

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

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. 20100639 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.

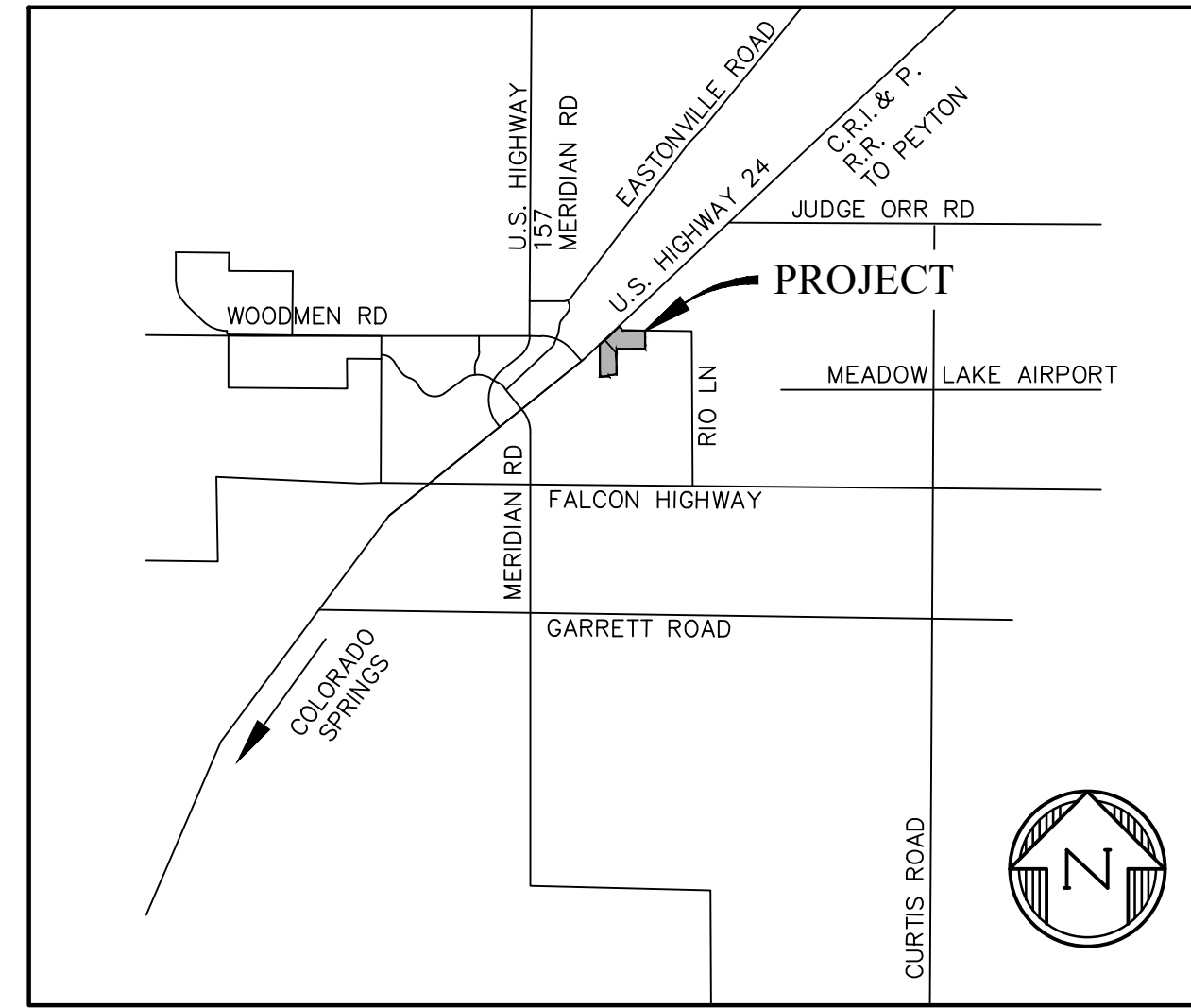
PARCEL TWO:

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 _____ DATE
P.E. # 33797

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. _____ DATE
COUNTY ENGINEER/ECM ADMINISTRATOR

AGENCY CONTACTS:

COUNTY	EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT RYAN HOSWER, PLANNER 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6300
FIRE	FALCON FIRE DEPARTMENT TRENT HARWG, 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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PREPARED BY:



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

CLIENT:

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	03/06/26

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. 21604-00CSV
DRAWING NO.

C1

SHEET: 1 OF 31



**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

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 LOOSEEN PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- 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.
- 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 WASHOUTS 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.
- 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.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 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.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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 THAT WASTES APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 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.
- 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.
- 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.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 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.
- 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.
- 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
 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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.
- 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD. WATERTIGHT JOINTS SHALL BE PROVIDED ON THE SPECIFIED PIPES.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.
- 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.

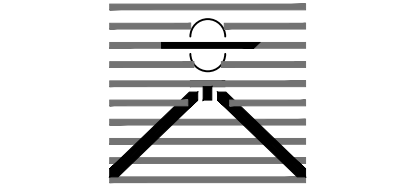
ABBREVIATION

ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
APPROX	APPROXIMATE OR APPROXIMATELY	N	NORTH
BCR	BEGIN CURB RADIUS	NTS	NOT TO SCALE
BLVD	BOULEVARD	OHE	OVERHEAD ELECTRIC LINE
BP	BEGIN PIPE	PC	POINT OF CURVATURE
BT	BEGIN TRANSITION	PCC	POINT OF COMPOUND CURVE
C&G	CURB AND GUTTER	PCR	POINT OF CURVE RETURN
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	PED	PEDESTRIAN
CL	CENTERLINE	PGL	PROFILE GRADE LINE
CLR	CLEARANCE	PH	PHONE LINE
CONC	CONCRETE	PI	POINT OF INTERSECTION
DEMO	DEMOLITION	PL	PROPERTY LINE
DWA	DETECTABLE WARNING AREA	PNT	POINT
DWG	DRAWING	P&P	PLAN AND PROFILES
DR	DRIVE	PP	PROPOSED
E	EAST	PRC	POINT OF REVERSE CURVE
EA	EACH	PRI	PRIVATE
ECR	END CURB RADIUS	PT	POINT OF TANGENCY
ELEV	ELEVATION	PUB	PUBLIC
EOA	EDGE OF ASPHALT	PVC	POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE
EOC	EDGE OF CONCRETE	PV	POINT OF VERTICAL INTERSECTION
EP	END PIPE	PVMT	PAVEMENT
EPC	EL PASO COUNTY	PVT	POINT OF VERTICAL TANGENT
ESMT	EASEMENT	RD	ROAD
ET	END TRANSITION	ROW	RIGHT-OF-WAY
EW	EACH WAY	RT	RIGHT
EX	EXISTING	S	SOUTH
FL	FLOWLINE	SHT	SHEET
FT	FOOT/FEET	SS	SANITARY SEWER
G	GAS LINE	ST	STREET
HBP	BOT BITUMINOUS PAVEMENT	STA	STATION
HCL	HORIZONTAL CONTROL LINE	STD	CITY OF COLORADO SPRINGS STANDARD SPECIFICATION
HGL	HYDROLIC GRADE LINE	STM	STORM SEWER
HP	HIGH POINT	SW	SIDEWALK
K	VERTICAL CURVE FACTOR	TBC	TOP BACK CURB
LP	LOW POINT	TFC	TOP FRONT CURB
LT	LEFT	TYP	TYPICAL
MAX	MAXIMUM	TER	TERRACE
MH	MANHOLE	UT	UTILITY
MN	MINIMUM	W	WEST
		WT	WATER
		WWF	WELDED WIRE FABRIC
		WY	WAY
		XING	CROSSING
		XPAN	CROSSSPAN

SIGNAGE AND STRIPING NOTES

- SIGNING AND STRIPING NOTES:
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - 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.
 - ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
 - 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.
 - STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
 - ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
 - 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.
 - ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
 - 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 SUBBASE DESIGN.
 - ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
 - ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED 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.
 - WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
 - 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.
 - ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
 - 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 SAWATCH ST., SUITE 100
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 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
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CLIENT:

FALCON FIELD, LLC

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 (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	03/06/26
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. 21604-00CSV
 DRAWING NO.

C2

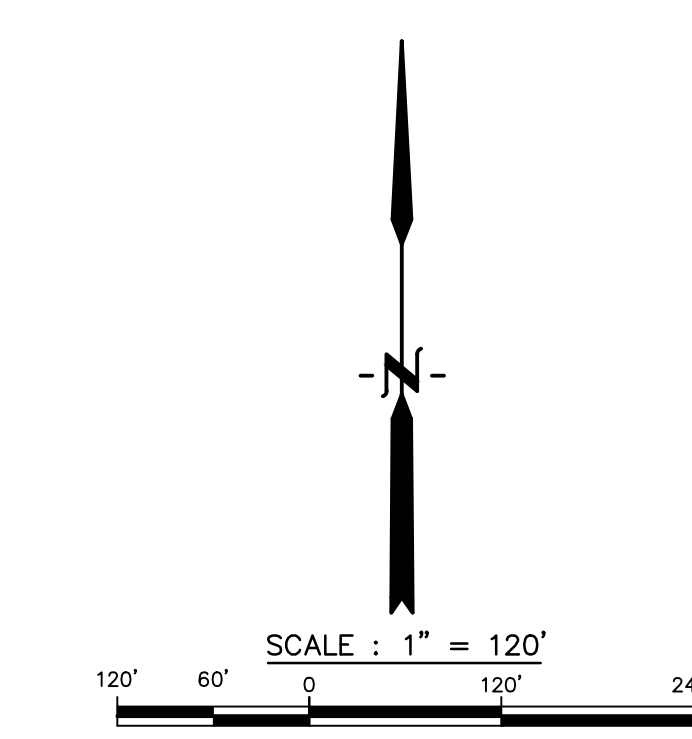
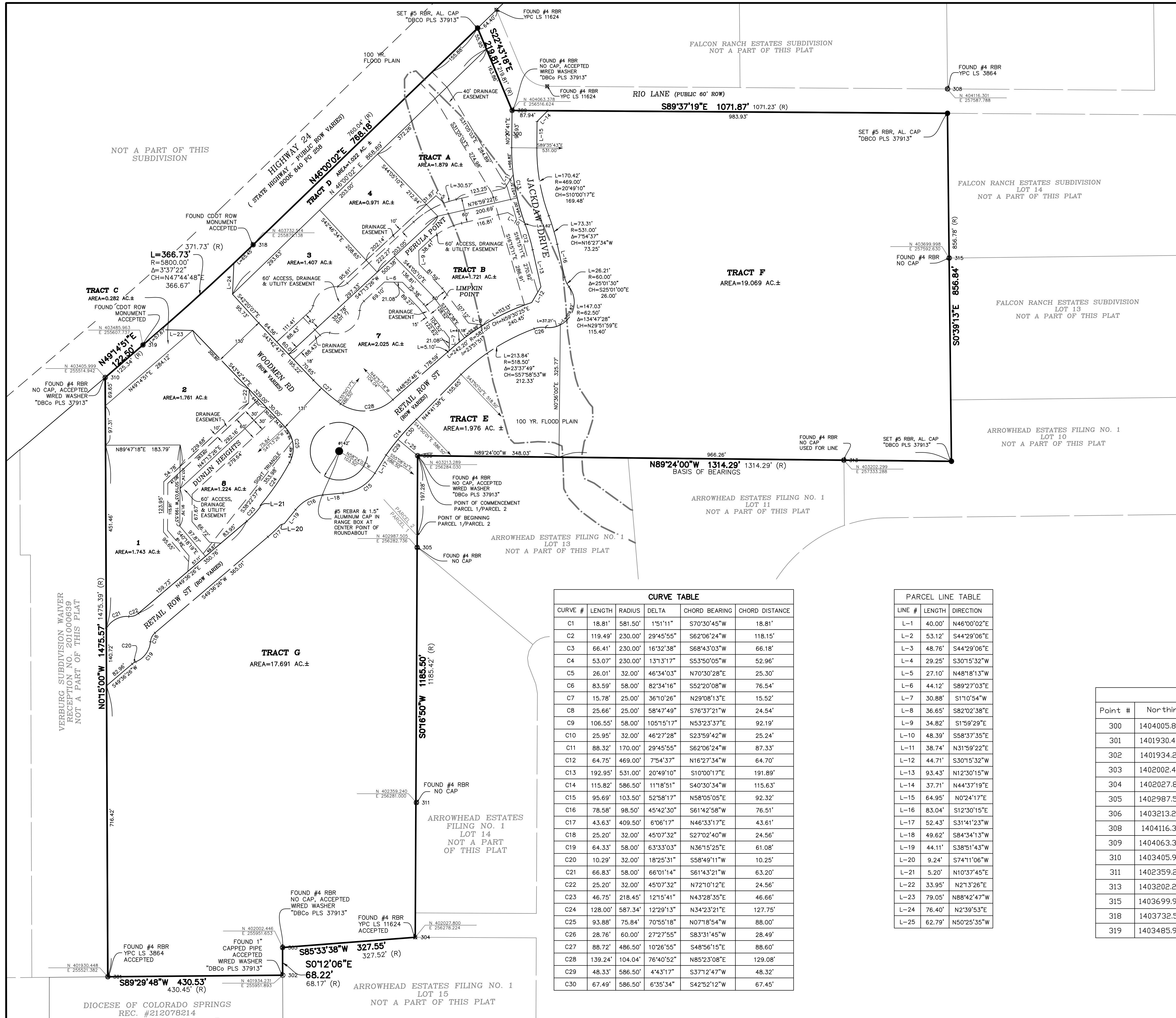
SHEET: 2 OF 31



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

- FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 3854
- FOUND #4 REBAR-NO CAP
- FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 11624
- FOUND 3.25" CDOT ROW MONUMENT
- SET #5 REBAR & 1.5" ALUMINUM CAP "DBCO PLS 37913"
- FOUND 1" DIAMETER CAPPED PIPE
- RECORD DIMENSION
- RECEPTION NUMBER
- PLUS OR MINUS (MORE OR LESS)
- RIGHT OF WAY
- ACRE
- PROPOSED UTILITY, ACCESS, AND DRAINAGE EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED DRAINAGE & UTILITY EASEMENT
- PROPOSED RIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY
- SITE TRIANGLE EASEMENT LINES
- EXISTING R.O.W.
- R.O.W. PER ROAD BOOK A, PAGE 78

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	03/06/26

DESIGNED BY: KGV
DRAWN BY: KGV
CHECKED BY: TDM
FILE NAME: FINAL PLAT CTL

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

DRAWING SCALE:
 HORIZONTAL: 1" = 120'
 VERTICAL: N/A

SURVEY CONTROL

PROJECT NO. 21604-00CSCV
DRAWING NO.
C3
SHEET: 3 OF 31

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	18.81'	581.50'	1°51'11"	S70°30'45"W	18.81'
C2	119.49'	230.00'	29°45'55"	S62°06'24"W	118.15'
C3	66.41'	230.00'	16°32'38"	S68°43'03"W	66.18'
C4	53.07'	230.00'	13°13'17"	S53°50'05"W	52.96'
C5	26.01'	32.00'	46°34'03"	N70°30'28"E	25.30'
C6	83.59'	58.00'	82°34'16"	S52°20'08"W	76.54'
C7	15.78'	25.00'	36°10'26"	N29°08'13"E	15.52'
C8	25.66'	25.00'	58°47'49"	S76°37'21"W	24.54'
C9	106.55'	58.00'	105°15'17"	N53°23'37"E	92.19'
C10	25.95'	32.00'	46°27'28"	S23°59'42"W	25.24'
C11	88.32'	170.00'	29°45'55"	S62°06'24"W	87.33'
C12	64.75'	469.00'	7°54'37"	N16°27'34"W	64.70'
C13	192.95'	531.00'	20°49'10"	S10°00'17"E	191.89'
C14	115.82'	586.50'	11°18'51"	S40°30'34"W	115.63'
C15	95.69'	103.50'	52°58'17"	N58°05'05"E	92.32'
C16	78.58'	98.50'	45°42'30"	S61°42'58"W	76.51'
C17	43.63'	409.50'	6°06'17"	N46°33'17"E	43.61'
C18	25.20'	32.00'	45°07'32"	S27°02'40"W	24.56'
C19	64.33'	58.00'	63°33'03"	N36°15'25"E	61.08'
C20	10.29'	32.00'	18°25'31"	S58°49'11"W	10.25'
C21	66.83'	58.00'	66°01'14"	S61°43'21"W	63.20'
C22	25.20'	32.00'	45°07'32"	N72°10'12"E	24.56'
C23	46.75'	218.45'	12°15'41"	N43°28'35"E	46.66'
C24	128.00'	587.34'	12°29'13"	N34°23'21"E	127.75'
C25	93.88'	75.84'	70°55'18"	N07°18'54"W	88.00'
C26	28.76'	60.00'	27°27'55"	S83°31'45"W	28.49'
C27	88.72'	486.50'	10°26'55"	S48°56'15"E	88.60'
C28	139.24'	104.04'	76°40'52"	N85°23'08"E	129.08'
C29	48.33'	586.50'	4°43'17"	S37°12'47"W	48.32'
C30	67.49'	586.50'	6°35'34"	S42°52'12"W	67.45'

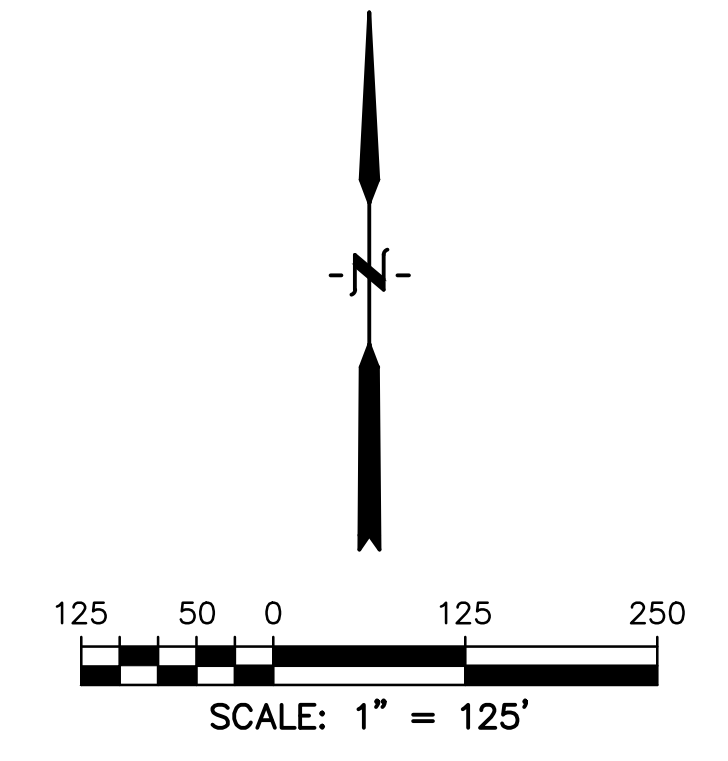
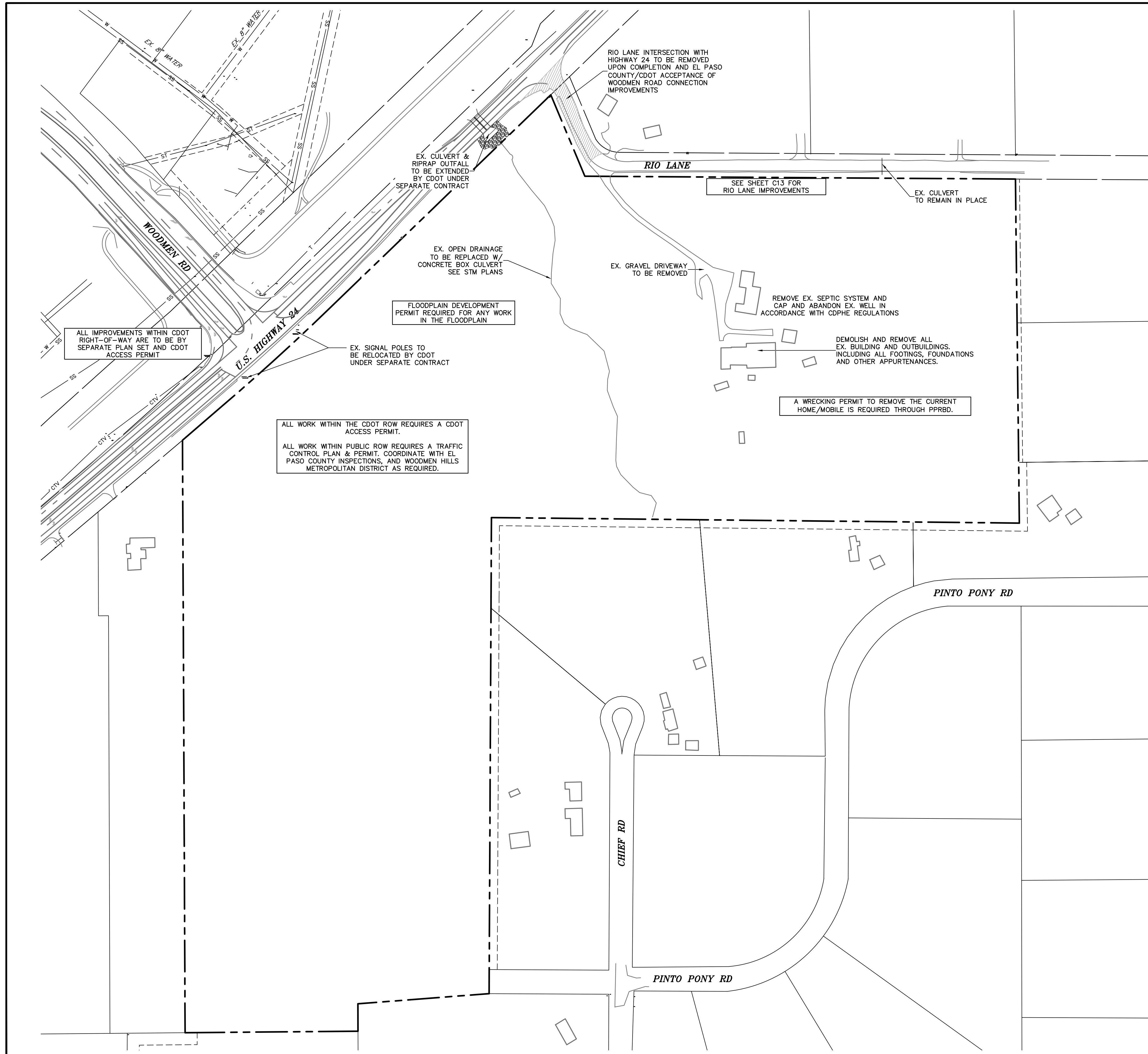
PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L-1	40.00'	N46°00'02"E
L-2	53.12'	S44°29'06"E
L-3	48.76'	S44°29'06"E
L-4	29.25'	S30°15'32"W
L-5	27.10'	N48°18'13"W
L-6	44.12'	S89°27'03"E
L-7	30.88'	S110°54"W
L-8	36.65'	S82°02'38"E
L-9	34.82'	S1°59'29"E
L-10	48.39'	S58°37'35"E
L-11	38.74'	N31°59'22"E
L-12	44.71'	S30°15'32"W
L-13	93.43'	N12°30'15"W
L-14	37.71'	N44°37'19"E
L-15	64.95'	N0°24'17"E
L-16	83.04'	S12°30'15"E
L-17	52.43'	S31°41'23"W
L-18	49.62'	S84°34'13"W
L-19	44.11'	S38°51'43"W
L-20	9.24'	S74°11'06"W
L-21	5.20'	N10°37'45"E
L-22	33.95'	N21°3'26"E
L-23	79.05'	N88°42'47"W
L-24	76.40'	N2°39'53"E
L-25	62.79'	N50°25'35"W

Point Table

Point #	Northing	Easting	Elevation	Raw Description
300	1404005.8770	3256504.2010	6849.064	REBAR W CAP
301	1401930.4480	3255521.3820	6810.361	#4RBR YPC 3864
302	1401934.2310	3255951.8930	6799.934	1" CAPPED PIPE
303	1402002.4460	3255951.6530	6802.954	#4RBR ND CAP
304	1402027.8000	3256278.2240	6804.822	#4RBR YPC 11624
305	1402987.5050	3256282.7360	6832.730	#4RBR ND CAP
306	1403213.2890	3256284.0300	6837.434	#4RBR ND CAP
308	1404116.3010	3257587.7880	6836.615	#4RBR YPC 3864
309	1404063.3780	3256516.6240	6850.430	#4RBR ND CAP
310	1403405.9990	3255514.9420	6858.376	#4RBR ND CAP
311	1402359.2400	3256281.0000	6822.561	#4RBR ND CAP
313	1403202.2990	3257333.2880	6827.884	#4RBR ND CAP
315	1403699.9980	3257592.6300	6828.655	#4RBR ND CAP
318	1403732.5140	3255879.1380	6855.034	CDOT ROW MONUMENT
319	1403485.9630	3255607.7370	6857.813	CDOT ROW MONUMENT

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 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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 (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	03/06/26

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

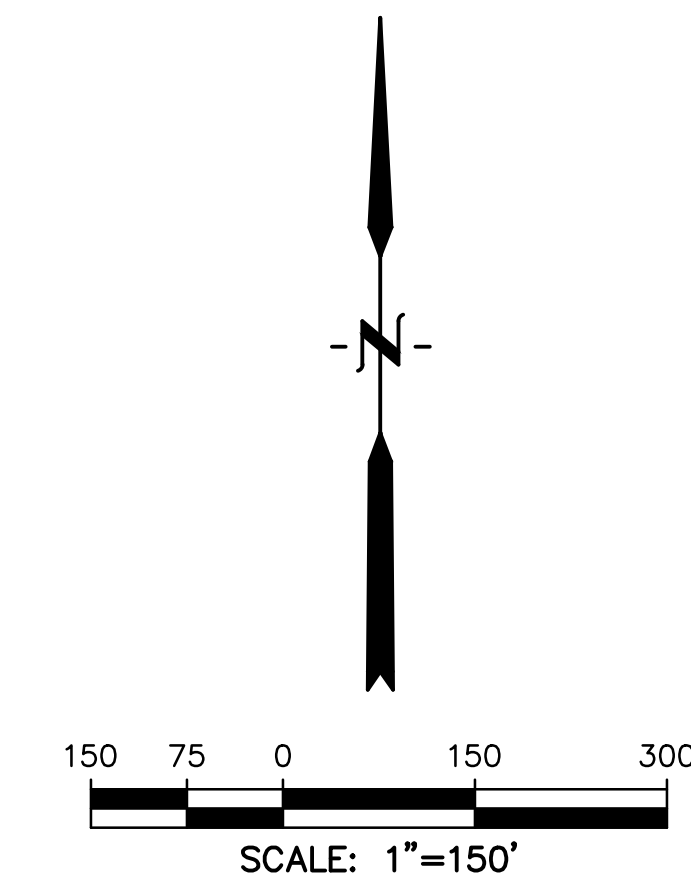
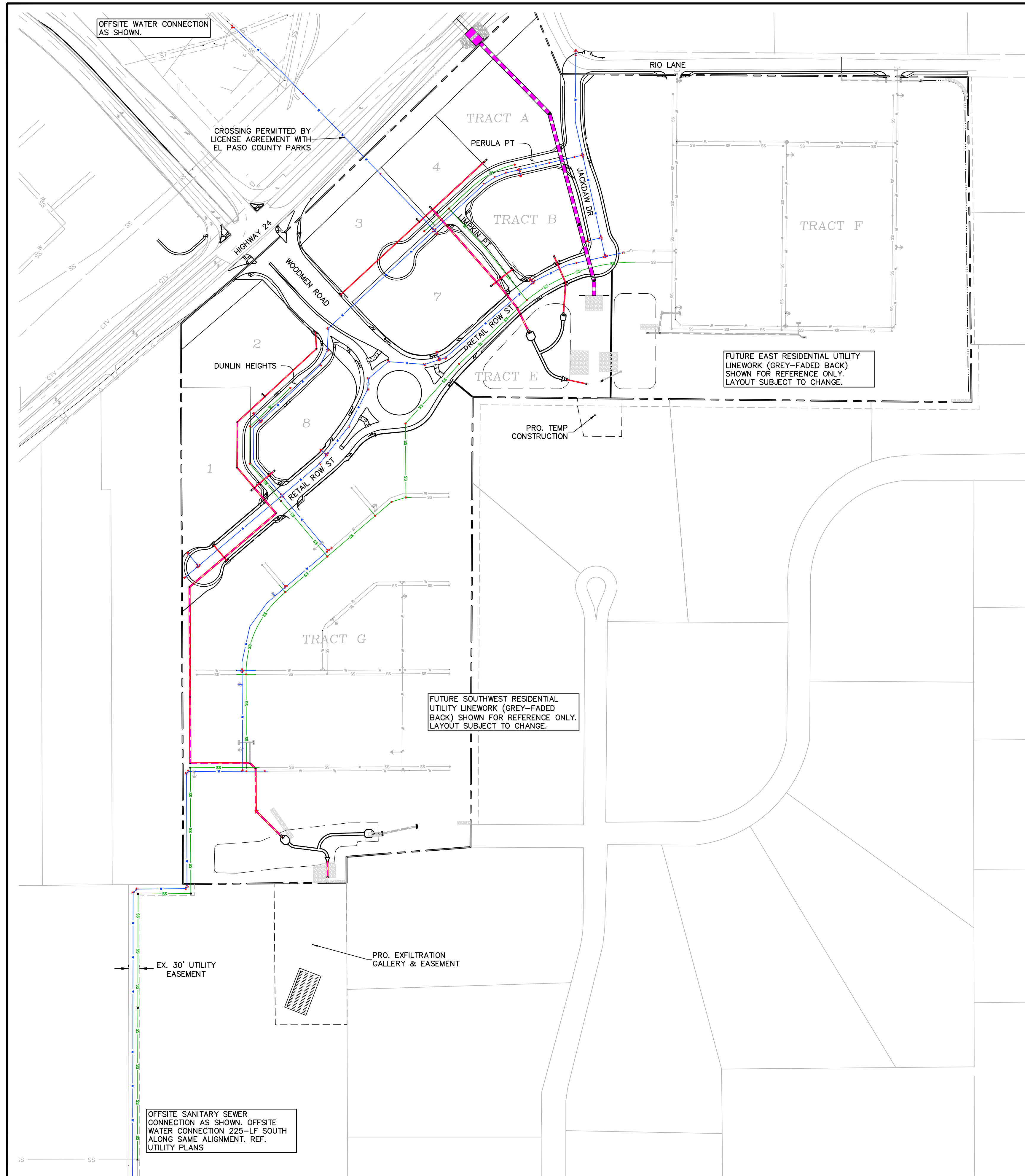
EXISTING CONDITIONS & SITE DEMO

PROJECT NO. 21604-00CSCV
 DRAWING NO.

C4

SHEET: 4 OF 31

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



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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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	03/06/26

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

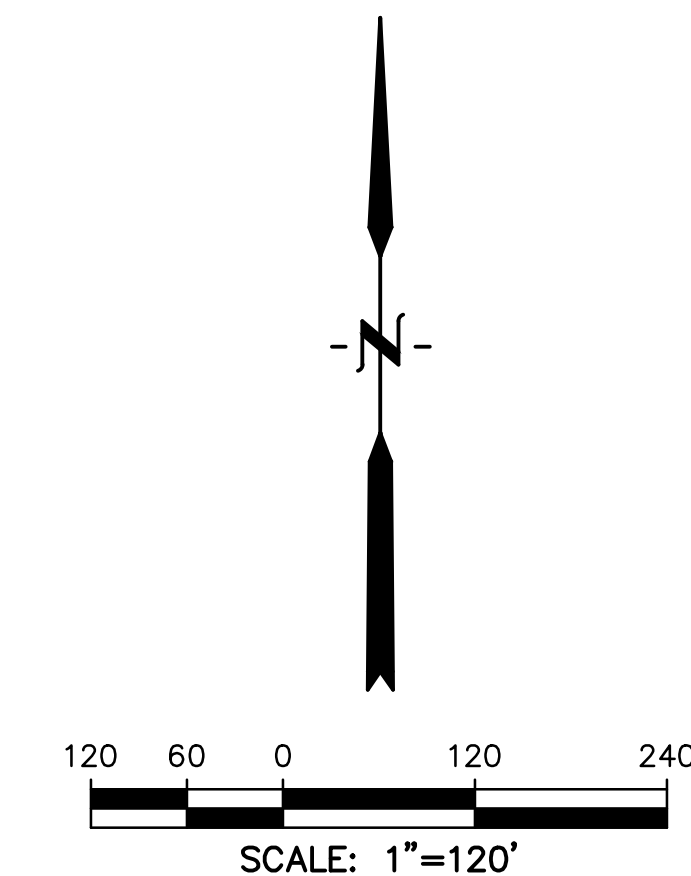
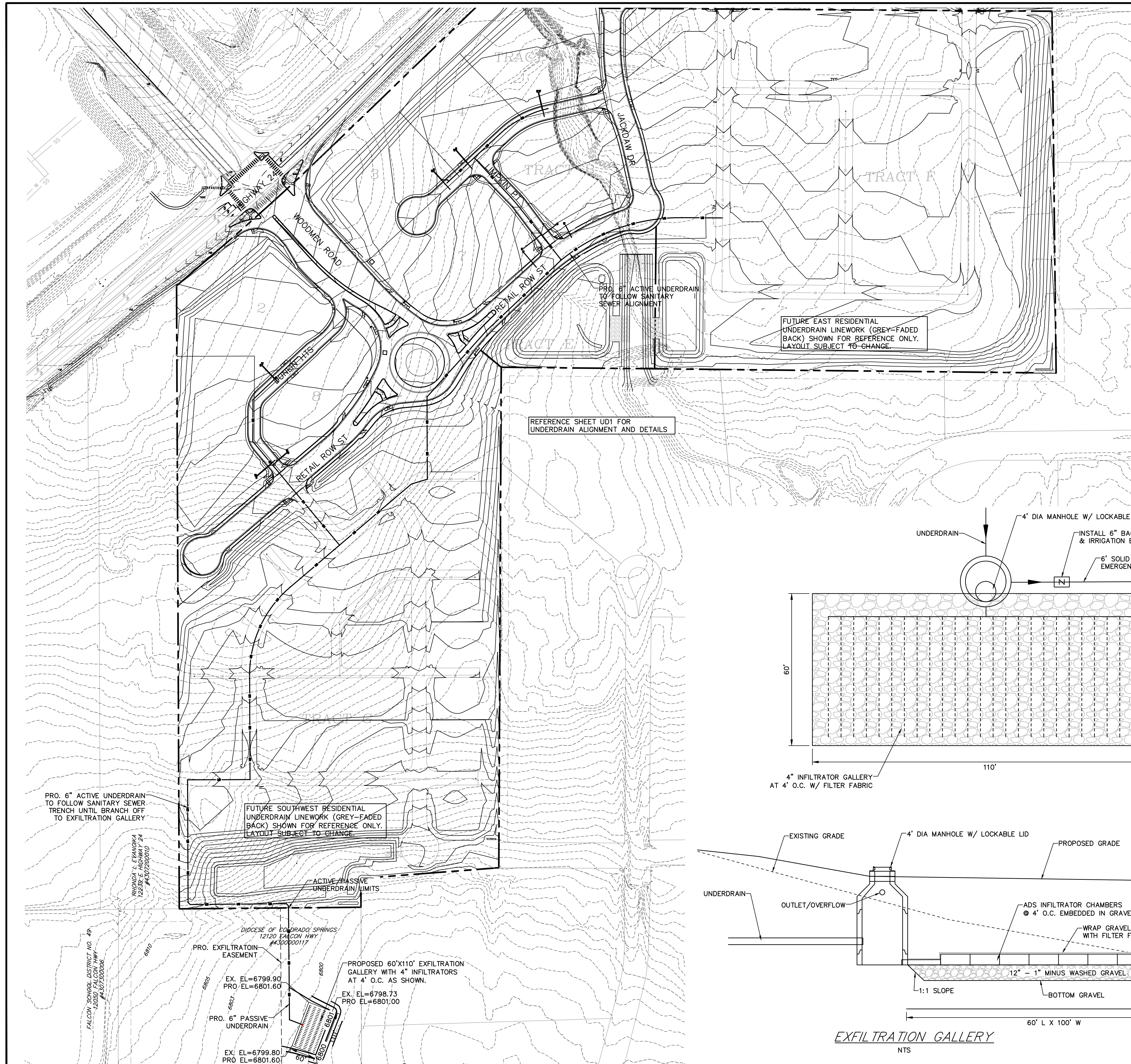
OVERALL UTILITY PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

C5

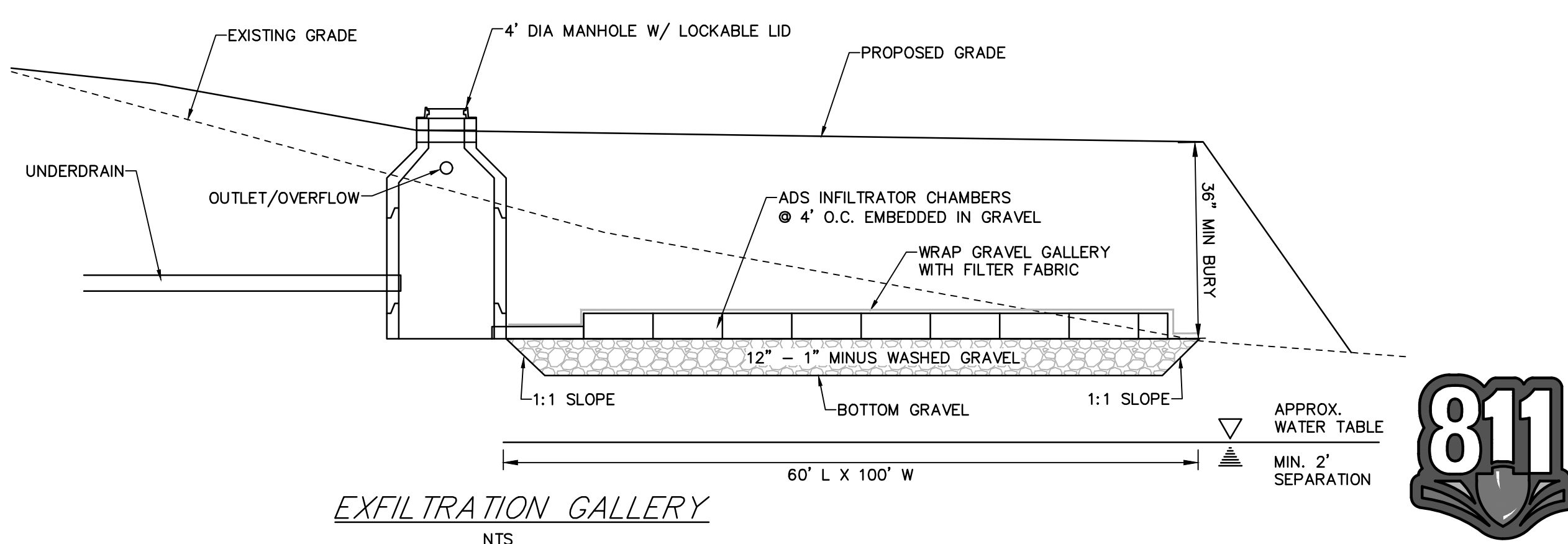
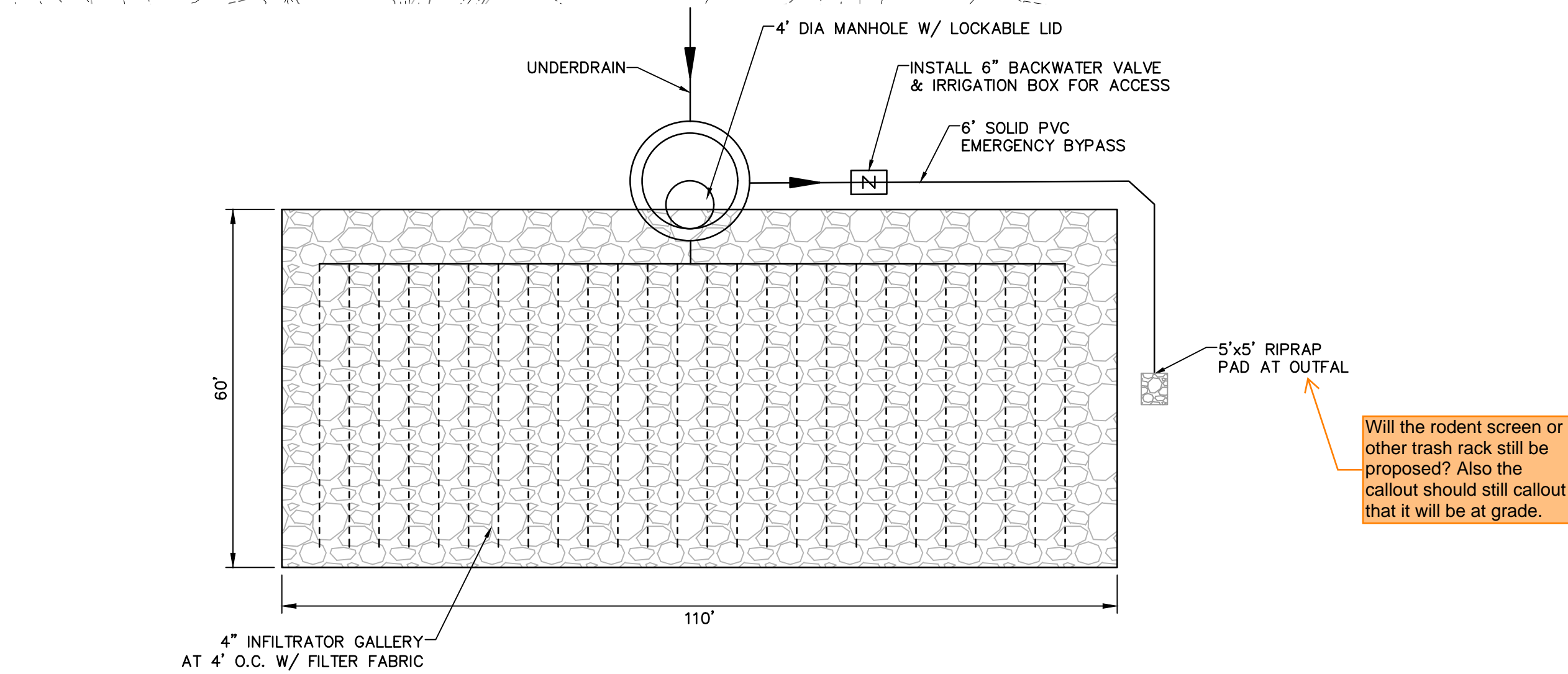


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 EL PASO COUNTY FILE # SF2435



LEGEND

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



PREPARED BY:

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PEYTON, EL PASO COUNTY, COLORADO

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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.

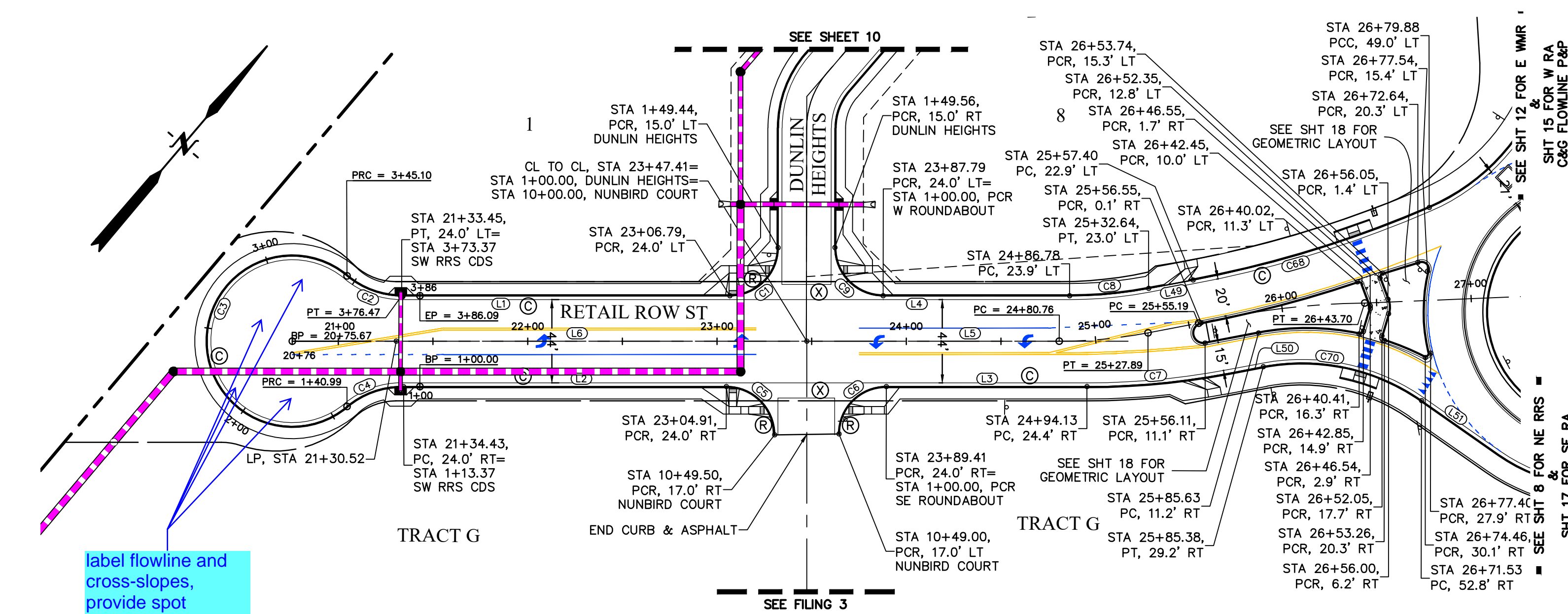
DRAWING SCALE:
HORIZONTAL: 1" = 120'
VERTICAL: N/A

UNDERDRAIN & EXFILTRATION PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

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

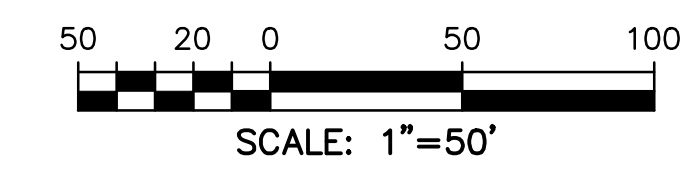
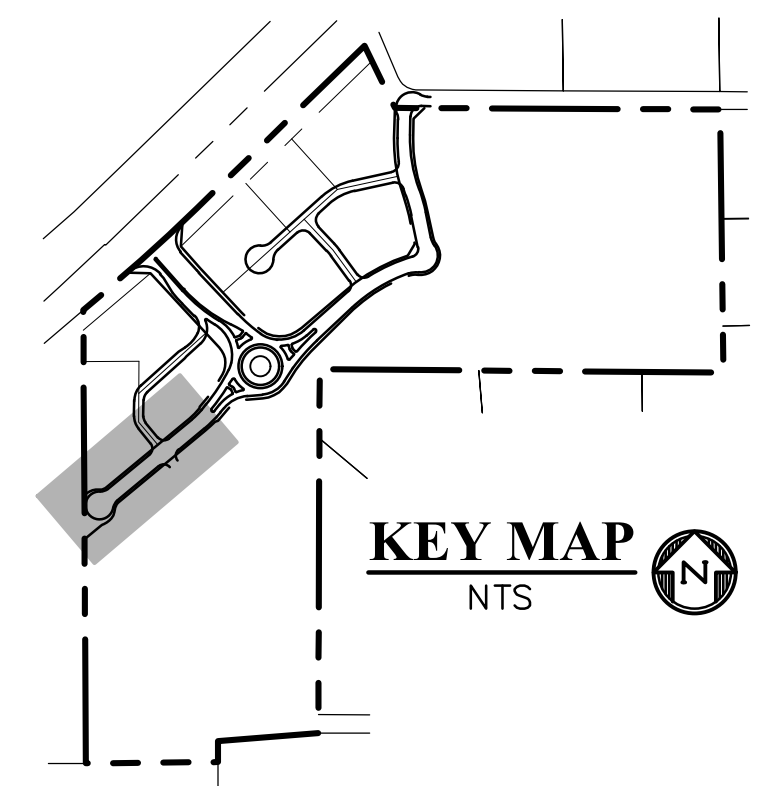


SOUTHWEST RETAIL ROW ST. FL & CL LINE TABLE

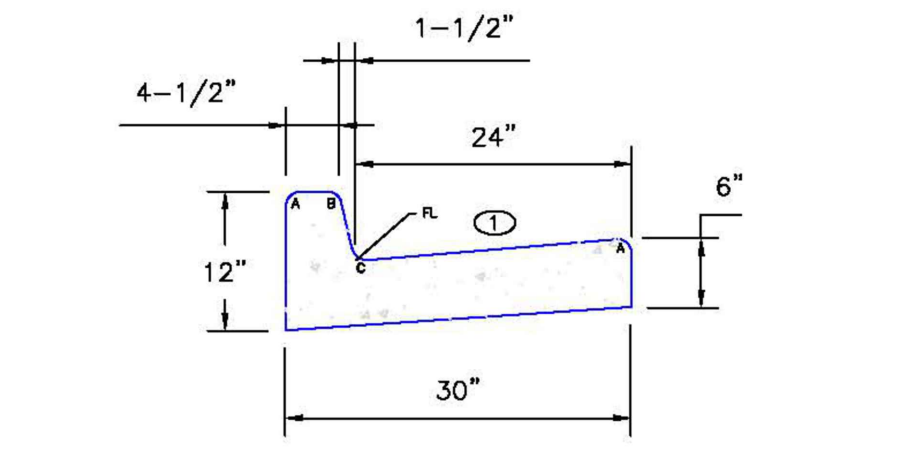
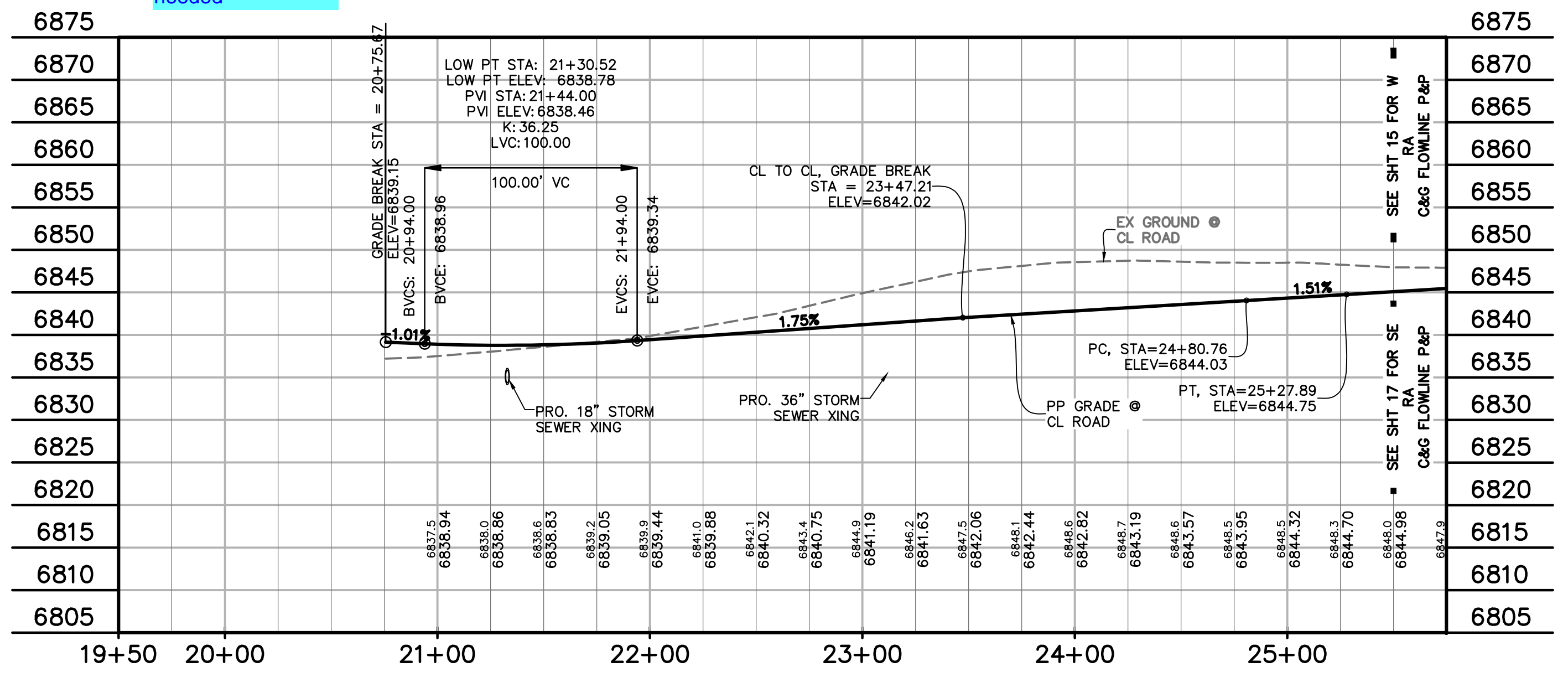
LINE #	LENGTH	DIRECTION
L1	173.33'	S49°36'26"W
L2	171.46'	N49°36'26"E
L3	106.02'	N49°36'26"E
L4	98.41'	N49°36'26"E
L5	133.55'	N49°36'26"E
L6	271.54'	N49°36'26"E
L49	23.93'	S38°51'43"W
L50	18.52'	S38°51'43"W
L51	49.62'	S84°34'13"W

SOUTHWEST RETAIL ROW ST. FL & CL CURVE TABLE

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"



label flowline and cross-slopes, provide spot elevations where needed



LEGEND FOR RADI
 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 TRACT LINE.....
- PP STORM SEWER LINE.....
- PP LOT NUMBER.....
- 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

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:

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	03/06/26

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

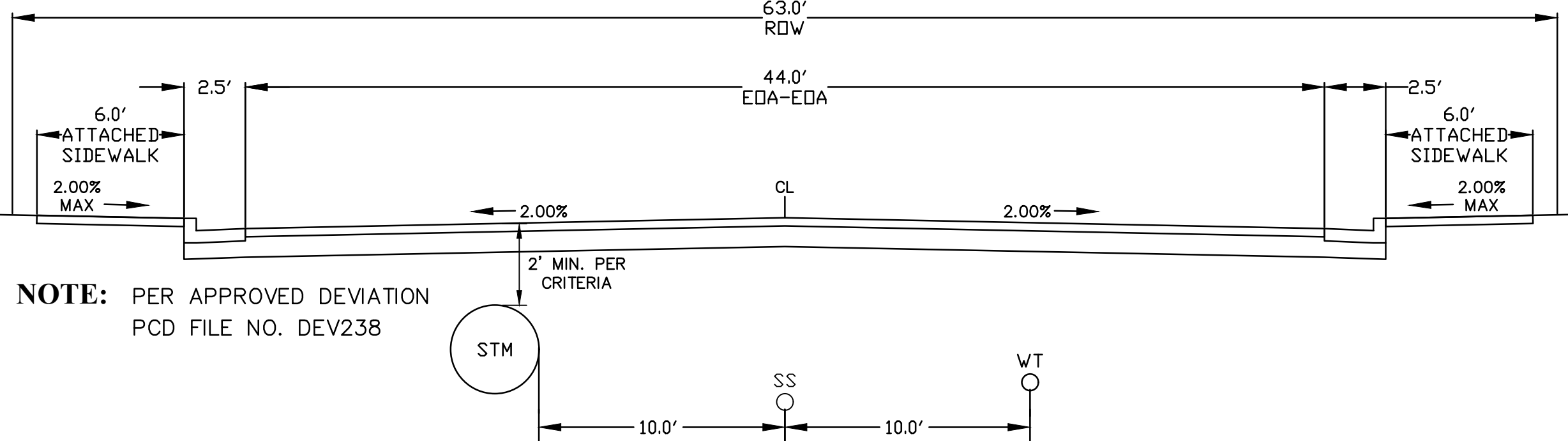
PROJECT NO. 21604-00CSV
 DRAWING NO.

C7

SHEET: 7 OF 31

SOUTHWEST RETAIL ROW ST.
 STA 20+00.00 - 25+27.89
 SCALE: 1"=50'

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'

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 SAWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
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COLORADO SPRINGS • LAFAYETTE

CLIENT:

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	03/06/26

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.

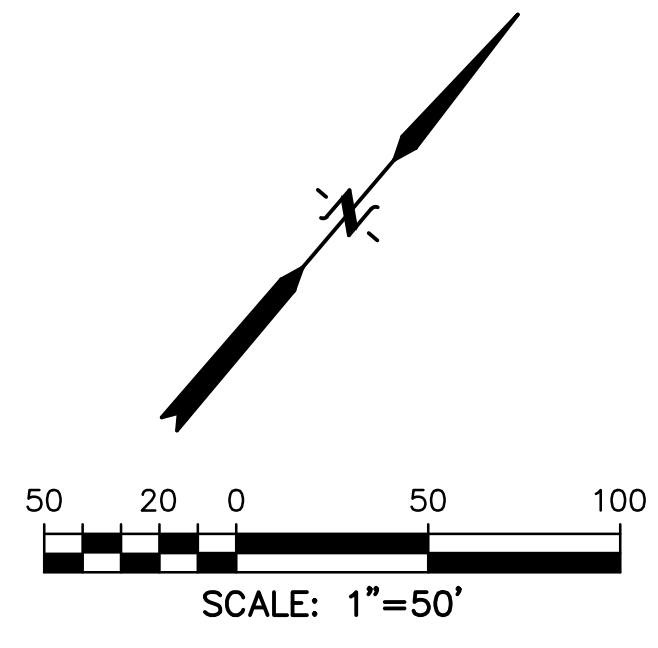
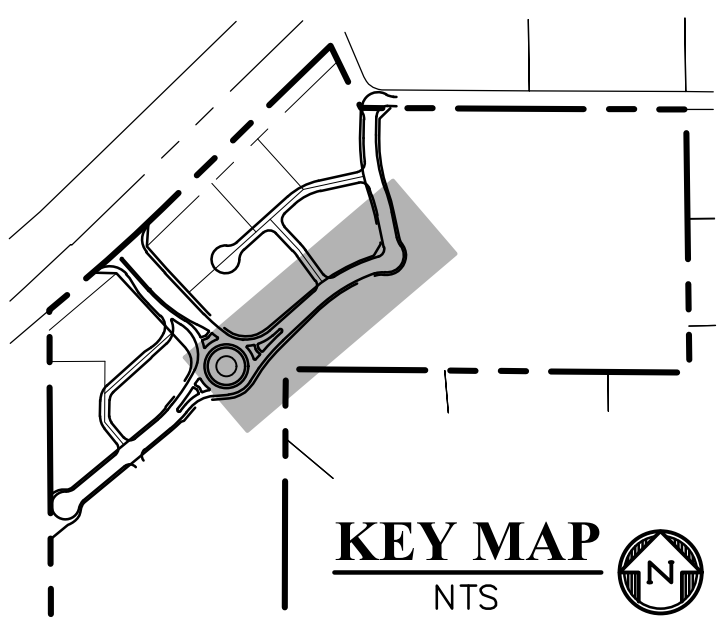
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 12.5'

NE RETAIL ROW ST.
 & KNUCKLE
 PLAN & PROFILE

PROJECT NO. 21604-00CSV
 DRAWING NO.

C8

SHEET: 8 OF 31



NORTHEAST RETAIL ROW ST. FL & CL CURVE TABLE

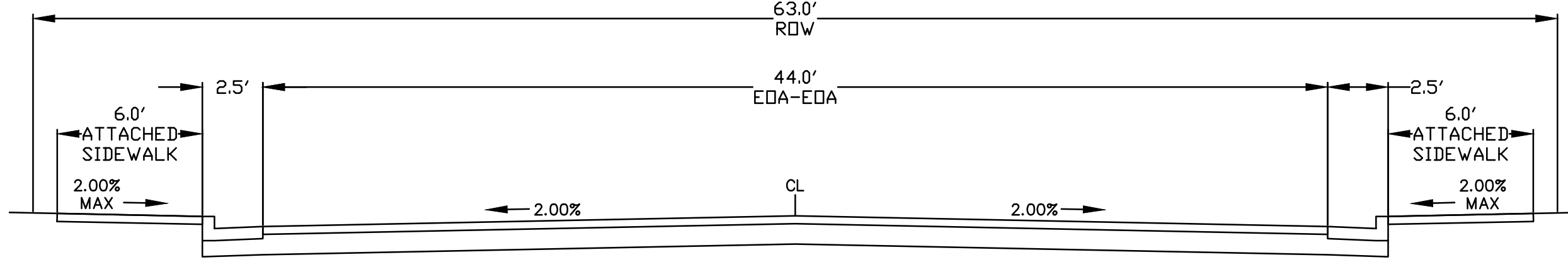
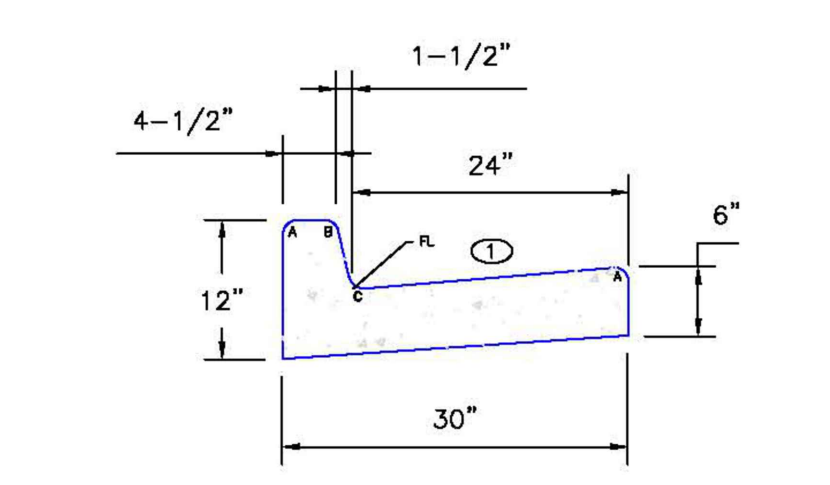
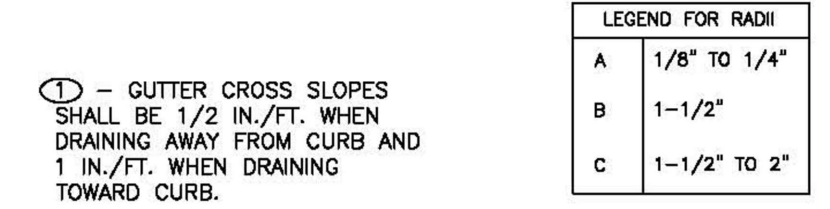
CURVE #	LENGTH	RADIUS	DELTA
C10	36.96'	25.00'	84°42'33"
C11	92.49'	118.00'	44°54'35"
C12	54.64'	98.00'	31°56'49"
C13	85.06'	92.00'	52°58'17"
C14	3.58'	63.00'	3°15'11"
C15	118.09'	598.00'	11°18'51"
C16	216.94'	526.00'	23°37'49"
C17	32.36'	67.50'	27°27'55"
C18	128.90'	55.00'	134°17'00"
C19	28.67'	67.00'	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

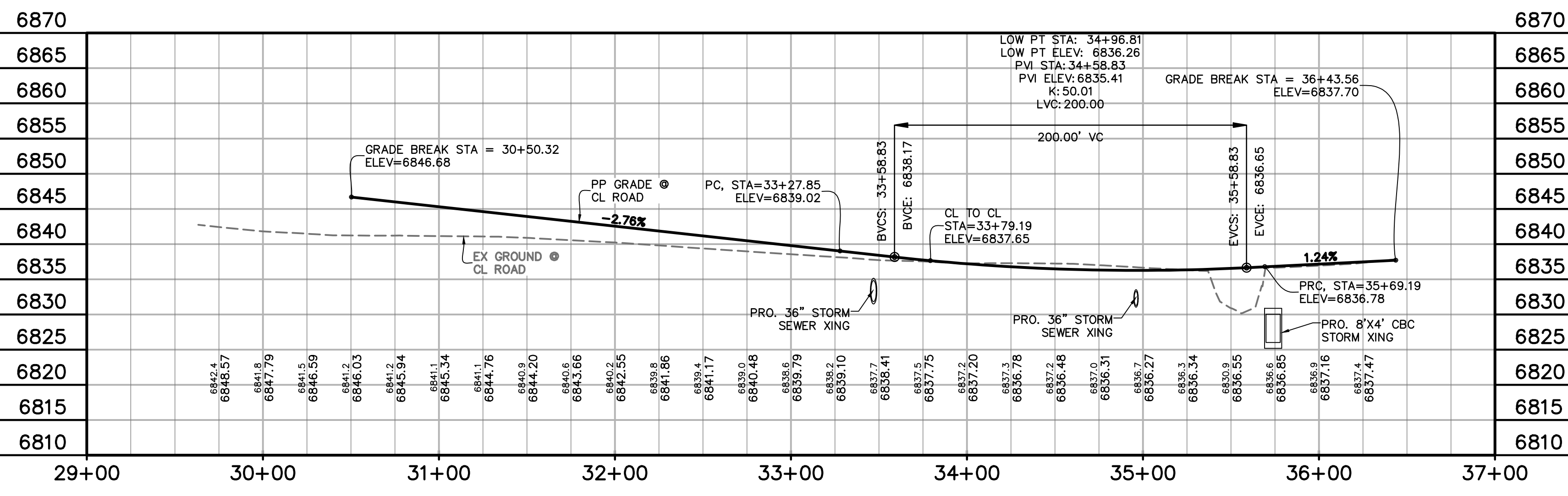
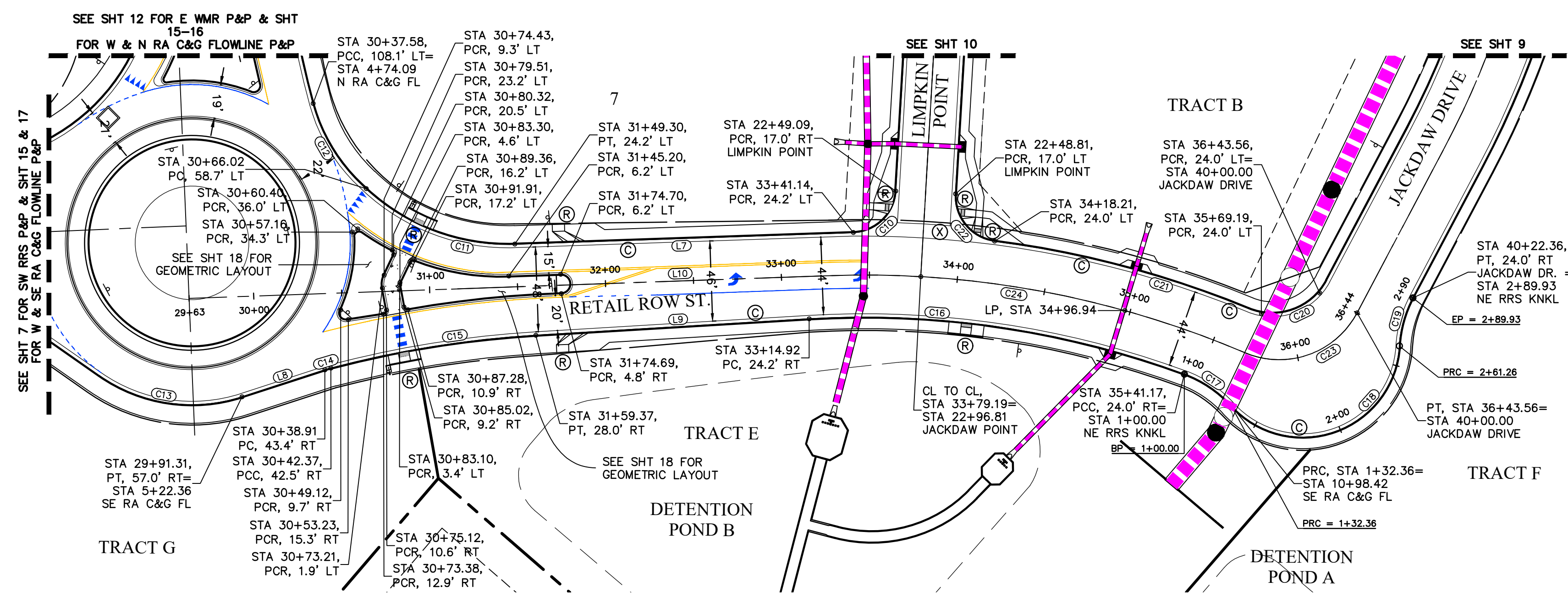
LEGEND

- 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..... N RA C&G FL
- CURB & GUTTER FLOWLINE..... N RA C&G FL
- SOUTHEAST ROUNDABOUT..... SE RA C&G FL
- CURB & GUTTER FLOWLINE..... SE RA C&G FL

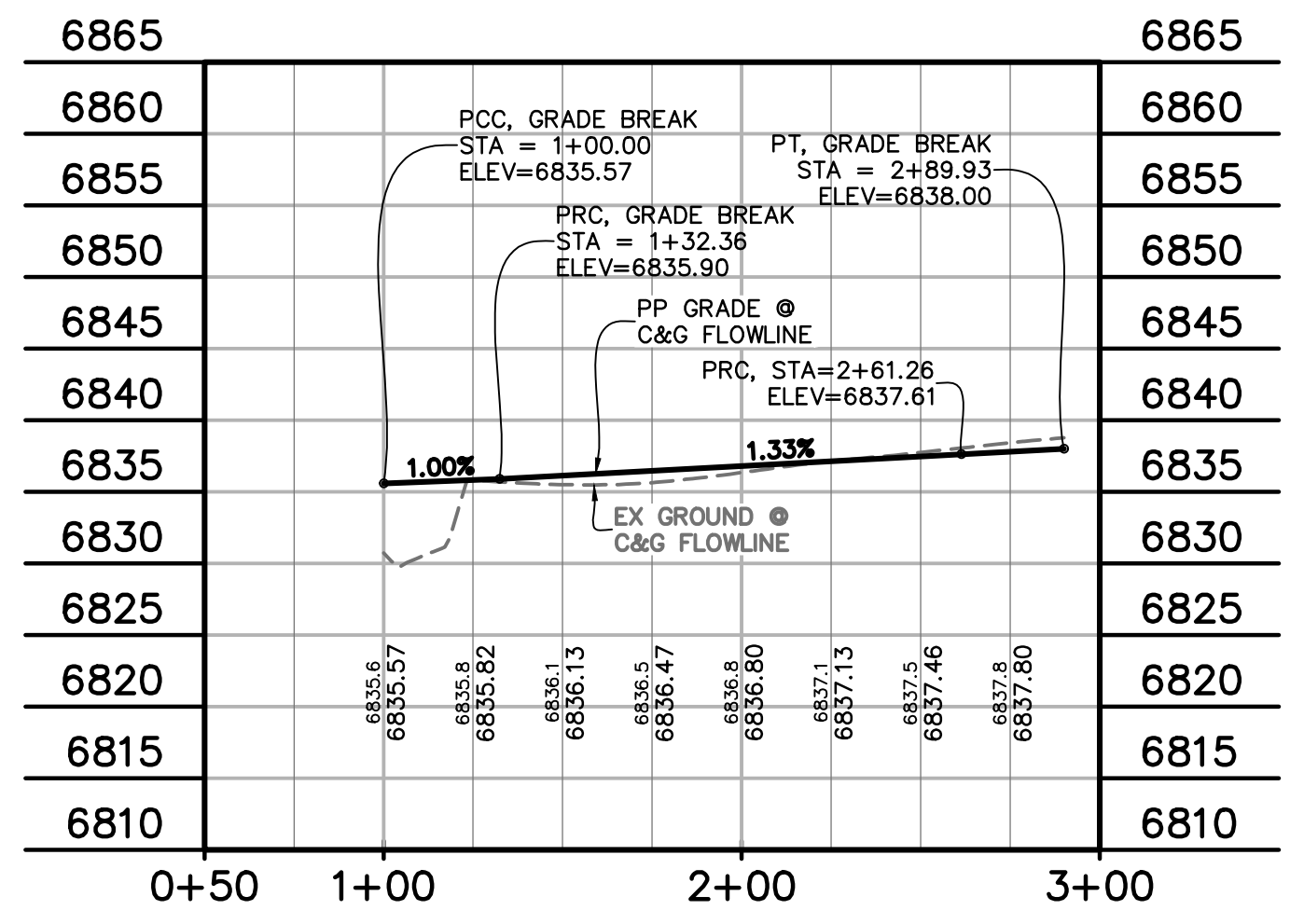


NOTE: PER APPROVED DEVIATION
 PCD FILE NO. DEV238

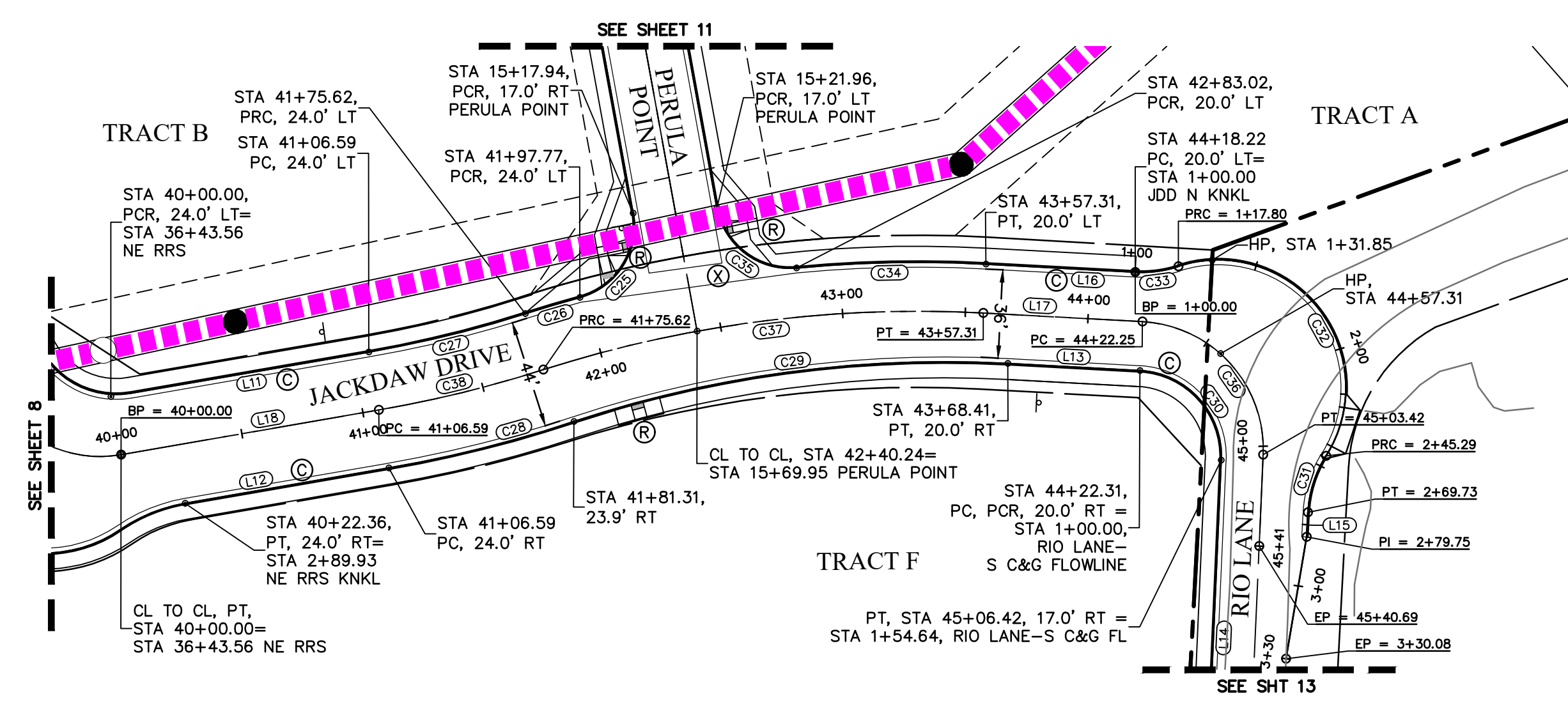
RETAIL ROW ST.
 (MODIFIED URBAN NON-RESIDENTIAL COLLECTOR -
 PUBLIC 63' ROW - DESIGN SPEED: 25 MPH)
 SCALE: 1"=5'



NORTHEAST RETAIL ROW ST.
 STA 30+50.32 - 36+43.56
 SCALE: 1"=50'

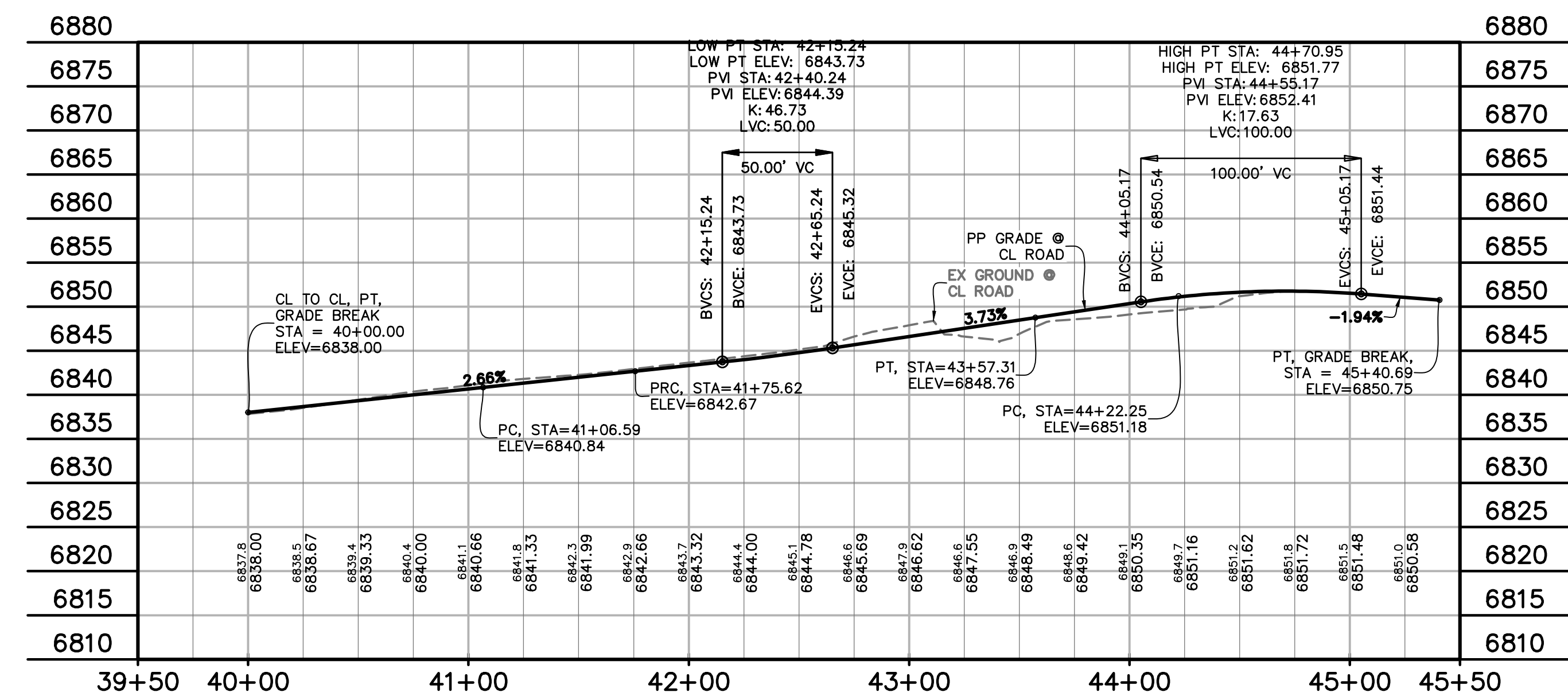
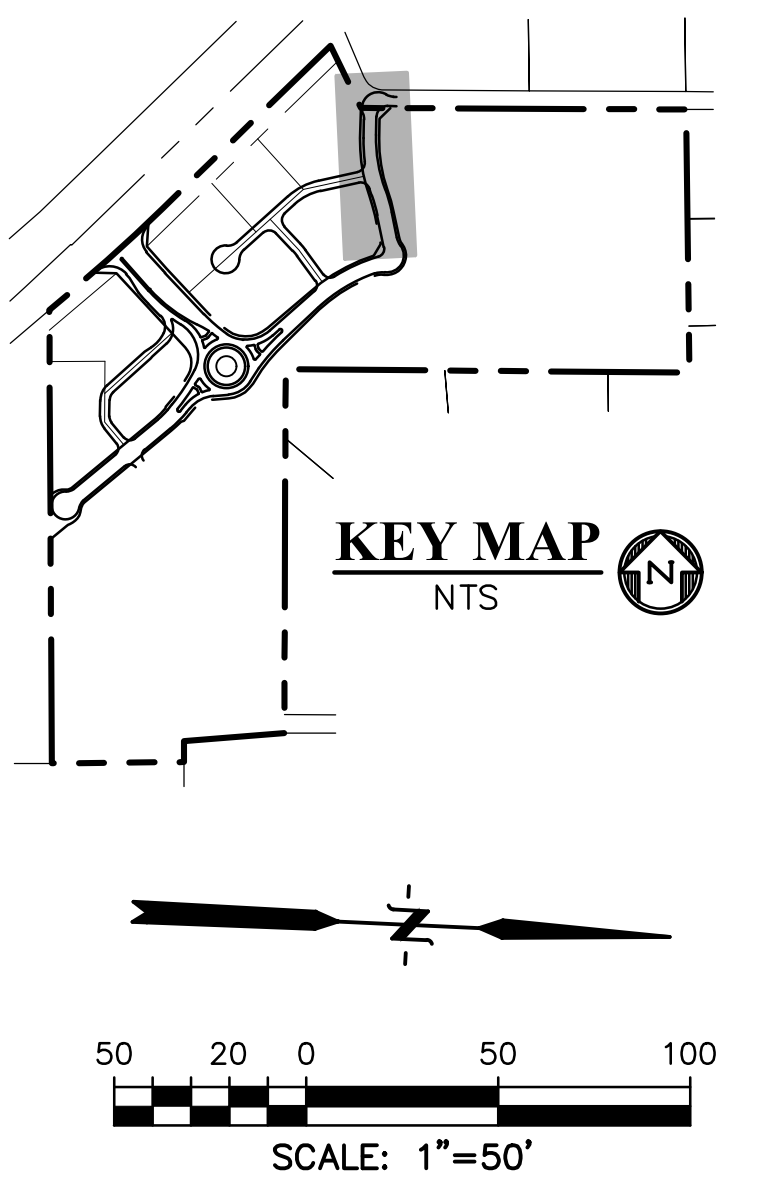


NORTHEAST RETAIL ROW ST. KNUCKLE
 STA 1+00.00 - 2+89.93
 SCALE: 1"=50'

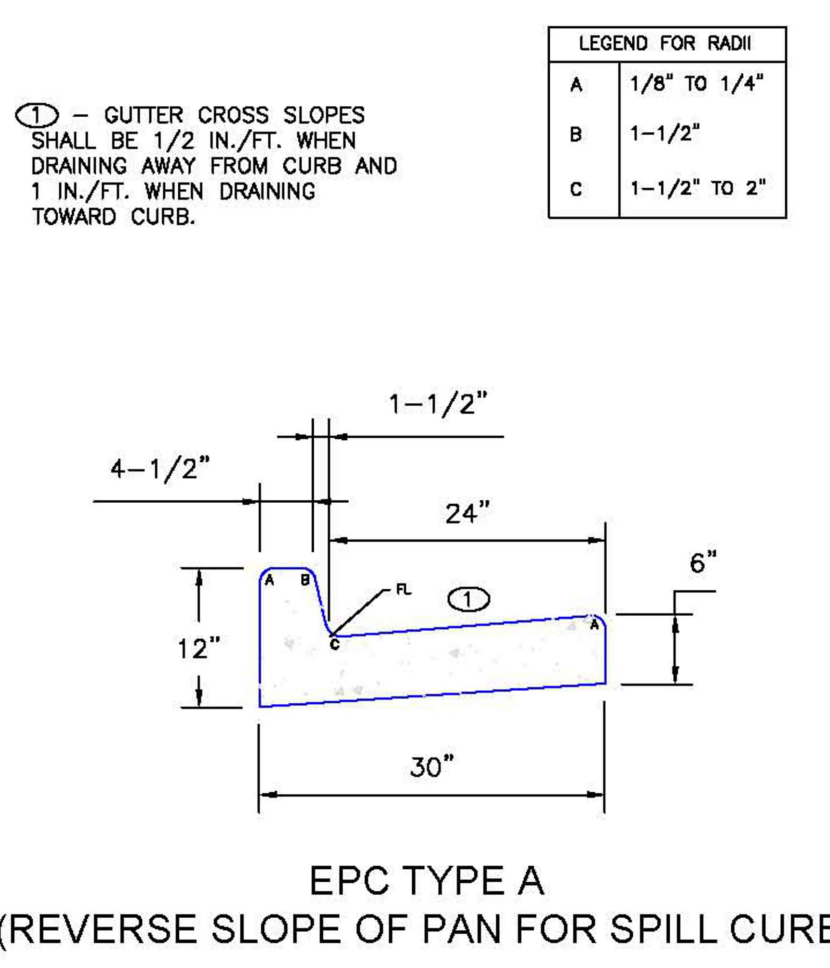


CURVE #	LENGTH	RADIUS	DELTA
C25	44.58'	30.00'	85°08'00"
C26	23.20'	524.00'	2°32'14"
C27	65.72'	476.00'	7°54'37"
C28	77.76'	524.00'	8°30'09"
C29	179.38'	480.00'	21°24'42"
C30	54.63'	35.00'	89°26'09"
C31	24.44'	48.00'	29°10'29"
C32	127.48'	52.00'	140°27'59"
C33	17.80'	48.00'	21°14'57"
C34	77.26'	520.00'	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"

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'



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)..... (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

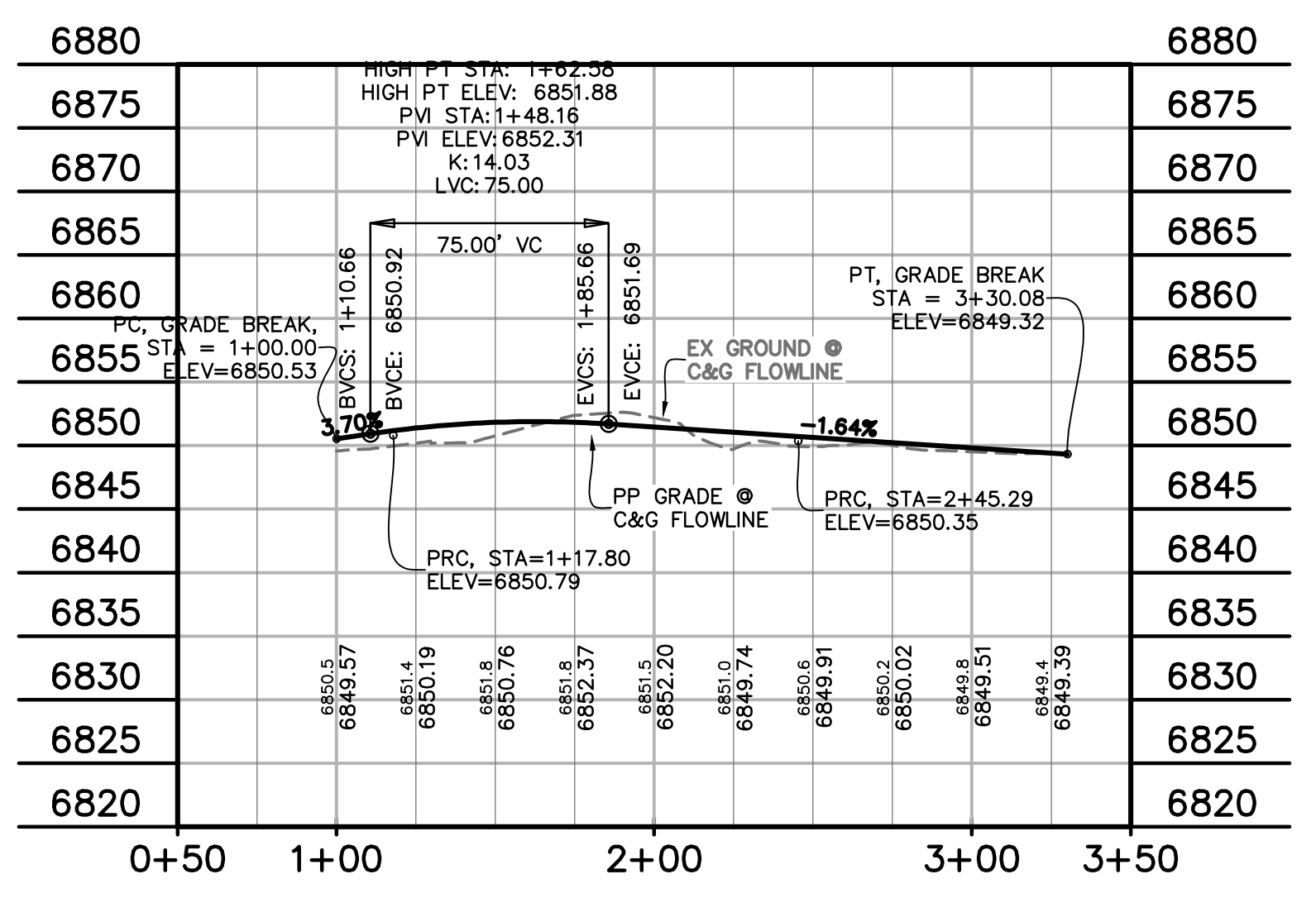
WEST..... W

EAST WOODMEN ROAD..... E WMR

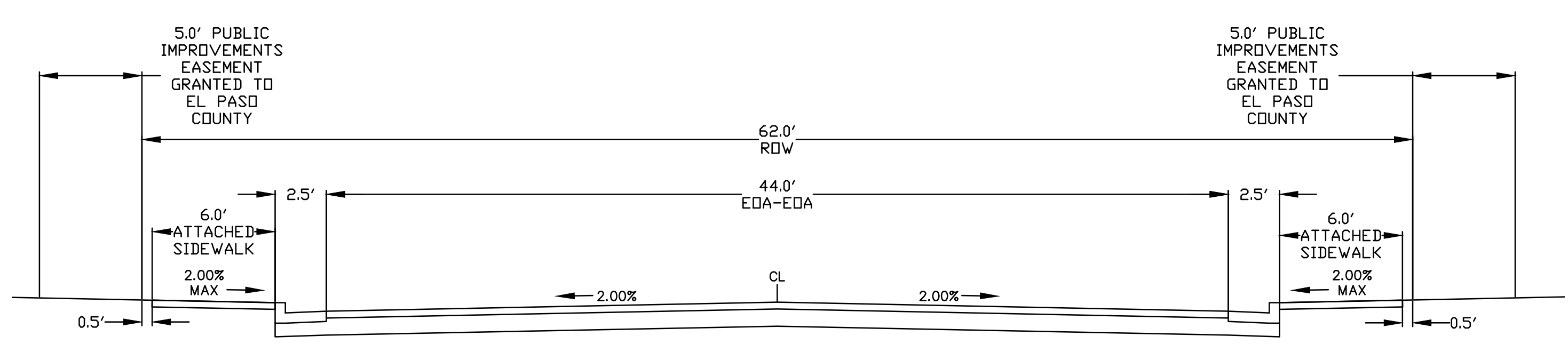
SIDEWALK..... SW

DUNLIN HEIGHTS..... DLH

JACKDAW DRIVE NORTH KNUCKLE..... JDD N KNKL



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



NOTE: PER APPROVED DEVIATION
 PCD FILE NO. DEV238

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

PREPARED BY:



CLIENT:

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	03/06/26

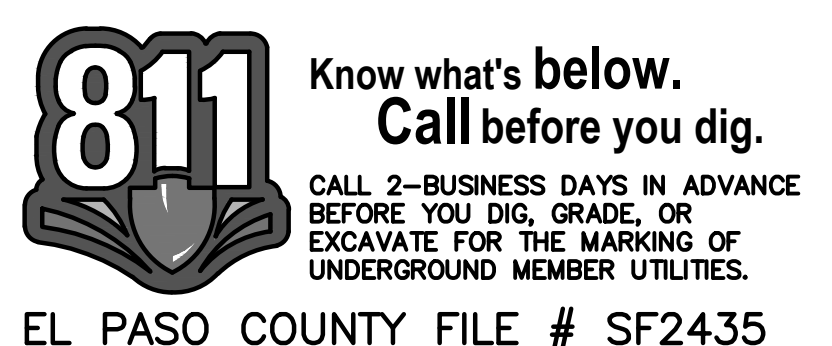
DESIGNED BY: KGV
 DRAWN BY: CGH
 CHECKED BY: TDM
 FILE NAME: COMM RD

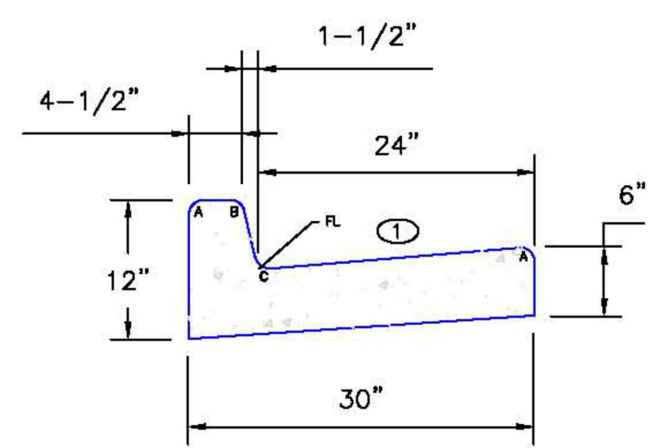
PREPARED UNDER MY DIRECT
 SUPERVISION FOR AND ON
 BEHALF OF
DREXEL, BARRELL & CO.

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

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

PROJECT NO. 21604-00CSCV
 DRAWING NO.





⊖ - 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)

DLH & LIMPKIN PT. FL & CL LINE TABLE

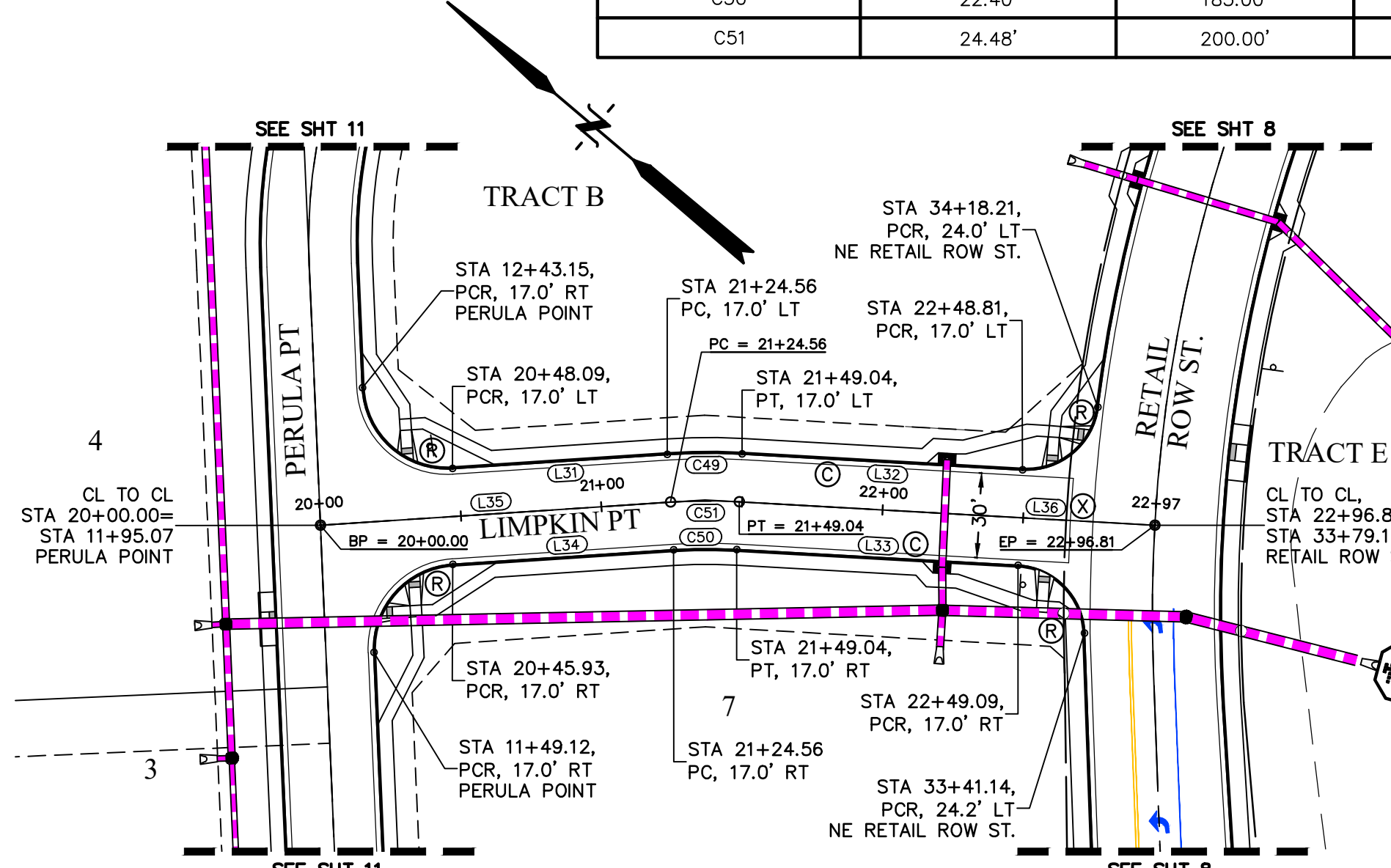
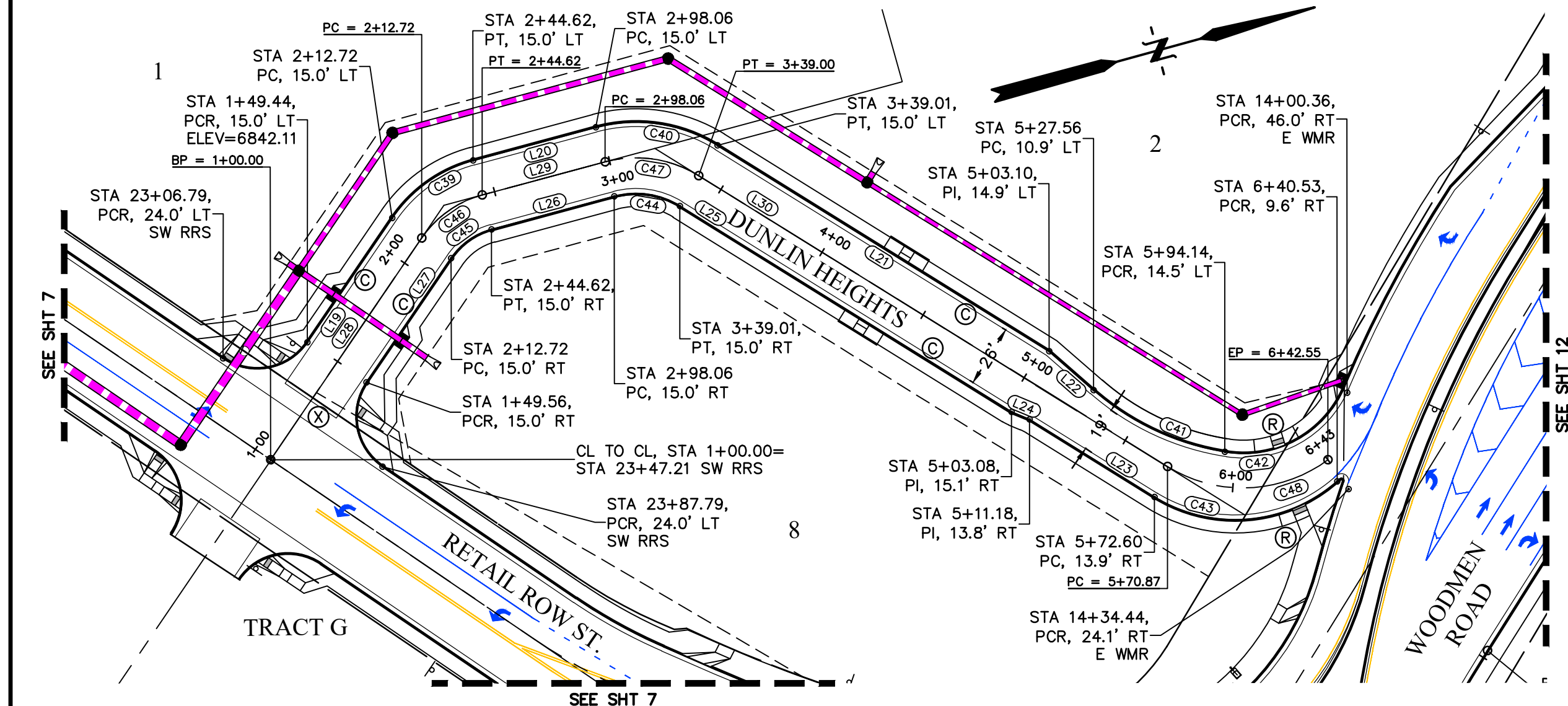
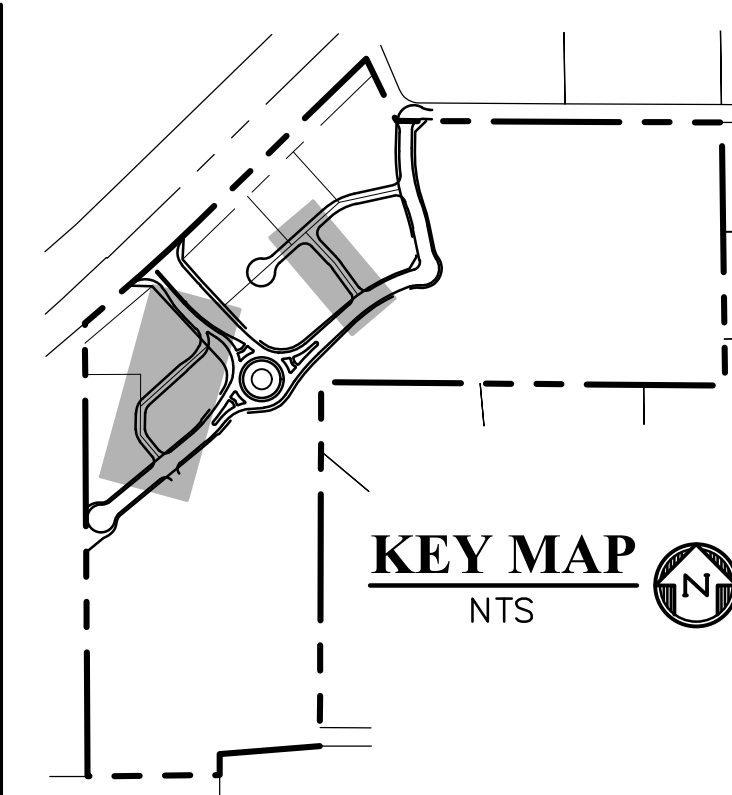
LINE #	LENGTH	DIRECTION
L19	63.28'	S40°18'19"E
L20	53.44'	S0°19'03"W
L21	164.09'	S47°13'26"W
L22	24.78'	S56°29'06"W
L23	61.82'	S47°13'26"W
L24	8.20'	S38°02'01"W
L25	164.09'	S47°13'26"W
L26	53.44'	S0°19'03"W
L27	63.15'	N40°18'19"W
L28	112.72'	N40°18'19"W

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

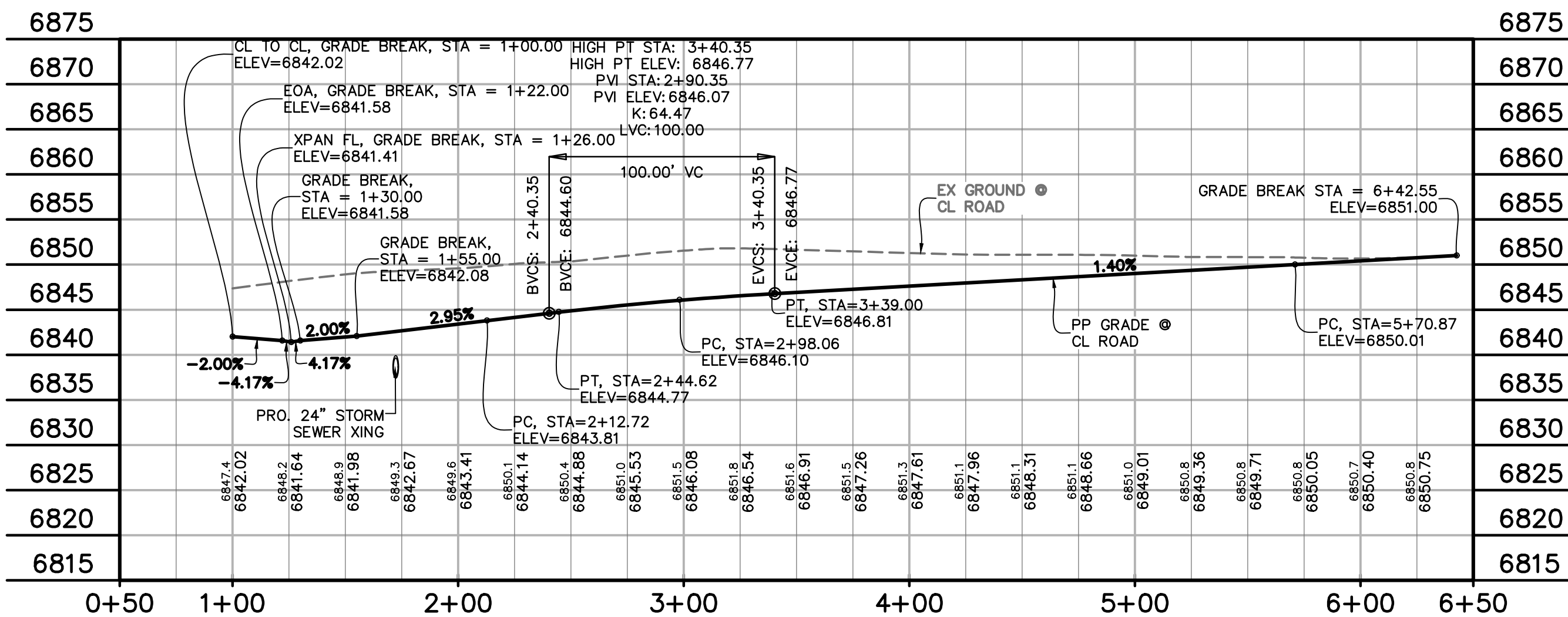
DUNLIN HEIGHTS & LIMPKIN PT. FL & CL CURVE TABLE

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"

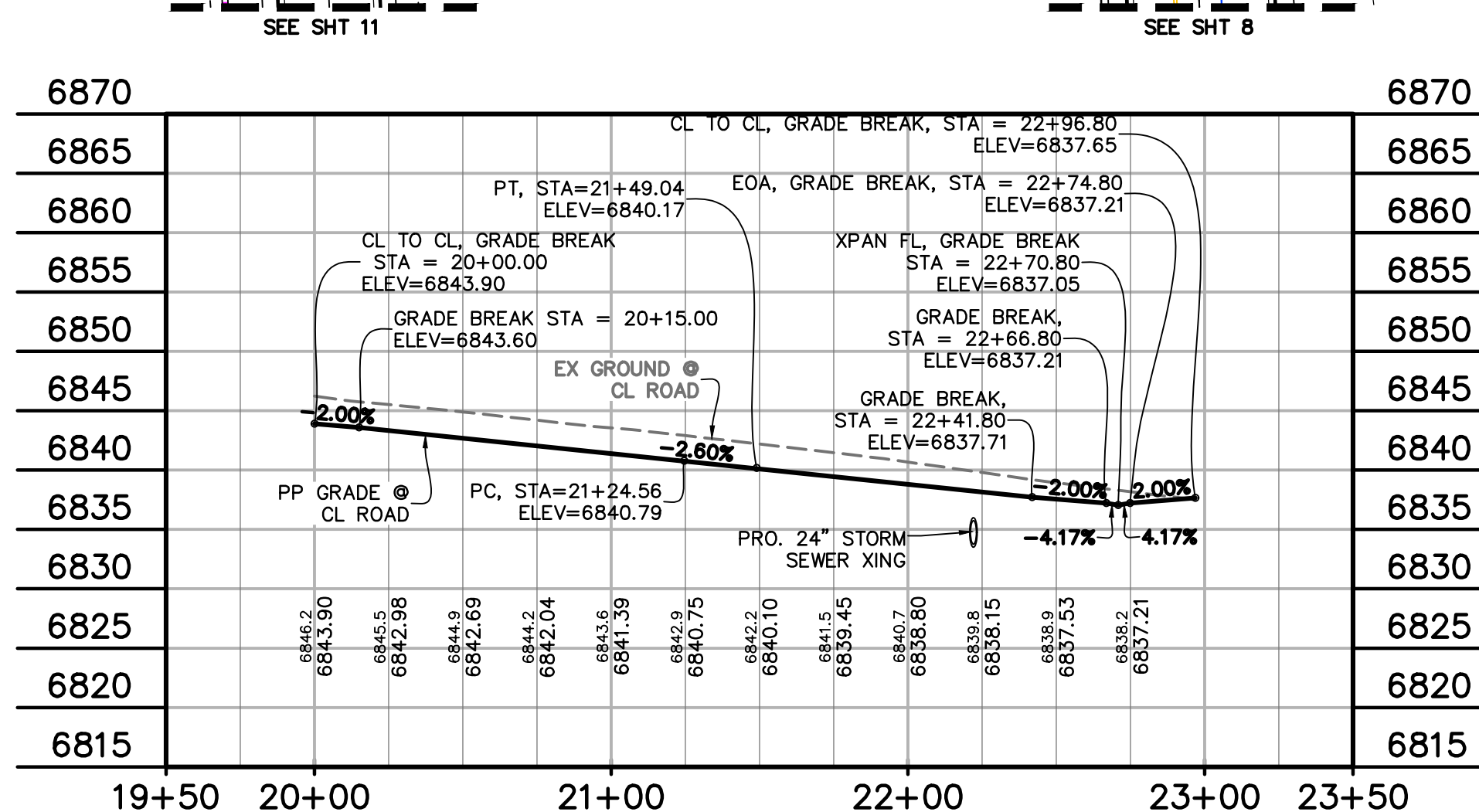


LEGEND

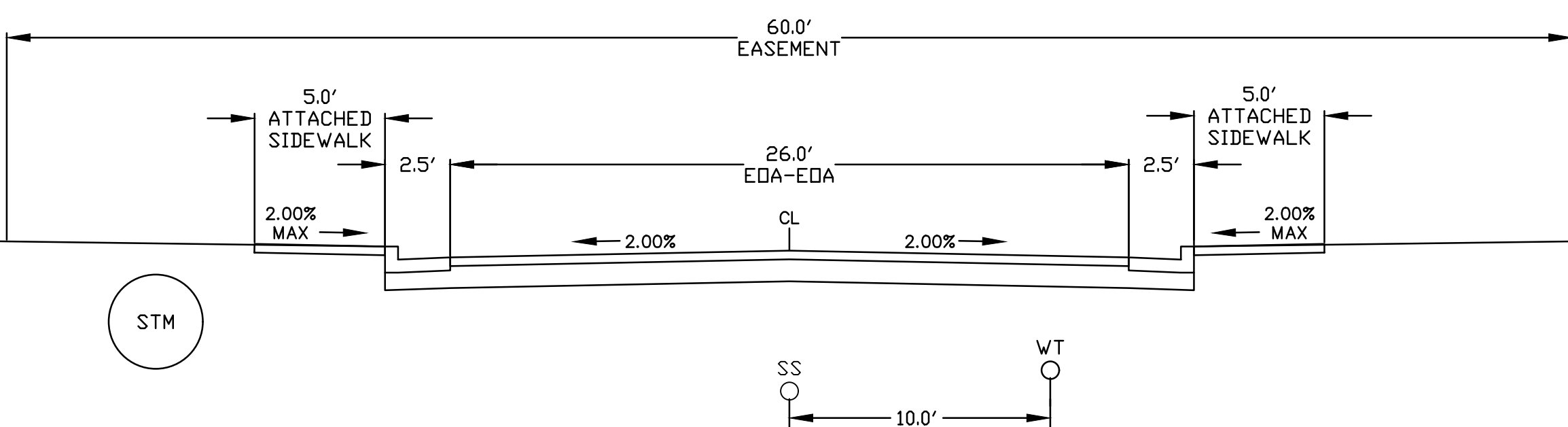
- PROPERTY LINE.....
- RIGHT OF WAY.....
- LOT LINE.....
- CENTERLINE ROAD.....
- EASEMENT.....
- EASEMENT (UTILITY).....
- SIDEWALK.....
- POND.....
- TRACT LINE.....
- PROPOSED SLOPE GRADE..... -2.0%
- PROPOSED MAJOR CONTOUR..... 6205
- PROPOSED MINOR CONTOUR..... 6203
- EXISTING MAJOR CONTOUR.....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



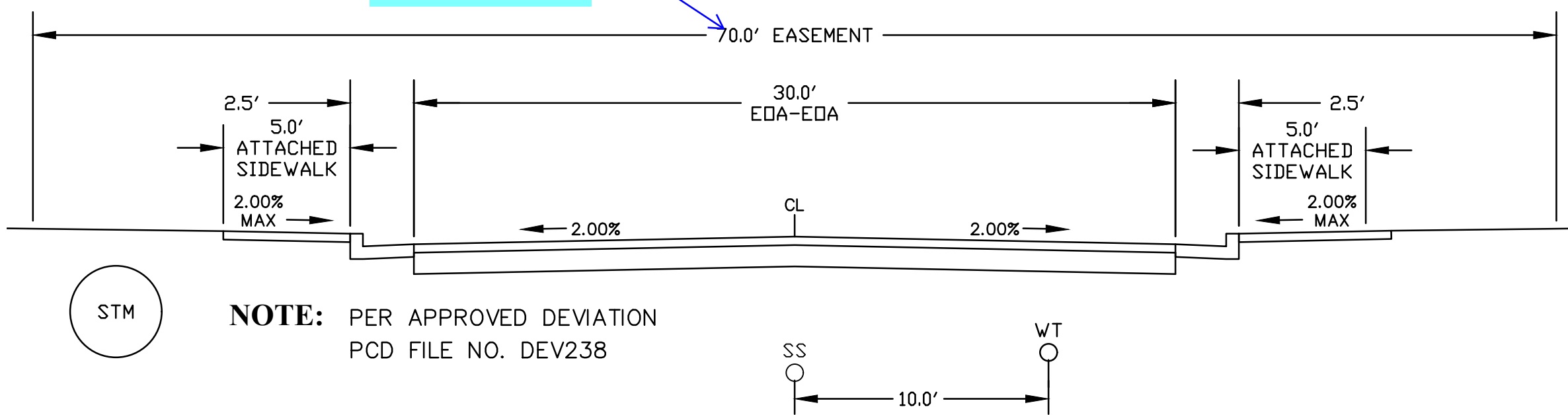
DUNLIN HEIGHTS
STA 1+00.00 - 6+42.55
SCALE: 1"=50'



LIMPKIN POINT
STA 20+00.00 - 22+96.80
SCALE: 1"=50'



DUNLIN HEIGHTS
(URBAN LOCAL - PRIVATE DRIVE - DESIGN SPEED: 25 MPH)
SCALE: 1"=5'



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

NOTE: PER APPROVED DEVIATION
PCD FILE NO. DEV238

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:
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	03/06/26

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.

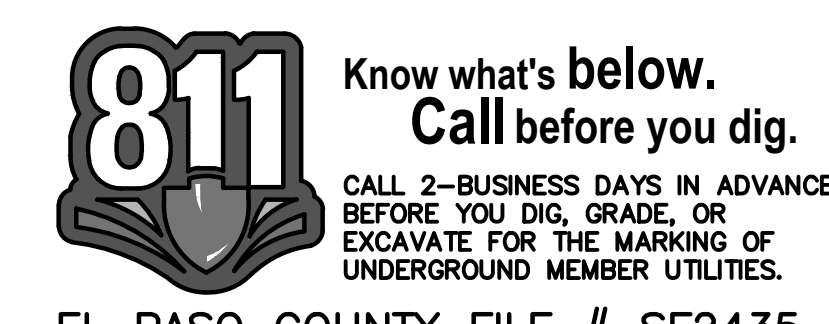
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 12.5'

**DUNLIN HEIGHTS
& LIMPKIN POINT
PLAN & PROFILE**

PROJECT NO. 21604-00CSCV
DRAWING NO.

C10

SHEET: 10 OF 31



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
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CLIENT:

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 1864 WOODMOOR DRIVE
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 (719) 476-0800
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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	03/06/26

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.

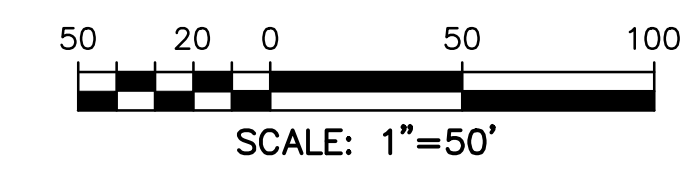
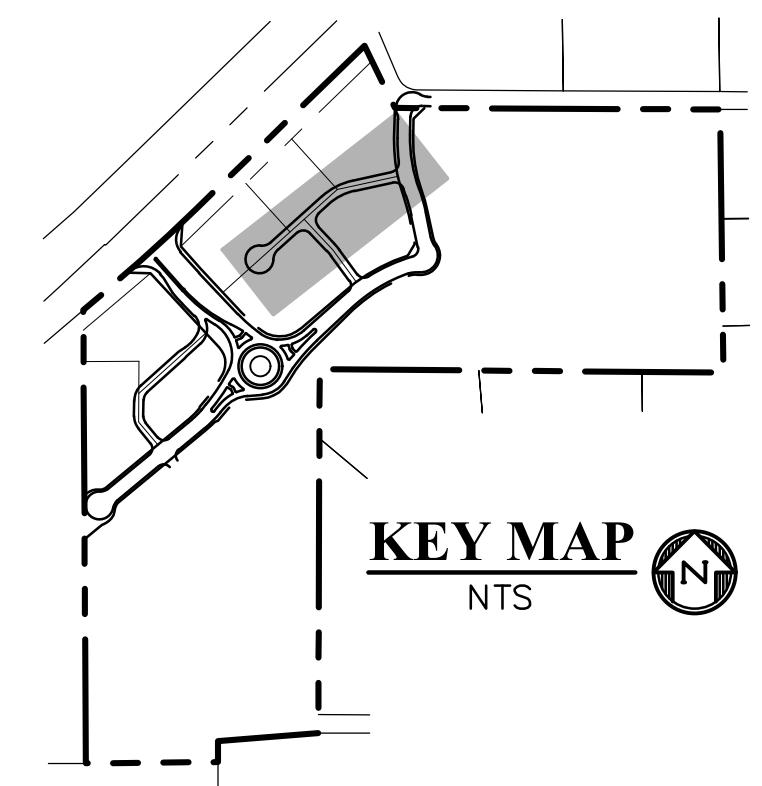
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 12.5'

PERULA POINT & CUL-DE-SAC
 PLAN & PROFILE

PROJECT NO. 21604-00CSCV
 DRAWING NO.

C11

SHEET: 11 OF 31

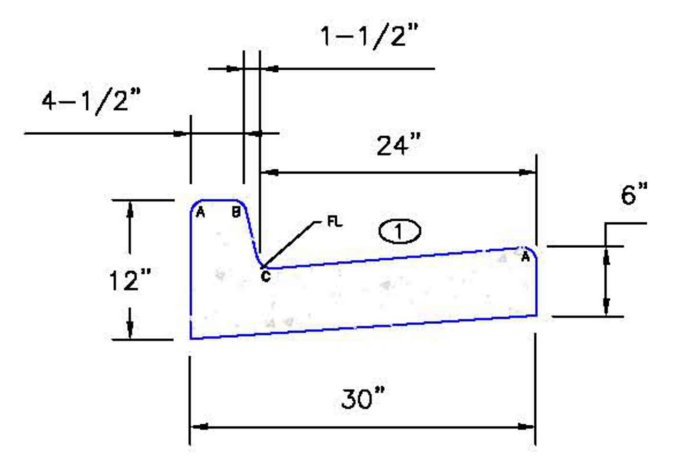


PERULA POINT & CDS FL & CL LINE TABLE

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"

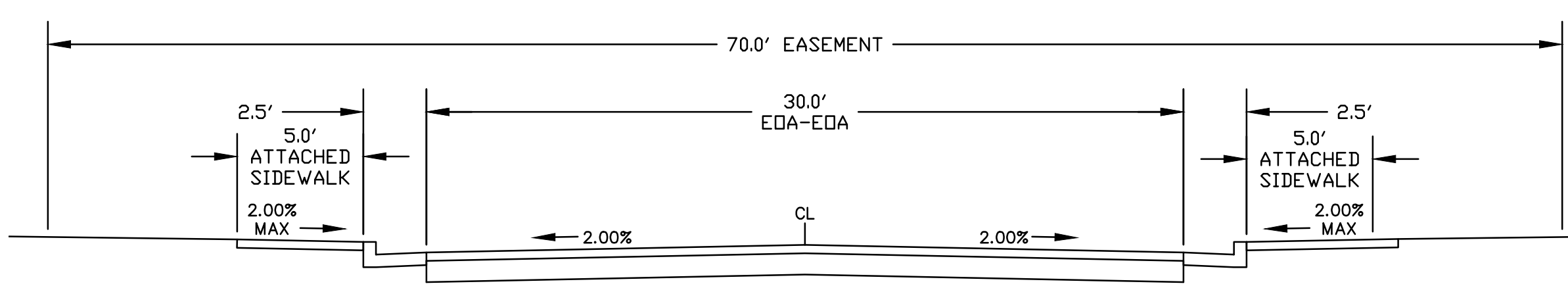


Ⓞ - GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

LEGEND FOR RADI

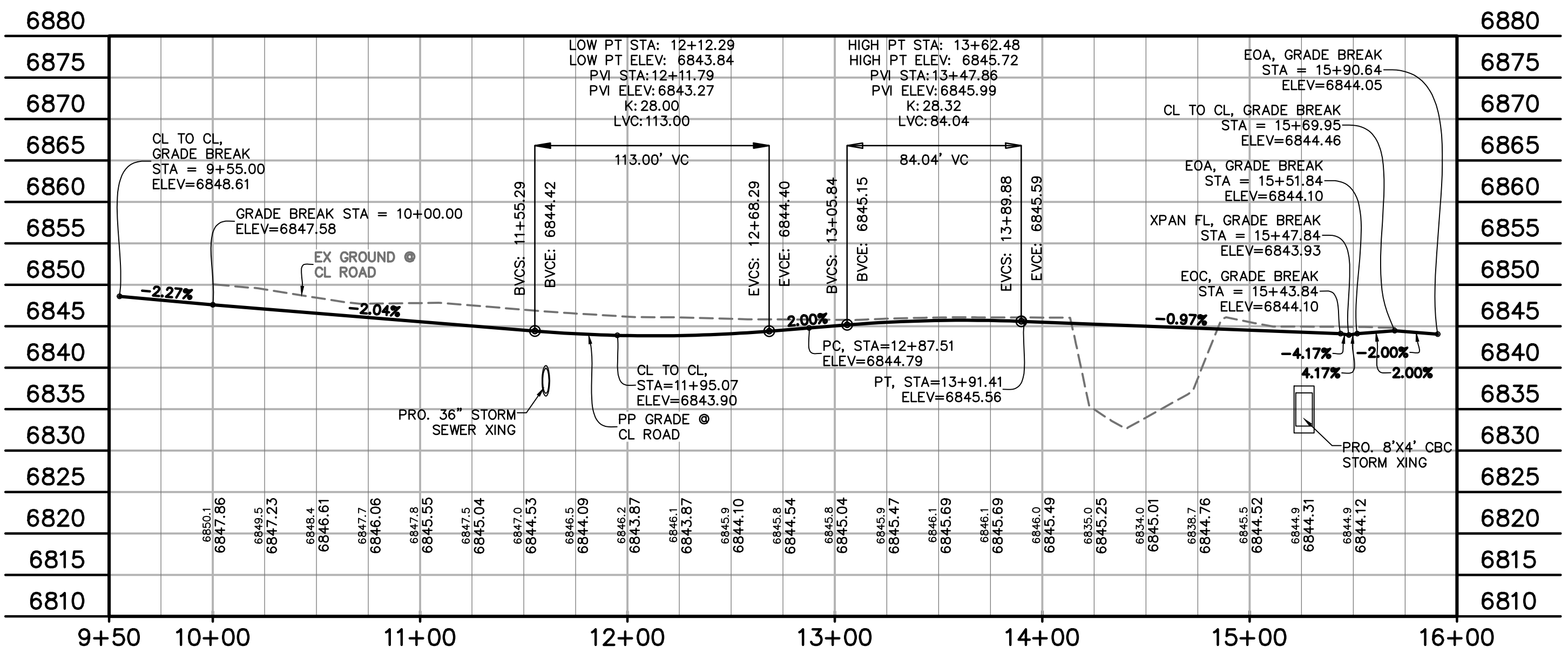
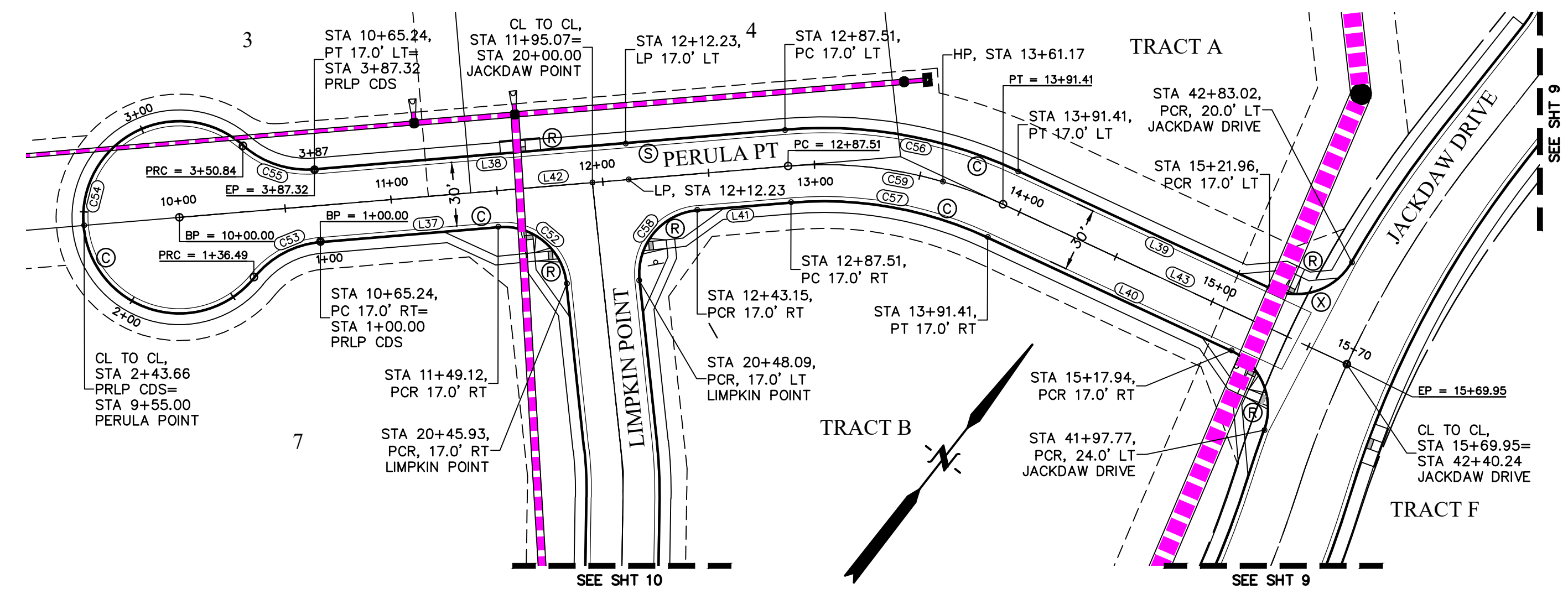
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

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

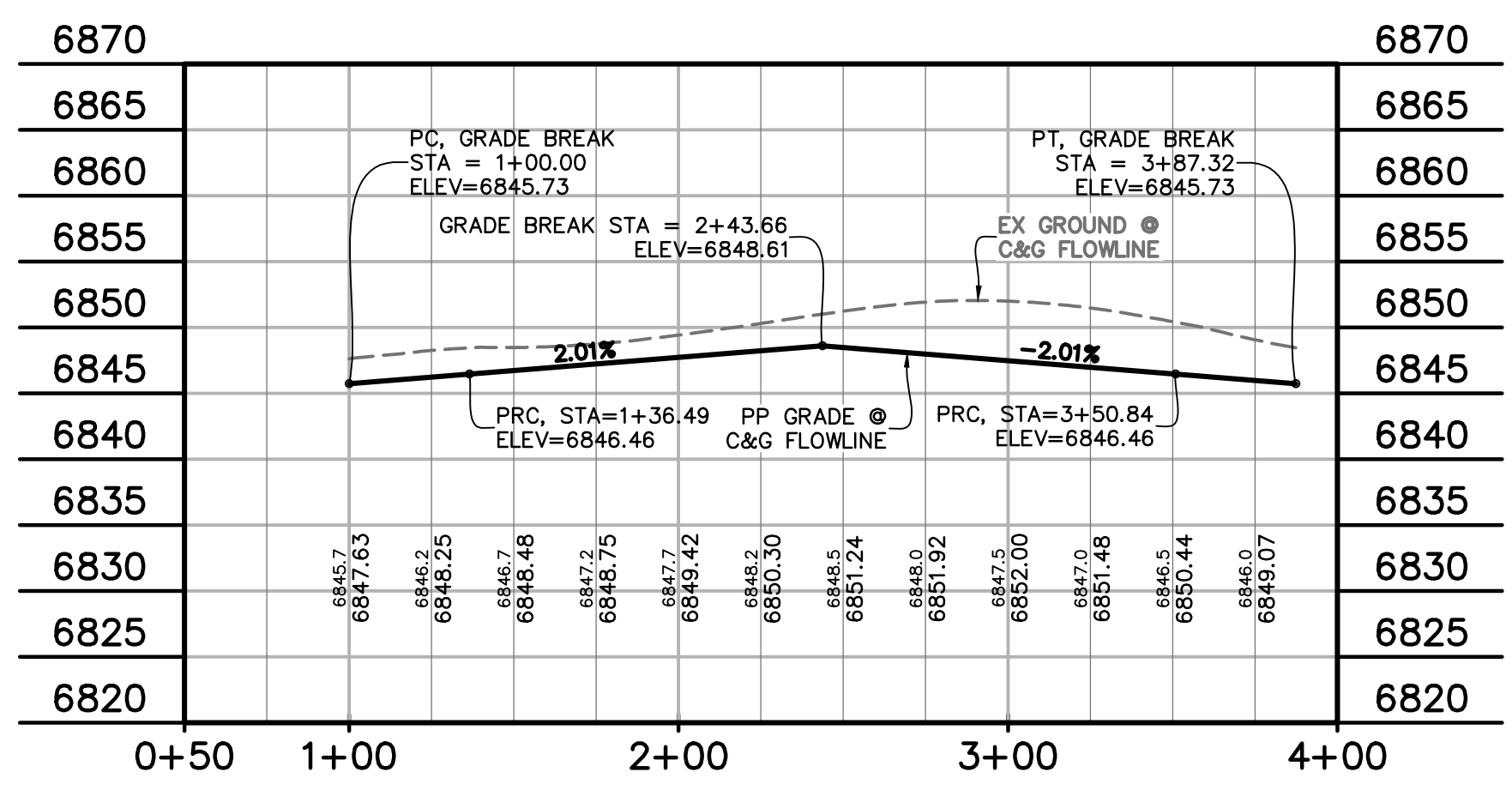


NOTE: PER APPROVED DEVIATION
 PCD FILE NO. DEV238

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

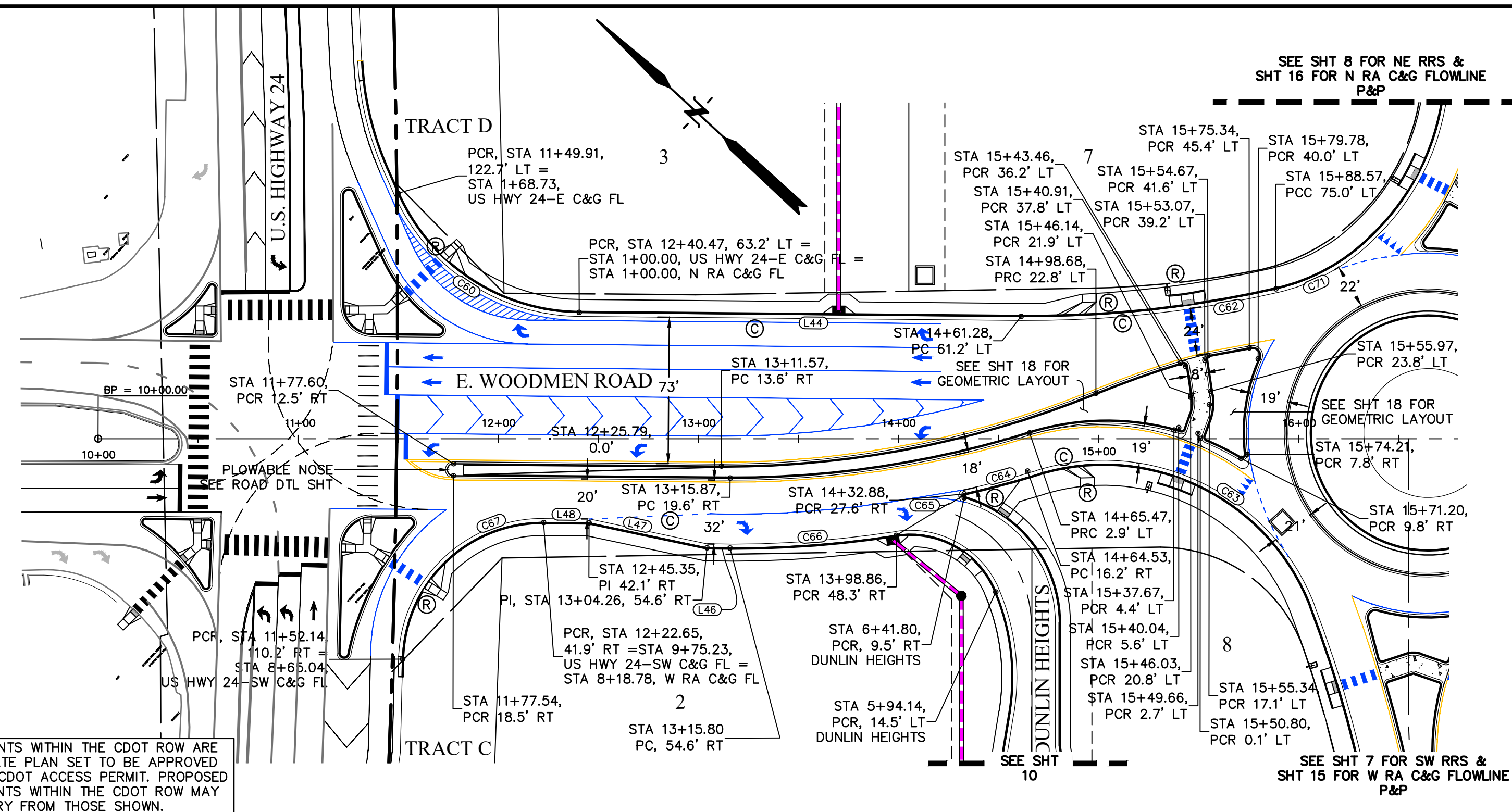


PERULA POINT
 STA 9+55.00 - 15+90.64
 SCALE: 1" = 50'



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

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

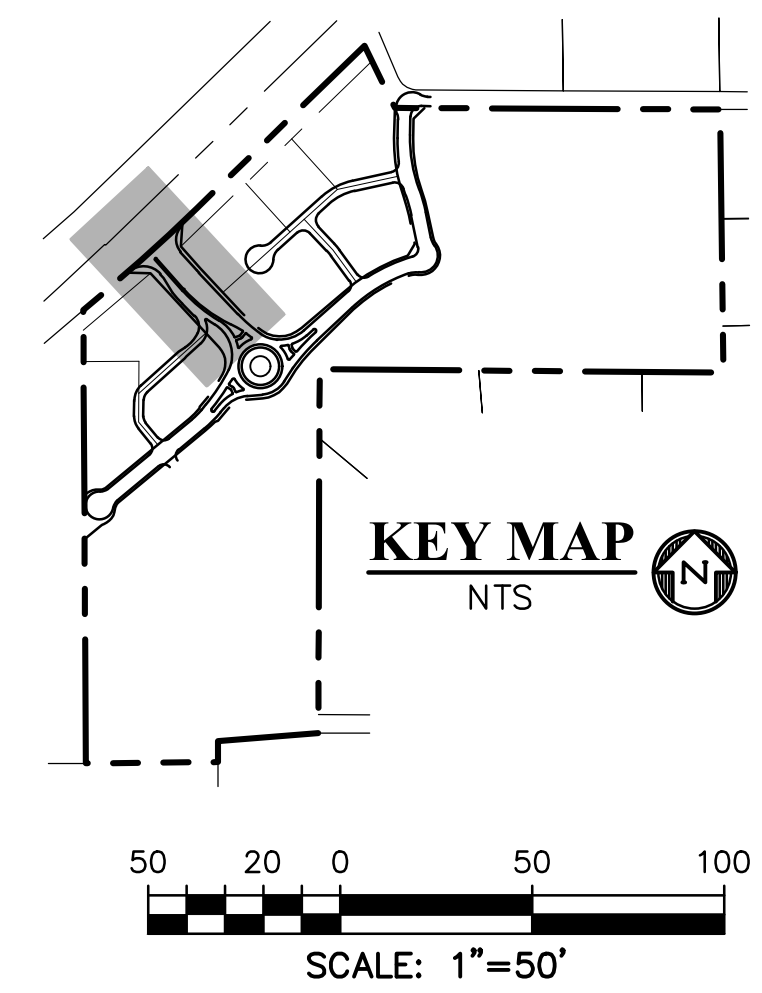


WOODMEN ROAD FL & CL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C60	114.55'	100.00'	65°37'53"
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	108.86'	70.00'	89°06'19"
C71	54.64'	98.00'	31°56'49"

WOODMEN ROAD FL & CL LINE TABLE

LINE #	LENGTH	DIRECTION
L44	220.81'	N42°15'51"W
L46	11.54'	S42°21'52"E
L47	60.22'	S30°47'29"E
L48	22.70'	S42°17'09"E

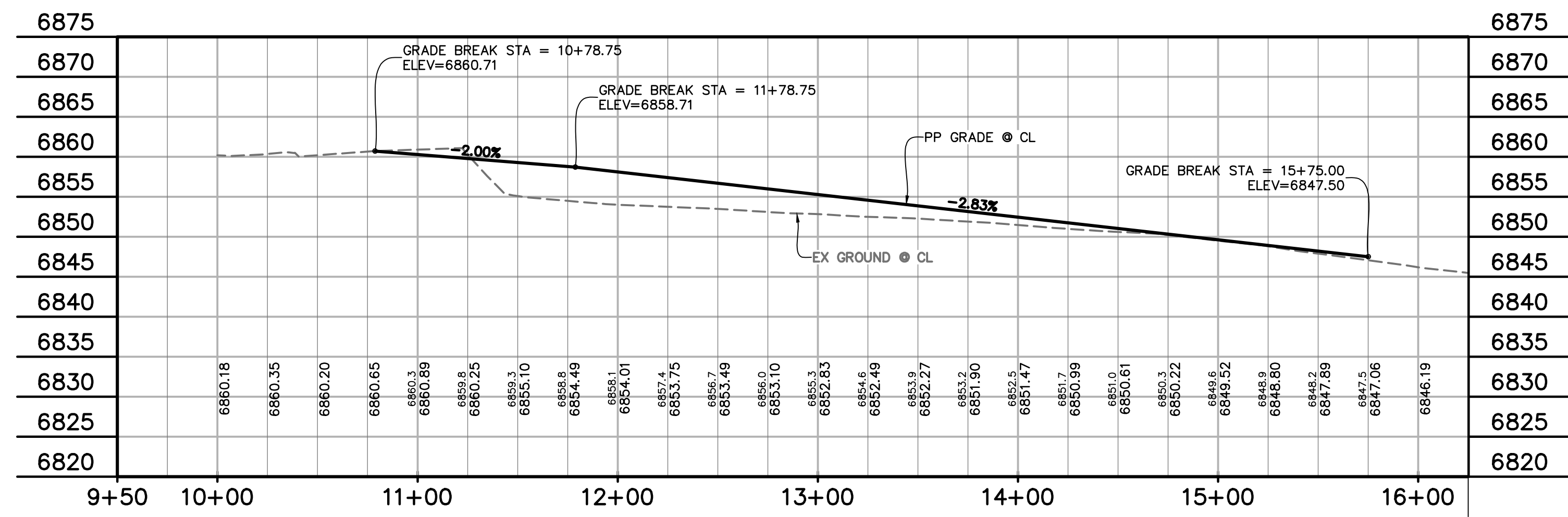


PREPARED BY:

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

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

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.

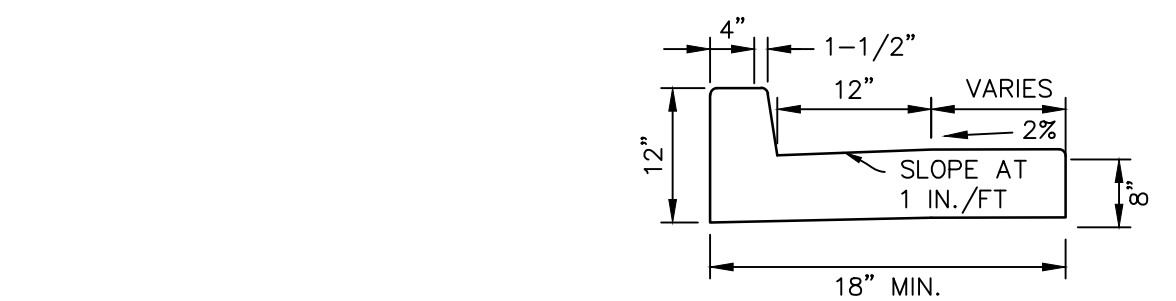


WOODMEN ROAD
 STA 10+78.75 - 15+75.00
 SCALE: 1"=50'

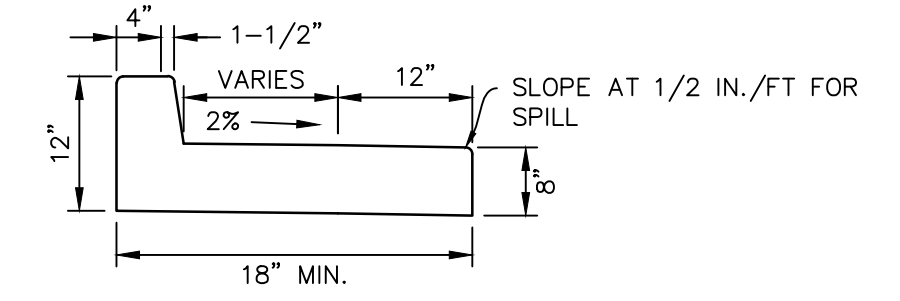
LEGEND FOR RADII

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

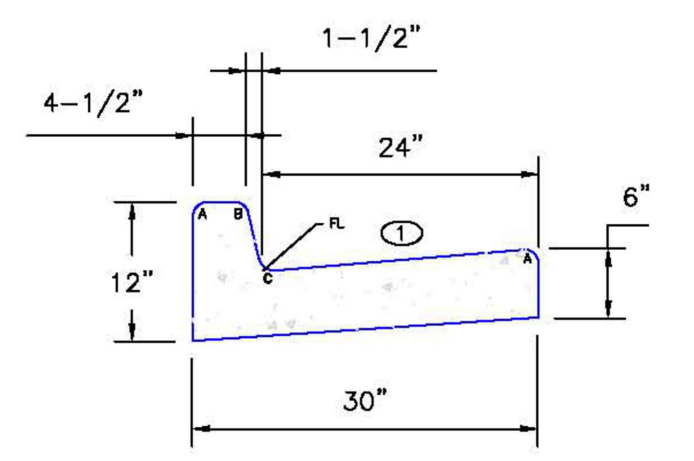
① - GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.



SPLITTER ISLAND CURB/GUTTER (CATCH)
 NTS



SPLITTER ISLAND CURB/GUTTER (SPILL)
 NTS



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)..... (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

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	03/06/26

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. 21604-00CSV
 DRAWING NO.

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 SAWATCH ST., SUITE 100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:

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	03/06/26

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.

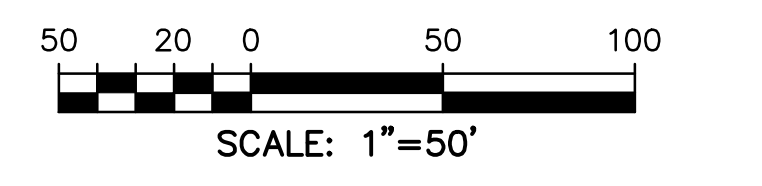
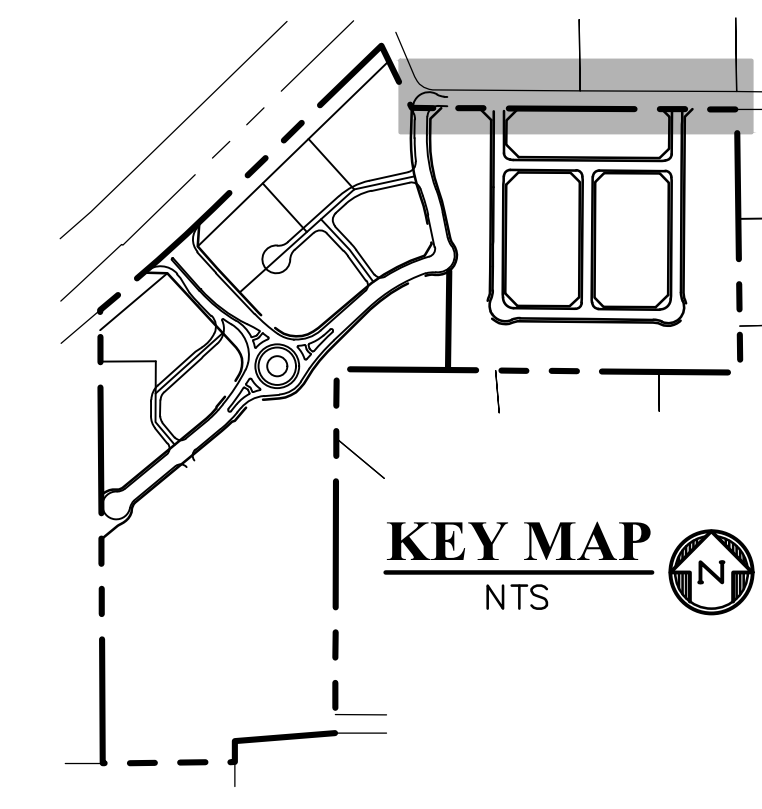
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 12.5'

RIO LANE IMPROVEMENTS PLAN & PROFILES

PROJECT NO. 21604-00CSCV
 DRAWING NO.

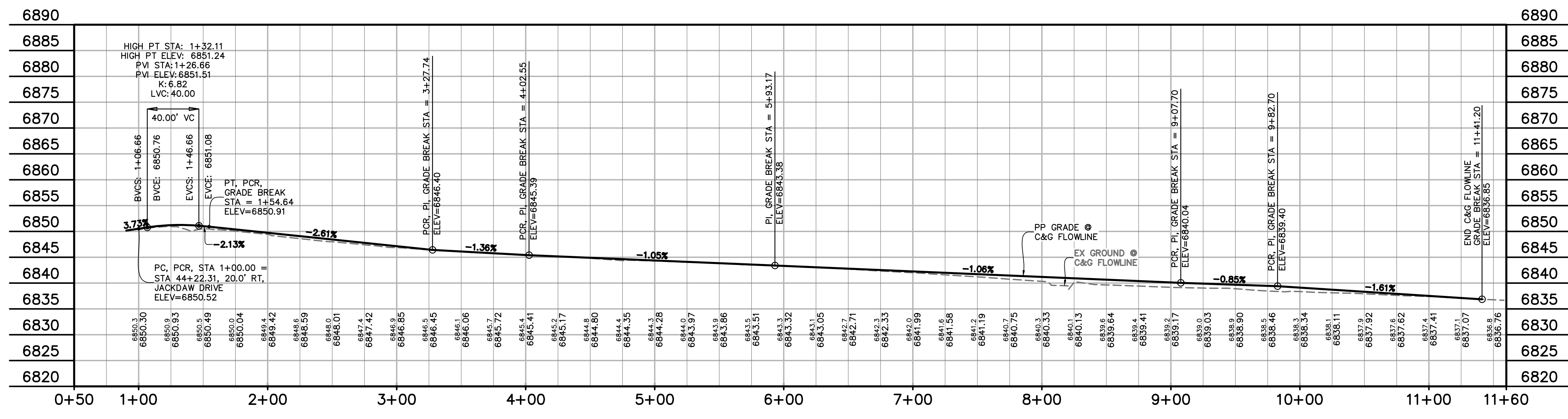
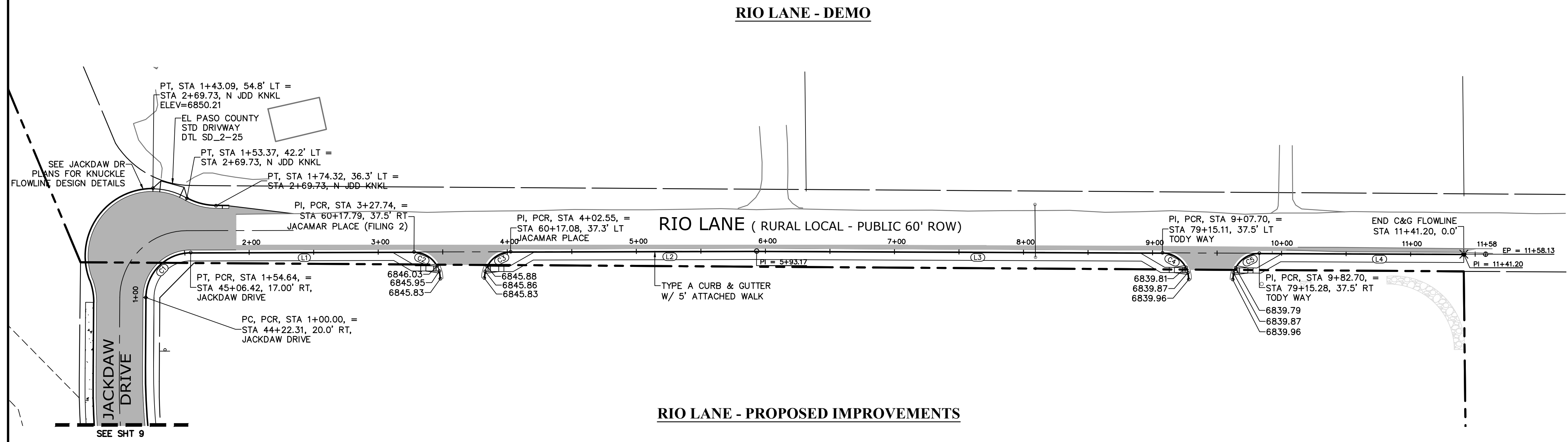
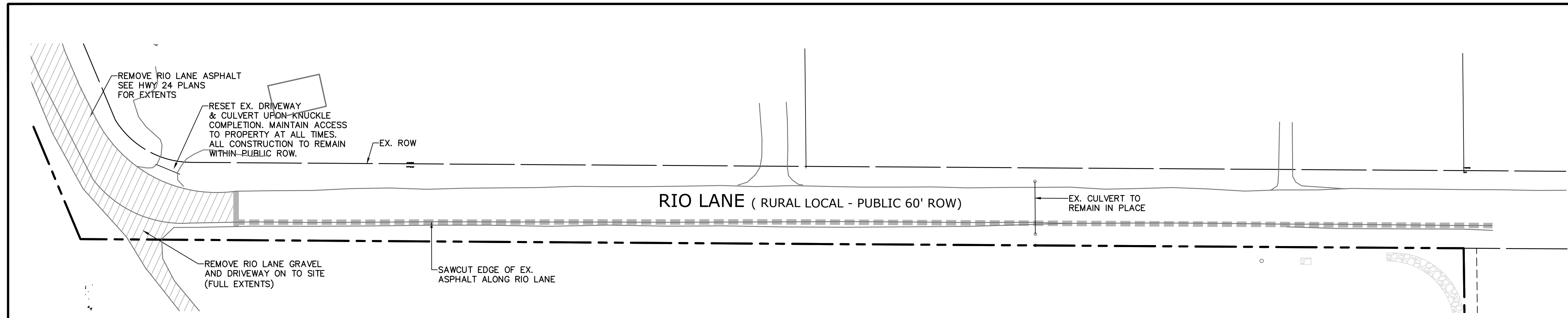
C13

SHEET: 13 OF 31

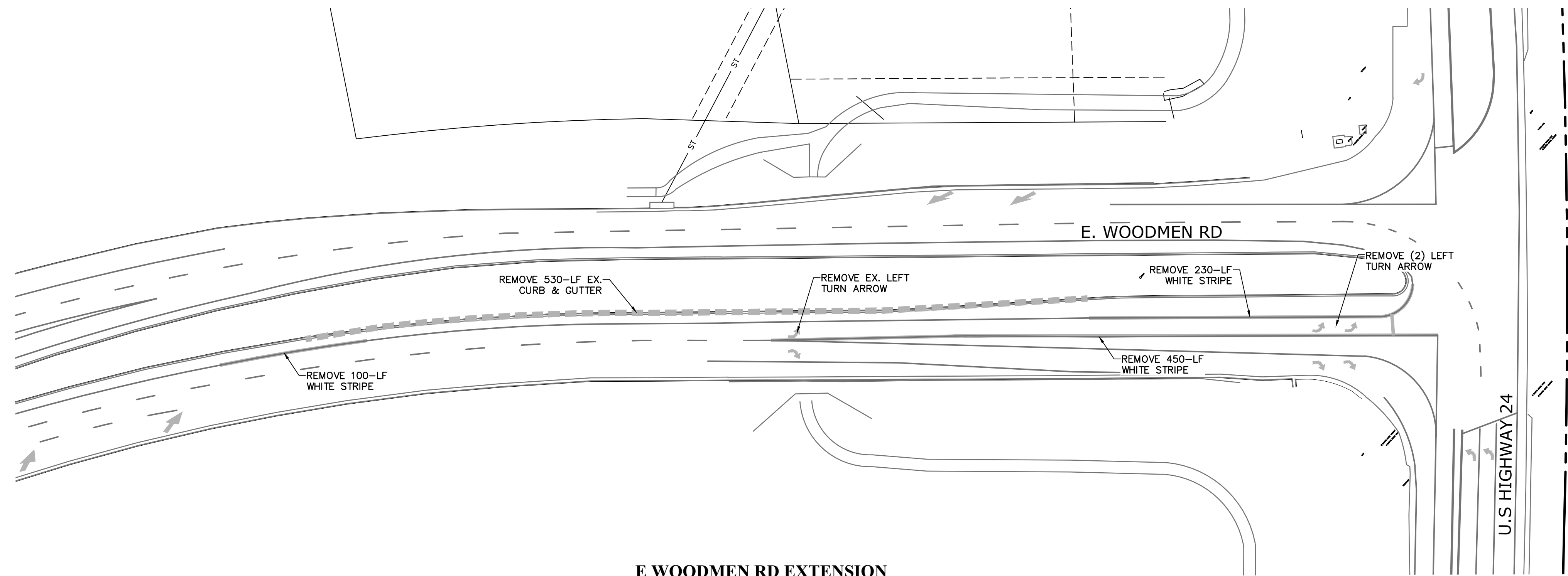


LEGEND

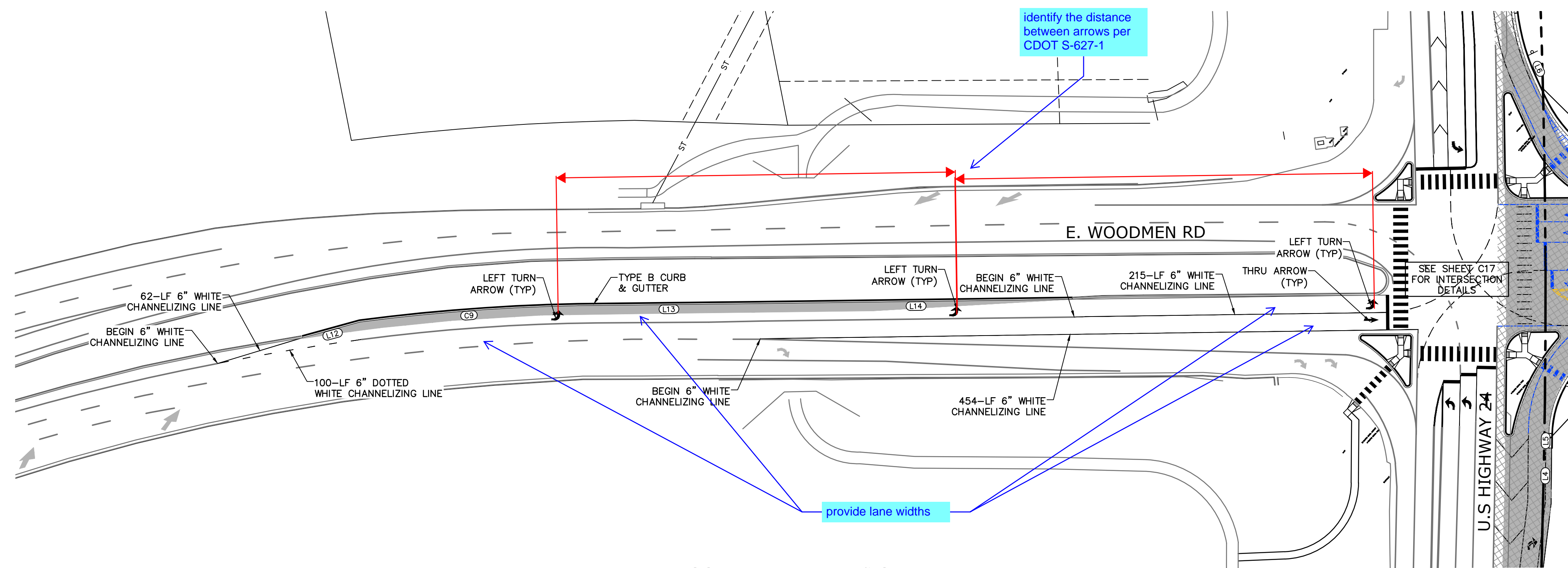
PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
ALIGNMENT	-----
EASEMENT	-----
SAWCUT LINE	-----
SIDEWALK	-----
ASPHALT & GRAVEL REMOVAL	-----
PROPOSED ASPHALT PAVEMENT ON SITE SECTION 5" HMA ON 6" ABC OR AS DIRECTED BY GEOTECHNICAL REPORT APPROVED BY EL PASO COUNTY	-----
FURTHER SOILS INVESTIGATION TO BE COMPLETED AT TIME OF PAVEMENT REPORT TO ESTABLISH ANY NECESSARY MITIGATION OF GROUNDWATER OR SUBGRADE CONDITIONS FOR RIO LANE WIDENING	-----



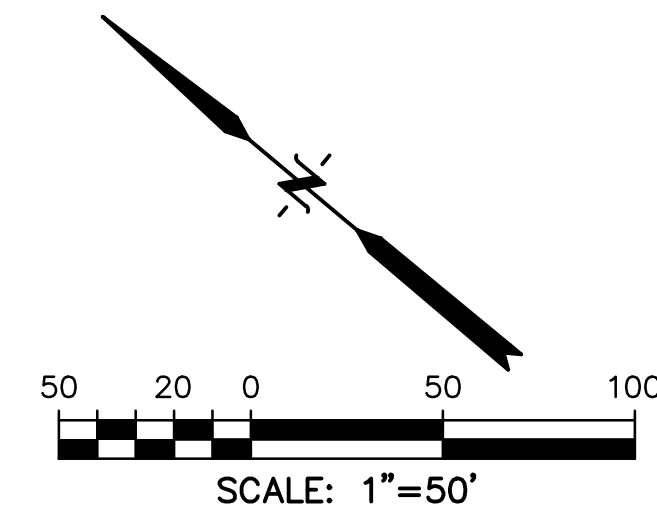
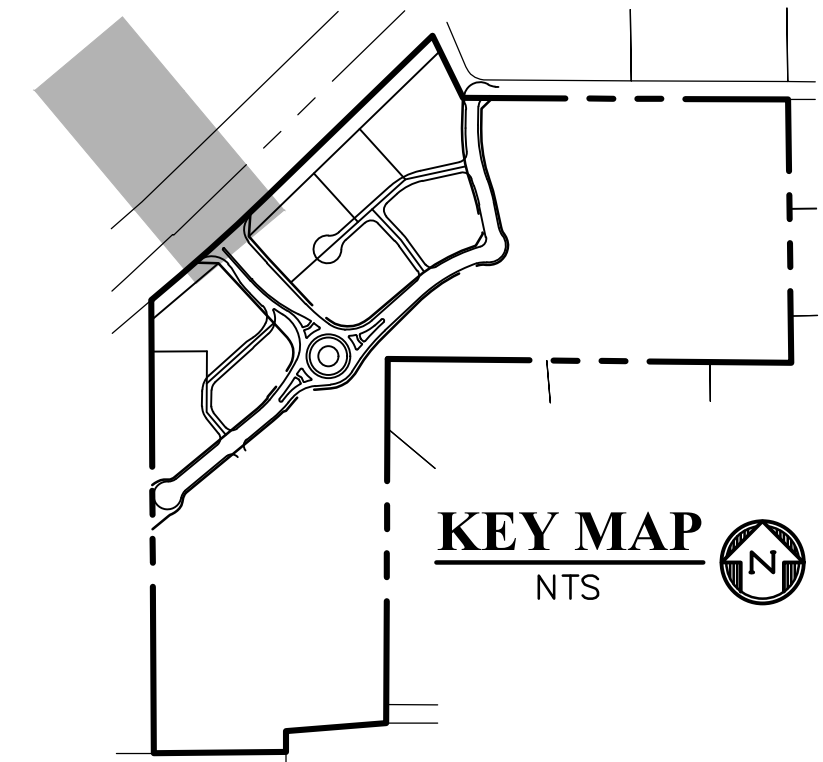
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 EL PASO COUNTY FILE # SF2435



**E WOODMEN RD EXTENSION
DEMO PLAN**



**E WOODMEN RD EXTENSION
PP STRIPING & IMPROVEMENTS**



LEGEND

PROPERTY LINE	-----
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
EASEMENT	-----
EASEMENT (UTILITY)	-----
SIDEWALK	-----
PROPOSED SLOPE GRADE	-2.0%
EXISTING ASPHALT/GRAVEL REMOVAL	[Hatched Box]
PROPOSED ASPHALT PAVEMENT ONSITE SECTION 5" HMA ON 6" ABC OR AS DIRECTED BY GEOTECHNICAL REPORT APPROVED BY EL PASO COUNTY	[Solid Grey Box]

LINE #	LENGTH	DIRECTION
L1	234.53'	N53°07'16"E
L2	258.73'	N50°01'33"E
L3	223.85'	N54°54'49"E
L4	37.94'	N48°36'31"E
L5	10.00'	N48°36'31"E
L6	87.20'	S23°22'02"W
L7	158.58'	N43°21'40"E
L8	173.10'	S89°50'26"W
L9	190.62'	S89°50'26"W
L10	314.53'	N89°45'00"W
L11	10.00'	N89°45'00"W
L12	40.48'	N57°25'41"W
L13	124.39'	N42°39'28"W
L14	213.88'	N42°46'54"W

CURVE #	LENGTH	RADIUS	DELTA
C1	113.58'	73.00'	89°08'58"
C2	68.73'	60.00'	65°37'53"
C3	19.89'	50.00'	22°47'43"
C4	54.63'	35.00'	89°26'09"
C5	32.28'	20.50'	90°13'19"
C6	32.01'	20.50'	89°27'45"
C7	32.25'	20.50'	90°07'41"
C8	32.16'	20.50'	89°52'19"
C9	150.06'	1352.15'	6°21'30"

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
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CLIENT:

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	03/06/26

DESIGNED BY: KGV
 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'

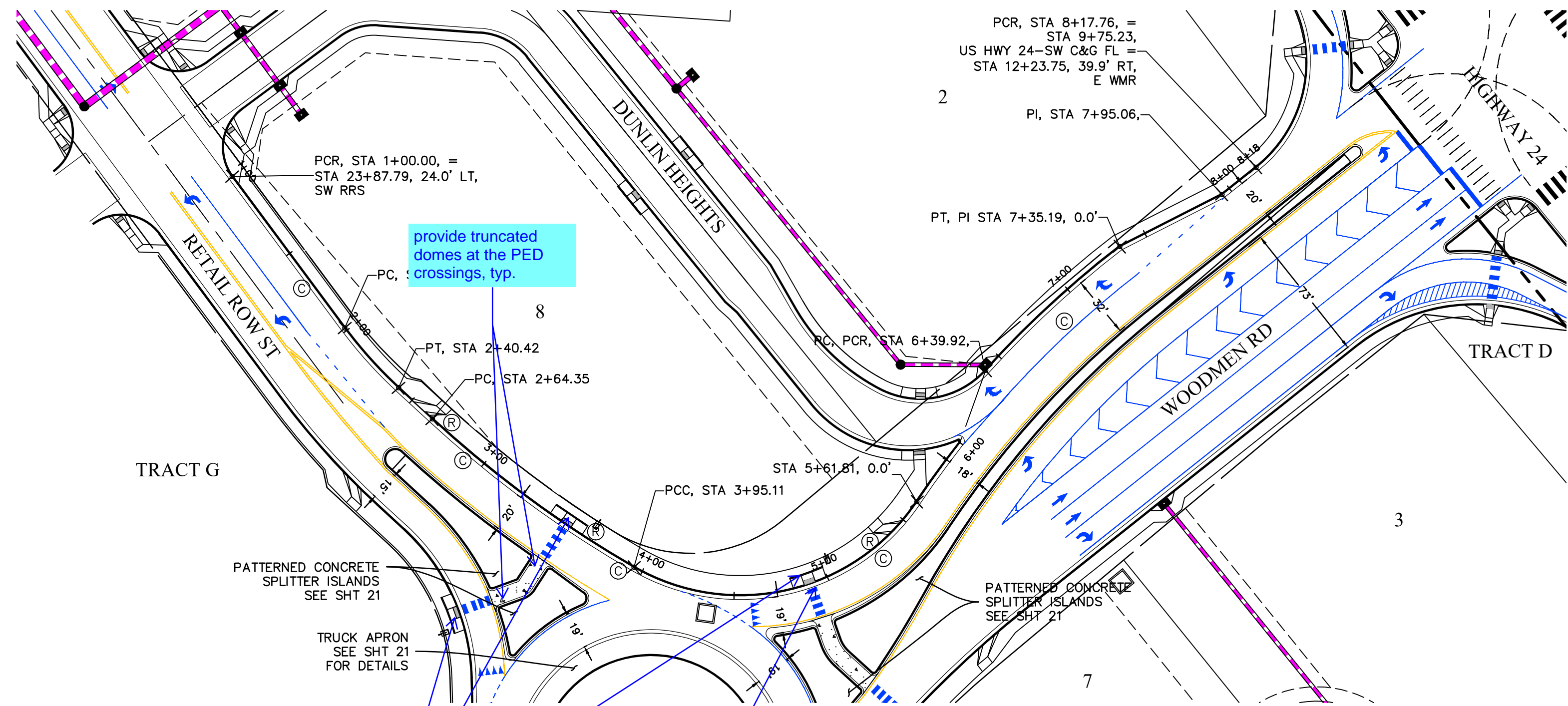
**E. WOODMEN RD
 TURN LANE
 EXTENSION**

PROJECT NO. 21604-00CSCV
 DRAWING NO.

C14

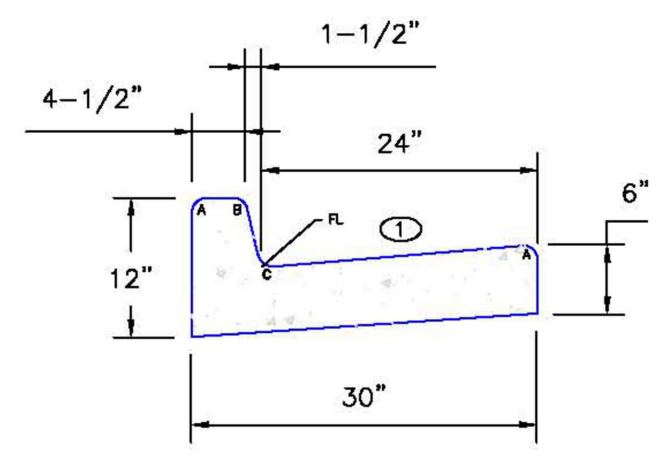
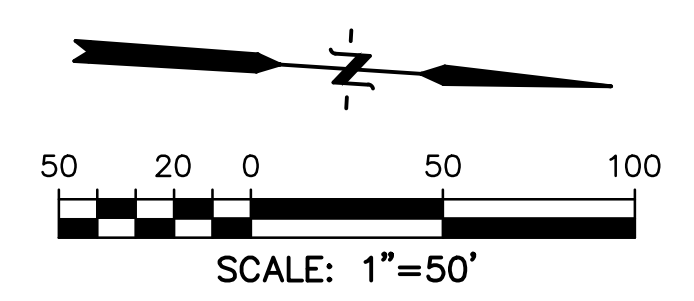
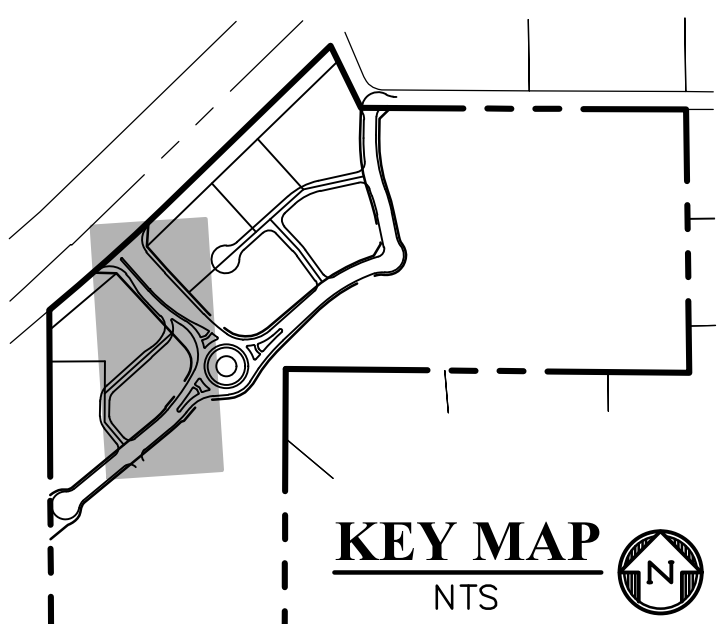
SHEET: 14 OF 31

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



⊙ - 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)..... (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

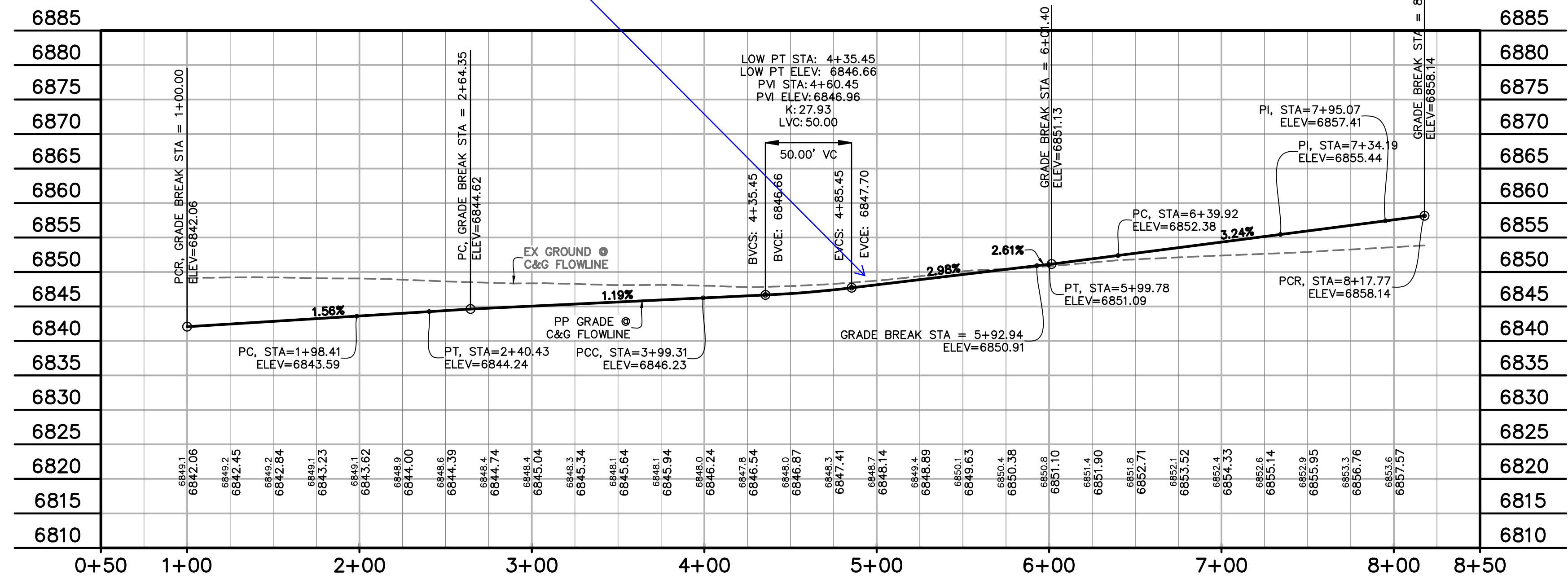
SOUTHEAST..... SE

WEST..... W

EAST WOODMEN ROAD..... E WMR

SHEET..... SHT

SIDEWALK..... SW



PREPARED BY:



CLIENT:

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	03/06/26

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.

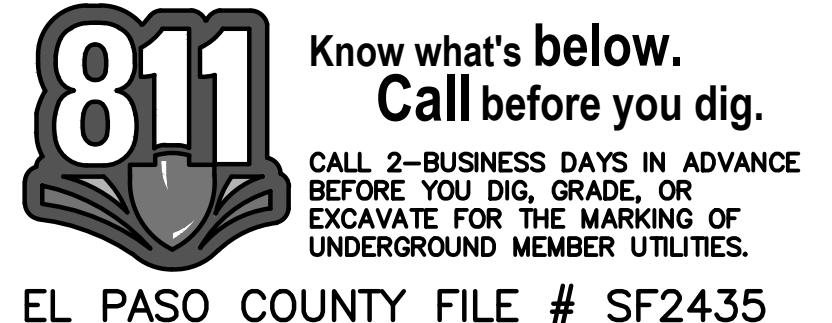
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 12.5'

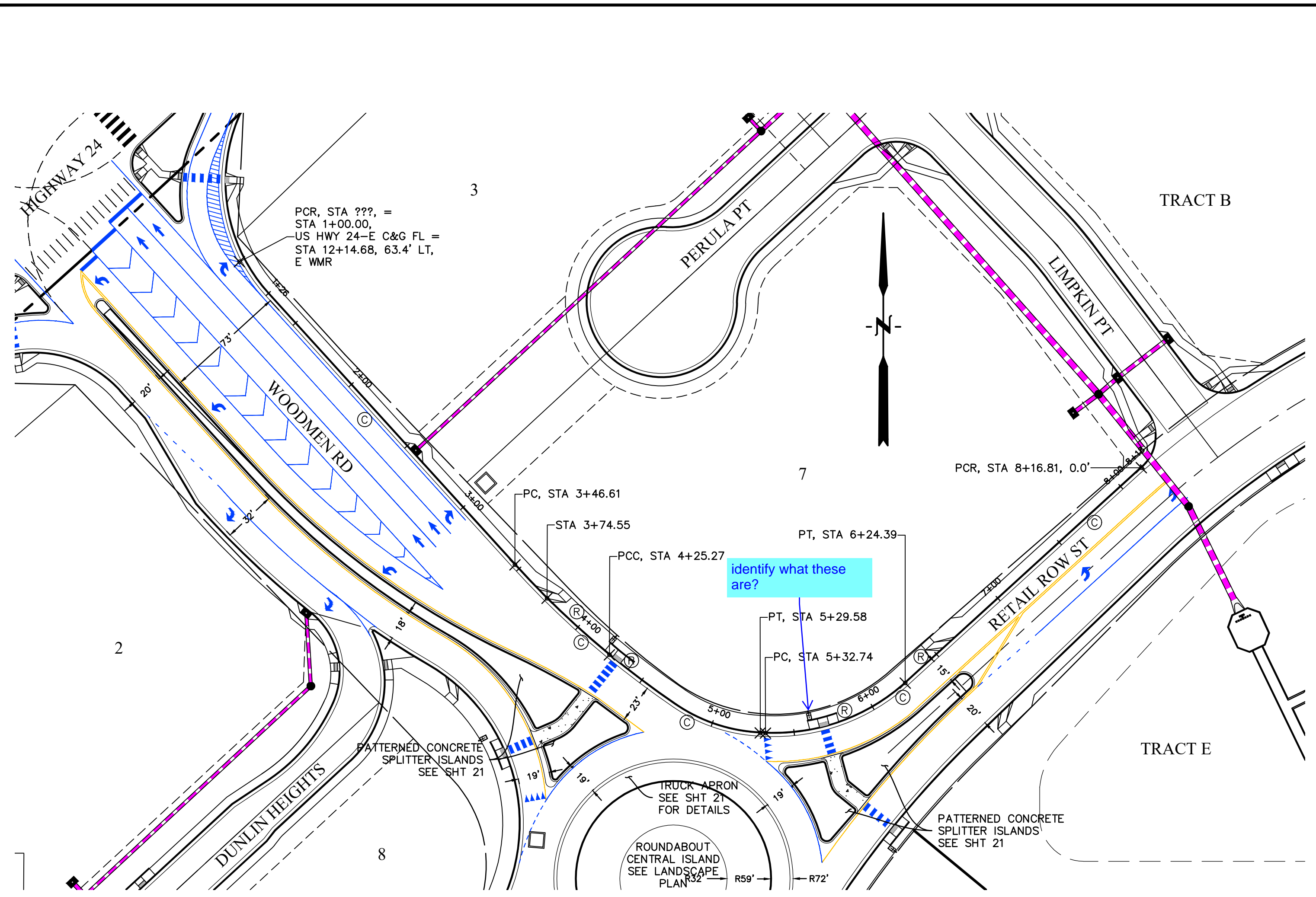
W ROUNDABOUT
C&G FLOWLINE
PLAN & PROFILES

PROJECT NO. 21604-00CSCV
DRAWING NO.

C15

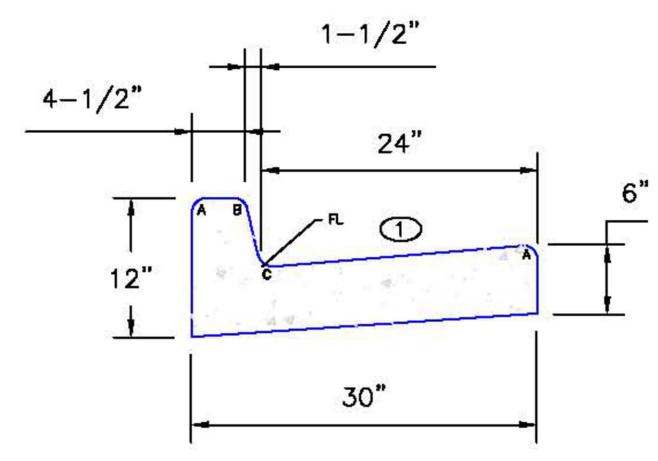
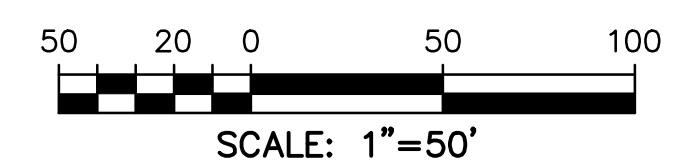
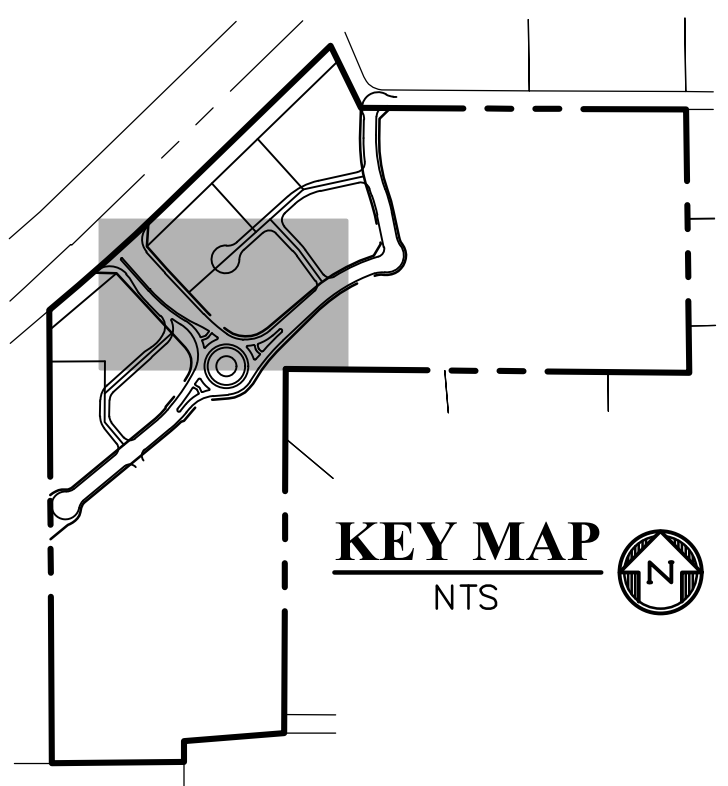
SHEET: 15 OF 31





NORTH ROUNDABOUT C&G LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	11.92'	S60°54'24"E
L19	19.54'	S32°34'42"W

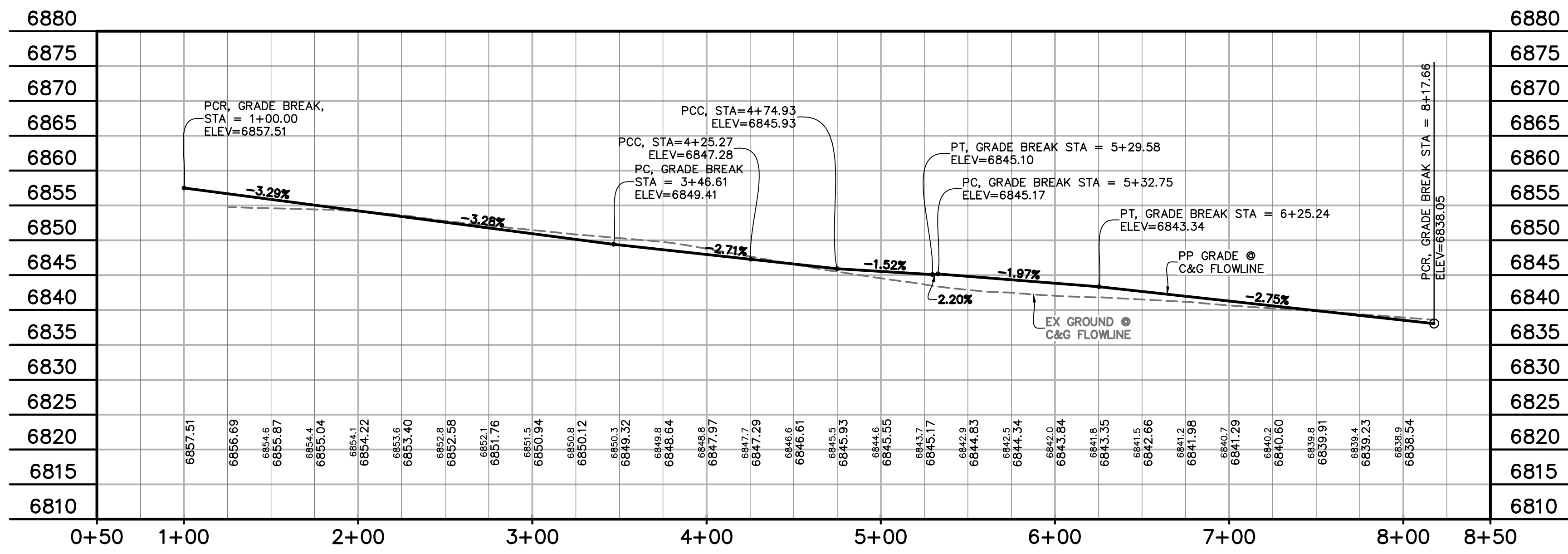
NORTH ROUNDABOUT C&G CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C23	3.08'	2.00'	88°06'00"
C24	1.29'	2.00'	37°02'06"
C25	3.10'	2.00'	88°55'04"
C26	7.76'	12.00'	37°02'06"



Ⓞ - 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"

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



NORTH ROUNDABOUT C&G FLOWLINE
STA 1+00.00 - 8+16.81
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 20 FOR DETAILS)	----- (R)
EPC TYPE A C&G (CATCH)	----- (C)
EPC TYPE A C&G (SPILL)	----- (S)
8' CROSSSPAN (SEE SHT 20 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
WOODMEN ROAD	----- WMR
SHEET	----- SHT
SIDEWALK	----- SW

PREPARED BY:



CLIENT:

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	03/06/26

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.

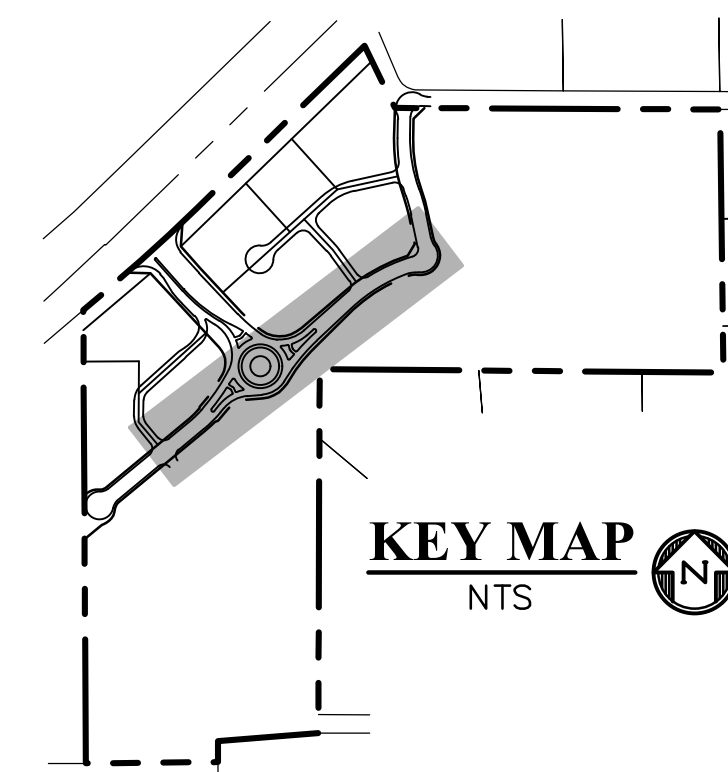
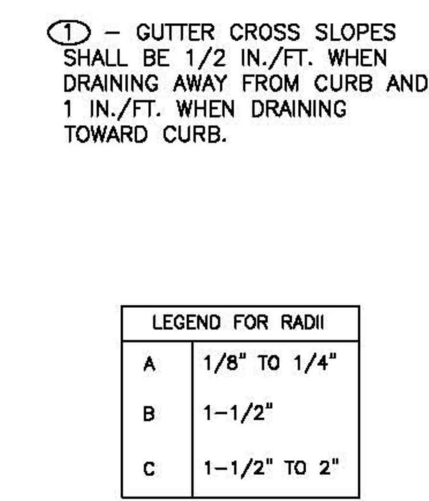
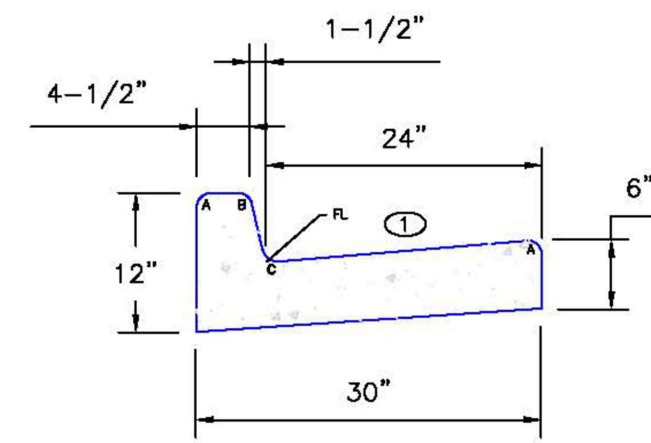
C16

SHEET: 16 OF 31

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

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	8.26'	4.00'	118°18'35"
C29	43.77'	93.00'	26°57'56"
C30	4.65'	2.00'	133°09'04"
C31	23.41'	136.00'	9°51'45"
C32	8.53'	4.00'	122°09'58"

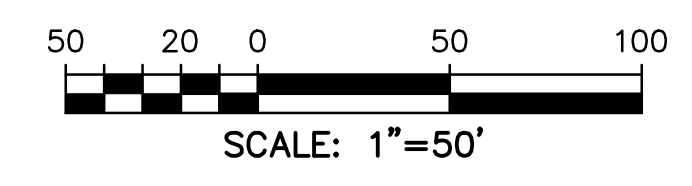
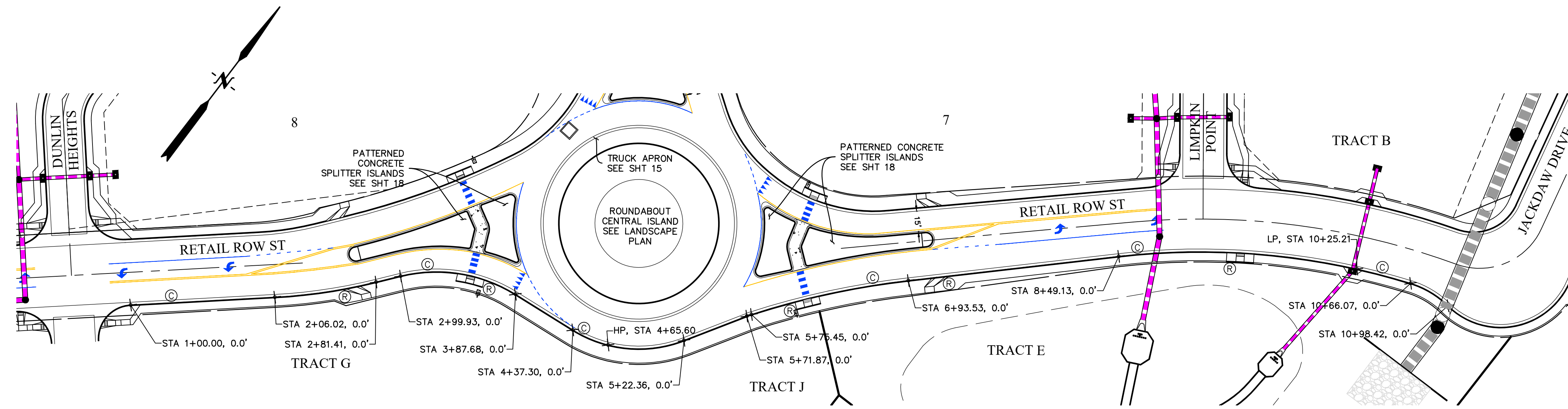
SOUTHEAST ROUNDABOUT C&G LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	19.54'	S32°34'42"W
L20	15.49'	S68°42'56"W
L21	15.75'	S36°36'52"W
L22	21.02'	N53°17'17"W
L23	14.55'	N36°36'52"E



PREPARED BY:

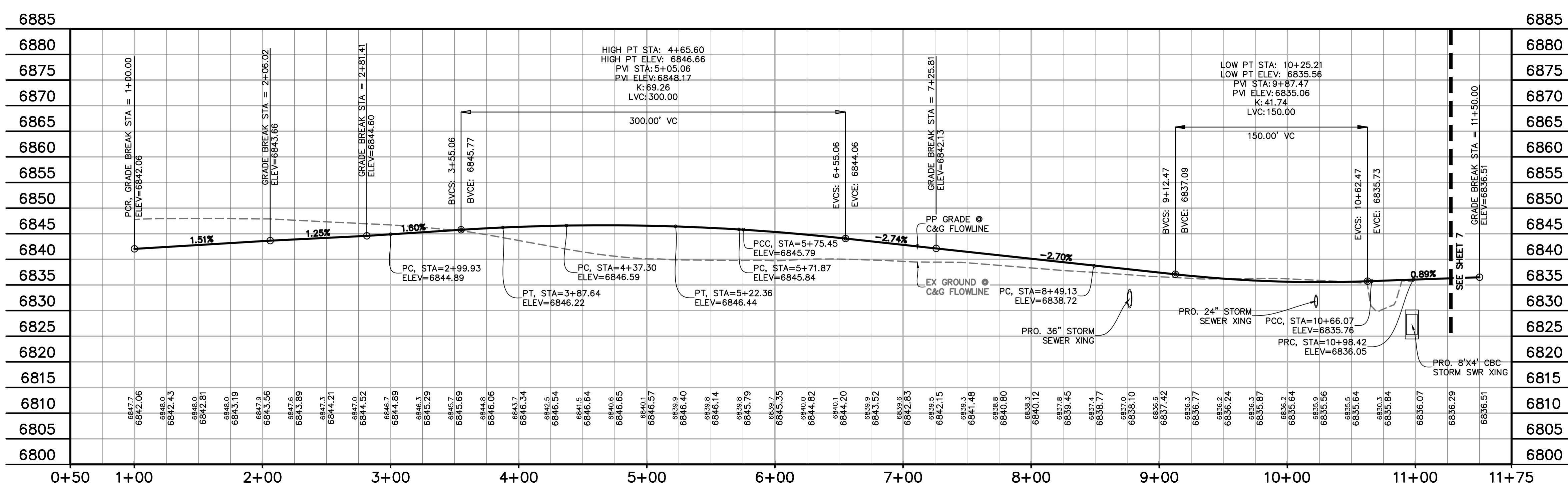
DREXEL, BARRELL & CO.
 Engineers-Surveyors
 101 SAWATCH ST., SUITE 100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:
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
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	03/06/26

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.

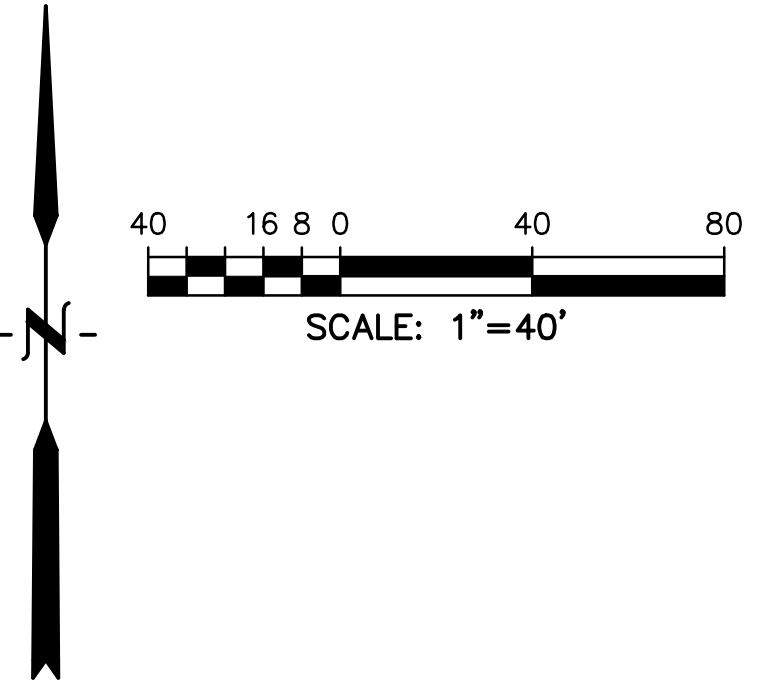
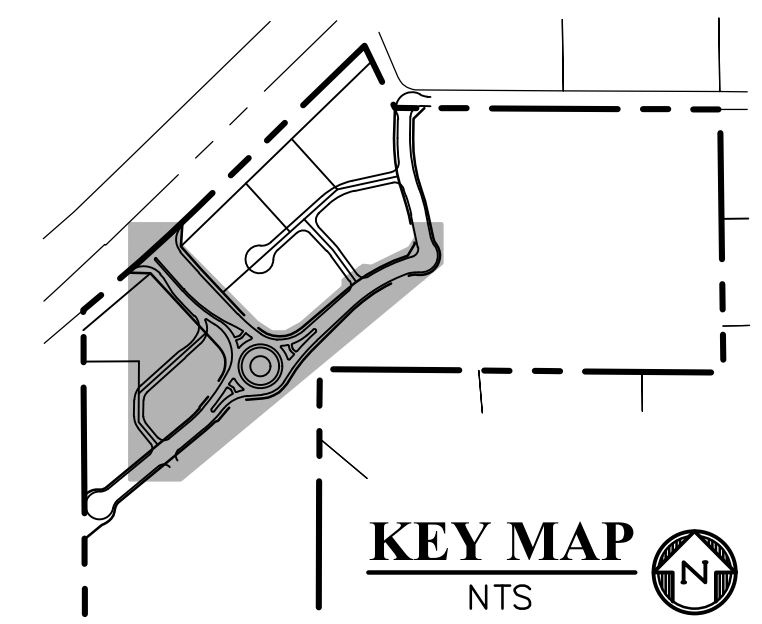
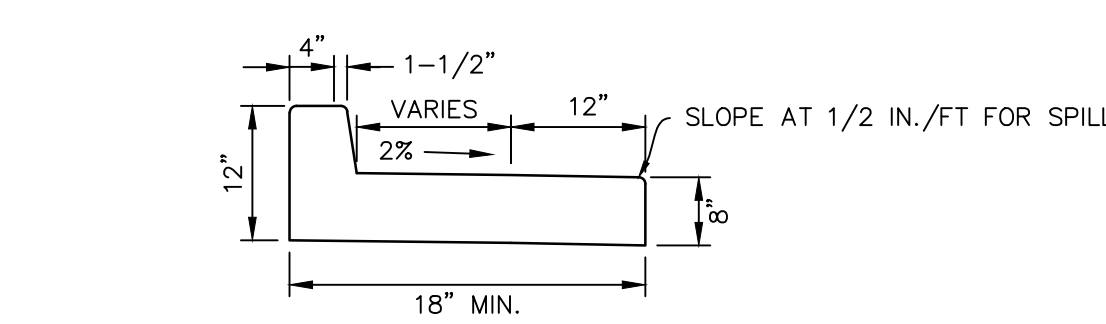
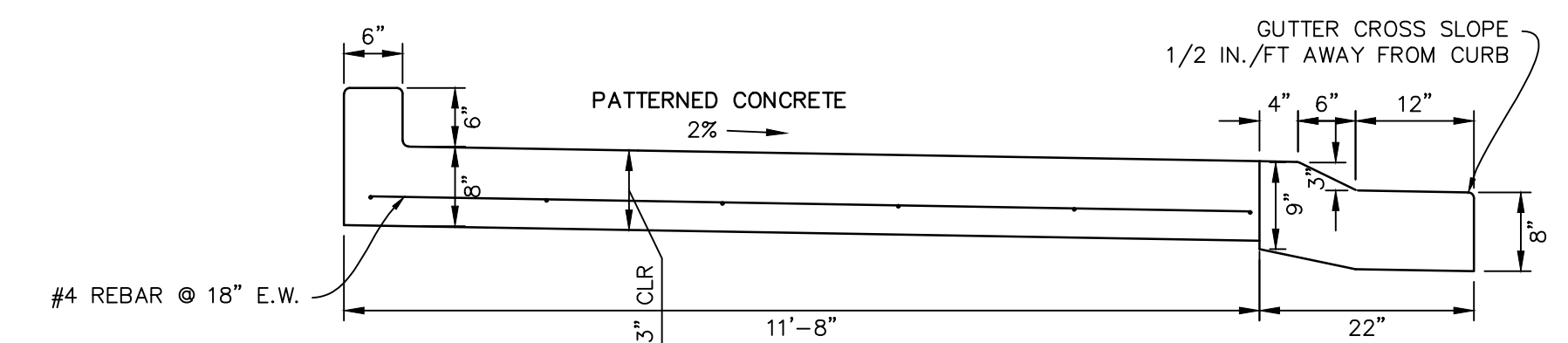
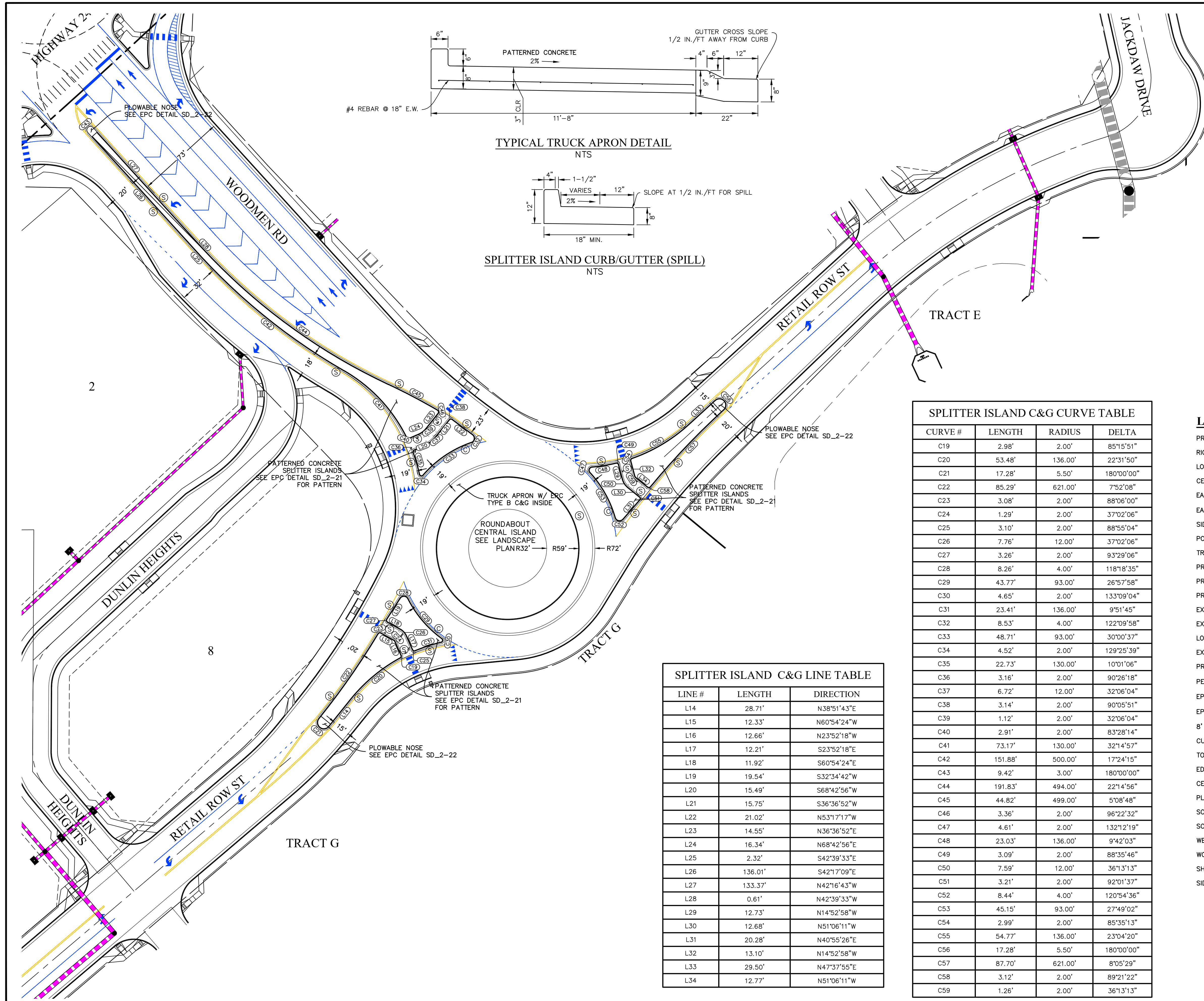
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 12.5'

SE ROUNDABOUT C&G FLOWLINE PLAN & PROFILES

PROJECT NO. 21604-00CSCV
 DRAWING NO.

C17
 SHEET: 17 OF 31

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



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	8.26'	4.00'	118°18'35"
C29	43.77'	93.00'	26°57'58"
C30	4.65'	2.00'	133°09'04"
C31	23.41'	136.00'	9°51'45"
C32	8.53'	4.00'	122°09'58"
C33	48.71'	93.00'	30°00'37"
C34	4.52'	2.00'	129°25'39"
C35	22.73'	130.00'	10°01'06"
C36	3.16'	2.00'	90°26'18"
C37	6.72'	12.00'	32°06'04"
C38	3.14'	2.00'	90°05'51"
C39	1.12'	2.00'	32°06'04"
C40	2.91'	2.00'	83°28'14"
C41	73.17'	130.00'	32°14'57"
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	44.82'	499.00'	5°08'48"
C46	3.36'	2.00'	96°22'32"
C47	4.61'	2.00'	132°12'19"
C48	23.03'	136.00'	9°42'03"
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	8.44'	4.00'	120°54'36"
C53	45.15'	93.00'	27°49'02"
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"

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	19.54'	S32°34'42"W
L20	15.49'	S68°42'56"W
L21	15.75'	S36°36'52"W
L22	21.02'	N53°17'17"W
L23	14.55'	N36°36'52"E
L24	16.34'	N68°42'56"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	20.28'	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

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)..... (R)
- EPC TYPE B C&G (CATCH)..... (C)
- EPC TYPE B C&G (SPILL)..... (S)
- 8' CROSSSPAN (SEE SHT 20 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
- WOODMEN ROAD..... WMR
- SHEET..... SHT
- SIDEWALK..... SW

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:

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	03/06/26

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" = 40'
VERTICAL: N/A

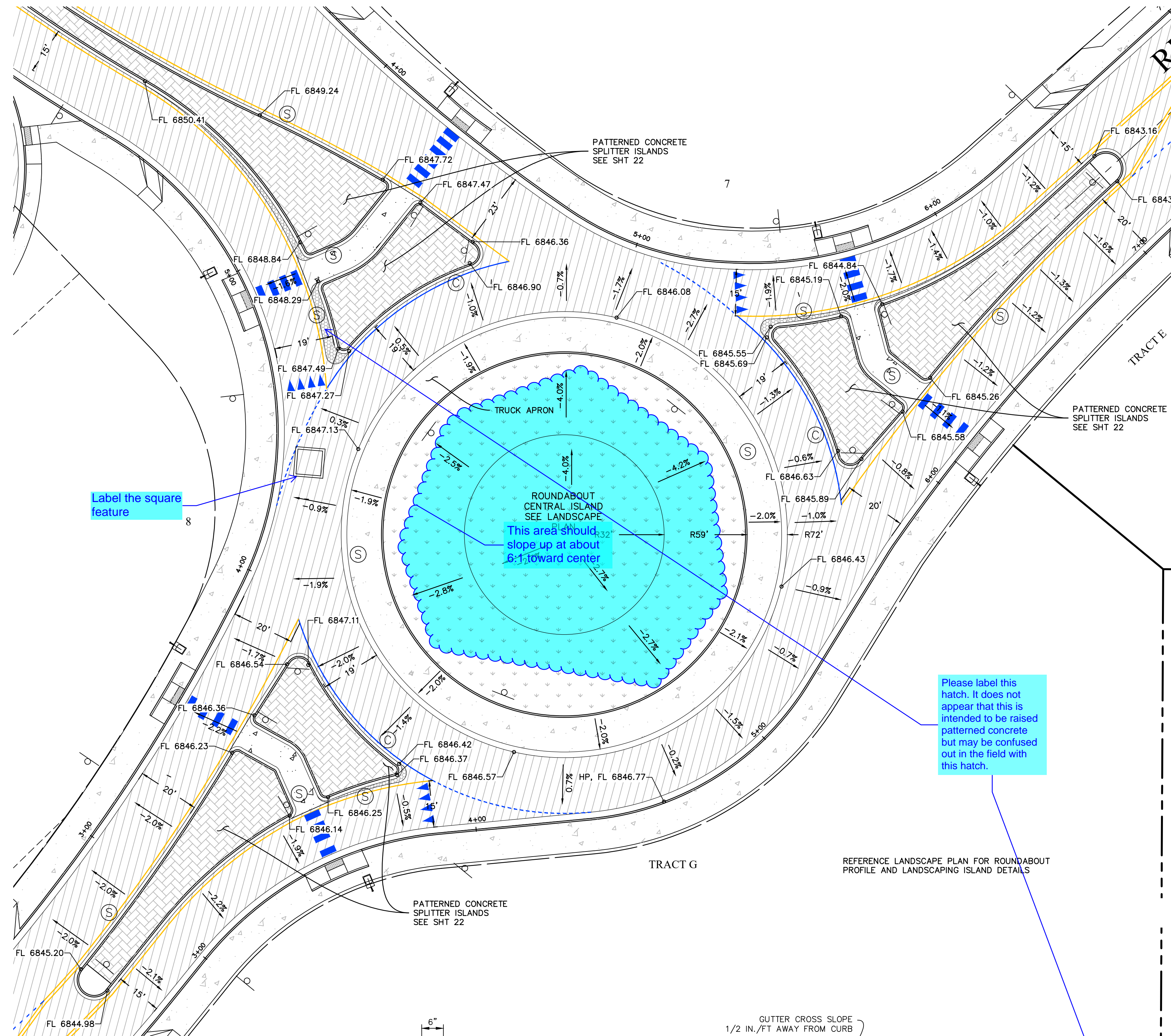
SPLITTER ISLAND ROUNDABOUT PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

C18

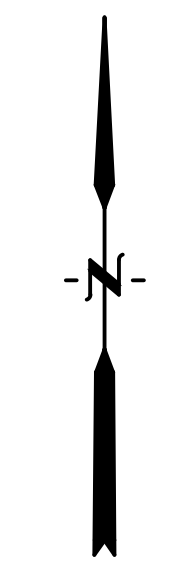
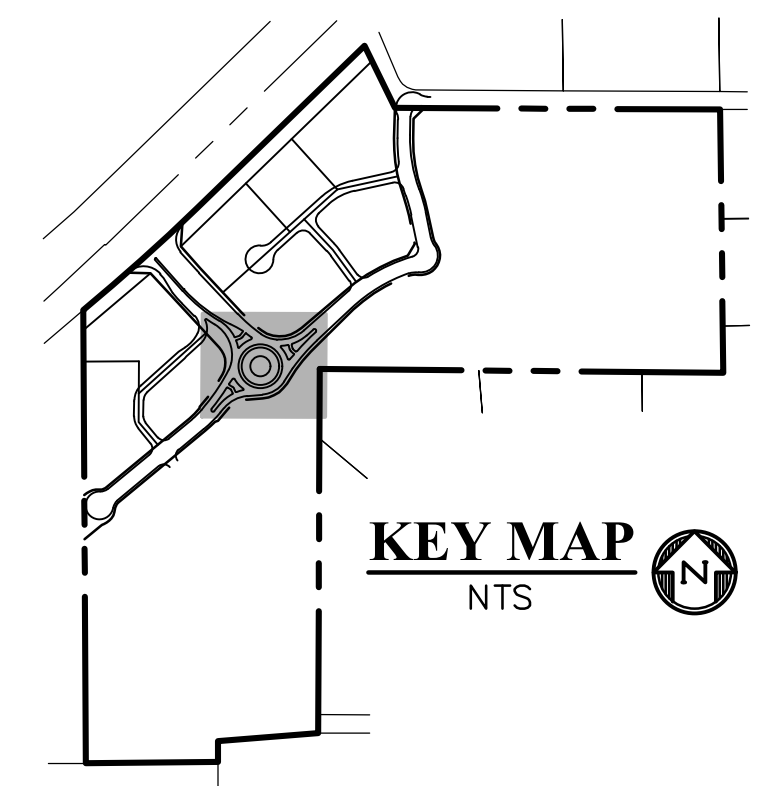
SHEET: 18 OF 31

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



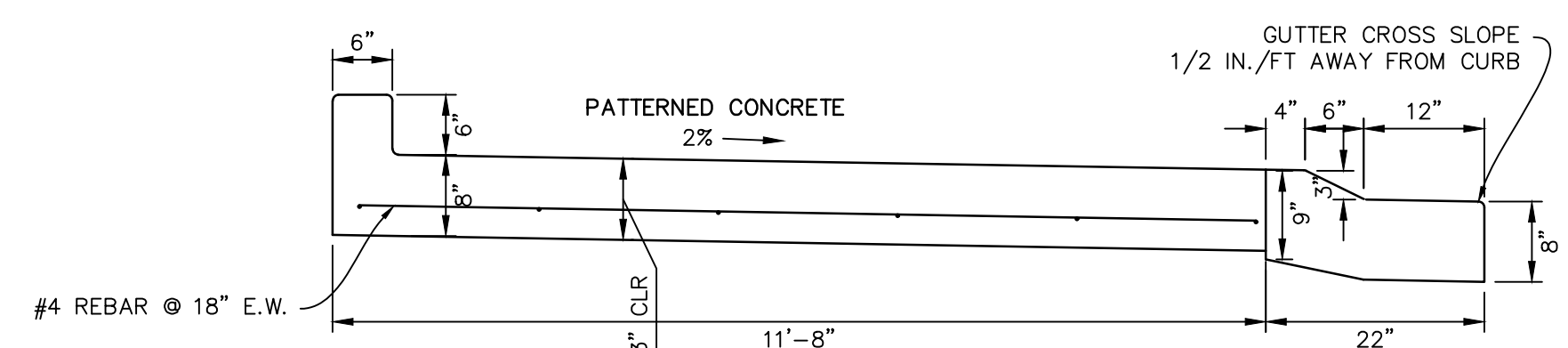
Label the square feature

Please label this hatch. It does not appear that this is intended to be raised patterned concrete but may be confused out in the field with this hatch.

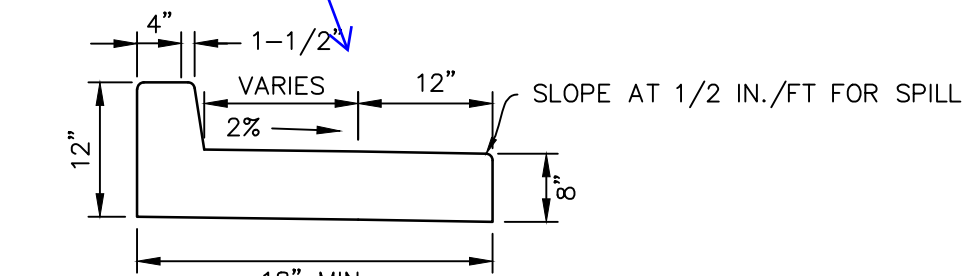


LEGEND

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 SHIT 20 FOR DETAILS)	..... (R)
EPC TYPE A C&G (CATCH)	..... (C)
EPC TYPE A C&G (SPILL)	..... (S)
8' CROSSSPAN (SEE SHIT 20 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
WOODMEN ROAD	..... WMR
SHEET	..... SHIT
SIDEWALK	..... SW
LIGHTPOLE	..... (LP)



TYPICAL TRUCK APRON DETAIL
NTS



SPLITTER ISLAND CURB/GUTTER (SPILL)
NTS

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719) 476-0800
COLORADO SPRINGS • LAFAYETTE

CLIENT:

FALCON FIELD, LLC
1864 WOODMOOR DRIVE
MONUMENT, CO 80132
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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	03/06/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM

FILE NAME: ROUNDABOUT VIEW
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

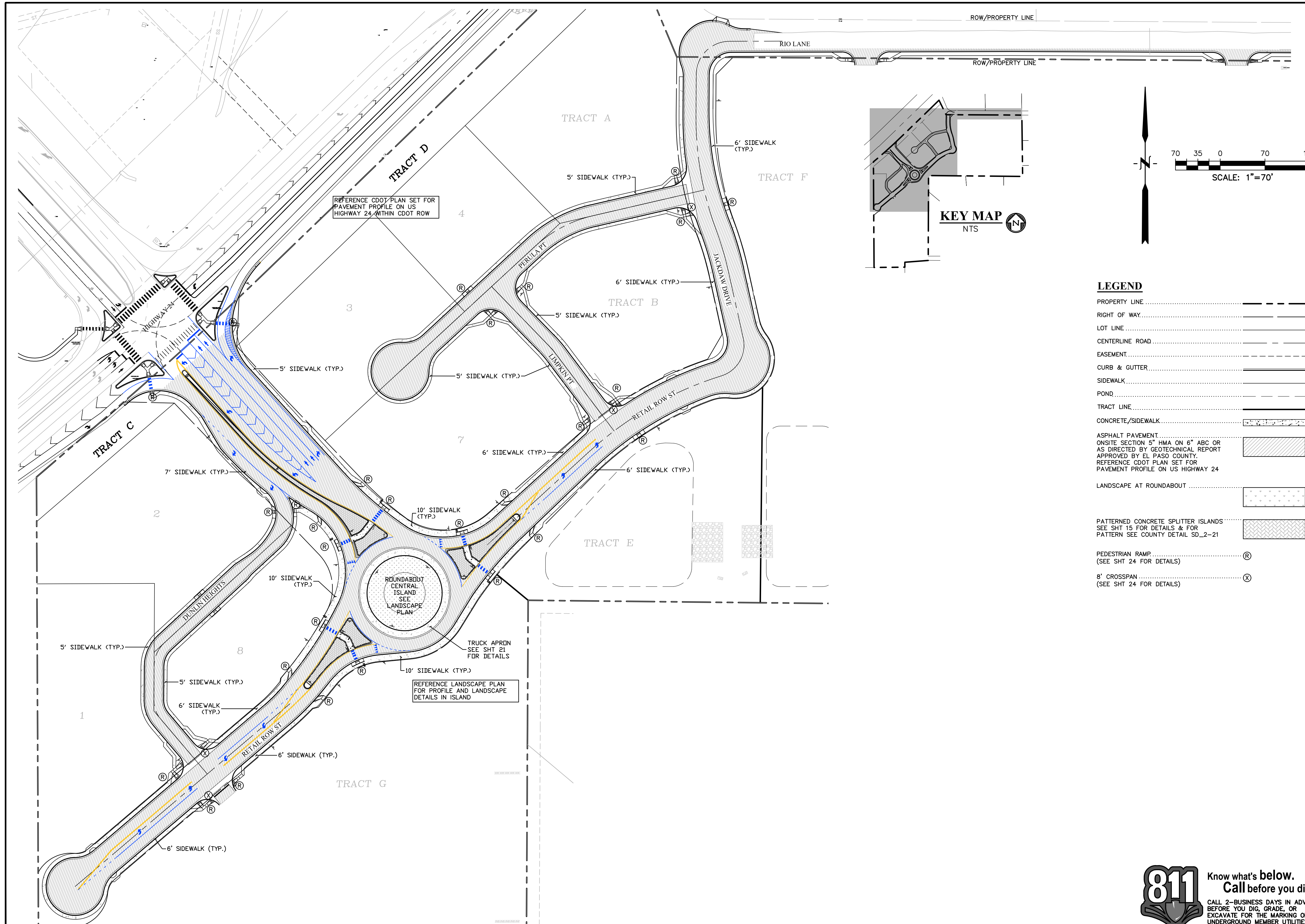
ROUNDABOUT
GRADING PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

C19

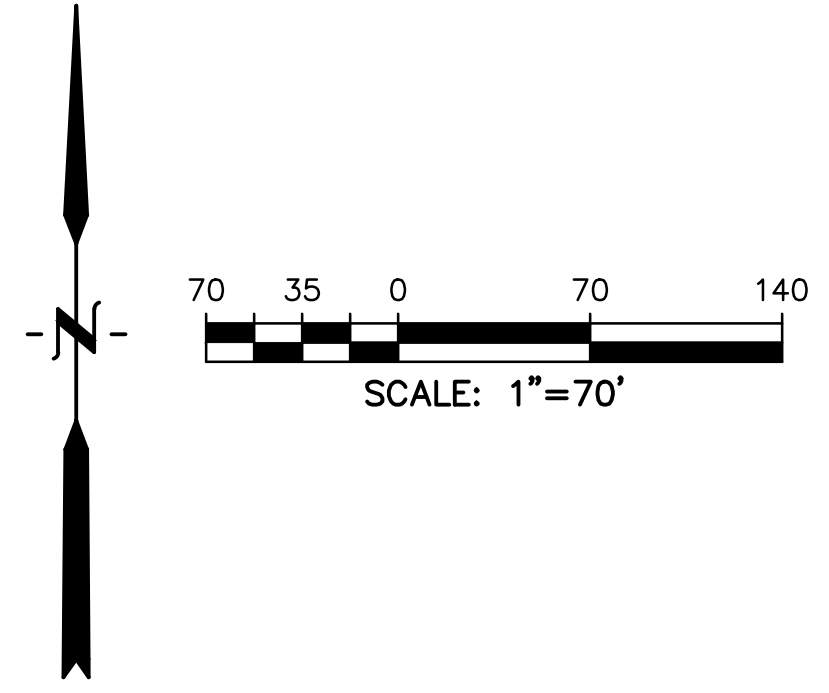
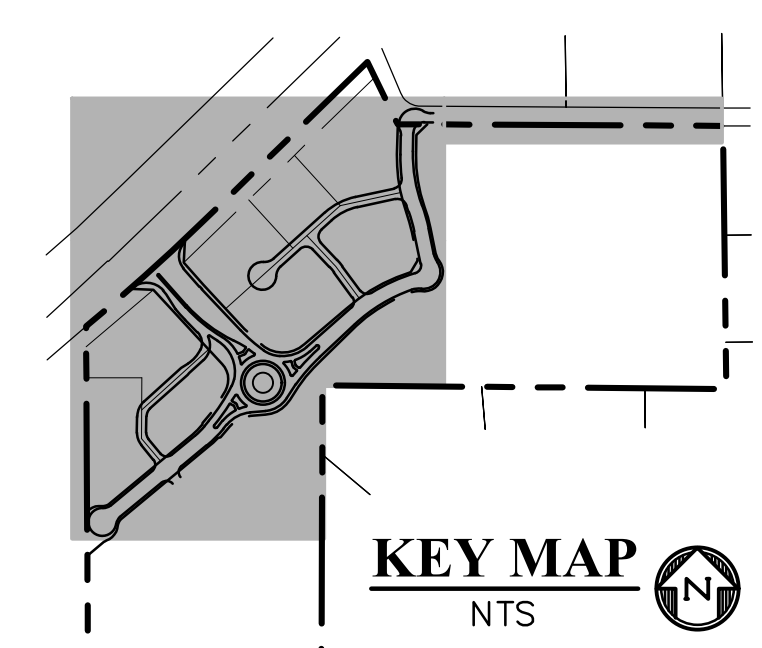
SHEET: 19 OF 31

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



REFERENCE CDOT PLAN SET FOR PAVEMENT PROFILE ON US HIGHWAY 24 WITHIN CDOT ROW

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	Ⓡ
8' CROSSSPAN	ⓧ

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
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CLIENT:
FALCON FIELD, LLC
 1864 WOODMOOR DRIVE
 MONUMENT, CO 80132
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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	03/06/26

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

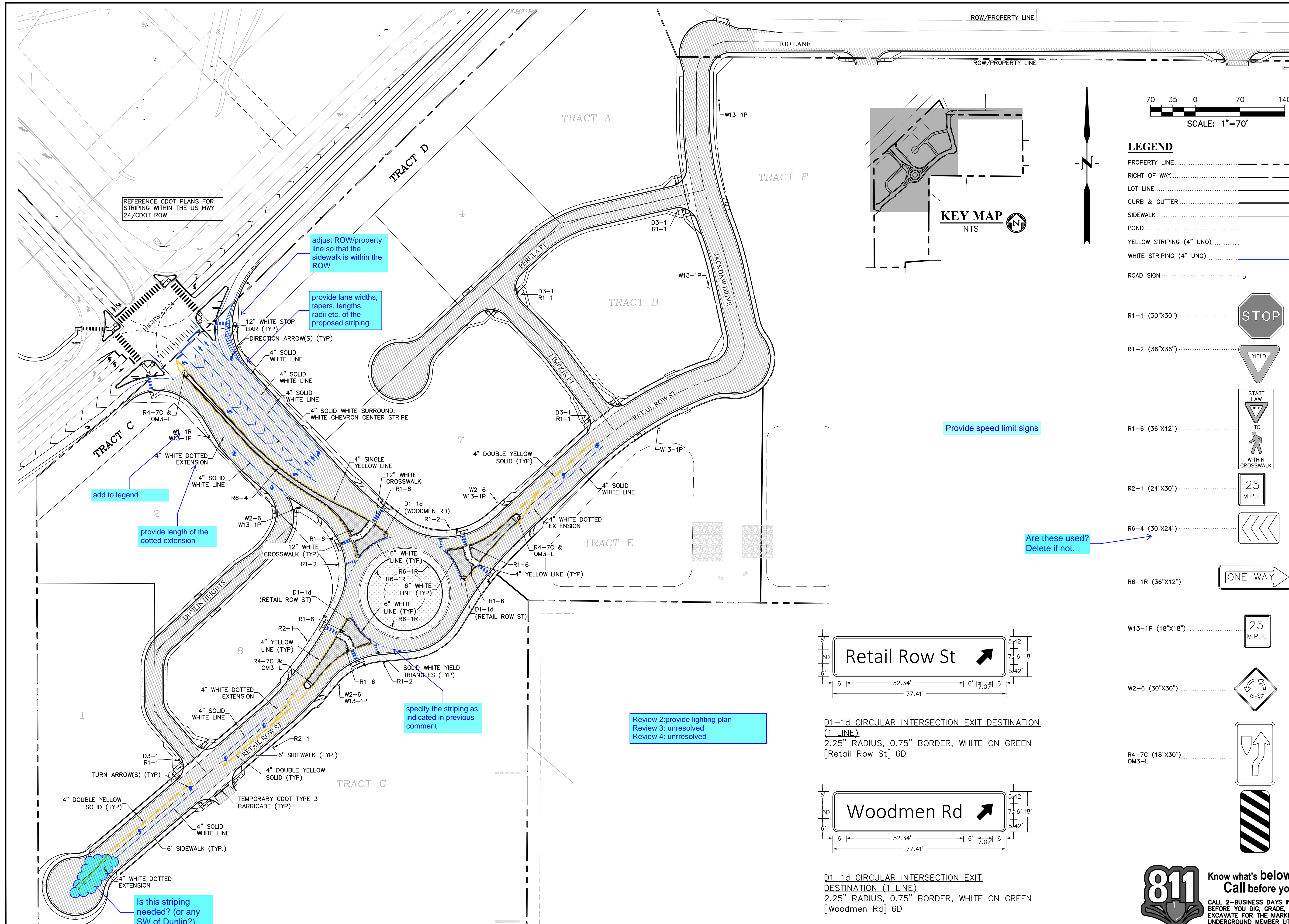
SITE PAVING & CONCRETE PLAN

PROJECT NO. 21604-00CSCV
 DRAWING NO.

C20

SHEET: 20 OF 31

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



REFERENCE CDOT PLANS FOR STRIPING WITHIN THE US HWY 24/CDOT ROW

adjust ROW/property line so that the sidewalk is within the ROW

provide lane widths, tapers, lengths, radii etc. of the proposed striping

add to legend

provide length of the dotted extension

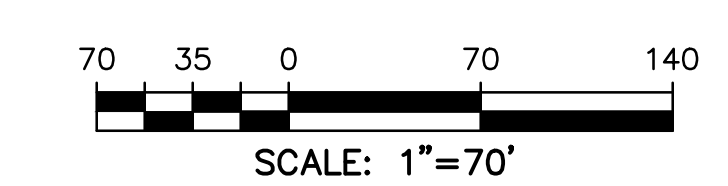
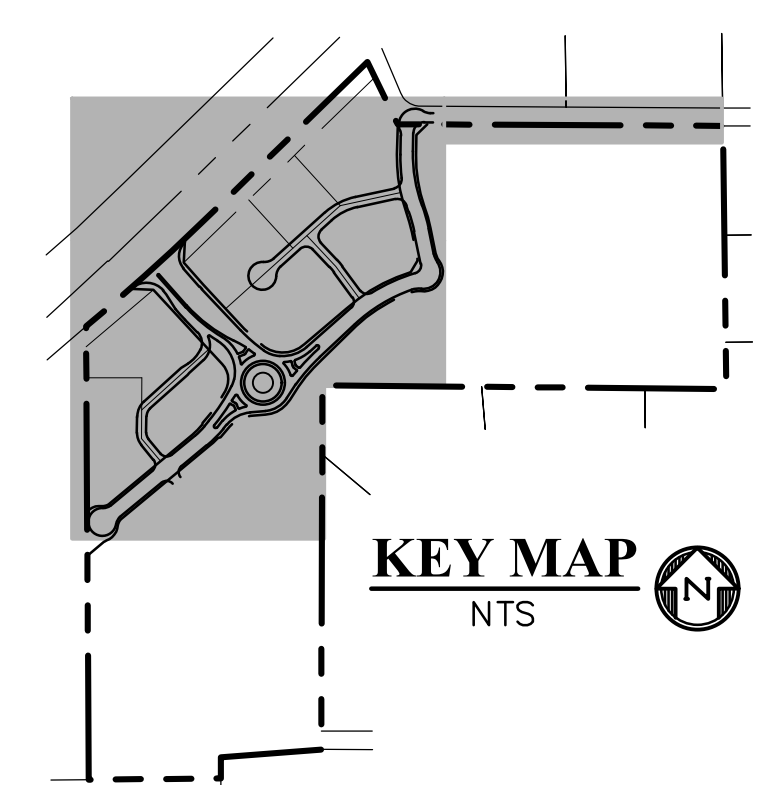
specify the striping as indicated in previous comment

Review 2: provide lighting plan
Review 3: unresolved
Review 4: unresolved

Is this striping needed? (or any SW of Dunlin?)

Provide speed limit signs

Are these used? Delete if not.



LEGEND

- PROPERTY LINE.....
- RIGHT OF WAY.....
- LOT LINE.....
- CURB & GUTTER.....
- SIDWALK.....
- POND.....
- YELLOW STRIPING (4" UNO).....
- WHITE STRIPING (4" UNO).....
- ROAD SIGN.....

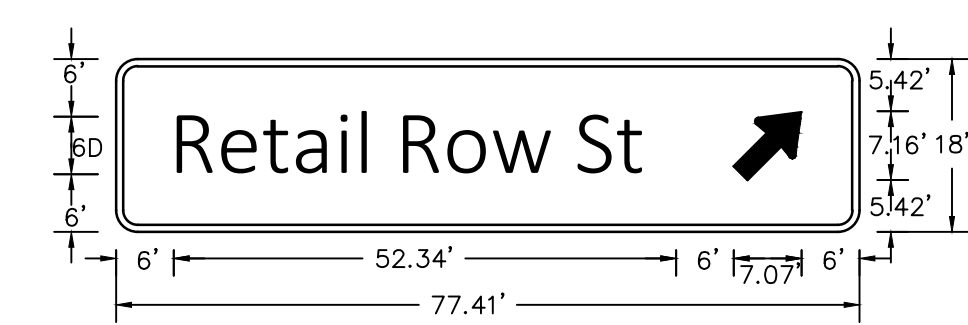
- R1-1 (30"x30").....
- R1-2 (36"x36").....
- R1-6 (36"x12").....
- R2-1 (24"x30").....
- R6-4 (30"x24").....
- R6-1R (36"x12").....

- W13-1P (18"x18").....

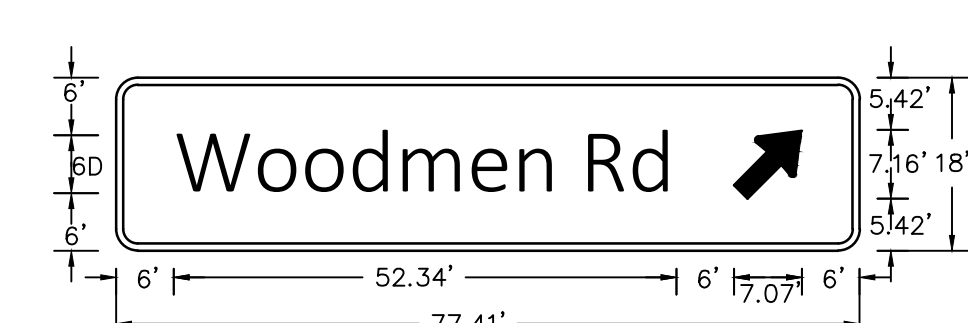
- W2-6 (30"x30").....

- R4-7C (18"x30").....

- OM3-L.....



D1-1d_CIRCULAR INTERSECTION EXIT DESTINATION (1 LINE)
2.25" RADIUS, 0.75" BORDER, WHITE ON GREEN
[Retail Row St] 6D



D1-1d_CIRCULAR INTERSECTION EXIT DESTINATION (1 LINE)
2.25" RADIUS, 0.75" BORDER, WHITE ON GREEN
[Woodmen Rd] 6D

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:

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	03/06/26

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" = 70'
VERTICAL: N/A

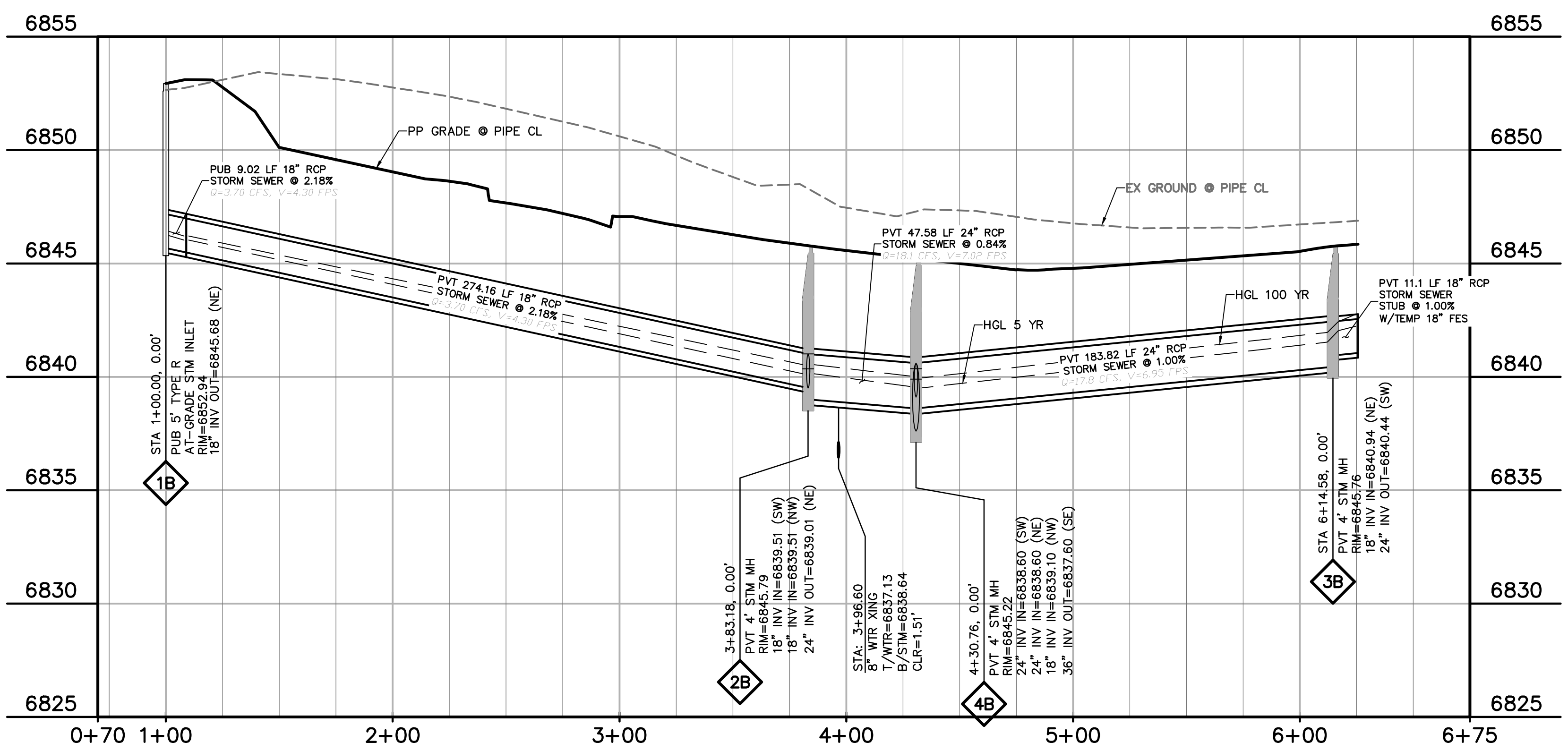
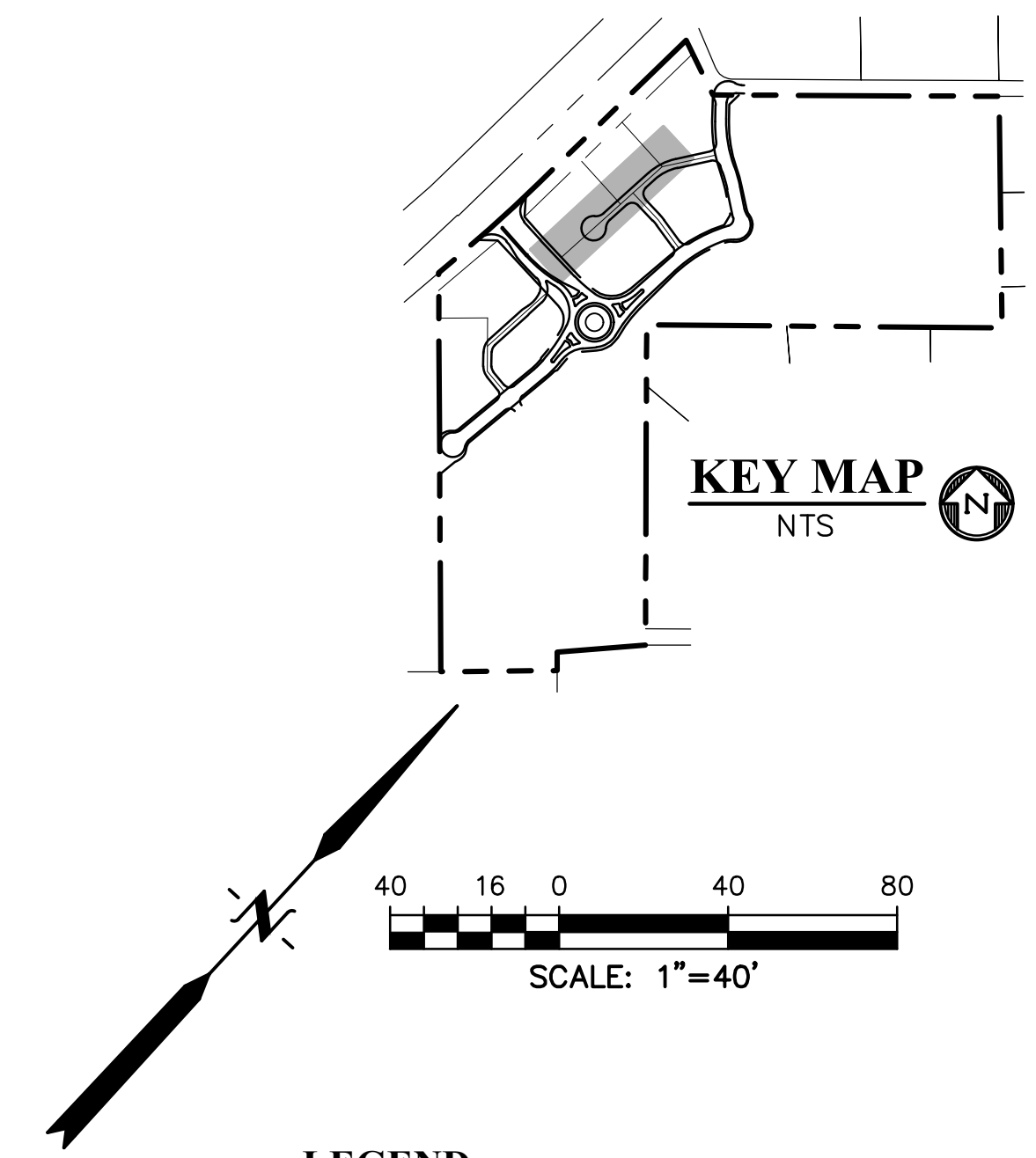
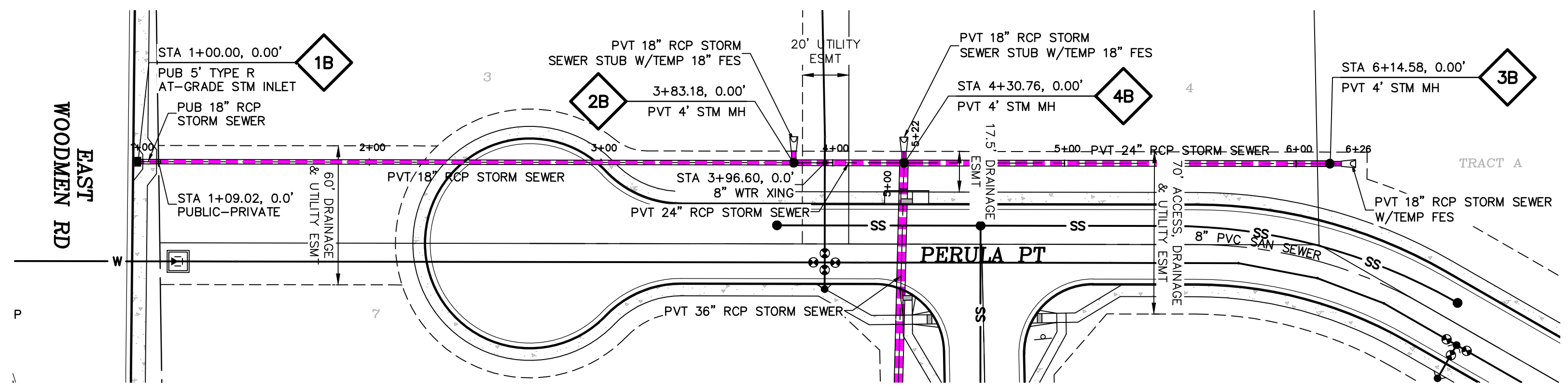
SIGNAGE & STRIPING PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

C21

SHEET: 21 OF 31

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



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 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 DESIGNER 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
- STM STORM SEWER
- WTR WATER
- XING CROSSING
- C&G CURB AND GUTTER
- PUB PUBLIC
- PVT PRIVATE

PREPARED BY:



DREXEL, BARRELL & CO.
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 COLORADO SPRINGS • LAFAYETTE

CLIENT:

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 1864 WOODMOOR DRIVE
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 CONTACT: STEVE ROSSOLL

CONSTRUCTION DOCUMENTS FOR:

THE COMMONS AT FALCON FIELD
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 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	03/06/26

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.

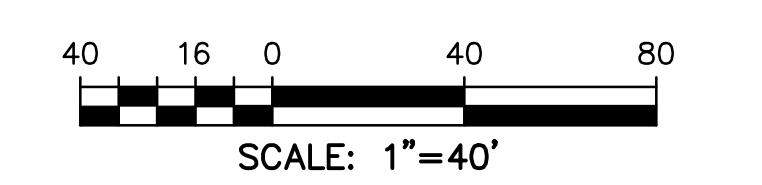
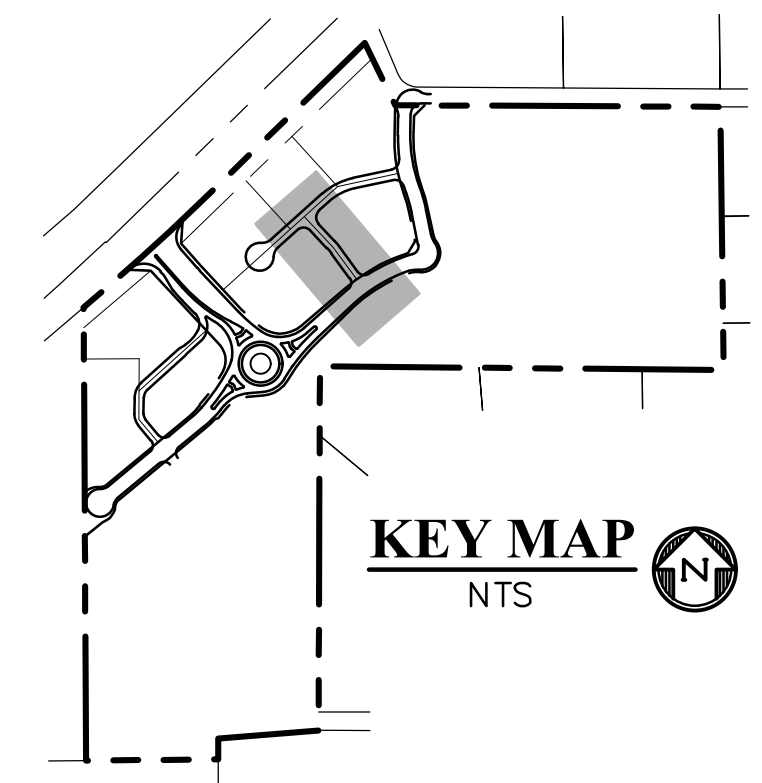
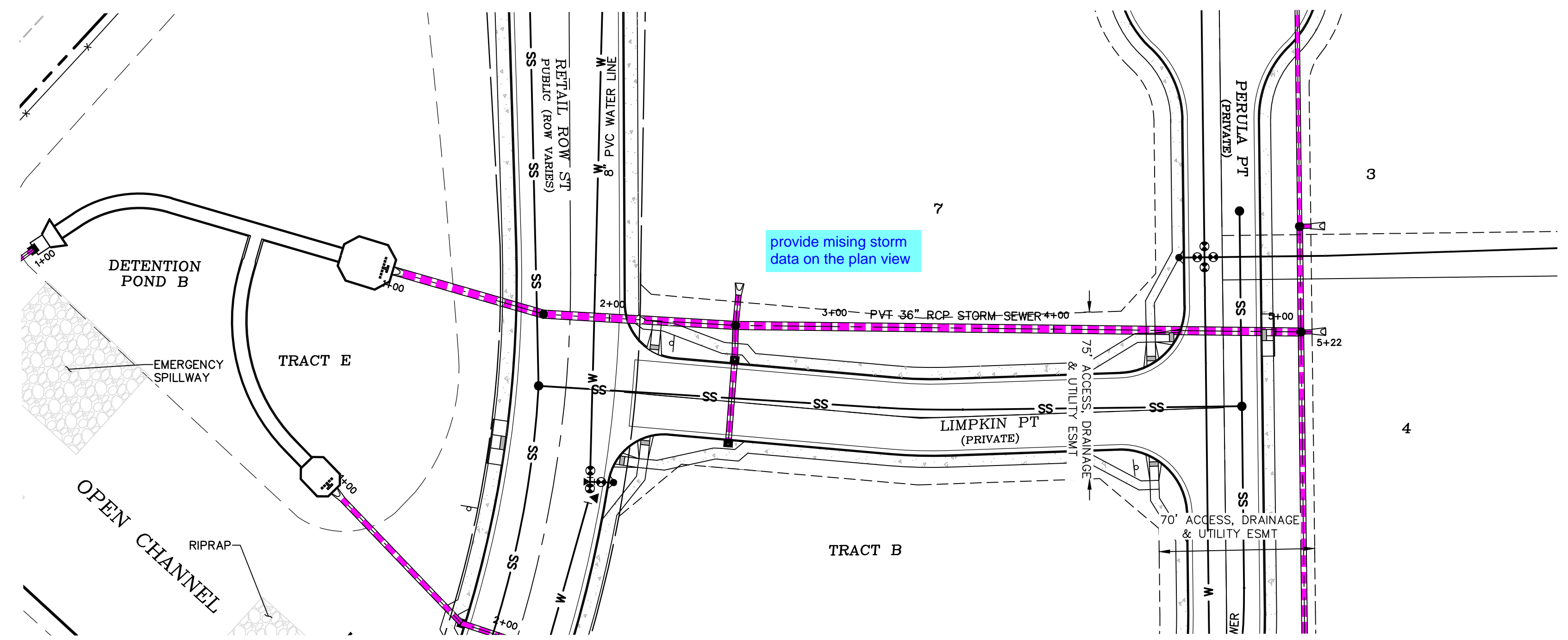
DRAWING SCALE:
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 4'

STORM SEWER PLAN & PROFILE

PROJECT NO. 21604-00CSCV
 DRAWING NO.

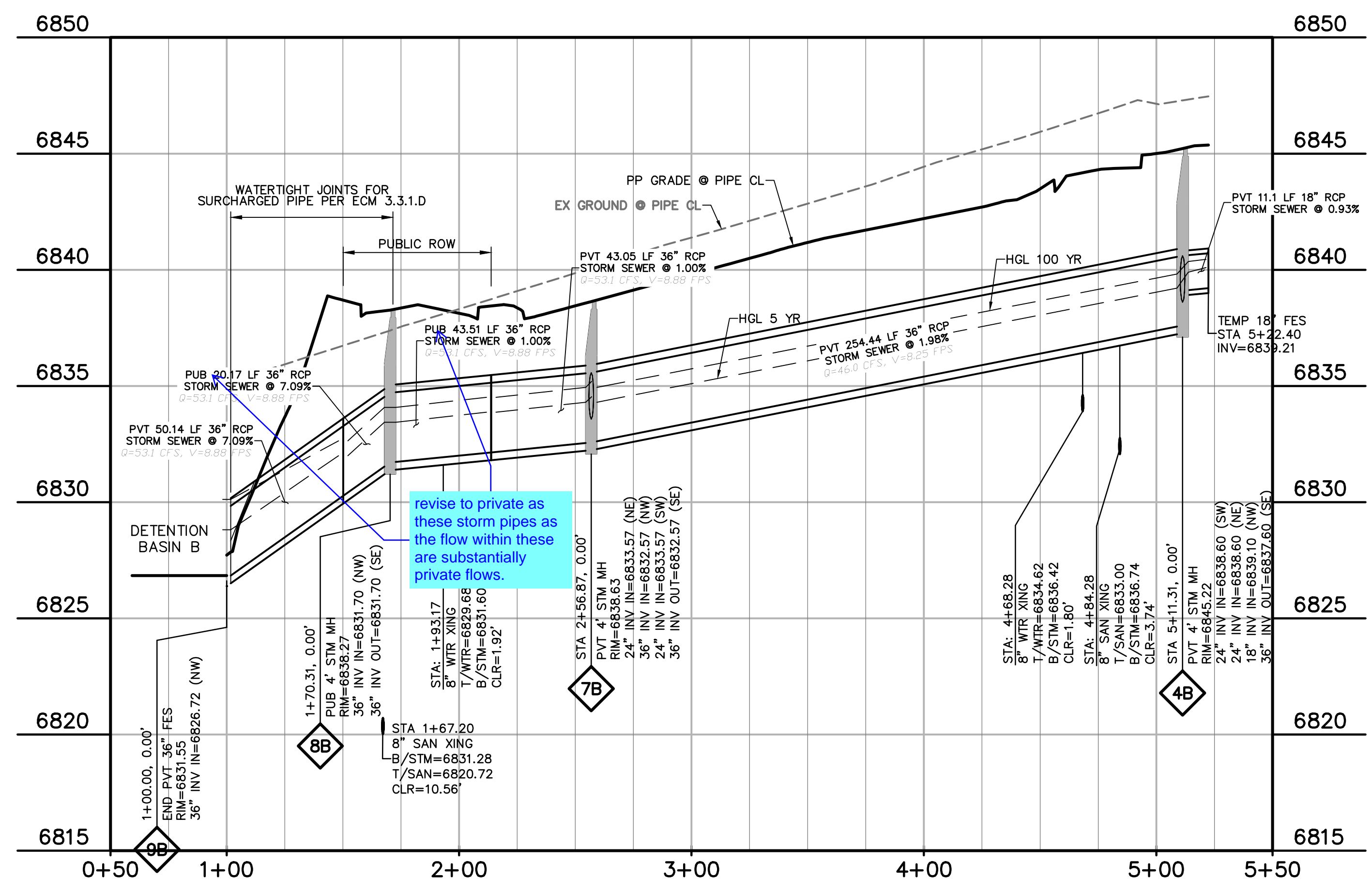
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 EL PASO COUNTY FILE # SF2435

STM1

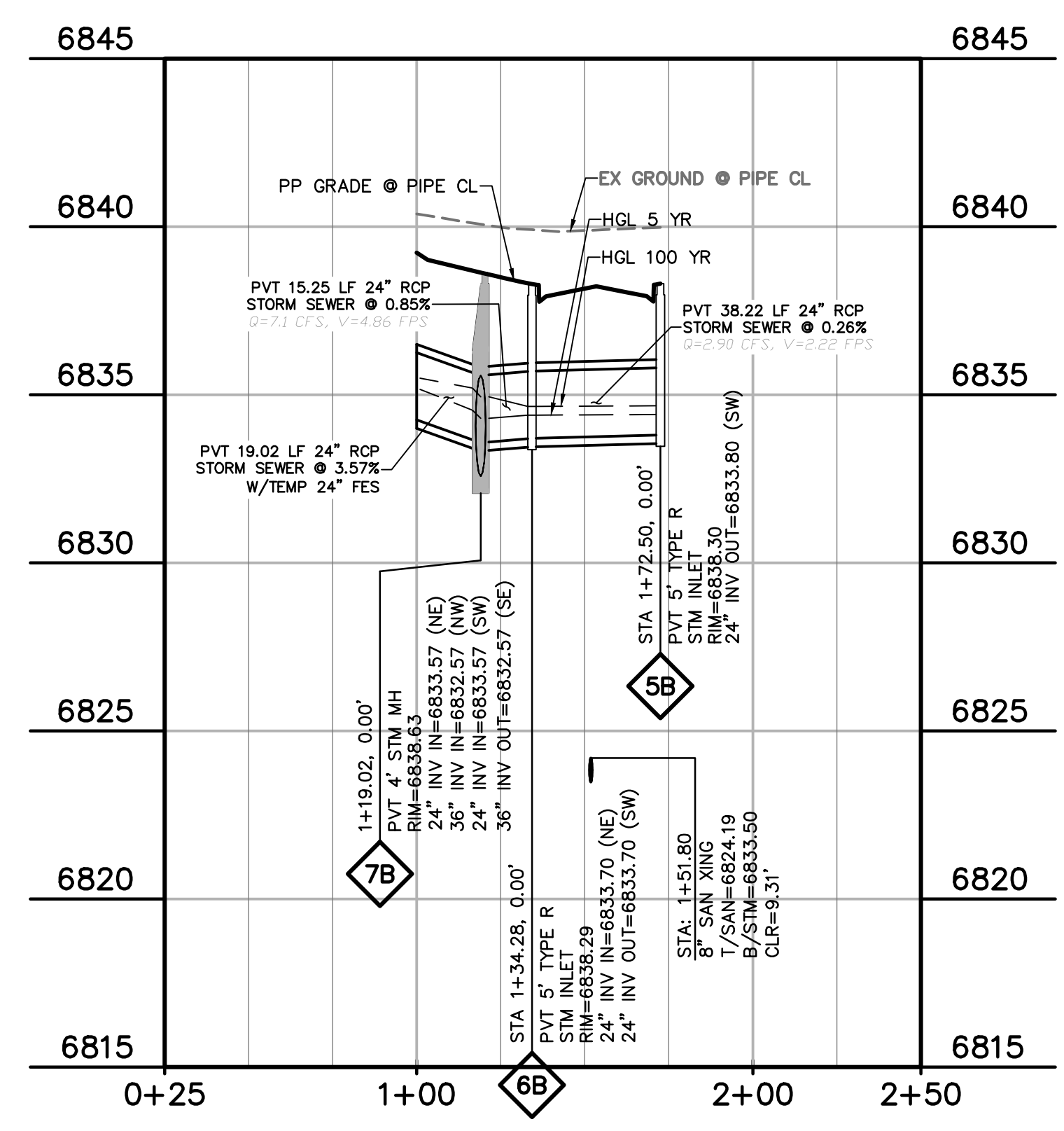


LEGEND

- 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
- PP FIRE HYDRANT
- PP WIRE VALVE
- PP SANITARY SEWER LINE
- PP STORM SEWER MANHOLE DESIGNATOR..... MH3
- 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.....



LIMPKIN PT STORM SEWER
 STA 1+00.00 - 5+03.81
 HORIZ. SCALE: 1"=40'
 VERT. SCALE: 1"=4'



LIMPKIN PT STORM SEWER
 STA 1+00.00 - 1+68.09
 HORIZ. SCALE: 1"=40'
 VERT. SCALE: 1"=4'

NOTE

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

PREPARED BY:



CLIENT:

FALCON FIELD, LLC
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RESUBMITTAL	03/06/26

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'

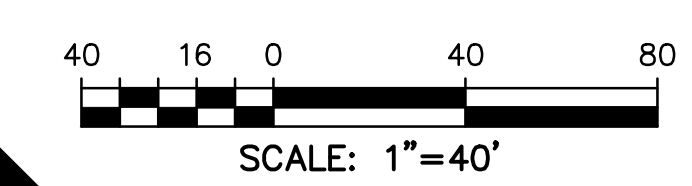
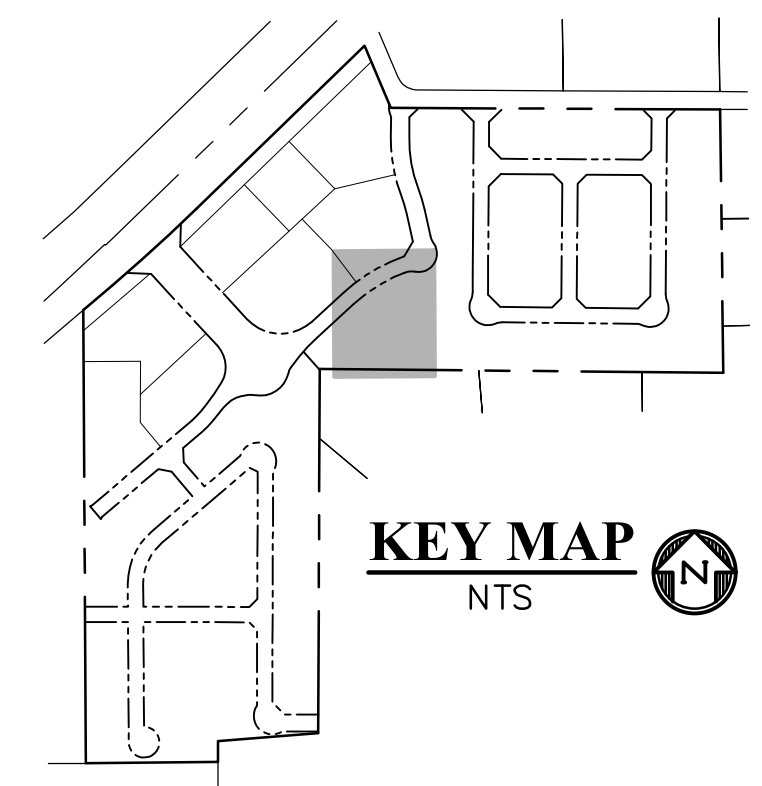
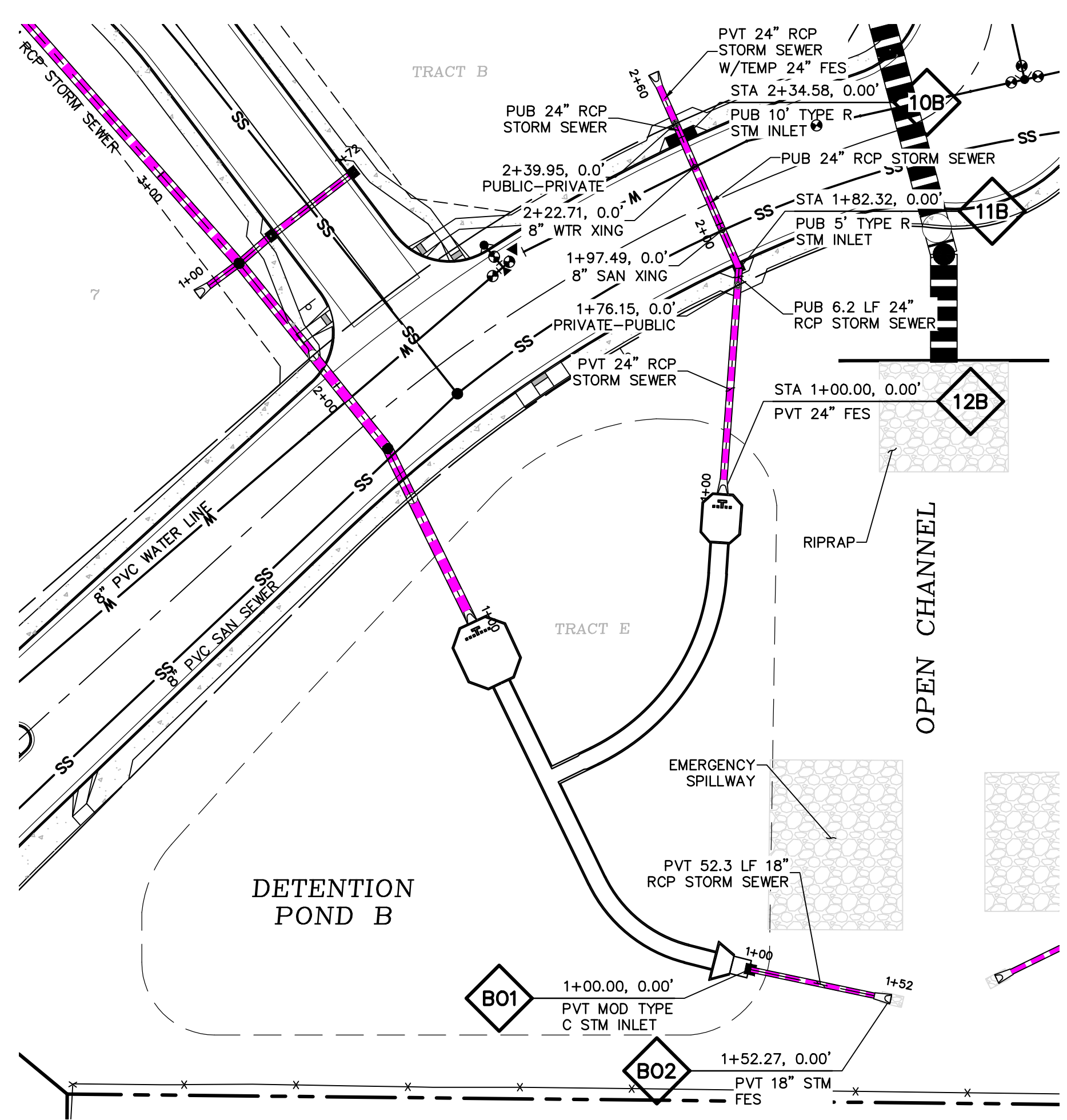
W JACKDAW POINT
 STORM SEWER
 PLAN & PROFILE

PROJECT NO. 21604-00CSCV
 DRAWING NO.

STM2

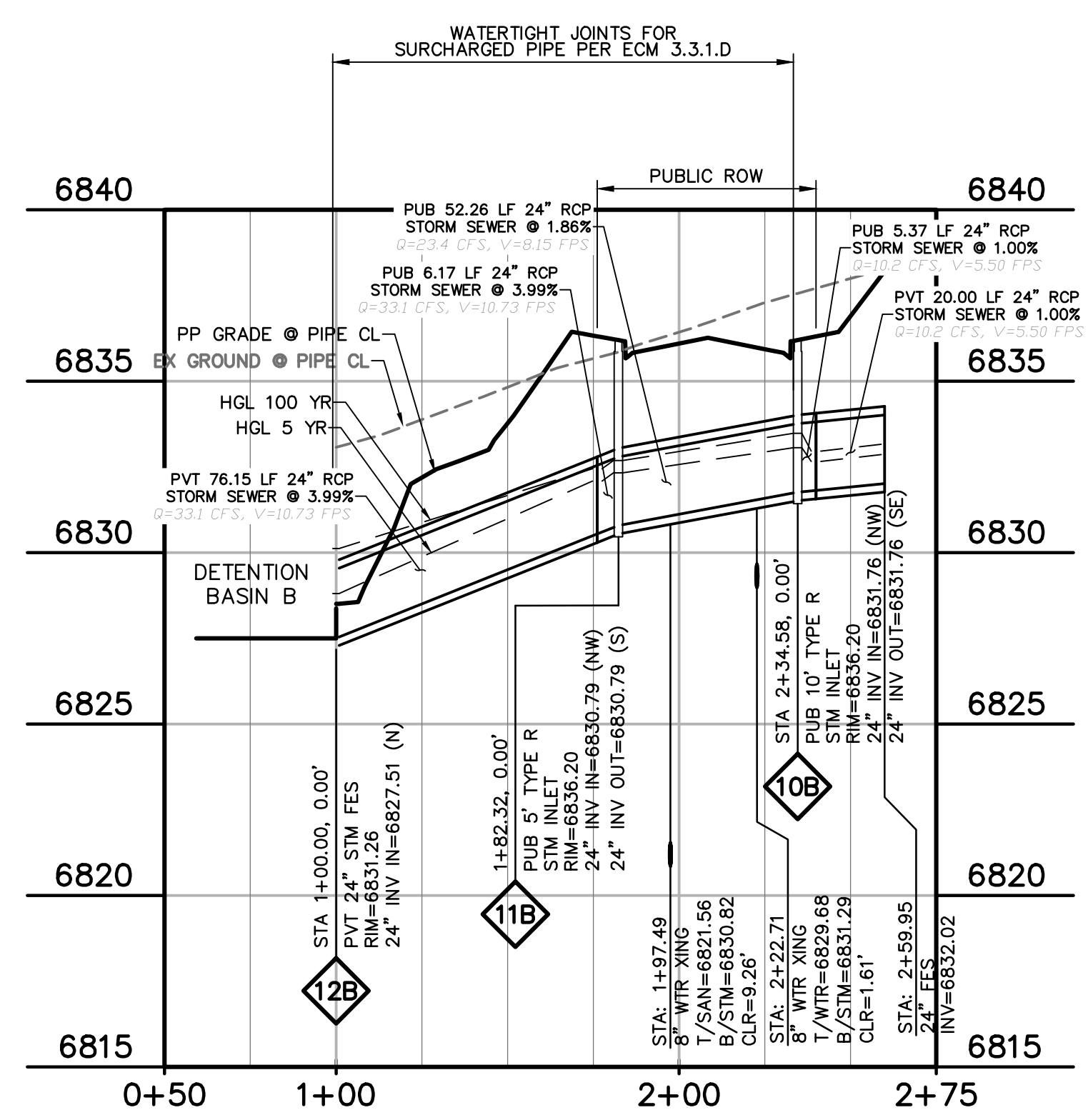
SHEET: 24 OF 31

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

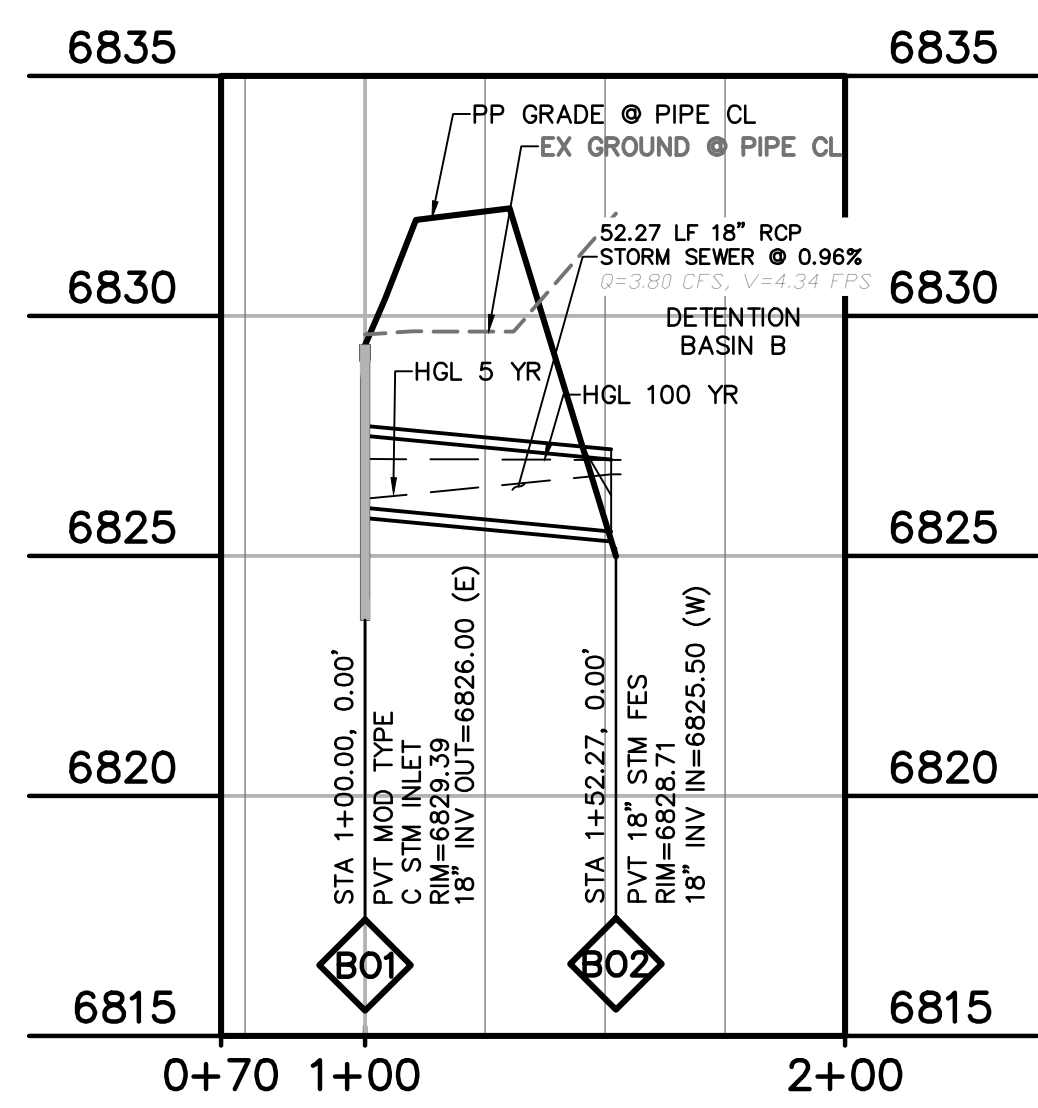


LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP 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



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+62.06
 HORIZ. SCALE: 1"=40'
 VERT. SCALE: 1"=4'

NOTE

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

PREPARED BY:



CLIENT:

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CONSTRUCTION DOCUMENTS FOR:

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 PEYTON, EL PASO COUNTY, COLORADO

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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.

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

STM3

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers & Surveyors
 101 SAWATCH ST., SUITE 100
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 (719)260-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:

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RESUBMITTAL	03/06/26

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.

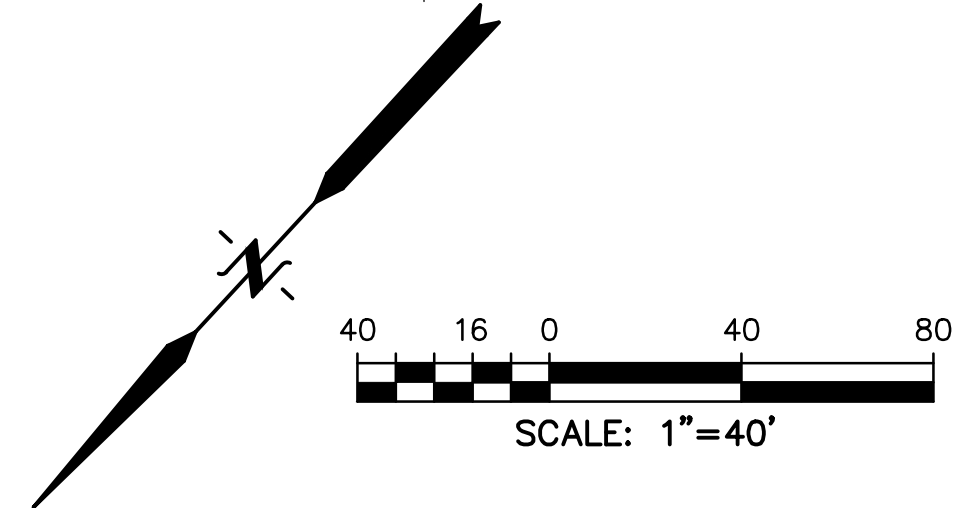
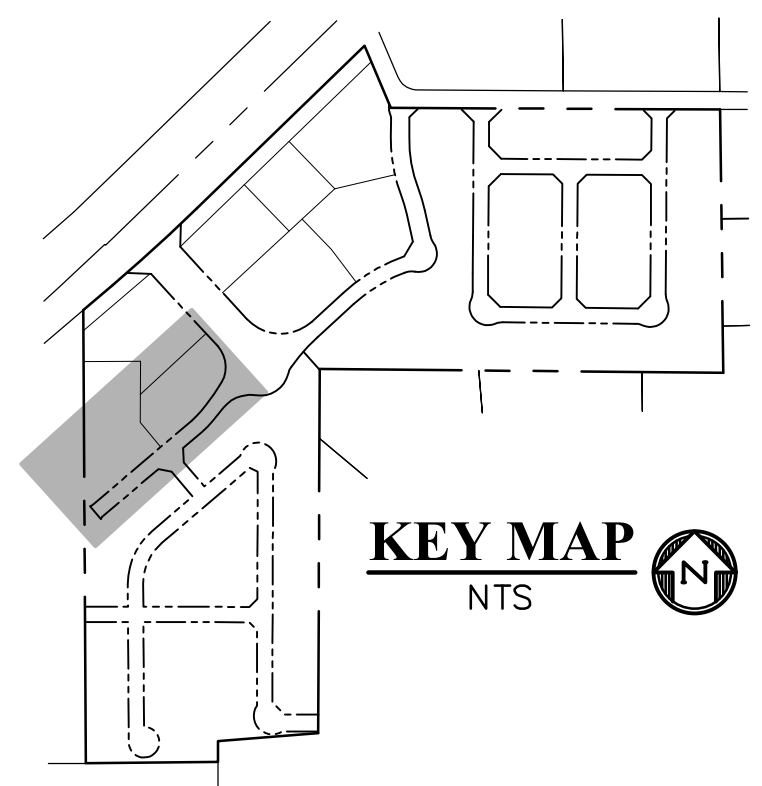
DRAWING SCALE:
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 4'

STORM SEWER CHANNEL PLAN & PROFILE

PROJECT NO. 21604-00CSV
 DRAWING NO.

STM4

SHEET: 26 OF 31

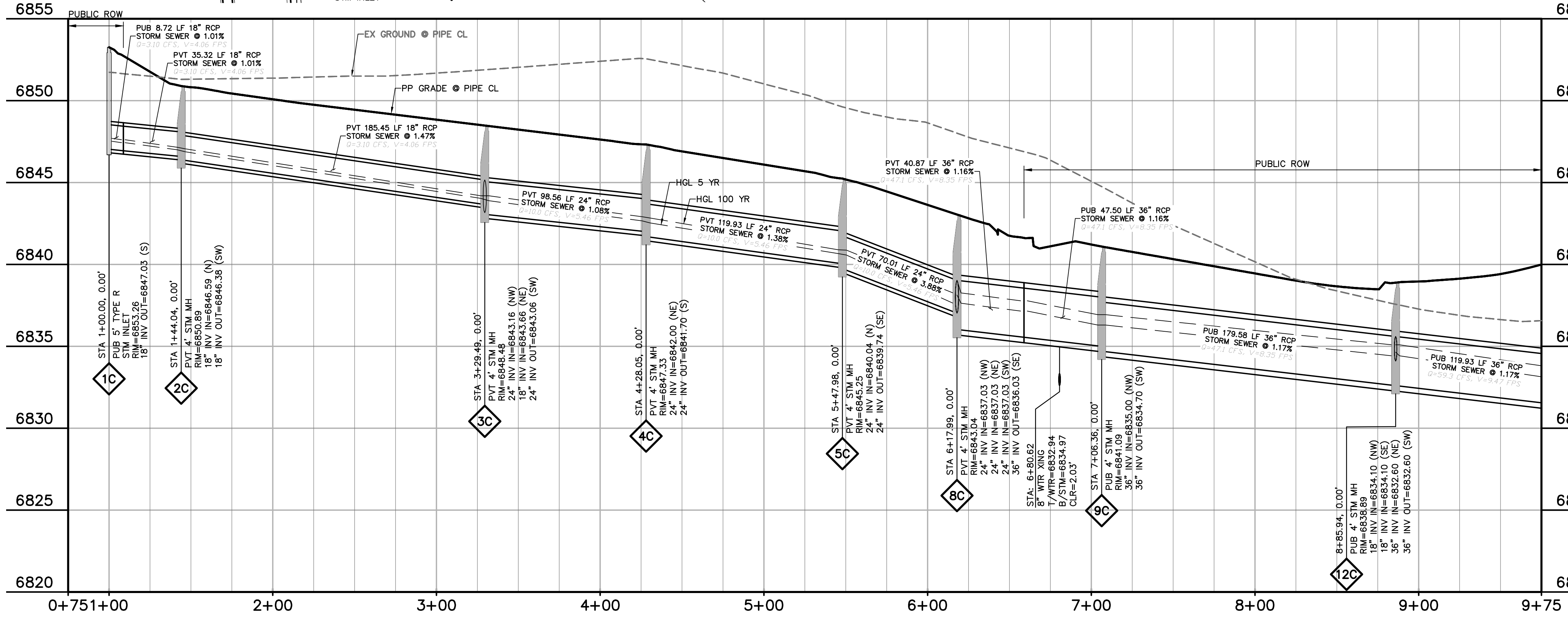
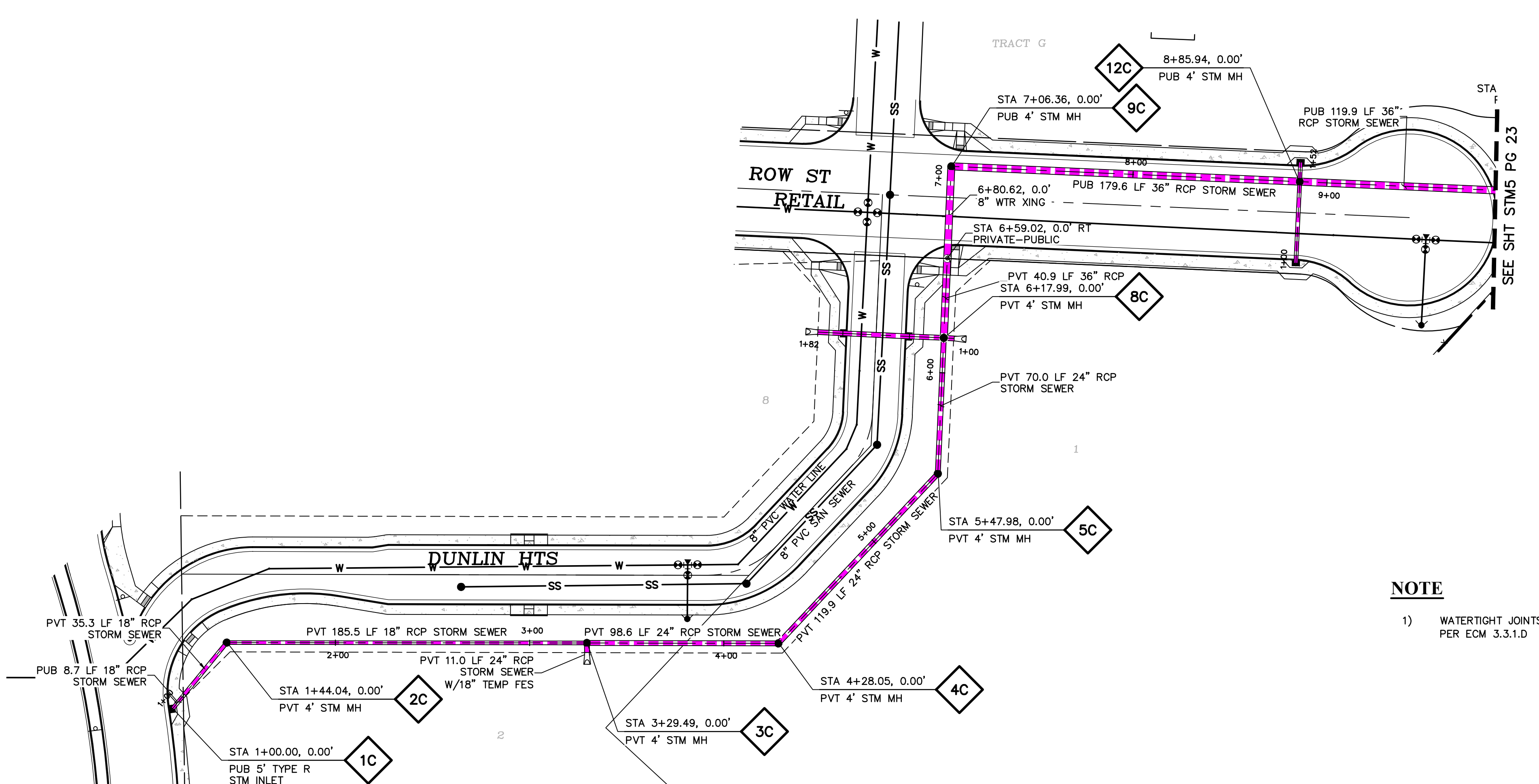


LEGEND

- 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 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

NOTE

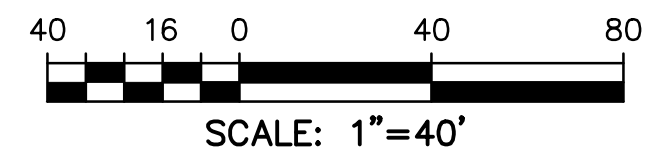
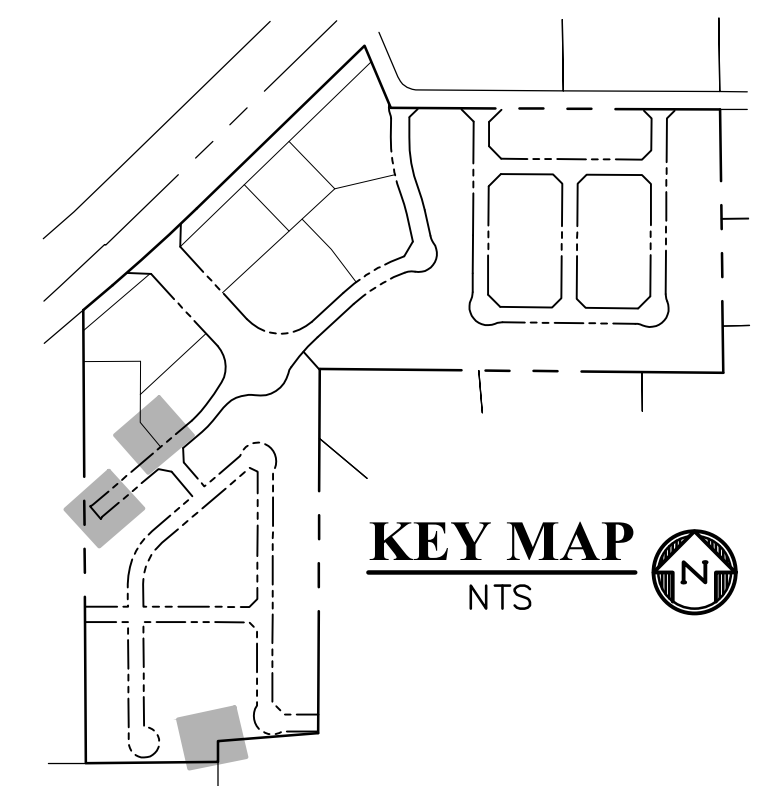
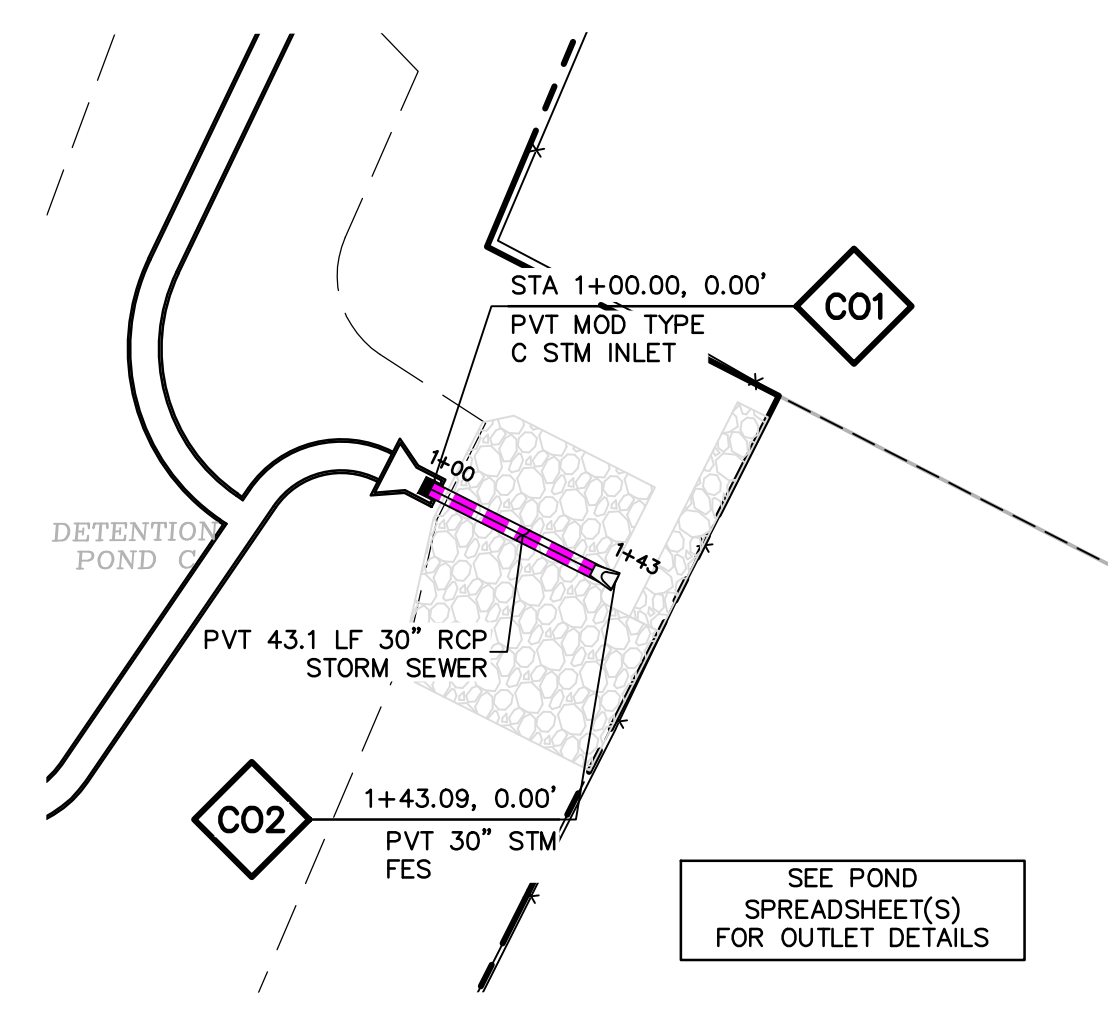
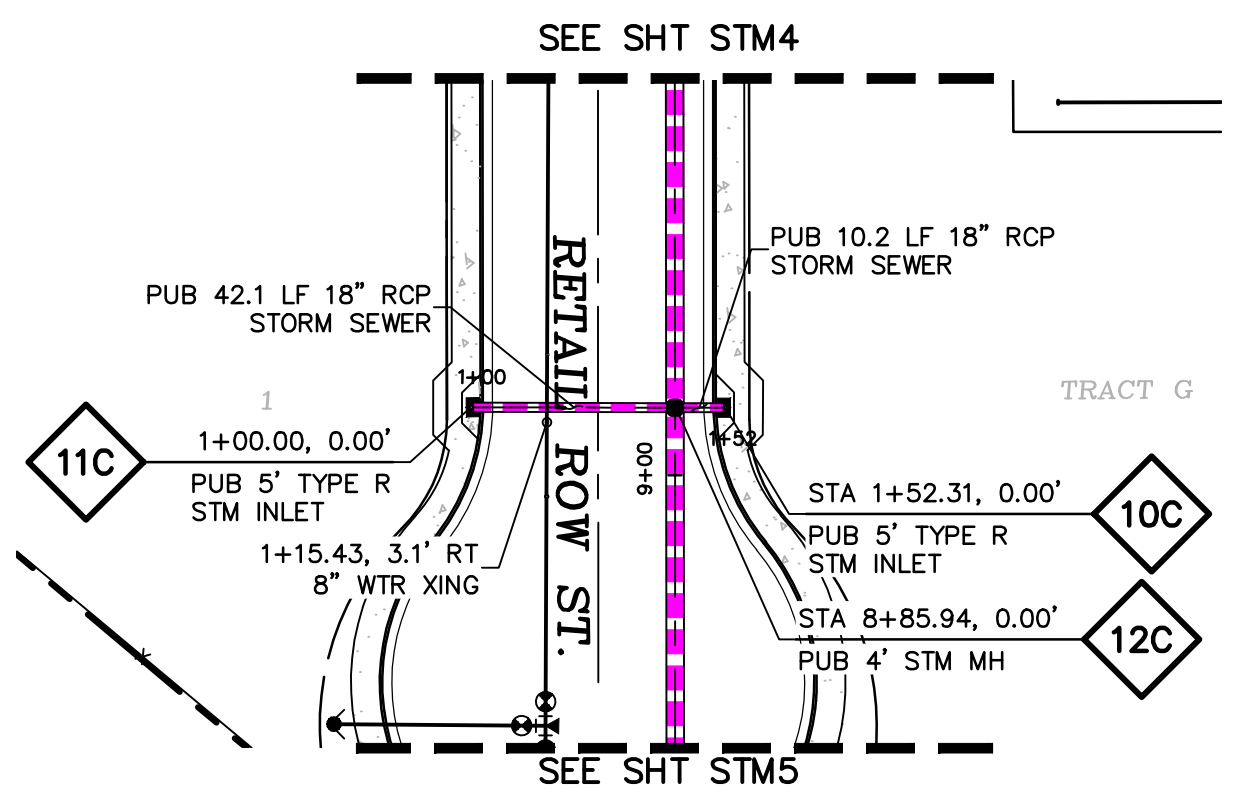
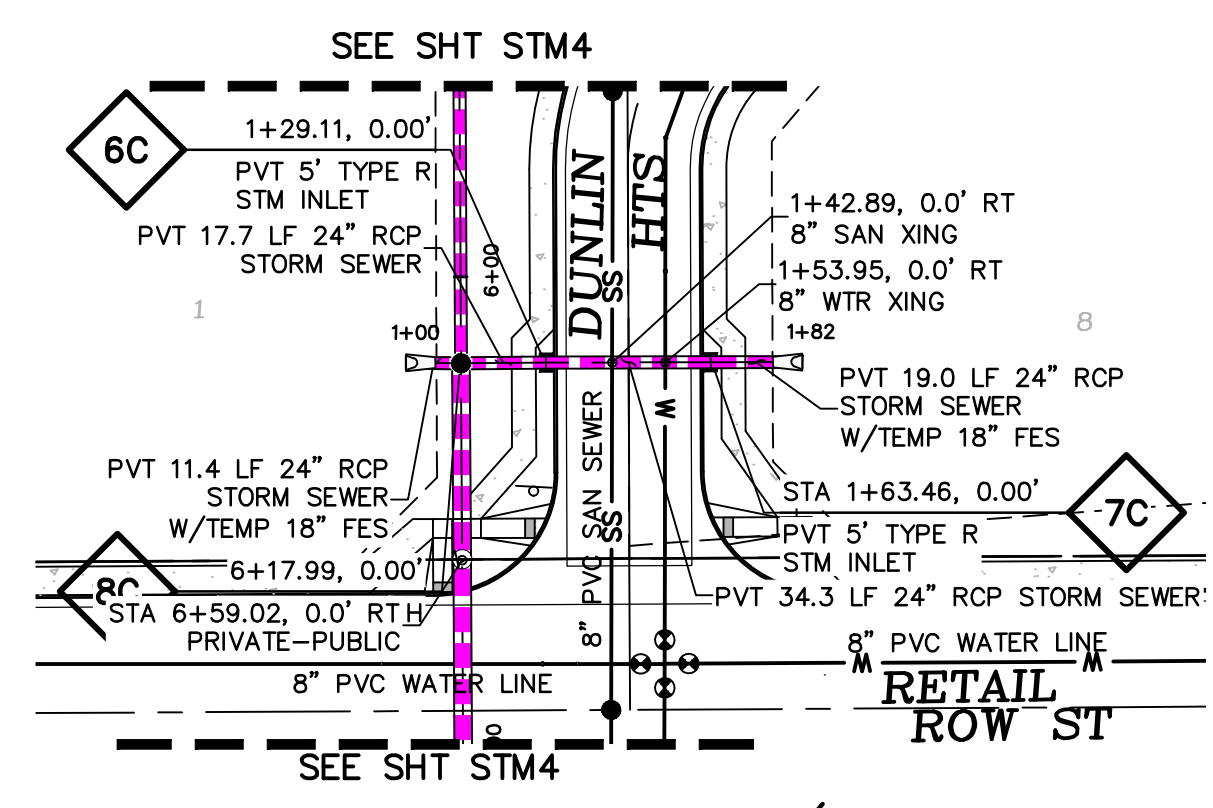
- 1) WATERTIGHT JOINTS FOR SURCHARGED PIPE PER ECM 3.3.1.D



DUNLIN HTS STM SEWER

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

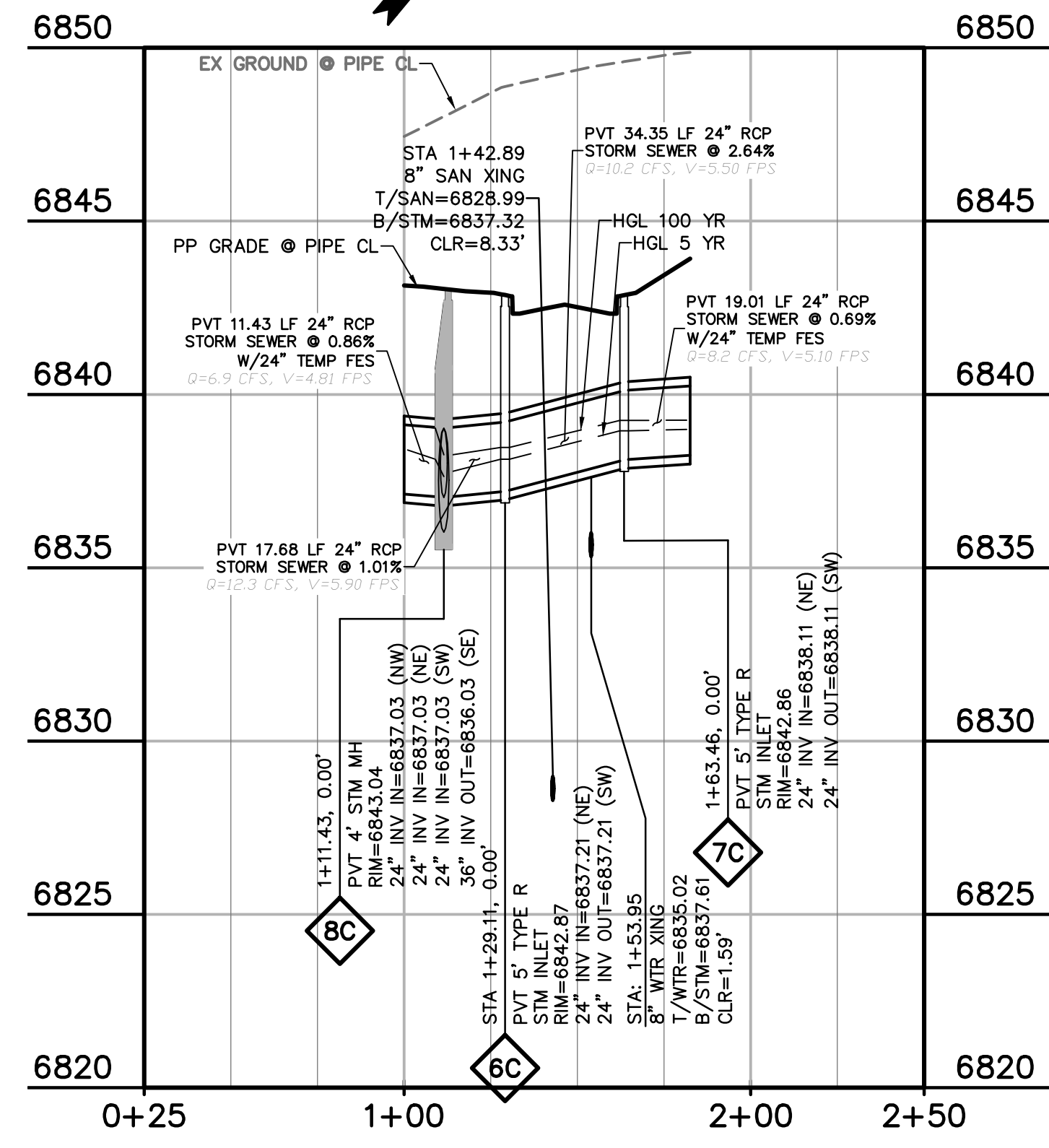
811 Know what's below.
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 CALL 2-BUSINESS DAYS IN ADVANCE
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 EL PASO COUNTY FILE # SF2435



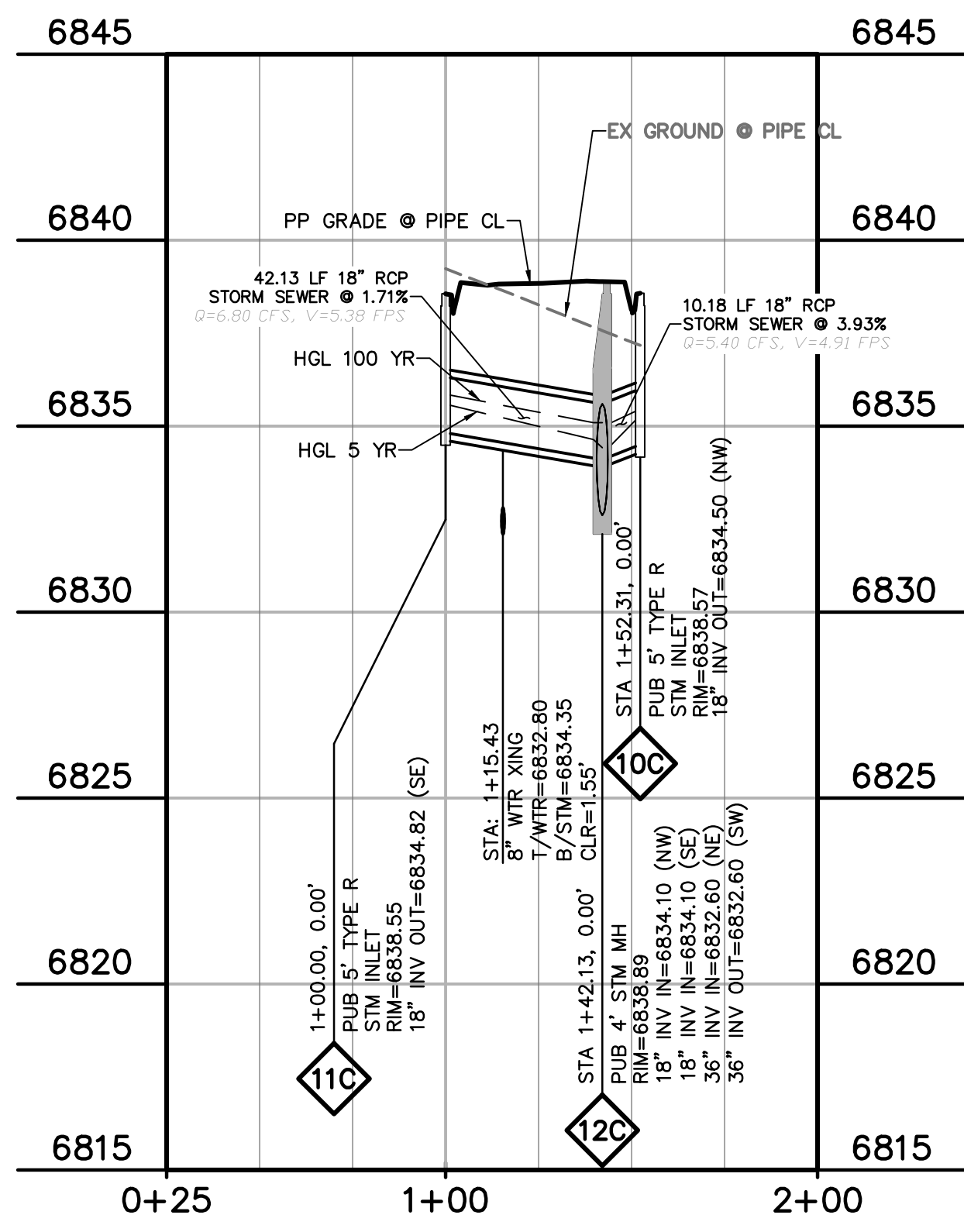
NOTE
1) WATERTIGHT JOINTS FOR SURCHARGED PIPE PER ECM 3.3.1.D

LEGEND

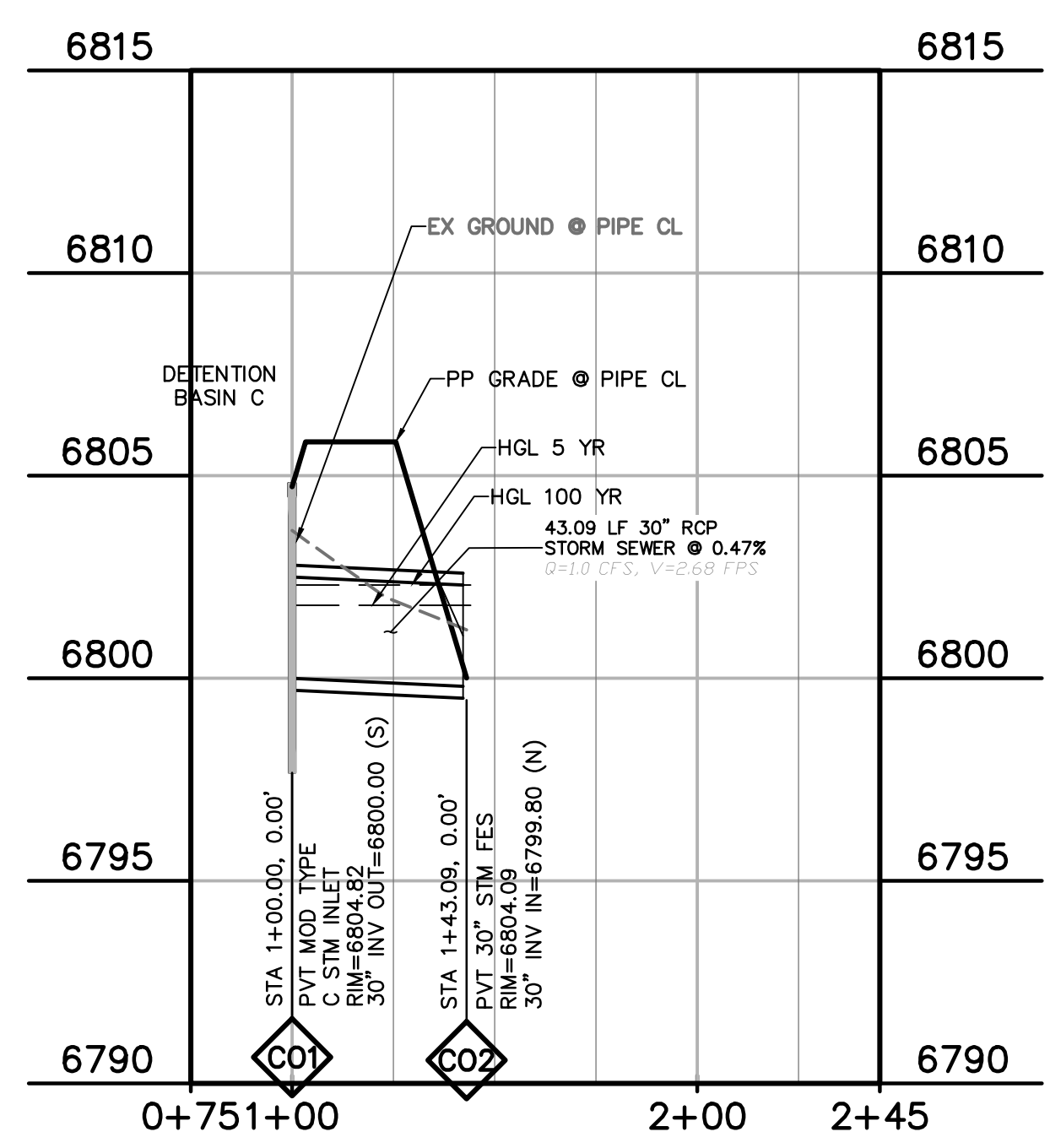
- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP SIDEWALK
- PP STORM SEWER LINE
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- LOT NUMBER
- PP POND
- PP TELEPHONE
- PP TRAIL
- PP GRADE @ [OF PIPE
- EX WATER FIRE HYDRANT
- EX WATER LINE
- EX WT PLUG
- EX SS LINE
- 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 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'

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWATCH ST., SUITE 100
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CONSTRUCTION DOCUMENTS FOR:
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PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	03/06/26

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.

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EL PASO COUNTY FILE # SF2435

STM6

SHEET: 28 OF 31

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers & Surveyors
 101 SAWATCH ST., SUITE 100
 COLORADO SPGS, COLORADO 80903
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RESUBMITTAL	03/06/26

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

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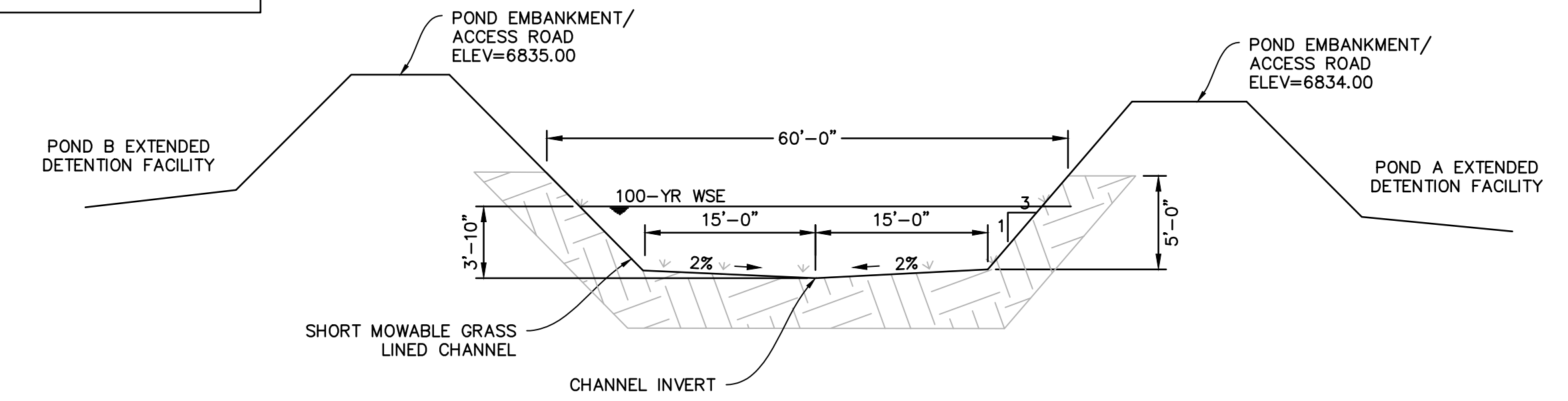
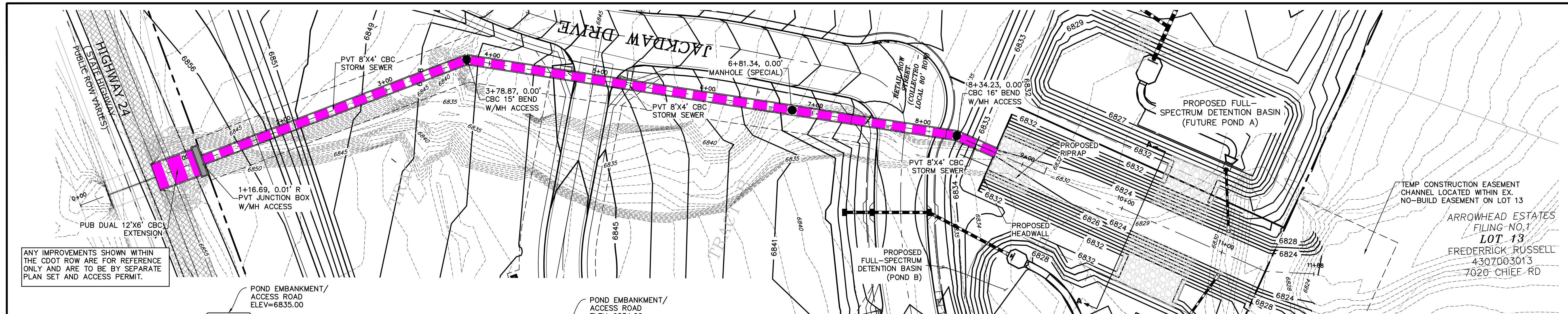
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 5'

BOX CULVERT PLAN & PROFILE

PROJECT NO. 21604-00CSCV
 DRAWING NO.

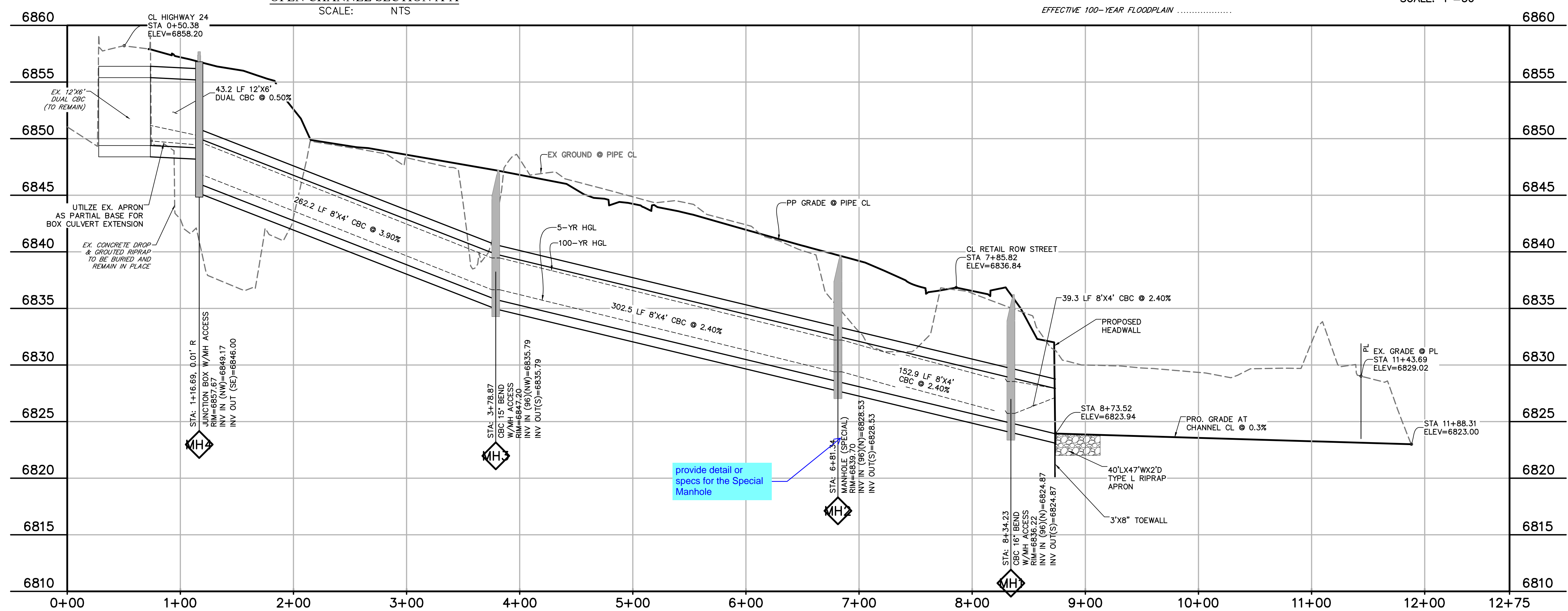
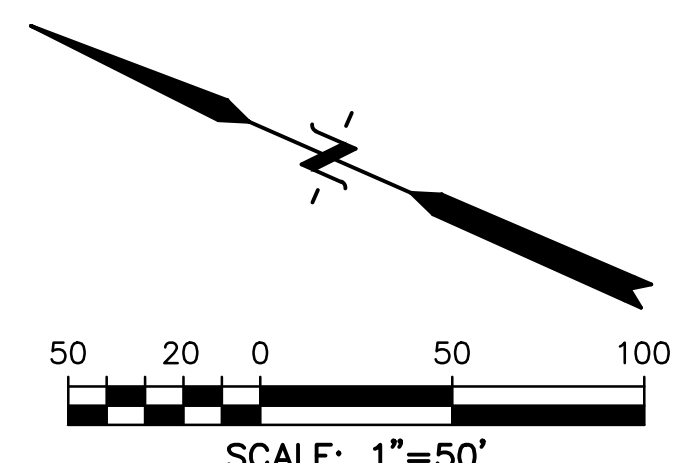
STM7

SHEET: 29 OF 31



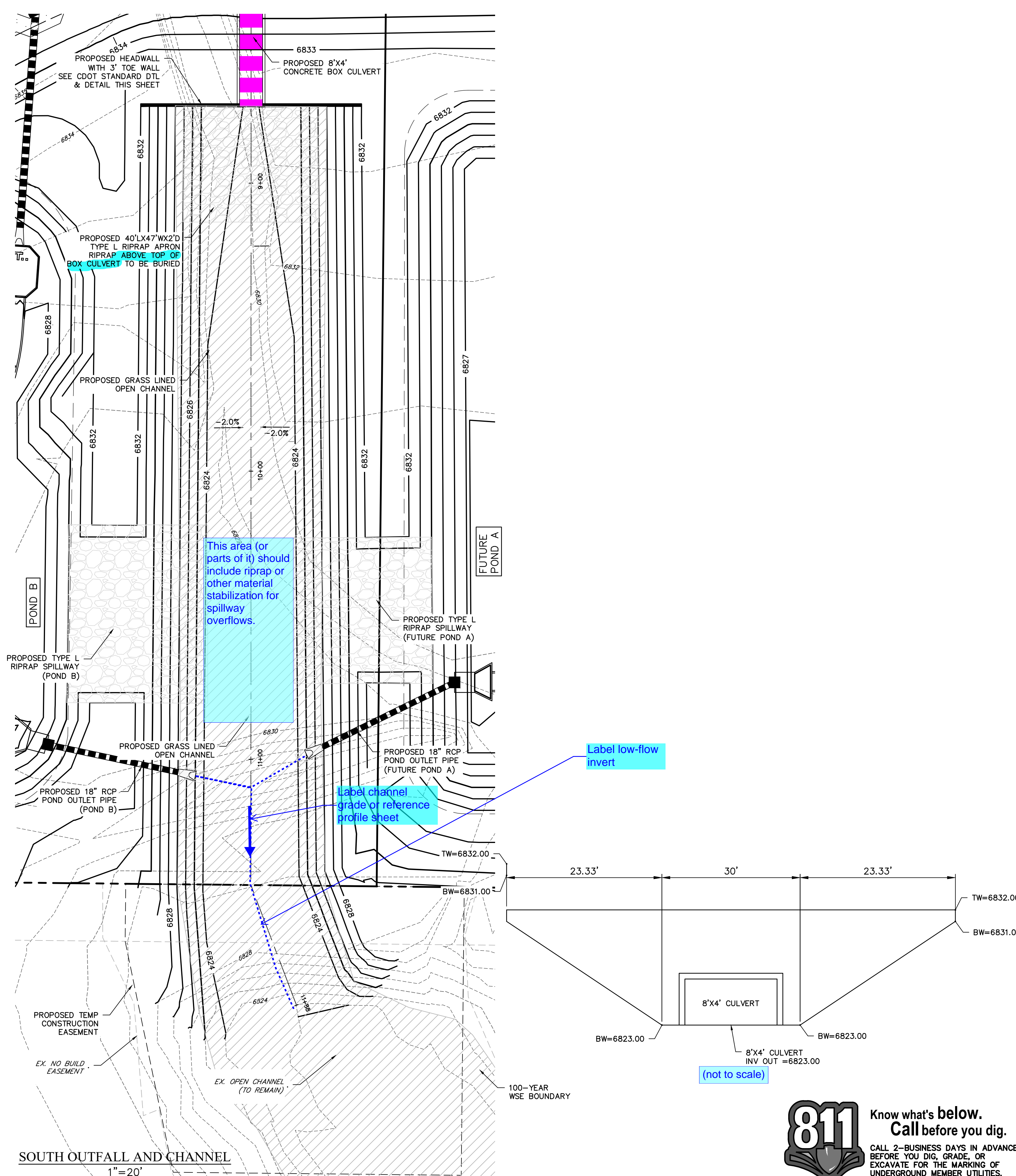
LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK
- PRO. STORM SEWER
- EX. STORM SEWER
- EFFECTIVE 100-YEAR FLOODPLAIN



provide detail or specs for the Special Manhole

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



SOUTH OUTFALL AND CHANNEL
1"=20'

Label low-flow invert

Label channel grade or reference profile sheet

(not to scale)

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:

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	03/06/26

DESIGNED BY: KGV
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"=20'
VERTICAL: N/A

BOX
CULVERT
DETAILS

PROJECT NO. 21604-00CSCV
DRAWING NO.

STM8

SHEET: 30 OF 31

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UNDERGROUND MEMBER UTILITIES.
EL PASO COUNTY FILE # SF2435

GENERAL NOTES

- CONCRETE SHALL BE PLACED IN THE FIELD WITH PROPER SPREADERS TO PREVENT SEGREGATION AND SETTLEMENT.
- FOR RIGID ROUND PIPE, THE HEADWALL SHALL BE CONSTRUCTED TO SUPPORT THE FULL WEIGHT OF THE PIPE AND TO PROVIDE A SMOOTH TRANSITION TO THE PIPE.
- FOR FLEXIBLE PIPE ARCH, THE HEADWALL SHALL BE CONSTRUCTED TO SUPPORT THE FULL WEIGHT OF THE PIPE AND TO PROVIDE A SMOOTH TRANSITION TO THE PIPE.
- FOR STRUCTURAL PLATE ARCH, THE HEADWALL SHALL BE CONSTRUCTED TO SUPPORT THE FULL WEIGHT OF THE PIPE AND TO PROVIDE A SMOOTH TRANSITION TO THE PIPE.
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STEEL FACTOR TABLE

SECTION	W	H	T	L	W	H	T	L
1	12	12	12	12	12	12	12	12
2	12	12	12	12	12	12	12	12
3	12	12	12	12	12	12	12	12
4	12	12	12	12	12	12	12	12
5	12	12	12	12	12	12	12	12
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22	12	12	12	12	12	12	12	12
23	12	12	12	12	12	12	12	12
24	12	12	12	12	12	12	12	12
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32	12	12	12	12	12	12	12	12
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35	12	12	12	12	12	12	12	12
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41	12	12	12	12	12	12	12	12
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95	12	12	12	12	12	12	12	12
96	12	12	12	12	12	12	12	12
97	12	12	12	12	12	12	12	12
98	12	12	12	12	12	12	12	12
99	12	12	12	12	12	12	12	12
100	12	12	12	12	12	12	12	12

GENERAL NOTES

- USE THE LOCATION OF PIPES TO THE PLAN.
- ALL CONCRETE SHALL BE PLACED IN THE FIELD WITH PROPER SPREADERS TO PREVENT SEGREGATION AND SETTLEMENT.
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CONCRETE QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)

HEADWALL	MATERIAL	CONCRETE	REINFORCING STEEL
CIRCULAR	4"	0.8	0.8
	6"	1.2	1.2
ELLIPTICAL	4"	0.8	0.8
	6"	1.2	1.2

PIPE OUTLET PAVING (CUBIC YARDS)

PIPE DIAMETER (INCHES)	CONCRETE	REINFORCING STEEL
18	0.8	0.8
24	1.2	1.2
30	1.6	1.6
36	2.0	2.0
42	2.4	2.4
48	2.8	2.8
54	3.2	3.2
60	3.6	3.6
66	4.0	4.0
72	4.4	4.4
78	4.8	4.8
84	5.2	5.2
90	5.6	5.6
96	6.0	6.0
102	6.4	6.4
108	6.8	6.8
114	7.2	7.2
120	7.6	7.6
126	8.0	8.0
132	8.4	8.4
138	8.8	8.8
144	9.2	9.2
150	9.6	9.6
156	10.0	10.0
162	10.4	10.4
168	10.8	10.8
174	11.2	11.2
180	11.6	11.6
186	12.0	12.0
192	12.4	12.4
198	12.8	12.8
204	13.2	13.2
210	13.6	13.6
216	14.0	14.0
222	14.4	14.4
228	14.8	14.8
234	15.2	15.2
240	15.6	15.6
246	16.0	16.0
252	16.4	16.4
258	16.8	16.8
264	17.2	17.2
270	17.6	17.6
276	18.0	18.0
282	18.4	18.4
288	18.8	18.8
294	19.2	19.2
300	19.6	19.6
306	20.0	20.0
312	20.4	20.4
318	20.8	20.8
324	21.2	21.2
330	21.6	21.6
336	22.0	22.0
342	22.4	22.4
348	22.8	22.8
354	23.2	23.2
360	23.6	23.6
366	24.0	24.0
372	24.4	24.4
378	24.8	24.8
384	25.2	25.2
390	25.6	25.6
396	26.0	26.0
402	26.4	26.4
408	26.8	26.8
414	27.2	27.2
420	27.6	27.6
426	28.0	28.0
432	28.4	28.4
438	28.8	28.8
444	29.2	29.2
450	29.6	29.6
456	30.0	30.0
462	30.4	30.4
468	30.8	30.8
474	31.2	31.2
480	31.6	31.6
486	32.0	32.0
492	32.4	32.4
498	32.8	32.8
504	33.2	33.2
510	33.6	33.6
516	34.0	34.0
522	34.4	34.4
528	34.8	34.8
534	35.2	35.2
540	35.6	35.6
546	36.0	36.0
552	36.4	36.4
558	36.8	36.8
564	37.2	37.2
570	37.6	37.6
576	38.0	38.0
582	38.4	38.4
588	38.8	