

Round a bout
comments
forthcoming and will
be provided by
Engineer when he
uploads his additional
comments

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 JERRY JACOBSEN, 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 RENSLow 7810 DRENNAN ROAD COLORADO SPRINGS, CO 80925 (719) 391-0942
OTHER	WOODMEN ROAD METROPOLITAN DISTRICT TERRY SCHOOLER 20 BOULDER CRESCENT, SUITE #200 COLORADO SPRINGS, CO 80903 (719) 447-1777

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

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



VICINITY MAP

NOT TO SCALE



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. 20716129, 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 08041C0553C 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)

See comment letter.

SHEET INDEX

COVER & NOTES

C1.10 COVER SHEET
C1.11 NOTES
C1.12 STANDARD DETAILS

GRADING & EROSION CONTROL

C2.10 FINAL GRADING & EROSION CONTROL PLANS
C2.11 FINAL GRADING & EROSION CONTROL PLANS
C2.12 GRADING & EROSION CONTROL DETAILS

FALCON MARKET PLACE ROADWAY PLANS

C3.10 FALCON MARKET PLACE PLAN & PROFILE
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C3.12 FALCON MARKET PLACE PLAN & PROFILE
C3.13 SITE CONCRETE PLAN
C3.14 SIGNAGE & STRIPING

FALCON MARKET PLACE ROUNDABOUT PLANS

C4.10 SOUTHWEST ROUNDABOUT
C4.11 NORTHEAST ROUNDABOUT
C4.12 SW ROUNDABOUT SIGNAGE & STRIPING
C4.13 NE ROUNDABOUT SIGNAGE & STRIPING

Provide Eastonville Road Widening Plans

MERIDIAN ROAD WIDENING PLANS

C5.10 MERIDIAN ROAD TURN LANE EXTENSION
C5.11 MERIDIAN ROAD PLAN & PROFILE
C5.12 MERIDIAN ROAD PLAN & PROFILE
C5.13 MERIDIAN ROAD PLAN & PROFILE
C5.14 MERIDIAN ROAD PLAN & PROFILE
C5.15 SIGNAGE & STRIPING
C5.16 SIGNAGE & STRIPING

EASTONVILLE TRAFFIC SIGNAL

C6.10 SIGNAL PLAN
C6.11 SIGNAL PLAN

STORM SEWER PLANS

C7.10 STORM PLAN & PROFILE
C7.11 STORM PLAN & PROFILE
C7.12 STORM PLAN & PROFILE
C7.13 STORM PLAN & PROFILE
C7.14 STORM PLAN & PROFILE
C7.15 POND #2 PLAN & DETAILS
C7.16 POND #2 DETAILS
C7.17 POND #3 PLAN & DETAILS
C7.18 STORM SEWER DETAILS

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

OWNER'S STATEMENT

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

STEVE MEIER

DATE

EL PASO COUNTY

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

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

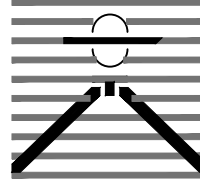
JENNIFER IRVINE, P.E.
COUNTY ENGINEER

DATE

SF-19-001

EL PASO COUNTY FILE # SF-17-001

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:

HUMMEL INVESTMENTS, LLC

8117 PRESTON ROAD, SUITE 120
DALLAS, TEXAS 75225

(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE

FALCON, COLORADO

ISSUE DATE

75% SUBMITTAL 12-20-18

DESIGNED BY: TDM

DRAWN BY: KGV

CHECKED BY: TDM

FILE NAME: 20988-CD-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.

C1.10

SHEET: 1 OF 33

Provide first note.

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP 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.
4. 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.
5. 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.
6. 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.
7. 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 (SWMP).
8. 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 SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
9. 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.
10. 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.
11. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
12. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
13. 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.
14. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
21. 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.
22. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
23. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
24. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
25. 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.
26. 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, 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:

1. 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.
2. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL SUBMIT IN WRITING A DETAILED PLAN OF OPERATIONS AND SCHEDULE OF COMPLETION.
3. 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.
4. 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.
5. 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.
6. 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.
7. THE OWNER WILL PERFORM QUALITY ASSURANCE TESTING OF SUBGRADE AND MATERIALS. QUALITY CONTROL TESTING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SITE PREPARATION

1. CONTRACTOR SHALL FIELD VERIFY PROFILE GRADES AND ADJUST GRADES WHERE DIRECTED BY THE FIELD ENGINEER.
2. 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.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS DURING PROJECT WITHOUT SIGNED AUTHORIZATION OF THE EL PASO COUNTY REPRESENTATIVE.
6. 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.
7. 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.
8. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING.
9. EXISTING TREES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. TREES SHALL NOT BE REMOVED UNLESS AUTHORIZED BY THE OWNER/FIELD ENGINEER. ← applicable?
10. 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.

EARTHWORK

1. 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.
2. 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.
3. 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.
4. 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

UTILITY

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. ALL PIPES INSTALLED ON THE PROJECT SHALL BE PAID FOR "COMPLETE IN PLACE". TRENCH EXCAVATION, BEDDING, BACKFILL, ECT. WILL NOT BE PAID FOR SEPARATELY.

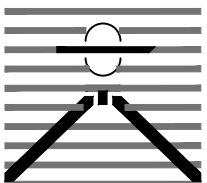
PAVING

1. ANY LIFT OF HOT MIX ASPHALT PAVEMENT THAT IS TO HAVE A SUCCEEDING LIFT PLACED THEREON SHALL BE COMPLETED BEFORE THE SUCCEEDING LAYER IS PLACED.
2. WHERE IT IS REQUIRED TO SAW CUT EXISTING PAVEMENT AS SHOWN ON PLANS, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE WITH A CUTTING WHEEL ATTACHED TO A BLADE OR OTHER METHOD AS APPROVED BY THE FIELD ENGINEER. THIS SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED INCIDENTAL TO REMOVAL OF ASPHALT MAT.
3. WHERE ASPHALT PAVEMENT JOINS EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW CUT SQUARE AND COATED WITH ONE COAT OF UNDILUTED EMULSIFIED ASPHALT IMMEDIATELY PRIOR TO PLACEMENT OF FRESH ASPHALT PAVEMENT. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE WORK. AREAS TO BE REMOVED SHALL BE DESIGNATED BY THE FIELD ENGINEER AS SHOWN ON THE PLANS.
4. HOT MIX ASPHALT MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE PIKES PEAK REGIONAL ASPHALT SPECIFICATION. THE SPECIFICATION MAY BE DOWNLOADED FROM THE EL PASO COUNTY WEB SITE.
5. THE FOLLOWING SHALL BE FURNISHED WITH EACH ASPHALT LAYER. THIS EQUIPMENT SHALL BE USED ON ALL PASSES AND LIFTS OF ASPHALT PAVEMENT PLACED.
- A SKI TYPE DEVICE AT LEAST 30 FEET IN LENGTH
- SHORT SKI OR SHORT SHOE
- AT LEAST 1500 FEET OF CONTROL LINE AND STAKES
6. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE EXISTING PAVEMENT SURFACE BY MEANS OF A POWER BROOM VACUUM SYSTEM (PICK-UP BROOM) OR OTHER APPROVED METHOD, CLEANING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE WORK.
7. A TACK COAT OF EMULSIFIED ASPHALT (SLOW-SETTING) IS TO BE APPLIED BETWEEN PAVEMENT COURSES TO IMPROVE THE BOND. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 12 PART WATER.
8. FOR PLAN QUANTITIES OF PAVEMENT MATERIALS, THE FOLLOWING RATES OF APPLICATION WERE USED:
- DILUTED EMULSIFIED ASPHALT (SLOW-SETTING) @ 0.10 GALLONS PER SQUARE YARD (DILUTED)
- HOT MIX ASPHALT (GR S AND GR SX) @ 100 POUNDS PER SQUARE YARD PER INCH
- AGGREGATE BASE COURSE @ 133 POUNDS PER CUBIC FOOT
9. THE CONTRACTOR MAY USE AN EXPOSED LONGITUDINAL JOINT FOR A MAXIMUM OF ONE DAY. THE JOINT SHALL CONSIST OF A VERTICAL FACE 1 INCH DEEP AND AT THE BOTTOM OF THE VERTICAL FACE, A 3:1 SLOPE TO THE EXISTING PAVEMENT (OR SUBGRADE). THE MAXIMUM DEPTH OF THE 3:1 SHALL BE 2 INCHES. AT THE END OF ONE DAY, LONGITUDINAL JOINTS SHALL BE ON ALL LINES AND OUT OF WHEEL PATHS.
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY, AND EXISTING TRAFFIC SIGNS FROM THE START OF THE CONSTRUCTION PROJECT UNTIL ACCEPTANCE BY EL PASO COUNTY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT MARKINGS INCLUDING REMOVAL OF EXISTING PAVEMENT MARKINGS (SCARRING OF EXISTING ASPHALT IS NOT PERMITTED) AND INSTALLATION OF NEW PAVEMENT MARKINGS AND TEMPORARY PAVEMENT MARKINGS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ALL PERMANENT PAVEMENT MARKING SYMBOLS AND WORDS SHALL BE PREFORMED THERMOPLASTIC TYPE. ALL OTHER MARKINGS SHALL BE EPOXY.
4. ALL PERMANENT SIGNS SHALL BE ACCORDING TO THE STANDARDS OF CDOT AND MUTCD.

SIGNAGE & STRIPING

Provide standard signing and striping notes.

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

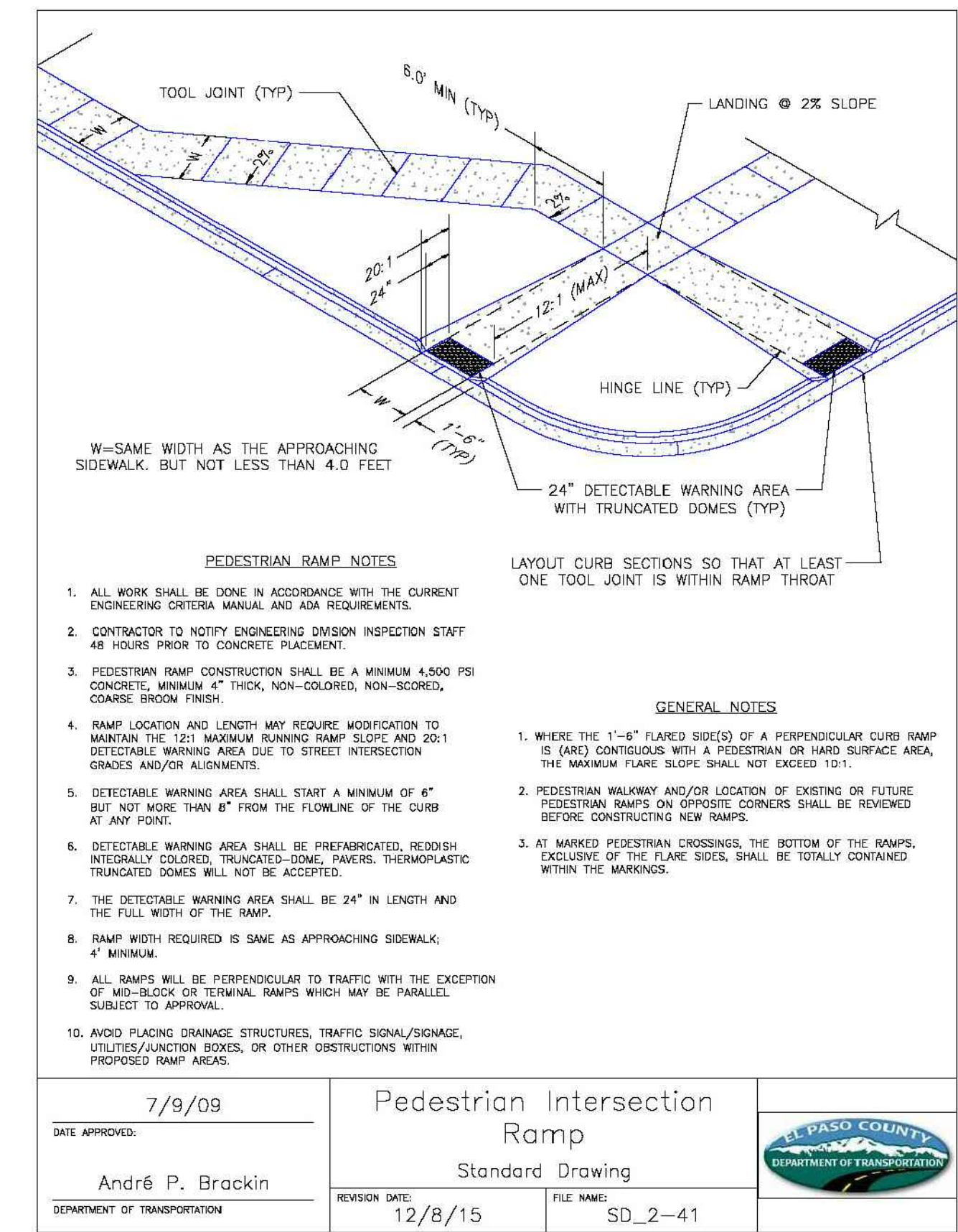
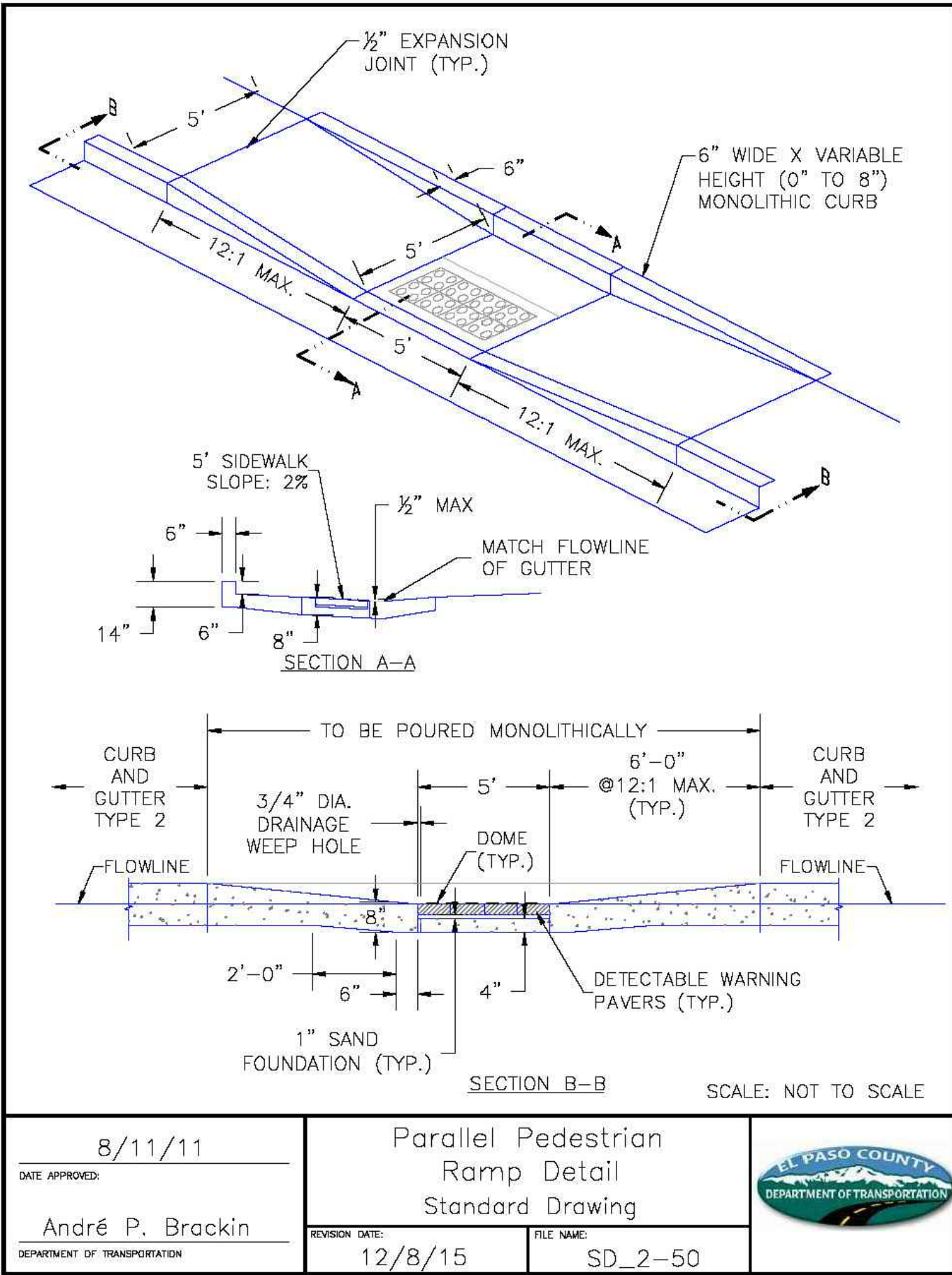
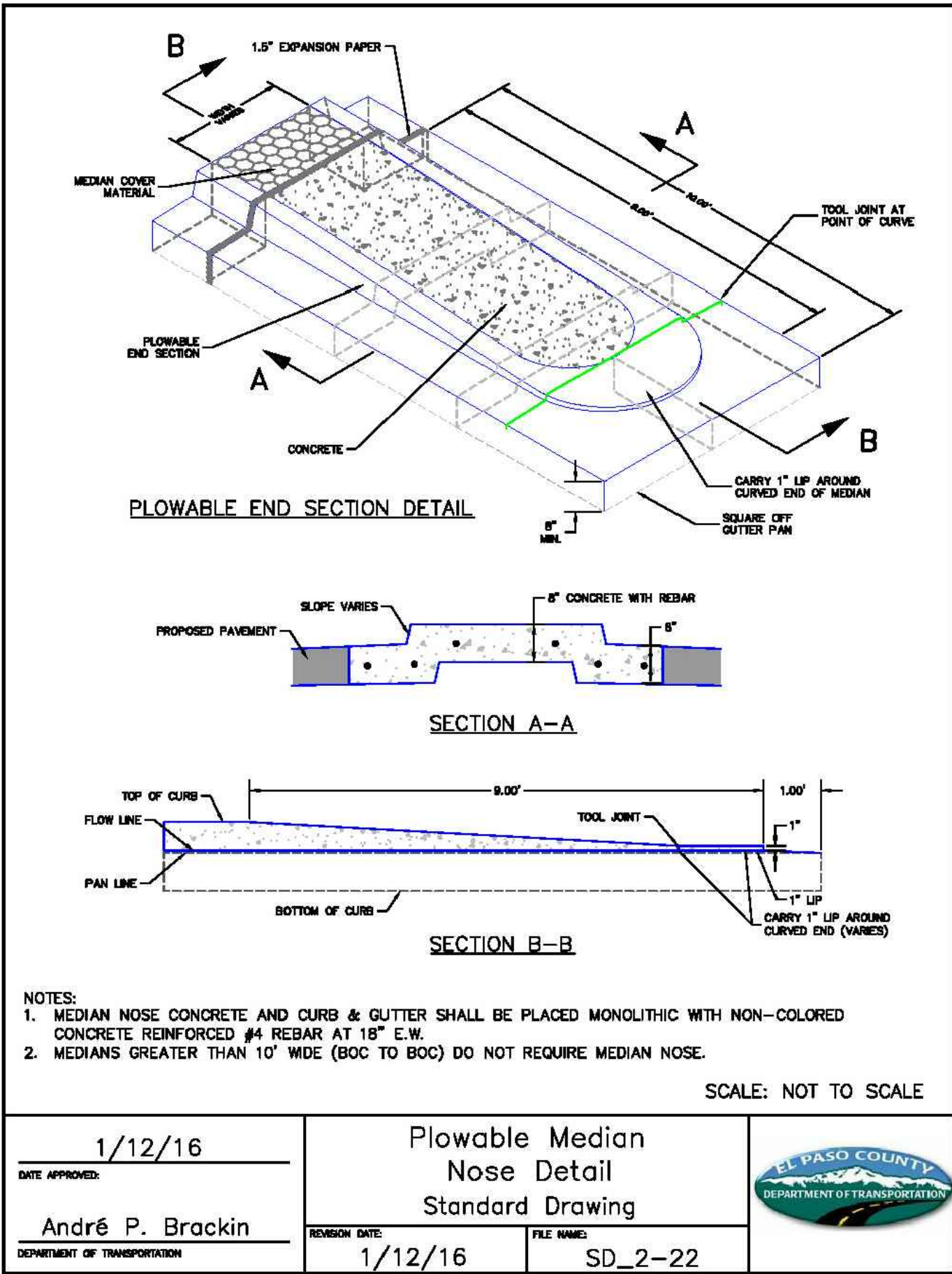
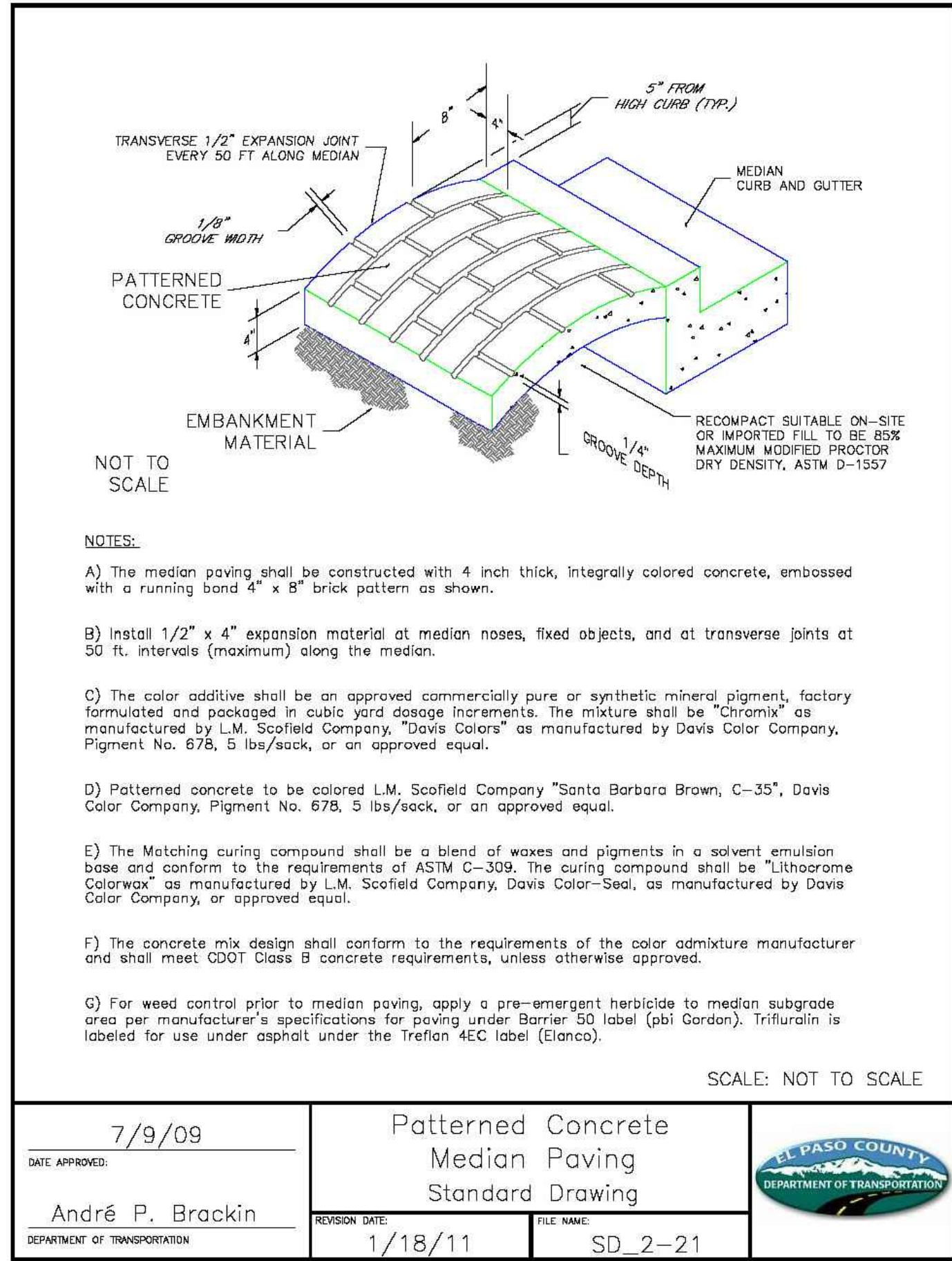
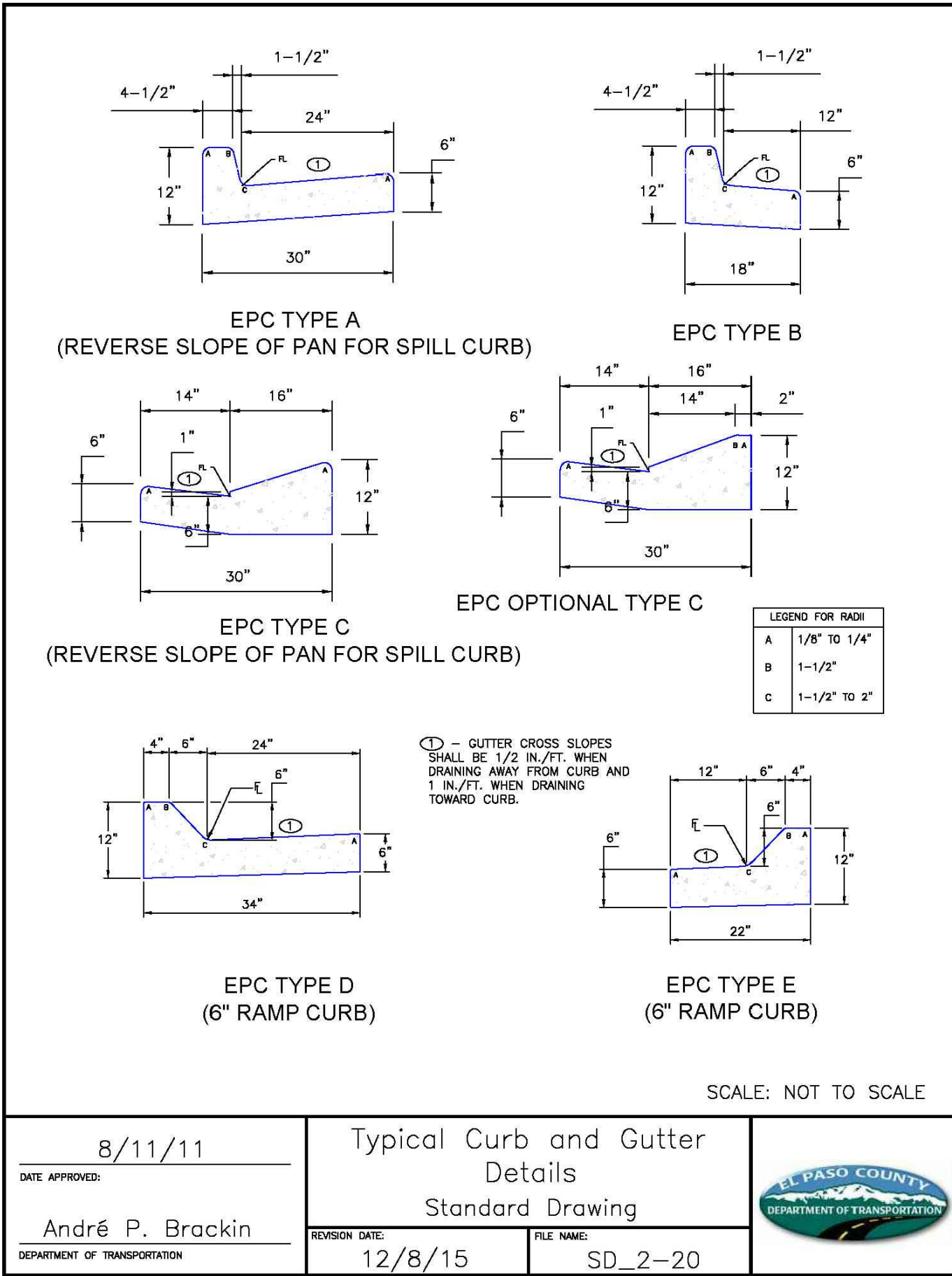
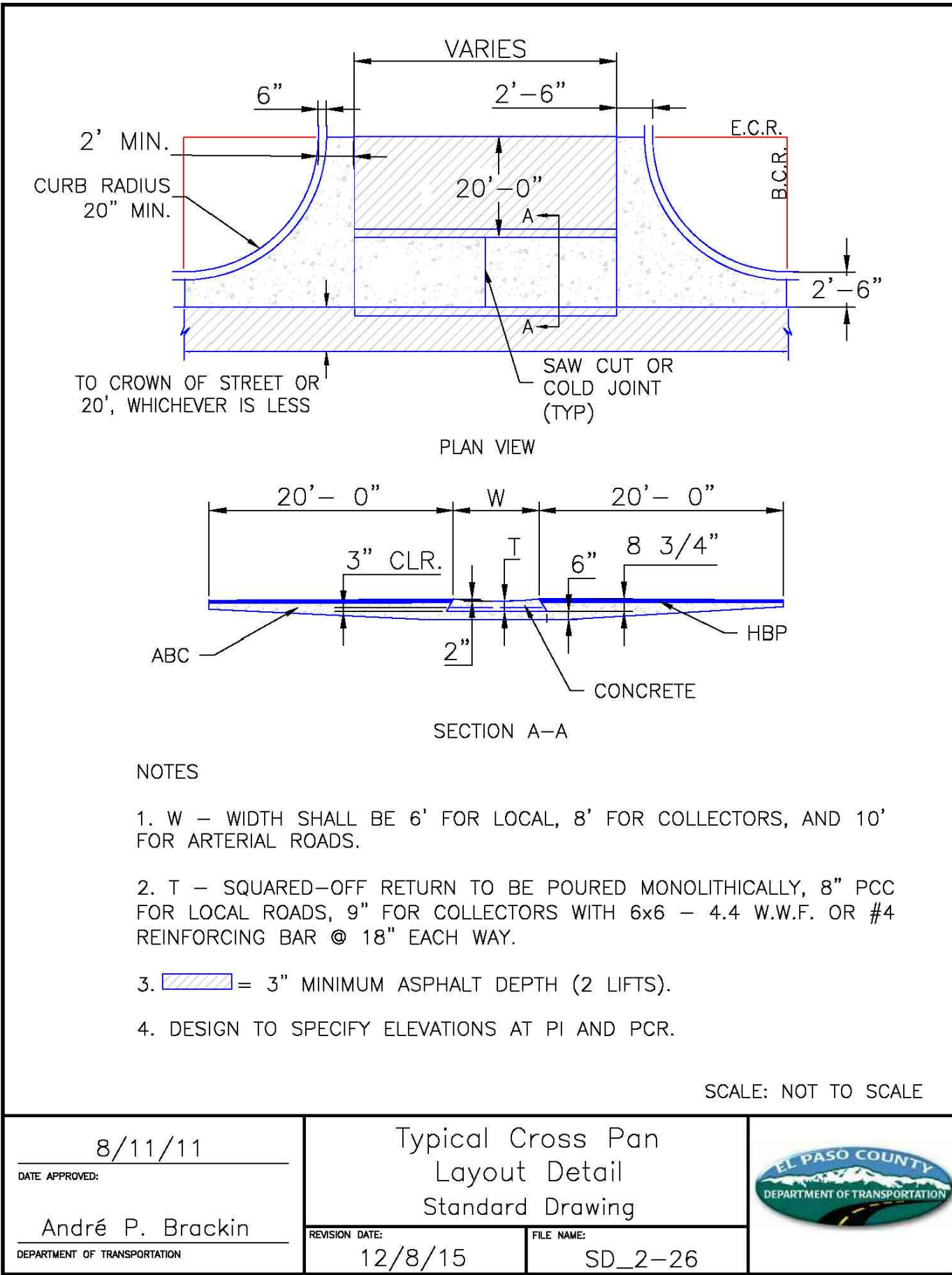
CLIENT:

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

CONSTRUCTION DRAWINGS FOR
FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
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. 20988-00CSCV	
DRAWING NO.	
C1.11	
SHEET: 2 OF 33	

EL PASO COUNTY FILE # SP-17001



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

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE

FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	20988-CD-DTL

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

DRAWING SCALE:

HORIZONTAL: N/A

VERTICAL: N/A

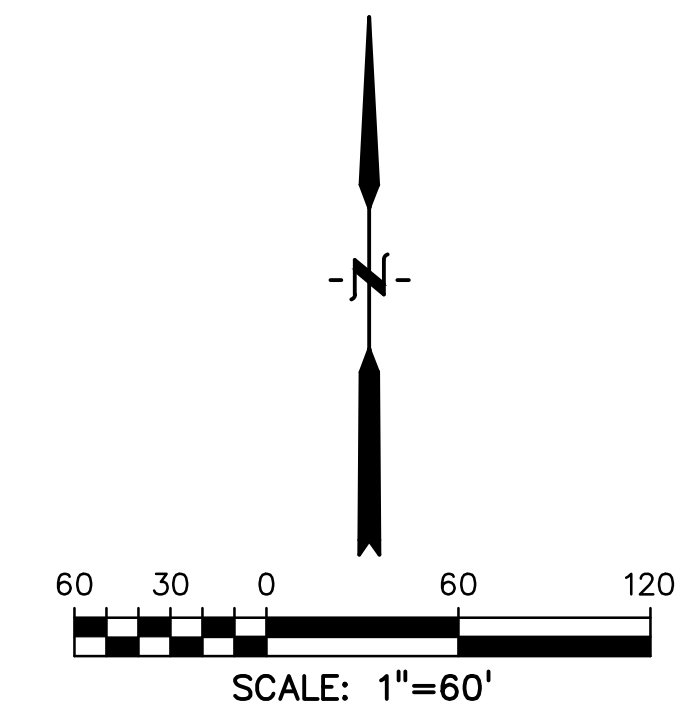
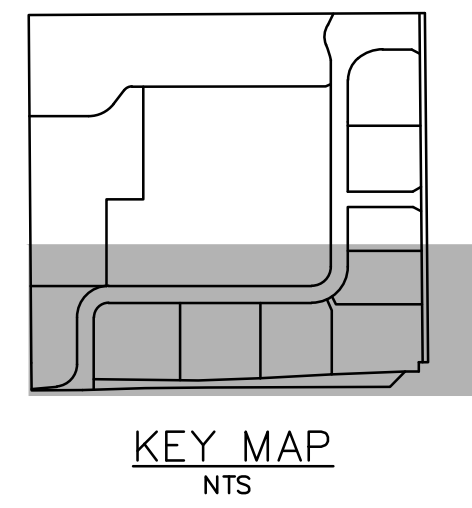
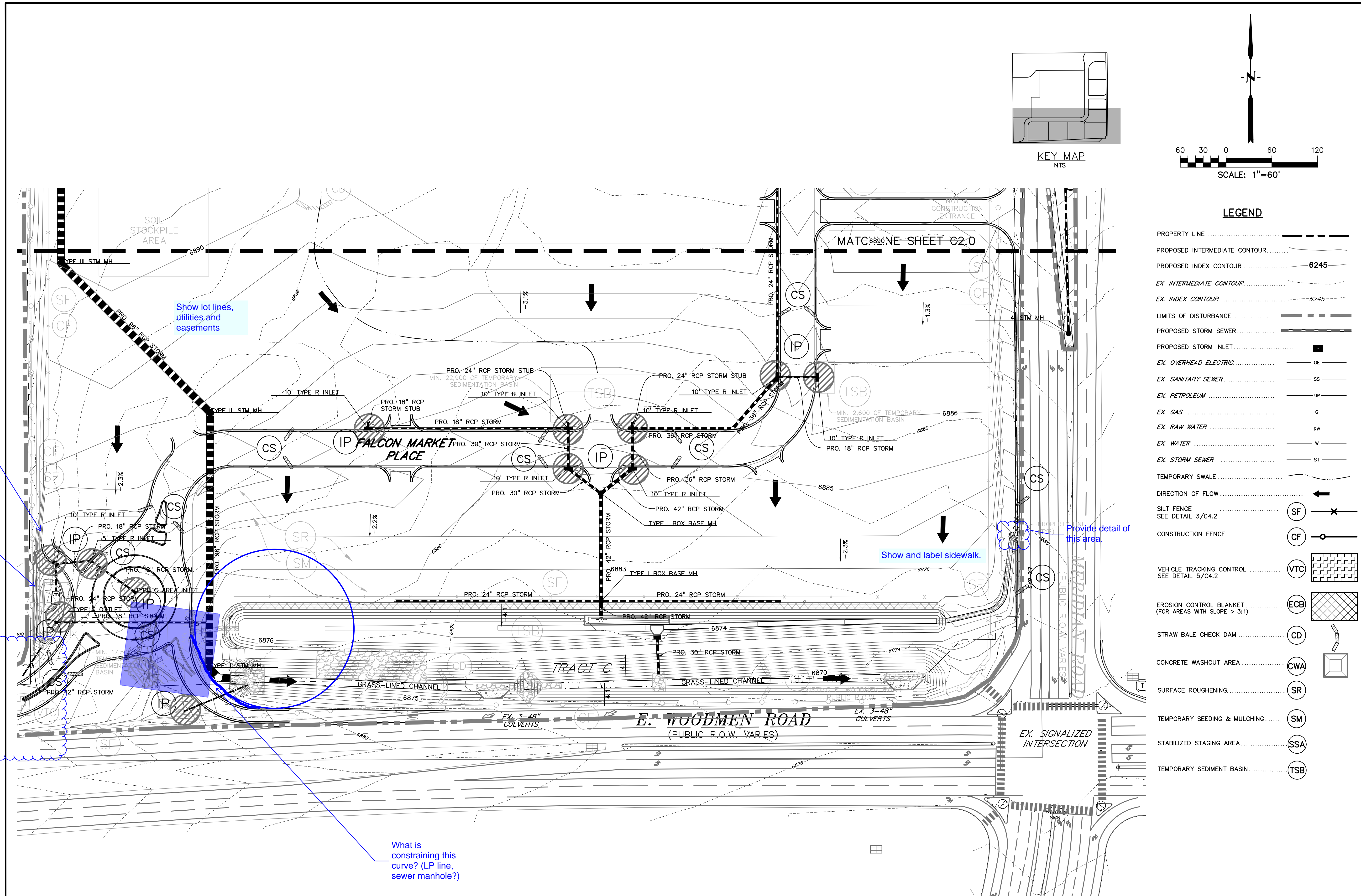
STANDARD DETAILS

PROJECT NO. 20988-00CSV

DRAWING NO.

C1.12

SHEET: 3 OF 33



LEGEND	
PROPERTY LINE.....	---
PROPOSED INTERMEDIATE CONTOUR.....	---
PROPOSED INDEX CONTOUR.....	6245
EX. INTERMEDIATE CONTOUR.....	---
EX. INDEX CONTOUR.....	6245
LIMITS OF DISTURBANCE.....	---
PROPOSED STORM SEWER.....	---
PROPOSED STORM INLET.....	■
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
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

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPRINGS, 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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
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"=60'
VERTICAL: N/A

FINAL GRADING
& EROSION
CONTROL PLAN

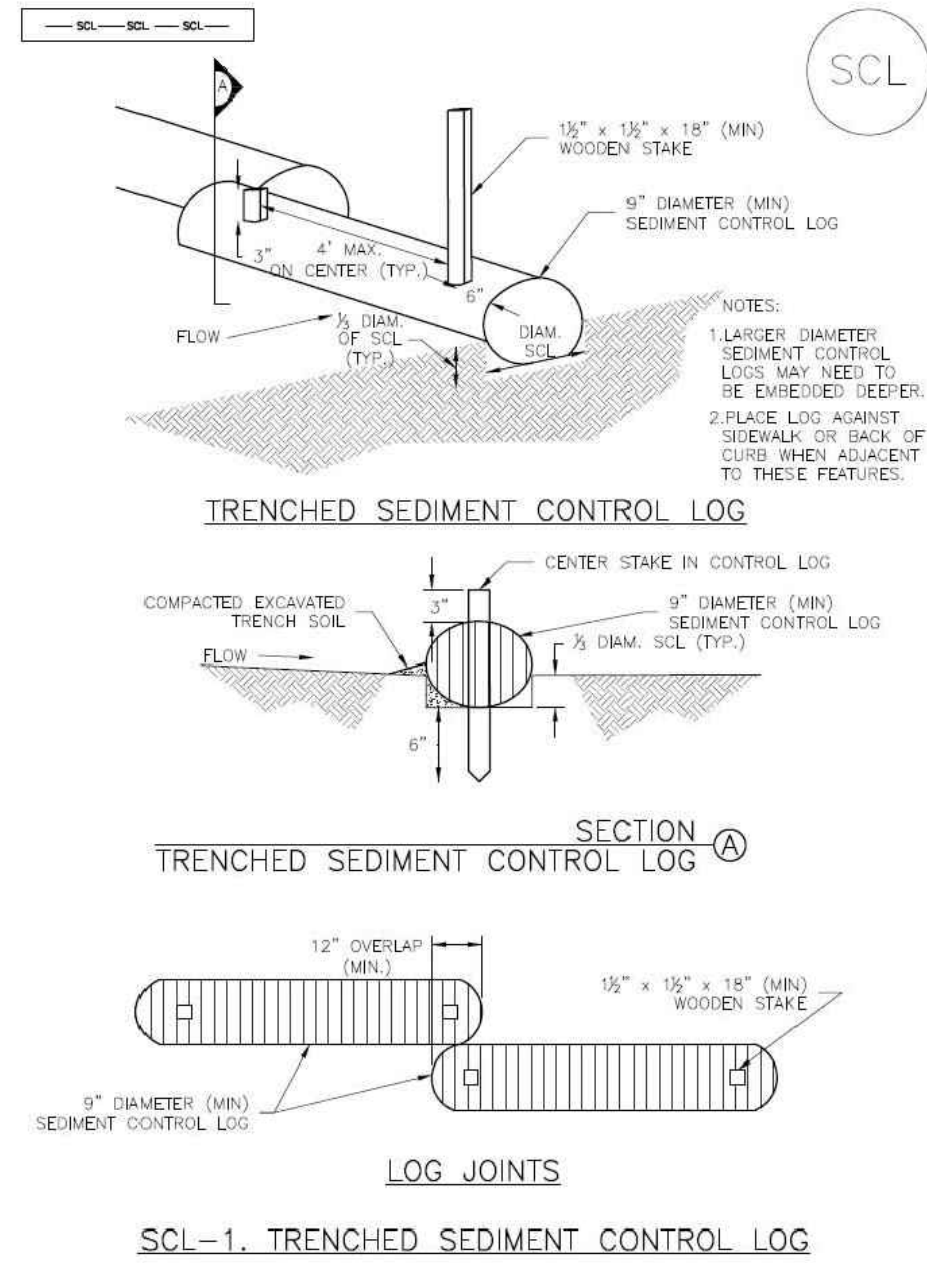
PROJECT NO. 20988--00CSCV
DRAWING NO.

C2.11

SHEET: 5 OF 33

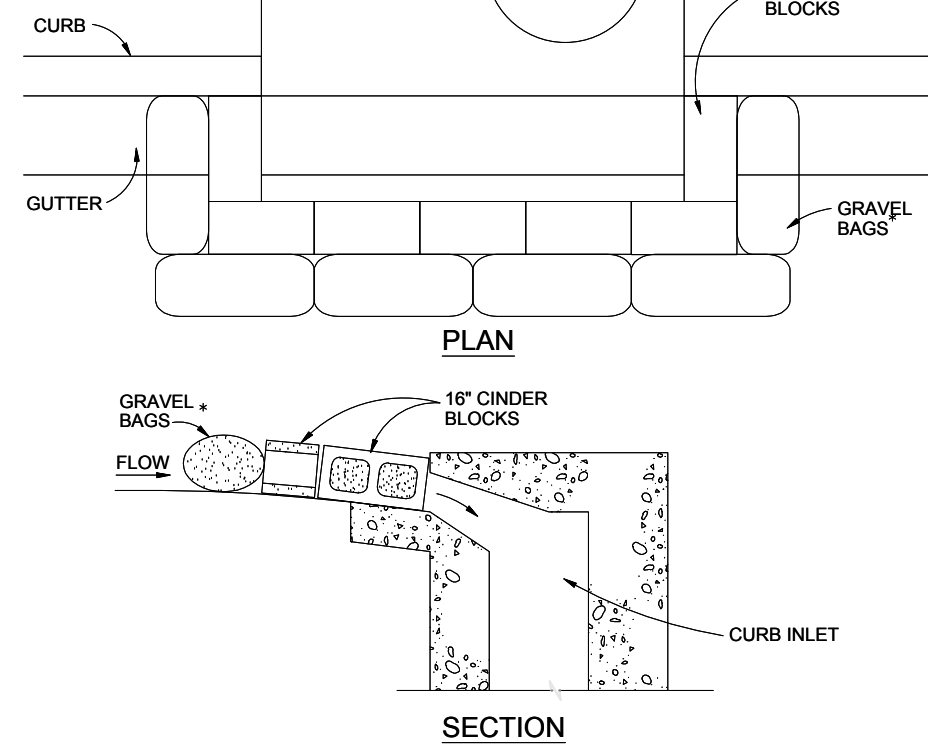
Sediment Control Log (SCL)

SC-2



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

SC-3



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\"

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.

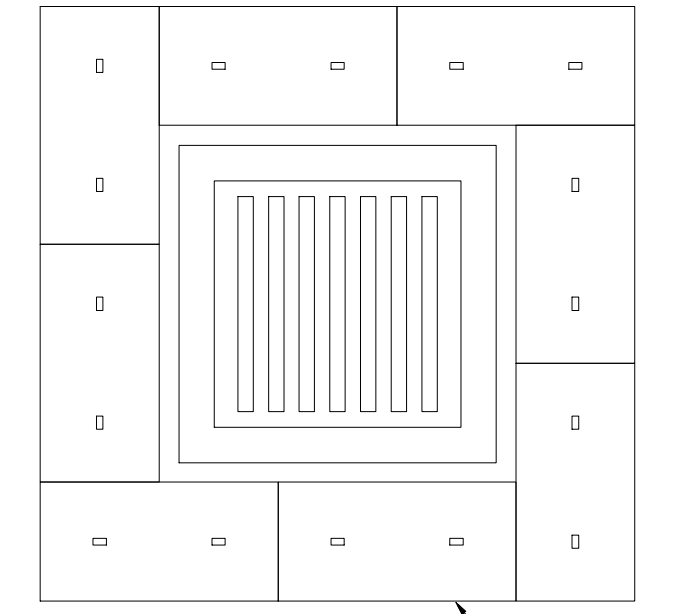
* AN ALTERNATE 3/4\"

City of Colorado Springs
Stormwater Quality



Figure IP-3
Block & Gravel Bag Curb Inlet Protection
Construction Detail and Maintenance Requirements

3-27



STRAW BALE INLET PROTECTION

NTS

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

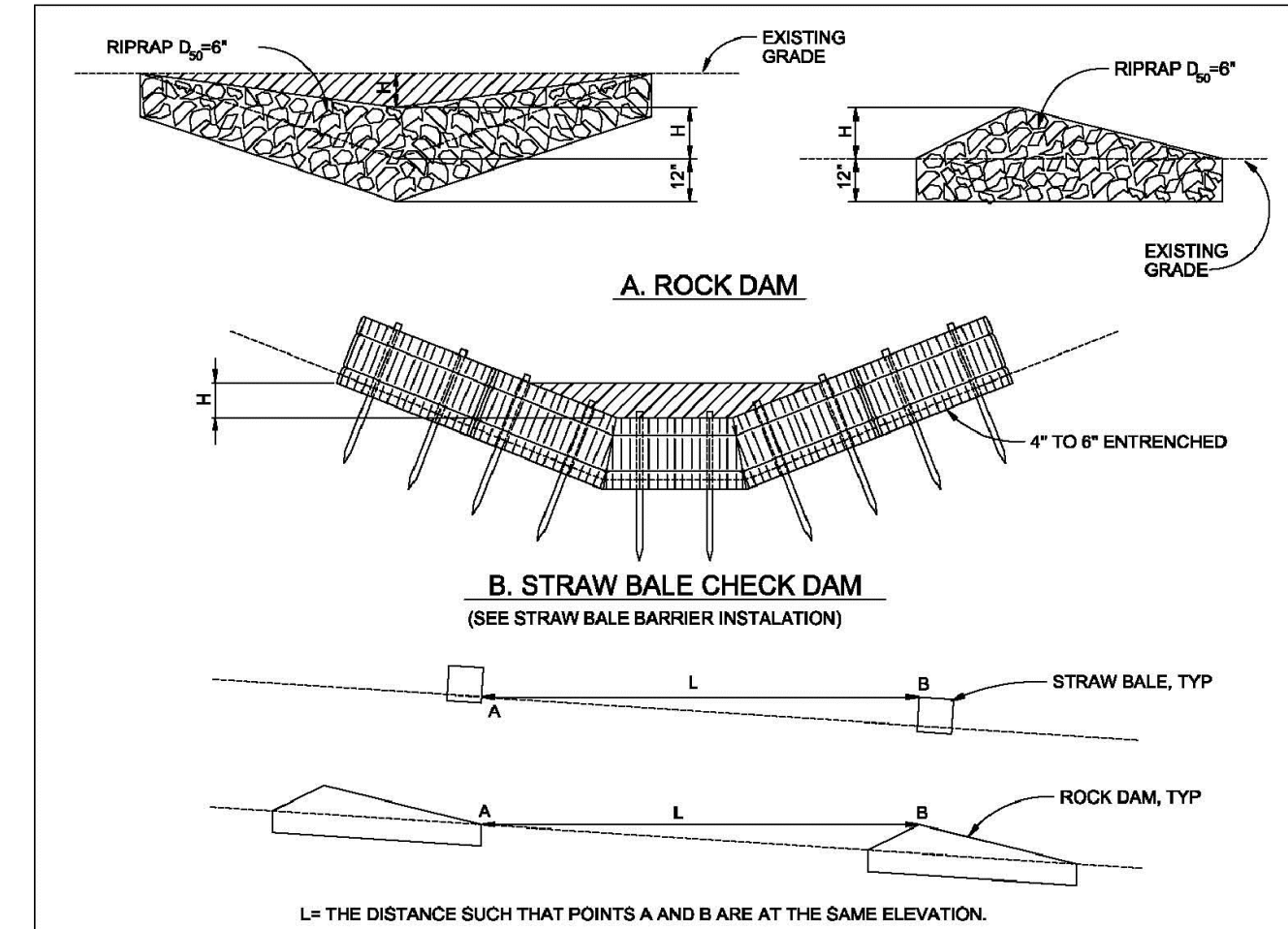
1. CONTRACTOR SHALL INSPECT STRAW BALE INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNREINFORCED BALES NEED TO 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

3-26



C. SPACING CHECK DAMS

CHECK DAM

NTS

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\"

MAINTENANCE REQUIREMENTS

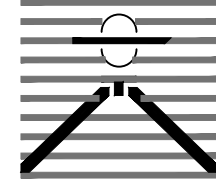
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
4. 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

3-20

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE

DATE

75% SUBMITTAL 12-20-18

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.

C2.12

SHEET: 6 OF 33

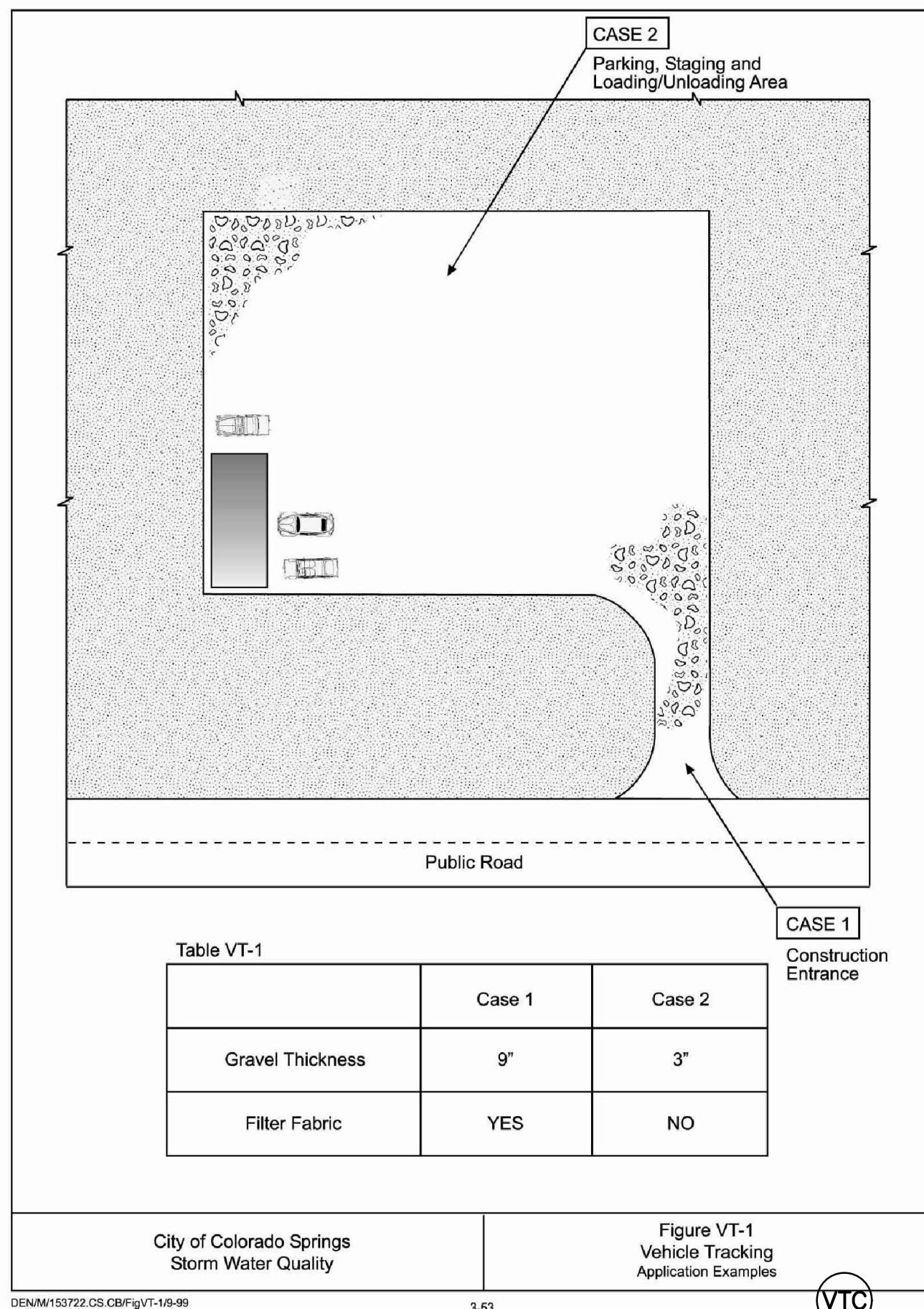


Table VT-1

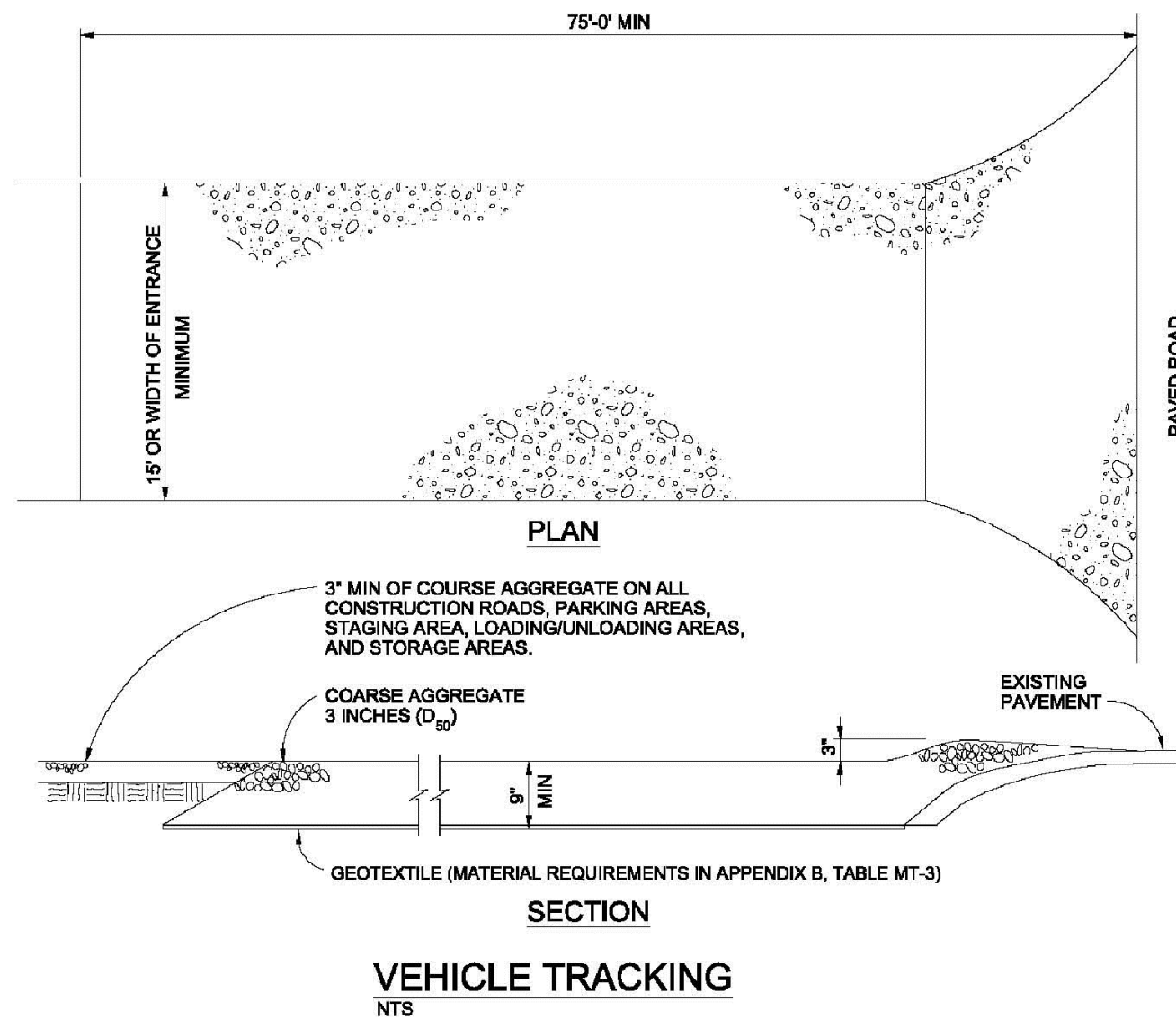
	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs
Storm Water Quality

Figure VT-1
Vehicle Tracking
Application Examples

3-53

VTC



VEHICLE TRACKING

NTS

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.

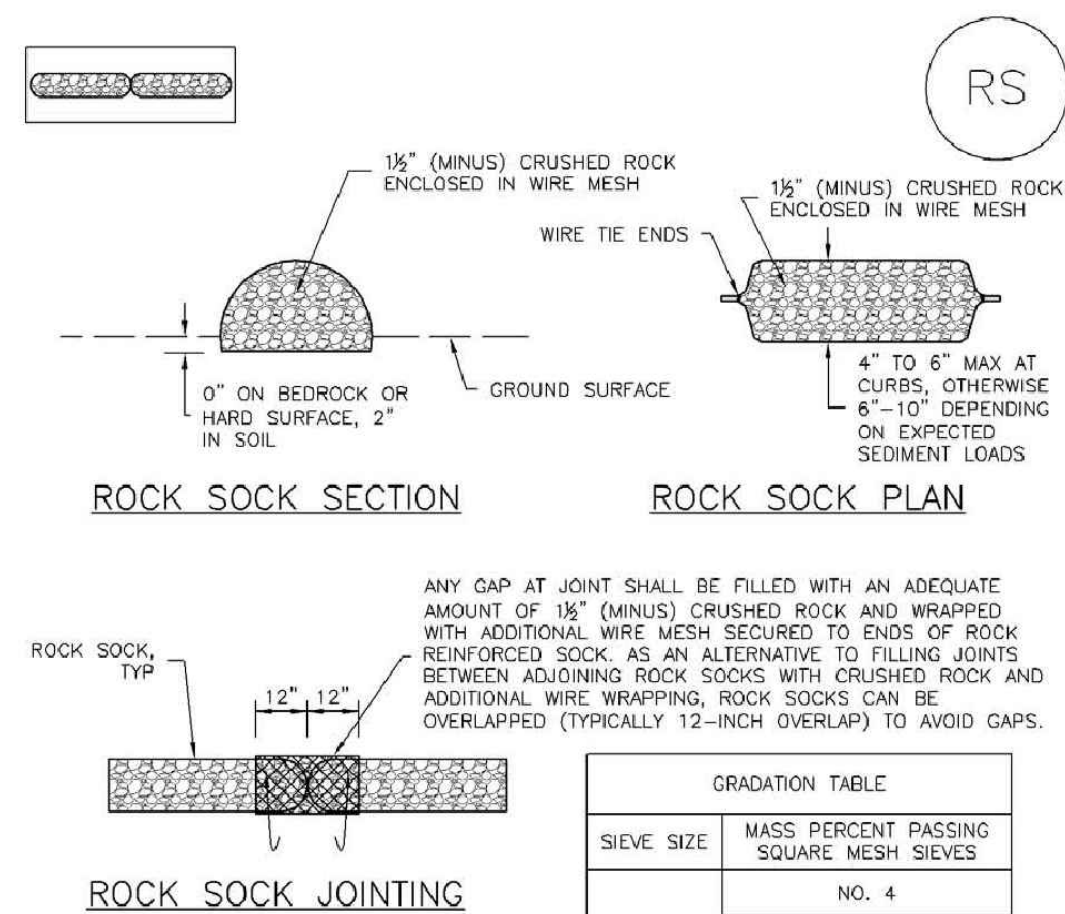
City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

VTC

SC-5

Rock Sock (RS)



ROCK SOCK JOINTING

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1 1/2\"
3. WIRE MESH SHALL BE FABRICATED OF 13 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 3/4\"
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.

RS-1. ROCK SOCK PERIMETER CONTROL

RS-2

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010

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 SEDIMENTS 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, 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 UDFCD 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. UDFCD 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.

November 2010

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

RS-3

EL PASO COUNTY FILE # 3-17-001

Provide standard pedestrian ramps (not radial). Ensure that all ADA paths are ADA compliant.

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
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FALCON, COLORADO

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75% SUBMITTAL	12-20-18
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: N/A

FALCON
MARKETPLACE
PLAN & PROFILE

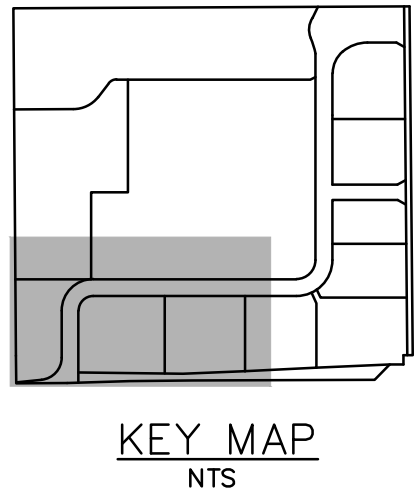
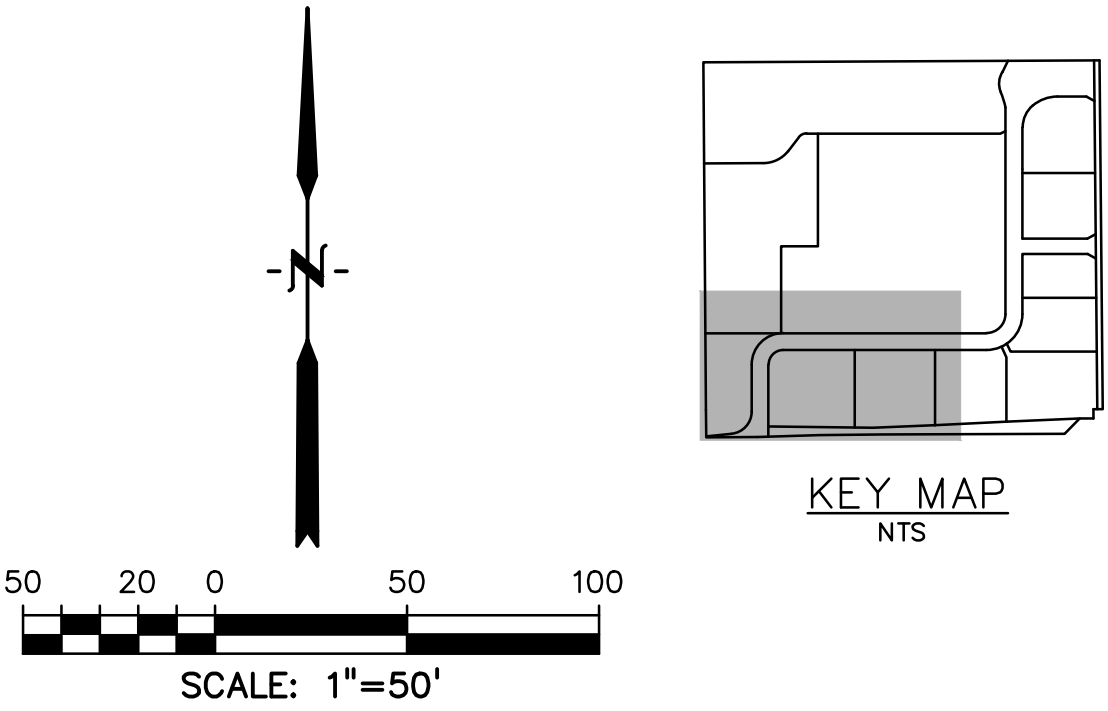
PROJECT NO. 20988-00CSGV
DRAWING NO.

C3.10

SHEET: 7 OF 33

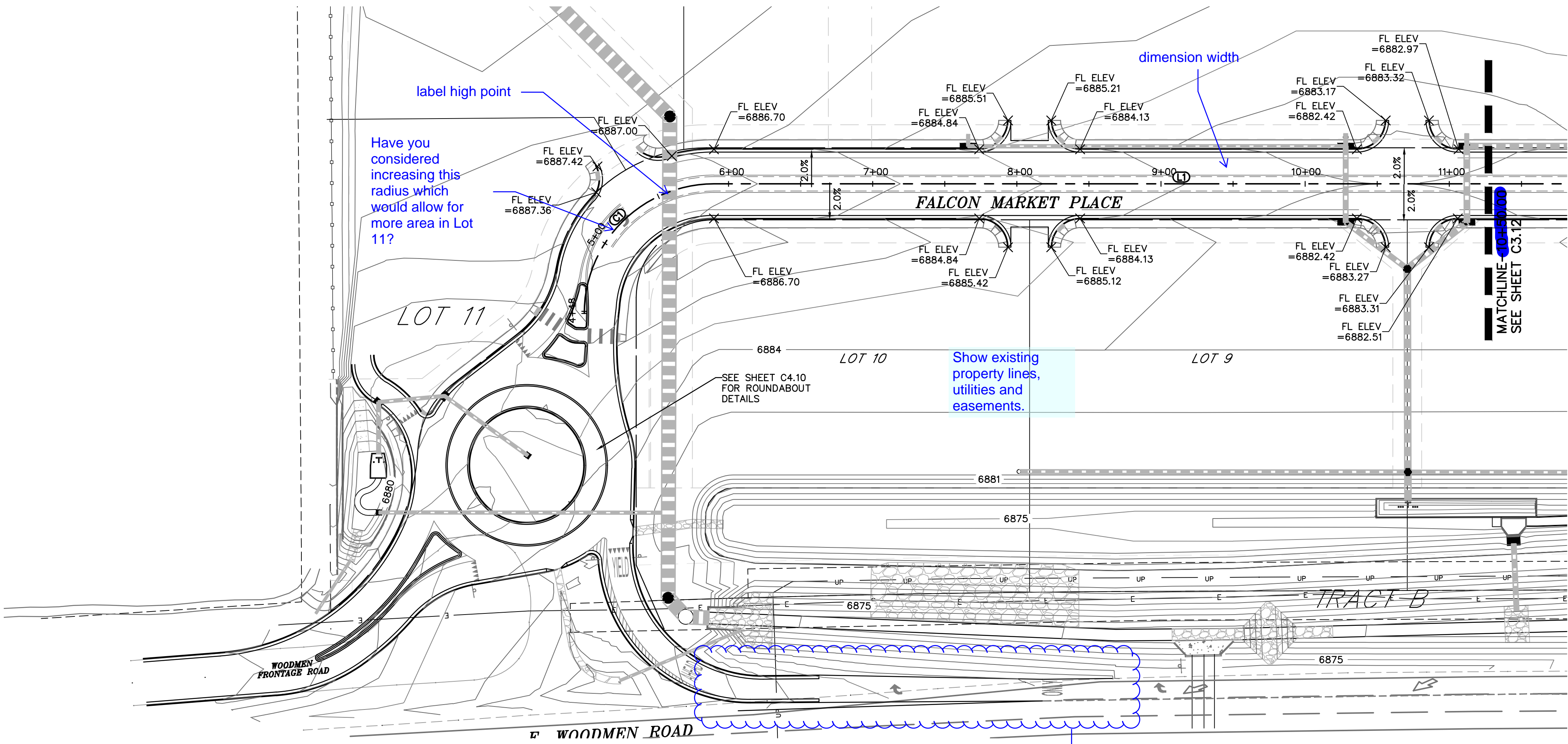
LEGEND

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	---

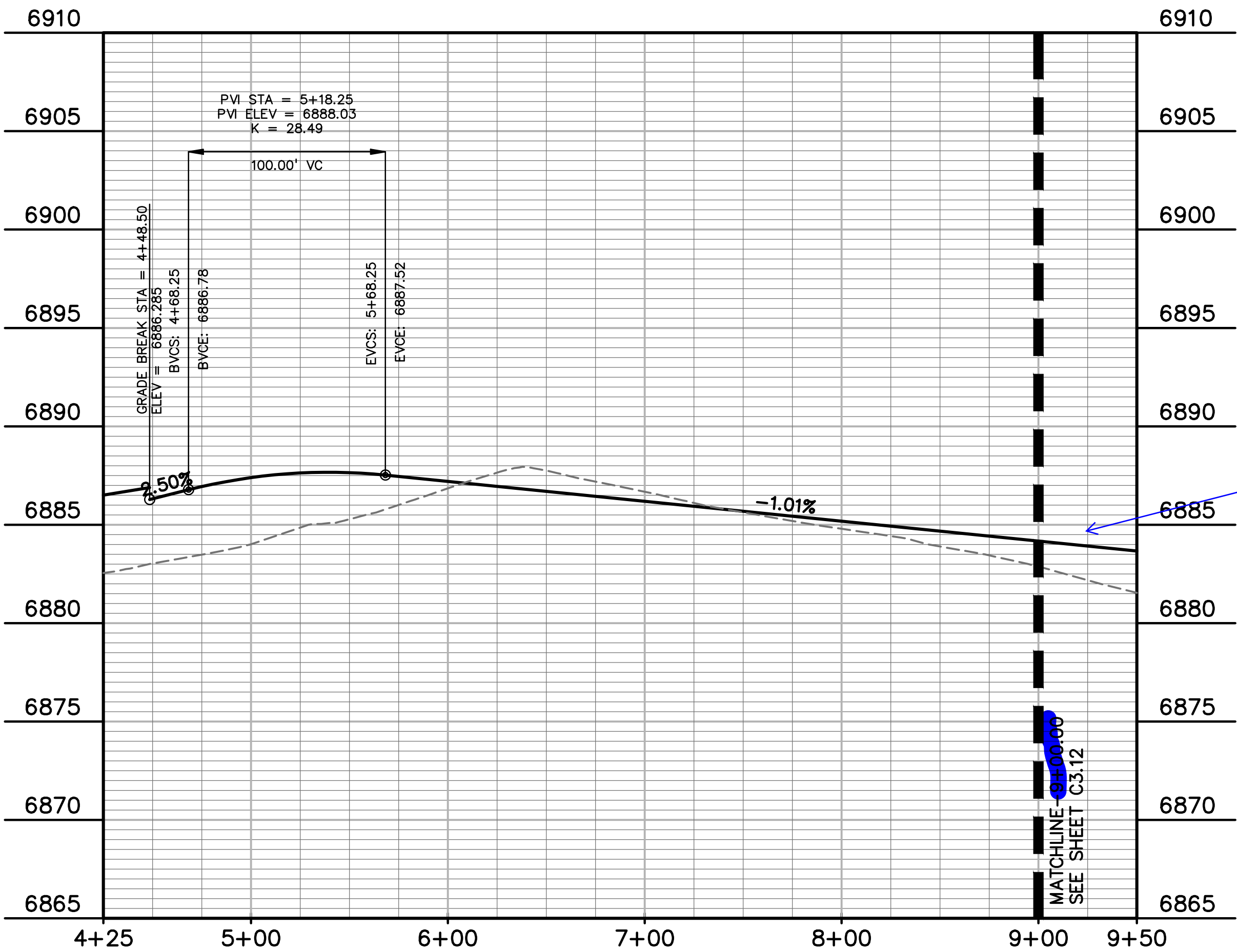


LINE TABLE		
LINE #	LENGTH	BEARING
L1	648.27'	N90°00'00"E
L2	633.27'	N0°00'00"E
L3	332.81'	N90°00'00"E

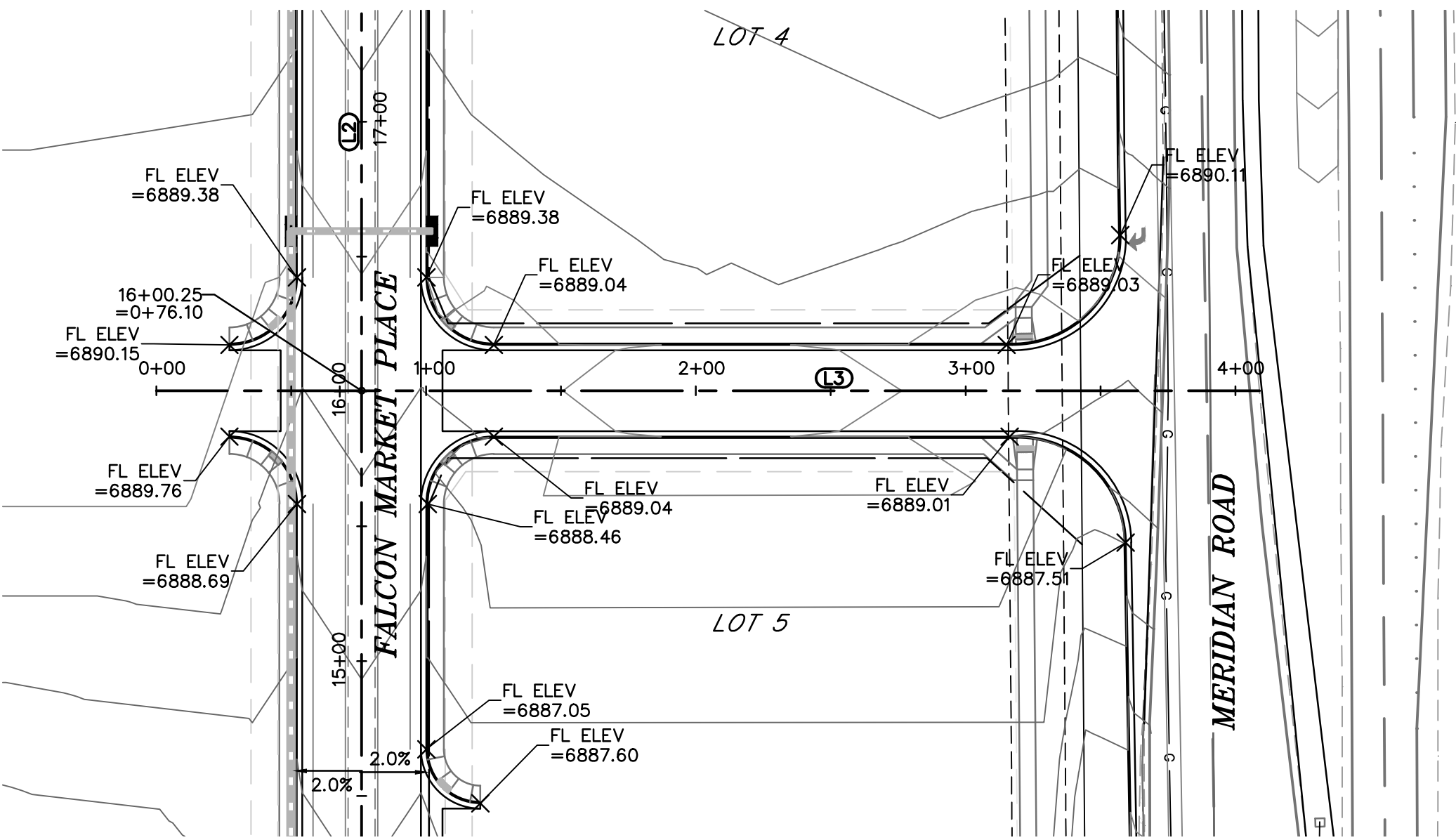
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	141.37'	90.00'	90°00'00"	N45°00'00"E	127.28'
C2	141.35'	89.99'	90°00'00"	N45°00'00"E	127.26'



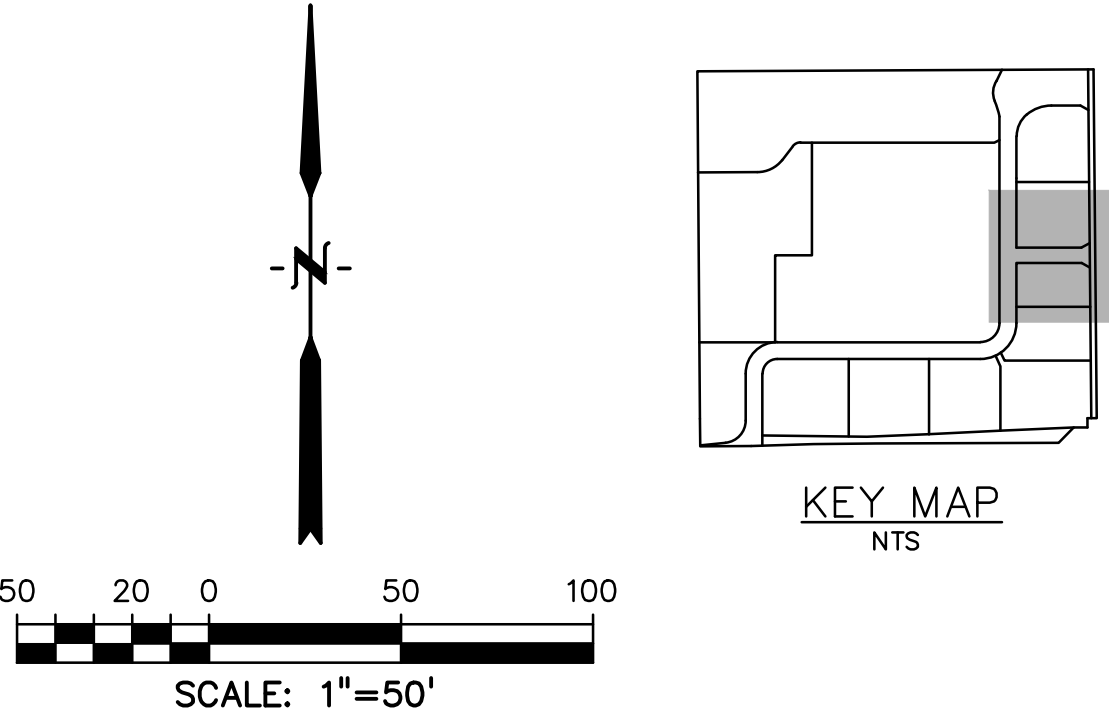
Provide details.



Show profile to ~12+00

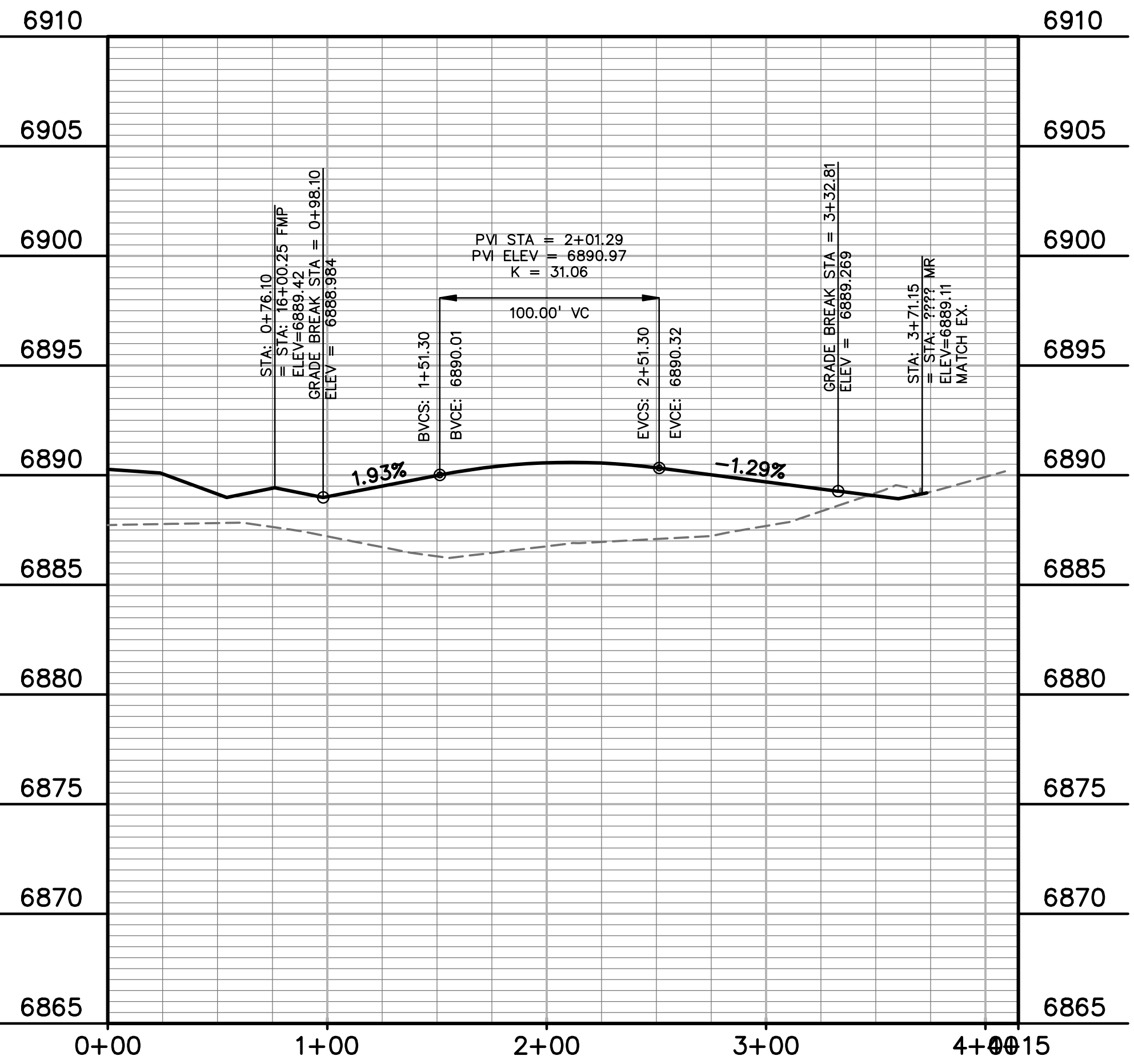


LEGEND	
PROPERTY LINE	---
LOT LINE	---
EASEMENT	---
CURB & GUTTER	---
SIDEWALK	---
PRO. WATER LINE	---
PRO. FIRE HYDRANT	---
PRO. RAW WATER	---
PRO. SANITARY SEWER	---
PRO. STORM SEWER	---
EX. OVERHEAD ELECTRIC	---
EX. SANITARY SEWER	---
EX. PETROLEUM	---
EX. GAS	---
EX. RAW WATER	---
EX. WATER	---
EX.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

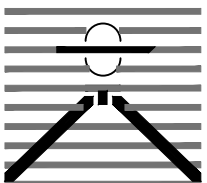


LINE TABLE		
LINE #	LENGTH	BEARING
L1	648.27'	N90°00'00"E
L2	633.27'	N0°00'00"E
L3	332.81'	N90°00'00"E

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'	89.99'	90°00'00"	N45°00'00"E	127.26'



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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	

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

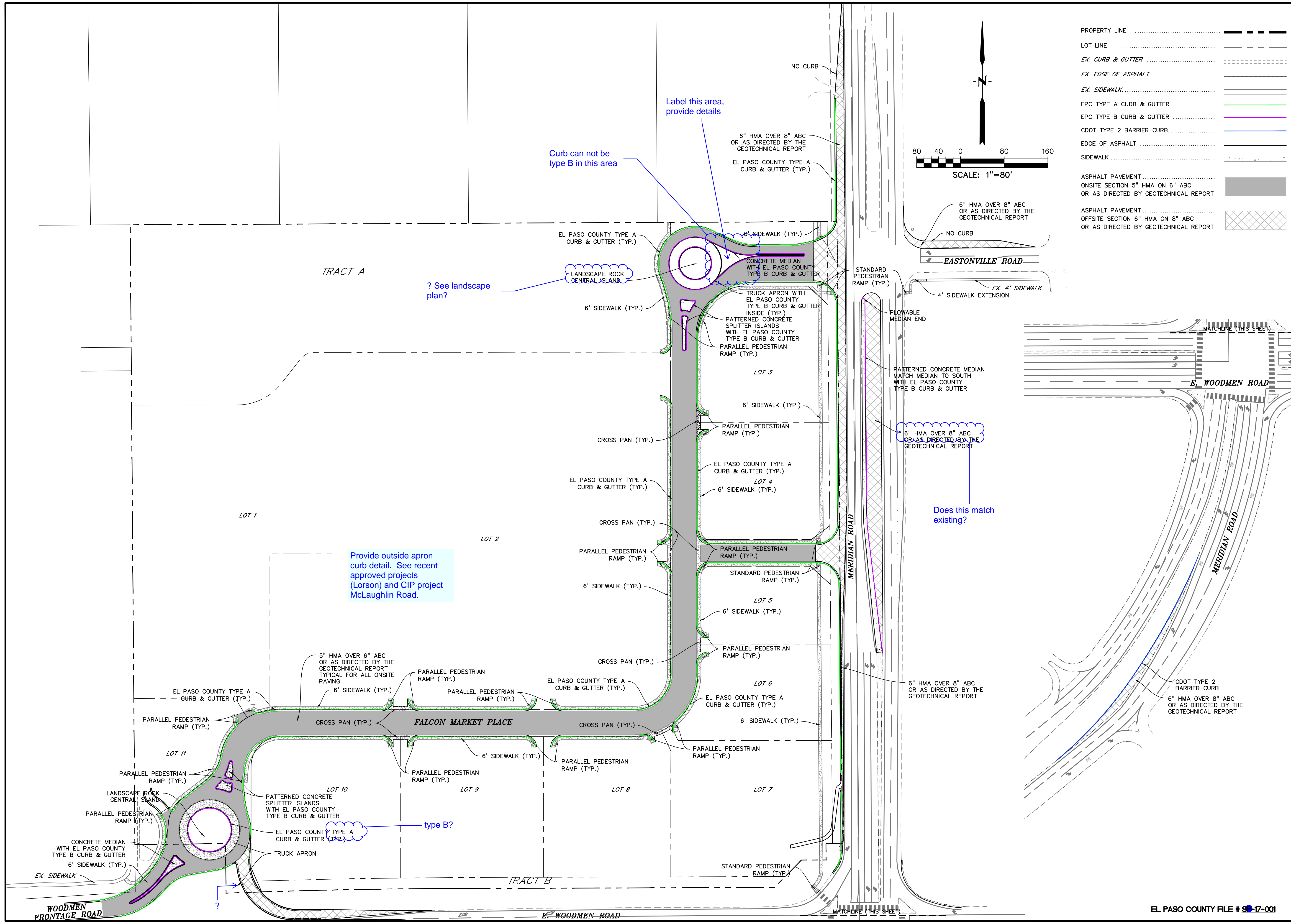
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

ACCESS DRIVE
PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C3.12

SHEET: 9 OF 33



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" HMA ON 6" ABC OR AS DIRECTED BY THE GEOTECHNICAL REPORT	-----
ASPHALT PAVEMENT	-----
OFFSITE SECTION 6" HMA ON 8" ABC OR AS DIRECTED BY THE GEOTECHNICAL REPORT	-----

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
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CLIENT:

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DALLAS, TEXAS 75225
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	

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

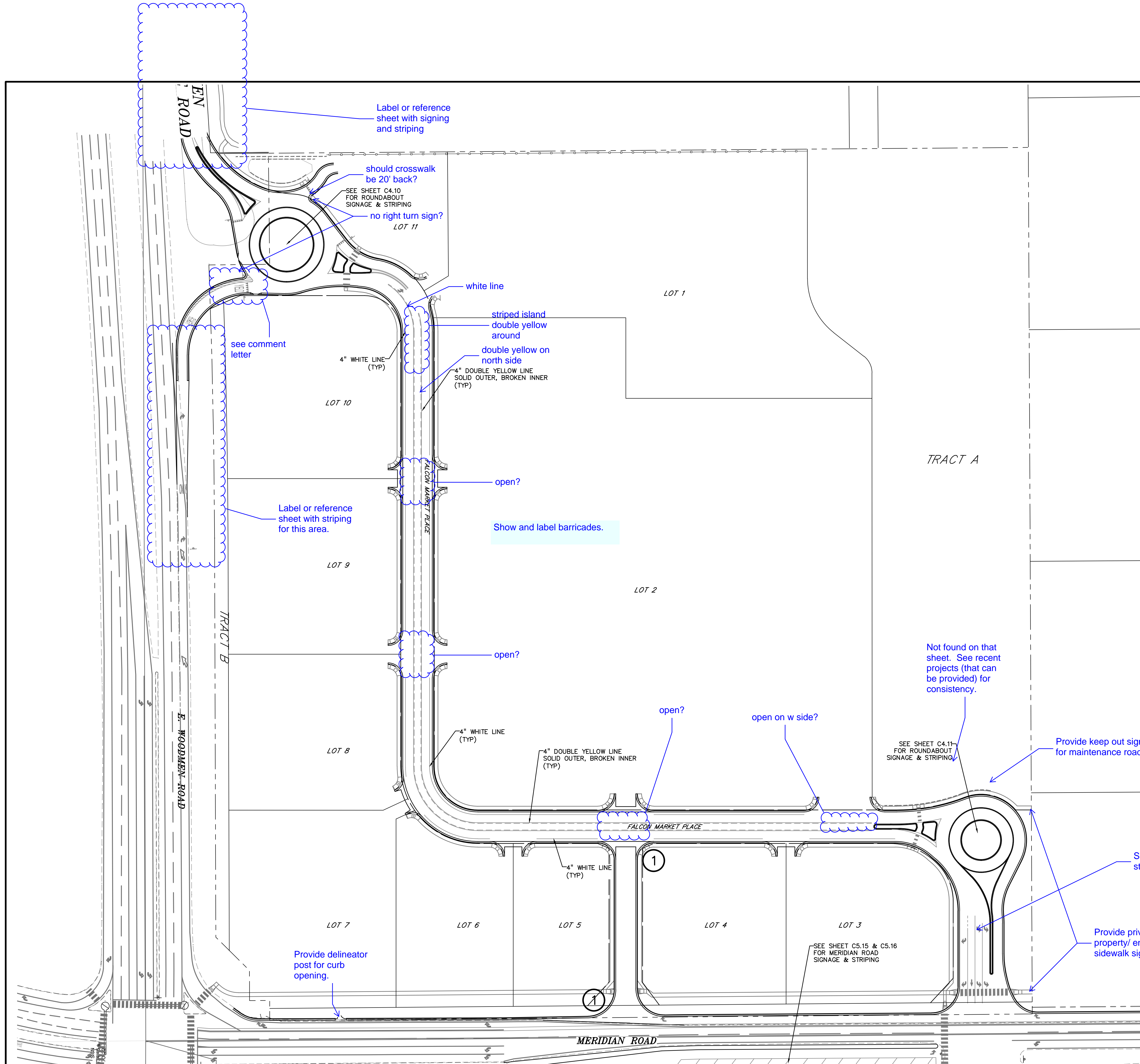
DRAWING SCALE:
HORIZONTAL: 1"=80'
VERTICAL: N/A

SITE PAVING
& CONCRETE
PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

C3.13

SHEET: 10 OF 33



LEGEND

PROPERTY LINE

LOT LINE

EASEMENT

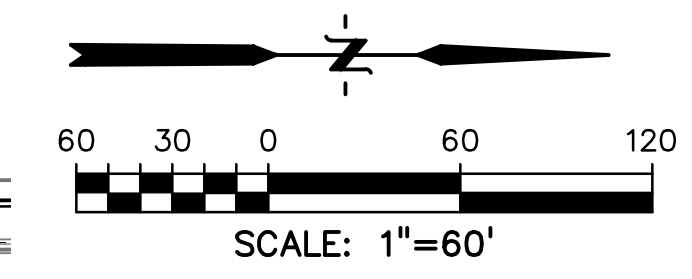
CURB & GUTTER

SIDEWALK

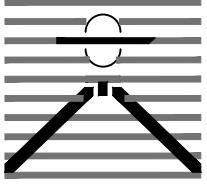
1

STOP R1-1
30"x30"

Show street name signs.



PREPARED BY:


DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
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 (719)260-0887
 BOULDER • COLORADO SPRINGS

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

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18

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"=60'
 VERTICAL: N/A

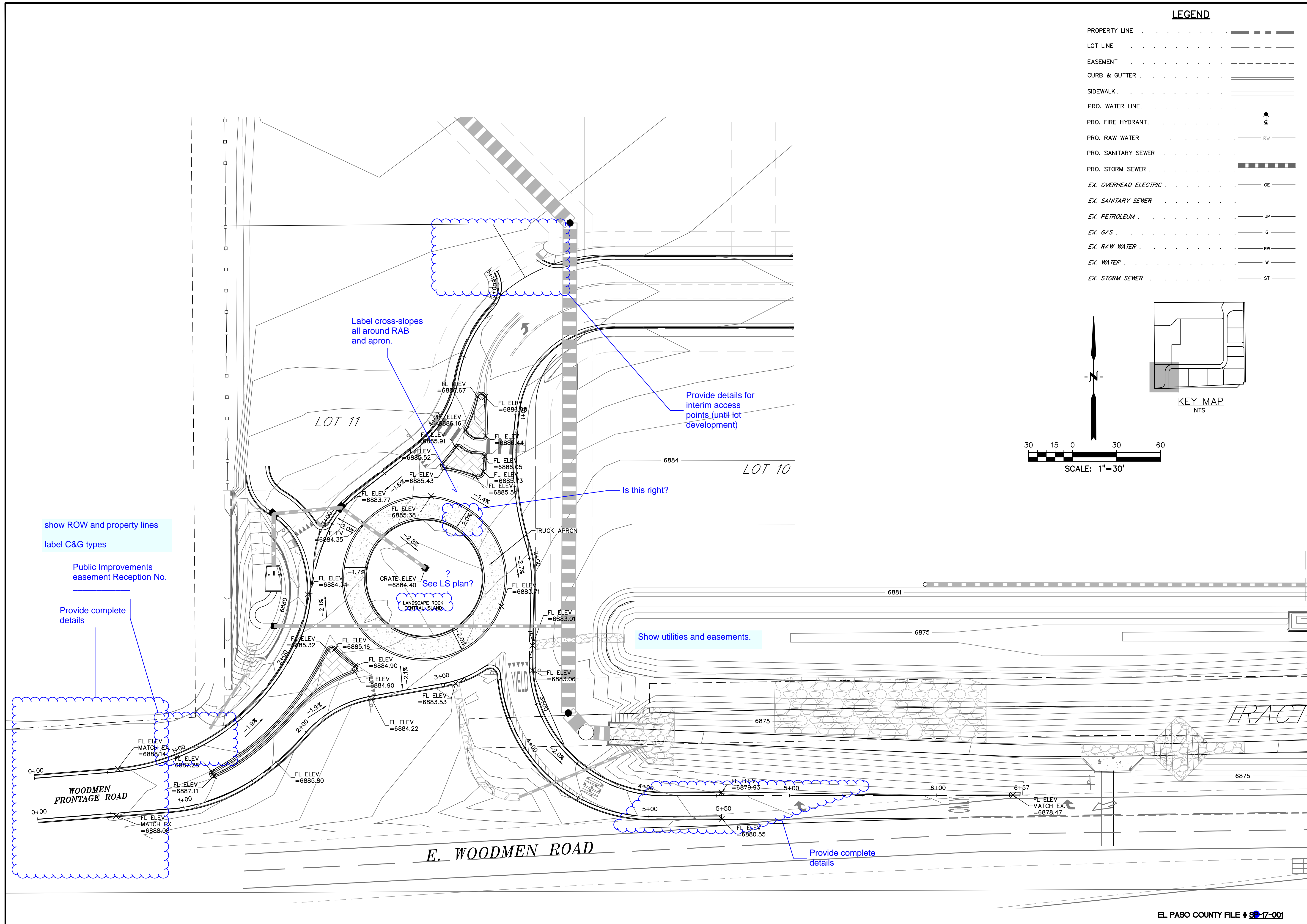
SIGNAGE & STRIPING PLAN

PROJECT NO. 20988-00CSCV
 DRAWING NO.

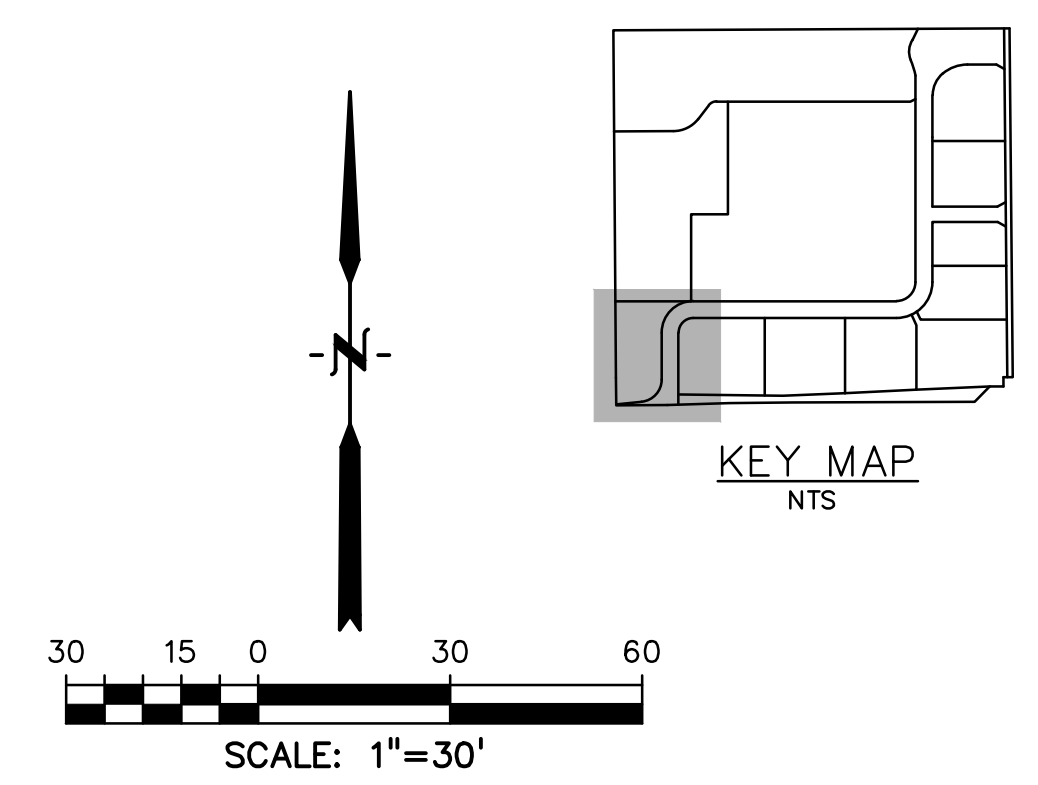
C3.14

SHEET: 11 OF 33

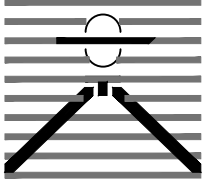
EL PASO COUNTY FILE # 3-17-001



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	---



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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BOULDER • COLORADO SPRINGS

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
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

ROUNDAABOUT GRADES

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.10

SHEET: 12 OF 33

show ROW and property lines
label C&G types

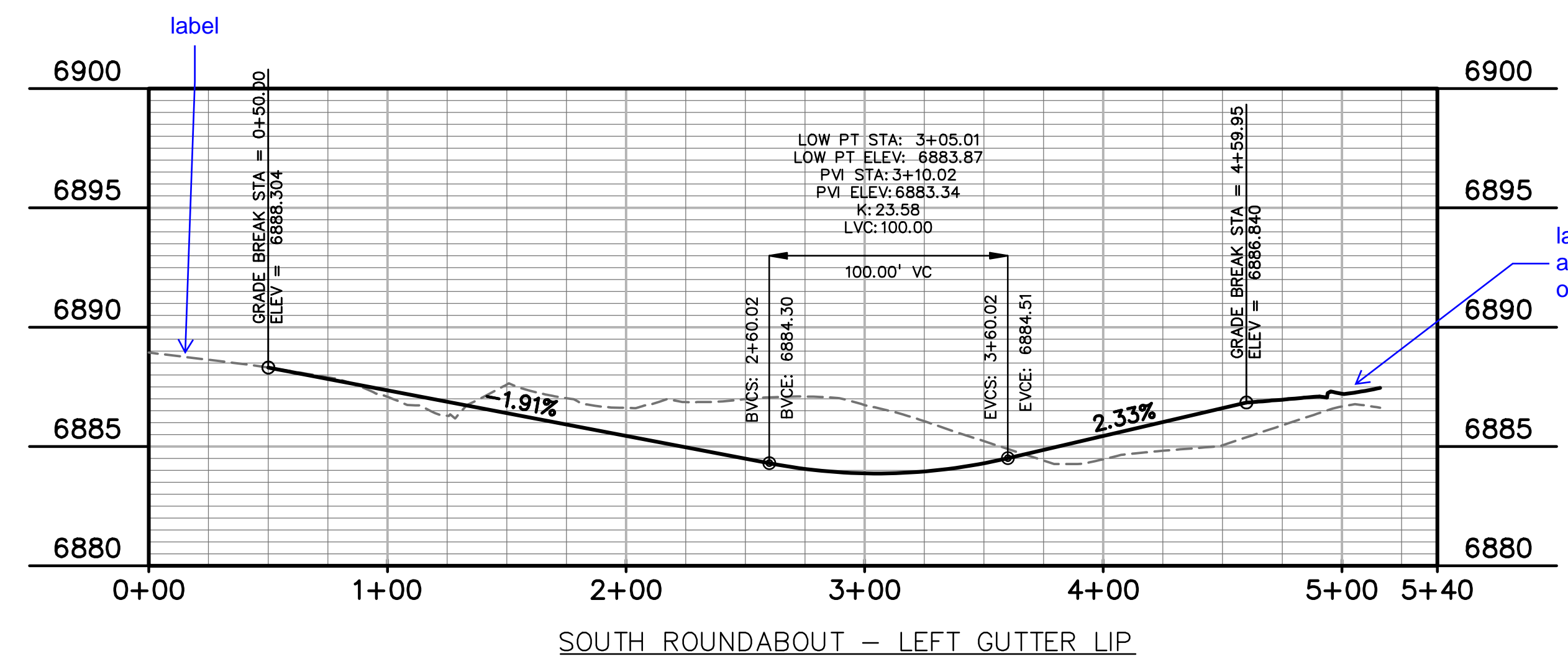
Public Improvements
easement Reception No.

Provide complete
details

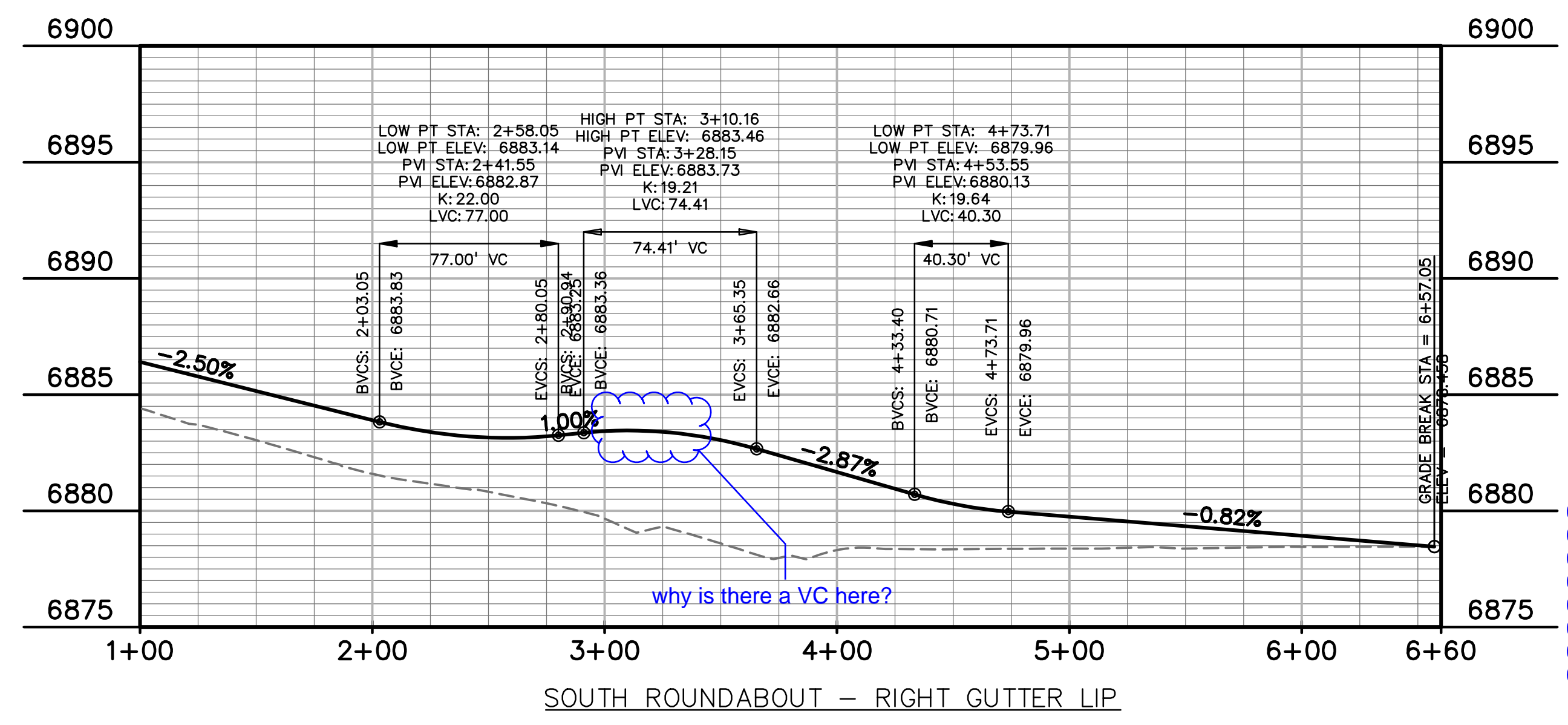
WOODMEN
FRONTAGE ROAD

Show utilities and easements.

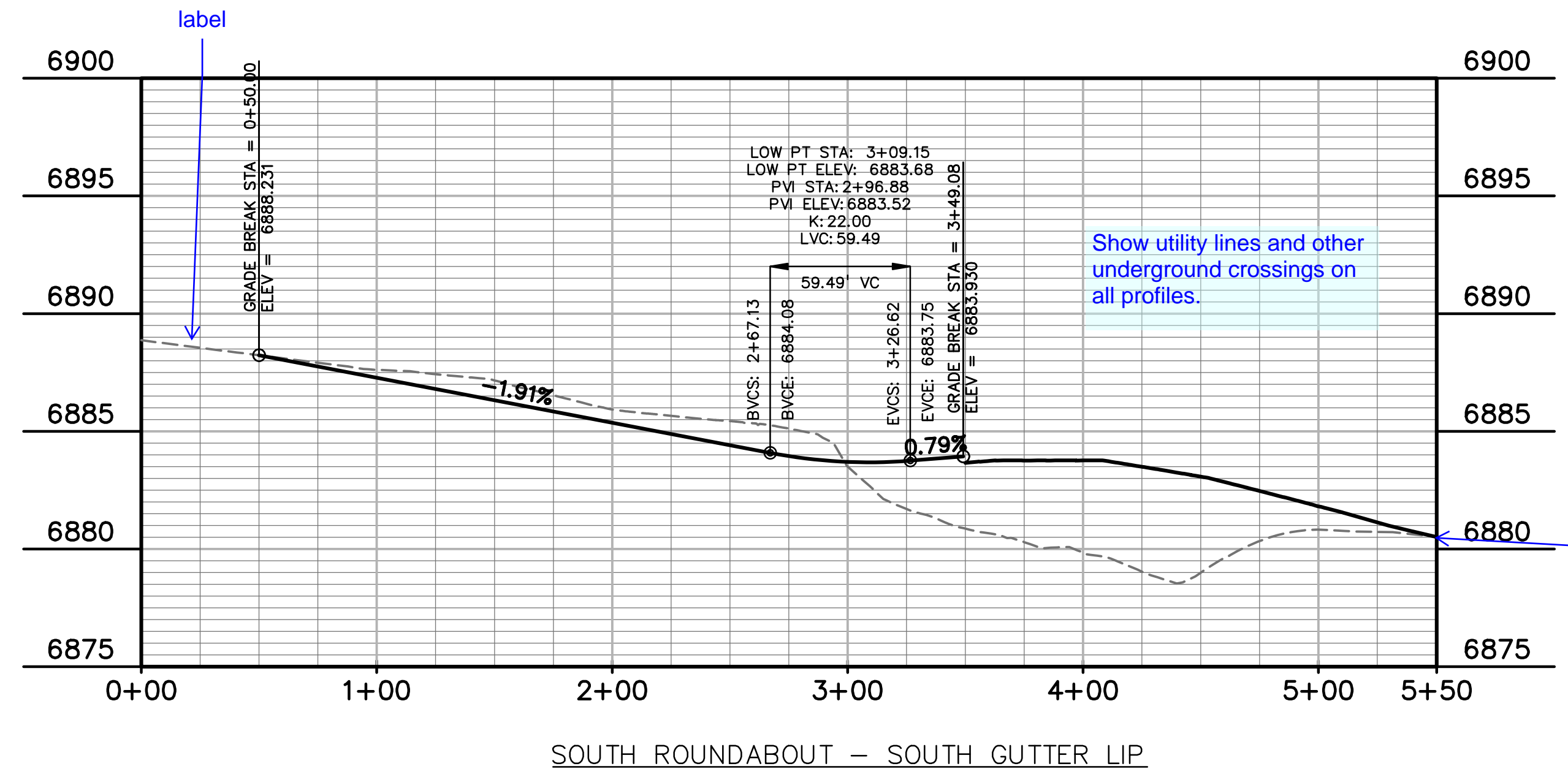
Provide complete
details



label beginning and end stations on all profiles.

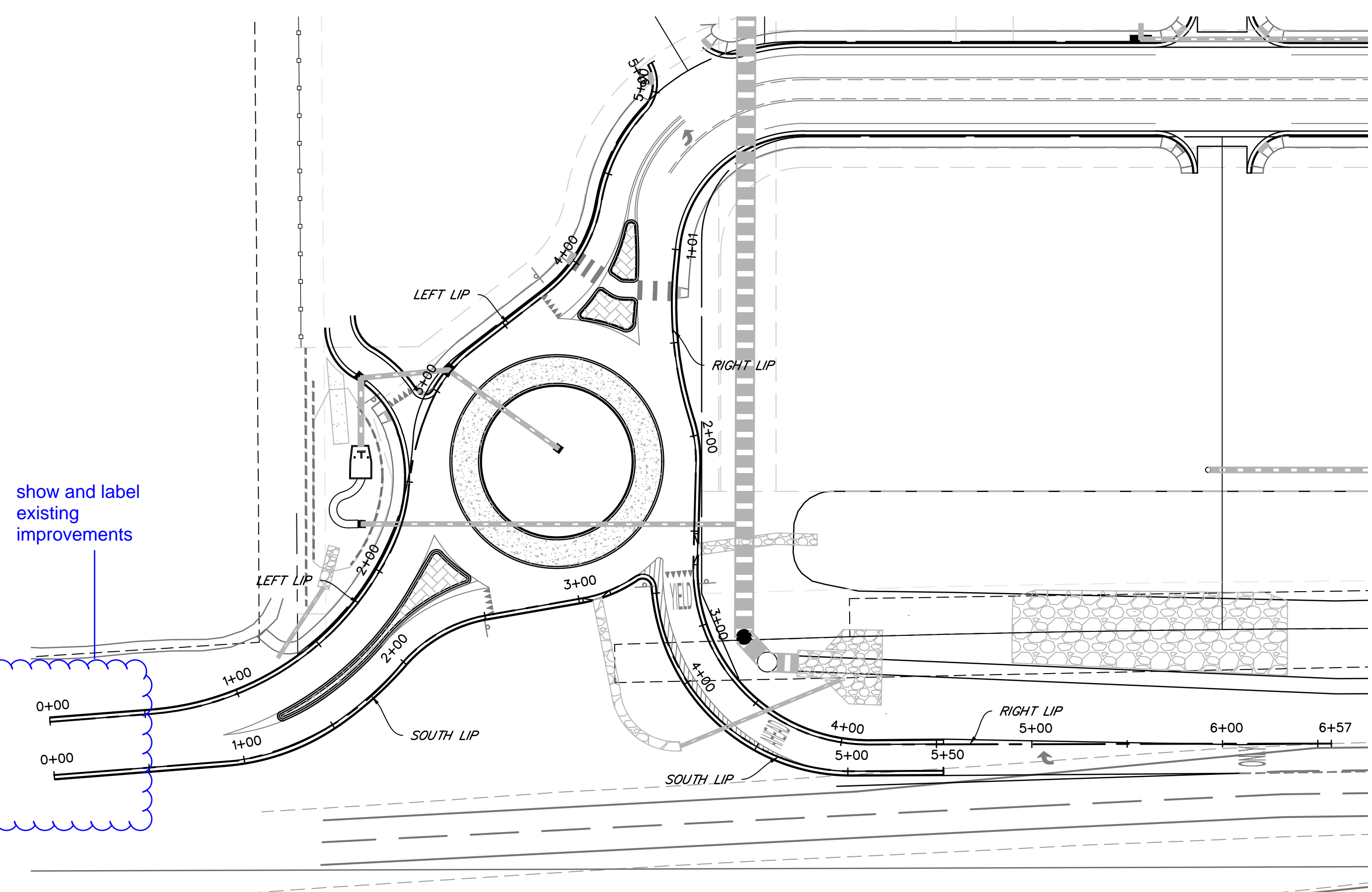


why is there a VC here?



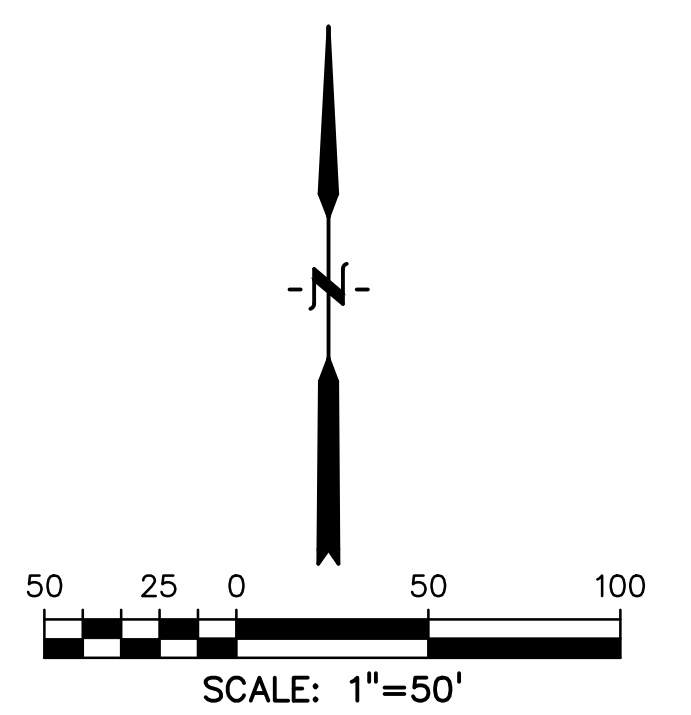
Show utility lines and other underground crossings on all profiles.

show continuation of existing grades, with labels, or matchlines calling out continuing sheet on both ends of all profiles



show and label existing improvements

Provide alignment data, survey control.
Show utilities and easements.



PREPARED BY:


DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905
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(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

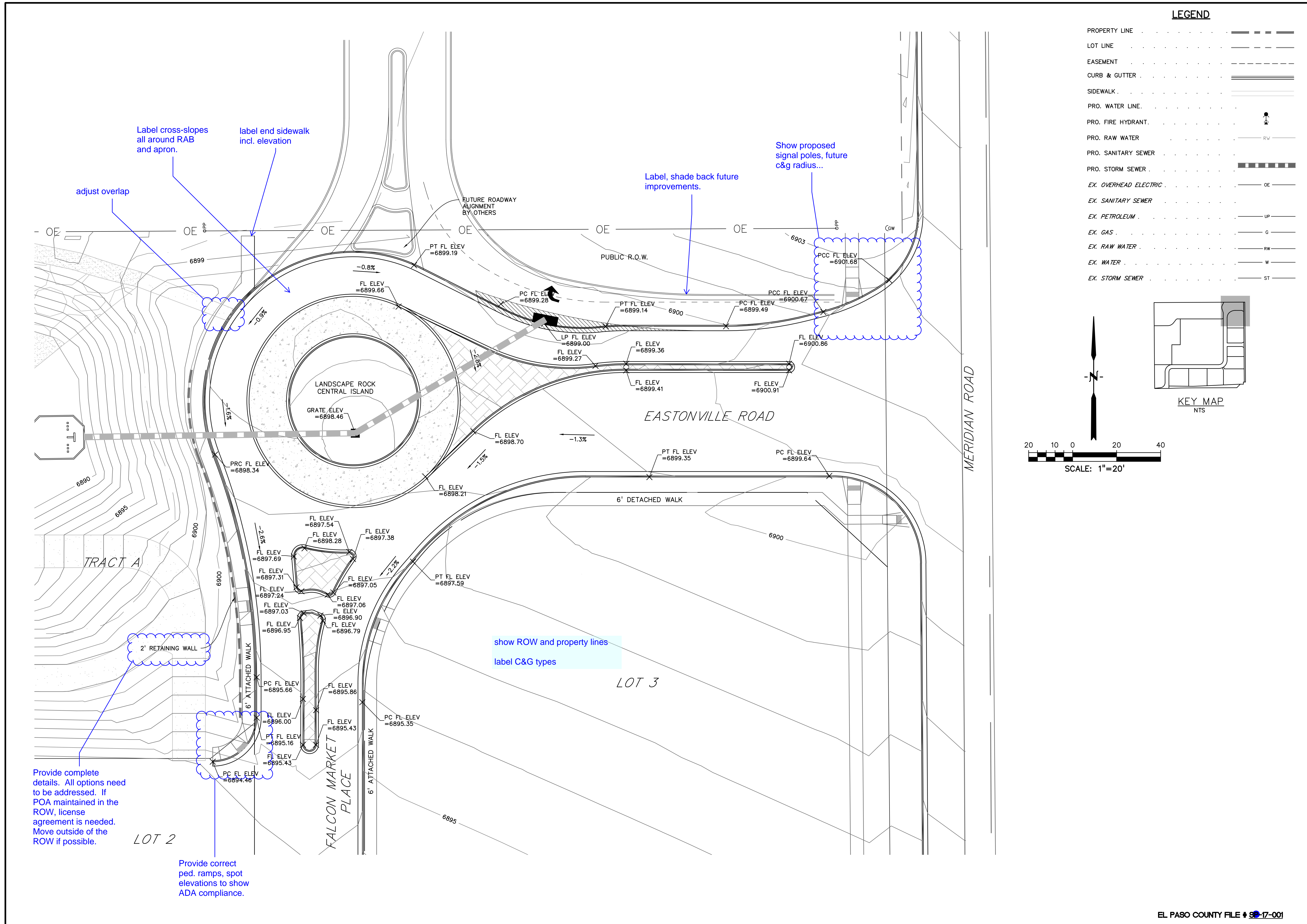
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

**SOUTH
ROUNDBOUT
PROFILES**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.11

SHEET: 13 OF 33



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	---

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

N

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

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
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

ROUNDAABOUT GRADES

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.12

SHEET: 14 OF 33

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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BOULDER • COLORADO SPRINGS

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DALLAS, TEXAS 75225
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
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"=30'
VERTICAL: N/A

MERIDIAN ROAD
TURN LANE
EXTENSION

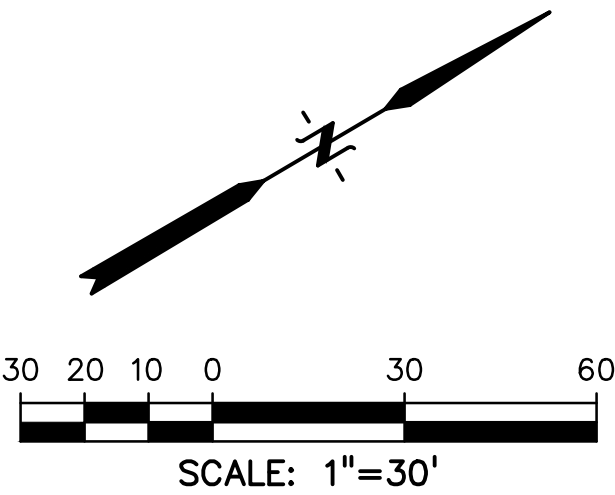
PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.10

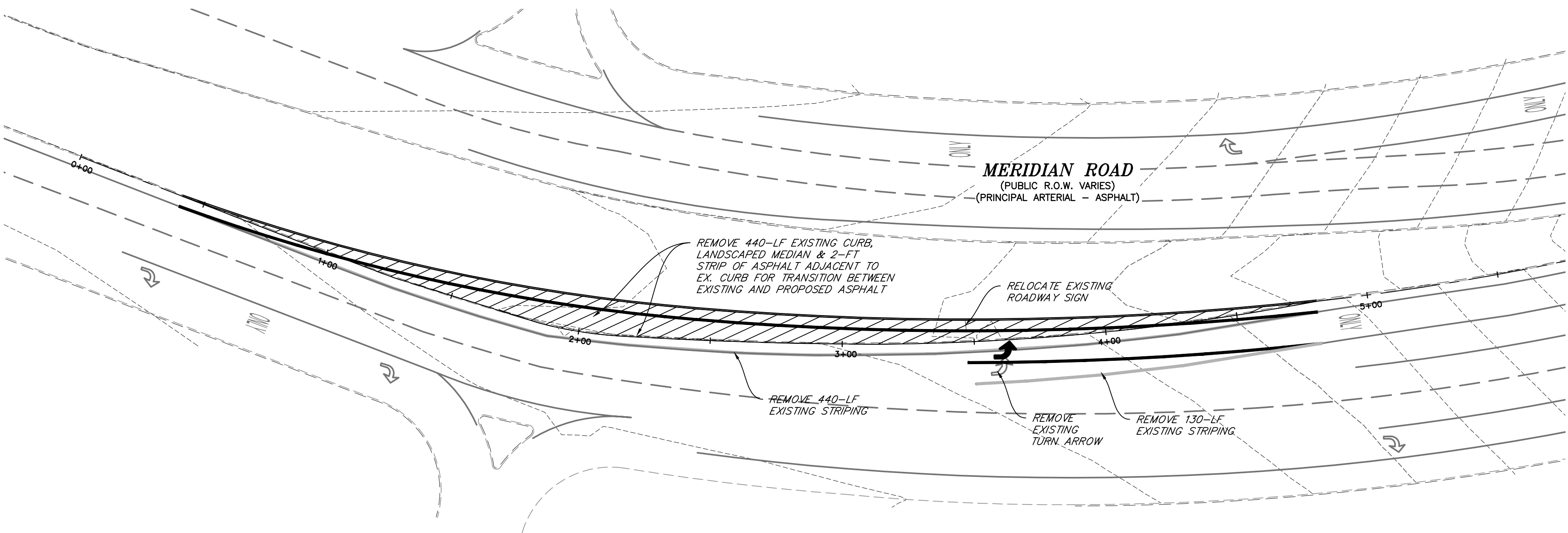
SHEET: 16 OF 33

LEGEND

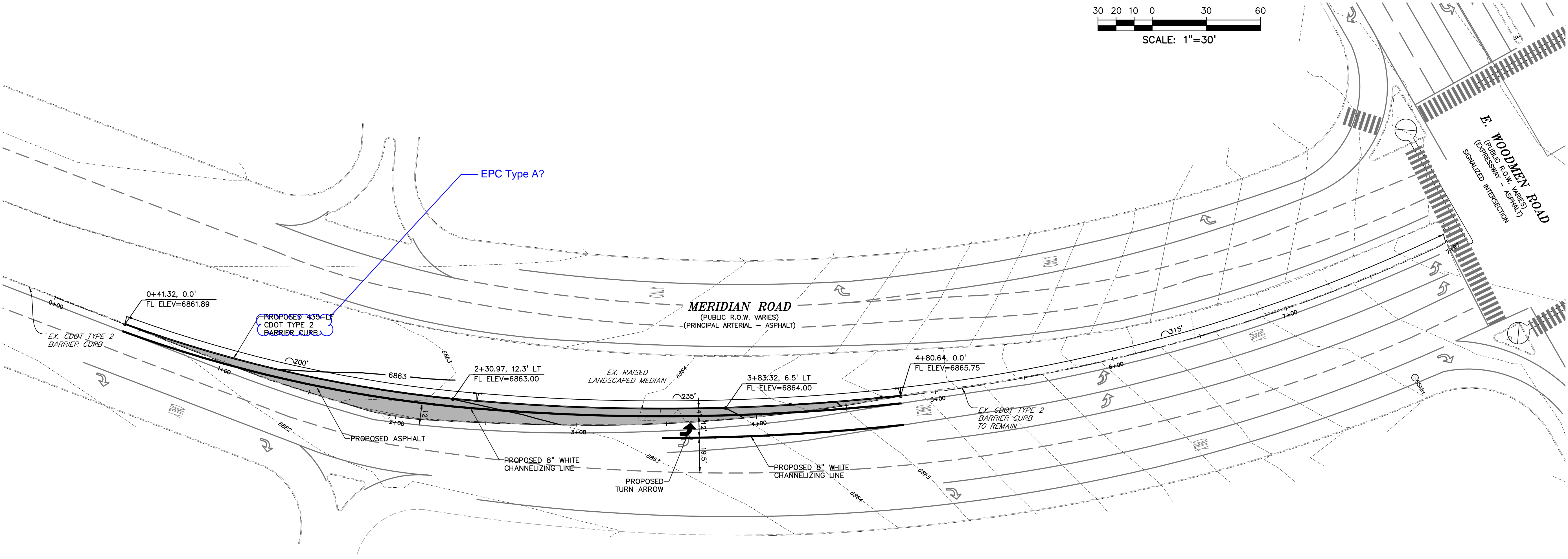
PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	=====
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	----- OE -----
EX. SANITARY SEWER	----- SS -----
EX. PETROLEUM	----- UP -----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



REMOVAL PLAN



TURN LANE EXTENSION PLAN



PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
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CLIENT:

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DALLAS, TEXAS 75225
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
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
PLAN &
PROFILE

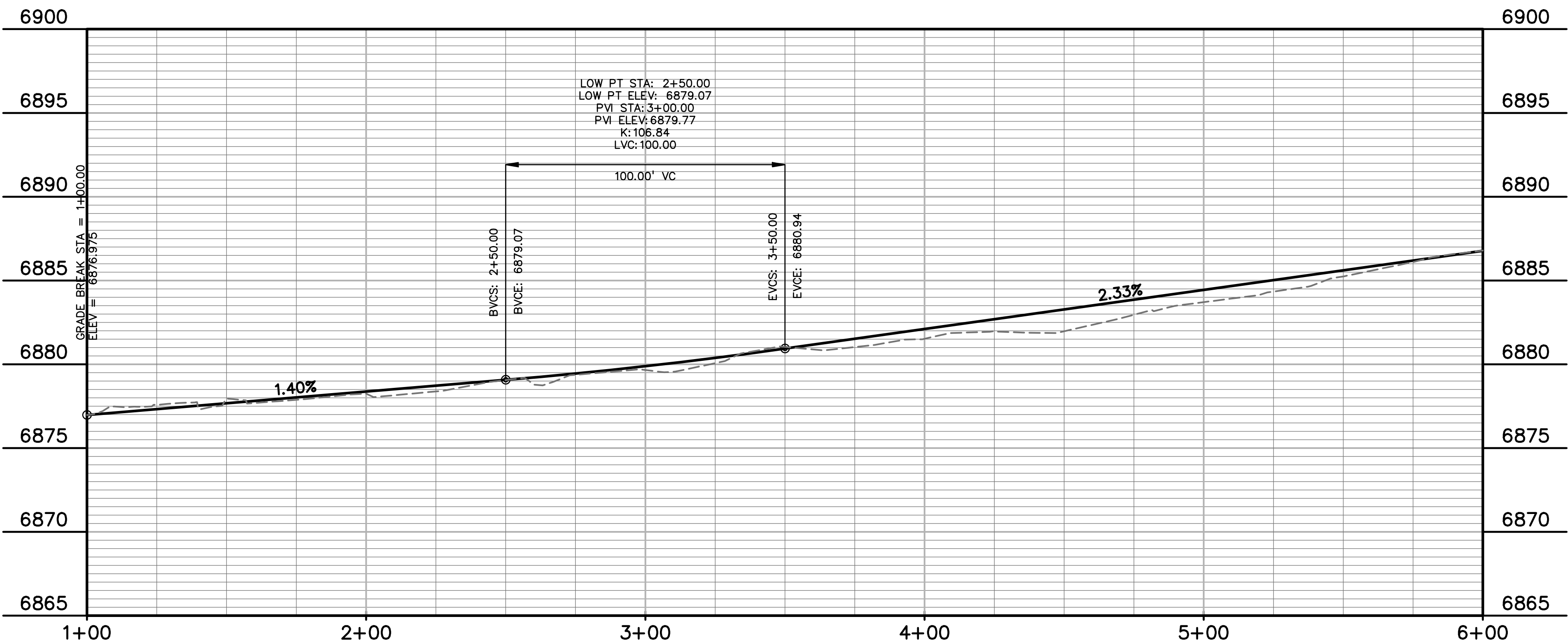
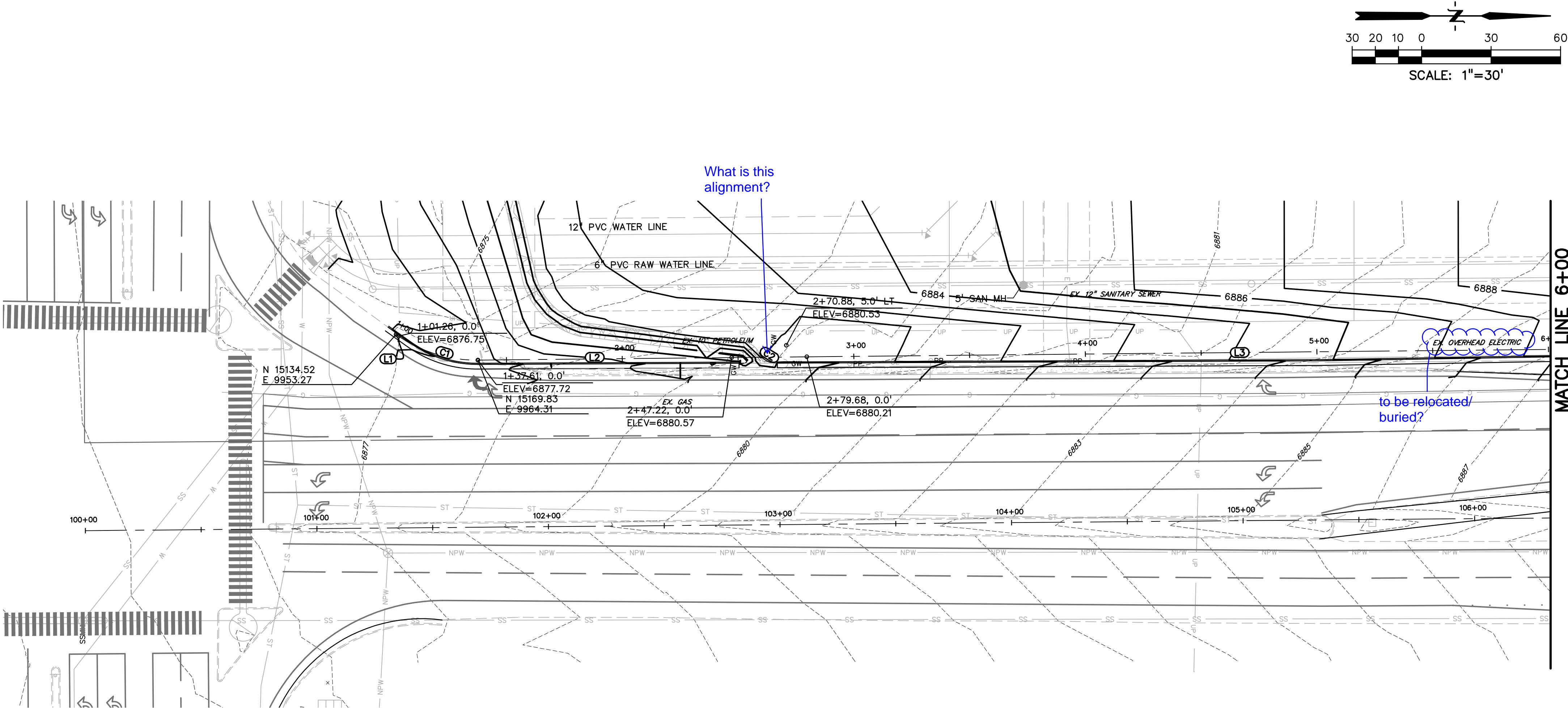
PROJECT NO. 20988-00CSCV
DRAWING NO.

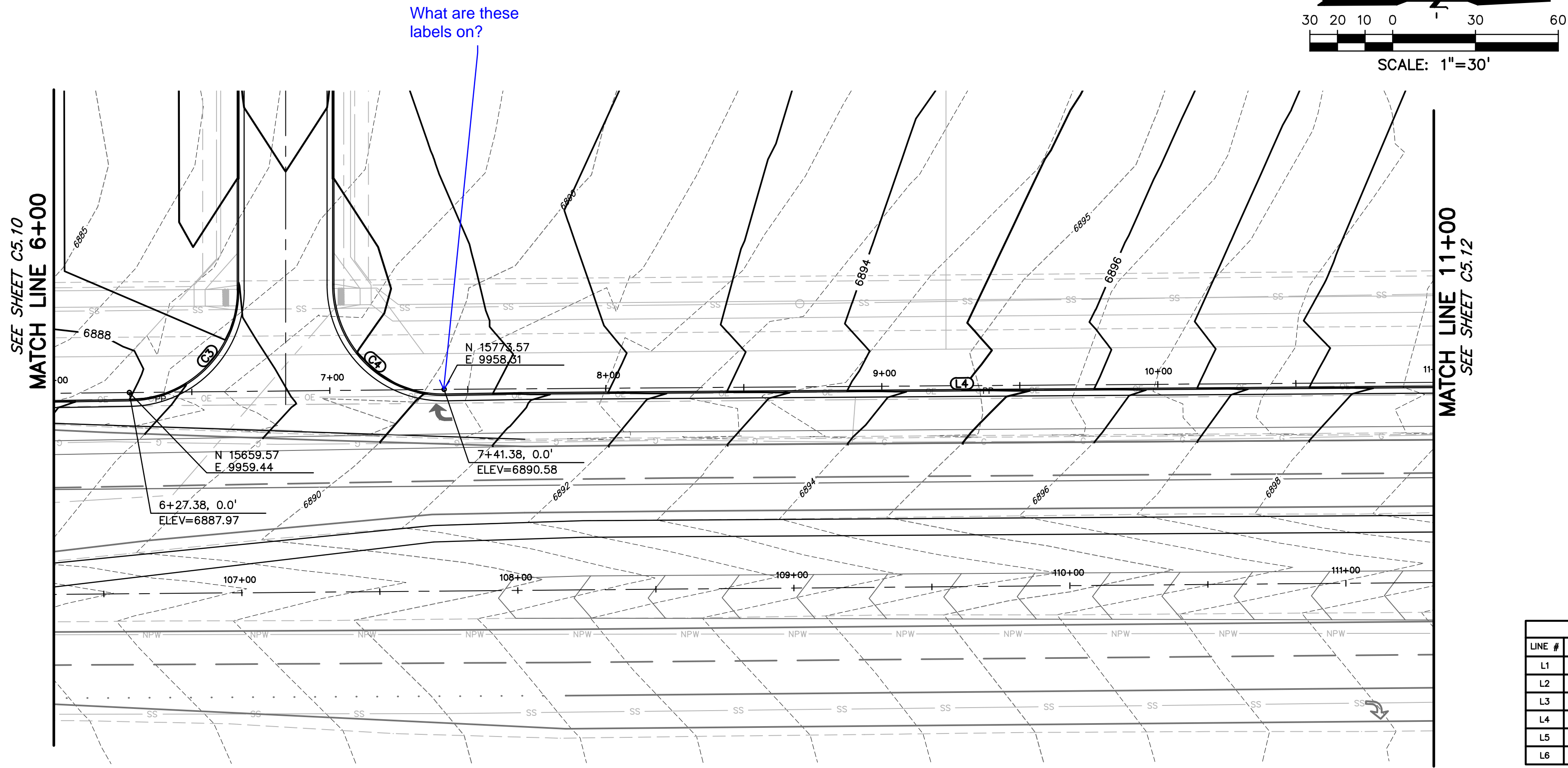
LEGEND

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	BEARING
L1	1.28'	N34°08'31"E
L2	115.04'	N0°13'52"W
L3	360.71'	N0°30'22"W
L4	398.65'	S0°28'15"E
L5	216.19'	N0°26'35"W
L6	200.72'	N4°09'52"E

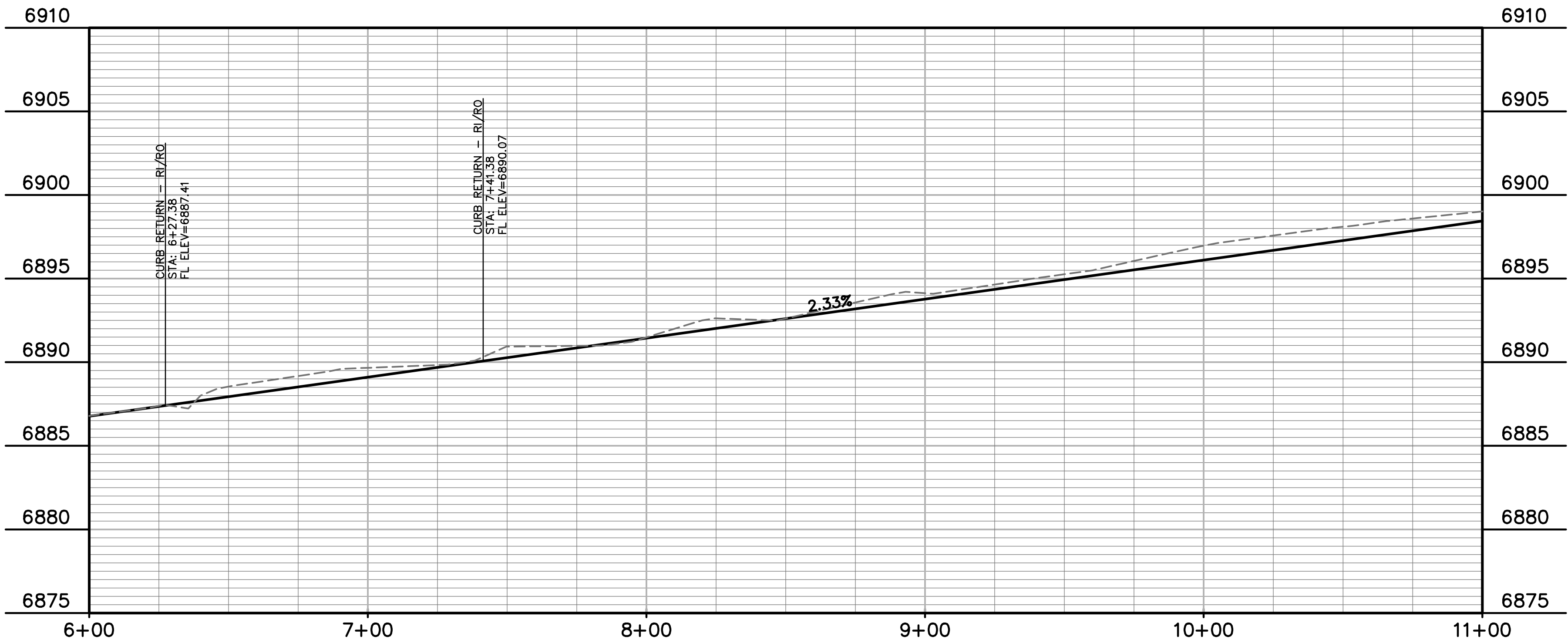
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	37.01'	57.66'	36°47'01"	N19°34'45"E	36.38'
C2	9.53'	7.84'	89°39'46"	N29°10'32"E	8.95'
C3	65.19'	40.13'	93°04'48"	N47°34'23"W	58.25'
C4	65.69'	40.09'	93°52'53"	N45°59'48"E	58.59'
C5	64.51'	40.08'	92°13'26"	N46°33'07"W	57.77'
C6	36.47'	40.00'	92°13'56"	N25°40'23"E	35.22'





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			CURVE TABLE					
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
L1	1.26'	N34°08'31"E	C1	37.01'	57.66'	36°47'01"	N19°34'45"E	36.38'
L2	115.04'	N0°13'52"W	C2	9.53'	7.84'	69°39'46"	N29°10'32"E	8.95'
L3	360.71'	N0°30'22"W	C3	65.19'	40.13'	93°04'48"	N47°34'23"W	58.25'
L4	398.65'	S0°26'15"E	C4	65.69'	40.09'	93°52'53"	N45°59'48"E	58.59'
L5	216.19'	N0°26'35"W	C5	64.51'	40.08'	92°13'26"	N46°33'07"W	57.77'
L6	200.72'	N4°09'52"E	C6	36.47'	40.00'	52°13'56"	N25°40'23"E	35.22'



Label

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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

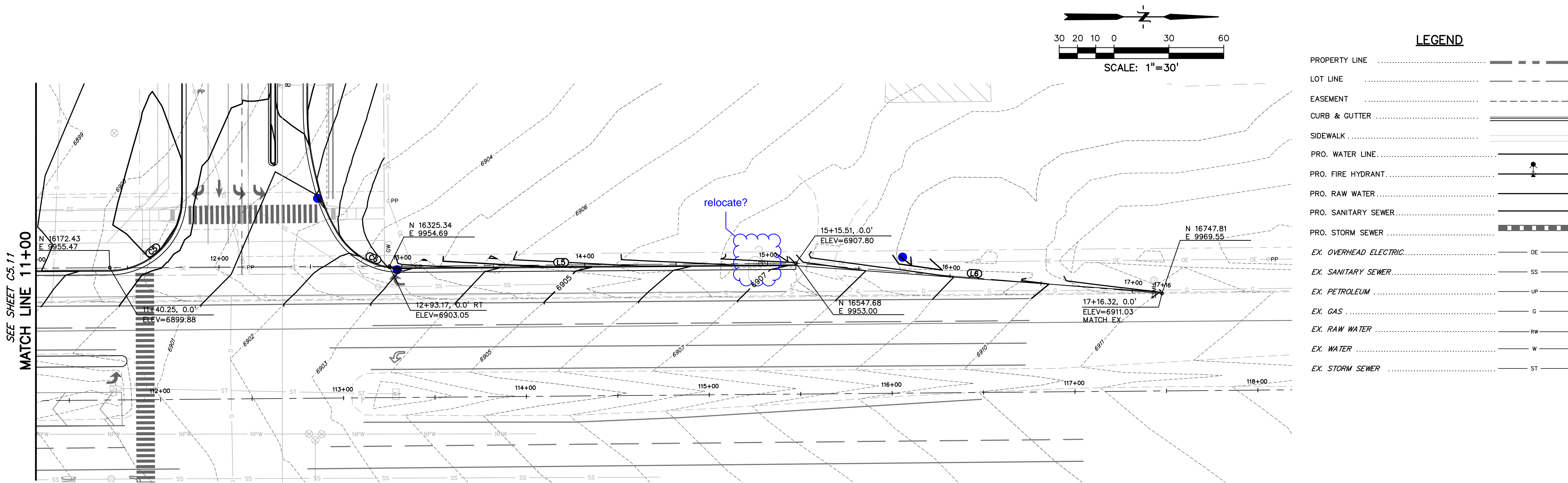
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

MERIDIAN ROAD
PLAN &
PROFILE

PROJECT NO. 20988--00CSCV
DRAWING NO.

C5.12

SHEET: 18 OF 33

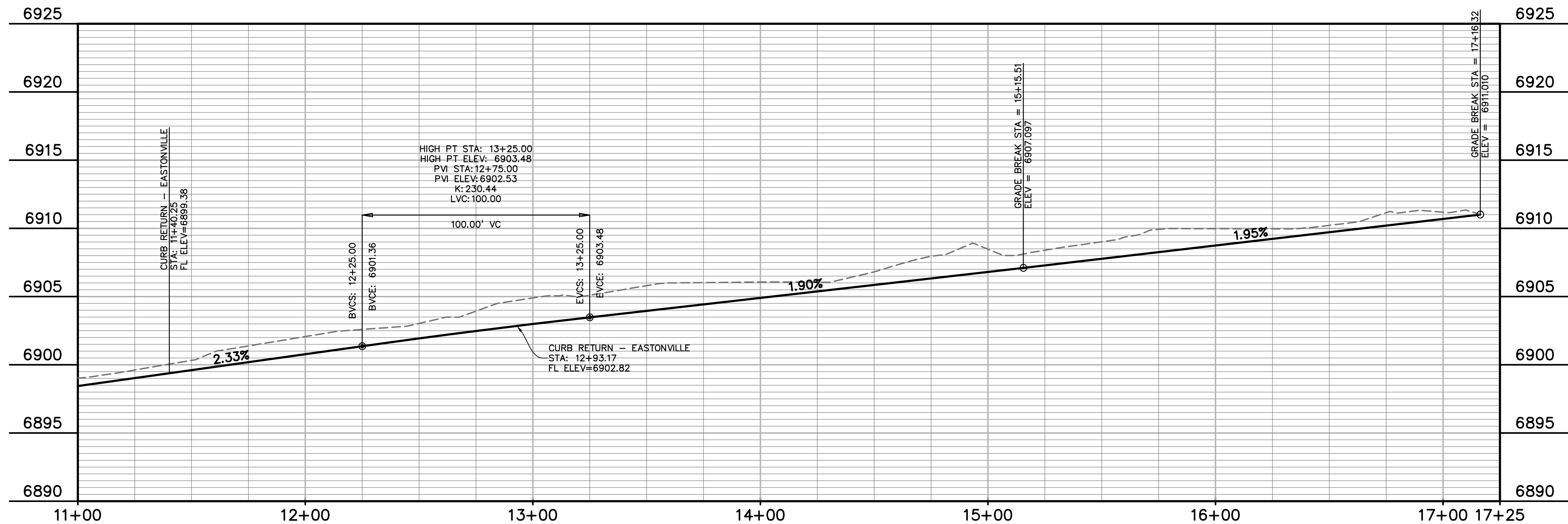


LEGEND

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	BEARING
L1	1.28'	N34°08'31"E
L2	115.04'	N0°13'52"W
L3	360.71'	N0°30'22"W
L4	398.65'	S0°26'15"E
L5	216.19'	N0°26'35"W
L6	200.72'	N4°09'52"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	37.01'	57.68'	36°47'01"	N19°34'45"E	36.38'
C2	9.53'	7.84'	69°39'46"	N29°10'32"E	8.95'
C3	65.19'	40.13'	93°04'48"	N47°34'23"W	58.25'
C4	65.69'	40.09'	93°52'53"	N45°59'48"E	58.59'
C5	64.51'	40.08'	92°13'26"	N46°33'07"W	57.77'
C6	36.47'	40.00'	52°13'56"	N25°40'23"E	35.22'



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

CONSTRUCTION DRAWINGS FOR
FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

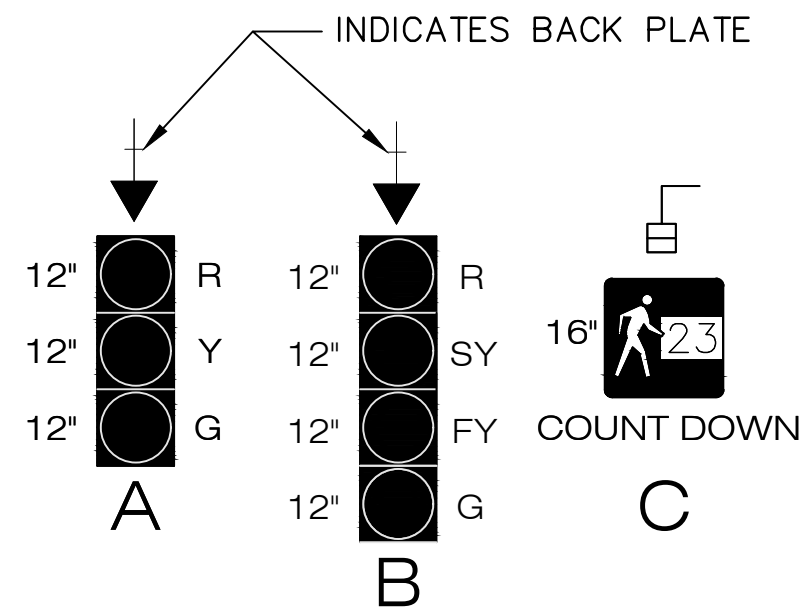
MERIDIAN ROAD
PLAN &
PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

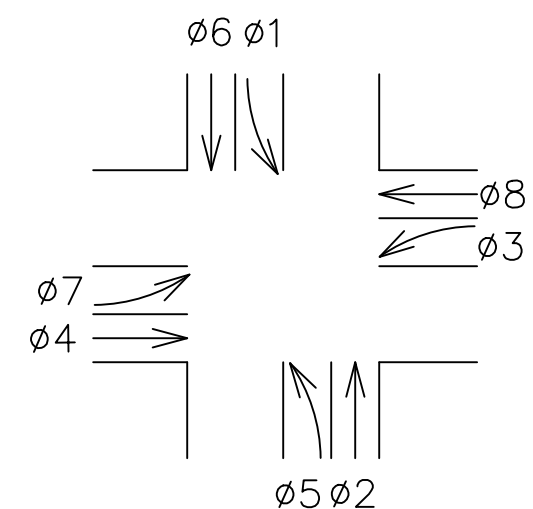
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SHEET: 19 OF 33

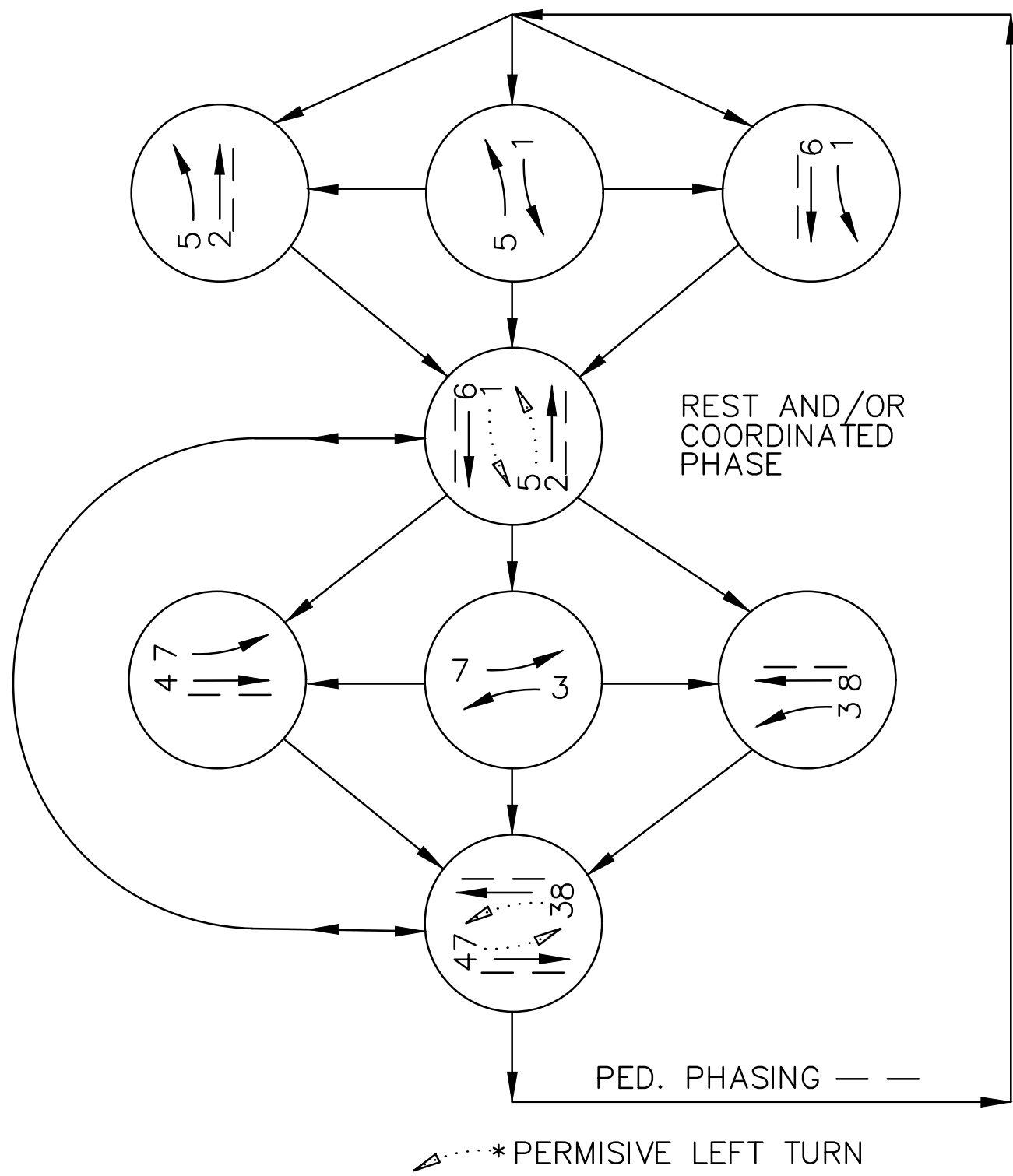
PROPOSED SIGNAL FACE DETAILS
SIGNAL FACES (R/Y/G) INCLUDING ARROWS AND PEDESTRIAN
SHALL BE LED APPROVED BY EL PASO COUNTY.



PROPOSED PHASING LAYOUT



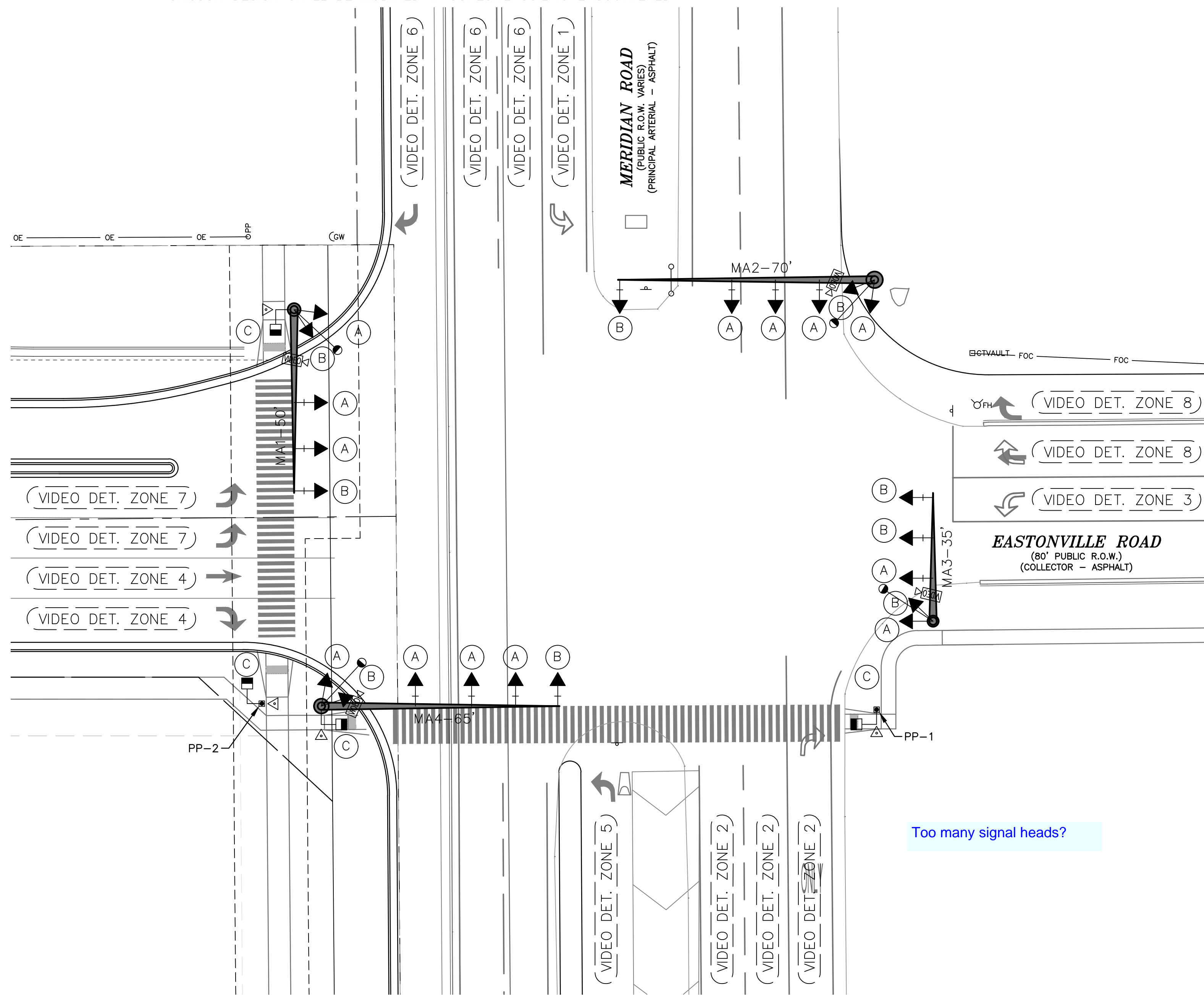
PROPOSED PHASING DIAGRAM SEQUENCE



SIGNAL ITEM INSTALL (LOCATE) SCHEDULE

ITEM	TYPE	LOCATION	COMMENT
MA1-50'	EL PASO COUNTY SIGNAL POLE W/MAST ARM	NORTHWEST CORNER	42" CAISSON, 16.5-FOOT DEEP
MA2-70'	EL PASO COUNTY SIGNAL POLE W/MAST ARM	NORTHEAST CORNER	54" CAISSON, 20.5-FOOT DEEP
MA3-35'	EL PASO COUNTY SIGNAL POLE W/MAST ARM	SOUTHEAST CORNER	36" CAISSON, 14.5-FOOT DEEP
PP-1	TRAFFIC SIGNAL PEDESTAL POLE STEEL	SOUTHEAST CORNER	18" CAISSON, 4-FOOT DEEP
MA4-65'	EL PASO COUNTY SIGNAL POLE W/MAST ARM	SOUTHWEST CORNER	48" CAISSON, 20.5-FOOT DEEP
PP-2	TRAFFIC SIGNAL PEDESTAL POLE STEEL	SOUTHWEST CORNER	18" CAISSON, 4-FOOT DEEP

* CAISSON DESIGN SHALL BE MODIFIED IF COHESIVE SOIL IS ENCOUNTERED



Too many signal heads?

SIGNAL EQUIPMENT LEGEND

- PROP. SIGNAL POLE W/ MAST ARM
- PROP. PEDESTRIAN SIGNAL HEAD
- PROP./EXIST. TRAFFIC SIGNAL HEAD
- PROP. LUMINAIRE
- PROP. PEDESTAL POLE
- PROP. PULL BOX (CDOT TYPE 3 - 16"x24"x12")
- PROP. PULL BOX (CDOT TYPE 4 - 24"x36"x24")
- PROP. CONDUIT
- PROP. CONTROLLER CABINET
- PROP. PEDESTRIAN PUSH BUTTON AND SIGN
- PROP. OPTICOM DETECTOR
- PROP. VIDEO DETECTION
- PROP. VIDEO DETECTOR CAMERA
- PROP. POWER SOURCE
- PROP. ELECTRIC METER
- PROP. MAST ARM SIGN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING TREE
- EXISTING GROUND SIGN
- EXISTING ROW LINE
- EXISTING EASEMENT LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM SEWER
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISTING IRRIGATION LINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING CONDUIT

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

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
DESIGNED BY:	PDM
DRAWN BY:	KRC
CHECKED BY:	PDM
FILE NAME:	20988-CD-SIG1

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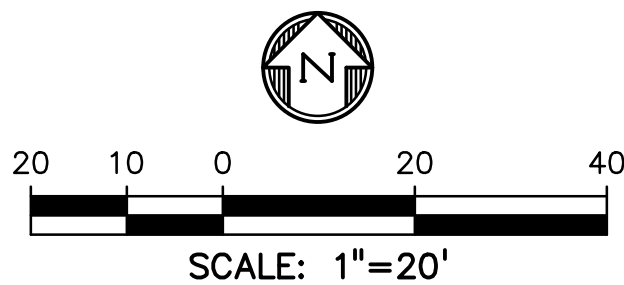
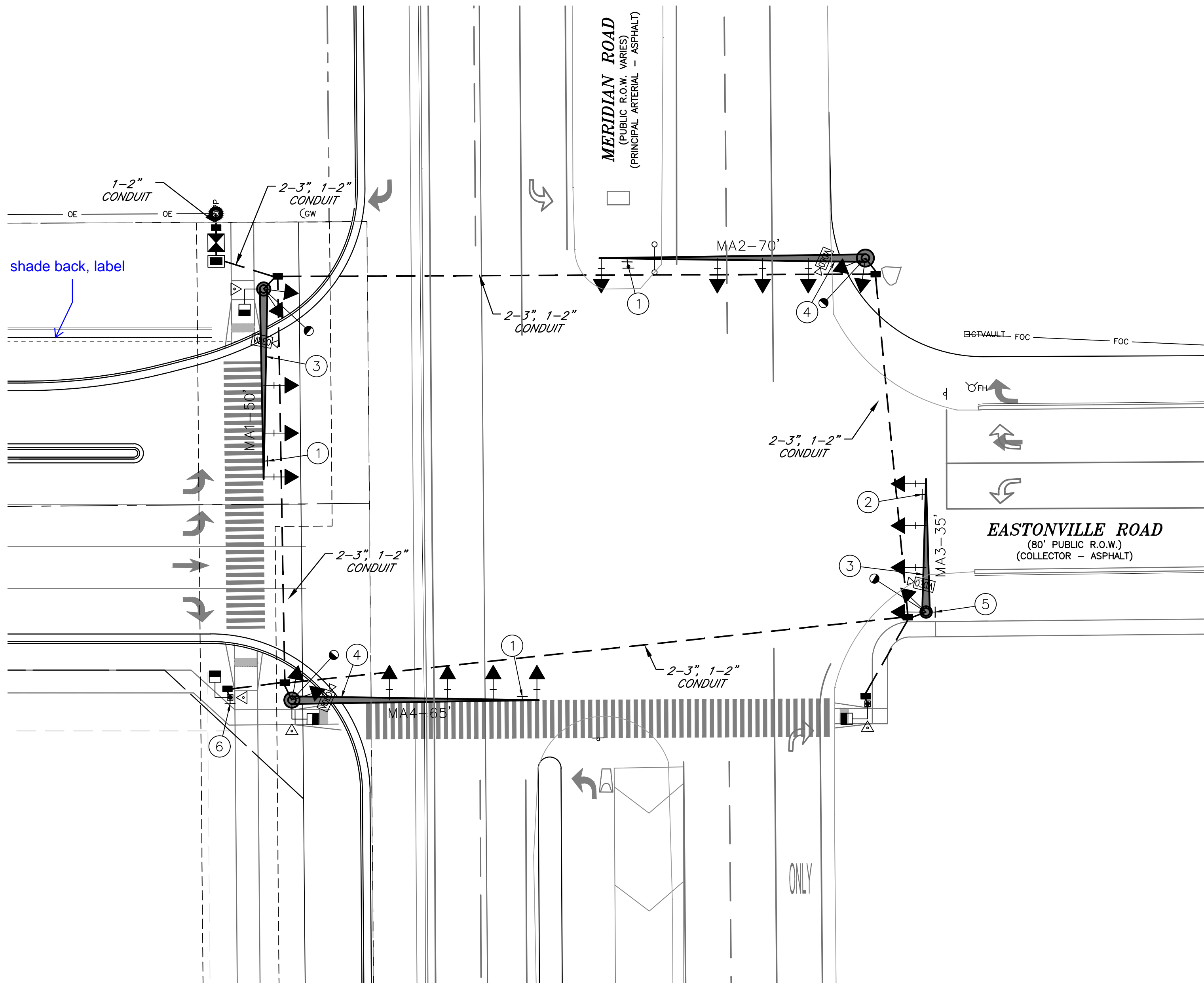
DRAWING SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: N/A

TRAFFIC
SIGNAL
PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

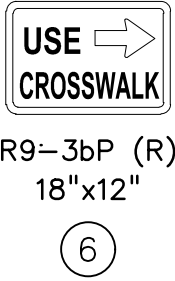
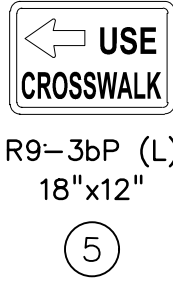
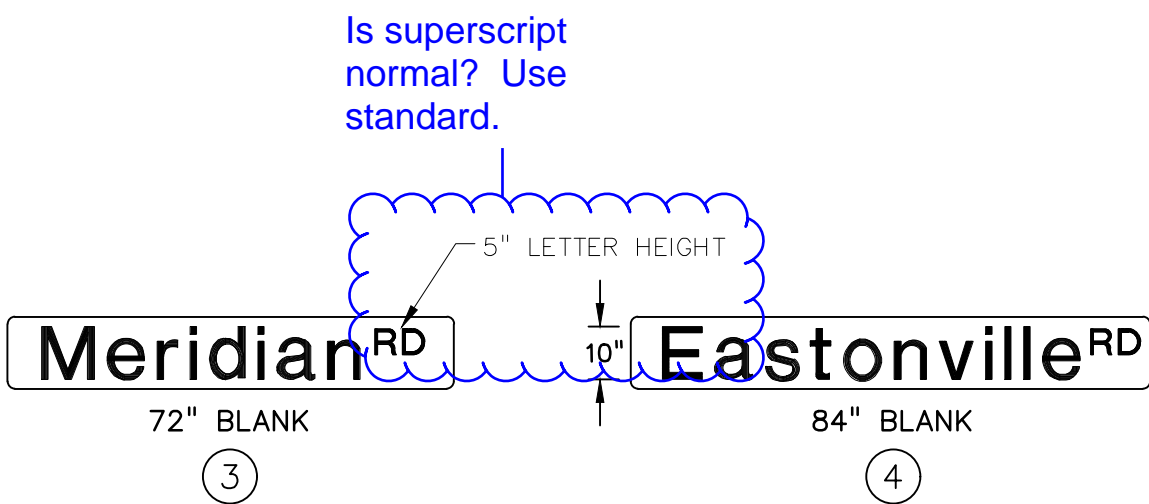
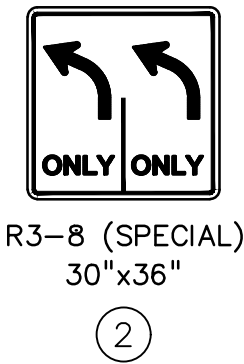
C6.10

SHEET: 23 OF 33



NOTES:

- ALL WORK PERFORMED SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (COLORADO DEPARTMENT OF TRANSPORTATION, 2011), STANDARD PLANS M&S STANDARDS (COLORADO DEPARTMENT OF TRANSPORTATION, JULY 2012) INCLUDING ALL REVISIONS, AND EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ADOPTED JANUARY 9, 2006 – REVISED JULY 29, 2015 – REVISION 5).
- 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 WITH THE MIDDLE OF THE TRAFFIC LANES THAT ARE INTENDED FOR, 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. ASTRO–BRAC OR SKY–BRAC TYPE MOUNTING HARDWARE SHALL BE USED TO ATTACH ALL TRAFFIC SIGNAL HEADS MOUNTED ON MAST ARMS. ALL SIGNAL HEADS SHALL BE BLACK IN COLOR. ALL MAST ARM MOUNTED SIGNAL HEADS SHALL HAVE LOUVERED BACKPLATES WITH HIGH CONTRAST REFLECTIVE YELLOW BORDERS.
- 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.
- ALL POLES, MAST ARMS, AND LUMINAIRE ARMS SHALL BE GALVANIZED PER ASTM A123 and A153. ANY SURFACE AREAS DAMAGED DURING HANDLING OR INSTALLATION SHALL BE TOUCHED UP IMMEDIATELY PER MANUFACTURERS SPECIFICATIONS.
- THE CAISSONS SHALL BE INSTALLED ACCORDING TO EL PASO COUNTY STANDARDS.
- THE NEW SIGNAL CABINET SHALL BE A P44 PLUG–N–GO TS2 TYPE CABINET DESIGNED FOR COMPATIBILITY WITH THE COUNTY’S ECONOLITE SIGNAL SYSTEM. THE CABINET SHALL BE UNPAINTED ALUMINUM, SIZE 6, AND INCLUDE ALL SPECIFIED PLUG–INS. A NEW ECONOLITE ASC/3 CONTROLLER SHALL BE INSTALLED AND PROGRAMMED.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ECONOLITE SOLO–PRO VIDEO DETECTION AS SPECIFIED.
- ALL CONDUIT SHALL BE SCHEDULED 80 PVC UNLESS OTHERWISE NOTED. 1–2" AND 1–3" CONDUIT SHALL BE INSTALLED FROM EACH SIGNAL POLE TO THE NEAREST PULL BOX.
- THE FIRE PREEMPTION UNIT AND TIMER (OPTICOM) SYSTEM SHALL BE FURNISHED AND INSTALLED BASED ON THE MANUFACTURER’S RECOMMENDATIONS.
- PEDESTRIAN PUSH BUTTONS SHALL BE PELCO 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 XCEL 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.



TABULATION OF TRAFFIC SIGNALS																							
LOCATION	DRILLED CAISSON (18 INCH)	DRILLED CAISSON (36 INCH)	DRILLED CAISSON (42 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 (12-12-12-12)	TRAFFIC CONTROLLER CABINET	PEDESTRIAN PUSH BUTTON	FIRE PREEMPTION UNIT AND TIMER	INTERSECTION DETECTION SYSTEM (CAMERA)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-35 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-50 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-65 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-70 FOOT MAST ARM)	TRAFFIC SIGNAL PEDESTAL POLE STEEL	FURNISH AND INSTALL ELECTRICAL SERVICE
CDOT ITEM NO.	503-00018	503-00036	503-00042	503-00048	503-00054	613-01200	613-01300	613-07003	613-07004	613-10000	614-70150	614-70336	614-70448	614-72854	614-72860	614-72866	614-72886	614-81135	614-81150	614-81165	614-81170	614-84000	700-70082
	LF	LF	LF	LF	LF	LF	LF	EA	EA	LS	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA
MA1 (NW)			16.5			178.1	332.9	2.0	1.0		1.0	3.0	2.0	1.0	1.0		1.0		1.0				1.0
MA2 (NE)					20.5	93.6	182.8	1.0				4.0	2.0		1.0	1.0				1.0			
MA3 (SE)	4.0	14.5				189.7	352.0	2.0			1.0	2.0	3.0		1.0		1.0	1.0				1.0	
MA4 (SW)	4.0			20.5		124.0	229.4	2.0			2.0	4.0	2.0		2.0		1.0			1.0		1.0	
All										1.0													
TOTAL	8	15	17	21	21	586	1098	7	1	1	4	13	9	1	4	1	4	1	1	1	1	2	1

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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BOULDER • COLORADO SPRINGS

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DALLAS, TEXAS 75225
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
DESIGNED BY:	PDM
DRAWN BY:	KRC
CHECKED BY:	PDM
FILE NAME:	20988-CD-SIG2

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

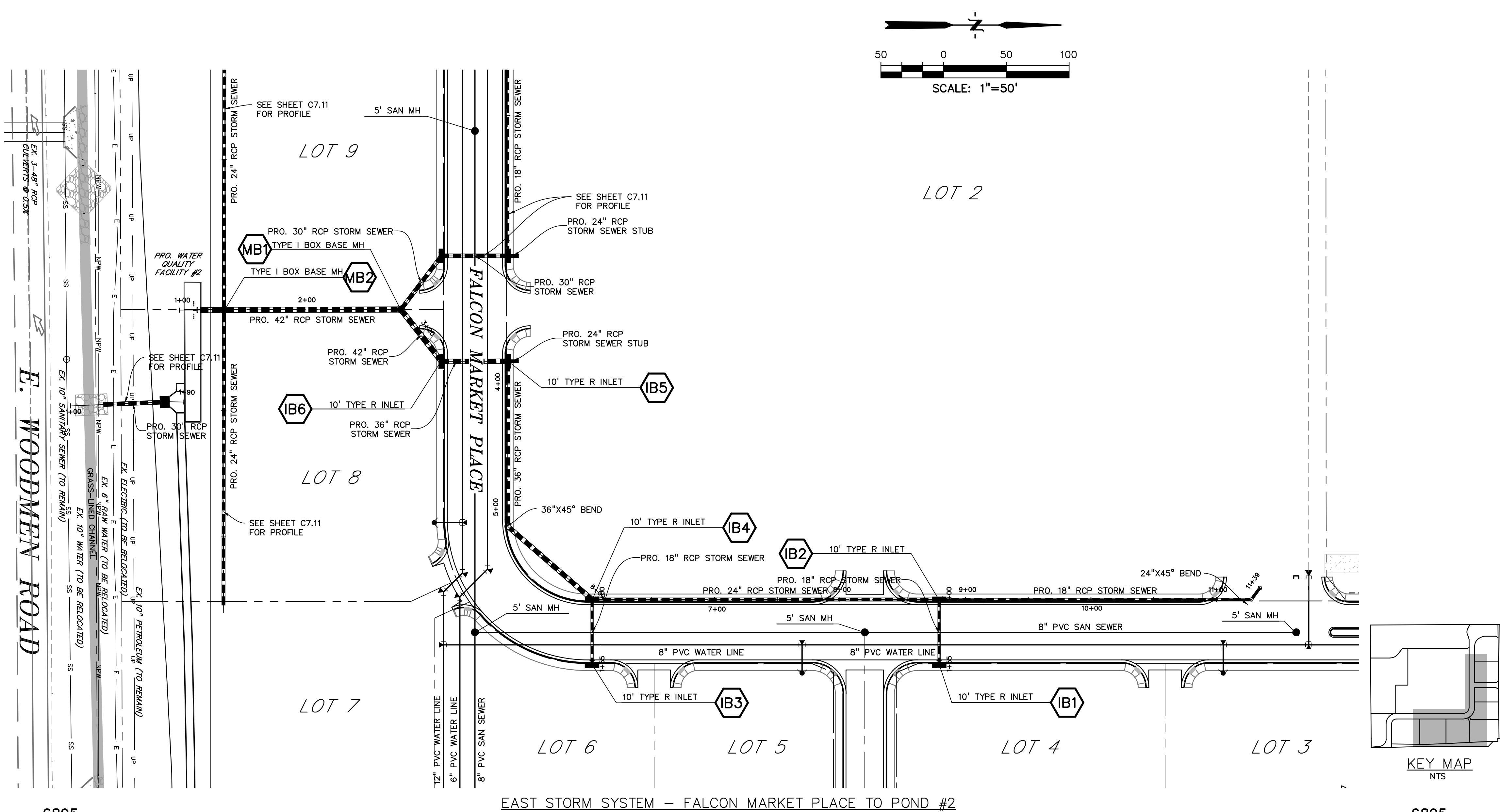
TRAFFIC
SIGNAL
PLAN

PROJECT NO. 20988-00CSCV

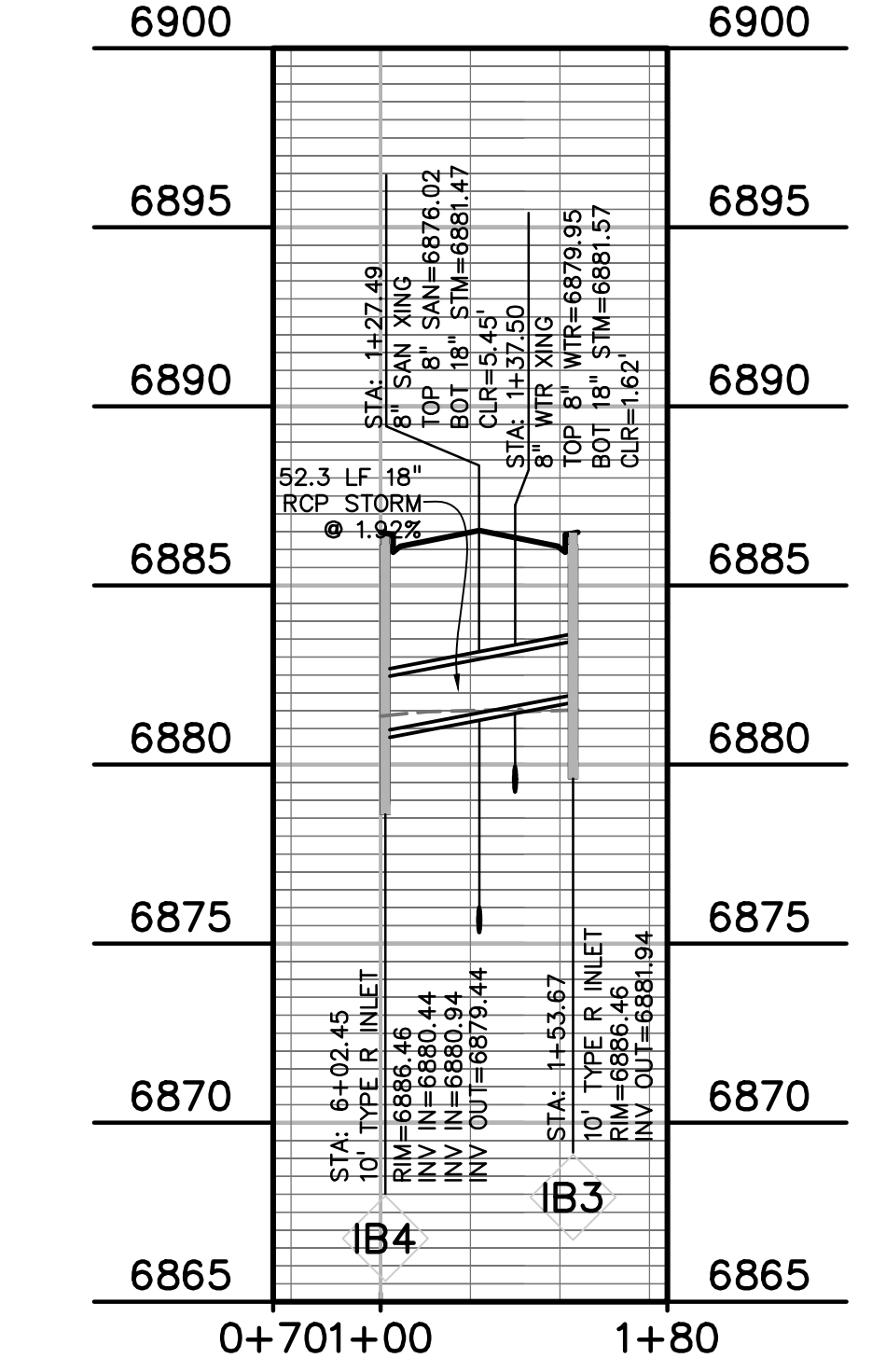
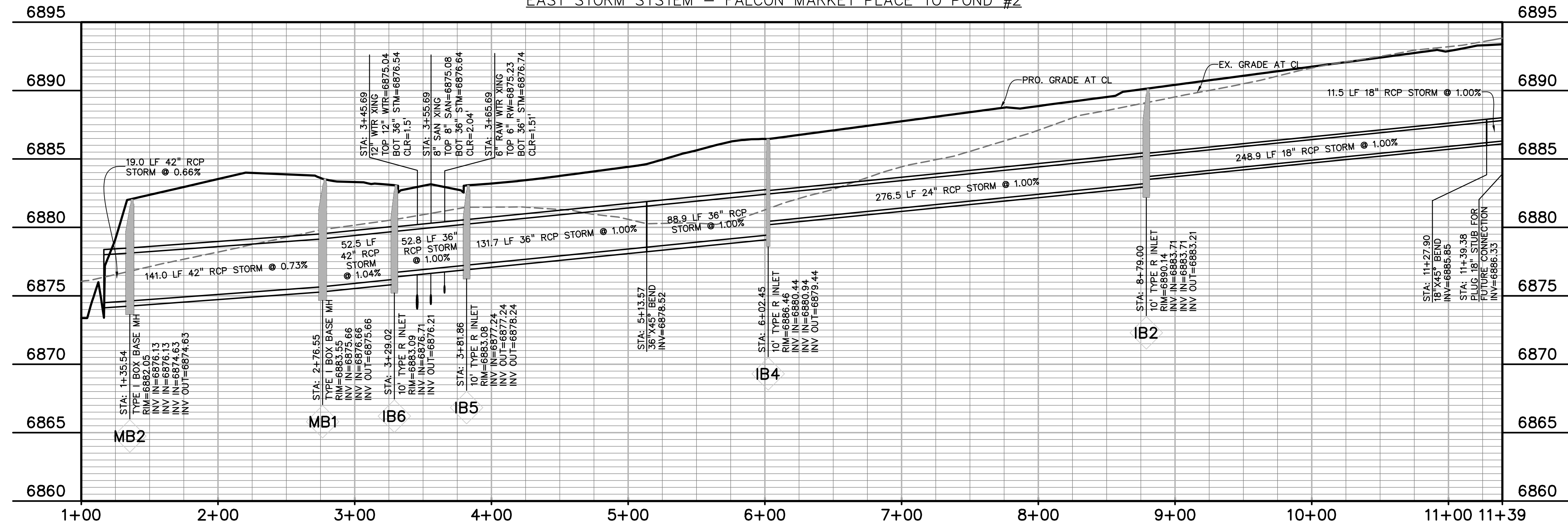
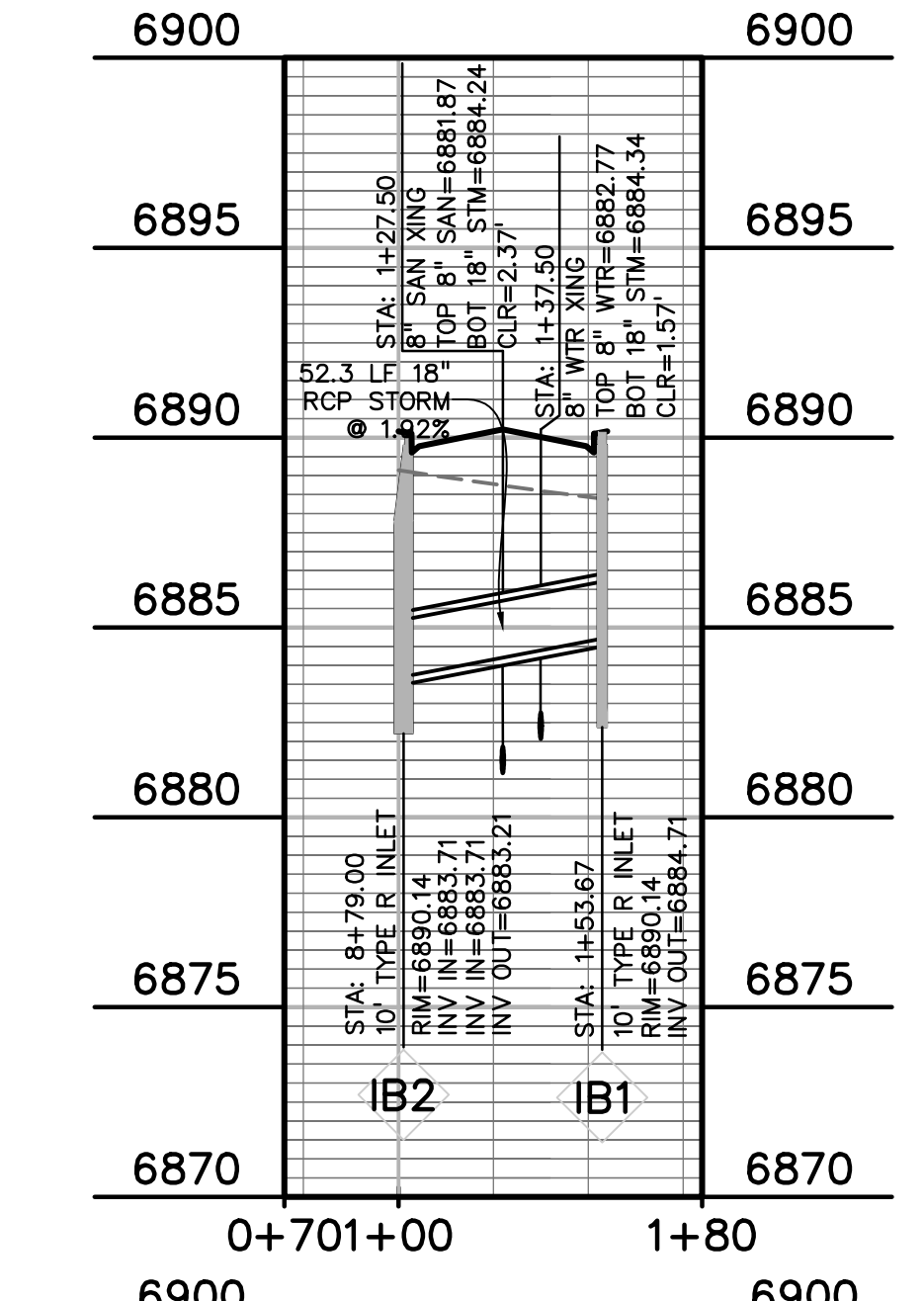
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C6.11

SHEET: 24 OF 33



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
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DESIGNED BY:	TDM
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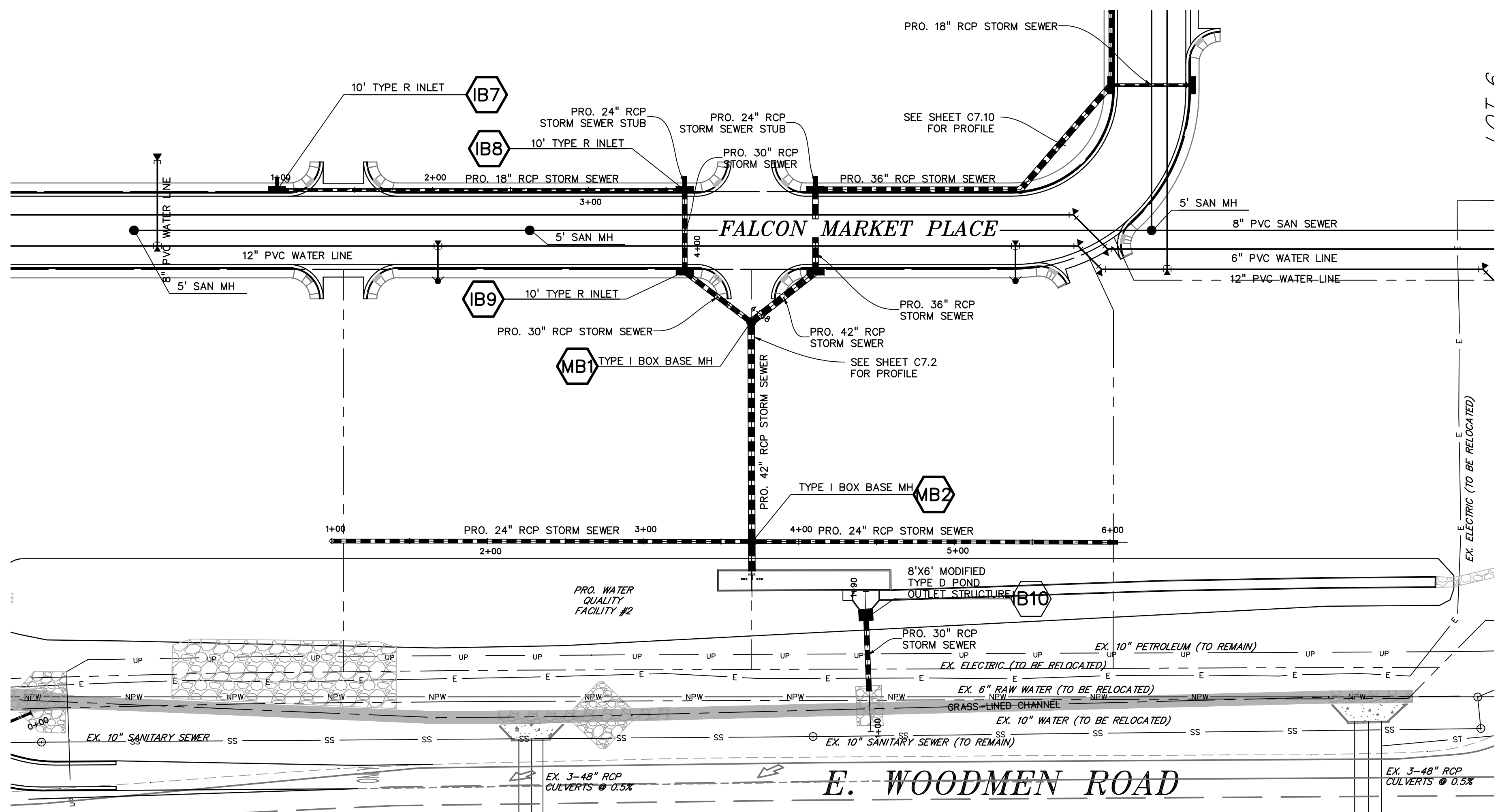
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VERTICAL: 1"=5'

STORM SEWER PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

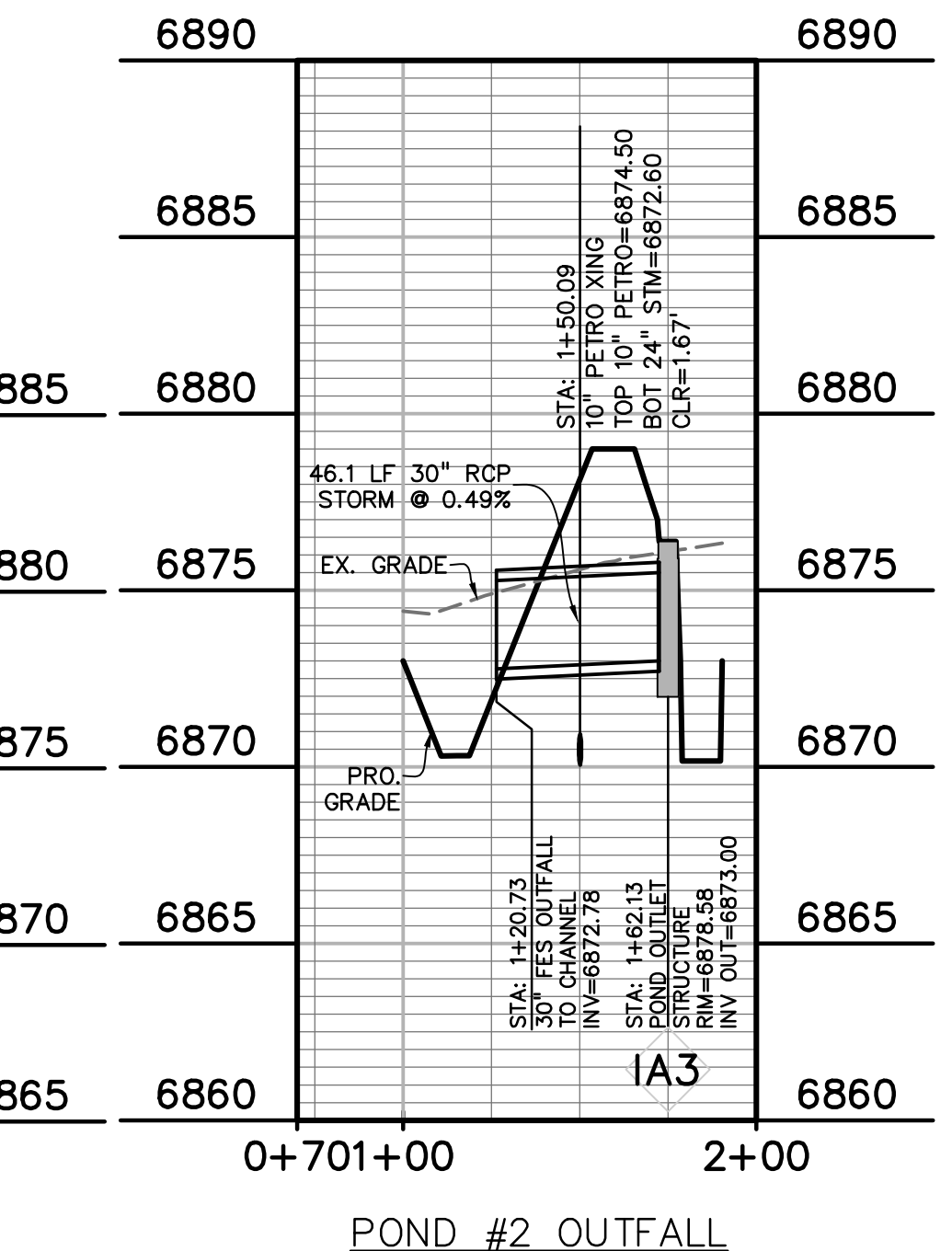
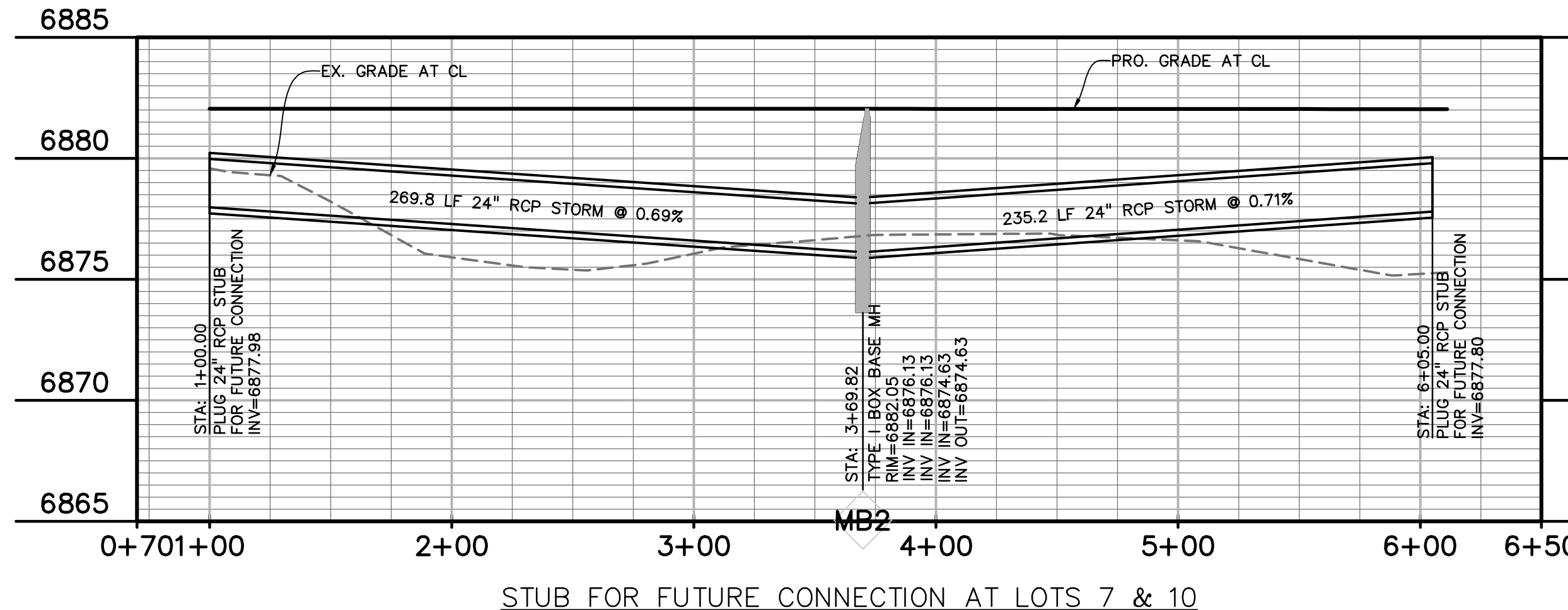
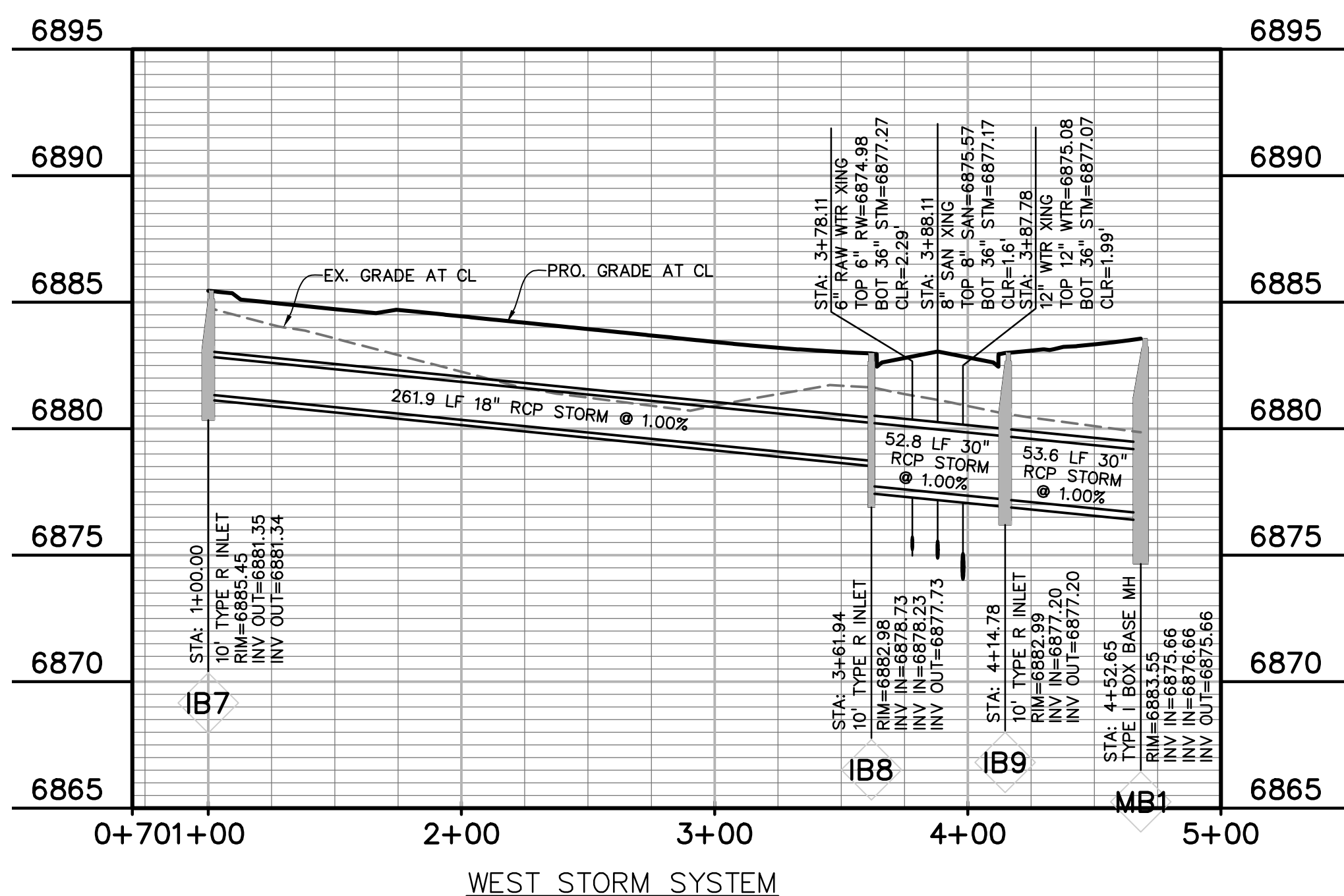
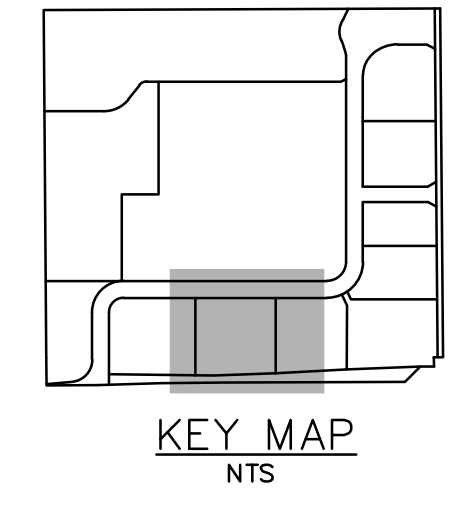
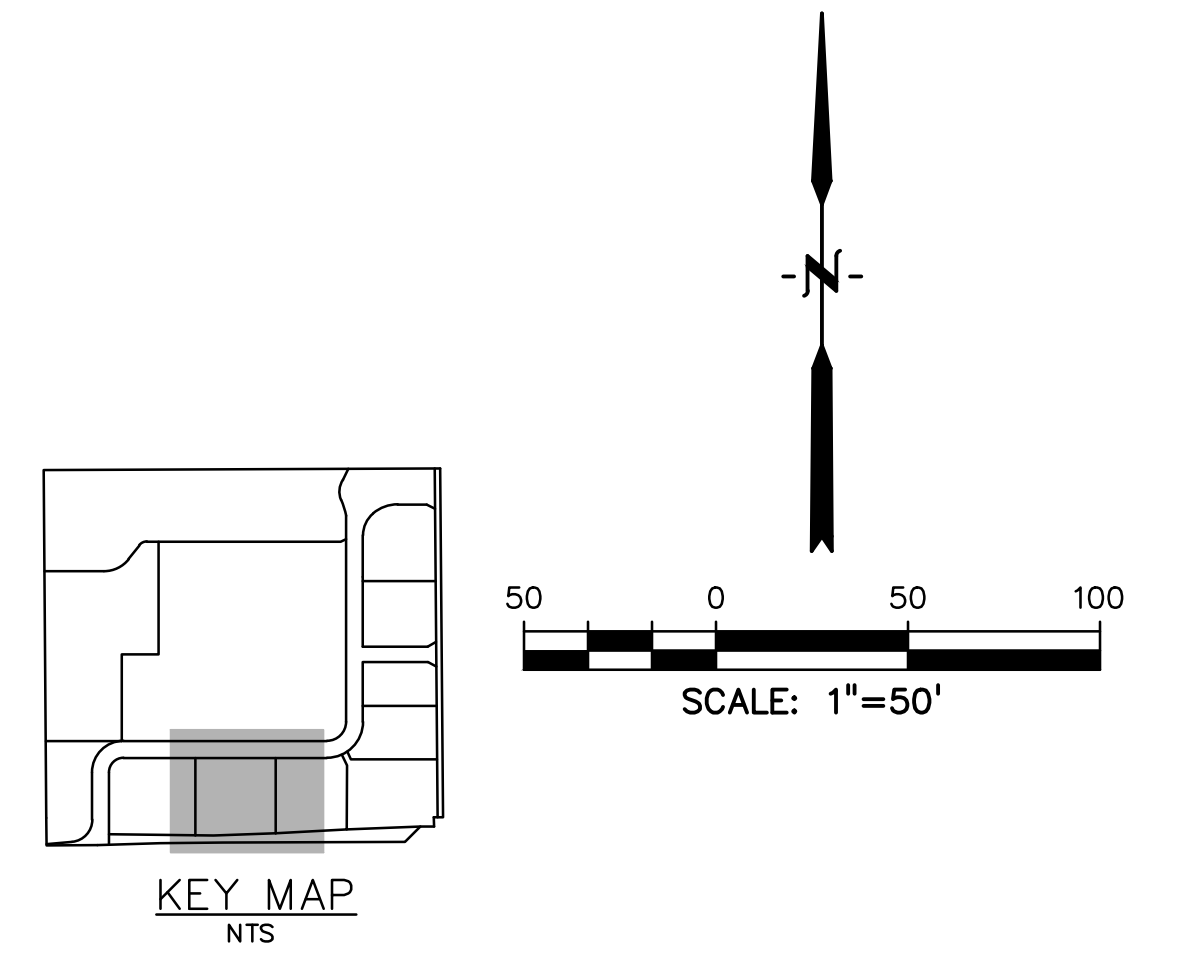
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SHEET: 25 OF 33

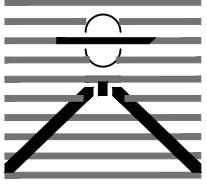


LEGEND

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 -----



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BOULDER • COLORADO SPRINGS

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CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
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DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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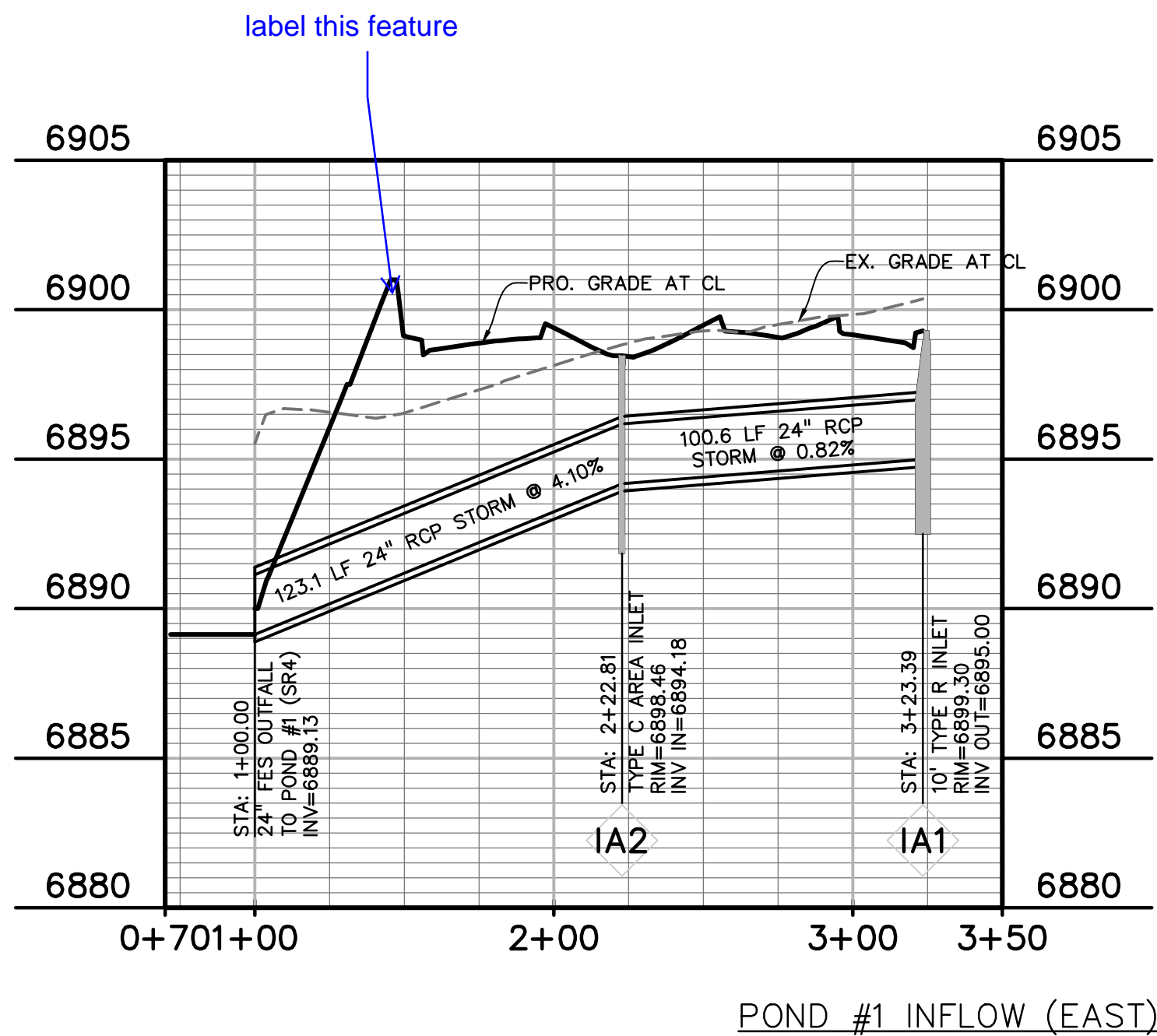
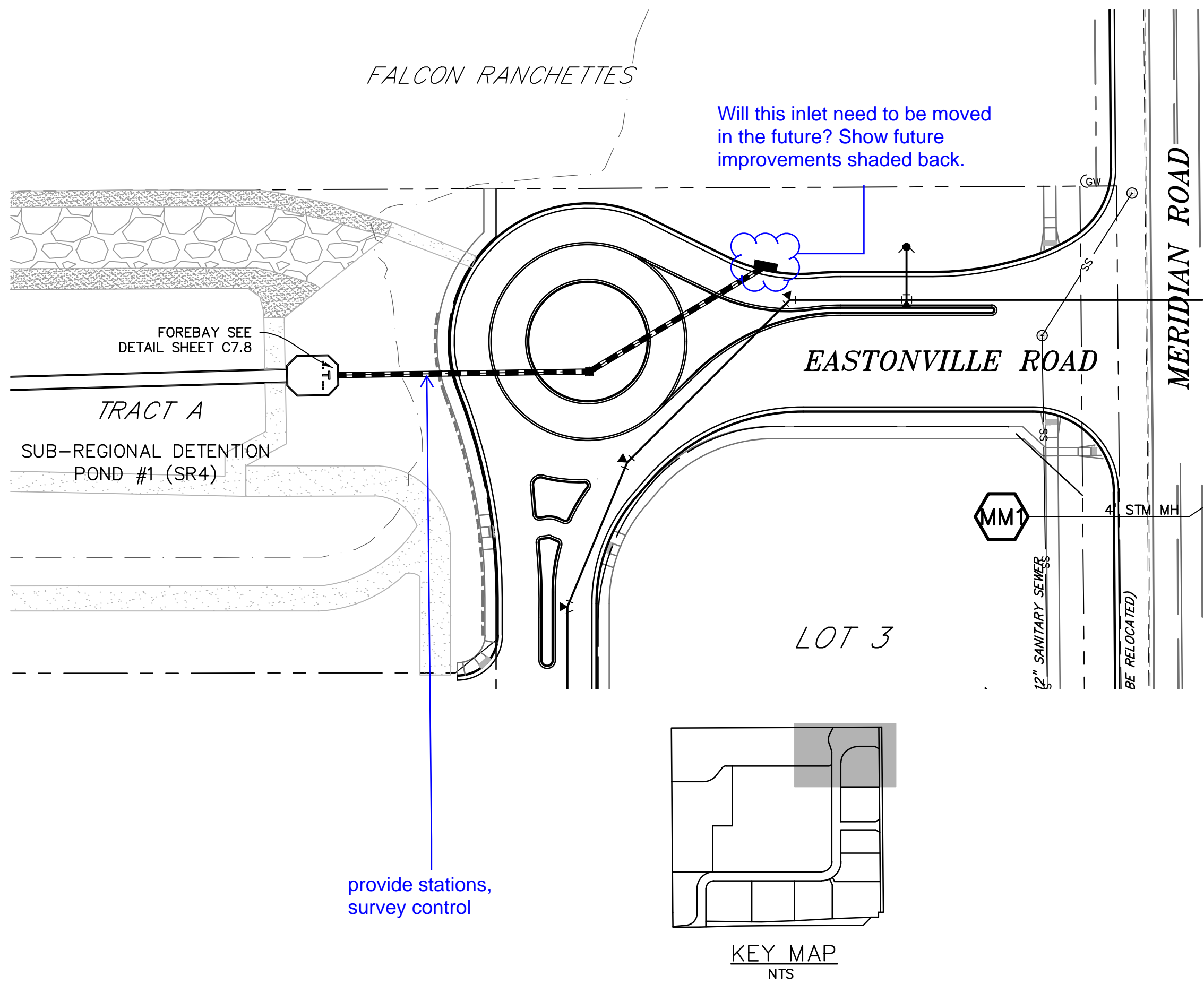
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STORM SEWER PLAN & PROFILE

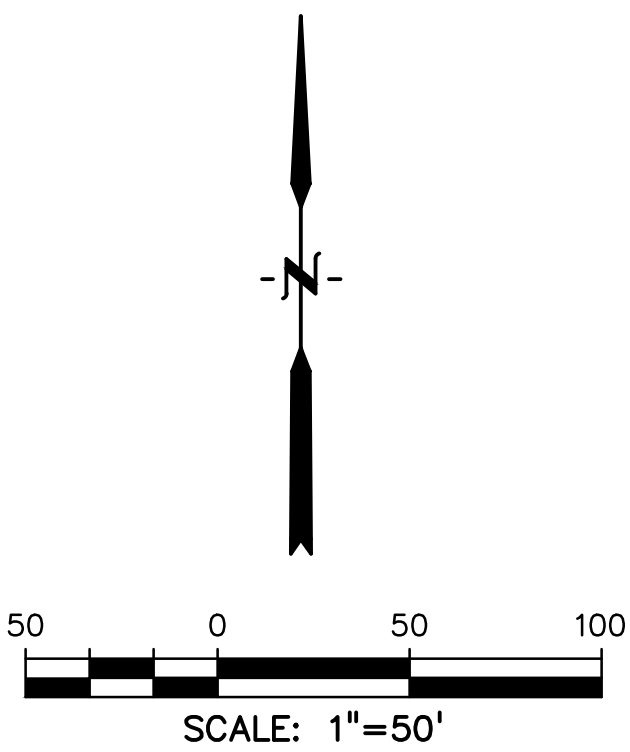
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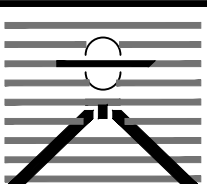
SHEET: 26 OF 33



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



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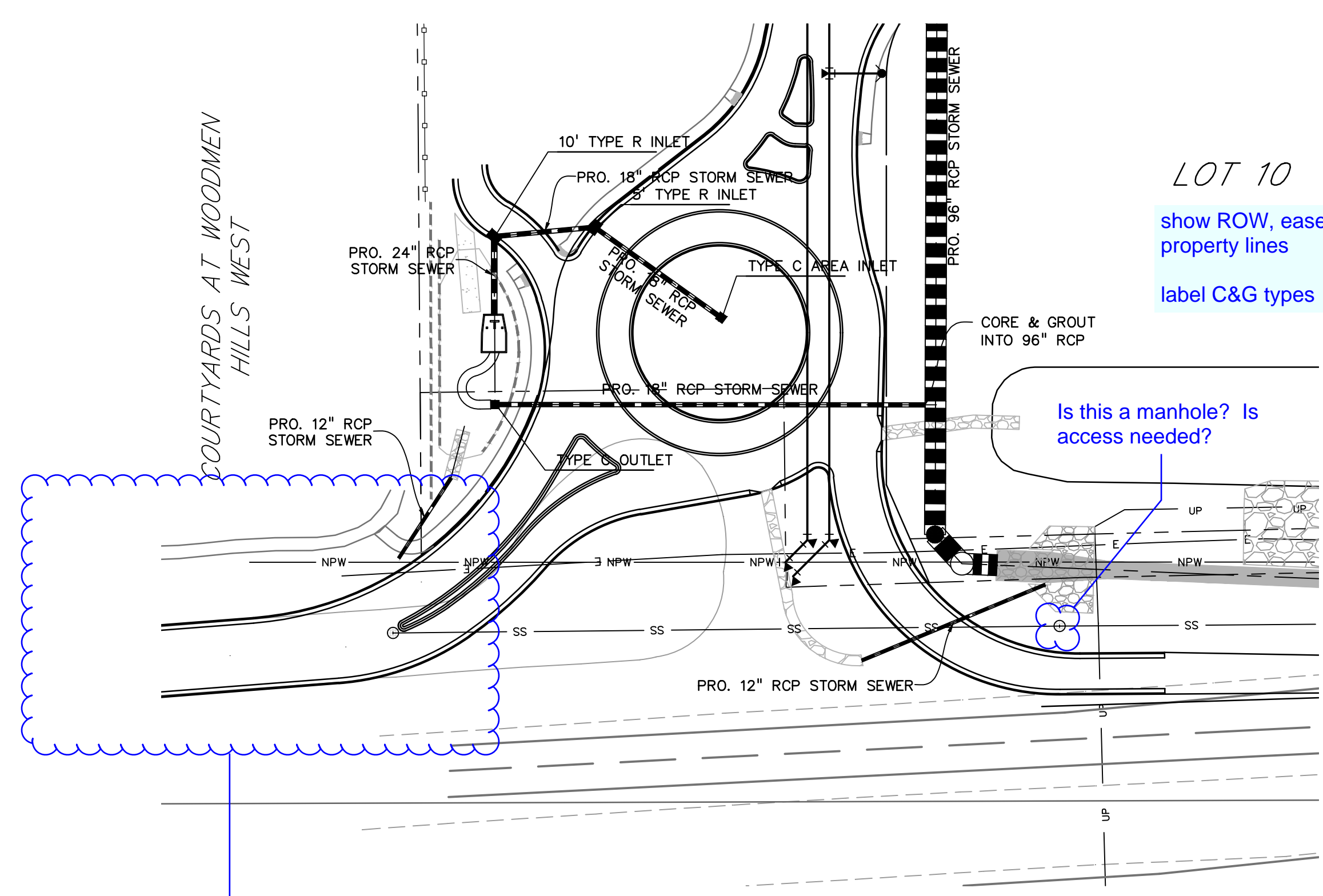
DRAWING SCALE:
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VERTICAL: 1"=5'

STORM SEWER
PLAN &
PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

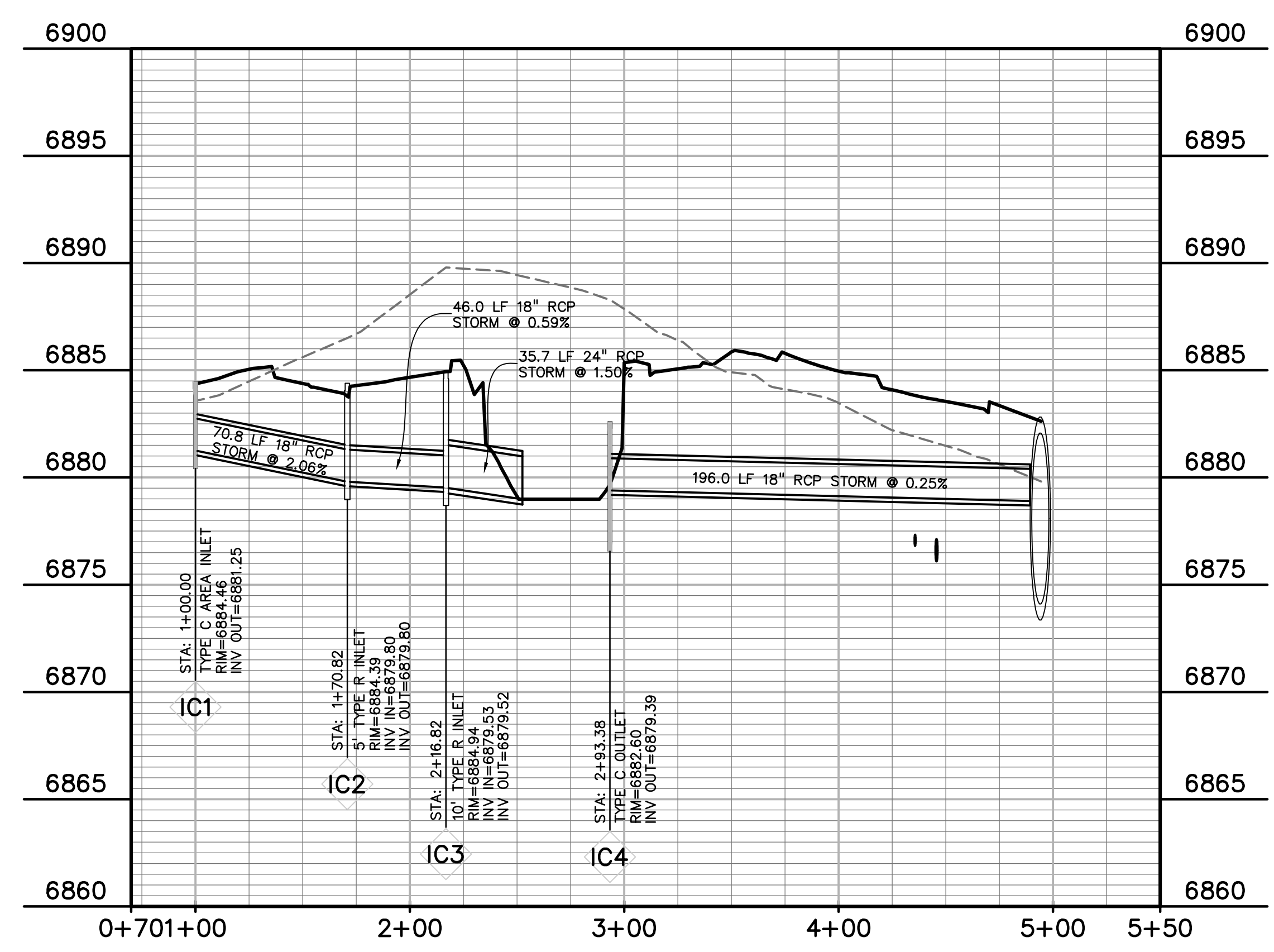
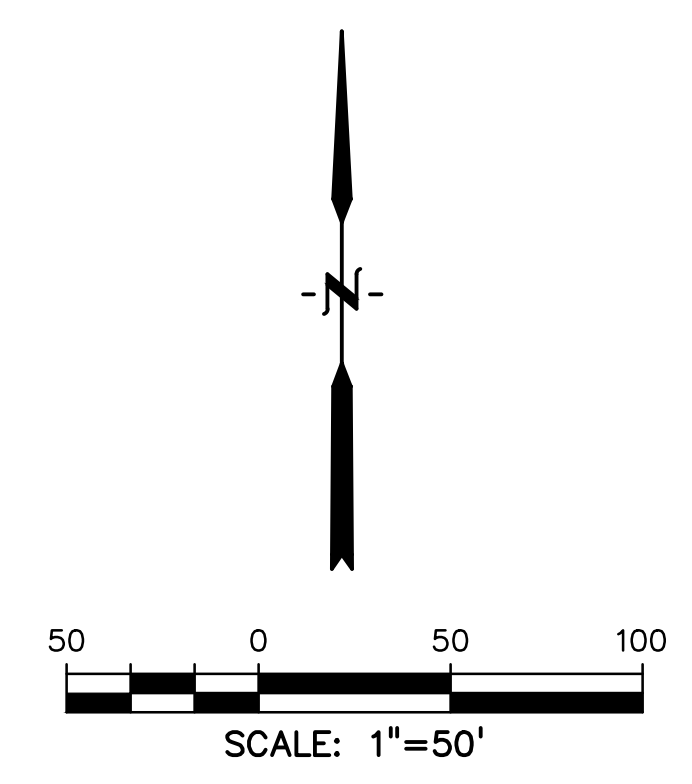
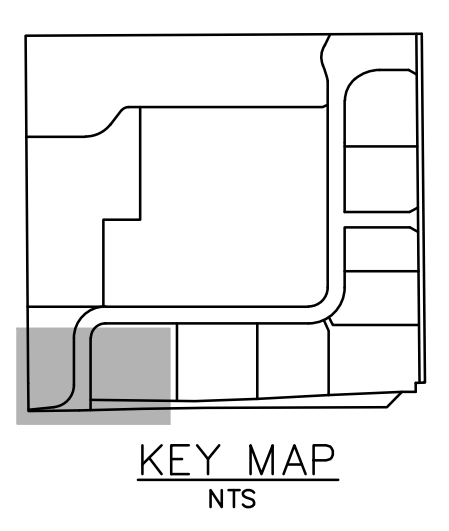
C7.12

SHEET: 27 OF 33

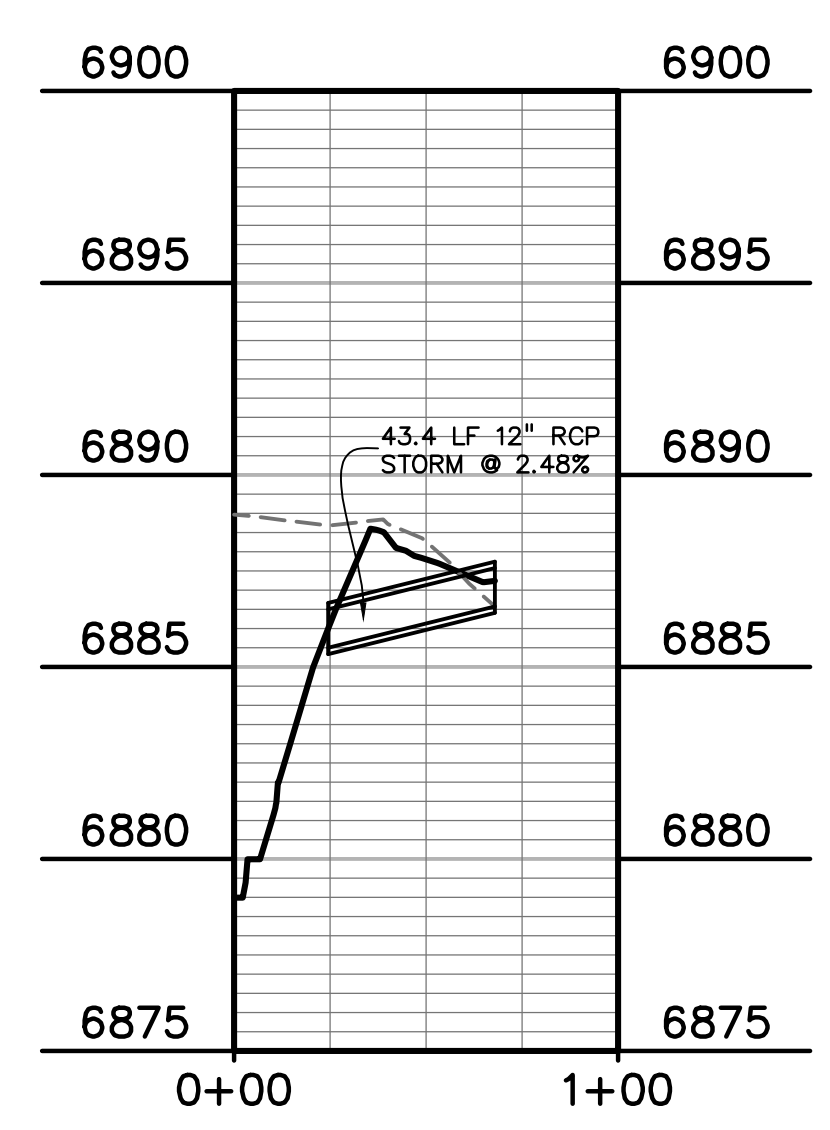


Provide complete plans and details.

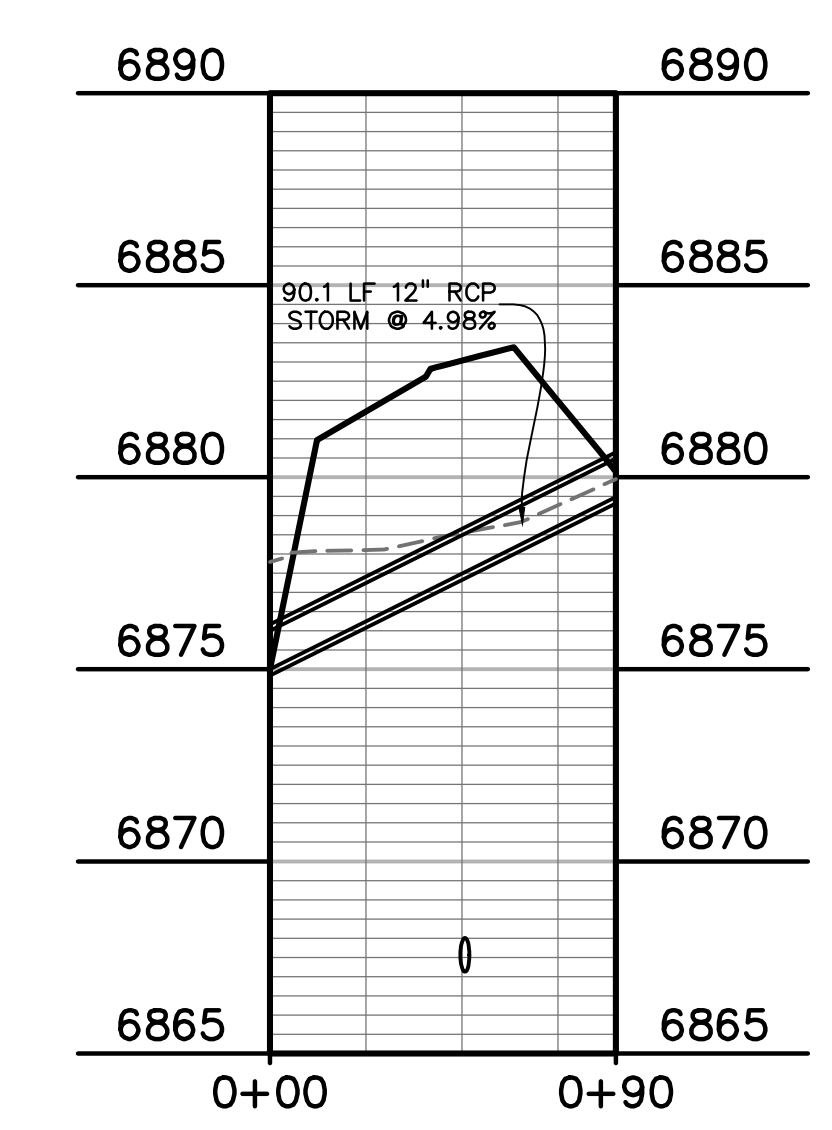
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PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	=====
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	----- OE -----
EX. SANITARY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



POND #3 INFLOW AND OUTFLOW



POND #3 IN FROM SOUTHWEST



CULVERT UNDER WOODMEN ROAD RIGHT-IN

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

CONSTRUCTION DRAWINGS FOR
**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	

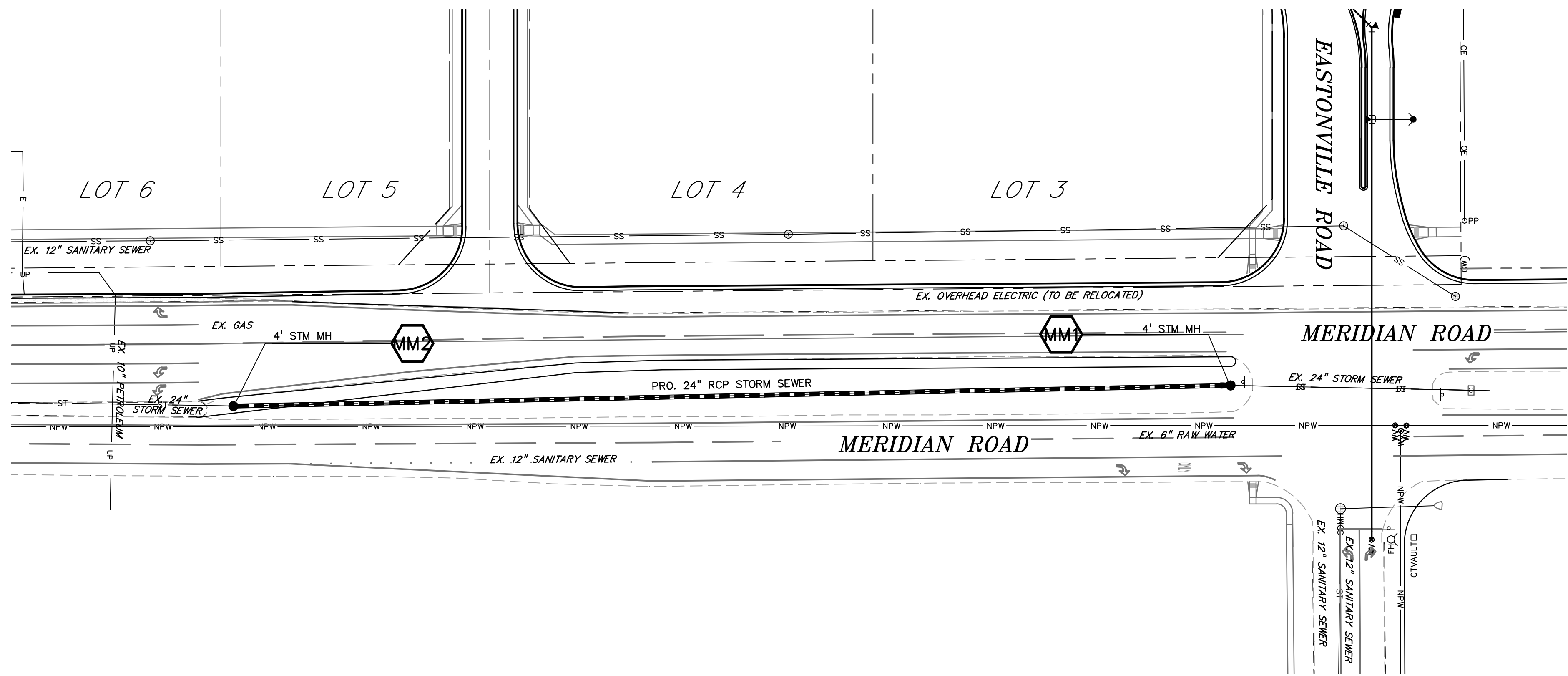
PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

STORM SEWER
PLAN &
PROFILE

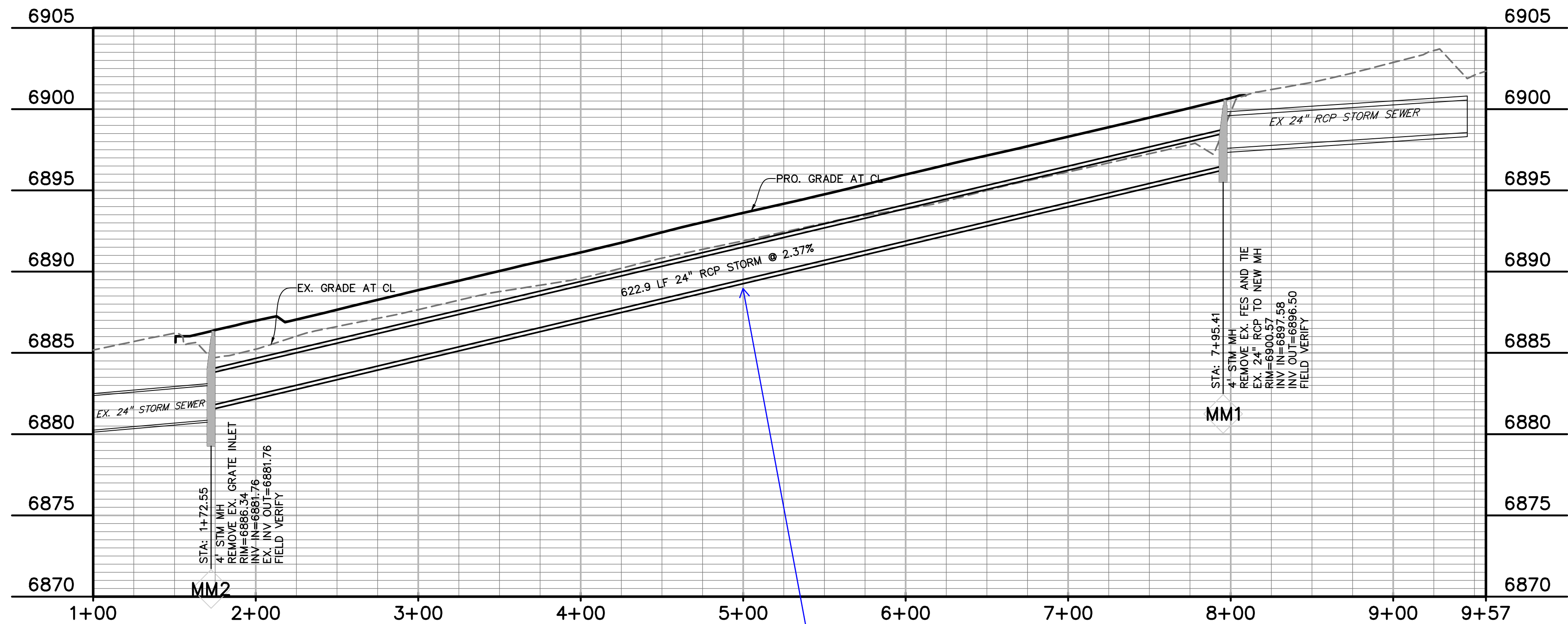
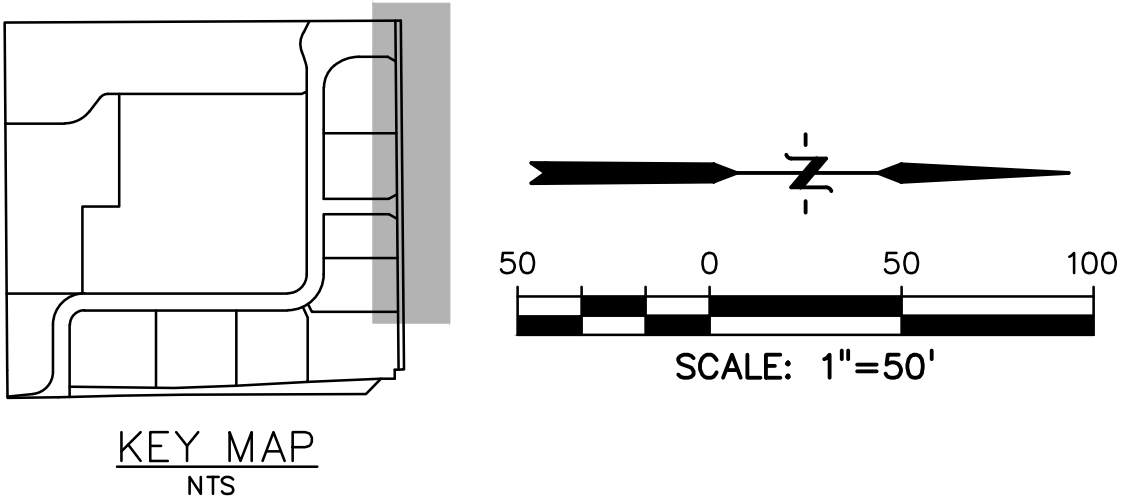
PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.13

SHEET: 28 OF 33



LEGEND	
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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



Add manhole?

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
75% SUBMITTAL	12-20-18
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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OF DREXEL, BARRELL & CO.

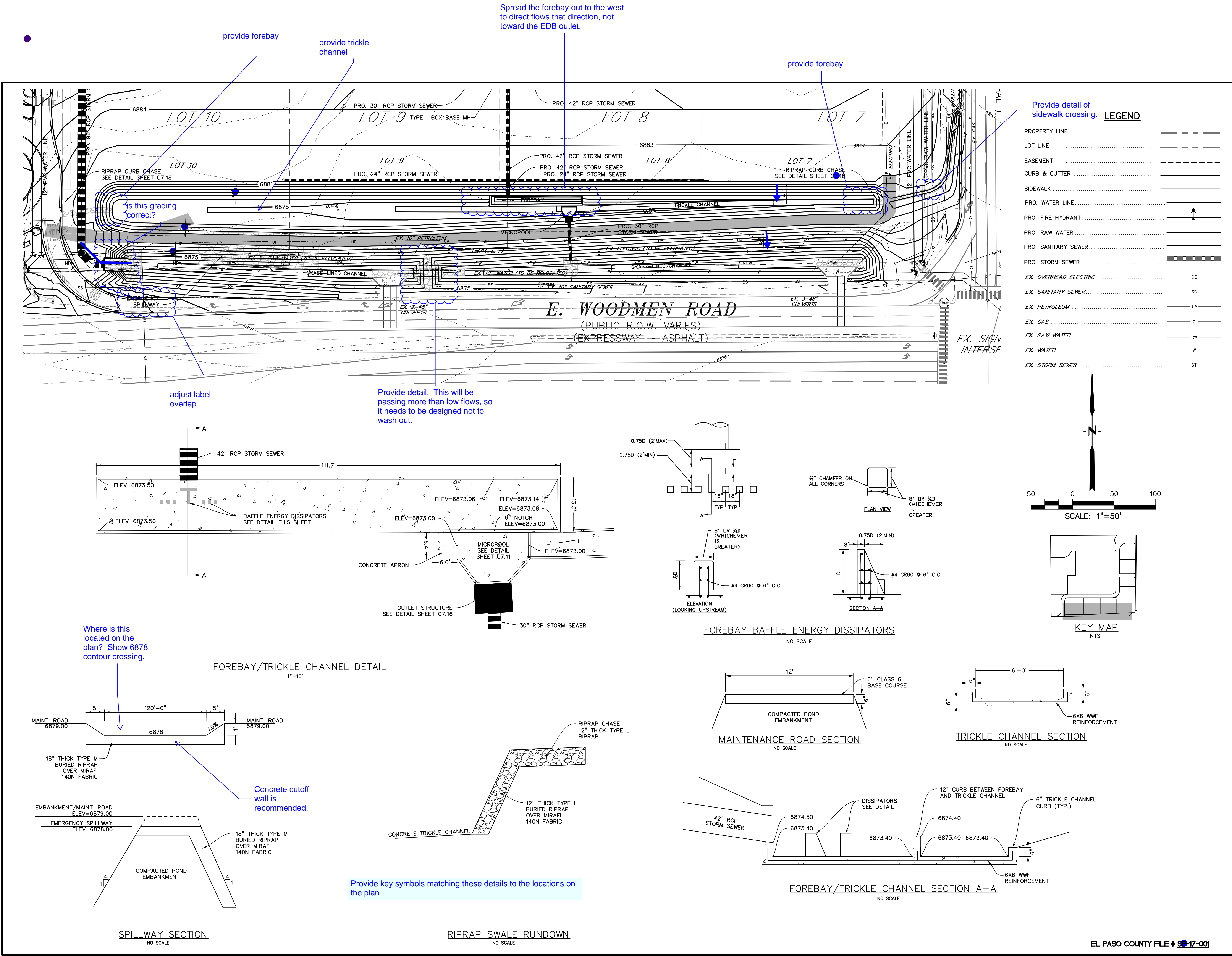
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HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

**STORM SEWER
PLAN &
PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.14

SHEET: 29 OF 33



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Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
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HUMMEL INVESTMENTS, LLC
8117 PRESTON ROAD, SUITE 120
DALLAS, TEXAS 75225
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
DESIGNED BY:	TDM
DRAWN BY:	KGv
CHECKED BY:	TDM
FILE NAME:	

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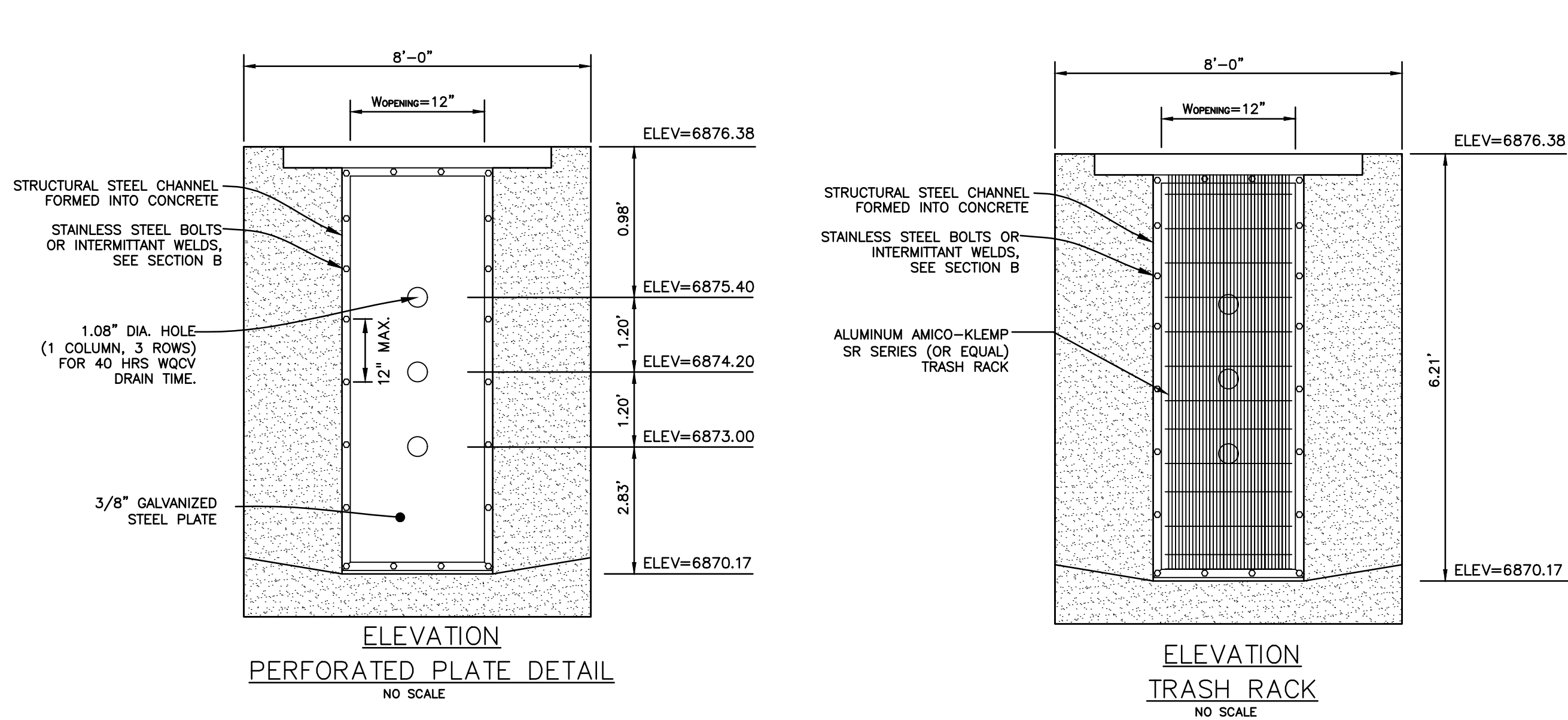
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VERTICAL: N/A

POND #2

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.15

SHEET: 30 OF 33



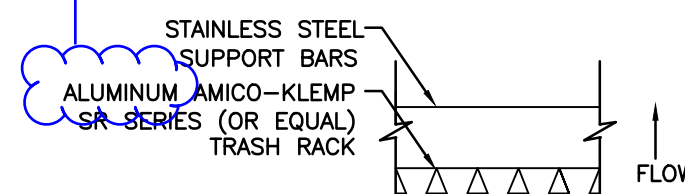
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1. PROVIDE GASKET MATERIAL OR GROUT BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE @ 12" MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
3. ALL METAL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.

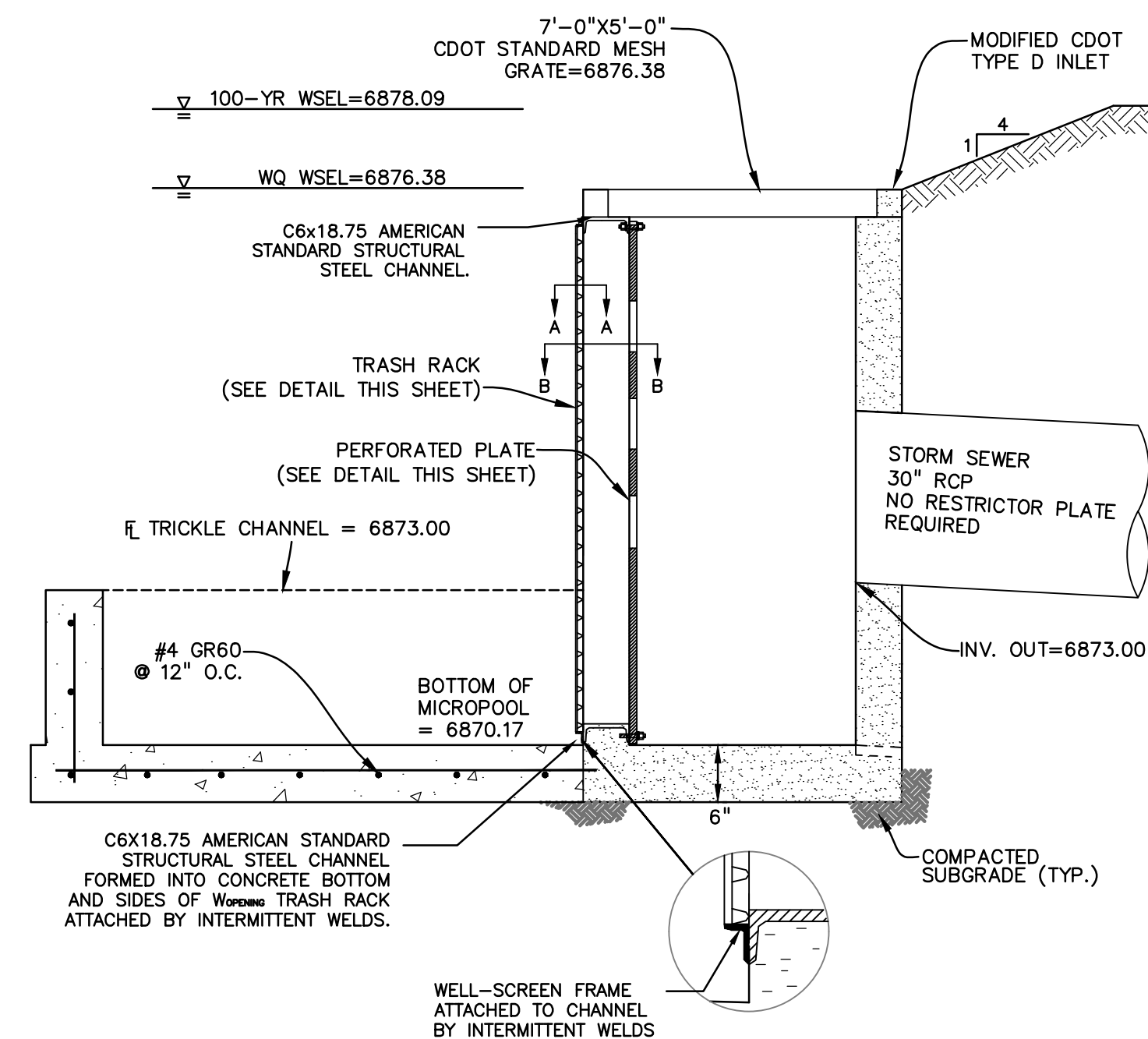
GENERAL NOTES:

1. ALL EXTERIOR STEEL SHALL BE EITHER STAINLESS OR HOT DIPPED GALVANIZED

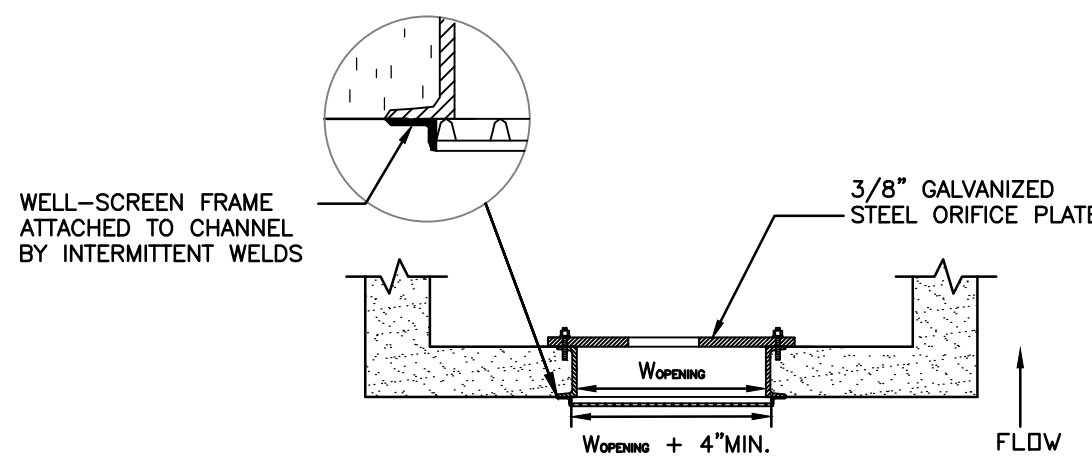
Stainless steel?



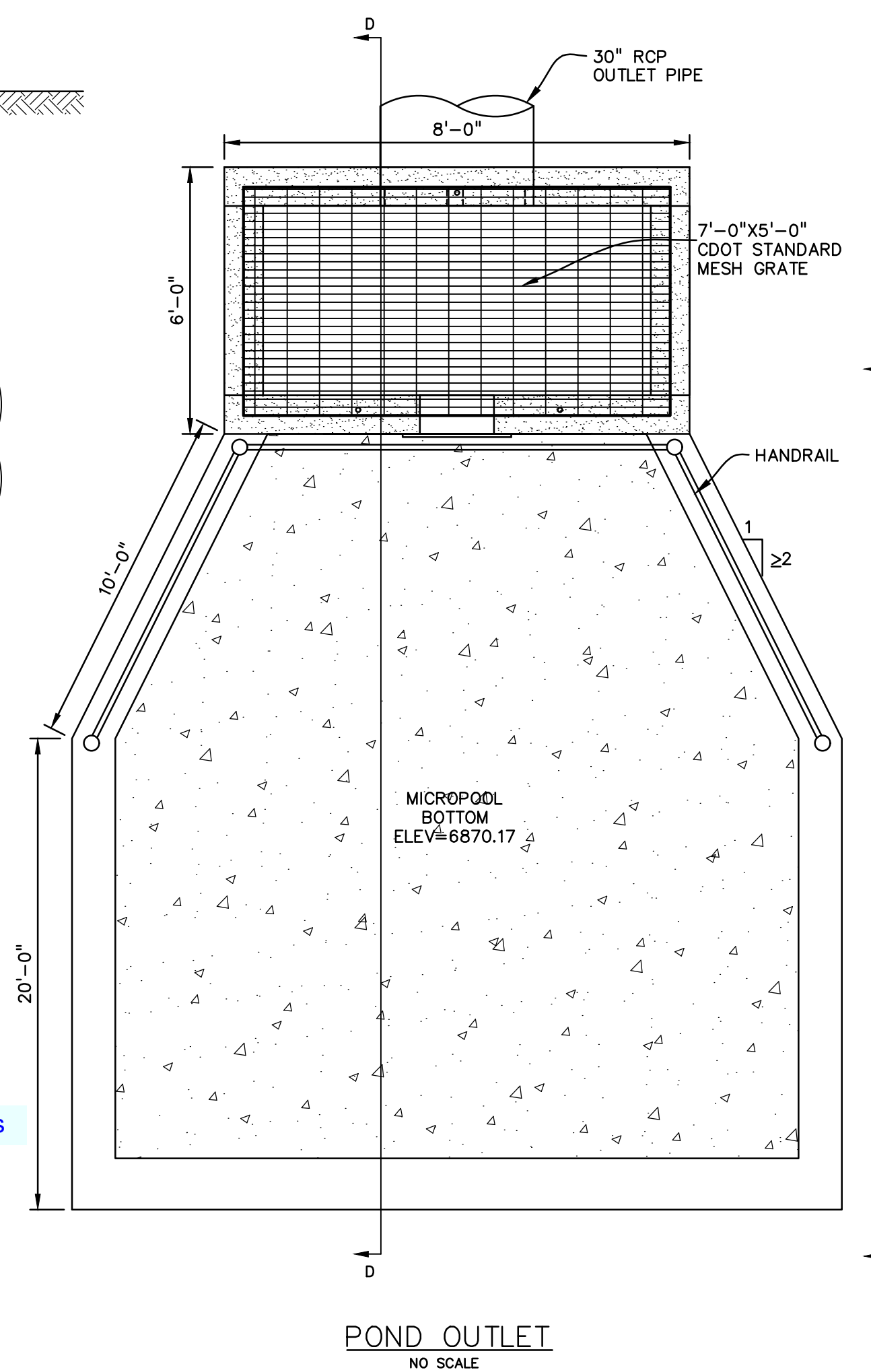
SECTION A-A
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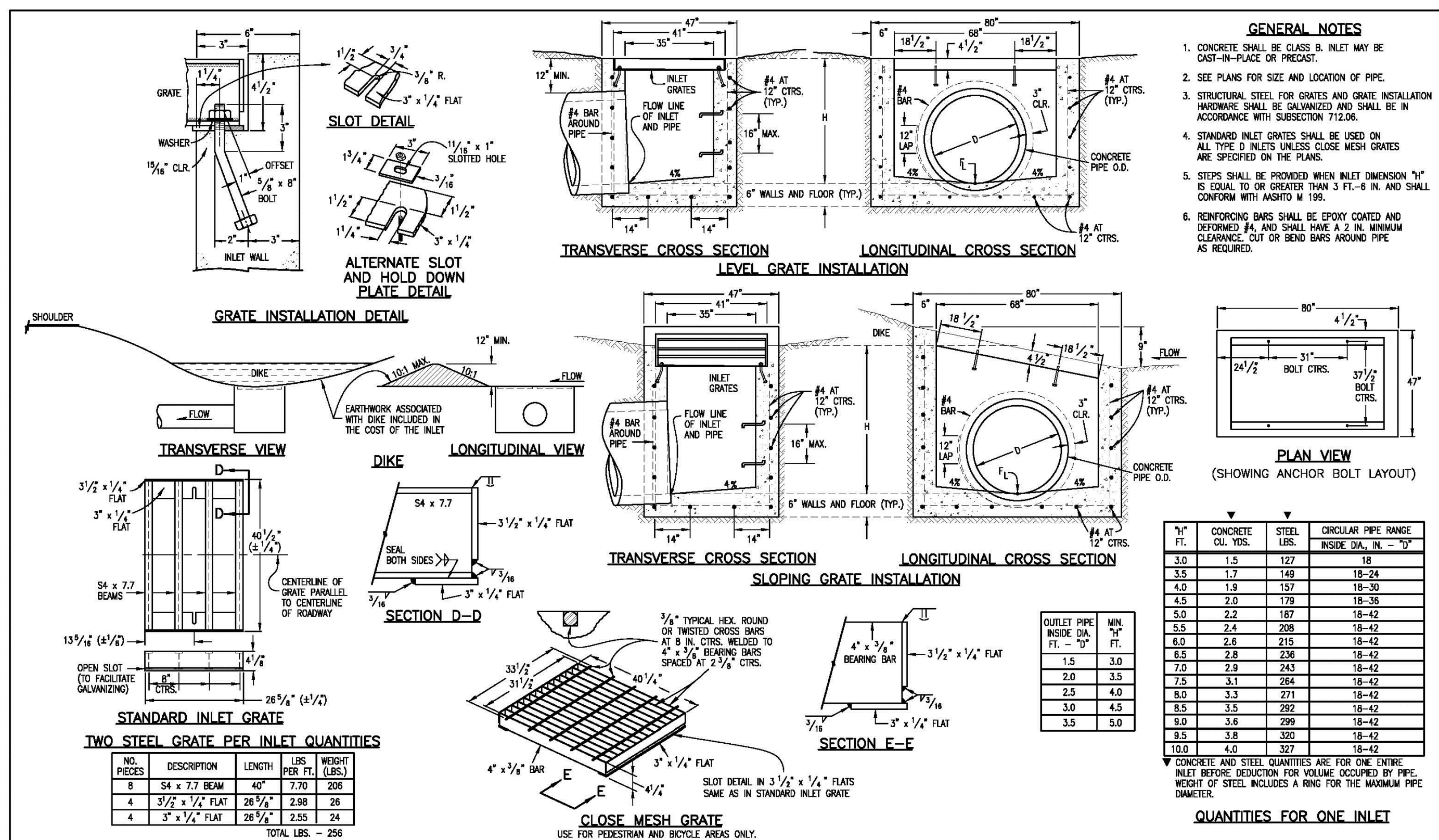
POND OUTLET PROFILE SECTION D-D
NO SCALE



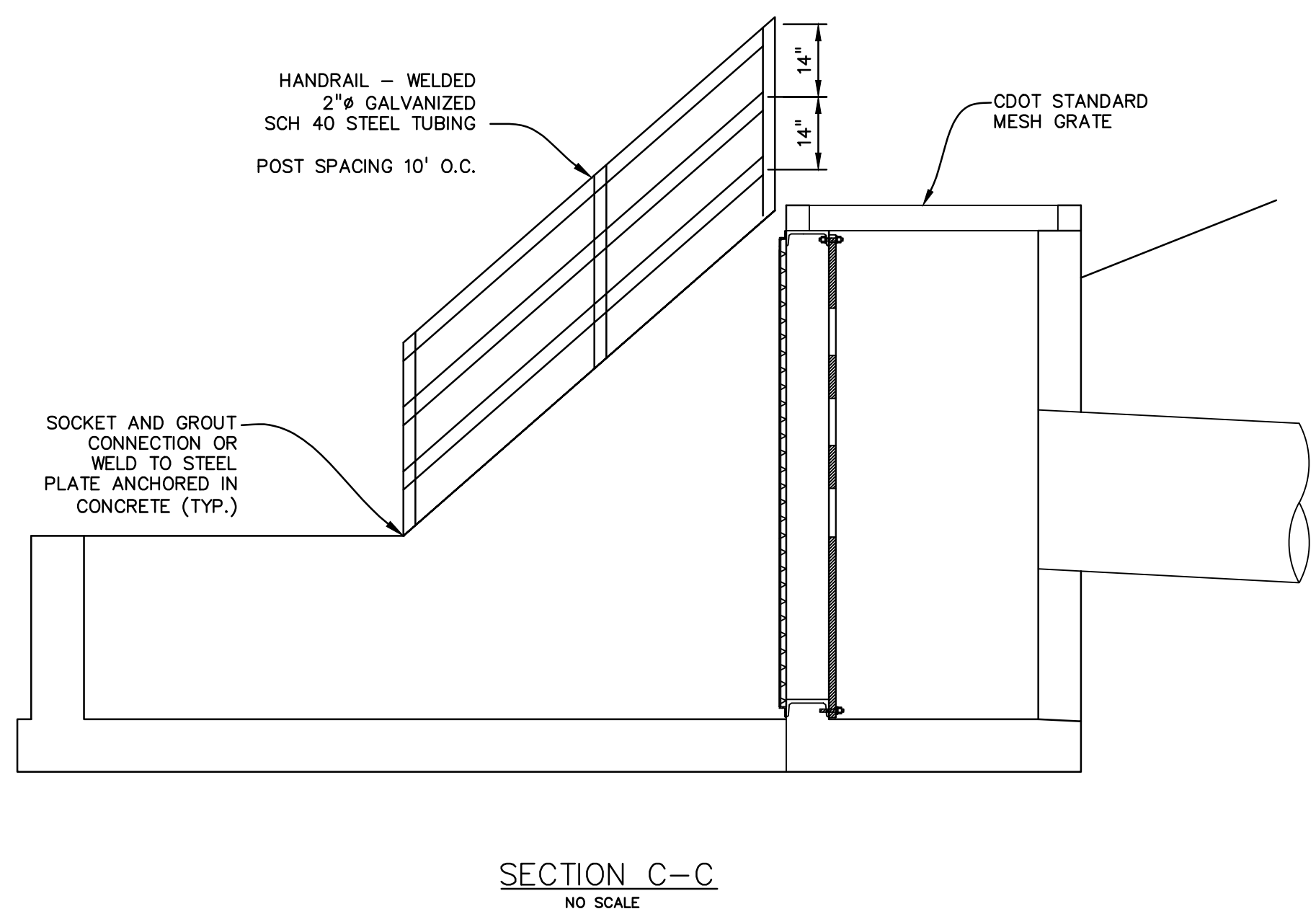
SECTION B-B
NO SCALE



POND OUTLET
NO SCALE



QUANTITIES FOR ONE INLET			
1" FT.	CONCRETE CU. YDS.	STEEL LBS.	CIRCULAR PIPE RANGE INSIDE DIA. IN. - "D"
3.0	1.5	127	18
3.5	1.7	148	18-24
4.0	1.9	157	18-30
4.5	2.0	179	18-36
5.0	2.2	187	18-42
5.5	2.4	208	18-48
6.0	2.6	215	18-42
6.5	2.8	236	18-42
7.0	2.9	243	18-42
7.5	3.1	264	18-42
8.0	3.3	271	18-42
8.5	3.5	292	18-42
9.0	3.6	299	18-42
9.5	3.8	320	18-42
10.0	4.0	327	18-42



SECTION C-C
NO SCALE

Computer File Information Creation Date: 07/04/06 Last Modification Date: 07/04/06 Full Path: www.dot.state.co.us/DesignSupport/ Drawing File Name: 6040110101.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) 757-9083 Fax: (303) 757-9820 Project Development Branch SRJ/LTA	INLET, TYPE D Issued By: Project Development Branch on July 04, 2006	STANDARD PLAN NO. M-604-11 Sheet No. 1 of 1
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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

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	

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

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

POND #2
DETAILS

PROJECT NO. 20988-00CSV
DRAWING NO.

C7.16

SHEET: 31 OF 33

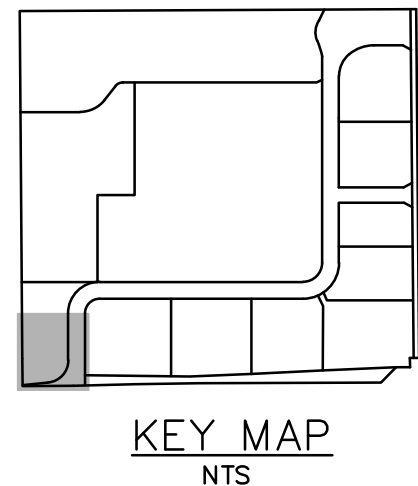
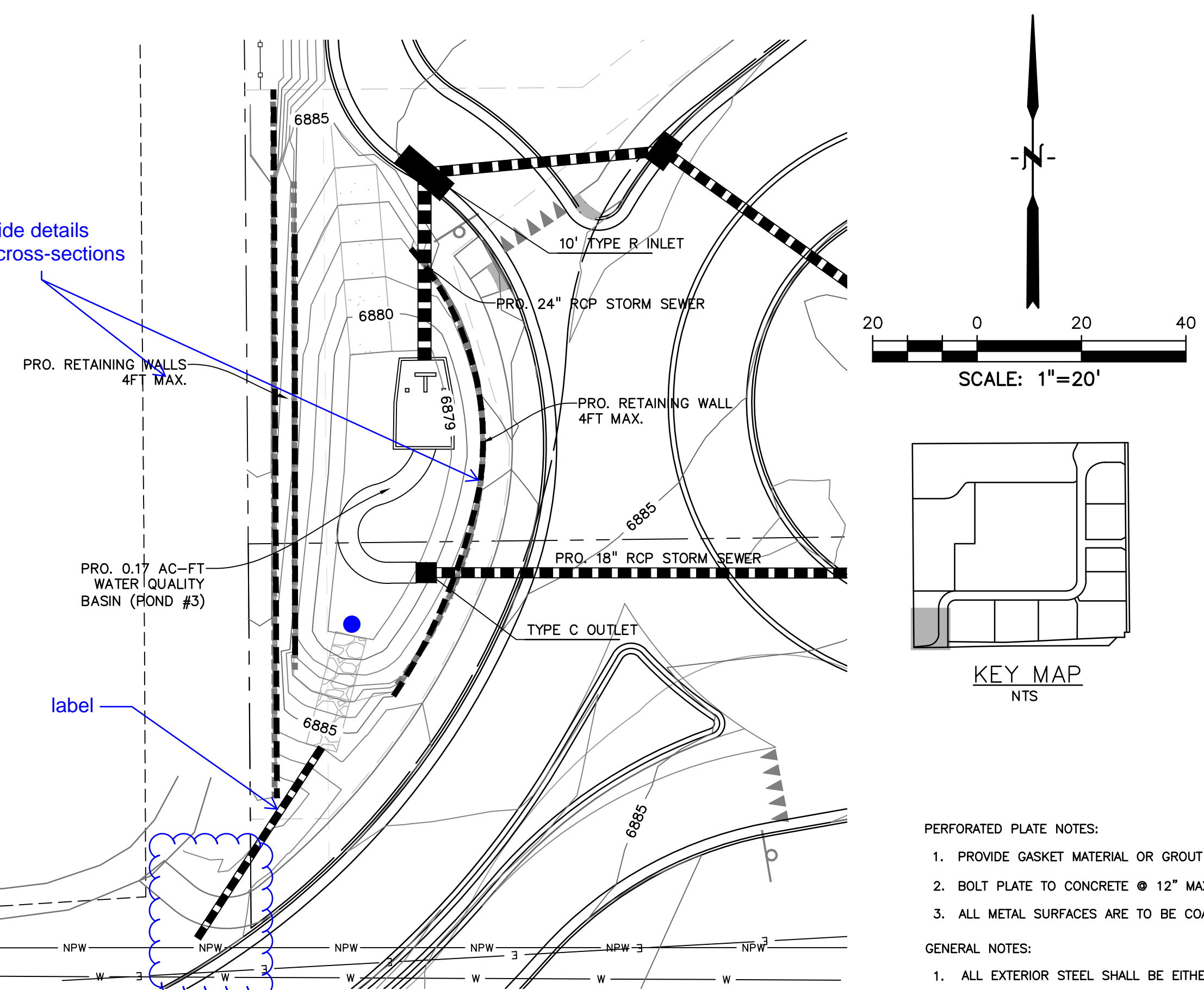
This doesn't make sense. Split the inlet or provide a micropool before the well screen. Reference UDFCD Volume 3, T-12 page OS-11.

Provide details and cross-sections

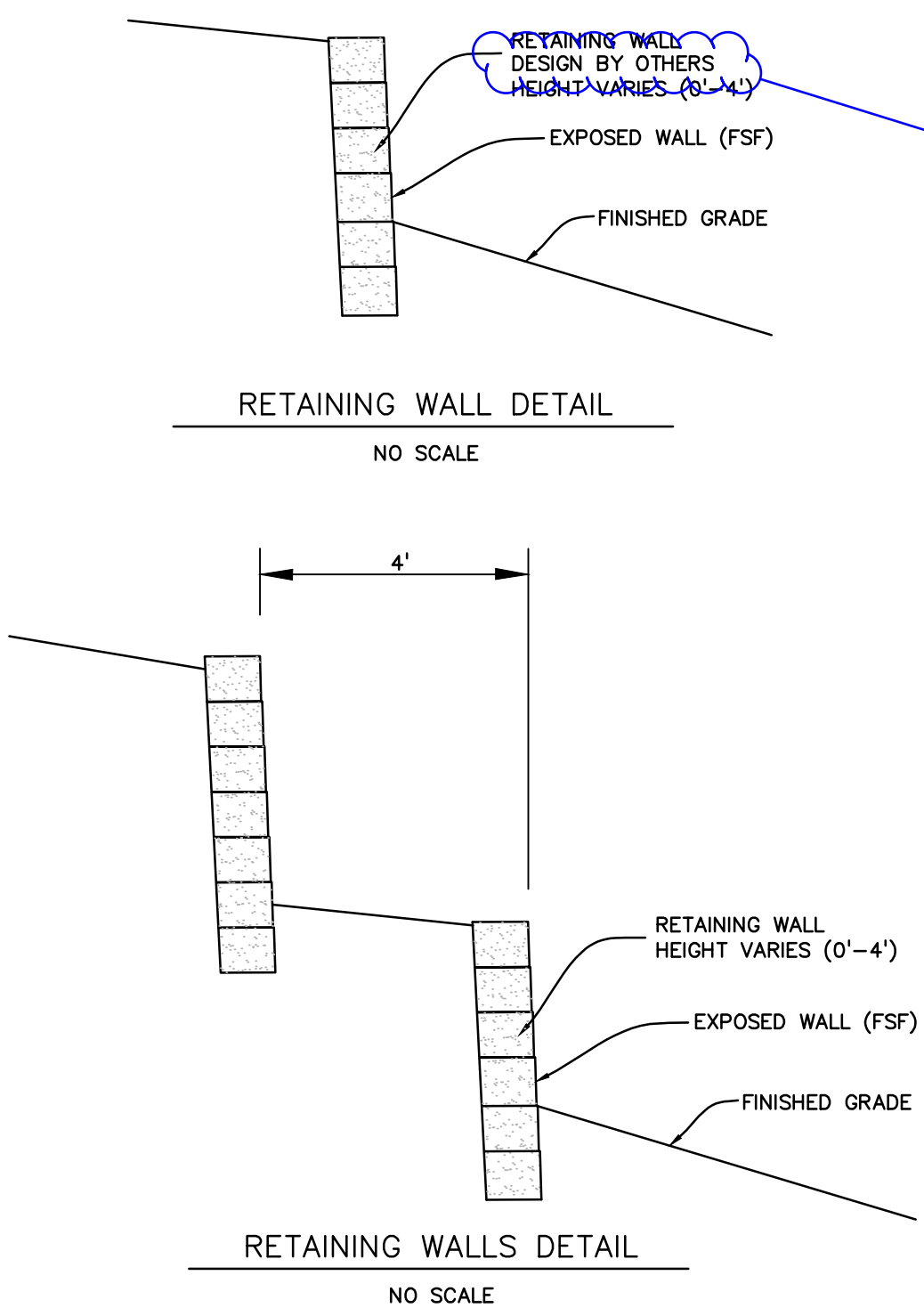
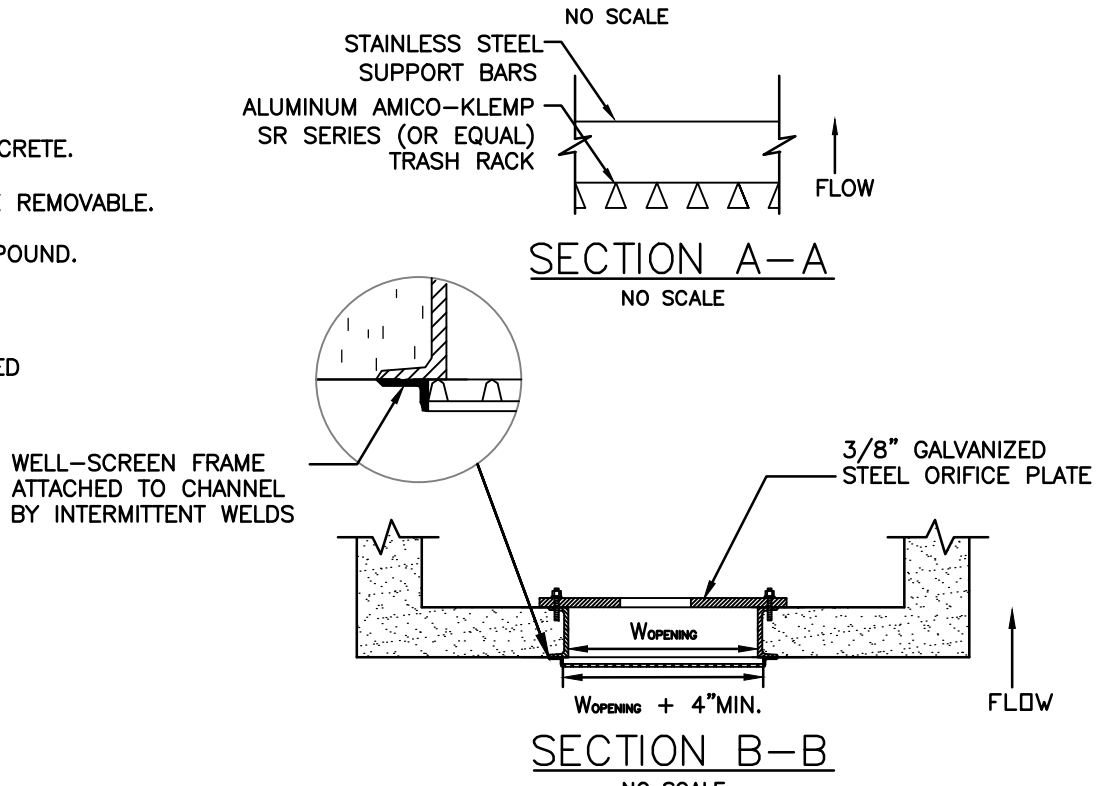
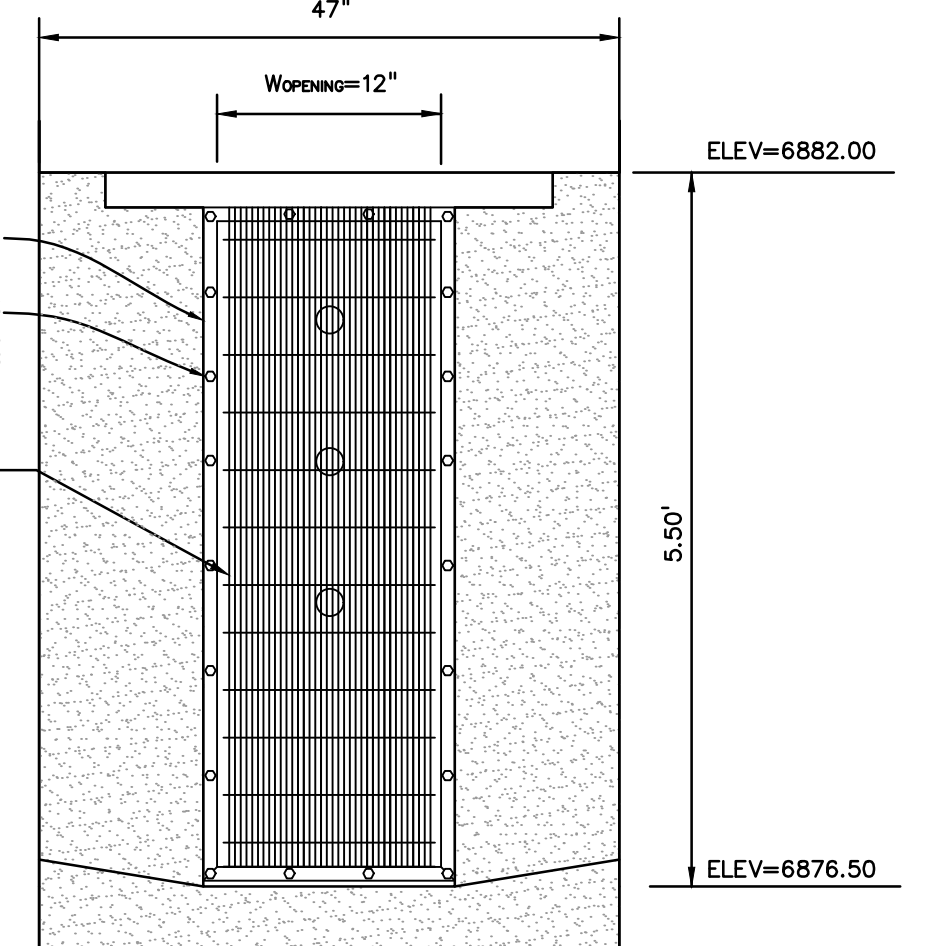
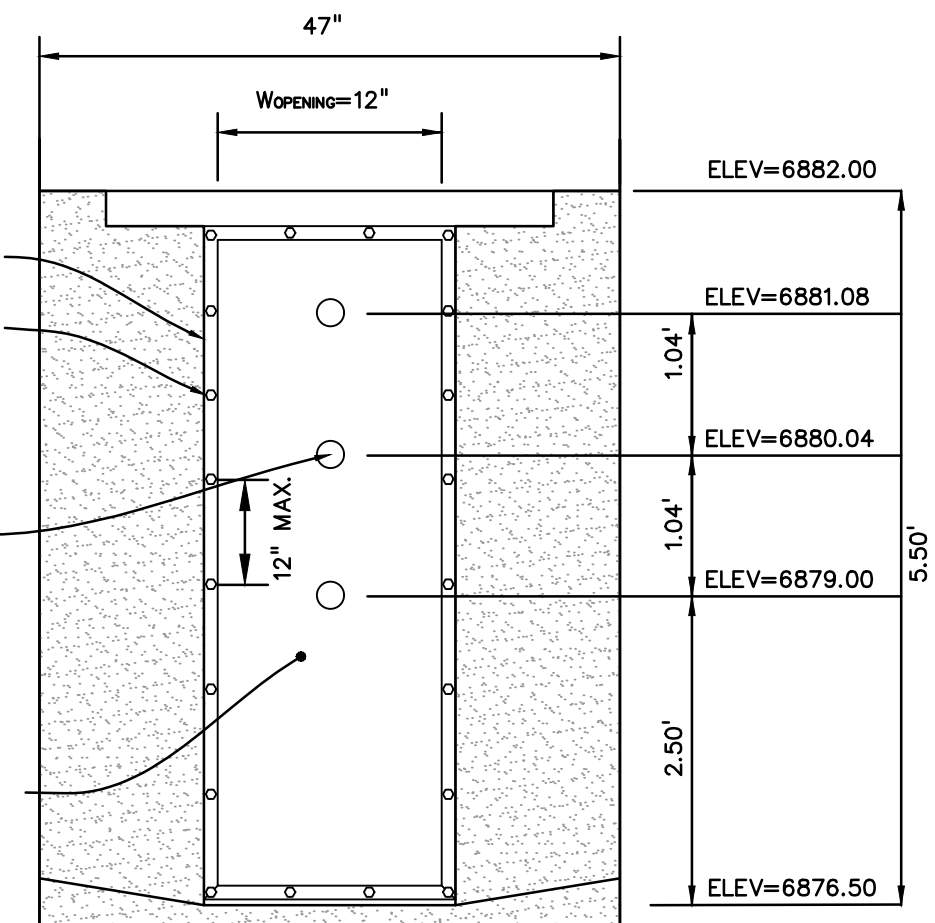
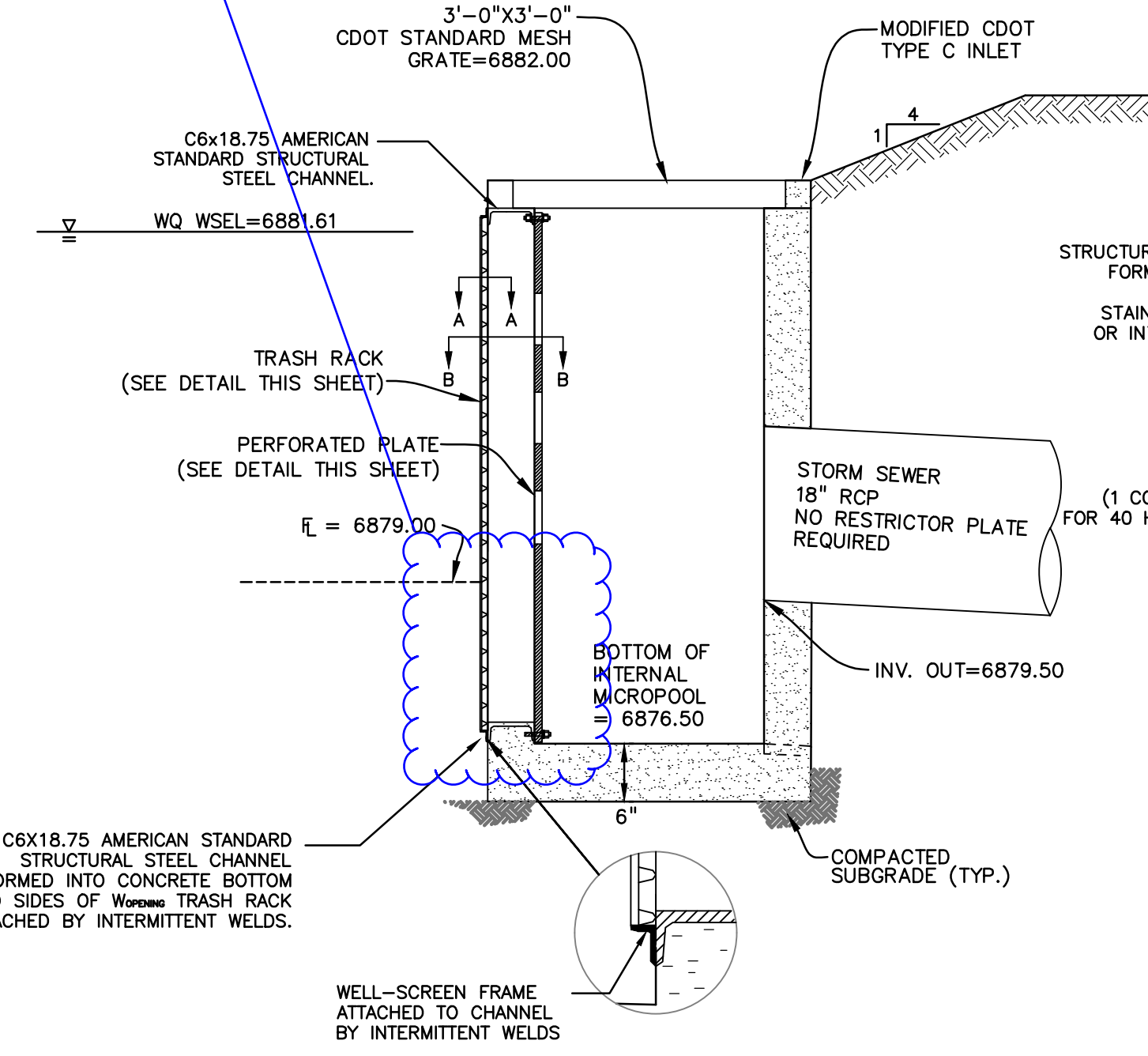
label

provide detail

Provide



- 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



STEEL GRATE QUANTITIES

NO. PRECS	DESCRIPTION	LENGTH PER FT. (LBS.)	HEIGHT (LBS.)
4	54 x 7.7 BEAM	40"	7.70
2	3/2" x 1/2" FLAT	28 1/2"	2.96
2	5" x 1/4" FLAT	28 1/2"	2.50

TOTAL LBS. = 128

QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS)	STEEL (LBS.)	NO. PRECS
2'-0"	3.0	15	0
3'-0"	1.0	80	0
3'-6"	1.2	98	0
4'-0"	1.5	107	1
4'-6"	1.4	116	2
5'-0"	1.5	122	2
5'-6"	1.7	137	2
6'-0"	1.8	142	3
6'-6"	1.9	158	3
7'-0"	2.0	163	3
7'-6"	2.2	178	4
8'-0"	2.3	184	4
8'-6"	2.4	199	4
9'-0"	2.5	205	5
9'-6"	2.7	220	5
10'-0"	3.0	235	6
11'-0"	3.4	251	6

PIPE INCREASING DIMENSION SHALL BE 30 IN. OR LESS. CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE REDUCTION FOR VOLUME OCCUPIED BY PIPE. HEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

BAR LIST FOR H=2 FT-6 IN. AND BENDING DIAGRAM

MARK	NO.	HEIGHT (IN.)	LENGTH (IN.)
401	2	2'-3"	7'-11"
401	6	2'-7"	8'-7"
402	3	10"	15'-0"

NO. 401: 1" INCREASE DIMENSION 5 IN. FOR EACH 8 IN. INCREASE OF "N" ABOVE 2 FT-6 IN.

NO. 402: ADD ONE BAR FOR EACH FT. INCREASE OF "N" ABOVE 2 FT-6 IN.

402 BARS SHALL BE EQUALLY SPACED FROM EACH OTHER.

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4 AND SHALL HAVE A MINIMUM 2 IN. CLEARANCE CUT OR BEND AROUND PIPES AS REQUIRED.
3. CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6" x 6" - W14 X 4 OR 8" x 8" - W21 X 102.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
5. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT. - 6 IN. AND SHALL CONFORM TO ASTM M 195.
7. SEE STANDARD PLAN M-604-11, FOR REINFORCEMENT AROUND THE PIPE OPENING.

* CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON THE PLANS.

INLET, TYPE C

Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-8083
Fax: (303) 757-8920

Project Development Branch SRJ/LTA
Issued By: Project Development Branch on July 04, 2006

STANDARD PLAN NO.

M-604-10

Sheet No. 1 of 1

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

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
75% SUBMITTAL	12-20-18
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	

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

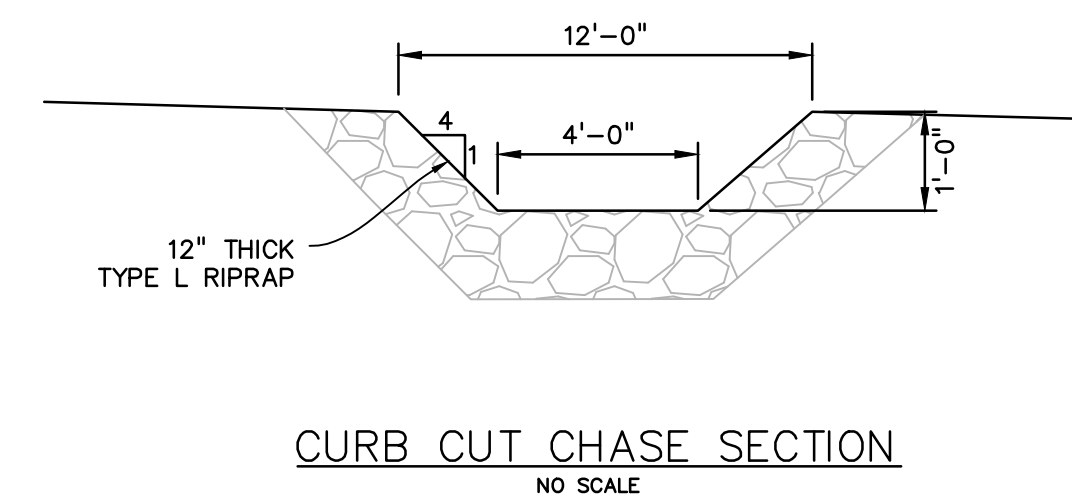
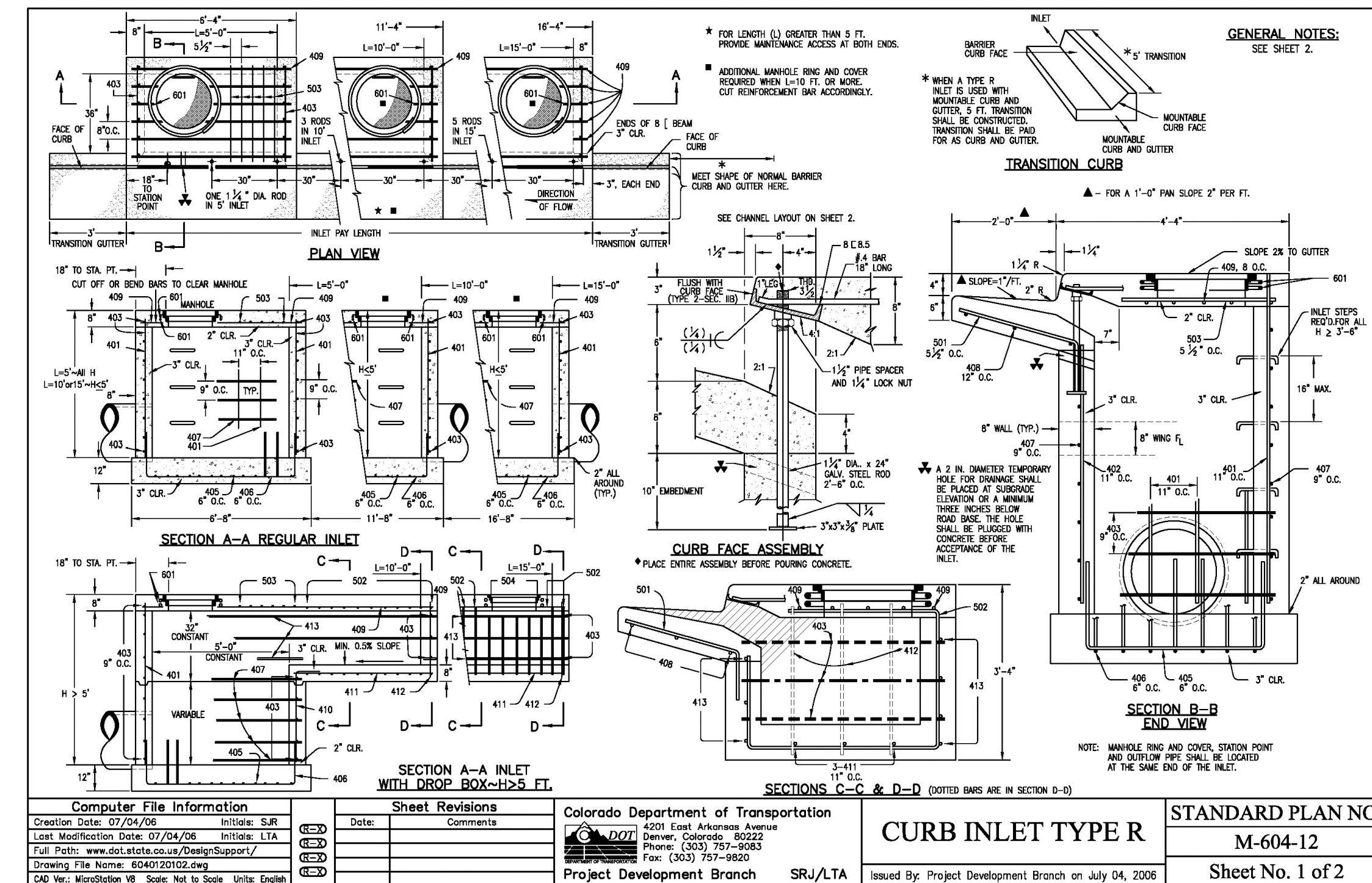
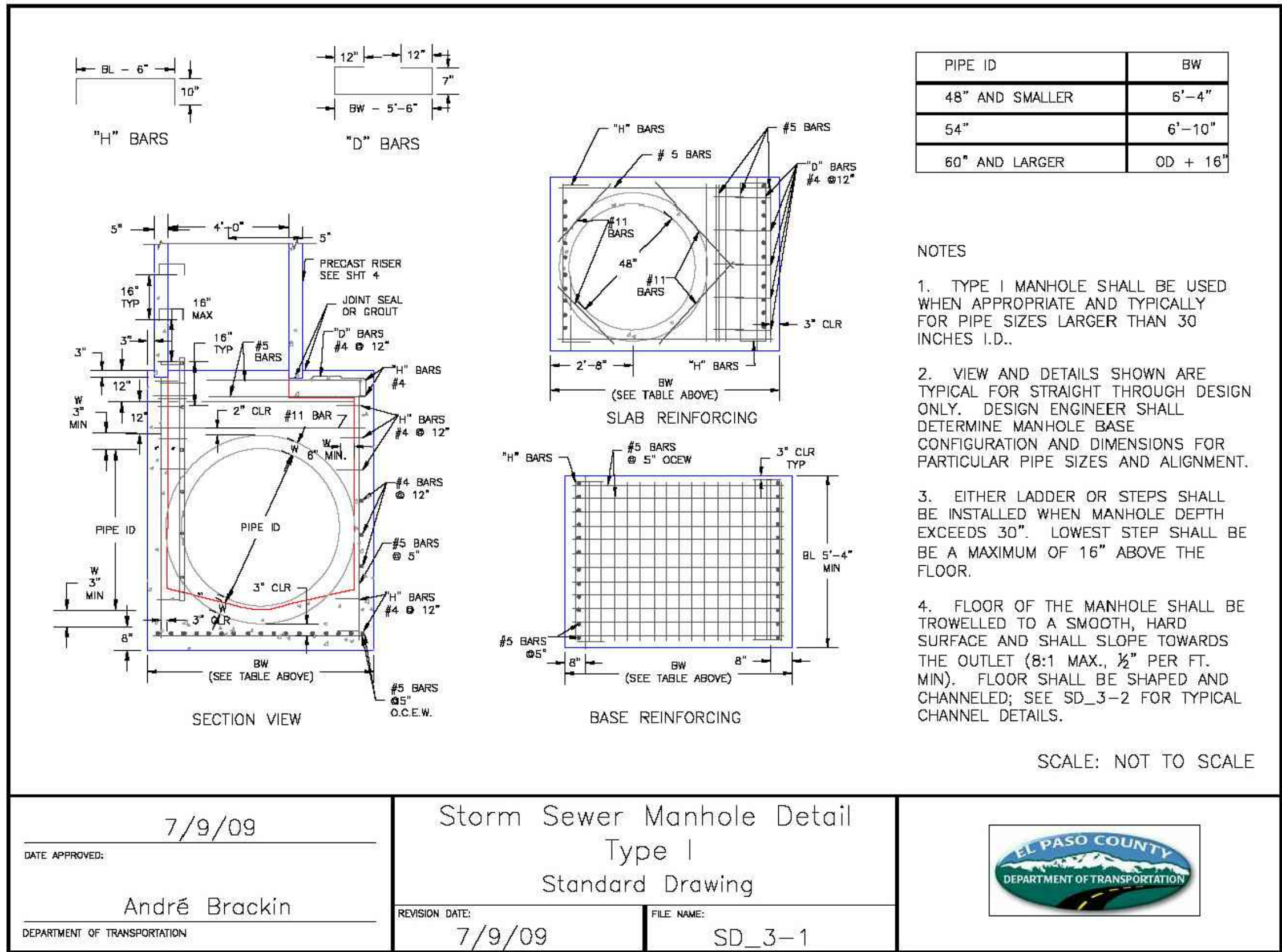
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VERTICAL: N/A

POND #3 & DETAILS

PROJECT NO. 20988-00CSV
DRAWING NO.

C7.17

SHEET: 32 OF 33



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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8117 PRESTON ROAD, SUITE 120
DALLAS, TEXAS 75225
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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE DATE

75% SUBMITTAL 12-20-18

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

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

STORM SEWER
DETAILS

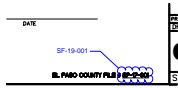
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DRAWING NO.

C7.18

SHEET: 33 OF 33

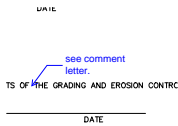
Markup Summary

dsdrice (189)



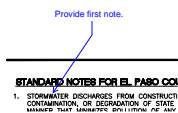
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SF-19-001



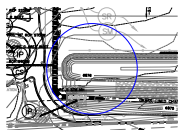
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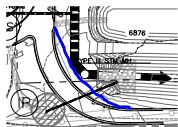


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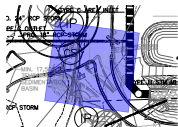


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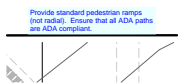


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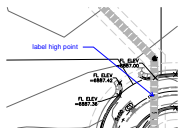


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Date: 2/11/2019 10:25:25 PM
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Subject: Text Box
Page Label: [7] 7 C3.10
Author: dsdrice
Date: 2/11/2019 10:33:22 PM
Color: ■

Provide standard pedestrian ramps (not radial).
Ensure that all ADA paths are ADA compliant.

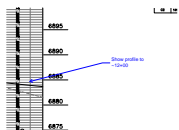


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label high point

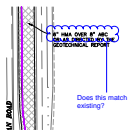


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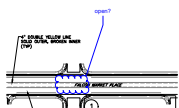
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Show profile to ~12+00



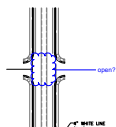
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Does this match existing?



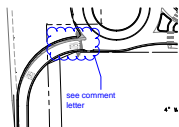
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Color: ■

open?



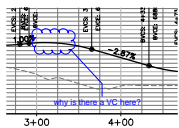
Subject: Cloud+
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/11/2019 10:55:09 PM
Color: ■

open?



Subject: Cloud+
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/11/2019 10:55:41 PM
Color: ■

see comment letter



Subject: Cloud+
Page Label: [13] 13 C4.11
Author: dsdrice
Date: 2/11/2019 11:06:34 PM
Color: ■

why is there a VC here?



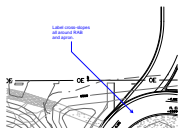
Subject: Cloud+
Page Label: [12] 12 C4.10
Author: dsdrice
Date: 2/11/2019 11:09:15 PM
Color: ■

?
See LS plan?



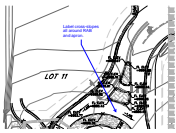
Subject: Cloud+
Page Label: [12] 12 C4.10
Author: dsdrice
Date: 2/11/2019 11:11:12 PM
Color: ■

Is this right?



Subject: Callout
Page Label: [14] 14 C4.12
Author: dsdrice
Date: 2/11/2019 11:13:49 PM
Color: ■

Label cross-slopes all around RAB and apron.



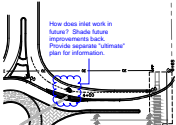
Subject: Callout
Page Label: [12] 12 C4.10
Author: dsdrice
Date: 2/11/2019 11:14:14 PM
Color: ■

Label cross-slopes all around RAB and apron.



Subject: Cloud+
Page Label: [15] 15 C4.13
Author: dsdrice
Date: 2/11/2019 11:16:56 PM
Color: ■

Right?



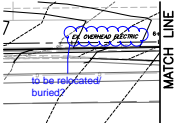
Subject: Cloud+
Page Label: [15] 15 C4.13
Author: dsdrice
Date: 2/11/2019 11:19:51 PM
Color: ■

How does inlet work in future? Shade future improvements back. Provide separate "ultimate" plan for information.



Subject: Cloud+
Page Label: [16] 16 C5.10
Author: dsdrice
Date: 2/11/2019 11:22:21 PM
Color: ■

EPC Type A?



Subject: Cloud+
Page Label: [17] 17 C5.11
Author: dsdrice
Date: 2/11/2019 11:24:54 PM
Color: ■

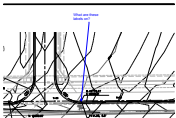
to be relocated/ buried?

8+00

Label

Subject: Text Box
Page Label: [18] 18 C5.12
Author: dsdrice
Date: 2/11/2019 11:27:11 PM
Color: ■

Label



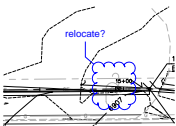
Subject: Callout
Page Label: [18] 18 C5.12
Author: dsdrice
Date: 2/11/2019 11:27:56 PM
Color: ■

What are these labels on?



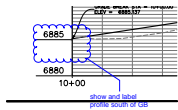
Subject: Callout
Page Label: [17] 17 C5.11
Author: dsdrice
Date: 2/11/2019 11:29:51 PM
Color: ■

What is this alignment?



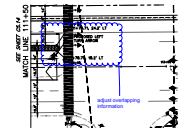
Subject: Cloud+
Page Label: [19] 19 C5.13
Author: dsdrice
Date: 2/11/2019 11:33:26 PM
Color: ■

relocate?



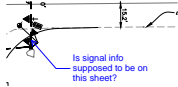
Subject: Cloud+
Page Label: [20] 20 C5.14
Author: dsdrice
Date: 2/11/2019 11:39:28 PM
Color: ■

show and label profile south of GB



Subject: Cloud+
Page Label: [22] 22 C5.16
Author: dsdrice
Date: 2/11/2019 11:43:39 PM
Color: ■

adjust overlapping information



Subject: Callout
Page Label: [22] 22 C5.16
Author: dsdrice
Date: 2/11/2019 11:45:37 PM
Color: ■

Is signal info supposed to be on this sheet?

Too many signal heads?

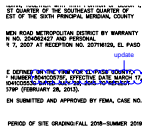
Subject: Text Box
Page Label: [23] 23 C6.10
Author: dsdrice
Date: 2/11/2019 11:48:24 PM
Color: ■

Too many signal heads?



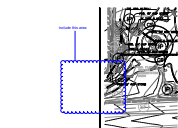
Subject: Cloud+
Page Label: [1] 1 C1.10
Author: dsdrice
Date: 2/11/2019 9:57:05 PM
Color: ■

PCD



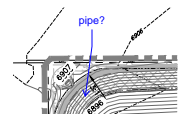
Subject: Cloud+
Page Label: [1] 1 C1.10
Author: dsdrice
Date: 2/11/2019 9:59:05 PM
Color: ■

update



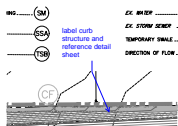
Subject: Cloud+
Page Label: [5] 5 C2.11
Author: dsdrice
Date: 2/12/2019 10:00:00 PM
Color: ■

include this area



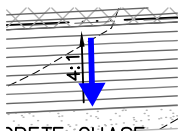
Subject: Callout
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 10:02:19 PM
Color: ■

pipe?

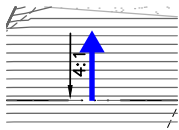


Subject: Callout
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 10:02:49 PM
Color: ■

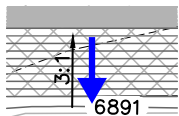
label curb structure and reference detail sheet



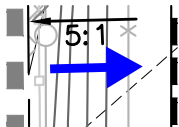
Subject: Arrow
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 10:03:14 PM
Color: ■



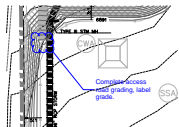
Subject: Arrow
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 10:03:32 PM
Color: ■



Subject: Arrow
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 10:03:56 PM
Color: ■

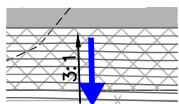


Subject: Arrow
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 10:04:28 PM
Color: ■

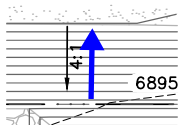


Subject: Cloud+
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 10:06:37 PM
Color: ■

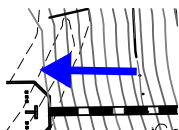
Complete access road grading, label grade.



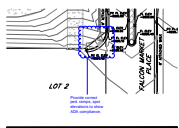
Subject: Arrow
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 10:07:10 PM
Color: ■



Subject: Arrow
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 10:07:14 PM
Color: ■

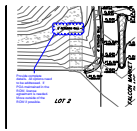


Subject: Arrow
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 10:07:44 PM
Color: ■



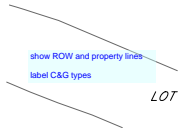
Subject: Cloud+
Page Label: [14] 14 C4.12
Author: dsdrice
Date: 2/12/2019 10:16:17 PM
Color: ■

Provide correct ped. ramps, spot elevations to show ADA compliance.



Subject: Cloud+
Page Label: [14] 14 C4.12
Author: dsdrice
Date: 2/12/2019 10:19:32 PM
Color: ■

Provide complete details. All options need to be addressed. If POA maintained in the ROW, license agreement is needed. Move outside of the ROW if possible.



Subject: Text Box
Page Label: [14] 14 C4.12
Author: dsdrice
Date: 2/12/2019 10:20:55 PM
Color: ■

show ROW and property lines

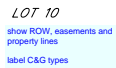
label C&G types



Subject: Text Box
Page Label: [12] 12 C4.10
Author: dsdrice
Date: 2/12/2019 10:22:21 PM
Color: ■

show ROW and property lines

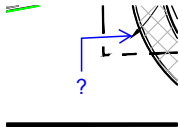
label C&G types



Subject: Text Box
Page Label: [28] 28 C7.13
Author: dsdrice
Date: 2/12/2019 10:23:45 PM
Color: ■

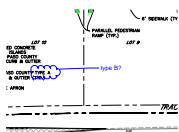
show ROW, easements and property lines

label C&G types



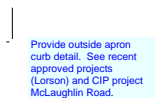
Subject: Callout
Page Label: [10] 10 C3.13
Author: dsdrice
Date: 2/12/2019 10:26:10 PM
Color: ■

?



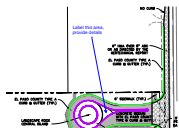
Subject: Cloud+
Page Label: [10] 10 C3.13
Author: dsdrice
Date: 2/12/2019 10:26:59 PM
Color: ■

type B?



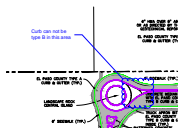
Subject: Text Box
Page Label: [10] 10 C3.13
Author: dsdrice
Date: 2/12/2019 10:28:29 PM
Color: ■

Provide outside apron curb detail. See recent approved projects (Lorson) and CIP project McLaughlin Road.



Subject: Callout
Page Label: [10] 10 C3.13
Author: dsdrice
Date: 2/12/2019 10:30:03 PM
Color: ■

Label this area, provide details



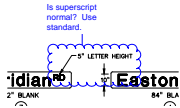
Subject: Cloud+
Page Label: [10] 10 C3.13
Author: dsdrice
Date: 2/12/2019 10:31:07 PM
Color: ■

Curb can not be type B in this area



Subject: Callout
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 10:32:20 PM
Color: ■

Not found on that sheet. See recent projects (that can be provided) for consistency.



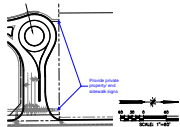
Subject: Cloud+
Page Label: [24] 24 C6.11
Author: dsdrice
Date: 2/12/2019 10:33:14 PM
Color: ■

Is superscript normal? Use standard.



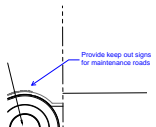
Subject: Text Box
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 10:35:49 PM
Color: ■

Show street name signs.



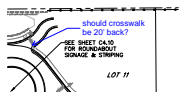
Subject: Callout
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 10:37:25 PM
Color: ■

Provide private property/ end sidewalk signs



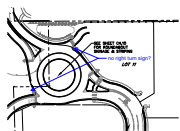
Subject: Callout
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 10:37:57 PM
Color: ■

Provide keep out signs for maintenance roads



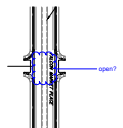
Subject: Callout
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 10:39:44 PM
Color: ■

should crosswalk be 20' back?



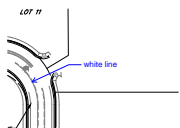
Subject: Callout
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 10:40:39 PM
Color: ■

no right turn sign?



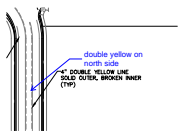
Subject: Cloud+
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 10:41:41 PM
Color: ■

open?



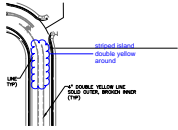
Subject: Callout
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 10:43:18 PM
Color: ■

white line



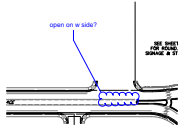
Subject: Callout
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 10:44:05 PM
Color: ■

double yellow on north side



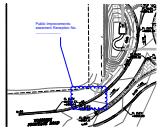
Subject: Cloud+
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 10:45:00 PM
Color: ■

striped island double yellow around



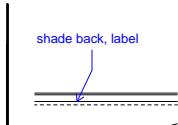
Subject: Cloud+
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 10:51:53 PM
Color: ■

open on w side?



Subject: Cloud+
Page Label: [12] 12 C4.10
Author: dsdrice
Date: 2/12/2019 10:56:00 PM
Color: ■

Public Improvements easement Reception No.



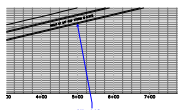
Subject: Callout
Page Label: [24] 24 C6.11
Author: dsdrice
Date: 2/12/2019 12:01:10 AM
Color: ■

shade back, label



Subject: Text Box
Page Label: [1] 1 C1.10
Author: dsdrice
Date: 2/12/2019 12:02:59 AM
Color: ■

Provide Eastonville Road Widening Plans



Subject: Callout
Page Label: [29] 29 C7.14
Author: dsdrice
Date: 2/12/2019 12:08:39 AM
Color: ■

Add manhole?

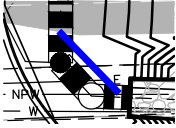


Subject: Highlight
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/12/2019 12:09:14 AM
Color: ■

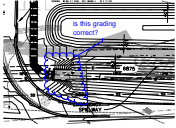


Subject: Text Box
Page Label: [5] 5 C2.11
Author: dsdrice
Date: 2/12/2019 12:10:10 AM
Color: ■

Show lot lines, utilities and easements

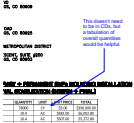


Subject: Line
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/12/2019 12:16:17 AM
Color: ■



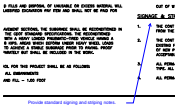
Subject: Cloud+
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/12/2019 12:17:43 AM
Color: ■

is this grading correct?



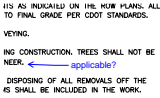
Subject: Callout
Page Label: [1] 1 C1.10
Author: dsdrice
Date: 2/12/2019 6:18:29 PM
Color: ■

This doesn't need to be in CDs, but a tabulation of overall quantities would be helpful.



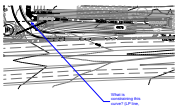
Subject: Callout
Page Label: [2] 2 C1.11
Author: dsdrice
Date: 2/12/2019 6:19:58 PM
Color: ■

Provide standard signing and striping notes.



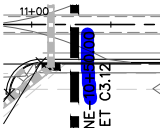
Subject: Callout
Page Label: [2] 2 C1.11
Author: dsdrice
Date: 2/12/2019 6:21:07 PM
Color: ■

applicable?



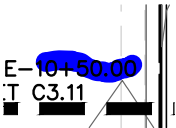
Subject: Callout
Page Label: [5] 5 C2.11
Author: dsdrice
Date: 2/12/2019 6:29:29 PM
Color: ■

What is constraining this curve? (LP line, sewer manhole?)



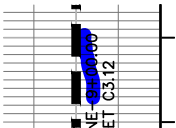
Subject: Highlight
Page Label: [7] 7 C3.10
Author: dsdrice
Date: 2/12/2019 6:30:51 PM
Color: ■

fix



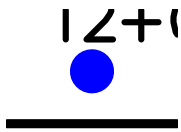
Subject: Highlight
Page Label: [8] 8 C3.11
Author: dsdrice
Date: 2/12/2019 6:31:06 PM
Color: ■

fix



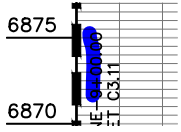
Subject: Highlight
Page Label: [7] 7 C3.10
Author: dsdrice
Date: 2/12/2019 6:31:15 PM
Color: ■

fix



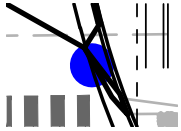
Subject: Highlight
Page Label: [8] 8 C3.11
Author: dsdrice
Date: 2/12/2019 6:31:36 PM
Color: ■

fix



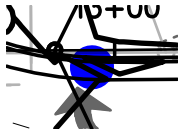
Subject: Highlight
Page Label: [8] 8 C3.11
Author: dsdrice
Date: 2/12/2019 6:31:48 PM
Color: ■

fix



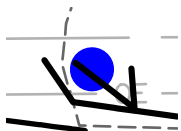
Subject: Highlight
Page Label: [19] 19 C5.13
Author: dsdrice
Date: 2/12/2019 6:32:37 PM
Color: ■

fix contour



Subject: Highlight
Page Label: [19] 19 C5.13
Author: dsdrice
Date: 2/12/2019 6:32:46 PM
Color: ■

fix contour



Subject: Highlight
Page Label: [19] 19 C5.13
Author: dsdrice
Date: 2/12/2019 6:33:14 PM
Color: ■

fix contour



Subject: Highlight
Page Label: [22] 22 C5.16
Author: dsdrice
Date: 2/12/2019 6:33:32 PM
Color: ■

SF-19-001



Subject: Highlight
Page Label: [24] 24 C6.11
Author: dsdrice
Date: 2/12/2019 6:33:51 PM
Color: ■

applicable?



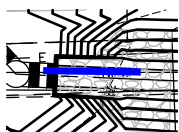
Subject: Highlight
Page Label: [24] 24 C6.11
Author: dsdrice
Date: 2/12/2019 6:34:06 PM
Color: ■

fix



Subject: Highlight
Page Label: [24] 24 C6.11
Author: dsdrice
Date: 2/12/2019 6:34:14 PM
Color: ■

fix



Subject: Line
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/12/2019 6:34:51 PM
Color: ■

Can this alignment be adjusted?

SP-17-

Subject: Highlight
Page Label: [21] 21 C5.15
Author: dsdrice
Date: 2/12/2019 6:35:38 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [20] 20 C5.14
Author: dsdrice
Date: 2/12/2019 6:35:43 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [19] 19 C5.13
Author: dsdrice
Date: 2/12/2019 6:35:47 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [18] 18 C5.12
Author: dsdrice
Date: 2/12/2019 6:35:51 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [17] 17 C5.11
Author: dsdrice
Date: 2/12/2019 6:35:55 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [16] 16 C5.10
Author: dsdrice
Date: 2/12/2019 6:35:58 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [15] 15 C4.13
Author: dsdrice
Date: 2/12/2019 6:36:00 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [14] 14 C4.12
Author: dsdrice
Date: 2/12/2019 6:36:03 PM
Color: ■

SF-19-001

SP-17- **Subject:** Highlight
Page Label: [13] 13 C4.11 SF-19-001
Author: dsdrice
Date: 2/12/2019 6:36:06 PM
Color: ■

SP-17- **Subject:** Highlight
Page Label: [12] 12 C4.10 SF-19-001
Author: dsdrice
Date: 2/12/2019 6:36:09 PM
Color: ■

SP-17- **Subject:** Highlight
Page Label: [11] 11 C3.14 SF-19-001
Author: dsdrice
Date: 2/12/2019 6:36:12 PM
Color: ■

SP-17- **Subject:** Highlight
Page Label: [10] 10 C3.13 SF-19-001
Author: dsdrice
Date: 2/12/2019 6:36:15 PM
Color: ■

SP-17- **Subject:** Highlight
Page Label: [9] 9 C3.12 SF-19-001
Author: dsdrice
Date: 2/12/2019 6:36:20 PM
Color: ■

SP-17- **Subject:** Highlight
Page Label: [8] 8 C3.11 SF-19-001
Author: dsdrice
Date: 2/12/2019 6:36:22 PM
Color: ■

SP-17- **Subject:** Highlight
Page Label: [6] 6 C2.12 SF-19-001
Author: dsdrice
Date: 2/12/2019 6:36:28 PM
Color: ■

SP-17- **Subject:** Highlight
Page Label: [7] 7 C3.10 SF-19-001
Author: dsdrice
Date: 2/12/2019 6:36:52 PM
Color: ■

SP-17- **Subject:** Highlight
Page Label: [5] 5 C2.11 SF-19-001
Author: dsdrice
Date: 2/12/2019 6:37:00 PM
Color: ■

SP-17-

Subject: Highlight
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 6:37:03 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [3] 3 C1.12
Author: dsdrice
Date: 2/12/2019 6:37:07 PM
Color: ■

SF-19-001

P-17-001

Subject: Highlight
Page Label: [2] 2 C1.11
Author: dsdrice
Date: 2/12/2019 6:37:23 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [33] 33 C7.18
Author: dsdrice
Date: 2/12/2019 6:37:44 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [32] 32 C7.17
Author: dsdrice
Date: 2/12/2019 6:37:48 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [31] 31 C7.16
Author: dsdrice
Date: 2/12/2019 6:37:51 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/12/2019 6:37:54 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [29] 29 C7.14
Author: dsdrice
Date: 2/12/2019 6:37:57 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [28] 28 C7.13
Author: dsdrice
Date: 2/12/2019 6:38:00 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [27] 27 C7.12
Author: dsdrice
Date: 2/12/2019 6:38:03 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [26] 26 C7.11
Author: dsdrice
Date: 2/12/2019 6:38:06 PM
Color: ■

SF-19-001

SP-17-

Subject: Highlight
Page Label: [25] 25 C7.10
Author: dsdrice
Date: 2/12/2019 6:38:10 PM
Color: ■

SF-19-001

SP-17-

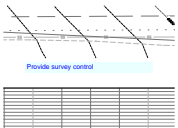
Subject: Highlight
Page Label: [24] 24 C6.11
Author: dsdrice
Date: 2/12/2019 6:38:13 PM
Color: ■

SF-19-001

SP-17-

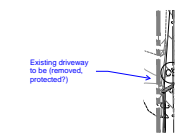
Subject: Highlight
Page Label: [23] 23 C6.10
Author: dsdrice
Date: 2/12/2019 6:38:16 PM
Color: ■

SF-19-001



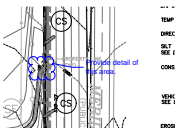
Subject: Text Box
Page Label: [20] 20 C5.14
Author: dsdrice
Date: 2/12/2019 6:40:37 PM
Color: ■

Provide survey control



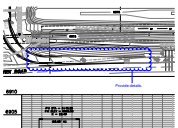
Subject: Callout
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 6:48:17 PM
Color: ■

Existing driveway to be (removed, protected?)



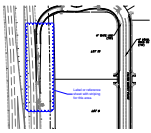
Subject: Cloud+
Page Label: [5] 5 C2.11
Author: dsdrice
Date: 2/12/2019 8:23:20 PM
Color: ■

Provide detail of this area.



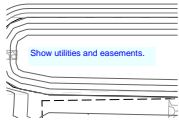
Subject: Cloud+
Page Label: [7] 7 C3.10
Author: dsdrice
Date: 2/12/2019 8:26:37 PM
Color: ■

Provide details.



Subject: Cloud+
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 8:30:37 PM
Color: ■

Label or reference sheet with striping for this area.



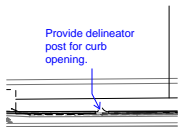
Subject: Text Box
Page Label: [12] 12 C4.10
Author: dsdrice
Date: 2/12/2019 8:31:56 PM
Color: ■

Show utilities and easements.

Show and label barricades.

Subject: Text Box
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 8:33:07 PM
Color: ■

Show and label barricades.



Subject: Callout
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 8:35:05 PM
Color: ■

Provide delineator post for curb opening.



Subject: Text Box
Page Label: [5] 5 C2.11
Author: dsdrice
Date: 2/12/2019 8:37:25 PM
Color: ■

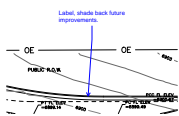
Show and label sidewalk.

Provide alignment data, survey control.
Show utilities and easements.

Subject: Text Box
Page Label: [13] 13 C4.11
Author: dsdrice
Date: 2/12/2019 8:41:57 PM
Color: ■

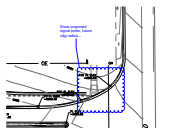
Provide alignment data, survey control.

Show utilities and easements.



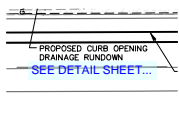
Subject: Callout
Page Label: [14] 14 C4.12
Author: dsdrice
Date: 2/12/2019 8:44:35 PM
Color: ■

Label, shade back future improvements.



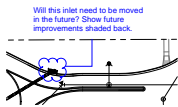
Subject: Cloud+
Page Label: [14] 14 C4.12
Author: dsdrice
Date: 2/12/2019 8:46:08 PM
Color: ■

Show proposed signal poles, future c&g radius...



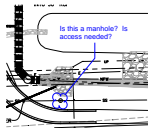
Subject: Text Box
Page Label: [21] 21 C5.15
Author: dsdrice
Date: 2/12/2019 8:50:22 PM
Color: ■

SEE DETAIL SHEET...



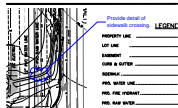
Subject: Cloud+
Page Label: [27] 27 C7.12
Author: dsdrice
Date: 2/12/2019 9:02:26 PM
Color: ■

Will this inlet need to be moved in the future?
Show future improvements shaded back.



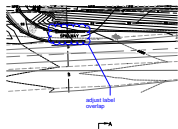
Subject: Cloud+
Page Label: [28] 28 C7.13
Author: dsdrice
Date: 2/12/2019 9:04:11 PM
Color: ■

Is this a manhole? Is access needed?



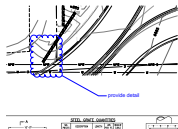
Subject: Cloud+
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/12/2019 9:09:32 PM
Color: ■

Provide detail of sidewalk crossing.



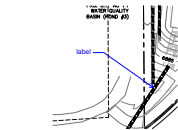
Subject: Cloud+
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/12/2019 9:10:45 PM
Color: ■

adjust label overlap



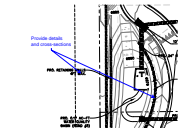
Subject: Cloud+
Page Label: [32] 32 C7.17
Author: dsdrice
Date: 2/12/2019 9:12:43 PM
Color: ■

provide detail



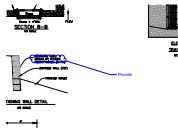
Subject: Callout
Page Label: [32] 32 C7.17
Author: dsdrice
Date: 2/12/2019 9:13:03 PM
Color: ■

label



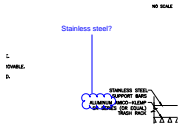
Subject: Callout
Page Label: [32] 32 C7.17
Author: dsdrice
Date: 2/12/2019 9:13:58 PM
Color: ■

Provide details and cross-sections



Subject: Cloud+
Page Label: [32] 32 C7.17
Author: dsdrice
Date: 2/12/2019 9:14:46 PM
Color: ■

Provide



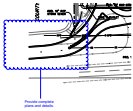
Subject: Cloud+
Page Label: [31] 31 C7.16
Author: dsdrice
Date: 2/12/2019 9:20:13 PM
Color: ■

Stainless steel?

Verify dimensions

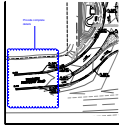
Subject: Text Box
Page Label: [31] 31 C7.16
Author: dsdrice
Date: 2/12/2019 9:25:44 PM
Color: ■

Verify dimensions



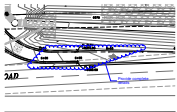
Subject: Cloud+
Page Label: [28] 28 C7.13
Author: dsdrice
Date: 2/12/2019 9:36:21 PM
Color: ■

Provide complete plans and details.



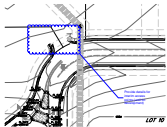
Subject: Cloud+
Page Label: [12] 12 C4.10
Author: dsdrice
Date: 2/12/2019 9:37:31 PM
Color: ■

Provide complete details



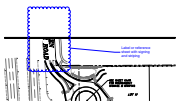
Subject: Cloud+
Page Label: [12] 12 C4.10
Author: dsdrice
Date: 2/12/2019 9:38:19 PM
Color: ■

Provide complete details



Subject: Cloud+
Page Label: [12] 12 C4.10
Author: dsdrice
Date: 2/12/2019 9:39:30 PM
Color: ■

Provide details for interim access points (until lot development)



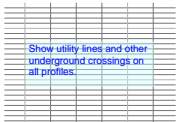
Subject: Cloud+
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/12/2019 9:40:31 PM
Color: ■

Label or reference sheet with signing and striping



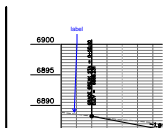
Subject: Cloud+
Page Label: [10] 10 C3.13
Author: dsdrice
Date: 2/12/2019 9:41:43 PM
Color: ■

? See landscape plan?



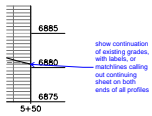
Subject: Text Box
Page Label: [13] 13 C4.11
Author: dsdrice
Date: 2/12/2019 9:43:35 PM
Color: ■

Show utility lines and other underground crossings on all profiles.



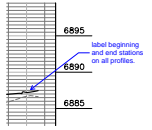
Subject: Callout
Page Label: [13] 13 C4.11
Author: dsdrice
Date: 2/12/2019 9:46:13 PM
Color: ■

label



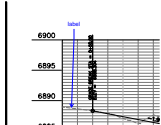
Subject: Callout
Page Label: [13] 13 C4.11
Author: dsdrice
Date: 2/12/2019 9:47:45 PM
Color: ■

show continuation of existing grades, with labels, or matchlines calling out continuing sheet on both ends of all profiles



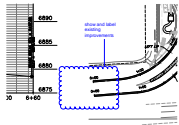
Subject: Callout
Page Label: [13] 13 C4.11
Author: dsdrice
Date: 2/12/2019 9:49:55 PM
Color: ■

label beginning and end stations on all profiles.



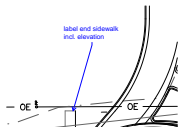
Subject: Callout
Page Label: [13] 13 C4.11
Author: dsdrice
Date: 2/12/2019 9:50:14 PM
Color: ■

label



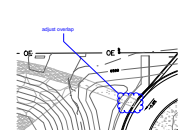
Subject: Cloud+
Page Label: [13] 13 C4.11
Author: dsdrice
Date: 2/12/2019 9:50:57 PM
Color: ■

show and label existing improvements



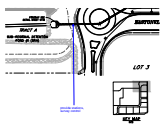
Subject: Callout
Page Label: [14] 14 C4.12
Author: dsdrice
Date: 2/12/2019 9:52:08 PM
Color: ■

label end sidewalk incl. elevation



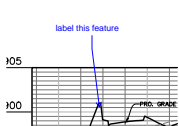
Subject: Cloud+
Page Label: [14] 14 C4.12
Author: dsdrice
Date: 2/12/2019 9:52:50 PM
Color: ■

adjust overlap



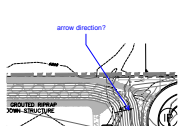
Subject: Callout
Page Label: [27] 27 C7.12
Author: dsdrice
Date: 2/12/2019 9:54:49 PM
Color: ■

provide stations, survey control



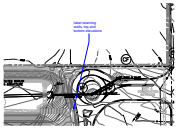
Subject: Callout
Page Label: [27] 27 C7.12
Author: dsdrice
Date: 2/12/2019 9:55:20 PM
Color: ■

label this feature



Subject: Callout
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 9:56:40 PM
Color: ■

arrow direction?



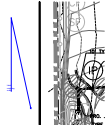
Subject: Callout
Page Label: [4] 4 C2.10
Author: dsdrice
Date: 2/12/2019 9:57:43 PM
Color: ■

label retaining walls, top and bottom elevations



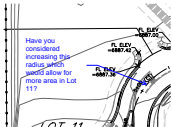
Subject: Callout
Page Label: [5] 5 C2.11
Author: dsdrice
Date: 2/12/2019 9:59:32 PM
Color: ■

label slopes



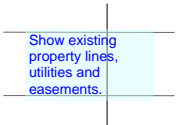
Subject: Callout
Page Label: [5] 5 C2.11
Author: dsdrice
Date: 2/12/2019 9:59:52 PM
Color: ■

label retaining walls



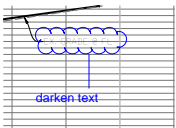
Subject: Callout
Page Label: [7] 7 C3.10
Author: dsdrice
Date: 2/13/2019 10:00:13 AM
Color: ■

Have you considered increasing this radius which would allow for more area in Lot 11?



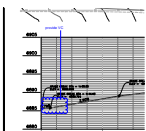
Subject: Text Box
Page Label: [7] 7 C3.10
Author: dsdrice
Date: 2/13/2019 10:01:34 AM
Color: ■

Show existing property lines, utilities and easements.



Subject: Cloud+
Page Label: [20] 20 C5.14
Author: dsdrice
Date: 2/13/2019 10:13:24 AM
Color: ■

darken text



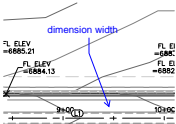
Subject: Cloud+
Page Label: [20] 20 C5.14
Author: dsdrice
Date: 2/13/2019 10:14:14 AM
Color: ■

provide VC



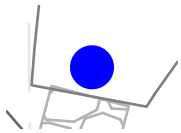
Subject: Text Box
Page Label: [1] 1 C1.10
Author: dsdrice
Date: 2/13/2019 9:57:27 AM
Color: ■

Please provide a survey control and demolition/utility relocation plan.



Subject: Callout
Page Label: [7] 7 C3.10
Author: dsdrice
Date: 2/13/2019 9:58:26 AM
Color: ■

dimension width

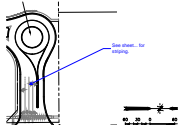


Subject: Highlight
Page Label: [32] 32 C7.17
Author: dsdrice
Date: 2/14/2019 1:17:21 PM
Color: ■



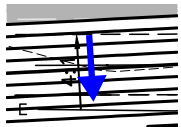
Subject: Text Box
Page Label: [1] 1 C1.10
Author: dsdrice
Date: 2/14/2019 1:18:11 PM
Color: ■

See comment letter.

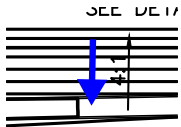


Subject: Callout
Page Label: [11] 11 C3.14
Author: dsdrice
Date: 2/14/2019 1:47:50 PM
Color: ■

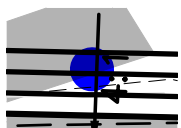
See sheet... for striping.



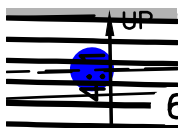
Subject: Arrow
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 11:23:57 AM
Color: ■



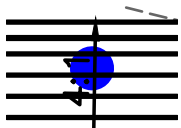
Subject: Arrow
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 11:24:15 AM
Color: ■



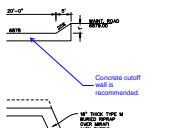
Subject: Highlight
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 11:24:55 AM
Color: ■



Subject: Highlight
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 11:24:57 AM
Color: ■

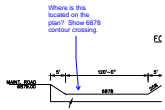


Subject: Highlight
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 11:25:12 AM
Color: ■



Subject: Callout
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 11:26:03 AM
Color: ■

Concrete cutoff wall is recommended.



Subject: Callout
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 11:26:55 AM
Color: ■

Where is this located on the plan? Show 6878 contour crossing.

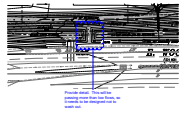


Subject: Text Box
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 12:42:10 PM
Color: ■

Provide key symbols matching these details to the locations on the plan

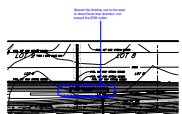


Subject: Highlight
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 12:42:56 PM
Color: ■



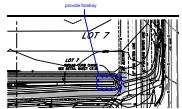
Subject: Cloud+
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 12:44:32 PM
Color: ■

Provide detail. This will be passing more than low flows, so it needs to be designed not to wash out.



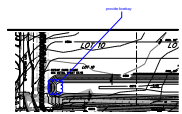
Subject: Cloud+
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 12:45:51 PM
Color: ■

Spread the forebay out to the west to direct flows that direction, not toward the EDB outlet.



Subject: Cloud+
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 12:46:25 PM
Color: ■

provide forebay



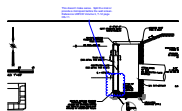
Subject: Cloud+
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 12:46:53 PM
Color: ■

provide forebay



Subject: Callout
Page Label: [30] 30 C7.15
Author: dsdrice
Date: 2/14/2019 12:47:19 PM
Color: ■


provide trickle channel



Subject: Cloud+
Page Label: [32] 32 C7.17
Author: dsdrice
Date: 2/14/2019 12:59:04 PM
Color: ■

This doesn't make sense. Split the inlet or provide a micropool before the well screen. Reference UDFCD Volume 3, T-12 page OS-11.



Subject: Callout
Page Label: [1] 1 C1.10
Author: dsdparsons
Date: 2/14/2019 2:26:18 PM
Color: 

Round a bout comments forthcoming and will be provided by Engineer when he uploads his additional comments