

# 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 quarter section(s)

#### 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 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 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.

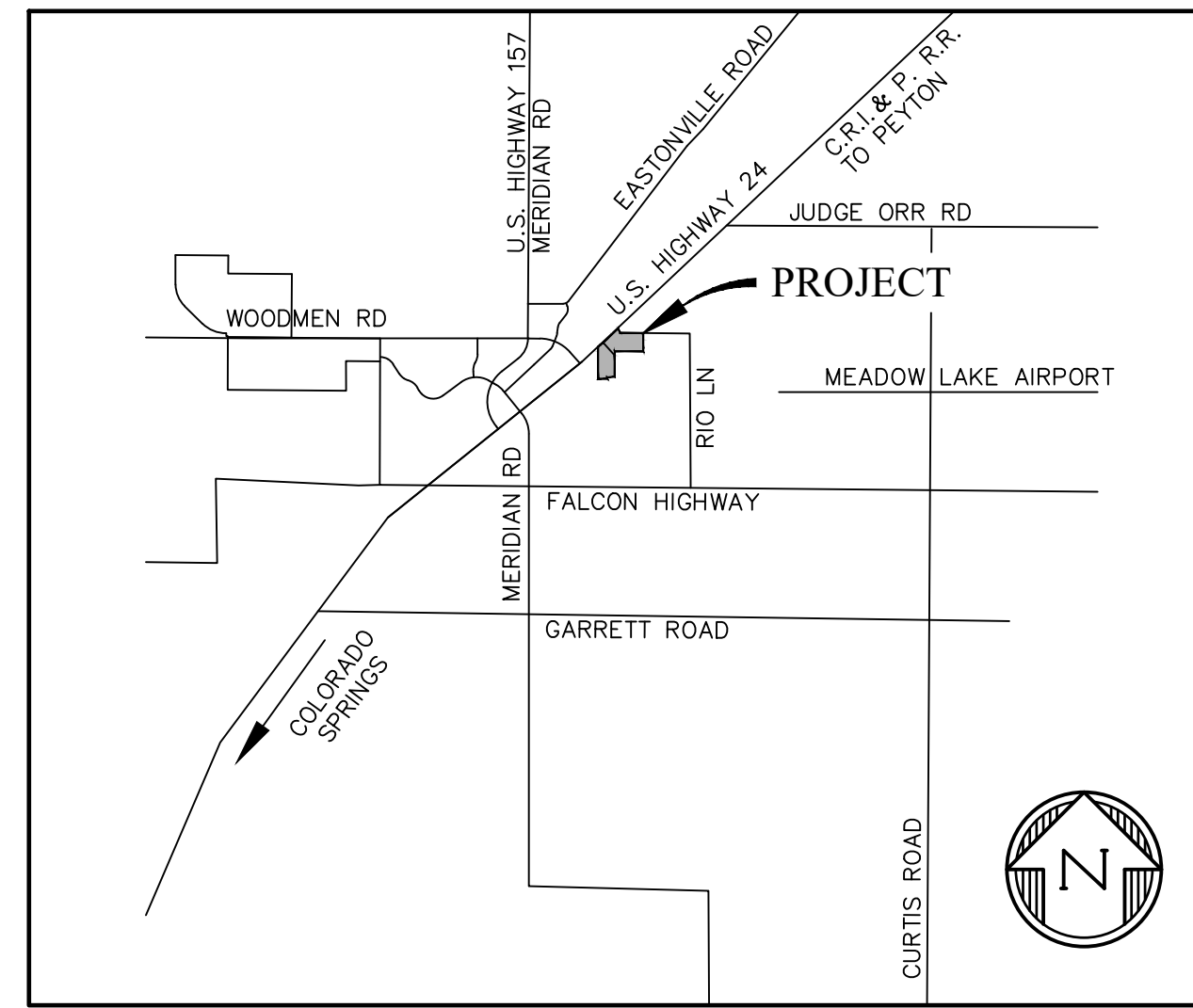
#### GENERAL NOTES:

Revise to Public Works

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.

Please also provide a note indicating that a CLOMR to modify the effective floodplain has been submitted to FEMA. Provide the case no.

Does this apply to all double frontage lots or just the commercial lots?



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.

Include a note that states that 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 43072-00-015" 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.

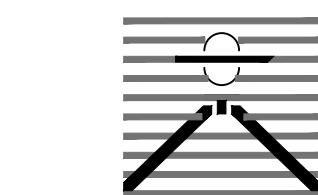
LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	8.9 DU/AC	169 LOTS	19.05	33.0%
COMMERCIAL	N/A	8 LOTS	13.88	24.1%
ROAD ROW	N/A	N/A	12.24	21.2%
TRACTS	N/A	N/A	12.51	21.7%
TOTAL	8.9 DU/AC	177 LOTS	57.67	100%

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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SHT17	PRELIMINARY UTILITY PLAN	UT4
SHT18	PRELIMINARY UTILITY PLAN	UT5
SHT19	OFFSITE UTILITY MAP	UT6

PREPARED BY:



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

CLIENT:

FALCON FIELD, LLC.

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

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

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

DESIGNED BY:	TDM
DRAWN BY:	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

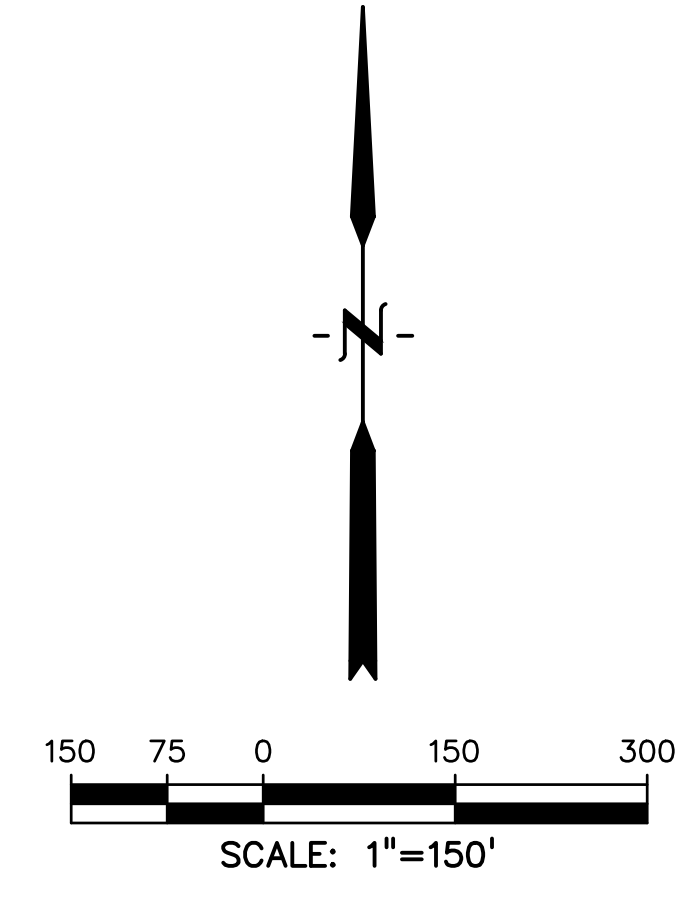
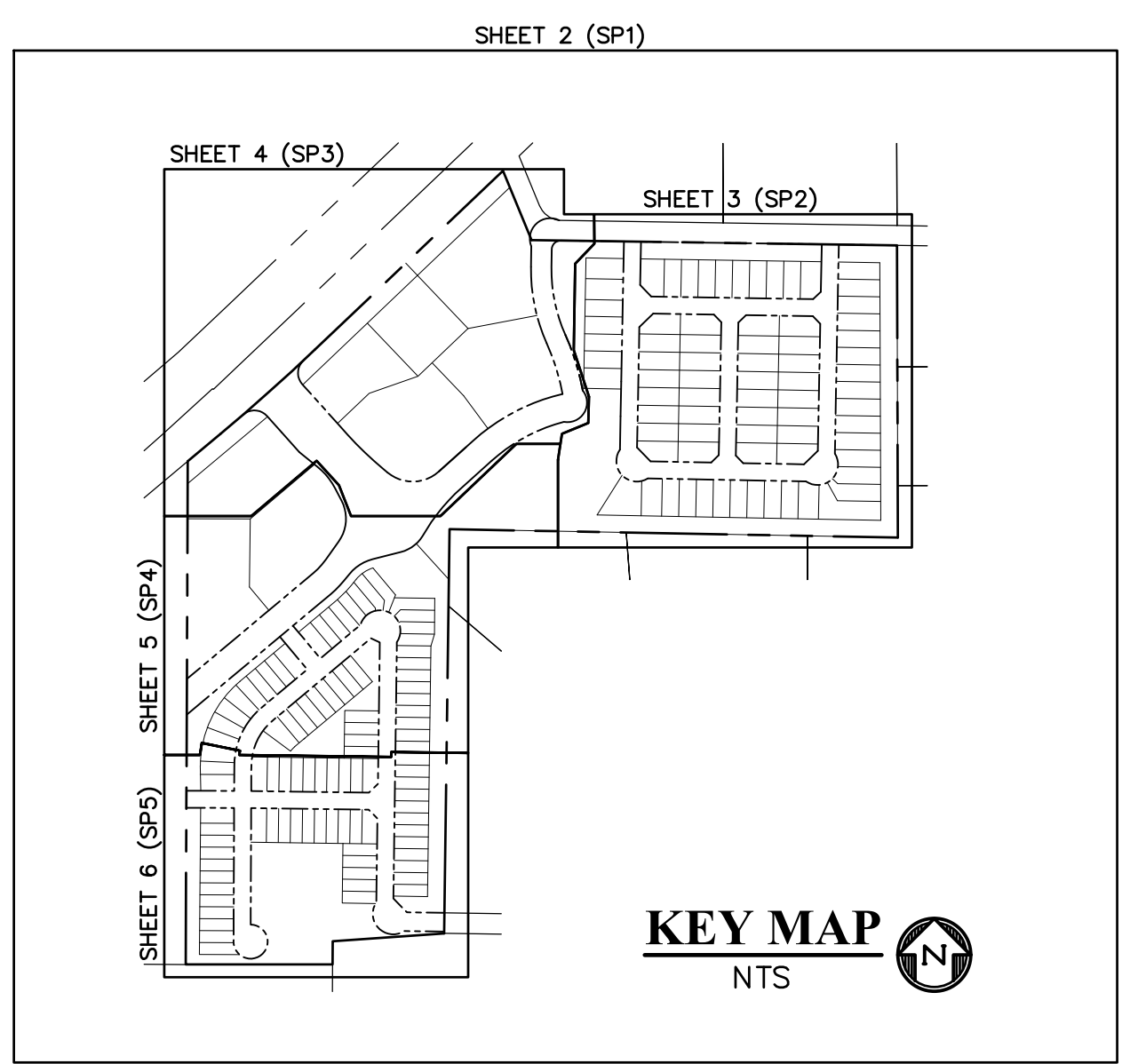
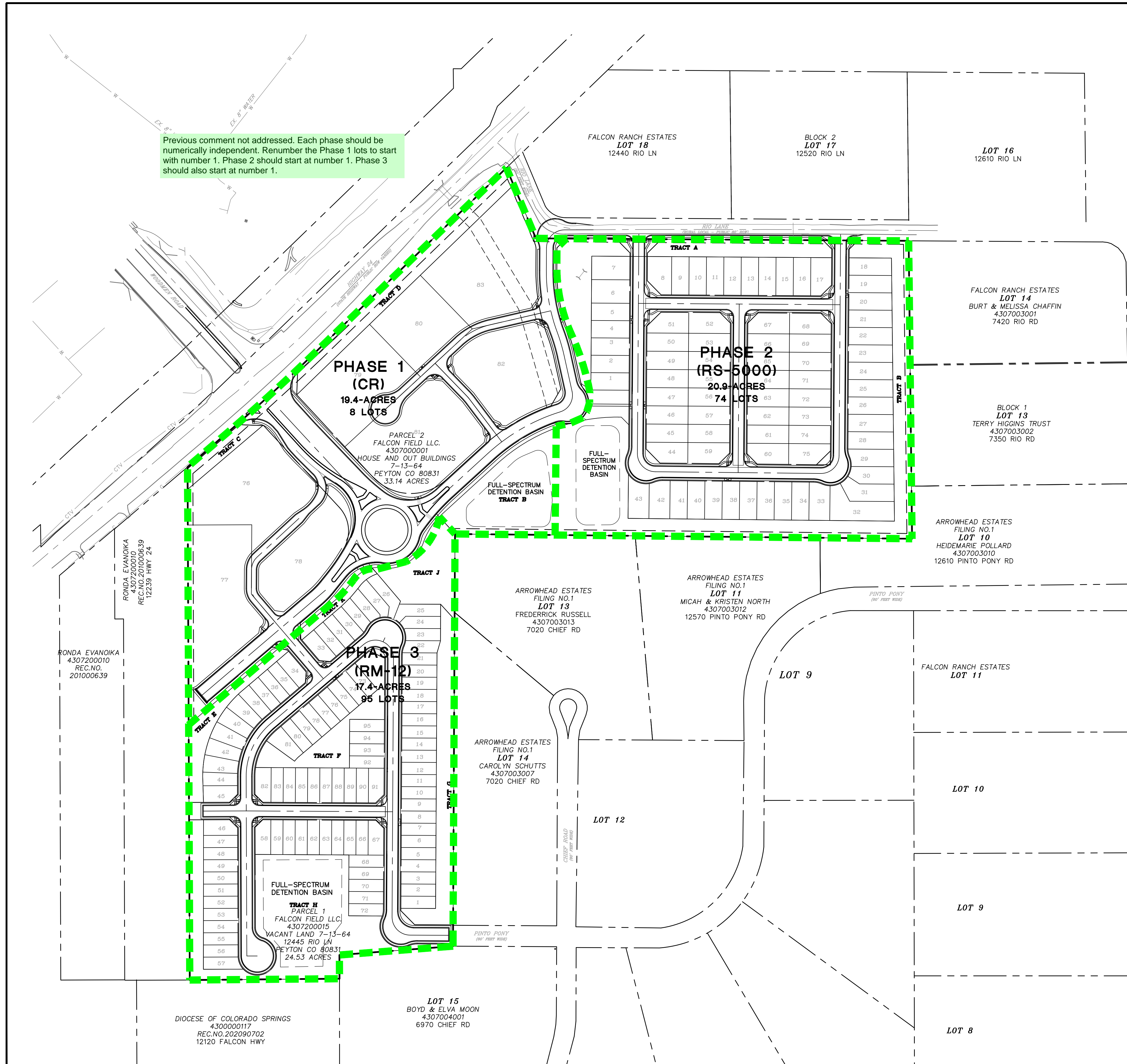
PRELIMINARY  
COVER SHEET  
PLAN

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**PP1**

SHEET: 1 OF 19

Previous comment not addressed. Each phase should be numerically independent. Renumber the Phase 1 lots to start with number 1. Phase 2 should start at number 1. Phase 3 should also start at number 1.



**LEGEND**

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

**TYPICAL LOT SIZE PER ZONE DISTRICT**

ZONE DISTRICT	# LOTS	LOT SIZE	AREA
RS-5000	74	50' x 110'	5,500 SF
RM-12	95	35' x 100'	3,500 SF

PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
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ISSUE	DATE
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RESUBMITTAL	4/10/24
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21604-00SP1

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

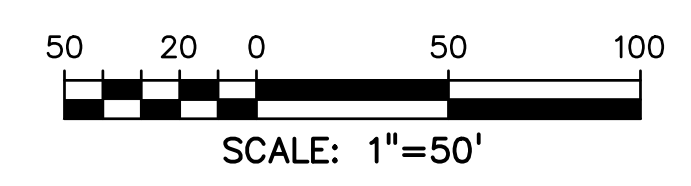
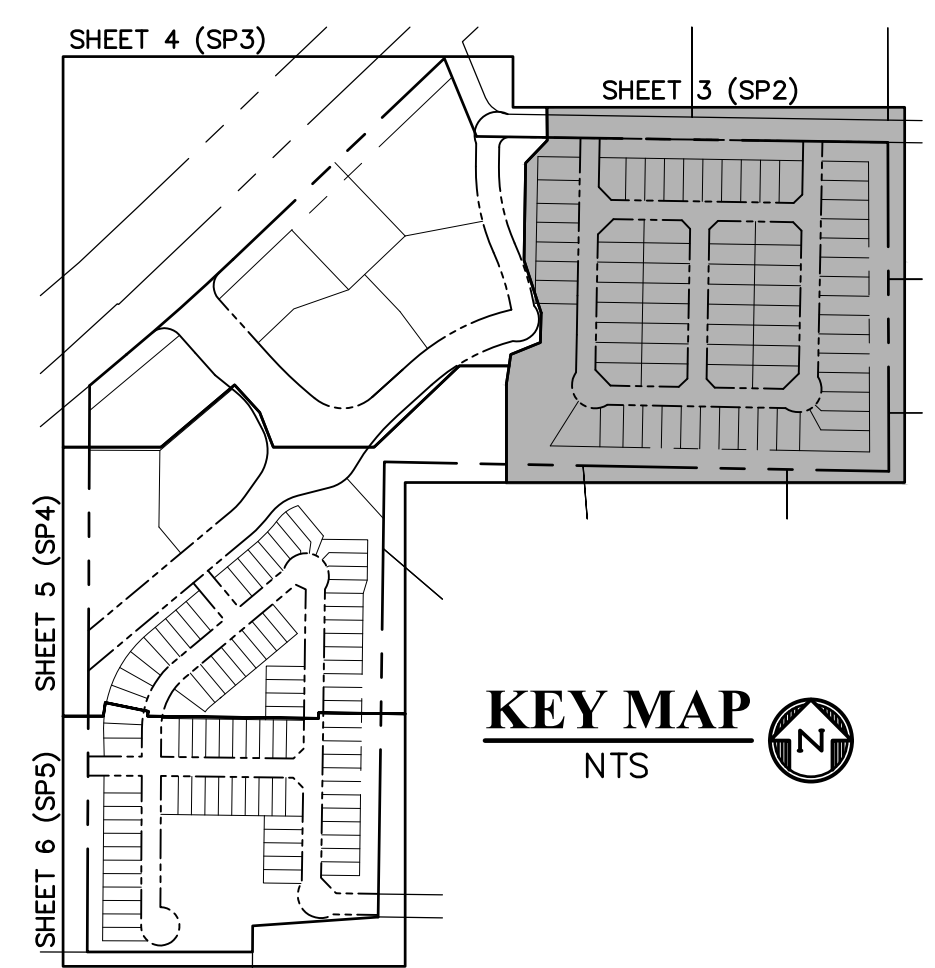
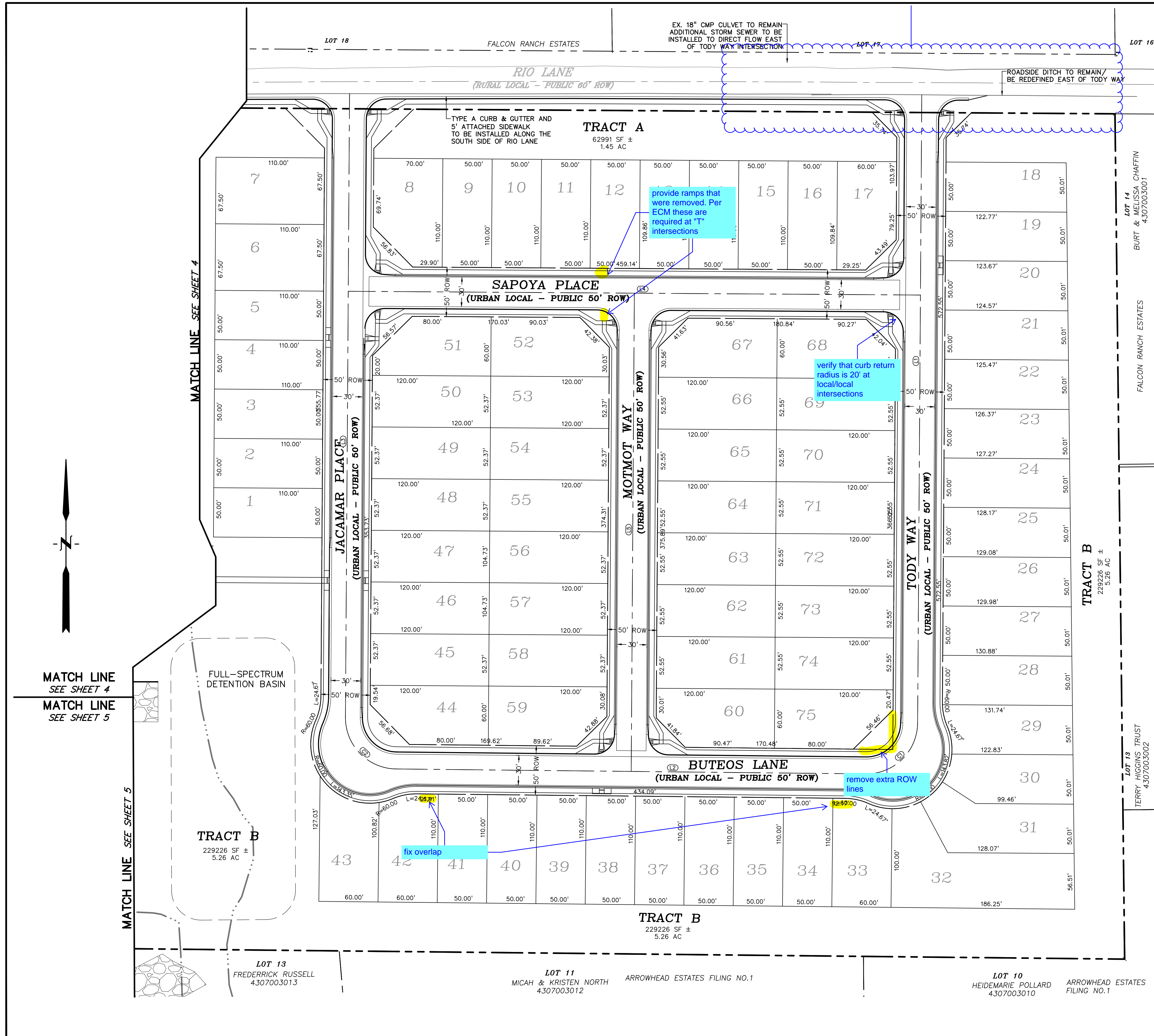
DRAWING SCALE:  
 HORIZONTAL: 1" = 150'  
 VERTICAL: N/A

**PRELIMINARY OVERALL SITE PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**SP1**

Review C2: Please see comment on the drainage report and revise accordingly.  
 Review C3: Unresolved.



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

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

**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 SAWHATCH ST. STE #100  
 COLORADO SPGS, COLORADO 80903  
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**THE COMMONS AT FALCON FIELD**  
**PRELIMINARY PLAN**  
 12445 RIO LANE, AND VACANT LAND  
 PEYTON, EL PASO COUNTY, COLORADO

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

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

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

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

PRELIMINARY SITE PLAN

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**SP2**

Review C2: show and label improvements for Rio land closer at hwy 24  
 Review C3: Unresolved.

Review 1 comment: Show and label the necessary ROW dedication for the proposed improvements and widening of hwy 24  
 Review 2: unresolved  
 Review 3: Unresolved.

Review C2: label all existing ROW/property lines.  
 Review C3: Unresolved.

Please provide a cross section for woodmen Road on the north side as well. Please label all improvements i.e. striping medians sidewalks, corner islands to be constructed etc. Refer to the TIS recommended improvements.

Per ECM 2.5.6 G Corner Islands separating right turns shall be provided at all high capacity intersections.  
 Also per ECM 2.5.2.F Pedestrian refuge area is required for crossings longer than 48'

Provide PED crossing with cross walk between the corner islands

Review C2: Provide PED crossings at Roundabout and design for bike path/ramps  
 Review C3: Unresolved.

These should be roads, located in tracts or dedicated as public r.o.w., if they are going to serve these lots. If they are going to be private, they should be located in tracts. If they are public, they should be indicated as such. As it is now, you have named roads, but you are not calling them roads.

Please provide curve data for proposed cul-de-sac

Revise to 30' paved width per urban local County standard detail

Modified urban non-res....

Review C2: provide Pedestrian ramps crossings (3) at T intersection per ECM 2.5.3.C  
 Review C3: Unresolved.

revise ROW width per approved Deviation.

adjust the ROW line on Retail Row St. per condition of approval on the Deviation Request.

LEGEND

- ..... CITY LINE
- ..... OF WAY
- .....
- ..... 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

PREPARED BY:



DREXEL, BARRELL & CO.  
 Engineers & Surveyors  
 101 SAWATCH ST. STE #100  
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CLIENT:

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

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

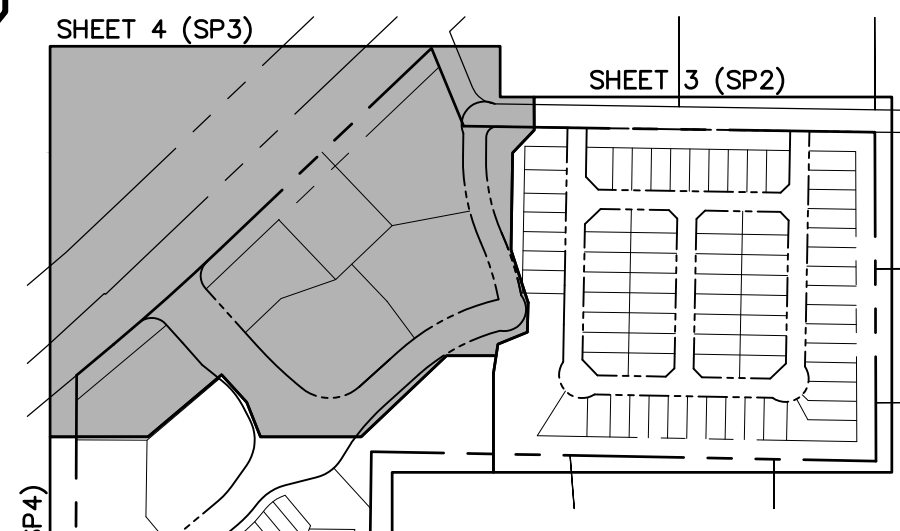
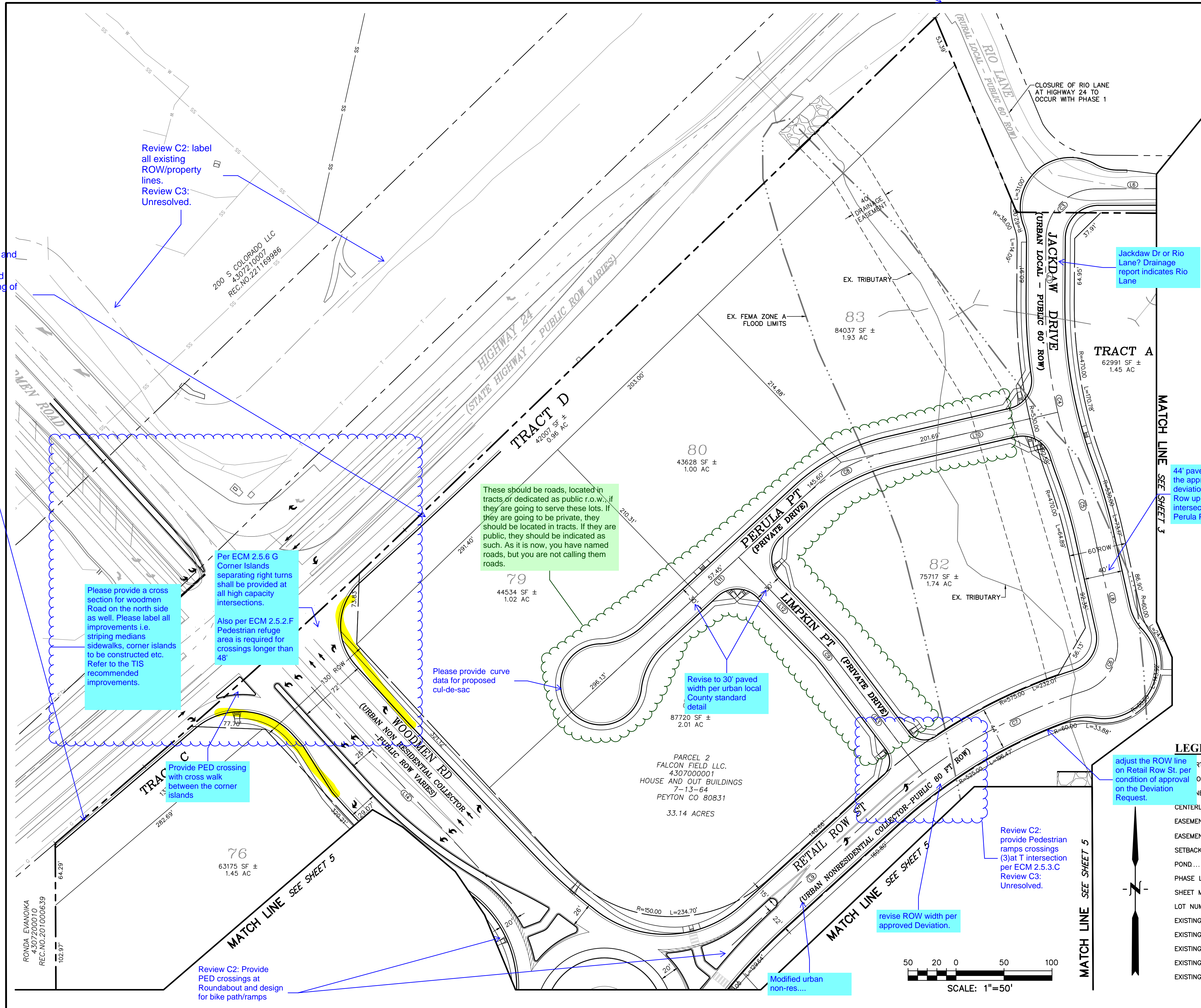
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

PRELIMINARY SITE PLAN

PROJECT NO. 21604-00SCV  
 DRAWING NO.

**SP3**

SHEET: 4 OF 19

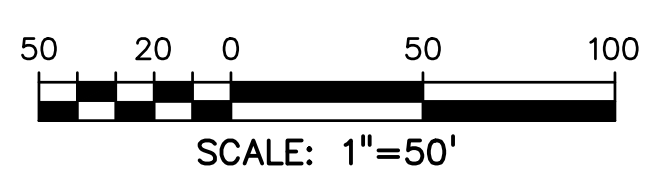


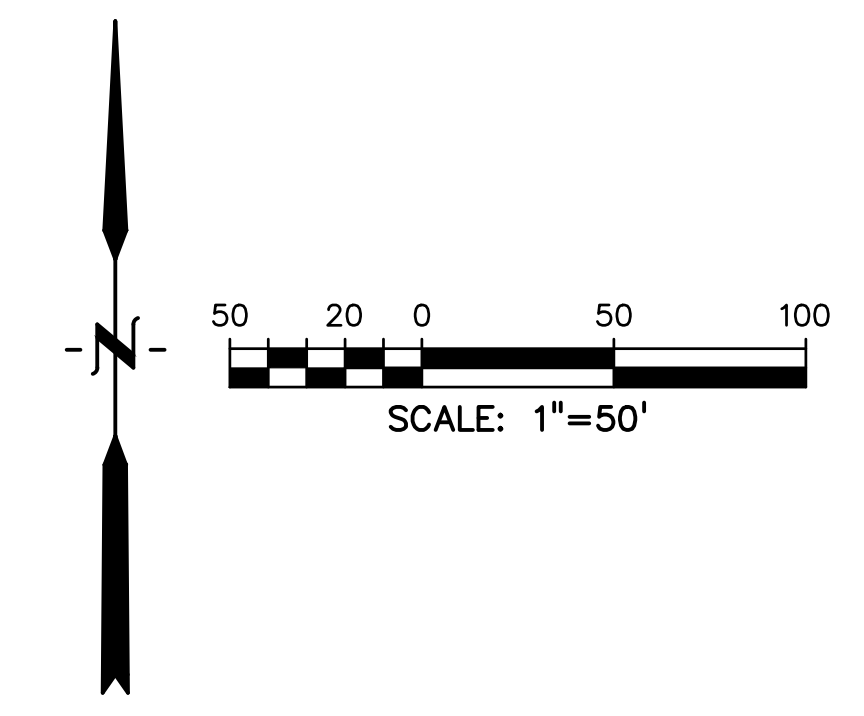
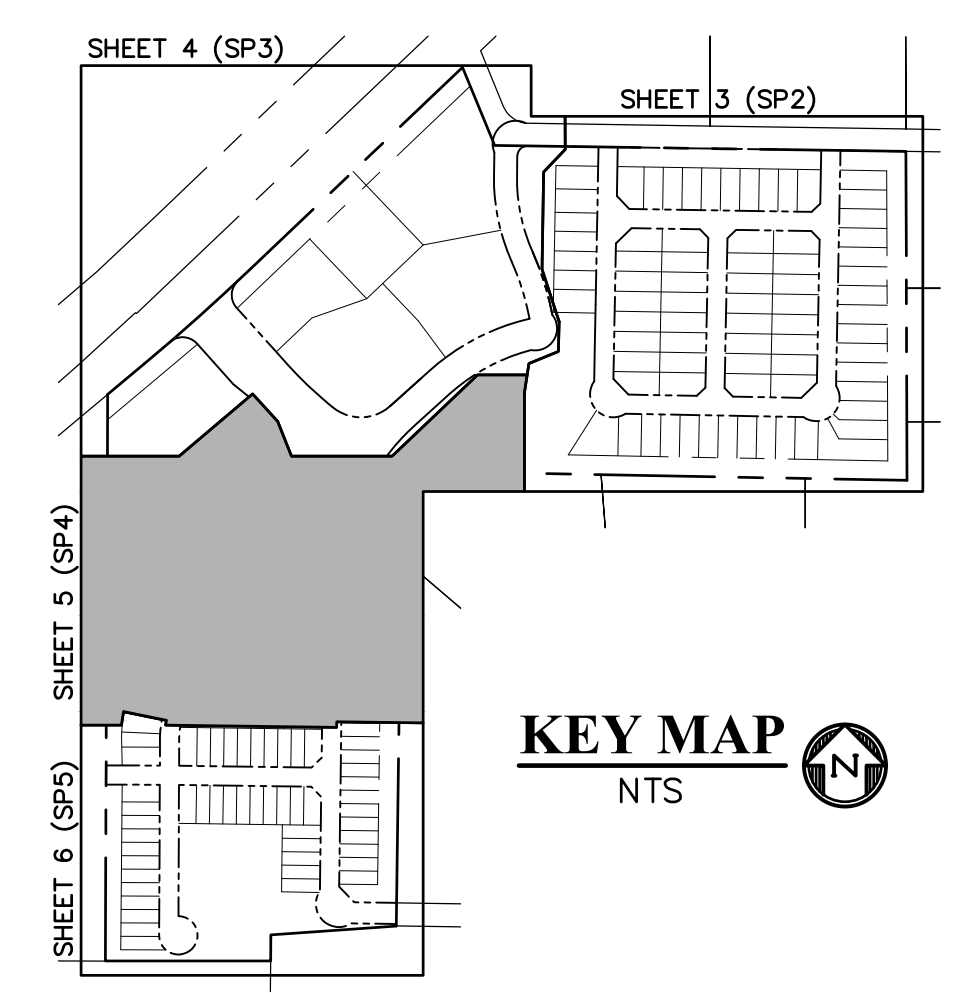
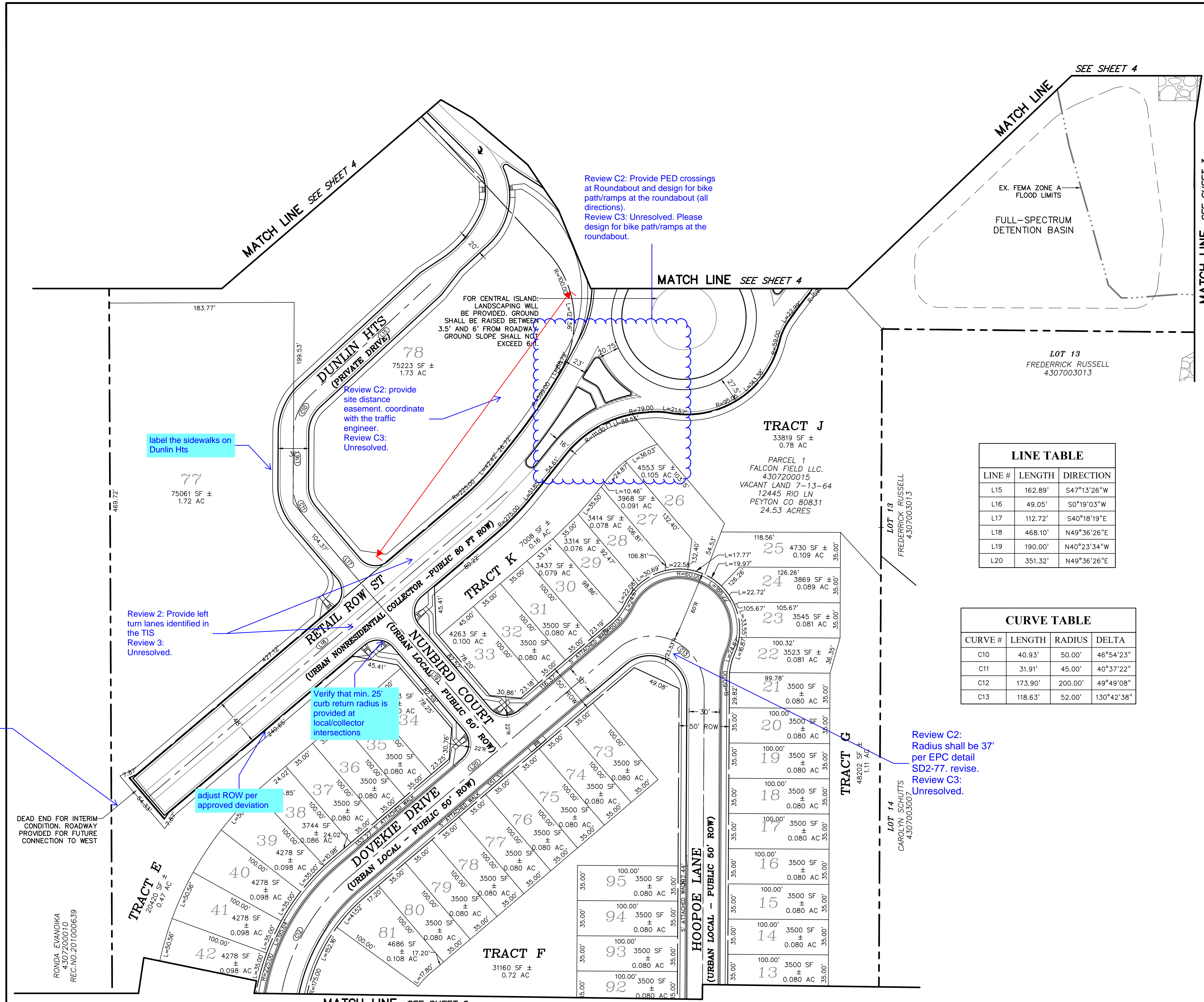
**LINE TABLE**

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

**CURVE TABLE**

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





**LINE TABLE**

LINE #	LENGTH	DIRECTION
L15	162.89'	S47°13'26"W
L16	49.05'	S0°19'03"W
L17	112.72'	S40°18'19"E
L18	468.10'	N49°36'26"E
L19	190.00'	N40°23'34"W
L20	351.32'	N49°36'26"E

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C10	40.93'	50.00'	46°54'23"
C11	31.91'	45.00'	40°37'22"
C12	173.90'	200.00'	49°49'08"
C13	118.63'	52.00'	130°42'38"

**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 .....

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

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

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

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

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

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

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

**PRELIMINARY SITE PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**SP4**  
 SHEET: 5 OF 19

PREPARED BY:

**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 101 SAWATCH ST. STE #100  
 COLORADO SPGS, COLORADO 80903  
 CONTACT: TIM D. MCCONNELL, P.E.  
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PRELIMINARY PLANS FOR:  
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 12445 RIO LANE, AND VACANT LAND  
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DESIGNED BY: KGV  
 DRAWN BY: SDM  
 CHECKED BY: TDM  
 FILE NAME: 21604-00SP2

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

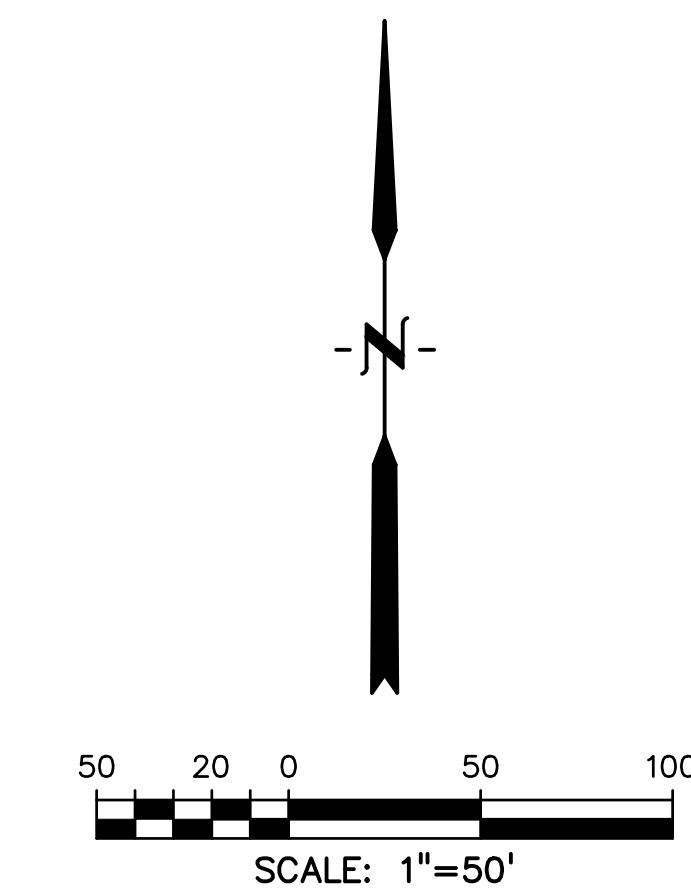
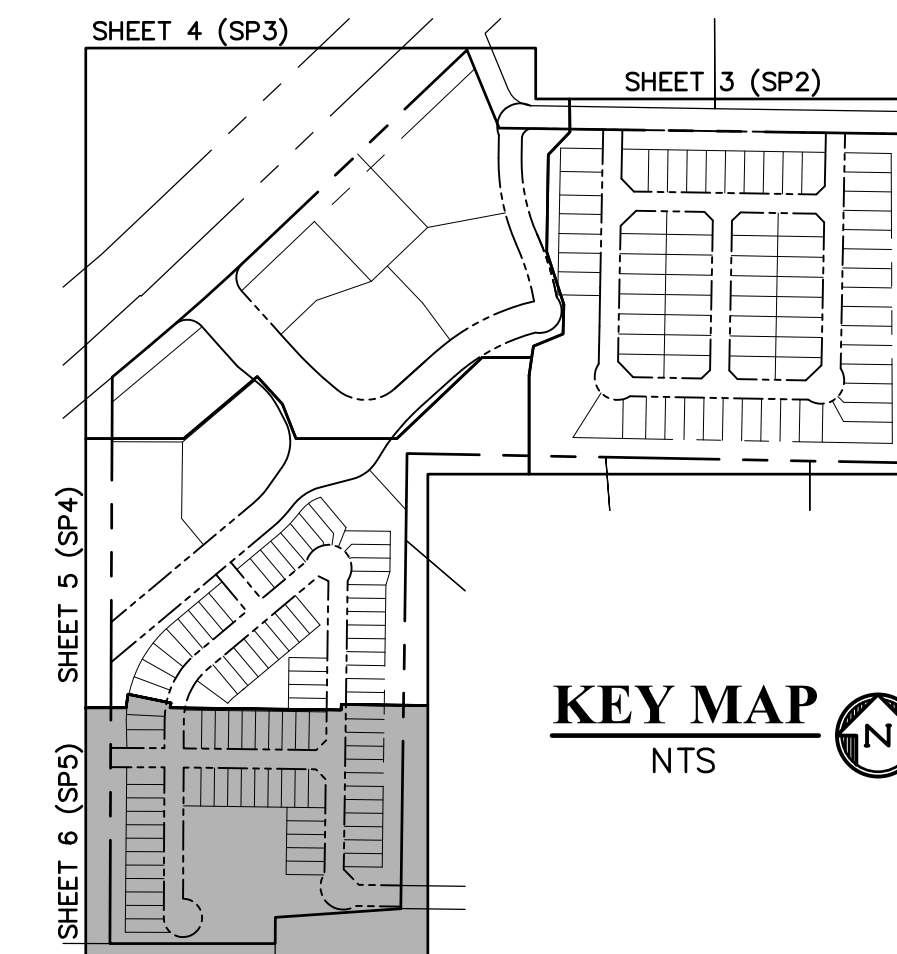
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**PRELIMINARY  
 SITE PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**SP5**

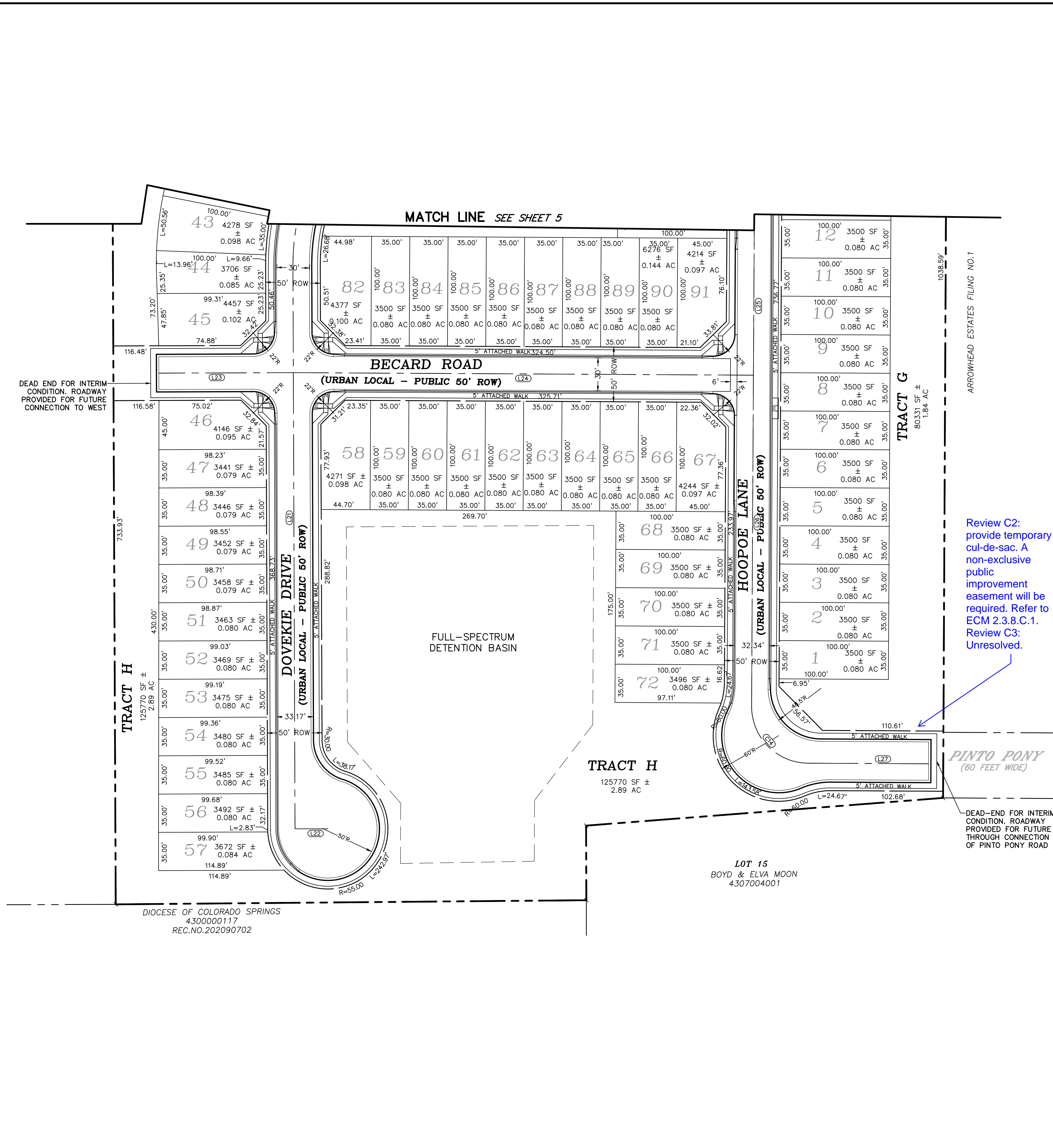
SHEET: 6 OF 19



LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	515.43'	N0°12'42"W
L22	30.00'	S90°00'00"W
L23	122.84'	S89°47'18"W
L24	421.05'	N89°40'57"W
L25	441.35'	S0°19'03"W
L26	302.58'	S0°19'03"W
L27	110.12'	S89°42'21"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C14	81.70'	52.00'	90°01'24"

Review C2:  
 provide temporary  
 cul-de-sac. A  
 non-exclusive  
 public  
 improvement  
 easement will be  
 required. Refer to  
 ECM 2.3.8.C.1.  
 Review C3:  
 Unresolved.

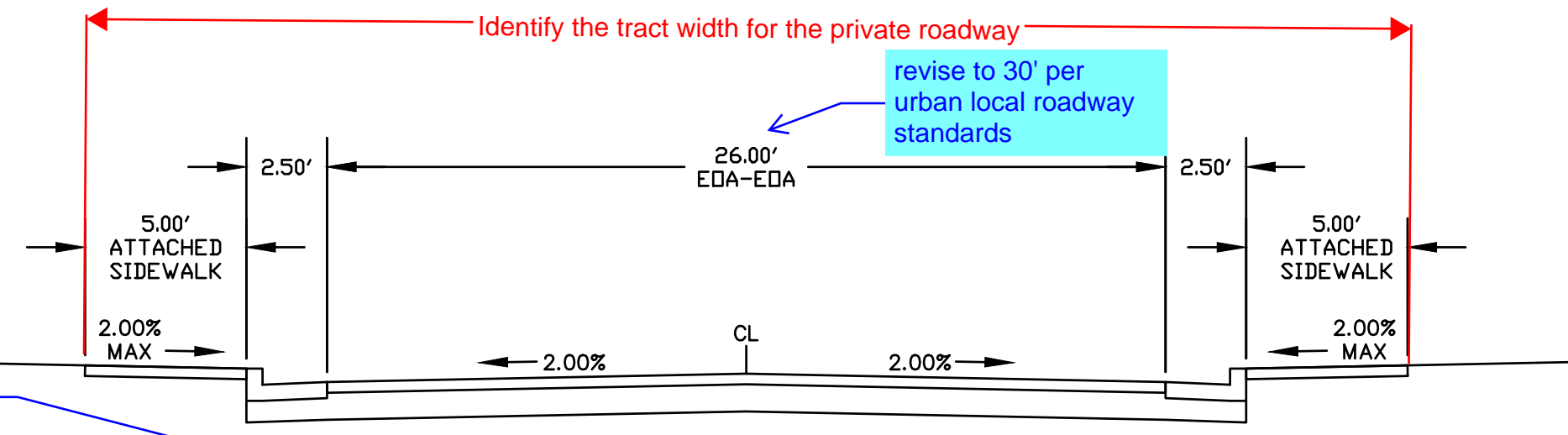


DIocese OF COLORADO SPRINGS  
 4300000117  
 REC.NO.202090702

LOT 15  
 BOYD & ELVA MOON  
 4307004001

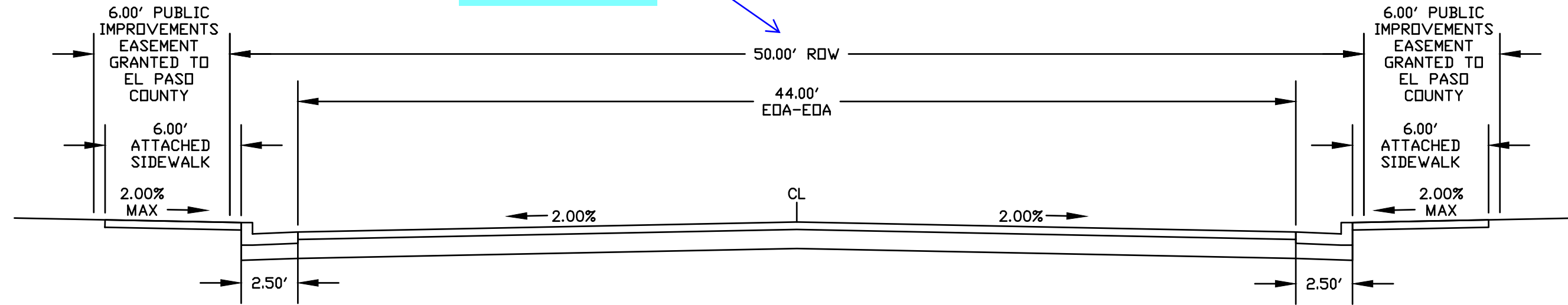
All roadways private and public shall be per ECM standards. Perula Pt and Limpkin PT are both classified as local roadways and shall meet County standards. Please revise.

Be aware that Dunlin Hts would be considered a private driveway/drive aisle since it services only 3 lots and would not be a road.



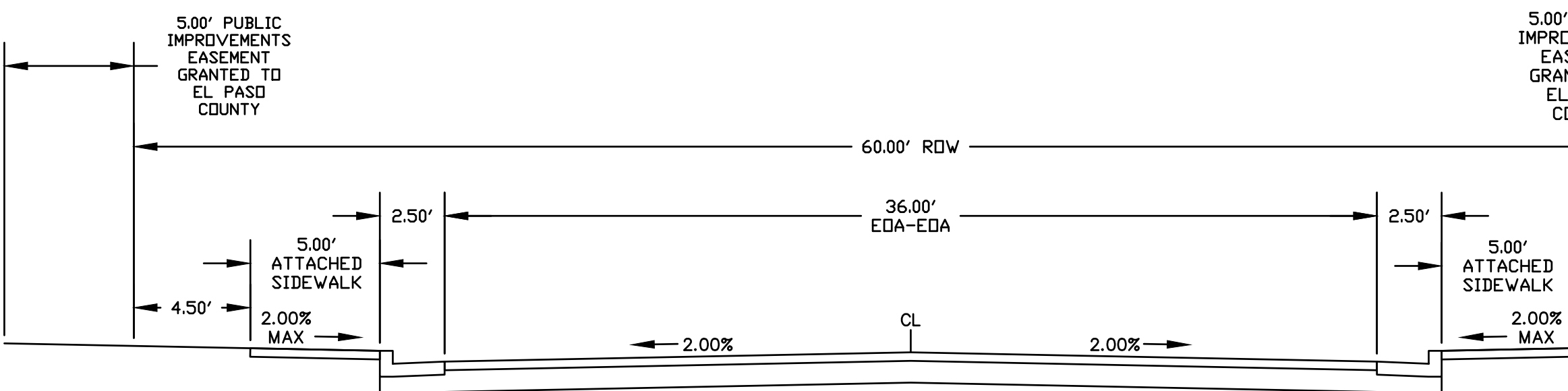
**WILLET & PERULA WAY**  
(PRIVATE RD.)  
SCALE: 1"=5'

update the ROW per the approved deviation



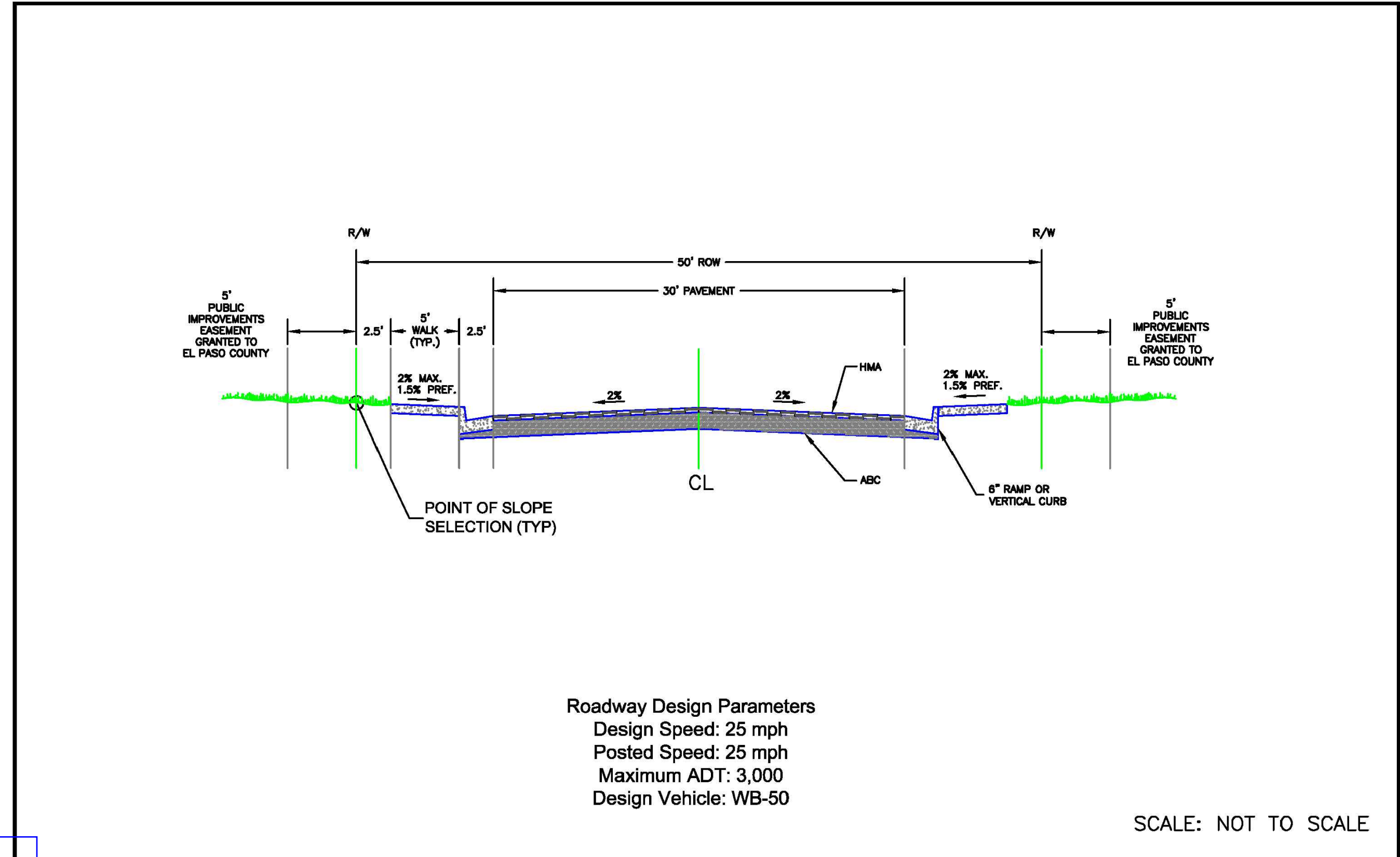
**RETAIL ROW ST.**  
(URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 50' ROW)  
SCALE: 1"=5'

Add "Modified" to the front of the classification and provide a note that indicated: per approved deviation PCD File No. DEV238



**RIO LANE**  
(URBAN LOCAL - PUBLIC 60' ROW)  
SCALE: 1"=5'

Review C1: Identify the roadways that correspond to each of the roadway cross sections and also show the location of utilities/storm on each roadway cross section.  
-provide roadway cross sections at the private roadways within the commercial lots as they do not appear to match the standard cross sections, submit deviations as necessary if they do not meet County standards.  
Also provide cross sections and details for the roundabout.  
Review C2: unresolved. Please label the roadways that correspond to each detail. show location of utilities/storm on each section. Also provide deviations as necessary.  
Review C3: Unresolved. Cross-sections of roundabout have not been provided.



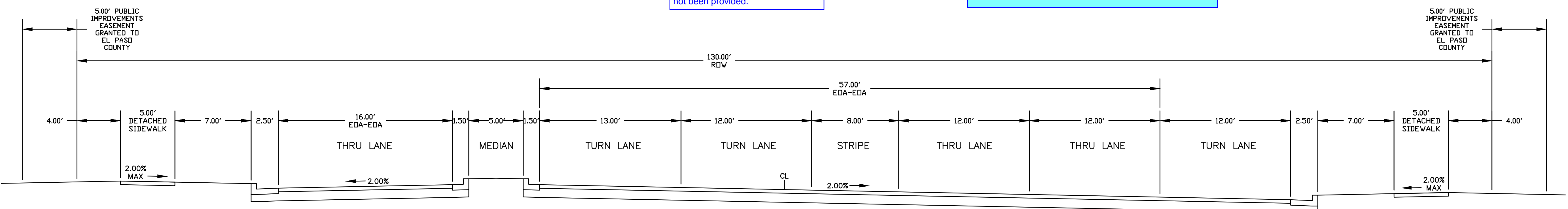
Roadway Design Parameters  
Design Speed: 25 mph  
Posted Speed: 25 mph  
Maximum ADT: 3,000  
Design Vehicle: WB-50

SCALE: NOT TO SCALE

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

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

provide cross section of the proposed improvements for Rio Lane.



**WOODMEN RD.**  
(URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 130' ROW)  
SCALE: 1"=5'

PREPARED BY:



CLIENT:

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

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

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

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.

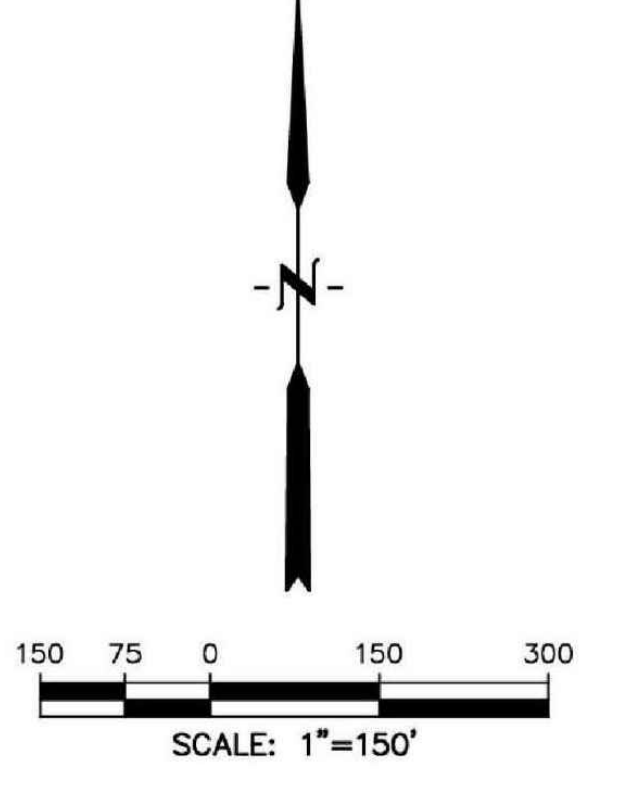
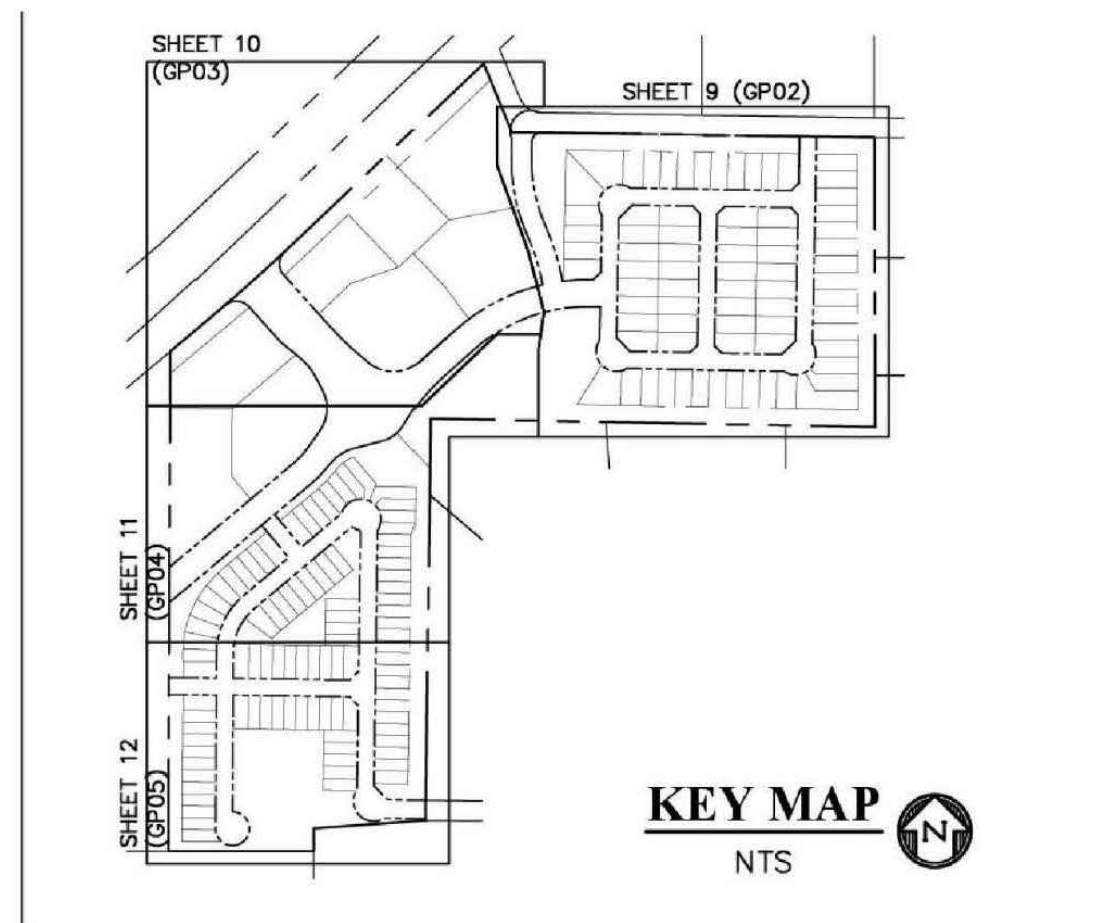
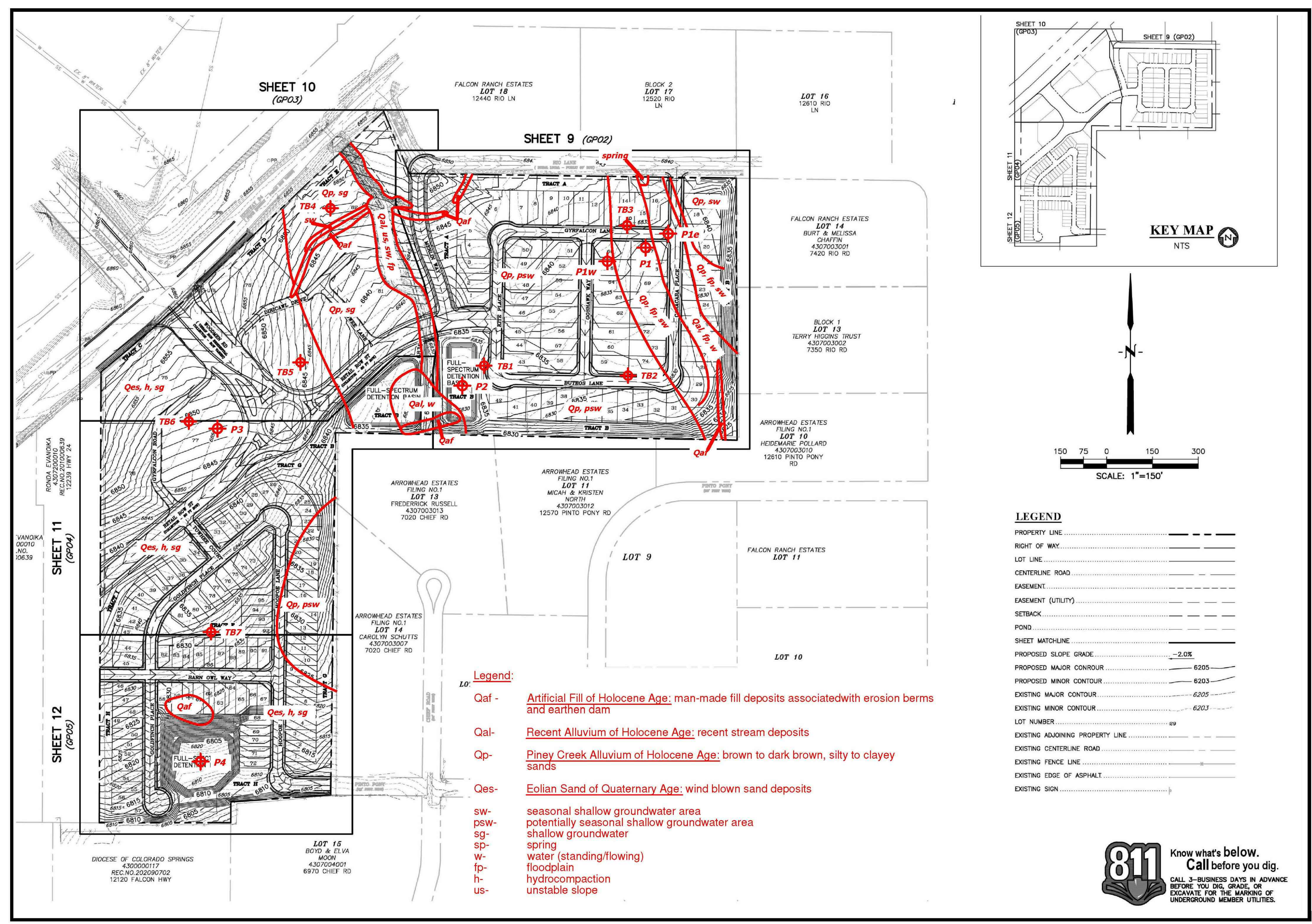
DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

PRELIMINARY ROAD SECTIONS

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**RS01**

SHEET: 7 OF 19



**LEGEND**

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

- Legend:**
- Qaf - Artificial Fill of Holocene Age: man-made fill deposits associated with erosion berms and earthen dam
  - Qal - Recent Alluvium of Holocene Age: recent stream deposits
  - Qp - Piney Creek Alluvium of Holocene Age: brown to dark brown, silty to clayey sands
  - Qes - Eolian Sand of Quaternary Age: wind blown sand deposits
  - sw - seasonal shallow groundwater area
  - psw - potentially seasonal shallow groundwater area
  - sg - shallow groundwater
  - sp - spring
  - w - water (standing/flowing)
  - fp - floodplain
  - h - hydrocompaction
  - us - unstable slope

**811** 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.

REVISION	BY



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

JOB NO. 202649  
 FIG. 6

PREPARED BY:



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

CLIENT:

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

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

DRAWING SCALE:  
 HORIZONTAL: X" = XX"  
 VERTICAL: X" = XX"

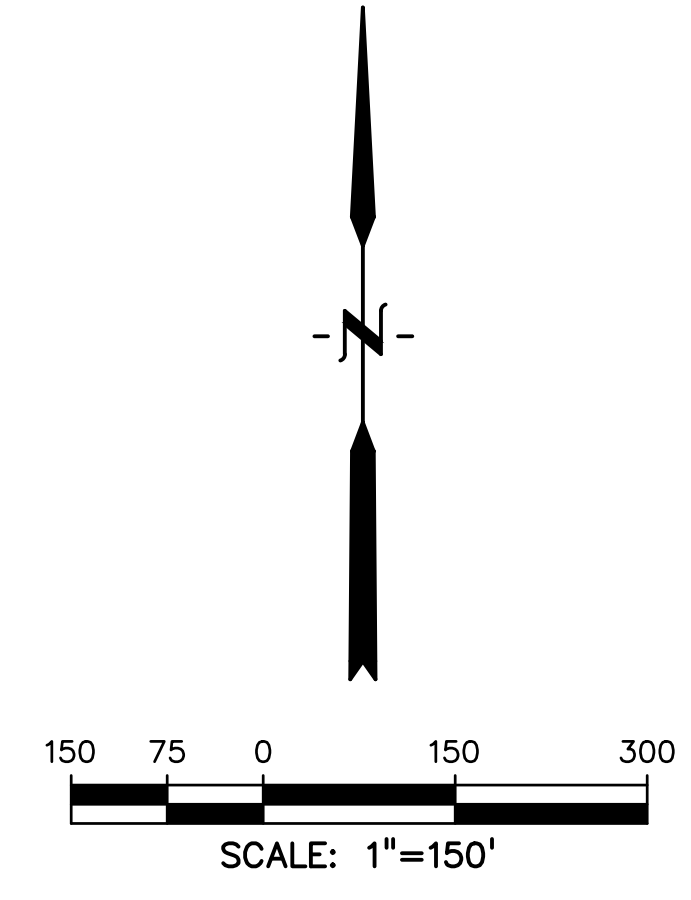
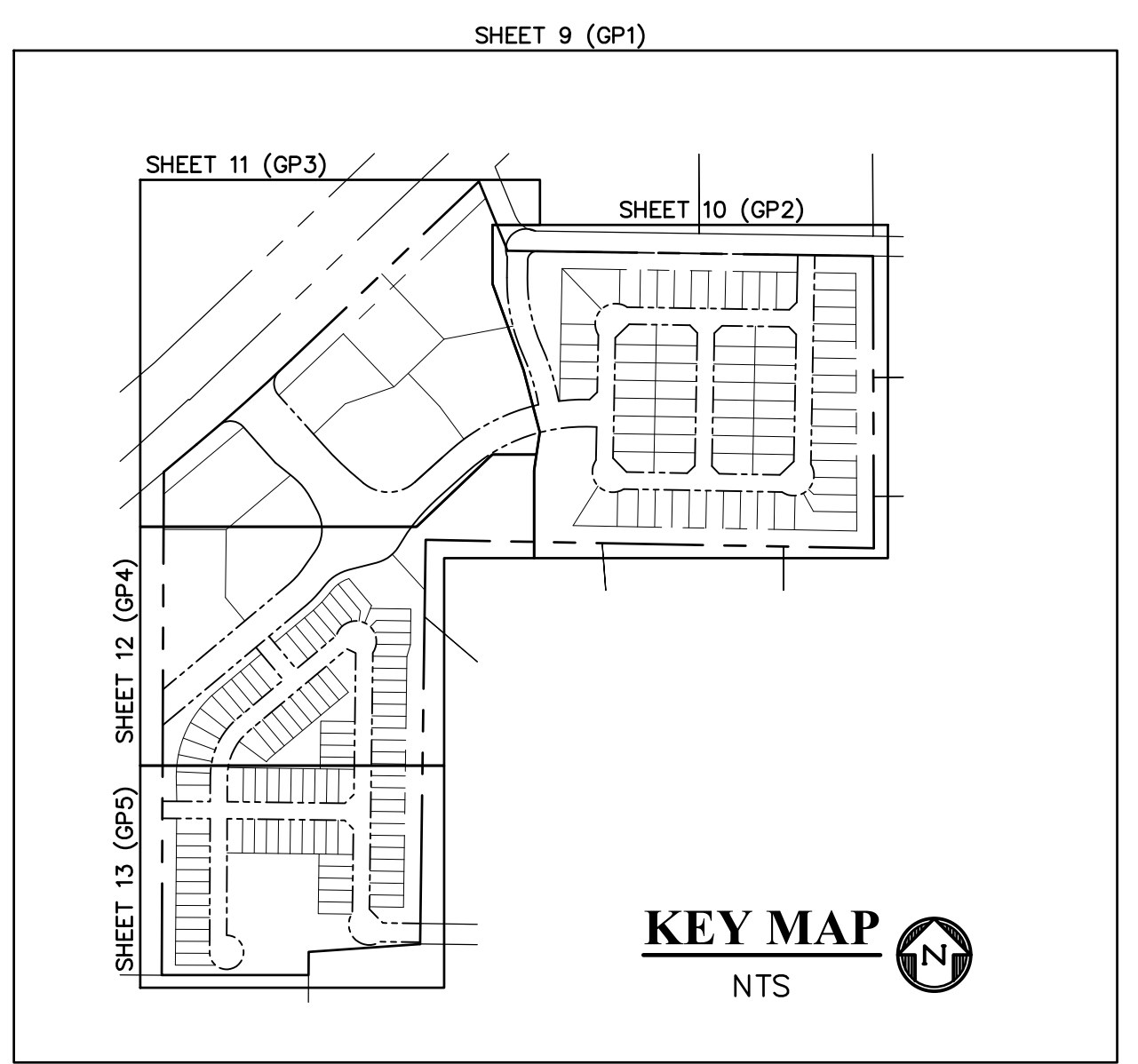
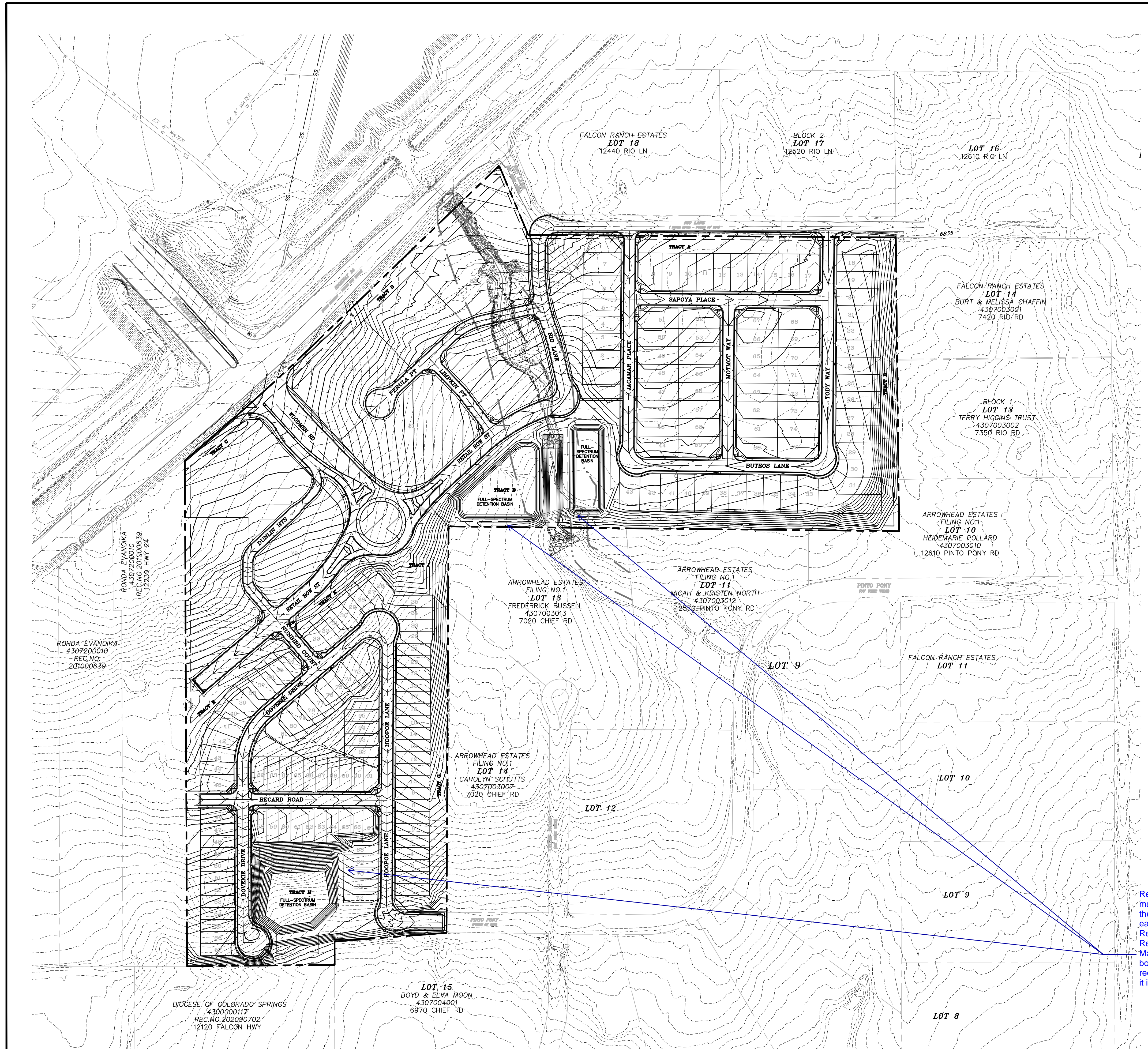
**GEOLOGICAL MAP**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**GM1**

SHEET: 8 OF 19





**LEGEND**

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

Review C1 : show the maintenance access road along the proposed channel and to each of the 3 ponds  
 Review C2: unresolved  
 Review C3: Unresolved.  
 Maintenance access to the bottom of the temporary pond is required. Please show and label it in three ponds.

PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 101 SAWHATCH ST. STE #100  
 COLORADO SPGS, COLORADO 80903  
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 (719)260-0887  
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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	4/10/24
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21604-00GP1

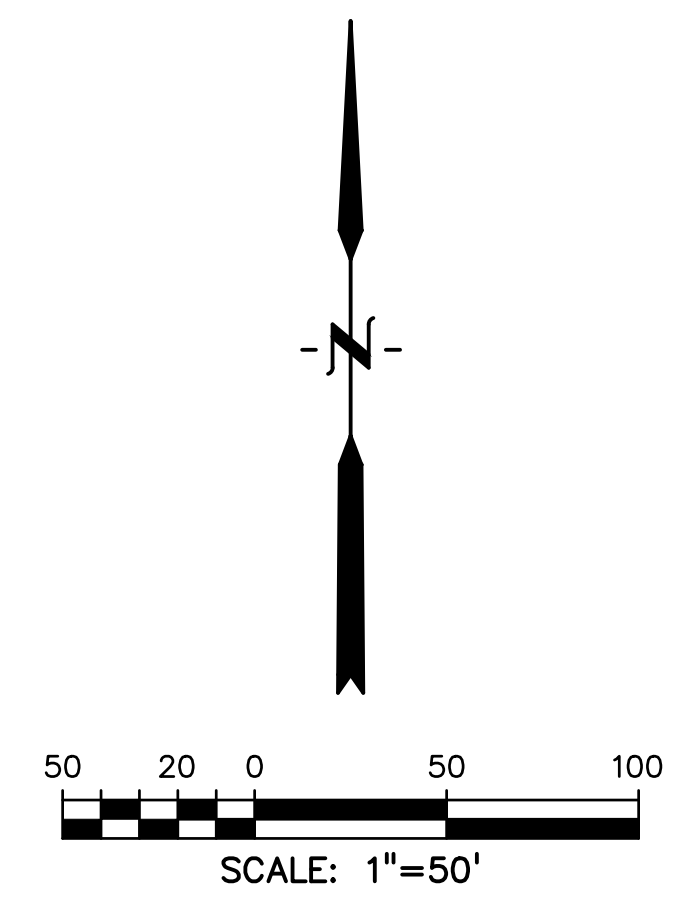
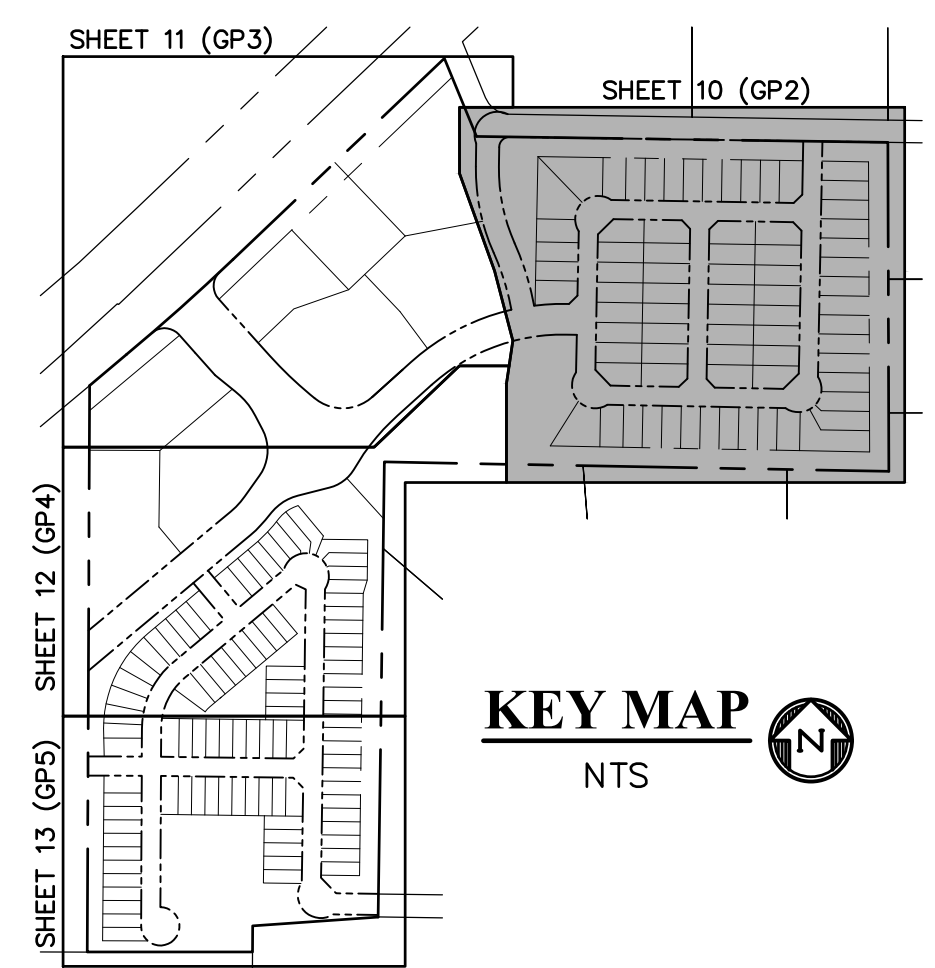
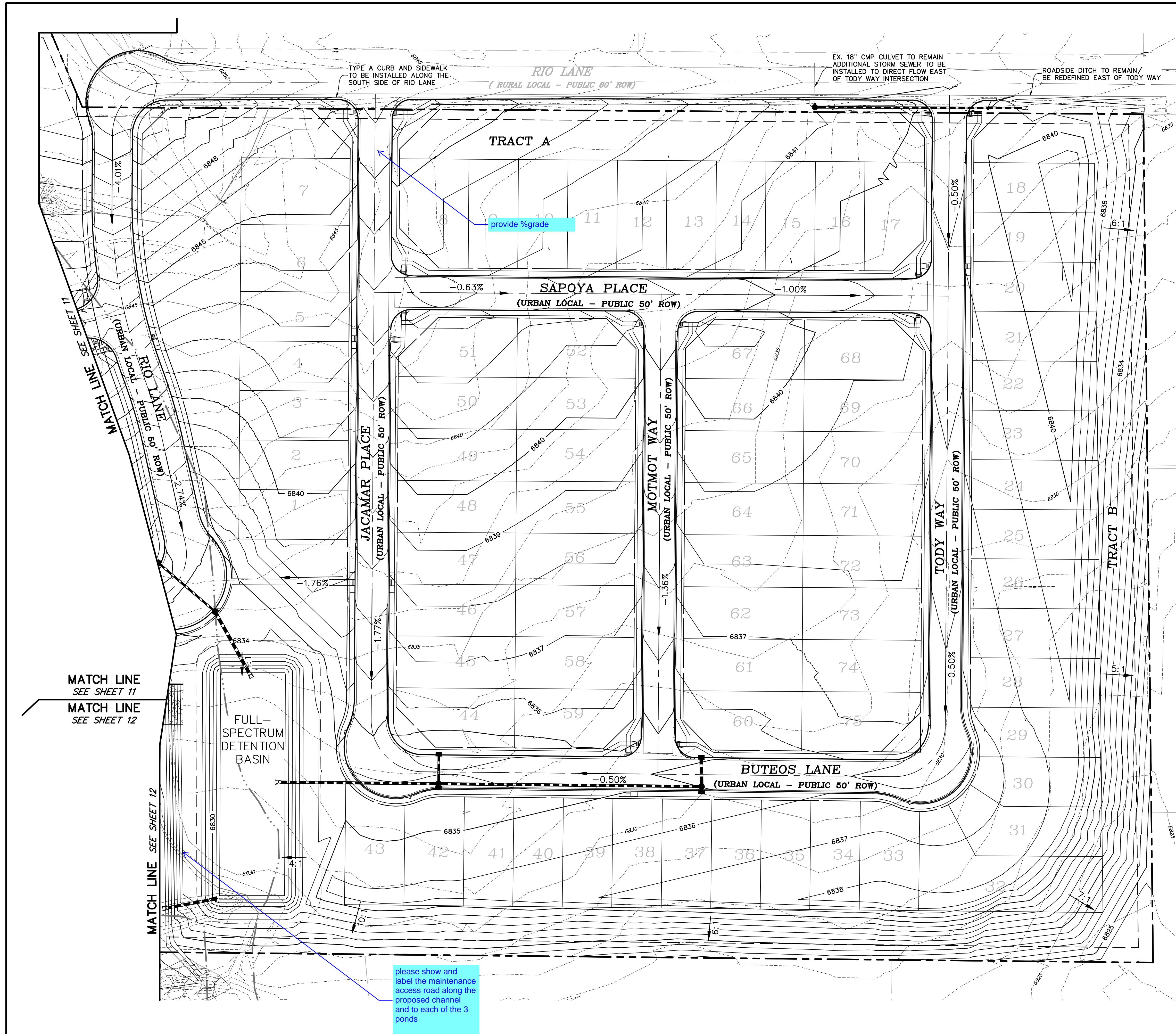
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
**DREXEL, BARRELL & CO.**

DRAWING SCALE:  
 HORIZONTAL: 1" = 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 .....
- PROPOSED MAJOR CONTOUR .....
- PROPOSED MINOR CONTOUR .....
- EXISTING MAJOR CONTOUR .....
- EXISTING MINOR CONTOUR .....
- LOT NUMBER .....

PREPARED BY:

DREXEL, BARRELL & CO.  
 Engineers & Surveyors  
 101 SAWATCH ST. STE #100  
 COLORADO SPGS, COLORADO 80903  
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PRELIMINARY PLANS FOR:  
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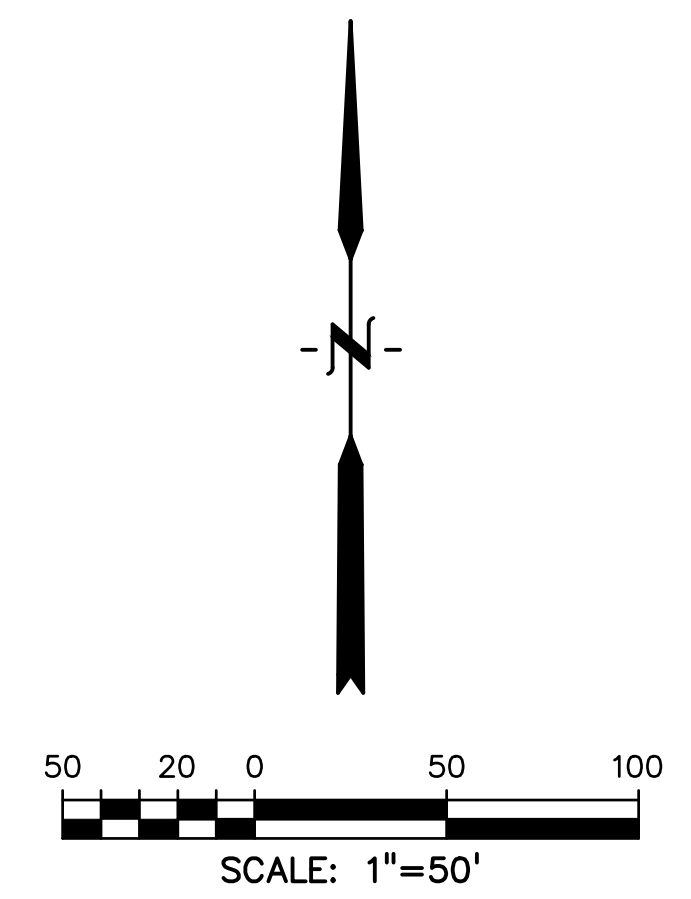
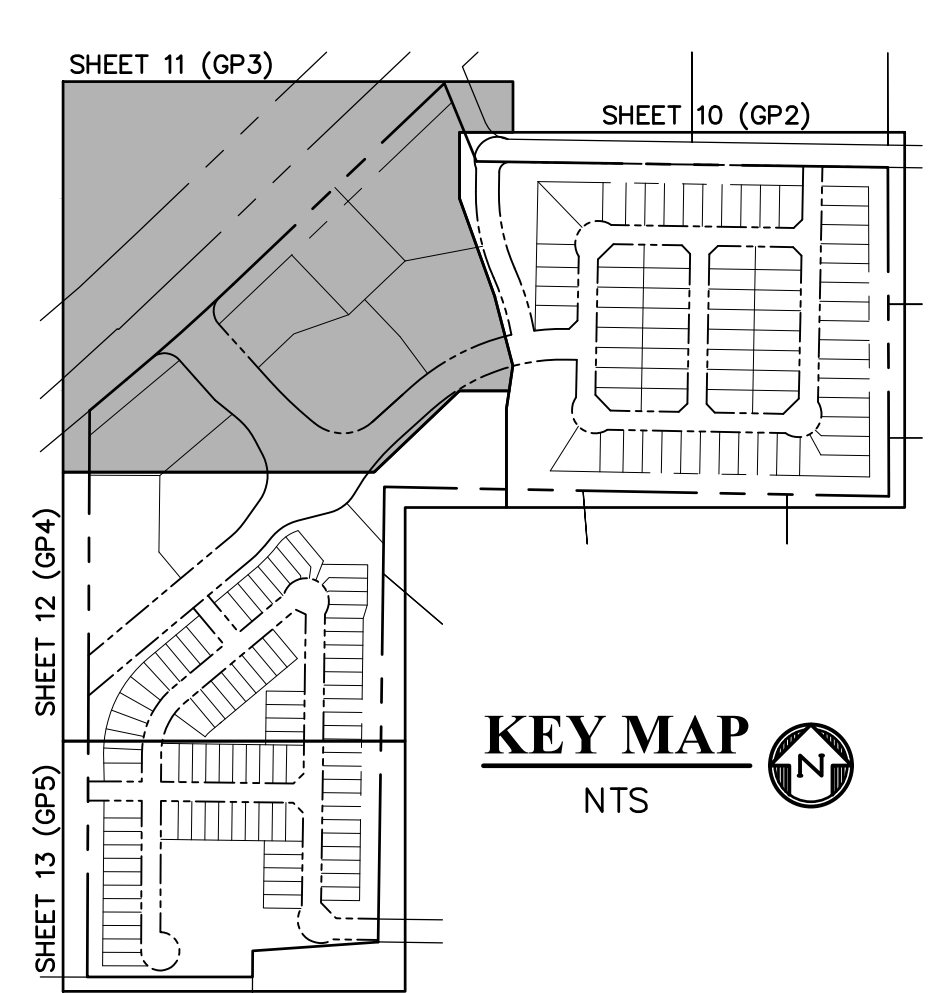
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**PRELIMINARY GRADING PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**GP2**

SHEET: 10 OF 19



**LEGEND**

PROPERTY LINE	-----
RIGHT OF WAY	.....
LOT LINE	.....
CENTERLINE ROAD	-----
EASEMENT	.....
EASEMENT (UTILITIES)	.....
POND	.....
FLOWLINE, CURB & GUTTER	=====
5' ATTACHED SIDEWALK	=====
PROPOSED STORM SEWER	-----
PROPOSED STORM SEWER INLET	■
PROPOSED STORM SEWER MANHOLE	●
PROPOSED SLOPE GRADE	→ -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 SAWHATCH ST. STE #100  
 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

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DESIGNED BY: KGV  
 DRAWN BY: SDM  
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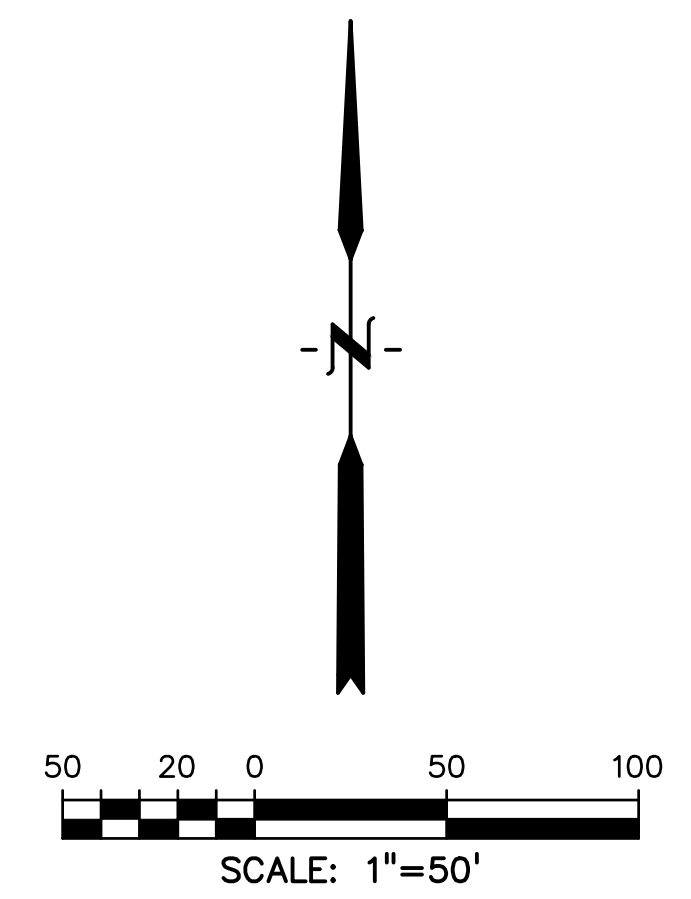
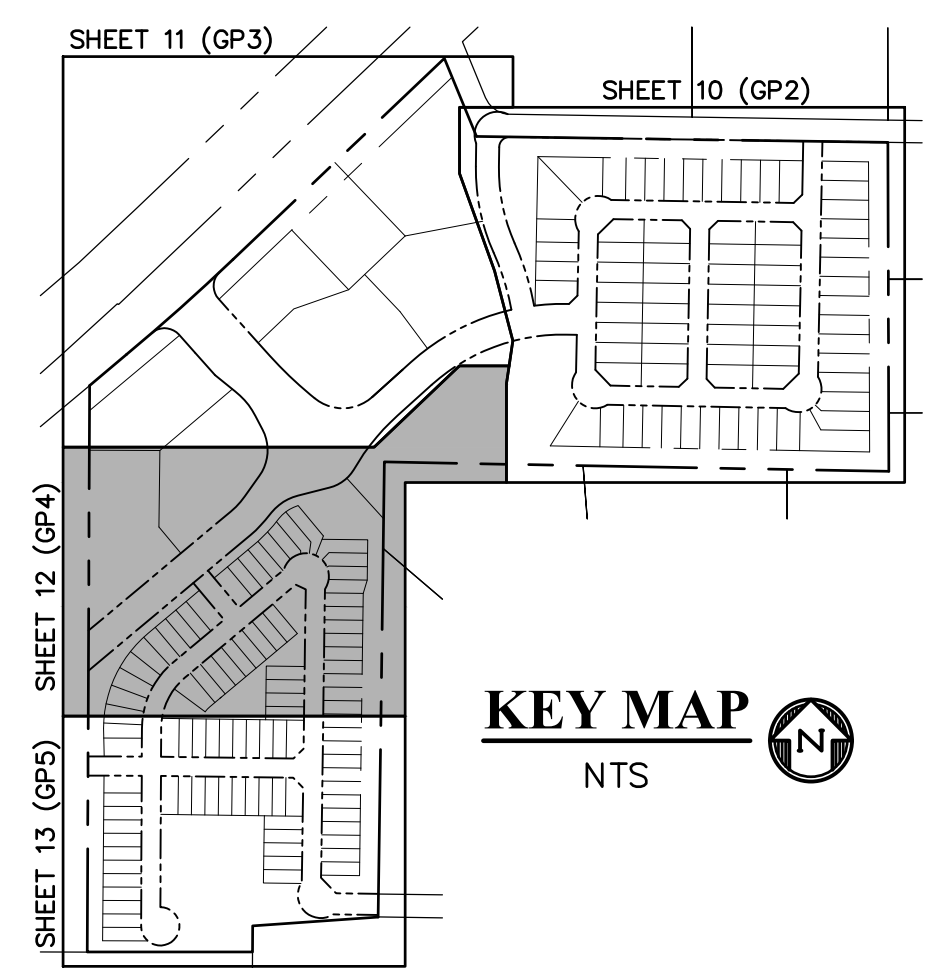
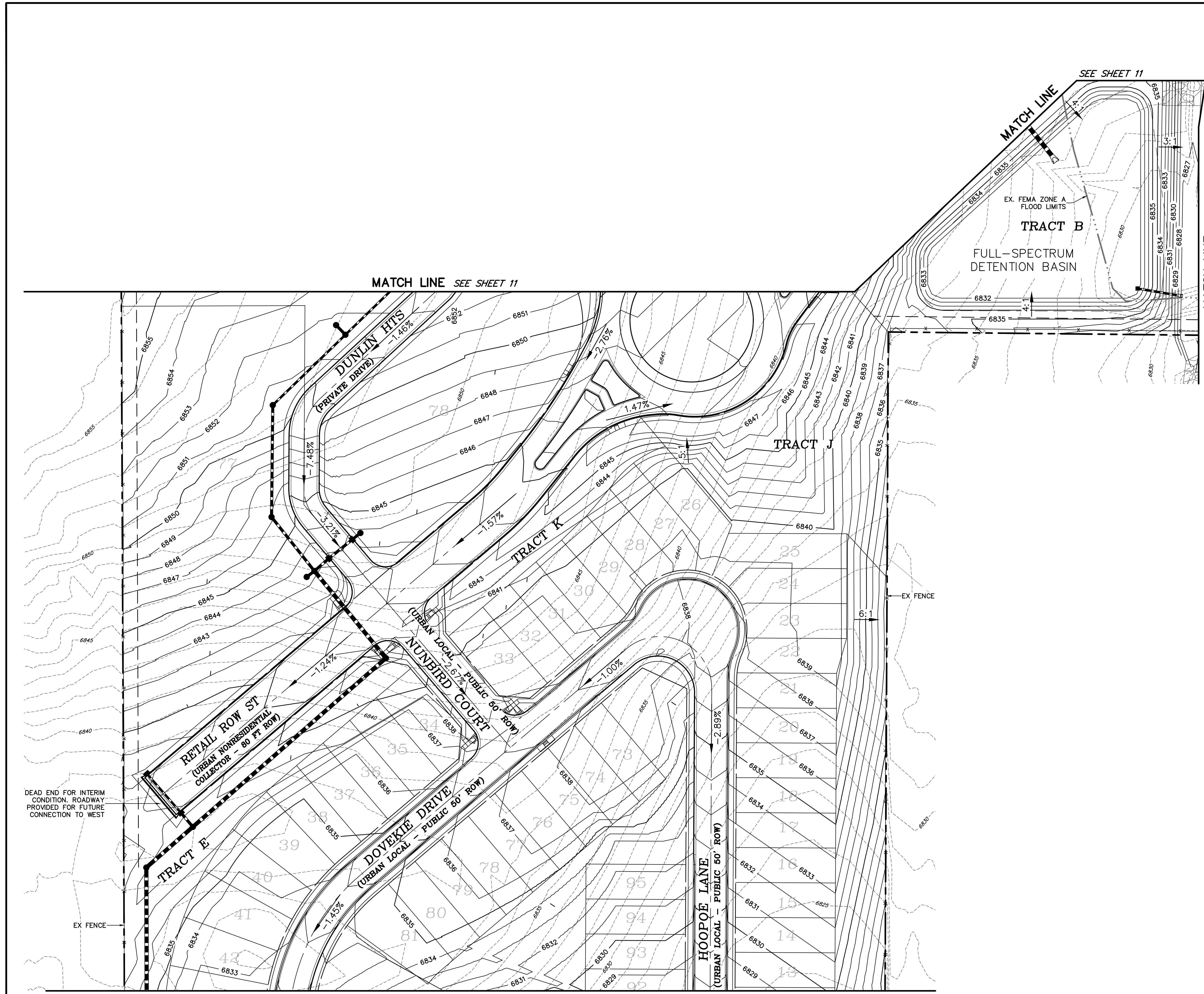
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**PRELIMINARY GRADING PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**GP3**

SHEET: 11 OF 19



**LEGEND**

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

PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 101 SAWHATCH ST. STE #100  
 COLORADO SPGS, COLORADO 80903  
 CONTACT: TIM D. MCCONNELL, P.E.  
 (719)260-0887  
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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
RESUBMITTAL	4/10/24

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

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

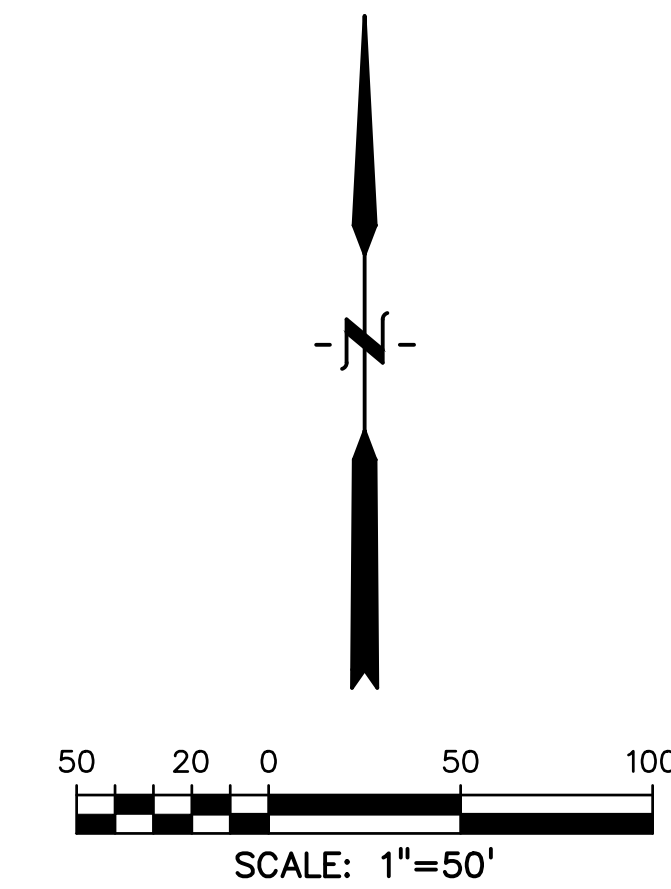
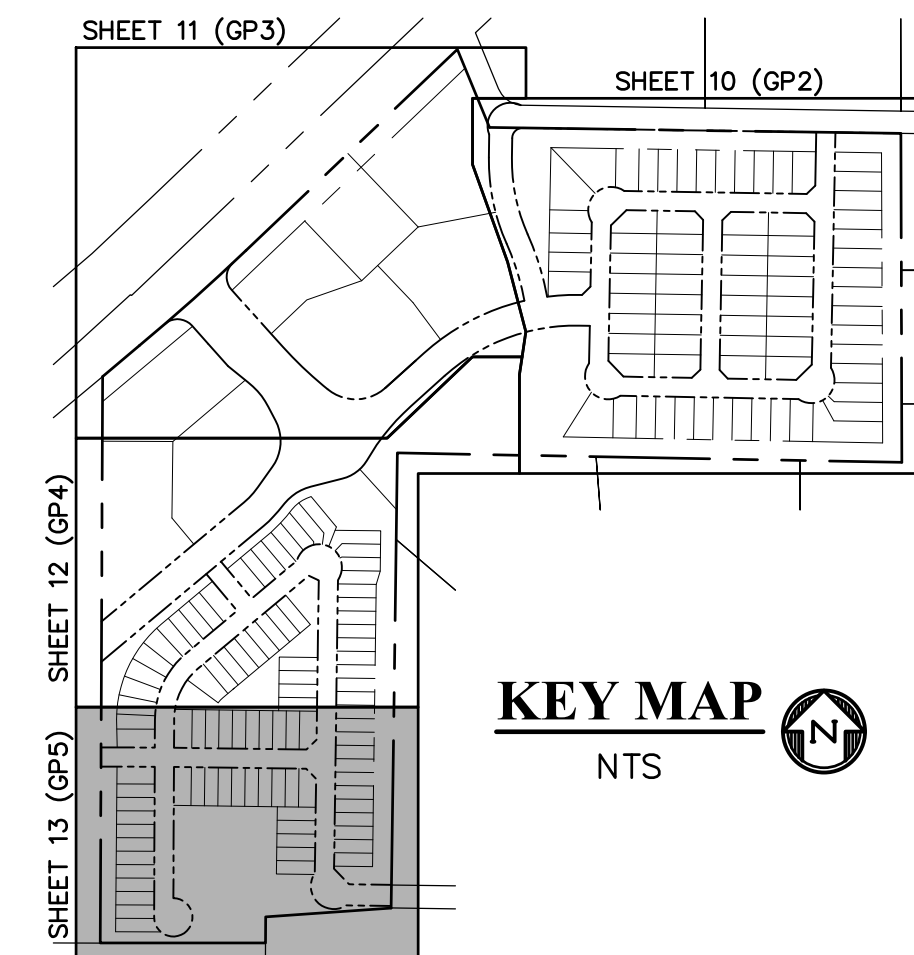
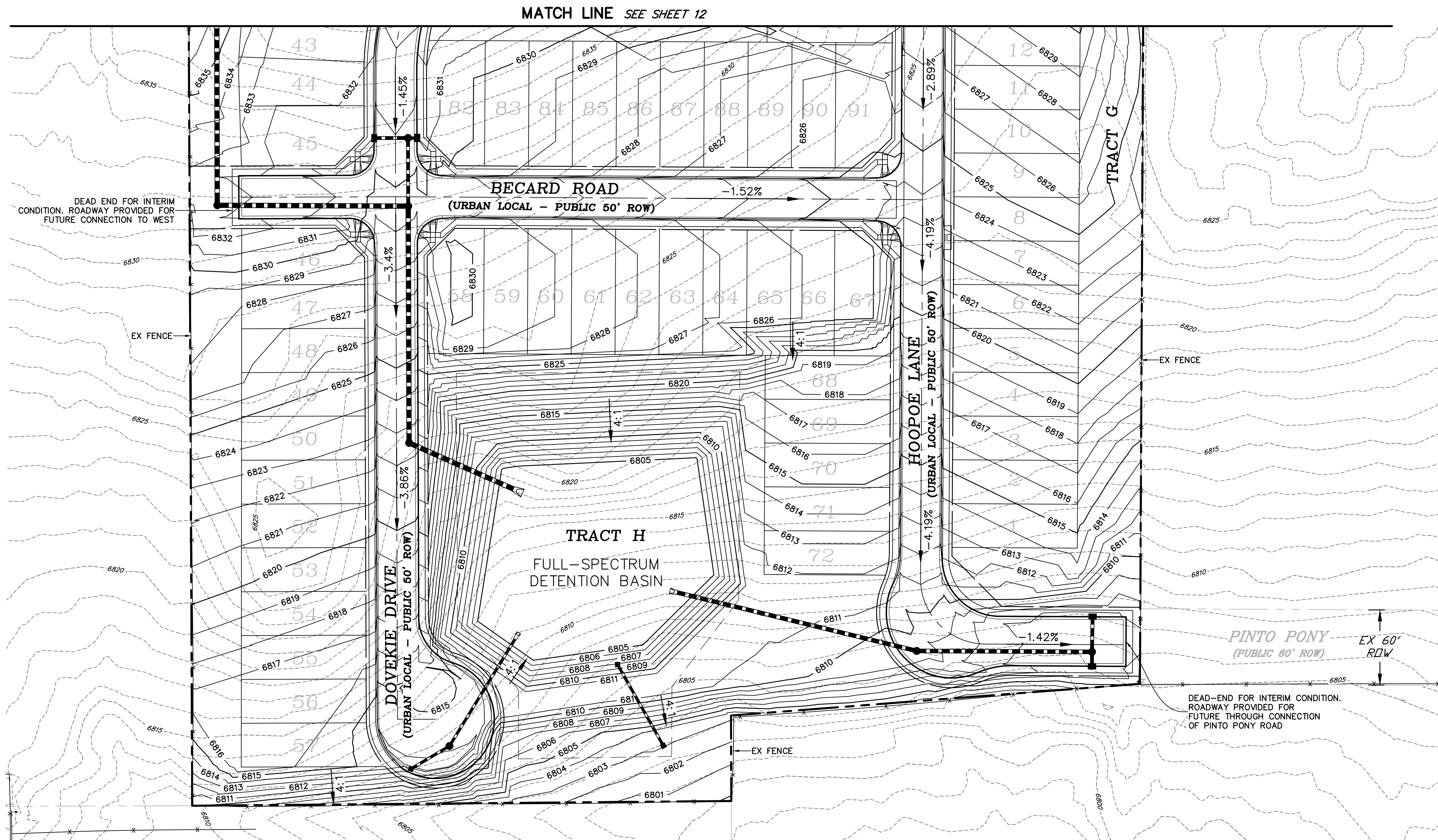
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**PRELIMINARY GRADING PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**GP4**

SHEET: 12 OF 19



**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.**  
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 CONTACT: PJ ANDERSON

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

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

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

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

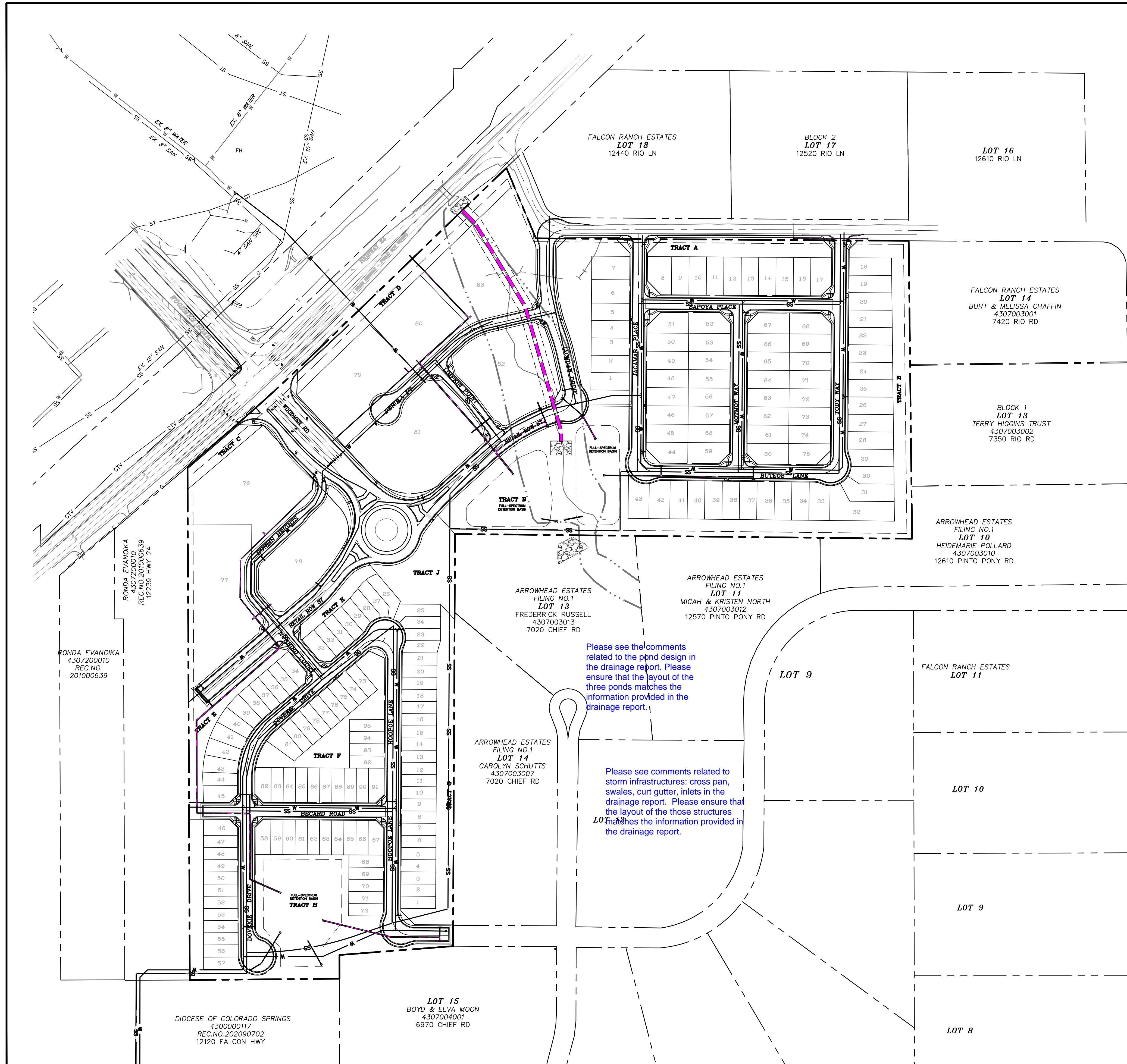
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**PRELIMINARY GRADING PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

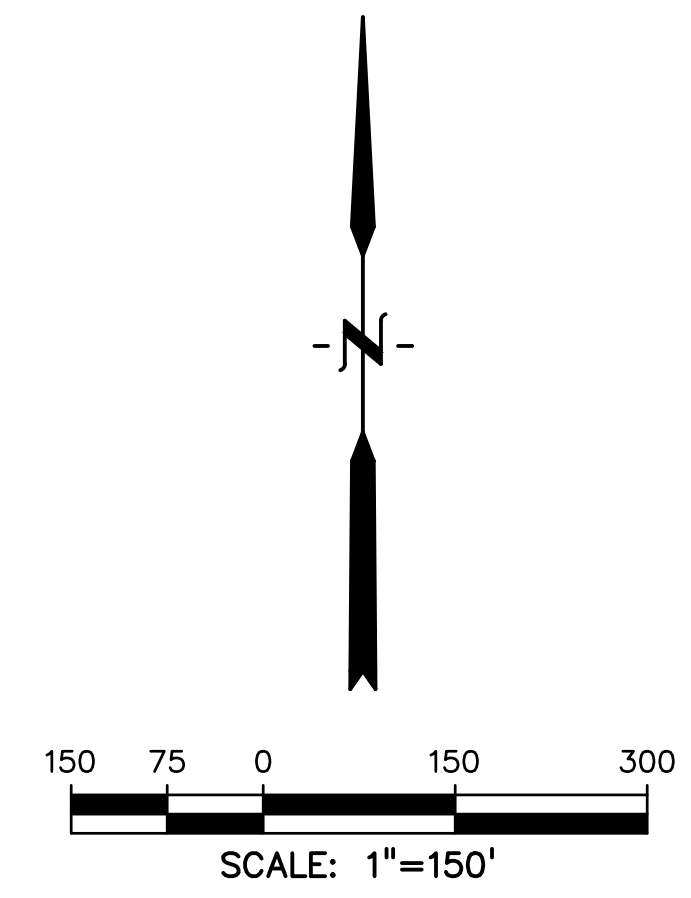
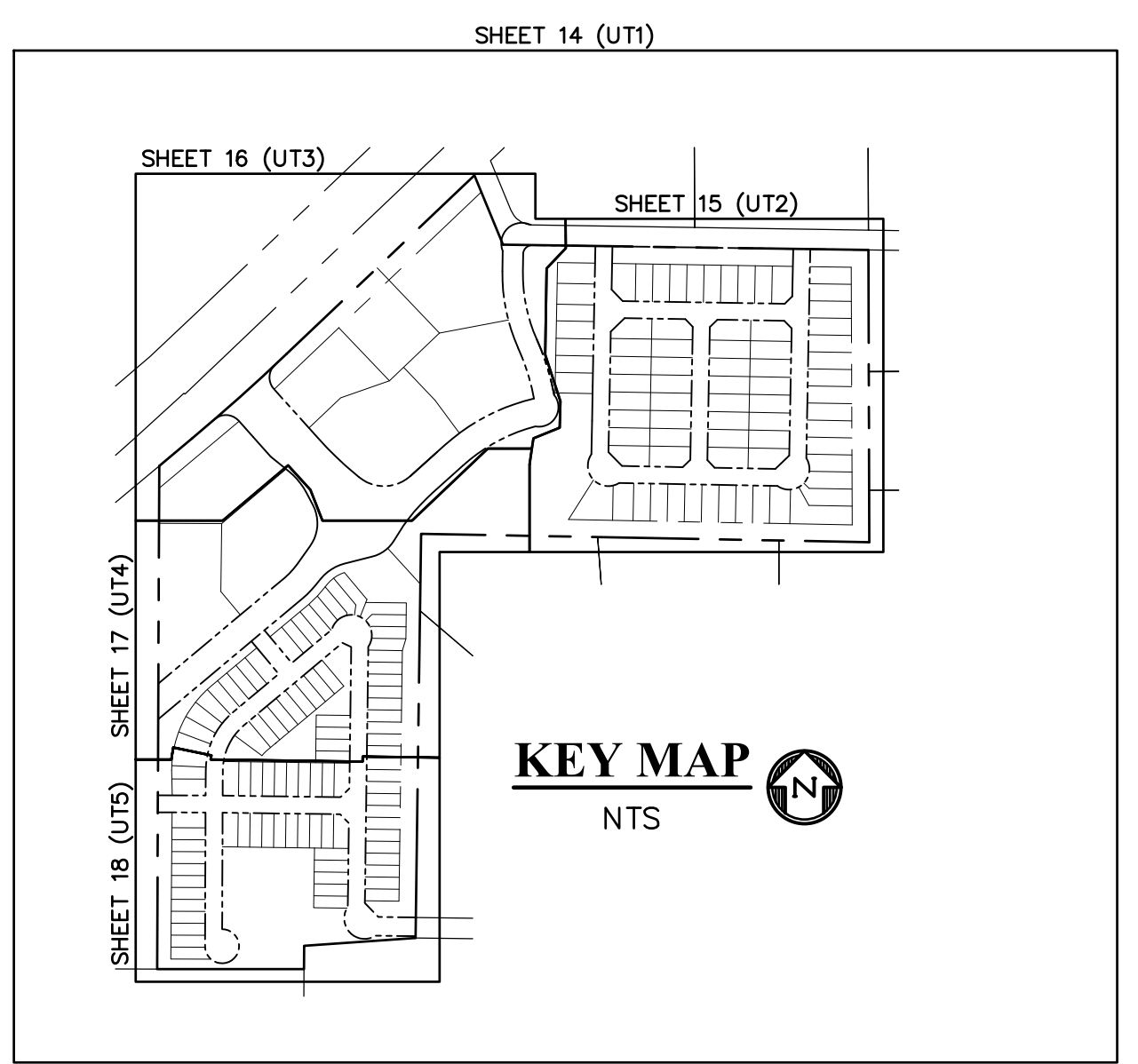
**GP5**

SHEET: 13 OF 19



Please see the comments related to the pond design in the drainage report. Please ensure that the layout of the three ponds matches the information provided in the drainage report.

Please see comments related to storm infrastructures: cross pan, swales, curb gutter, inlets in the drainage report. Please ensure that the layout of those structures matches the information provided in the drainage report.



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

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

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

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

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

**PRELIMINARY OVERALL UTILITY PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**UT1**

SHEET: 14 OF 19







PREPARED BY:

  
**DREXEL, BARRELL & CO.**  
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**PRELIMINARY PLAN**  
 12445 RIO LANE, AND VACANT LAND  
 PEYTON, EL PASO COUNTY, COLORADO

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

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

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

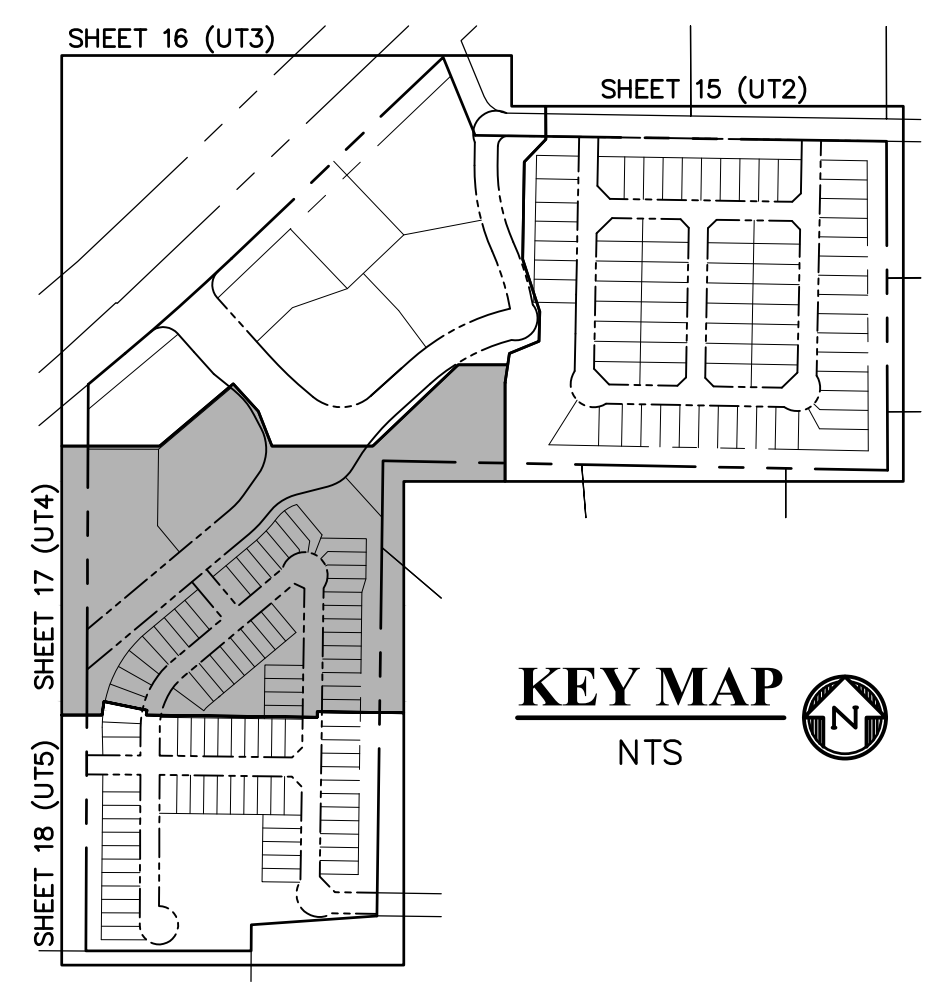
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**PRELIMINARY UTILITY PLAN**

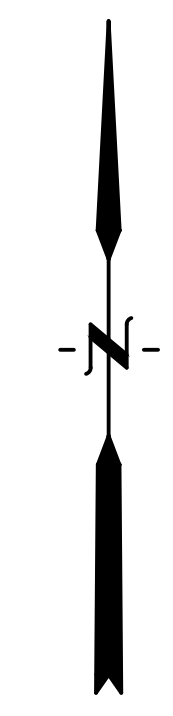
PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**UT4**

SHEET: 17 OF 19

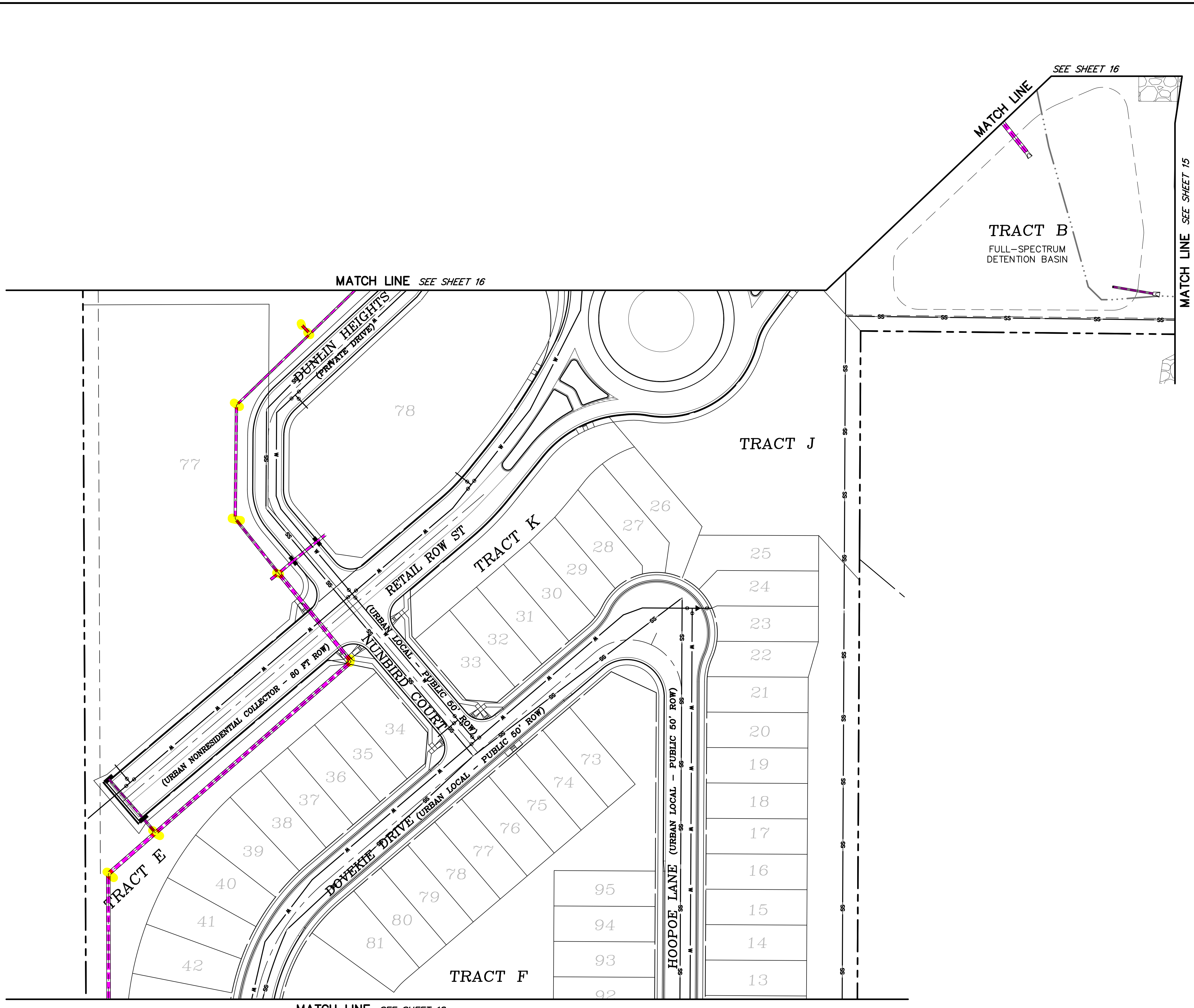


**KEY MAP**  
 NTS



**LEGEND**

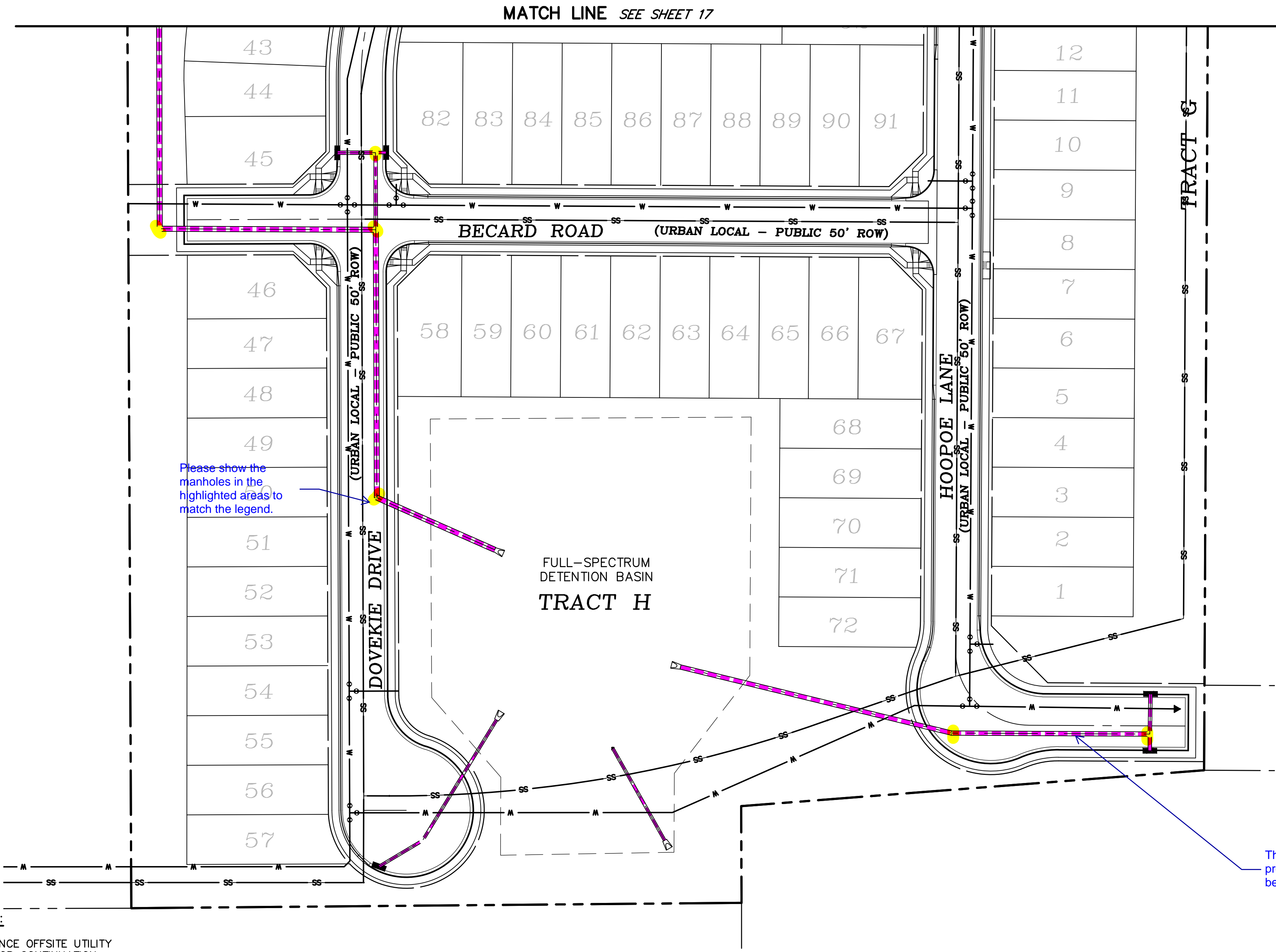
- PROPERTY LINE ..... - - - - -
- RIGHT OF WAY ..... - - - - -
- LOT LINE ..... - - - - -
- CENTERLINE ROAD ..... - - - - -
- SETBACK LINE ..... - - - - -
- PHASE LINE ..... - - - - -
- EASEMENT ..... - - - - -
- POND ..... - - - - -
- FLOWLINE, CURB & GUTTER ..... - - - - -
- SIDEWALK ..... - - - -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



MATCH LINE SEE SHEET 18

MATCH LINE SEE SHEET 16

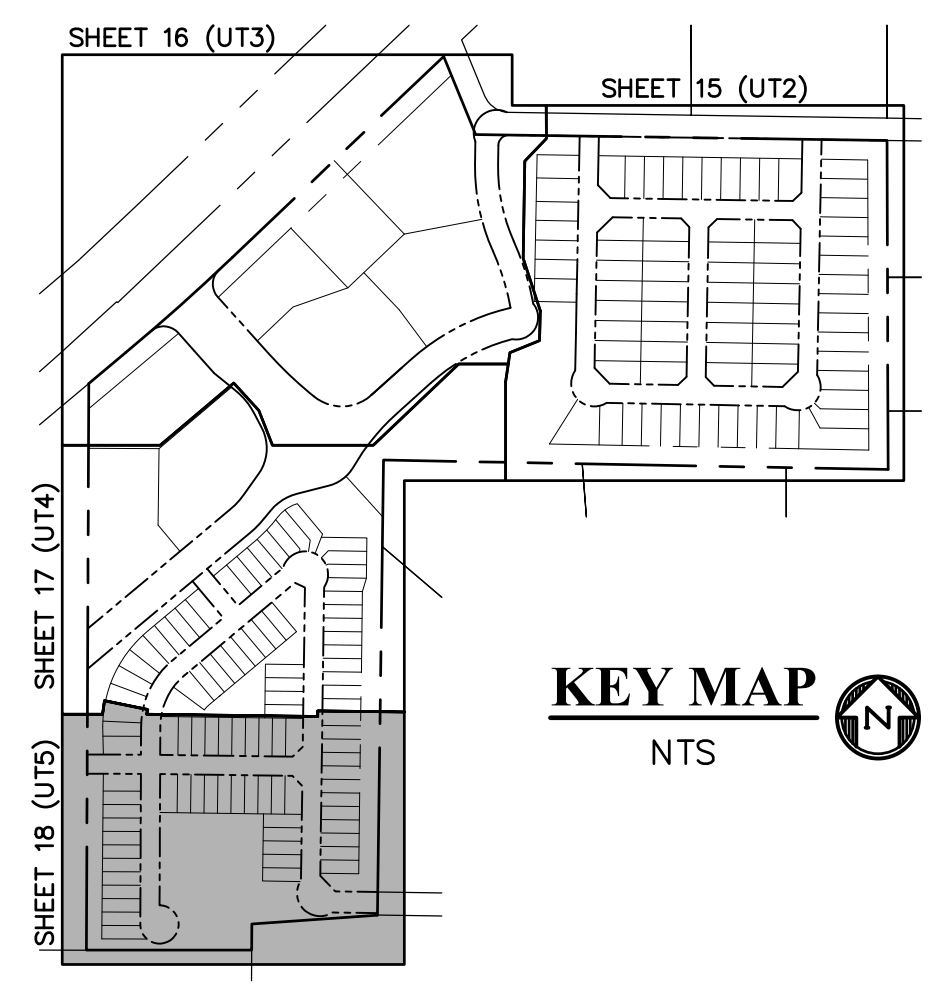
MATCH LINE SEE SHEET 15



Please show the manholes in the highlighted areas to match the legend.

The color of the proposed pipes must be consistent.

**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 .....	W

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

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

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

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

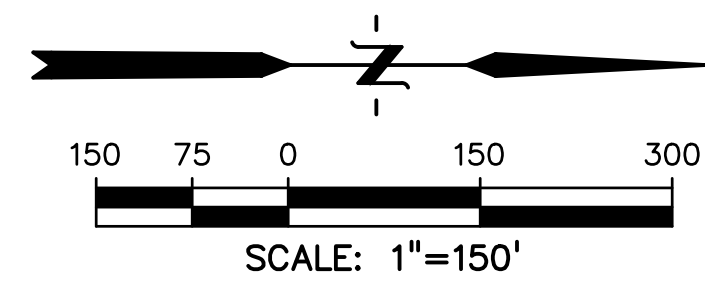
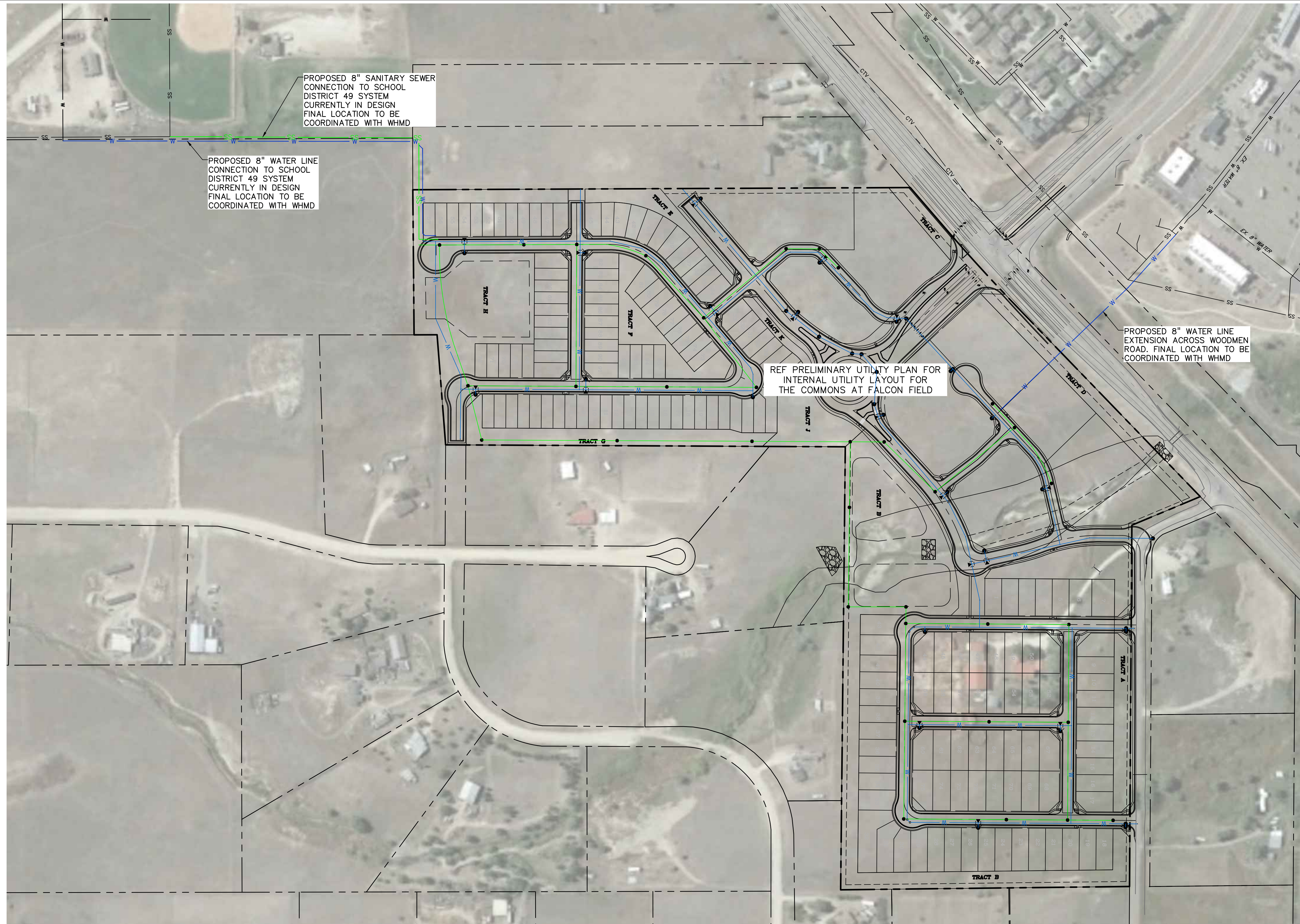
DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: N/A

**PRELIMINARY  
UTILITY PLAN**

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**UT5**

SHEET: 18 OF 19



**LEGEND**

PROPERTY/LOT LINE .....	---
ROW .....	---
SETBACK LINE .....	---
EX. WATER LINE .....	— W —
EX. SANITARY SEWER .....	— SS —
PP OFFSITE WATER LINE .....	— W —
PP OFFSITE SANITARY SEWER .....	— SS —

PREPARED BY:

**DREXEL, BARRELL & CO.**  
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PRELIMINARY PLANS FOR:  
**THE COMMONS AT FALCON FIELD  
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ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	4/10/24

DESIGNED BY: TDM  
 DRAWN BY: GES  
 CHECKED BY: TDM

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

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

OFFSITE  
 UTILITY  
 MAP

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**UT05**

SHEET: 19 OF 19