

THE COMMONS AT FALCON FIELD

EAST HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.

PEYTON, EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

LEGAL DESCRIPTION:

PARCEL ONE:

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

- 1) THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;
- 2) THENCE CONTINUE S 00 DEGREES 46 MINUTES 12 SECONDS W, 988.14 FEET;
- 3) THENCE S 86 DEGREES 00 MINUTES 46 SECONDS W, 327.52 FEET (327.53 FEET RECORDED);
- 4) THENCE S 00 DEGREES 25 MINUTES 05 SECONDS W, 68.17 FEET (67.53 FEET RECORDED) TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202090702; THENCE N 89 DEGREES 59 MINUTES 43 SECONDS W, 430.45 FEET (430.08 FEET RECORDED) ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF VERBURG SUBDIVISION WAIVER, A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID RECORDS; THENCE N 00 DEGREES 14 MINUTES 15 SECONDS E, 1475.39 FEET (1475.79 FEET RECORDED) ALONG THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER" TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE;
- 1) THENCE N 50 DEGREES 05 MINUTES 41 SECONDS E, 125.34 FEET (125.38 FEET RECORDED);
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 49 DEGREES 13 MINUTES 05 SECONDS E, 178.19 FEET, A CENTRAL ANGLE OF 1 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:

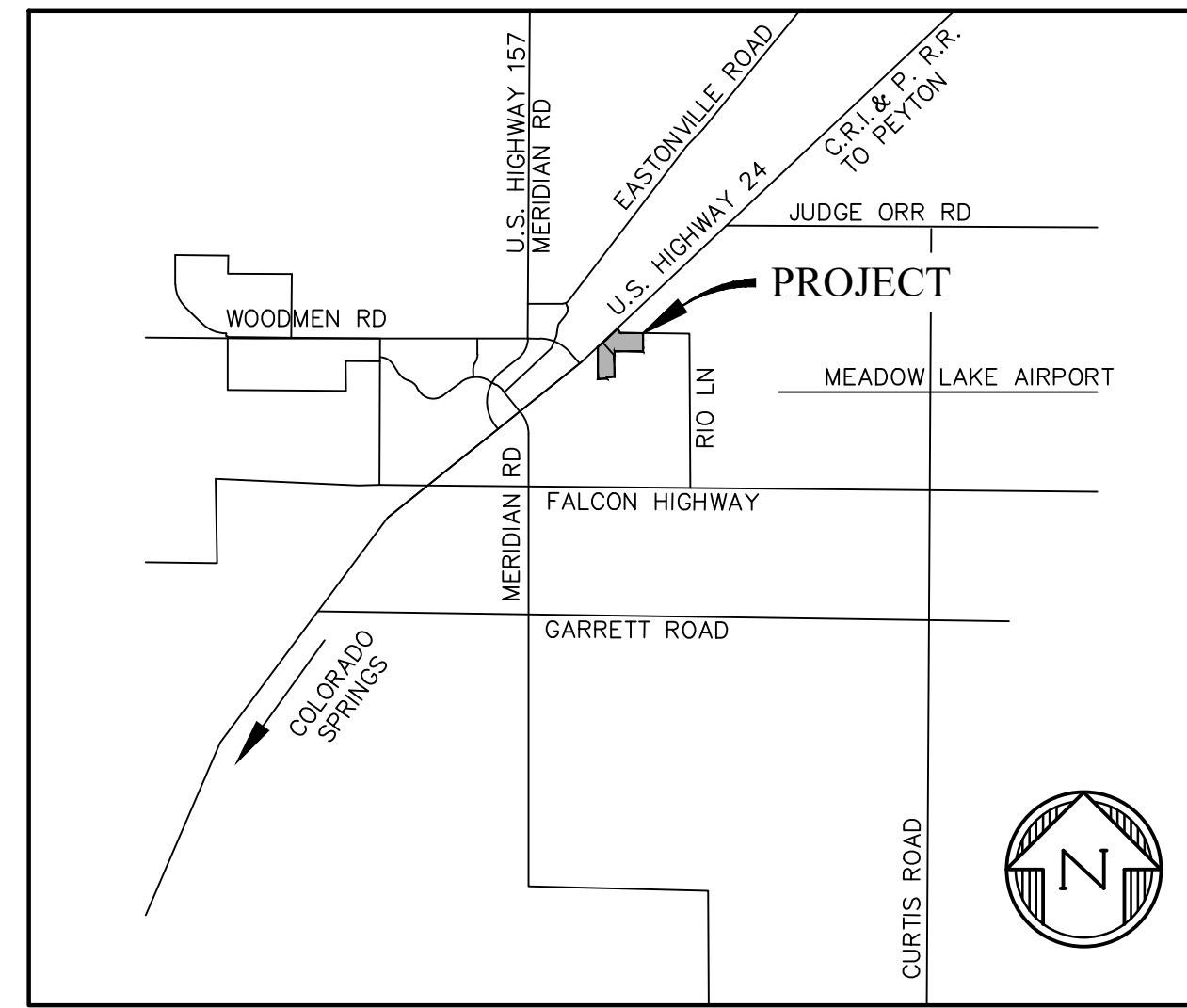
BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y-3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1"; THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET ALONG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

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 PUBLIC WORKS, EXCEPT FOR THE LANDSCAPING REFERRED TO IN NOTE #2.
 2. LANDSCAPE ENTRY FEATURES, AND LANDSCAPE TRACTS SHALL BE OWNED AND MAINTAINED BY THE FALCON FIELD METROPOLITAN DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER. PURSUANT TO LANDSCAPE CODE REVISED IN FEBRUARY 2024, LANDSCAPE PLANS WILL BE REQUIRED AT FINAL PLAT STAGES, INCLUDING THE RESIDENTIAL COMPONENTS. ALL ROAD ARE REQUIRED TO BE LANDSCAPED WITH STREET TREES.
 3. THE DETENTION PONDS IN TRACTS A AND H SHALL BE DEDICATED TO AND MAINTAINED BY THE FALCON FIELD METROPOLITAN DISTRICT.
 4. CONTOUR INTERVAL SHOWN ON PLAN 1'.
 5. PUBLIC UTILITY & DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE INDICATED:
FRONT: FIVE (5) FEET
SIDE: FIVE (5) FEET
REAR: FIVE (5) FEET
SUBDIVISION PERIMETER: TWENTY (20) FEET
- THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
6. ALL OPEN SPACE/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.
 7. FLOOD PLAIN: THIS SITE, THE COMMONS AT FALCON FIELD, IS PARTIALLY LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C0553G AND 08041C0561G, EFFECTIVE DECEMBER 7, 2018.
 8. A CLOMR TO MODIFY THE EFFECTIVE FLOODPLAIN HAS BEEN SUBMITTED TO FEMA CASE NO. 23-08-0708R.
 9. THE COMMONS AT FALCON FIELD SHALL BE LIMITED TO A TOTAL OF 177 LOTS. PHASES MAY BE COMBINED AND COMPLETED OUT OF ORDER WITHOUT A PRELIMINARY PLAN AMENDMENT.
 10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, PRELIMINARY DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, DEVELOPMENT EROSION CONTROL REPORT.
 11. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO THE APPROVAL OF THE EROSION CONTROL AND OVERLOT GRADING PLANS BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.
 12. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
 13. MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.
 14. COLORADO SPRINGS UTILITIES WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.
 15. WITHIN ALL SIGHT TRIANGLES; NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") ABOVE THE GUTTER FLOWLINE OF THE ADJACENT ROADWAY IS ALLOWED.
 16. NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.



VICINITY MAP
NTS

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

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17. 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 HOMBUILDERS.
18. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AND UNITED STATES POSTAL SERVICE REGULATIONS.
19. ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH PEDESTRIAN RAMPS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
20. NO DIRECT LOT ACCESS SHALL BE PROVIDED TO ANY LOTS FROM RIO LANE OR U.S. HIGHWAY 24.
21. 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.
22. 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.
23. A 5FT. PUBLIC IMPROVEMENT EASEMENT WILL BE INCLUDED AT ALL URBAN LOCAL ROADWAYS PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
24. PHASE 3 SHALL BE LIMITED TO 25 LOTS UNTIL SUCH TIME A SECOND ACCESS POINT IS PROVIDED.

SOIL & GEOLOGY CONDITIONS:

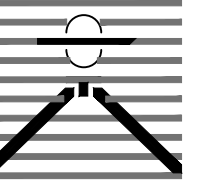
THE SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS NOTED BELOW. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN "SOILS, GEOLOGY AND GEOLOGY STUDY, THE COMMONS AT FALCON FIELD, PARCEL NOS. 43070-00-001 AND 43072-00-015" BY ENTECH ENGINEERING, INC. JANUARY 20, 2021, REVISED 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.

PREPARED BY:



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

CLIENT:

FALCON FIELD, LLC.

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

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	7/5/24

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.

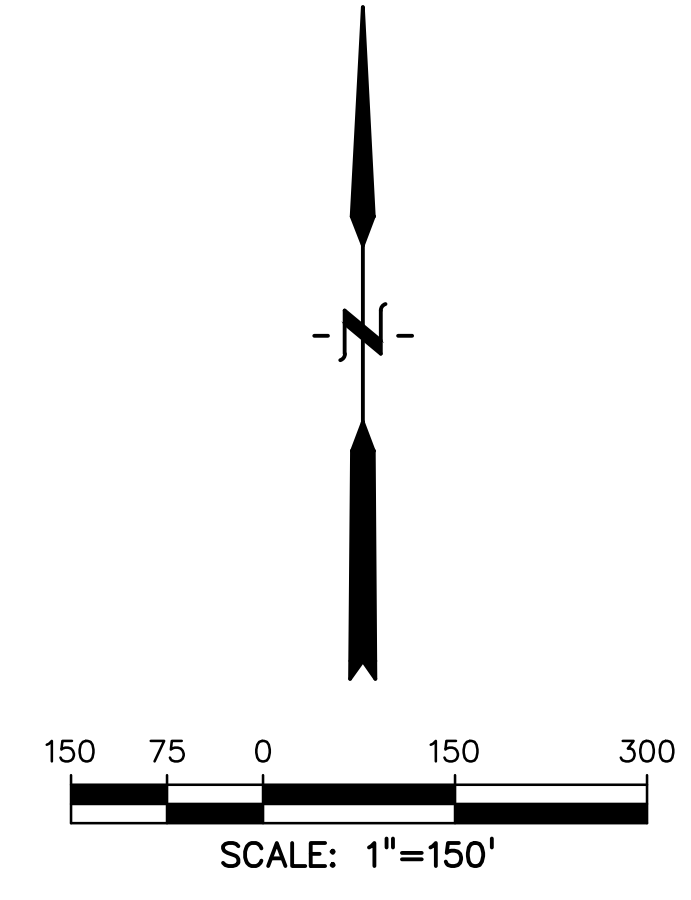
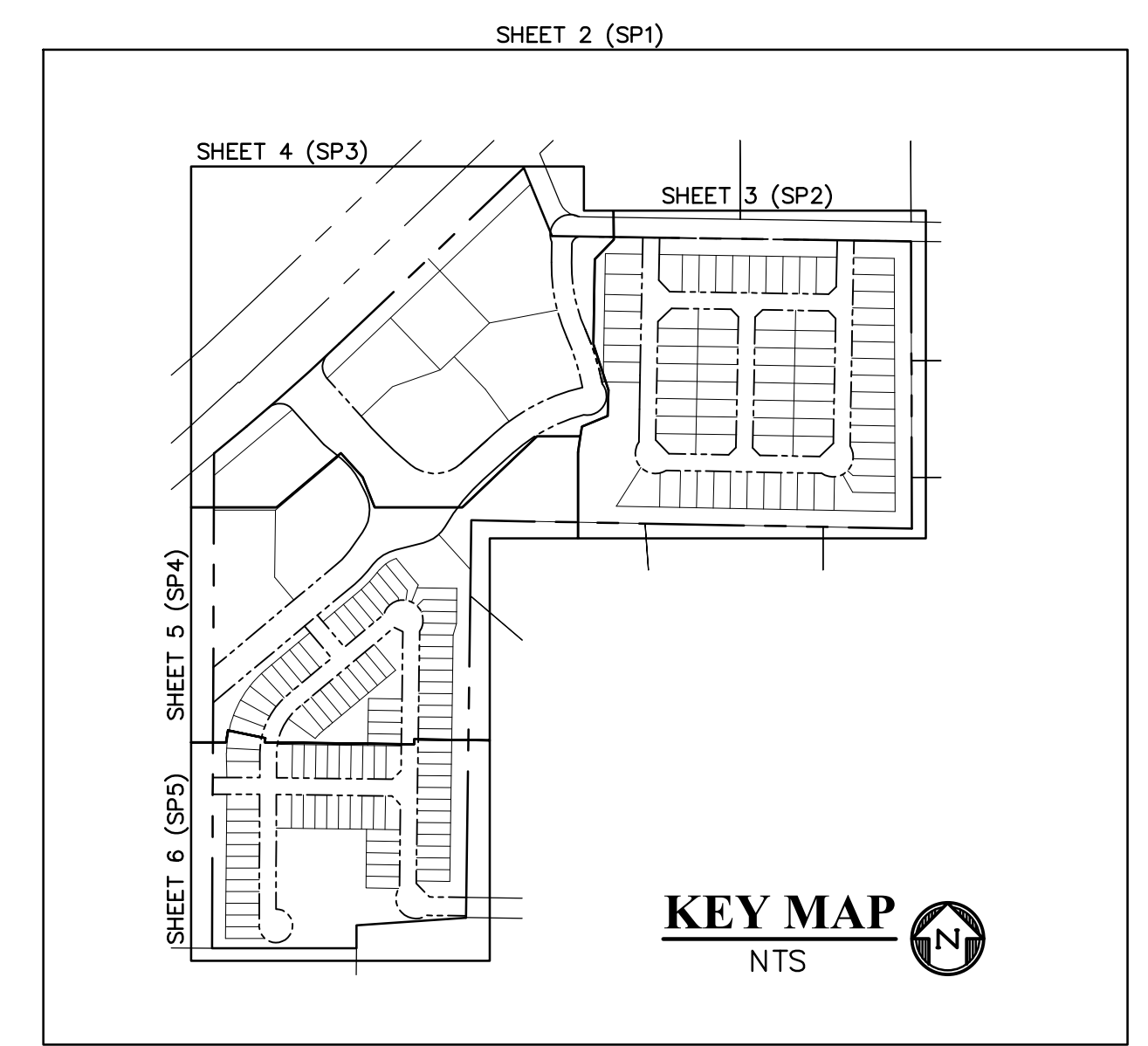
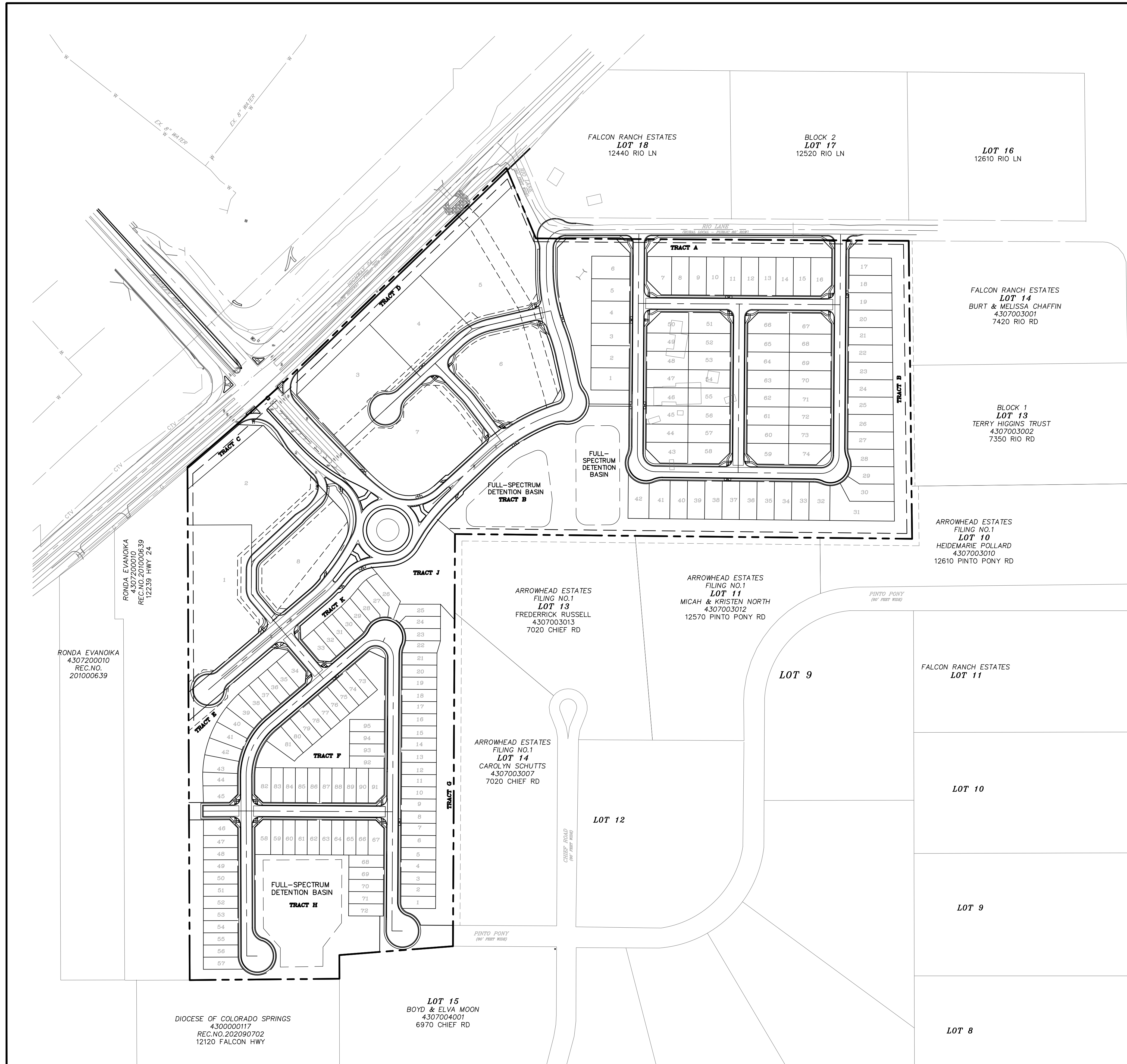
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

PRELIMINARY
COVER SHEET
PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

PP1

SHEET: 1 OF 19



LEGEND

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

TYPICAL LOT SIZE PER ZONE DISTRICT

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

PREPARED BY:

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.
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COLORADO SPRINGS, CO 80906
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PRELIMINARY PLANS FOR:
**THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN**
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24
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

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 101 SAWATCH ST. STE #100
 COLORADO SPGS, COLORADO 80903
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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	7/5/24

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.

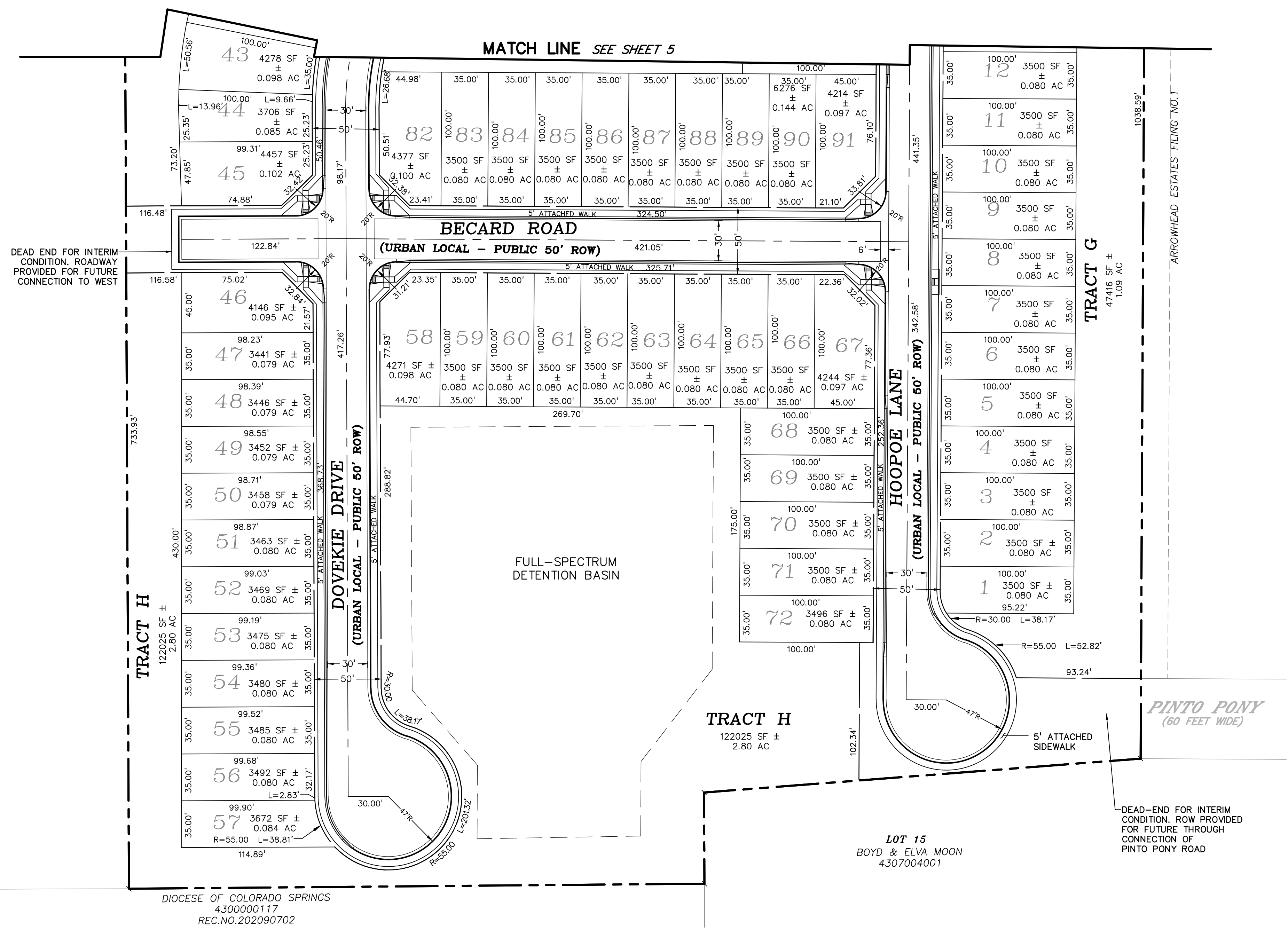
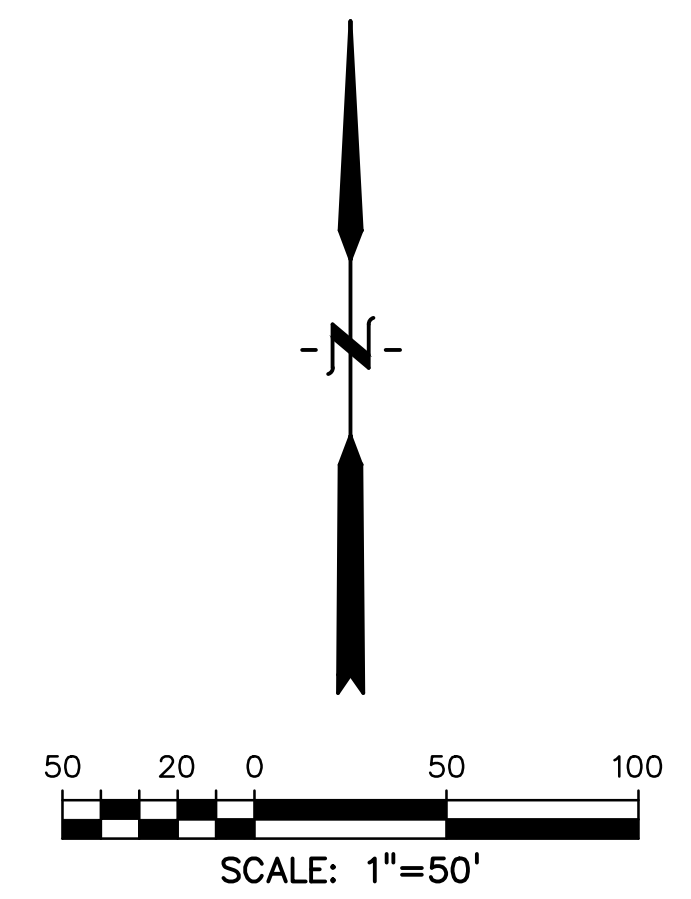
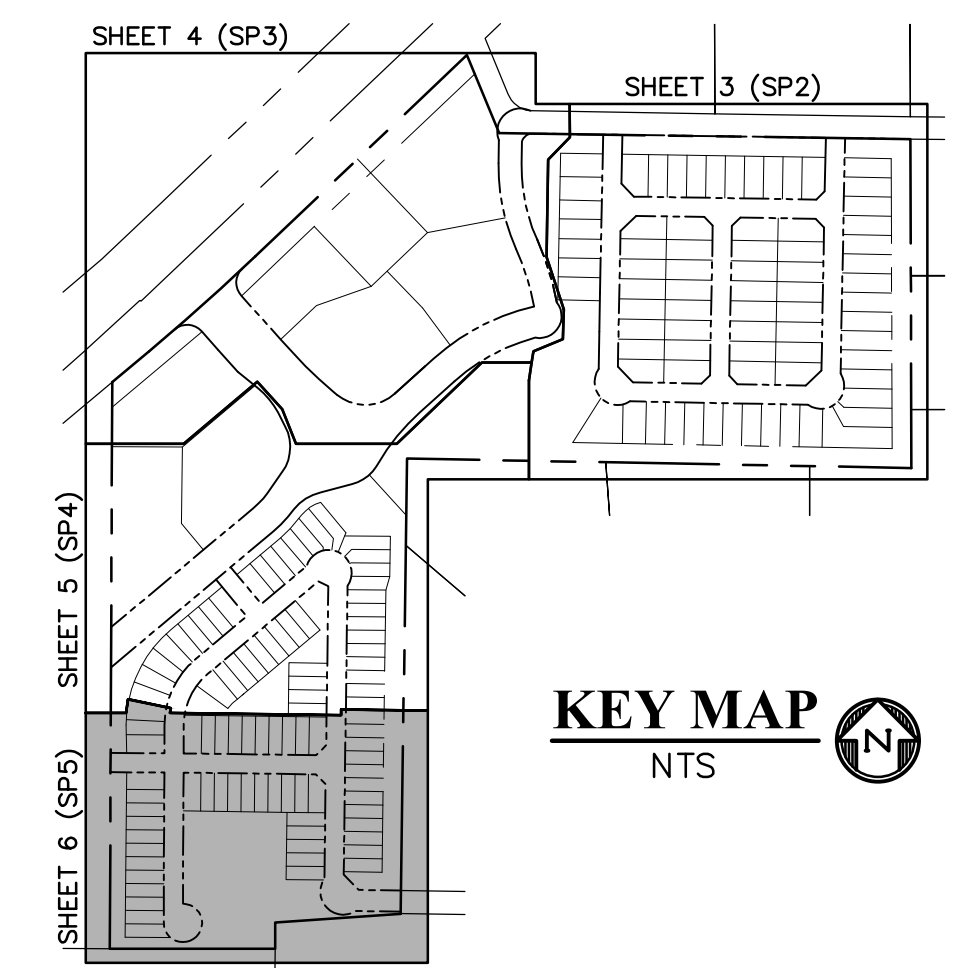
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

**PRELIMINARY
 SITE PLAN**

PROJECT NO. 21604-00CSCV
 DRAWING NO.

SP5

SHEET: 6 OF 19

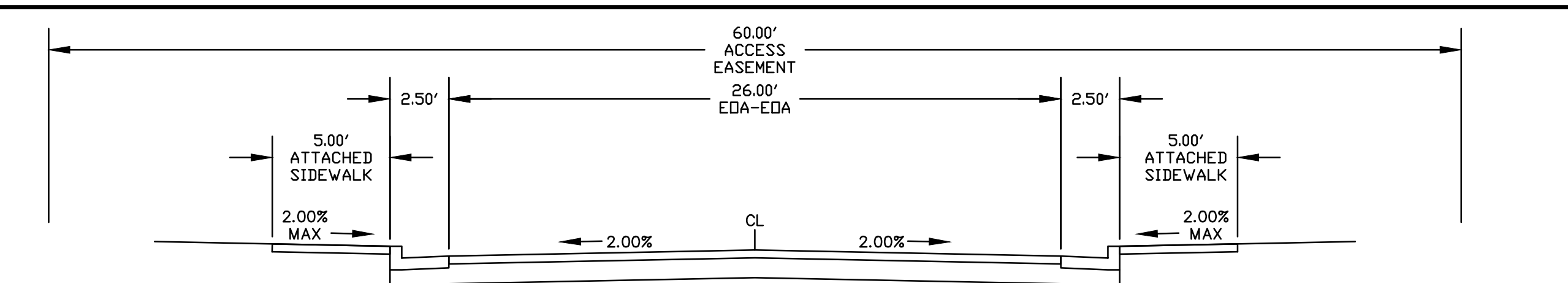


DEAD END FOR INTERIM CONDITION. ROADWAY PROVIDED FOR FUTURE CONNECTION TO WEST

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

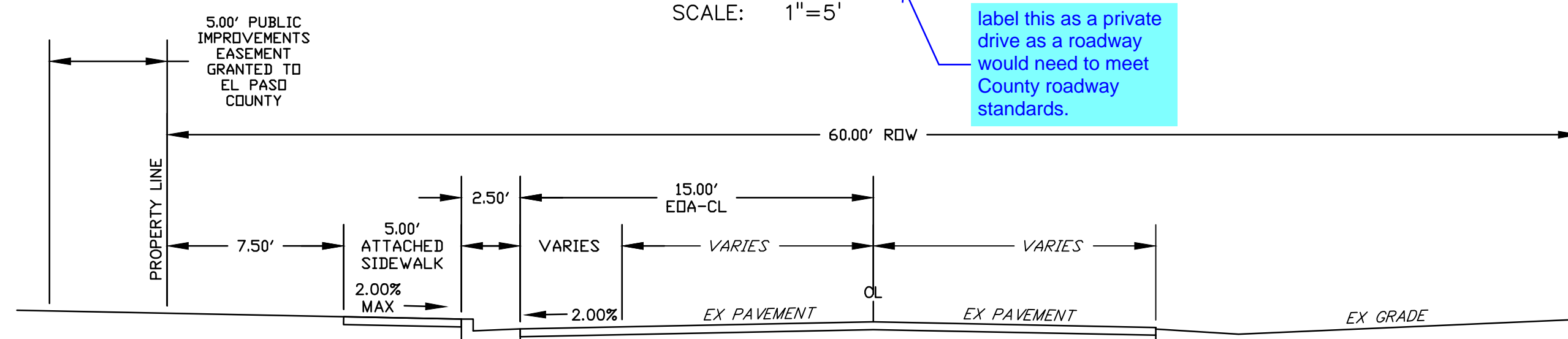
DIocese OF COLORADO SPRINGS
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 REC.NO.202090702

LOT 15
 BOYD & ELVA MOON
 4307004001

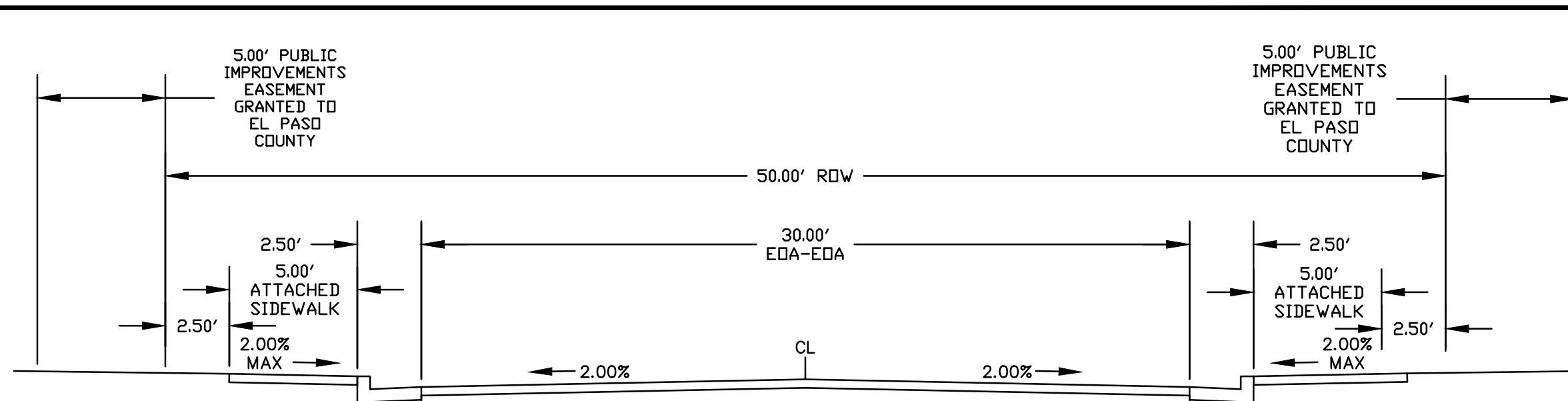


DUNLIN HEIGHTS
(URBAN LOCAL - PRIVATE RD.)
SCALE: 1"=5'

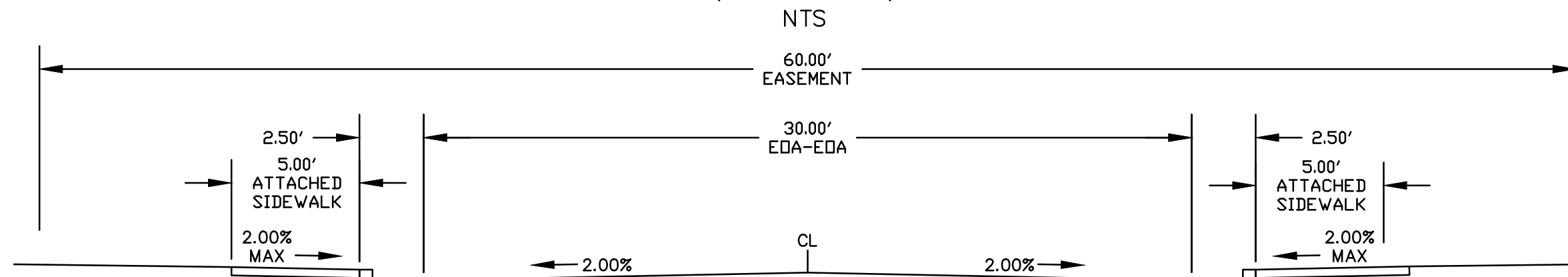
label this as a private drive as a roadway would need to meet County roadway standards.



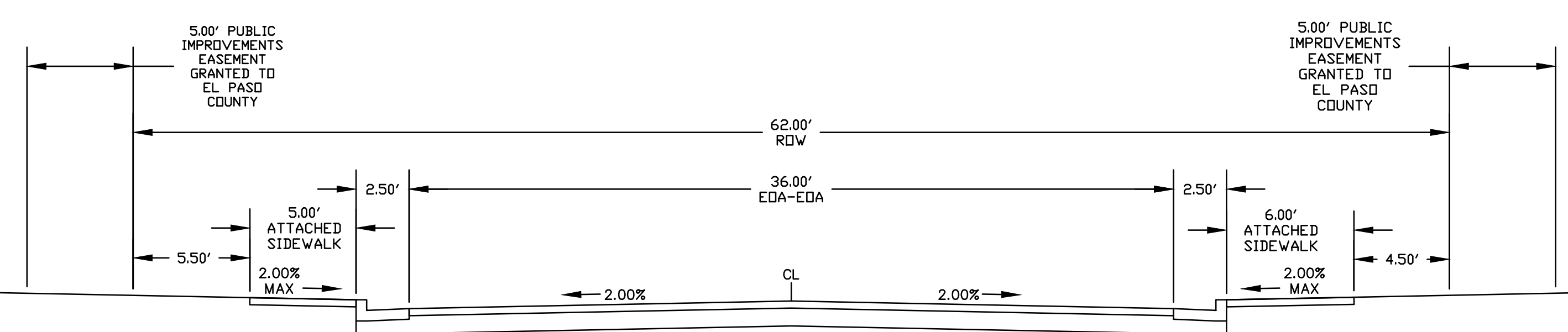
RIO LANE - EXISTING
(RURAL LOCAL - PUBLIC 60' ROW)
SCALE: 1"=5'



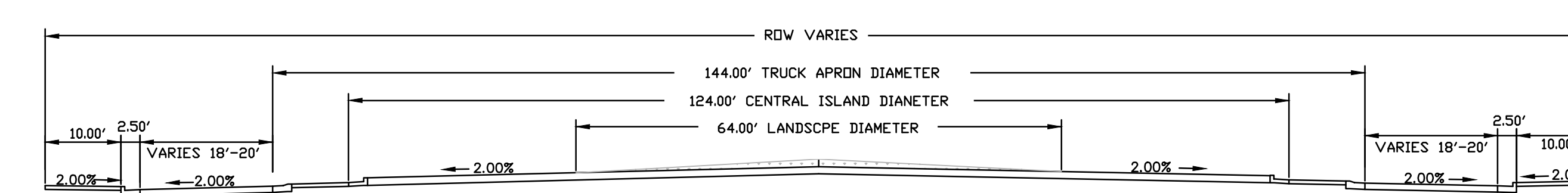
ALL ROADS UNLESS OTHERWISE NOTED
(URBAN LOCAL)
NTS



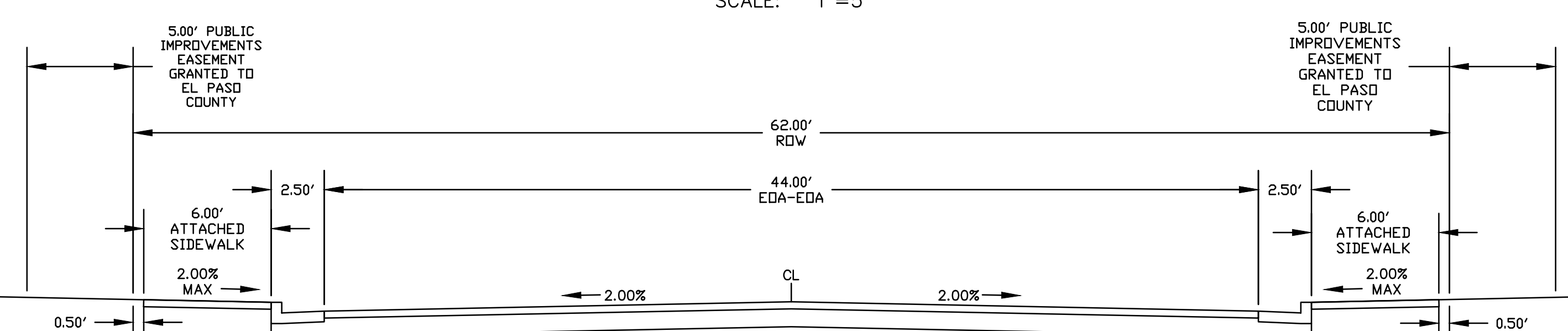
PERULA PT & JACKDAW PT
(URBAN LOCAL - PRIVATE RD.)
SCALE: 1"=5'



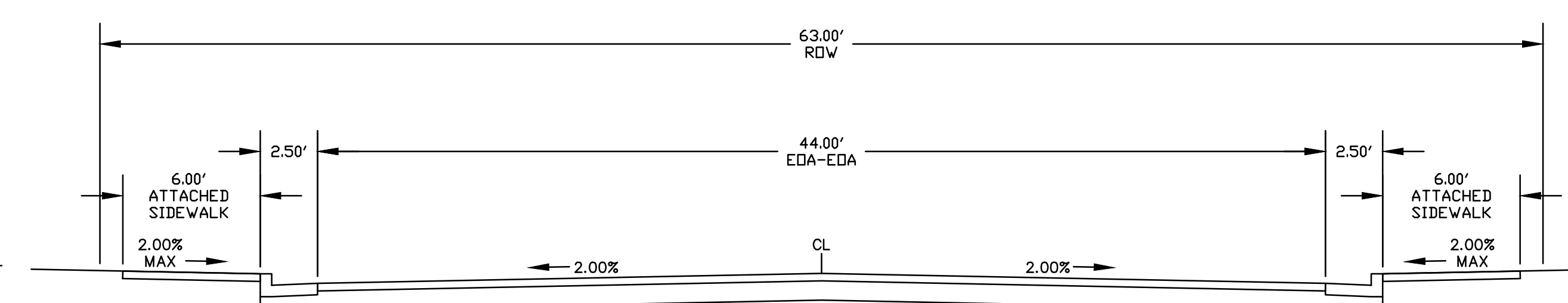
RIO LANE - NORTH OF PERULA POINT
(URBAN LOCAL - PUBLIC 62' ROW)
SCALE: 1"=5'



ROUNDBOUNT SECTION
SCALE: NTS



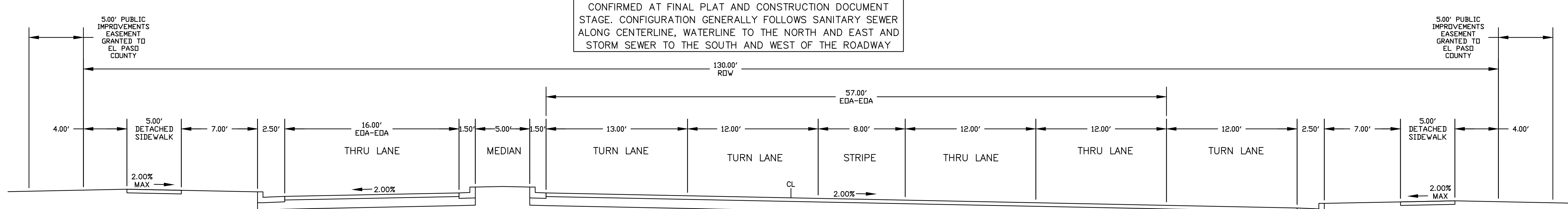
RIO LANE - SOUTH OF PERULA POINT
(URBAN LOCAL - PUBLIC 62' ROW)
SCALE: 1"=5'



RETAIL ROW ST.
(MODIFIED URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 63' ROW)
SCALE: 1"=5'

NOTE: PER APPROVED DEVIATION
PCD FILE NO. DEV238

NOTE: UTILITY LOCATIONS FOR ALL STREETS ARE TO BE CONFIRMED AT FINAL PLAT AND CONSTRUCTION DOCUMENT STAGE. CONFIGURATION GENERALLY FOLLOWS SANITARY SEWER ALONG CENTERLINE, WATERLINE TO THE NORTH AND EAST AND STORM SEWER TO THE SOUTH AND WEST OF THE ROADWAY



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	7/5/24
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.

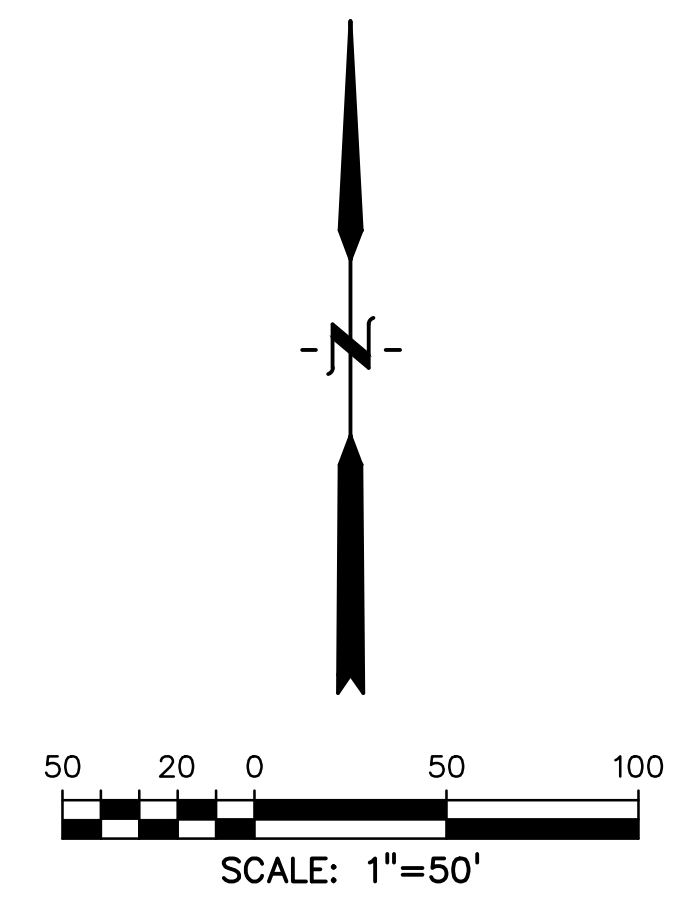
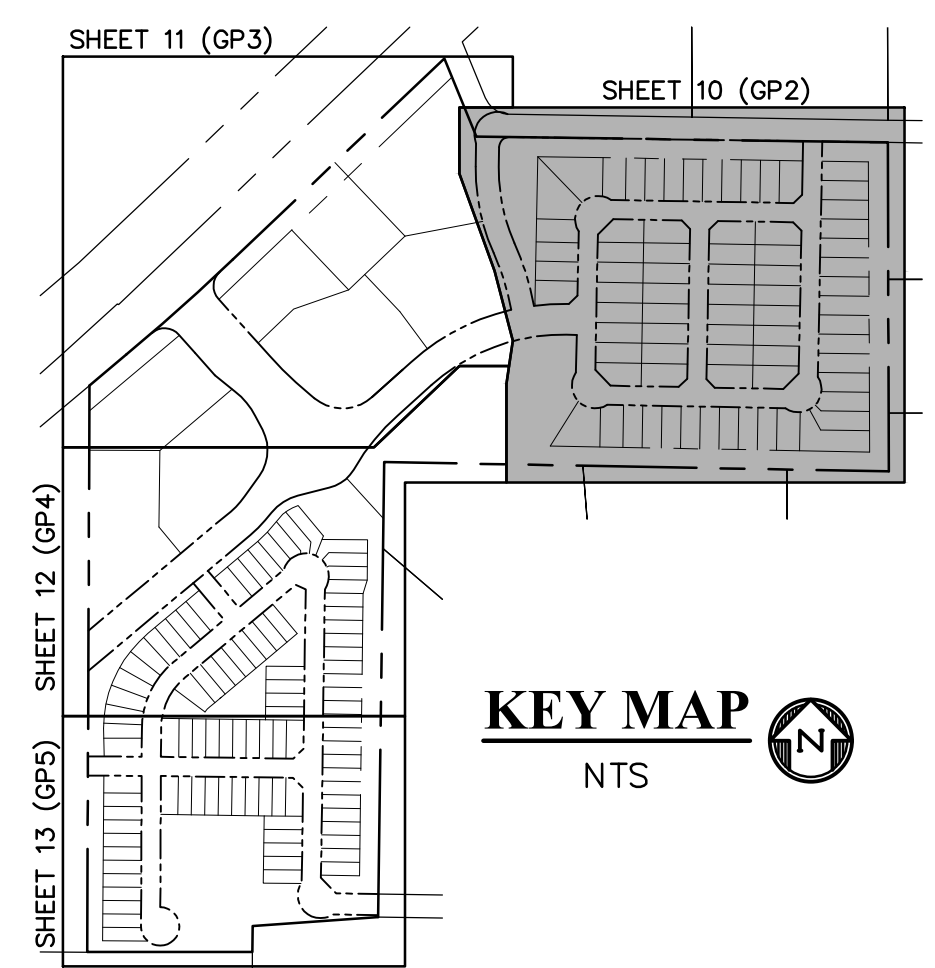
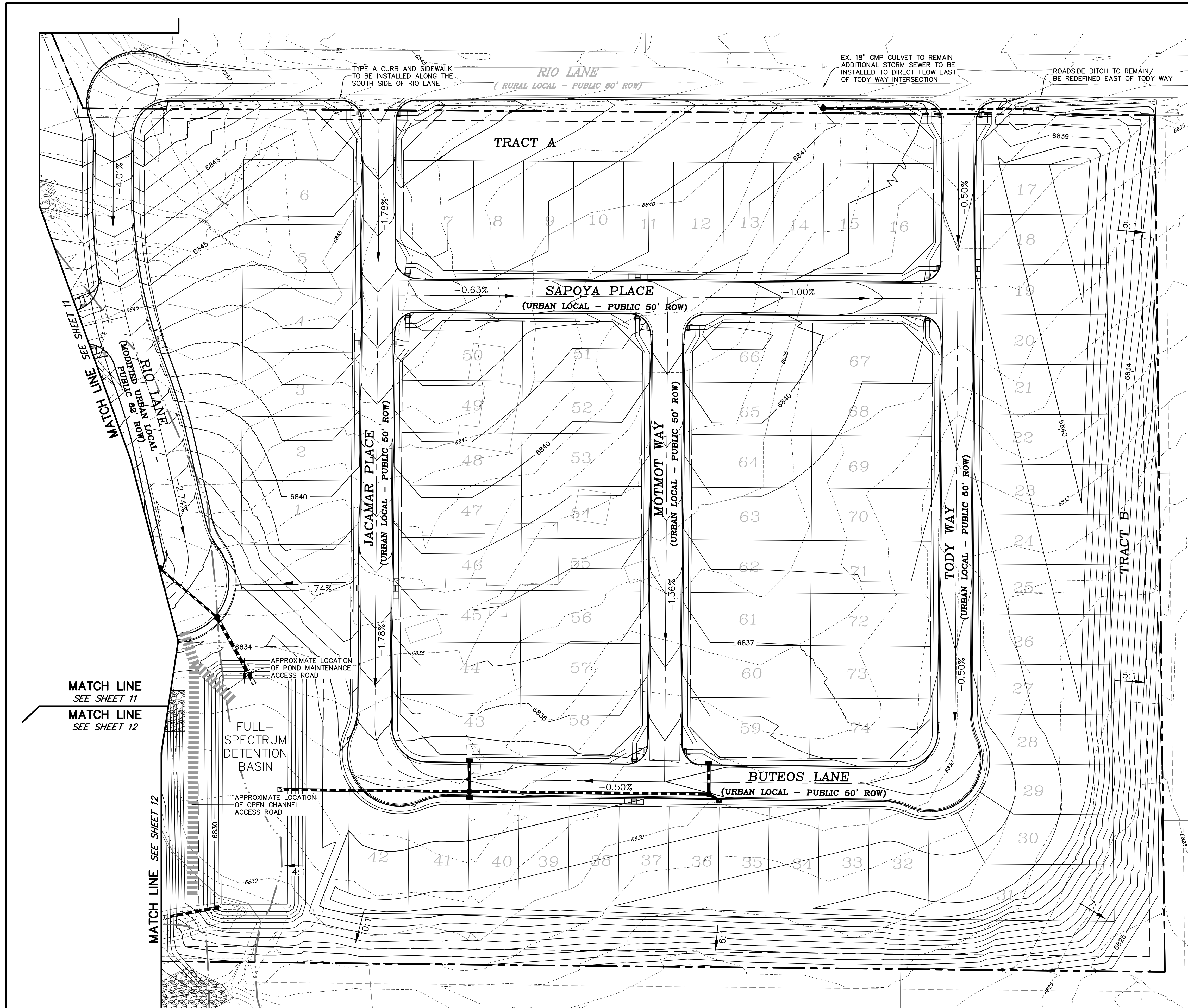
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

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 (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
 CONTACT: TIM D. McCONNELL, P.E.
 (719) 260-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:

FALCON FIELD, LLC.
 3230 ELECTRA DR. N.
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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN
 12445 RIO LANE, AND VACANT LAND
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

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

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

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

PRELIMINARY GRADING PLAN

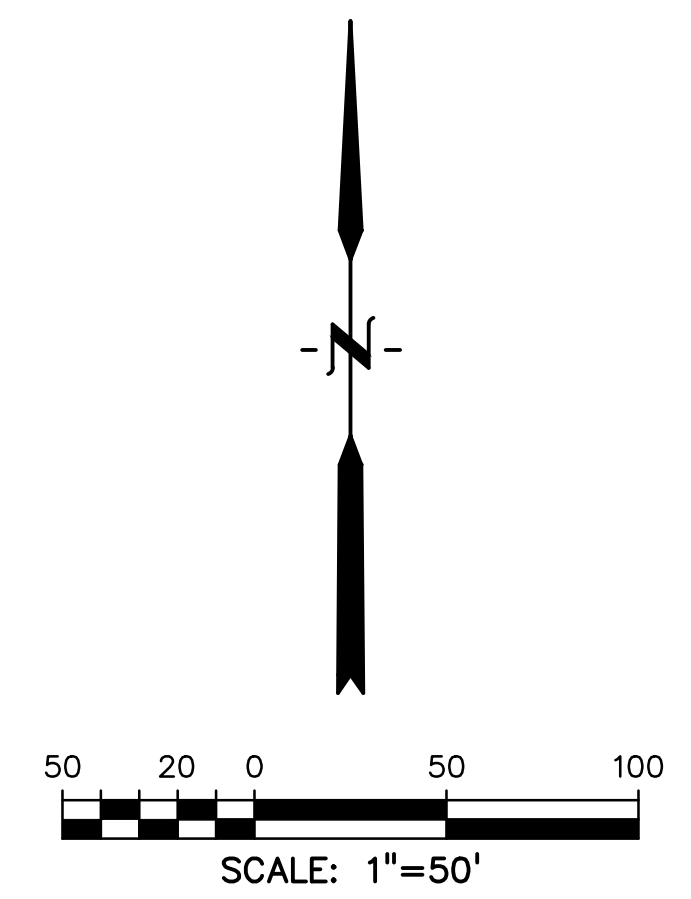
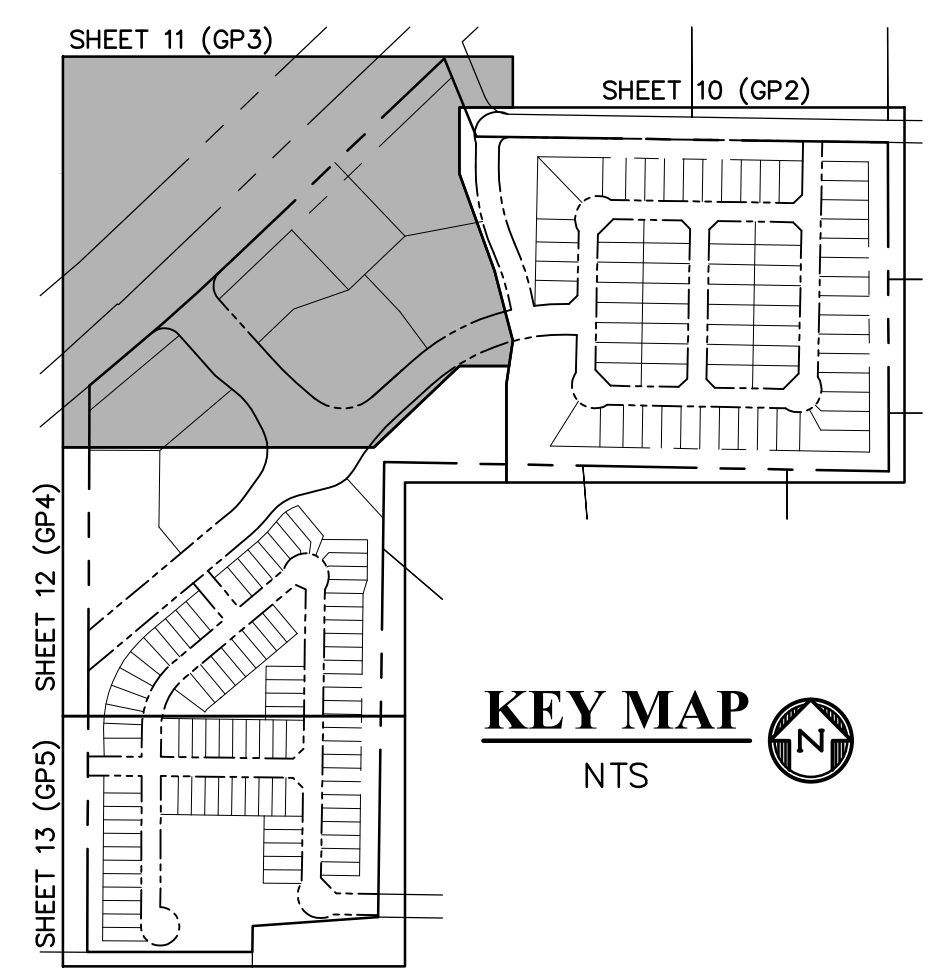
PROJECT NO. 21604-00CSCV
 DRAWING NO.

GP2

SHEET: 10 OF 19



EX FENCE
CLOSURE OF
RIO LANE
AT HIGHWAY 24
TO OCCUR WITH
PHASE 1
PHASE 1



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
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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	7/5/24

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.

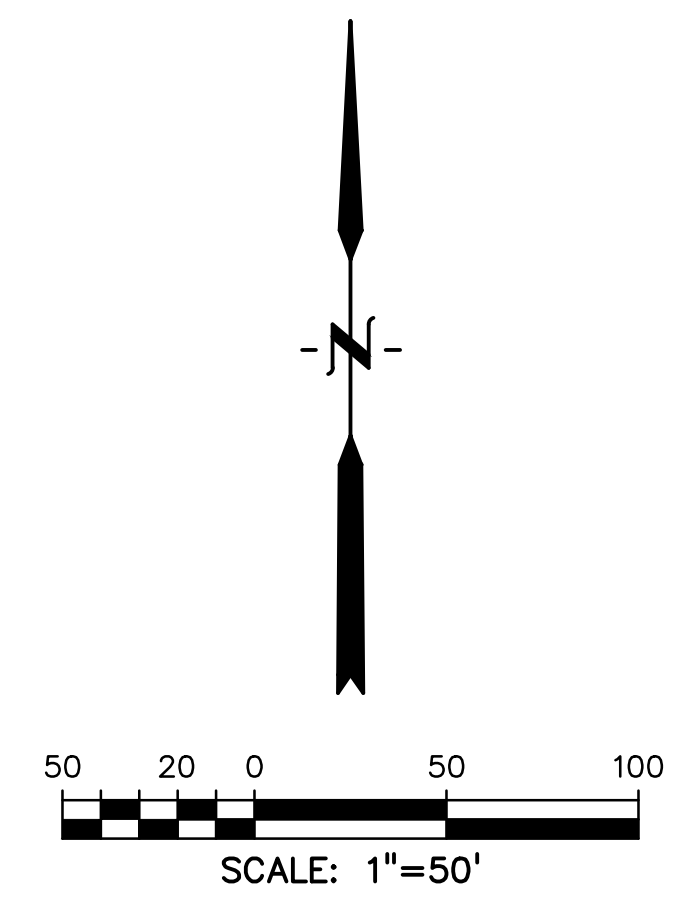
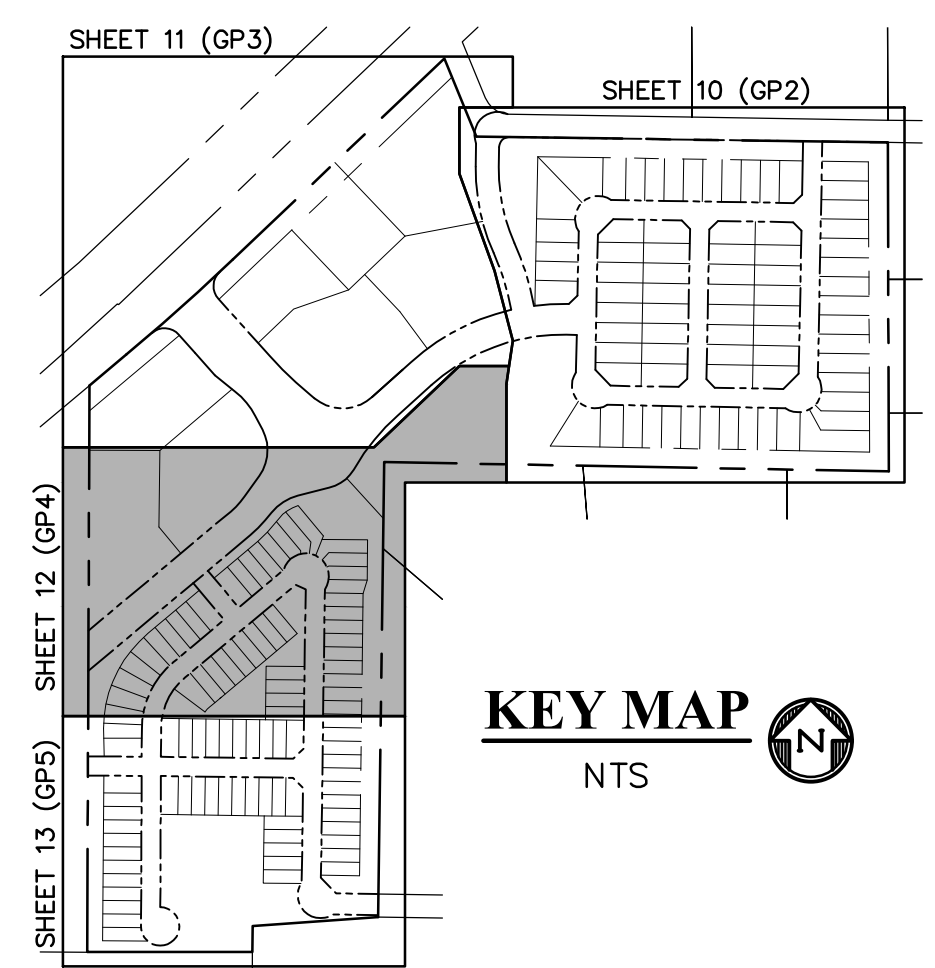
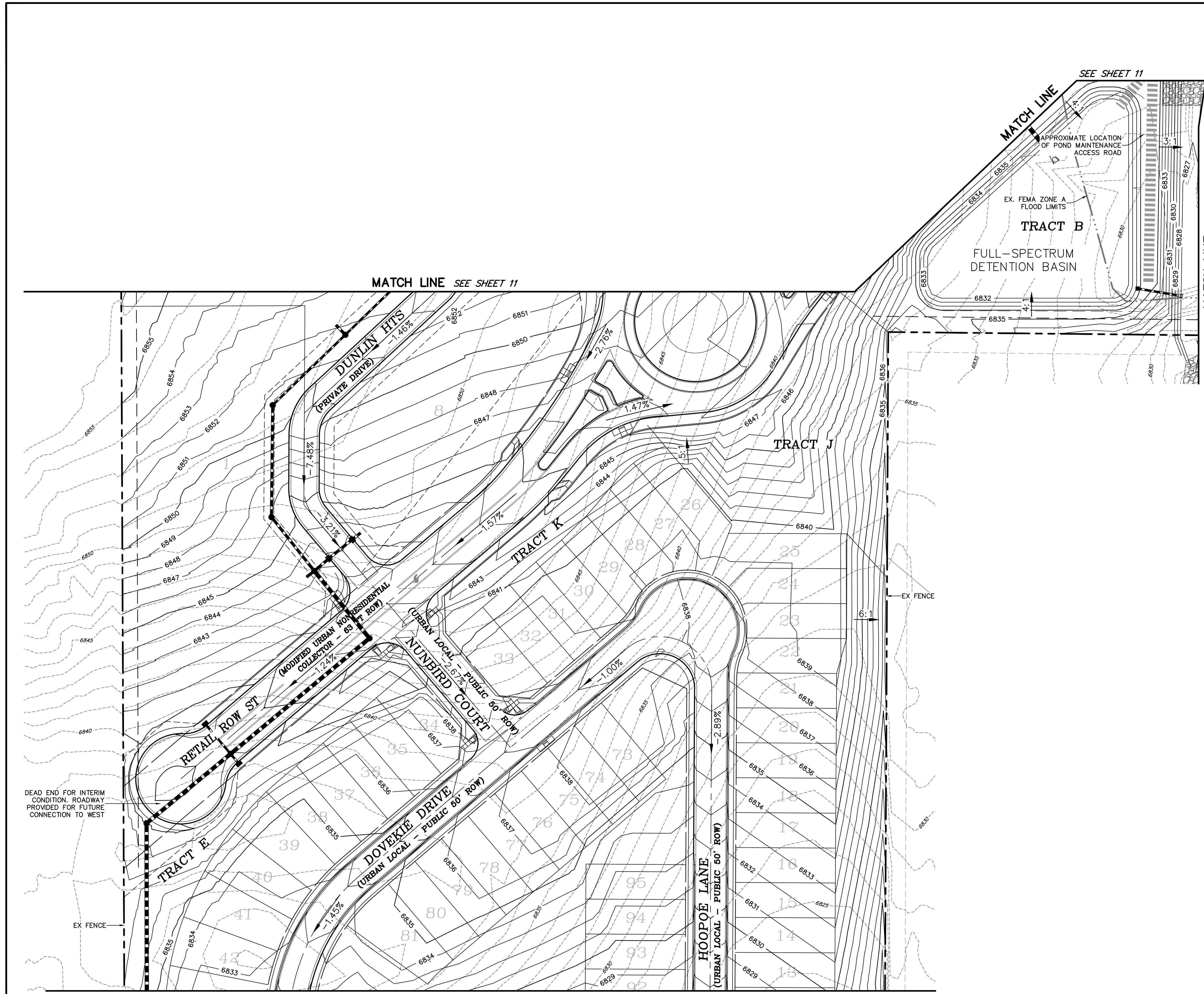
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

**PRELIMINARY
GRADING PLAN**

PROJECT NO. 21604-00CSCV
DRAWING NO.

GP3

SHEET: 11 OF 19



LEGEND

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

PREPARED BY:

DREXEL, BARRELL & CO.
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 CONTACT: TIM D. McCONNELL, P.E.
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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
RESUBMITTAL	7/5/24

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

PREPARED BY:

DREXEL, BARRELL & CO.
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CLIENT:
FALCON FIELD, LLC.
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 (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	7/5/24

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.

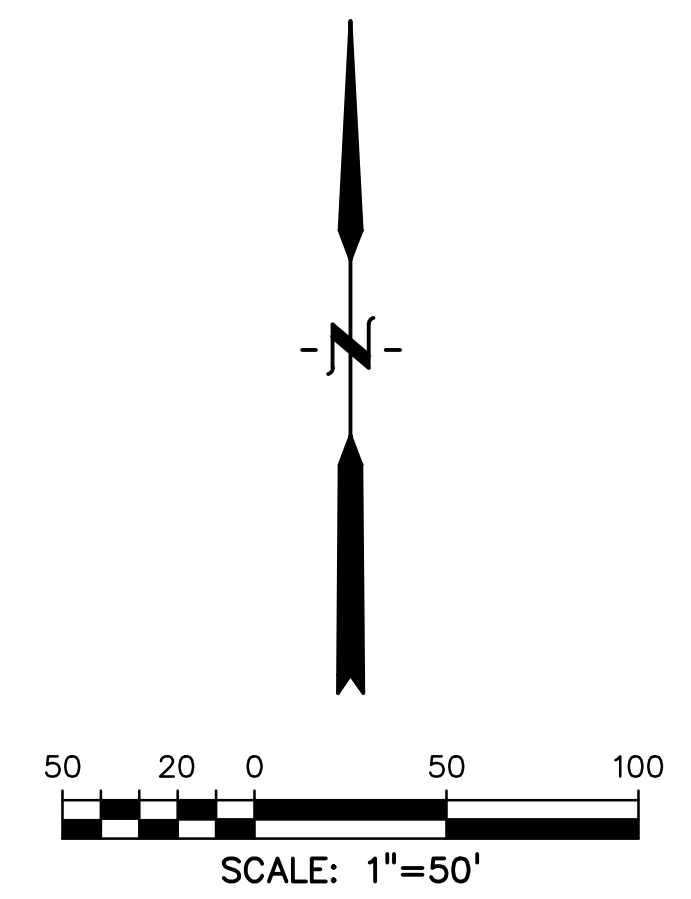
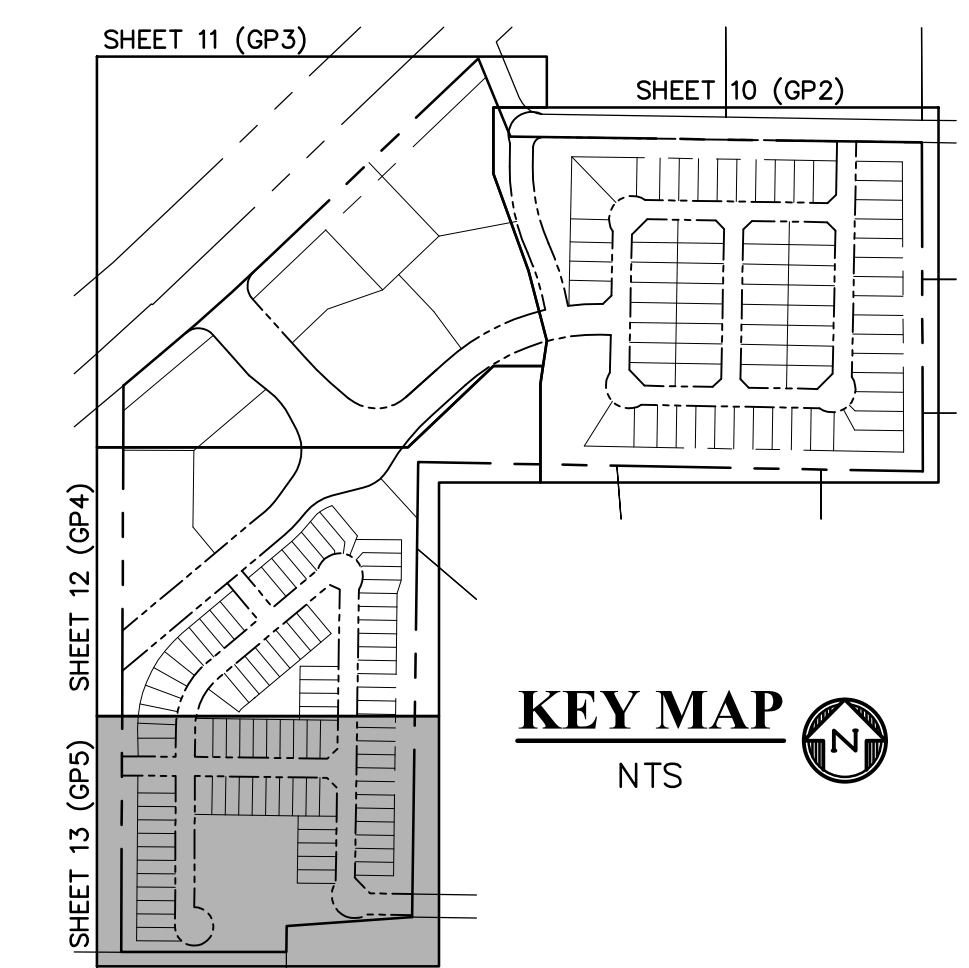
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

**PRELIMINARY
 GRADING PLAN**

PROJECT NO. 21604-00CSCV
 DRAWING NO.

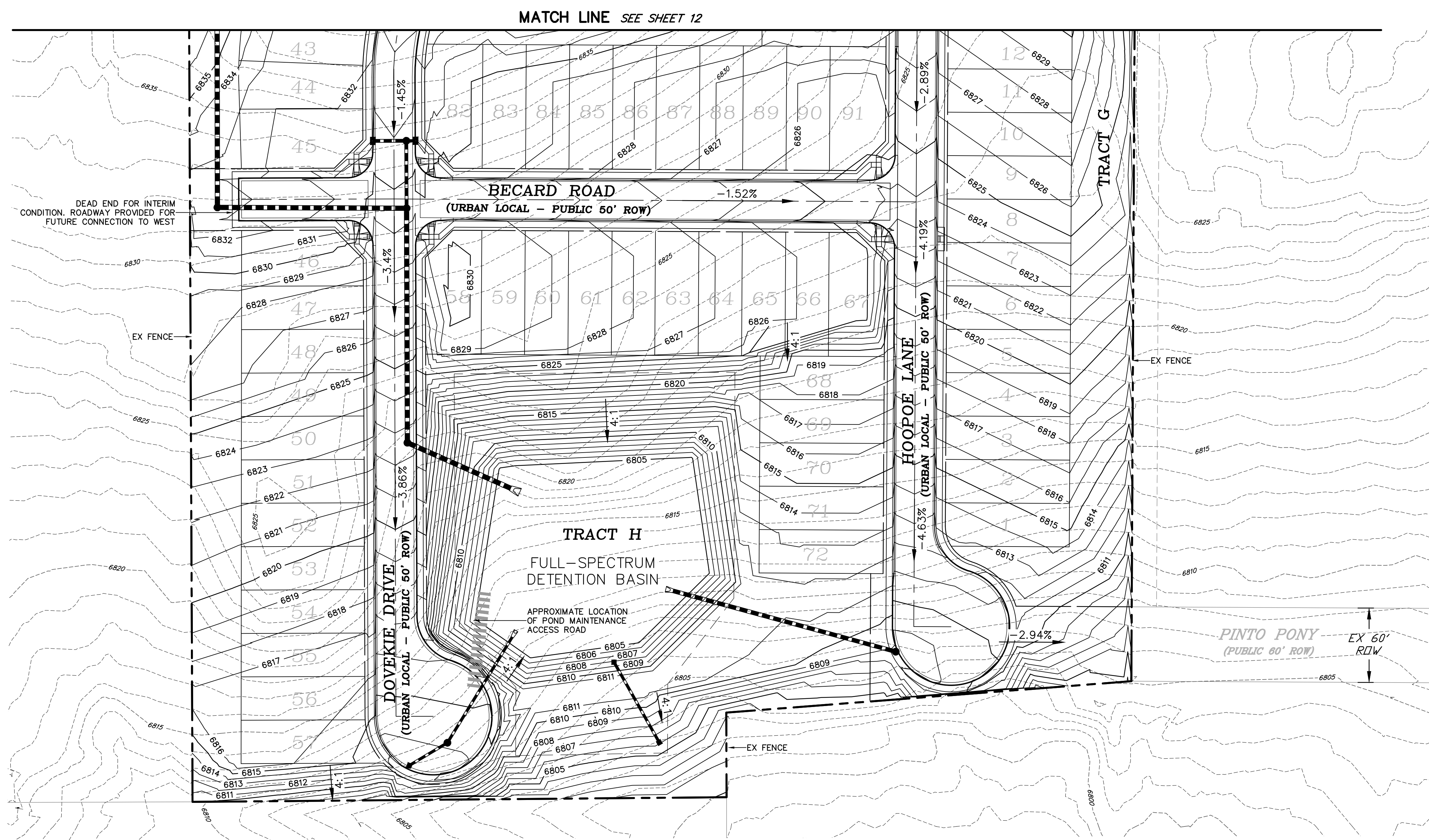
GP5

SHEET: 13 OF 19



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



MATCH LINE SEE SHEET 12

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

EX FENCE

EX FENCE

EX FENCE

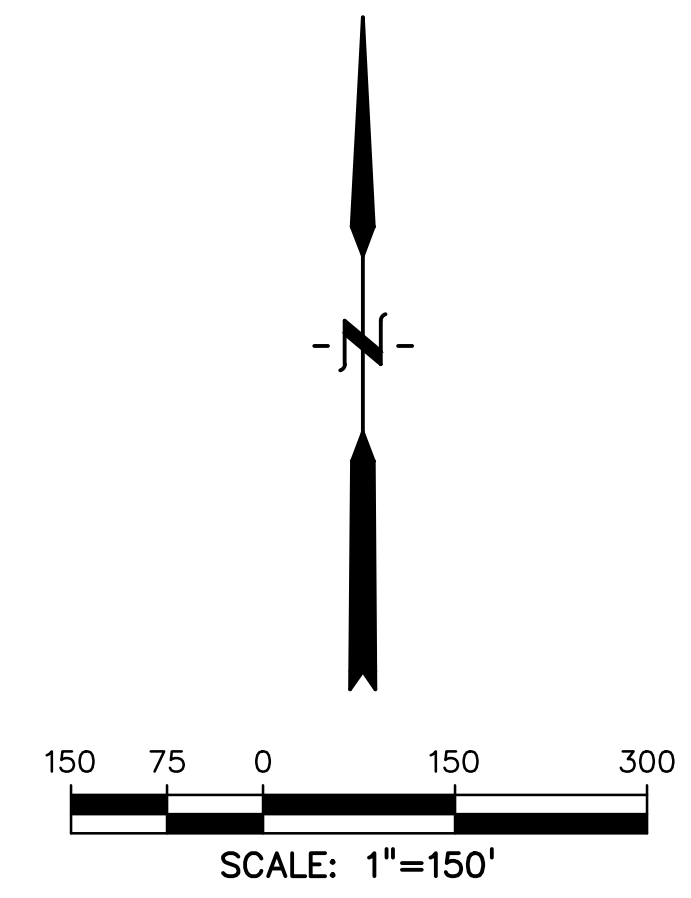
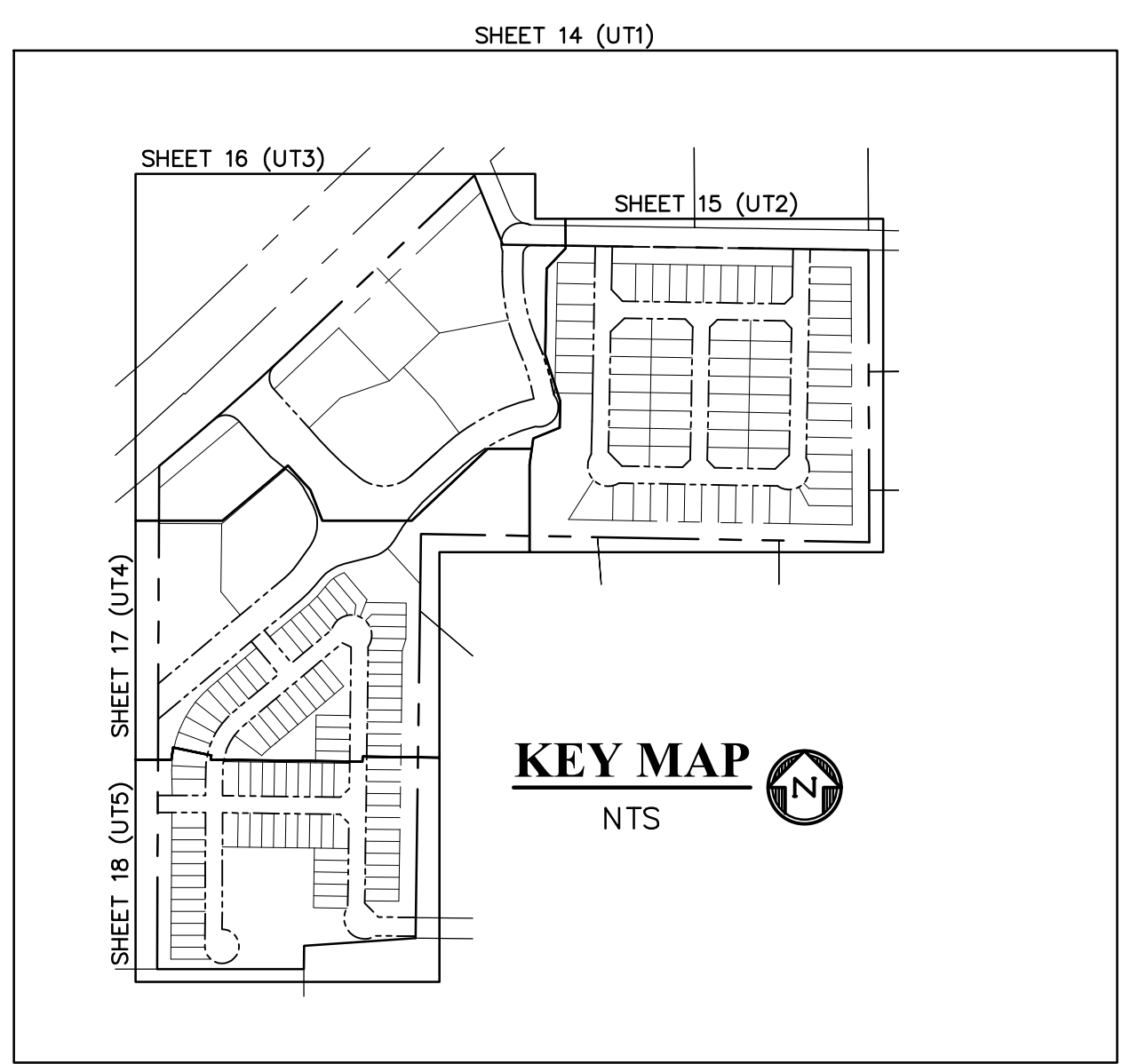
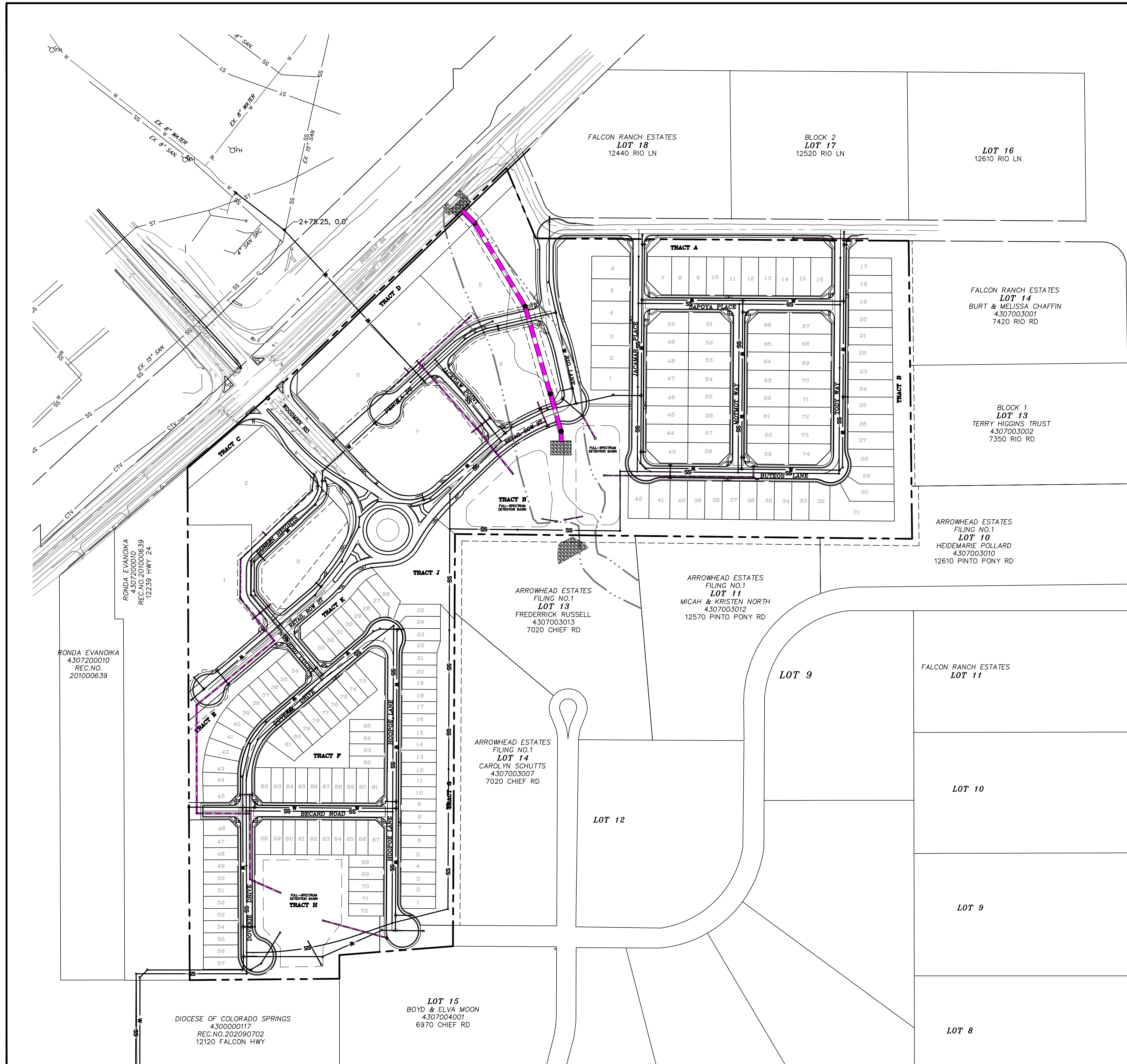
EX 60'
 ROW

TRACT H
 FULL-SPECTRUM
 DETENTION BASIN

APPROXIMATE LOCATION
 OF POND MAINTENANCE
 ACCESS ROAD

PINTO PONY
 (PUBLIC 80' ROW)

TRACT G



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
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(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

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3230 ELECTRA DR. N.
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PRELIMINARY PLANS FOR:

**THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN**

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

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

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.

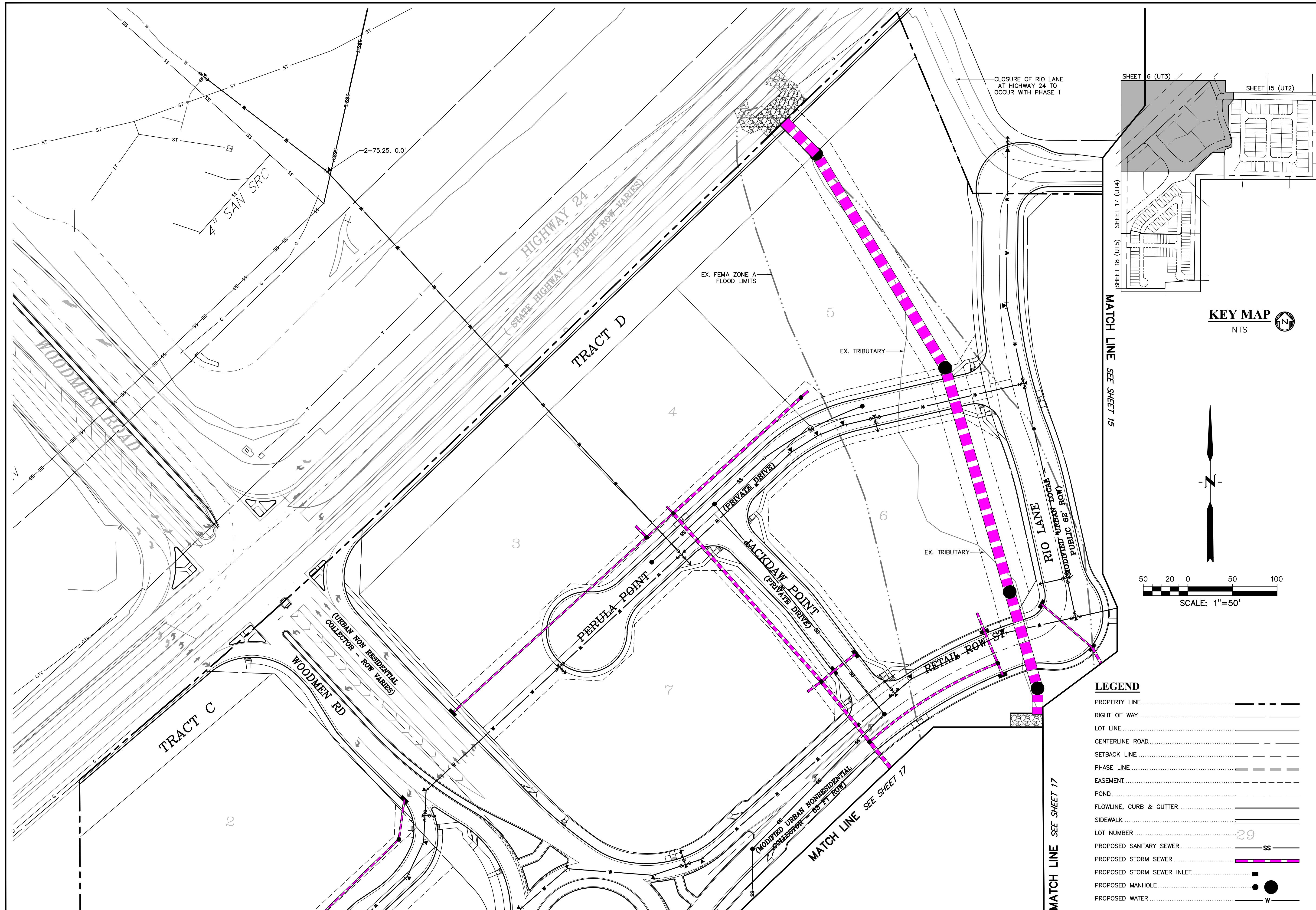
DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

PRELIMINARY OVERALL UTILITY PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

UT1

SHEET: 14 OF 19



PREPARED BY:


DREXEL, BARRELL & CO.
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 3230 ELECTRA DR. N.
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PRELIMINARY PLANS FOR:
**THE COMMONS AT FALCON FIELD
 PRELIMINARY PLAN**
 12445 RIO LANE, AND VACANT LAND
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

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.

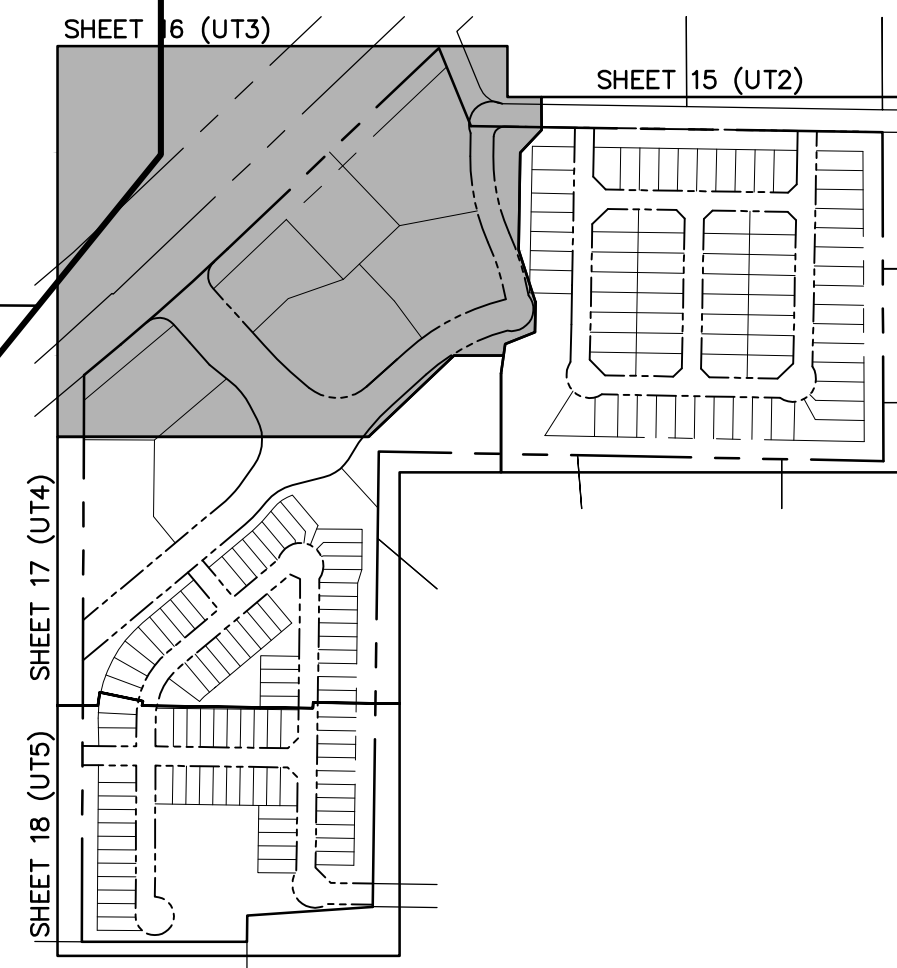
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

**PRELIMINARY
 UTILITY PLAN**

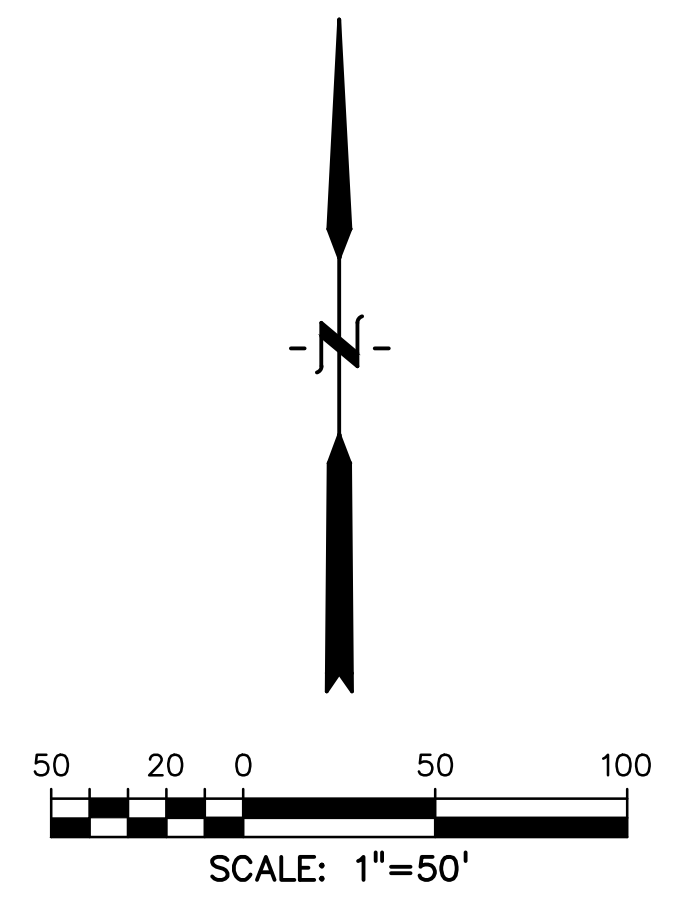
PROJECT NO. 21604-00CSCV
 DRAWING NO.

UT3

SHEET: 16 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 17

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 15

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWATCH ST. STE #100
COLORADO SPGS, COLORADO 80903
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CLIENT:

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

ISSUE	DATE
INITIAL ISSUE	3/16/23
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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.

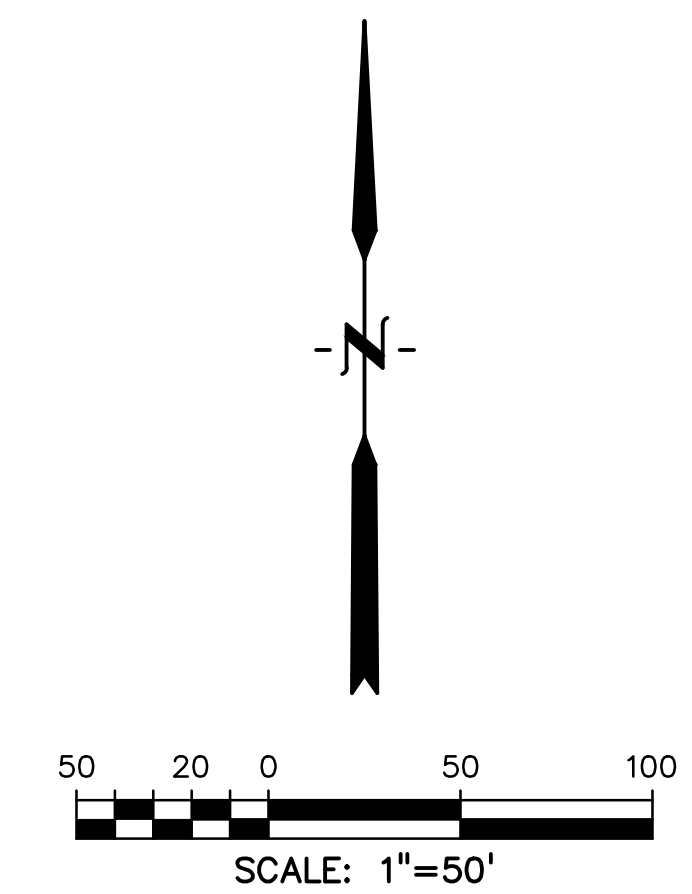
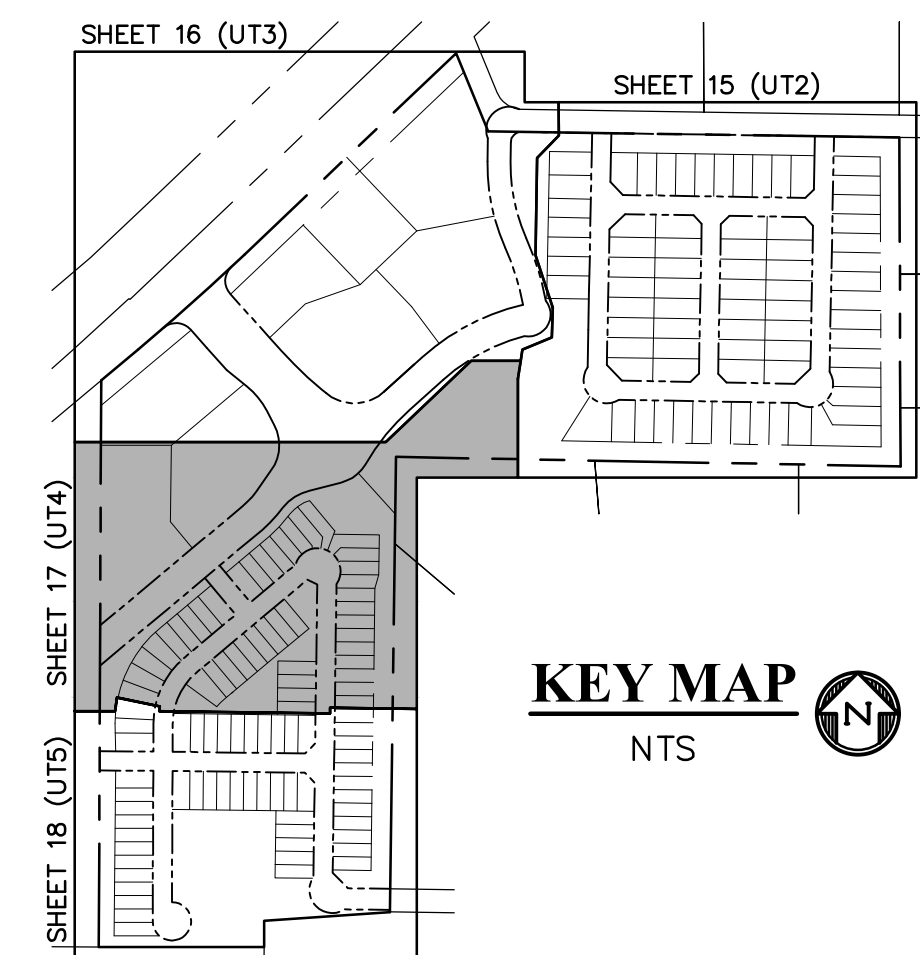
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

**PRELIMINARY
UTILITY PLAN**

PROJECT NO. 21604-00CSCV
DRAWING NO.

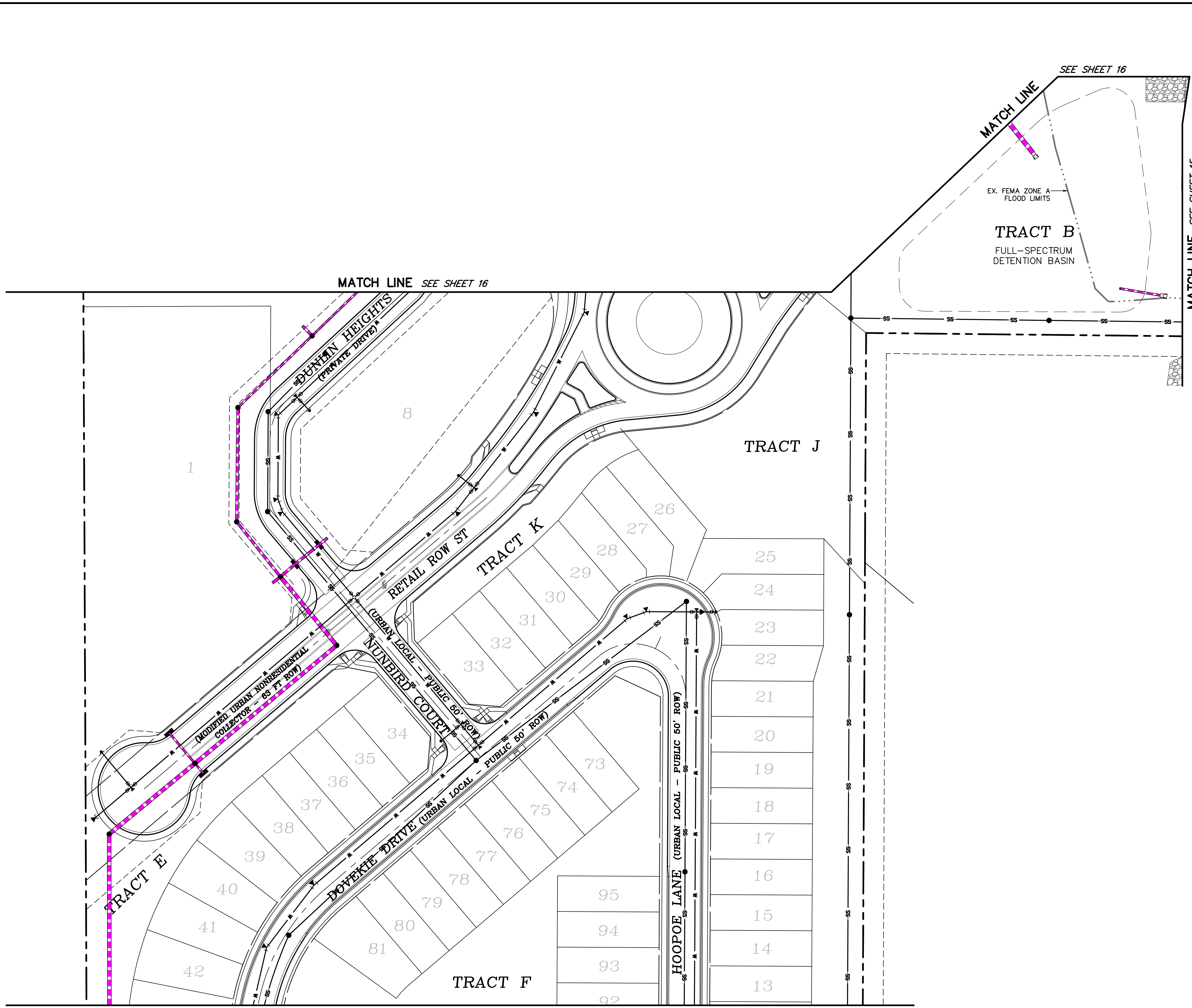
UT4

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

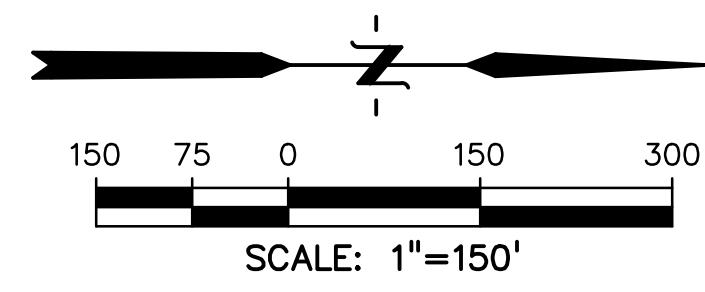
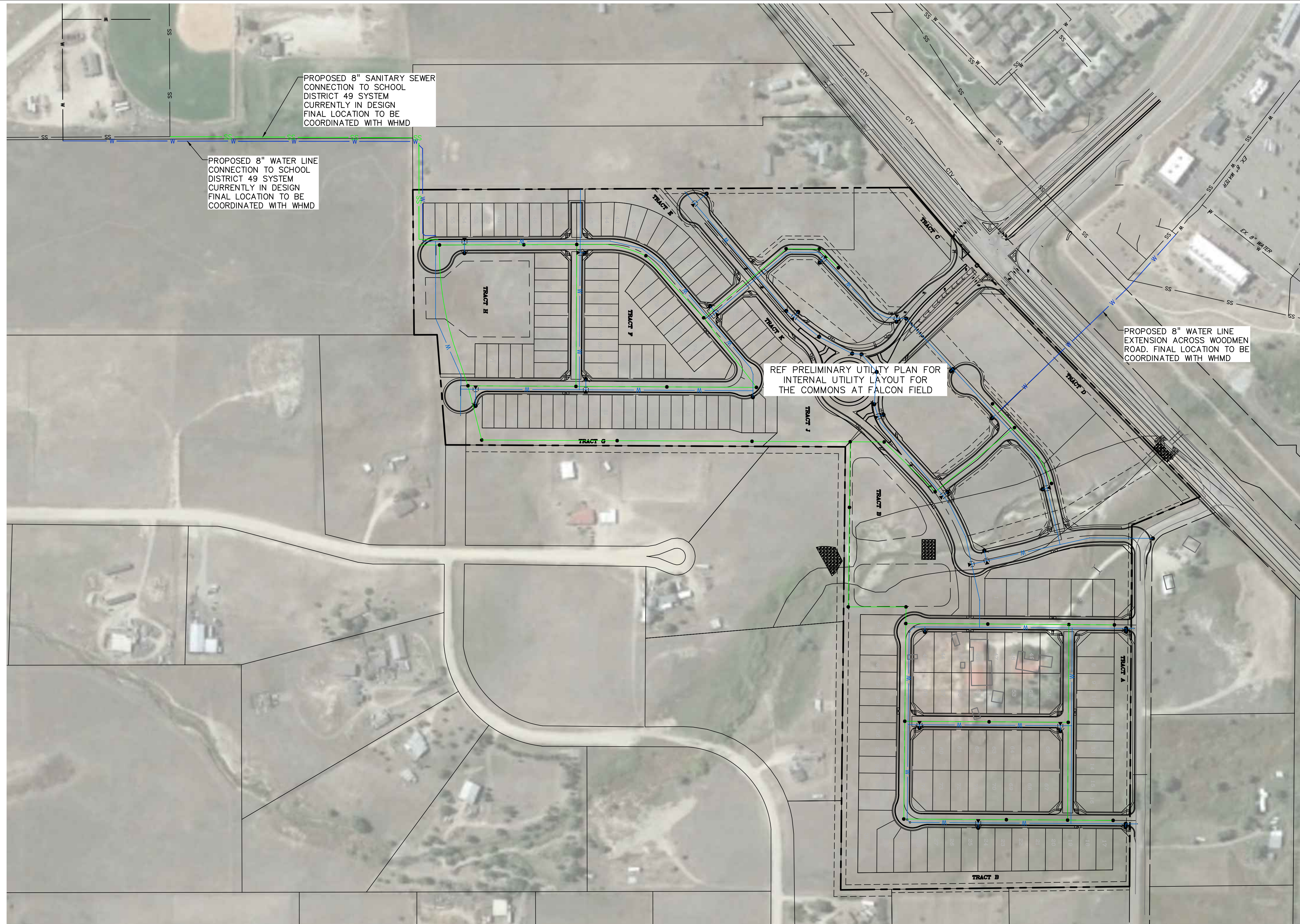


MATCH LINE SEE SHEET 18

MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 15



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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 Engineers & Surveyors
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ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

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