

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers-Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
HUMMEL INVESTMENTS, LLC
 8117 PRESTON ROAD, SUITE 120
 DALLAS, TEXAS 75225
 (214) 416-9820

OVERLOT GRADING, POND SR4 & UTILITY
 CONSTRUCTION DRAWINGS FOR
**FALCON
 MARKETPLACE**
 FALCON, COLORADO

ISSUE	DATE
1ST SUBMITTAL	6-20-17
RESUBMITTAL	9-6-18

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



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

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

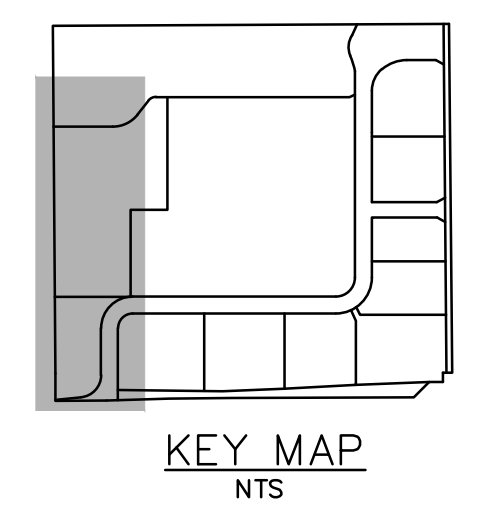
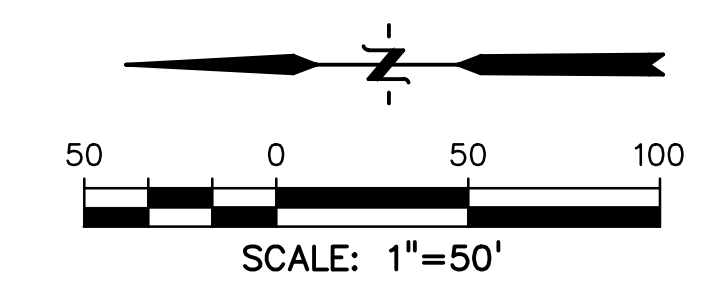
**STORM SEWER
 PLAN &
 PROFILE**

PROJECT NO. 20988-00CSCV
 DRAWING NO.

C7.0
 SHEET: 7 OF 27

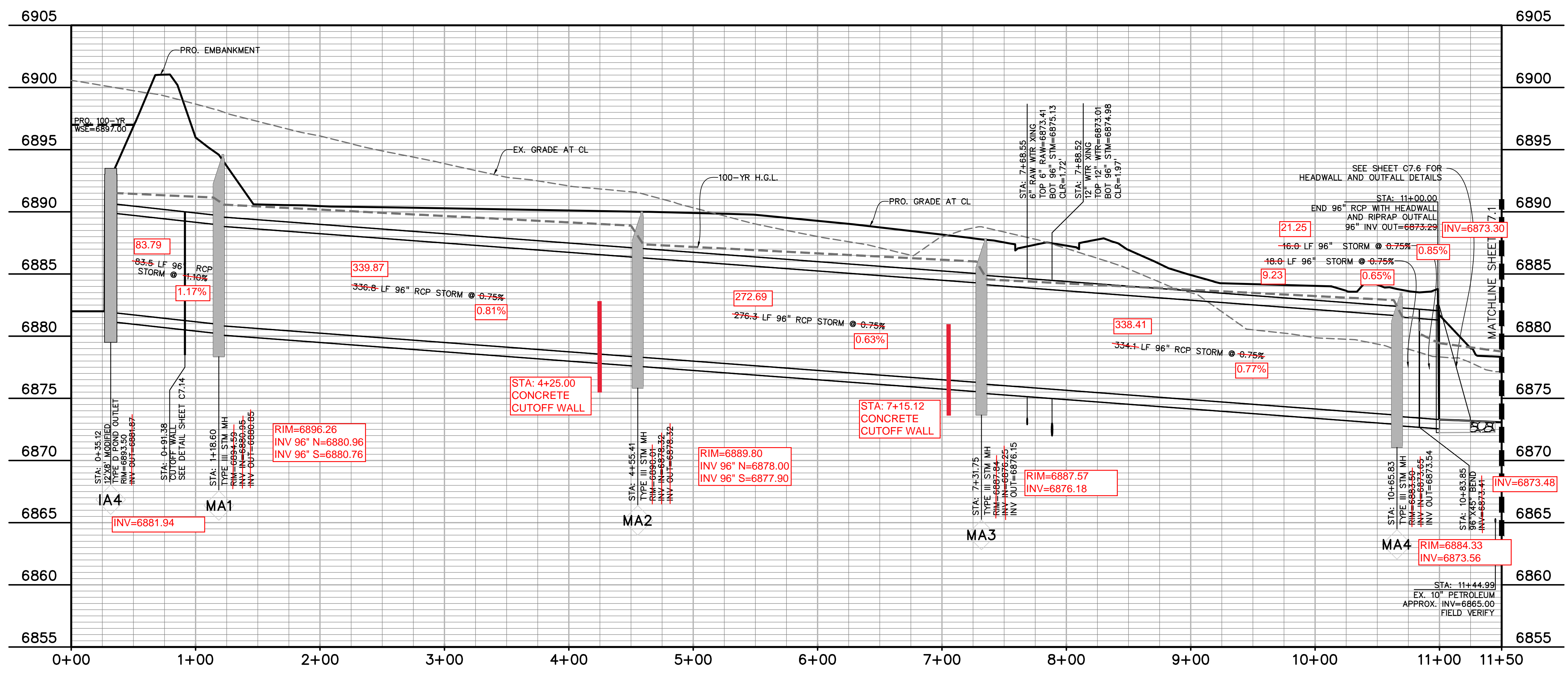
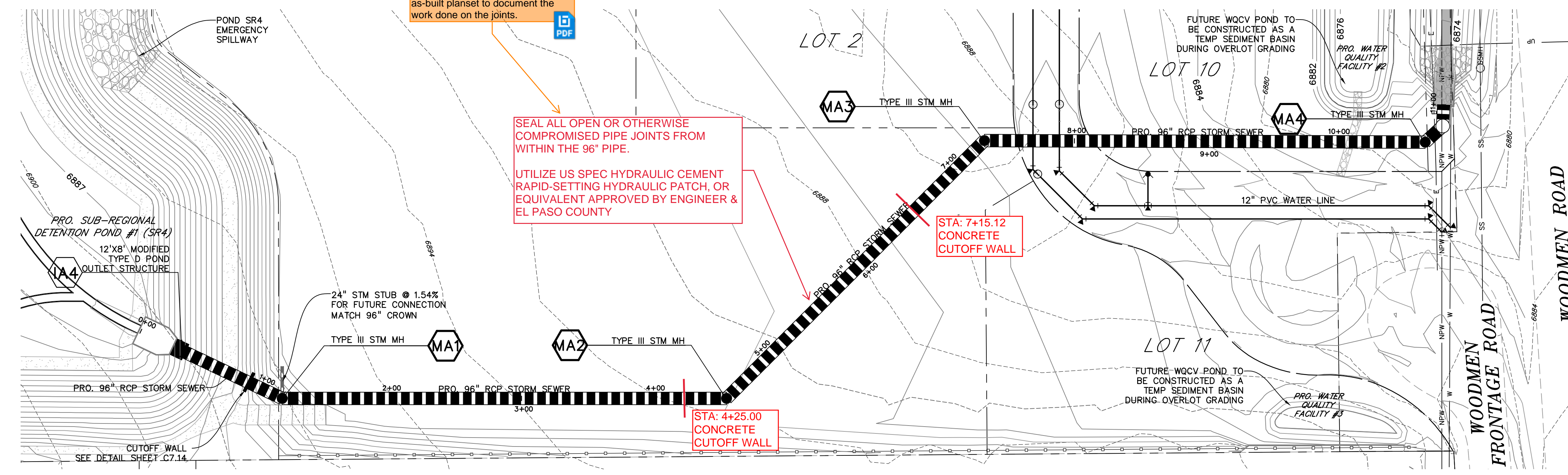
LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK
- PRO. WATER LINE
- PRO. FIRE HYDRANT
- PRO. RAW WATER
- PRO. SANITARY SEWER
- PRO. STORM SEWER
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. PETROLEUM
- EX. GAS
- EX. RAW WATER
- EX. WATER
- EX. STORM SEWER



Follow-up comment to my comment on this sheet from Review 1:
 I copied this callout over from detail EX1 dated 10-26-2023 (and linked below). This callout or something like it should be included on this as-built planset to document the work done on the joints.

SEAL ALL OPEN OR OTHERWISE COMPROMISED PIPE JOINTS FROM WITHIN THE 96" PIPE.
 UTILIZE US SPEC HYDRAULIC CEMENT RAPID-SETTING HYDRAULIC PATCH, OR EQUIVALENT APPROVED BY ENGINEER & EL PASO COUNTY



POND #1 (SR4) OUTFALL TO OPEN CHANNEL

AS-BUILT
 10-17-2023

EPC 10/10/18
 EL PASO COUNTY FILE NO: SP-17-001
 CDR-16-007


PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
HUMMEL INVESTMENTS, LLC
 8117 PRESTON ROAD, SUITE 120
 DALLAS, TEXAS 75225
 (214) 416-9820

OVERLOT GRADING, POND SR4 & UTILITY
 CONSTRUCTION DRAWINGS FOR
**FALCON
 MARKETPLACE**
 FALCON, COLORADO

ISSUE	DATE
1ST SUBMITTAL	6-20-17
RESUBMITTAL	9-6-18
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	


 PREPARED UNDER MY DIRECT
 SUPERVISION FOR AND ON BEHALF
 OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

**STORM SEWER
 PLAN &
 PROFILE**

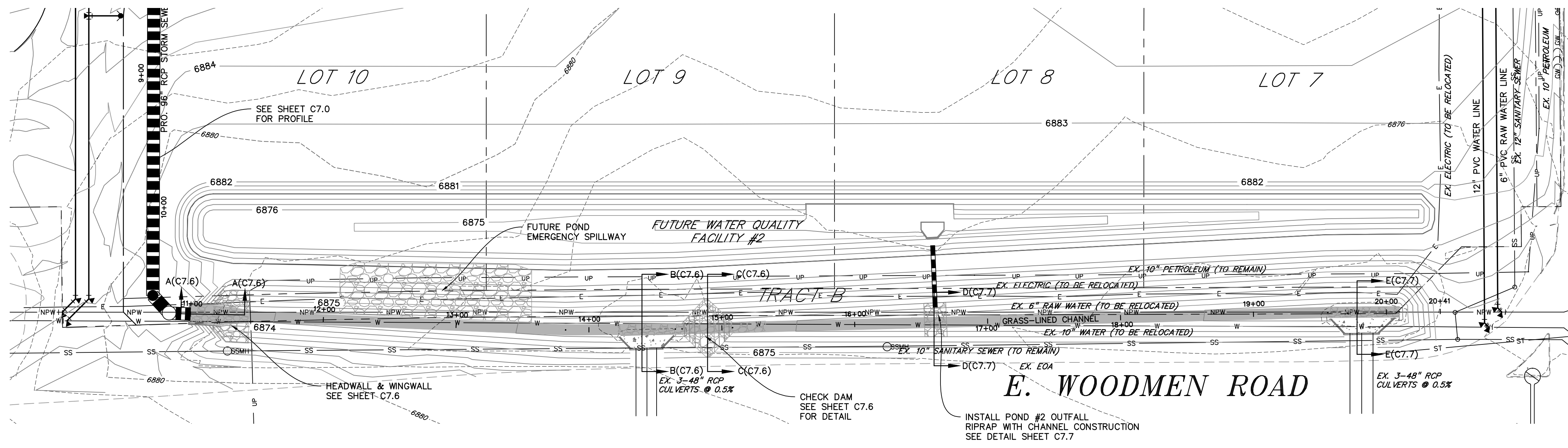
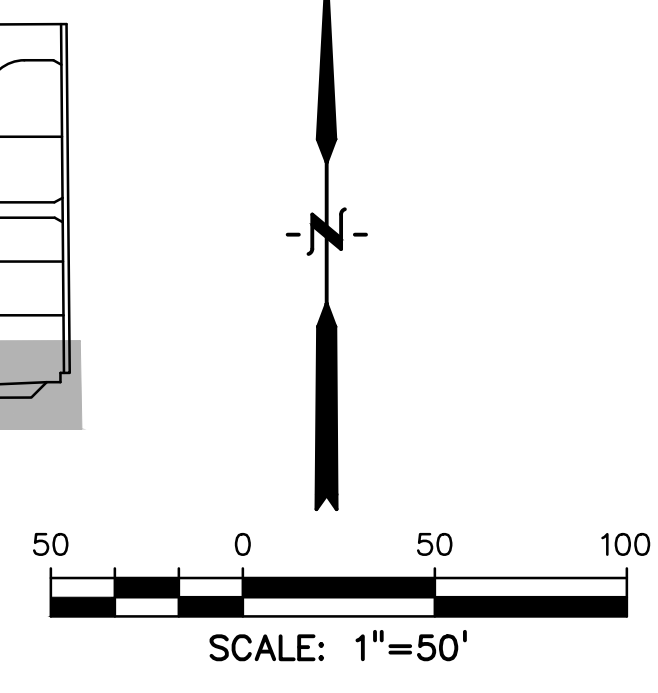
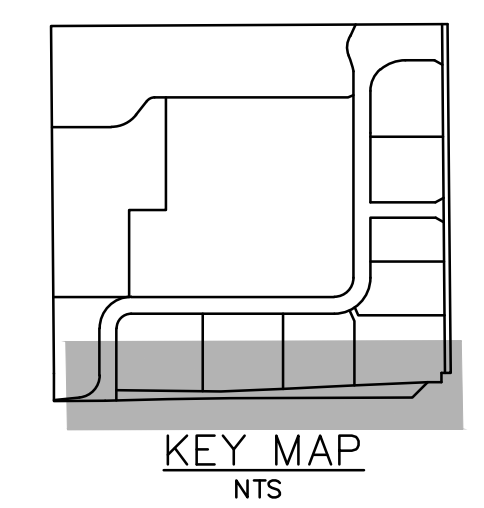
PROJECT NO. 20988-00CSCV
 DRAWING NO.

C7.1

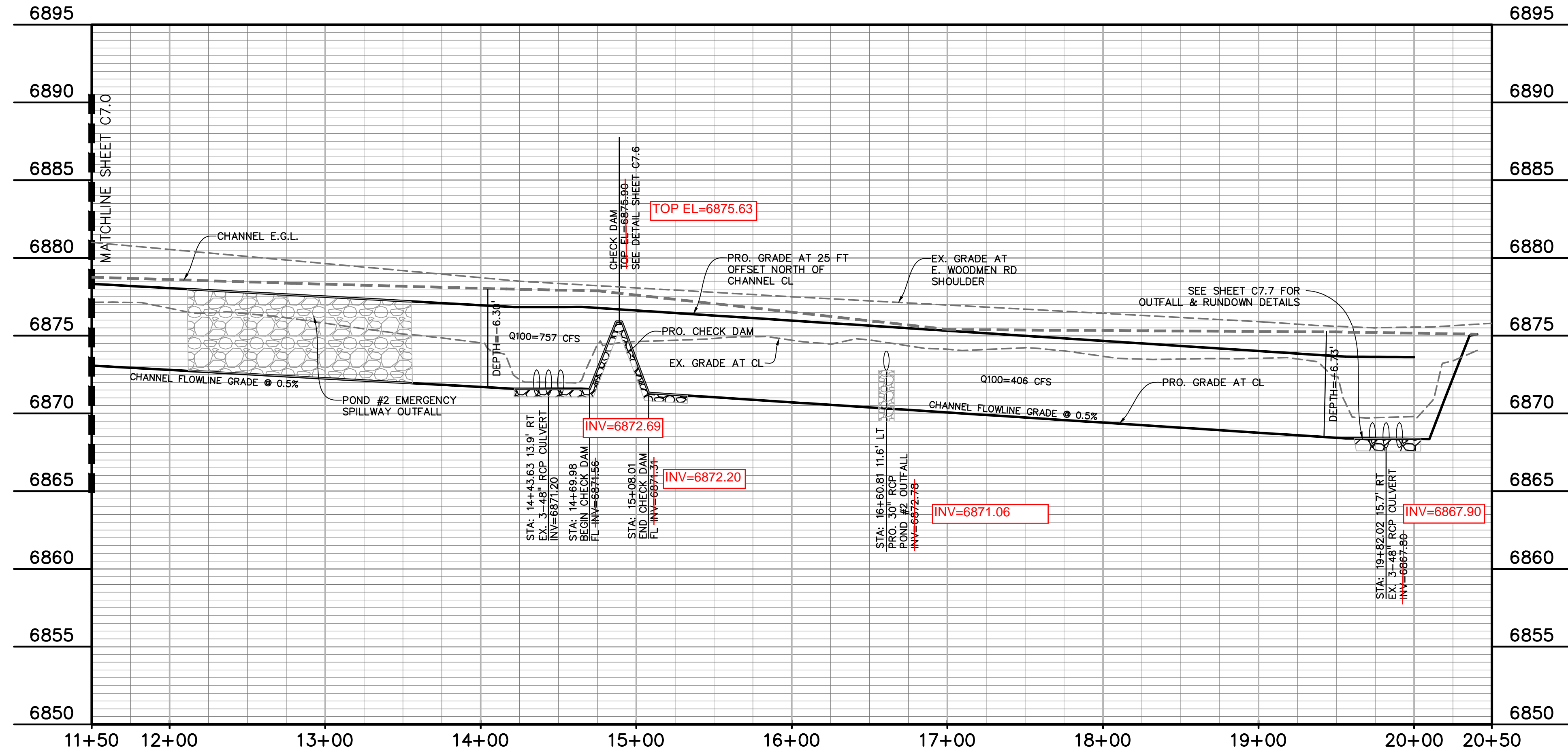
SHEET: 8 OF 27

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK
- PRO. WATER LINE
- PRO. FIRE HYDRANT
- PRO. RAW WATER
- PRO. SANITARY SEWER
- PRO. STORM SEWER
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. PETROLEUM
- EX. GAS
- EX. RAW WATER
- EX. WATER
- EX. STORM SEWER



SEE SHEET AB2 FOR CHANNEL
 AS-BUILT CONTOURS



OPEN CHANNEL ALONG E. WOODMEN ROAD

AS-BUILT
 10-17-2023



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.

EPC 10/10/18
 EL PASO COUNTY FILE NO: SP-17-001
 CDR-16-007

LEGEND

PROPERTY LINE	---
LOT LINE	----
CURB & GUTTER	=====
SIDEWALK	=====
PRO. WATER LINE	—○—
PRO. FIRE HYDRANT	—□—
PRO. RAW WATER	—◇—
PRO. SANITARY SEWER	—S—
PRO. STORM SEWER	—S—
EX. OVERHEAD ELECTRIC	—OE—
EX. SANITARY SEWER	—SS—
EX. GAS	—G—

PREPARED BY:



CLIENT:

HUMMEL INVESTMENTS, LLC
 8117 PRESTON ROAD, SUITE 120
 DALLAS, TEXAS 75225
 (214) 416-9820

FALCON MARKETPLACE
 FALCON, COLORADO
 OVERLOT GRADING, POND SR4 & UTILITY
 CONSTRUCTION DRAWINGS FOR

ISSUE	DATE
1ST SUBMITTAL	6-20-17
RESUBMITTAL	9-6-18

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



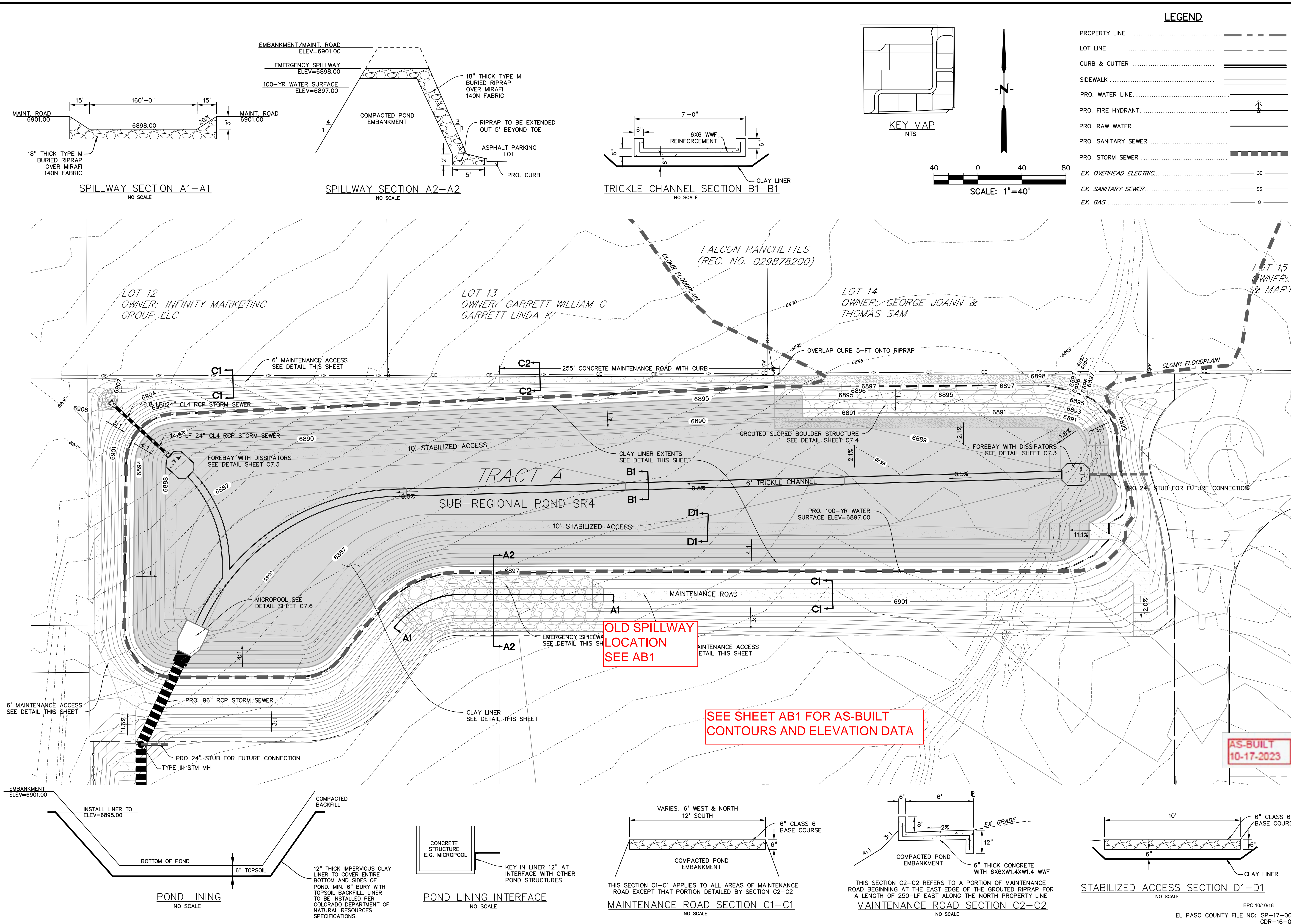
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=40'
 VERTICAL: N/A

SUB-REGIONAL POND #1 (SR4)

PROJECT NO. 20988-00CSV
 DRAWING NO.

C7.2

SHEET: 9 OF 27



SPILLWAY SECTION A1-A1
NO SCALE

SPILLWAY SECTION A2-A2
NO SCALE

TRICKLE CHANNEL SECTION B1-B1
NO SCALE

POND LINING
NO SCALE

POND LINING INTERFACE
NO SCALE

MAINTENANCE ROAD SECTION C1-C1
NO SCALE

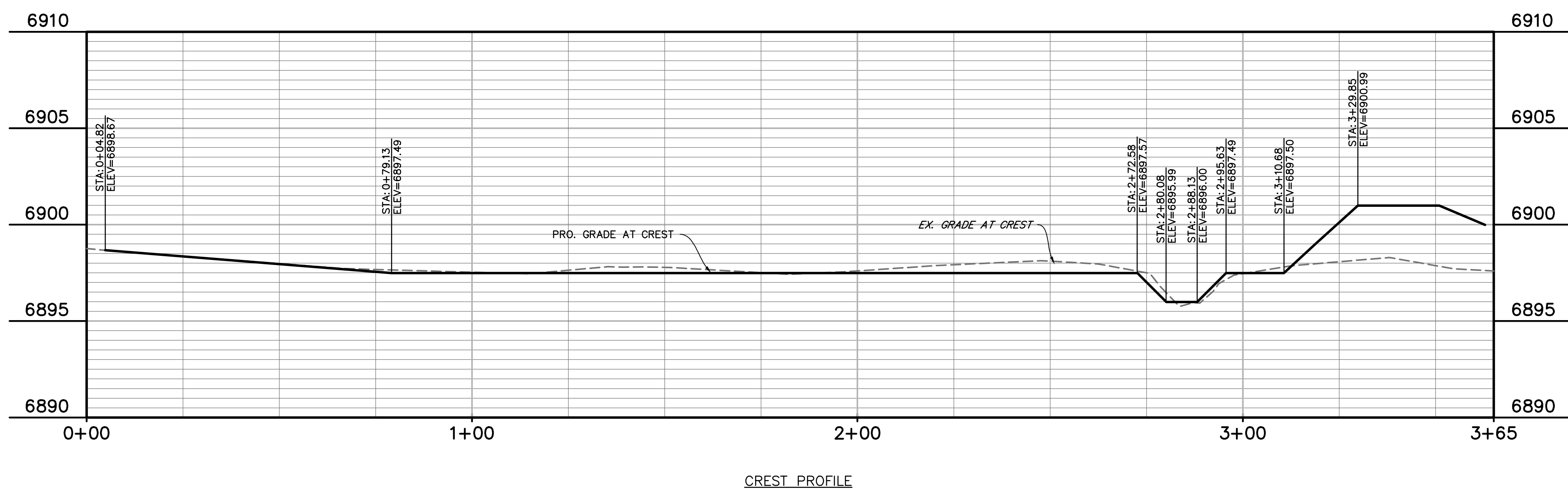
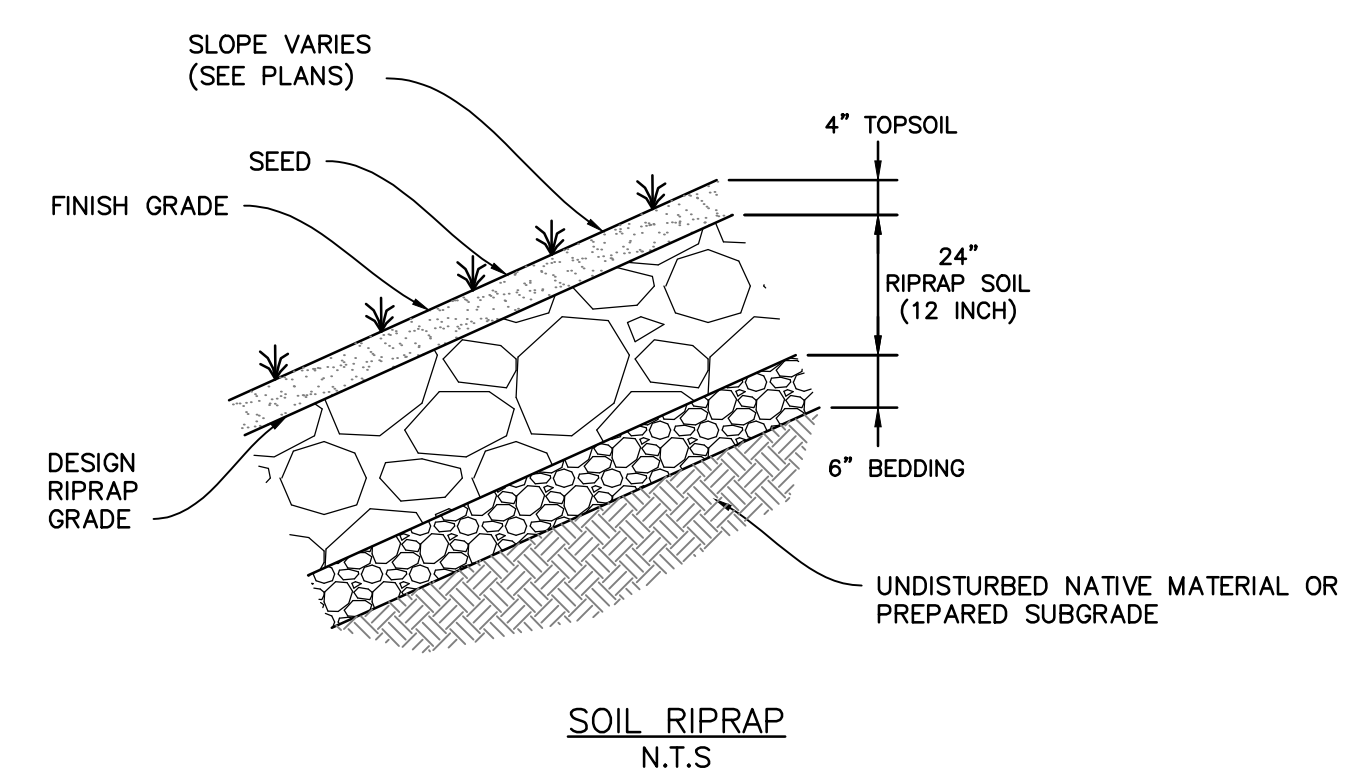
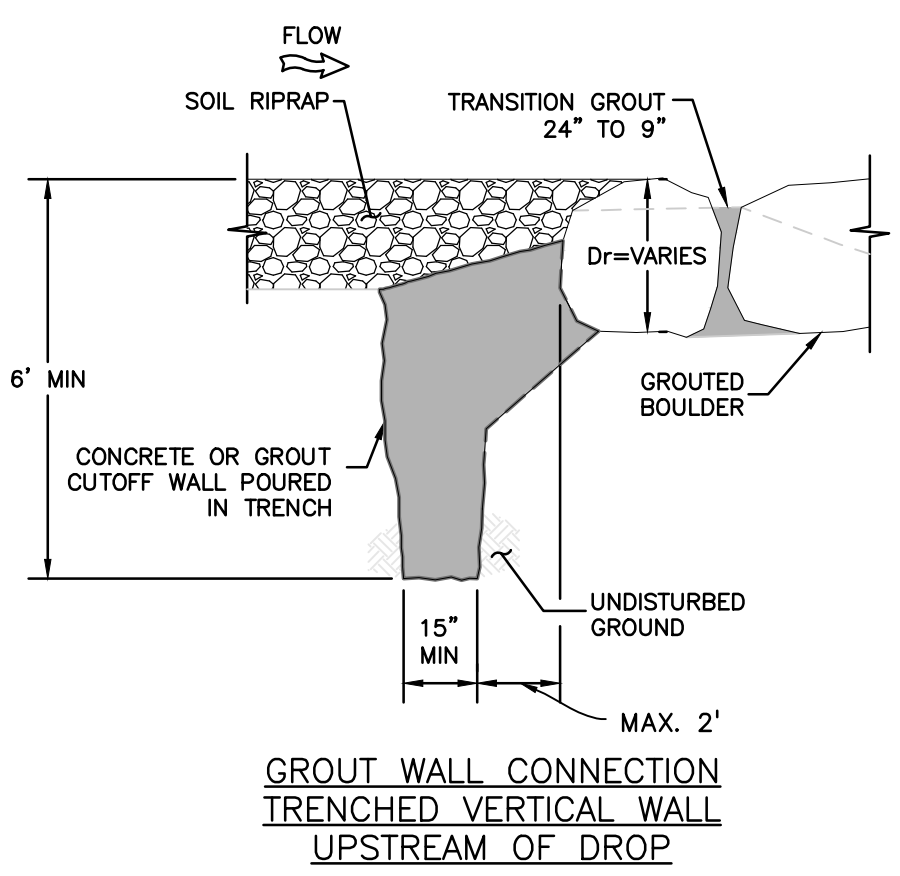
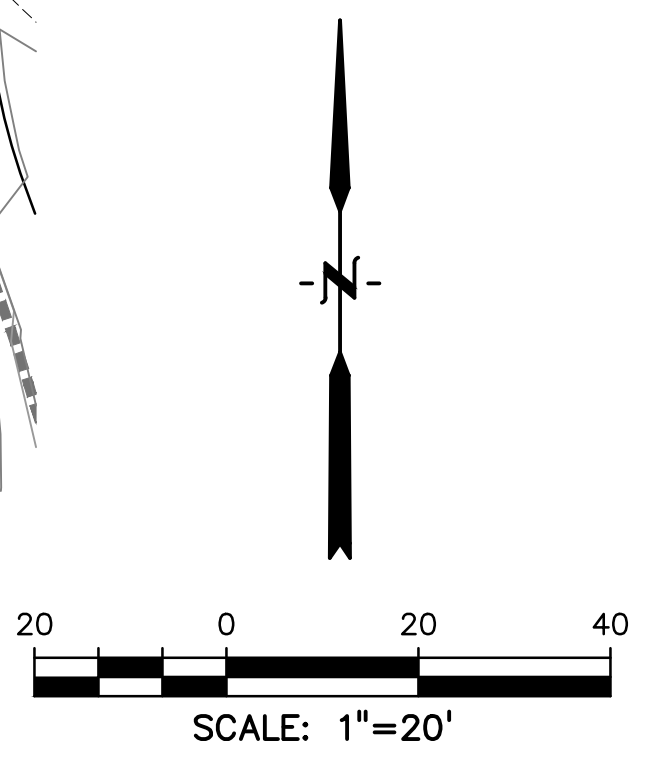
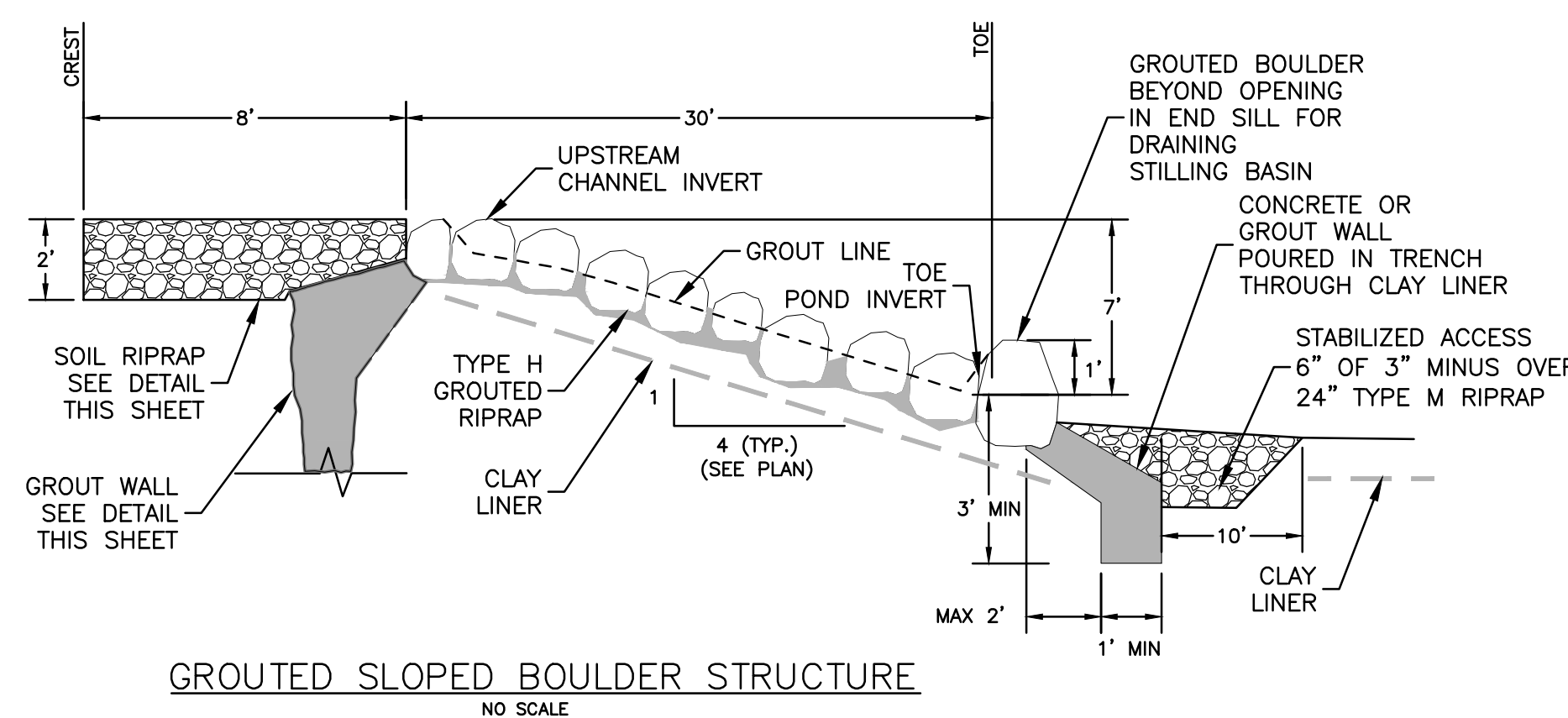
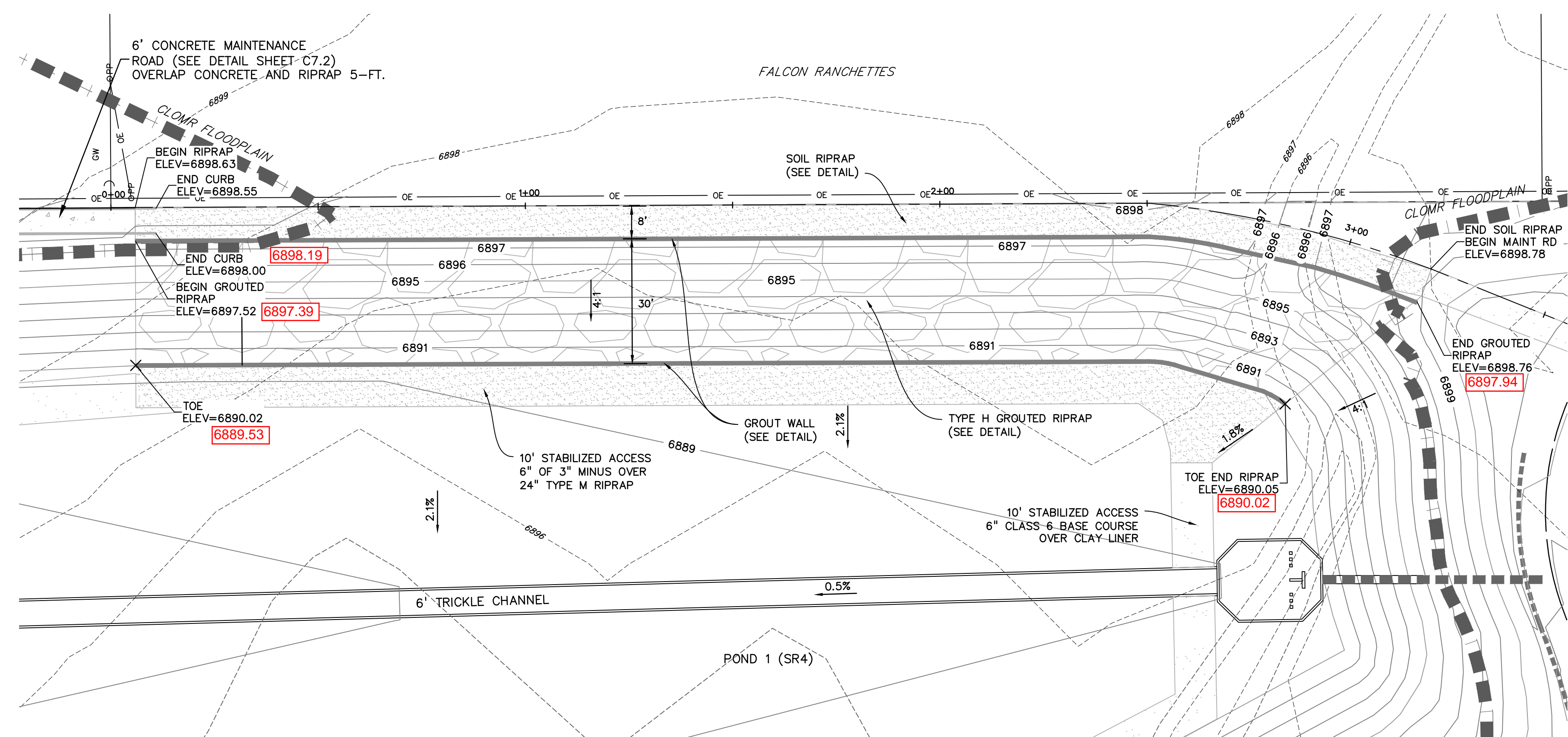
MAINTENANCE ROAD SECTION C2-C2
NO SCALE

STABILIZED ACCESS SECTION D1-D1
NO SCALE

OLD SPILLWAY LOCATION SEE AB1

SEE SHEET AB1 FOR AS-BUILT CONTOURS AND ELEVATION DATA

AS-BUILT 10-17-2023



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
HUMMEL INVESTMENTS, LLC
 8117 PRESTON ROAD, SUITE 120
 DALLAS, TEXAS 75225
 (214) 416-9820

OVERLOT GRADING, POND SR4 & UTILITY
 CONSTRUCTION DRAWINGS FOR
FALCON
MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
1ST SUBMITTAL	6-20-17
RESUBMITTAL	9-6-18

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



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

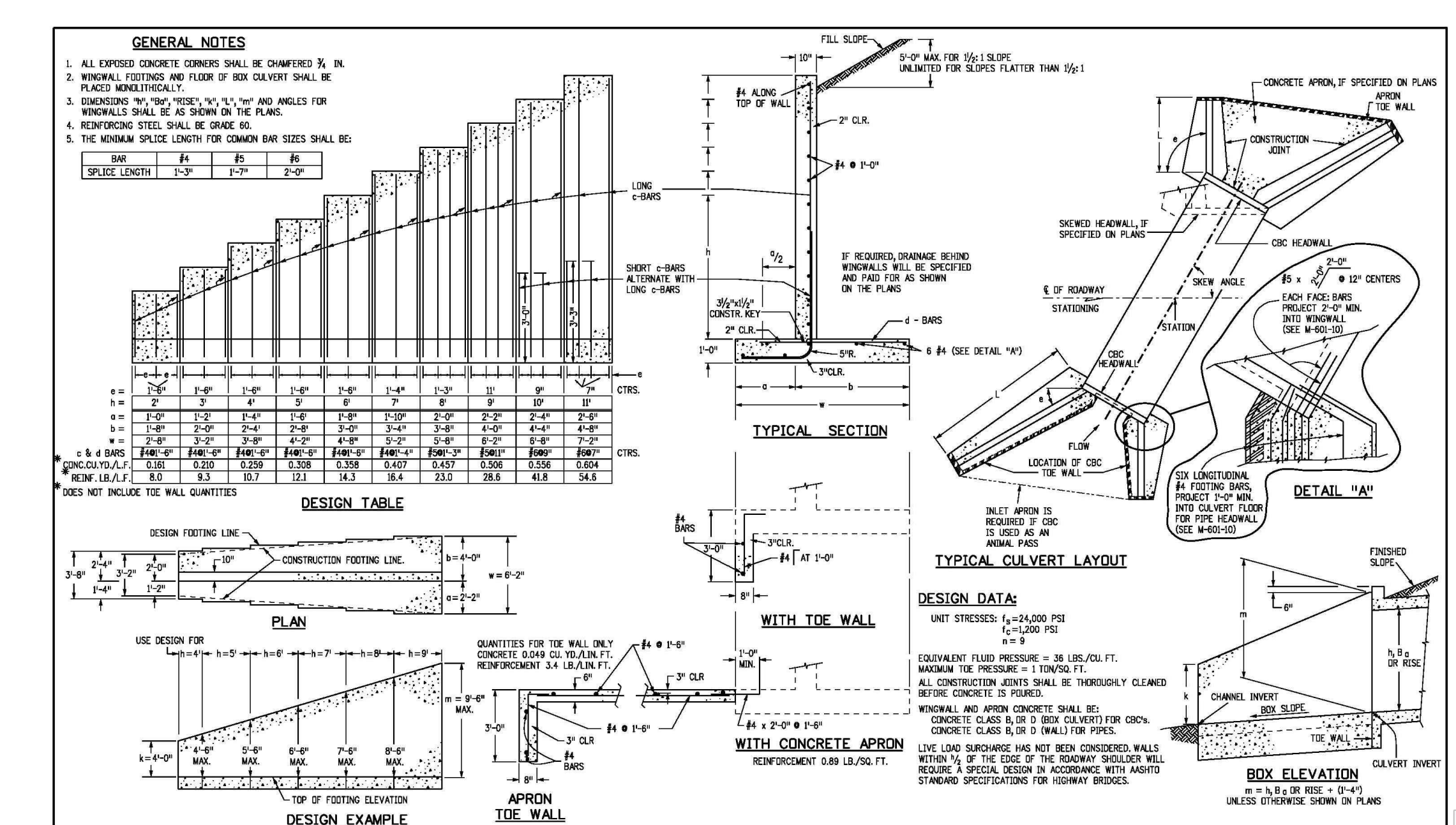
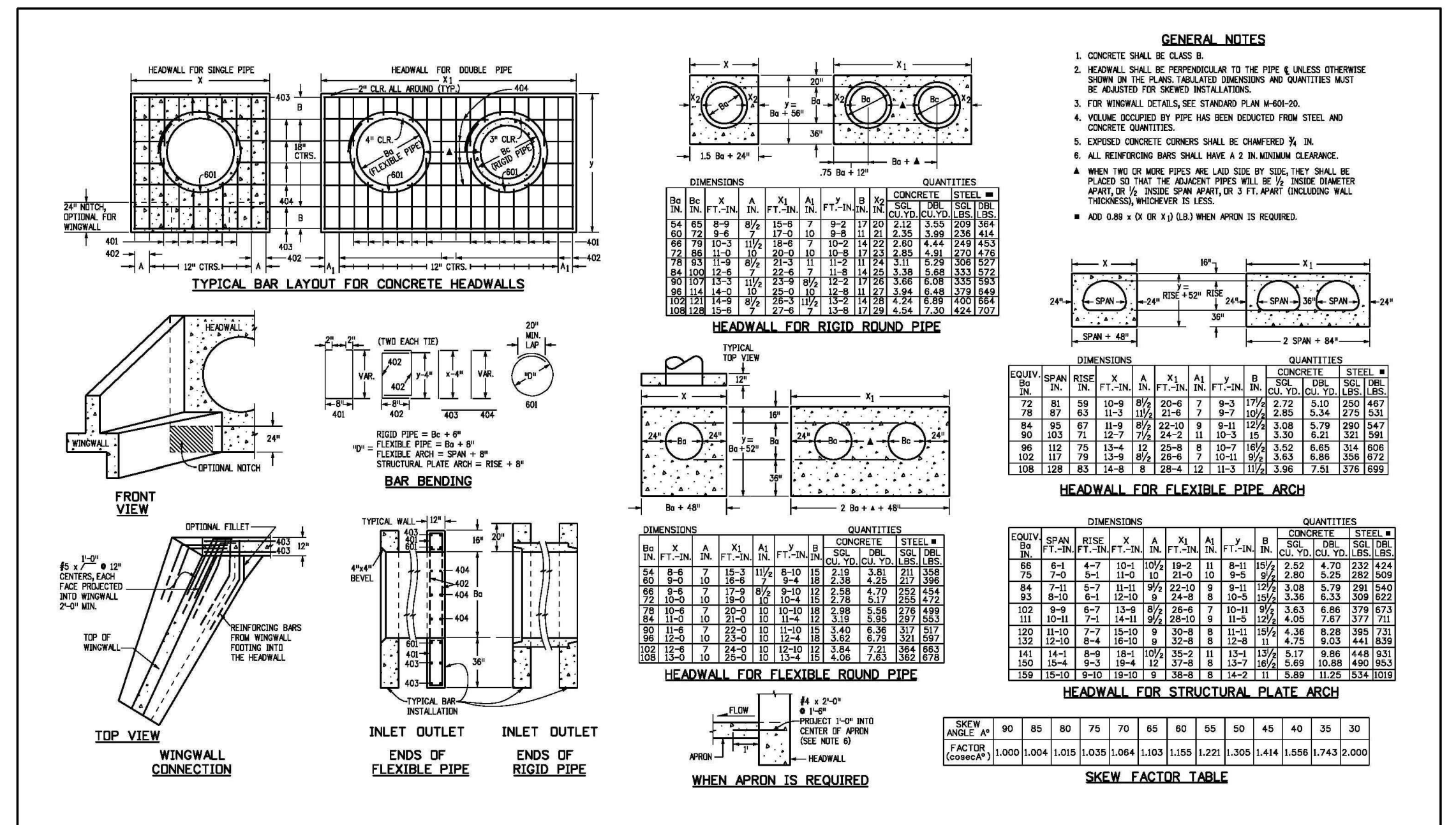
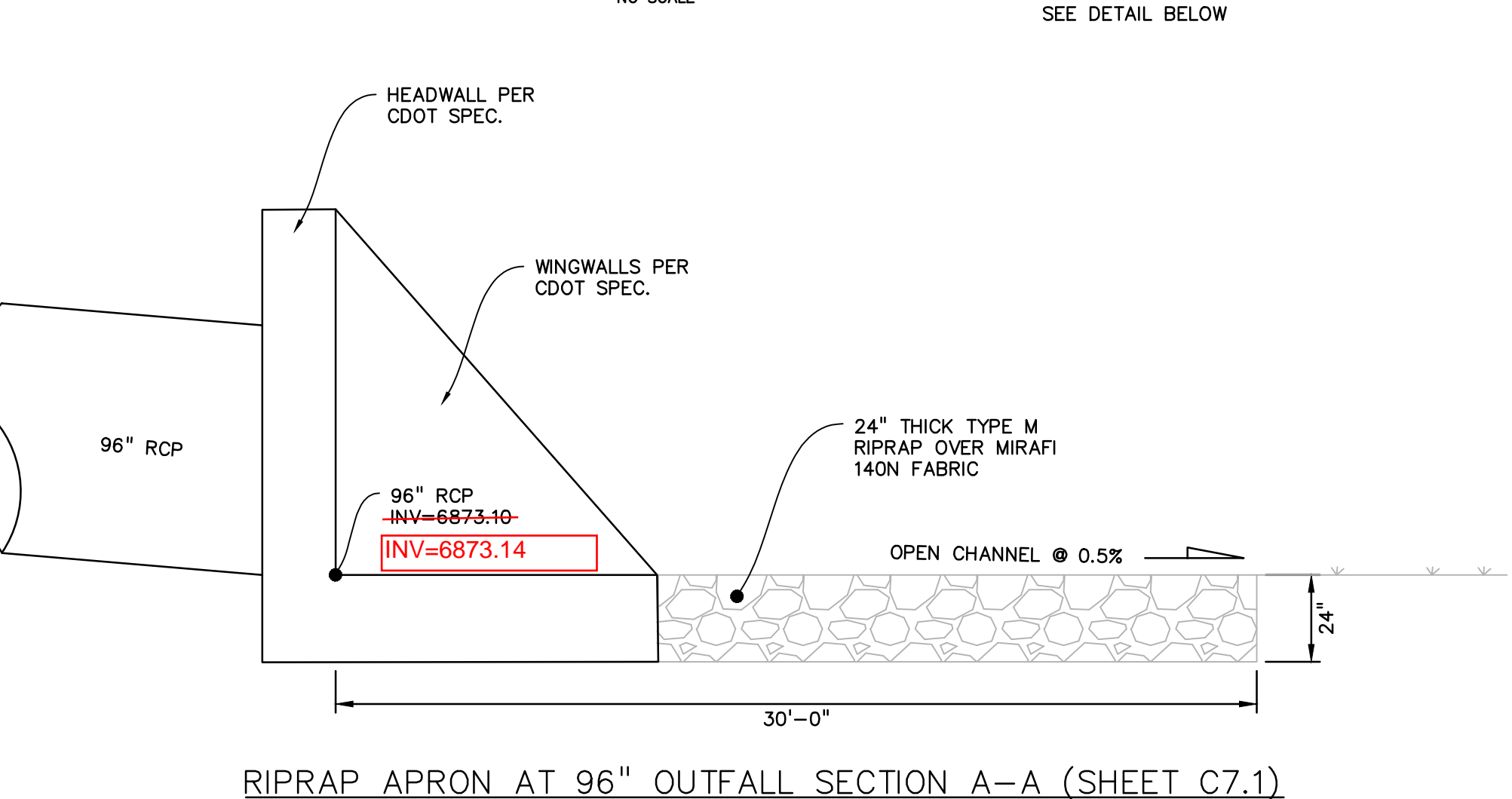
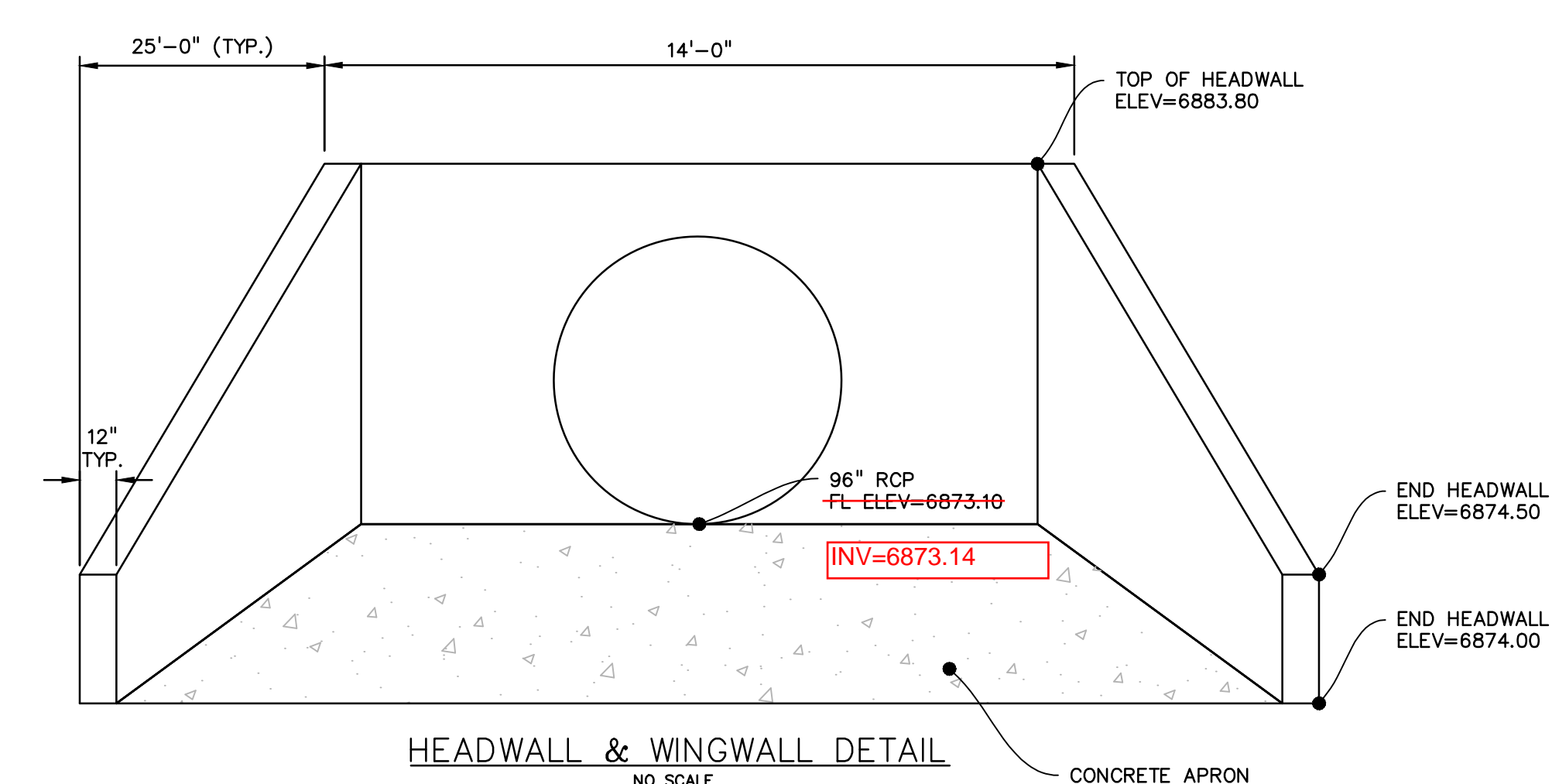
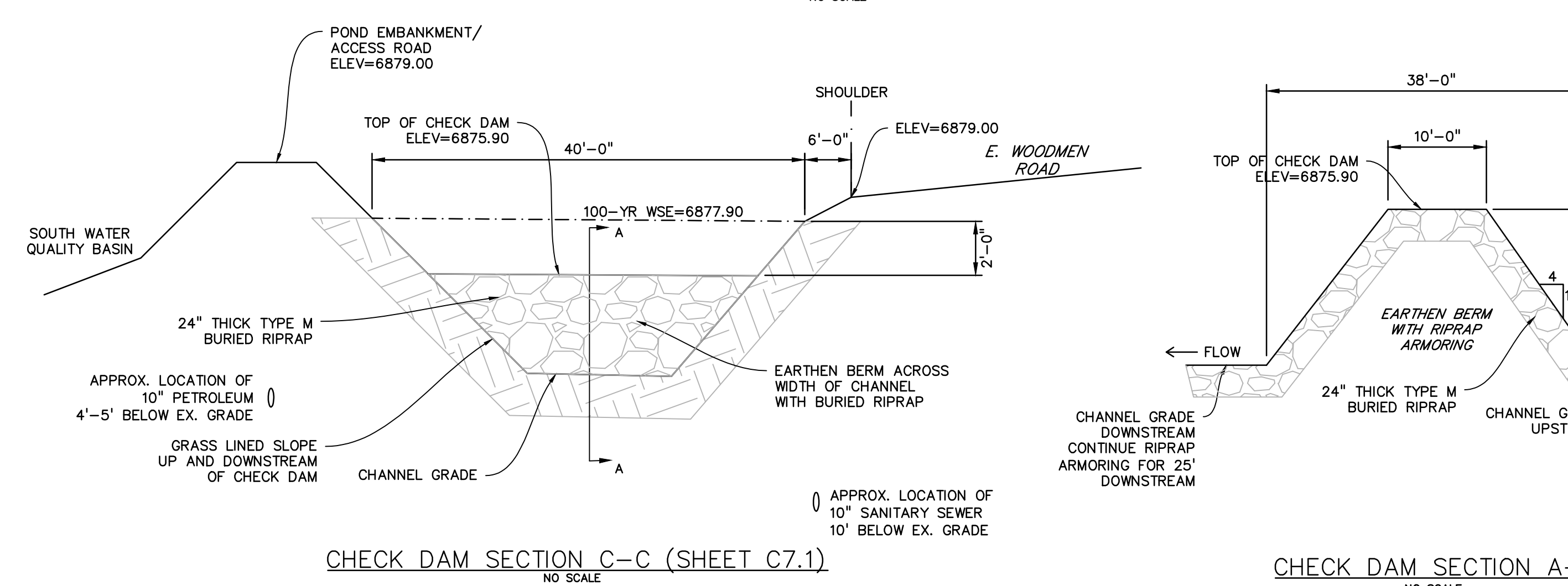
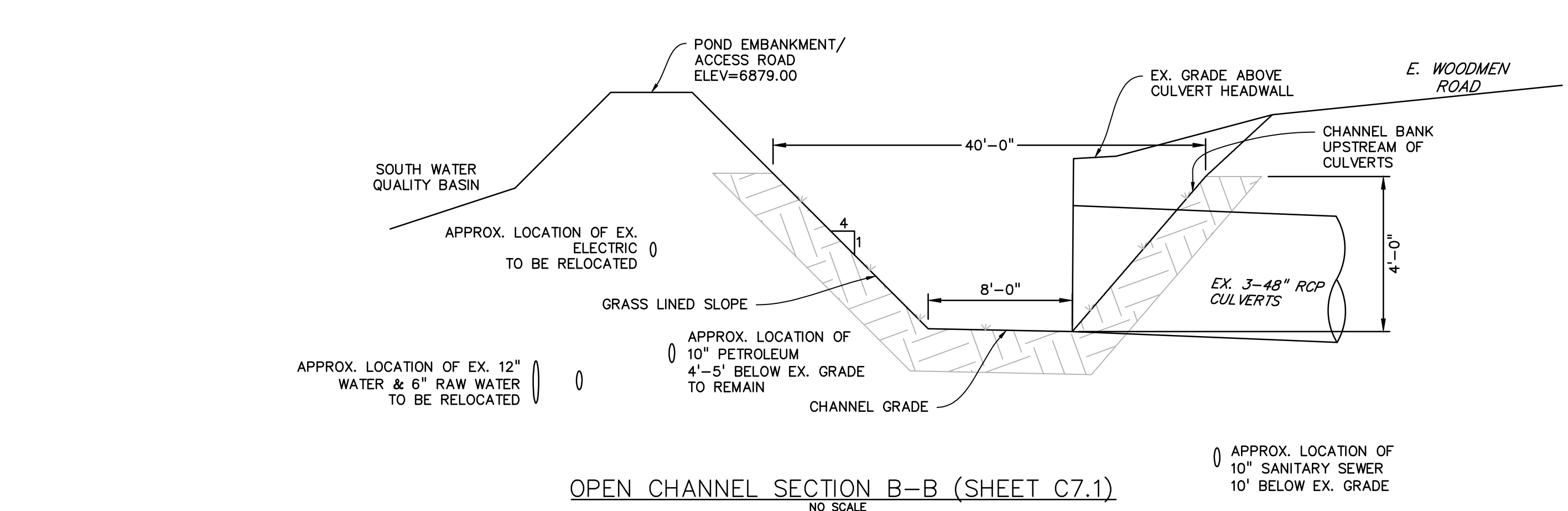
DRAWING SCALE:
 HORIZONTAL: 1"=20'
 VERTICAL: N/A

**POND #1 (SR4)
 GROUTED DROP
 DETAILS**

PROJECT NO. 20988-00CSCV
 DRAWING NO.

AS-BUILT
 10-17-2023

C7.4



Computer File Information		Sheet Revisions		Colorado Department of Transportation		HEADWALL FOR PIPES		STANDARD PLAN NO.	
Creation Date: 07/04/12	Revision: DD	Date:	Comments:	4201 East Arkansas Avenue	Denver, Colorado 80222	M-601-10			
Last Modification Date: 07/04/12	Revision: LTA			Phone: (303) 757-8000	Fax: (303) 757-8000				
Full Path Name: colorado.ctd.com/business/designsupport	CDOT			Project Development Branch	DD/LTA				
Drawing File Name: 600000000.dgn	CDOT			Issued By: Project Development Branch	July 4, 2012				
CD Ver: Microsoft Visio	Scale: Not to Scale	Units: English							

Computer File Information		Sheet Revisions		Colorado Department of Transportation		WINGWALLS FOR PIPE OR BOX CULVERTS		STANDARD PLAN NO.	
Creation Date: 07/04/12	Revision: DD	Date:	Comments:	4201 East Arkansas Avenue	Denver, Colorado 80222	M-601-20			
Last Modification Date: 07/04/12	Revision: LTA			Phone: (303) 757-8000	Fax: (303) 757-8000				
Full Path Name: colorado.ctd.com/business/designsupport	CDOT			Project Development Branch	DD/LTA				
Drawing File Name: 600000000.dgn	CDOT			Issued By: Project Development Branch	July 4, 2012				
CD Ver: Microsoft Visio	Scale: Not to Scale	Units: English							

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
HUMMEL INVESTMENTS, LLC
 8117 PRESTON ROAD, SUITE 120
 DALLAS, TEXAS 75225
 (214) 416-9820

OVERLOT GRADING, POND SR4 & UTILITY CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
1ST SUBMITTAL	6-20-17
RESUBMITTAL	9-6-18

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

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

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

OPEN CHANNEL DETAILS

PROJECT NO. 20988-00CSV
DRAWING NO.

AS-BUILT 10-17-2023

C7.6

EL PASO COUNTY FILE NO: SP-17-001
 CDR-16-007

EPC 10/10/18
 SHEET: 13 OF 27

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:

HUMMEL INVESTMENTS, LLC
 8117 PRESTON ROAD, SUITE 120
 DALLAS, TEXAS 75225
 (214) 416-9820

OVERLOT GRADING, POND SR4 & UTILITY
 CONSTRUCTION DRAWINGS FOR
**FALCON
 MARKETPLACE**
 FALCON, COLORADO

ISSUE	DATE
1ST SUBMITTAL	6-20-17
RESUBMITTAL	9-6-18
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	



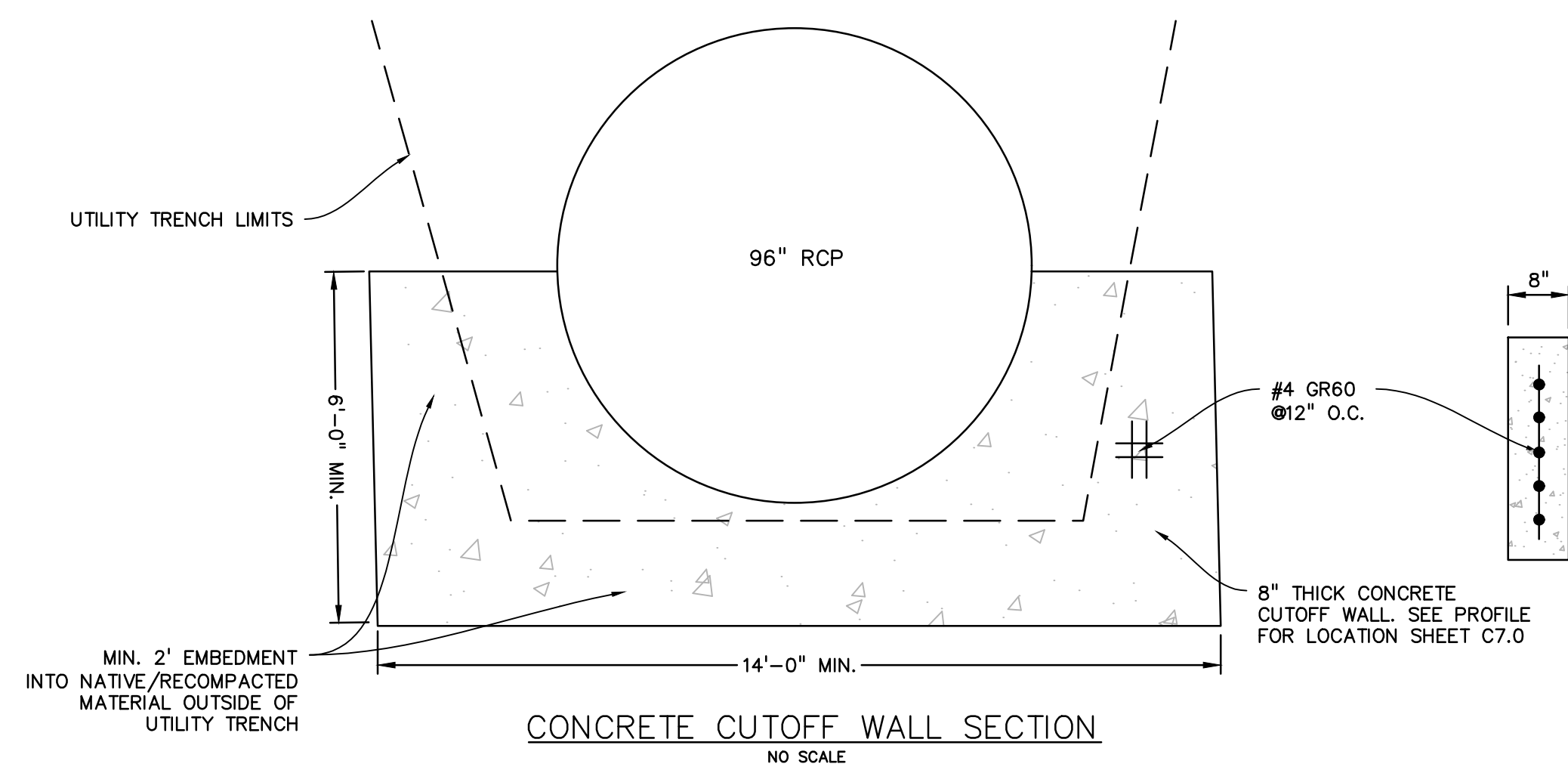
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

**STORM SEWER
 DETAILS**

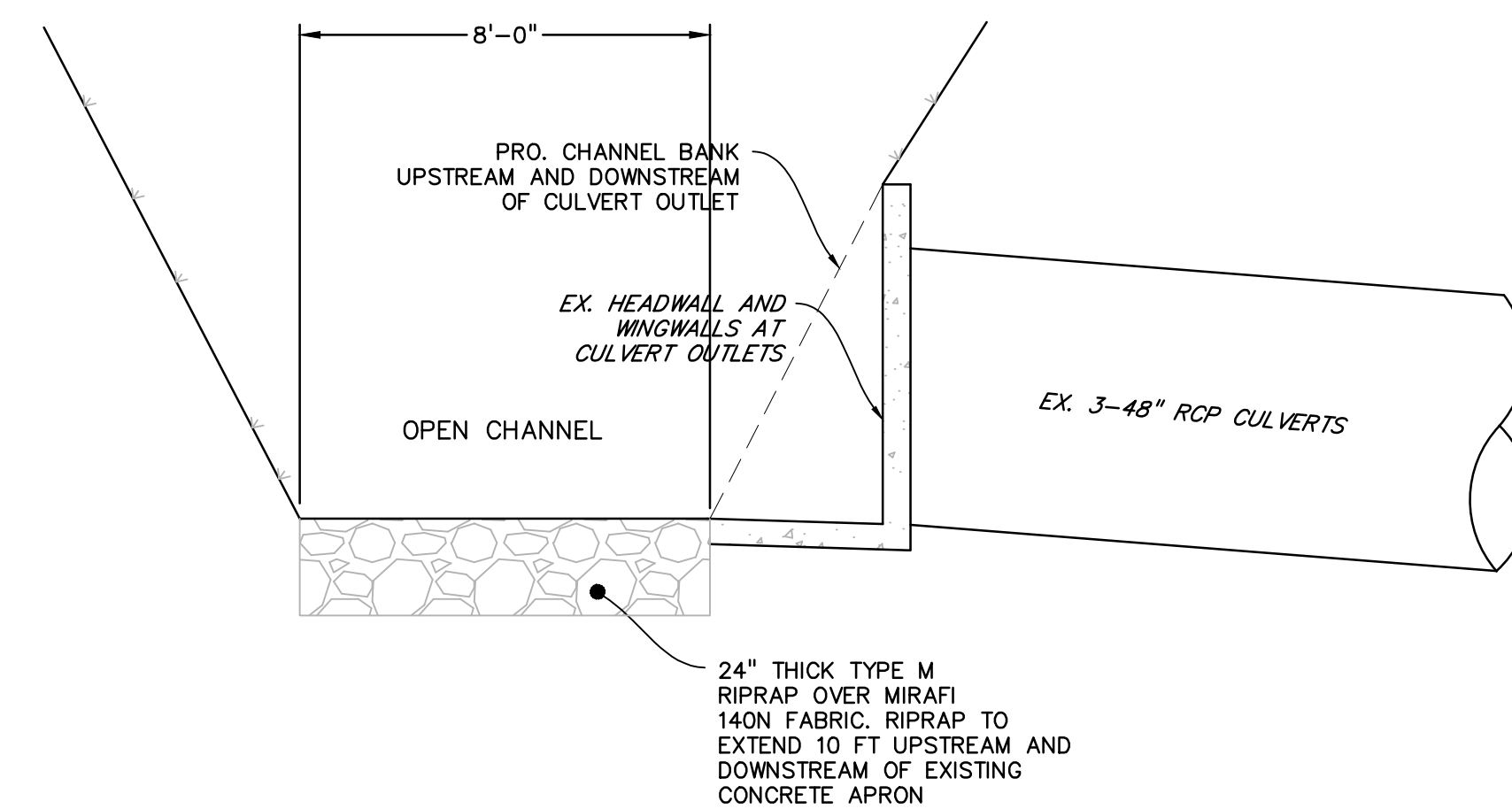
PROJECT NO. 20988-00CSV
 DRAWING NO.

C7.7

SHEET: 14 OF 27



CONCRETE CUTOFF WALL SECTION
 NO SCALE



RIPRAP OUTLET PROTECTION AT EXISTING CULVERTS
 SECTION B-B & E-E (SHEET C7.1)
 NO SCALE

PLAN VIEW

R.C.P. CONNECTION DETAIL

NOTE

TYPE III MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE FOLLOWING CONDITIONS ARE MET:

- A. PIPE IS 48" OR LARGER INSIDE DIAMETER.
- B. NOT CHANGE IN PIPE SIZE
- C. NO CHANGE IN PIPE MATERIAL
- D. NO CHANGE IN HORIZONTAL ALIGNMENT
- E. SLOPE IS FLAT AND CONTINUOUS

2. TYPE III MANHOLES SHALL BE FABRICATED BY THE MANUFACTURER/SUPPLIER AND DELIVERED TO THE SITE AS A SINGLE UNIT. FIELD FABRICATION SHALL NOT BE PERMITTED.

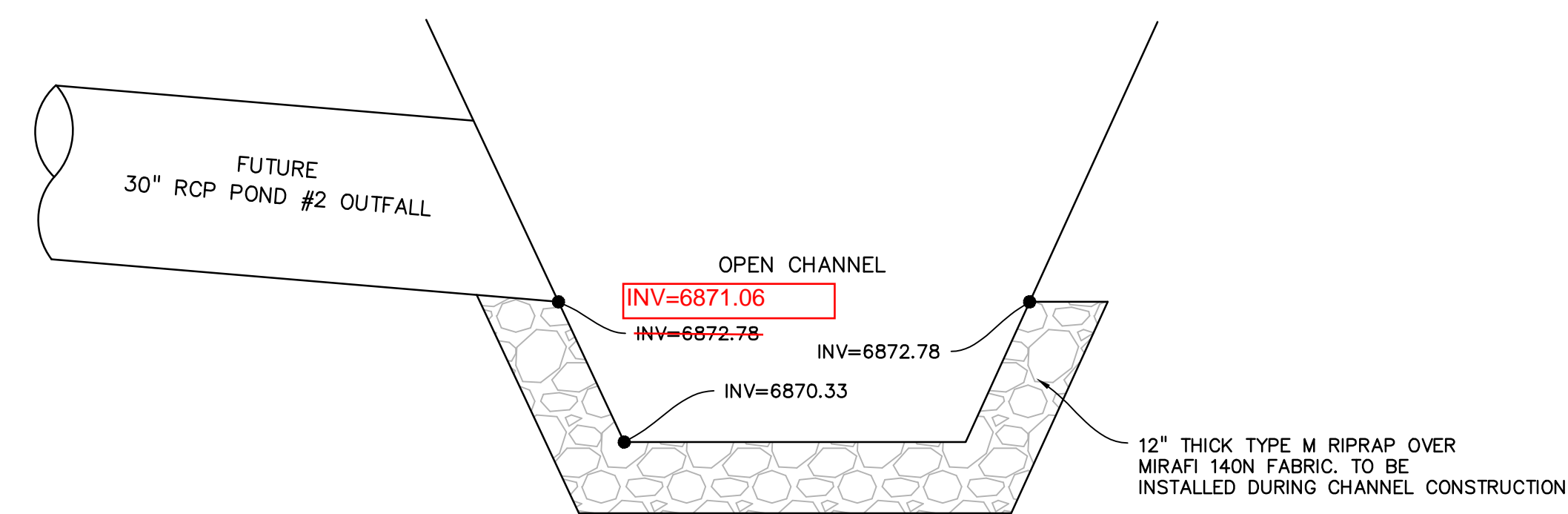
3. EITHER LADDER OR STEPS SHALL BE INSTALLED. LOWEST STEP SHALL BE A MAXIMUM OF 30" ABOVE THE INVERT OF THE PIPE.

SECTION VIEW

SPECIAL LID FOR USE WITH C.S.P. RISER

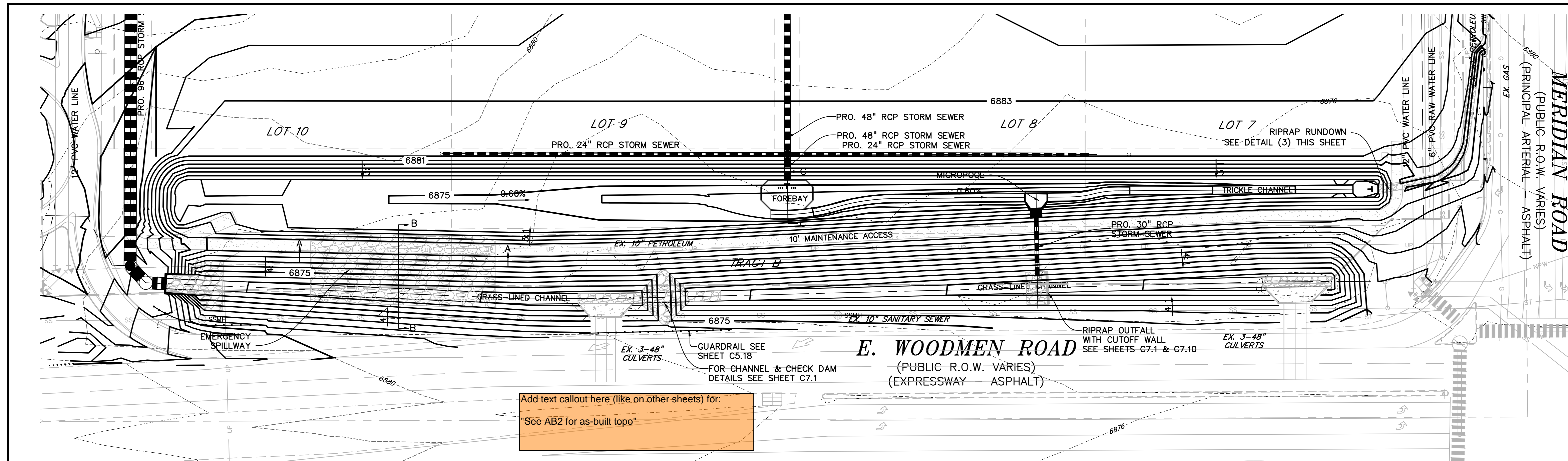
SCALE: NOT TO SCALE

DATE APPROVED: 8/11/11 André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type III Standard Drawing	
REVISION DATE: 11/10/04	FILE NAME: SD_3-3	DEPARTMENT OF TRANSPORTATION



POND #2 OUTFALL TO OPEN CHANNEL
 SECTION D-D (SHEET C7.1)
 NO SCALE

AS-BUILT
 10-17-2023



LEGEND

PROPERTY LINE	---
LOT LINE	.....
EASEMENT	- - - - -
CURB & GUTTER	=====
SIDEWALK	=====
PRO. WATER LINE	.....
PRO. FIRE HYDRANT	.....
PRO. RAW WATER	.....
PRO. SANITARY SEWER	.....
PRO. STORM SEWER	.....
EX. OVERHEAD ELECTRIC	.....
EX. SANITARY SEWER	.....
EX. PETROLEUM	.....
EX. GAS	.....
EX. RAW WATER	.....
EX. WATER	.....
EX. STORM SEWER	.....

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
REVISED	3-6-20

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



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

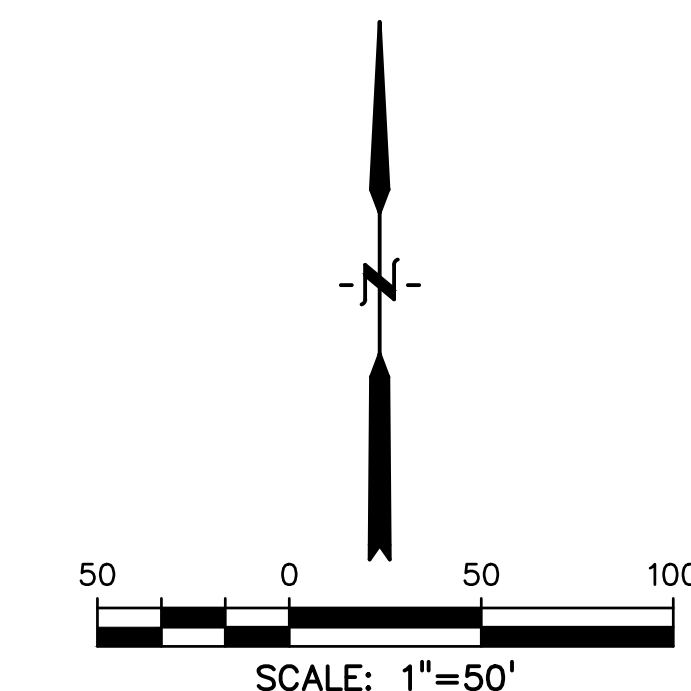
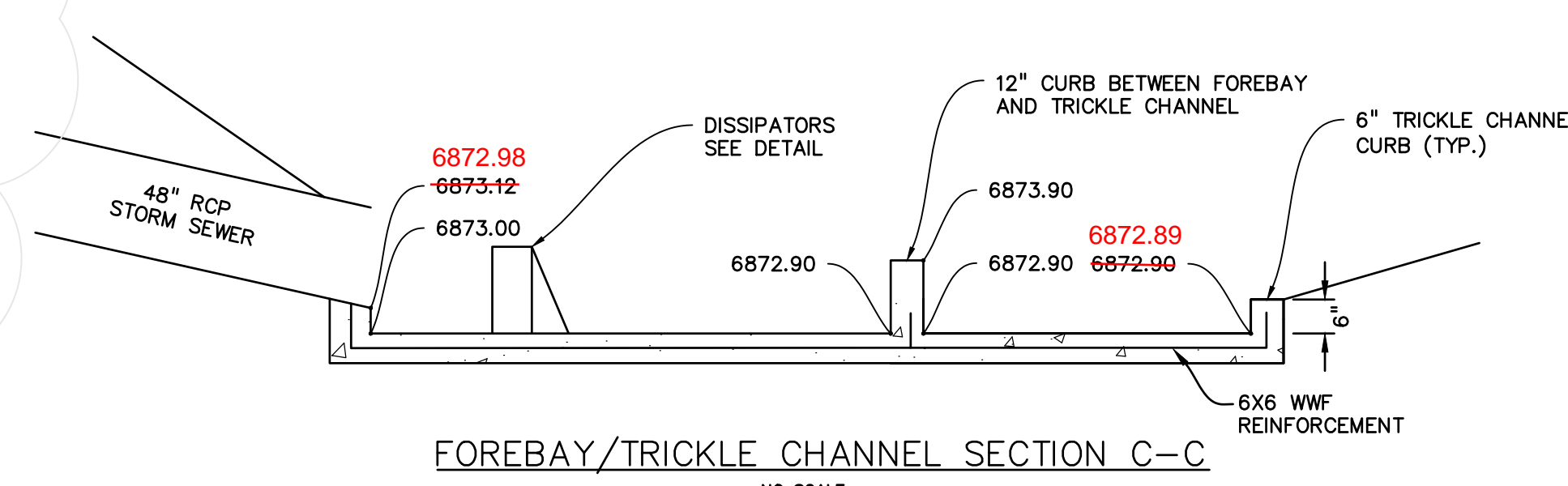
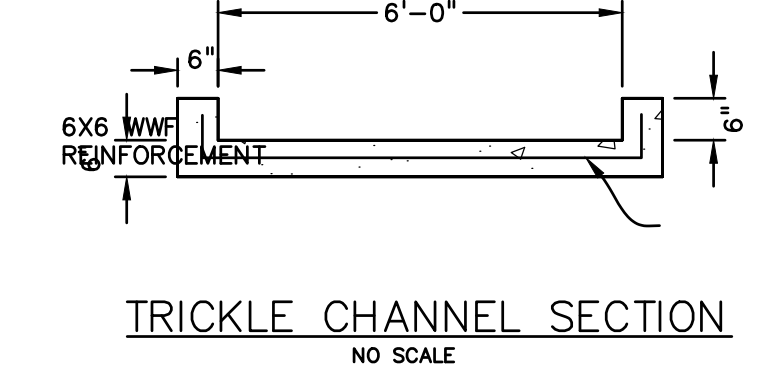
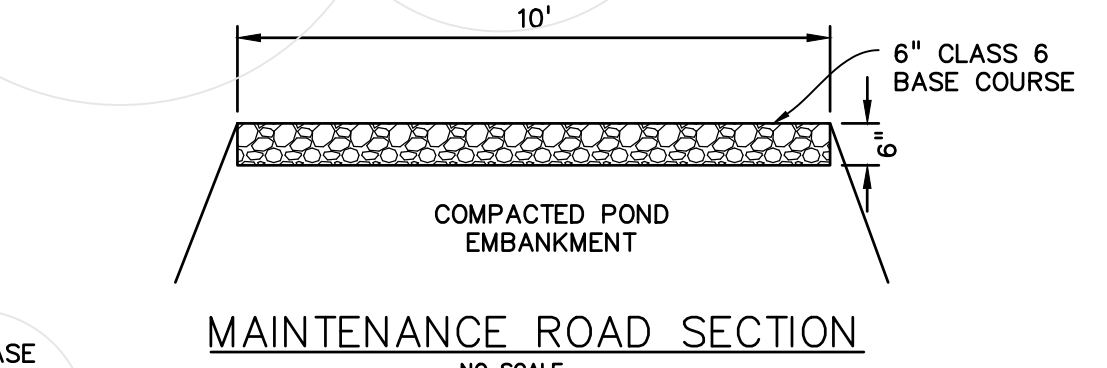
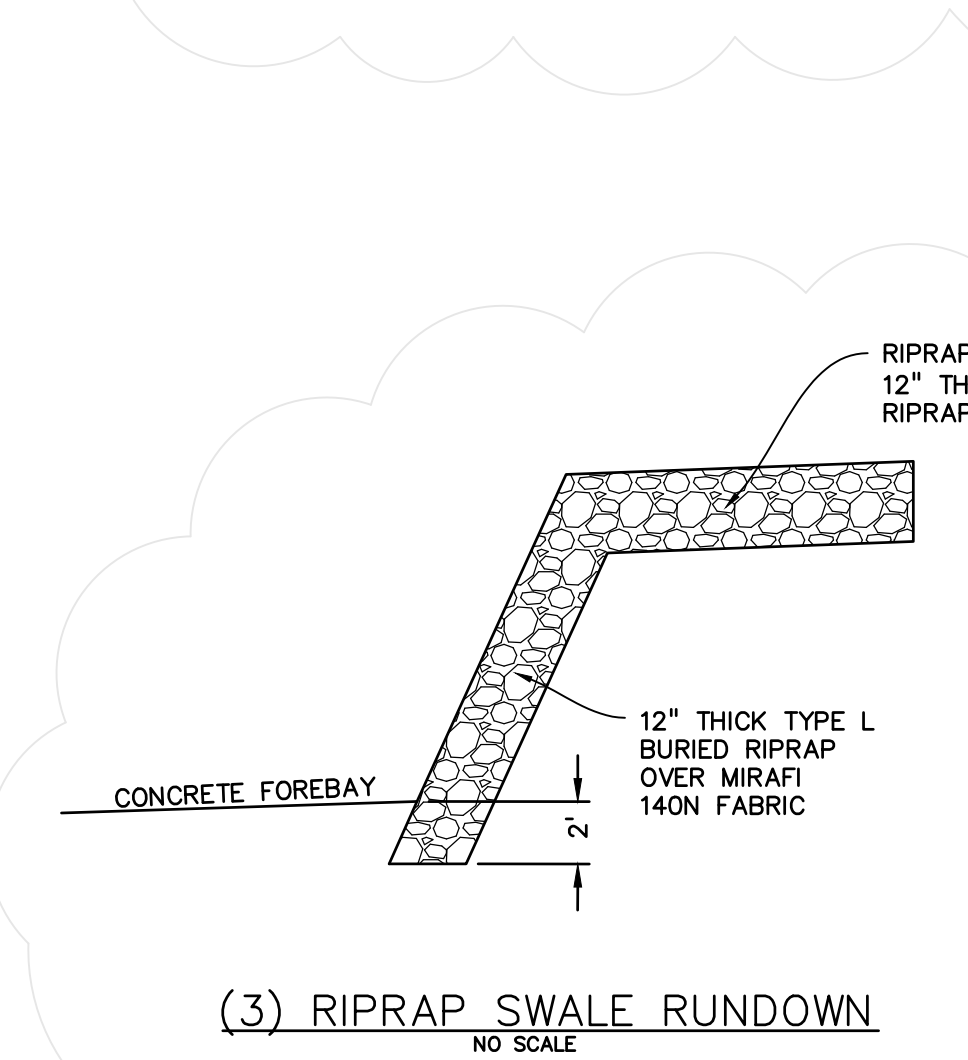
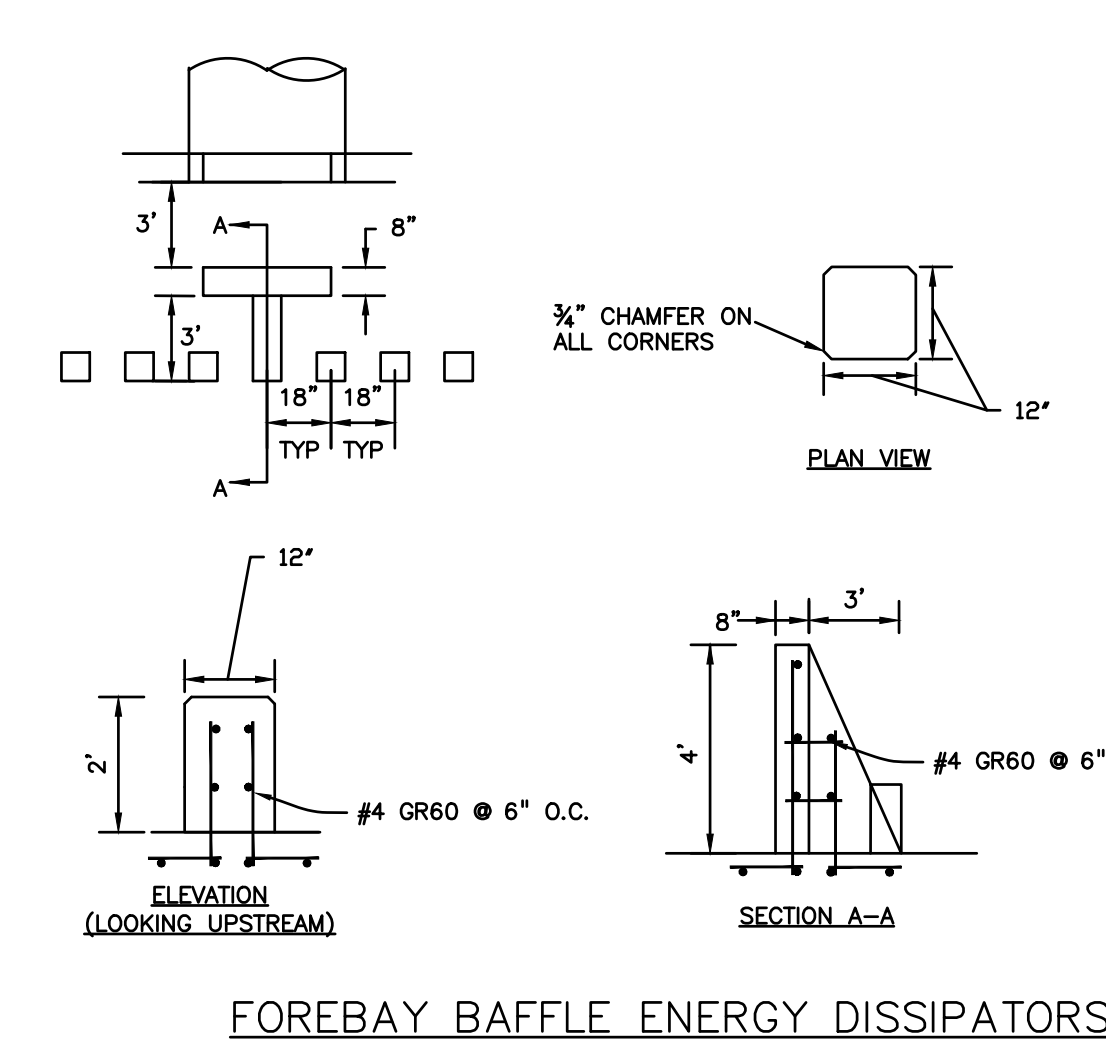
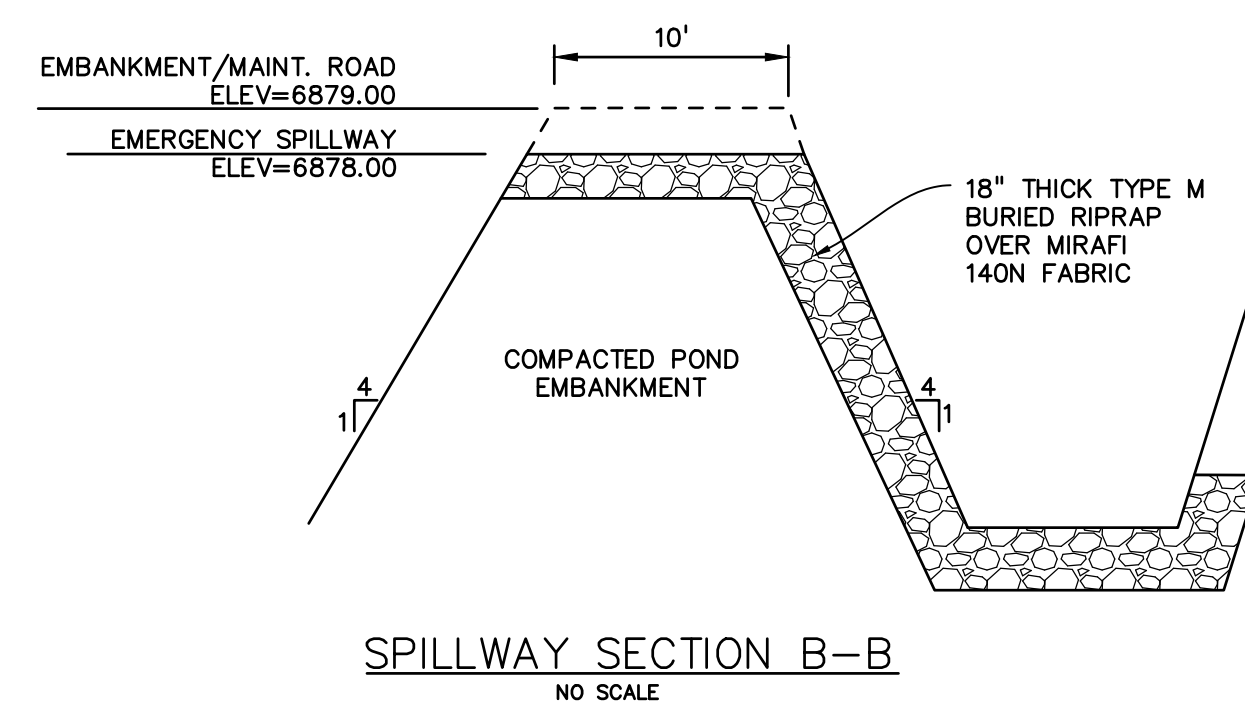
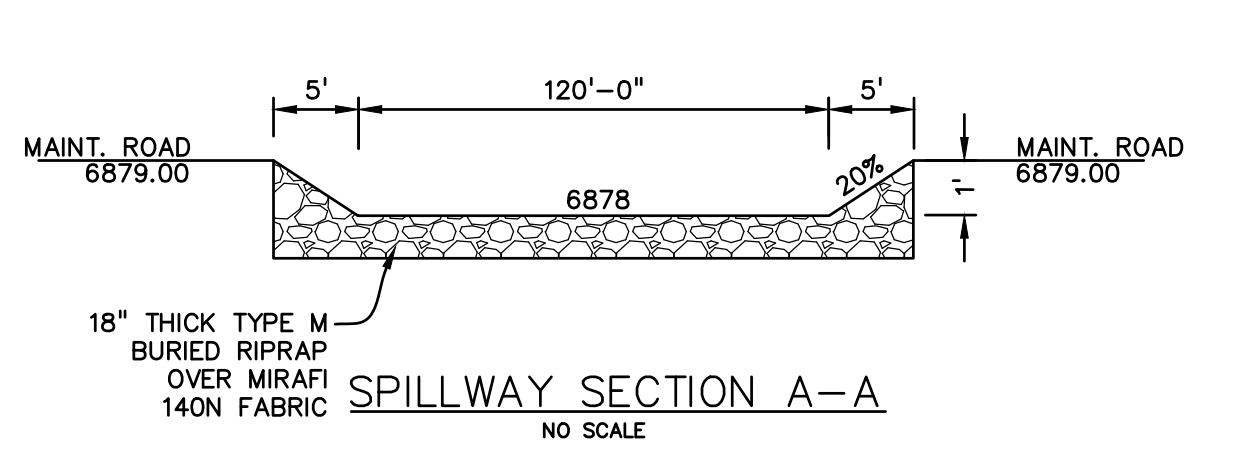
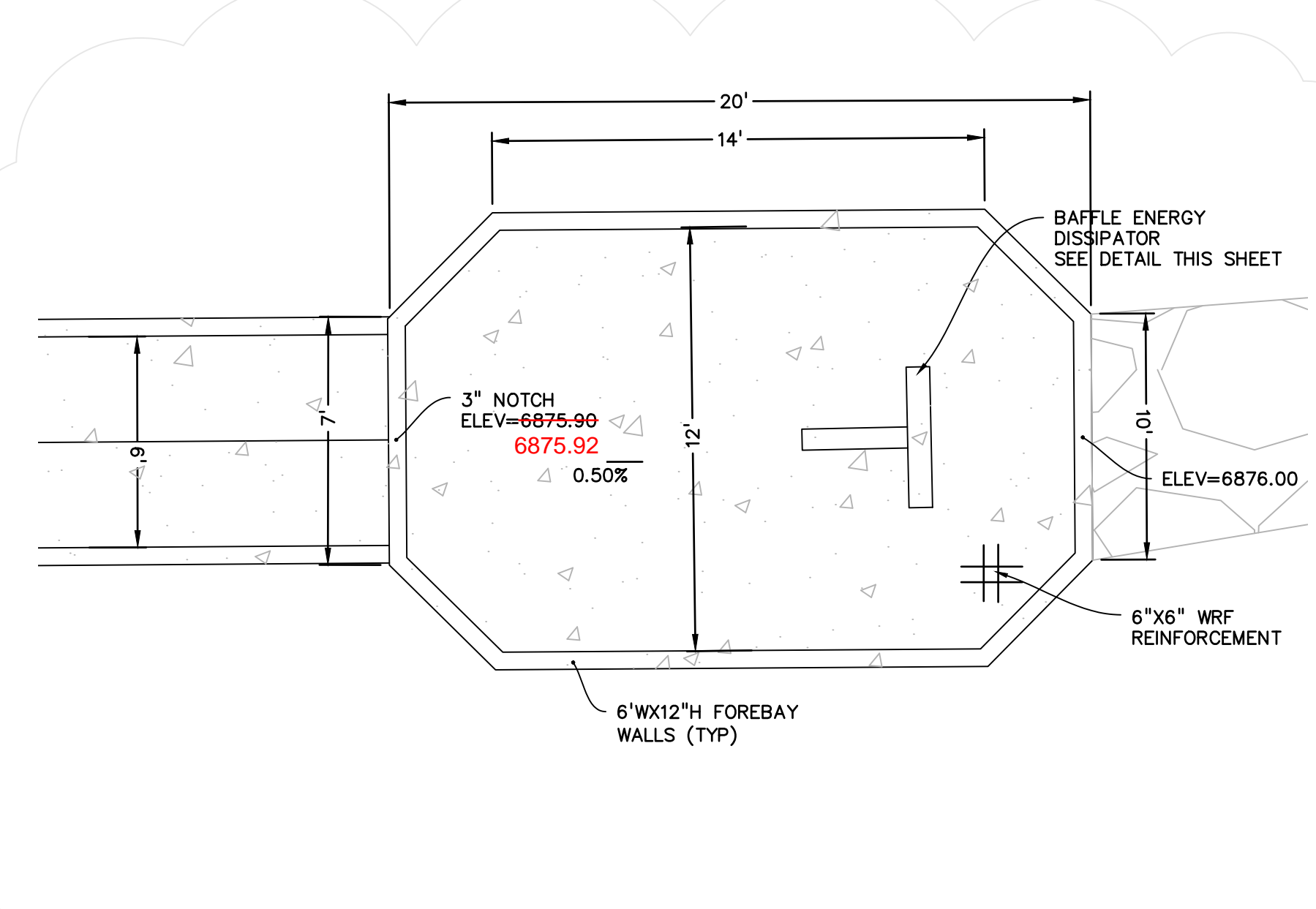
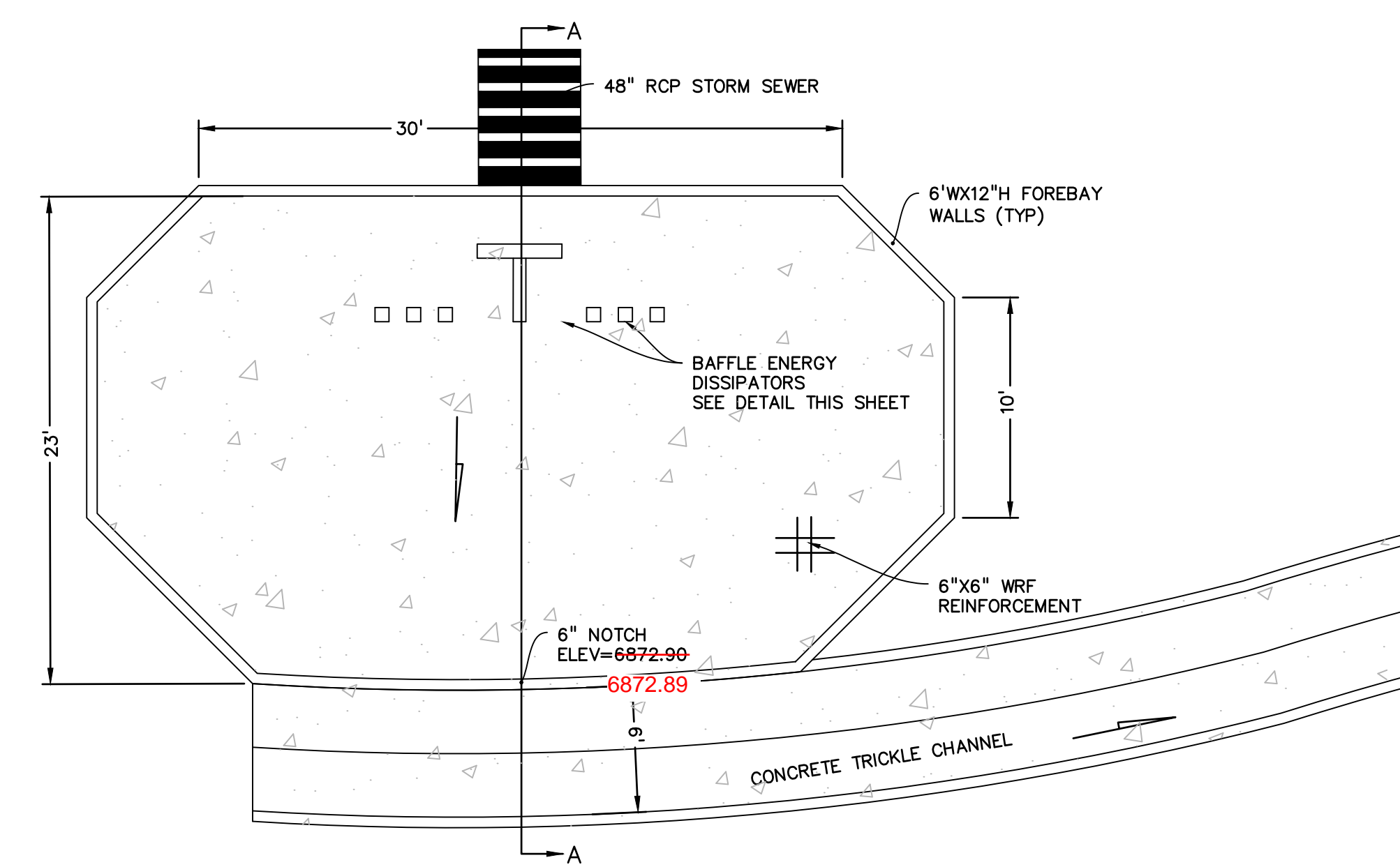
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

POND #2

PROJECT NO. 20988-00CSCV
DRAWING NO.

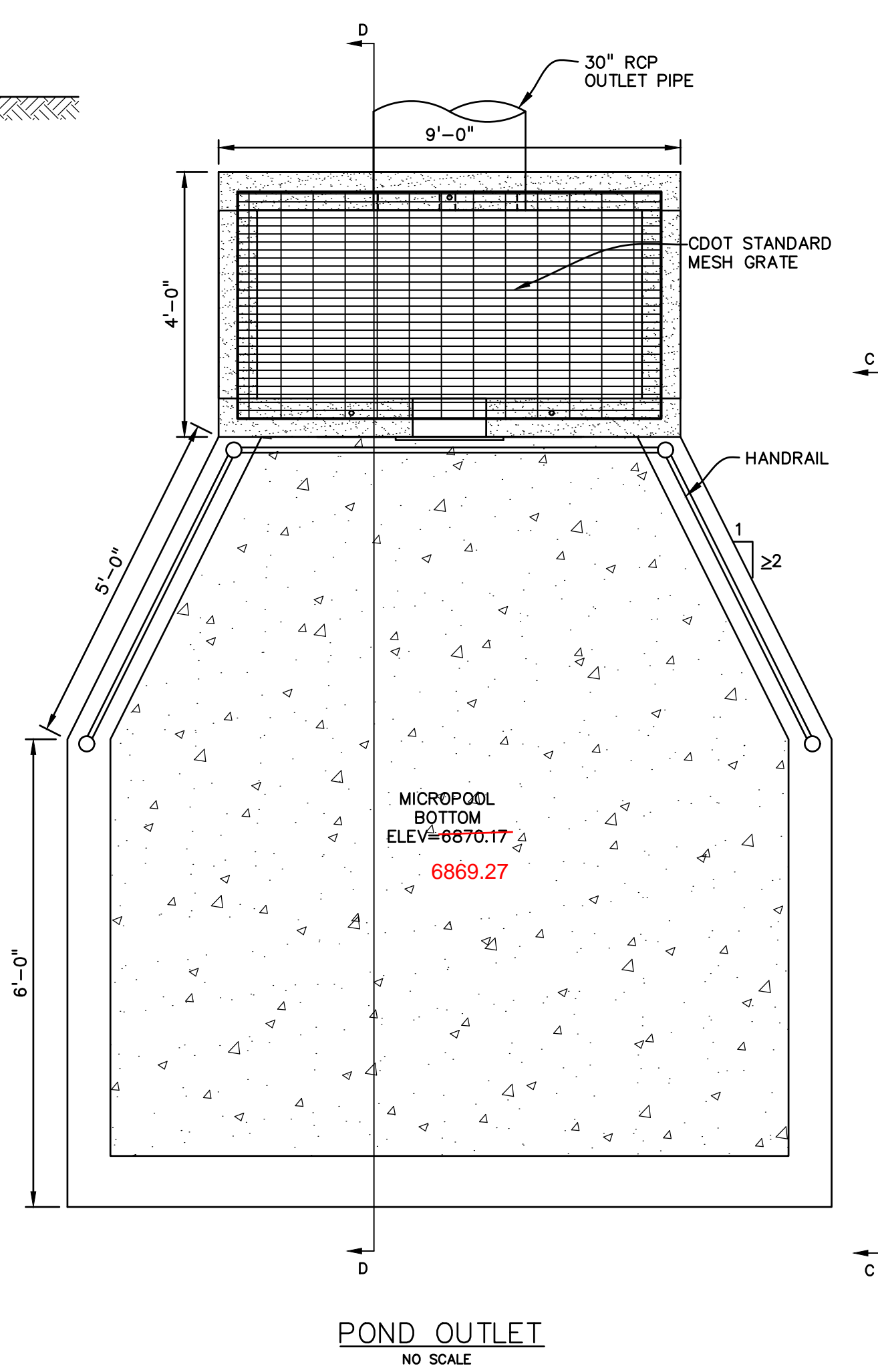
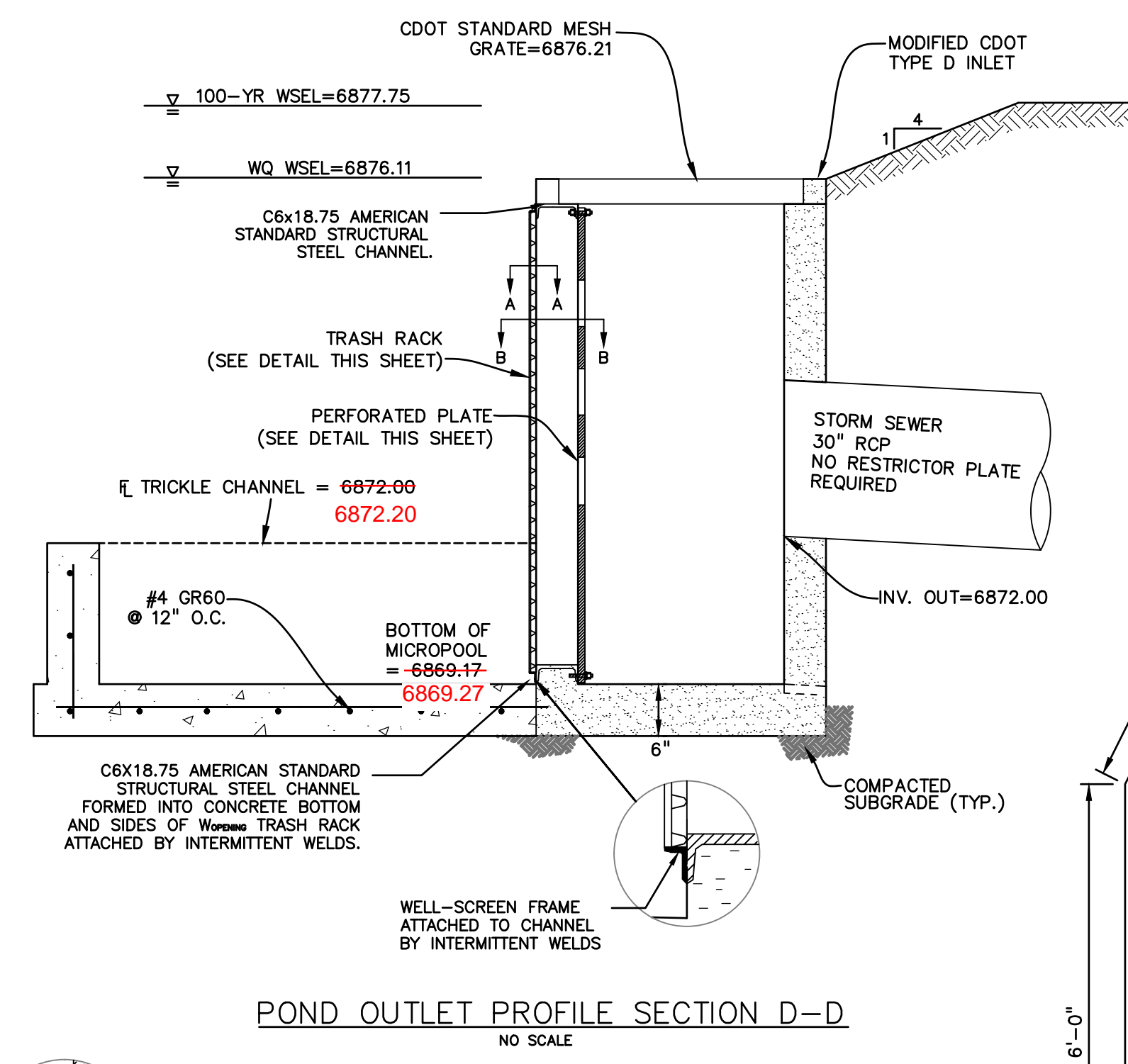
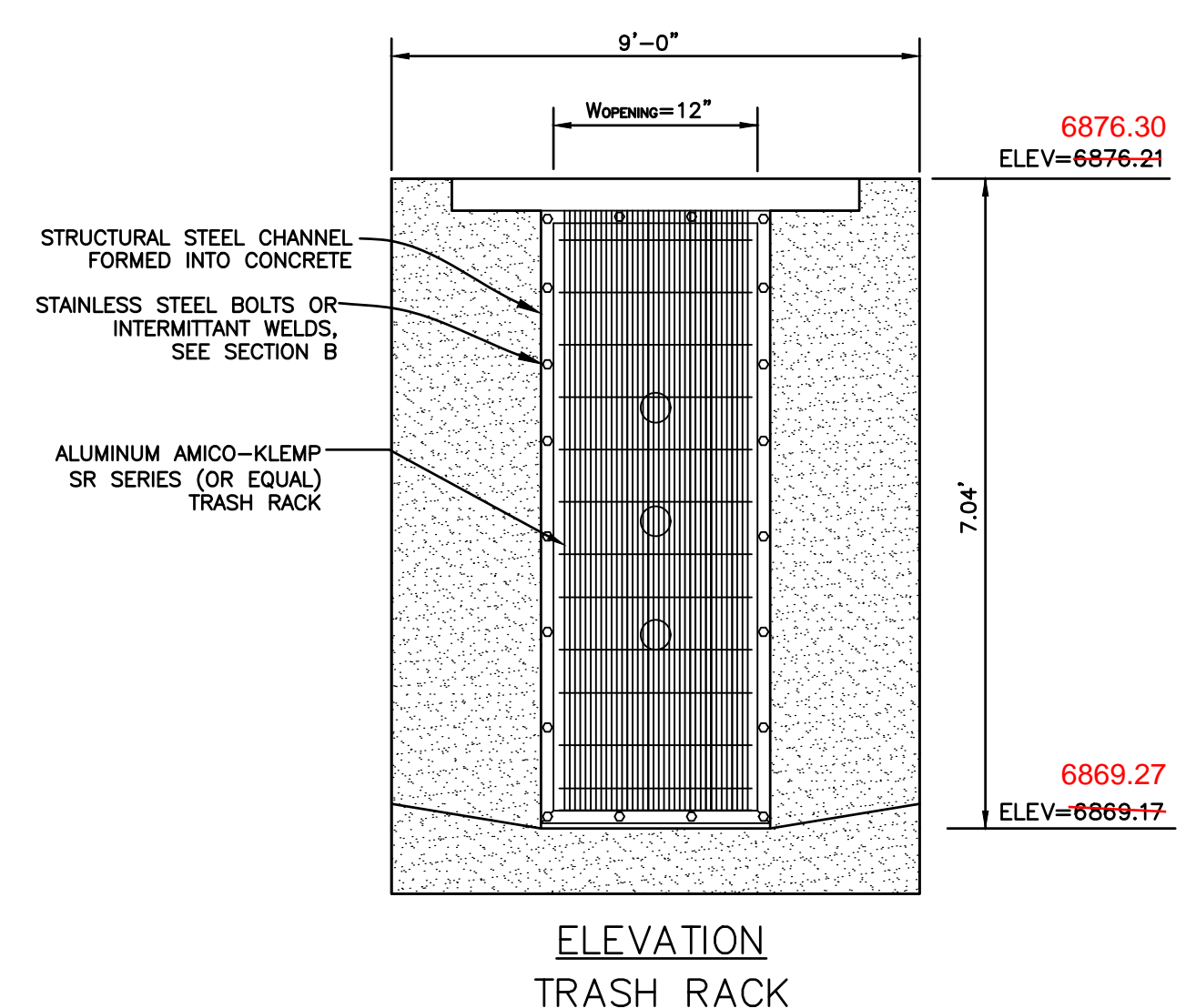
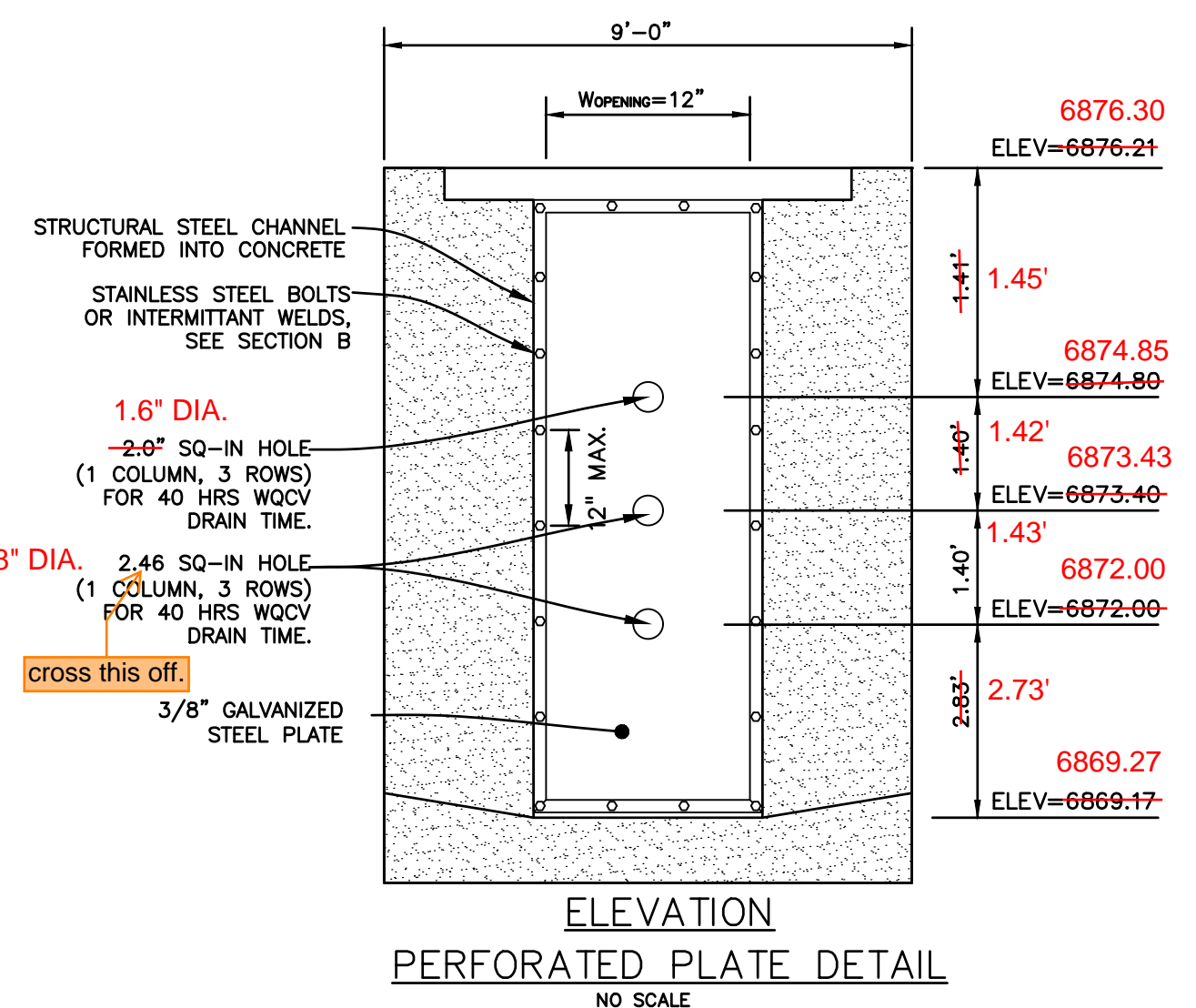
C7.15

SHEET: 44 OF 48

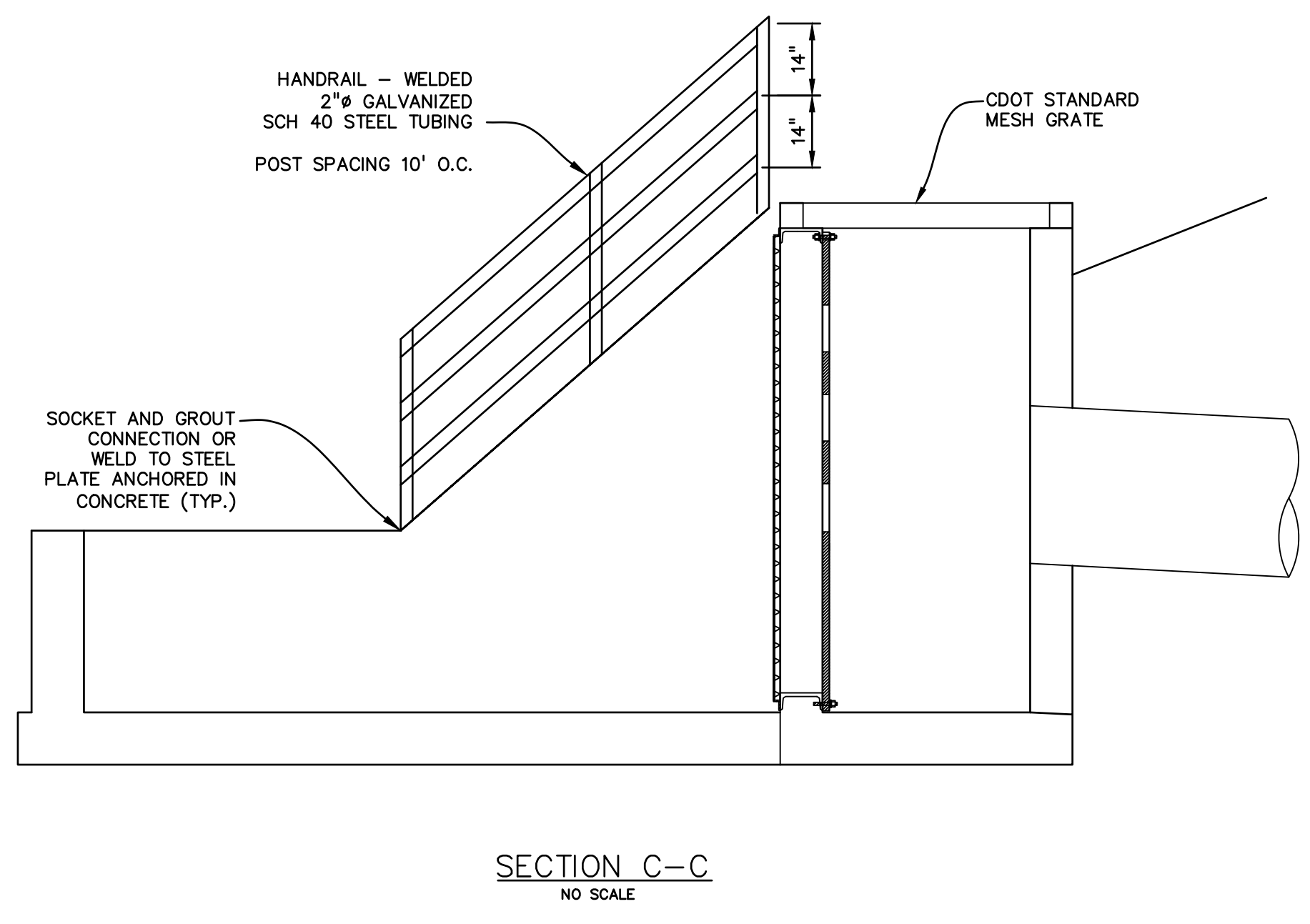
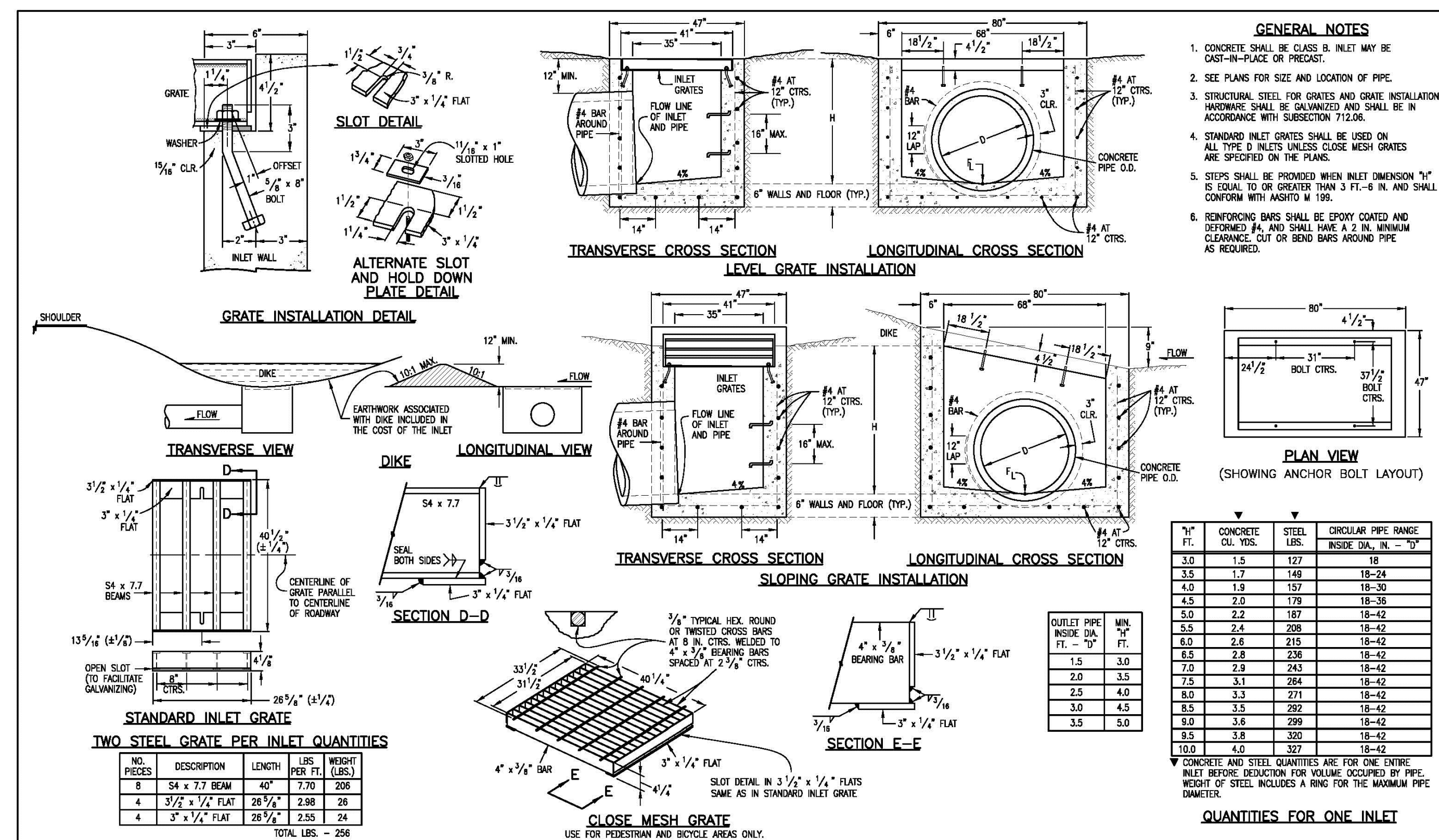
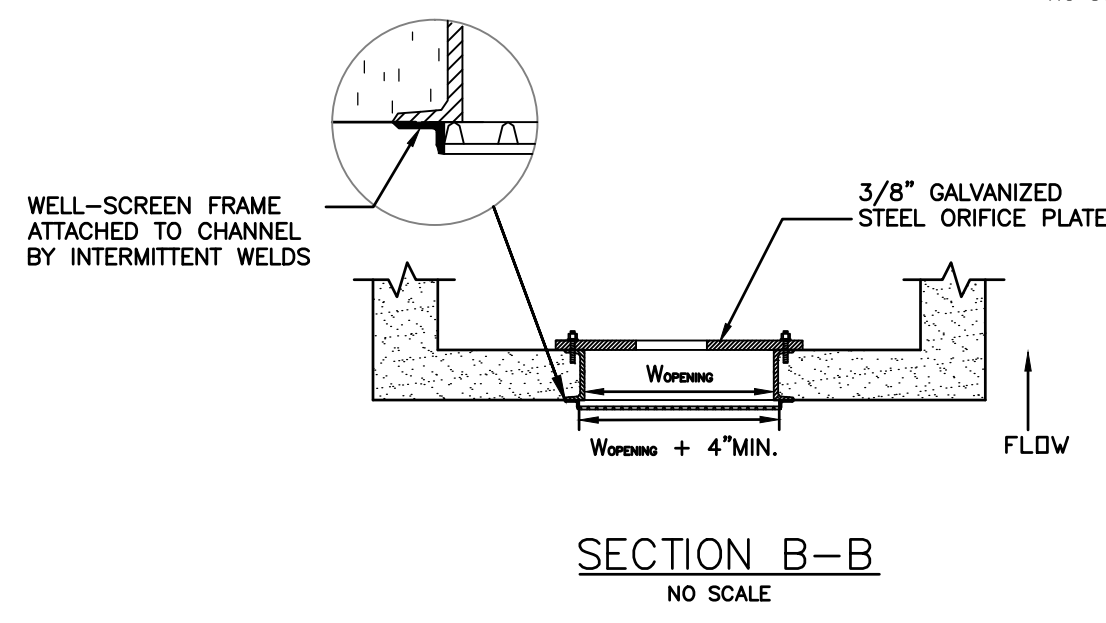
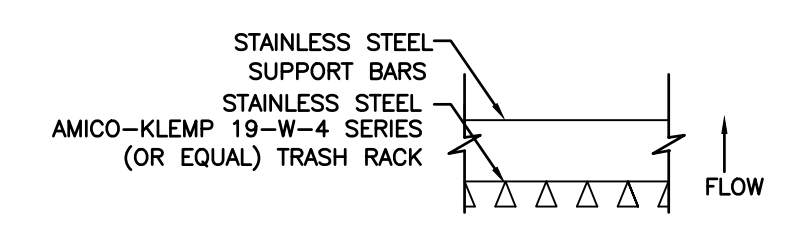


AS-BUILT
10-17-2023

EPC 10/20/2020
EL PASO COUNTY FILE # SF-19-001



- PERFORATED PLATE NOTES:**
1. PROVIDE GASKET MATERIAL OR GROUT BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE @ 12" MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
 3. ALL METAL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.
- GENERAL NOTES:**
1. ALL EXTERIOR STEEL SHALL BE EITHER STAINLESS OR HOT DIPPED GALVANIZED



Computer File Information

Creation Date: 07/04/06 Initials: SJR
 Last Modification Date: 07/04/06 Initials: LTA
 Full Path: www.dot.state.co.us/DesignSupport/
 Drawing File Name: 60401101.dwg
 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions

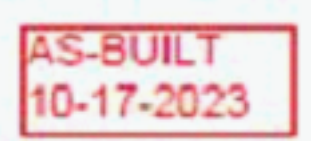
NO.	DESCRIPTION	DATE	BY	CHKD
1				
2				
3				
4				

Colorado Department of Transportation
 4201 East Arkansas Avenue
 Denver, Colorado 80222
 Phone: (303) 757-9683
 Fax: (303) 757-9820

Project Development Branch SRJ/LTA

INLET, TYPE D
STANDARD PLAN NO. M-604-11
 Sheet No. 1 of 1

EPC 10/20/2020



EL PASO COUNTY FILE # SF-19-001

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers-Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	

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

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

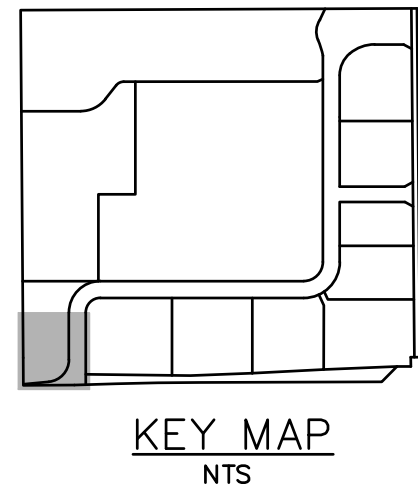
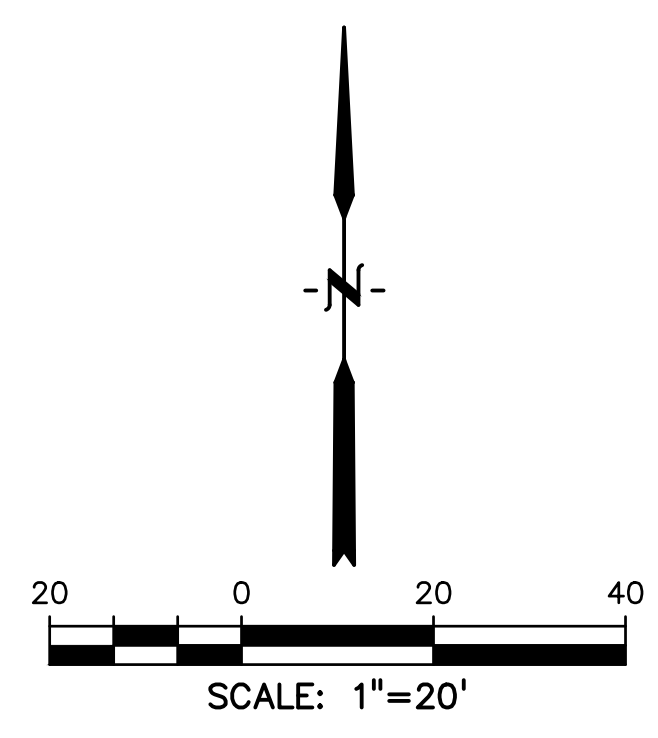
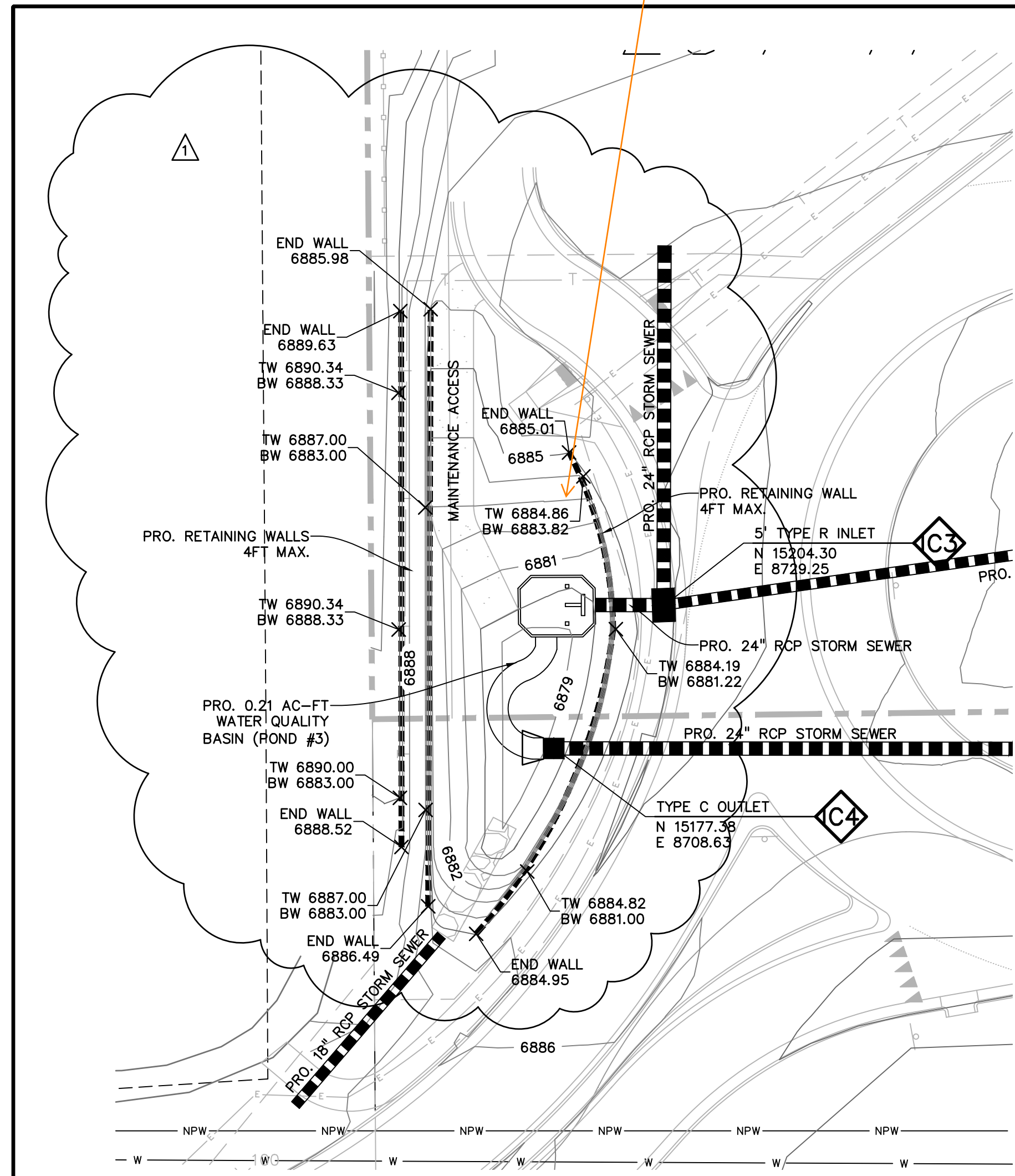
POND #2 DETAILS

PROJECT NO. 20988-00CSV
 DRAWING NO.

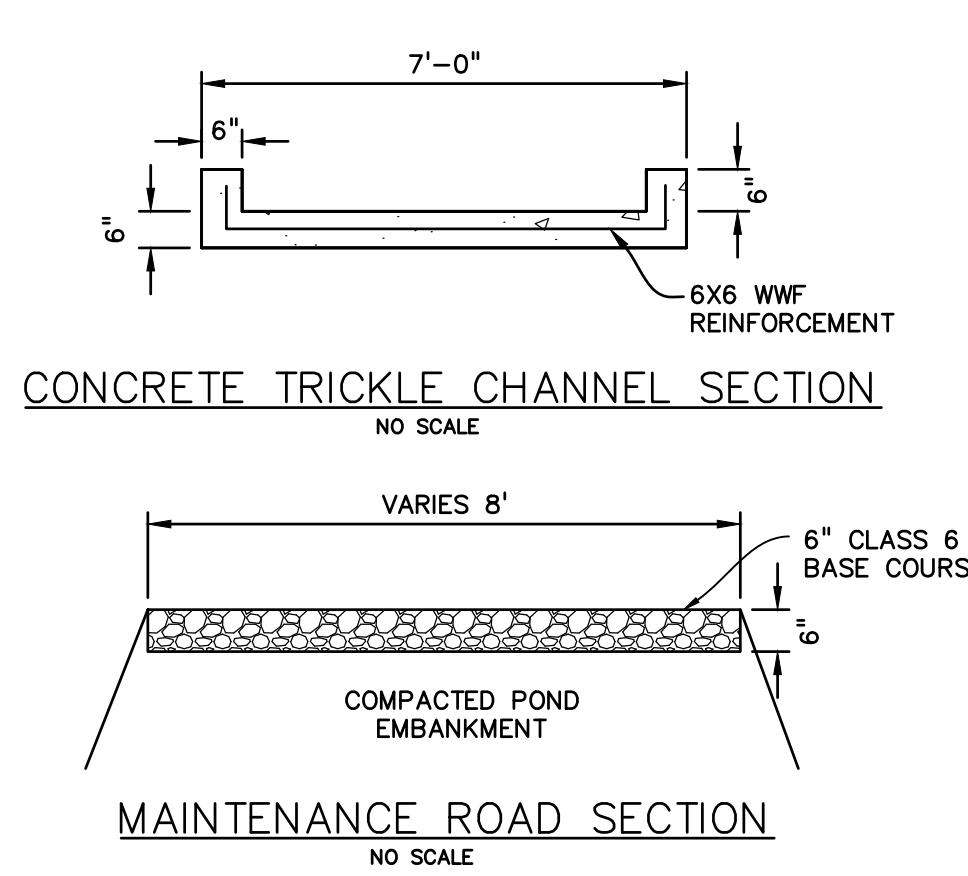
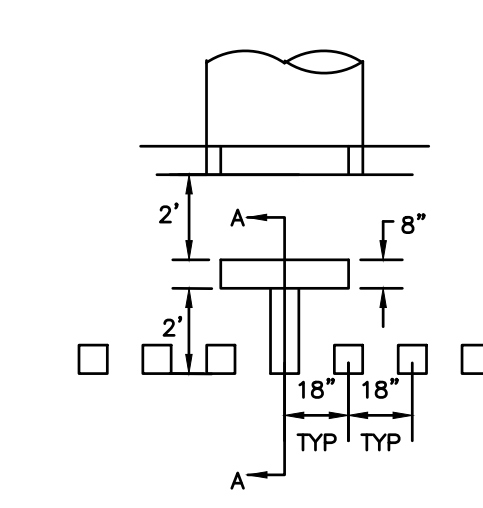
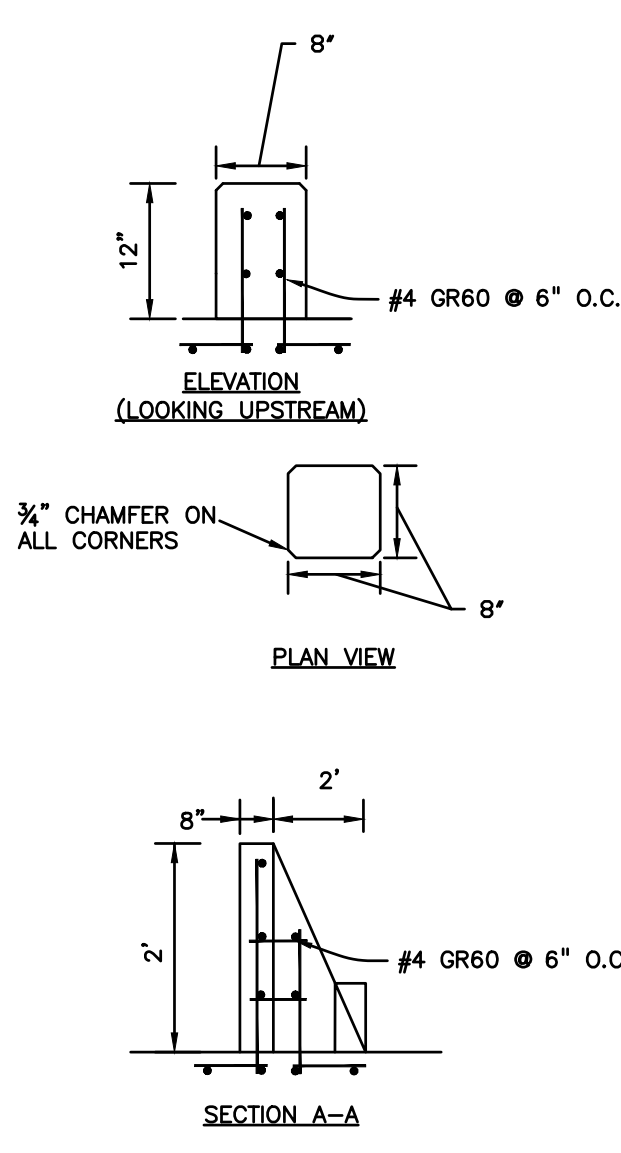
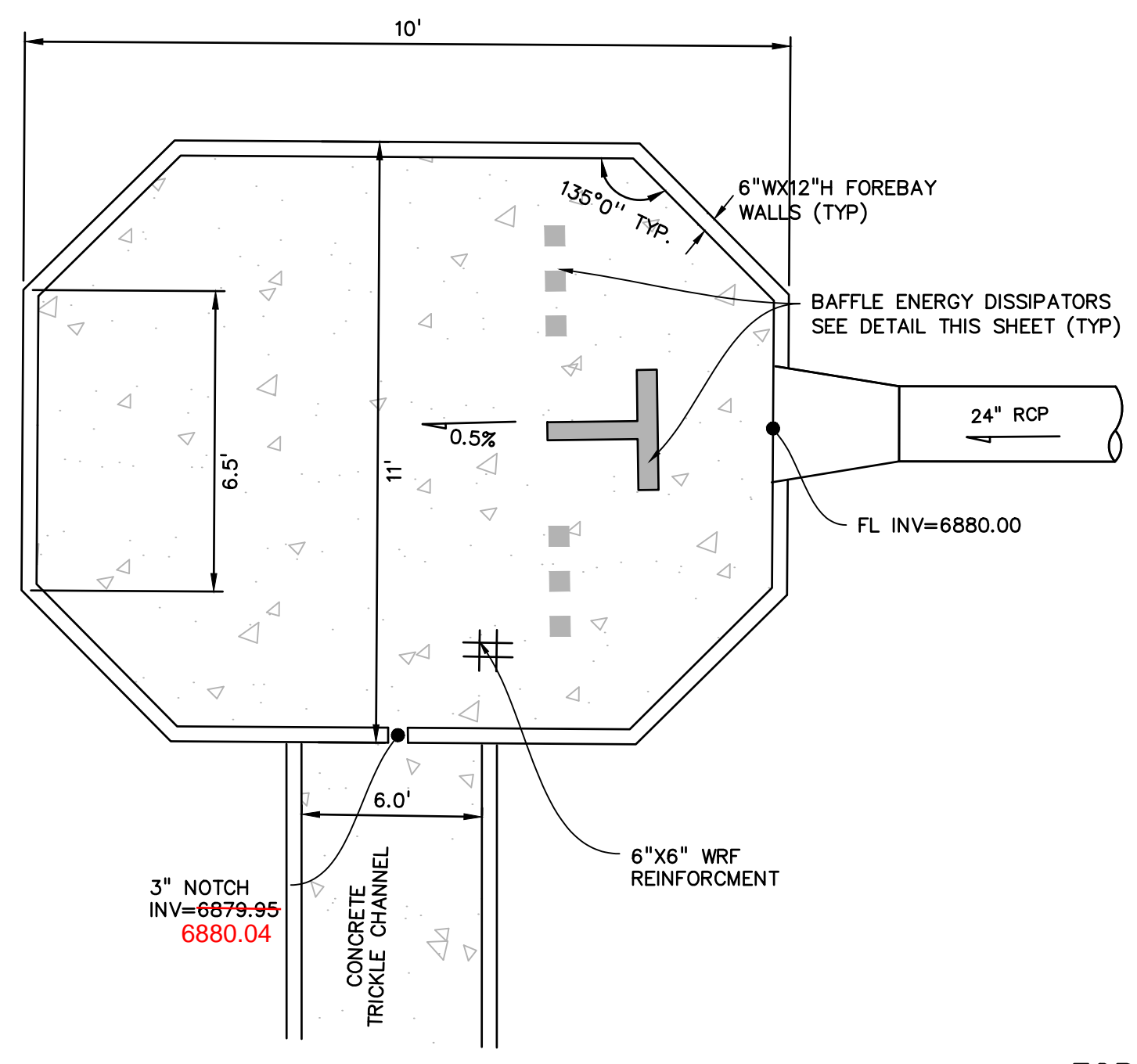
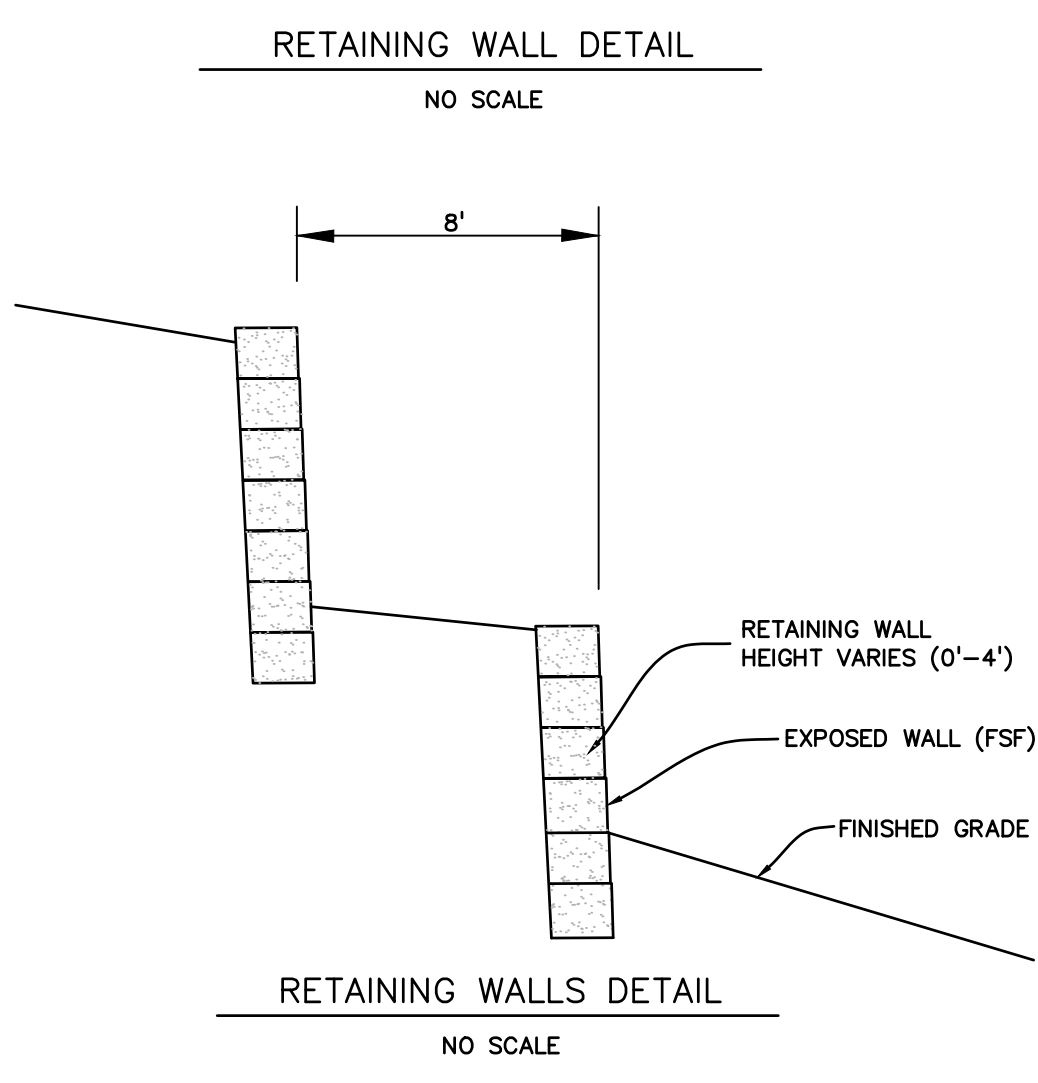
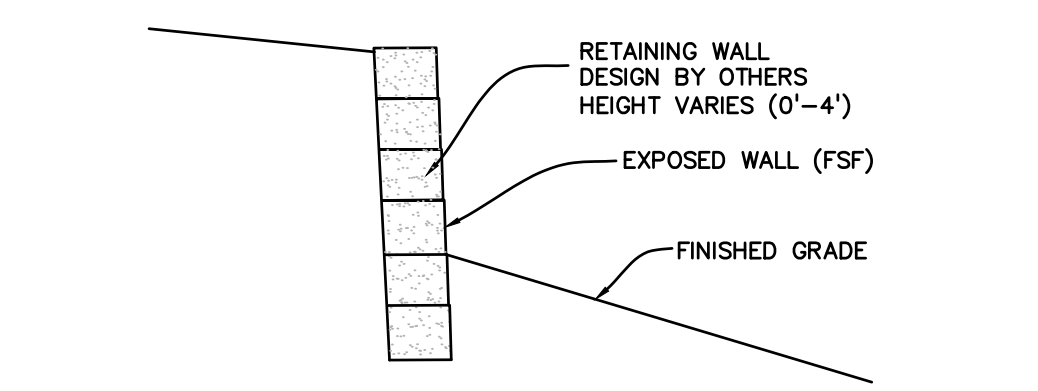
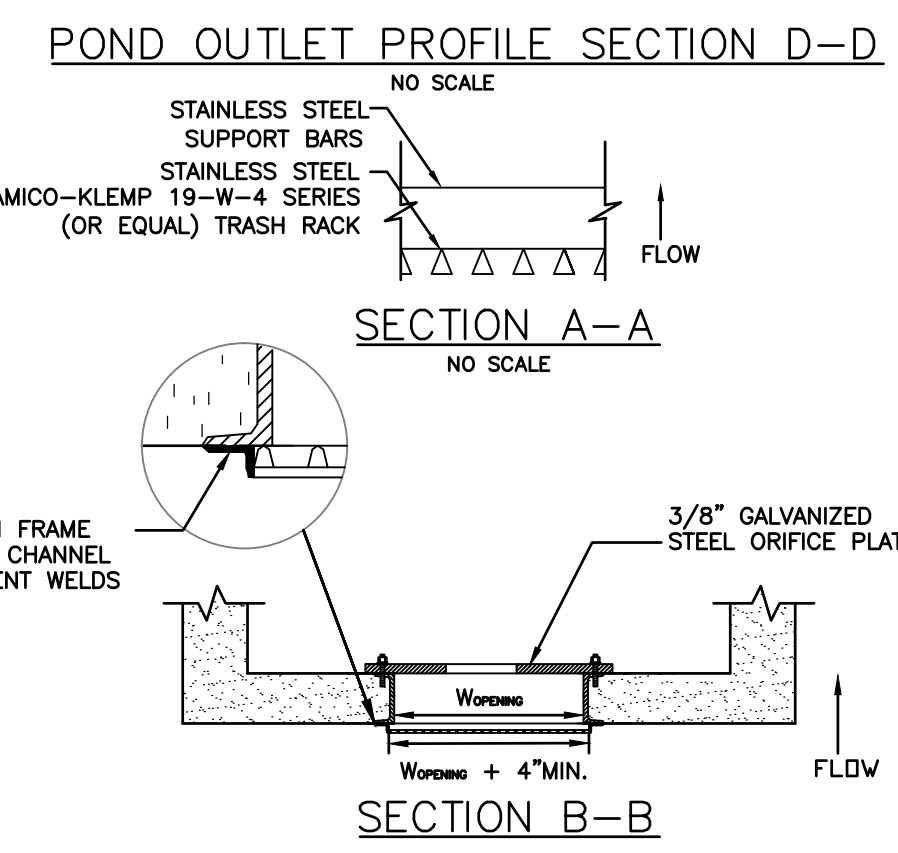
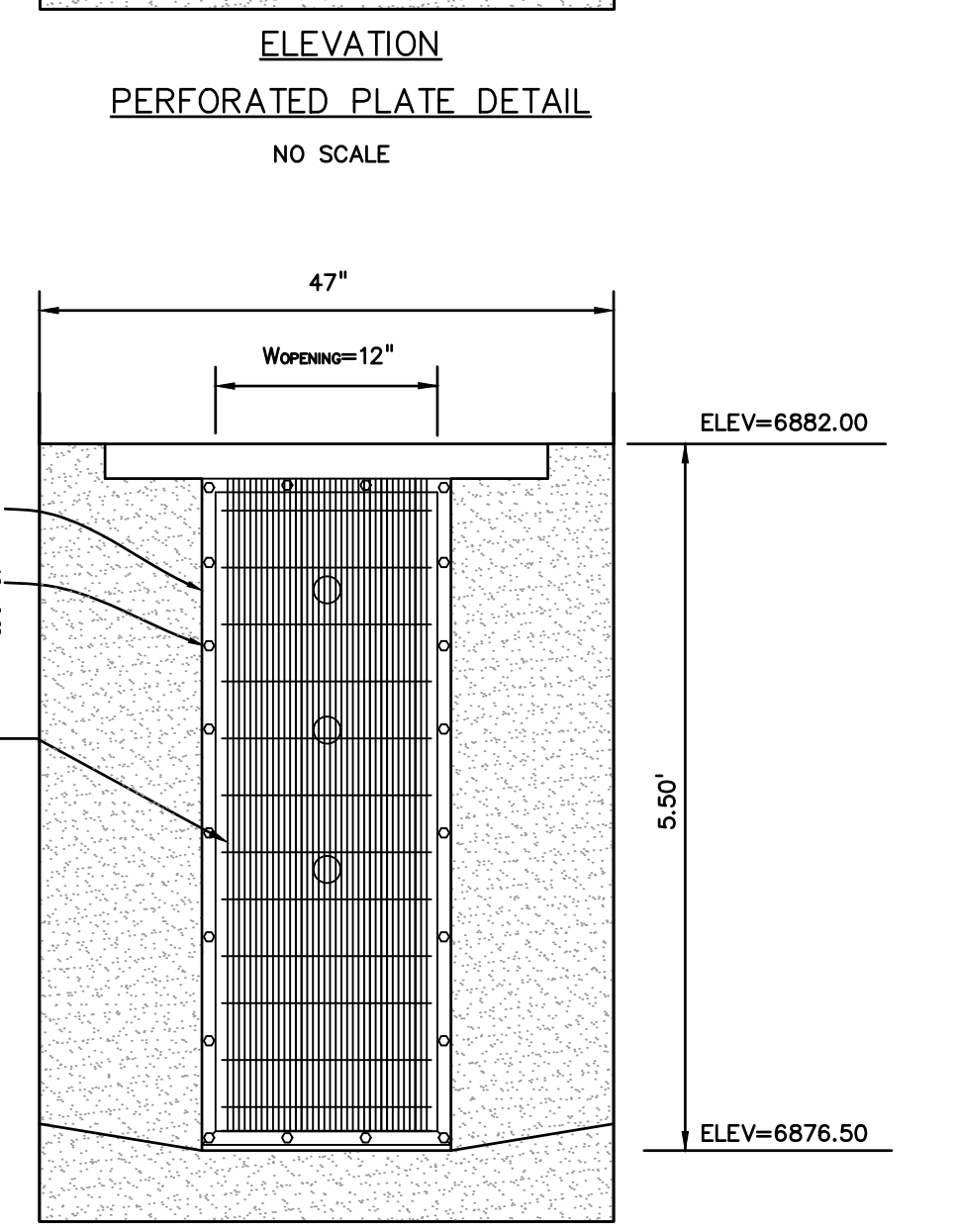
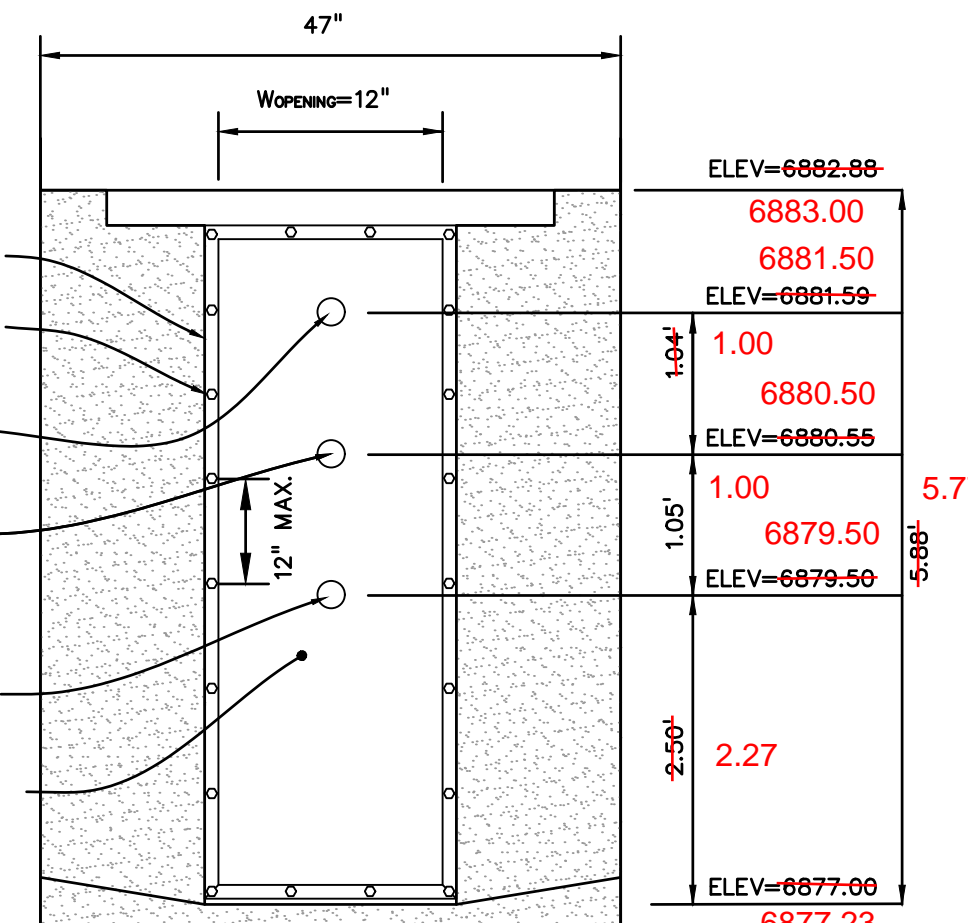
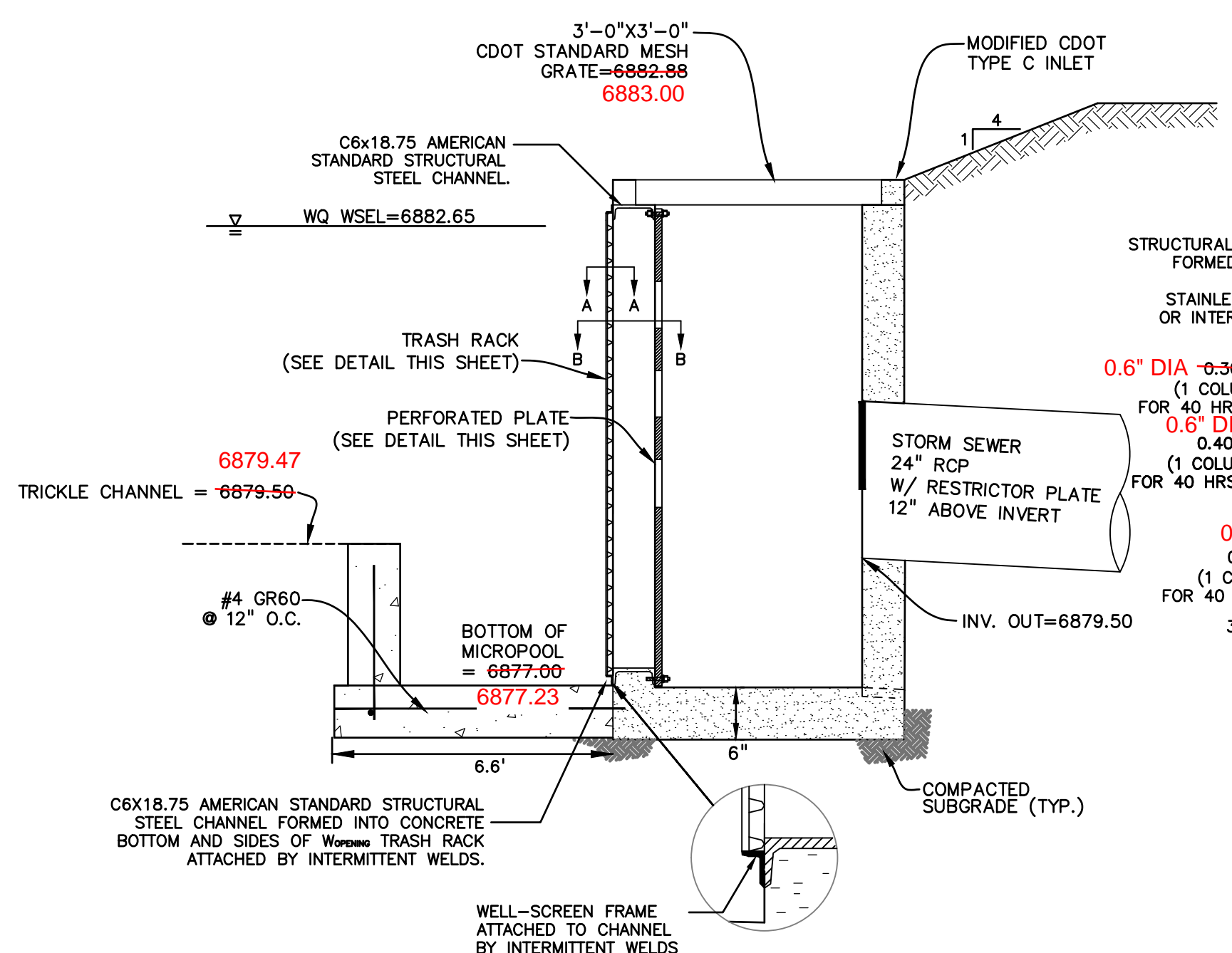
C7.16

SHEET: 45 OF 48

Unresolved previous comment:
Include as-built survey data for WQ
Pond #3. The survey has been
done on this pond. I've see the it
on this attached drawing:



- PERFORATED PLATE NOTES:**
1. PROVIDE GASKET MATERIAL OR GROUT BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE ϕ 12" MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
 3. ALL METAL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.
- GENERAL NOTES:**
1. ALL EXTERIOR STEEL SHALL BE EITHER STAINLESS OR HOT DIPPED GALVANIZED



PREPARED BY:

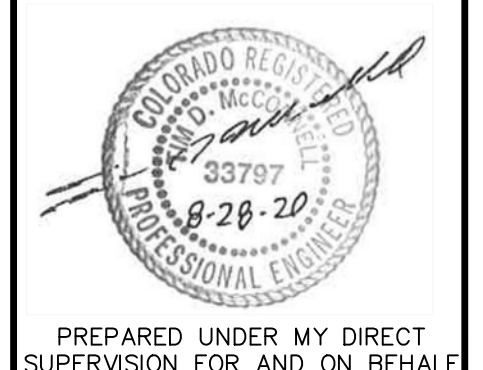
DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
ADDENDUM 1	9-16-20

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



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

POND #3 & DETAILS

PROJECT NO. 20988-00SCV
DRAWING NO.

C7.17

SHEET: 46 OF 48

AS-BUILT
10-17-2023

EPC 10/20/2020
EL PASO COUNTY FILE # SF-19-001