

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

Reviewed by:
Glenn Reese, P.E.
Stormwater Engineer III
GlennReese@ElPasoCo.com
719-675-2654

OVERLOT GRADING, POND SR4 & UTILITY CONSTRUCTION DOCUMENTS

FALCON MARKETPLACE

SE 1/4 OF THE SE 1/4 OF SECTION 1, T13S, R65W OF THE 6TH P.M. 11680 E. WOODMEN ROAD FALCON, COLORADO

AGENCY CONTACTS

- COUNTY** EL PASO COUNTY DEVELOPMENT SERVICES
KARI PARSONS, PROJECT MANAGER/PLANNER II
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
GENE COZZOLINO, DIRECTOR OF WATER & WASTEWATER
8046 EASTONVILLE ROAD
FALCON, CO 80831
(719) 495-2500
- WASTEWATER** WOODMEN HILLS METROPOLITAN DISTRICT
GENE COZZOLINO, DIRECTOR OF WATER & WASTEWATER
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
- PETROLEUM** NUSTAR
CHAD RENSLAW
7810 DRENNAN ROAD
COLORADO SPRINGS, CO 80925
(719) 650-2681
- OTHER** WOODMEN ROAD METROPOLITAN DISTRICT
TERRY SCHOOLER
20 BOULDER CRESCENT, SUITE #200
COLORADO SPRINGS, CO 80903
(719) 447-1777



VICINITY MAP

NOT TO SCALE

**AS-BUILT
10-17-2023**

**AS-BUILT DATA IS CROSSED OUT
WITH UPDATED INFORMATION IN
RED TEXT. ANY DATA NOT CROSSED
OUT IS ASSUMED TO BE AS-BUILT.**

BENCHMARK
ELEVATIONS ARE BASED ON COLORADO SPRINGS UTILITIES FACILITIES INFORMATION SYSTEM (FIMS) "BLT 167", A 2" ALUMINUM CAP IN CONCRETE LOCATED ON AN ELECTRIC TRANSFORMER PAD AT THE SOUTHEAST CORNER OF WOODMEN ROAD AND MERIDIAN ROAD, WITH AN ELEVATION OF 6873.18 (NGVD 29).

LEGAL DESCRIPTION
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH THAT PORTION OF BLOCK 1, TOWN OF FALCON, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THOSE PORTIONS CONVEYED TO WOODMEN ROAD METROPOLITAN DISTRICT BY WARRANTY DEED RECORDED APRIL 19, 2004 AT RECEPTION NO. 204062427 AND PERSONAL REPRESENTATIVE'S DEED RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116129, EL PASO COUNTY, COLORADO RECORDS.

FLOODPLAIN STATEMENT
THE EFFECTIVE FLOODPLAIN ZONE A LIMITS ARE DEFINED ON THE FIRM FOR EL PASO COUNTY, COLORADO AND UNINCORPORATED AREAS, MAP NUMBER 8041C0575F, EFFECTIVE DATE MARCH 17, 1997. FEMA ISSUED PRELIMINARY FIRM MAP 08041C0553G DATED JULY 29, 2015 TO REFLECT LIMITS MODIFIED BY LOMR CASE NO. 12-08-0579P (FEBRUARY 28, 2013).

A CLOMR TO MODIFY THE FLOODPLAIN HAS BEEN SUBMITTED AND APPROVED BY FEMA, CASE NO. 17-08-0074R (MAY 26, 2017).

TIMING
ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: FALL 2018-SUMMER 2019

AREAS
TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: APPROXIMATELY 36.4 ACRES

RECEIVING WATERS
FALCON WATERSHED - UNNAMED TRIBUTARY TO UPPER BLACK SQUIRREL CREEK

SOILS
HYDROLOGIC TYPE A: BLAKELAND LOAMY SAND (NO. 8) AND BLAKELAND-FLUVAQUENTIC HAPLAQUOLIS (NO. 9)

- **CONDITIONS OF APPROVAL:**
1. Documentation of all easements necessary for offsite construction shall be provided prior to issuance of a construction permit. Provide updated GEC plan sheets showing the easements when available.
 2. The clay liner proposed for Pond SR4 construction is not approved at this time. Provide rationale that other impermeable lining methods are not practicable, including rubber lining. Placement of any liner requires separate written approval after PCD staff receipt of this additional information as well as project-specific liner specifications, signed and stamped by a Colorado PE.
 3. The riprap spillways proposed for Pond SR4 construction are not approved at this time. Provide an analysis for the use of riprap, geocellular products and articulated concrete block products. Written notification from PCD staff is required prior to installation of the spillway protection.
 4. Outlet structure construction requires separate written notification from PCD staff. Additional information regarding outlet grate/trash rack design is required for verification of velocities.
 5. Additional information is required on how groundwater will be handled during pond construction. Provide additional geotechnical study/potholing information on groundwater levels and the geotechnical engineer's concurrence with these CDs when available.
 6. Additional requirements for the inflow pipe from the northwest (class of pipe, anchoring/support, and watertight joints) may apply. Construction of this pipe and appurtenant items shall not begin without written County approval.

SHEET INDEX

<p>COVER & NOTES</p> <p>C1.0 COVER SHEET</p> <p>C1.1 NOTES</p> <p>GRADING & EROSION CONTROL</p> <p>C2.0 INTERIM GRADING & EROSION CONTROL PLANS</p> <p>C2.1 INTERIM GRADING & EROSION CONTROL PLANS</p> <p>C2.2 GRADING & EROSION CONTROL DETAILS</p> <p>C2.3 GRADING & EROSION CONTROL DETAILS</p> <p>STORM SEWER PLANS</p> <p>C7.0 POND #1 OUTFALL STORM SEWER PLANS</p> <p>C7.1 OPEN CHANNEL STORM PLANS</p> <p>C7.2 POND #1 (SR4) PLAN</p> <p>C7.3 POND #1 (SR4) DETAILS</p> <p>C7.4 POND #1 (SR4) DETAILS</p> <p>C7.5 POND #1 (SR4) DETAILS</p> <p>C7.6 OPEN CHANNEL DETAILS</p> <p>C7.7 STORM SEWER DETAILS</p>	<p>UTILITY PLANS</p> <p>C8.0 UTILITY COVER SHEET</p> <p>C8.1 SANITARY SEWER PLANS</p> <p>C8.2 SANITARY SEWER PLANS</p> <p>C8.3 RAW WATER PLANS</p> <p>C8.4 RAW WATER PLANS</p> <p>C8.5 WATER PLANS</p> <p>C8.6 WATER PLANS</p> <p>C8.7 WATER PLANS</p> <p>C8.8 WATER PLANS</p> <p>C8.9 UTILITY SERVICE PLAN</p> <p>C8.10 UTILITY DETAILS</p> <p>C8.11 UTILITY DETAILS</p> <p>C8.12 UTILITY DETAILS</p>
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NOTE
IN ACCORDANCE WITH EGM 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.

DESIGN ENGINEER'S STATEMENT

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

TIM D. MCCONNELL
P.E.# 33797
DATE 9-27-18

OWNER'S STATEMENT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

BEN HUMMEL
DATE 9-27-18

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.

Approved with conditions as noted above**
by Elizabeth Niekamp
El Paso County Planning and Community Development
on behalf of Jennifer Irvine, County Engineer, ECDM Administrator
10/10/2018 3:30:30 PM
JENNIFER IRVINE, P.E.
COUNTY ENGINEER

ESTIMATED COST OF TEMPORARY + PERMANENT BMPs INCLUDING INSTALLATION AND MAINTENANCE UNTIL FINAL STABILIZATION (FINAL + INTERIM STAGE)

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Earthwork	78000	CY	\$5.00	\$390,000.00
2	Permanent Seeding	10.4	AC	\$582.00	\$6,052.80
3	Mulching	10.4	AC	\$507.00	\$5,272.80
4	Permanent Erosion Blanket	5900	SY	\$6.00	\$35,400.00
5	Temporary Erosion Blanket	0	SY	\$3.00	\$0.00
6	Vehicle Tracking Control	1	EA	\$1,626.00	\$1,626.00
7	Safety Fence	5000	LF	\$3.00	\$15,000.00
8	Silt Fence	4900	LF	\$4.00	\$19,600.00
9	Temporary Seeding	21.8	AC	\$485.00	\$10,573.00
10	Temporary Mulch	21.8	AC	\$507.00	\$11,052.60
11	Erosion Bales	31	EA	\$21.00	\$651.00
12	Erosion Logs	0	LF	\$6.00	\$0.00
13	Rock Ditch Checks	0	EA	\$0.00	\$0.00
14	Inlet Protection	14	EA	\$153.00	\$2,142.00
15	Sediment Basin	4	EA	\$1,625.00	\$6,500.00
16	Concrete Washout Basin	1	EA	\$776.00	\$776.00
17	Clay Liner - Pond SR4	6250	CY	\$3.00	\$18,750.00
TOTAL					\$523,396.20

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:	20988-EG-CVR

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. 20988-00CSCV
DRAWING NO.

C1.0

SHEET: 1 OF 27

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 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. DURING CONSTRUCTION THE SMWP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON-SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE 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 INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SMWP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SMWP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SMWP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE PRELIMINARY GEOTECHNICAL INVESTIGATION BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA #1, DATED MARCH 17, 2017.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 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 (SMWP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE EL PASO COUNTY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND REVISIONS THERETO, EXCEPT WHERE OTHERWISE NOTED ON THE PROJECT PLANS AND THE PROJECT SPECIAL PROVISIONS.
- PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL SUBMIT IN WRITING A DETAILED PLAN OF OPERATIONS AND SCHEDULE OF COMPLETION.
- THE CONTRACTOR SHALL PROVIDE EL PASO COUNTY AND THE 911 OPERATOR WITH THE NAME AND PHONE NUMBER OF THEIR REPRESENTATIVE TO BE CONTACTED DURING WORKING AND NON-WORKING HOURS AS NECESSARY.
- A QUALIFIED SUPERINTENDENT, WHO IS ACCEPTABLE TO THE OWNER, SHALL BE APPOINTED TO SUPERVISE THE WORK UNTIL COMPLETION. THE SUPERINTENDENT SHALL HAVE FULL AUTHORITY TO ACT ON BEHALF OF THE CONTRACTOR, AND ALL DIRECTIONS GIVEN TO THE SUPERINTENDENT SHALL BE CONSIDERED GIVEN TO THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AT HIS OWN EXPENSE, TO COMPLETE THE CONSTRUCTION CONTAINED ON THESE DOCUMENTS AND SHALL COMPLY WITH ALL PERTINENT LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL MAINTAIN AN "AS CONSTRUCTED" RECORD OF ALL ROADWAY AND UTILITY CONSTRUCTION AND SHALL FURNISH A COPY OF SAME TO EL PASO COUNTY AND THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
- THE OWNER WILL PERFORM QUALITY ASSURANCE TESTING OF SUBGRADE AND MATERIALS. QUALITY CONTROL TESTING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SITE PREPARATION

- CONTRACTOR SHALL FIELD VERIFY PROFILE GRADES AND ADJUST GRADES WHERE DIRECTED BY THE FIELD ENGINEER.
- IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE FIELD ENGINEER IMMEDIATELY SO THAT APPROPRIATE ACTION CAN BE TAKEN BY THE OWNER.
- PRIOR TO STARTING CONSTRUCTION, PREPARE A TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL FROM EL PASO COUNTY PERSONNEL. MAINTAIN ONE LANE OF TRAFFIC MOVEMENT IN EACH DIRECTION DURING CONSTRUCTION UNLESS OTHER ARRANGEMENTS (ONE WAY, DETOUR, ETC.) ARE MADE WITH EL PASO COUNTY DURING TRAFFIC CONTROL PLAN PREPARATION.
- REMOVAL OF ALL PERMANENT SIGNAGE FROM WITHIN THE AREA OF WORK AND DELIVERY TO EL PASO COUNTY'S MAINTENANCE YARD AT 3275 AKERS DRIVE, COLORADO SPRINGS, COLORADO. ASPHALT REMOVAL SHALL INCLUDE SAW CUTTING, REMOVAL, AND DELIVERY OF UNUSED REMOVED ASPHALT AND MILLINGS TO EL PASO COUNTY DISPATCH 719-520-6891 TO COORDINATE DELIVERY OF THE MATERIAL. DELIVERY WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE WORK.
- THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS DURING PROJECT WITHOUT SIGNED AUTHORIZATION OF THE EL PASO COUNTY REPRESENTATIVE.
- TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH COLORADO DEPARTMENT OF TRANSPORTATION M & S STANDARD 630, AND THE MUTCD. ALL ACCESSES, BOTH PRIVATE AND COMMERCIAL ARE TO BE MAINTAINED AND REMAIN OPERATIONAL DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN TO COUNTY BEFORE BEGINNING WORK AND PRIOR TO BEGINNING A NEW PHASE OF CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EL PASO COUNTY AND OTHERS MONUMENTS, INCLUDING PROPERTY CORNERS WITHIN THE PROJECT LIMITS. ANY MONUMENT WHICH IS DISTURBED OR DESTROYED BY THE CONTRACTOR WILL BE RESTORED IN ACCORDANCE WITH CDOT STANDARDS AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL INSTALL NEW MONUMENTS AS INDICATED ON THE ROW PLANS. ALL MONUMENTS ARE PROPERTY CORNERS WILL BE ADJUSTED TO FINAL GRADE PER CDOT STANDARDS.
- THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING.
- EXISTING TREES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. TREES SHALL NOT BE REMOVED UNLESS AUTHORIZED BY THE OWNER/FIELD ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL REMOVALS OFF THE PROJECT SITE. COST FOR DISPOSAL OF ALL REMOVED ITEMS SHALL BE INCLUDED IN THE WORK.

CLAY LINER NOTES:

- DESIGN SPECIFICATIONS ARE PROVIDED IN THE COLORADO DEPARTMENT OF NATURAL RESOURCES - LINED PIT GUIDE, DATED SEPTEMBER 2000. THESE GUIDELINES ARE GENERAL, AND FINAL ACCEPTANCE OF MATERIAL SHALL BE APPROVED PRIOR TO USE.
- EXCAVATIONS SHALL BE GRADED AND PROPERLY MAINTAINED TO PROVIDE ADEQUATE DRAINAGE AT ALL TIMES. WORK SHALL BE SUSPENDED WHEN THE SITE IS OVERLY MUDDY, OR OTHERWISE UNSUITABLE FOR PROPER MAINTENANCE. IN EXCAVATIONS WHERE FILL IS TO BE PLACED ON SLOPES STEEPER THAN 3H:1V, HORIZONTAL FILL SHOULD BE PLACED IN LAYERS TO ALLOW FILL TO BE PLACED IN HORIZONTAL LAYERS TO MINIMIZE POTENTIAL WEAK INTERFACES BETWEEN THE FILL AND NATURAL MATERIAL. NATURAL MATERIAL SHALL BE CONTINUOUSLY BENCHED AND KEYED INTO THE EXISTING MATERIAL TO A MINIMUM OF 2 FEET.
- COMPACT THE SOILS, INCLUDING THE LINER MATERIAL TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST (ASTM D 698) AT A MOISTURE CONTENT BETWEEN 1 TO 3 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT.
- SOIL FILL LINER SHOULD BE PLACED AND COMPACTED TO ACHIEVE A COEFFICIENT OF PERMEABILITY OF LESS THAN 1X10-8 CM/SEC.

This text was on the original docs with SP171. Revise this text on these as-builts to avoid confusion.

UTILITY

- THE SIZE AND LOCATION OF ALL EXISTING UTILITIES AS KNOWN TO THE ENGINEER HAVE BEEN NOTED ON THE PLANS FOR INFORMATION AND GUIDANCE OF THE CONTRACTOR. UTILITY LOCATIONS ARE ONLY APPROXIMATE AS PROVIDED BY THE VARIOUS UTILITY COMPANIES. ALL UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES OR VARIATION IN UTILITY LOCATION FROM THAT SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE FIELD ENGINEER AND RESOLVED PRIOR TO BEGINNING CONSTRUCTION IN ANY AREA. UTILITY LOCATIONS CAN BE COORDINATED THROUGH CENTRAL LOCATING AT 1-800-022-1987. THE CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW UTILITIES IN THE VICINITY OF HIS WORK. IF ANY DAMAGE OCCURS TO THESE UTILITIES DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR ANY UTILITIES DISRUPTED BY THE CONSTRUCTION AND ALL EXPENSES INCURRED FOR REPAIR.
- UTILITY RELOCATIONS SHALL BE IDENTIFIED, DESIGNED AND PERFORMED BY THE UTILITY OWNER, OR THEIR DESIGNATED CONTRACTOR. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH UTILITY PROVIDERS FOR UTILITY RELOCATION AND REPLACEMENT.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 3 WEEKS IN ADVANCE OF THE ACTUAL STARTING DATE OF CONSTRUCTION. THE CONTRACTOR SHALL USE CAUTION WORKING OVER AND AROUND ALL UTILITY LINES. UTILITY INFORMATION AS SHOWN ON PLANS IS PLOTTED FROM THE BEST AVAILABLE INFORMATION, AND THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. UTILITIES HAVE NOT BEEN FIELD VERIFIED. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL OTHER NECESSARY UTILITIES FOR LOCATIONS PRIOR TO ANY DIGGING. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ANY UTILITY RELOCATIONS. THIS WORK SHALL NOT BE PAID FOR SEPARATELY, BUT INCLUDED IN THE COST OF OTHER WORK.
- THE CONTRACTOR SHALL ADJUST ANY VALVES OR MANHOLES OF EXISTING UTILITIES NOT TO BE RELOCATED TO THE PROPOSED GRADE. THE COST SHALL BE INCLUDED IN THE PRICE OF THE WORK.
- A REPRESENTATIVE OF EL PASO COUNTY IS REQUIRED TO BE ON-SITE DURING EXCAVATION AND CONSTRUCTION AROUND UNDERGROUND FACILITIES. IT IS THE CONSTRUCTION CONTRACTOR'S RESPONSIBILITY TO NOTIFY EL PASO COUNTY 48 HOURS PRIOR TO CONSTRUCTION.
- ALL PIPES INSTALLED ON THE PROJECT SHALL BE PAID FOR "COMPLETE IN PLACE". TRENCH EXCAVATION, BEDDING, BACKFILL, ECT. WILL NOT BE PAID FOR SEPARATELY.

EARTHWORK

- COMPACTION OF SUBGRADE SHALL MEET THE REQUIREMENT OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-99. SUB-GRADE SHALL BE PROOF ROLLED IN ACCORDANCE WITH SECTION 203 OF THE STANDARD SPECIFICATIONS. PROOF ROLLING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- COMPACTION OF BASE FOR CUTS AND FILLS AND DISPOSAL OF UNUSABLE OR EXCESS MATERIAL WILL BE CONSIDERED INCIDENTAL TO UNCLASSIFIED EXCAVATION PAY ITEM AND SHALL NOT BE PAID FOR SEPARATELY.
- PRIOR TO PLACING NEW PAVEMENT SECTIONS, THE SUBGRADE SHALL BE RECONDITIONED IN ACCORDANCE WITH SECTION 306 OF THE CDOT STANDARD SPECIFICATIONS. THE RECONDITIONED SURFACE SHALL BE PROOF-ROLLED WITH A HEAVY LOADED PNEUMATIC-TIRED VEHICLE HAVING A SINGLE AXLE WEIGHT OF AT LEAST 18 KIPS. AREAS WHICH DEFORM UNDER HEAVY WHEEL LOADS SHALL BE REMOVED AND REPLACED TO ACHIEVE A STABLE SUBGRADE PRIOR TO PAVING. PROOF ROLLING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
----- FULL DEPTH OF ALL EMBANKMENTS
----- BASE OF CUTS AND FILL - 1.00 FOOT
- GROUNDWATER MITIGATION MEASURES FOR POND SR4 WILL CONSIST OF INSTALLATION OF A 12-INCH THICK IMPERVIOUS CLAY LINER, TO RESOLVE THE POTENTIAL FOR GROUNDWATER SEEPAGE. LINER SPECIFICATIONS WILL BE BASED ON THE COLORADO DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

PREPARED BY:



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: GES
CHECKED BY: TDM
FILE NAME: 20988-EG-NTS



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

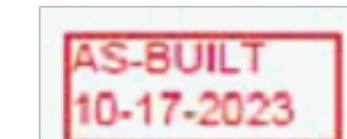
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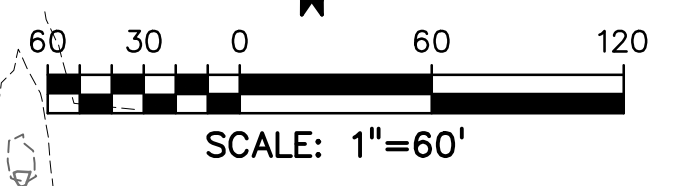
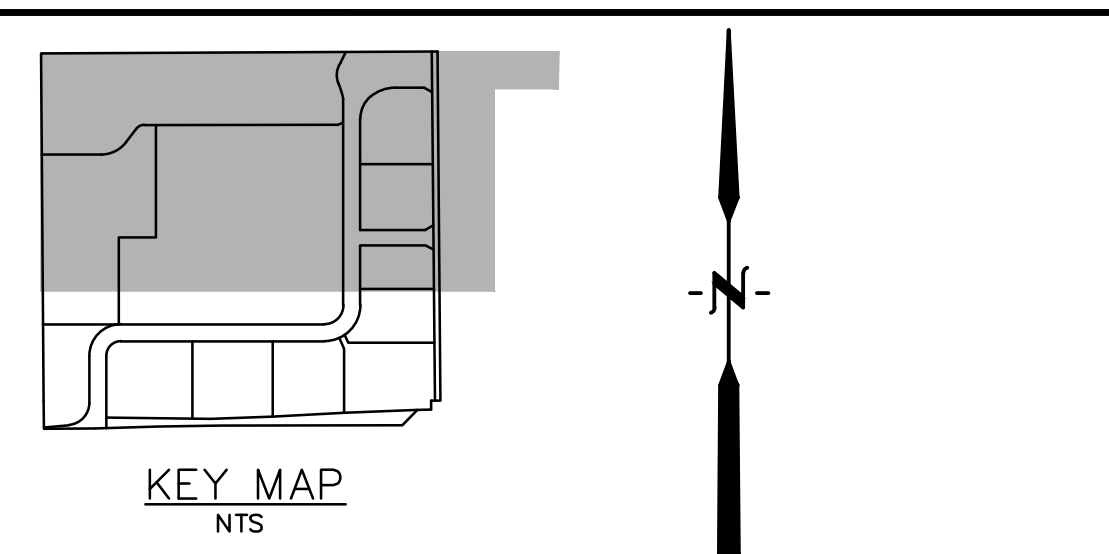
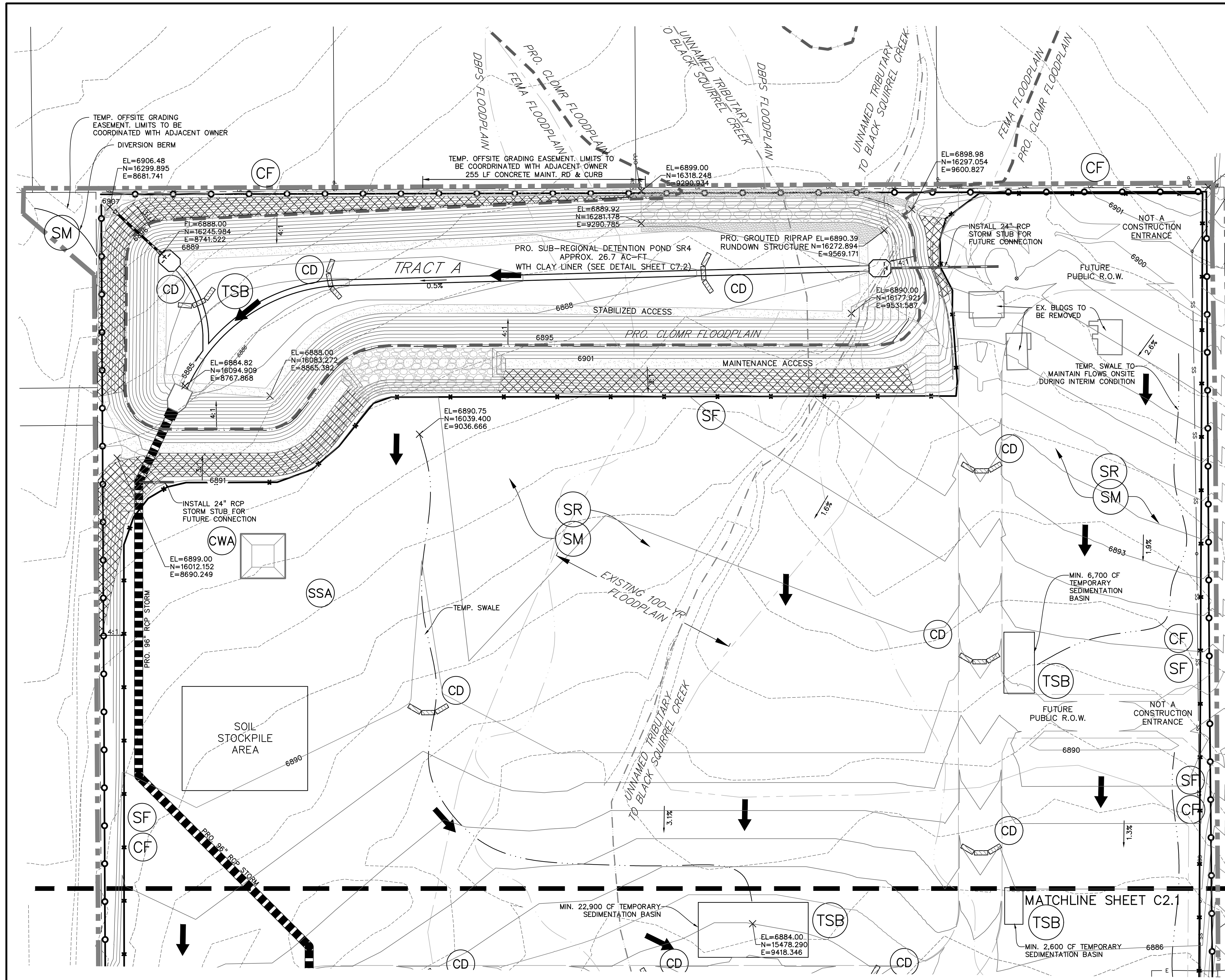
PROJECT NO. 20988-00CSV
DRAWING NO.

C1.1

SHEET: 2 OF 27



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



EASTONVILLE ROAD
(80' PUBLIC R.O.W.)

LEGEND

PROPERTY LINE	---
PROPOSED INTERMEDIATE CONTOUR	---
PROPOSED INDEX CONTOUR	6245
EX. INTERMEDIATE CONTOUR	---
EX. INDEX CONTOUR	6245
LIMITS OF DISTURBANCE/CONSTRUCTION	---
PROPOSED STORM SEWER	---
PROPOSED STORM INLET	■
EX. OVERHEAD ELECTRIC	OE
EX. SANITARY SEWER	SS
EX. PETROLEUM	P
EX. GAS	G
EX. RAW WATER	NPW
EX. WATER	W
EX. STORM SEWER	ST
TEMPORARY SWALE	---
DIRECTION OF FLOW	→
SILT FENCE SEE DETAIL 3/C4.2	SF
CONSTRUCTION FENCE	CF
VEHICLE TRACKING CONTROL SEE DETAIL 5/C4.2	VTC
EROSION CONTROL BLANKET (FOR AREAS WITH SLOPE > 3:1)	ECB
STRAW BALE CHECK DAM	CD
CONCRETE WASHOUT AREA	CWA
SURFACE ROUGHENING	SR
TEMPORARY SEEDING & MULCHING	SM
STABILIZED STAGING AREA	SSA
TEMPORARY SEDIMENT BASIN	TSB

- NOTE**
- GRADING IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY DURING THE INTERIM CONDITION, EXCEPT FOR THE OPEN CHANNEL ALONG E. WOODMEN RD.
 - EXISTING SITE IS 90% VEGETATED WITH NATURAL NATIVE GRASSES.
 - NO RETAINING WALLS ARE PROPOSED AT THE INTERIM CONDITION.

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers-Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPRGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
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OVERLOT GRADING, POND SR4 & UTILITY
 CONSTRUCTION DRAWINGS FOR
**FALCON
 MARKETPLACE**
 FALCON, COLORADO

ISSUE	DATE
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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"=60'
 VERTICAL: N/A

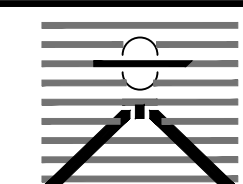
**INTERIM GRADING
 & EROSION
 CONTROL PLAN**

PROJECT NO. 20988-00CSCV
 DRAWING NO.

C2.0
 SHEET: 3 OF 27

AS-BUILT
 10-17-2023

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

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

ISSUE	DATE
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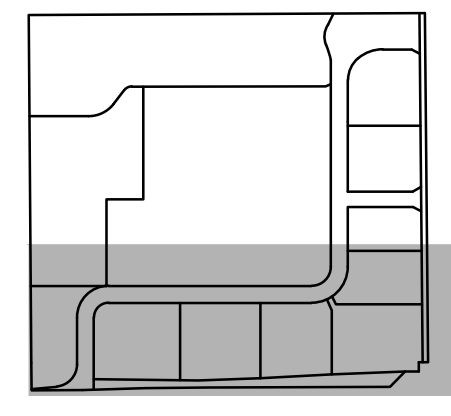
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**INTERIM GRADING
 & EROSION
 CONTROL PLAN**

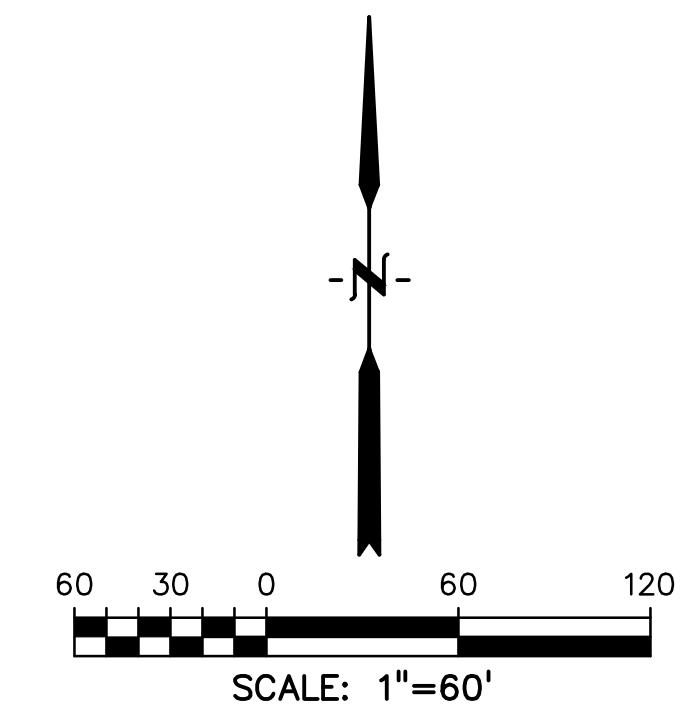
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C2.1

SHEET: 4 OF 27



KEY MAP
NTS

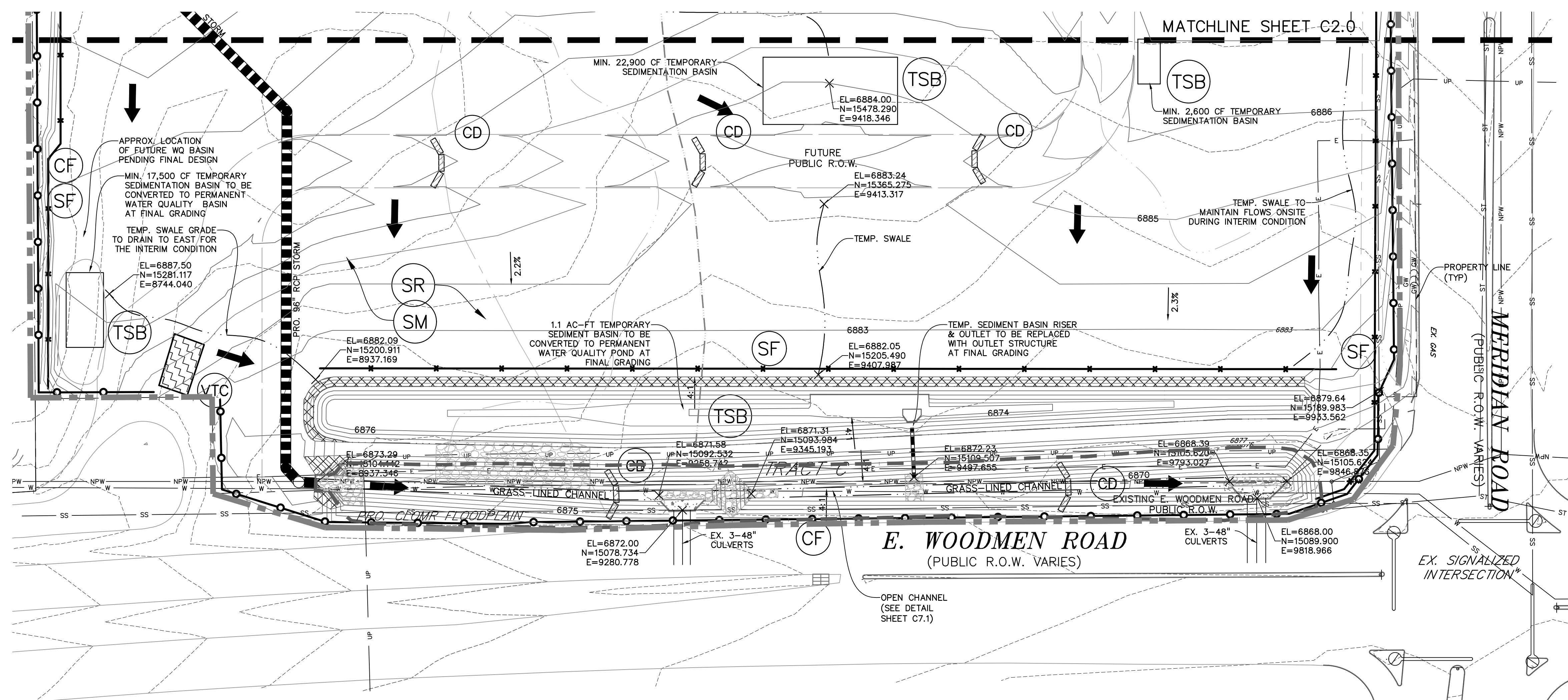


LEGEND

- PROPERTY LINE _____
- PROPOSED INTERMEDIATE CONTOUR _____
- PROPOSED INDEX CONTOUR _____ 6245
- EX. INTERMEDIATE CONTOUR _____
- EX. INDEX CONTOUR _____ 6245
- LIMITS OF DISTURBANCE/CONSTRUCTION _____
- PROPOSED STORM SEWER _____
- PROPOSED STORM INLET _____
- EX. OVERHEAD ELECTRIC _____ OE
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- EX. PETROLEUM _____ UP
- EX. GAS _____ G
- EX. RAW WATER _____ NPW
- EX. WATER _____ W
- EX. STORM SEWER _____ ST
- TEMPORARY SWALE _____
- DIRECTION OF FLOW _____
- SILT FENCE _____ SF
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- TEMPORARY SEEDING & MULCHING _____ SM
- STABILIZED STAGING AREA _____ SSA
- TEMPORARY SEDIMENT BASIN _____ TSB

NOTE

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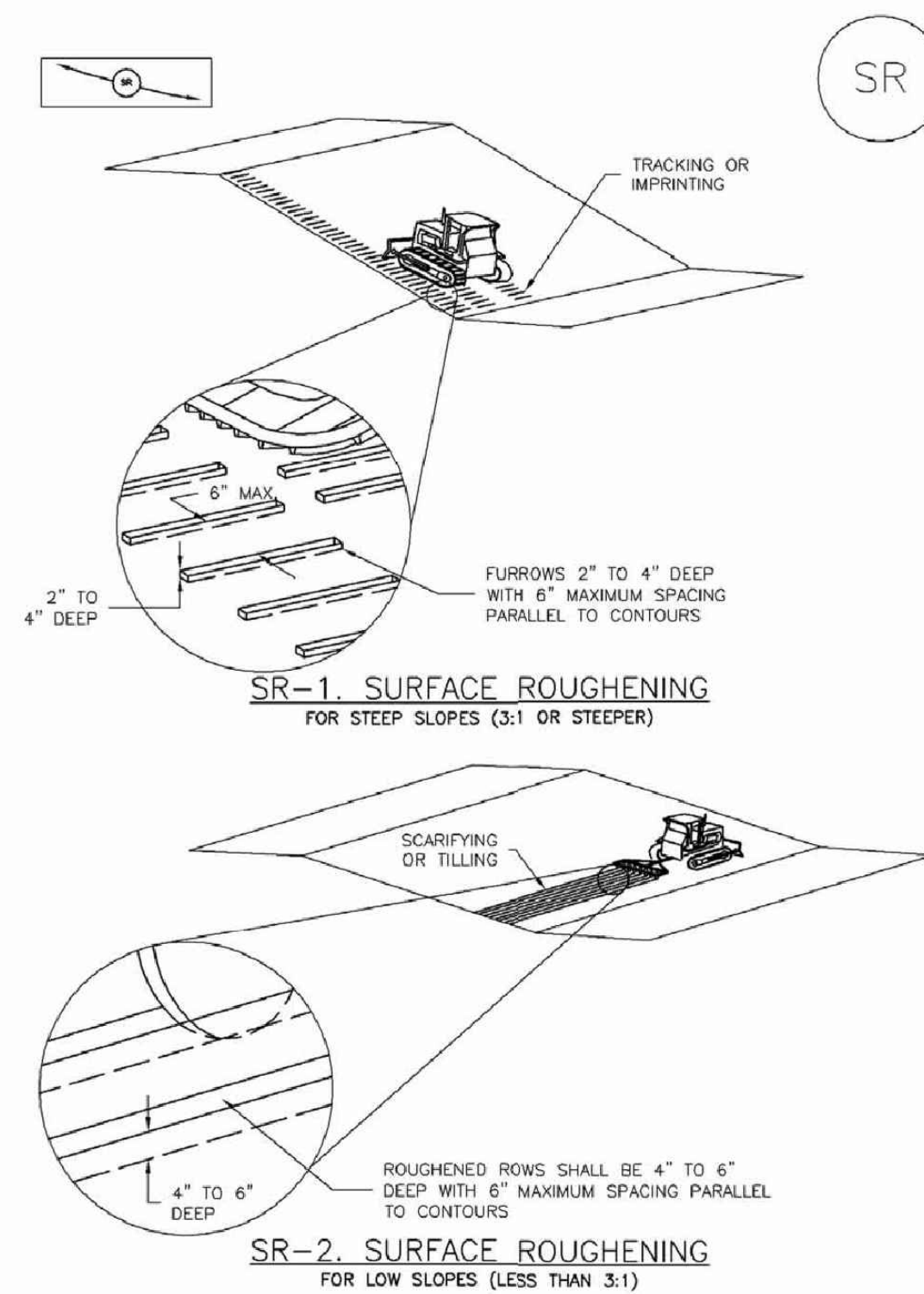


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 CDR-16-007

Surface Roughening (SR)

EC-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SR-3

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1-March 15			✓	✓
March 16-April 30	4	1,2,3	✓	✓
May 1-May 15	4		✓	
May 16-June 30	4,5,6,7			
July 1-July 15	5,6,7			
July 16-August 31				
September 1-September 30		8,9,10,11		
October 1-December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

TS/PS-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Temporary and Permanent Seeding (TS/PS) EC-2

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species* (Common name)	Growth Season*	Pounds of Pure Live Seed (PLS)/acre*	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5 - 10	½ - ¾
7. Sorghum	Warm	5 - 10	½ - ¾
8. Winter wheat	Cool	20 - 35	1 - 2
9. Winter barley	Cool	20 - 35	1 - 2
10. Winter rye	Cool	20 - 35	1 - 2
11. Triticale	Cool	25 - 40	1 - 2

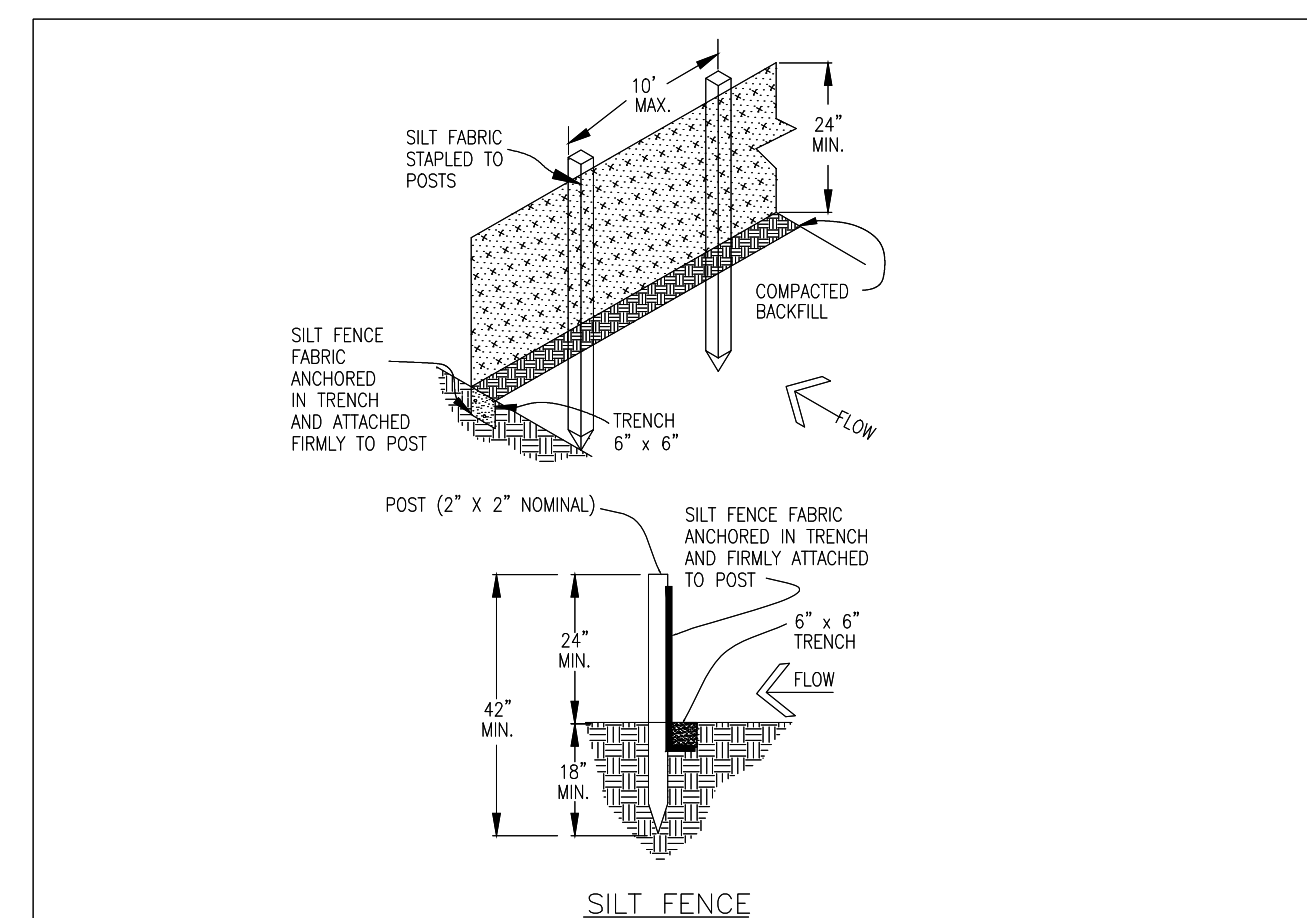
* Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

† See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

‡ Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-3



SILT FENCE NOTES

INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #8 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. THE WIRES OR HOE RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.
- ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
- THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL. AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality SF Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements

MULCHING NOTES

INSTALLATION REQUIREMENTS

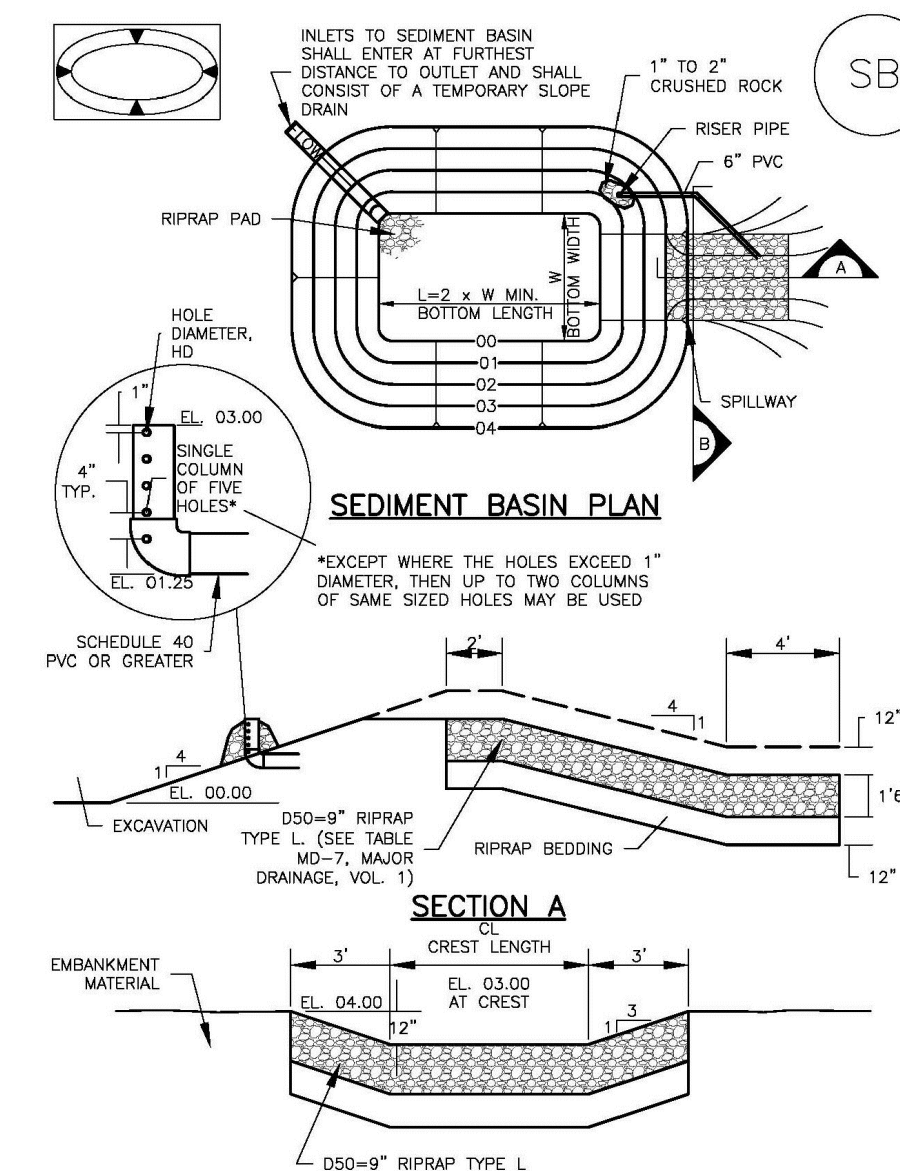
- ALL DISTURBED AREAS MUST BE MULCHED WITHIN 21 DAYS AFTER FINAL GRADE AND SEEDED AREAS ARE TO BE MULCHED WITHIN 24 HOURS AFTER SEEDING.
- MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN WEED- AND SEED-FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE, OR TRITICALE CERTIFIED BY THE COLORADO DEPARTMENT OF AGRICULTURE WEED FREE FORAGE CERTIFICATION PROGRAM.
- HYDRAULIC MULCHING MATERIAL SHALL CONSIST OF VIRGIN WOOD FIBER MANUFACTURED FROM CLEAN WHOLE WOOD CHIPS. WOOD CHIPS CANNOT CONTAIN ANY GROWTH OR GERMINATION INHIBITORS OR BE PRODUCED FROM RECYCLED MATERIAL. GRAVEL CAN ALSO BE USED.
- MULCH IS TO BE APPLIED EVENLY AT A RATE OF 2 TONS PER ACRE.
- MULCH IS TO BE ANCHORED EITHER BY CRIMPING (TUCKING MULCH FIBERS 4 INCHES INTO THE SOIL), USING NETTING (USED ON SMALL AREAS WITH STEEP SLOPES), OR WITH A TACKIFIER.
- HYDRAULIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FREE SURFACE WATER.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS.
- MULCH IS TO BE REPLACED IMMEDIATELY IN THOSE AREAS IT HAS BEEN REMOVED, AND IF NECESSARY THE AREA SHOULD BE RESEDED.

City of Colorado Springs Stormwater Quality SM Figure MU-1 Mulching Construction Detail and Maintenance Requirements

Sediment Basin (SB) SC-7



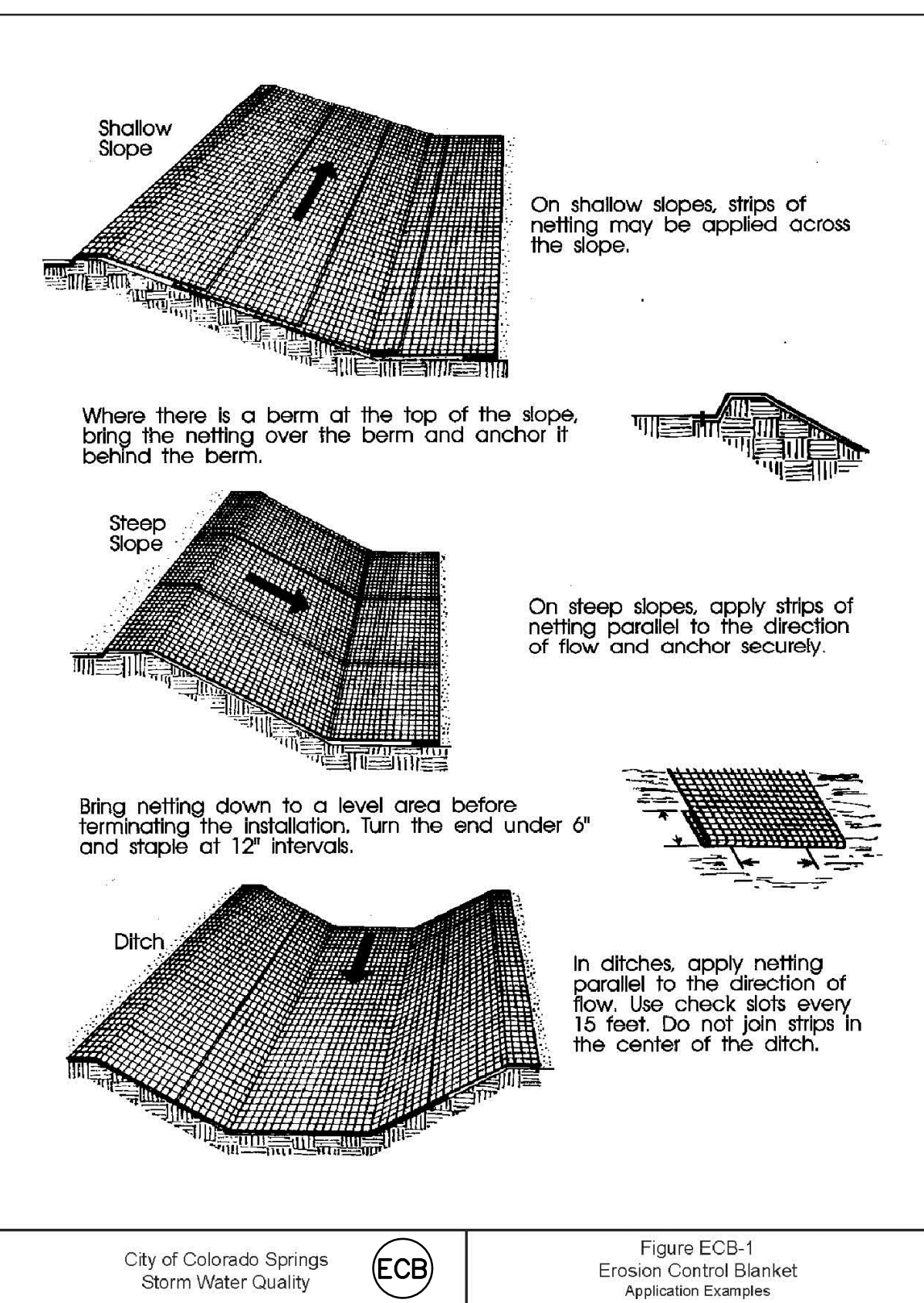
August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-5

RECOMMENDED PERMANENT SEEDING MIX.

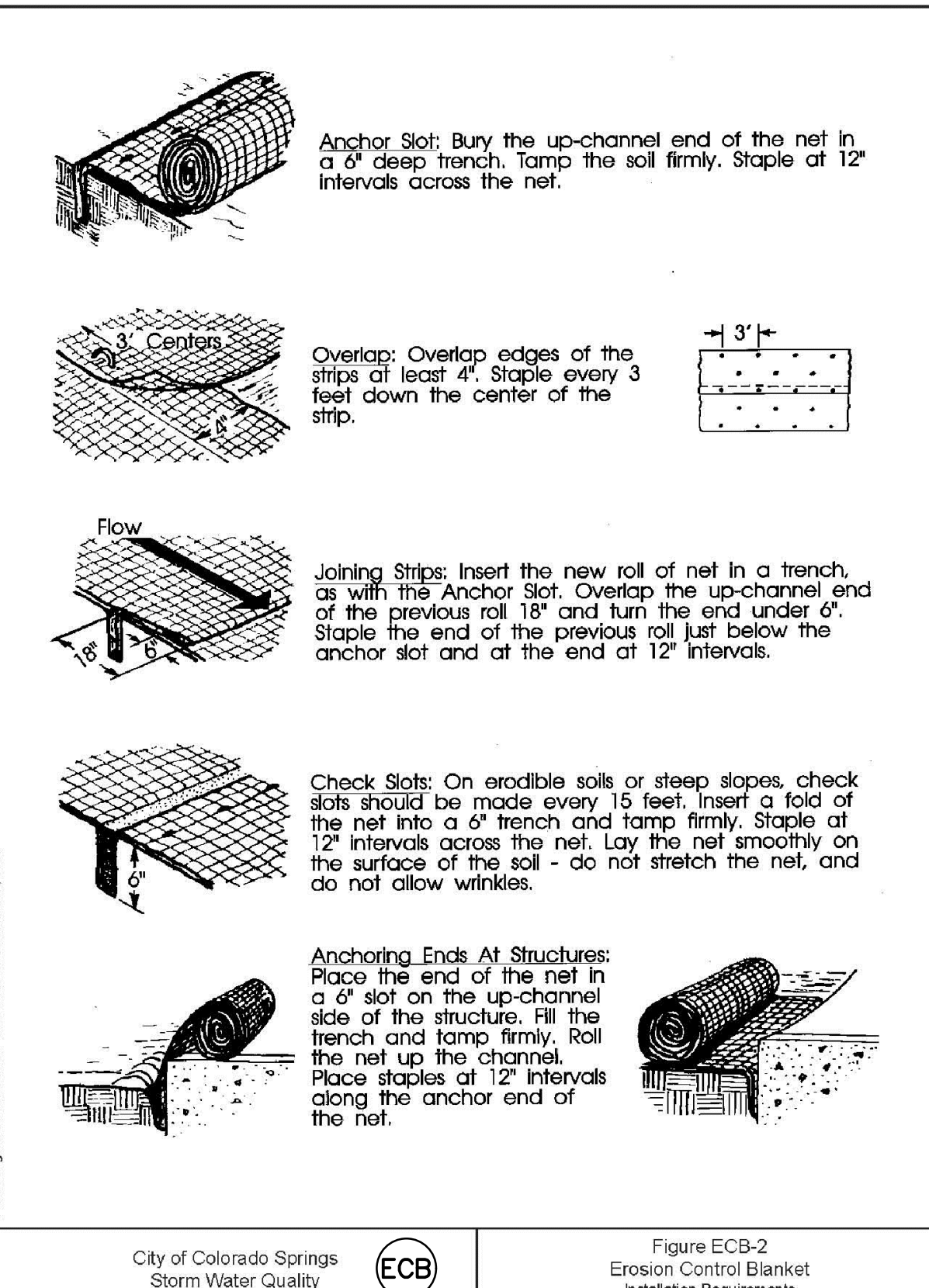
APPLY AT 25 POUNDS OF PURE LIVE SEED (PLS) PER ACRE AND A PLANTING DEPTH OF 1 TO 2 INCHES.

SHARP'S 2011 DRYLAND PASTURE MIX

SPECIES - VARIETY	LOT #	% OF MIX	PURITY %	GERM %	ORGN
PUBESCENT WHEATGRASS, LUNA	BG3266-9	25.00%	94.81%	91.00%	WY
INTERMEDIATE WHEATGRASS, RUSH	BG3237-8	20.00%	98.97%	95.00%	WY
SMOOTH BROME, LINCOLN	YYY-3058	20.00%	94.72%	85.00%	KS
TETRAPLOID PER RYE, FULL THROTTLE	L145-8-P23	15.00%	96.77%	90.00%	OR
ORCHARDGRASS, PROFILE	B1-9-54	15.00%	94.42%	96.00%	OR
BLUEBUNCH WHEATGRASS, SECAR	BG3248-9	5.00%	98.79%	91.00%	WY
		100.00%			



City of Colorado Springs Storm Water Quality ECB Figure ECB-1 Erosion Control Blanket Application Examples



City of Colorado Springs Storm Water Quality ECB Figure ECB-2 Erosion Control Blanket Installation Requirements

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

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

EROSION CONTROL DETAILS

PROJECT NO. 20988-00CSCV
DRAWING NO.

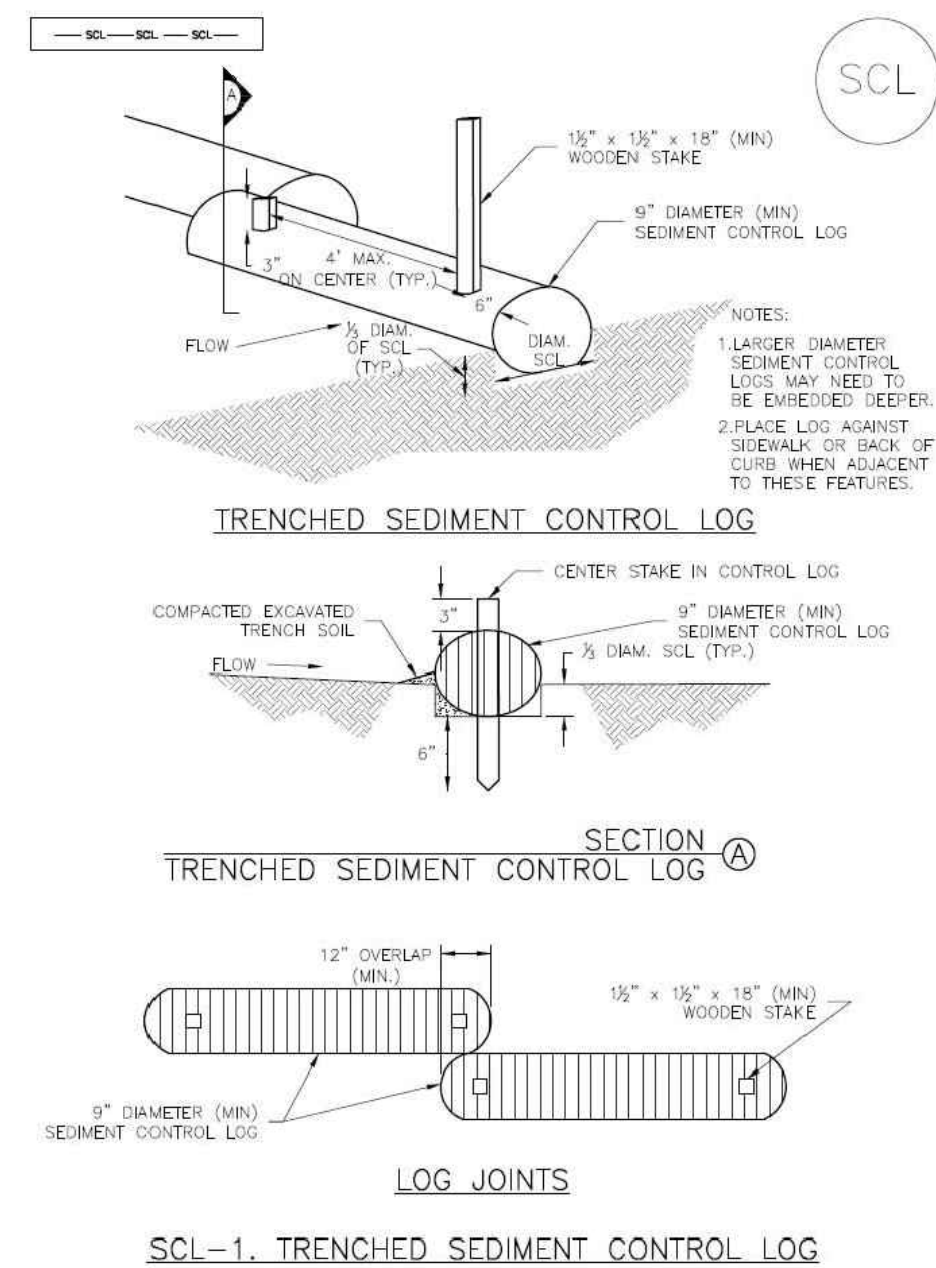
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SHEET: 5 OF 27

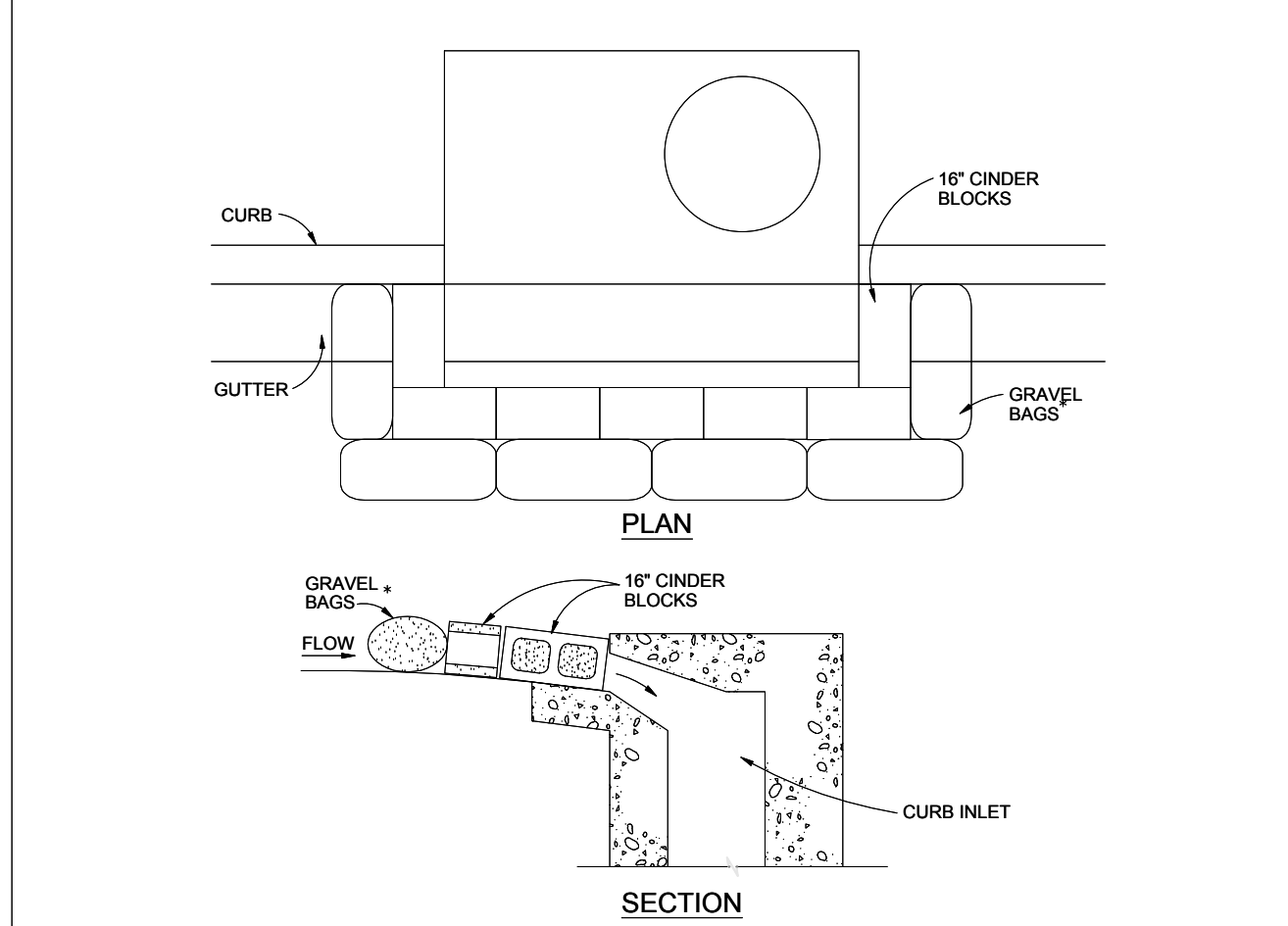
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Sediment Control Log (SCL) SC-2



November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3



BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

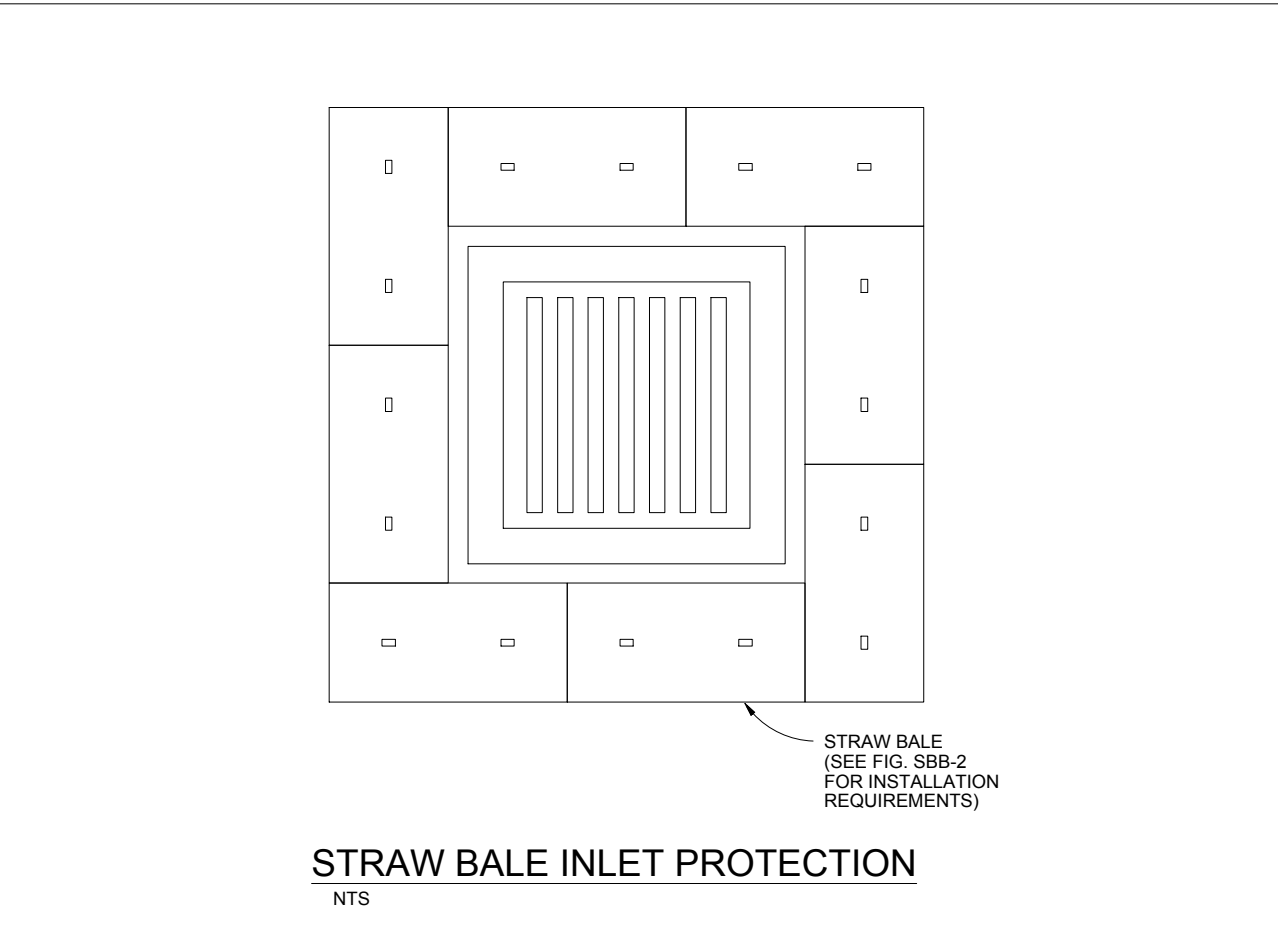
- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
- CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
- GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
- GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.
- BAGS ARE TO BE MADE OF 1/4\"/>

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
- INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

* AN ALTERNATE 3/4\"/>

City of Colorado Springs Stormwater Quality **IP** Figure IP-3 Block & Gravel Bag Curb Inlet Protection Construction Detail and Maintenance Requirements 3-27



STRAW BALE INLET PROTECTION NOTES

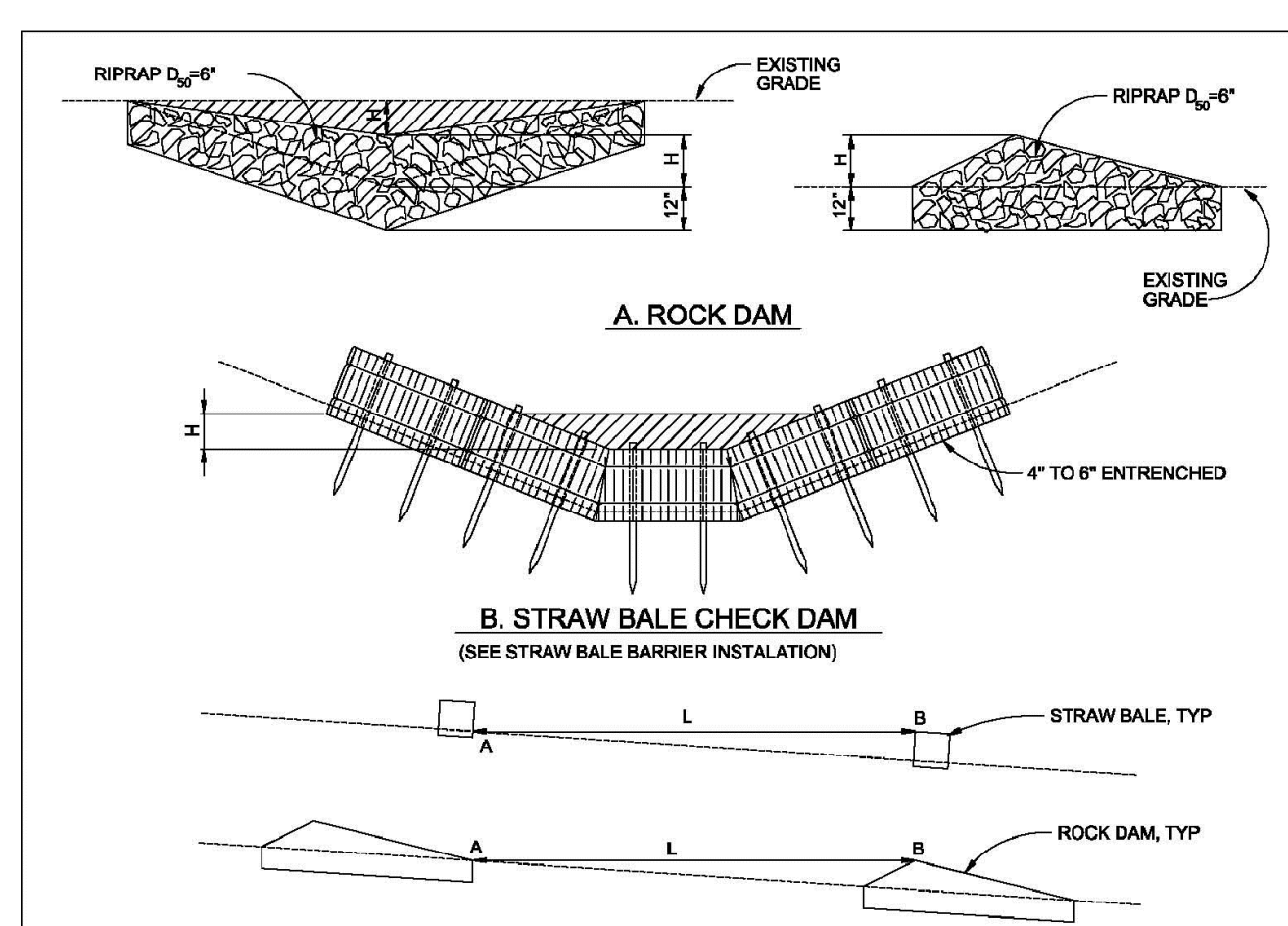
INSTALLATION REQUIREMENTS

- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
- BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
- SEE STRAW BALE BARRIER FIGURE SBB-2 FOR INSTALLATION REQUIREMENTS.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT STRAW BALE INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
- SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALES WHEN IT ACCUMULATES TO APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIER.
- INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality **IP** Figure IP-2 Straw Bale Inlet Protection Construction Detail and Maintenance Requirements 3-26



CHECK DAM NOTES

INSTALLATION REQUIREMENTS

- STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
- THE 1/2\"/>

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
- REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
- ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
- WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

City of Colorado Springs Stormwater Quality **IP** Figure CD-1 Check Dam Construction Detail and Maintenance Requirements 3-20

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 (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

EROSION CONTROL DETAILS

PROJECT NO. 20988-00CSCV
 DRAWING NO.

C2.3

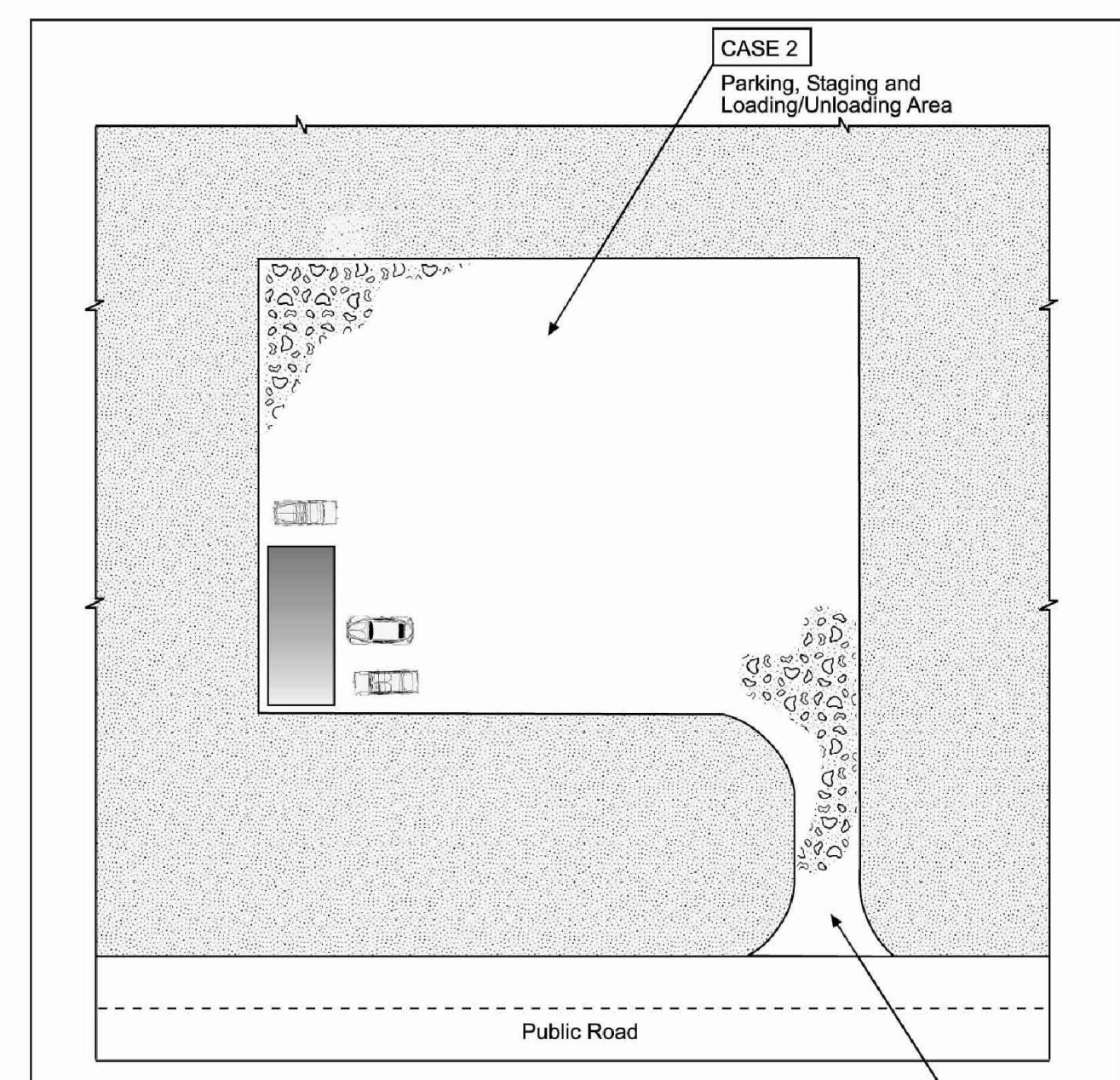
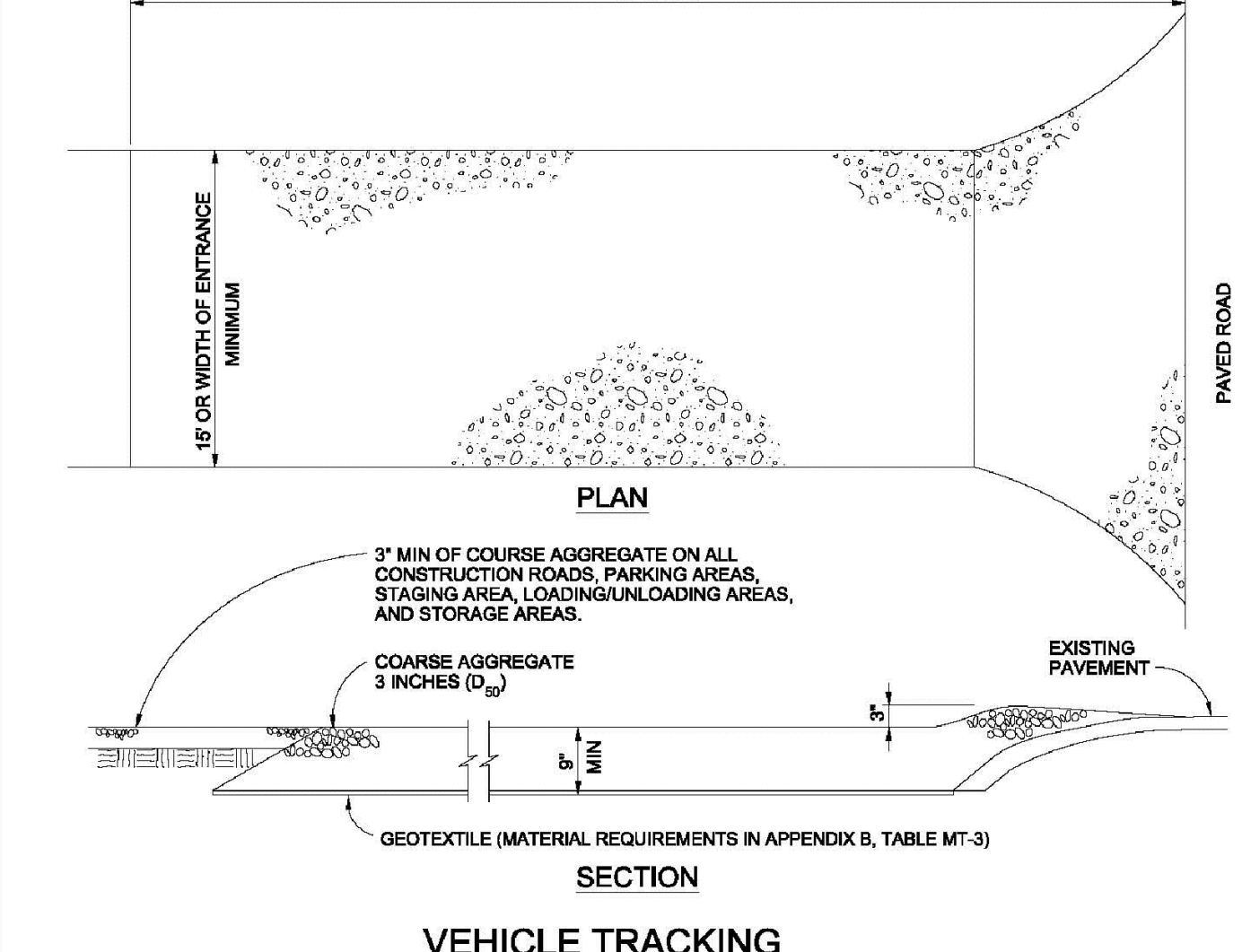


Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO



VEHICLE TRACKING NOTES

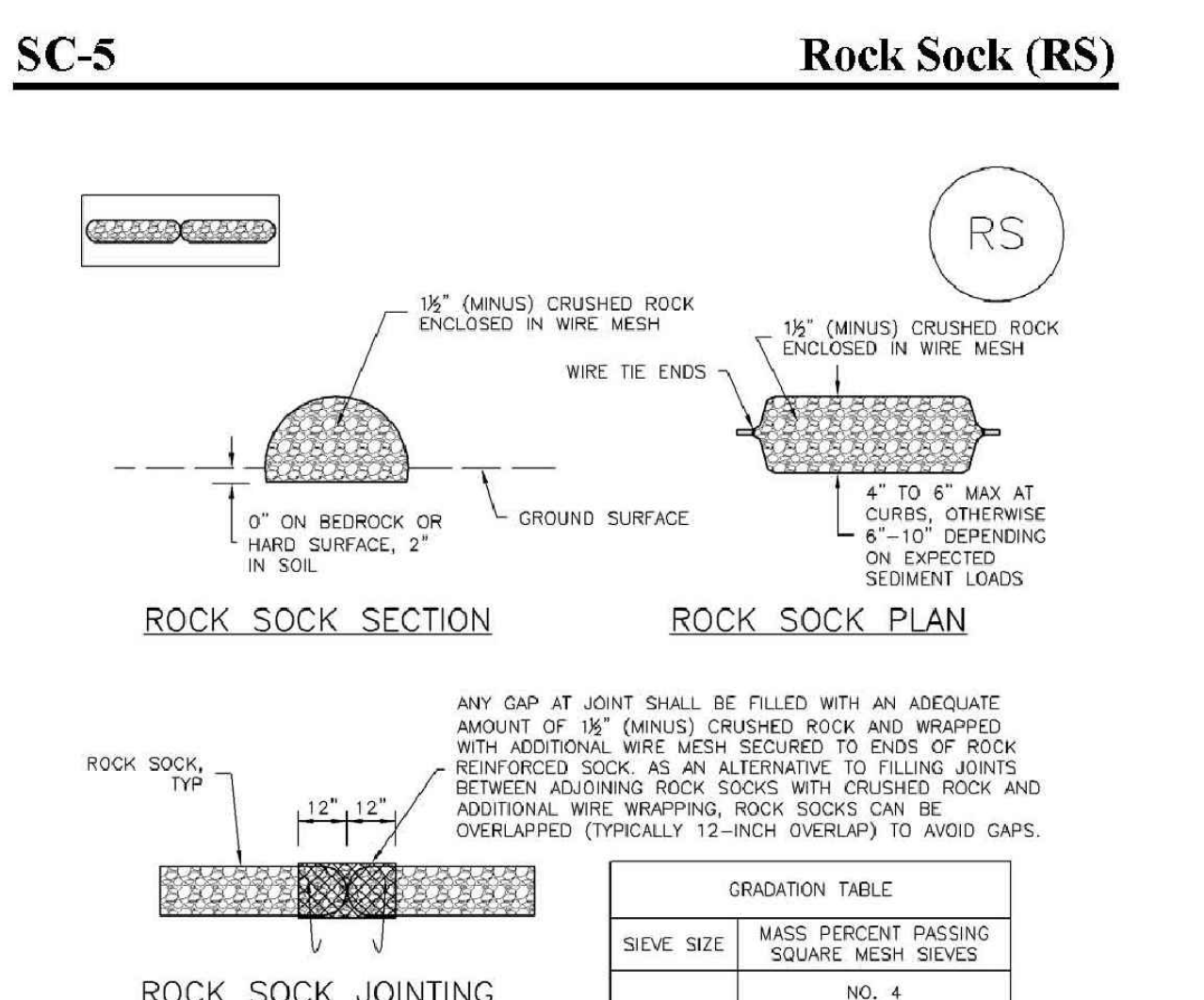
INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality **VTC** Figure VT-2 Vehicle Tracking Application Examples 3-53



ROCK SOCK (RS)

ROCK SOCK MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. IUDCO NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

GRADATION TABLE

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
NO. 4	100
2"	100
1 1/2"	80 - 100
1"	20 - 35
3/4"	0 - 15
3/8"	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER ASTM M3. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

ROCK SOCK INSTALLATION NOTES

- SEE PLAN VIEW FOR: -LOCATION(S) OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (3/4" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 3/4". RECOMMENDED MINIMUM ROLL WIDTH OF 48".
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
- SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

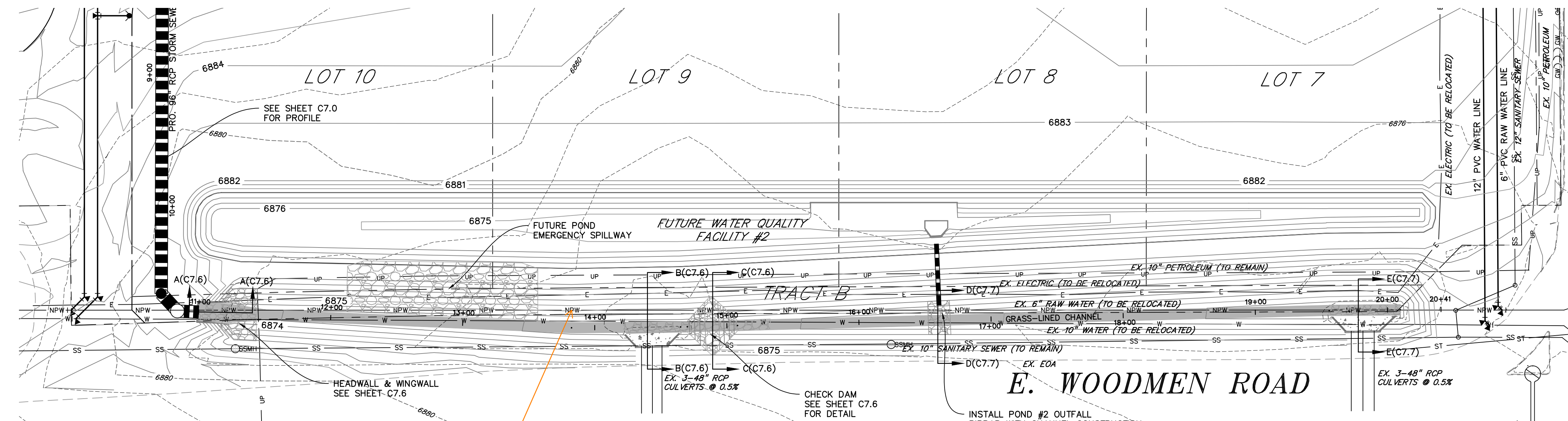
RS-1. ROCK SOCK PERIMETER CONTROL

City of Colorado Springs Stormwater Quality **VTC** Figure VT-2 Vehicle Tracking Application Examples 3-53

City of Colorado Springs Storm Water Quality **VTC** Figure VT-1 Vehicle Tracking Application Examples 3-53



City of Colorado Springs Stormwater Quality **VTC** Figure VT-2 Vehicle Tracking Application Examples 3-53



Show as-built topo data for the swale south of Pond 2 on this plan (in addition to the as-built elevations already shown in the profile below).

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 - - - - -

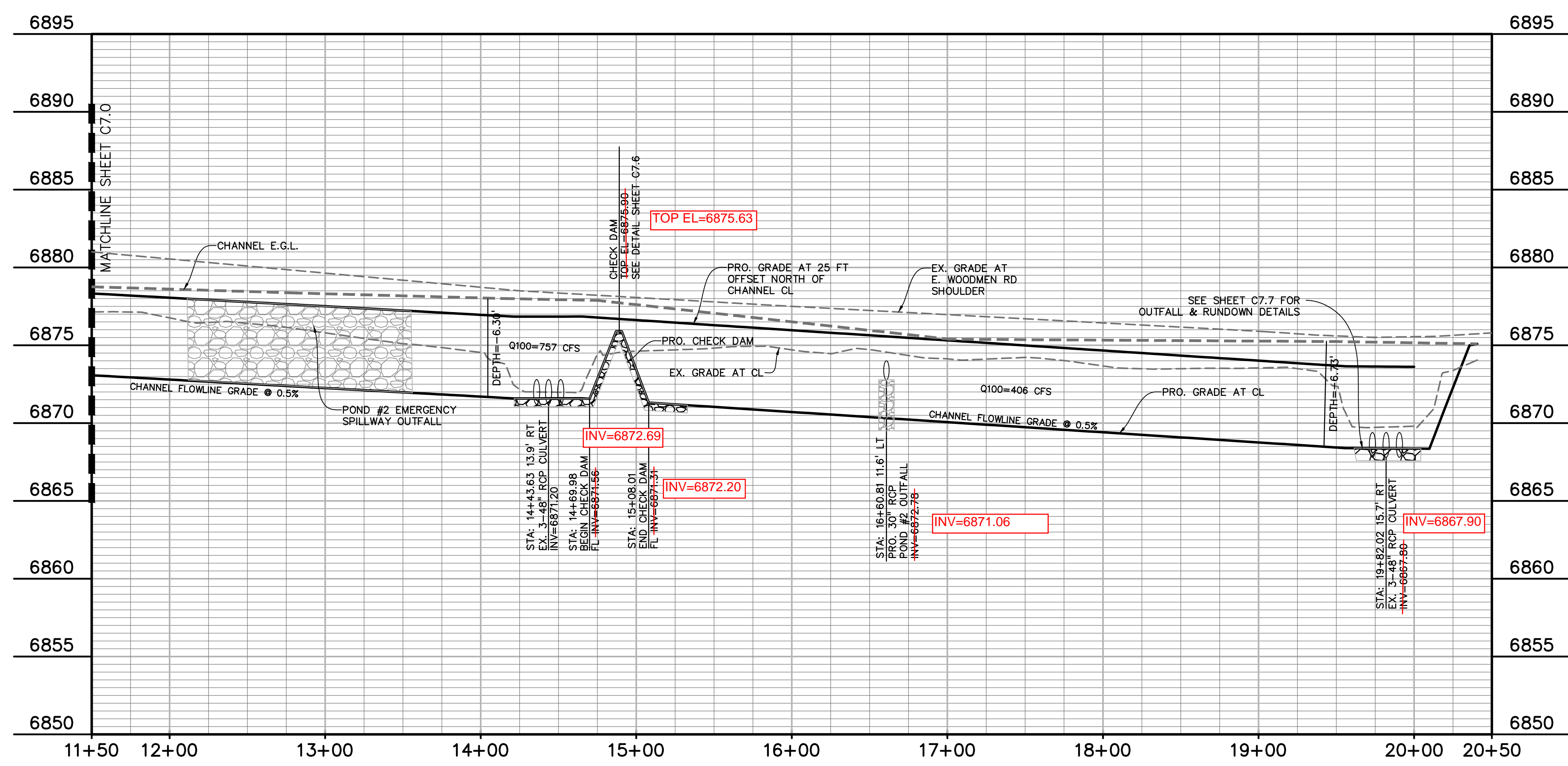
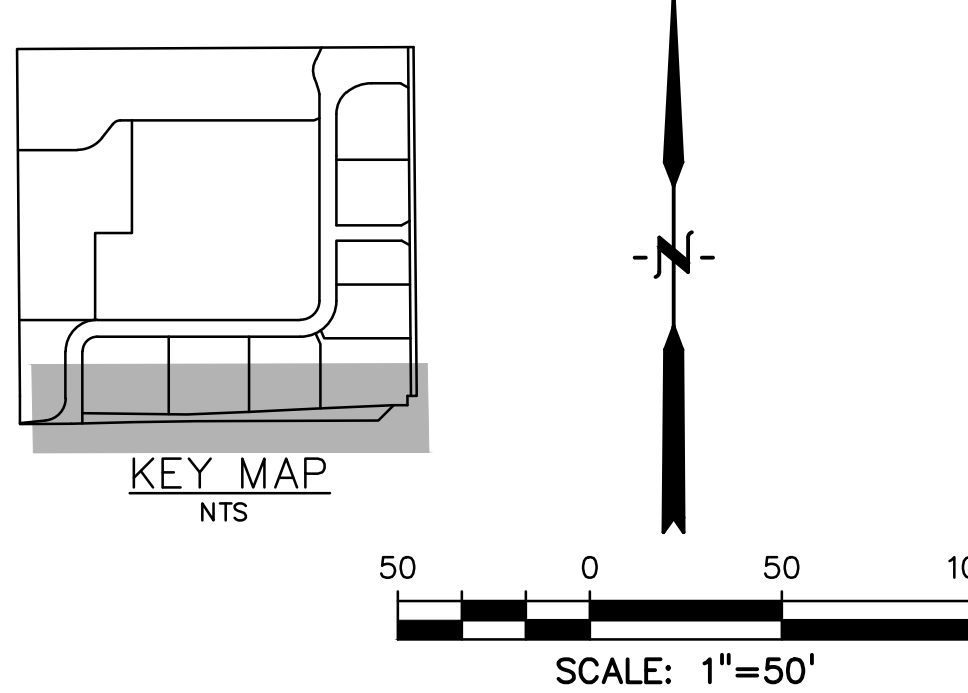
EX. PETROLEUM - - - - -

EX. GAS - - - - -

EX. RAW WATER - - - - -

EX. WATER - - - - -

EX. STORM SEWER - - - - -



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

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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

This text was on the original docs with SP171. Revise this text on these as-builts to avoid confusion (example: add a note for "approved with filing number XXXX").

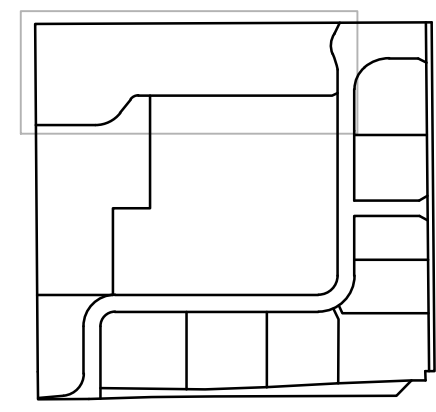
Were these elevations included in the as-built survey? If so, please update these elevations accordingly, if as-built conditions differ from these plans.

RIP RAP NOT APPROVED AT THIS TIME

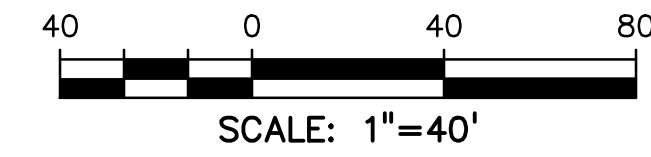
SPILLWAY SECTION A1-A1
NO SCALE

SPILLWAY SECTION A2-A2
NO SCALE

TRICKLE CHANNEL SECTION B1-B1
NO SCALE



KEY MAP
NTS



SCALE: 1"=40'

LEGEND

PROPERTY LINE	---
LOT LINE	----
CURB & GUTTER	=====
SIDEWALK	=====
PRO. WATER LINE	-----W-----
PRO. FIRE HYDRANT	-----F-----
PRO. RAW WATER	-----R-----
PRO. SANITARY SEWER	-----S-----
PRO. STORM SEWER	-----ST-----
EX. OVERHEAD ELECTRIC	-----OE-----
EX. SANITARY SEWER	-----SES-----
EX. GAS	-----G-----

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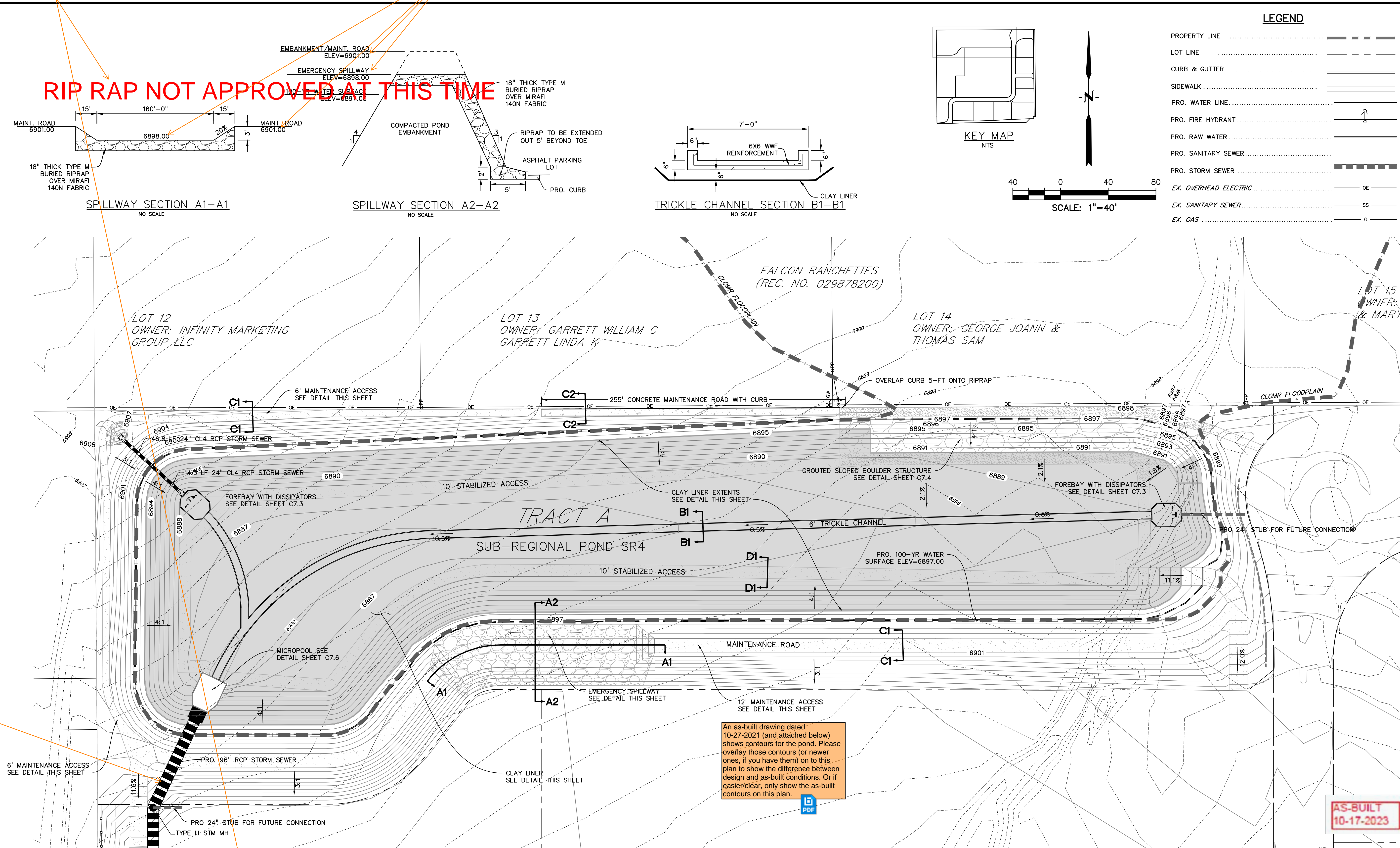
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SUB-REGIONAL POND #1 (SR4)

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.2

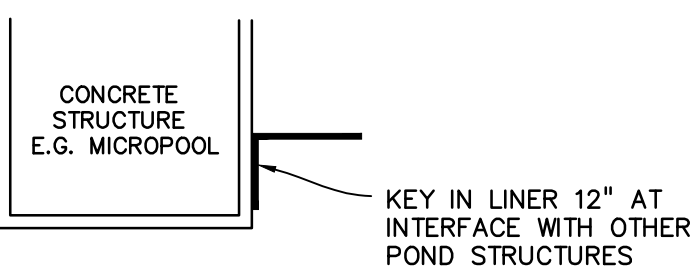
SHEET: 9 OF 27



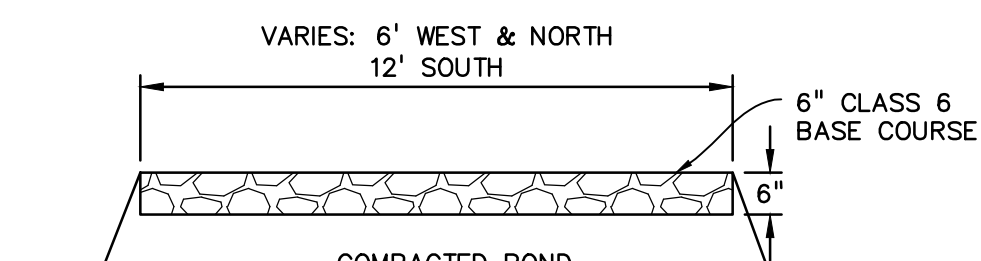
CLAY LINER NOT APPROVED AT THIS TIME

POND LINING
NO SCALE

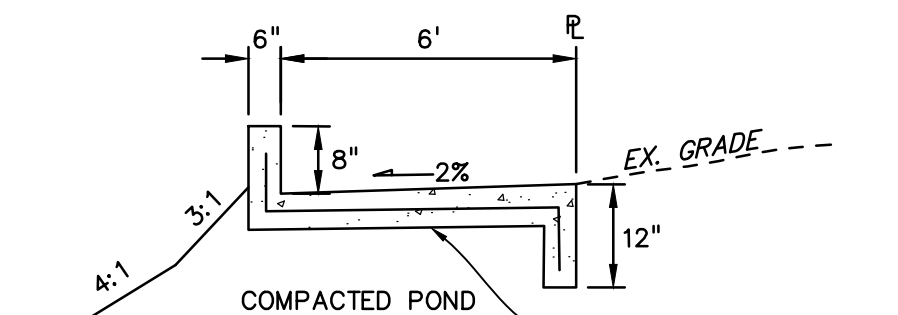
12" THICK IMPERVIOUS CLAY LINER TO COVER ENTIRE BOTTOM AND SIDES OF POND. MIN. 6" BURY WITH TOPSOIL BACKFILL. LINER TO BE INSTALLED PER COLORADO DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.



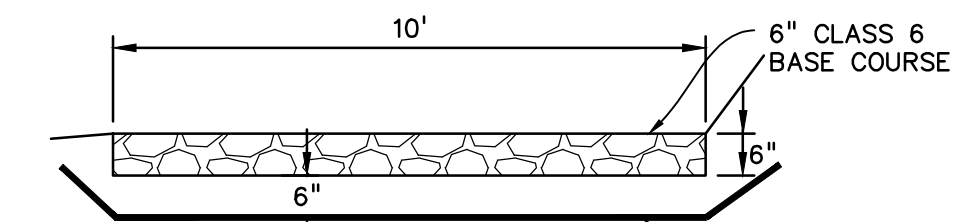
POND LINING INTERFACE
NO SCALE



MAINTENANCE ROAD SECTION C1-C1
NO SCALE



MAINTENANCE ROAD SECTION C2-C2
NO SCALE



STABILIZED ACCESS SECTION D1-D1
NO SCALE

An as-built drawing dated 10-27-2021 (and attached below) shows contours for the pond. Please overlay those contours (or newer ones, if you have them) on to this plan to show the difference between design and as-built conditions. Or if easier/clear, only show the as-built contours on this plan.



AS-BUILT
10-17-2023

Label cutoff wall

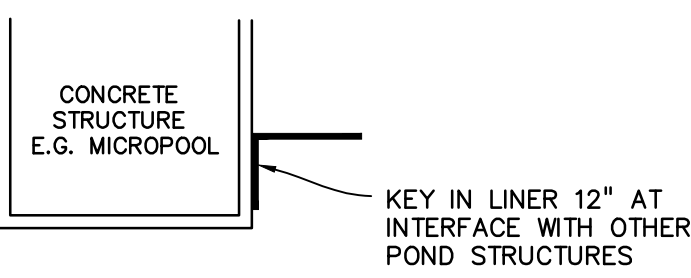
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INSTALL LINER TO ELEV=6895.00

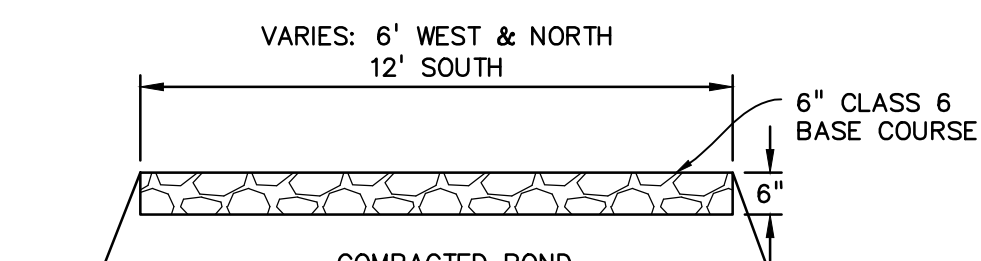
CLAY LINER NOT APPROVED AT THIS TIME

POND LINING
NO SCALE

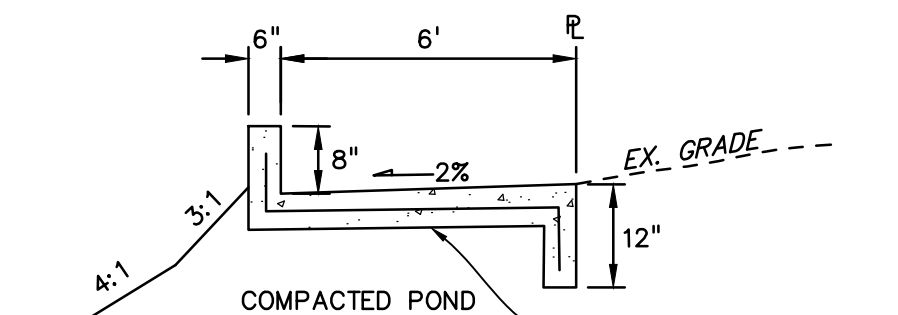
12" THICK IMPERVIOUS CLAY LINER TO COVER ENTIRE BOTTOM AND SIDES OF POND. MIN. 6" BURY WITH TOPSOIL BACKFILL. LINER TO BE INSTALLED PER COLORADO DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.



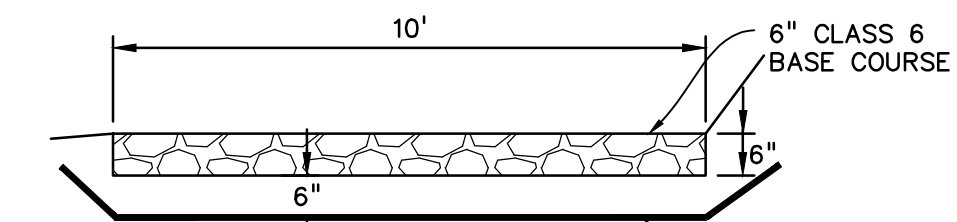
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MAINTENANCE ROAD SECTION C1-C1
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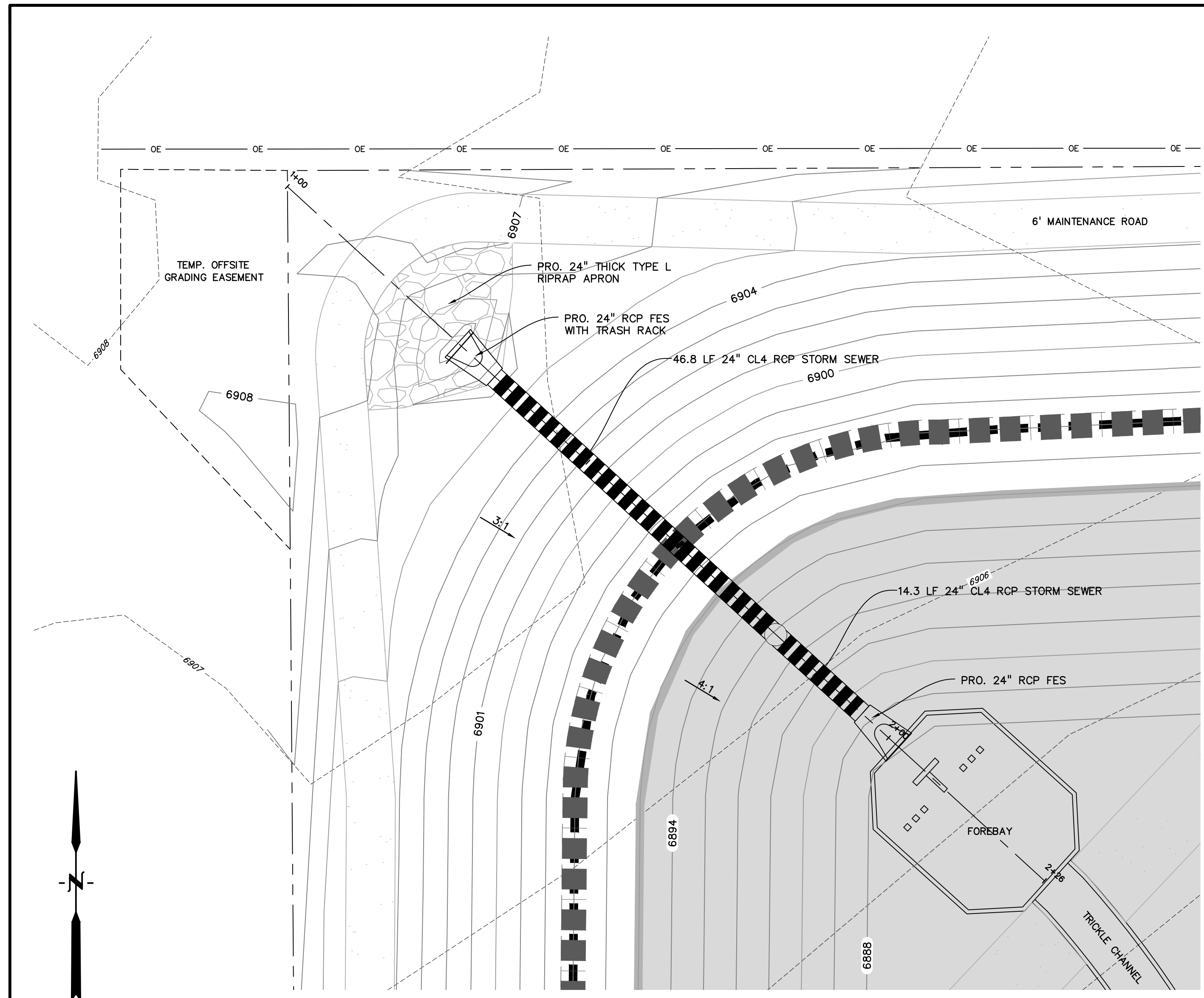


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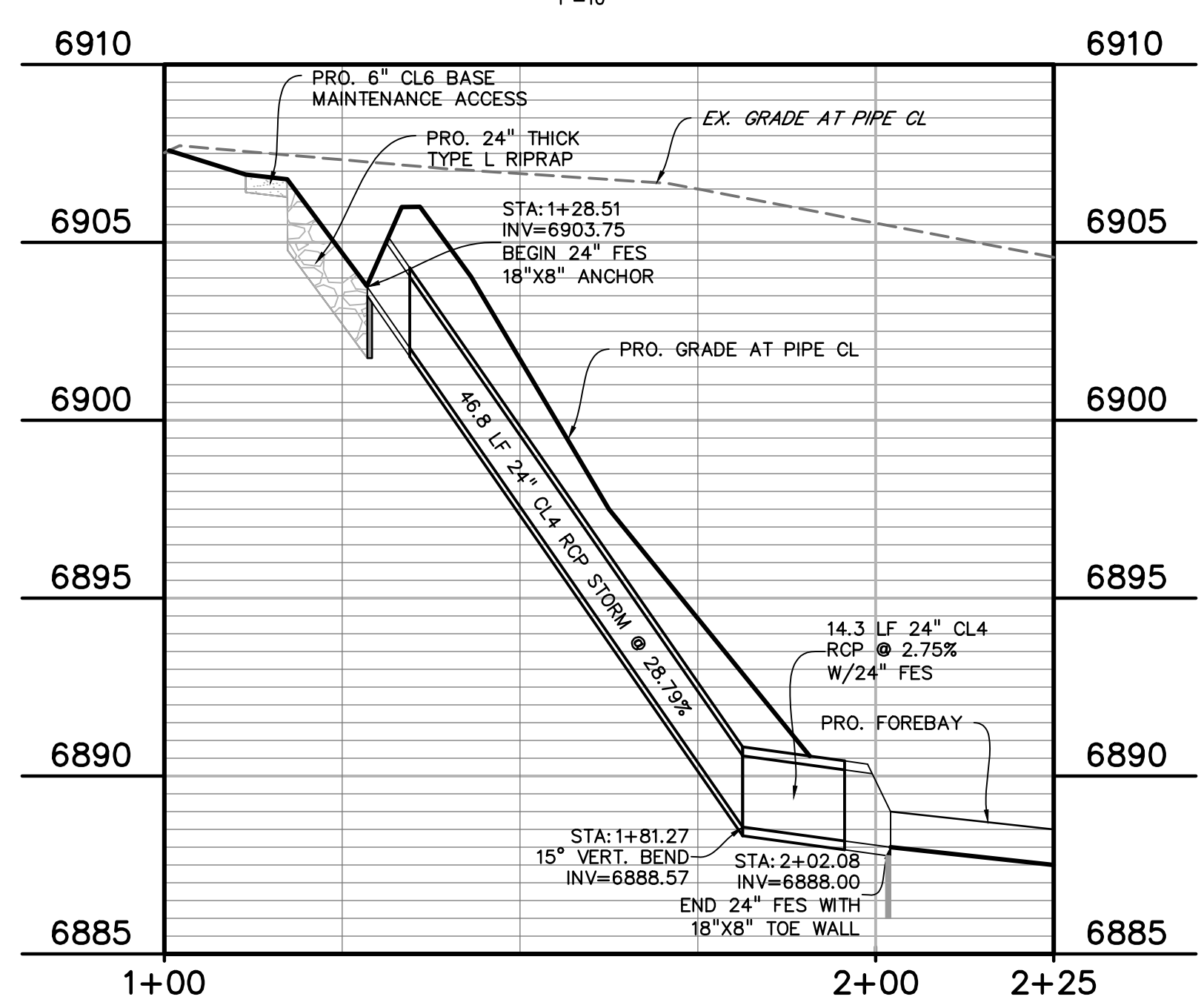


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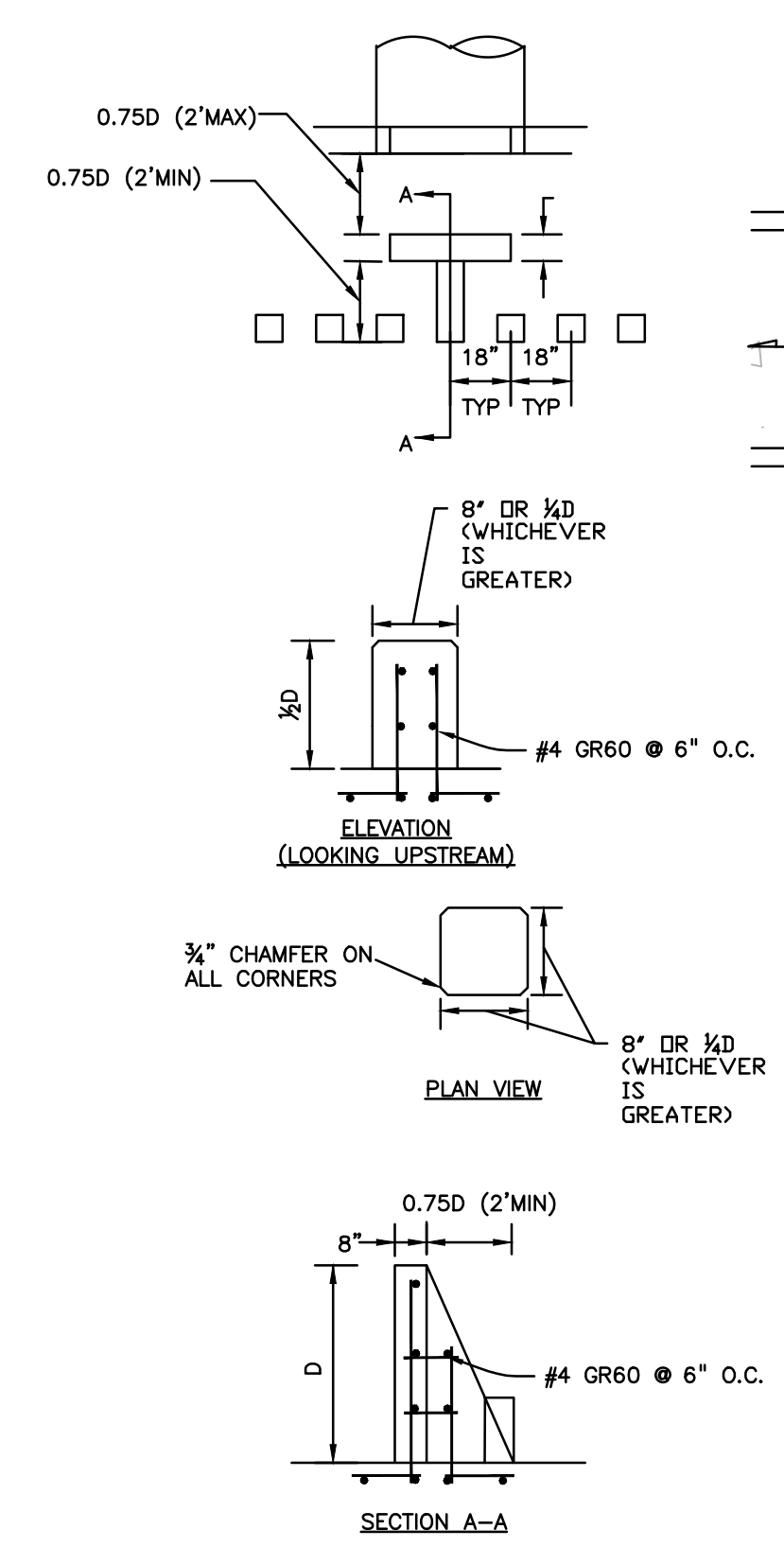
EPC 10/10/18
EL PASO COUNTY FILE NO: SP-17-001
CDR-16-007



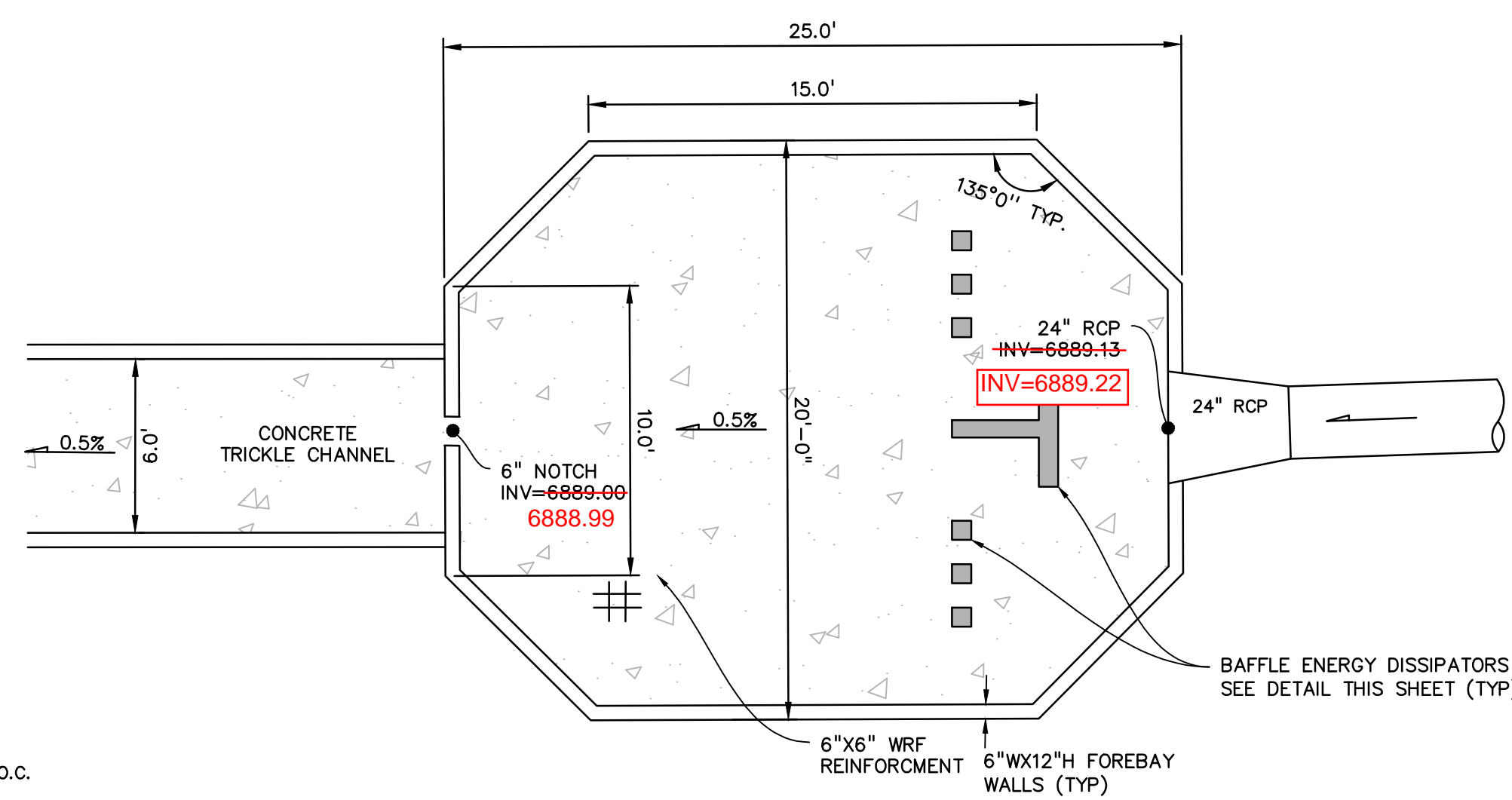
NORTHWEST DRAIN PLAN
1"=10'



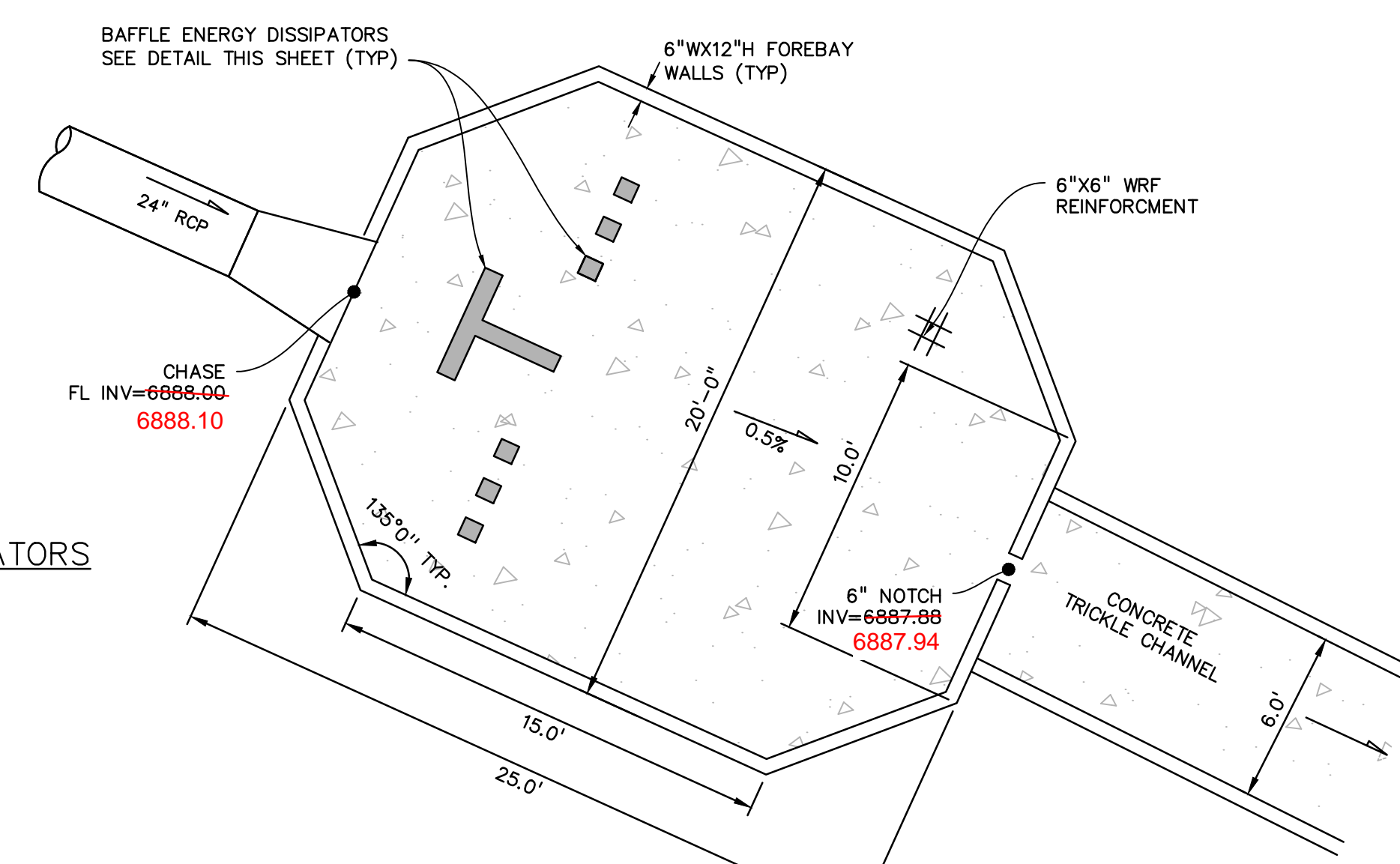
NORTHWEST DRAIN PROFILE
1"=20'



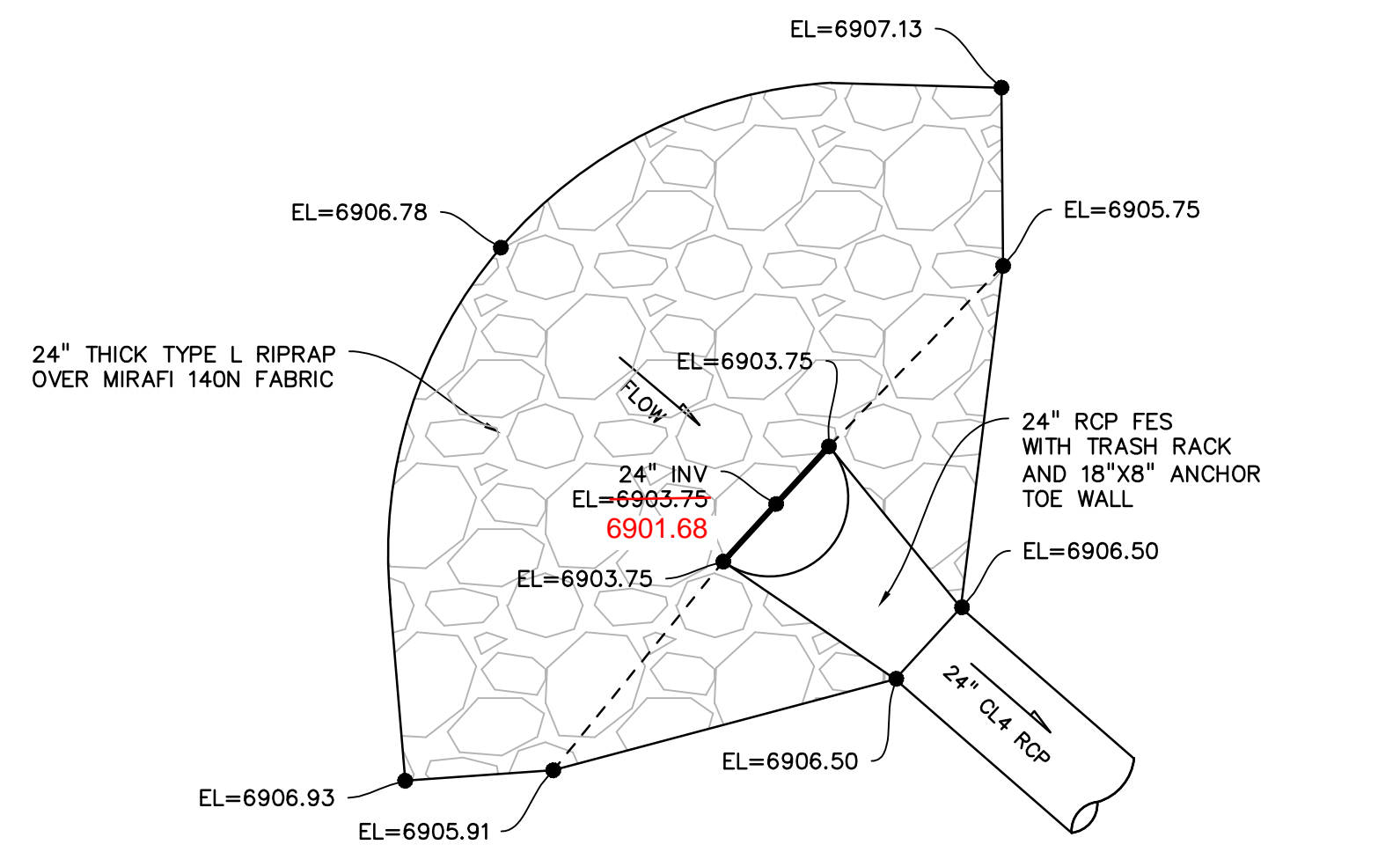
FOREBAY BAFFLE ENERGY DISSIPATORS
NO SCALE



EAST FOREBAY
NO SCALE



NORTHWEST FOREBAY
NO SCALE



NORTHWEST RIPRAP APRON
NO SCALE

PREPARED BY:

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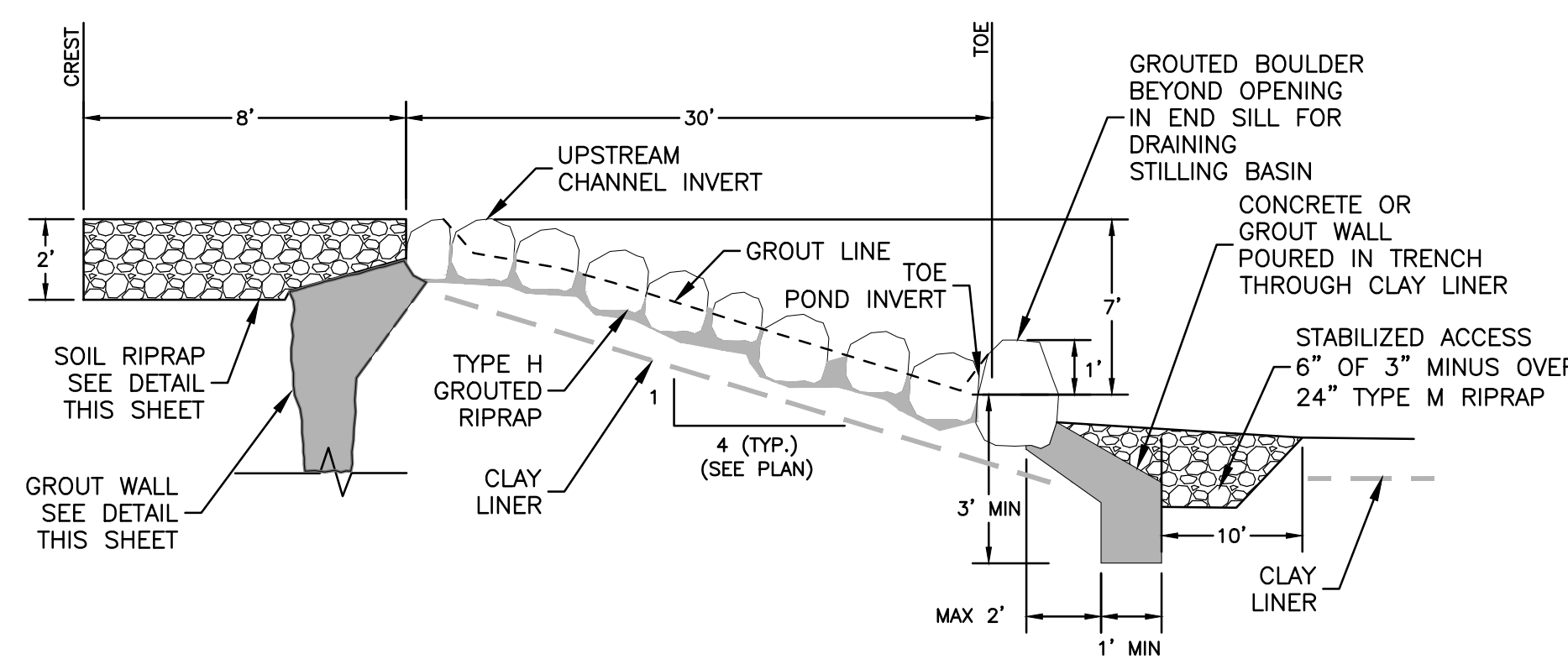
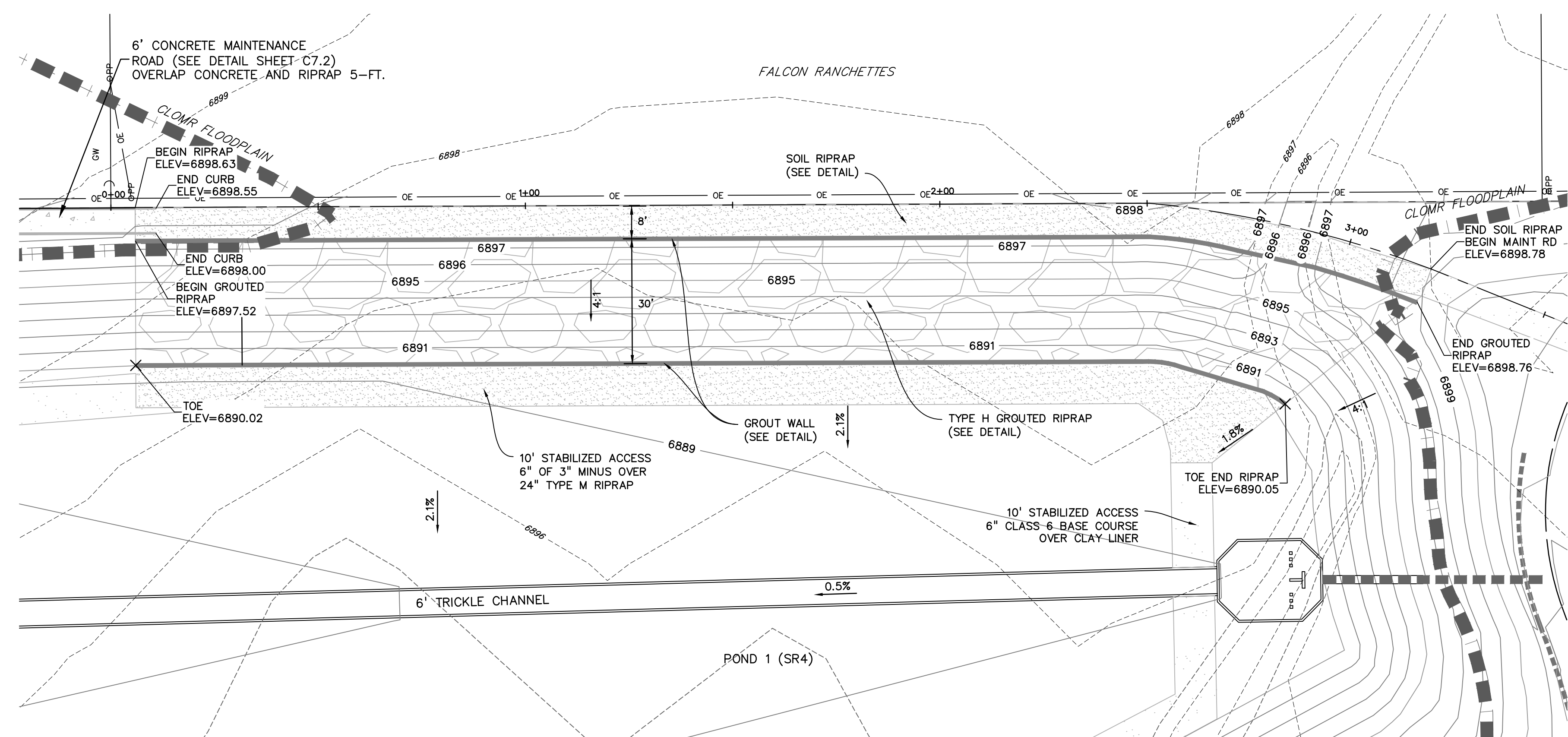
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VERTICAL: N/A

**POND #1 (SR4)
DETAILS**

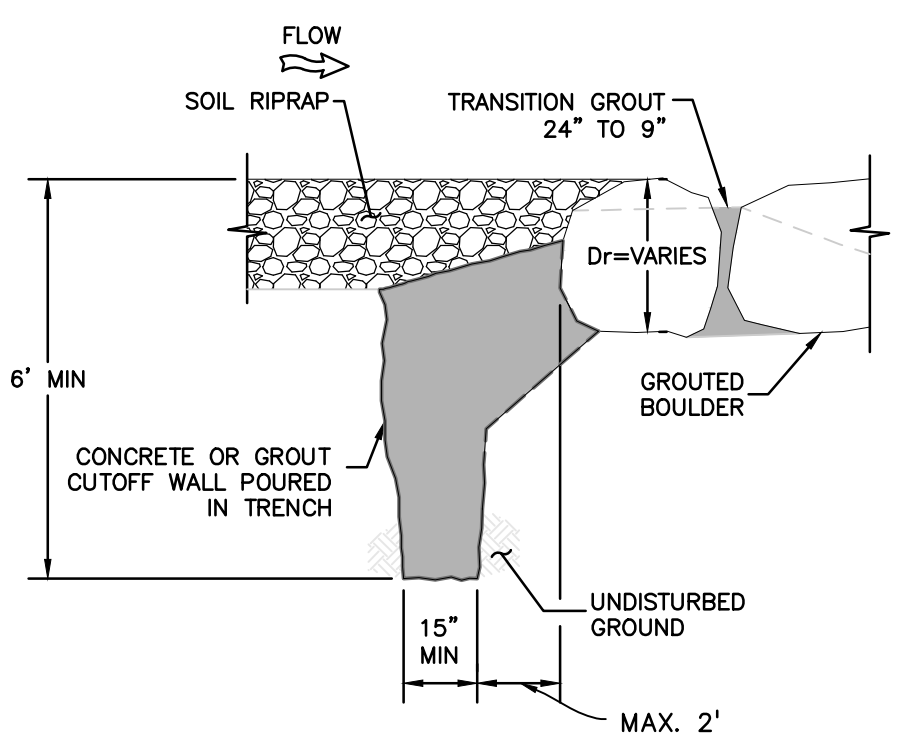
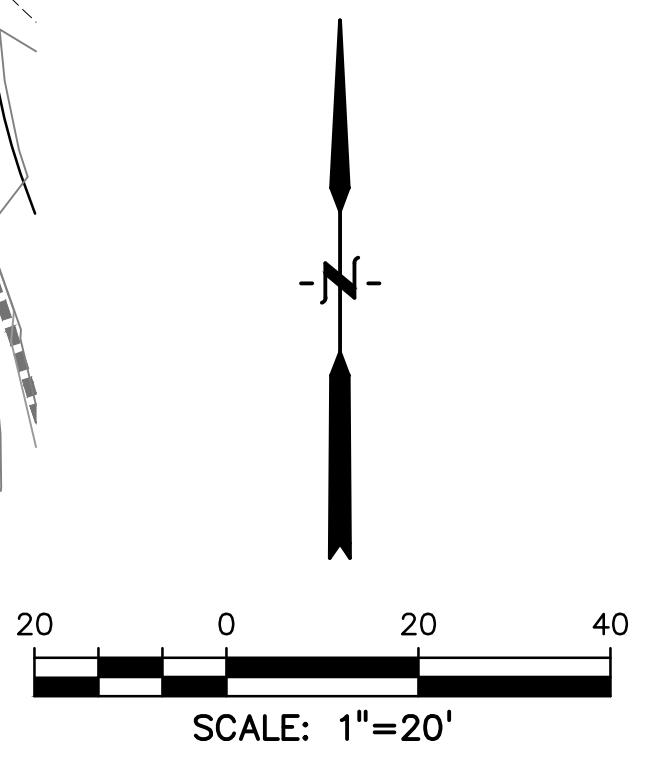
PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.3

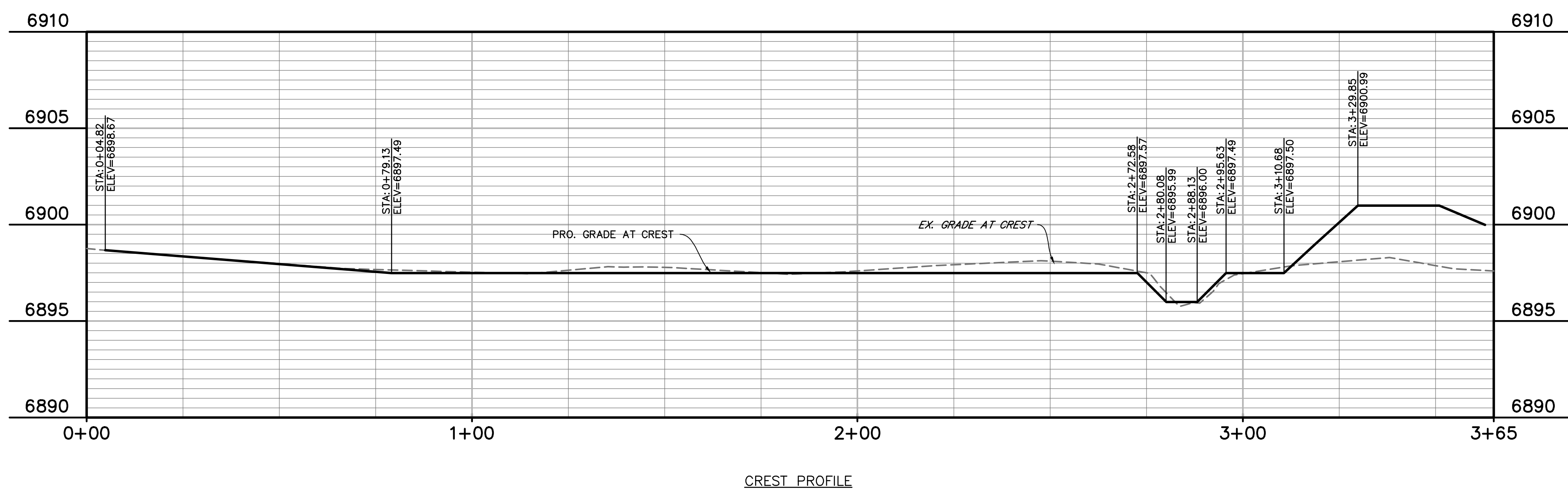
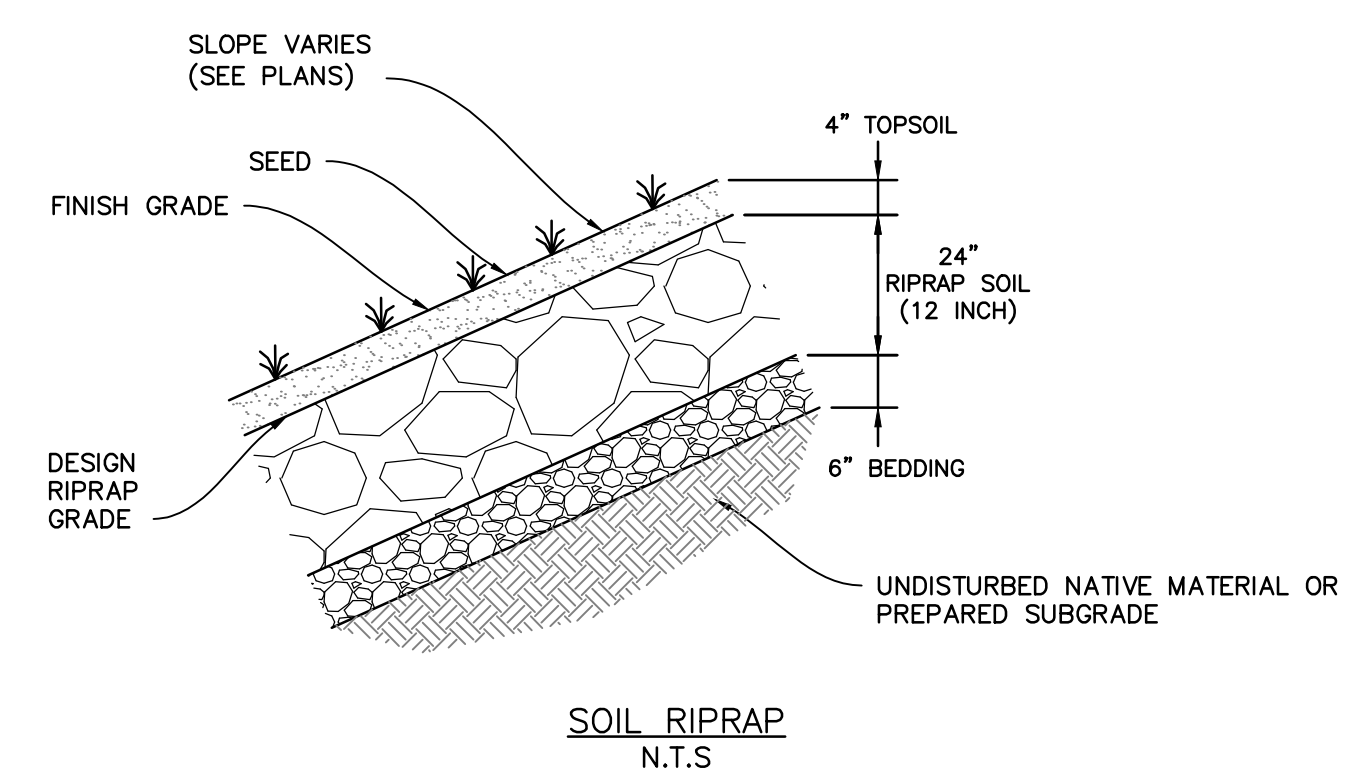
AS-BUILT
10-17-2023



GRouted SLOPED BOULDER STRUCTURE
NO SCALE



GRout WALL CONNECTION
TRENCHED VERTICAL WALL
UPSTREAM OF DROP



CREST PROFILE

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers-Surveyors
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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:

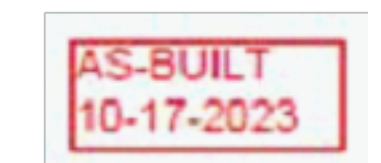


PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

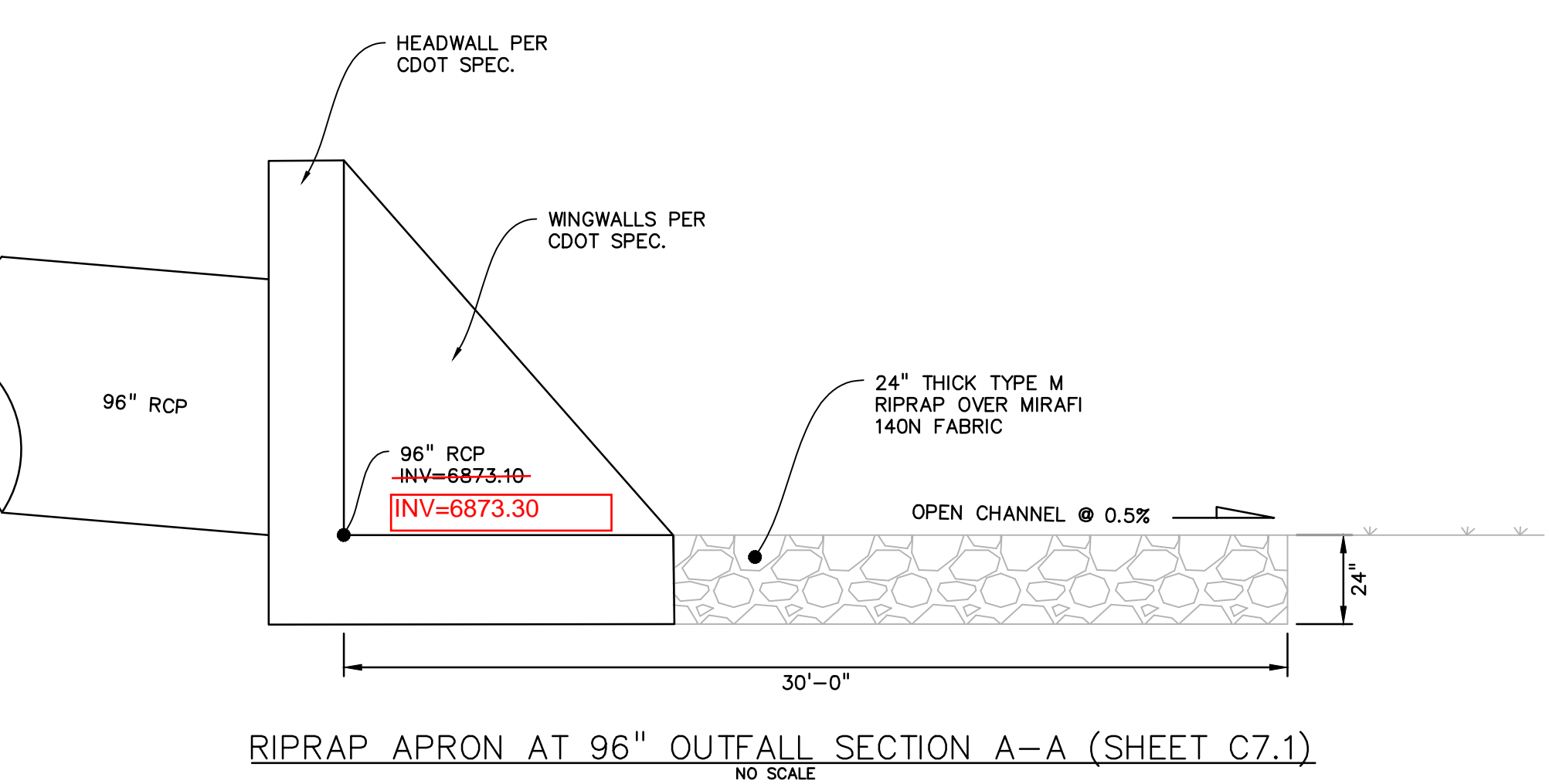
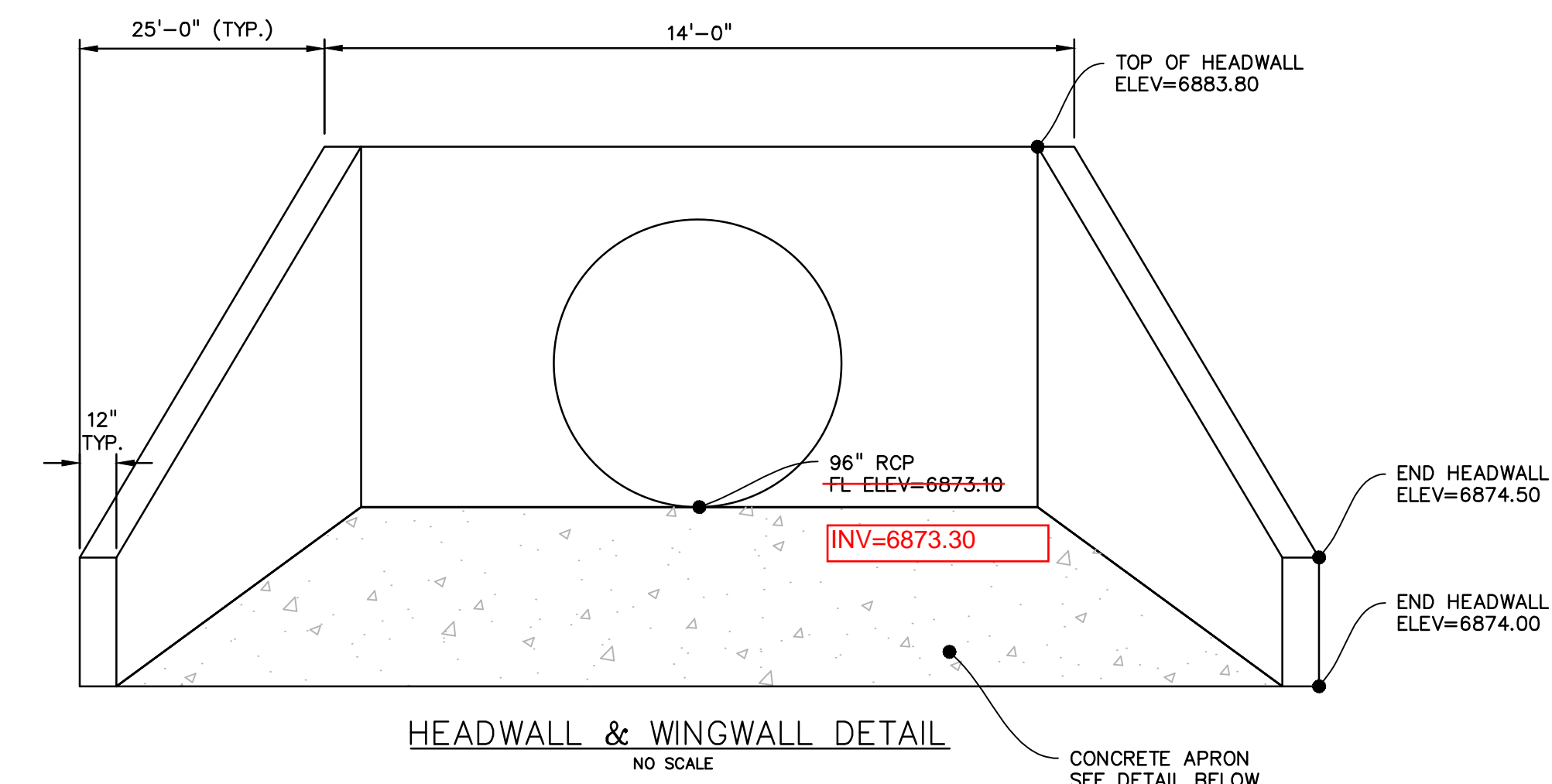
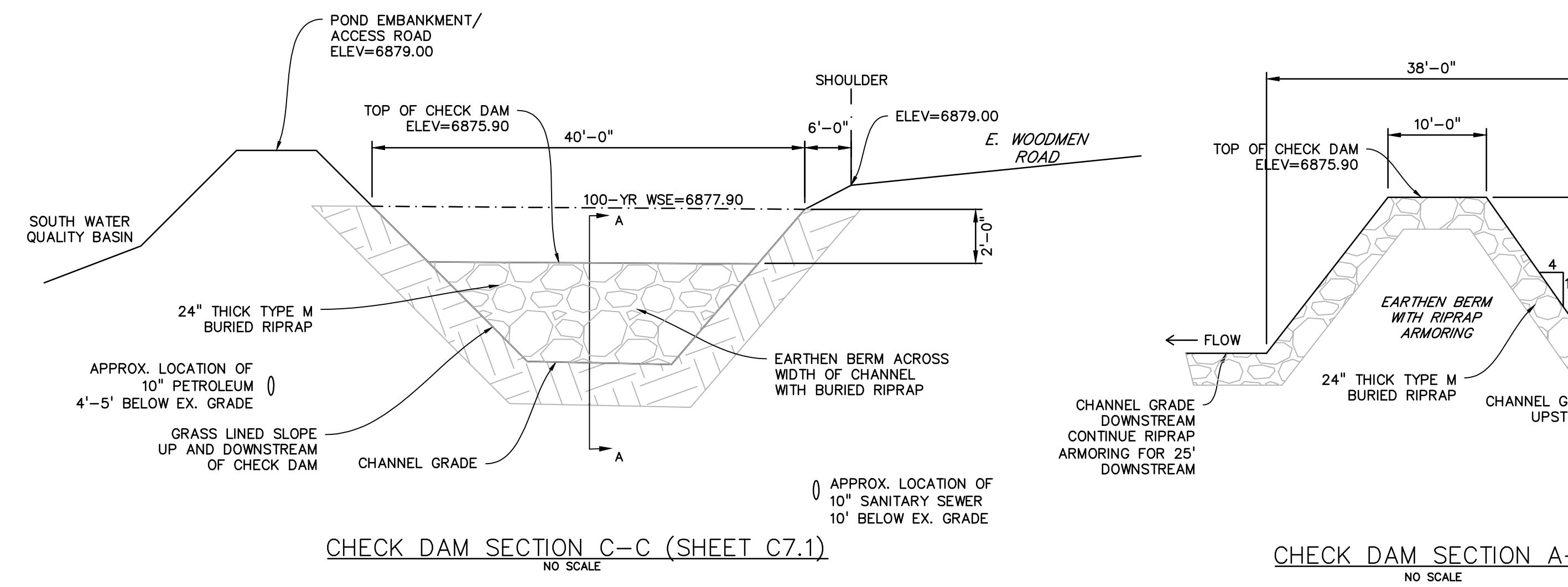
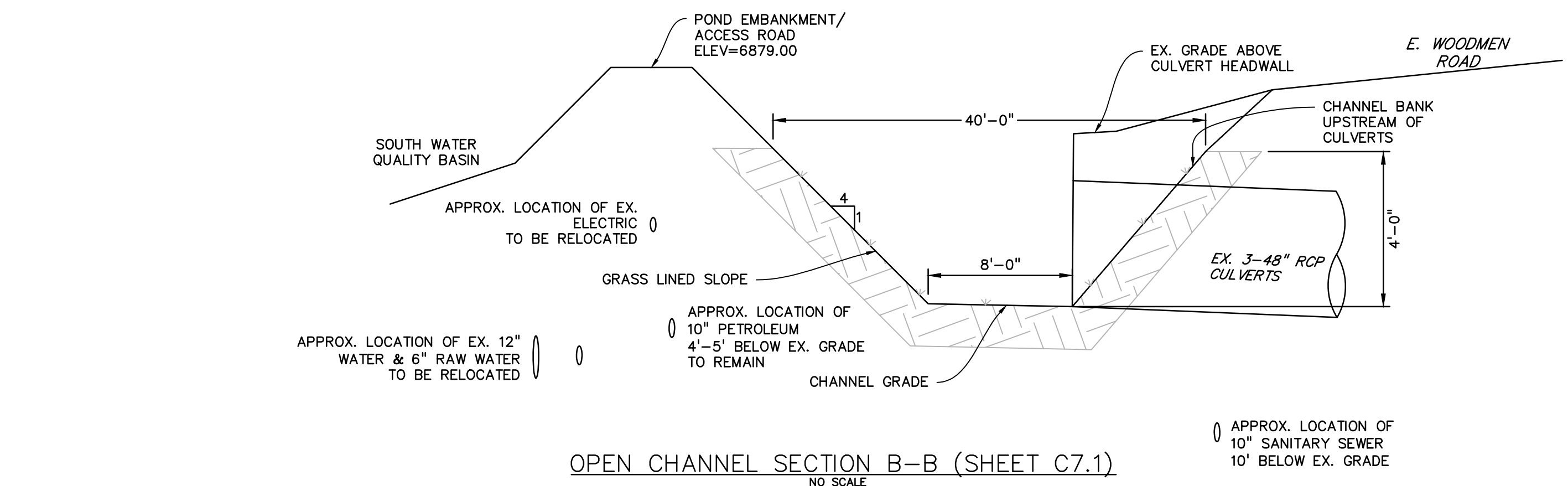
DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

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

PROJECT NO. 20988-00CSCV
DRAWING NO.



C7.4



GENERAL NOTES

- CONCRETE SHALL BE CLASS B.
- HEADWALL SHALL BE PERPENDICULAR TO THE PIPE UNLESS OTHERWISE SHOWN ON THE SHEETS. RELATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
- FOR MINORIAL DETAILS, SEE STANDARD PLAN M-601-10.
- VOLUME QUANTITIES BY TYPE HAS BEEN DERIVED FROM STEEL AND CONCRETE QUANTITIES.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
- ALL REINFORCING BARS SHALL HAVE A 3 IN. MINIMUM CLEARANCE.
- WHEN TWO OR MORE PIPES ARE USED SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE IN THEIR QUARTER APRON OR 1/4 APRON FROM EACH OTHER. THE APRON SHALL BE THICKENED, WHEREVER IT IS LESS.
- ADD 0.5% OF 1/4 APRON WHEN APRON IS REQUIRED.

QUANTITIES TABLES:

HEADWALL FOR RIGID ROUND PIPE		HEADWALL FOR FLEXIBLE ROUND PIPE		HEADWALL FOR STRUCTURAL PLATE ARCH	
QTY	CONCRETE	QTY	CONCRETE	QTY	CONCRETE
84	10.00	84	10.00	84	10.00
85	10.00	85	10.00	85	10.00
86	10.00	86	10.00	86	10.00
87	10.00	87	10.00	87	10.00
88	10.00	88	10.00	88	10.00
89	10.00	89	10.00	89	10.00
90	10.00	90	10.00	90	10.00
91	10.00	91	10.00	91	10.00
92	10.00	92	10.00	92	10.00
93	10.00	93	10.00	93	10.00
94	10.00	94	10.00	94	10.00
95	10.00	95	10.00	95	10.00
96	10.00	96	10.00	96	10.00
97	10.00	97	10.00	97	10.00
98	10.00	98	10.00	98	10.00
99	10.00	99	10.00	99	10.00
100	10.00	100	10.00	100	10.00

GENERAL NOTES

- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
- MINORIAL FOOTINGS AND FLOOR OF BOX CULVERTS SHALL BE PLACED MONOLITHICALLY.
- CONCRETE FOR TOP FLOOR SHALL BE 1/2" THICK AND REINFORCED WITH #4 BARS AT 12" ON CENTER.
- REINFORCING STEEL SHALL BE SHOWN ON THE PLANS.
- THE MINIMUM SPREAD LENGTH FOR COMMON BAR SIZES SHALL BE:

DESIGN TABLE:

SPREAD LENGTH	#4	#5	#6
3'-0"	2-3	2-3	2-3
3'-6"	3-3	3-3	3-3
4'-0"	4-3	4-3	4-3
4'-6"	5-3	5-3	5-3
5'-0"	6-3	6-3	6-3
5'-6"	7-3	7-3	7-3
6'-0"	8-3	8-3	8-3
6'-6"	9-3	9-3	9-3
7'-0"	10-3	10-3	10-3
7'-6"	11-3	11-3	11-3
8'-0"	12-3	12-3	12-3
8'-6"	13-3	13-3	13-3
9'-0"	14-3	14-3	14-3
9'-6"	15-3	15-3	15-3
10'-0"	16-3	16-3	16-3
10'-6"	17-3	17-3	17-3
11'-0"	18-3	18-3	18-3
11'-6"	19-3	19-3	19-3
12'-0"	20-3	20-3	20-3
12'-6"	21-3	21-3	21-3
13'-0"	22-3	22-3	22-3
13'-6"	23-3	23-3	23-3
14'-0"	24-3	24-3	24-3
14'-6"	25-3	25-3	25-3
15'-0"	26-3	26-3	26-3
15'-6"	27-3	27-3	27-3
16'-0"	28-3	28-3	28-3
16'-6"	29-3	29-3	29-3
17'-0"	30-3	30-3	30-3
17'-6"	31-3	31-3	31-3
18'-0"	32-3	32-3	32-3
18'-6"	33-3	33-3	33-3
19'-0"	34-3	34-3	34-3
19'-6"	35-3	35-3	35-3
20'-0"	36-3	36-3	36-3
20'-6"	37-3	37-3	37-3
21'-0"	38-3	38-3	38-3
21'-6"	39-3	39-3	39-3
22'-0"	40-3	40-3	40-3
22'-6"	41-3	41-3	41-3
23'-0"	42-3	42-3	42-3
23'-6"	43-3	43-3	43-3
24'-0"	44-3	44-3	44-3
24'-6"	45-3	45-3	45-3
25'-0"	46-3	46-3	46-3
25'-6"	47-3	47-3	47-3
26'-0"	48-3	48-3	48-3
26'-6"	49-3	49-3	49-3
27'-0"	50-3	50-3	50-3
27'-6"	51-3	51-3	51-3
28'-0"	52-3	52-3	52-3
28'-6"	53-3	53-3	53-3
29'-0"	54-3	54-3	54-3
29'-6"	55-3	55-3	55-3
30'-0"	56-3	56-3	56-3
30'-6"	57-3	57-3	57-3
31'-0"	58-3	58-3	58-3
31'-6"	59-3	59-3	59-3
32'-0"	60-3	60-3	60-3
32'-6"	61-3	61-3	61-3
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43'-6"	83-3	83-3	83-3
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49'-0"	94-3	94-3	94-3
49'-6"	95-3	95-3	95-3
50'-0"	96-3	96-3	96-3
50'-6"	97-3	97-3	97-3
51'-0"	98-3	98-3	98-3
51'-6"	99-3	99-3	99-3
52'-0"	100-3	100-3	100-3

Computer File Information

Creation Date: 07/04/12
 Last Modification Date: 07/04/12
 Full Path: \\colorado.gov\apps\business\designsupport\...
 Drawing File Name: 6000000001.dwg
 CAD Ver: MicroStation V8
 Scale: Not to Scale
 Units: English

Sheet Revisions

Date	Comments

Colorado Department of Transportation

4201 East Arkansas Avenue
 Denver, Colorado 80222
 Phone: (303) 757-8000
 Fax: (303) 757-8000

HEADWALL FOR PIPES

STANDARD PLAN NO. M-601-10
 Sheet No. 1 of 1

Computer File Information

Creation Date: 07/04/12
 Last Modification Date: 07/04/12
 Full Path: \\colorado.gov\apps\business\designsupport\...
 Drawing File Name: 6000000001.dwg
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Sheet Revisions

Date	Comments

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 Denver, Colorado 80222
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 Fax: (303) 757-8000

WINGWALLS FOR PIPE OR BOX CULVERTS

STANDARD PLAN NO. M-601-20
 Sheet No. 1 of 1

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 BOULDER • COLORADO SPRINGS

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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

PREPARED BY:

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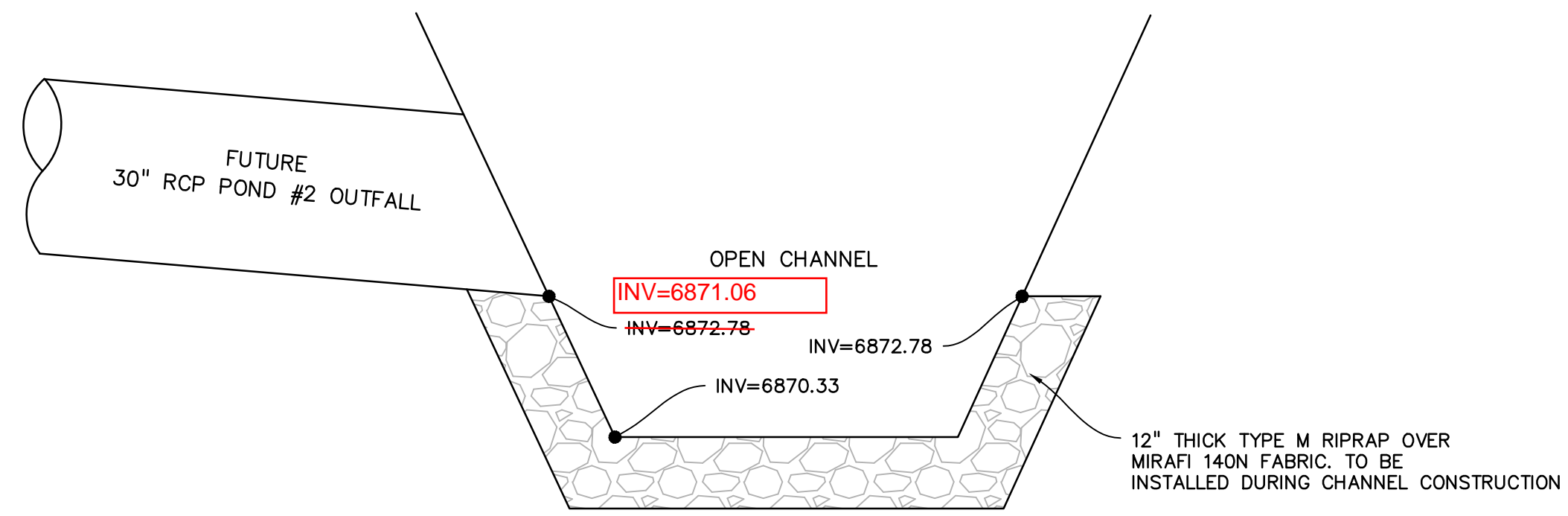
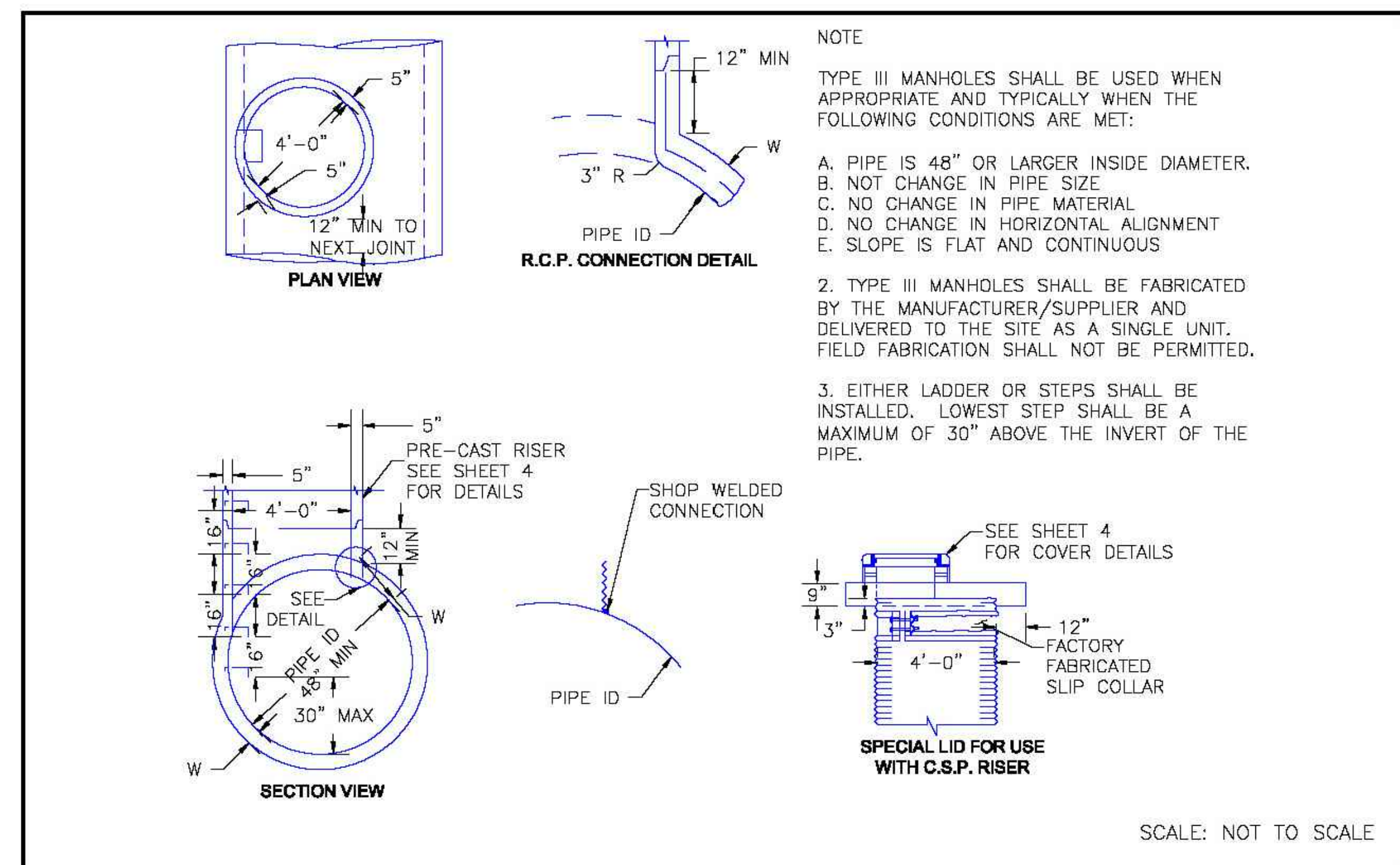
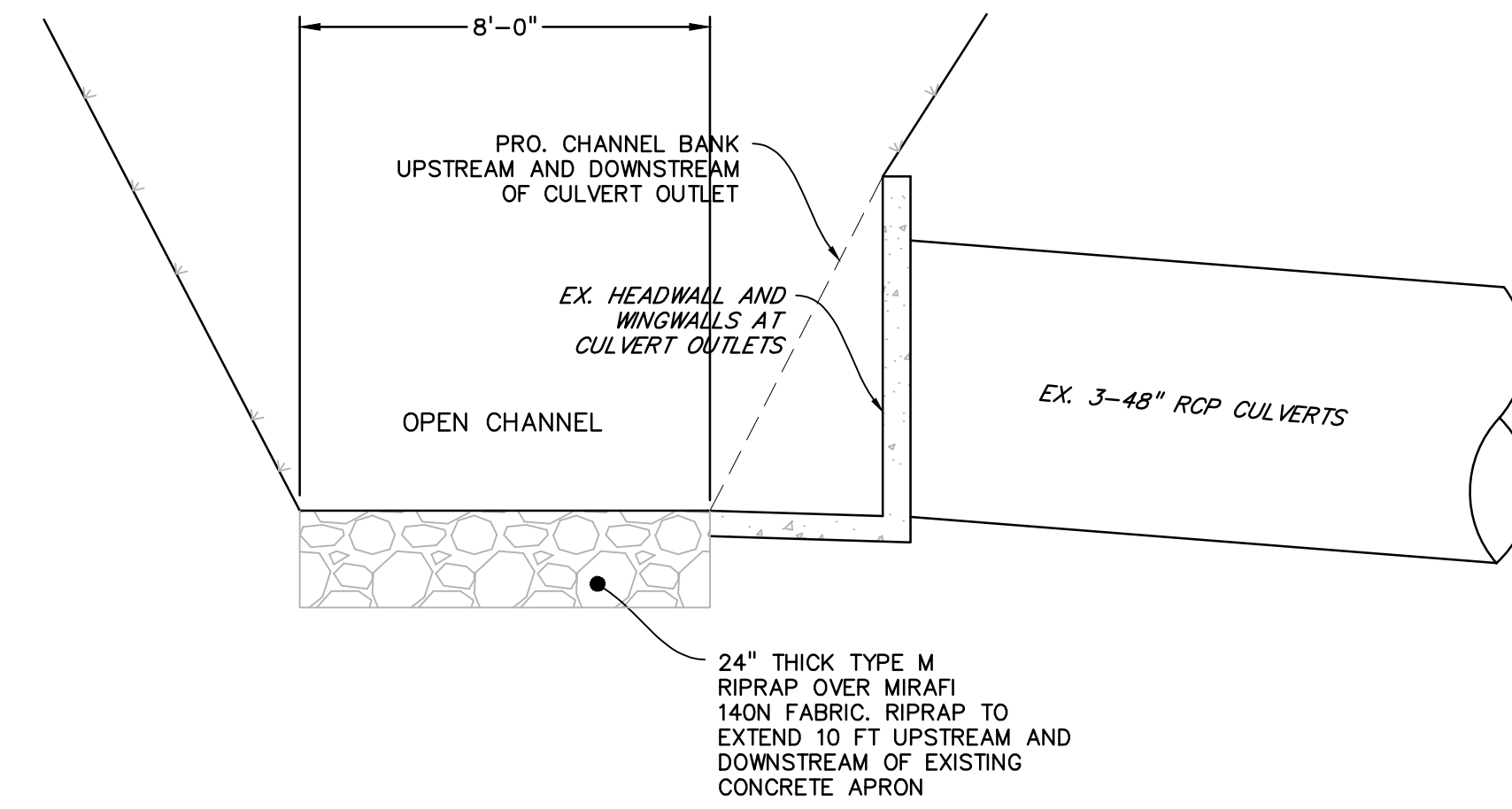
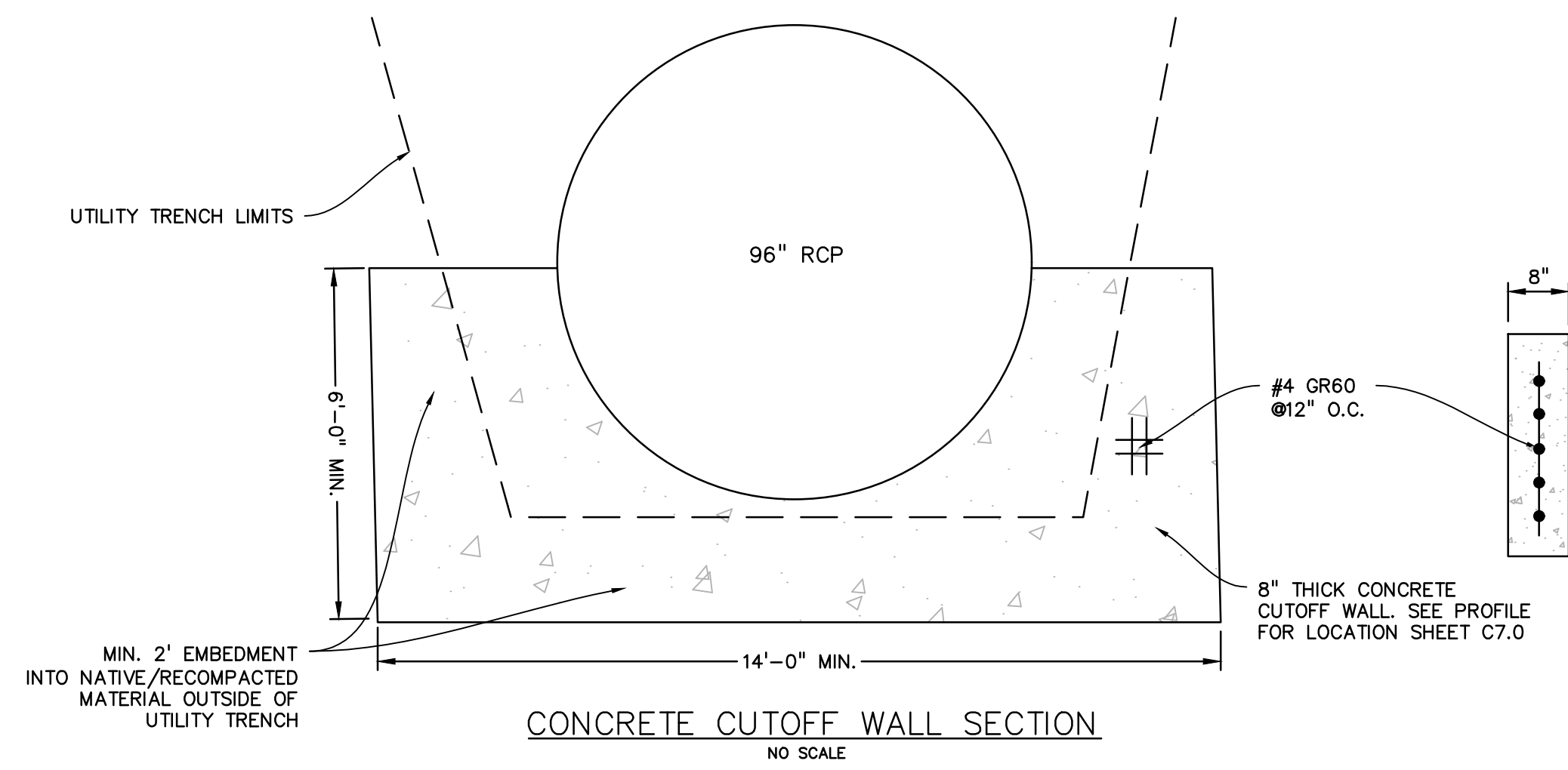
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

STORM SEWER DETAILS

PROJECT NO. 20988-00CSV
 DRAWING NO.

C7.7

SHEET: 14 OF 27



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	
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AS-BUILT
 10-17-2023

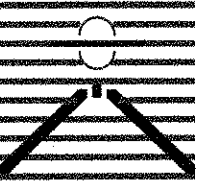
EPC 10/10/18
 EL PASO COUNTY FILE NO: SP-17-001
 CDR-16-007

UTILITY CONSTRUCTION DOCUMENTS FALCON MARKETPLACE

SE 1/4 OF THE SE 1/4 OF SECTION 1, T13S, R65W OF THE 6TH P.M.
11680 E. WOODMEN ROAD, FALCON, COLORADO

AS-BUILT
10-17-2023

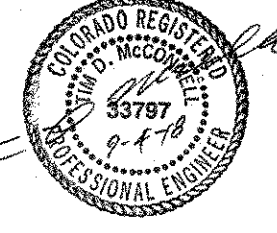
**AS-BUILT DATA IS CROSSED OUT
WITH UPDATED INFORMATION IN
RED TEXT. ANY DATA NOT CROSSED
OUT IS ASSUMED TO BE AS-BUILT.**

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
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ISSUE	DATE
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FILE NAME:	20988-UT-CVR


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

UTILITY
COVER SHEET

PROJECT NO. 20988-00CSCV
DRAWING NO.

C8.0

SHEET: 15 OF 27

WATER AND SEWER MAIN EXTENSIONS GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
- ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.
- ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
- COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:
- PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRECONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- TESTING OF FACILITIES:
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
- ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS
TEST 100% OF ALL LINES
MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
- ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
- FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
- ACCEPTANCE:
- THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
- A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
- ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARBONITE MARKER ALONG WITH TRACER WIRE.
- AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
- INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.



VICINITY MAP
NOT TO SCALE



WATER SYSTEM INSTALLATION NOTES

- ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE-HALF (5.5) FEET.
- ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARBONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARBONITE MARKERS AS APPLICABLE.
- THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
- FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND MUELLER SUPER CENTURIUM 250.
- ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
- CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
- COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
- NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
- NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
- ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES

- SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
- ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
- COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
- NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
- NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
- ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
- DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

WATER AND SEWER MAIN EXTENSIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCES SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

B.H.P. 9-4-18
DATE
BEN HUMMEL
LG HI FALCON, LLC
3953 MAPLE AVE, #290
DALLAS, TX 75219

FIRE AUTHORITY APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FIRE PROTECTION DISTRICT: FALCON FIRE PROTECTION DISTRICT

SIGNED *[Signature]* DATE 9-17-2018
FIRE PROTECTION DISTRICT

DISTRICT APPROVALS

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT
WATER DESIGN APPROVAL
DATE: 9-26-18 BY: *[Signature]*
PROJECT NO. _____
Approved with Red Lines

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT
WASTEWATER DESIGN APPROVAL
DATE: 9-26-18 BY: *[Signature]*
PROJECT NO. _____
Approved with Red Lines

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

BENCHMARK

ELEVATIONS ARE BASED ON COLORADO SPRINGS UTILITIES FACILITIES INFORMATION SYSTEM (FIMS) "BLT 167", A 2" ALUMINUM CAP IN CONCRETE LOCATED ON AN ELECTRIC TRANSFORMER PAD AT THE SOUTHEAST CORNER OF WOODMEN ROAD AND MERIDIAN ROAD, WITH AN ELEVATION OF 6873.18 (NGVD 29).

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH THAT PORTION OF BLOCK 1, TOWN OF FALCON, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THOSE PORTIONS CONVEYED TO WOODMEN ROAD METROPOLITAN DISTRICT BY WARRANTY DEED RECORDED APRIL 19, 2004 AT RECEPTION NO. 204062427 AND PERSONAL REPRESENTATIVE'S DEED RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207161129, EL PASO COUNTY, COLORADO RECORDS.

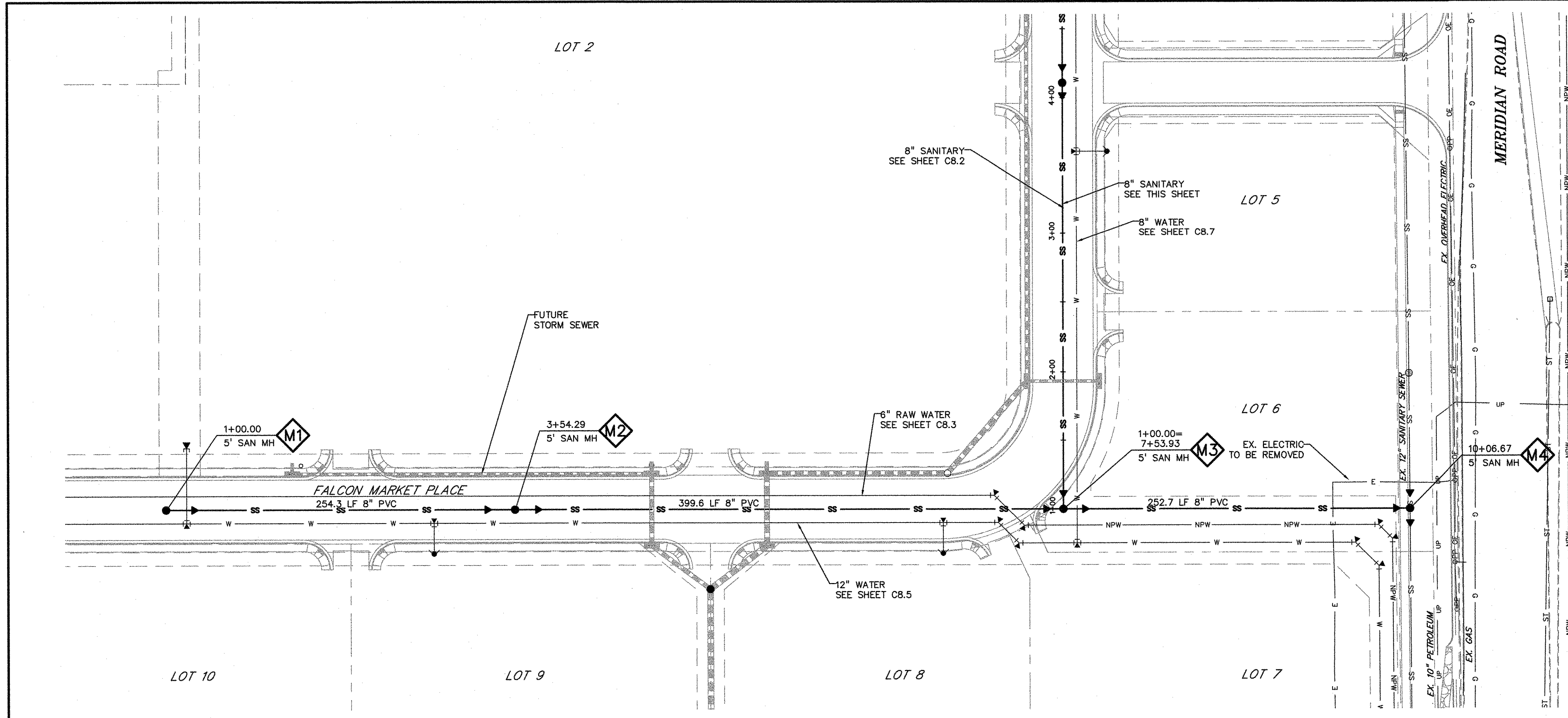
FLOODPLAIN STATEMENT

THE EFFECTIVE FLOODPLAIN ZONE A LIMITS ARE DEFINED ON THE FIRM FOR EL PASO COUNTY, COLORADO AND UNINCORPORATED AREAS, MAP NUMBER 8041C0575F, EFFECTIVE DATE MARCH 17, 1997. FEMA ISSUED PRELIMINARY FIRM MAP 08041C0553G DATED JULY 29, 2015 TO REFLECT LIMITS MODIFIED BY LOMR CASE NO. 12-08-0579P (FEBRUARY 28, 2013).

A CLOMR TO MODIFY THE FLOODPLAIN HAS BEEN SUBMITTED AND APPROVED BY FEMA, CASE NO. 17-08-0074R (MAY 26, 2017).

ESP 10/10/18

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



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

SCALE: 1"=50'

KEY MAP NTS

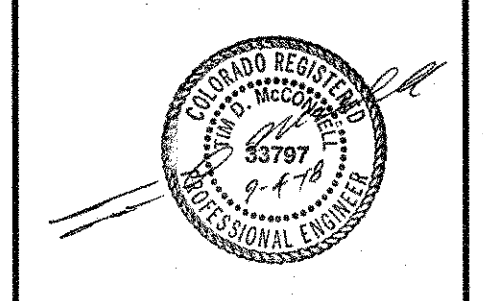
PREPARED BY:

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	9-5-18
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	



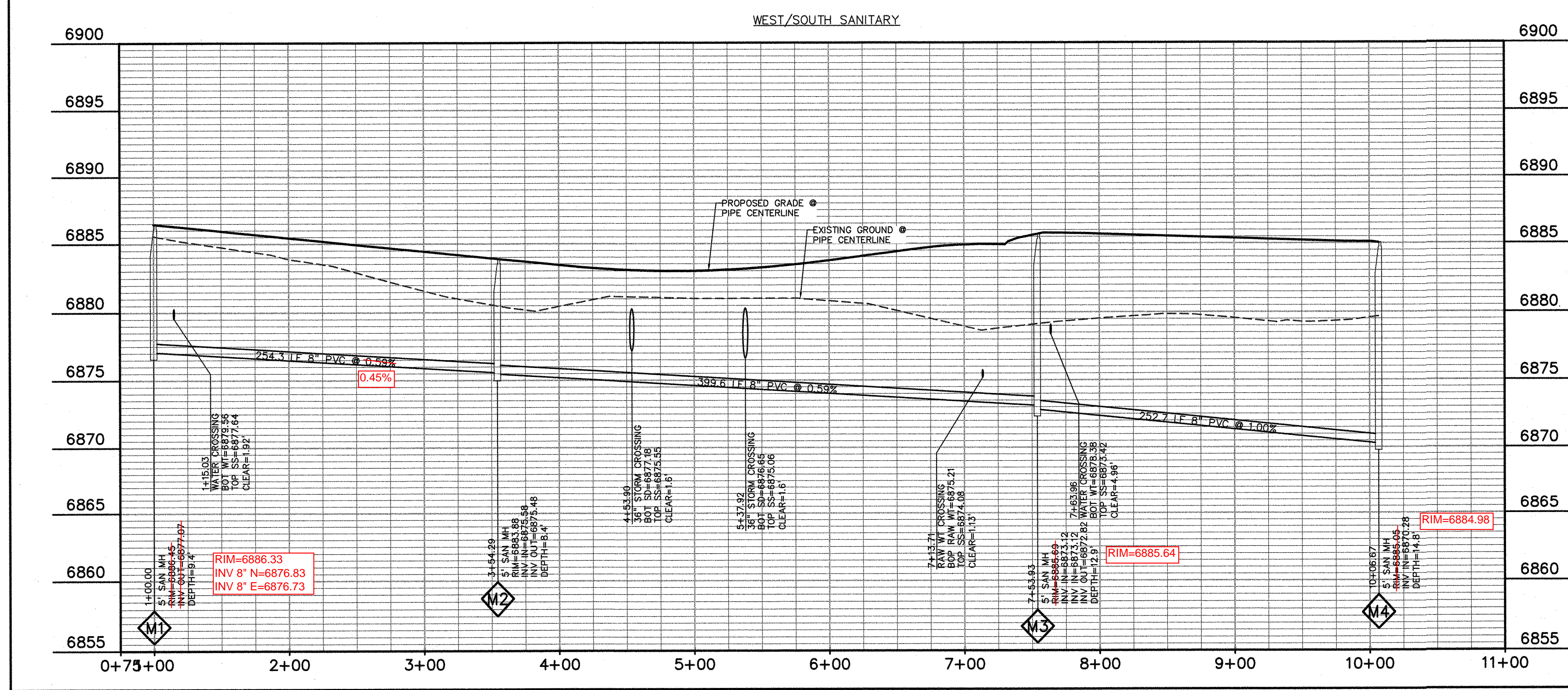
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

SANITARY SEWER PLAN & PROFILE

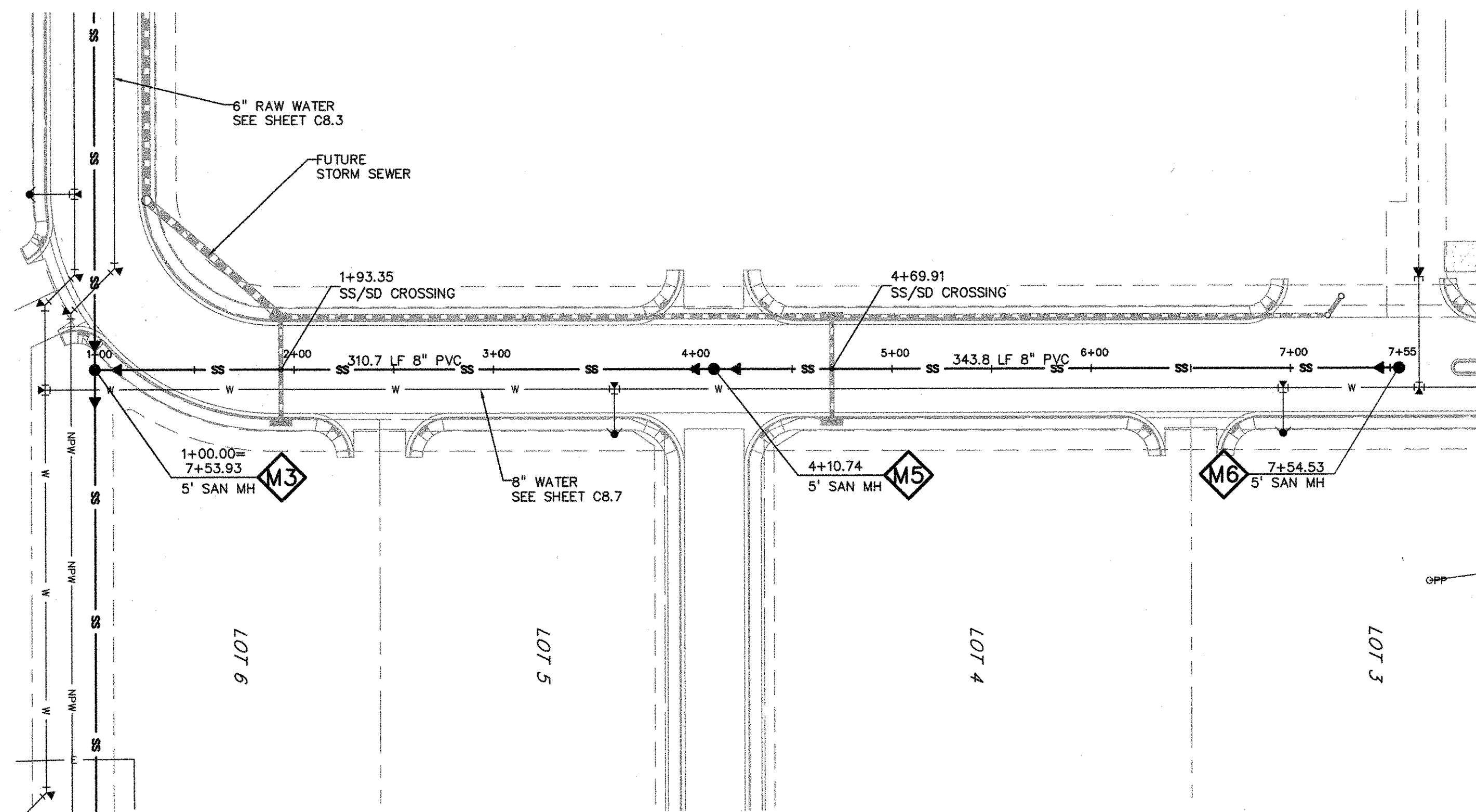
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 DRAWING NO.

C8.1



AS-BUILT
 10-17-2023

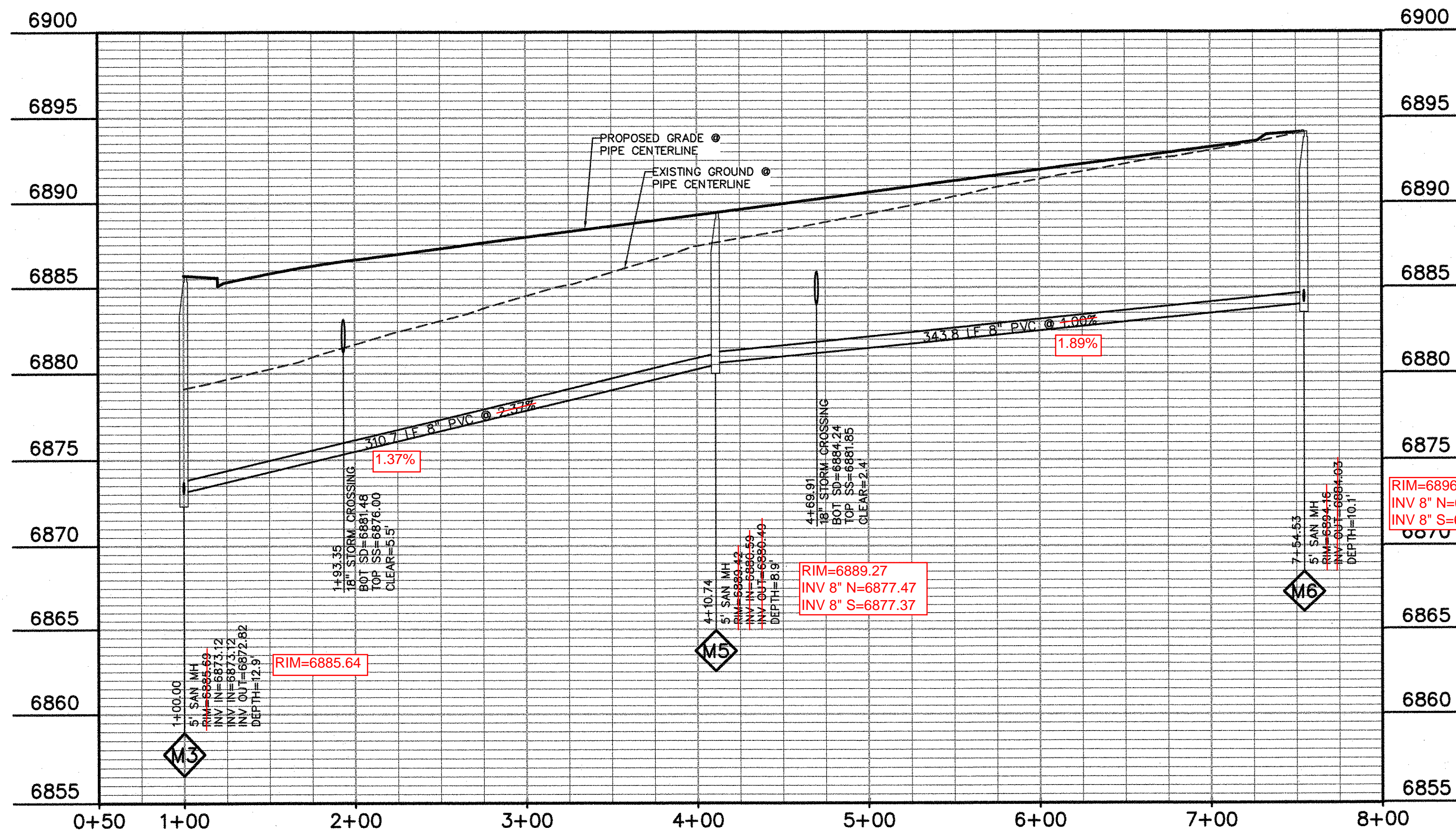
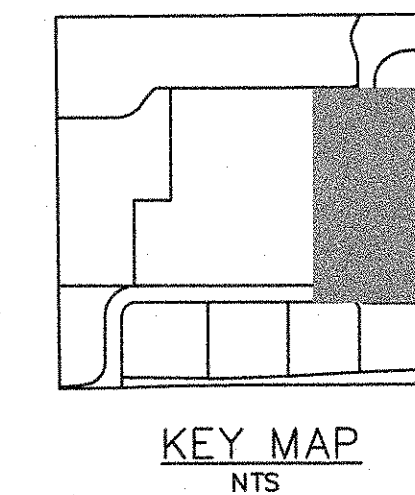
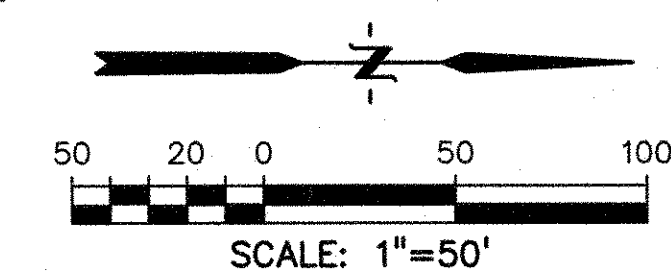
EPC 10/10/18
 EL PASO COUNTY FILE NO: SP-17-001
 CDR-16-007



EAST SANITARY

LEGEND

PROPERTY LINE	---
LOT LINE	----
EASEMENT	- - - -
CURB & GUTTER	=====
SIDEWALK	=====
PRO. WATER LINE	— W —
PRO. FIRE HYDRANT	— F —
PRO. RAW WATER	— RW —
PRO. SANITARY SEWER	— SS —
PRO. STORM SEWER	— ST —
EX. OVERHEAD ELECTRIC	— OE —
EX. SANITARY SEWER	— SS —
EX. PETROLEUM	— UP —
EX. GAS	— G —
EX. RAW WATER	— RW —
EX. WATER	— W —
EX. STORM SEWER	— ST —



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

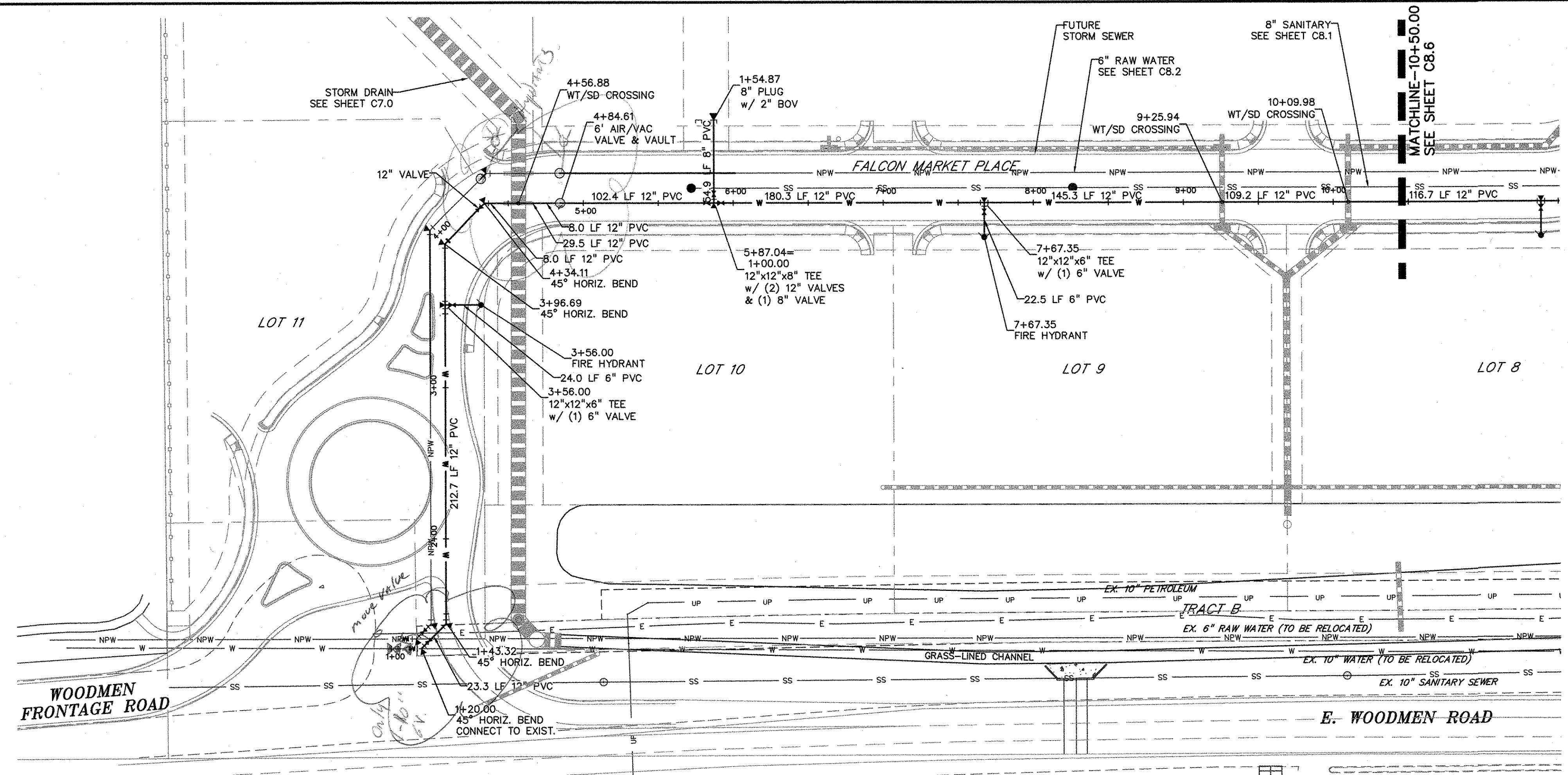
OVERLOT GRADING, POND SR4 & UTILITY
CONSTRUCTION DRAWINGS FOR
**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
1ST SUBMITTAL	6-20-17
RESUBMITTAL	9-6-18
DESIGNED BY:	SBN
DRAWN BY:	SBN
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'

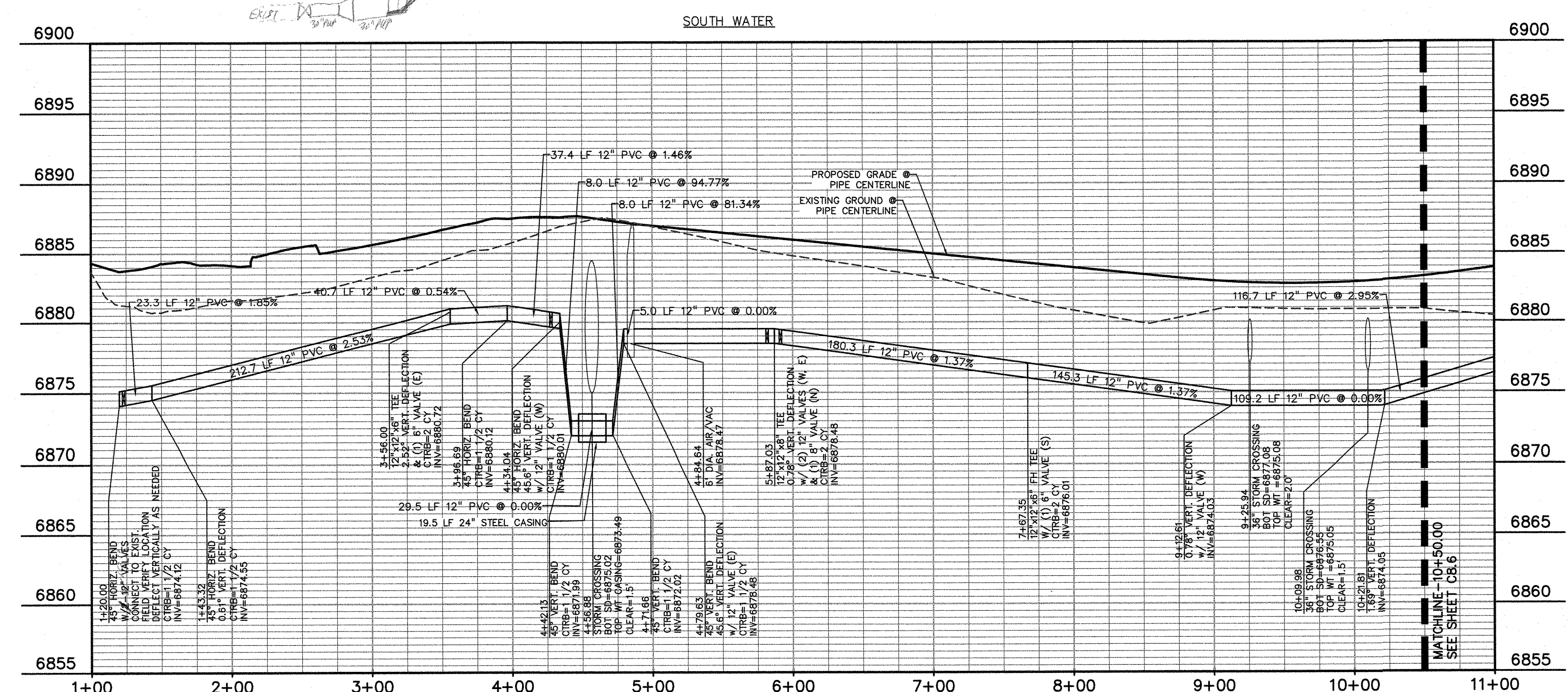
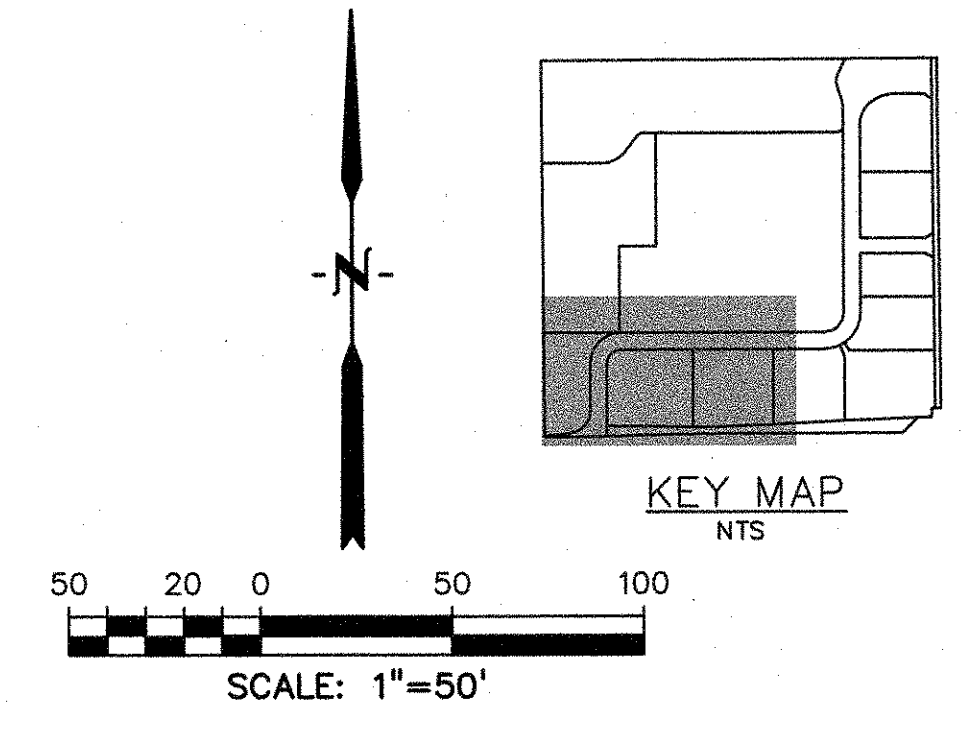
**SANITARY SEWER
PLAN &
PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.
C8.2
SHEET: 17 OF 27



LEGEND

PROPERTY LINE	---
LOT LINE	---
EASEMENT	---
CURB & GUTTER	---
SIDEWALK	---
PRO. WATER LINE	W
PRO. FIRE HYDRANT	▲
PRO. RAW WATER	NPW
PRO. SANITARY SEWER	SS
PRO. STORM SEWER	---
EX. OVERHEAD ELECTRIC	OE
EX. SANITARY SEWER	SS
EX. PETROLEUM	UP
EX. GAS	G
EX. RAW WATER	NPW
EX. WATER	W
EX. STORM SEWER	ST



PREPARED BY:

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 Engineers-Surveyors
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 BOULDER • COLORADO SPRINGS

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 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: SBN
 DRAWN BY: SBN
 CHECKED BY: TDM
 FILE NAME:

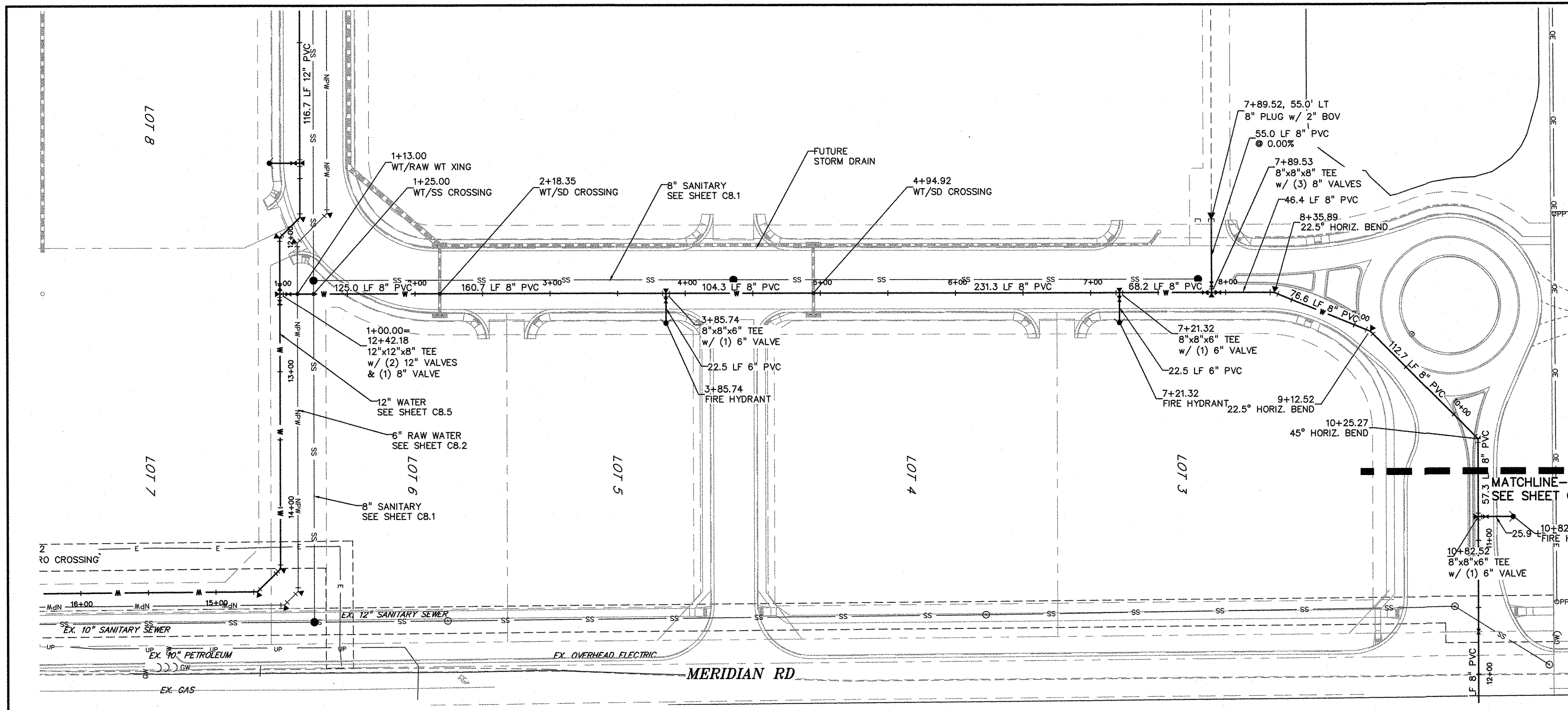
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

WATER PLAN & PROFILE
 PROJECT NO. 20988-00CSCV
 DRAWING NO. **C8.5**

AS-BUILT 10-17-2023

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

SHEET: 20 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

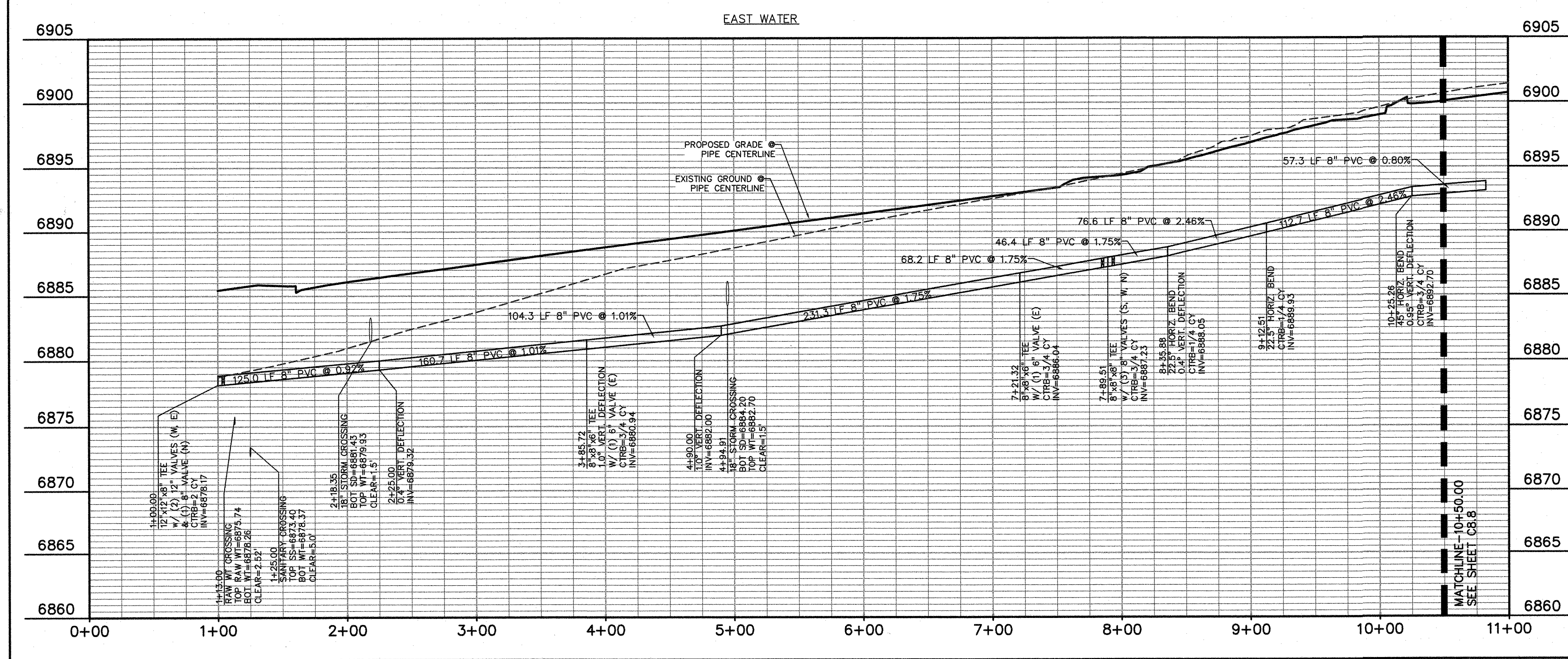
KEY MAP
NTS

SCALE: 1"=50'

PREPARED BY:
DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905
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OVERLOT GRADING, POND SR4 & UTILITY
CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

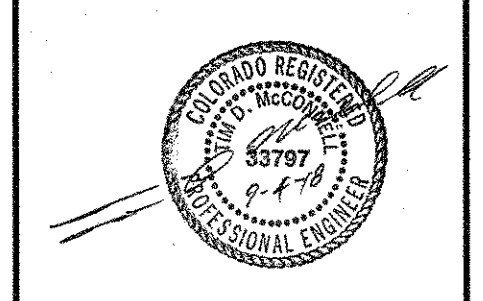


AS-BUILT
10-17-2023

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

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

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



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

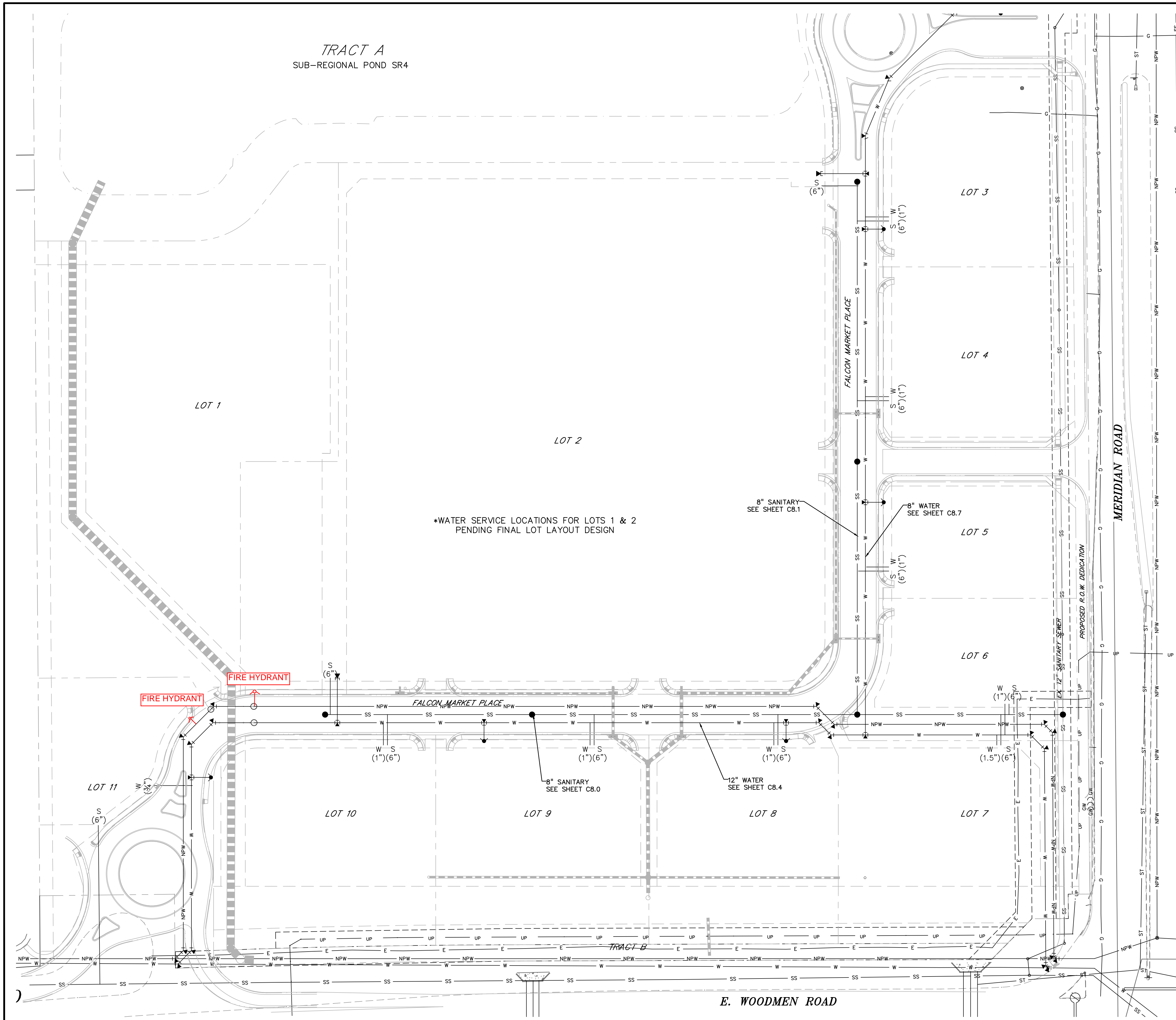
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HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

WATER PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C8.7

SHEET: 22 OF 27



LEGEND

PROPERTY LINE	---
LOT LINE	- - - -
EASEMENT	---
CURB & GUTTER	====
SIDEWALK	----
PRO. WATER LINE	W
PRO. FIRE HYDRANT	●
PRO. RAW WATER	---
PRO. SANITARY SEWER	SS
PRO. STORM SEWER	ST
PRO. SANITARY SERVICE	S
PRO. WATER SERVICE	W
EX. OVERHEAD ELECTRIC	OE
EX. SANITARY SEWER	SS
EX. PETROLEUM	UP
EX. GAS	G
EX. RAW WATER	NPW
EX. WATER	W
EX. STORM SEWER	ST

PREPARED BY:

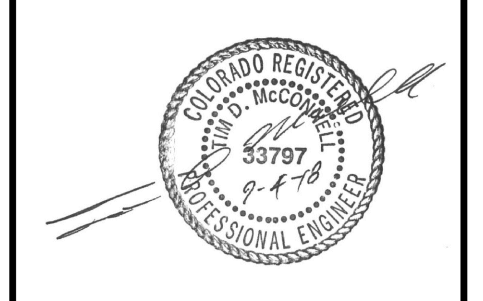
DREXEL, BARRELL & CO.
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 3 SOUTH 7TH STREET
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OVERLOT GRADING, POND SR4 & UTILITY
 CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

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

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



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

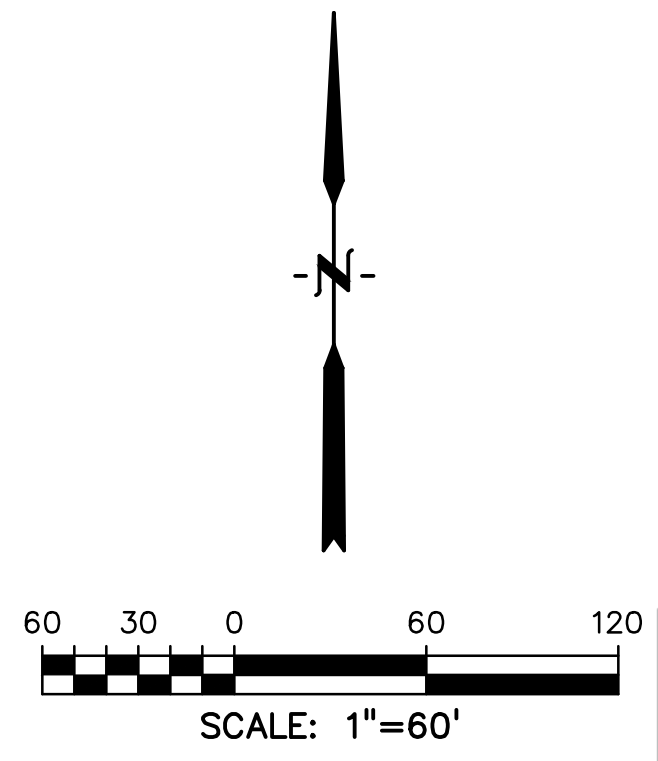
DRAWING SCALE:
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 VERTICAL: N/A

UTILITY SERVICE PLAN

PROJECT NO. 20988-00CSCV
 DRAWING NO.

C8.9

SHEET: 24 OF 27



AS-BUILT
 10-17-2023

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

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

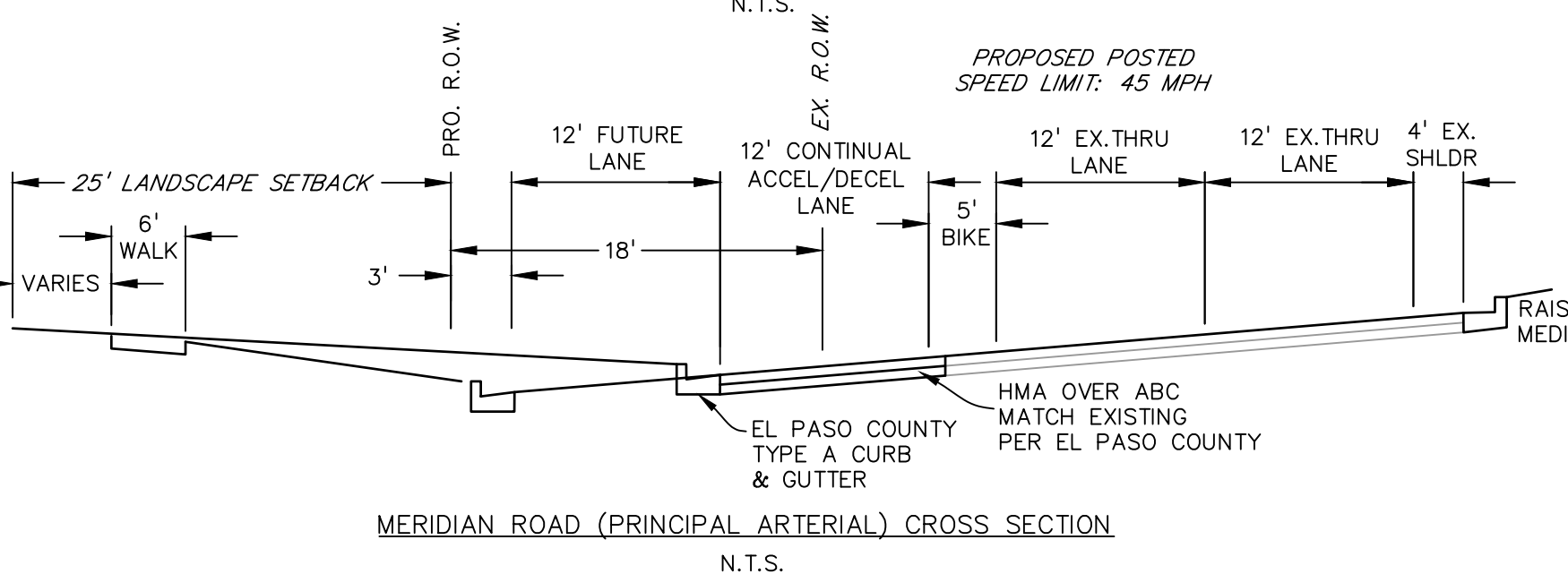
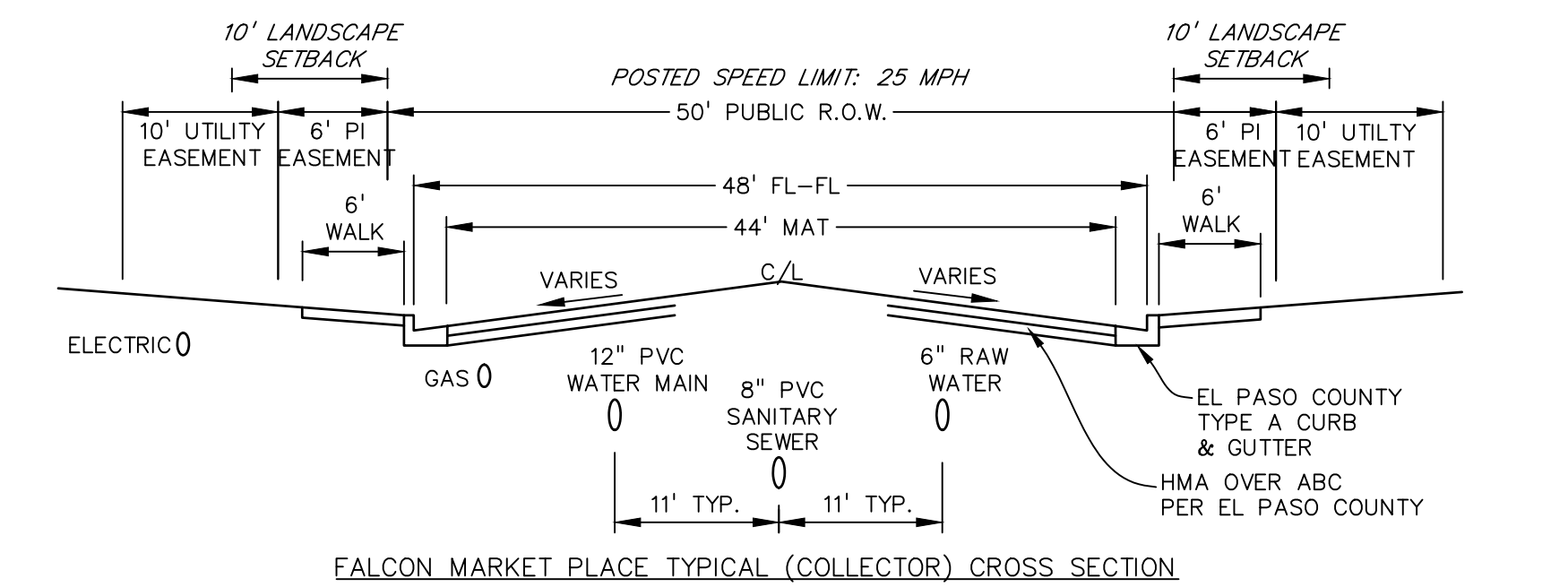
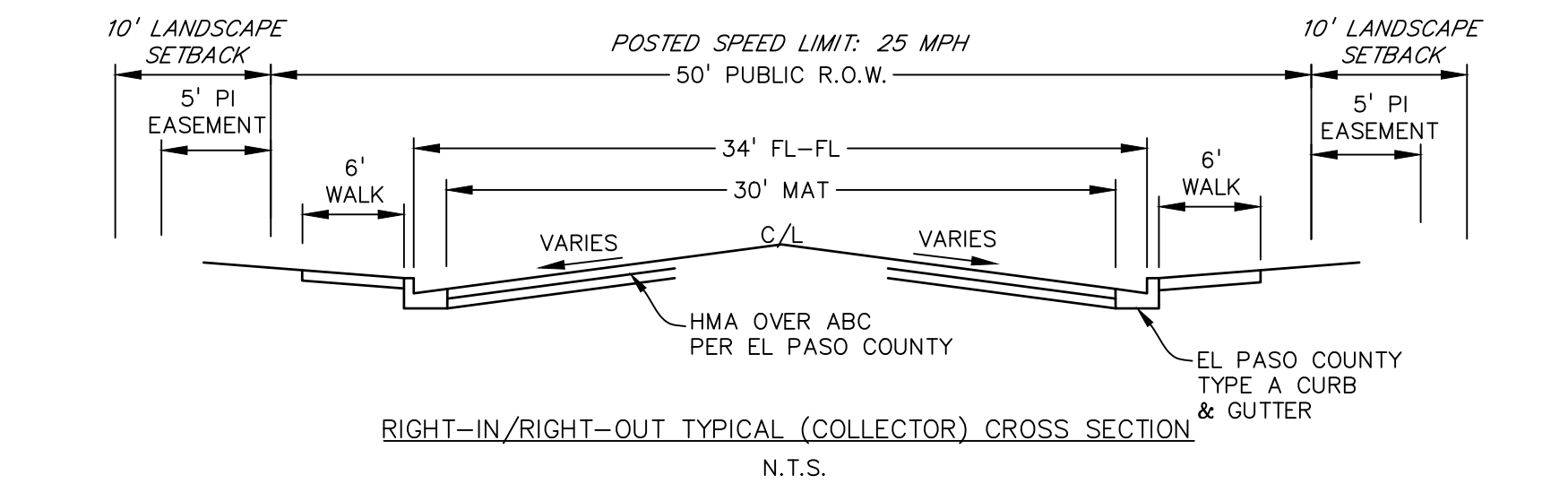
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING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

- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA #1, DATED MARCH 17, 2017, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SMWP), 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

- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SMWP), 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
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- 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.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



SIGNAGE AND STRIPING NOTES

- SIGNING AND STRIPING NOTES:
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
 - ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
 - ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
 - STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
 - ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
 - ALL STREET NAME SIGNS SHALL HAVE 'D' SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
 - ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
 - 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.
 - ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
 - ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
 - ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL 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.
 - THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
 - THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

PREPARED BY:



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:	GES
CHECKED BY:	TDM
FILE NAME:	20988-CD-NTS



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

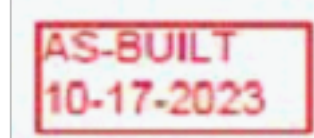
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

NOTES

PROJECT NO. 20988-00CSV
DRAWING NO.

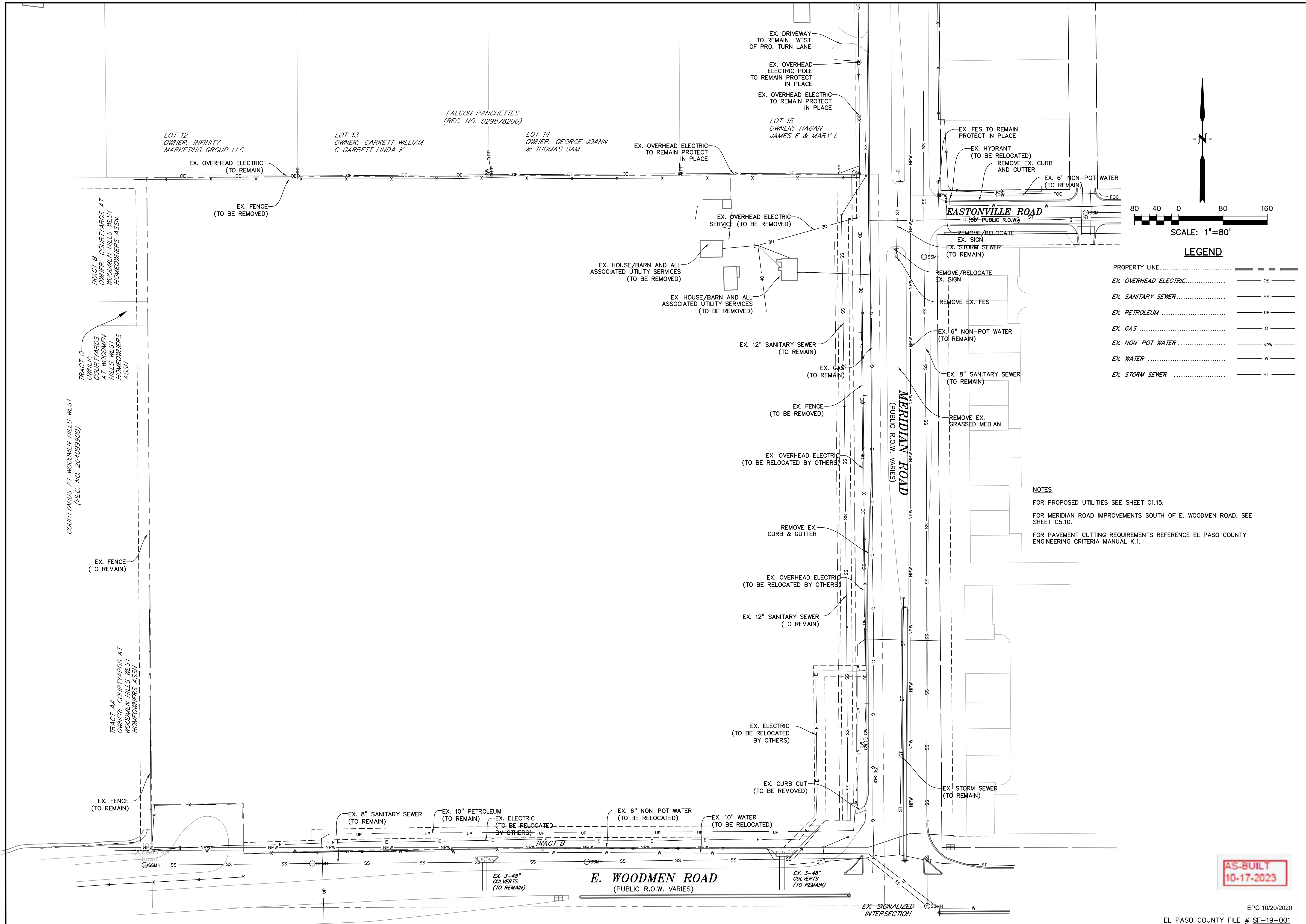
C1.11

SHEET: 2 OF 48



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
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CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

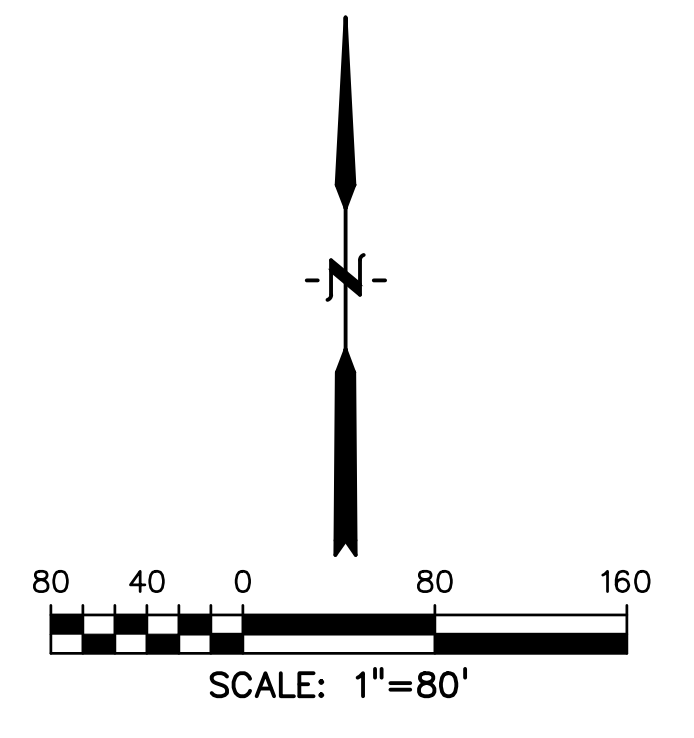
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

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"=80'
 VERTICAL: N/A

DEMO & UTILITY RELOCATION PLAN
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

C1.14
 SHEET: 5 OF 48



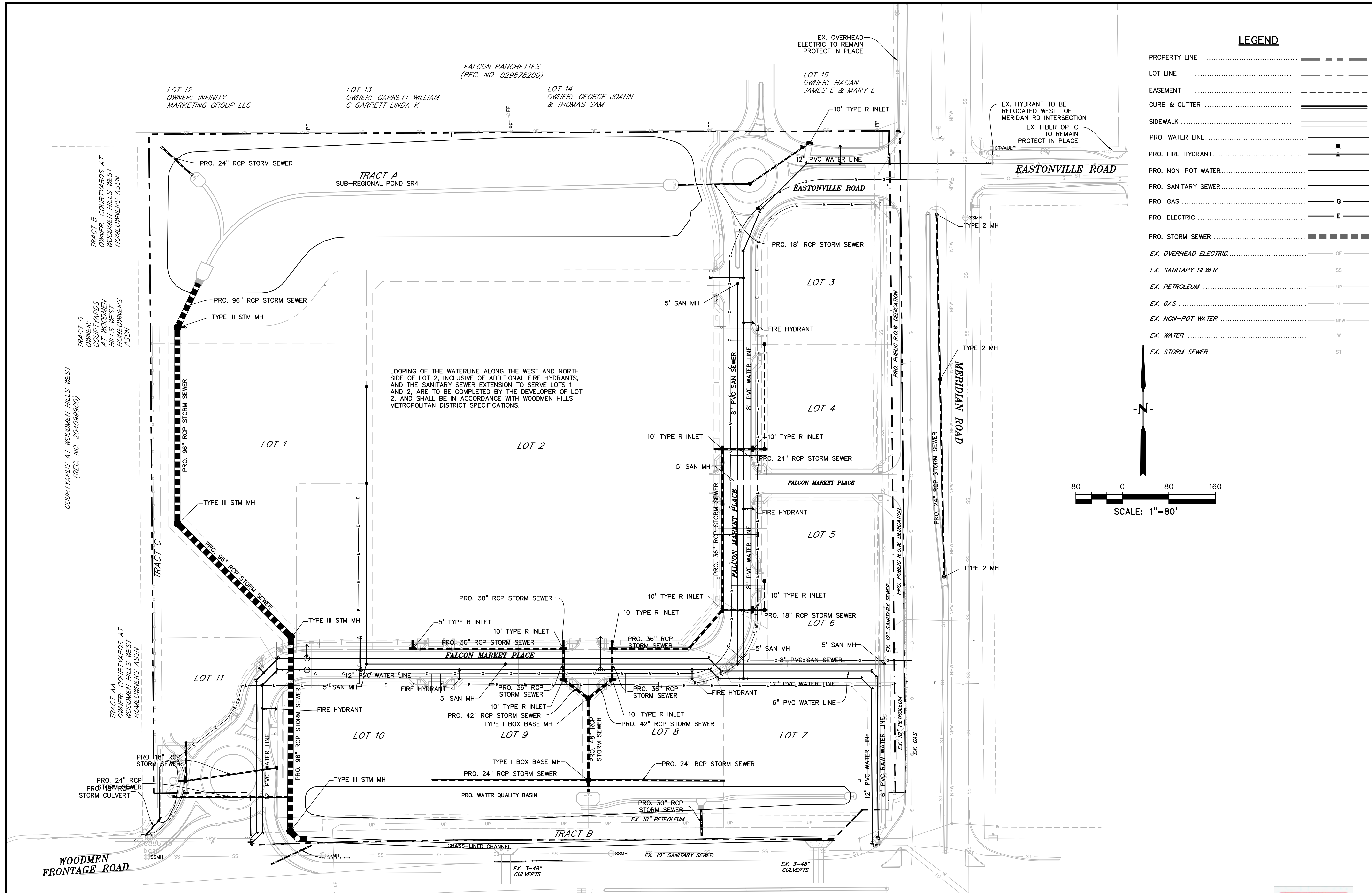
LEGEND

PROPERTY LINE	---
EX. OVERHEAD ELECTRIC	OE
EX. SANITARY SEWER	SS
EX. PETROLEUM	UP
EX. GAS	G
EX. NON-POT WATER	NPW
EX. WATER	W
EX. STORM SEWER	ST

NOTES
 FOR PROPOSED UTILITIES SEE SHEET C1.15.
 FOR MERIDIAN ROAD IMPROVEMENTS SOUTH OF E. WOODMEN ROAD. SEE SHEET C5.10.
 FOR PAVEMENT CUTTING REQUIREMENTS REFERENCE EL PASO COUNTY ENGINEERING CRITERIA MANUAL K.1.

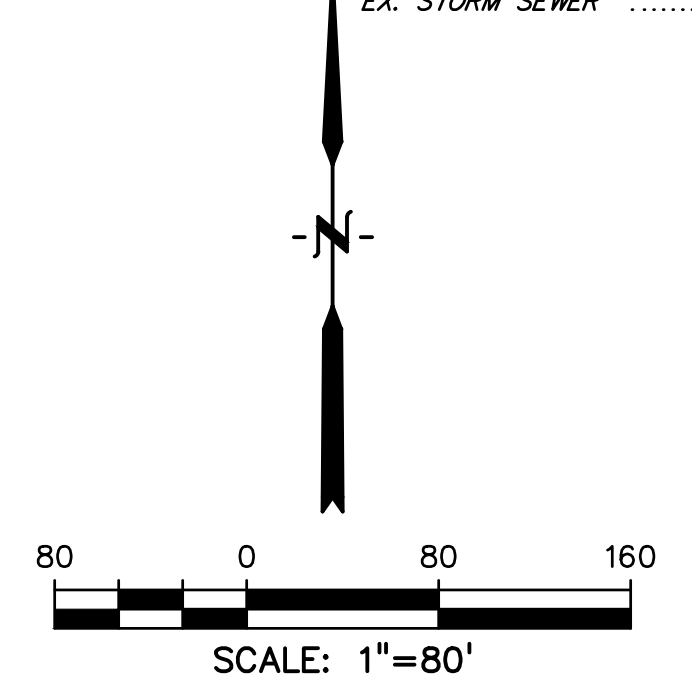
AS-BUILT
 10-17-2023

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



LEGEND

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



PREPARED BY:

 DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
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 CONTACT: TIM D. McCONNELL, P.E.
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CLIENT:
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 DALLAS, TEXAS 75219
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CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

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

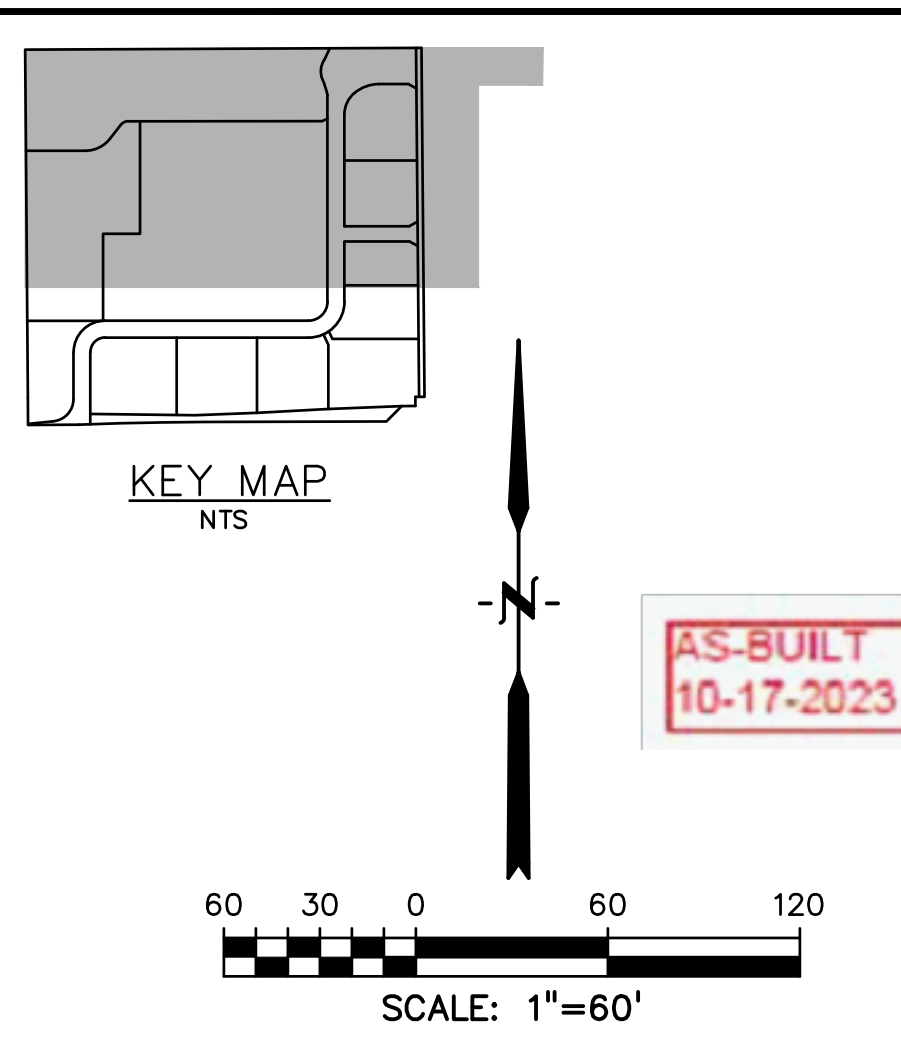
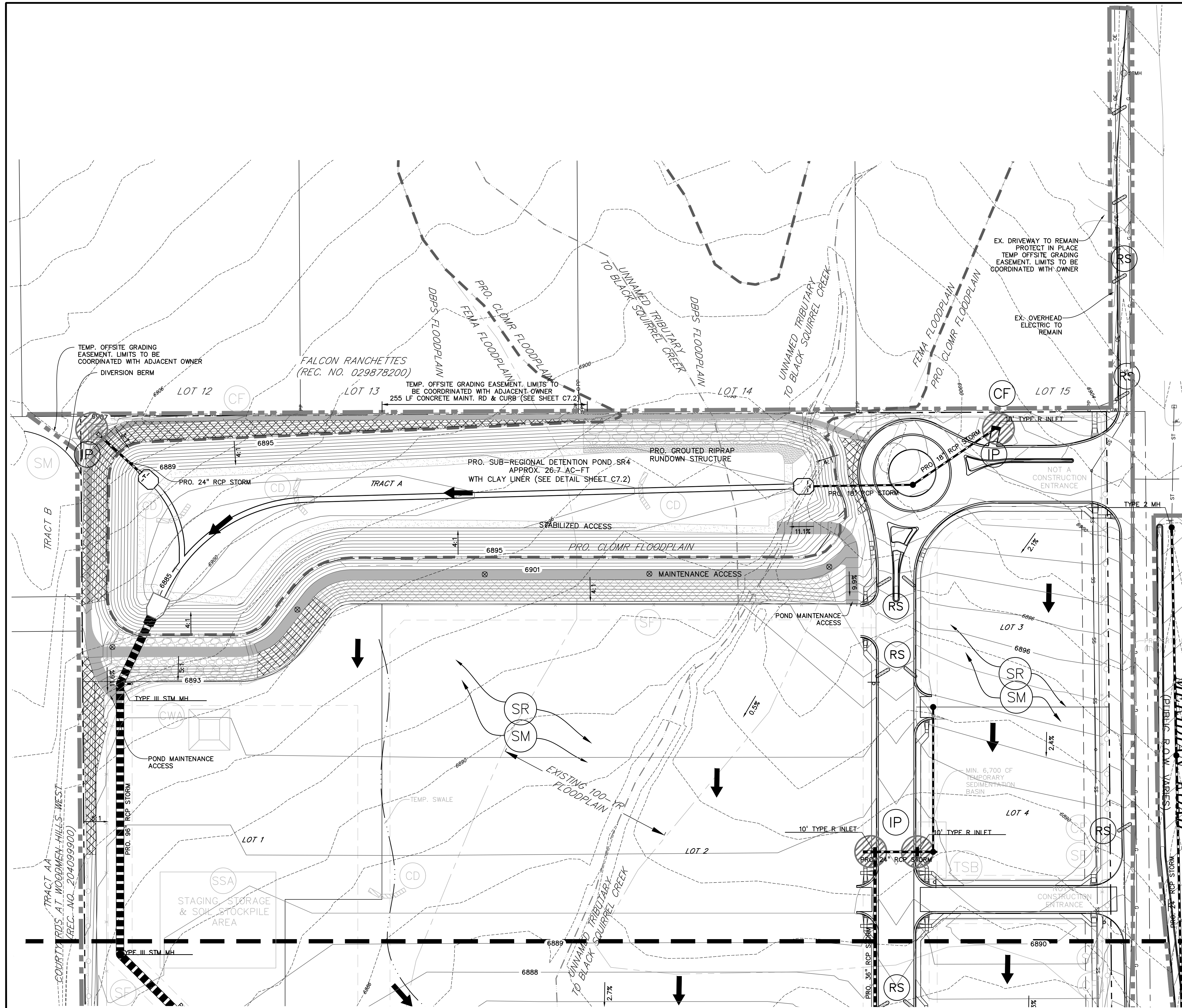
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1"=80'
 VERTICAL: N/A

PROPOSED UTILITY PLAN
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

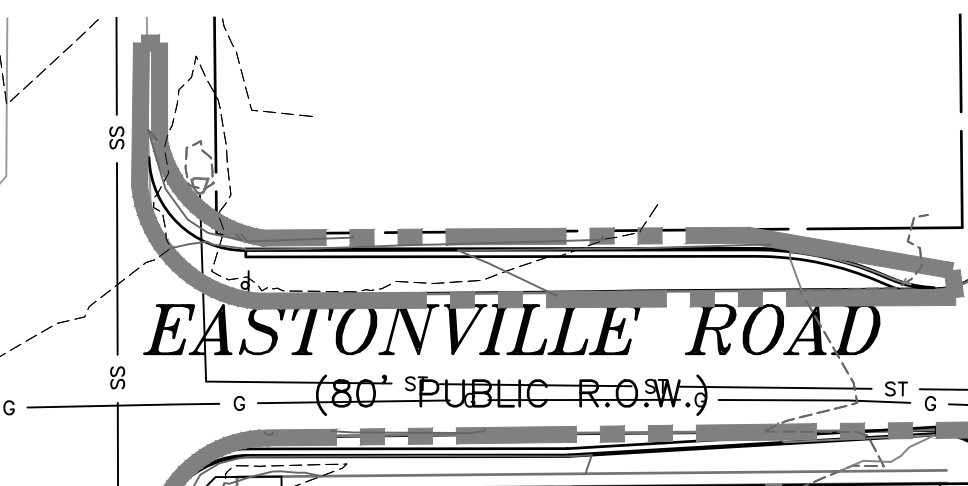
AS-BUILT
 10-17-2023

C1.15
 SHEET: 6 OF 48



NOTES:

- EXISTING SITE IS 90% VEGETATED WITH NATURAL NATIVE GRASSES.
- NO DEDICATED ASPHALT OR CONCRETE BATCH PLANTS ARE TO BE USED ONSITE.
- DEWATERING IS NOT ANTICIPATED, BUT MAY BE ENCOUNTERED IN THE DETENTION FACILITIES. COORDINATE DEWATERING WITH EL PASO COUNTY AND OBTAIN CDPHE PERMITS IN ACCORDANCE WITH SWMP DOCUMENTATION.



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
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CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

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

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"=60'
 VERTICAL: N/A

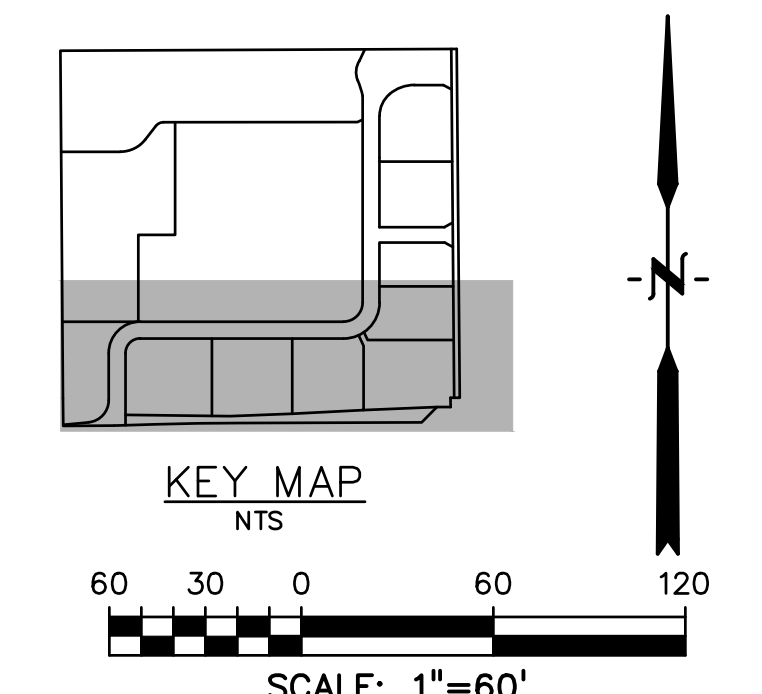
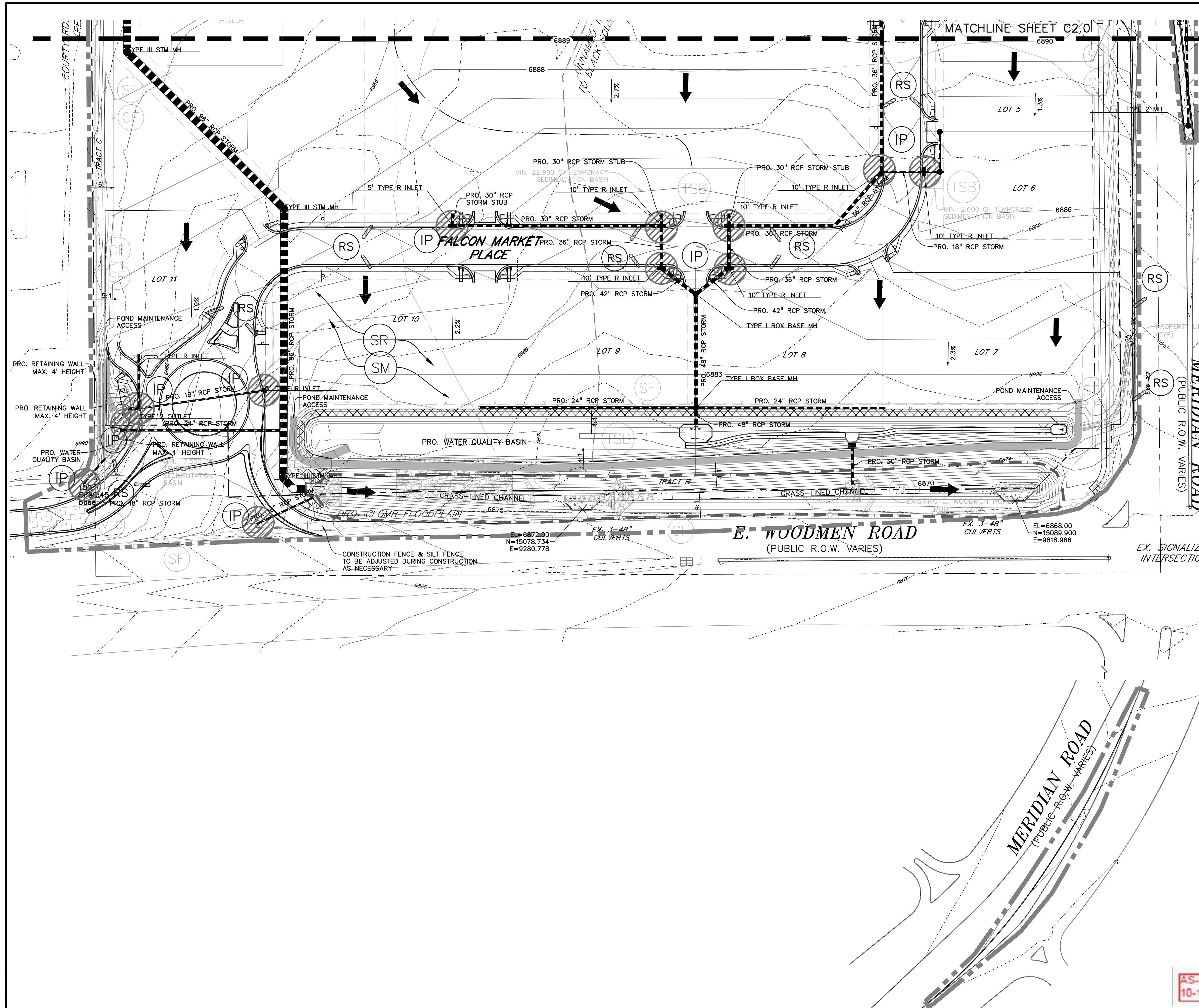
INTERIM/FINAL GRADING & EROSION CONTROL PLAN

PROJECT NO. 20988-00CSCV
 DRAWING NO.

C2.10

SHEET: 8 OF 48

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



LEGEND

PROPERTY LINE	---
PROPOSED INTERMEDIATE CONTOUR	---
PROPOSED INDEX CONTOUR	---
EX. INTERMEDIATE CONTOUR	---
EX. INDEX CONTOUR	---
CUT FILL DELINEATION	---
LIMITS OF DISTURBANCE/CONSTRUCTION	---
PROPOSED STORM SEWER	---
PROPOSED STORM INLET	■
EX. OVERHEAD ELECTRIC	—○—
EX. SANITARY SEWER	—SS—
EX. PETROLEUM	—UP—
EX. GAS	—G—
EX. RAW WATER	—RW—
EX. WATER	—W—
EX. STORM SEWER	—ST—
TEMPORARY SWALE	---
DIRECTION OF FLOW	→
SILT FENCE SEE DETAIL 3/C4.2	SF
CONSTRUCTION FENCE	CF
VEHICLE TRACKING CONTROL SEE DETAIL 5/C4.2	VTC
EROSION CONTROL BLANKET (FOR AREAS WITH SLOPE > 3:1)	ECB
STRAW BALE CHECK DAM	CD
CONCRETE WASHOUT AREA	CWA
SURFACE ROUGHENING	SR
TEMPORARY SEEDING & MULCHING	SM
STABILIZED STAGING AREA	SSA
TEMPORARY SEDIMENT BASIN	TSB
ROCK SOCKS	RS

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

NOTES:

- EXISTING SITE IS 90% VEGETATED WITH NATURAL NATIVE GRASSES.
- NO DEDICATED ASPHALT OR CONCRETE BATCH PLANTS ARE TO BE USED ONSITE.
- DEWATERING IS NOT ANTICIPATED, BUT MAY BE ENCOUNTERED IN THE DETENTION FACILITIES. COORDINATE DEWATERING WITH EL PASO COUNTY AND OBTAIN CDPHE PERMITS IN ACCORDANCE WITH SWMP DOCUMENTATION.

AS-BUILT
10-17-2023

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

PREPARED BY:

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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:	

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DRAWING SCALE:
HORIZONTAL: 1"=60'
VERTICAL: N/A

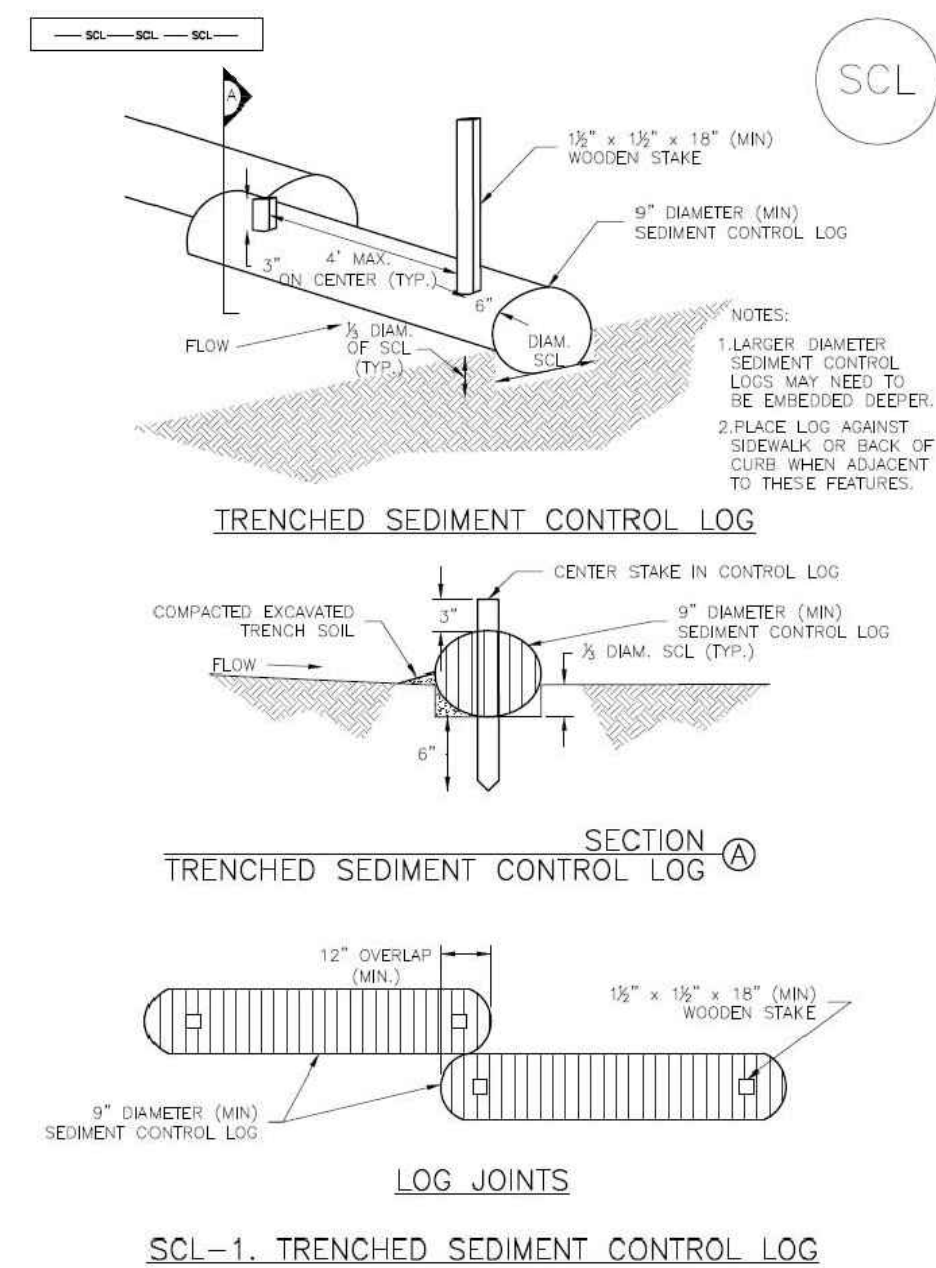
INTERIM/FINAL GRADING & EROSION CONTROL PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

C2.11

SHEET: 9 OF 48

Sediment Control Log (SCL) SC-2



November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

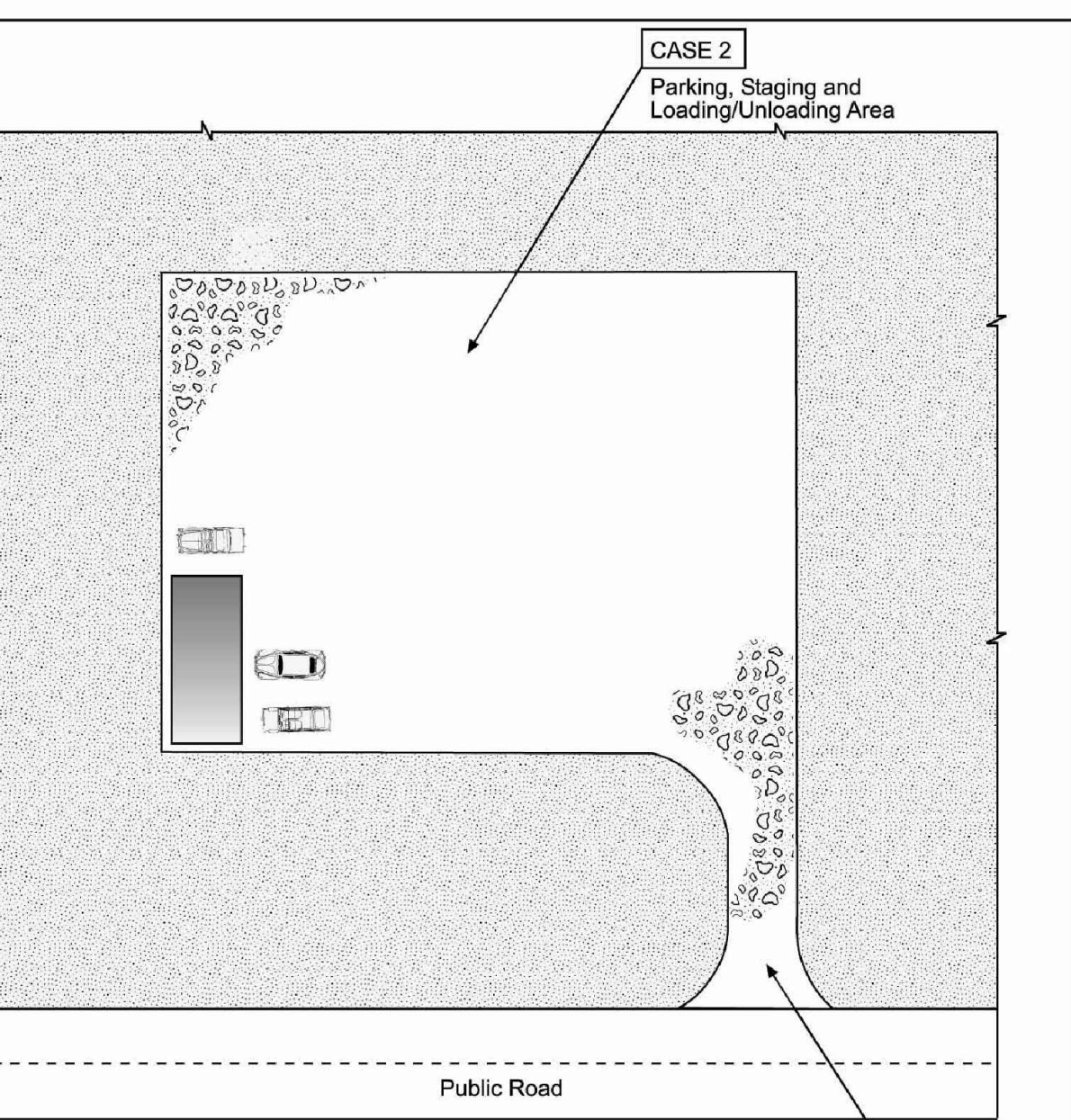
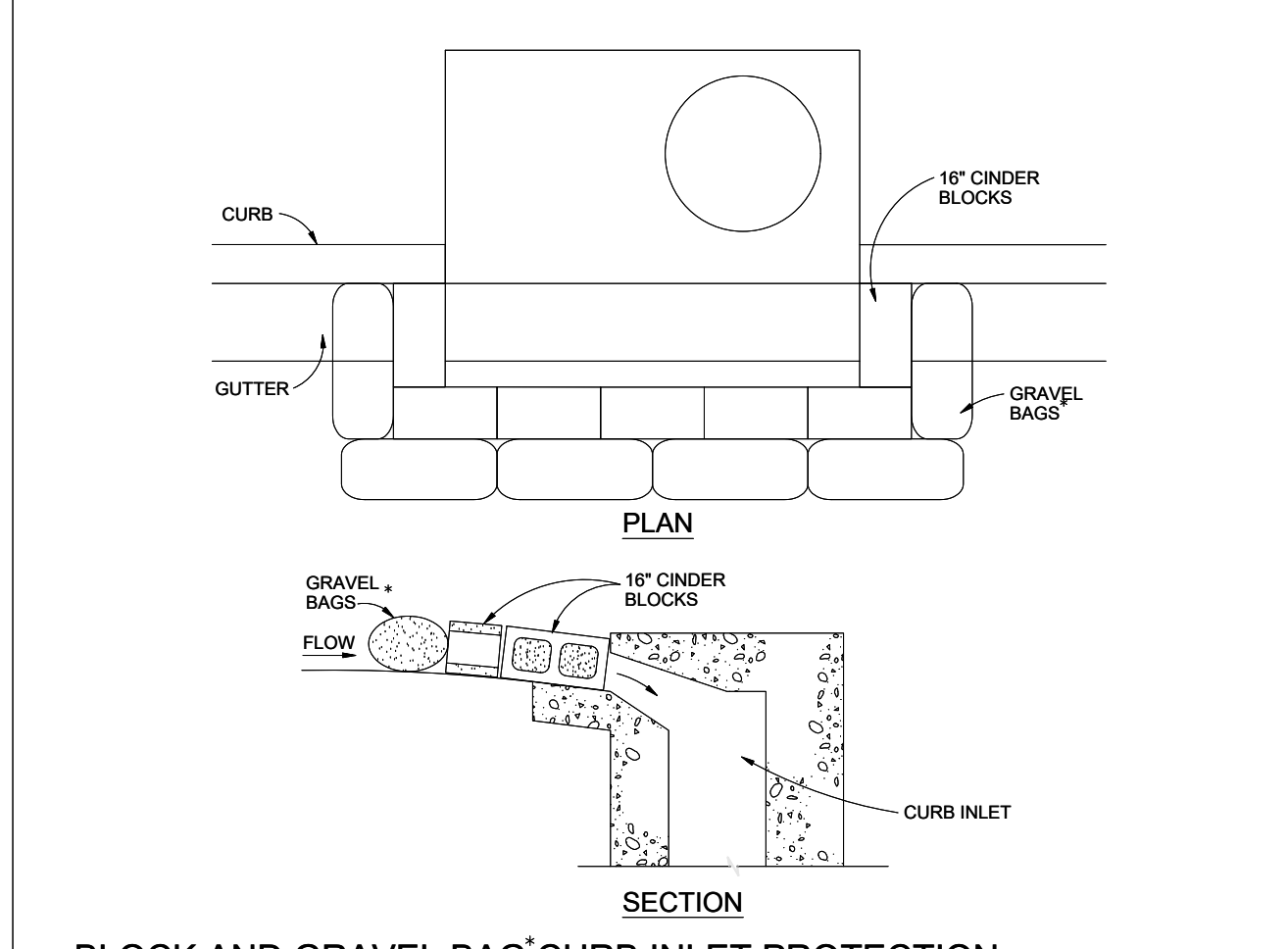


Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs Storm Water Quality Figure VT-1 Vehicle Tracking Application Examples (SSA)

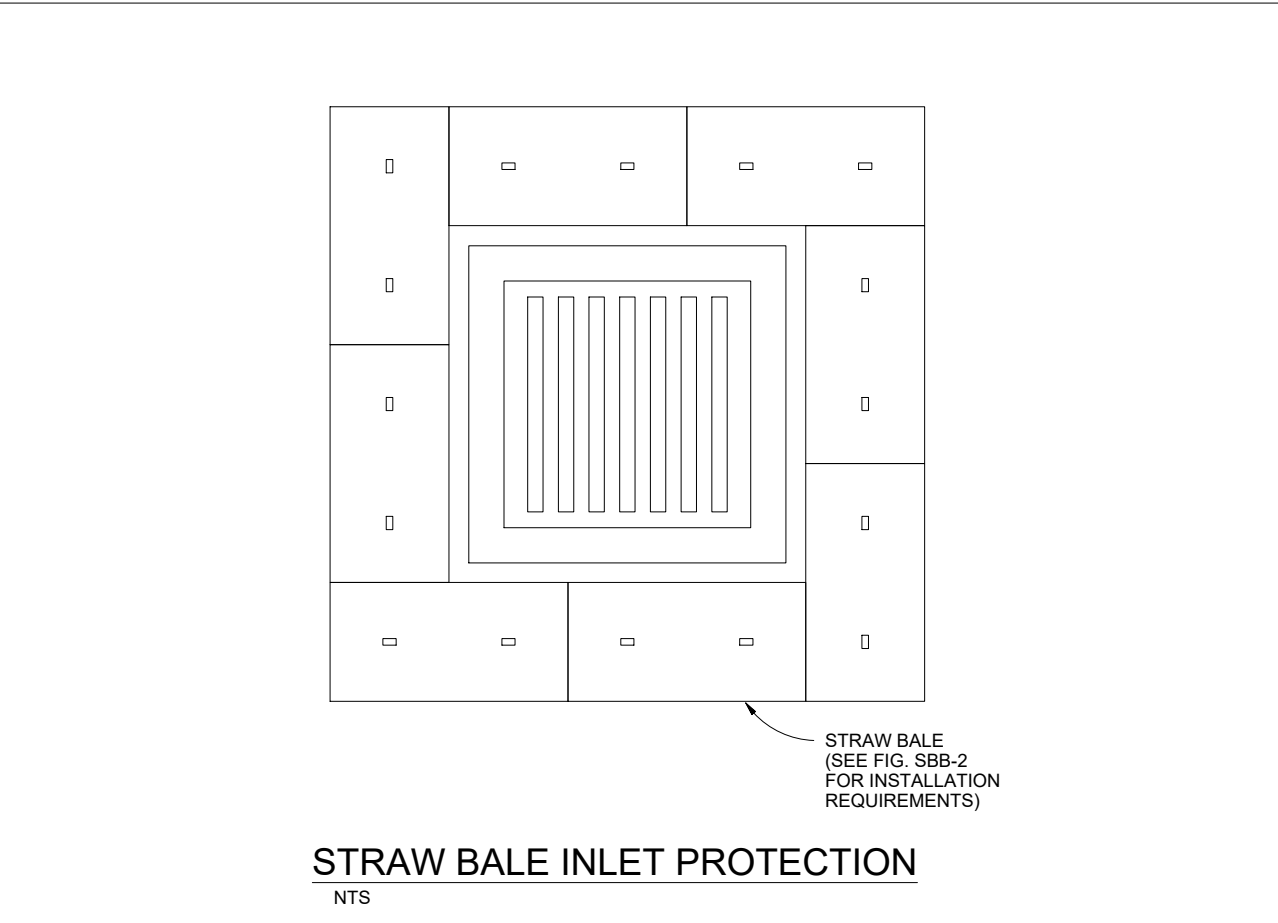


BLOCK AND GRAVEL BAG CURB INLET PROTECTION

BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES

- INSTALLATION REQUIREMENTS**
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
 2. CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
 3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
 4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.
 5. BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.
- MAINTENANCE REQUIREMENTS**
1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
 2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
 3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
 4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.
- * AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

City of Colorado Springs Stormwater Quality Figure IP-3 Block & Gravel Bag Curb Inlet Protection Construction Detail and Maintenance Requirements

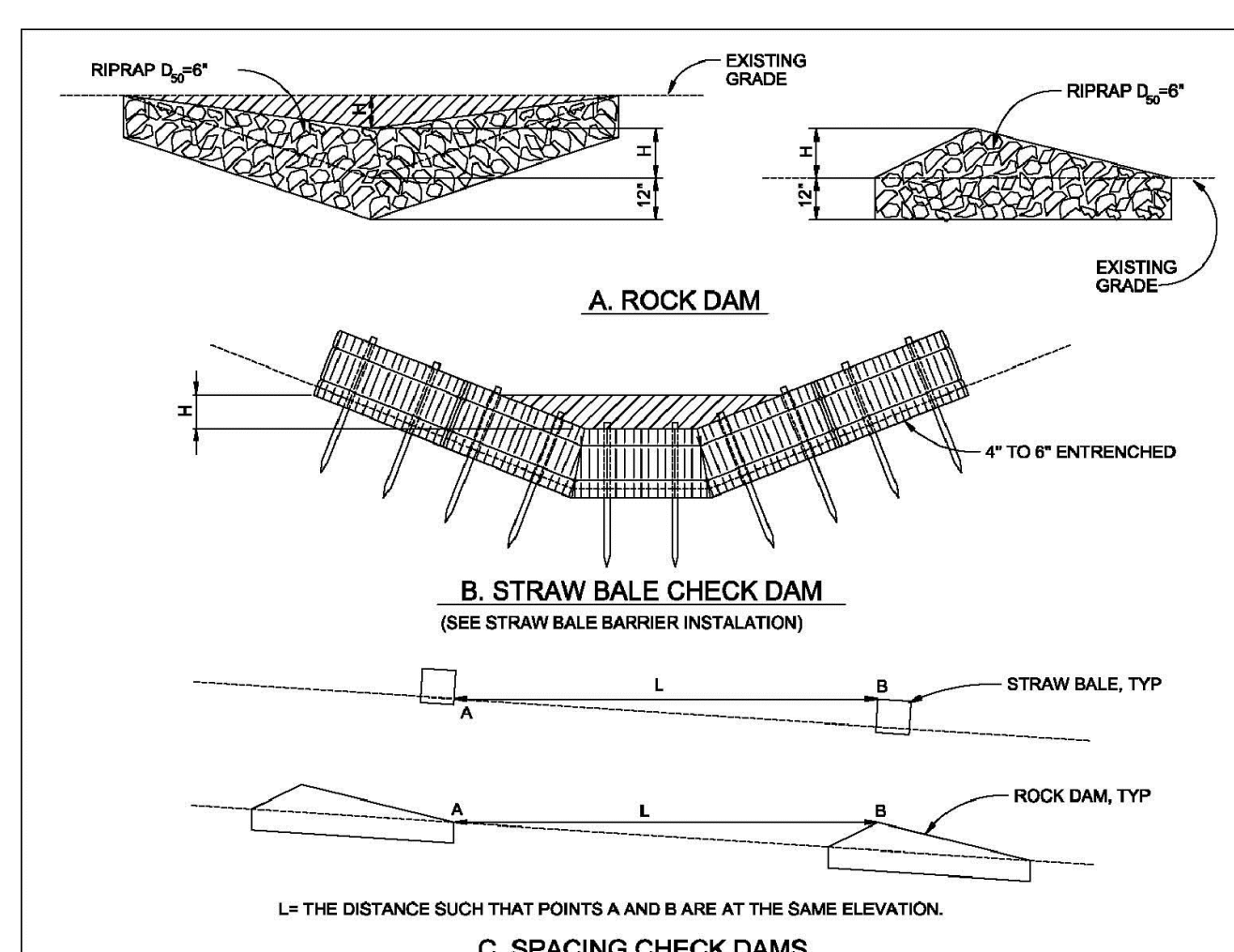


STRAW BALE INLET PROTECTION

STRAW BALE INLET PROTECTION NOTES

- INSTALLATION REQUIREMENTS**
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
 2. BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
 3. SEE STRAW BALE BARRIER FIGURE SBB-2 FOR INSTALLATION REQUIREMENTS.
- MAINTENANCE REQUIREMENTS**
1. CONTRACTOR SHALL INSPECT STRAW BALE INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
 2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
 3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALES WHEN IT ACCUMULATES TO APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIER.
 4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality Figure IP-2 Straw Bale Inlet Protection Construction Detail and Maintenance Requirements



ROCK DAM

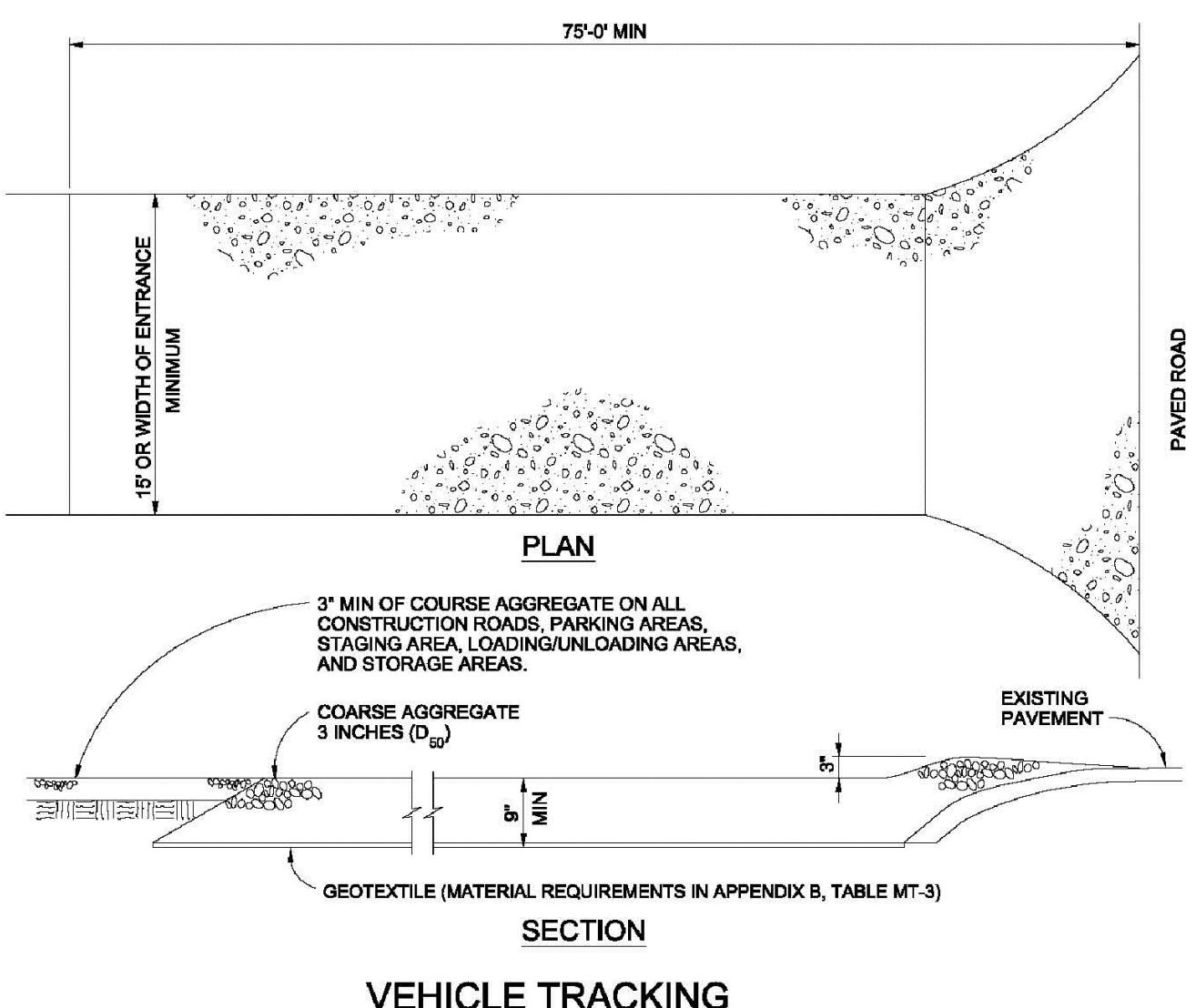
STRAW BALE CHECK DAM

C. SPACING CHECK DAMS

CHECK DAM NOTES

- INSTALLATION REQUIREMENTS**
1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
 2. THE 1/4" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.
- MAINTENANCE REQUIREMENTS**
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
 2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
 3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
 4. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
 5. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

City of Colorado Springs Stormwater Quality Figure CD-1 Check Dam Construction Detail and Maintenance Requirements



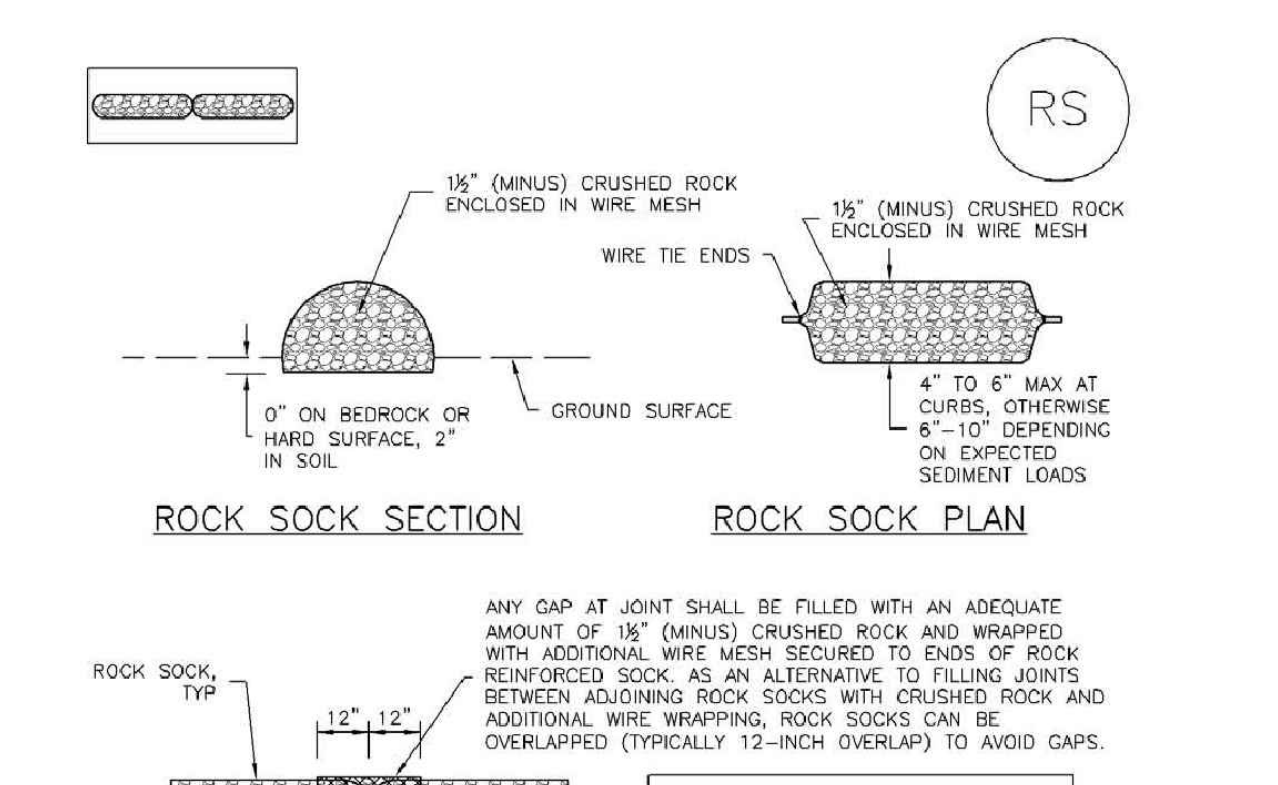
VEHICLE TRACKING

VEHICLE TRACKING NOTES

- INSTALLATION REQUIREMENTS**
1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
 2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
 3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
 4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
 5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.
- MAINTENANCE REQUIREMENTS**
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
 2. STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
 3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
 4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
 5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality Figure VT-2 Vehicle Tracking Application Examples (VTC)

SC-5 Rock Sock (RS)



ROCK SOCK PERIMETER CONTROL

GRADATION TABLE

NO. 4	NO. 10
2"	100
1 1/2"	80 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER ASTM M33. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

- ROCK SOCK INSTALLATION NOTES**
1. SEE PLAN VIEW FOR: LOCATION(S) OF ROCK SOCKS.
 2. CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (3/4" MINUS).
 3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2"; RECOMMENDED MINIMUM ROLL WIDTH OF 48".
 4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
 5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

City of Colorado Springs Stormwater Quality Figure RS-1 Rock Sock Perimeter Control Construction Detail and Maintenance Requirements

Rock Sock (RS) SC-5

- ROCK SOCK MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
 5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
 6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEED, AND MULCH OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(NOTE: ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTODRAW)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. IUDCO NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE: HORIZONTAL: N/A VERTICAL: N/A
EROSION CONTROL DETAILS
PROJECT NO. 20988--00CSV
DRAWING NO.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RS-3 EPC 10/20/2020 EL PASO COUNTY FILE # SF-19-001

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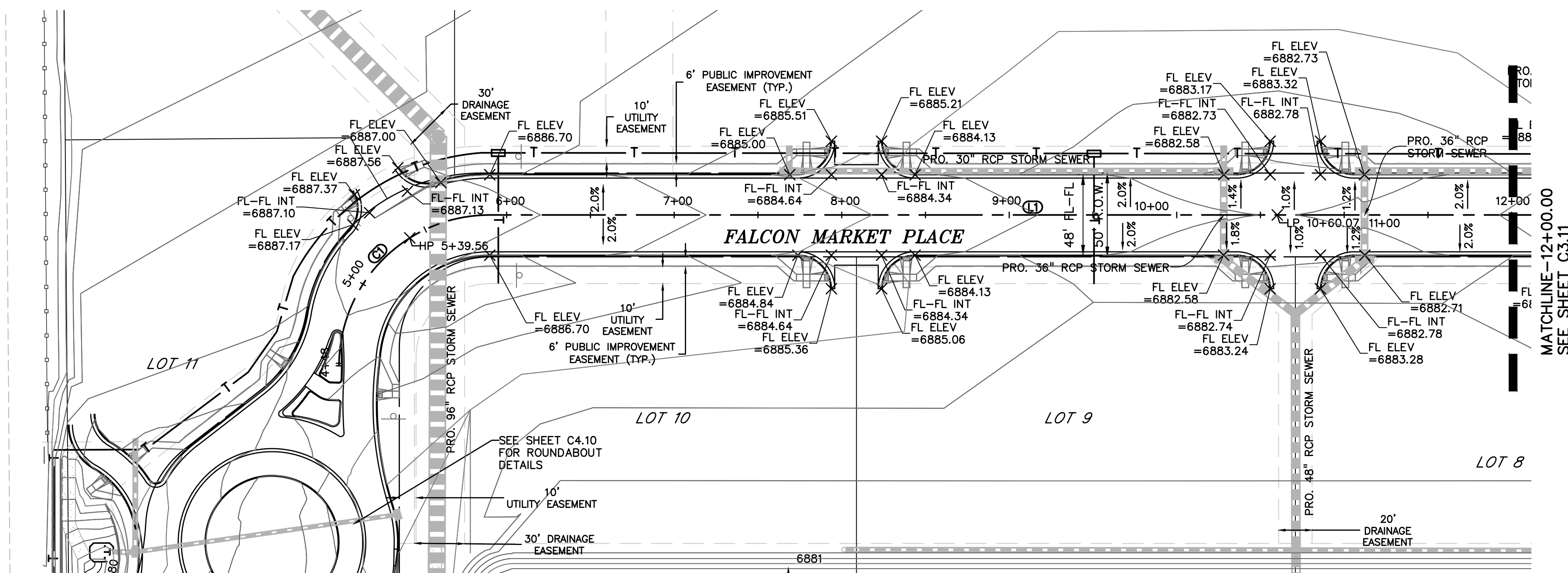
CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

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

PROFESSIONAL ENGINEER
33797
8-28-20

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DRAWING SCALE: HORIZONTAL: N/A VERTICAL: N/A
EROSION CONTROL DETAILS
PROJECT NO. 20988--00CSV
DRAWING NO.

C2.12
SHEET: 10 OF 48



LEGEND

PROPERTY LINE

LOT LINE

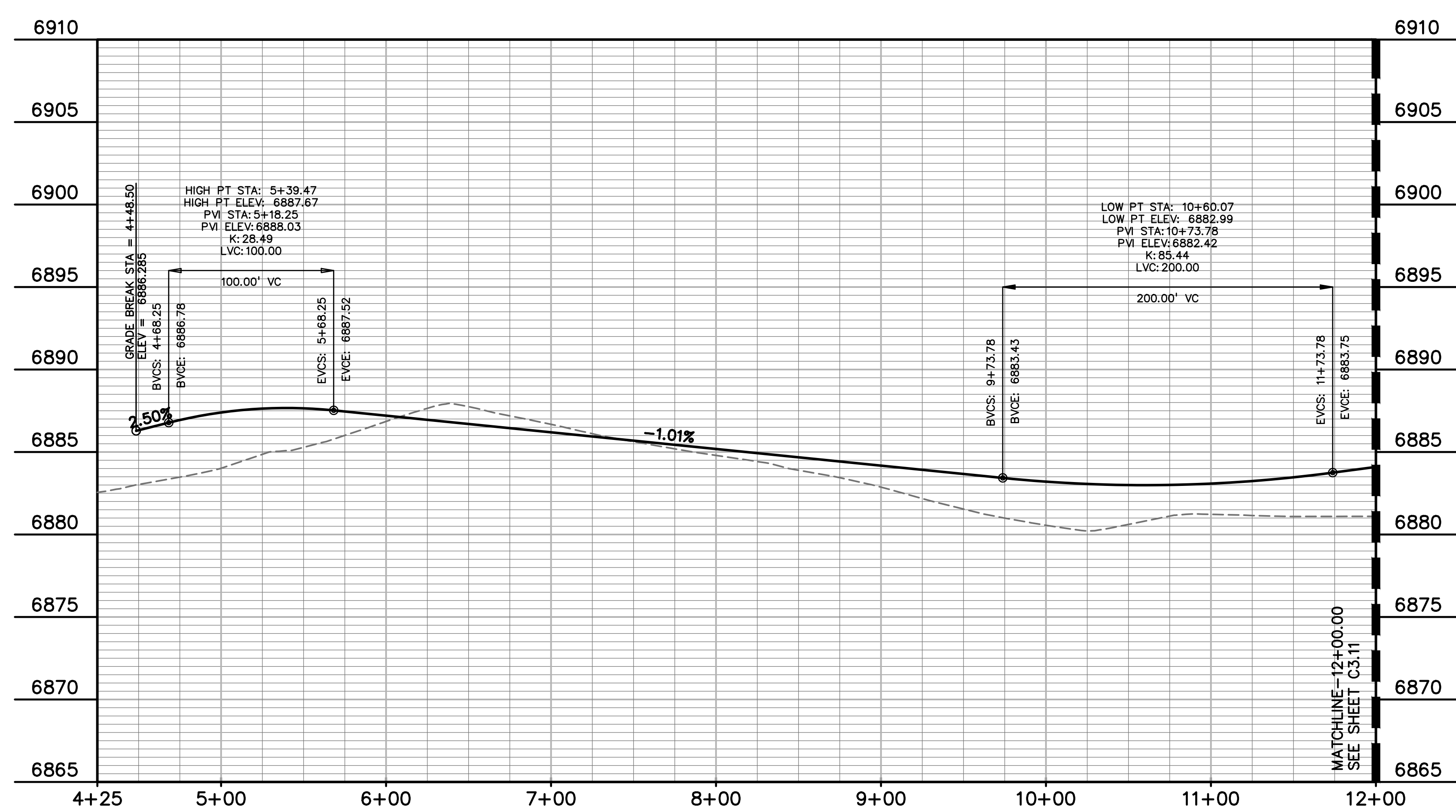
EASEMENT

CURB & GUTTER

SIDEWALK

SCALE: 1"=50'

KEY MAP
NTS



CL LINE TABLE		
LINE #	LENGTH	BEARING
L1	648.27'	N90°00'00"E
L2	633.27'	N0°00'00"E
L3	332.81'	N90°00'00"E

CL CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	141.37'	90.00'	90°00'00"	N45°00'00"E	127.28'
C2	141.35'	90.00'	90°00'00"	N45°00'00"E	127.26'

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FALCON, COLORADO

ISSUE	DATE
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DESIGNED BY: SBN
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CHECKED BY: TDM
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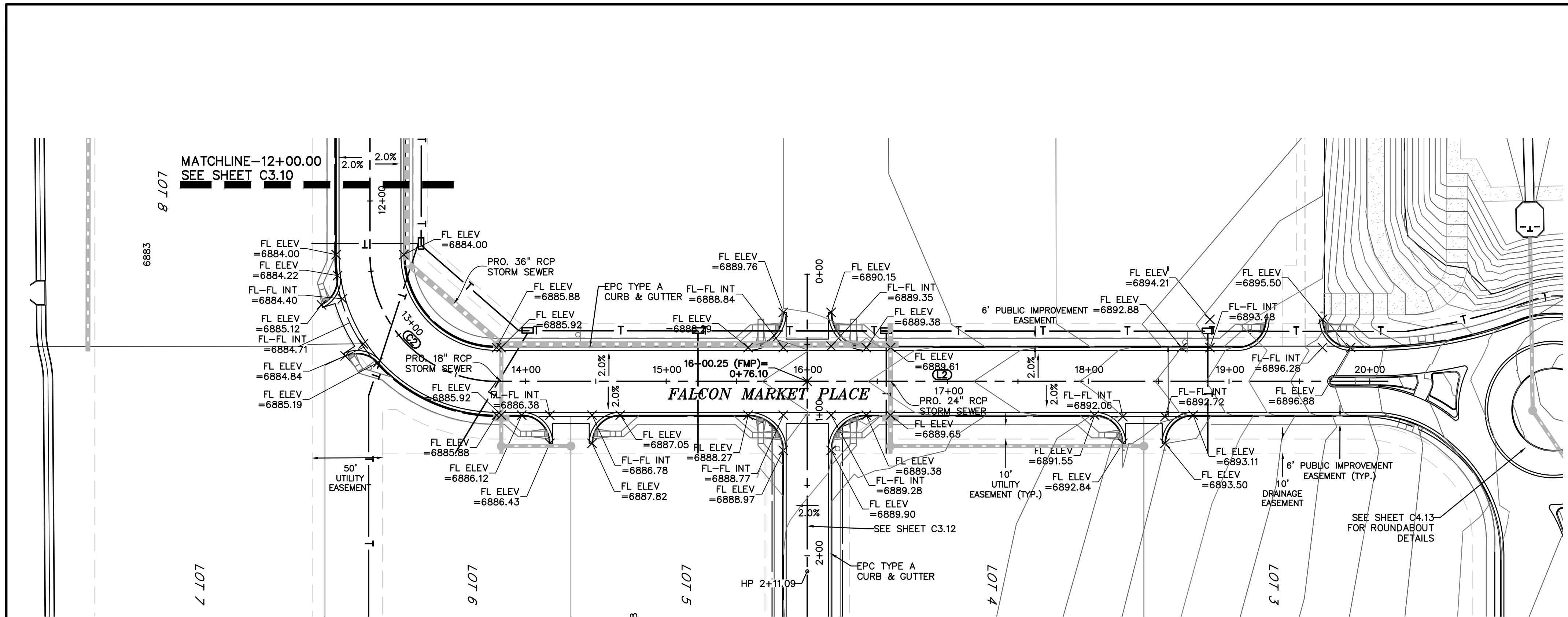
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

FALCON MARKETPLACE PLAN & PROFILE

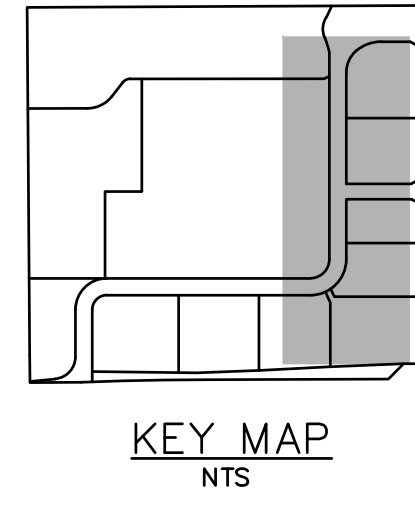
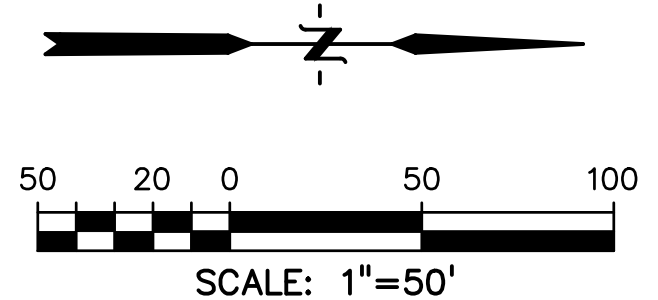
PROJECT NO. 20988-00CSCV
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10-17-2023



LEGEND

PROPERTY LINE	---
LOT LINE	- - - -
EASEMENT
CURB & GUTTER	====
SIDEWALK



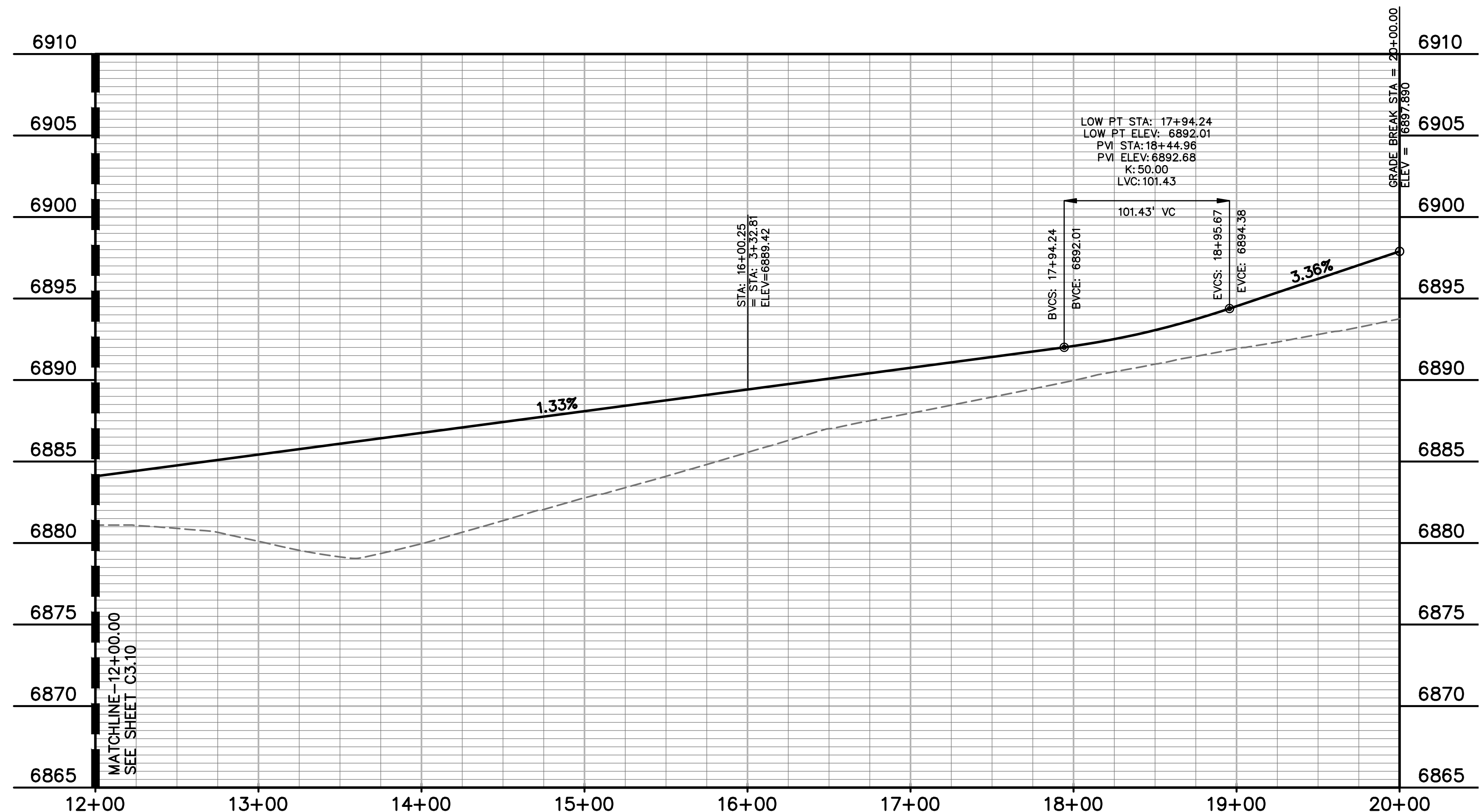
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CHECKED BY:	TDM
FILE NAME:	



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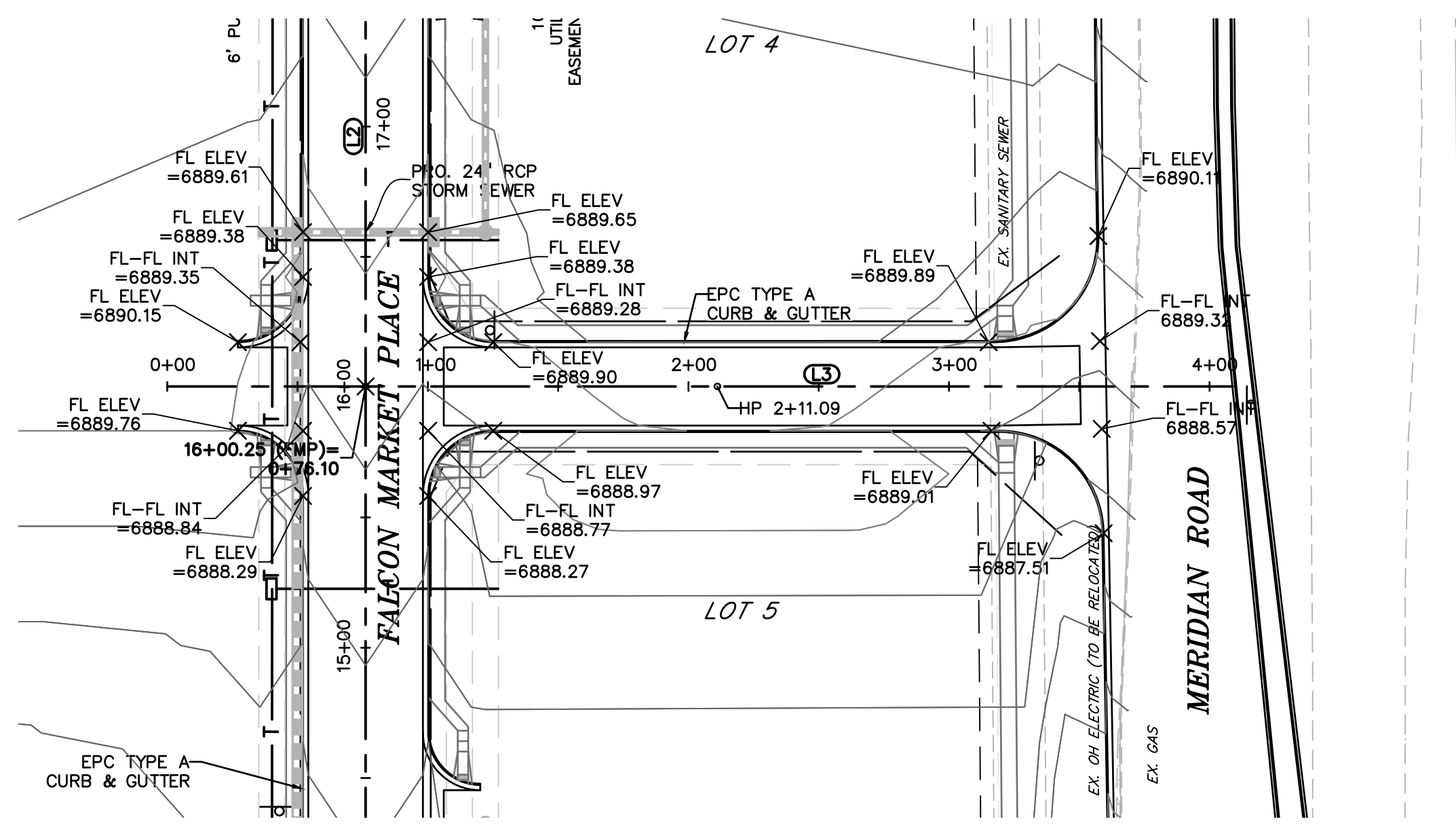


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 DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: N/A

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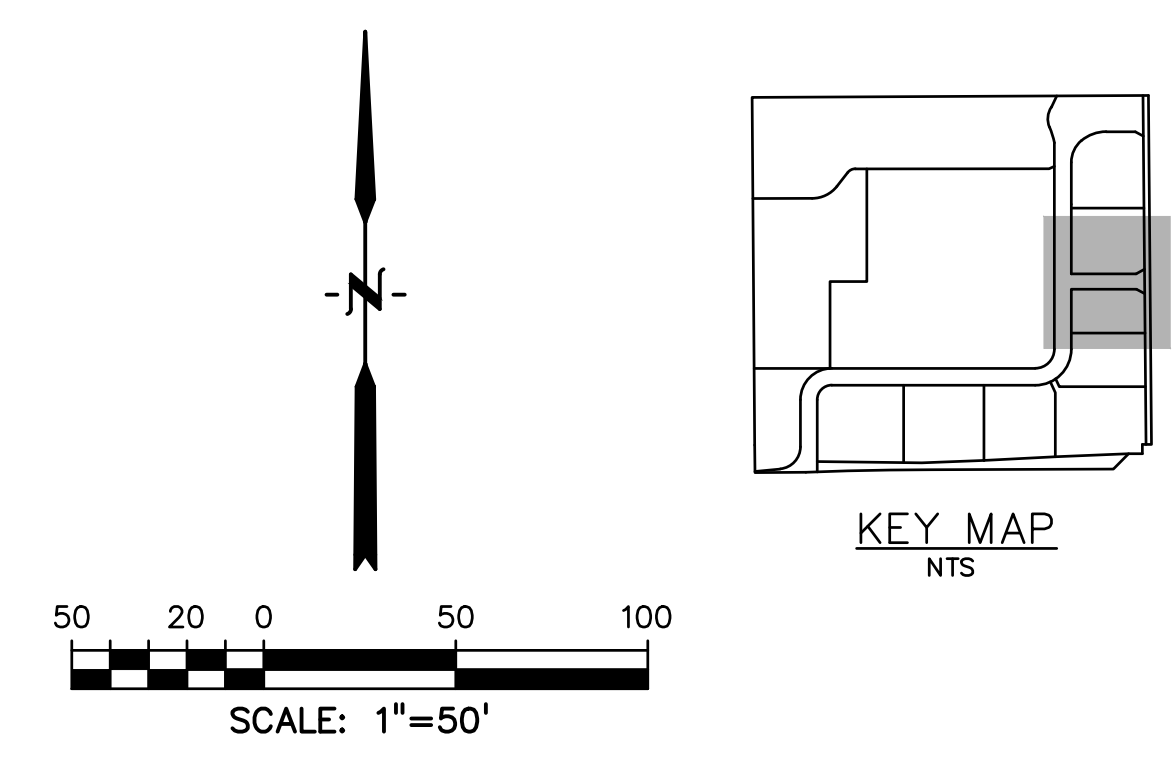
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SHEET: 12 OF 48



LEGEND

PROPERTY LINE	---
LOT LINE	- - - -
EASEMENT
CURB & GUTTER	====
SIDEWALK	=====

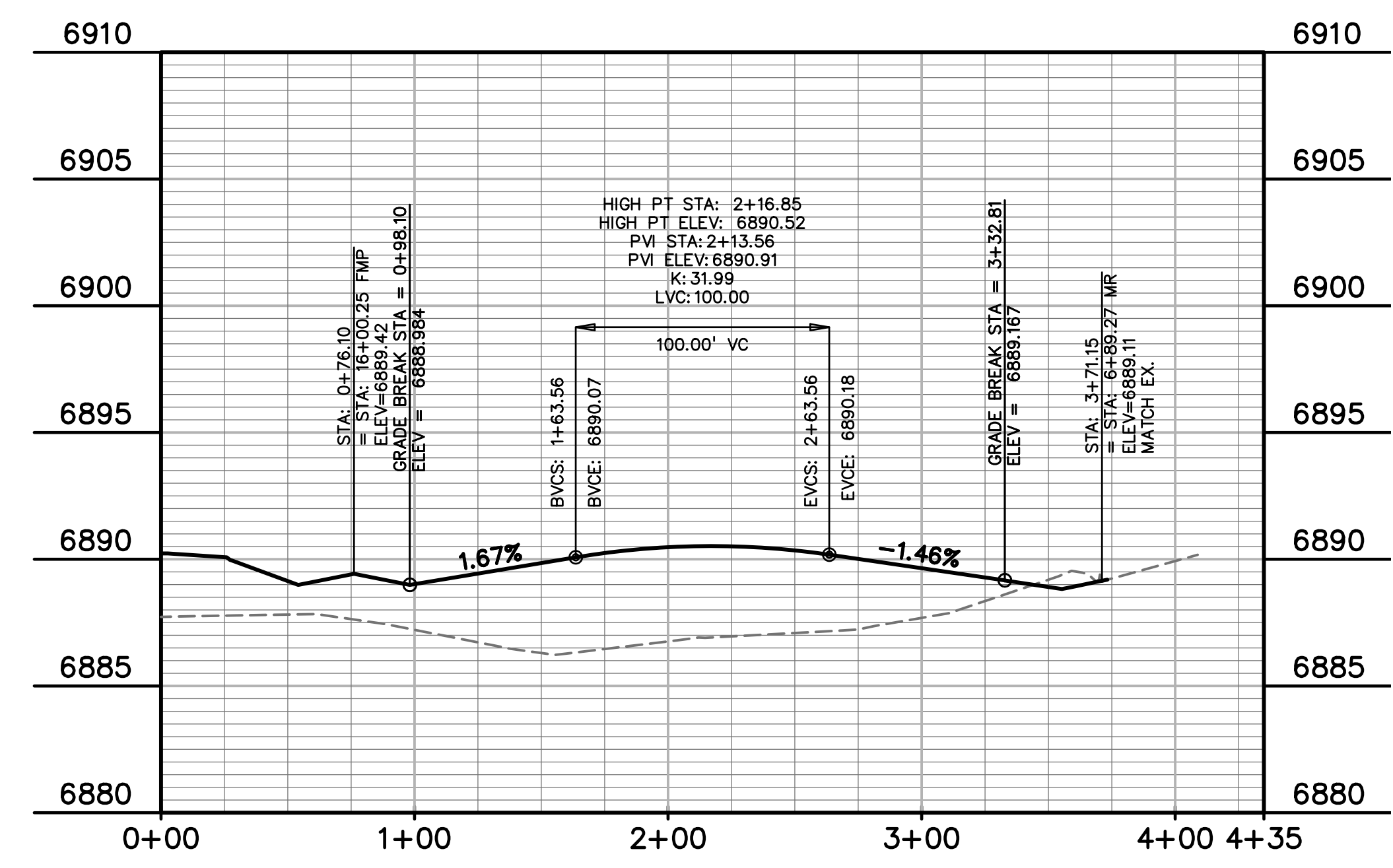


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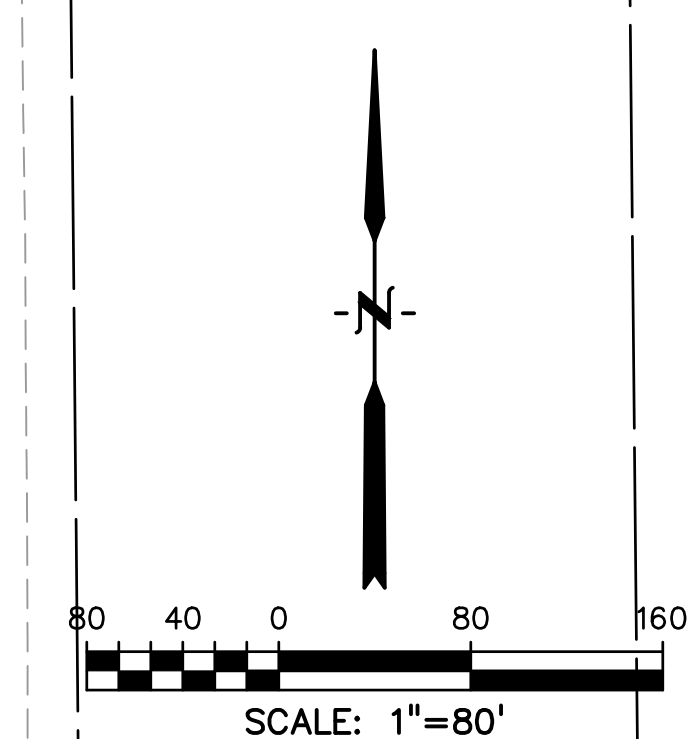
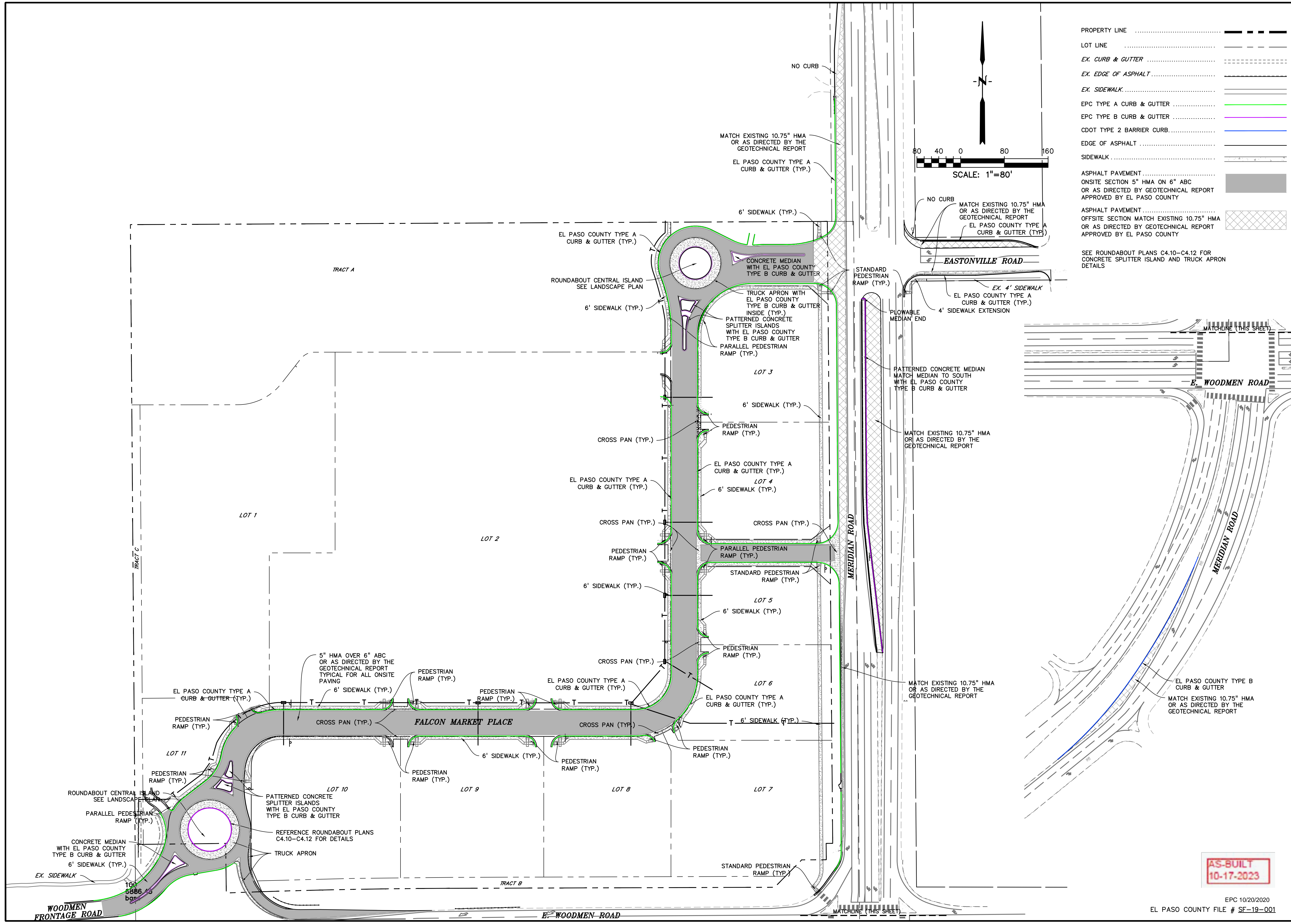
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C3.12
 SHEET: 13 OF 48



PROPERTY LINE	-----
LOT LINE	-----
EX. CURB & GUTTER	-----
EX. EDGE OF ASPHALT	-----
EX. SIDEWALK	-----
EPC TYPE A CURB & GUTTER	-----
EPC TYPE B CURB & GUTTER	-----
CDOT TYPE 2 BARRIER CURB	-----
EDGE OF ASPHALT	-----
SIDEWALK	-----
ASPHALT PAVEMENT	-----
ONSITE SECTION 5\"/>	

SEE ROUNDABOUT PLANS C4.10-C4.12 FOR CONCRETE SPLITTER ISLAND AND TRUCK APRON DETAILS

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 FILE NAME:



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 HORIZONTAL: 1"=80'
 VERTICAL: N/A

SITE PAVING & CONCRETE PLAN

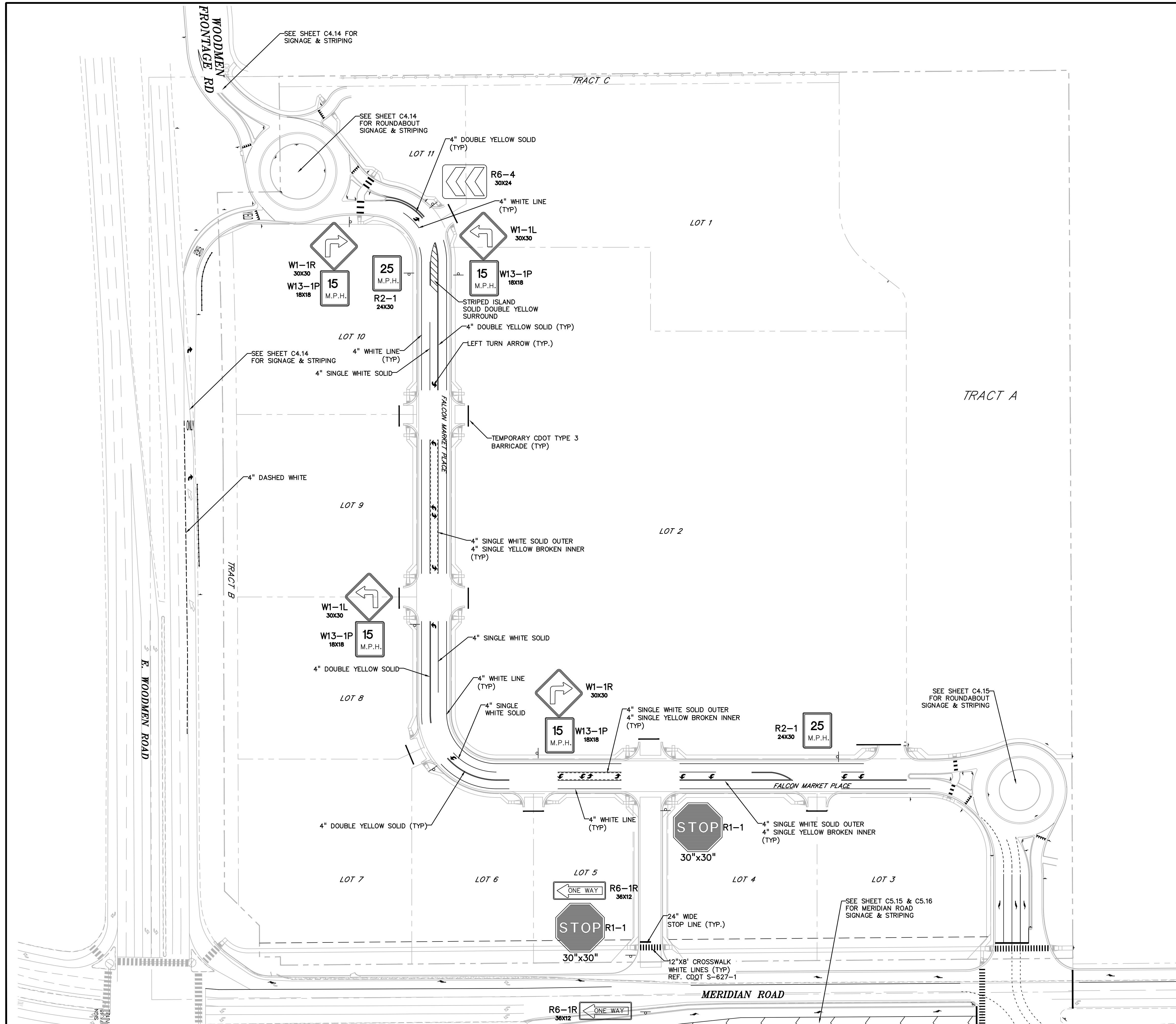
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 DRAWING NO.

C3.13

SHEET: 14 OF 48

AS-BUILT
 10-17-2023

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



LEGEND

PROPERTY LINE	---
LOT LINE	- - - -
EASEMENT
CURB & GUTTER	====
SIDEWALK	=====

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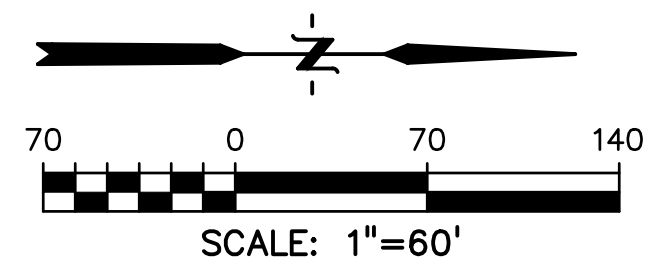
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CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=60'
 VERTICAL: N/A

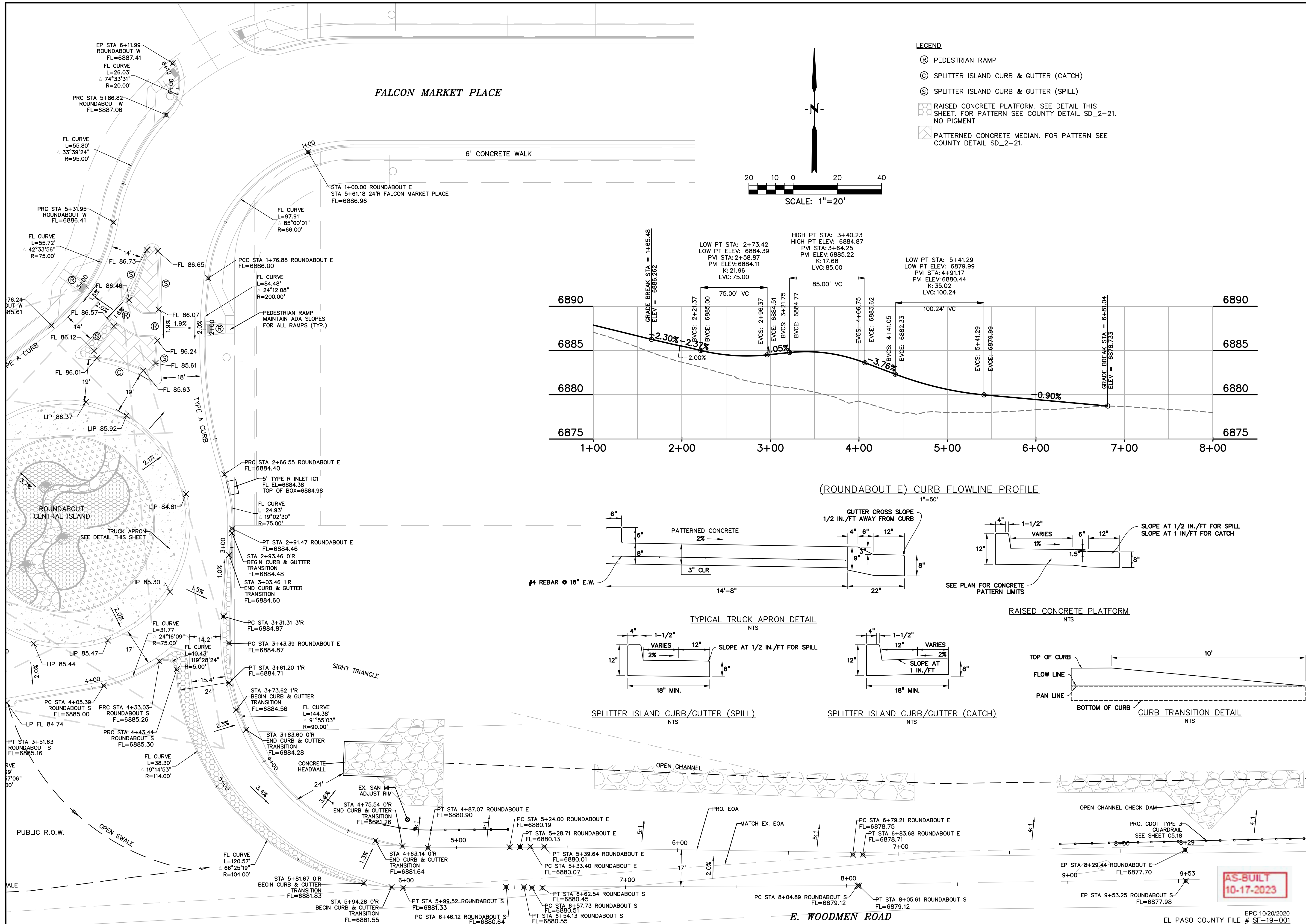
SIGNAGE & STRIPING PLAN
 PROJECT NO. 20988-00CSCV
 DRAWING NO.



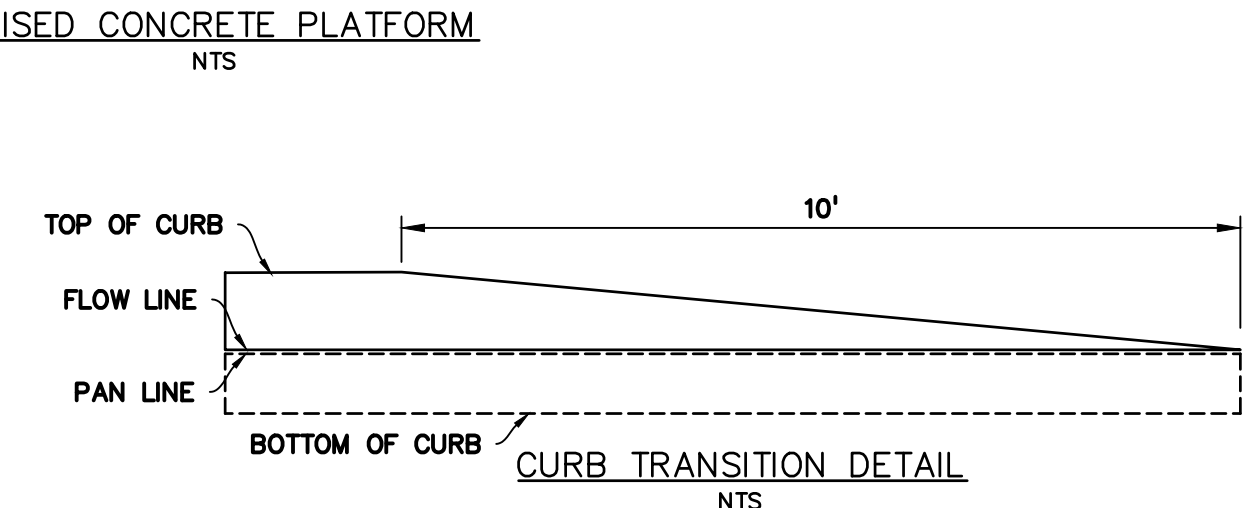
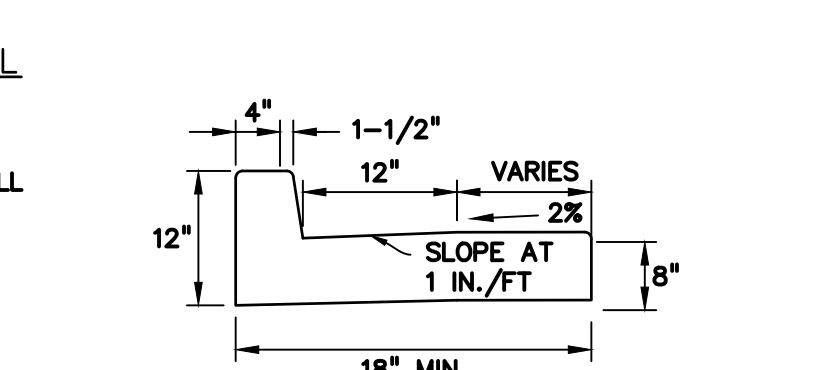
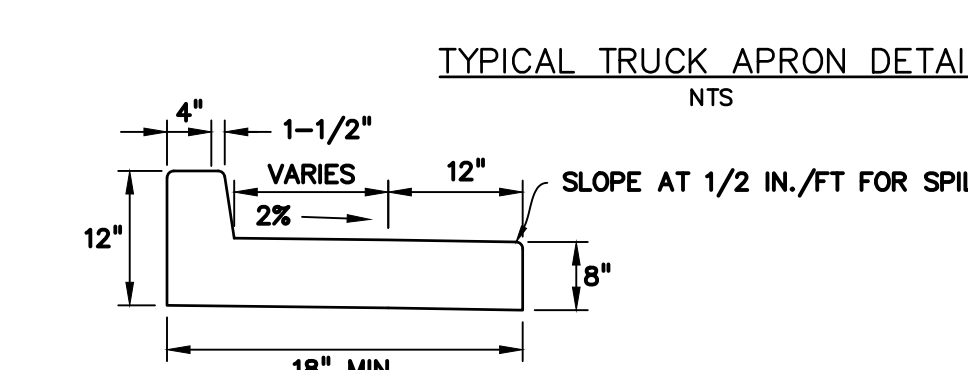
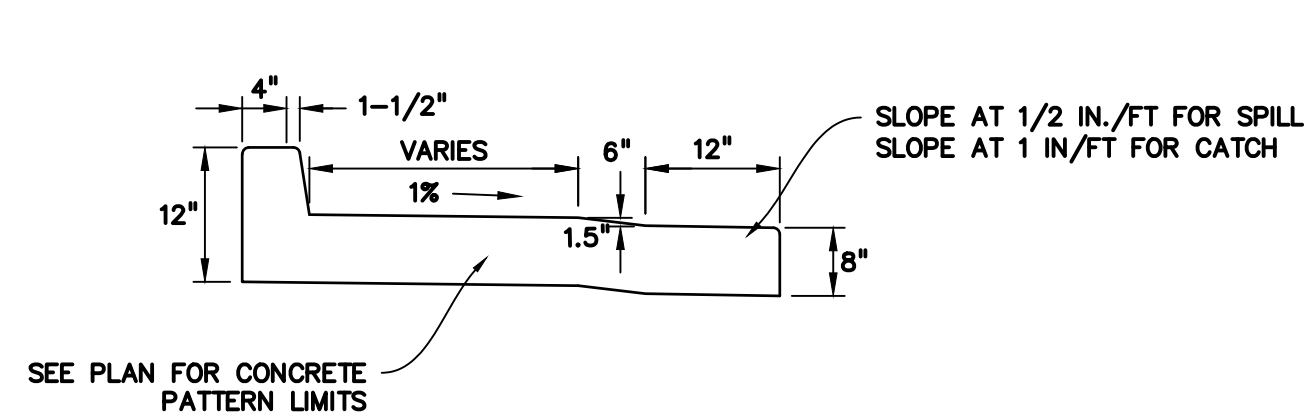
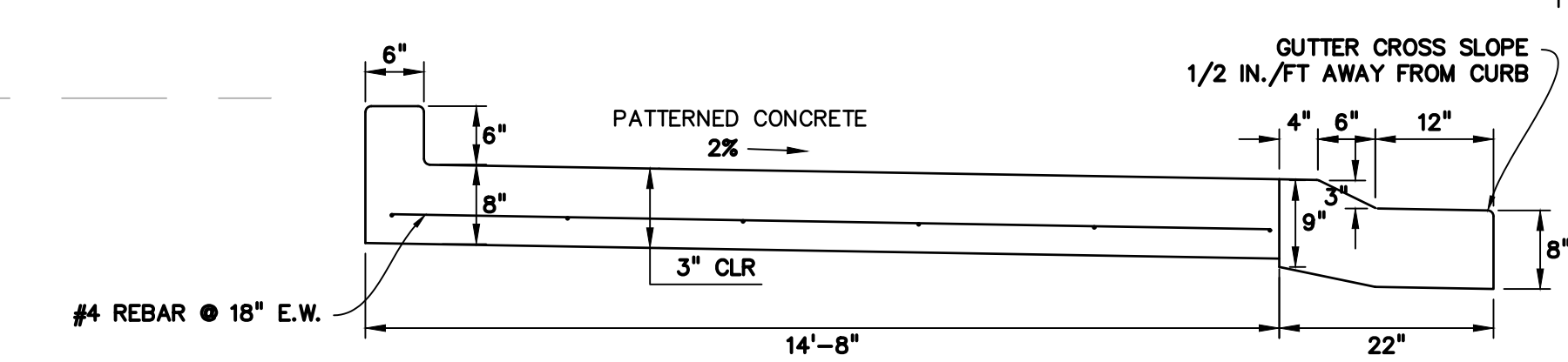
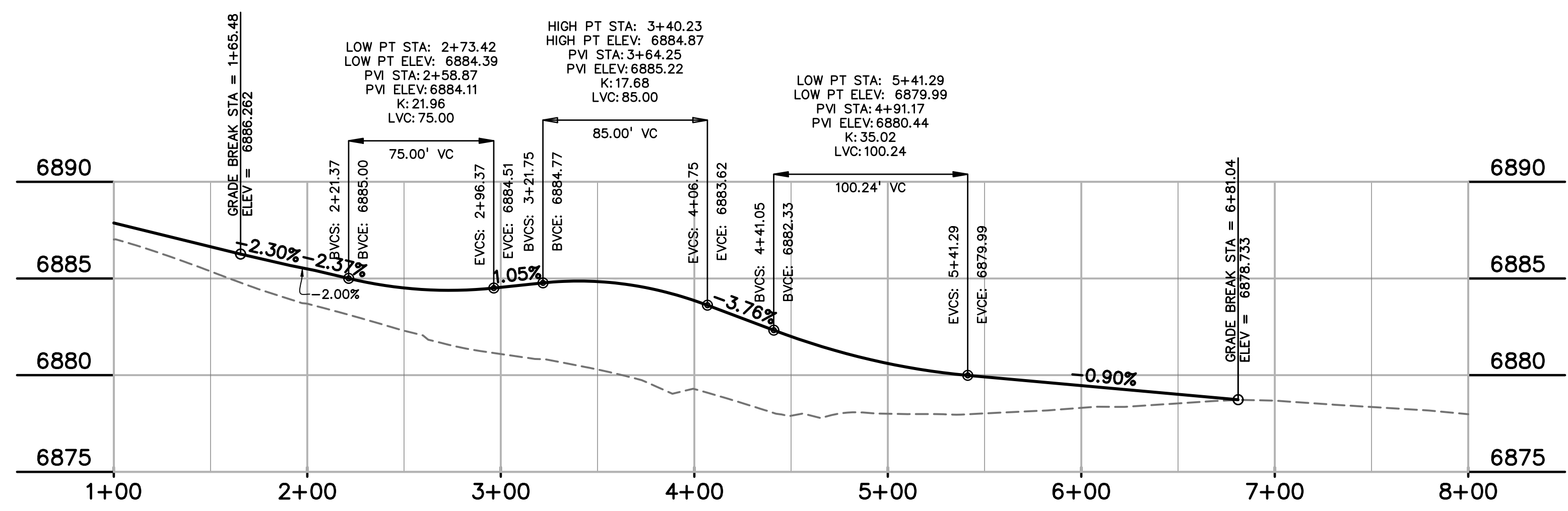
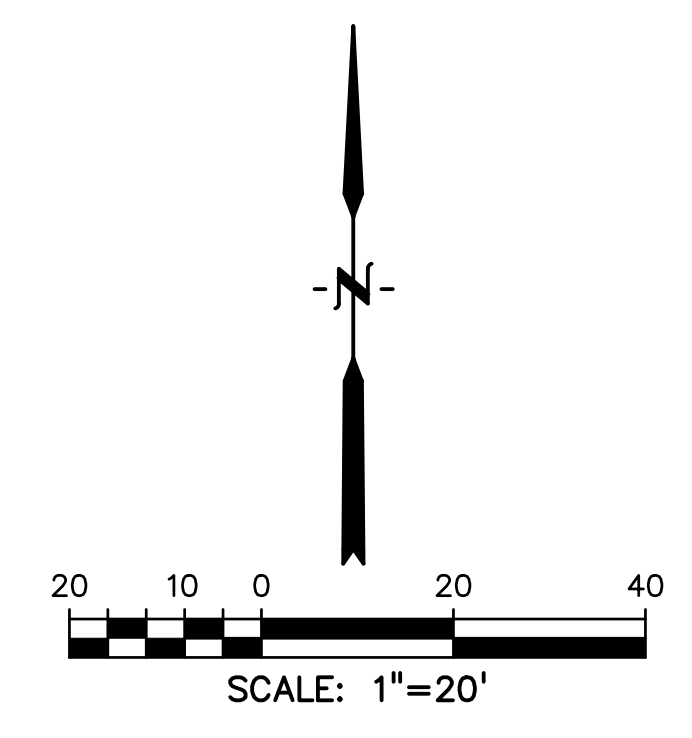
AS-BUILT
 10-17-2023

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

C3.14
 SHEET: 15 OF 48



- LEGEND**
- Ⓜ PEDESTRIAN RAMP
 - Ⓞ SPLITTER ISLAND CURB & GUTTER (CATCH)
 - Ⓟ SPLITTER ISLAND CURB & GUTTER (SPILL)
 - ▨ RAISED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD_2-21. NO PIGMENT
 - ▩ PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD_2-21.



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:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

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

SOUTH ROUNDABOUT PROFILES

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.10

SHEET: 16 OF 48

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

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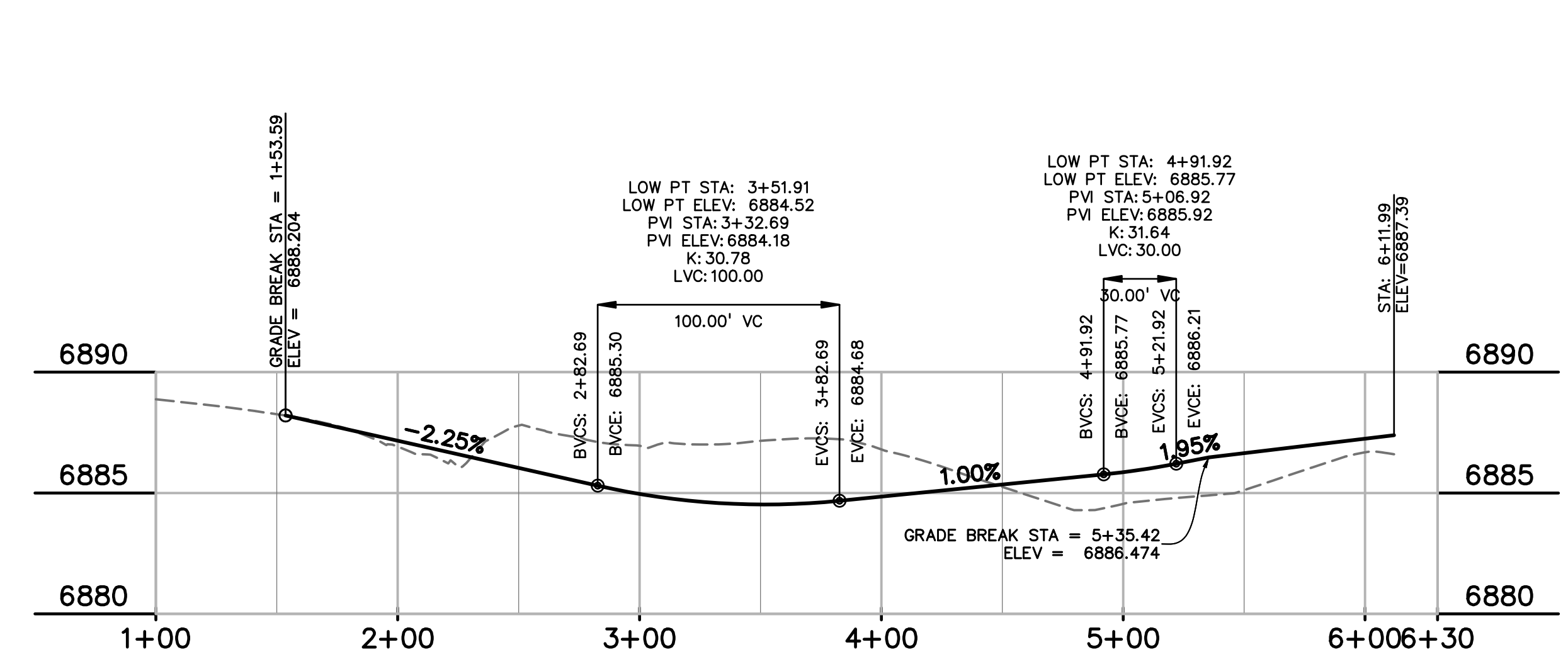
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 HORIZONTAL: VARIES
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SOUTH ROUNDABOUT PROFILES

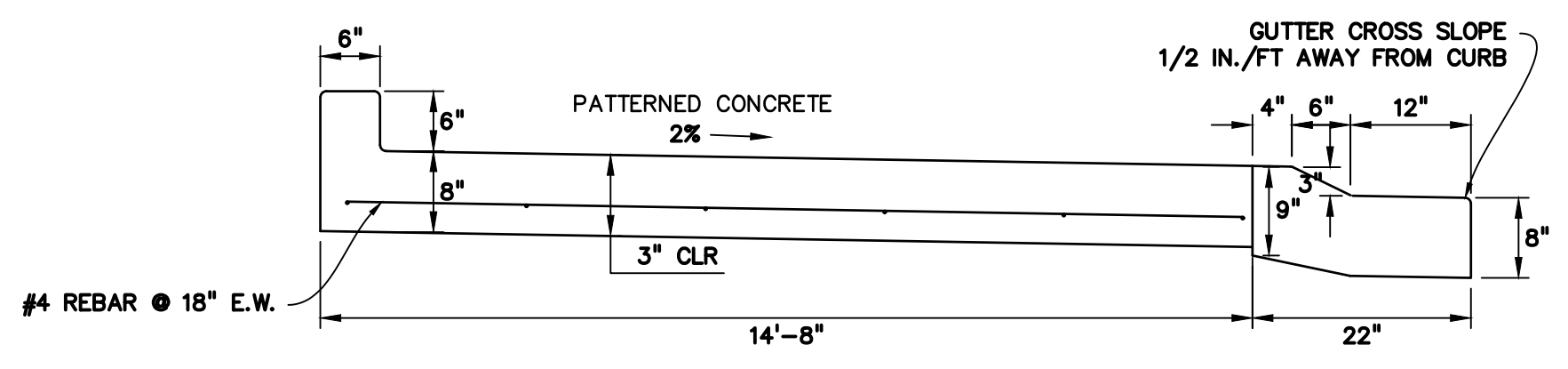
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 DRAWING NO.

C4.11

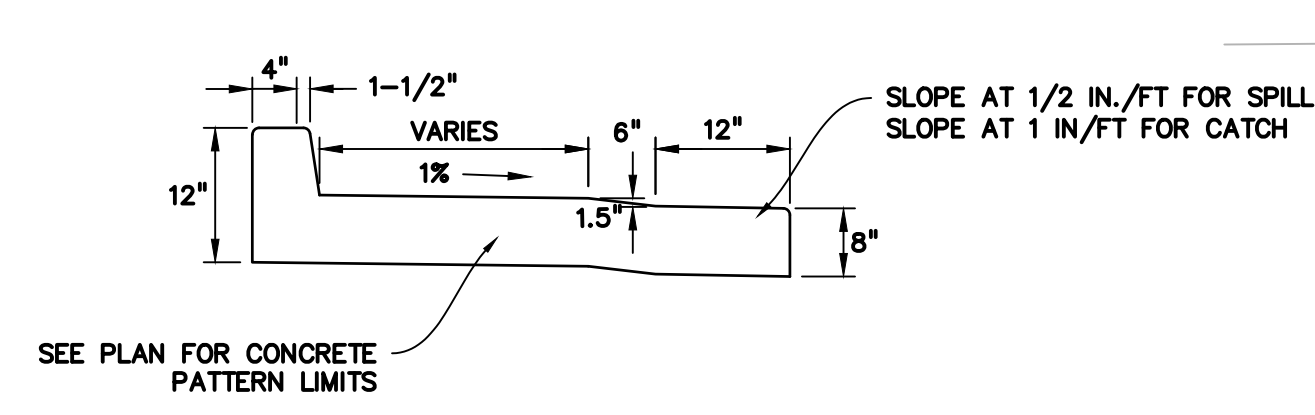
SHEET: 17 OF 48



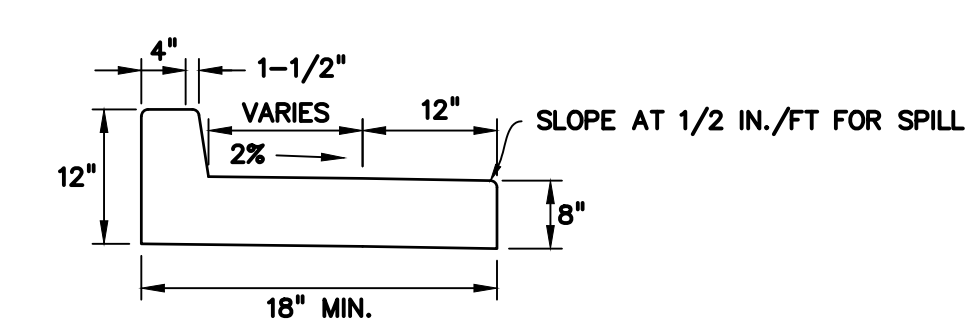
(ROUNDABOUT W) CURB FLOWLINE PROFILE
 1"=50'



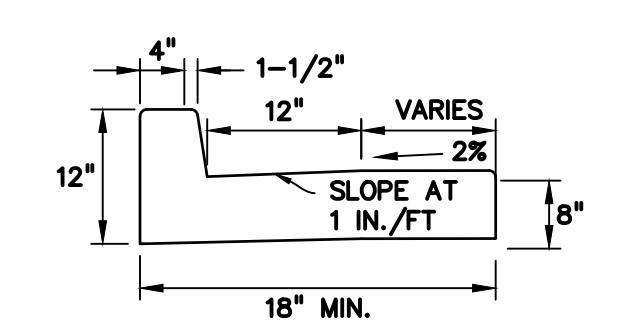
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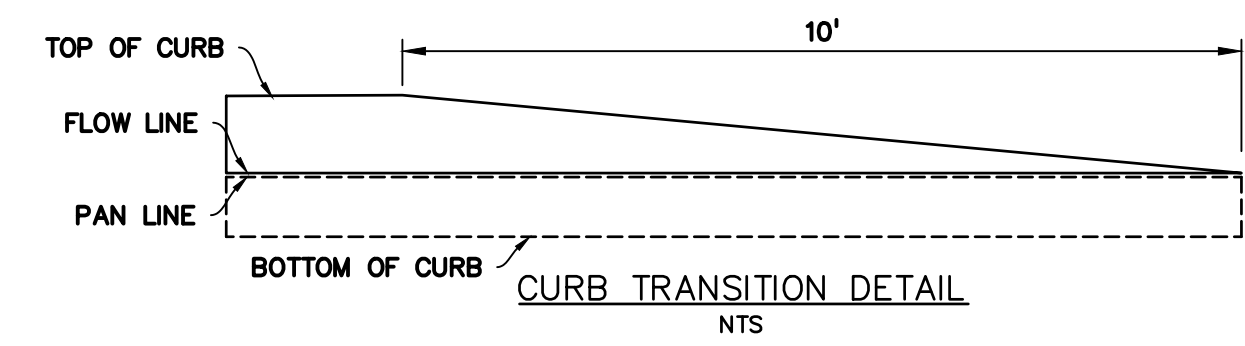
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SPLITTER ISLAND CURB/GUTTER (SPILL)
 NTS

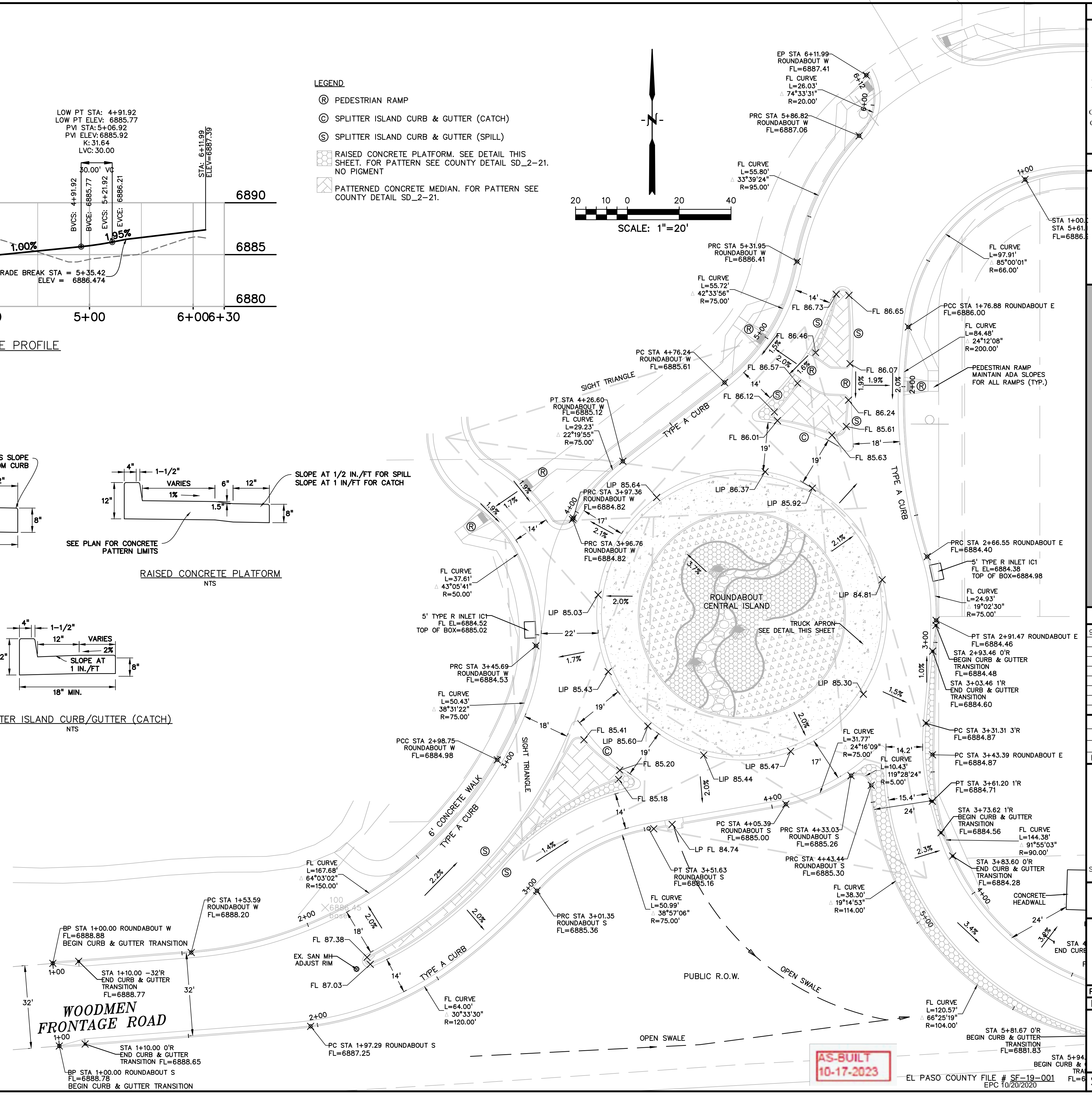
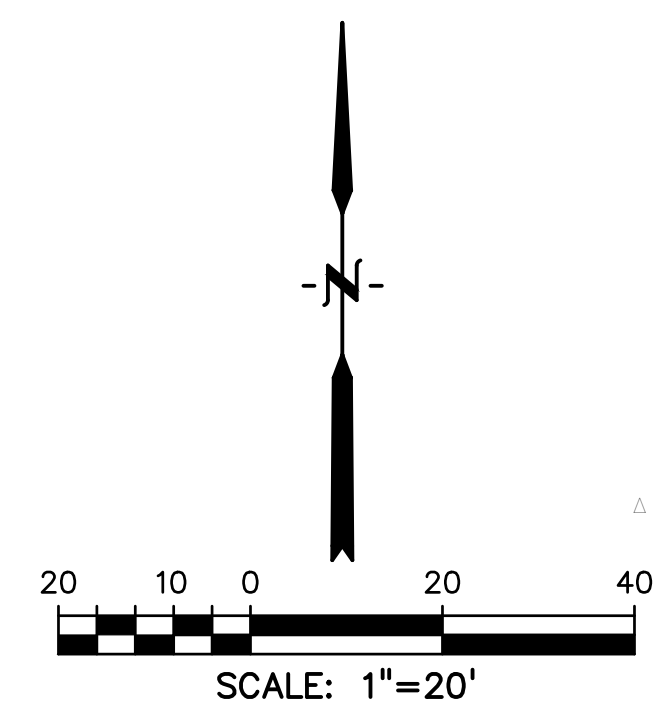


SPLITTER ISLAND CURB/GUTTER (CATCH)
 NTS



CURB TRANSITION DETAIL
 NTS

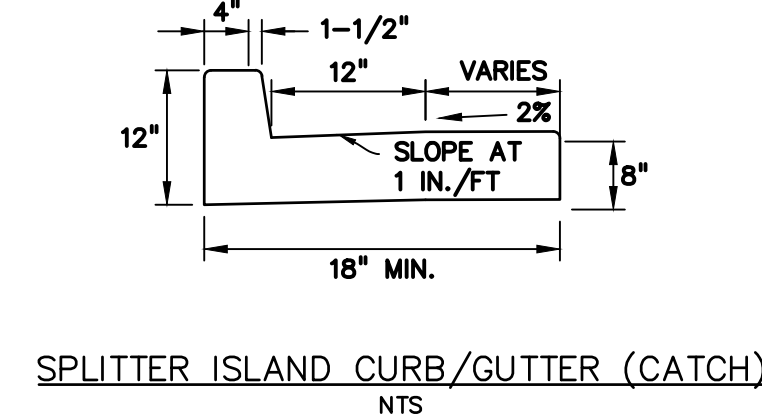
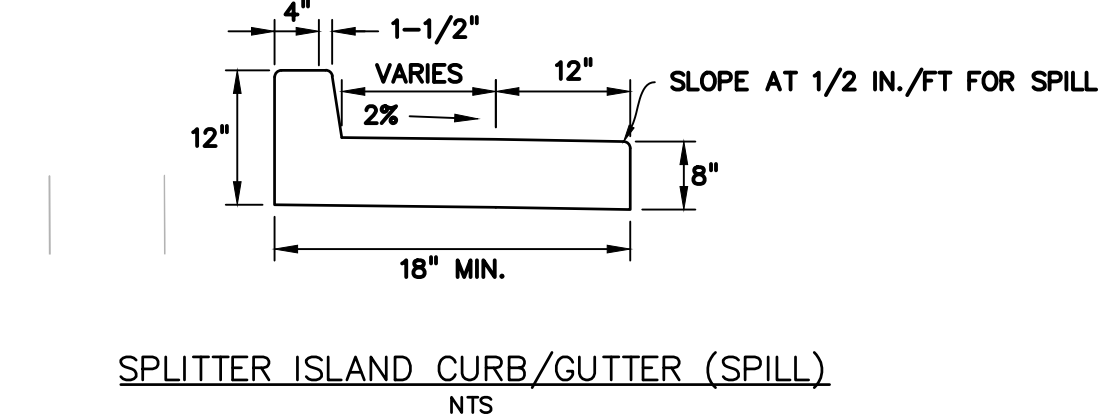
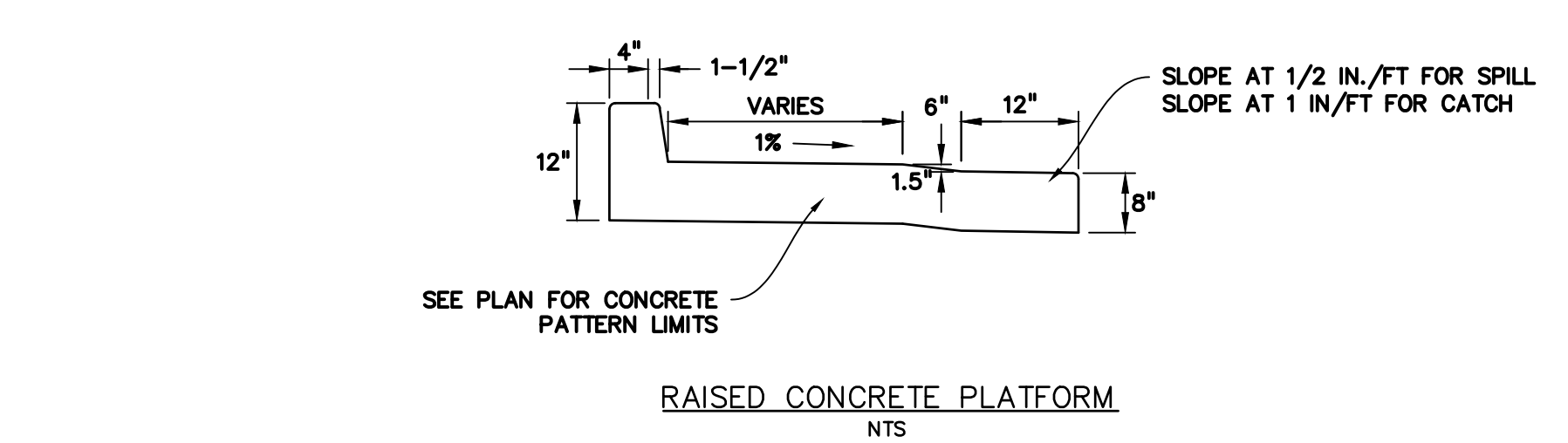
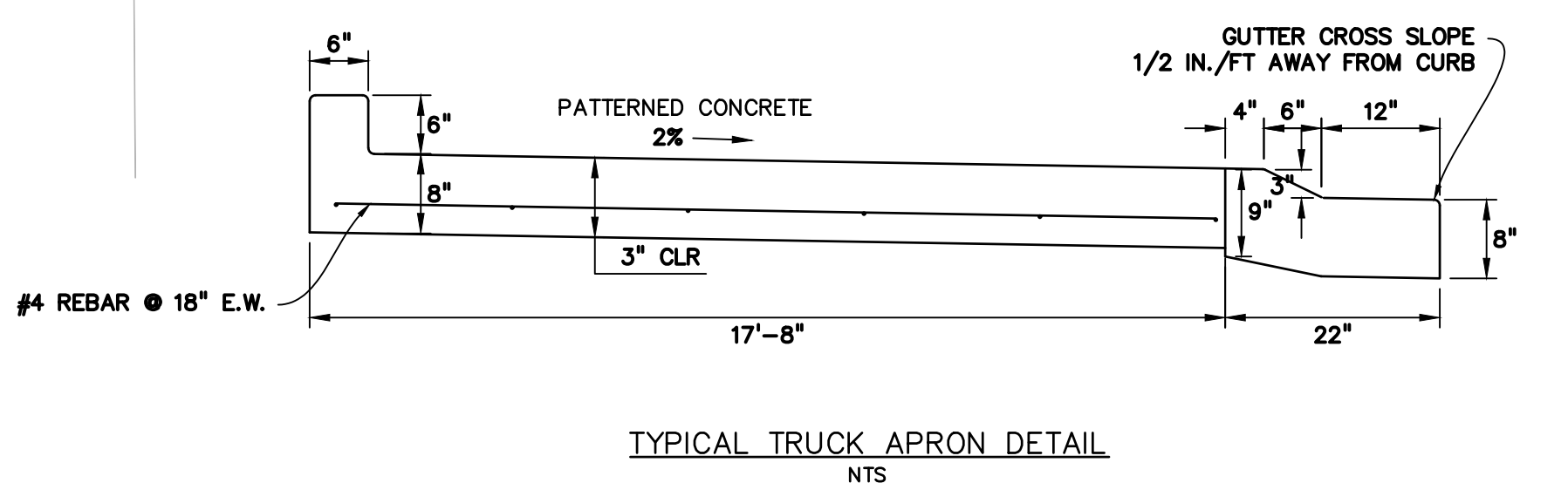
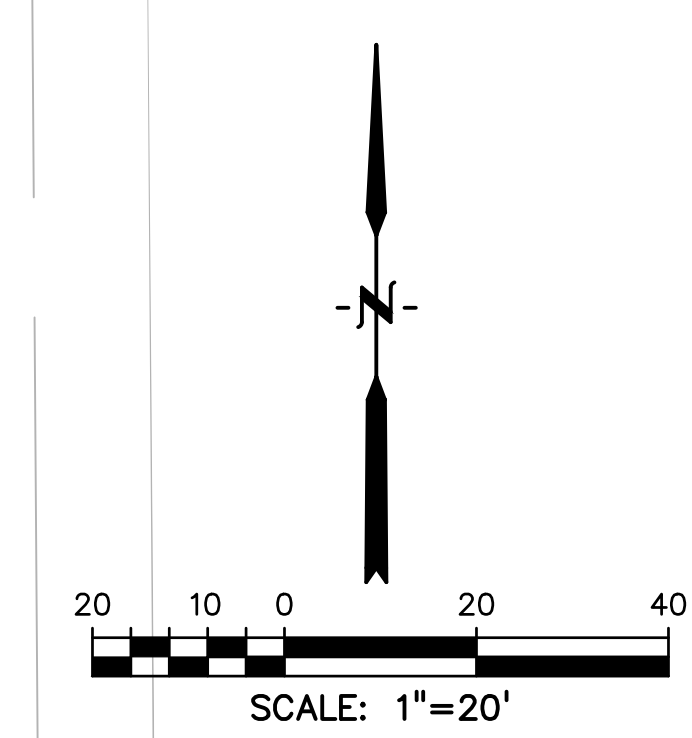
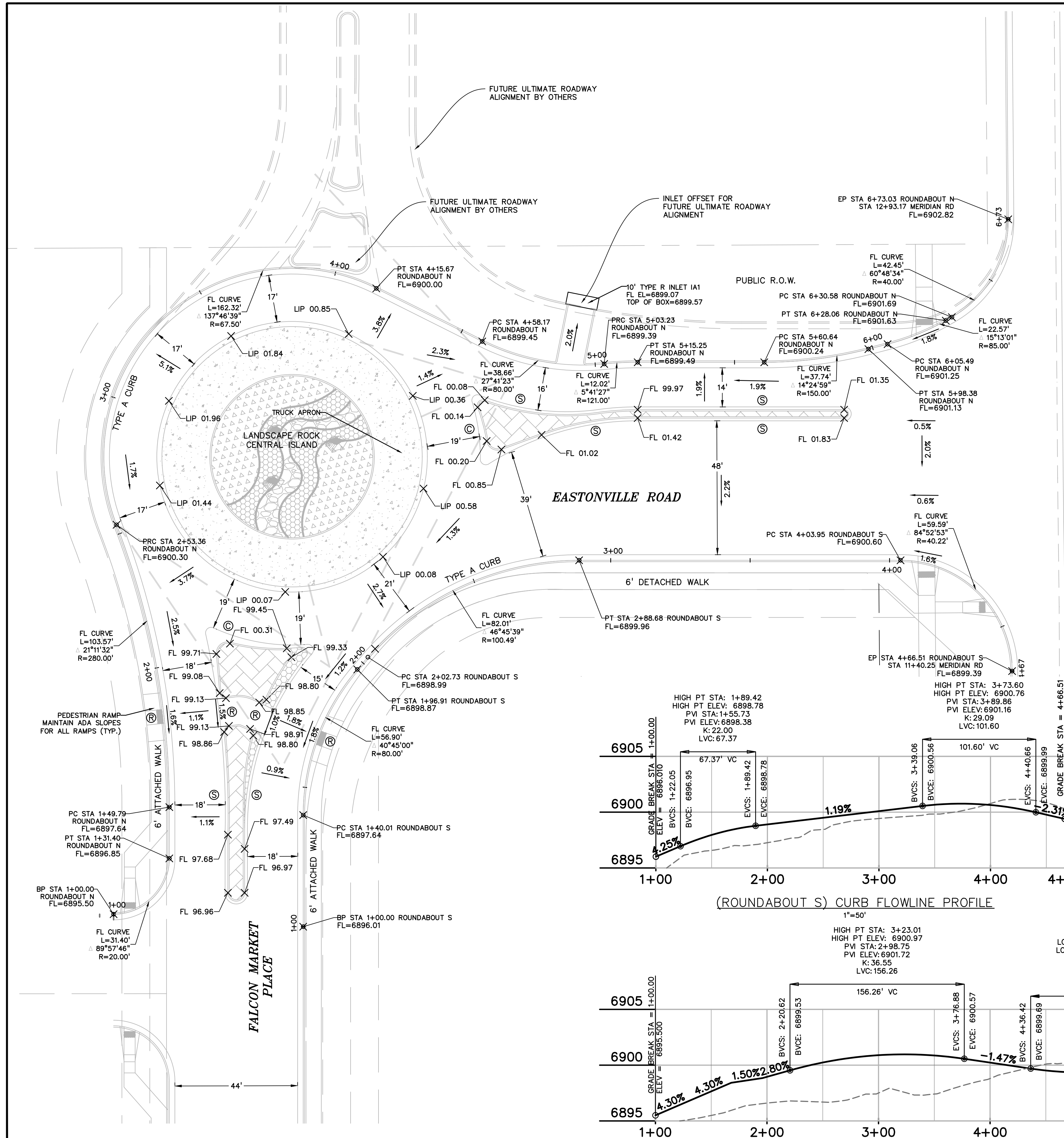
- LEGEND**
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 - ▩ PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD_2-21.



WOODMEN FRONTAGE ROAD

AS-BUILT
 10-17-2023

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



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CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

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

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

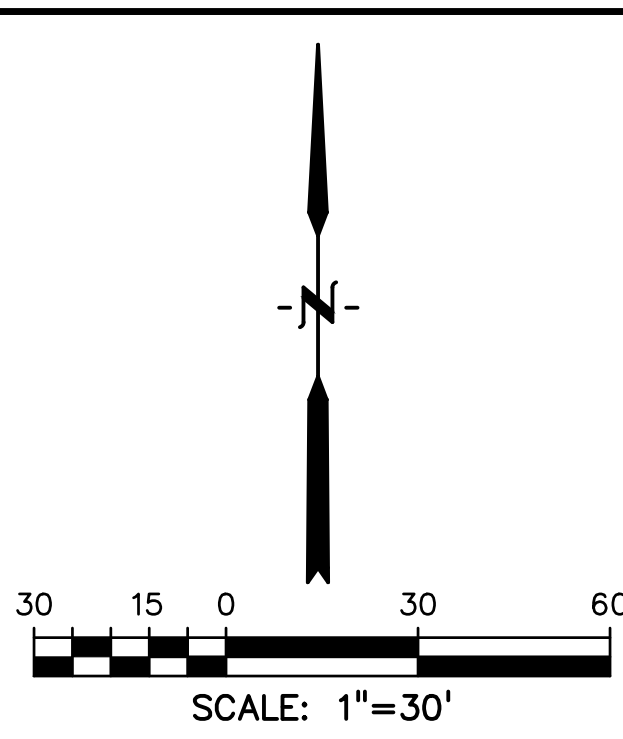
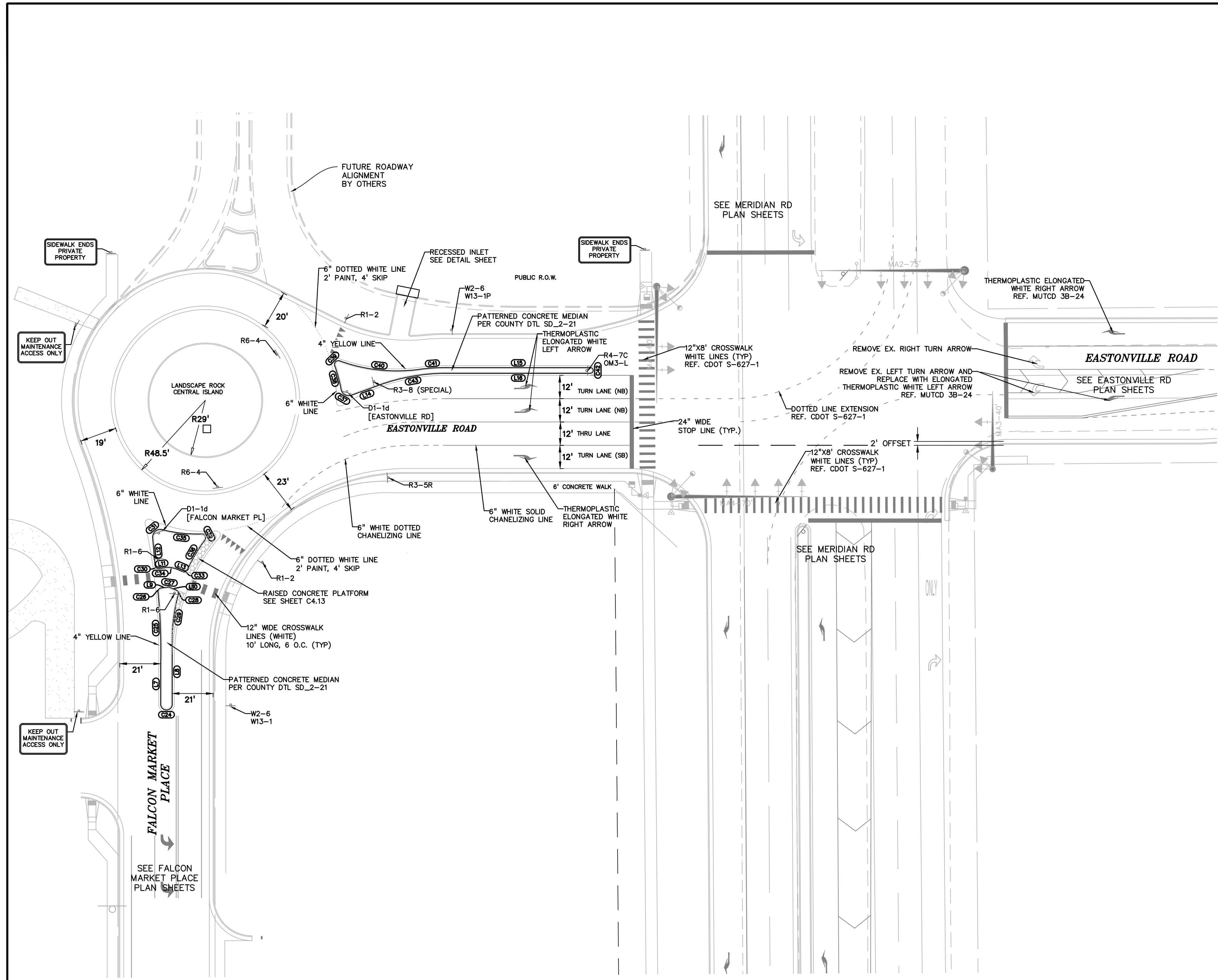
NORTH ROUNDABOUT PROFILES

PROJECT NO. 20988-00CSCV
 DRAWING NO.

C4.13

SHEET: 19 OF 48

AS-BUILT
 10-17-2023



LINE #	LENGTH	BEARING
L1	22.11'	S30°34'43"W
L2	4.51'	N55°23'51"W
L3	4.88'	N88°03'14"W
L4	10.20'	N4°42'20"E
L5	5.50'	S55°23'51"E
L6	5.01'	S88°03'14"E
L7	20.84'	N0°00'00"E
L8	33.42'	S0°00'00"E
L9	3.32'	N82°35'08"E
L10	3.56'	S67°08'34"E
L11	3.09'	N82°35'08"E
L12	14.06'	S4°46'51"E
L13	2.87'	S67°08'34"E
L14	15.31'	S70°02'56"W
L15	74.05'	N90°00'00"E
L16	74.05'	N90°00'00"E

CURVE #	LENGTH	RADIUS	DELTA
C1	4.58'	1.50'	174°49'13"
C2	22.46'	103.00'	12°29'30"
C3	94.62'	171.00'	31°42'07"
C4	46.23'	175.00'	15°08'10"
C5	52.07'	97.00'	30°45'18"
C6	4.43'	2.00'	126°49'25"
C7	18.20'	79.00'	13°12'01"
C8	5.57'	3.00'	106°23'08"
C9	4.40'	2.00'	126°04'44"
C10	14.24'	97.00'	8°24'31"
C11	3.14'	2.00'	89°57'31"
C12	6.84'	12.00'	32°39'23"
C13	3.24'	2.00'	92°45'34"
C14	7.55'	4.00'	108°06'03"
C15	21.83'	79.00'	15°49'58"
C16	2.86'	2.00'	81°54'44"
C17	23.94'	97.00'	14°08'23"
C18	7.19'	2.50'	164°46'53"
C19	6.22'	1017.00'	0°21'01"
C20	20.18'	199.00'	5°48'34"
C21	3.12'	2.00'	89°19'50"
C22	1.14'	2.00'	32°39'23"

CURVE #	LENGTH	RADIUS	DELTA
C24	9.42'	3.00'	180°00'00"
C25	36.89'	301.00'	7°01'20"
C26	3.08'	2.00'	88°13'15"
C27	1.06'	2.00'	30°16'18"
C28	2.88'	2.00'	82°37'04"
C29	23.23'	86.00'	15°28'30"
C30	3.23'	2.00'	92°38'00"
C31	7.62'	4.00'	109°10'07"
C32	4.49'	2.00'	128°29'26"
C33	3.08'	2.00'	88°14'47"
C34	6.34'	12.00'	30°16'18"
C35	20.42'	71.00'	16°28'50"
C36	17.69'	86.00'	11°47'13"
C37	6.96'	4.00'	99°39'40"
C38	12.55'	76.00'	9°27'39"
C39	4.53'	2.00'	129°40'24"
C40	41.50'	86.00'	27°38'45"
C41	14.02'	104.00'	7°43'24"
C42	4.75'	1.50'	181°16'00"
C43	35.17'	101.00'	19°57'04"

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CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

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

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



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

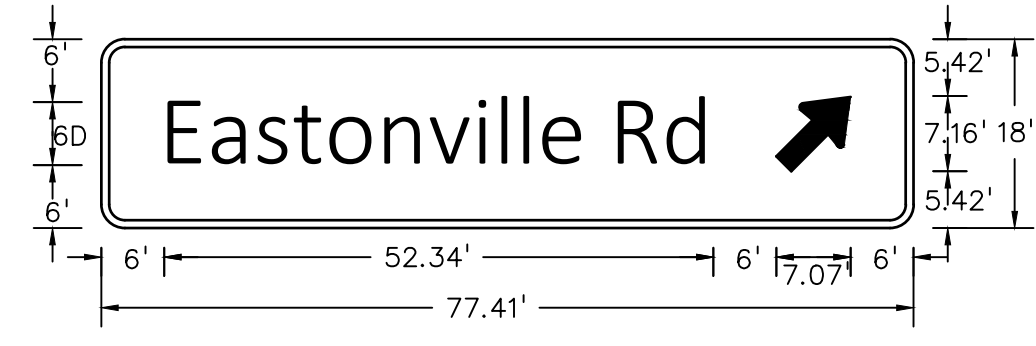
DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: N/A

NORTH ROUNDABOUT SIGNAGE

PROJECT NO. 20988-00CSCV
 DRAWING NO.

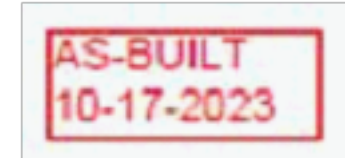
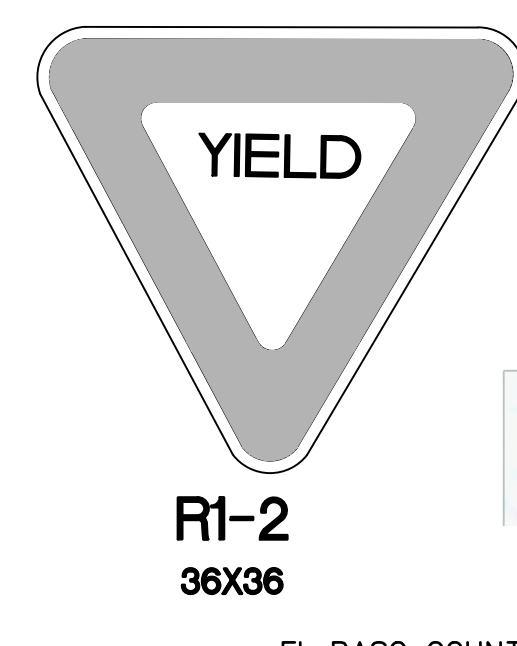
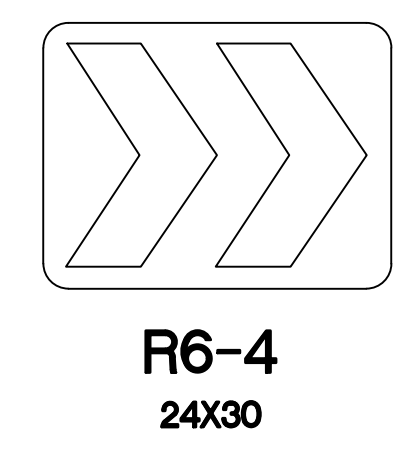
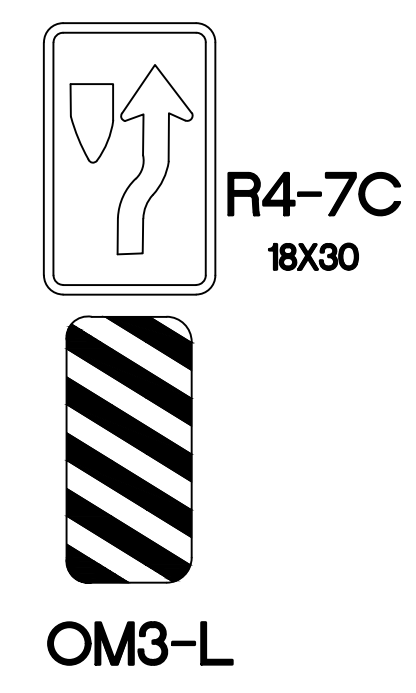
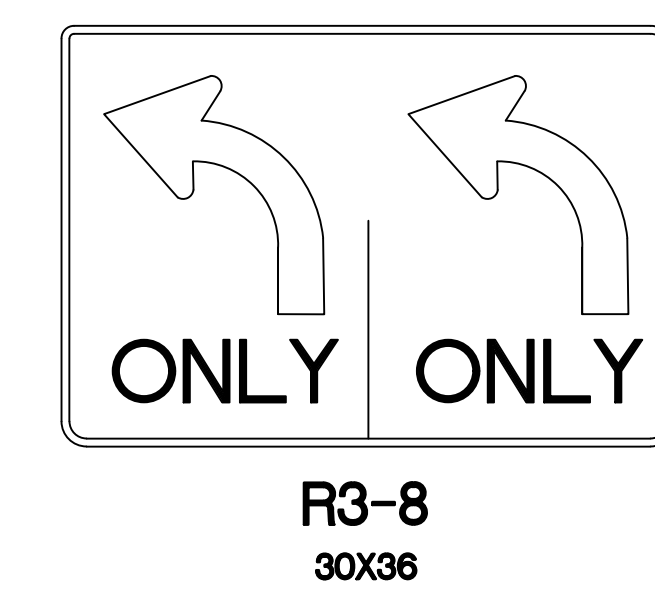
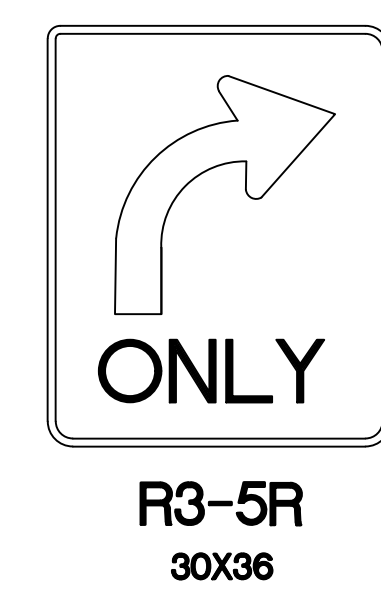
C4.15

SHEET: 21 OF 48

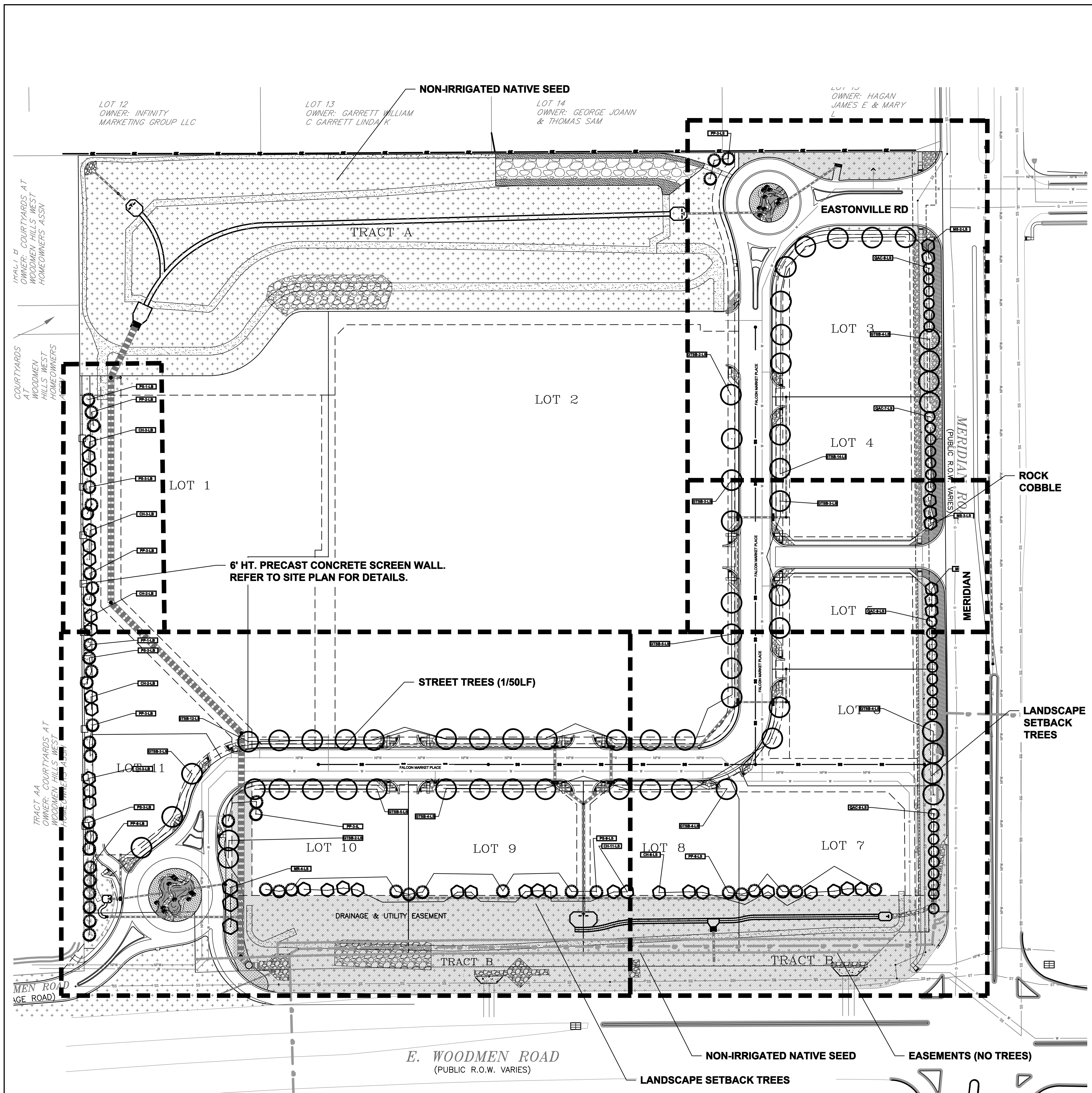


D1-1d CIRCULAR INTERSECTION EXIT DESTINATION (1 LINE)
 2.25" RADIUS, 0.75" BORDER, WHITE ON GREEN
 [Falcon Market Pl] 6D

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



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



EL PASO COUNTY LANDSCAPE CODE COMPLIANCE

ROADWAY: 10' SETBACK REQUIRED/PROVIDED
 EASTONVILLE ROAD: PROPOSE 1 TREE/50 LF, 5 REQUIRED/5 PROVIDED (LS)
 FALCON MARKET PLACE: PROPOSE 1 TREE/50 LF, 46 REQUIRED/46 PROVIDED (LS)

WOODMEN BLVD. (EXPRESSWAY) - FRONTAGE-1,053 LF/20 = TREES REQUIRED/PROVIDED: 53/53 (LS)
 MERIDIAN ROAD (EXPRESSWAY) - FRONTAGE - 1,029 LF/20 = TREES REQUIRED/PROVIDED: 51/51 (LS)

WEST BUFFER - 803 LF/15 = TREES REQUIRED/PROVIDED ALONG FENCE LINE: 53/53
 WAIVER OF 20 TREES IS REQUESTED ALONG WEST BOUNDARY DUE TO GRADING AT NORTHWEST END (LB)

BUFFER AT NORTH BOUNDARY: 250' WIDE SUB-REGIONAL DETENTION POND SHOWN

ALL TREES USED ARE APPROVED DROUGHT RESISTANT FROM APPENDIX 'A': SKYLINE HONEYLOCUST, PONDEROSA PINE, COCKSPUR HAWTHORN, SPRING SNOW CRAB APPLE AND CRIMSON SPIRE OAK.

SHRUBS, ORNAMENTAL GRASS, AND PERENNIALS ARE TO BE DETERMINED

ADDITIONAL LANDSCAPE REQUIREMENTS NOT LIMITED TO PARKING, INTERNAL WILL BE PROVIDED AT THE TIME OF INDIVIDUAL SITE DEVELOPMENT PLANS.

LANDSCAPE GUIDELINES

ALL PLANT MATERIAL SHALL BE SELECTED FROM FALCON MARKETPLACE PLANT PALETTE. PLANT QUANTITIES SHALL BE PER EL PASO COUNTY CODE REQUIREMENTS

ROCK MULCHES SHALL BE: 3/4", 1.5" OR 2-4" DIAMETER ARKANSAS TAN AND/OR DENVER GRANITE. NO WOOD MULCH ALLOWED

ACCENT BOULDERS SHALL BE: ARKANSAS TAN AND/OR BROADMOOR, TWO SIZES-18" X 24", 24" X 36" DIAMETER, INSTALLED 1/3 BELOW GRADE

MOTOR VEHICLE PARKING SCREENING SHALL BE PER EL PASO COUNTY CODE

LANDSCAPE BUFFERS SHALL BE PER EL PASO COUNTY CODE

ALL OTHER GUIDELINES NOT SPECIFICALLY NOTED HERE SHALL BE PER EL PASO COUNTY CODE.

IRRIGATION SYSTEM SHALL BE PROVIDED FOR PLANT ESTABLISHMENT AND MAINTAIN PLANT HEALTH

PLANT PALETTE			
Symbol	Abbr.	Botanical Name	Common Name
EVERGREEN TREES:			
PE		Pinus edulis	Pinyon Pine
PN		Pinus nigra	Austrian Pine
PP		Pinus ponderosa	Ponderosa Pine
PS		Pinus sylvestris	Scotch Pine
DECIDUOUS TREES:			
ACT		Acer Tataricum	Tatarian Maple
AL		Acer platanoides	Norway Maple (European)
GT		Gleditsia triacanthos	Skyline Honeylocust
MM		Malus 'Indian Magic'	Indian Summer Crab
MP		Malus 'Profusion'	Profusion Crabapple
MPF		Malus 'Prairie Fire'	Prairie Fire Crabapple
MS		Malus 'Spring Snow'	Spring Snow Crabapple
PCN		Prunus cerasifolia 'Newport'	Newport Plum
QB		Quercus bicolor	Swamp White Oak
TA		Tilia americana 'Boulevard'	Boulevard Linden
EVERGREEN SHRUBS:			
HJ		Juniperus horizontalis 'Hughes'	Hughes Juniper
JC		Juniperus scopulorum 'ColoGreen'	ColoGreen Juniper
JH		Juniperus horizontalis	Blue Chip Juniper
JJ		Juniperus sabinna	Buffalo Juniper
JR		Juniperus horizontalis 'Wiltoni'	Blue Rug Juniper
TJ		Juniperus sabinna tamarscotifolia	Tamarix Juniper
DECIDUOUS SHRUBS:			
AA		Amelanchier alnifolia	Western Serviceberry
AM		Aronia melanocarpa elata	Black Chokeberry
BT		Berberis thunbergii 'Atropurpurea	Redleaf Barberry
EAC		Euonymus alatus 'Compactus'	Dwarf Burning Bush
GP		Ligustrum x vicaryi	Golden Privet
HP		Hesperaloe parviflora	Red Yucca
PB		Prunus besseyi	Western Sand Cherry
PC		Prunus x cistena	Purple Leaf Plum
PFG		Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla
PFS		Potentilla fruticosa 'Sutter's Gold'	Sutter's Gold
PFW		Potentilla fruticosa 'McKay's White'	McKay's White
RT		Rhus typhina	Staghorn Sumac
RTT		Rhus trilobata	Three-leaf Sumac
SF		Spiraea x bumalda 'Froebel'	Froebel Spiraea
SP		Syringa meyeri patula	Miss Kim Lilac
SV		Spiraea vanhouttei	Vanhouttei Spiraea
VO		Viburnum opulus 'Compactum'	European Compact Viburnum
VTS		Viburnum trilobum 'Spring Green'	Spring Green Compact Viburnum
ORNAMENTAL GRASSES:			
CA		Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass
CE		Schizachyrium scoparium 'Blaze'	Little Bluestem Grass 'Blaze'

PERENNIALS: EL PASO COUNTY APPROVED VARIETIES

PLANT SCHEDULE AS SHOWN				
Symbol	Abbr.	Quant.	Botanical Name	Common Name
EVERGREEN TREES:				
(Symbol)	PP	36	Pinus ponderosa	Ponderosa Pine
(Symbol)	PS	10	Pinus sylvestris	Scotch Pine
DECIDUOUS TREES:				
(Symbol)	GTSB	61	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust
(Symbol)	CH	32	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn
(Symbol)	MS	8	Malus 'Spring Snow'	Spring Snow Crabapple
(Symbol)	QAC	31	Quercus alba x Q. robur 'Crimschmidt'	Crimson Spire Oak

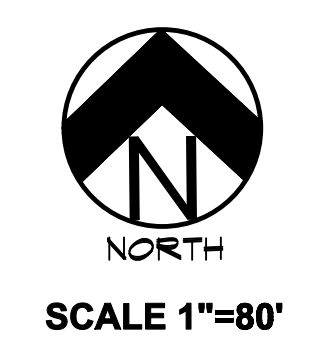
PERENNIALS: EL PASO COUNTY APPROVED VARIETIES

AS-BUILT
10-17-2023

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

ROADWAY & BUFFER NORTH & WEST LANDSCAPE PLAN



PLANTING NOTE: PLANT MATERIAL LOCATIONS AND QUANTITIES ALONG ROADWAYS AND INTERNAL LOTS ARE SUBJECT TO CHANGE BASED ON FINAL SITE LAYOUT AND GRADING.

HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-477-1648
 Fax 719-586-1122



FALCON MARKETPLACE
 FILING NO. 1
 FALCON, CO - EL PASO COUNTY, CO

PREPARED FOR:
 DREXEL, BARRELL & CO.

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FOR APPROVAL ONLY

JOB NUMBER	688-17
REVISIONS	
7-2-18	PER COMMENTS
8-3-18	PER COMMENTS
9-6-18	PER COMMENTS
7-19-19	PER COMMENTS
08-22-19	PER COMMENTS
11-7-19	PER COMMENTS
03-23-20	PER COMMENTS
ORIGINAL DATE	5-22-17
DRAWN BY:	JM
DESCRIPTION:	ROADWAY & BUFFER NORTH/WEST LANDSCAPE
SHEET NO.:	LP-01
EPC	10/20/2020



FALCON MARKETPLACE

FILING NO. 1
 FALCON, CO - EL PASO COUNTY, CO

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 DREXEL, BARRELL & CO.

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JOB NUMBER
688-17

REVISIONS	
7-2-18	PER COMMENTS
8-3-18	PER COMMENTS
9-6-18	PER COMMENTS
7-19-19	PER COMMENTS
08-22-19	PER COMMENTS
11-7-19	PER COMMENTS
03-23-20	PER COMMENTS

ORIGINAL DATE
5-22-17

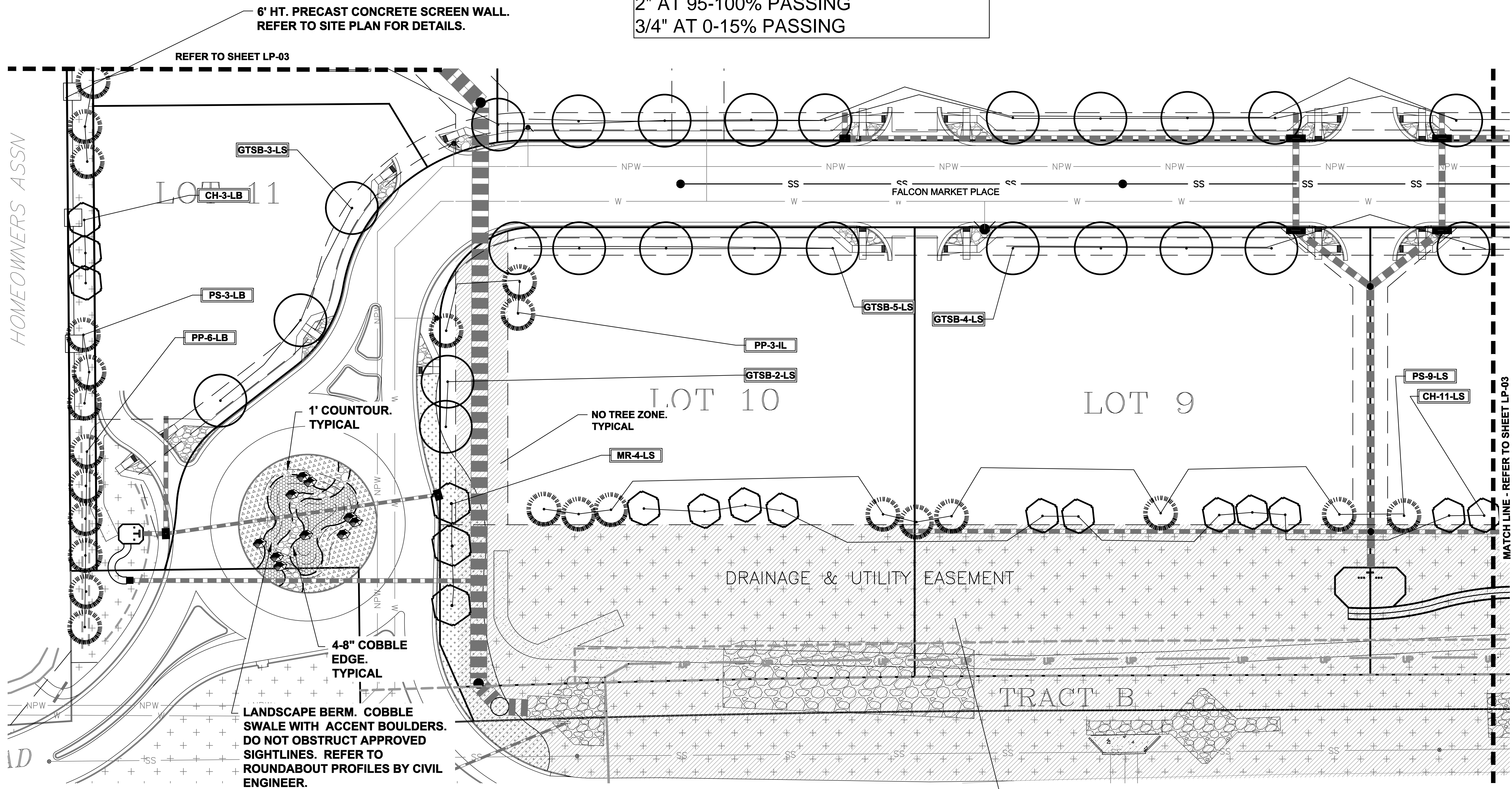
DRAWN BY: **JM**
 DESCRIPTION:
AREA 'A' LANDSCAPE PLAN

SHEET NO.
LP-02

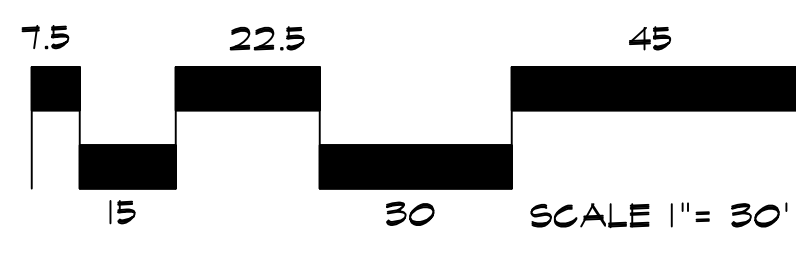
EPC 10/20/2020

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
	Non-Irrigated Native Seed

NOTE
 ROUNDABOUT GROUND COVER TO MEET OR EXCEED CDOT SPEC 703.10 AGGREGATE FOR MEDIAN COVER:
SIEVE PASSING SIZE
 2.5" AT 100% PASSING
 2" AT 95-100% PASSING
 3/4" AT 0-15% PASSING



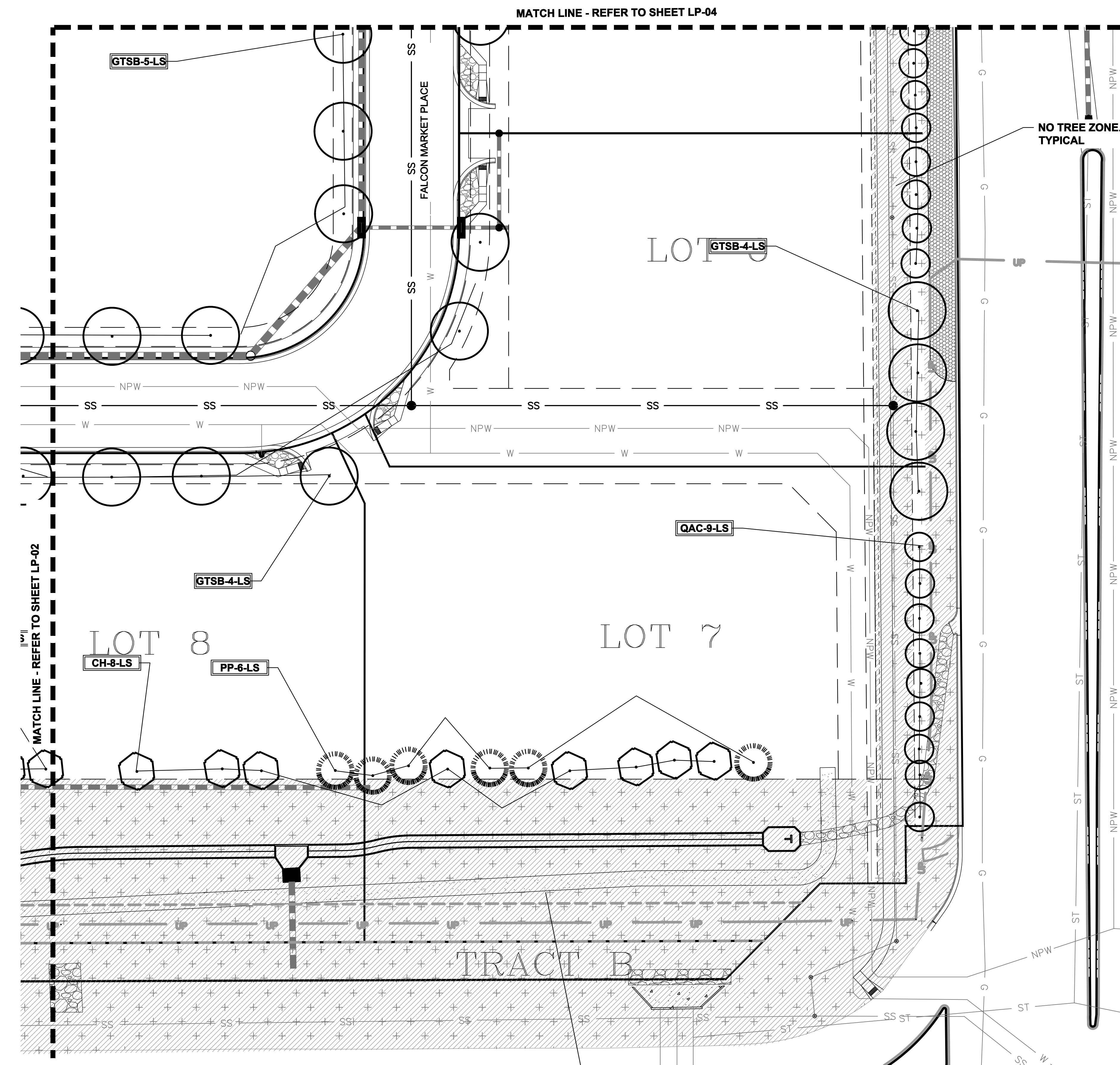
LANDSCAPE PLAN - AREA 'A'



NO TREE ZONE. TYPICAL

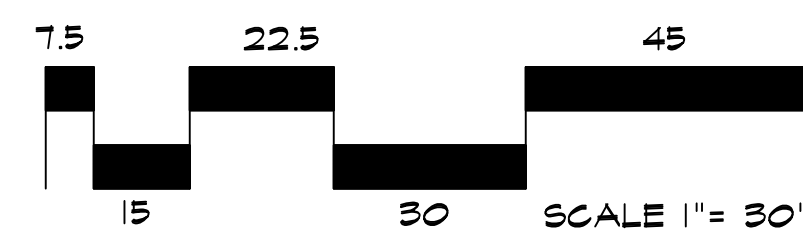
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 10-17-2023

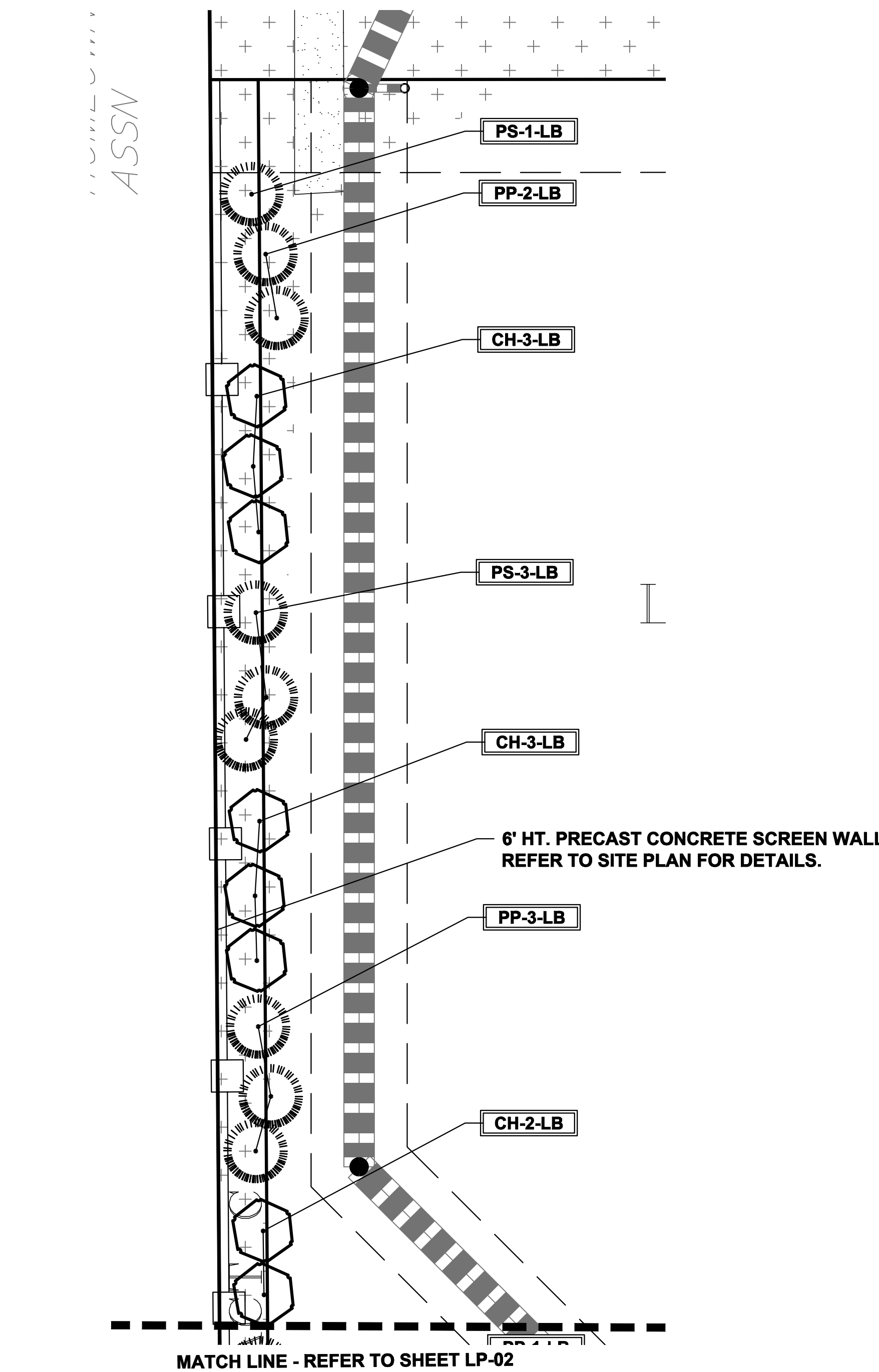


LANDSCAPE PLAN - AREA 'B'

NO TREE ZONE. TYPICAL



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
	Non-Irrigated Native Seed



LANDSCAPE PLAN - AREA 'E'

AS-BUILT
10-17-2023

DOCUMENT NOTE
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NOT FOR CONSTRUCTION

JOB NUMBER	688-17
REVISIONS	
7-2-18	PER COMMENTS
8-3-18	PER COMMENTS
9-6-18	PER COMMENTS
7-19-19	PER COMMENTS
08-22-19	PER COMMENTS
11-7-19	PER COMMENTS
03-23-20	PER COMMENTS
ORIGINAL DATE	5-22-17
DRAWN BY:	JM
DESCRIPTION:	AREA 'B' & 'E' LANDSCAPE PLAN
SHEET NO.:	LP-03
EPC	10/20/2020

FOR APPROVAL ONLY

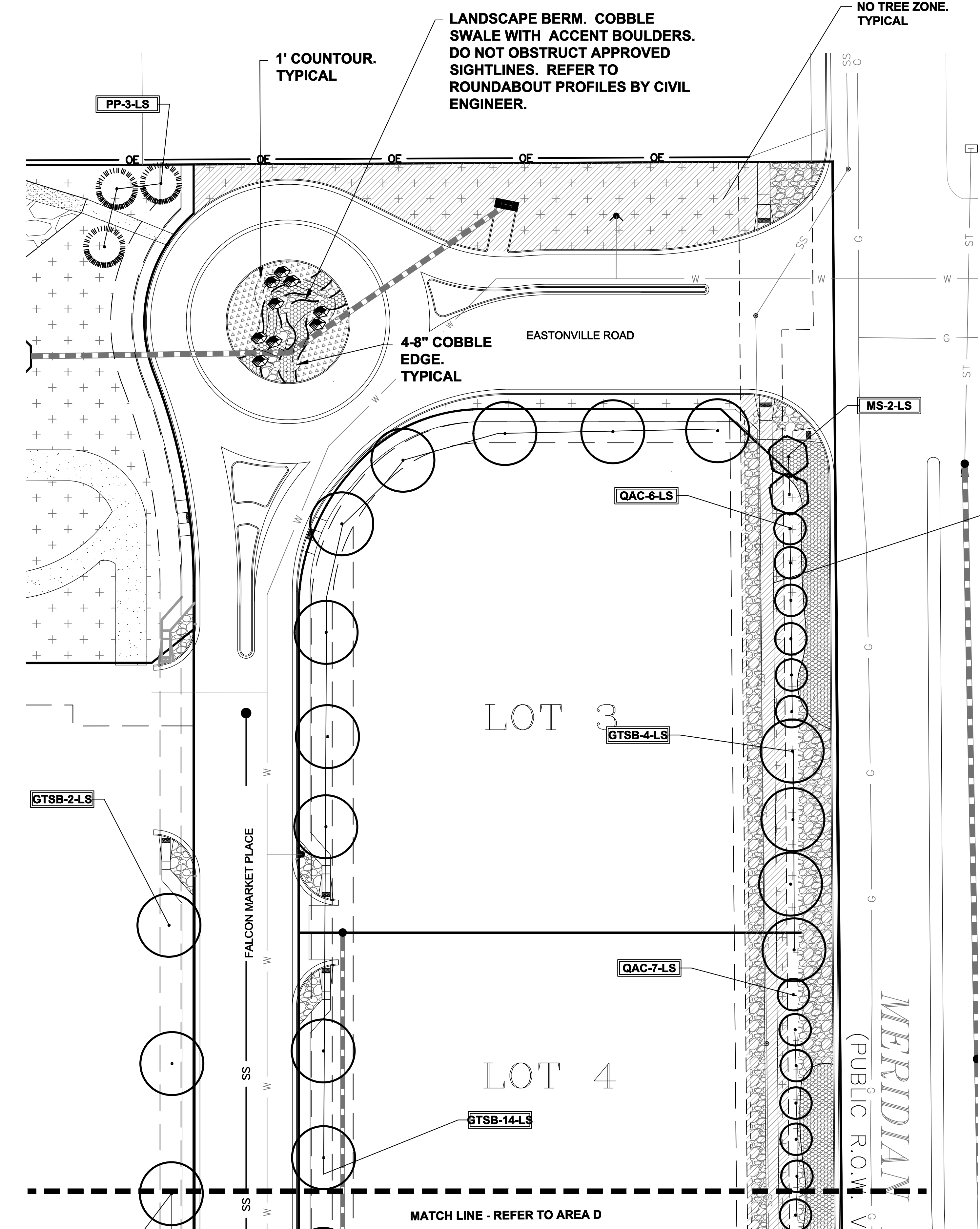
FALCON MARKETPLACE
FILING NO. 1
FALCON, CO - EL PASO COUNTY, CO

PREPARED FOR:
DREXEL, BARRELL & CO.

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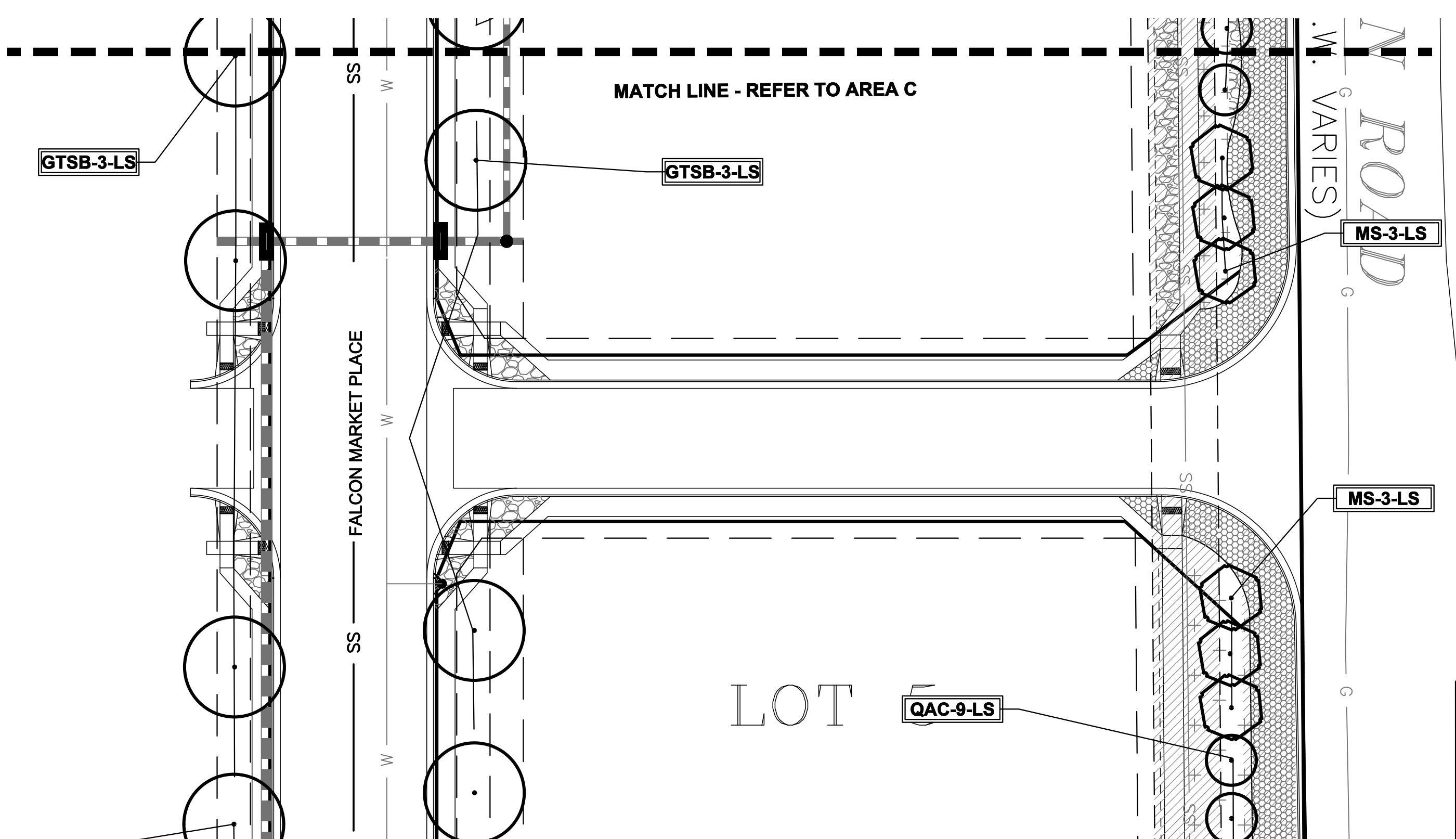


HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-587-1648
Fax 719-588-1122

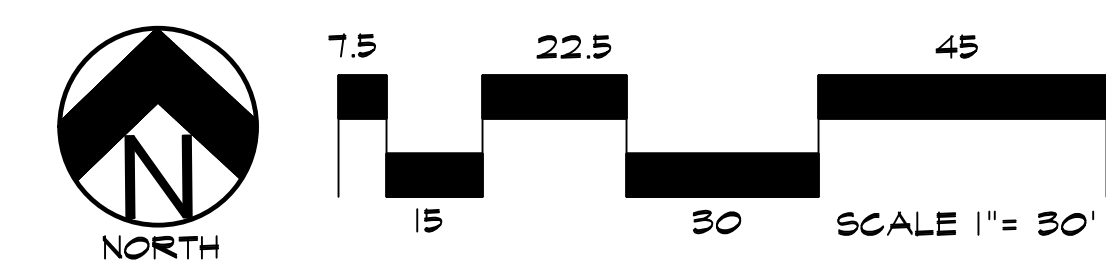


NOTE
 ROUNDABOUT GROUND COVER TO MEET OR EXCEED CDOT SPEC 703.10
 AGGREGATE FOR MEDIAN COVER:
 SIEVE PASSING SIZE
 2.5" AT 100% PASSING
 2" AT 95-100% PASSING
 3/4" AT 0-15% PASSING

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
	Non-Irrigated Native Seed



LANDSCAPE PLAN - AREA 'C'



LANDSCAPE PLAN - AREA 'D'

DOCUMENT NOTE
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 10-17-2023

NOT FOR CONSTRUCTION

JOB NUMBER	688-17
REVISIONS	
7-2-18	PER COMMENTS
8-3-18	PER COMMENTS
9-6-18	PER COMMENTS
7-19-19	PER COMMENTS
08-22-19	PER COMMENTS
11-7-19	PER COMMENTS
03-23-20	PER COMMENTS
ORIGINAL DATE	5-22-17
DRAWN BY:	JM
DESCRIPTION:	AREA 'C' & 'D' LANDSCAPE PLAN
SHEET NO.	LP-04
EPC	10/20/2020

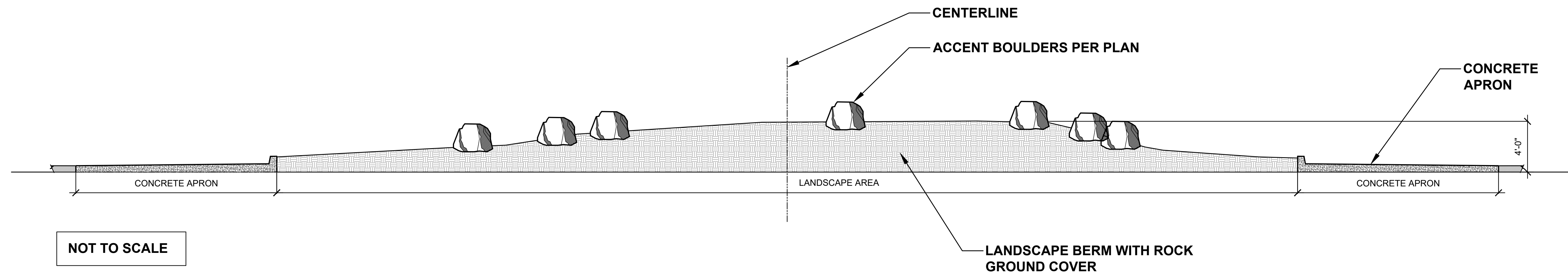
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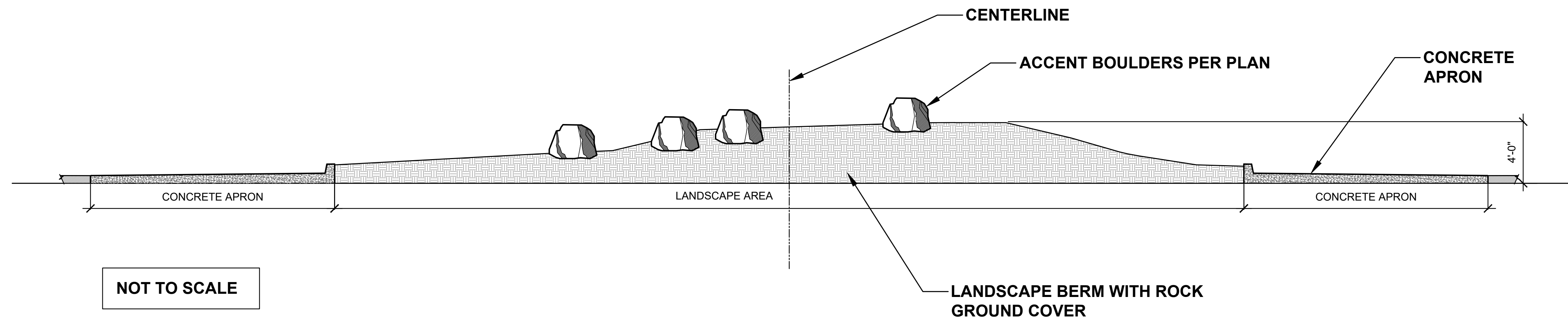
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 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
 5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-587-1646
 Fax 719-586-1122



SOUTH ROUNDABOUT ELEVATION



NORTH ROUNDABOUT ELEVATION

AS-BUILT
10-17-2023

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LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADREY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
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NOT FOR CONSTRUCTION	JOB NUMBER	688-17
	REVISIONS	
	ORIGINAL DATE	04-01-20
	DRAWN BY:	JJM
	DESCRIPTION:	ROUNDAABOUT ELEVATIONS
SHEET NO.	E1.1	
	EPC 10/20/2020	

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: KGV
 CHECKED BY: TDM
 FILE NAME:



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DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: N/A

MERIDIAN ROAD TURN LANE EXTENSION

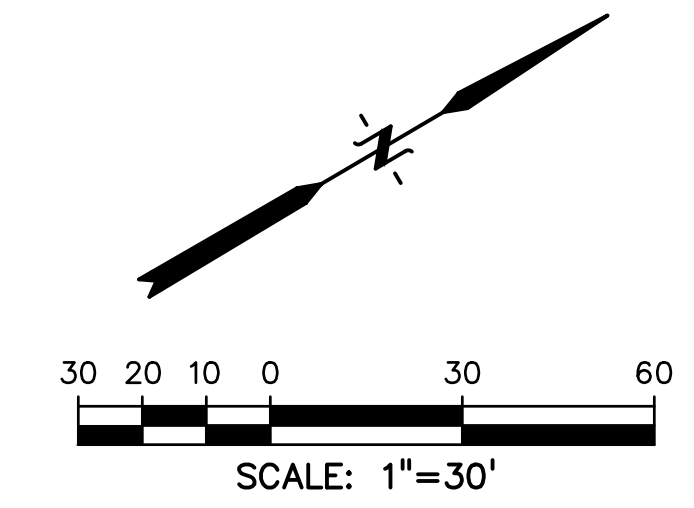
PROJECT NO. 20988-00CSCV
 DRAWING NO.

C5.10

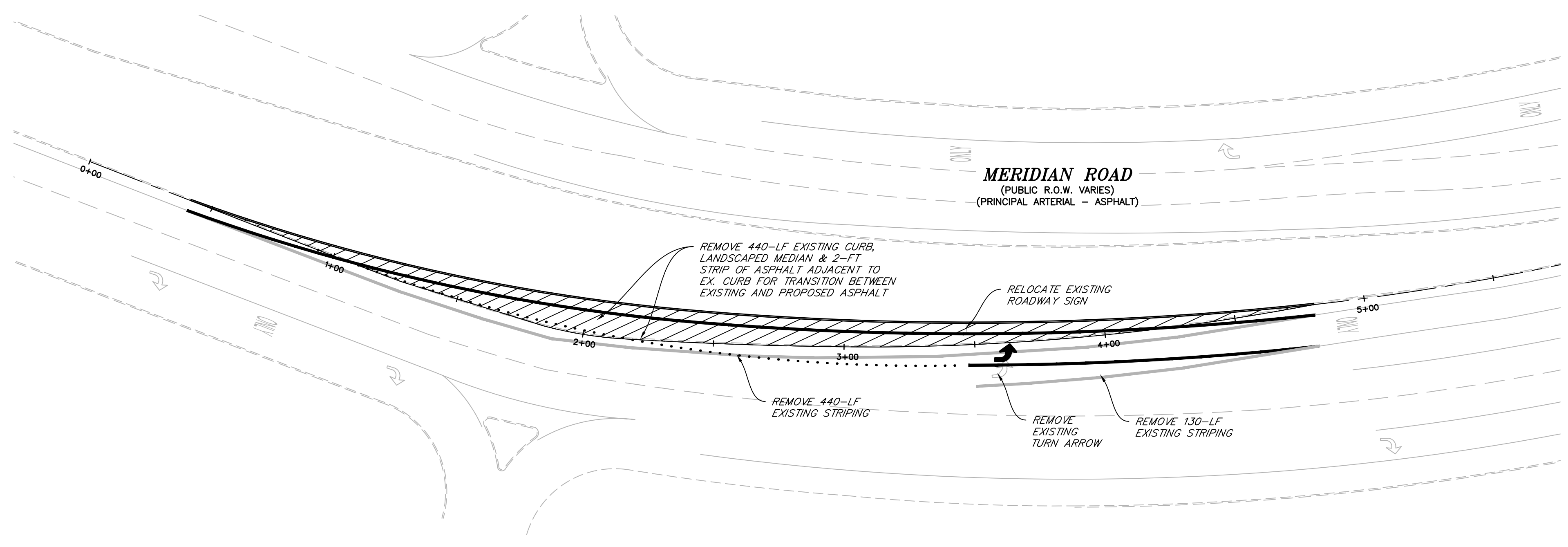
SHEET: 26 OF 48

LEGEND

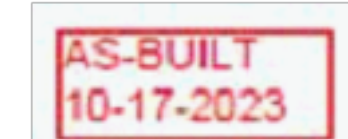
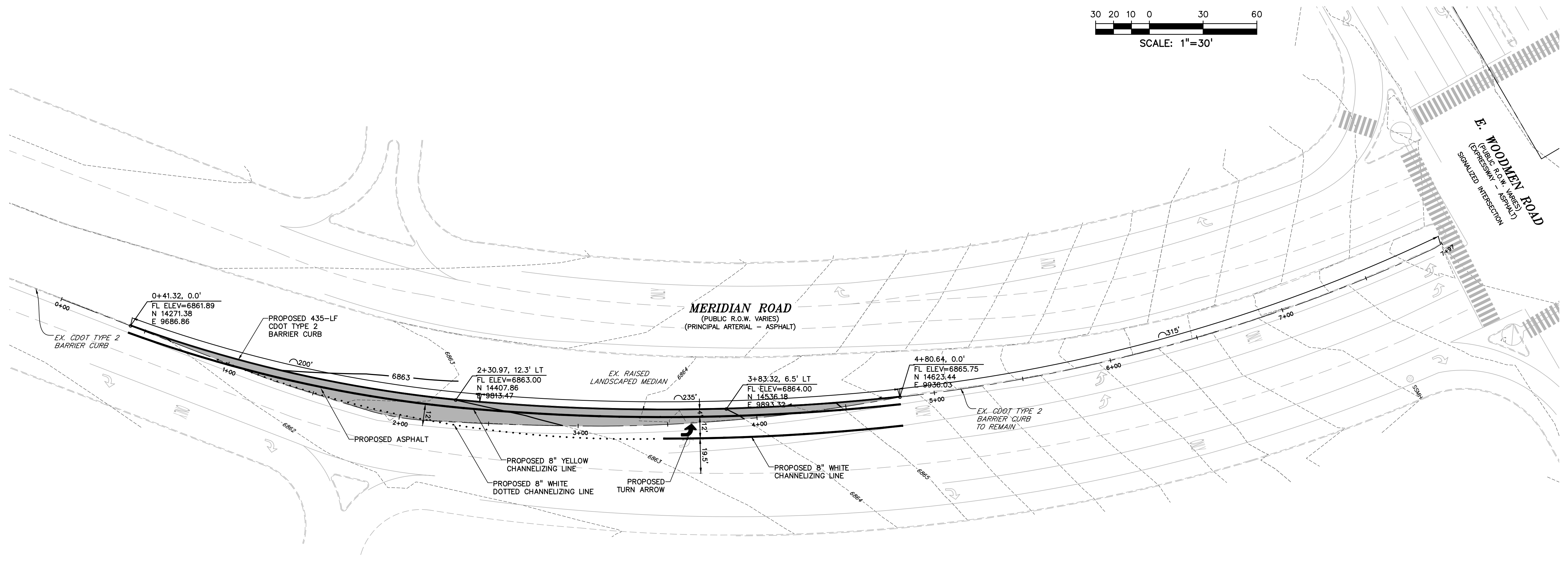
- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK
- PRO. WATER LINE
- PRO. FIRE HYDRANT
- PRO. RAW WATER
- PRO. SANITARY SEWER
- PRO. STORM SEWER
- EX. OVERHEAD ELECTRIC..... OE
- EX. SANITARY SEWER..... SS
- EX. PETROLEUM..... UP
- EX. GAS..... G
- EX. RAW WATER..... RW
- EX. WATER..... W
- EX. STORM SEWER..... ST



REMOVAL PLAN



TURN LANE EXTENSION PLAN



EL PASO COUNTY FILE # SF-19-001


PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
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CLIENT:
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 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:	GES
CHECKED BY:	TDM
FILE NAME:	

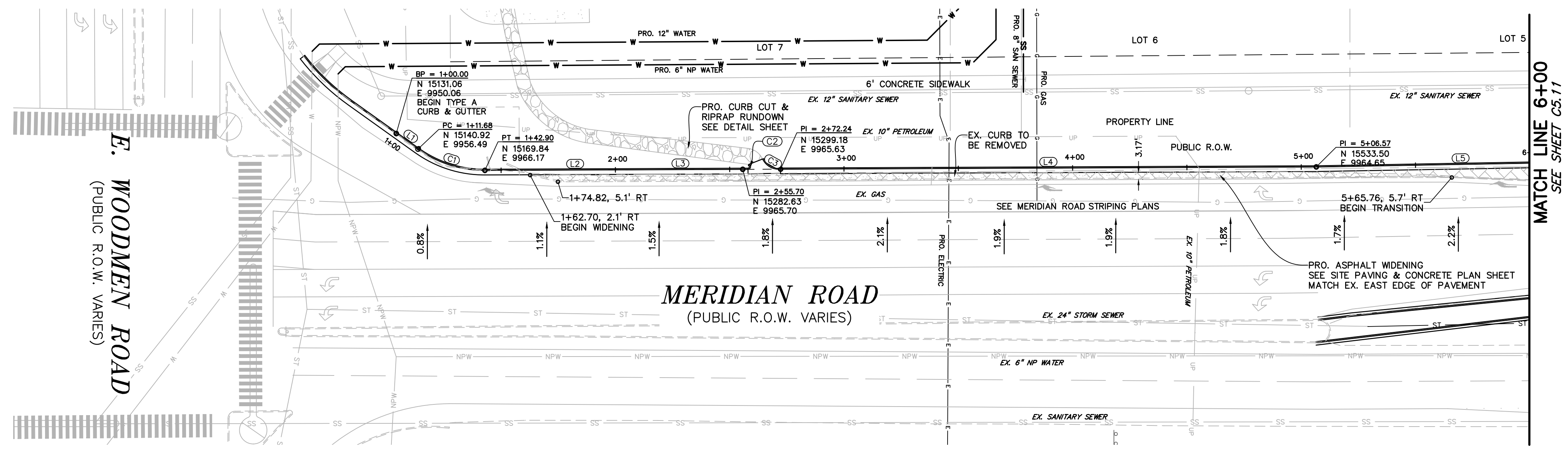
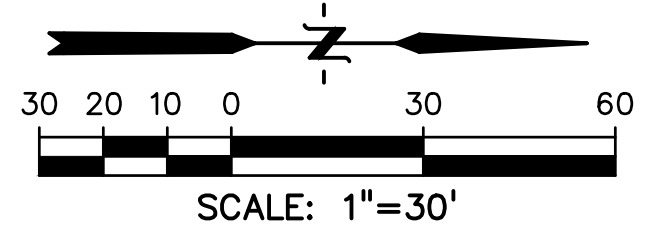

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 DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=5'

MERIDIAN ROAD PLAN & PROFILE
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

C5.11
 SHEET: 27 OF 48

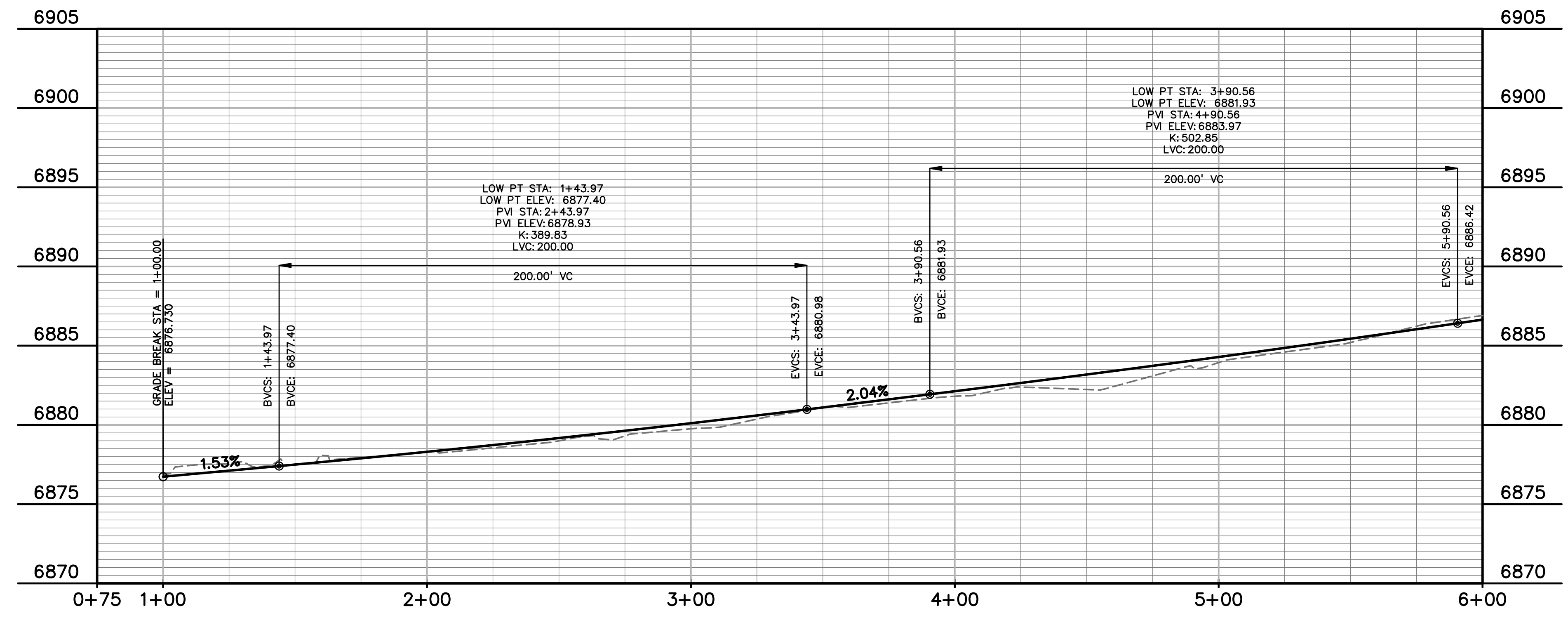
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- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK

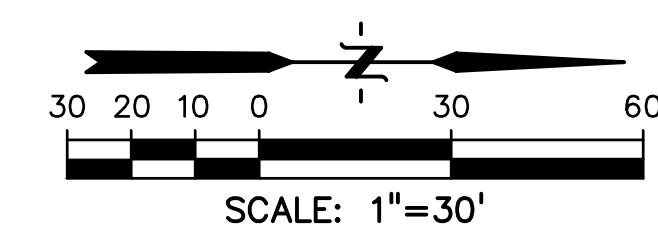


LINE #	LENGTH	BEARING
L1	11.68'	N35°31'58"E
L2	112.80'	N0°14'20"W
L3	112.80'	N0°14'20"W
L4	234.33'	N0°14'20"W
L5	126.39'	N1°00'06"W
L6	28.69'	N1°00'06"W
L7	369.96'	N0°23'38"W
L8	7.10'	N75°35'01"E
L9	2.52'	N60°21'59"E
L10	253.87'	N0°28'35"W
L18	220.59'	N3°44'37"E

CURVE #	LENGTH	RADIUS	DELTA
C1	31.22'	50.00'	35°46'18"
C2	3.04'	1.09'	159°34'21"
C3	9.53'	7.84'	69°39'46"
C4	62.13'	40.00'	86°59'54"
C5	63.53'	40.00'	91°00'06"
C6	62.56'	40.00'	89°36'22"
C7	22.57'	85.00'	15°13'01"
C8	42.45'	40.00'	60°48'34"

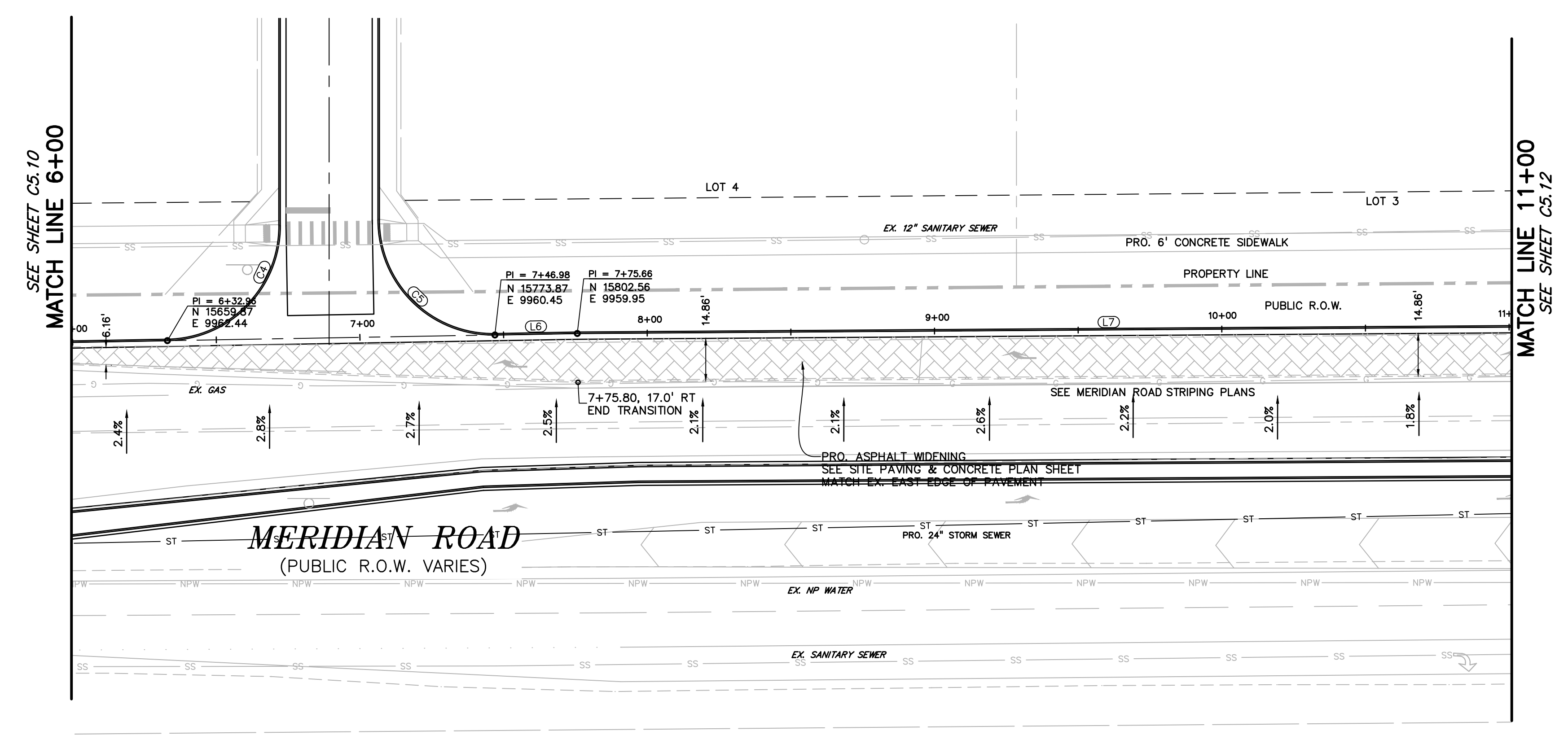


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LEGEND

PROPERTY LINE
 LOT LINE
 EASEMENT
 CURB & GUTTER
 SIDEWALK

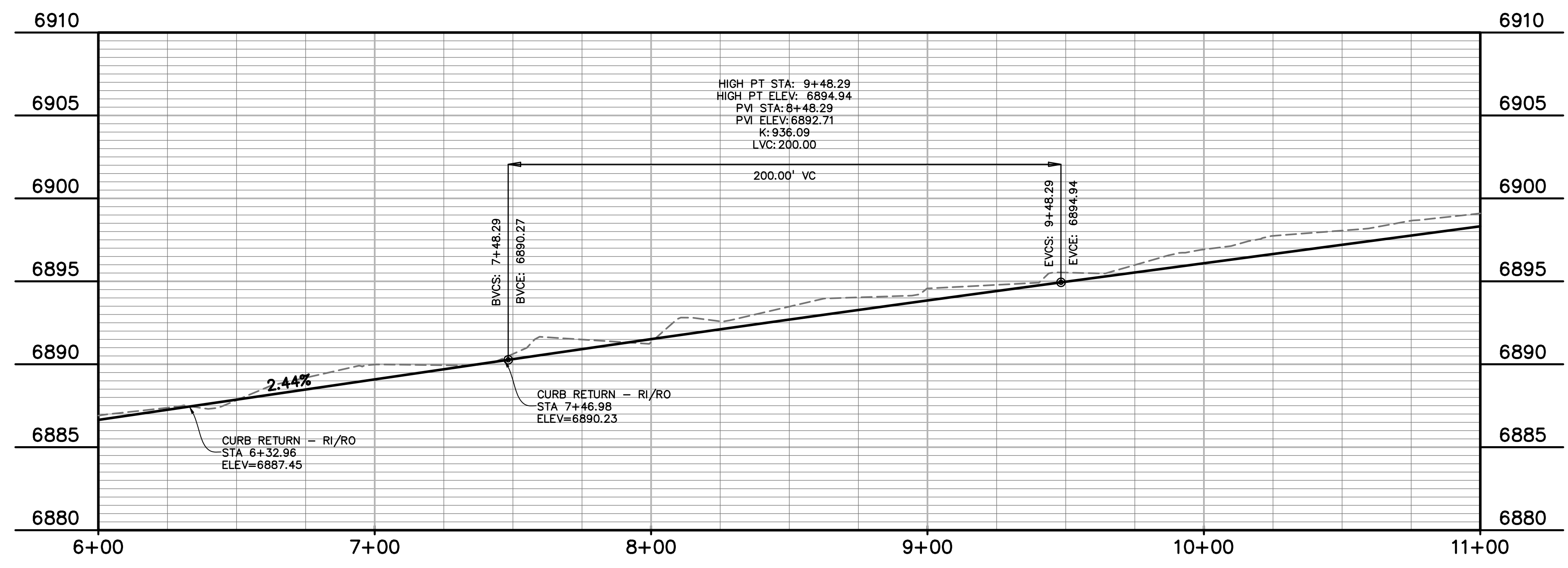


FLOWLINE TABLE

LINE #	LENGTH	BEARING
L1	11.68'	N35°31'58"E
L2	112.80'	N0°14'20"W
L3	112.80'	N0°14'20"W
L4	234.33'	N0°14'20"W
L5	126.39'	N1°00'06"W
L6	28.69'	N1°00'06"W
L7	369.98'	N0°23'38"W
L8	7.10'	N75°35'01"E
L9	2.52'	N60°21'59"E
L10	253.87'	N0°26'35"W
L18	220.59'	N3°44'37"E

FLOWLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	31.22'	50.00'	35°46'18"
C2	3.04'	1.09'	159°34'21"
C3	9.53'	7.84'	69°39'46"
C4	62.13'	40.00'	88°59'54"
C5	63.53'	40.00'	91°00'06"
C6	62.56'	40.00'	89°36'22"
C7	22.57'	85.00'	15°13'01"
C8	42.45'	40.00'	60°48'34"



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:	GES
CHECKED BY:	TDM
FILE NAME:	

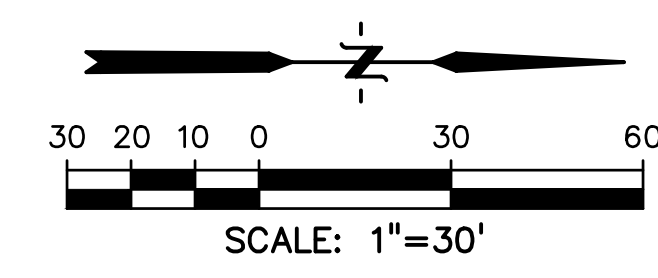
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 DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=5'

MERIDIAN ROAD PLAN & PROFILE
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

AS-BUILT
 10-17-2023

C5.12

SHEET: 28 OF 48



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPRINGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
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 (214) 416-9820

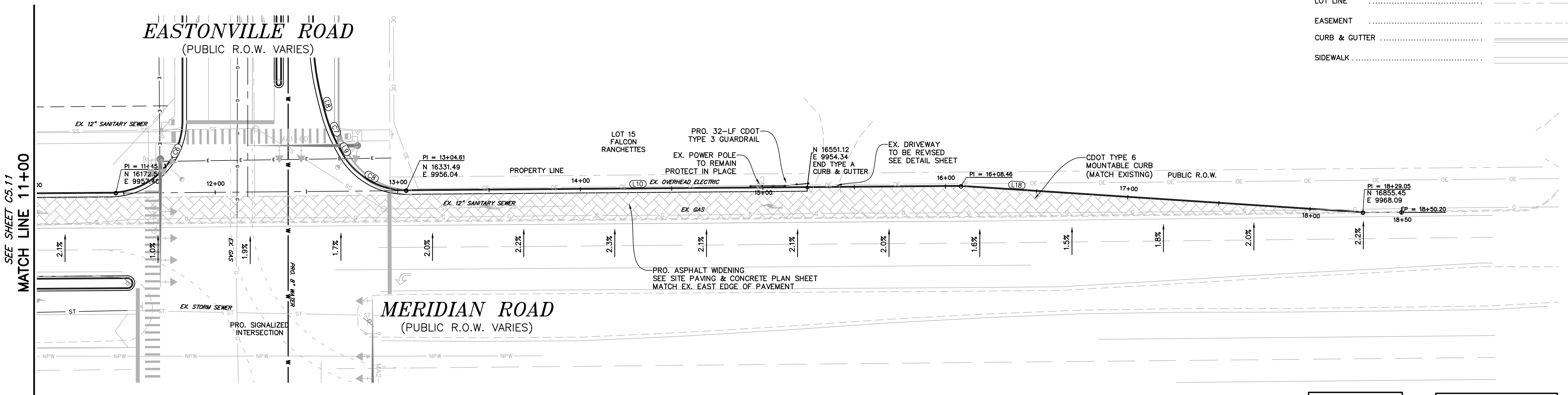
CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

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

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=5'

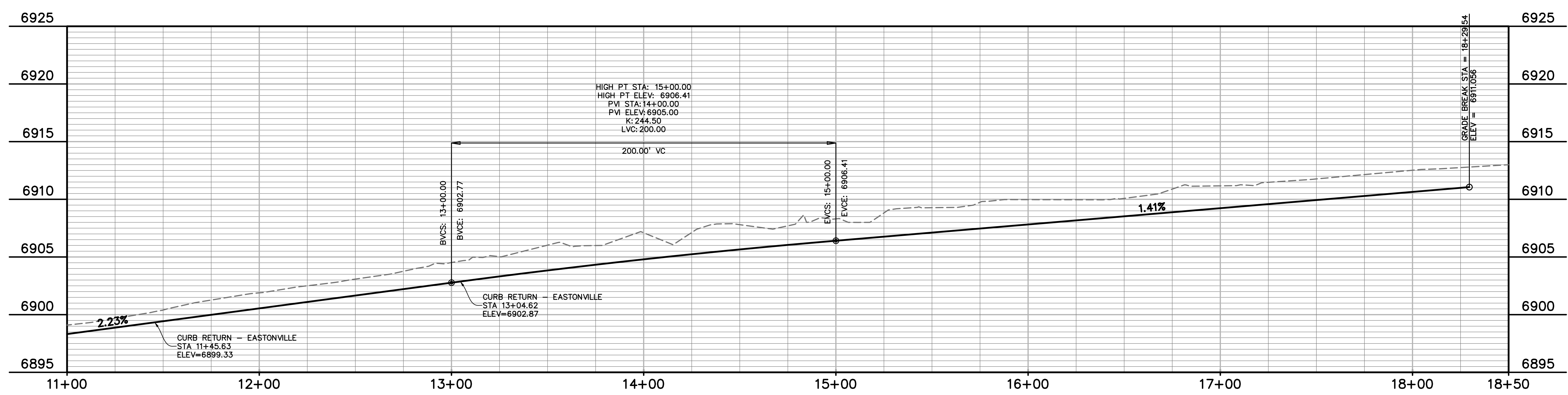
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 PROJECT NO. 20988-00CSCV
 DRAWING NO.

C5.13
 SHEET: 29 OF 48

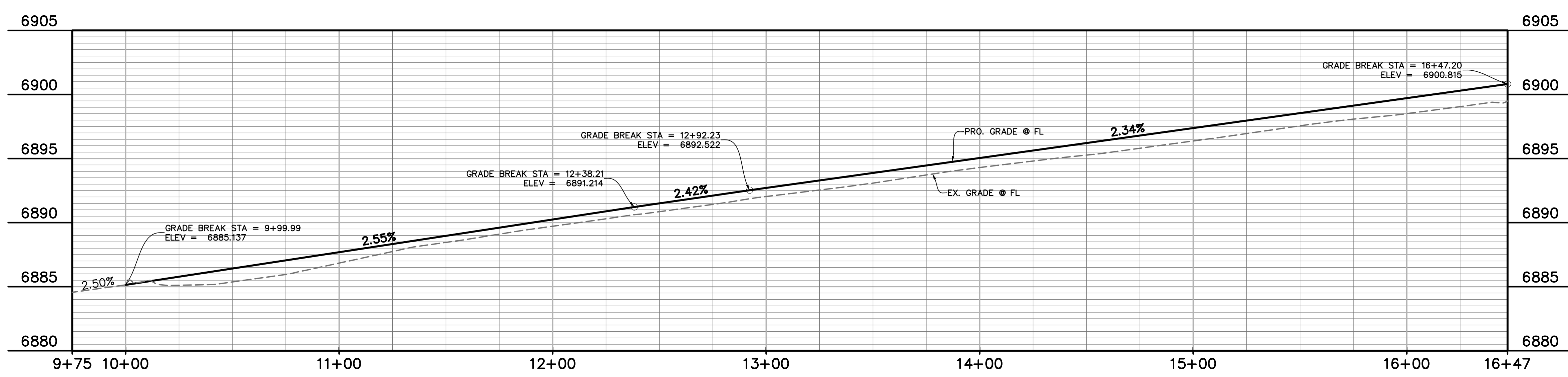
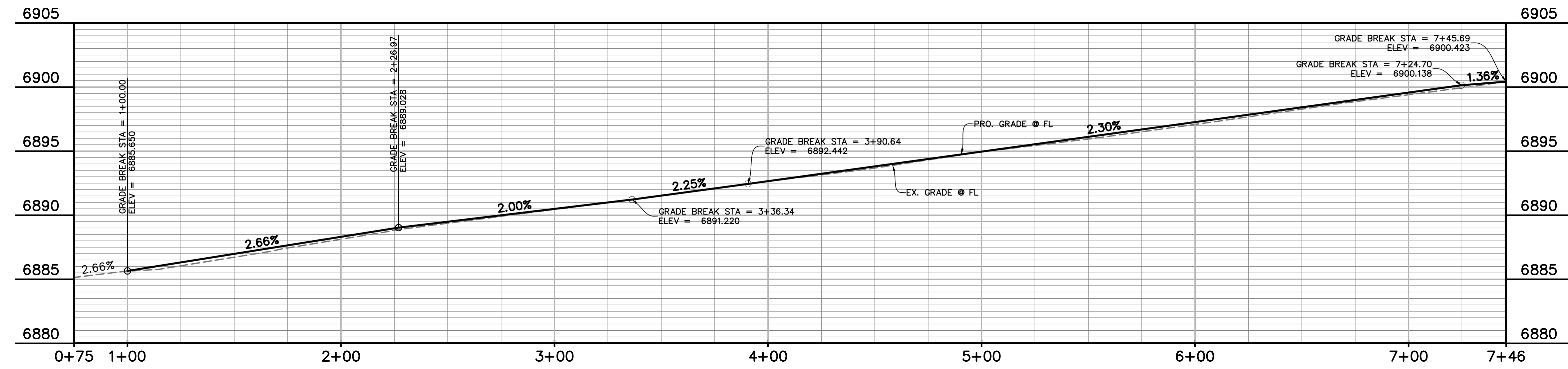
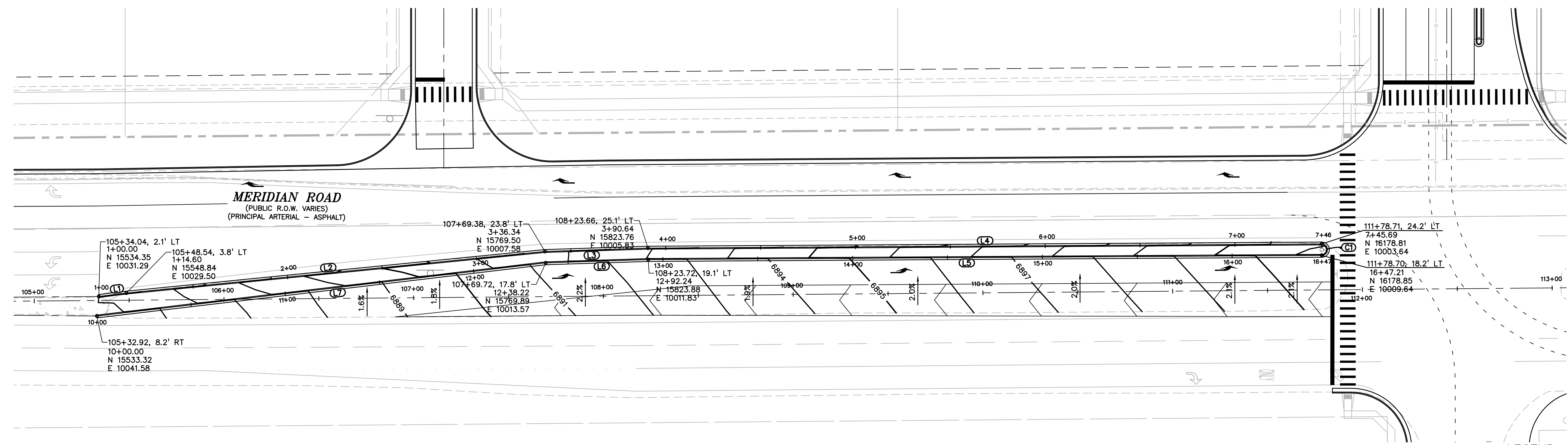
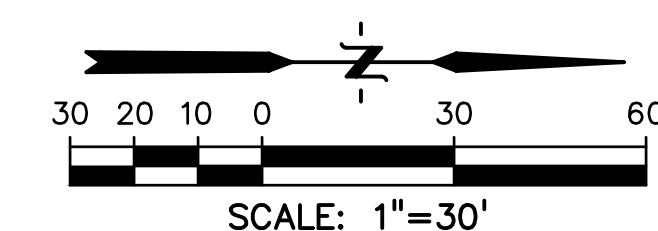


LINE #	LENGTH	BEARING
L1	11.68'	N35°31'58"E
L2	112.80'	N0°14'20"W
L3	112.80'	N0°14'20"W
L4	234.33'	N0°14'20"W
L5	126.39'	N1°00'08"W
L6	28.69'	N1°00'08"W
L7	369.86'	N0°23'38"W
L8	7.10'	N75°35'01"E
L9	2.52'	N60°21'59"E
L10	253.87'	N0°26'35"W
L18	220.59'	N3°44'37"E

CURVE #	LENGTH	RADIUS	DELTA
C1	31.22'	50.00'	35°46'18"
C2	3.04'	1.09'	159°34'21"
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C7	22.57'	85.00'	15°13'01"
C8	42.45'	40.00'	60°48'34"



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	OE
EX. SANITARY SEWER	SS
EX. PETROLEUM	UP
EX. GAS	G
EX. RAW WATER	RW
EX. WATER	W
EX. STORM SEWER	ST

LINE TABLE

LINE #	LENGTH	DIRECTION
L6	54.02'	N1°50'57"W
L5	354.97'	N0°21'12"W
L1	14.60'	N7°03'21"W
L2	221.75'	N5°40'23"W
L3	54.30'	N1°50'57"W
L4	355.05'	N0°21'12"W
L7	238.22'	N6°45'05"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	9.42'	3.00'	180°00'00"	S89°38'48"W	6.00'

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: GES
 CHECKED BY: TDM
 FILE NAME:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=5'

**MERIDIAN ROAD
 MEDIAN PLAN
 & PROFILE**

PROJECT NO. 20988-00CSCV
 DRAWING NO.

AS-BUILT
 10-17-2023

C5.14

SHEET: 30 OF 48

EL PASO COUNTY FILE # SF-19-001

EPC 10/20/2020

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
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COLORADO SPGS, COLORADO 80905
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FALCON, COLORADO

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DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

MERIDIAN ROAD STRIPING PLAN

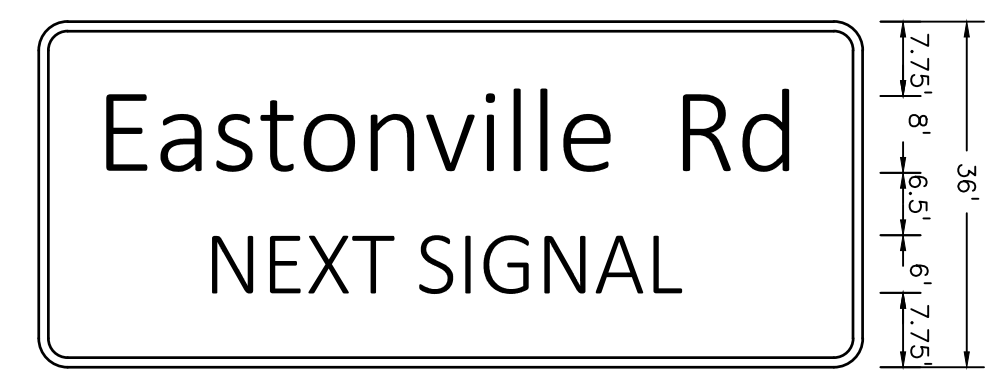
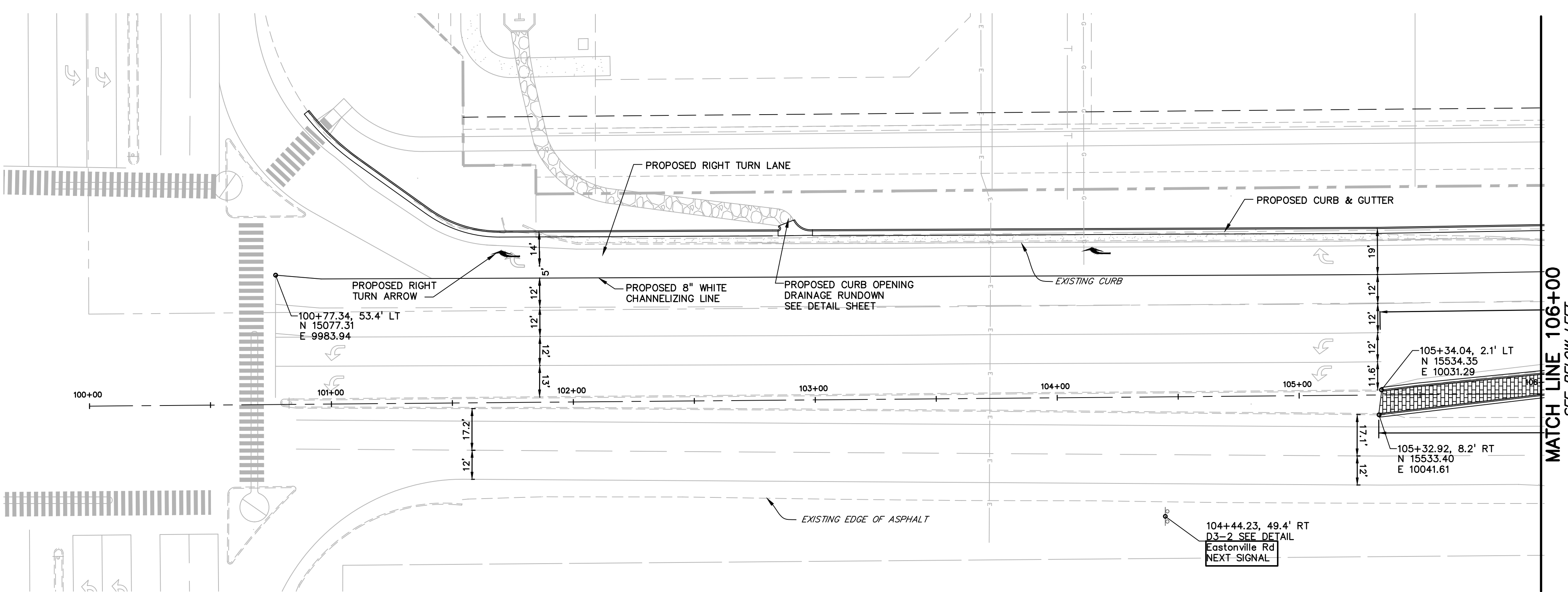
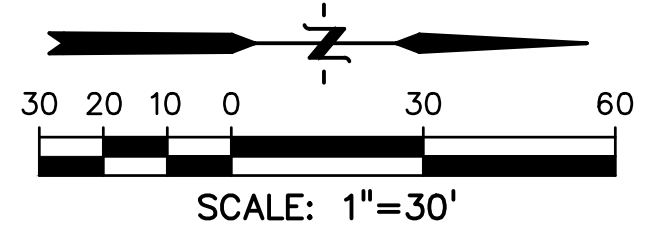
PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.15

SHEET: 31 OF 48

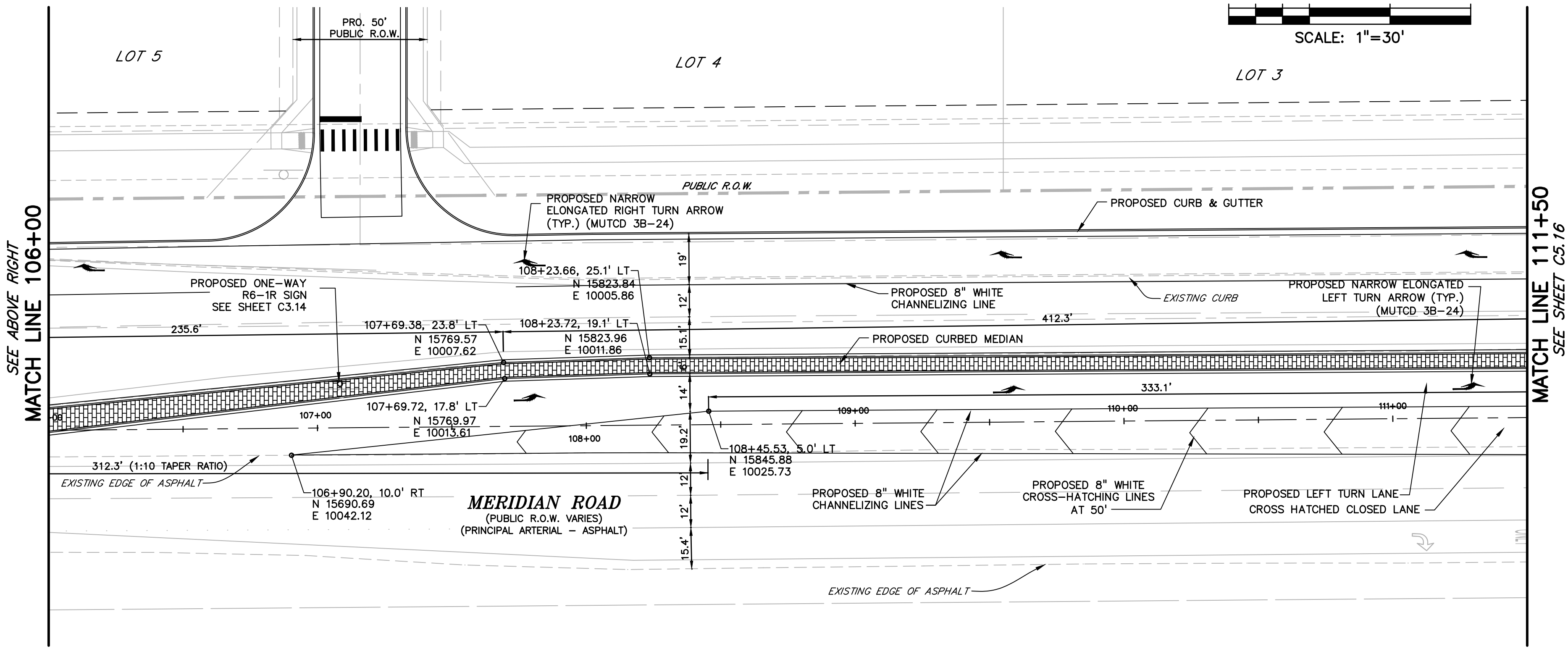
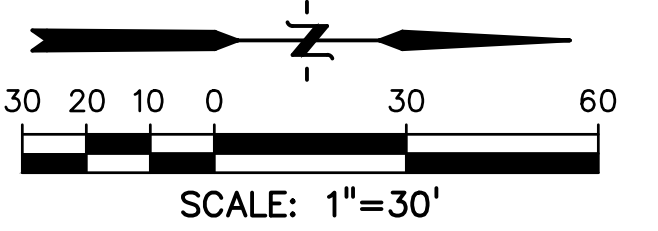
LEGEND

- 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



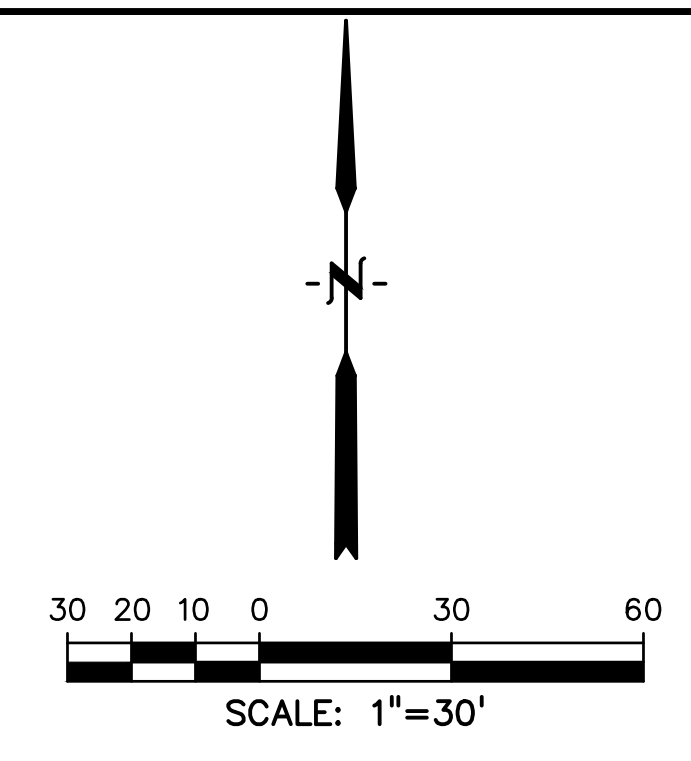
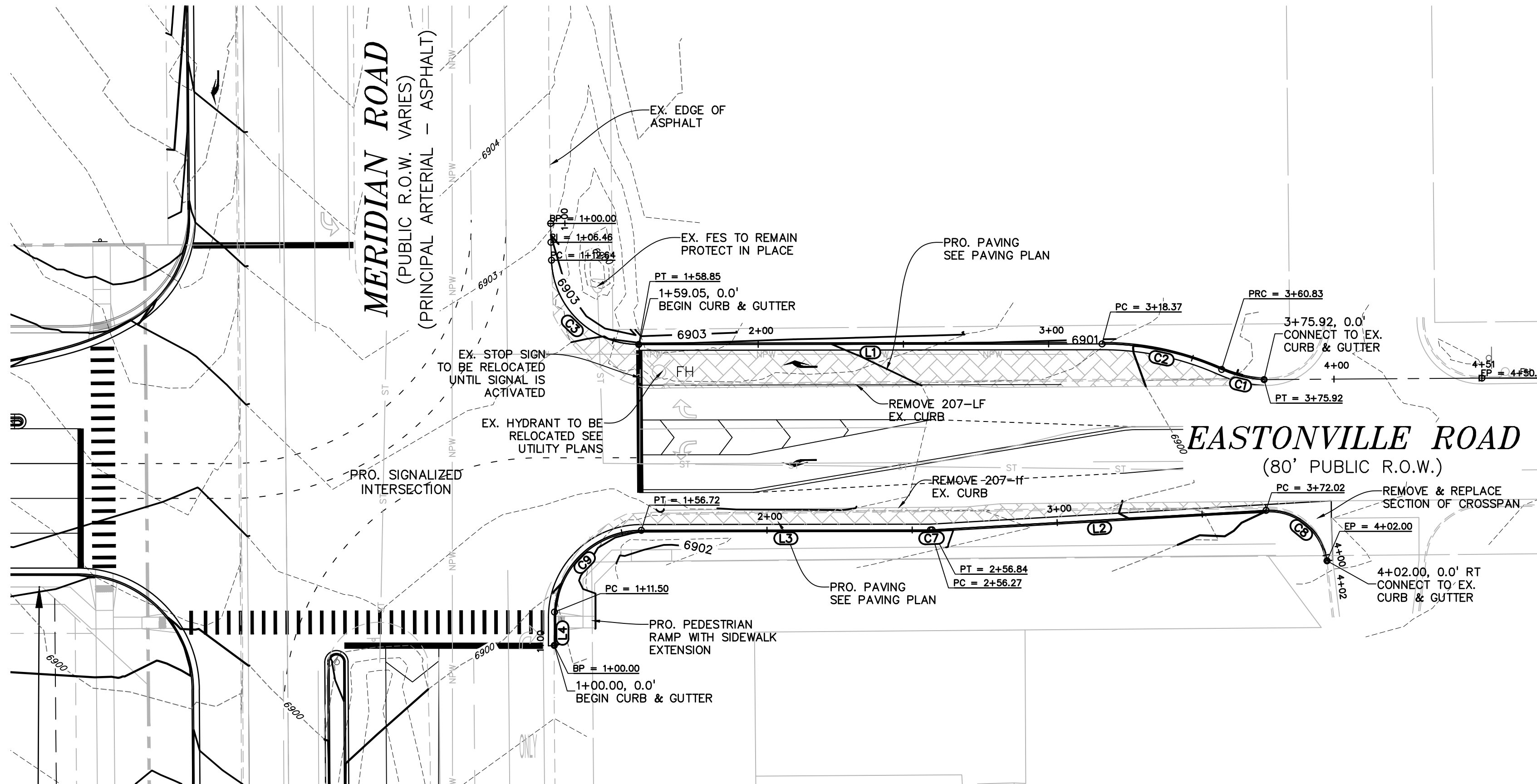
D3-2 ADVANCE STREET NAME (2 LINES)
3.00" RADIUS, 1.00" BORDER, WHITE ON GREEN
[Eastonville Rd] 8D, [NEXT SIGNAL] 6D

COORDINATE PLACEMENT WITH EL PASO COUNTY DOT AND REFERENCE CDOT STANDARD PLANS S-614-1, S-614-3 & S-614-5 FOR SIGN SUPPORT POSTS AND BREAKAWAY DETAILS



AS-BUILT
10-17-2023

EL PASO COUNTY FILE # SF-19-001



LEGEND

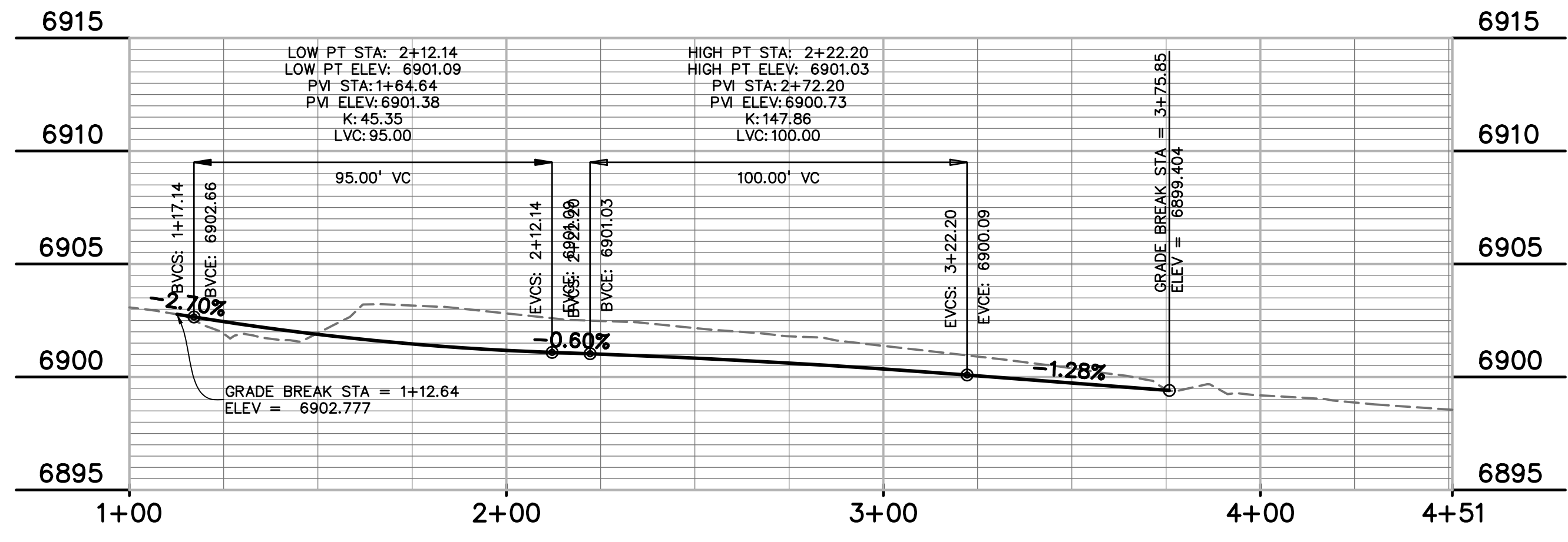
- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK

LINE TABLE

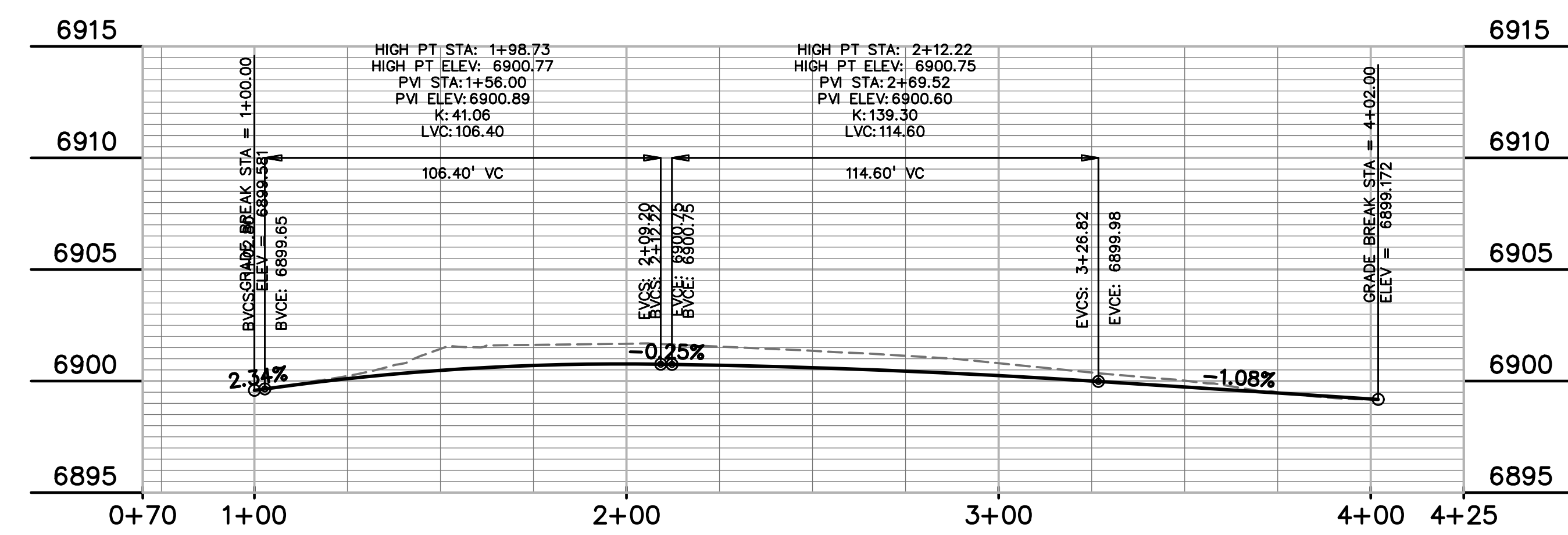
LINE #	LENGTH	DIRECTION
L1	159.52'	S89°59'20"W
L2	115.18'	S88°39'16"W
L3	99.55'	S89°55'20"W
L4	8.78'	S0°04'25"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	15.10'	39.85'	21°42'27"	N76°36'19"W	15.01'
C2	42.46'	100.00'	24°19'34"	N77°54'53"W	42.14'
C3	46.20'	30.00'	88°14'21"	N45°57'30"W	41.77'
C7	0.57'	10.00'	3°16'03"	S88°17'16"W	0.57'
C8	30.01'	20.16'	85°17'44"	N50°31'21"W	27.31'
C9	48.05'	30.03'	91°41'05"	S44°03'31"W	43.08'



EASTONVILLE RD - NORTH FLOWLINE



EASTONVILLE RD - SOUTH FLOWLINE

AS-BUILT
10-17-2023

EL PASO COUNTY FILE # SF-19-001

PREPARED BY:

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(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: GES
CHECKED BY: TDM
FILE NAME:



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DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

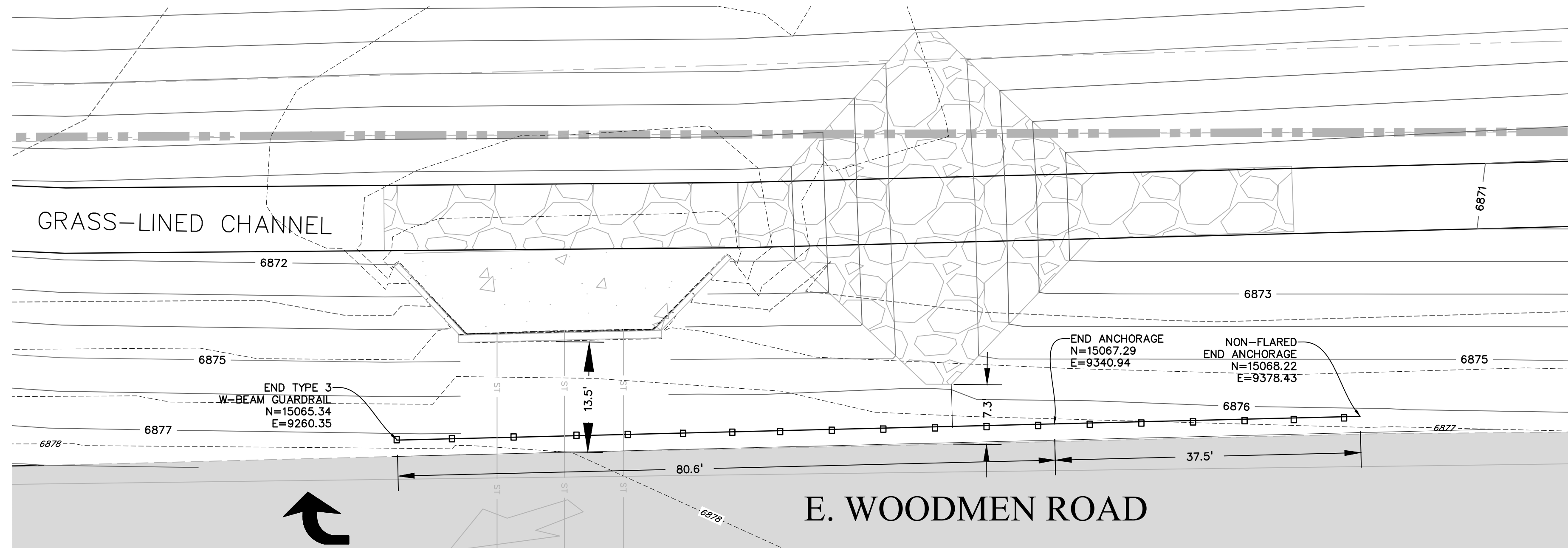
**EASTONVILLE RD
TURN LANE PLAN
& PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

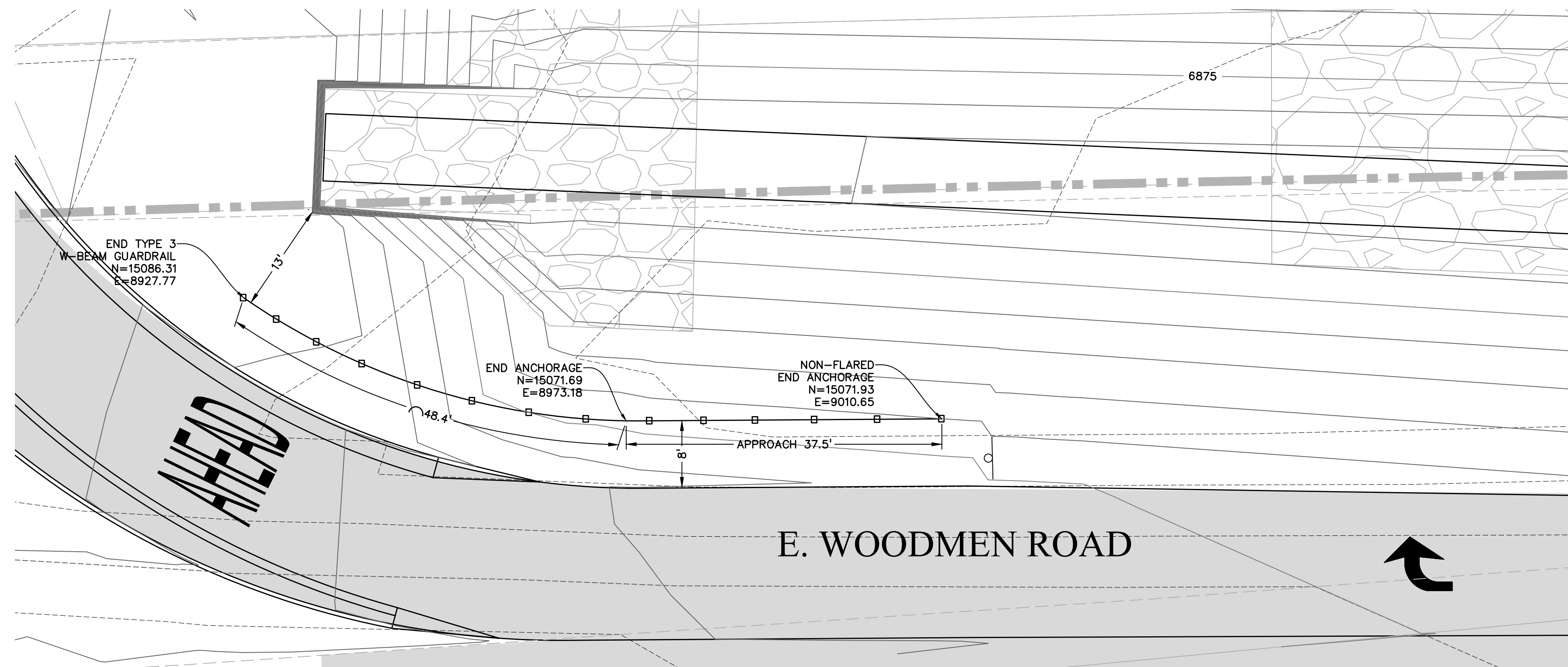
C5.17

SHEET: 33 OF 48

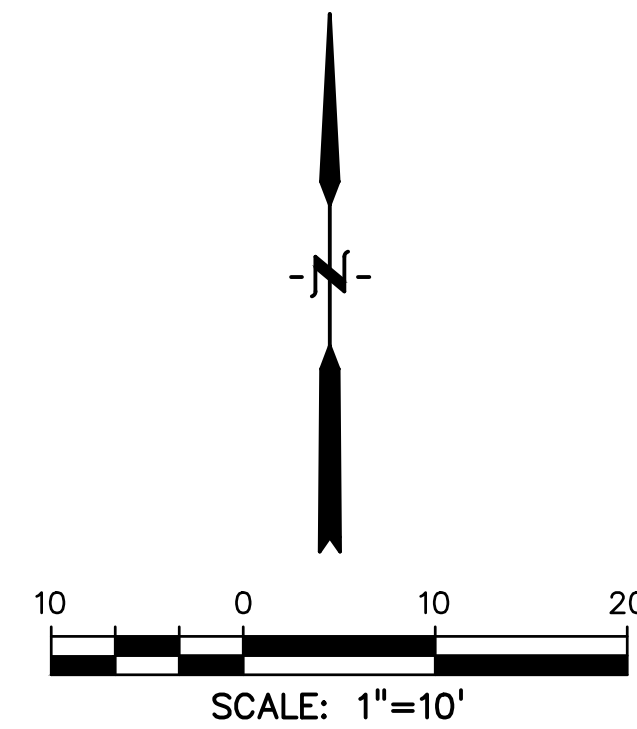
EPC 10/20/2020



GUARDRAIL - E. WOODMEN ROAD

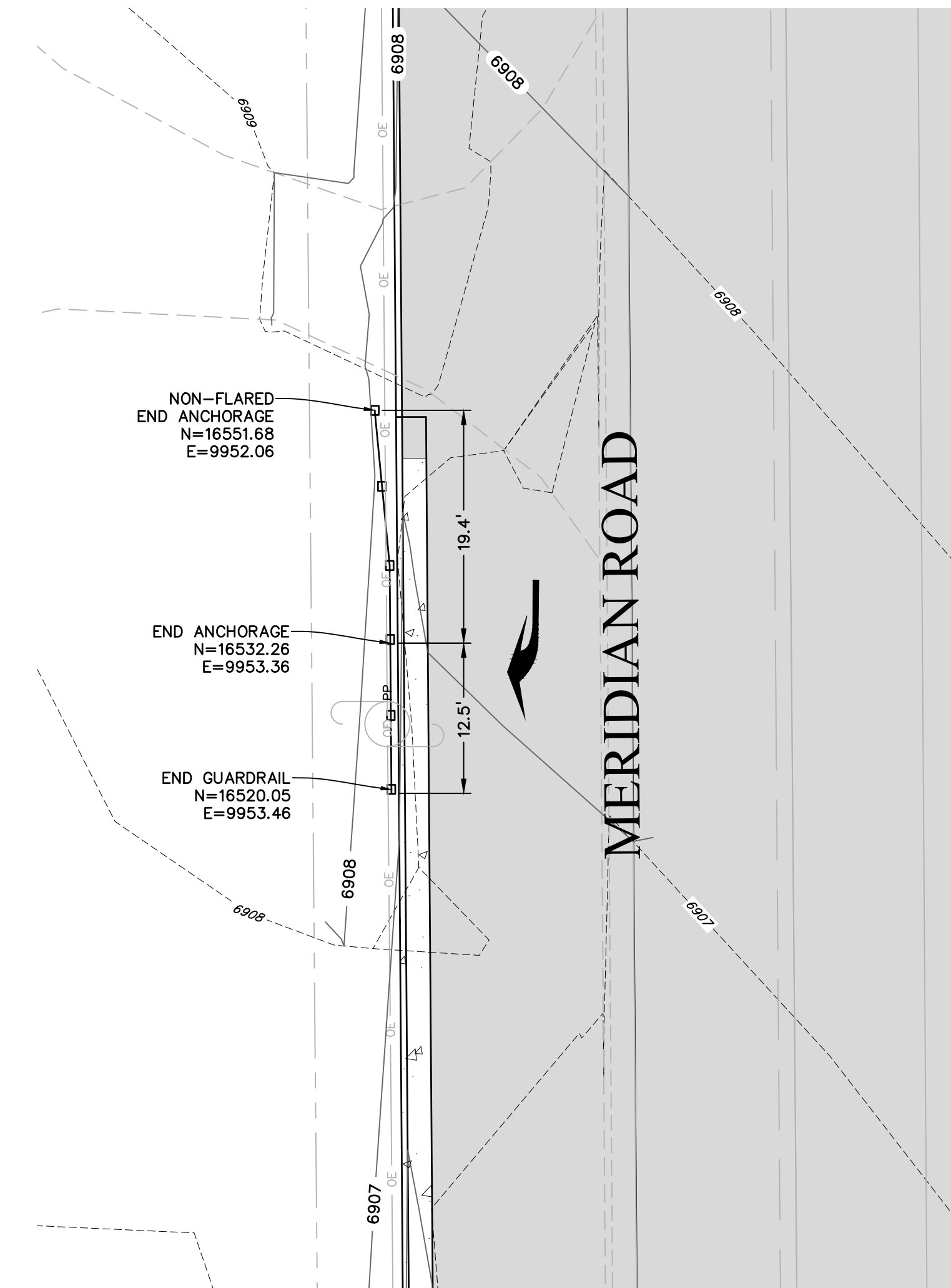


GUARDRAIL - E. WOODMEN ROAD AT FALCON MARKET PLACE



LEGEND

PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	=====
GUARDRAIL	□ □ □ □



GUARDRAIL - MERIDIAN ROAD

PREPARED BY:



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: GES
CHECKED BY: TDM
FILE NAME:



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

DRAWING SCALE:
HORIZONTAL: 1"=10'
VERTICAL: N/A

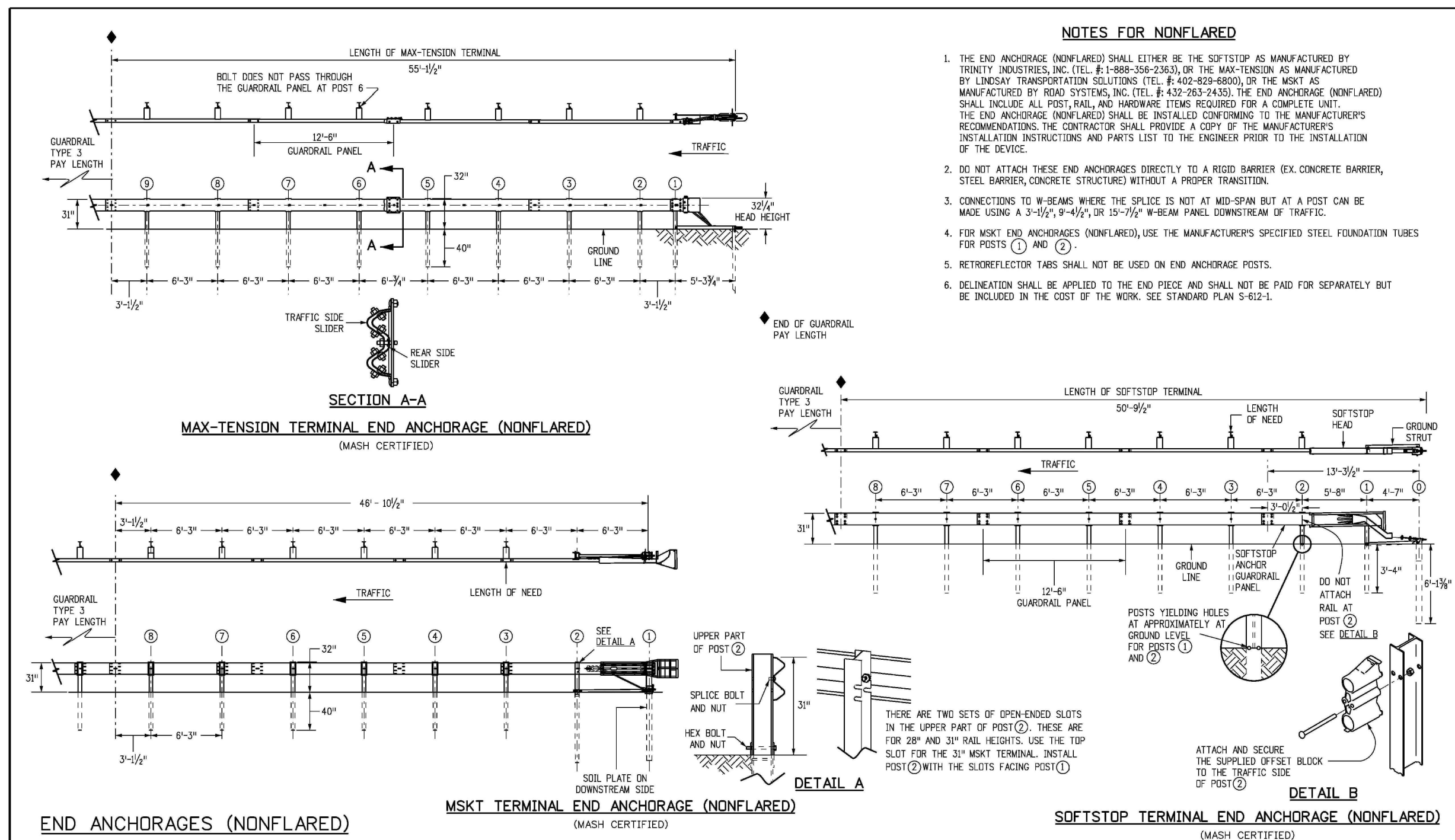
GUARDRAIL PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.18

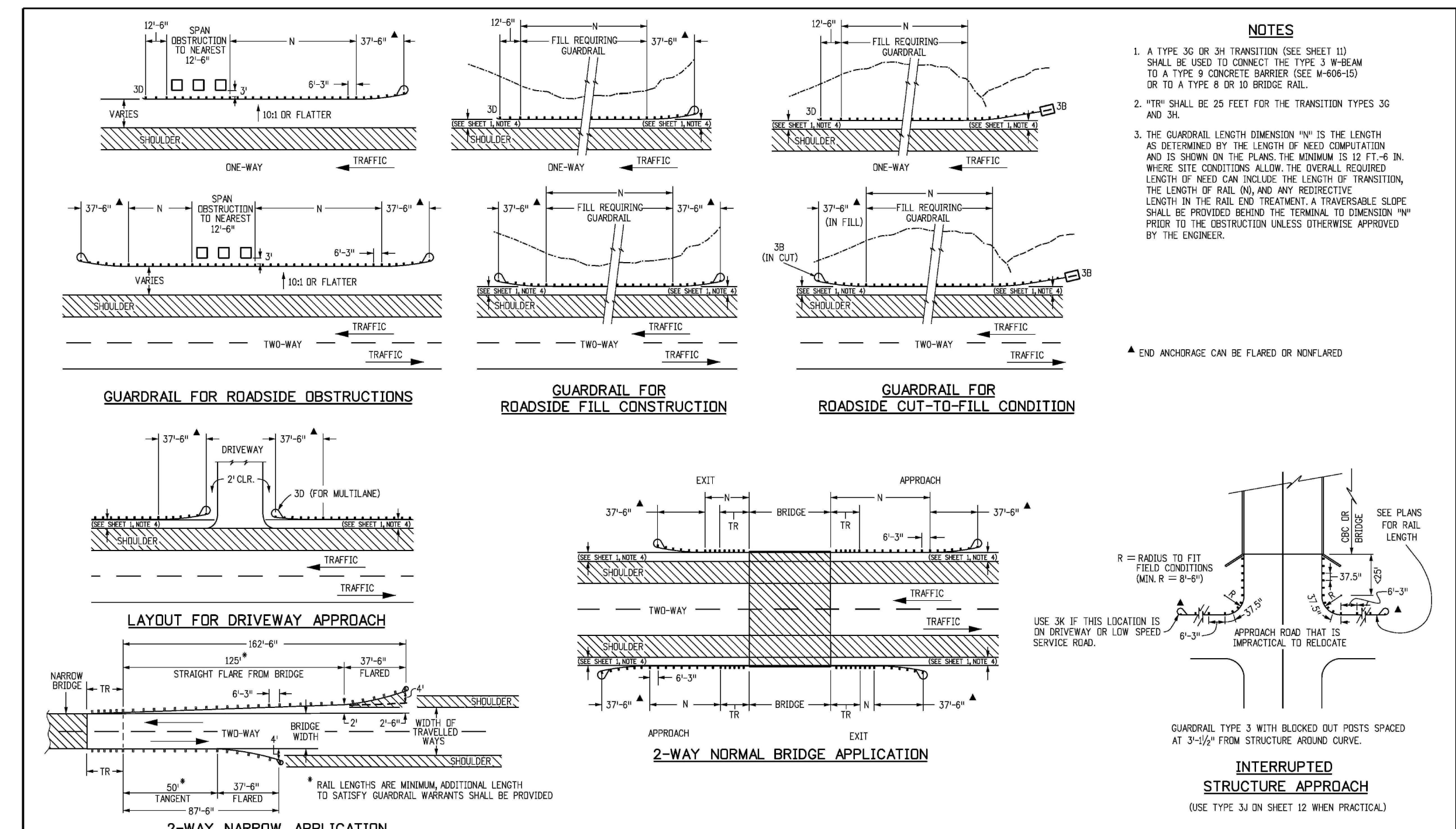
SHEET: 34 OF 48

AS-BUILT
10-17-2023



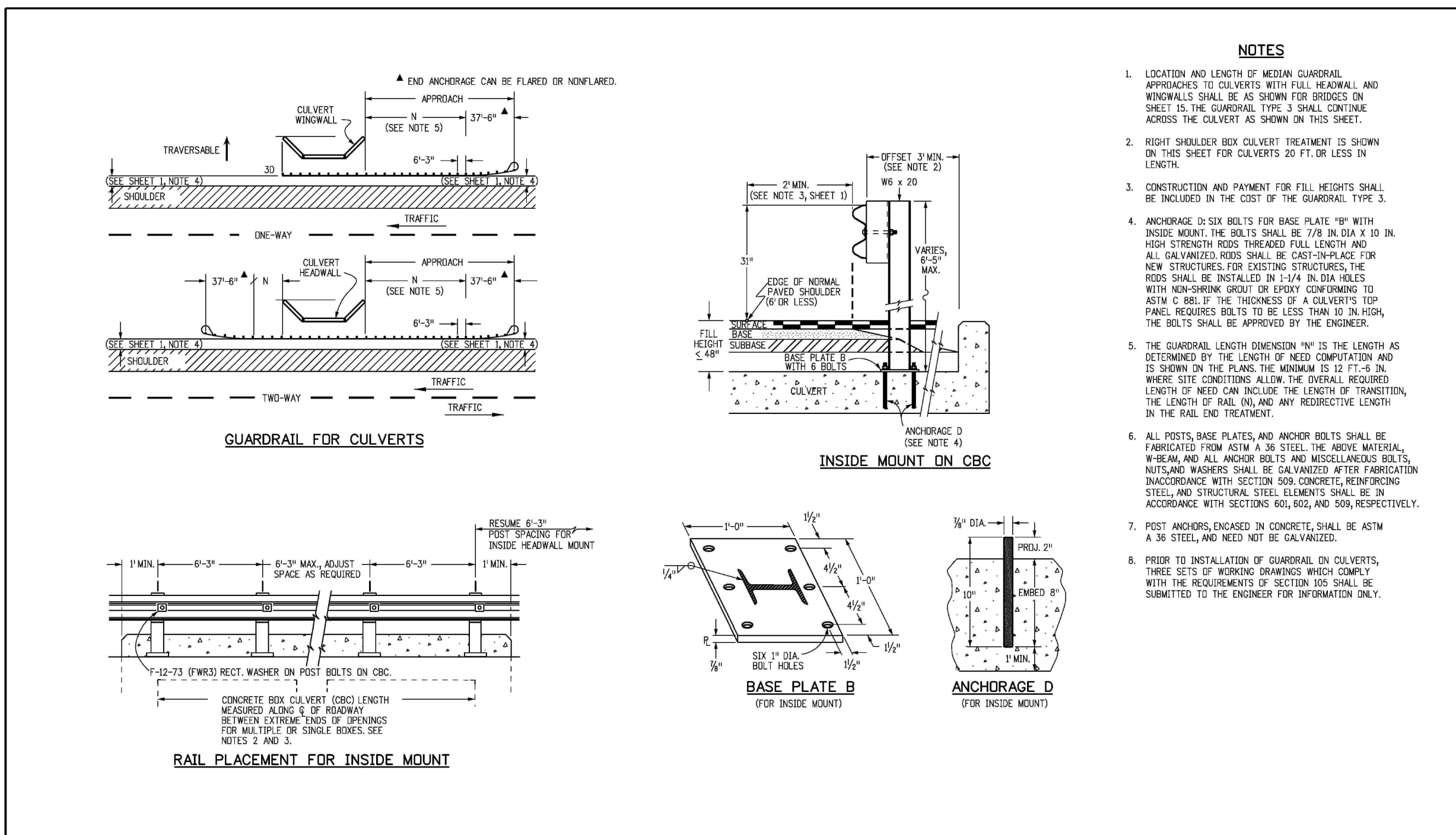
- NOTES FOR NONFLARED**
1. THE END ANCHORAGE (NONFLARED) SHALL EITHER BE THE SOFTSTOP AS MANUFACTURED BY TRINITY INDUSTRIES, INC. (TEL. #1-800-368-2003) OR THE MAX-TENSION AS MANUFACTURED BY LINDSEY TRANSPORTATION SOLUTIONS (TEL. #402-829-8800), OR THE MSKT AS MANUFACTURED BY ROAD SYSTEMS, INC. (TEL. #402-282-3433). THE END ANCHORAGE (NONFLARED) SHALL INCLUDE ALL POST, RAIL, AND HARDWARE ITEMS REQUIRED FOR A COMPLETE UNIT. THE END ANCHORAGE (NONFLARED) SHALL BE INSTALLED CONFORMING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PARTS LIST TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE DEVICE.
 2. DO NOT ATTACH THESE END ANCHORAGES DIRECTLY TO A RIGID BARRIER EX. CONCRETE BARRIER, STEEL BARRIER, CONCRETE STRUCTURE WITHOUT A PROPER TRANSITION.
 3. CONNECTIONS TO W-BEAM WHERE THE SPLICE IS NOT AT MID-SPAN BUT AT A POST CAN BE MADE USING A 3-1/2" x 4-1/2" OR 3-1/2" x 7-1/2" W-BEAM PANEL DOWNSTREAM OF TRAFFIC.
 4. FOR MSKT END ANCHORAGES (NONFLARED), USE THE MANUFACTURER'S SPECIFIED STEEL FOUNDATION TUBES FOR POSTS (1) AND (2).
 5. RETROREFLECTOR TABS SHALL NOT BE USED ON END ANCHORAGE POSTS.
 6. DELINEATION SHALL BE APPLIED TO THE END PIECE AND SHALL NOT BE PAID FOR SEPARATELY BUT BE INCLUDED IN THE COST OF THE WORK. SEE STANDARD PLAN 5-62-L.

Computer File Information	Sheet Revisions	Colorado Department of Transportation	MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES	STANDARD PLAN NO. M-606-1
Creation Date: 07/31/19 Designer Initials: JBK Last Modification Date: 03/05/20 Detailer Initials: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____	2829 West Howard Place COOT 10, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 8 of 19



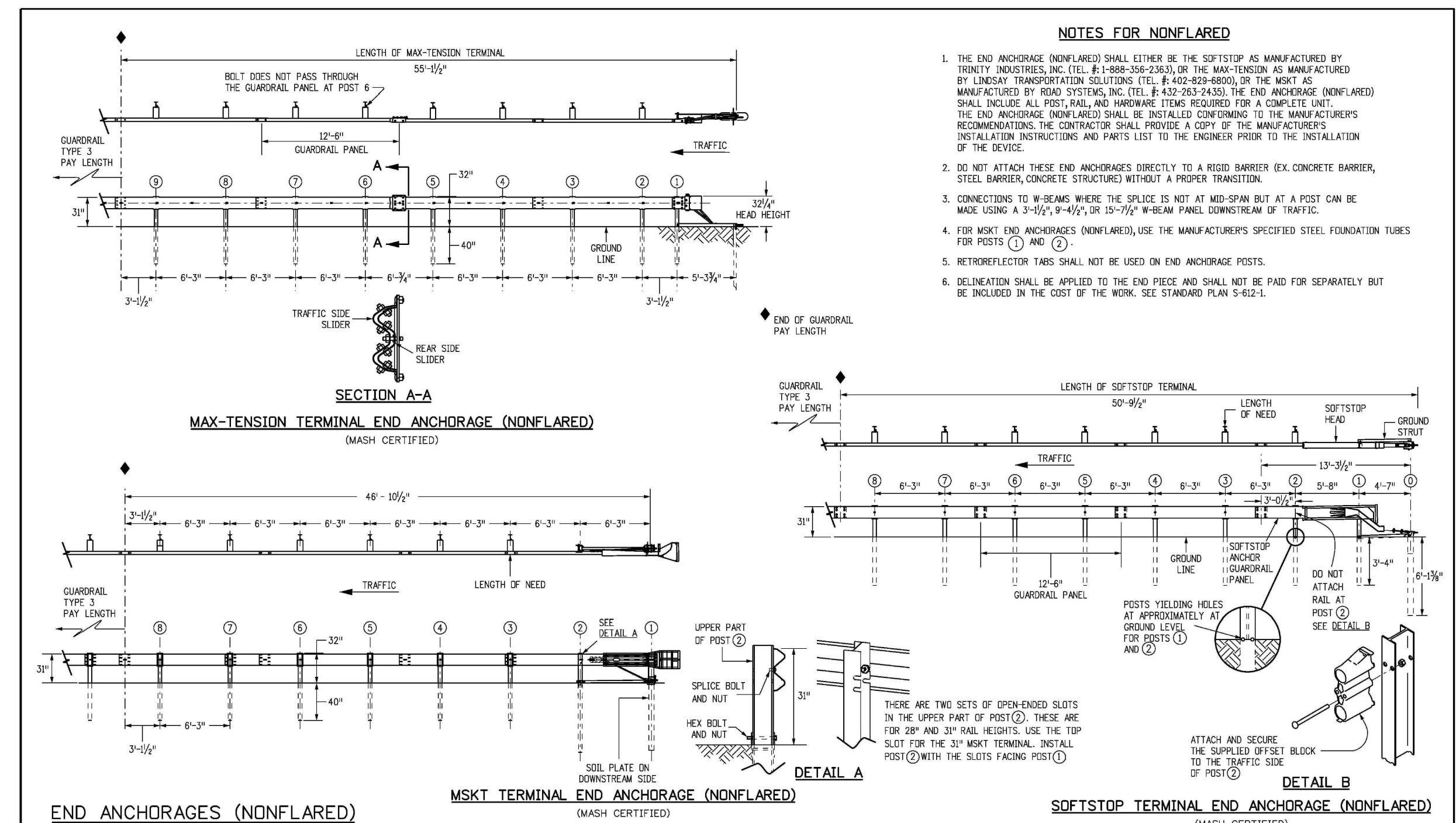
- NOTES**
1. A TYPE 3G OR 3H TRANSITION (SEE SHEET 10) SHALL BE USED TO CONNECT THE TYPE 3 W-BEAM TO A TYPE 9 CONCRETE BARRIER (SEE W-400-15) OR TO A TYPE 8 OR 10 BRIDGE RAIL.
 2. *TR* SHALL BE 25 FEET FOR THE TRANSITION TYPES 3G AND 3H.
 3. THE GUARDRAIL LENGTH DIMENSION "N" IS THE LENGTH AS DETERMINED BY THE LENGTH OF NEED COMPUTATION AND IS SHOWN ON THE PLANS. THE MINIMUM IS 12 FT + 6 IN. WHERE SITE CONDITIONS ALLOW. THE OVERALL REQUIRED LENGTH OF NEED CAN INCLUDE THE LENGTH OF TRANSITION, THE LENGTH OF RAIL ON, AND ANY REDUCTIVE LENGTH IN THE RAIL END TREATMENT. A TRAVERSABLE SLOPE SHALL BE PROVIDED BEFORE THE TERMINAL TO DIMENSION "N", PRIOR TO THE OBSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEER.

Computer File Information	Sheet Revisions	Colorado Department of Transportation	MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES	STANDARD PLAN NO. M-606-1
Creation Date: 07/31/19 Designer Initials: JBK Last Modification Date: 03/05/20 Detailer Initials: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____	2829 West Howard Place COOT 10, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 17 of 19



- NOTES**
1. LOCATION AND LENGTH OF MEDIAN GUARDRAIL APPROACHES TO CULVERTS WITH FULL HEADWALL AND SIDEWALLS SHALL BE AS SHOWN FOR BRIDGES ON SHEET 15. THE GUARDRAIL TYPE 3 SHALL CONTINUE ACROSS THE CULVERT AS SHOWN ON THIS SHEET.
 2. RIGHT SHOULDER FOR CULVERT TREATMENT IS SHOWN ON THIS SHEET FOR CULVERTS 20 FT OR LESS IN LENGTH.
 3. CONSTRUCTION AND PAYMENT FOR FULL HEIGHTS SHALL BE INCLUDED IN THE COST OF THE GUARDRAIL TYPE 3.
 4. ANCHORAGE D SIX BELTS FOR BASE PLATE "B" WITH INSIDE MOUNT. THE BELTS SHALL BE 7/8 IN DIA X 10 IN HIGH STRENGTH RODS THROUGH FULL LENGTH AND ALL GALVANIZED RODS SHALL BE CAST-IN-PLACE FOR NEW STRUCTURES FOR EXISTING STRUCTURES THE RODS SHALL BE INSTALLED IN 1/4 IN DIA HOLES WITH NON-SHARP POINT OR POINT CONFORMING TO ASTM C 88. IF THE THICKNESS OF A CULVERT'S TOP PANEL REQUIRES BELTS TO BE LESS THAN 10 IN HIGH, THE BELTS SHALL BE APPROVED BY THE ENGINEER.
 5. THE GUARDRAIL LENGTH DIMENSION "N" IS THE LENGTH AS DETERMINED BY THE LENGTH OF NEED COMPUTATION AND IS SHOWN ON THE PLANS. THE MINIMUM IS 12 FT + 6 IN. WHERE SITE CONDITIONS ALLOW. THE OVERALL REQUIRED LENGTH OF NEED CAN INCLUDE THE LENGTH OF TRANSITION, THE LENGTH OF RAIL ON, AND ANY REDUCTIVE LENGTH IN THE RAIL END TREATMENT.
 6. ALL POSTS, BASE PLATES, AND ANCHOR BELTS SHALL BE FABRICATED FROM ASTM A 36 STEEL. THE ABOVE MATERIAL, W-BEAM AND ALL ANCHOR BELTS AND MESSELIENERS BELTS, NUTS AND WASHERS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH SECTION 509 CONCRETE REINFORCING STEEL AND STRUCTURAL STEEL ELEMENTS SHALL BE IN ACCORDANCE WITH SECTIONS 504, 505, AND 509, RESPECTIVELY.
 7. POST ANCHORS, ENGAGED IN CONCRETE, SHALL BE ASTM A 36 STEEL, AND NEED NOT BE GALVANIZED.
 8. PRIOR TO INSTALLATION OF GUARDRAIL ON CULVERTS, TWO SETS OF WORKING DRAWINGS WHICH COMPLY WITH THE REQUIREMENTS OF SECTION 505, SHALL BE SUBMITTED TO THE ENGINEER FOR INFORMATION ONLY.

Computer File Information	Sheet Revisions	Colorado Department of Transportation	MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES	STANDARD PLAN NO. M-606-1
Creation Date: 07/31/19 Designer Initials: JBK Last Modification Date: 03/05/20 Detailer Initials: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____	2829 West Howard Place COOT 10, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 19 of 19



- NOTES FOR NONFLARED**
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 2. DO NOT ATTACH THESE END ANCHORAGES DIRECTLY TO A RIGID BARRIER EX. CONCRETE BARRIER, STEEL BARRIER, CONCRETE STRUCTURE WITHOUT A PROPER TRANSITION.
 3. CONNECTIONS TO W-BEAM WHERE THE SPLICE IS NOT AT MID-SPAN BUT AT A POST CAN BE MADE USING A 3-1/2" x 4-1/2" OR 3-1/2" x 7-1/2" W-BEAM PANEL DOWNSTREAM OF TRAFFIC.
 4. FOR MSKT END ANCHORAGES (NONFLARED), USE THE MANUFACTURER'S SPECIFIED STEEL FOUNDATION TUBES FOR POSTS (1) AND (2).
 5. RETROREFLECTOR TABS SHALL NOT BE USED ON END ANCHORAGE POSTS.
 6. DELINEATION SHALL BE APPLIED TO THE END PIECE AND SHALL NOT BE PAID FOR SEPARATELY BUT BE INCLUDED IN THE COST OF THE WORK. SEE STANDARD PLAN 5-62-L.

Computer File Information	Sheet Revisions	Colorado Department of Transportation	MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES	STANDARD PLAN NO. M-606-1
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CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

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

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



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DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

GUARDRAIL PLAN

PROJECT NO. 20988-00CSV
DRAWING NO.

C5.19

SHEET: 35 OF 48

AS-BUILT
10-17-2023

EL PASO COUNTY FILE # SF-19-001

GENERAL NOTES

1. THE OWNER / DEVELOPER / DISTRICT SHALL CONTRACT WITH A QUALIFIED PROFESSIONAL ENGINEERING CONSULTANT FOR THE DESIGN, DEVELOPMENT, AND PROGRAMMING OF ALL TRAFFIC SIGNAL TIMING AND CONTROLLER OPERATIONAL PARAMETERS, SETTINGS, ADJUSTMENTS, AND EQUIPMENT THAT WILL ACHIEVE SATISFACTORY TRAFFIC SIGNAL OPERATION, INCLUDING ISOLATED, INDEPENDENT, FULLY-ACTUATED SIGNAL OPERATION AND SIGNAL SYSTEM COORDINATION TIMING PLANS OPERATION WITH EXISTING ADJACENT SIGNALIZED INTERSECTIONS, WHERE DOCUMENTED TO BE NECESSARY DURING VARIOUS TIMES OF THE DAY.
2. TRAFFIC SIGNAL MATERIALS AND INSTALLATION SHALL COMPLY WITH THE SPECIFICATIONS FOR THIS PROJECT, THE PROJECT SPECIAL PROVISIONS, "STATE OF COLORADO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", "COLORADO STANDARD PLANS", "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "THE NATIONAL ELECTRIC CODE", AND ALL LOCAL ORDINANCES AND REGULATIONS.
3. THE COLORADO DEPARTMENT OF TRANSPORTATION (COOT) STANDARD PLAN SHEET S-614-40 "TYPICAL TRAFFIC SIGNAL INSTALLATION DETAILS" ARE TO BE USED TO CONSTRUCT THIS PROJECT, EXCEPT THAT ALL POLES, MAST ARMS, AND EQUIPMENT SHALL BE PAINTED BLACK.
4. ALL SUBMITTALS SHALL BE MADE TO EL PASO COUNTY FOR APPROVAL. OBTAIN ALL REQUIRED PERMITS FOR THE WORK. PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN FOR THE WORK. CONTACT EL PASO COUNTY 96 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION.
5. LOCATIONS OF ALL CONDUIT RUNS, DETECTORS, POLES, CONTROLLER CABINETS, PULL BOXES, AND FOUNDATIONS SHALL BE FIELD APPROVED BY EL PASO COUNTY. THE CONTRACTOR SHALL VERIFY POLE FOUNDATION AND ANCHOR BOLT ELEVATIONS WITH RESPECT TO TOP OF EXISTING OR FUTURE CURB AND SLOPE OF SIDEWALK PRIOR TO INSTALLATION OF ANY EQUIPMENT.
6. ALL PAVING, SIDEWALK, LANDSCAPING AND LAWN IRRIGATION SYSTEMS DISTURBED BY THE CONTRACTOR SHALL BE REPLACED IN KIND, EQUAL TO OR EXCEEDING ORIGINAL CONDITIONS OR AS DIRECTED BY THE OWNER.
7. PAVEMENT MARKINGS ARE SHOWN FOR INFORMATION ONLY. REFER TO STRIPING PLANS FOR DETAILS.
8. CONTRACTOR TO VERIFY POWER SOURCE AND COORDINATE HOOK-UP WITH ELECTRIC UTILITY PROVIDER.
9. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

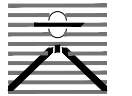
TRAFFIC SIGNAL NOTES

1. THE CONTRACTOR SHALL PROVIDE, FOR REVIEW, BY THE ENGINEER, A COMPLETE TRAFFIC SIGNAL MATERIAL SUBMITTAL PACKAGE THAT CONTAINS, ALL OF THE PROPOSED TRAFFIC SIGNAL EQUIPMENT, INCLUDING MATERIAL SPECIFICATIONS AND DESCRIPTIONS THAT WILL BE NECESSARY TO COMPLETE THE TRAFFIC SIGNAL WORK. THE CONTRACTOR SHALL ALLOW FOR A MINIMUM THREE WEEK SUBMITTAL REVIEW PERIOD AND SHALL NOT ORDER ANY SIGNAL EQUIPMENT UNTIL AFTER A REVIEW OF ALL SUBMITTALS HAVE BEEN COMPLETED BY THE ENGINEER AND VERIFIED BY THE CONTRACTOR.
2. FUNCTIONAL AND OPERATIONAL RESPONSIBILITY FOR ALL NEWLY INSTALLED AND EXISTING TRAFFIC SIGNAL EQUIPMENT WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL CONSIDER THIS WORK INCIDENTAL TO THE OVERALL WORK BEING PERFORMED AND SHALL BE INCLUDED AS PART OF THE PROJECT.
3. SEE COLORADO DEPARTMENT OF TRANSPORTATION SIGNAL DETAILS FOR CONSTRUCTION/INSTALLATION DETAILS NOT SHOWN ON THESE PLANS.
4. ALL SIGNAL EQUIPMENT REMOVED BY THE CONTRACTOR SHALL BE SALVAGED AND BECOME THE PROPERTY OF EL PASO COUNTY. THE SALVAGED EQUIPMENT SHALL BE DELIVERED AS DIRECTED BY THE ENGINEER. DELIVERY OF SIGNAL EQUIPMENT WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE INCLUDED IN THE WORK FOR REMOVAL OF TRAFFIC SIGNAL EQUIPMENT.
5. OVERHEAD STREET NAME SIGN DESIGN AND LAYOUT INFORMATION SHALL BE PER THE STREET NAME SIGN DETAIL CONTAINED IN THE PROJECT PLANS.
6. TRAFFIC SIGNS MOUNTED ON SIGNAL POLES, MAST ARMS, AND PEDESTALS SHALL BE MOUNTED USING BANDING, ALUMINUM CHANNELS, AND BACKING ZEES PER APPLICABLE CDOT STANDARD PLANS, OR SIMILAR RIGID SIGN BRACING MOUNTING ASSEMBLY.
7. ONCE THE PROFESSIONAL ENGINEERING CONSULTANT HAS COMPLETED ALL TRAFFIC SIGNAL CONTROLLER TIMING DEVELOPMENT AND CONTROLLER PROGRAMMING, THE CONTRACTOR WILL COORDINATE THE DELIVERY DATE OF THE PROGRAMMED TRAFFIC SIGNAL CONTROLLER FOR REVIEW BY THE EPC DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION SIGNAL SHOP AND SHALL ALLOW FOR A MINIMUM TWO WEEK REVIEW PERIOD, AFTER WHICH TIME THE CONTRACTOR MAY MAKE ARRANGEMENTS FOR PICKING UP THE SIGNAL CONTROLLER.
8. CONTROLLER CABINET SHALL BE FURNISHED WITH A "BEST" DOOR LOCK KIT LOCK AND CORE IS "BEST": 5L6R LEFT AND RIGHT.
9. CONDUIT IS TO BE REPLACED IN THE EVENT THAT EXISTING CONDUIT IS DAMAGED AND AS DIRECTED BY THE ENGINEER.
10. ELECTRICAL SERVICE DISCONNECT BOXES SHALL BE LOCKABLE AND WEATHER PROOF WITH THE NEMA TYPE CIRCUIT BREAKER. ENCLOSURES SHALL BE PROVIDED AT THE CONNECTION POINT OF EACH POWER SOURCE OR POINT OF SERVICE AS DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRING REQUIRED TO COMPLETE THE INSTALLATION AND ESTABLISH THE FUNCTIONALITY OF ALL TRAFFIC SIGNAL EQUIPMENT.
12. ALL INCIDENTAL ITEMS NOT SHOWN IN THE SUMMARY OF APPROXIMATE QUANTITIES OR TABULATION OF SIGNAL EQUIPMENT SHALL BE CONSIDERED TO BE INCLUDED AS PART OF THE TRAFFIC SIGNAL INSTALLATION AND WILL NOT BE MEASURED AND PAID FOR SEPARATELY. ALL QUANTITIES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY TO COMPLETE THE CONSTRUCTION SHOWN ON THESE PLANS.
13. THE SIGNAL SHALL NOT BE TURNED ON OR STARTED UNTIL DIRECTED BY THE ENGINEER. PRIOR TO SIGNAL ACTIVATION, THE ENGINEER SHALL CONFIRM THAT THE APPROPRIATE PAVEMENT MARKINGS AND SIGNING ARE IN PLACE AND THAT ALL WORK NECESSARY FOR PROPER SIGNAL OPERATION HAS BEEN COMPLETED.
14. THE SIGNAL CONTROLLER SHALL BE A MCCAIN 2070 FLEX ATC CONTROLLER AND THE CONFLICT MONITOR SHALL BE A MODEL 2010 ECLIP W/ETHERNET PORT (ED). THE CONTROLLER CABINET SHALL BE A CDOT SPECIFICATION MODEL 332D WITH BATTERY BACKUP AND AUX RACK [REDACTED] AND SHALL CONTAIN ANTI-GRAFFITI SILVER FINISH COATING. THE CABINET SHALL BE MOUNTED ON A CAST-IN-PLACE CONCRETE FOUNDATION PER APPLICABLE CDOT'S STANDARDS STANDARD PLAN AND THE CABINET SHALL BE POSITIONED SUCH THAT, WITH THE FRONT DOOR OPEN, BOTH THE CONTROLLER DISPLAY AND THE SIGNAL INSTALLATION WILL BE VISIBLE.
15. LUMINAIRES SHALL CONSIST OF AN ASSEMBLY THAT UTILIZES LEDS AS THE LIGHT SOURCE. IN ADDITION, A COMPLETE LUMINAIRE SHALL CONSIST OF A HOUSING, LED ARRAY, AND ELECTRONIC DRIVER (POWER SUPPLY). ALL LUMINAIRES SHALL BE WIRED 120 VOLTS AC WITH MULTI-TAP HEADS. THE LED FIXTURE MUST HAVE A COLOR TEMPERATURE OF 4100K (+/- 500K), MUST BE DESIGNED TO OPERATE AT A TEMPERATURE RANGE OF -40°F TO 105°F (-40°C TO 40°C), AND PROVIDE A MINIMUM OF 70,000 HOURS OF OPERATION. LUMINAIRES SHALL BE E-LIGHT-STAR LED STREET LIGHT, OR APPROVED EQUAL. THE CONTRACTOR SHALL PROVIDE A RECOMMENDATION FOR THE TYPE OF STREET LIGHT BASED ON THE CONSTRUCTION PLANS AND MANUFACTURER'S SPECIFICATIONS, TO BE APPROVED BY THE ENGINEER. THE FIXTURE MUST BE CAST ALUMINUM, PROVIDED WITH FUSING, SURGE SUPPRESSION AND MUST BE UL LISTED FOR WET LOCATIONS. THE FIXTURE MUST HAVE AN INTERNAL, WEATHER-TIGHT LED DRIVE. NO ACTIVE COOLING FEATURES (FANS, ETC.) WILL BE ALLOWED. THE FINISH SHALL MATCH THE EXTENSION ARM SHAFTS. THE LUMINAIRES WILL BE INSTALLED ON 15 FOOT EXTENSION ARM SHAFTS AT A NOMINAL HEIGHT OF 40 FEET AND SHALL BE WELDED TO THE SIGNAL POLE PER CDOT TYPICAL TRAFFIC SIGNAL INSTALLATION DETAILS STANDARD PLAN S-614-40. LUMINAIRE ARM SHAFT PLACEMENT AND ORIENTATION SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS.
16. THE INTERSECTION DETECTION SYSTEM (MICROWAVE RADAR) CONTRACT ITEM INCLUDES DEVICE INSTALLATION (I.E., DETECTOR UNIT, HARDWARE, WIRING, PROCESSOR MODULE, ETC.), AND VERIFICATION OF SUCCESSFUL IN-FIELD DETECTION ZONE OPERATION BASED ON SEVERAL VEHICLE ACTUATIONS IN ALL DETECTION ZONES.
17. THE CONTRACTOR SHALL COORDINATE THE SCHEDULES OF THE CONTRACTED PROFESSIONAL ENGINEERING CONSULTANT AND THE EPC DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION TRAFFIC SIGNAL STAFF FOR SCHEDULING THE ON-SITE FIELD IMPLEMENTATION OF ALL TRAFFIC SIGNAL TIMING AND OPERATIONAL PROGRAMMING, VEHICLE DETECTION ZONE PLACEMENT, AND DETECTION EQUIPMENT POSITIONING. THIS WORK SHALL BE SCHEDULED NEAR THE END OF THE PROJECT, PRIOR TO PROJECT ACCEPTANCE, AND ONLY AFTER ALL FINAL PAVEMENT MARKINGS, SIGNING, AND TRAFFIC SIGNAL WORK HAS BEEN COMPLETED.
18. THE MICROWAVE RADAR DETECTION SYSTEM SHALL UTILIZE MS SEDCO INTERSECTOR TC-CK1-SBE WITH INTERFACE BOARD.
19. PEDESTRIAN SIGNAL HEAD INSTALLATION SHALL INCLUDE ALUMINUM AND POWDER COATED GLOSS BLACK SIGNAL HEAD WITH APPROVED LED COUNTDOWN DISPLAY, ALUMINUM OPEN VISOR WITH THE OUTSIDE POWDER COATED GLOSS BLACK, PUSHBUTTON, AND INSTRUCTIONAL R10-3E COUNTDOWN PEDESTRIAN ACTUATION SIGN. PUSHBUTTONS SHALL BE POLERA NAVIGATOR S 2-WIRE PUSH BUTTONS, SPECIFIED AS INS2 5 U N 1-B-BD-ES, OR APPROVED EQUIVALENT. CUSTOM MESSAGING SHALL NOT INTERFERE TRADITIONAL NON-VISUAL FORMATS SPECIFIED IN 4E OF THE MUTCD AND SHALL ONLY PROVIDE ADDITIONAL INFORMATION AS DIRECTED BY THE ENGINEER.
20. ALL TRAFFIC SIGNAL POLES, MAST ARMS, PEDESTALS, AND LUMINAIRE ARMS SHALL HAVE A GLOSS BLACK COAT FINISH OVER HOT DIP GALVANIZED BASE COAT, INSTALLED IN ACCORDANCE WITH THE PAINT MANUFACTURER'S INSTRUCTIONS.

TRAFFIC SIGNAL NOTES (CONTINUED)

21. ALL SIGNAL POLE AND CONTROLLER LOCATIONS SHOWN ARE APPROXIMATE ONLY. MAST ARMS SHALL BE OF SUFFICIENT LENGTH AND DESIGN TO ALLOW PROPER PLACEMENT OF SIGNAL HEADS AND OVERHEAD SIGNING PER THE PLANS. ACTUAL LOCATIONS SHALL BE STAKED IN THE FIELD AND FIELD VERIFIED BY THE ENGINEER PRIOR TO DRILLING, EXCAVATION, AND ORDERING THE SIGNAL EQUIPMENT AND MAST ARMS. THE LOCATION OF EACH SIGNAL POLE FOUNDATION SHALL BE POTHOLED PRIOR TO DRILLING TO CONFIRM WHETHER OR NOT ANY UTILITY CONFLICTS EXIST.
22. LATERAL OFFSETS FROM THE NEAR EDGE OF TRAFFIC SIGNAL POLES, PEDESTALS, AND CABINETS TO THE FACE OF CURB OR THE EDGE OF A PAVED SHOULDER SHOULD BE AT LEAST SIX FEET, HOWEVER, A MINIMUM LATERAL OFFSET OF AT LEAST FOUR FEET MAY BE PROVIDED FOR CURB OFFSETS. IF NO PAVED SHOULDER EXISTS, A MINIMUM LATERAL OFFSET OF AT LEAST EIGHT FEET SHOULD BE PROVIDED FROM THE EDGE OF PAVEMENT FOR AN AUXILIARY LANE AND A MINIMUM LATERAL OFFSET OF AT LEAST TWELVE FEET SHOULD BE PROVIDED FROM THE EDGE OF PAVEMENT FOR A THROUGH LANE.
23. SHOULD THE CONTRACTOR ENCOUNTER WATER IN THE CAISSON, ANY DE-WATERING METHODS AND NECESSARY PERMITS SHALL BE INCLUDED IN THE COST OF THE CAISSON AND WILL BE CONSIDERED INCIDENTAL TO THE WORK.
24. ALL TRAFFIC SIGNAL COMPONENT PULL BOXES SHALL BE PRE CAST HIGH DENSITY POLYMER CONCRETE (HDPC) MATERIAL WITH THE FOLLOWING SIZES: 36 INCH X 48 INCH X 18 INCH FOR THE PULL BOX ADJACENT TO THE CONTROLLER CABINET FOUNDATION AND 24 INCH X 36 INCH X 18 INCH FOR THE REMAINING PULL BOXES.
25. TRAFFIC PULL BOX LOCATIONS SHOWN IN THE PROJECT PLANS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE ENGINEER. PULL BOXES SHALL BE FLUSH WITH THE FINISHED GROUND SURFACE AND SHALL NOT BE PLACED IN AREAS THAT ARE SUSCEPTIBLE TO WATER RUN OFF OR STANDING WATER. CONDUIT RUNS BETWEEN PULL BOXES SHALL NOT EXCEED APPROXIMATELY 200 FEET AND PULL BOXES SHALL NOT BE LOCATED IN HANDICAP RAMPS, PEDESTRIAN LANDING AREAS, SIDEWALKS, PRIMARY SIDEWALK PATHS, OR ROADWAY PAVEMENT AREAS.
26. THE CONDUIT NUMBERS AND SIZES FOR TYPICAL CONDUIT RUNS INCLUDE THE FOLLOWING FOR A PERMANENT, MAST ARM SIGNAL INSTALLATION: A. BETWEEN THE SIGNAL POLE FOUNDATION AND ADJACENT SIGNAL POLE PULL BOX: TWO (2) 2 INCH AND ONE (1) - 3 INCH; B.) BETWEEN SIGNAL POLE PULL BOXES: TWO (2) - 2 INCH AND THREE (3) - 3 INCH; C.) BETWEEN THE CONTROLLER CABINET FOUNDATION AND ADJACENT PULL BOX: THREE (3) - 2 INCH AND FOUR (4) 3 INCH D.) BETWEEN THE SECONDARY SERVICE PEDESTAL METER FOUNDATION AND THE CONTROLLER CABINET FOUNDATION: ONE (1) - 2 INCH FOR THE ELECTRICAL SERVICE FEED.
27. ALL CONDUIT AND FITTINGS SHALL BE SCHEDULE 80 PVC AND ALL CONDUIT SHALL HAVE A PULL ROPE LEFT IN THEM WHEN CONSTRUCTION IS COMPLETED. ALL CONDUIT ENTERING THE CABINET FOUNDATION AND PULL BOXES SHALL HAVE BELL END STYLE COUPLINGS ON ALL CONDUIT ENDS.
28. ALL CONDUIT THAT IS DIRECTIONALLY BORED SHALL BE A MINIMUM OF THREE FEET BELOW THE EXISTING PAVEMENT. THIS WORK SHALL AVOID DISTURBING OR DAMAGING EXISTING FACILITIES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROMPT RECONSTRUCTION, ALTERATION, REPAIR, OR MAINTENANCE OF HIGHWAY PROPERLY, AS NECESSARY, TO REPAIR ANY DAMAGE CAUSED BY THE ACCOMMODATION OF THE UTILITY, AND TO RESTORE THE HIGHWAY TO PRE-EXISTING OR BETTER CONDITIONS.
29. ALL SIGNAL CABLE SHALL BE CONTINUOUS FROM CONNECTIONS MADE IN THE HAND HOLE COMPARTMENT OF THE SIGNAL POLE BASE TO THE TERMINAL COMPARTMENT IN THE CONTROLLER CABINET AND SHALL CONTAIN NO SPLICES. EACH SIGNAL HEAD SHALL CONTAIN SEPARATE AND CONTINUOUS SIGNAL CABLE FROM THE SIGNAL HEAD TO THE ABOVE GROUND HAND HOLE AT THE BASE OF THE SIGNAL POLE AND SHALL CONTAIN NO SPLICES.
30. A SEPARATE AND CONTINUOUS 21 CONDUCTOR CABLE SHALL RUN FROM THE CONTROLLER CABINET TO THE HAND HOLE AT EACH SIGNAL POLE AND SHALL CONTAIN NO SPLICES.
31. ALL SIGNS MOUNTED ON SIGNAL POLES, MAST ARMS, AND PEDESTALS SHALL BE MOUNTED USING BANDING ALUMINUM CHANNELS, AND BACKING ZEES PER CDOT TYPICAL POLE MOUNT SIGN INSTALLATIONS STANDARD PLAN S-614-20, OR SIMILAR RIGID SIGN BRACING MOUNTING ASSEMBLY, AS DIRECTED BY THE ENGINEER. MAST ARM SIGNS THAT REQUIRE Z-BRACKETS SHALL BE MOUNTED ON ASTRO-STYLE BRACKETS AND RISERS. THE COST OF ALL HARDWARE, FITTINGS, TOOLS, AND EQUIPMENT NECESSARY FOR A COMPLETE INSTALLATION OF MAST ARM SIGNS WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE WORK.
32. ALL CONDUCTORS AND CABINET WIRING SHALL BE COLOR CODED AND PERMANENTLY TAGGED PER ENGINEER DIRECTION AND IN ACCORDANCE WITH THE SIGNAL PHASE NUMBERING AND DETECTION ZONE PHASE NUMBERING INFORMATION CONTAINED IN THE PROJECT PLANS.
33. ALL VEHICLE SIGNAL HEADS SHALL HAVE APPROVED 12 INCH LED INDICATIONS AND SHALL BE ALUMINUM WITH POWDER COATED GLOSS BLACK FINISH AND SHALL CONTAIN 12 INCH ALUMINUM TUNNEL VISORS WITH THE OUTSIDE POWDER COATED GLOSS BLACK. ALL VEHICLE SIGNAL HEADS SHALL HAVE ALUMINUM LOUVERED BACK PLATES WITH POWDER COATED GLOSS BLACK FINISH AND YELLOW RETRO REFLECTIVE BORDER. MAST ARM SIGNAL HEADS SHALL USE ASTRO-TYPE MOUNTING ASSEMBLIES AND SHALL BE INSTALLED APPROXIMATELY LEVEL WITH ONE ANOTHER AT A 17 TO 19 FOOT VERTICAL CLEARANCE ABOVE THE HIGH POINT OF THE PAVEMENT GRADE.
34. FINAL VEHICLE DETECTION ZONE PLACEMENT AND DIMENSIONS, IN ACCORDANCE WITH THE PROJECT PLANS, AND FINAL SIGNAL PROGRAMMING SHALL BE COMPLETED IN THE FIELD AND THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR COORDINATING AND SCHEDULING THIS WORK.
35. ALL VEHICLE AND PEDESTRIAN SIGNAL HEADS THAT HAVE NOT BEEN PLACED IN SERVICE SHALL BE COVERED WITH A PREFABRICATED WEATHER RESISTANT NYLON FORM FITTING SIGNAL FACE COVER MATERIAL. THE SIGNAL FACE SHALL REMAIN COMPLETELY COVERED UNTIL THE SIGNAL HEAD IS PLACED IN SERVICE AND IS FULLY FUNCTIONAL AND OPERATIONAL.
36. ALL DETECTION EQUIPMENT, DETECTION ZONES, AND SIGNAL TIMING OPERATION SHALL BE CONFIRMED IN THE FIELD BY THE PROFESSIONAL ENGINEERING CONSULTANT TO BE ACHIEVING SATISFACTORY TRAFFIC SIGNAL OPERATION.
37. COMMUNICATION SYSTEM SHALL BE A DYMEC ETHERNET SWITCH KY-3170EMX AND CELLULAR MODEM MICROHARD BULLET LTE, WITH CITEL SURGE SUPPRESSION ON ALL THESE COMPONENTS.
38. THE CONTRACTED PROFESSIONAL ENGINEERING TRAFFIC SIGNAL TIMING, CONTROLLER PROGRAMMING AND OPERATION, AND OVERALL TRAFFIC SIGNAL OPERATIONAL CONSULTANT SERVICES THAT ARE TO BE RETAINED BY THE OWNER / DEVELOPER / DISTRICT SHALL INCLUDE, BUT NOT BE LIMITED TO:
 - A. DEVELOPING ALL TRAFFIC SIGNAL TIMING AND OPERATIONAL PARAMETERS FOR ACHIEVING ISOLATED, FULL-ACTUATED VEHICLE AND PEDESTRIAN INTERSECTION OPERATION AND, WHEN DOCUMENTED TO BE NECESSARY, COORDINATED SIGNAL SYSTEM TIMING PLAN OPERATION DURING VARIOUS TIMES OF THE DAY,
 - B. PROGRAMMING ALL SIGNAL TIMING PARAMETERS INTO THE TRAFFIC SIGNAL CONTROLLER,
 - C. FIELD IMPLEMENTING AND FINE-TUNING / ADJUSTING ALL TRAFFIC SIGNAL TIMING PARAMETERS, INCLUDING FOLLOW-UP FIELD REVIEWS AS MAY BE NECESSARY,
 - D. DEVELOPING, PROGRAMMING, FIELD IMPLEMENTING, AND FINE-TUNING ALL VEHICLE DETECTION ZONE DIMENSIONS, ZONE LOCATIONS, AND OPERATIONAL PARAMETERS.
 ALL OF THE AFOREMENTIONED CONTRACTED PROFESSIONAL ENGINEERING TRAFFIC SIGNAL OPERATIONAL CONSULTANT SERVICES DELIVERABLES SHALL BE CONSISTENT WITH NATIONAL PUBLICATIONS, INCLUDING, BUT NOT LIMITED TO: MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION / REVISION, FHWA-HOP-08-024 "TRAFFIC SIGNAL TIMING MANUAL" (JUNE 2008), FHWA-HRT-04-091 "SIGNALIZED INTERSECTIONS: INFORMATIONAL GUIDE" (AUGUST 2004), FHWA-HOP-06-006 "TRAFFIC CONTROL SYSTEMS HANDBOOK" (OCTOBER 2005), FHWA-DTFH61-01-C-00183 "SIGNAL TIMING PROCESS FINAL REPORT" (DECEMBER 2003), NCHRP REPORT 731 "GUIDELINES FOR TIMING YELLOW AND ALL-RED INTERVALS AT SIGNALIZED INTERSECTIONS" (2012), NCHRP REPORT 812 "SIGNAL TIMING MANUAL SECOND EDITION" (2015)

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CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20
DESIGNED BY:	PDM
DRAWN BY:	KRC
CHECKED BY:	DFS
FILE NAME:	20988-CD-SIG1

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

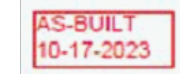
TRAFFIC SIGNAL PLAN

PROJECT NO. 20988-00CSV
DRAWING NO.

C6.11

SHEET: 37 OF 48

EPC 10/20/2020



EL PASO COUNTY FILE # SF-19-001

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PREPARED BY:



CLIENT:

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CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
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REVISED	7-24-20
DESIGNED BY:	PDM
DRAWN BY:	KRC
CHECKED BY:	PDM
FILE NAME:	20988-CD-SIG2

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

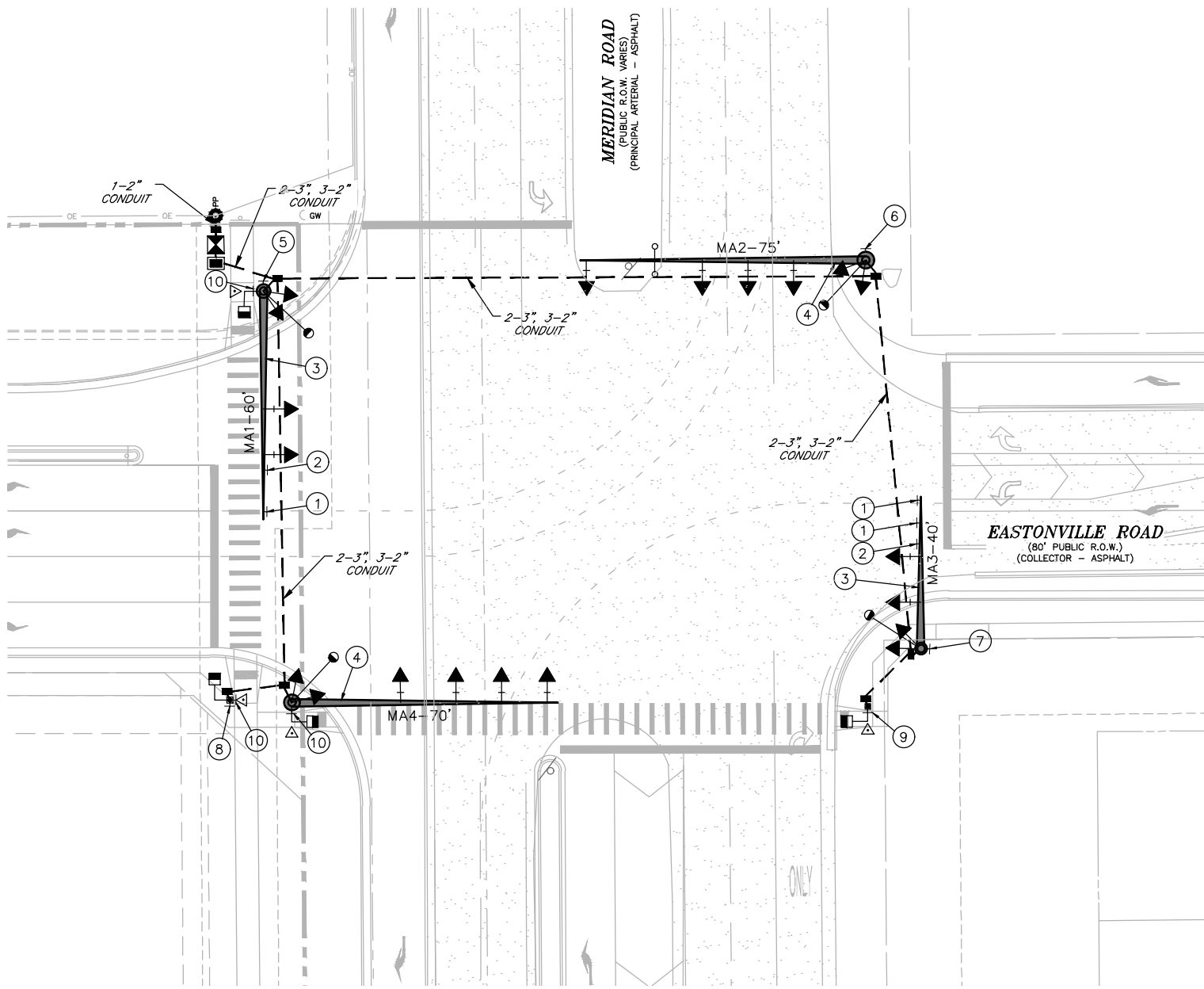
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VERTICAL: N/A

TRAFFIC SIGNAL PLAN

PROJECT NO. 20988-00CSV
DRAWING NO.

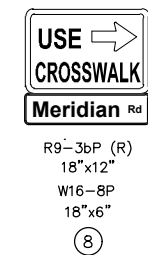
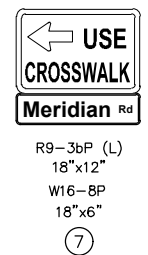
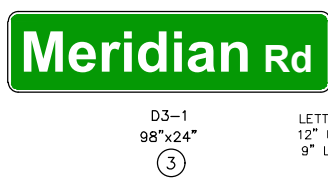
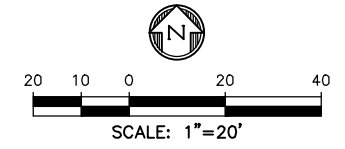
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SHEET: 38 OF 48



NOTES:

- ALL WORK PERFORMED SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (COLORADO DEPARTMENT OF TRANSPORTATION, 2019), STANDARD PLANS M&S STANDARDS (COLORADO DEPARTMENT OF TRANSPORTATION, JULY 31, 2019) INCLUDING ALL REVISIONS, AND EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ADOPTED DECEMBER 23, 2004 - REVISED DECEMBER 13, 2016 - REVISION 6).
- POTHOLING SHALL BE COMPLETED AT THE FOUR SIGNAL POLE LOCATIONS TO VERIFY THERE ARE NO UTILITY CONFLICTS. TWO HOURS FOR EACH POLE LOCATION HAS BEEN ASSUMED.
- ALL TRAFFIC SIGNAL HEADS SHALL BE ALIGNED AS SHOWN ON THE PLANS BUT NOT CLOSER THAN 6-INCHES FROM THE END OF THE MAST FOR THE LEFT TURN SIGNAL. ALL SIGNAL HEAD LOCATIONS SHALL BE APPROVED BY THE ENGINEER.
- ALL SIGNAL EQUIPMENT, CONDUIT, AND PULL BOXES SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL SUPPLY SHOP DRAWINGS OF ALL SIGNAL EQUIPMENT TO THE ENGINEER AND OBTAIN APPROVAL PRIOR TO ORDERING.
- THE EXACT PLACEMENT OF ALL TRAFFIC SIGNAL EQUIPMENT, SIGNING, AND STRIPING SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- THE CAISSONS SHALL BE INSTALLED ACCORDING TO CDOT STANDARDS (S-614-40).
- THE CONDUIT NUMBERS AND SIZES FOR TYPICAL CONDUIT RUNS INCLUDE THE FOLLOWING FOR A PERMANENT, MAST ARM SIGNAL INSTALLATION:
 - BETWEEN THE SIGNAL POLE FOUNDATION AND ADJACENT SIGNAL POLE PULL BOX: TWO (2) 2 INCH AND ONE (1) - 3 INCH;
 - BETWEEN SIGNAL POLE PULL BOXES: TWO (2) - 2 INCH AND THREE (3) - 3 INCH;
 - BETWEEN THE CONTROLLER CABINET FOUNDATION AND ADJACENT PULL BOX: THREE (3) - 2 INCH AND FOUR (4) 3 INCH
 - BETWEEN THE SECONDARY SERVICE PEDESTAL METER FOUNDATION AND THE CONTROLLER CABINET FOUNDATION: ONE (1) - 2 INCH FOR THE ELECTRICAL SERVICE FEED.
- PEDESTRIAN PUSH BUTTONS SHALL BE PIZO MODEL SE-2005-08 (ADA PEDESTRIAN PUSH BUTTON), OR ENGINEER APPROVED EQUAL. THE BUTTON HOUSING SHALL BE BLACK IN COLOR. THE PEDESTRIAN PUSH BUTTON SIGN SHALL BE R10-3E AS DESCRIBED IN THE MUTCD.
- THE PEDESTRIAN SIGNALS SHALL BE LED COUNTDOWN. ALL VEHICLE SIGNAL INDICATIONS SHALL BE 12 INCH LED.
- THE CONTRACTOR SHALL COORDINATE WITH MVEA ENERGY TO PROVIDE POWER TO THE SIGNAL AND LUMINAIRES. POWER TO THE SIGNAL WILL BE METERED AND SEPARATE FROM THE LUMINAIRE POWER.
- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING TO CONFIRM THE RIGHT-OF-WAY AND ESTABLISH SIGNAL POLE LOCATIONS. THE CONTRACTOR SHALL REPLACE SURVEY MONUMENTS THAT ARE DISTURBED DURING CONSTRUCTION.
- THE CONDUIT NUMBERS AND SIZES FOR TYPICAL CONDUIT RUNS INCLUDE THE FOLLOWING FOR A PERMANENT, MAST ARM SIGNAL INSTALLATION:
 - BETWEEN THE SIGNAL POLE FOUNDATION AND ADJACENT SIGNAL POLE PULL BOX: TWO (2) 2 INCH AND ONE (1) - 3 INCH; B.) BETWEEN SIGNAL POLE PULL BOXES: TWO (2) - 2 INCH AND THREE (3) - 3 INCH; C.) BETWEEN THE CONTROLLER CABINET FOUNDATION AND ADJACENT PULL BOX: THREE (3) - 2 INCH AND FOUR (4) 3 INCH D.) BETWEEN THE SECONDARY SERVICE PEDESTAL METER FOUNDATION AND THE CONTROLLER CABINET FOUNDATION: ONE (1) - 2 INCH FOR THE ELECTRICAL SERVICE FEED.



TABULATION OF TRAFFIC SIGNALS

LOCATION	DRILLED CAISSON (18 INCH)	DRILLED CAISSON (36 INCH)	DRILLED CAISSON 48 INCH)	DRILLED CAISSON 54 INCH)	2 INCH ELECTRICAL CONDUIT (PLASTIC)	3 INCH ELECTRICAL CONDUIT (PLASTIC)	TYPE THREE PULL BOX	TYPE FOUR PULL BOX	WIRING	PEDESTRIAN SIGNAL FACE (16) COUNTDOWN	TRAFFIC SIGNAL FACE (12-12-12)	TRAFFIC SIGNAL FACE (12-12-12) (LEFT TURN ONLY)	TRAFFIC SIGNAL FACE (12-12-12-12) (DOG HOUSE)	TRAFFIC SIGNAL FACE (12-12-12-12)	TRAFFIC CONTROLLER CABINET	PEDESTRIAN PUSH BUTTON	FIRE PREEMPTION UNIT AND TIMER	INTERSECTION DETECTION SYSTEM (RADAR)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-40 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-60 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-70 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-75 FOOT MAST ARM)	TRAFFIC SIGNAL PEDESTAL POLE STEEL	FURNISH AND INSTALL ELECTRICAL SERVICE
CDOT ITEM NO.	503-00018	503-00036	503-00048	503-00054	613-01200	613-01300	613-07003	613-07004	613-10000	614-70150	614-70336	614-70336	614-70560	614-70560	614-72854	614-72860	614-72866	614-72886	614-81140	614-81160	614-81170	614-81175	614-84000	700-70082
	LF	LF	LF	LF	LF	LF	EA	EA	LS	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA
MA1 (NW)			20.5		514.5	346.3	2.0	1.0		1.0	2.0	1.0	1.0		1.0			1.0					1.0	
MA2 (NE)				20.5	297.8	200.0	1.0			1.0	4.0	1.0		1.0			1.0							
MA3 (SE)	4.0	14.5			19.2	19.2	2.0			1.0	2.0	1.0	1.0			1.0			1.0					
MA4 (SW)	4.0			20.5	334.8	229.4	2.0			2.0	4.0	1.0						1.0						
All									1.0															
TOTAL	8	15	21	41	1167	795	7	1	1	4	12	4	2	2	1	4	1	4	1	1	1	1	2	1

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

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	-----

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CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
REVISED	12-16-19

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



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

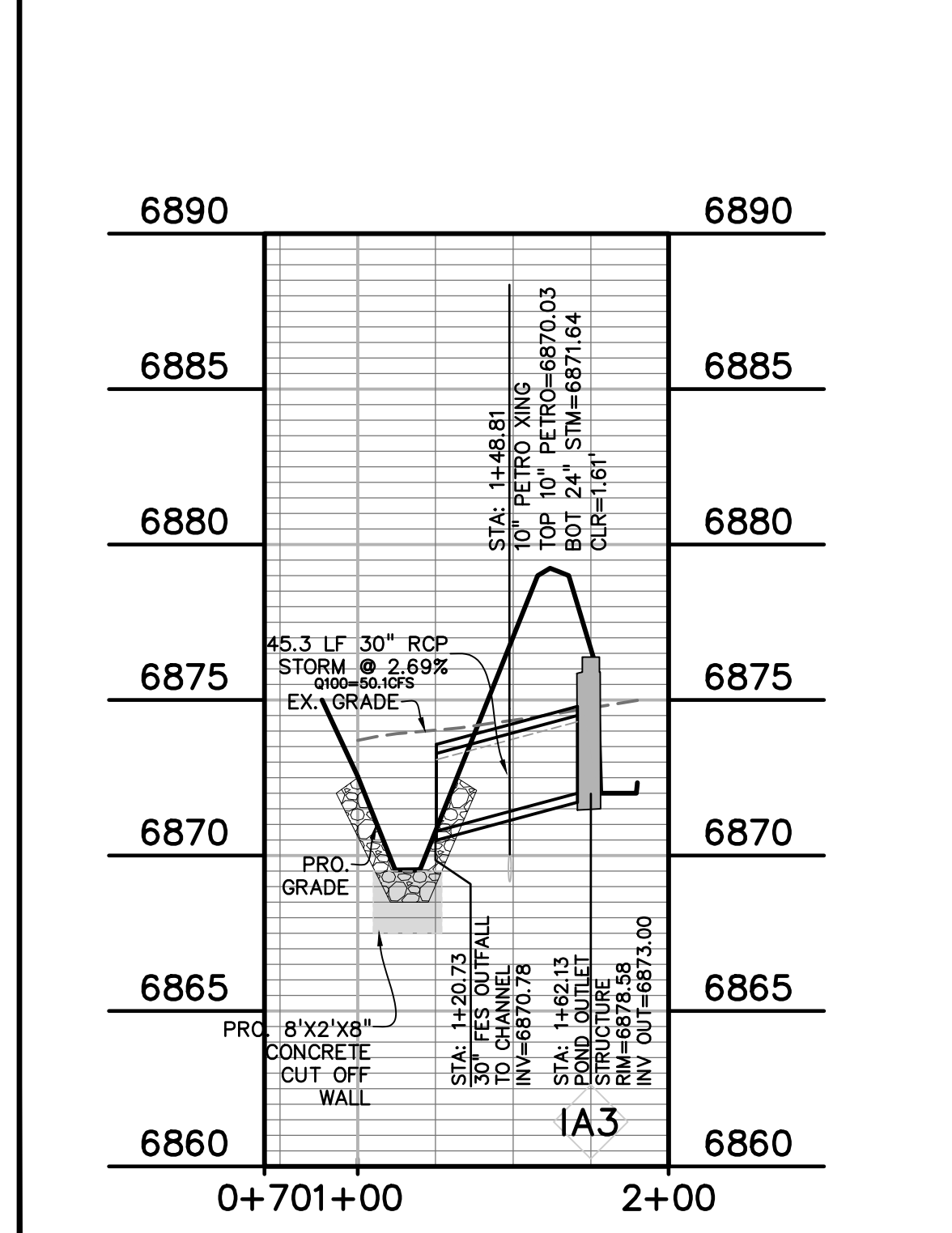
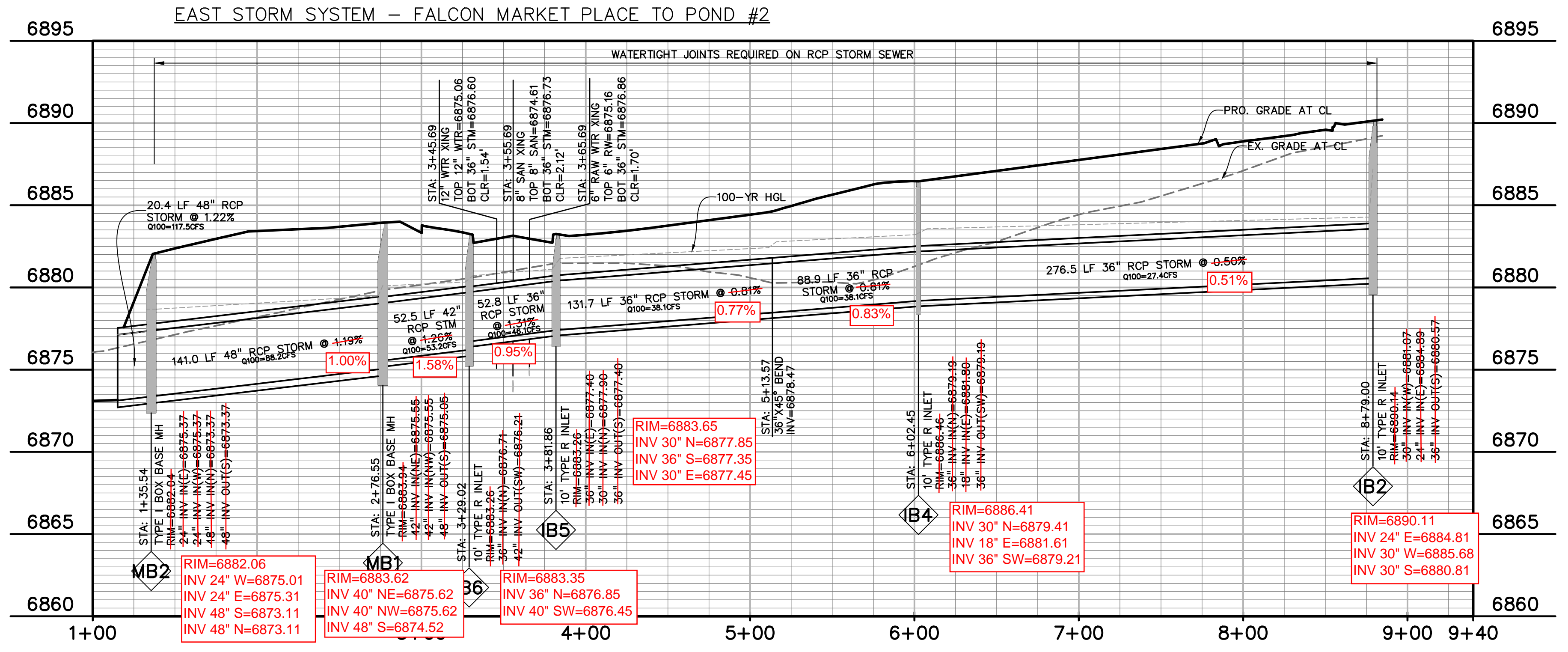
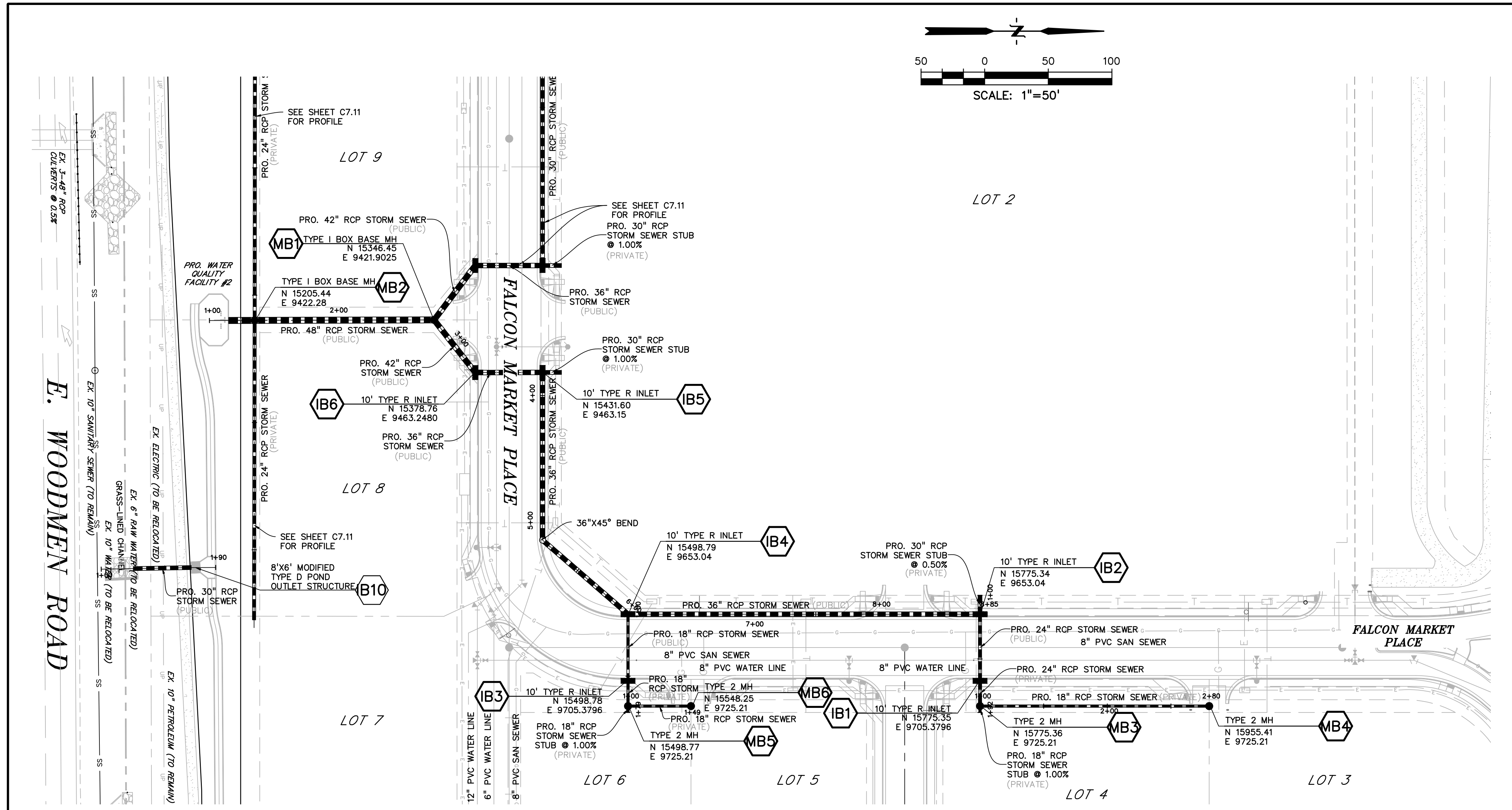
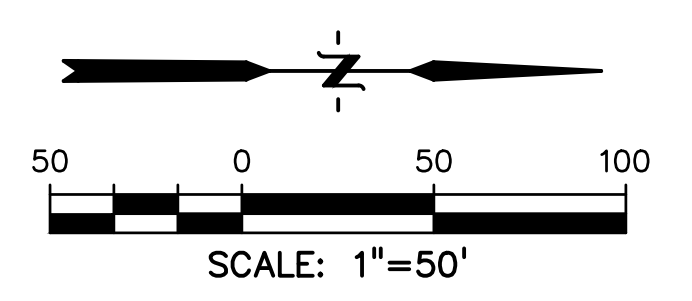
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 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

STORM SEWER PLAN & PROFILE

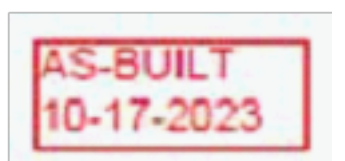
PROJECT NO. 20988-00CSCV
 DRAWING NO.

C7.10

SHEET: 39 OF 48



EPC 10/20/2020



EL PASO COUNTY FILE # SF-19-001

PREPARED BY:



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: KGV
 CHECKED BY: TDM
 FILE NAME:



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

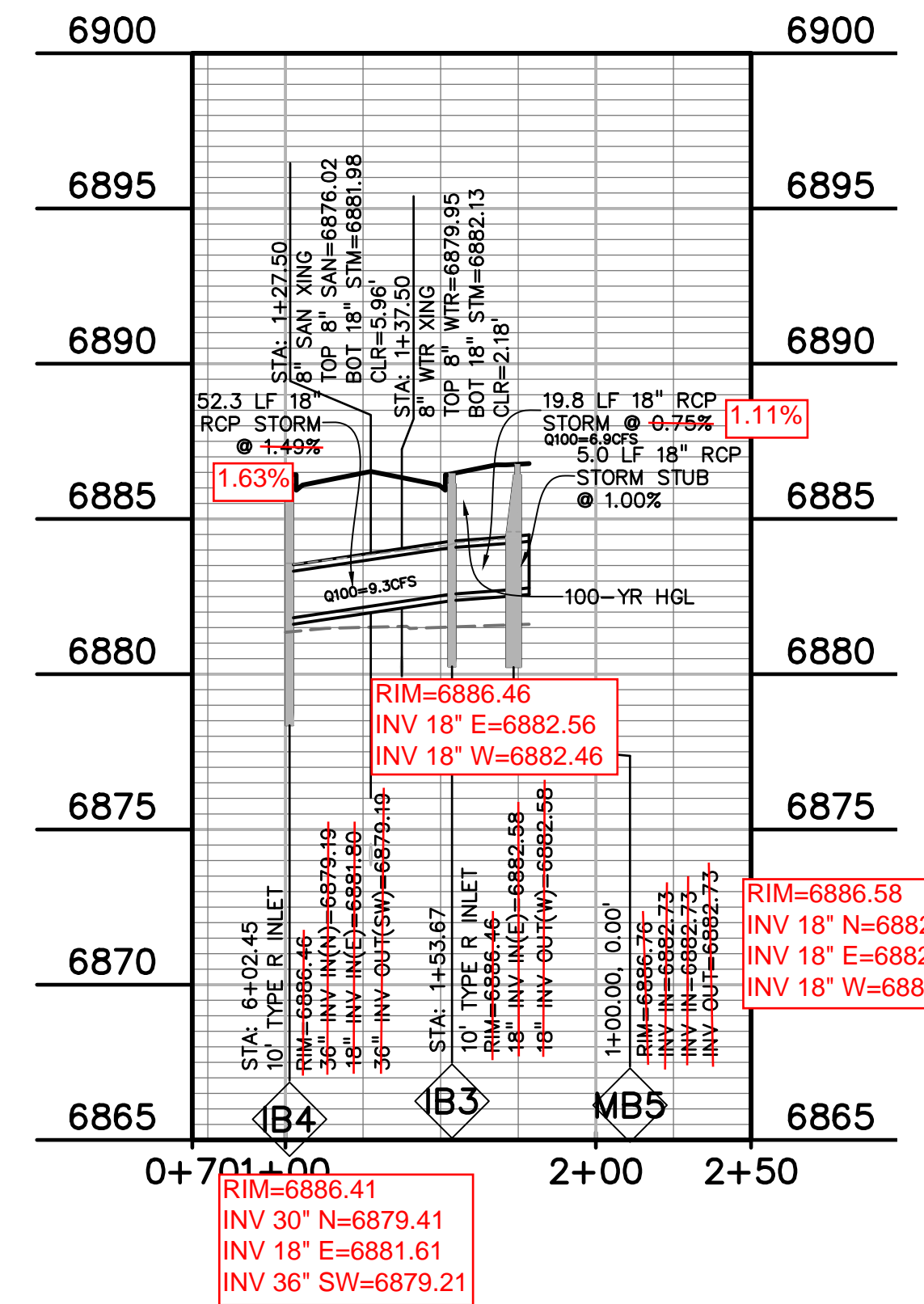
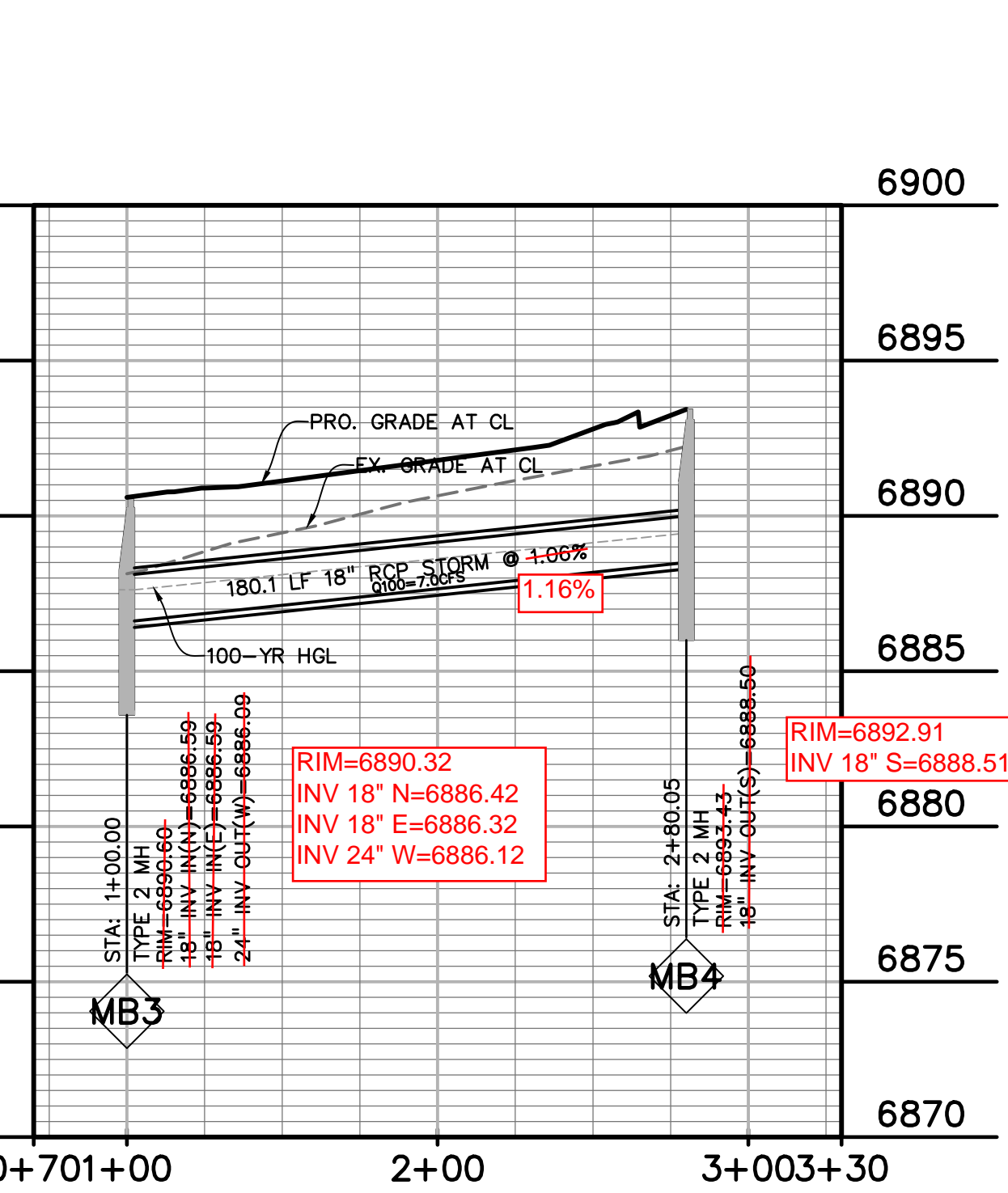
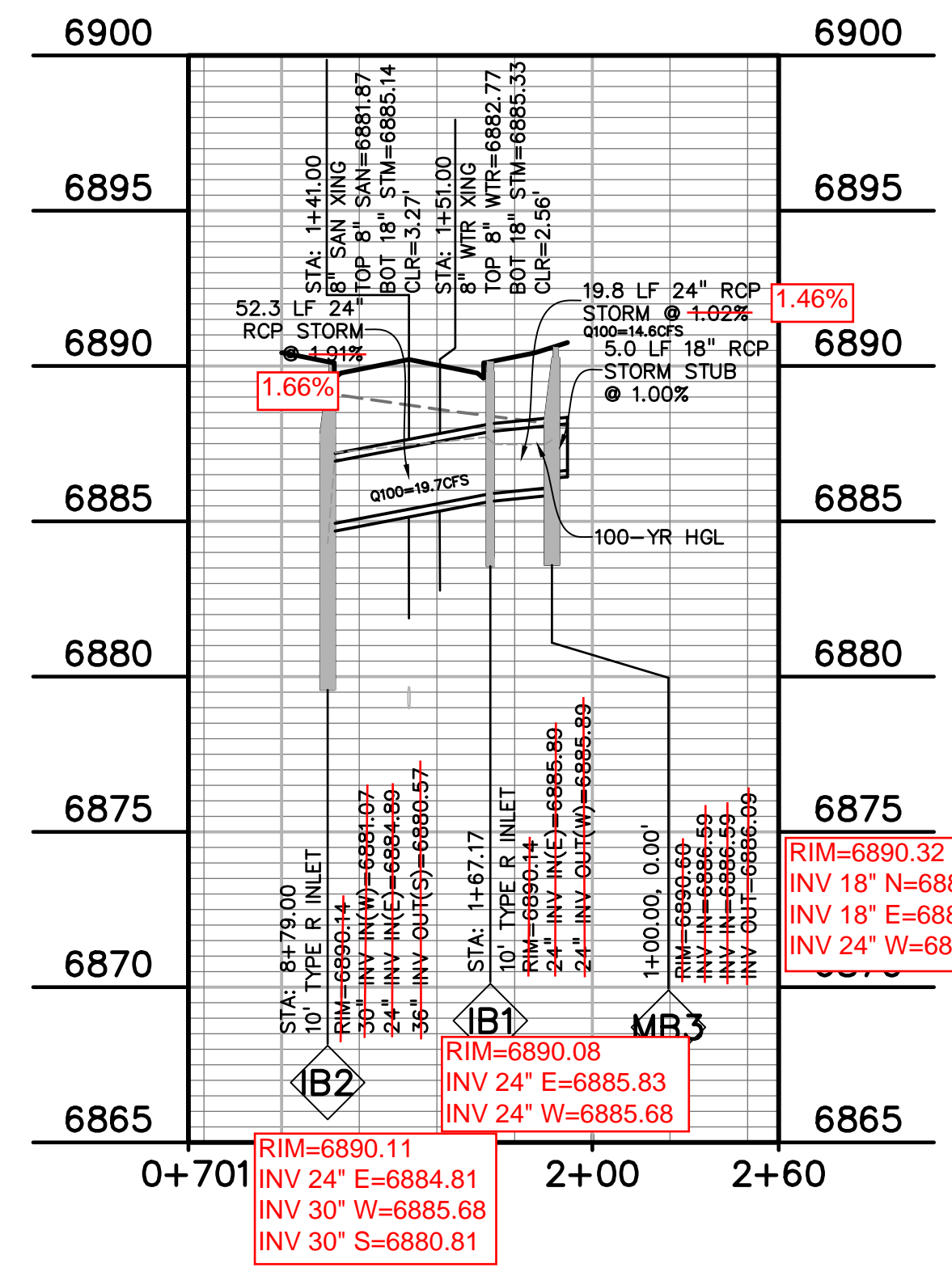
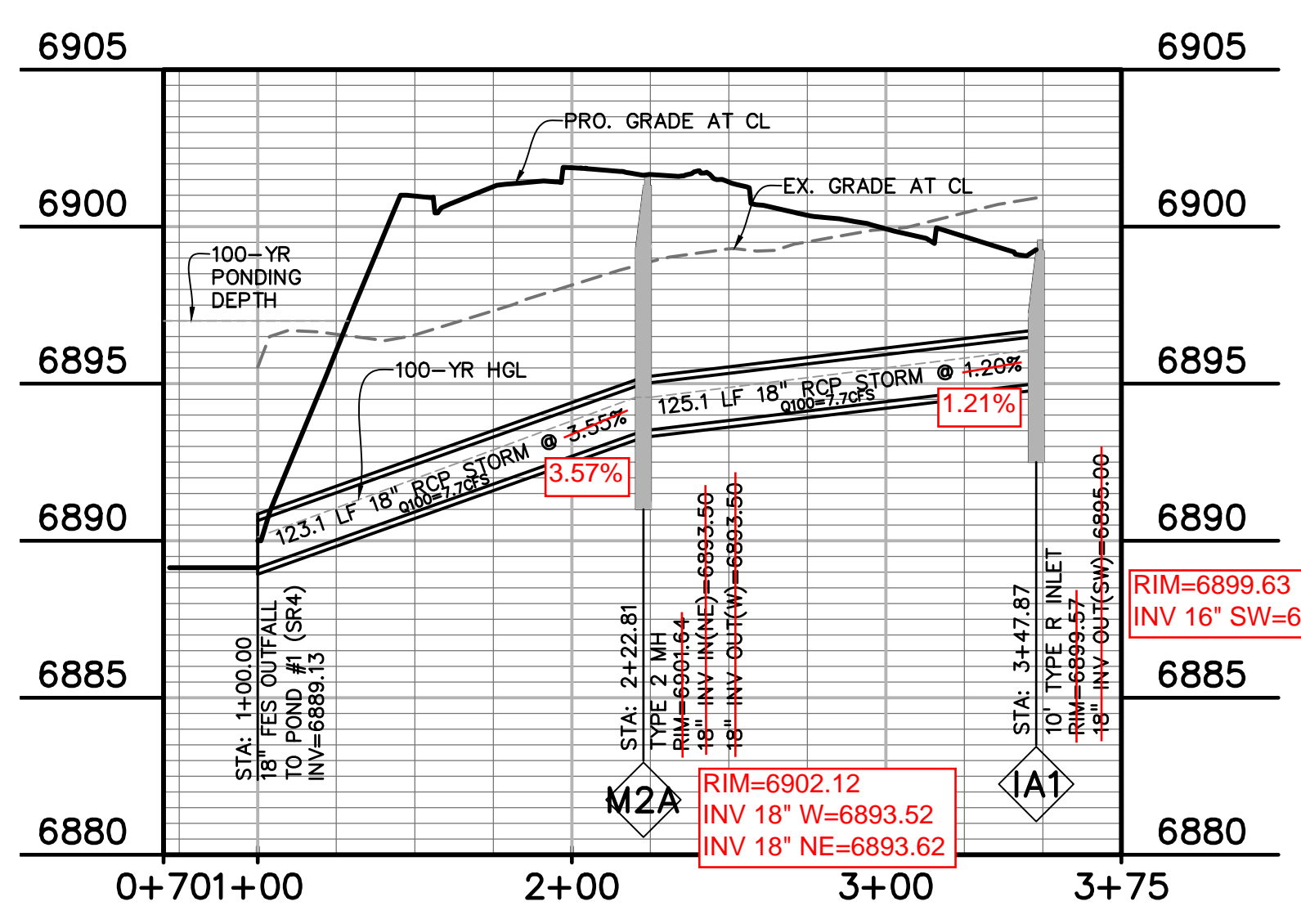
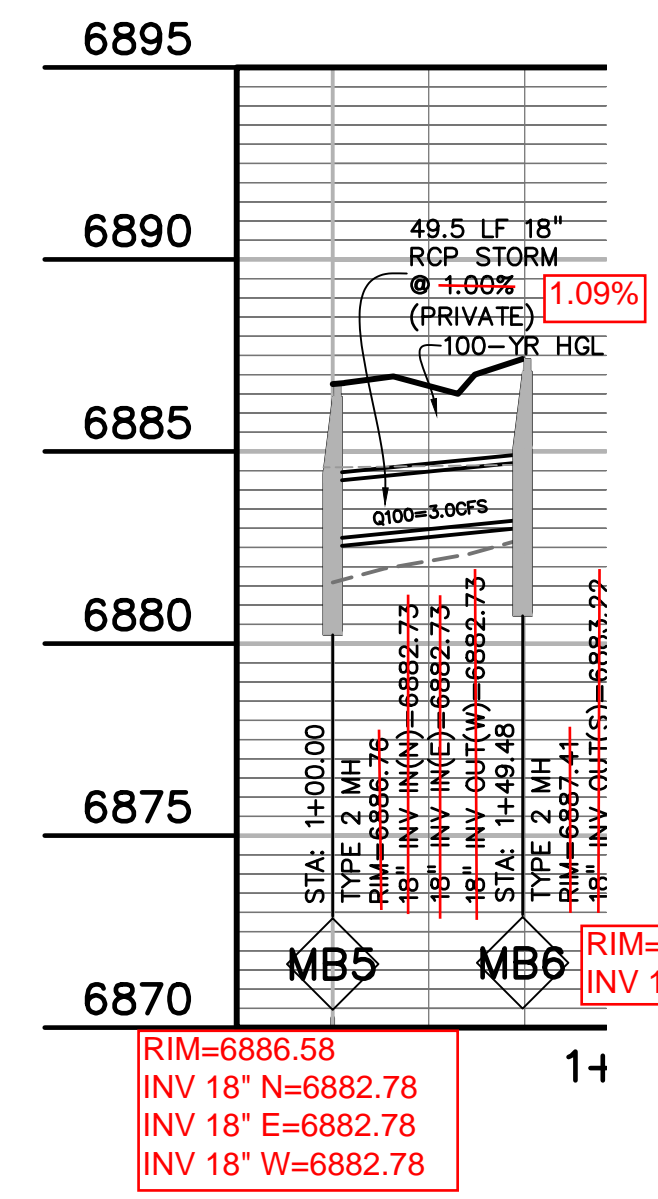
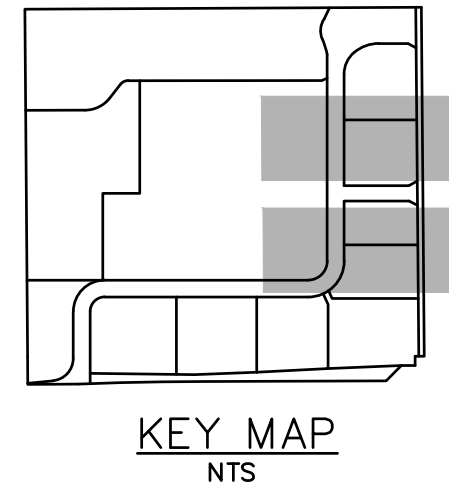
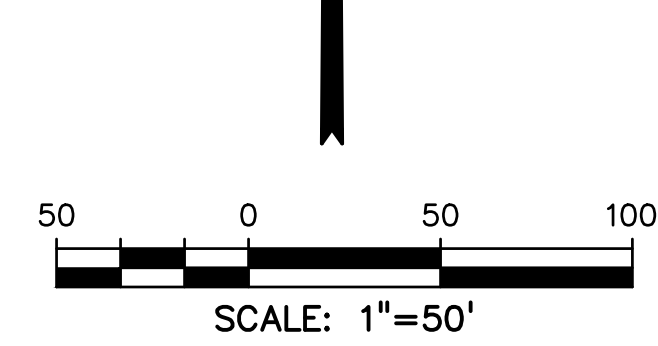
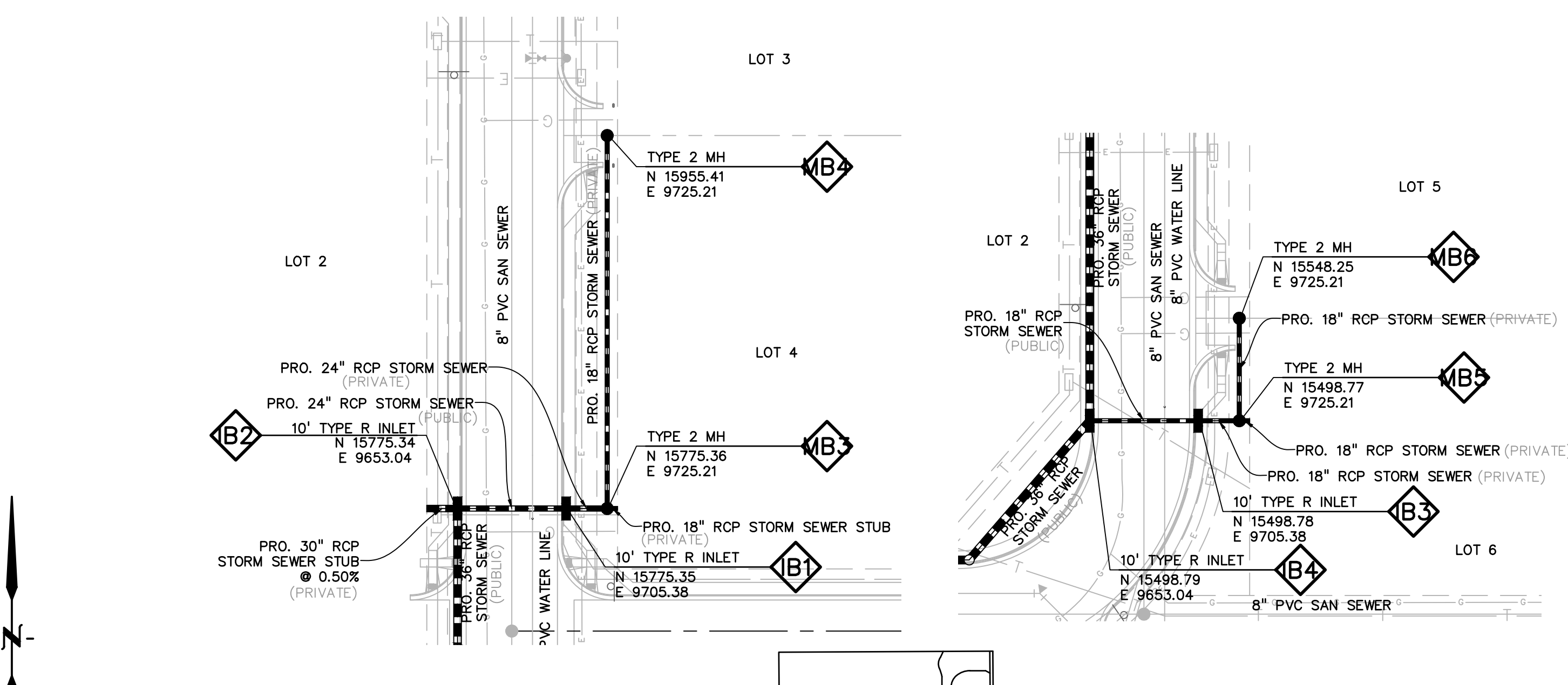
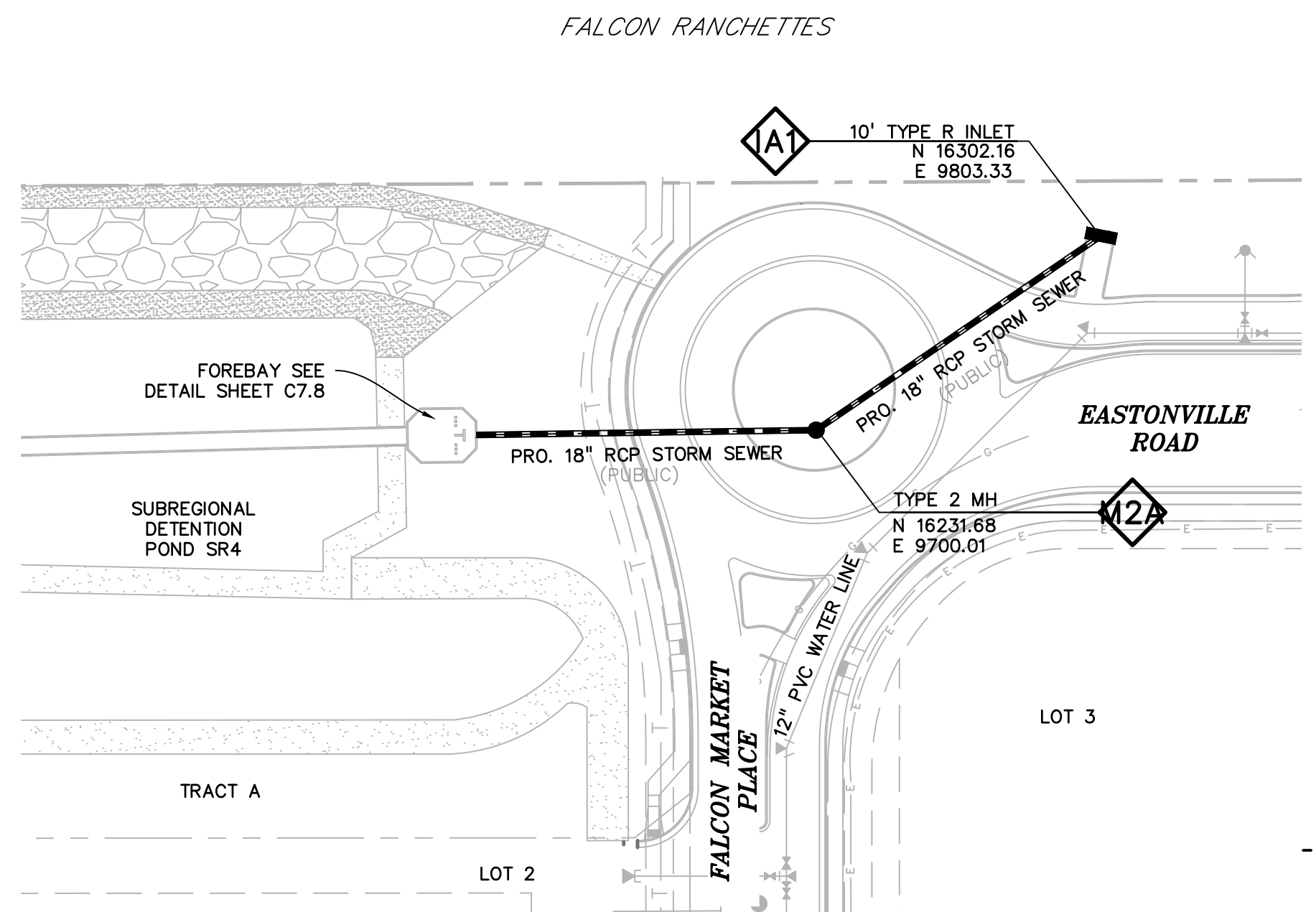
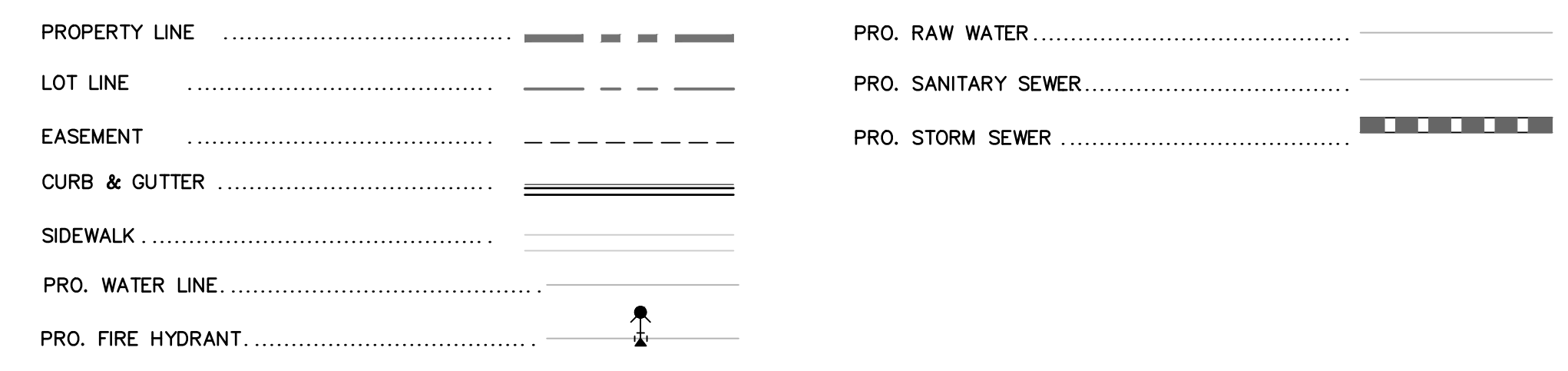
STORM SEWER PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.12

SHEET: 41 OF 48

LEGEND

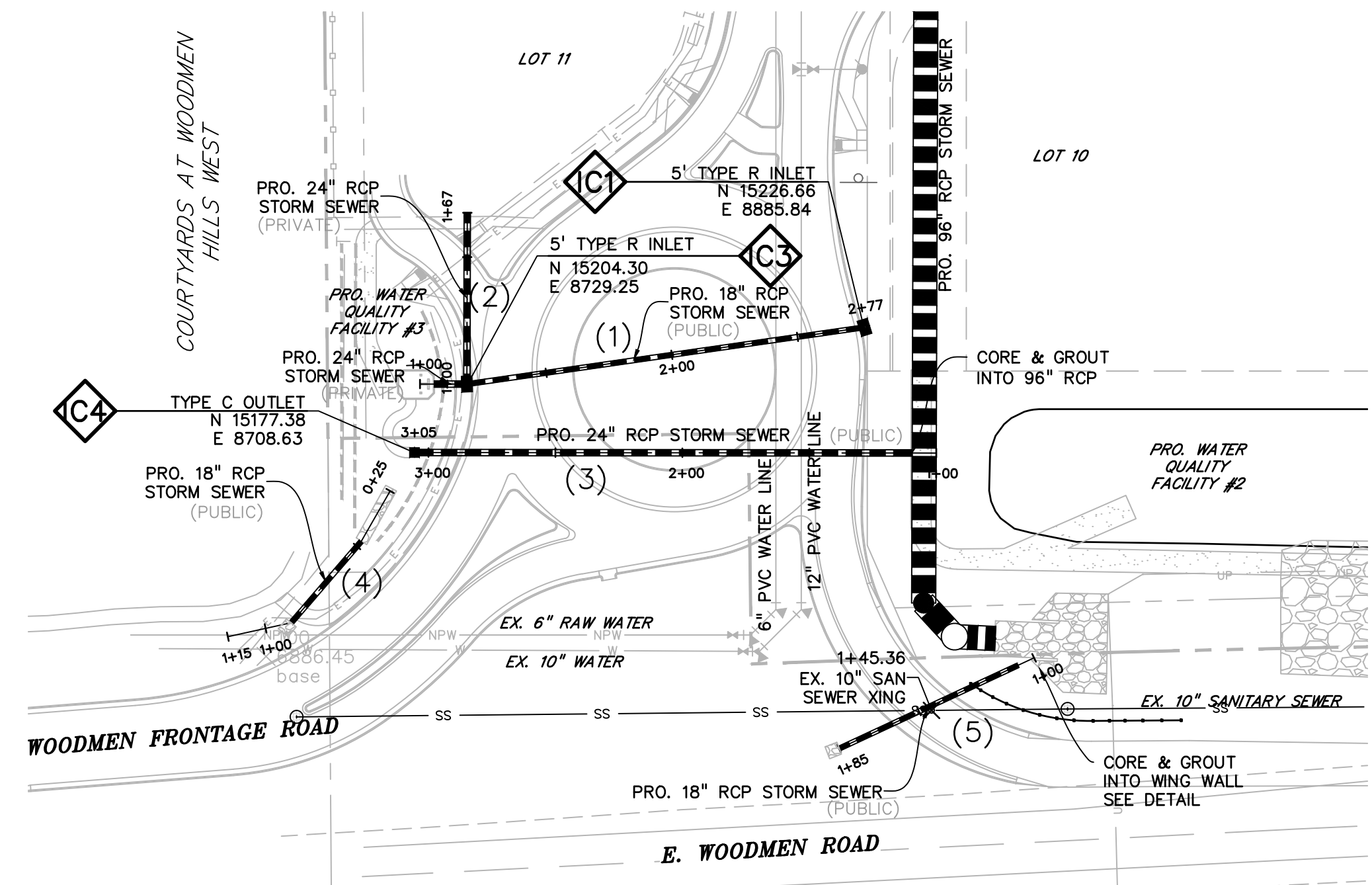


POND #1 INFLOW (EAST)

AS-BUILT
10-17-2023

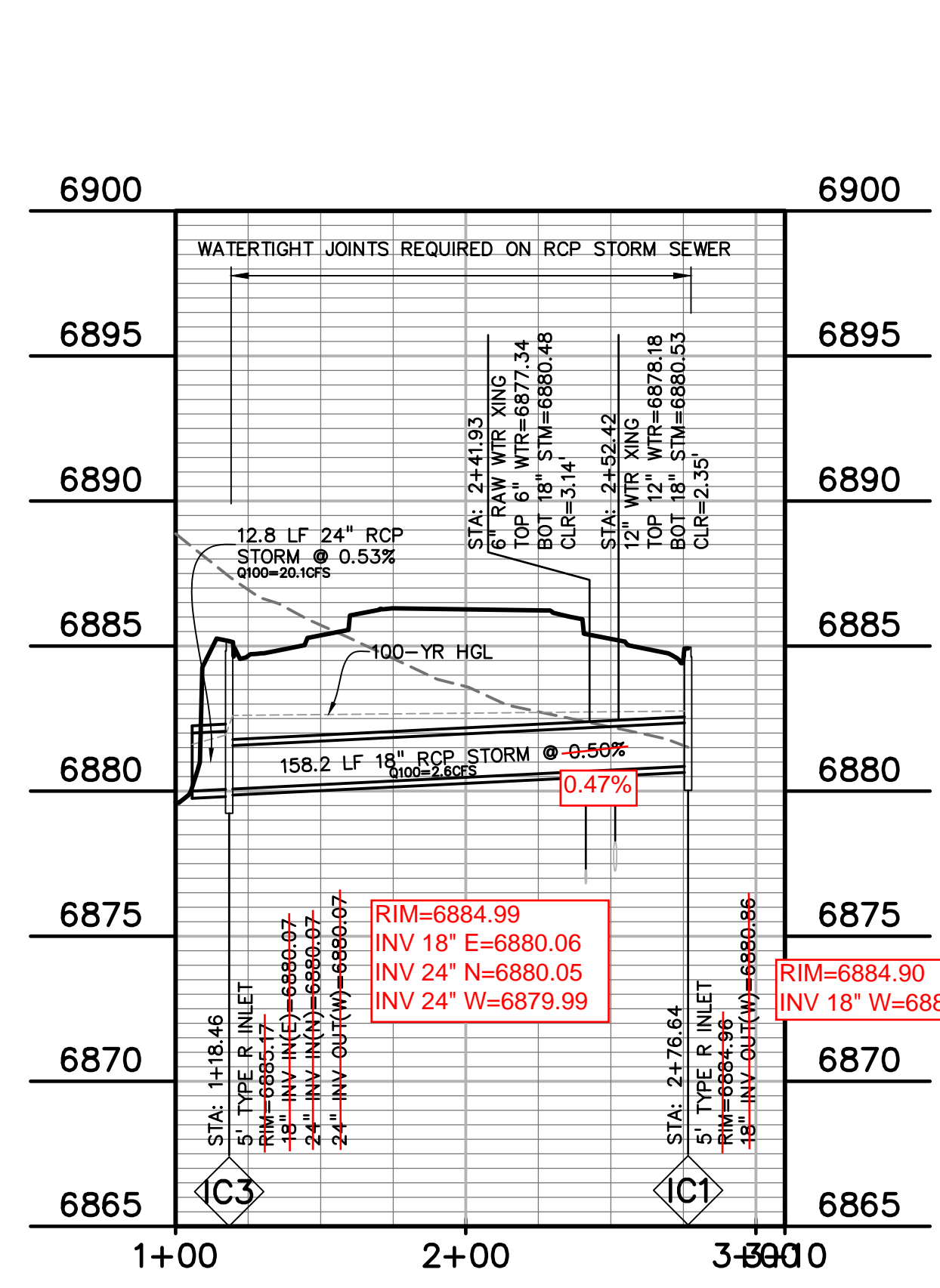
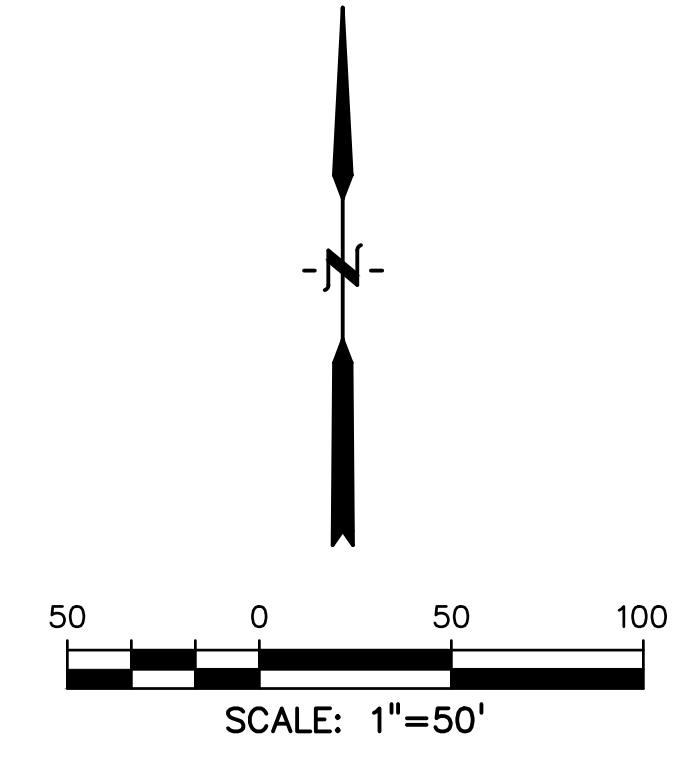
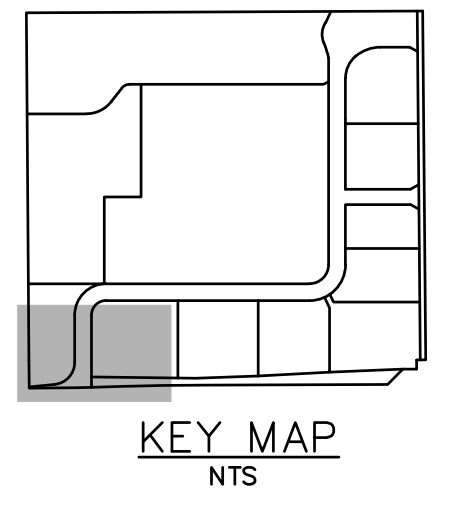
EPC 10/20/2020

EL PASO COUNTY FILE # SF-19-001

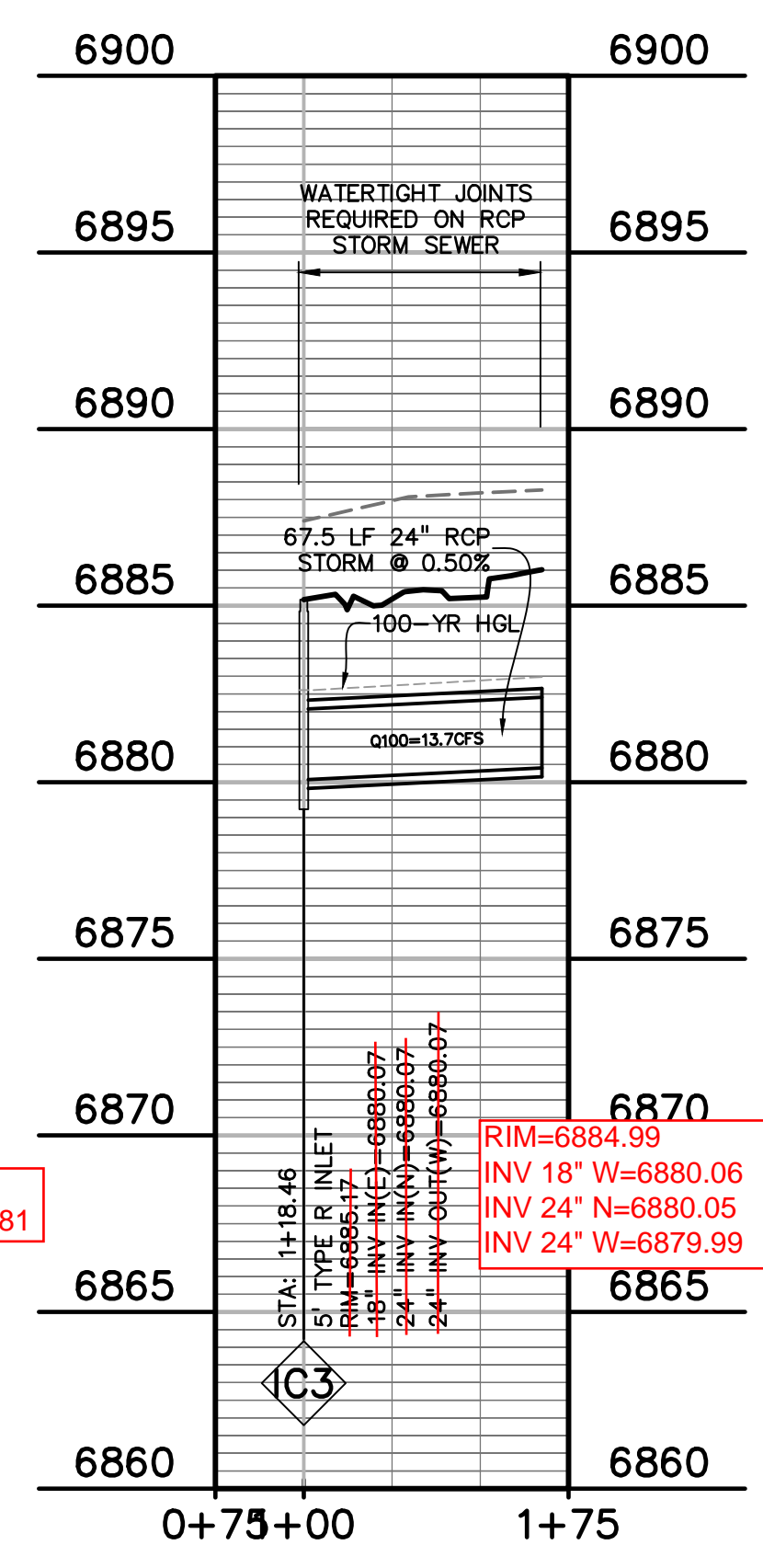


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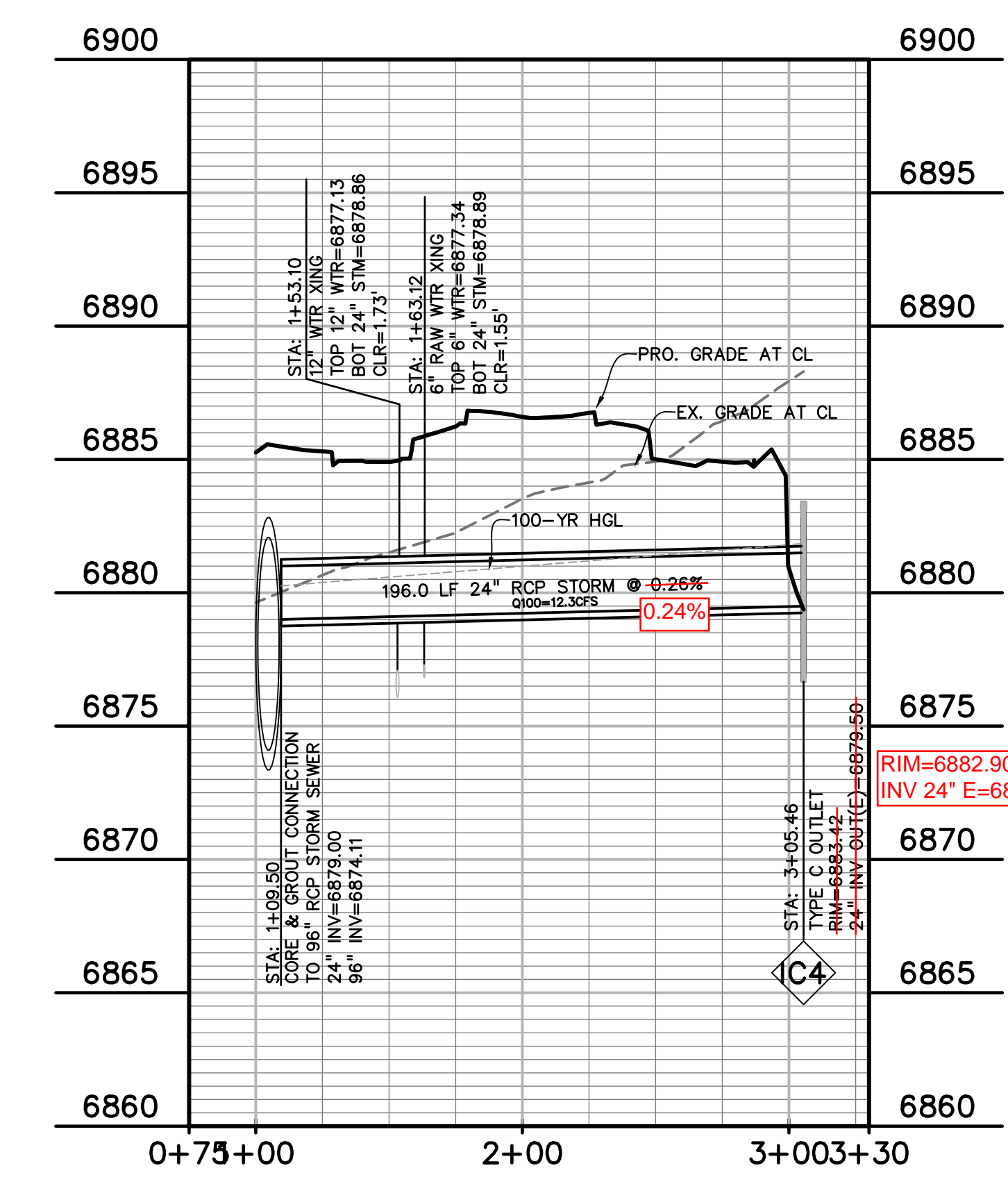
PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	-----
EX. SANITARY SEWER	-----
EX. PETROLEUM	-----
EX. GAS	-----
EX. RAW WATER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



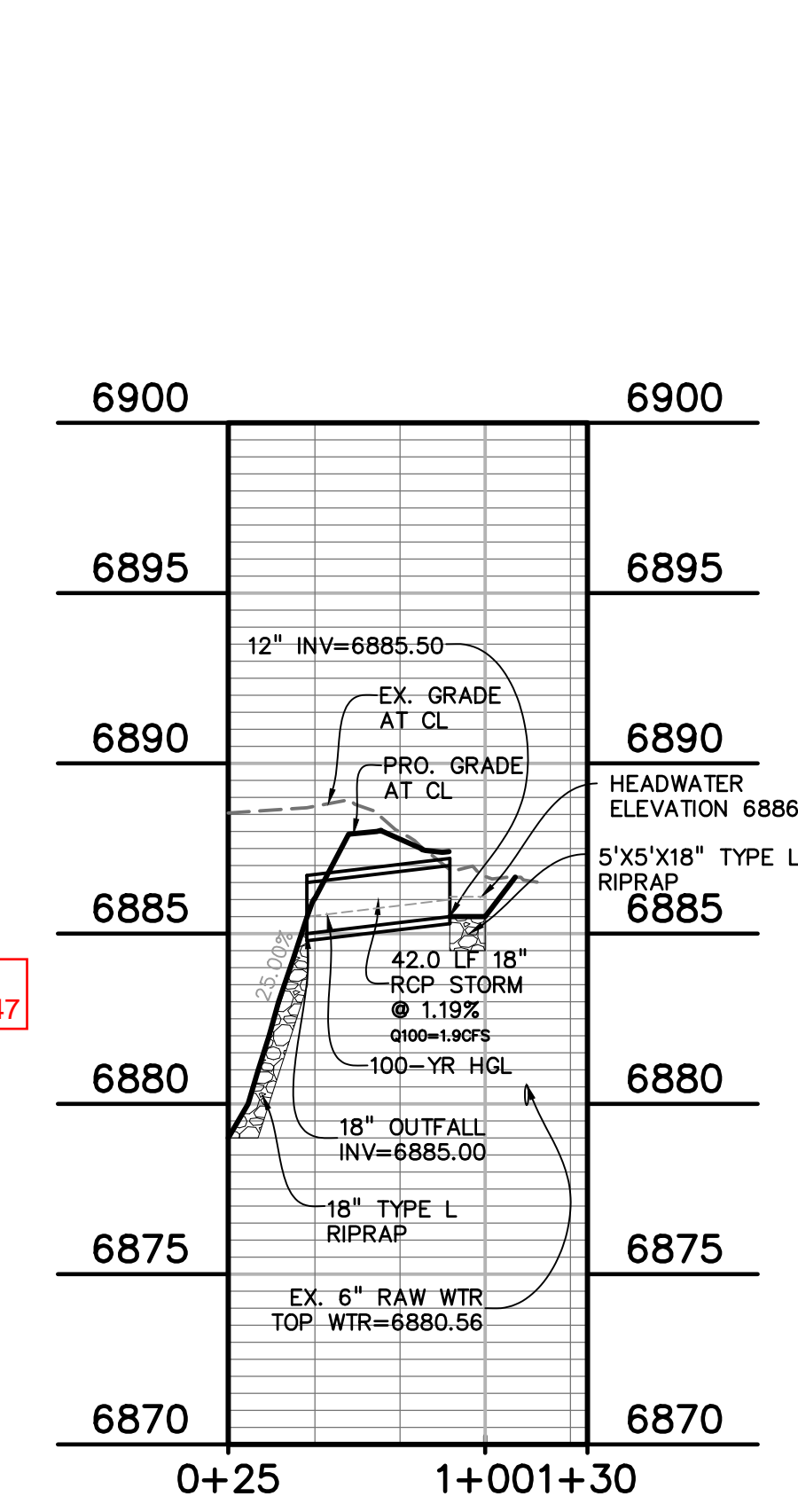
(1) POND #3 INFLOW AND OUTFLOW



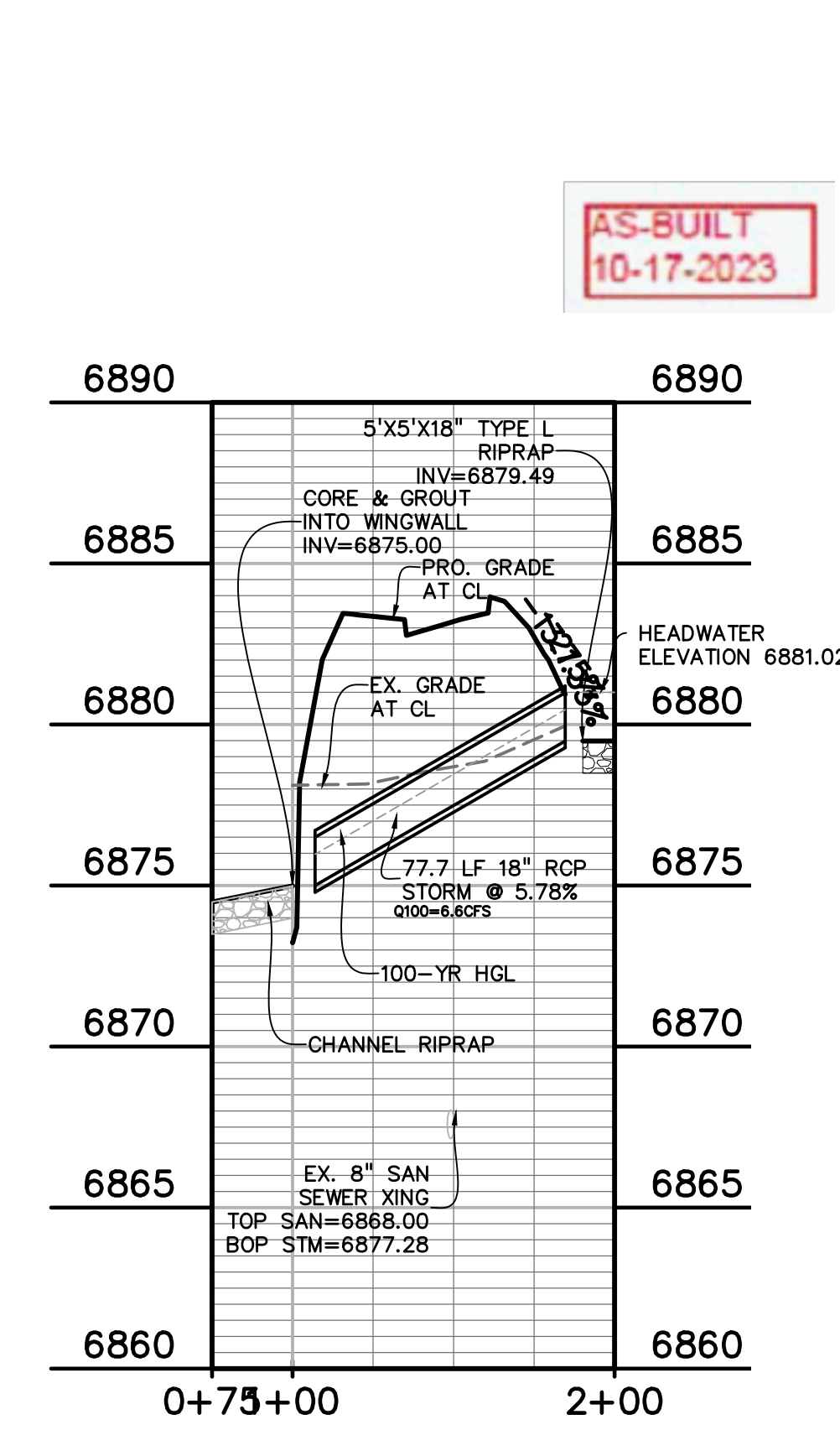
(2) STUB TO LOT 11



(3) POND #3 OUTFALL TO 96"



(4) POND #3 INFLOW (SW)



(5) CULVERT - E. WOODMEN RD RI

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:

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: KGV
CHECKED BY: TDM
FILE NAME:



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

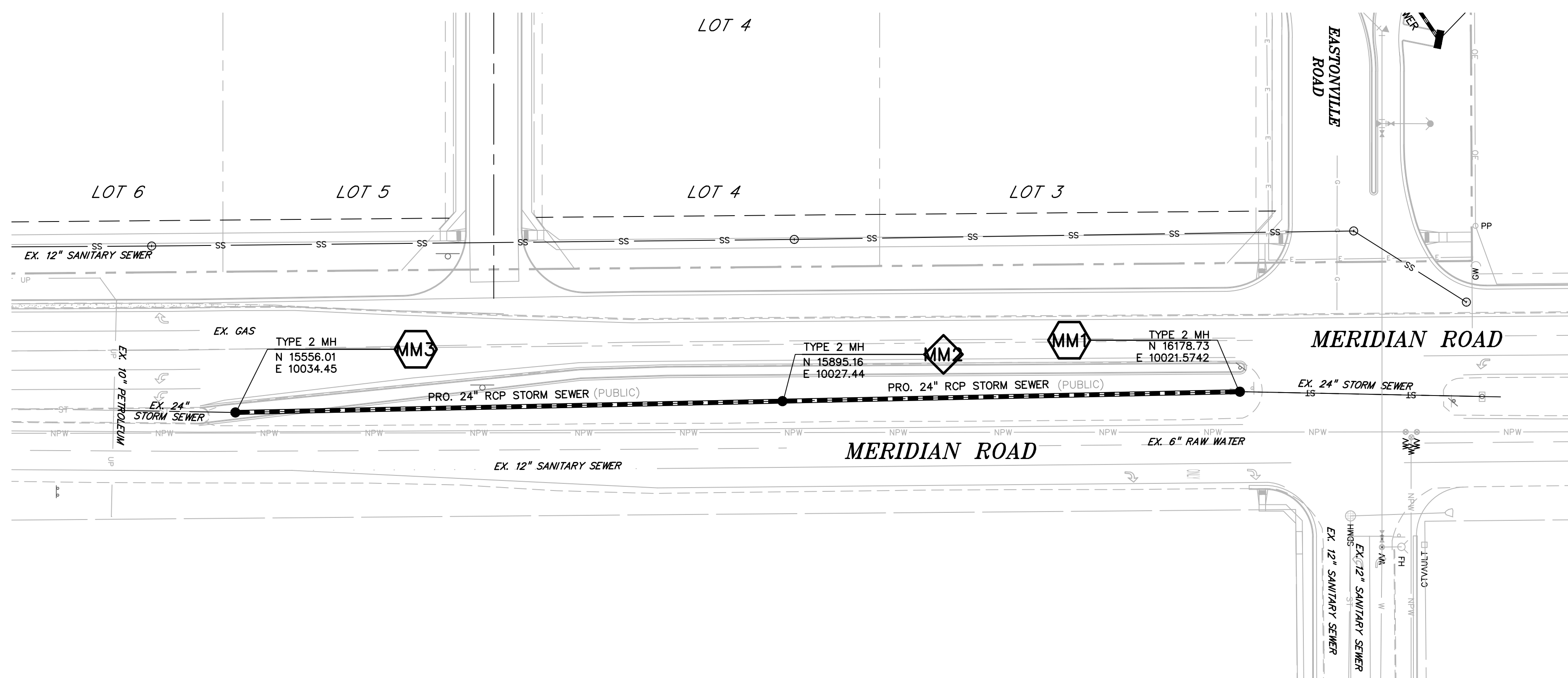
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

STORM SEWER PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.13

SHEET: 42 OF 48

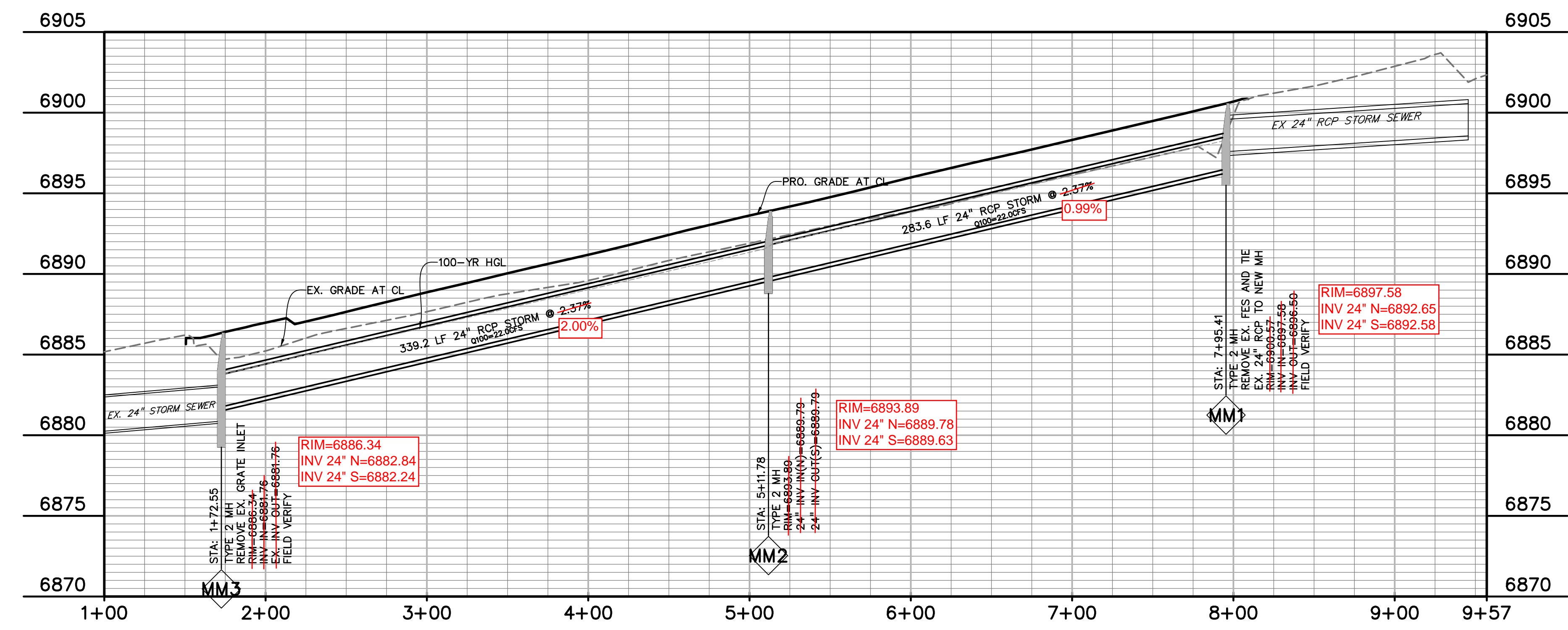


LEGEND

- 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

KEY MAP
NTS

Scale: 1"=50'



PREPARED BY:

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 Engineers • Surveyors
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CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
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DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

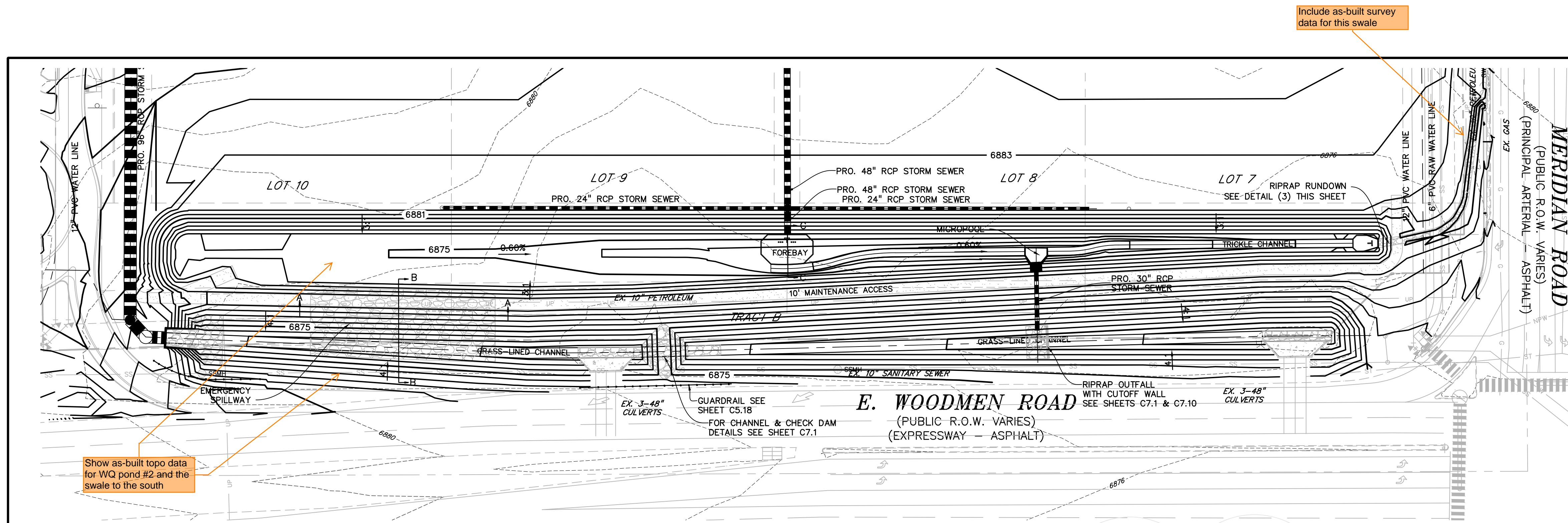
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

STORM SEWER PLAN & PROFILE
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

C7.14
 SHEET: 43 OF 48

AS-BUILT
 10-17-2023

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

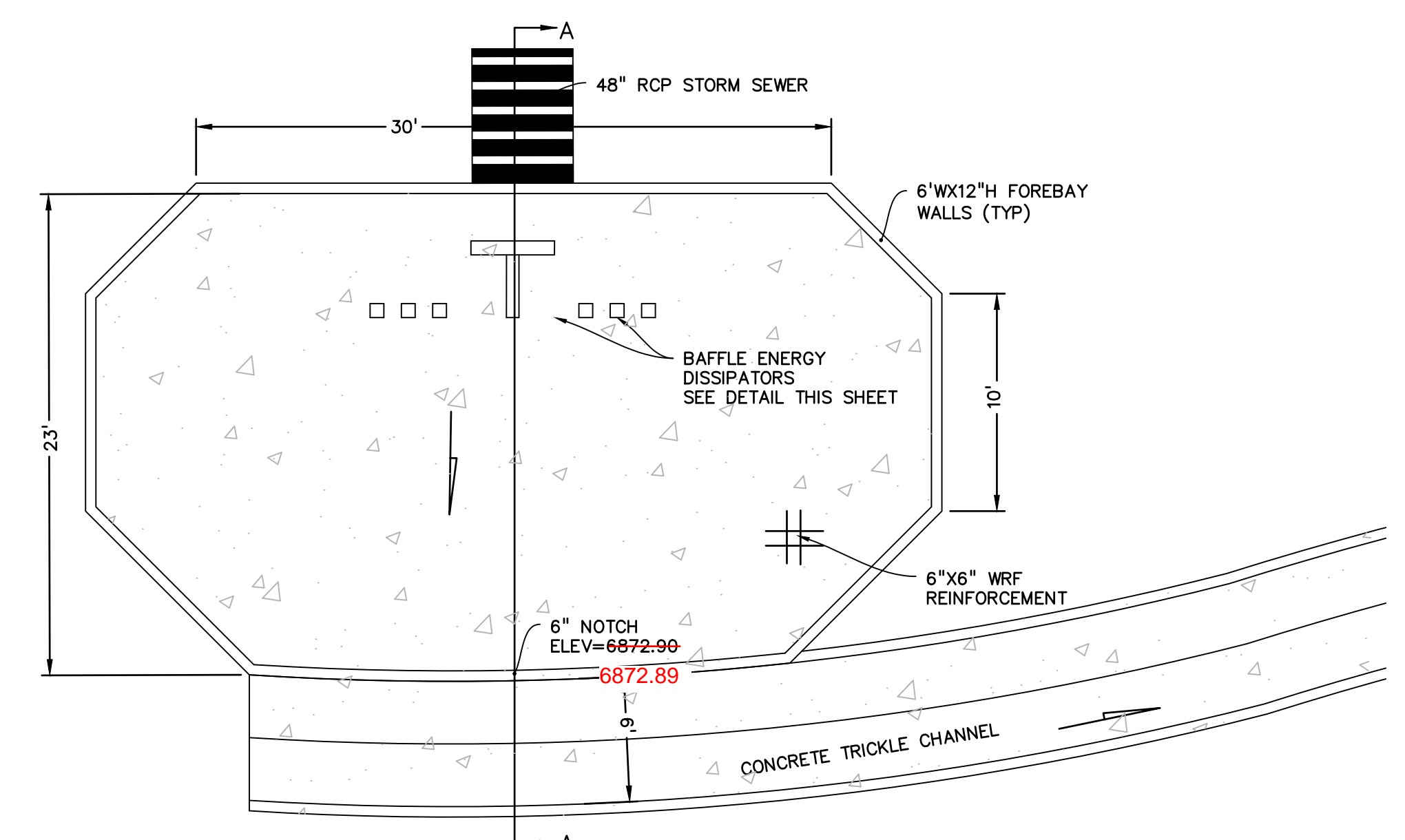


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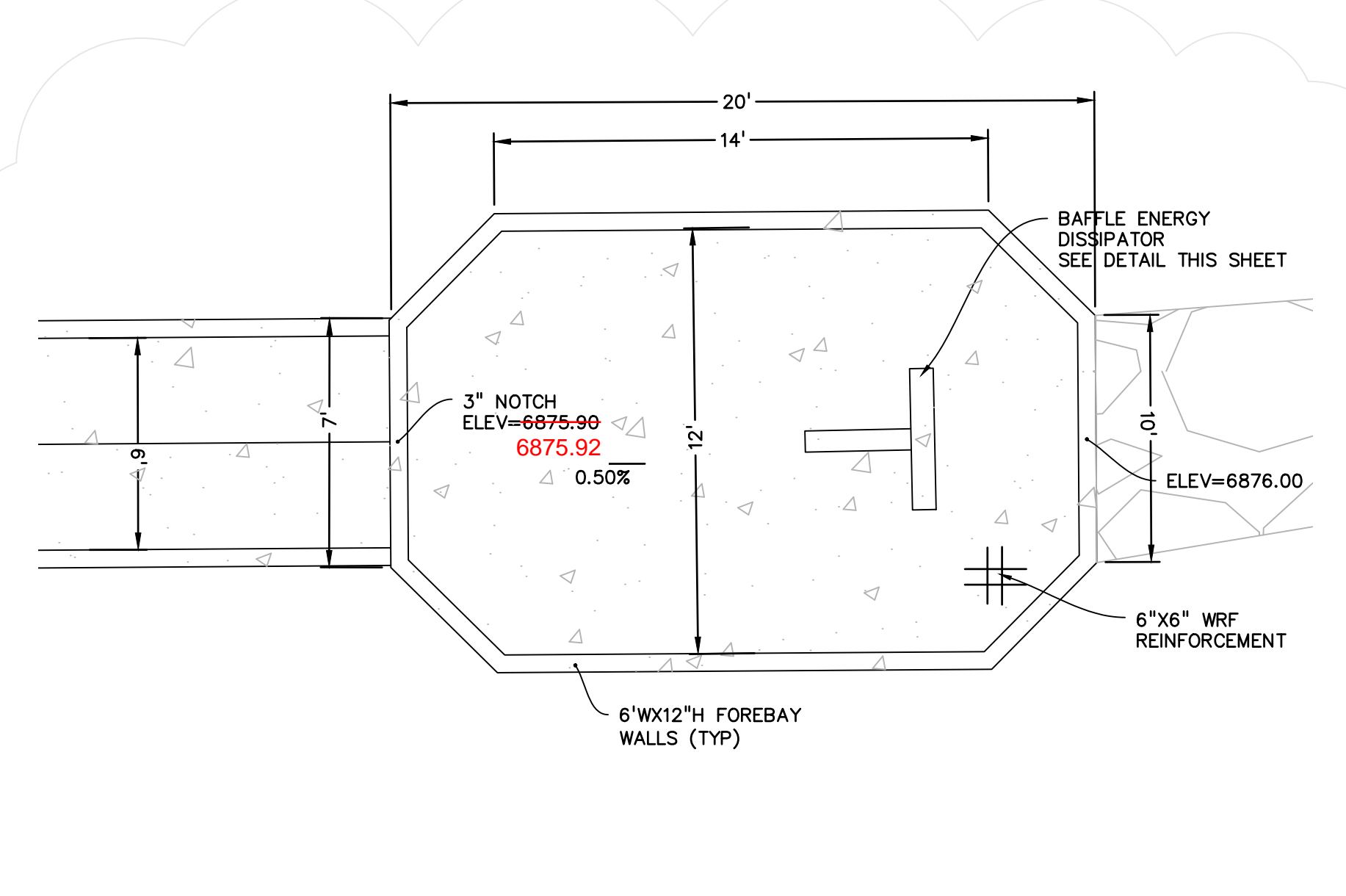
PROPERTY LINE	---
LOT LINE	----
EASEMENT
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	—W—
PRO. FIRE HYDRANT	—FH—
PRO. RAW WATER	—RW—
PRO. SANITARY SEWER	—SS—
PRO. STORM SEWER	—ST—
EX. OVERHEAD ELECTRIC	—OE—
EX. SANITARY SEWER	—SES—
EX. PETROLEUM	—P—
EX. GAS	—G—
EX. RAW WATER	—RWS—
EX. WATER	—W—
EX. STORM SEWER	—STS—

Show as-built topo data for WQ pond #2 and the swale to the south

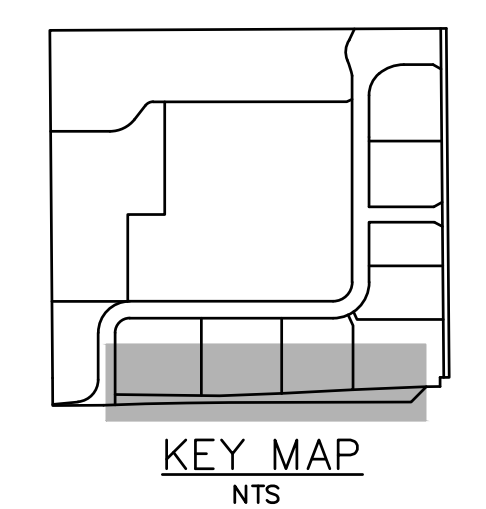
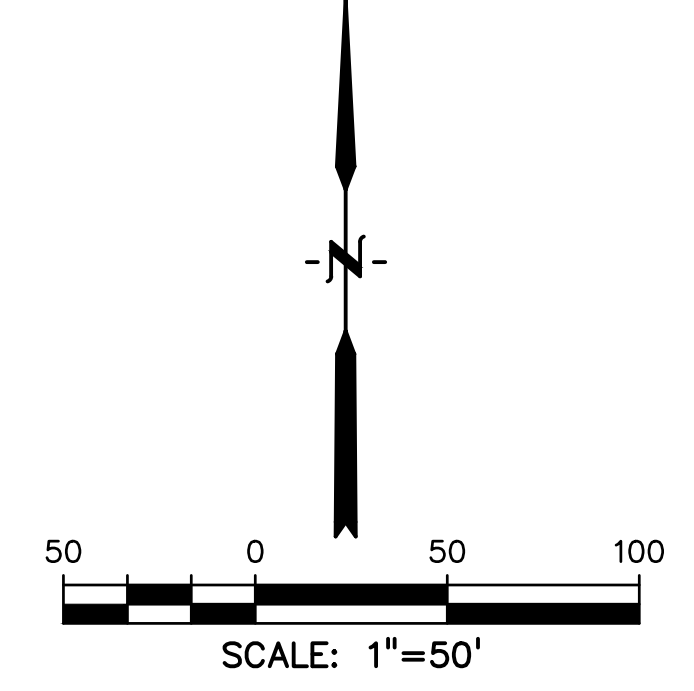
Include as-built survey data for this swale



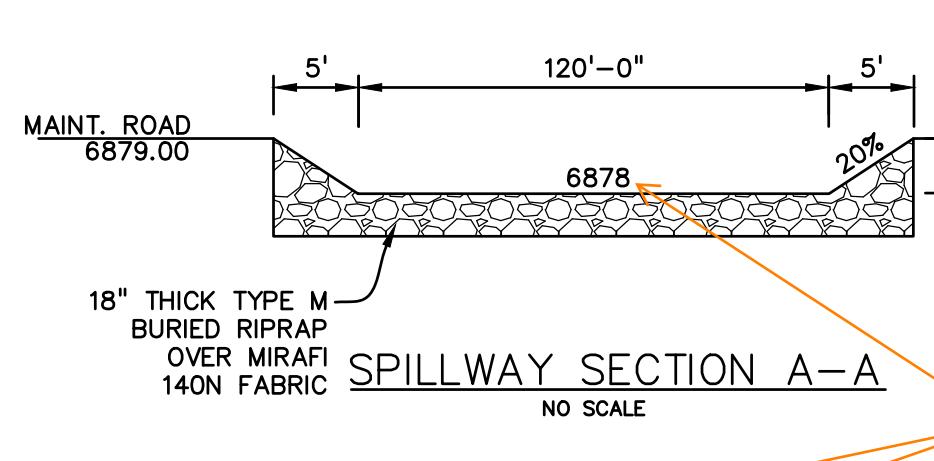
CENTRAL FOREBAY/TRICKLE CHANNEL DETAIL
NTS



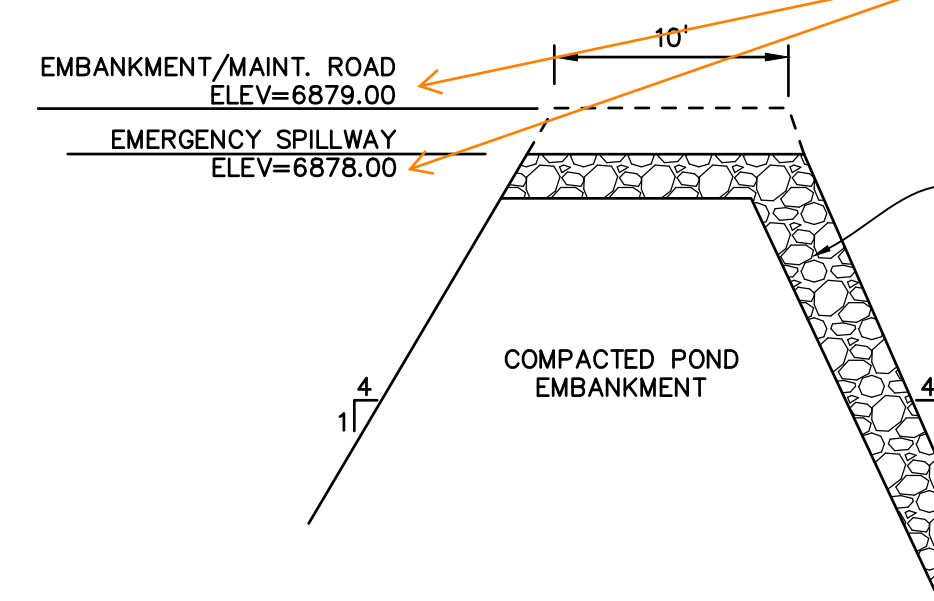
EAST FOREBAY/TRICKLE CHANNEL DETAIL
NTS



AS-BUILT
10-17-2023

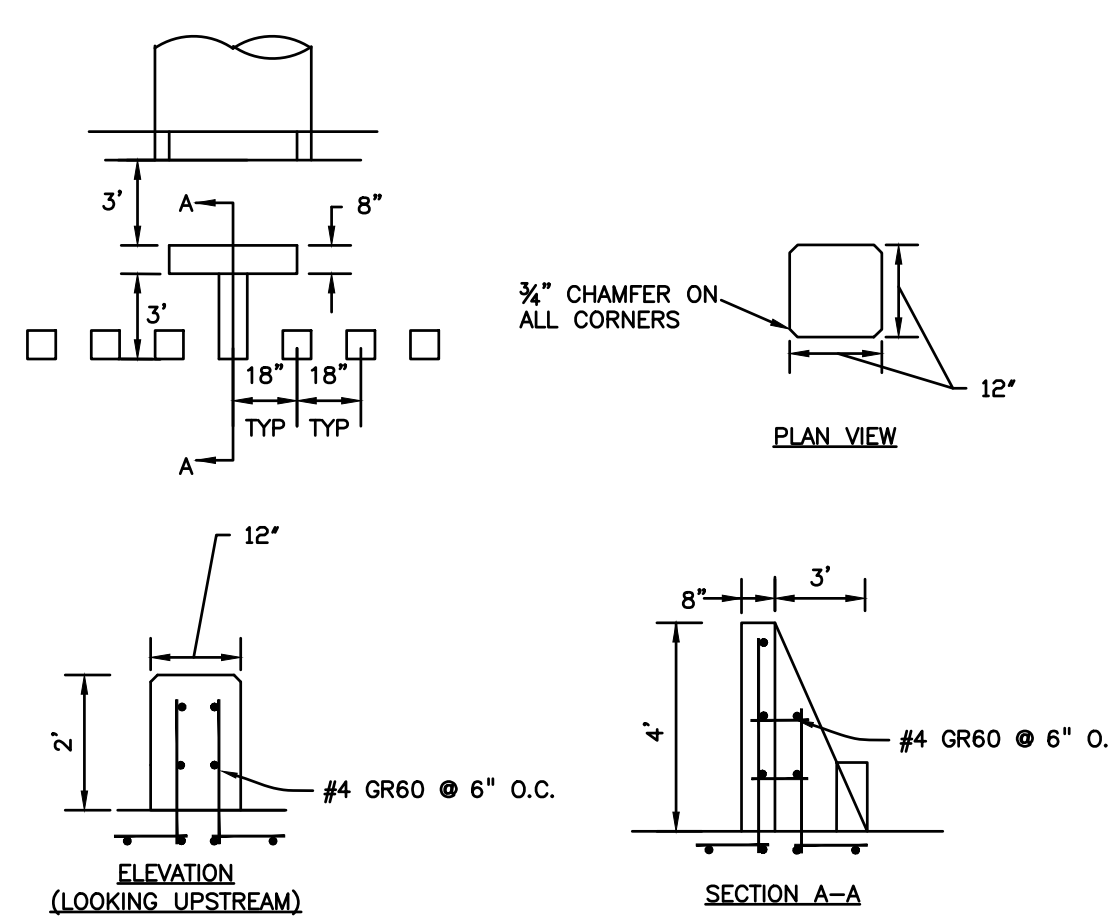


SPILLWAY SECTION A-A
NO SCALE

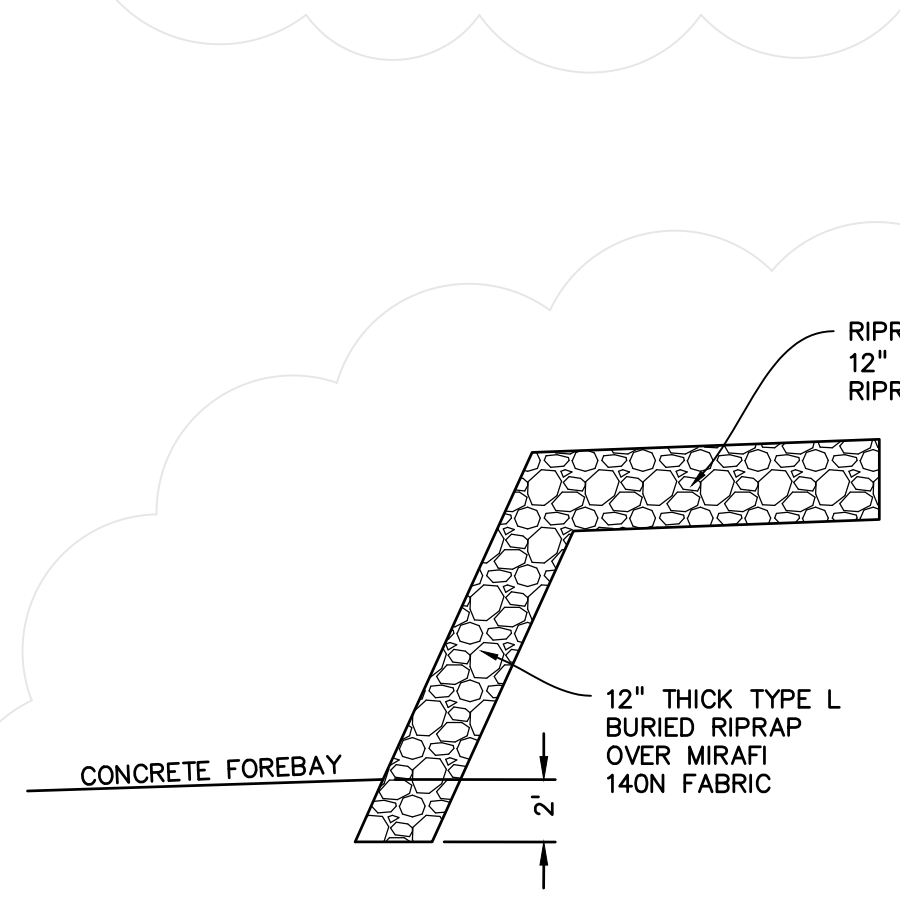


SPILLWAY SECTION B-B
NO SCALE

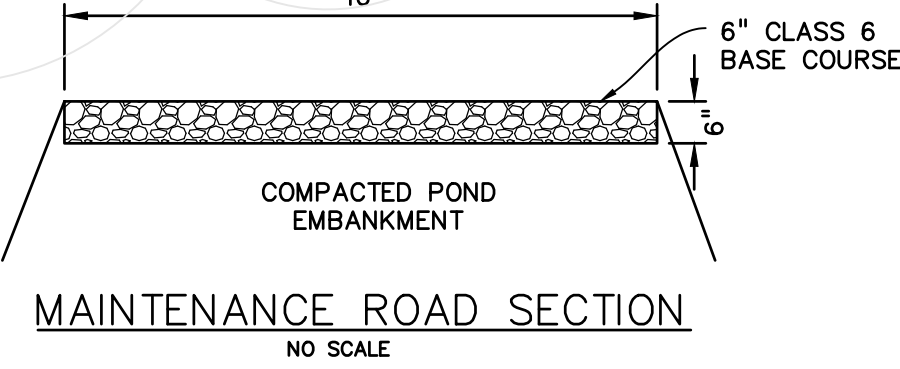
Were these elevations included in the as-built survey? If so, please update these elevations accordingly, if as-built conditions differ from these plans.



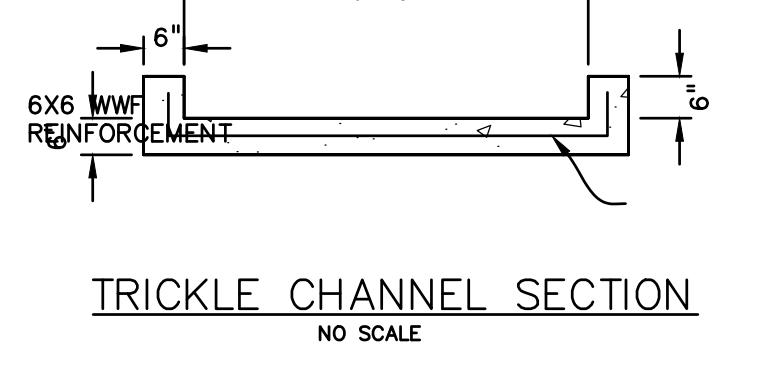
FOREBAY BAFFLE ENERGY DISSIPATORS
NO SCALE



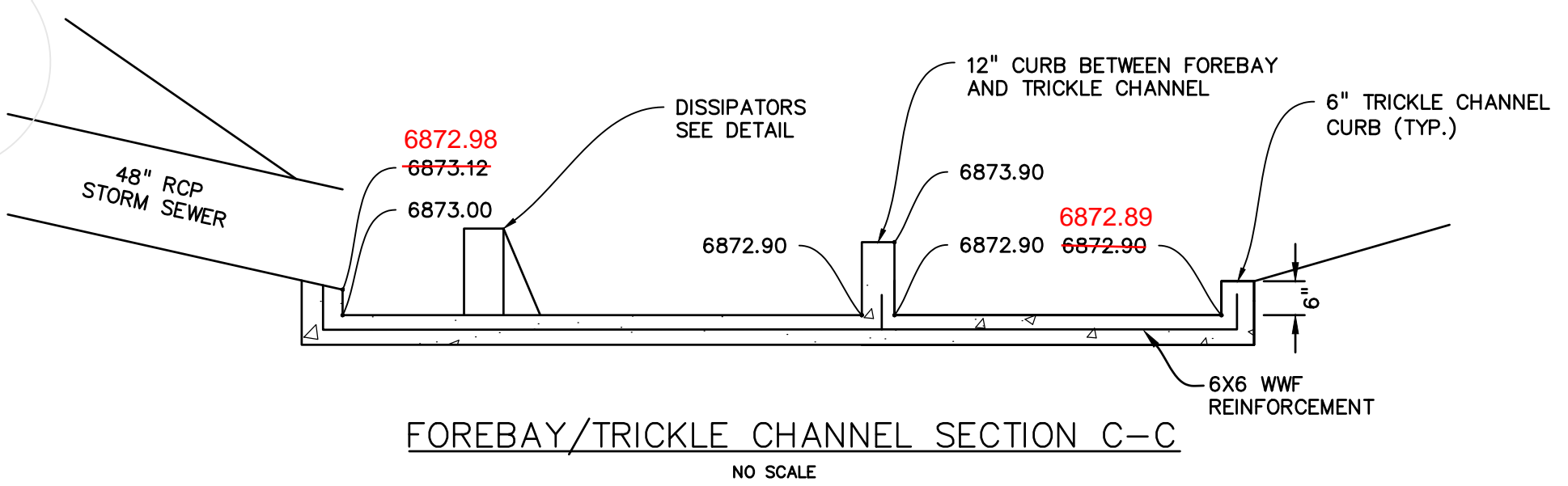
(3) RIPRAP SWALE RUNDOWN
NO SCALE



MAINTENANCE ROAD SECTION
NO SCALE



TRICKLE CHANNEL SECTION
NO SCALE



FOREBAY/TRICKLE CHANNEL SECTION C-C
NO SCALE

PREPARED BY:

DREXEL, BARRELL & CO.
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(719)260-0887
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CLIENT:

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3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
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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

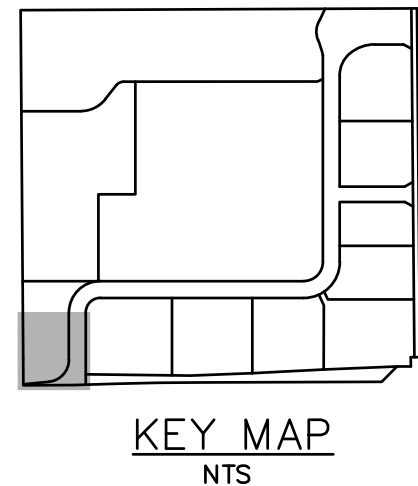
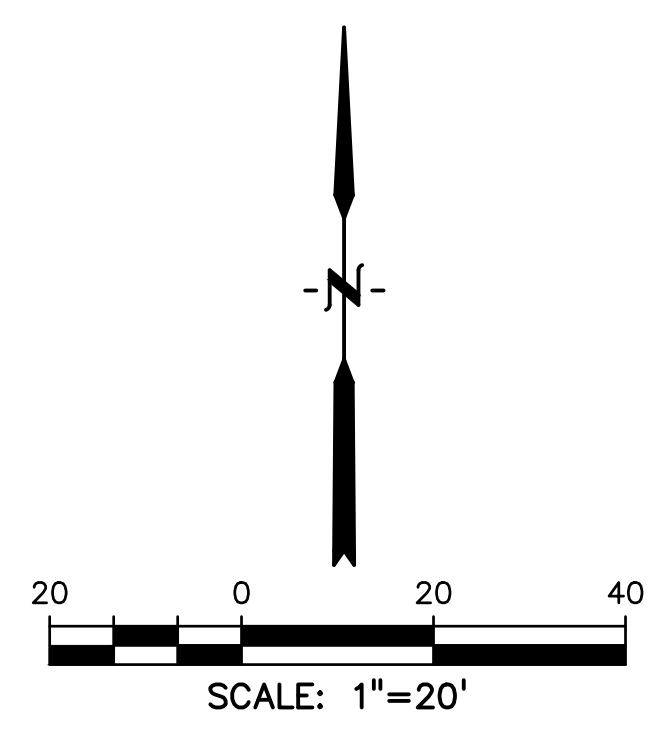
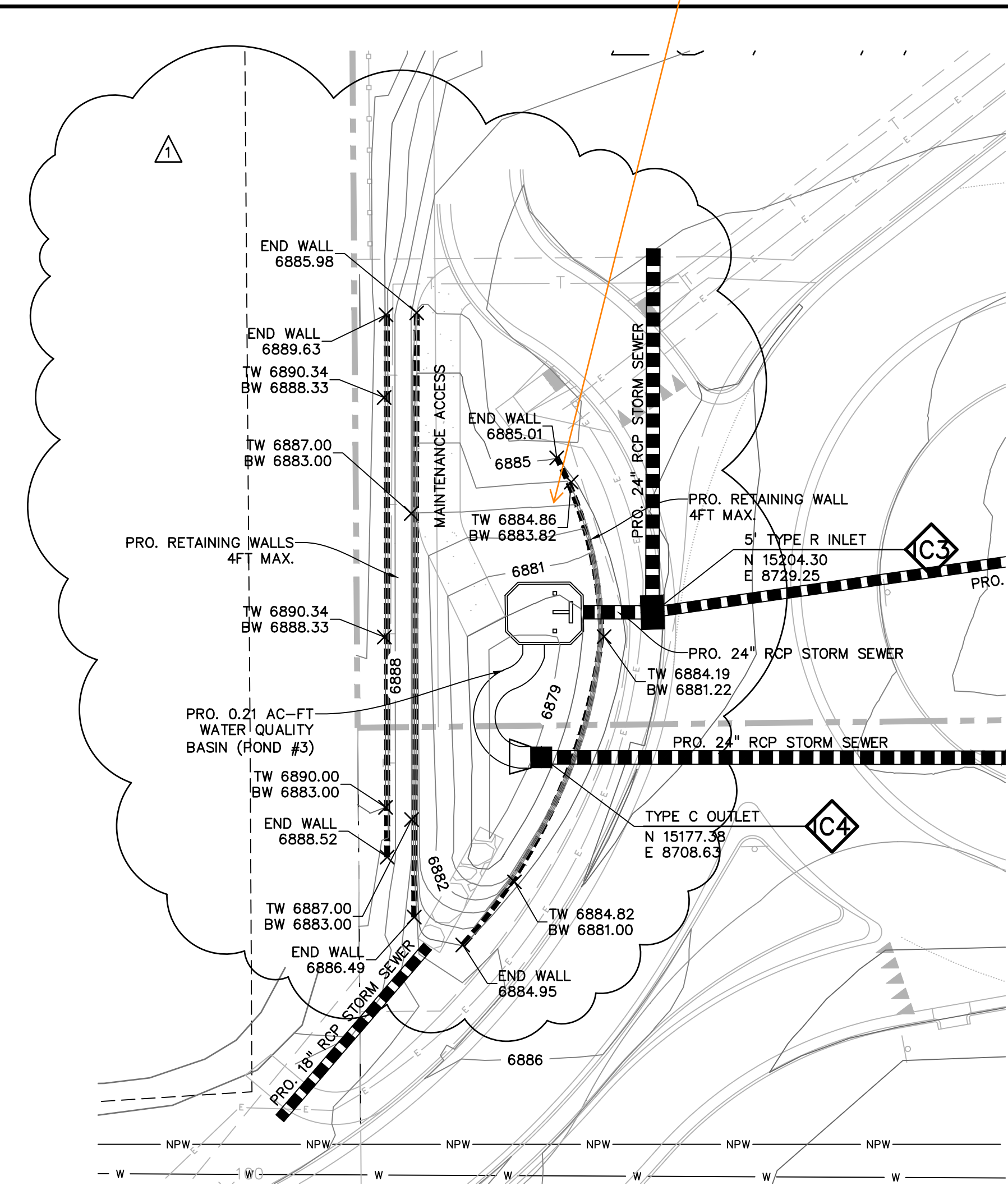
SHEET: 44 OF 48

EPC 10/20/2020

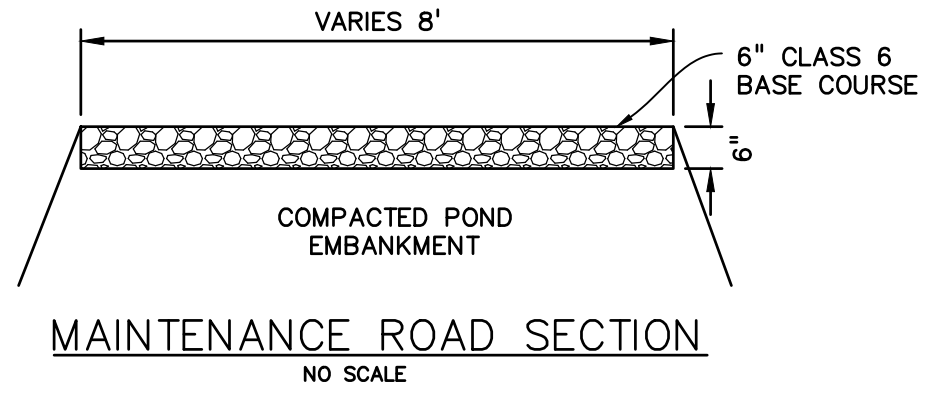
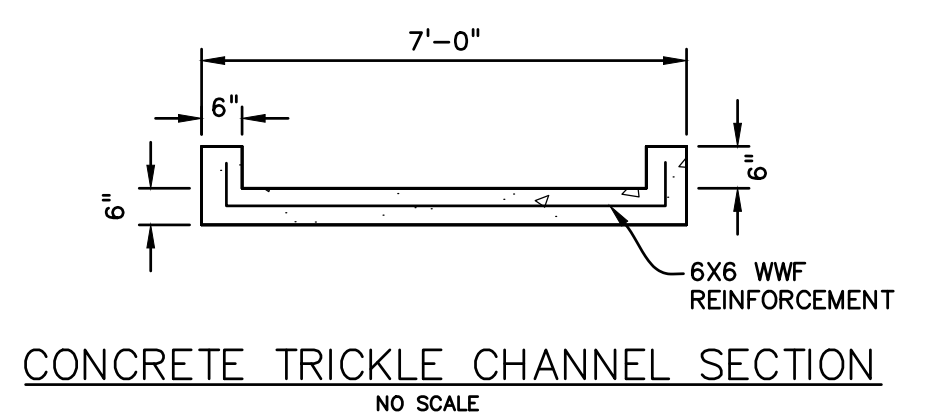
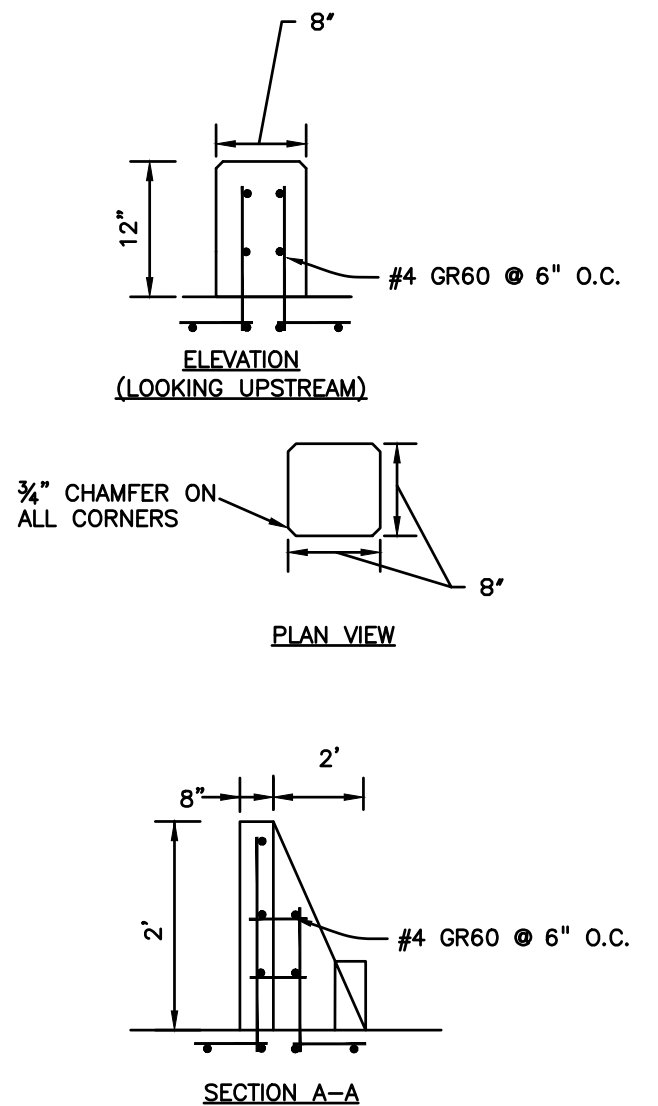
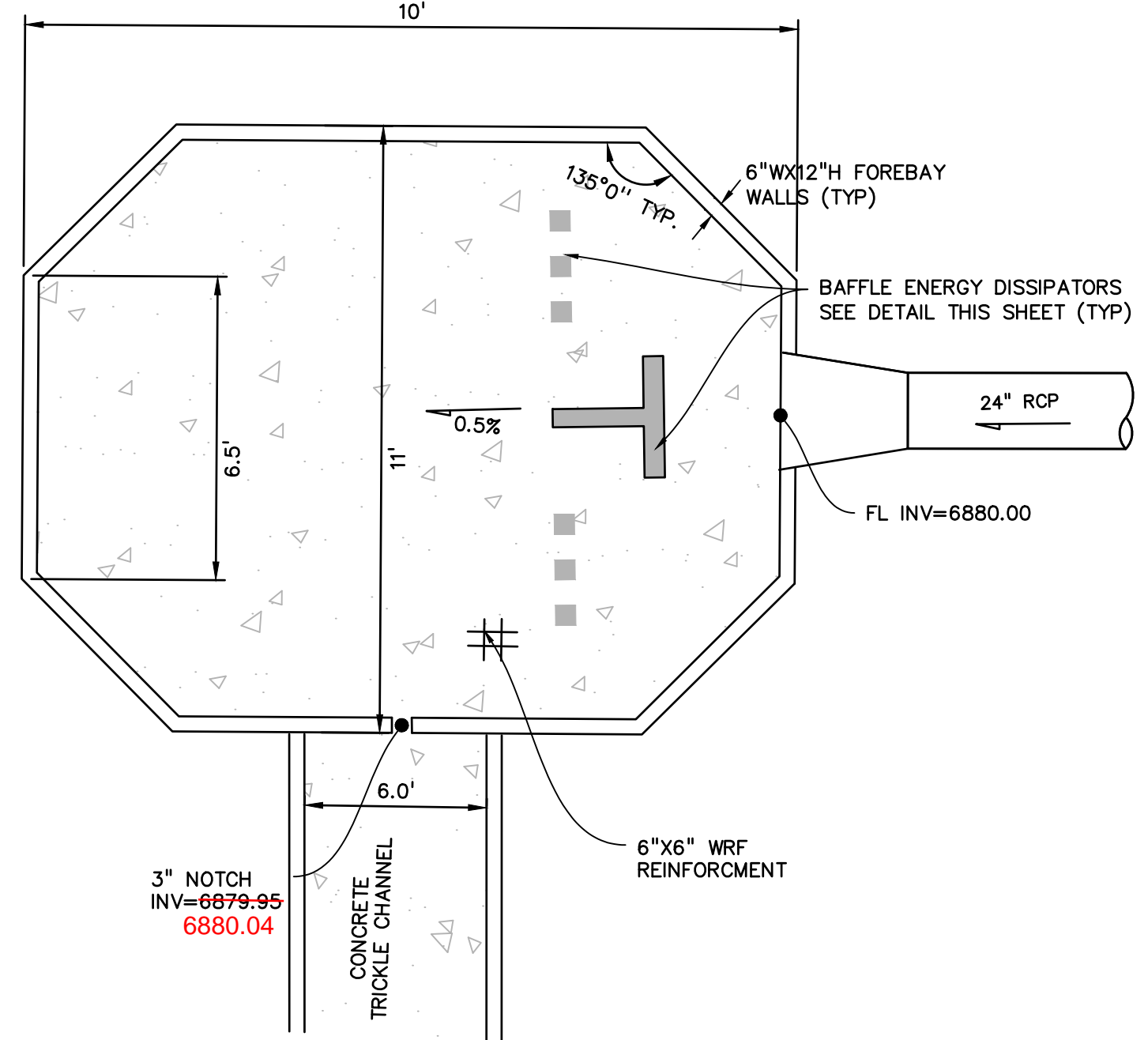
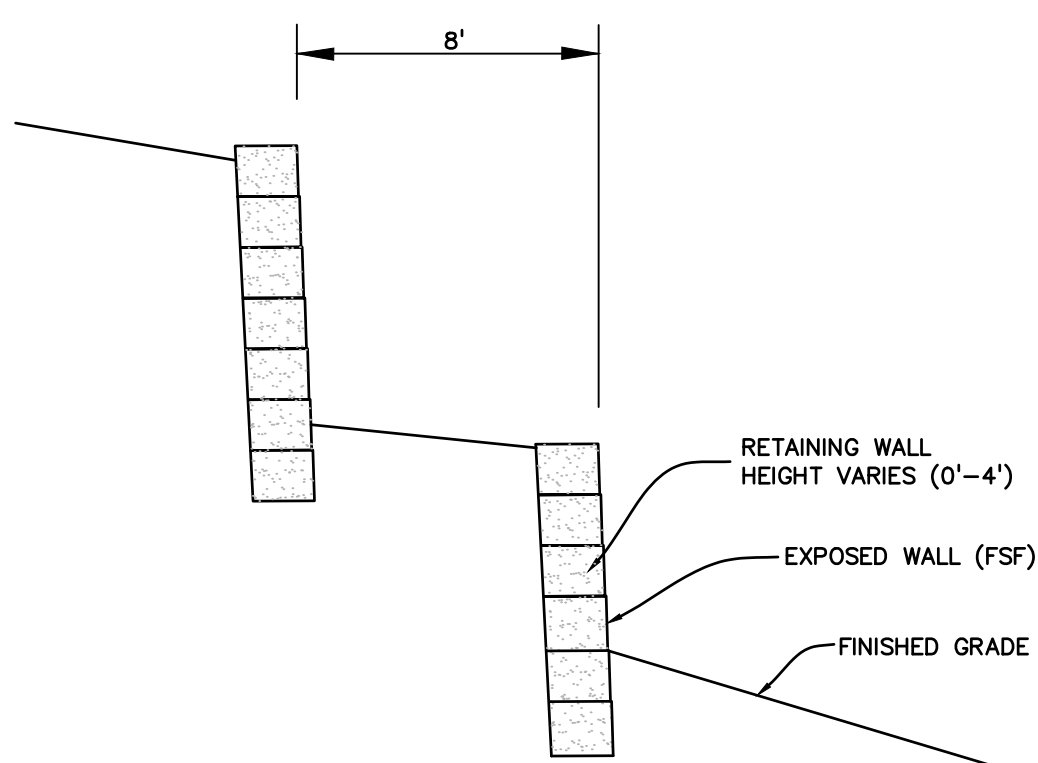
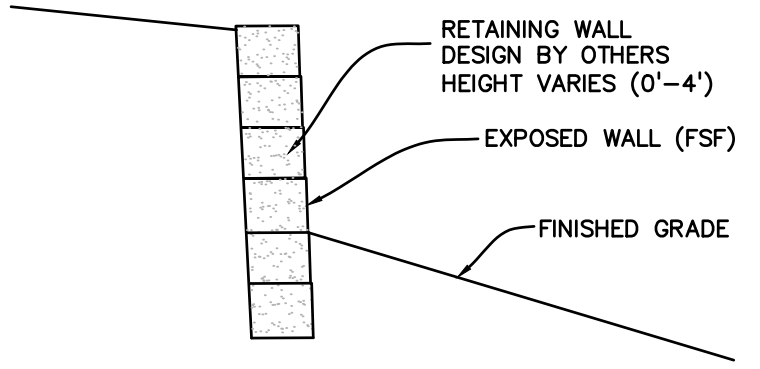
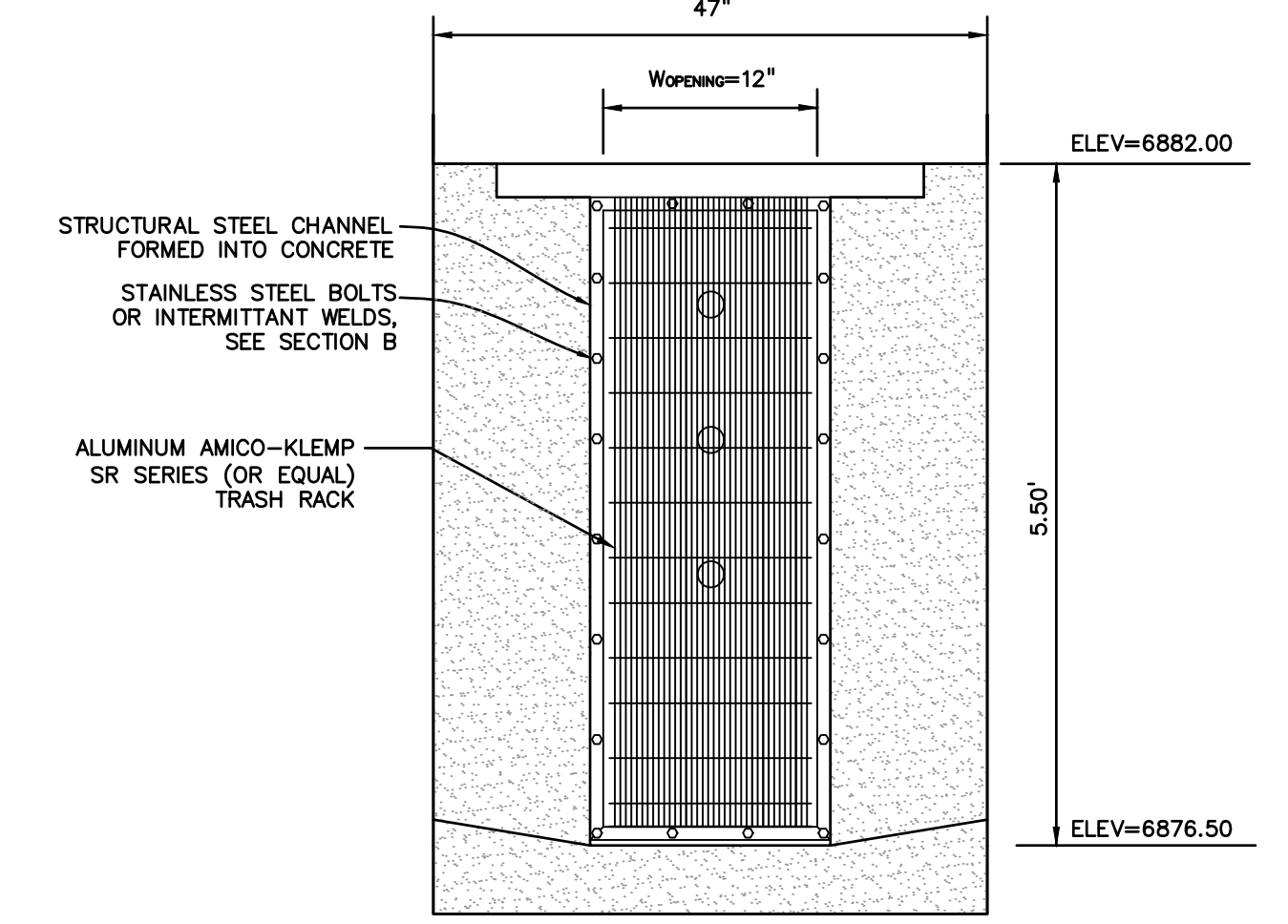
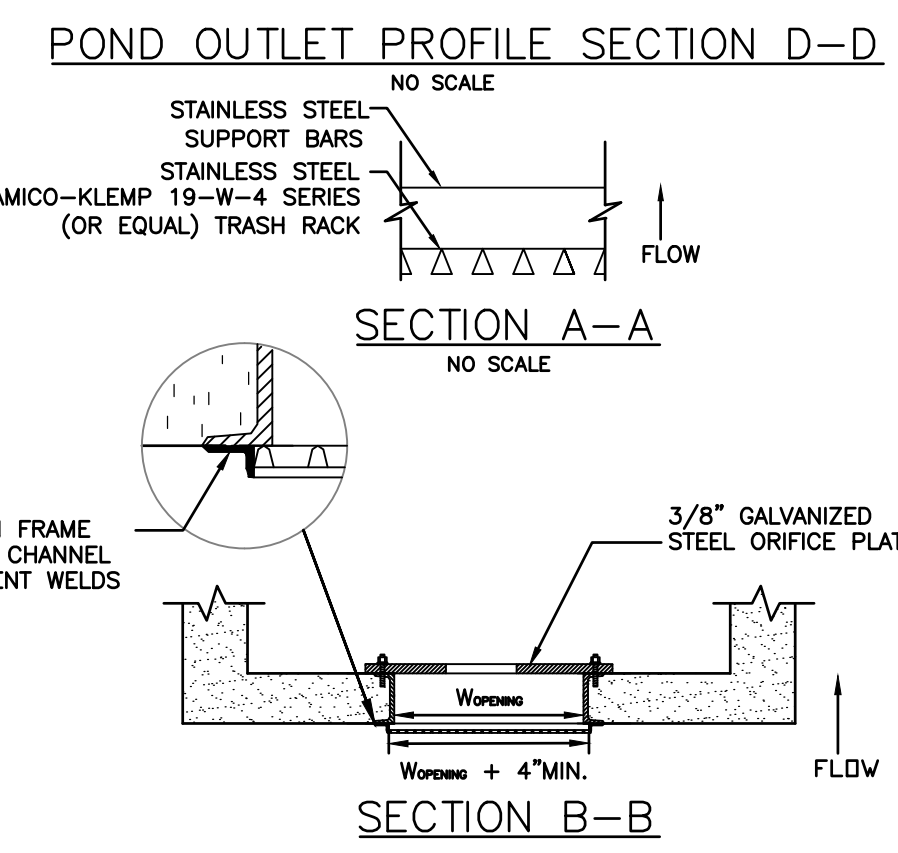
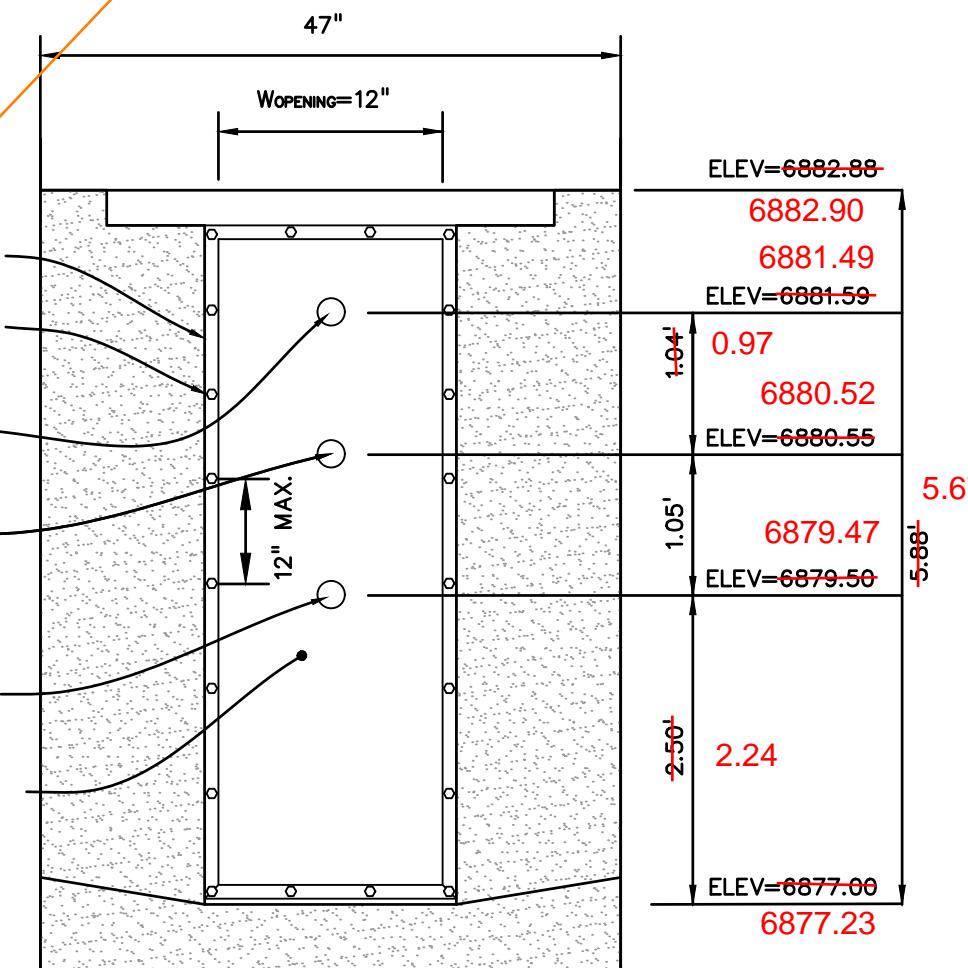
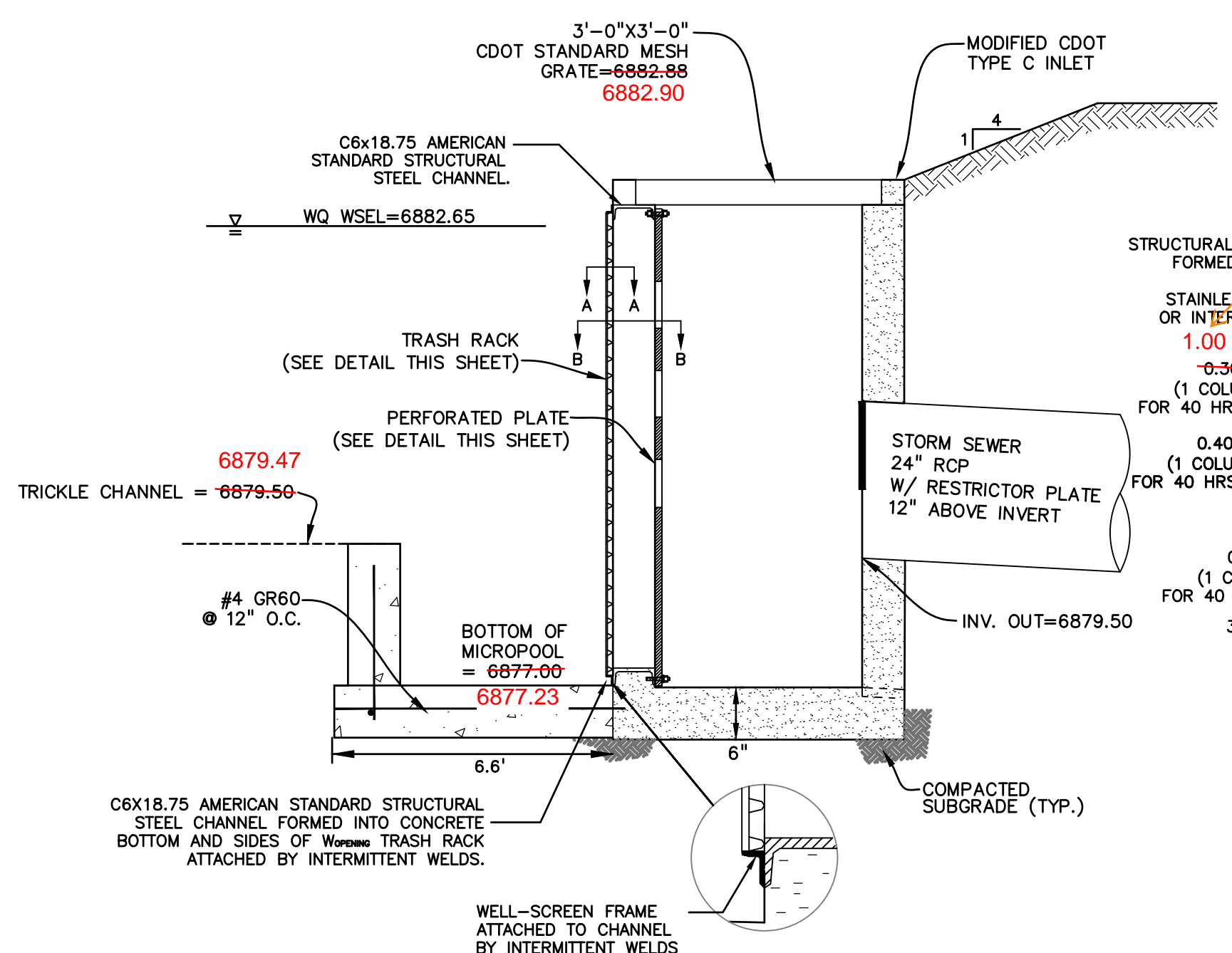
EL PASO COUNTY FILE # SF-19-001

Include as-built survey data for WQ Pond #3

Please submit updated MHFD calcs that reflect the change in orifice diameter and elevations in the as-built condition



- 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
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 BOULDER • COLORADO SPRINGS

CLIENT:
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 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

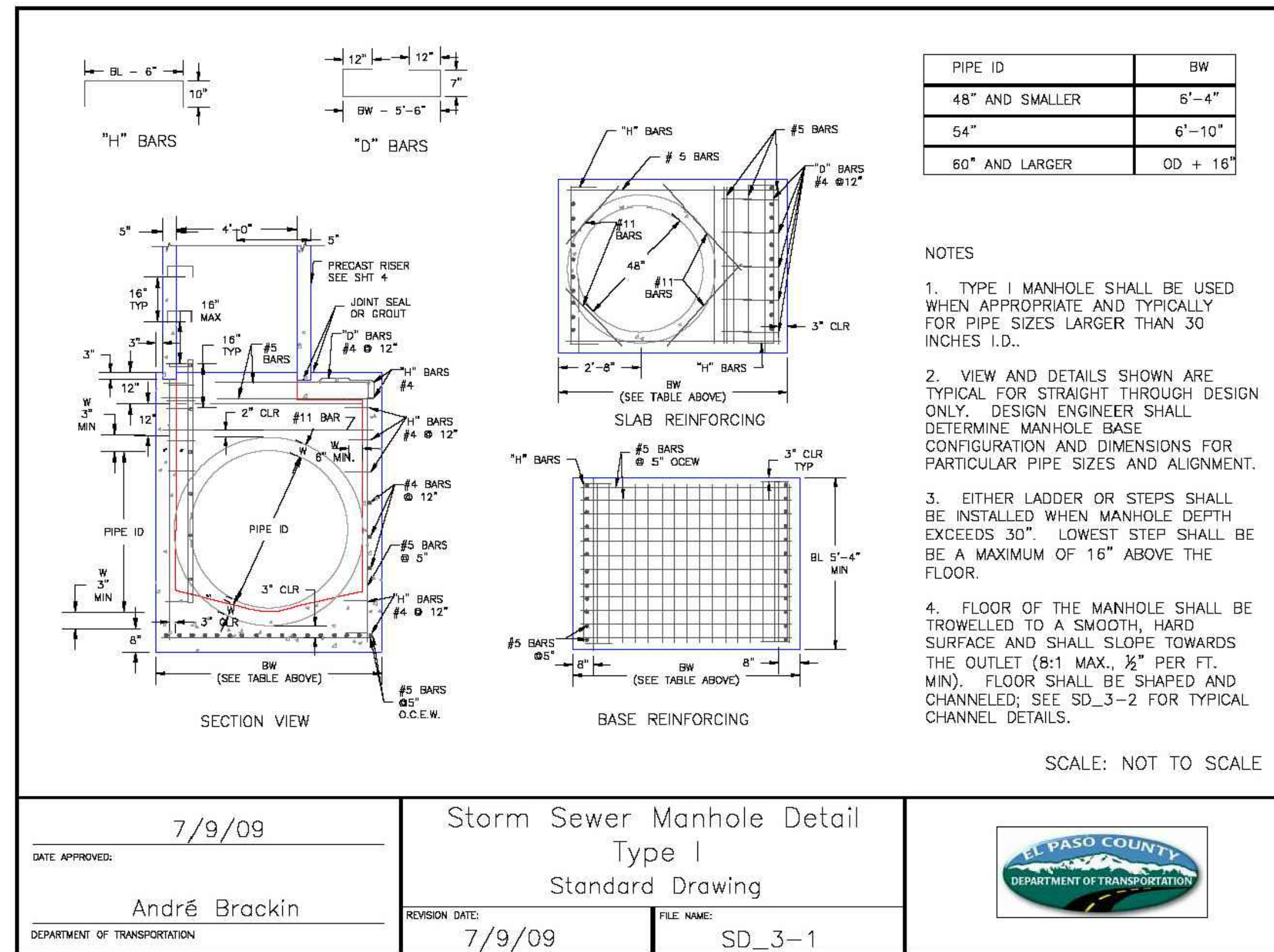
PROJECT NO. 20988-00CSV
 DRAWING NO.

C7.17

SHEET: 46 OF 48

AS-BUILT
 10-17-2023

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

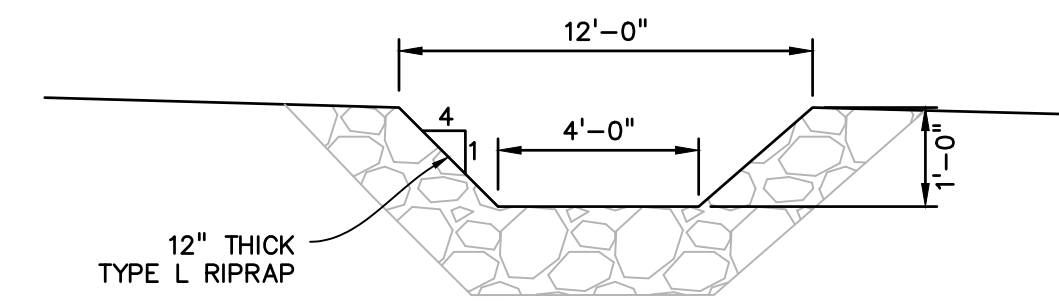


7/9/09
DATE APPROVED: André Brackin
DEPARTMENT OF TRANSPORTATION

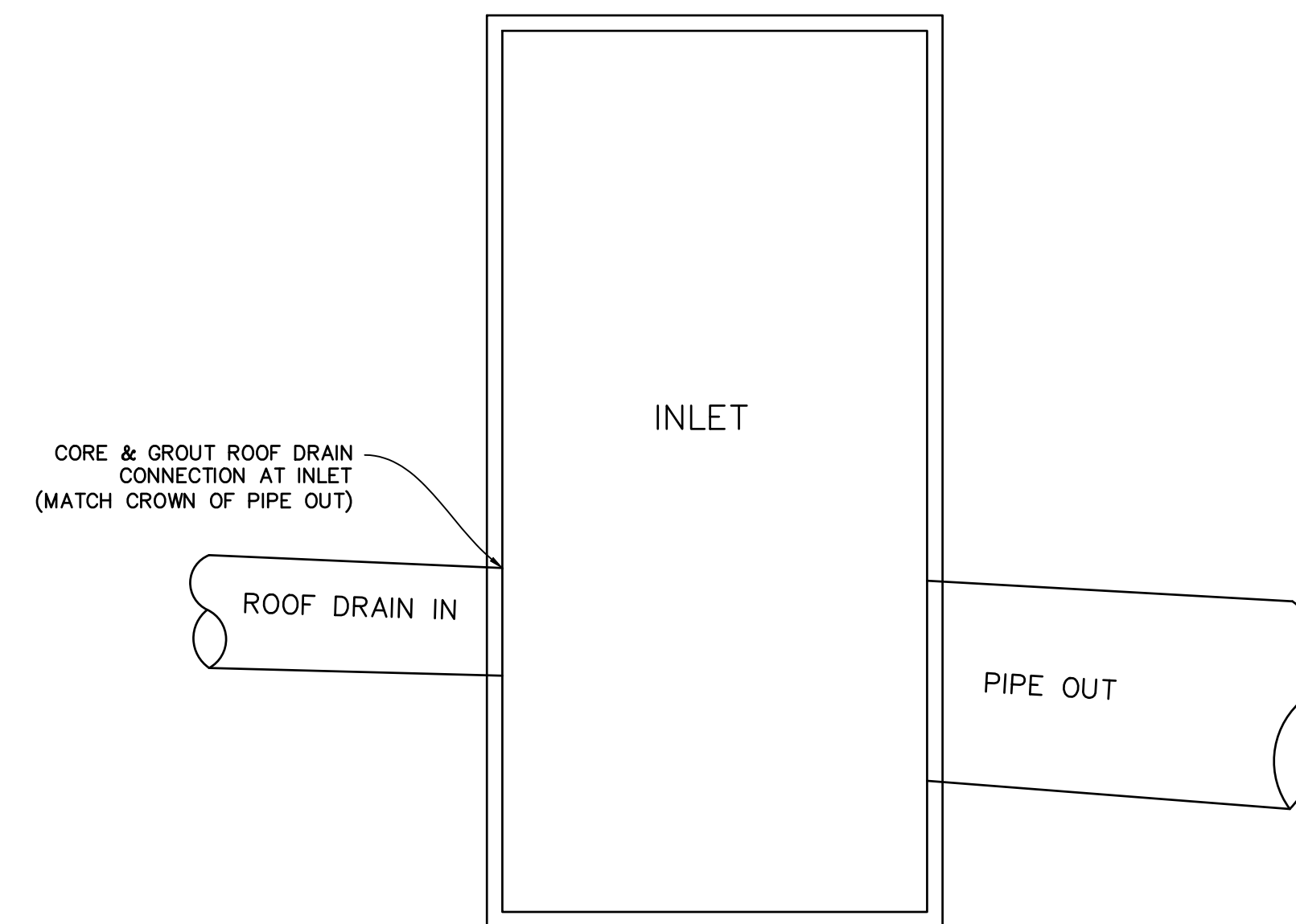
Storm Sewer Manhole Detail
Type I
Standard Drawing

REVISION DATE: 7/9/09
FILE NAME: SD_3-1

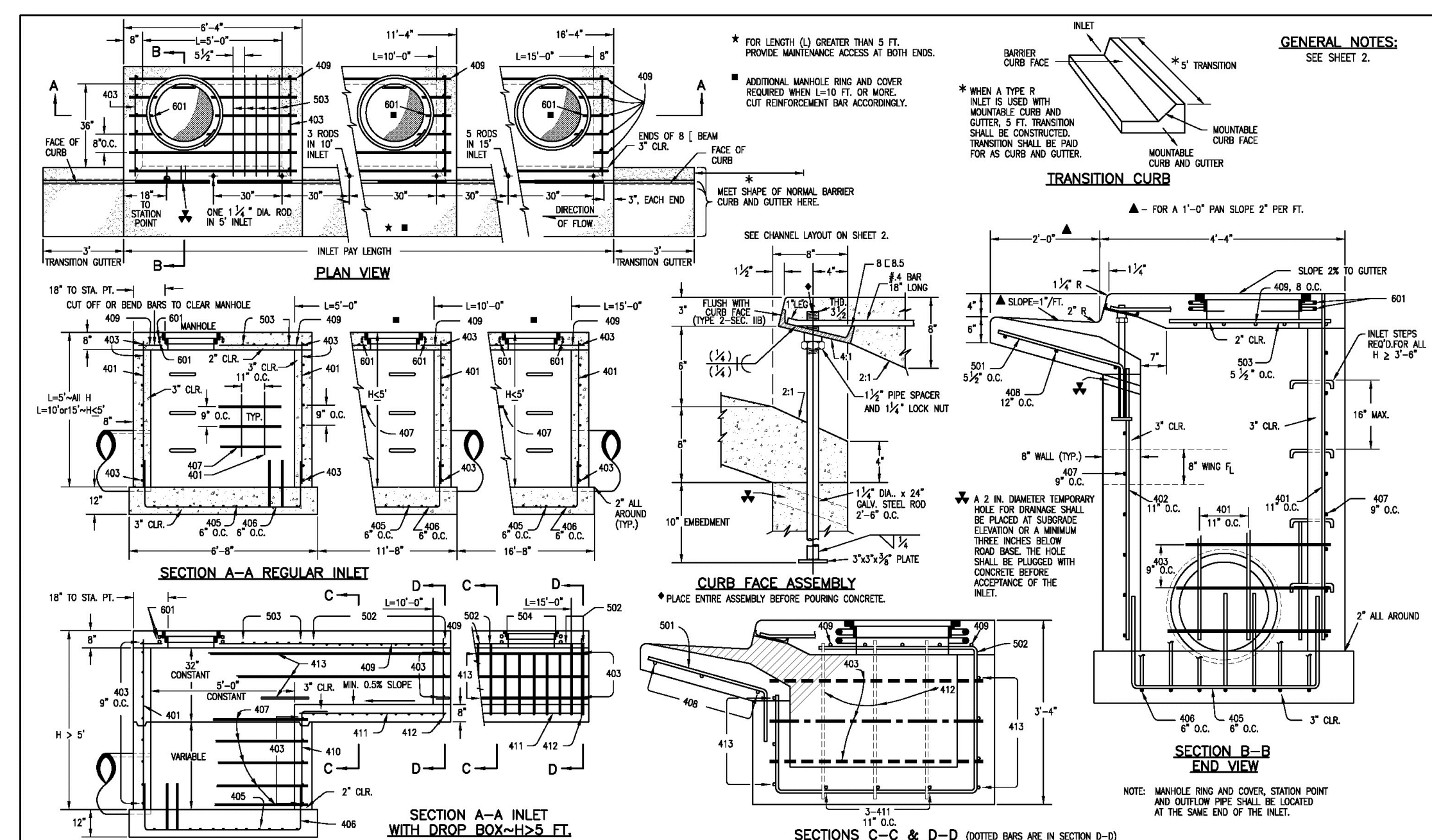
EL PASO COUNTY
DEPARTMENT OF TRANSPORTATION



CURB CUT CHASE SECTION
NO SCALE



ROOF DRAIN CONNECTION DETAIL
NO SCALE



Computer File Information
Creation Date: 07/04/08
Last Modification Date: 07/04/08
Drawing File Name: M-604-12012.dwg
CAD Ver.: MicroStation V8
Scale: Not to Scale
Units: English

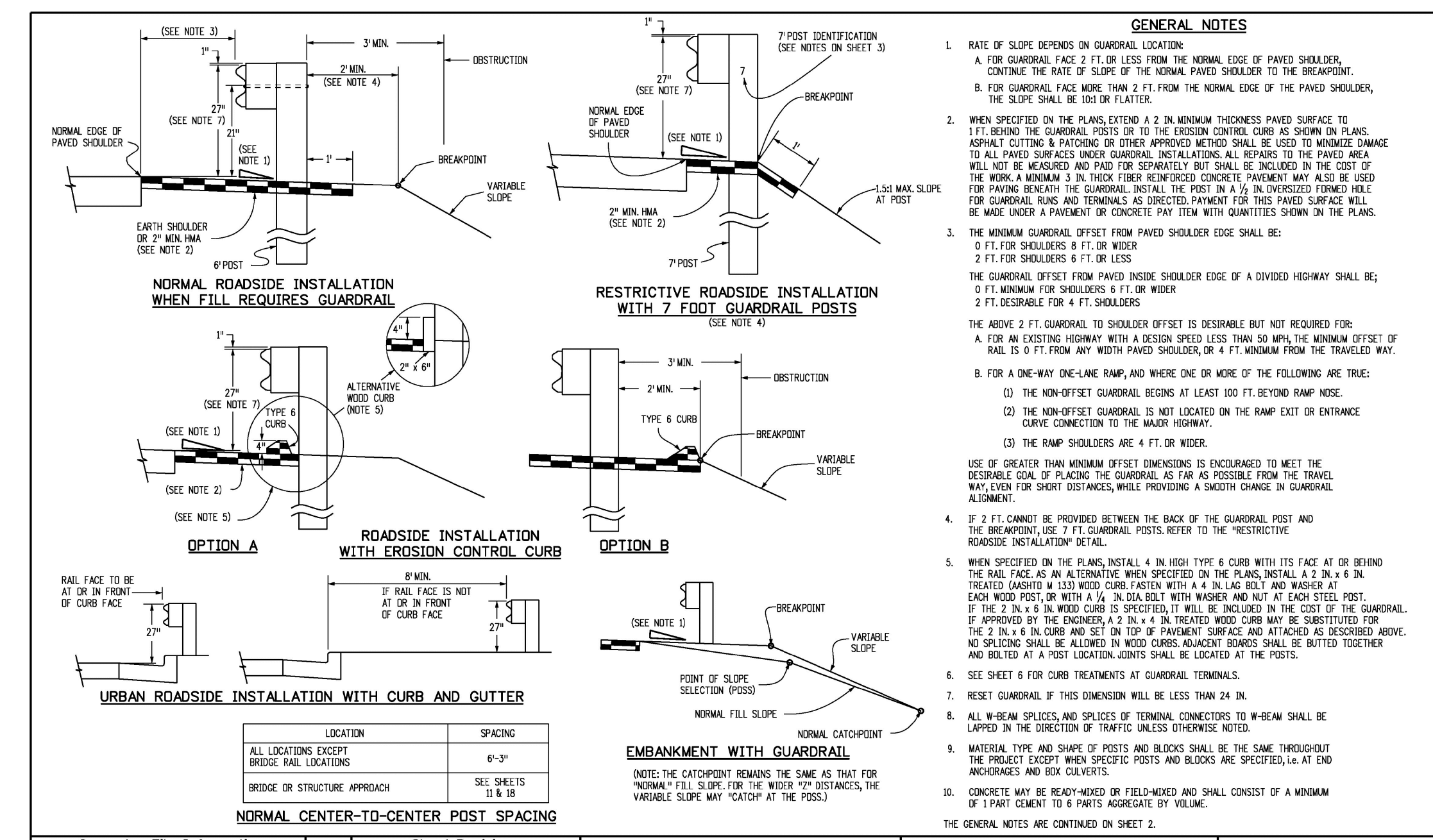
Sheet Revisions

Date	Comments

Colorado Department of Transportation
4200 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-8625
Fax: (303) 757-9820

Project Development Branch SR/LTA
Issued By: Project Development Branch on July 04, 2008

STANDARD PLAN NO.
M-604-12
Sheet No. 1 of 2



Computer File Information
Creation Date: 07/04/08
Last Modification Date: 05/05/11
Drawing File Name: M-606-1018.dwg
CAD Ver.: MicroStation V8
Scale: Not to Scale
Units: English

Sheet Revisions

Date	Comments
8/11/11	Revised Sheet 14 and 18.
5/20/11	Revised by J. Spitznagel

Colorado Department of Transportation
4200 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-8625
Fax: (303) 757-9820

Project Development Branch DD/LTA
Issued By: Project Development Branch July 04, 2008

STANDARD PLAN NO.
M-606-1
Sheet No. 1 of 18

PREPARED BY:
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COLORADO SPGS, COLORADO 80905
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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: 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

STORM SEWER
DETAILS

PROJECT NO. 20988-00CSCV
DRAWING NO.



C7.18

SHEET: 47 OF 48

EPC 10/20/2020

EL PASO COUNTY FILE # SF-19-001