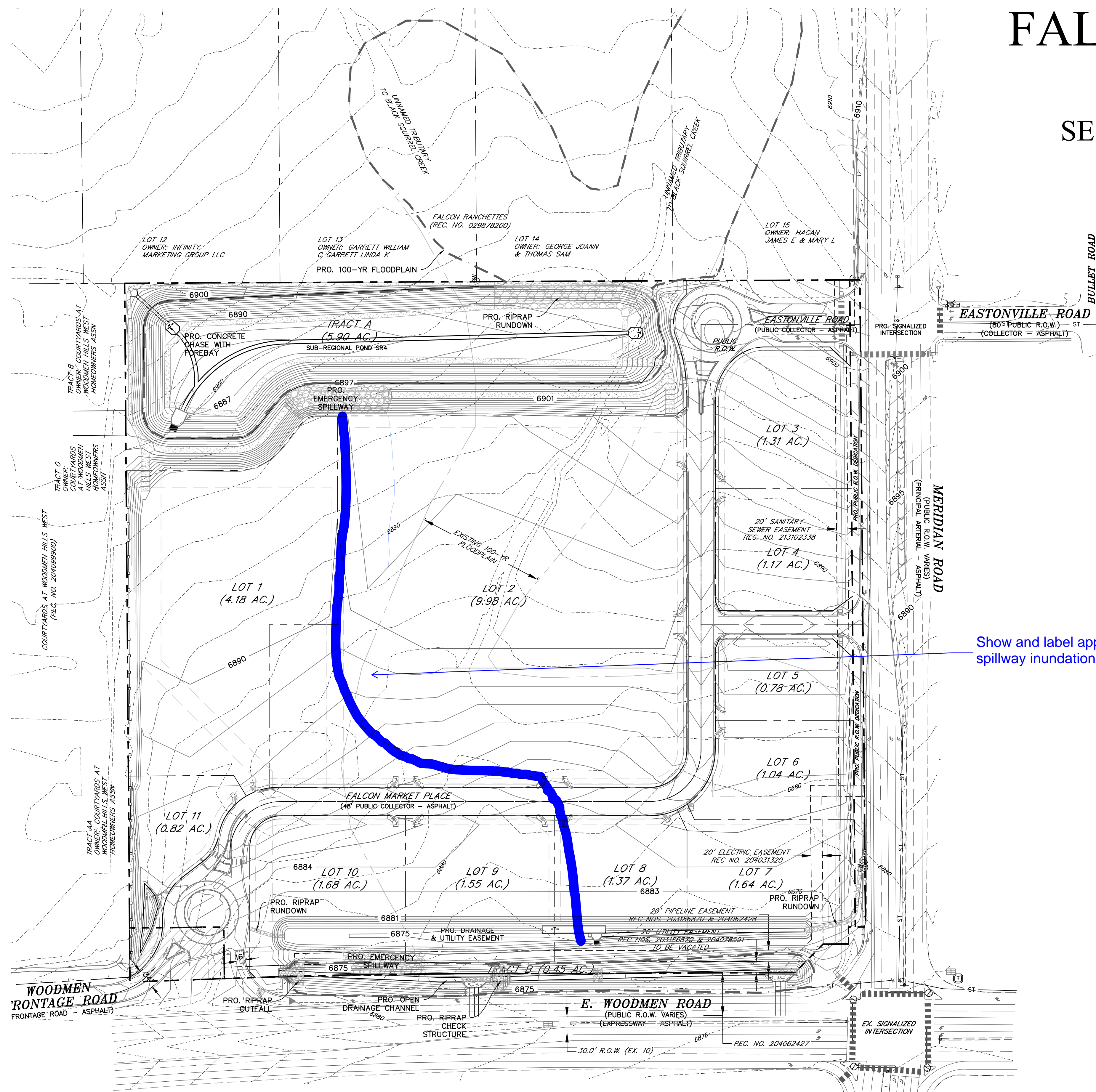
PROJECT NO. 20988-00CSV
DRAWING NO.

PP-2

SHEET: 2 OF 4

PRELIMINARY PLAN FALCON MARKETPLACE FILING NO. 1

SE 1/4 OF THE SE 1/4 OF SECTION 1,
T13S, R65W OF THE 6TH P.M.
11680 E. WOODMEN ROAD
FALCON, COLORADO



LEGEND

PROPERTY LINE	-----
LOT LINE
PROPOSED INTERMEDIATE CONTOUR	~~~~~
PROPOSED INDEX CONTOUR	----- 6245
EX. INTERMEDIATE CONTOUR	~~~~~
EX. INDEX CONTOUR	----- 6245
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	=====
PRO. STORM SEWER	-----
EX. STORM SEWER	----- ST

Show and label approximate spillway inundation path.

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 3 SOUTH 7TH STREET
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 DRAWING SCALE:
 HORIZONTAL: 1"=100'
 VERTICAL: N/A

PRELIMINARY GRADING PLAN

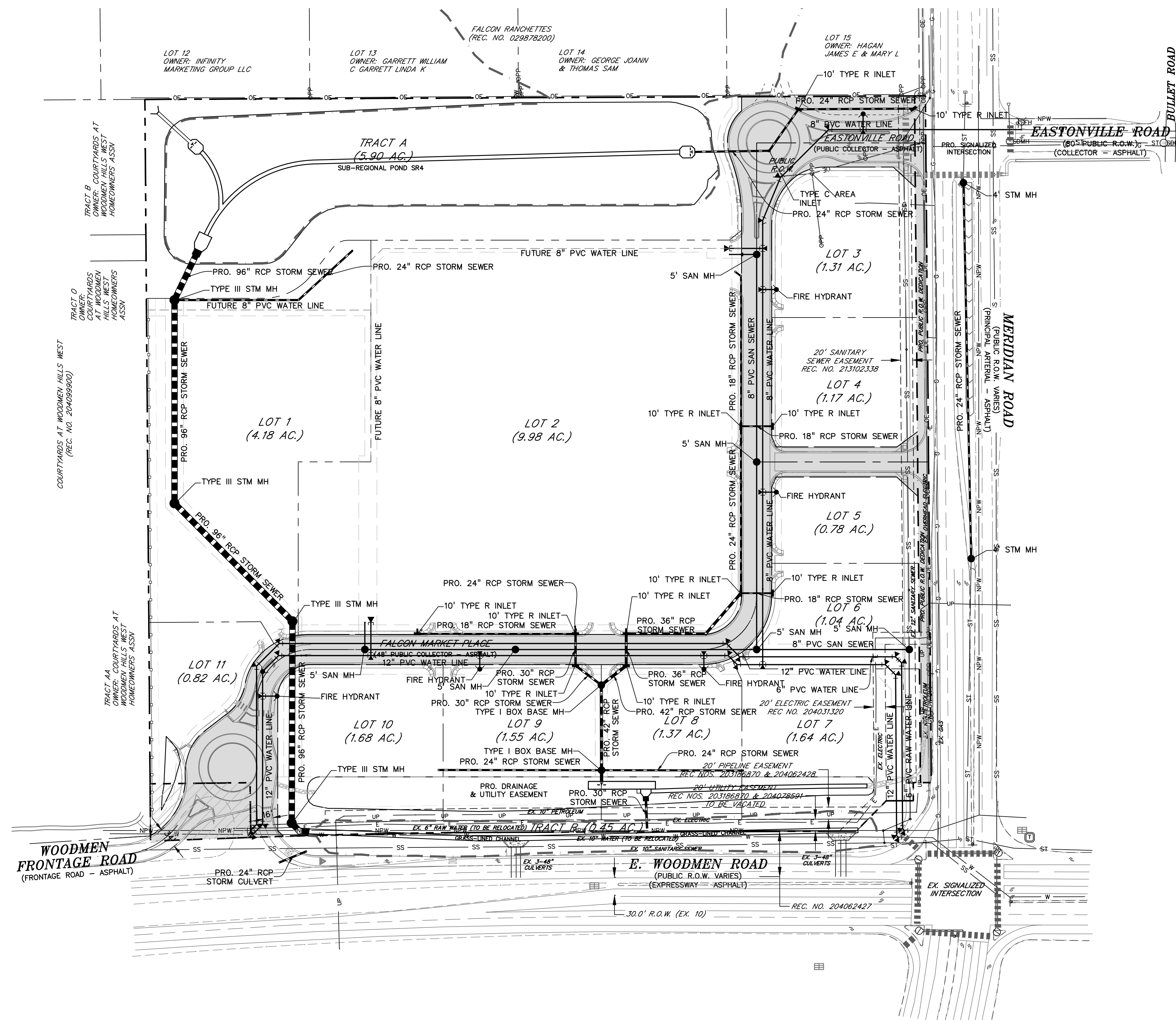
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 DRAWING NO.

PP-3

SHEET: 3 OF 4

PRELIMINARY PLAN FALCON MARKETPLACE

SE 1/4 OF THE SE 1/4 OF SECTION 1,
T13S, R65W OF THE 6TH P.M.
11680 E. WOODMEN ROAD
FALCON, COLORADO



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK
- PRO. WATER LINE
- PRO. FIRE HYDRANT
- PRO. RAW WATER
- PRO. SANITARY SEWER
- PRO. STORM SEWER
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. PETROLEUM
- EX. GAS
- EX. RAW WATER
- EX. WATER
- EX. STORM SEWER

N

100 0 100 200

SCALE: 1"=100'

PREPARED BY:

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 DRAWING SCALE:
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 VERTICAL: N/A

PRELIMINARY UTILITY PLAN

PROJECT NO. 20988-00CSCV
 DRAWING NO.

PP-4

SHEET: 4 OF 4