

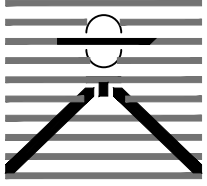
THE COMMONS AT FALCON FIELD FILING NO. 1

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

PEYTON, EL PASO COUNTY, COLORADO

CONSTRUCTION PLANS

PREPARED BY:



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

CLIENT:

PT FALCON FIELD, LLC
1864 WOODMOOR DRIVE
MONUMENT, CO 80132
(719) 476-0800
CONTACT: STEVE ROSSOLL

CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1

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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	CV&NOTES
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	
DRAWING SCALE: HORIZONTAL: N/A VERTICAL: N/A	
COVER SHEET	
PROJECT NO. 21604--00CSCV	
DRAWING NO.	
C1	
SHEET: 1 OF 31	

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.)

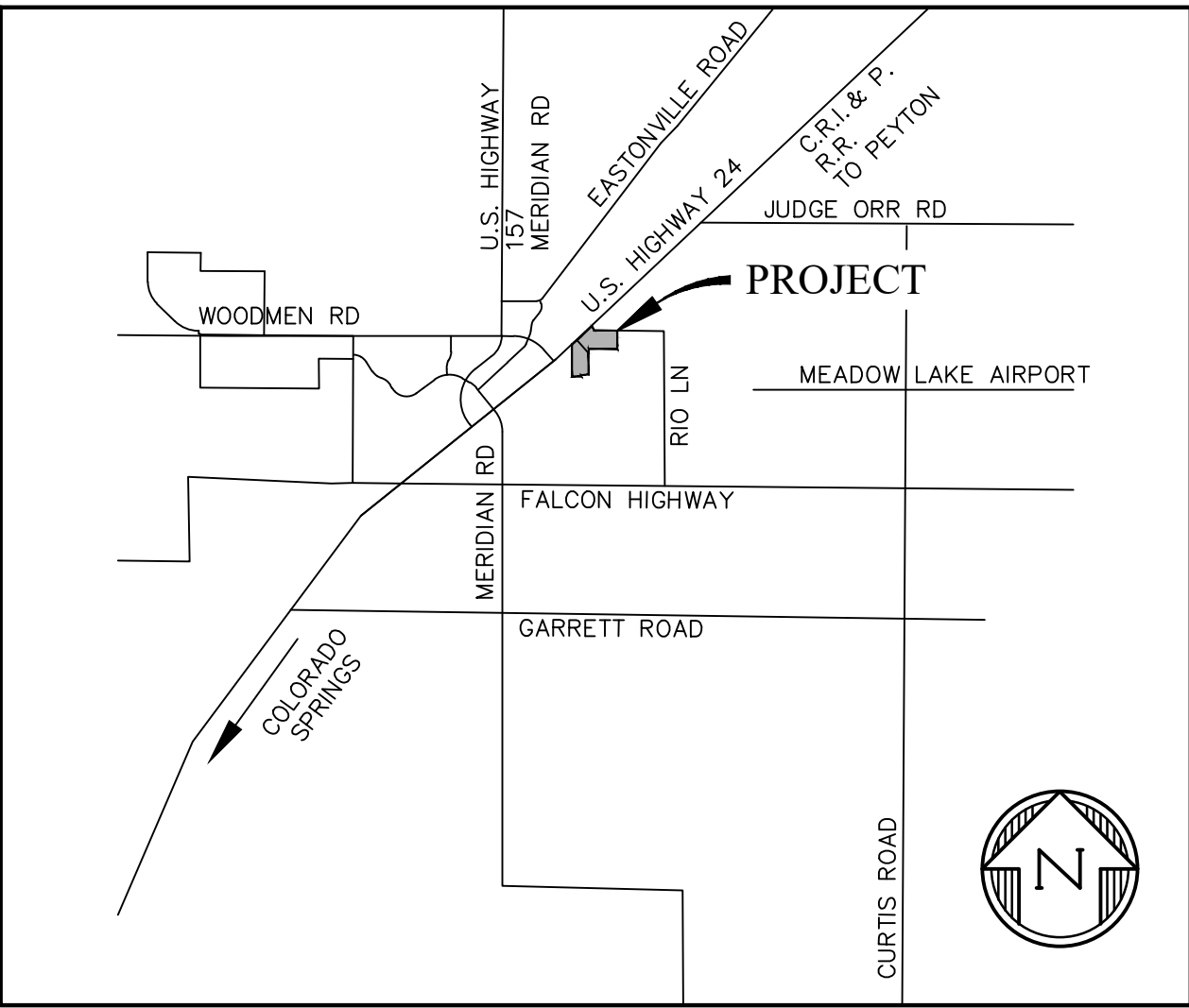
1.) THENCE S 22 DEGREES 22 MINUTES 28 SECONDS E, 219.81 FEET (219.73 FEET RECORDED);

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.



VICINITY MAP

NTS

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO CRITERIA ESTABLISHED BY THE COUNTY FOR THE DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

TIM D. McCONNELL
P.E. # 33797

DATE

OWNER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

STEVE ROSSOLL

DATE

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E.
COUNTY ENGINEER/ECM ADMINISTRATOR

DATE

AGENCY CONTACTS:

COUNTY	EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT RYAN HOWSER, PLANNER 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6300
FIRE	FALCON FIRE DEPARTMENT TRENT HARWIG, FIRE CHIEF 7030 OLD MERIDIAN ROAD FALCON, CO 80831 (719)495-4050
WATER	WOODMEN HILLS METROPOLITAN DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 (719) 495-2500
WASTEWATER	WOODMEN HILLS METROPOLITAN DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 8083 (719) 495-2500
ELECTRIC	MOUNTAIN VIEW ELECTRIC ASSOCIATION LES ULFERS 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
GAS	COLORADO SPRINGS UTILITIES TODD STURTEVANT 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, CO 80947 (719) 668-3556
TELEPHONE	CENTURY LINK SALLY KLEIN (719) 636-4329 (LOCATORS) (719) 597-8418 AT&T (LOCATORS) (719) 635-3674
CABLE	COMCAST DALE STEWART 213 N. UNION BLVD COLORADO SPRINGS, CO 80909 (719) 442-4733

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Know what's below.
Call before you dig.
CALL 2--BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

EL PASO COUNTY FILE # SF2435

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEO. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHWATER SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE EGM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA #1, DATED MARCH 17, 2017, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD. WATERTIGHT JOINTS SHALL BE PROVIDED ON THE SPECIFIED PIPES.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE FALCON FIELD METROPOLITAN DISTRICT.

ABBREVIATION

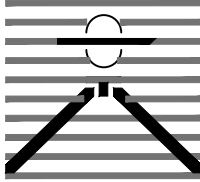
ASTM AMERICAN SOCIETY OF TESTING AND MATERIALS
APPROX APPROXIMATE OR APPROXIMATELY
BCR BEGIN CURB RADIUS
BLVD BOULEVARD
BP BEGIN PIPE
BT BEGIN TRANSITION
C&G CURB AND GUTTER
CDOT COLORADO DEPARTMENT OF TRANSPORTATION
CL CENTERLINE
CLR CLEARANCE
CONC CONCRETE
DEMO DEMOLITION
DWA DETECTABLE WARNING AREA
DWG DRAWING
DR DRIVE
E EAST
EA EACH
ECR END CURB RADIUS
ELEV ELEVATION
EOA EDGE OF ASPHALT
EOC EDGE OF CONCRETE
EP END PIPE
EPC EL PASO COUNTY
ESMT EASEMENT
ET END TRANSITION
EW EACH WAY
EX EXISTING
FL FLOWLINE
FT FOOT/FEET
G GAS LINE
HBP HOT BITUMINOUS PAVEMENT
HCL HORIZONTAL CONTROL LINE
HGL HYDROLIC GRADE LINE
HP HIGH POINT
K VERTICAL CURVE FACTOR
LP LOW POINT
LT LEFT
MAX MAXIMUM
MH MANHOLE
MN MINIMUM

MUTCD MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
N NORTH
NTS NOT TO SCALE
OHE OVERHEAD ELECTRIC LINE
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVE
PCR POINT OF CURVE RETURN
PED PEDESTRIAN
PGL PROFILE GRADE LINE
PH PHONE LINE
PI POINT OF INTERSECTION
PL PROPERTY LINE
PNT POINT
P&P PLAN AND PROFILES
PP PROPOSED
PRC POINT OF REVERSE CURVE
PRI PRIVATE
PT POINT OF TANGENCY
PUB PUBLIC
PVC POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE
PVI POINT OF VERTICAL INTERSECTION
PVMT PAVEMENT
PVT POINT OF VERTICAL TANGENT
RD ROAD
ROW RIGHT-OF-WAY
RT RIGHT
S SOUTH
SHT SHEET
SS SANITARY SEWER
ST STREET
STA STATION
STD CITY OF COLORADO SPRINGS STANDARD SPECIFICATION
STM STORM SEWER
SW SIDEWALK
TBC TOP BACK CURB
TFC TOP FRONT CURB
TYP TYPICAL
TER TERRACE
UT UTILITY
W WEST
WT WATER
WWF WELDED WIRE FABRIC
WAY WAY
XING CROSSING
XPN CROSSSPAN

SIGNAGE AND STRIPING NOTES

- SIGNING AND STRIPING NOTES:
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SUPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PERFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW – INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. HAIWATCH ST., SUITE 100
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CLIENT:

PT FALCON FIELD, LLC

1864 WOODMOOR DRIVE
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CONTACT: STEVE ROSSOLL

CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD

FILING No. 1

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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDH

FILE NAME: CV&NOTES

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

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

GENERAL NOTES

PROJECT NO. 21604--00CSGV
DRAWING NO.

C2

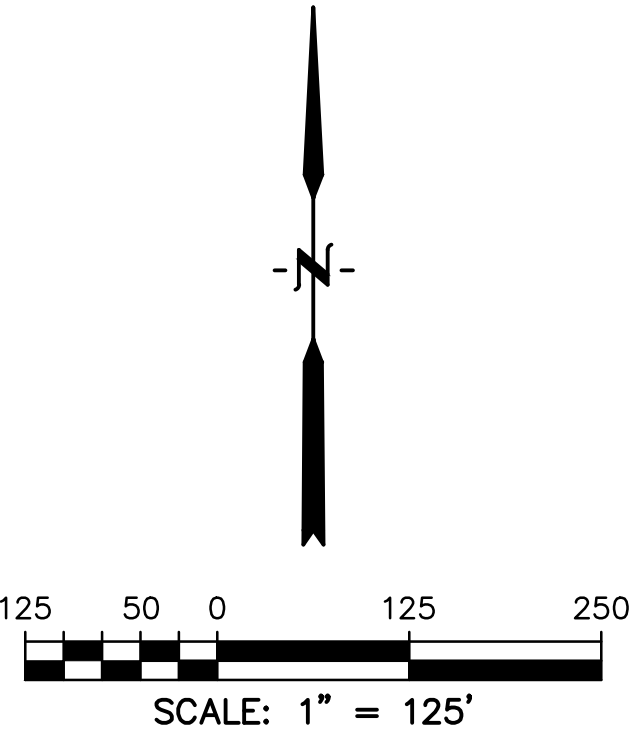
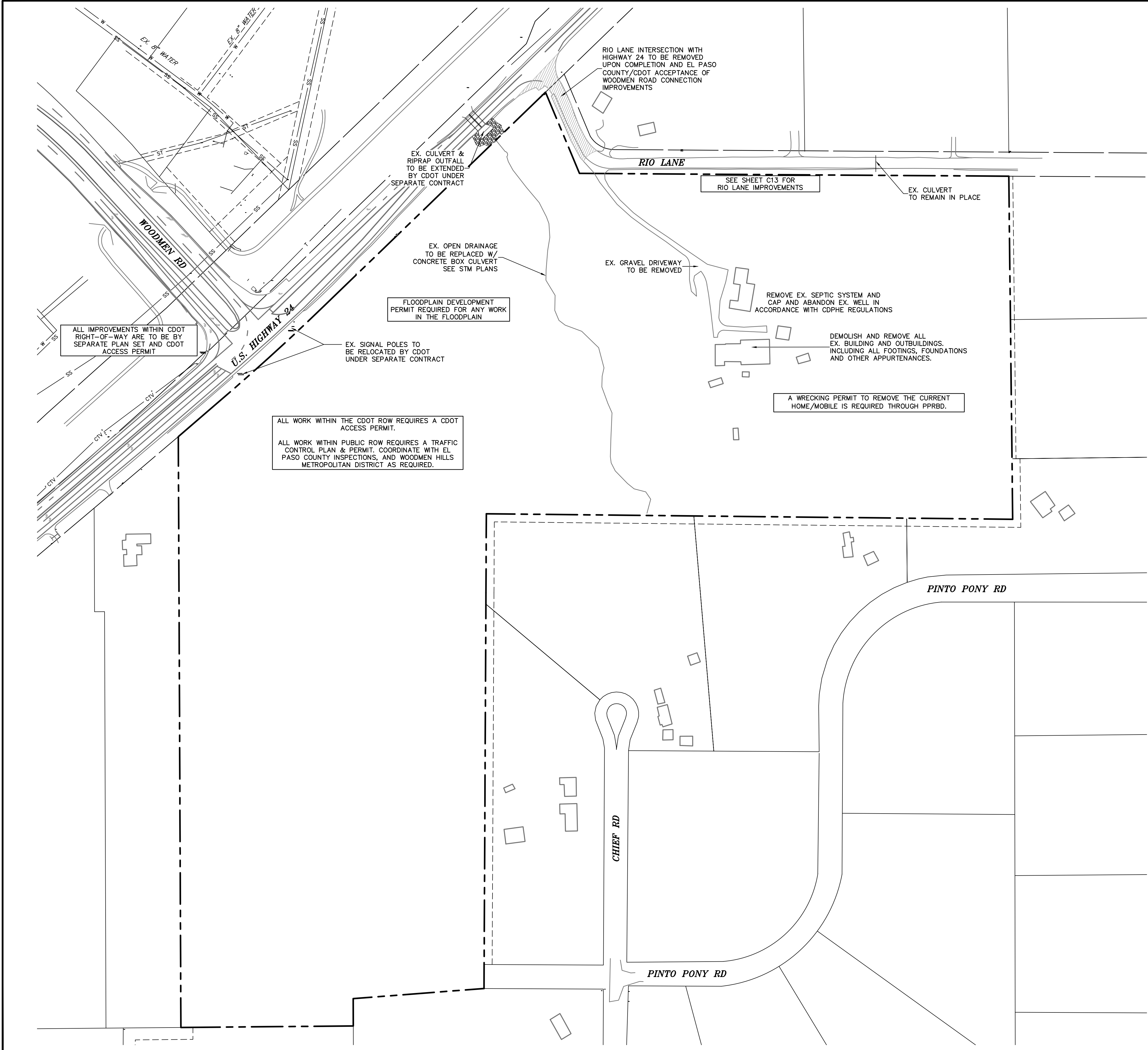
SHEET: 2 OF 31



Know what's below.
Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

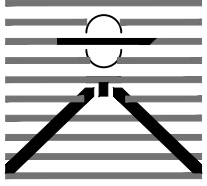
EL PASO COUNTY FILE # SF2435



LEGEND

PROPERTY LINE.....	---
EX. OVERHEAD ELECTRIC.....	OE ---
EX. SANITARY SEWER.....	SS ---
EX. GAS.....	G ---
EX. WATER.....	W ---
EX. STORM SEWER.....	ST ---

PREPARED BY:



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COLORADO SPRINGS • LAFAYETTE

CLIENT:

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CONTACT: STEVE ROSSOLL

CONSTRUCTION DOCUMENTS FOR:
THE COMMONS AT FALCON FIELD
FILING No. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26
DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21604-DMO
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	

DRAWING SCALE:
HORIZONTAL: 1" = 125'
VERTICAL: N/A

EXISTING
CONDITIONS &
SITE DEMO

PROJECT NO. 21604-00CSCV
DRAWING NO.

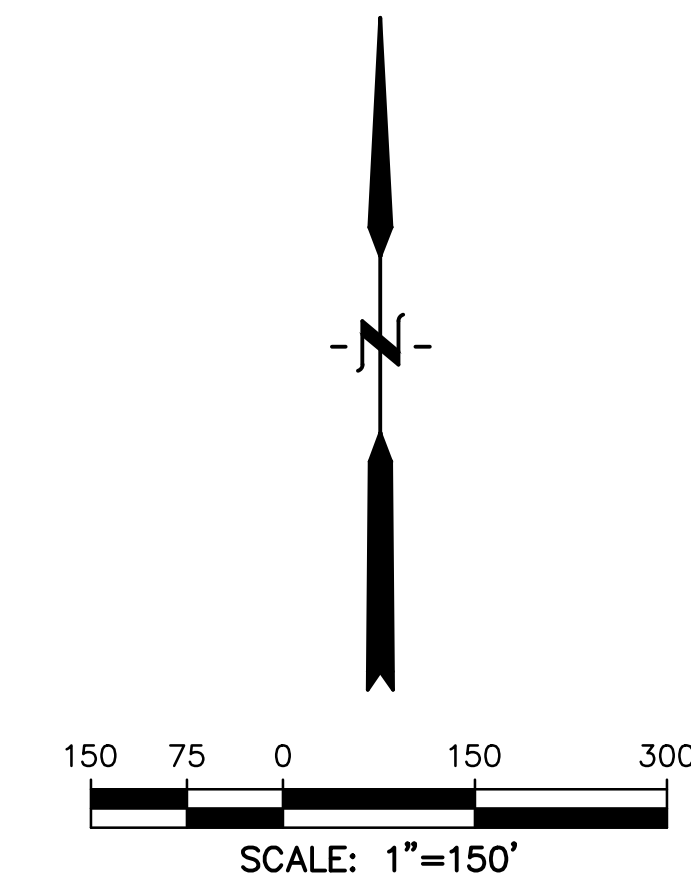
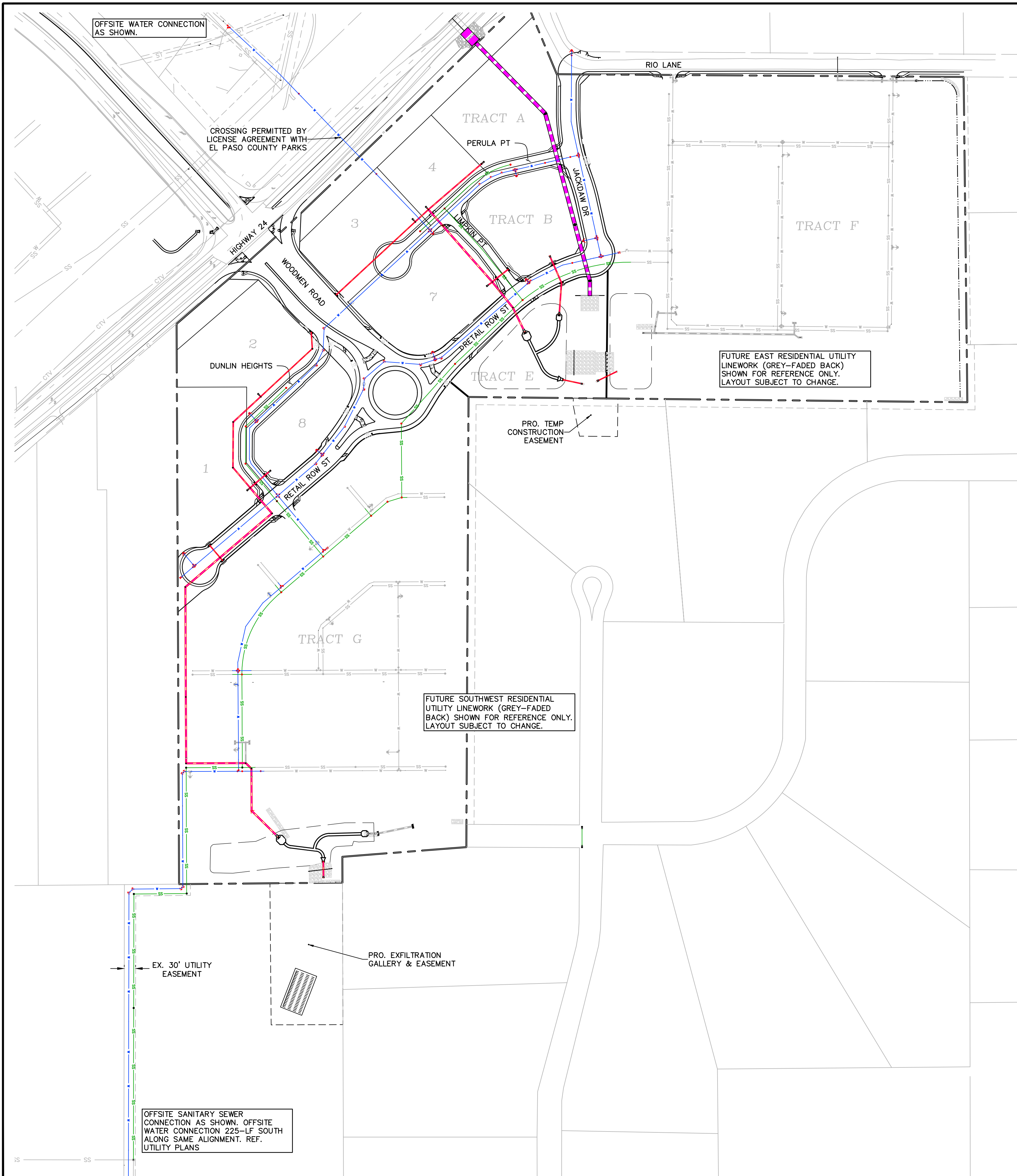
C4

SHEET: 4 OF 31



Know what's below.
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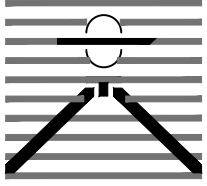
EL PASO COUNTY FILE # SF2435



LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP TOP BACK CURB
- PP SIDEWALK
- PP POND
- PP STORM SEWER LINE
- PP STORM INLET
- PP MANHOLE
- PP WATER LINE
- PP FIRE HYDRANT
- PP SANITARY SEWER LINE
- LOT NUMBER

PREPARED BY:



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CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME: 21604--00UTIL--OVR	
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	

DRAWING SCALE:

HORIZONTAL: 1" = 150'

VERTICAL: N/A

OVERALL UTILITY PLAN

PROJECT NO. 21604--00CSCV

DRAWING NO.

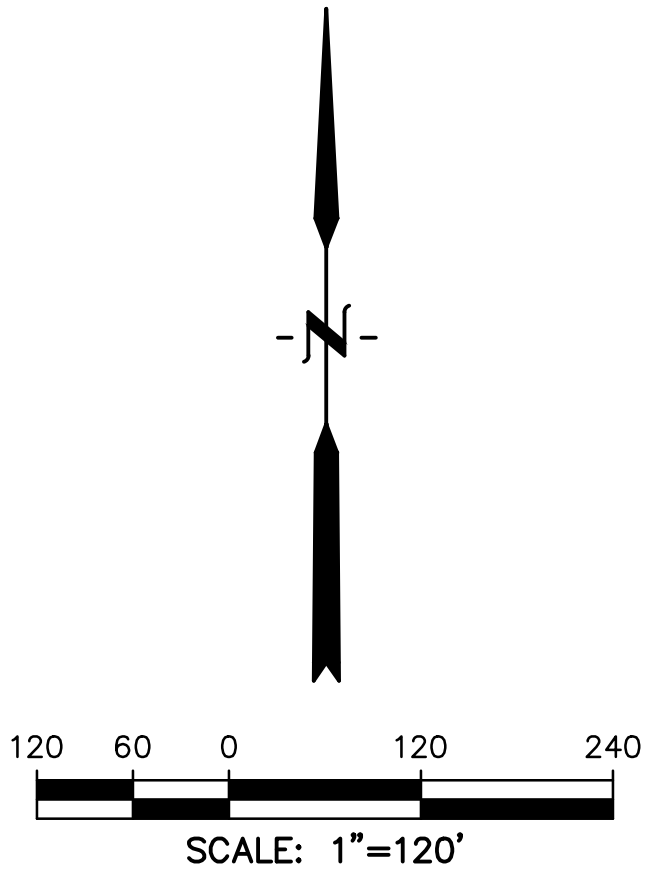
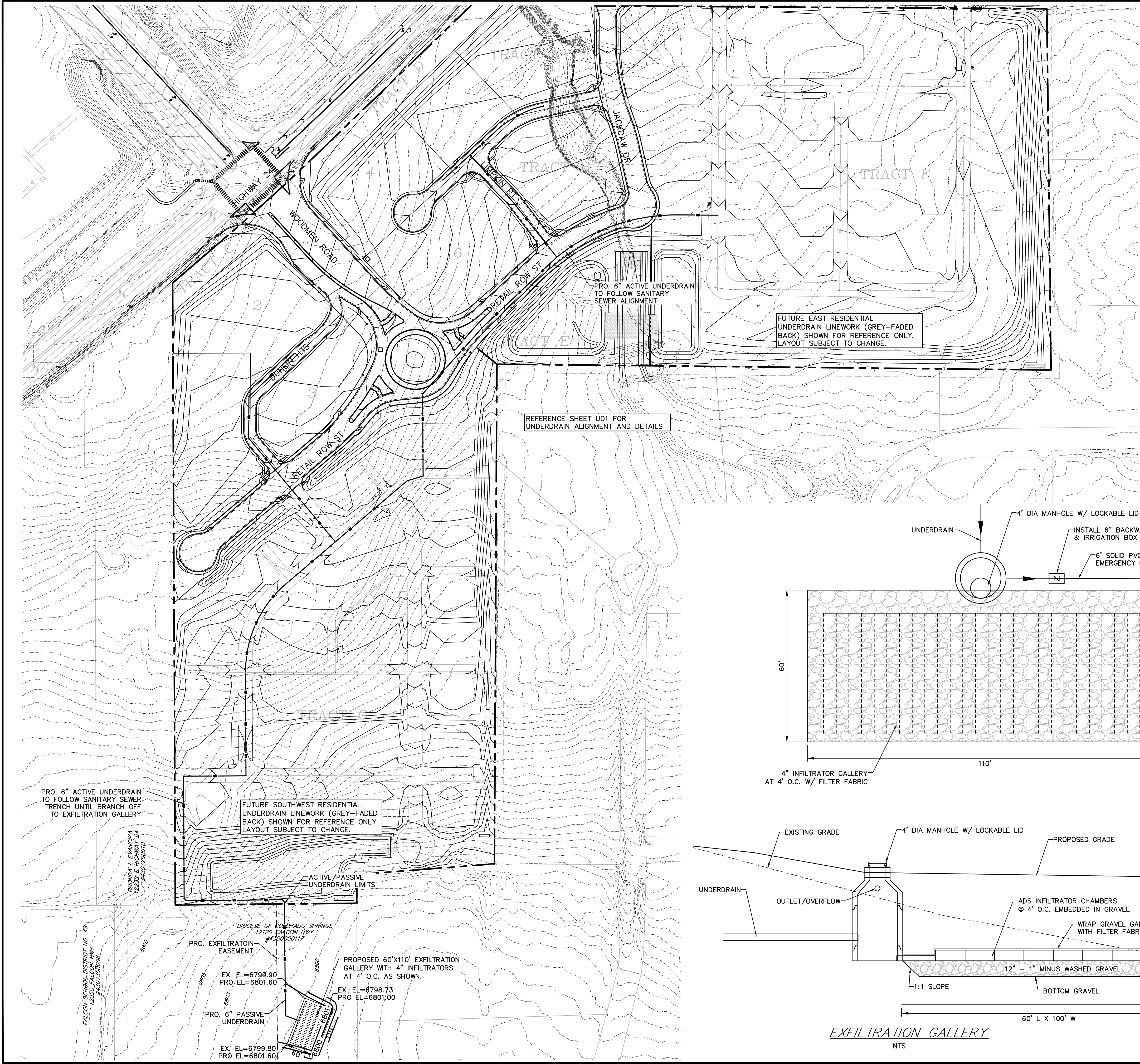
811

Know what's below.
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UNDERGROUND MEMBER UTILITIES.

EL PASO COUNTY FILE # SF2435

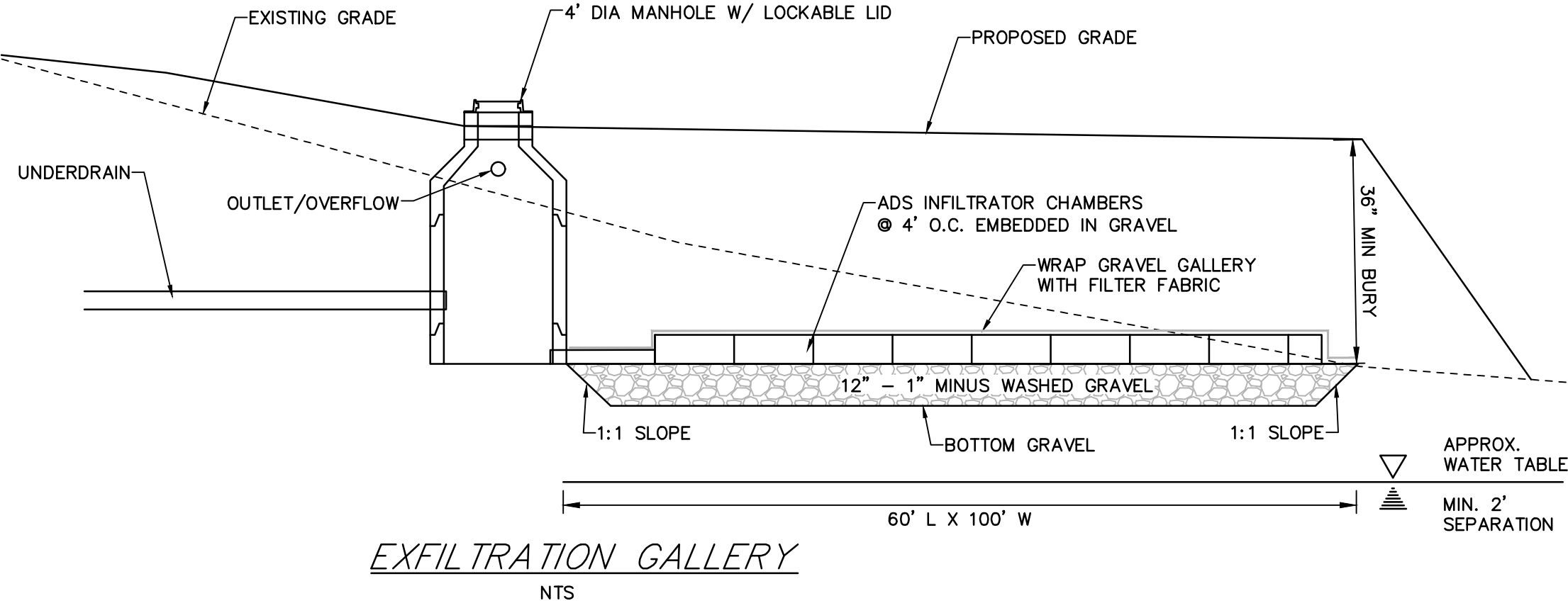
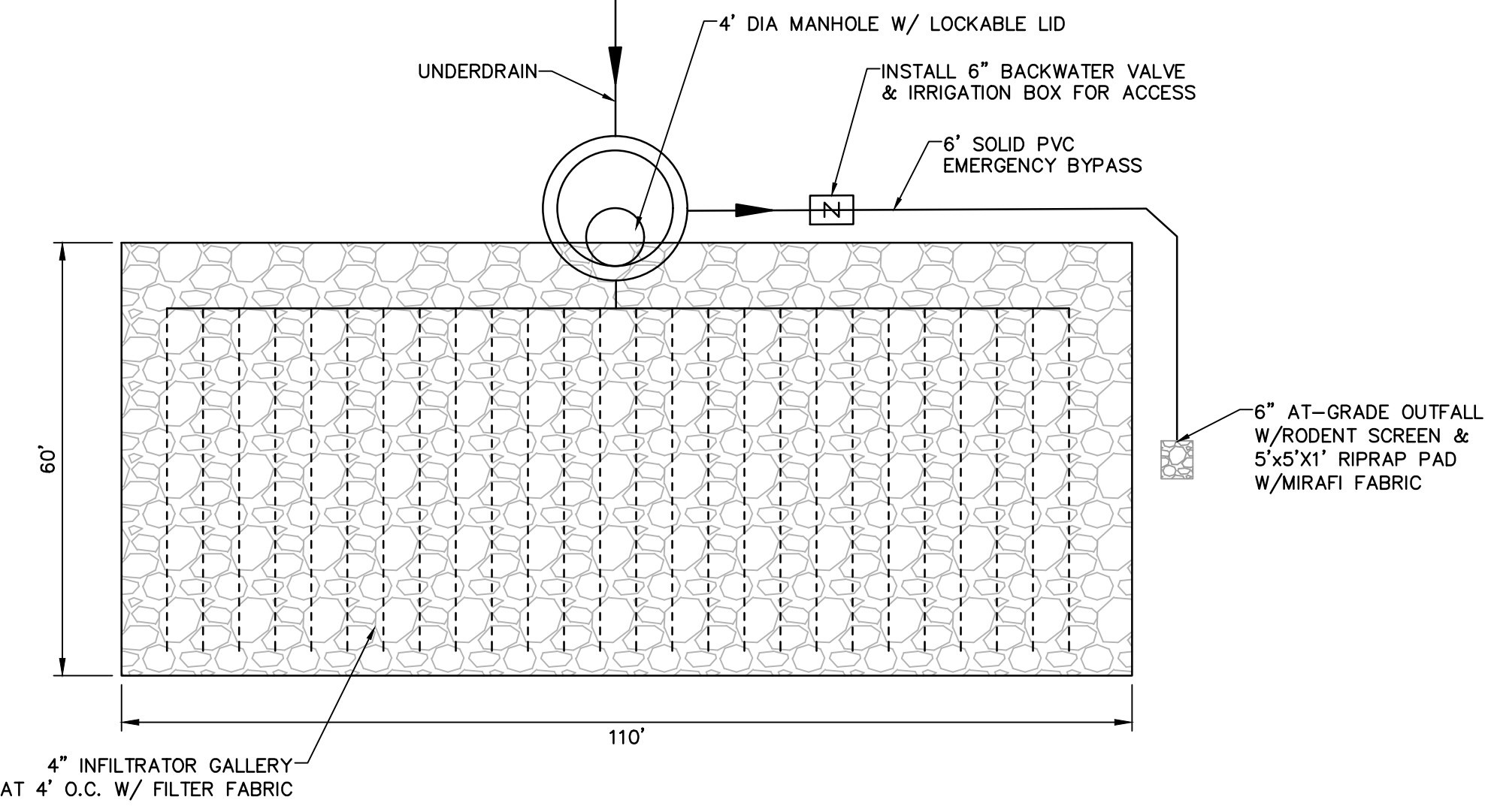
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SHEET: 5 OF 31

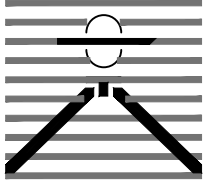


LEGEND

PROPERTY LINE	---
EASEMENT	- - - -
PP RIGHT OF WAY	=====
PP LOT LINE	=====
PP TOP BACK CURB	=====
PP SIDEWALK	=====
PP UNDERDRAIN	— UD —
FUTURE UNDERDRAIN	— UD —



PREPARED BY:


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(719) 260-0887
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CLIENT:

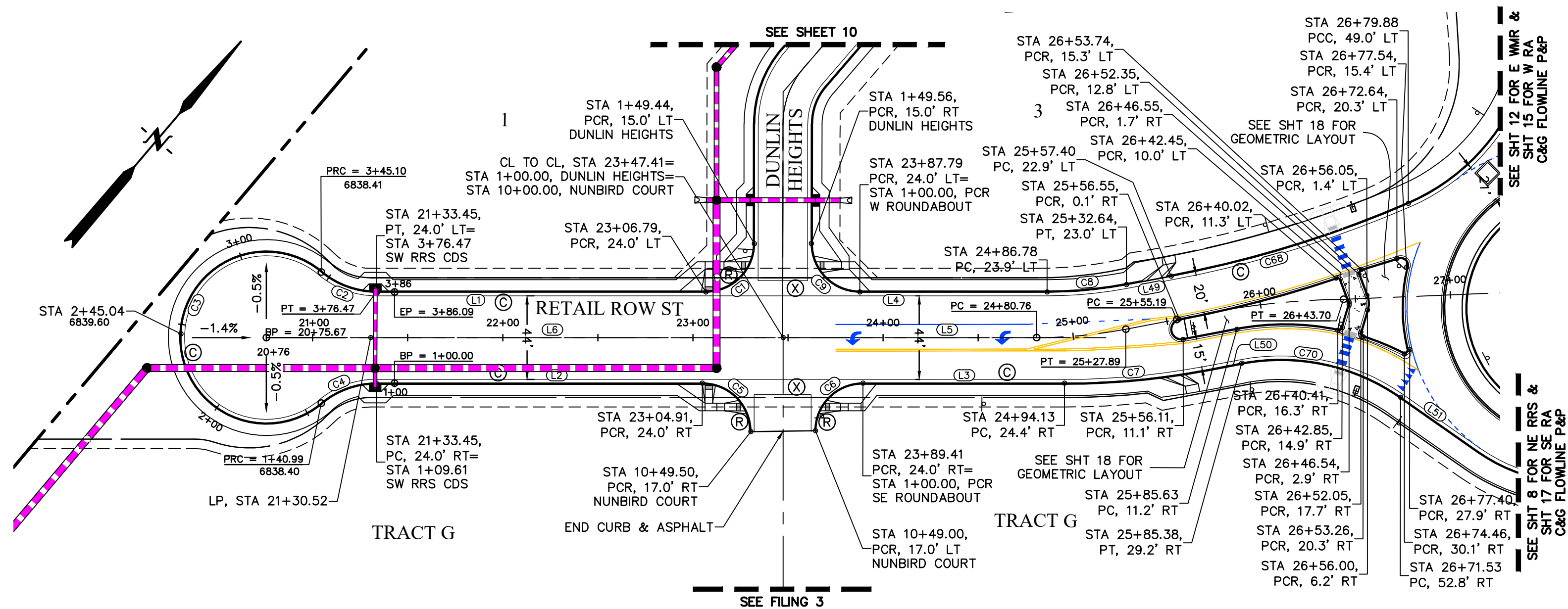
PT FALCON FIELD, LLC
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CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1

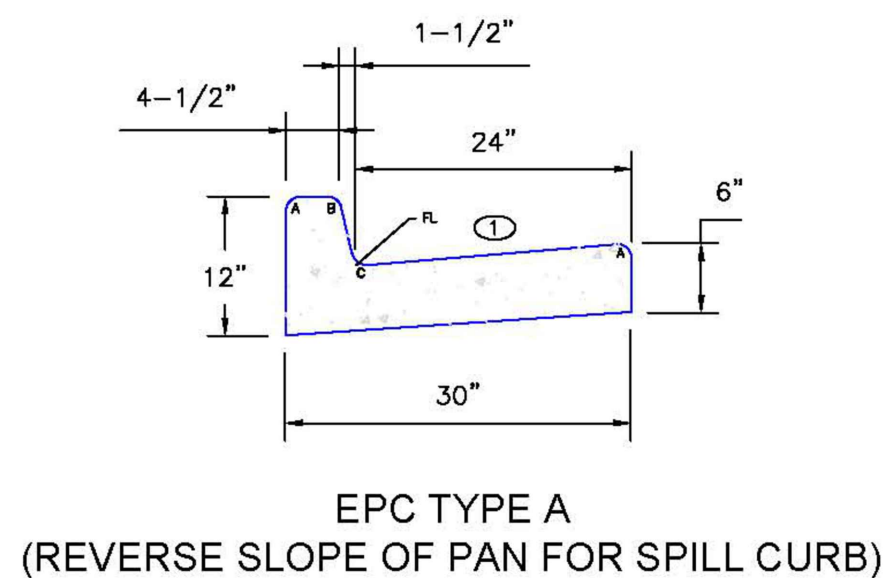
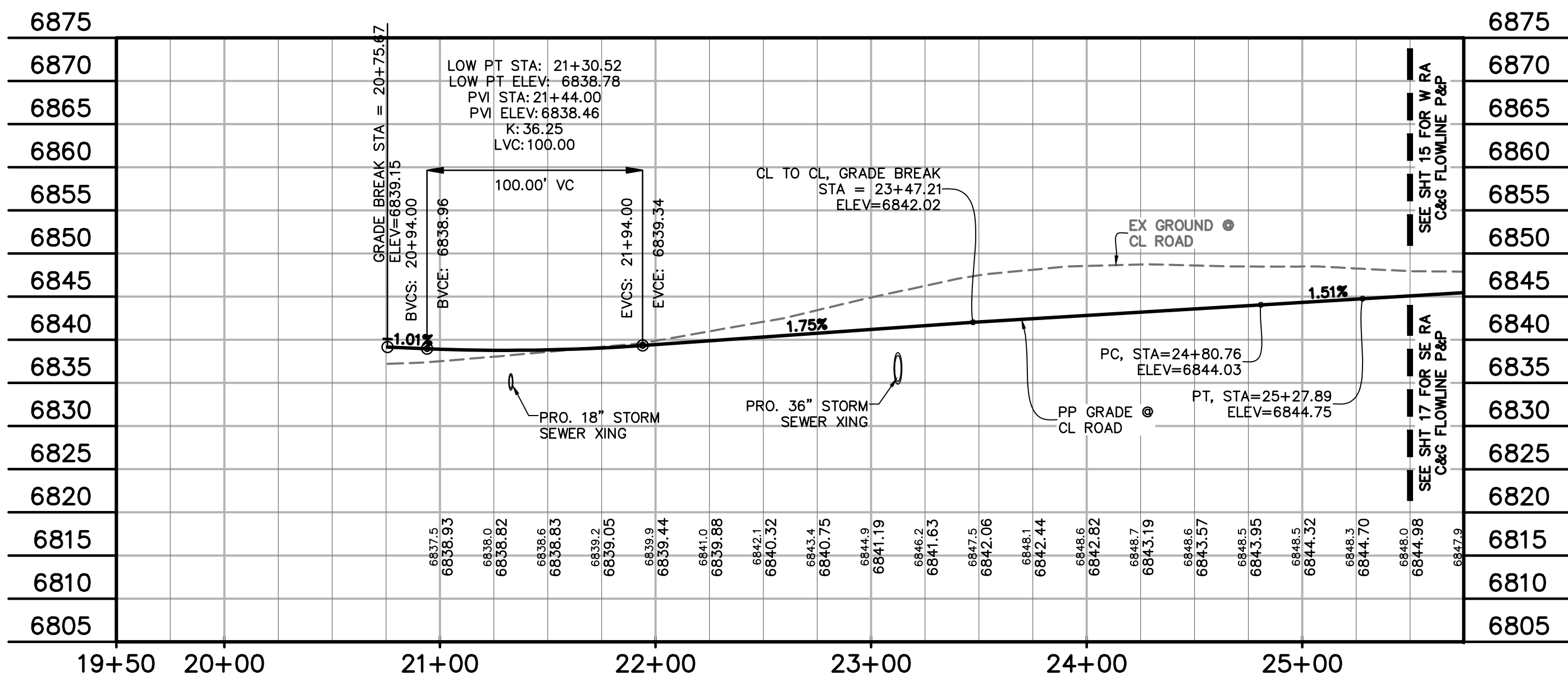
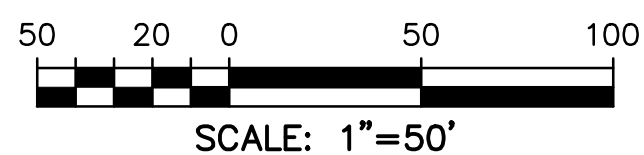
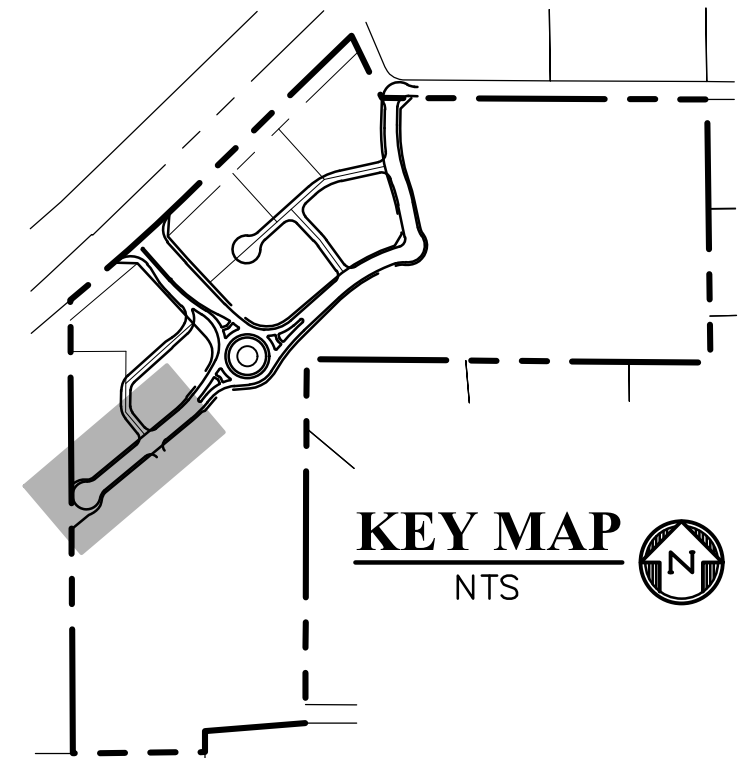
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604-00UD
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	
DRAWING SCALE: HORIZONTAL: 1" = 120' VERTICAL: N/A	
UNDERDRAIN & EXFILTRATION PLAN	
PROJECT NO. 21604-00SCV	
DRAWING NO.	
C6	
SHEET: 6 OF 31	



LINE #	LENGTH	DIRECTION
L1	173.33'	S49°36'26"W
L2	171.46'	N49°36'26"E
L3	106.02'	N49°36'26"E
L4	98.41'	N49°36'26"E
L5	133.55'	N49°36'26"E
L6	271.54'	N49°36'26"E
L49	23.93'	S38°51'43"W
L50	18.52'	S38°51'43"W
L51	49.62'	S84°34'13"W

CURVE #	LENGTH	RADIUS	DELTA
C1	40.02'	25.50'	89°54'44"
C2	31.37'	45.00'	39°56'40"
C3	204.12'	45.00'	259°53'20"
C4	31.37'	45.00'	39°56'40"
C5	40.06'	25.50'	90°00'00"
C6	39.27'	25.00'	90°00'00"
C7	75.39'	402.00'	10°44'42"
C8	42.01'	224.00'	10°44'42"
C9	40.09'	25.50'	90°05'16"
C68	130.76'	589.55'	12°42'28"
C70	87.75'	110.00'	45°42'30"

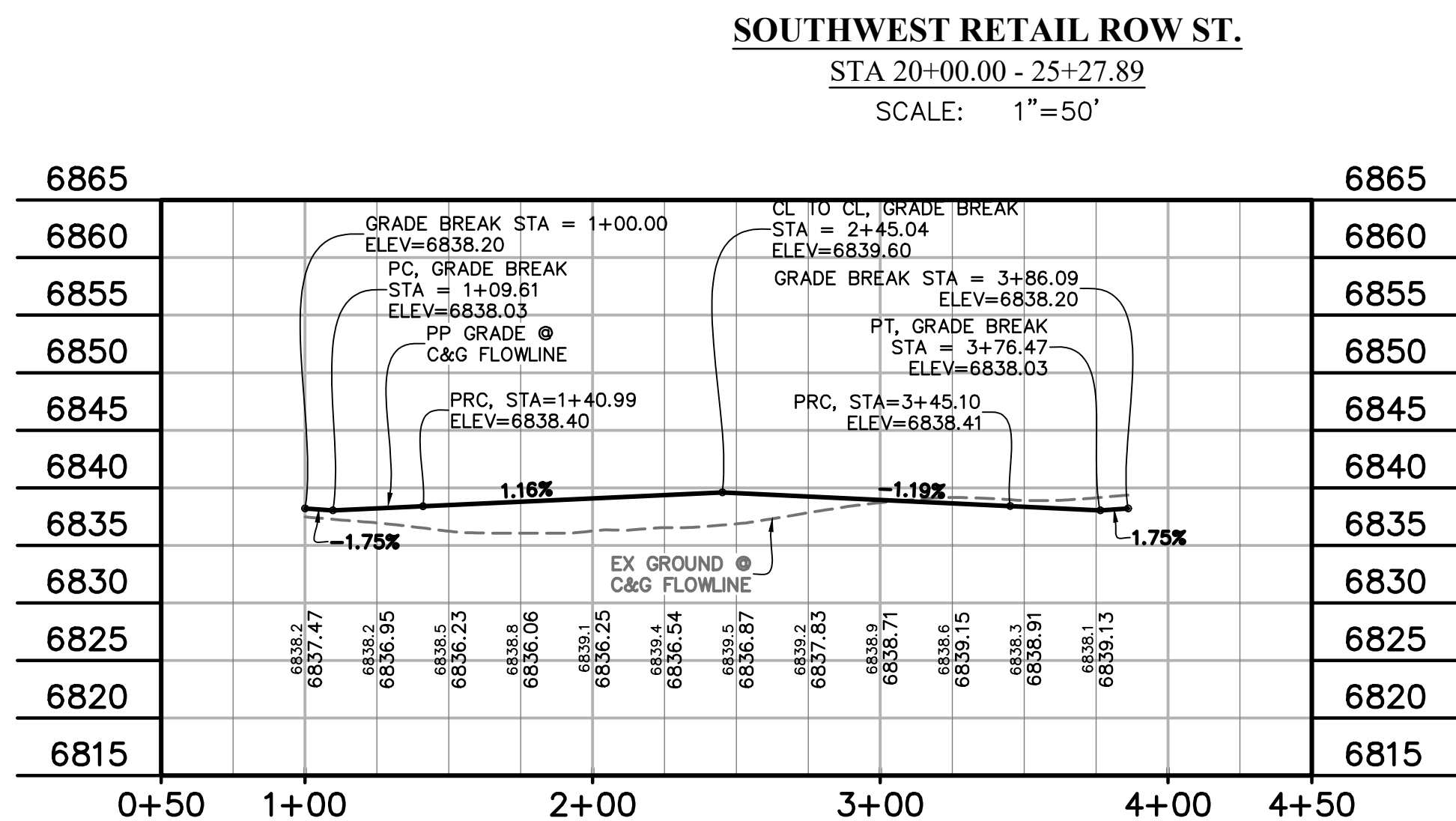


① - GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

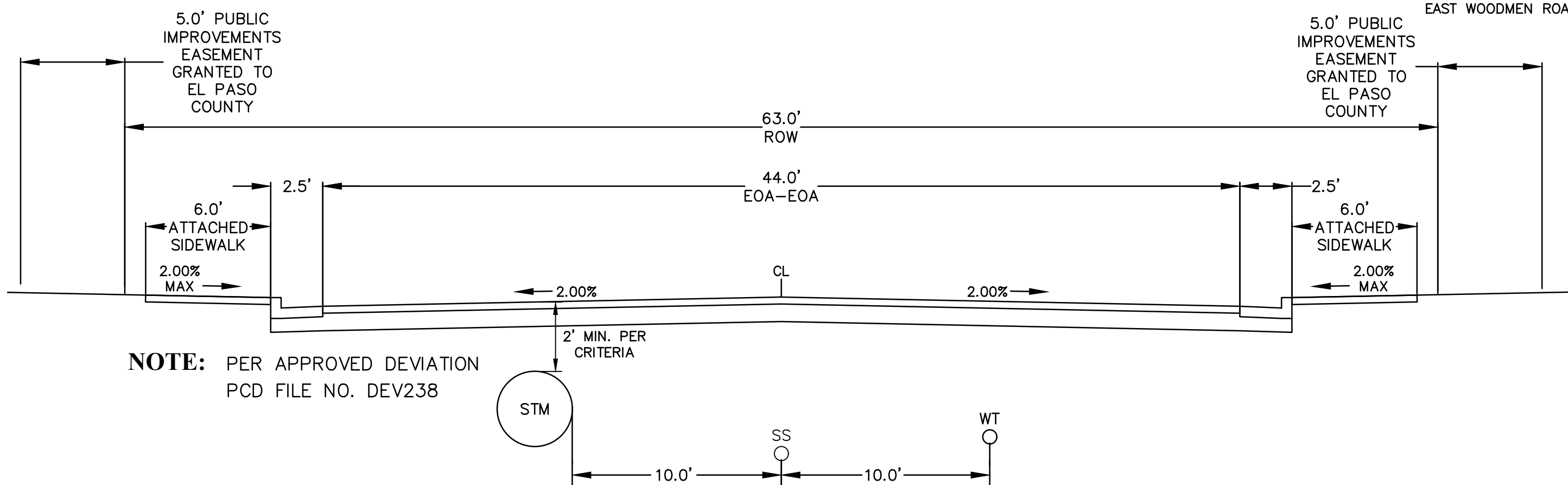
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

LEGEND

PROPERTY LINE	---
PP RIGHT OF WAY	---
PP LOT LINE	---
PP CENTERLINE ROAD	---
EASEMENT	---
PP CURB & GUTTER	---
PP SIDEWALK	---
PP POND	---
PP TRACT LINE	---
PP STORM SEWER LINE	---
PP LOT NUMBER	7
PP PEDESTRIAN RAMP (SEE SHT 22 FOR DETAILS)	Ⓡ
PP EPC TYPE A C&G (CATCH)	Ⓢ
PP EPC TYPE A C&G (SPILL)	Ⓣ
PP 8' CROSSSPAN (SEE SHT 22 FOR DETAILS)	ⓧ
SOUTHWEST RETAIL ROW ST. CUL-DE-SAC	SW RRS CDS
NORTHEAST RETAIL ROW ST.	NE RRS
SOUTHEAST ROUNDABOUT	SE RA
WEST ROUNDABOUT	W RA
EAST WOODMEN ROAD	E WMR



SOUTHWEST RETAIL ROW ST. CUL-DE-SAC
STA 1+00.00 - 3+86.74
SCALE: 1"=50'



RETAIL ROW ST.
(MODIFIED URBAN NON-RESIDENTIAL COLLECTOR -
PUBLIC 63' ROW - DESIGN SPEED: 25 MPH)
SCALE: 1"=5'

PREPARED BY:

DREXEL, BARRELL & CO.
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CONTACT: TIM D. McCONNELL, P.E.
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COLORADO SPRINGS • LAFAYETTE

CLIENT:

PT FALCON FIELD, LLC

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MONUMENT, CO 80132
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CONSTRUCTION DOCUMENTS FOR:
THE COMMONS AT FALCON FIELD
FILING No. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
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RESUBMITTAL	08/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	COMM RD

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

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 12.5'

**SW RETAIL ROW ST.
& CUL-DE-SAC
PLAN & PROFILE**

PROJECT NO. 21604-00CSCV
DRAWING NO.

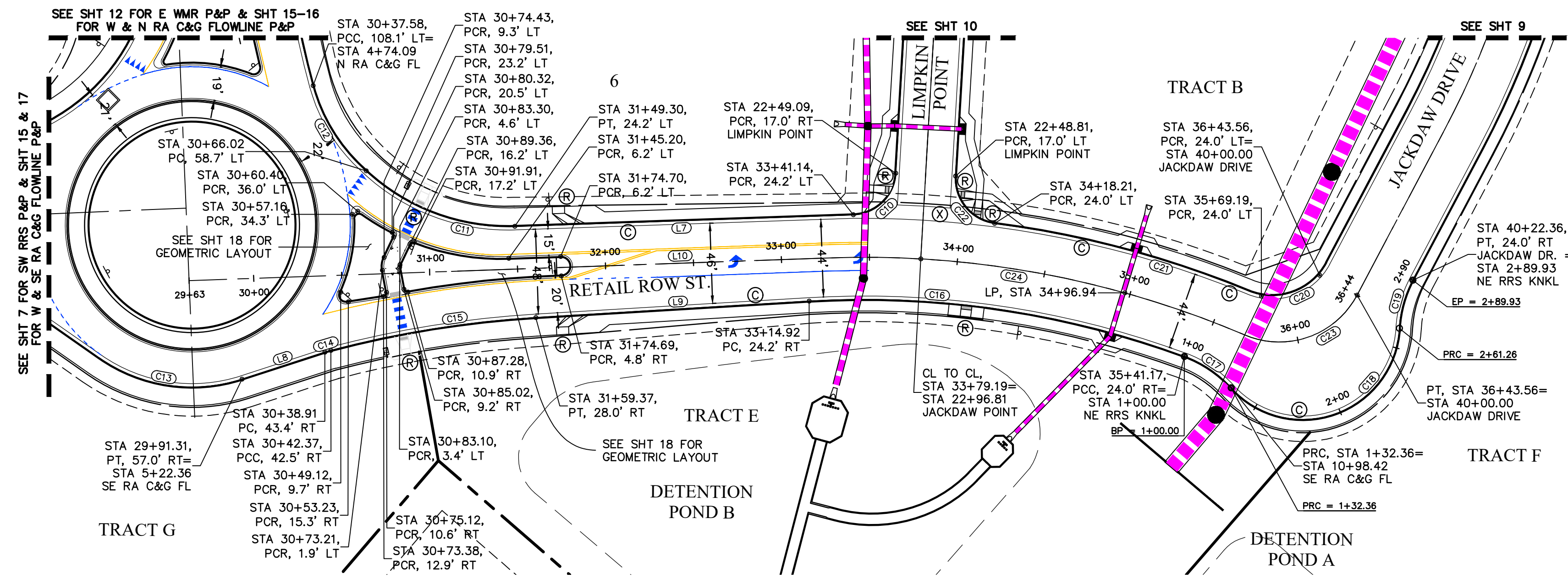
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SHEET: 7 OF 31

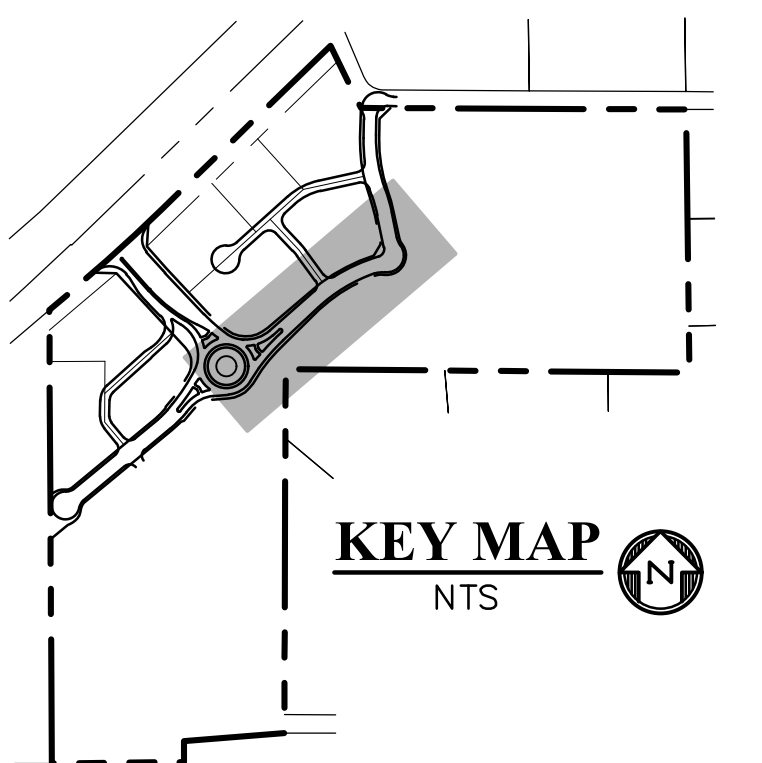


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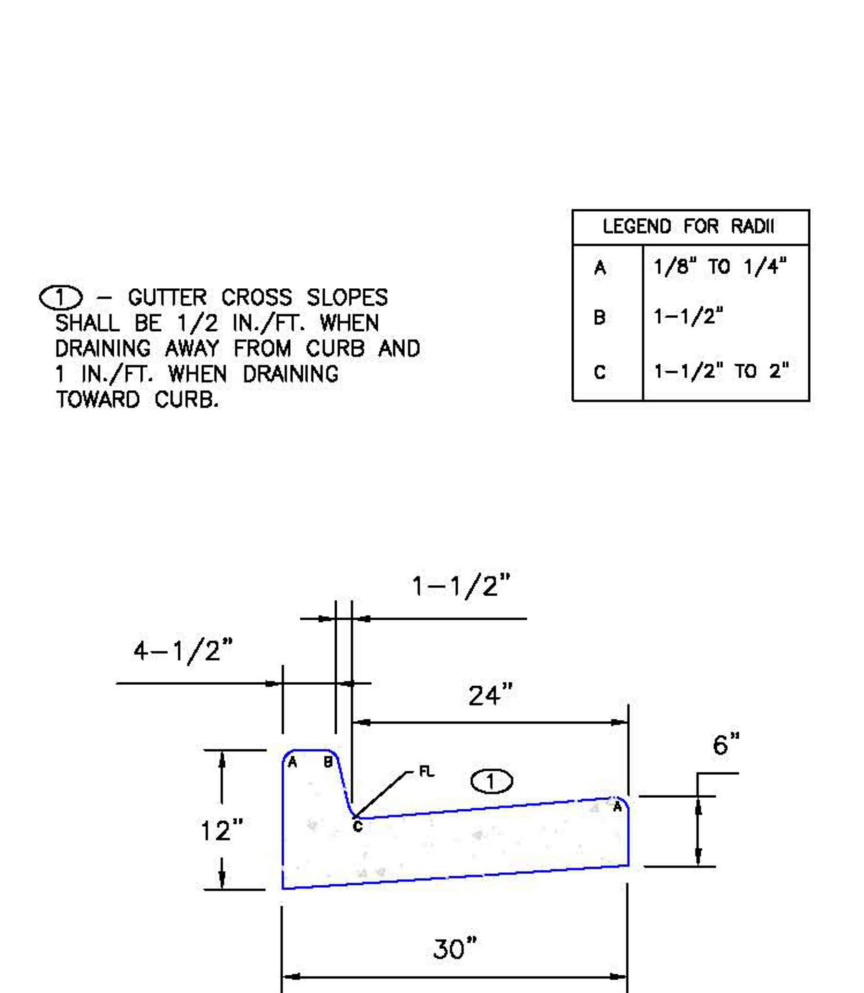
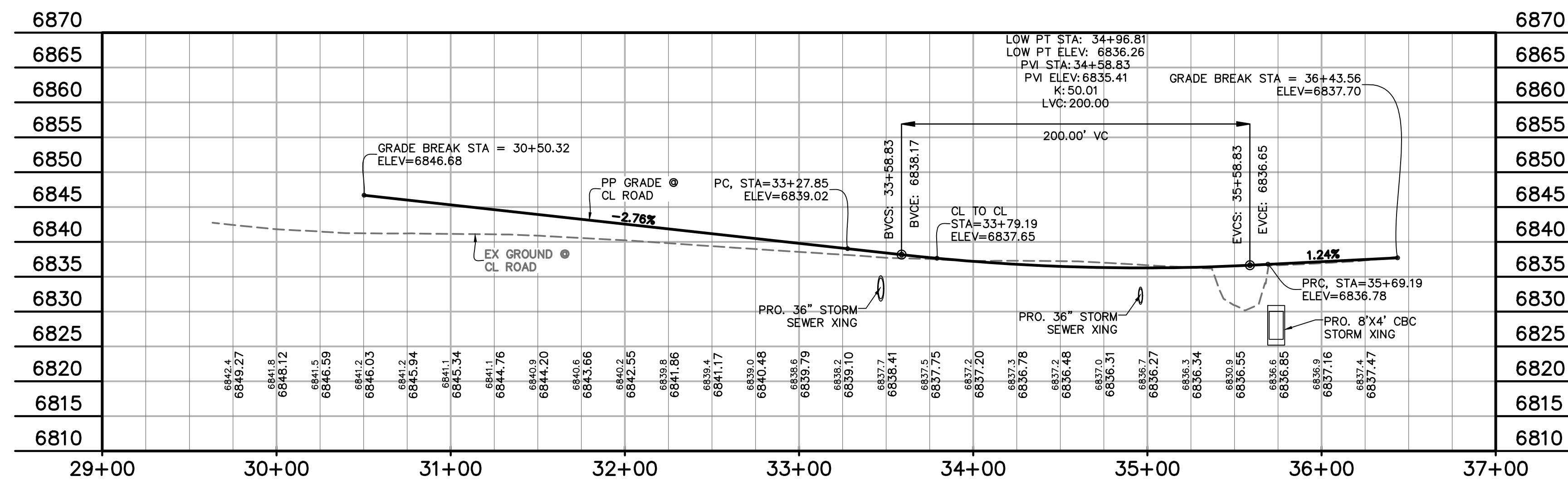
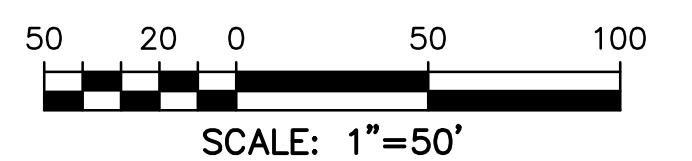
EL PASO COUNTY FILE # SF2435



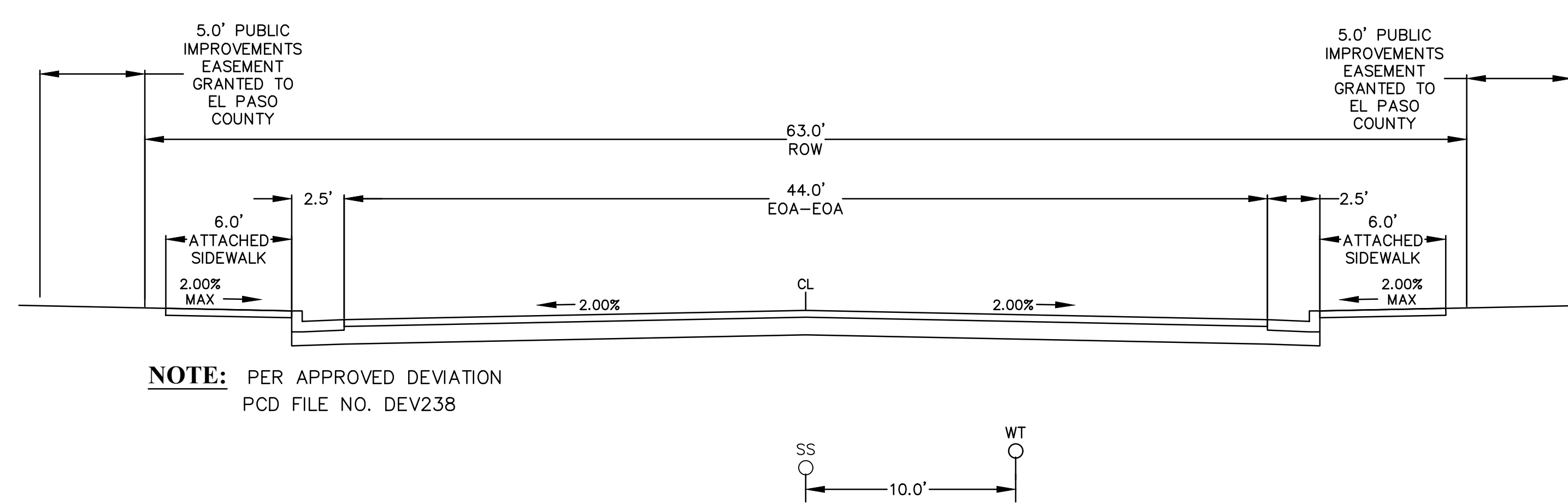
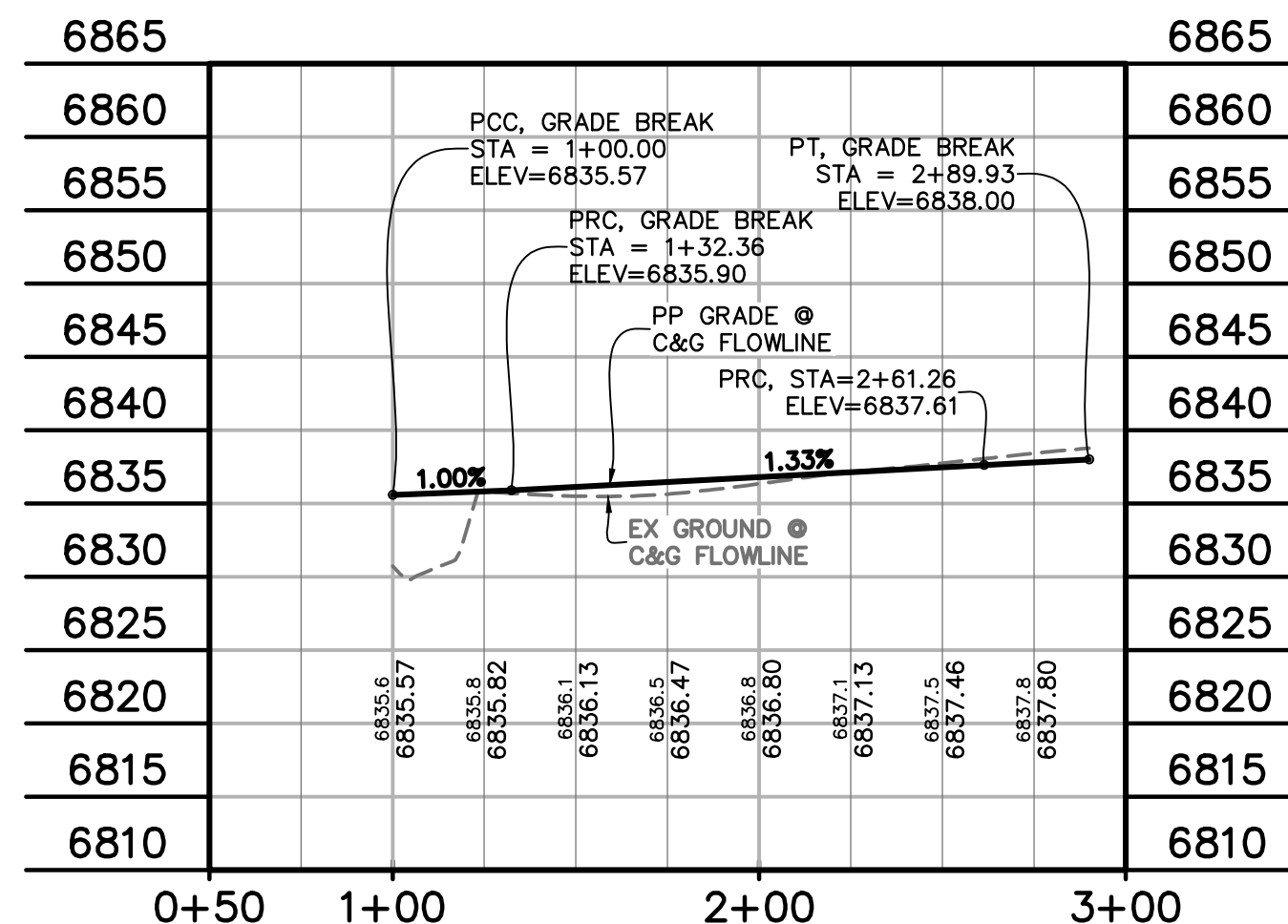
NORTHEAST RETAIL ROW ST. FL & CL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C10	36.96'	25.00'	84°42'33"
C11	92.49'	118.00'	44°54'35"
C12	54.64'	98.00'	31°56'49"
C13	85.06'	92.00'	52°58'17"
C14	3.58'	63.00'	3°15'11"
C15	118.09'	598.00'	11°18'51"
C16	216.94'	526.00'	23°37'49"
C17	32.36'	67.50'	27°27'55"
C18	128.90'	55.00'	134°17'00"
C19	28.67'	67.00'	24°31'02"
C20	51.58'	35.00'	84°26'14"
C21	149.75'	574.00'	14°56'54"
C22	38.25'	25.50'	85°56'05"
C23	74.37'	50.00'	85°13'11"
C24	241.33'	550.00'	25°08'27"



NORTHEAST RETAIL ROW ST. FL & CL LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	192.42'	S47°37'55"W
L8	49.51'	S31°35'57"W
L9	155.60'	N46°09'59"E
L10	364.59'	N47°34'30"E



LEGEND	
PROPERTY LINE	---
RIGHT OF WAY	---
LOT LINE	---
CENTERLINE ROAD	---
EASEMENT	---
EASEMENT (UTILITY)	---
SIDEWALK	---
POND	---
TRACT LINE	---
PROPOSED SLOPE GRADE	--- -2.0%
PROPOSED MAJOR CONTOUR	--- 6205
PROPOSED MINOR CONTOUR	--- 6203
EXISTING MAJOR CONTOUR	--- 6205
EXISTING MINOR CONTOUR	--- 6203
LOT NUMBER	---
EXISTING	--- EX
PROPOSED	--- PP
PEDESTRIAN RAMP (SEE SHT 22 FOR DETAILS)	--- (R)
EPC TYPE A C&G (CATCH)	--- (C)
EPC TYPE A C&G (SPILL)	--- (S)
8' CROSSSPAN (SEE SHT 22 FOR DETAILS)	--- (X)
CURB & GUTTER	--- C&G
TOP FRONT CURB	--- TFC
EDGE OF SIDEWALK	--- EOS
CENTERLINE	--- CL
PLAN & PROFILE	--- P&P
SOUTHWEST RETAIL ROW ST. CUL-DE-SAC	--- SW RRS CDS
SOUTHEAST	--- SE
WEST	--- W
EAST WOODMEN ROAD	--- E WMR
KNUCKLE	--- KNKL
NORTHEAST RETAIL ROW ST.	--- NE RRS
NORTH ROUNDABOUT CURB & GUTTER FLOWLINE	--- N RA C&G FL
SOUTHEAST ROUNDABOUT CURB & GUTTER FLOWLINE	--- SE RA C&G FL



NORTHEAST RETAIL ROW ST. KNUCKLE
STA 1+00.00 - 2+89.93
SCALE: 1"=50'

RETAIL ROW ST.
(MODIFIED URBAN NON-RESIDENTIAL COLLECTOR -
PUBLIC 63' ROW - DESIGN SPEED: 25 MPH)
SCALE: 1"=50'

811 Know what's below.
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.
EL PASO COUNTY FILE # SF2435

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWHATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
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CLIENT:
PT FALCON FIELD, LLC
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CONTACT: STEVE ROSSOLL

CONSTRUCTION DOCUMENTS FOR:
THE COMMONS AT FALCON FIELD
FILING No. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26

DESIGNED BY: KGV
DRAWN BY: CGH
CHECKED BY: TDM
FILE NAME: COMM RD

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

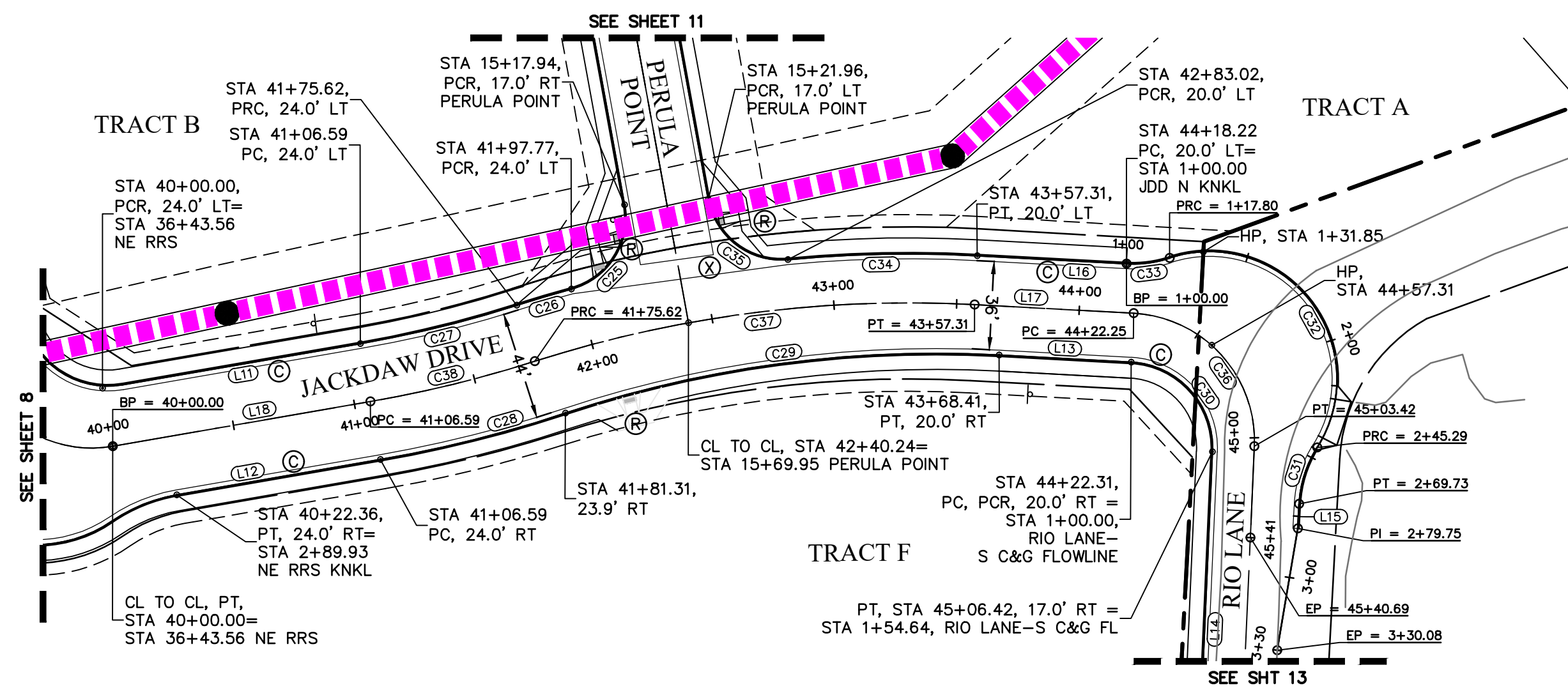
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 12.5'

NE RETAIL ROW ST.
& KNUCKLE
PLAN & PROFILE

PROJECT NO. 21604-00CSCV
DRAWING NO.

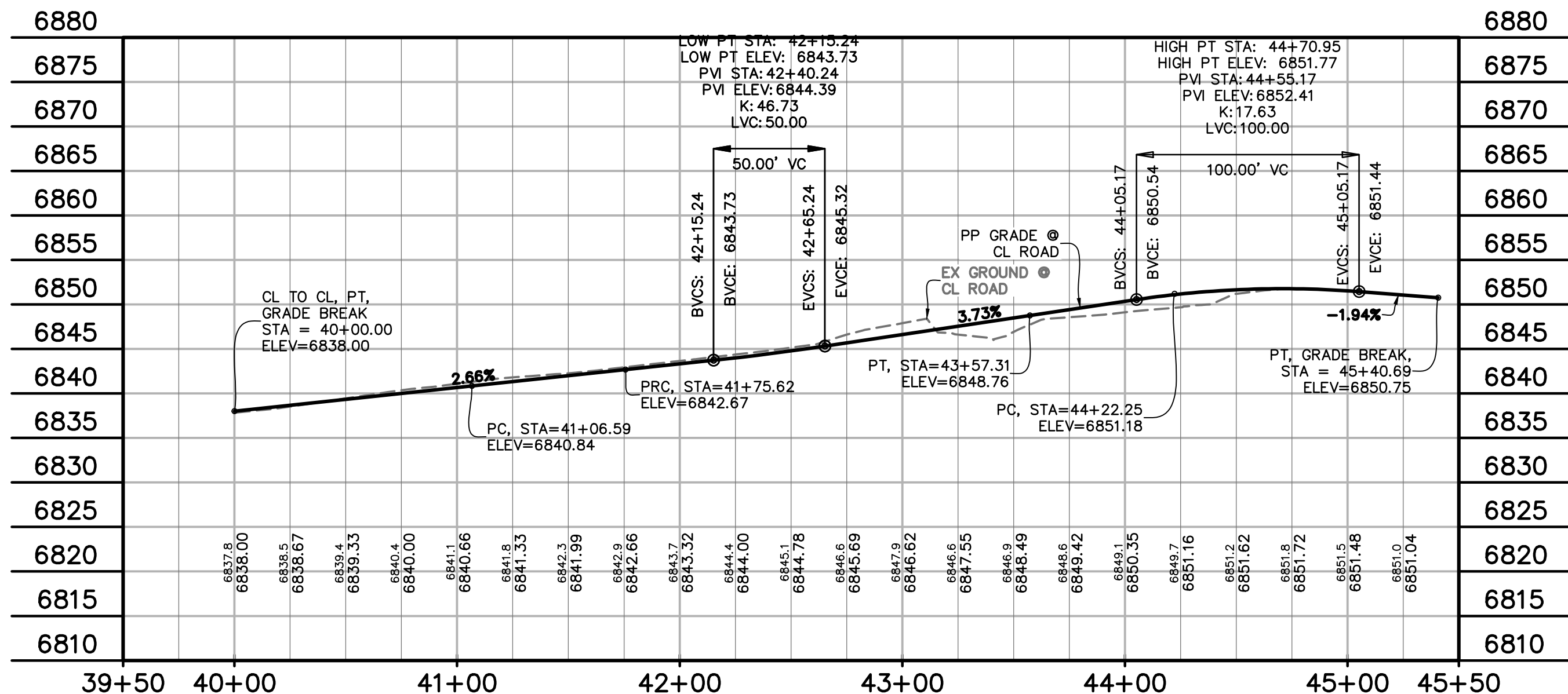
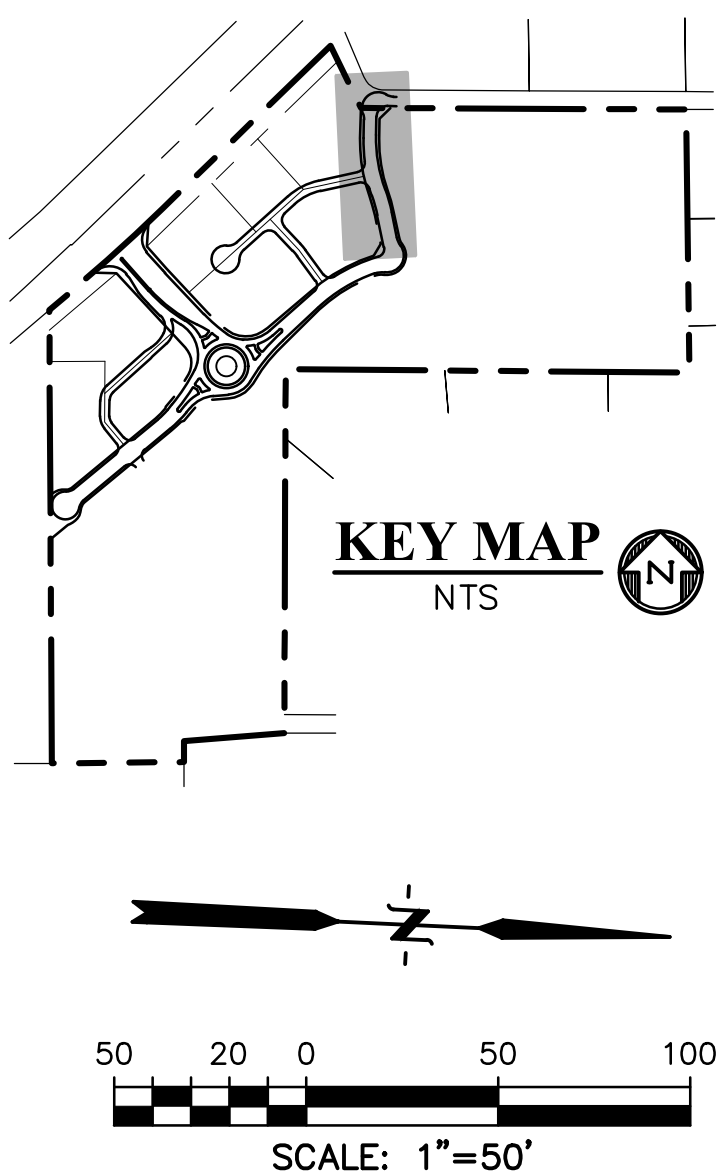
C8

SHEET: 8 OF 31

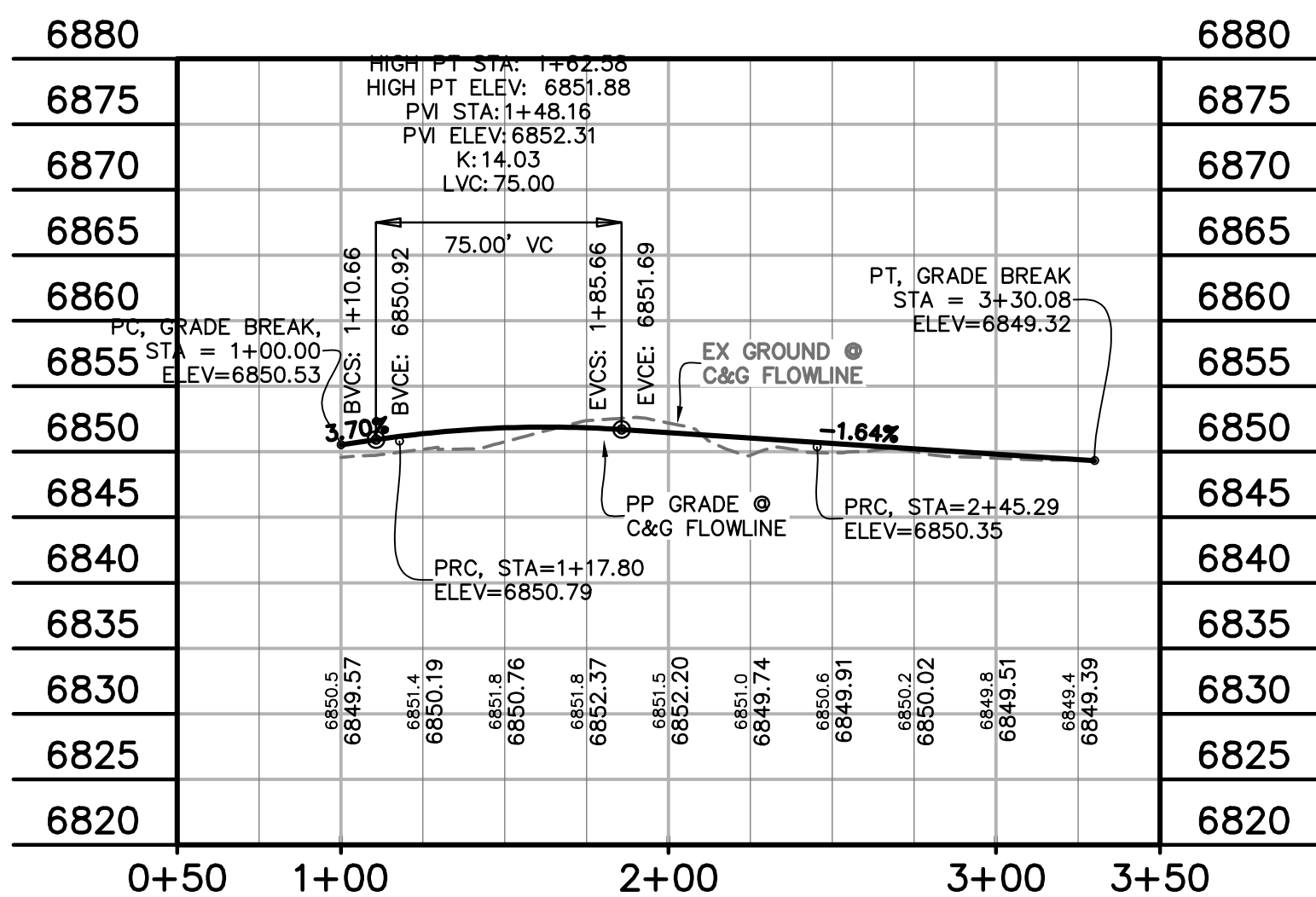


JACKDAW DR FL & CL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C25	44.58'	30.00'	85°08'00"
C26	23.20'	524.00'	2°32'14"
C27	65.72'	476.00'	7°54'37"
C28	77.76'	524.00'	8°30'09"
C29	179.38'	480.00'	21°24'42"
C30	54.63'	35.00'	89°26'09"
C31	24.44'	48.00'	29°10'29"
C32	127.48'	52.00'	140°27'59"
C33	17.80'	48.00'	21°14'57"
C34	77.26'	520.00'	8°30'48"
C35	44.56'	30.00'	85°05'52"
C36	81.17'	52.00'	89°26'03"
C37	179.04'	500.00'	20°30'58"
C38	69.03'	497.94'	7°56'35"

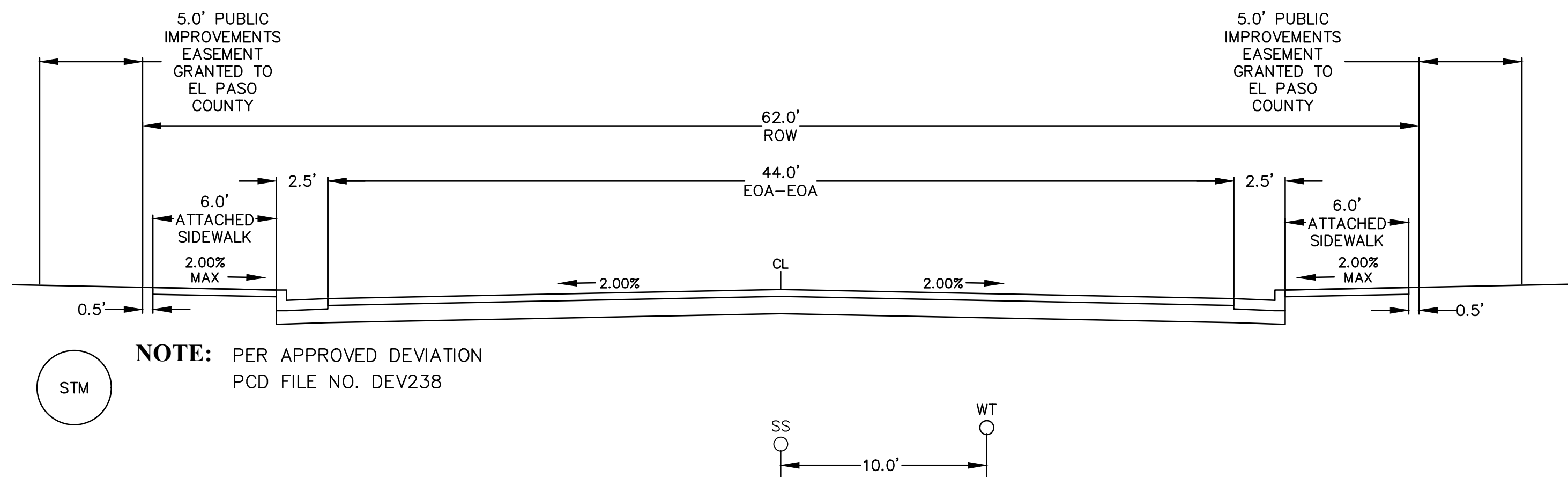
JACKDAW DR FL & CL LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	98.37'	S12°30'15"E
L12	84.23'	S12°30'15"E
L13	53.88'	S0°24'17"W
L14	173.10'	S89°50'26"W
L15	10.03'	N89°33'10"W
L16	60.91'	S0°24'17"W
L17	67.59'	N0°23'56"E
L18	106.59'	N12°30'15"W



JACKDAW DRIVE
STA 40+00.00 - 45+03.42
SCALE: 1"=50'



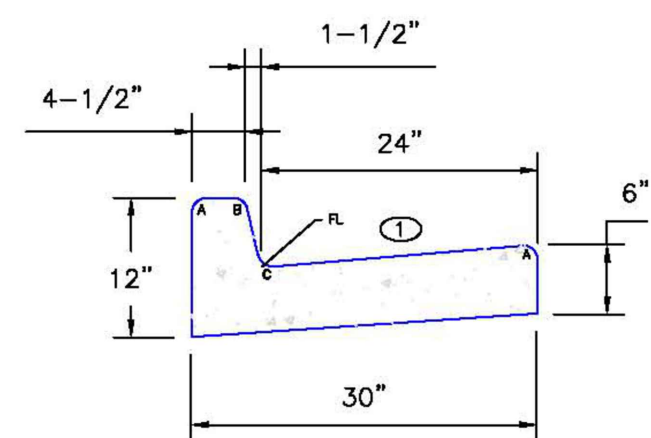
JACKDAW DRIVE NORTH KNUCKLE
STA 1+00.00 - 2+69.73
SCALE: 1"=50'



JACKDAW DRIVE - SOUTH OF PERULA POINT
(URBAN LOCAL - PUBLIC 62' ROW - DESIGN SPEED: 25 MPH)
SCALE: 1"=5'

① - GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

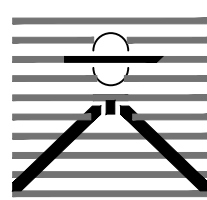


EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)

LEGEND

PROPERTY LINE	---
RIGHT OF WAY	---
LOT LINE	---
CENTERLINE ROAD	---
EASEMENT	---
EASEMENT (UTILITY)	---
SIDEWALK	---
POND	---
TRACT LINE	---
PROPOSED SLOPE GRADE	--- -2.0%
PROPOSED MAJOR CONTOUR	--- 6205
PROPOSED MINOR CONTOUR	--- 6203
EXISTING MAJOR CONTOUR	--- 6205
EXISTING MINOR CONTOUR	--- 6203
LOT NUMBER	7
EXISTING	EX
PROPOSED	PP
PEDESTRIAN RAMP (SEE SHT 22 FOR DETAILS)	Ⓡ
EPC TYPE A C&G (CATCH)	Ⓢ
EPC TYPE A C&G (SPILL)	Ⓢ
8' CROSSSPAN (SEE SHT 22 FOR DETAILS)	ⓧ
CURB & GUTTER	C&G
TOP FRONT CURB	TFC
EDGE OF SIDEWALK	EOS
EDGE OF ASPHALT	EOA
EDGE OF CONCRETE	EOC
CROSS PAN FLOWLINE	XPAN FL
CENTERLINE	CL
PLAN & PROFILE	P&P
SOUTHWEST RETAIL ROW ST. CUL-DE-SAC	SW RRS CDS
PERULA POINT CUL-DE-SAC	PRLP CDS
SOUTHEAST	SE
NORTHEAST	NE
WEST	W
EAST WOODMEN ROAD	E WMR
SHEET	SHT
SIDEWALK	SW
DUNLIN HEIGHTS	DLH
JACKDAW DRIVE NORTH KNUCKLE	JDD N KNKL

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
101 SAWATCH ST., SUITE 100
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CONTACT: TIM D. McCONNELL, P.E.
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CLIENT:

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1864 WOODMOOR DRIVE
MONUMENT, CO 80132
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CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1

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

ISSUE

DATE

INITIAL ISSUE 12/16/24
RESUBMITTAL 08/17/26

DESIGNED BY:

KGV

DRAWN BY:

CGH

CHECKED BY:

TDM

FILE NAME:

COMM RD

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

DRAWING SCALE:

HORIZONTAL: 1" = 50'
VERTICAL: 1" = 12.5'

**JACKDAW DR &
NORTH KNUCKLE
PLAN & PROFILE**

PROJECT NO. 21604-00CSCV
DRAWING NO.

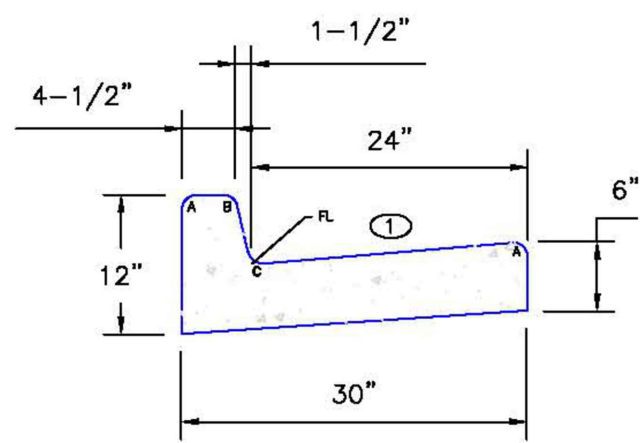
C9

SHEET: 9 OF 31



Know what's below.
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EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

EL PASO COUNTY FILE # SF2435



EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)

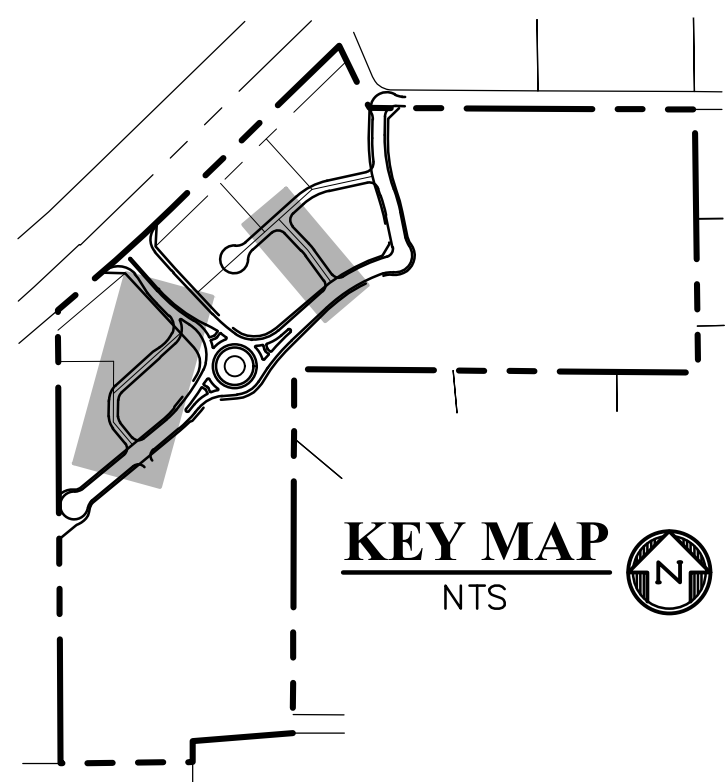
① - GUTTER CROSS SLOPES
SHALL BE 1/2 IN./FT. WHEN
DRAINING AWAY FROM CURB AND
1 IN./FT. WHEN DRAINING
TOWARD CURB.

LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

DLH & LIMPKIN PT. FL. & CL LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	63.28'	S40°18'19"E
L20	53.44'	S0°19'03"W
L21	164.09'	S47°13'26"W
L22	24.78'	S56°29'06"W
L23	61.82'	S47°13'26"W
L24	8.20'	S38°02'01"W
L25	164.09'	S47°13'26"W
L26	53.44'	S0°19'03"W
L27	63.15'	N40°18'19"W
L28	112.72'	N40°18'19"W

DLH & LIMPKIN PT. FL. & CL LINE TABLE		
LINE #	LENGTH	DIRECTION
L29	54.33'	N0°18'30"E
L30	231.88'	N47°11'16"E
L31	76.47'	N44°05'22"W
L32	99.78'	N37°04'38"W
L33	100.05'	N37°04'38"W
L34	78.62'	N44°05'22"W
L35	124.56'	S44°05'08"E
L36	147.77'	S37°04'38"E

DUNLIN HEIGHTS & LIMPKIN PT. FL. & CL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C39	42.54'	60.00'	40°37'22"
C40	53.21'	65.00'	46°54'23"
C41	61.72'	110.00'	32°09'01"
C43	83.95'	65.00'	73°59'59"
C44	28.65'	35.00'	46°54'23"
C45	21.27'	30.00'	40°37'22"
C46	31.91'	45.00'	40°37'22"
C47	40.93'	50.00'	46°54'23"
C48	71.67'	60.00'	68°26'31"
C49	26.56'	217.00'	7°00'44"
C50	22.40'	183.00'	7°00'44"
C51	24.48'	200.00'	7°00'44"

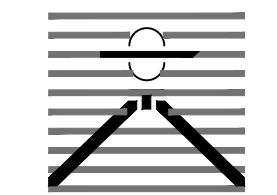


50 20 0 50 100
SCALE: 1"=50'

LEGEND

PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
EASEMENT	-----
EASEMENT (UTILITY)	-----
SIDEWALK	-----
POND	-----
TRACT LINE	-----
PROPOSED SLOPE GRADE	----- -2.0%
PROPOSED MAJOR CONTOUR	----- 6205
PROPOSED MINOR CONTOUR	----- 6203
EXISTING MAJOR CONTOUR	----- 6205
EXISTING MINOR CONTOUR	----- 6203
LOT NUMBER	----- 7
EXISTING	----- EX
PROPOSED	----- PP
PEDESTRIAN RAMP (SEE SHT 22 FOR DETAILS)	----- (R)
EPC TYPE A C&G (CATCH)	----- (C)
EPC TYPE A C&G (SPILL)	----- (S)
8' CROSSSPAN (SEE SHT 22 FOR DETAILS)	----- (X)
CURB & GUTTER	----- C&G
TOP FRONT CURB	----- TFC
EDGE OF SIDEWALK	----- EOS
EDGE OF ASPHALT	----- EOA
EDGE OF CONCRETE	----- EOC
CROSS PAN FLOWLINE	----- XPAN FL
CENTERLINE	----- CL
PLAN & PROFILE	----- P&P
SOUTHWEST RETAIL ROW ST. CUL-DE-SAC	----- SW RRS CDS
PERULA POINT CUL-DE-SAC	----- PRLP CDS
SOUTHEAST	----- SE
NORTHEAST	----- NE
WEST	----- W
EAST WOODMEN ROAD	----- E WMR
SHEET	----- SHT
SIDEWALK	----- SW
DUNLIN HEIGHTS	----- DLH
JACKDAW DRIVE NORTH KNUCKLE	----- JDD N KNKL

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
101 SAWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
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CLIENT:

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1864 WOODMOOR DRIVE
MONUMENT, CO 80132
(719) 476-0800
CONTACT: STEVE ROSSOLL

CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD

FILING No. 1

12445 RIO LANE, AND VACANT LAND

PEYTON, EL PASO COUNTY, COLORADO

ISSUE

DATE

INITIAL ISSUE

12/16/24

RESUBMITTAL

08/17/26

DESIGNED BY:

KGV

DRAWN BY:

CGH

CHECKED BY:

TDM

FILE NAME:

COMM RD

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

DRAWING SCALE:

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 12.5'

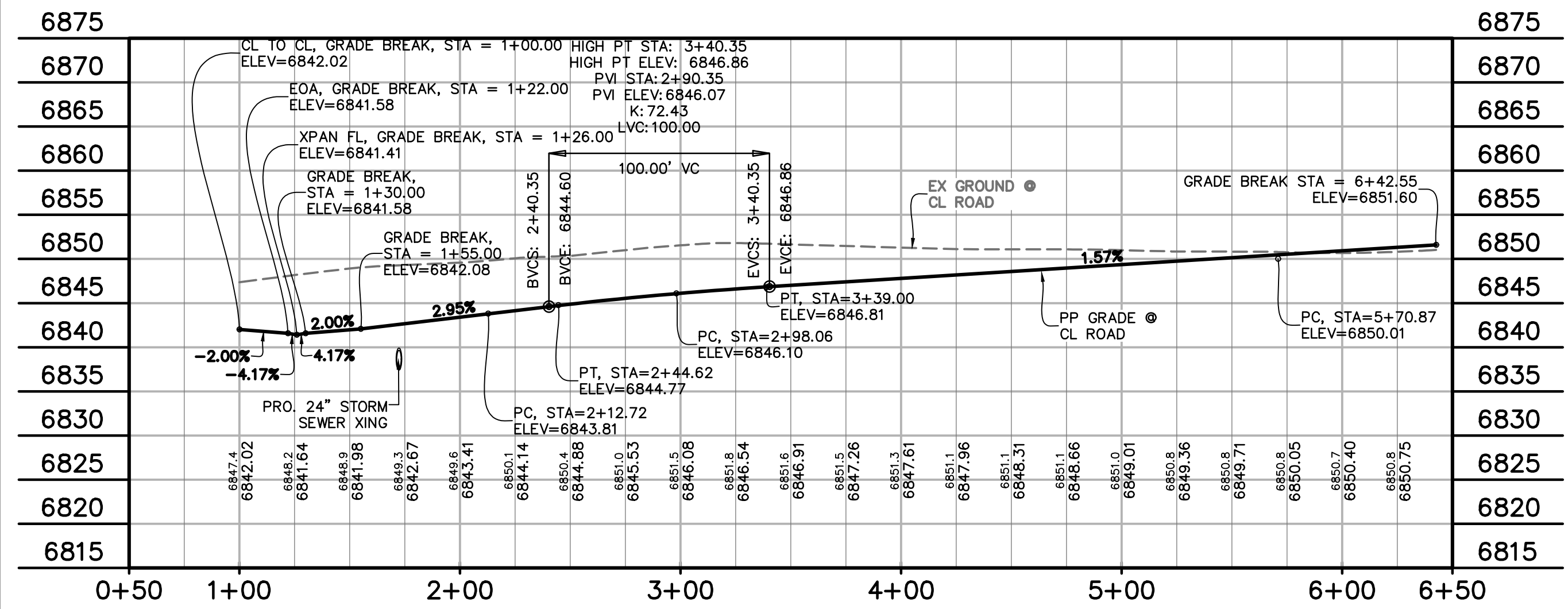
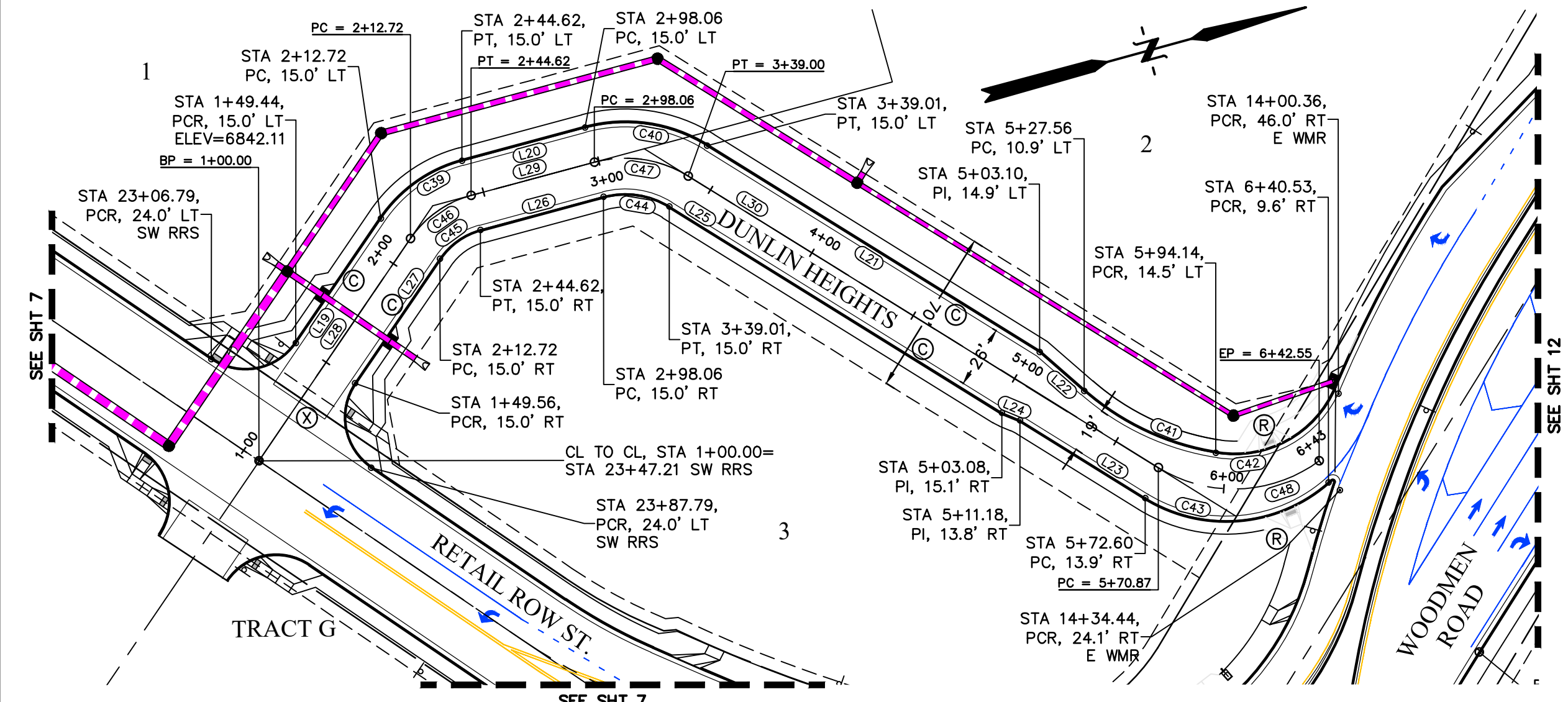
DUNLIN HEIGHTS
& LIMPKIN POINT
PLAN & PROFILE

PROJECT NO. 21604-00CSCV

DRAWING NO.

C10

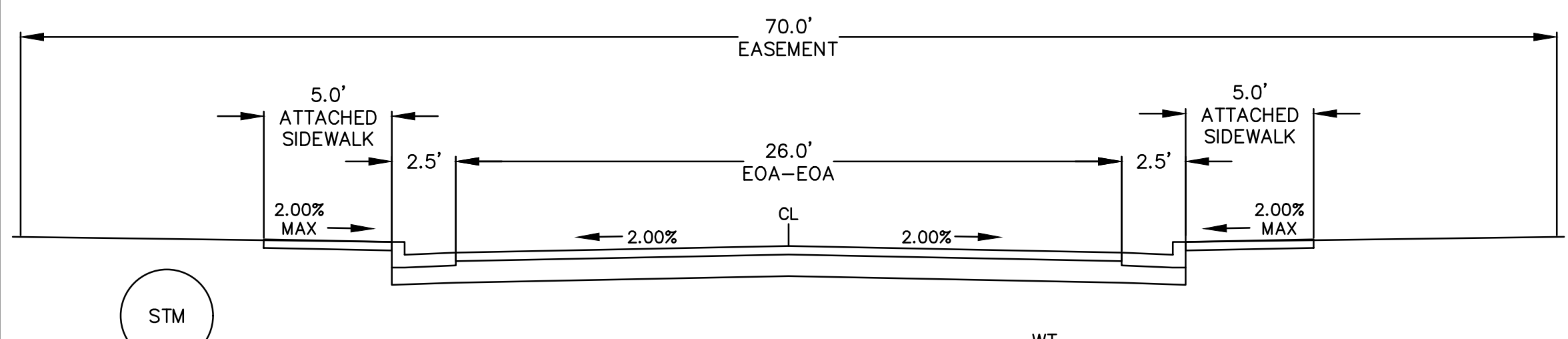
SHEET: 10 OF 31



DUNLIN HEIGHTS

STA 1+00.00 - 6+42.55

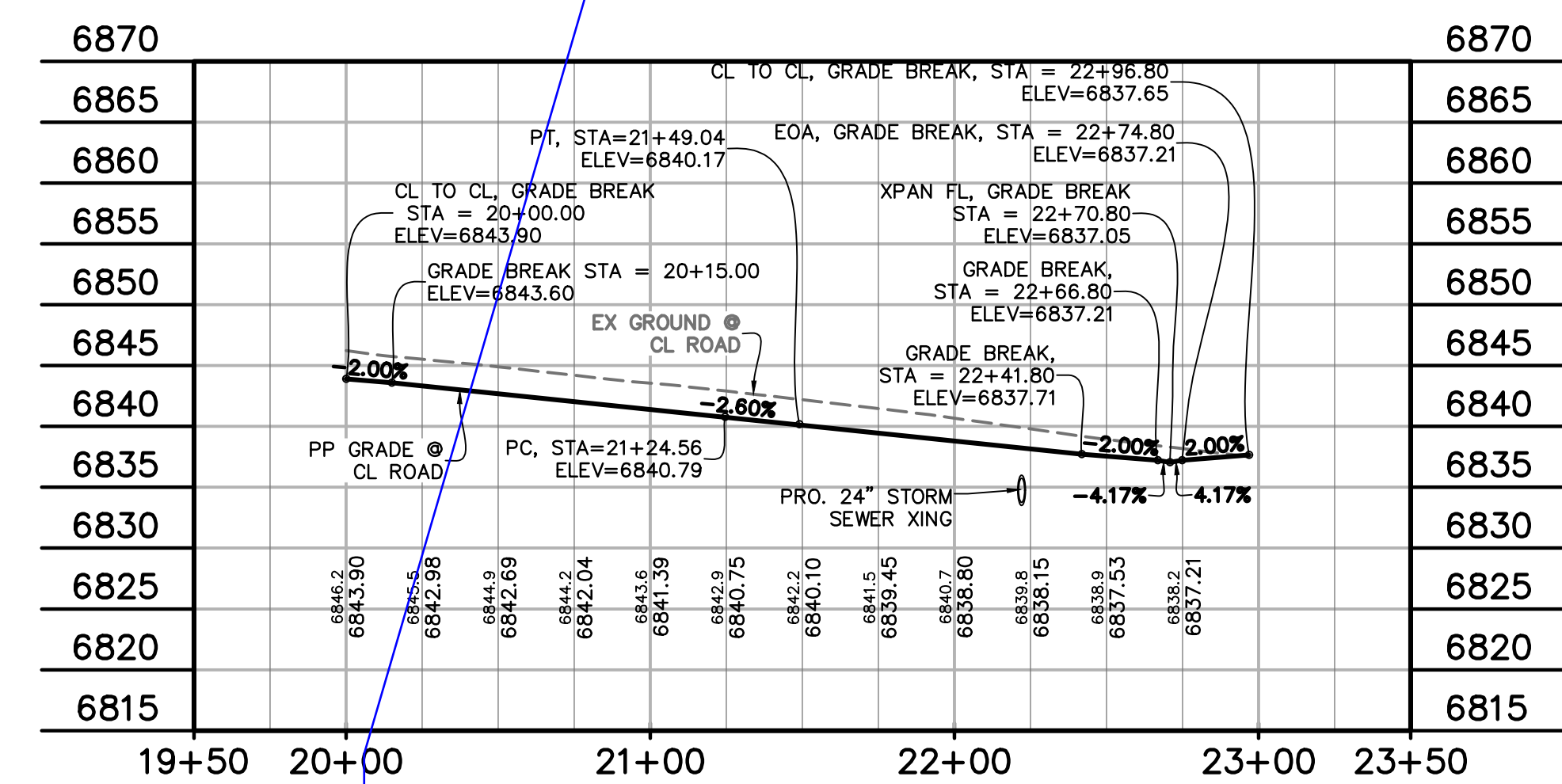
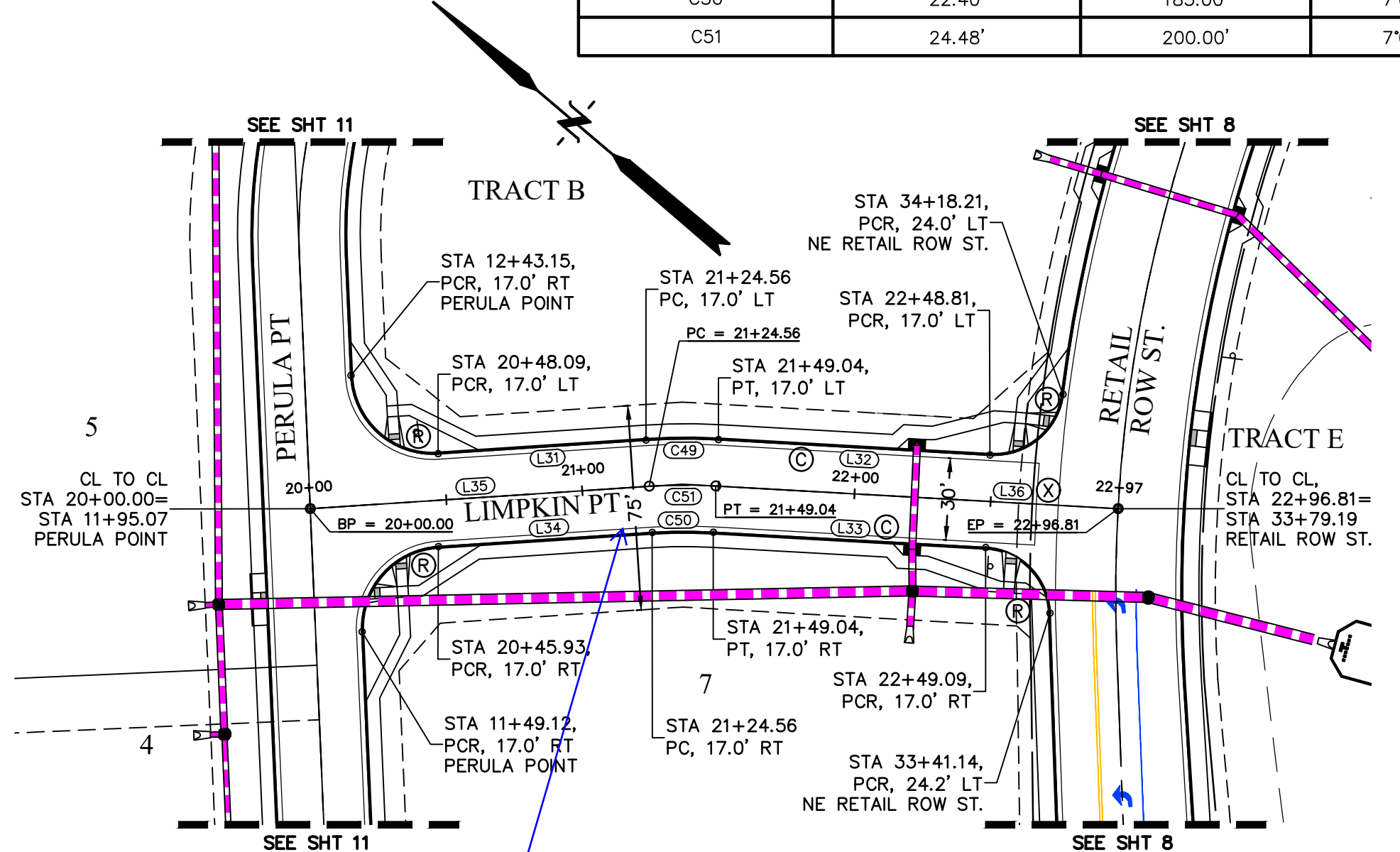
SCALE: 1"=50'



DUNLIN HEIGHTS

(URBAN LOCAL - PRIVATE DRIVE - DESIGN SPEED: 25 MPH)

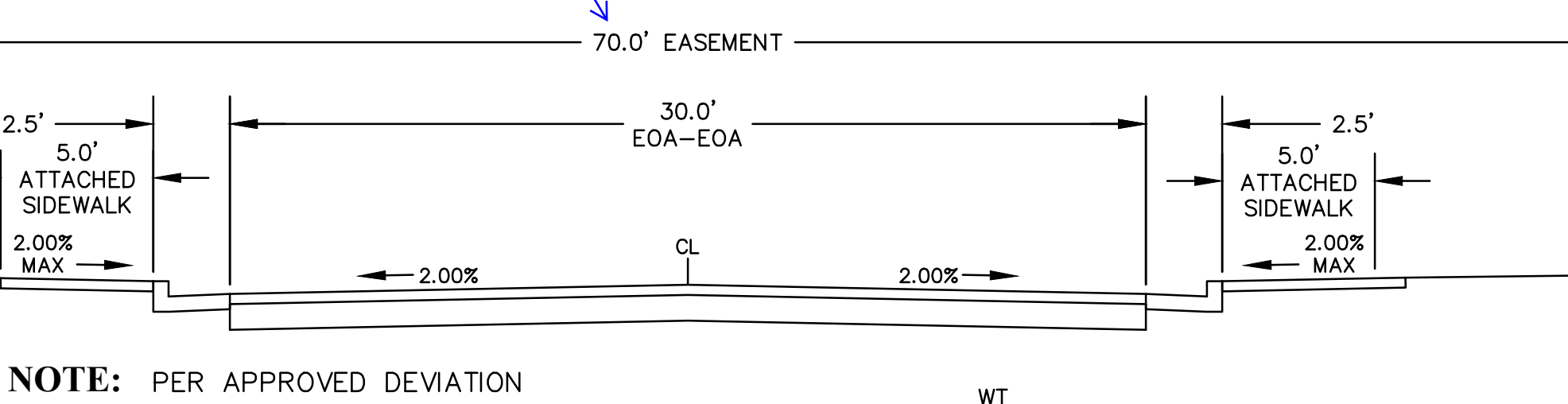
SCALE: 1"=5'



LIMPKIN POINT

STA 20+00.00 - 22+96.80

SCALE: 1"=50'



LIMPKIN POINT

(URBAN LOCAL - PRIVATE RD. - DESIGN SPEED: 25 MPH)

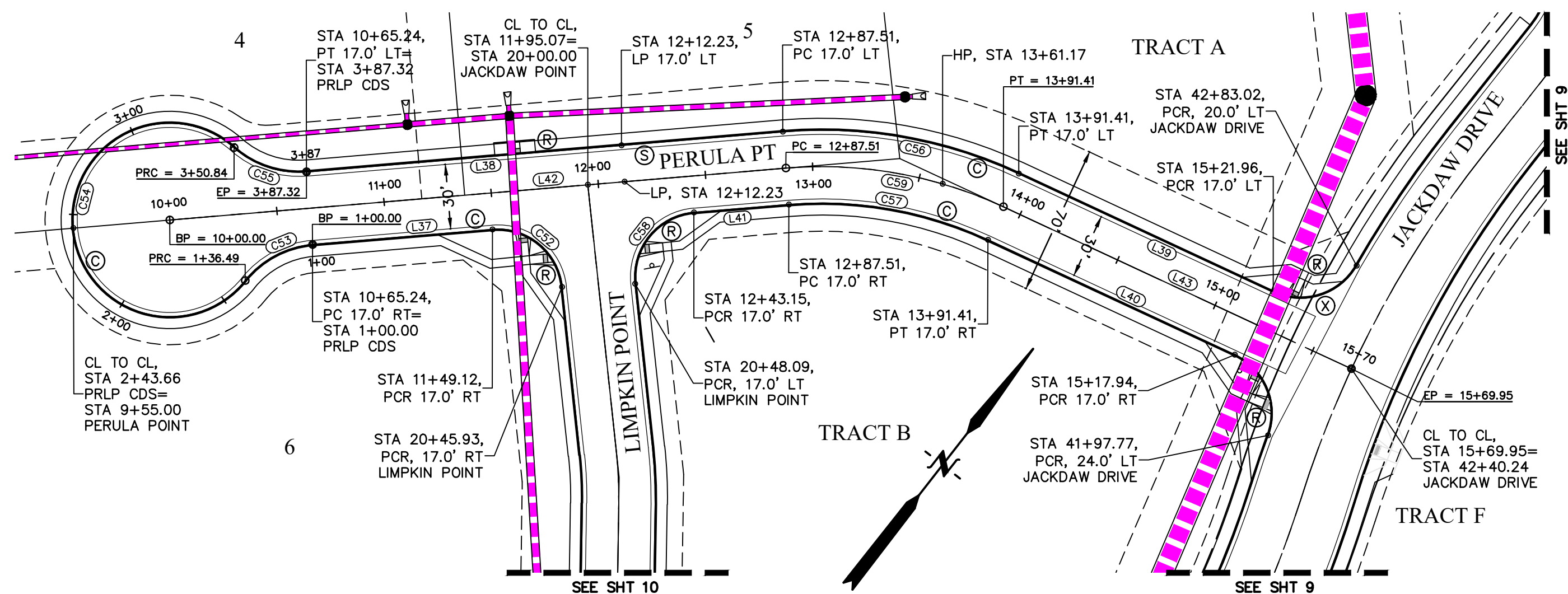
SCALE: 1"=5'

NOTE: PER APPROVED DEVIATION
PCD FILE NO. DEV238



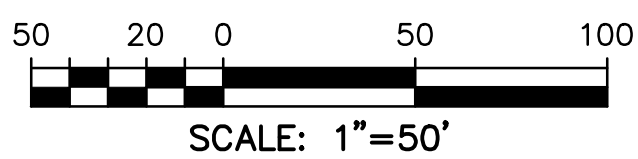
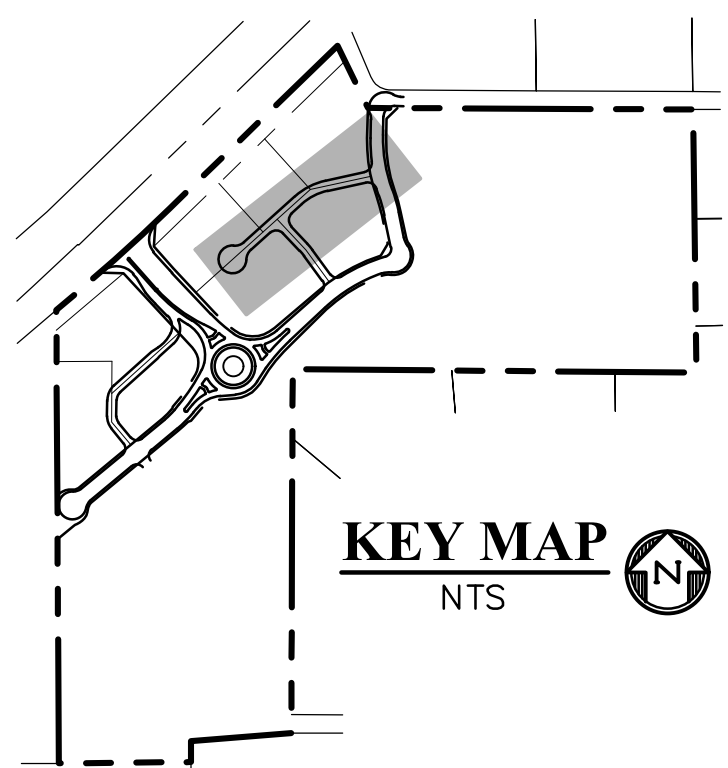
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UNDERGROUND MEMBER UTILITIES.

EL PASO COUNTY FILE # SF2435



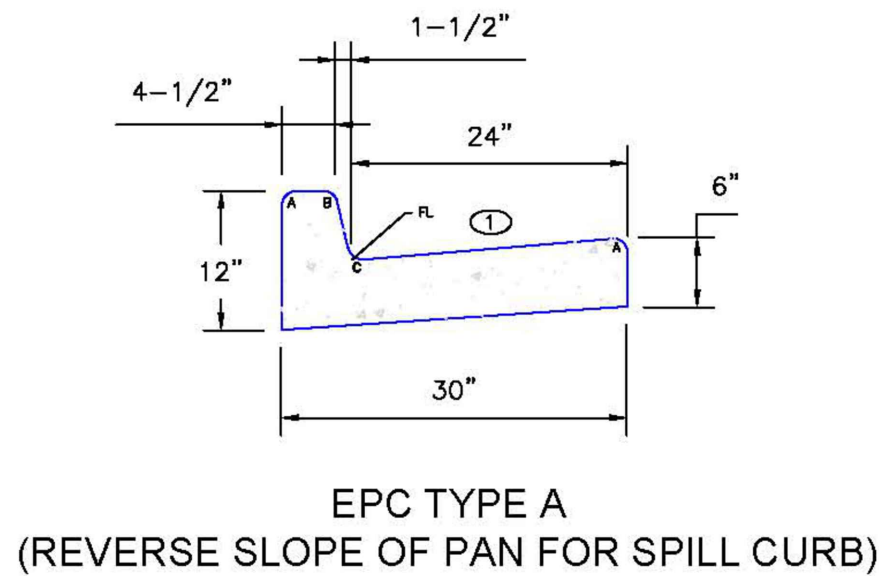
PERULA POINT & CDS FL & CL LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	83.89'	S47°13'26"W
L38	222.27'	S47°13'26"W
L39	130.55'	S76°59'22"W
L40	126.53'	S76°59'22"W
L41	44.36'	S47°13'26"W
L42	287.51'	N47°13'26"E
L43	178.54'	N76°59'22"E

PERULA POINT & CDS FL & CL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C52	46.44'	30.00'	88°41'11"
C53	36.49'	45.00'	46°27'28"
C54	214.35'	45.00'	272°54'56"
C55	36.49'	45.00'	46°27'28"
C56	112.73'	217.00'	29°45'55"
C57	95.07'	183.00'	29°45'55"
C58	47.81'	30.00'	91°18'49"
C59	103.90'	200.00'	29°45'55"



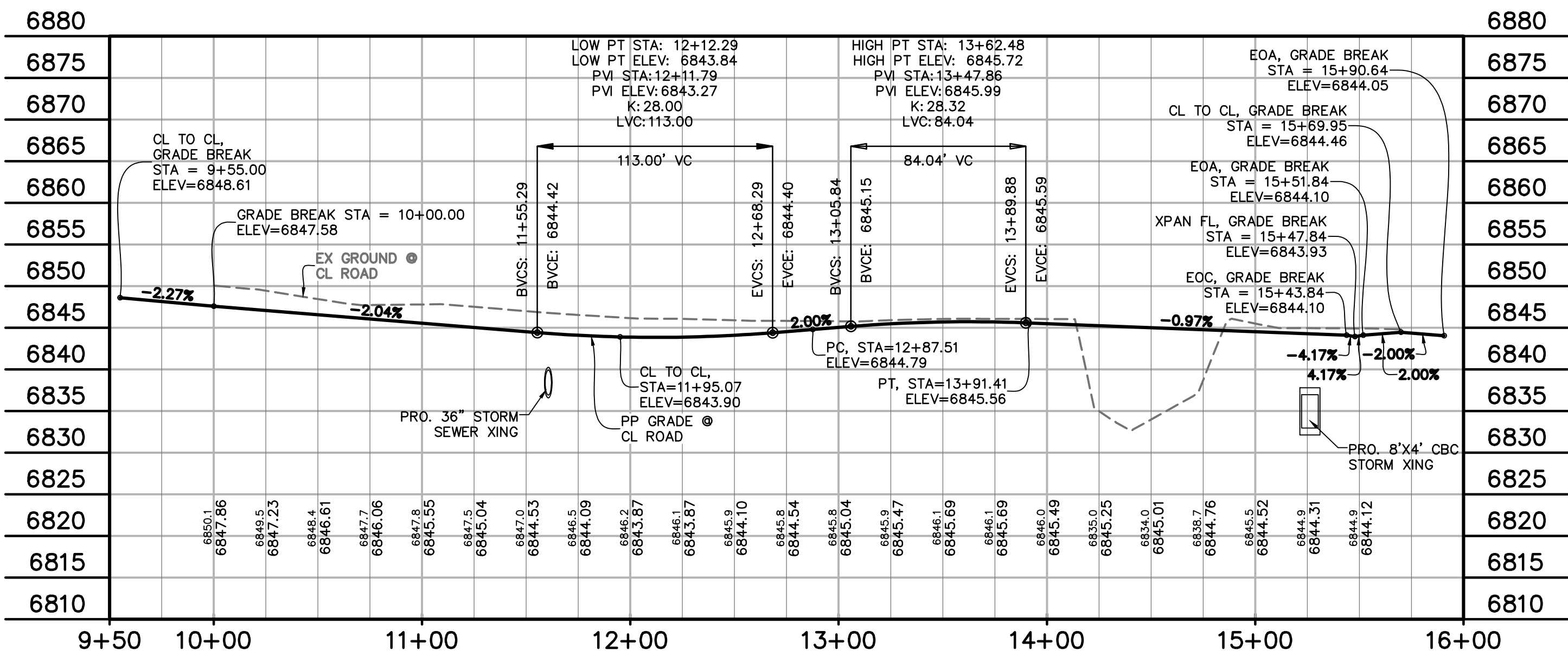
LEGEND

PROPERTY LINE	---
RIGHT OF WAY	---
LOT LINE	---
CENTERLINE ROAD	---
EASEMENT	---
EASEMENT (UTILITY)	---
SIDEWALK	---
POND	---
TRACT LINE	---
PROPOSED SLOPE GRADE	---2.0%---
PROPOSED MAJOR CONTOUR	---6205---
PROPOSED MINOR CONTOUR	---6203---
EXISTING MAJOR CONTOUR	---6205---
EXISTING MINOR CONTOUR	---6203---

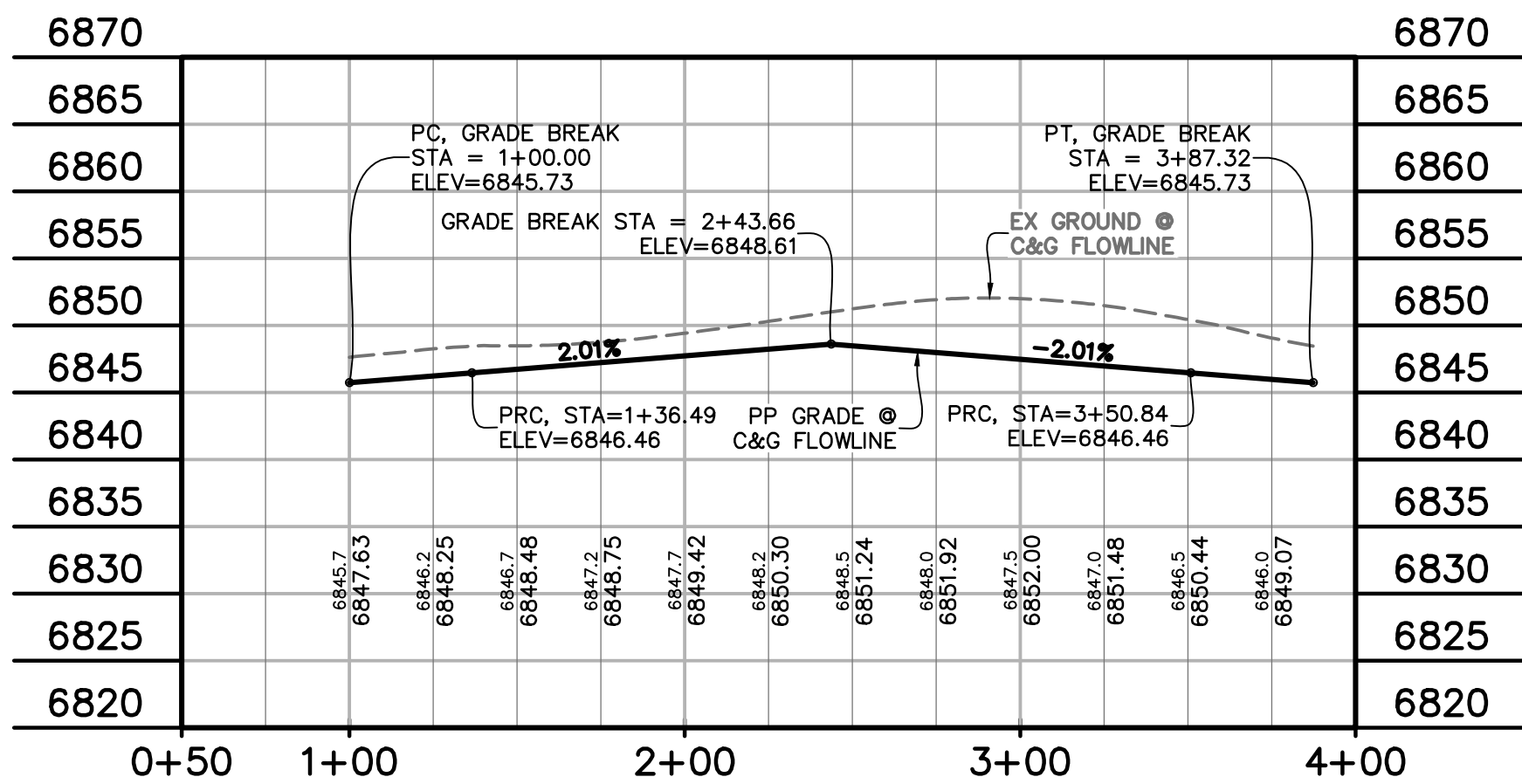


① - GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

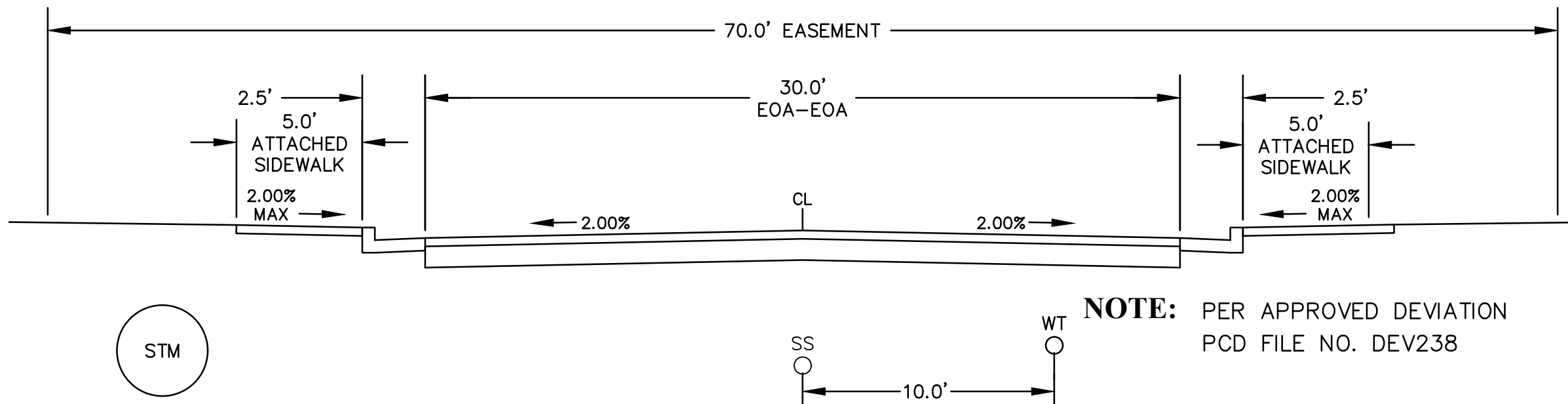
LEGEND FOR RADI	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"



PERULA POINT
STA 9+55.00 - 15+90.64
SCALE: 1"=50'



PERULA POINT CUL-DE-SAC
STA 1+00.00 - 3+87.32
SCALE: 1"=50'



PERULA POINT
(URBAN LOCAL - PRIVATE RD. - DESIGN SPEED: 25 MPH)
SCALE: 1"=5'

ISSUE		DATE
INITIAL ISSUE	12/16/24	
RESUBMITTAL	08/17/26	
DESIGNED BY:		KGV
DRAWN BY:		CGH
CHECKED BY:		TDM
FILE NAME:		COMM RD
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.		
DRAWING SCALE:		
HORIZONTAL: 1" = 50'		
VERTICAL: 1" = 12.5'		
PERULA POINT & CUL-DE-SAC PLAN & PROFILE		
PROJECT NO. 21604-00CSCV		
DRAWING NO.		

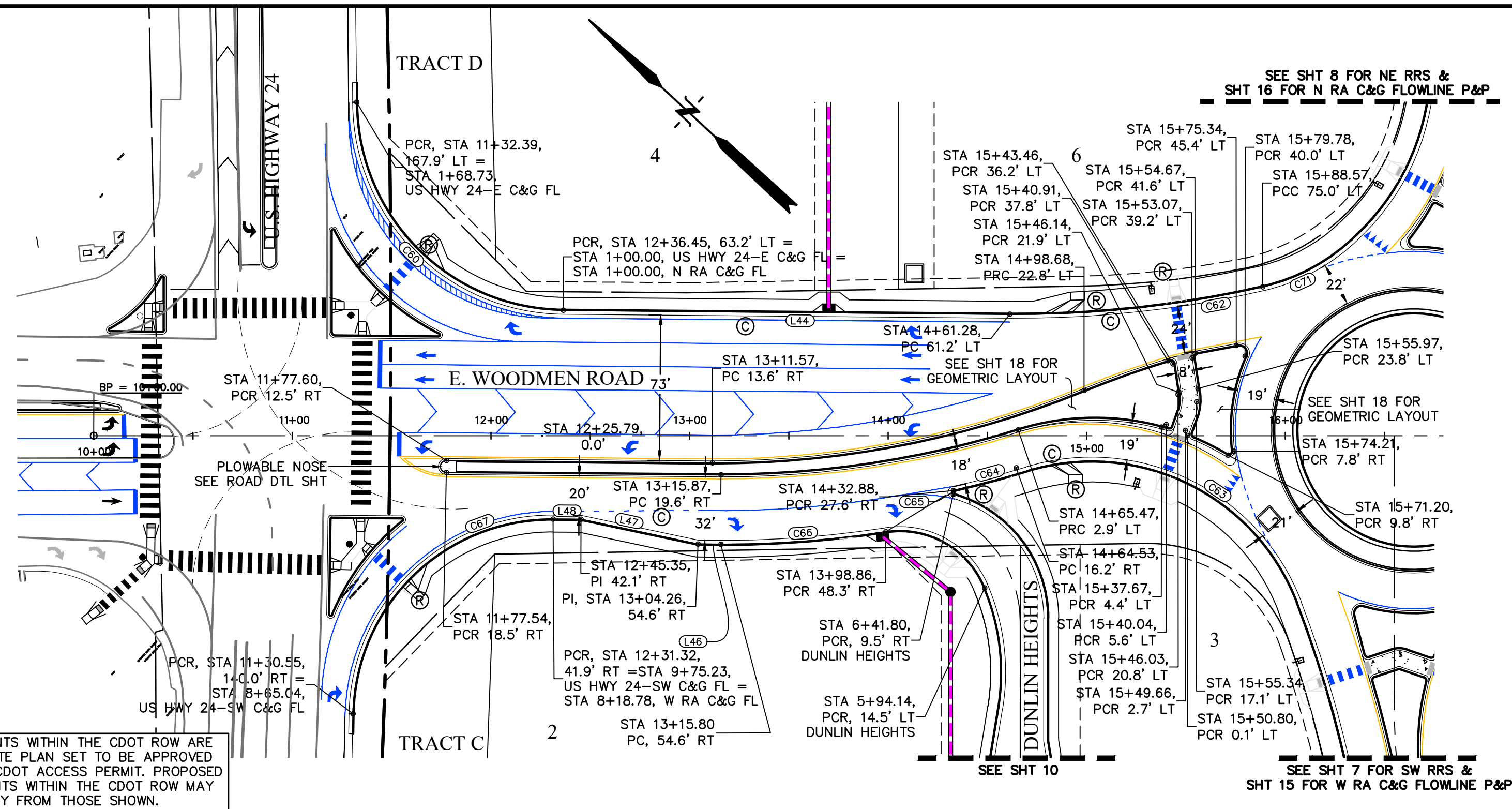


Know what's below.
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CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

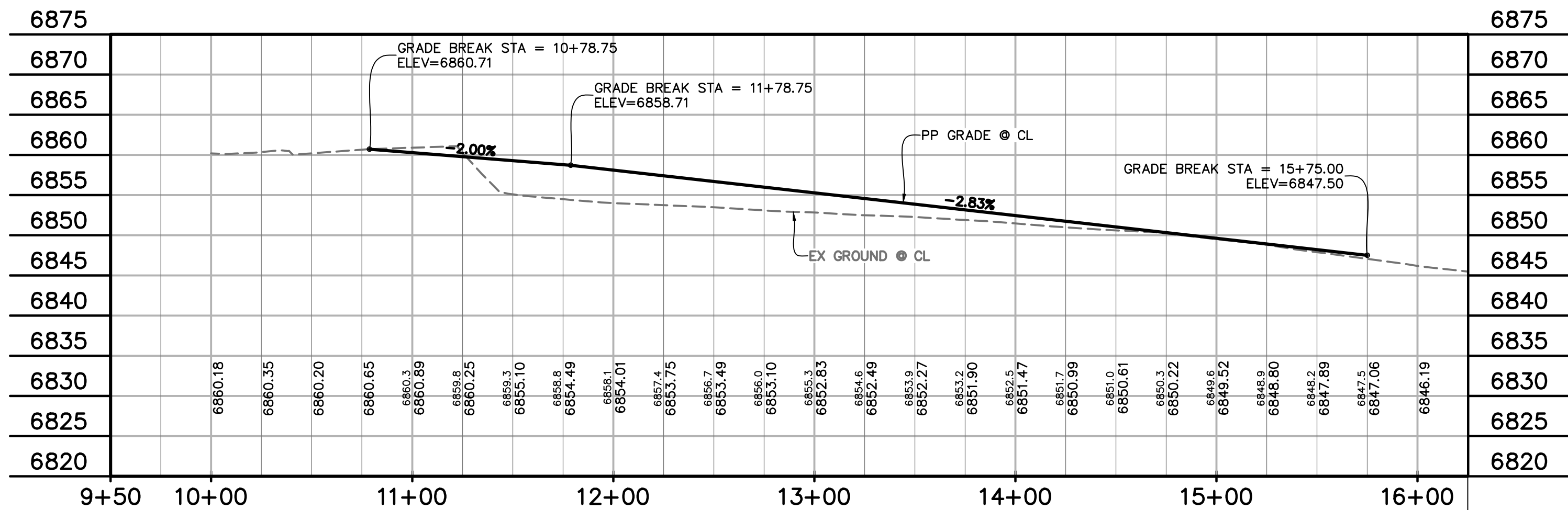
EL PASO COUNTY FILE # SF2435

C11

SHEET: 11 OF 31



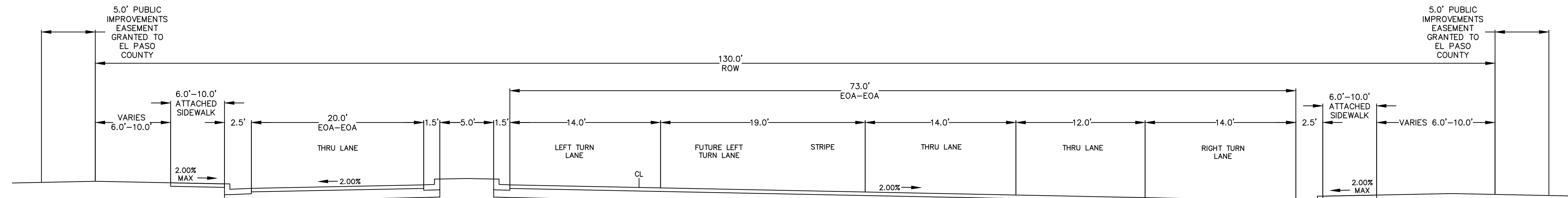
IMPROVEMENTS WITHIN THE CDOT ROW ARE BY SEPARATE PLAN SET TO BE APPROVED UNDER THE CDOT ACCESS PERMIT. PROPOSED IMPROVEMENTS WITHIN THE CDOT ROW MAY VARY FROM THOSE SHOWN.



WOODMEN ROAD
STA 10+78.75 - 15+75.00
SCALE: 1"=50'

LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

① - GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.



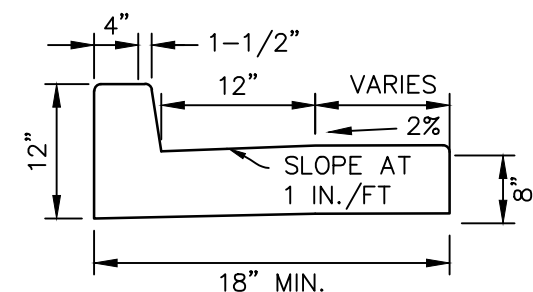
WOODMEN ROAD

(URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 130' ROW - DESIGN SPEED: 25 MPH)

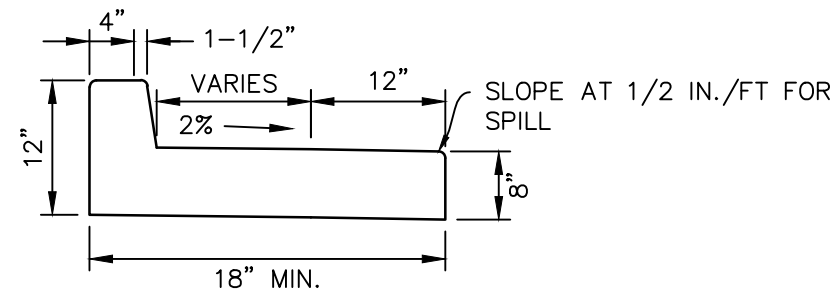
SCALE: 1"=5'

WOODMEN ROAD FL & CL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C60	163.72'	105.00'	89°20'19"
C62	128.33'	549.97'	13°22'08"
C63	166.70'	111.00'	86°02'48"
C64	38.25'	521.00'	4°12'25"
C65	2.64'	1.00'	151°31'45"
C66	83.39'	535.00'	8°55'49"
C67	156.00'	100.00'	89°23'03"
C71	54.64'	98.00'	31°56'49"

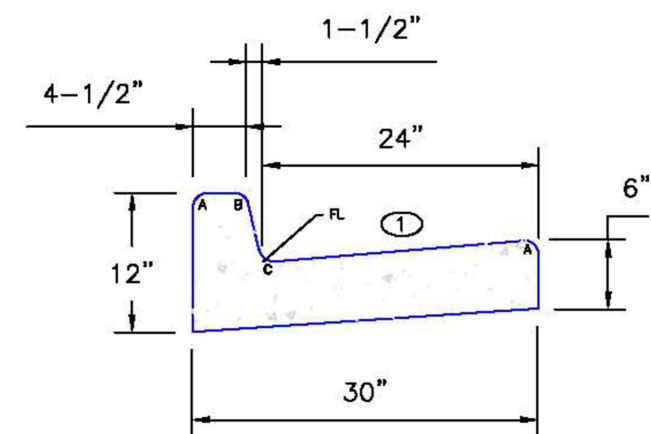
WOODMEN ROAD FL & CL LINE TABLE		
LINE #	LENGTH	DIRECTION
L44	224.84'	N42°15'51"W
L46	11.54'	S42°21'52"E
L47	60.22'	S30°47'29"E
L48	13.97'	S42°17'09"E



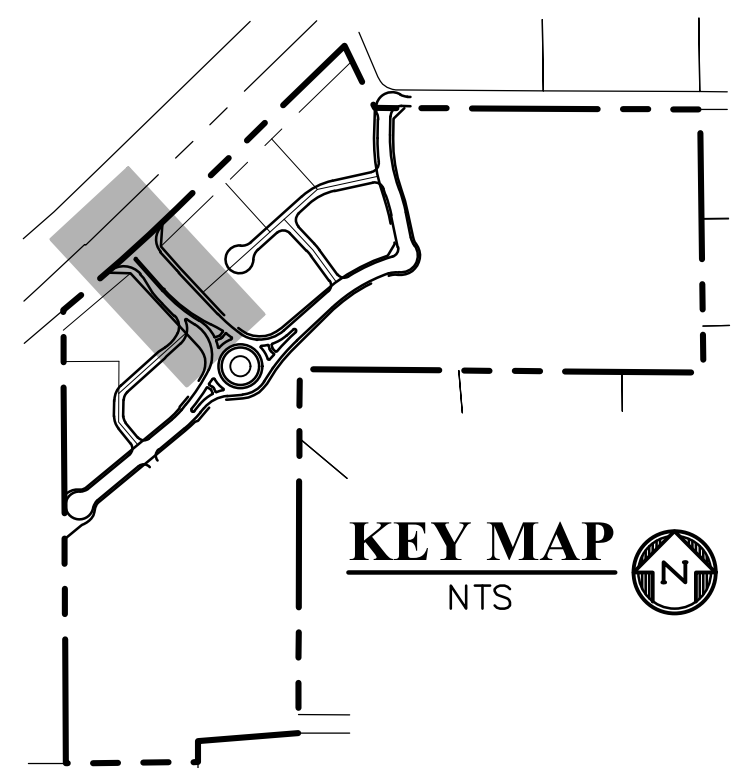
SPLITTER ISLAND CURB/GUTTER (CATCH)
NTS



SPLITTER ISLAND CURB/GUTTER (SPILL)
NTS



EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)

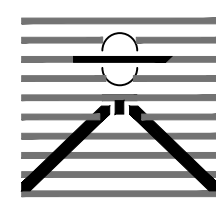


SCALE: 1"=50'

LEGEND

PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
EASEMENT	-----
EASEMENT (UTILITY)	-----
SIDEWALK	-----
POND	-----
TRACT LINE	-----
PROPOSED SLOPE GRADE	----- -2.0%
PROPOSED MAJOR CONTOUR	----- 6205
PROPOSED MINOR CONTOUR	----- 6203
EXISTING MAJOR CONTOUR	----- 6205
EXISTING MINOR CONTOUR	----- 6203
LOT NUMBER	----- 7
EXISTING	----- EX
PROPOSED	----- PP
PEDESTRIAN RAMP (SEE SHT 22 FOR DETAILS)	----- (R)
EPC TYPE A C&G (CATCH)	----- (C)
EPC TYPE A C&G (SPILL)	----- (S)
8' CROSSSPAN (SEE SHT 22 FOR DETAILS)	----- (X)
CURB & GUTTER	----- C&G
TOP FRONT CURB	----- TFC
EDGE OF SIDEWALK	----- EOS
CENTERLINE	----- CL
PLAN & PROFILE	----- P&P
SOUTHWEST RETAIL ROW ST.	----- SW RRS
SOUTHEAST	----- SE
WEST ROUNDABOUT	----- W RA
EAST WOODMEN ROAD	----- E WMR
NORTH ROUNDABOUT	----- N RA
NORTHEAST RETAIL ROW ST.	----- NE RRS

PREPARED BY:



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

CLIENT:

PT FALCON FIELD, LLC

1864 WOODMOOR DRIVE
MONUMENT, CO 80132
(719) 476-0800
CONTACT: STEVE ROSSOLL

CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1

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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	COMM RD

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

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 12.5'

WOODMEN ROAD
PLAN & PROFILE

PROJECT NO. 21604-00CSCV
DRAWING NO.

C12

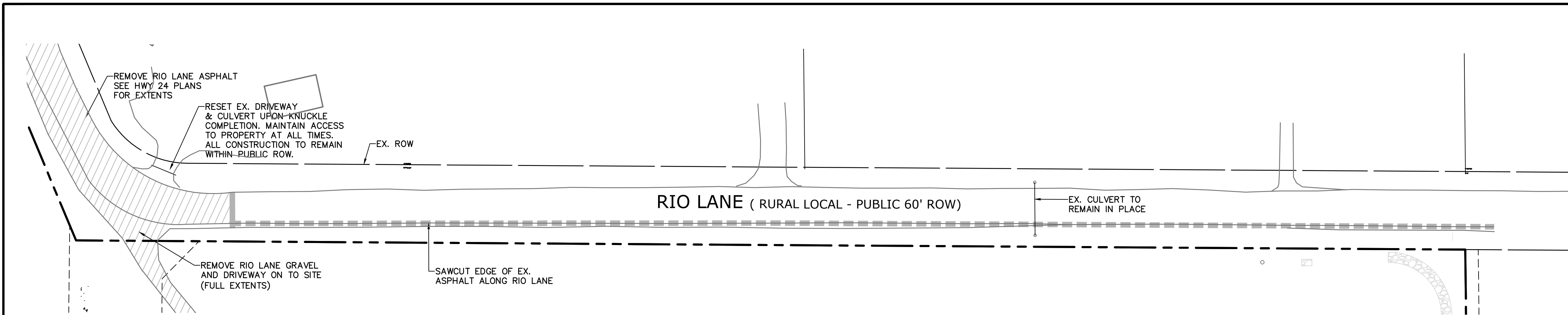
SHEET: 12 OF 31



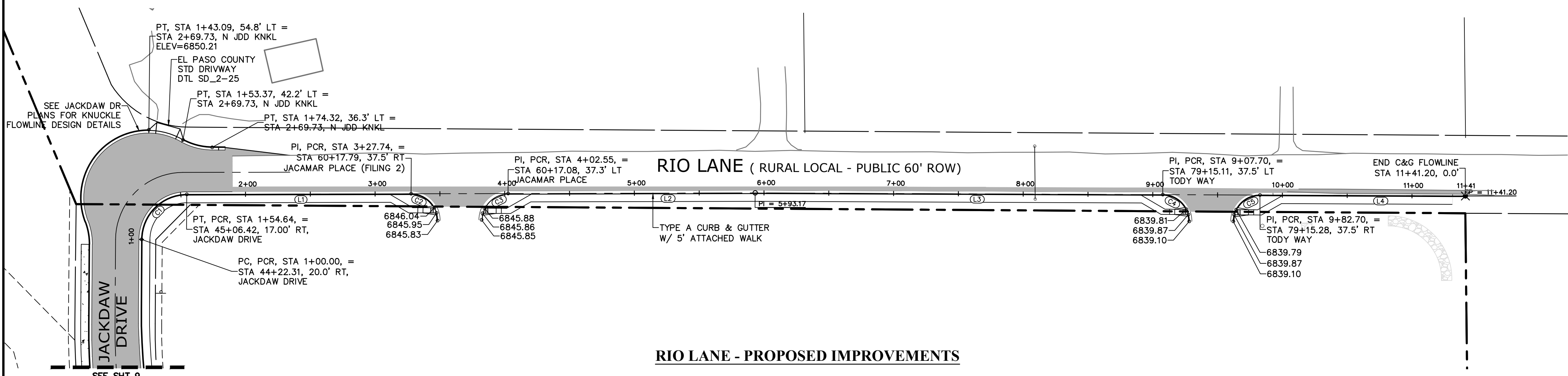
Know what's below.
Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE
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UNDERGROUND MEMBER UTILITIES.

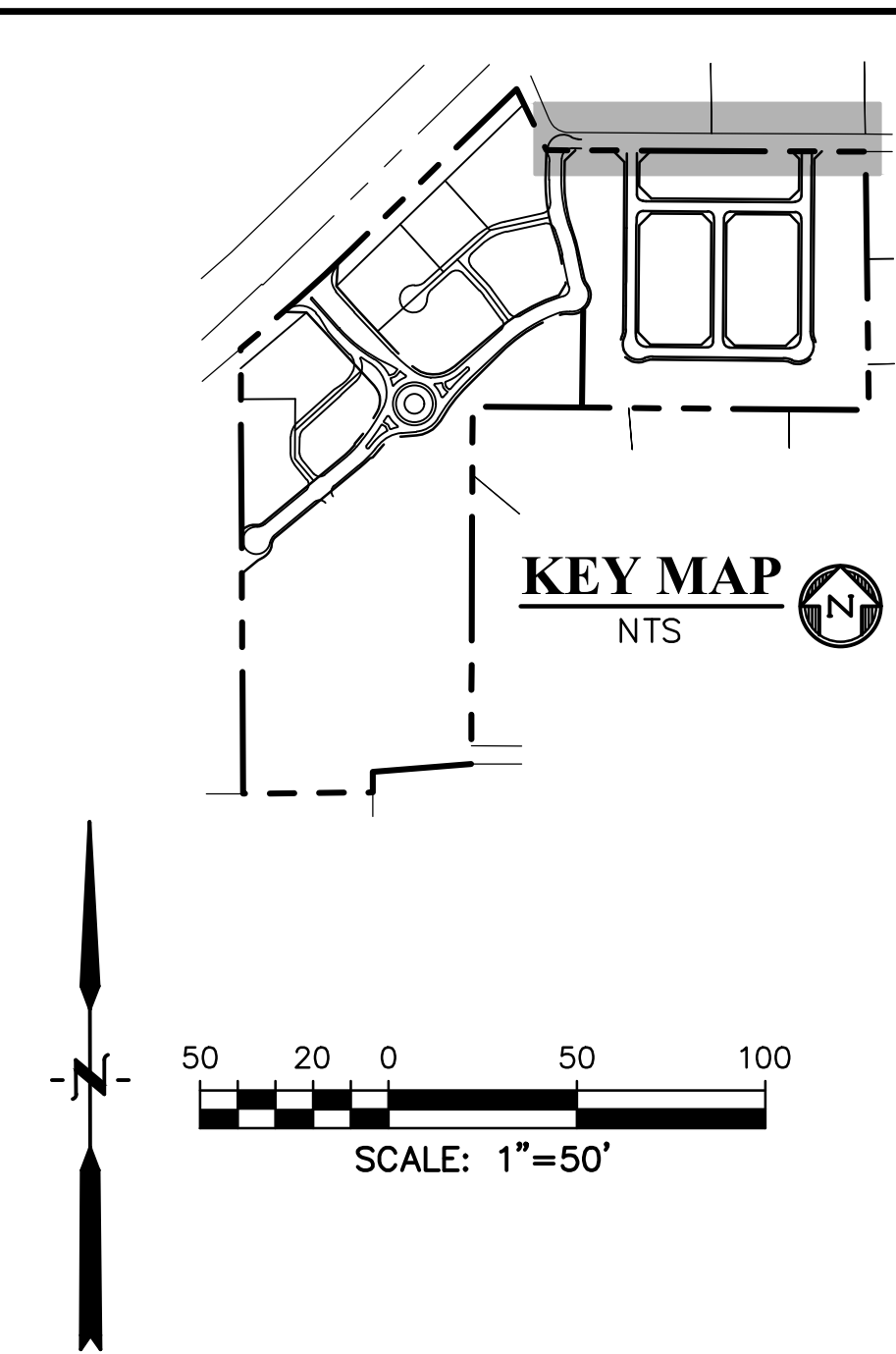
EL PASO COUNTY FILE # SF2435



RIO LANE - DEMO



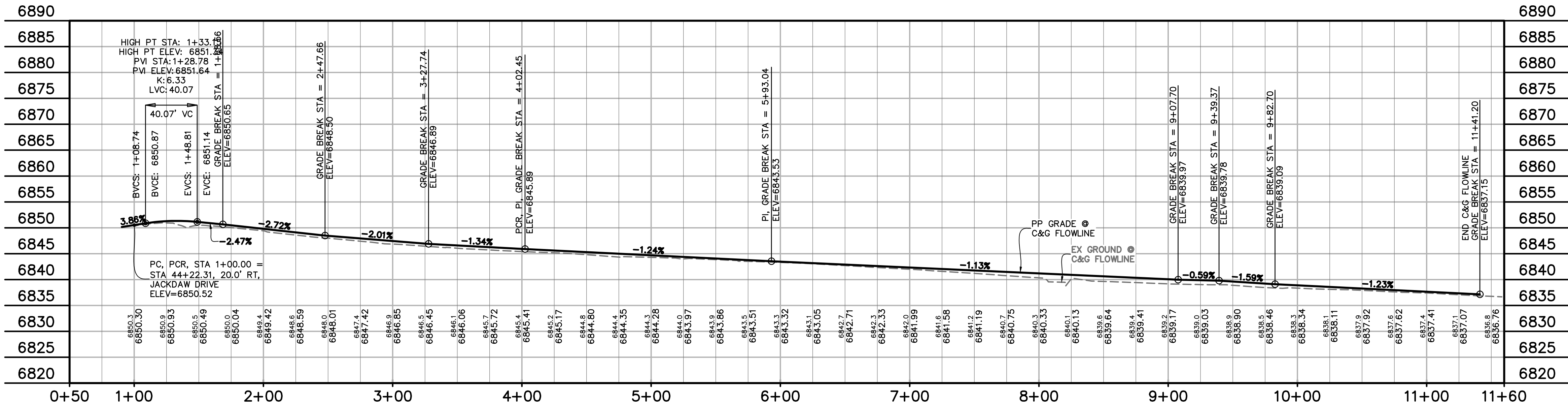
RIO LANE - PROPOSED IMPROVEMENTS



LEGEND

PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
ALIGNMENT	-----
EASEMENT	-----
SAWCUT LINE	-----
SIDEWALK	-----
ASPHALT & GRAVEL REMOVAL	-----
PROPOSED ASPHALT PAVEMENT ON SITE SECTION 5" HMA ON 6" ABC OR AS DIRECTED BY GEOTECHNICAL REPORT APPROVED BY EL PASO COUNTY	-----

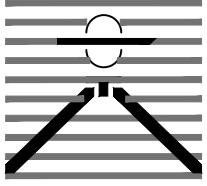
FURTHER SOILS INVESTIGATION TO BE COMPLETED AT TIME OF PAVEMENT REPORT TO ESTABLISH ANY NECESSARY MITIGATION OF GROUNDWATER OR SUBGRADE CONDITIONS FOR RIO LANE WIDENING



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	173.10'	S89°50'26"W
L2	190.62'	S89°50'26"W
L3	314.53'	N89°45'00"W
L4	158.50'	N89°45'00"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	54.63'	35.00'	89°26'09"
C2	32.28'	20.50'	90°13'19"
C3	32.01'	20.50'	89°27'45"
C4	32.25'	20.50'	90°07'41"
C5	32.16'	20.50'	89°52'19"

PREPARED BY:


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

CLIENT:

PT FALCON FIELD, LLC
1864 WOODMOOR DRIVE
MONUMENT, CO 80132
(719) 476-0800
CONTACT: STEVE ROSSOLL

CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	WDMN RIO

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

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 12.5'

RIO LANE
IMPROVEMENTS
PLAN & PROFILES

PROJECT NO. 21604--00CSCV
DRAWING NO.

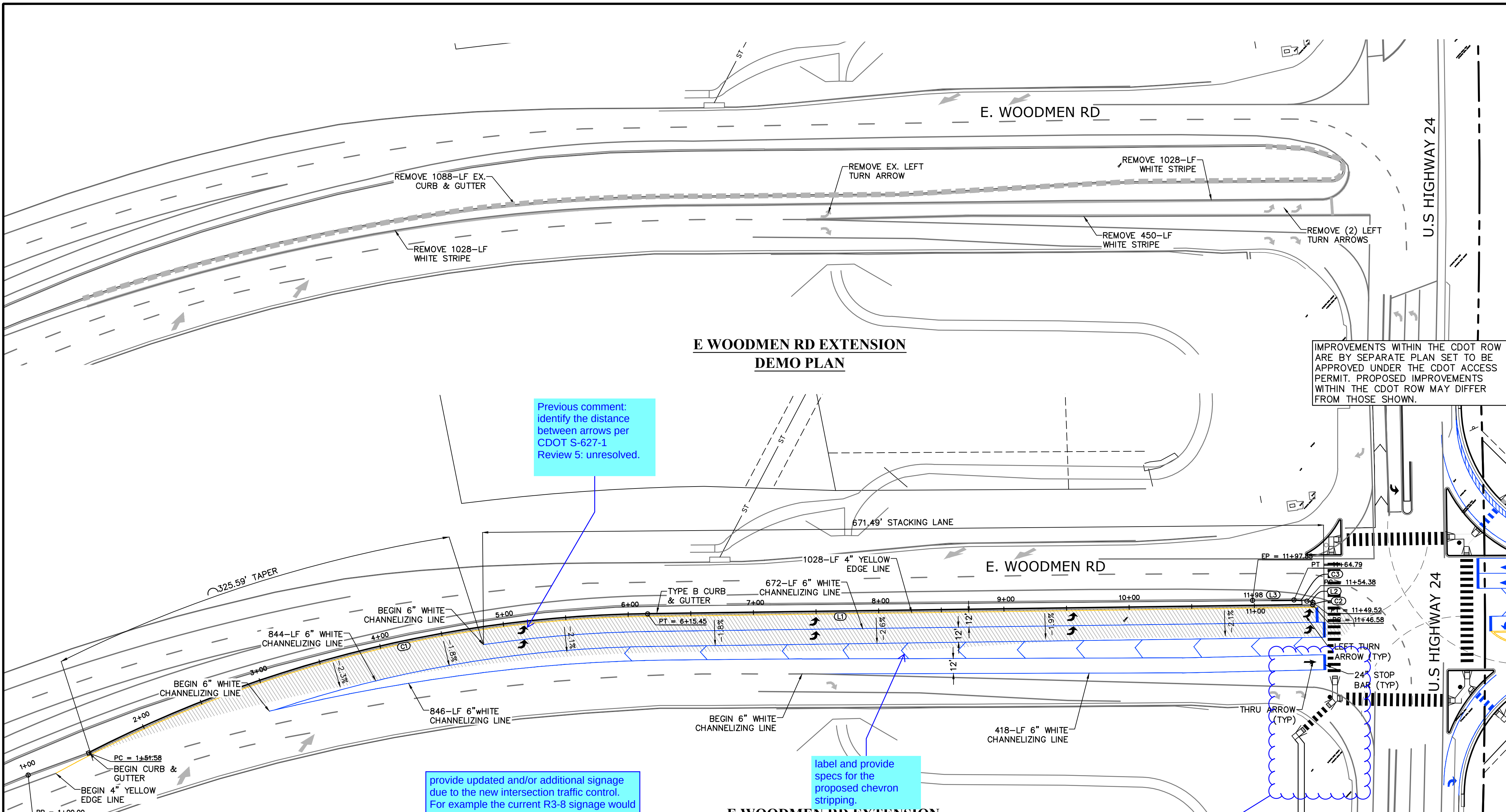
C13

SHEET: 13 OF 31



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EL PASO COUNTY FILE # SF2435

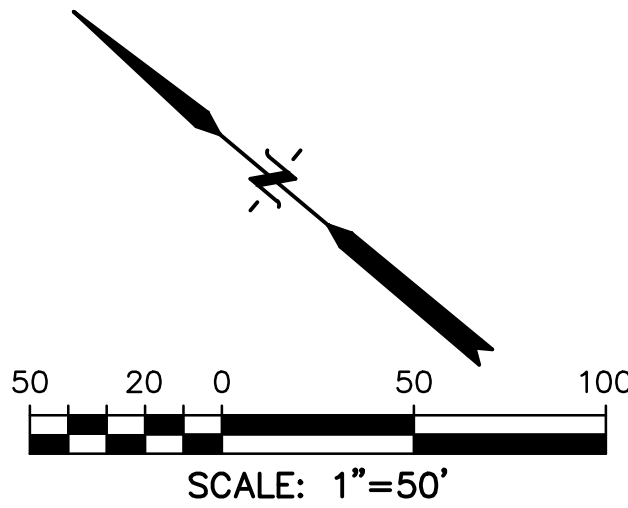
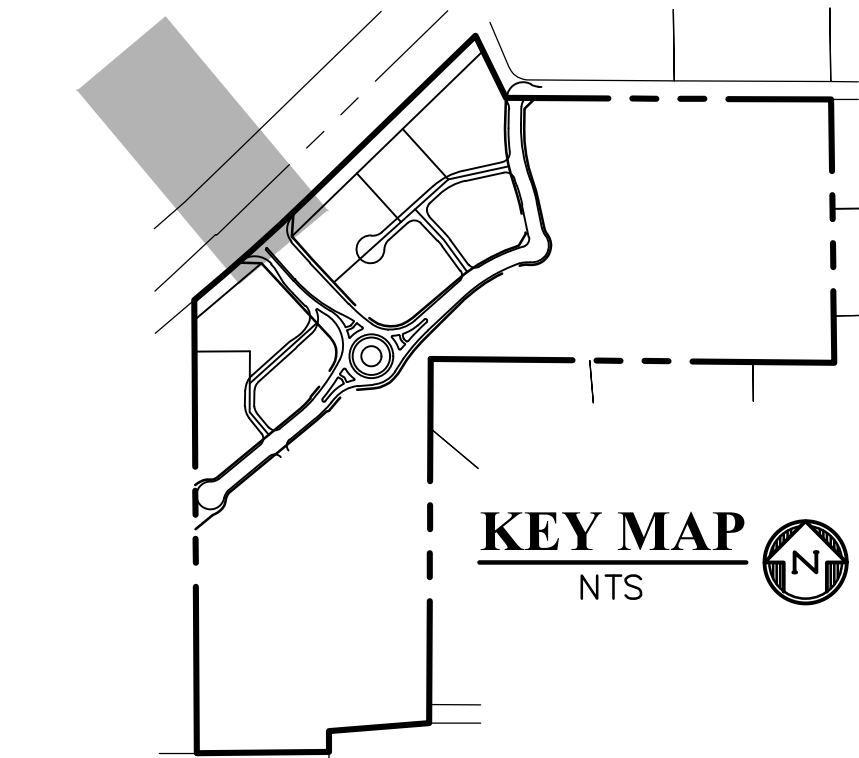


Previous comment:
identify the distance
between arrows per
CDOT S-627-1
Review 5: unresolved.

provide updated and/or additional signage
due to the new intersection traffic control.
For example the current R3-8 signage would
need to change due to the new through
movement.

label and provide
specs for the
proposed chevron
stripping.

missing island
linework



LEGEND

PROPERTY LINE	---
RIGHT OF WAY	----
LOT LINE	----
CENTERLINE ROAD	----
EASEMENT	----
EASEMENT (UTILITY)	----
SIDEWALK	----
PROPOSED SLOPE GRADE	----
PROPOSED ASPHALT PAVEMENT	----
ONSITE SECTION 5" HMA ON 6" ABC OR	----
AS DIRECTED BY GEOTECHNICAL REPORT	----
APPROVED BY EL PASO COUNTY	----

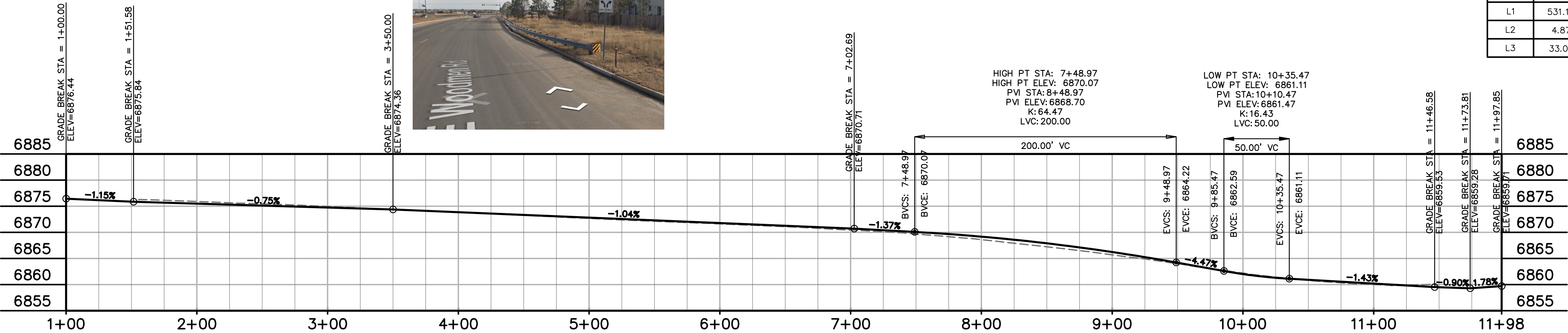
**E WOODMEN RD EXTENSION
STRIPING & IMPROVEMENTS**

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	531.13'	N42°46'59"W
L2	4.87'	S30°41'00"E
L3	33.06'	S42°36'32"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	463.87'	1008.00'	26°22'01"
C2	2.93'	1.00'	168°06'55"
C3	10.40'	49.96'	11°55'59"



**E WOODMEN RD EXTENSION
CURB FLOWLINE PROFILE**

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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CONSTRUCTION DOCUMENTS FOR:

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PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26
DESIGNED BY:	KGW
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	WDMN2

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

DRAWING SCALE:
HORIZONTAL: 1" = 50"
VERTICAL: 1" = 12.5'

**E. WOODMEN RD
TURN LANE
EXTENSION**

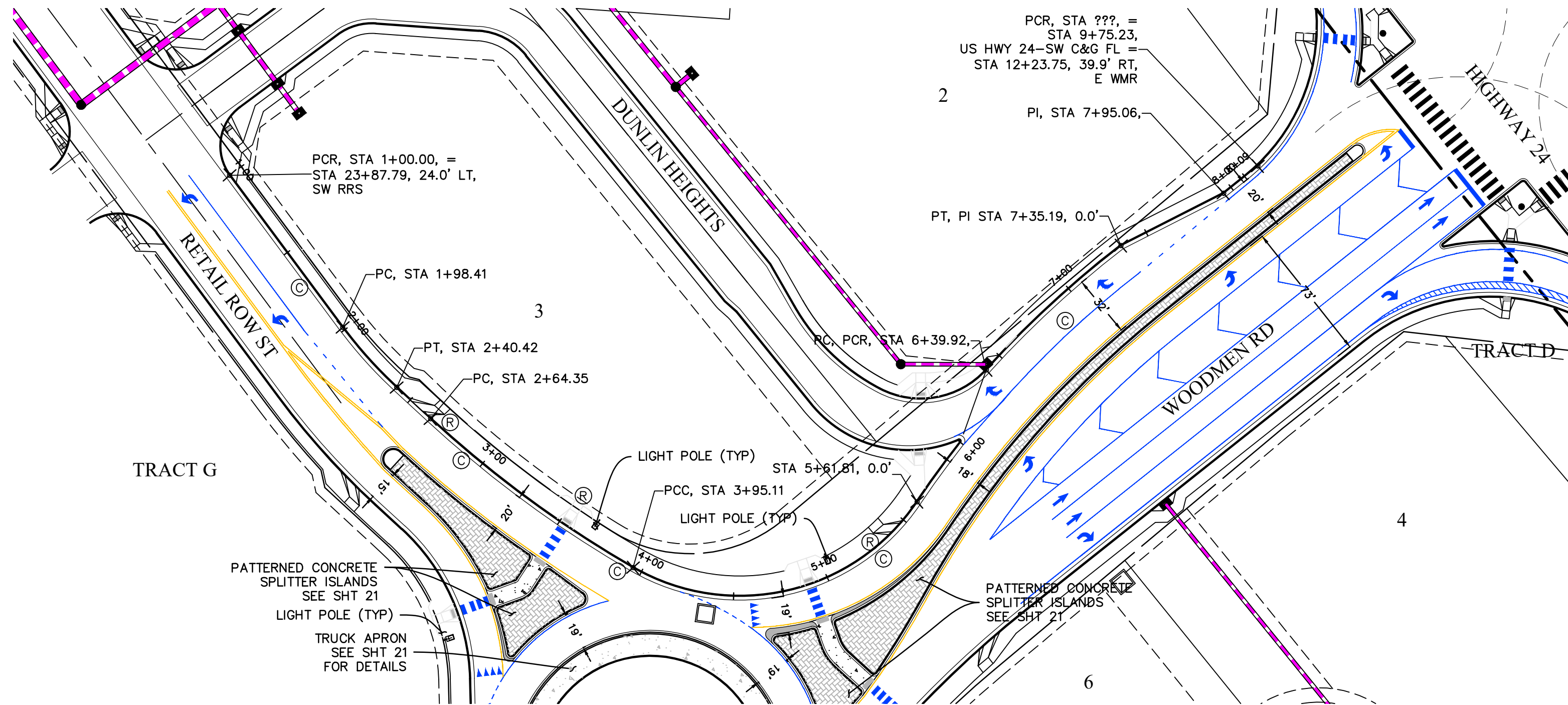
PROJECT NO. 21604--00CSCV
DRAWING NO.

C14

SHEET: 14 OF 31

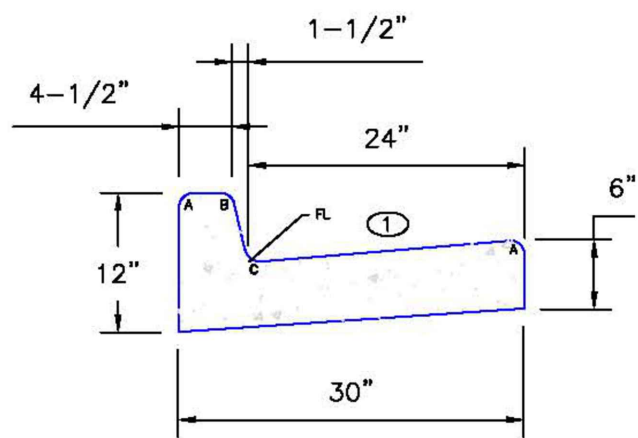
811 Know what's below.
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EL PASO COUNTY FILE # SF2435



WEST ROUNDABOUT C&G LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	28.71'	N38°51'43"E
L15	12.33'	N60°54'24"W
L16	12.66'	N23°52'18"W
L17	12.21'	S23°52'18"E

WEST ROUNDABOUT C&G CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C19	2.98'	2.00'	85°15'51"
C20	53.48'	136.00'	22°31'50"
C21	17.28'	5.50'	180°00'00"
C22	85.29'	621.00'	7°52'08"
C23	3.08'	2.00'	88°06'00"
C24	1.29'	2.00'	37°02'06"



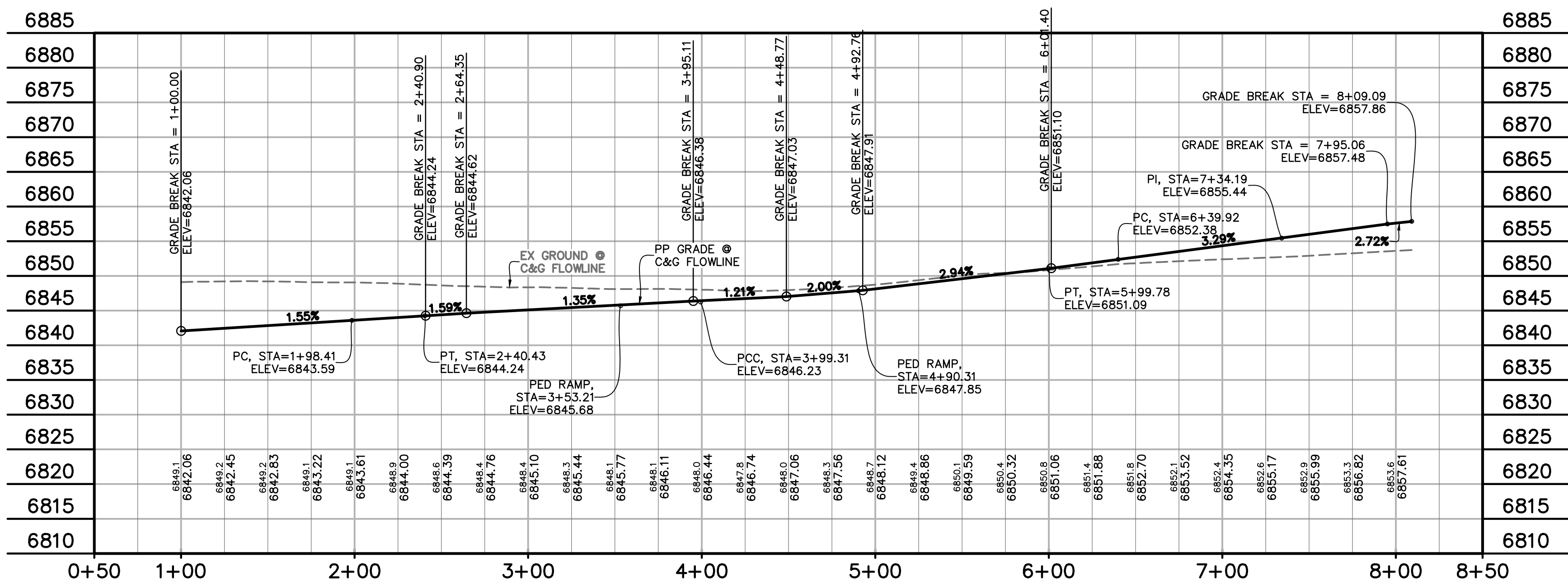
EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)

① - GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

LEGEND FOR RADI	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

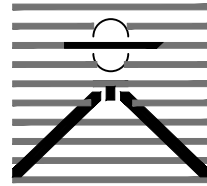
LEGEND

PROPERTY LINE	---
RIGHT OF WAY	---
LOT LINE	---
CENTERLINE ROAD	---
EASEMENT	---
EASEMENT (UTILITY)	---
SIDEWALK	---
POND	---
TRACT LINE	---
PROPOSED SLOPE GRADE	--- -2.0%
PROPOSED MAJOR CONTOUR	--- 6205
PROPOSED MINOR CONTOUR	--- 6203
EXISTING MAJOR CONTOUR	--- 6205
EXISTING MINOR CONTOUR	--- 6203
LOT NUMBER	7
EXISTING	EX
PROPOSED	PP
PEDESTRIAN RAMP (SEE SHT 22 FOR DETAILS)	⑧
EPC TYPE A C&G (CATCH)	③
EPC TYPE A C&G (SPILL)	⑤
8' CROSSSPAN (SEE SHT 22 FOR DETAILS)	⑨
CURB & GUTTER	C&G
TOP FRONT CURB	TFC
EDGE OF SIDEWALK	EOS
CENTERLINE	CL
PLAN & PROFILE	P&P
SOUTHWEST RETAIL ROW ST.	SW RRS
SOUTHEAST	SE
WEST	W
EAST WOODMEN ROAD	E WMR
SHEET	SHT
SIDEWALK	SW



WEST ROUNDABOUT C&G FLOWLINE
STA 1+00.00 - 8+15.50
SCALE: 1"=50'

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
101 SAWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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CLIENT:

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CONSTRUCTION DOCUMENTS FOR:
THE COMMONS AT FALCON FIELD
FILING No. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	ROUNDABOUT

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

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 12.5'

W ROUNDABOUT
C&G FLOWLINE
PLAN & PROFILES

PROJECT NO. 21604-00CSCV
DRAWING NO.

C15

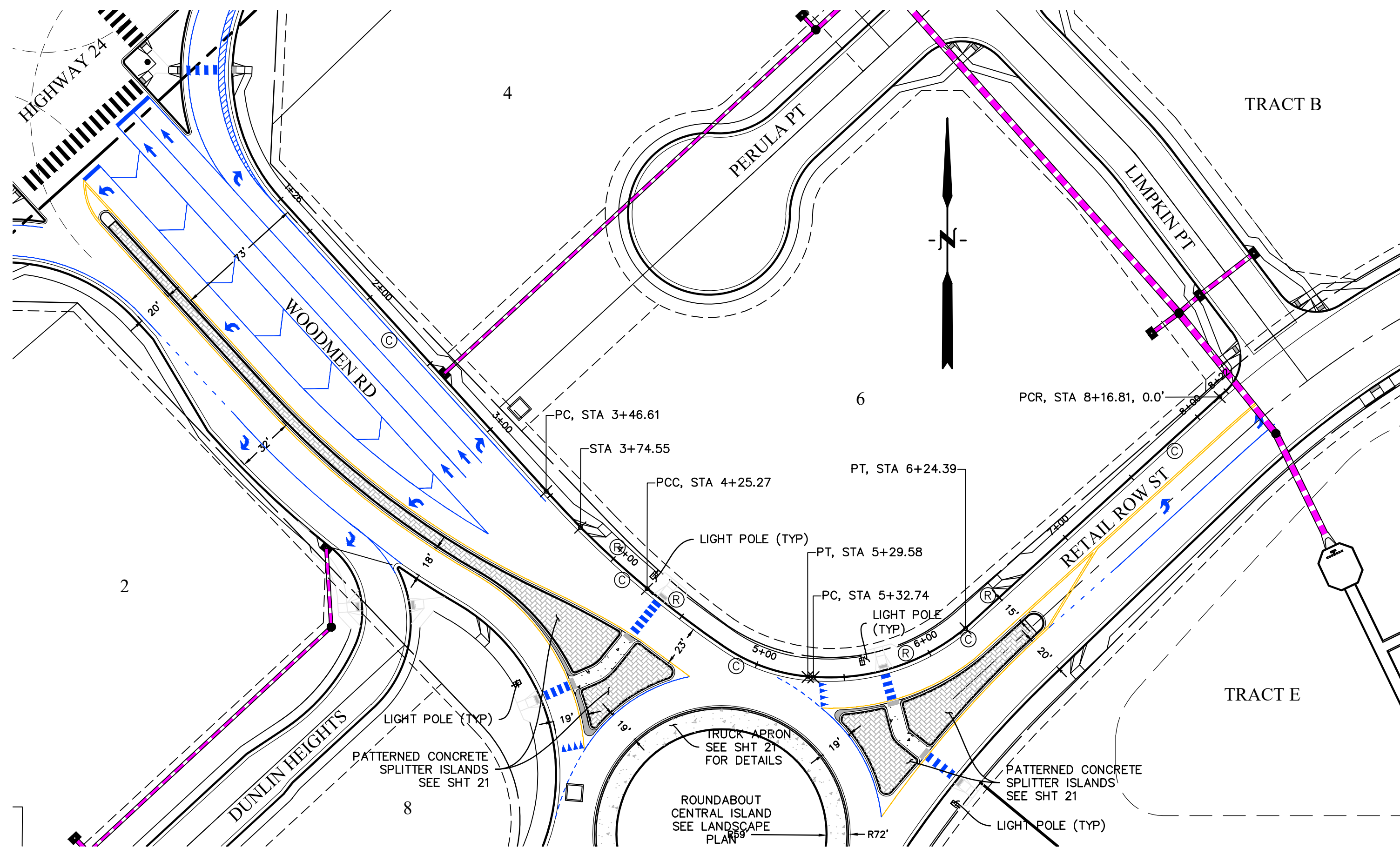
SHEET: 15 OF 31



Know what's below.
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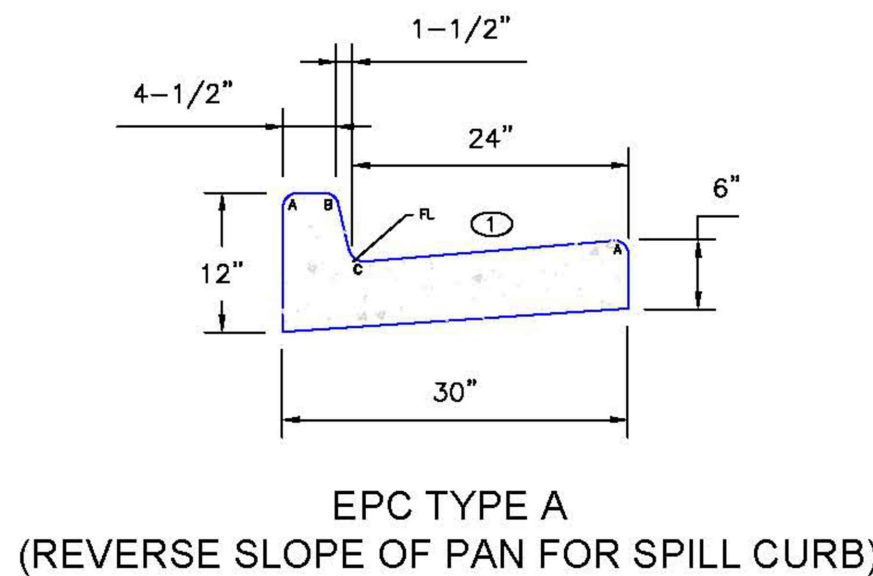
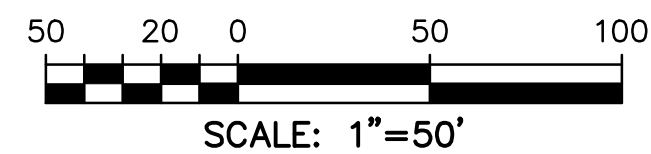
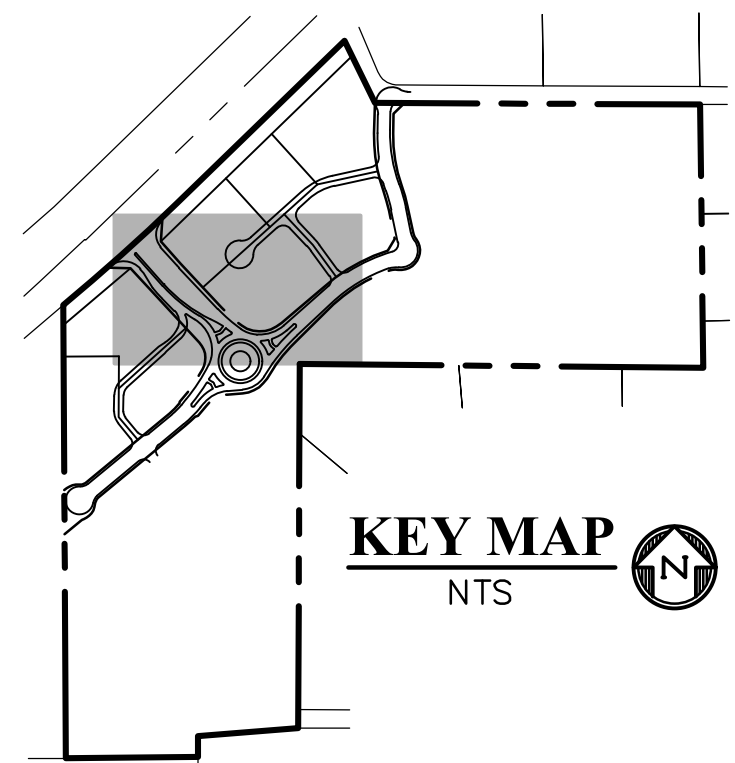
CALL 2-BUSINESS DAYS IN ADVANCE
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UNDERGROUND MEMBER UTILITIES.

EL PASO COUNTY FILE # SF2435



NORTH ROUNDABOUT C&G LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	11.92'	S60°54'24"E
L19	20.40'	S32°34'42"W

NORTH ROUNDABOUT C&G CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C23	3.08'	2.00'	88°06'00"
C24	1.29'	2.00'	37°02'06"
C25	3.10'	2.00'	88°55'04"
C26	7.76'	12.00'	37°02'06"

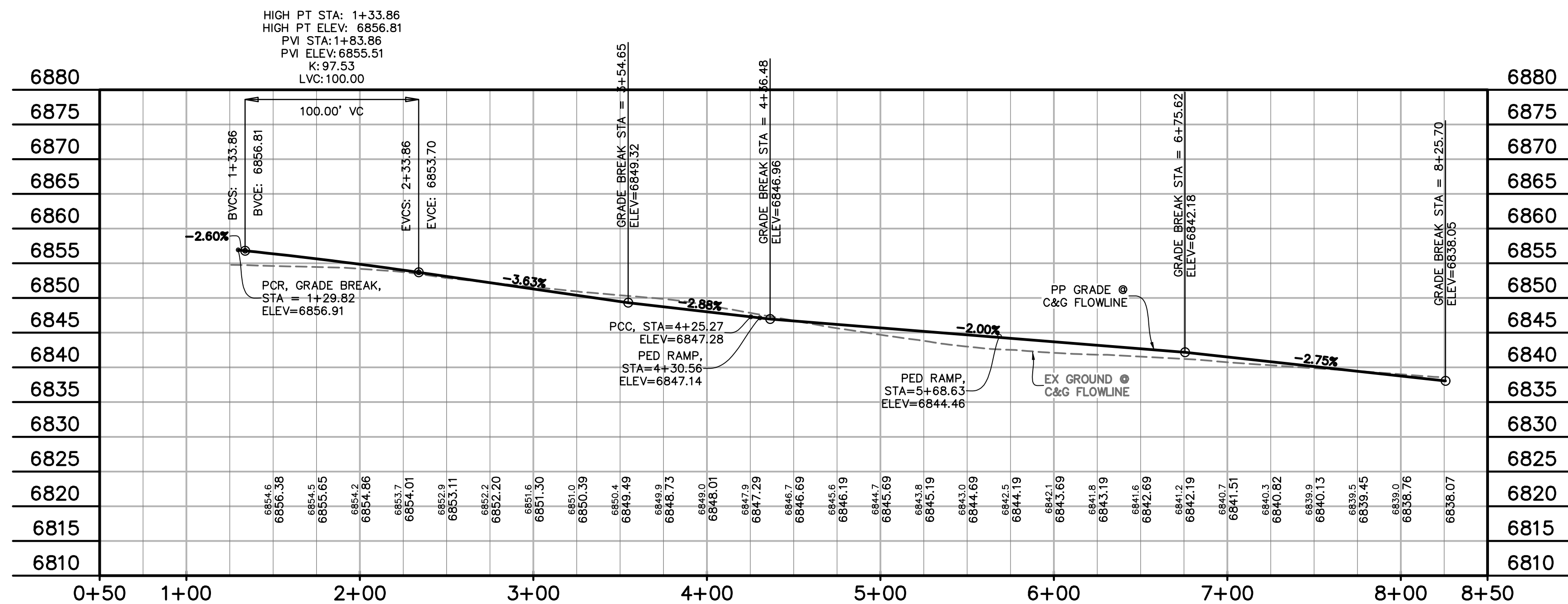


① - GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

LEGEND FOR RADI	
A	1/8" TO 1/4"
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C	1-1/2" TO 2"

LEGEND

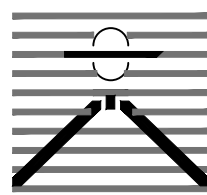
PROPERTY LINE	---
RIGHT OF WAY	---
LOT LINE	---
CENTERLINE ROAD	---
EASEMENT	---
EASEMENT (UTILITY)	---
SIDEWALK	---
POND	---
TRACT LINE	---
PROPOSED SLOPE GRADE	--- -2.0%
PROPOSED MAJOR CONTOUR	--- 6205
PROPOSED MINOR CONTOUR	--- 6203
EXISTING MAJOR CONTOUR	--- 6205
EXISTING MINOR CONTOUR	--- 6203
LOT NUMBER	7
EXISTING	EX
PROPOSED	PP
PEDESTRIAN RAMP (SEE SHT 20 FOR DETAILS)	Ⓡ
EPC TYPE A C&G (CATCH)	Ⓢ
EPC TYPE A C&G (SPILL)	Ⓢ
8' CROSSSPAN (SEE SHT 20 FOR DETAILS)	ⓧ
CURB & GUTTER	C&G
TOP FRONT CURB	TFC
EDGE OF SIDEWALK	EOS
CENTERLINE	CL
PLAN & PROFILE	P&P
SOUTHWEST RETAIL ROW ST. CUL-DE-SAC	SW RRS CDS
SOUTHEAST	SE
WEST	W
WOODMEN ROAD	WMR
SHEET	SHT
SIDEWALK	SW



NORTH ROUNDABOUT C&G FLOWLINE

STA 1+00.00 - 8+16.81
SCALE: 1"=50'

PREPARED BY:



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

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1864 WOODMOOR DRIVE
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CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1

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PEYTON, EL PASO COUNTY, COLORADO

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INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	ROUNDABOUT

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

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 12.5'

N ROUNDABOUT
C&G FLOWLINE
PLAN & PROFILES

PROJECT NO. 21604--00CSCV
DRAWING NO.

C16

SHEET: 16 OF 31



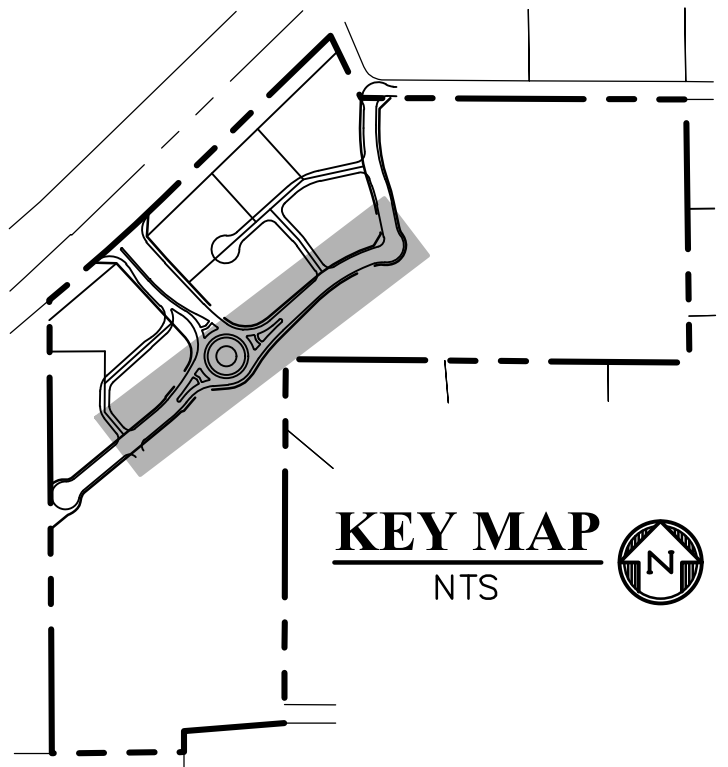
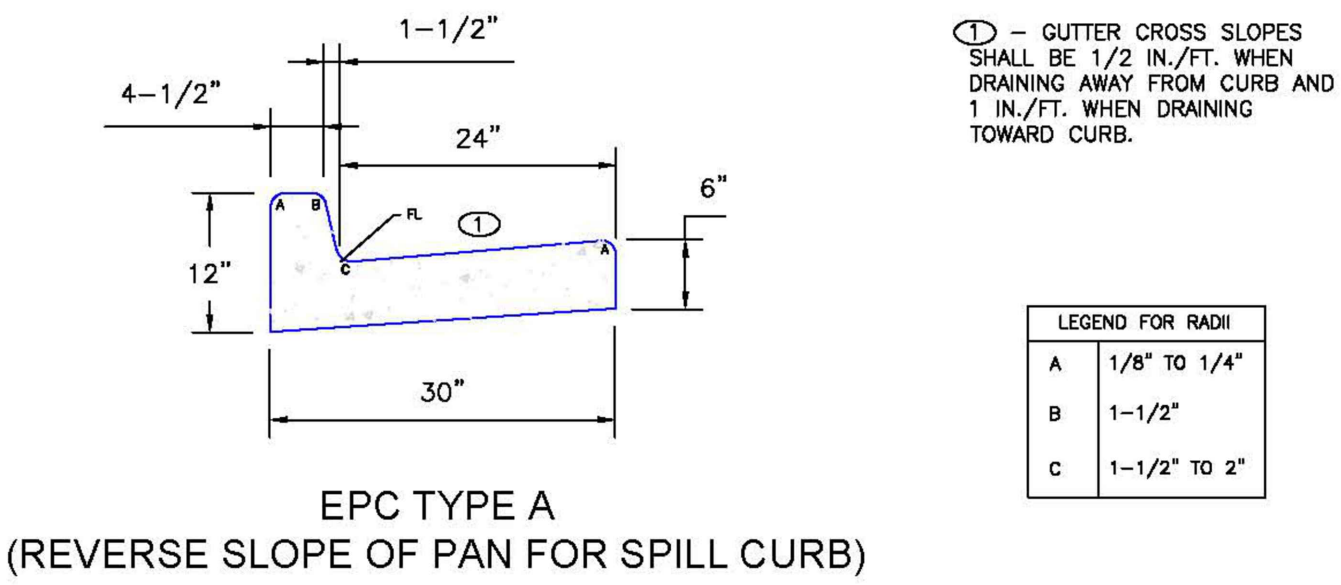
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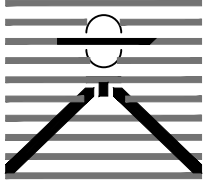
EL PASO COUNTY FILE # SF2435

SOUTHEAST ROUNDABOUT C&G CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C26	7.76'	12.00'	37°02'06"
C27	3.26'	2.00'	93°29'06"
C28	8.39'	4.02'	119°35'34"
C29	43.41'	93.76'	26°31'33"
C30	4.55'	2.00'	130°29'26"
C31	22.37'	136.00'	9°25'24"
C32	8.68'	4.00'	124°17'52"

SOUTHEAST ROUNDABOUT C&G LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	20.40'	S32°34'42"W
L20	8.46'	S66°37'25"W
L21	17.78'	S38°40'04"W
L22	20.92'	N53°17'17"W
L23	16.19'	N38°40'04"E

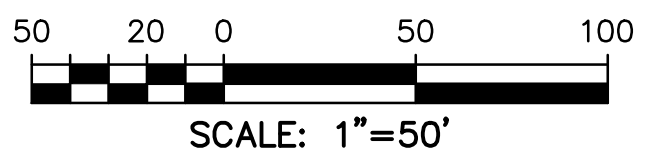
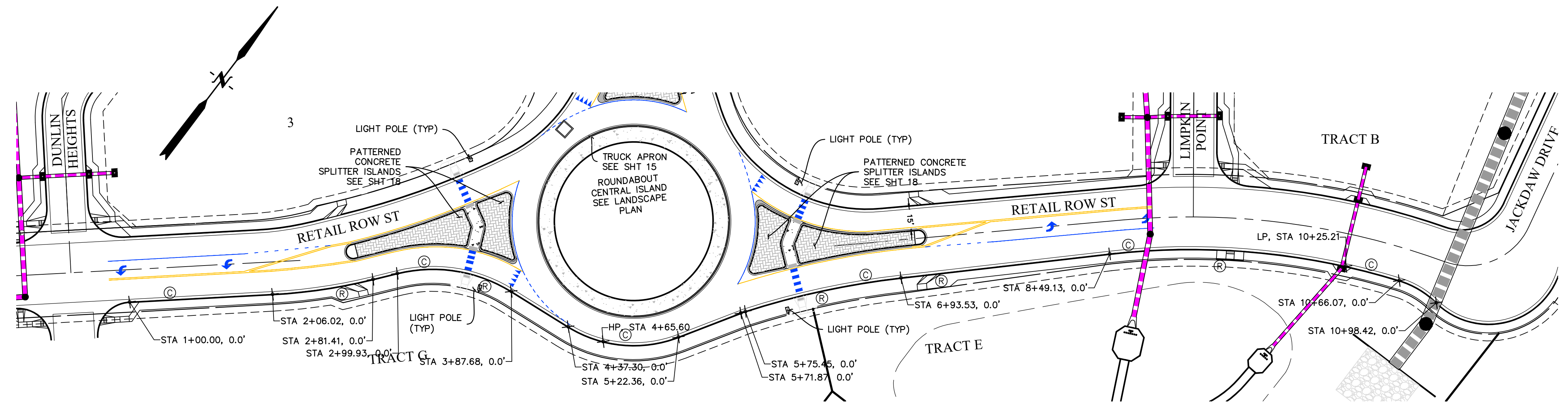


PREPARED BY:


DREXEL, BARRELL & CO.
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COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719) 260-0887
COLORADO SPRINGS • LAFAYETTE

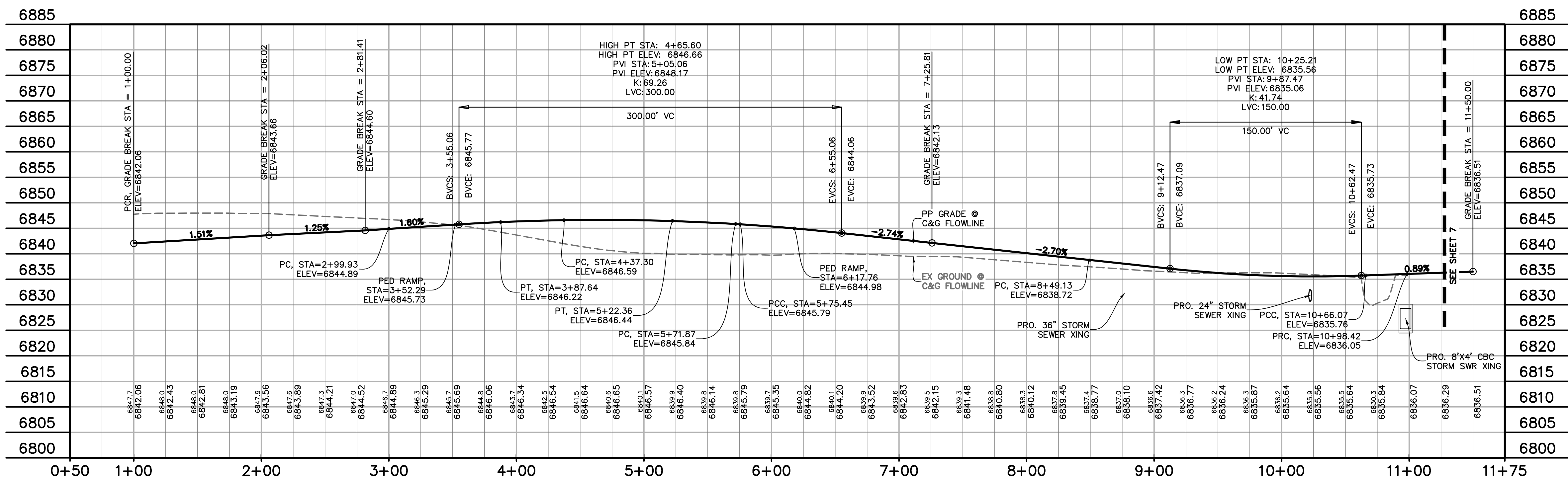
CLIENT:

PT FALCON FIELD, LLC
1864 WOODMOOR DRIVE
MONUMENT, CO. 80132
(719) 476-0800
CONTACT: STEVE ROSSOLL



LEGEND

PROPERTY LINE	---
RIGHT OF WAY	---
LOT LINE	---
CENTERLINE ROAD	---
EASEMENT	---
EASEMENT (UTILITY)	---
SIDEWALK	---
POND	---
TRACT LINE	---
PROPOSED SLOPE GRADE	---2.0%
PROPOSED MAJOR CONTOUR	---6205
PROPOSED MINOR CONTOUR	---6203
EXISTING MAJOR CONTOUR	---6205
EXISTING MINOR CONTOUR	---6203



SOUTHEAST ROUNDABOUT C&G FLOWLINE
STA 1+00.00 - 11+50.00
SCALE: 1"=50'

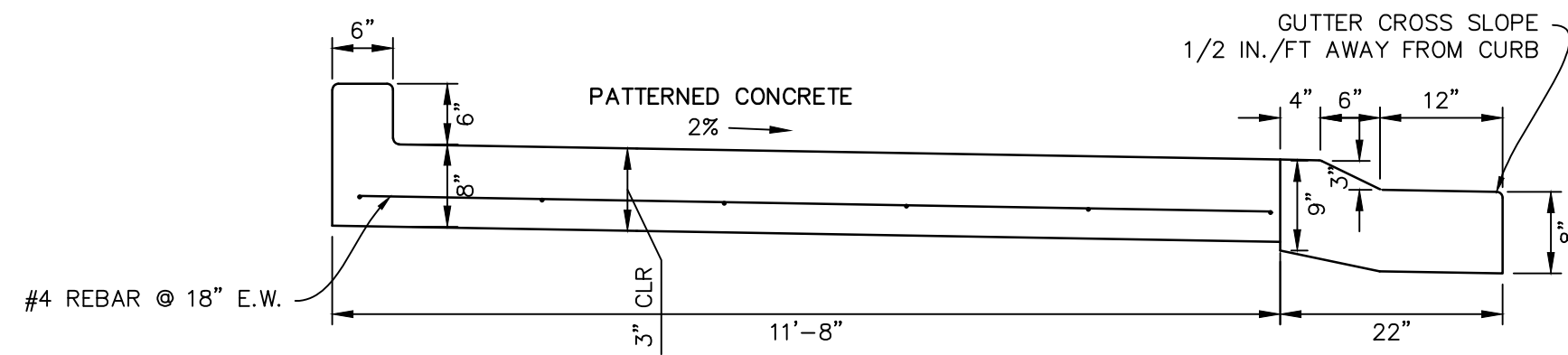
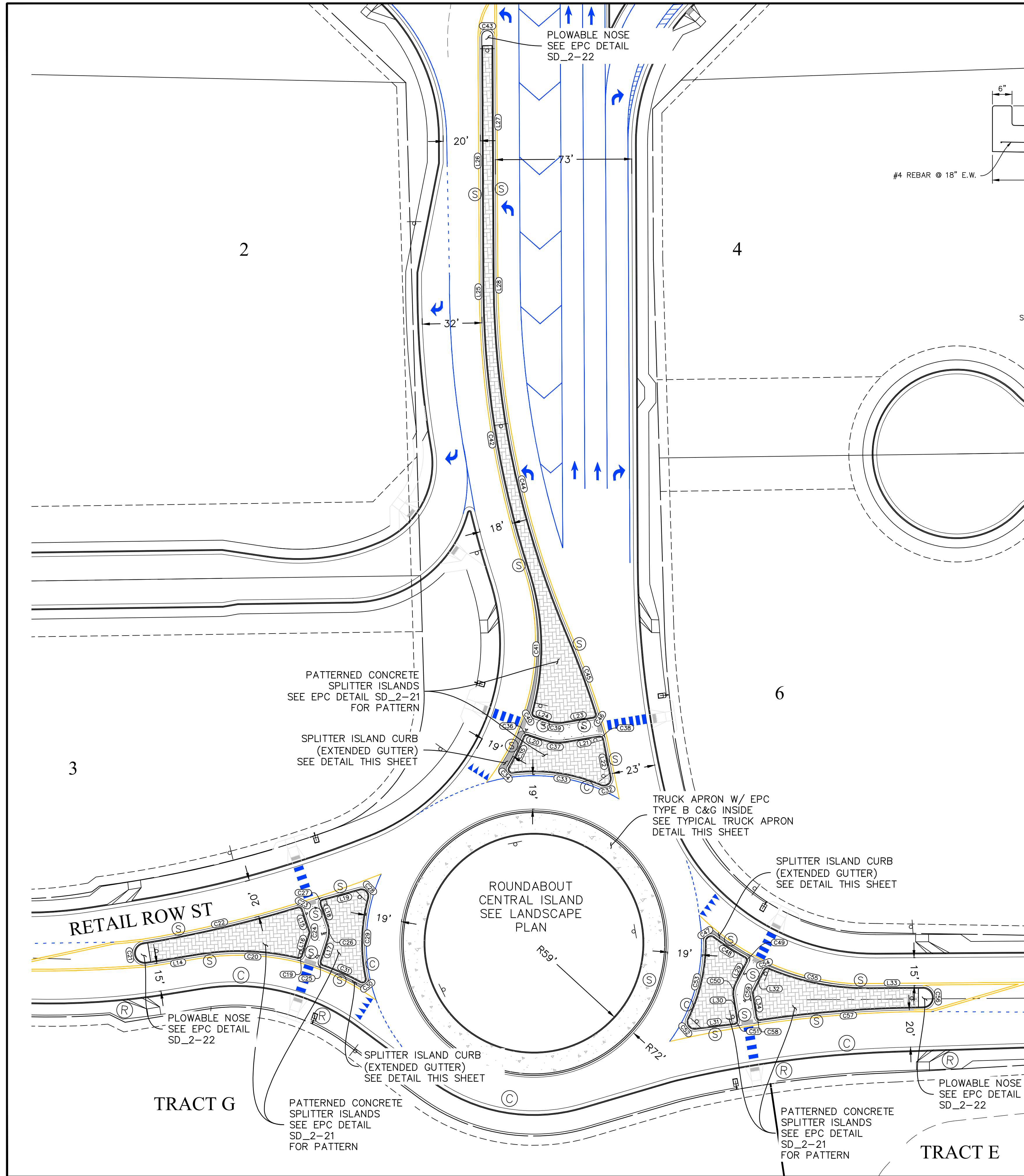
 Know what's below.
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE
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EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

EL PASO COUNTY FILE # SF2435

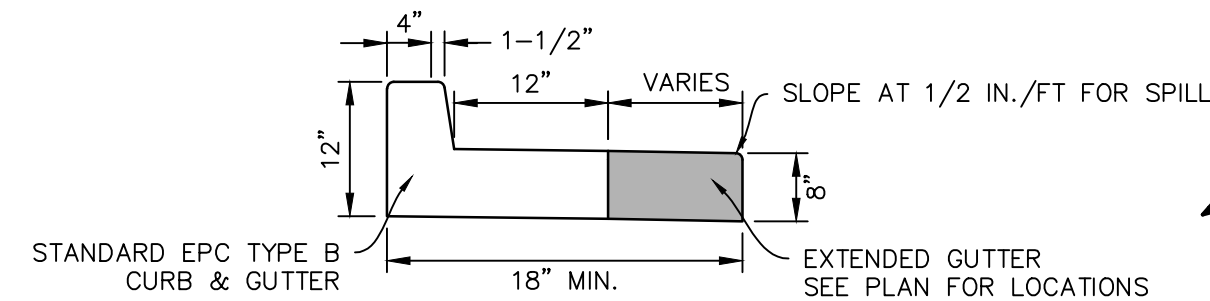
CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	ROUNDABOUT
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	
DRAWING SCALE: HORIZONTAL: 1" = 50" VERTICAL: 1" = 12.5'	
SE ROUNDABOUT C&G FLOWLINE PLAN & PROFILES	
PROJECT NO. 21604--00CSCV	
DRAWING NO.	
C17	
SHEET: 17 OF 31	



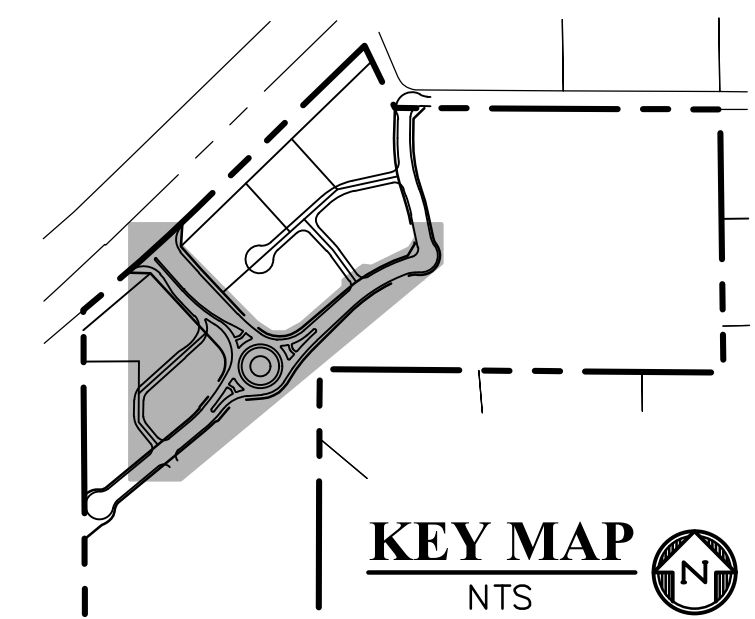
TYPICAL TRUCK APRON DETAIL
NTS



SPLITTER ISLAND CURB/GUTTER (SPILL)
NTS

SPLITTER ISLAND C&G CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C19	2.98'	2.00'	85°15'51"
C20	53.48'	136.00'	22°31'50"
C21	17.28'	5.50'	180°00'00"
C22	85.29'	621.00'	7°52'08"
C23	3.08'	2.00'	88°06'00"
C24	1.29'	2.00'	37°02'06"
C25	3.10'	2.00'	88°55'04"
C26	7.76'	12.00'	37°02'06"
C27	3.26'	2.00'	93°29'06"
C28	8.39'	4.02'	119°35'34"
C29	43.41'	93.76'	26°31'33"
C30	4.55'	2.00'	130°29'26"
C31	22.37'	136.00'	9°25'24"
C32	8.68'	4.00'	124°17'52"
C33	48.52'	93.12'	29°51'29"
C34	4.44'	2.00'	127°05'36"
C35	18.52'	152.93'	6°56'22"
C36	3.01'	2.00'	86°20'40"
C37	12.69'	25.95'	28°00'46"
C38	3.07'	2.00'	88°02'42"
C39	7.81'	16.00'	27°57'20"
C40	3.05'	1.97'	88°38'37"
C41	76.45'	130.00'	33°41'32"
C42	151.88'	500.00'	17°24'15"
C43	9.42'	3.00'	180°00'00"
C44	191.83'	494.00'	22°14'56"
C45	45.79'	499.00'	5°15'28"
C46	3.43'	2.00'	98°19'07"
C47	6.68'	3.00'	127°32'11"
C48	19.97'	136.00'	8°24'46"
C49	3.09'	2.00'	88°35'46"
C50	7.59'	12.00'	36°13'13"
C51	3.21'	2.00'	92°01'37"
C52	8.60'	4.00'	123°09'46"
C53	42.84'	93.92'	26°07'59"
C54	2.99'	2.00'	85°35'13"
C55	54.77'	136.00'	23°04'20"
C56	17.28'	5.50'	180°00'00"
C57	87.70'	621.00'	8°05'29"
C58	3.12'	2.00'	89°21'22"
C59	1.26'	2.00'	36°13'13"



LEGEND

PROPERTY LINE.....	---
RIGHT OF WAY.....	---
LOT LINE.....	---
CENTERLINE ROAD.....	---
EASEMENT.....	---
EASEMENT (UTILITY).....	---
SIDEWALK.....	---
POND.....	---
TRACT LINE.....	---
LOT NUMBER.....	7
EXISTING.....	EX
PROPOSED.....	PP
PEDESTRIAN RAMP (SEE SHT 20 FOR DETAILS).....	R
EPC TYPE B C&G (CATCH).....	C
EPC TYPE B C&G (SPILL).....	S
SPLITTER ISLAND PATTERNED CONCRETE (SD_2-21).....	[Pattern]
SPLITTER ISLAND EXTENDED CONCRETE GUTTER SEE DETAIL THIS SHEET.....	[Detail]
ROUNDAABOUT APRON SEE DETAIL THIS SHEET.....	[Detail]

SPLITTER ISLAND C&G LINE TABLE

LINE #	LENGTH	DIRECTION
L14	28.71'	N38°51'43"E
L15	12.33'	N60°54'24"W
L16	12.66'	N23°52'18"W
L17	12.21'	S23°52'18"E
L18	11.92'	S60°54'24"E
L19	20.40'	S32°34'42"W
L20	8.46'	S66°37'25"W
L21	17.78'	S38°40'04"W
L22	20.92'	N53°17'17"W
L23	16.19'	N38°40'04"E
L24	8.43'	N66°37'25"E
L25	2.32'	S42°39'33"E
L26	136.01'	S42°17'09"E
L27	133.37'	N42°16'43"W
L28	0.61'	N42°39'33"W
L29	12.73'	N14°52'58"W
L30	12.68'	N51°06'11"W
L31	21.16'	N40°55'26"E
L32	13.10'	N14°52'58"W
L33	29.50'	N47°37'55"E
L34	12.77'	N51°06'11"W



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EL PASO COUNTY FILE # SF2435

PREPARED BY:

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CONTACT: TIM D. McCONNELL, P.E.
(719) 260-0887
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CLIENT:

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1864 WOODMOOR DRIVE
MONUMENT, CO. 80132
(719) 476-0800
CONTACT: STEVE ROSSOLL

CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1

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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TDM
FILE NAME: ROUNDAABOUT

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

DRAWING SCALE:
HORIZONTAL: 1" = 40"
VERTICAL: N/A

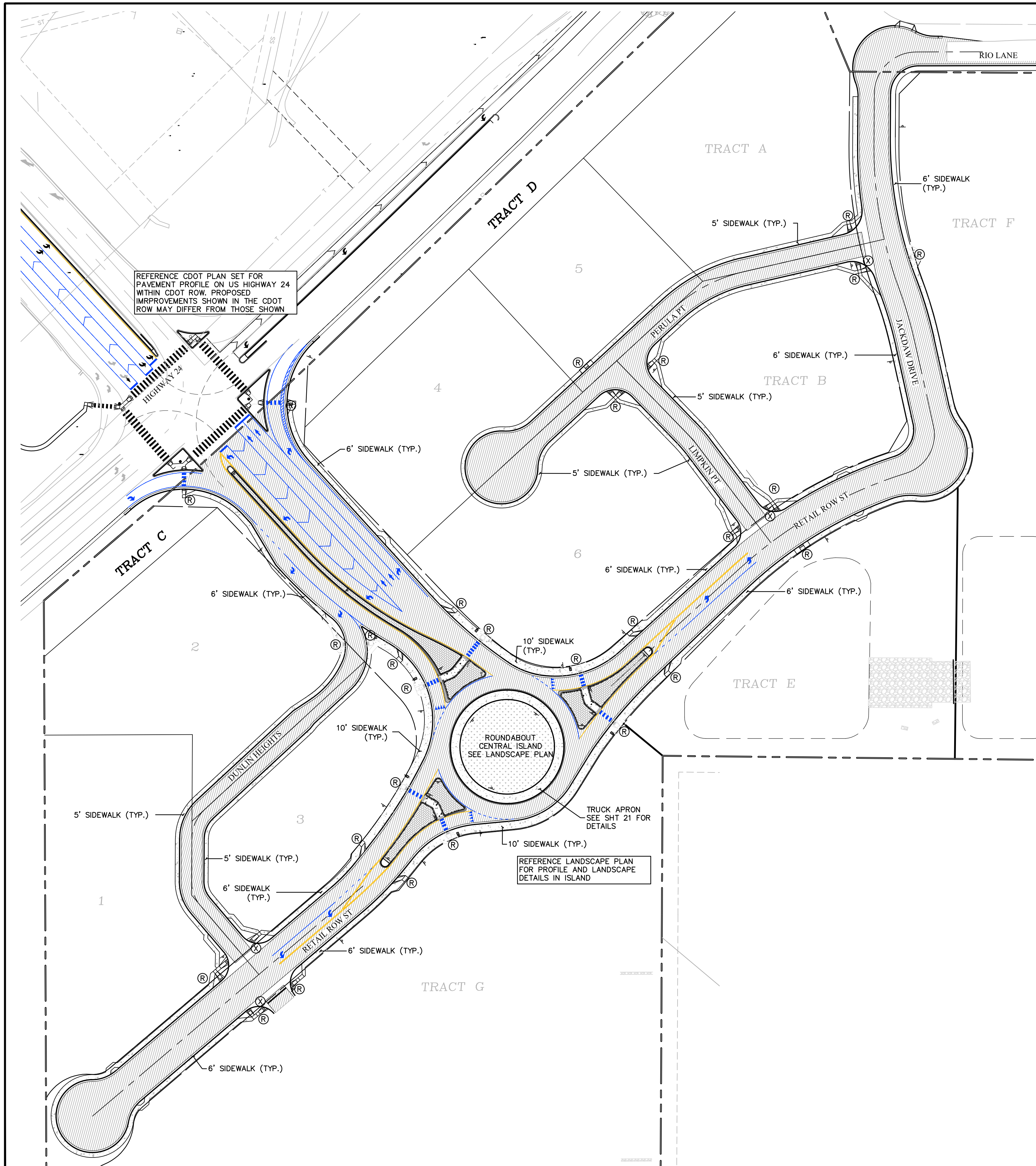
SPLITTER ISLAND
ROUNDAABOUT
PLAN

PROJECT NO. 21604-00CSV
DRAWING NO.

C18

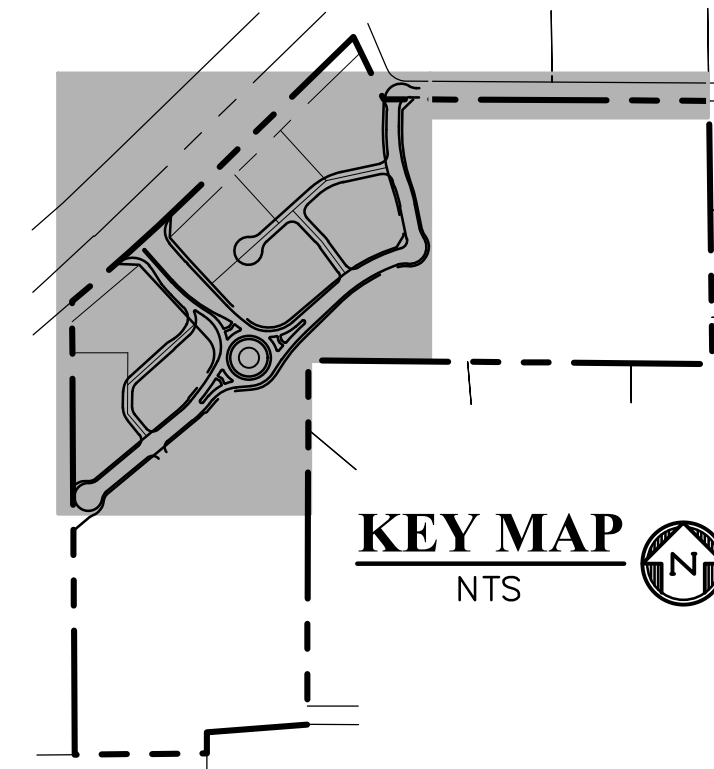
SHEET: 18 OF 31

EL PASO COUNTY FILE # SF2435



REFERENCE CDOT PLAN SET FOR PAVEMENT PROFILE ON US HIGHWAY 24 WITHIN CDOT ROW. PROPOSED IMPROVEMENTS SHOWN IN THE CDOT ROW MAY DIFFER FROM THOSE SHOWN

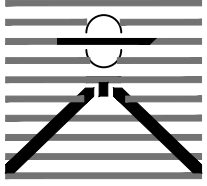
REFERENCE LANDSCAPE PLAN FOR PROFILE AND LANDSCAPE DETAILS IN ISLAND



LEGEND

- PROPERTY LINE.....
- RIGHT OF WAY.....
- LOT LINE.....
- CENTERLINE ROAD.....
- EASEMENT.....
- CURB & GUTTER.....
- SIDEWALK.....
- POND.....
- TRACT LINE.....
- CONCRETE/SIDEWALK.....
- ASPHALT PAVEMENT.....
- ONSITE SECTION 5" HMA ON 6" ABC OR AS DIRECTED BY GEOTECHNICAL REPORT APPROVED BY EL PASO COUNTY. REFERENCE: CDOT PLAN SET FOR PAVEMENT PROFILE ON US HIGHWAY 24
- LANDSCAPE AT ROUNDABOUT.....
- PATTERNED CONCRETE SPLITTER ISLANDS..... SEE SHT 15 FOR DETAILS & FOR PATTERN SEE COUNTY DETAIL SD_2-21
- PEDESTRIAN RAMP..... (R)
- 8" CROSSSPAN..... (X)

PREPARED BY:


DREXEL, BARRELL & CO.
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CLIENT:

PT FALCON FIELD, LLC
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MONUMENT, CO 80132
(719) 476-0800
CONTACT: STEVE ROSSOLL

CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	PAV&S&S
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	

DRAWING SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: N/A

**SITE PAVING
& CONCRETE
PLAN**

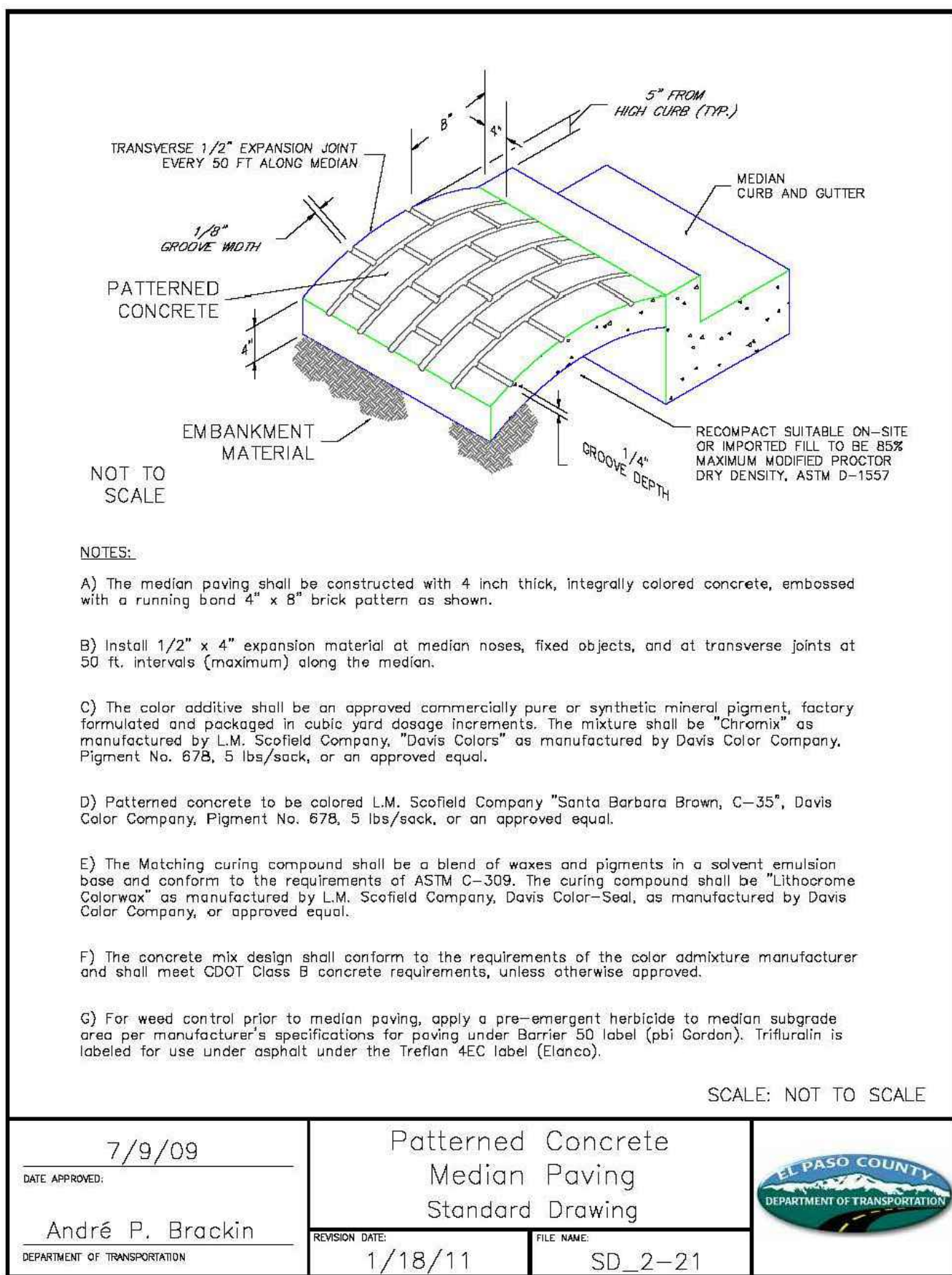
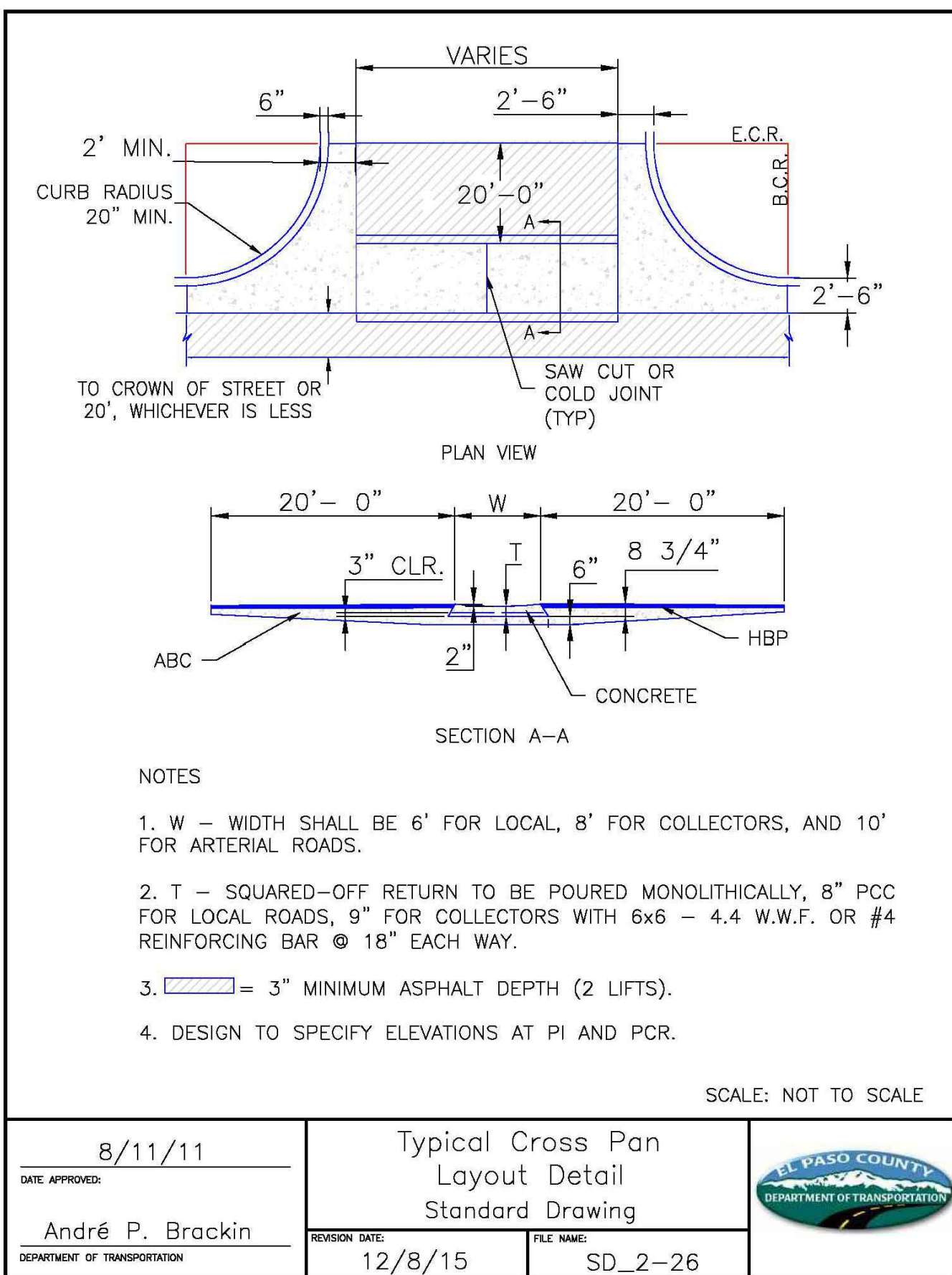
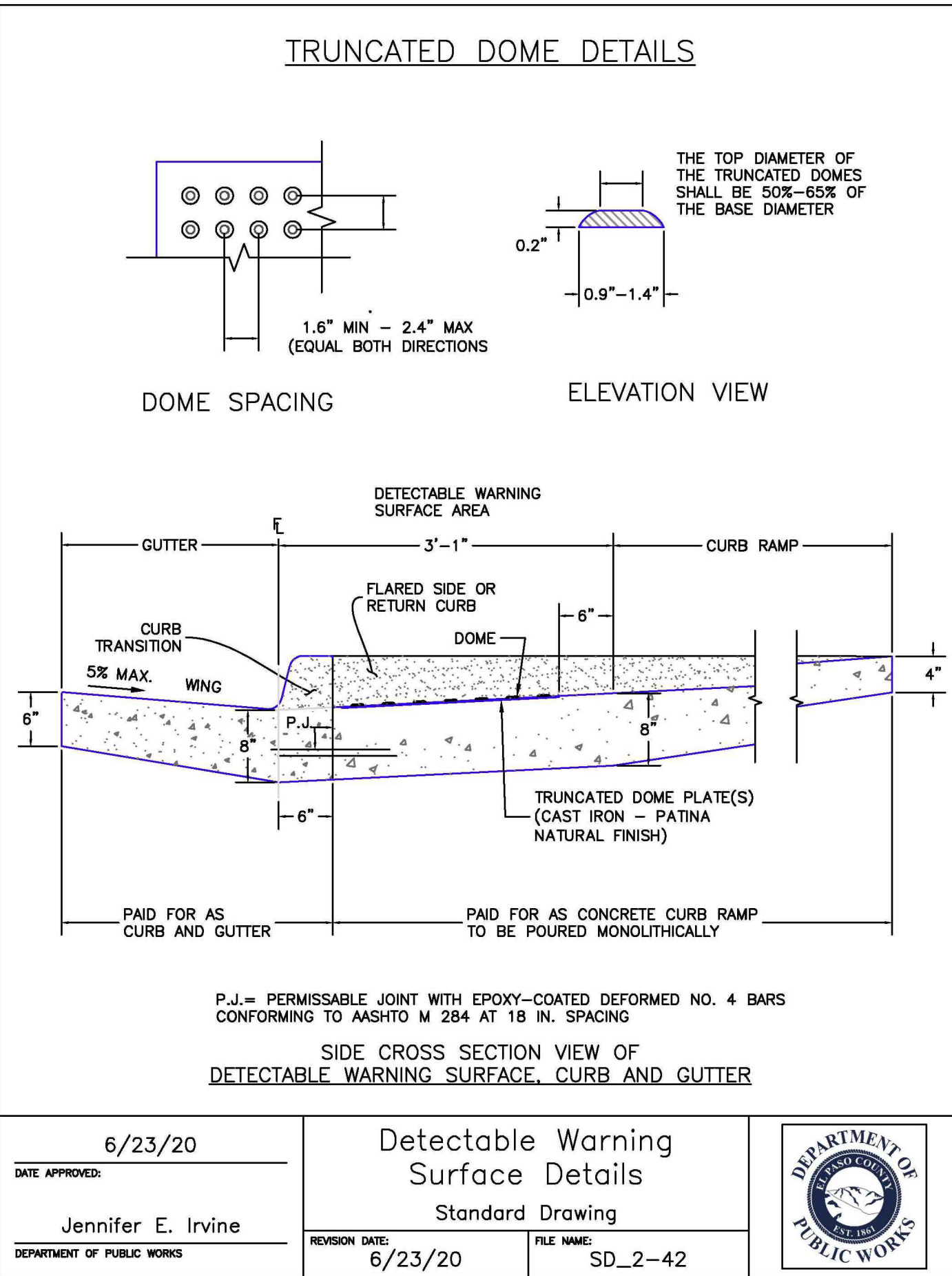
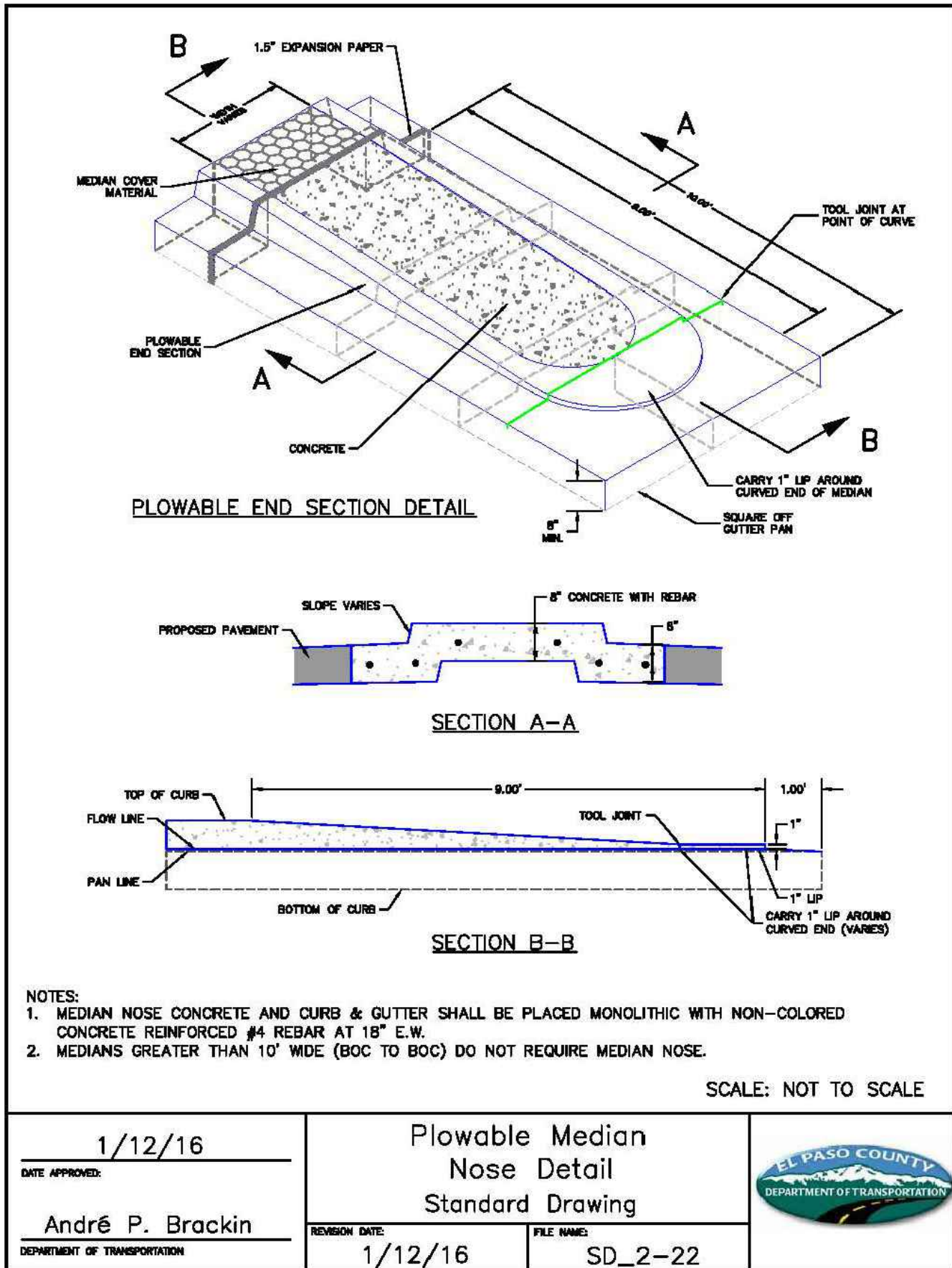
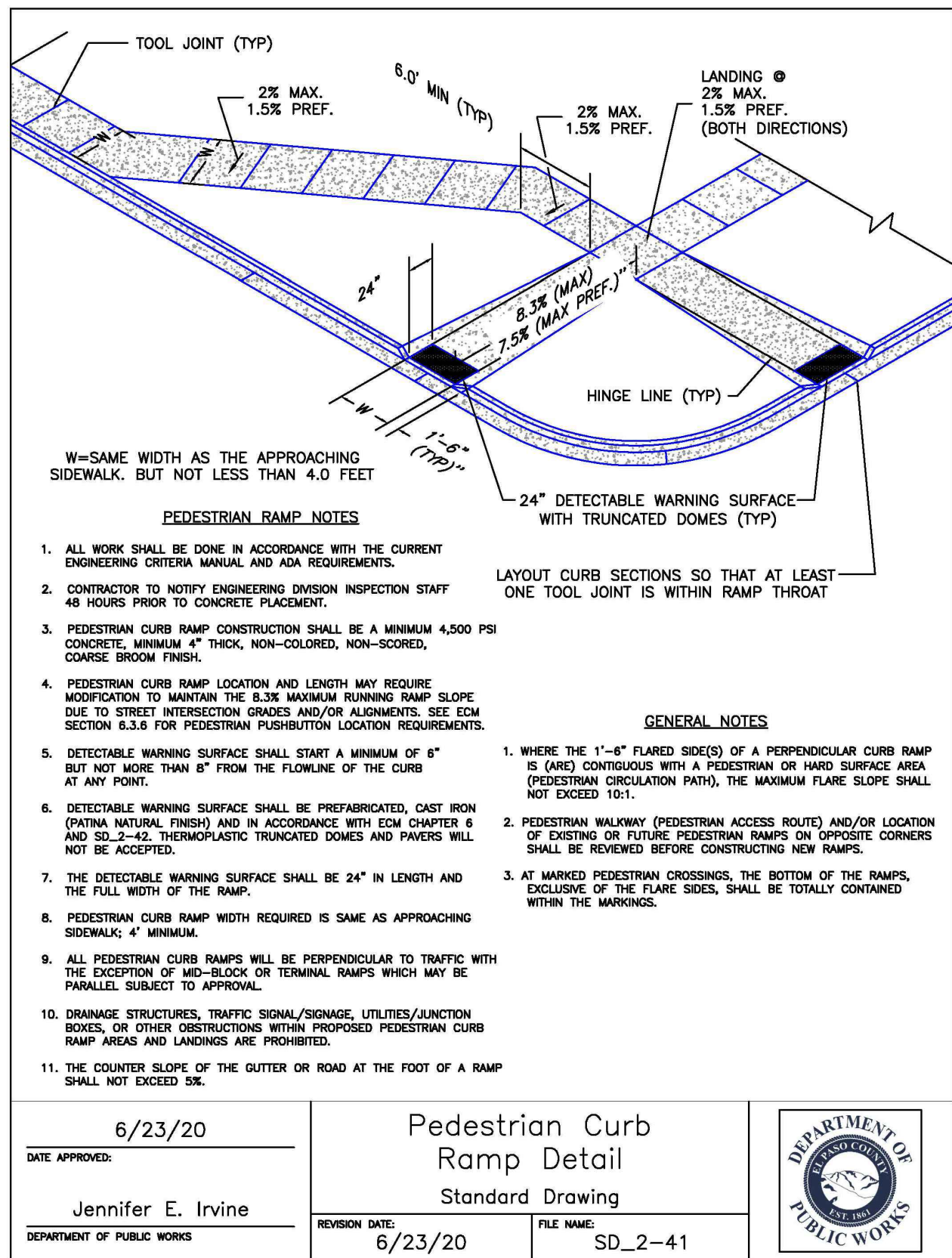
PROJECT NO. 21604-00CSCV
DRAWING NO.

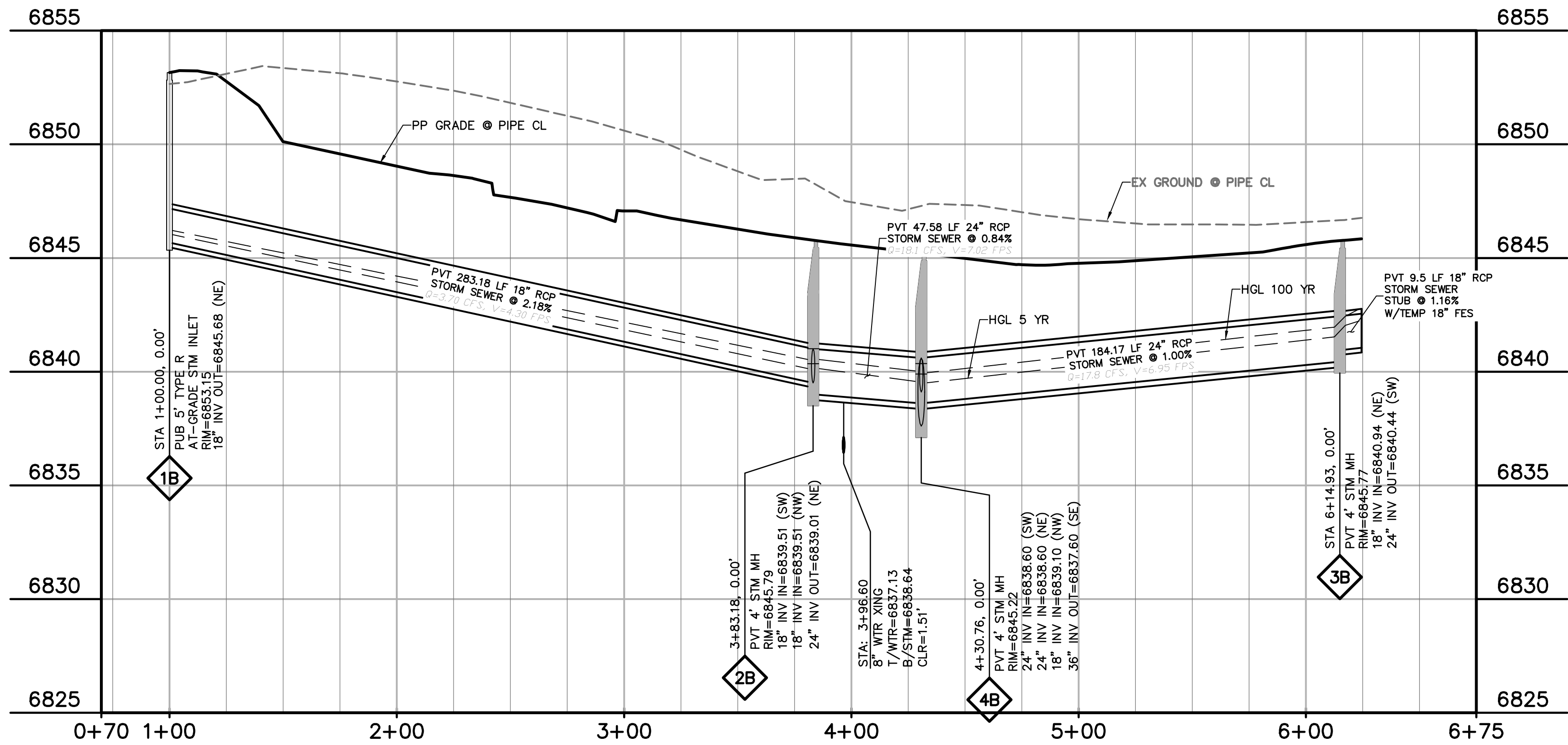
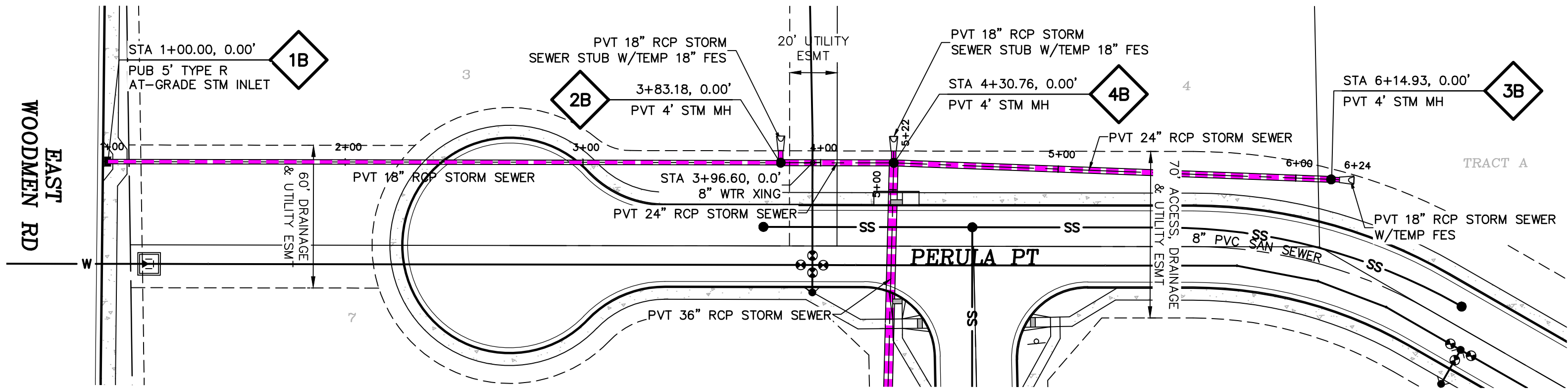
C20

SHEET: 20 OF 31

 **811** Know what's below.
Call before you dig.
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UNDERGROUND MEMBER UTILITIES.

EL PASO COUNTY FILE # SF2435

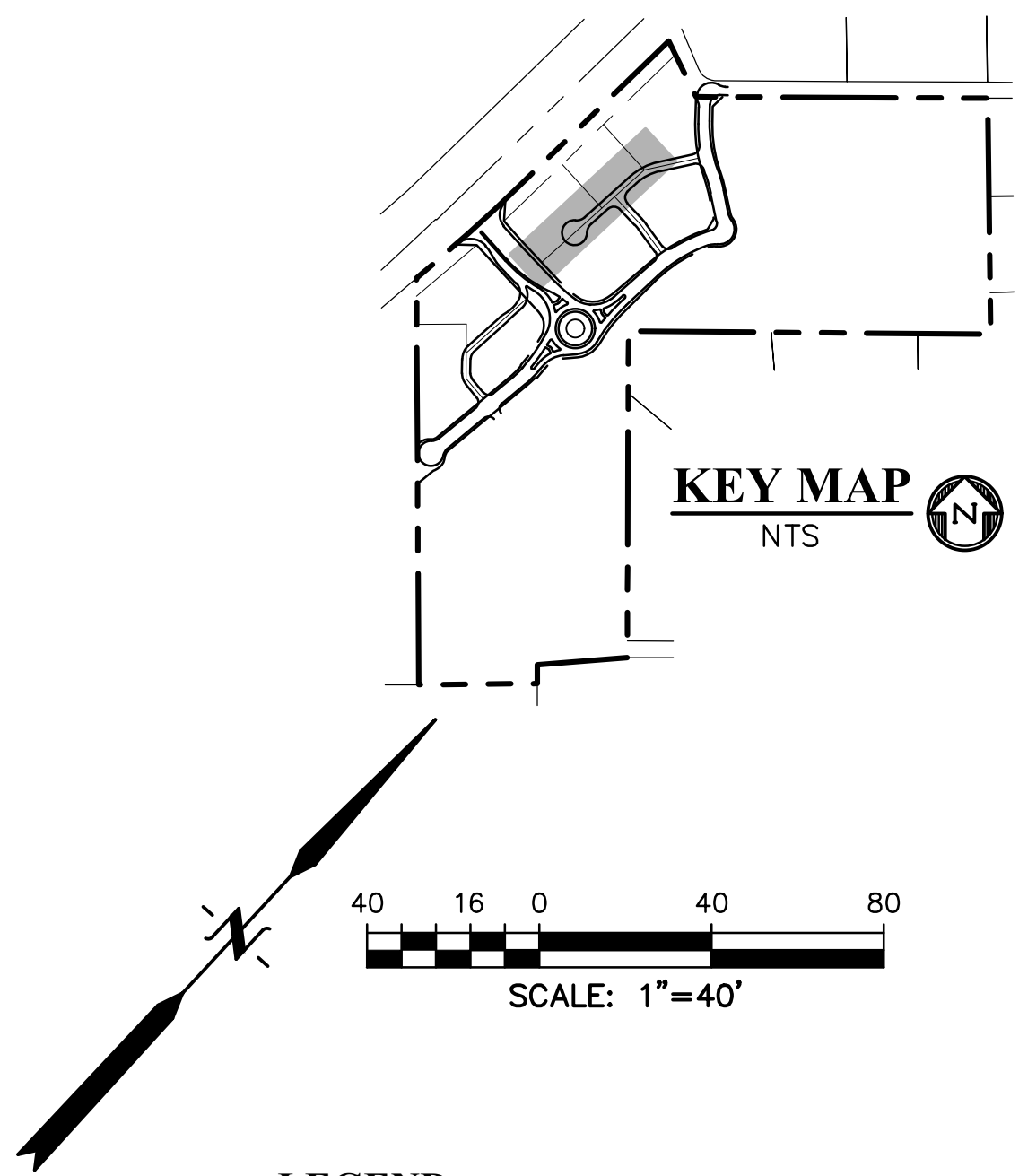




PERULA PT STM SWR
STA 1+00.00 - 6+28.04
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'

NOTE

- 1) WATERTIGHT JOINTS FOR SURCHARGED PIPE
PER EOM 3.3.1.D



LEGEND

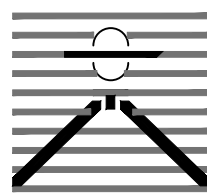
- PROPERTY LINE
EASEMENT
PP RIGHT OF WAY
PP LOT LINE
PP CURB & GUTTER
PP SIDEWALK
PP STORM SEWER LINE
HYDRAULIC GRADE LINE
ENERGY GRADE LINE
PP STORM INLET
PP MANHOLE
PP WATER LINE
PP FIRE HYDRANT
PP WATER VALVE
PP SANITARY SEWER LINE
PP STORM SEWER
MANHOLE DESIGNATOR
LOT NUMBER
PP POND
PP TELEPHONE
PP TRAIL
PP GRADE @ I OF PIPE
EX WATER FIRE HYDRANT
EX WATER LINE
EX WT PLUG
EX SS LINE
EX SS MH
EX GROUND @ I OF PIPE
EX ELECTRIC
EX 100YR FLOOD
EX EXISTING
MH MANHOLE
PP PROPOSED
PT POINT
SS SANITARY SEWER
STM STORM SEWER
WTR WATER
XING CROSSING
C&G CURB AND GUTTER
PUB PUBLIC
PVT PRIVATE



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EL PASO COUNTY FILE # SF2435

PREPARED BY:



DREXEL, BARRELL & CO.
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(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

PT FALCON FIELD, LLC

1864 WOODMOOR DRIVE
MONUMENT, CO 80132
(719) 476-0800
CONTACT: STEVE ROSSOLL

CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1

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

ISSUE

DATE

INITIAL ISSUE 12/16/24
RESUBMITTAL 08/17/26

DESIGNED BY: KGV

DRAWN BY: CGH

CHECKED BY: TDM

FILE NAME: 21604-STM

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

DRAWING SCALE:

HORIZONTAL: 1" = 40"
VERTICAL: 1" = 4'

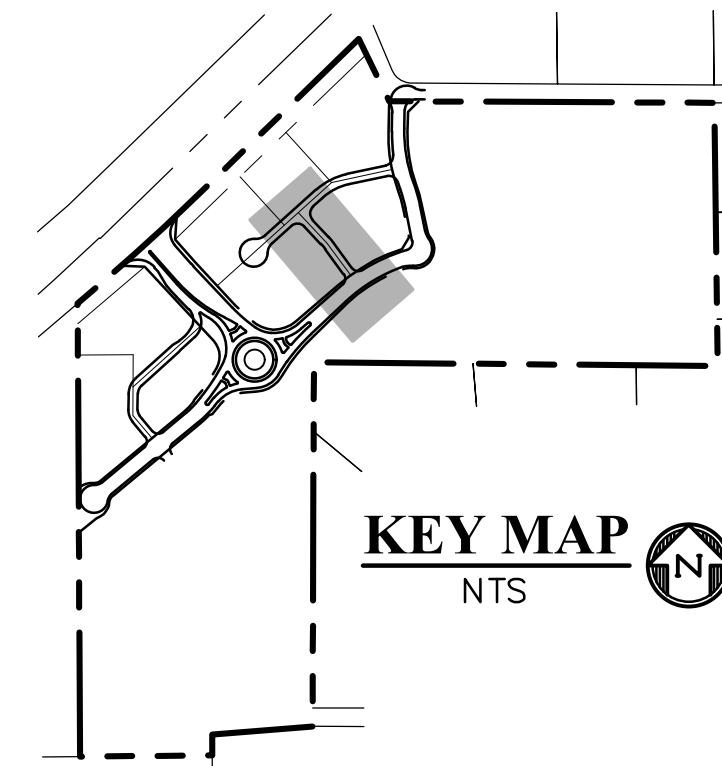
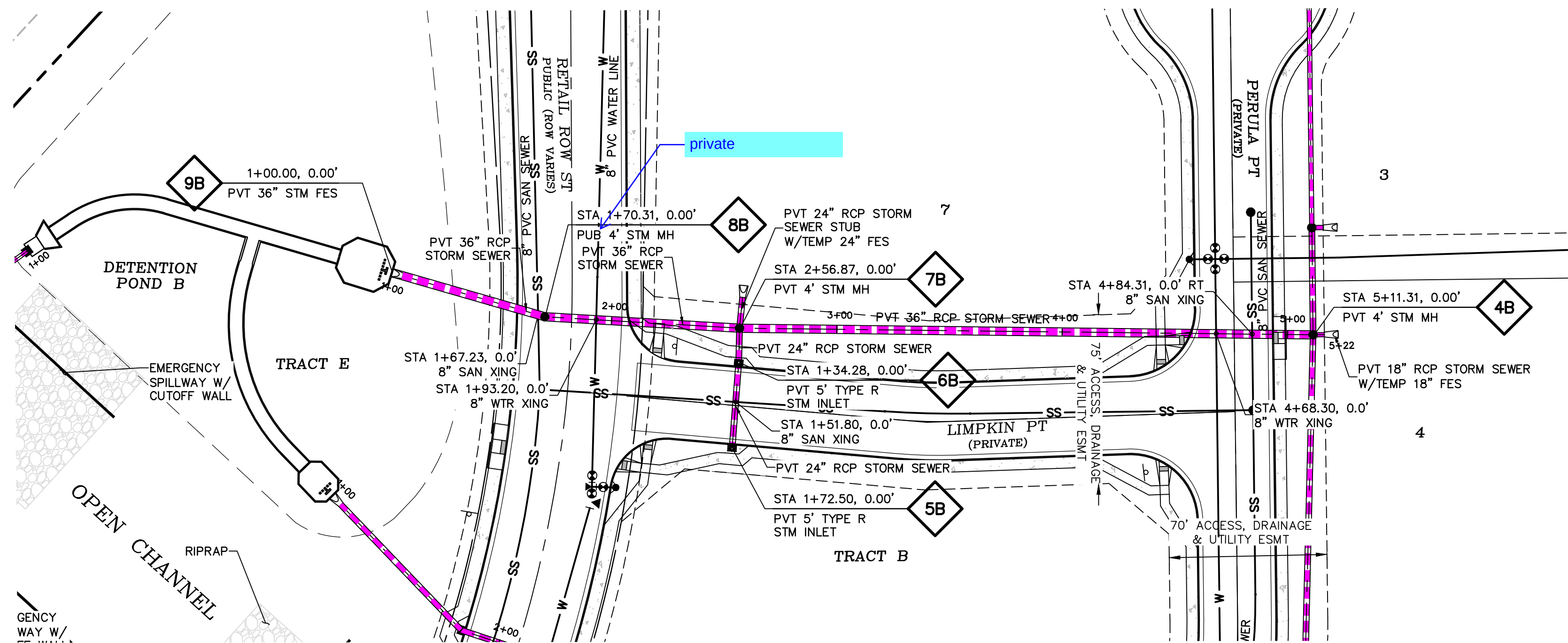
STORM SEWER
PLAN & PROFILE

PROJECT NO. 21604-00CSCV

DRAWING NO.

STM1

SHEET: 23 OF 31



40 16 0 40 80
SCALE: 1"=40'

LEGEND

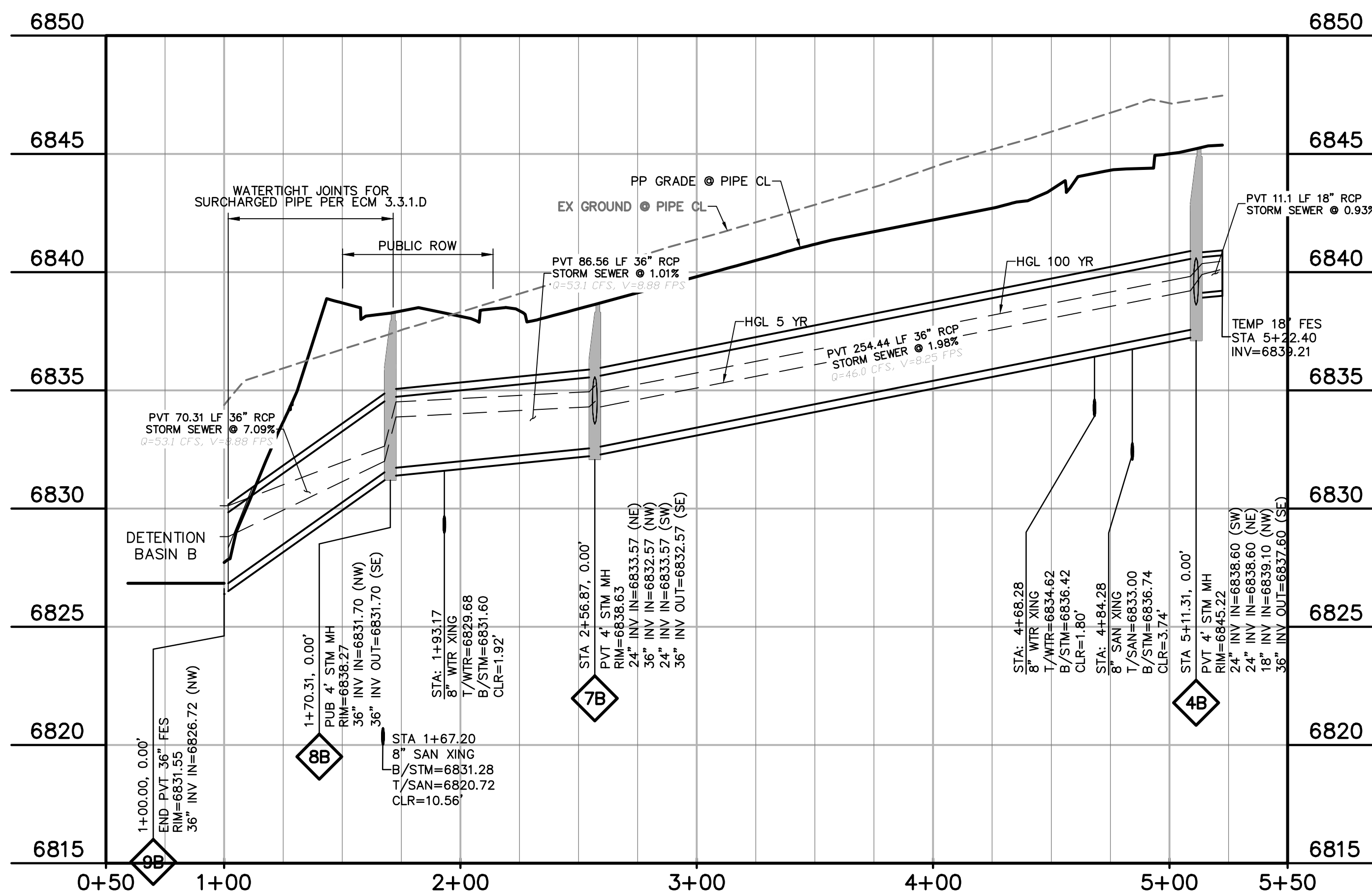
PROPERTY LINE	-----
EASEMENT	-----
PP RIGHT OF WAY	-----
PP LOT LINE	-----
PP CURB & GUTTER	=====
PP SIDEWALK	-----
EX. INTERMEDIATE CONTOUR	----- 6203
EX. INDEX CONTOUR	----- 6205
MINOR CONTOUR	----- 6203
MAJOR CONTOUR	----- 6205
PP STORM SEWER LINE	-----
HYDRAULIC GRADE LINE	-----
PP STORM INLET	-----
PP MANHOLE	-----
PP WATER LINE	----- W
PP FIRE HYDRANT	----- FH
PP WATER VALVE	-----
PP SANITARY SEWER LINE	----- SS
PP STORM SEWER MANHOLE DESIGNATOR	----- MH3
LOT NUMBER	----- 1
PP POND	-----
PP TELEPHONE	----- T
PP TRAIL	-----
PP GRADE @ I OF PIPE	-----
EX WATER FIRE HYDRANT	-----
EX WATER LINE	----- W
EX WT PLUG	-----
EX SS LINE	----- SS
EX SS MH	-----
EX GROUND @ I OF PIPE	-----
EX ELECTRIC	----- E
EX 100YR FLOOD	-----

NOTE

- 1) WATERTIGHT JOINTS FOR SURCHARGED PIPE PER ECM 3.3.1.D



EL PASO COUNTY FILE # SF2435

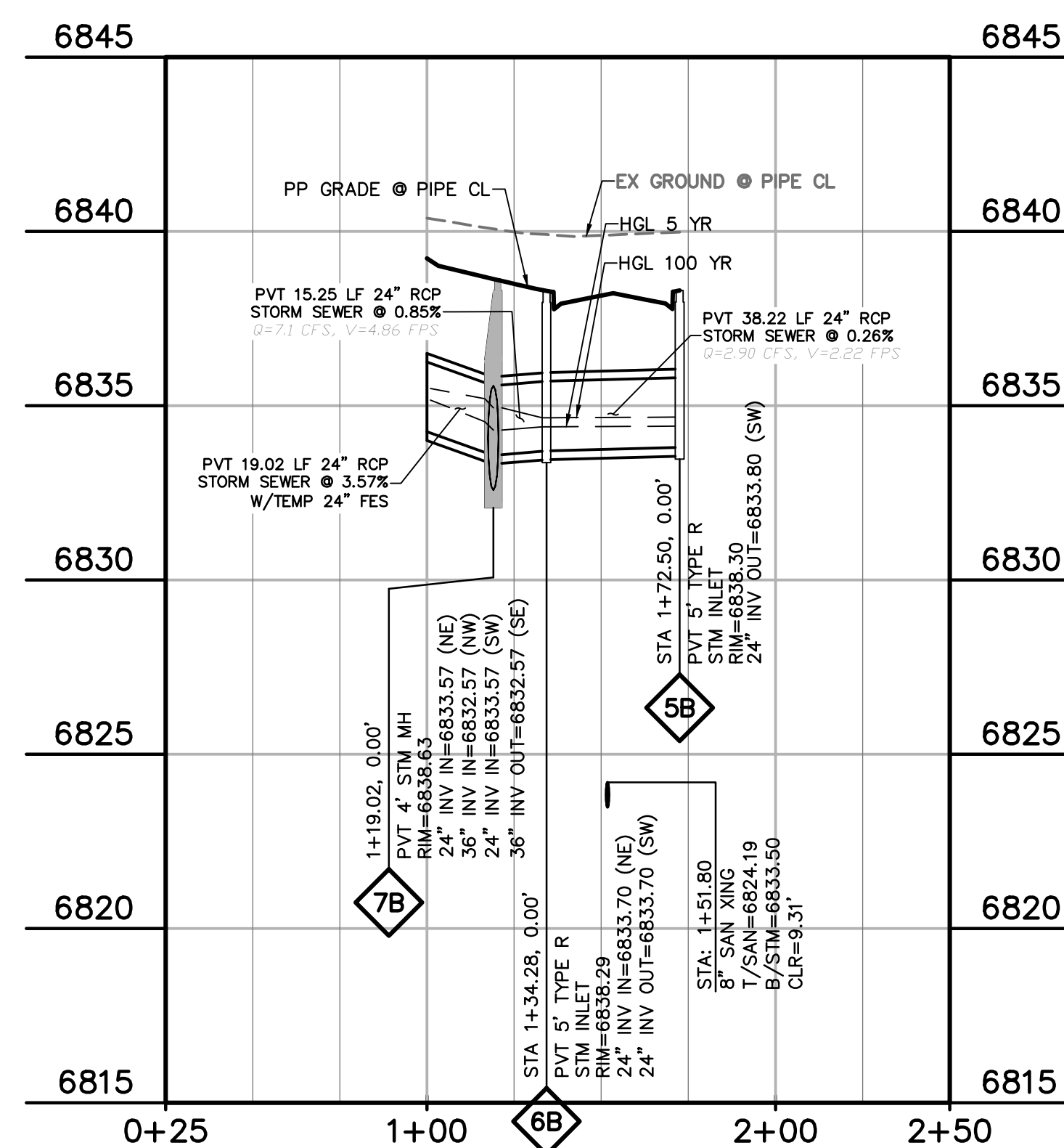


LIMPIN PT STORM SEWER

STA 1+00.00 - 5+03.81

HORIZ. SCALE: 1"=40'

VERT. SCALE: 1"=4'



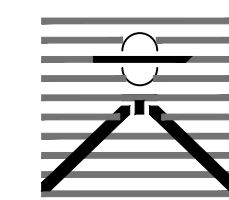
LIMPIN PT STORM SEWER

STA 1+00.00 - 1+68.09

HORIZ. SCALE: 1"=40'

VERT. SCALE: 1"=4'

PREPARED BY:



DREXEL, BARRELL & CO.
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101 SAWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
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CLIENT:

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MONUMENT, CO 80132
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CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD

FILING No. 1

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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDH
FILE NAME:	21604--STM

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

DRAWING SCALE:

HORIZONTAL: 1" = 40'

VERTICAL: 1" = 4'

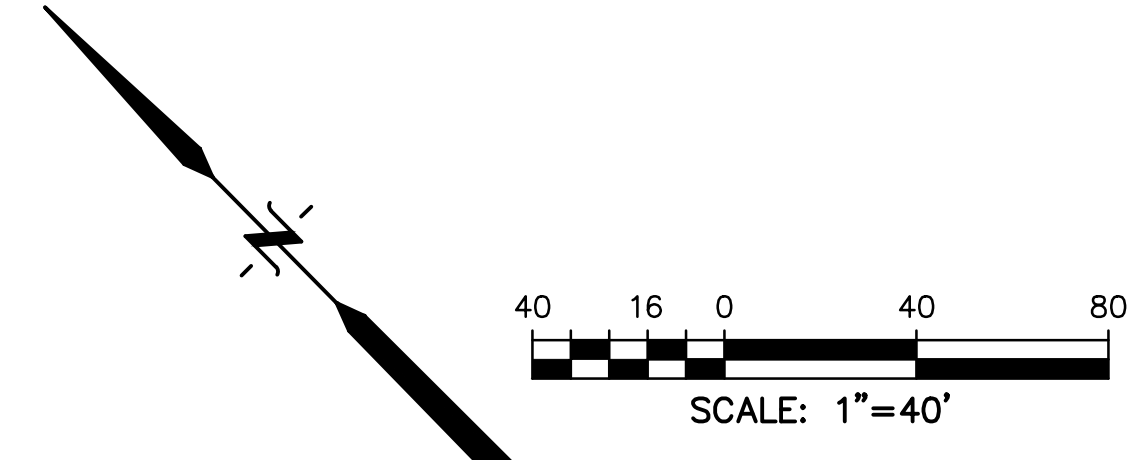
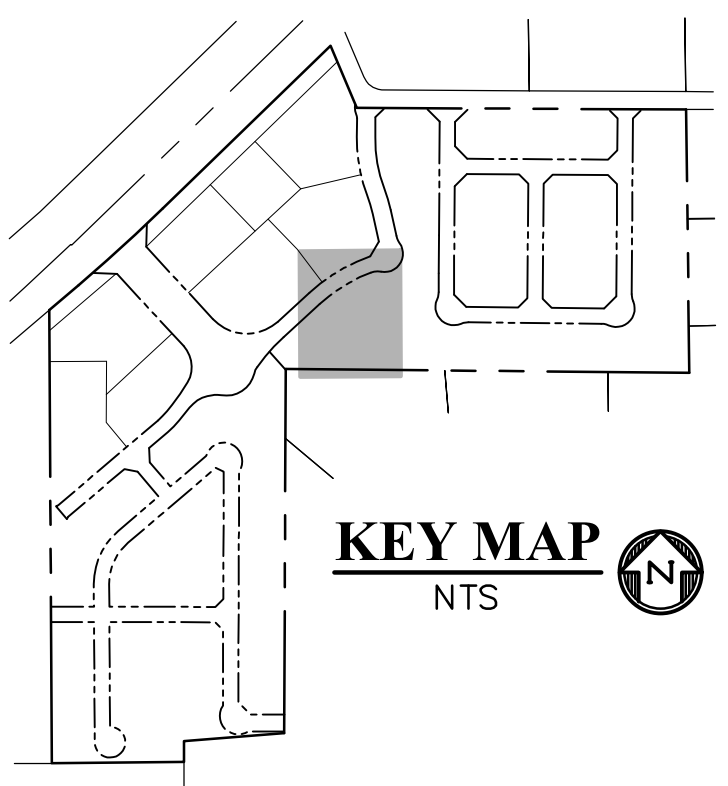
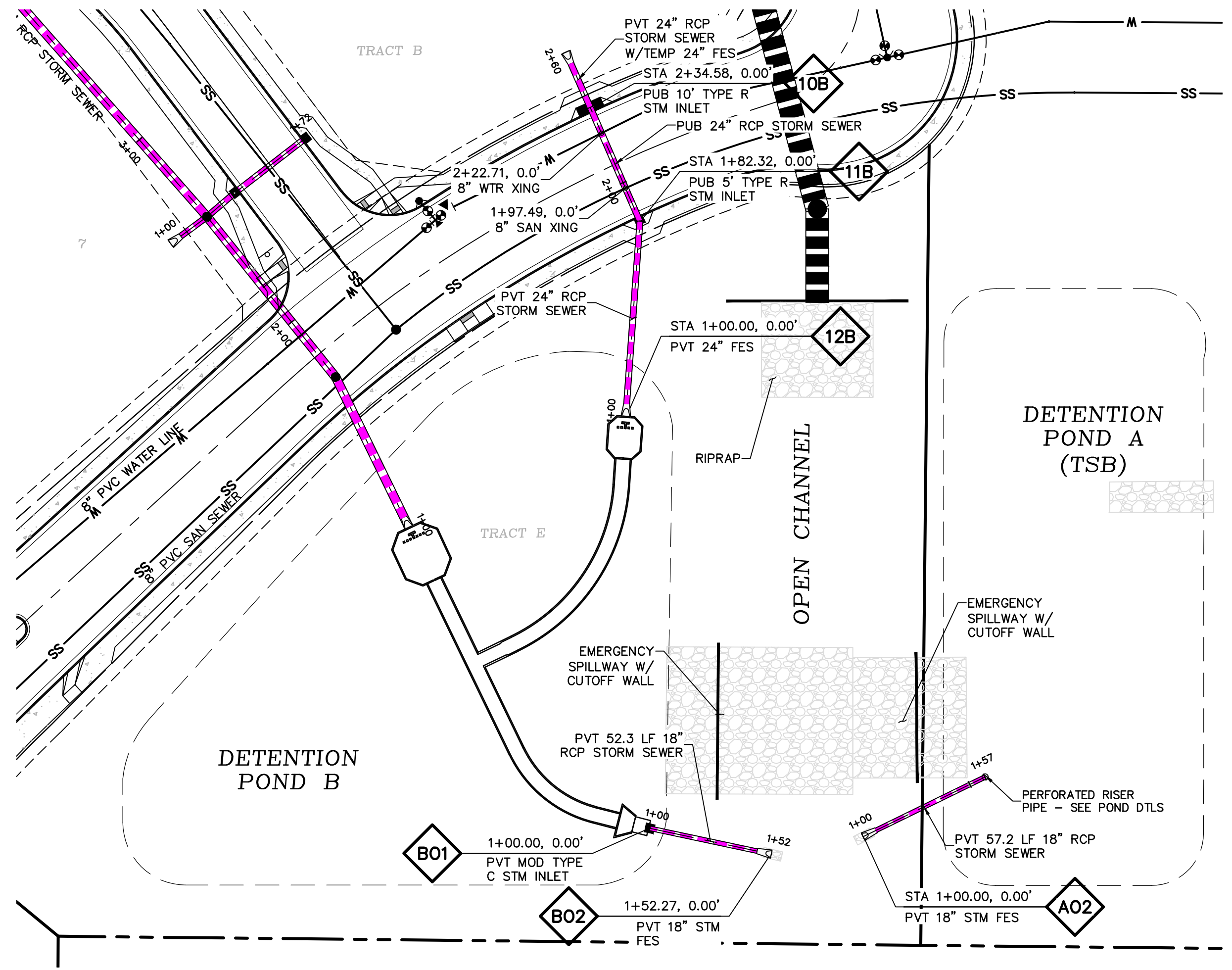
W JACKDAW POINT
STORM SEWER
PLAN & PROFILE

PROJECT NO. 21604--00CSCV

DRAWING NO.

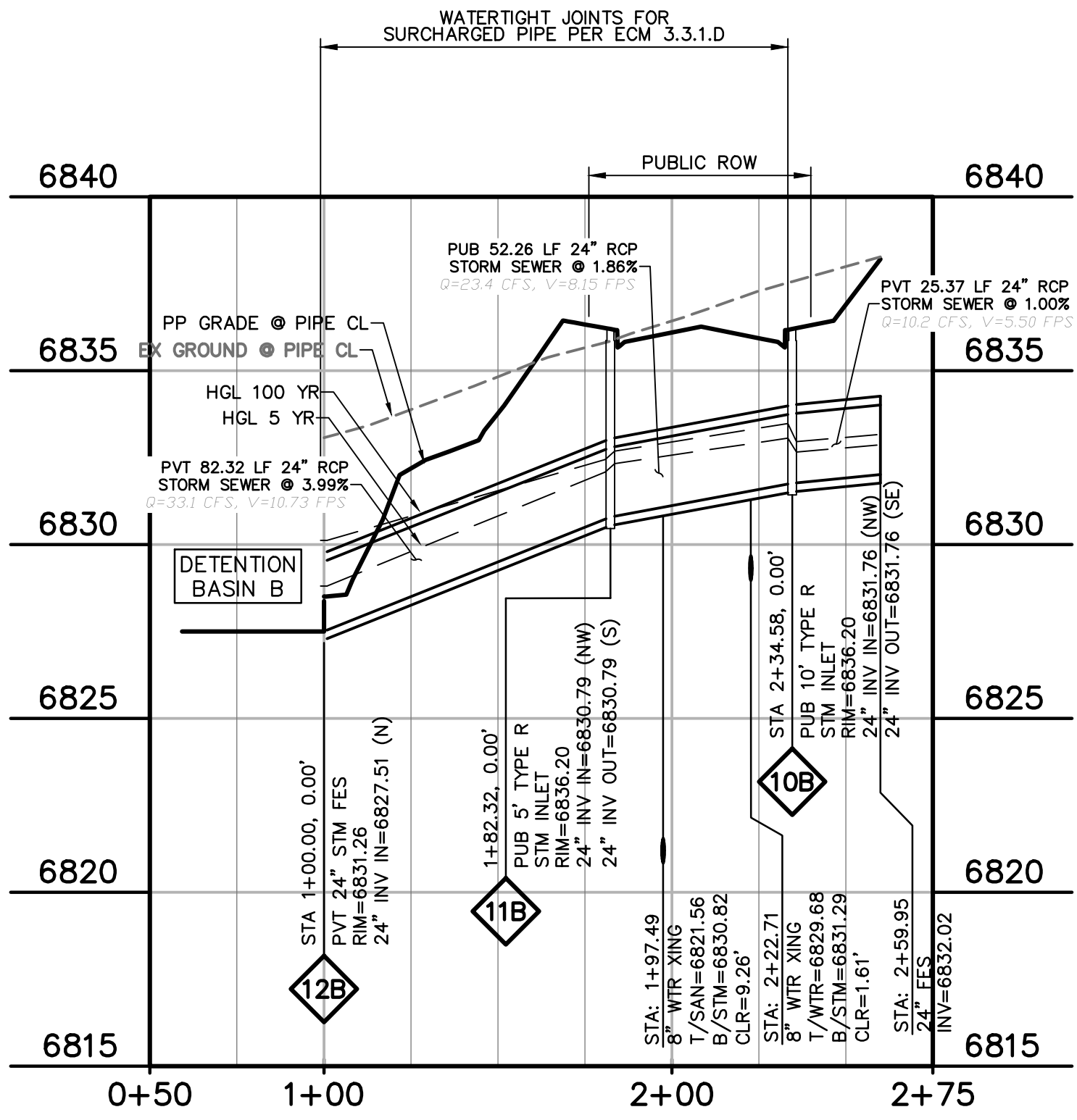
STM2

SHEET: 24 OF 31



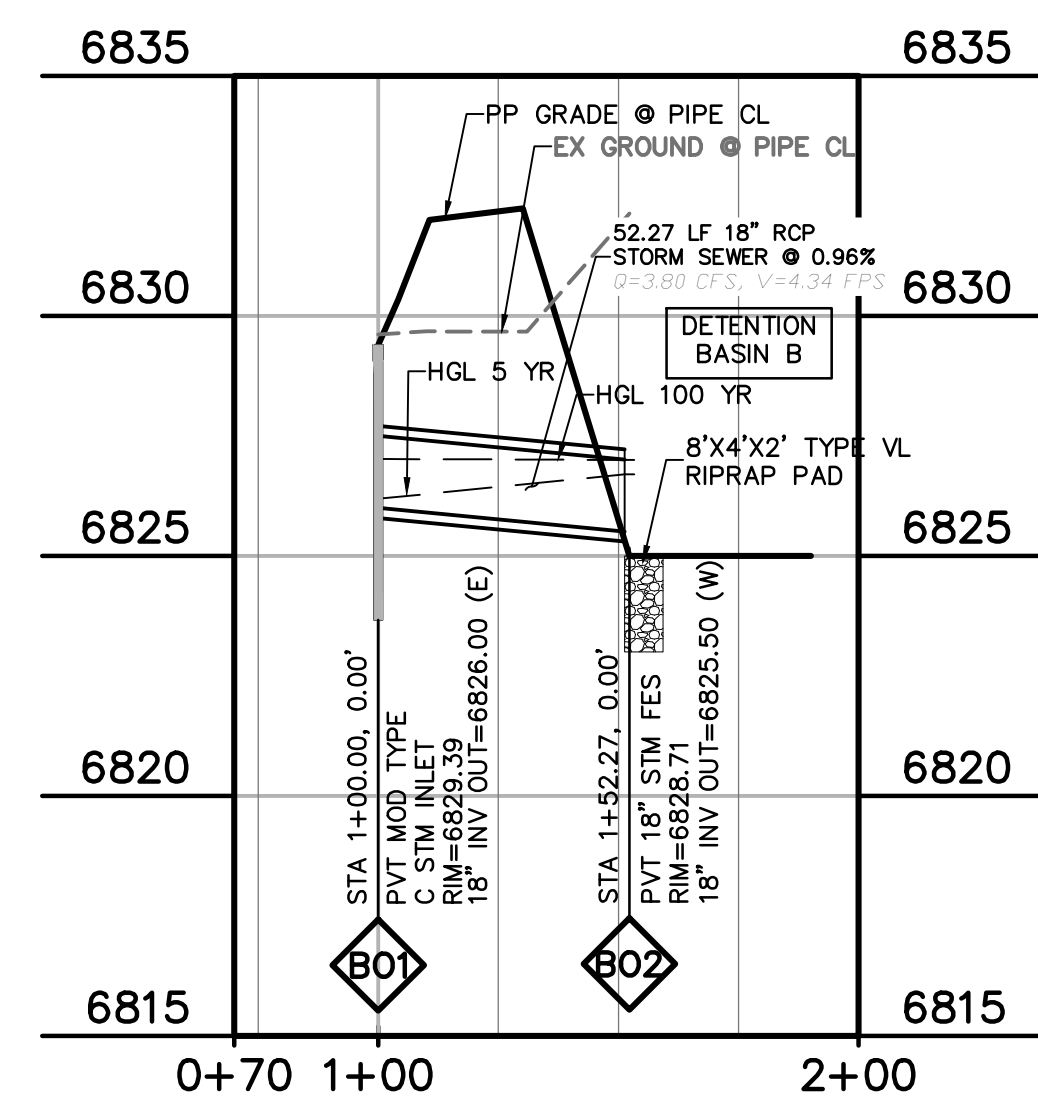
LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP SIDEWALK
- PP STORM SEWER LINE
- HYDRAULIC GRADE LINE
- ENERGY GRADE LINE
- PP STORM INLET
- PP MANHOLE
- PP FIRE HYDRANT
- PP WATER VALVE
- PP SANITARY SEWER LINE
- PP STORM SEWER MANHOLE DESIGNATOR
- LOT NUMBER
- PP POND
- PP TELEPHONE
- PP TRAIL
- PP GRADE @ [OF PIPE
- EX WATER FIRE HYDRANT
- EX WATER LINE
- EX WT PLUG
- EX SS LINE
- EX SS MH
- EX GROUND @ [OF PIPE
- EX ELECTRIC
- EX 100YR FLOOD
- EX
- MH
- PP
- PT
- SS
- ST
- WT
- XING
- C&G
- PUB



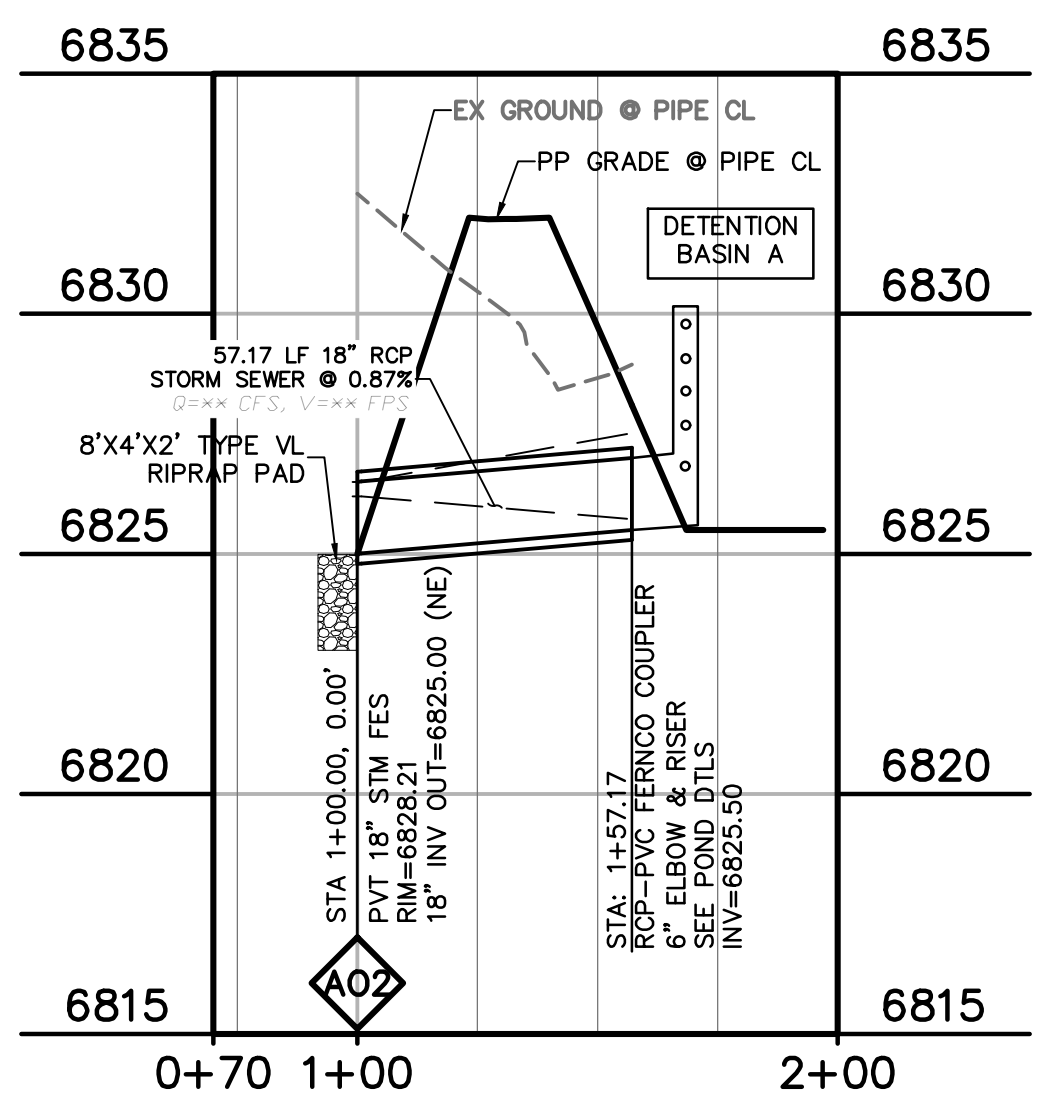
RETAIL ROW LOW POINT

STA 1+00.00 - 2+62.06
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



POND B OUTLET

STA 1+00.00 - 1+62.27
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



POND A OUTLET

STA 1+00.00 - 1+52.27
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'

NOTE

- 1) WATERTIGHT JOINTS FOR SURCHARGED PIPE PER ECM 3.3.1.D



Know what's below.
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

EL PASO COUNTY FILE # SF2435

PREPARED BY:

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

CLIENT:

PT FALCON FIELD, LLC
1864 WOODMOOR DRIVE
MONUMENT, CO 80132
(719) 476-0800
CONTACT: STEVE ROSSOLL

CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	21604-STM

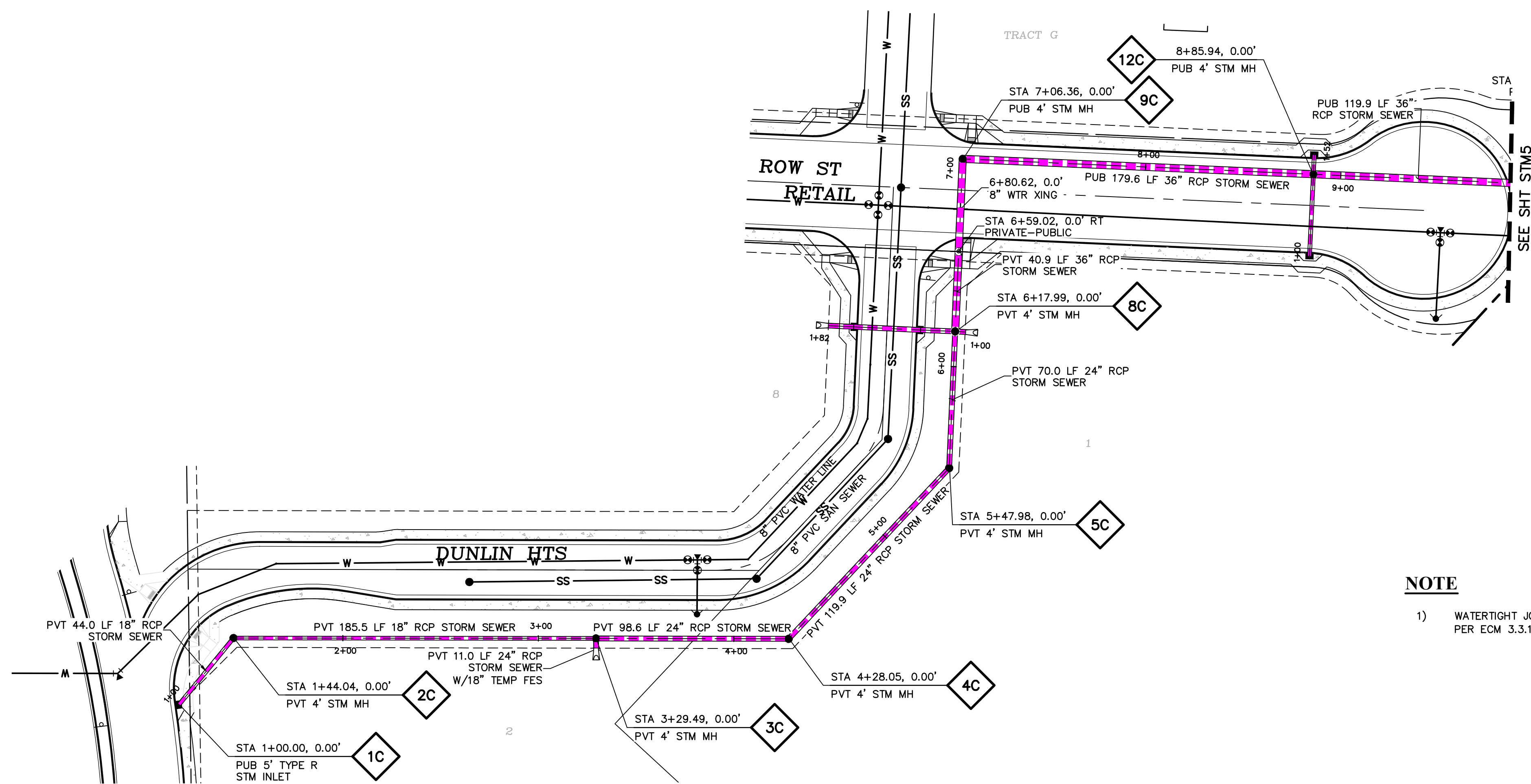
PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON
BEHALF OF
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 40"
VERTICAL: 1" = 4'

STORM SEWER
CHANNEL
PLAN & PROFILE

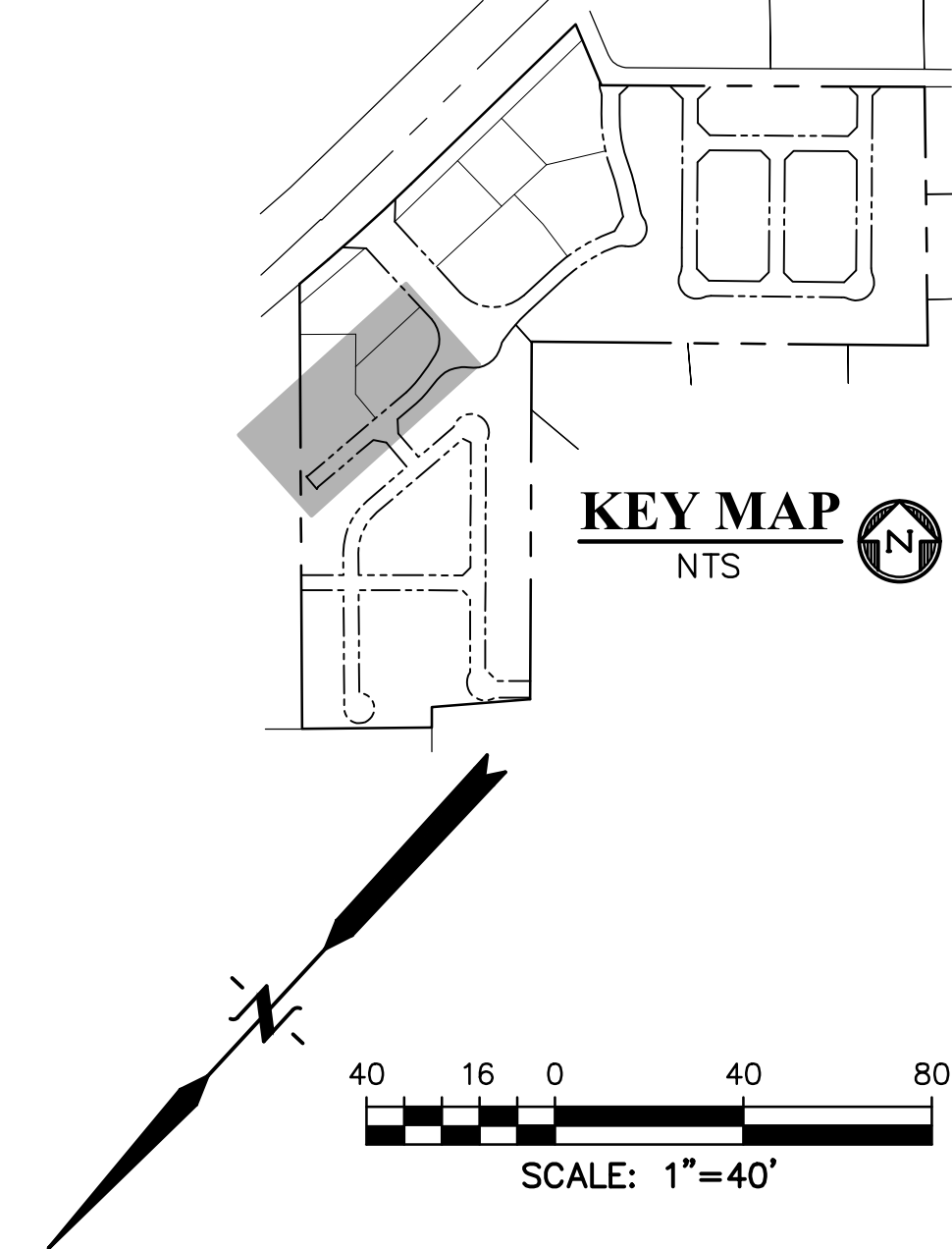
PROJECT NO. 21604-00CSCV
DRAWING NO.

SHEET: 25 OF 31



NOTE

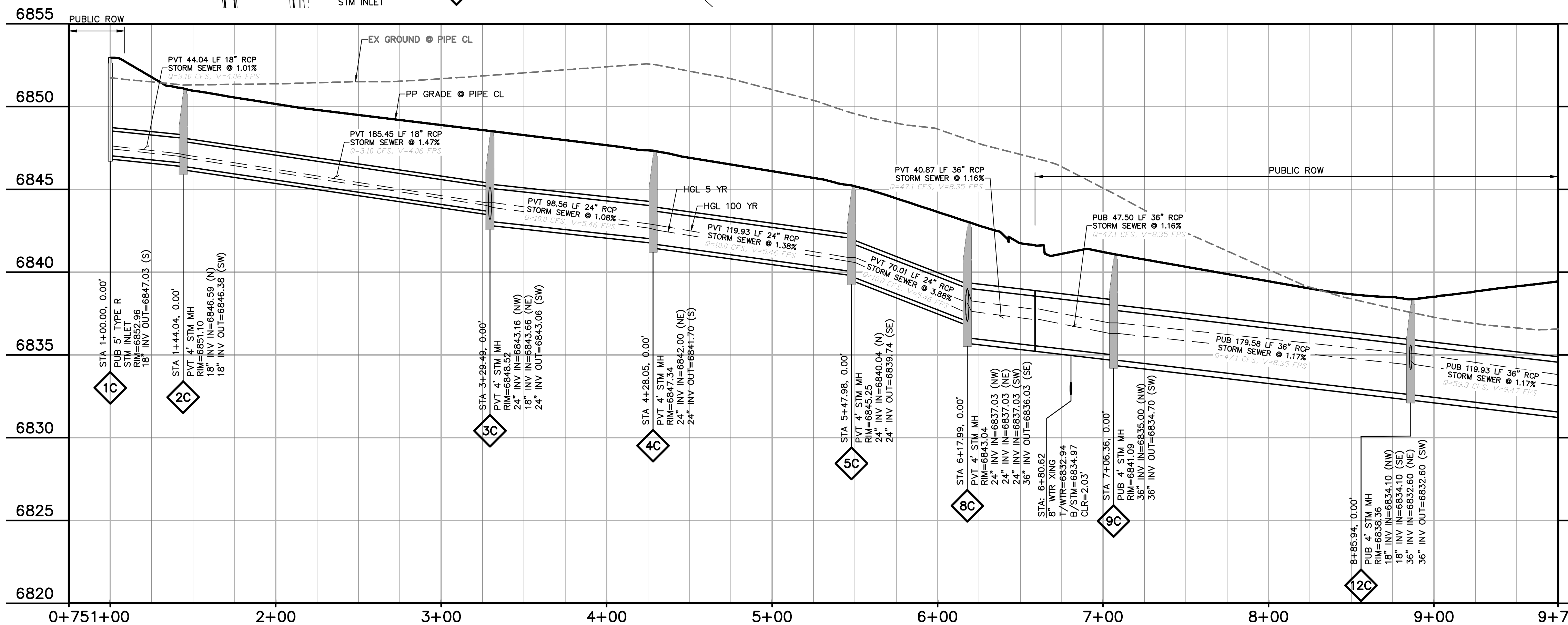
- 1) WATERTIGHT JOINTS FOR SURCHARGED PIPE PER ECM 3.3.1.D



LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP SIDEWALK
- PP STORM SEWER LINE
- HYDRAULIC GRADE LINE
- ENERGY GRADE LINE

- PP STORM INLET
- PP MANHOLE
- PP WATER LINE
- PP FIRE HYDRANT
- PP WATER VALVE
- PP SANITARY SEWER LINE
- PP STORM SEWER MANHOLE DESIGNATOR
- LOT NUMBER
- PP POND
- PP TELEPHONE
- PP TRAIL
- PP GRADE @ OF PIPE
- EX WATER FIRE HYDRANT
- EX WATER LINE
- EX WT PLUG
- EX SS LINE
- EX SS MH
- EX GROUND @ OF PIPE
- EX ELECTRIC
- EX 100YR FLOOD
- EX EXISTING
- MH MANHOLE
- PP PROPOSED
- PT POINT
- SS SANITARY SEWER
- ST STORM SEWER
- WT WATER
- XING CROSSING
- C&G CURB AND GUTTER
- PUB PUBLIC



DUNLIN HTS STM SEWER

STA 1+00.00 - 8+89.27
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'

PREPARED BY:

DREXEL, BARRELL & CO.
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PEYTON, EL PASO COUNTY, COLORADO

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RESUBMITTAL	08/17/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	21604-STM

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DRAWING SCALE:
HORIZONTAL: 1" = 40"
VERTICAL: 1" = 4'

STORM SEWER
CHANNEL
PLAN & PROFILE

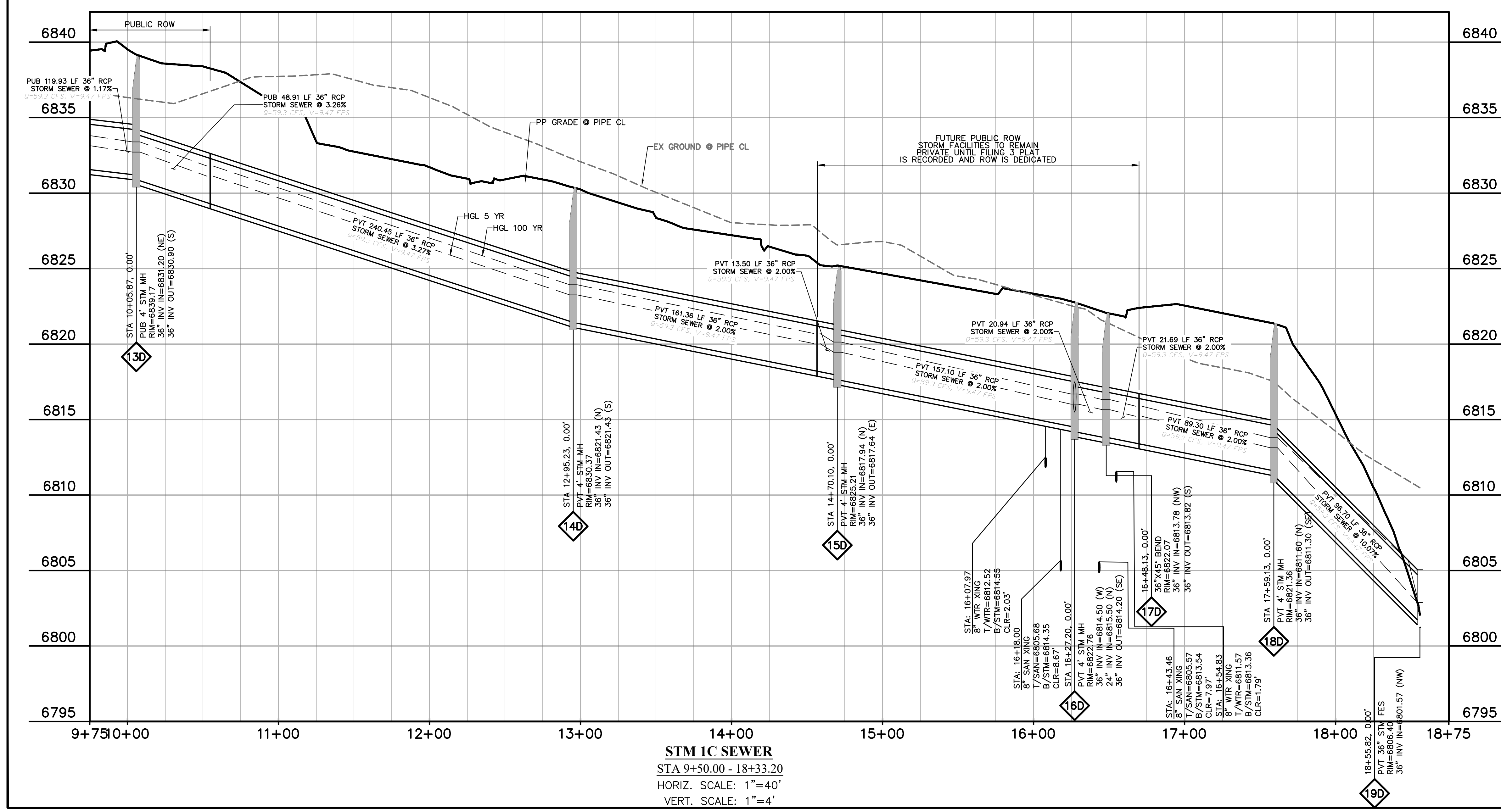
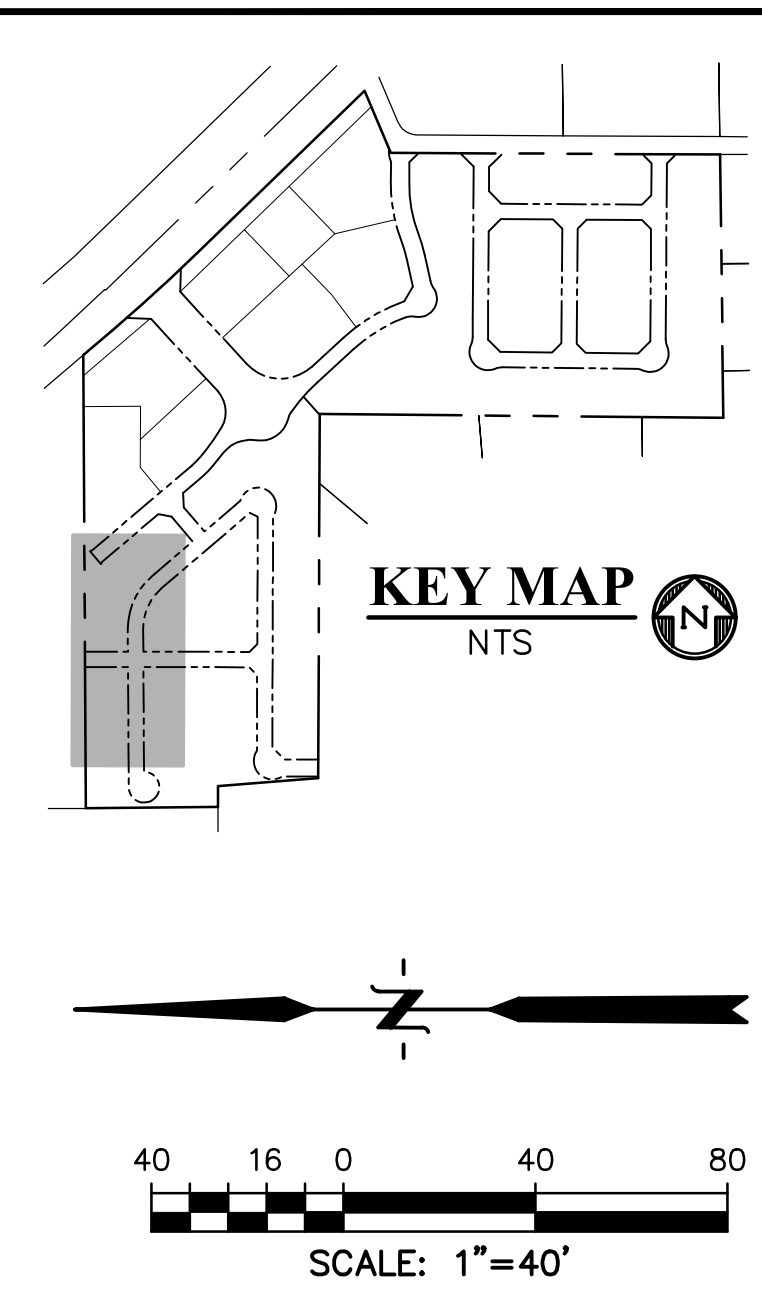
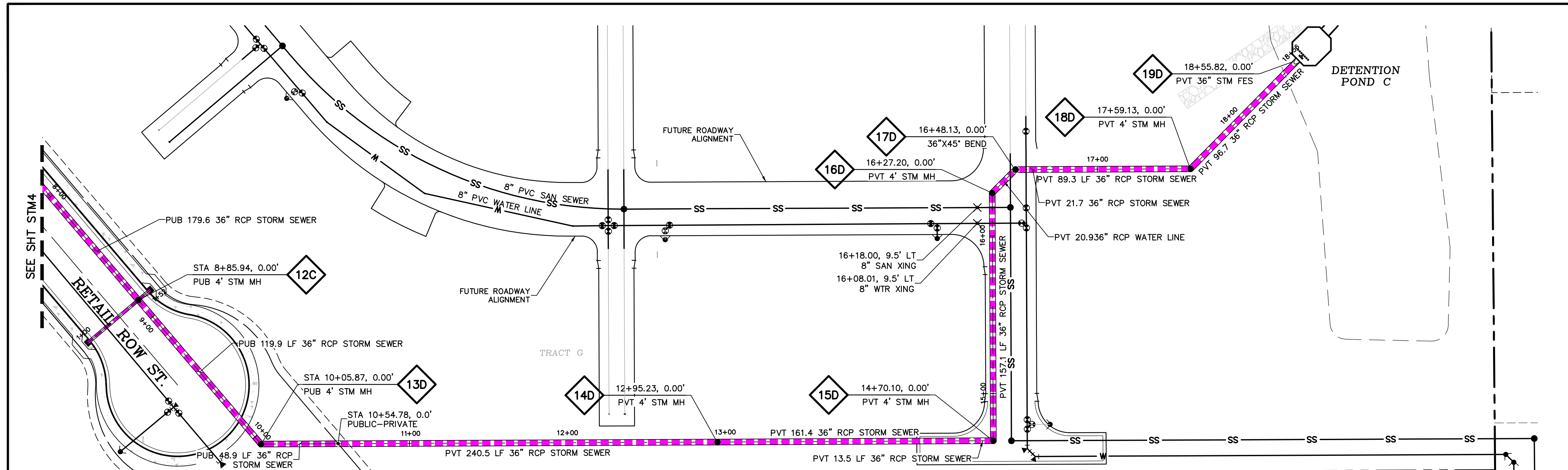
PROJECT NO. 21604-00CSCV
DRAWING NO.

SHEET: 26 OF 31



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EL PASO COUNTY FILE # SF2435



- LEGEND**
- PROPERTY LINE
EASEMENT
PP RIGHT OF WAY
PP LOT LINE
PP CURB & GUTTER
PP SIDEWALK
PP STORM SEWER LINE
HYDRAULIC GRADE LINE
ENERGY GRADE LINE
PP STORM INLET
PP MANHOLE
PP WATER LINE
PP FIRE HYDRANT
PP WATER VALVE
PP SANITARY SEWER LINE
PP STORM SEWER MANHOLE DESIGNATOR
LOT NUMBER
PP POND
PP TELEPHONE
PP TRAIL
PP GRADE @ I OF PIPE
EX WATER FIRE HYDRANT
EX WATER LINE
EX WT PLUG
EX SS LINE
EX SS MH
EX GROUND @ I OF PIPE
EX ELECTRIC
EX 100YR FLOOD
EX EXISTING
MH MANHOLE
PP PROPOSED
PT POINT
SS SANITARY SEWER
ST STORM SEWER
WT WATER
XING CROSSING
C&G CURB AND GUTTER
PUB PUBLIC

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers-Surveyors
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CONSTRUCTION DOCUMENTS FOR:
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PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26

DESIGNED BY: KGV
DRAWN BY: CGH
CHECKED BY: TDM
FILE NAME: 21604-STM

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

DRAWING SCALE:
HORIZONTAL: 1" = 40"
VERTICAL: 1" = 4'

STORM SEWER
CHANNEL
PLAN & PROFILE

PROJECT NO. 21604-00CSCV
DRAWING NO.

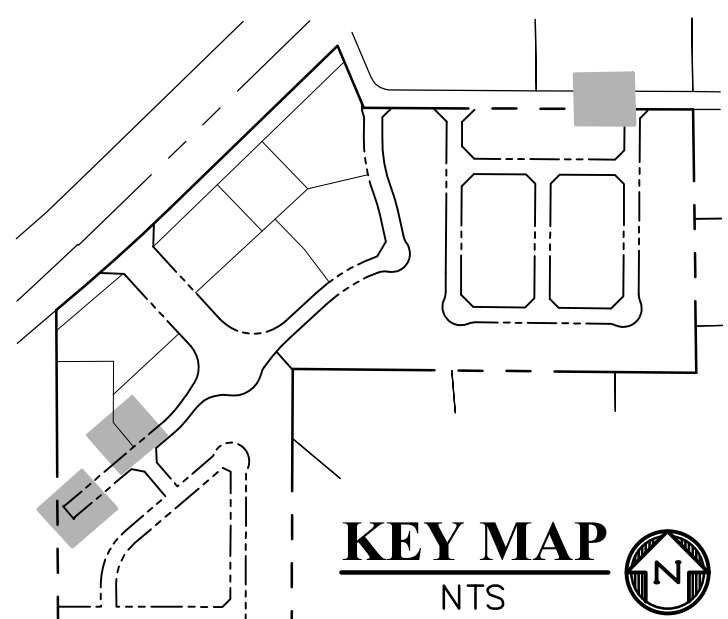
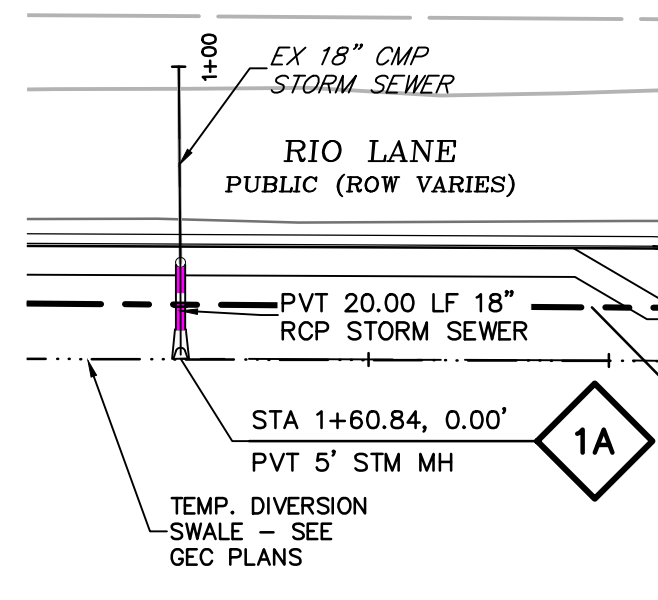
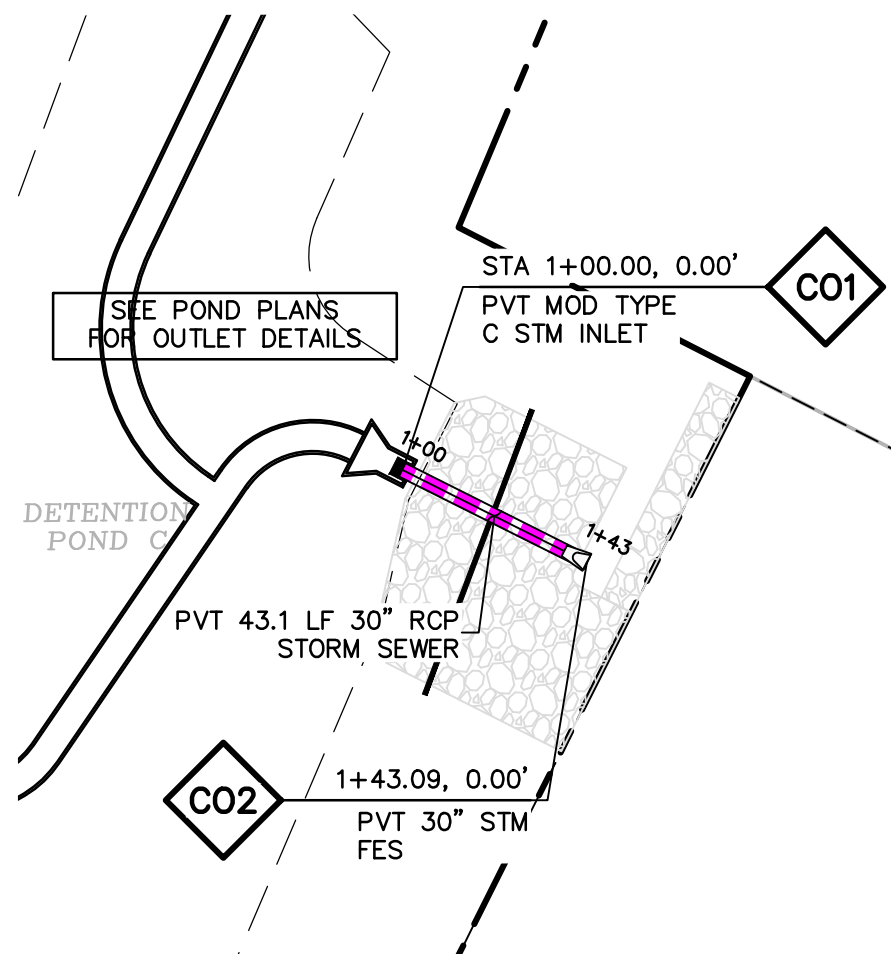
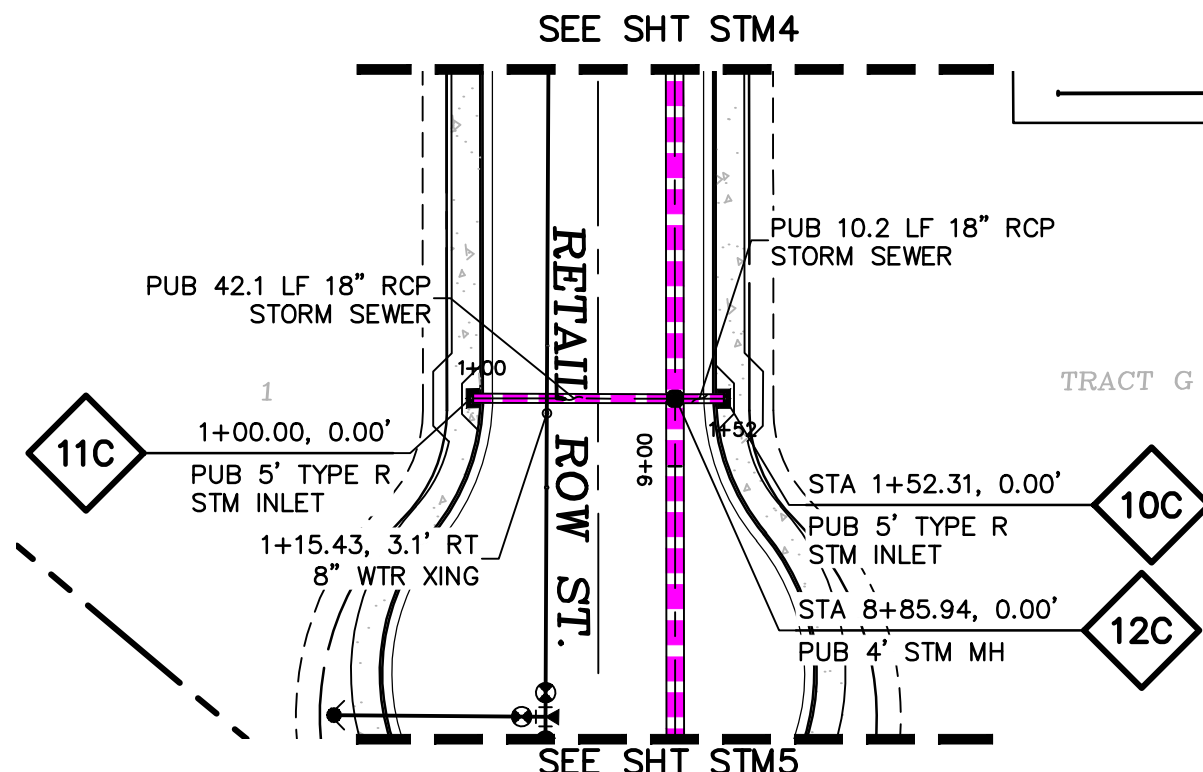
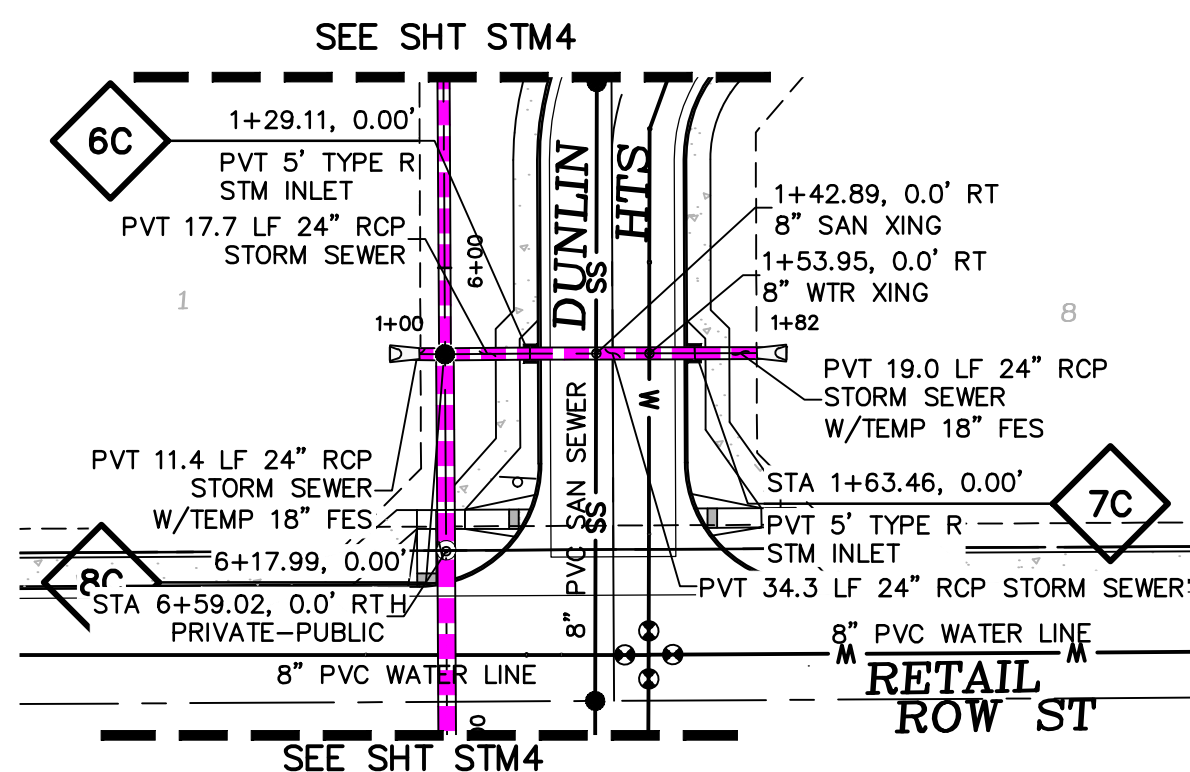
STM5

SHEET: 27 OF 31

811 Know what's below.
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UNDERGROUND MEMBER UTILITIES.
EL PASO COUNTY FILE # SF2435

NOTE

- 1) WATERTIGHT JOINTS FOR SURCHARGED PIPE
PER ECM 3.3.1.D



40 16 0 40 80
SCALE: 1"=40'

LEGEND

PROPERTY LINE
EASEMENT
PP RIGHT OF WAY
PP LOT LINE
PP CURB & GUTTER
PP SIDEWALK
PP STORM SEWER LINE
HYDRAULIC GRADE LINE
ENERGY GRADE LINE

PP STORM INLET
PP MANHOLE
PP WATER LINE
PP FIRE HYDRANT
PP WATER VALVE
PP SANITARY SEWER LINE
PP STORM SEWER MANHOLE DESIGNATOR
LOT NUMBER
PP TELEPHONE
PP TRAIL
PP GRADE @ I OF PIPE
EX WATER FIRE HYDRANT
EX WATER LINE
EX WT PLUG
EX SS LINE
EX SS MH
EX GROUND @ I OF PIPE
EX ELECTRIC

EX.....EXISTING
MH.....MANHOLE
PP.....PROPOSED
PT.....POINT
SS.....SANITARY SEWER
ST.....STORM SEWER
WT.....WATER
XING.....CROSSING
C&G.....CURB AND GUTTER
PUB.....PUBLIC

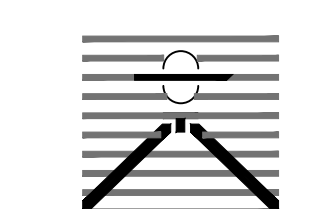


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EL PASO COUNTY FILE # SF2435

PREPARED BY:



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CLIENT:

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CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
FILING No. 1

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

ISSUE DATE

INITIAL ISSUE 12/16/24

RESUBMITTAL 08/17/26

DESIGNED BY: KGV

DRAWN BY: CGH

CHECKED BY: TDM

FILE NAME: 21604-STM

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

DRAWING SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

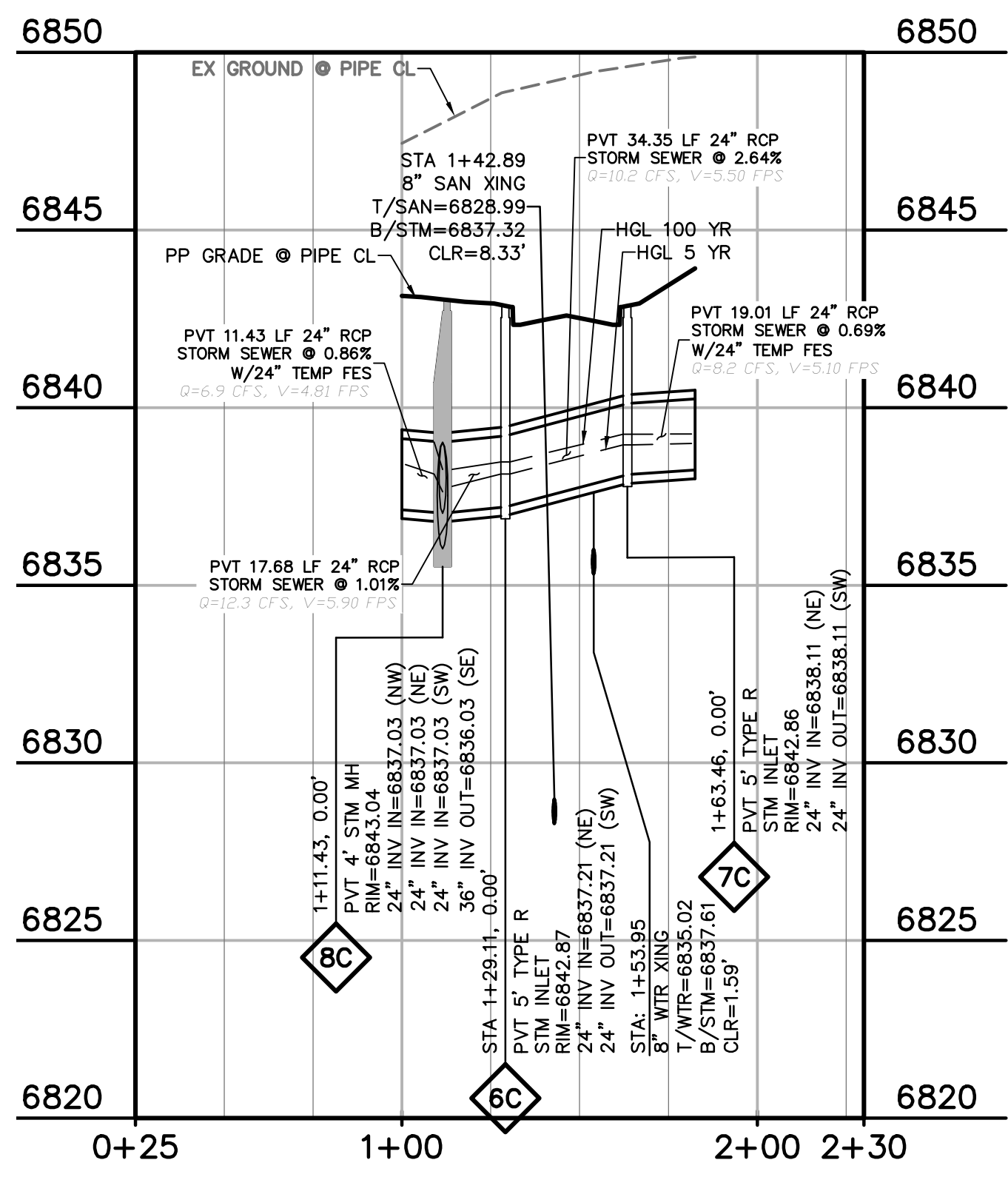
STORM SEWER
CHANNEL
PLAN & PROFILE

PROJECT NO. 21604-00CSCV

DRAWING NO.

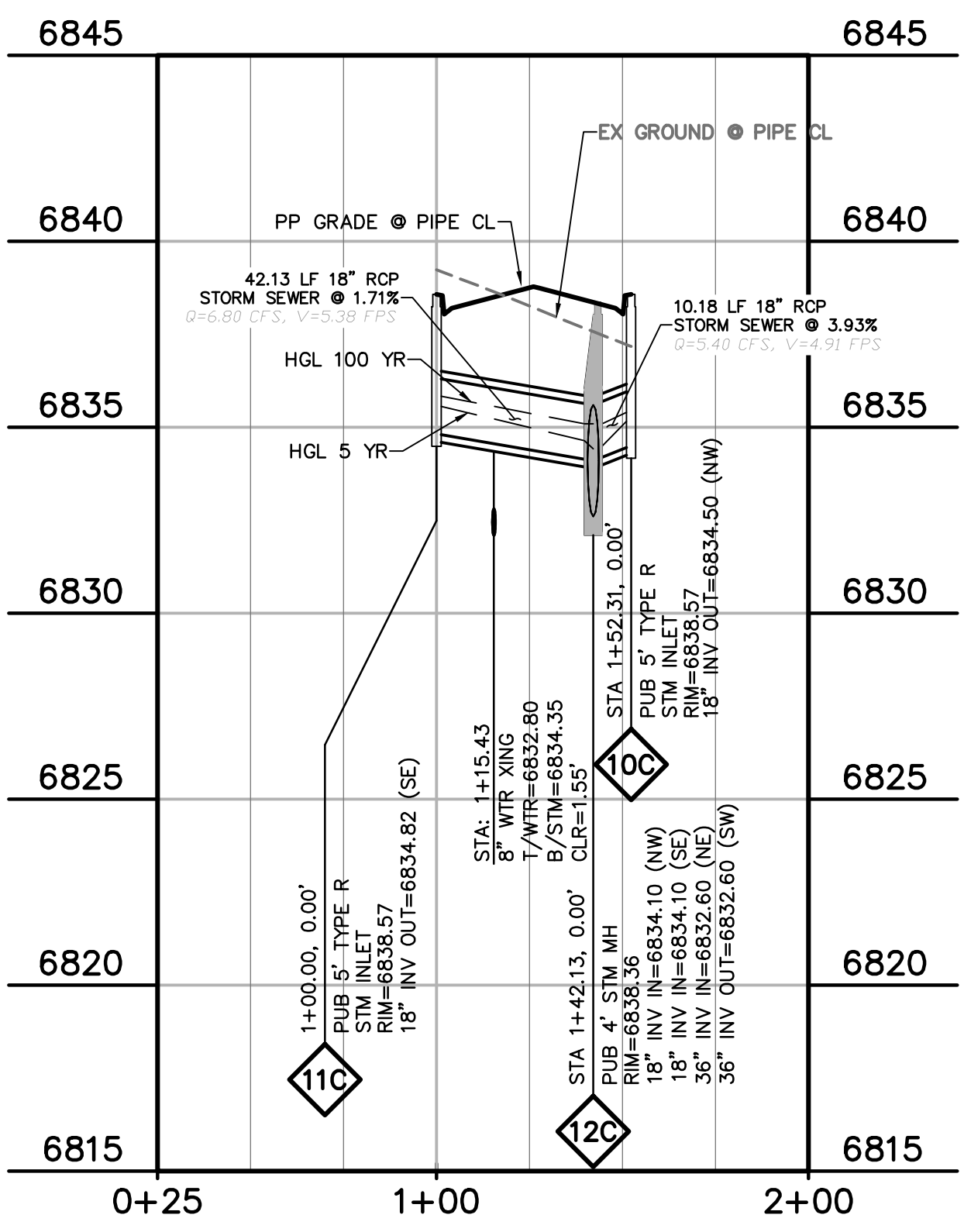
STM6

SHEET: 28 OF 31



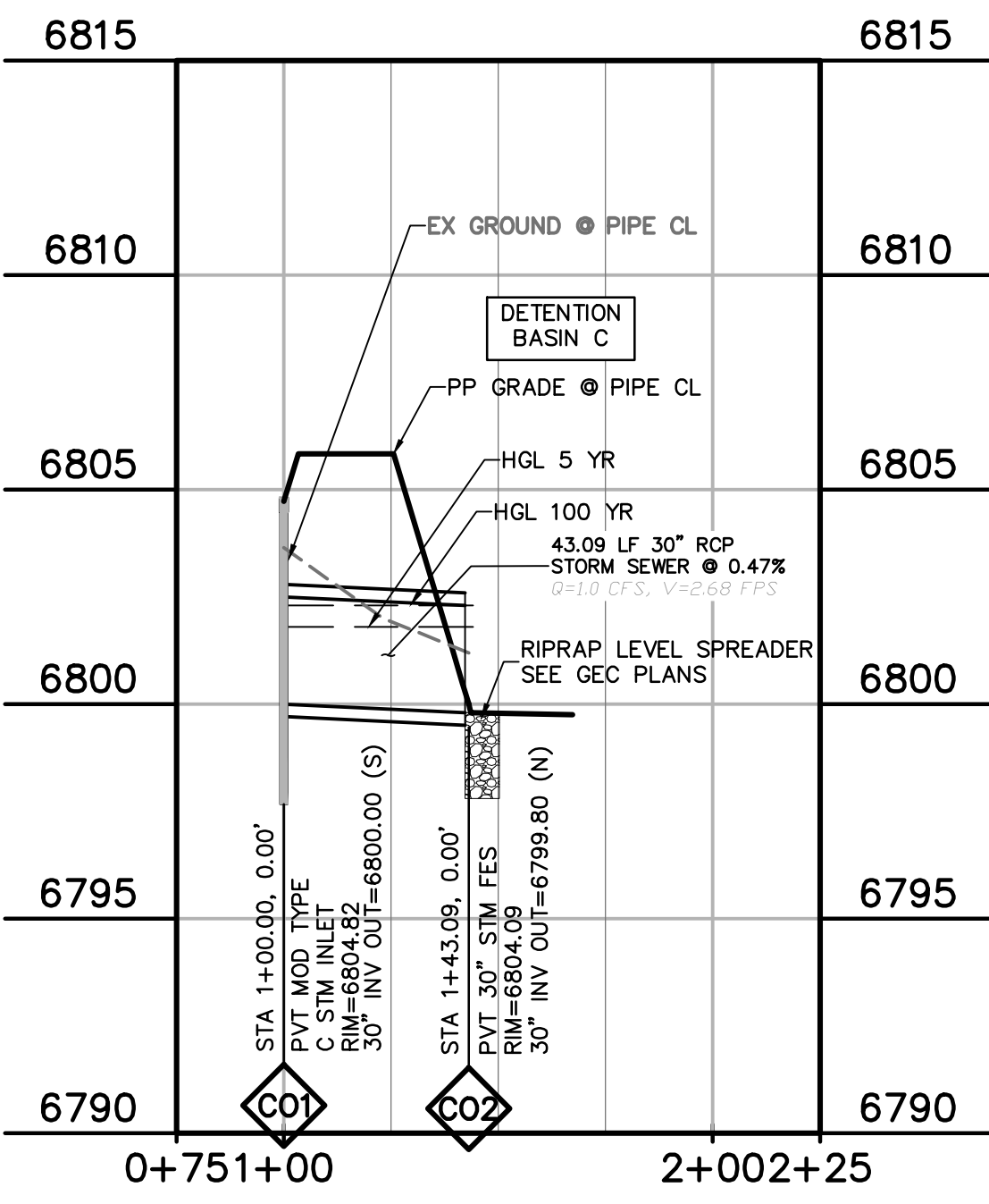
DUNLIN HTS STM INLET

STA 1+00.00 - 1+74.68
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



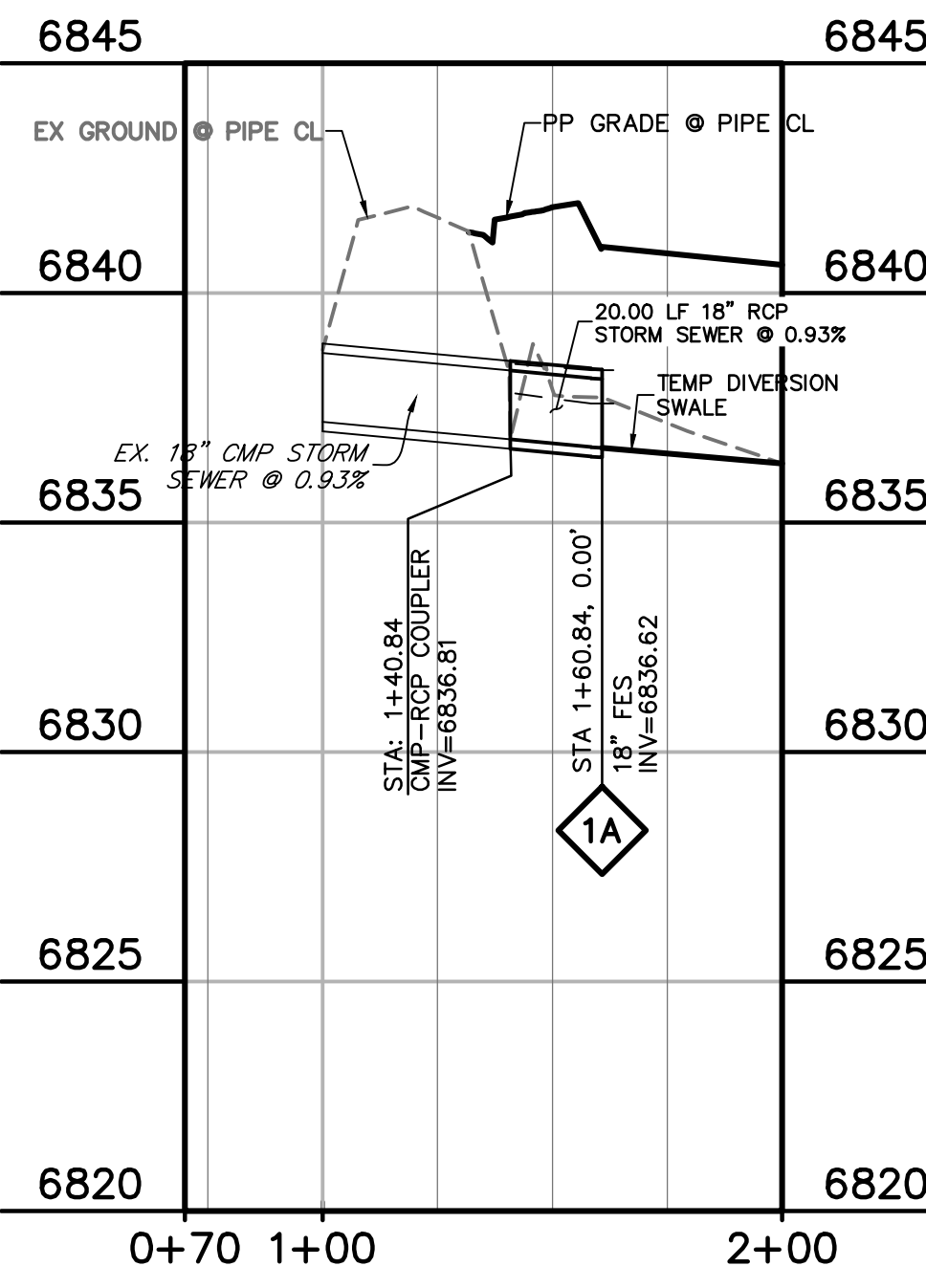
RETAIL ROW ST CUL-DE-SAC

STA 1+00.00 - 1+52.14
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



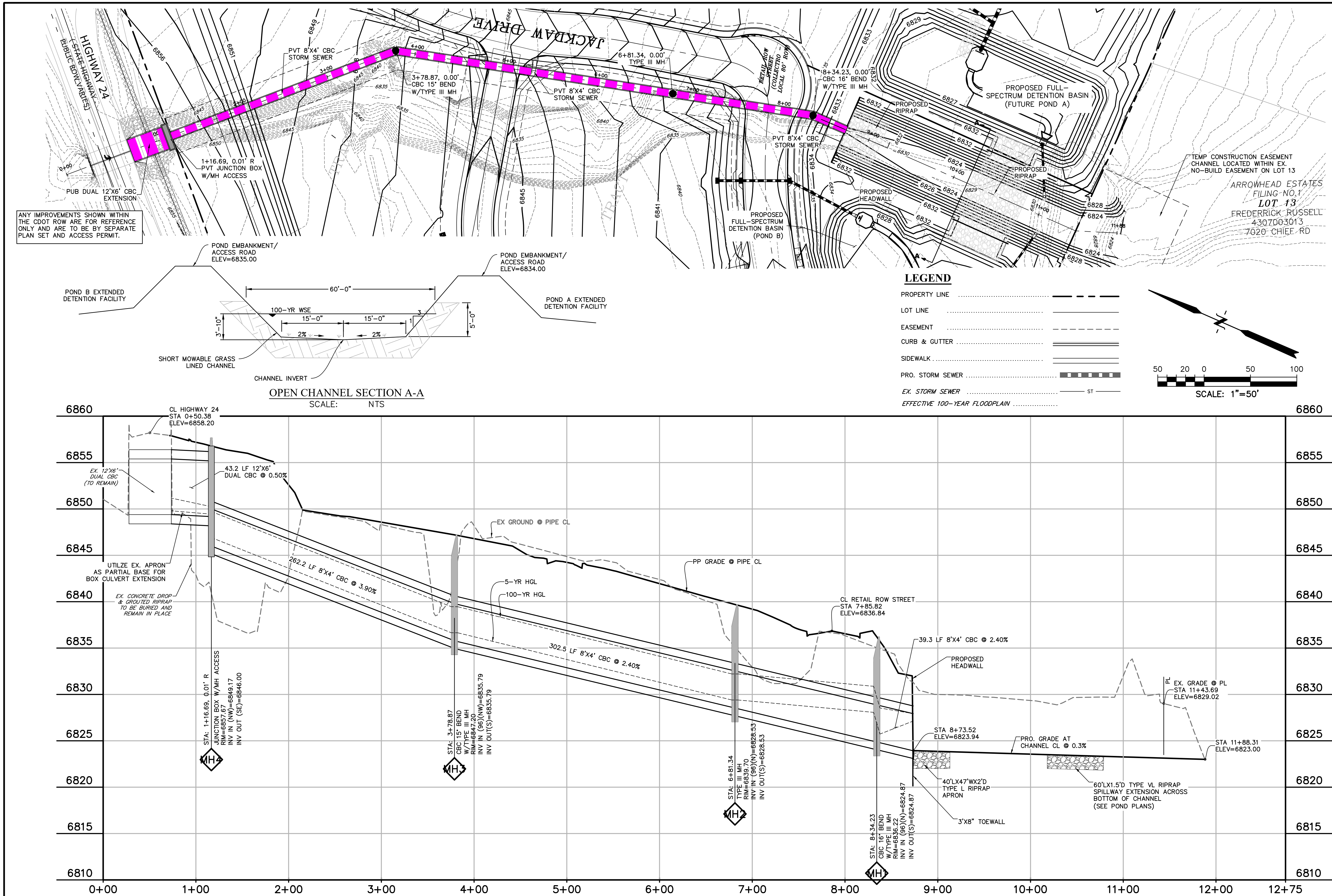
POND C OUTFALL

STA 1+00.00 - 2+62.06
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'

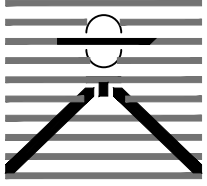


RIO LANE CULVERT EXTENSION

STA 1+00.00 - 1+60.84
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



PREPARED BY:


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PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	08/17/26
DESIGNED BY:	KGW
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	21604-STM-CBC

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

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BOX
CULVERT
PLAN & PROFILE

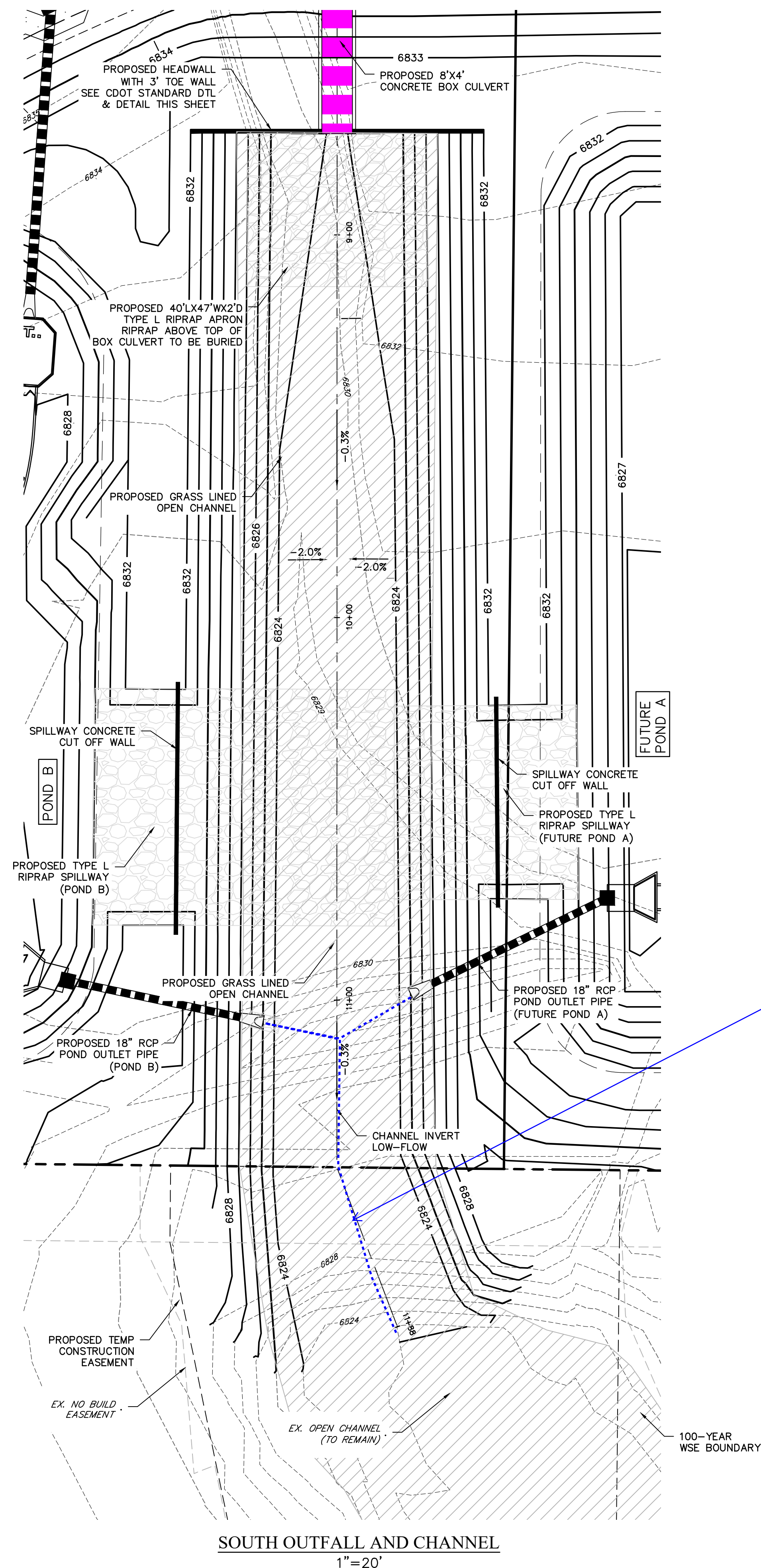
PROJECT NO. 21604-00CSCV
DRAWING NO.

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EL PASO COUNTY FILE # SF2435

STM7

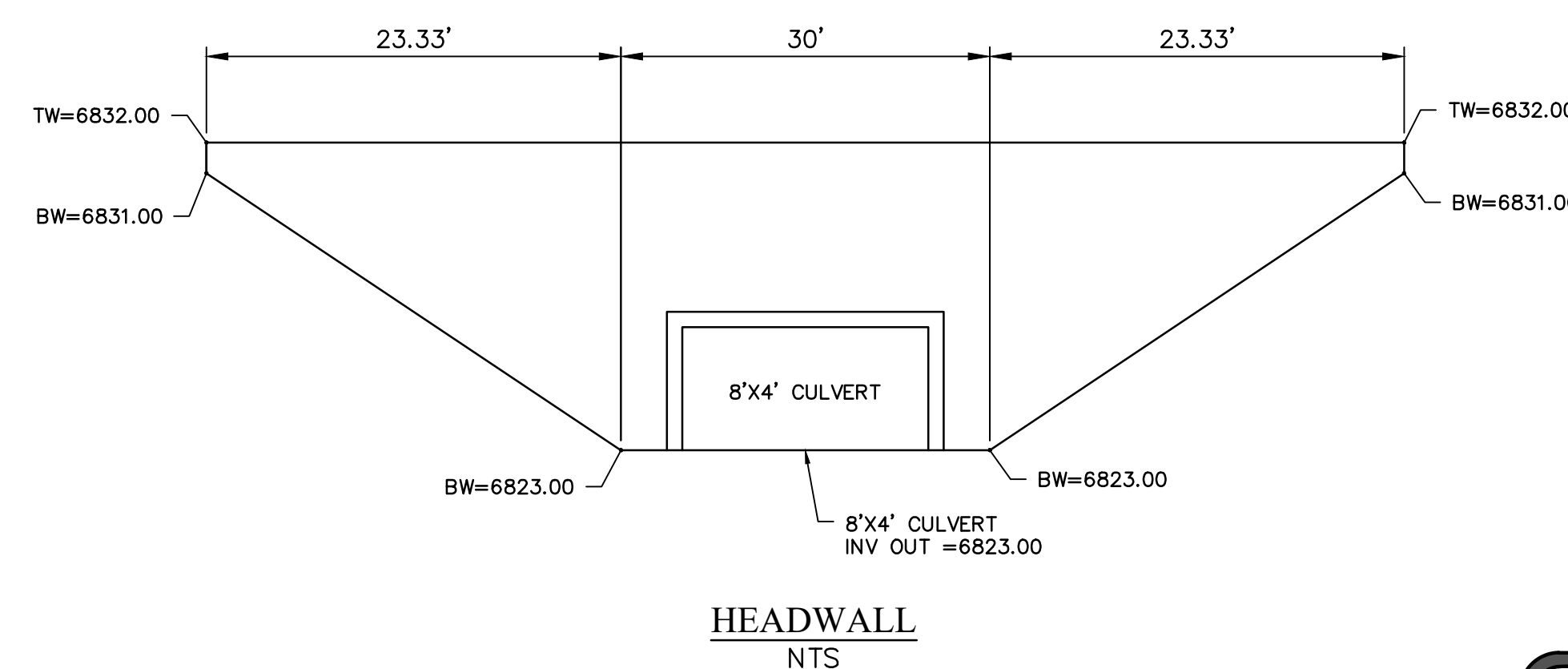
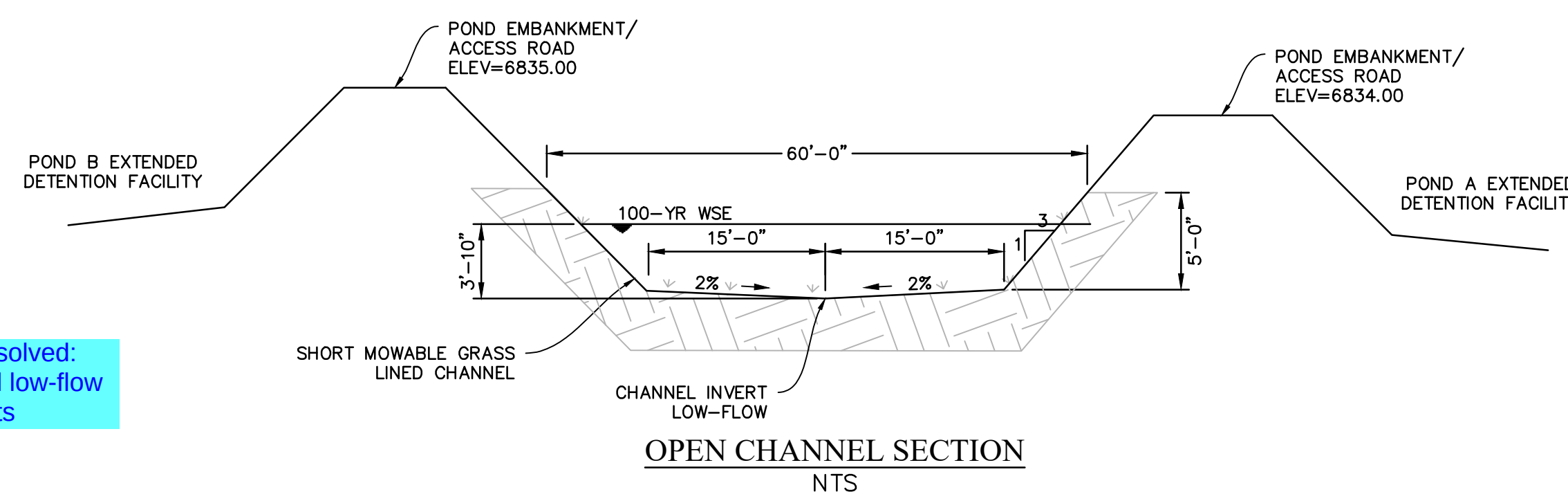
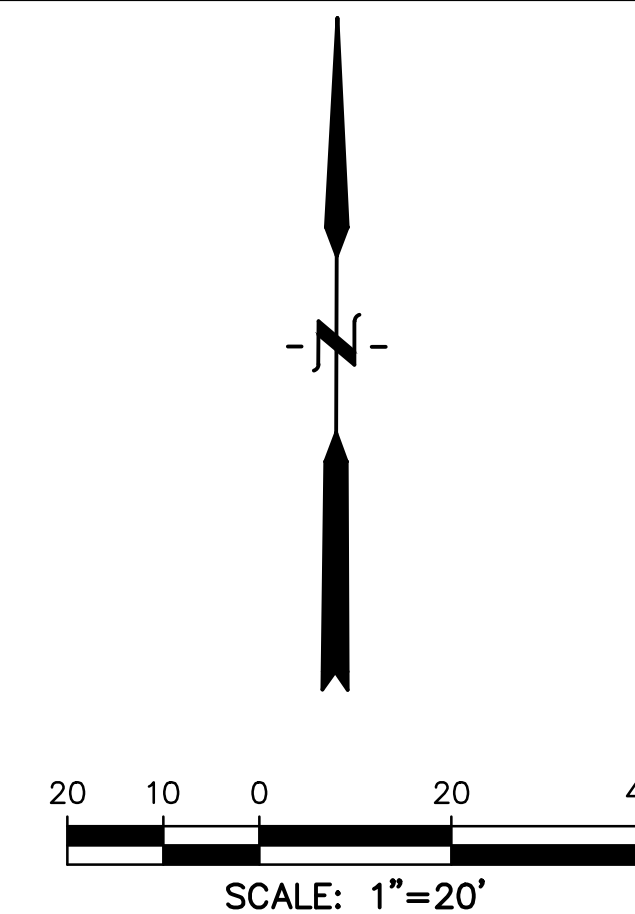
SHEET: 29 OF 31



SOUTH OUTFALL AND CHANNEL
1"=20'

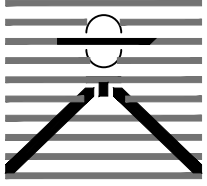
LEGEND

PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	=====
PRO. STORM SEWER	=====
EX. STORM SEWER	----- ST -----



Unresolved:
Label low-flow
inverts

PREPARED BY:


DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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CHECKED BY:	TDM
FILE NAME:	21604-STM-CBC

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

DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

BOX
CULVERT
DETAILS

PROJECT NO. 21604-00CSCV
DRAWING NO.

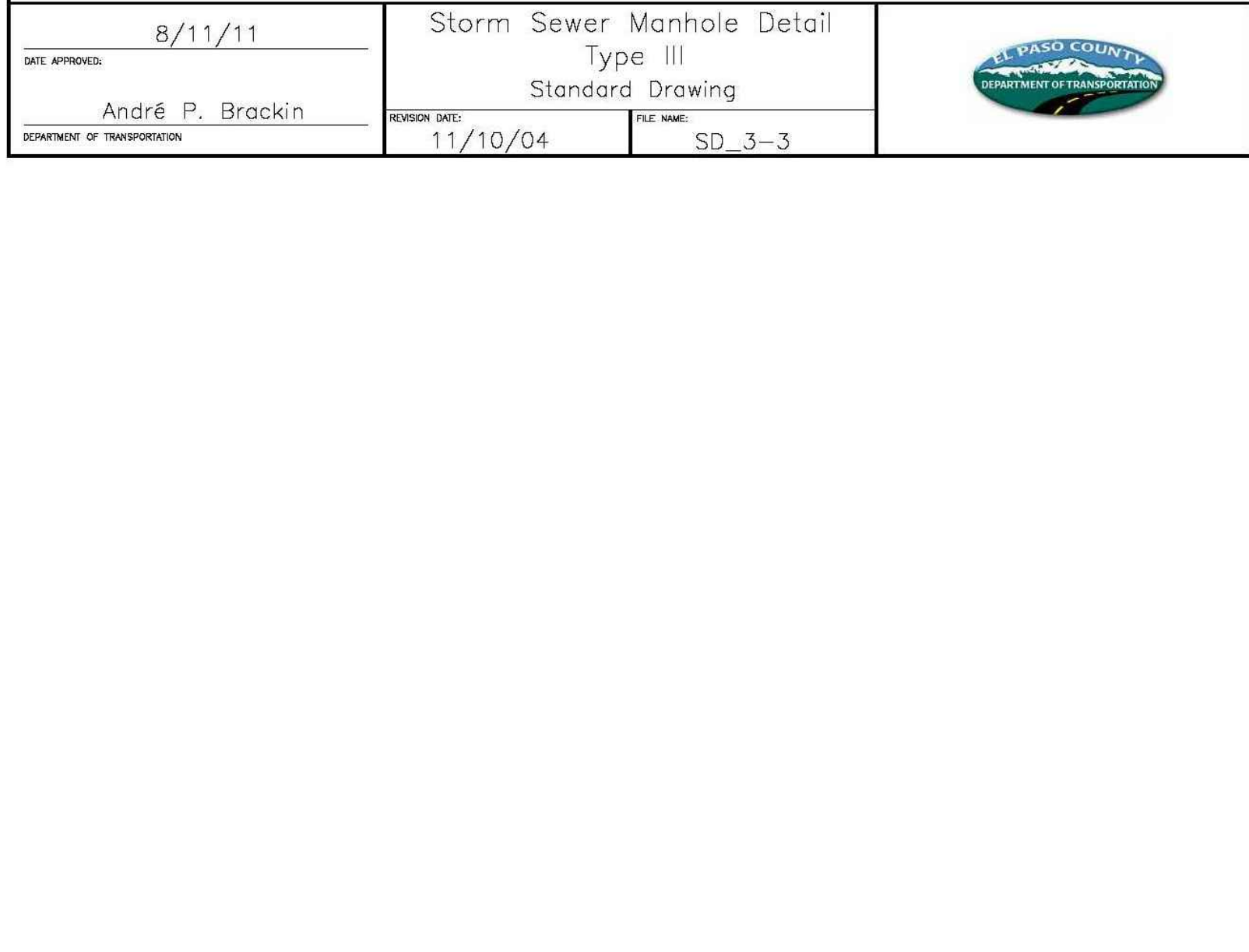
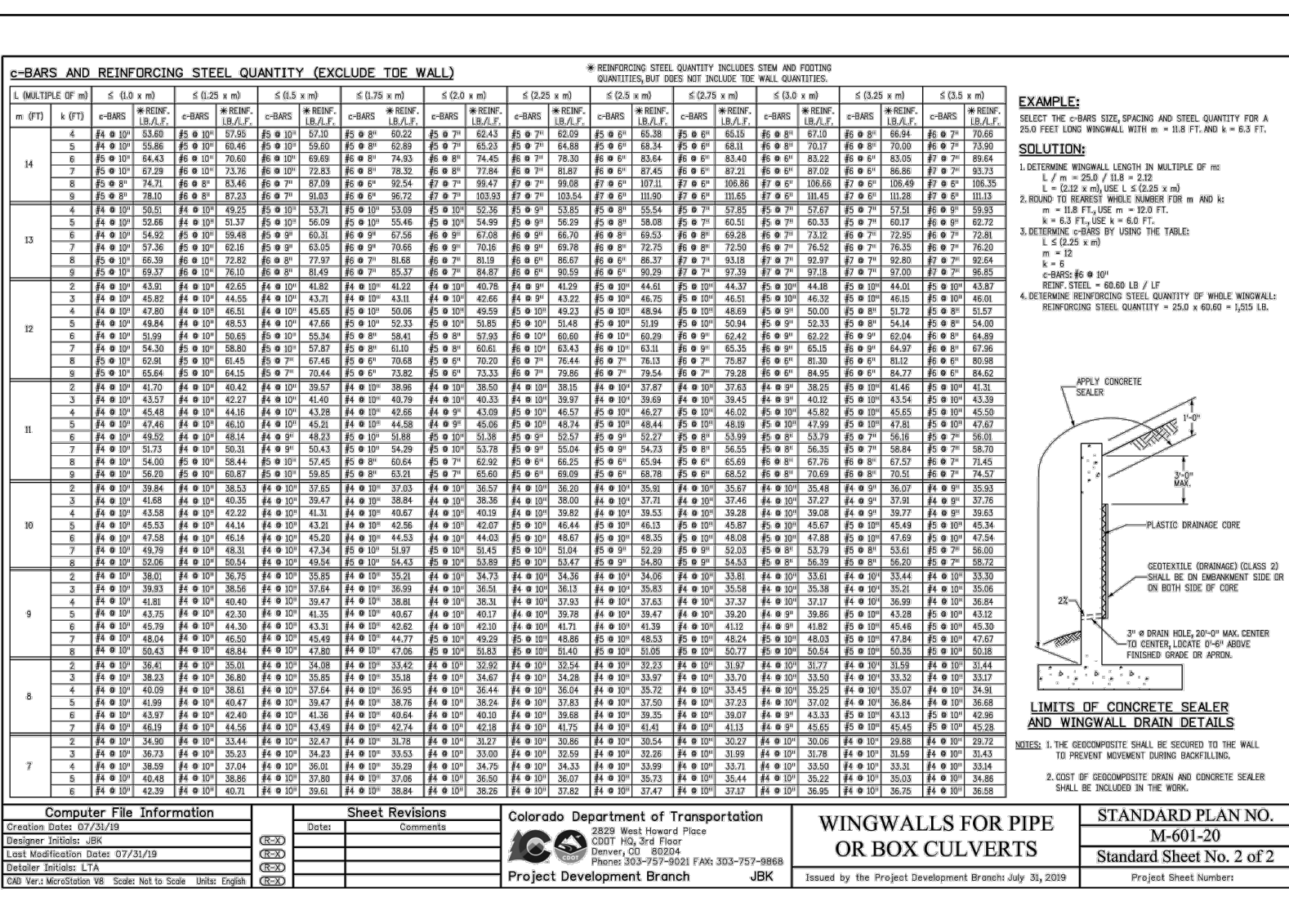
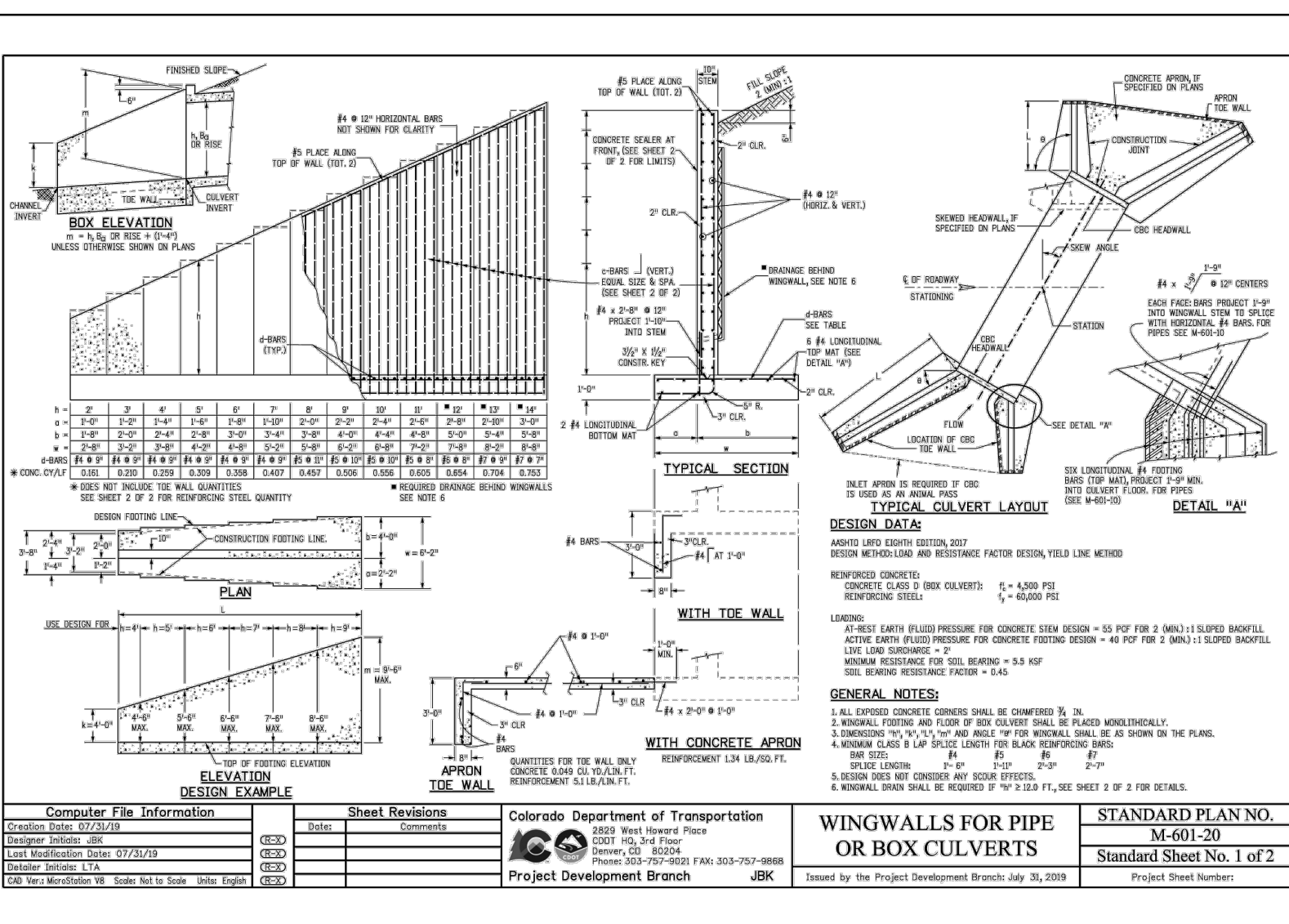
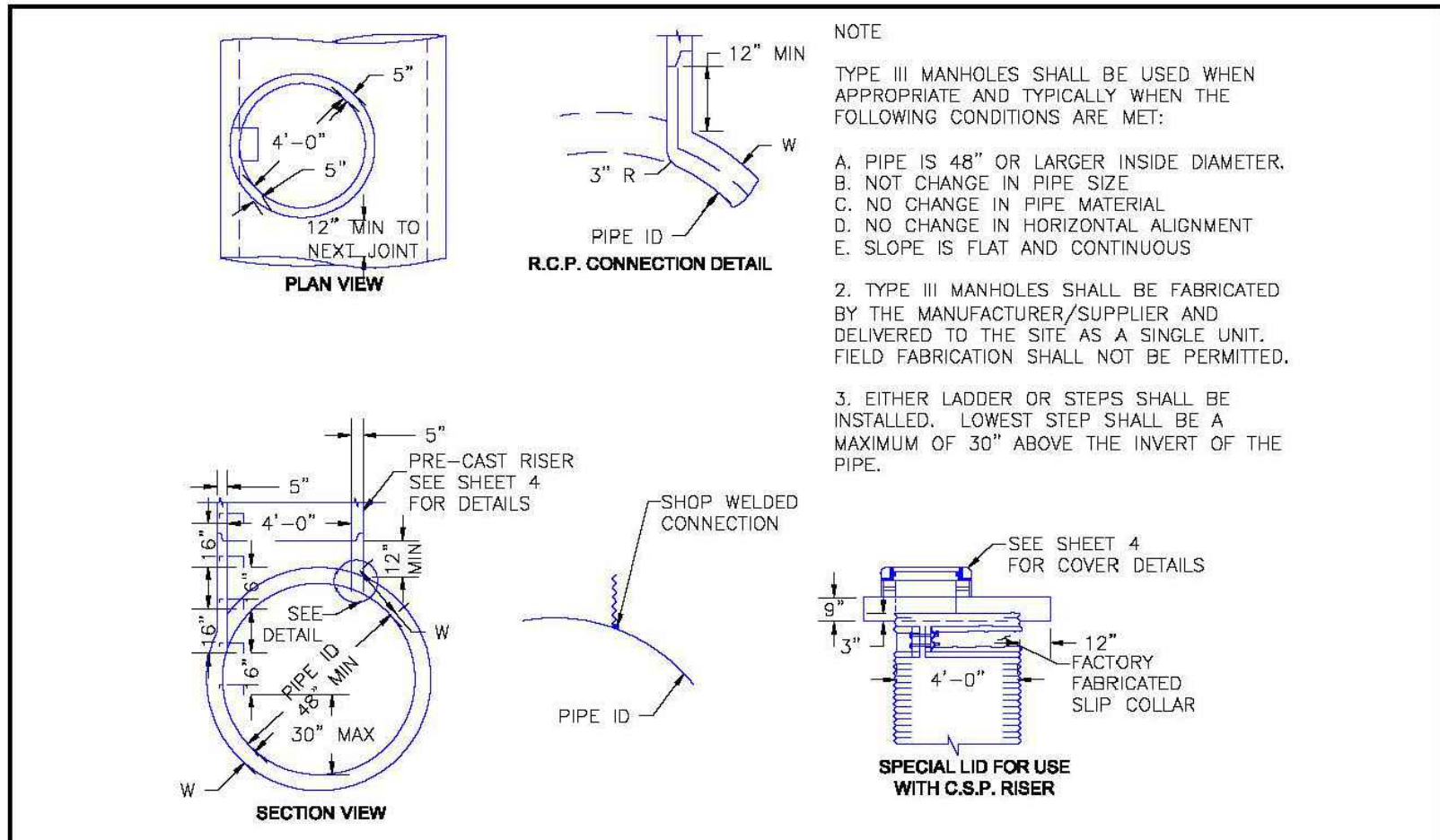
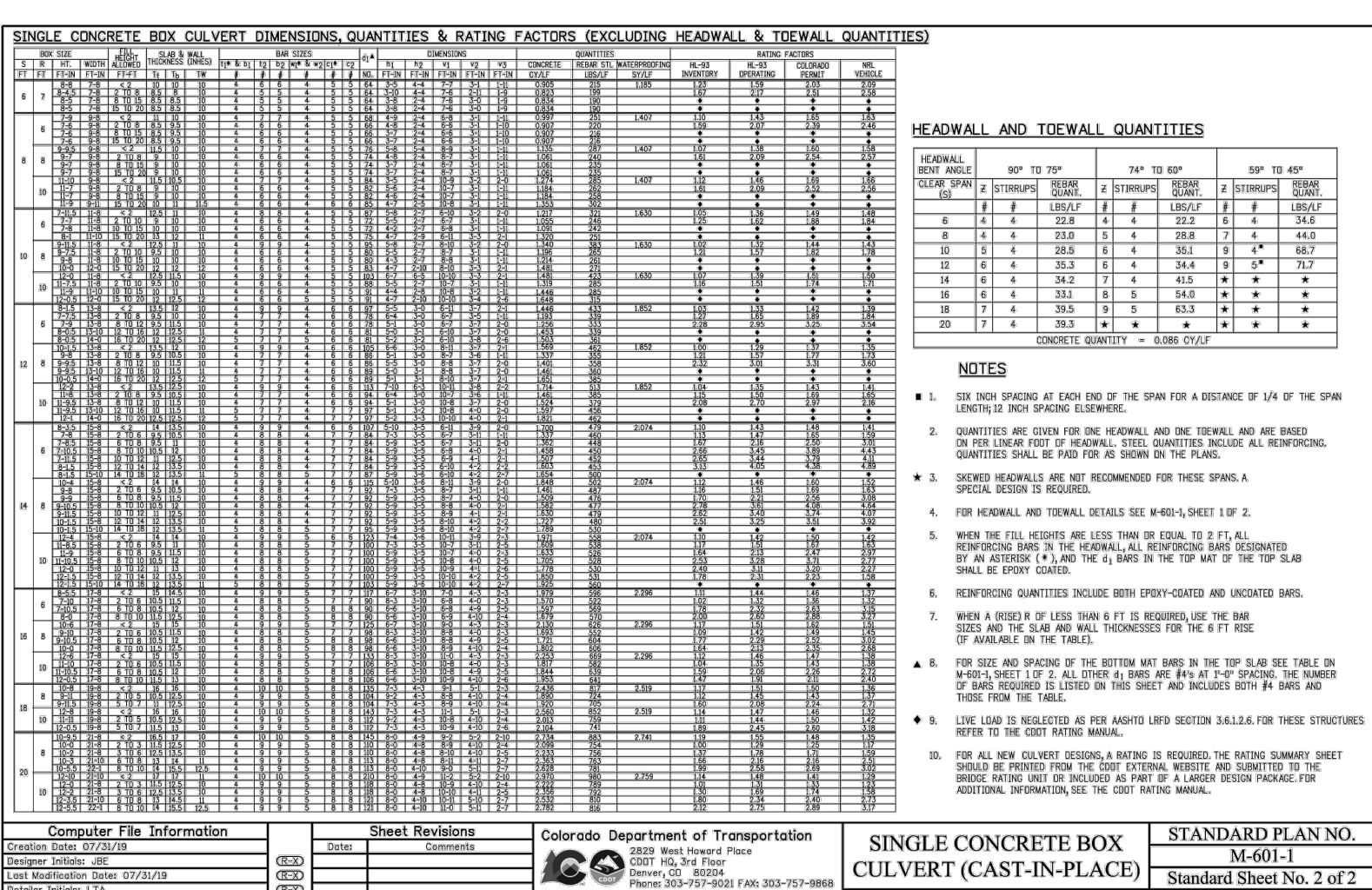
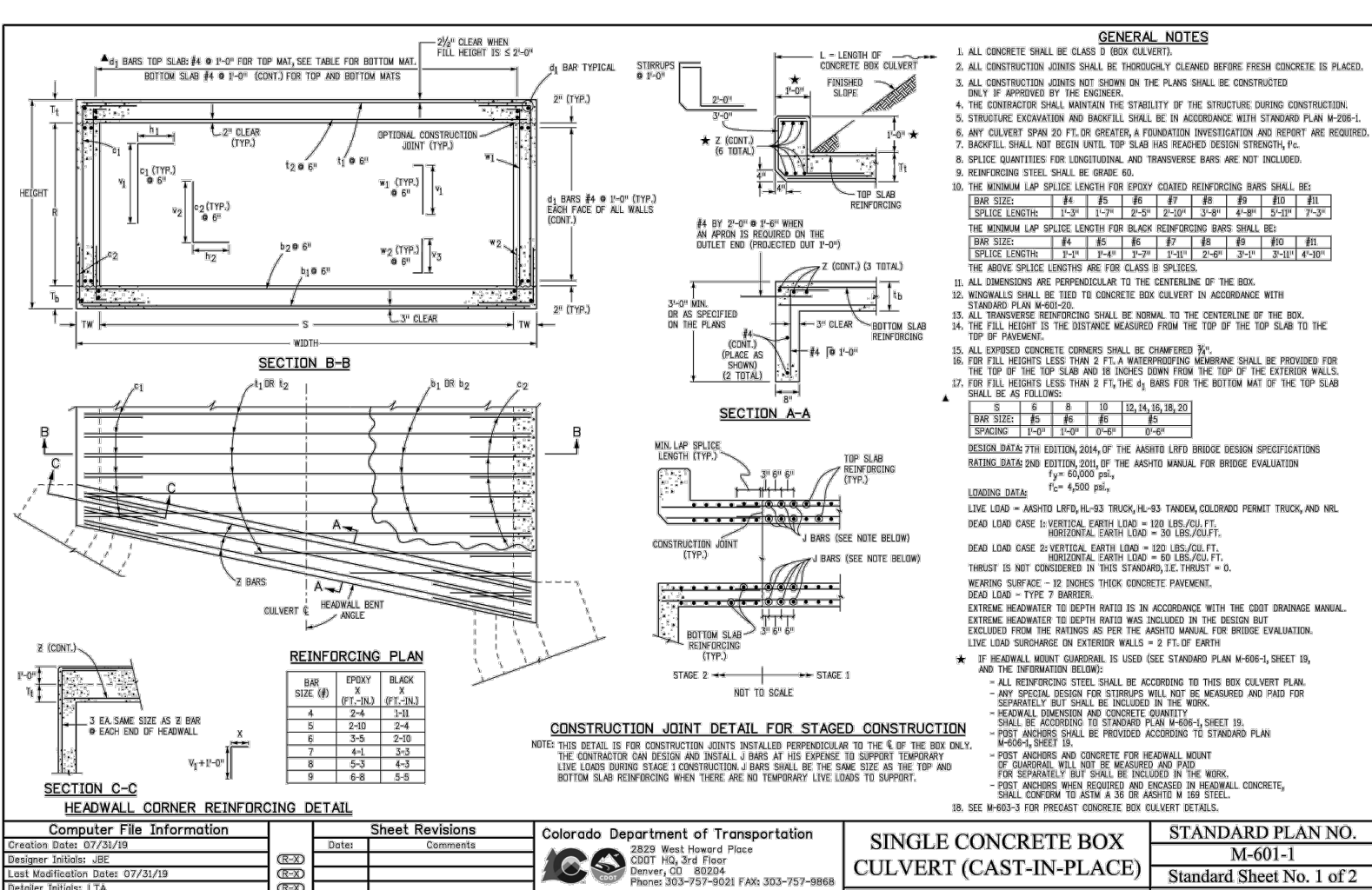
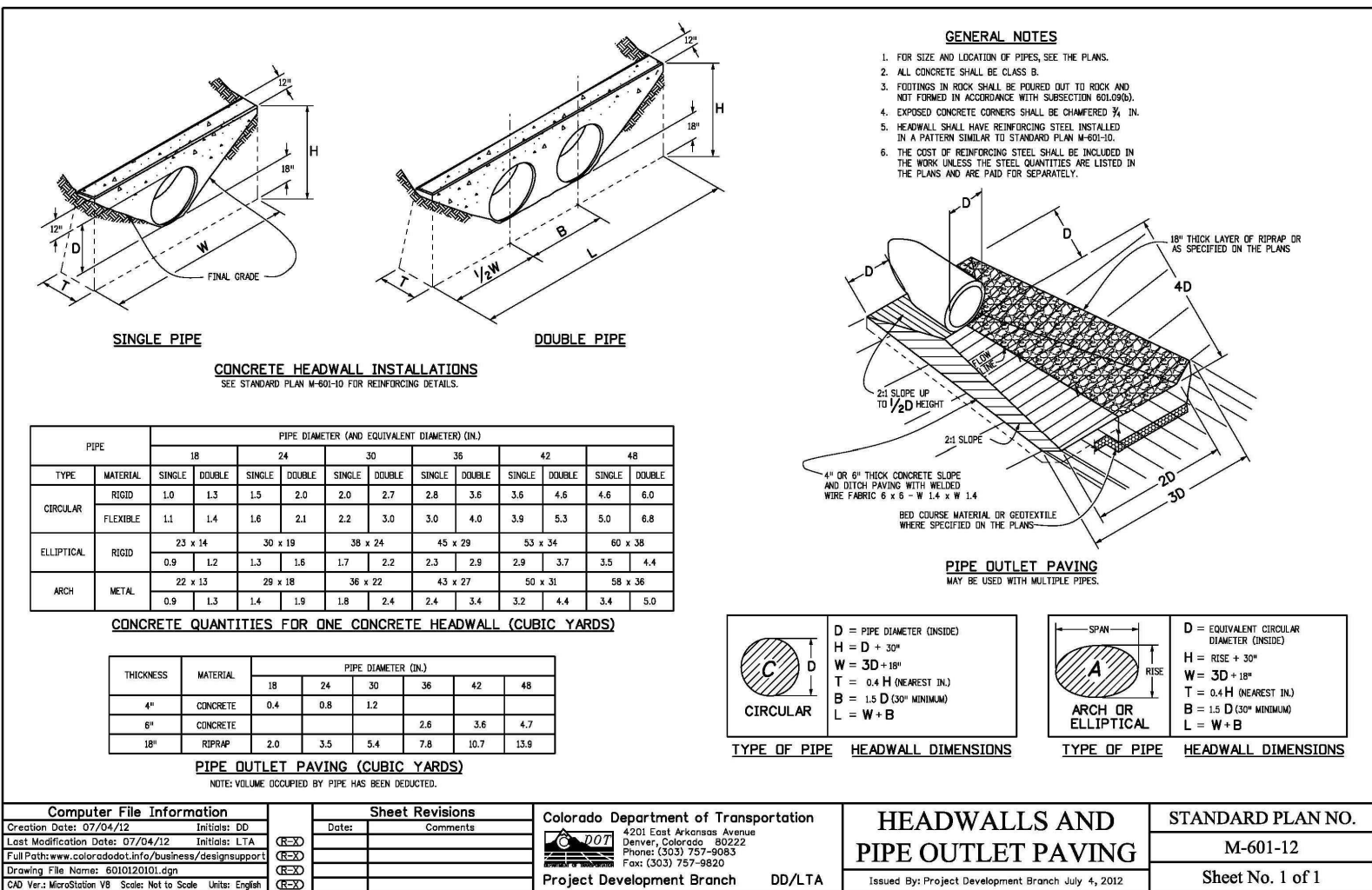
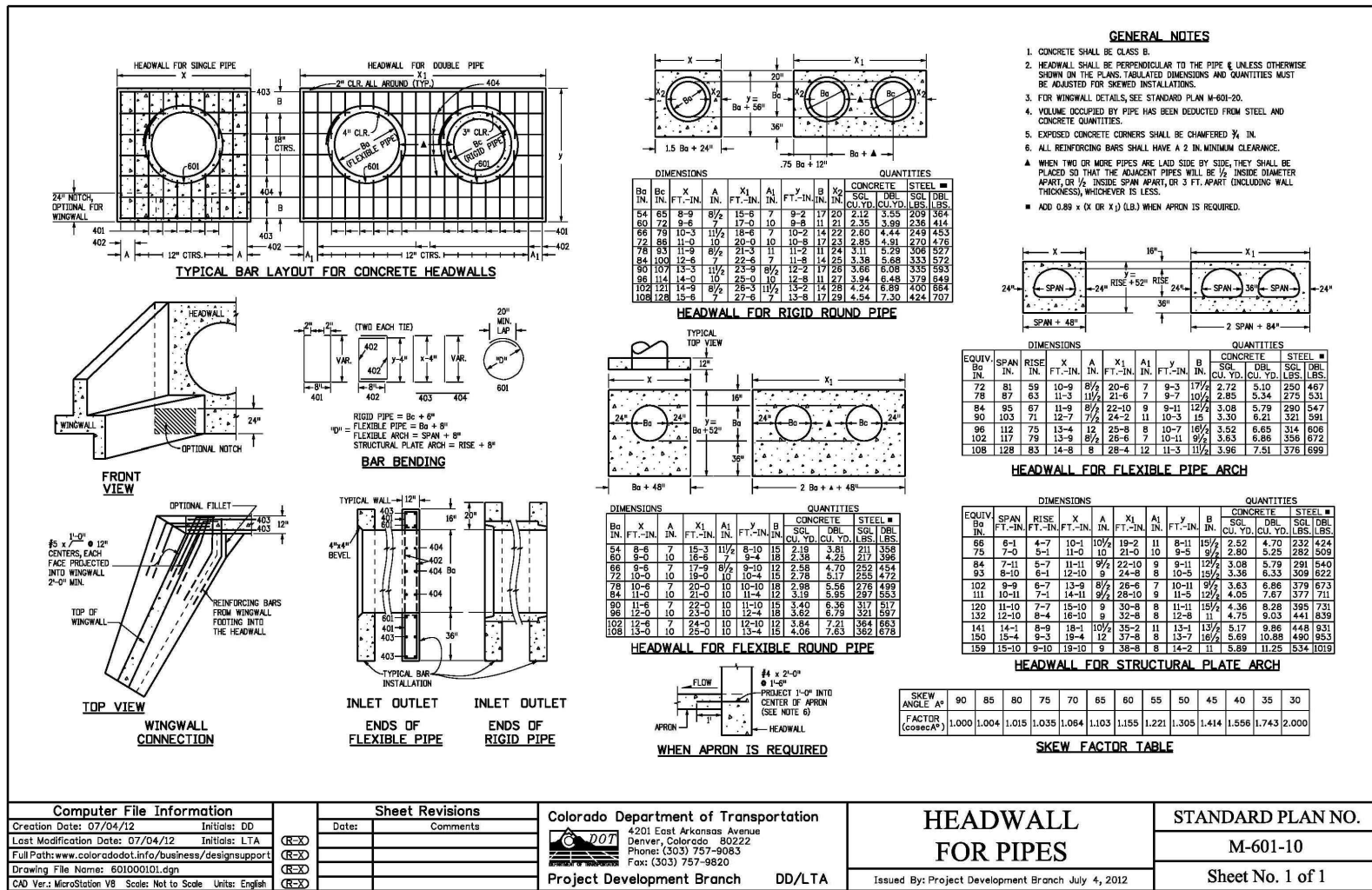
STM8

SHEET: 30 OF 31



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EL PASO COUNTY FILE # SF2435

STORM SEWER
DETAILS

PROJECT NO. 21604-00CSCV
DRAWING NO.

SHEET: 31 OF 31