

LEGEND

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

TYPICAL LOT SIZE PER ZONE DISTRICT

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

PREPARED BY:

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

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

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

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	4/10/24
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21604-00SP1

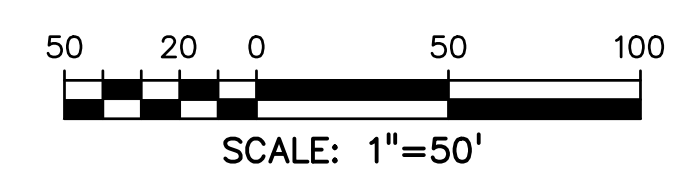
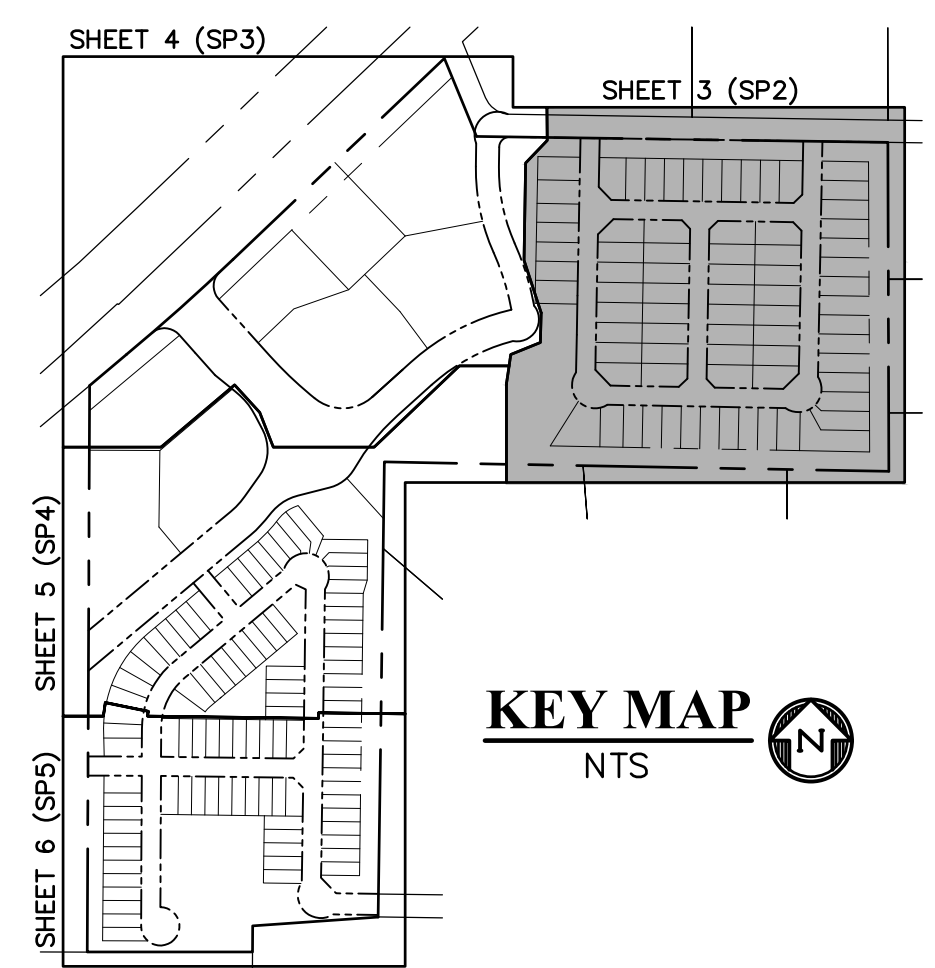
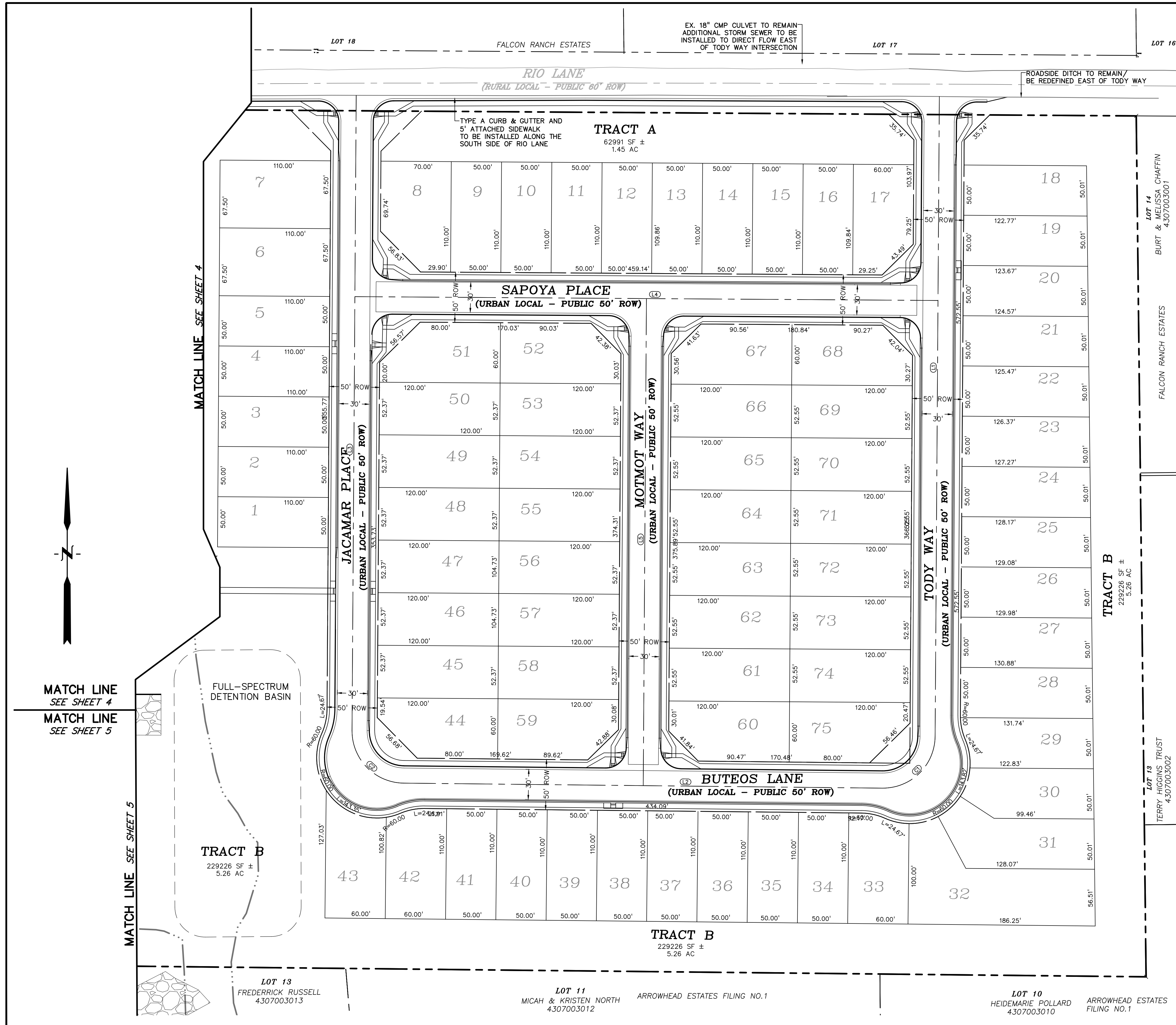
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

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

PRELIMINARY OVERALL SITE PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

SP1



LINE TABLE

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

CURVE TABLE

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

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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 PEYTON, EL PASO COUNTY, COLORADO

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

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

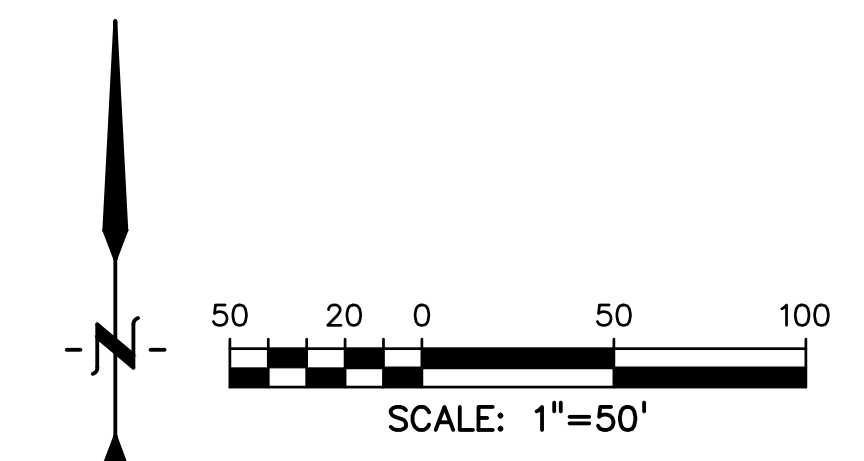
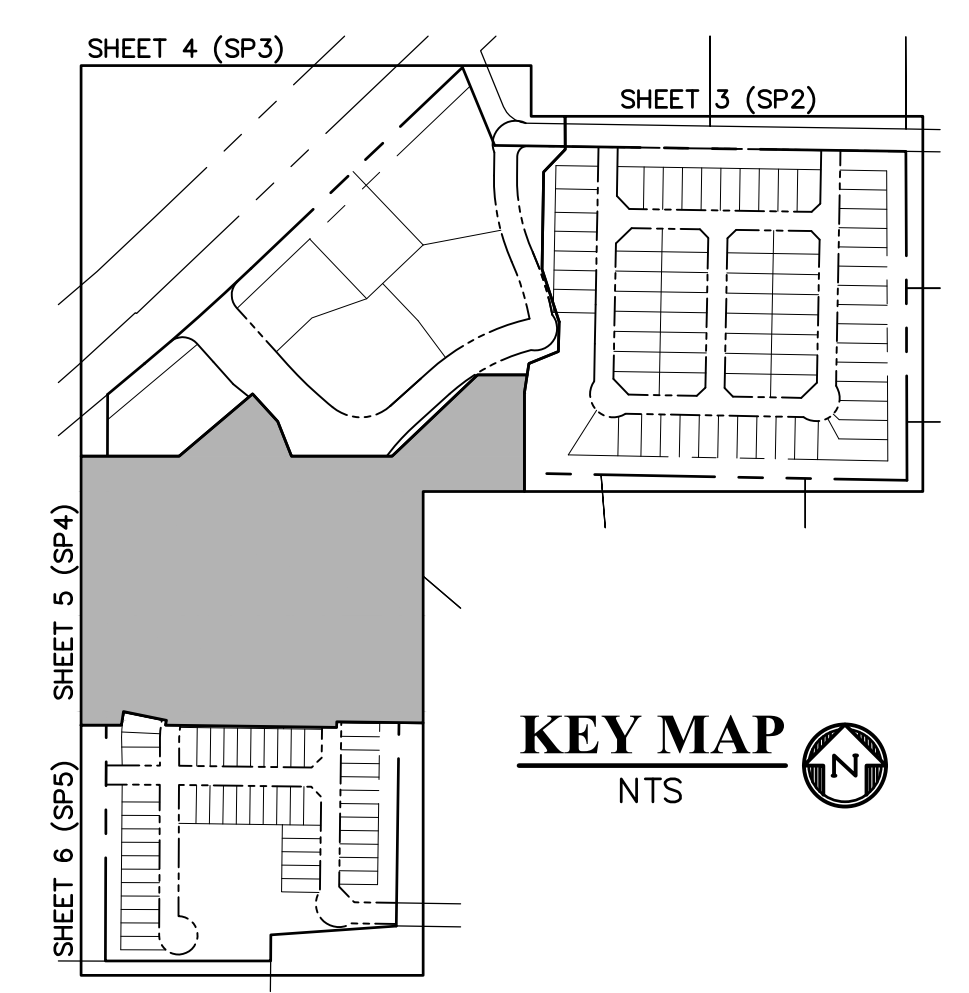
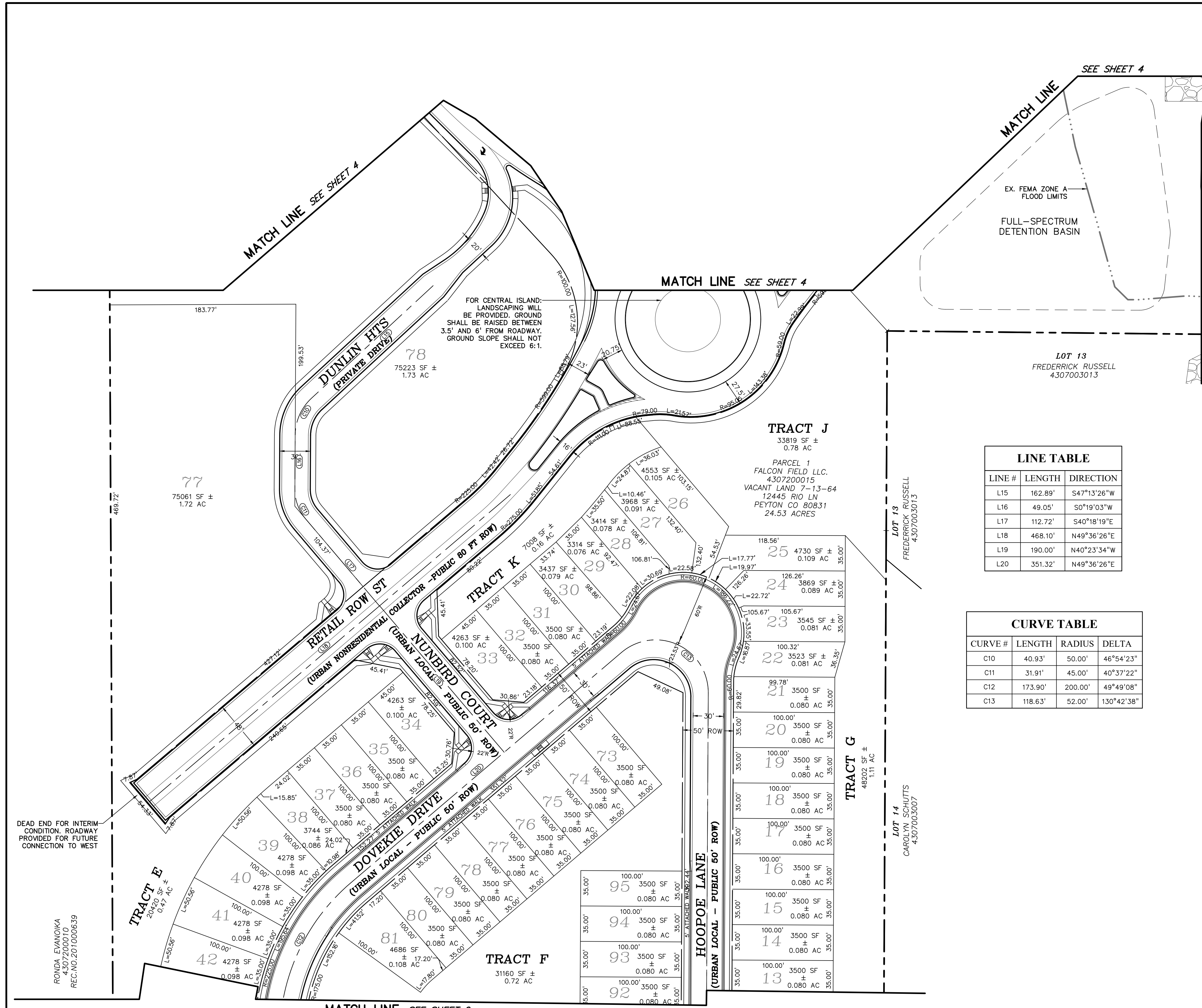
PREPARED UNDER MY DIRECT
 SUPERVISION FOR AND ON
 BEHALF OF
 DREXEL, BARRELL & CO.

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

**PRELIMINARY
 SITE PLAN**

PROJECT NO. 21604-00CSCV
 DRAWING NO.

SP2



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 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
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.
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 101 SAWATCH ST. STE #100
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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN
 12445 RIO LANE, AND VACANT LAND
 PEYTON, EL PASO COUNTY, COLORADO

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

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

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

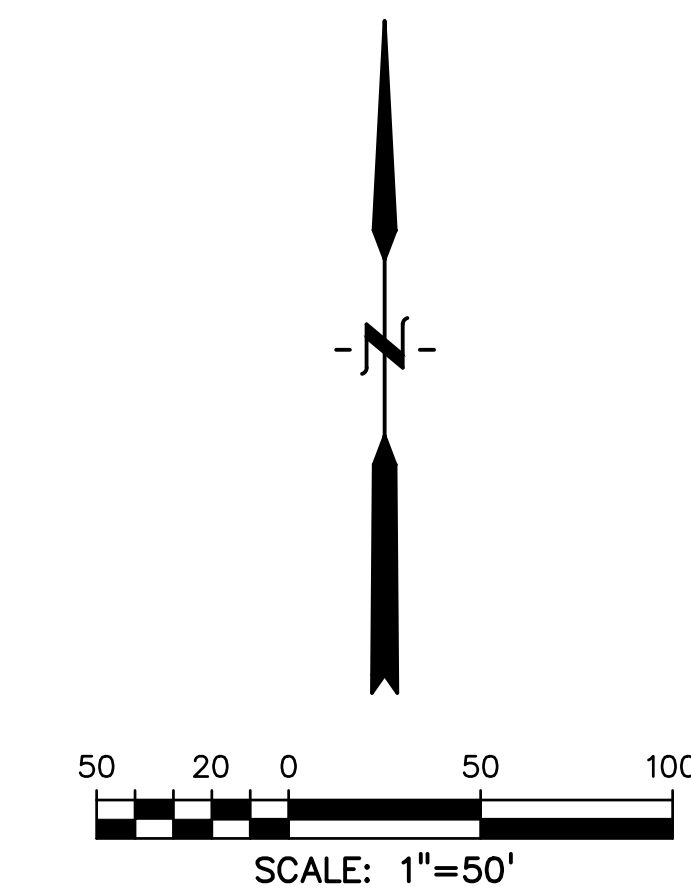
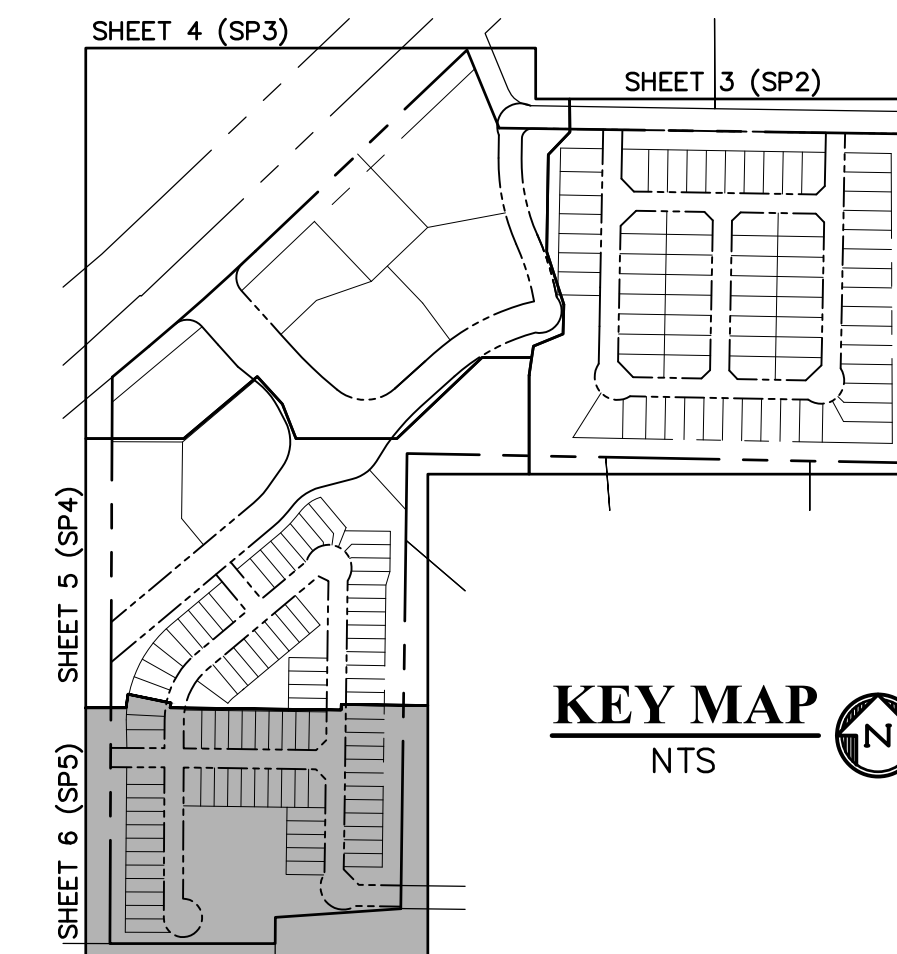
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY SITE PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

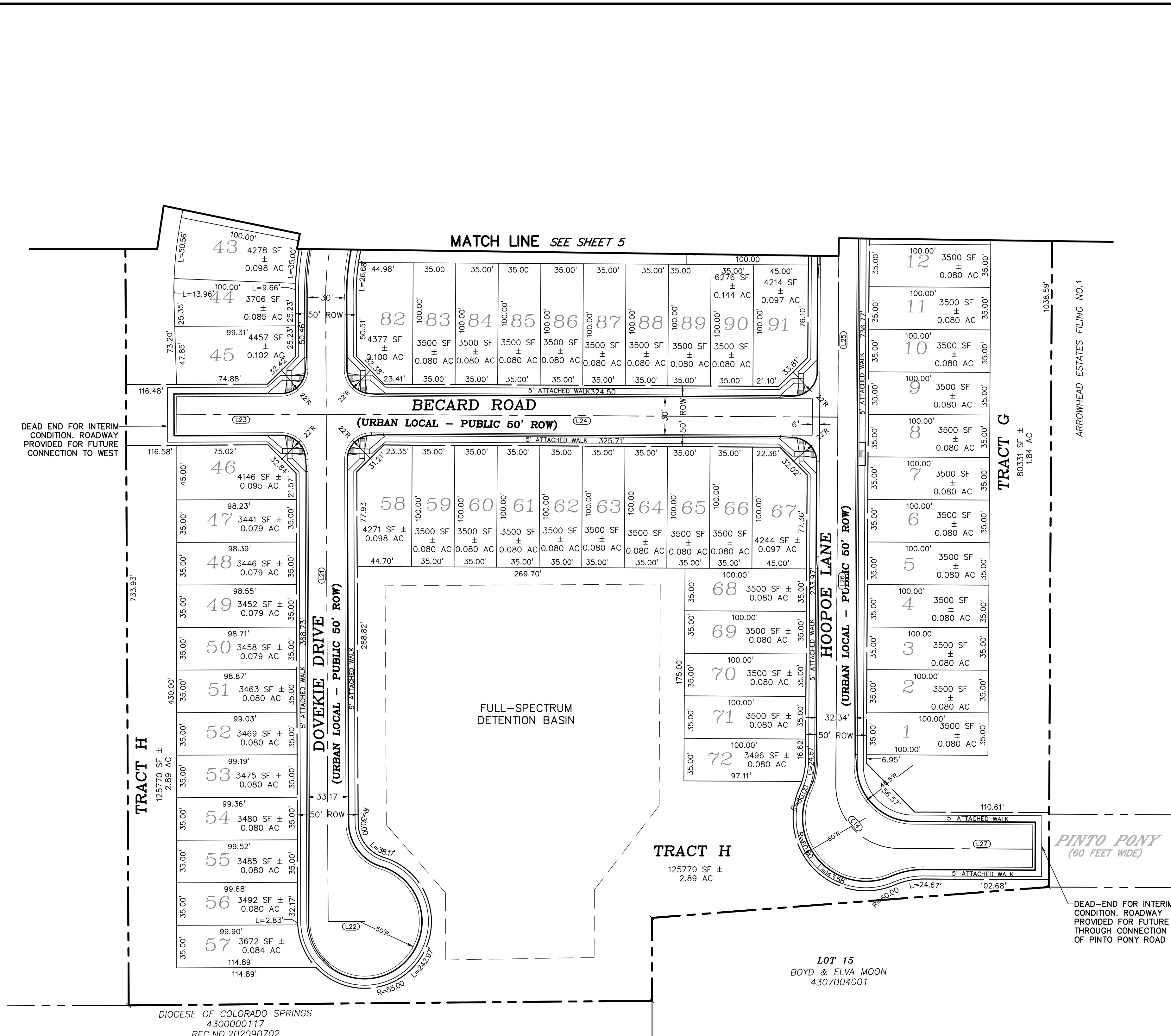
SP5

SHEET: 6 OF 19



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



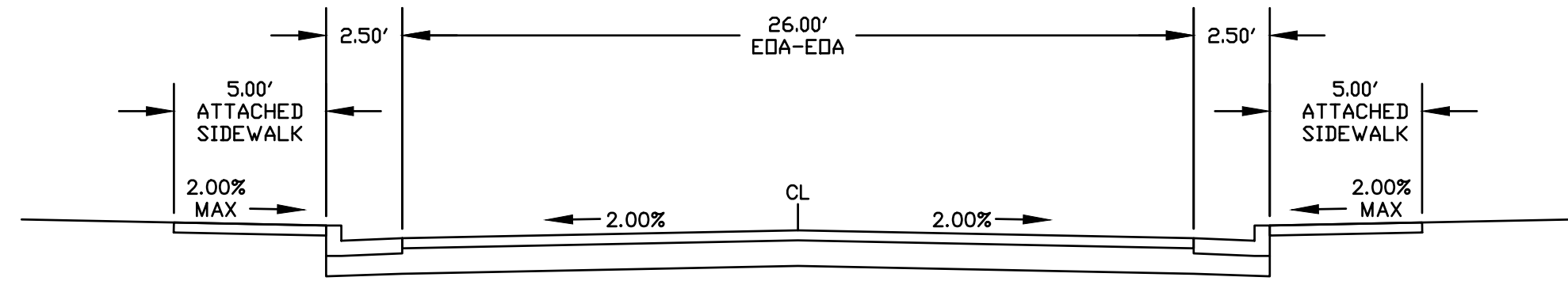
DEAD END FOR INTERIM CONDITION. ROADWAY PROVIDED FOR FUTURE CONNECTION TO WEST

ARROWHEAD ESTATES FILING NO.1

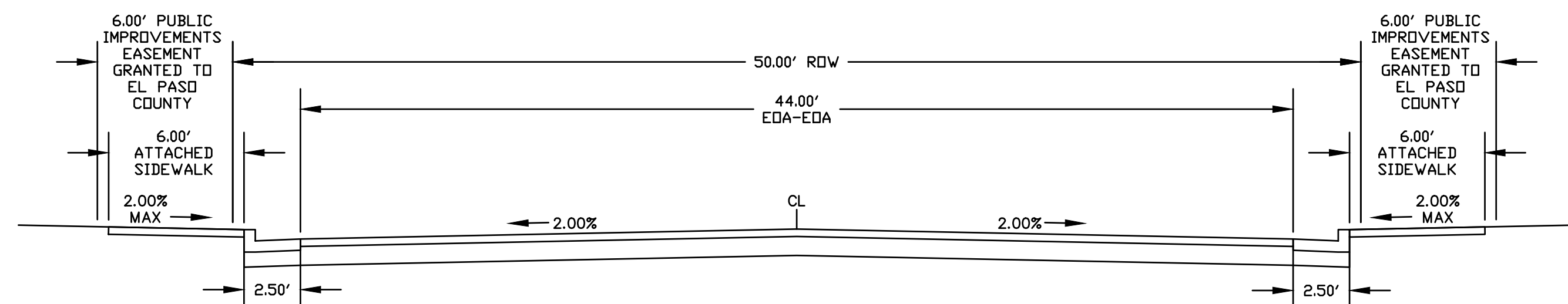
DEAD-END FOR INTERIM CONDITION. ROADWAY PROVIDED FOR FUTURE THROUGH CONNECTION OF PINTO PONY ROAD

LOT 15
 BOYD & ELVA MOON
 4307004001

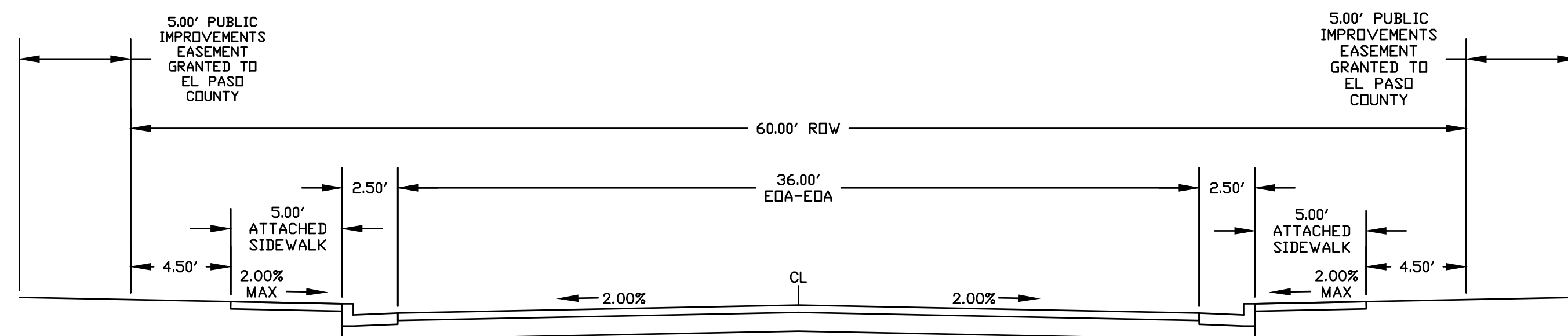
DIocese OF COLORADO SPRINGS
 4300000117
 REC.NO.202090702



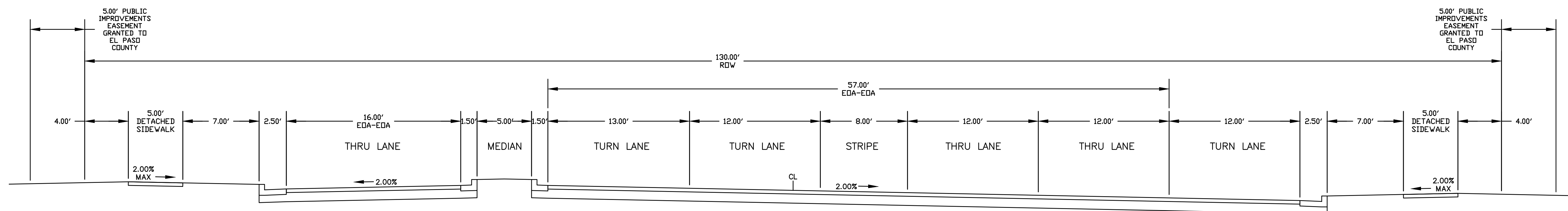
WILLET & PERULA WAY
(PRIVATE RD.)
SCALE: 1"=5'



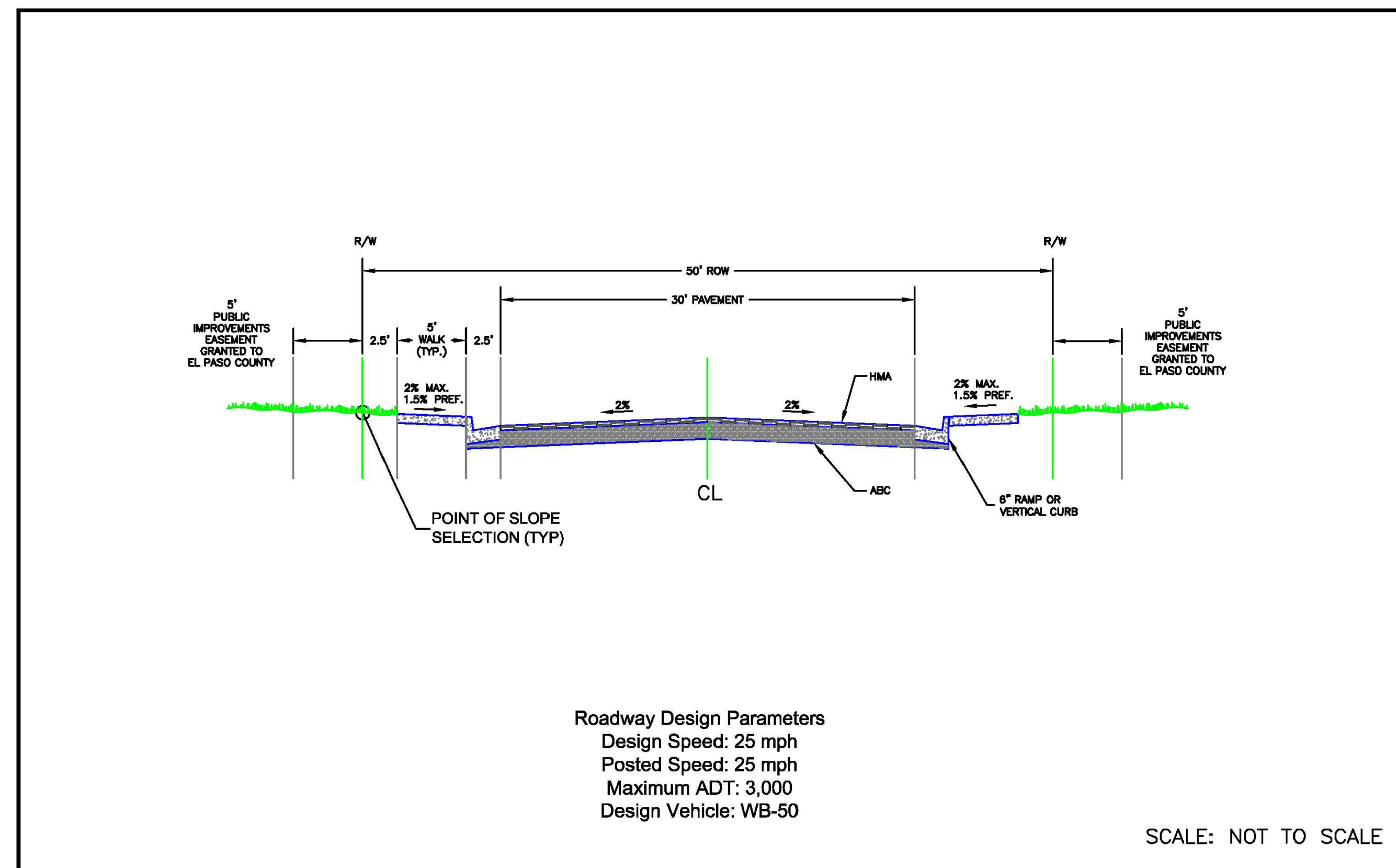
RETAIL ROW ST.
(URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 50' ROW)
SCALE: 1"=5'



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



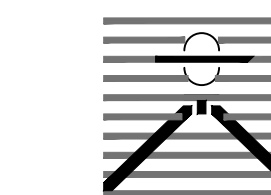
WOODMEN RD.
(URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 130' ROW)
SCALE: 1"=5'



6/23/20	Urban Local Roadway	
DATE APPROVED: Jennifer E. Irvine	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

PREPARED BY:



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Engineers & Surveyors
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CLIENT:

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

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

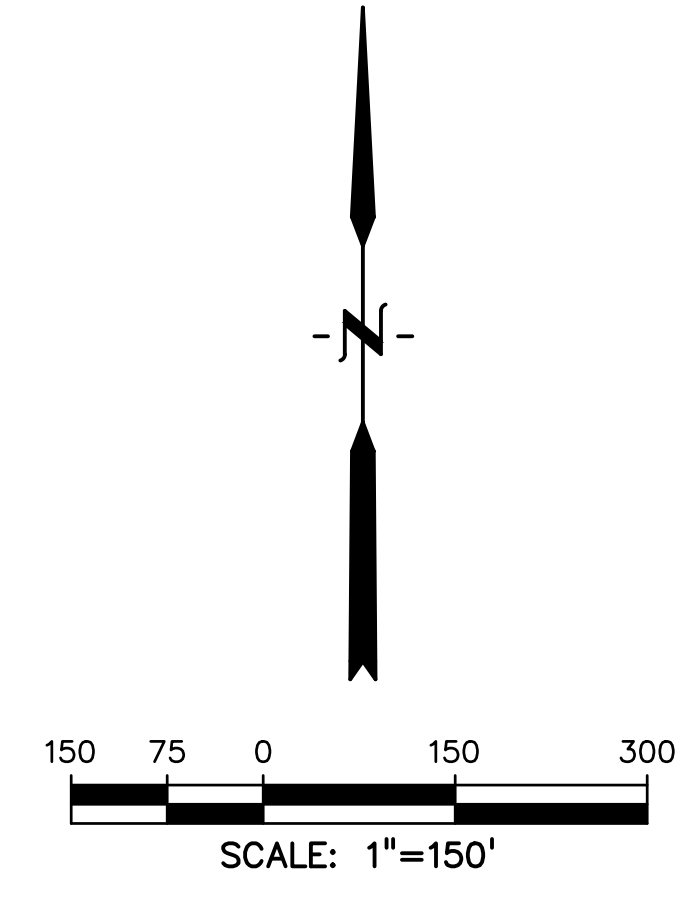
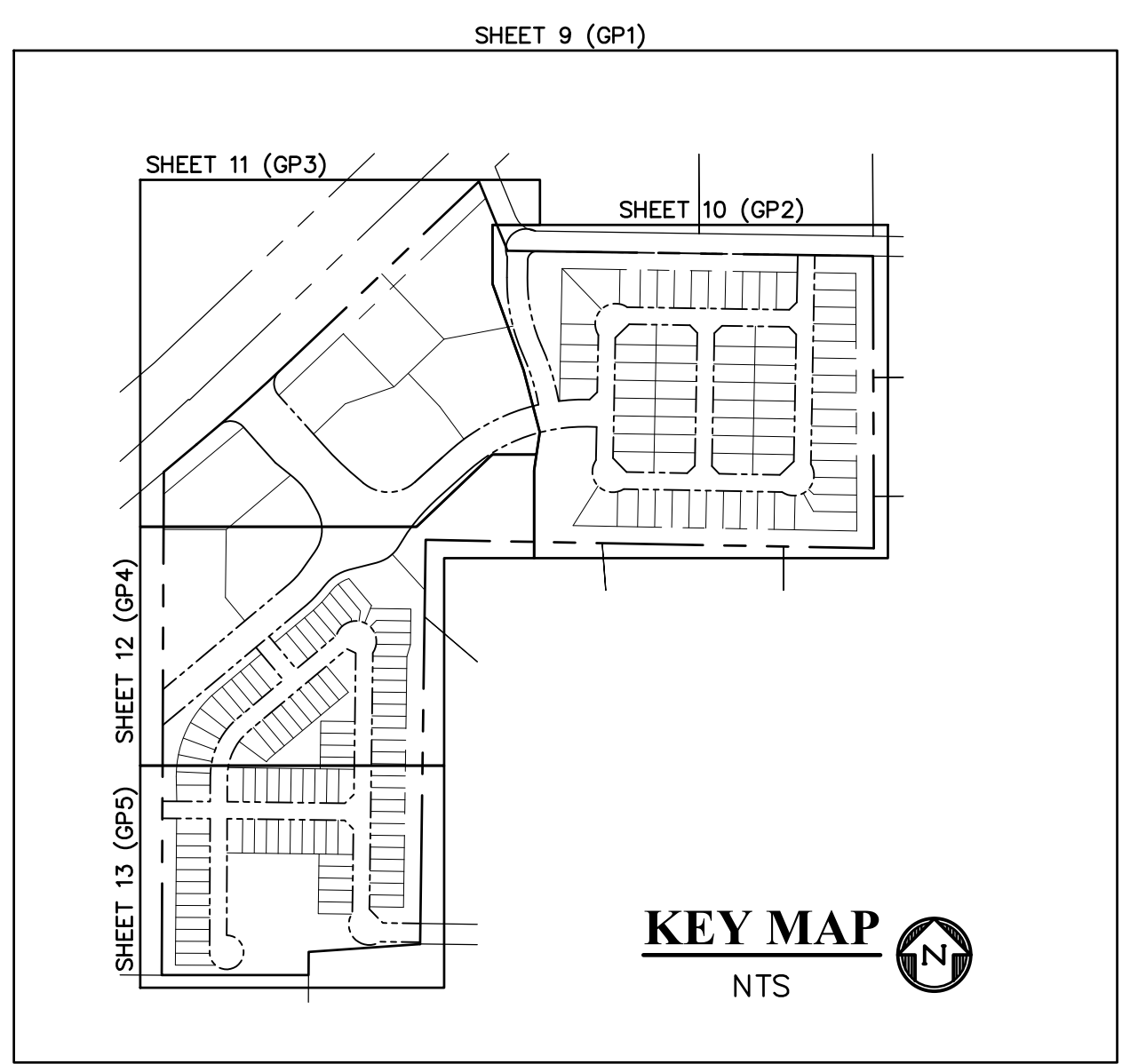
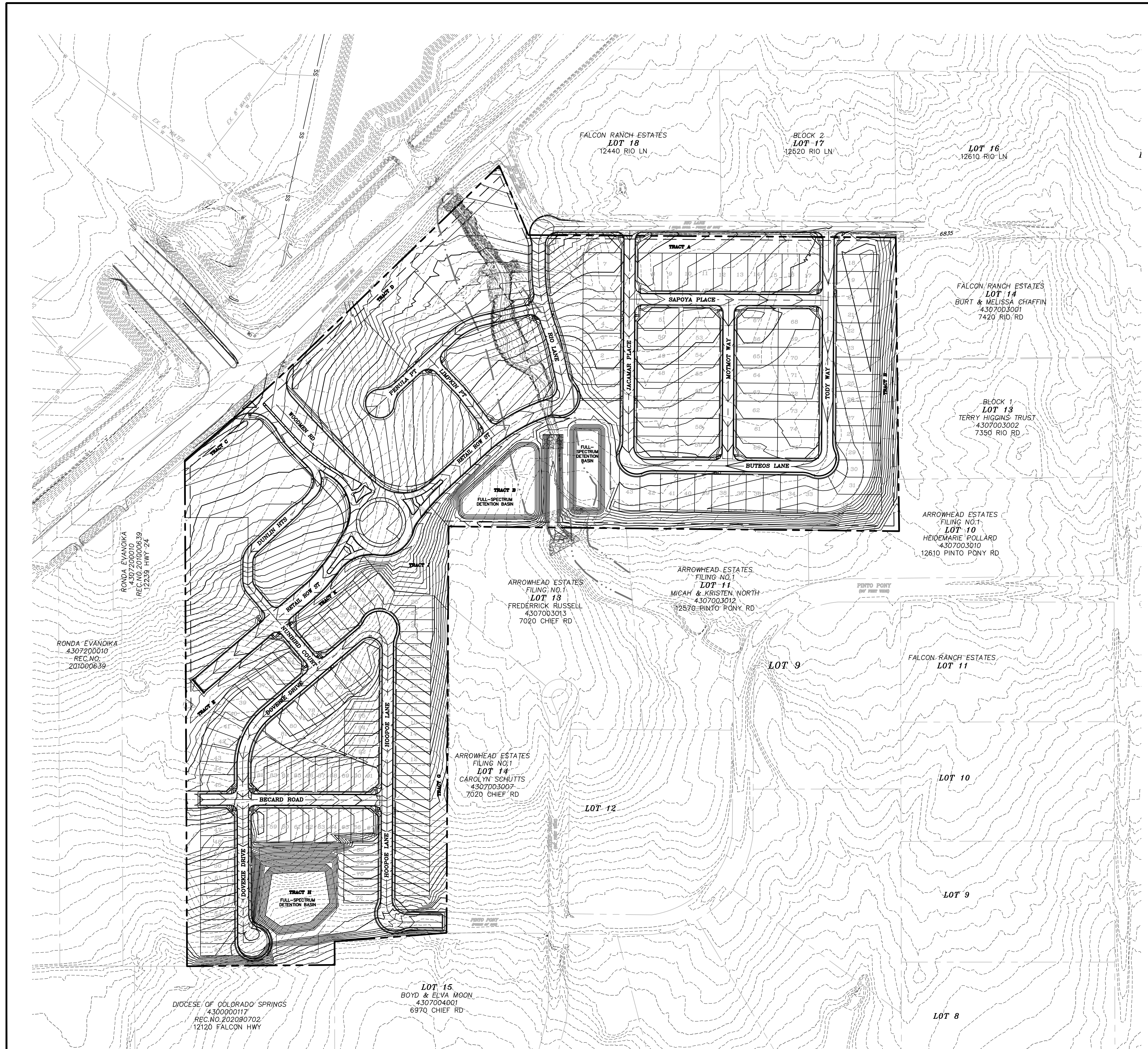
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

PRELIMINARY ROAD SECTIONS

PROJECT NO. 21604-00CSCV
DRAWING NO.

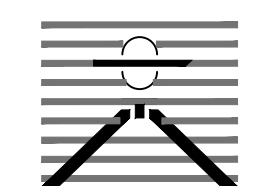
RS01

SHEET: 7 OF 19



LEGEND

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

PREPARED BY:

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 Engineers • Surveyors
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DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21604-00GP1

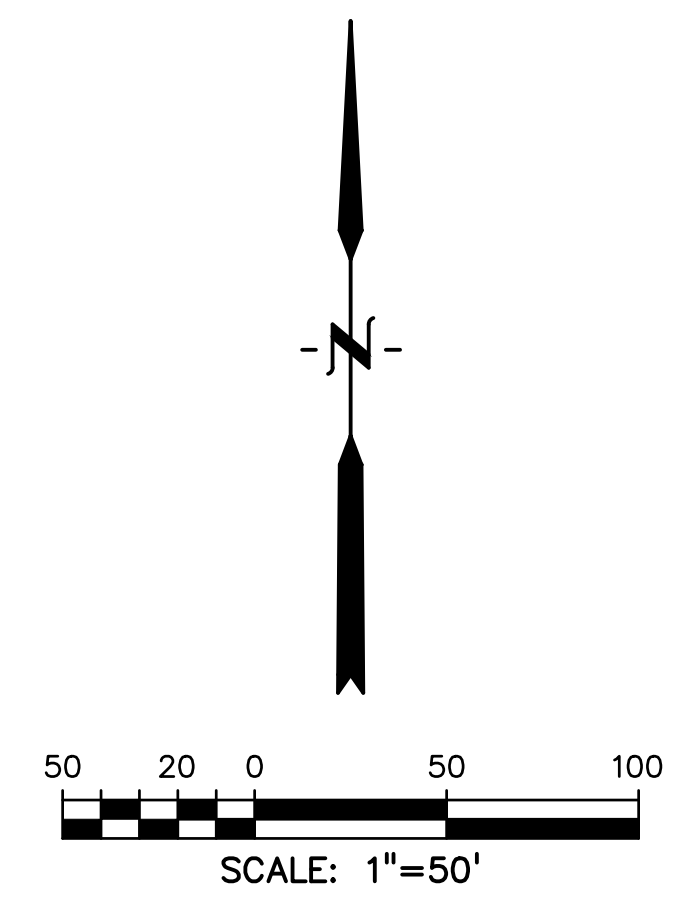
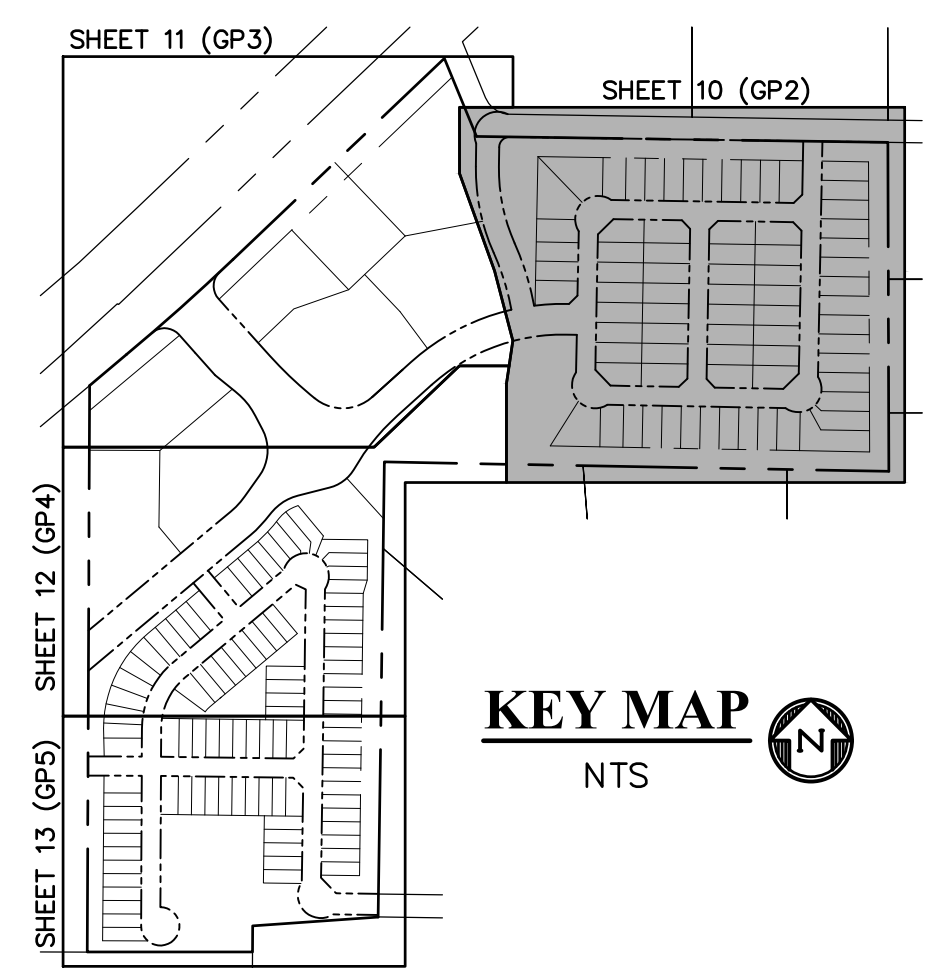
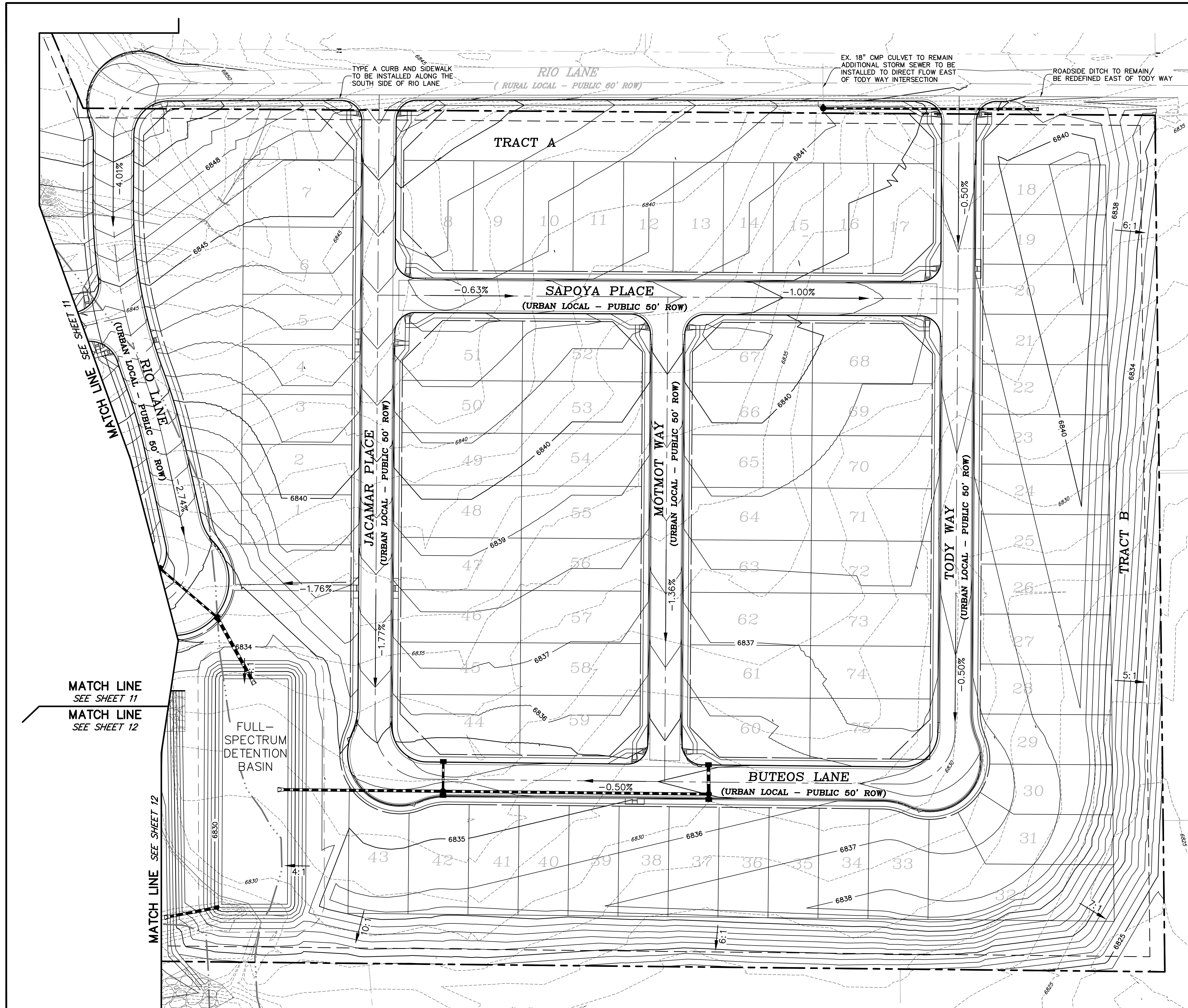
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

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 [Symbol]

FLOWLINE, CURB & GUTTER [Symbol]

5' ATTACHED SIDEWALK [Symbol]

PROPOSED STORM SEWER [Symbol]

PROPOSED STORM SEWER INLET [Symbol]

PROPOSED STORM SEWER MANHOLE [Symbol]

PROPOSED SLOPE GRADE [Symbol] -2.0%

PROPOSED MAJOR CONTOUR [Symbol] 6205

PROPOSED MINOR CONTOUR [Symbol] 6203

EXISTING MAJOR CONTOUR [Symbol] 6205

EXISTING MINOR CONTOUR [Symbol] 6203

LOT NUMBER 29

PREPARED BY:

DREXEL, BARRELL & CO.
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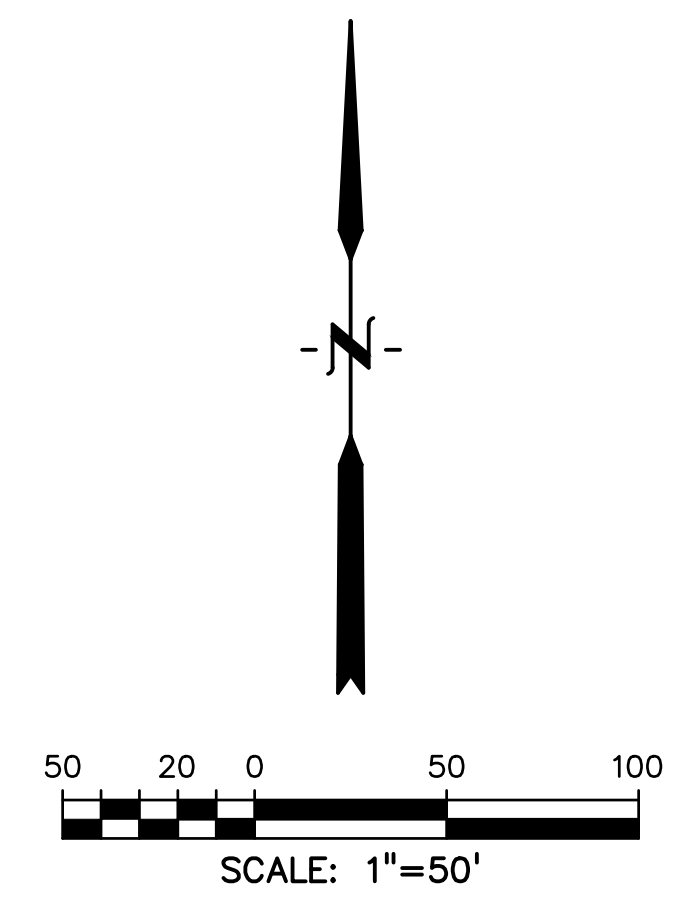
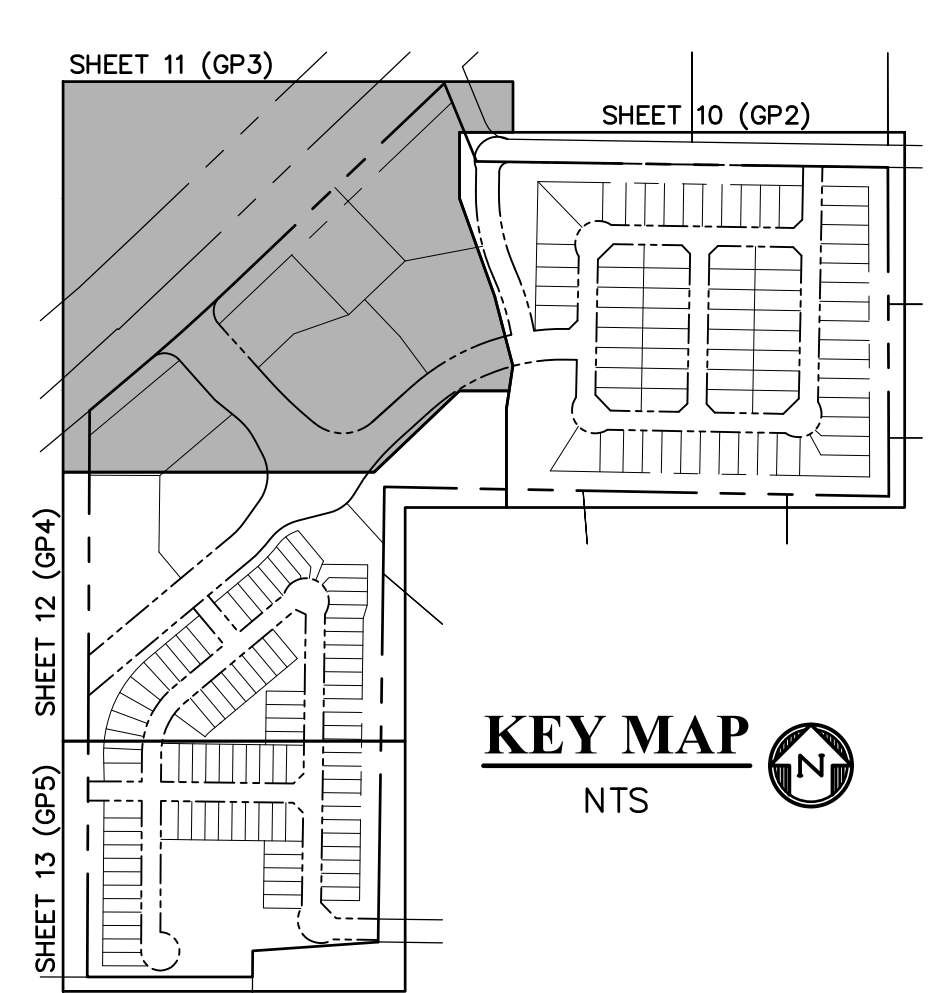
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

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 SAWATCH ST. STE #100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
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 DRAWN BY: SDM
 CHECKED BY: TDM
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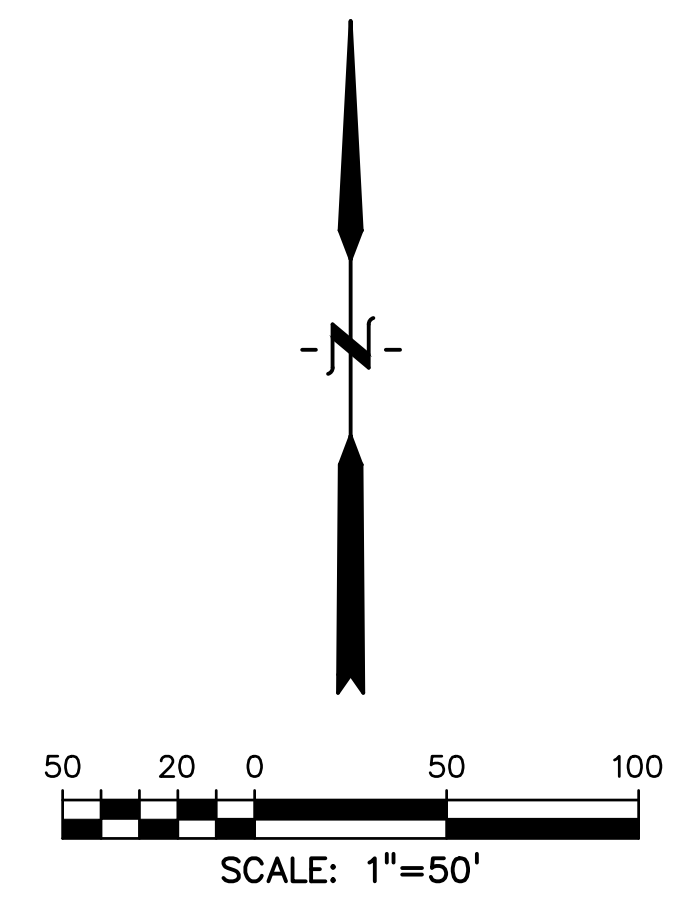
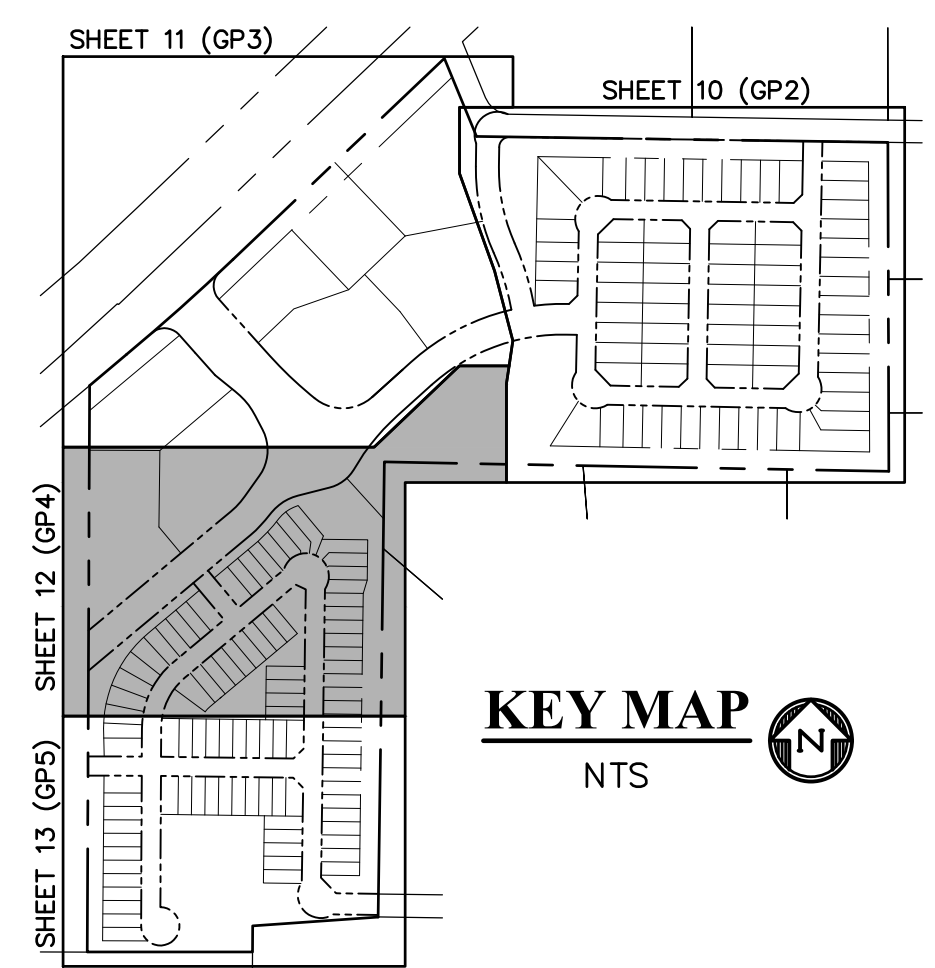
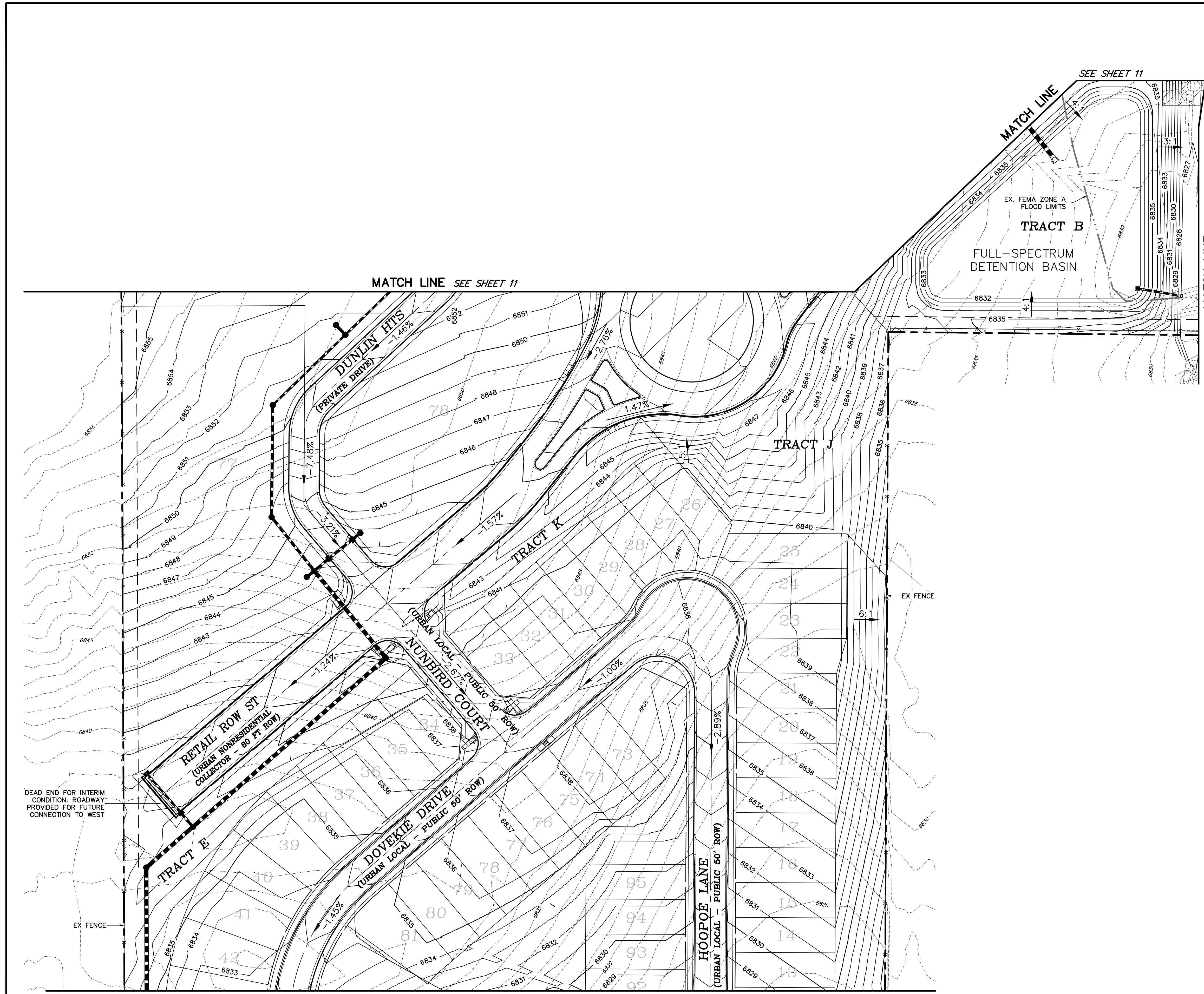
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

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:

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

PRELIMINARY GRADING PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

GP4

SHEET: 12 OF 19

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 101 SAWHATCH ST. STE #100
 COLORADO SPGS, COLORADO 80903
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 (719) 260-0887
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 DRAWN BY: SDM
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 FILE NAME: 21604-00GP1

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

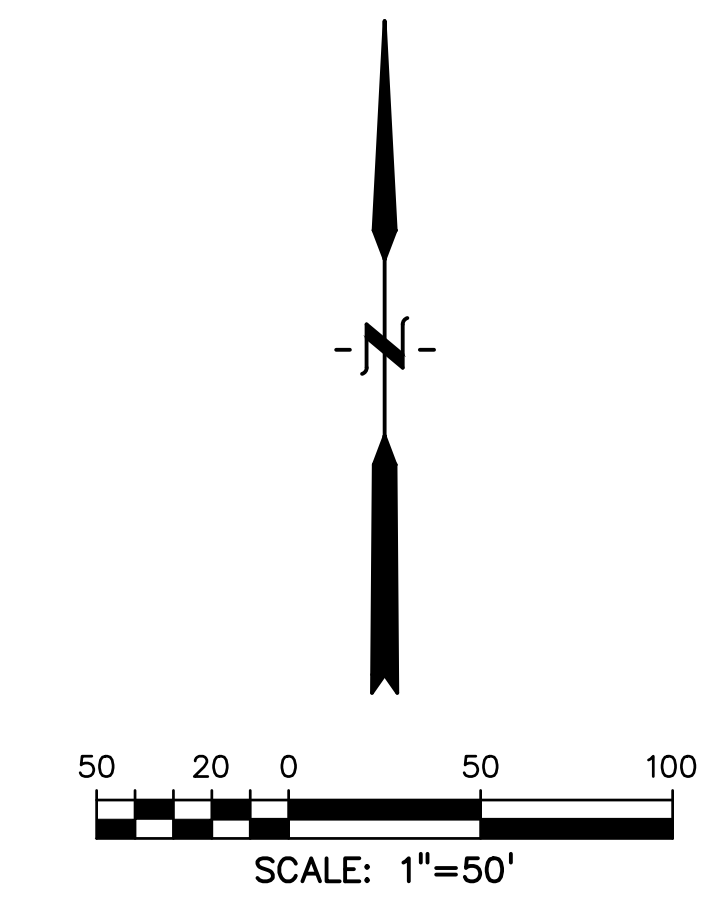
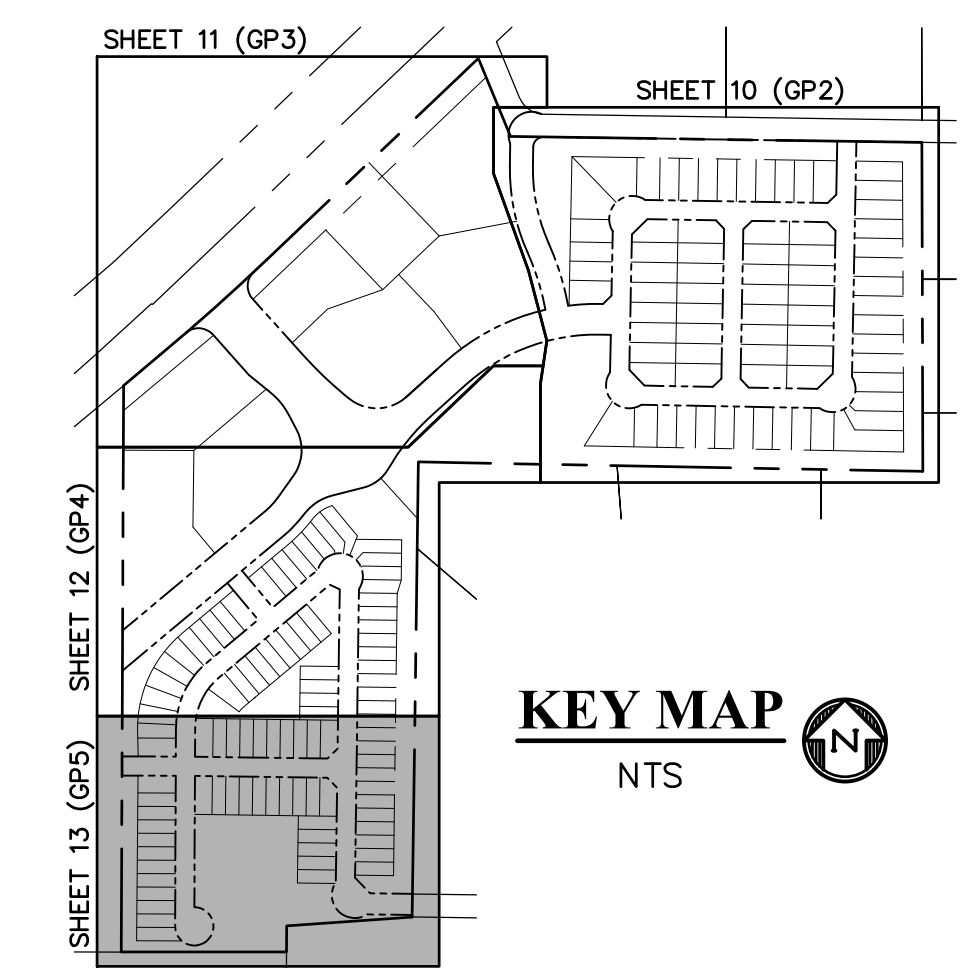
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

**PRELIMINARY
 GRADING PLAN**

PROJECT NO. 21604-00CSCV
 DRAWING NO.

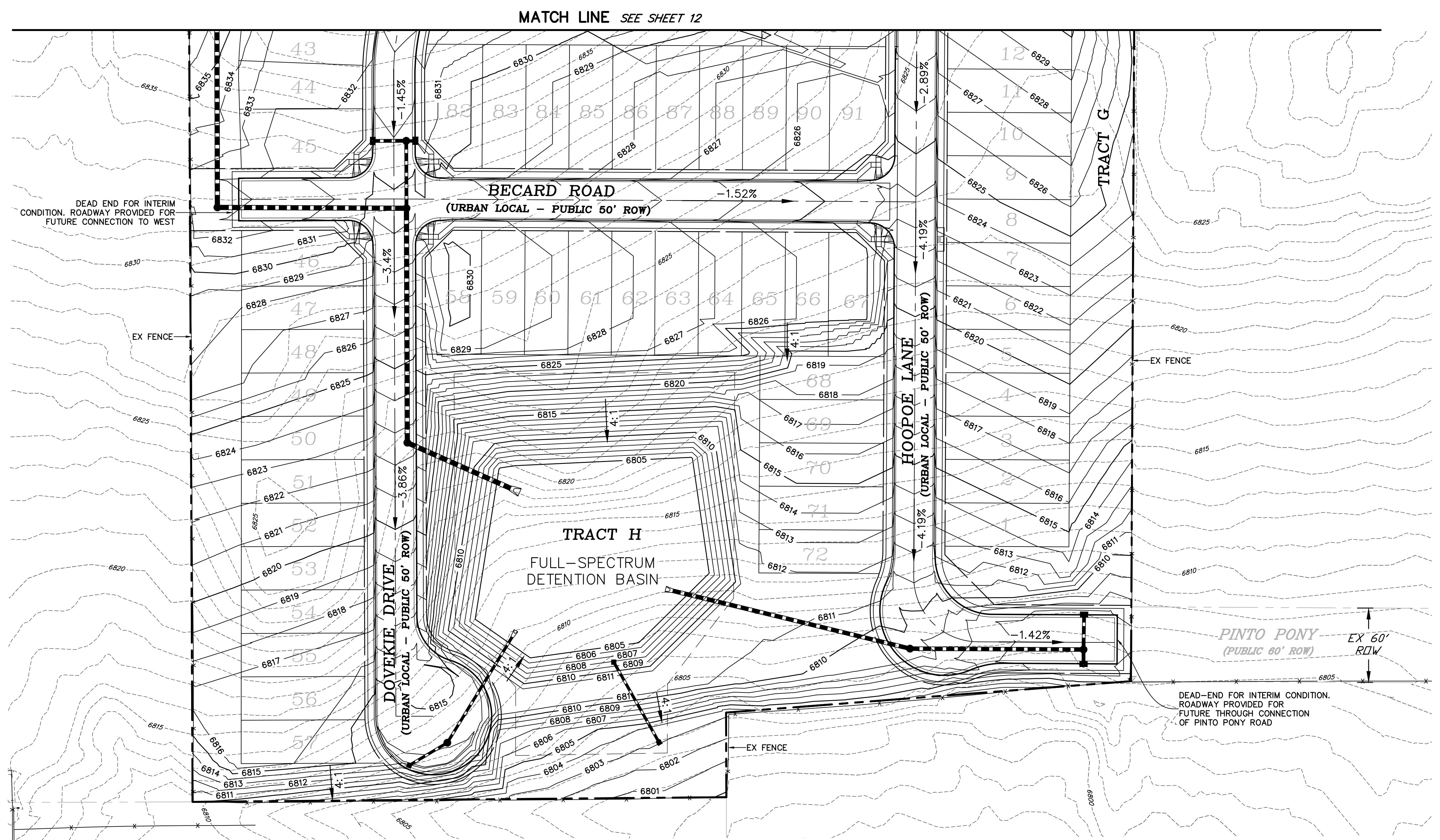
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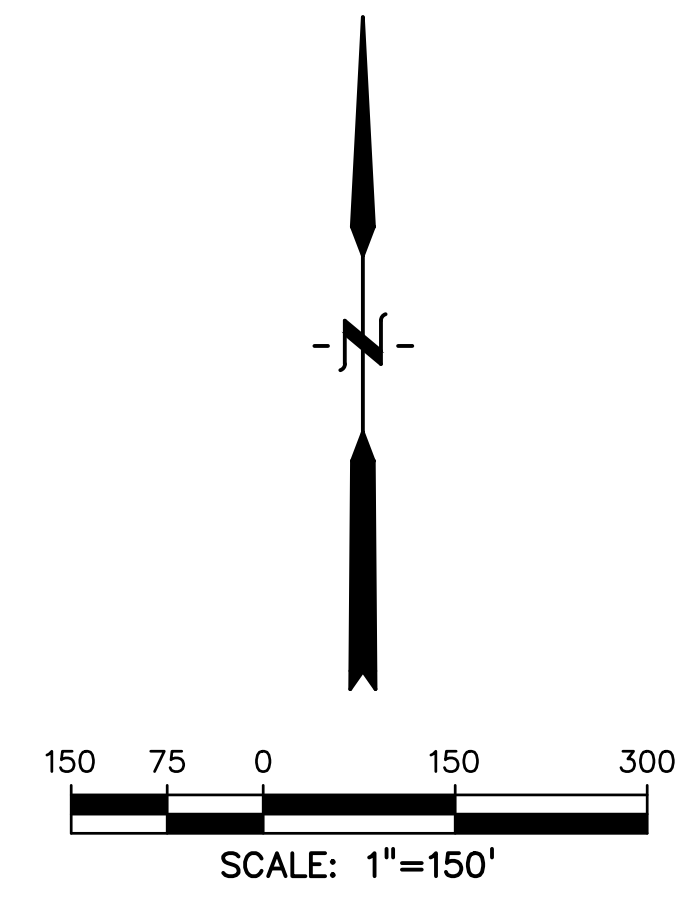
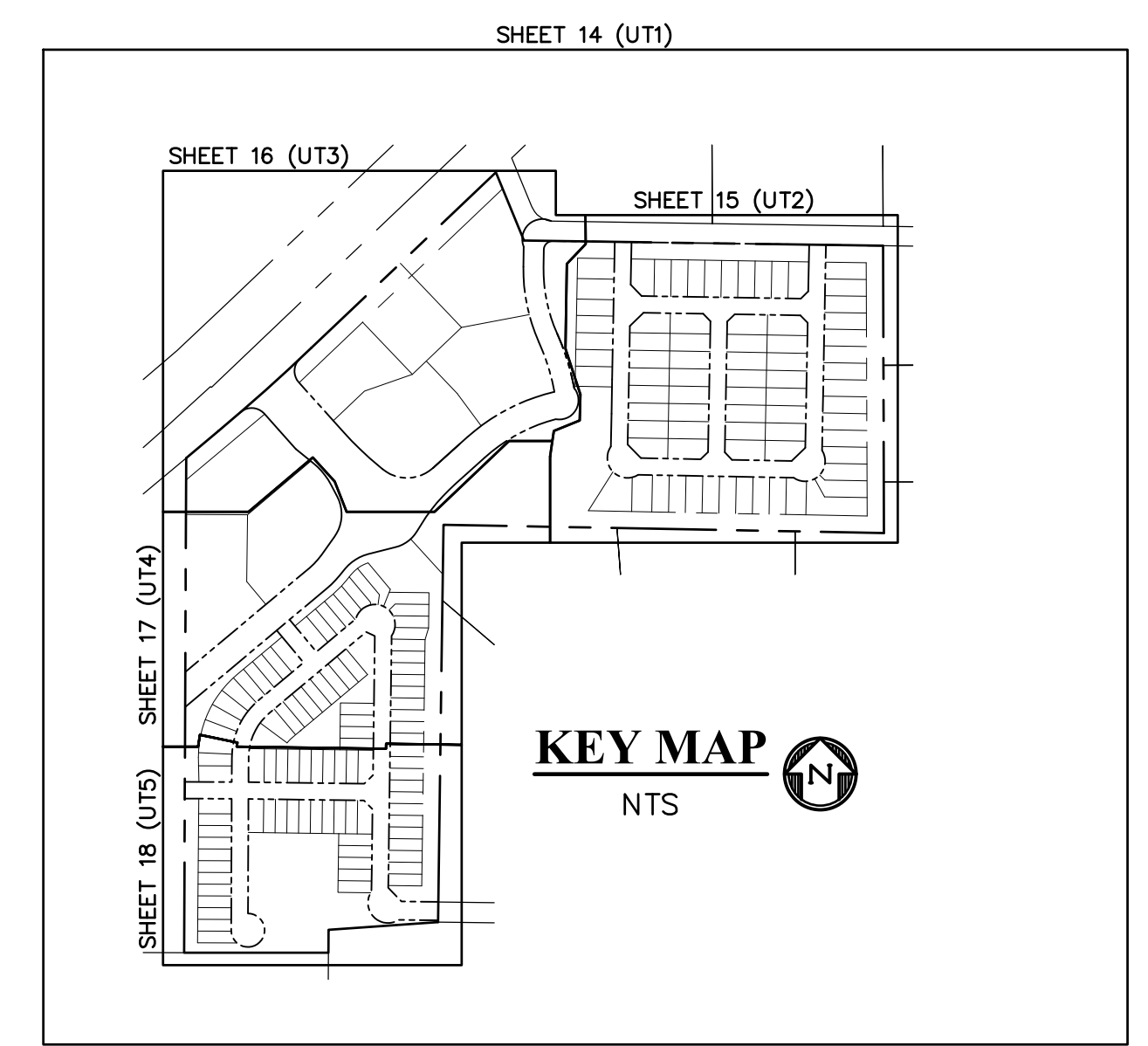
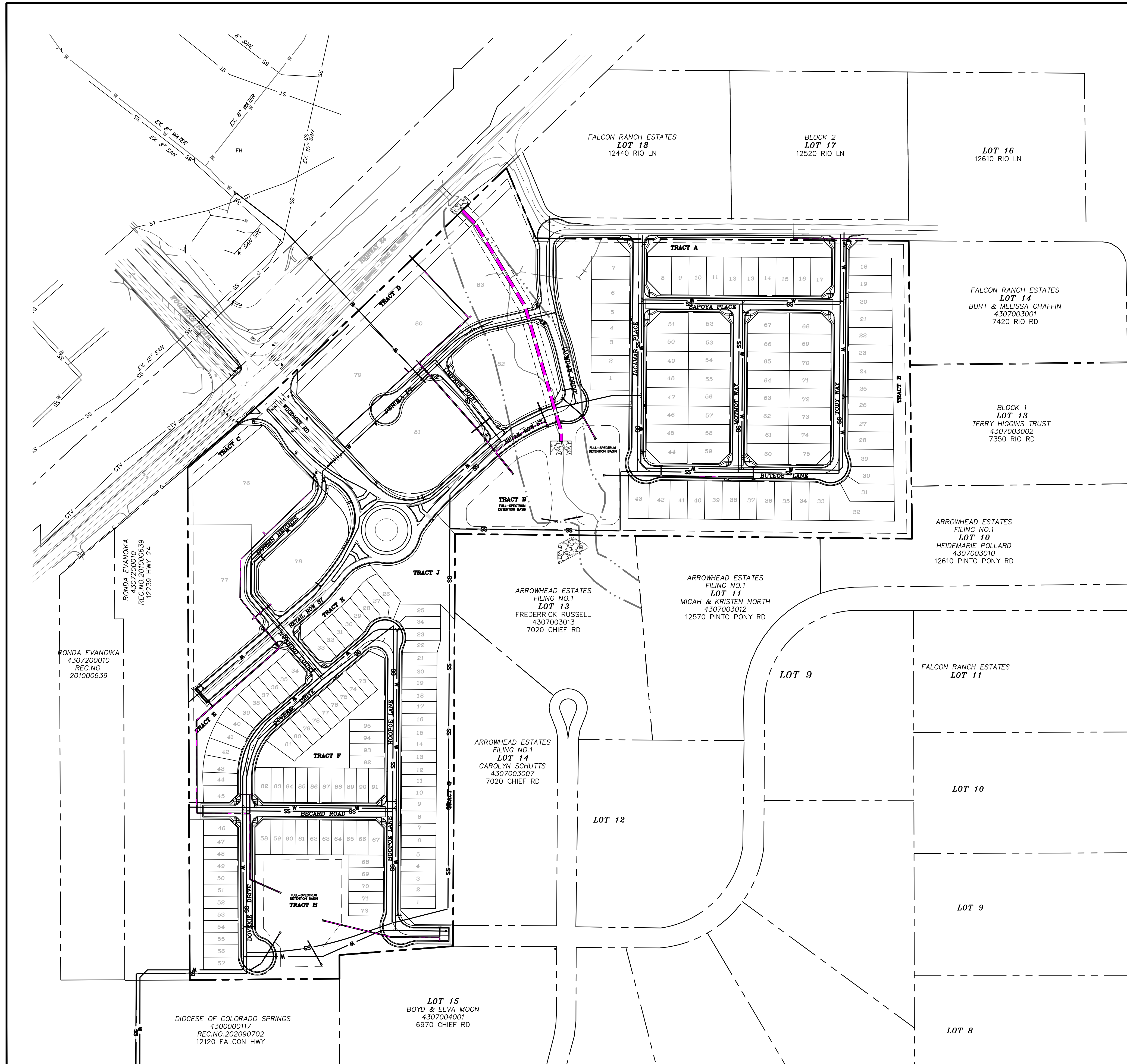
SHEET: 13 OF 19



LEGEND

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





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

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

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

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

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

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

PREPARED BY:


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 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.

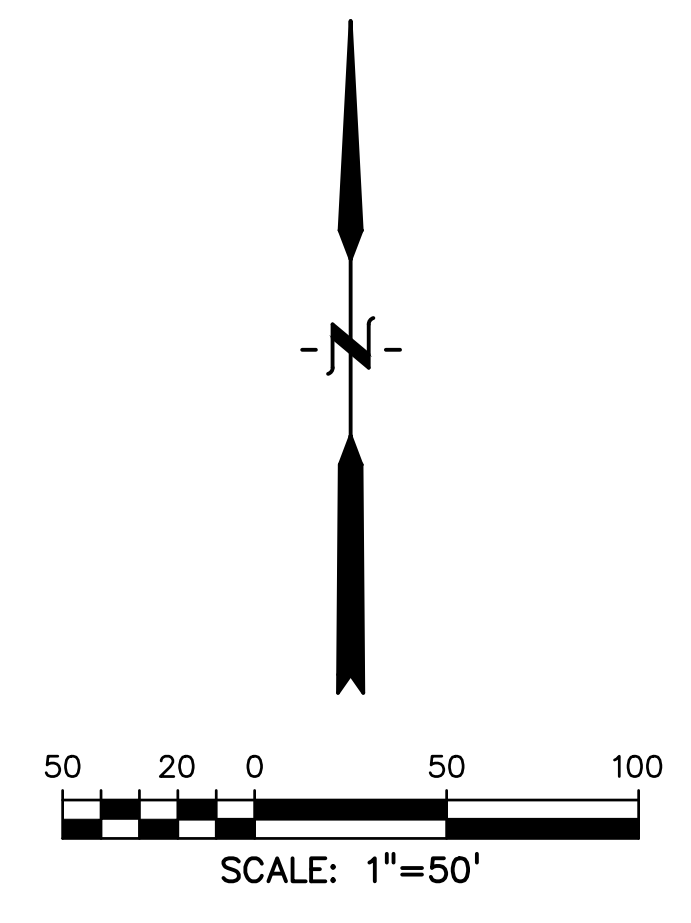
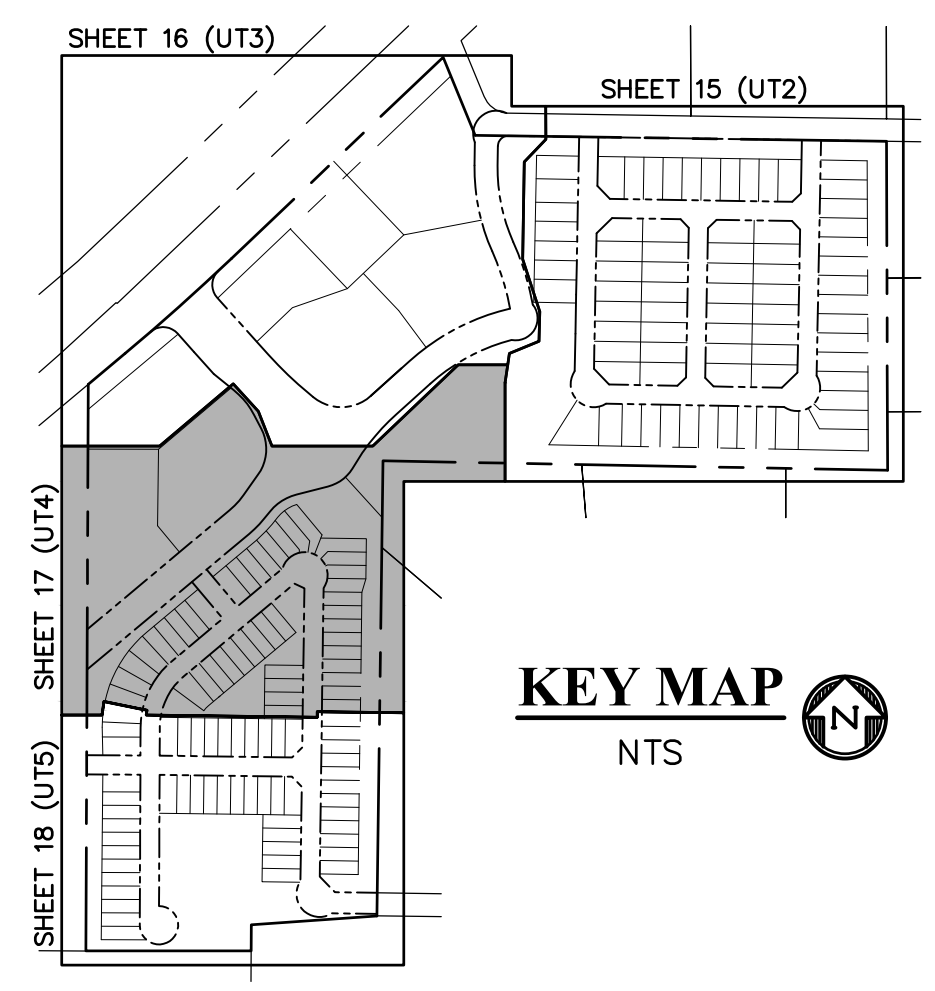
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY UTILITY PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

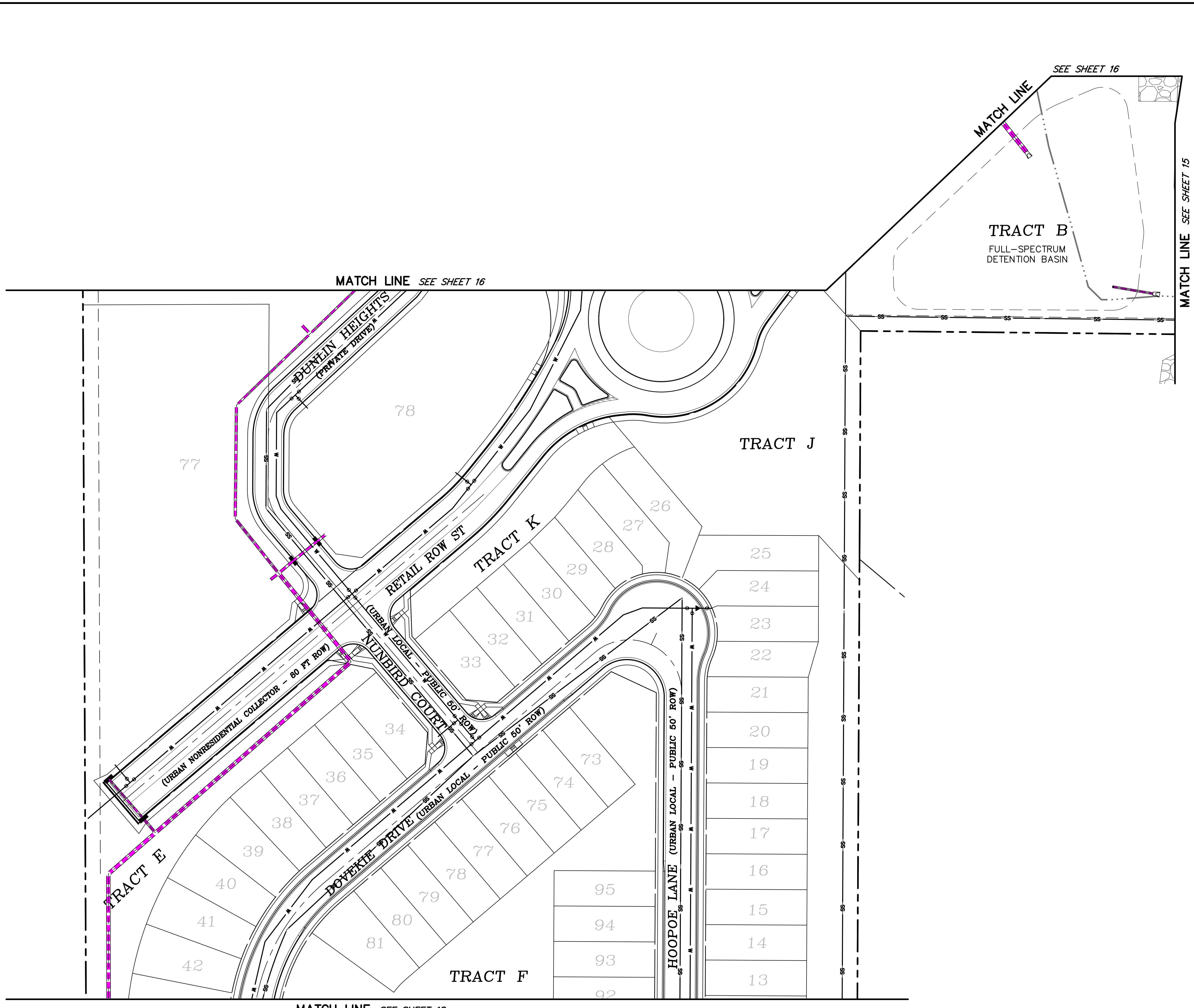
UT4

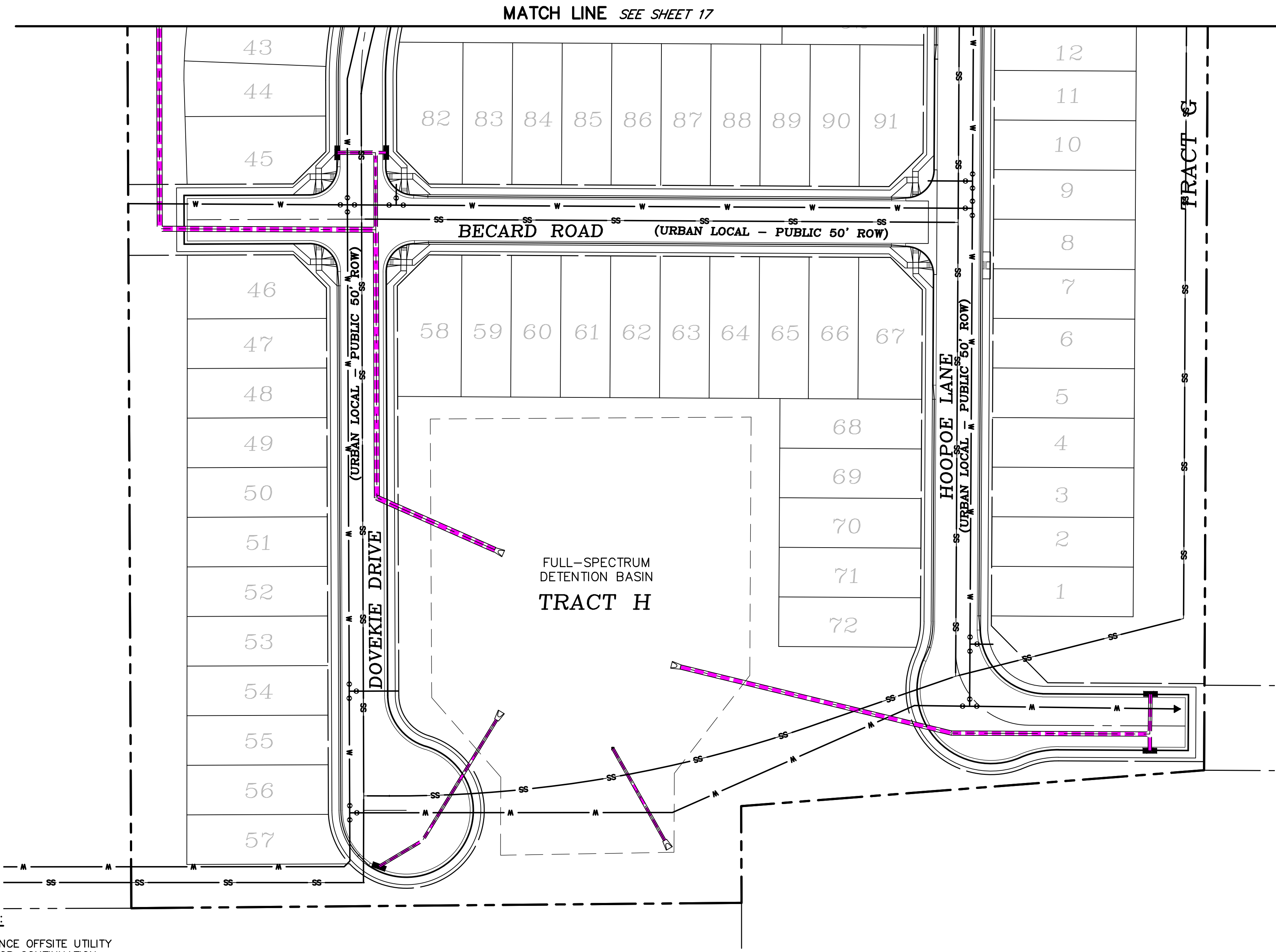
SHEET: 17 OF 19



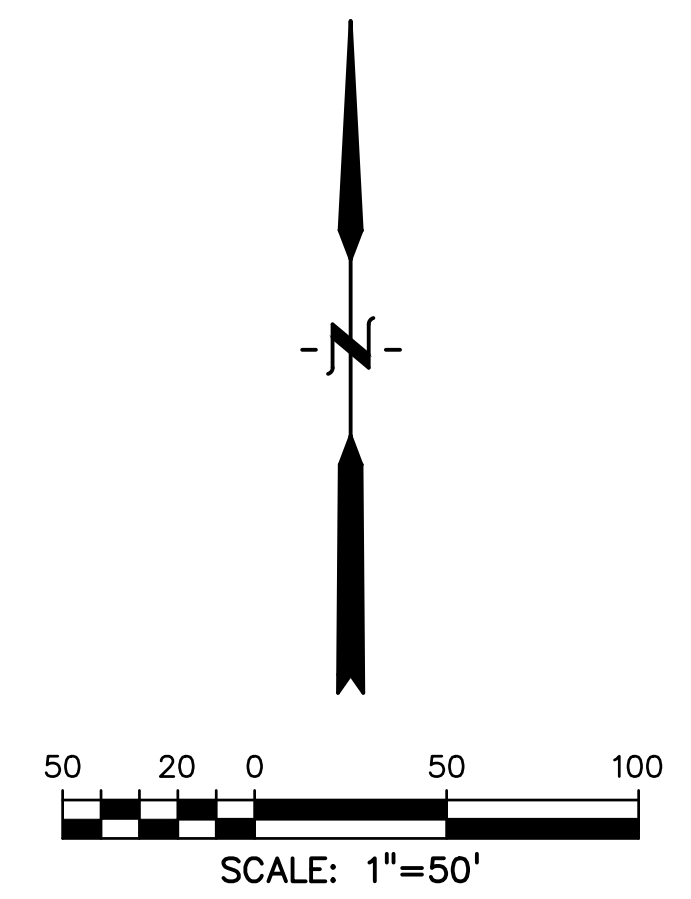
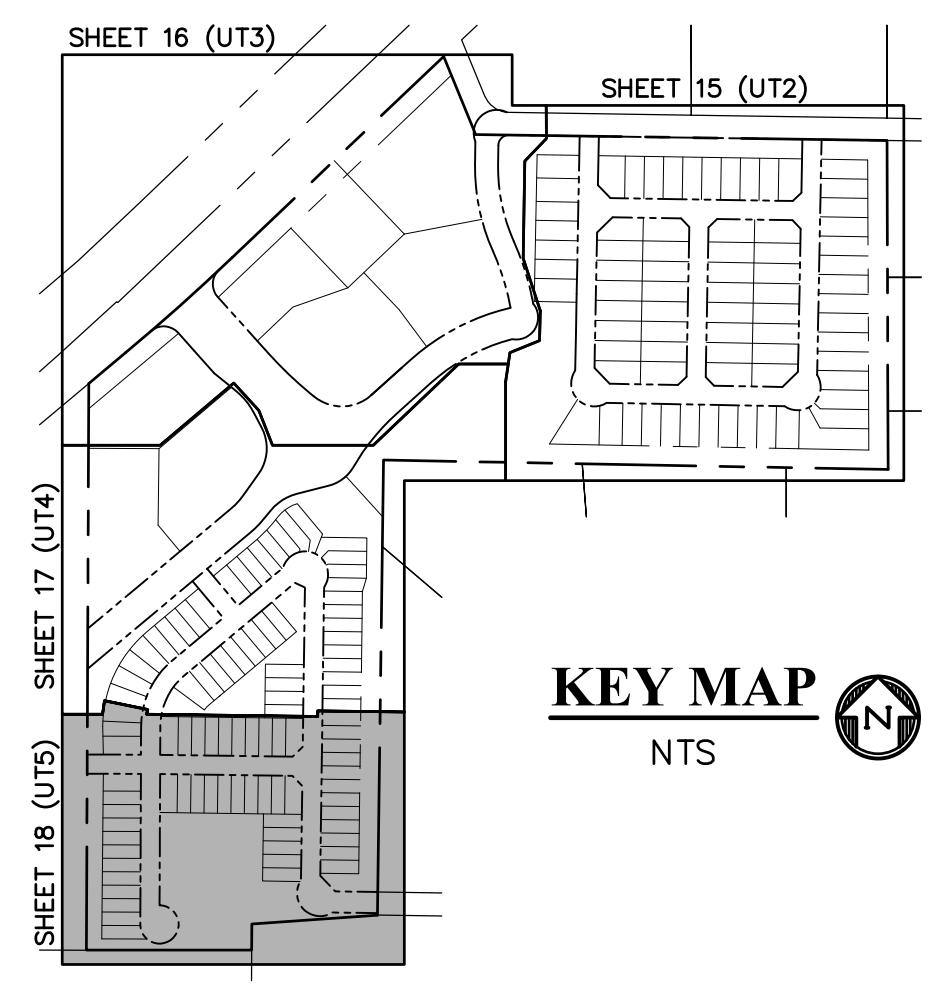
LEGEND

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





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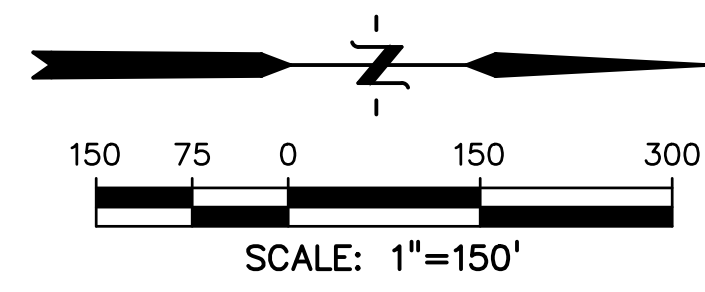
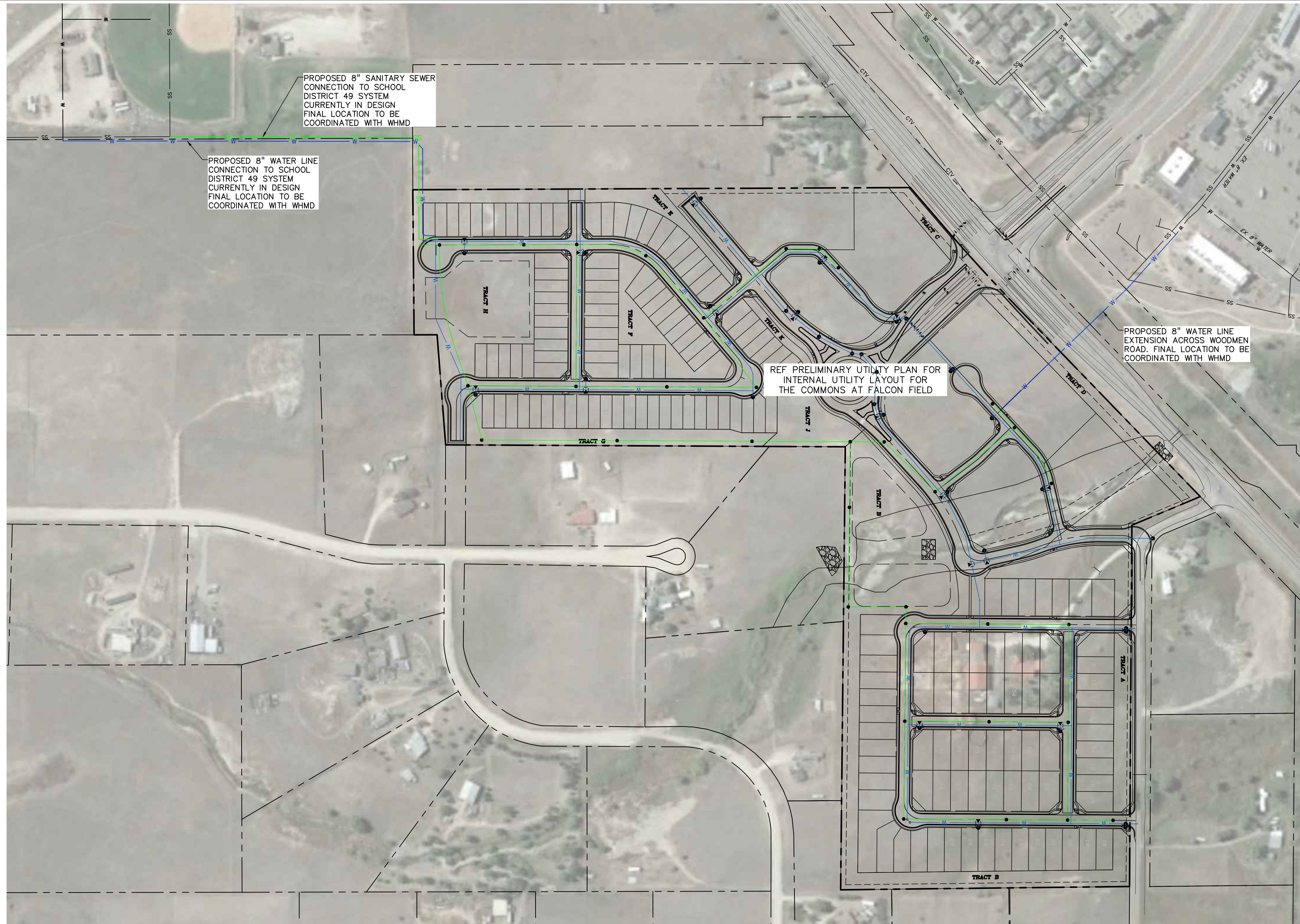
PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON
BEHALF OF
DREXEL, BARRELL & CO.

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

PRELIMINARY
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:

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 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: 21604-00-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