

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. 201000839 OF SAID RECORDS; THENCE N 00 DEGREES 14 MINUTES 15 SECONDS E, 1475.39 FEET (1475.79 FEET RECORDED) ALONG THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER" TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE;
- 1) THENCE N 50 DEGREES 05 MINUTES 41 SECONDS E, 125.34 FEET (125.38 FEET RECORDED);
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 49 DEGREES 13 MINUTES 05 SECONDS E, 178.19 FEET, A CENTRAL ANGLE OF 1 DEGREES 45 MINUTES 37 SECONDS, A RADIUS OF 5800.00 FEET, FOR AN ARC DISTANCE OF 178.20 FEET; THENCE S 41 DEGREES 58 MINUTES 50 SECONDS E, 798.01 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

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

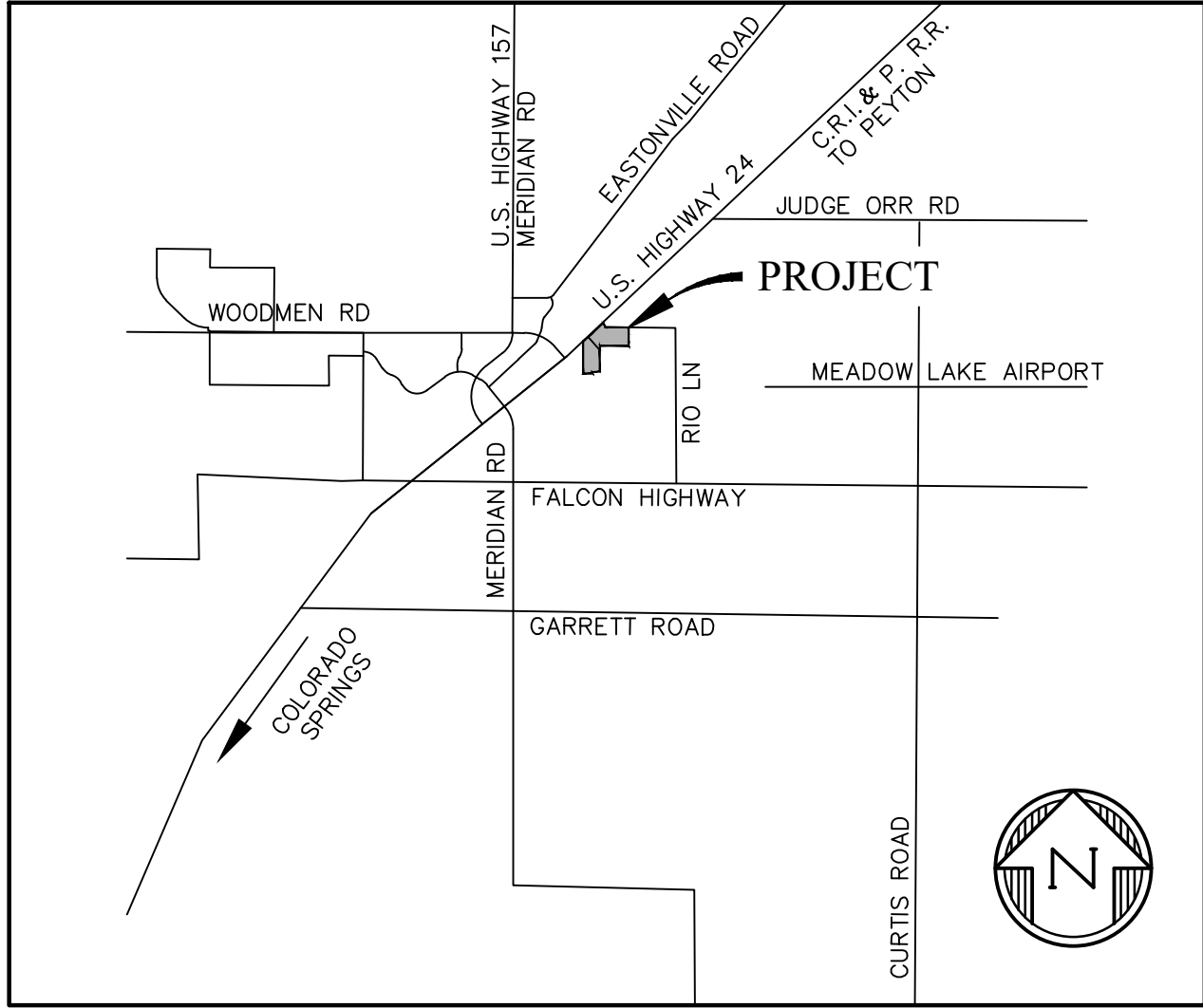
BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y-3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1"; THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET ALONG THE WESTERLY LINE OF SAID LOT 13 TO A POINT THEREON; THENCE N 41 DEGREES 58 MINUTES 50 SECONDS W, 798.01 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE.)

- 1.) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 47 DEGREES 22 MINUTES 56 SECONDS E, 193.52 FEET, A CENTRAL ANGLE OF 1 DEGREE 54 MINUTES 42 SECONDS, A RADIUS OF 5800.00 FEET, FOR AN ARC DISTANCE OF 193.53 FEET;
- 2.) THENCE NORTH 46 DEGREES 25 MINUTES 11 SECONDS E, 760.04 FEET (760.22 FEET RECORDED) TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK T-2 AT PAGE 47 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF RIO ROAD.)
- 1.) THENCE S 22 DEGREES 22 MINUTES 28 SECONDS E, 219.81 FEET (219.73 FEET RECORDED);
- 2.) THENCE S 89 DEGREES 10 MINUTES 21 SECONDS E, 1071.23 FEET (1071.46 FEET RECORDED) TO THE NORTHWEST CORNER OF LOT 14 OF SAID "FALCON RANCH ESTATES SUBDIVISION"; THENCE S 00 DEGREES 10 MINUTES 51 SECONDS E, 705.04 FEET ALONG THE WESTERLY LINES OF SAID LOT 14 AND 13 OF SAID "FALCON RANCH ESTATES SUBDIVISION" TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID "ARROWHEAD ESTATES FILING NO. 1", SAID CORNER ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 10 OF SAID "ARROWHEAD ESTATES FILING NO. 1"; (THE FOLLOWING TWO (2) COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATE FILING NO. 1".)
- 1.) THENCE CONTINUE S 00 DEGREES 10 MINUTES 51 SECONDS E, 151.74 FEET (152.43 FEET RECORDED);
- 2.) THENCE N 88 DEGREES 55 MINUTES 44 SECONDS W, 1314.29 FEET (1314.59 FEET RECORDED) TO THE POINT OF BEGINNING.

THE ABOVE PARCELS OF LAND CONTAIN 2,511,970 SQUARE FEET OR 57.667 ACRES, MORE OR LESS.

GENERAL NOTES:

1. ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, UNLESS A SPECIFIC WAIVER OR DEVIATION HAS BEEN APPROVED. UPON ACCEPTANCE BY EL PASO COUNTY, ALL STREETS SHALL BE DEDICATED TO AND MAINTAINED BY EL PASO COUNTY DEPARTMENT OF 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

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 HOMEBUILDERS.
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 430720-00-015" BY ENTECH ENGINEERING, INC. JANUARY 20, 2021, REVISED JULY 21, 2023, LOCATED UNDER FILE NO. SP232 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

ARTIFICIAL FILL, HYDROCOMPACTION, POTENTIALLY EXPANSIVE SOILS, SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREA, AREAS OF PONDED WATER, SPRINGS, UNSTABLE SLOPES AND FLOODPLAINS.

FURTHER INVESTIGATION WILL BE NECESSARY TO DETERMINE THE GROUNDWATER DEPTH FOR EACH LOT TO DETERMINE SUBSURFACE DRAINAGE RECOMMENDATIONS.

DUE TO THE POTENTIAL OF SHALLOW GROUNDWATER BASEMENTS ARE PROHIBITED.

SITE DATA:

OWNER: FALCON FIELD, LLC
3230 ELECTRA DR
COLORADO SPRINGS, CO 80906

DEVELOPER: FALCON FIELD, LLC

ZONING: (EXISTING & PROPOSED) RS-5000, RM-12 & CR

TAX SCHEDULE NUMBER: 43070-00-001, 43072-00-015

LAND USE: 8 REGIONAL COMMERCIAL LOTS,
169 SINGLE FAMILY RESIDENTIAL LOTS

PROPOSED SITE AREA: 57.67 AC.

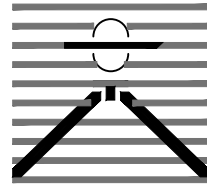
LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	8.9 DU/AC	169 LOTS	19.05	33.0%
COMMERCIAL	N/A	8 LOTS	13.88	24.1%
ROAD ROW	N/A	N/A	12.24	21.2%
TRACTS	N/A	N/A	12.51	21.7%
TOTAL	8.9 DU/AC	177 LOTS	57.67	100%

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

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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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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

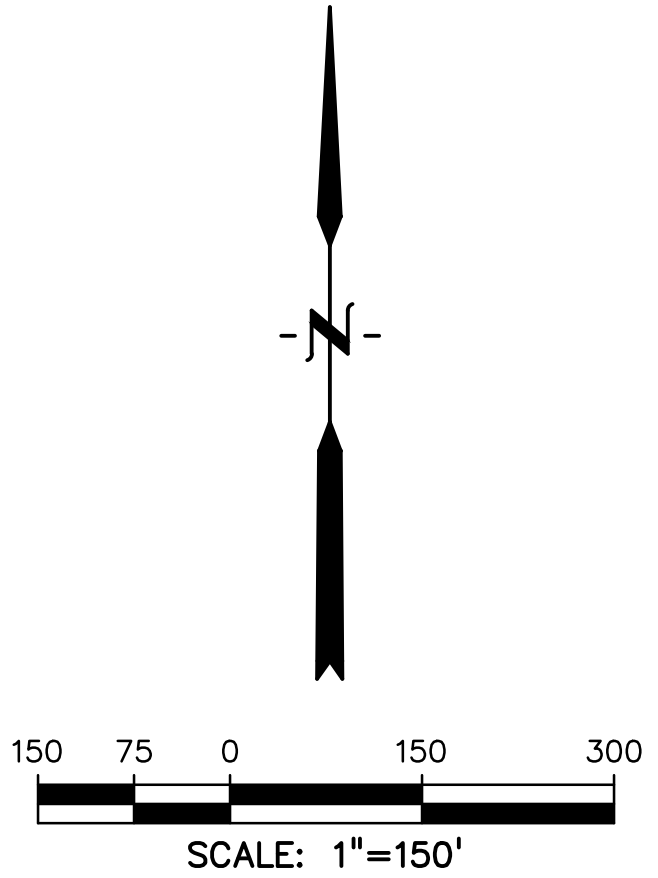
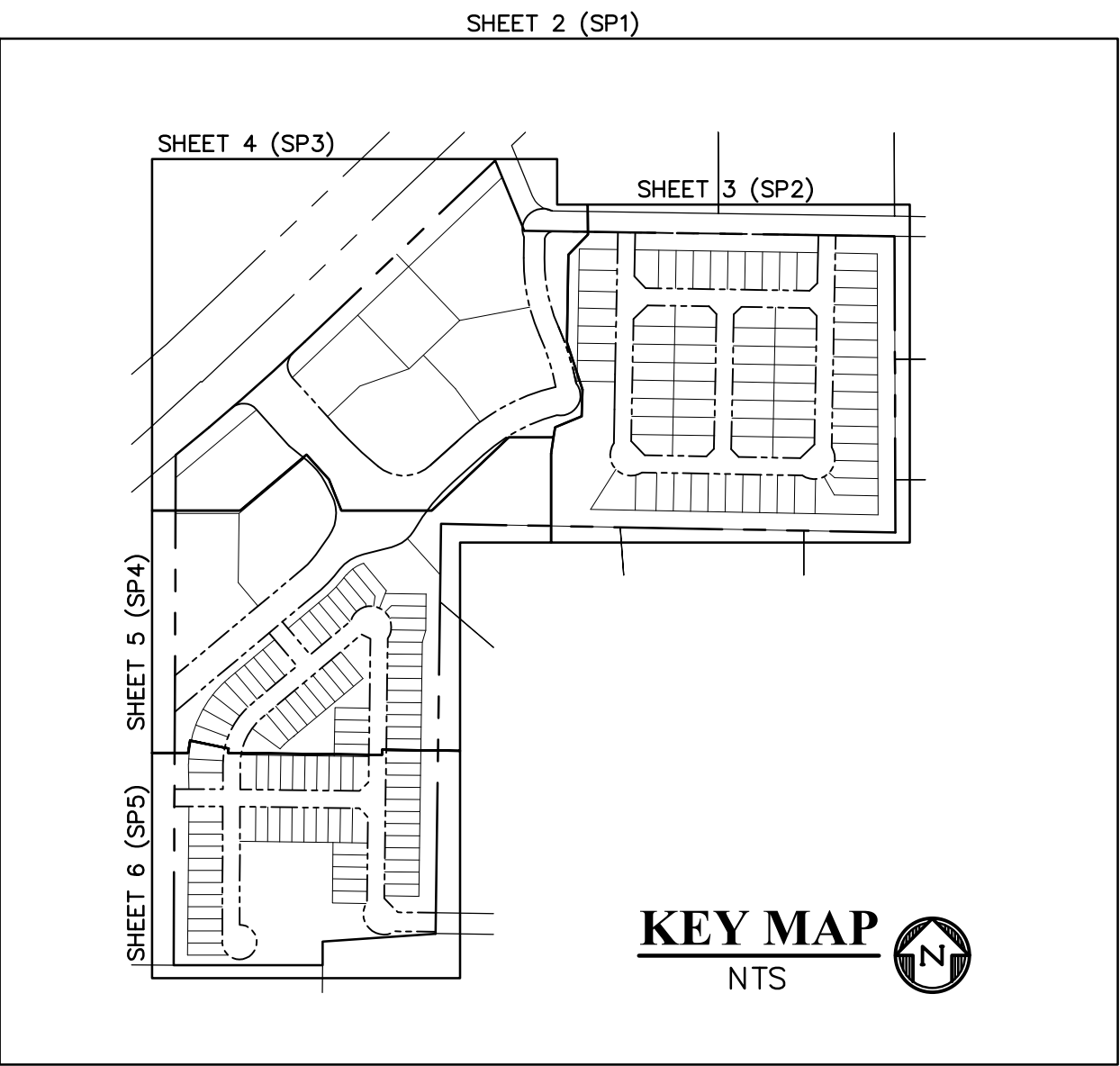
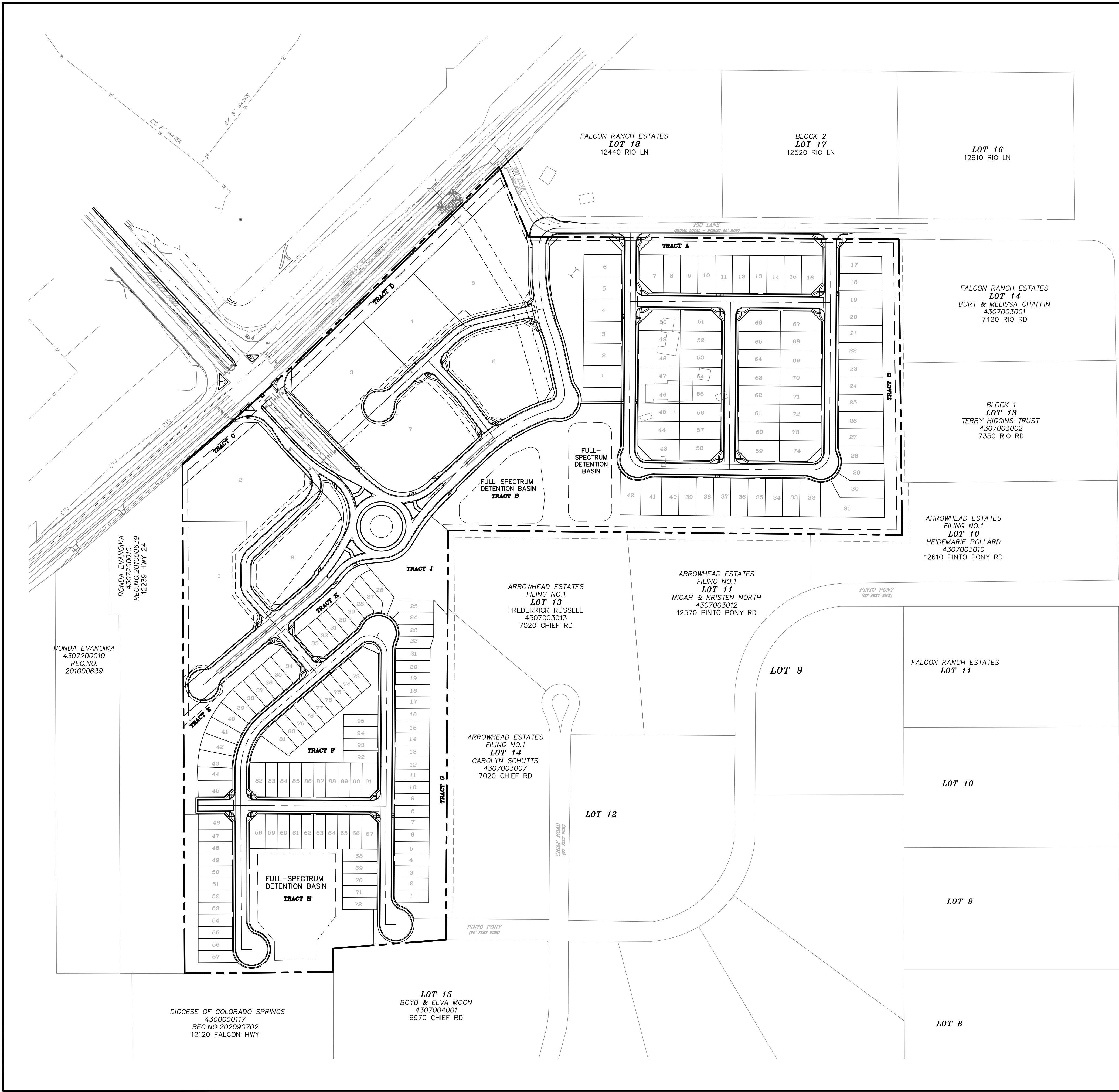
PRELIMINARY
COVER SHEET
PLAN

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

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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

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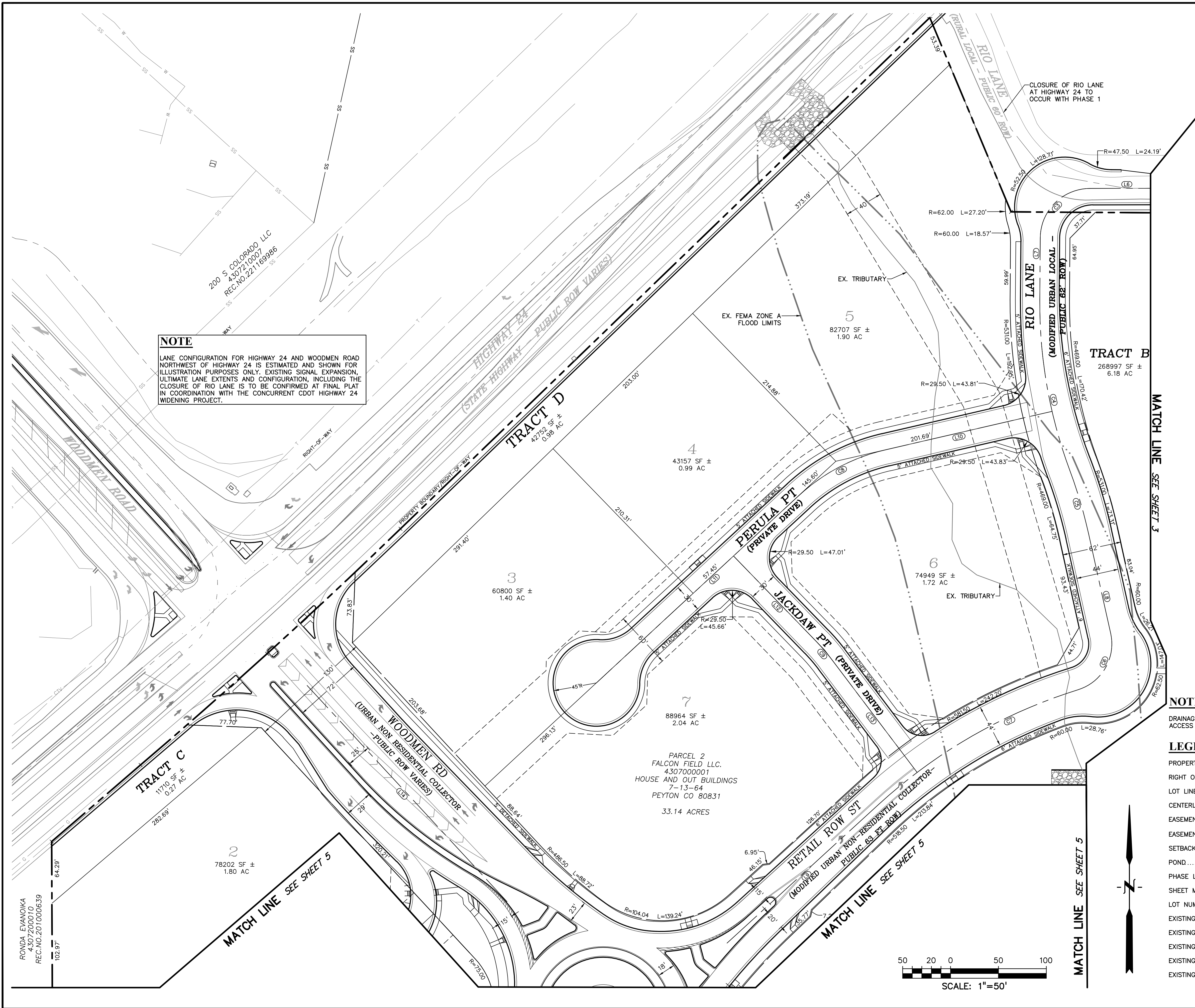
DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

PRELIMINARY
OVERALL
SITE PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

SP1

SHEET: 2 OF 19



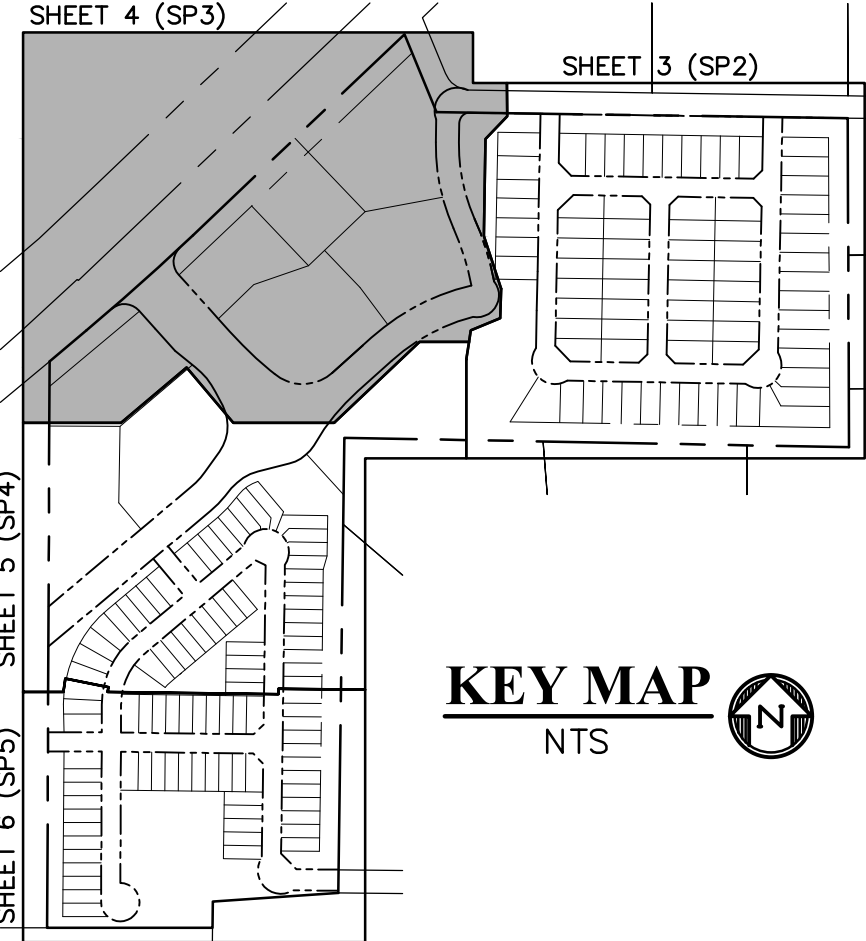
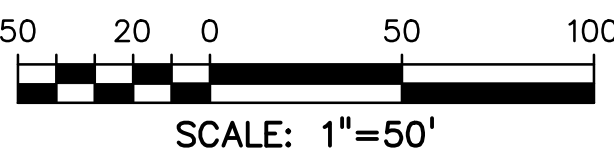
NOTE
LANE CONFIGURATION FOR HIGHWAY 24 AND WOODMEN ROAD NORTHWEST OF HIGHWAY 24 IS ESTIMATED AND SHOWN FOR ILLUSTRATION PURPOSES ONLY. EXISTING SIGNAL EXPANSION, ULTIMATE LANE EXTENTS AND CONFIGURATION, INCLUDING THE CLOSURE OF RIO LANE IS TO BE CONFIRMED AT FINAL PLAT IN COORDINATION WITH THE CONCURRENT CDOT HIGHWAY 24 WIDENING PROJECT.

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"

NOTE
DRAINAGE, UTILITY, SIGHT VISIBILITY, PUBLIC IMPROVEMENT AND ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAT

LEGEND	
PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
EASEMENT	-----
EASEMENT (UTILITY)	-----
SETBACK	-----
POND	-----
PHASE LINE	-----
SHEET MATCHLINE	-----
LOT NUMBER	29
EXISTING ADJOINING PROPERTY LINE	-----
EXISTING CENTERLINE ROAD	-----
EXISTING FENCE LINE	-----
EXISTING EDGE OF ASPHALT	-----
EXISTING SIGN	-----



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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.

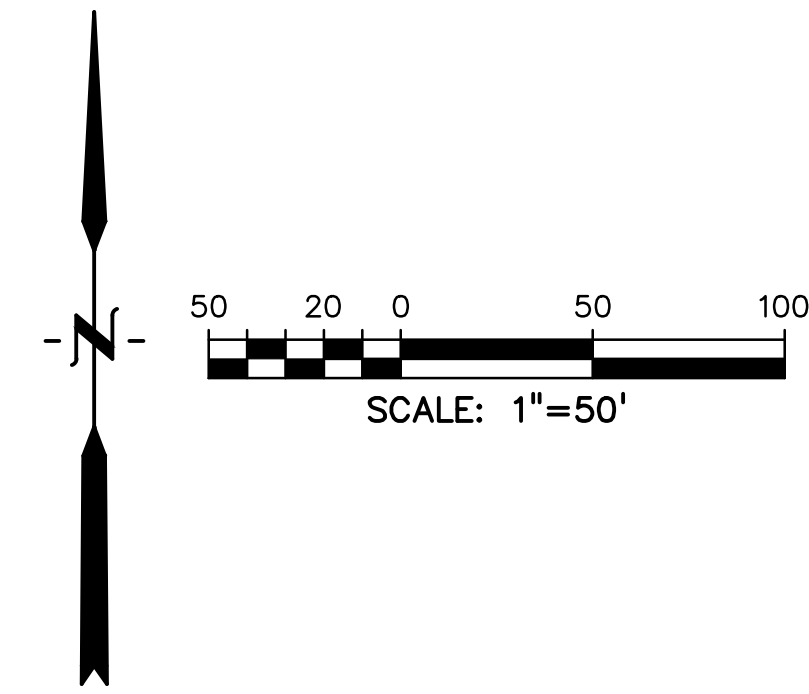
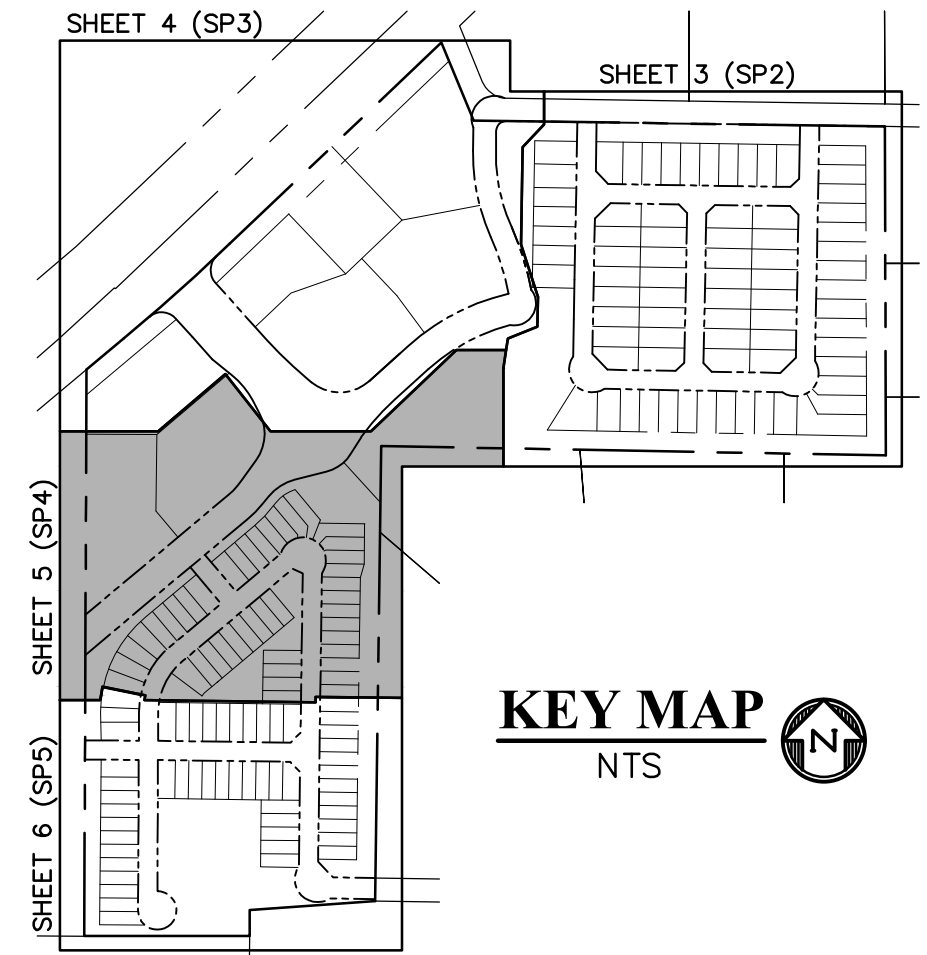
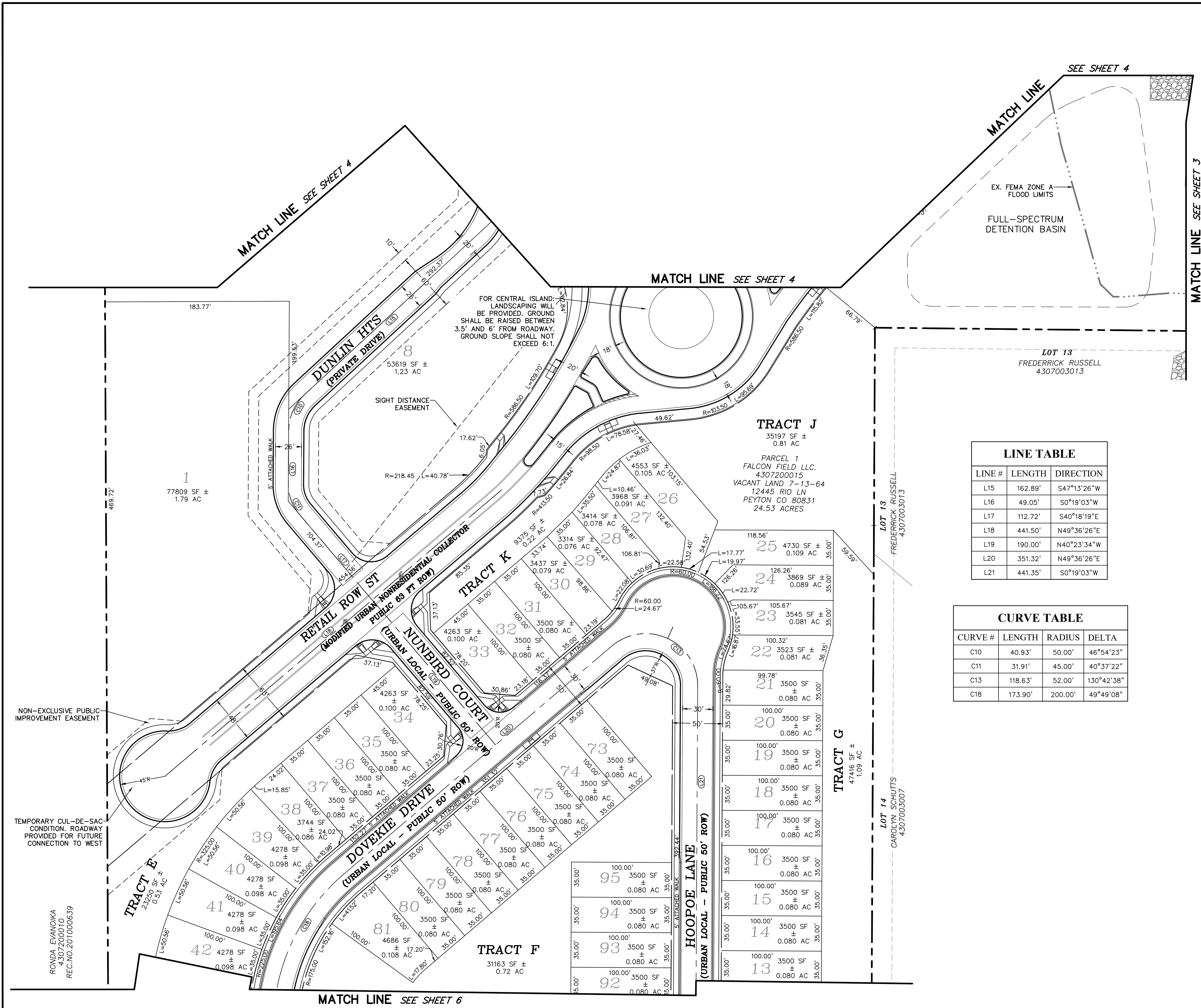
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
SITE PLAN

PROJECT NO. 21604--00SCV
DRAWING NO.

SP3

SHEET: 4 OF 19



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	441.50'	N49°36'26"E
L19	190.00'	N40°23'34"W
L20	351.32'	N49°36'26"E
L21	441.35'	S0°19'03"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C10	40.93'	50.00'	46°54'23"
C11	31.91'	45.00'	40°37'22"
C13	118.63'	52.00'	130°42'38"
C18	173.90'	200.00'	49°49'08"

NOTE
DRAINAGE, UTILITY, SIGHT VISIBILITY, PUBLIC IMPROVEMENT AND ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAT

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
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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:	21604-00SP2
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:


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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.

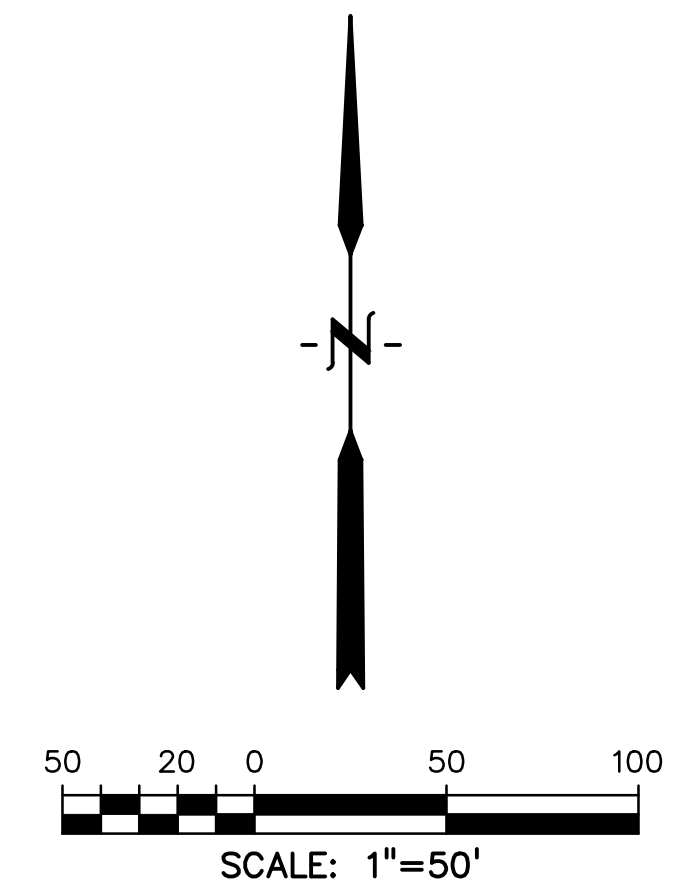
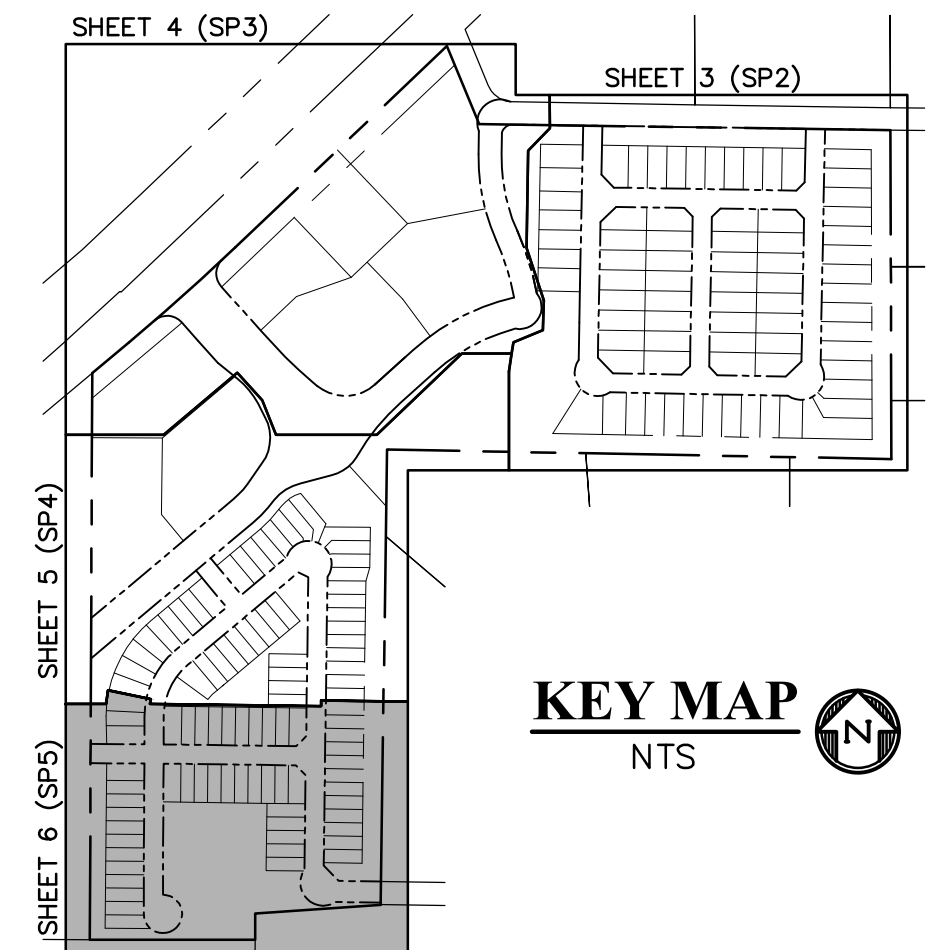
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

**PRELIMINARY
SITE PLAN**

PROJECT NO. 21604--00CSCV
DRAWING NO.

SP5

SHEET: 6 OF 19

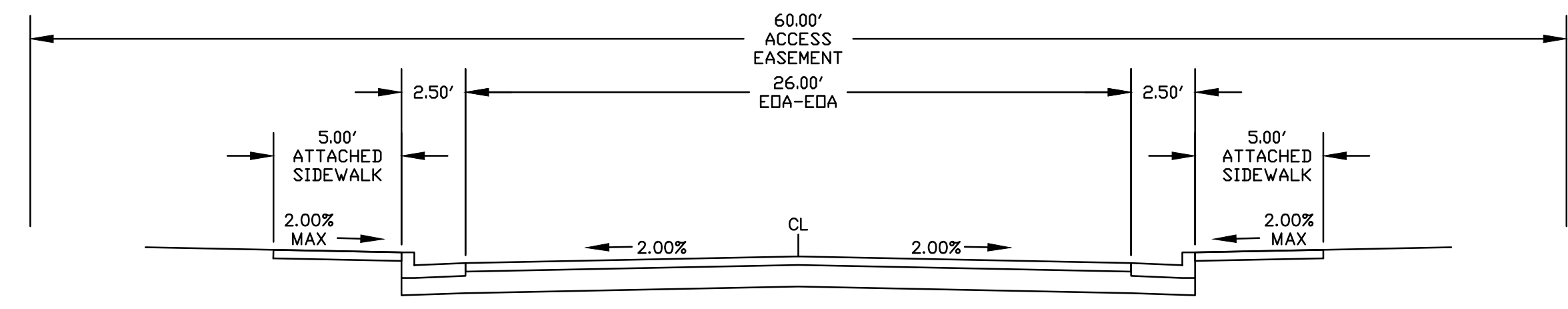


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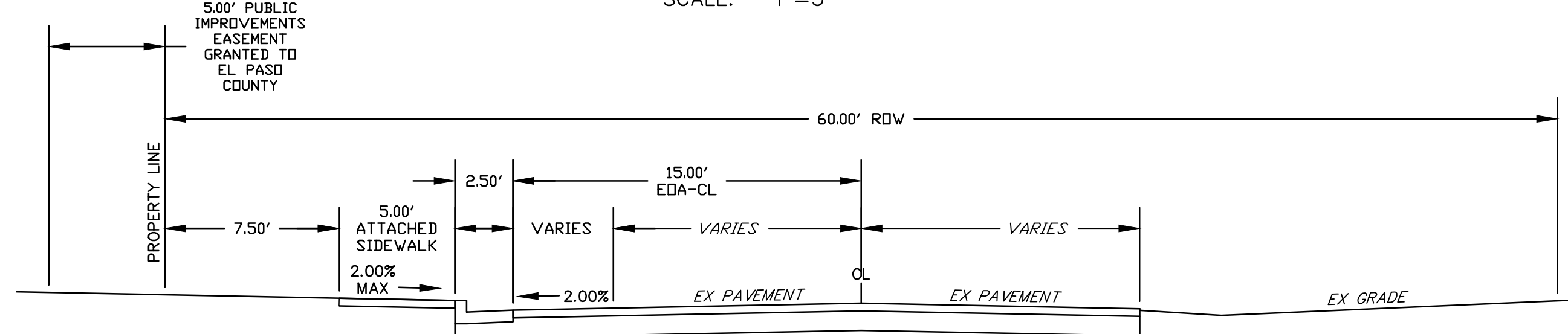
DRAINAGE, UTILITY, SIGHT VISIBILITY, PUBLIC IMPROVEMENT AND
ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAT

LEGEND

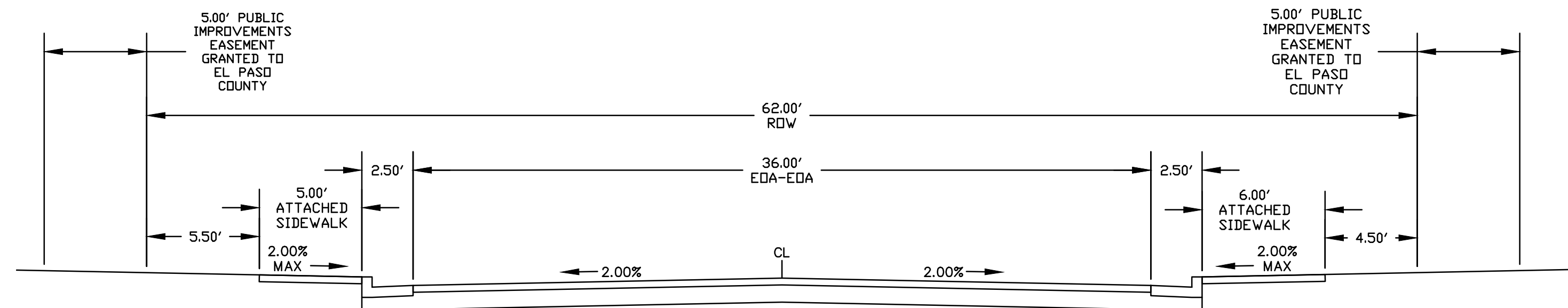
PROPERTY LINE	---
RIGHT OF WAY.....	---
LOT LINE	---
CENTERLINE ROAD.....	---
EASEMENT.....	---
EASEMENT (UTILITY).....	---
SETBACK.....	---
POND.....	---
PHASE LINE	---
SHEET MATCHLINE	---
LOT NUMBER	29
EXISTING ADJOINING PROPERTY LINE	---
EXISTING CENTERLINE ROAD.....	---
EXISTING FENCE LINE	---
EXISTING EDGE OF ASPHALT.....	---
EXISTING SIGN	---



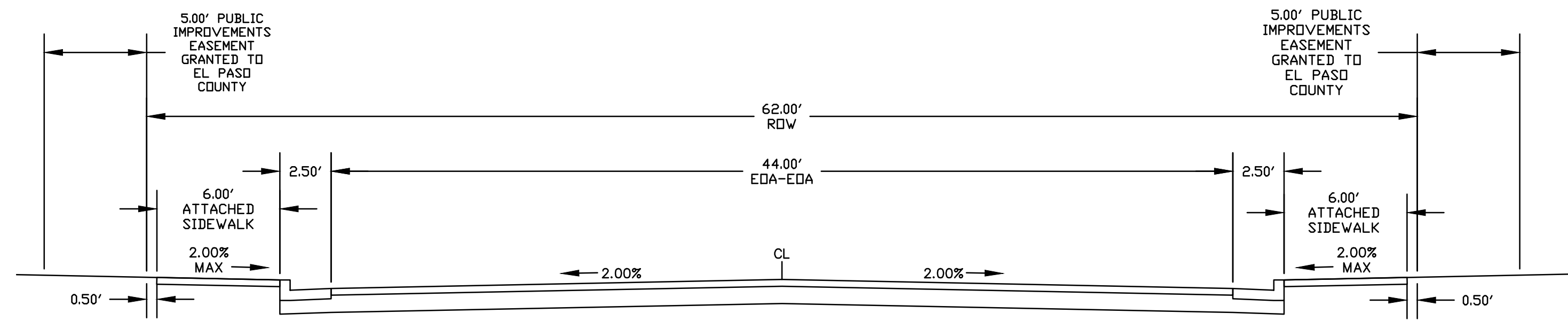
DUNLIN HEIGHTS
(URBAN LOCAL - PRIVATE RD.)
SCALE: 1"=5'



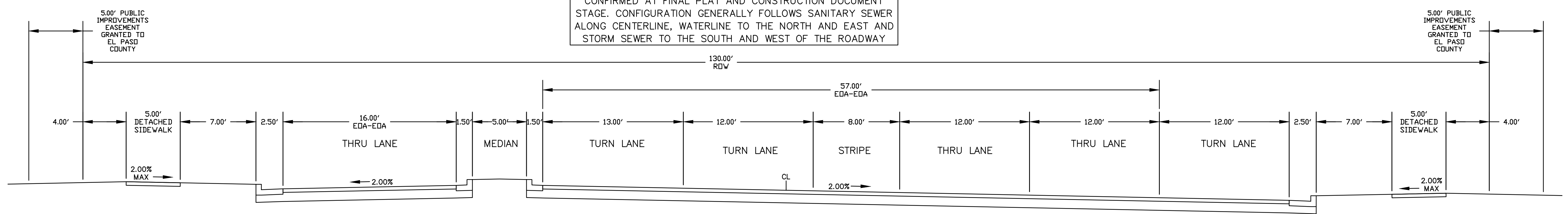
RIO LANE - EXISTING
(RURAL LOCAL - PUBLIC 60' ROW)
SCALE: 1"=5'



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

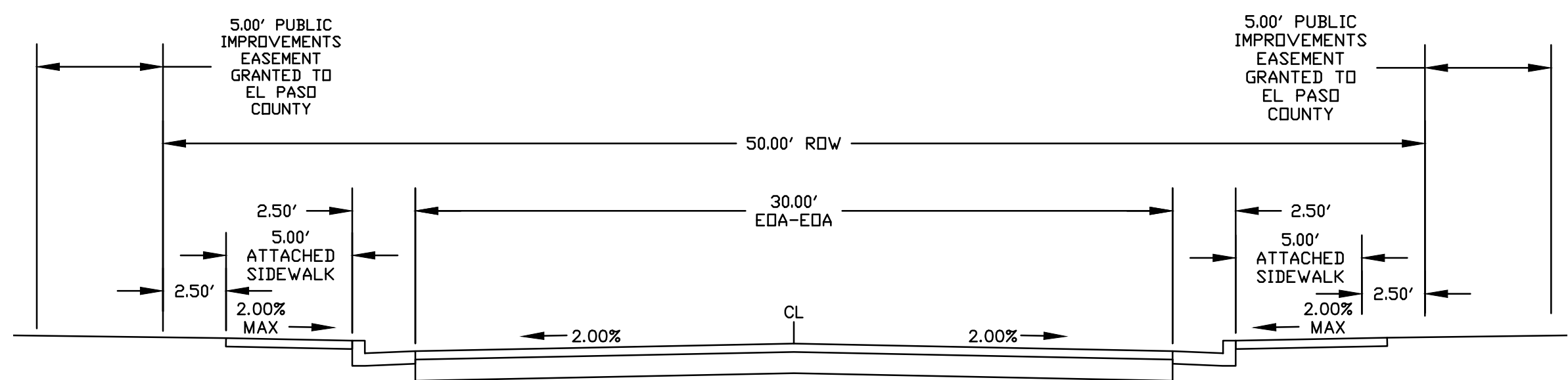


RIO LANE - SOUTH OF PERULA POINT
(URBAN LOCAL - PUBLIC 62' ROW)
SCALE: 1"=5'

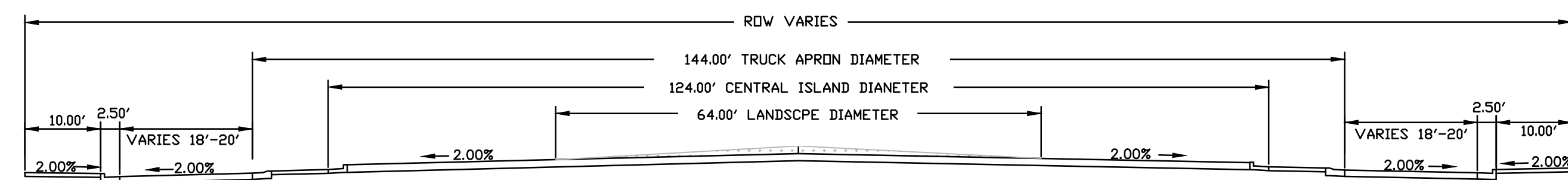


WOODMEN RD.
(URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 130' ROW)
SCALE: 1"=5'

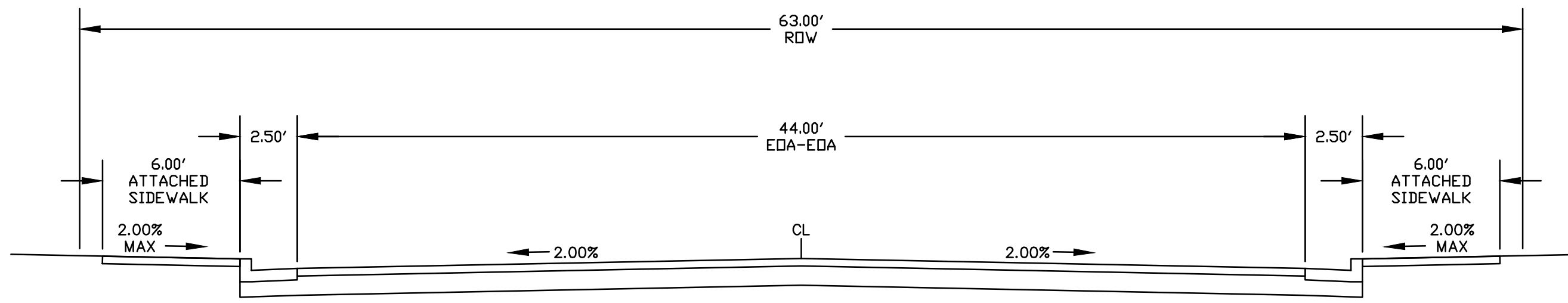
NOTE: UTILITY LOCATIONS FOR ALL STREETS ARE TO BE CONFIRMED AT FINAL PLAT AND CONSTRUCTION DOCUMENT STAGE. CONFIGURATION GENERALLY FOLLOWS SANITARY SEWER ALONG CENTERLINE, WATERLINE TO THE NORTH AND EAST AND STORM SEWER TO THE SOUTH AND WEST OF THE ROADWAY



ALL ROADS UNLESS OTHERWISE NOTED
(URBAN LOCAL)
NTS
PERULA PT & JACKDAW PT
(URBAN LOCAL - PRIVATE RD.)
SCALE: 1"=5'



ROUNDBOUT SECTION
SCALE: NTS



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

NOTE: PER APPROVED DEVIATION
PCD FILE NO. DEV238

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	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

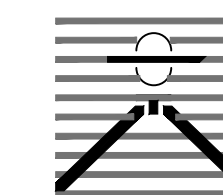
PRELIMINARY ROAD SECTIONS

PROJECT NO. 21604-00CSCV
DRAWING NO.

RS01

SHEET: 7 OF 19

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	7/5/24

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

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

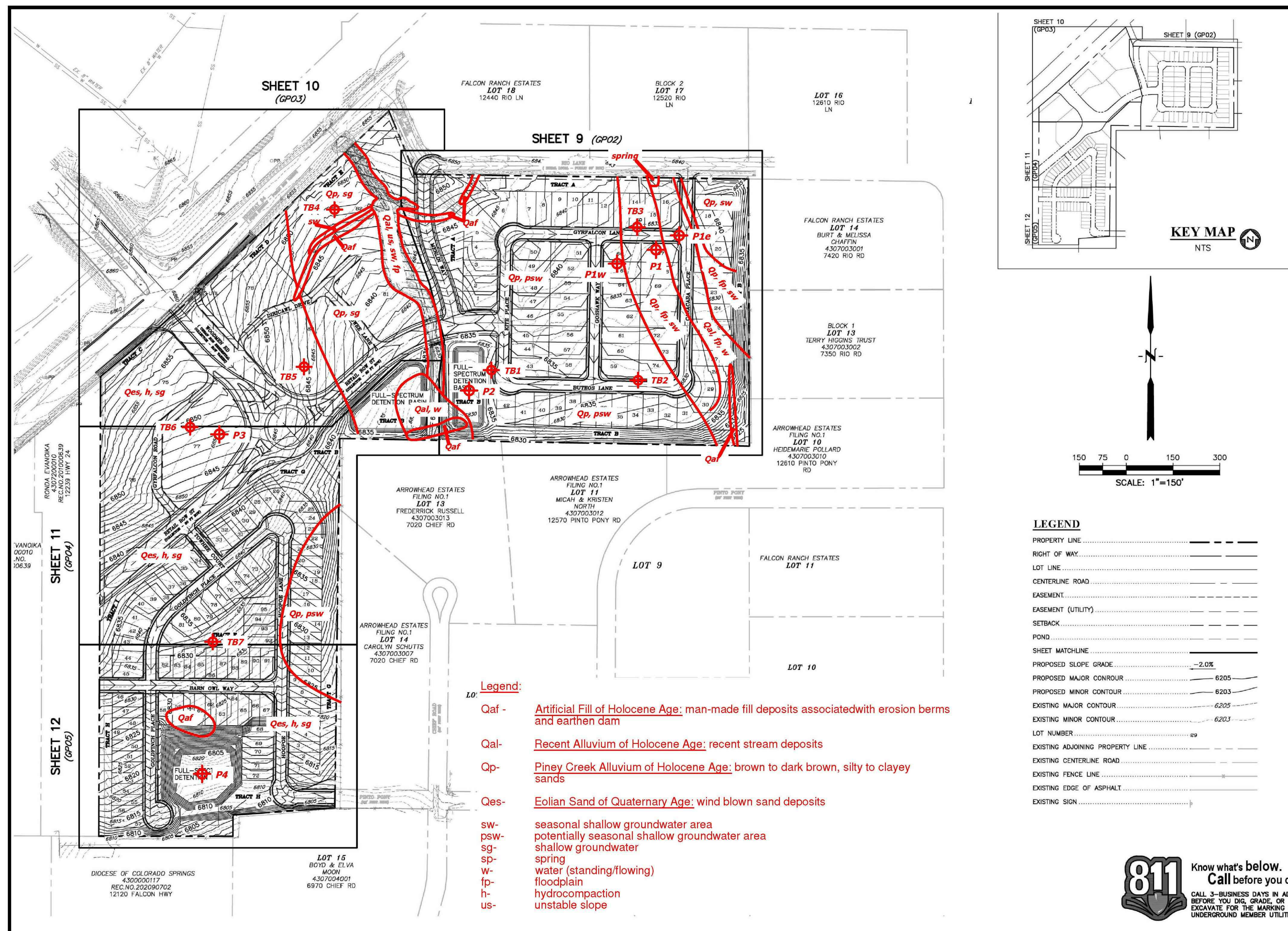
DRAWING SCALE:
HORIZONTAL: $X'' = XX''$
VERTICAL: $X'' = XX''$

GEOLOGICAL MAP

PROJECT NO. 21604-00CSCV
DRAWING NO.

GM1

SHEET: 8 OF 19

[illegible]

ENTECH
ENGINEERING & TECHNOLOGY

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

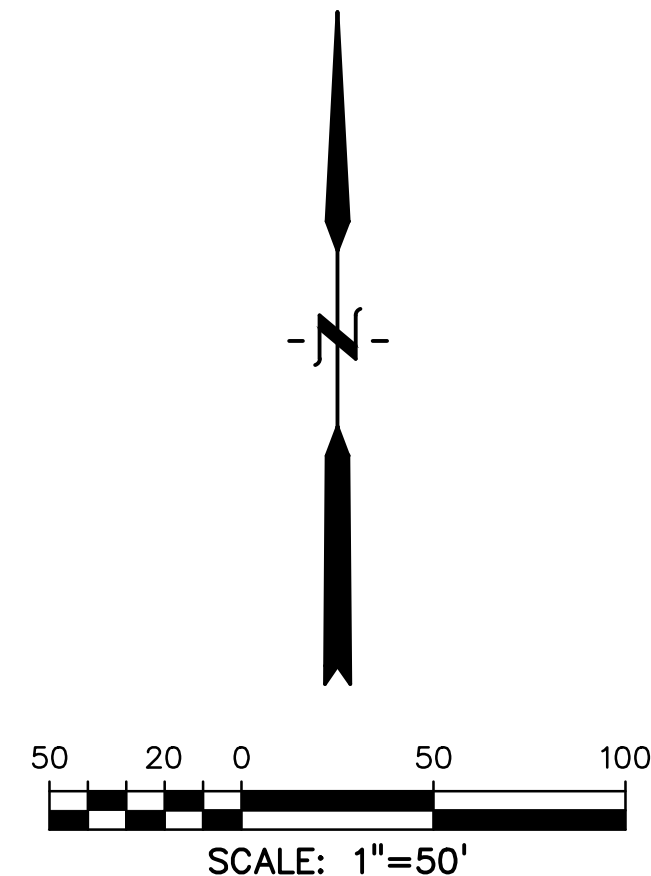
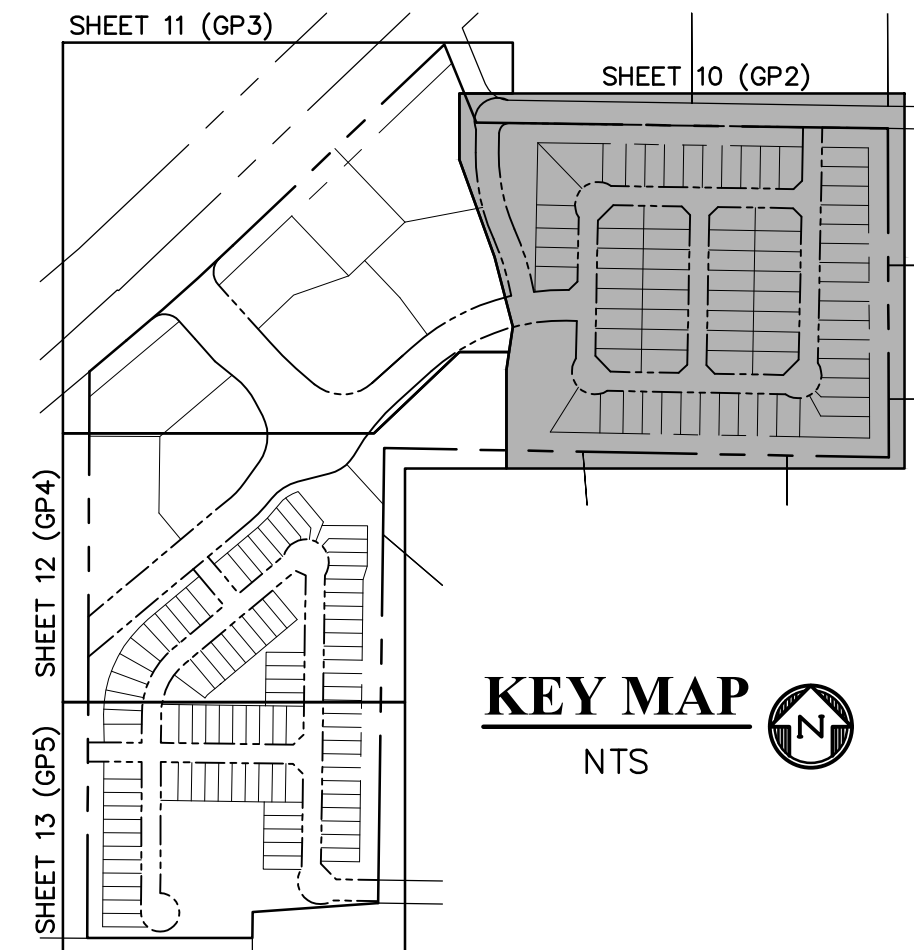
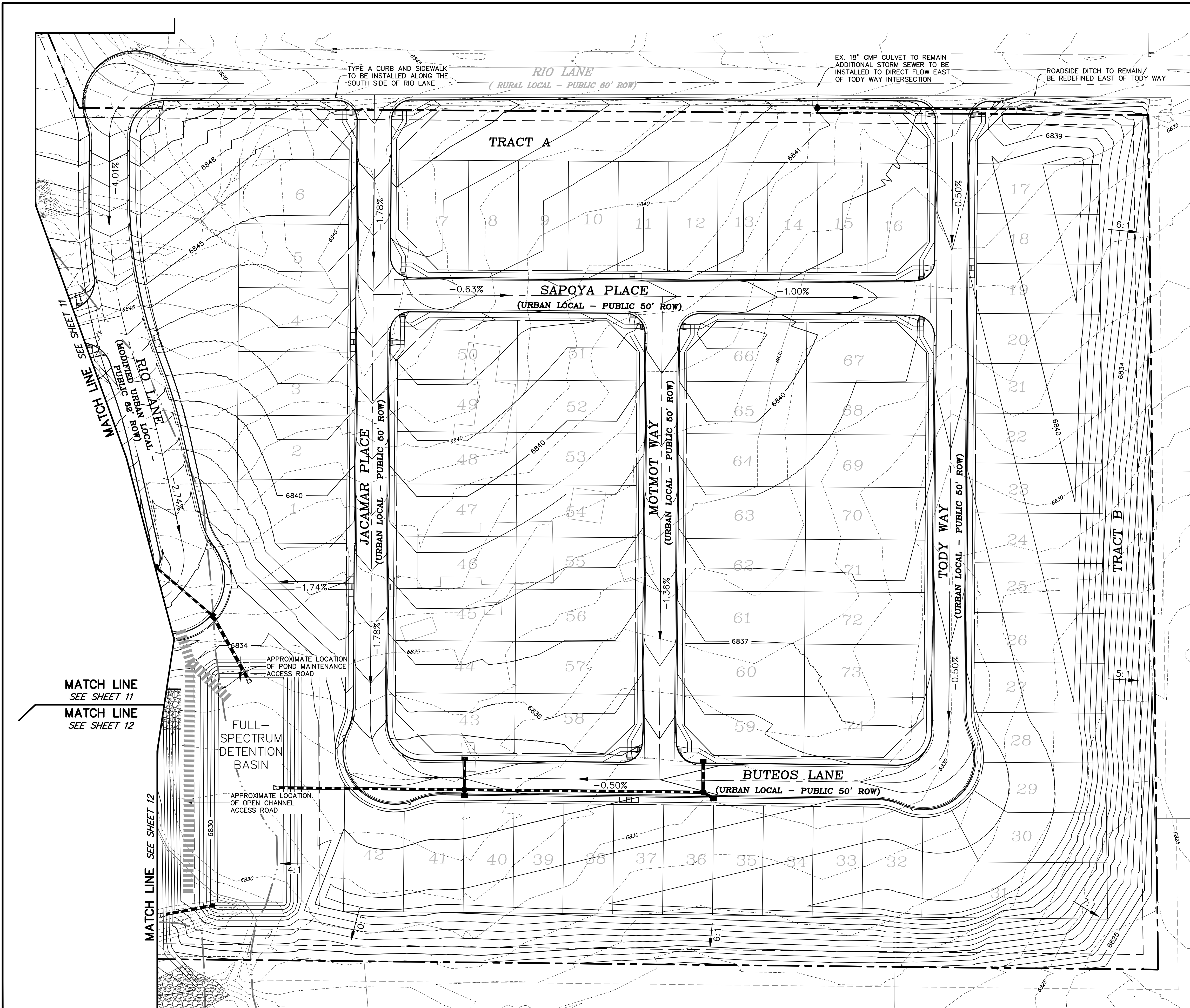
JOB NO
202649

FIG. 6



Know what's below.
Call before you dig

CALL 3—BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



LEGEND

PROPERTY LINE	---
RIGHT OF WAY	----
LOT LINE	----
CENTERLINE ROAD	----
EASEMENT	----
EASEMENT (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:

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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.

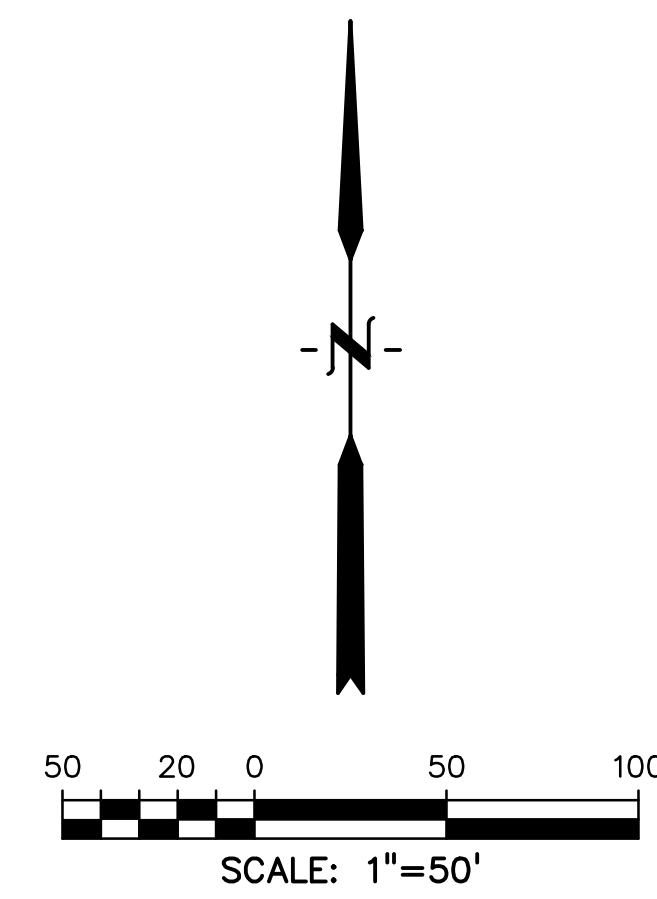
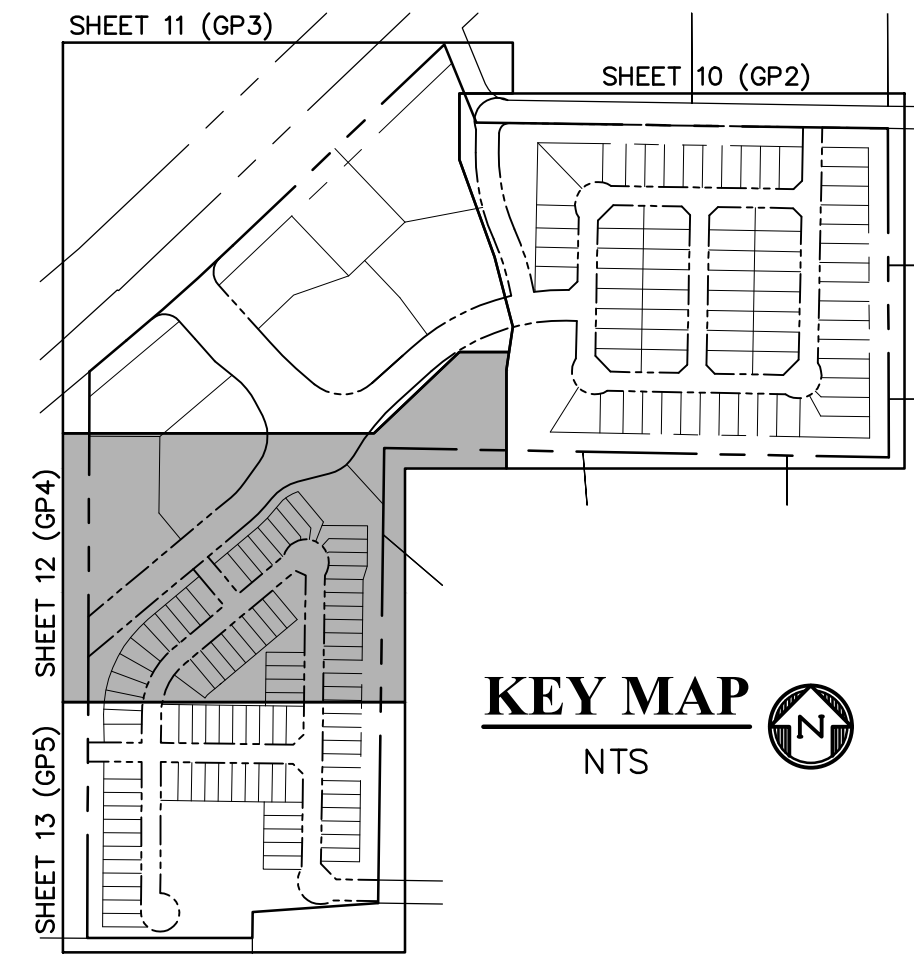
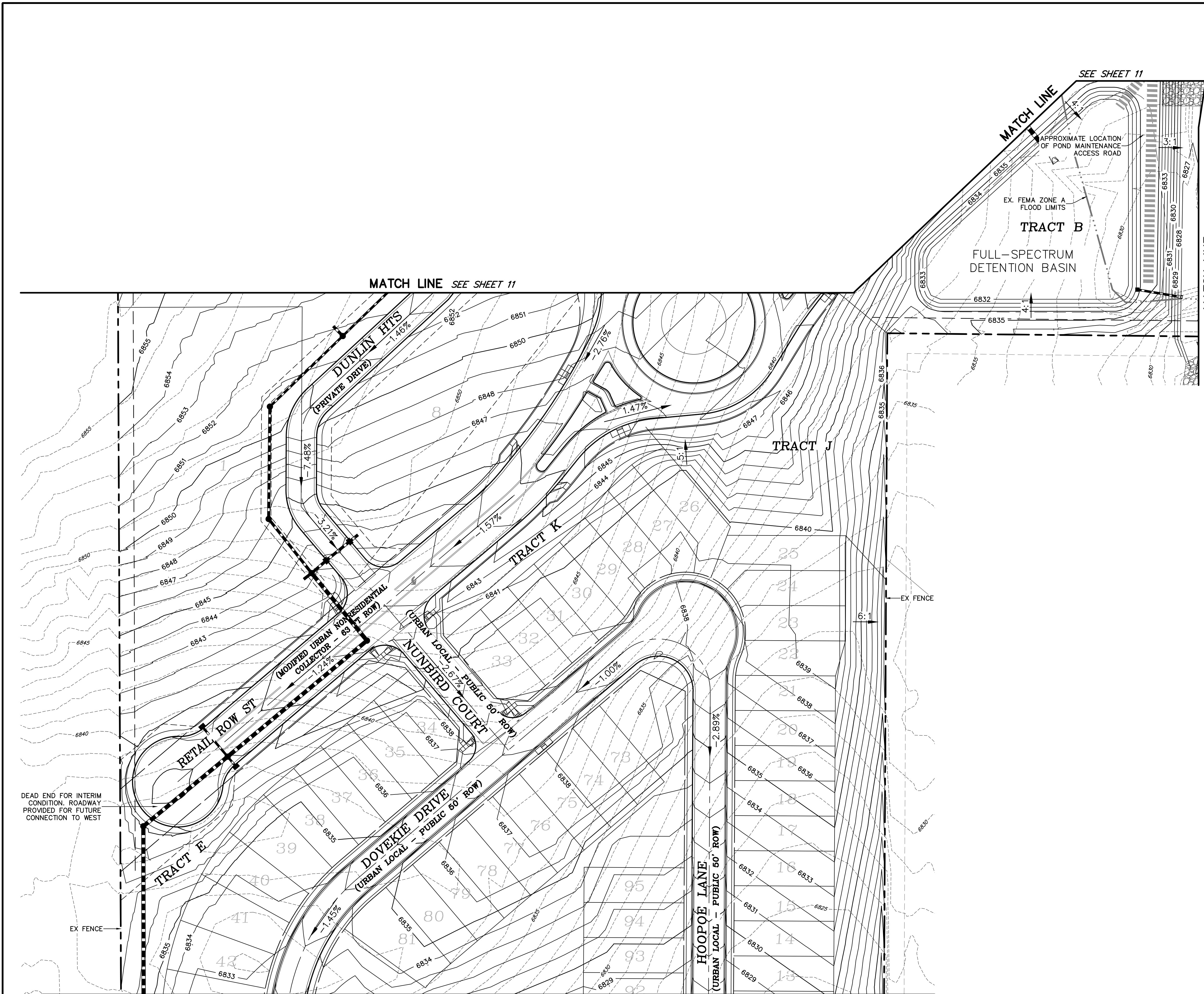
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY GRADING PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

GP2

SHEET:10 OF 19



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

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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.

GP4

SHEET:12 OF 19

PREPARED BY:


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

ISSUE	DATE
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RESUBMITTAL	7/5/24

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

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BEHALF OF
DREXEL, BARRELL & CO.

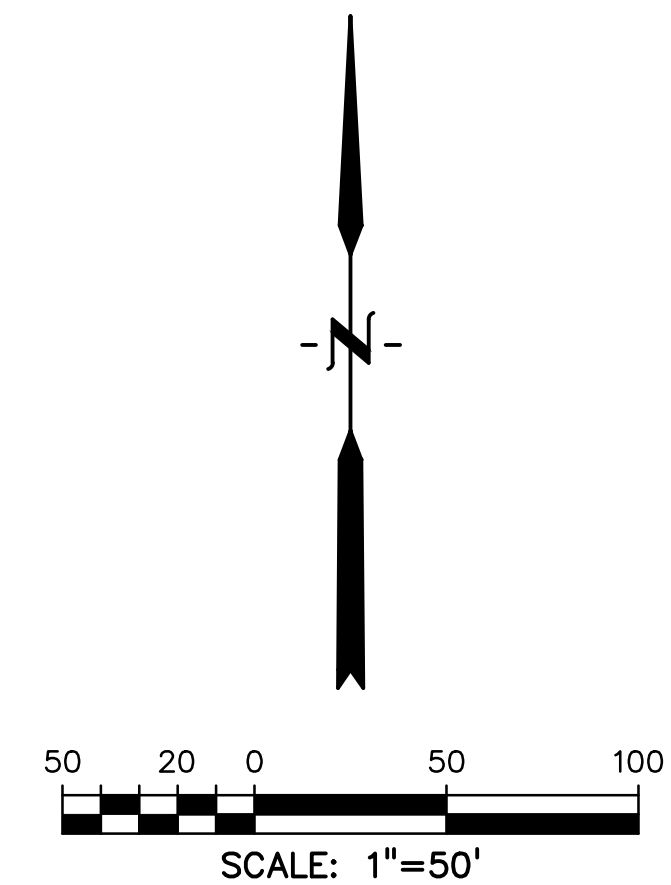
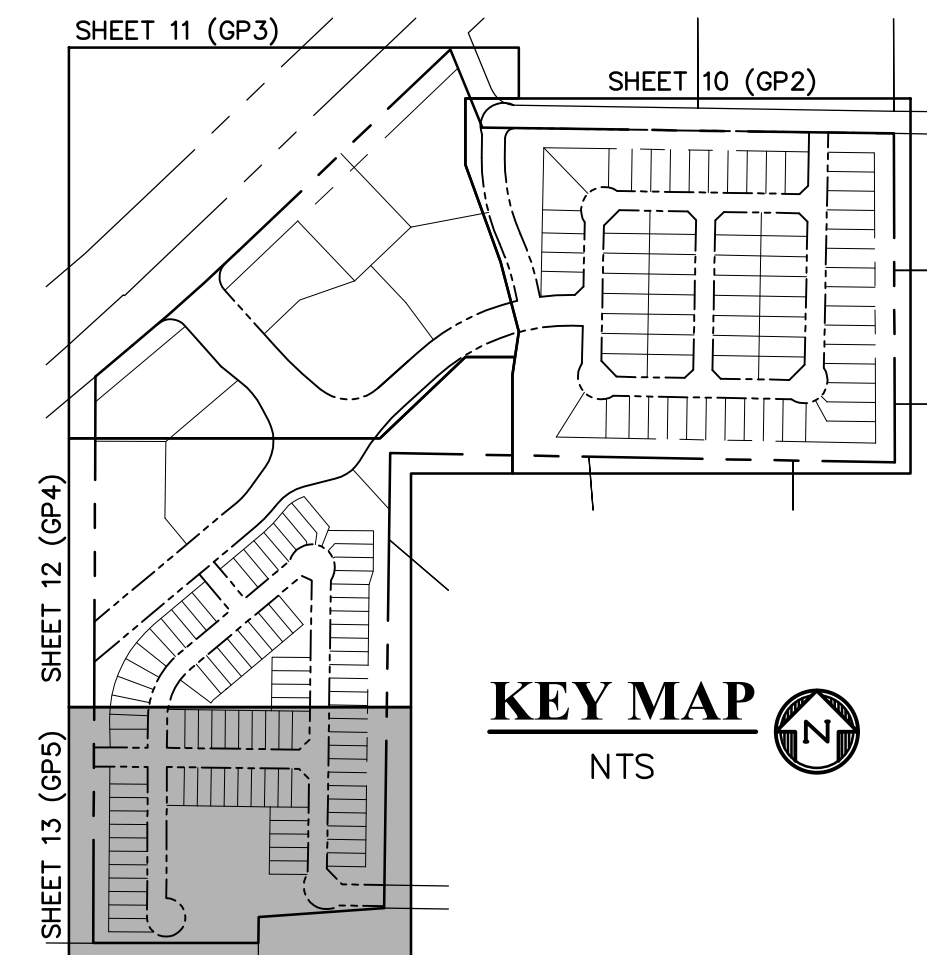
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
GRADING PLAN

PROJECT NO. 21604--00CSCV
DRAWING NO.

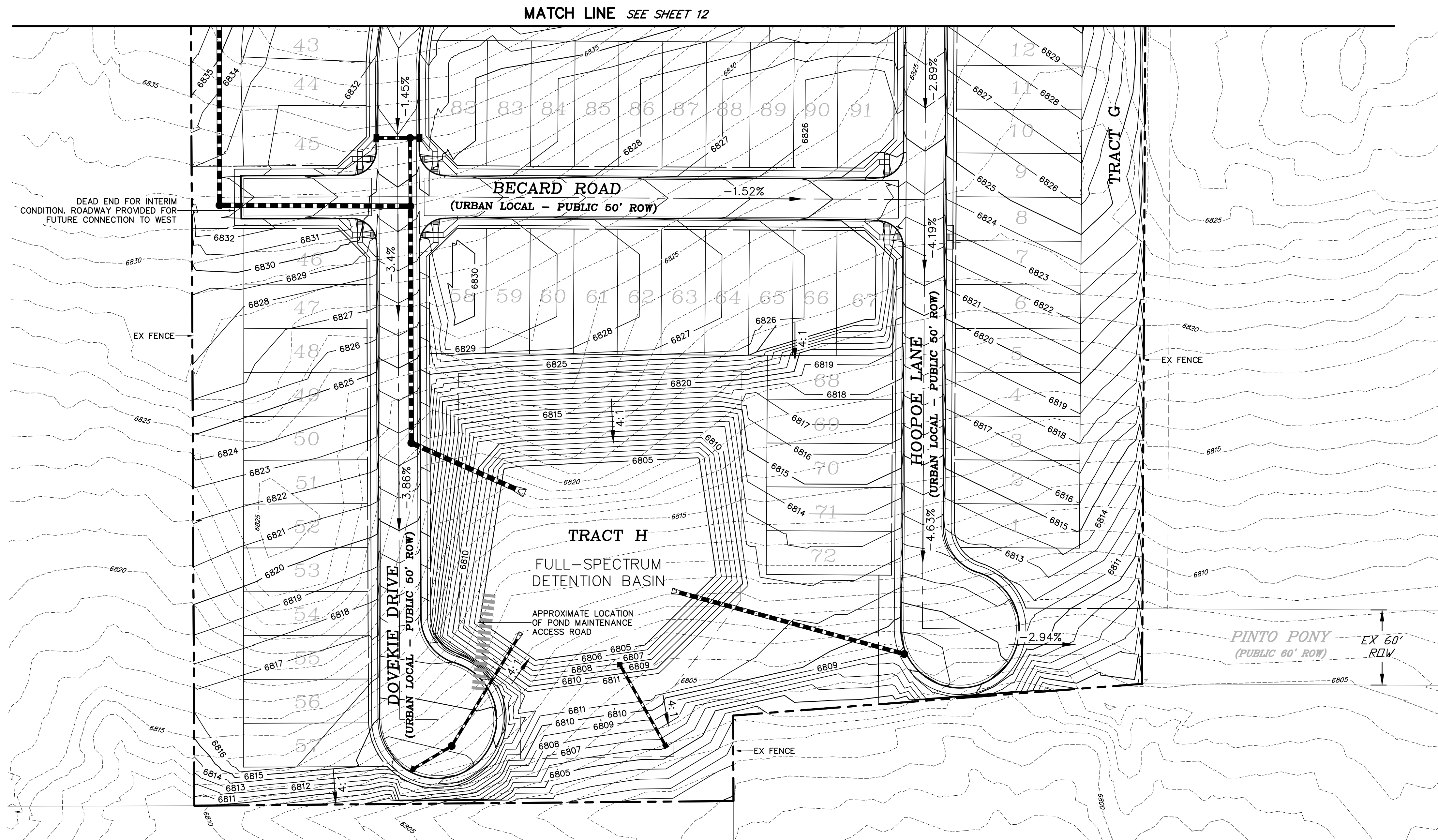
GP5

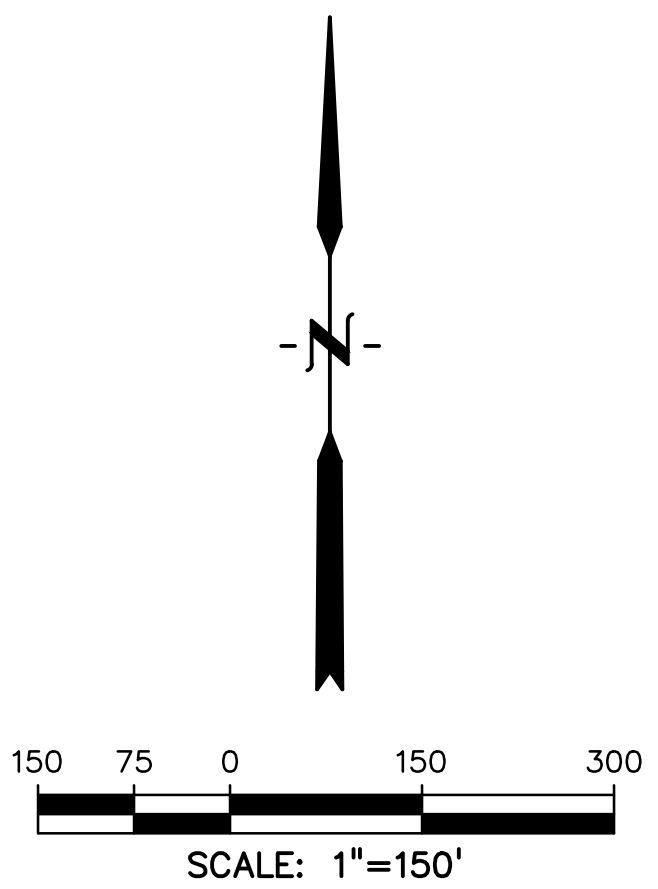
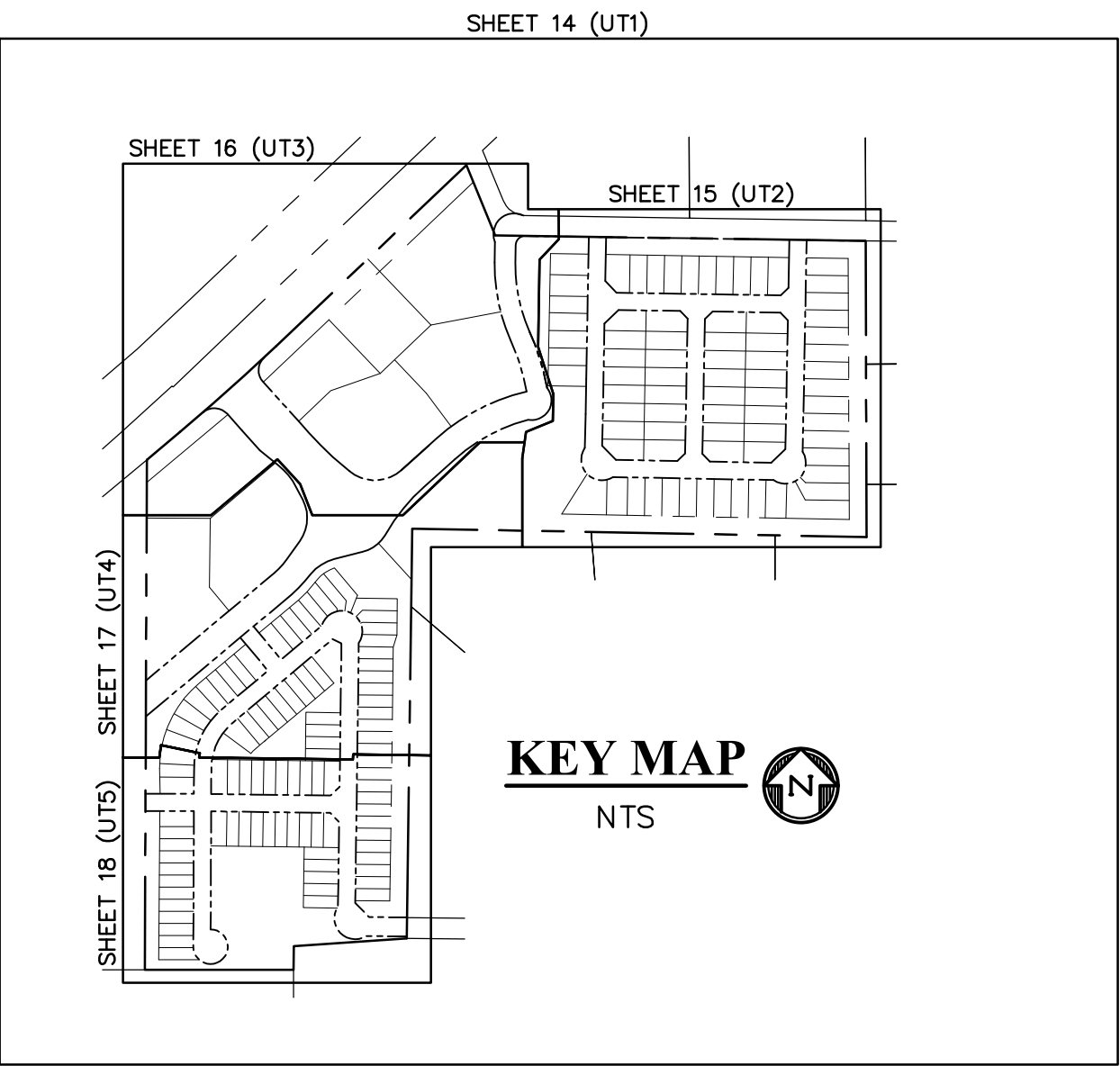
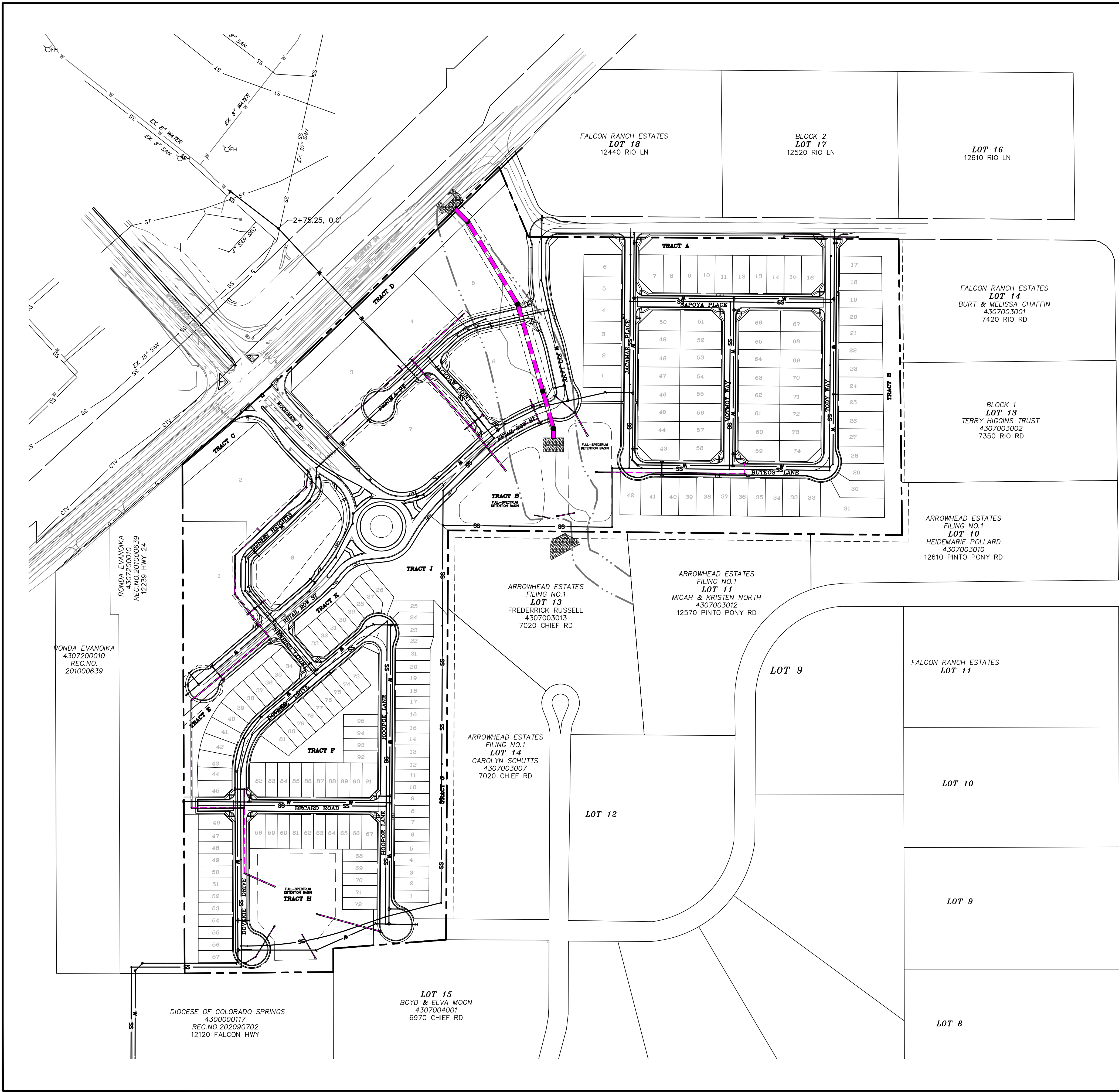
SHEET:13 OF 19



LEGEND

PROPERTY LINE	---
RIGHT OF WAY	---
LOT LINE	---
CENTERLINE ROAD	---
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
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED WATER

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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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	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.

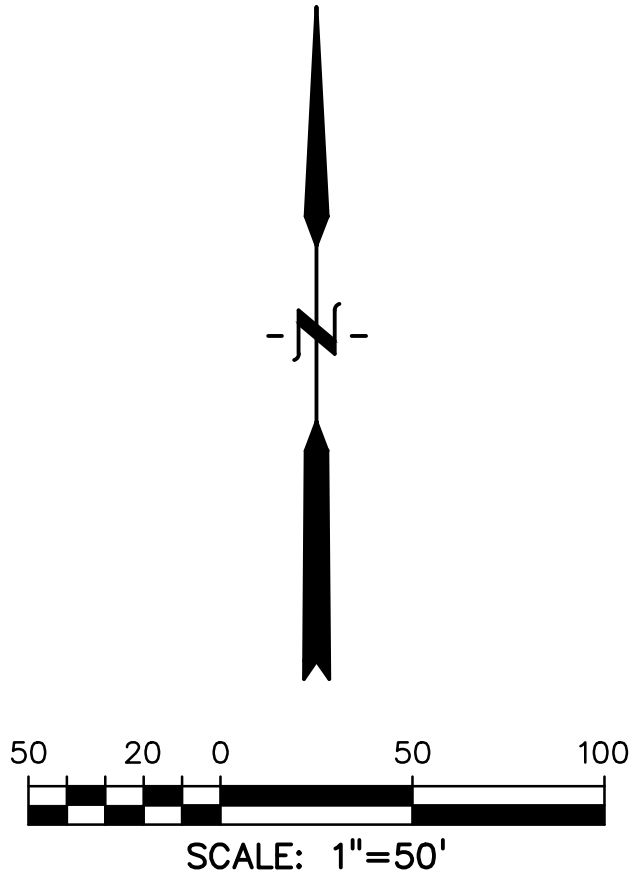
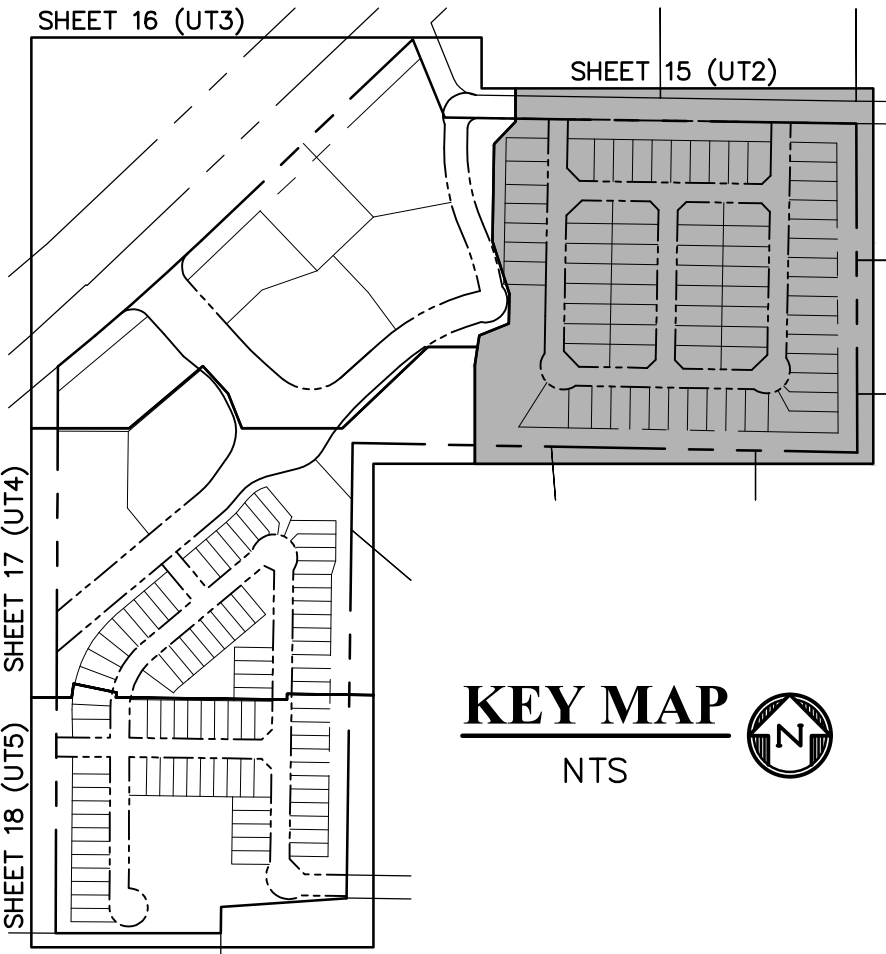
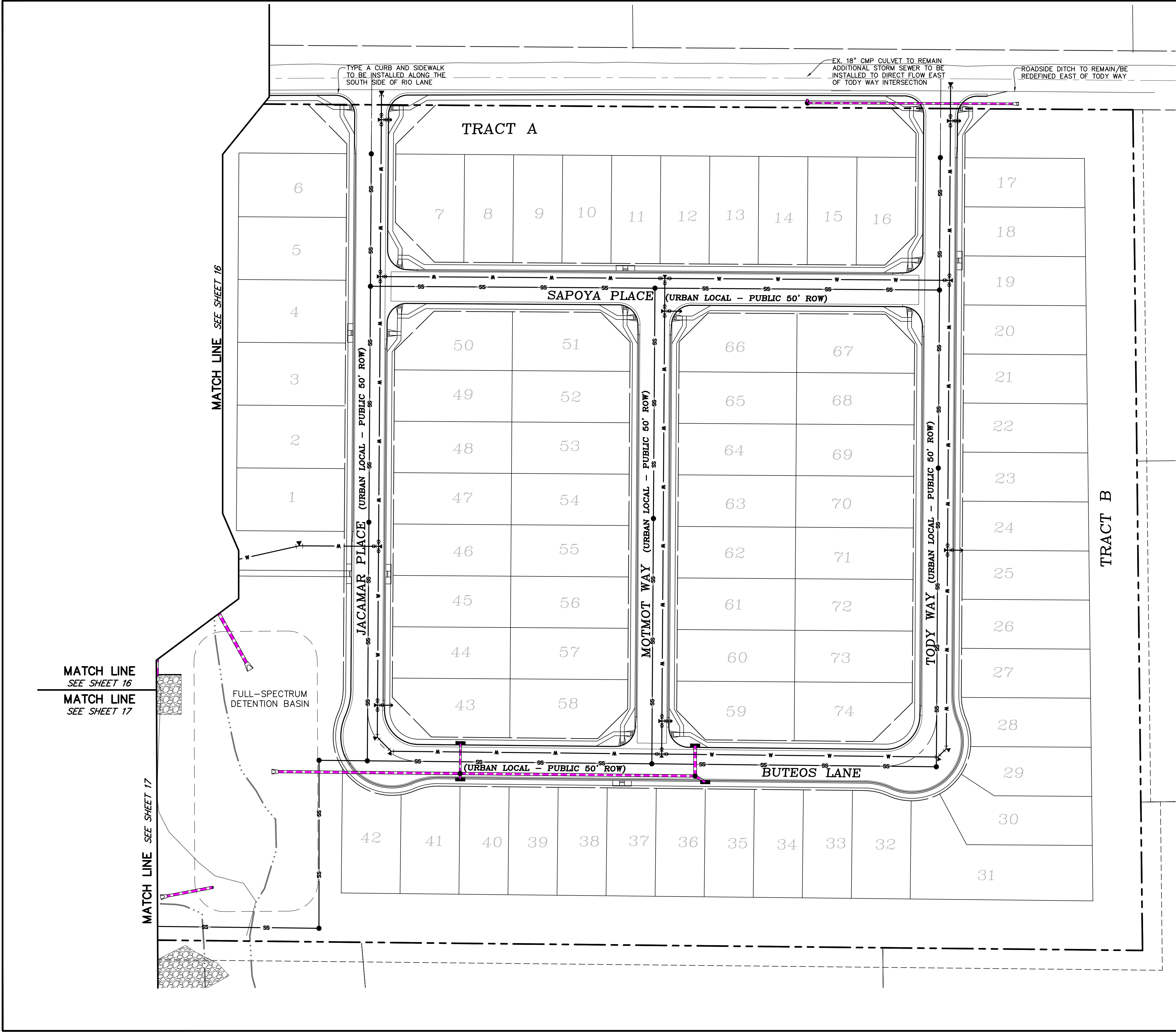
DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

PRELIMINARY
OVERALL
UTILITY PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

UT1

SHEET:14 OF 19



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

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CHECKED BY:	TDM
FILE NAME:	21604--00UT1

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF

DREXEL, BARRELL & CO.

DRAWING SCALE:

HORIZONTAL: 1" = 50'

VERTICAL: N/A

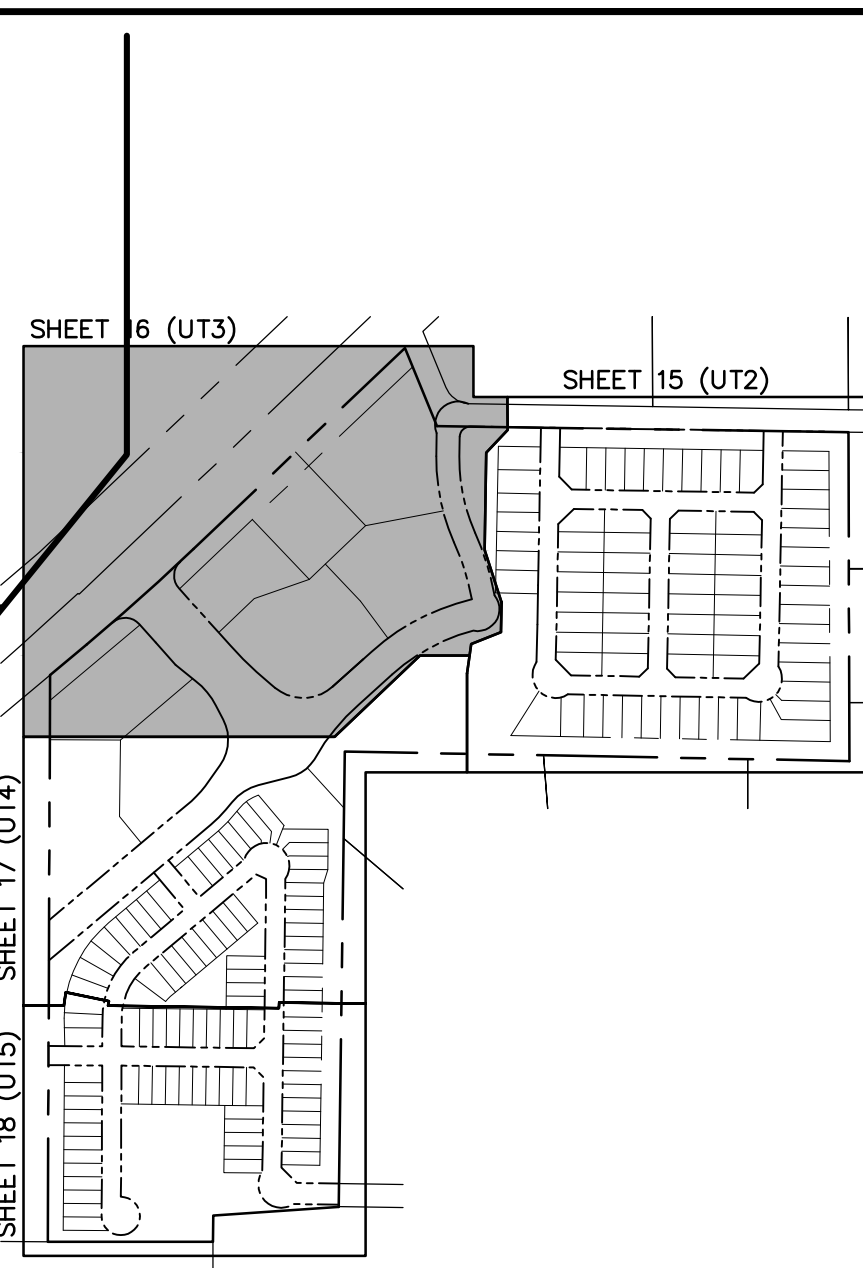
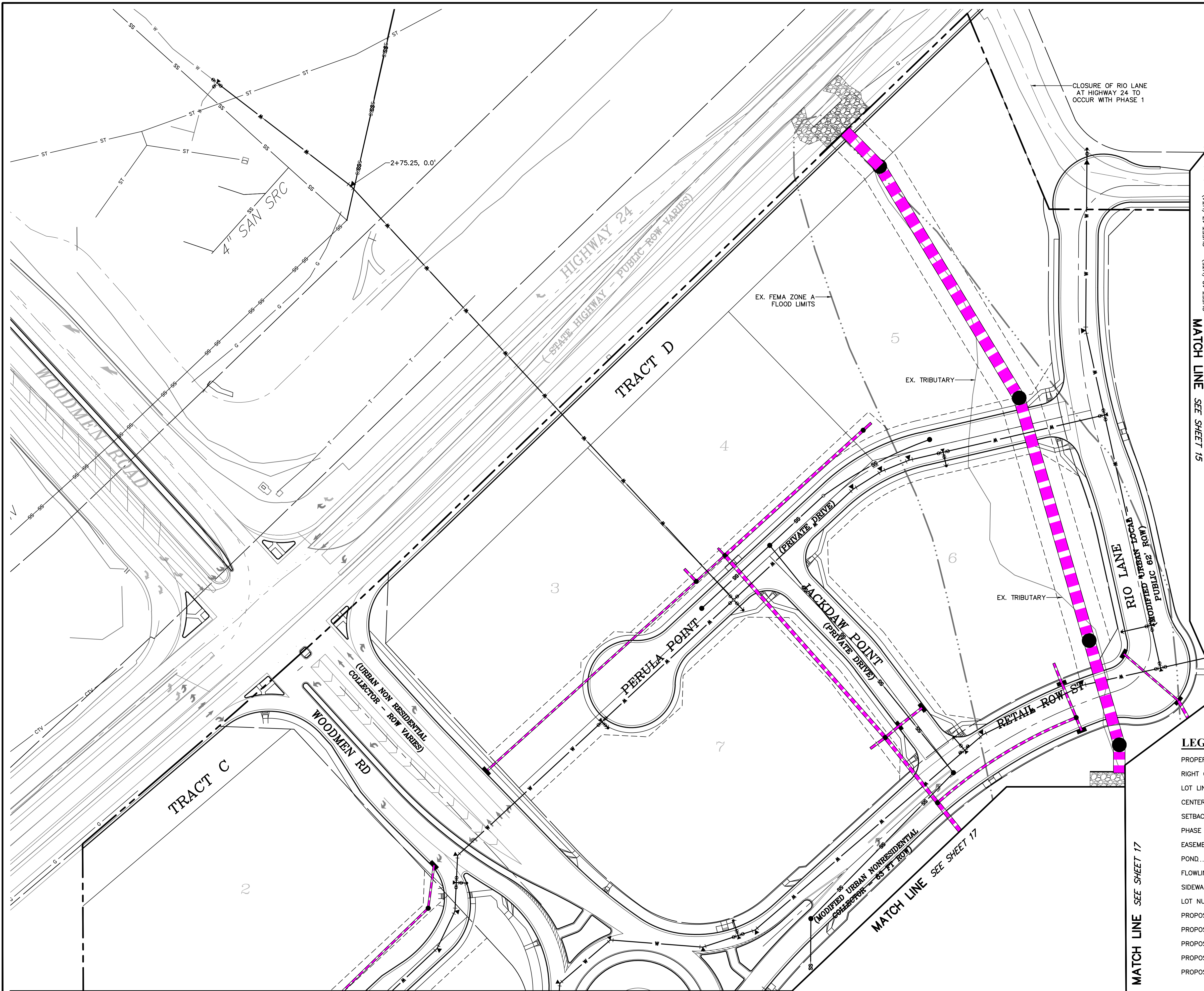
PRELIMINARY UTILITY PLAN

PROJECT NO. 21604--00CSCV

DRAWING NO.

UT2

SHEET:15 OF 19



KEY MAP
NTS

50 20 0 50 100
SCALE: 1"=50'

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

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DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21604-00UT1

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

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

PRELIMINARY
UTILITY PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

UT3

SHEET:16 OF 19

PREPARED BY:



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 COLORADO SPGS, COLORADO 80903
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 COLORADO SPRINGS • LAFAYETTE

CLIENT:

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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:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21604-00UT1

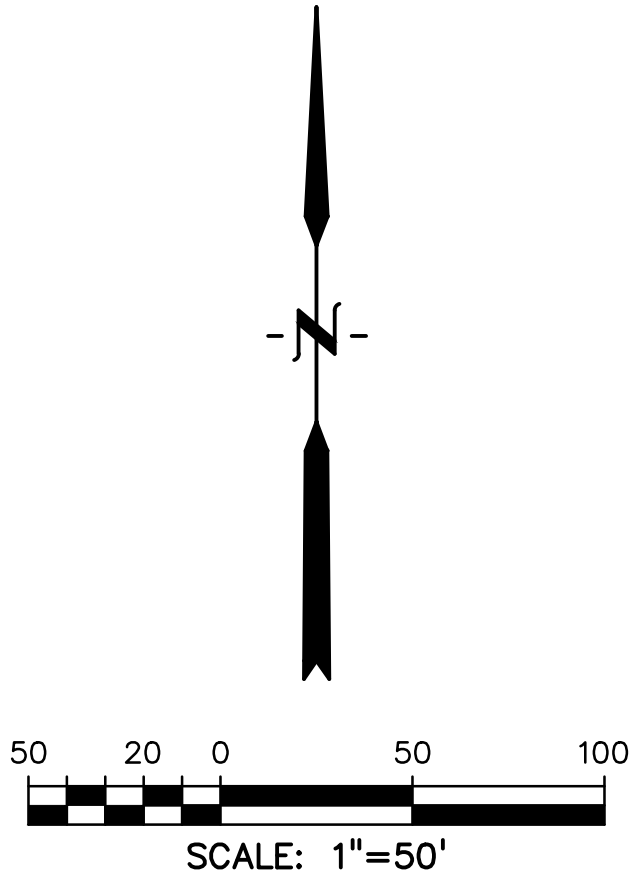
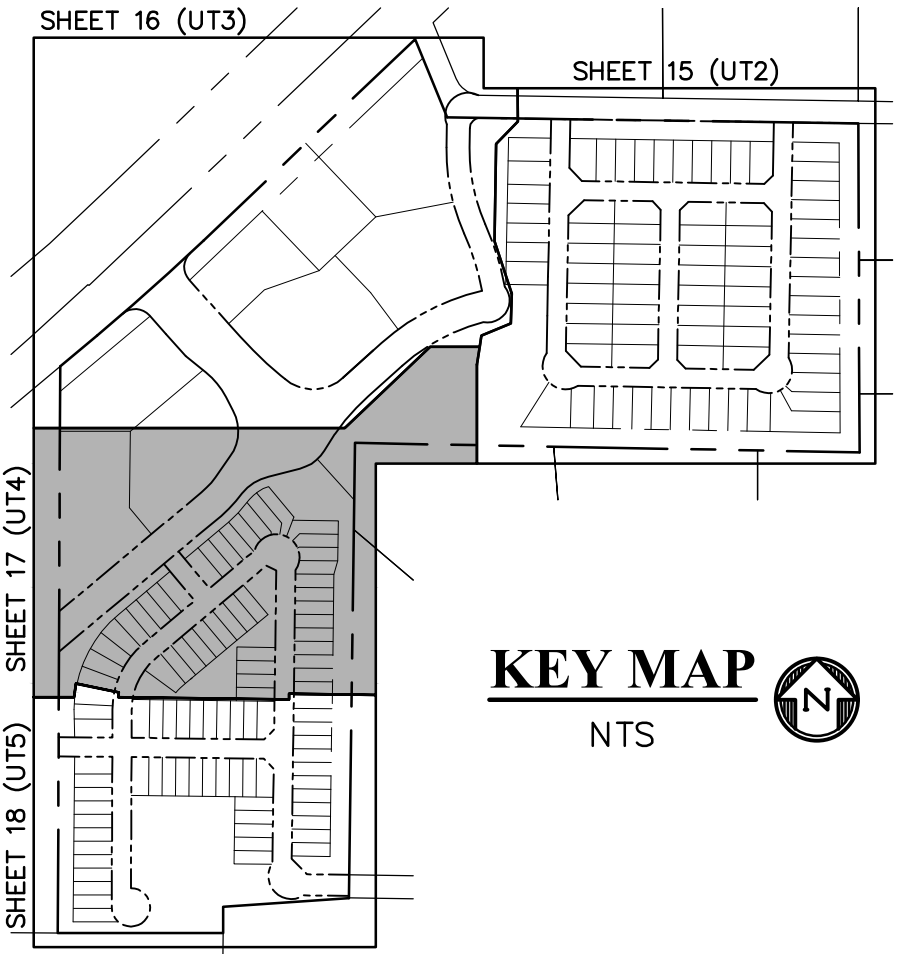
PREPARED UNDER MY DIRECT
 SUPERVISION FOR AND ON
 BEHALF OF
 DREXEL, BARRELL & CO.

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

PRELIMINARY
 UTILITY PLAN

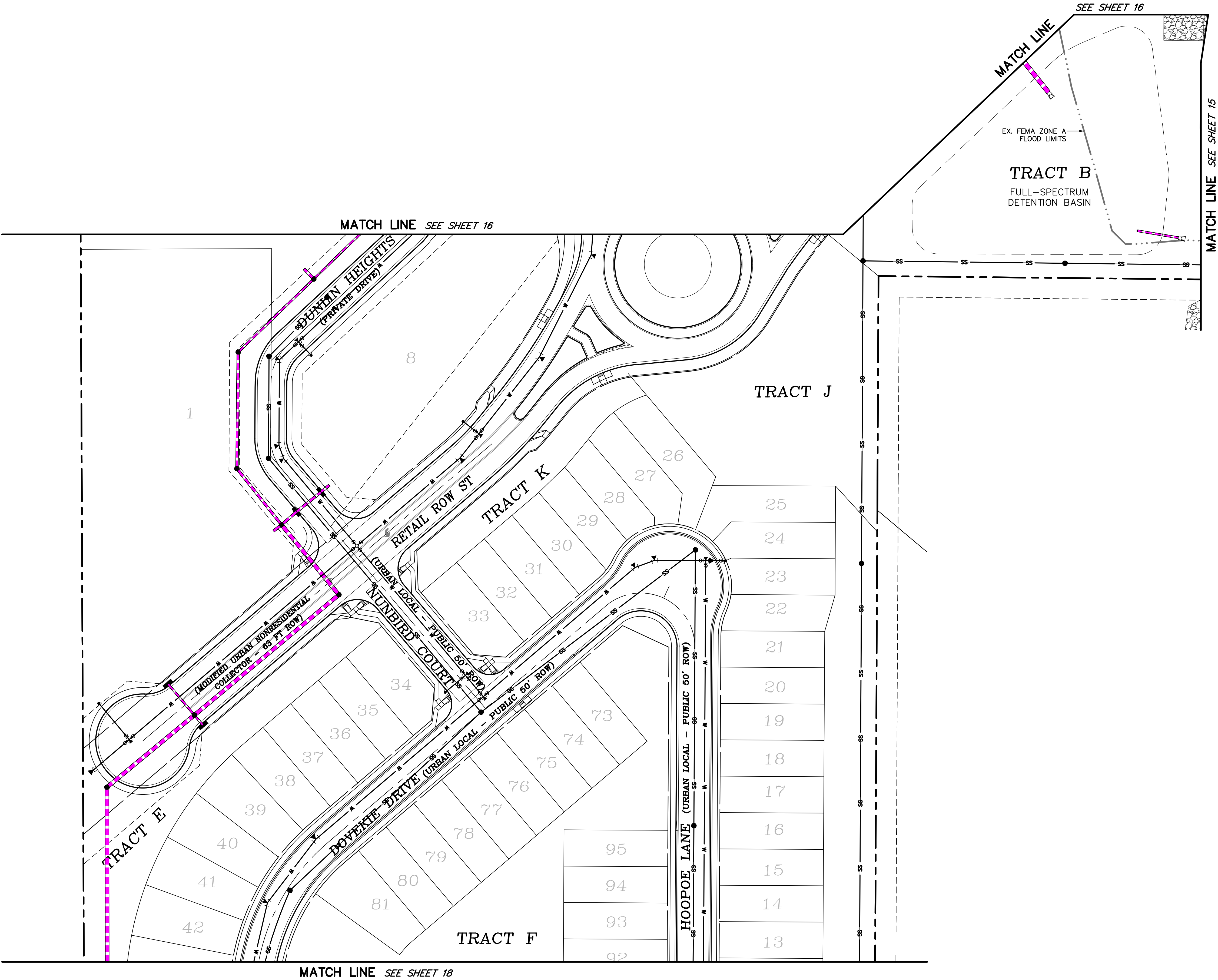
PROJECT NO. 21604-00CSCV
 DRAWING NO.

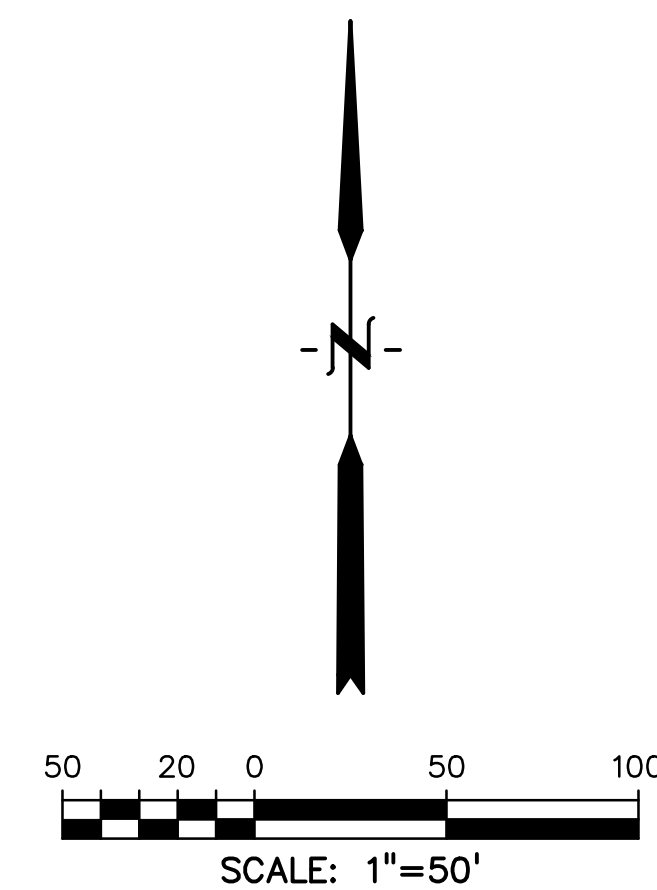
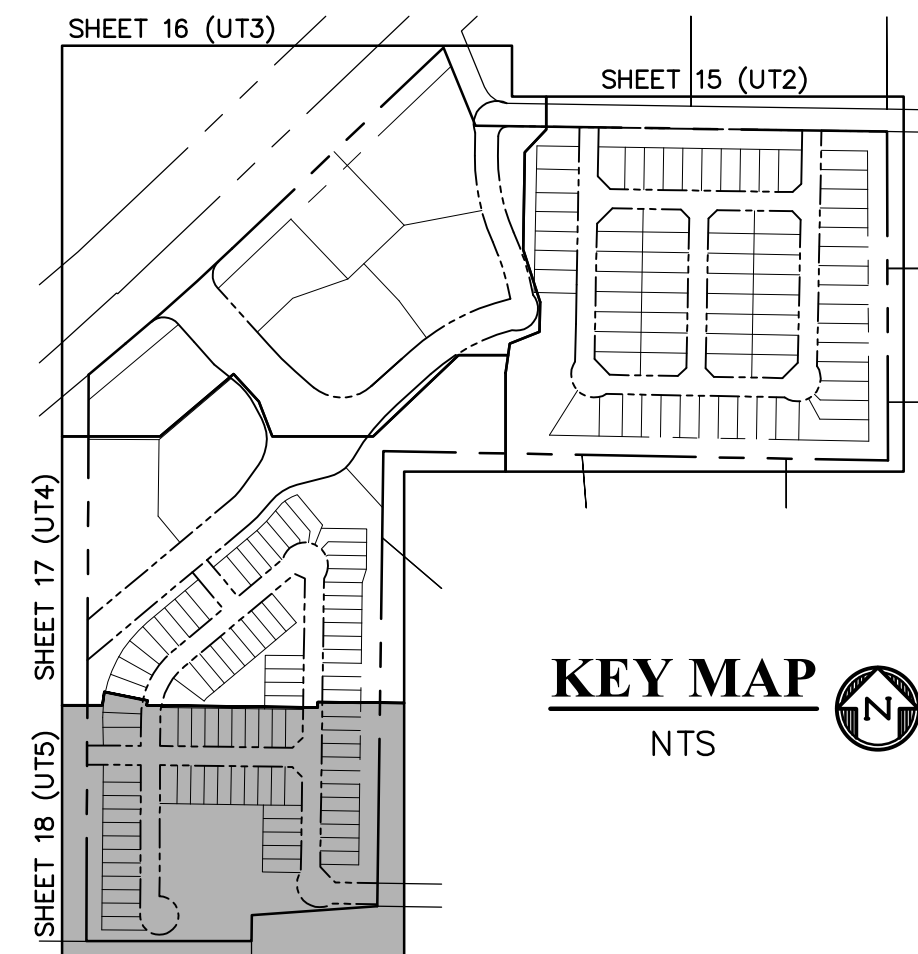
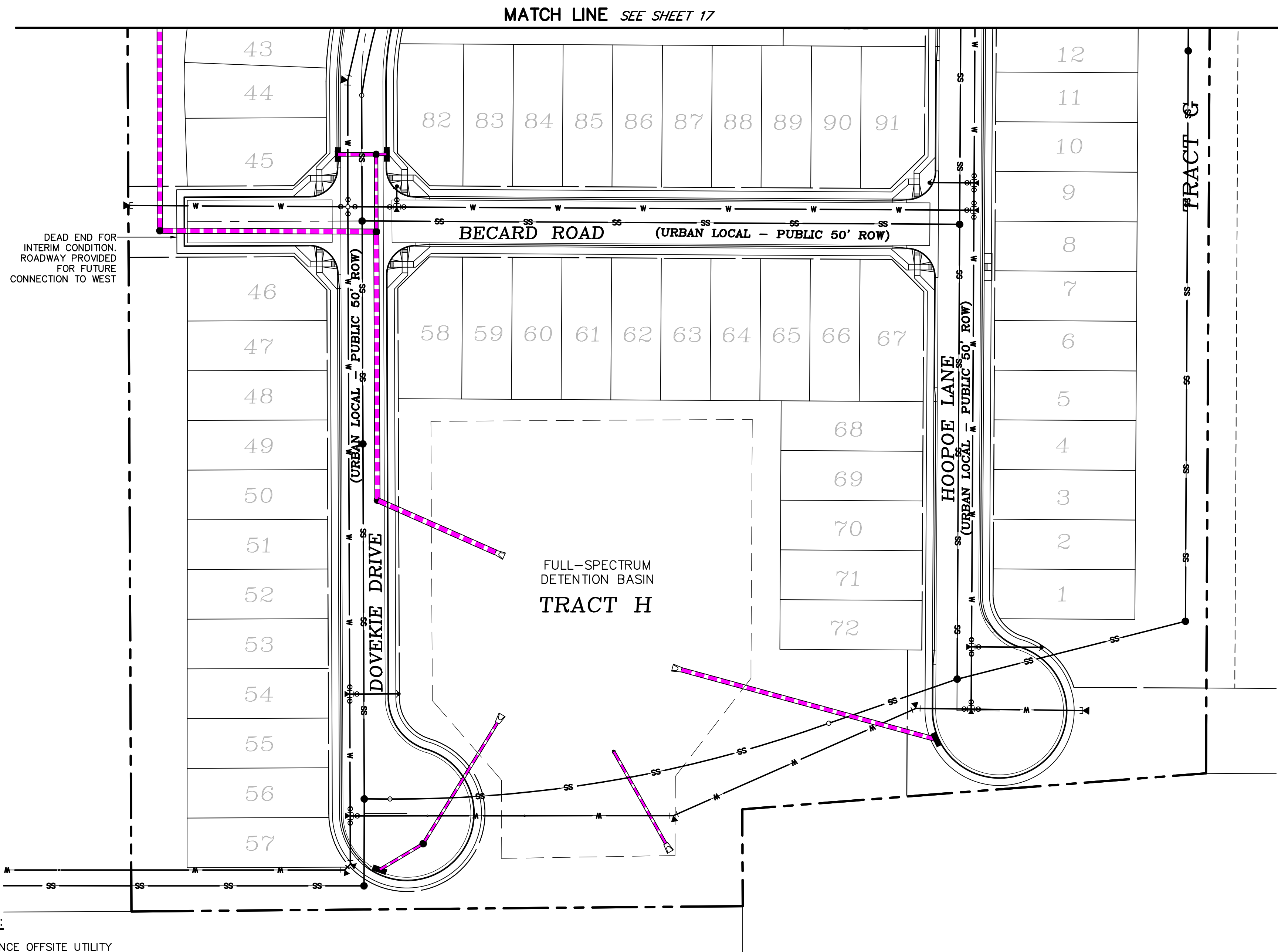
UT4



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

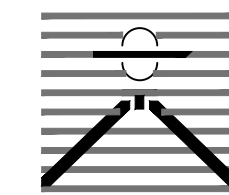




LEGEND

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	7/5/24
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21604--00UT1

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

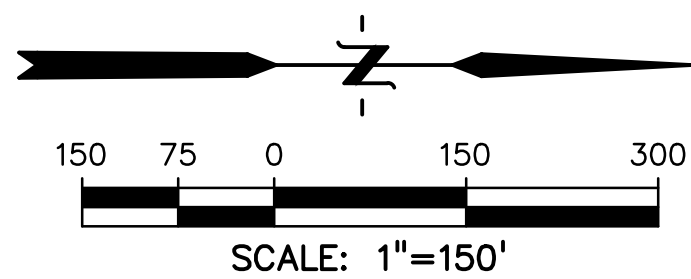
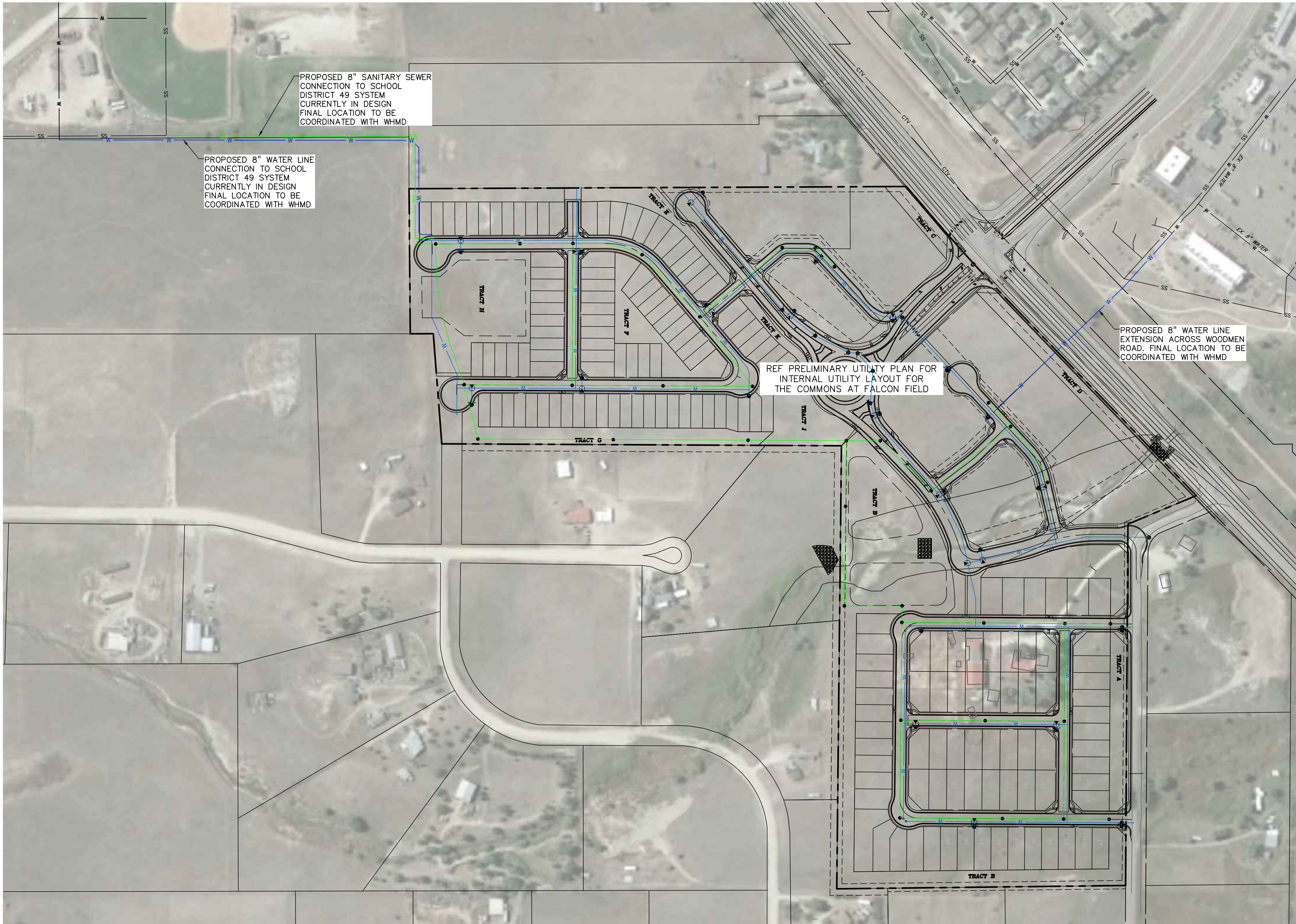
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
UTILITY PLAN

PROJECT NO. 21604--00CSCV
DRAWING NO.

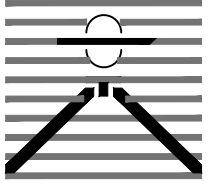
UT5

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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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: 21604-00-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