





Depict the approximate location of all areas of floodplain, inundation, or storm water overflow and the location, widths, and direction of flow of all water courses, areas of geological hazards and constraints, including slopes greater than 30 percent, and base flood elevation, unless otherwise proposed to be modified through FEMA.

Delineation of all other hazardous areas. Preliminary plan notes shall also be included identifying all hazards or constraints, mitigation measures, and corresponding lot numbers for any lots encumbered by such hazards or constraints. For areas in tracts or easements requiring maintenance, the responsible maintenance entity shall be identified in the notes

Lot numbers are not consistent. Numbering starts over in the RM-12 section. Denote these as separate phases and include distinctive phasing line work if you are going to separate out the numbering, otherwise please continue the numbering across the entire property.

Soils and geology report notes significant geologic hazards across this site which are not acknowledged by this plan. Please provide reference to geologic hazards (depict them, add soils & geology note) and acknowledge and follow all CGS recommendations.

please identify these roadways within the commercial lots as private (assumed by staff)

show the maintenance access road along the proposed channel and to each of the 3 ponds

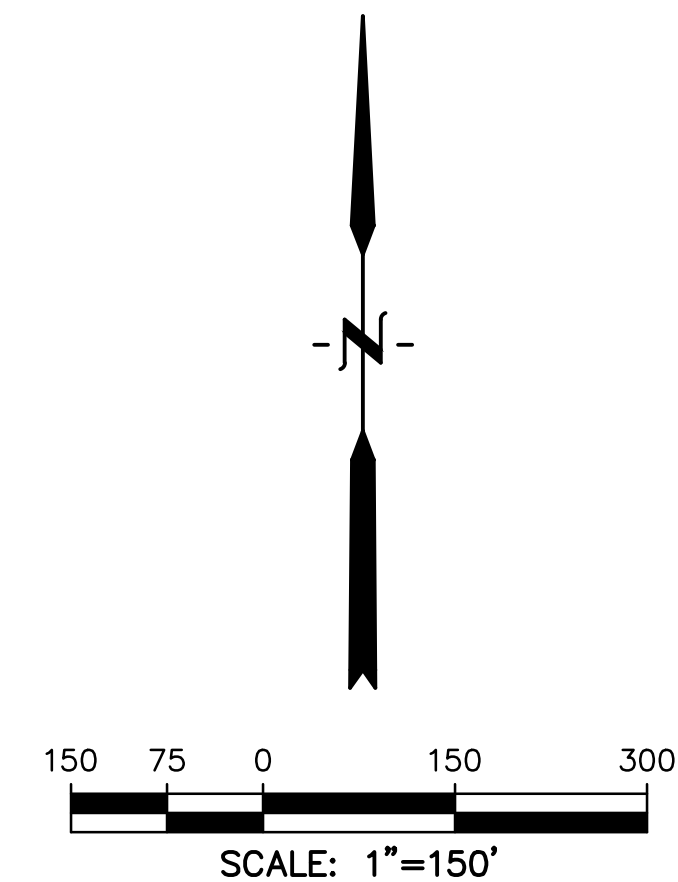
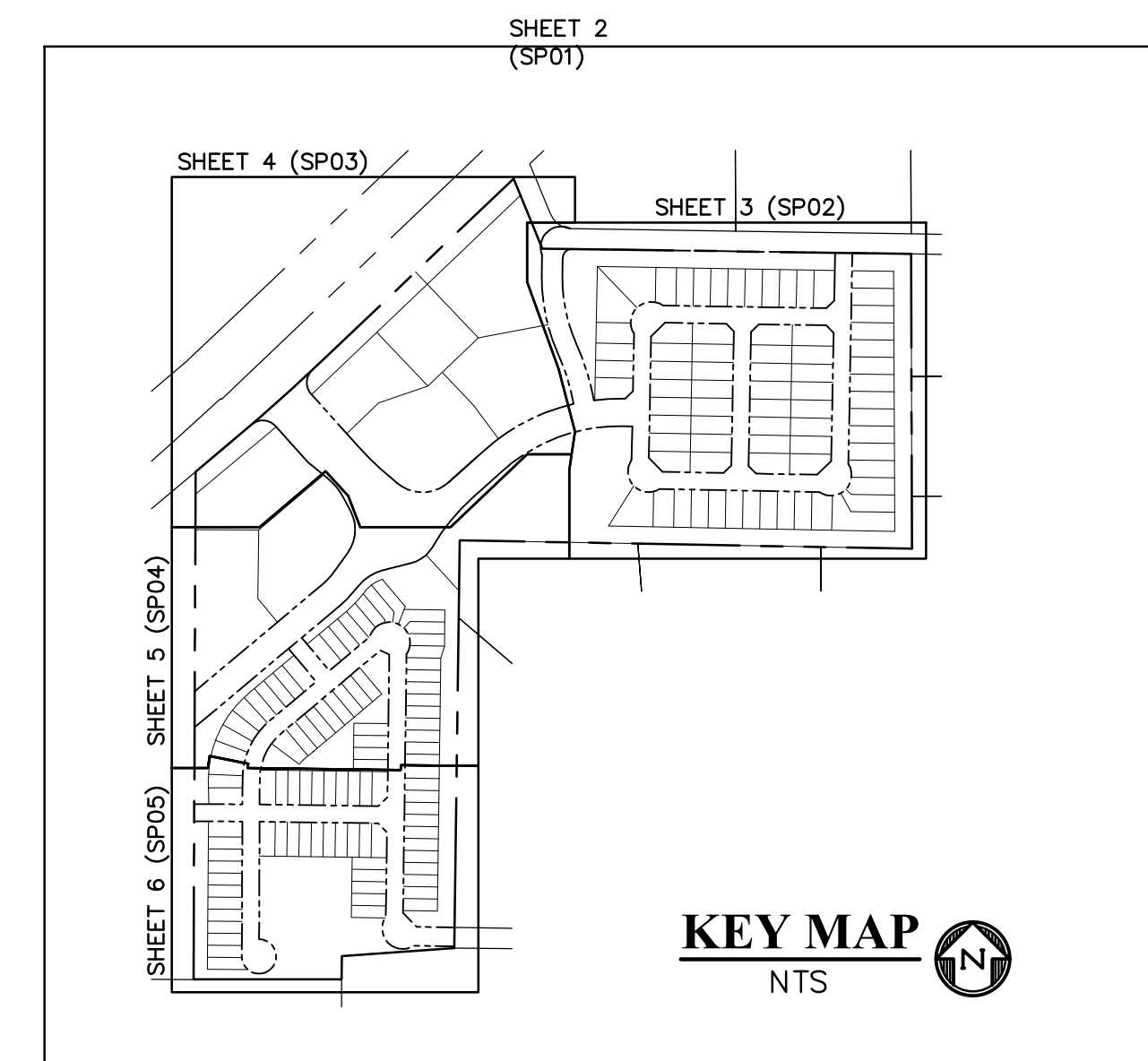
please be aware that access points within aux. lanes (i.e. right turn lane at hwy 24) are not allowed per criteria (ECM 2.4.1.B)

Please identify these roads as non-residential collectors per the TIS

Is there going to be designated landscaping areas between the mix of uses? Or open space? I would recommend to establish a master landscape plan for this development (though not required since this is not a PUD) to provide for the buffering between residential and nonresidential uses and to help soften the density transitions.

please submit deviation requests for all items not meeting ECM criteria.

This will be building permit-limited to 25 lots until a secondary access is provided. Currently, there are 95 lots proposed here with one access.



**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



Know what's below. Call before you dig. CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PREPARED BY:



CLIENT:

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

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

ISSUE	DATE
INITIAL ISSUE	3/16/23

DESIGNED BY: TDM  
DRAWN BY: GES  
CHECKED BY: TDM  
FILE NAME: 21604-00SP1

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

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

PRELIMINARY OVERALL SITE PLAN

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**SP01**

SHEET: 2 OF 18









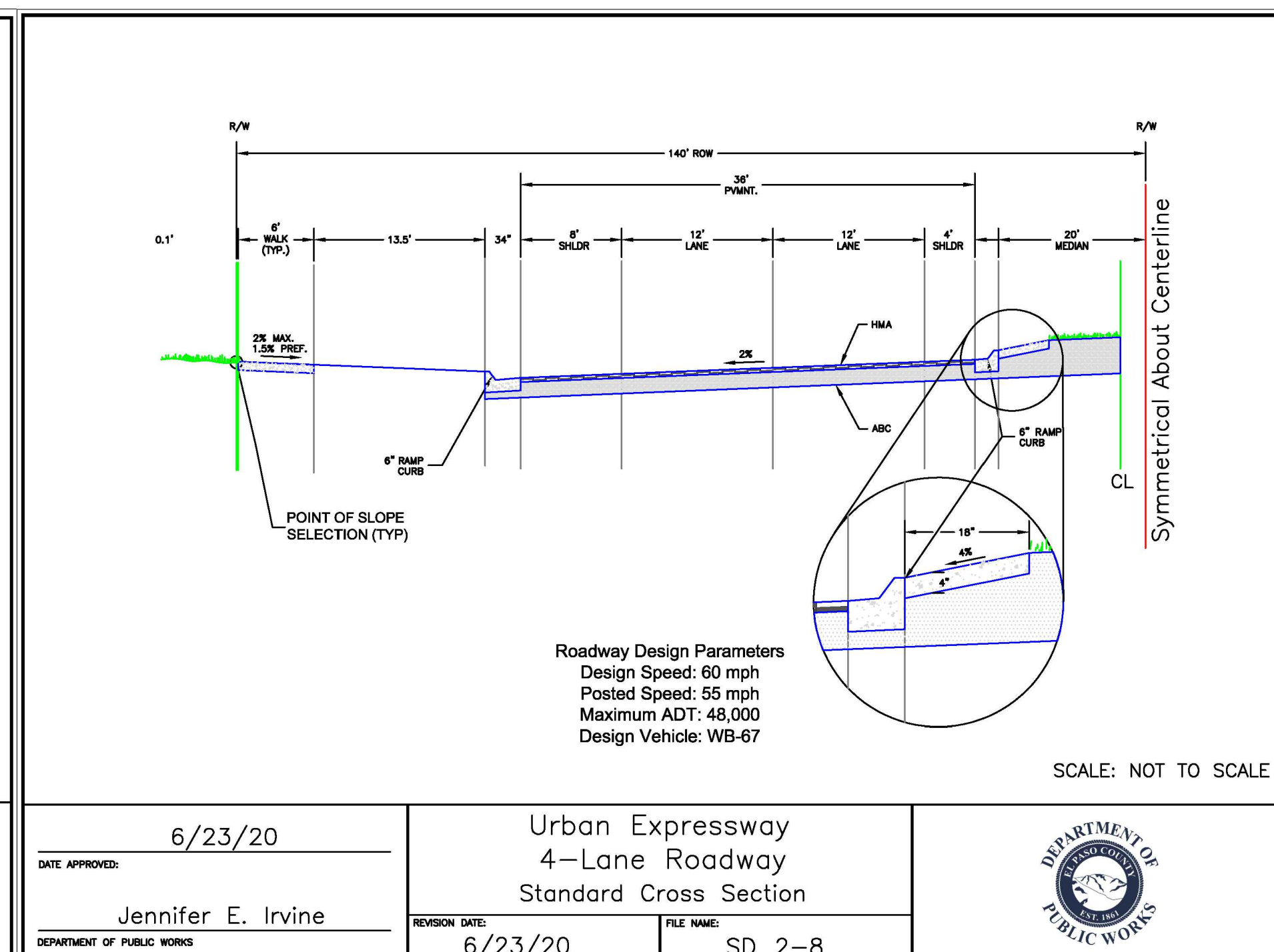
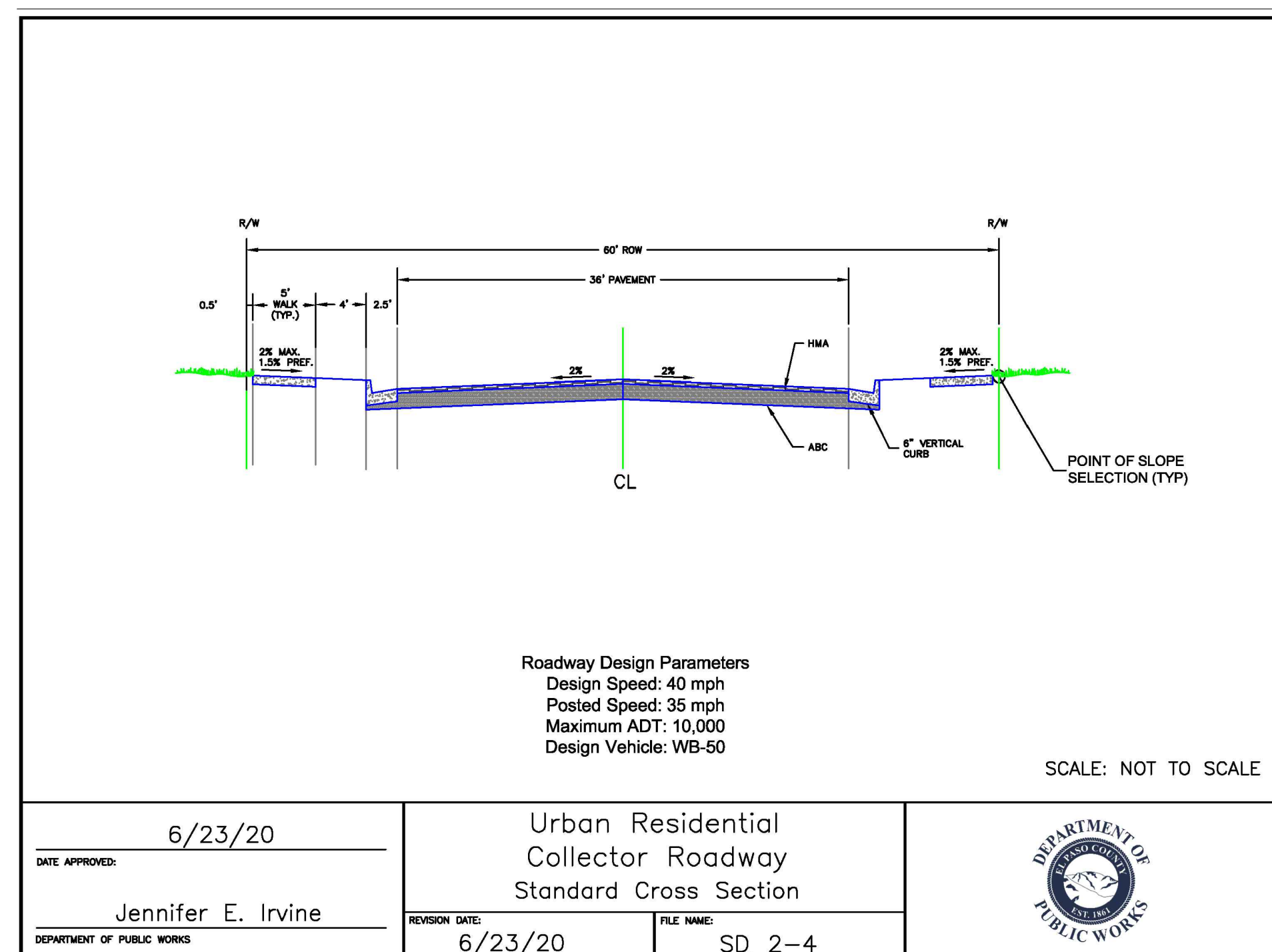
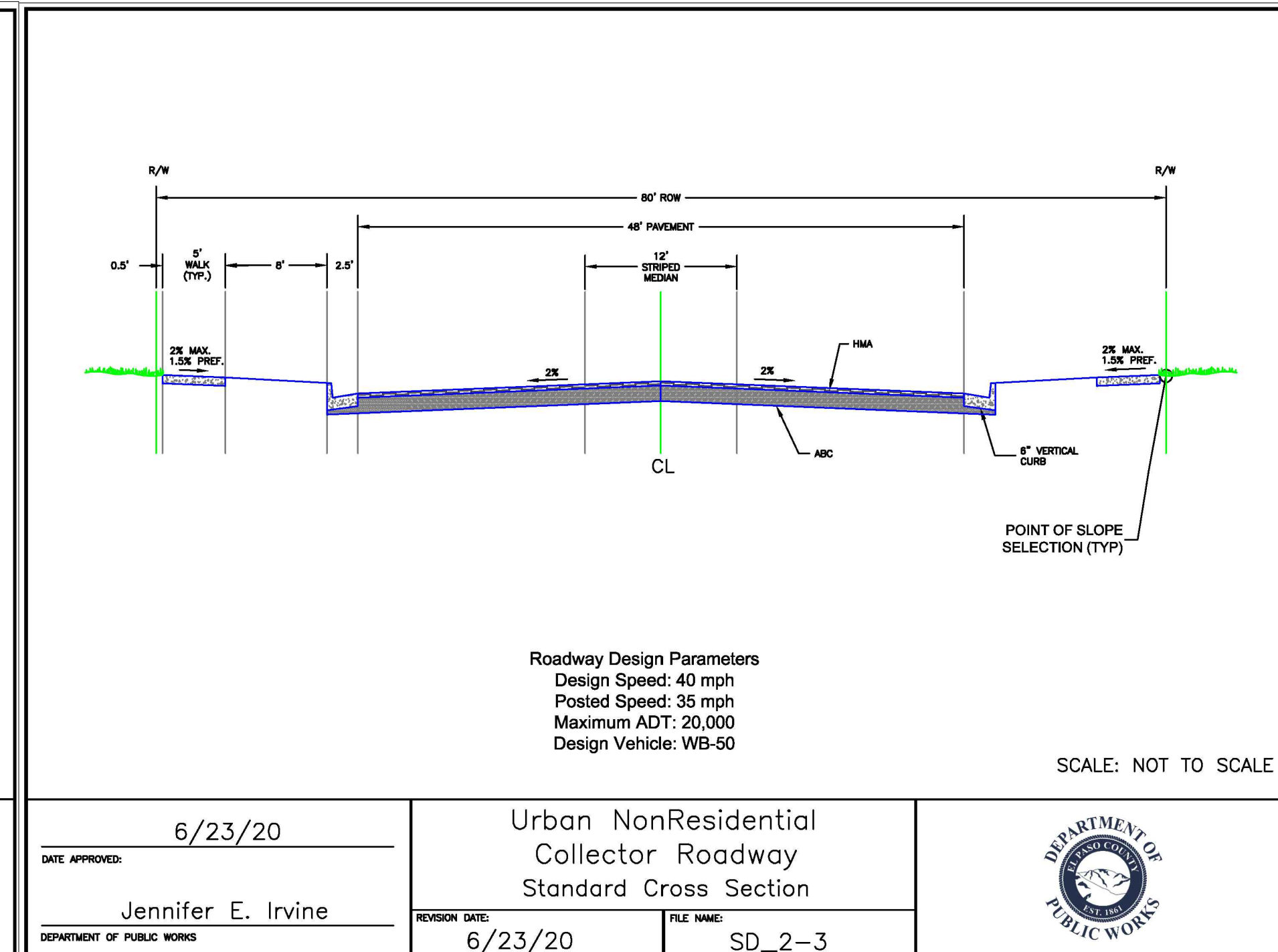
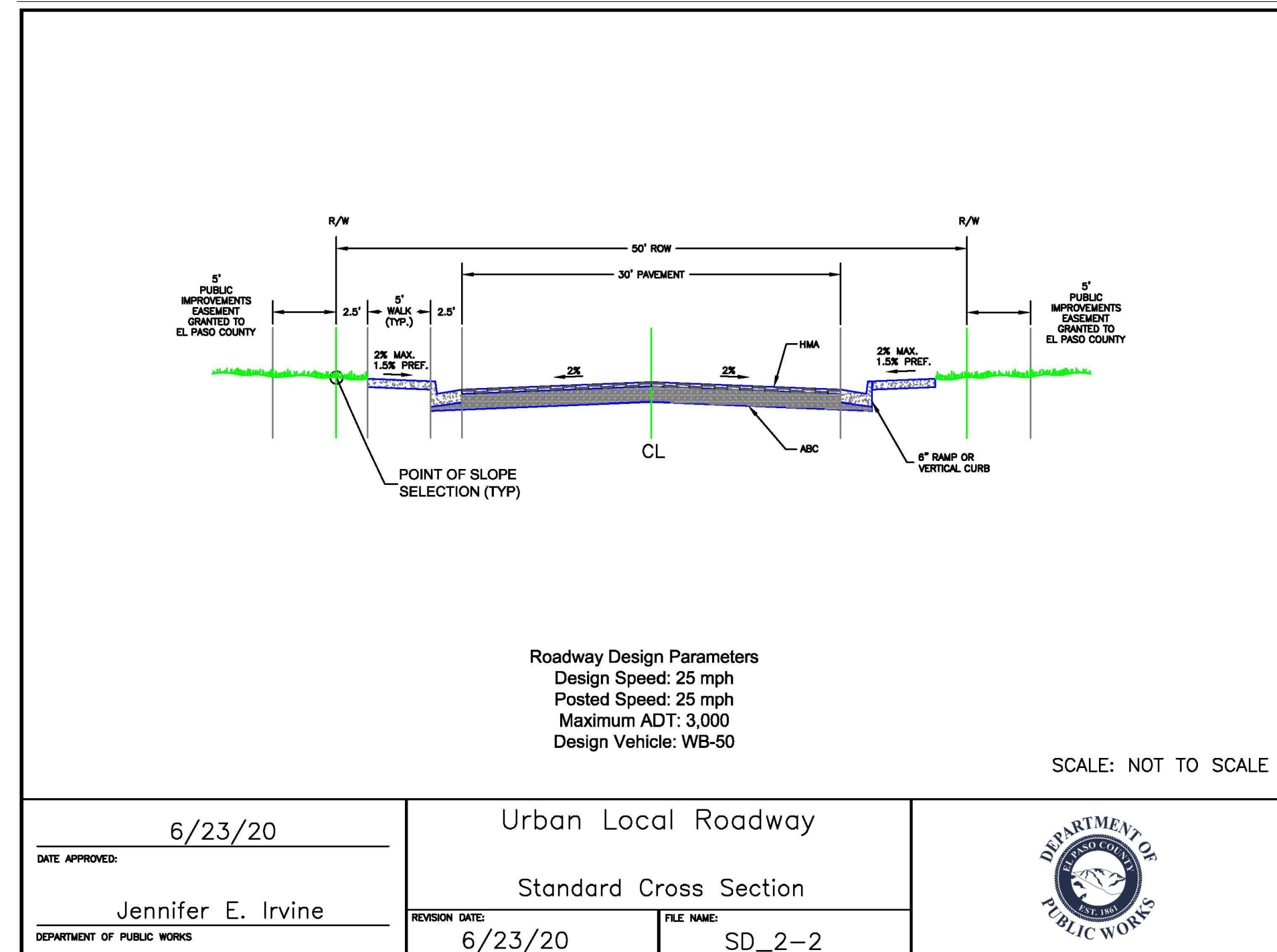












-Identify the roadways that correspond to each of the roadway cross sections and also show the location of utilities/storm on each roadway cross section.

-provide roadway cross sections at the private roadways within the commercial lots as they do not appear to match the standard cross sections. submit deviations as necessary if they do not meet County standards.

Also provide cross sections and details for the roundabout.

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 • GREELEY

CLIENT:

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

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

ISSUE	DATE
INITIAL ISSUE	3/16/23
DESIGNED BY:	TDM
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21604-00RS1
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	

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

PRELIMINARY ROAD SECTIONS

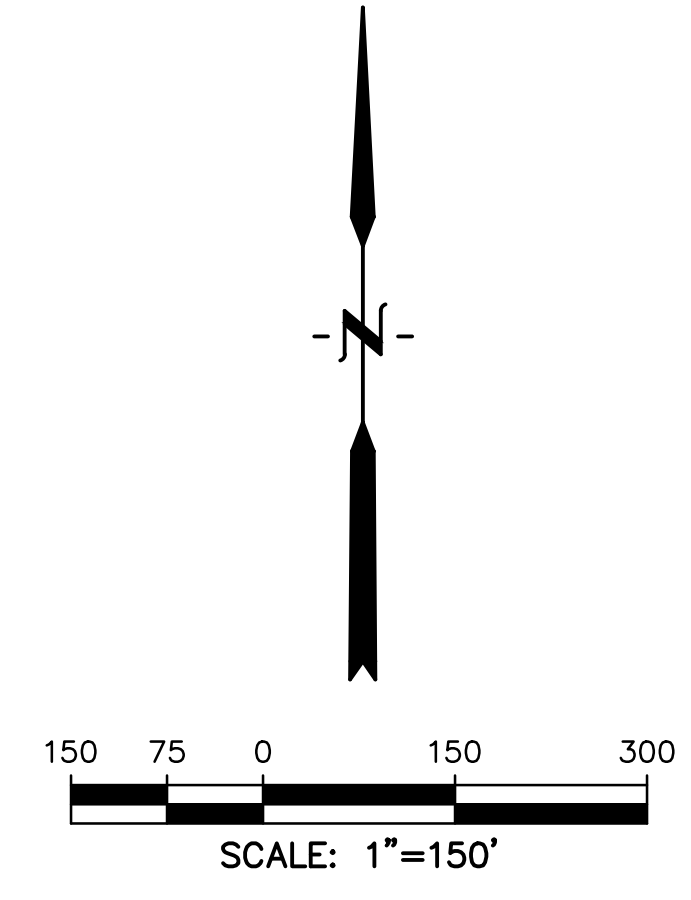
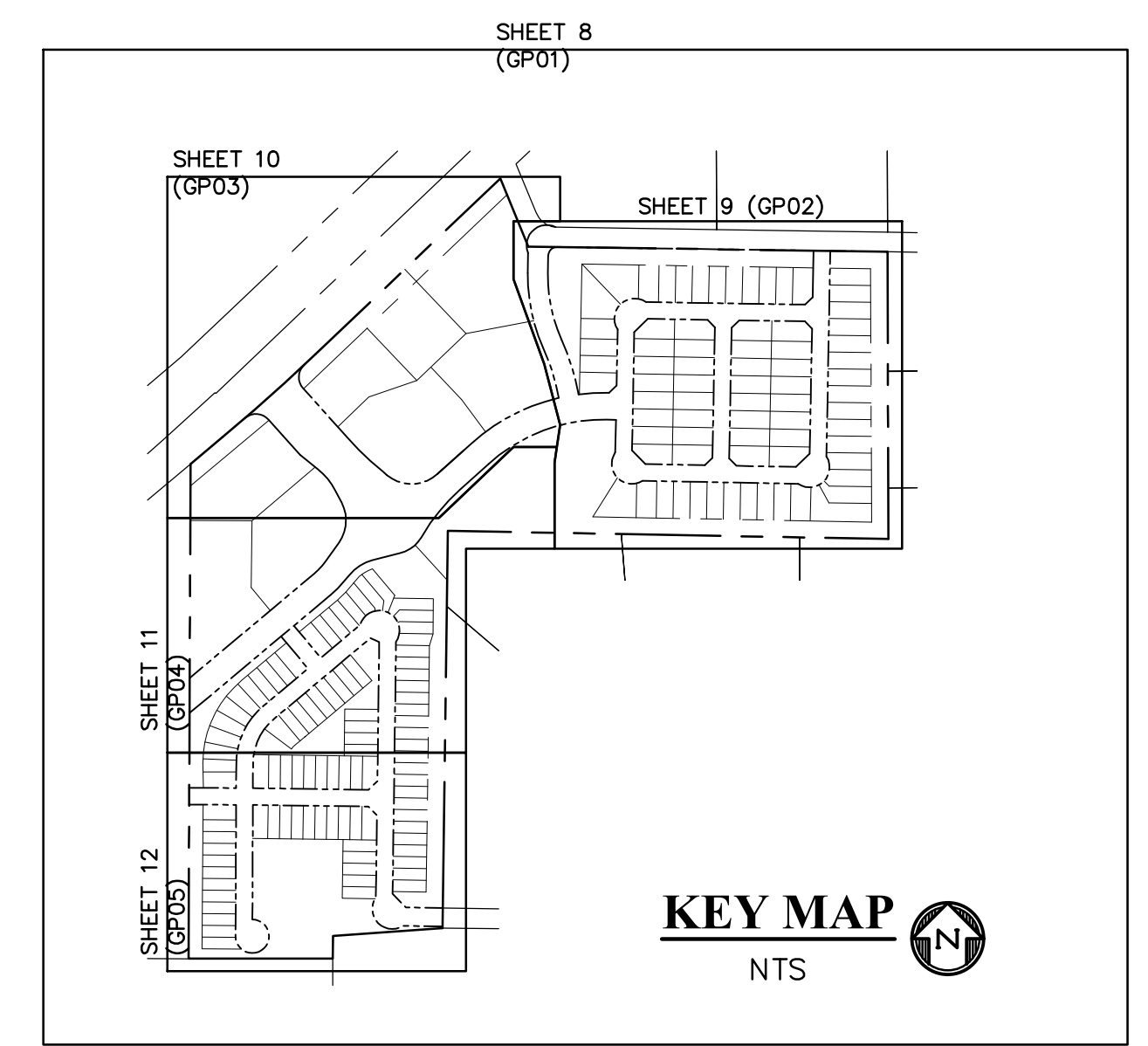
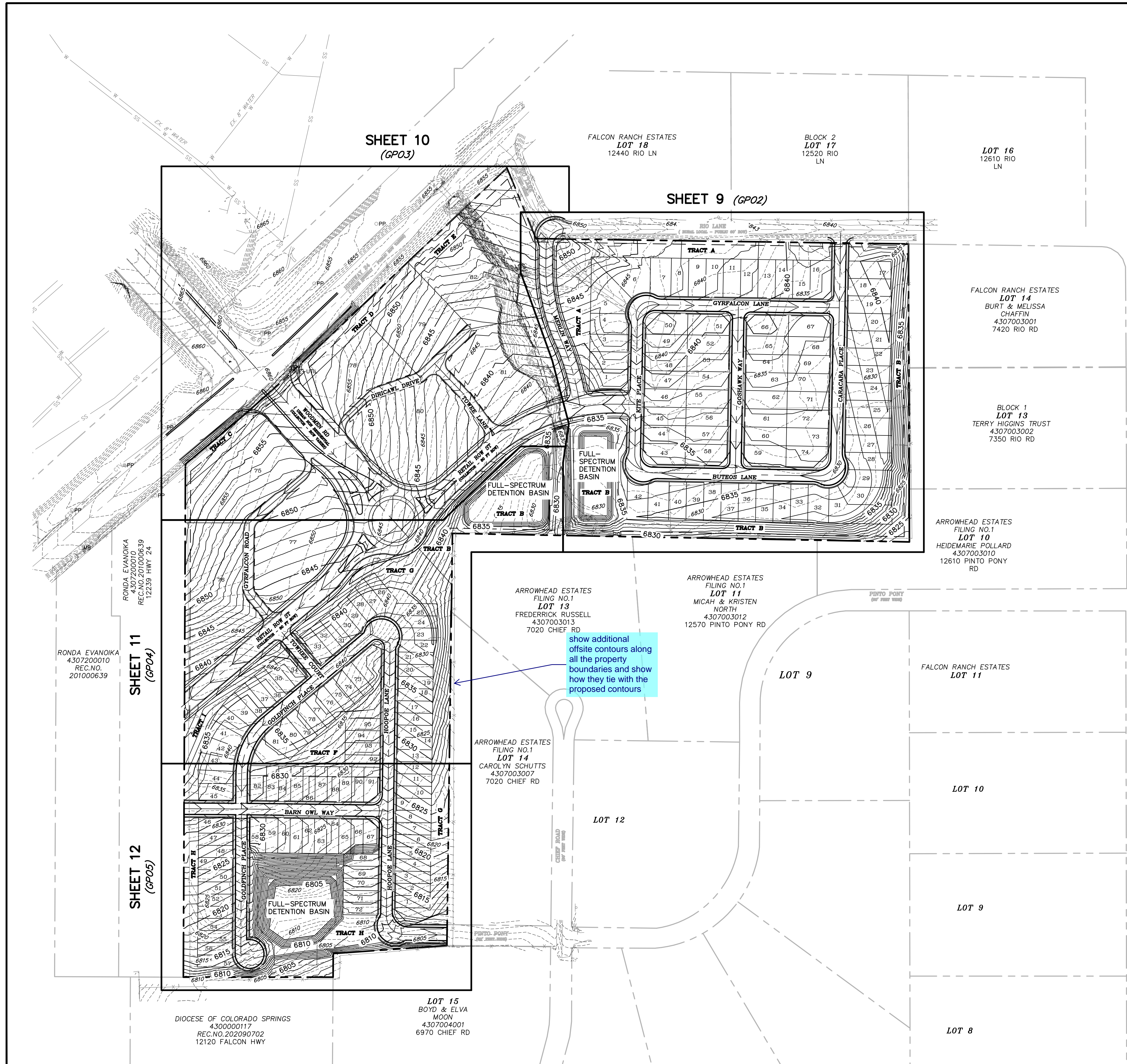
PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**RS01**

SHEET: 7 OF 18







**LEGEND**

PROPERTY LINE	---
RIGHT OF WAY	---
LOT LINE	---
CENTERLINE ROAD	---
EASEMENT	---
EASEMENT (UTILITY)	---
SETBACK	---
POND	---
SHEET MATCHLINE	---
PROPOSED SLOPE GRADE	--- -2.0% ---
PROPOSED MAJOR CONTOUR	--- 6205 ---
PROPOSED MINOR CONTOUR	--- 6203 ---
EXISTING MAJOR CONTOUR	--- 6205 ---
EXISTING MINOR CONTOUR	--- 6203 ---
LOT NUMBER	---
EXISTING ADJOINING PROPERTY LINE	---
EXISTING CENTERLINE ROAD	---
EXISTING FENCE LINE	---
EXISTING EDGE OF ASPHALT	---
EXISTING SIGN	---

PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
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 COLORADO SPGS, COLORADO 80905  
 CONTACT: TIM D. MCCONNELL, P.E.  
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 COLORADO SPRINGS, CO 80906  
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PRELIMINARY PLANS FOR:  
**THE COMMONS AT FALCON FIELD  
 PRELIMINARY PLAN**  
 12445 RIO LANE, AND VACANT LAND  
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23

DESIGNED BY: TDM  
 DRAWN BY: GES  
 CHECKED BY: TDM  
 FILE NAME: 21604-00GP1

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

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

**PRELIMINARY  
 OVERALL  
 GRADING PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**GP01**

SHEET: 8 OF 18



Know what's below.  
**Call before you dig.**  
 CALL 3-BUSINESS DAYS IN ADVANCE  
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 EXCAVATE FOR THE MARKING OF  
 UNDERGROUND MEMBER UTILITIES.

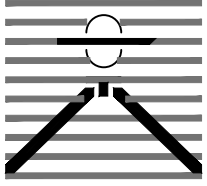










PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 3 SOUTH 7TH STREET  
 COLORADO SPGS, COLORADO 80905  
 CONTACT: TIM D. McCONNELL, P.E.  
 (719)260-0887  
 BOULDER • COLORADO SPRINGS • GREELEY

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

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

ISSUE	DATE
INITIAL ISSUE	3/16/23

DESIGNED BY: TDM  
 DRAWN BY: GES  
 CHECKED BY: TDM  
 FILE NAME: 21604-00GP1

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

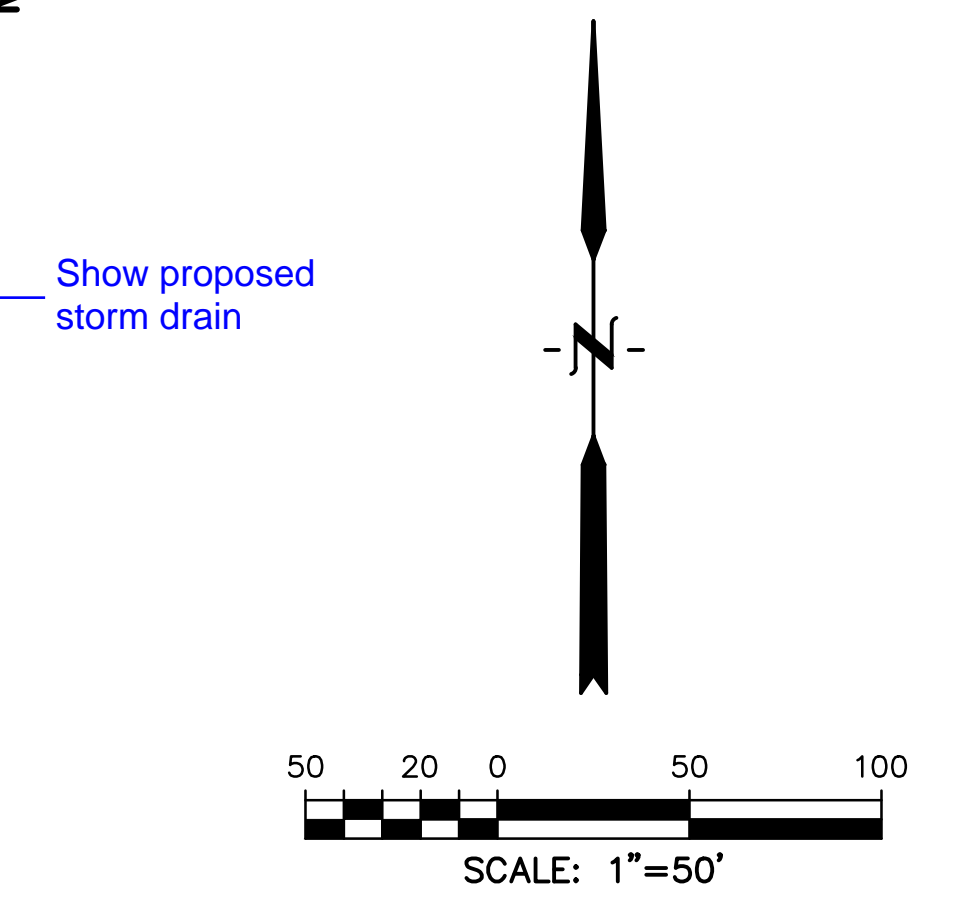
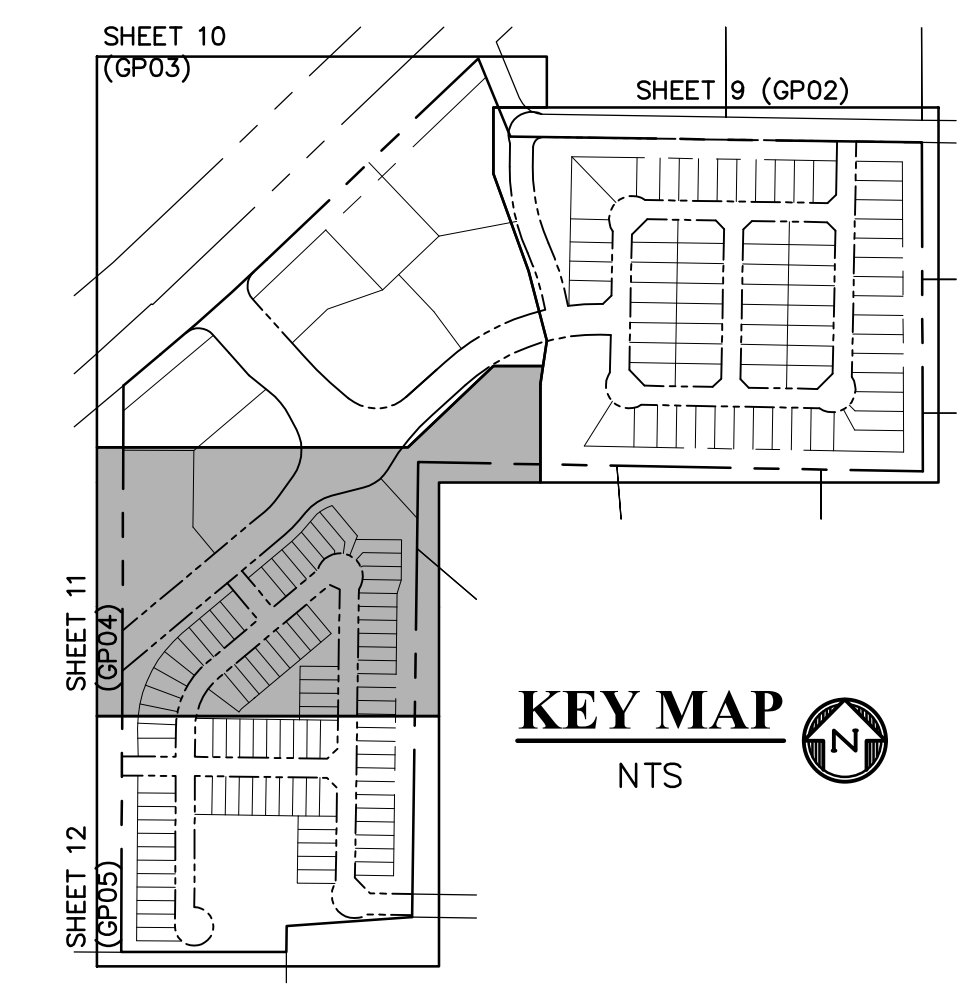
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**PRELIMINARY GRADING PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

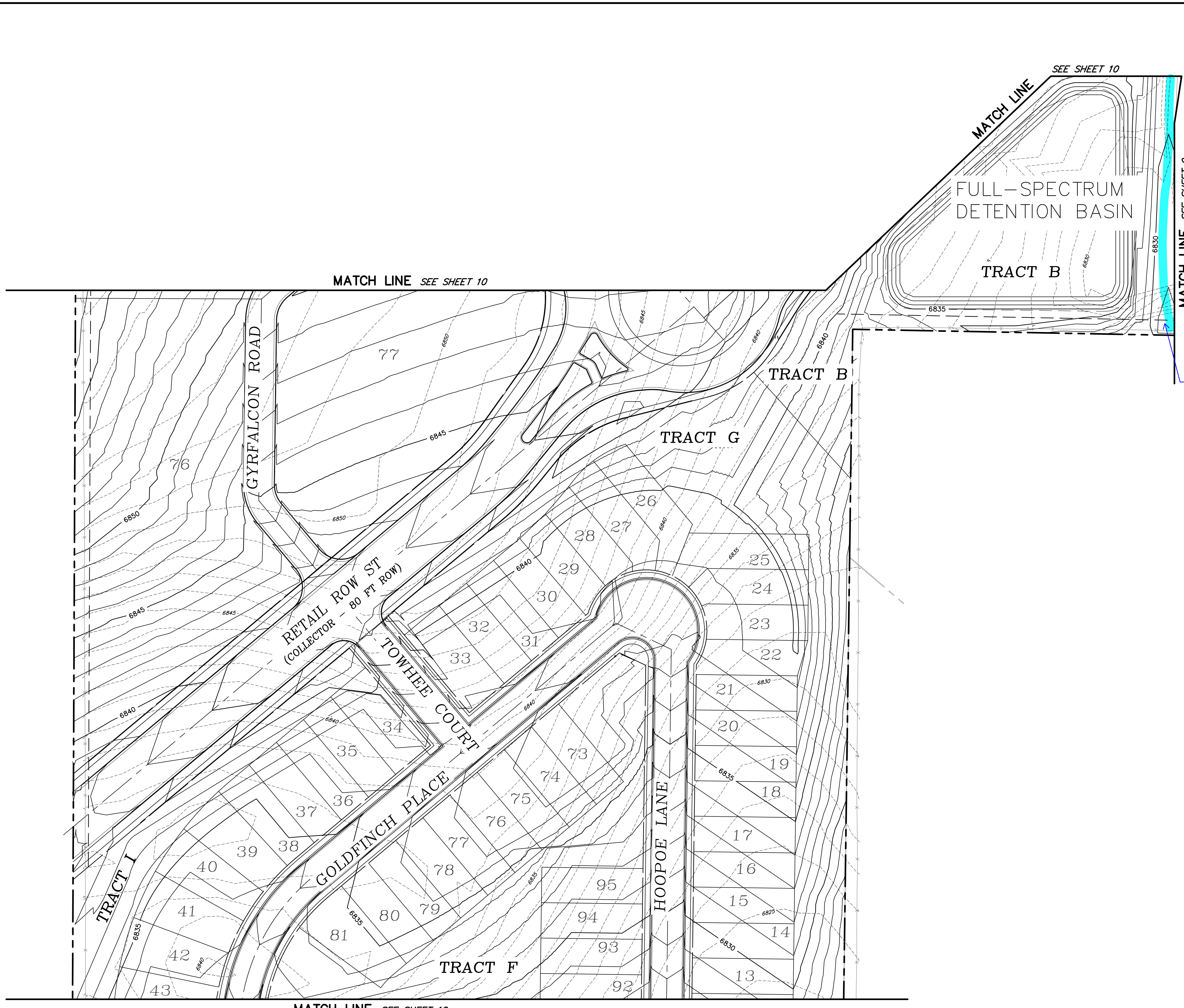
**GP04**

SHEET: 11 OF 18



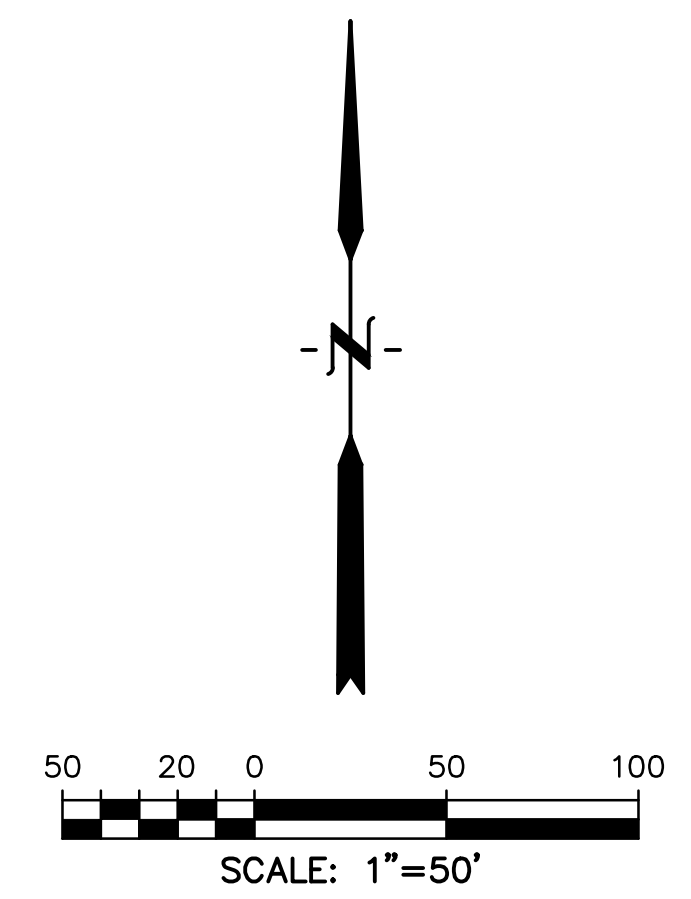
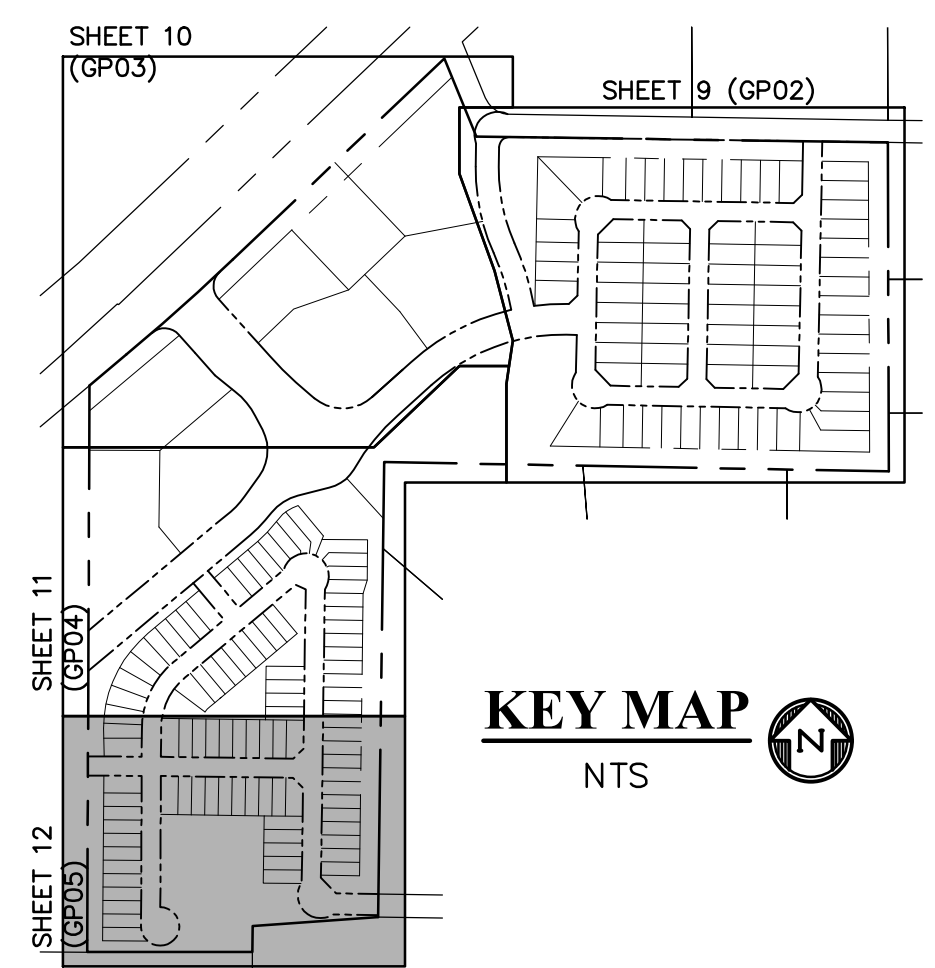
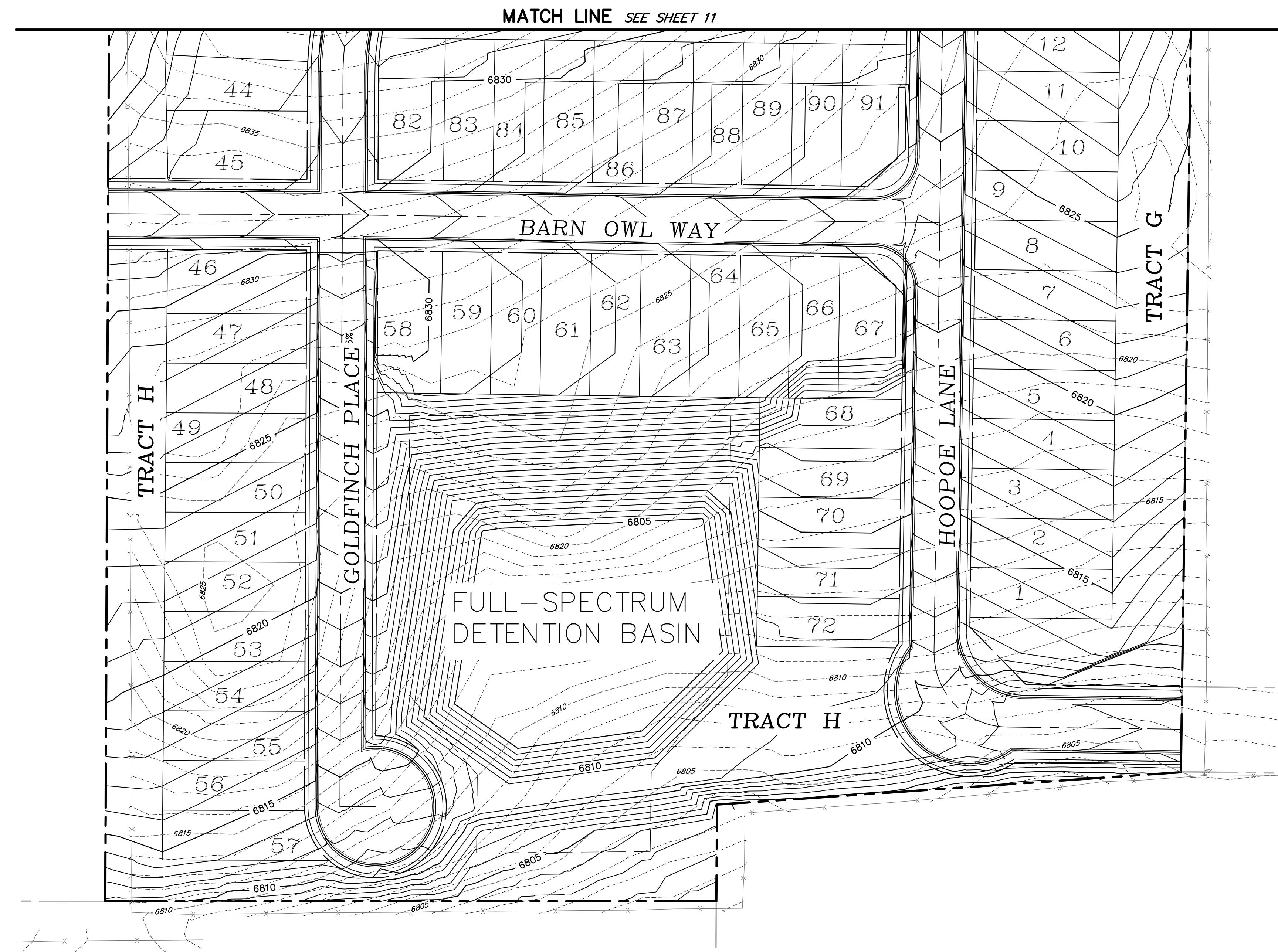
**LEGEND**

PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
EASEMENT	-----
EASEMENT (UTILITIES)	-----
SETBACK	-----
POND	-----
FLOWLINE, CURB & GUTTER	=====
5' ATTACHED SIDEWALK	-----
PROPOSED SLOPE GRADE	----- -2.0%
PROPOSED MAJOR CONTOUR	----- 6205
PROPOSED MINOR CONTOUR	----- 6203
EXISTING MAJOR CONTOUR	----- 6205
EXISTING MINOR CONTOUR	----- 6203
LOT NUMBER	----- 29



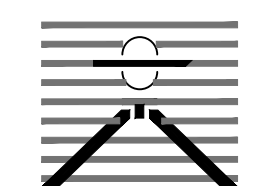
MATCH LINE SEE SHEET 12





**LEGEND**

PROPERTY LINE .....	---
RIGHT OF WAY .....	---
LOT LINE .....	---
CENTERLINE ROAD .....	---
EASEMENT .....	---
EASEMENT (UTILITIES) .....	---
SETBACK .....	---
POND .....	---
FLOWLINE, CURB & GUTTER .....	---
5' ATTACHED SIDEWALK .....	---
PROPOSED SLOPE GRADE .....	-2.0%
PROPOSED MAJOR CONTOUR .....	6205
PROPOSED MINOR CONTOUR .....	6203
EXISTING MAJOR CONTOUR .....	6205
EXISTING MINOR CONTOUR .....	6203
LOT NUMBER .....	29

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

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

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

ISSUE	DATE
INITIAL ISSUE	3/16/23

DESIGNED BY: TDM  
 DRAWN BY: GES  
 CHECKED BY: TDM  
 FILE NAME: 21604-00GP1

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

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

**PRELIMINARY GRADING PLAN**

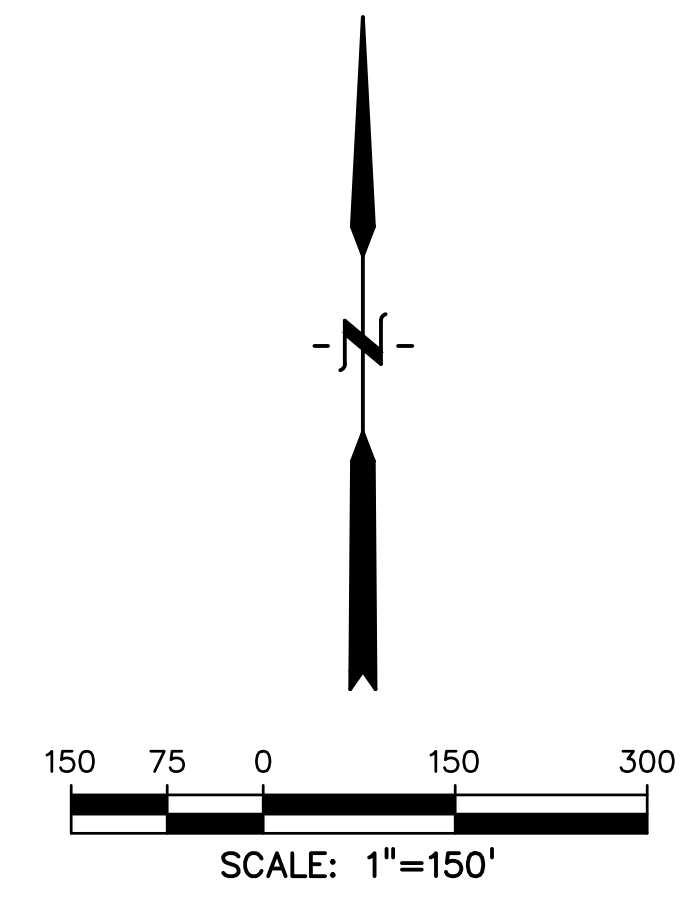
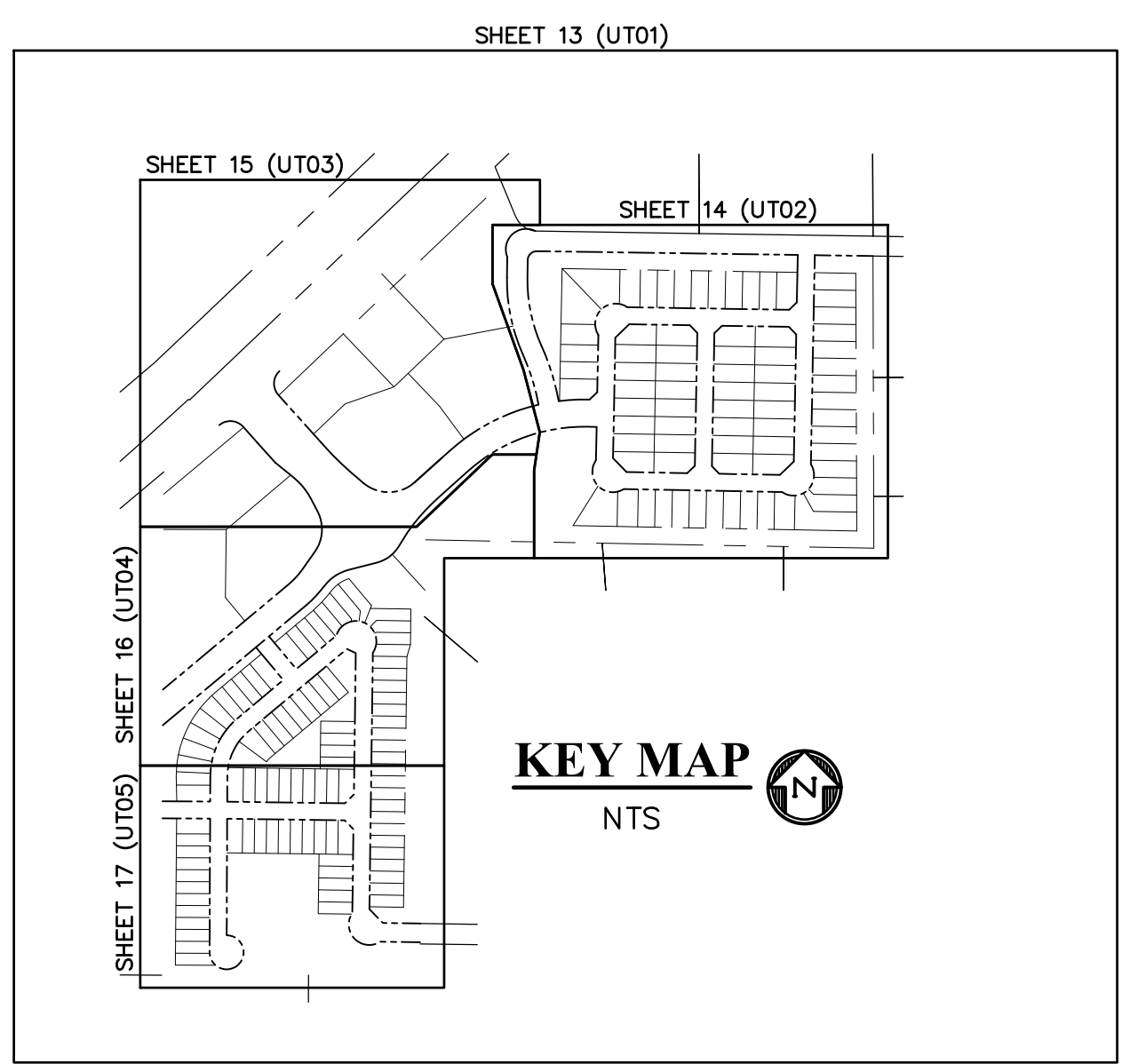
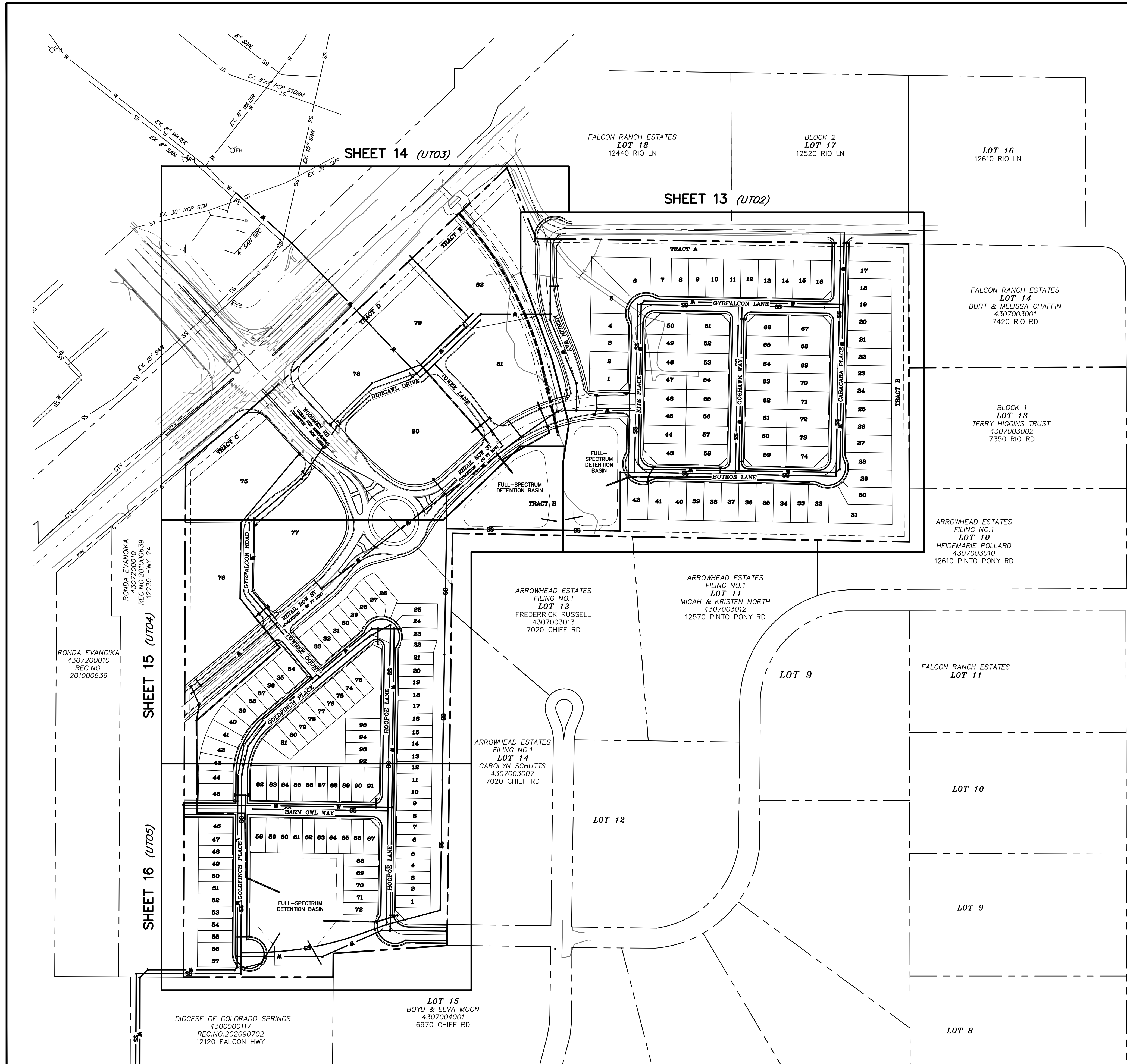
PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**GP05**

SHEET: 12 OF 18







**LEGEND**

PROPERTY/LOT LINE ..... - - - - -

ROW ..... - - - - -

SETBACK LINE ..... - - - - -

PHASE LINE ..... - - - - -

EASEMENT ..... - - - - -

SHEET MATCHLINE ..... - - - - -

PROPOSED SANITARY SEWER ..... SS

PROPOSED STORM SEWER ..... - - - - -

PROPOSED WATER SERVICE ..... 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

PREPARED BY:  
  
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 Engineers • Surveyors  
 3 SOUTH 7TH STREET  
 COLORADO SPGS, COLORADO 80905  
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CLIENT:  
**FALCON FIELD, LLC.**  
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 COLORADO SPRINGS, CO 80906  
 (719) 475-7474  
 CONTACT: PJ ANDERSON

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

ISSUE	DATE
INITIAL ISSUE	3/16/23

DESIGNED BY: TDM  
 DRAWN BY: GES  
 CHECKED BY: TDM  
 FILE NAME: 21604-00UT1

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

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

**PRELIMINARY OVERALL UTILITY PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**UT01**

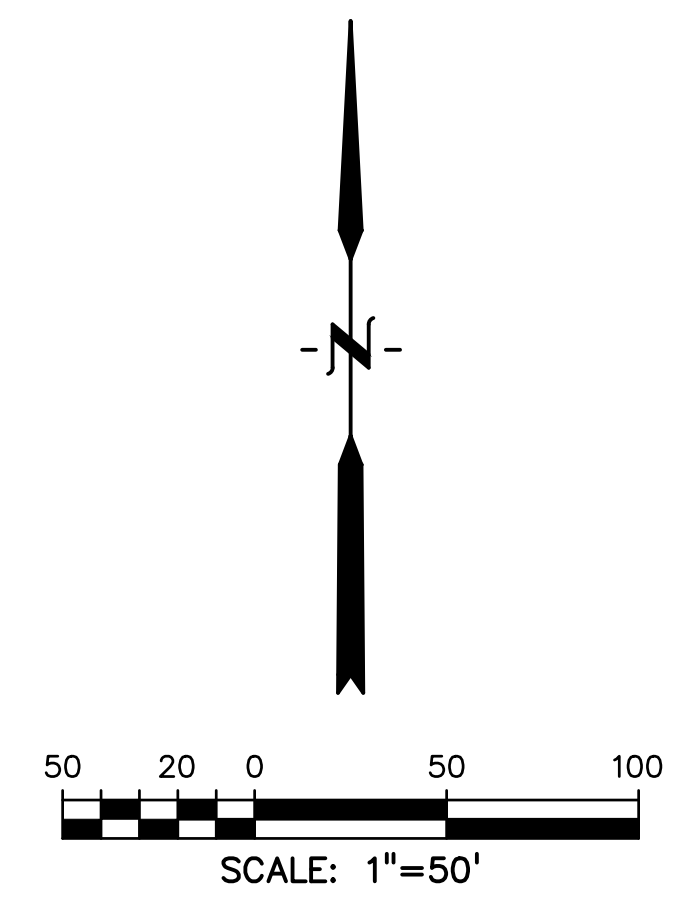
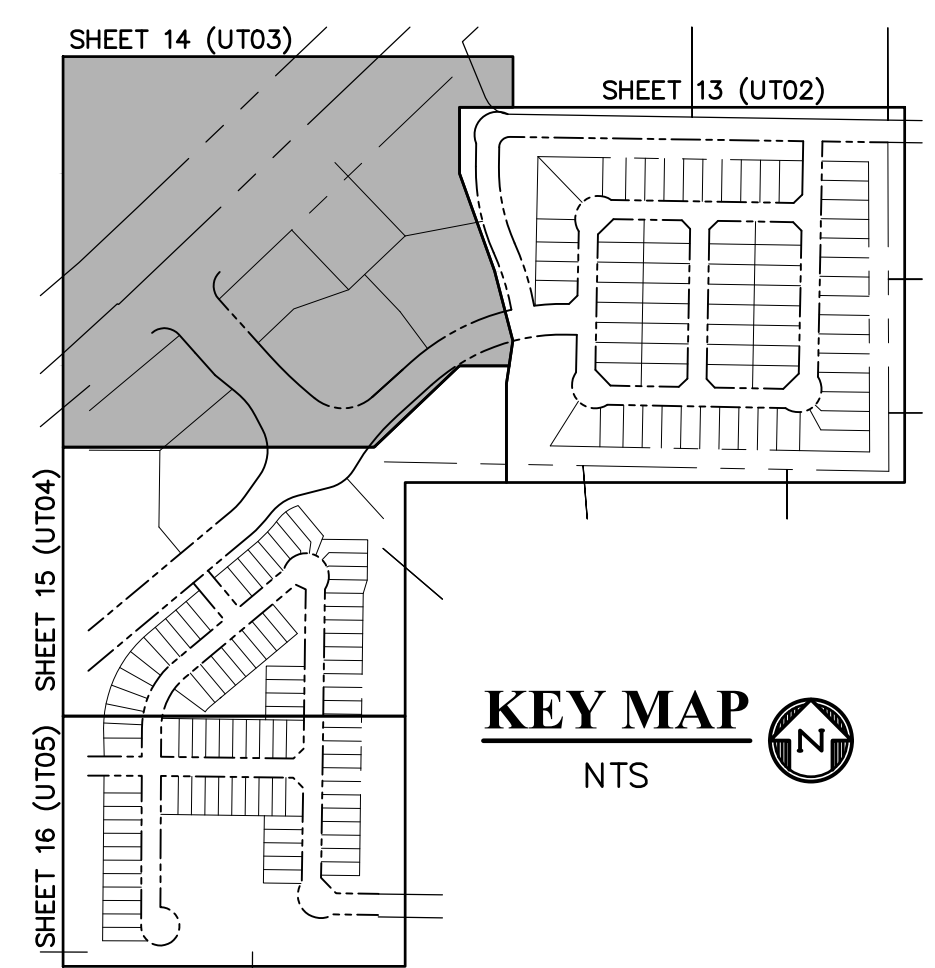
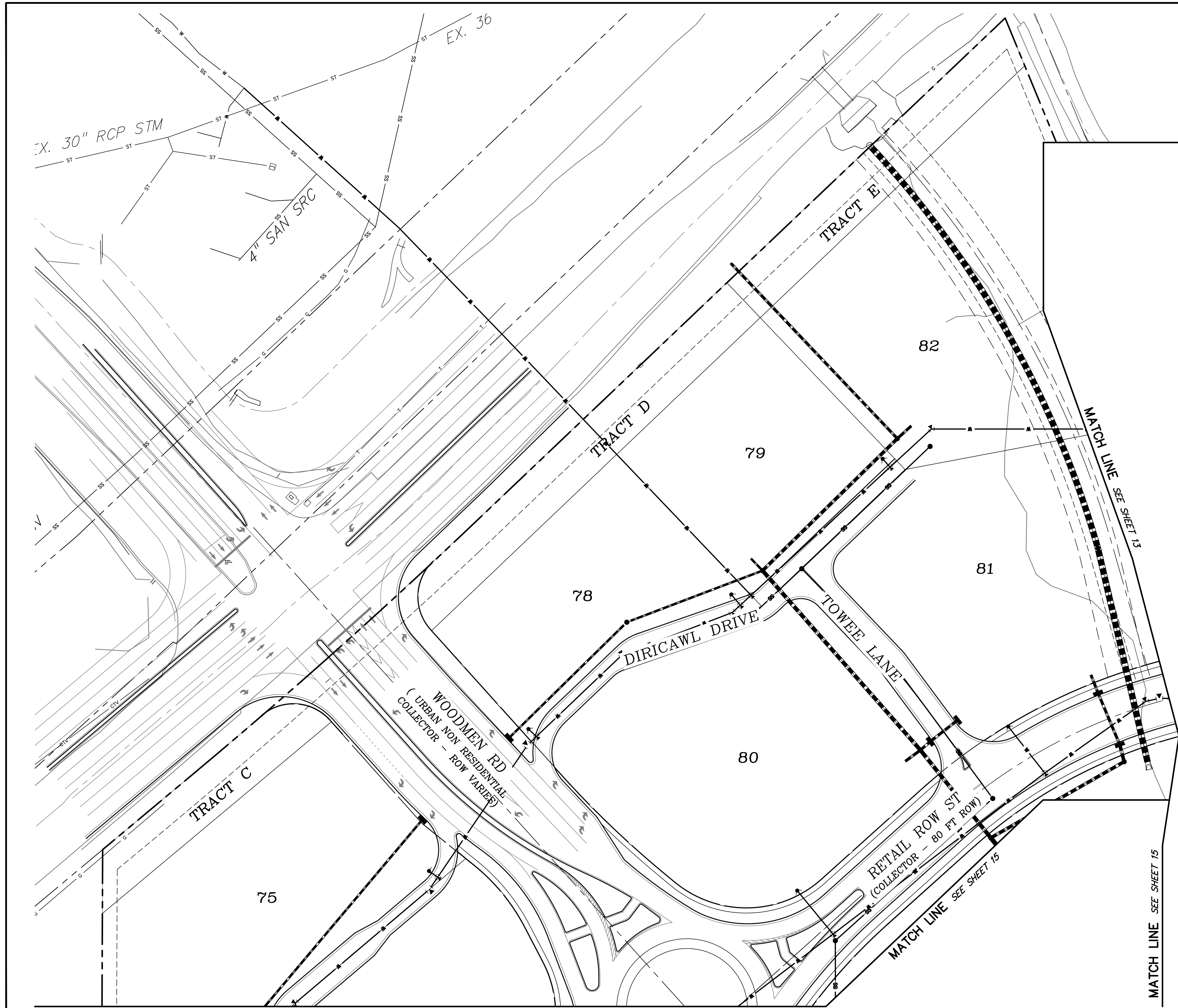
SHEET: 13 OF 18











**LEGEND**

PROPERTY/LOT LINE ..... - - - - -

ROW ..... - - - - -

SETBACK LINE ..... - - - - -

PHASE LINE ..... - - - - -

EASEMENT ..... - - - - -

SHEET MATCHLINE ..... - - - - -

PROPOSED SANITARY SEWER ..... SS

PROPOSED STORM SEWER ..... - - - - -

PROPOSED WATER SERVICE ..... W

PREPARED BY:

**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. MCCONNELL, P.E.  
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CLIENT:

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COLORADO SPRINGS, CO 80906  
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CONTACT: PJ ANDERSON

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

ISSUE	DATE
INITIAL ISSUE	3/16/23

DESIGNED BY: TDM  
 DRAWN BY: GES  
 CHECKED BY: TDM  
 FILE NAME: 21604-00U11

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

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

**PRELIMINARY  
UTILITY PLAN**

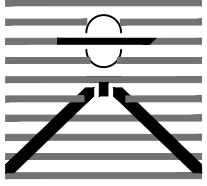
PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**UT03**

SHEET: 15 OF 18





PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 3 SOUTH 7TH STREET  
 COLORADO SPGS, COLORADO 80905  
 CONTACT: TIM D. MCCONNELL, P.E.  
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CLIENT:  
**FALCON FIELD, LLC.**  
 3230 ELECTRA DR. N.  
 COLORADO SPRINGS, CO 80906  
 (719) 475-7474  
 CONTACT: PJ ANDERSON

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

ISSUE	DATE
INITIAL ISSUE	3/16/23

DESIGNED BY: TDM  
 DRAWN BY: GES  
 CHECKED BY: TDM  
 FILE NAME: 21604-00U1

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

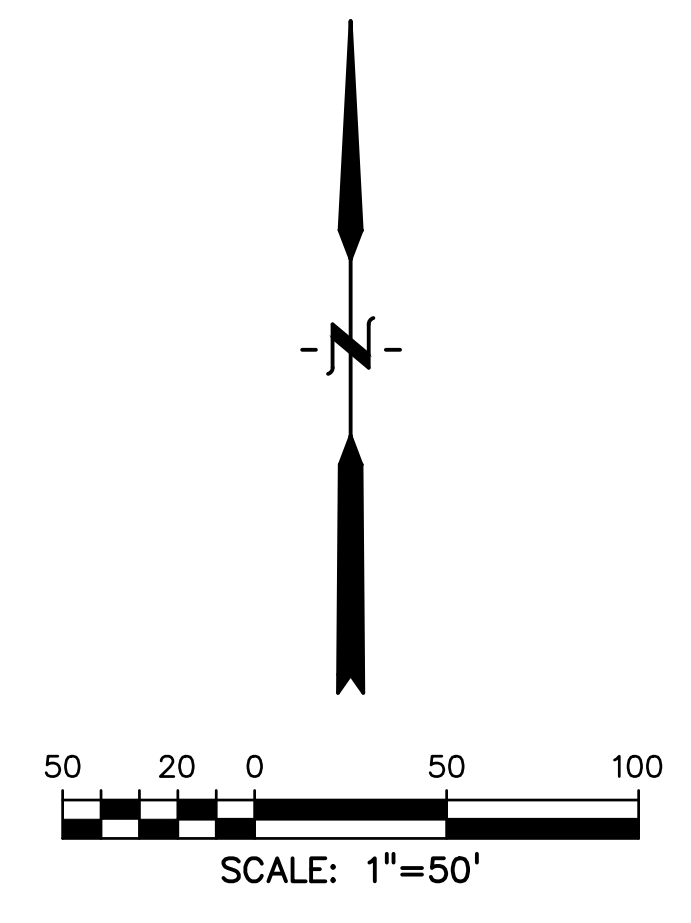
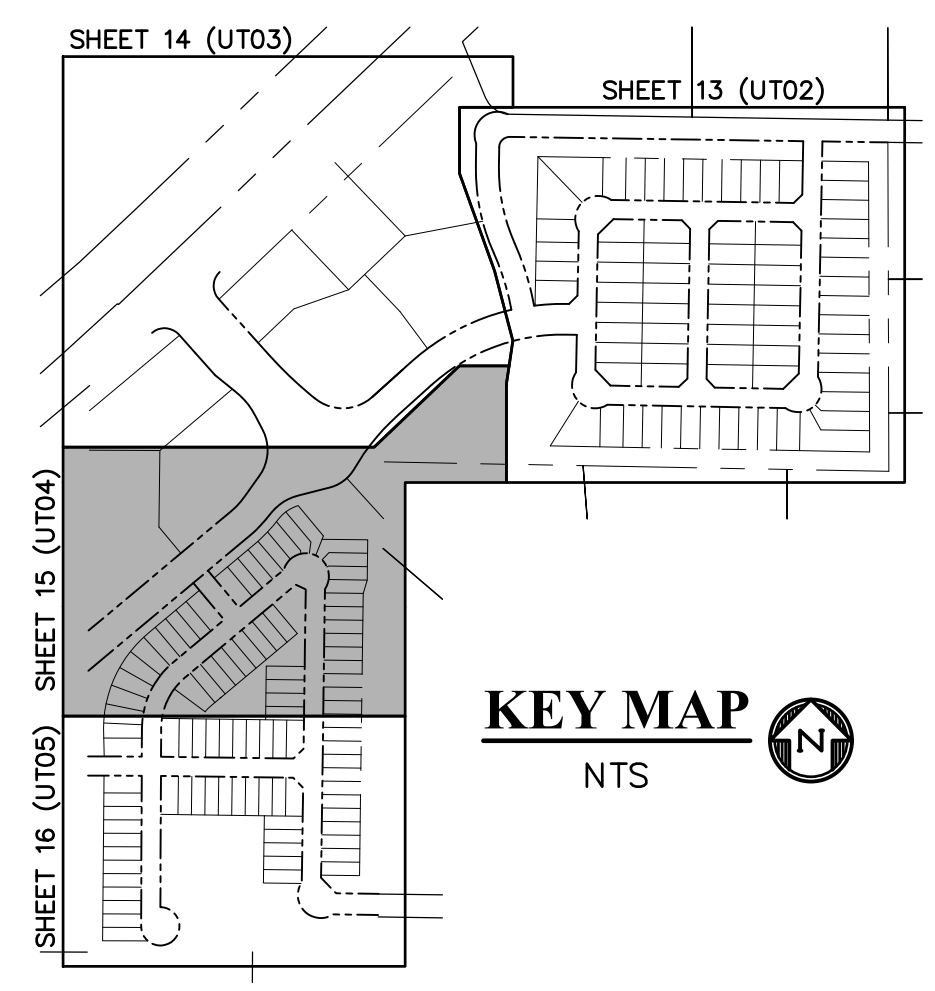
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**PRELIMINARY  
 UTILITY PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

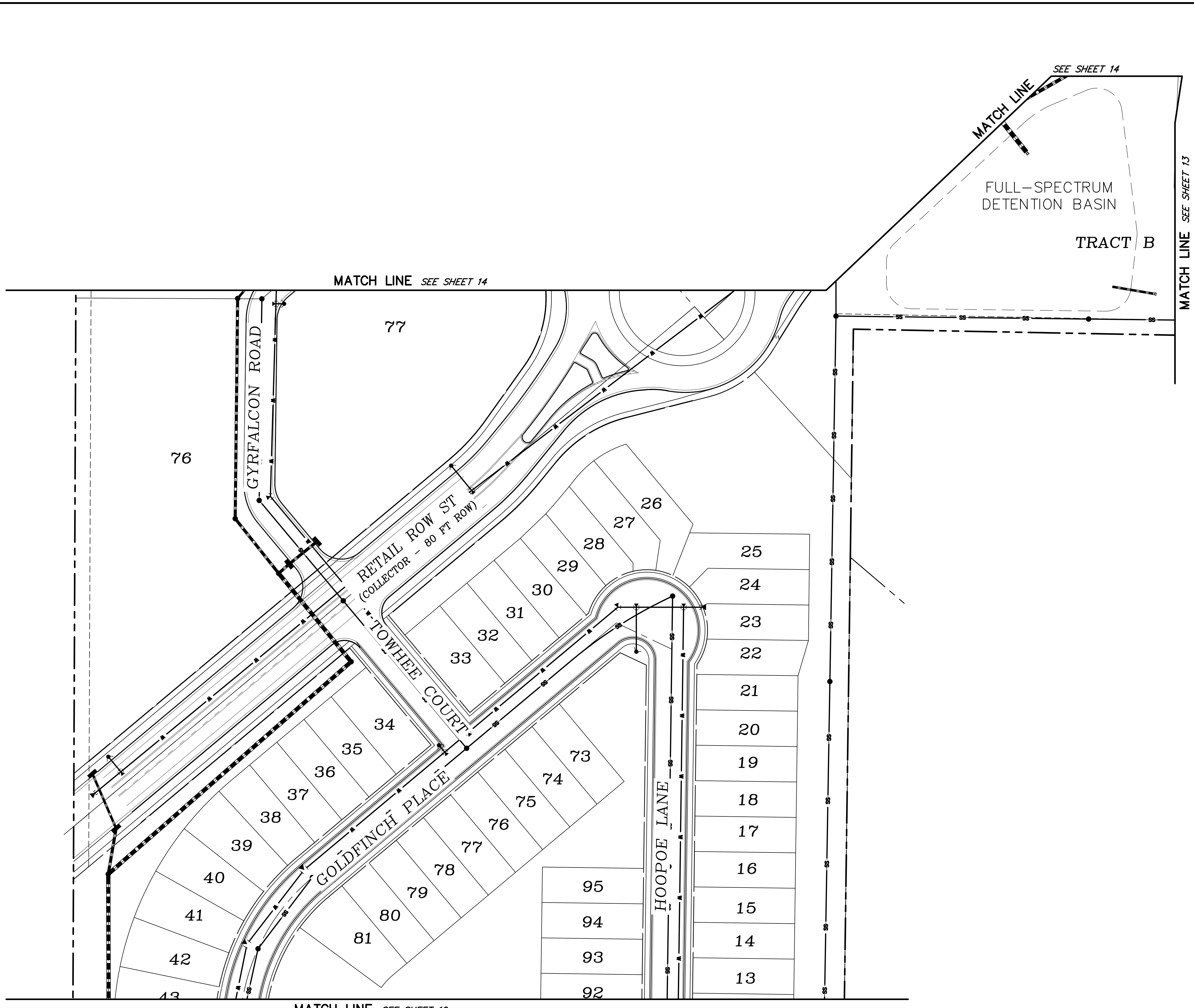
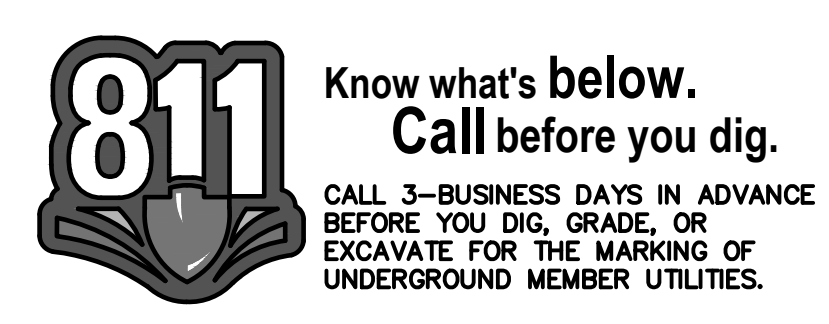
**UT04**

SHEET: 16 OF 18



**LEGEND**

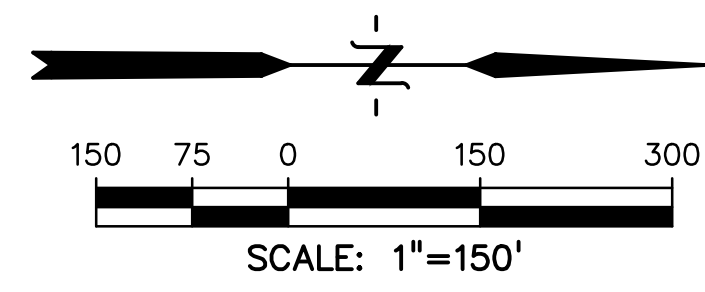
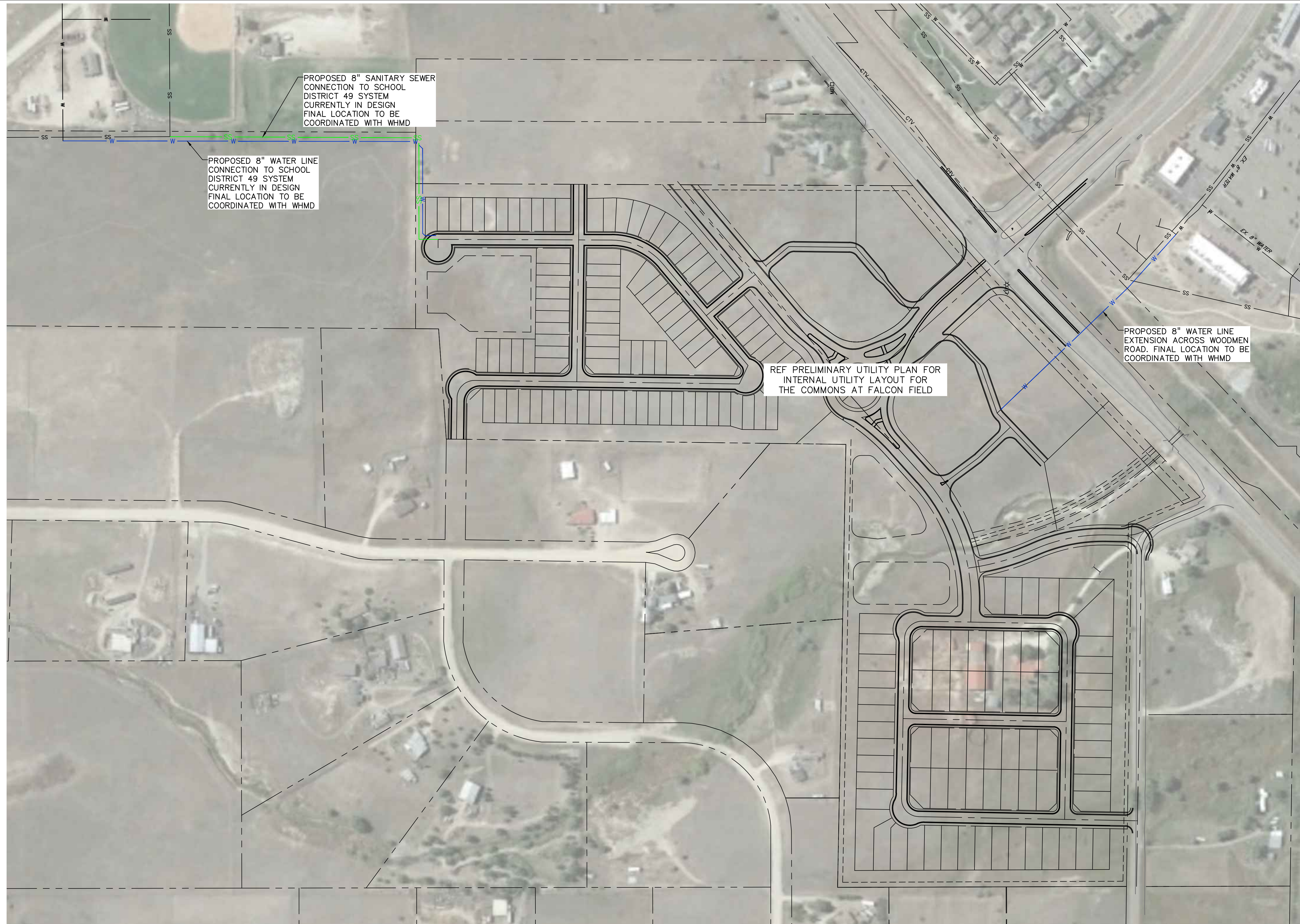
PROPERTY/LOT LINE	-----
ROW	.....
SETBACK LINE	.....
PHASE LINE	-----
EASEMENT	-----
SHEET MATCHLINE	-----
PROPOSED SANITARY SEWER	-----SS-----
PROPOSED STORM SEWER	-----SS-----
PROPOSED WATER SERVICE	-----W-----











**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 —

PREPARED BY:



CLIENT:

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

PRELIMINARY PLANS FOR:  
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PRELIMINARY PLAN**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23

DESIGNED BY: TDM  
DRAWN BY: GES  
CHECKED BY: TDM  
FILE NAME: 21604-00-OFF UT

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

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

OFFSITE UTILITY MAP

PROJECT NO. 21604-00CSCV  
DRAWING NO.



**UT06**