### THE COMMONS AT FALCON FIELD

EAST HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M. PEYTON, EL PASO COUNTY, COLORADO

### PRELIMINARY PLAN

### **LEGAL DESCRIPTION:**

### PARCEL ONE:

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., 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:

COMMENCING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1"; (THE FOLLOWING FOUR (4) COURSES ARE ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID "ARROWHEAD ESTATES FILING NO. 1".)

1) THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

2) THENCE CONTINUE S 00 DEGREES 46 MINUTES 12 SECONDS W, 988.14 FEET;

3) THENCE S 86 DEGREES 00 MINUTES 46 SECONDS W, 327.52 FEET (327.53 FEET RECORDED);
4) THENCE S 00 DEGREES 25 MINUTES 05 SECONDS W, 68.17 FEET (67.53 FEET RECORDED) TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202090702; THENCE N 89 DEGREES 59 MINUTES 43 SECONDS W, 430.45 FEET (430.08 FEET RECORDED)
ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF VERBURG SUBDIVISION WAIVER, A TRACT OF LAND AS DESCRIBED UNDER

RECEPTION NO. 201000639 OF SAID RECORDS; THENCE N 00 DEGREES 14 MINUTES 15 SECONDS E, 1475.39 FEET (1475.79 FEET RECORDED)
ALONG THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER" TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE

FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE;

1) THENCE N 50 DEGREES 05 MINUTES 41 SECONDS E, 125.34 FEET (125.38 FEET RECORDED);

2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 49 DEGREES 13 MINUTES 05 SECONDS E, 178.19 FEET, A CENTRAL ANGLE OF 1 DEGREES 45 MINUTES 37 SECONDS, A RADIUS OF 5800.00 FEET, FOR AN ARC DISTANCE OF 178.20 FEET; THENCE S 41 DEGREES 58 MINUTES 50 SECONDS E, 798.01 FEET TO THE POINT OF BEGINNING.

### PARCEL TWO:

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., 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:

BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y-3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1"; THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET ALONG THE WESTERLY LINE OF SAID LOT 13 TO A POINT THEREON; THENCE N 41 DEGREES 58 MINUTES 50 SECONDS W, 798.01 FEET TO THE SOUTHEASTERLY RIGHT OF

WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE.)

1.) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 47 DEGREES 22 MINUTES 56 SECONDS E, 193.52 FEET, A CENTRAL ANGLE OF 1 DEGREE 54 MINUTES 42 SECONDS, A RADIUS OF 5800.00 FEET, FOR AN ARC DISTANCE OF 193.53 FEET;

2.) THENCE NORTH 46 DEGREES 25 MINUTES 11 SECONDS E, 760. 04 FEET (760.22 FEET RECORDED) TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK T-2 AT PAGE 47 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF RIO ROAD.)

1.) THENCE S 22 DEGREES 22 MINUTES 28 SECONDS E, 219.81 FEET (219.73 FEET RECORDED);
2.) THENCE S 89 DEGREES 10 MINUTES 21 SECONDS E, 1071.23 FEET (1071.46 FEET RECORDED) TO THE NORTHWEST CORNER OF LOT 14 OF SAID "FALCON RANCH ESTATES SUBDIVISION"; THENCE S 00 DEGREES 10 MINUTES 51 SECONDS E, 705.04 FEET ALONG 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"; (THE FOLLOWING TWO (2) COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATE FILING NO. 1"0.)

1.) THENCE CONTINUE S 00 DEGREES 10 MINUTES 51 SECONDS E, 151.74 FEET (152.43 FEET RECORDED);
2.) THENCE N 88 DEGREES 55 MINUTES 44 SECONDS W, 1314.29 FEET (1314.59 FEET RECORDED) TO THE POINT OF BEGINNING.

THE ABOVE PARCELS OF LAND CONTAIN 2,511,970 SQUARE FEET OR 57.667 ACRES, MORE OR LESS.

### GENERAL NOTES:

ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, UNLESS A SPECIFIC WAIVER OR DEVIATION HAS BEEN APPROVED. UPON ACCEPTANCE BY EL PASO COUNTY, ALL STREETS SHALL BE DEDICATED TO AND MAINTAINED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, EXCEPT FOR THE LANDSCAPING REFERRED TO IN NOTE #2.

2. LANDSCAPE ENTRY FEATURES, AND LANDSCAPE TRACTS SHALL BE OWNED AND MAINTAINED BY THE FALCON FIELD METROPOLITAN DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.

3. THE DETENTION PONDS IN TRACTS A AND H SHALL BE DEDICATED TO AND MAINTAINED BY THE FALCON FIELD METROPOLITAN DISTRICT.

- 4. CONTOUR INTERVAL SHOWN ON PLAN 1'.
- 5. PUBLIC UTILITY & DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE INDICATED:

FRONT: FIVE (5) FEET

- SIDE: FIVE (5) FEET
- REAR: FIVE (5) FEET
  SUBDIVISION PERIMETER: TWENTY (20) FEET

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

6. ALL OPEN SPACE/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.

7. FLOOD PLAIN: THIS SITE, THE COMMONS AT FALCON FIELD, IS PARTIALLY LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C0553G AND 08041C0561G, EFFECTIVE DECEMBER 7, 2018.

8. CLOMR TO MODIFY THE EFFECTIVE FLOODPLAIN. IT HAS BEEN SUBMITTED TO FEMA CASE NO. 23-08-0708R.

9. THE COMMONS AT FALCON FIELD SHALL BE LIMITED TO A TOTAL OF 177 LOTS. PHASES MAY BE COMBINED AND COMPLETED OUT OF ORDER WITHOUT A PRELIMINARY PLAN AMENDMENT.

10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, PRELIMINARY DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, DEVELOPMENT EROSION CONTROL REPORT.

11. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO THE APPROVAL OF THE EROSION CONTROL AND OVERLOT GRADING PLANS BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.

### 

Two different notes are labeled as no. 11. Correct numbering.

VICINITY MAP

11. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.

12. MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.

13. COLORADO SPRINGS UTILITIES WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.

14. WITHIN ALL SIGHT TRIANGLES; NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") ABOVE THE GUTTER FLOWLINE OF THE ADJACENT ROADWAY IS ALLOWED.

15. NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

16. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. SIDE LOT SWALES SHALL BE CONSTRUCTED BETWEEN EACH LOT TO THE STREET BY THE HOMEBUILDERS.

17. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AND UNITED STATES POSTAL SERVICE REGULATIONS.

18. ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH PEDESTRIAN RAMPS PER EL PASO COUNTY

B. ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH PEDESTRIAN RAMPS PER EL PASO COUNTY NGINEERING CRITERIA MANUAL.

19. NO DIRECT LOT ACCESS SHALL BE PROVIDED TO ANY LOTS FROM RIO LANE OR U.S. HIGHWAY 24.

20. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNES 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. 19-471), 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.

21. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. AN AVIGATION EASEMENT WILL BE OBTAINED PRIOR TO FINAL PLAT RECORDATION.

22. A 5FT. PUBLIC IMPROVEMENT EASEMENT WILL BE INCLUDED AT ALL URBAN LOCAL ROADWAYS PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

23. PHASE 3 SHALL BE LIMITED TO 25 LOTS UNTIL SUCH TIME A SECOND ACCESS POINT IS PROVIDED.

### **SOIL & GEOLOGY CONDITIONS:**

THE SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS NOTED BELOW. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN "SOILS, GEOLOGY AND GEOLOGY STUDY, THE COMMONS AT FALCON FIELD, PARCEL NOS. 43070-00-001 AND 430720-00-015" BY ENTECH ENGINEERING, INC. JANUARY 20, 2021, REVISED JULY 21, 2023. LOCATED UNDER FILE NO. SP232 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

ARTIFICIAL FILL, HYDROCOMPACTION, POTENTIALLY EXPANSIVE SOILS, SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREA, AREAS OF PONDED WATER, SPRINGS, UNSTABLE SLOPES AND FLOODPLAINS.

FURTHER INVESTIGATION WILL BE NECESSARY TO DETERMINE THE GROUNDWATER DEPTH FOR EACH LOT TO DETERMINE

SUBSURFACE DRAINAGE RECOMMENDATIONS.

DUE TO THE POTENTIAL OF SHALLOW GROUNDWATER BASEMENTS ARE PROHIBITED.

### **SITE DATA:**

FALCON FIELD, LLC 3230 ELECTRA DR COLORADO SPRINGS, CO 80906

DEVELOPER: FALCON FIELD, LLC

ZONING: (EXISTING & PROPOSED) RS-5000, RM-12 & CR

TAX SCHEDULE NUMBER: 43070-00-001, 43072-00-015

LAND USE: 8 REGIONAL COMMERCIAL LOTS,

PROPOSED SITE AREA: 57.67 AC

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	8.9 DU/AC	169 LOTS	19.05	33.0%
COMMERCIAL	N/A	8 LOTS	13.88	24.1%
ROAD ROW	N/A	N/A	12.24	21.2%
TRACTS	N/A	N/A	12.51	21.7%
TOTAL	8.9 DU/AC	177 LOTS	57.67	100%

169 SINGLE FAMILY RESIDENTIAL LOTS

TRACT	PURPOSE	OWNERSHIP/MAINTENANCE
TRACT A	OPEN SPACE, DRAINAGE & UTILITY	FALCON FIELD METRO DISTRIC
TRACT B	OPEN SPACE, DRAINAGE, UTILITY & FUTURE ROW	FALCON FIELD METRO DISTRIC
TRACT C	OPEN SPACE, DRAINAGE, UTILITY & FUTURE ROW	FALCON FIELD METRO DISTRIC
TRACT D	OPEN SPACE, DRAINAGE, UTILITY & FUTURE ROW	FALCON FIELD METRO DISTRIC
TRACT E	OPEN SPACE, DRAINAGE & UTILITY	FALCON FIELD METRO DISTRIC
TRACT F	OPEN SPACE, DRAINAGE & UTILITY	FALCON FIELD METRO DISTRIC
TRACT G	OPEN SPACE, DRAINAGE, UTILITY & FUTURE ROW	FALCON FIELD METRO DISTRIC

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SHT7	PRELIMINARY ROAD SECTIONS	RS1
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Please provide the following note regarding the easement for the box culvert as it is intended for the County to maintain it:

This non-exclusive permanent easement is for the following purposes associated with the 10'x4' box culvert and appurtenant facilities, which include, but are not limited to: construction, drainage, maintenance, repair, replacement, operation, ingress and egress. Grantor shall not be responsible for maintenance of the 10'x4' box culvert and appurtenant facilities.

Grantor(s) shall not construct improvements in the easement area that would unreasonably interfere with the Grantee's use of the easement area. No trees or shrubs that will impair the structural integrity of the drainage facility shall be planted or allowed to grow in this area and may be removed by the Grantee.

PREPARED BY:



ONTACT: 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

NELIMINARY FALCON FIELD
RELIMINARY PLAN
5 RIO LANE, AND VACANT LAND

# ISSUE DATE INITIAL ISSUE 3/16/23 RESUBMITTAL 4/10/24 DESIGNED BY: TDM DRAWN BY: SBN

FILE NAME: 21604-00CV1
PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON
BEHALF OF
DREXEL, BARRELL & CO.

CHECKED BY:

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

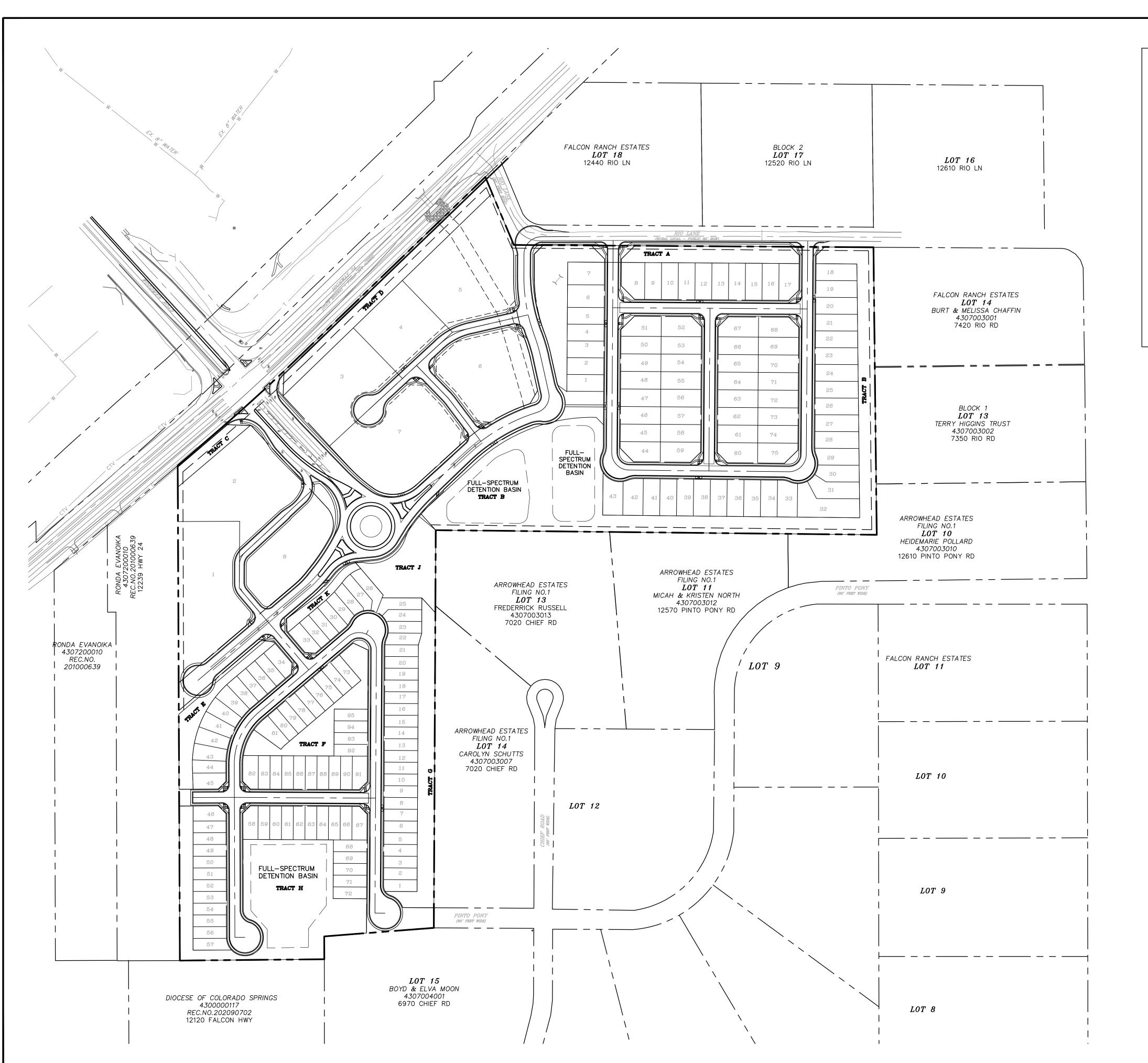
PRELIMINARY COVER SHEET

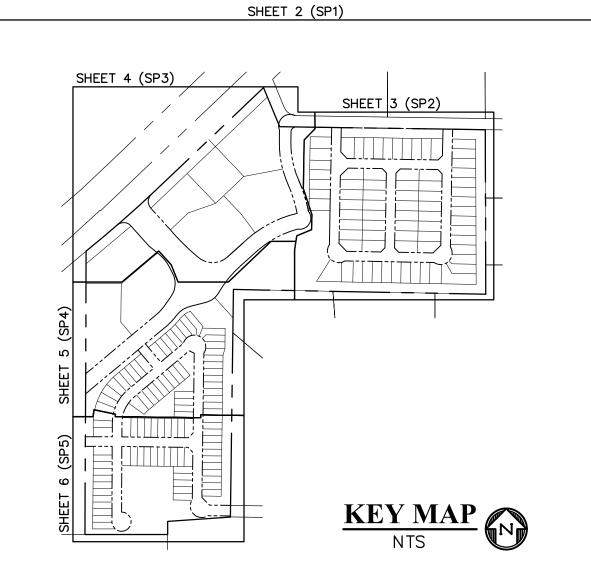
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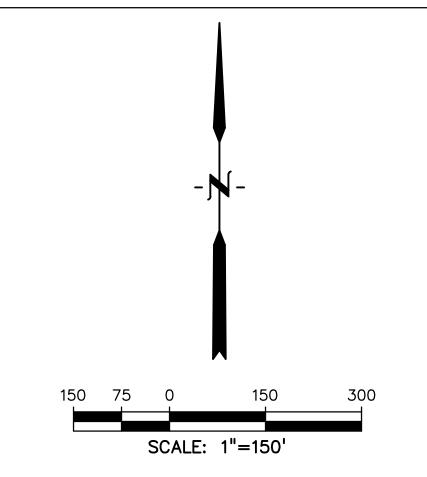
PP1

SHEET: 1 OF 19

Please note that pursuant to landscape code revised in February of 2024, landscape plans will be required at final plat stages, including the residential components. It is still recommended to provide a master landscape plan to facilitate a high quality unified development pattern; however, this will not be required at this stage. All roads are required to be landscaped with street trees.







<b>LEGI</b>	END
PROPERT	Y LINE
RIGHT OF	WAY
LOT LINE	
CENTERLI	NE ROAD
EASEMEN	Т
EASEMEN	T (UTILITY)
SETBACK	<u> </u>
POND	
PHASE L	NE
SHEET M	ATCHLINE
LOT NUM	BER
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 SAHWATCH 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

HE COMMONS AT FALCON FIELD
PRELIMINARY PLAN

12445 RIO LANE, AND VACANT LAND

ISSUE DATI INITIAL ISSUE 3/16/2 RESUBMITTAL 4/10/2	23			
INITIAL ISSUE 3/16/2	23			
RESUBMITTAL 4/10/2	24			
DESIGNED BY: TDM	1			
DRAWN BY: GES	3			
CHECKED BY: TDM	1			
FILE NAME: 21604-00S	P1			
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.				

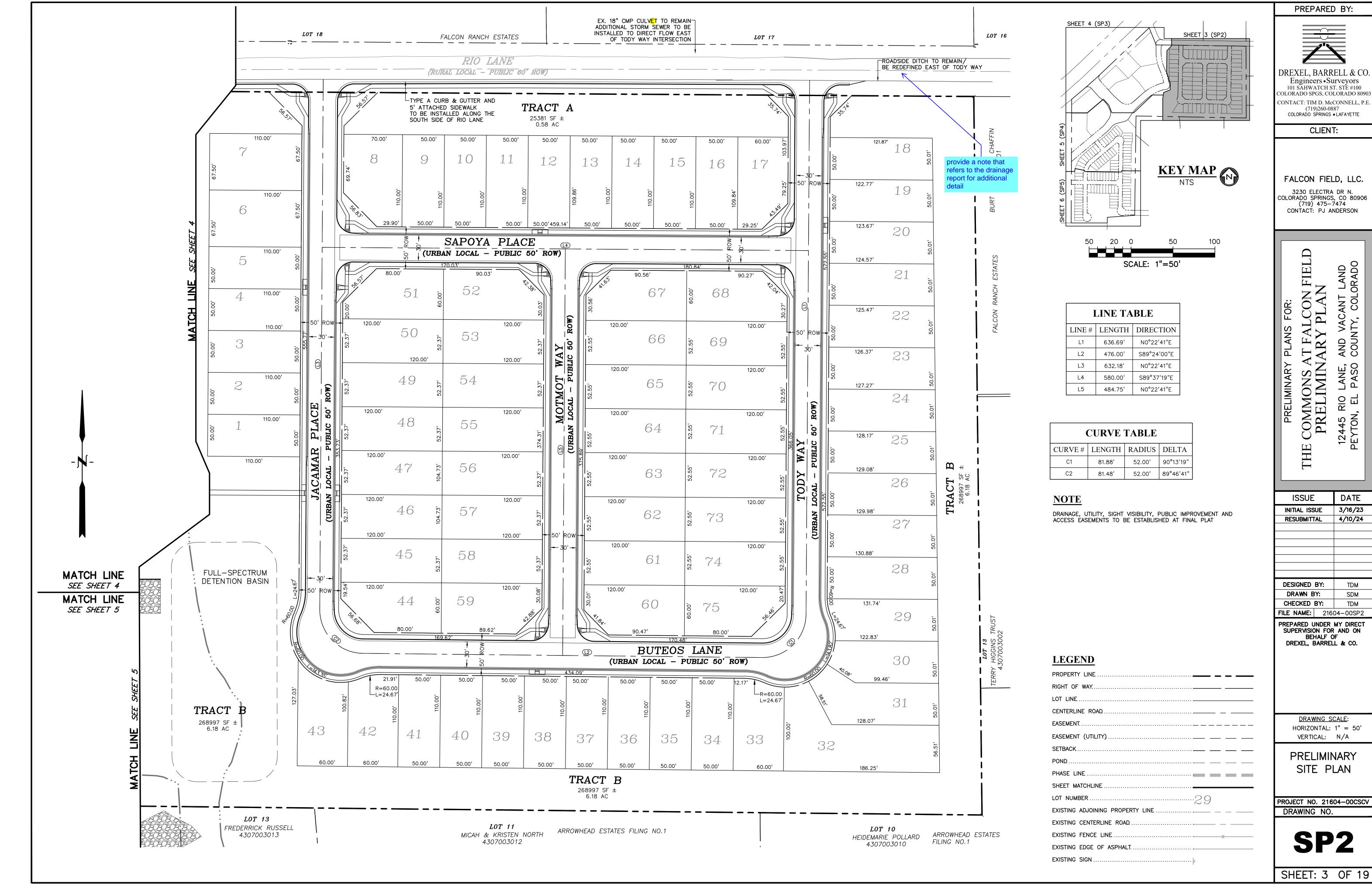
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VERTICAL: N/A

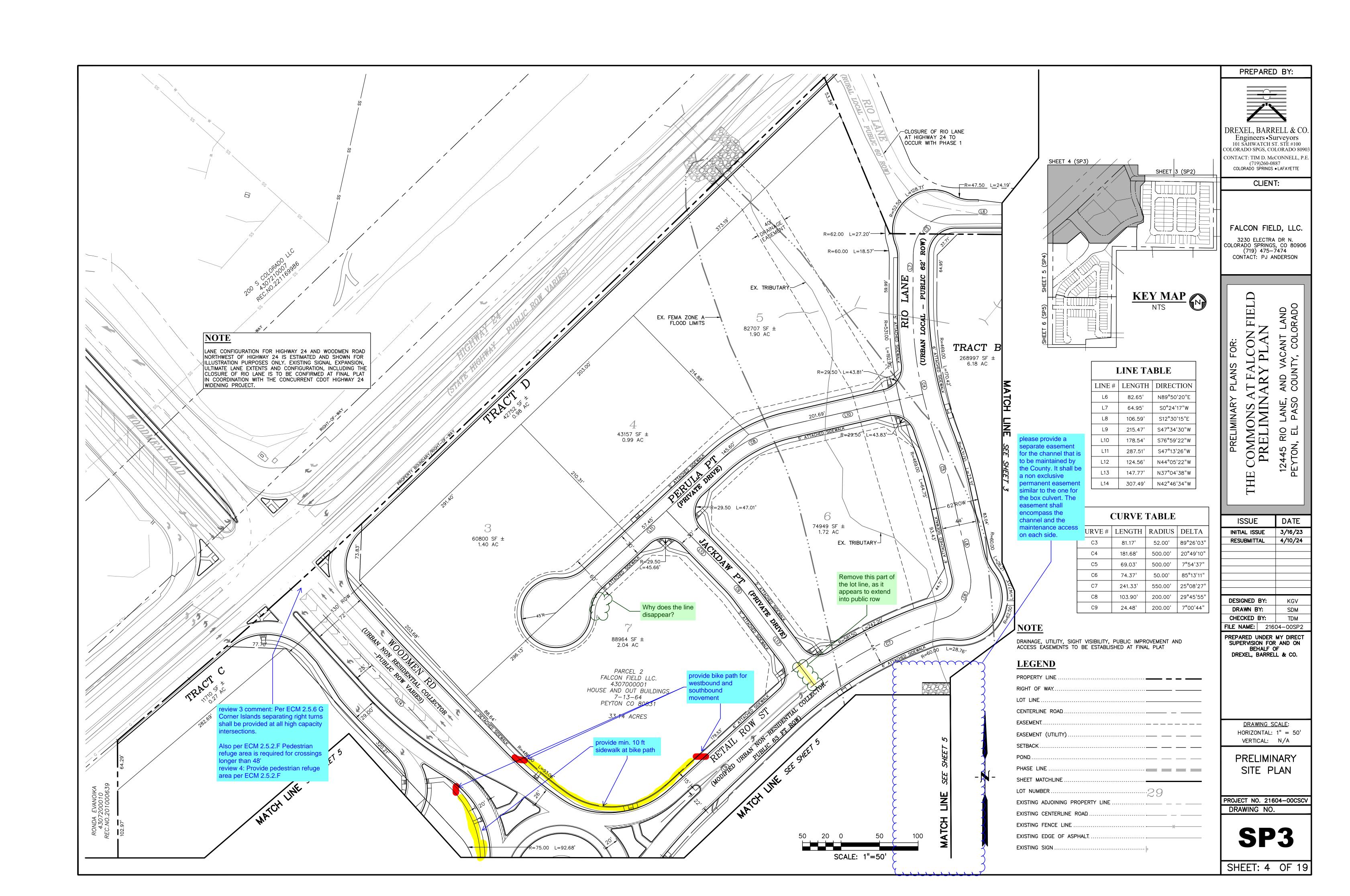
PRELIMINARY OVERALL SITE PLAN

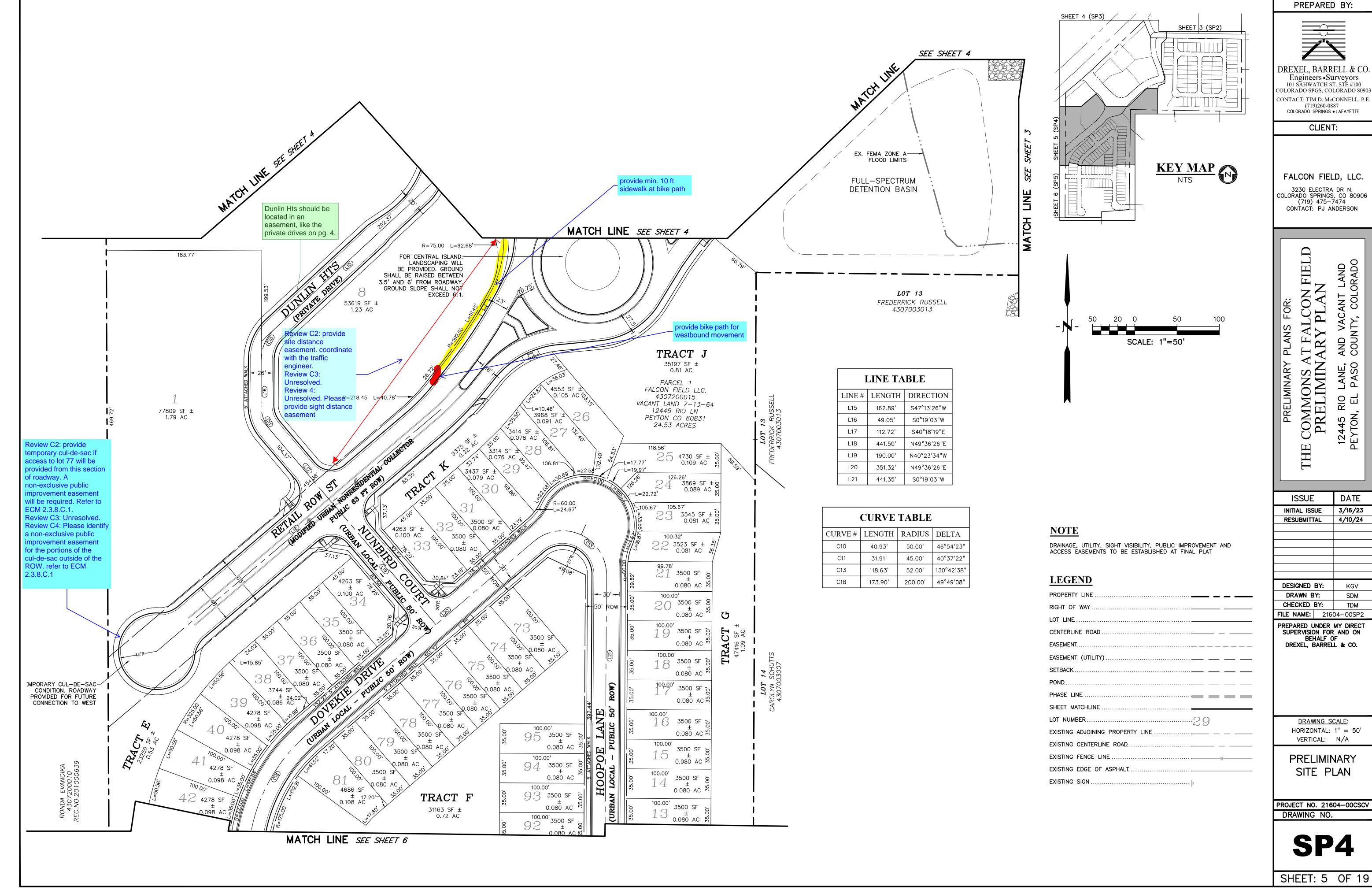
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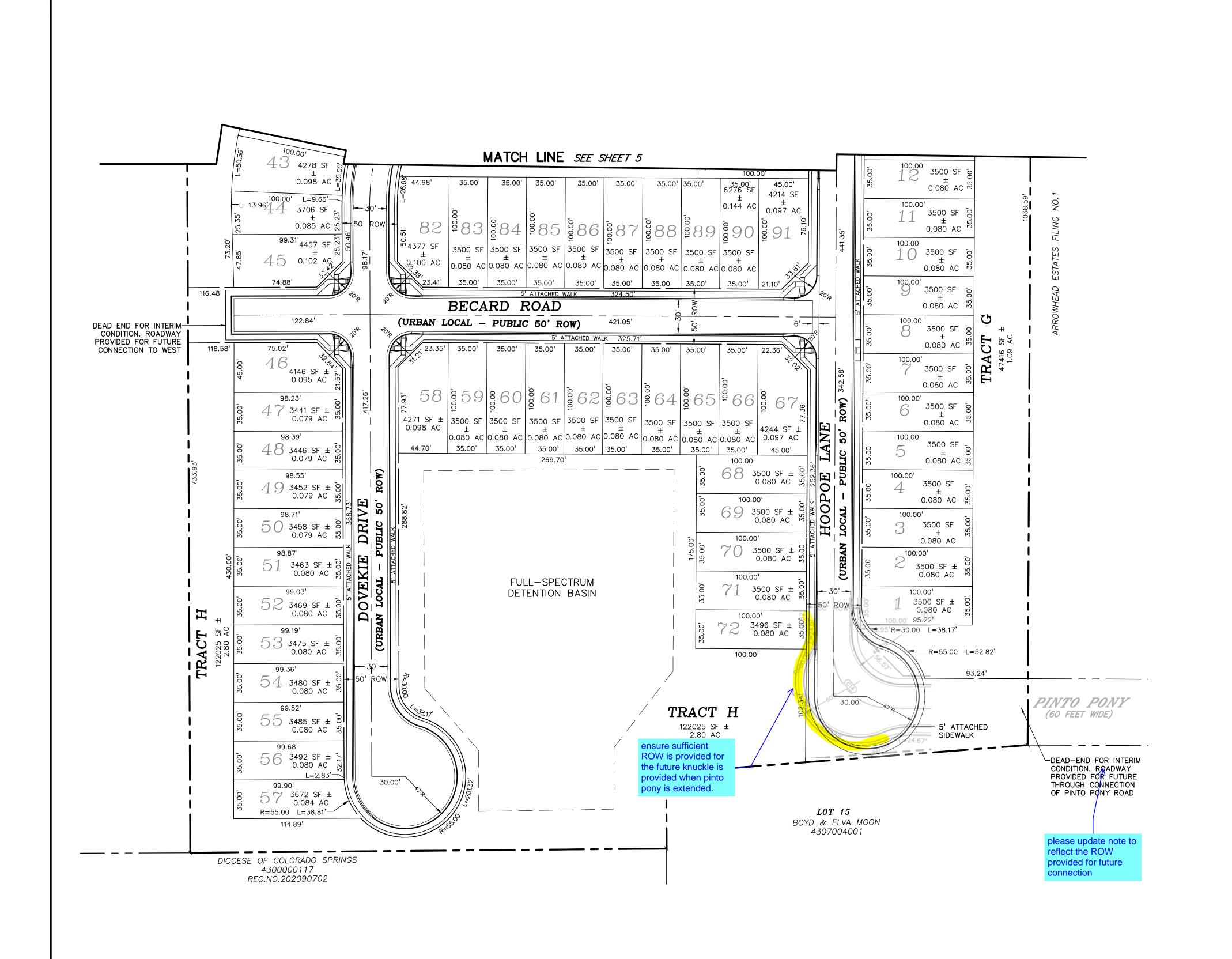
SP1

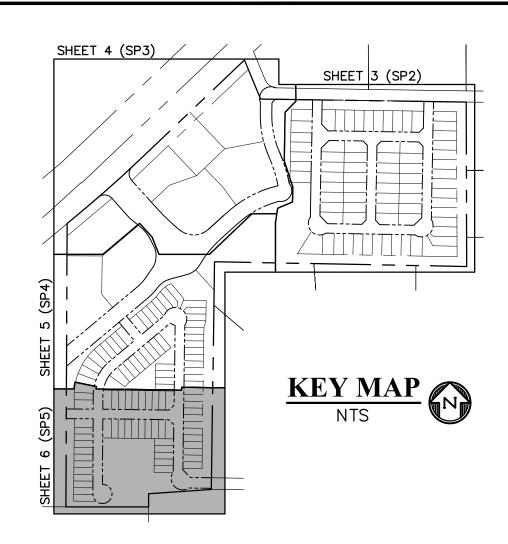
SHEET: 2 OF 19

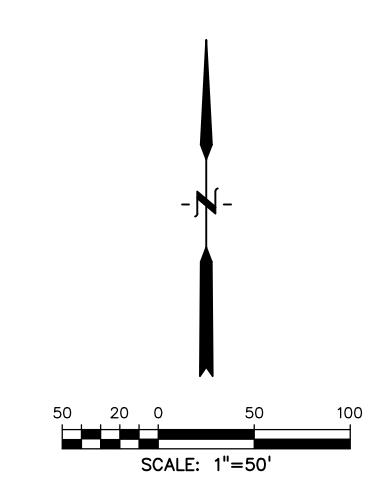












### **NOTE**

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

### **LEGEND**

	<del></del>
PROPERTY	LINE
RIGHT OF V	NAY
LOT LINE	
CENTERLINE	ROAD
EASEMENT	
EASEMENT	(UTILITY)
SETBACK	<u> </u>
POND	
PHASE LINE	
SHEET MAT	CHLINE
LOT NUMBE	R29
EXISTING AL	DJOINING PROPERTY LINE
EXISTING C	ENTERLINE ROAD
EXISTING FE	ENCE LINE
EXISTING E	DGE OF ASPHALT
EXISTING SI	IGN

### PREPARED BY:



DREXEL, BARRELL & CO Engineers • Surveyors
101 SAHWATCH ST. STE #100
COLORADO SPGS, COLORADO 8090 CONTACT: TIM D. McCONNELL, P.I (719)260-0887 COLORADO SPRINGS • LAFAYETTE

CLIENT:

FALCON FIELD, LLC.

3230 ELECTRA DR N.
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(719) 475-7474
CONTACT: PJ ANDERSON

MIMONS AT FALCON FIELD RELIMINARY PLAN 1244( EYTC

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

DESIGNED BY:		KGV
DRAWN BY:		SDM
CHECKED BY:		TDM
<b>LE NAME:</b> 2160		04-00SP2

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

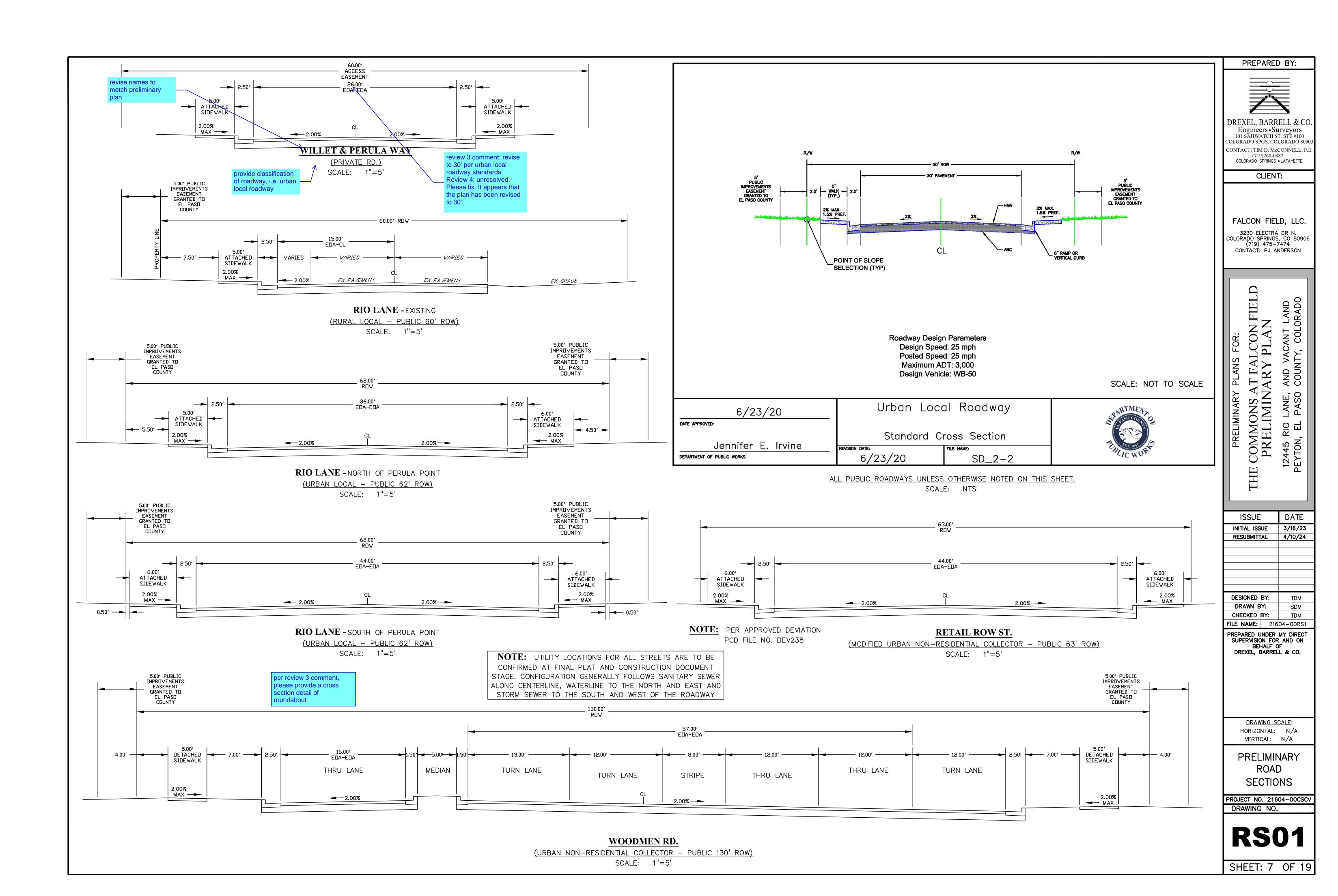
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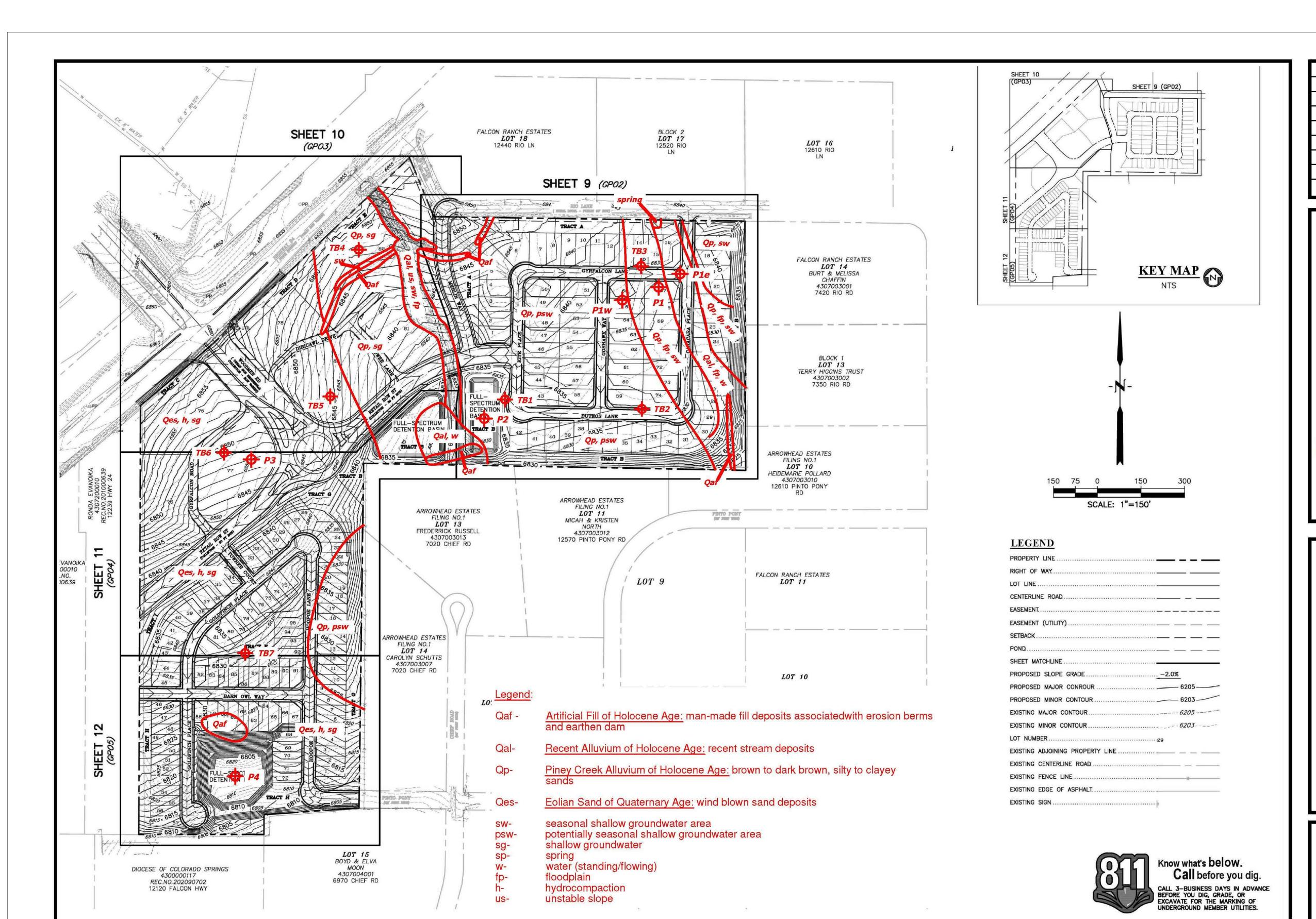
**PRELIMINARY** SITE PLAN

PROJECT NO. 21604-00CSCV DRAWING NO.

SP5

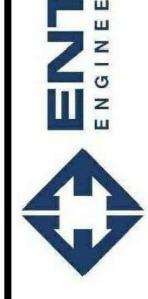
SHEET: 6 OF 19





REVISION BY

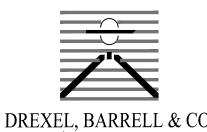
J. S. C. S.



EOLOGY/ENGINEERING GEOLOGY MA THE COMMONS AT FALCON FIELD EL PASO COUNTY, COLORADO FALCON FIELD, LLC

> JOB NO. 202649 FIG. 6

PREPARED BY:



Engineers • Surveyors
101 SAHWATCH ST. STE #100
COLORADO SPGS, COLORADO 8090
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

NAMONS AT FALCON FIELD
RELIMINARY PLAN
5 RIO LANE, AND VACANT LAND

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

DESIGNED BY: KGV
DRAWN BY: KGV
CHECKED BY: TDM
FILE NAME: 21604-00GE0

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

DRAWING SCALE:

HORIZONTAL: X" = XX"

VERTICAL: X" = XX"

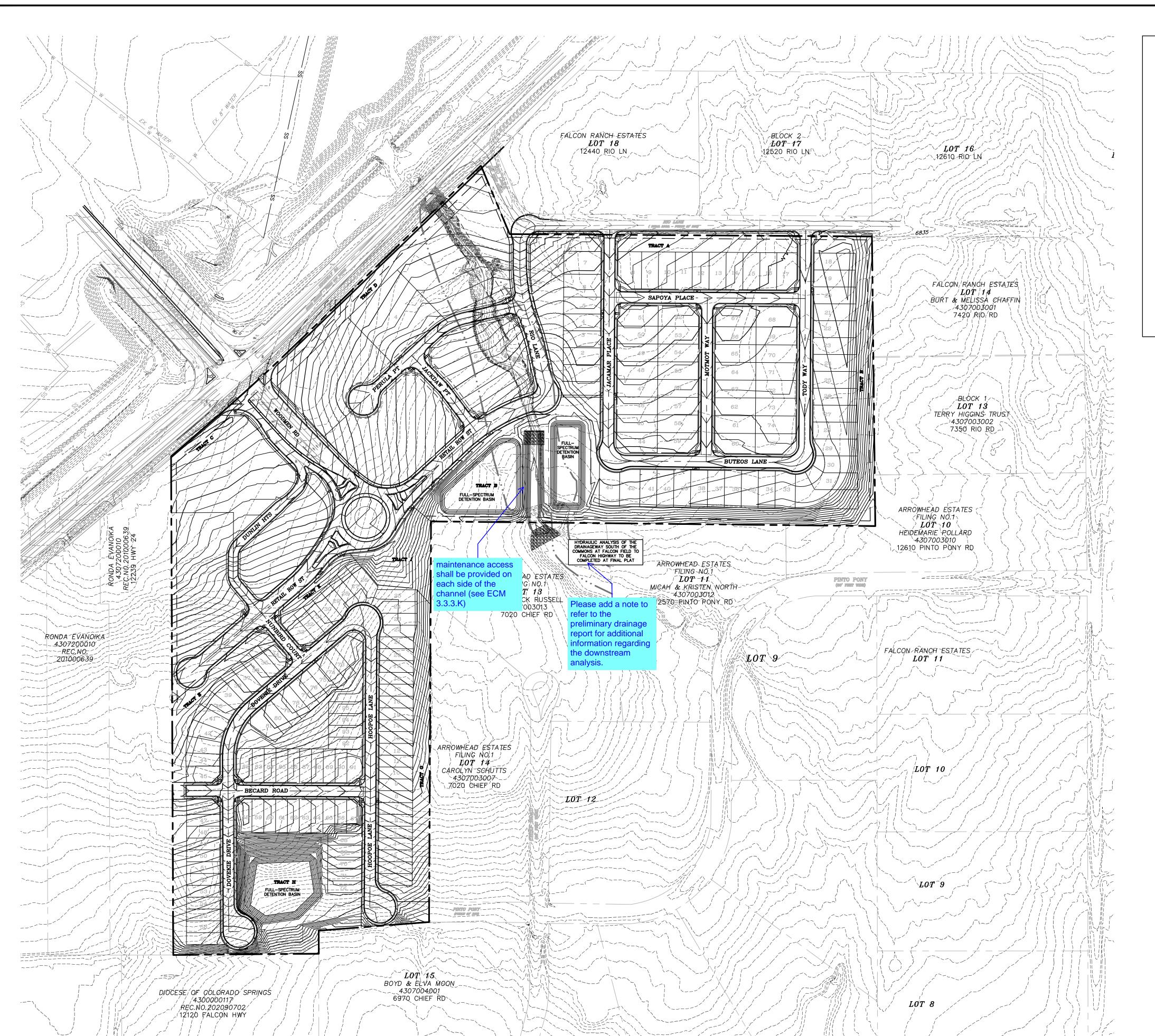
GEOLOGICAL MAP

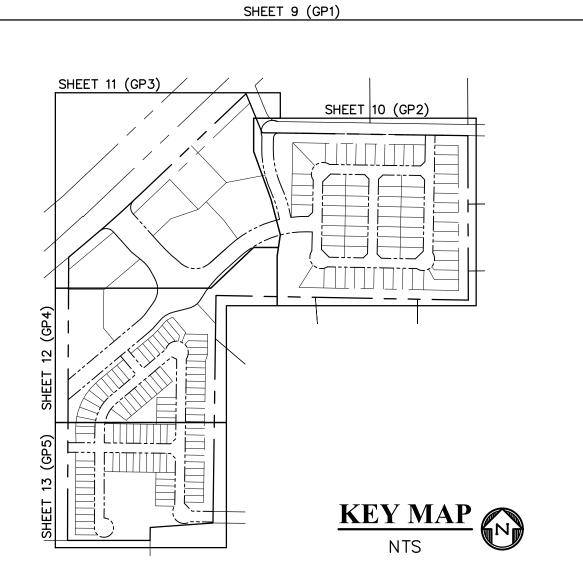
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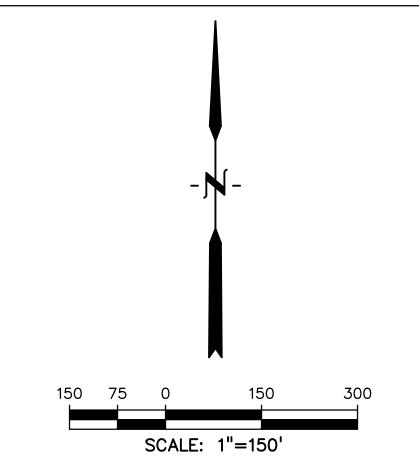
DRAWING NO.

GM1

SHEET: 8 OF 19



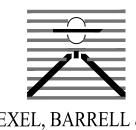




### **LEGEND**

LEGEND	
PROPERTY LINE	
RIGHT OF WAY	
LOT LINE	
CENTERLINE ROAD	
EASEMENT	
EASEMENT (UTILITY)	
SETBACK	
POND	
PROPOSED MAJOR CONTOUR	<u>      6205 </u>
PROPOSED MINOR CONTOUR	— 6203
EXISTING MAJOR CONTOUR	6205
EXISTING MINOR CONTOUR	6203
LOT NUMBER	
EXISTING ADJOINING PROPERTY LINE	
EXISTING CENTERLINE ROAD	
EXISTING EDGE OF ASPHALT	

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH 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

HE 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: 216	04-00GP1	
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.		

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

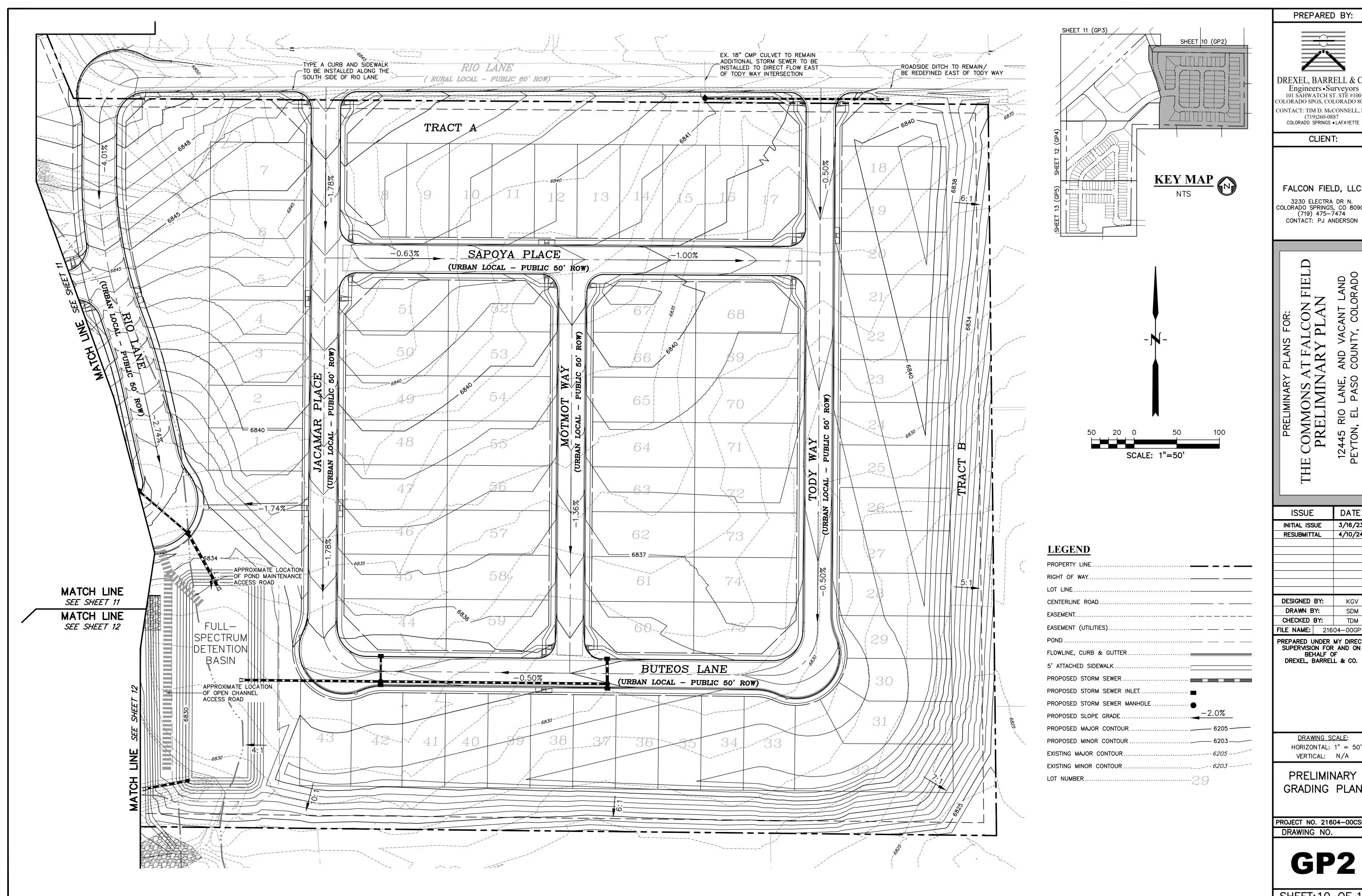
DRAWING SCALE:

PRELIMINARY OVERALL GRADING PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

GP1

SHEET: 9 OF 19



DREXEL, BARRELL & CO Engineers • Surveyors
101 SAHWATCH ST. STE #100
COLORADO SPGS, COLORADO 80903 CONTACT: TIM D. McCONNELL, P.I

CLIENT:

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COLORADO SPRINGS, CO 80906
(719) 475-7474
CONTACT: PJ ANDERSON

COMMONS AT FALCON FIEL PRELIMINARY PLAN 55 F ON,

ISSUE DATE 3/16/23 INITIAL ISSUE 4/10/24 RESUBMITTAL DESIGNED BY: KGV DRAWN BY: CHECKED BY: **FILE NAME:** 21604-00GP1 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

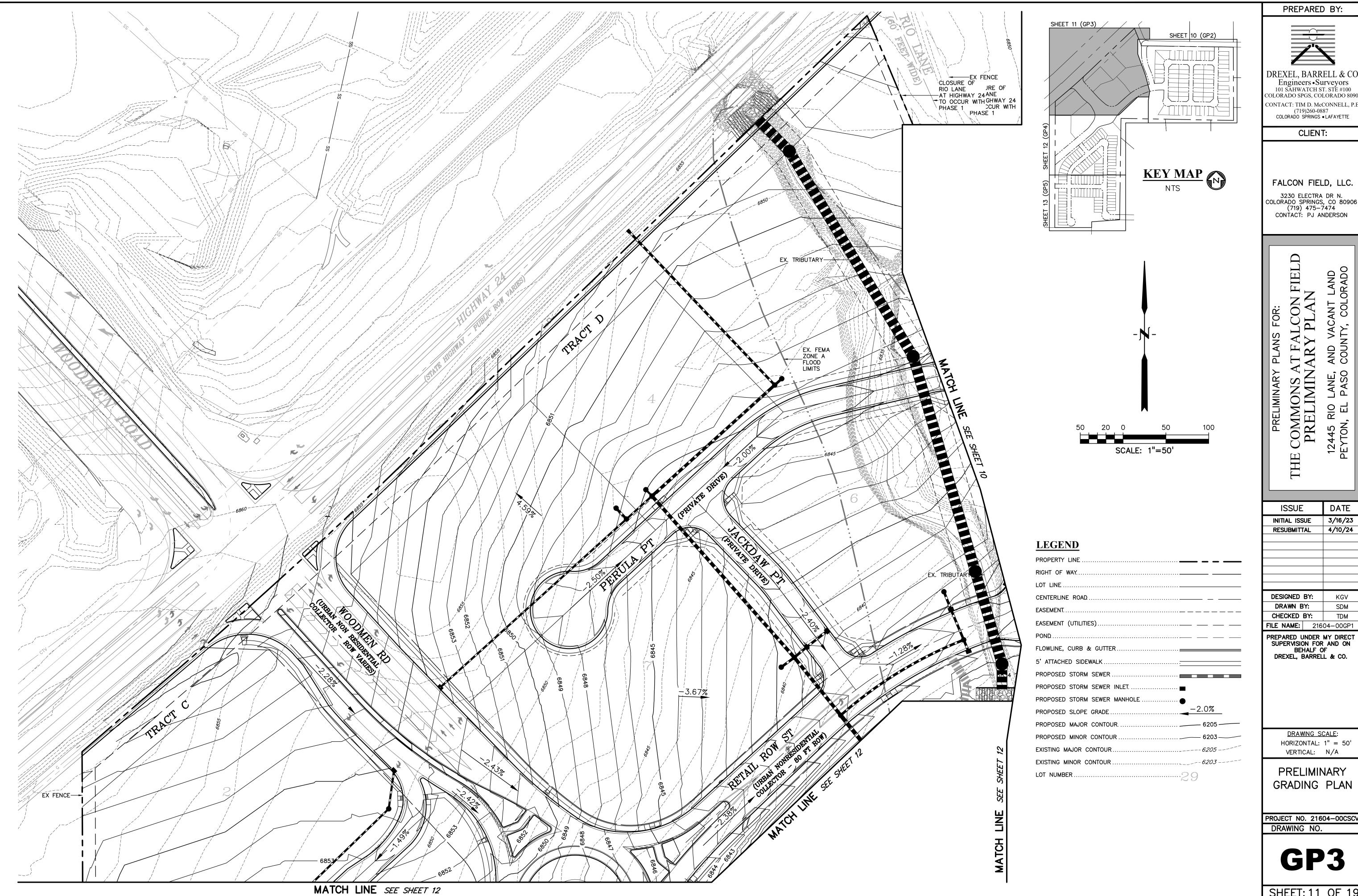
> DRAWING SCALE: HORIZONTAL: 1'' = 50'

**PRELIMINARY** GRADING PLAN

PROJECT NO. 21604-00CSCV DRAWING NO.

GP2

SHEET:10 OF 19



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH ST. STE #100
COLORADO SPGS, COLORADO 80903

CLIENT:

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COLORADO SPRINGS, CO 80906
(719) 475-7474
CONTACT: PJ ANDERSON

COMMONS AT FAL PRELIMINARY I

INITIAL ISS	SUE	3/16/23
RESUBMIT	ΓAL	4/10/24
DESIGNED	BY:	KGV
DRAWN E	BY:	SDM
CHECKED	BY:	TDM
FILE NAME:	216	04-00GP1
00504050		

DATE

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

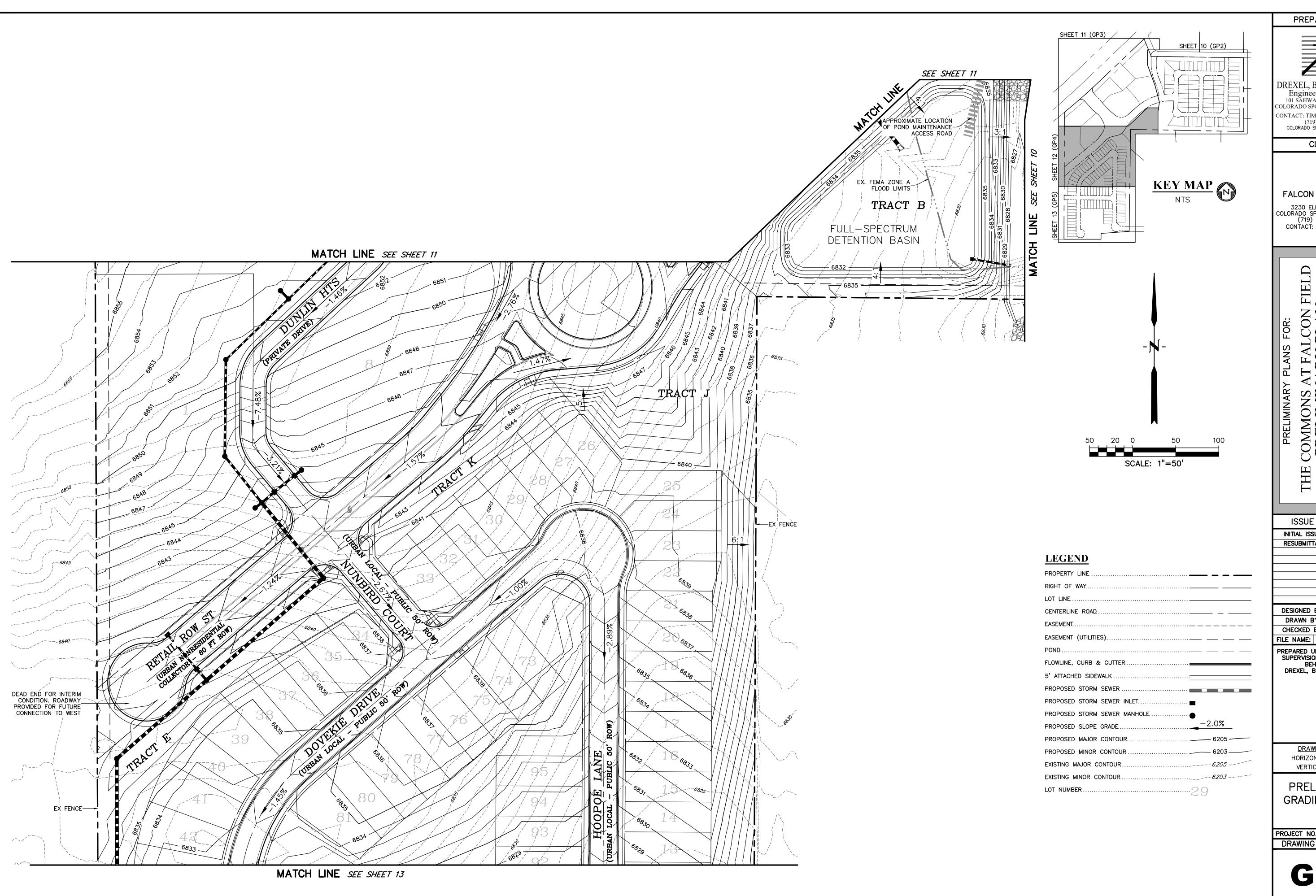
DRAWING SCALE: HORIZONTAL: 1'' = 50'VERTICAL: N/A

PRELIMINARY GRADING PLAN

PROJECT NO. 21604-00CSCV DRAWING NO.

GP3

SHEET: 11 OF 19



XEL BARRELL

DREXEL, BARRELL & CO.
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COLORADO SPGS, COLORADO 80903
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(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

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CONTACT: PJ ANDERSON

THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN

12445 RIO LANE, AND VACANT LAND

INITIAL ISSUE	3/16/23		
RESUBMITTAL	4/10/24		
DESIGNED BY:	KGV		
DRAWN BY:	SDM		
CHECKED BY:	TDM		
ILE NAME: 21	<b>E:</b> 21604-00GP1		
DEDARED LINDER MY DIRECT			

DATE

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

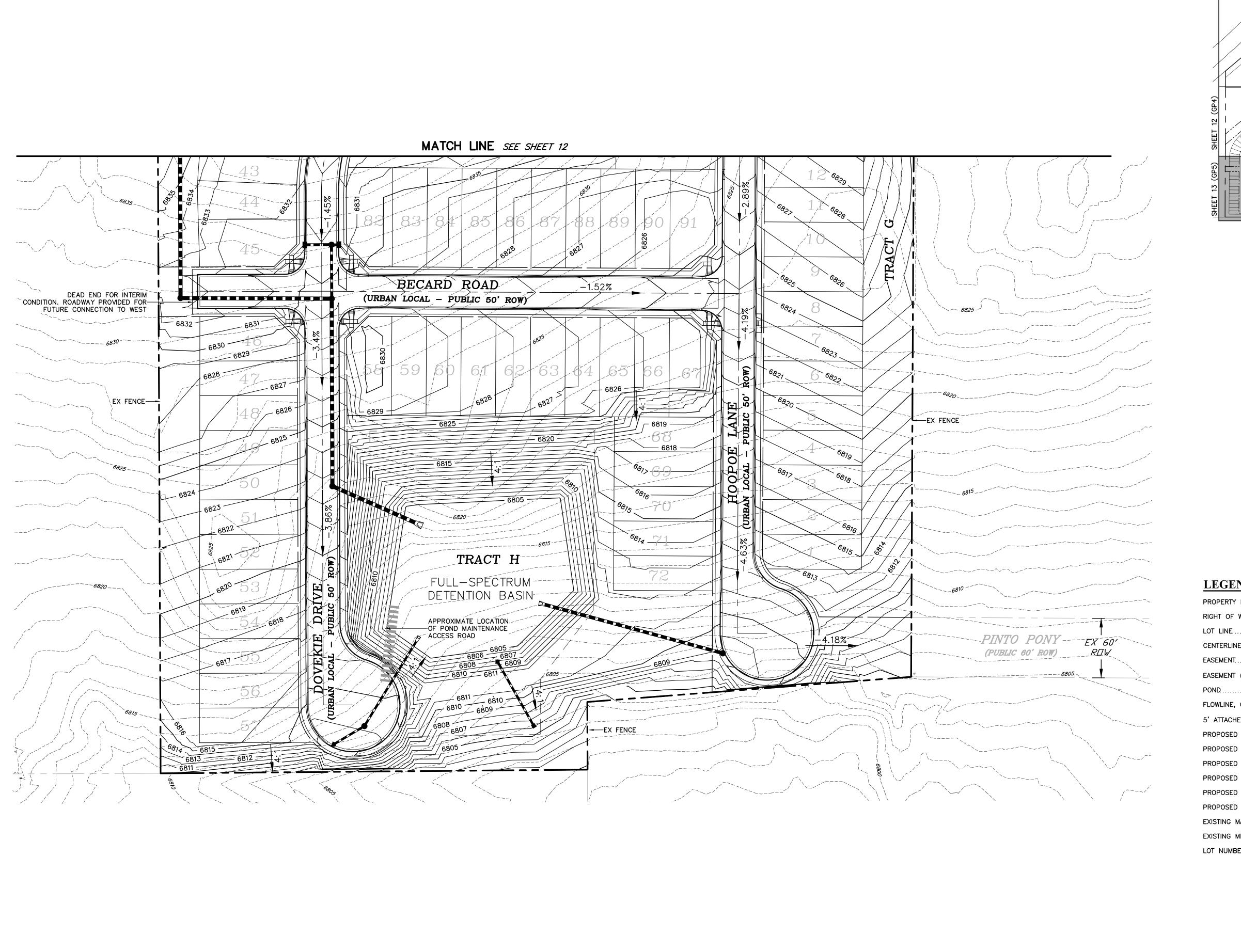
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HORIZONTAL: 1" = 50'
VERTICAL: N/A

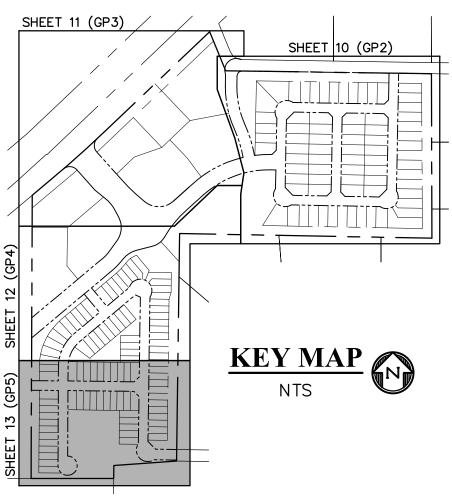
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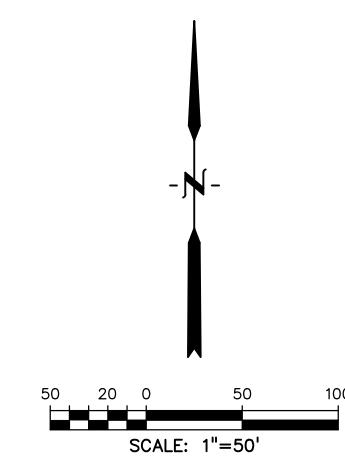
PROJECT NO. 21604-00CSCV DRAWING NO.

GP4

SHEET:12 OF 19







<b>LEGEND</b>
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
EXISTING MAJOR CONTOUR6205
EXISTING MINOR CONTOUR6203
LOT NUMBER





DREXEL, BARRELL & CO.
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CONTACT: TIM D. McCONNELL, P.E.
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CLIENT:

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COLORADO SPRINGS, CO 80906
(719) 475-7474
CONTACT: PJ ANDERSON

THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN

12445 RIO LANE, AND VACANT LAND
DEVION EL DASO COLNEY COLORAD

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	4/10/24
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
ILE NAME: 216	04-00GP1
PREPARED UNDER SUPERVISION FOR BEHALF C DREXEL, BARREL	R AND ON

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

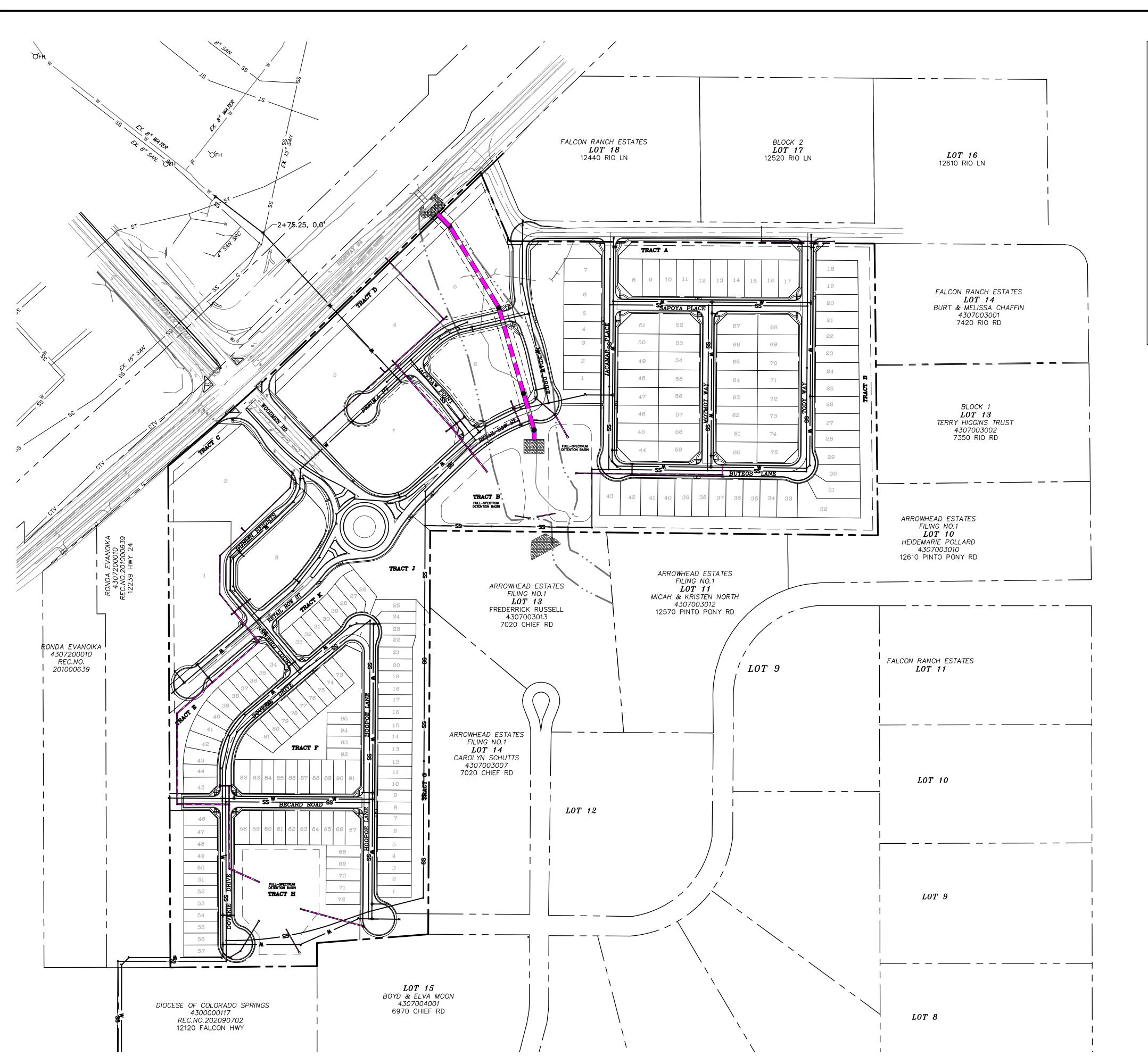
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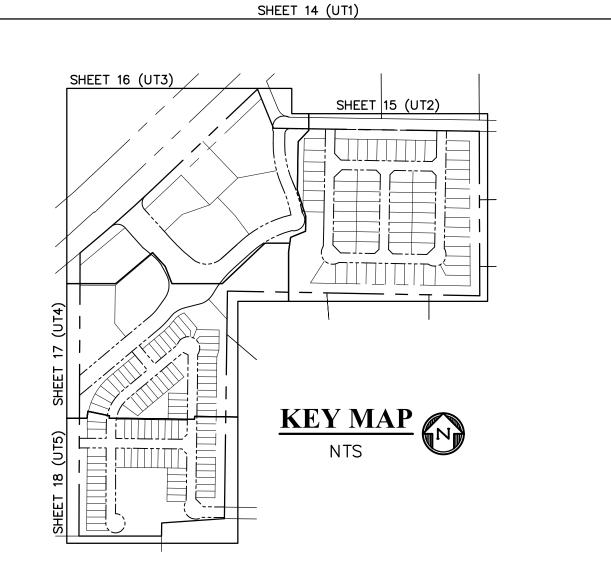
PRELIMINARY GRADING PLAN

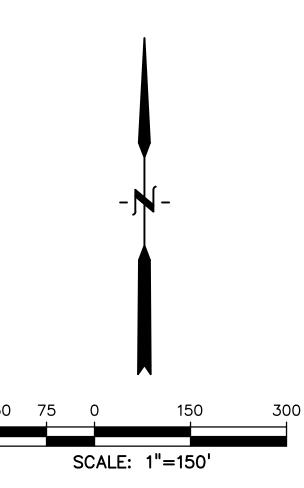
PROJECT NO. 21604-00CSCV
DRAWING NO.

GP5

SHEET:13 OF 19







LEGE	<u>ND</u>	
PROPERTY	LINE	
RIGHT OF	WAY	
LOT LINE		
CENTERLINE	E ROAD	
SETBACK L	INE	
PHASE LINI		
EASEMENT		
POND		
FLOWLINE,	CURB & GUTTER	
SIDEWALK .	·····	
LOT NUMBE	ER29	
PROPOSED	SANITARY SEWER	—ss ——
PROPOSED	STORM SEWER	
PROPOSED	STORM SEWER INLET.	ı
PROPOSED	MANHOLE	•
PROPOSED	WATER	— 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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HE COMMONS AT FALCON FIELD
PRELIMINARY PLAN

12445 RIO LANE, AND VACANT LAND
DEVION EL PASO COLNEY 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.				

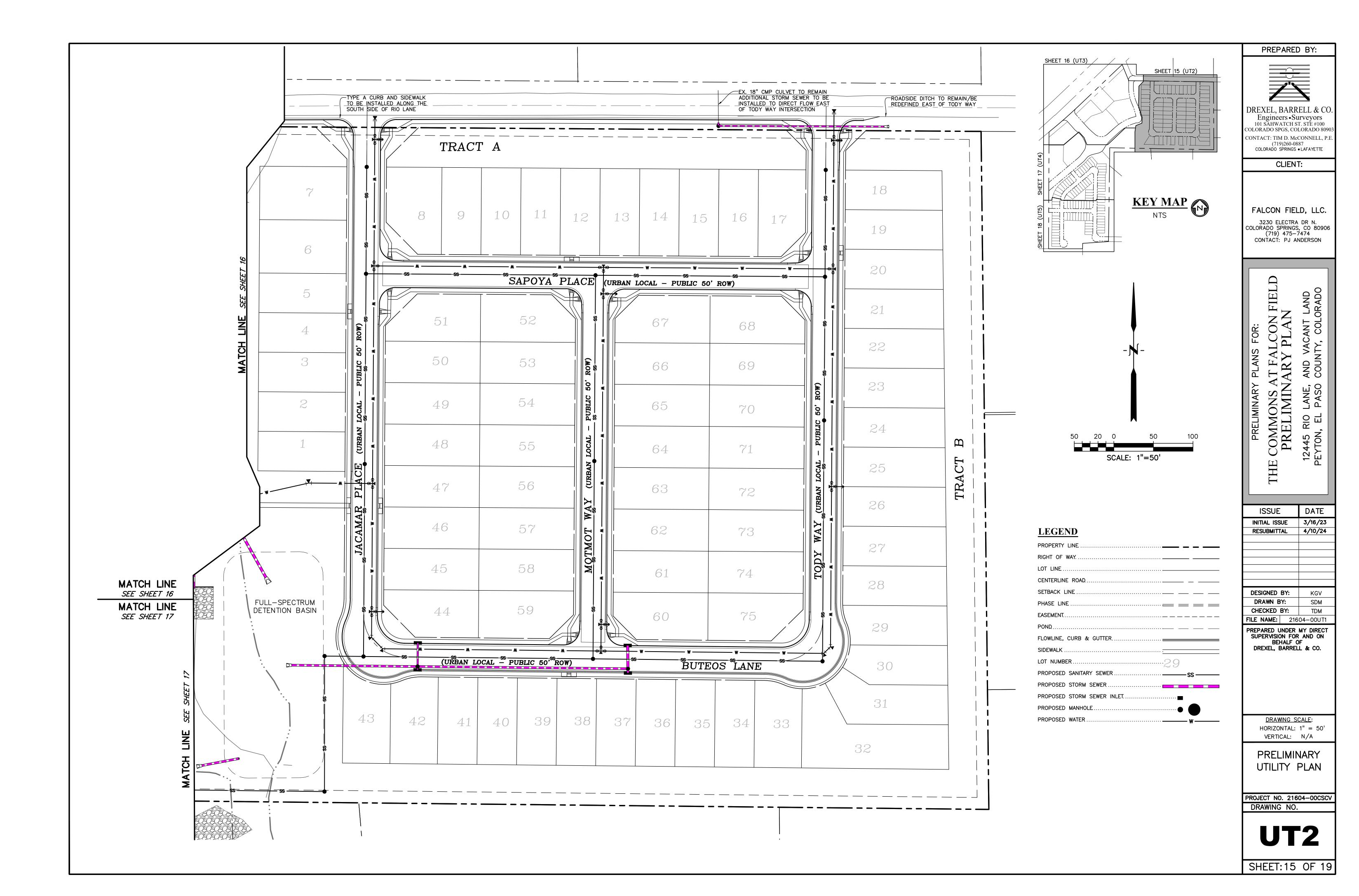
PRELIMINARY OVERALL UTILITY PLAN

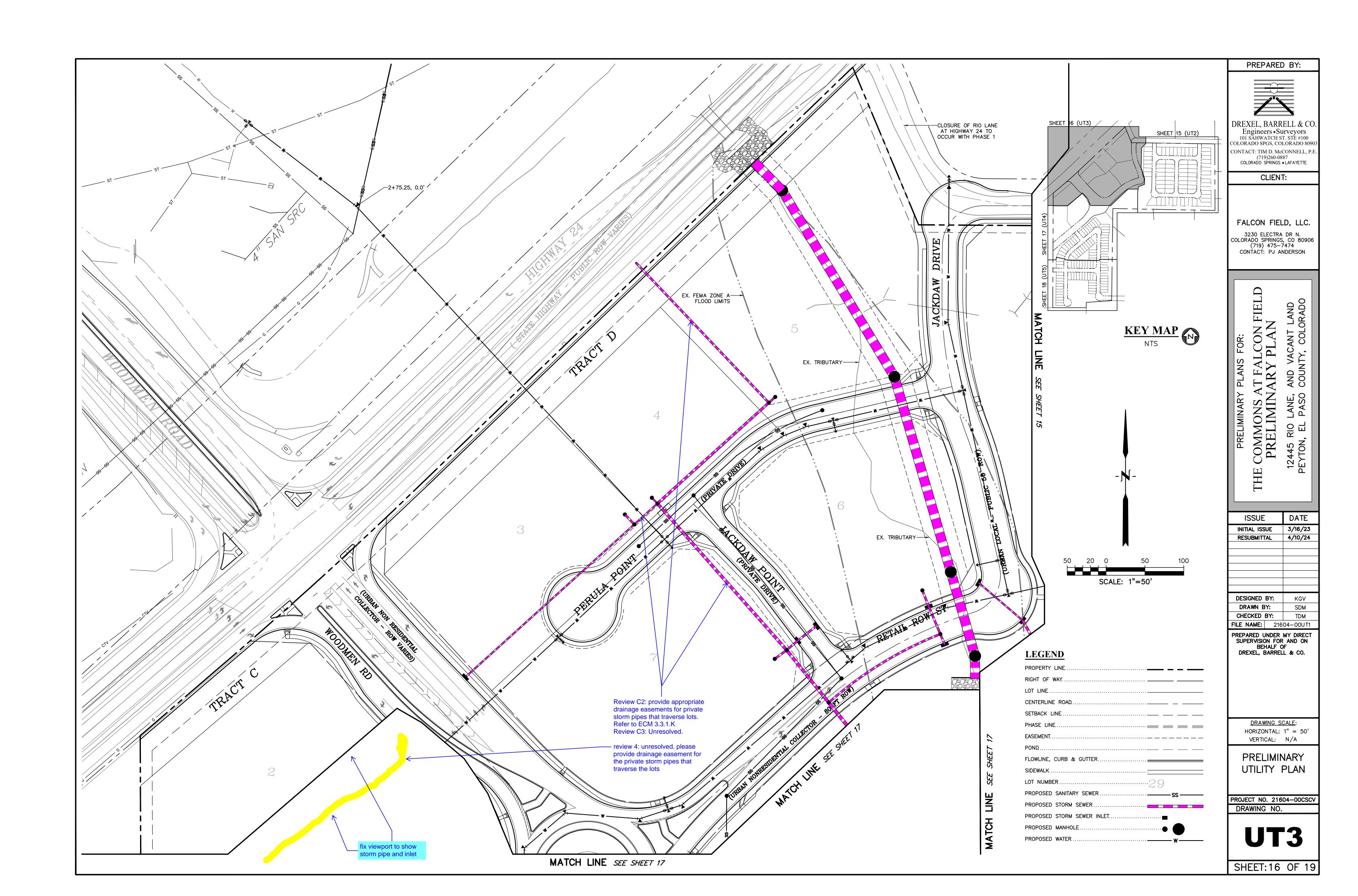
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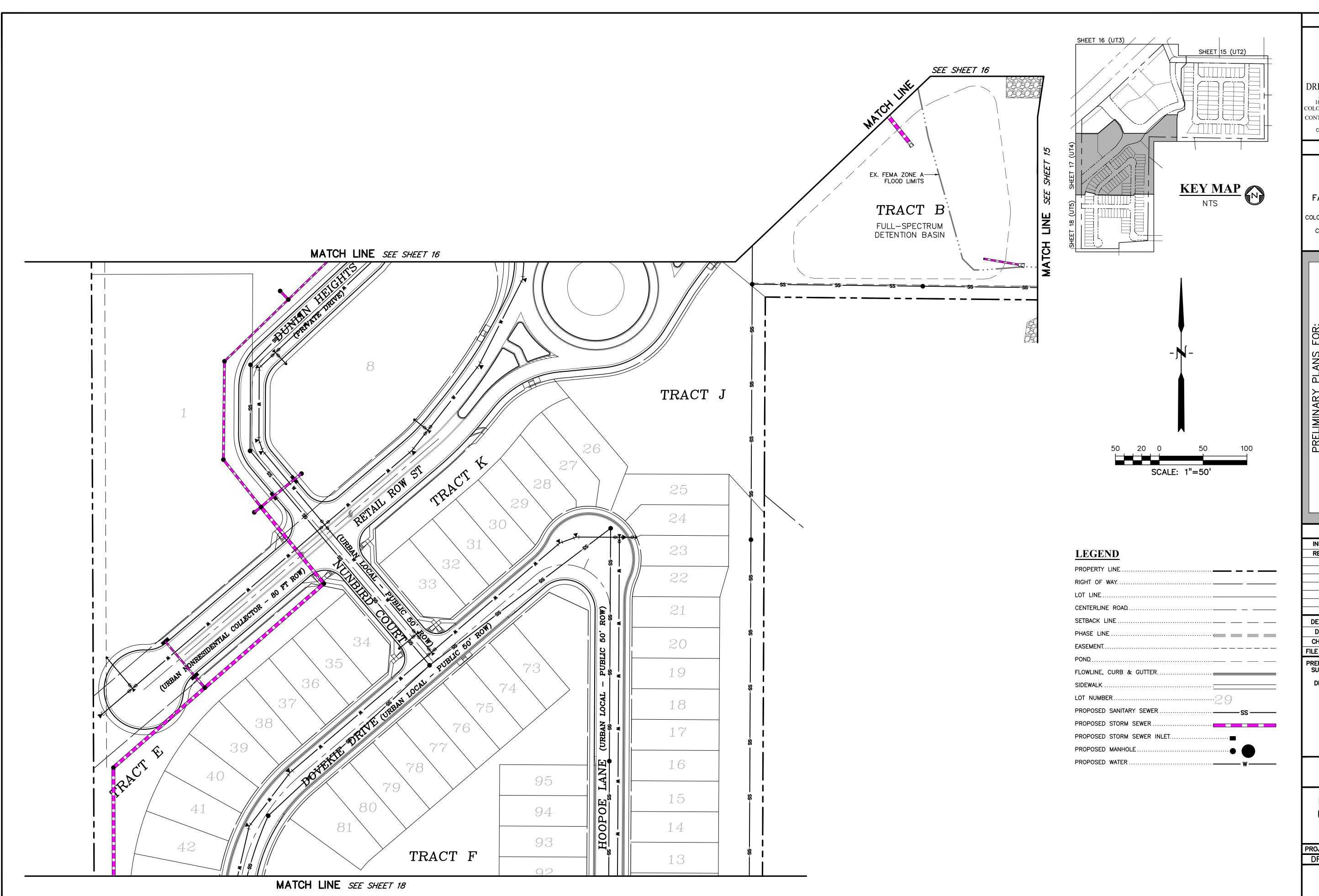
PROJECT NO. 21604-00CSCV
DRAWING NO.

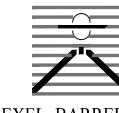
UT1

SHEET:14 OF 19









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TE COMMONS AT FALCON FIELD
PRELIMINARY PLAN

12445 RIO LANE, AND VACANT LAND

ISSUE	DATE		
INITIAL ISSUE	3/16/23		
RESUBMITTAL	4/10/24		
DESIGNED BY:	KGV		
DRAWN BY:	SDM		
CHECKED BY:	TDM		
<b>TILE NAME:</b> 21604-00UT1			
PREPARED UNDER MY DIRECT			

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

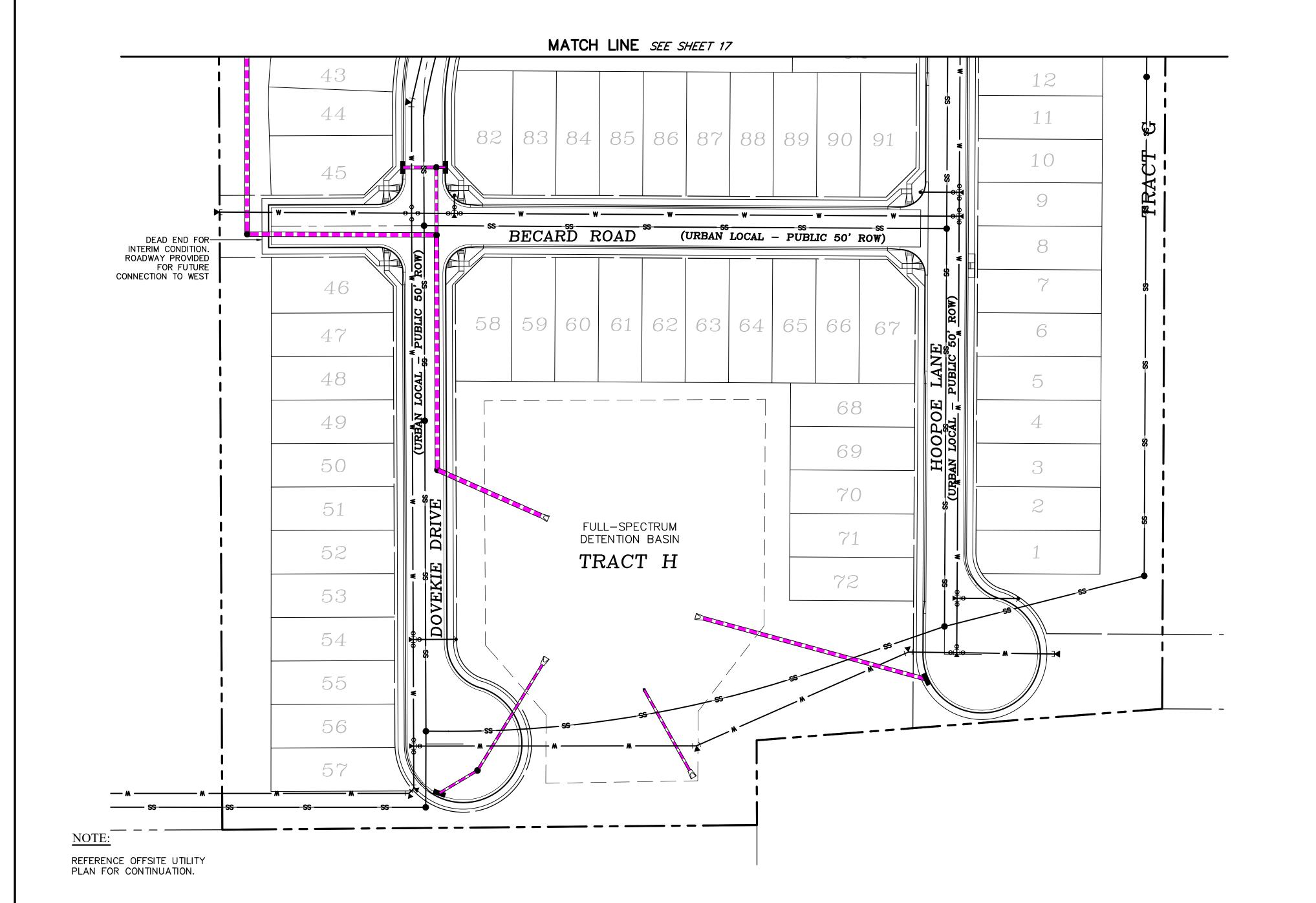
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HORIZONTAL: 1" = 50'
VERTICAL: N/A

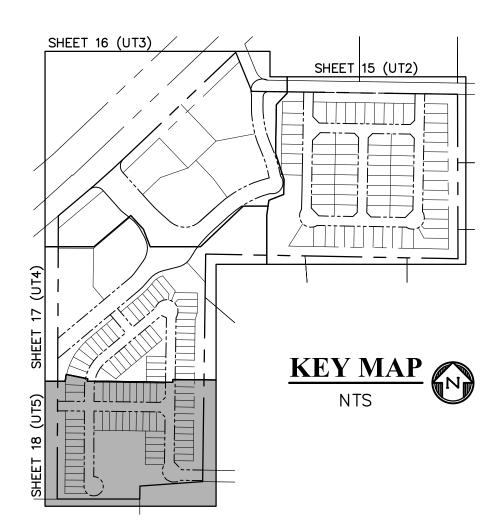
PRELIMINARY UTILITY PLAN

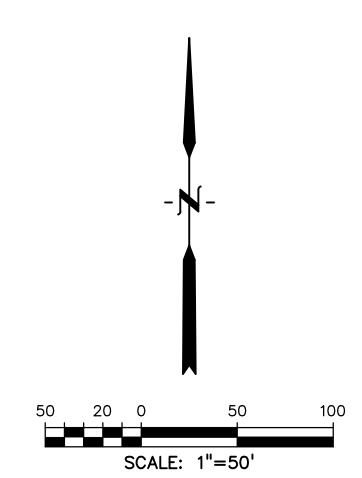
PROJECT NO. 21604-00CSCV DRAWING NO.

UT4

SHEET: 17 OF 19







<b>LEGEN</b>	<u>ND</u>					
PROPERTY	LINE			 		
RIGHT OF V	VAY			 		
LOT LINE				 		
CENTERLINE	ROAD.			 		
SETBACK L	NE			 		
PHASE LINE	<u>-</u>			 	_	
EASEMENT				 ····- –		
POND				 		
FLOWLINE,	CURB &	GUTTER		 ····=		
SIDEWALK				 =		
LOT NUMBE	.R			 2	9	
PROPOSED	SANITAR	Y SEWER	₹	 	—ss	
PROPOSED	STORM	SEWER		 		
PROPOSED	STORM	SEWER II	NLET	 		
PROPOSED	MANHOL	.E		 		
PROPOSED	WATER .			 	w	

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

PREPARED BY:

FALCON FIELD, LLC.

CLIENT:

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COLORADO SPRINGS, CO 80906
(719) 475-7474
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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	<b>f:</b> KGV			
DRAWN BY:	SDM			
CHECKED BY	TDM			
FILE NAME:	21604-00UT1			
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.				

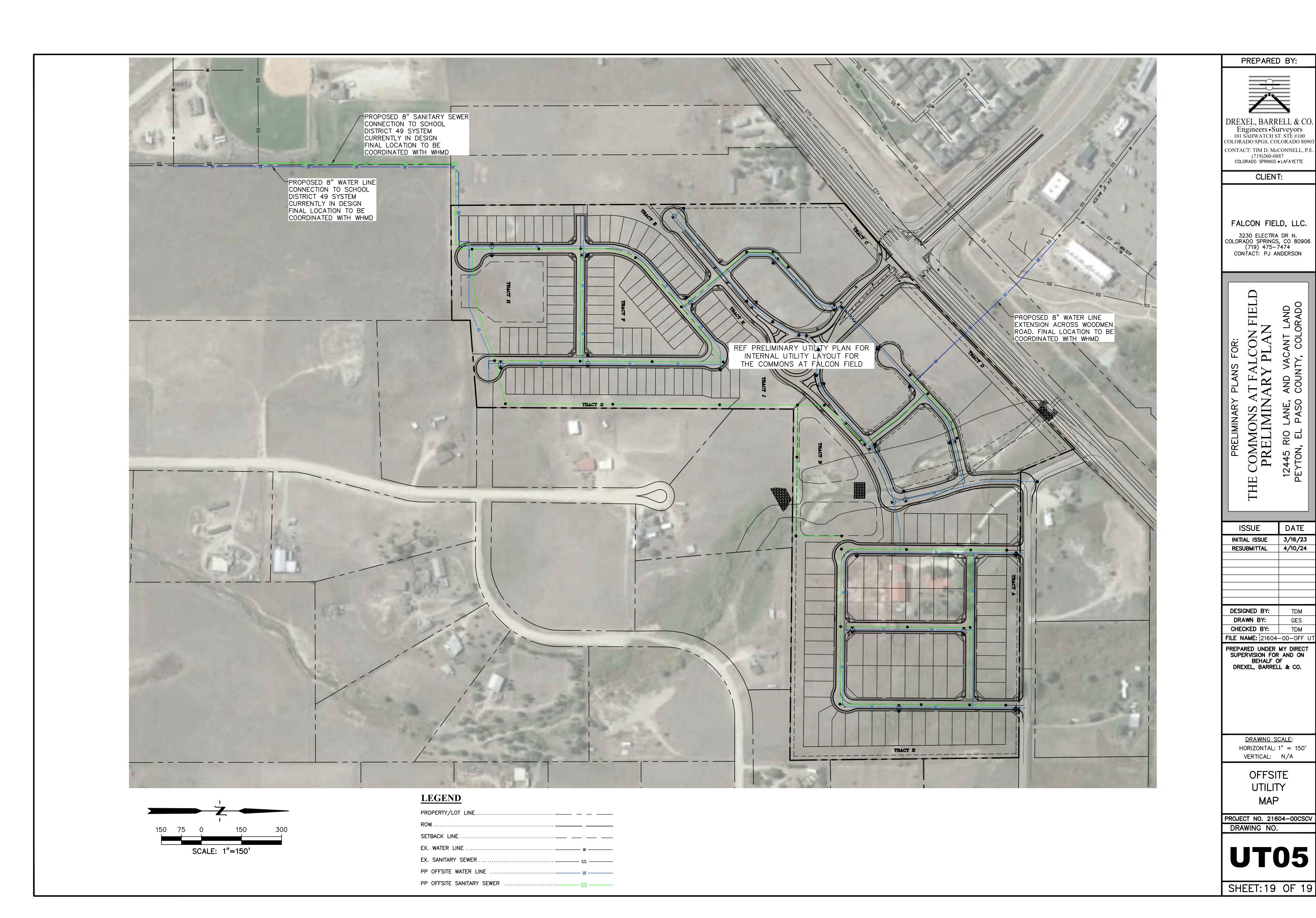
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY UTILITY PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

UT5

SHEET:18 OF 19



DATE

3/16/23