

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

Include the quarter section as well

LEGAL DESCRIPTION:

PARCEL ONE:

A PARCEL OF LAND SITUATE 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 DEGREE 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 SITUATE 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:

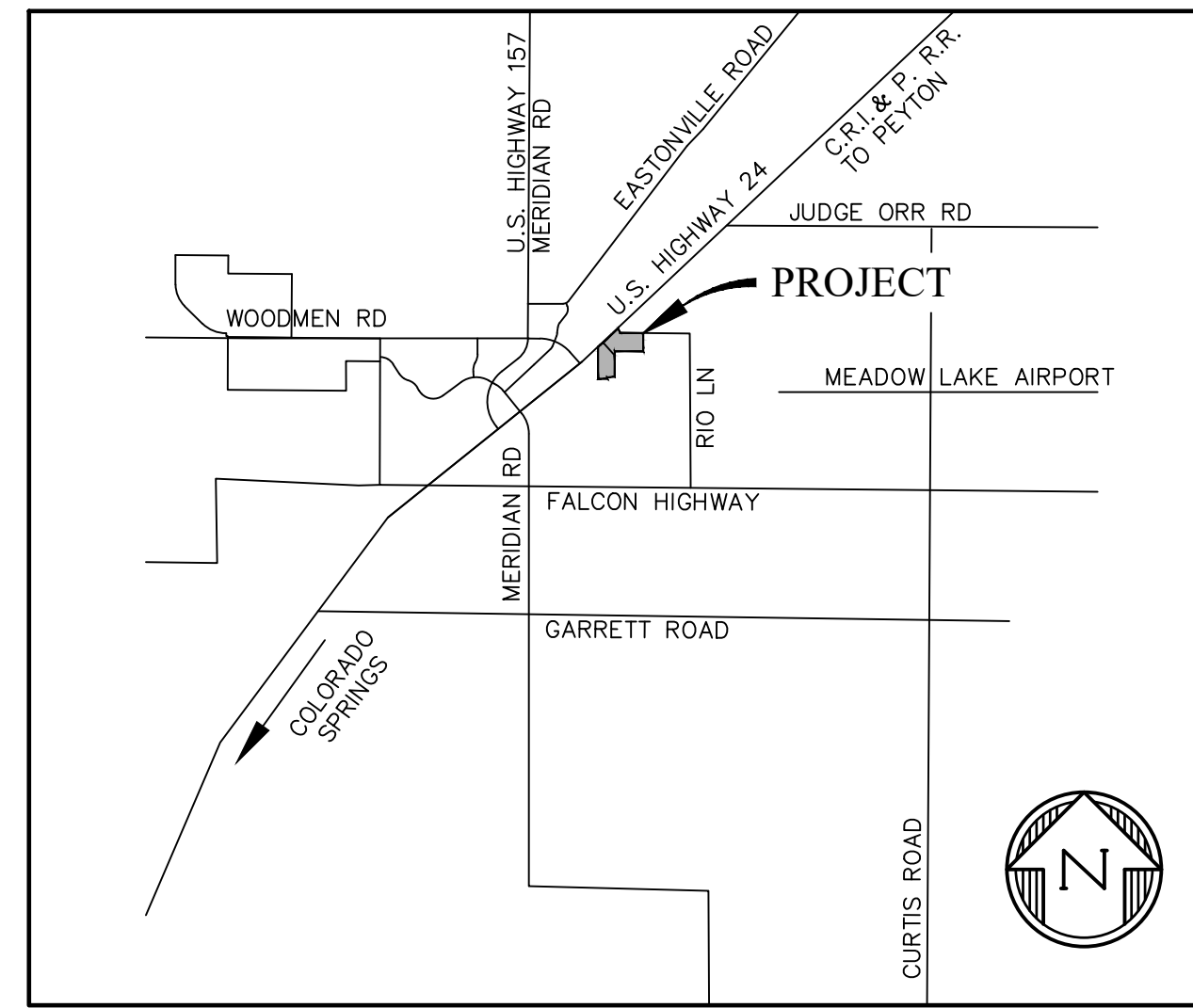
BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y-3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1"; THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET ALONG 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 (7) FEET
SIDE: FIVE (5) FEET
REAR: FIVE (7) 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.

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 GEOLOGIC HAZARD STUDY, PARCEL NOS. 43070-00-001 AND 430720-00-015" BY ENTECH ENGINEERING, INC. JANUARY 20, 2021 IN FILE NO. SP211 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.

DUE TO THE POTENTIAL OF SHALLOW GROUNDWATER BASEMENTS ARE PROHIBITED.

Please make the appropriate modifications based on CGS comments that have been provided on 8/15/23.

Geologic hazard areas need to be depicted on the preliminary plan and the lots that are encumbered by geologic hazards need to be specifically identified in the soils & geology note.

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.

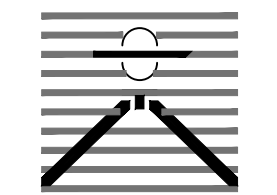
LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	8.9 DU/AC	169 LOTS	19.05	33.0%
COMMERCIAL	N/A	8 LOTS	13.88	24.1%
ROAD ROW	N/A	N/A	12.24	21.2%
TRACTS	N/A	N/A	12.51	21.7%
TOTAL	8.9 DU/AC	177 LOTS	57.67	100%

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

SHT1	PRELIMINARY COVER SHEET PLAN	PP01
SHT2	PRELIMINARY OVERALL SITE PLAN	SP01
SHT3	PRELIMINARY SITE PLAN	SP02
SHT4	PRELIMINARY SITE PLAN	SP03
SHT5	PRELIMINARY SITE PLAN	SP04
SHT6	PRELIMINARY SITE PLAN	SP05
SHT7	PRELIMINARY ROAD SECTIONS	RS01
SHT8	PRELIMINARY OVERALL GRADING PLAN	GP01
SHT9	PRELIMINARY GRADING PLAN	GP02
SHT10	PRELIMINARY GRADING PLAN	GP03
SHT11	PRELIMINARY GRADING PLAN	GP04
SHT12	PRELIMINARY GRADING PLAN	GP05
SHT13	PRELIMINARY OVERALL UTILITY PLAN	UT01
SHT14	PRELIMINARY UTILITY PLAN	UT02
SHT15	PRELIMINARY UTILITY PLAN	UT03
SHT16	PRELIMINARY UTILITY PLAN	UT04
SHT17	PRELIMINARY UTILITY PLAN	UT05
SHT18	PRELIMINARY OFFSITE UTILITY PLAN	UT06

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
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
INITIAL ISSUE	6/28/23

DESIGNED BY: TDM
DRAWN BY: SBN
CHECKED BY: TDM

FILE NAME: 21604-00CV1

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

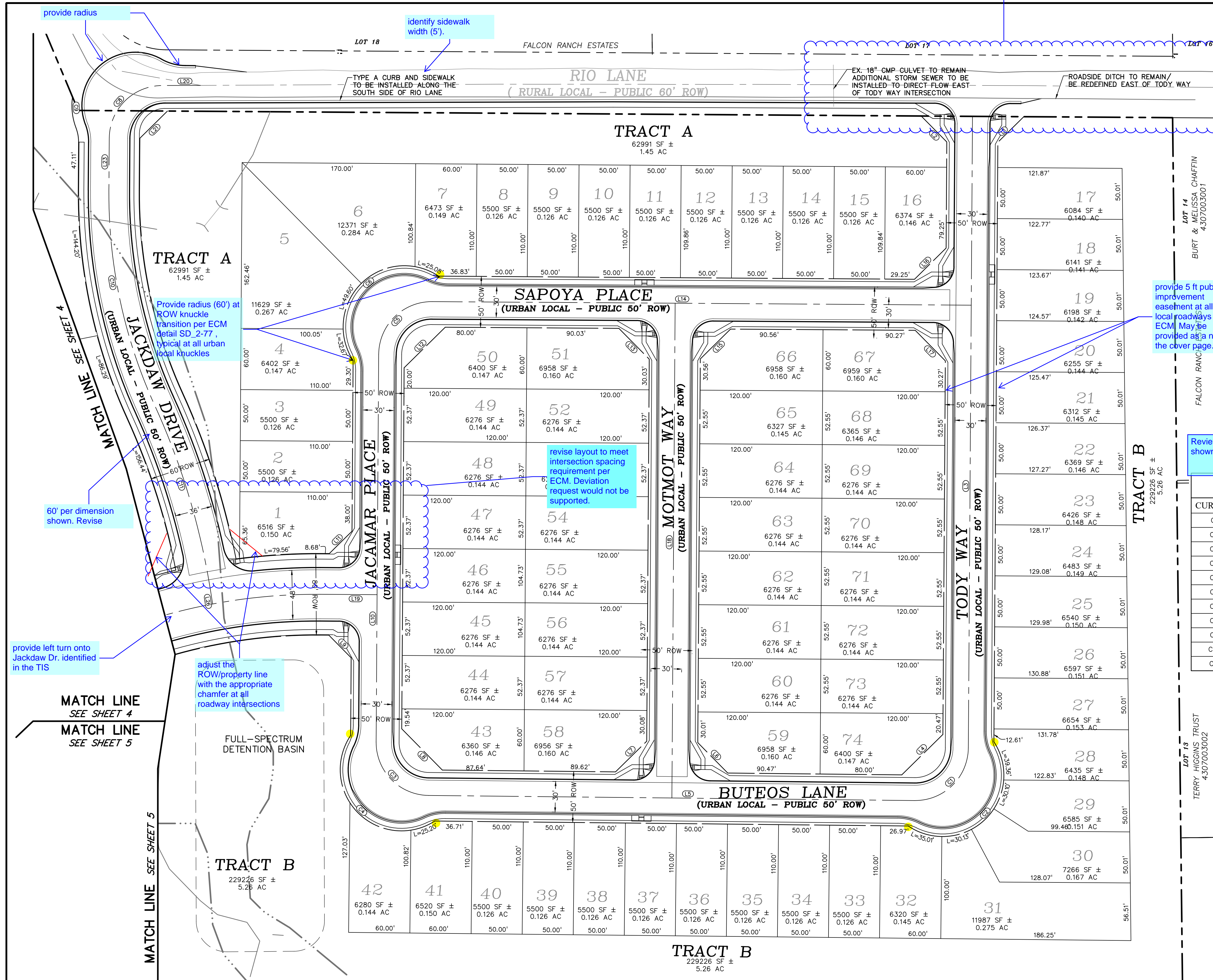
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

PRELIMINARY
COVER SHEET
PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

PP01

SHEET: 1 OF 18



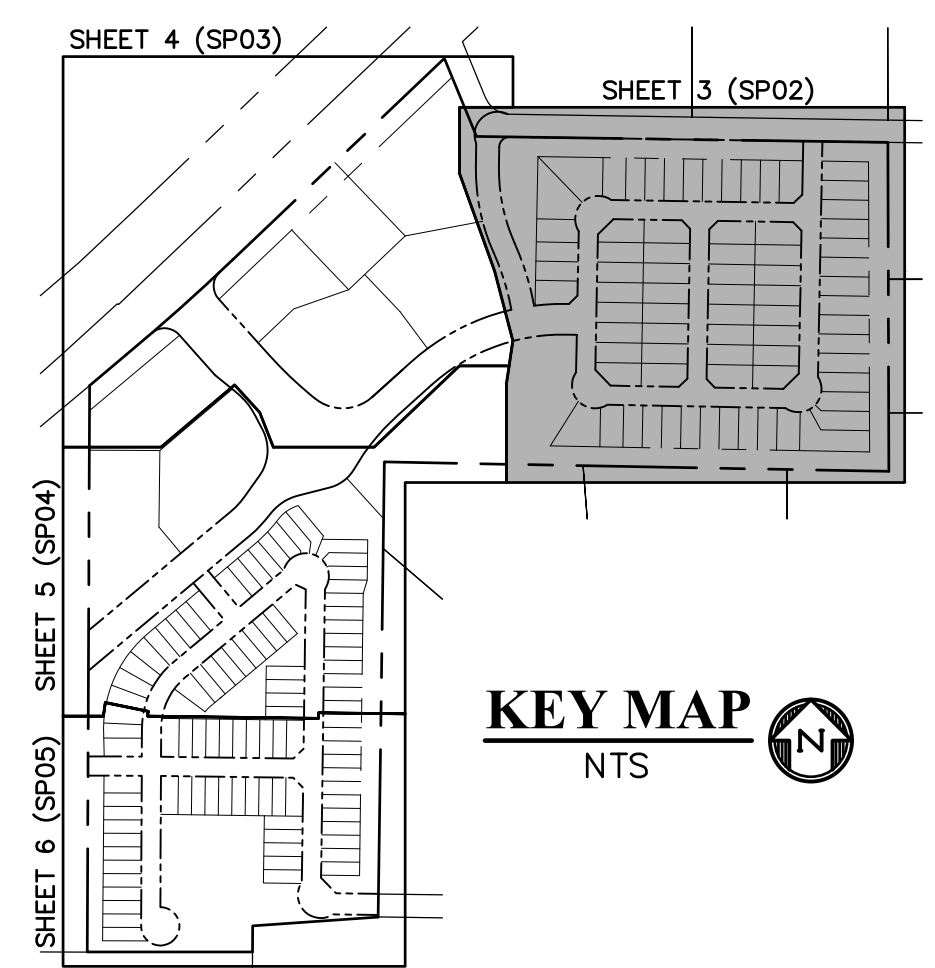
Please see comment on the drainage report and revise accordingly.

Provide radius (60') at ROW knuckle transition per ECM detail SD 2-77, typical at all urban local knuckles

revise layout to meet intersection spacing requirement per ECM. Deviation request would not be supported.

provide 5 ft public improvement easement at all urban local roadways per ECM. May be provided as a note on the cover page.

Review 1: Show all constraints and features shown on the Soils and Geology Study



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.74'	N45°22'41"E
L2	35.74'	N44°37'19"W
L3	618.68'	N0°22'41"E
L4	56.46'	N45°29'21"E
L5	476.00'	S89°24'00"E
L6	41.84'	S44°30'39"E
L7	42.88'	N45°29'21"E
L8	56.68'	N44°30'39"W
L9	31.11'	S44°37'19"E
L10	379.83'	N0°22'41"E
L11	31.11'	N45°22'41"E
L12	56.57'	N45°22'41"E
L13	42.38'	N44°37'19"W
L14	528.00'	S89°37'19"E
L15	41.63'	S45°22'41"W
L16	43.49'	N45°22'41"E
L17	42.04'	N44°37'19"W
L18	484.75'	N0°22'41"E
L19	55.68'	N89°37'19"W
L20	37.56'	N89°50'20"E
L21	37.91'	S45°24'17"W
L22	51.14'	N0°24'17"E
L23	13.26'	N8°59'02"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	81.88'	52.00'	90°13'19"
C2	164.76'	60.00'	157°20'12"
C3	81.48'	52.00'	89°46'41"
C4	164.30'	60.00'	156°53'33"
C5	81.68'	52.00'	90°00'00"
C6	164.53'	60.00'	157°06'53"
C7	410.88'	550.00'	42°48'11"
C8	81.17'	52.00'	89°26'03"
C9	31.00'	62.00'	28°38'46"
C10	217.44'	500.00'	24°55'00"
C11	189.71'	700.00'	15°31'41"

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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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
INITIAL ISSUE	6/28/23

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

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

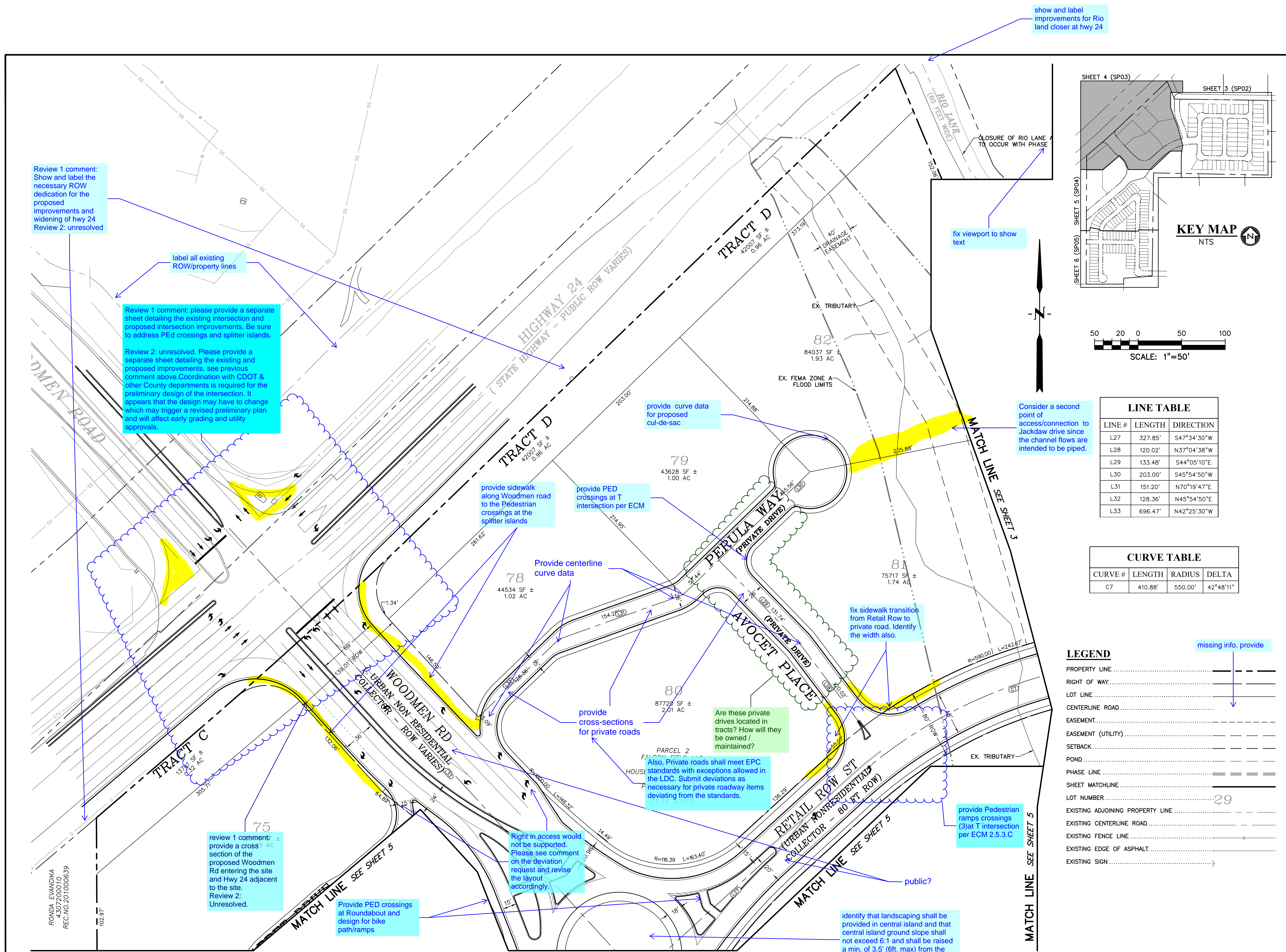
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY SITE PLAN

PROJECT NO. 21604-00SCV
 DRAWING NO.

SP02

SHEET: 3 OF 18



show and label improvements for Rio land closer at hwy 24

Review 1 comment: Show and label the necessary ROW dedication for the proposed improvements and widening of hwy 24
Review 2: unresolved

label all existing ROW/property lines

Review 1 comment: please provide a separate sheet detailing the existing intersection and proposed intersection improvements. Be sure to address PEd crossings and splitter islands.

Review 2: unresolved. Please provide a separate sheet detailing the existing and proposed improvements. see previous comment above. Coordination with CDOT & other County departments is required for the preliminary design of the intersection. It appears that the design may have to change which may trigger a revised preliminary plan and will affect early grading and utility approvals.

provide curve data for proposed cul-de-sac

provide sidewalk along Woodmen road to the Pedestrian crossings at the splitter islands

provide PED crossings at T intersection per ECM

Provide centerline curve data

fix sidewalk transition from Retail Row to private road. Identify the width also.

Consider a second point of access/connection to Jackdaw drive since the channel flows are intended to be piped.

Are these private drives located in tracts? How will they be owned / maintained?

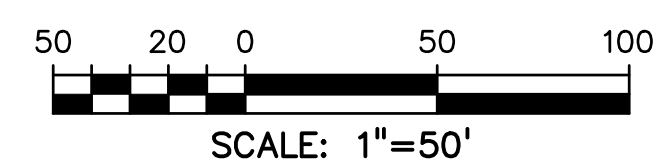
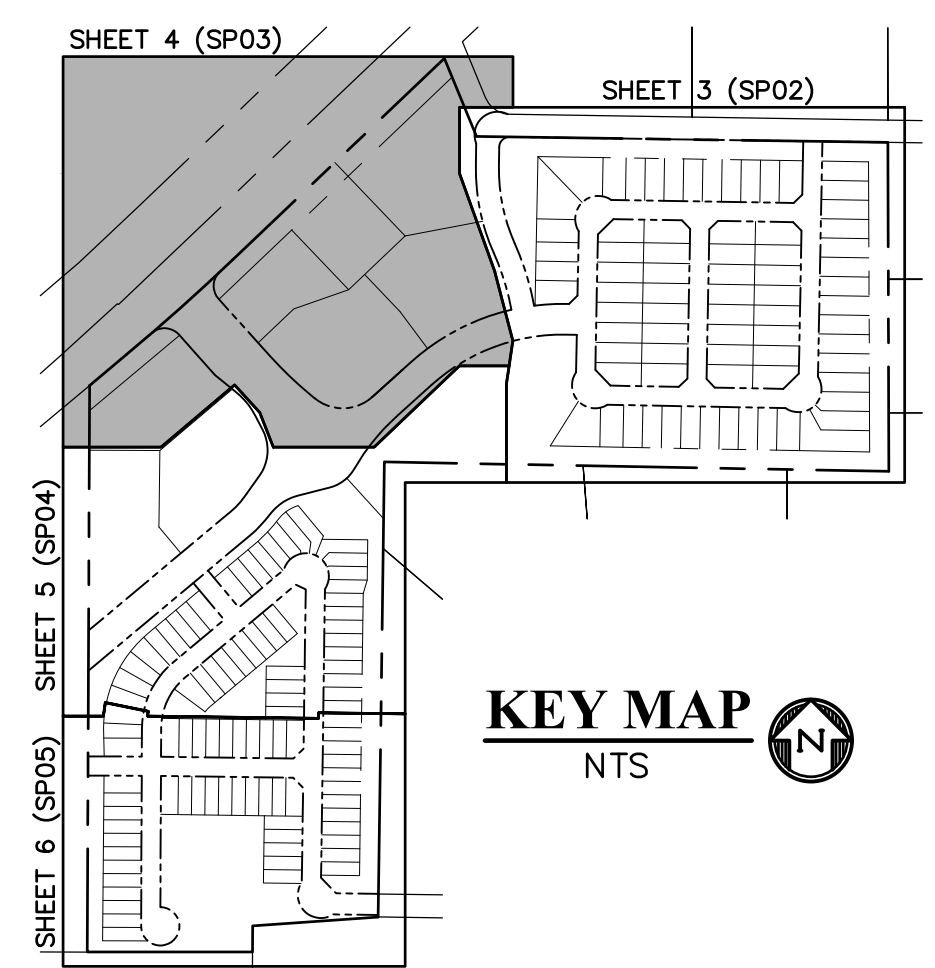
Also, Private roads shall meet EPC standards with exceptions allowed in the LDC. Submit deviations as necessary for private roadway items deviating from the standards.

Right in access would not be supported. Please see comment on the deviation request and revise the layout accordingly.

review 1 comment: provide a cross section of the proposed Woodmen Rd entering the site and Hwy 24 adjacent to the site.
Review 2: Unresolved.

Provide PED crossings at Roundabout and design for bike path/ramps

identify that landscaping shall be provided in central island and that central island ground slope shall not exceed 6:1 and shall be raised a min. of 3.5' (6ft. max) from the circulatory roadway.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	327.85'	S47°34'30"W
L28	120.02'	N37°04'38"W
L29	133.48'	S44°05'10"E
L30	203.00'	S45°54'50"W
L31	151.20'	N70°19'47"E
L32	128.36'	N45°54'50"E
L33	696.47'	N42°25'30"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C7	410.88'	550.00'	42°48'11"

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	-----

missing info. provide

PREPARED BY:

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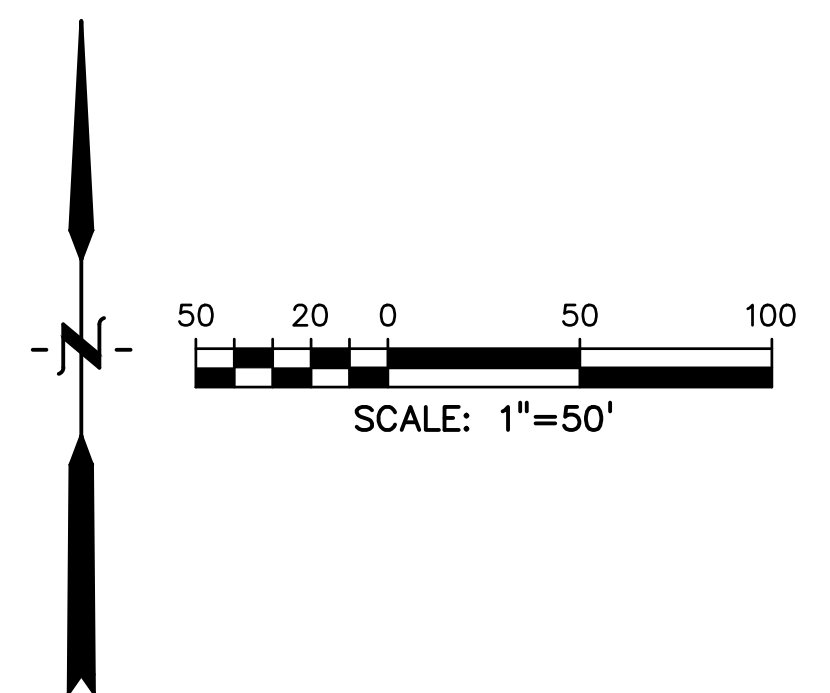
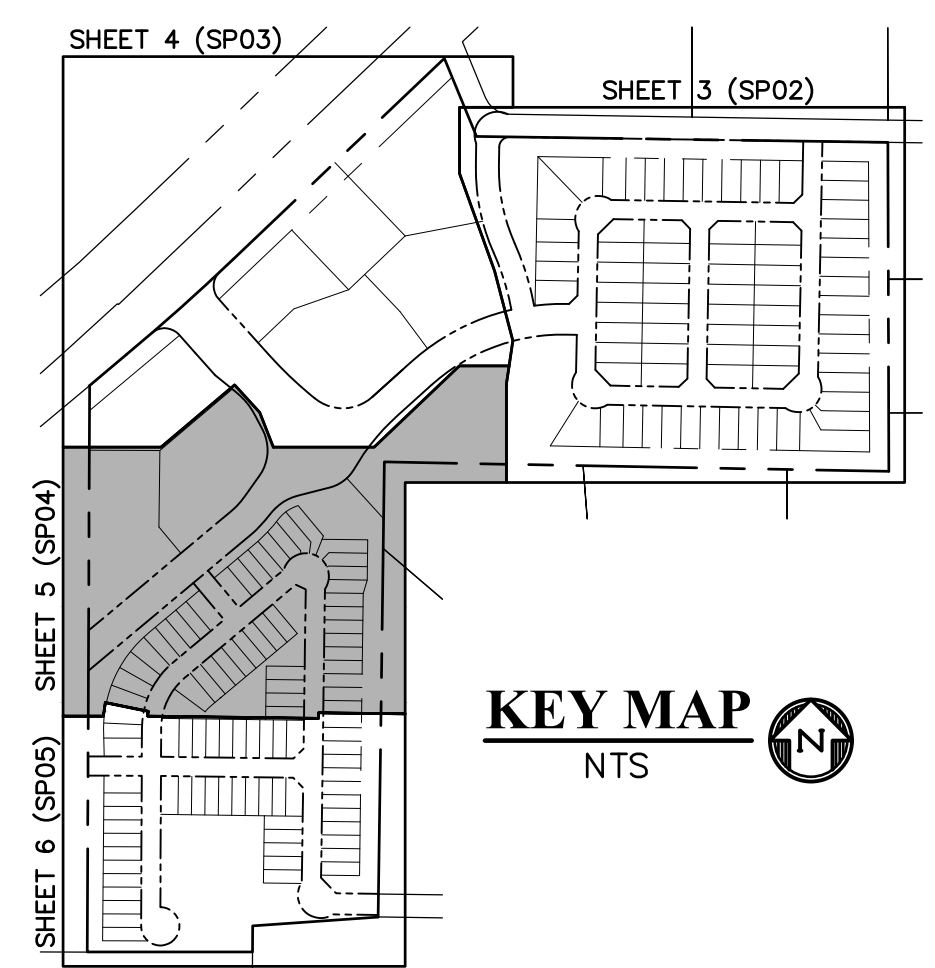
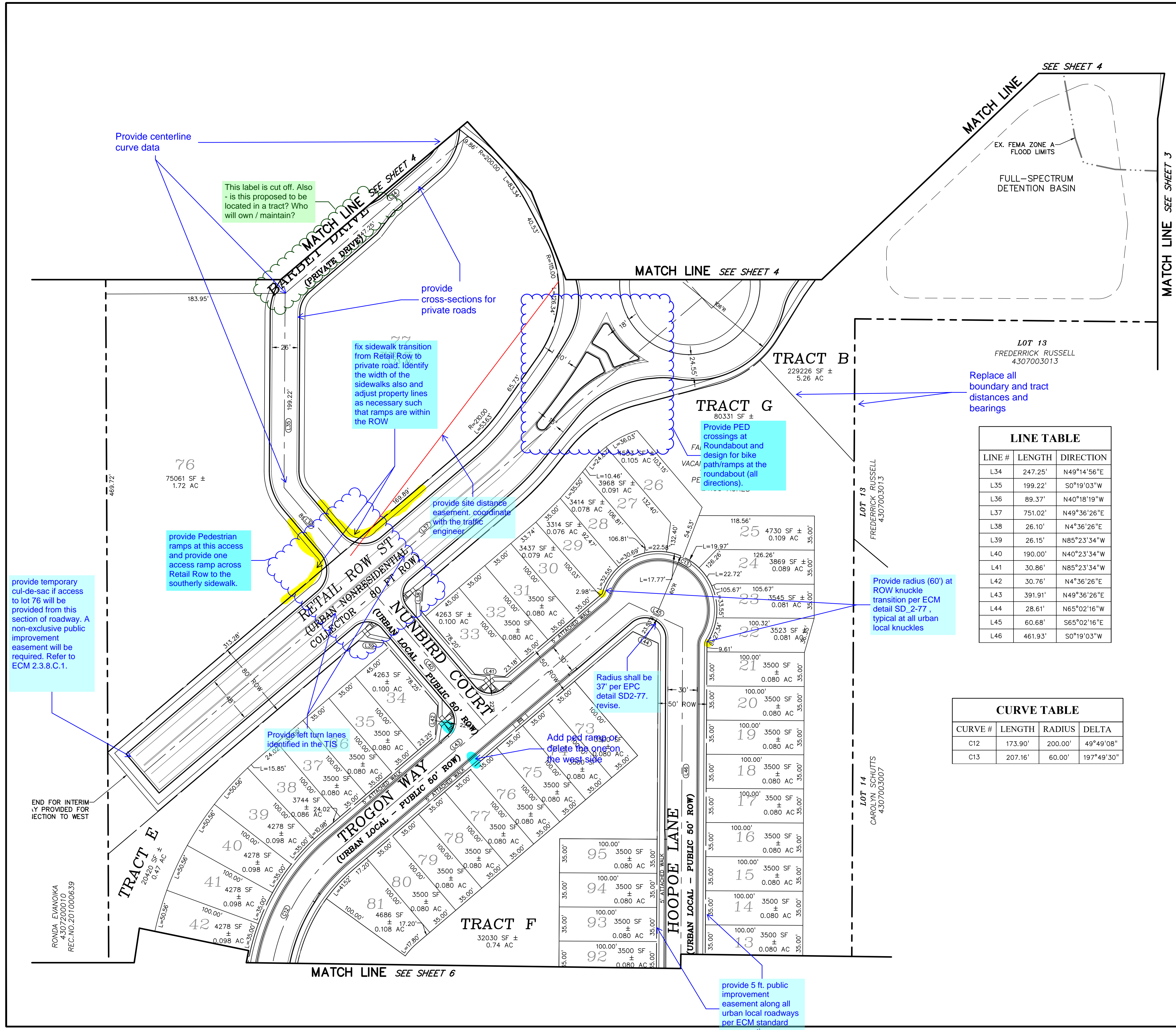
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY SITE PLAN

PROJECT NO. 21604-00SCV
DRAWING NO.

SP03

SHEET: 4 OF 18



LINE TABLE

LINE #	LENGTH	DIRECTION
L34	247.25'	N49°14'56"E
L35	199.22'	S0°19'03"W
L36	89.37'	N40°18'19"W
L37	751.02'	N49°36'26"E
L38	26.10'	N4°36'26"E
L39	26.15'	N85°23'34"W
L40	190.00'	N40°23'34"W
L41	30.86'	N85°23'34"W
L42	30.76'	N4°36'26"E
L43	391.91'	N49°36'26"E
L44	28.61'	N65°02'16"W
L45	60.68'	S65°02'16"E
L46	461.93'	S0°19'03"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C12	173.90'	200.00'	49°49'08"
C13	207.16'	60.00'	197°49'30"

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
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CLIENT:
FALCON FIELD, LLC.
 3230 ELECTRA DR. N.
 COLORADO SPRINGS, CO 80906
 (719) 475-7474
 CONTACT: PJ ANDERSON

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

ISSUE	DATE
INITIAL ISSUE	3/16/23
INITIAL ISSUE	6/28/23

DESIGNED BY: TDM
 DRAWN BY: GES
 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. 21604-00SCV
 DRAWING NO.

SP04

SHEET: 5 OF 18

RONDA EVANDOKA
 1477701000
 REC.NO.201000639

Provide centerline curve data

This label is cut off. Also - is this proposed to be located in a tract? Who will own / maintain?

provide Pedestrian ramps at this access and provide one access ramp across Retail Row to the southerly sidewalk.

provide temporary cul-de-sac if access to lot 76 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.

fix sidewalk transition from Retail Row to private road. Identify the width of the sidewalks also and adjust property lines as necessary such that ramps are within the ROW

provide site distance easement, coordinate with the traffic engineer

provide cross-sections for private roads

Provide PED crossings at Roundabout and design for bike path/ramps at the roundabout (all directions).

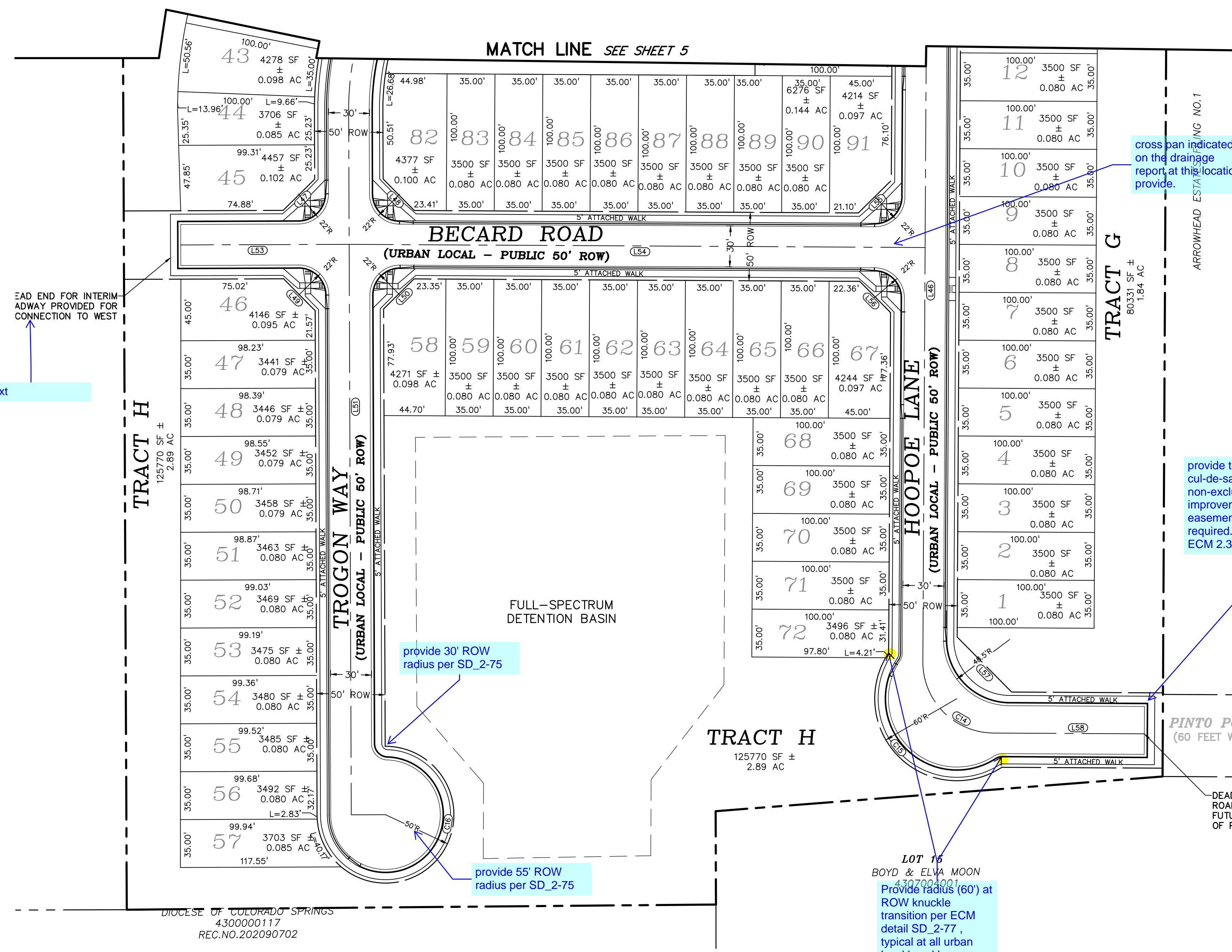
Replace all boundary and tract distances and bearings

Provide radius (60') at ROW knuckle transition per ECM detail SD_2-77, typical at all urban local knuckles

Radius shall be 37' per EPC detail SD2-77, revise.

Add pad ramps, delete the one on the west side

provide 5 ft. public improvement easement along all urban local roadways per ECM standard cross section.



fix text

±AD END FOR INTERIM ADWAY PROVIDED FOR CONNECTION TO WEST

provide 30' ROW radius per SD_2-75

provide 55' ROW radius per SD_2-75

LOT 15
BOYD & ELVA MOON
4397001001
Provide radius (60') at ROW knuckle transition per ECM detail SD_2-77, typical at all urban local knuckles

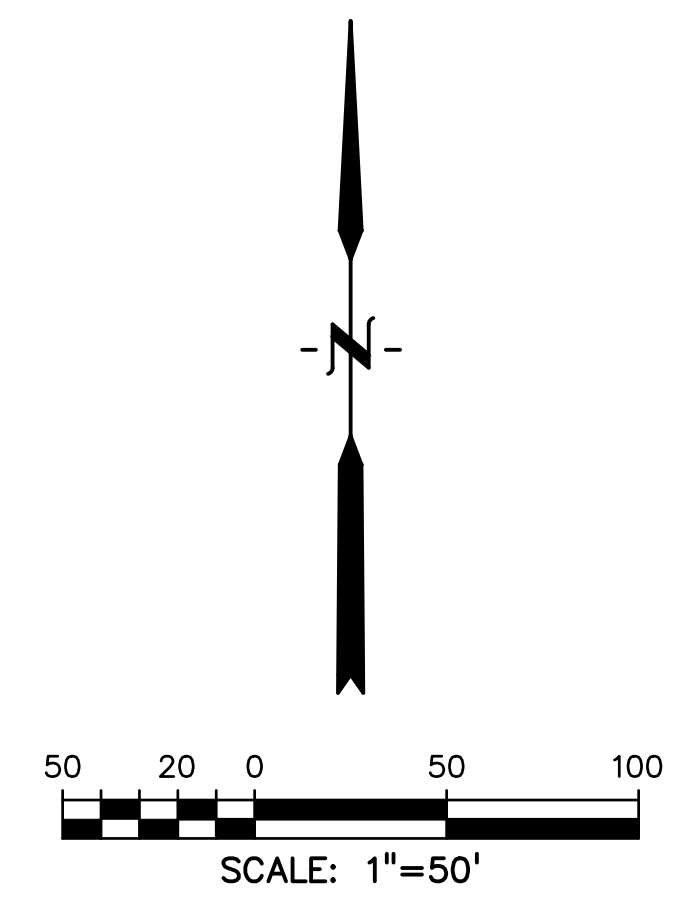
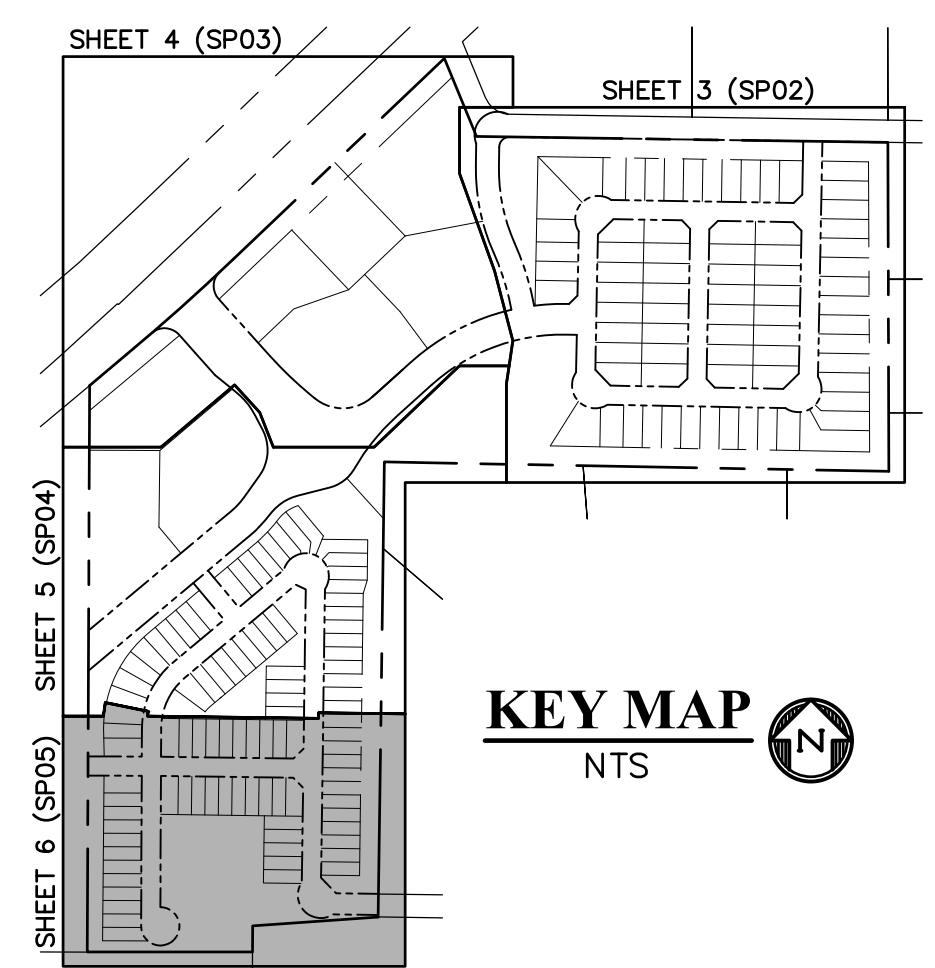
cross pan indicated on the drainage report at this location. provide.

provide temporary cul-de-sac. A non-exclusive public improvement easement will be required. Refer to ECM 2.3.8.C.1.

fix text

LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	461.93'	S0°19'03"W
L47	32.42'	S45°19'03"W
L48	32.38'	N44°40'57"W
L49	32.84'	N44°40'57"W
L50	31.21'	S45°19'03"W
L51	515.13'	N0°12'42"W
L52	322.58'	S0°19'03"W
L53	122.84'	S89°47'18"W
L54	421.05'	N89°40'57"W
L55	33.81'	S45°19'03"W
L56	32.02'	N44°40'57"W
L57	56.57'	N44°40'57"W
L58	110.12'	S89°42'21"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C14	81.70'	52.00'	90°01'24"
C15	164.53'	60.00'	157°06'53"
C16	235.41'	50.00'	269°45'43"



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.
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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
INITIAL ISSUE	6/28/23

DESIGNED BY: TDM
 DRAWN BY: GES
 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

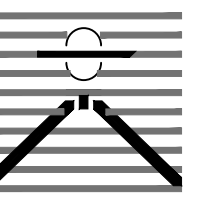
PRELIMINARY SITE PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

SP05

SHEET: 6 OF 18

PREPARED BY:

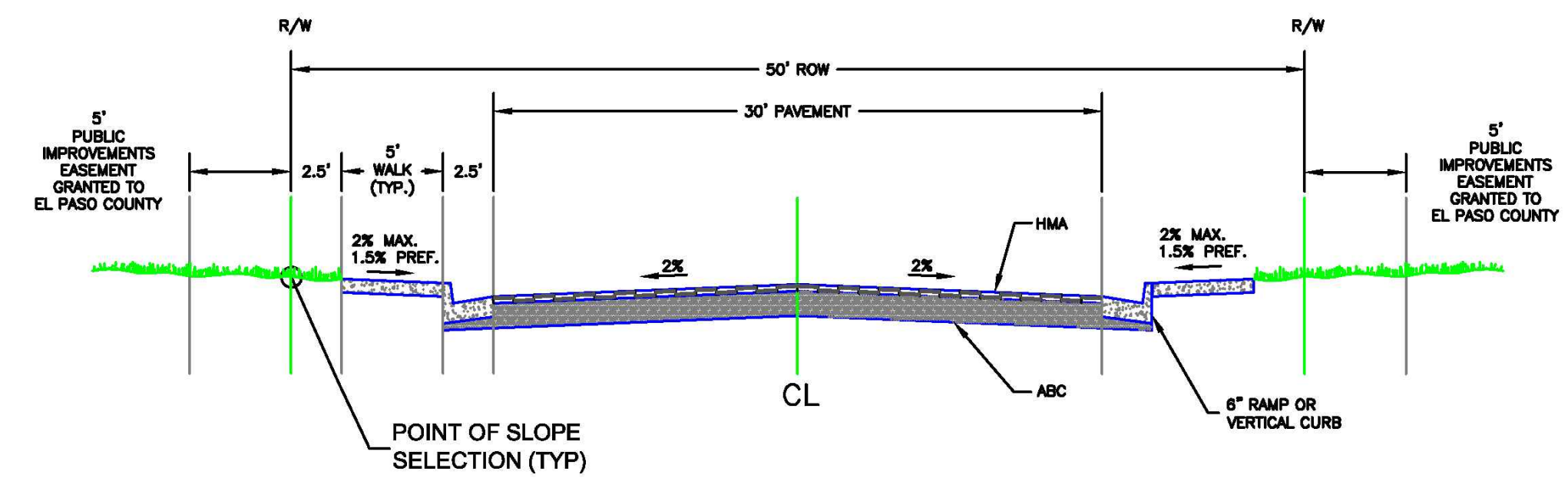


DREXEL, BARRELL & CO.
Engineers & Surveyors
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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO



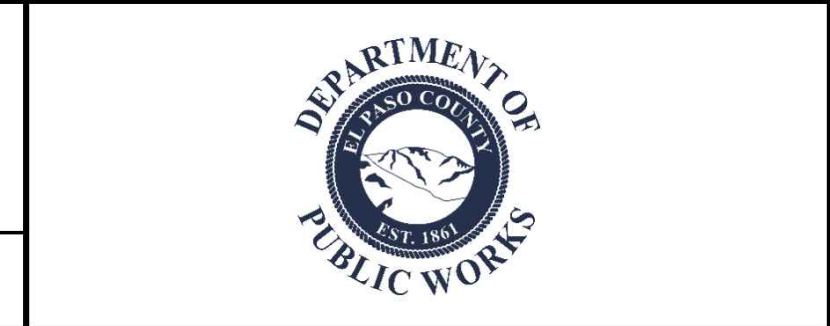
Roadway Design Parameters

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

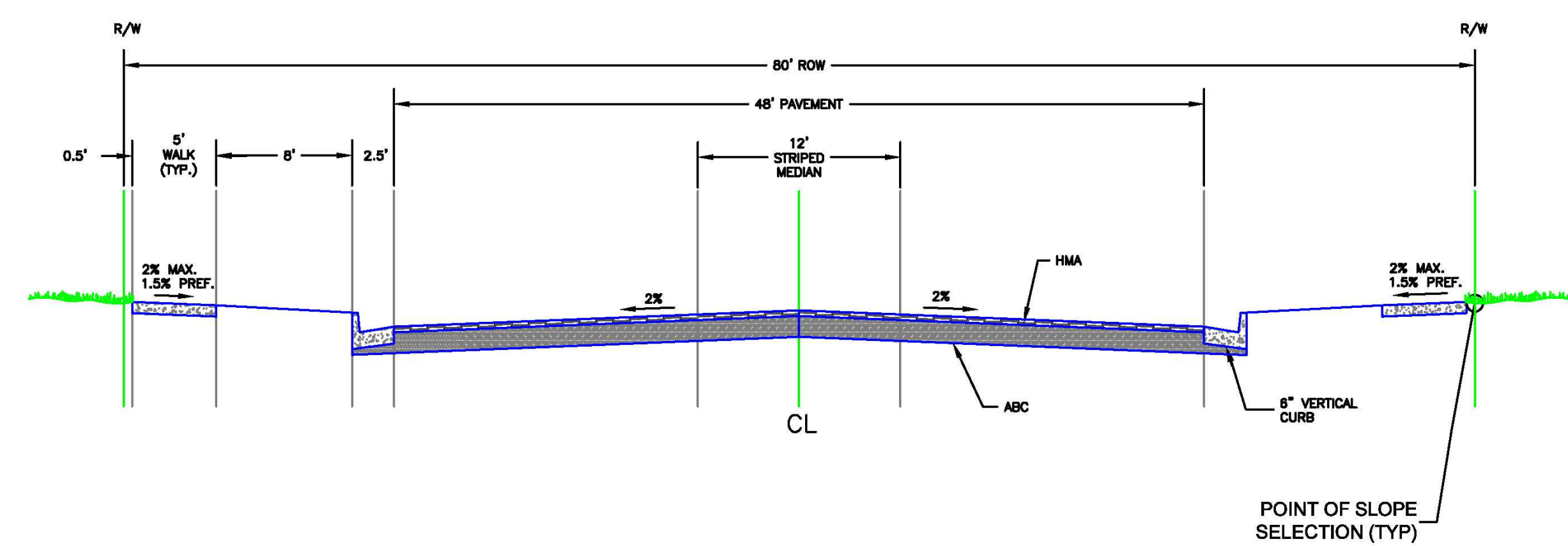
SCALE: NOT TO SCALE

DATE APPROVED: 6/23/20
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Urban NonResidential Collector Roadway Standard Cross Section
REVISION DATE: 6/23/20



-provide roadway cross sections at the private roadways within the commercial lots as they do not appear to match the standard cross sections. submit deviations as necessary if they do not meet County standards.
Also provide cross sections and details for the roundabout.
review 2 : unresolved.
Please label the roadways that correspond to each detail. show location of utilities/storm on each section. Also provide deviations as necessary.
Provide cross-sections for private roads



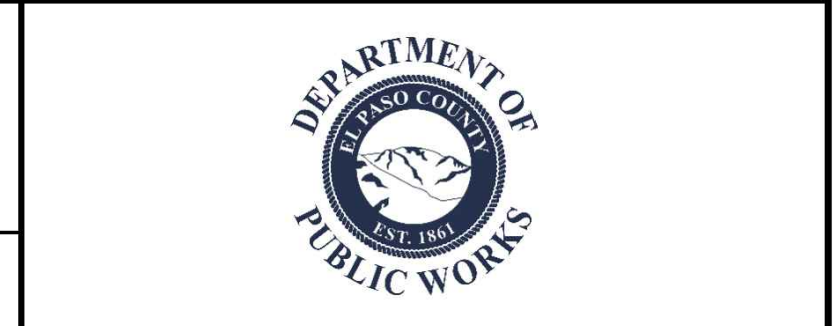
Roadway Design Parameters

Design Speed: 40 mph
Posted Speed: 35 mph
Maximum ADT: 20,000
Design Vehicle: WB-50

SCALE: NOT TO SCALE

DATE APPROVED: 6/23/20
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Urban NonResidential Collector Roadway Standard Cross Section
REVISION DATE: 6/23/20
FILE NAME: SD_2-3



ISSUE	DATE
INITIAL ISSUE	3/16/23
INITIAL ISSUE	6/28/23

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

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

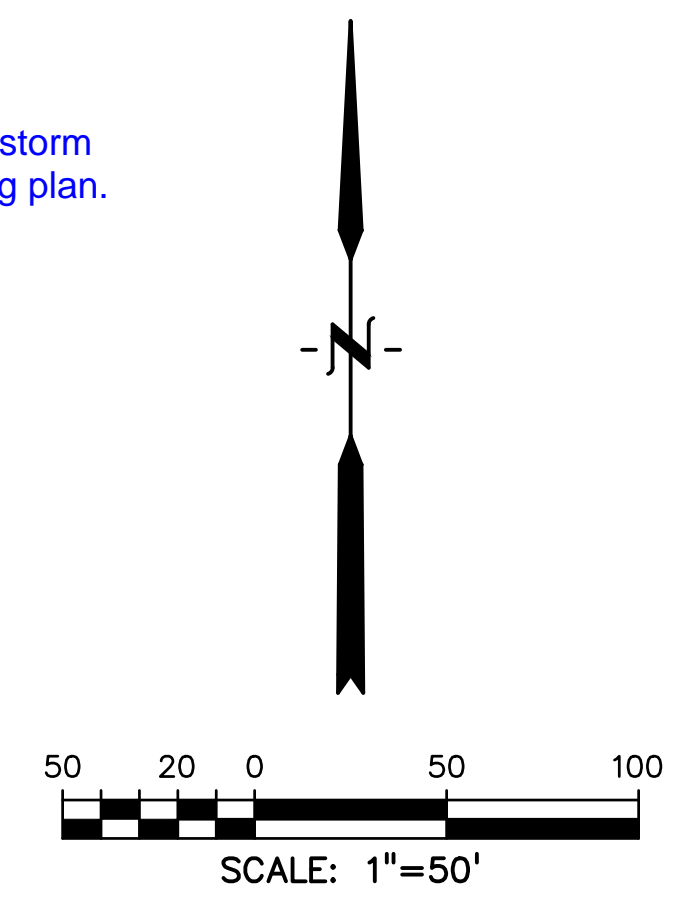
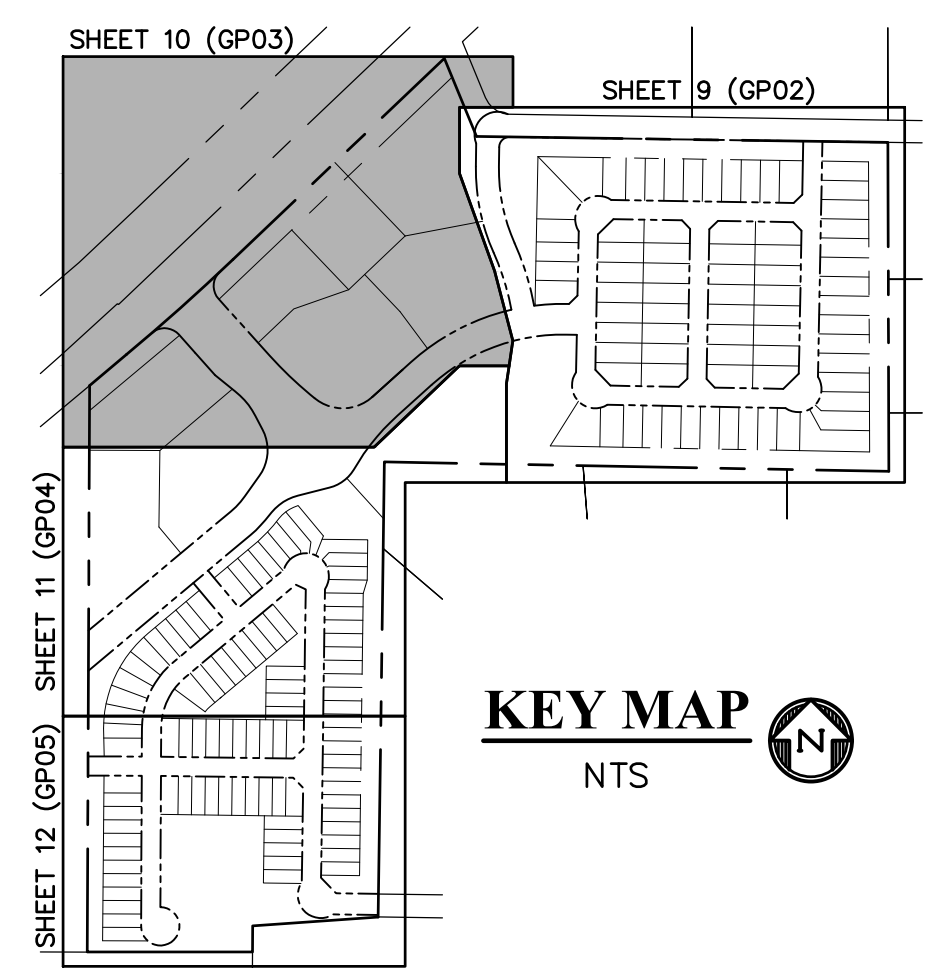
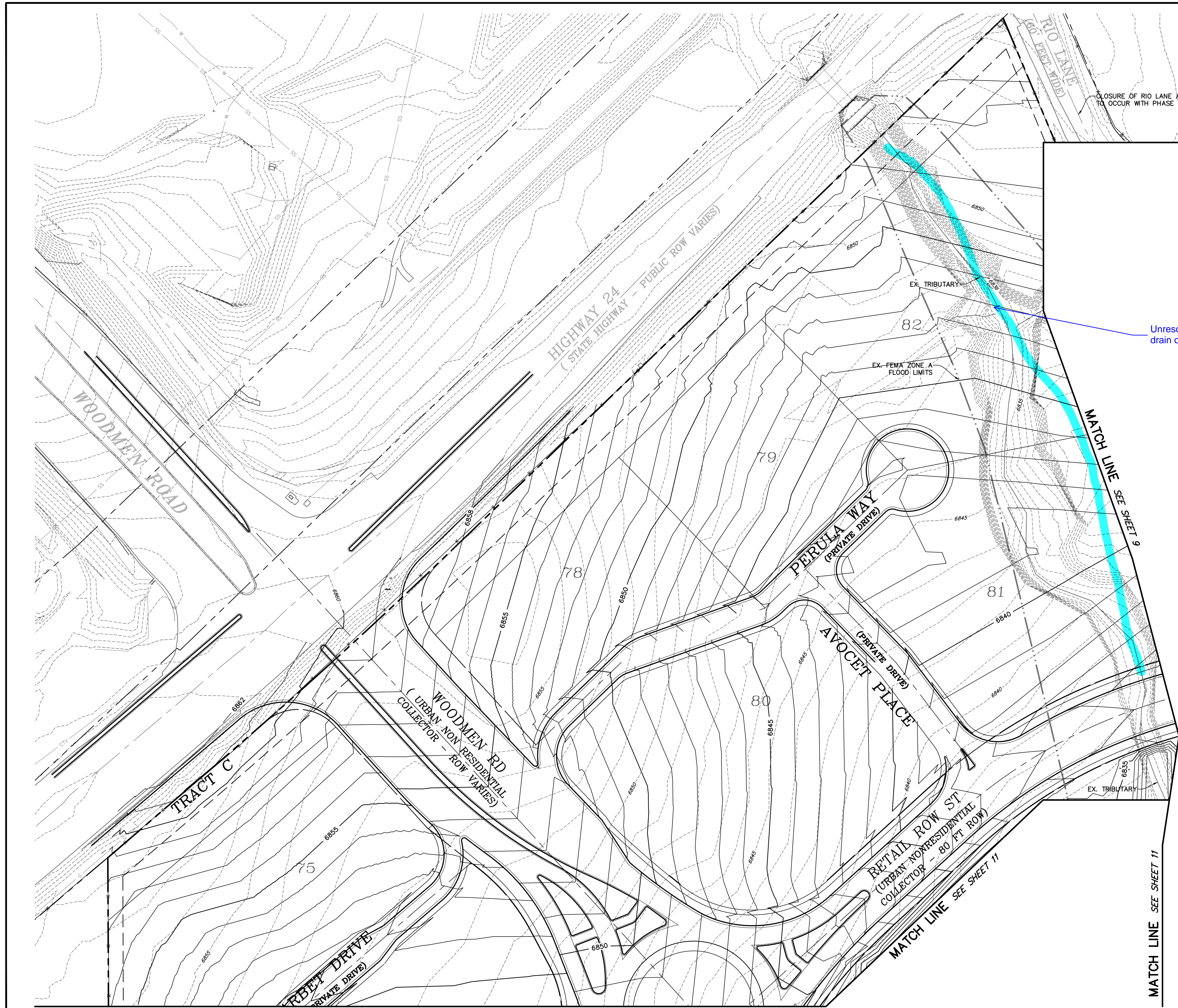
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

PRELIMINARY ROAD SECTIONS

PROJECT NO. 21604-00CSCV
DRAWING NO.

RS01

SHEET: 7 OF 18



LEGEND

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

PREPARED BY:

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CLIENT:
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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
INITIAL ISSUE	6/28/23

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

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

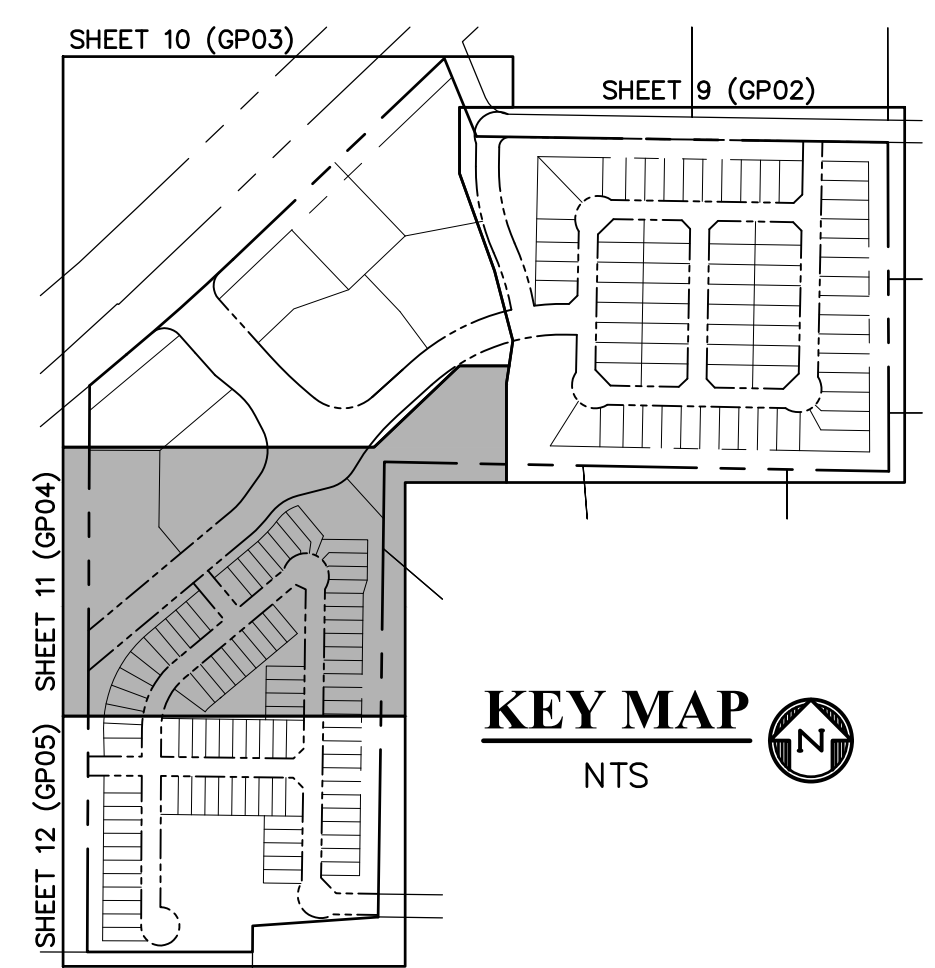
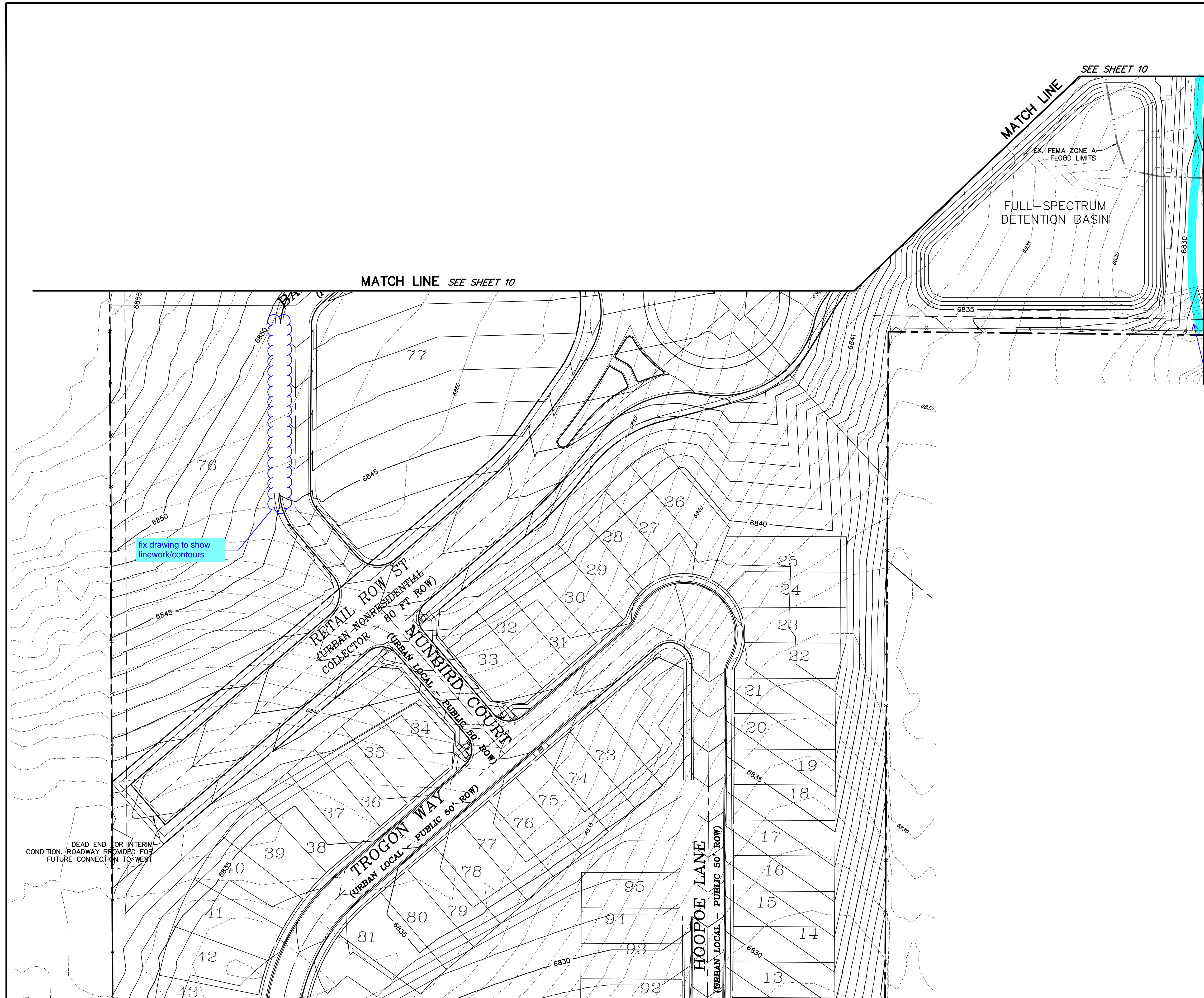
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY GRADING PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

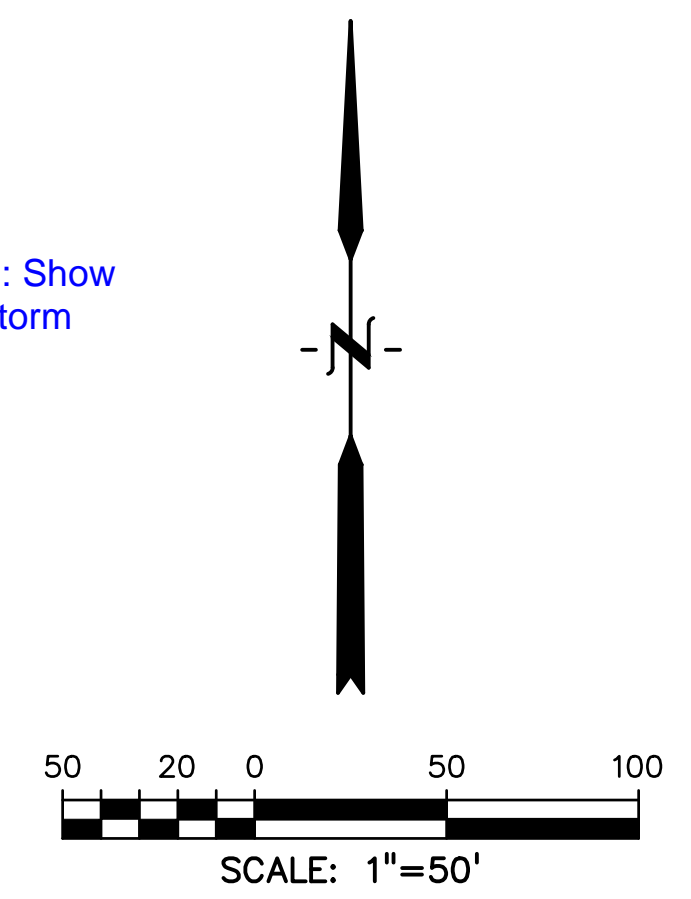
GP03

SHEET: 10 OF 18



Unresolved: Show proposed storm drain

fix drawing to show linework/contours



LEGEND

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

PREPARED BY:


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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
INITIAL ISSUE	6/28/23

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

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

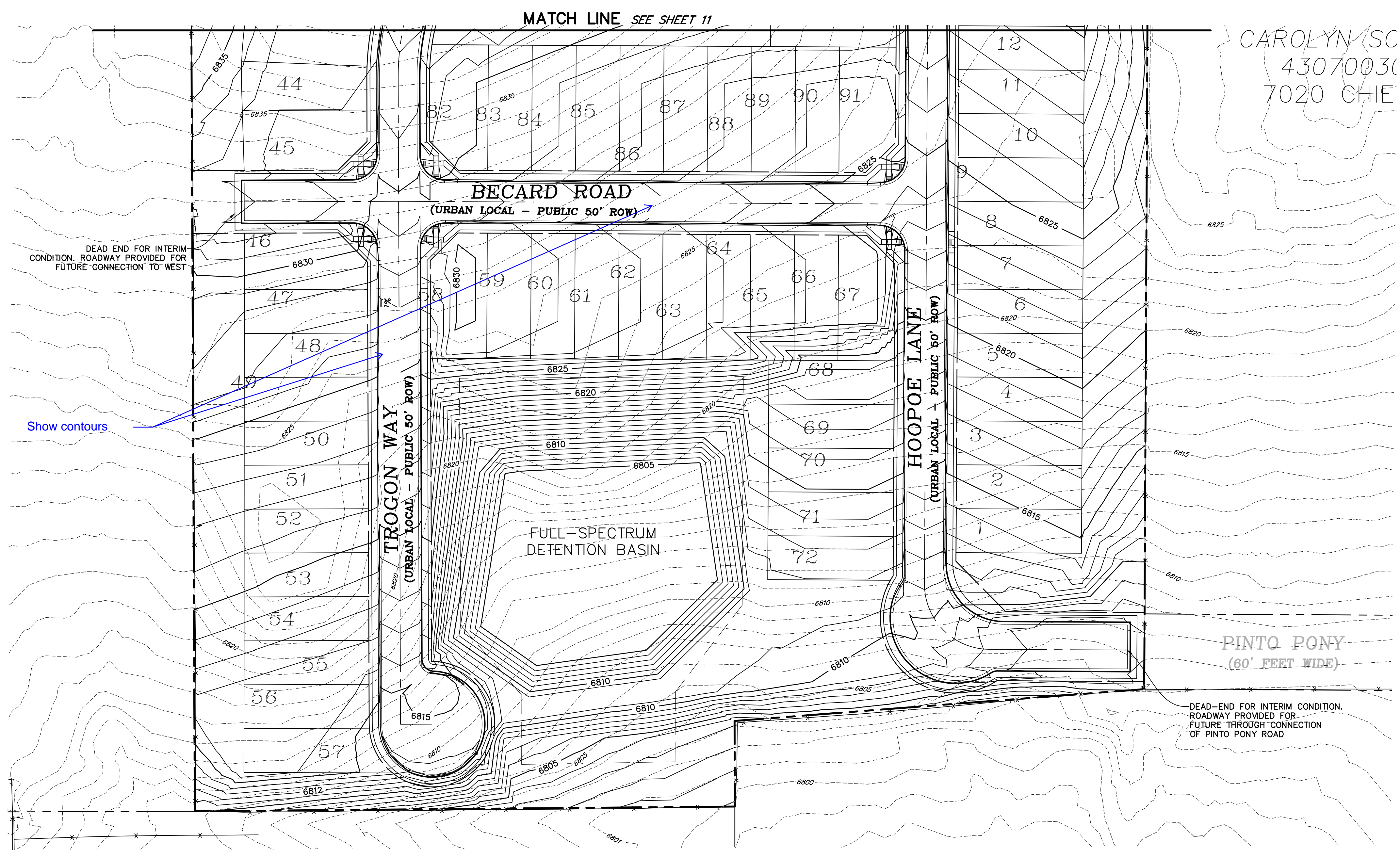
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY GRADING PLAN

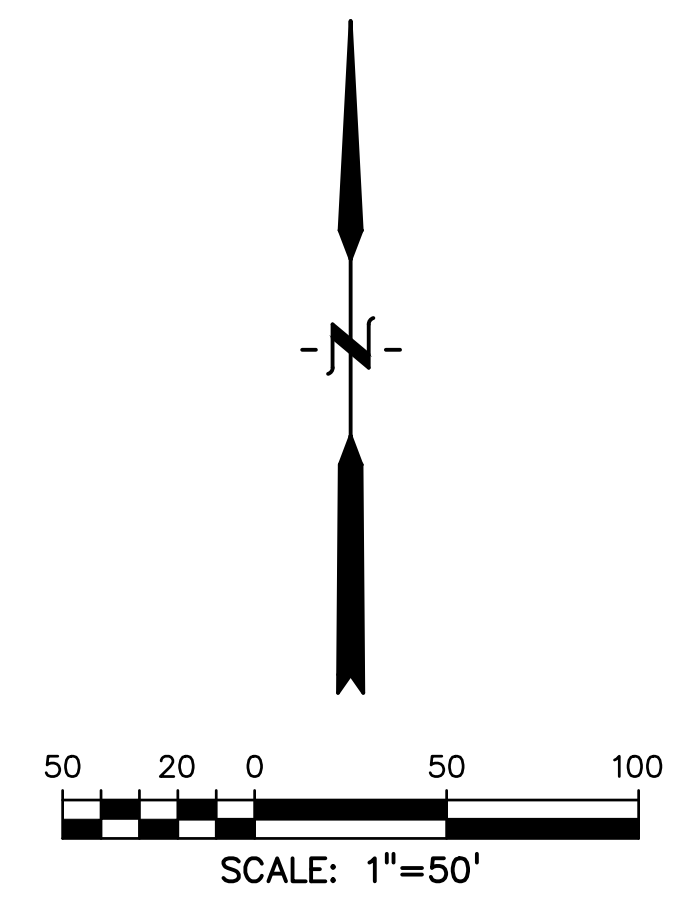
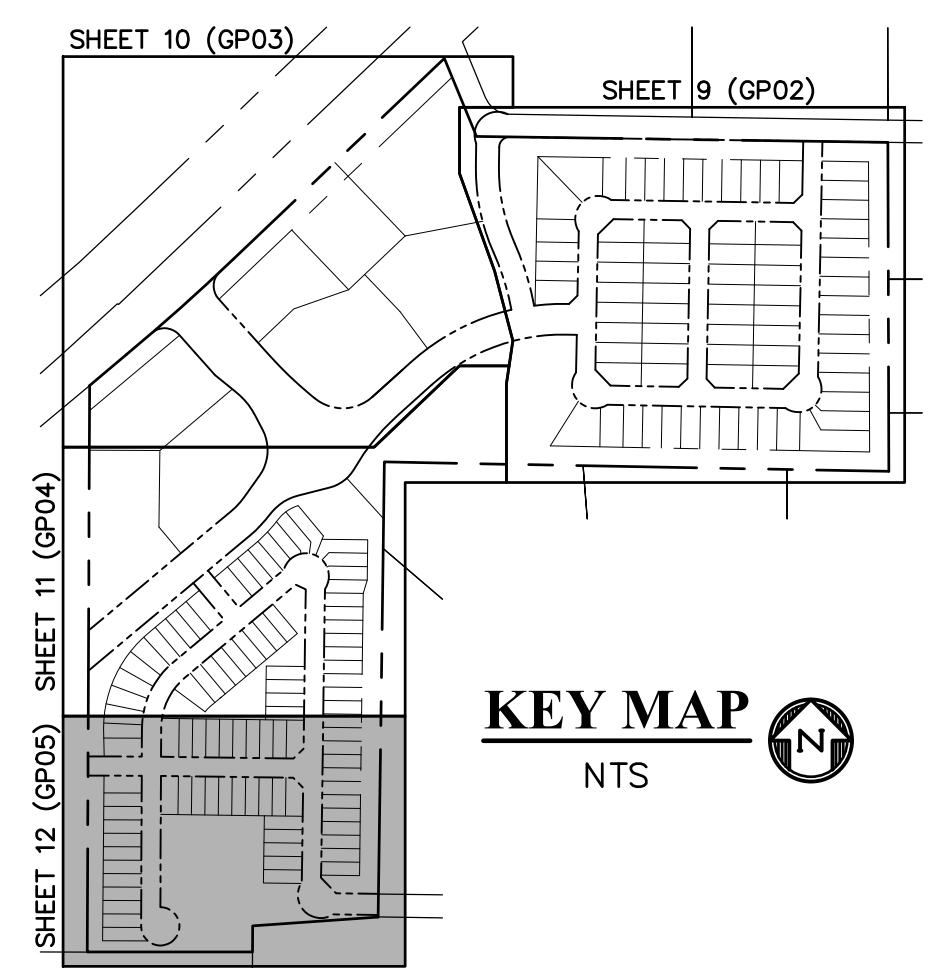
PROJECT NO. 21604-00CSCV
 DRAWING NO.

GP04

SHEET: 11 OF 18



CAROLYN SC
43070030
7020 CHIE



LEGEND

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

PREPARED BY:

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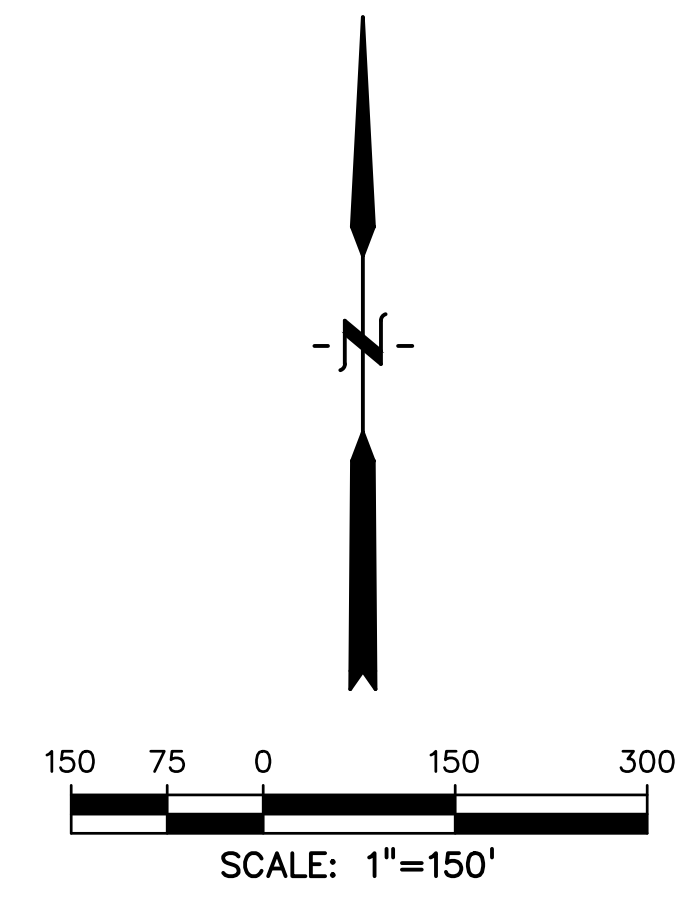
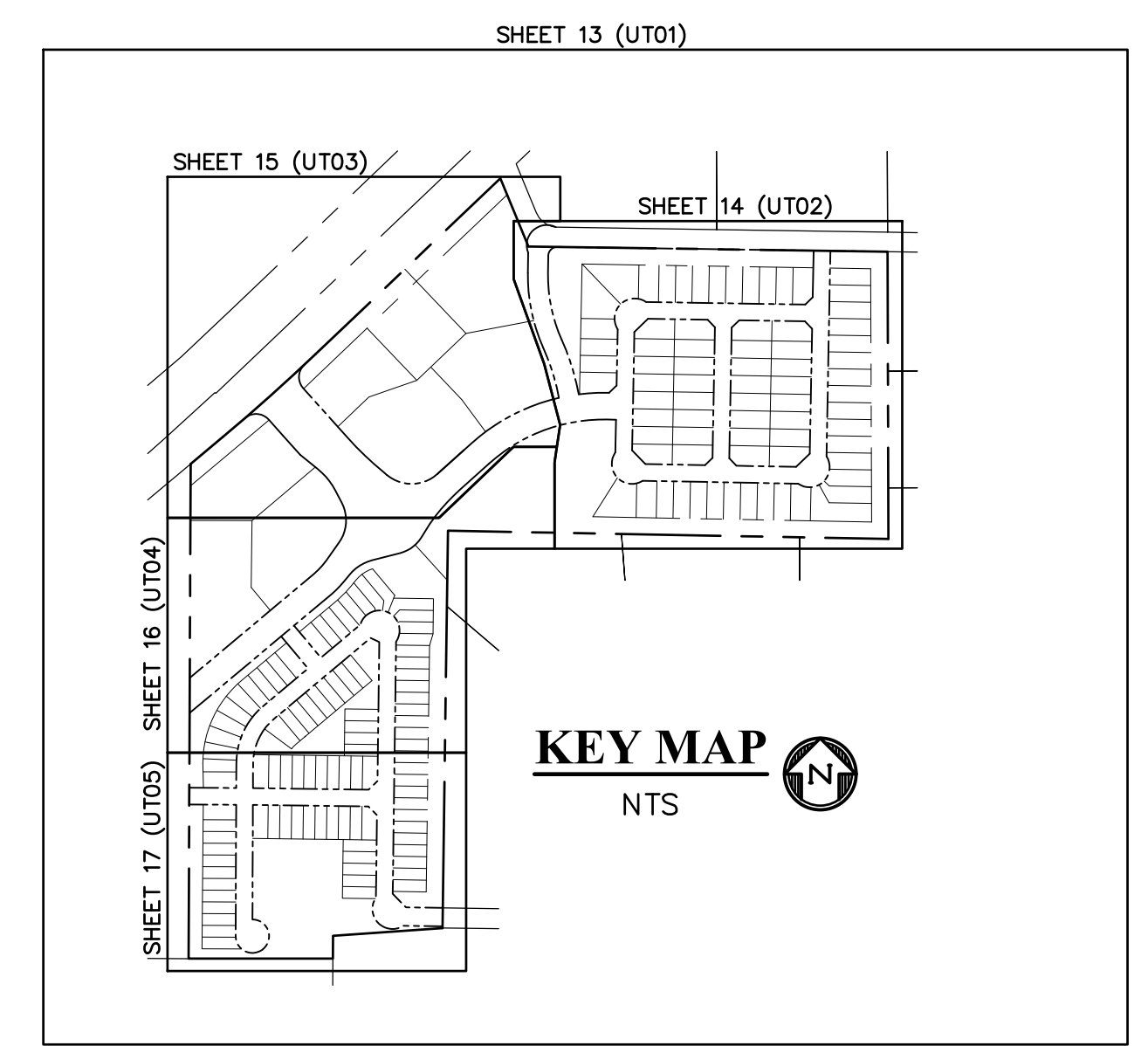
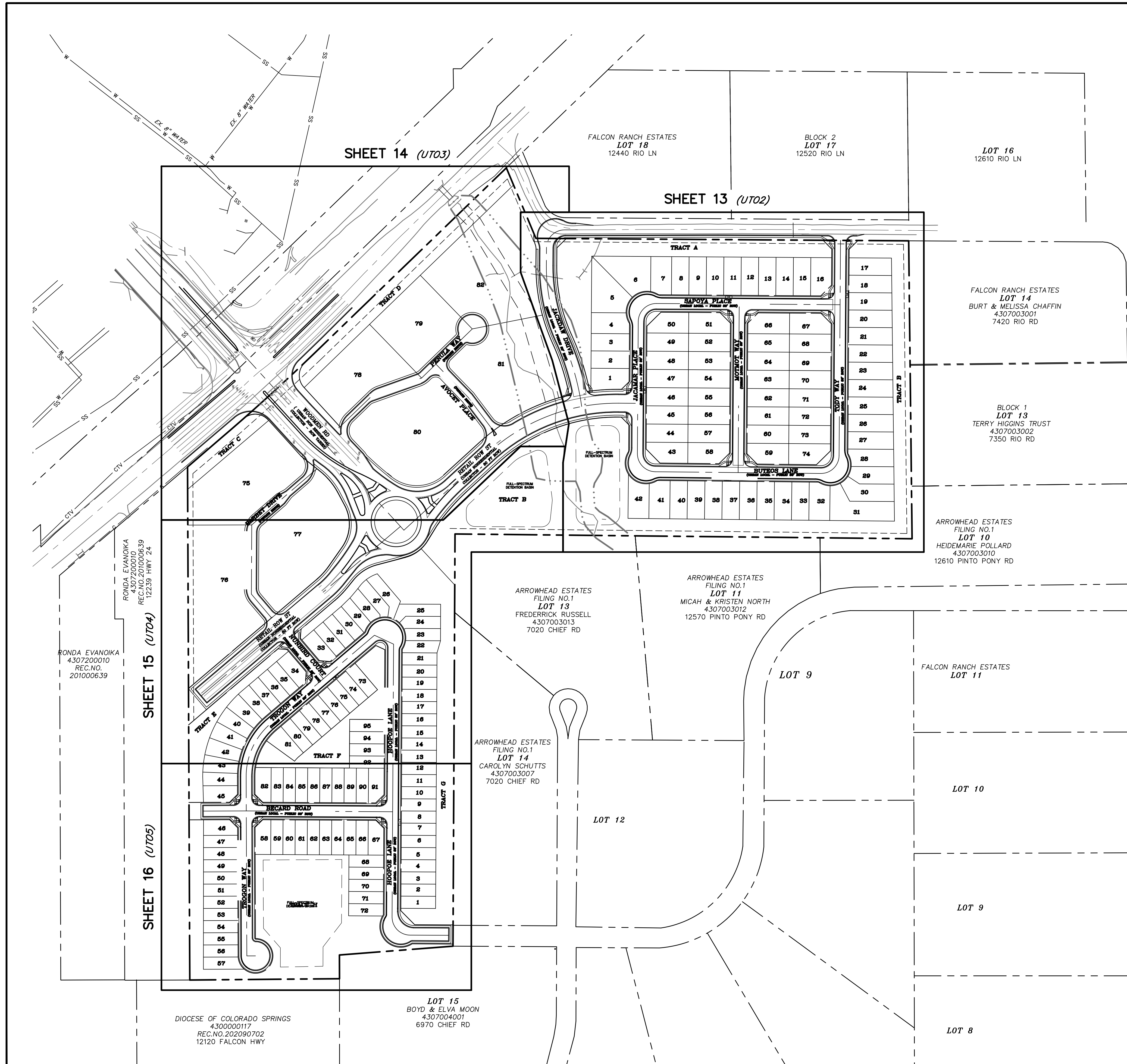
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

PRELIMINARY GRADING PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

GP05



LEGEND

PROPERTY/LOT LINE - - - - -

ROW - - - - -

SETBACK LINE - - - - -

PHASE LINE - - - - -

EASEMENT - - - - -

SHEET MATCHLINE - - - - -

PROPOSED SANITARY SEWER SS

PROPOSED STORM SEWER - - - - -

PROPOSED WATER MAIN 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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PRELIMINARY PLANS FOR:
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PRELIMINARY PLAN
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 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
INITIAL ISSUE	6/28/23

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

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

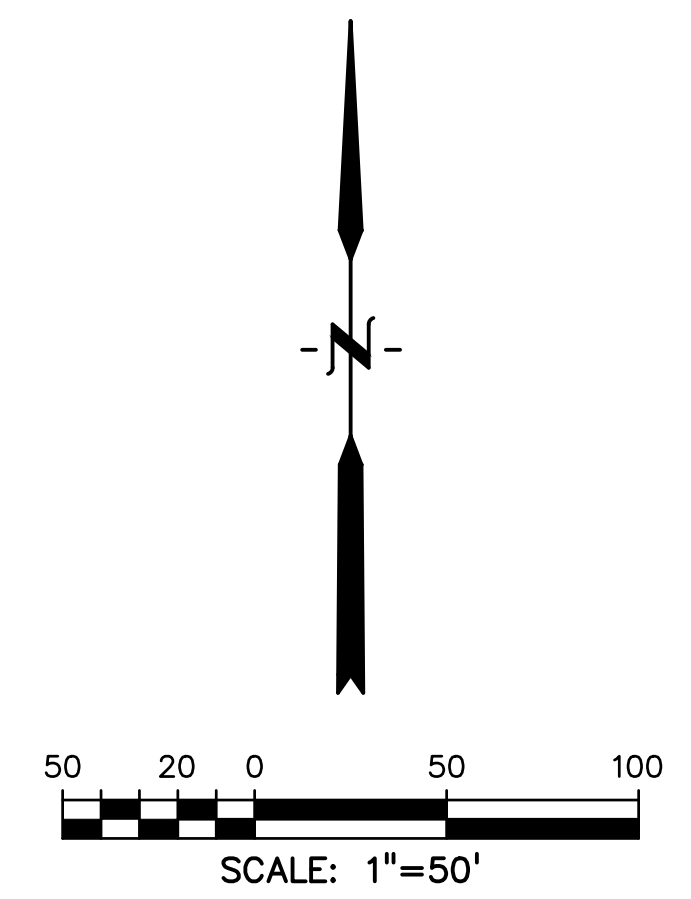
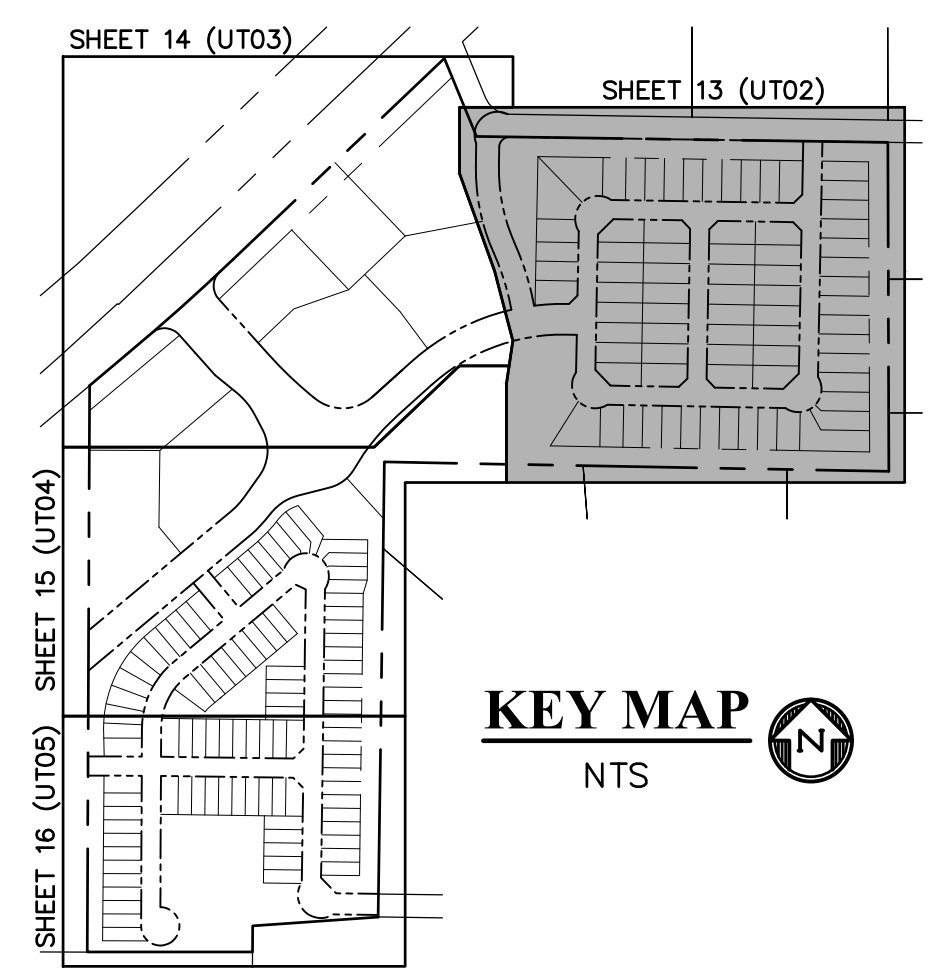
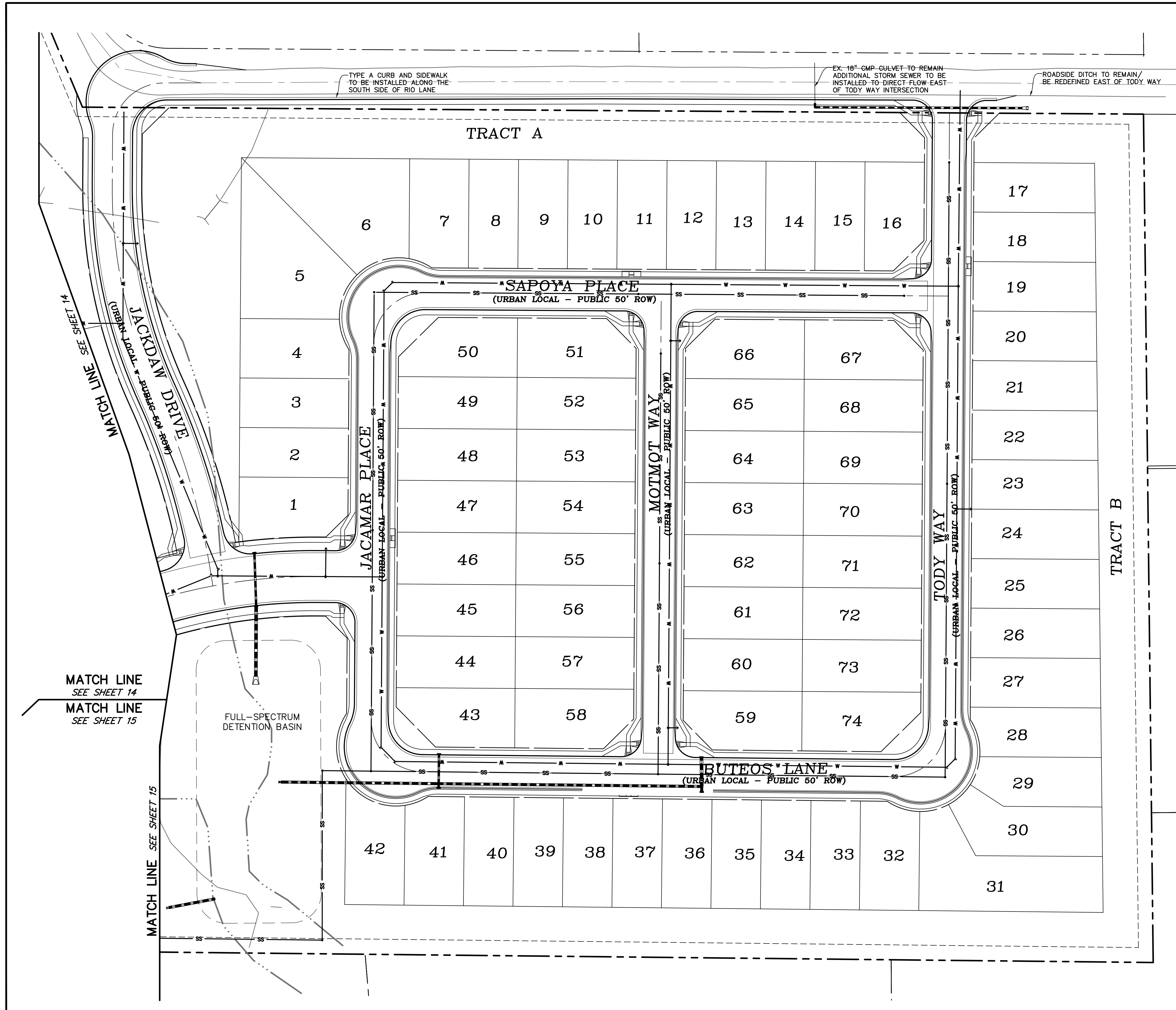
DRAWING SCALE:
 HORIZONTAL: 1" = 150'
 VERTICAL: N/A

PRELIMINARY OVERALL UTILITY PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

UT01

SHEET: 13 OF 18



LEGEND

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

PREPARED BY:

DREXEL, BARRELL & CO.
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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
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 12445 RIO LANE, AND VACANT LAND
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
INITIAL ISSUE	6/28/23

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21604-00U11
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

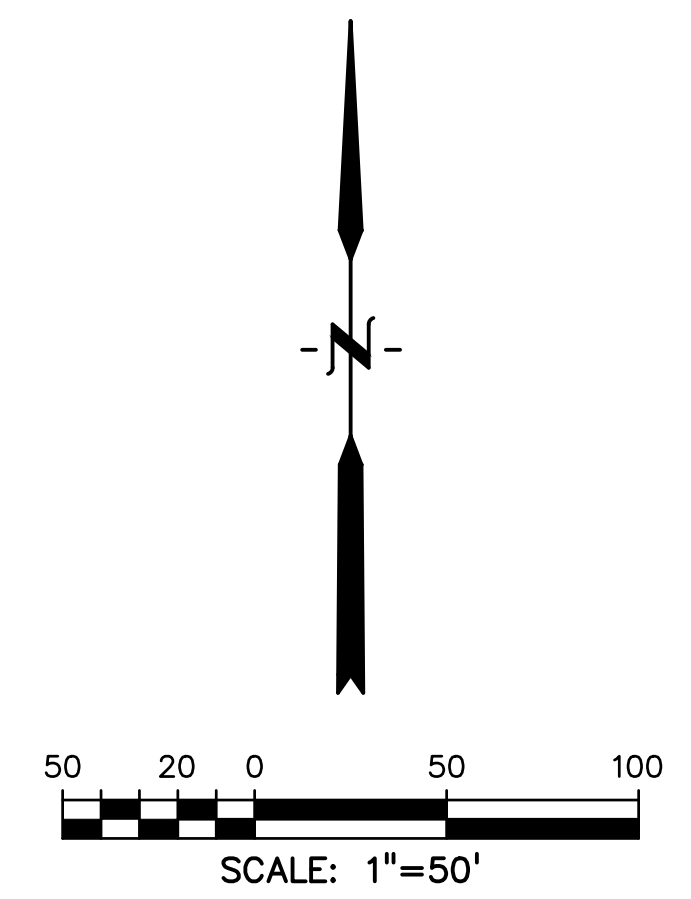
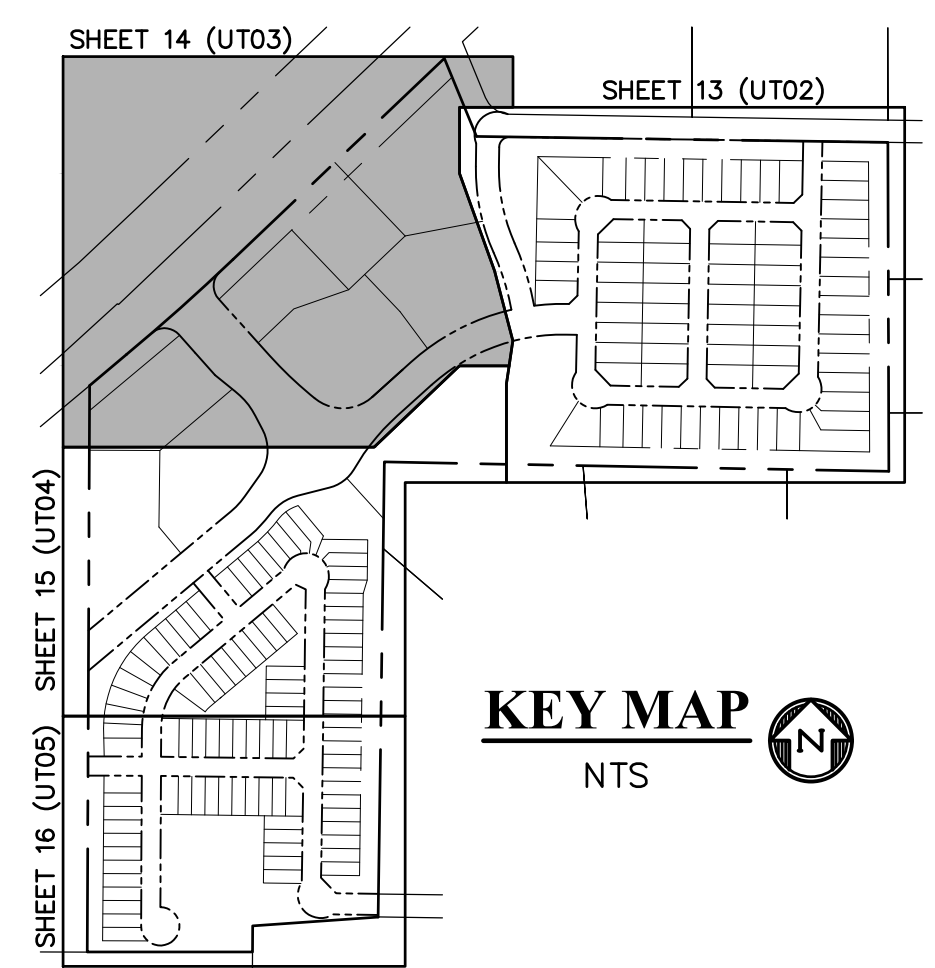
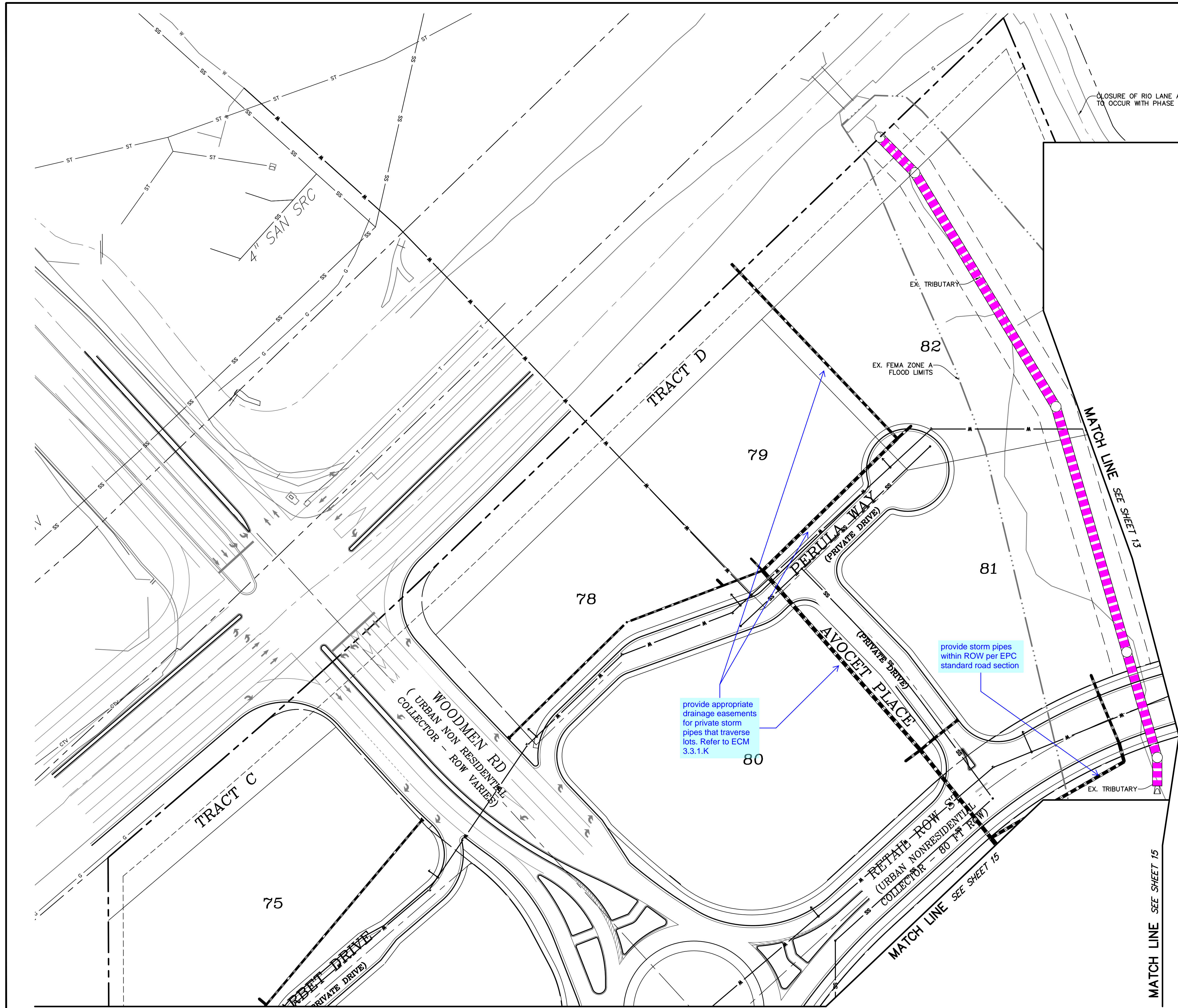
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY UTILITY PLAN

PROJECT NO. 21604-00SCV
 DRAWING NO.

UT02

SHEET: 14 OF 18



LEGEND

PROPERTY/LOT LINE - - - - -

ROW - - - - -

SETBACK LINE - - - - -

PHASE LINE - - - - -

EASEMENT - - - - -

SHEET MATCHLINE - - - - -

PROPOSED SANITARY SEWER SS

PROPOSED STORM SEWER - - - - -

PROPOSED WATER SERVICE W

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
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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
INITIAL ISSUE	6/28/23

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

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

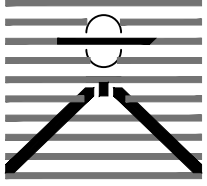
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

**PRELIMINARY
UTILITY PLAN**

PROJECT NO. 21604-00CSCV
DRAWING NO.

UT03

SHEET: 15 OF 18

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (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
INITIAL ISSUE	6/28/23

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

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

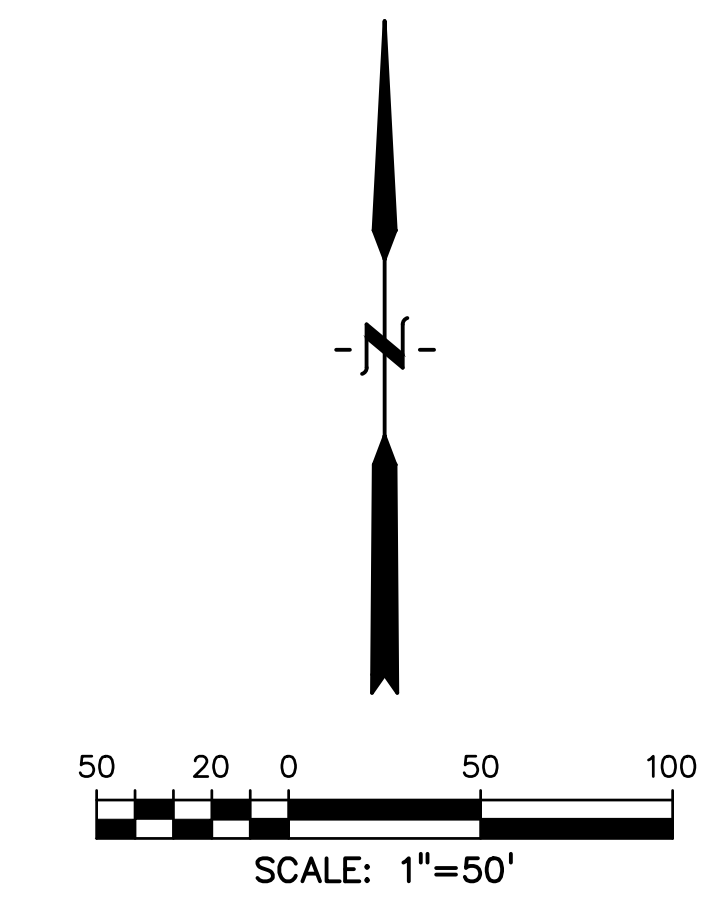
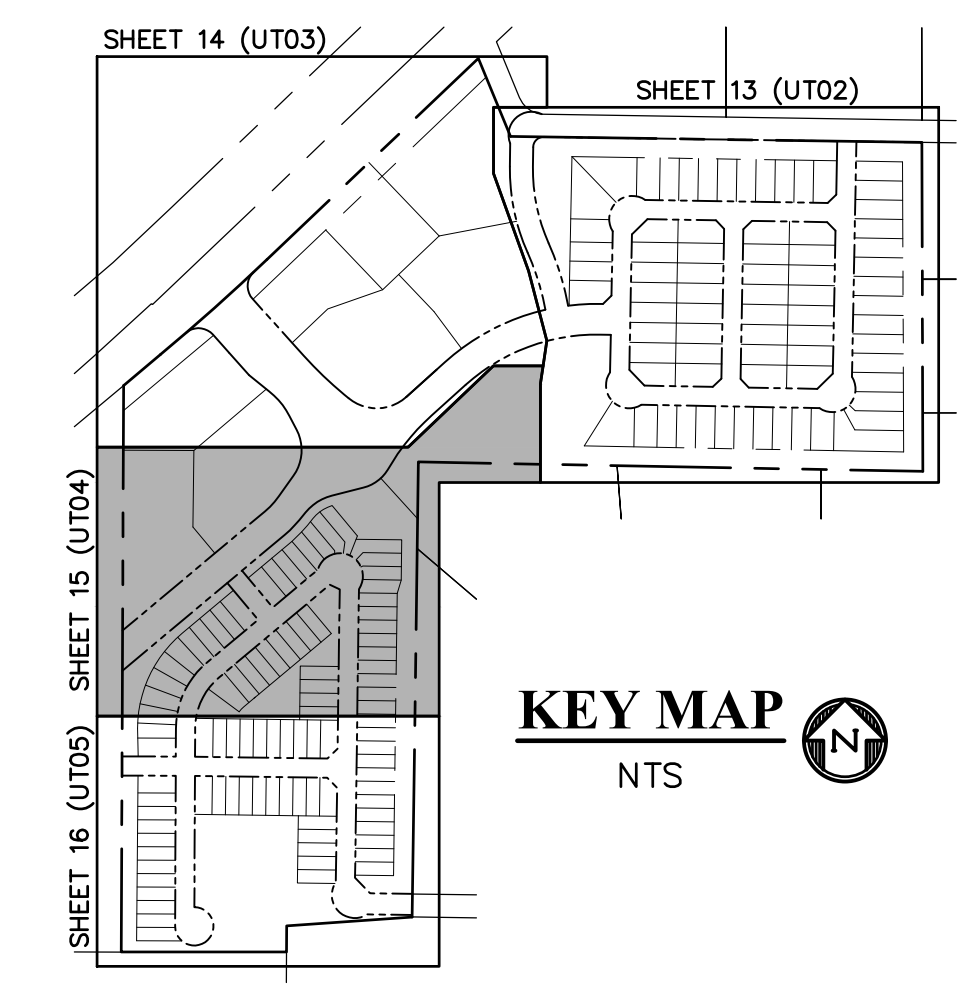
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY UTILITY PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

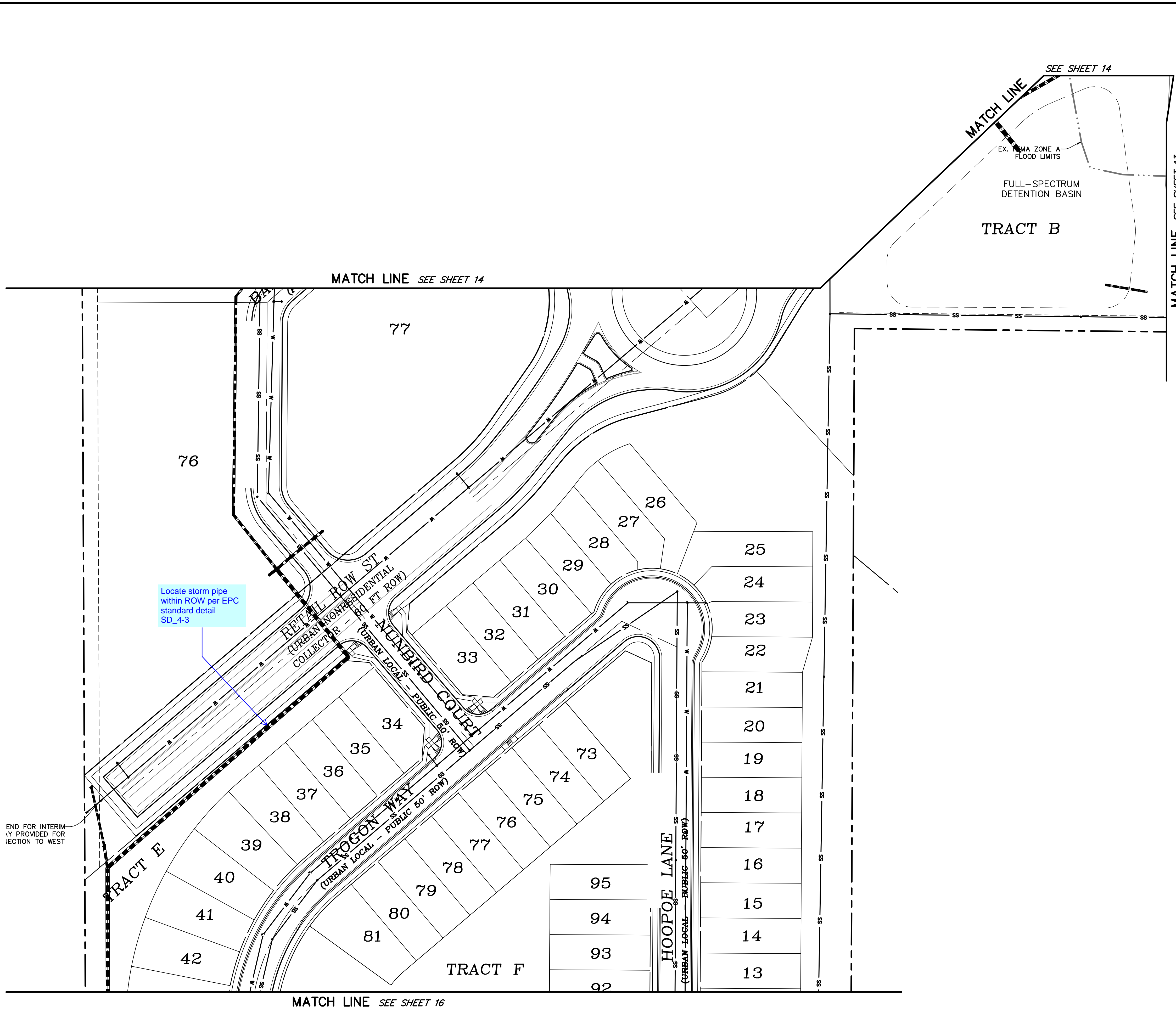
UT04

SHEET: 16 OF 18

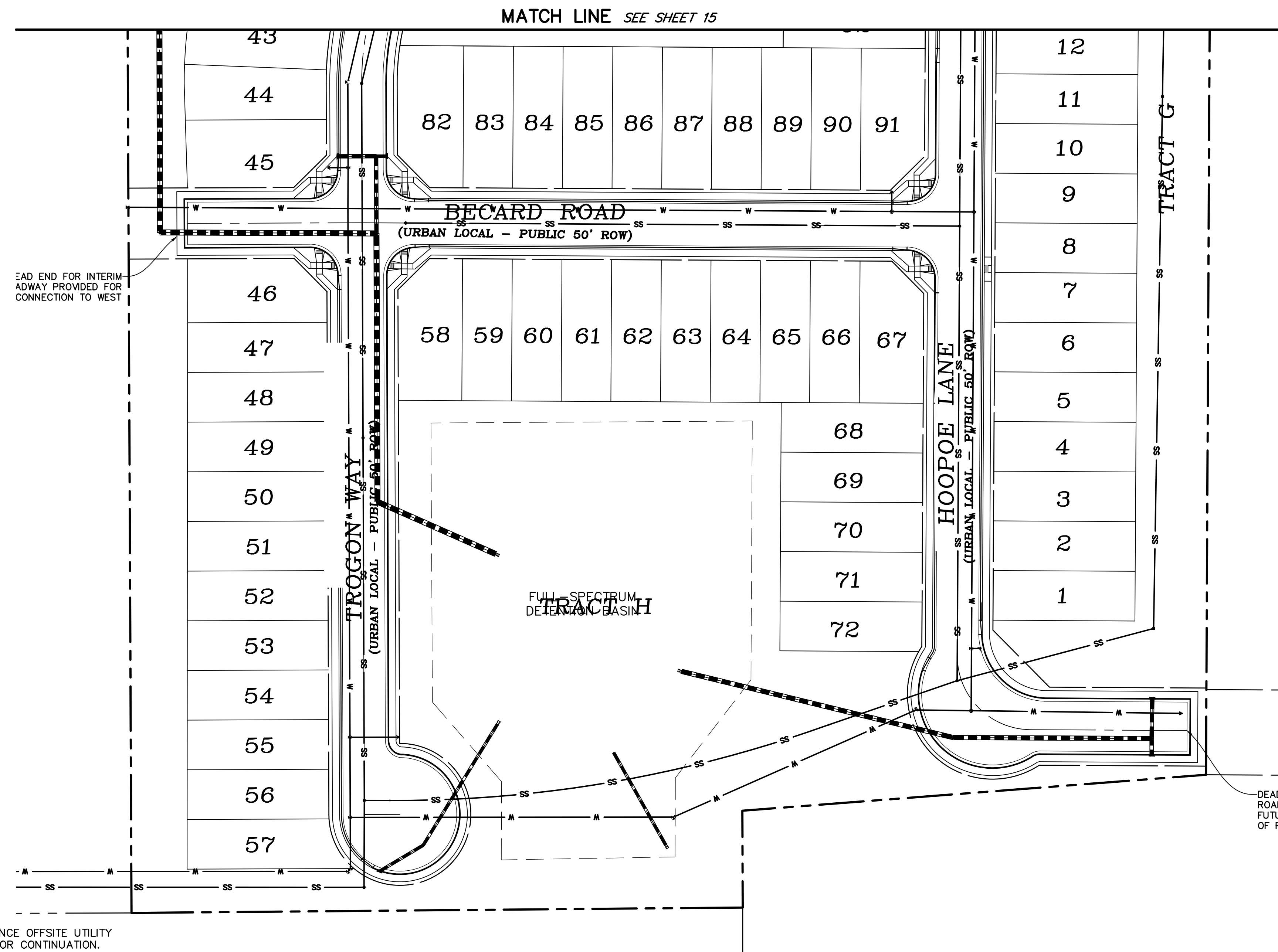


LEGEND

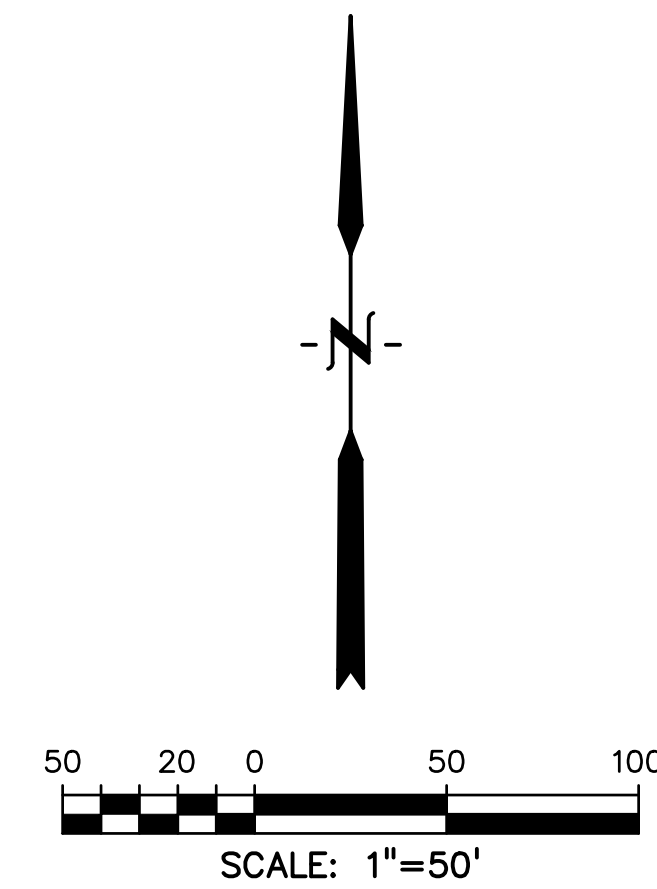
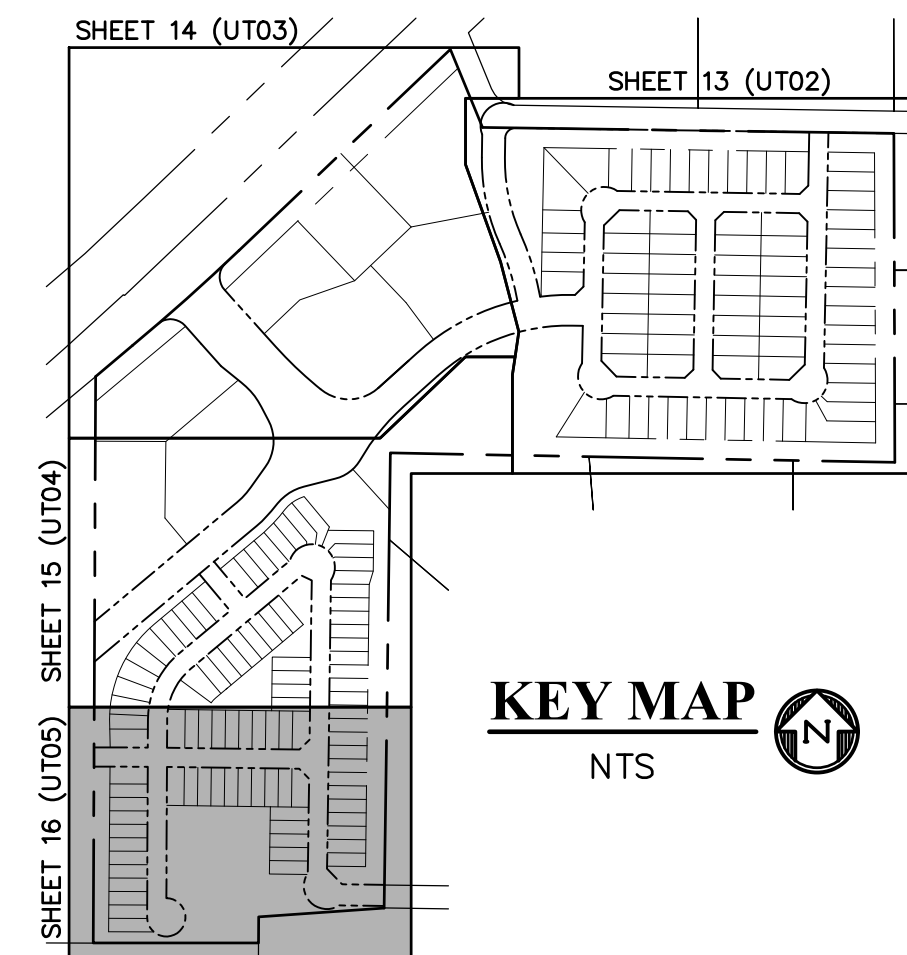
PROPERTY/LOT LINE	-----
ROW	.....
SETBACK LINE	-----
PHASE LINE	-----
EASEMENT	-----
SHEET MATCHLINE	-----
PROPOSED SANITARY SEWER	-----SS-----
PROPOSED STORM SEWER	-----SS-----
PROPOSED WATER SERVICE	-----W-----



END FOR INTERIM
 UTILITY PROVIDED FOR
 SECTION TO WEST



NOTE:
REFERENCE OFFSITE UTILITY
PLAN FOR CONTINUATION.



LEGEND

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

PREPARED BY:


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 Engineers • Surveyors
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CLIENT:

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

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

ISSUE	DATE
INITIAL ISSUE	3/16/23
INITIAL ISSUE	6/28/23

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

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

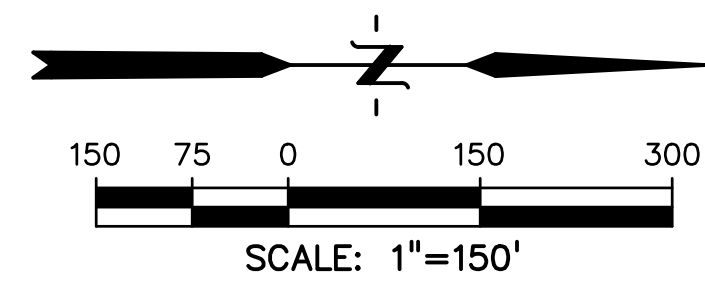
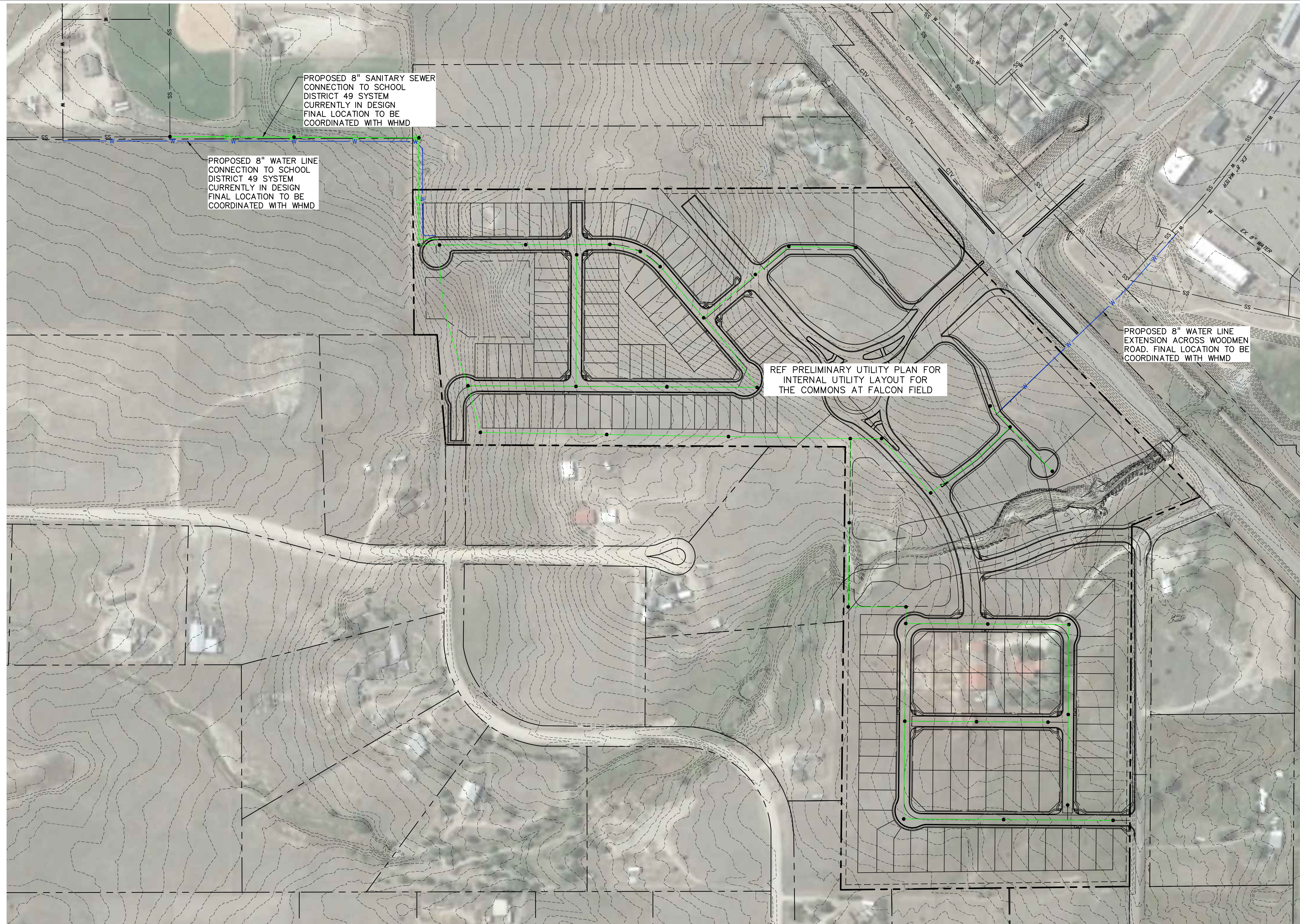
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

**PRELIMINARY
 UTILITY PLAN**

PROJECT NO. 21604-00CSCV
 DRAWING NO.

UT05

SHEET: 17 OF 18



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 —

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CLIENT:

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

ISSUE	DATE
INITIAL ISSUE	4/21/23

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

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

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

OFFSITE UTILITY MAP

PROJECT NO. 21604-00CSCV
 DRAWING NO.

UT05

SHEET: 16 OF 16

