

THE COMMONS AT FALCON FIELD

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. 201000839 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".)
- 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.

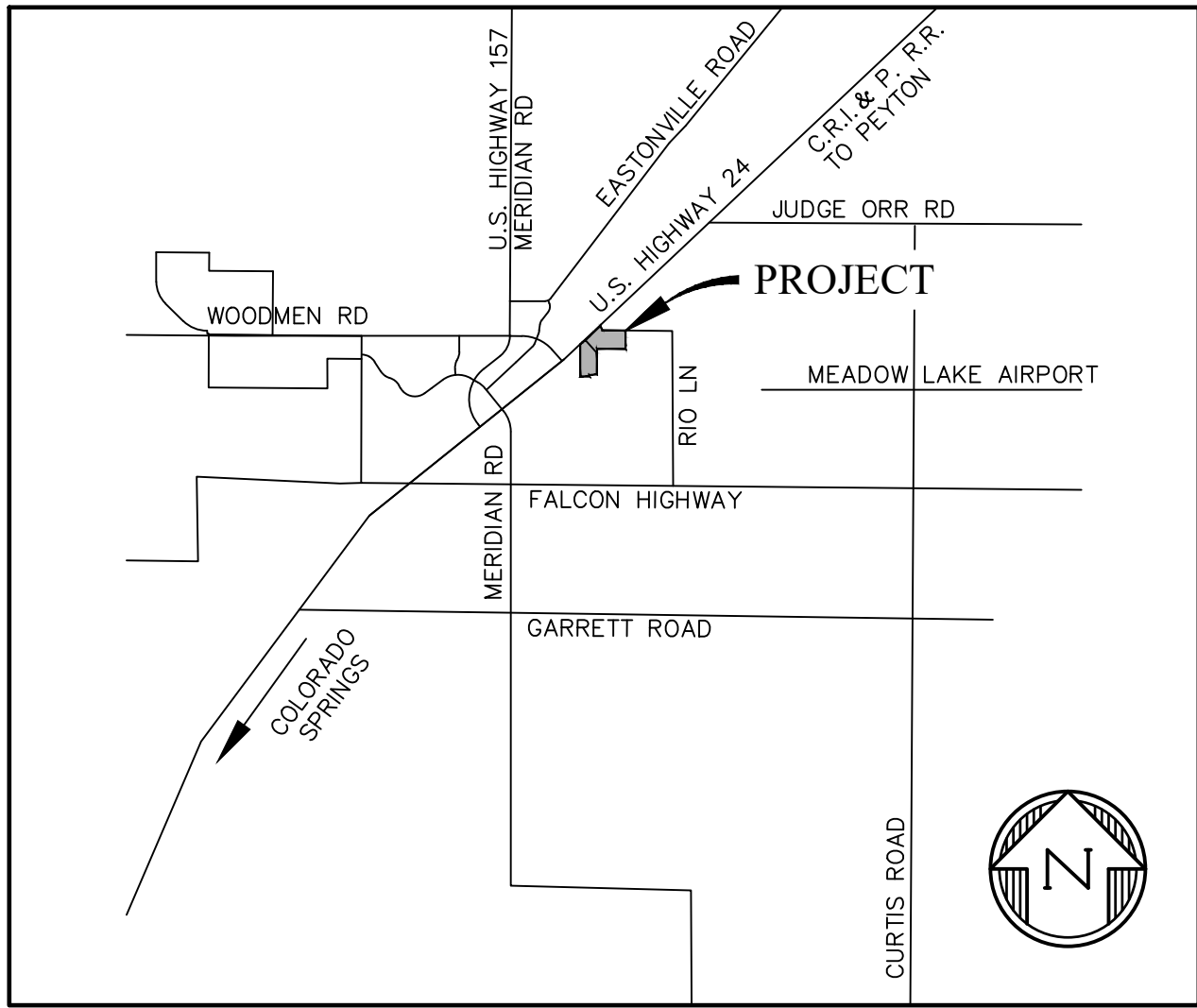
GENERAL NOTES:

1. 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 TRANSPORTATION, 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 OPENSACE/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. 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.
9. 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.
10. 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.



VICINITY MAP

NTS

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 ENGINEERING 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 ASSIGNEES 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.

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:

OWNER: 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,
169 SINGLE FAMILY RESIDENTIAL LOTS

PROPOSED SITE AREA: 57.67 AC.

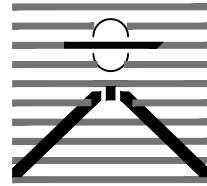
LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	8.9 DU/AC	169 LOTS	19.05	33.0%
COMMERCIAL	N/A	8 LOTS	13.88	24.1%
ROAD ROW	N/A	N/A	12.24	21.2%
TRACTS	N/A	N/A	12.51	21.7%
TOTAL	8.9 DU/AC	177 LOTS	57.67	100%

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

SHEET INDEX

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SHT5	PRELIMINARY SITE PLAN	SP4
SHT6	PRELIMINARY SITE PLAN	SP5
SHT7	PRELIMINARY ROAD SECTIONS	RS1
SHT8	GEOLOGIC MAP	GE01
SHT9	PRELIMINARY OVERALL GRADING PLAN	GP1
SHT10	PRELIMINARY GRADING PLAN	GP2
SHT11	PRELIMINARY GRADING PLAN	GP3
SHT12	PRELIMINARY GRADING PLAN	GP4
SHT13	PRELIMINARY GRADING PLAN	GP5
SHT14	PRELIMINARY OVERALL UTILITY PLAN	UT1
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SHT16	PRELIMINARY UTILITY PLAN	UT3
SHT17	PRELIMINARY UTILITY PLAN	UT4
SHT18	PRELIMINARY UTILITY PLAN	UT5
SHT19	OFFSITE UTILITY MAP	UT6

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
101 S. SAWATCH
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	2/2/24

DESIGNED BY:	TDM
DRAWN BY:	SNB
CHECKED BY:	TDM
FILE NAME:	21604-00CV1

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

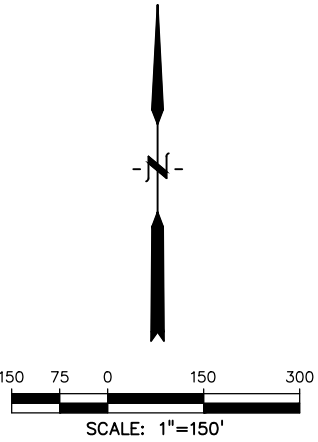
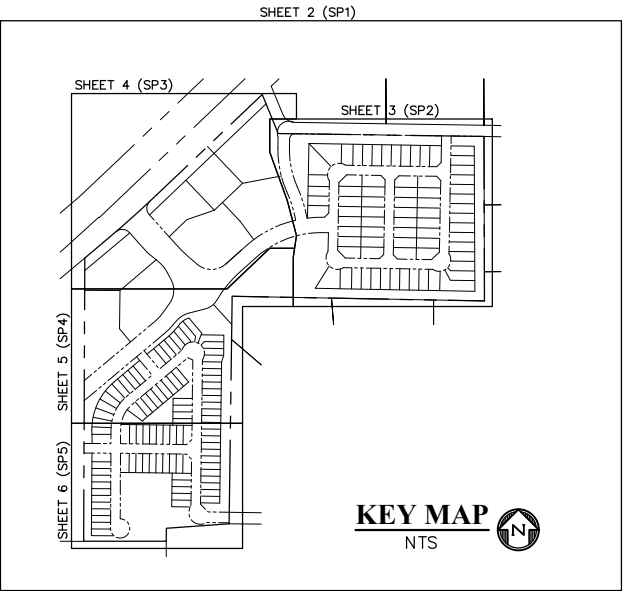
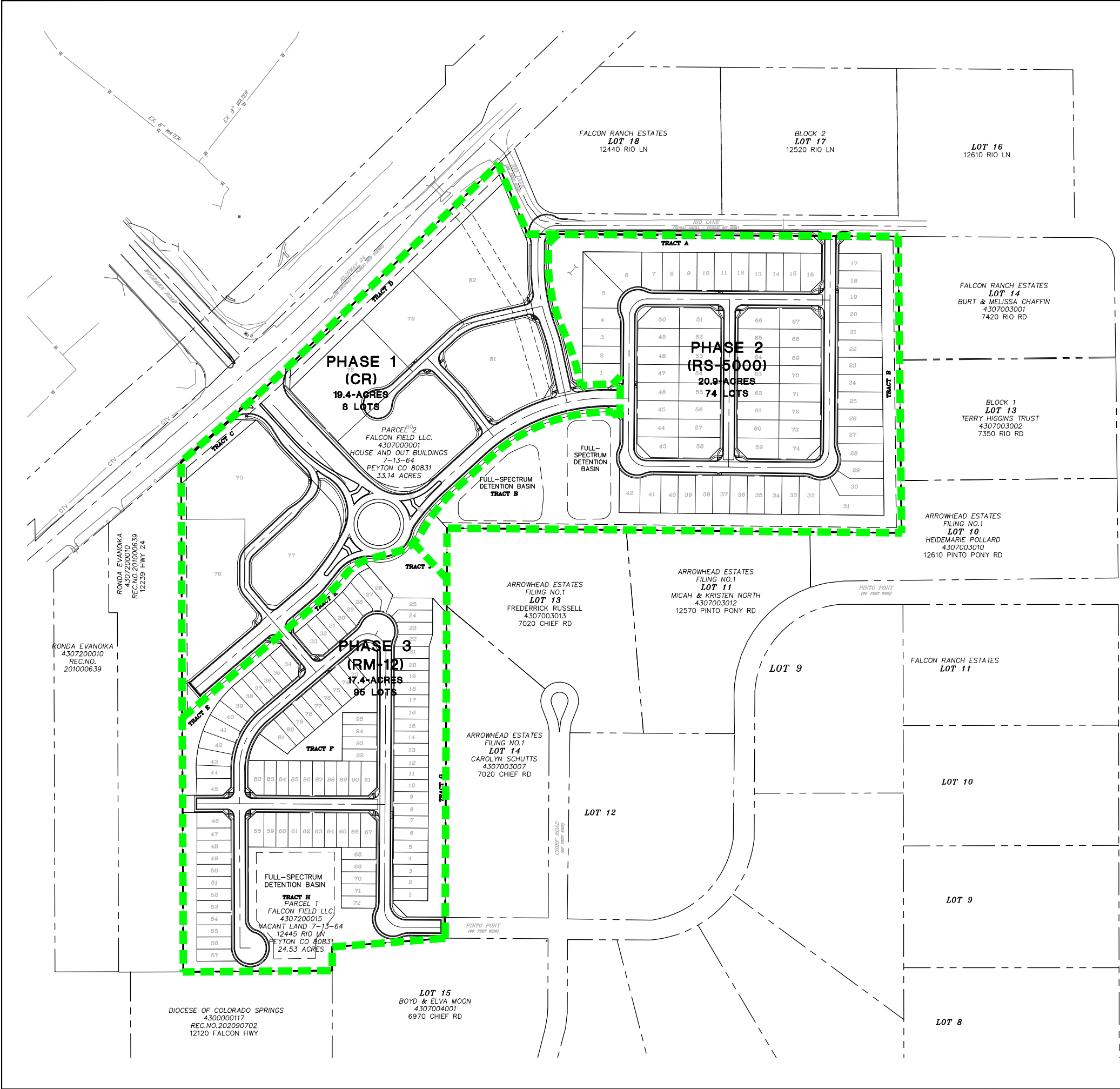
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

PRELIMINARY
COVER SHEET
PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

PP1

SHEET: 1 OF 19



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:


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COLORADO SPGS, COLORADO 80903
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DRAWN BY:	GES
CHECKED BY:	TDM
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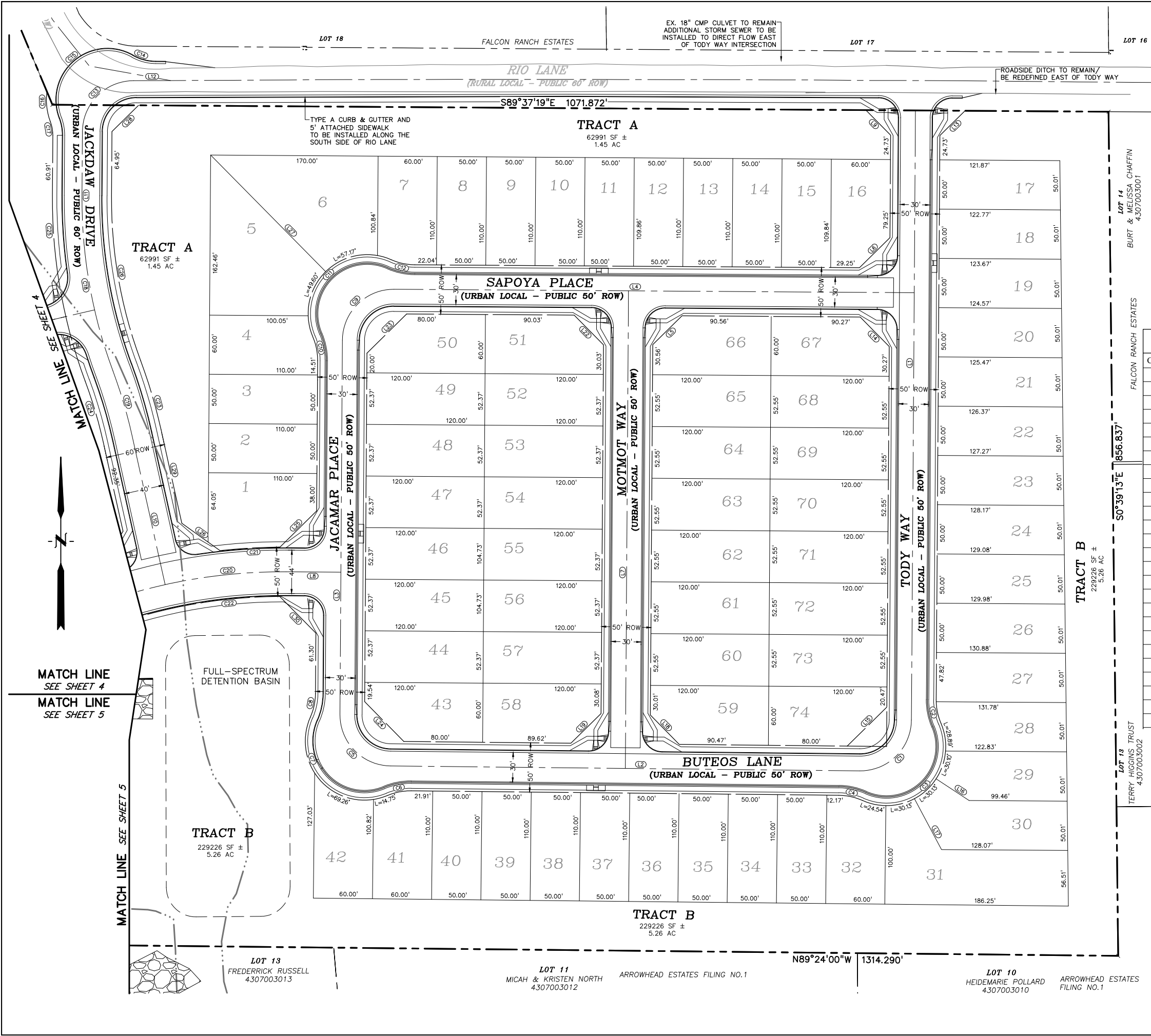
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HORIZONTAL: 1" = 150'
VERTICAL: N/A

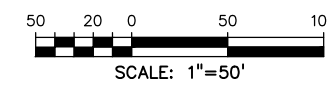
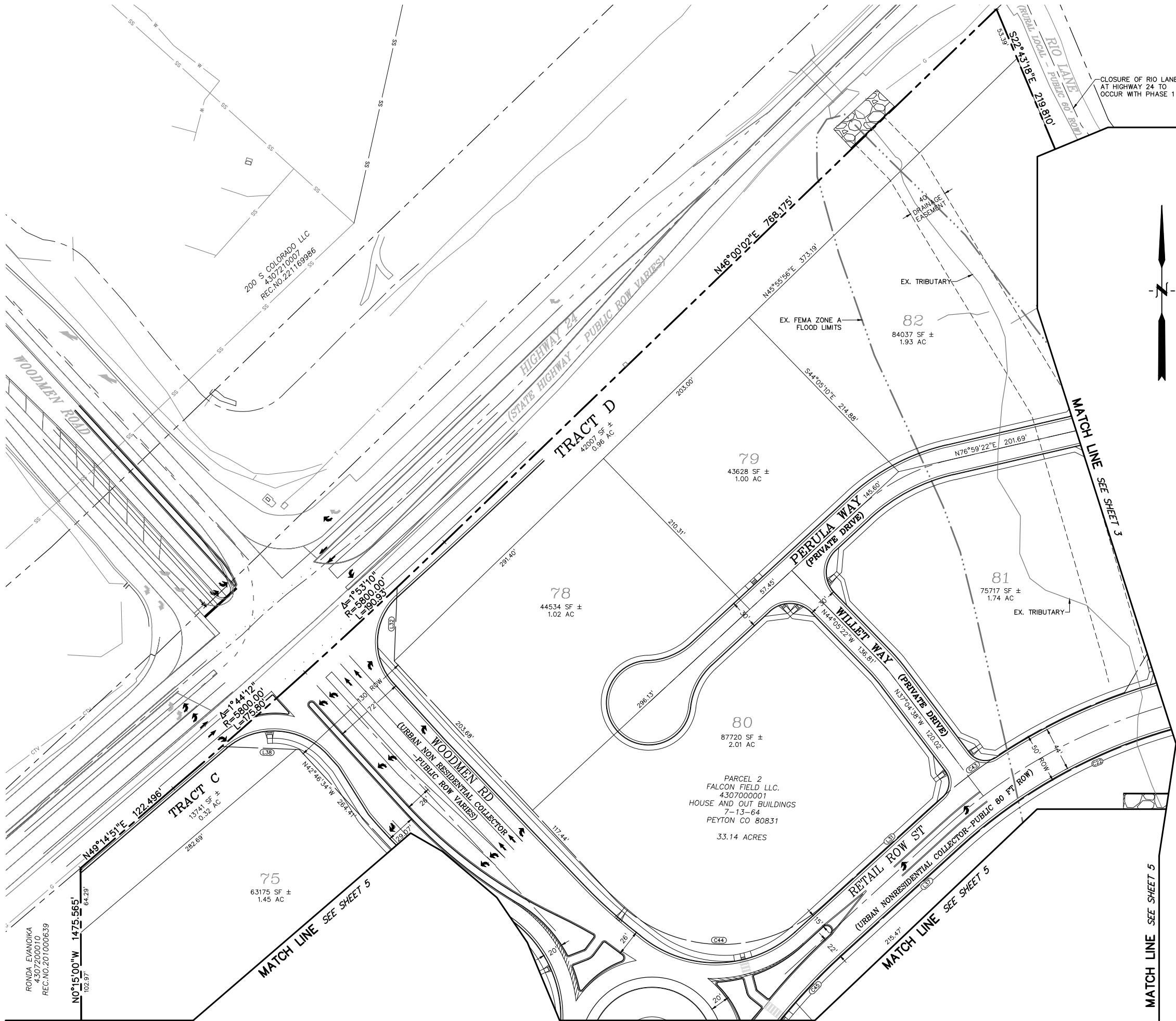
**PRELIMINARY
OVERALL
SITE PLAN**

PROJECT NO. 21604-00CSCV
DRAWING NO.

SP1

SHEET: 2 OF 19





LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	140.66'	S47°34'30"W
L32	73.83'	N2°13'26"E
L37	160.80'	S47°34'30"W
L38	77.70'	S87°46'34"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C22	385.92'	525.00'	42°07'04"
C43	232.01'	575.00'	23°07'06"
C44	234.70'	150.00'	89°38'57"
C45	129.64'	599.00'	12°24'02"

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	-----

PREPARED BY:

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ISSUE DATE

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DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TDM

FILE NAME: 21604-00SP2-5

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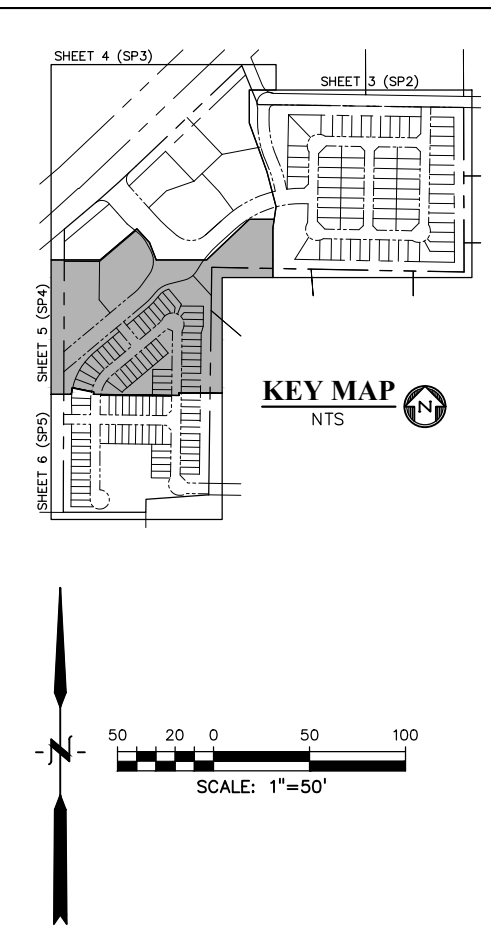
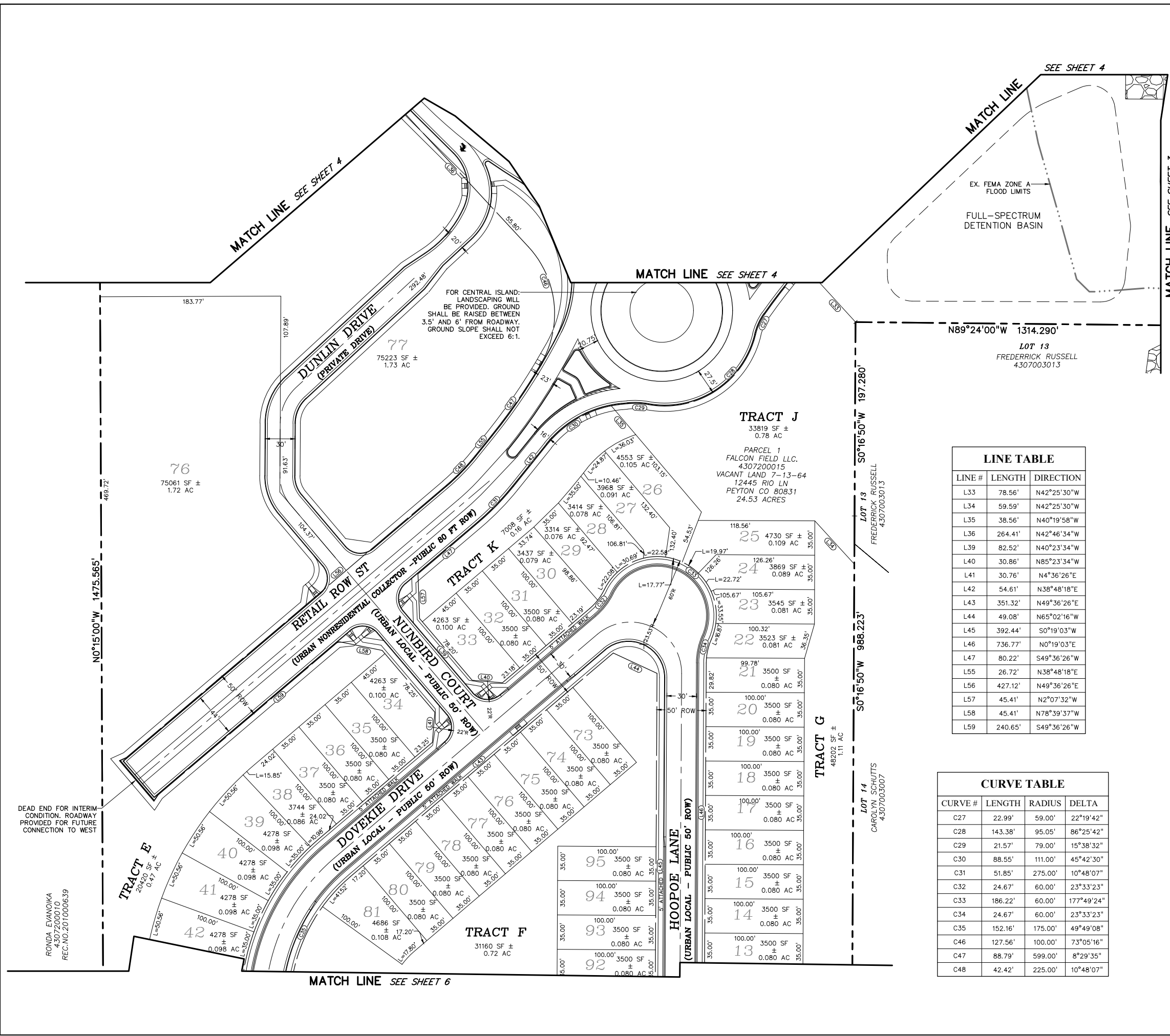
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
SITE PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

SP3

SHEET: # OF 19



LINE TABLE		
LINE #	LENGTH	DIRECTION
L33	78.56'	N42°25'30"W
L34	59.59'	N42°25'30"W
L35	38.56'	N40°19'58"W
L36	264.41'	N42°46'34"W
L39	82.52'	N40°23'34"W
L40	30.86'	N85°23'34"W
L41	30.76'	N4°36'26"E
L42	54.61'	N38°48'18"E
L43	351.32'	N49°36'26"E
L44	49.08'	N65°02'16"W
L45	392.44'	S0°19'03"W
L46	736.77'	N0°19'03"E
L47	80.22'	S49°36'26"W
L55	26.72'	N38°48'18"E
L56	427.12'	N49°36'26"E
L57	45.41'	N2°07'32"W
L58	45.41'	N78°39'37"W
L59	240.65'	S49°36'26"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C27	22.99'	59.00'	22°19'42"
C28	143.38'	95.05'	86°25'42"
C29	21.57'	79.00'	15°38'32"
C30	88.55'	111.00'	45°42'30"
C31	51.85'	275.00'	10°48'07"
C32	24.67'	60.00'	23°33'23"
C33	186.22'	60.00'	177°49'24"
C34	24.67'	60.00'	23°33'23"
C35	152.16'	175.00'	49°49'08"
C46	127.56'	100.00'	73°05'16"
C47	88.79'	599.00'	8°29'35"
C48	42.42'	225.00'	10°48'07"

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	---

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COLORADO SPRINGS • LAFAYETTE

CLIENT:

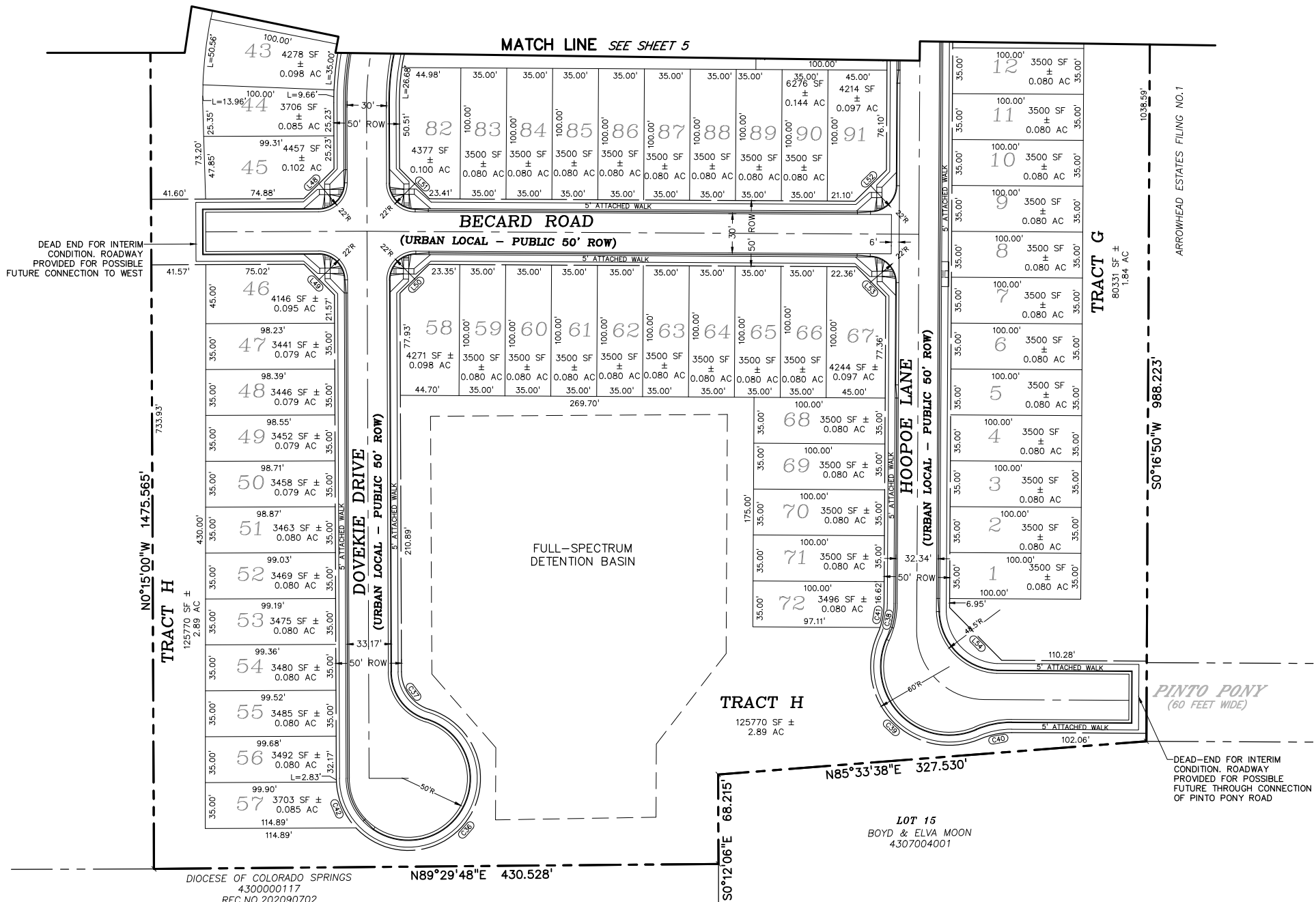
FALCON FIELD, LLC.
3230 ELECTRA DR. N.
COLORADO SPRINGS, CO 80906
(719) 475-7474
CONTACT: PJ ANDERSON

PRELIMINARY PLANS FOR:

THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN

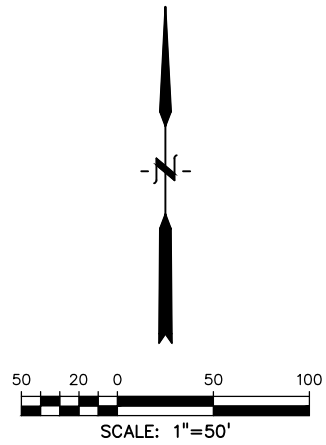
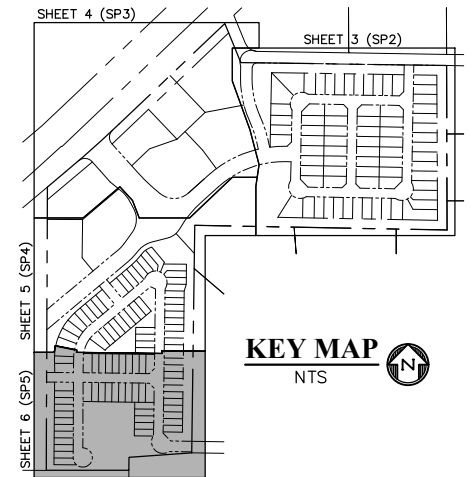
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	2/2/24
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21604-00SP2-5
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.	
SP4	
SHEET: # OF 19	



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C36	242.97'	55.00'	253°06'25"
C37	38.17'	30.00'	72°53'42"
C38	24.67'	60.00'	23°33'23"
C39	143.58'	60.00'	137°06'47"
C40	24.67'	60.00'	23°33'23"
C41	18.67'	65.72'	16°16'34"
C42	38.81'	55.00'	40°25'49"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L48	32.42'	S45°19'03"W
L49	32.84'	N44°40'57"W
L50	31.21'	S45°19'03"W
L51	32.38'	N44°40'57"W
L52	33.81'	S45°19'03"W
L53	32.02'	N44°40'57"W
L54	56.57'	N44°40'57"W



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	---

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAHWATCH
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	2/2/24
DESIGNED BY:	KGV
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CHECKED BY:	TDM
FILE NAME:	21604--00SP2--5
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.

SP5

SHEET: # OF 19

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAHWATCH
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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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	2/2/24

DESIGNED BY:	TDM
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21604-00RS1

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

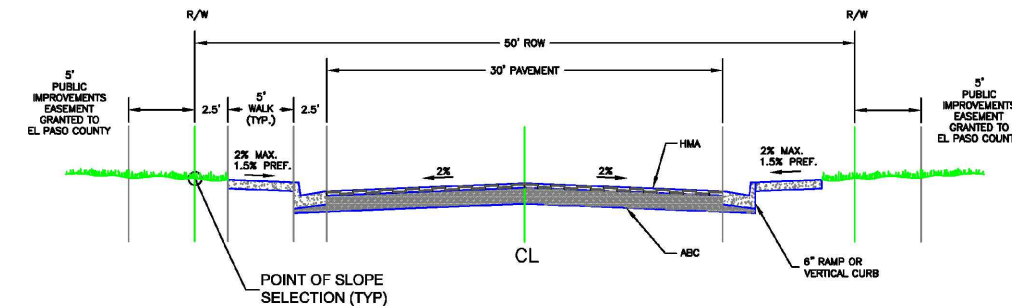
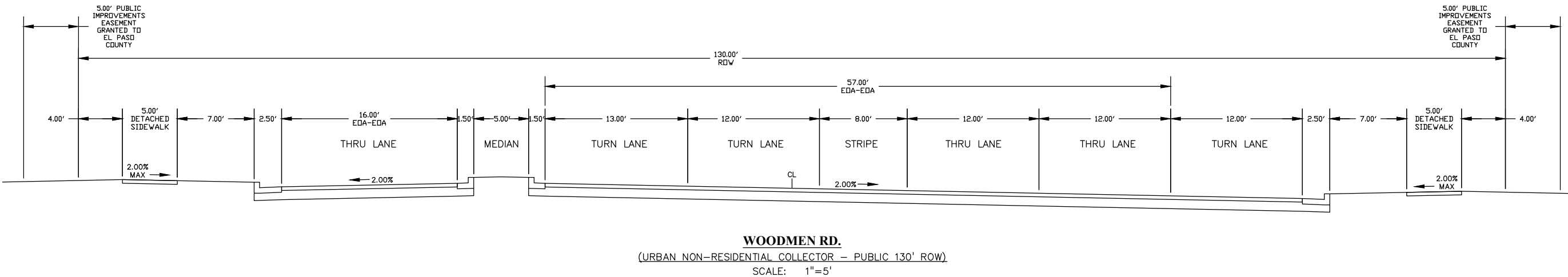
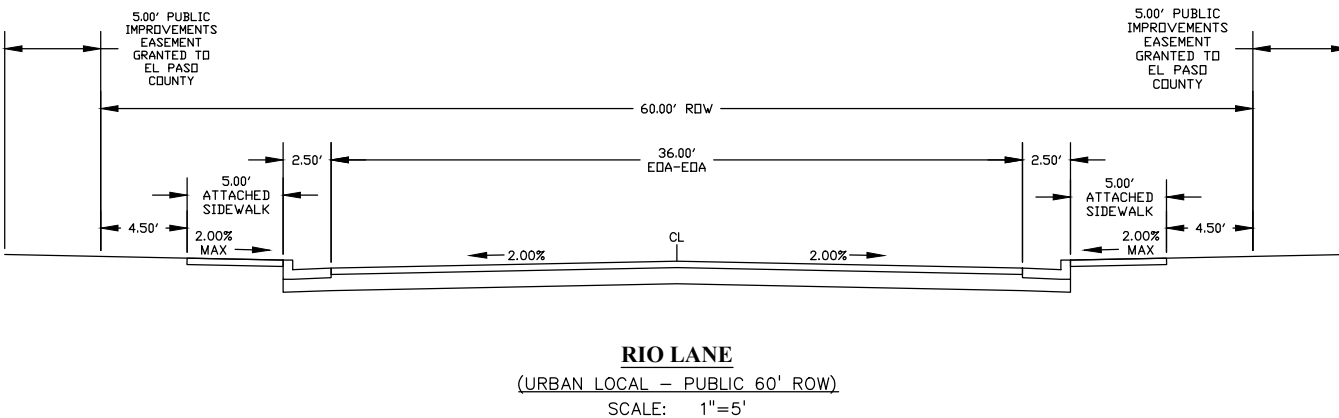
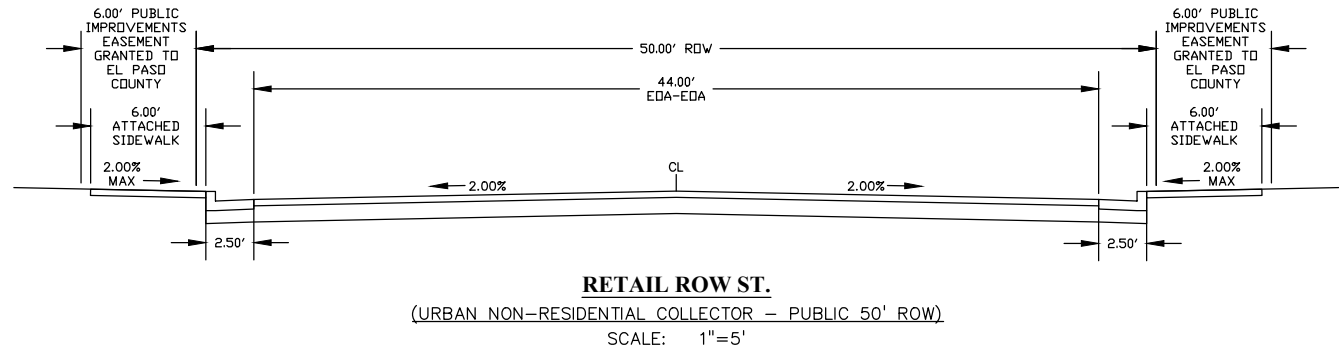
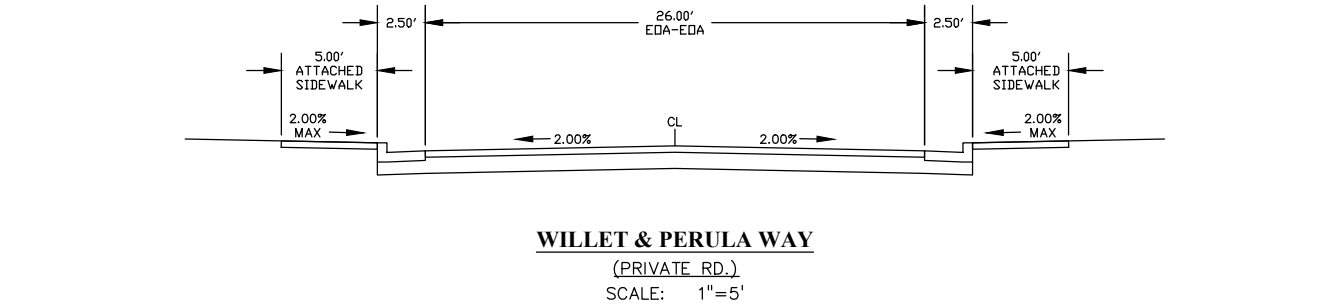
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

PRELIMINARY
ROAD
SECTIONS

PROJECT NO. 21604-00CSCV
DRAWING NO.


RS01

SHEET: 7 OF 19



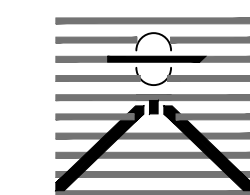
Roadway Design Parameters
Design Speed: 25 mph
Posted Speed: 25 mph
Maximum ADT: 3,000
Design Vehicle: WB-50

SCALE: NOT TO SCALE

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

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

PREPARED BY:



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

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
RESUBMITTAL	2/2/24

DESIGNED BY:		KG V
DRAWN BY:		KG V
CHECKED BY:		TDM
FILE NAME:	21604-00GEO	

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BEHALF OF
DREXEL, BARRELL & CO.

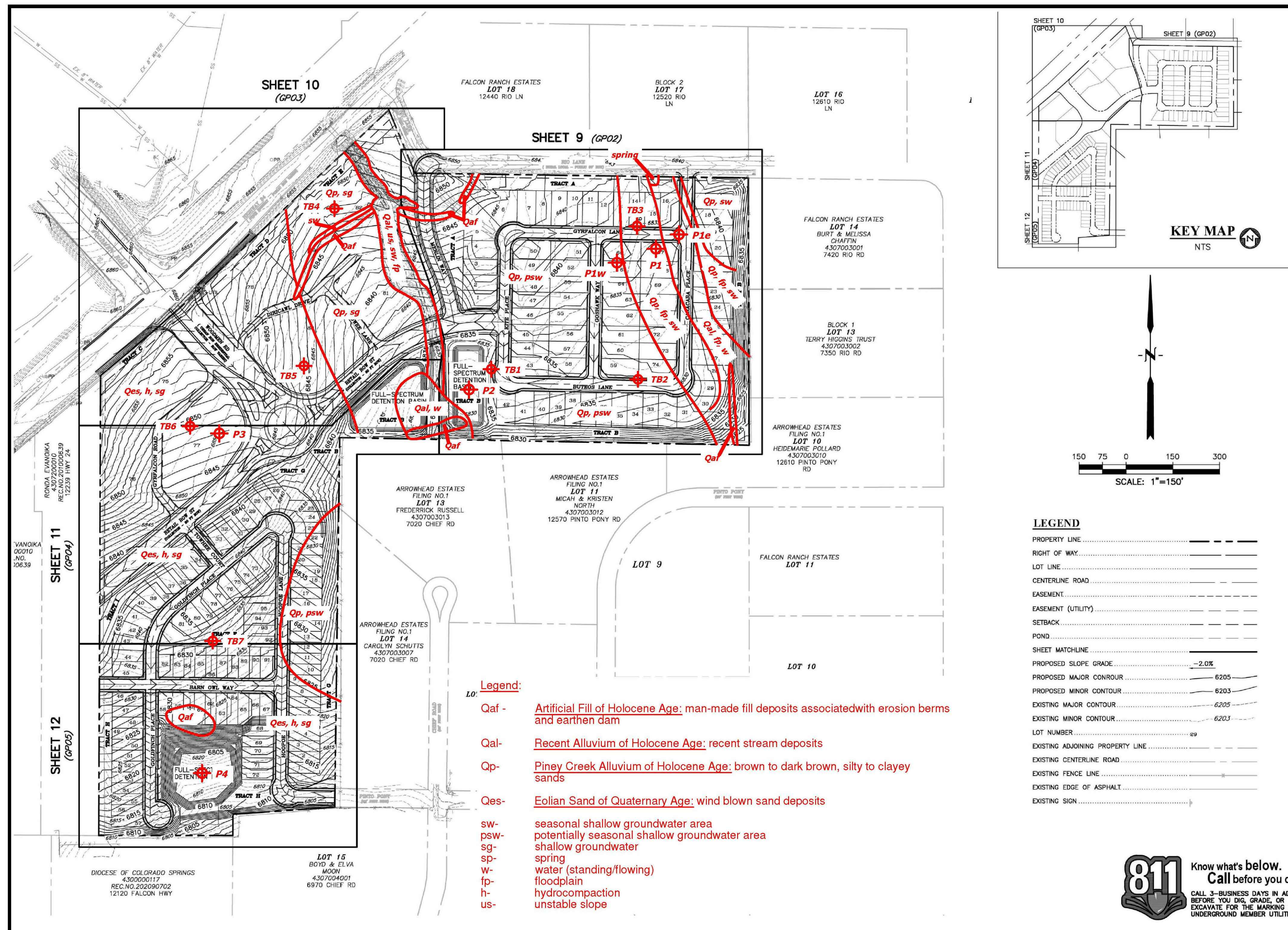
DRAWING SCALE:
HORIZONTAL: $X'' = XX''$
VERTICAL: $X'' = XX''$

GEOLOGICAL MAP

PROJECT NO. 21604-00CSCV
DRAWING NO.

GM1

SHEET: 8 OF 19

[illegible]

ENTECH
ENGINEERING, INC.

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

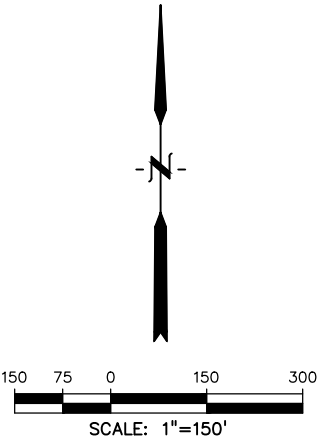
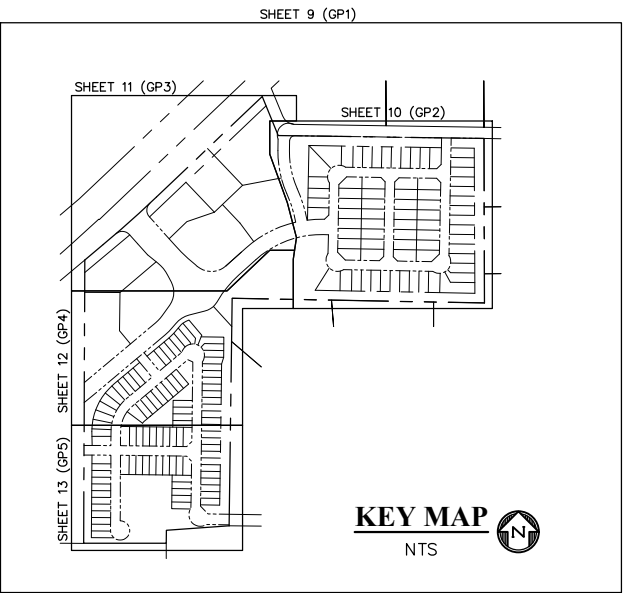
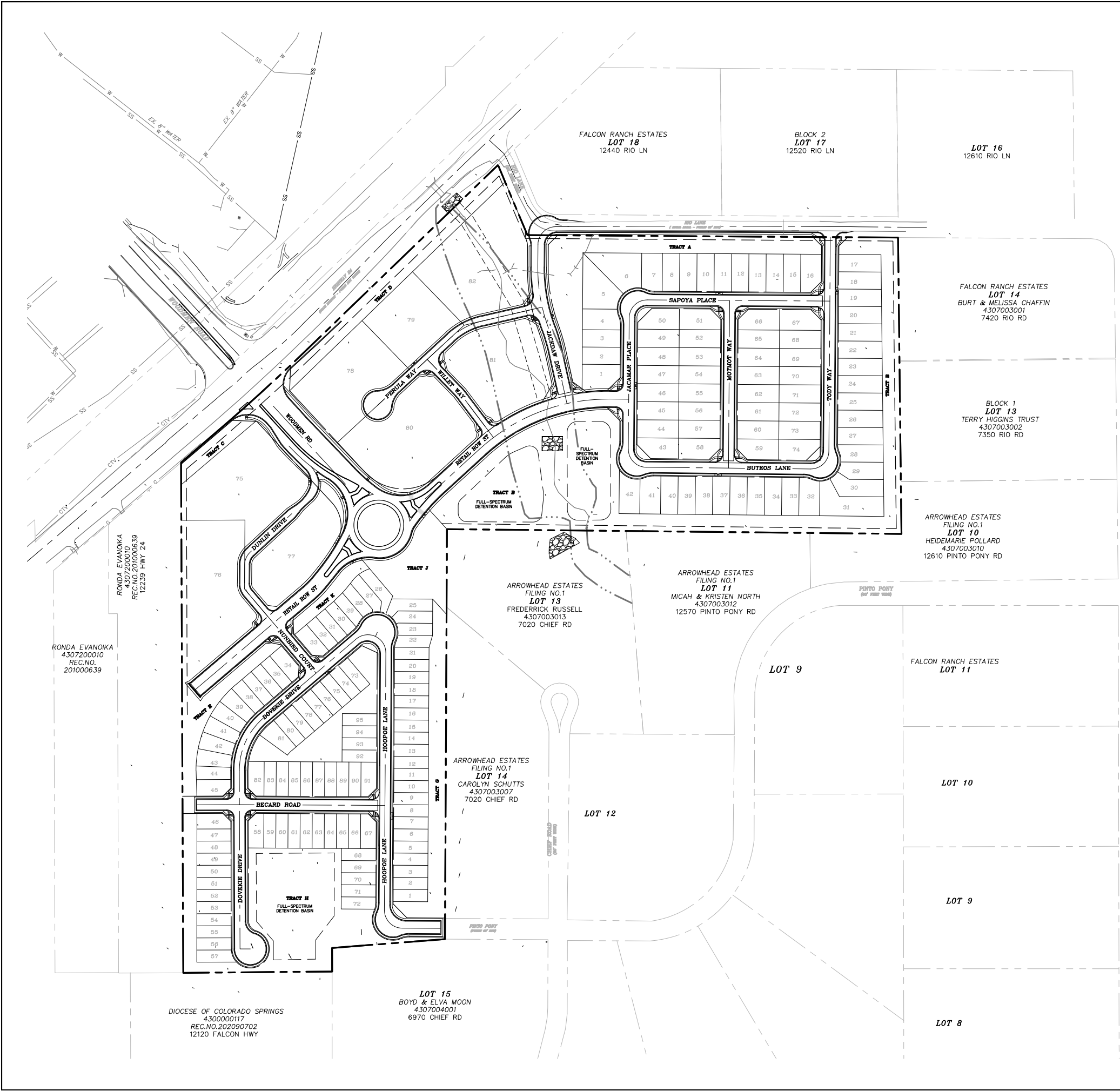
JOB NO
202649

FIG. 6



**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.



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	29
EXISTING ADJOINING PROPERTY LINE	---
EXISTING CENTERLINE ROAD.....	---
EXISTING EDGE OF ASPHALT.....	---

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAHWATCH
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
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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	2/2/24

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

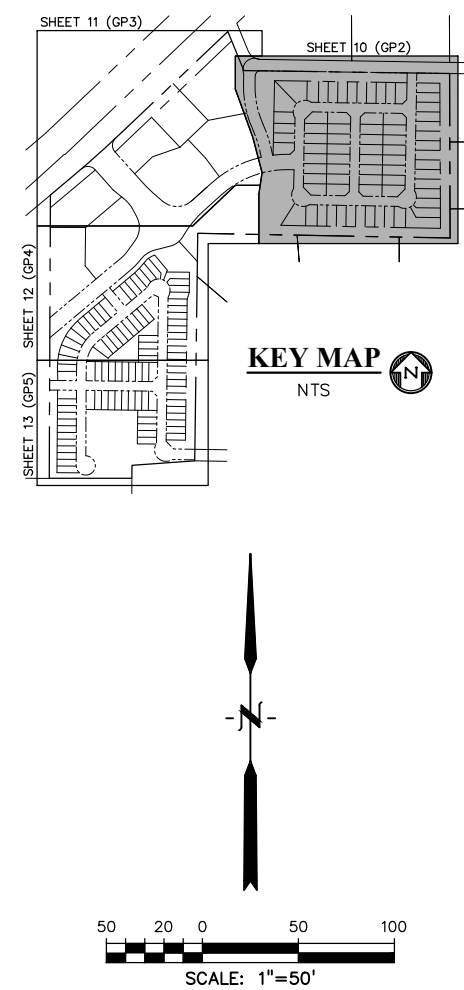
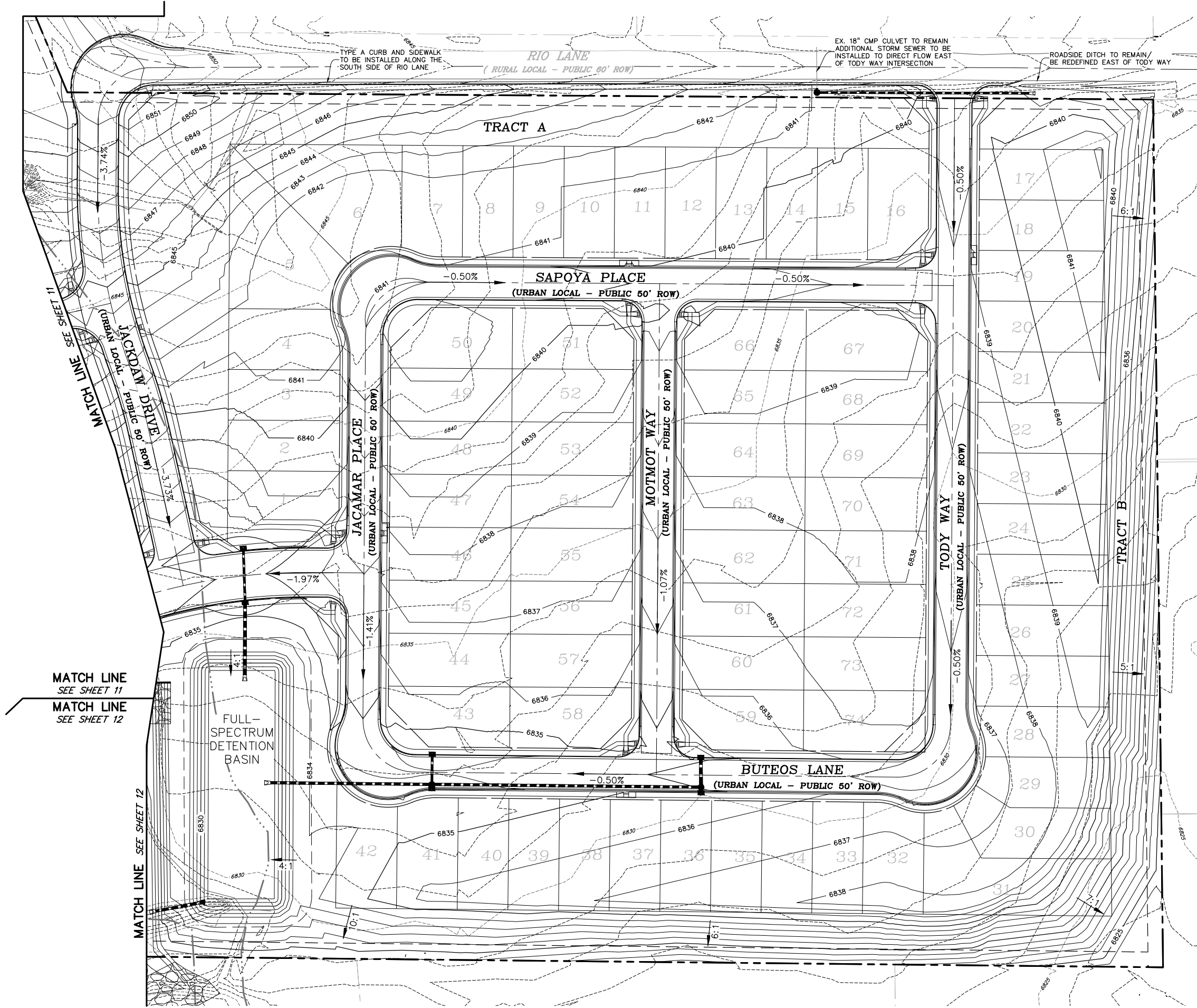
PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON
BEHALF OF
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 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:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAWATCH
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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COLORADO SPRINGS • LAFAYETTE

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3230 ELECTRA DR. N.
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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	2/2/24
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

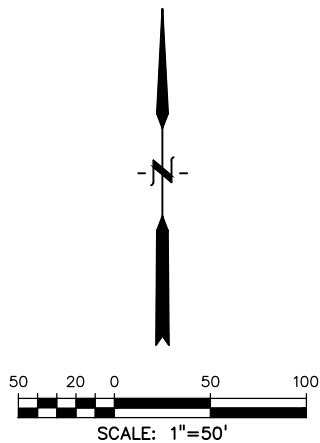
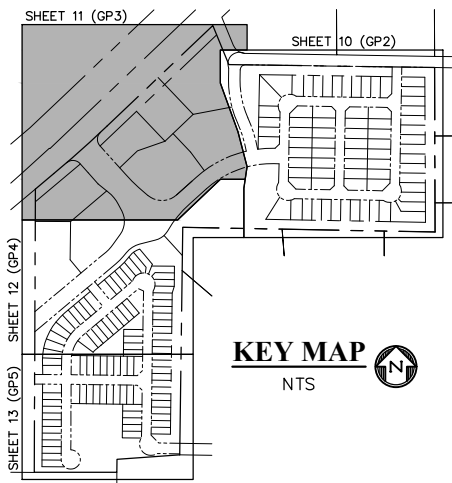
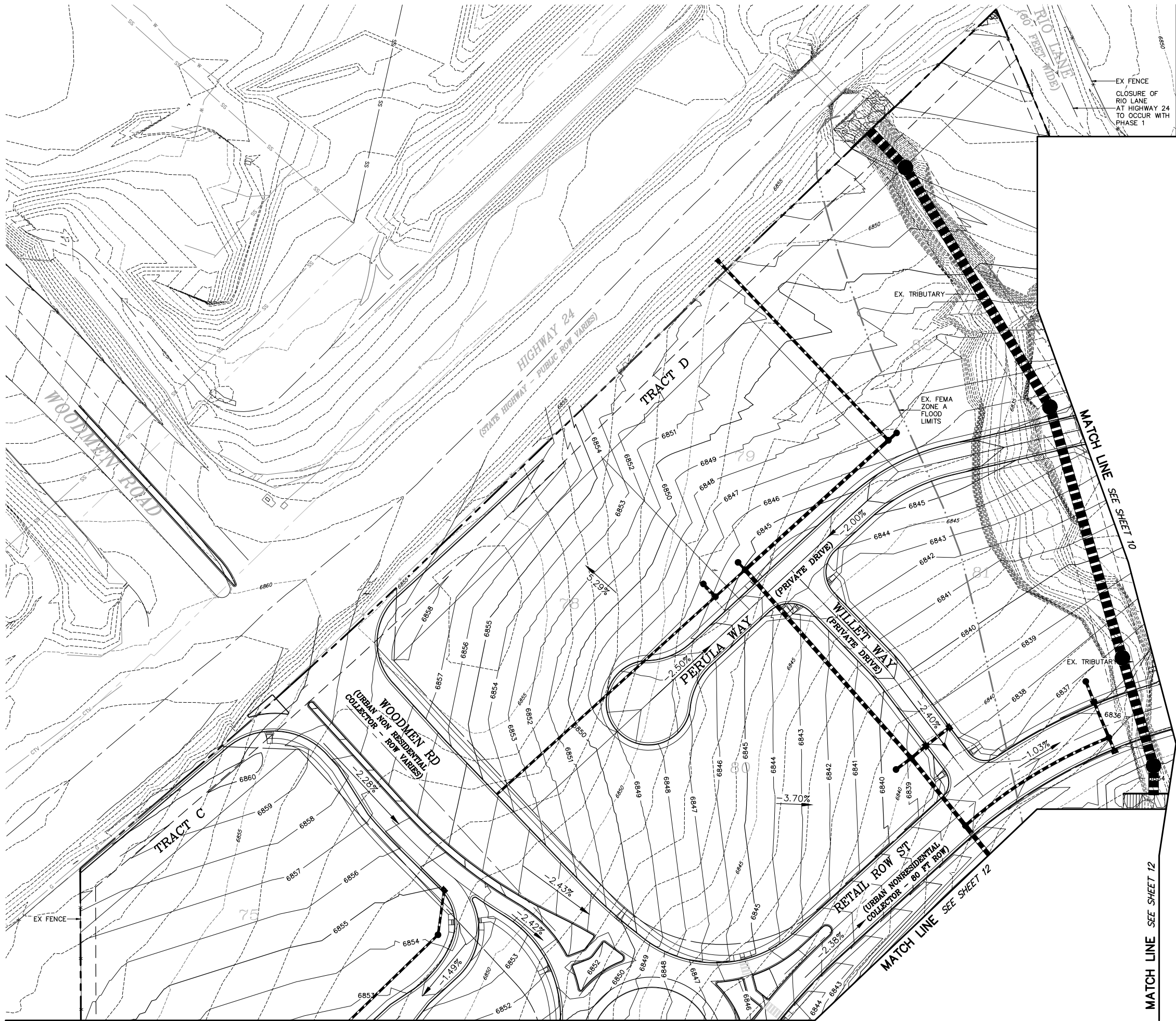
PRELIMINARY GRADING PLAN

PROJECT NO. 21604-00CSCV

DRAWING NO.

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	▲ -2.0%
PROPOSED MAJOR CONTOUR	--- 6205
PROPOSED MINOR CONTOUR	--- 6203
EXISTING MAJOR CONTOUR	--- 6205
EXISTING MINOR CONTOUR	--- 6203
LOT NUMBER	29

PREPARED BY:


DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAWATCH
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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COLORADO SPRINGS • LAFAYETTE

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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	2/2/24

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM

FILE NAME: 21604-00GP1

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SUPERVISION FOR AND ON
BEHALF OF
DREXEL, BARRELL & CO.

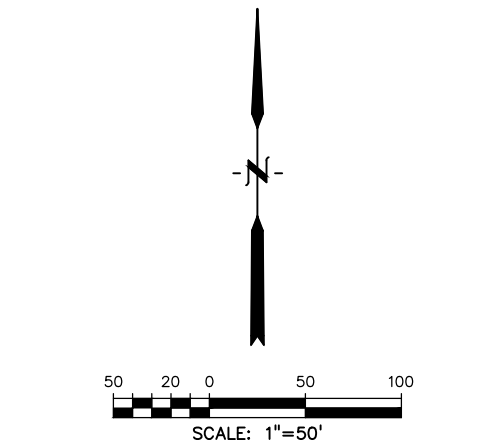
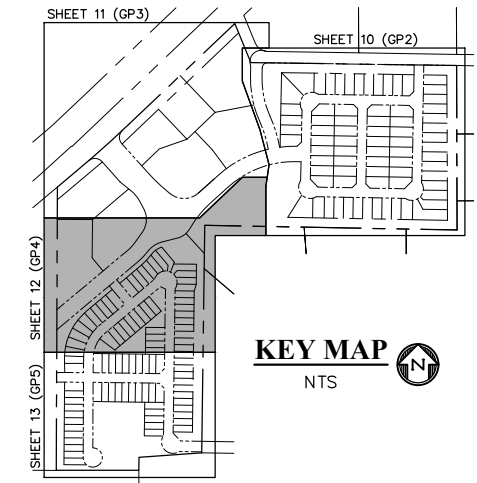
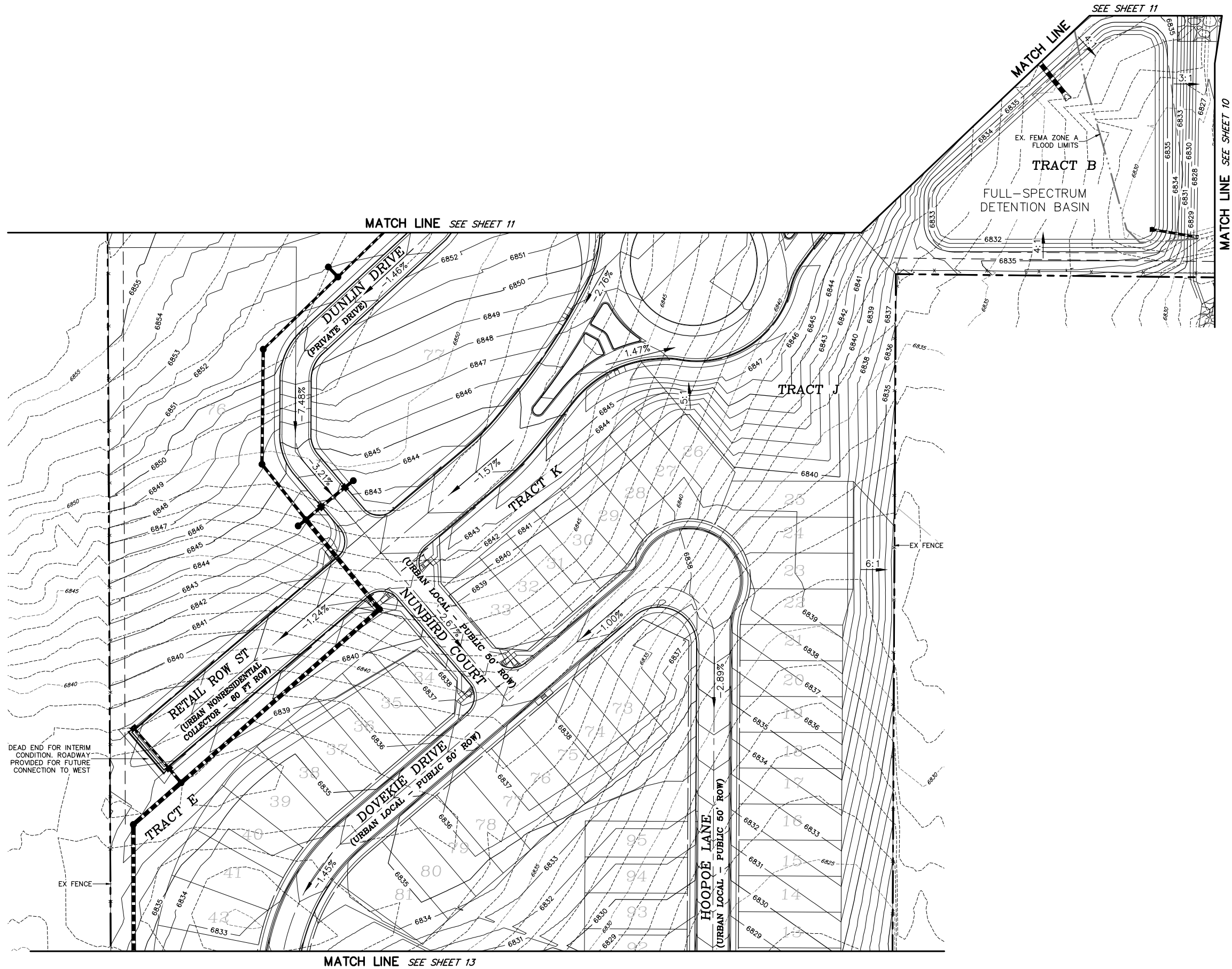
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

**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	▲ -2.0%
PROPOSED MAJOR CONTOUR	— 6205 —
PROPOSED MINOR CONTOUR	— 6203 —
EXISTING MAJOR CONTOUR	--- 6205 ---
EXISTING MINOR CONTOUR	--- 6203 ---
LOT NUMBER	29

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAWATCH
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719) 260-0887
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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	2/2/24
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

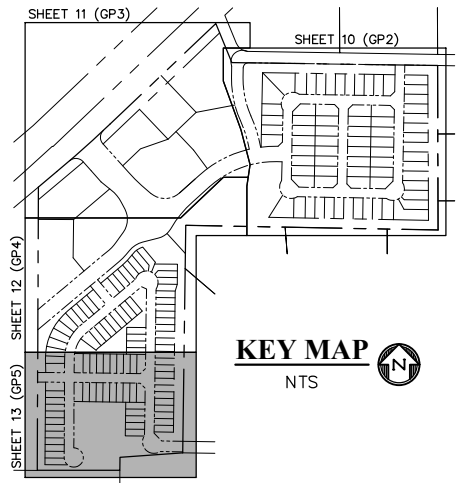
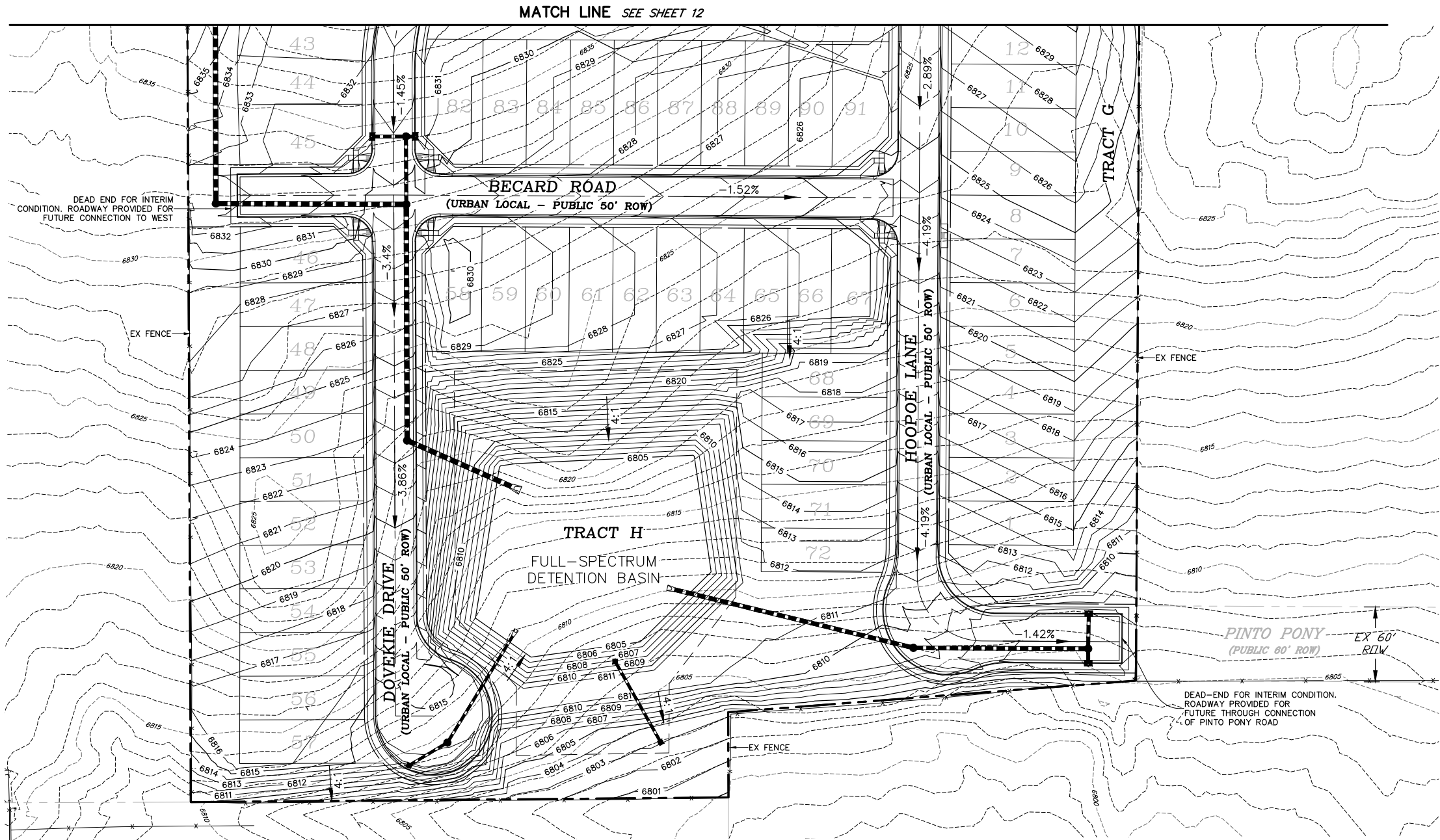
PRELIMINARY GRADING PLAN

PROJECT NO. 21604-00CSCV

DRAWING NO.

GP4

SHEET: 12 OF 19



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:


DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAHWATCH
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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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	2/2/24

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

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BEHALF OF
DREXEL, BARRELL & CO.

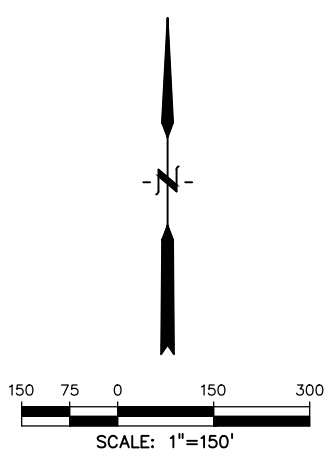
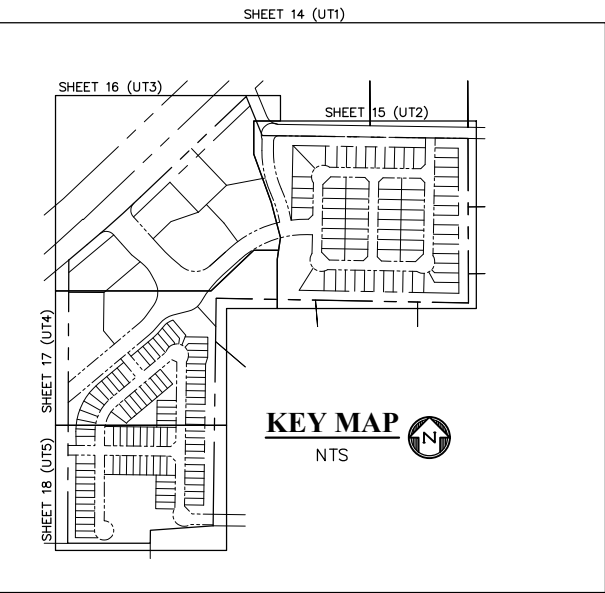
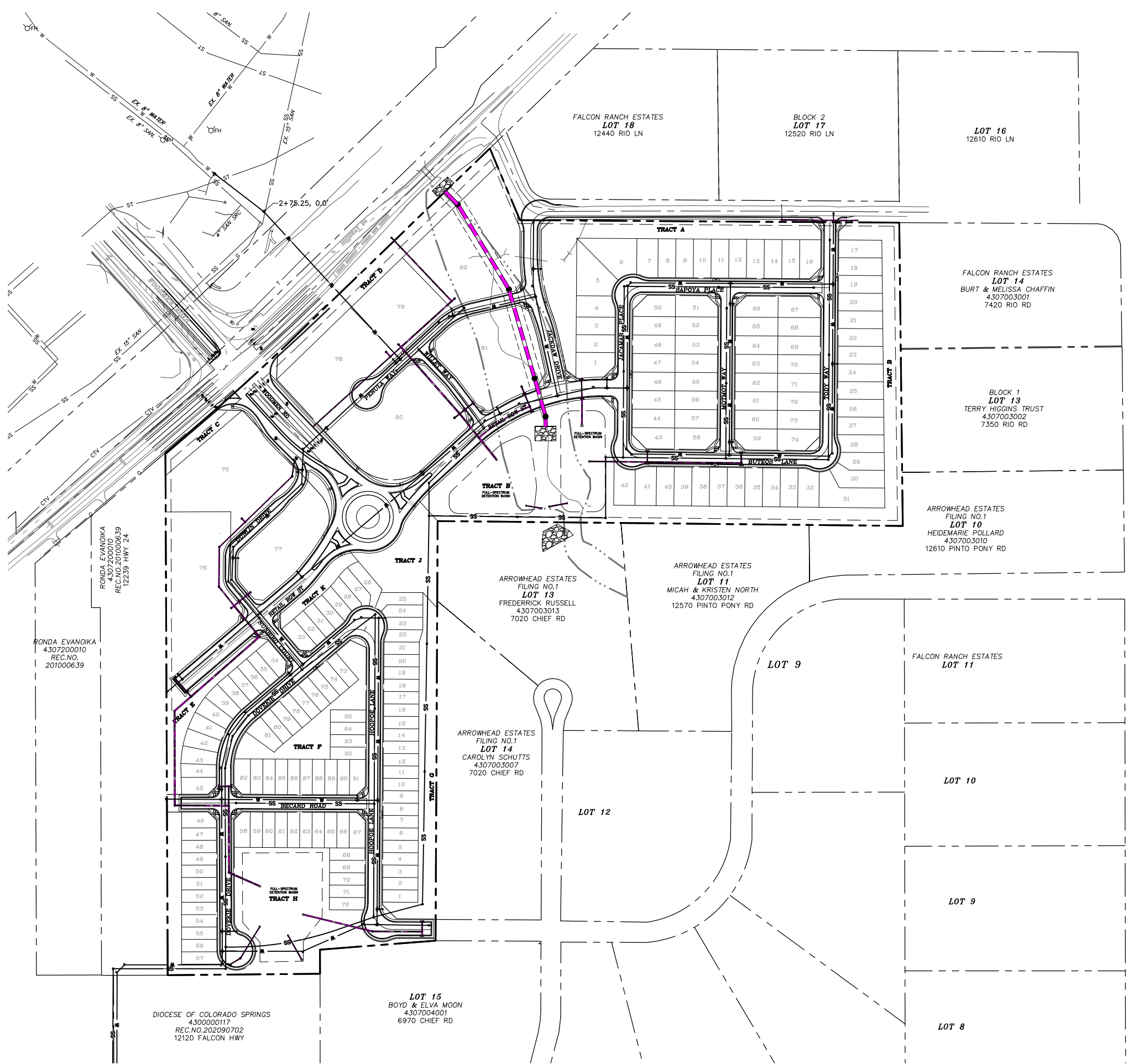
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
GRADING PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

GP5

SHEET:13 OF 19



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

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	2/2/24
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.	

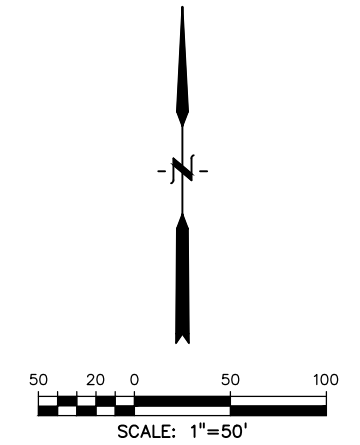
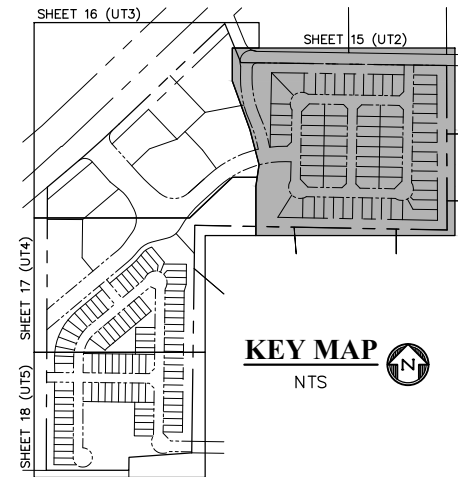
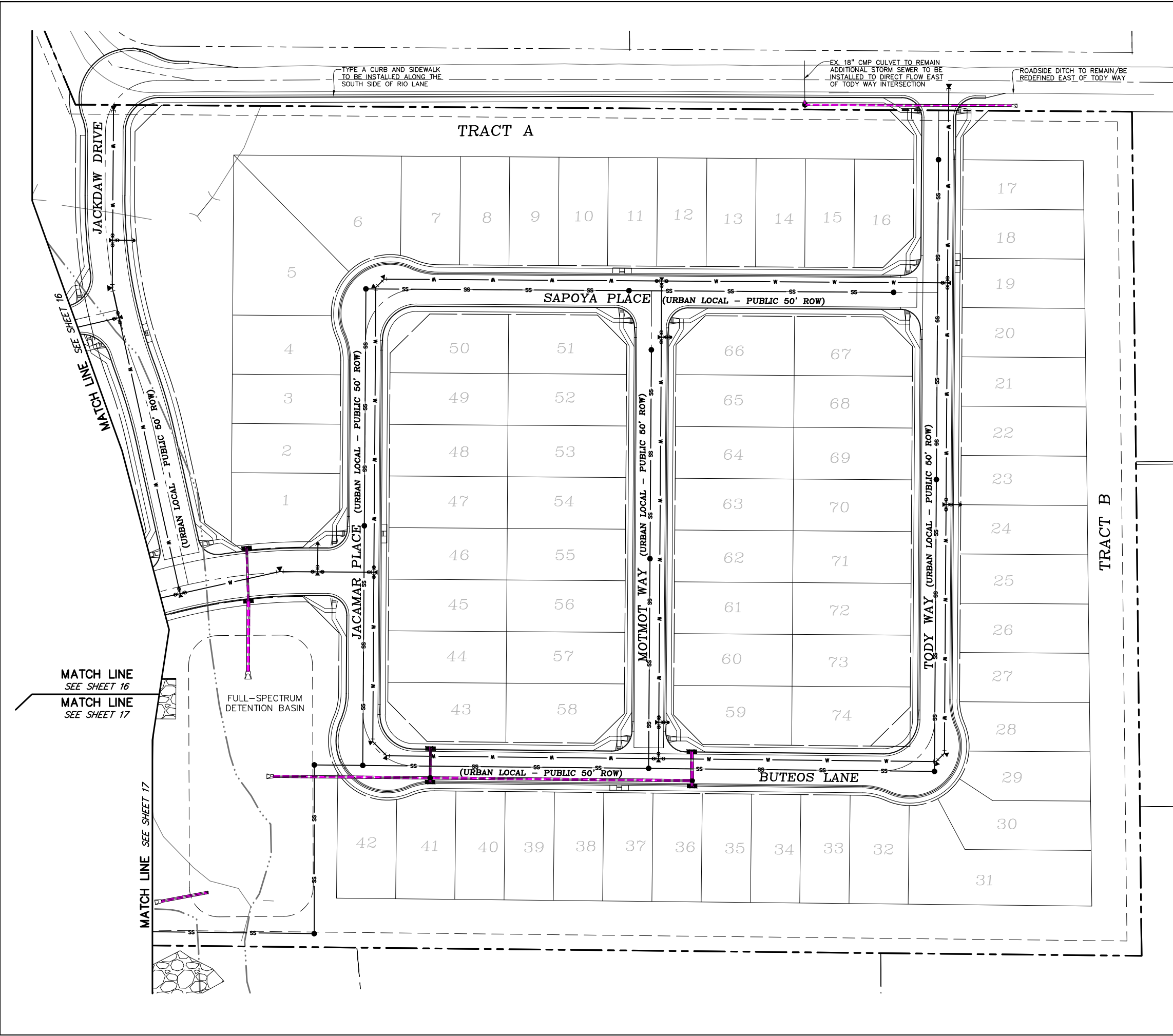
DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

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	---
PROPOSED STORM SEWER INLET	■
PROPOSED MANHOLE	●
PROPOSED WATER	W

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAHWATCH
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	2/2/24
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21604--00UT1

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

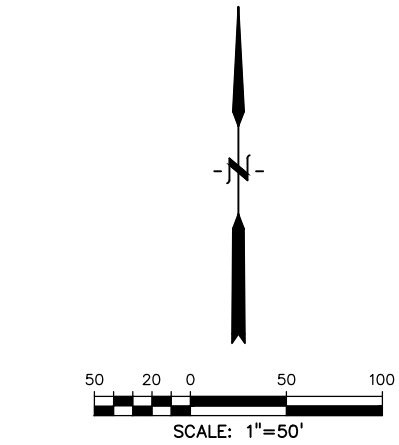
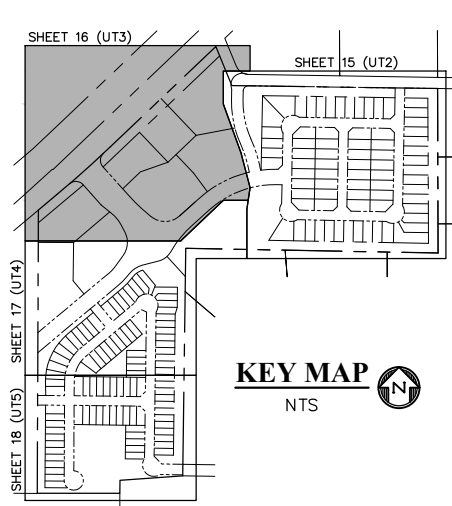
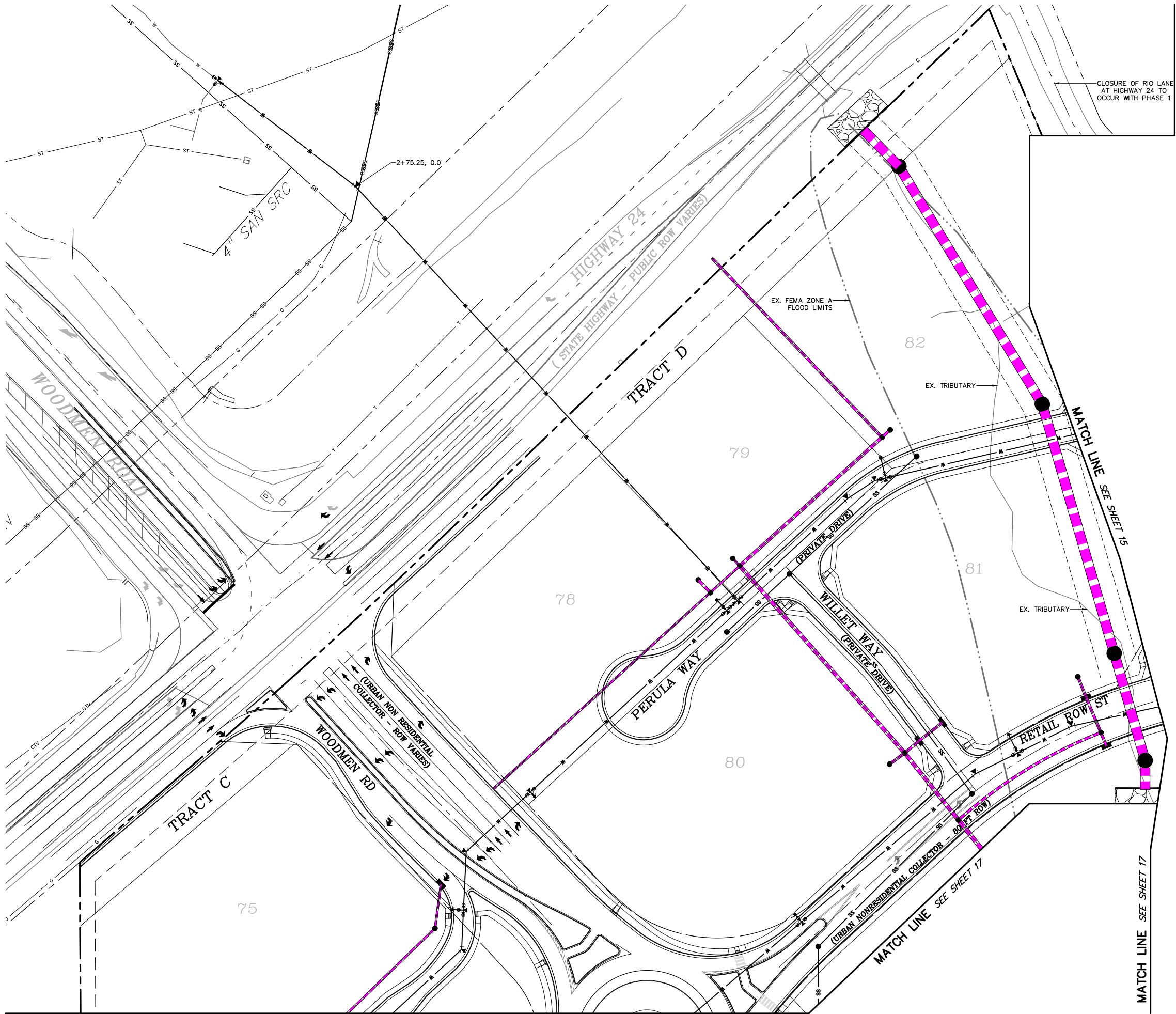
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY UTILITY PLAN

PROJECT NO. 21604--00CSCV
DRAWING NO.

UT2

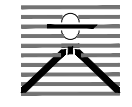
SHEET:15 OF 19



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	---
PROPOSED STORM SEWER INLET	---
PROPOSED MANHOLE	---
PROPOSED WATER	W

PREPARED BY:


DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAWATCH
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	2/2/24
DESIGNED BY:	KGV
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CHECKED BY:	TDM
FILE NAME:	21604-00UT1

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

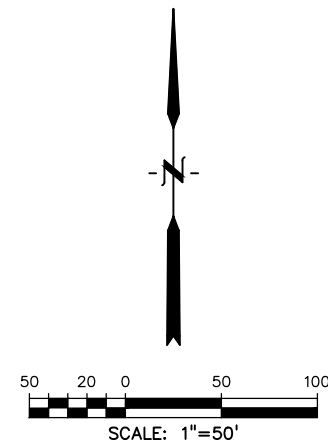
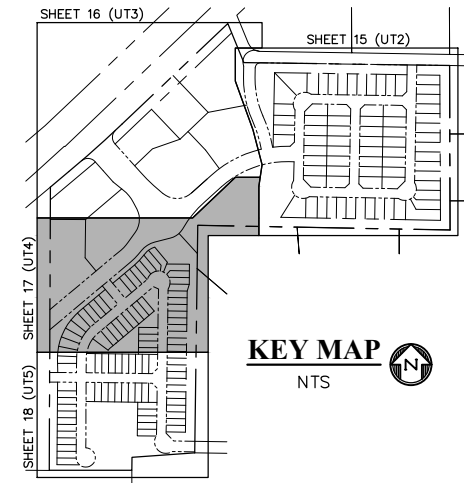
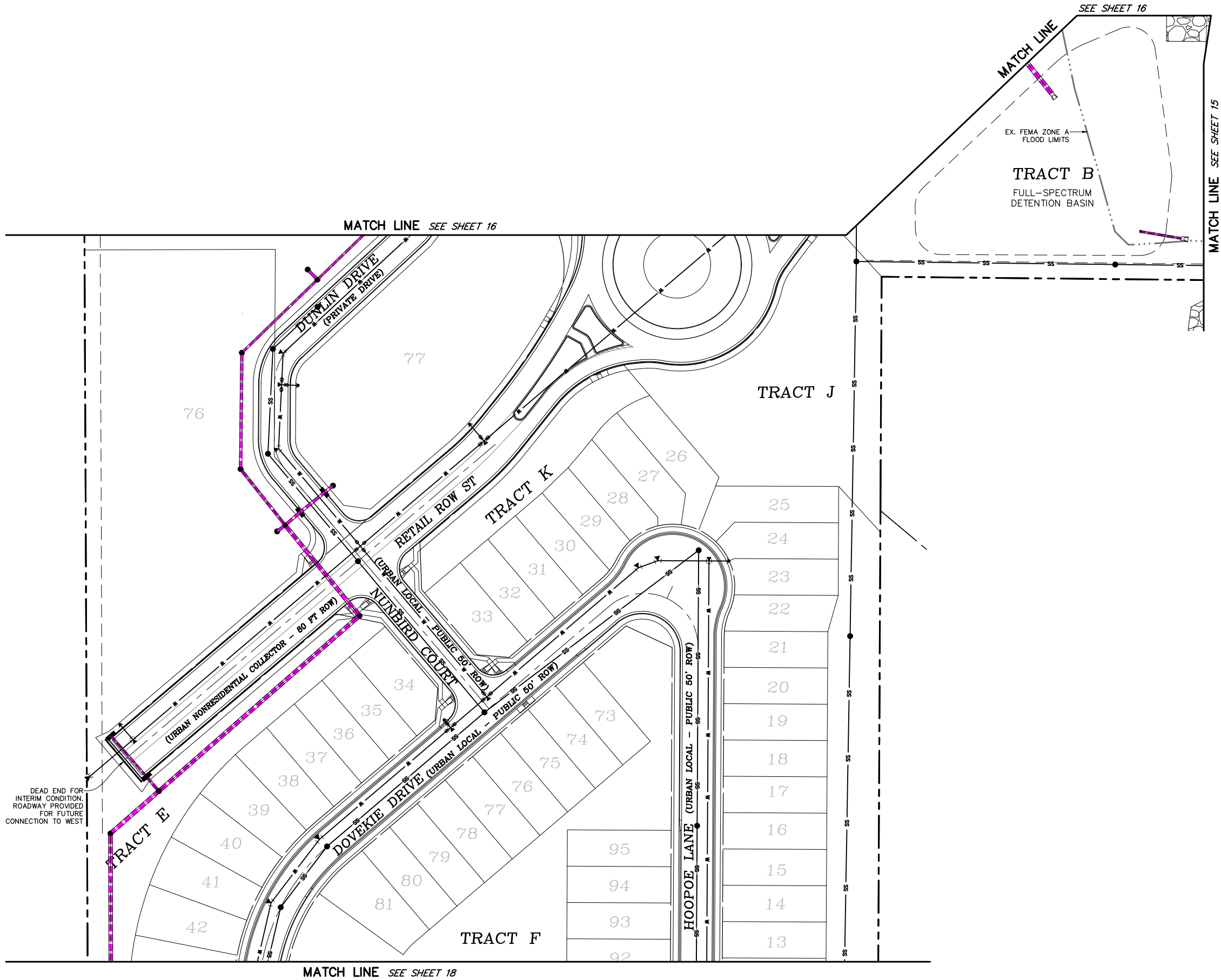
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

**PRELIMINARY
UTILITY PLAN**

PROJECT NO. 21604-00CSCV
DRAWING NO.

UT3

SHEET:16 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	---
PROPOSED STORM SEWER INLET	■
PROPOSED MANHOLE	●
PROPOSED WATER	W

PREPARED BY:

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

CLIENT:

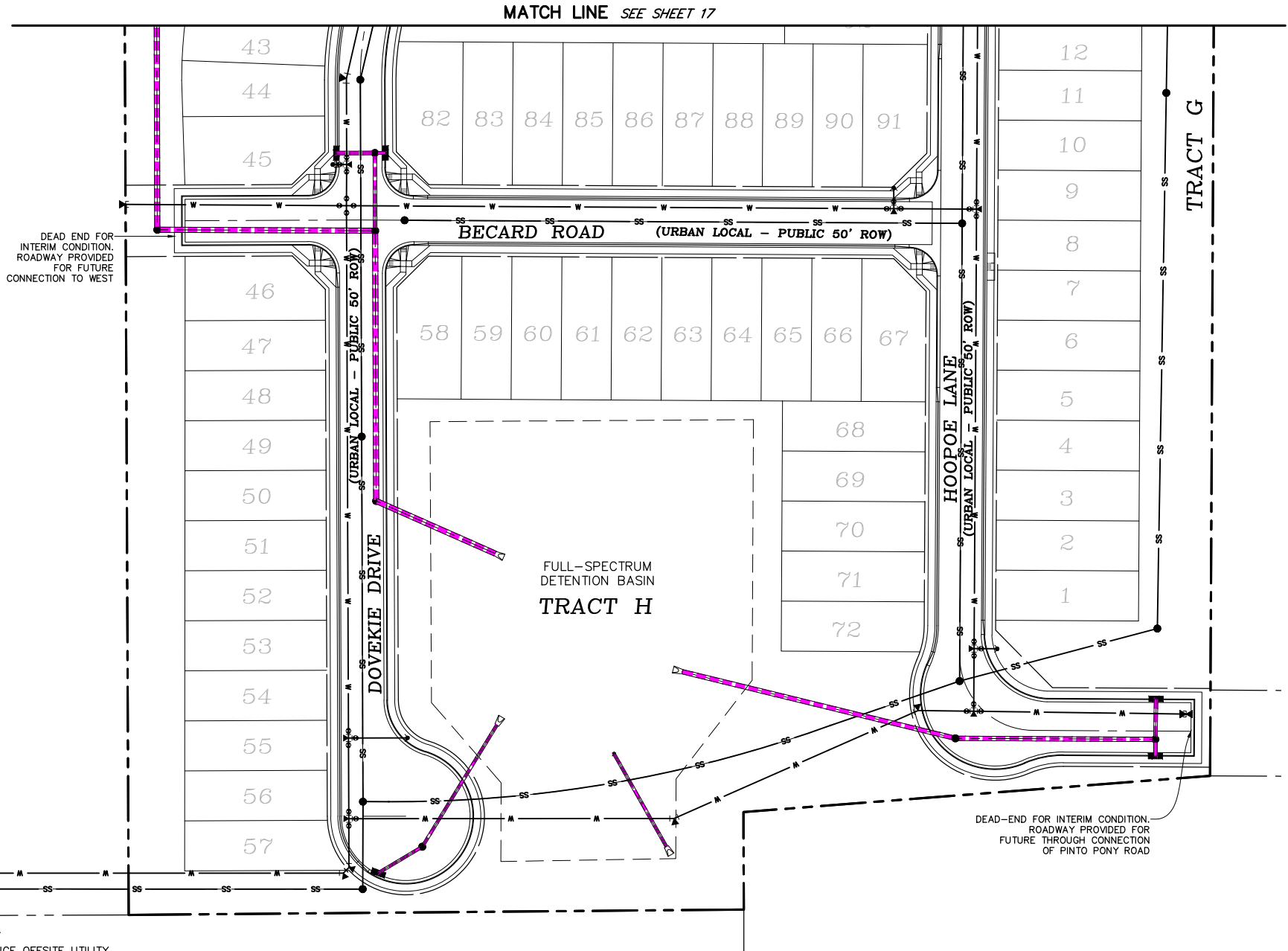
FALCON FIELD, LLC.
3230 ELECTRA DR N.
COLORADO SPRINGS, CO 80906
(719) 475-7474
CONTACT: PJ ANDERSON

PRELIMINARY PLANS FOR:

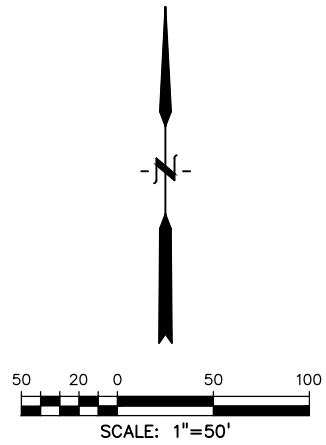
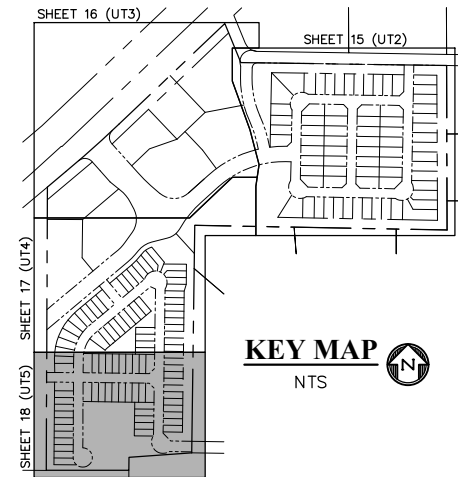
THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN

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

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	2/2/24
DESIGNED BY:	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.	
UT4	
SHEET: 17 OF 19	



NOTE:
REFERENCE OFFSITE UTILITY
PLAN FOR CONTINUATION.



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

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAWWATCH
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
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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
RESUBMITTAL	2/2/24
DESIGNED BY:	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

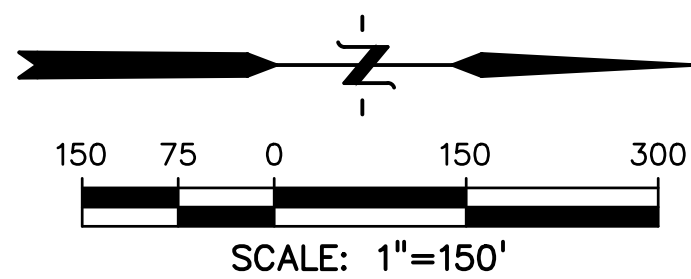
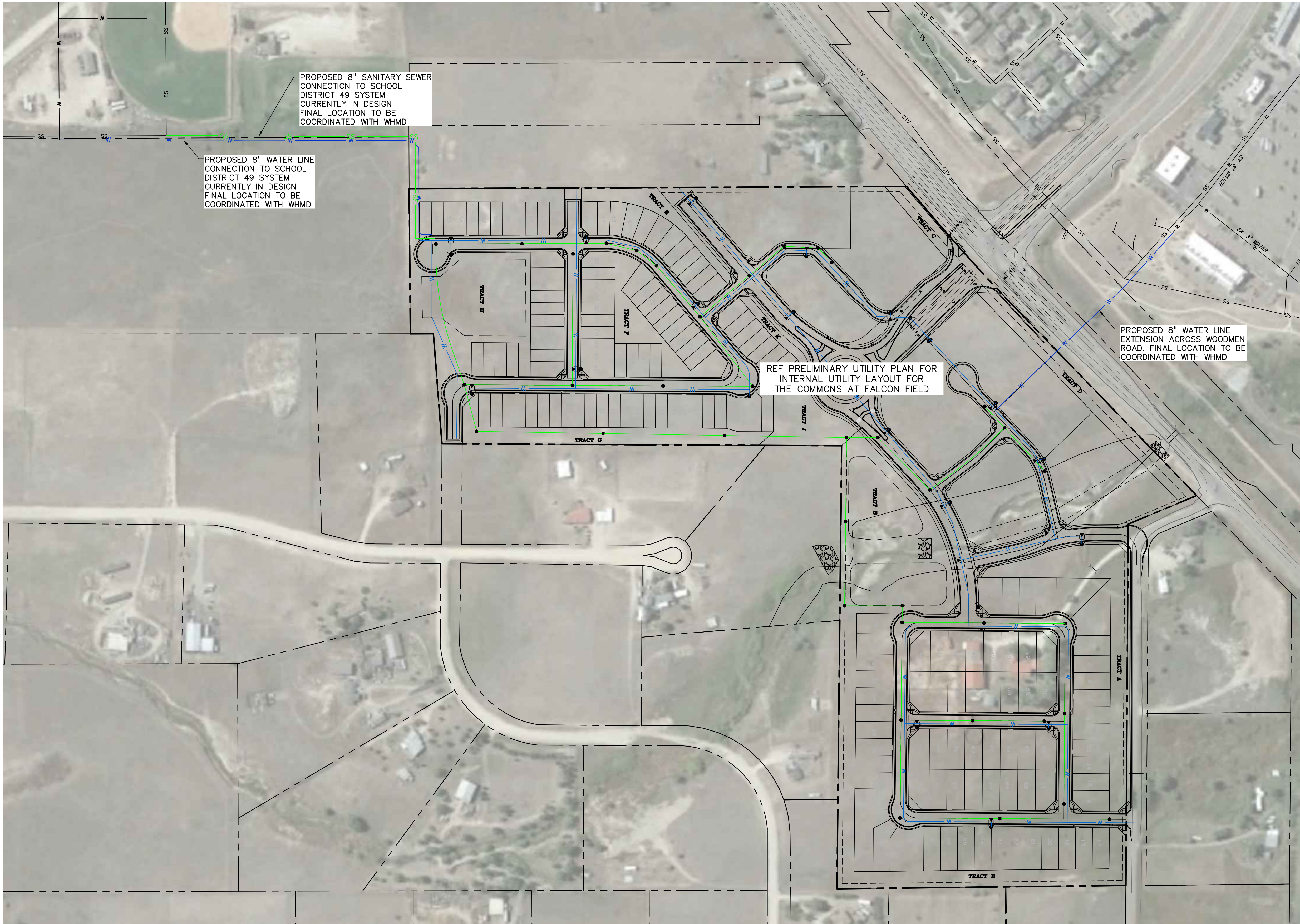
PRELIMINARY
UTILITY PLAN

PROJECT NO. 21604--00CSCV

DRAWING NO.

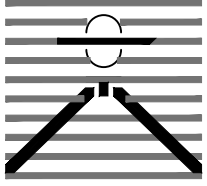
UT5

SHEET: 18 OF 19



LEGEND	
PROPERTY/LOT LINE	---
ROW	---
SETBACK LINE	---
EX. WATER LINE	---
EX. SANITARY SEWER	---
PP OFFSITE WATER LINE	---
PP OFFSITE SANITARY SEWER	---

PREPARED BY:



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

CLIENT:

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3230 ELECTRA DR. N.
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
RESUBMITTAL	2/2/24
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