

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

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers & Surveyors
 101 SAWHATCH ST. STE #100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 COLORADO SPRINGS • LAFAYETTE

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
RESUBMITTAL	4/10/24

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

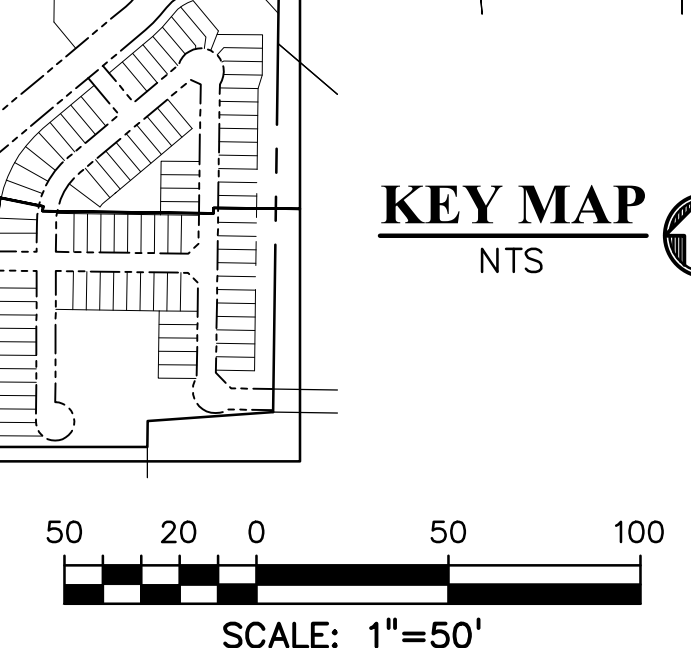
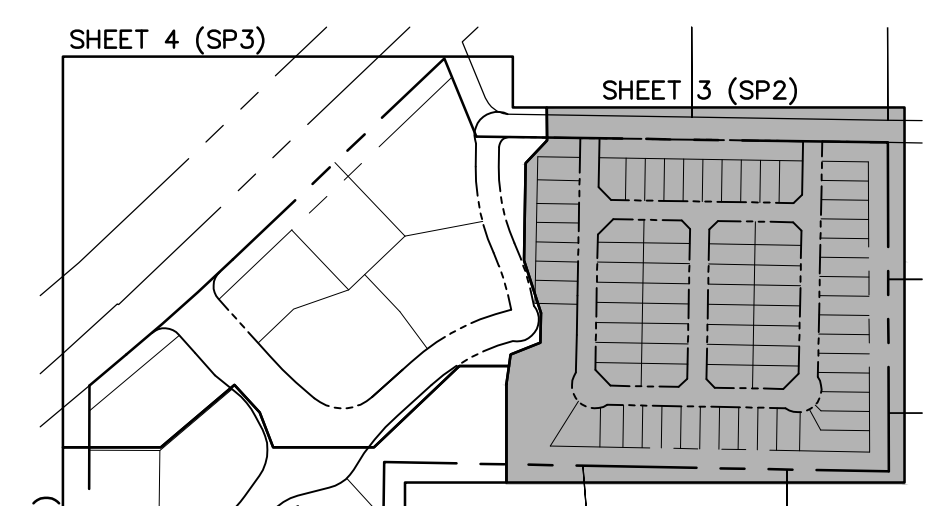
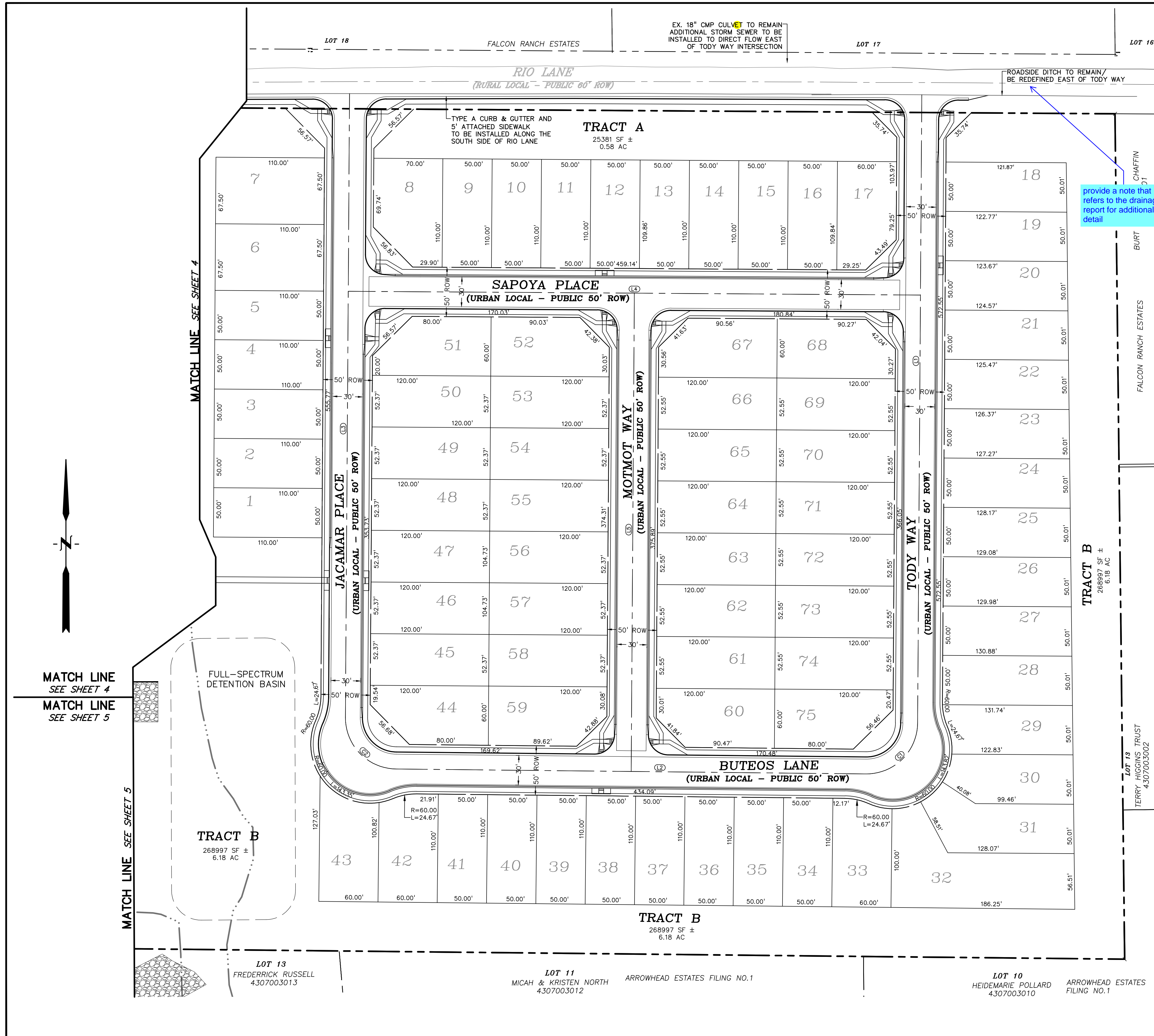
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

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

PRELIMINARY OVERALL SITE PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

SP1



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	636.69'	N0°22'41"E
L2	476.00'	S89°24'00"E
L3	632.18'	N0°22'41"E
L4	580.00'	S89°37'19"E
L5	484.75'	N0°22'41"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	81.88'	52.00'	90°13'19"
C2	81.48'	52.00'	89°46'41"

NOTE
DRAINAGE, UTILITY, SIGHT VISIBILITY, PUBLIC IMPROVEMENT AND ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAT

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- LOT NUMBER 29
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- EXISTING CENTERLINE ROAD
- EXISTING FENCE LINE
- EXISTING EDGE OF ASPHALT
- EXISTING SIGN

PREPARED BY:
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Engineers & Surveyors
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**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
RESUBMITTAL	4/10/24

DESIGNED BY: TDM
DRAWN BY: SDM
CHECKED BY: TDM
FILE NAME: 21604-00SP2

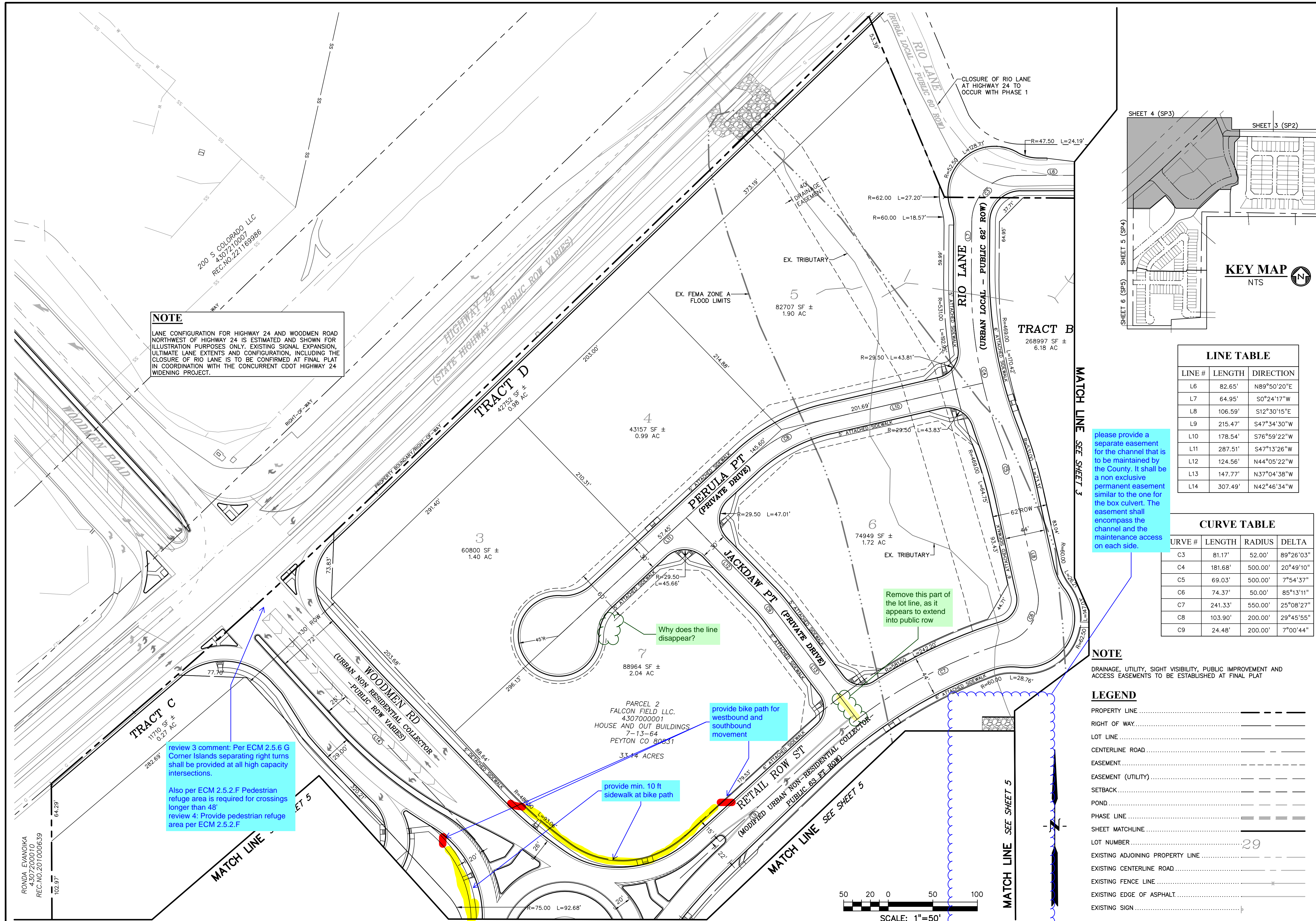
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

PRELIMINARY SITE PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

SP2



NOTE
 LANE CONFIGURATION FOR HIGHWAY 24 AND WOODMEN ROAD NORTHWEST OF HIGHWAY 24 IS ESTIMATED AND SHOWN FOR ILLUSTRATION PURPOSES ONLY. EXISTING SIGNAL EXPANSION, ULTIMATE LANE EXTENTS AND CONFIGURATION, INCLUDING THE CLOSURE OF RIO LANE IS TO BE CONFIRMED AT FINAL PLAT IN COORDINATION WITH THE CONCURRENT CDOT HIGHWAY 24 WIDENING PROJECT.

review 3 comment: Per ECM 2.5.6 G Corner islands separating right turns shall be provided at all high capacity intersections.
 Also per ECM 2.5.2.F Pedestrian refuge area is required for crossings longer than 48'
 review 4: Provide pedestrian refuge area per ECM 2.5.2.F

PARCEL 2
 FALCON FIELD, LLC.
 430700001
 HOUSE AND OUT BUILDINGS
 7-13-64
 PEYTON CO 80831

provide bike path for westbound and southbound movement

provide min. 10 ft sidewalk at bike path

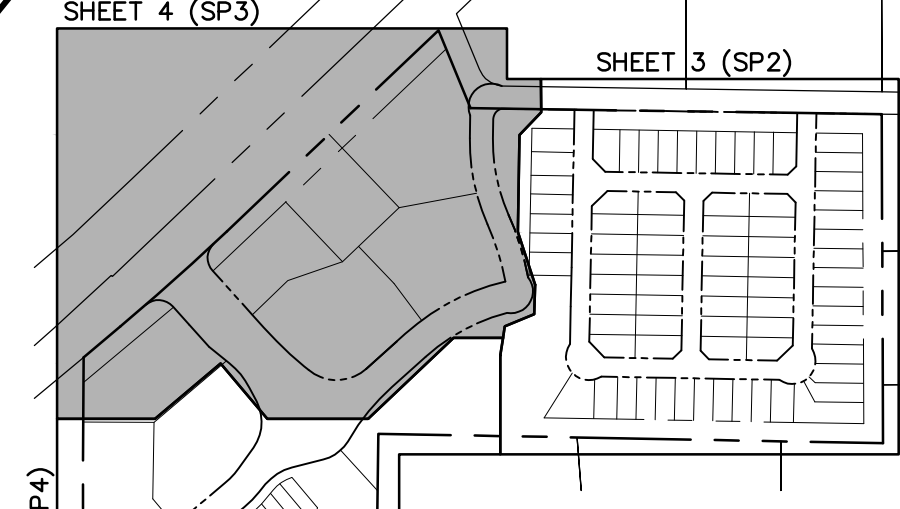
Remove this part of the lot line, as it appears to extend into public row

please provide a separate easement for the channel that is to be maintained by the County. It shall be a non exclusive permanent easement similar to the one for the box culvert. The easement shall encompass the channel and the maintenance access on each side.

NOTE
 DRAINAGE, UTILITY, SIGHT VISIBILITY, PUBLIC IMPROVEMENT AND ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAT

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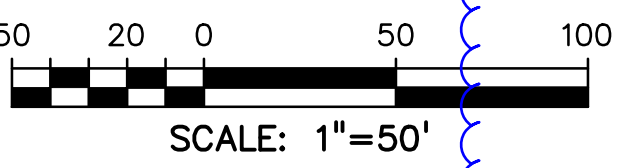


LINE TABLE

LINE #	LENGTH	DIRECTION
L6	82.65'	N89°50'20"E
L7	64.95'	S0°24'17"W
L8	106.59'	S12°30'15"E
L9	215.47'	S47°34'30"W
L10	178.54'	S76°59'22"W
L11	287.51'	S47°13'26"W
L12	124.56'	N44°05'22"W
L13	147.77'	N37°04'38"W
L14	307.49'	N42°46'34"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C3	81.17'	52.00'	89°26'03"
C4	181.68'	500.00'	20°49'10"
C5	69.03'	500.00'	7°54'37"
C6	74.37'	50.00'	85°13'11"
C7	241.33'	550.00'	25°08'27"
C8	103.90'	200.00'	29°45'55"
C9	24.48'	200.00'	7°00'44"



PREPARED BY:

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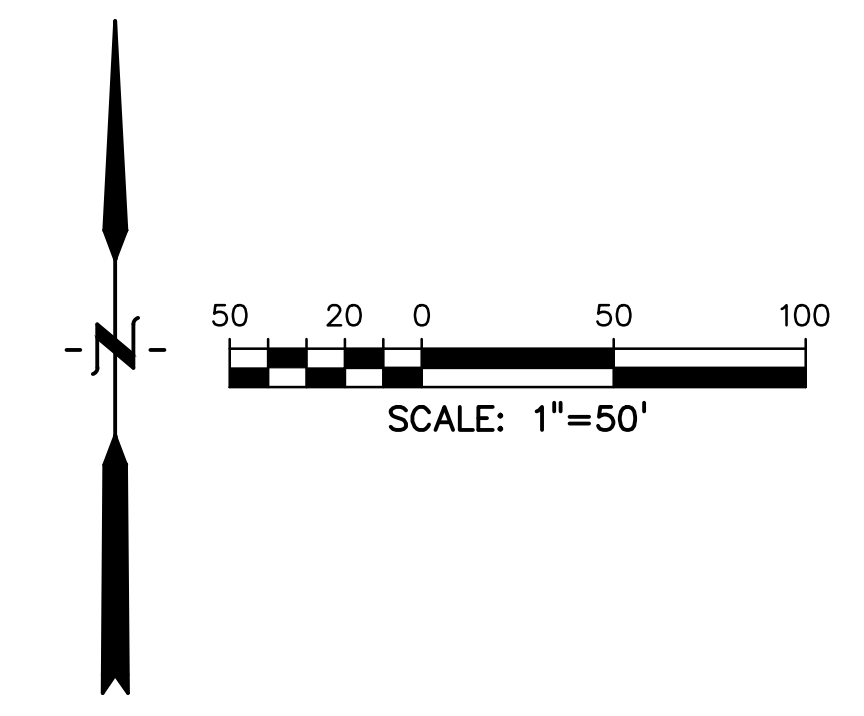
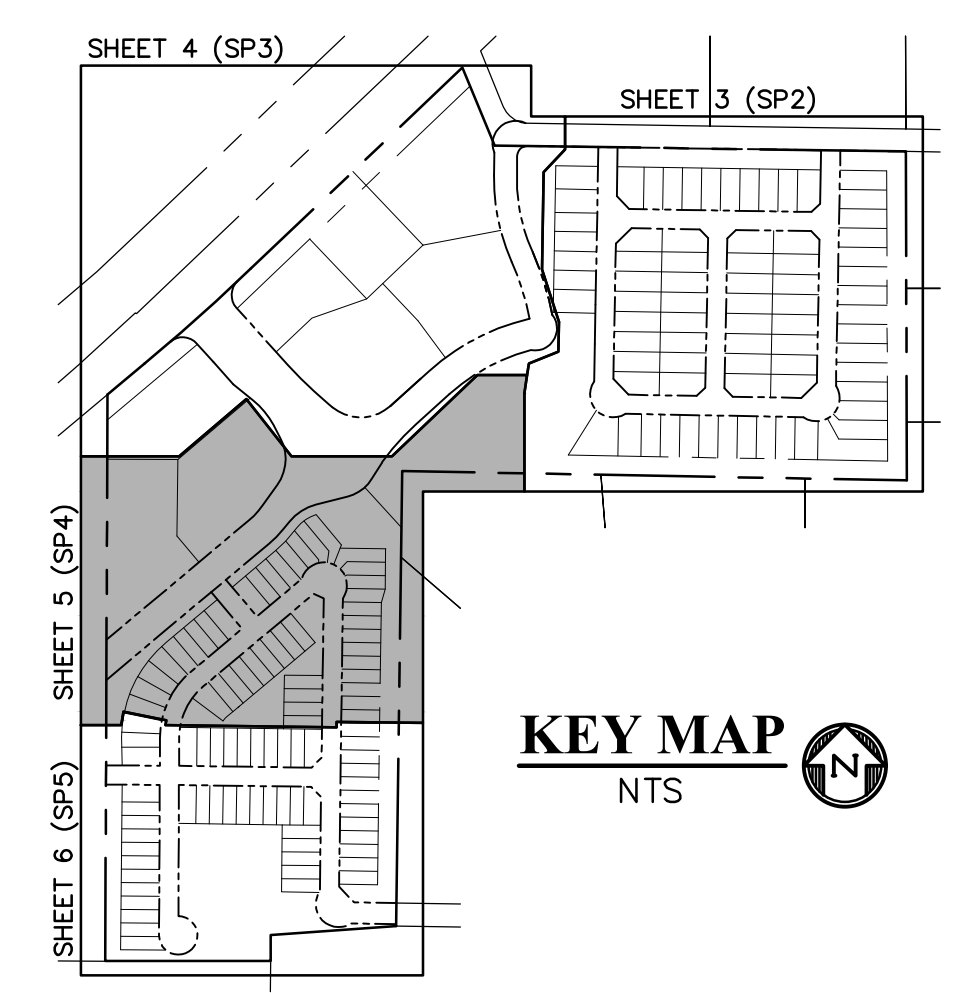
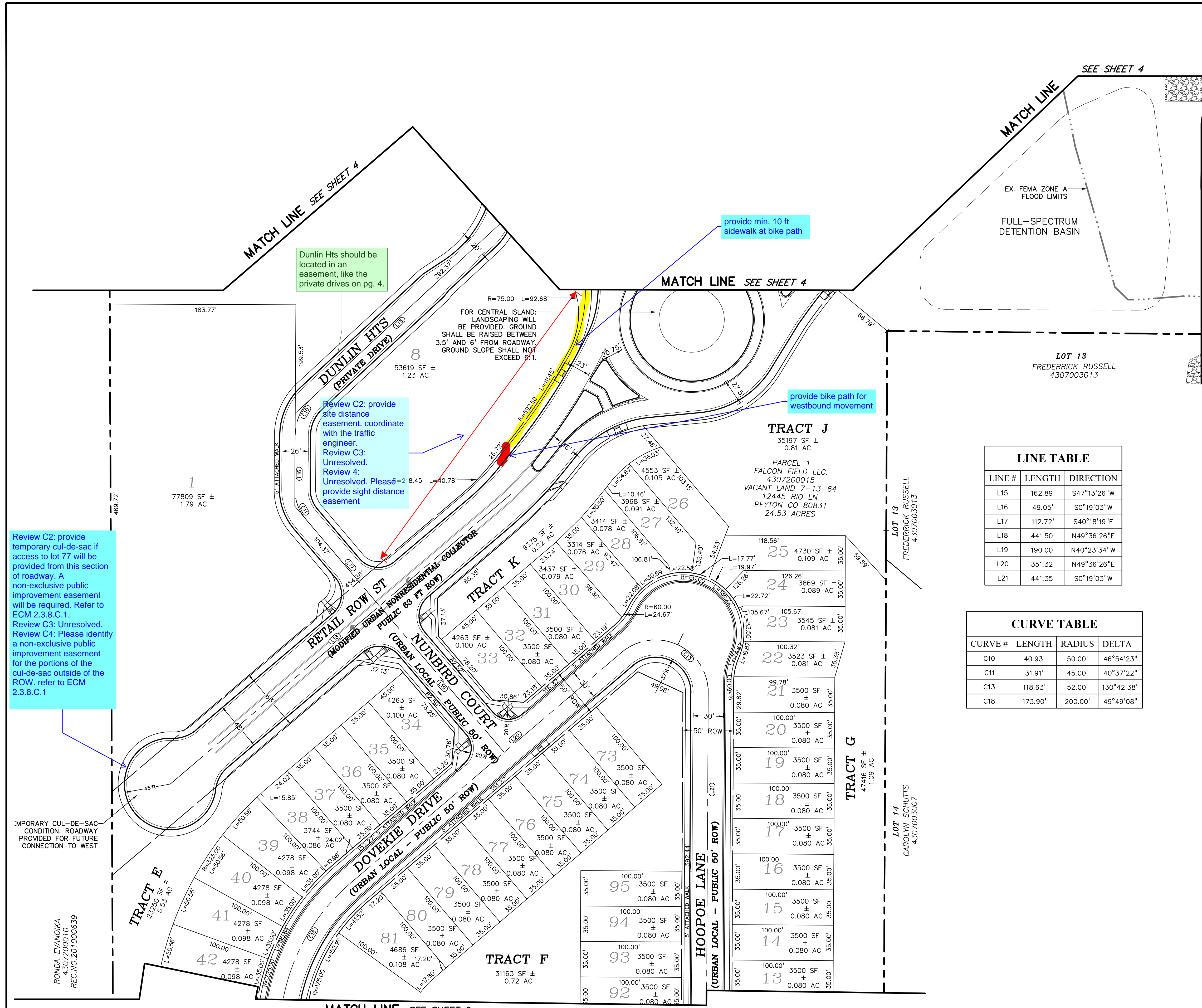
PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN
 12445 RIO LANE, AND VACANT LAND
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	4/10/24

DESIGNED BY: KGV
 DRAWN BY: SDM
 CHECKED BY: TDM
 FILE NAME: 21604-00SP2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY SITE PLAN
 PROJECT NO. 21604-00CSCV
 DRAWING NO.
SP3
 SHEET: 4 OF 19



LINE TABLE		
LINE #	LENGTH	DIRECTION
L15	162.89'	S47°13'26"W
L16	49.05'	S0°19'03"W
L17	112.72'	S40°18'19"E
L18	441.50'	N49°36'26"E
L19	190.00'	N40°23'34"W
L20	351.32'	N49°36'26"E
L21	441.35'	S0°19'03"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C10	40.93'	50.00'	46°54'23"
C11	31.91'	45.00'	40°37'22"
C13	118.63'	52.00'	130°42'38"
C18	173.90'	200.00'	49°49'08"

NOTE
DRAINAGE, UTILITY, SIGHT VISIBILITY, PUBLIC IMPROVEMENT AND ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAT

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- EXISTING SIGN

Review C2: provide temporary cul-de-sac if access to lot 77 will be provided from this section of roadway. A non-exclusive public improvement easement will be required. Refer to ECM 2.3.8.C.1.
Review C3: Unresolved.
Review C4: Please identify a non-exclusive public improvement easement for the portions of the cul-de-sac outside of the ROW, refer to ECM 2.3.8.C.1

Dunlin Hts should be located in an easement, like the private drives on pg. 4.
Review C2: provide site distance easement, coordinate with the traffic engineer.
Review C3: Unresolved.
Review 4: Unresolved. Please provide sight distance easement

provide min. 10 ft sidewalk at bike path

provide bike path for westbound movement

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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
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DRAWN BY: SDM
CHECKED BY: TDM
FILE NAME: 21604-00SP2

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DREXEL, BARRELL & CO.

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

PRELIMINARY SITE PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

SP4

SHEET: 5 OF 19

PREPARED BY:

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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
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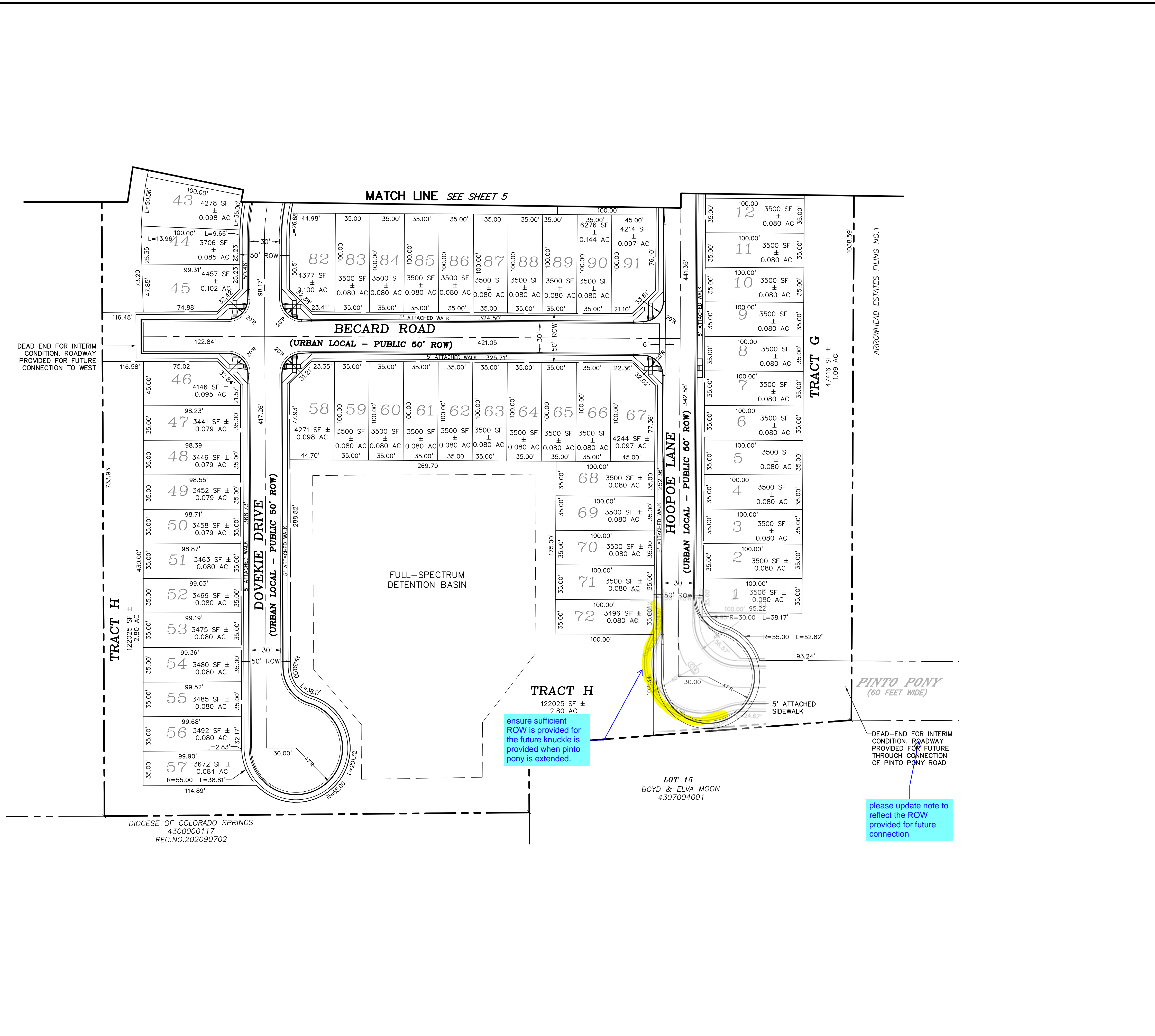
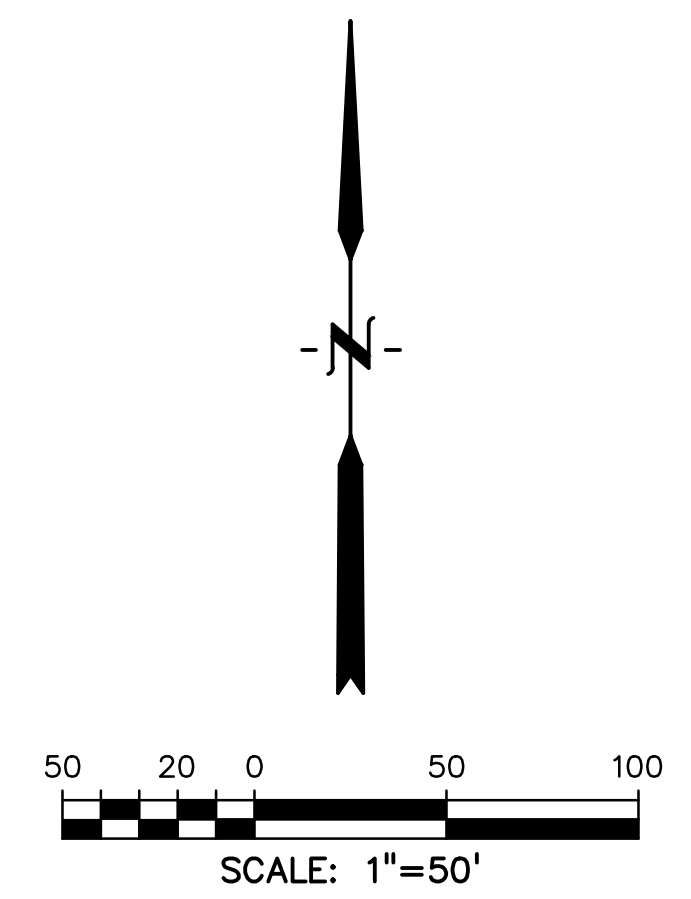
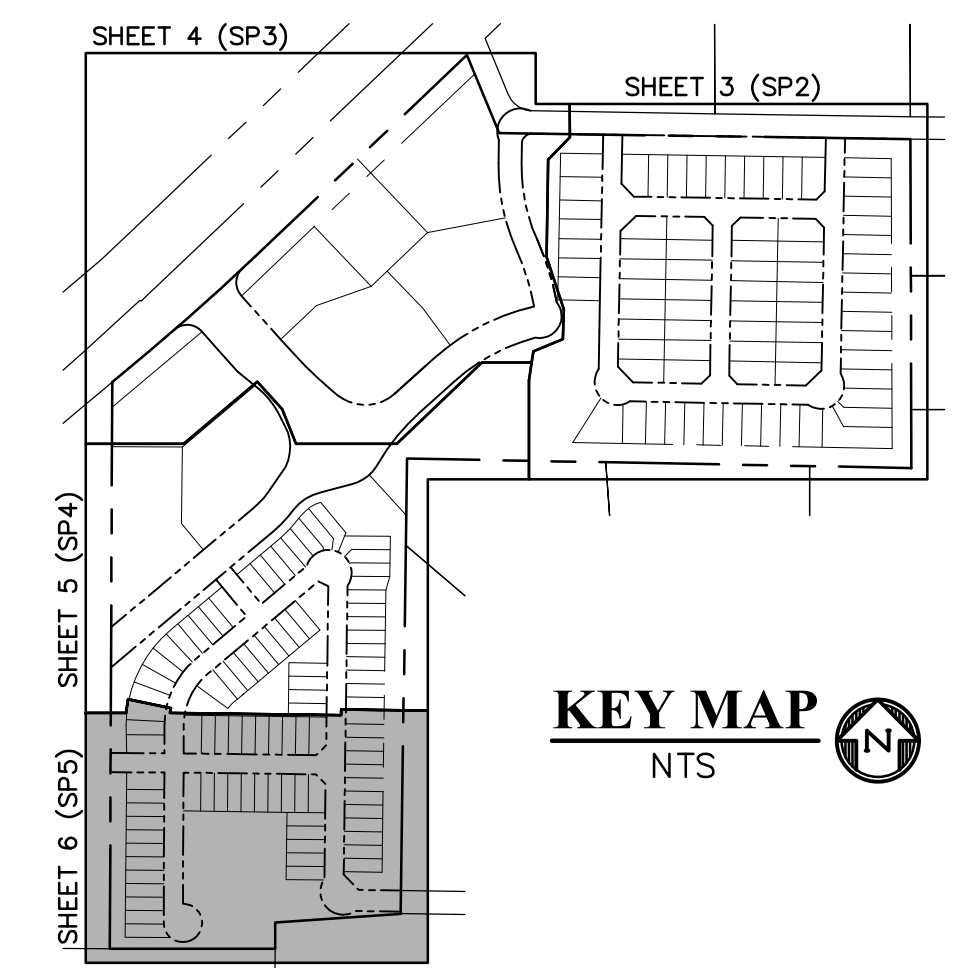
DESIGNED BY: KGV
 DRAWN BY: SDM
 CHECKED BY: TDM
 FILE NAME: 21604-00SP2

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

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

**PRELIMINARY
 SITE PLAN**

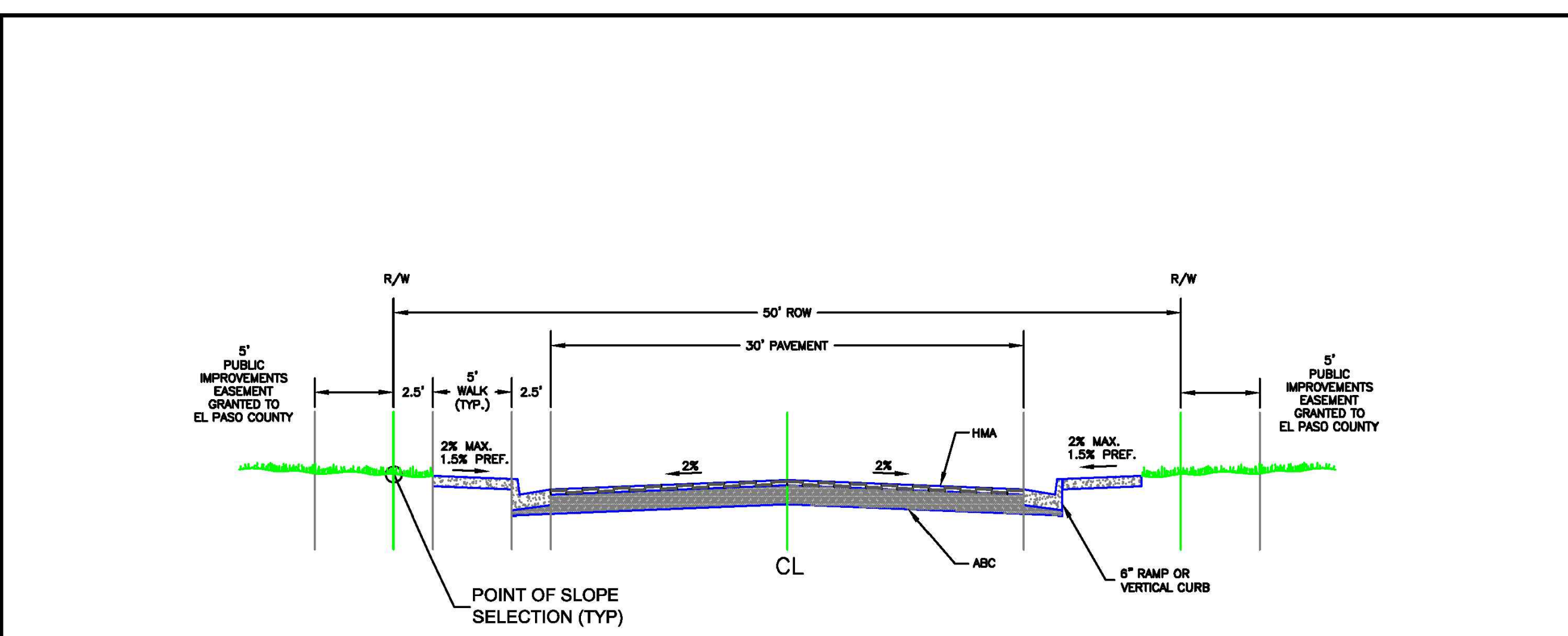
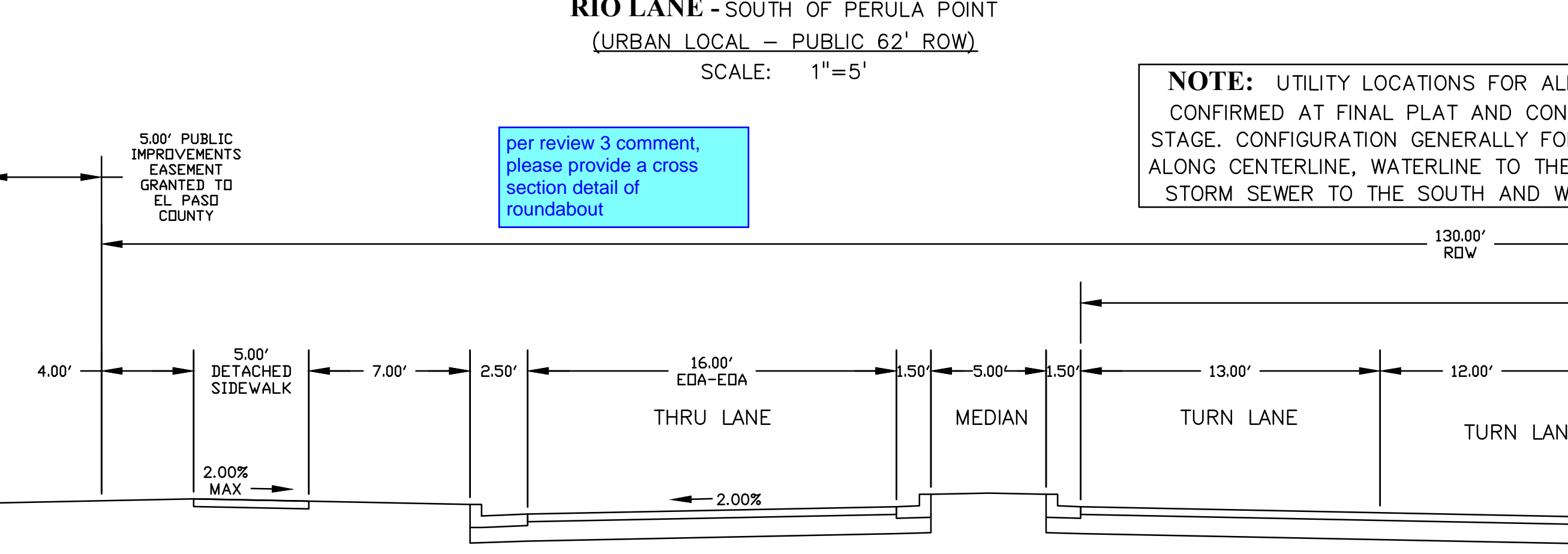
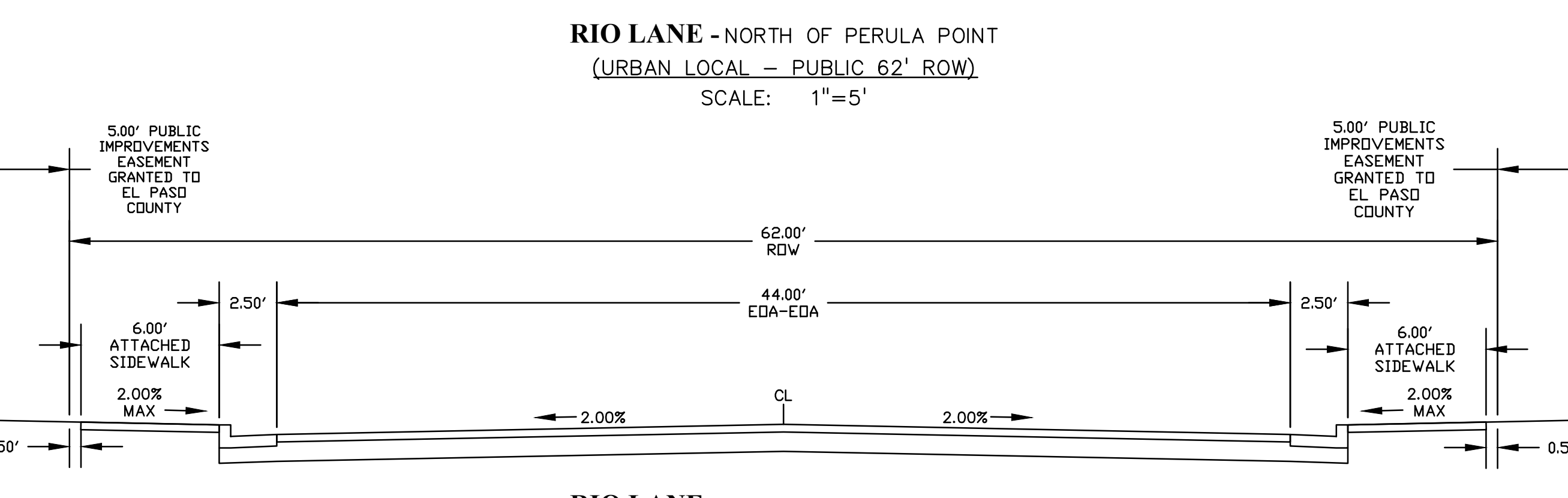
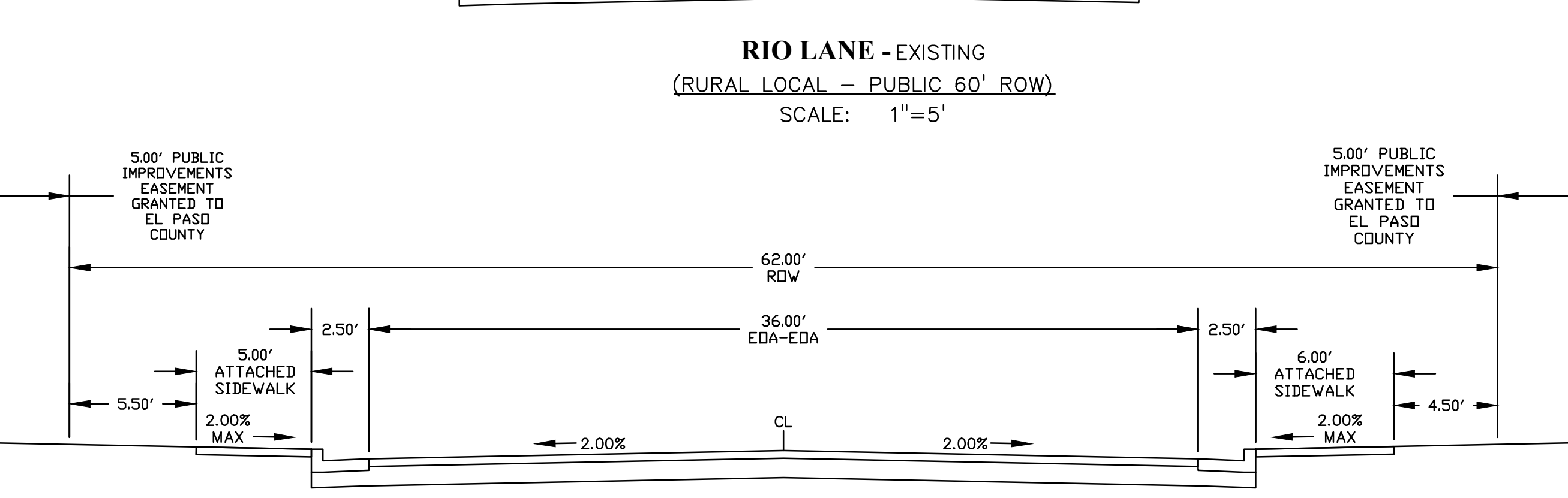
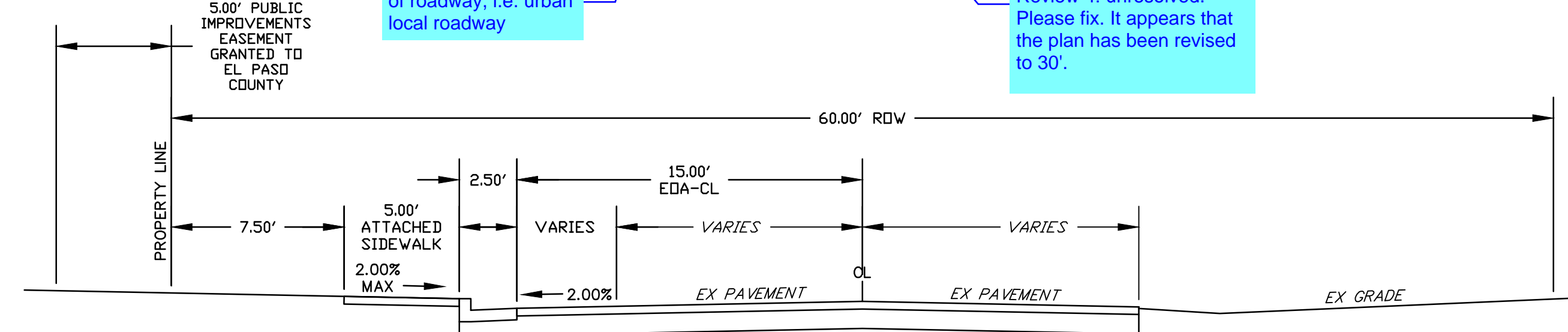
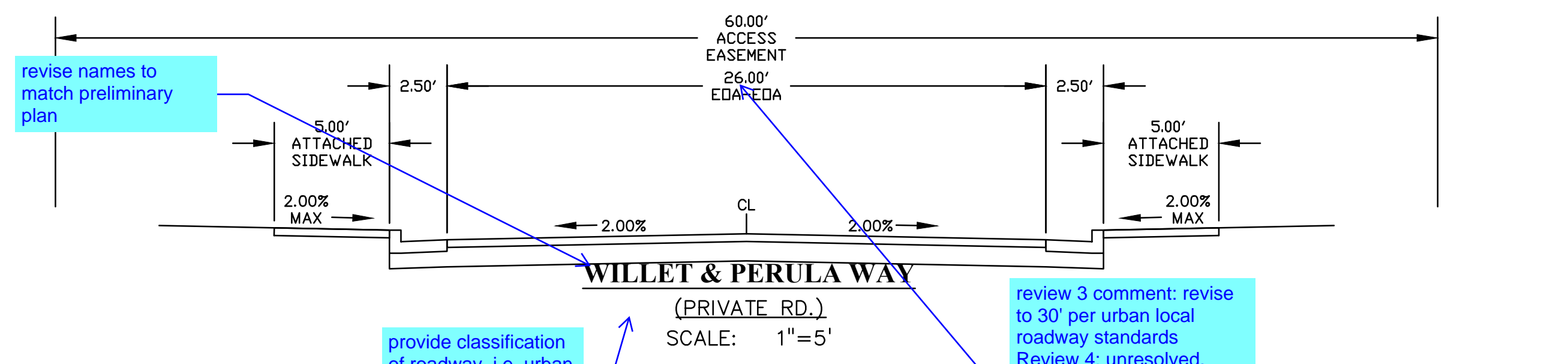
PROJECT NO. 21604-00SCV
 DRAWING NO.
SP5
 SHEET: 6 OF 19



NOTE
 DRAINAGE, UTILITY, SIGHT VISIBILITY, PUBLIC IMPROVEMENT AND ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAT

LEGEND

PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
EASEMENT	-----
EASEMENT (UTILITY)	-----
SETBACK	-----
POND	-----
PHASE LINE	-----
SHEET MATCHLINE	-----
LOT NUMBER	----- 29
EXISTING ADJOINING PROPERTY LINE	-----
EXISTING CENTERLINE ROAD	-----
EXISTING FENCE LINE	-----
EXISTING EDGE OF ASPHALT	-----
EXISTING SIGN	-----

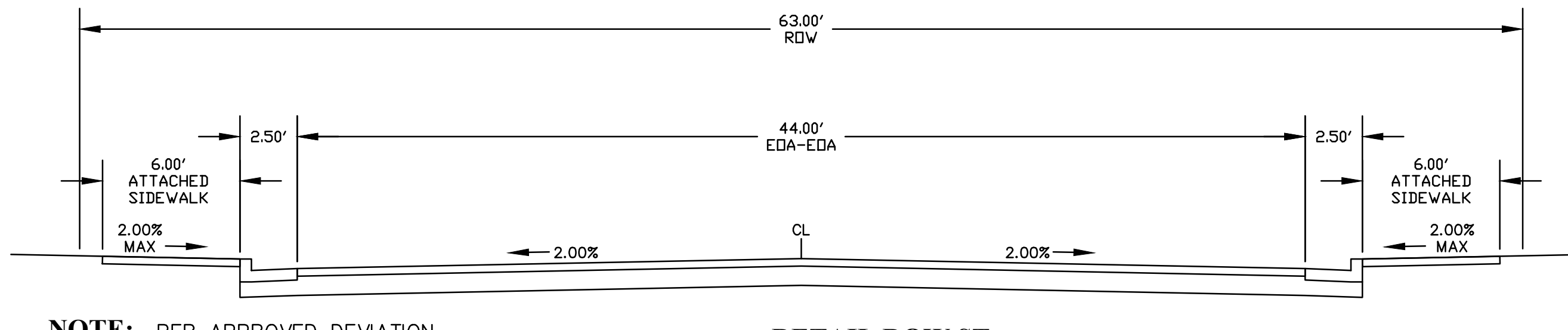


Roadway Design Parameters
Design Speed: 25 mph
Posted Speed: 25 mph
Maximum ADT: 3,000
Design Vehicle: WB-50

SCALE: NOT TO SCALE

DATE APPROVED: 6/23/20	Urban Local Roadway	
Jennifer E. Irvine	Standard Cross Section	
REVISION DATE: 6/23/20	FILE NAME: SD_2-2	

ALL PUBLIC ROADWAYS UNLESS OTHERWISE NOTED ON THIS SHEET.
SCALE: NTS



NOTE: PER APPROVED DEVIATION PCD FILE NO. DEV238

NOTE: UTILITY LOCATIONS FOR ALL STREETS ARE TO BE CONFIRMED AT FINAL PLAT AND CONSTRUCTION DOCUMENT STAGE. CONFIGURATION GENERALLY FOLLOWS SANITARY SEWER ALONG CENTERLINE, WATERLINE TO THE NORTH AND EAST AND STORM SEWER TO THE SOUTH AND WEST OF THE ROADWAY

per review 3 comment, please provide a cross section detail of roundabout

revise names to match preliminary plan

provide classification of roadway, i.e. urban local roadway

review 3 comment: revise to 30' per urban local roadway standards
Review 4: unresolved. Please fix. It appears that the plan has been revised to 30'.

PREPARED BY:

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Engineers & Surveyors
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CLIENT:
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DESIGNED BY:	TDM
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21604-00RS1

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
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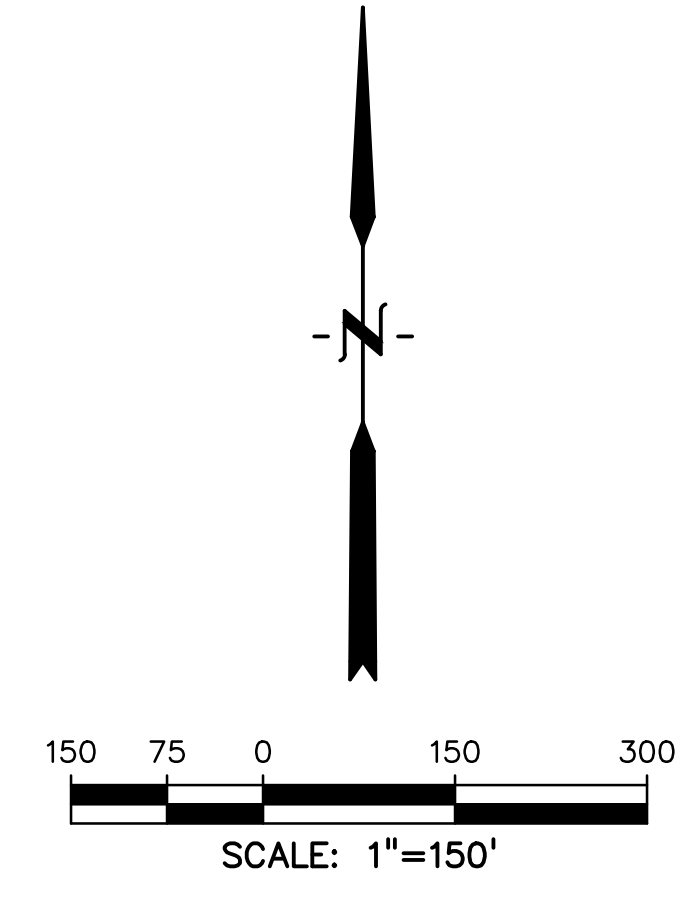
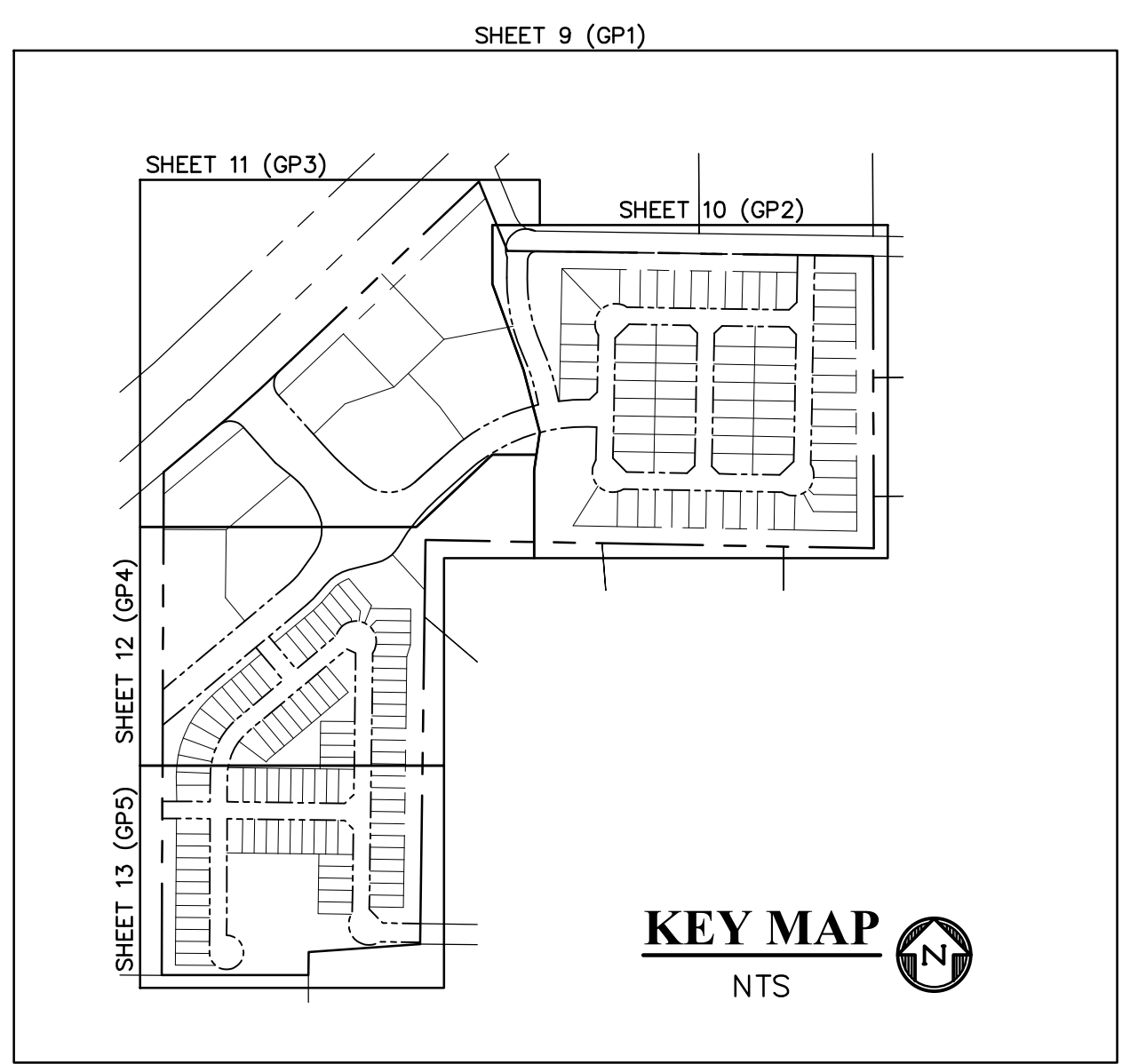
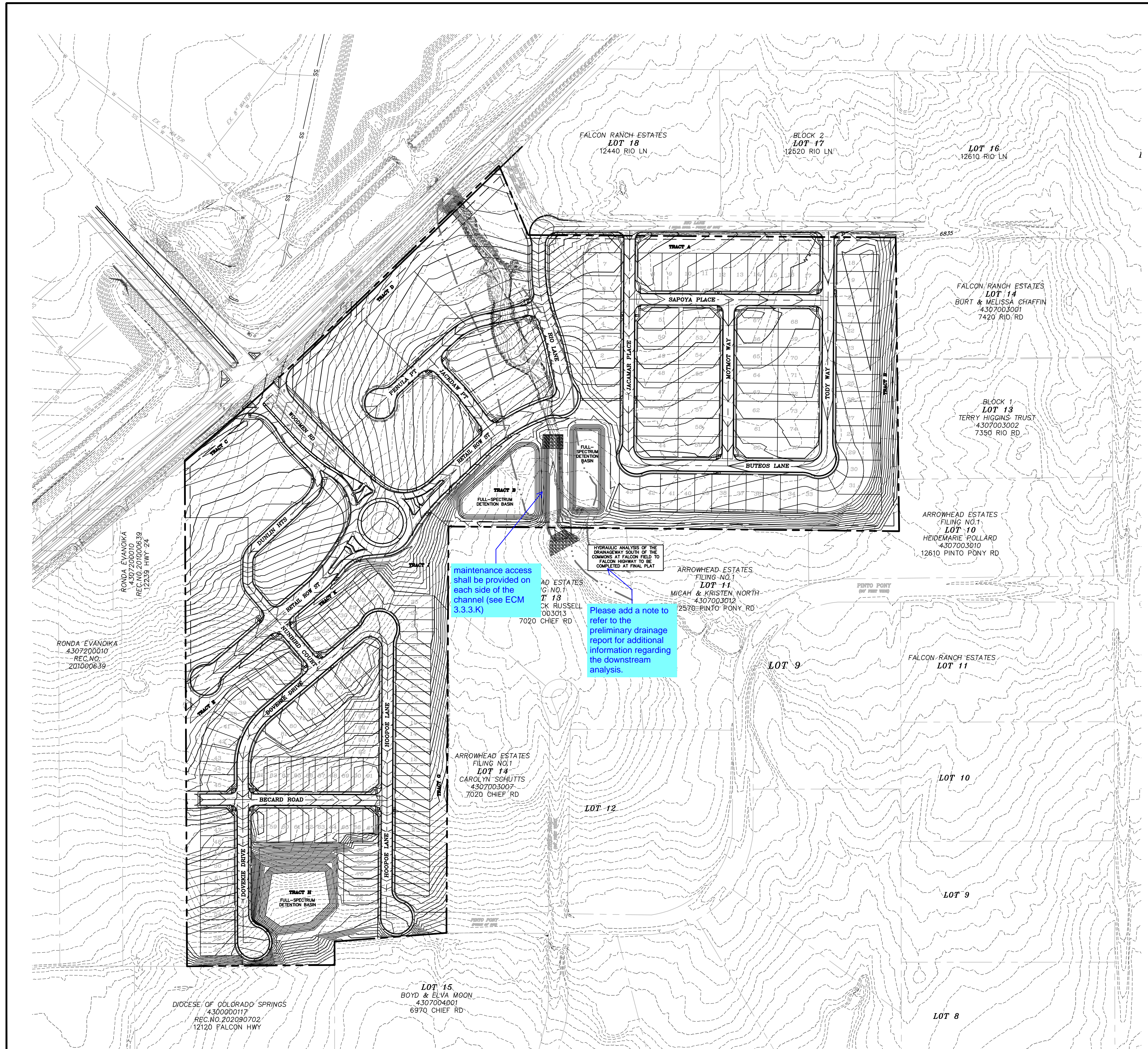
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

PRELIMINARY ROAD SECTIONS

PROJECT NO. 21604-00CSCV
DRAWING NO.

RS01

SHEET: 7 OF 19



LEGEND

PROPERTY LINE	---
RIGHT OF WAY	---
LOT LINE	---
CENTERLINE ROAD	---
EASEMENT	---
EASEMENT (UTILITY)	---
SETBACK	---
POND	---
PROPOSED MAJOR CONTOUR	6205
PROPOSED MINOR CONTOUR	6203
EXISTING MAJOR CONTOUR	6205
EXISTING MINOR CONTOUR	6203
LOT NUMBER	09
EXISTING ADJOINING PROPERTY LINE	---
EXISTING CENTERLINE ROAD	---
EXISTING EDGE OF ASPHALT	---

PREPARED BY:

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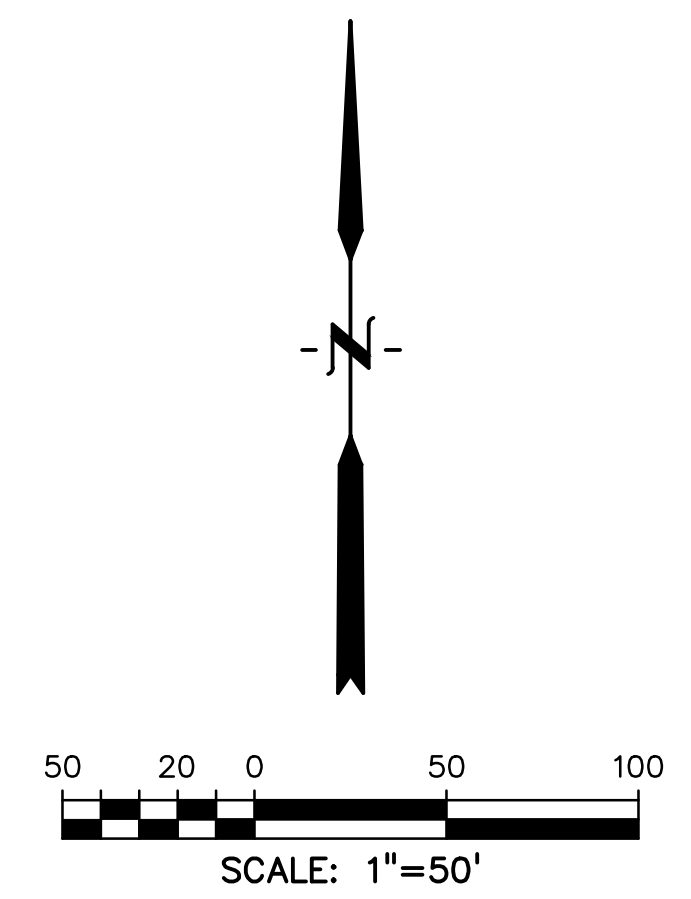
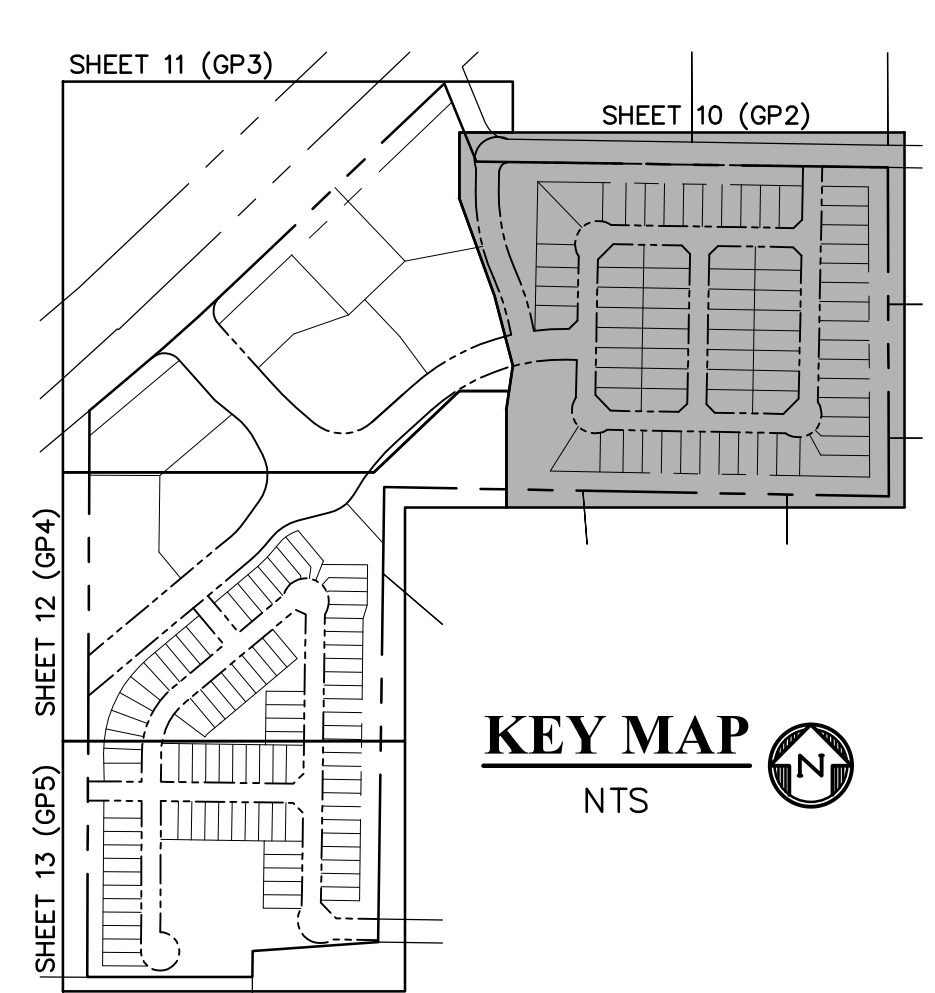
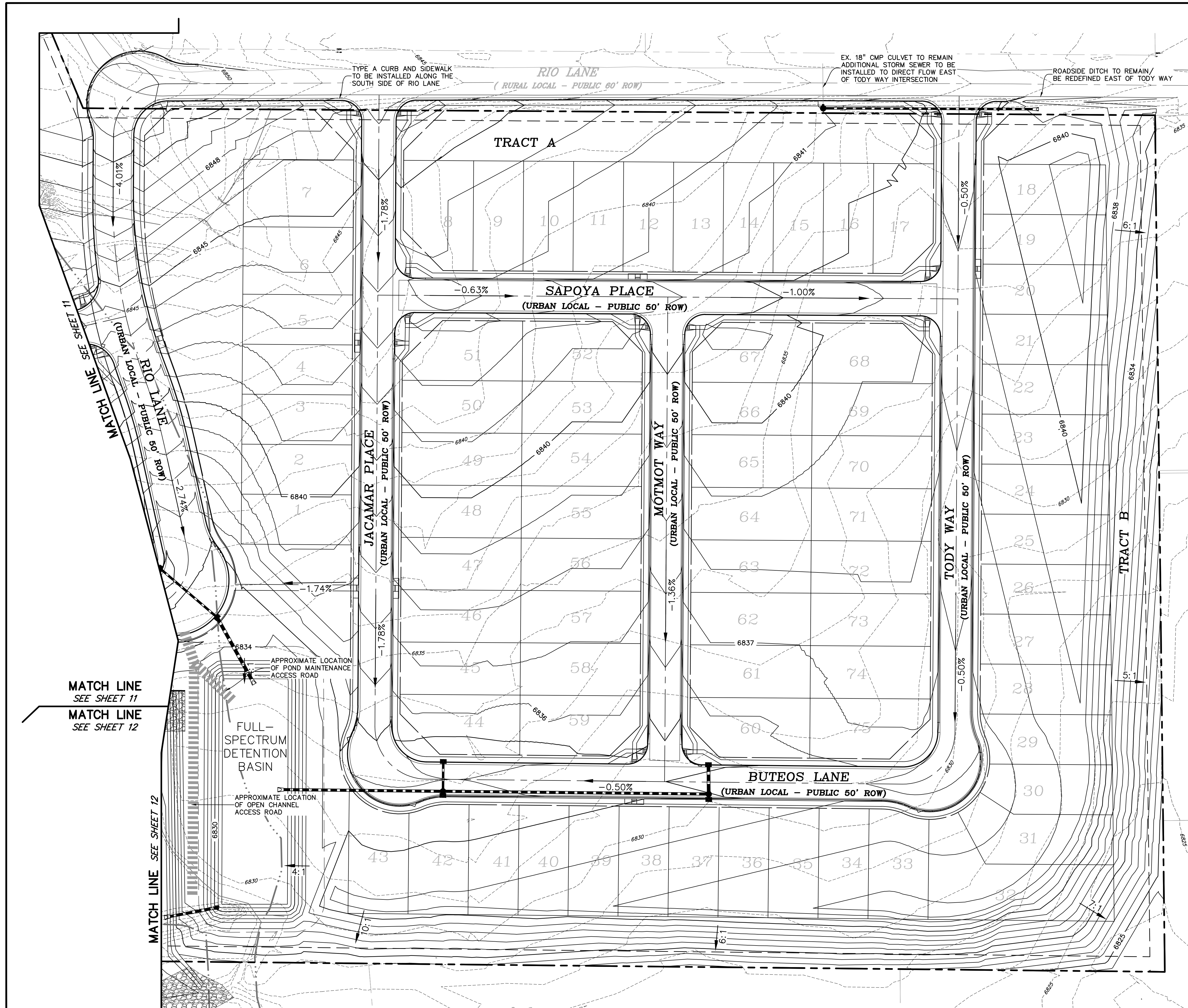
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

**PRELIMINARY
 OVERALL
 GRADING PLAN**

PROJECT NO. 21604-00CSCV
 DRAWING NO.

GP1



LEGEND

PROPERTY LINE - - - - -

RIGHT OF WAY - - - - -

LOT LINE - - - - -

CENTERLINE ROAD - - - - -

EASEMENT - - - - -

EASEMENT (UTILITIES) - - - - -

POND - - - - -

FLOWLINE, CURB & GUTTER - - - - -

5' ATTACHED SIDEWALK - - - - -

PROPOSED STORM SEWER - - - - -

PROPOSED STORM SEWER INLET ■

PROPOSED STORM SEWER MANHOLE ●

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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THE COMMONS AT FALCON FIELD

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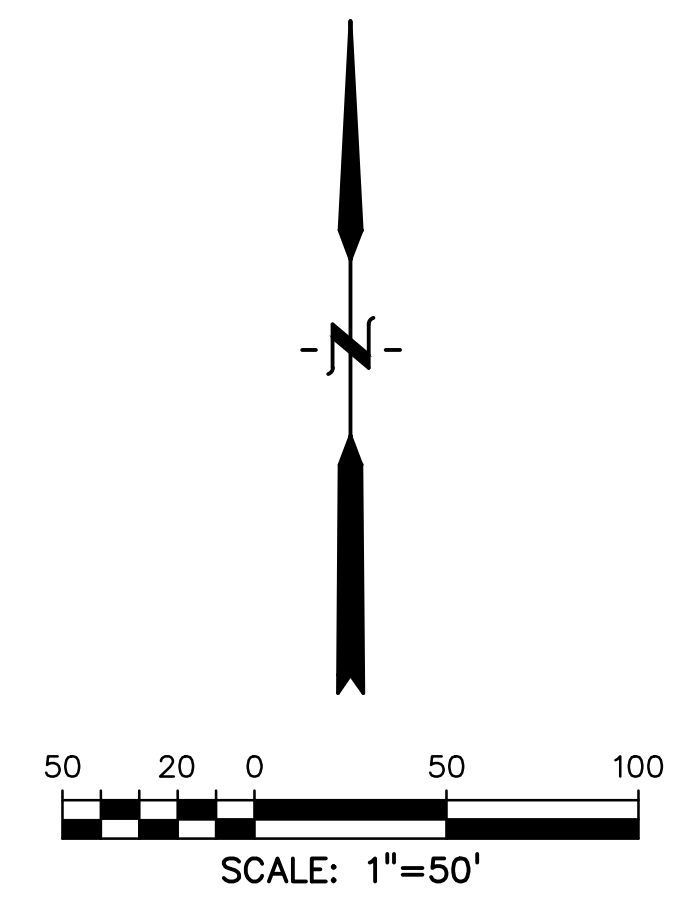
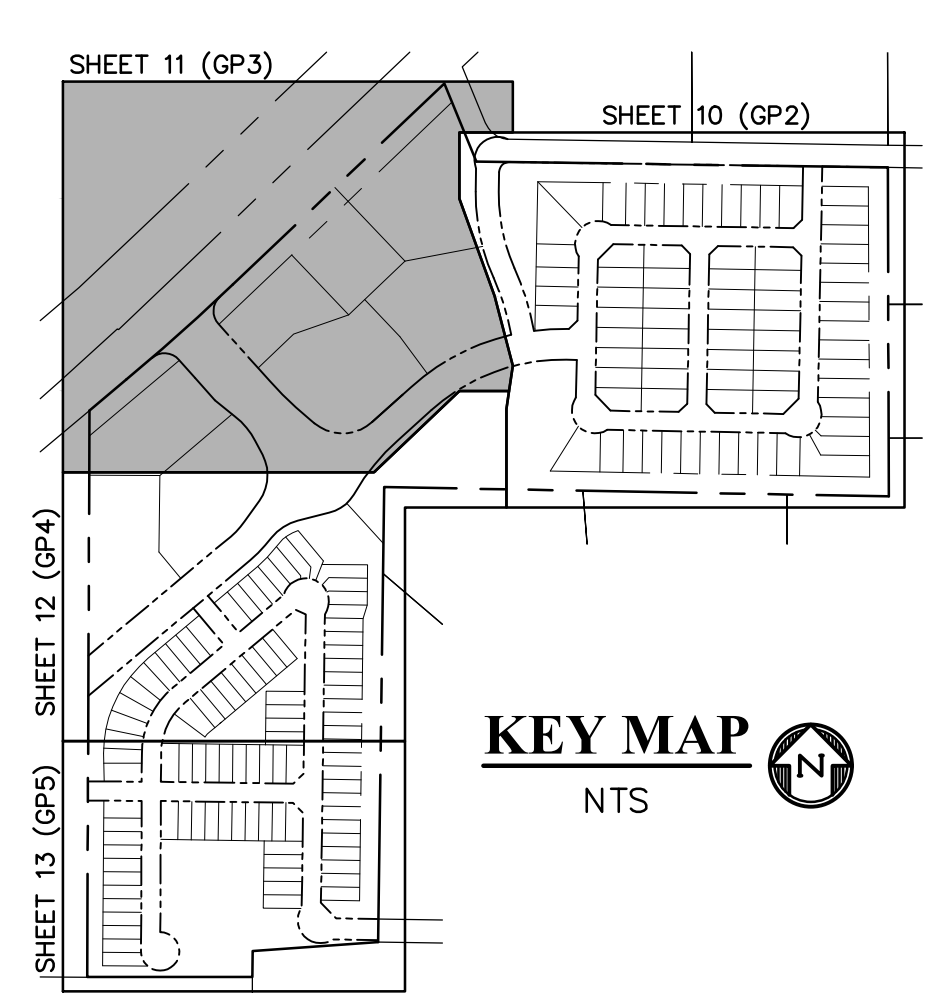
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY GRADING PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

GP2

SHEET: 10 OF 19



LEGEND

PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
EASEMENT	-----
EASEMENT (UTILITIES)	-----
POND	-----
FLOWLINE, CURB & GUTTER	-----
5' ATTACHED SIDEWALK	-----
PROPOSED STORM SEWER	-----
PROPOSED STORM SEWER INLET	-----
PROPOSED STORM SEWER MANHOLE	-----
PROPOSED SLOPE GRADE	-----
PROPOSED MAJOR CONTOUR	-----
PROPOSED MINOR CONTOUR	-----
EXISTING MAJOR CONTOUR	-----
EXISTING MINOR CONTOUR	-----
LOT NUMBER	-----

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers & Surveyors
 101 SAWATCH ST. STE #100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 COLORADO SPRINGS • LAFAYETTE

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
RESUBMITTAL	4/10/24

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

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

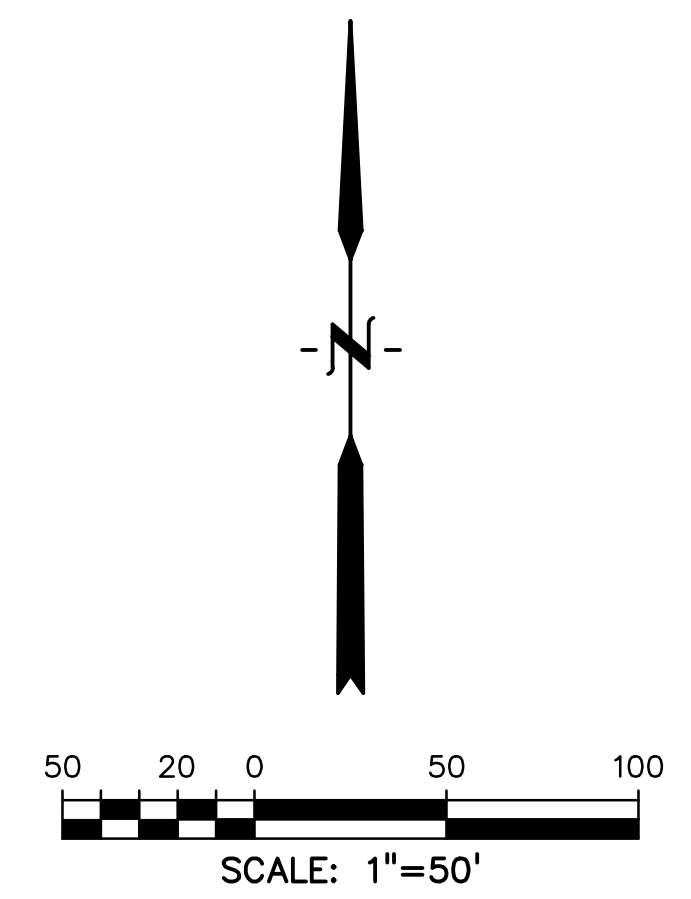
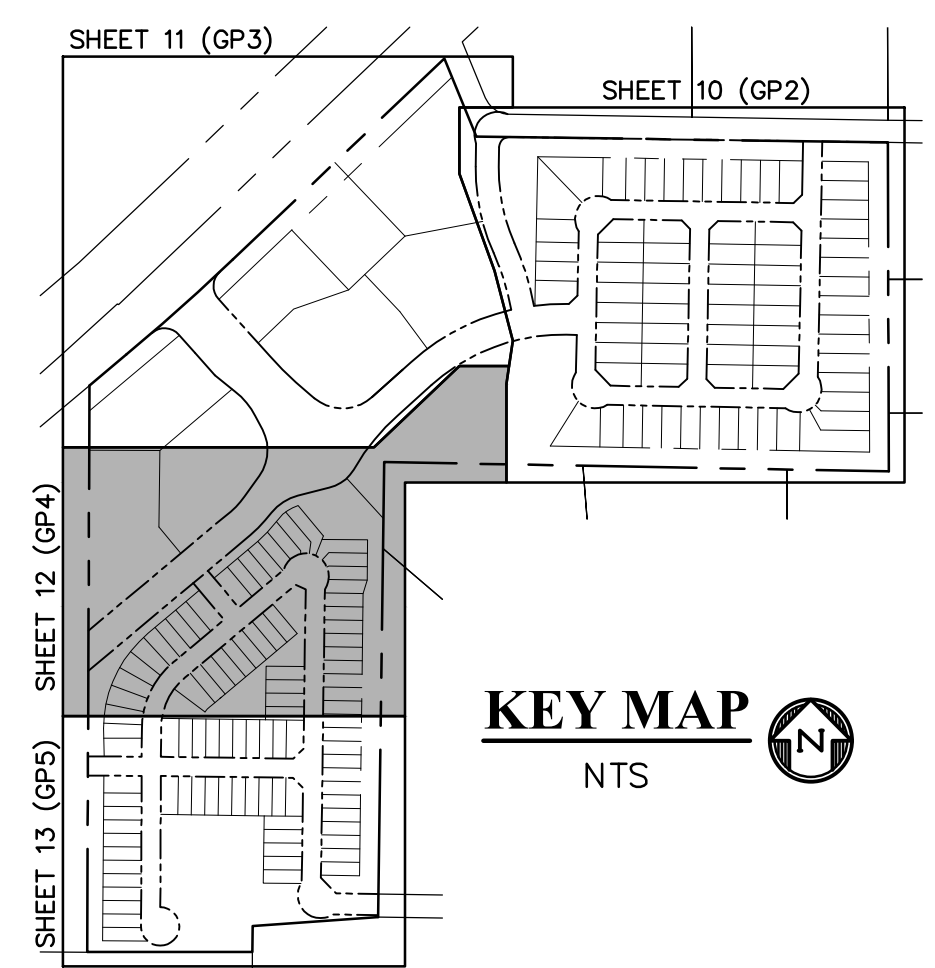
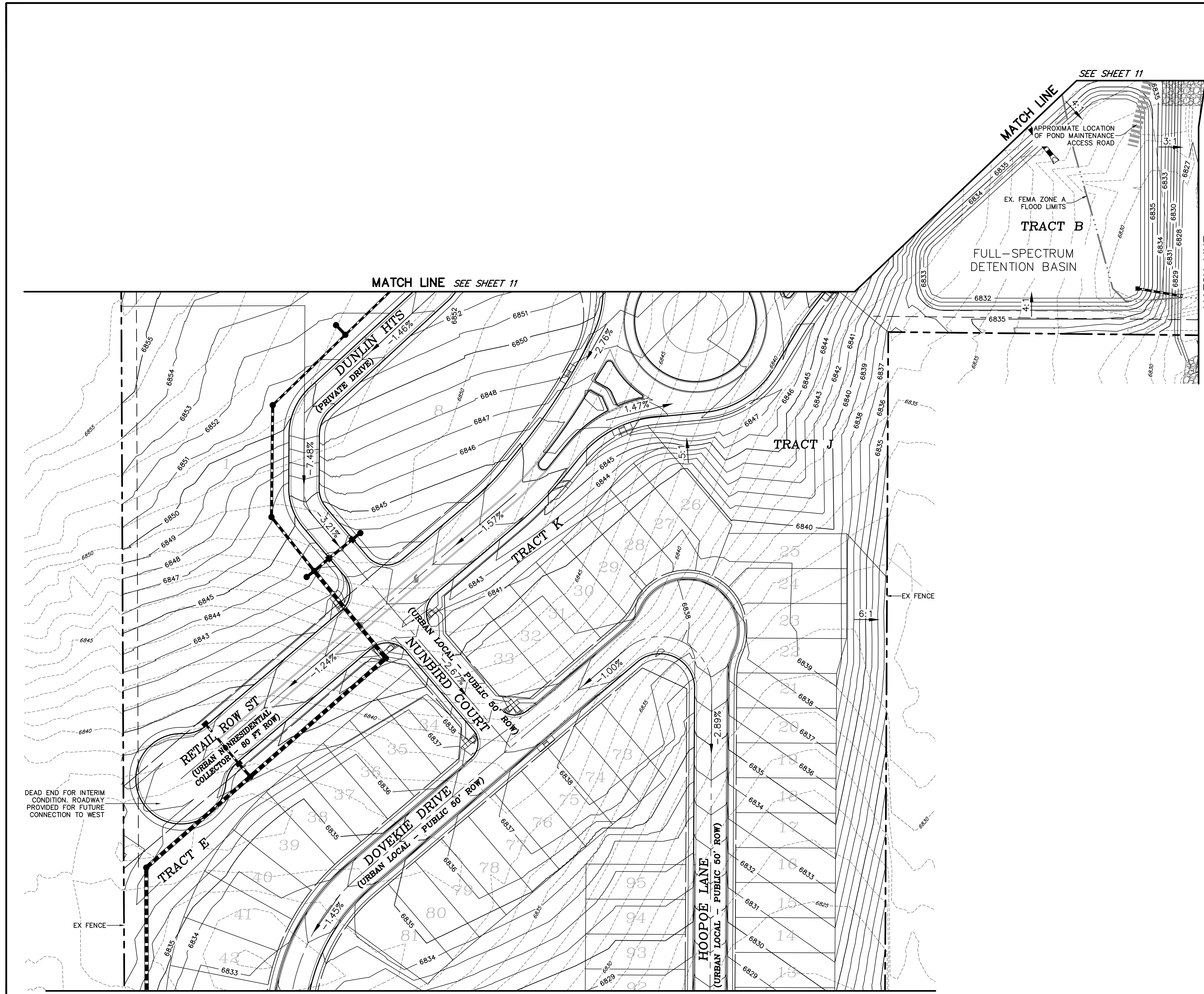
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY GRADING PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

GP3

SHEET: 11 OF 19



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITIES)
- POND
- FLOWLINE, CURB & GUTTER
- 5' ATTACHED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SLOPE GRADE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LOT NUMBER

PREPARED BY:

DREXEL, BARRELL & CO.
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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
RESUBMITTAL	4/10/24

DESIGNED BY: KGV
 DRAWN BY: SDM
 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.

GP4

SHEET: 12 OF 19

PREPARED BY:

DREXEL, BARRELL & CO.
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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
RESUBMITTAL	4/10/24

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

PREPARED UNDER MY DIRECT
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 BEHALF OF
DREXEL, BARRELL & CO.

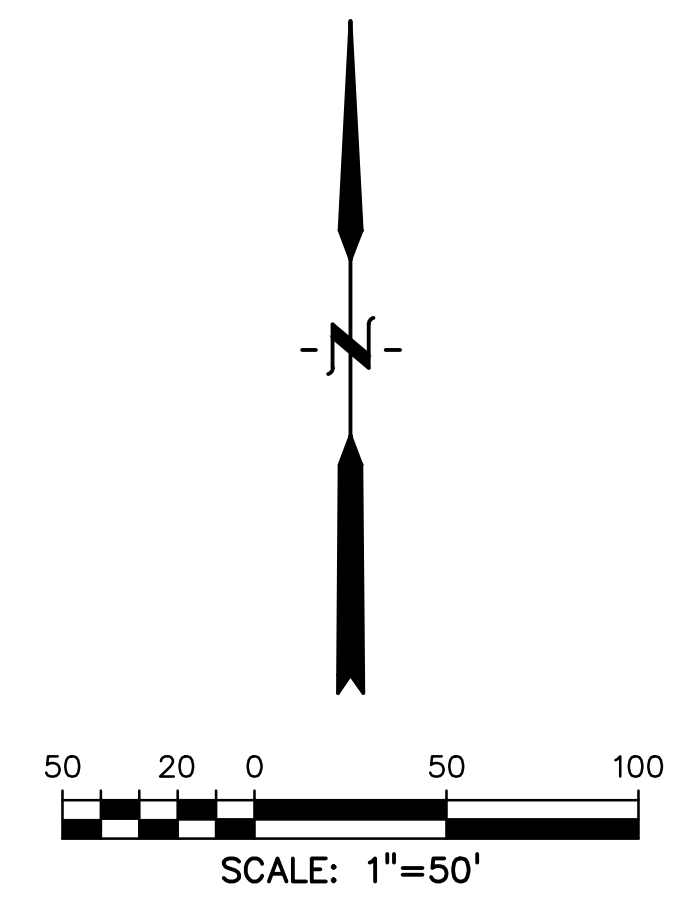
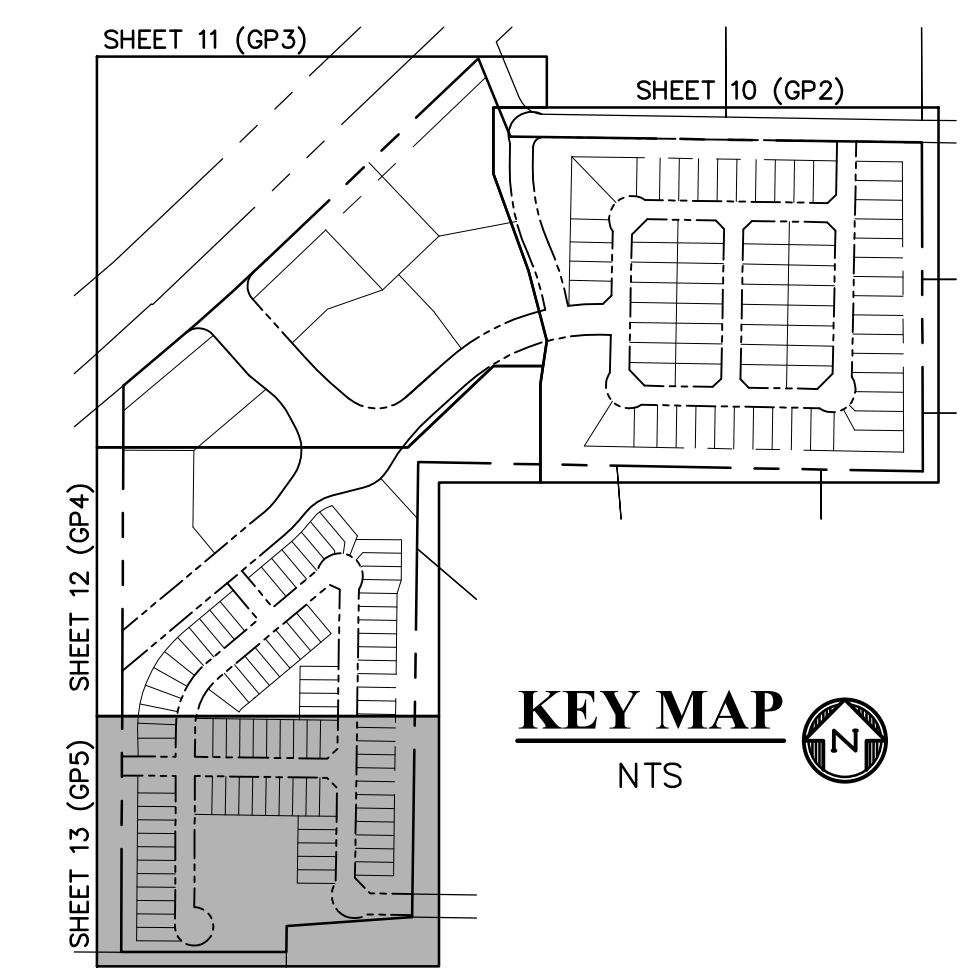
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

**PRELIMINARY
 GRADING PLAN**

PROJECT NO. 21604-00CSCV
 DRAWING NO.

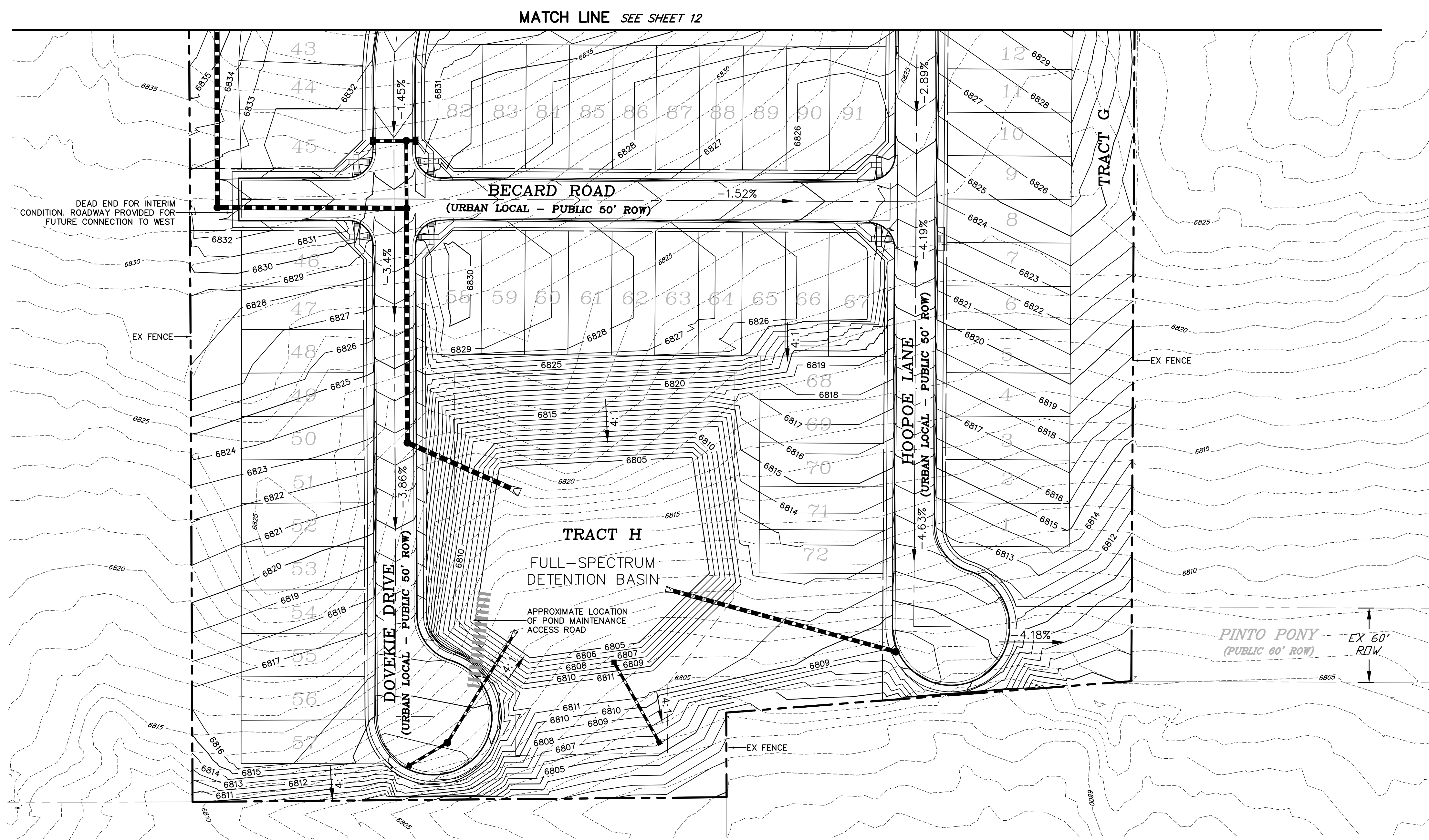
GP5

SHEET: 13 OF 19



LEGEND

PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
EASEMENT	-----
EASEMENT (UTILITIES)	-----
POND	-----
FLOWLINE, CURB & GUTTER	=====
5' ATTACHED SIDEWALK	=====
PROPOSED STORM SEWER	-----
PROPOSED STORM SEWER INLET	■
PROPOSED STORM SEWER MANHOLE	●
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

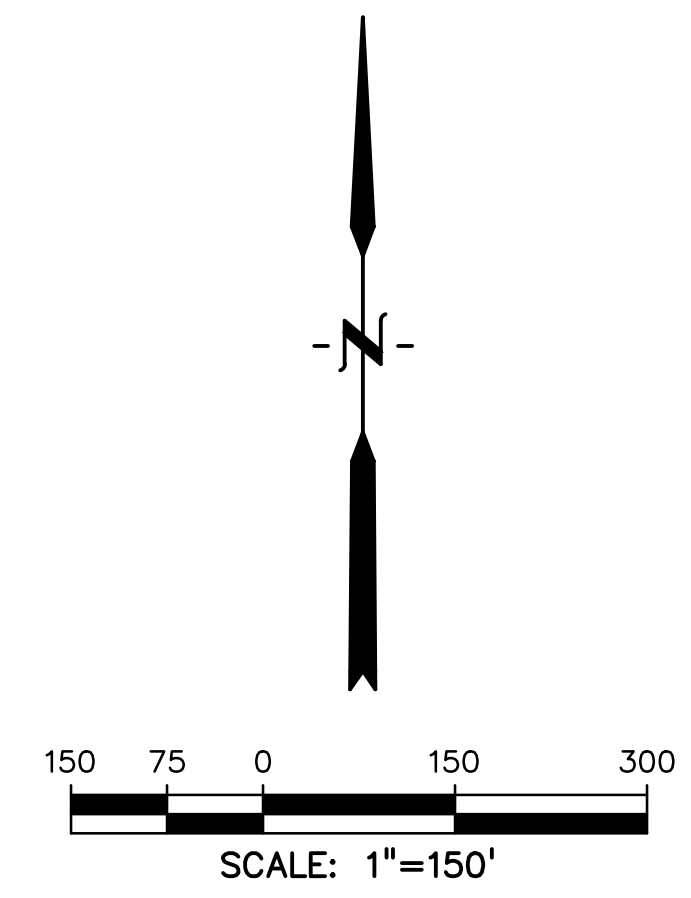
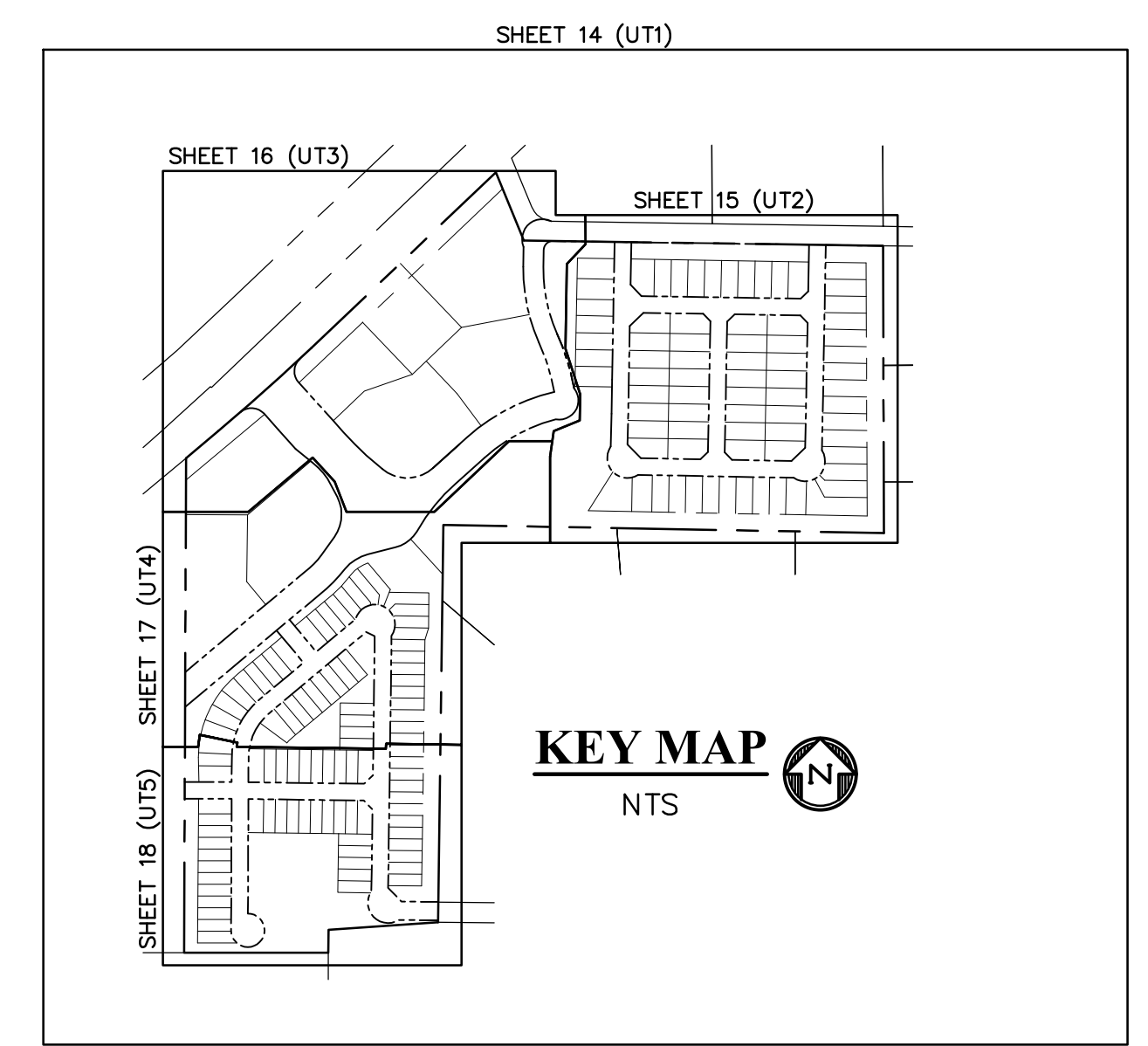
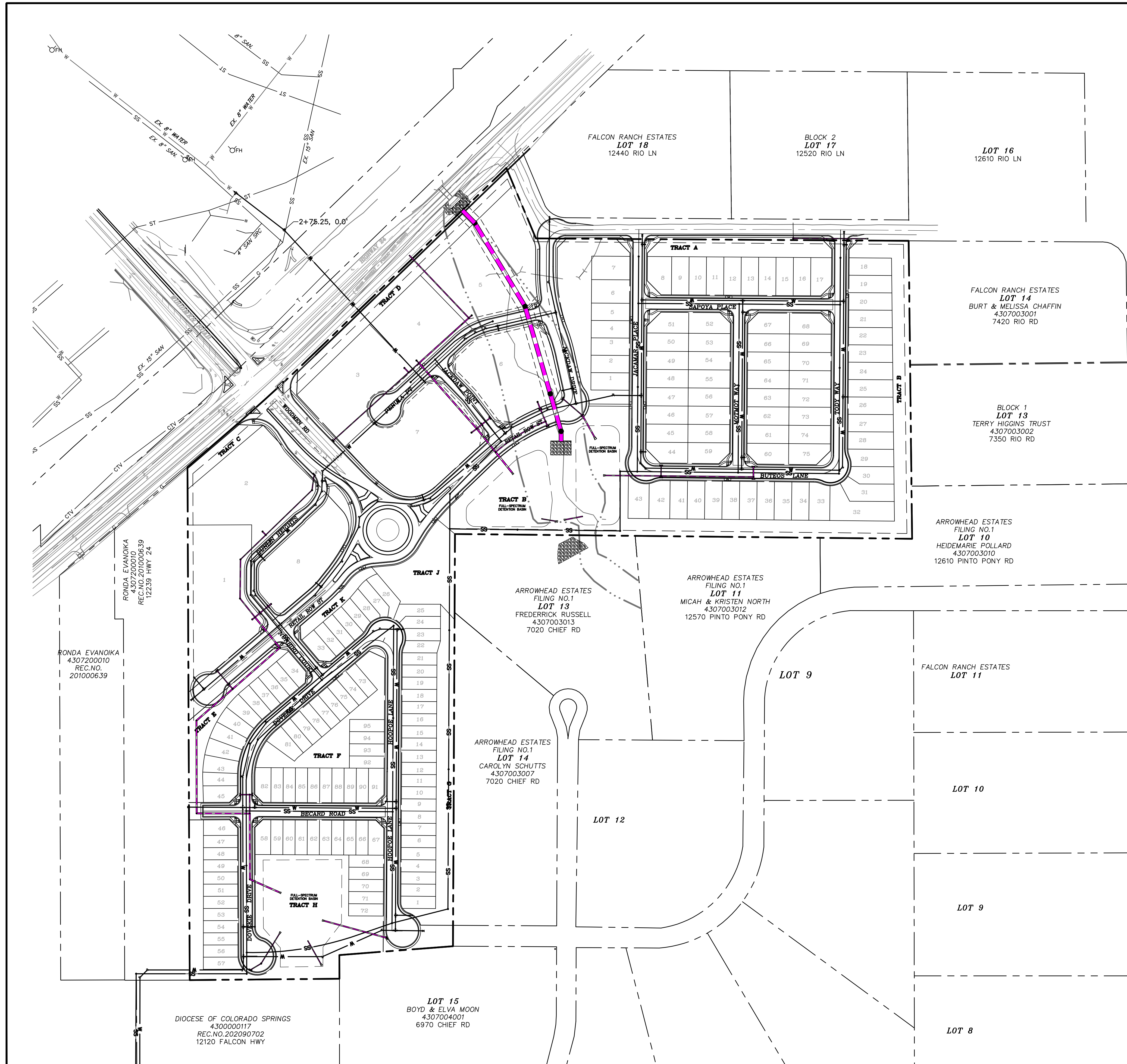
DEAD END FOR INTERIM
 CONDITION. ROADWAY PROVIDED FOR
 FUTURE CONNECTION TO WEST

EX FENCE

EX FENCE

EX FENCE

PINTO PONY
 (PUBLIC 80' ROW)
 EX 60'
 ROW



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- SETBACK LINE
- PHASE LINE
- EASEMENT
- POND
- FLOWLINE, CURB & GUTTER
- SIDEWALK
- LOT NUMBER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED WATER

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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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
RESUBMITTAL	4/10/24

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.

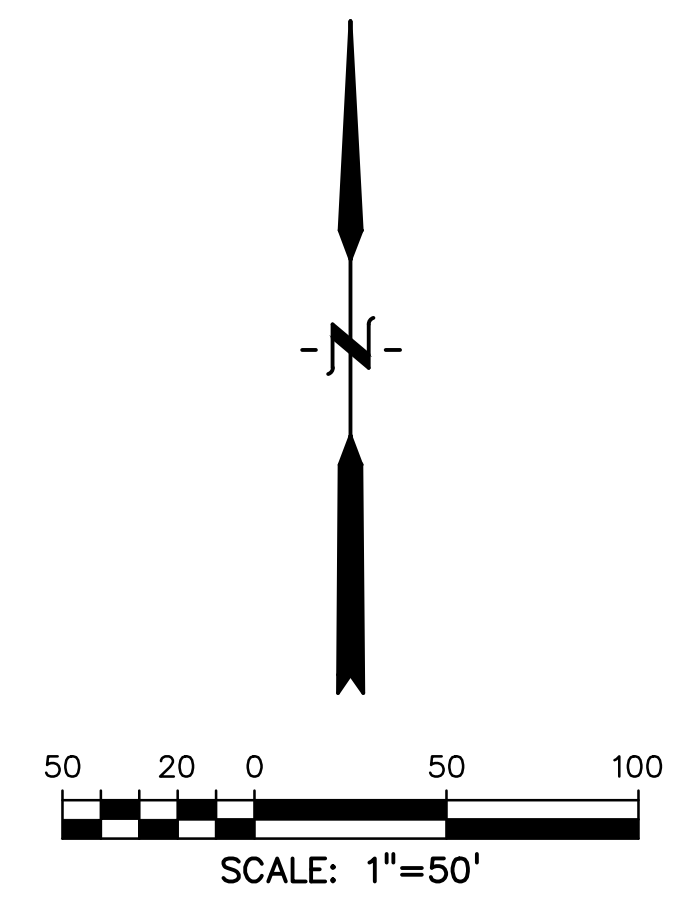
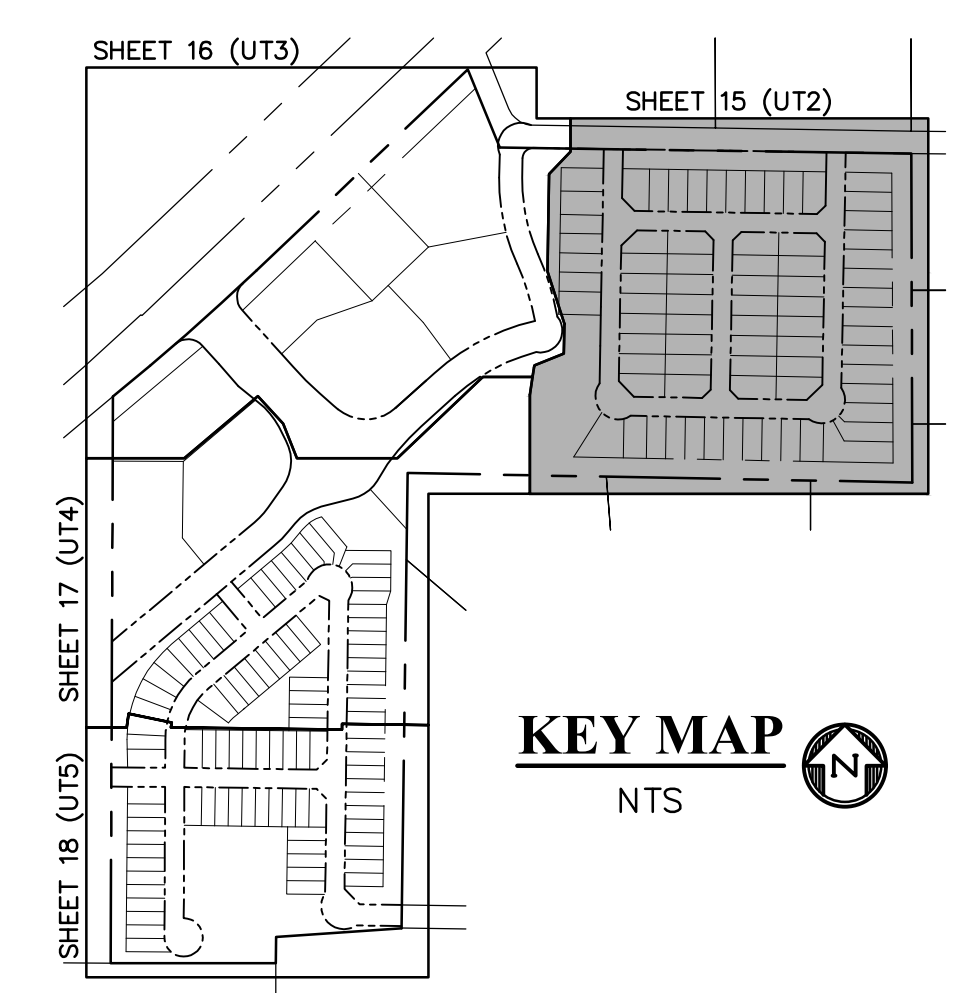
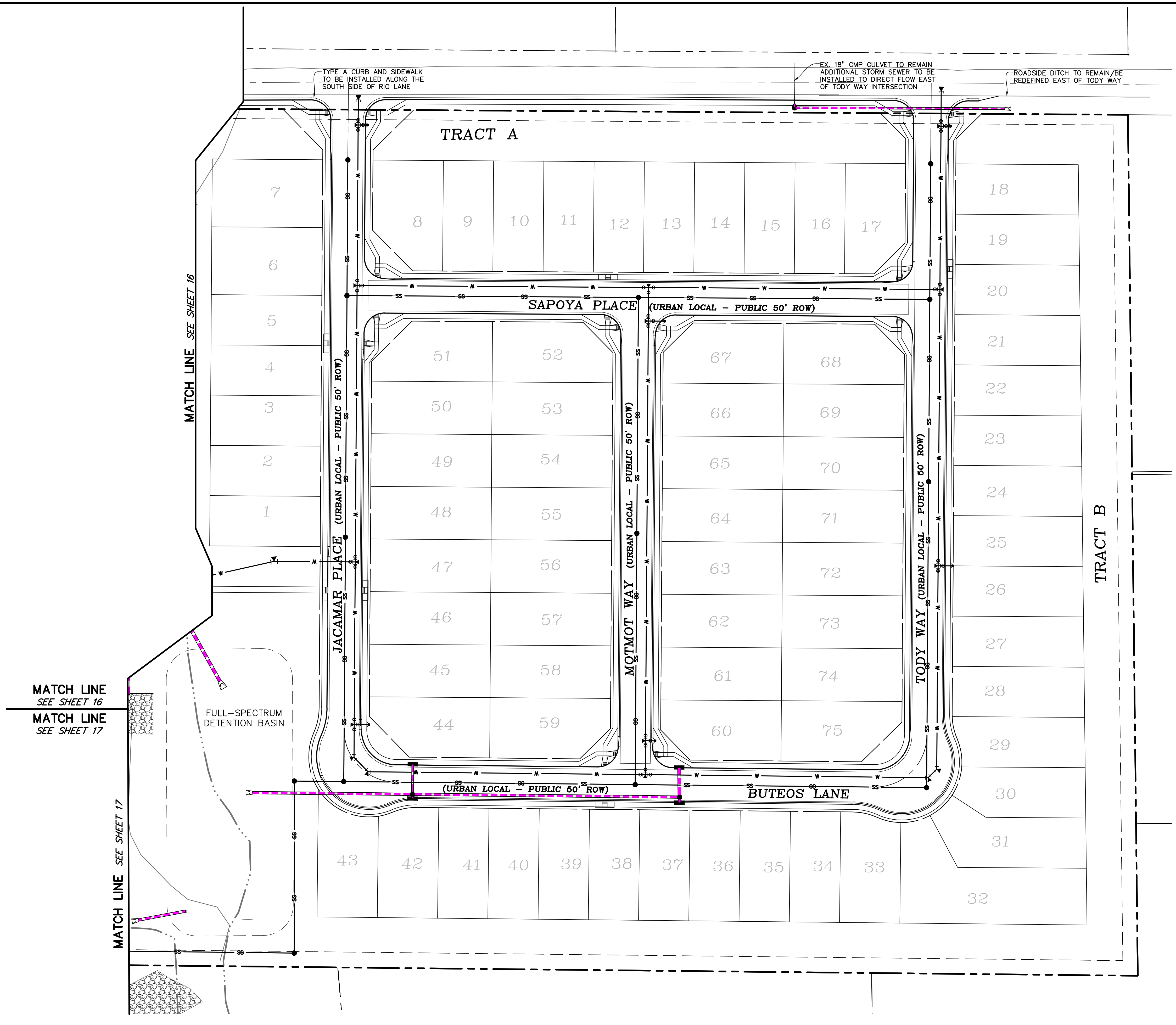
DRAWING SCALE:
 HORIZONTAL: 1" = 150'
 VERTICAL: N/A

PRELIMINARY OVERALL UTILITY PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

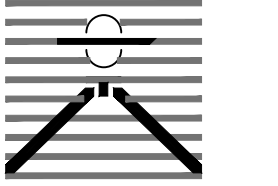
UT1

SHEET: 14 OF 19



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- SETBACK LINE
- PHASE LINE
- EASEMENT
- POND
- FLOWLINE, CURB & GUTTER
- SIDEWALK
- LOT NUMBER 29
- PROPOSED SANITARY SEWER SS
- PROPOSED STORM SEWER [dashed line with dashes]
- PROPOSED STORM SEWER INLET [square symbol]
- PROPOSED MANHOLE [circle symbol]
- PROPOSED WATER W

PREPARED BY:

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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
RESUBMITTAL	4/10/24

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

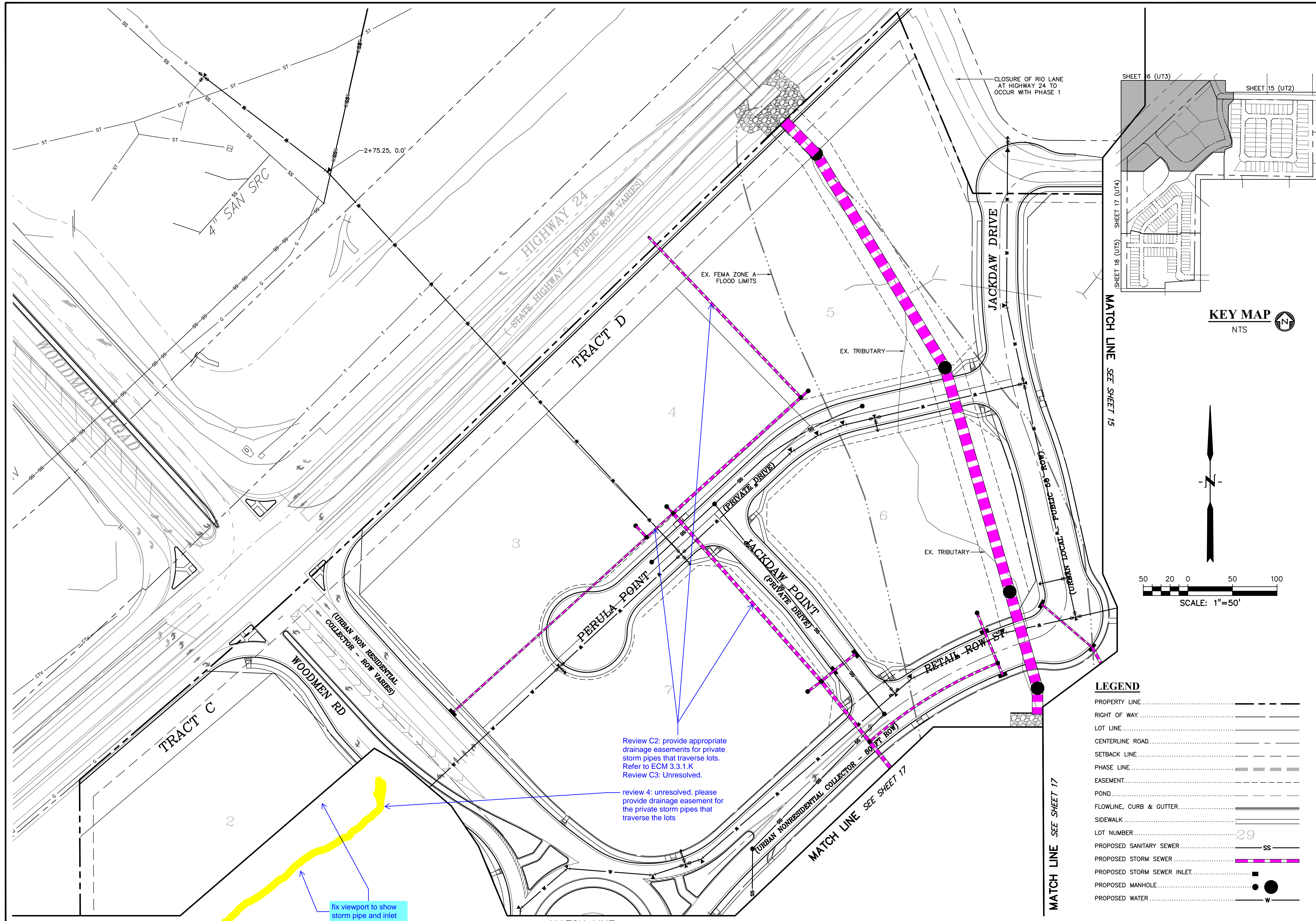
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

PRELIMINARY UTILITY PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

UT2



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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
RESUBMITTAL	4/10/24

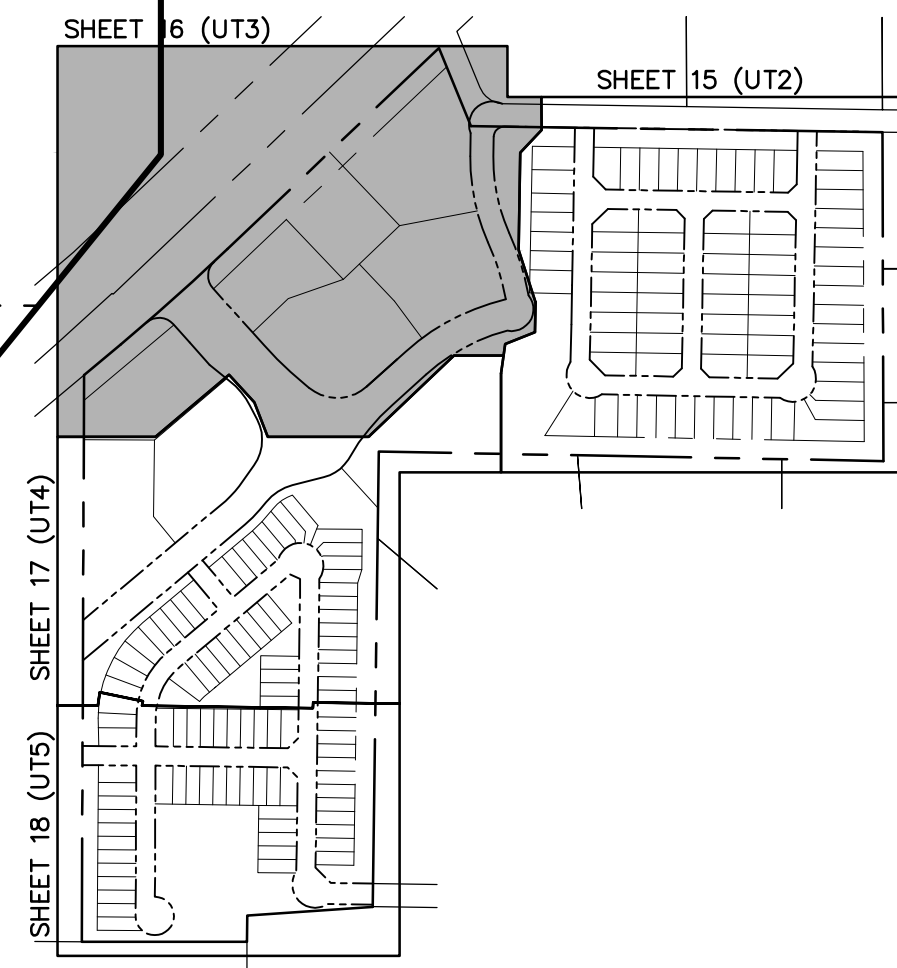
DESIGNED BY: KGV
 DRAWN BY: SDM
 CHECKED BY: TDM
 FILE NAME: 21604-00U1

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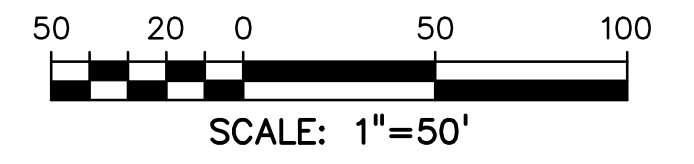
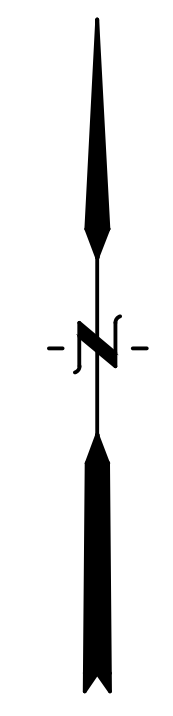
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

**PRELIMINARY
 UTILITY PLAN**
 PROJECT NO. 21604-00CSCV
 DRAWING NO.

UT3
 SHEET: 16 OF 19



KEY MAP
 NTS



LEGEND

PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
SETBACK LINE	-----
PHASE LINE	-----
EASEMENT	-----
POND	-----
FLOWLINE, CURB & GUTTER	-----
SIDEWALK	-----
LOT NUMBER	29
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	-----
PROPOSED STORM SEWER INLET	■
PROPOSED MANHOLE	●
PROPOSED WATER	W

Review C2: provide appropriate drainage easements for private storm pipes that traverse lots. Refer to ECM 3.3.1.K
 Review C3: Unresolved.

review 4: unresolved. please provide drainage easement for the private storm pipes that traverse the lots

fix viewport to show storm pipe and inlet

PREPARED BY:

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

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	4/10/24

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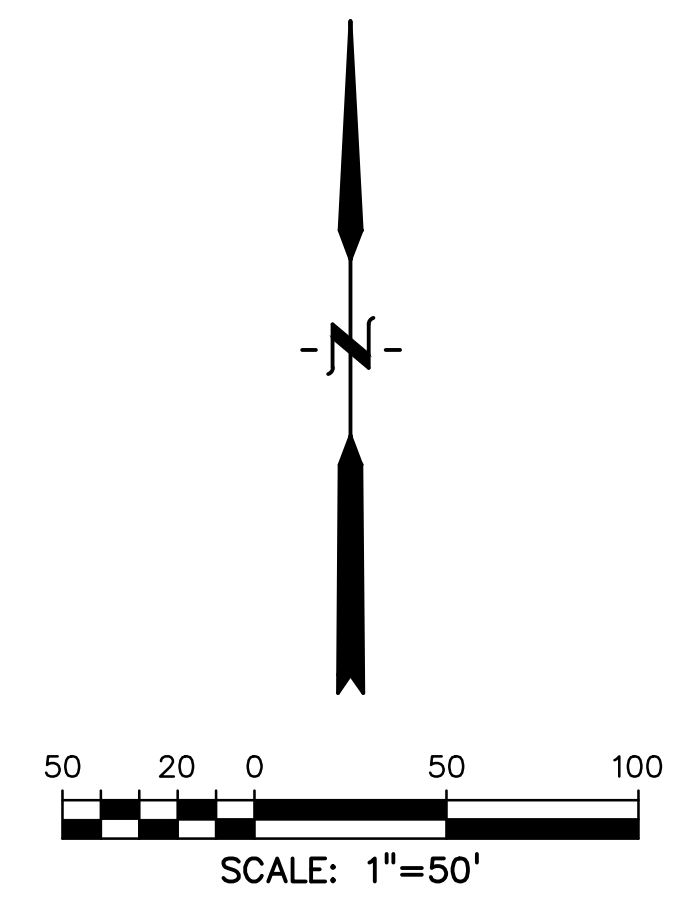
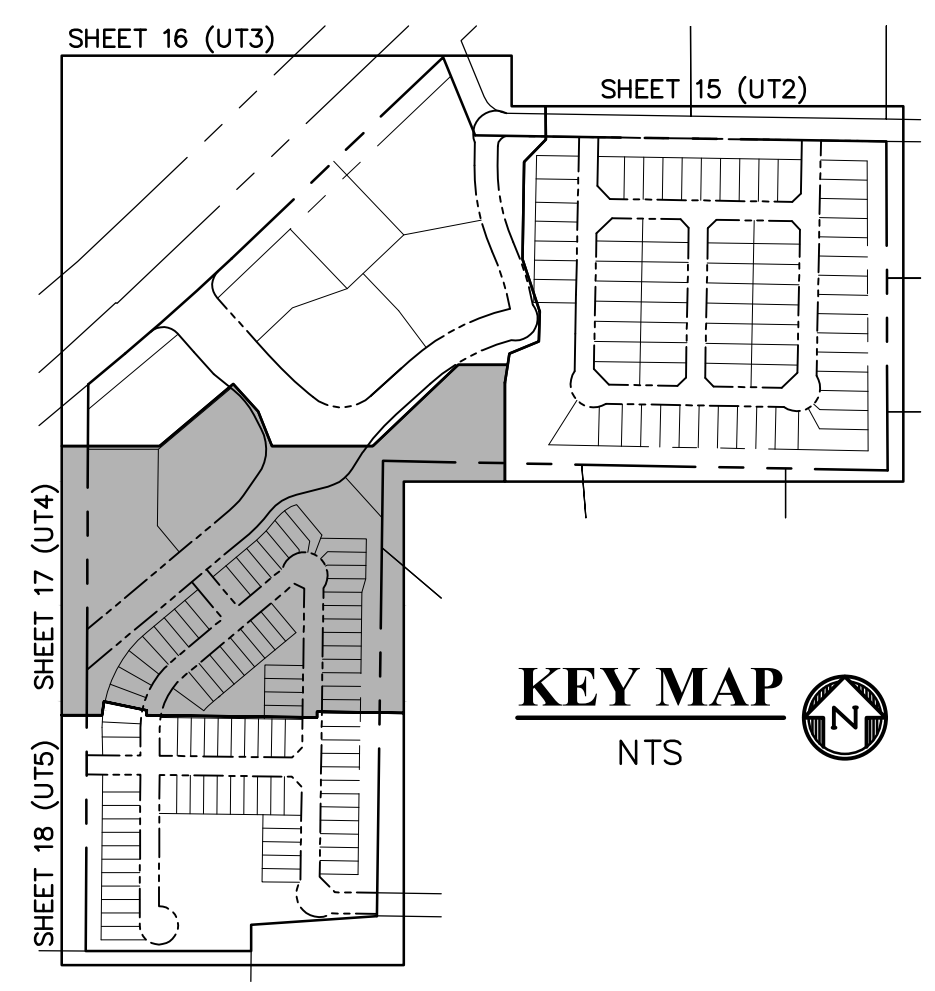
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

**PRELIMINARY
 UTILITY PLAN**

PROJECT NO. 21604-00CSCV
 DRAWING NO.

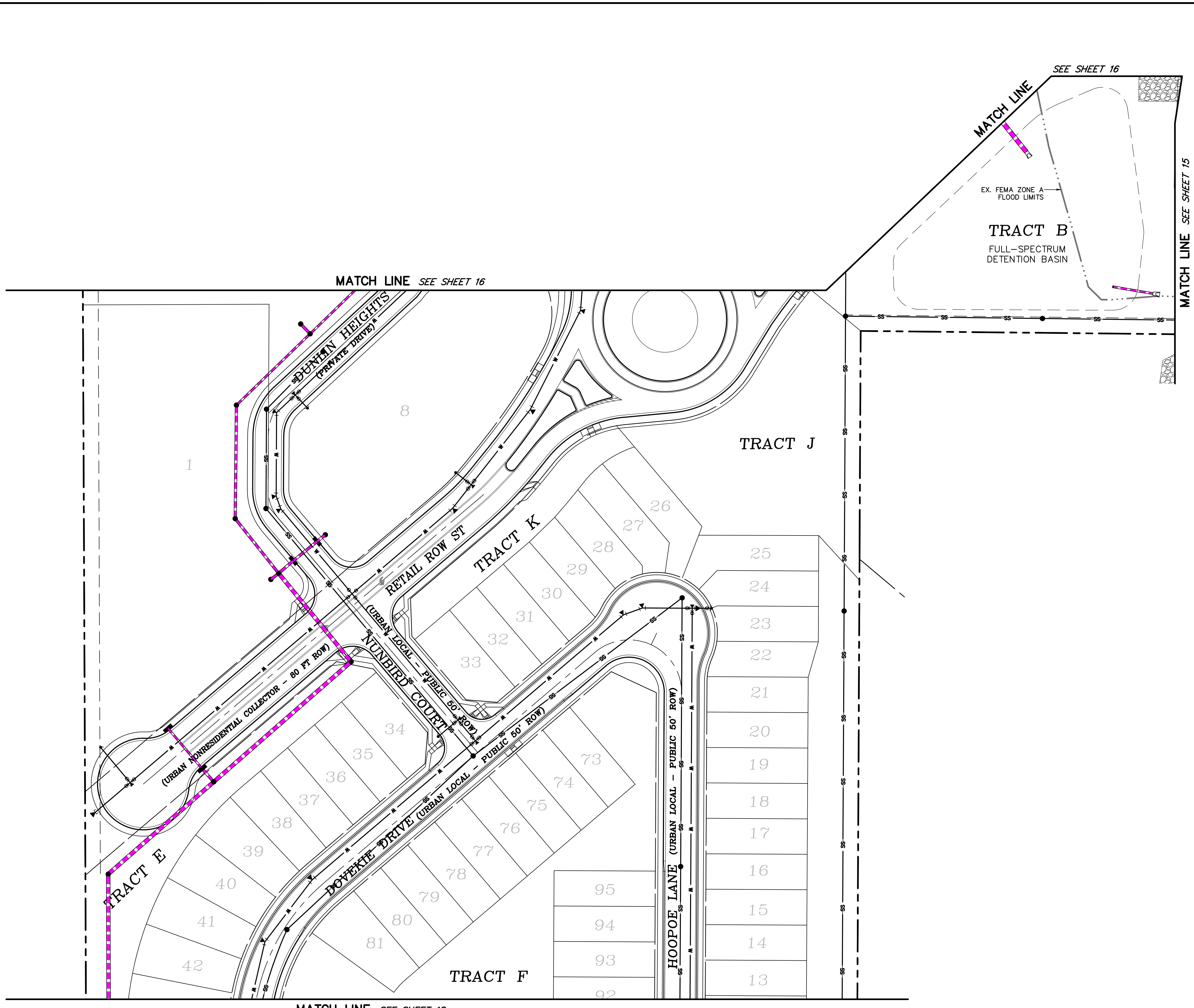
UT4

SHEET: 17 OF 19



LEGEND

PROPERTY LINE	---
RIGHT OF WAY	---
LOT LINE	---
CENTERLINE ROAD	---
SETBACK LINE	---
PHASE LINE	---
EASEMENT	---
POND	---
FLOWLINE, CURB & GUTTER	---
SIDEWALK	---
LOT NUMBER	29
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	SS
PROPOSED STORM SEWER INLET	■
PROPOSED MANHOLE	●
PROPOSED WATER	W

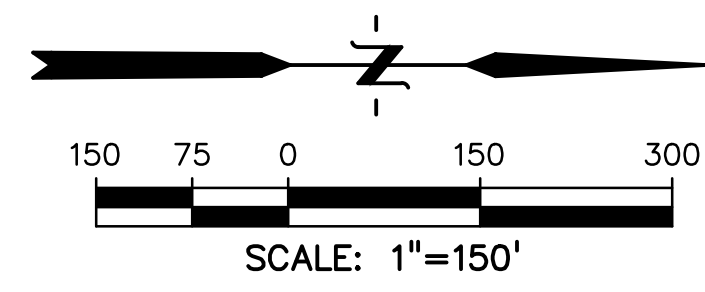
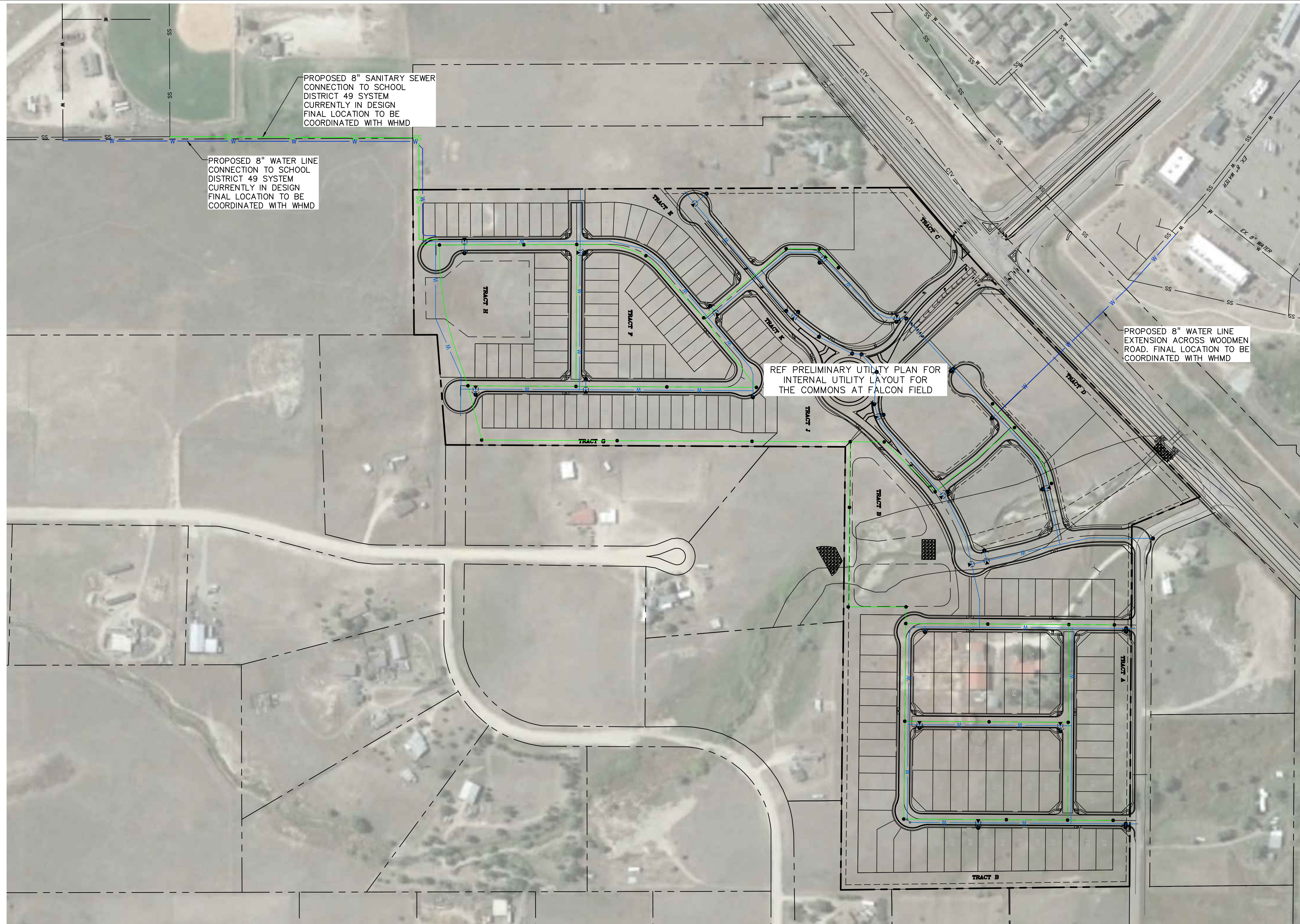


MATCH LINE SEE SHEET 18

MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 15



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:

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INITIAL ISSUE	3/16/23
RESUBMITTAL	4/10/24

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.

UT05

SHEET: 19 OF 19