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:

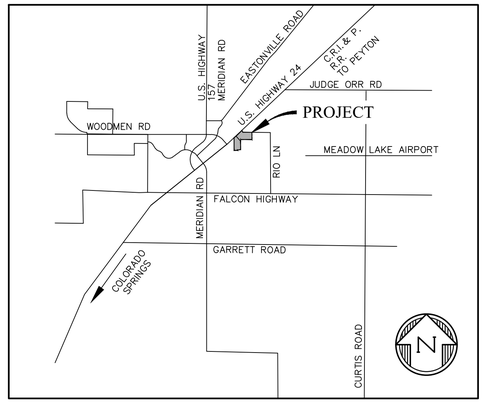
COMMENCING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1"; (THE FOLLOWING FOUR (4) COURSES ARE ALONG THE WESTERLY AND NORTHERLY 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. 201000639 OF SAID RECORDS; THENCE N 00 DEGREES 14 MINUTES 15 SECONDS E, 1475.39 FEET (1475.79 FEET RECORDED) ALONG THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER" TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE
FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE;
1) THENCE N 50 DEGREES 05 MINUTES 41 SECONDS E, 125.34 FEET (125.38 FEET RECORDED);
2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 49 DEGREES 13 MINUTES 05 SECONDS E, 178.19 FEET, A CENTRAL ANGLE OF 1 DEGREES 45 MINUTES 37 SECONDS, A RADIUS OF 5800.00 FEET, FOR AN ARC DISTANCE OF 178.20 FEET; THENCE S 41 DEGREES 58 MINUTES 50 SECONDS E, 798.01 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

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

BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y-3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1"; THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET ALONG THE WESTERLY LINE OF SAID LOT 13 TO A POINT THEREON; THENCE N 41 DEGREES 58 MINUTES 50 SECONDS W, 798.01 FEET TO THE SOUTHEASTERLY RIGHT OF
WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE.)
1.) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 47 DEGREES 22 MINUTES 56 SECONDS E, 193.52 FEET, A CENTRAL ANGLE OF 1 DEGREE 54 MINUTES 42 SECONDS, A RADIUS OF 5800.00 FEET, FOR AN ARC DISTANCE OF 193.53 FEET;
2.) THENCE NORTH 46 DEGREES 25 MINUTES 11 SECONDS E, 760. 04 FEET (760.22 FEET RECORDED) TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK T-2 AT PAGE 47 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF RIO ROAD.)
1.) THENCE S 22 DEGREES 22 MINUTES 28 SECONDS E, 219.81 FEET (219.73 FEET RECORDED);
2.) THENCE S 89 DEGREES 10 MINUTES 21 SECONDS E, 1071.23 FEET (1071.46 FEET RECORDED) TO THE NORTHWEST CORNER OF LOT 14 OF SAID "FALCON RANCH ESTATES SUBDIVISION"; THENCE S 00 DEGREES 10 MINUTES 51 SECONDS E, 705.04 FEET ALONG THE WESTERLY LINES OF SAID LOT 14 AND 13 OF SAID "FALCON RANCH ESTATES SUBDIVISION" TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID "ARROWHEAD ESTATES FILING NO. 1", SAID CORNER ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 10 OF SAID "ARROWHEAD ESTATES FILING NO. 1"; (THE FOLLOWING TWO (2) COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATE FILING NO. 1"0.)
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

Add note and condition about lighting plans (and landscaping if applicable) to be approved.

AGENCY CONTACTS:

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

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

CLIENT:

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

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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	CV&NOTES

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

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

COVER SHEET

PROJECT NO. 21604-00CSCV

DRAWING NO.

C1

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.

2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.

5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.

6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.

7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.

8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.

9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.

11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).

12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.

13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE 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.

14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.

15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.

21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.

23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.

26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA #1, DATED MARCH 17, 2017, AND SHALL BE CONSIDERED A PART OF THESE PLANS.

29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD. WATERTIGHT JOINTS SHALL BE PROVIDED ON THE SPECIFIED PIPES.

10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.

11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.

13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE FALCON FIELD METROPOLITAN DISTRICT.

SIGNAGE AND STRIPING NOTES

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.

3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).

4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.

5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.

6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.

7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.

8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.

9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.

10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.

11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS 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.

12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.

13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.

14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.

15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.

ABBREVIATION

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

Know what's **below.** **Call** before you dig.
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EL PASO COUNTY FILE # SF2435

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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

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

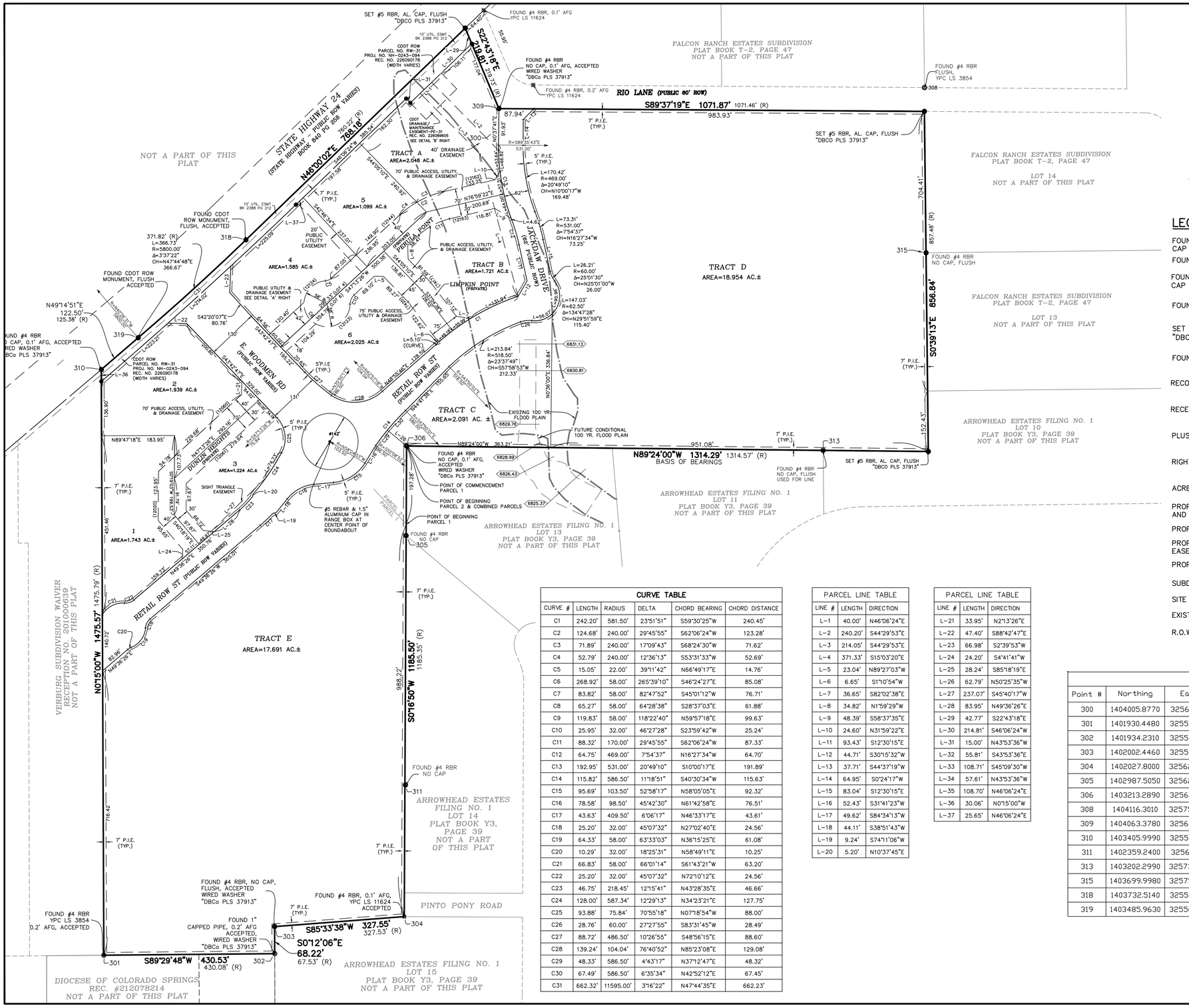
GENERAL NOTES

PROJECT NO. 21604-00CSCV

DRAWING NO.

C2

SHEET: 2 OF 31



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	(R)
RECEPTION NUMBER	Rec. No.
PLUS OR MINUS (MORE OR LESS)	+/–
RIGHT OF WAY	ROW
ACRE	AC
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	

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	242.20'	581.50'	23°51'51"	S59°30'25"W	240.45'
C2	124.68'	240.00'	29°45'55"	S62°06'24"W	123.28'
C3	71.89'	240.00'	17°09'43"	S68°24'30"W	71.62'
C4	52.79'	240.00'	12°36'13"	S53°31'33"W	52.69'
C5	15.05'	22.00'	39°11'42"	N66°49'17"E	14.76'
C6	268.92'	58.00'	265°39'10"	S46°24'27"E	85.08'
C7	83.82'	58.00'	82°47'52"	S45°01'12"W	76.71'
C8	65.27'	58.00'	64°28'38"	S28°37'03"E	61.88'
C9	119.83'	58.00'	118°22'40"	N59°57'18"E	99.63'
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"	N61°42'58"E	76.51'
C17	43.63'	409.50'	6°06'17"	N46°33'17"E	43.61'
C18	25.20'	32.00'	45°07'32"	N27°02'40"E	24.56'
C19	64.33'	58.00'	63°33'03"	N36°15'25"E	61.08'
C20	10.29'	32.00'	18°25'31"	N58°49'11"E	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"	N37°12'47"E	48.32'
C30	67.49'	586.50'	6°35'34"	N42°52'12"E	67.45'
C31	662.32'	11595.00'	3°16'22"	N47°44'35"E	662.23'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L–1	40.00'	N46°06'24"E
L–2	240.20'	S44°29'53"E
L–3	214.05'	S44°29'53"E
L–4	371.33'	S15°03'20"E
L–5	23.04'	N89°27'03"W
L–6	6.65'	S1°10'54"W
L–7	36.65'	S82°02'38"E
L–8	34.82'	N1°59'29"W
L–9	48.39'	S58°37'35"E
L–10	24.60'	N31°59'22"E
L–11	93.43'	S12°30'15"E
L–12	44.71'	S30°15'32"W
L–13	37.71'	S44°37'19"W
L–14	64.95'	S0°24'17"W
L–15	83.04'	S12°30'15"E
L–16	52.43'	S31°41'23"W
L–17	49.62'	S84°34'13"W
L–18	44.11'	S38°51'43"W
L–19	9.24'	S74°11'06"W
L–20	5.20'	N10°37'45"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L–21	33.95'	N2°13'26"E
L–22	47.40'	S88°42'47"E
L–23	66.98'	S2°39'53"W
L–24	24.20'	S4°41'41"W
L–25	28.24'	S85°18'19"E
L–26	62.79'	N50°25'35"W
L–27	237.07'	S45°40'17"W
L–28	83.95'	N49°36'26"E
L–29	42.77'	S22°43'18"E
L–30	214.81'	S46°06'24"W
L–31	15.00'	N43°53'36"W
L–32	55.81'	S43°53'36"E
L–33	108.71'	S45°09'30"W
L–34	57.61'	N43°53'36"W
L–35	108.70'	N46°06'24"E
L–36	30.06'	N0°15'00"W
L–37	25.65'	N46°06'24"E

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 NO CAP
304	1402027.8000	3256278.2240	6804.822	#4RBR YPC 11624
305	1402987.5050	3256282.7360	6832.730	#4RBR NO CAP
306	1403213.2890	3256284.0300	6837.434	#4RBR NO CAP
308	1404116.3010	3257587.7880	6836.615	#4RBR YPC 3864
309	1404063.3780	3256516.6240	6850.430	#4RBR NO CAP
310	1403405.9990	3255514.9420	6858.376	#4RBR NO CAP
311	1402359.2400	3256281.0000	6822.561	#4RBR NO CAP
313	1403202.2990	3257333.2880	6827.884	#4RBR NO CAP
315	1403699.9980	3257592.6300	6828.655	#4RBR NO CAP
318	1403732.5140	3255879.1380	6855.034	CDOT ROW MONUMENT
319	1403485.9630	3255607.7370	6857.813	CDOT ROW MONUMENT

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

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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	10/9/26

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.

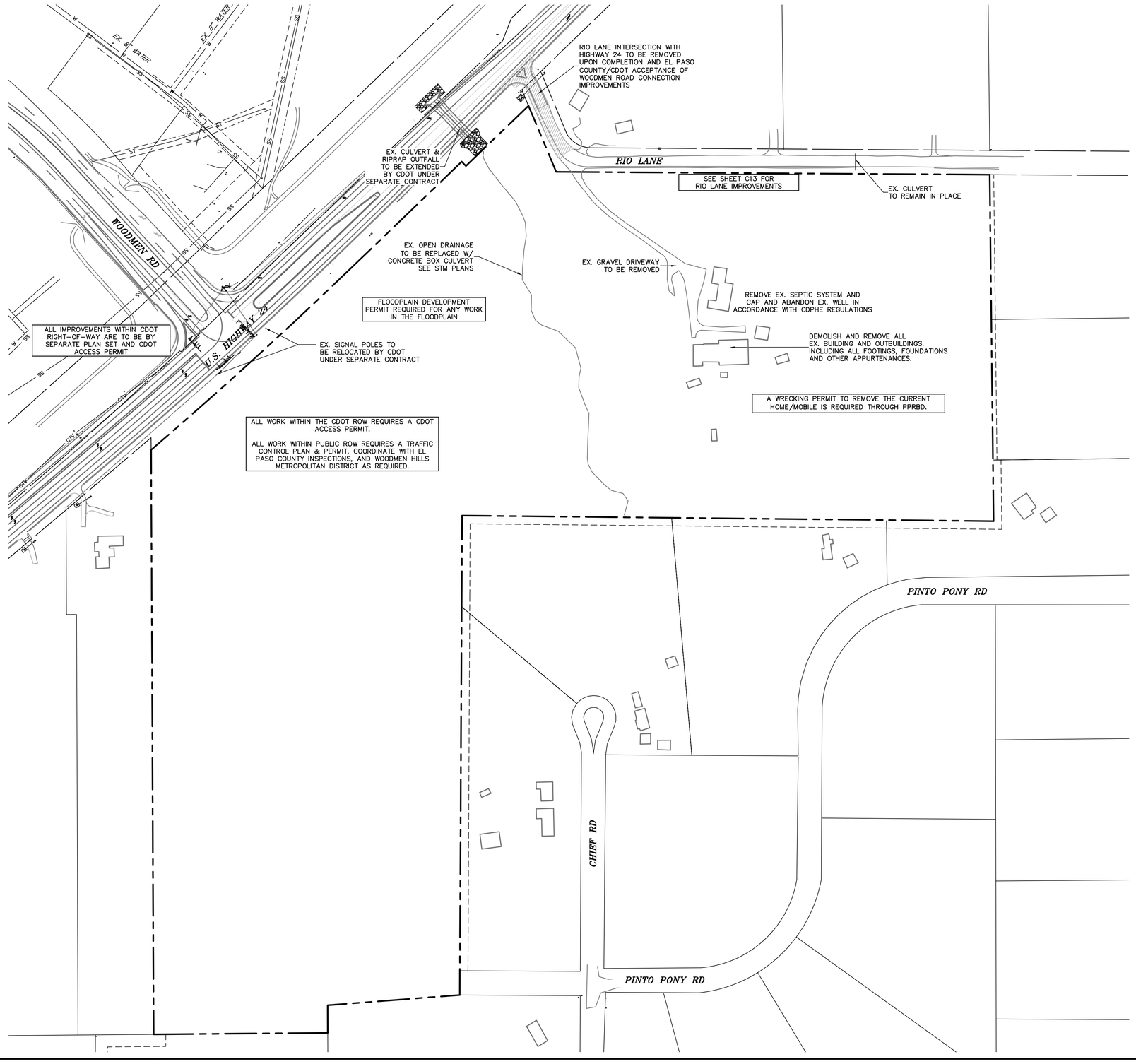
DRAWING SCALE:
HORIZONTAL: 1" = 120'
VERTICAL: N/A

SURVEY CONTROL

PROJECT NO. 21604–00CSCV
DRAWING NO.

C3

SHEET: 3 OF 31



-N-

125 50 0 125 250

SCALE: 1" = 125'

LEGEND

PROPERTY LINE

EX. OVERHEAD ELECTRIC ——— OE ———

EX. SANITARY SEWER ——— SS ———

EX. GAS ——— G ———

EX. WATER ——— W ———

EX. STORM SEWER ——— ST ———

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

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RESUBMITTAL	10/9/26

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

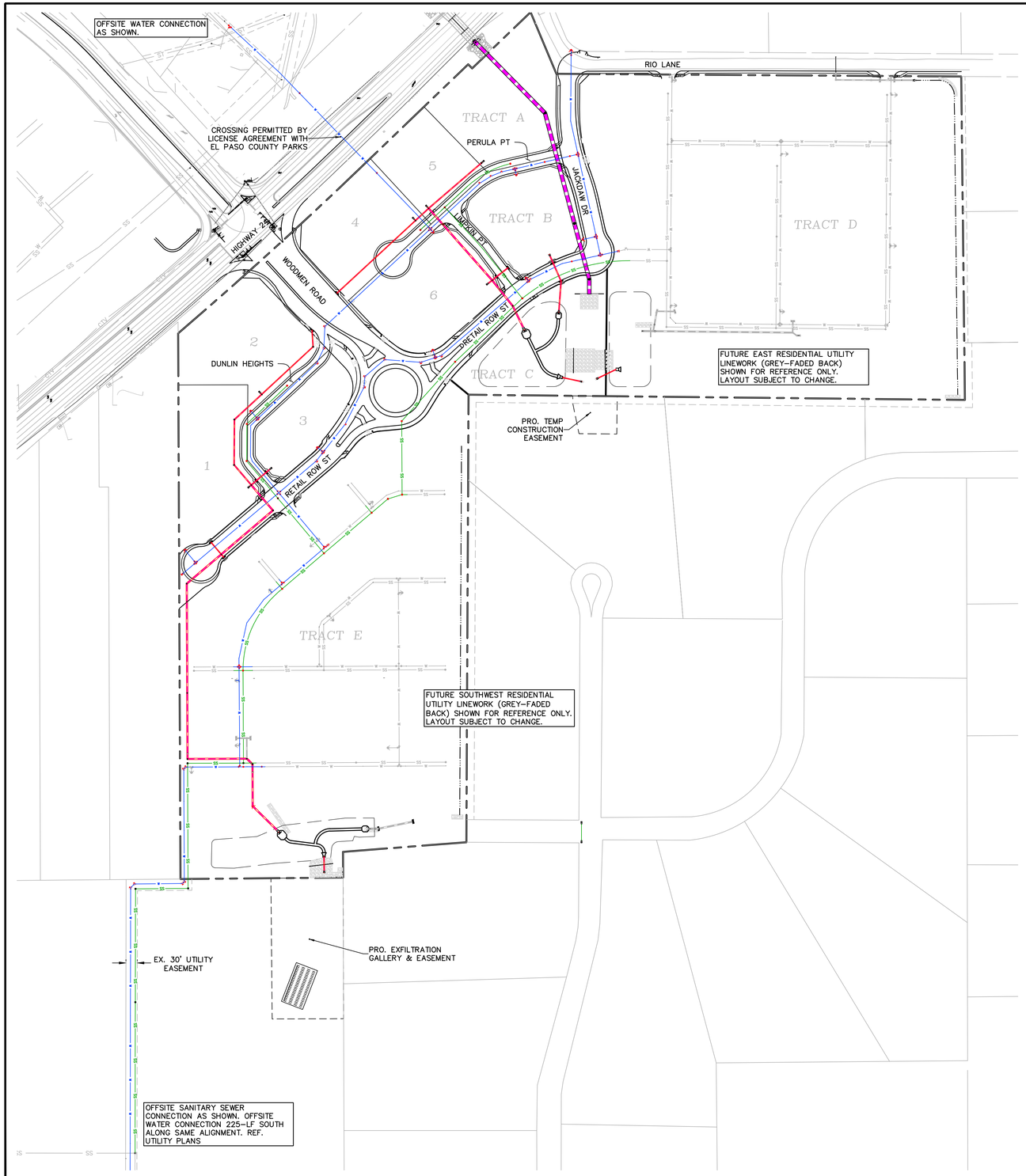
EXISTING CONDITIONS & SITE DEMO

PROJECT NO. 21604-00CSCV

DRAWING NO.

C4

SHEET: 4 OF 31



150 75 0 150 300

SCALE: 1"=150'

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

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ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

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

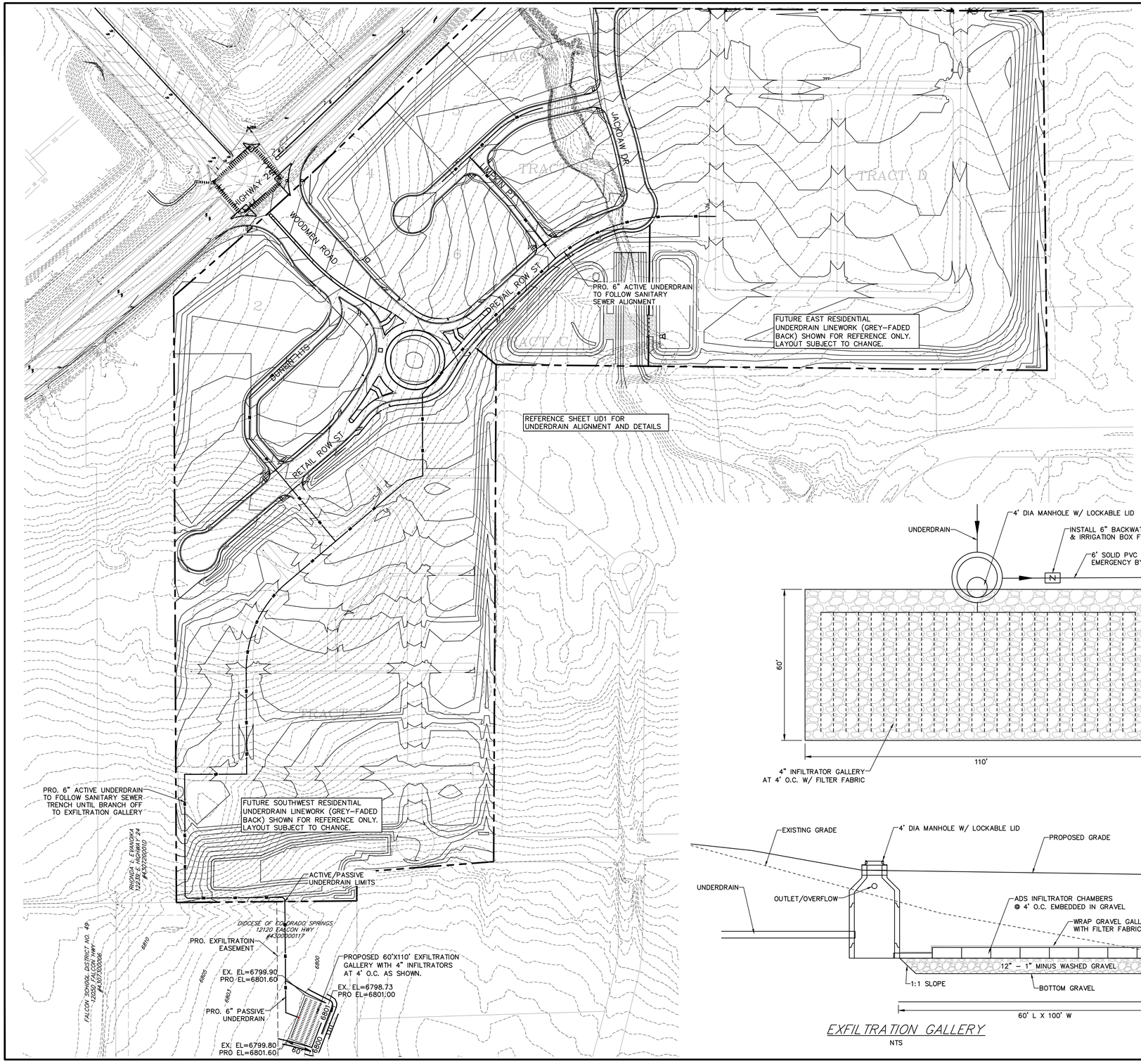
OVERALL UTILITY PLAN

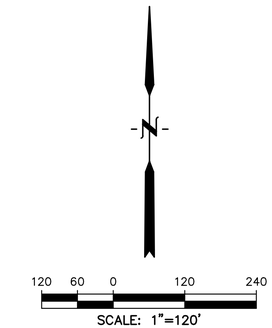
PROJECT NO. 21604-00CSCV

DRAWING NO.

C5

SHEET: 5 OF 31





LEGEND

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

EXFILTRATION GALLERY
NTS

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

CLIENT:

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

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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21604-00UD

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

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

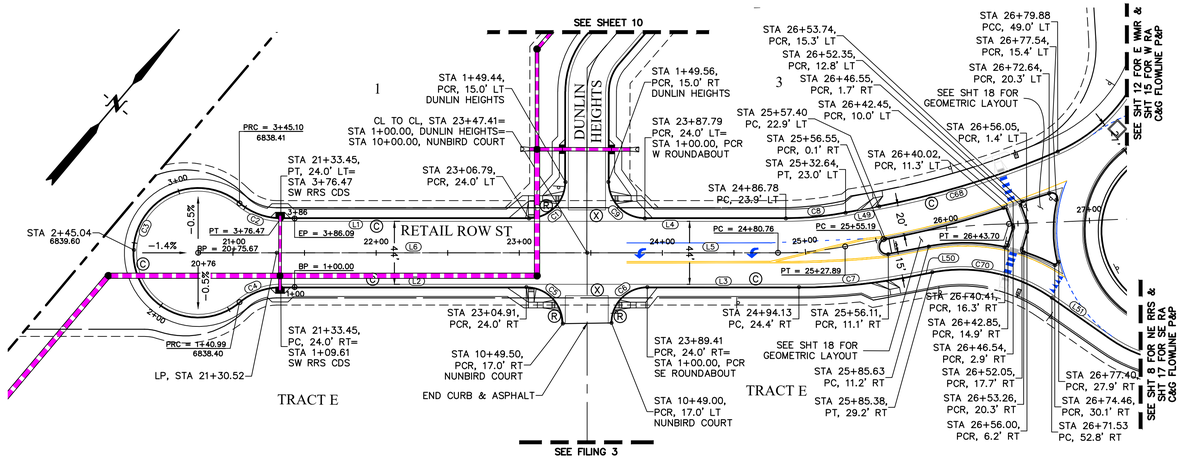
UNDERDRAIN & EXFILTRATION PLAN

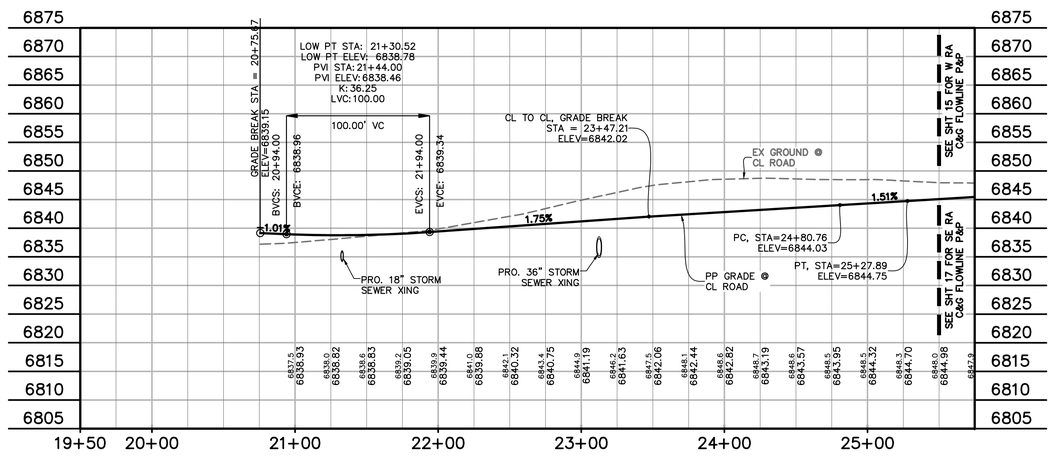
PROJECT NO. 21604-00CSCV

DRAWING NO.

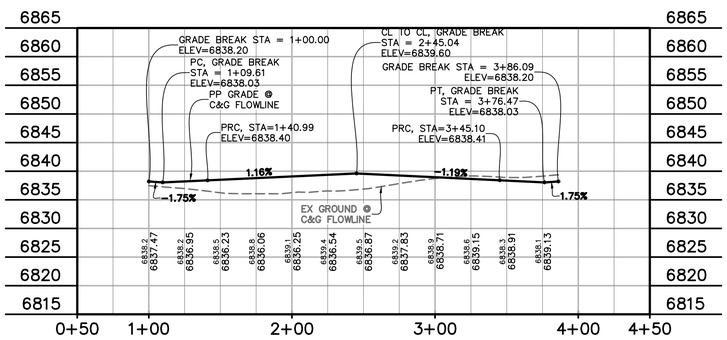
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SHEET: 6 OF 31





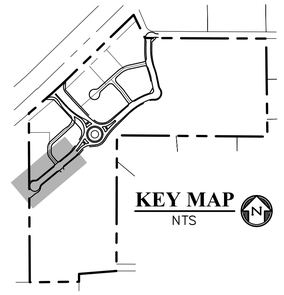
SOUTHWEST RETAIL ROW ST.
STA 20+00.00 - 25+27.89
SCALE: 1"=50'



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

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

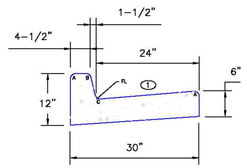
SOUTHWEST RETAIL ROW ST. FL & CL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	40.02'	25.50'	89°54'44"
C2	31.37'	45.00'	39°56'40"
C3	204.12'	45.00'	259°53'20"
C4	31.37'	45.00'	39°56'40"
C5	40.06'	25.50'	90°00'00"
C6	39.27'	25.00'	90°00'00"
C7	75.39'	402.00'	10°44'42"
C8	42.01'	224.00'	10°44'42"
C9	40.09'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



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

LEGEND

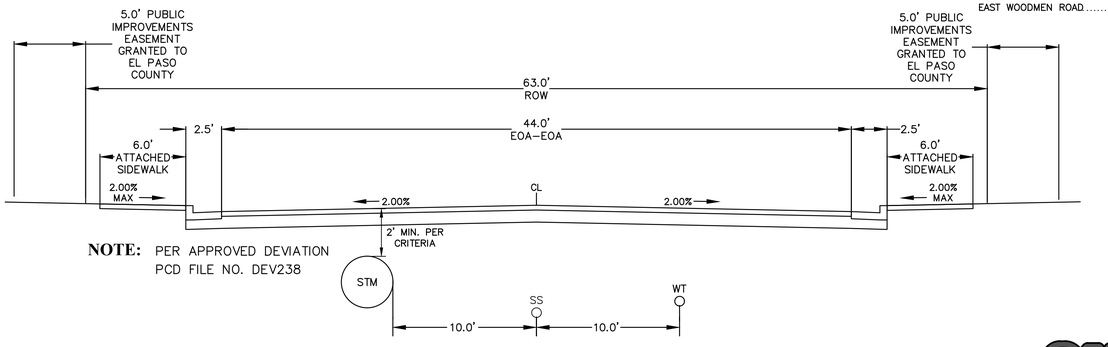
PROPERTY LINE
PP RIGHT OF WAY
PP LOT LINE
PP CENTERLINE ROAD
EASEMENT
PP CURB & GUTTER
PP SIDEWALK
PP POND
PP TRACT LINE
PP STORM SEWER LINE
PP LOT NUMBER 7
PP PEDESTRIAN RAMP (SEE SHT 22 FOR DETAILS) ..... Ⓡ
PP EPC TYPE A C&G (CATCH) ..... Ⓒ
PP EPC TYPE A C&G (SPILL) ..... Ⓢ
PP 8' CROSSPAN (SEE SHT 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



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

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

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



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'

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.

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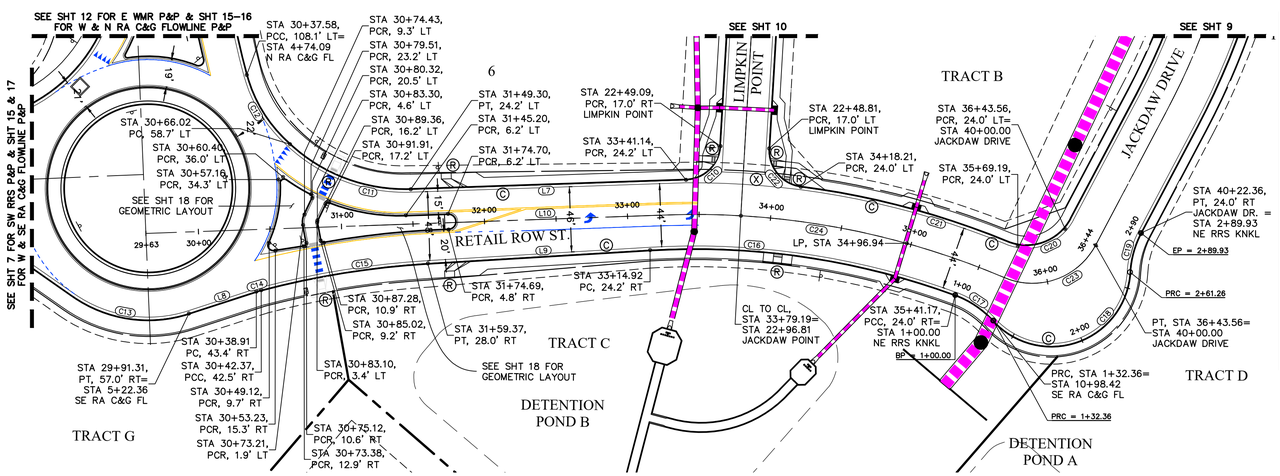
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	COMM RD

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

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

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

PROJECT NO. 21604-00CSCV
DRAWING NO.
C7

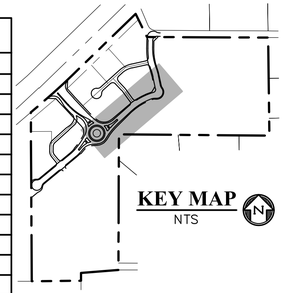


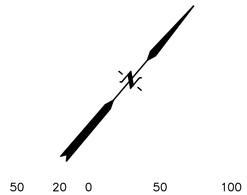
NORTHEAST RETAIL ROW ST. FL & CL CURVE TABLE

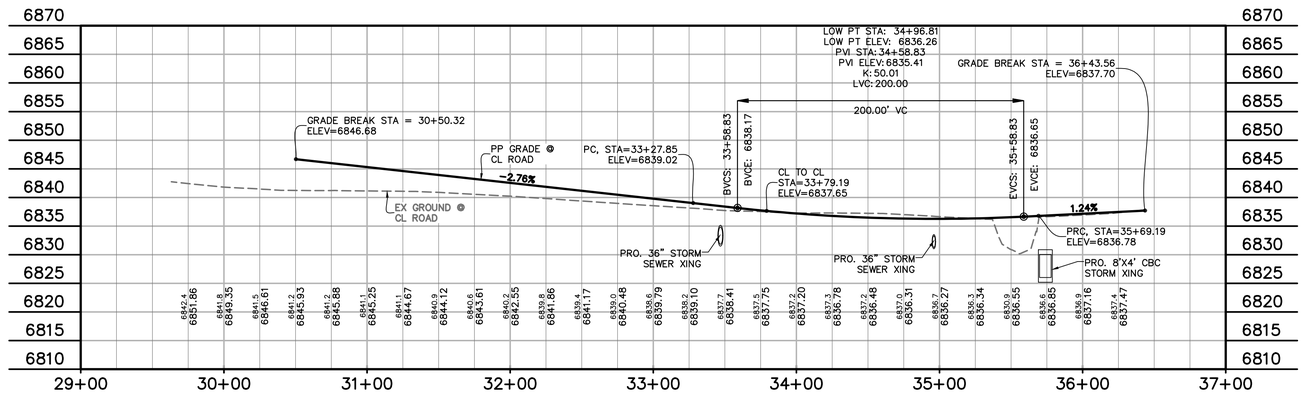
CURVE #	LENGTH	RADIUS	DELTA
C10	36.96'	25.00'	84°42'33"
C11	92.49'	118.00'	44°54'35"
C12	54.64'	98.00'	31°56'49"
C13	85.06'	92.00'	52°58'17"
C14	3.58'	63.00'	3°15'11"
C15	118.09'	598.00'	11°18'51"
C16	216.94'	526.00'	23°37'49"
C17	32.36'	67.50'	27°27'55"
C18	128.90'	55.00'	134°17'00"
C19	28.67'	67.00'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



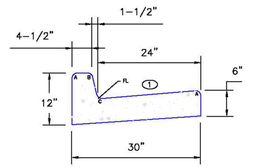




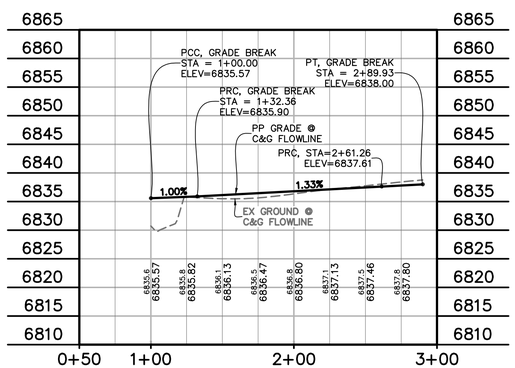
NORTHEAST RETAIL ROW ST.
STA 30+50.32 - 36+43.56
SCALE: 1"=50'

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

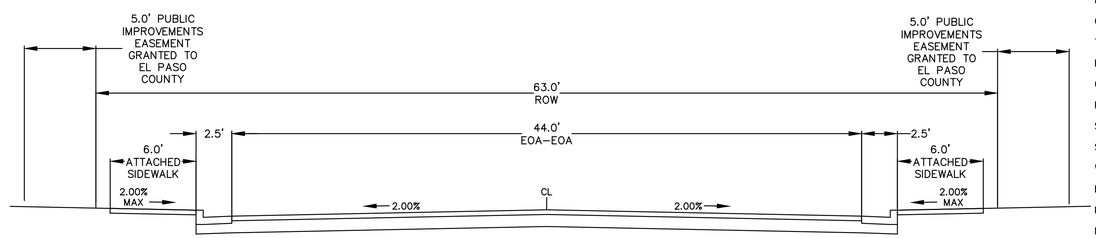
LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"



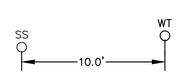
EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)



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



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'

LEGEND

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

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EL PASO COUNTY FILE # SF2435

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DESIGNED BY:	KGV
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CHECKED BY:	TDM
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DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 12.5'

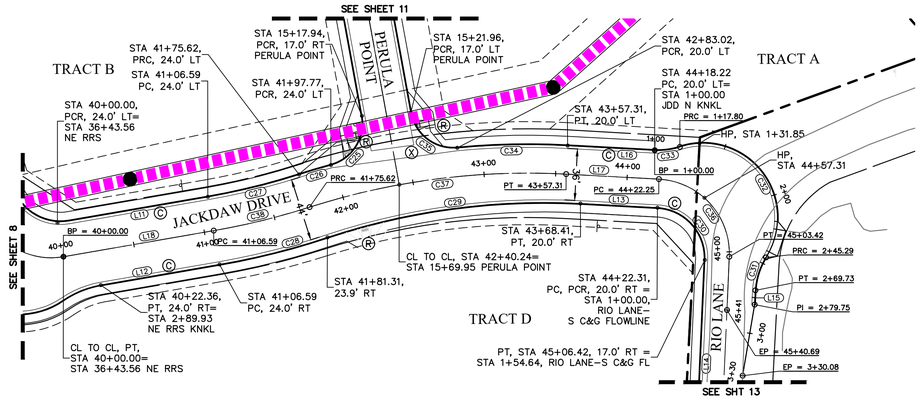
NE RETAIL ROW ST. & KNUCKLE PLAN & PROFILE

PROJECT NO. 21604-00CSCV

DRAWING NO.

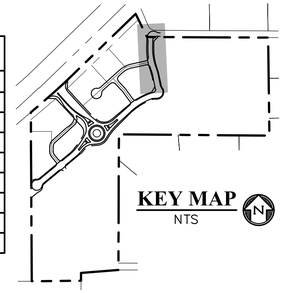
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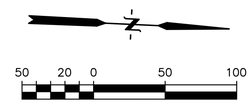
SHEET: 8 OF 31

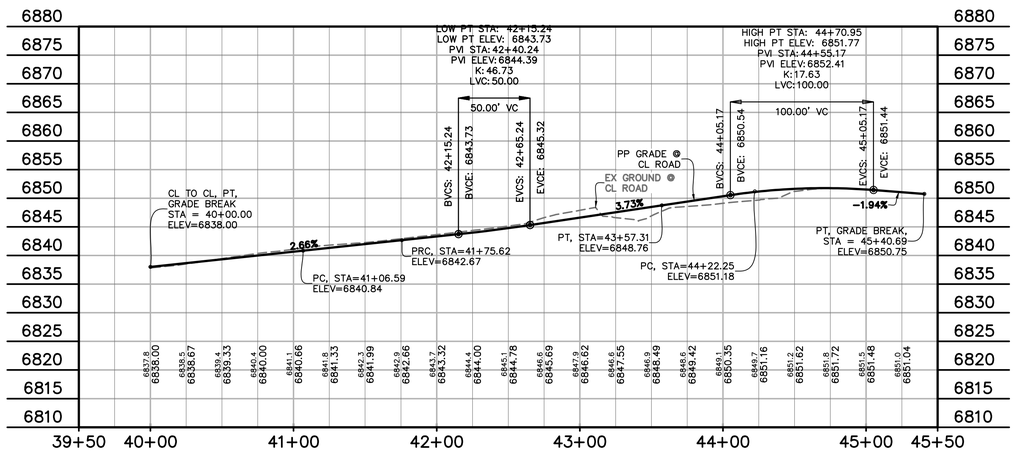


JACKDAW DR FL & CL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C25	44.58'	30.00'	85°08'00"
C26	23.20'	524.00'	2°32'14"
C27	65.72'	476.00'	7°54'37"
C28	77.76'	524.00'	8°30'09"
C29	179.38'	480.00'	21°24'42"
C30	54.63'	35.00'	89°26'09"
C31	24.44'	48.00'	29°10'29"
C32	127.48'	52.00'	140°27'59"
C33	17.80'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

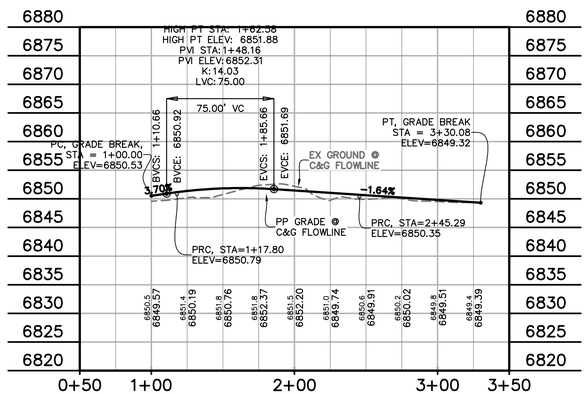
JACKDAW DR FL & CL LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	98.37'	S12°30'15"E
L12	84.23'	S12°30'15"E
L13	53.88'	S0°24'17"W
L14	173.10'	S89°50'26"W
L15	10.03'	N89°33'10"W
L16	60.91'	S0°24'17"W
L17	67.59'	N0°23'56"E
L18	106.59'	N12°30'15"W



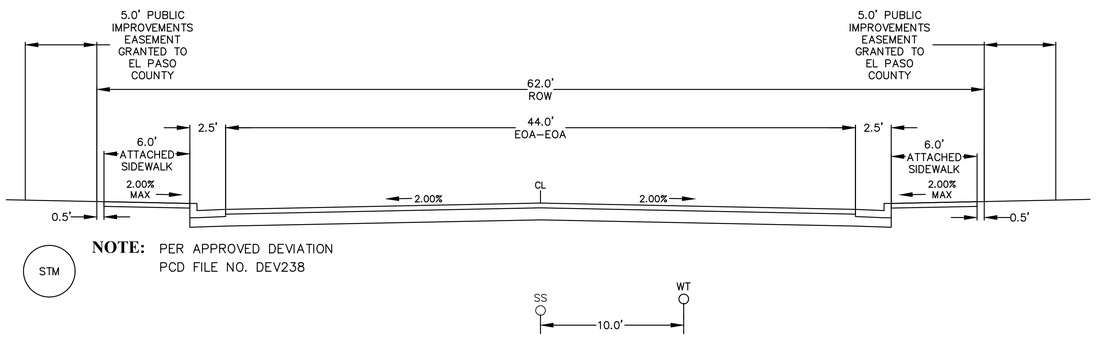




JACKDAW DRIVE
STA 40+00.00 - 45+03.42
SCALE: 1"=50'



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



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

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

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

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITY)
- SIDEWALK
- POND
- TRACT LINE
- PROPOSED SLOPE GRADE ..... -2.0%
- PROPOSED MAJOR CONROUR 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' CROSSPAN (SEE SHT 22 FOR DETAILS) ..... (X)
- CURB & GUTTER ..... C&G
- TOP FRONT CURB ..... TFC
- EDGE OF SIDEWALK ..... EOS
- EDGE OF ASPHALT ..... EOA
- EDGE OF CONCRETE ..... EOC
- CROSS PAN FLOWLINE ..... XPAN FL
- CENTERLINE CL
- PLAN & PROFILE ..... P&P
- SOUTHWEST RETAIL ROW ST. CUL-DE-SAC ..... SW RRS CDS
- PERULA POINT CUL-DE-SAC ..... PRLP CDS
- SOUTHEAST ..... SE
- NORTHEAST ..... NE
- WEST ..... W
- EAST WOODMEN ROAD ..... E WMR
- SHEET ..... SHT
- SIDEWALK ..... SW
- DUNLIN HEIGHTS ..... DLH
- JACKDAW DRIVE NORTH KNUCKLE ..... JDD N KNKL

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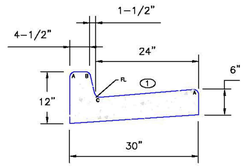
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	COMM RD

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

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

JACKDAW DR & NORTH KNUCKLE PLAN & PROFILE

PROJECT NO. 21604-00CSCV
DRAWING NO.
C9



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

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

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

DLH & LIMPKIN PT. FL & CL LINE TABLE

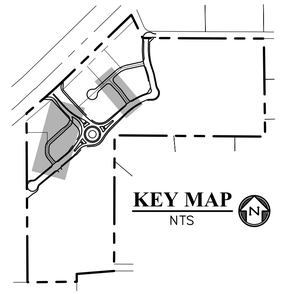
LINE #	LENGTH	DIRECTION
L19	63.28'	S40°18'19"E
L20	53.44'	S0°19'03"W
L21	164.09'	S47°13'26"W
L22	24.78'	S56°29'06"W
L23	61.82'	S47°13'26"W
L24	8.20'	S38°02'01"W
L25	164.09'	S47°13'26"W
L26	53.44'	S0°19'03"W
L27	63.15'	N40°18'19"W
L28	112.72'	N40°18'19"W

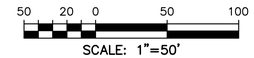
DLH & LIMPKIN PT. FL & CL LINE TABLE

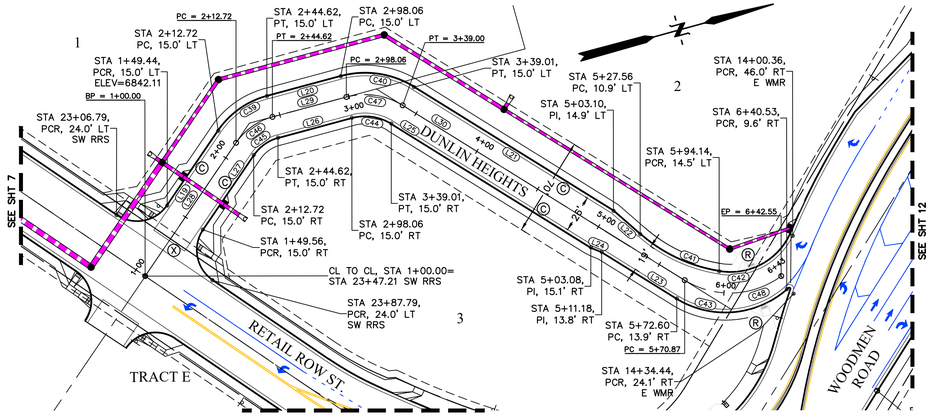
LINE #	LENGTH	DIRECTION
L29	54.33'	N0°18'30"E
L30	231.88'	N47°11'16"E
L31	76.47'	N44°05'22"W
L32	99.78'	N37°04'38"W
L33	100.05'	N37°04'38"W
L34	78.62'	N44°05'22"W
L35	124.56'	S44°05'08"E
L36	147.77'	S37°04'38"E

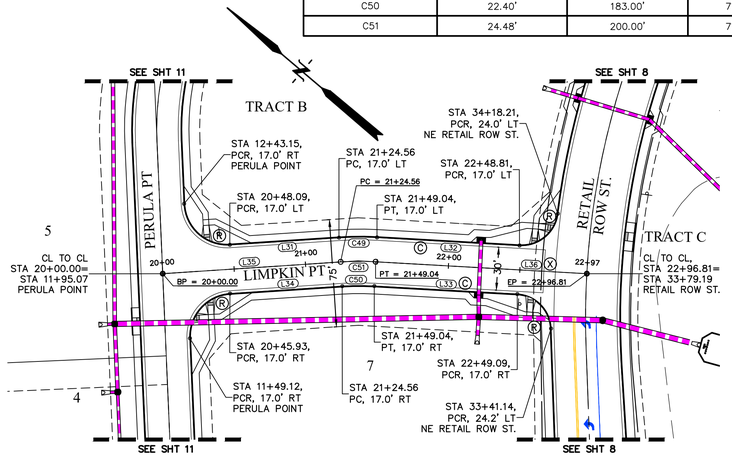
DUNLIN HEIGHTS & LIMPKIN PT. FL & CL CURVE TABLE

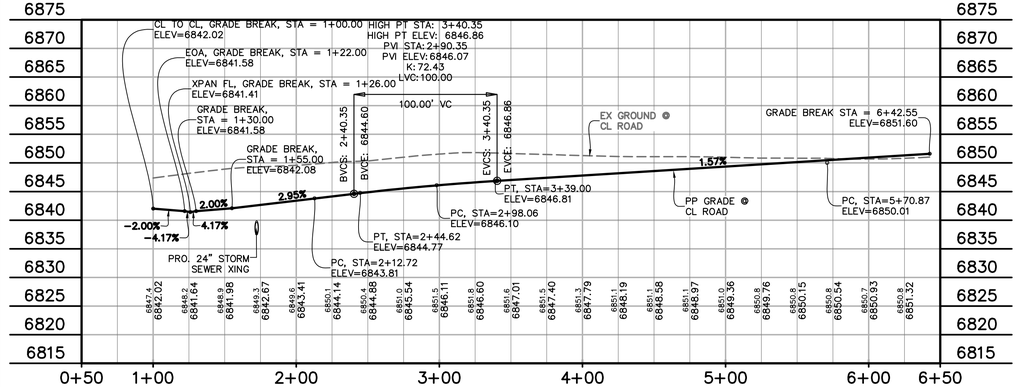
CURVE #	LENGTH	RADIUS	DELTA
C39	42.54'	60.00'	40°37'22"
C40	53.21'	65.00'	46°54'23"
C41	61.72'	110.00'	32°09'01"
C43	83.95'	65.00'	73°59'59"
C44	28.65'	35.00'	46°54'23"
C45	21.27'	30.00'	40°37'22"
C46	31.91'	45.00'	40°37'22"
C47	40.93'	50.00'	46°54'23"
C48	71.67'	60.00'	68°26'31"
C49	26.56'	217.00'	7°00'44"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





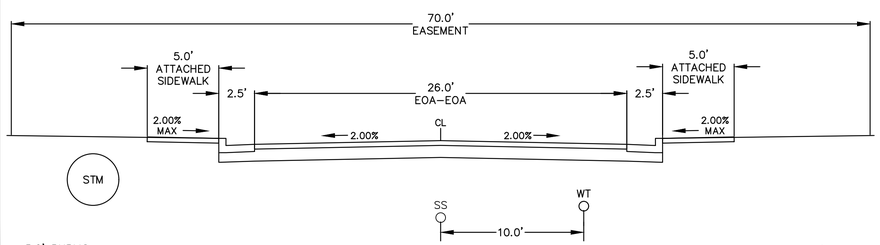




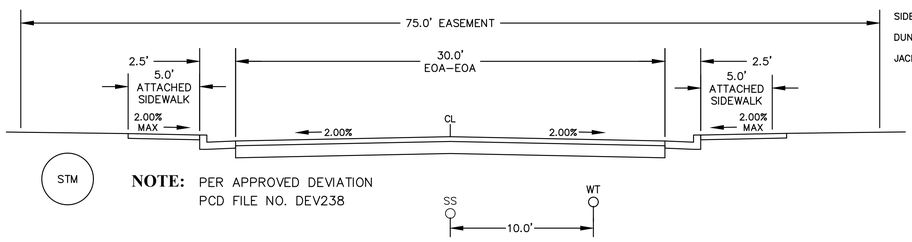


DUNLIN HEIGHTS
STA 1+00.00 - 6+42.55
SCALE: 1"=50'

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'



NOTE: PER APPROVED DEVIATION PCD FILE NO. DEV238

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

LEGEND

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

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

CLIENT:

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

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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

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'

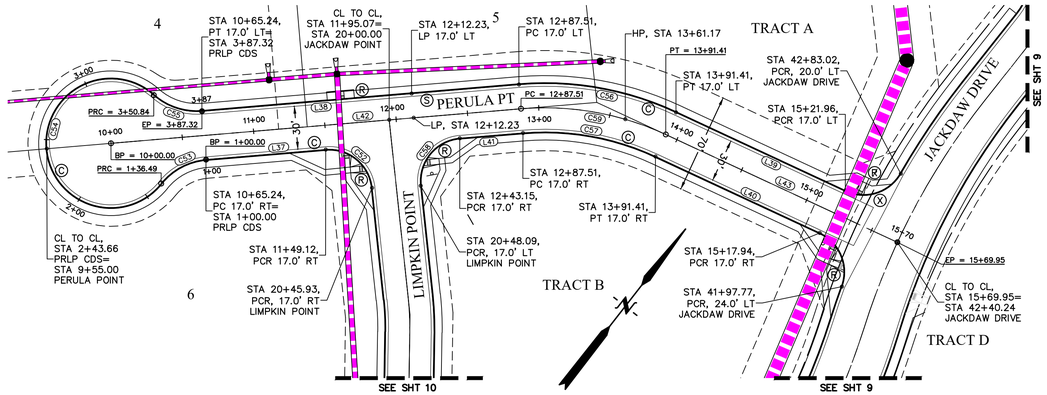
DUNLIN HEIGHTS & LIMPKIN POINT PLAN & PROFILE

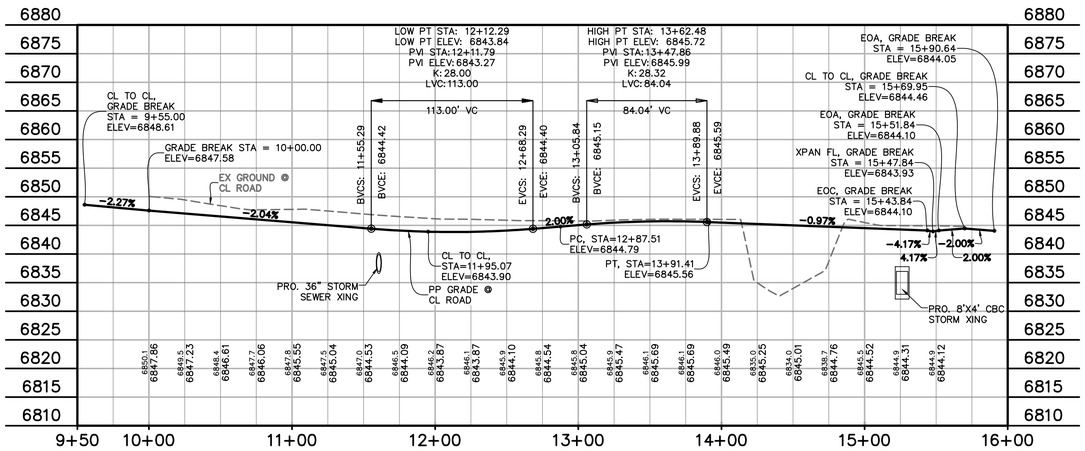
PROJECT NO. 21604–00CSCV

DRAWING NO.

C10

SHEET: 10 OF 31

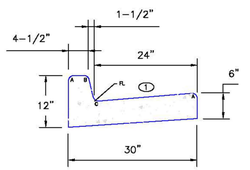




PERULA POINT
STA 9+55.00 - 15+90.64
SCALE: 1"=50'

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

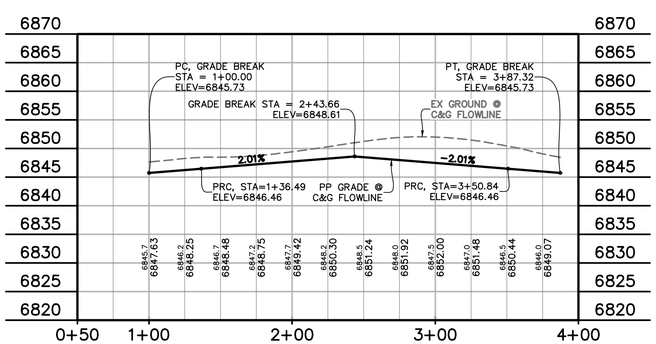
PERULA POINT & CDS FL & CL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C52	46.44'	30.00'	88°41'11"
C53	36.49'	45.00'	46°27'28"
C54	214.35'	45.00'	272°54'56"
C55	36.49'	45.00'	46°27'28"
C56	112.73'	217.00'	29°45'55"
C57	95.07'	183.00'	29°45'55"
C58	47.81'	30.00'	91°18'49"
C59	103.90'	200.00'	29°45'55"



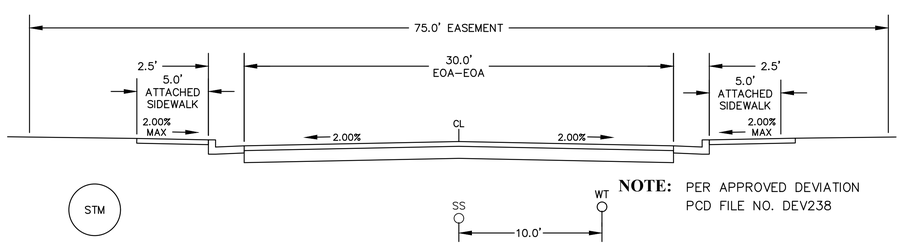
EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)

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

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

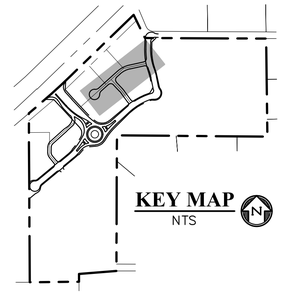


PERULA POINT CUL-DE-SAC
STA 1+00.00 - 3+87.32
SCALE: 1"=50'



NOTE: PER APPROVED DEVIATION PCD FILE NO. DEV238

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



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

LEGEND

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

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EL PASO COUNTY FILE # SF2435

PREPARED BY:

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Engineers • Surveyors
101 SAHWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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CONSTRUCTION DOCUMENTS FOR:
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FILING No. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

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'

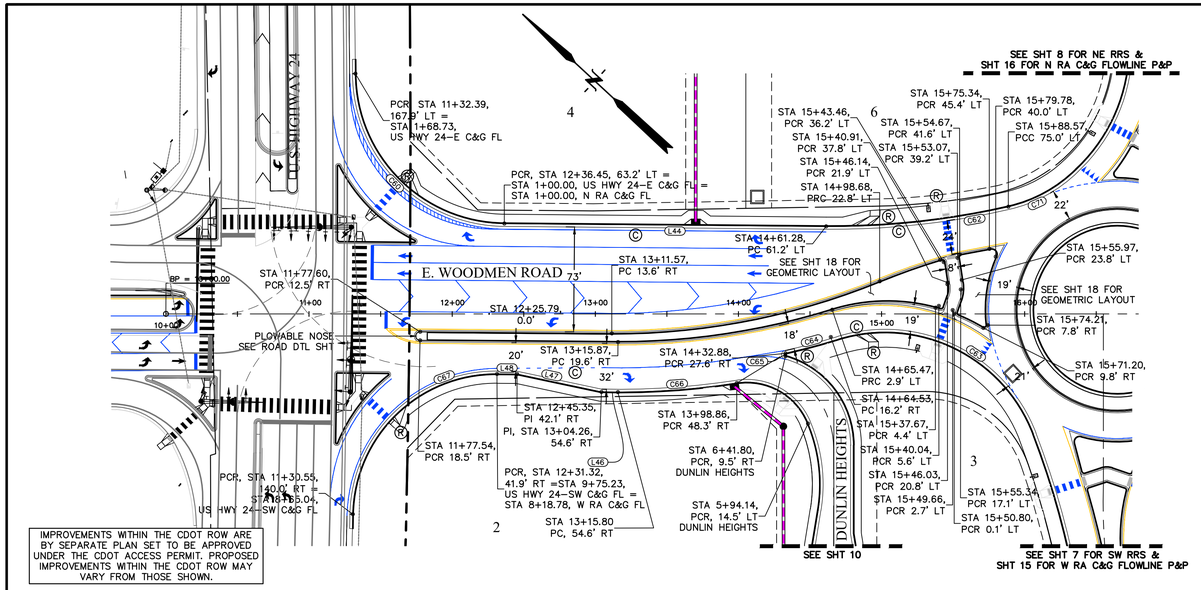
PERULA POINT & CUL-DE-SAC PLAN & PROFILE

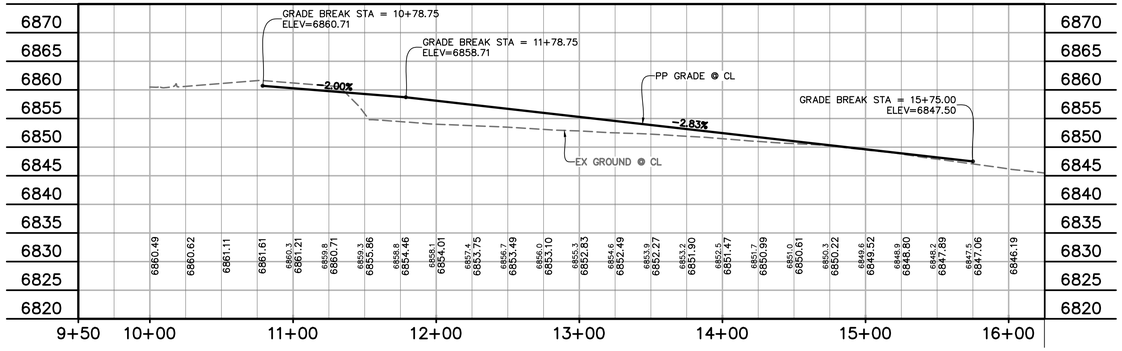
PROJECT NO. 21604-00CSCV

DRAWING NO.

C11

SHEET: 11 OF 31





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

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

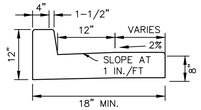
① – GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

WOODMEN ROAD FL & CL CURVE TABLE

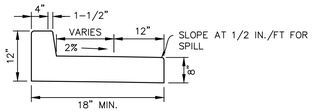
CURVE #	LENGTH	RADIUS	DELTA
C60	163.72'	105.00'	89°20'19"
C62	128.33'	549.97'	13°22'08"
C63	166.70'	111.00'	86°02'48"
C64	38.25'	521.00'	4°12'25"
C65	2.64'	1.00'	151°31'45"
C66	83.39'	535.00'	8°55'49"
C67	156.00'	100.00'	89°23'03"
C71	54.64'	98.00'	31°56'49"

WOODMEN ROAD FL & CL LINE TABLE

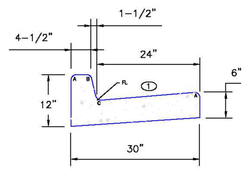
LINE #	LENGTH	DIRECTION
L44	224.84'	N42°15'51"W
L46	11.54'	S42°21'52"E
L47	60.22'	S30°47'29"E
L48	13.97'	S42°17'09"E



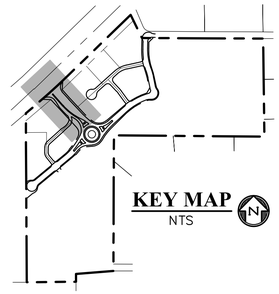
SPLITTER ISLAND CURB/GUTTER (CATCH)
NTS

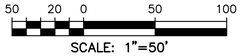


SPLITTER ISLAND CURB/GUTTER (SPILL)
NTS



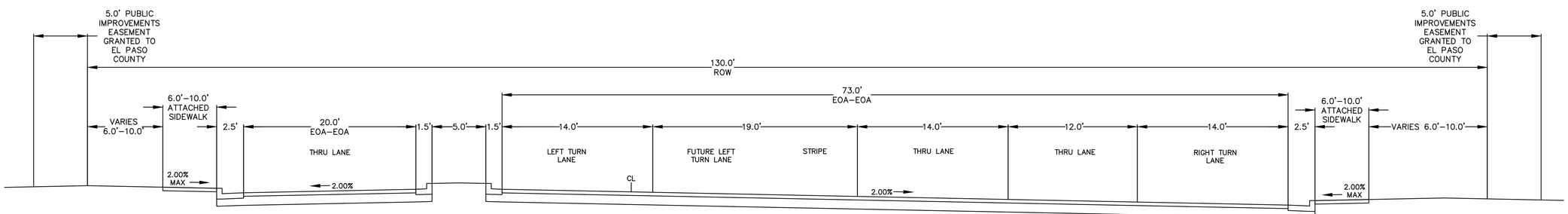
EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)





LEGEND

PROPERTY LINE	
RIGHT OF WAY	
LOT LINE	
CENTERLINE ROAD	
EASEMENT	
EASEMENT (UTILITY)	
SIDEWALK	
POND	
TRACT LINE	
PROPOSED SLOPE GRADE	-2.0%
PROPOSED MAJOR CONROUR	6205
PROPOSED MINOR CONTOUR	6203
EXISTING MAJOR CONTOUR	6205
EXISTING MINOR CONTOUR	6203
LOT NUMBER	7
EXISTING	EX
PROPOSED	PP
PEDESTRIAN RAMP (SEE SHT 22 FOR DETAILS)	Ⓡ
EPC TYPE A C&G (CATCH)	Ⓒ
EPC TYPE A C&G (SPILL)	Ⓢ
8' CROSSPAN (SEE SHT 22 FOR DETAILS)	Ⓧ
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



WOODMEN ROAD
(URBAN NON-RESIDENTIAL COLLECTOR – PUBLIC 130' ROW – DESIGN SPEED: 25 MPH)
SCALE: 1"=5'

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EL PASO COUNTY FILE # SF2435

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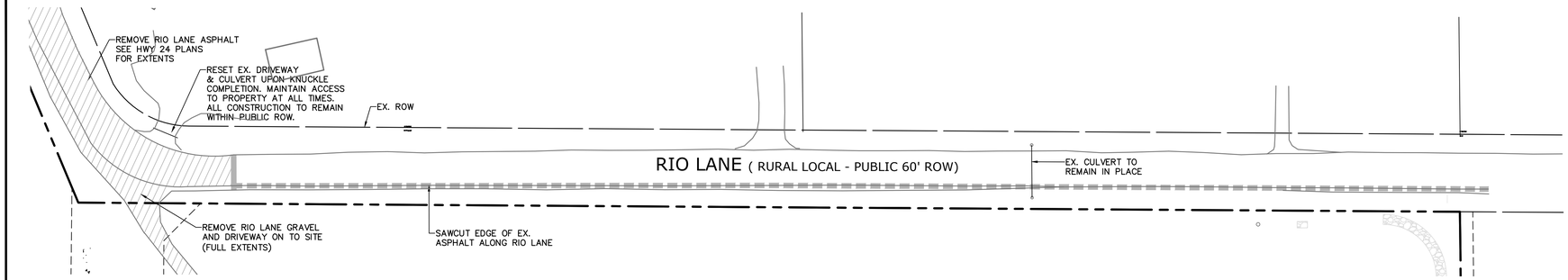
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	COMM RD

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

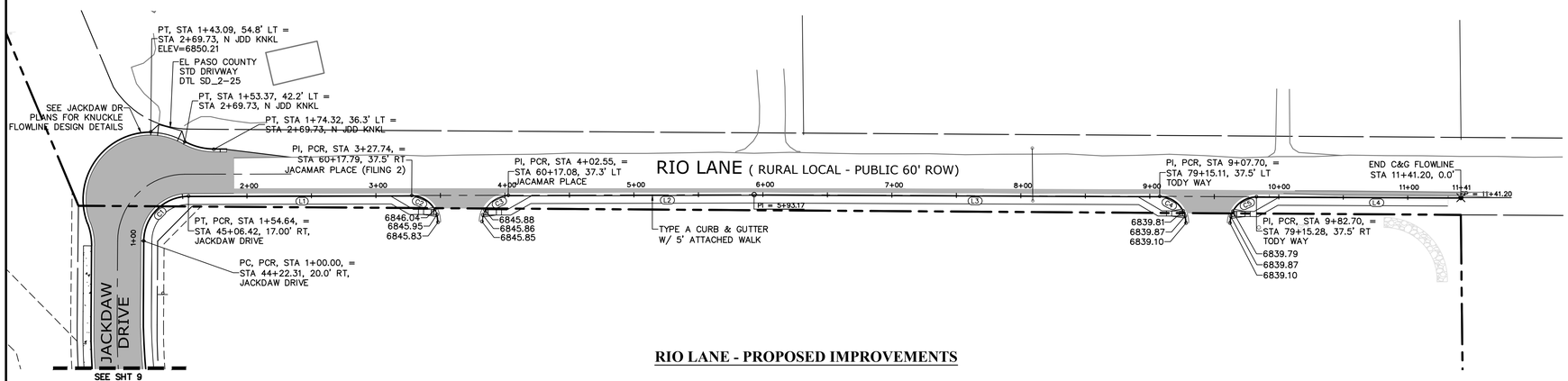
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL:1" = 12.5'

WOODMEN ROAD PLAN & PROFILE

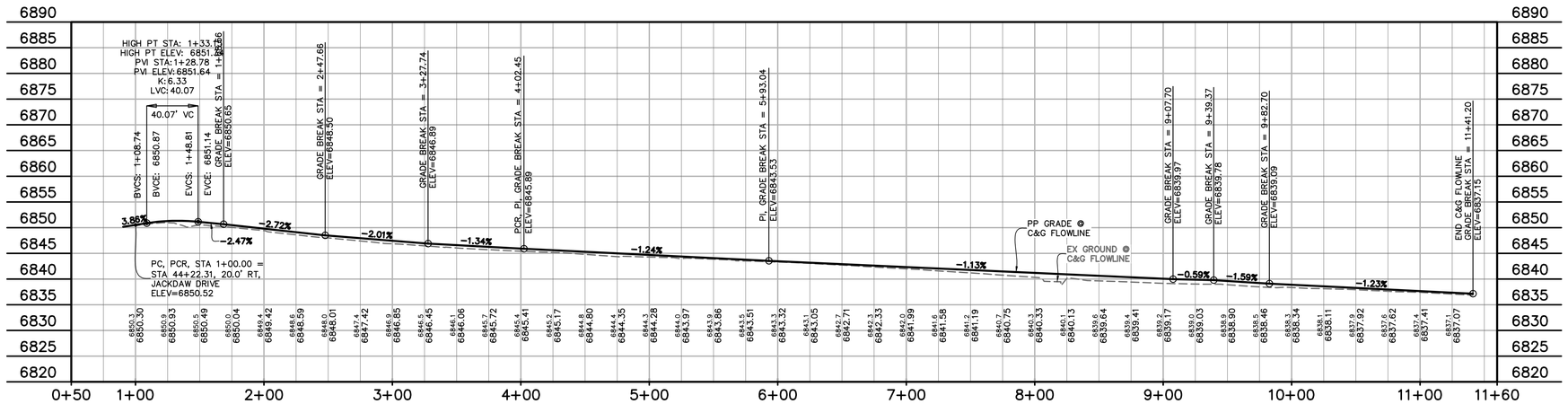
PROJECT NO. 21604-00CSCV
DRAWING NO.
C12
SHEET: 12 OF 31



RIO LANE - DEMO



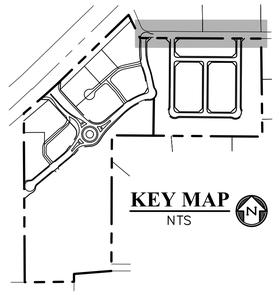
RIO LANE - PROPOSED IMPROVEMENTS



RIO LANE - SOUTH C&G FLOWLINE

STA 1+00.00 - 11+43.07

SCALE: 1"=50'



KEY MAP
NTS

N 50 20 0 50 100

SCALE: 1"=50'

LEGEND

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

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

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

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

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

CLIENT:

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

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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

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'

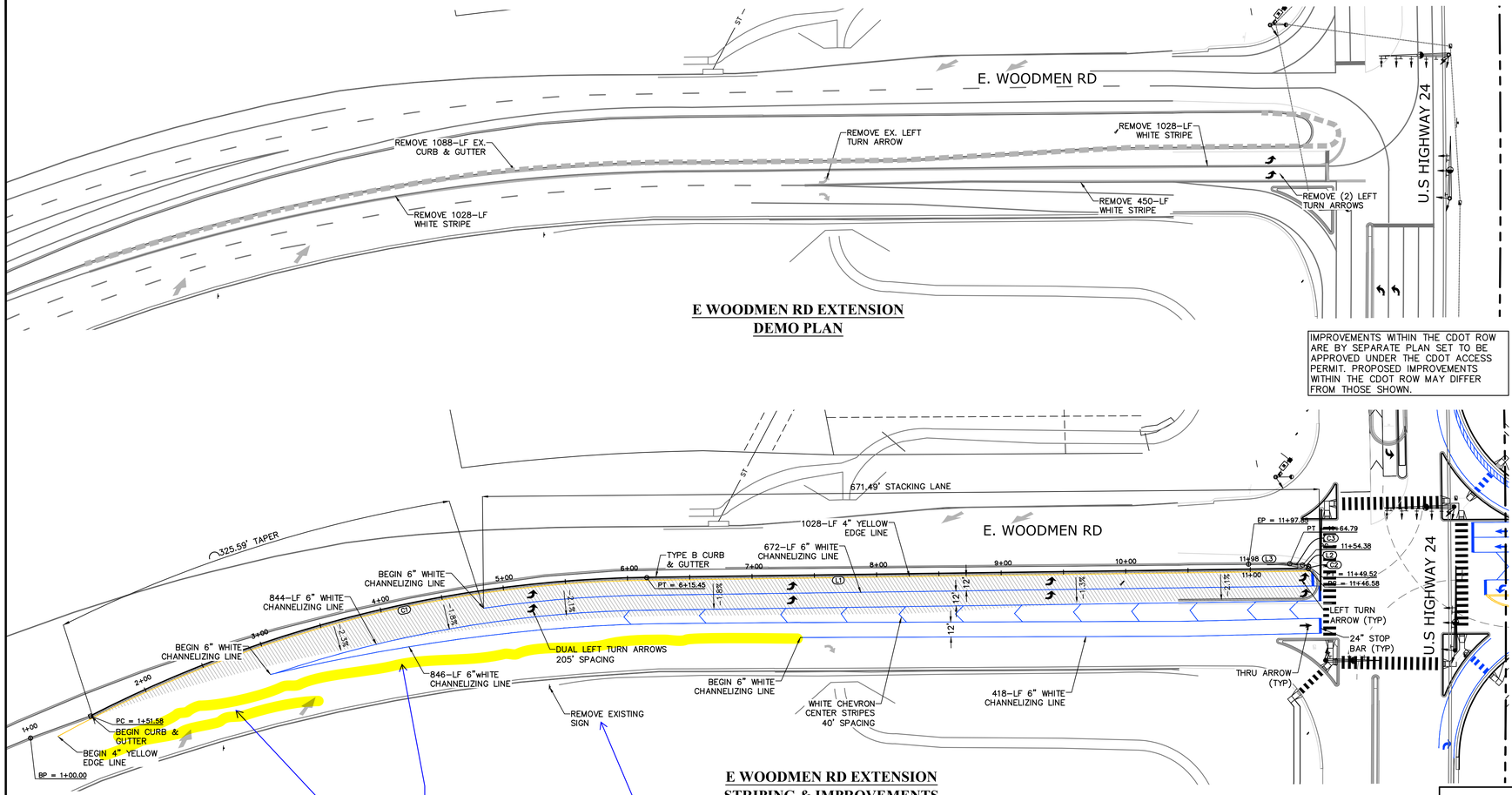
RIO LANE IMPROVEMENTS PLAN & PROFILES

PROJECT NO. 21604-00CSCV

DRAWING NO.

C13

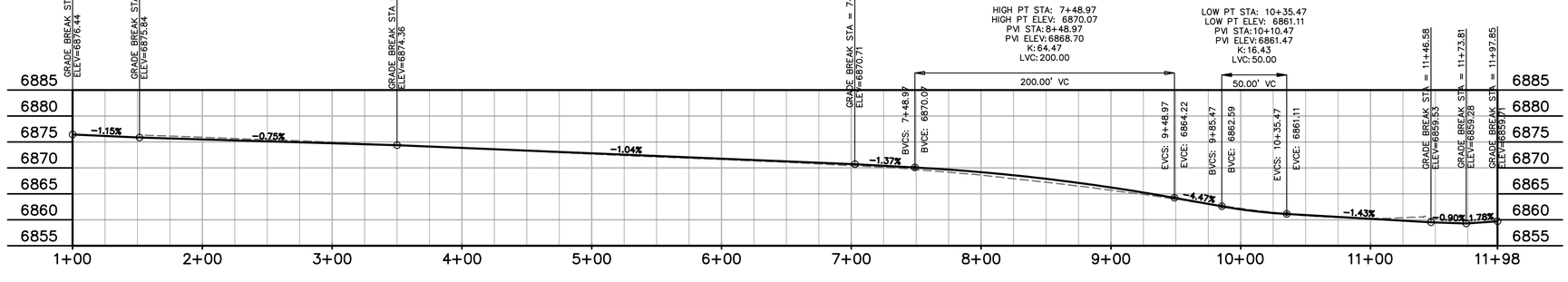
SHEET: 13 OF 31



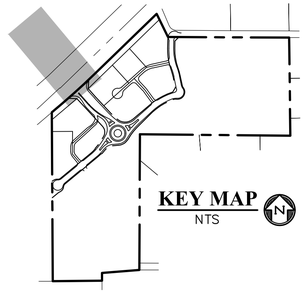
E WOODMEN RD EXTENSION
DEMO PLAN

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 DIFFER FROM THOSE SHOWN.

E WOODMEN RD EXTENSION
STRIPING & IMPROVEMENTS



E WOODMEN RD EXTENSION
CURB FLOWLINE PROFILE



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITY)
- SIDEWALK
- PROPOSED SLOPE GRADE ..... –2.0%
- PROPOSED ASPHALT PAVEMENT ONSITE SECTION 5" HMA ON 6" ABC OR AS DIRECTED BY GEOTECHNICAL REPORT APPROVED BY EL PASO COUNTY

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

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

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EL PASO COUNTY FILE # SF2435

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ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

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'

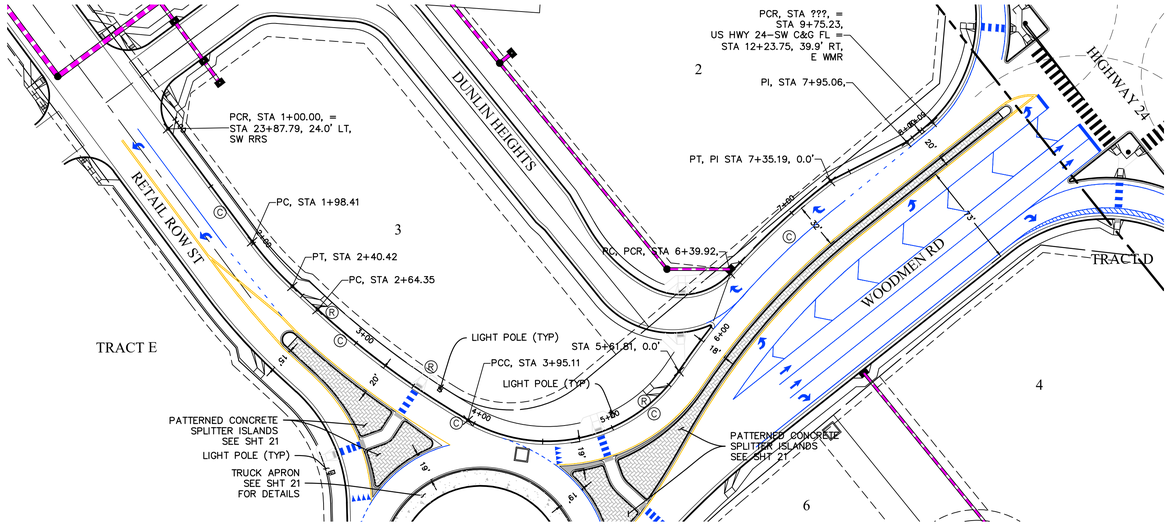
E. WOODMEN RD TURN LANE EXTENSION

PROJECT NO. 21604–00CSCV

DRAWING NO.

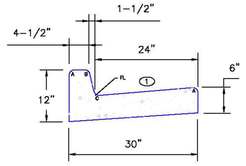
C14

SHEET: 14 OF 31



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

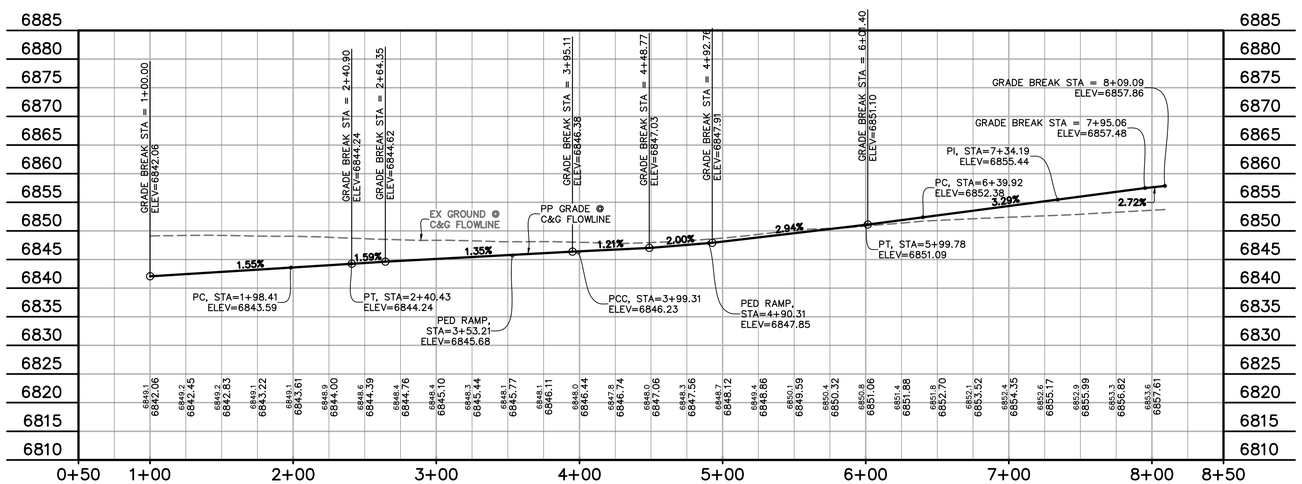
WEST ROUNDABOUT C&G CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C19	2.98'	2.00'	85°15'51"
C20	53.48'	136.00'	22°31'50"
C21	17.28'	5.50'	180°00'00"
C22	85.29'	621.00'	7°52'08"
C23	3.08'	2.00'	88°06'00"
C24	1.29'	2.00'	37°02'06"



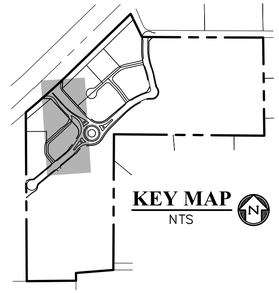
EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)

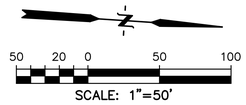
① – GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

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



WEST ROUNDABOUT C&G FLOWLINE
STA 1+00.00 - 8+15.50
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 CONROUR 6205
PROPOSED MINOR CONTOUR 6203
EXISTING MAJOR CONTOUR 6205
EXISTING MINOR CONTOUR 6203
LOT NUMBER 7
EXISTING ..... EX
PROPOSED ..... PP
PEDESTRIAN RAMP (SEE SHT 22 FOR DETAILS) ..... Ⓡ
EPC TYPE A C&G (CATCH) ..... Ⓒ
EPC TYPE A C&G (SPILL) ..... Ⓢ
8' CROSSPAN (SEE SHT 22 FOR DETAILS) ..... Ⓧ
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

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EL PASO COUNTY FILE # SF2435

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PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

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'

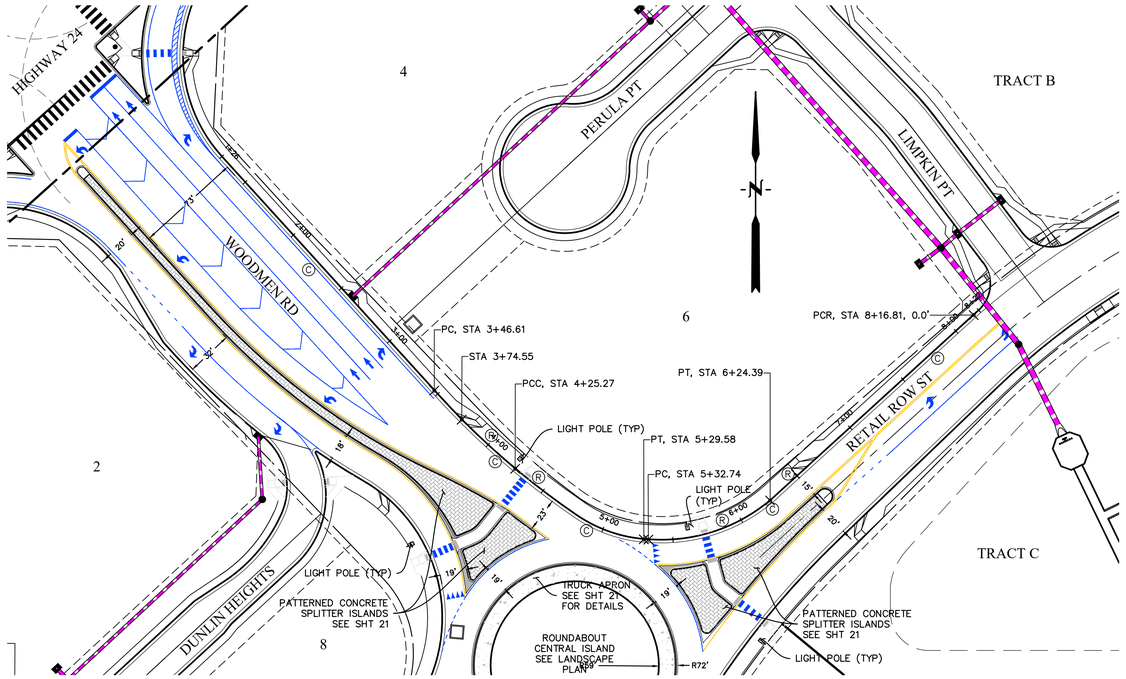
W ROUNDABOUT C&G FLOWLINE PLAN & PROFILES

PROJECT NO. 21604–00CSCV

DRAWING NO.

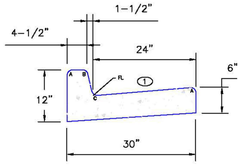
C15

SHEET: 15 OF 31



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

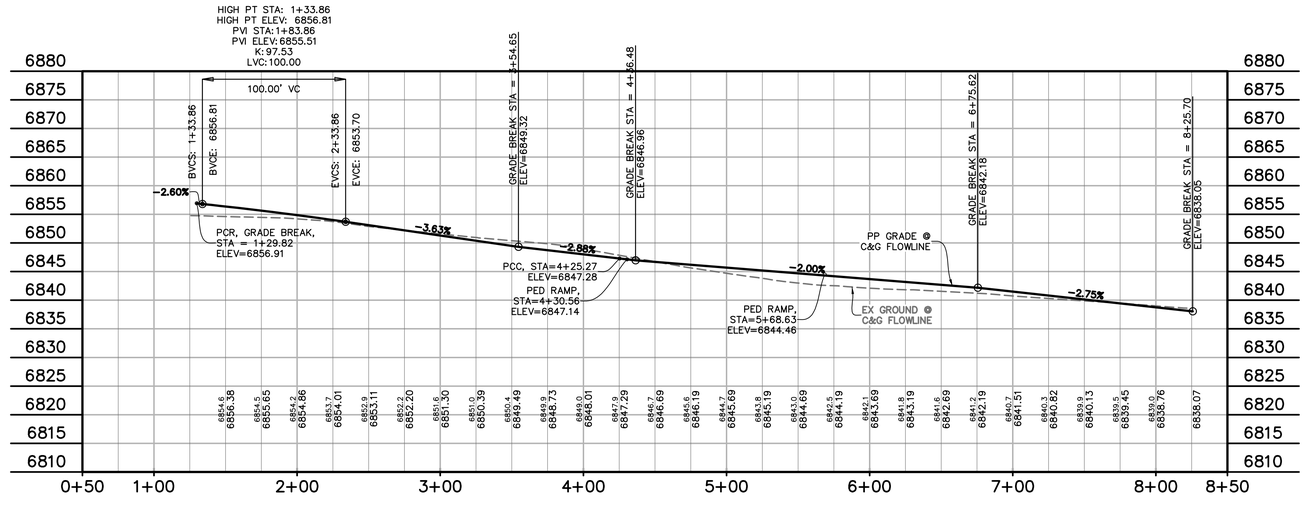
NORTH ROUNDABOUT C&G CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C23	3.08'	2.00'	88°06'00"
C24	1.29'	2.00'	37°02'06"
C25	3.10'	2.00'	88°55'04"
C26	7.76'	12.00'	37°02'06"



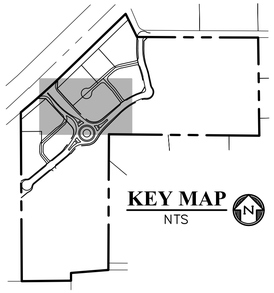
EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)

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

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



NORTH ROUNDABOUT C&G FLOWLINE
STA 1+00.00 - 8+16.81
SCALE: 1"=50'



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

LEGEND

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

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EL PASO COUNTY FILE # SF2435

PREPARED BY:
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Engineers • Surveyors
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COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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CLIENT:
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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	10/9/26

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.

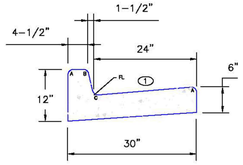
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 12.5'

N ROUNDABOUT C&G FLOWLINE PLAN & PROFILES

PROJECT NO. 21604–00CSCV
DRAWING NO.
C16
SHEET: 16 OF 31

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

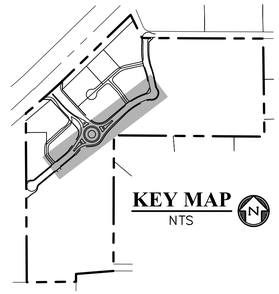
SOUTHEAST ROUNDABOUT C&G LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	20.40'	S32°34'42"W
L20	8.46'	S66°37'25"W
L21	17.78'	S38°40'04"W
L22	20.92'	N53°17'17"W
L23	16.19'	N38°40'04"E

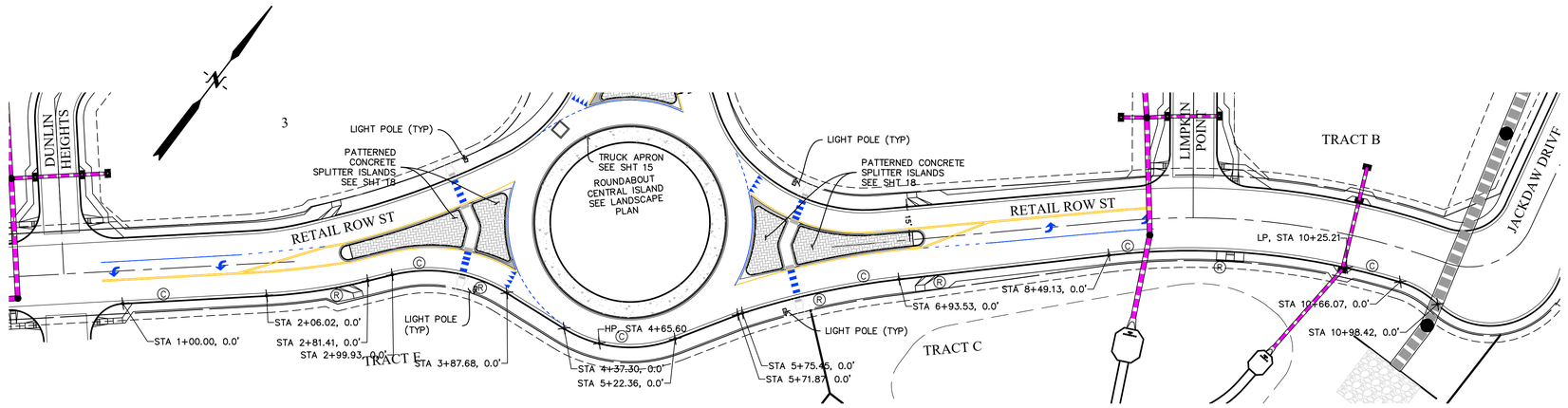


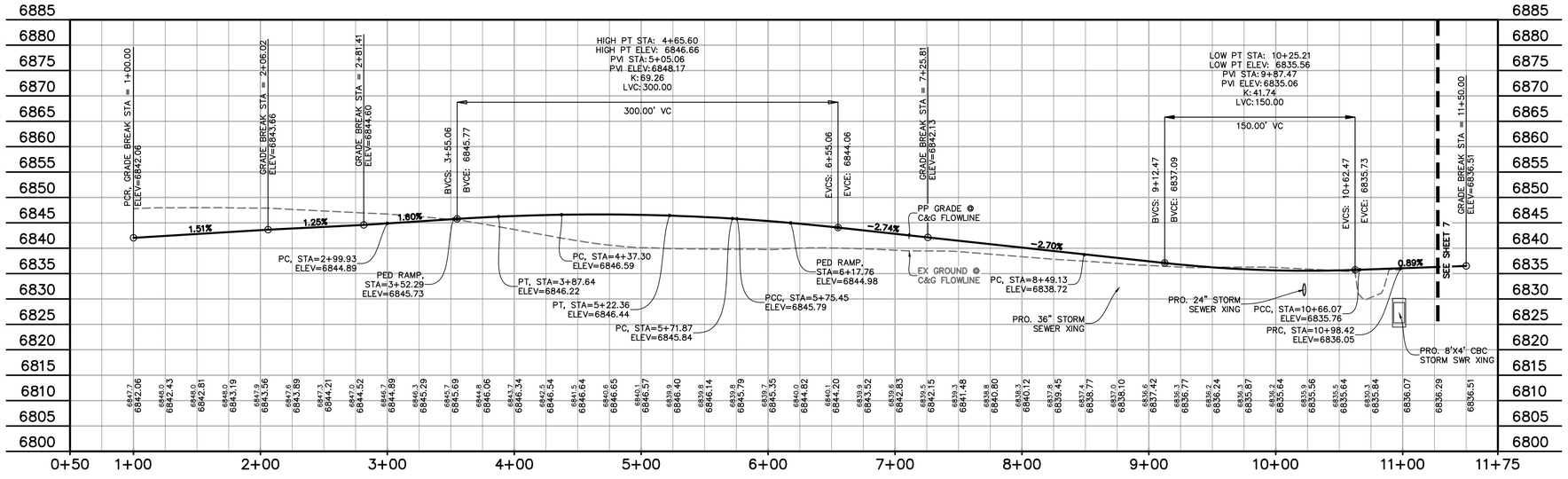
EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)

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

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







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

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

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITY)
- SIDEWALK
- POND
- TRACT LINE
- PROPOSED SLOPE GRADE ..... -2.0%
- PROPOSED MAJOR CONROUR 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' CROSSPAN (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
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DESIGNED BY:	KGV
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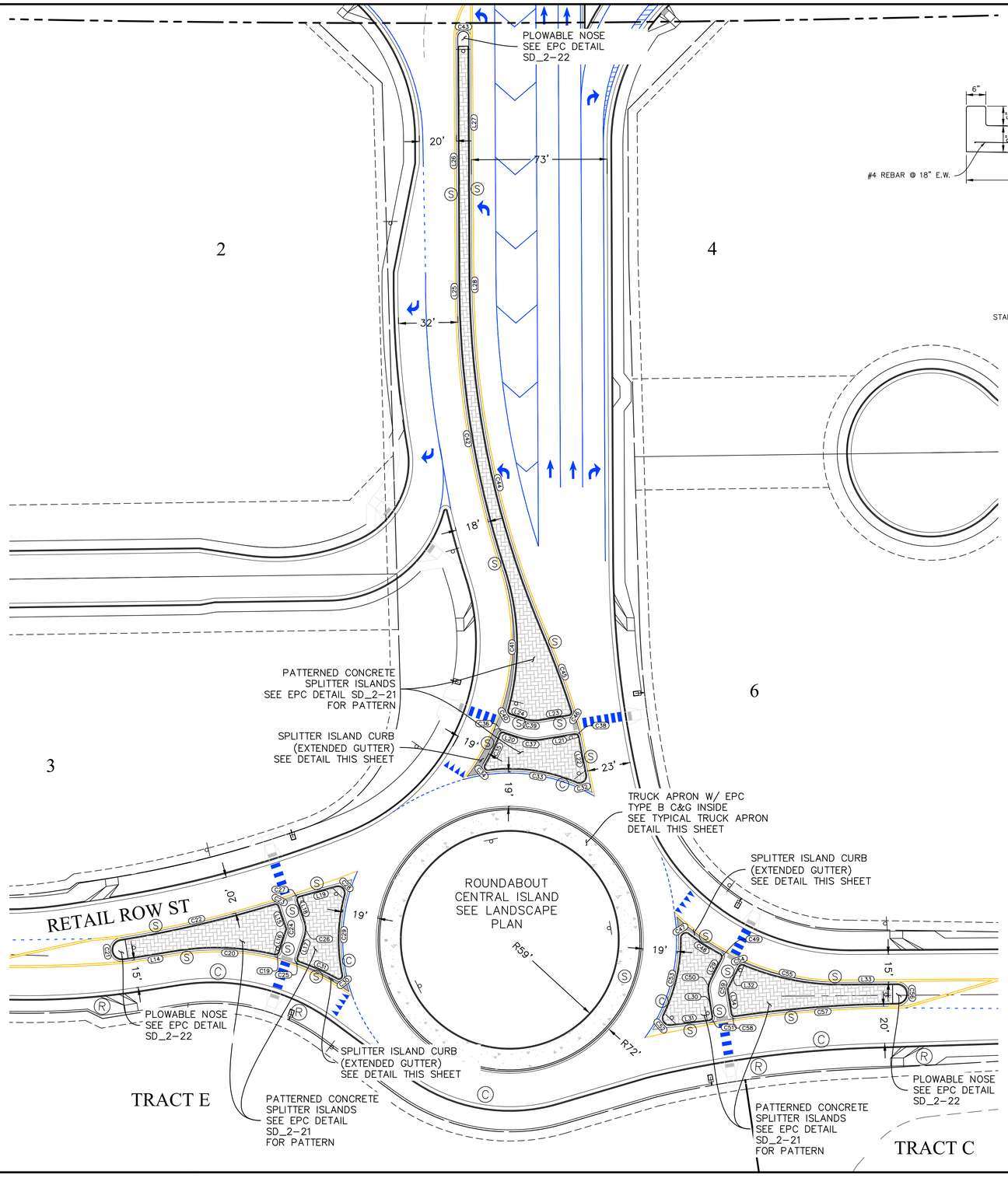
DRAWING SCALE:
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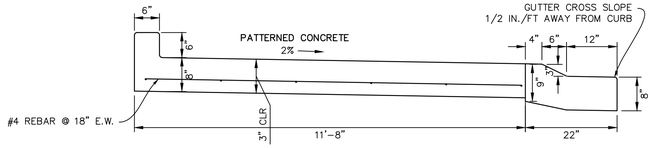
SE ROUNDABOUT C&G FLOWLINE PLAN & PROFILES

PROJECT NO. 21604-00CSCV
DRAWING NO.

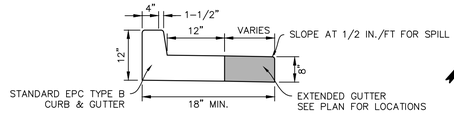
C17

SHEET: 17 OF 31

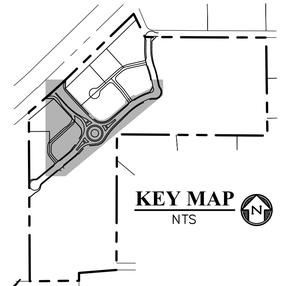




TYPICAL TRUCK APRON DETAIL
NTS



SPLITTER ISLAND CURB/GUTTER (SPILL)
NTS



LEGEND

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

SPLITTER ISLAND C&G CURVE TABLE

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

SPLITTER ISLAND C&G LINE TABLE

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

811 Know what's **below.** **Call** before you dig.
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EL PASO COUNTY FILE # SF2435

PREPARED BY:

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

CLIENT:

PT 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	10/9/26

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

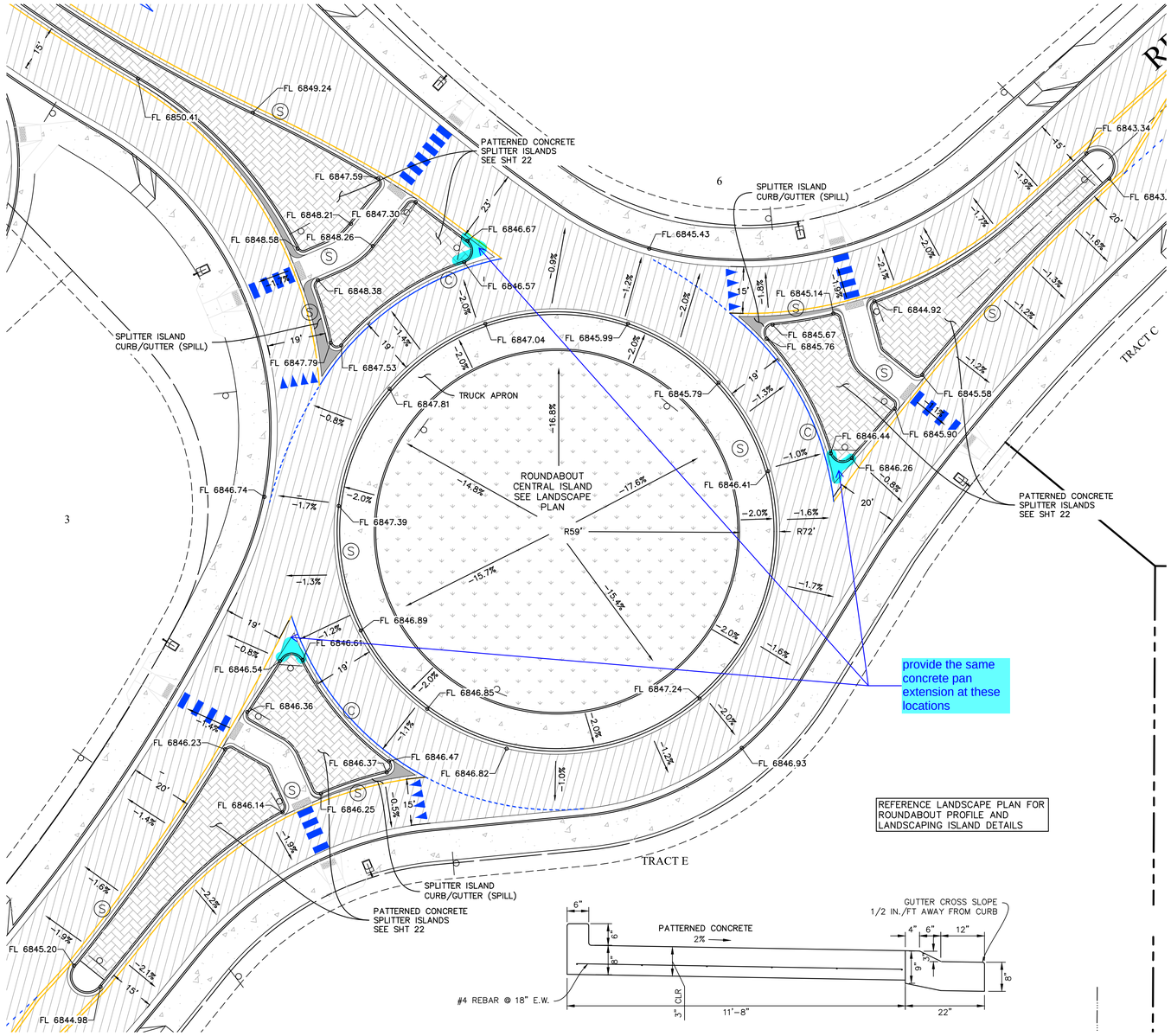
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

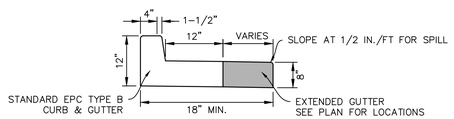
SPLITTER ISLAND ROUNDABOUT PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.
C18

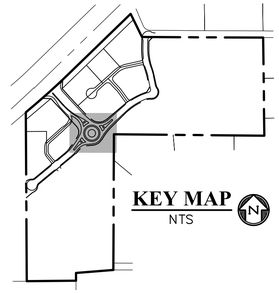
SHEET: 18 OF 31



TYPICAL TRUCK APRON DETAIL
NTS



SPLITTER ISLAND CURB/GUTTER (SPILL)
NTS



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITY)
- SIDEWALK
- POND
- TRACT LINE
- PROPOSED SLOPE GRADE — -2.0%
- PROPOSED MAJOR CONROUR — 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)
- LIGHTPOLE
- SPLITTER ISLAND PATTERNED CONCRETE (SD_2-21)
- SPLITTER ISLAND EXTENDED CONCRETE GUTTER SEE DETAIL THIS SHEET
- ROUNDABOUT APRON SEE DETAIL THIS SHEET

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ISSUE	DATE
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RESUBMITTAL	10/9/26

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

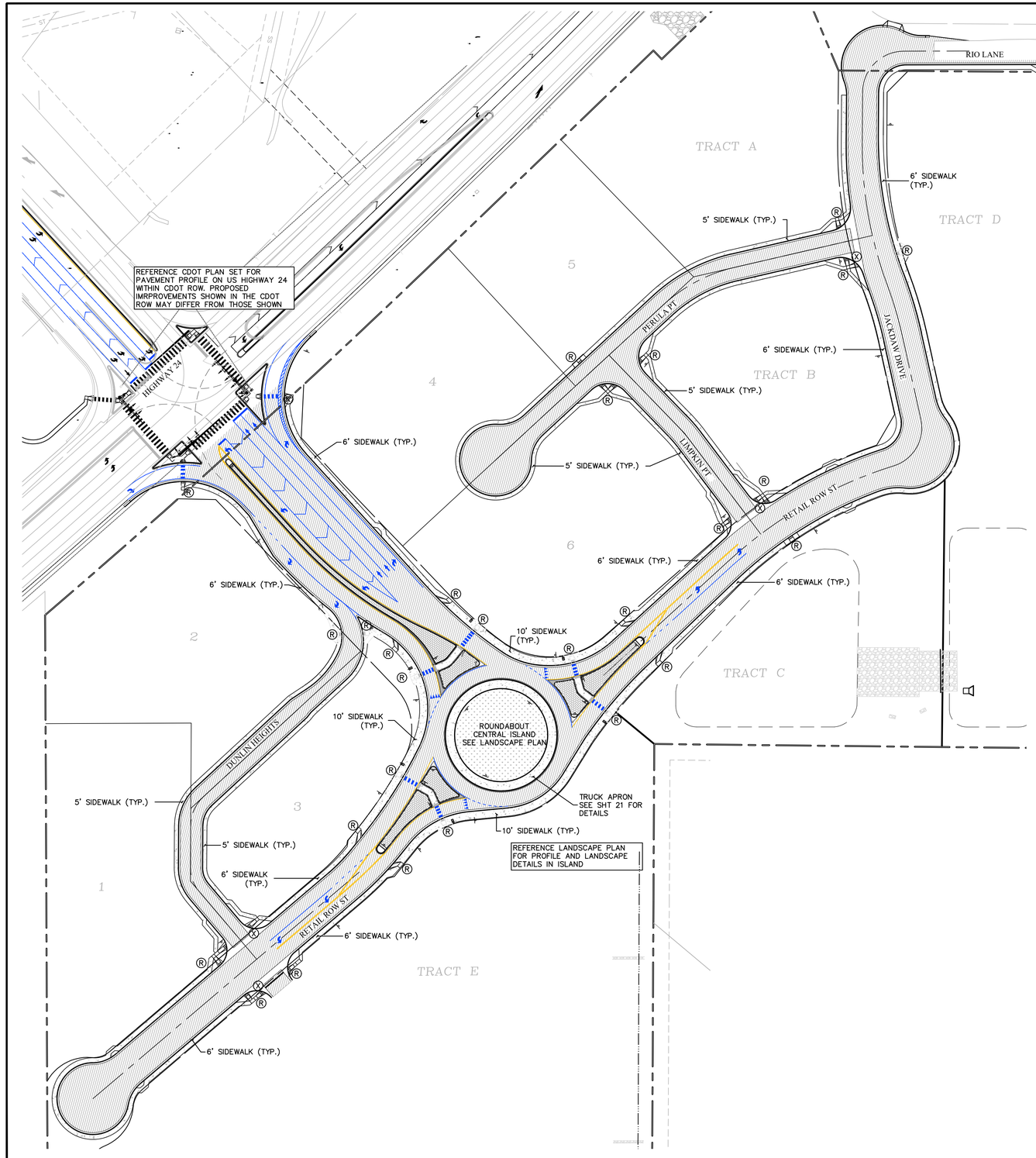
ROUNDABOUT GRADING PLAN

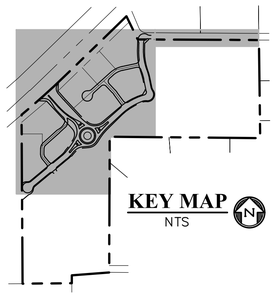
PROJECT NO. 21604-00CSCV

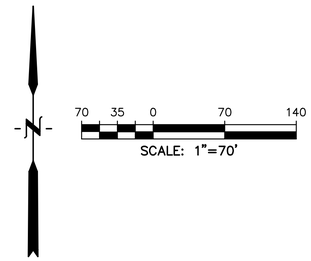
DRAWING NO.

C19

SHEET: 19 OF 31







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 (SEE SHT 24 FOR DETAILS) — Ⓡ
- 8' CROSSPAN (SEE SHT 24 FOR DETAILS) — Ⓧ

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EL PASO COUNTY FILE # SF2435

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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

REFERENCE CDOT PLAN SET FOR STRIPING WITHIN THE US HWY 24/CDOT ROW. PROPOSED IMPROVEMENTS WITHIN THE CDOT ROW MAY DIFFER FROM THOSE SHOWN.

HIGHWAY 24

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

RIO LANE

ROW/PROPERTY LINE

ROW/PROPERTY LINE

PERULA PT

JACKDAW DRIVE

LIMPKIN PT

RETAIL ROW ST

DUNLIN HEIGHTS

RETAIL ROW ST

169–LF 109' RADIUS 4" SOLID WHITE STRIPE W/DIAGONAL HATCH

156–LF 100' RADIUS 4" SOLID WHITE STRIPE

156–LF 100' RADIUS 4" SOLID WHITE STRIPE

12" WHITE STOP BAR (TYP)

DIRECTION ARROW(S) (TYP)

101–LF 115' RADIUS 4" SOLID WHITE STRIPE

R4–7C & OM3–L

225–LF 4" SOLID WHITE STRIPE

276–LF 4" SOLID WHITE STRIPE

276–LF 4" SOLID WHITE STRIPE

276–LF 4" SOLID WHITE STRIPE WHITE CHEVRON CENTER STRIPES (40' SPACING)

162–LF 105' RADIUS 4" SOLID WHITE STRIPE

169–LF 4" SOLID WHITE STRIPE

W1–1R W13–1P

132–LF 480' RADIUS 4" SOLID WHITE STRIPE

60–LF 4" WHITE DOTTED EXTENSION

4" SINGLE YELLOW LINE

91–LF 518' RADIUS 4" SOLID WHITE STRIPE

38–LF 79' RADIUS 4" SOLID WHITE STRIPE

37–LF 4" SOLID WHITE STRIPE

W2–6 W13–1P

R1–6

12" WHITE CROSSWALK (TYP)

R1–2

42–LF 6" WHITE DOTTED EXTENSION

D1–1d (RETAIL ROW ST)

R1–6

R2–1

4" SINGLE YELLOW STRIPE

R4–7C & OM3–L

65–LF 4" WHITE DOTTED EXTENSION

100–LF 4" SOLID WHITE STRIPE

D3–1 R1–1

R2–1

6' SIDEWALK (TYP.)

183–LF 4" DOUBLE YELLOW STRIPE

TEMPORARY CDOT TYPE 3 BARRICADE (TYP)

6' SIDEWALK (TYP.)

D3–1 R1–1

R2–1

D3–1 R1–1

R2–1

D3–1 R1–1

175–LF 4" DOUBLE YELLOW STRIPE

37' 6" WHITE DOTTED EXTENSION

R1–6 D1–1d (WOODMEN RD)

W2–6

R1–2

R1–6

21.5–LF 542.5' RADIUS 4" SOLID WHITE STRIPE

98–LF 4" SOLID WHITE STRIPE

50–LF 4" WHITE DOTTED EXTENSION

R4–7C & OM3–L

4" SINGLE YELLOW STRIPE

6" WHITE STRIPE

R6–1R

R6–1R

6" WHITE STRIPE

6" WHITE STRIPE

R6–1R

R1–6

D1–1d (RETAIL ROW ST)

STREET LIGHT (TYP)

R1–6

53–LF 6" WHITE DOTTED EXTENSION

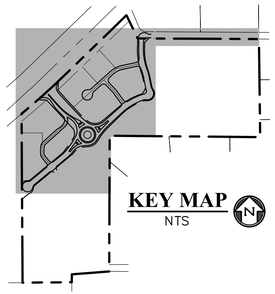
SOLID WHITE YIELD TRIANGLES (TYP)

R1–6

W2–6 W13–1P

R1–2

STREET LIGHTS SHOWN ARE FOR REFERENCE ONLY. PHOTOMETRIC PLANS AND SPECIFIC LIGHTING DETAILS ARE TO BE PROVIDED FOR COUNTY REVIEW SEPARATELY





70 35 0 70 140

SCALE: 1"=70'

LEGEND

PROPERTY LINE

RIGHT OF WAY

LOT LINE

CURB & GUTTER

SIDEWALK

POND

YELLOW STRIPING (4" UNO)

WHITE STRIPING (4" UNO)

ROAD SIGN

STREET LIGHTS

R1–1 (30"X30")

R1–2 (36"X36")

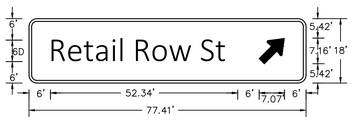
R1–6 (36"X12")

R2–1 (24"X30") W13–1P (18"X18")

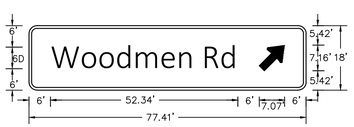
R6–1R (36"X12")

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

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EL PASO COUNTY FILE # SF2435

PREPARED BY:

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Engineers • Surveyors
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CONTACT: TIM D. McCONNELL, P.E.
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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

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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

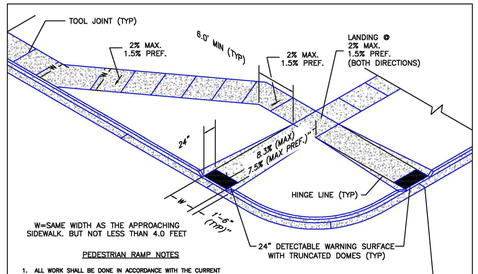
SIGNAGE & STRIPING PLAN

PROJECT NO. 21604–00CSCV

DRAWING NO.

C21

SHEET: 21 OF 31



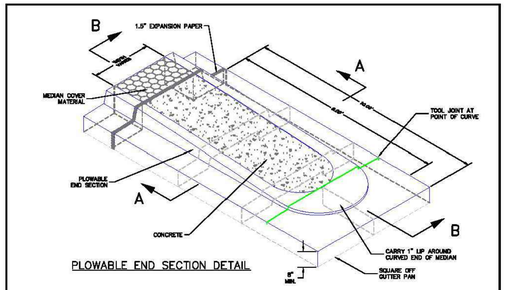
PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

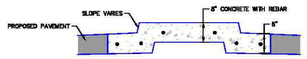
GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

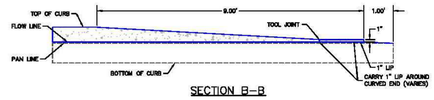
6/23/20	Pedestrian Curb Ramp Detail	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-41
DEPARTMENT OF PUBLIC WORKS		



PLOWABLE END SECTION DETAIL



SECTION A–A



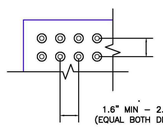
SECTION B–B

NOTES:
1. MEDIAN NOSE CONCRETE AND CURB & GUTTER SHALL BE PLACED MONOLITHIC WITH NON-COLORED CONCRETE REINFORCED #4 REBAR AT 18" E.W.
2. MEDIANS GREATER THAN 10' WIDE (BOC TO BOC) DO NOT REQUIRE MEDIAN NOSE.

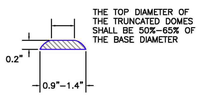
SCALE: NOT TO SCALE

1/12/16	Plowable Median Nose Detail	
DATE APPROVED:	Standard Drawing	
André P. Brackin	REVISION DATE: 1/12/16	FILE NAME: SD_2-22
DEPARTMENT OF TRANSPORTATION		

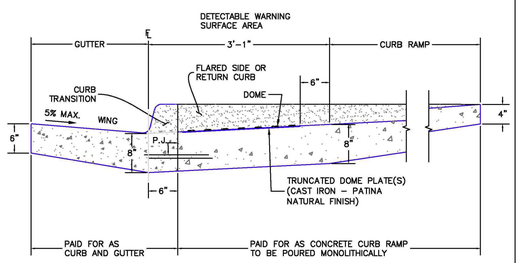
TRUNCATED DOME DETAILS



DOME SPACING



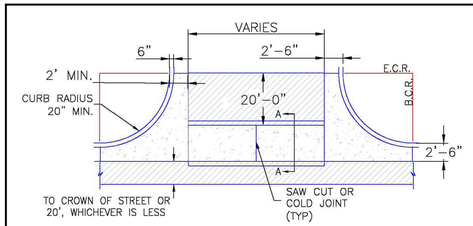
ELEVATION VIEW



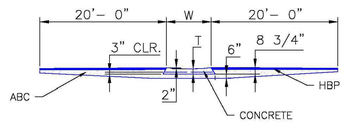
P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20	Detectable Warning Surface Details	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-42
DEPARTMENT OF PUBLIC WORKS		



PLAN VIEW



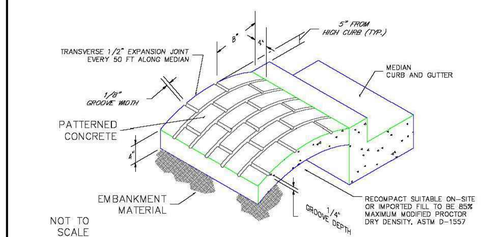
SECTION A–A

NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T – SQUARED–OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11	Typical Cross Pan Layout Detail	
DATE APPROVED:	Standard Drawing	
André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-26
DEPARTMENT OF TRANSPORTATION		



NOTES:

A) The median paving shall be constructed with 4 inch thick, integrally colored concrete, embossed with a running band 4" x 8" brick pattern as shown.

B) Install 1/2" x 4" expansion material at median noses, fixed objects, and at transverse joints at 50 ft. intervals (maximum) along the median.

C) The color additive shall be an approved commercially pure or synthetic mineral pigment, factory formulated and packaged in cubic yard dosage increments. The mixture shall be "Chromix" as manufactured by L.M. Scofield Company, "Davis Colors" as manufactured by Davis Color Company, Pigment No. 678, 5 lbs/sack, or an approved equal.

D) Patterned concrete to be colored L.M. Scofield Company "Santa Barbara Brown, C–35", Davis Color Company, Pigment No. 678, 5 lbs/sack, or an approved equal.

E) The Matching curing compound shall be a blend of waxes and pigments in a solvent emulsion base and conform to the requirements of ASTM C–309. The curing compound shall be "Lithoprome Colorwax" as manufactured by L.M. Scofield Company, Davis Color–Seal, as manufactured by Davis Color Company, or approved equal.

F) The concrete mix design shall conform to the requirements of the color admixture manufacturer and shall meet CDOT Class B concrete requirements, unless otherwise approved.

G) For weed control prior to median paving, apply a pre–emergent herbicide to median subgrade area per manufacturer's specifications for paving under Barrier 50 label (pbi Gordon). Trifluralin is labeled for use under asphalt under the Trefian 4EC label (Elanco).

SCALE: NOT TO SCALE

7/9/09	Patterned Concrete Median Paving	
DATE APPROVED:	Standard Drawing	
André P. Brackin	REVISION DATE: 1/18/11	FILE NAME: SD_2-21
DEPARTMENT OF TRANSPORTATION		

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
FILING No. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	RD SEC&DET

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

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

SITE DETAILS

PROJECT NO. 21604–00CSCV

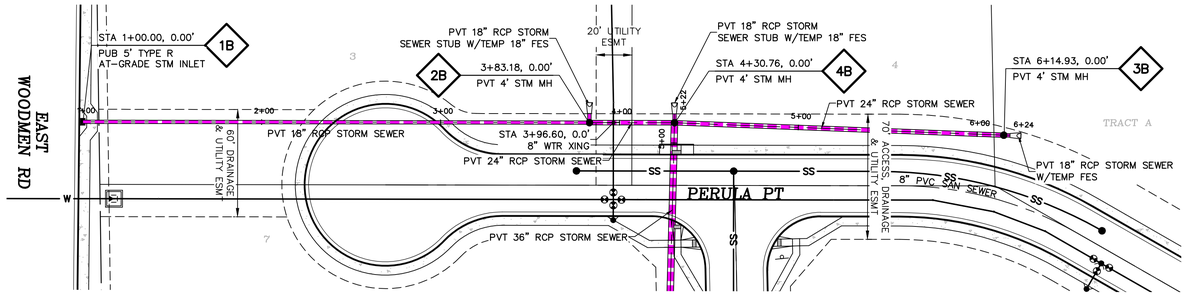
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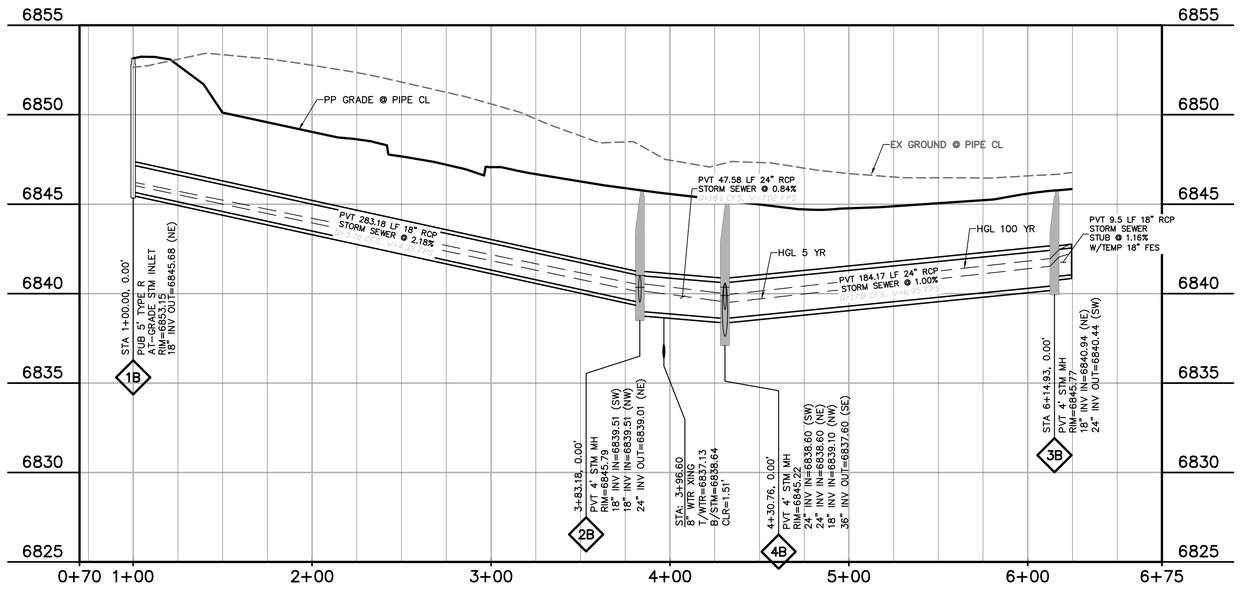
C22

SHEET: 22 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



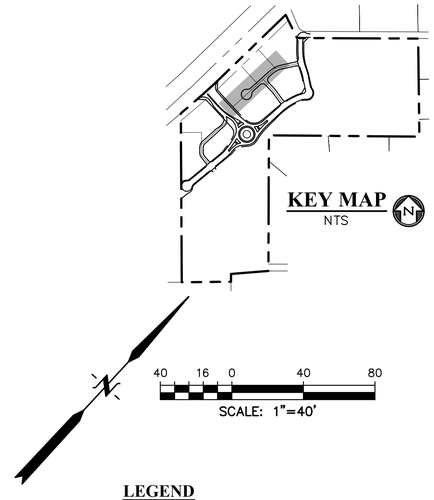


PERULA PT STM SWR
STA 1+00.00 - 6+28.04
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'

NOTE

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

Due to groundwater, watertight joints should be considered for all storm pipes. Please be aware that storm system and associated roadways will not be preliminary accepted if groundwater is infiltrating the pipes. Similarly the box culvert should be protected from groundwater as that is a current issue with the box culvert at the Owl Place subdivision



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 — W
PP FIRE HYDRANT — FH
PP WATER VALVE
PP SANITARY SEWER LINE — SS
PP STORM SEWER MANHOLE DESIGNATOR — MH3
LOT NUMBER — 11
PP POND
PP TELEPHONE — T
PP TRAIL
PP GRADE @ ℄ OF PIPE
EX WATER FIRE HYDRANT
EX WATER LINE — W
EX PLUG
EX SS LINE — SS
EX SS MH
EX GROUND @ ℄ OF PIPE
EX ELECTRIC — E
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

Know what's **below.** **Call** before you dig.
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EL PASO COUNTY FILE # SF2435

PREPARED BY:

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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

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

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

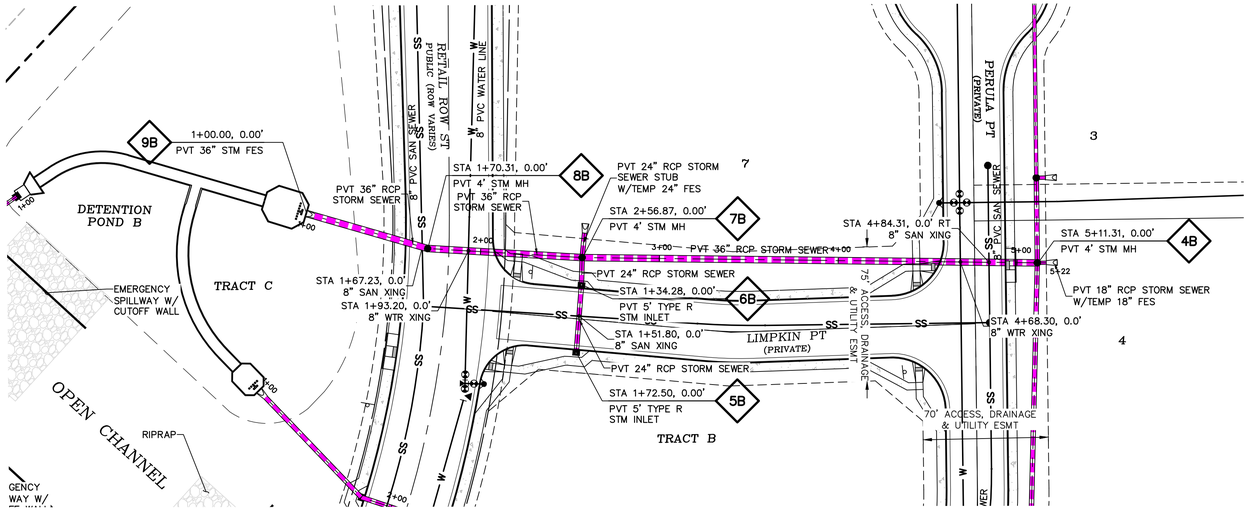
DRAWING SCALE:
HORIZONTAL: 1" = 40"
VERTICAL: 1" = 4'

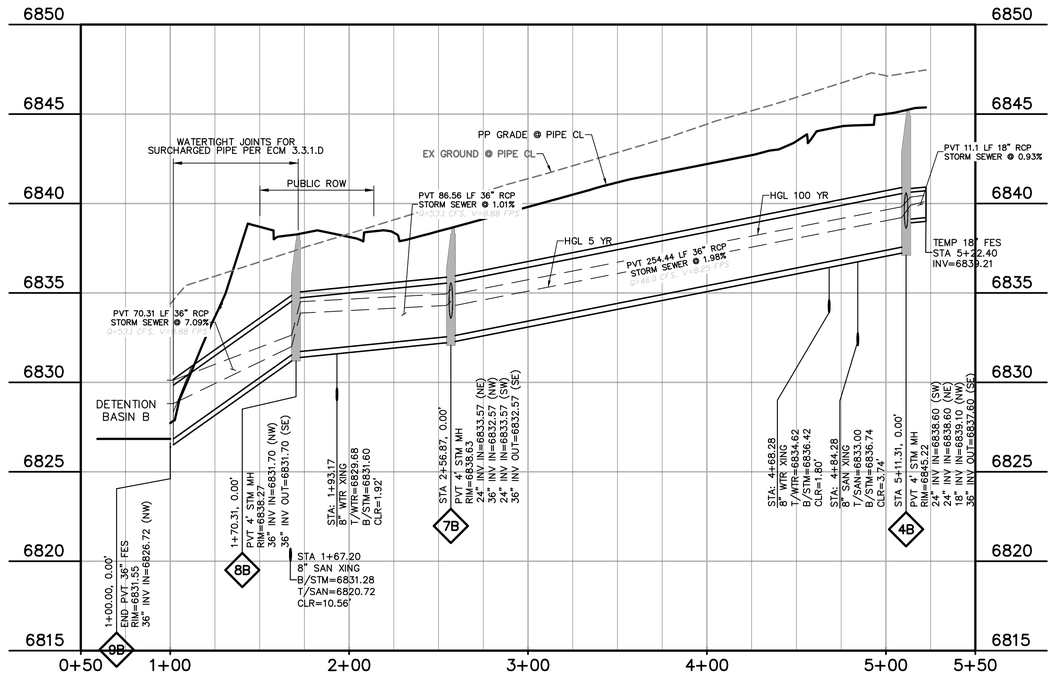
STORM SEWER PLAN & PROFILE

PROJECT NO. 21604-00CSCV
DRAWING NO.

STM1

SHEET: 23 OF 31



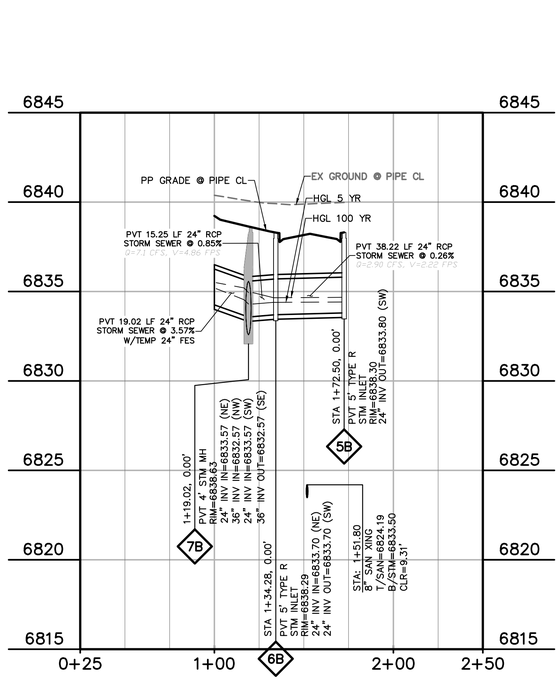


LIMPKIN PT STORM SEWER

STA 1+00.00 - 5+03.81

HORIZ. SCALE: 1"=40'

VERT. SCALE: 1"=4'

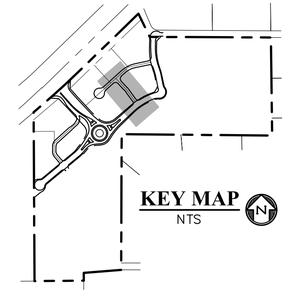


LIMPKIN PT STORM SEWER

STA 1+00.00 - 1+68.09

HORIZ. SCALE: 1"=40'

VERT. SCALE: 1"=4'



40 16 0 40 80

SCALE: 1"=40'

LEGEND

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

NOTE

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

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:

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THE COMMONS AT FALCON FIELD
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12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

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'

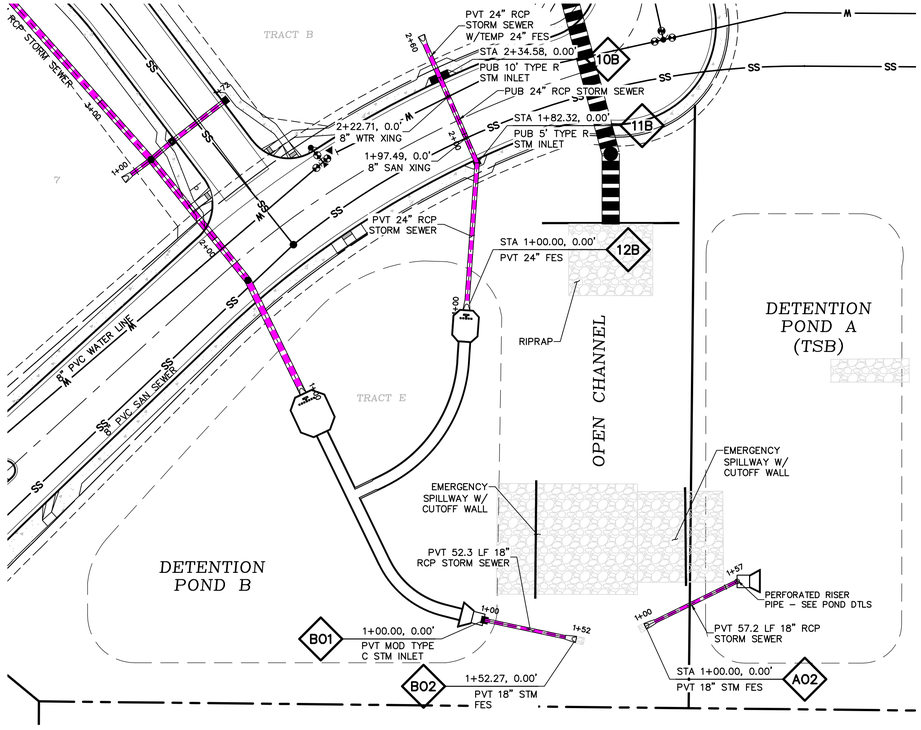
W JACKDAW POINT
STORM SEWER
PLAN & PROFILE

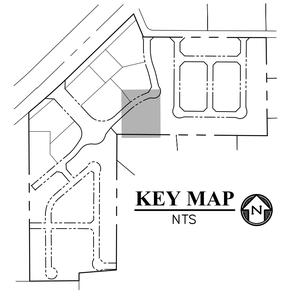
PROJECT NO. 21604-00CSCV

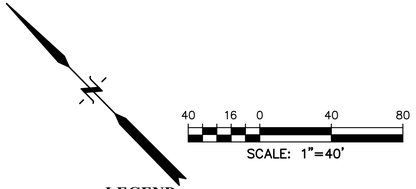
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STM2

SHEET: 24 OF 31



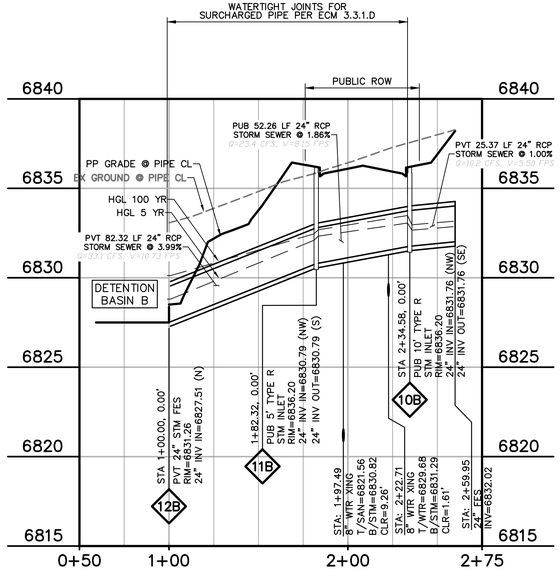




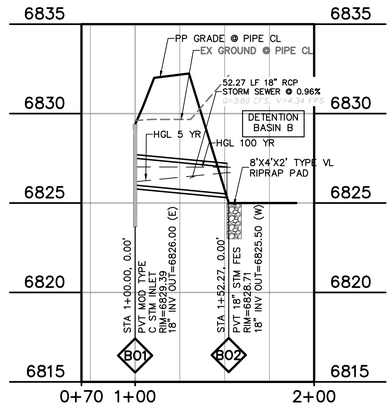
LEGEND

PROPERTY LINE
EASEMENT
PP RIGHT OF WAY
PP LOT LINE
PP CURB & GUTTER
PP SIDEWALK
PP STORM SEWER LINE
HYDRAULIC GRADE LINE
ENERGY GRADE LINE
PP STORM INLET
PP MANHOLE
PP WATER LINE — W
PP FIRE HYDRANT — FH
PP WATER VALVE
PP SANITARY SEWER LINE — SS
PP STORM SEWER MANHOLE DESIGNATOR — MH3
LOT NUMBER — 11
PP POND
PP TELEPHONE — T
PP TRAIL
PP GRADE @ ℄ OF PIPE
EX WATER FIRE HYDRANT
EX WATER LINE — w
EX WT PLUG
EX SS LINE — ss
EX SS MH
EX GROUND @ ℄ OF PIPE
EX ELECTRIC — E
EX 100YR FLOOD

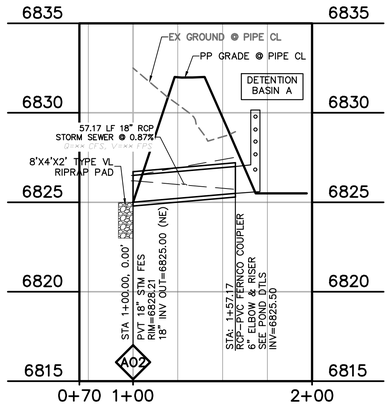
EX	*EXISTING*
MH	MANHOLE
PP	PROPOSED
PT	POINT
SS	SANITARY SEWER
ST	STORM SEWER
WT	WATER
XING	CROSSING
C&G	CURB AND GUTTER
PUB	PUBLIC



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'



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

NOTE

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

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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

PREPARED BY:

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Engineers • Surveyors
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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'

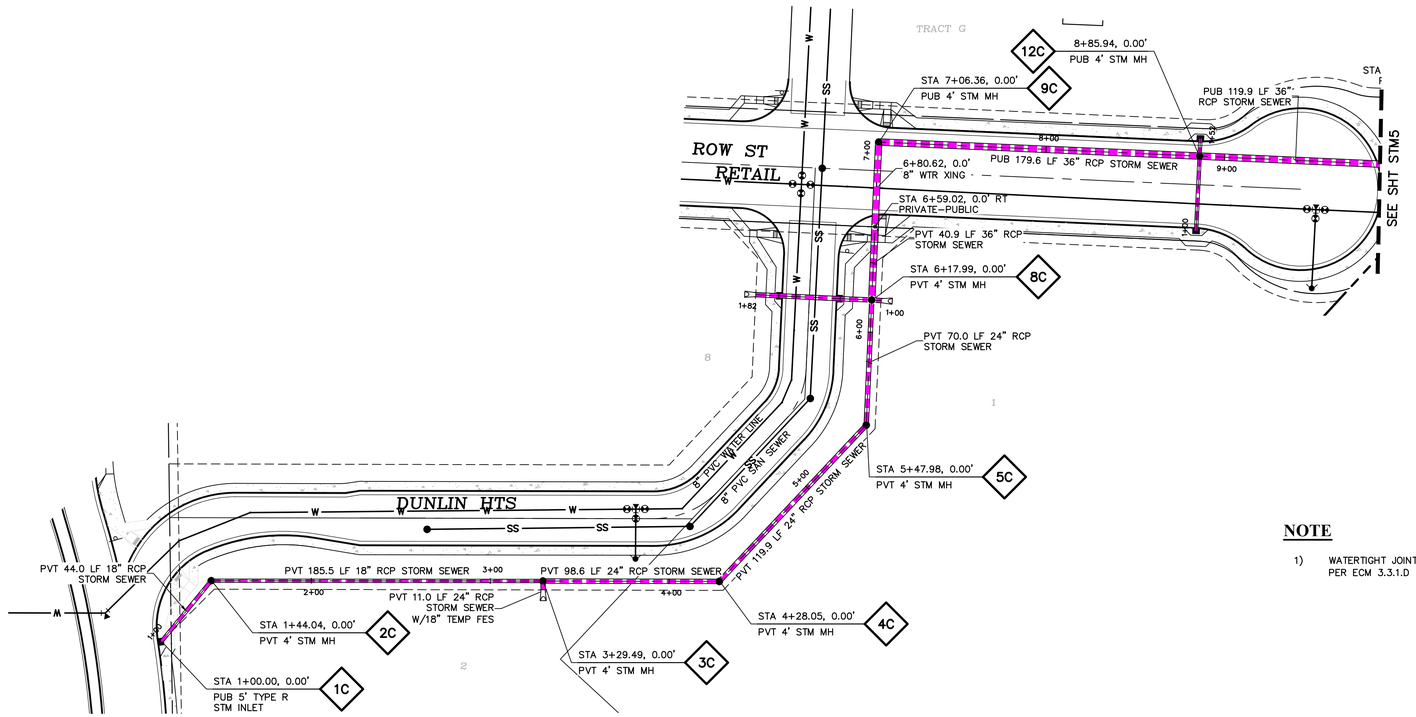
STORM SEWER CHANNEL PLAN & PROFILE

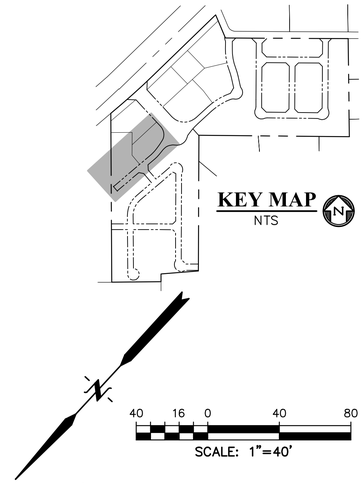
PROJECT NO. 21604-00CSCV

DRAWING NO.

STM3

SHEET: 25 OF 31





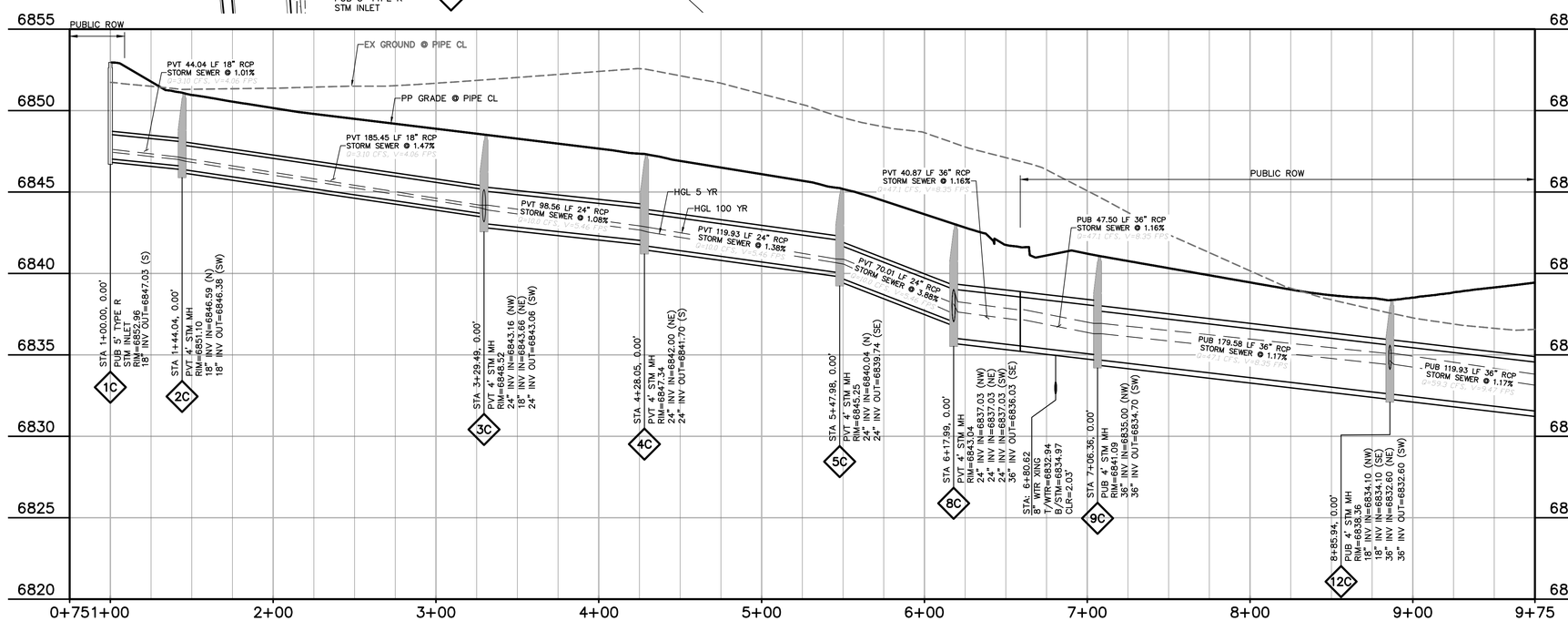
NOTE

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

LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP SIDEWALK
- PP STORM SEWER LINE
- HYDRAULIC GRADE LINE
- ENERGY GRADE LINE
- PP STORM INLET
- PP MANHOLE
- PP WATER LINE — W
- PP FIRE HYDRANT — FH
- PP WATER VALVE
- PP SANITARY SEWER LINE — SS
- PP STORM SEWER MANHOLE DESIGNATOR — MH3
- LOT NUMBER — 11
- PP POND
- PP TELEPHONE — T
- PP TRAIL
- PP GRADE @ ℄ OF PIPE
- *EX WATER FIRE HYDRANT*
- *EX WATER LINE* — w
- *EX WT PLUG*
- *EX SS LINE* — ss
- *EX SS MH*
- *EX GROUND @ ℄ OF PIPE*
- *EX ELECTRIC* — E
- *EX 100YR FLOOD*

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



DUNLIN HTS STM SEWER

STA 1+00.00 - 8+89.27

HORIZ. SCALE: 1"=40'

VERT. SCALE: 1"=4'

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

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

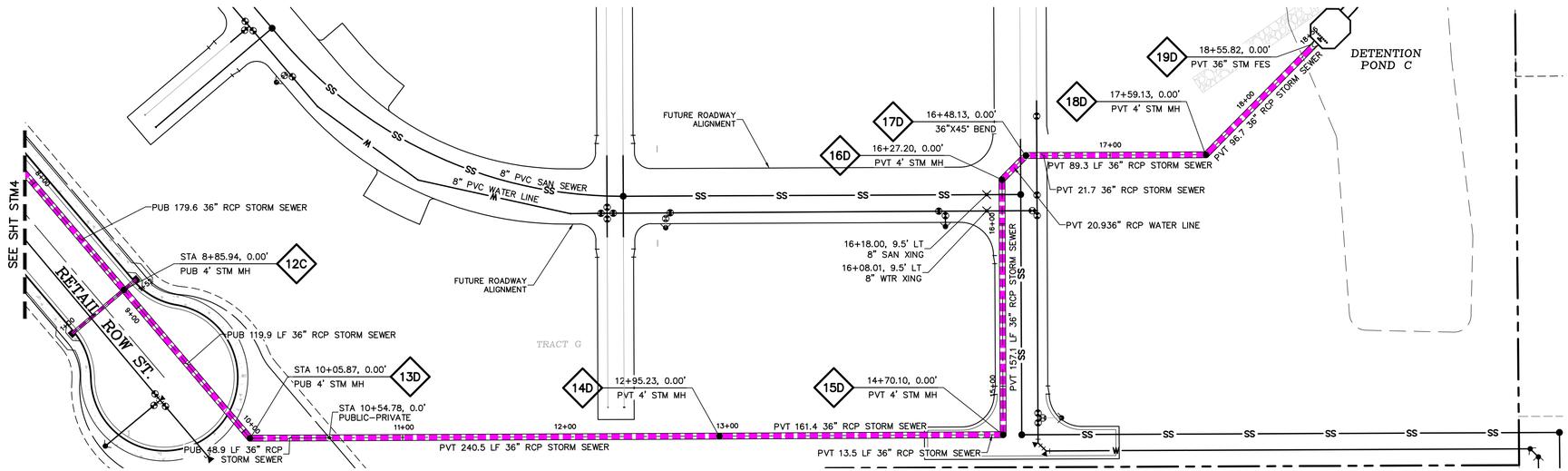
STORM SEWER CHANNEL PLAN & PROFILE

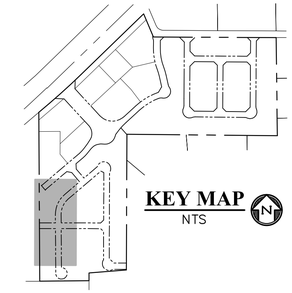
PROJECT NO. 21604-00CSCV

DRAWING NO.

STM4

SHEET: 26 OF 31



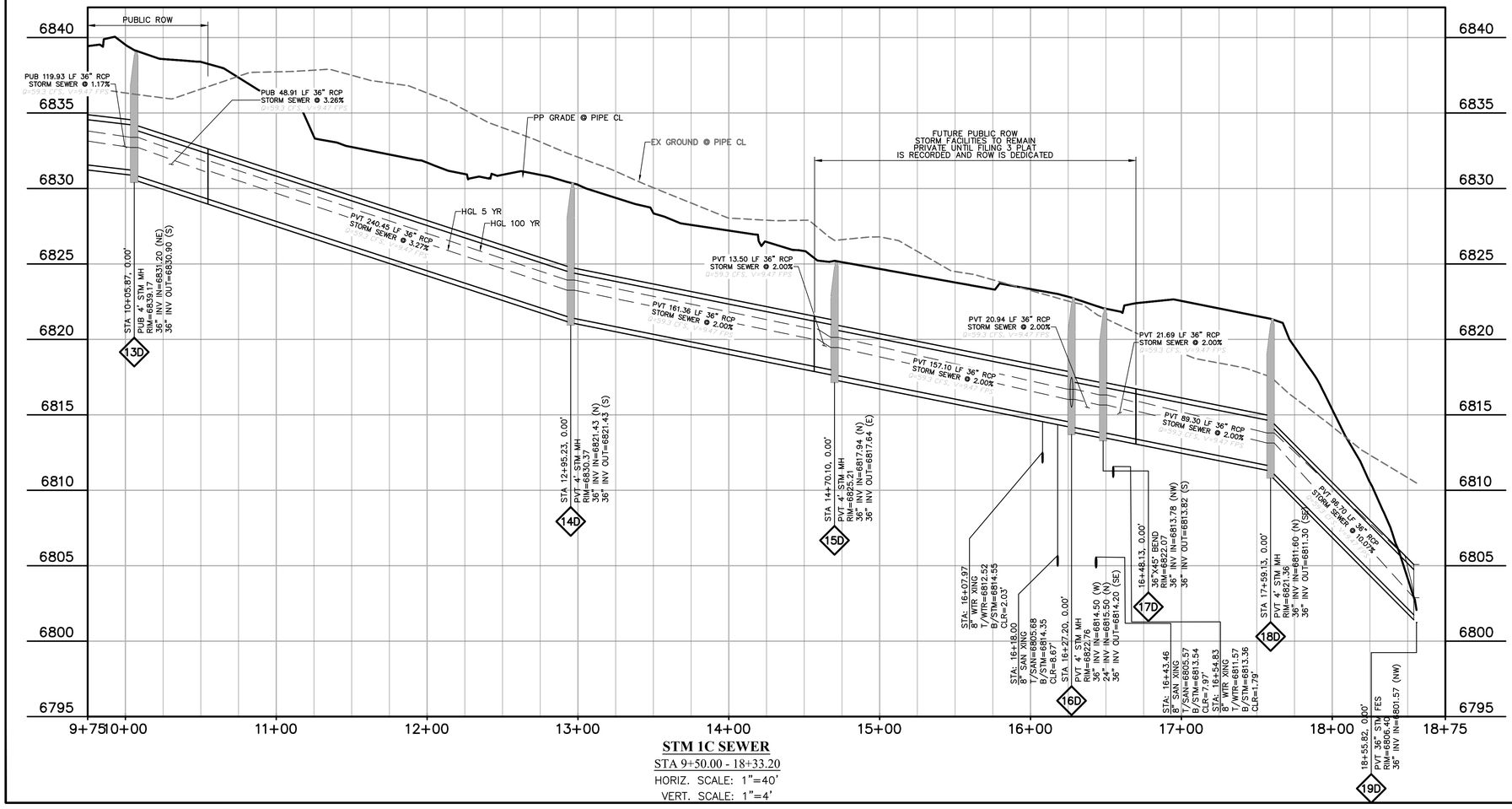


40 16 0 40 80
SCALE: 1"=40'

LEGEND

- PROPERTY LINE
- EASEMENT
- PP RIGHT OF WAY
- PP LOT LINE
- PP CURB & GUTTER
- PP SIDEWALK
- 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



STM 1C SEWER
STA 9+50.00 - 18+33.20
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'

PREPARED BY:

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

CLIENT:

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

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

ISSUE	DATE
INITIAL ISSUE	12/16/24
RESUBMITTAL	10/9/26

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

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

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

STORM SEWER CHANNEL PLAN & PROFILE

PROJECT NO. 21604-00CSCV

DRAWING NO.

STM5

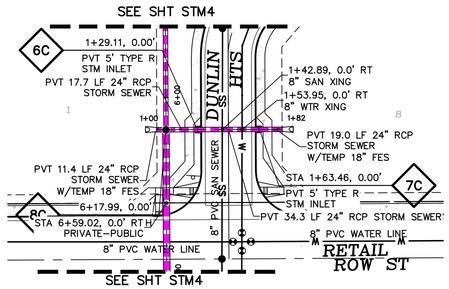
SHEET: 27 OF 31

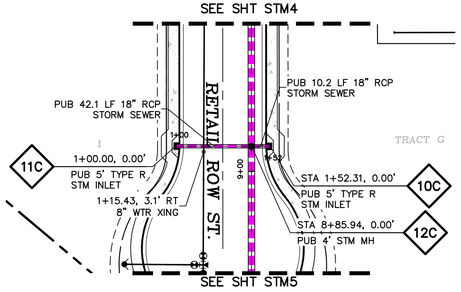
811 Know what's **below.** **Call** before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

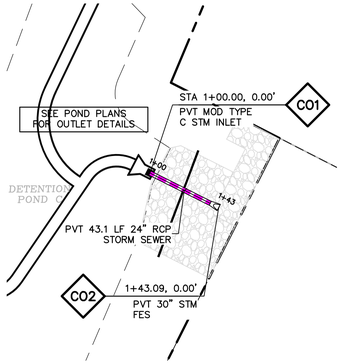
EL PASO COUNTY FILE # SF2435

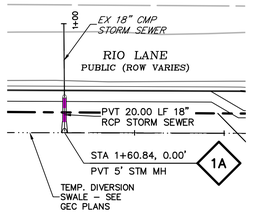
NOTE

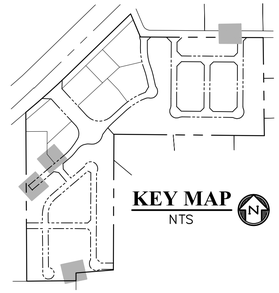
1) WATERTIGHT JOINTS FOR SURCHARGED PIPE PER ECM 3.3.1.D





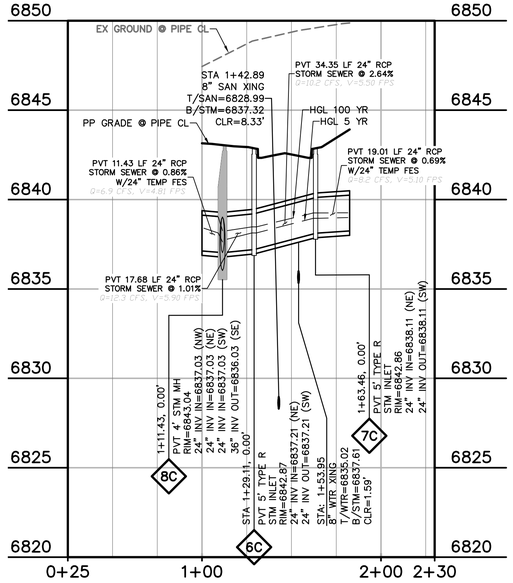






40 16 0 40 80

SCALE: 1"=40'

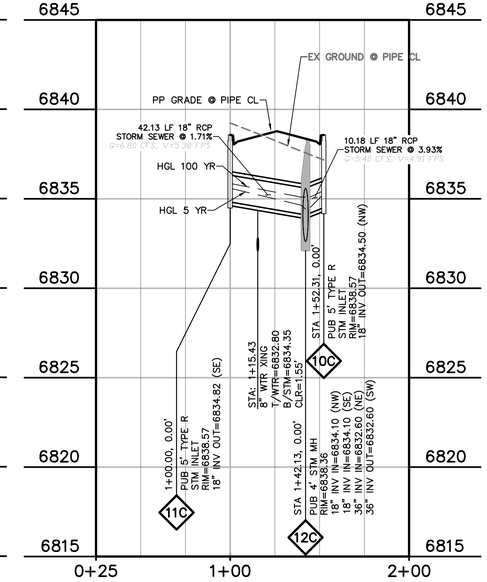


DUNLIN HTS STM INLET

STA 1+00.00 - 1+74.68

HORIZ. SCALE: 1"=40'

VERT. SCALE: 1"=4'

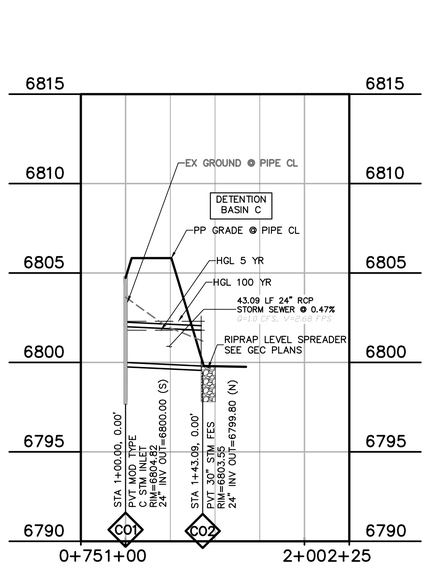


RETAIL ROW ST CUL-DE-SAC

STA 1+00.00 - 1+52.14

HORIZ. SCALE: 1"=40'

VERT. SCALE: 1"=4'

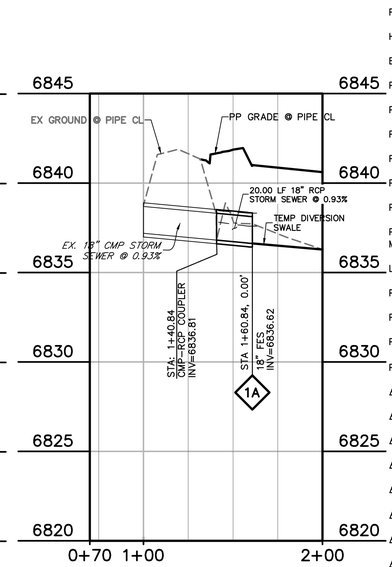


POND C OUTFALL

STA 1+00.00 - 2+62.06

HORIZ. SCALE: 1"=40'

VERT. SCALE: 1"=4'



RIO LANE CULVERT EXTENSION

STA 1+00.00 - 1+60.84

HORIZ. SCALE: 1"=40'

VERT. SCALE: 1"=4'

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 — W
- PP FIRE HYDRANT — FH
- PP WATER VALVE
- PP SANITARY SEWER LINE — SS
- PP STORM SEWER MANHOLE DESIGNATOR — MH3
- LOT NUMBER — 1
- PP POND
- PP TELEPHONE — T
- PP TRAIL
- PP GRADE @ ℄ OF PIPE
- EX WATER FIRE HYDRANT
- EX WATER LINE — W
- EX WT PLUG
- EX SS LINE — SS
- EX SS MH
- EX GROUND @ ℄ OF PIPE
- EX ELECTRIC — E
- 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

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EL PASO COUNTY FILE # SF2435

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ISSUE	DATE
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RESUBMITTAL	10/9/26

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

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

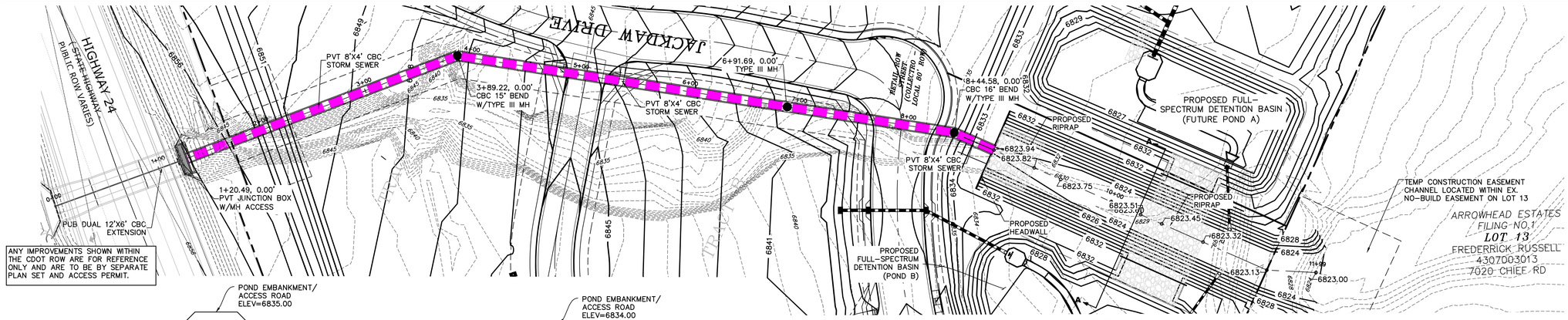
STORM SEWER CHANNEL PLAN & PROFILE

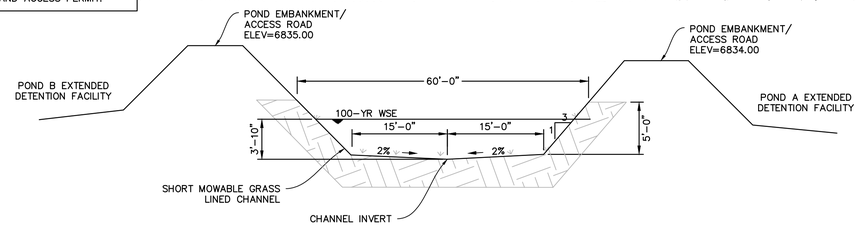
PROJECT NO. 21604-00CSCV

DRAWING NO.

STM6

SHEET: 28 OF 31



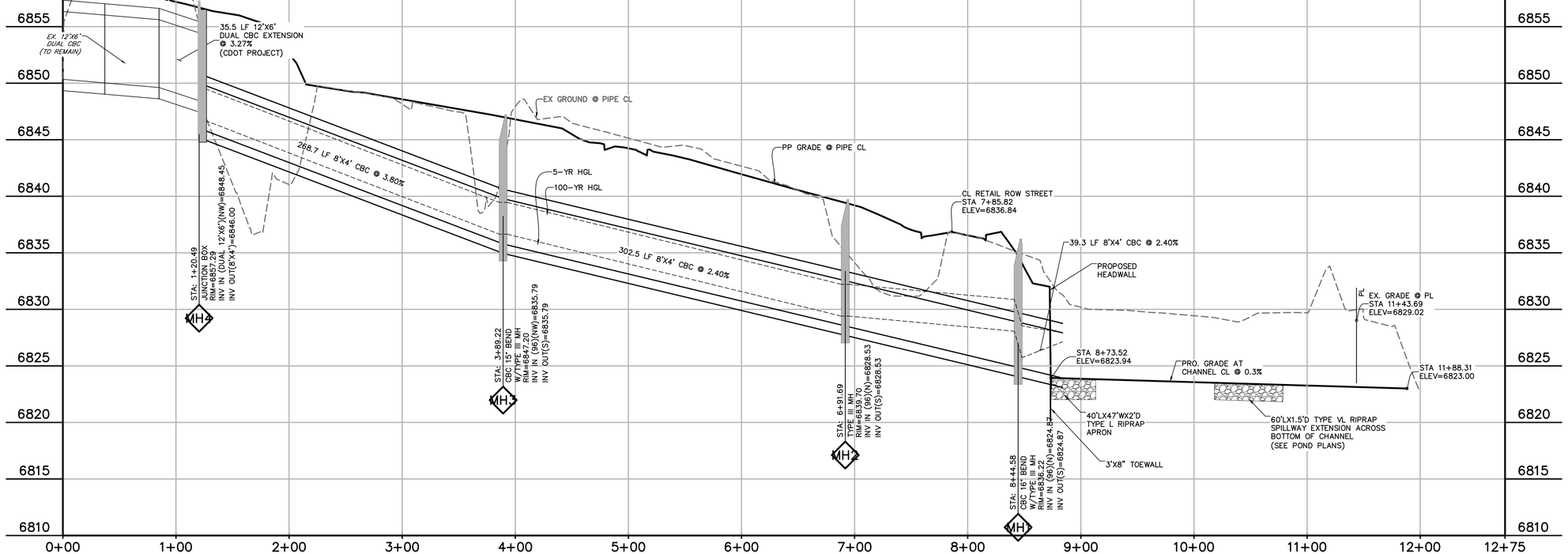


OPEN CHANNEL SECTION A-A
SCALE: NTS

LEGEND

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

SCALE: 1"=50'



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RESUBMITTAL	10/9/26

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

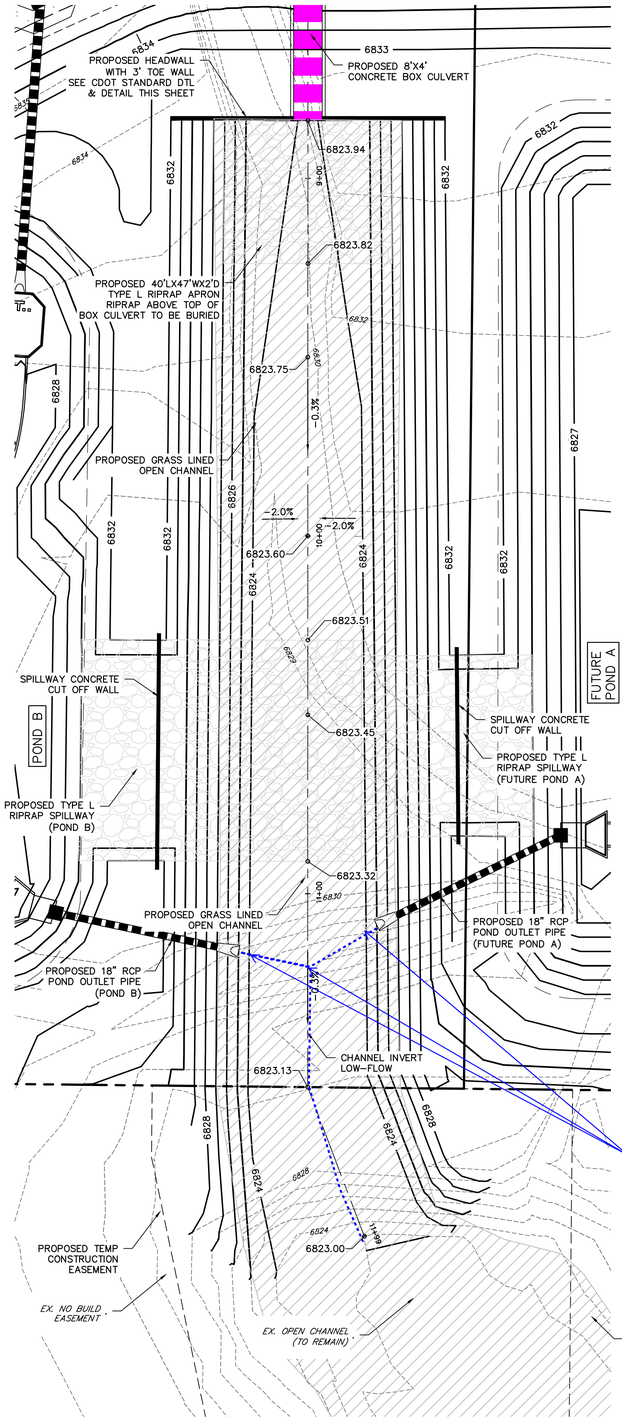
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

BOX CULVERT PLAN & PROFILE

PROJECT NO. 21604-00CSCV
DRAWING NO.

STM7



SOUTH OUTFALL AND CHANNEL
1"=20'

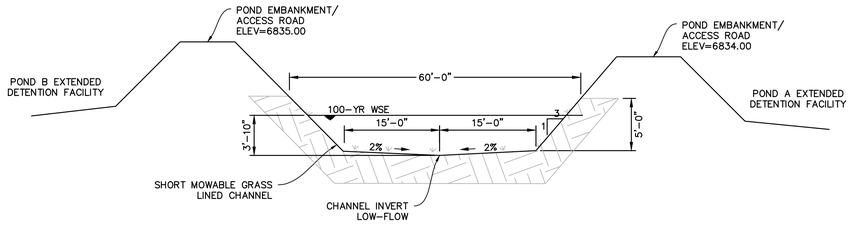
Unresolved: Label **all** low-flow inverts (may be "field fit" as applicable)

LEGEND

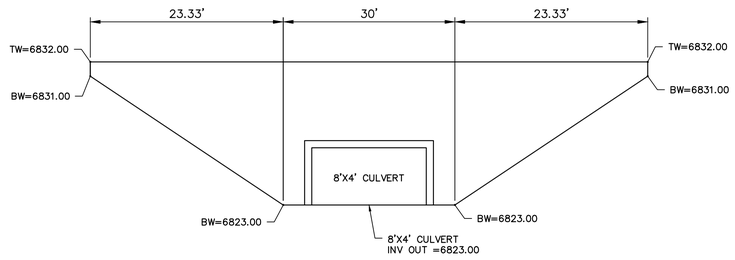
PROPERTY LINE
LOT LINE
EASEMENT
CURB & GUTTER
SIDEWALK
PRO. STORM SEWER
EX. STORM SEWER ST

N

20 10 0 20 40
SCALE: 1"=20'



OPEN CHANNEL SECTION
NTS



HEADWALL
NTS

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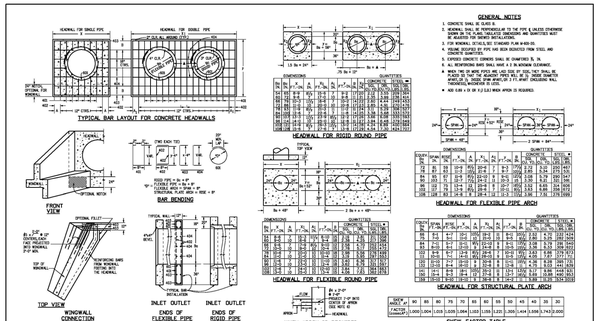
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	21604-STM-CBC

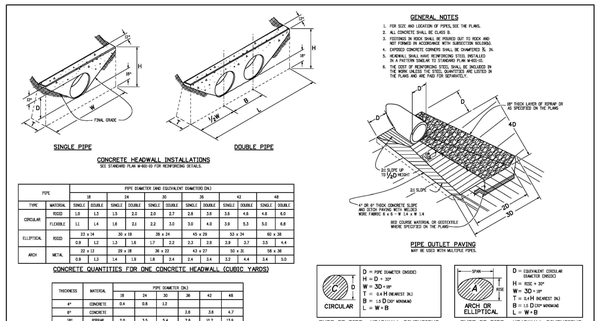
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

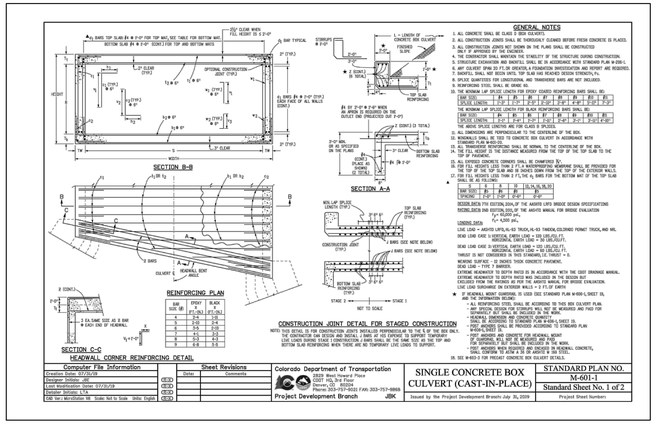
DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

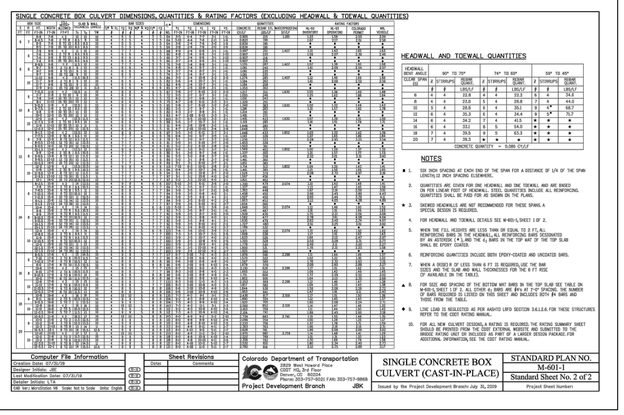
BOX CULVERT DETAILS

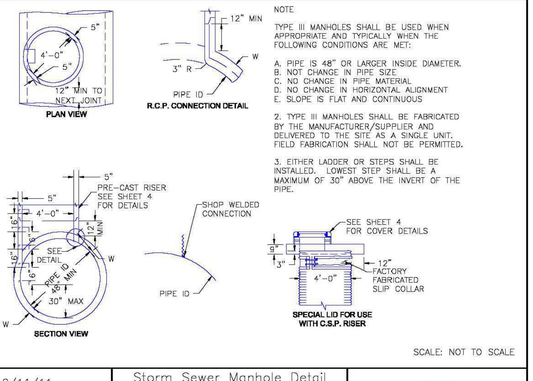
PROJECT NO. 21604-00CSCV
DRAWING NO.
STM8
SHEET: 30 OF 31











8/11/11
DATE APPROVED:
Andrē P. Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail
Type III
Standard Drawing
REVISION DATE: 11/10/04
FILE NAME: SD_3-3

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

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

STORM SEWER DETAILS

PROJECT NO. 21604-00CSCV
DRAWING NO.
STM9
SHEET: 31 OF 31