

**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 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	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.

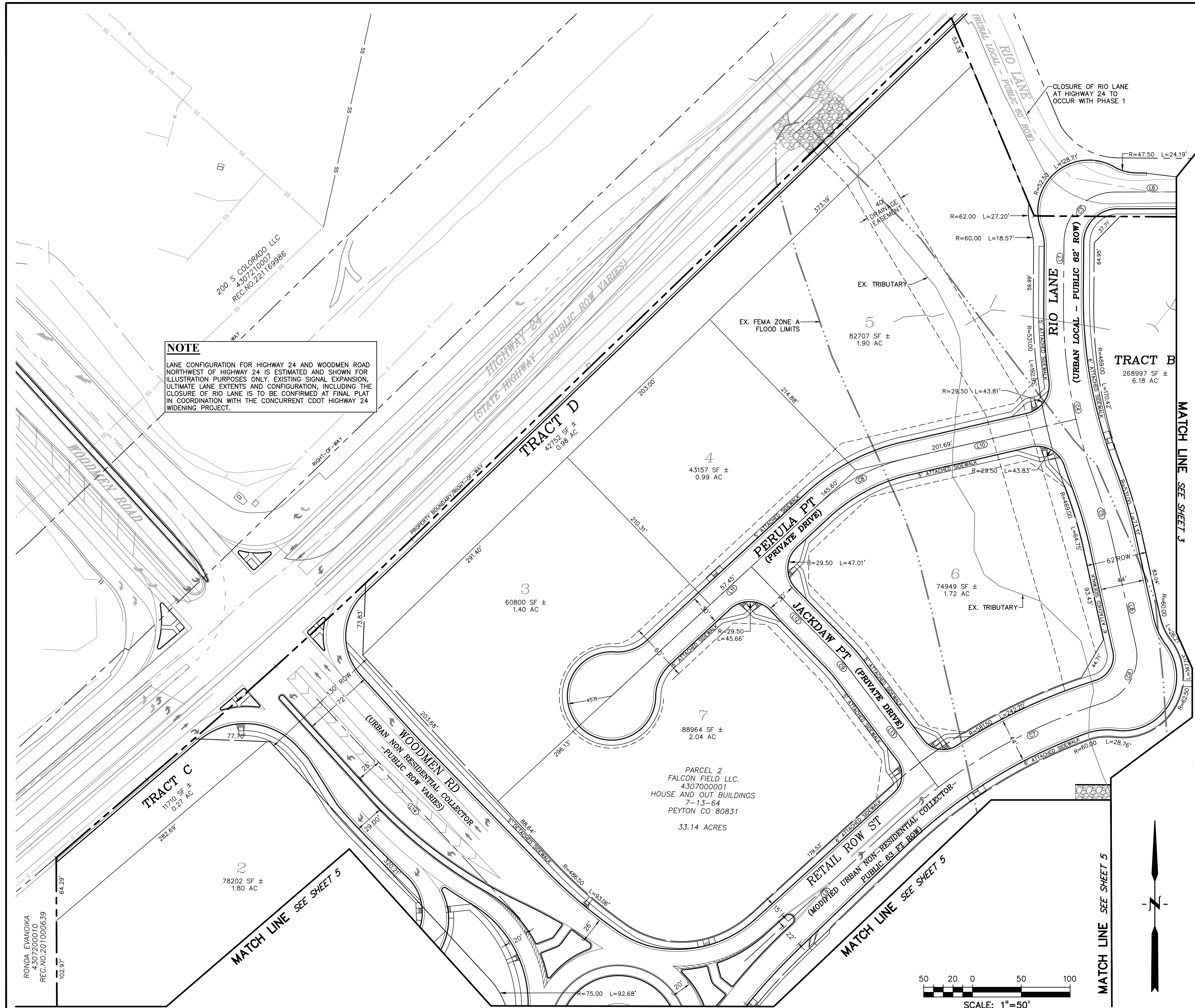
**DRAWING SCALE:**  
HORIZONTAL: 1" = 150'  
VERTICAL: N/A

**PRELIMINARY OVERALL SITE PLAN**

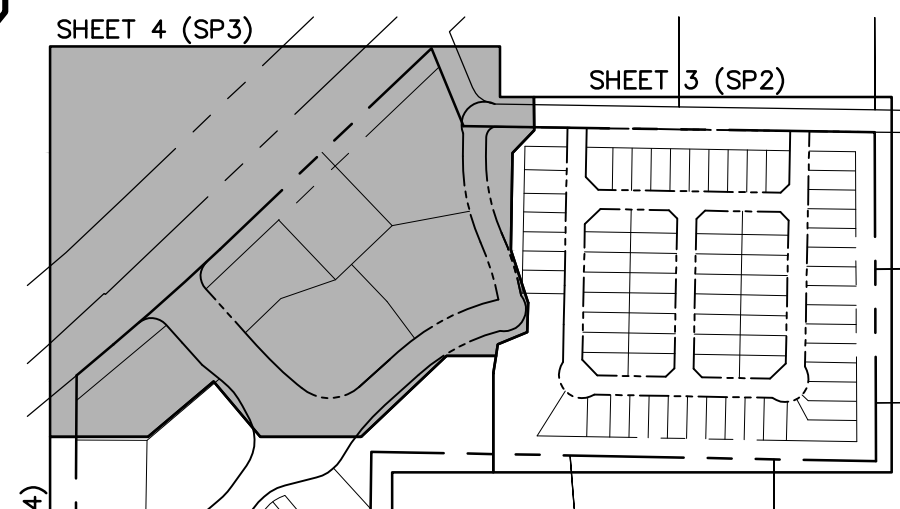
**PROJECT NO. 21604-00CSCV**  
**DRAWING NO.**

**SP1**





**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

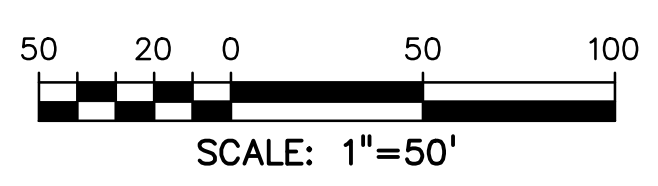
**CURVE TABLE**

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 .....
- EXISTING ADJOINING PROPERTY LINE .....
- EXISTING CENTERLINE ROAD .....
- EXISTING FENCE LINE .....
- EXISTING EDGE OF ASPHALT .....
- EXISTING SIGN .....



PREPARED BY:



CLIENT:

FALCON FIELD, LLC.  
 3230 ELECTRA DR. N.  
 COLORADO SPRINGS, CO 80906  
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 CONTACT: PJ ANDERSON

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

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

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

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

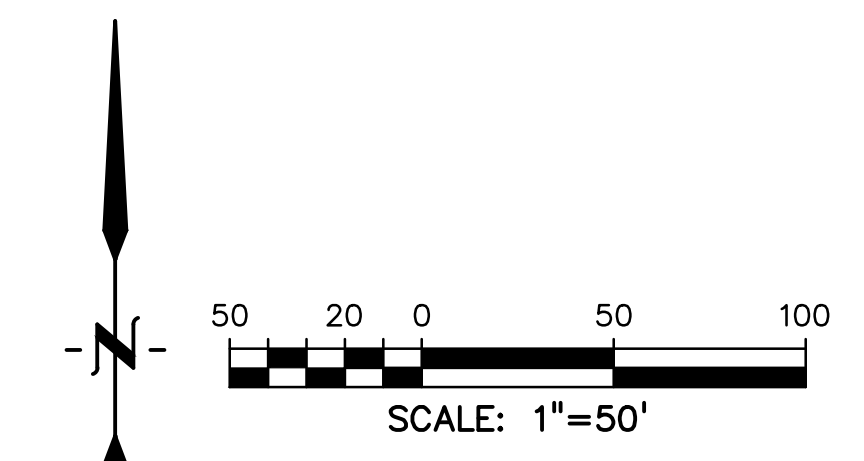
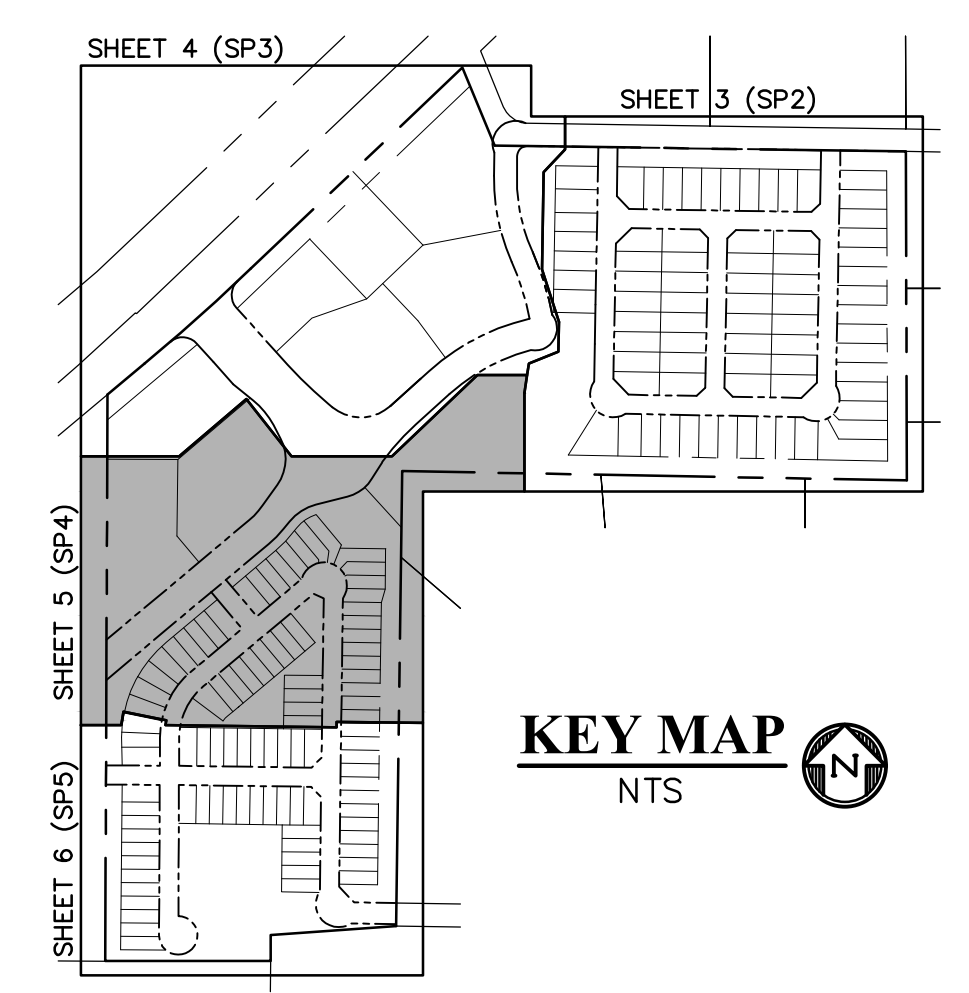
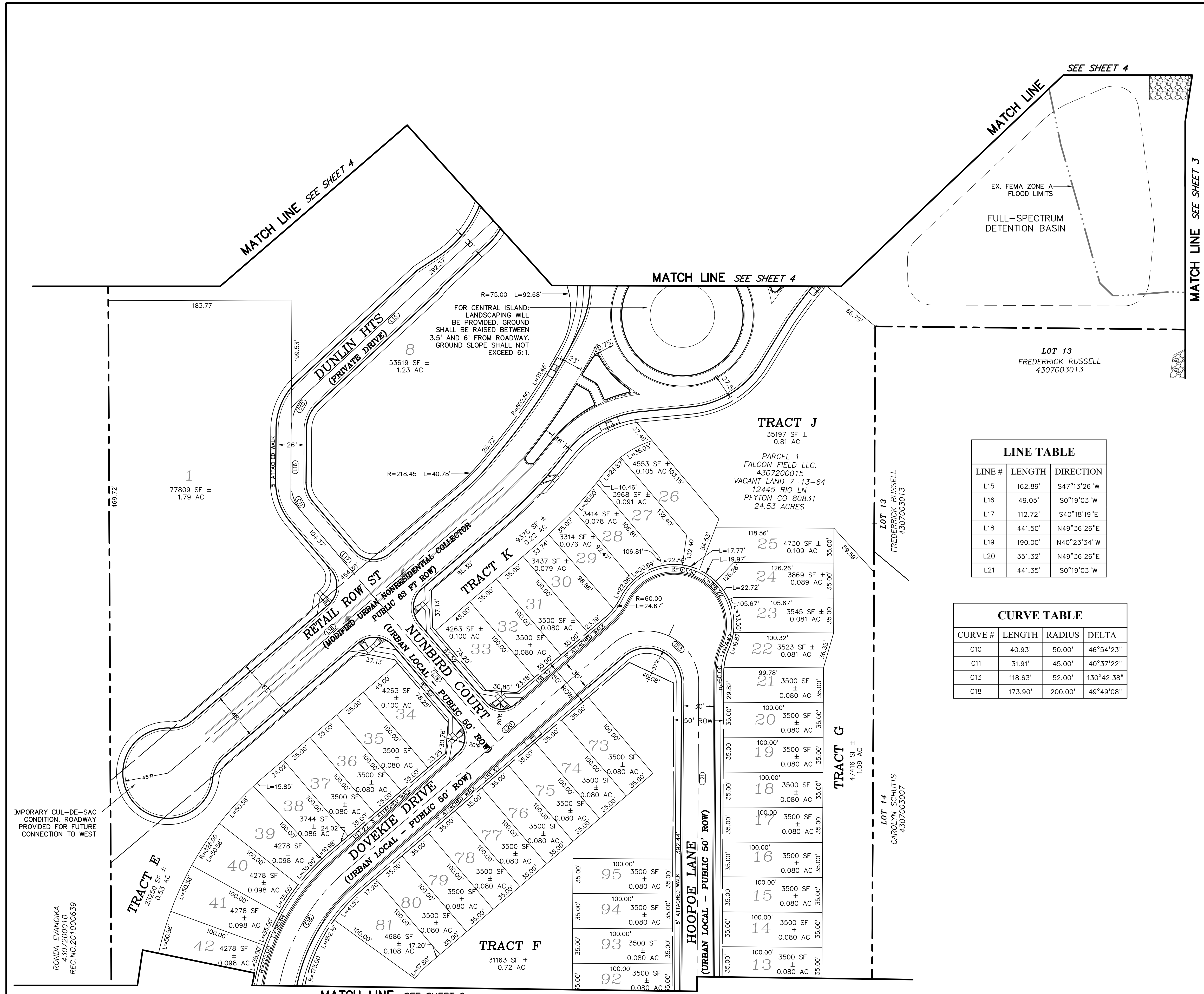
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

PRELIMINARY SITE PLAN

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

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

PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 101 SAWHATCH ST. STE #100  
 COLORADO SPGS, COLORADO 80903  
 CONTACT: TIM D. MCCONNELL, P.E.  
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**THE COMMONS AT FALCON FIELD**  
**PRELIMINARY PLAN**  
 12445 RIO LANE, AND VACANT LAND  
 PEYTON, EL PASO COUNTY, COLORADO

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

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

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

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

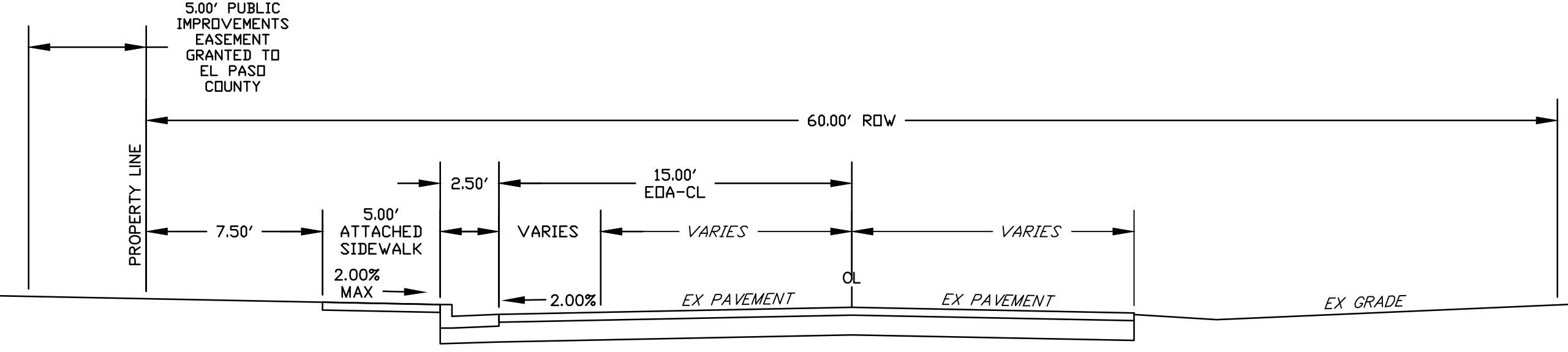
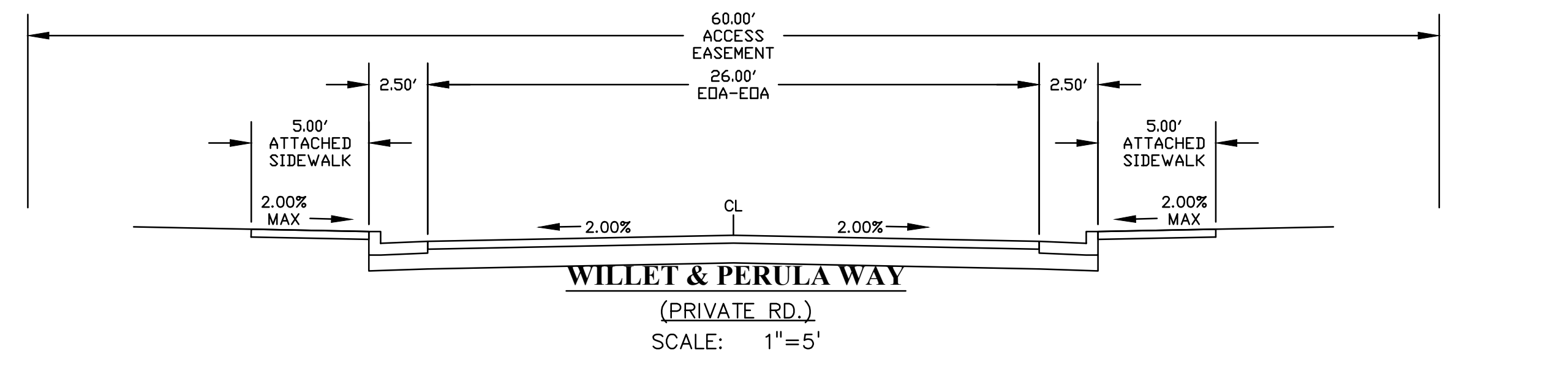
**PRELIMINARY SITE PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

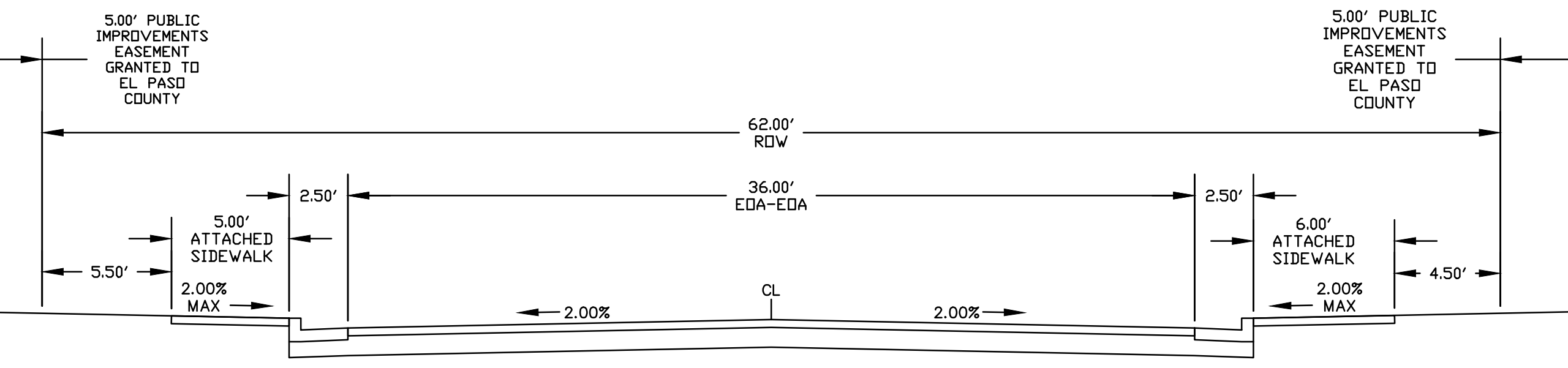
**SP4**

SHEET: 5 OF 19

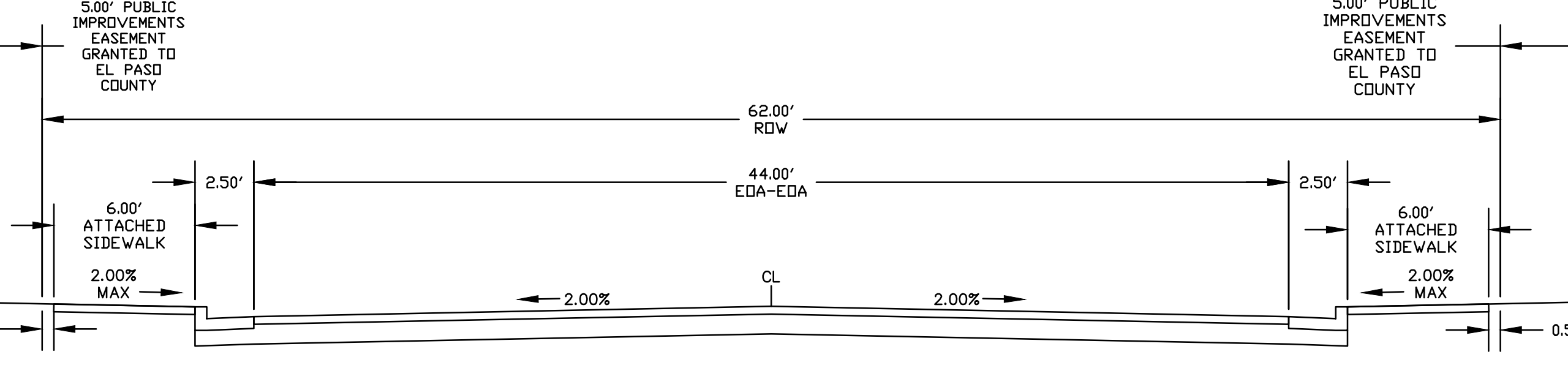




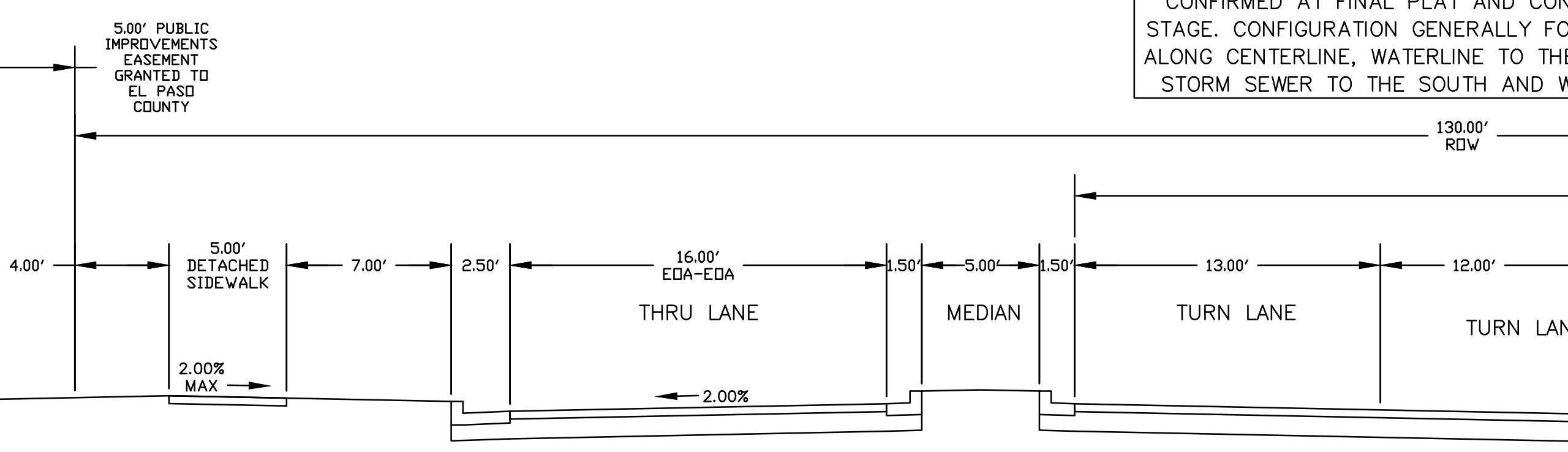
**RIO LANE - EXISTING**  
(RURAL LOCAL - PUBLIC 60' ROW)  
SCALE: 1"=5'



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

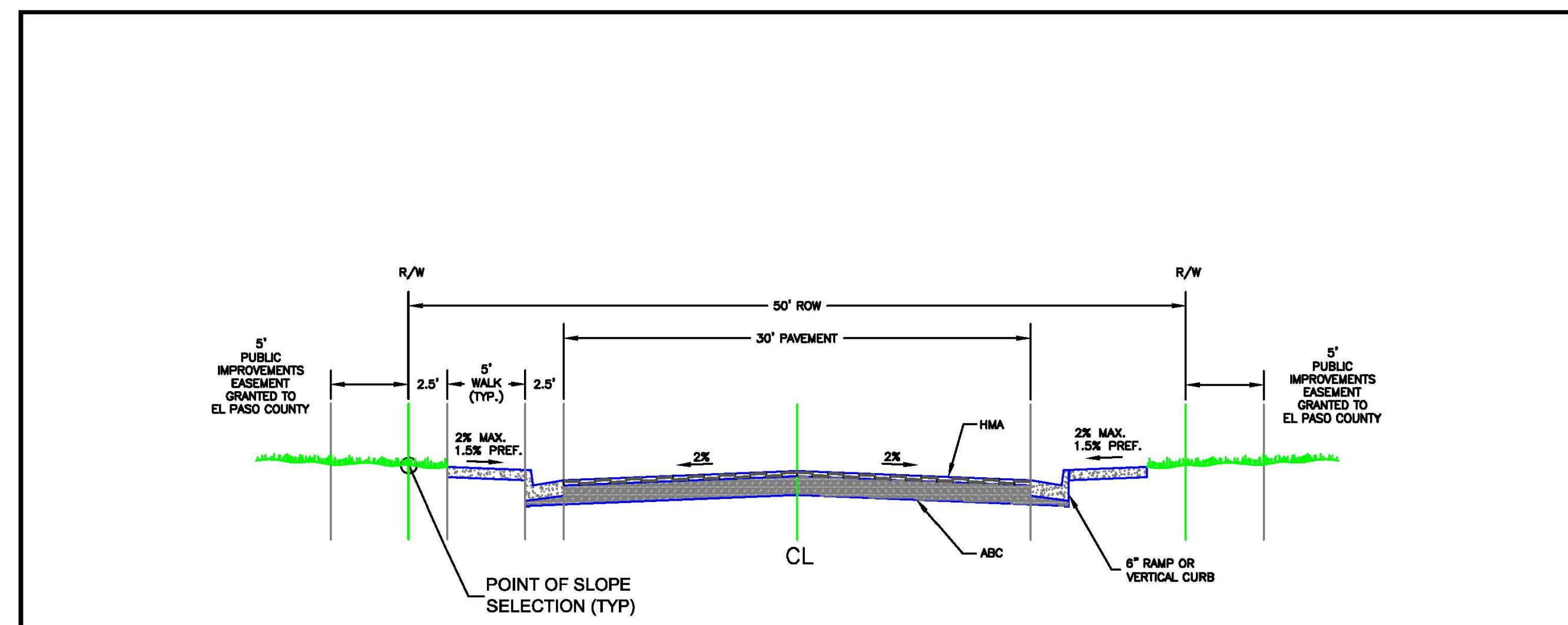


**RIO LANE - SOUTH OF PERULA POINT**  
(URBAN LOCAL - PUBLIC 62' ROW)  
SCALE: 1"=5'



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

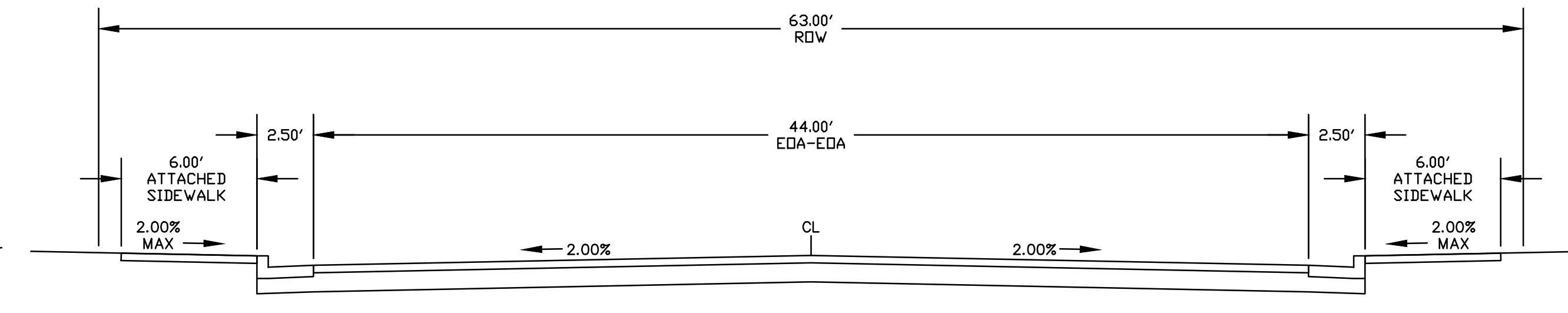
**NOTE:** UTILITY LOCATIONS FOR ALL STREETS ARE TO BE CONFIRMED AT FINAL PLAT AND CONSTRUCTION DOCUMENT STAGE. CONFIGURATION GENERALLY FOLLOWS SANITARY SEWER ALONG CENTERLINE, WATERLINE TO THE NORTH AND EAST AND STORM SEWER TO THE SOUTH AND WEST OF THE ROADWAY



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

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

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



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

PREPARED BY:



CLIENT:

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

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

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

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

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

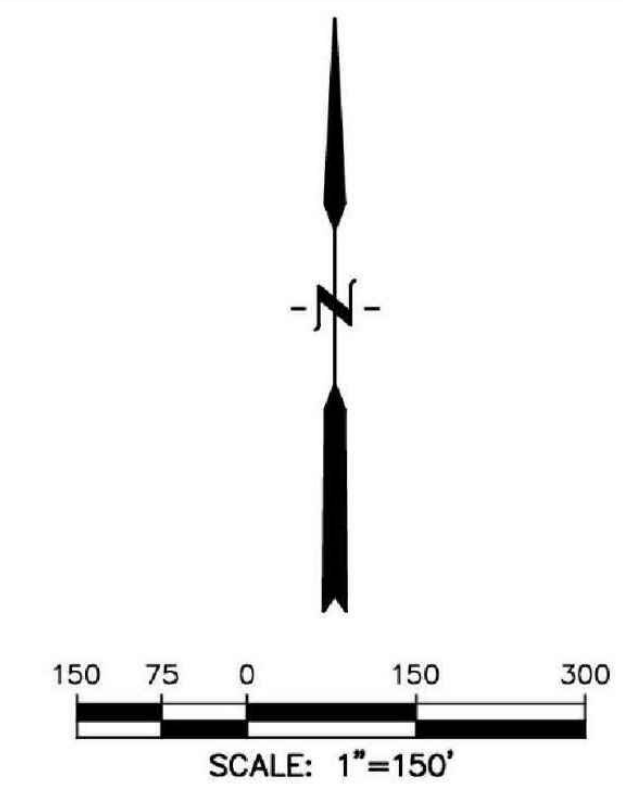
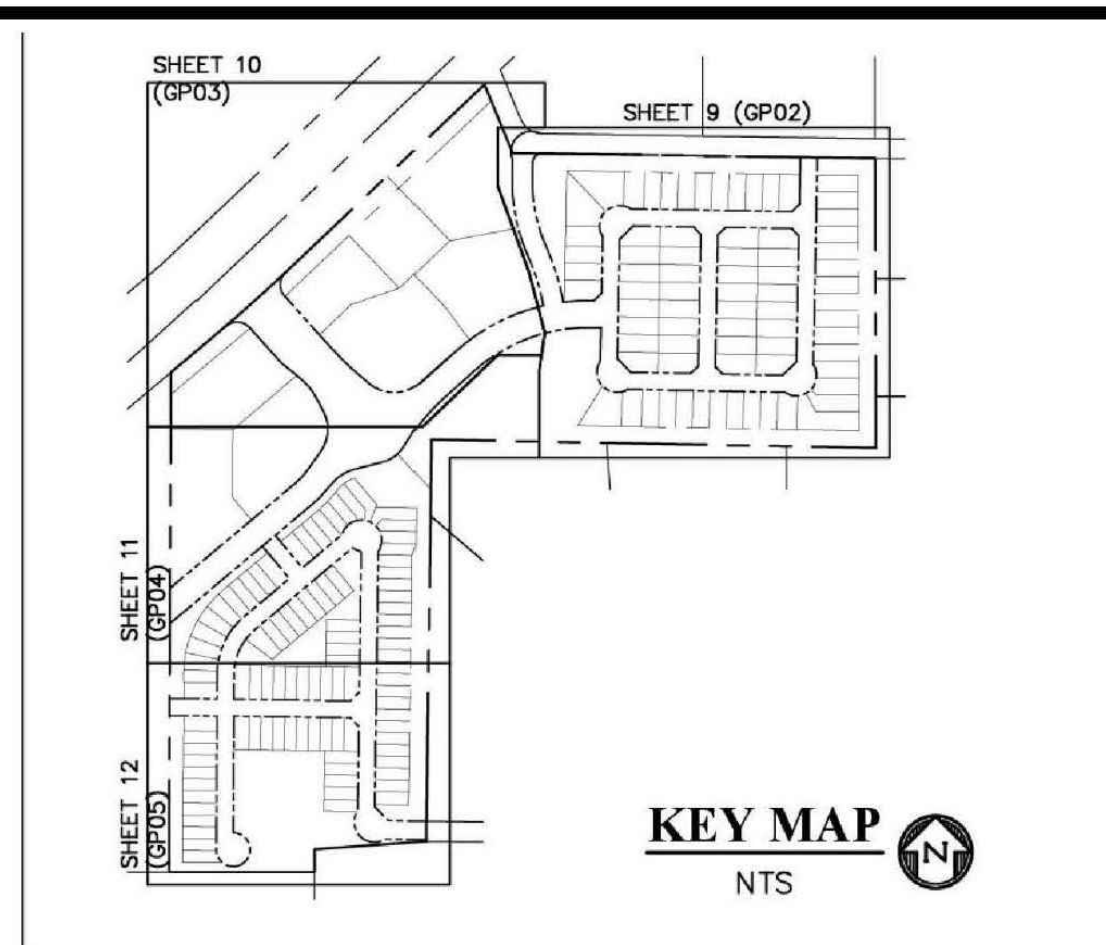
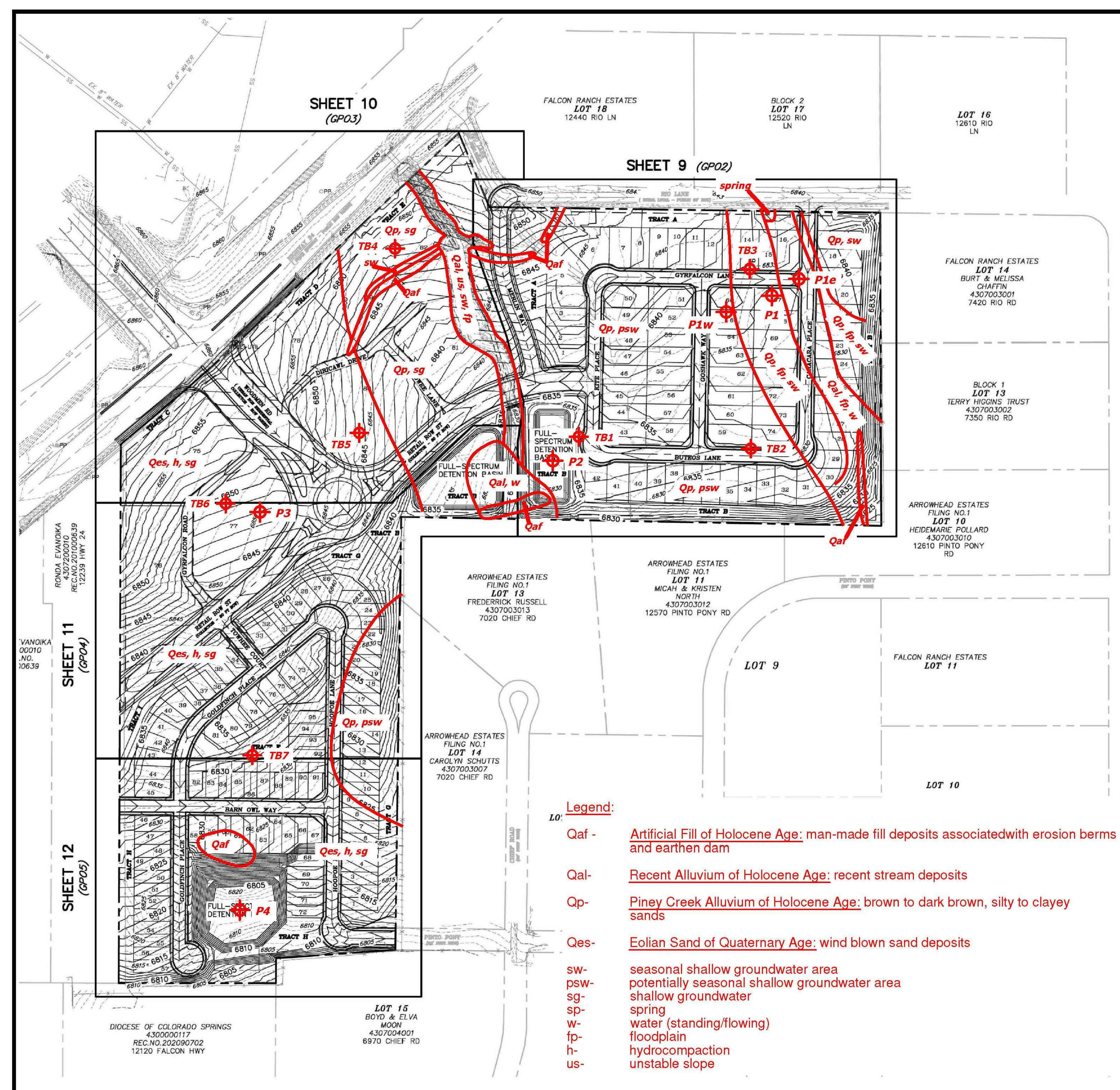
DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

PRELIMINARY ROAD SECTIONS

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**RS01**

SHEET: 7 OF 19



**LEGEND**

PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
EASEMENT	-----
EASEMENT (UTILITY)	-----
SETBACK	-----
POND	-----
SHEET MATCHLINE	-----
PROPOSED SLOPE GRADE	----- -2.0%
PROPOSED MAJOR CONTOUR	----- 6205
PROPOSED MINOR CONTOUR	----- 6203
EXISTING MAJOR CONTOUR	----- 6205
EXISTING MINOR CONTOUR	----- 6203
LOT NUMBER	----- 89
EXISTING ADJOINING PROPERTY LINE	-----
EXISTING CENTERLINE ROAD	-----
EXISTING FENCE LINE	-----
EXISTING EDGE OF ASPHALT	-----
EXISTING SIGN	-----

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

**811** Know what's below.  
Call before you dig.  
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISION	BY



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

JOB NO. 202649  
FIG. 6

PREPARED BY:



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

CLIENT:

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PRELIMINARY PLANS FOR:  
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PRELIMINARY PLAN**  
12445 RIO LANE, AND VACANT LAND  
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RESUBMITTAL	4/10/24

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

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

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

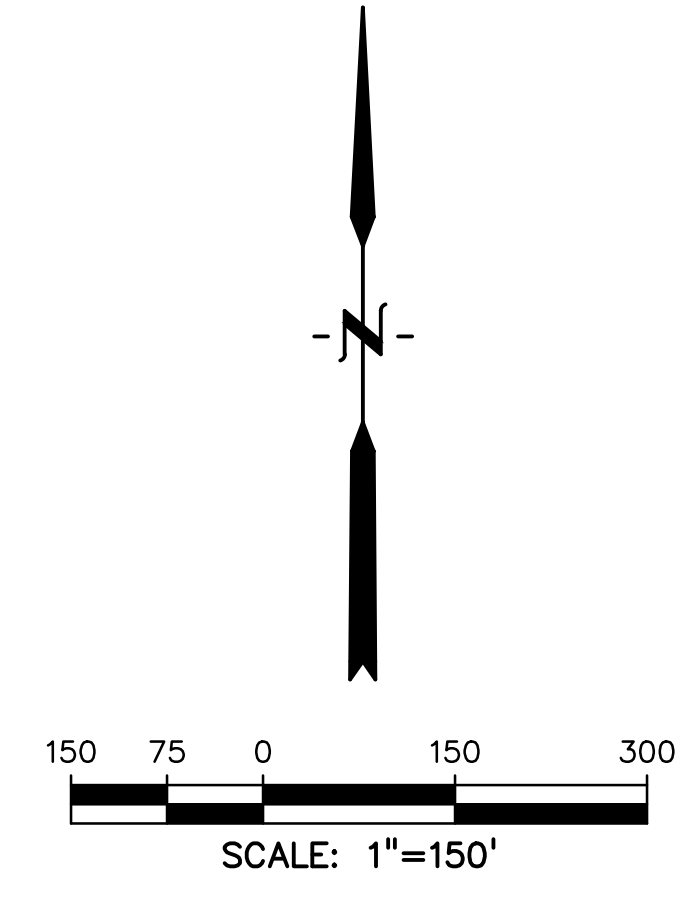
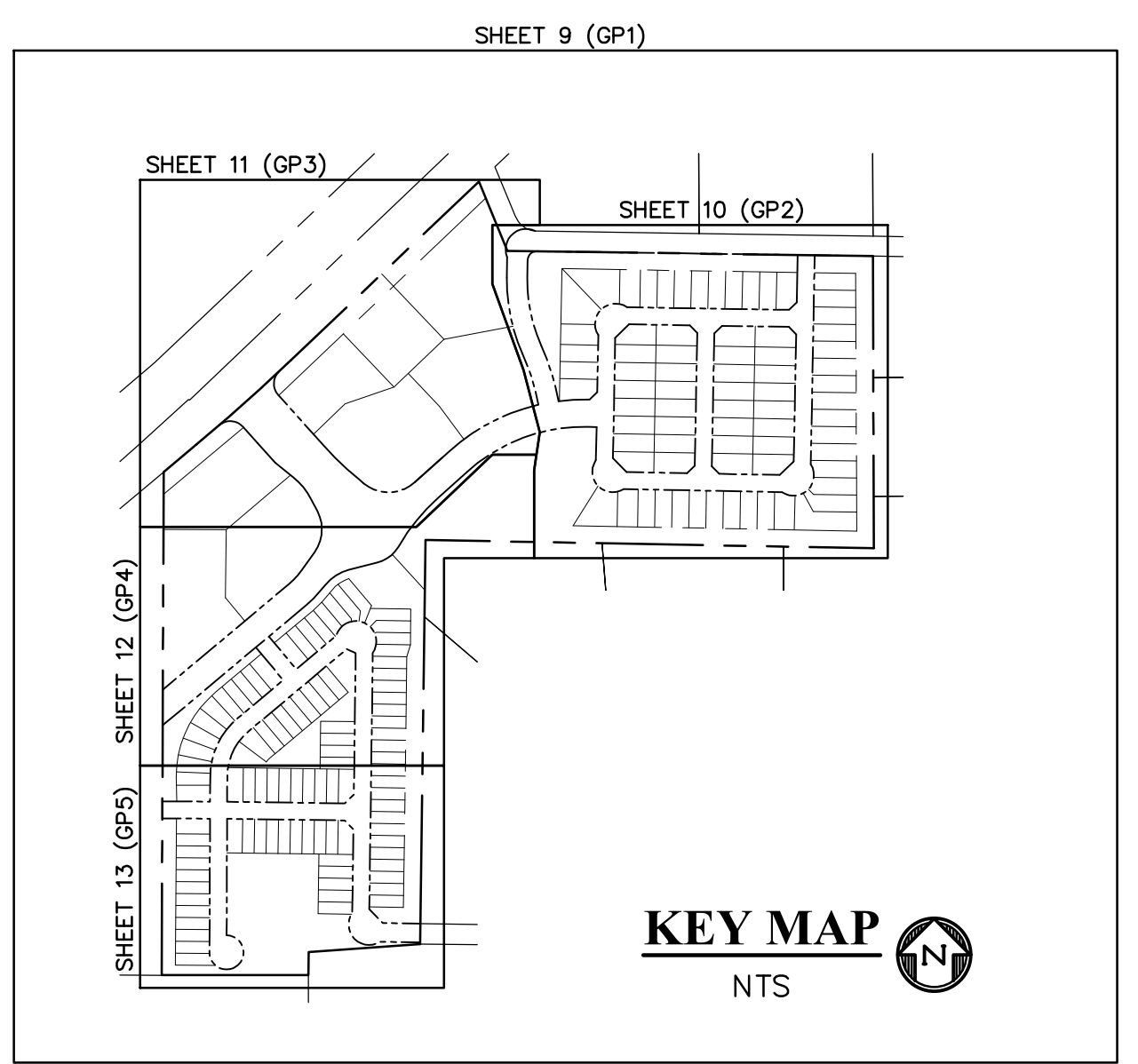
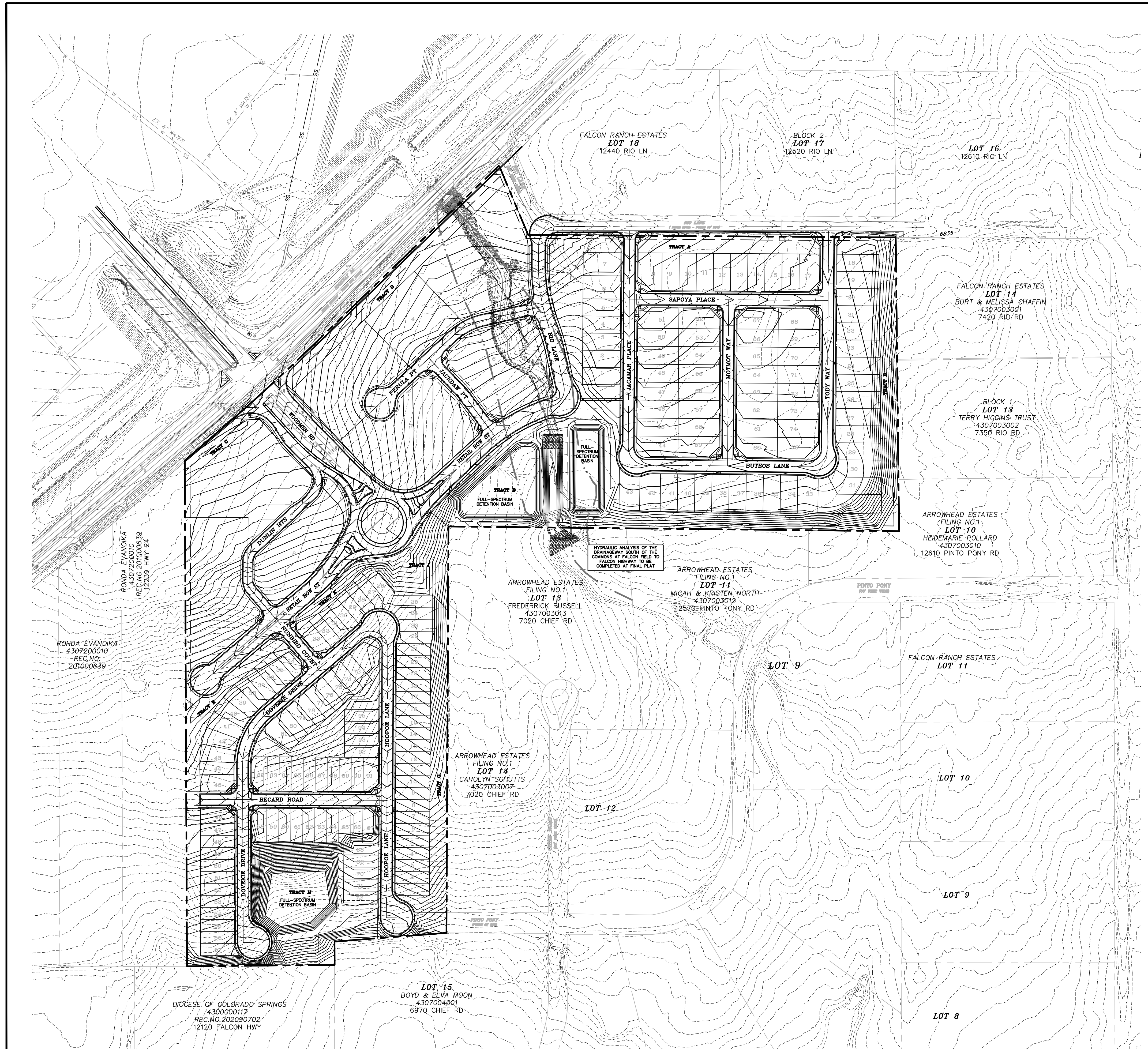
**GEOLOGICAL MAP**

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**GM1**

SHEET: 8 OF 19





**LEGEND**

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

PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 101 SAWHATCH ST. STE #100  
 COLORADO SPGS, COLORADO 80903  
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ISSUE	DATE
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DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21604-00GP1

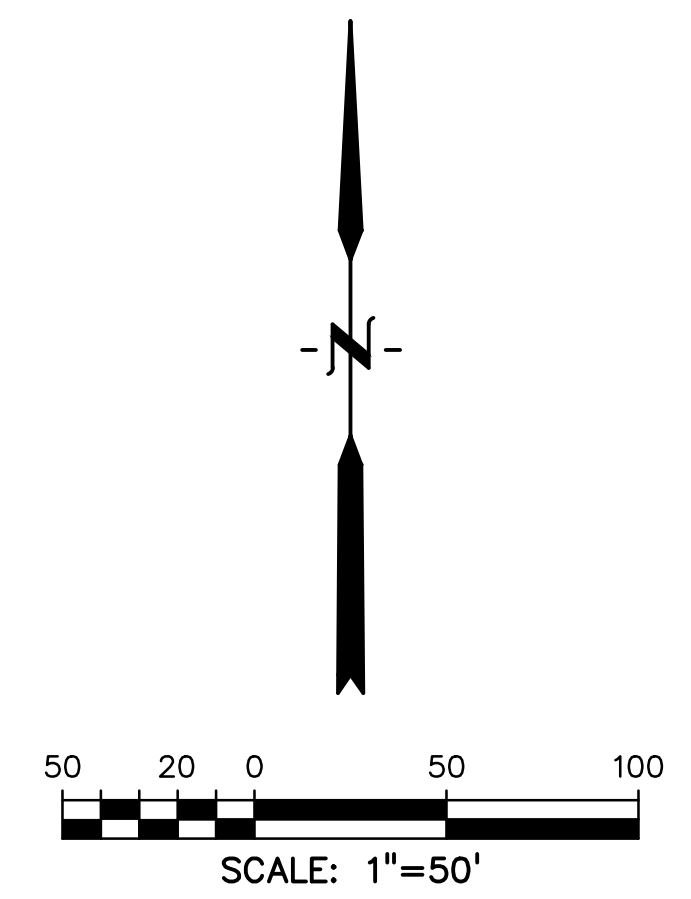
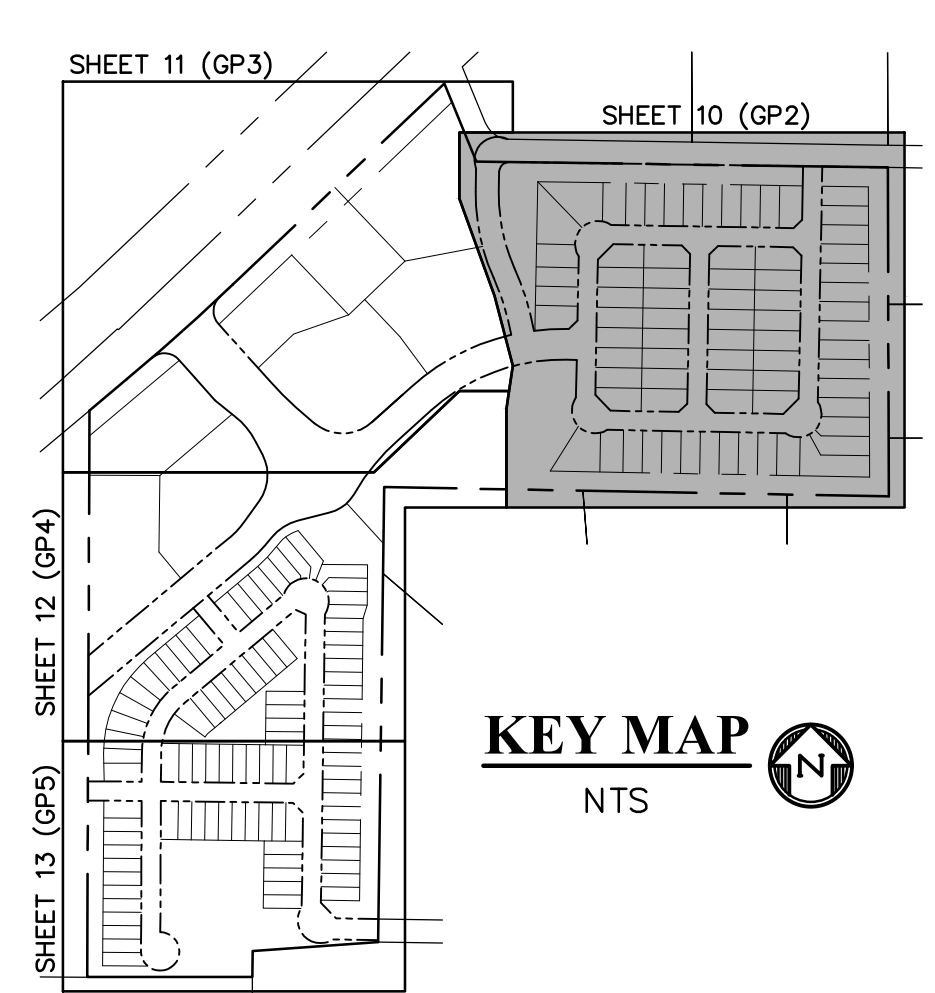
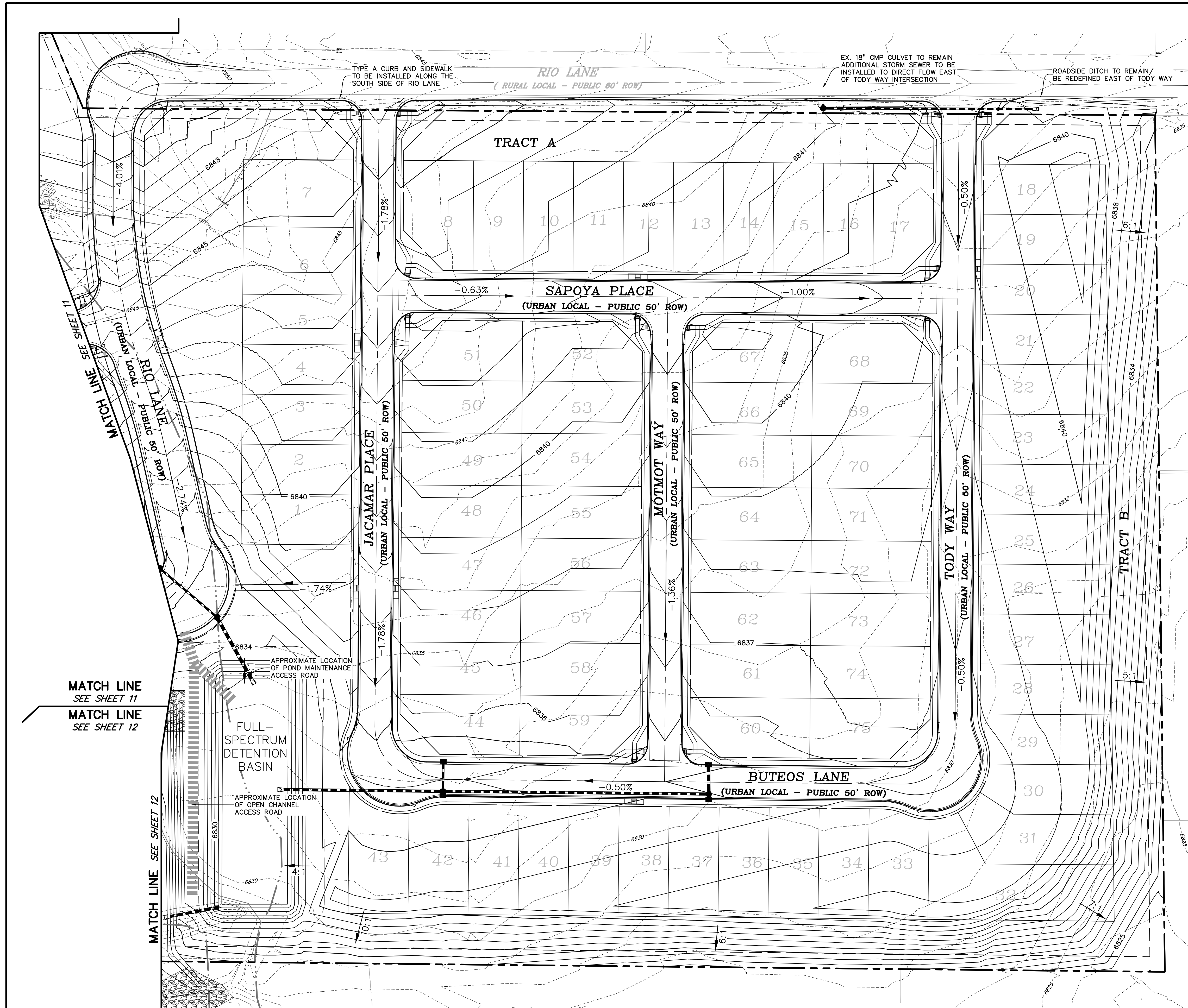
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
**DREXEL, BARRELL & CO.**

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

**PRELIMINARY  
 OVERALL  
 GRADING PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**GP1**



**LEGEND**

PROPERTY LINE ..... - - - - -

RIGHT OF WAY ..... - - - - -

LOT LINE ..... - - - - -

CENTERLINE ROAD ..... - - - - -

EASEMENT ..... - - - - -

EASEMENT (UTILITIES) ..... - - - - -

POND ..... - - - - -

FLOWLINE, CURB & GUTTER ..... - - - - -

5' ATTACHED SIDEWALK ..... - - - - -

PROPOSED STORM SEWER ..... - - - - -

PROPOSED STORM SEWER INLET ..... ■

PROPOSED STORM SEWER MANHOLE ..... ●

PROPOSED SLOPE GRADE ..... -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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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**

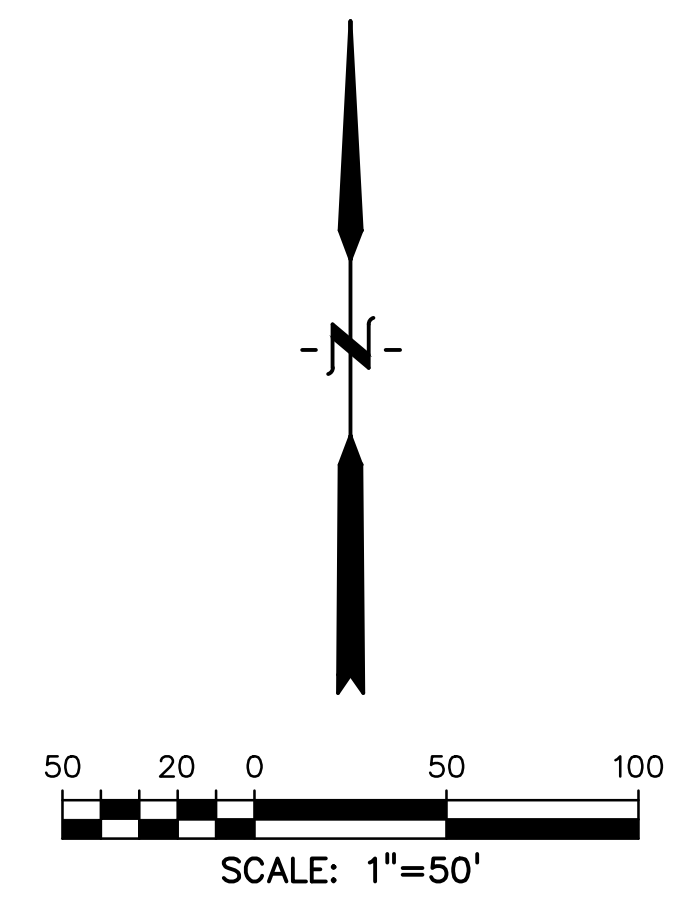
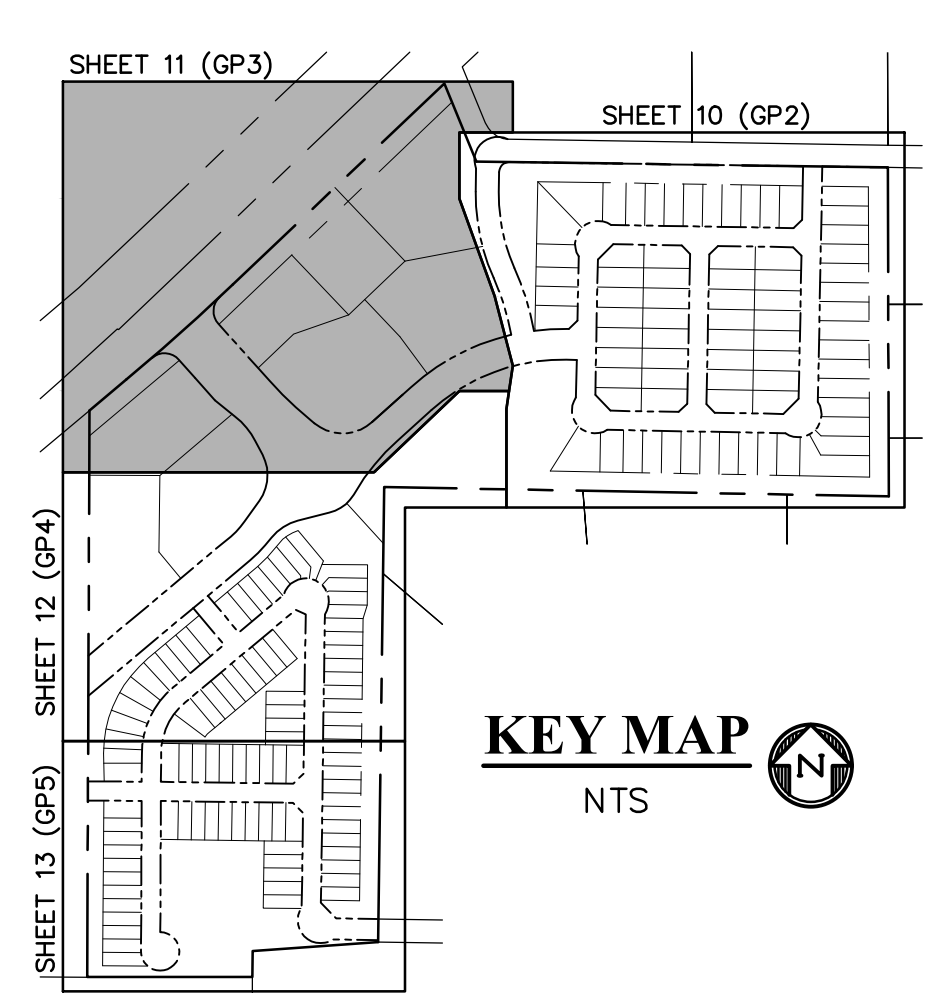
PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**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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 DREXEL, BARRELL & CO.

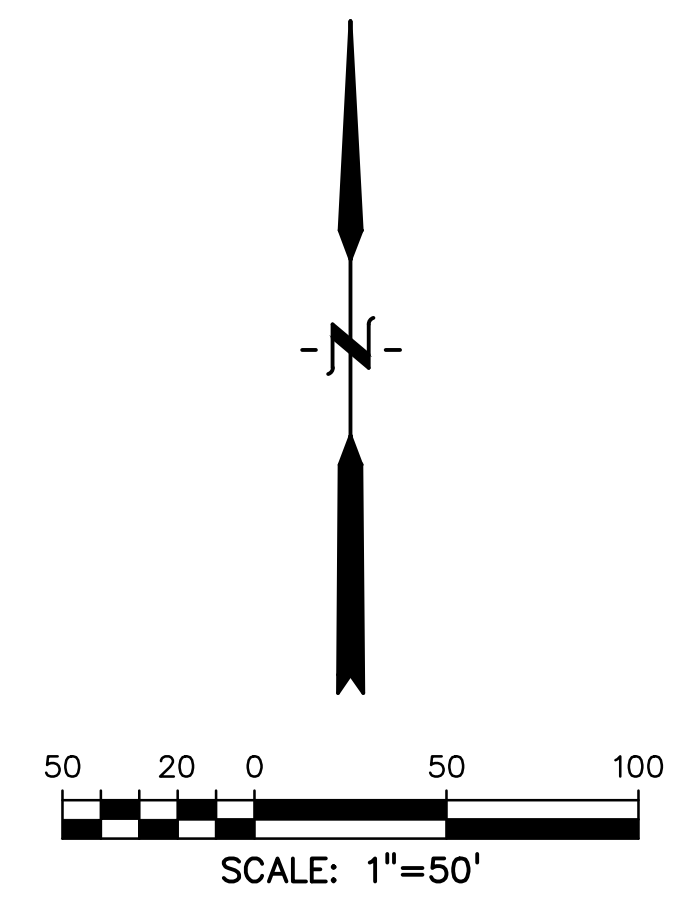
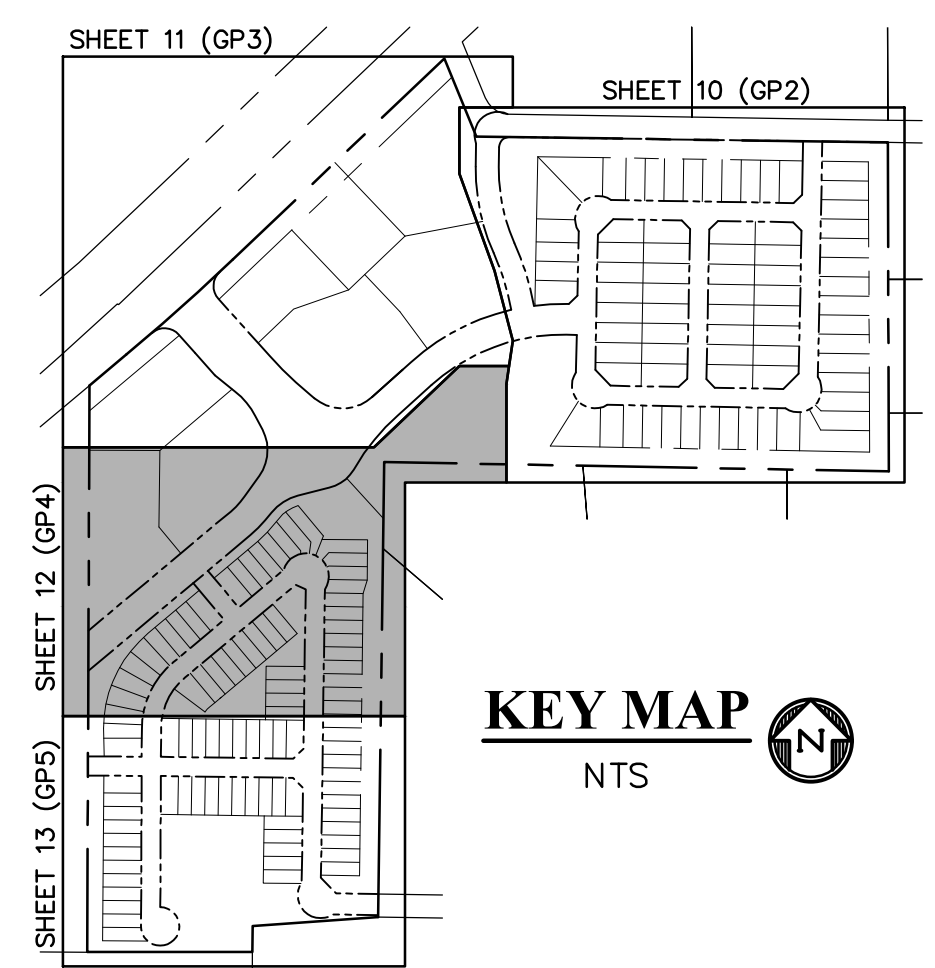
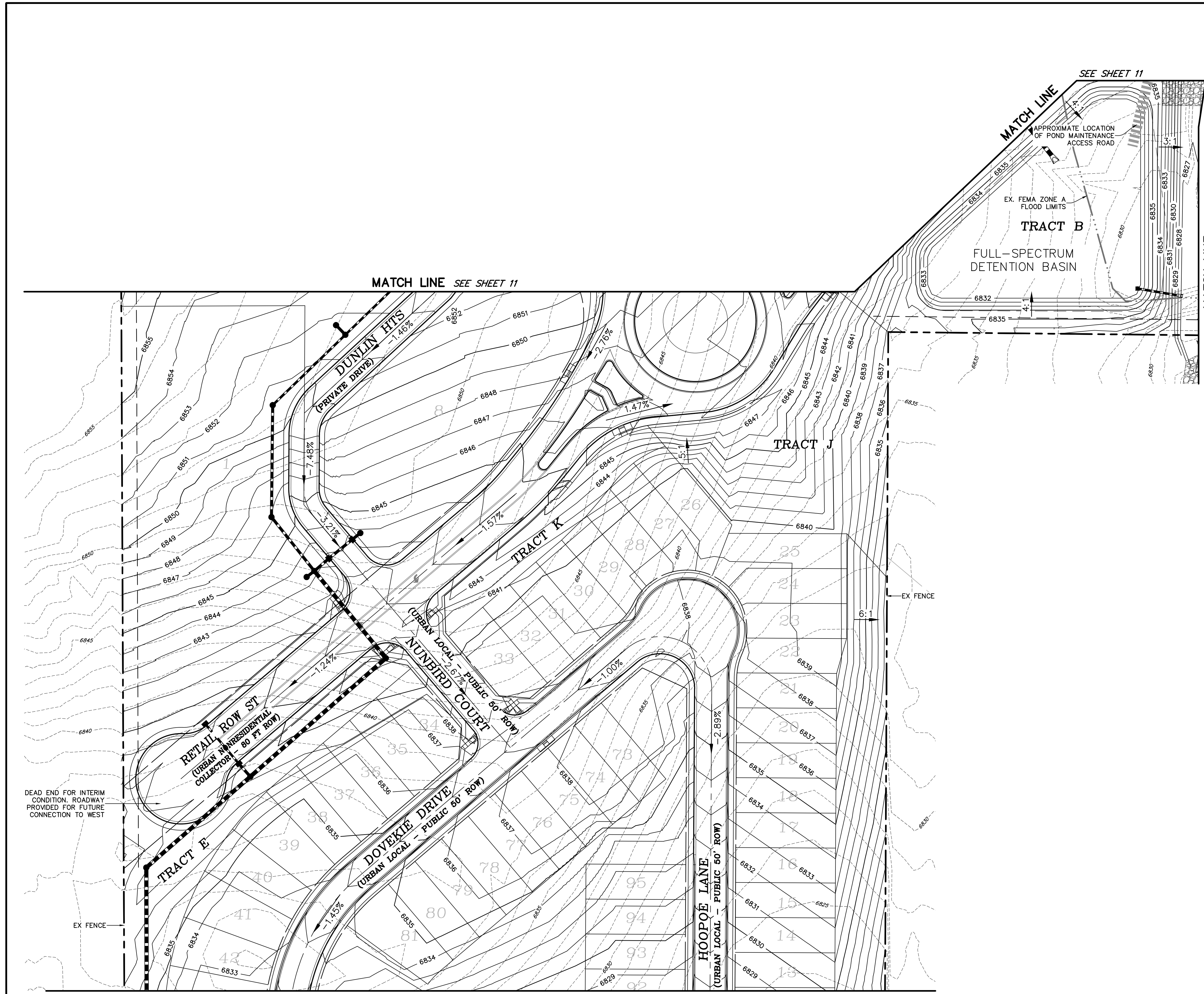
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**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 .....
- PROPOSED MAJOR CONTOUR .....
- PROPOSED MINOR CONTOUR .....
- EXISTING MAJOR CONTOUR .....
- EXISTING MINOR CONTOUR .....
- LOT NUMBER .....

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

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

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

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

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

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.**  
 Engineers & Surveyors  
 101 SAWATCH ST. STE #100  
 COLORADO SPGS, COLORADO 80903  
 CONTACT: TIM D. MCCONNELL, P.E.  
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 12445 RIO LANE, AND VACANT LAND  
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ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	4/10/24

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

PREPARED UNDER MY DIRECT  
 SUPERVISION FOR AND ON  
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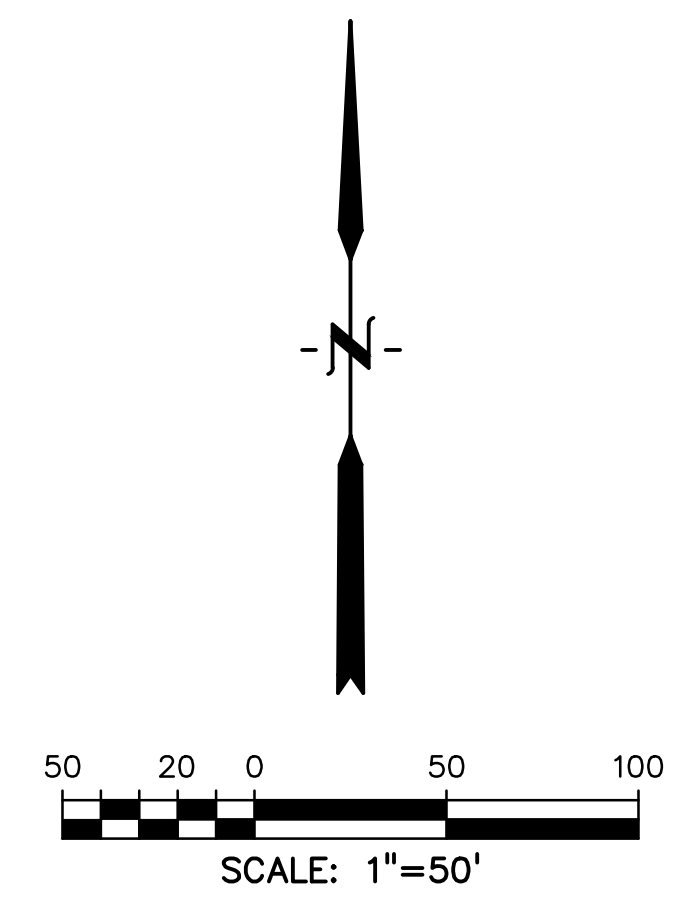
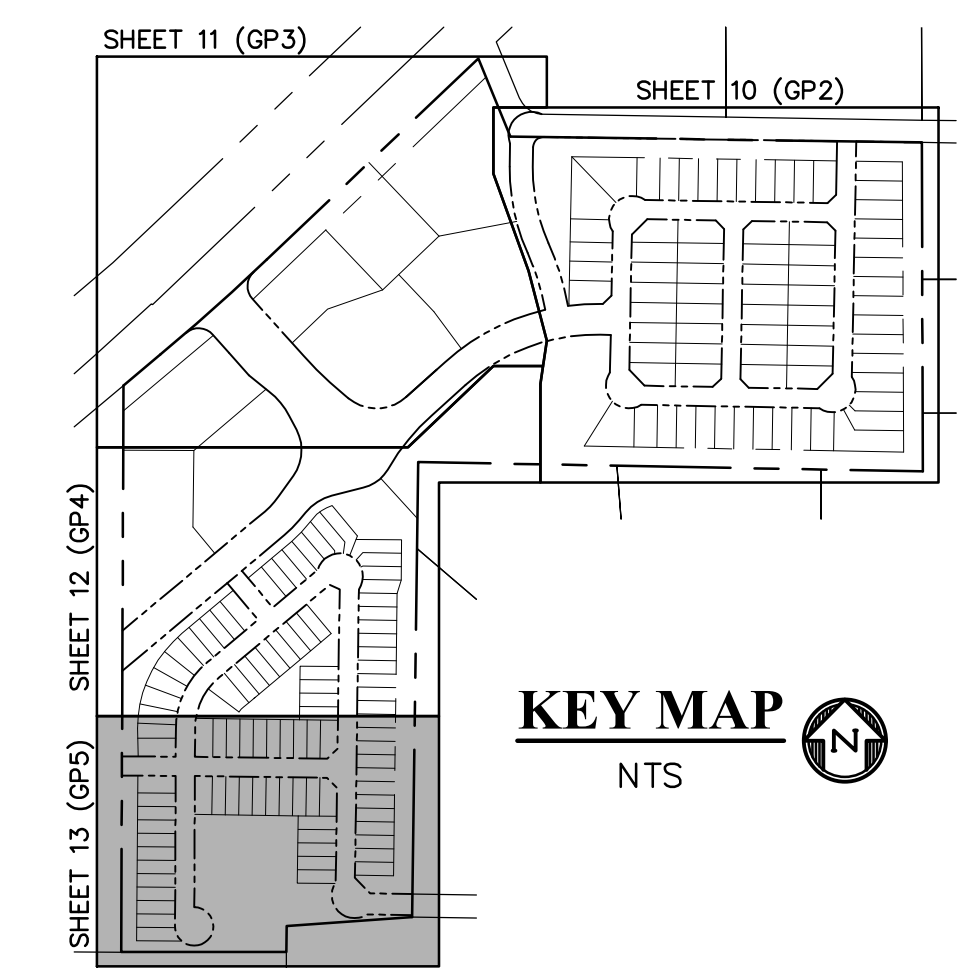
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**PRELIMINARY  
 GRADING PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**GP5**

SHEET: 13 OF 19

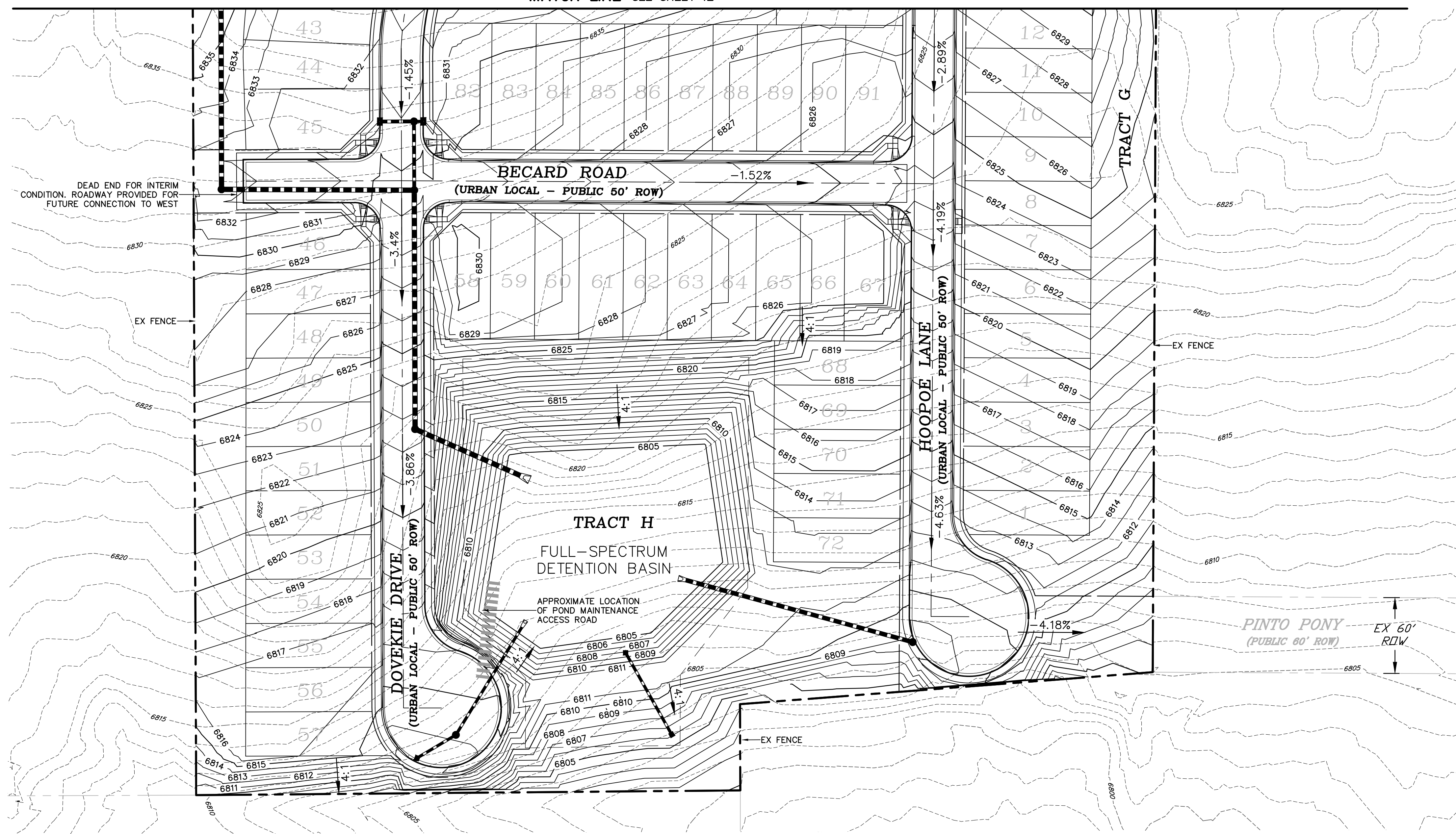


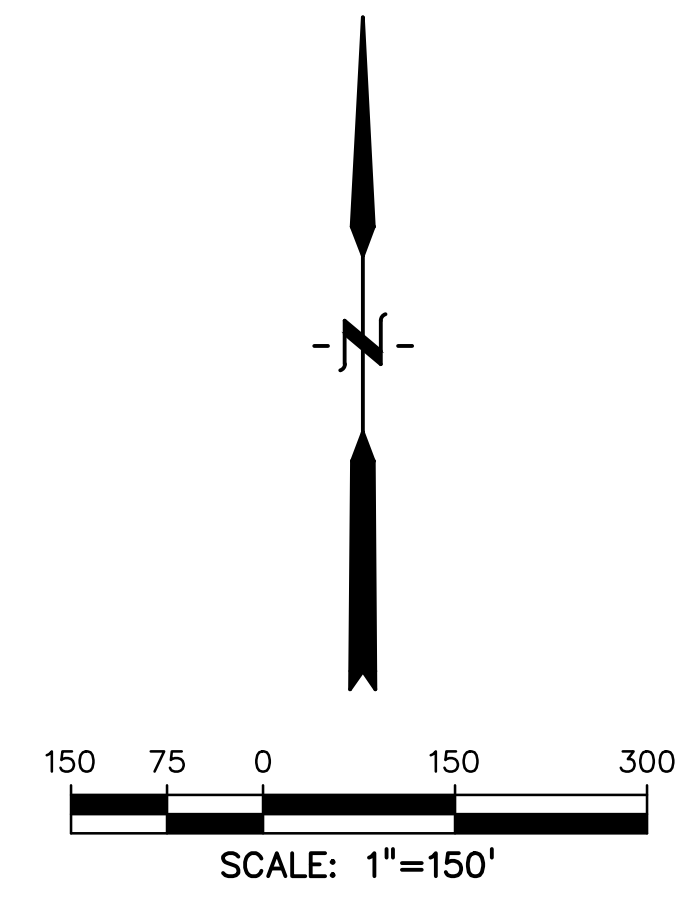
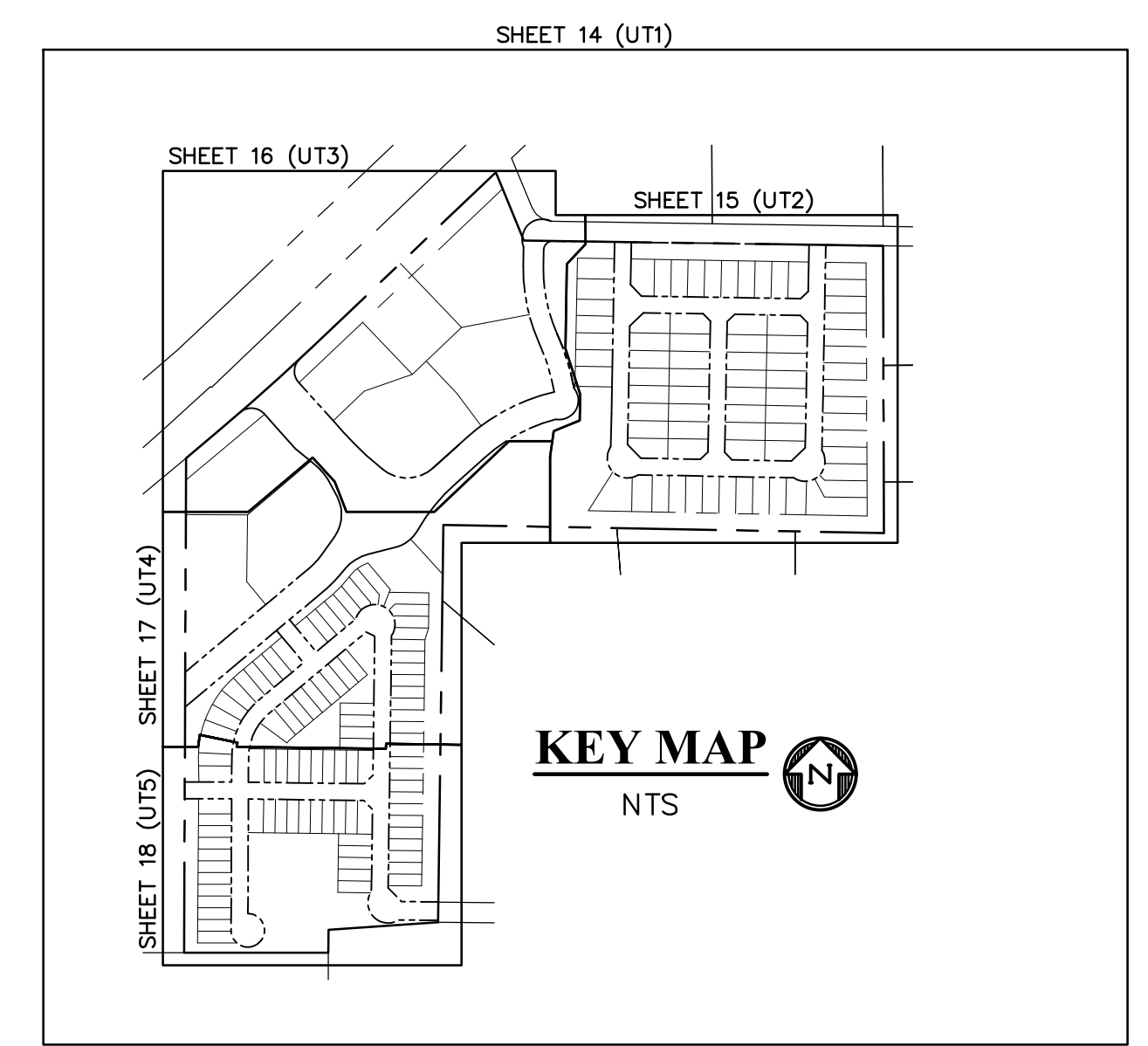
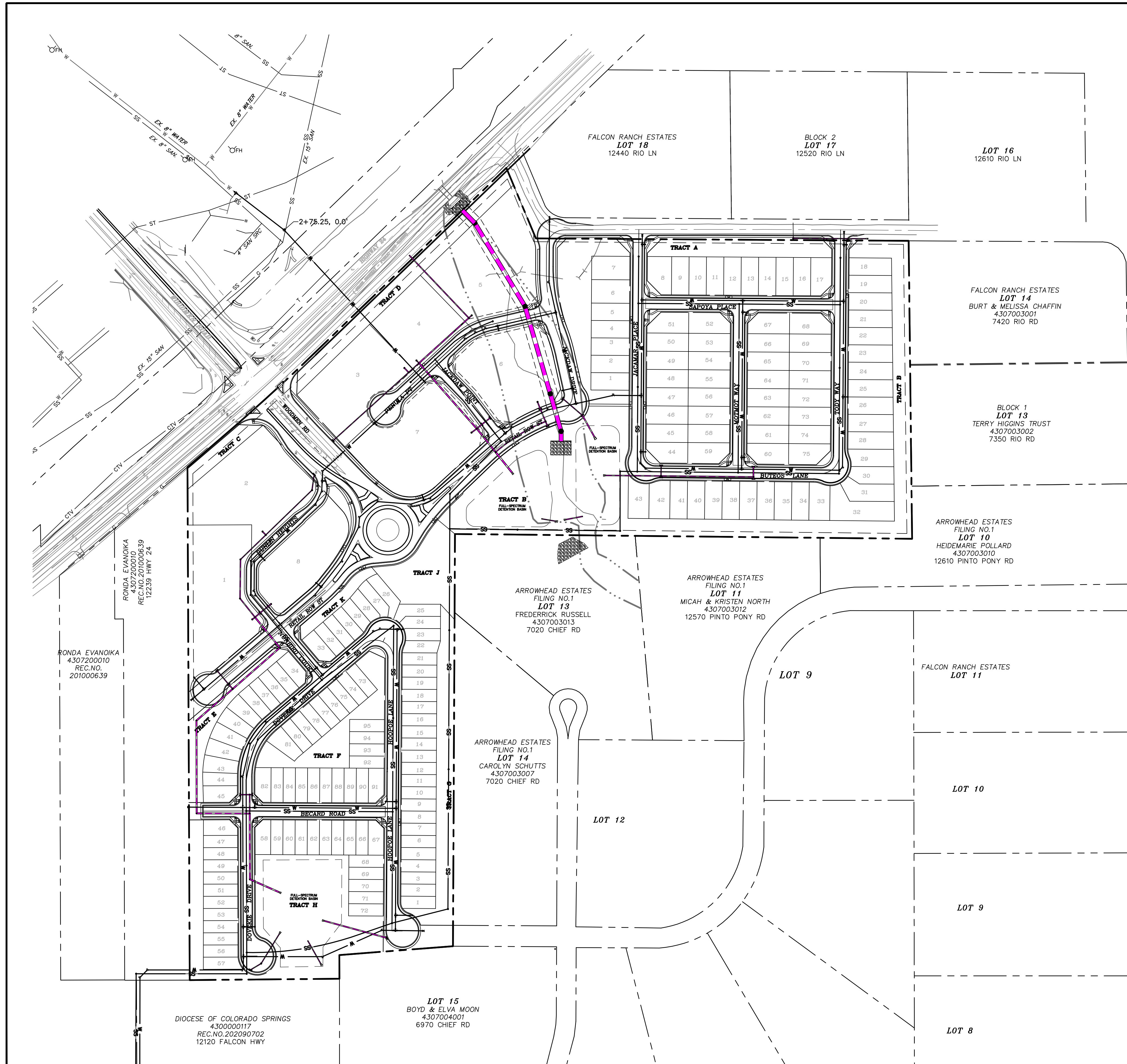
**LEGEND**

- 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 .....
- PROPOSED MAJOR CONTOUR .....
- PROPOSED MINOR CONTOUR .....
- EXISTING MAJOR CONTOUR .....
- EXISTING MINOR CONTOUR .....
- LOT NUMBER .....

29

MATCH LINE SEE SHEET 12





**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:  
  
**DREXEL, BARRELL & CO.**  
 Engineers & Surveyors  
 101 SAWHATCH 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: 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

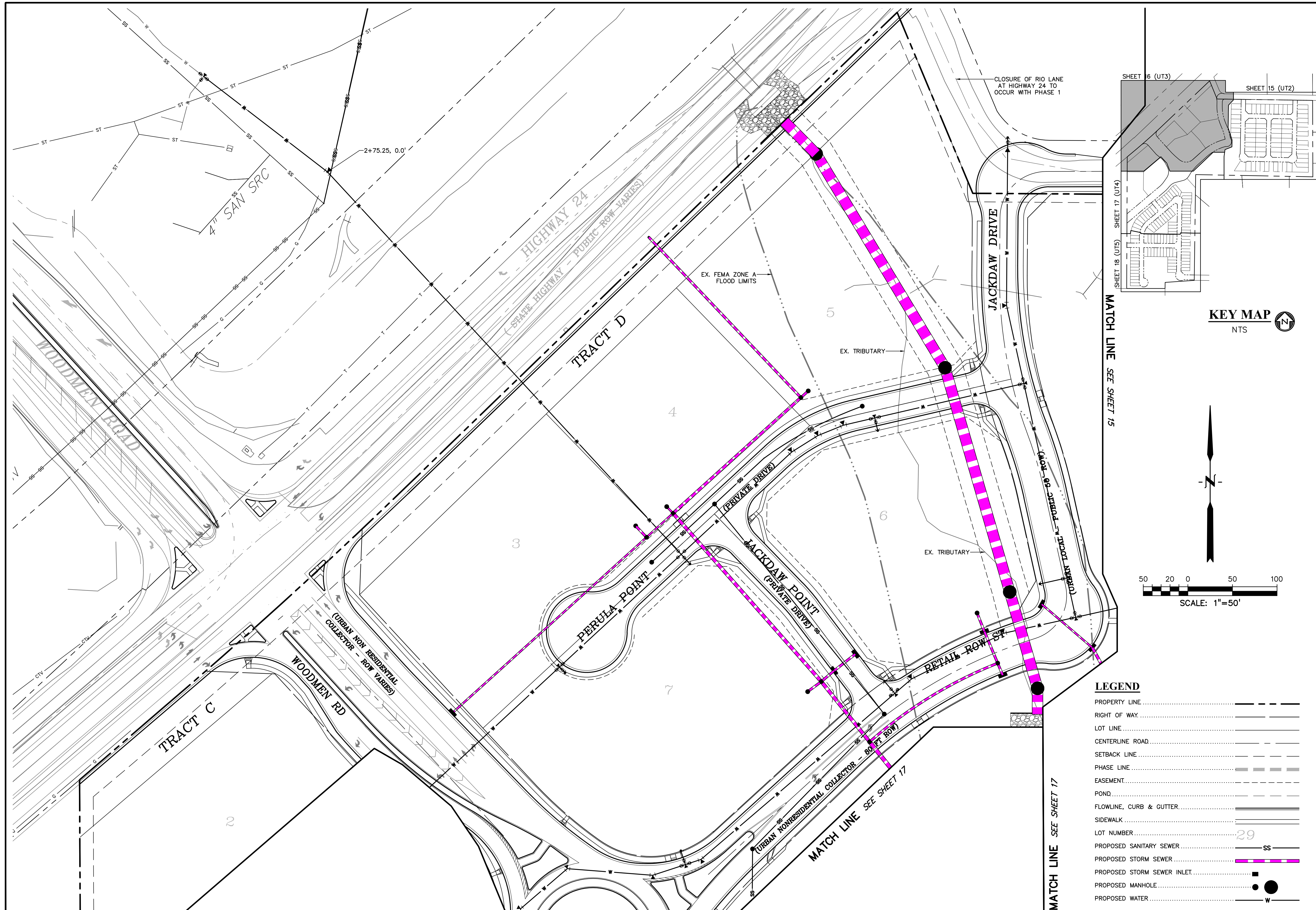
**PRELIMINARY OVERALL UTILITY PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**UT1**

SHEET: 14 OF 19





PREPARED BY:

**DREXEL, BARRELL & CO.**  
 Engineers & Surveyors  
 101 SAWHATCH ST. STE #100  
 COLORADO SPGS, COLORADO 80903  
 CONTACT: TIM D. MCCONNELL, P.E.  
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**PRELIMINARY PLAN**  
 12445 RIO LANE, AND VACANT LAND  
 PEYTON, EL PASO COUNTY, COLORADO

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

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

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

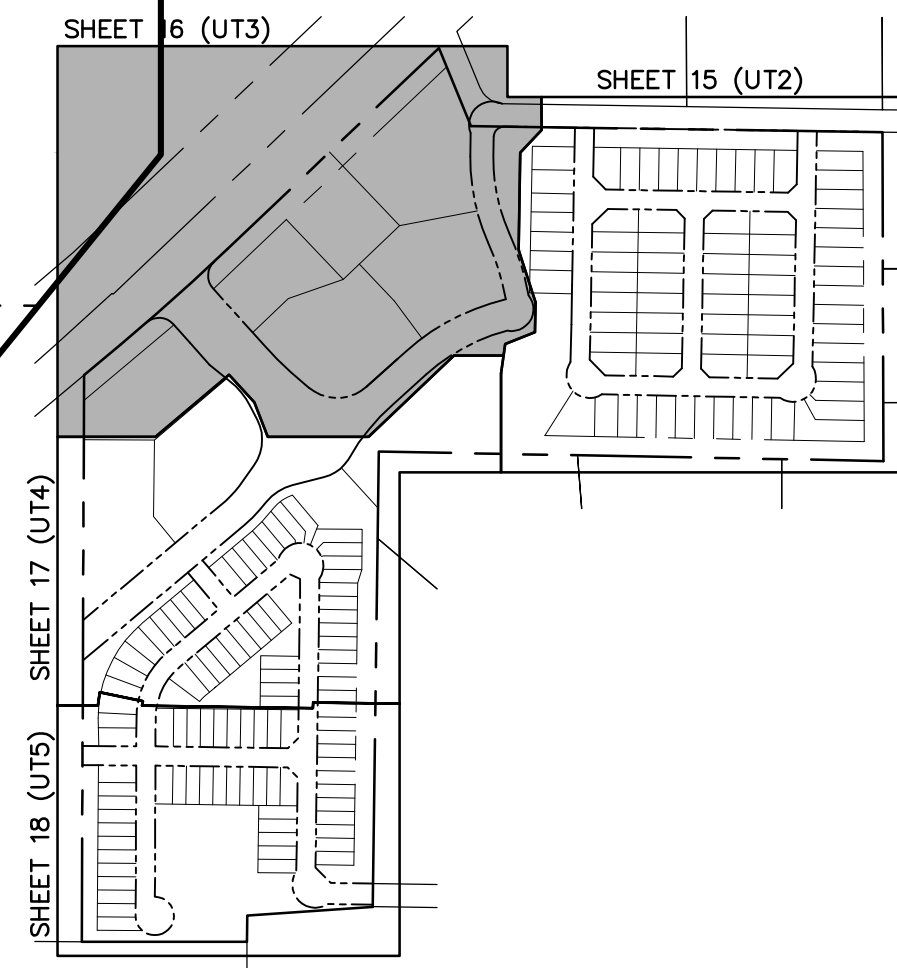
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**PRELIMINARY UTILITY PLAN**

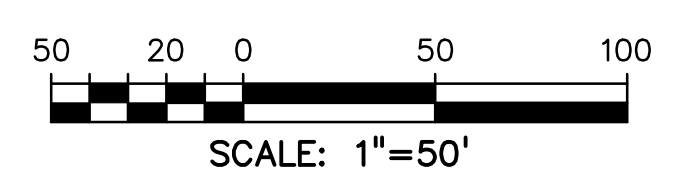
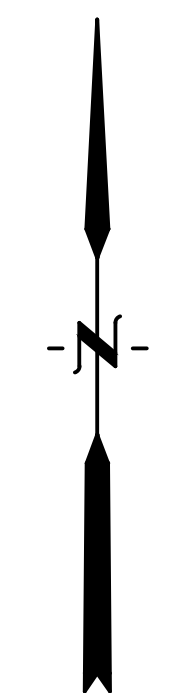
PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**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 .....

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 17

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

EX. FEMA ZONE A FLOOD LIMITS

EX. TRIBUTARY

EX. TRIBUTARY

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 17

4" SAN SRC

2+75.25, 0.0'

TRACT C

TRACT D

PERULA POINT

JACKDAW POINT

RETAIL ROW ST

WOODMEN RD

HIGHWAY 24

JACKDAW DRIVE

URBAN NON RESIDENTIAL COLLECTOR - ROW VARISS

URBAN NONRESIDENTIAL COLLECTOR - 80 FT ROW

URBAN LOCAL - PUBLIC 66' ROW

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

ISSUE	DATE
INITIAL ISSUE	3/16/23
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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.**

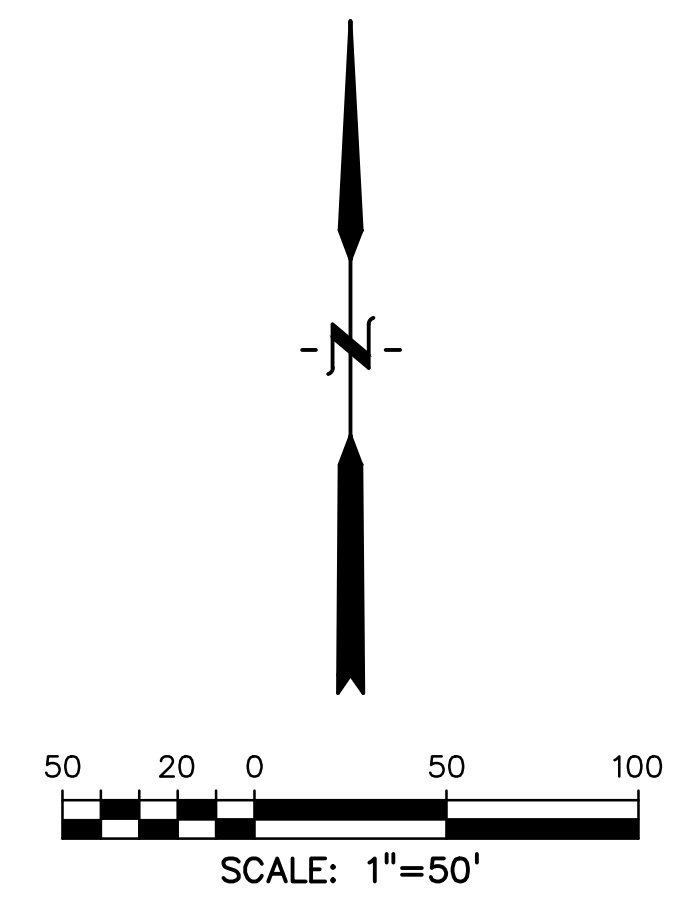
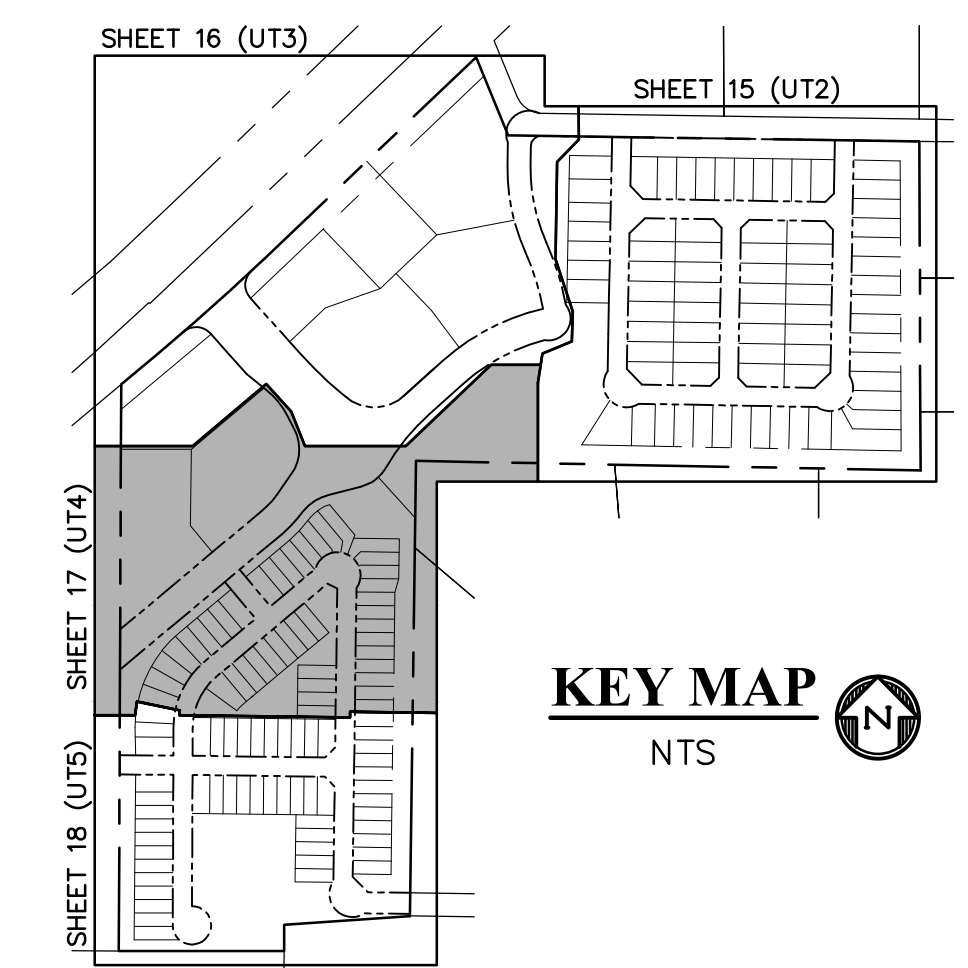
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**PRELIMINARY  
 UTILITY PLAN**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

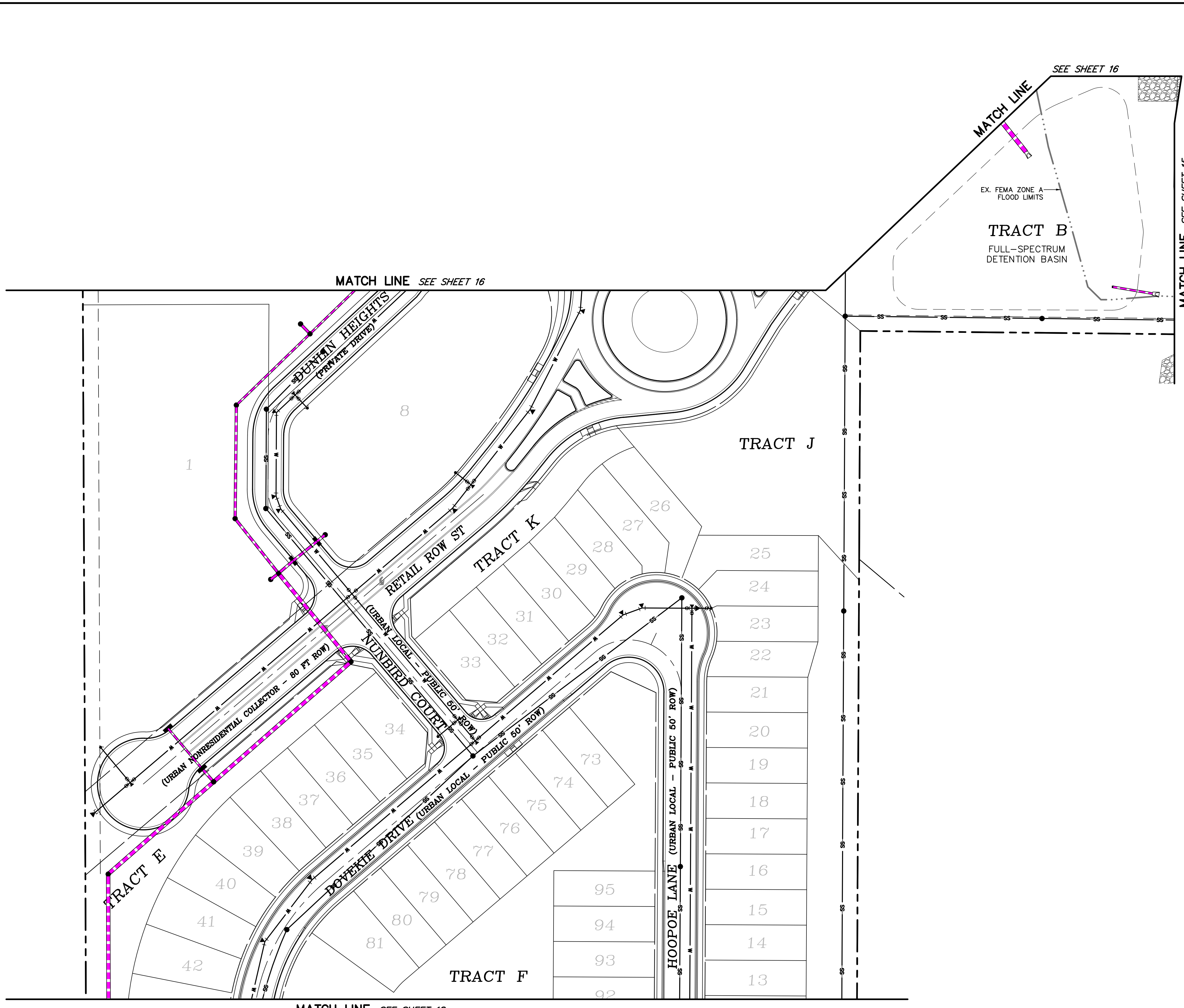
**UT4**

SHEET: 17 OF 19



**LEGEND**

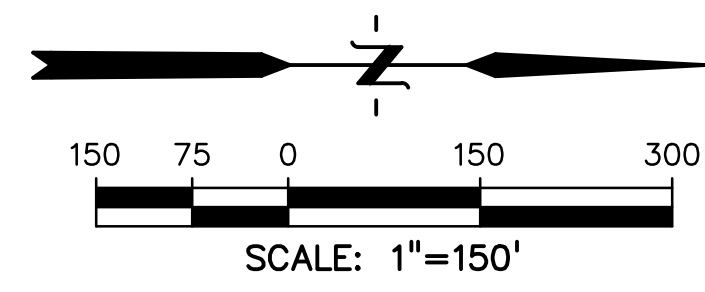
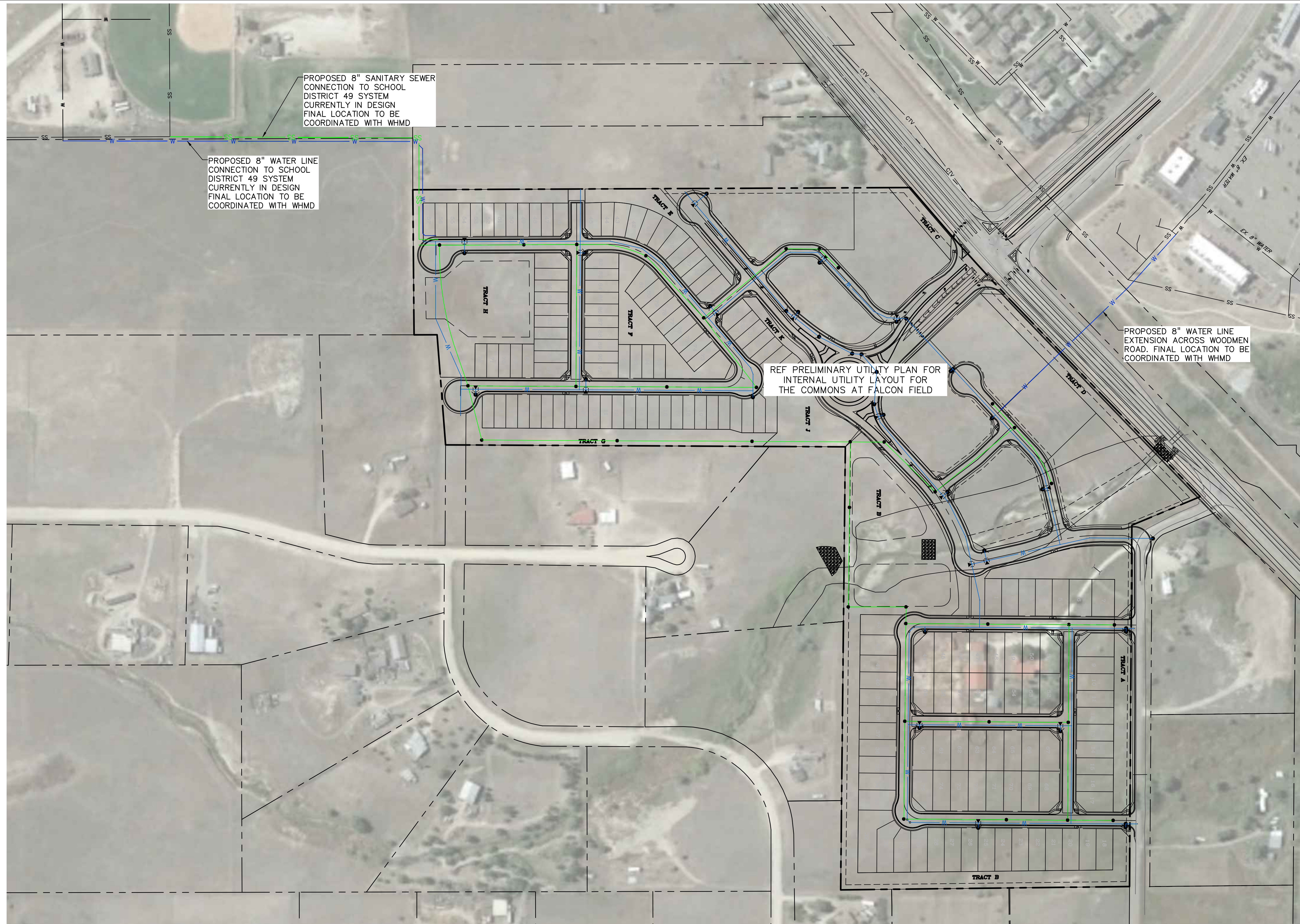
PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
SETBACK LINE	-----
PHASE LINE	-----
EASEMENT	-----
POND	-----
FLOWLINE, CURB & GUTTER	=====
SIDEWALK	-----
LOT NUMBER	29
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	-----
PROPOSED STORM SEWER INLET	■
PROPOSED MANHOLE	●
PROPOSED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



MATCH LINE SEE SHEET 18

MATCH LINE SEE SHEET 16





**LEGEND**

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

PREPARED BY:

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