

# 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 PLANNING & COMMUNITY DEVELOPMENT  
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 80831  
(719) 495-2500

**ELECTRIC** MOUNTAIN VIEW ELECTRIC ASSOCIATION  
LES ULFERS  
11140 E. WOODMEN ROAD  
FALCON, CO 80831  
(719) 495-2283

**GAS** COLORADO SPRINGS UTILITIES  
TODD STURTEVANT  
1521 HANCOCK EXPRESSWAY  
COLORADO SPRINGS, CO 80947  
(719) 668-3556

**TELEPHONE** CENTURY LINK  
SALLY KLEIN  
(719) 636-4329  
(LOCATORS) (719) 597-8418  
AT&T  
(LOCATORS) (719) 635-3674

**CABLE** COMCAST  
DALE STEWART  
213 N. UNION BLVD  
COLORADO SPRINGS, CO 80909  
(719) 442-4733

**PETROLEUM** NUSTAR  
CHAD RENSLAW  
7810 DRENNAN ROAD  
COLORADO SPRINGS, CO 80925  
(719) 391-0942

**OTHER** WOODMEN ROAD METROPOLITAN DISTRICT  
TERRY SCHOOLER  
20 BOULDER CRESCENT, SUITE #200  
COLORADO SPRINGS, CO 80903  
(719) 447-1777

**CONDITIONS OF APPROVAL**

1. PROVIDE MONITORING WELL DETAILS
2. AN ACCESS PERMIT WITH CONDITIONS WILL BE ISSUED FOR THE PROPOSED ACCESS FROM WOODMEN ROAD.
3. THE TIMING OF REPLACEMENT OF SPEED LIMIT SIGNAGE ON MERIDIAN ROAD SHALL BE COORDINATED WITH THE COUNTY ENGINEER.
4. CUT SHEETS/MATERIAL SPECIFICATIONS SHALL BE PROVIDED TO PCD ENGINEERING FOR APPROVAL PRIOR TO ORDERING TRAFFIC SIGNS, POLES AND SIGNAL EQUIPMENT.



**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. 207116129, EL PASO COUNTY, COLORADO RECORDS.

**FLOODPLAIN STATEMENT**

THE EFFECTIVE FLOODPLAIN ZONE A LIMITS ARE DEFINED ON THE FIRM FOR EL PASO COUNTY, COLORADO AND UNINCORPORATED AREAS, MAP NUMBER 08041C0553G, EFFECTIVE DATE DECEMBER 7, 2018.

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: SUMMER 2019-SUMMER 2020

**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)

**SHEET INDEX**

<b>COVER &amp; NOTES</b>	<b>LANDSCAPE PLANS</b>
1 C1.10 COVER SHEET	22 LP-01 LANDSCAPE PLAN
2 C1.11 NOTES	23 LP-02 LANDSCAPE PLAN
3 C1.12 STANDARD DETAILS	24 LP-03 LANDSCAPE PLAN
4 C1.13 STANDARD DETAILS	25 LP-04 LANDSCAPE PLAN
5 C1.14 DEMOLITION/UTILITY RELOCATION PLAN	26 E1.1 ROUNDABOUT LANDSCAPE ELEVATIONS
6 C1.15 PROPOSED UTILITY PLAN	
7 C1.16 SURVEY CONTROL	
	<b>OFFSITE WIDENING PLANS</b>
<b>GRADING &amp; EROSION CONTROL*</b>	27 C5.10 MERIDIAN ROAD TURN LANE EXTENSION
8 C2.10 FINAL GRADING & EROSION CONTROL PLANS	28 C5.11 MERIDIAN ROAD PLAN & PROFILE
9 C2.11 FINAL GRADING & EROSION CONTROL PLANS	29 C5.12 MERIDIAN ROAD PLAN & PROFILE
10 C2.12 GRADING & EROSION CONTROL DETAILS	30 C5.13 MERIDIAN ROAD PLAN & PROFILE
	31 C5.14 MERIDIAN ROAD MEDIAN PLAN & PROFILE
<b>FALCON MARKET PLACE ROADWAY PLANS</b>	32 C5.15 MERIDIAN ROAD SIGNAGE & STRIPING
11 C3.10 FALCON MARKET PLACE PLAN & PROFILE	33 C5.16 MERIDIAN/EASTONVILLE SIGNAGE & STRIPING
12 C3.11 FALCON MARKET PLACE PLAN & PROFILE	34 C5.17 EASTONVILLE ROAD TURN LANE EXTENSION
13 C3.12 FALCON MARKET PLACE PLAN & PROFILE	35 C5.18 GUARDRAIL PLANS
14 C3.13 SITE CONCRETE PLAN	36 C5.19 GUARDRAIL DETAILS
15 C3.14 SIGNAGE & STRIPING	
	<b>EASTONVILLE TRAFFIC SIGNAL</b>
<b>FALCON MARKET PLACE ROUNDABOUT PLANS</b>	37 C6.10 SIGNAL PLAN
16 C4.10 SOUTHWEST ROUNDABOUT	38 C6.11 SIGNAL PLAN
17 C4.11 SOUTHWEST ROUNDABOUT	39 C6.12 SIGNAL PLAN
18 C4.12 SOUTHWEST ROUNDABOUT	
19 C4.13 NORTHEAST ROUNDABOUT	<b>STORM SEWER PLANS</b>
20 C4.14 SW ROUNDABOUT SIGNAGE & STRIPING	40 C7.10 STORM PLAN & PROFILE
21 C4.15 NE ROUNDABOUT SIGNAGE & STRIPING	41 C7.11 STORM PLAN & PROFILE
	42 C7.12 STORM PLAN & PROFILE
	43 C7.13 STORM PLAN & PROFILE
	44 C7.14 STORM PLAN & PROFILE
	45 C7.15 POND #2 PLAN & DETAILS
	46 C7.16 POND #2 DETAILS
	47 C7.17 POND #3 PLAN & DETAILS
	48 C7.18 STORM SEWER DETAILS

\* SEE GRADING AND EROSION CONTROL PLAN SET FOR INITIAL AND INTERIM PLANS C2.0, C2.1, C2.2 AND C2.3

**NOTE**

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

**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.

 9-23-2020  
TIM D. MCCONNELL DATE  
P.E.# 33797

**OWNER'S STATEMENT**

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

 9/23/2020  
JOSH CANAFAX 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. DATE  
COUNTY ENGINEER

\* SEE CONDITIONS OF APPROVAL TO THE LEFT and on sheet C6.10

**APPROVED**  
**Engineering Department**

10/20/2020 7:52:03 PM  
dsnjikamp

**EPC Planning & Community**  
**Development Department**

EL PASO COUNTY FILE # SF-19-001

PREPARED BY:



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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

**FALCON  
MARKETPLACE**

FALCON, COLORADO

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

DESIGNED BY: TDM  
DRAWN BY: 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 48

**STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS**

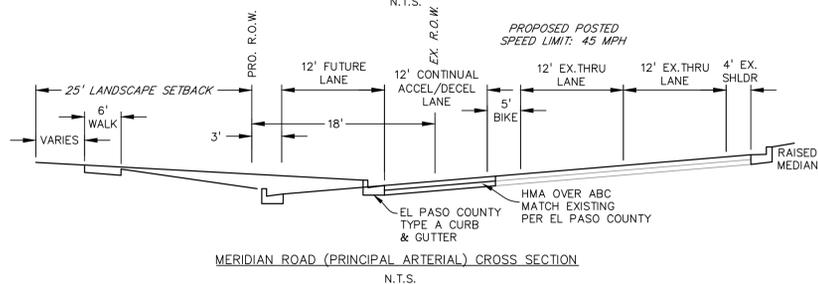
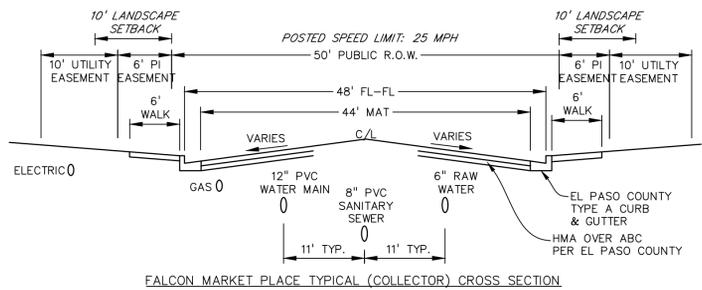
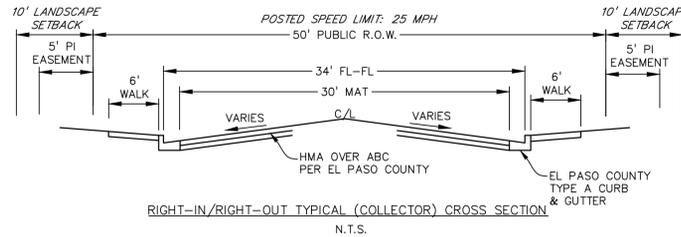
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING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

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

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

**STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS**

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SMWP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:  
a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)  
b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2  
c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION  
d. CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD. WATERTIGHT JOINTS SHALL BE PROVIDED ON THE SPECIFIED PIPES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



**SIGNAGE AND STRIPING NOTES**

- SIGNING AND STRIPING NOTES:
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
  - ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
  - ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
  - STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
  - ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
  - ALL STREET NAME SIGNS SHALL HAVE 'D' SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
  - ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
  - ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
  - ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
  - ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
  - ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
  - THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
  - THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

PREPARED BY:



CLIENT:

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

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

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20988-CD-NTS



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

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

**NOTES**

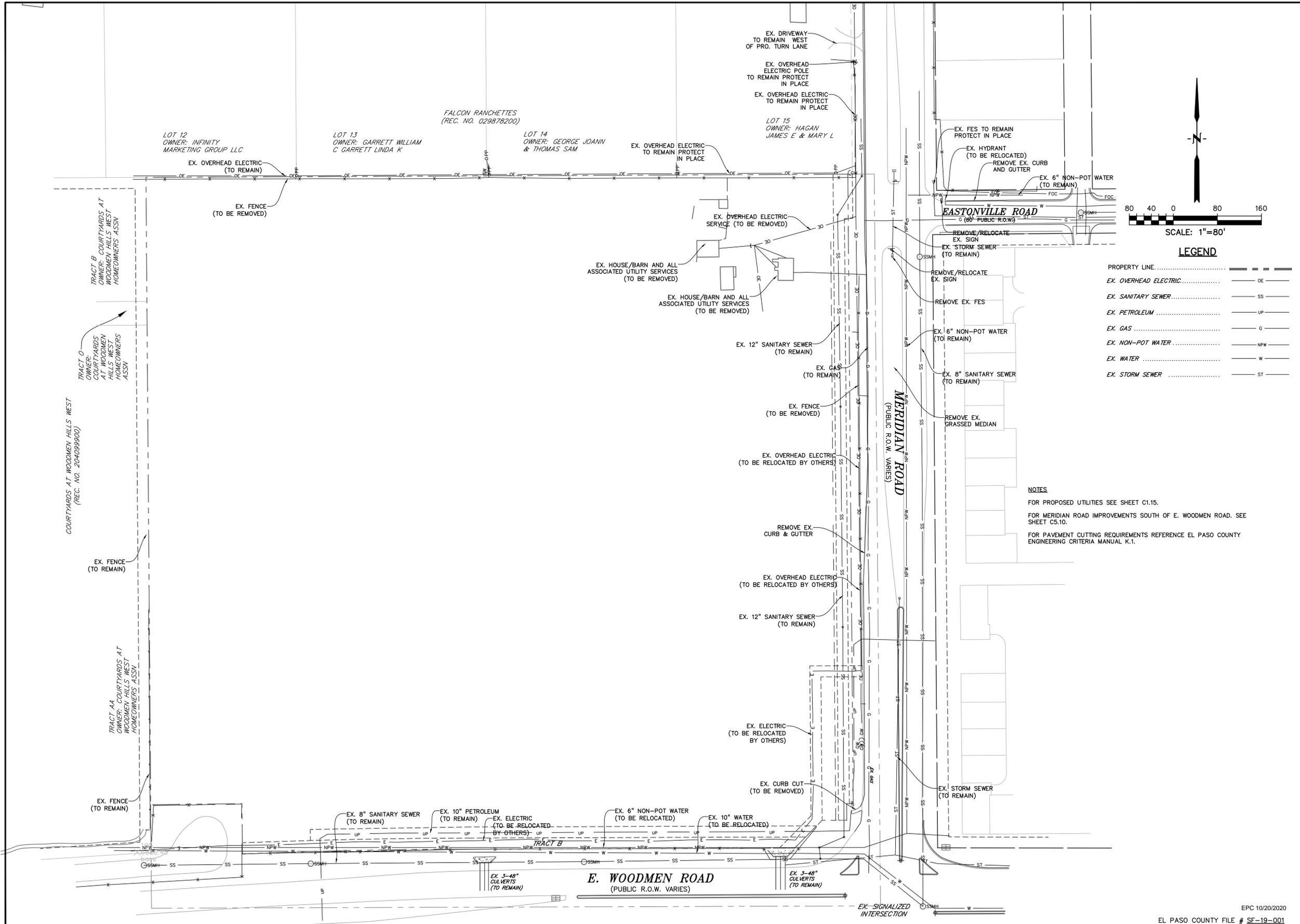
PROJECT NO. 20988-00CSV  
DRAWING NO.

**C1.11**

SHEET: 2 OF 48







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

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

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

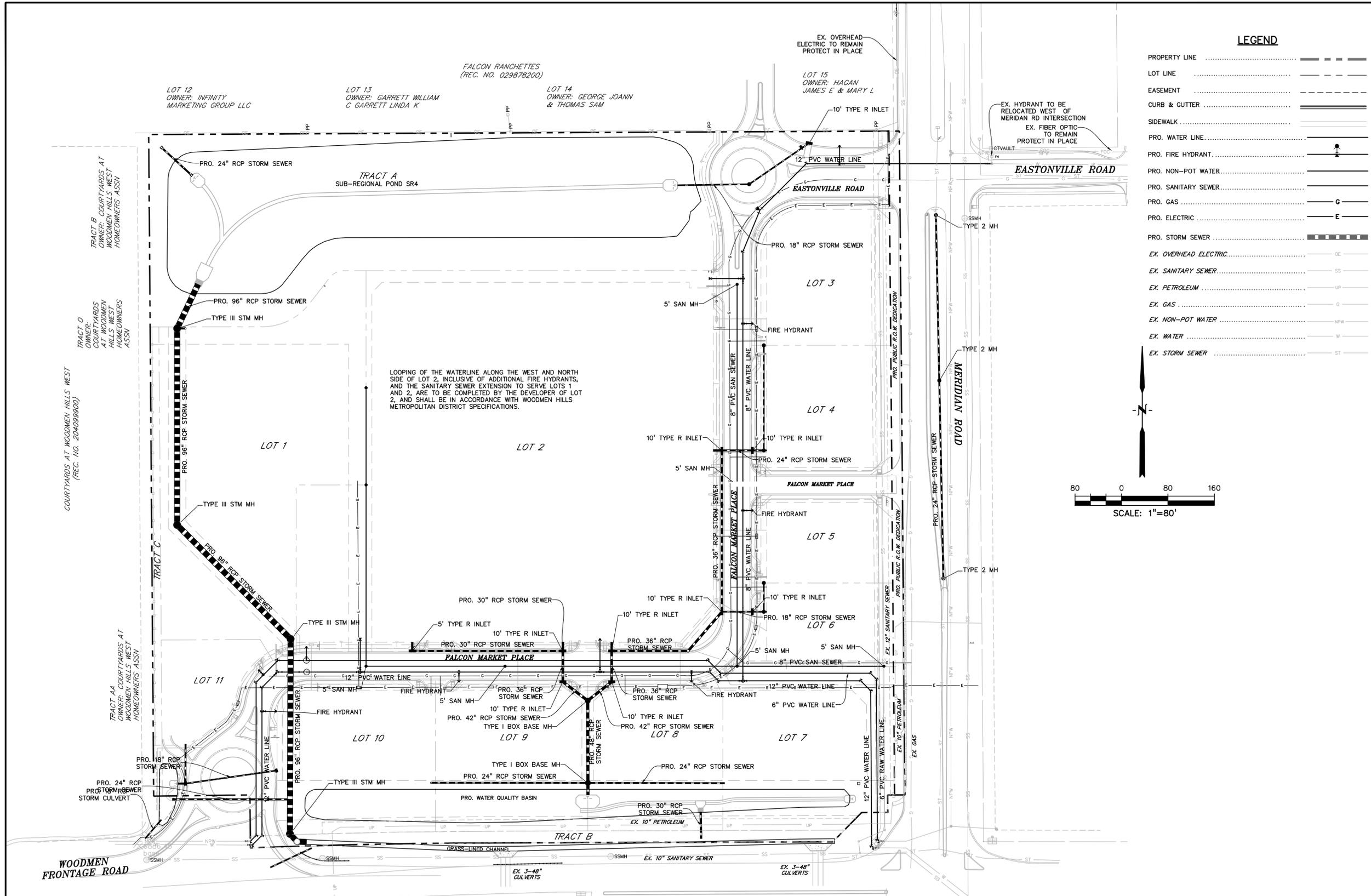
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

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

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1"=80'  
 VERTICAL: N/A

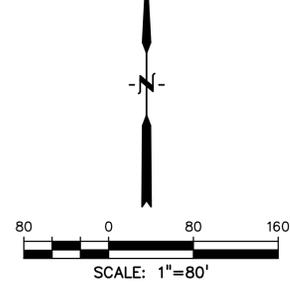
**DEMO & UTILITY RELOCATION PLAN**  
 PROJECT NO. 20988-00CSCV  
 DRAWING NO.

**C1.14**  
 SHEET: 5 OF 48



**LEGEND**

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



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

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

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

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

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

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

**PROPOSED UTILITY PLAN**  
 PROJECT NO. 20988-00CSV  
 DRAWING NO.

**C1.15**  
 SHEET: 6 OF 48

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

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

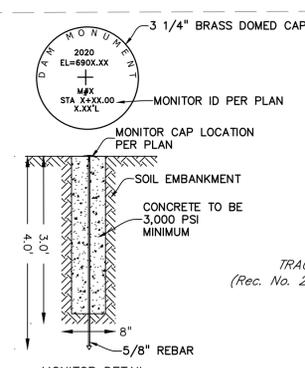
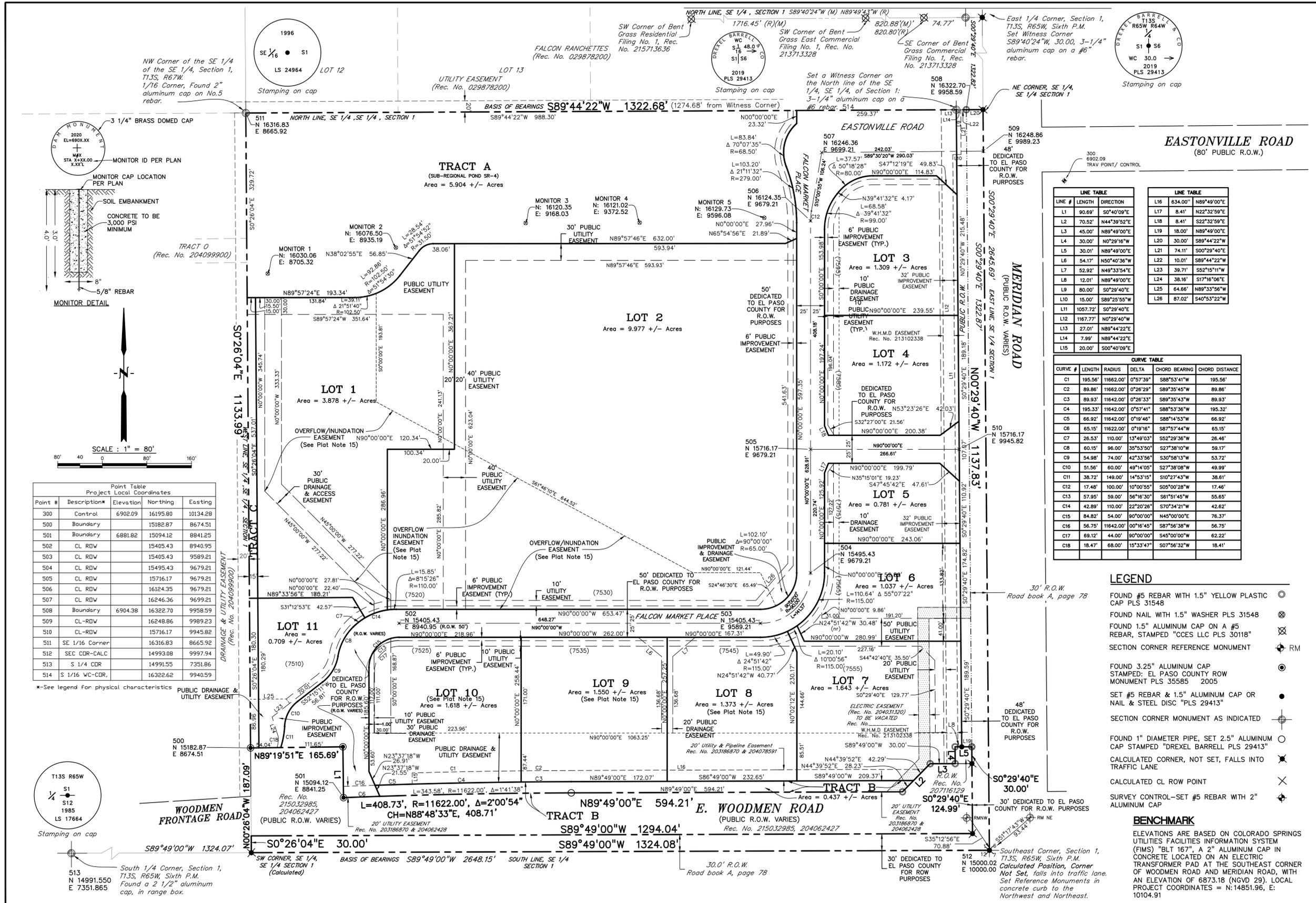
CONSTRUCTION DRAWINGS FOR  
**FALCON MARKETPLACE**  
 FALCON, COLORADO

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

DESIGNED BY: JCD  
 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

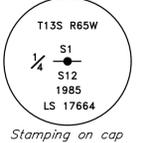
SURVEY CONTROL  
 PROJECT NO. 20988-00CSV  
 DRAWING NO.  
**C1.16**  
 SHEET: 7 OF 48



Point Table  
 Project Local Coordinates

Point #	Description	Elevation	Northing	Easting
300	Control	6902.09	16195.80	10134.28
500	Boundary	15182.87	8674.51	
501	Boundary	6881.82	15094.12	8841.25
502	CL RDW	15405.43	8940.95	
503	CL RDW	15405.43	9589.21	
504	CL RDW	15495.43	9679.21	
505	CL RDW	15716.17	9679.21	
506	CL RDW	16124.35	9679.21	
507	CL RDW	16246.36	9699.21	
508	Boundary	6904.38	16322.70	9958.59
509	CL-RDW	16248.86	9989.23	
510	CL-RDW	15716.17	9945.82	
511	SE 1/16 Corner	16316.83	8665.92	
512	SEC CDR-CALC	14993.08	9997.94	
513	S 1/4 CDR	14991.55	7351.86	
514	S 1/16 WC-CDR	16322.62	9940.59	

\*-See legend for physical characteristics



LINE #	LENGTH	DIRECTION
L1	80.69'	S0°40'09"E
L2	70.52'	N44°39'52"E
L3	45.00'	N89°49'00"E
L4	30.00'	N0°29'16"W
L5	30.01'	N89°49'00"E
L6	54.17'	N50°40'36"W
L7	52.92'	N49°33'54"E
L8	12.01'	N89°49'00"E
L9	80.00'	S0°29'40"E
L10	15.00'	S89°25'55"W
L11	1057.72'	S0°29'40"E
L12	1167.77'	N0°29'40"W
L13	7.99'	N89°44'22"E
L14	7.99'	N89°44'22"E
L15	20.00'	S00°40'09"E

LINE TABLE	LINE TABLE	
L16	534.00'	N89°49'00"E
L17	8.41'	N22°32'59"E
L18	8.41'	S22°32'59"E
L19	18.00'	N89°49'00"E
L20	30.00'	S89°44'22"W
L21	74.11'	S00°29'40"E
L22	10.01'	S89°44'22"W
L23	39.71'	S22°15'11"W
L24	38.16'	S17°16'08"E
L25	64.66'	N89°33'56"W
L26	67.02'	S40°53'22"W

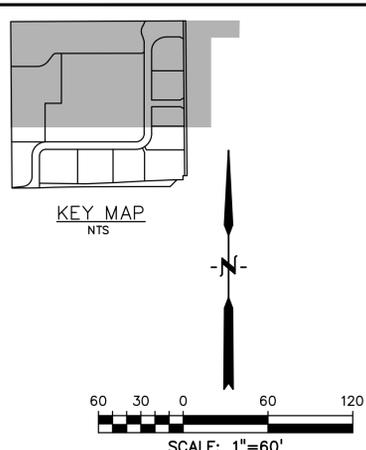
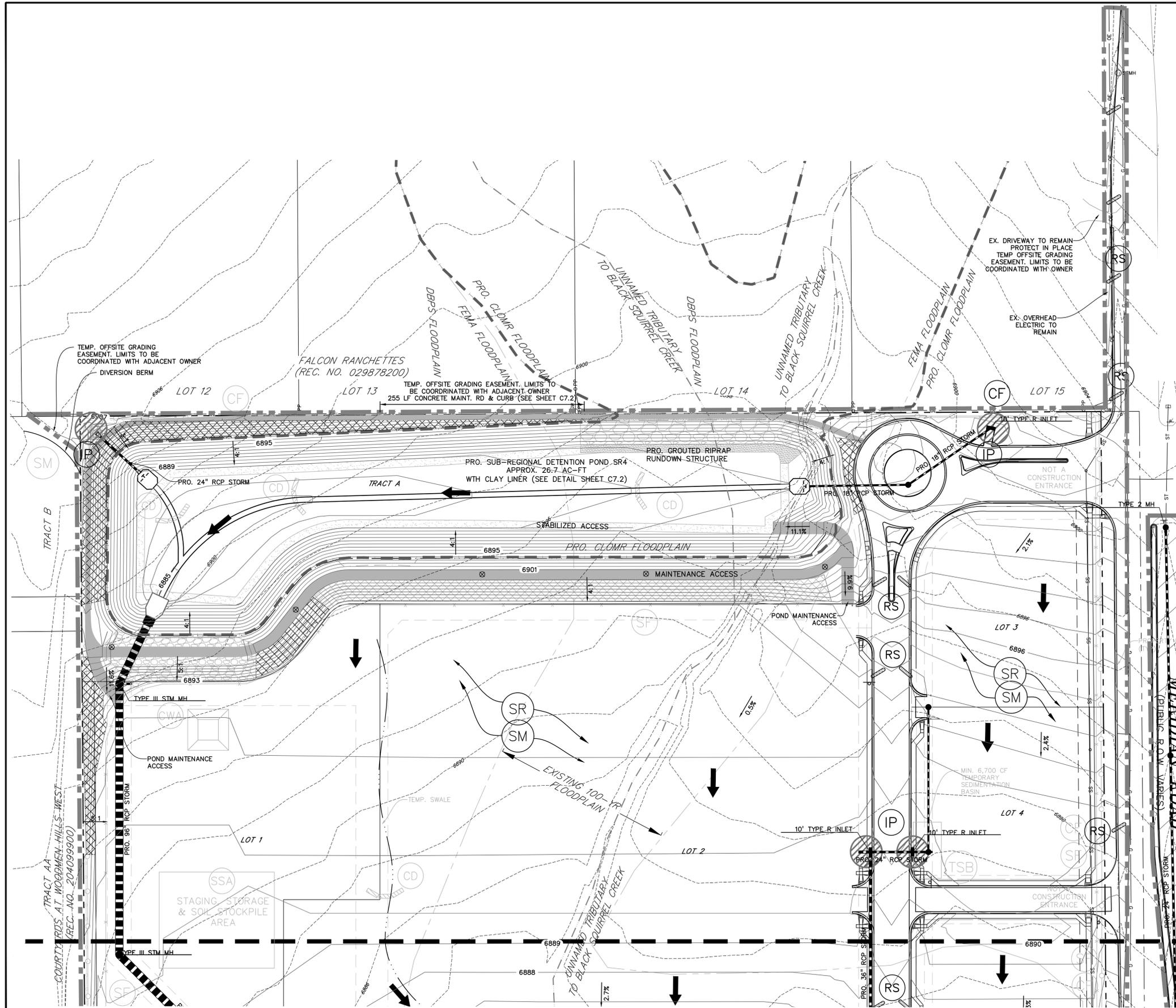
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	195.56'	11662.00'	0°57'39"	S88°53'41"W	195.56'
C2	89.86'	11662.00'	0°26'29"	S89°35'45"W	89.86'
C3	89.93'	11642.00'	0°26'33"	S89°35'43"W	89.93'
C4	195.33'	11642.00'	0°57'41"	S88°53'36"W	195.32'
C5	66.92'	11642.00'	0°19'46"	S88°14'53"W	66.92'
C6	65.15'	11622.00'	0°19'16"	S87°57'44"W	65.15'
C7	26.53'	1100.00'	13°49'03"	S52°29'36"W	26.46'
C8	60.15'	96.00'	35°53'50"	S27°38'10"W	59.17'
C9	54.98'	74.00'	42°33'56"	S30°58'13"W	53.72'
C10	51.56'	60.00'	49°14'05"	S27°38'08"W	49.99'
C11	38.72'	148.00'	14°53'15"	S10°27'43"W	38.61'
C12	17.48'	100.00'	10°00'55"	S05°00'28"W	17.46'
C13	57.95'	59.00'	56°16'30"	S81°51'45"W	55.65'
C14	42.89'	110.00'	22°20'26"	S70°34'21"W	42.62'
C15	84.82'	54.00'	90°00'00"	N45°00'00"E	76.37'
C16	56.75'	11642.00'	0°16'45"	S87°56'38"W	56.75'
C17	69.12'	44.00'	90°00'00"	S45°00'00"E	62.22'
C18	18.47'	68.00'	15°33'47"	S07°56'32"W	18.41'

**LEGEND**

- FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP PLS 31548
- FOUND NAIL WITH 1.5" WASHER PLS 31548
- FOUND 1.5" ALUMINUM CAP ON A #5 REBAR, STAMPED "CCES LLC PLS 30118"
- SECTION CORNER REFERENCE MONUMENT
- FOUND 3.25" ALUMINUM CAP STAMPED: EL PASO COUNTY ROW MONUMENT PLS 35585 2005
- SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 29413"
- SECTION CORNER MONUMENT AS INDICATED
- FOUND 1" DIAMETER PIPE, SET 2.5" ALUMINUM CAP STAMPED "DREXEL BARRELL PLS 29413"
- CALCULATED CORNER, NOT SET, FALLS INTO TRAFFIC LANE
- CALCULATED CL ROW POINT
- SURVEY CONTROL-SET #5 REBAR WITH 2" ALUMINUM CAP

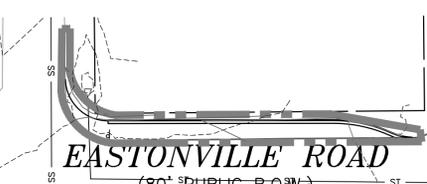
**BENCHMARK**

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). LOCAL PROJECT COORDINATES = N:14851.96, E: 10104.91



**NOTES:**

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



**LEGEND**

- PROPERTY LINE
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR 6245
- EX. INTERMEDIATE CONTOUR
- EX. INDEX CONTOUR 6245
- CUT FILL DELINEATION
- LIMITS OF DISTURBANCE/CONSTRUCTION
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. PETROLEUM
- EX. GAS
- EX. RAW WATER
- EX. WATER
- EX. STORM SEWER
- EMBANKMENT MONITOR
- DIRECTION OF FLOW
- SILT FENCE SEE DETAIL 3/C4.2
- CONSTRUCTION FENCE
- VEHICLE TRACKING CONTROL SEE DETAIL 5/C4.2
- EROSION CONTROL BLANKET (FOR AREAS WITH SLOPE > 3:1)
- STRAW BALE CHECK DAM
- CONCRETE WASHOUT AREA
- SURFACE ROUGHENING
- TEMPORARY SEEDING & MULCHING
- STABILIZED STAGING AREA
- TEMPORARY SEDIMENT BASIN
- ROCK SOCKS

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

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

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

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

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

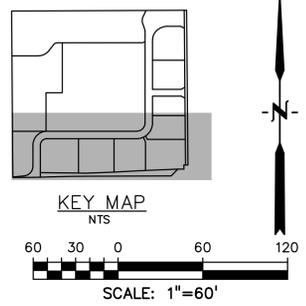
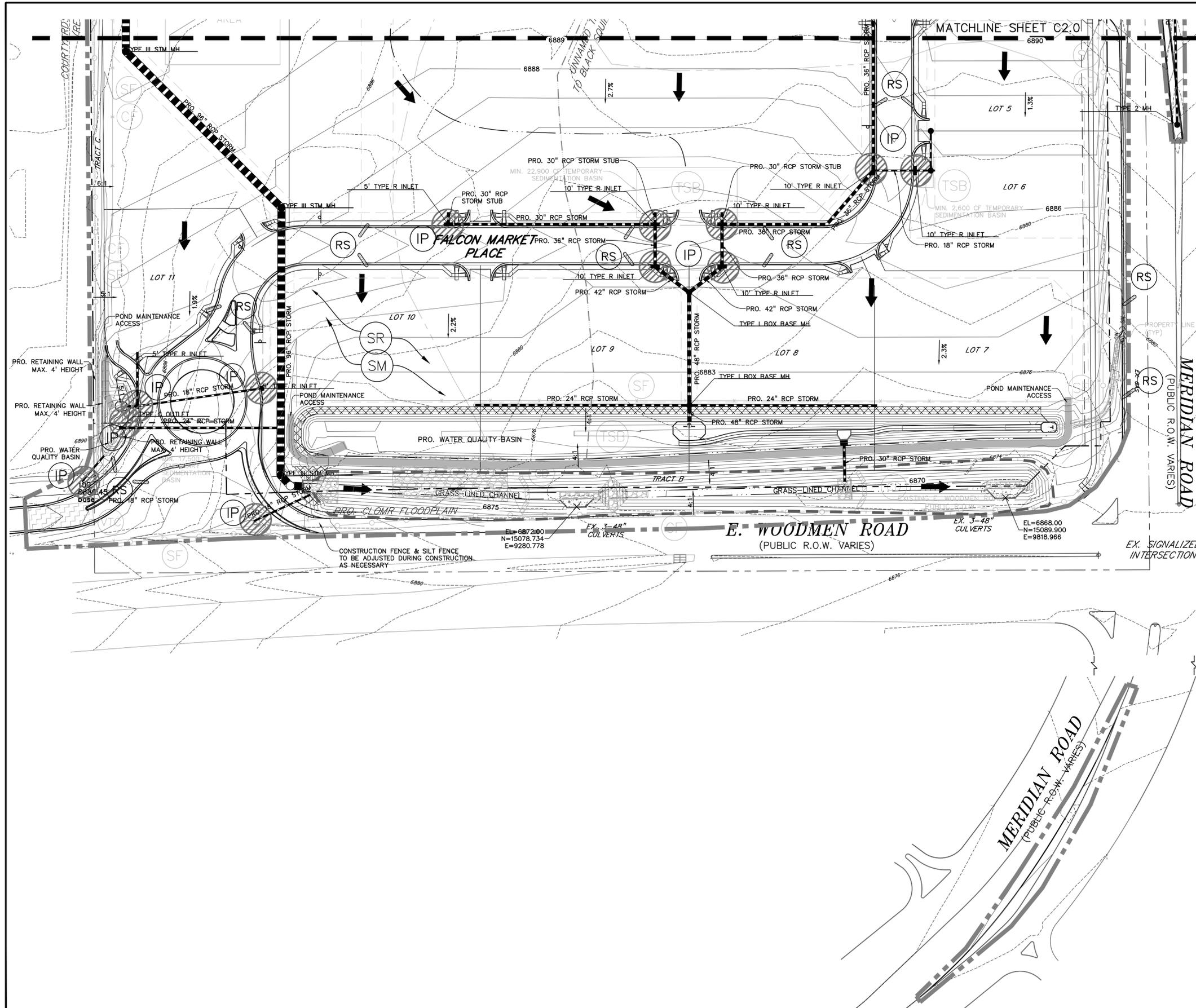
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

**INTERIM/FINAL GRADING & EROSION CONTROL PLAN**

PROJECT NO. 20988-00CSCV  
 DRAWING NO.

**C2.10**  
 SHEET: 8 OF 48



**LEGEND**

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

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

**NOTES:**

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

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

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

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

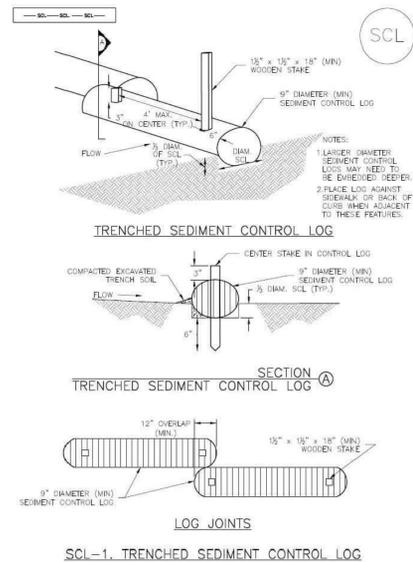
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

**INTERIM/FINAL GRADING & EROSION CONTROL PLAN**  
 PROJECT NO. 20988-00CSCV  
 DRAWING NO.

**C2.11**  
 SHEET: 9 OF 48

**Sediment Control Log (SCL) SC-2**

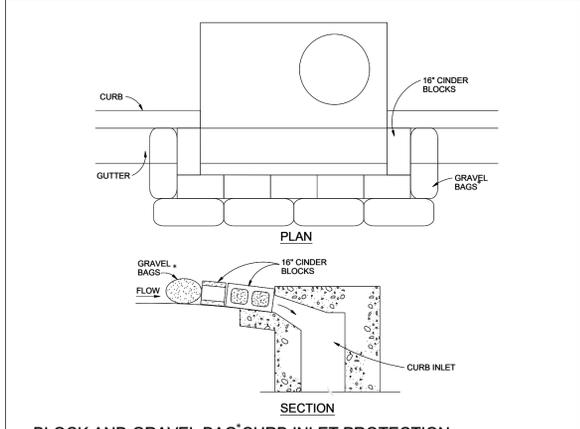


November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

Table VT-1

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

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



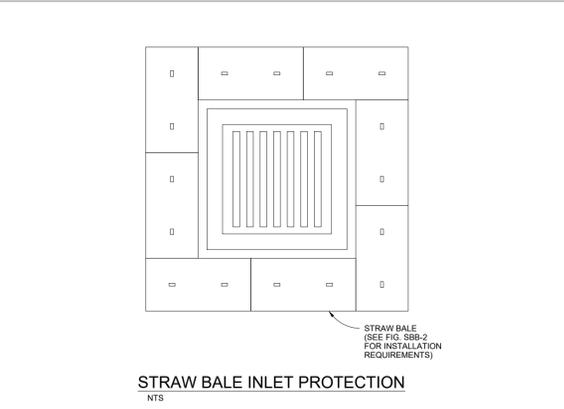
**BLOCK AND GRAVEL BAG CURB INLET PROTECTION**

**BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES**

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

\* AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

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

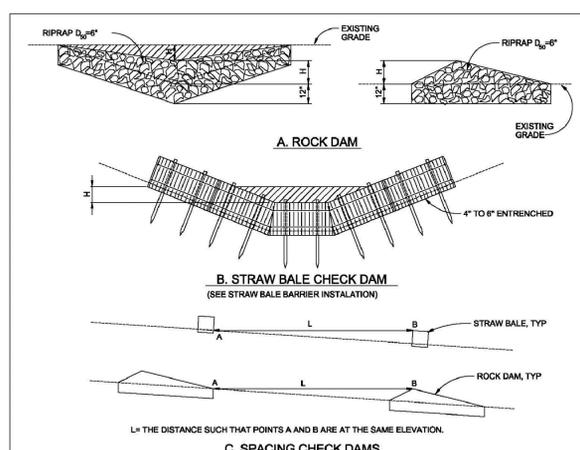


**STRAW BALE INLET PROTECTION**

**STRAW BALE INLET PROTECTION NOTES**

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

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



**CHECK DAM NOTES**

- INSTALLATION REQUIREMENTS**
- STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
  - THE 1/2" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.
- MAINTENANCE REQUIREMENTS**
- REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
  - REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
  - ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
  - CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
  - 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:  
**LG HI FALCON, LLC**  
 3953 MAPLE AVE., #290  
 DALLAS, TEXAS 75219  
 (214) 416-9820

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

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

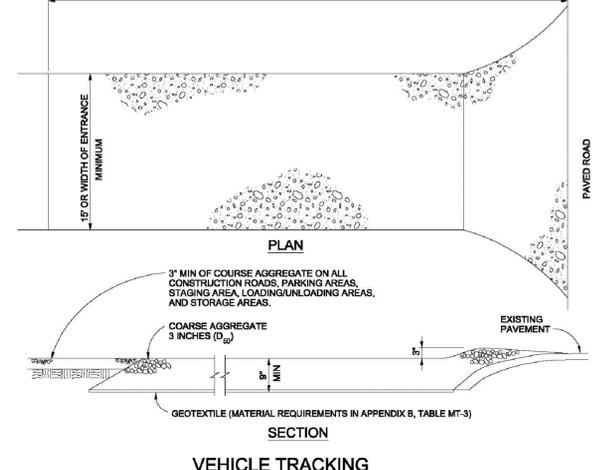
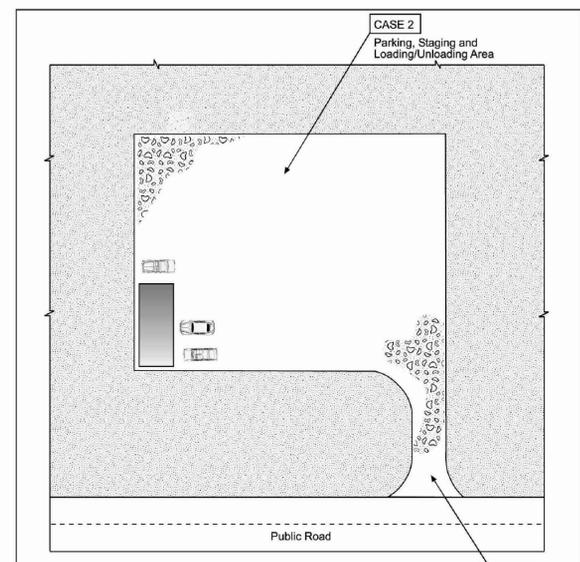
DESIGNED BY: TDM  
 DRAWN BY: KGV  
 CHECKED BY: TDM  
 FILE NAME:  
  
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

**EROSION CONTROL DETAILS**

PROJECT NO. 20988-00CSCV  
 DRAWING NO.

**C2.12**  
 SHEET: 10 OF 48



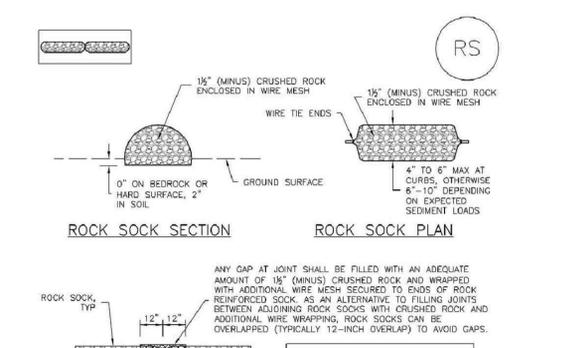
**VEHICLE TRACKING**

**VEHICLE TRACKING NOTES**

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

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

**SC-5 Rock Sock (RS)**



**ROCK SOCK (RS)**

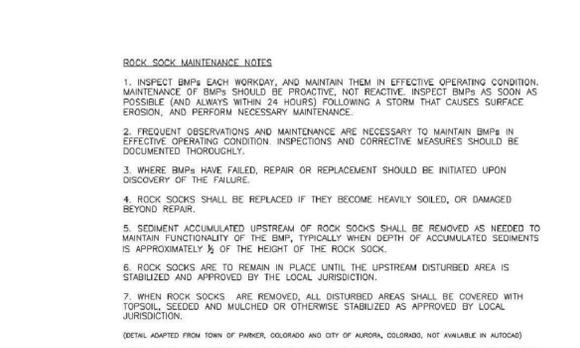
**ROCK SOCK MAINTENANCE NOTES**

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

**ROCK SOCK PERIMETER CONTROL**

City of Colorado Springs Stormwater Quality Figure RS-1 Rock Sock Perimeter Control Construction Detail and Maintenance Requirements 3-25

**SC-5 Rock Sock (RS)**



**ROCK SOCK (RS)**

**ROCK SOCK MAINTENANCE NOTES**

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

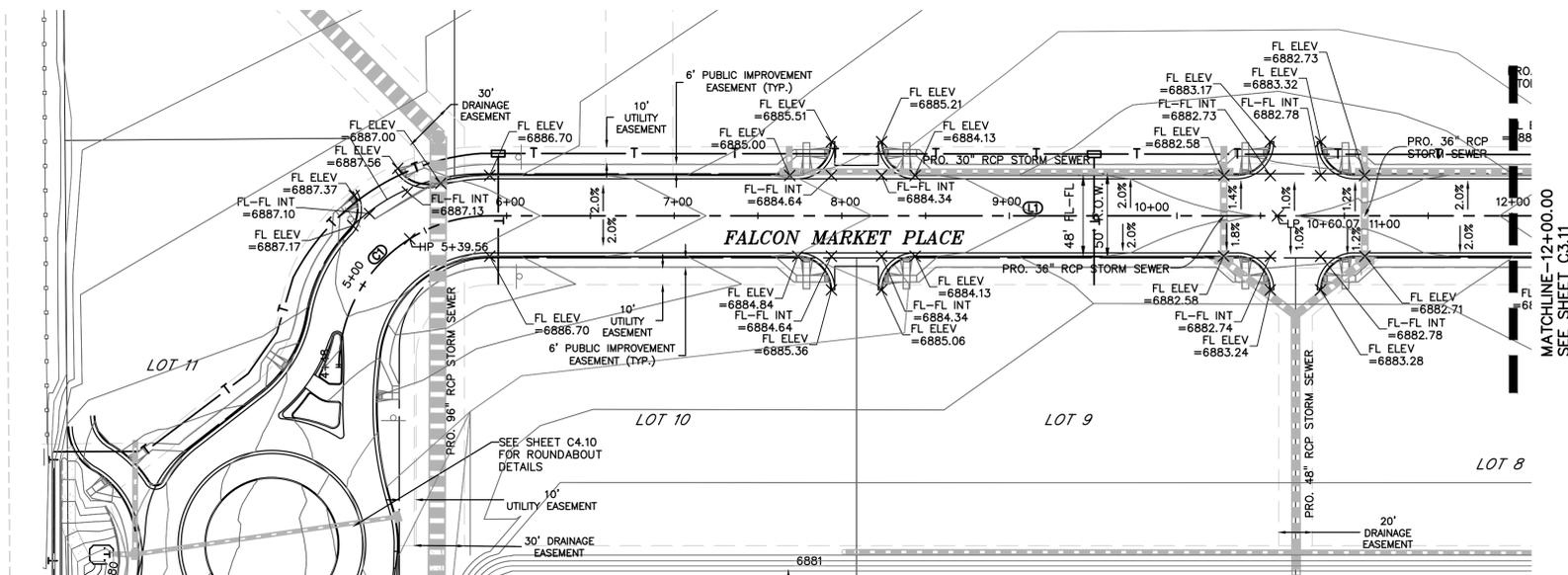
**ROCK SOCK PERIMETER CONTROL**

City of Colorado Springs Stormwater Quality Figure RS-1 Rock Sock Perimeter Control Construction Detail and Maintenance Requirements 3-25

DENM151922.CS.CB#(VT-1)-99 3-53

RS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 EPC 10/20/2020 RS-3



**LEGEND**

PROPERTY LINE . . . . .

LOT LINE . . . . .

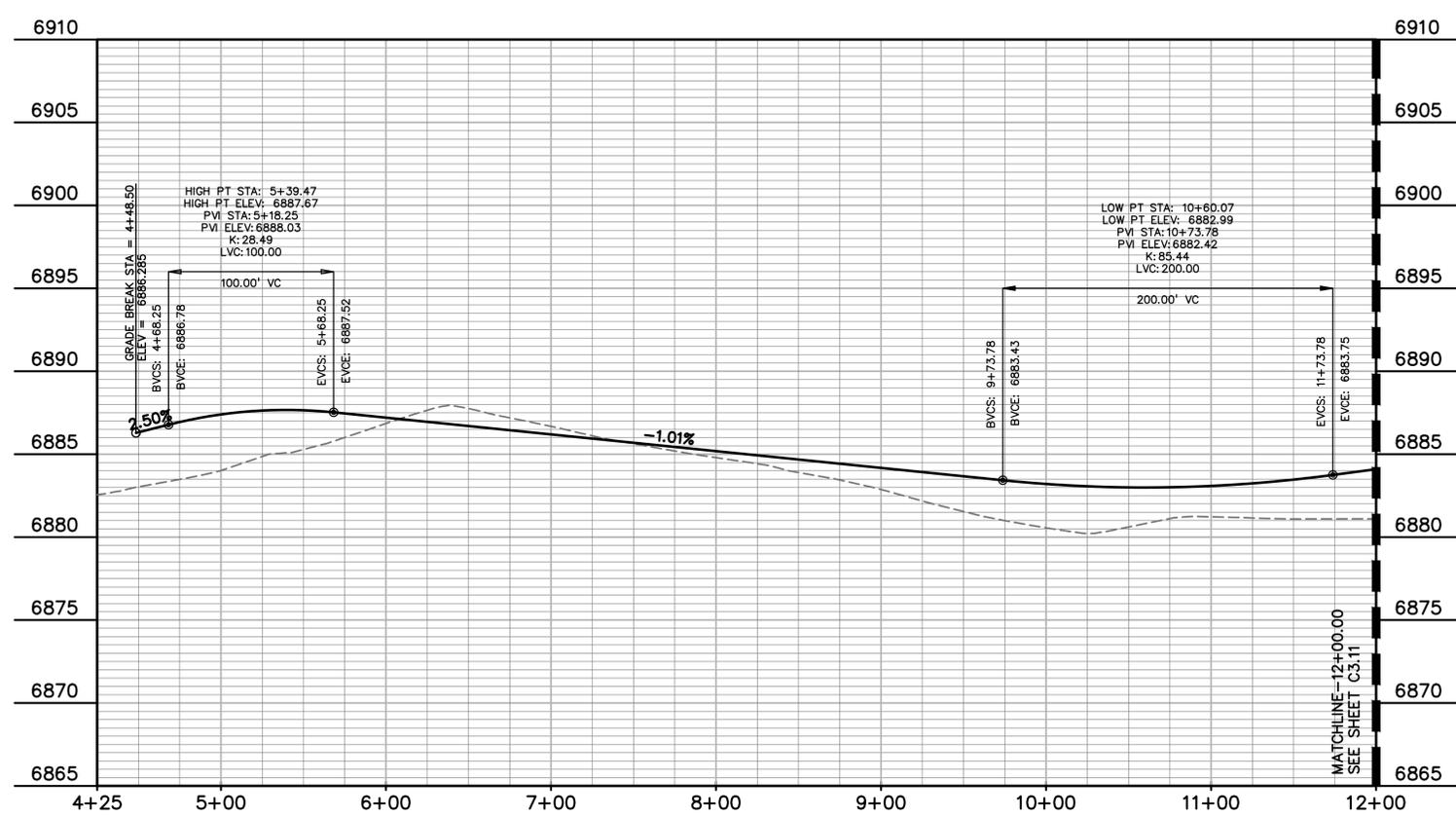
EASEMENT . . . . .

CURB & GUTTER . . . . .

SIDEWALK . . . . .

SCALE: 1"=50'

KEY MAP NTS



**CL LINE TABLE**

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

**CL CURVE TABLE**

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

PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

**FALCON MARKETPLACE**  
FALCON, COLORADO

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

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

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

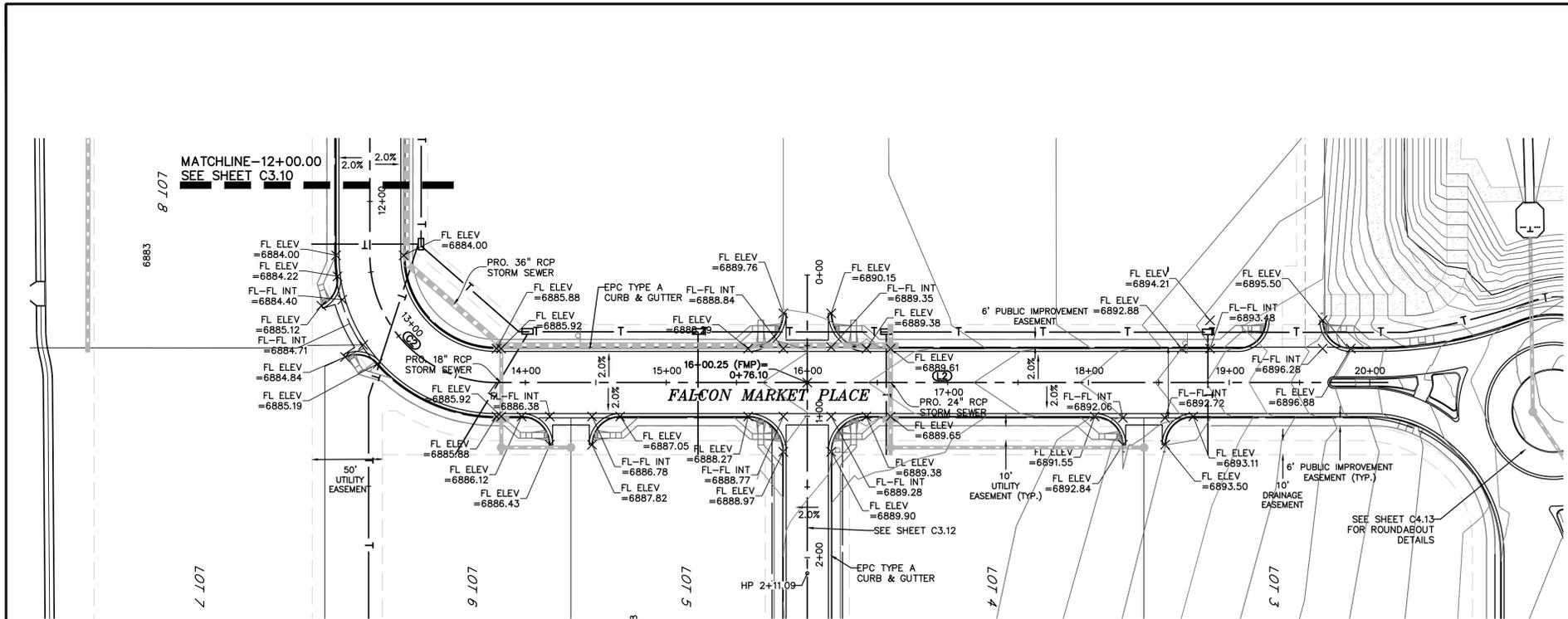
DRAWING SCALE:  
HORIZONTAL: 1"=50'  
VERTICAL: N/A

**FALCON MARKETPLACE**  
PLAN & PROFILE

PROJECT NO. 20988-00CSCV  
DRAWING NO.

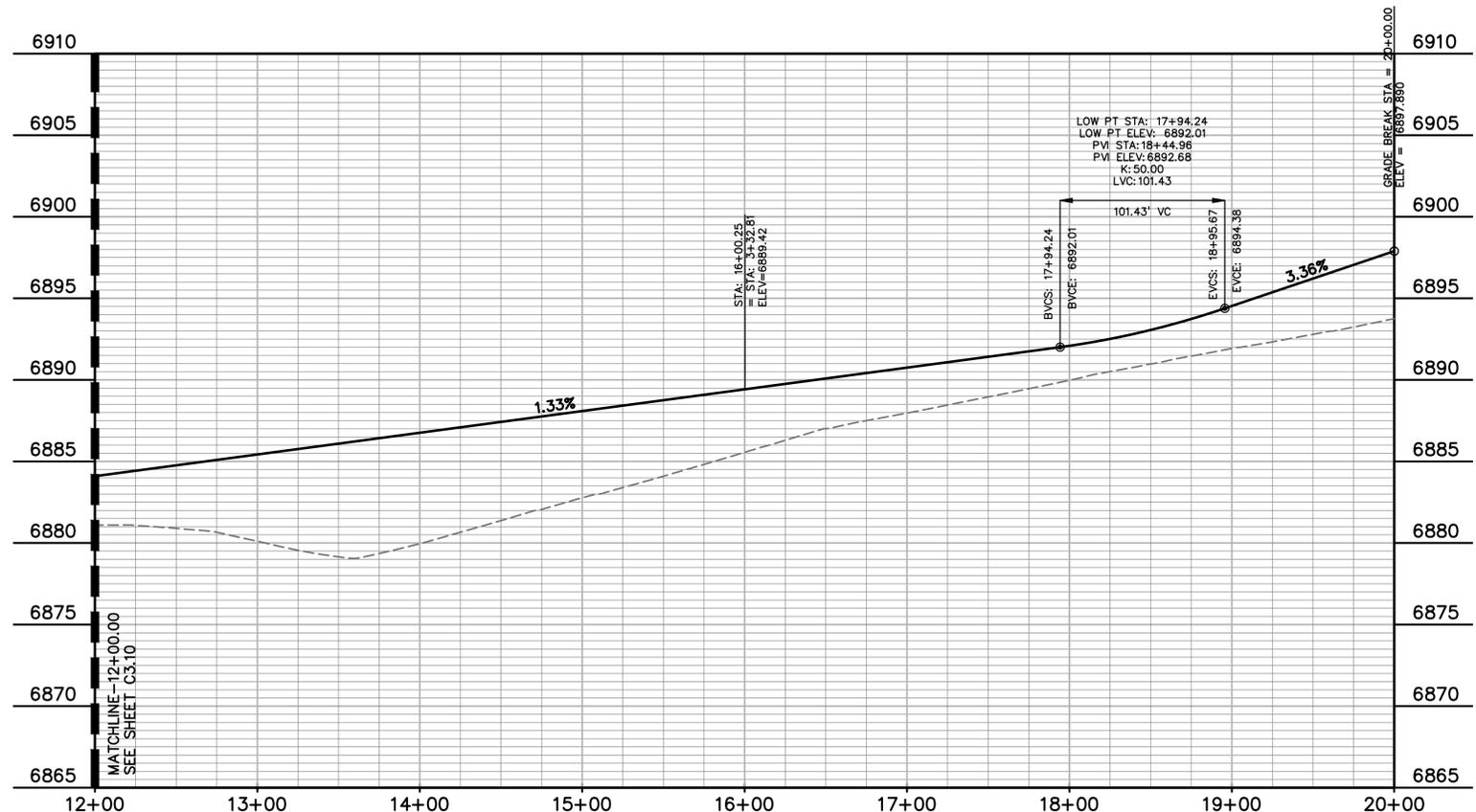
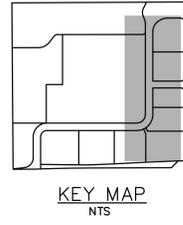
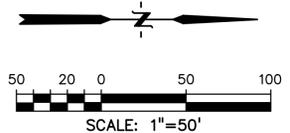
**C3.10**

SHEET: 11 OF 48



**LEGEND**

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



**CL LINE TABLE**

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

**CL CURVE TABLE**

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

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

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

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

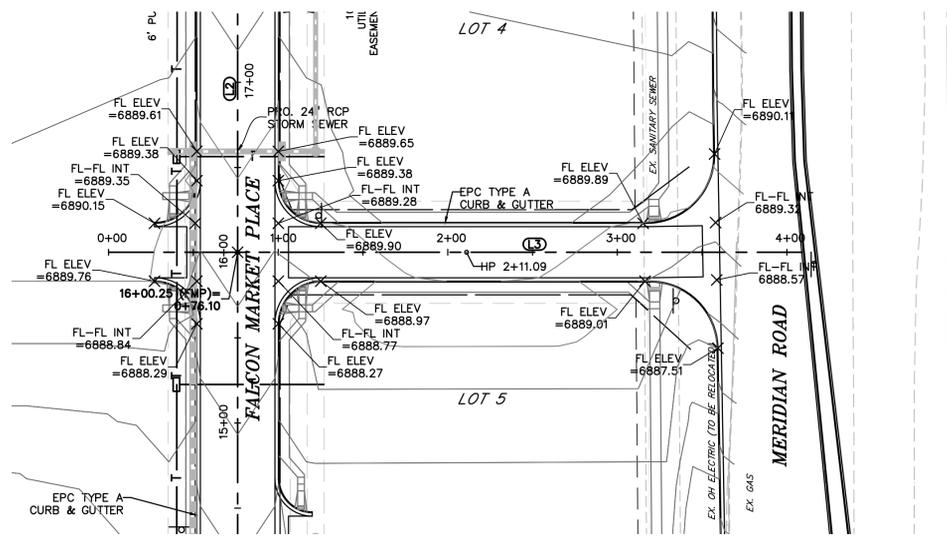
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: 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

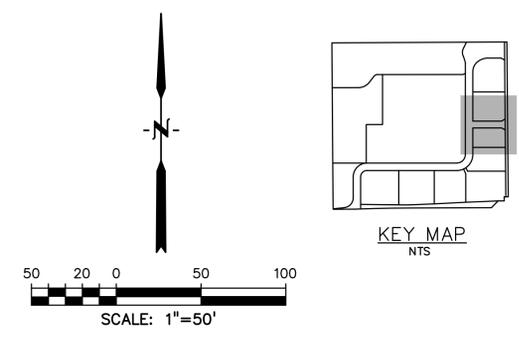
**FALCON MARKETPLACE PLAN & PROFILE**  
 PROJECT NO. 20988-00CSCV  
 DRAWING NO.

**C3.11**  
 SHEET: 12 OF 48



**LEGEND**

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

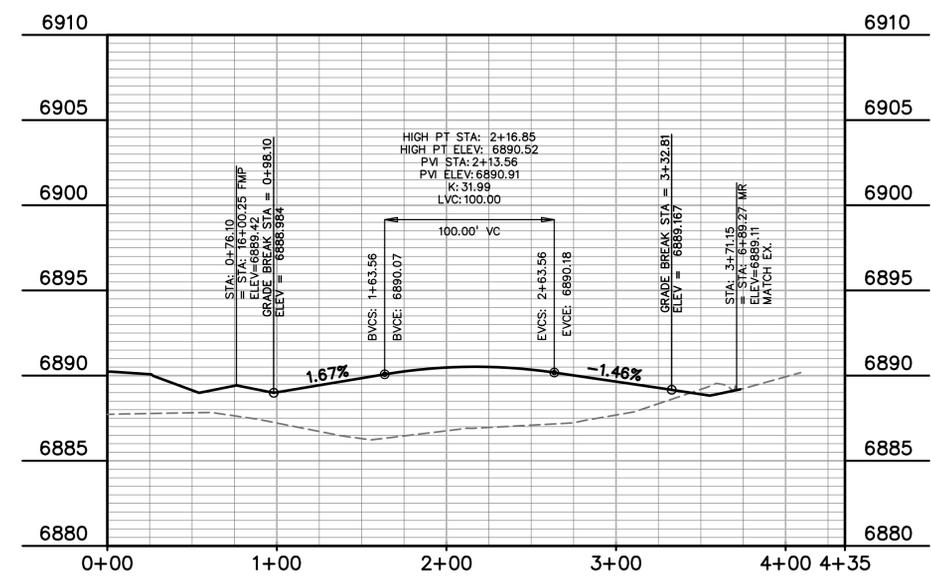


**CL LINE TABLE**

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

**CL CURVE TABLE**

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



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

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

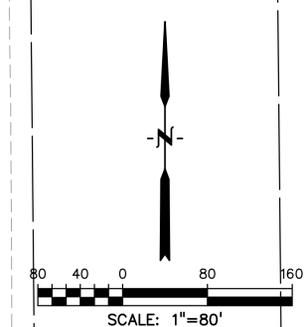
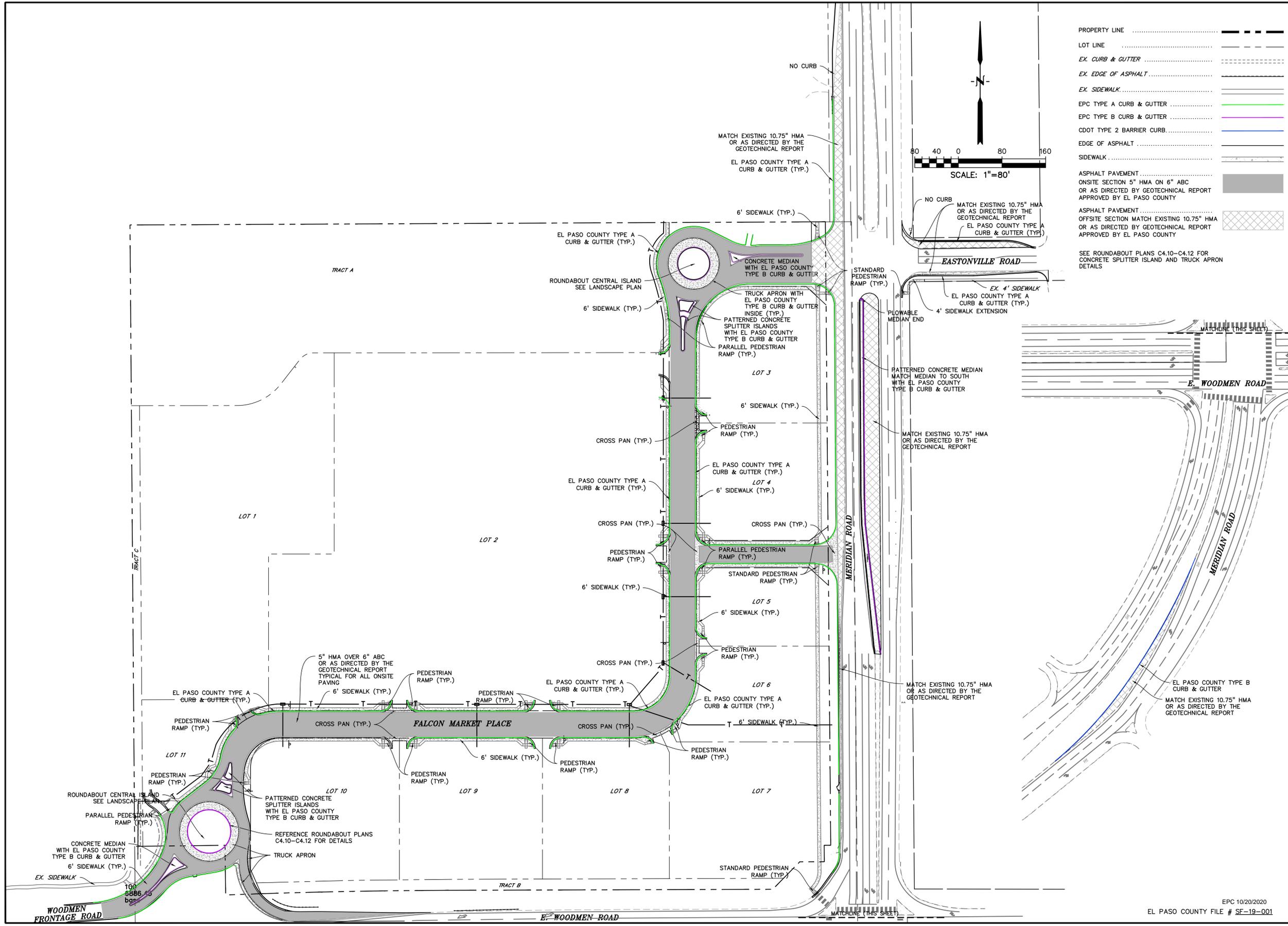
CONSTRUCTION DRAWINGS FOR  
**FALCON MARKETPLACE**  
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	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**



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 GEOTECHNICAL REPORT APPROVED BY EL PASO COUNTY	-----
ASPHALT PAVEMENT OFFSITE SECTION MATCH EXISTING 10.75" HMA OR AS DIRECTED BY GEOTECHNICAL REPORT APPROVED BY EL PASO COUNTY	-----

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

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

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

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

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

DESIGNED BY: 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

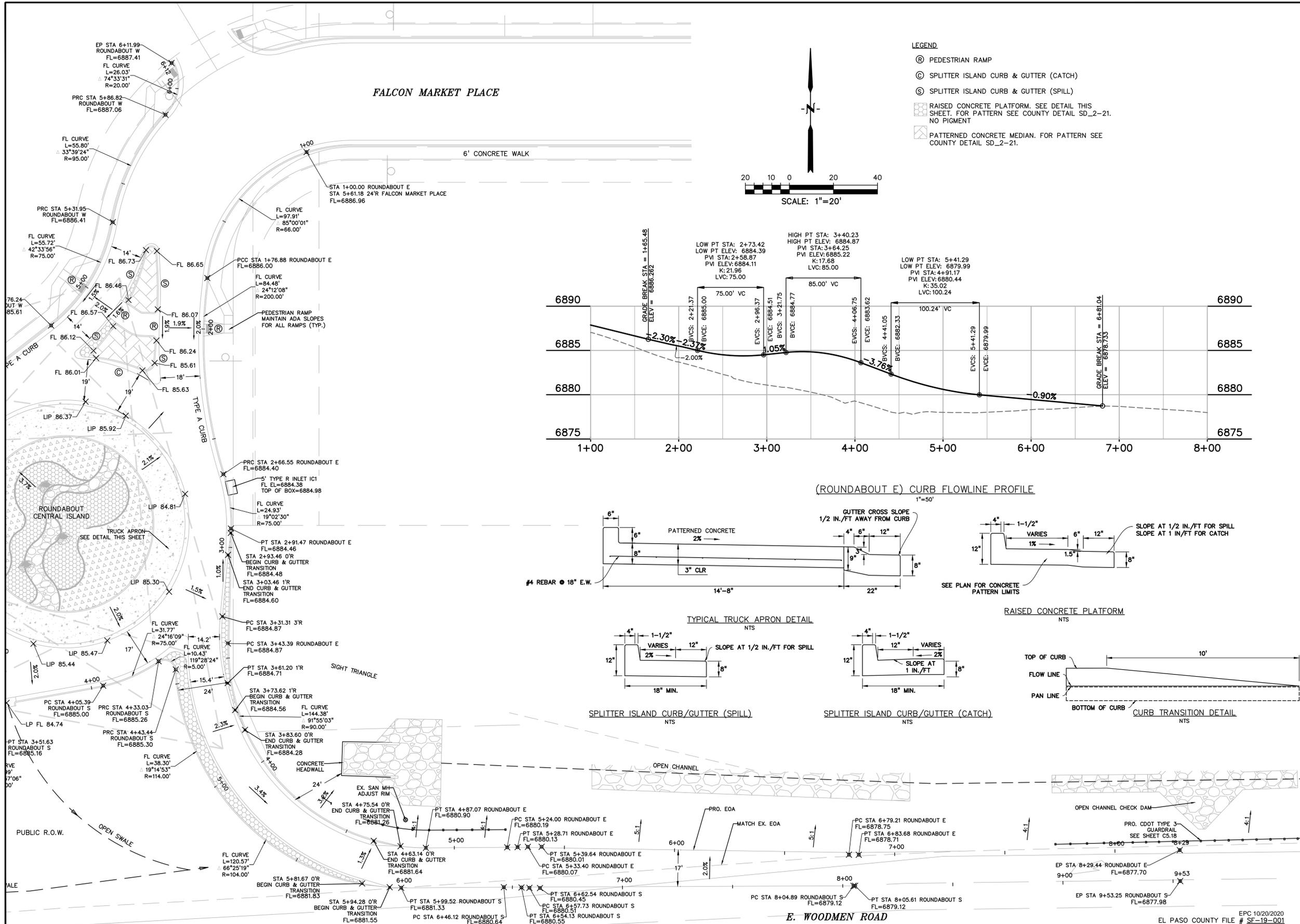
**SITE PAVING & CONCRETE PLAN**

PROJECT NO. 20988-00CSCV  
 DRAWING NO.

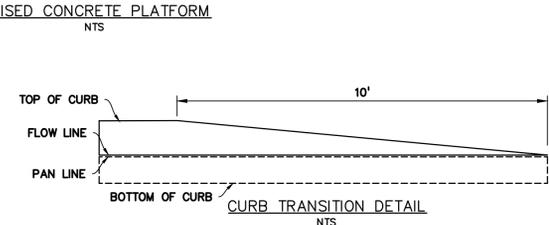
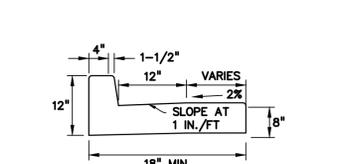
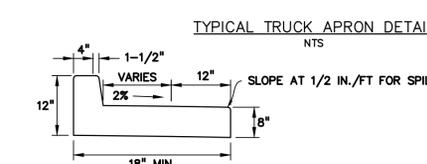
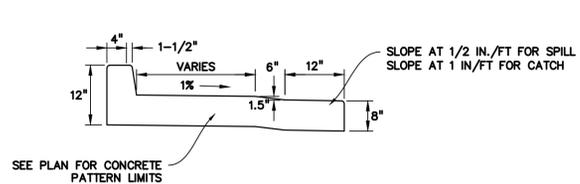
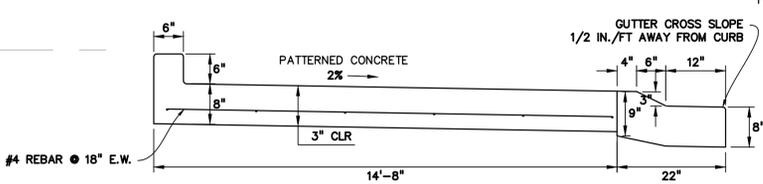
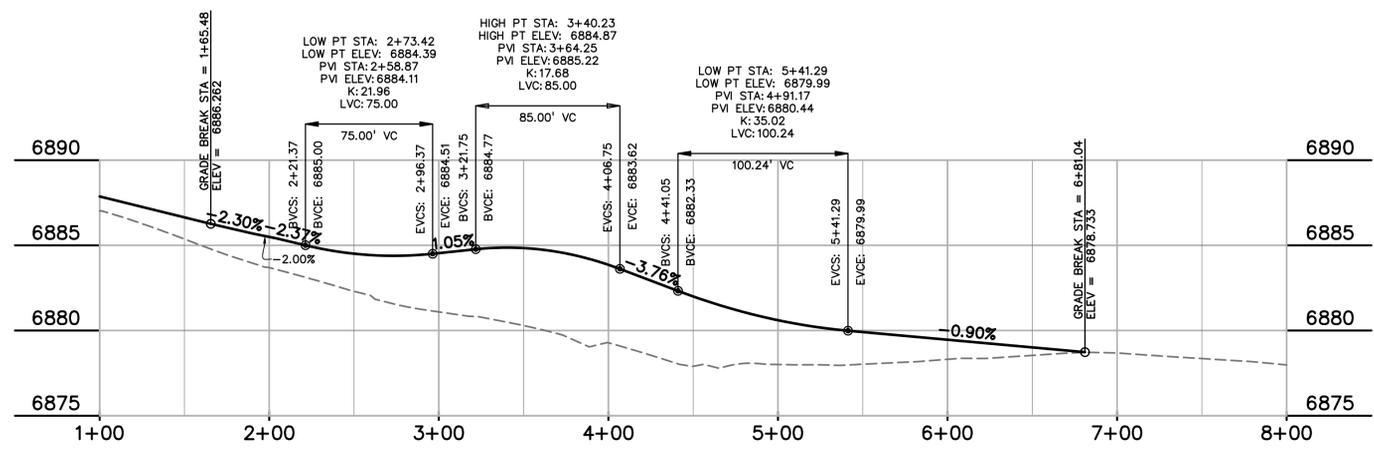
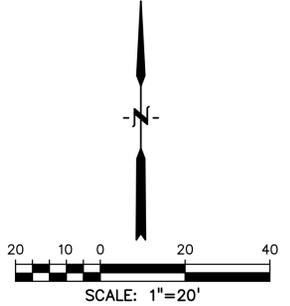
**C3.13**

SHEET: 14 OF 48





- LEGEND**
- Ⓜ PEDESTRIAN RAMP
  - Ⓞ SPLITTER ISLAND CURB & GUTTER (CATCH)
  - Ⓟ SPLITTER ISLAND CURB & GUTTER (SPILL)
  - ▨ RAISED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD\_2-21. NO PIGMENT
  - ▩ PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD\_2-21.



PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

**FALCON MARKETPLACE**

FALCON, COLORADO

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

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

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

**SOUTH ROUNDABOUT PROFILES**

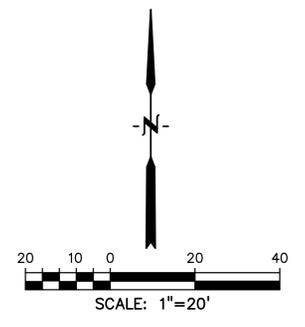
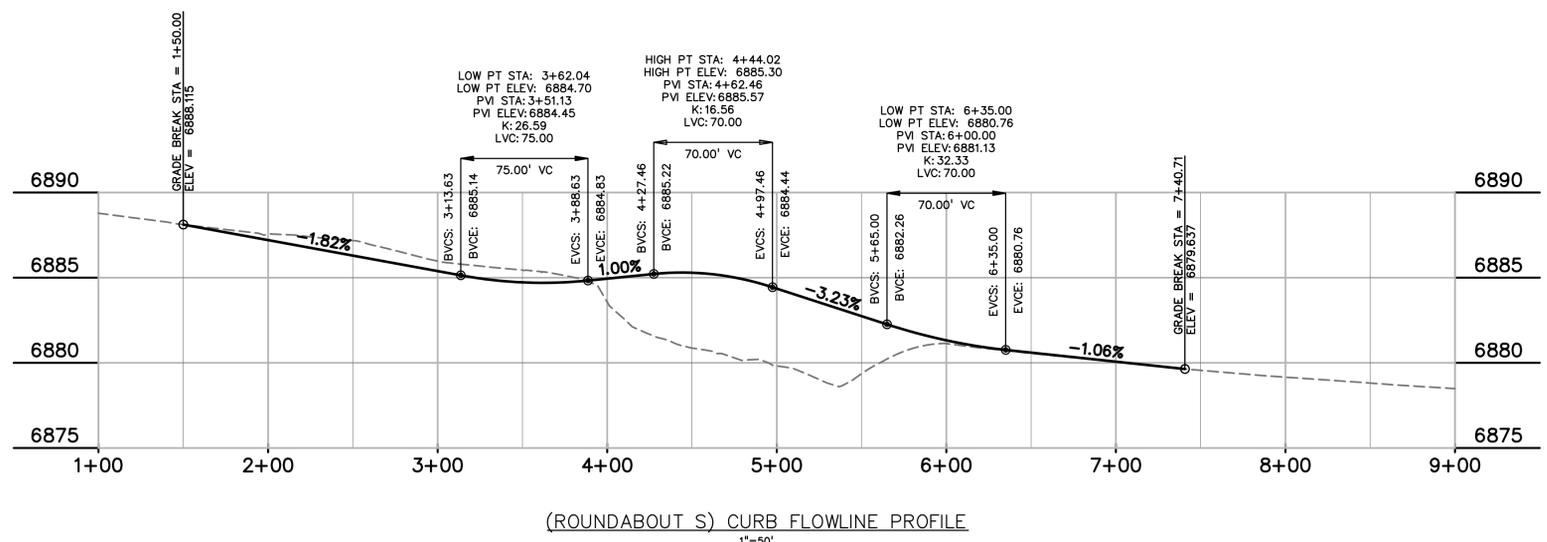
PROJECT NO. 20988-00CSCV  
DRAWING NO.

**C4.10**

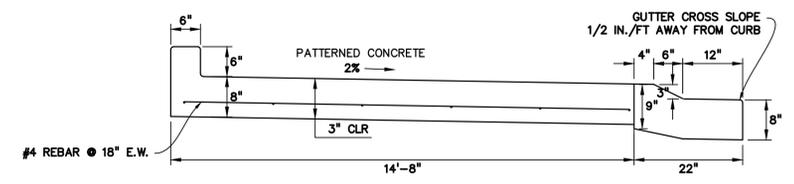
SHEET: 16 OF 48

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

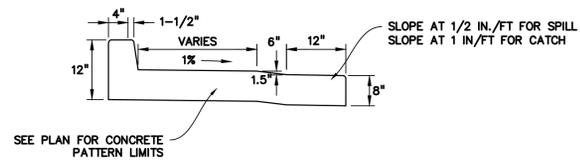




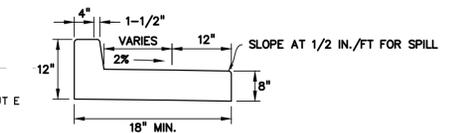
- LEGEND**
- Ⓜ PEDESTRIAN RAMP
  - Ⓞ SPLITTER ISLAND CURB & GUTTER (CATCH)
  - Ⓟ SPLITTER ISLAND CURB & GUTTER (SPILL)
  - ▨ RAISED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD\_2-21. NO PIGMENT
  - ▩ PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD\_2-21.



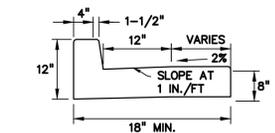
TYPICAL TRUCK APRON DETAIL  
NTS



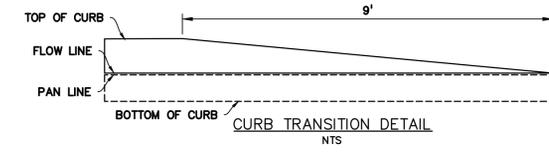
RAISED CONCRETE PLATFORM  
NTS



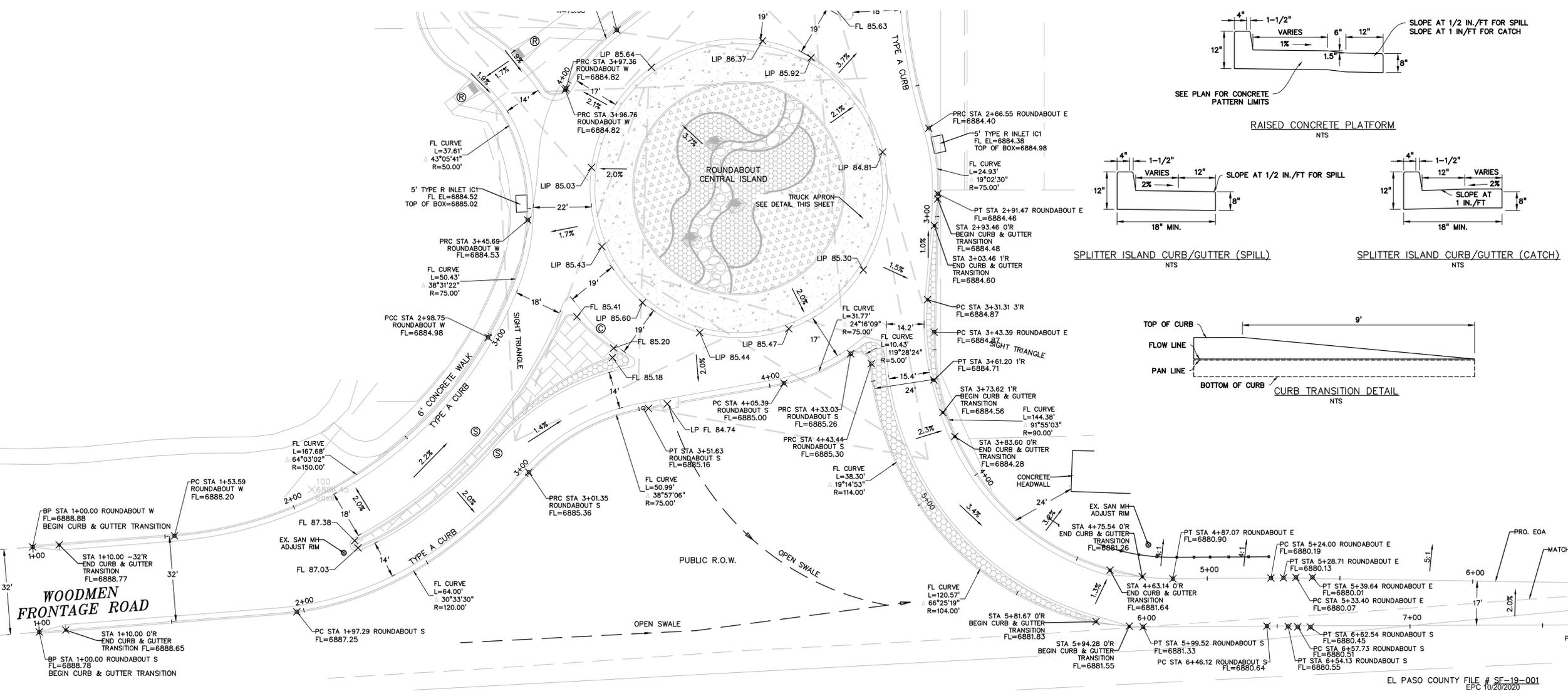
SPLITTER ISLAND CURB/GUTTER (SPILL)  
NTS



SPLITTER ISLAND CURB/GUTTER (CATCH)  
NTS



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

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

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

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



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

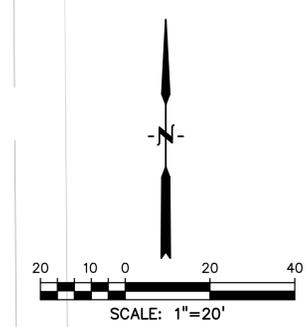
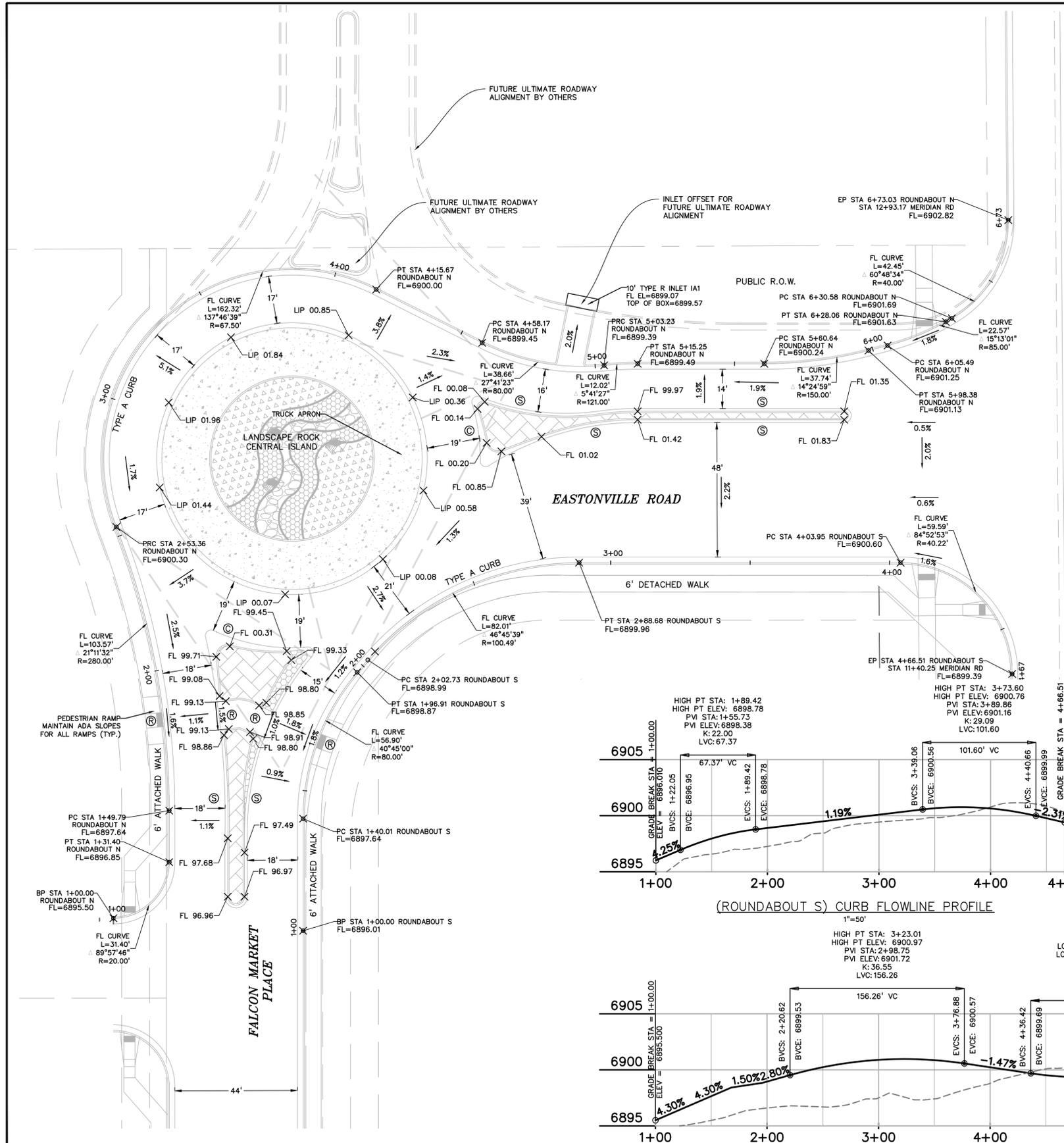
DRAWING SCALE:  
HORIZONTAL: VARIES  
VERTICAL: 1"=5'

**SOUTH ROUNDABOUT PROFILES**

PROJECT NO. 20988-00CSCV  
DRAWING NO.

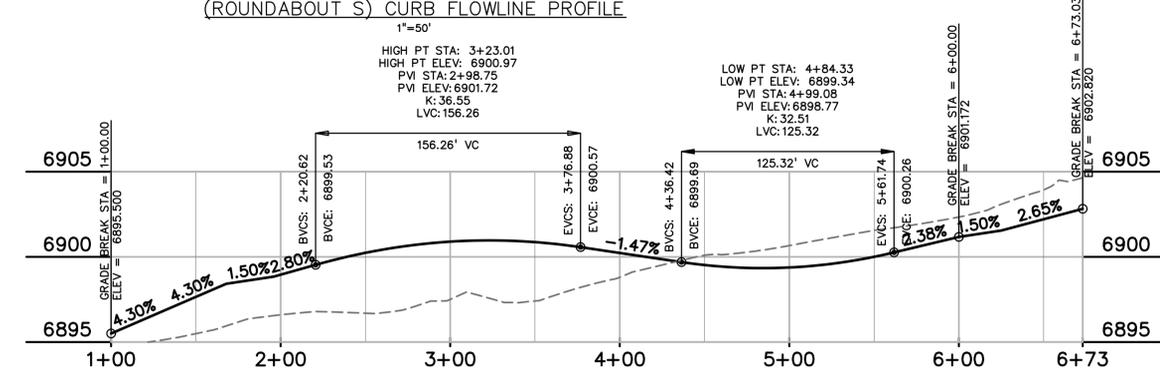
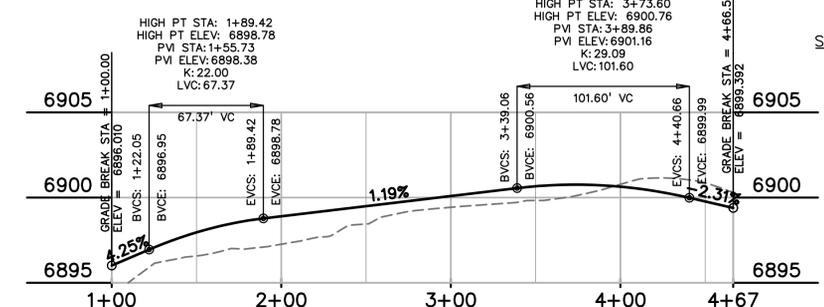
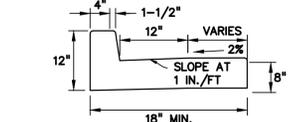
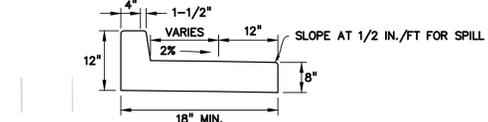
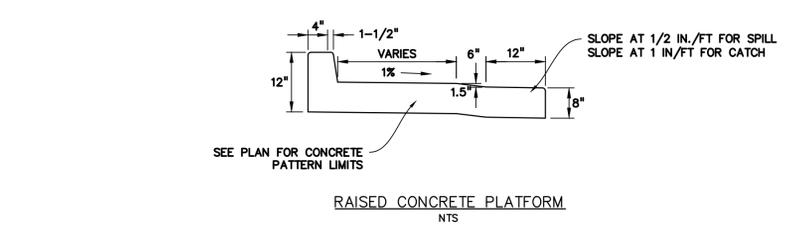
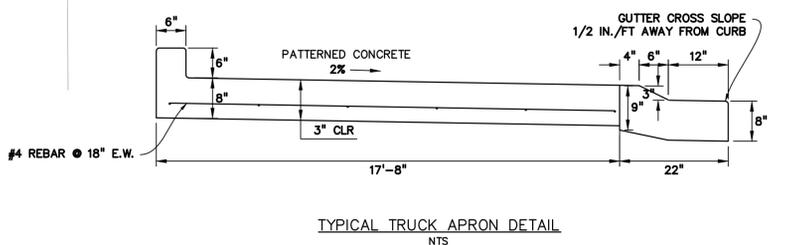
**C4.12**

SHEET: 18 OF 48



**LEGEND**

- Ⓜ PEDESTRIAN RAMP
- Ⓞ SPLITTER ISLAND CURB & GUTTER (CATCH)
- Ⓟ SPLITTER ISLAND CURB & GUTTER (SPILL)
- ▨ RAISED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD\_2-21. NO PIGMENT
- ▩ PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD\_2-21.



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

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

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

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

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

**PROFESSIONAL ENGINEER**  
TIM D. MCCONNELL  
33797  
8-28-20

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

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

**NORTH ROUNDABOUT PROFILES**

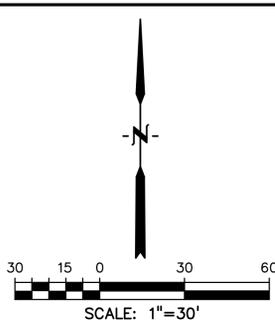
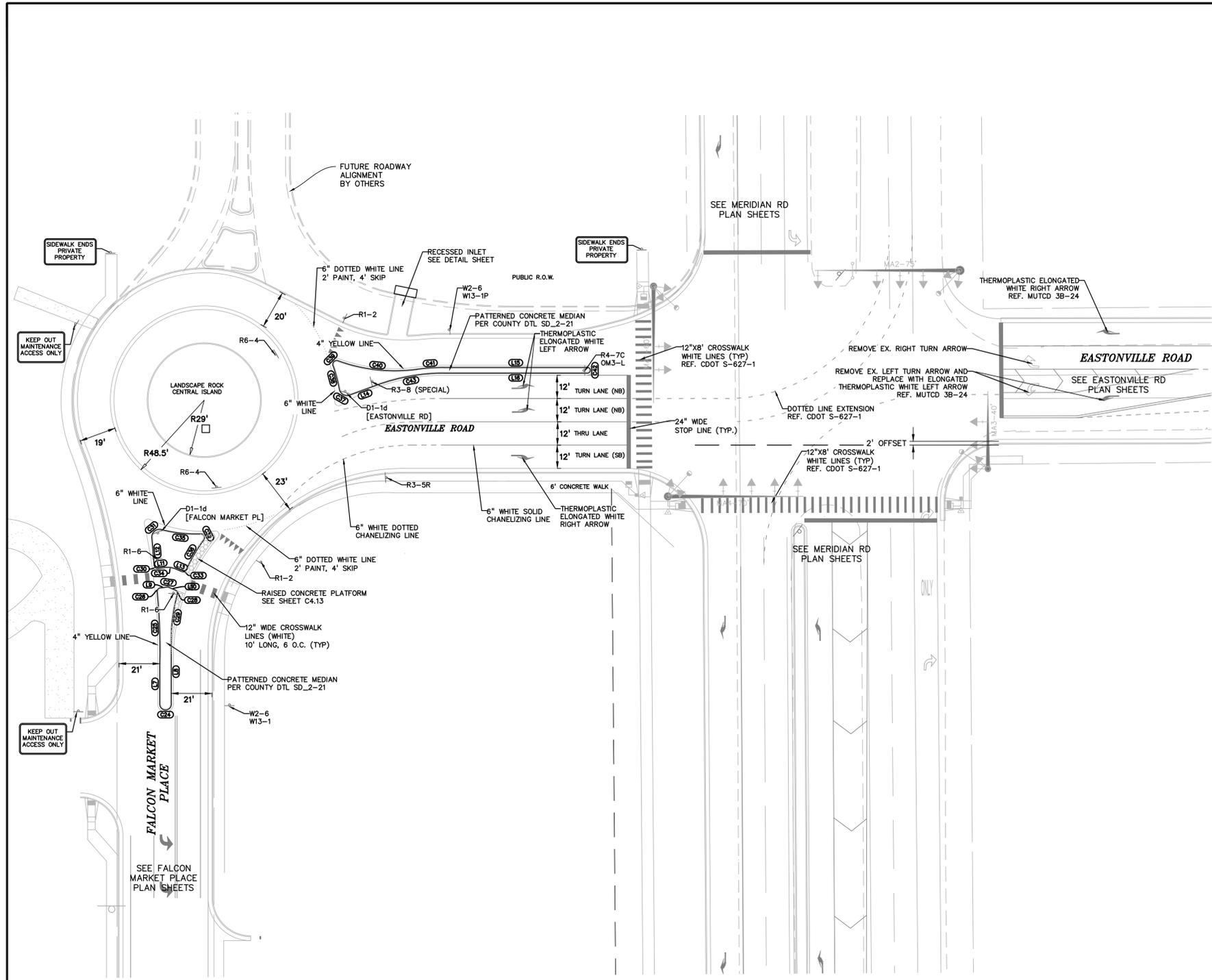
PROJECT NO. 20988-00CSCV  
DRAWING NO.

**C4.13**

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

**SHEET: 19 OF 48**





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

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

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

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

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

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

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

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



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

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

**NORTH ROUNDABOUT SIGNAGE**

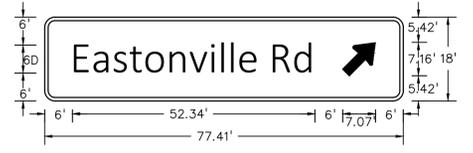
PROJECT NO. 20988-00CSCV  
 DRAWING NO.

**C4.15**

SHEET: 21 OF 48



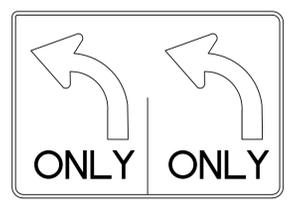
D1-1d CIRCULAR INTERSECTION EXIT DESTINATION (1 LINE)  
 2.25" RADIUS, 0.75" BORDER, WHITE ON GREEN  
 [Falcon Market Pl] 6D



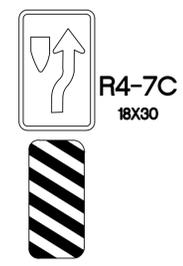
D1-1d CIRCULAR INTERSECTION EXIT DESTINATION (1 LINE)  
 2.25" RADIUS, 0.75" BORDER, WHITE ON GREEN  
 [Eastonville Rd] 6D



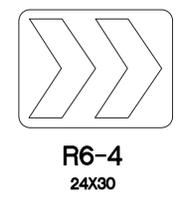
R3-5R  
30X36



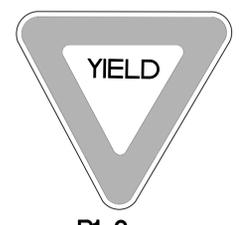
R3-8  
30X36



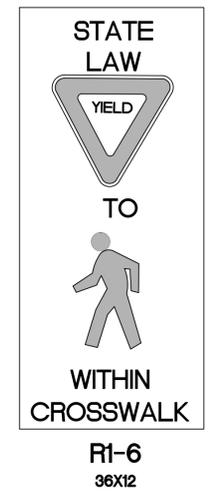
OM3-L



R6-4  
24X30



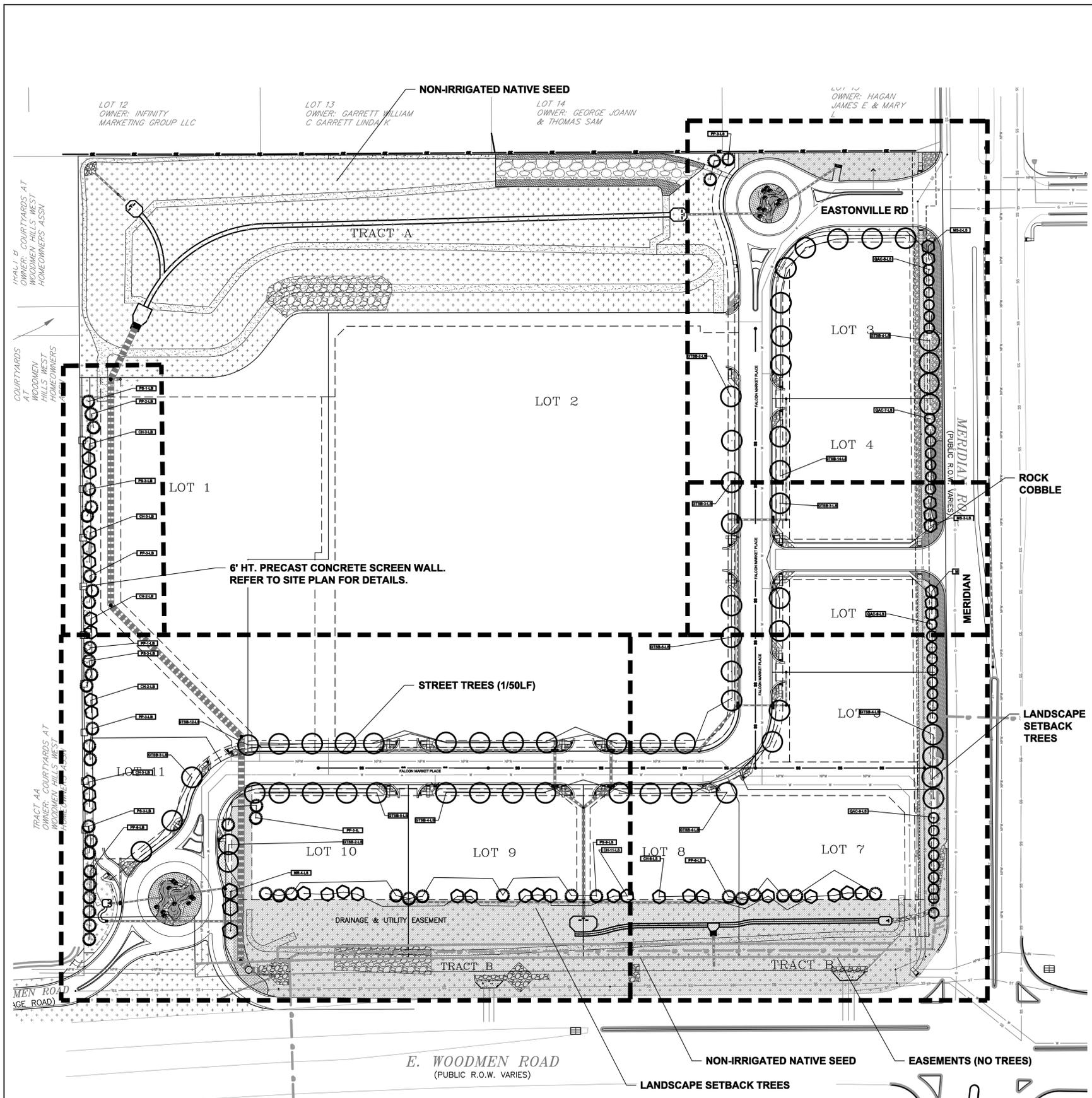
R1-2  
36X36



W2-6  
30X30



W13-1P  
18X18



**EL PASO COUNTY LANDSCAPE CODE COMPLIANCE**

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

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

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

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

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

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

SHRUBS, ORNAMENTAL GRASS, AND PERENNIALS ARE TO BE DETERMINED

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

**LANDSCAPE GUIDELINES**

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

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

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

MOTOR VEHICLE PARKING SCREENING SHALL BE PER EL PASO COUNTY CODE

LANDSCAPE BUFFERS SHALL BE PER EL PASO COUNTY CODE

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

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

**PLANT PALETTE**

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

PERENNIALS: EL PASO COUNTY APPROVED VARIETIES

**PLANT SCHEDULE AS SHOWN**

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

PERENNIALS: EL PASO COUNTY APPROVED VARIETIES

**DOCUMENT NOTE**

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

**ROADWAY & BUFFER NORTH & WEST LANDSCAPE PLAN**



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

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

5350 NORTH ACADEMY BLVD., STE. 207  
 COLORADO SPRINGS, CO 80918  
 Phone 719-587-1648  
 Fax 719-588-1122



**FALCON MARKETPLACE**

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

PREPARED FOR:  
 DREXEL, BARRELL & CO.

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

FOR APPROVAL ONLY

NOT FOR CONSTRUCTION

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



**FALCON MARKETPLACE**

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

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT OR JURISDICTION WITHOUT THE WRITTEN PERMISSION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

PREPARED FOR:  
 DREXEL, BARRELL & CO.

FOR APPROVAL ONLY

JOB NUMBER  
**688-17**

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

ORIGINAL DATE **5-22-17**

DRAWN BY: **JM**

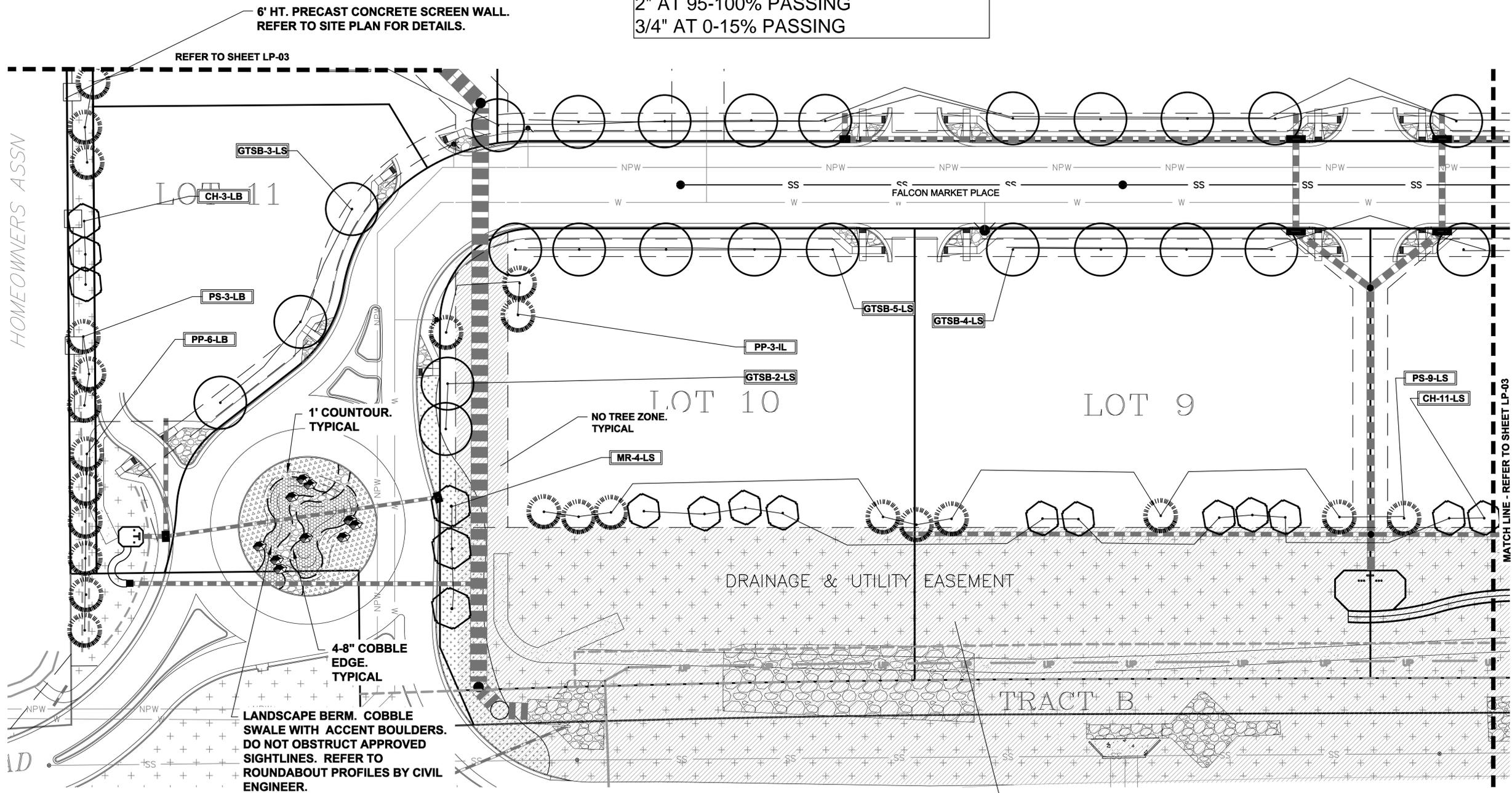
DESCRIPTION:  
**AREA 'A' LANDSCAPE PLAN**

SHEET NO.  
**LP-02**

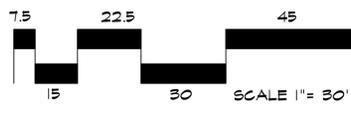
EPC 10/20/2020

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

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



**LANDSCAPE PLAN - AREA 'A'**



**NO TREE ZONE. TYPICAL**

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

HOMEOWNERS ASSN

REFER TO SHEET LP-03

6' HT. PRECAST CONCRETE SCREEN WALL.  
 REFER TO SITE PLAN FOR DETAILS.

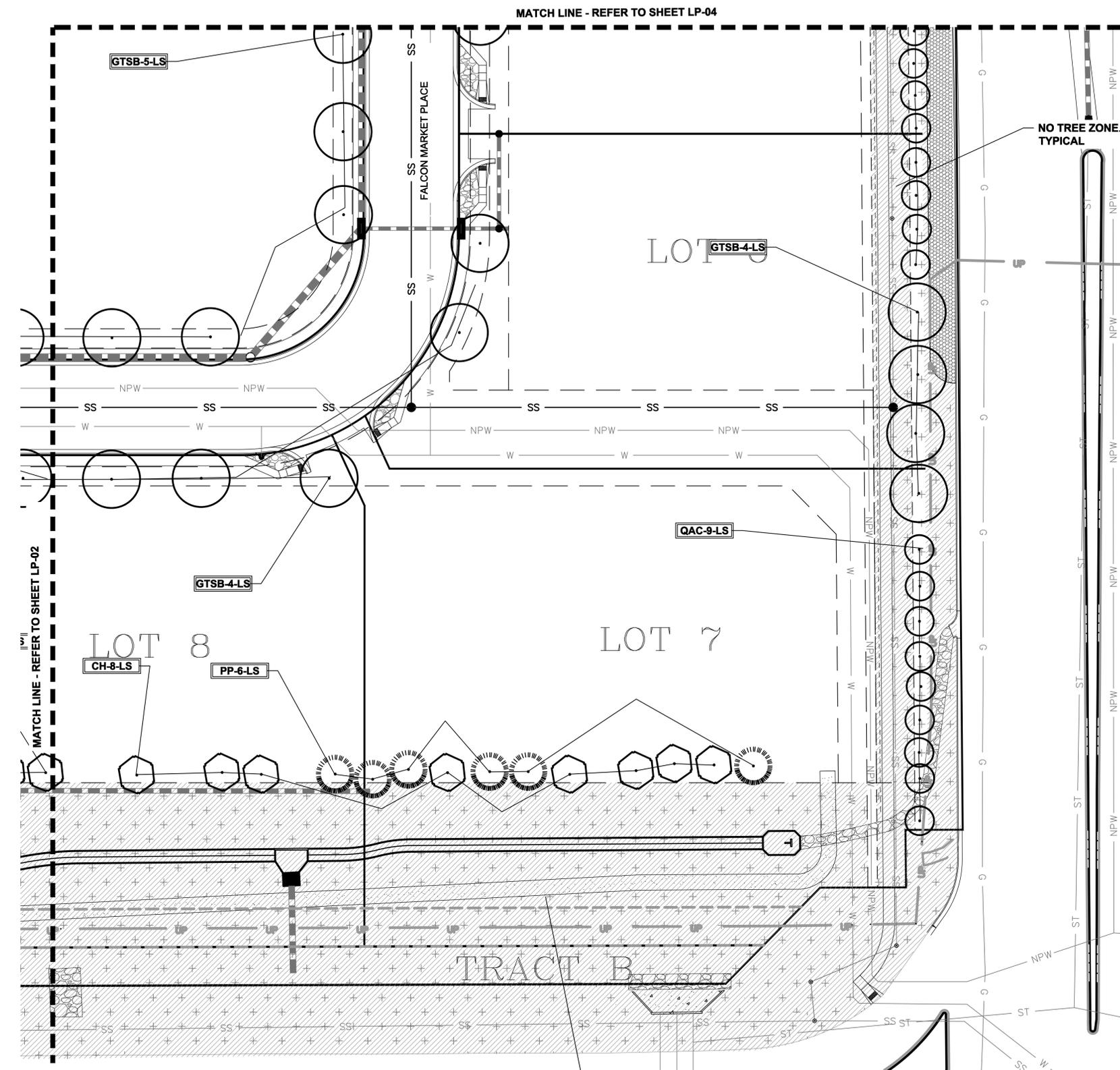
1' COUNTOUR.  
 TYPICAL

NO TREE ZONE.  
 TYPICAL

4-8" COBBLE  
 EDGE.  
 TYPICAL

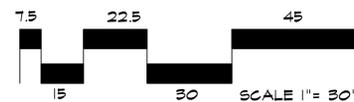
LANDSCAPE BERM. COBBLE  
 SWALE WITH ACCENT BOULDERS.  
 DO NOT OBSTRUCT APPROVED  
 SIGHTLINES. REFER TO  
 ROUNDABOUT PROFILES BY CIVIL  
 ENGINEER.

MATCH LINE - REFER TO SHEET LP-03

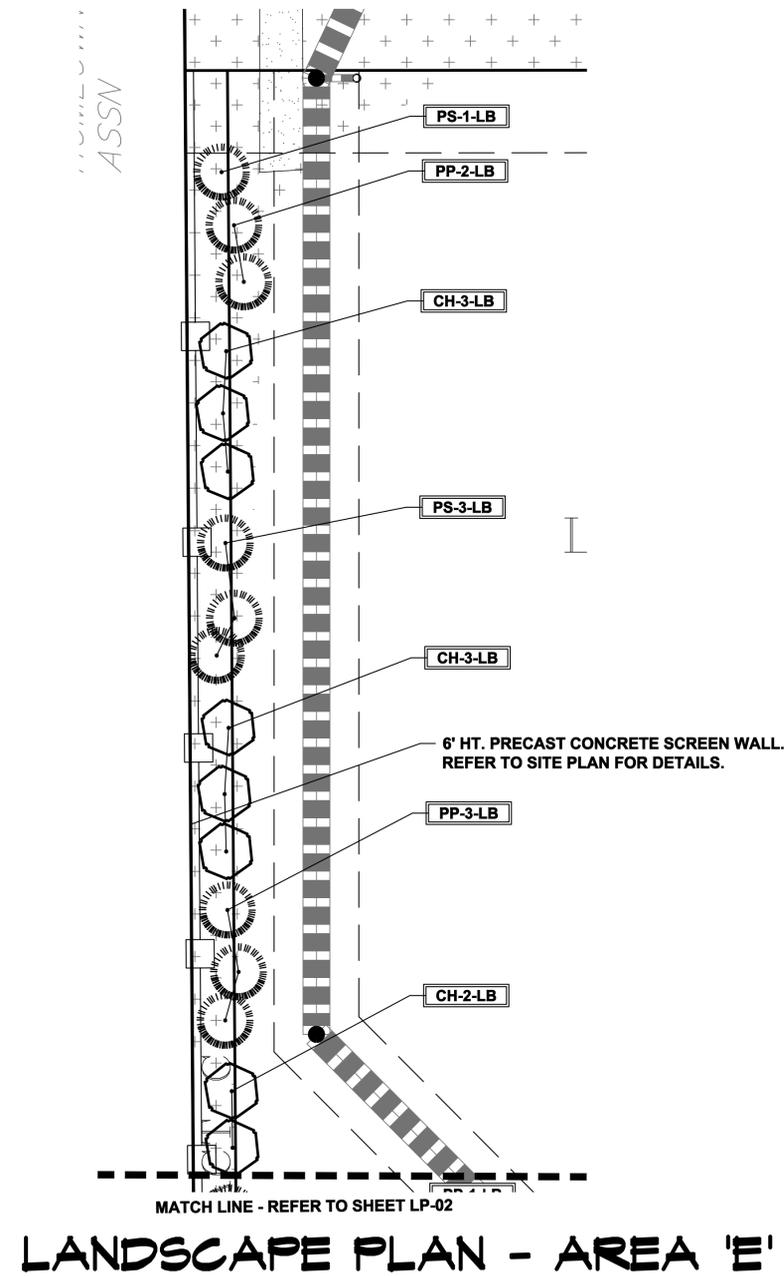


**LANDSCAPE PLAN - AREA 'B'**

NO TREE ZONE. TYPICAL



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



**LANDSCAPE PLAN - AREA 'E'**

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

**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
 5350 NORTH ACADEMY BLVD., STE. 207  
 COLORADO SPRINGS, CO 80916  
 Phone 719-587-1646  
 Fax 719-586-1122

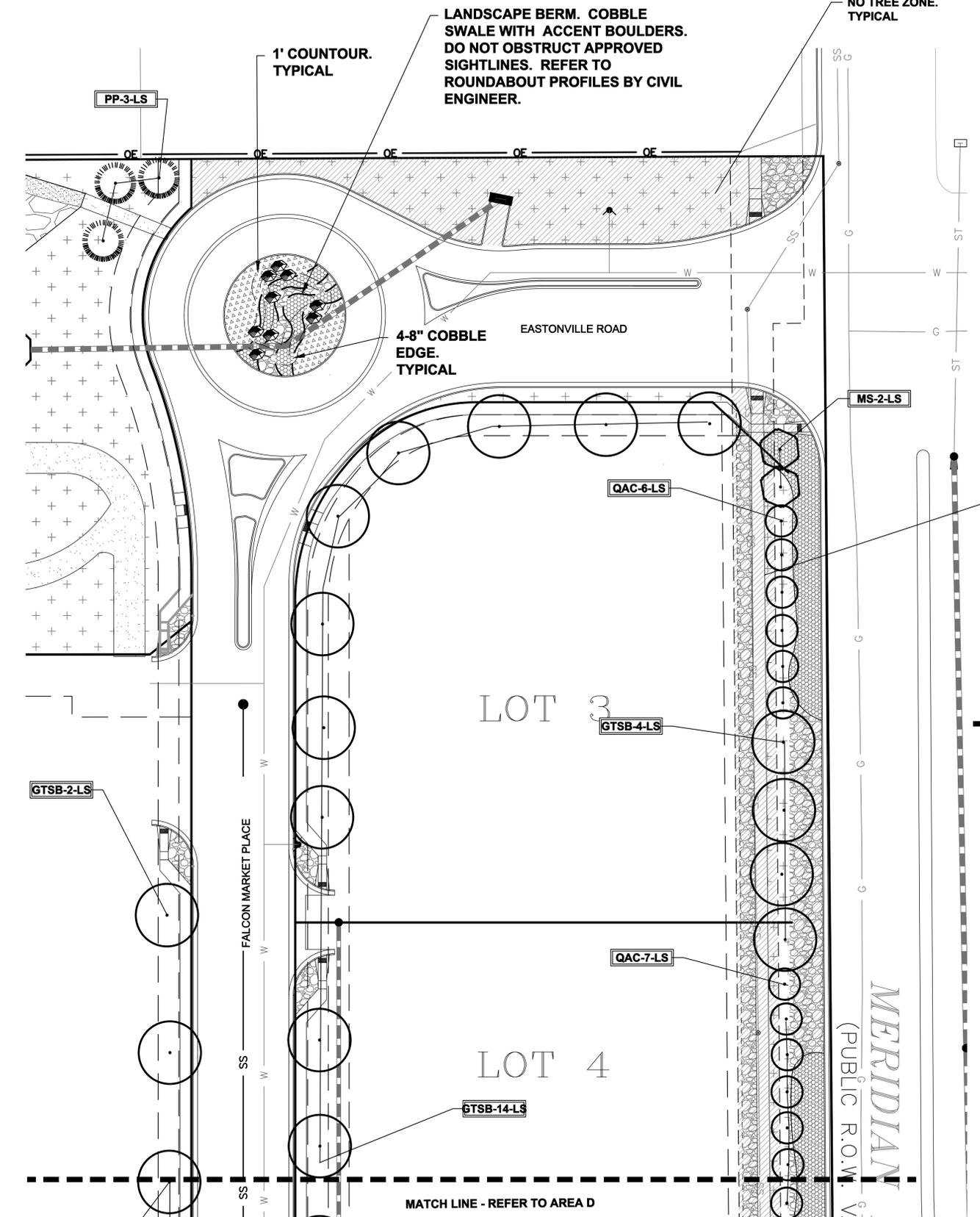


**FALCON MARKETPLACE**  
 FILING NO. 1  
 FALCON, CO - EL PASO COUNTY, CO  
 PREPARED FOR:  
 DREXEL, BARRELL & CO.  
 THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

FOR APPROVAL ONLY

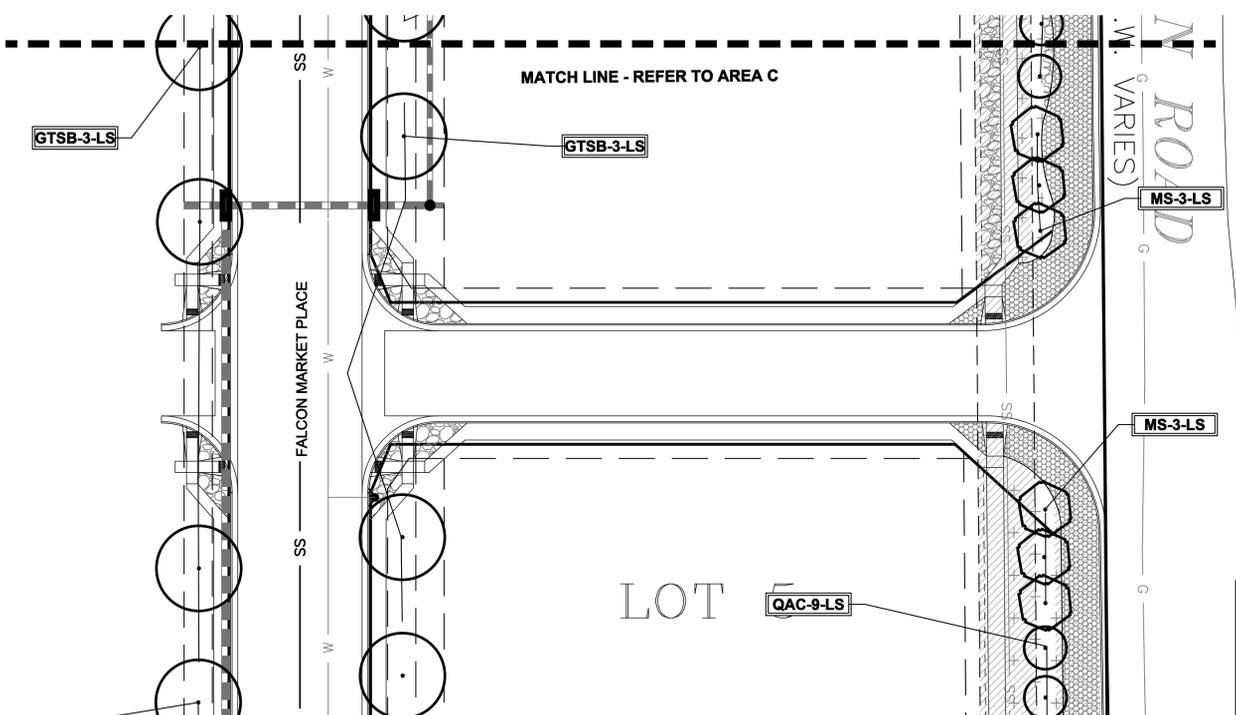
JOB NUMBER	688-17
REVISIONS	
7-2-18	PER COMMENTS
8-3-18	PER COMMENTS
9-6-18	PER COMMENTS
7-19-19	PER COMMENTS
08-22-19	PER COMMENTS
11-7-19	PER COMMENTS
03-23-20	PER COMMENTS
ORIGINAL DATE	5-22-17
DRAWN BY:	JM
DESCRIPTION:	AREA 'B' & 'E' LANDSCAPE PLAN
SHEET NO.	LP-03
EPC	10/20/2020

NOT FOR CONSTRUCTION

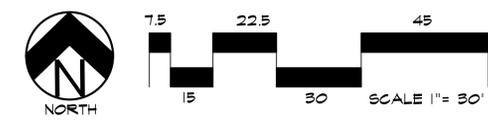


**NOTE**  
 ROUNDABOUT GROUND COVER TO MEET OR EXCEED CDOT SPEC 703.10  
 AGGREGATE FOR MEDIAN COVER:  
 SIEVE PASSING SIZE  
 2.5" AT 100% PASSING  
 2" AT 95-100% PASSING  
 3/4" AT 0-15% PASSING

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



LANDSCAPE PLAN - AREA 'C'



LANDSCAPE PLAN - AREA 'D'

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

**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
 5350 NORTH ACADEMY BLVD., STE. 207  
 COLORADO SPRINGS, CO 80916  
 Phone 719-587-1646  
 Fax 719-586-1122

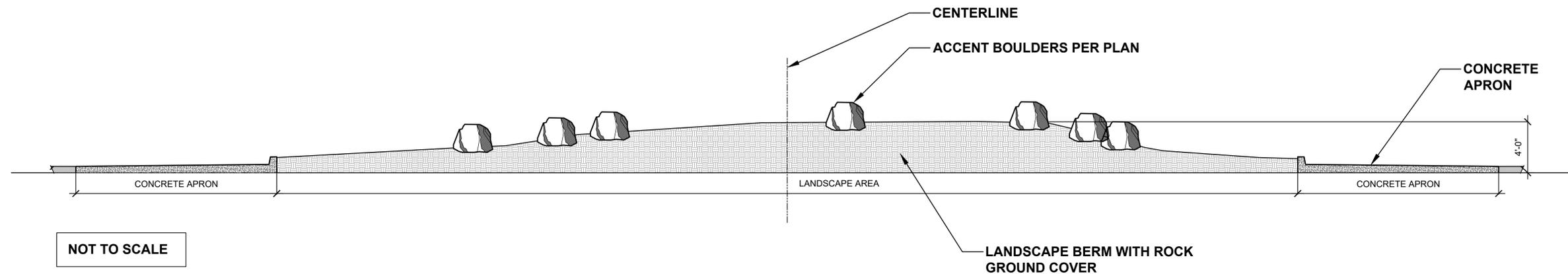


**FALCON MARKETPLACE**  
 FILING NO. 1  
 FALCON, CO - EL PASO COUNTY, CO

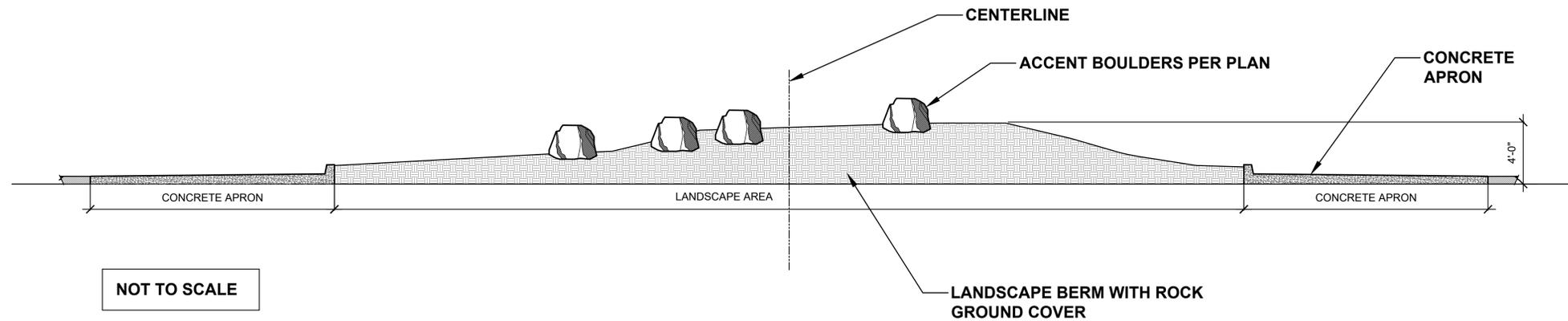
PREPARED FOR:  
 DREXEL, BARRELL & CO.  
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

FOR APPROVAL ONLY

JOB NUMBER		688-17
NOT FOR CONSTRUCTION	REVISIONS	
	7-2-18	PER COMMENTS
	8-3-18	PER COMMENTS
	9-6-18	PER COMMENTS
	7-19-19	PER COMMENTS
	08-22-19	PER COMMENTS
	11-7-19	PER COMMENTS
03-23-20	PER COMMENTS	
ORIGINAL DATE	5-22-17	
DRAWN BY:	JM	
DESCRIPTION:	AREA 'C' & 'D' LANDSCAPE PLAN	
SHEET NO.	LP-04	
EPC 10/20/2020		



**SOUTH ROUNDABOUT ELEVATION**



**NORTH ROUNDABOUT ELEVATION**

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

**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
 5350 NORTH ACADREY BLVD., STE. 207  
 COLORADO SPRINGS, CO 80918  
 Phone: 719-577-1636  
 Fax: 719-268-1122



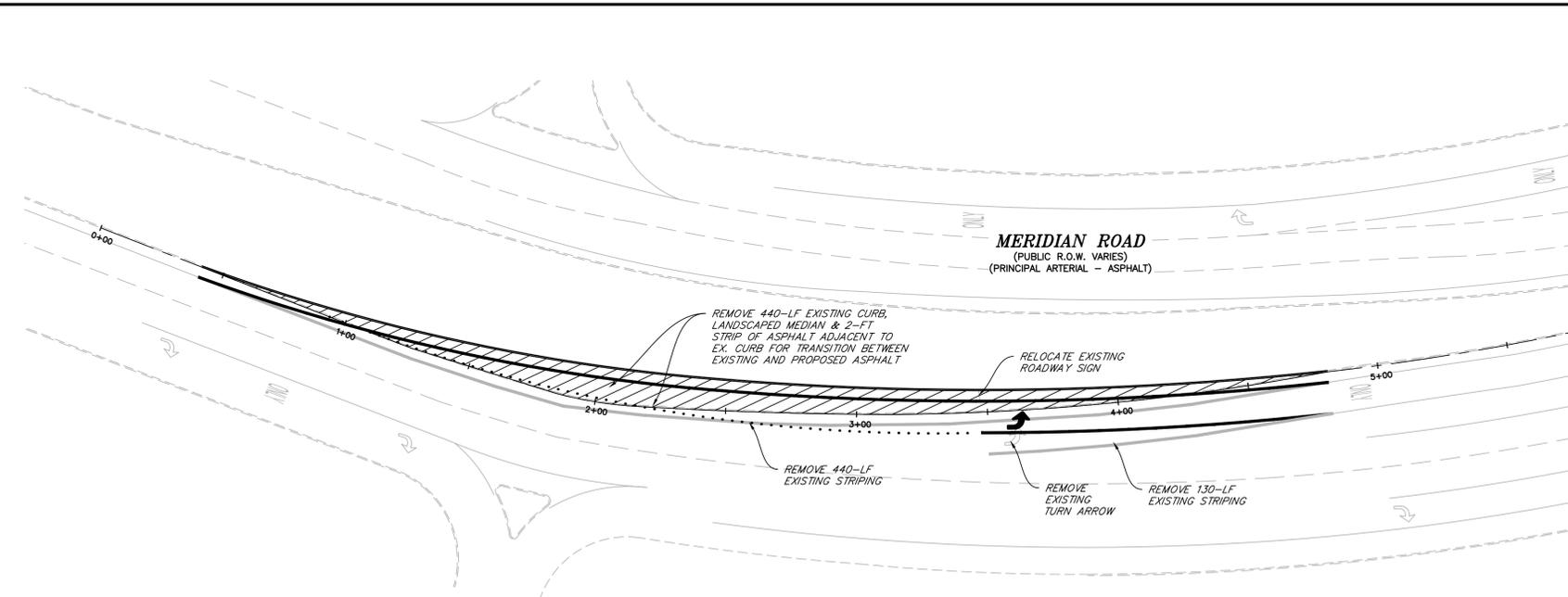
**FALCON MARKETPLACE**

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

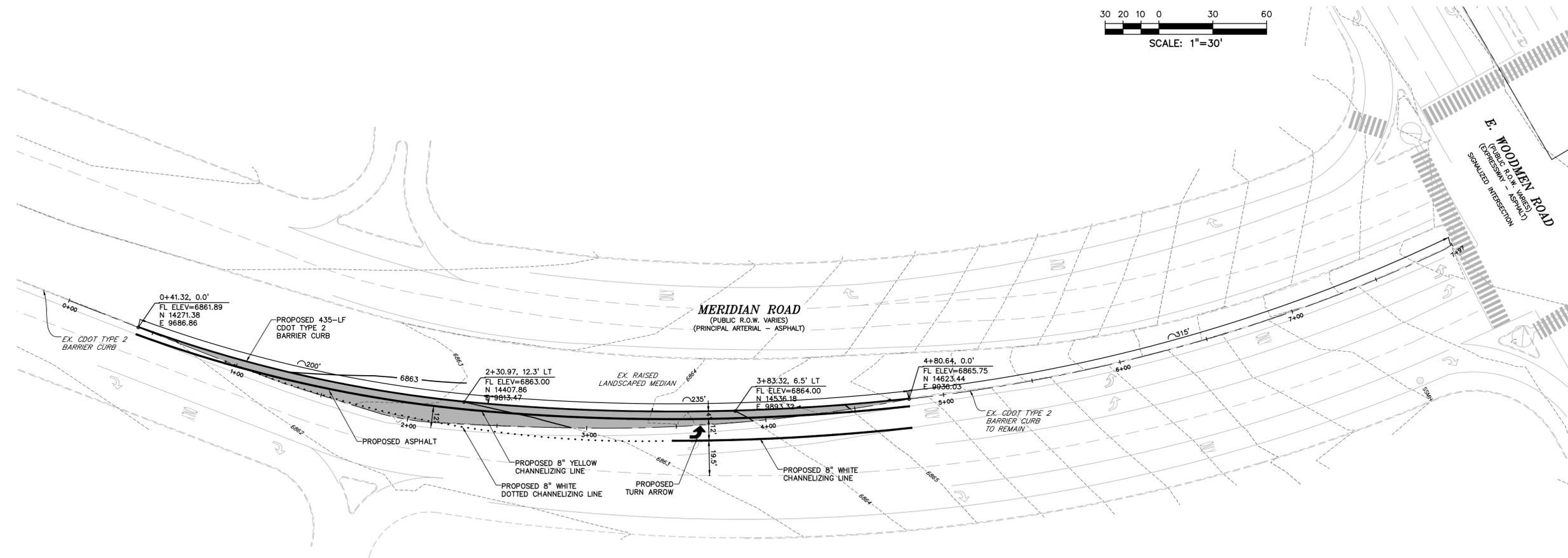
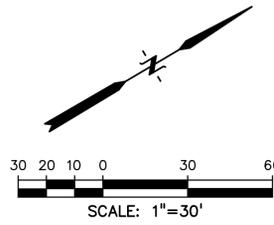
PREPARED FOR:  
 DREXEL, BARRELL & CO.  
 THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND PURPOSES AUTHORIZED BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

FOR APPROVAL ONLY

NOT FOR CONSTRUCTION	JOB NUMBER	688-17
	REVISIONS	
	ORIGINAL DATE	04-01-20
	DRAWN BY:	JJM
	DESCRIPTION:	ROUNDOABOUT ELEVATIONS
SHEET NO.	E1.1	
	EPC 10/20/2020	



**REMOVAL PLAN**



**TURN LANE EXTENSION PLAN**

**LEGEND**

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

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

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

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

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

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: 26 OF 48

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

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

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

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



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

**MERIDIAN ROAD PLAN & PROFILE**

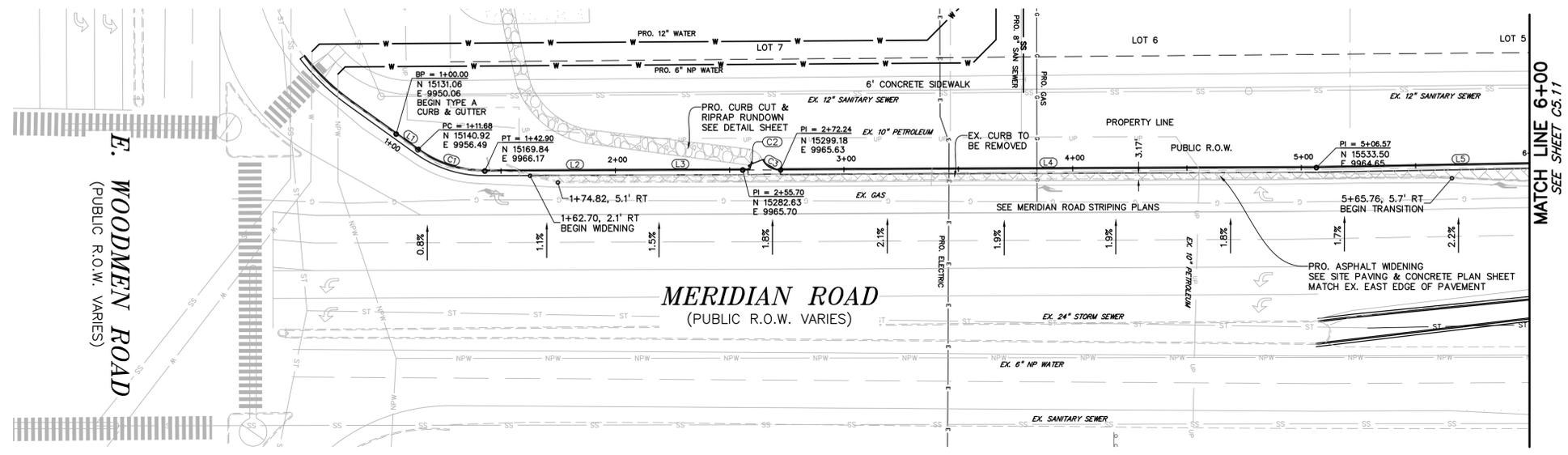
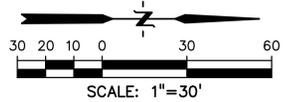
PROJECT NO. 20988-00CSCV  
 DRAWING NO.

**C5.11**

SHEET: 27 OF 48

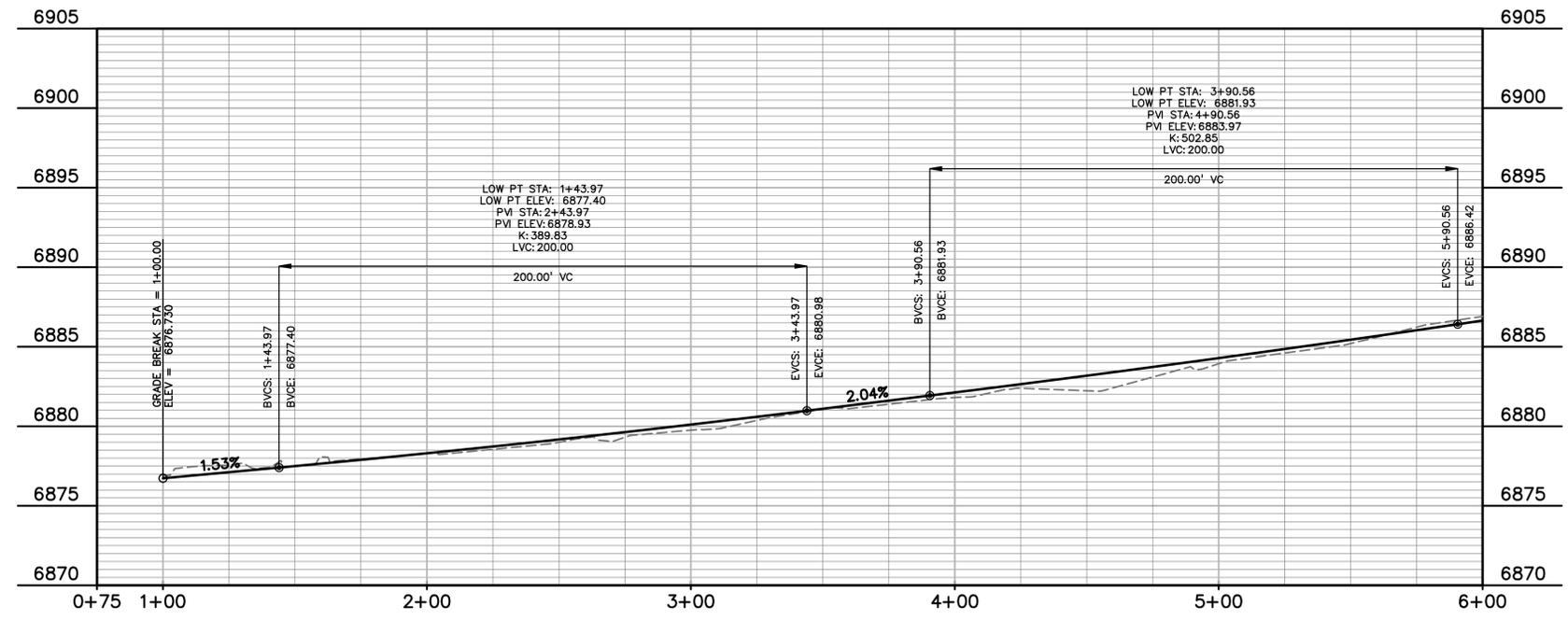
**LEGEND**

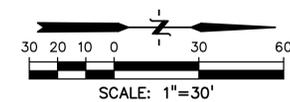
- PROPERTY LINE .....
- LOT LINE .....
- EASEMENT .....
- CURB & GUTTER .....
- SIDEWALK .....



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

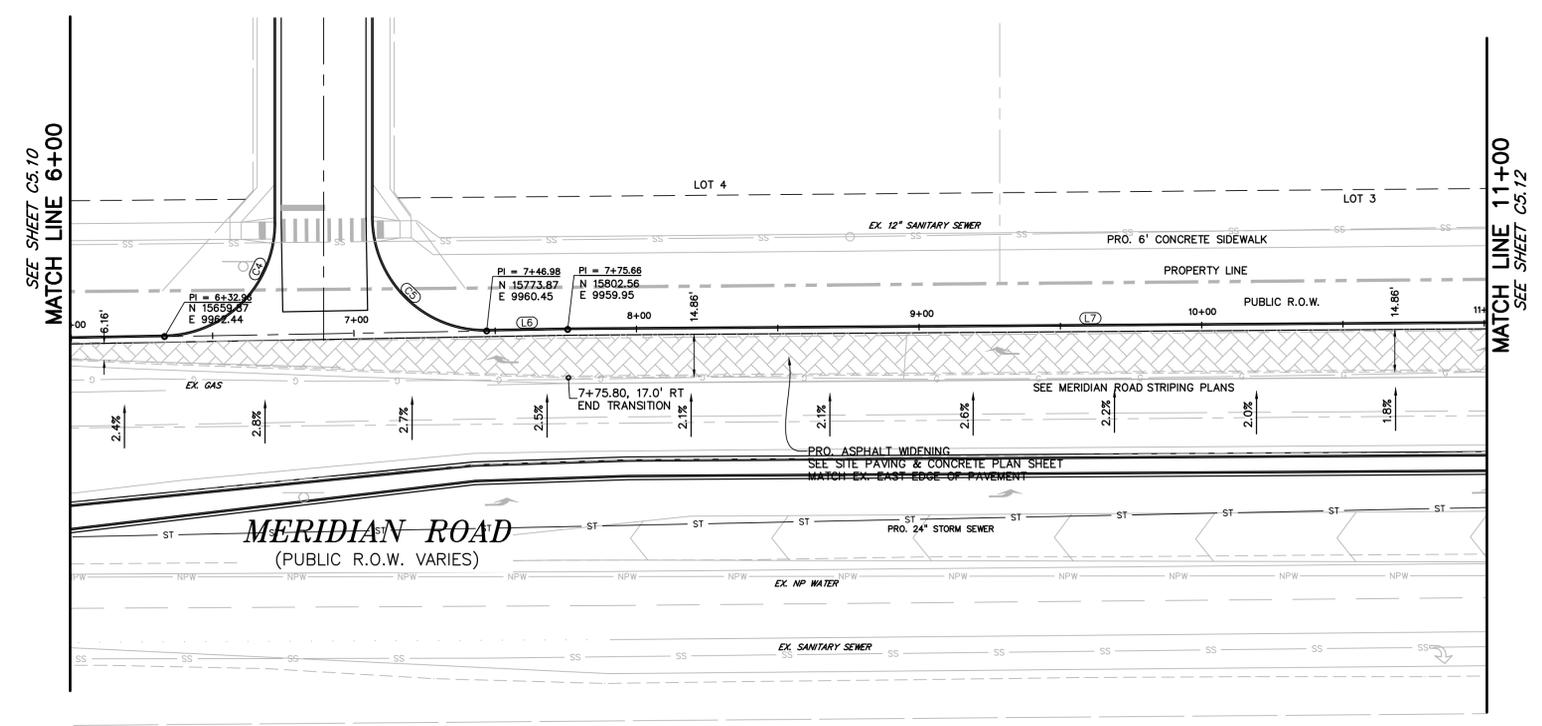
CURVE #	LENGTH	RADIUS	DELTA
C1	31.22'	50.00'	35°46'18"
C2	3.04'	1.09'	159°34'21"
C3	9.53'	7.84'	69°39'46"
C4	62.13'	40.00'	86°59'54"
C5	63.53'	40.00'	91°00'06"
C6	62.56'	40.00'	89°36'22"
C7	22.57'	85.00'	15°13'01"
C8	42.45'	40.00'	60°48'34"





**LEGEND**

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

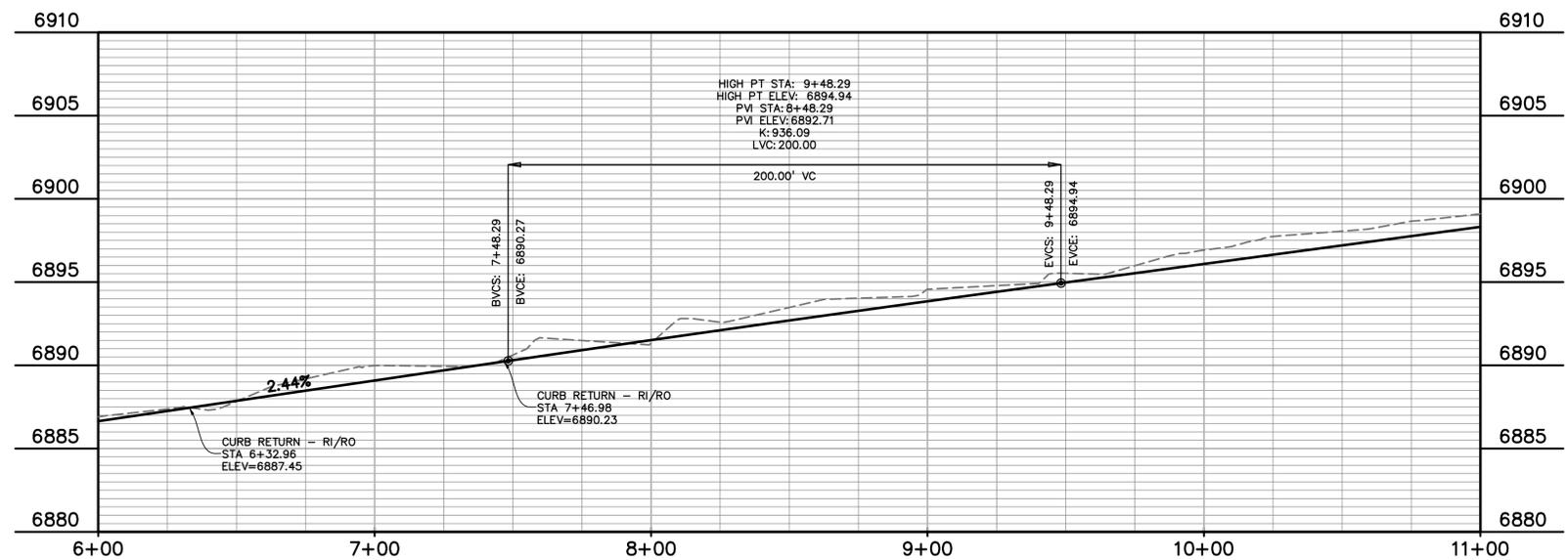


**FLOWLINE TABLE**

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

**FLOWLINE CURVE TABLE**

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



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

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

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

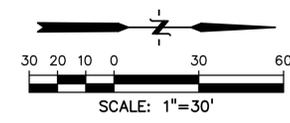
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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: 28 OF 48



**LEGEND**

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

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

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

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

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

DESIGNED BY: TDM  
 DRAWN BY: GES  
 CHECKED BY: TDM



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

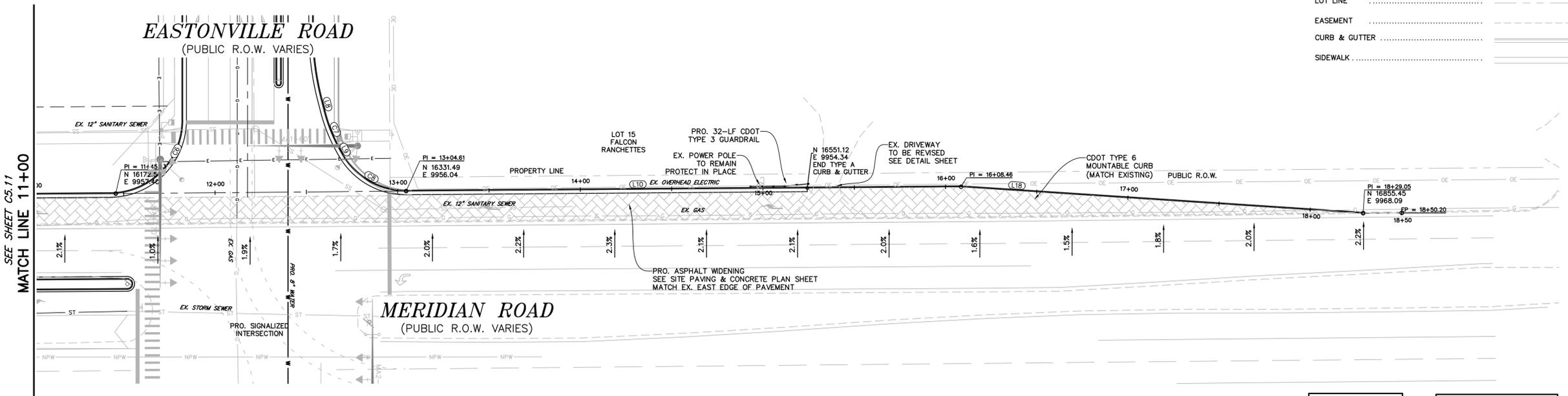
DRAWING SCALE:  
 HORIZONTAL: 1"=30'  
 VERTICAL: 1"=5'

**MERIDIAN ROAD  
 PLAN &  
 PROFILE**

PROJECT NO. 20988-00CSCV  
 DRAWING NO.

**C5.13**

SHEET: 29 OF 48

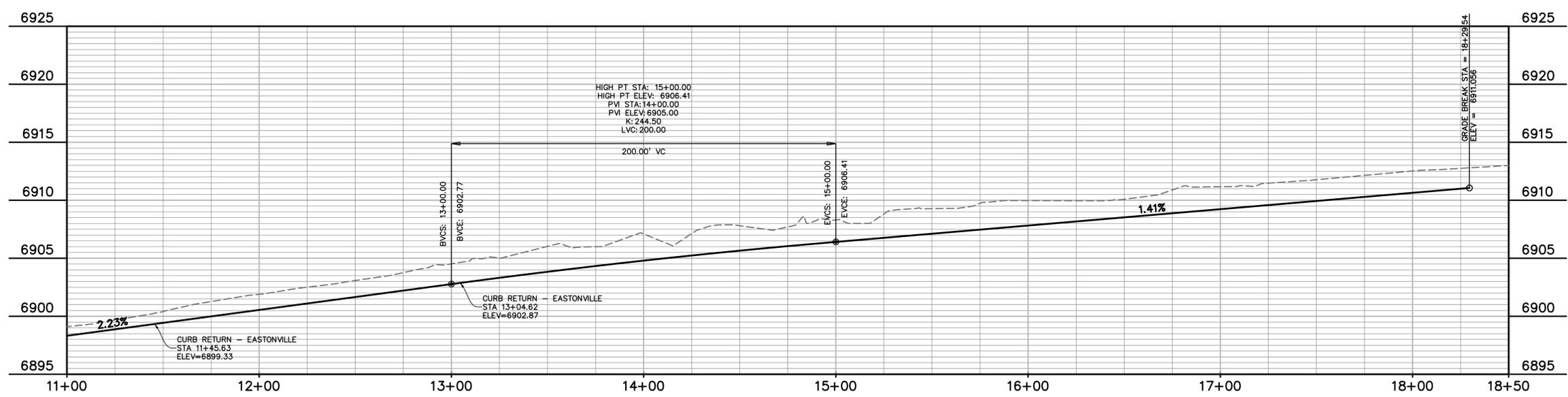


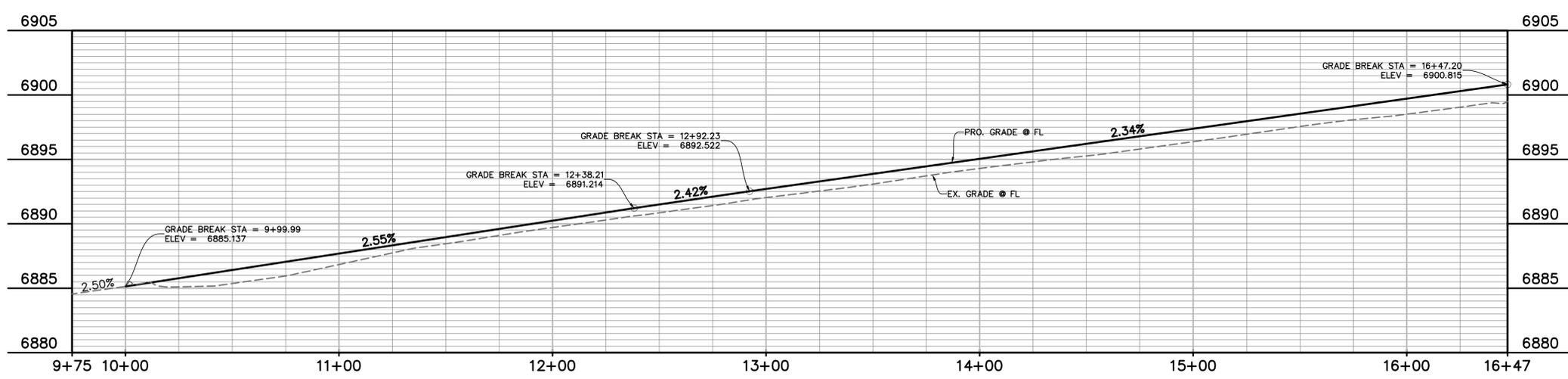
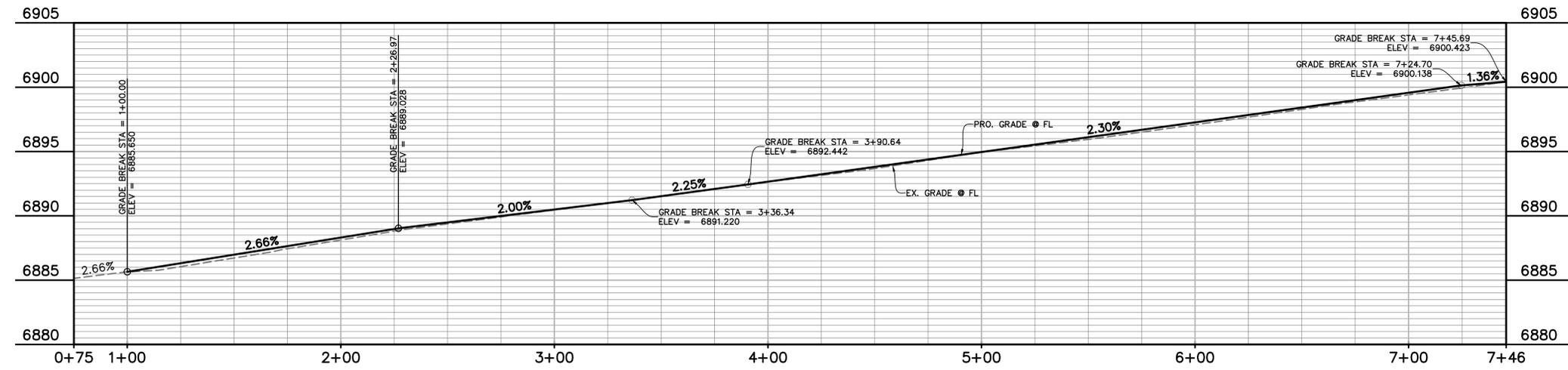
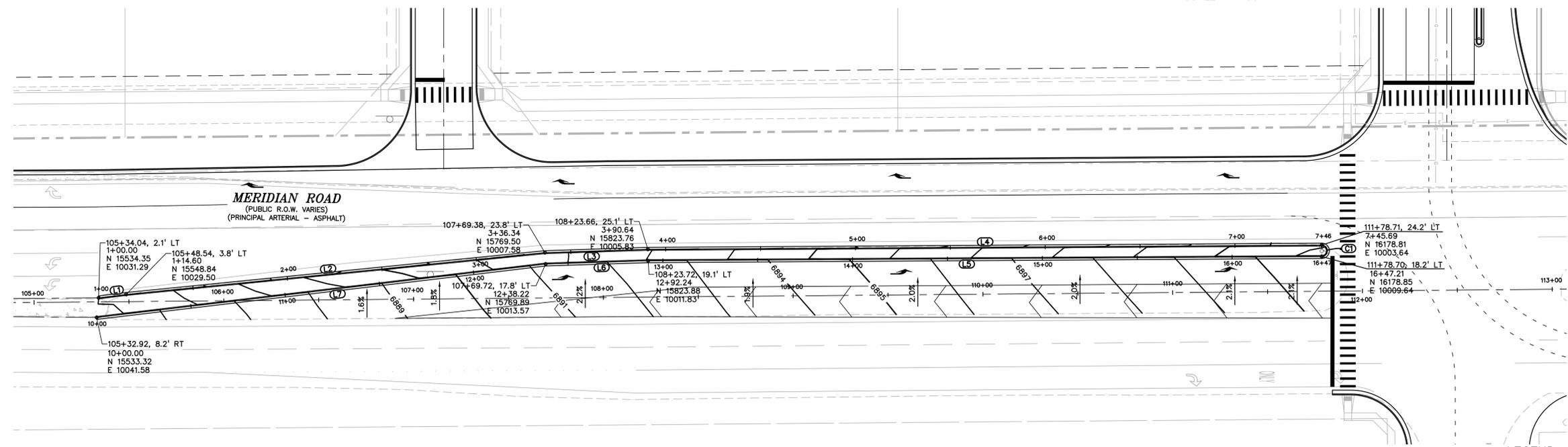
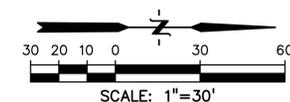
**FLOWLINE LINE TABLE**

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

**FLOWLINE CURVE TABLE**

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





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

**CURVE TABLE**

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

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

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

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

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

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

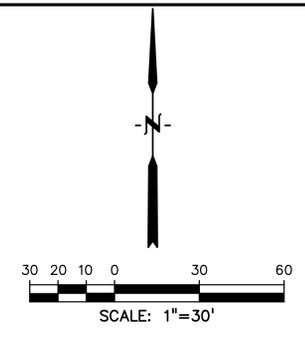
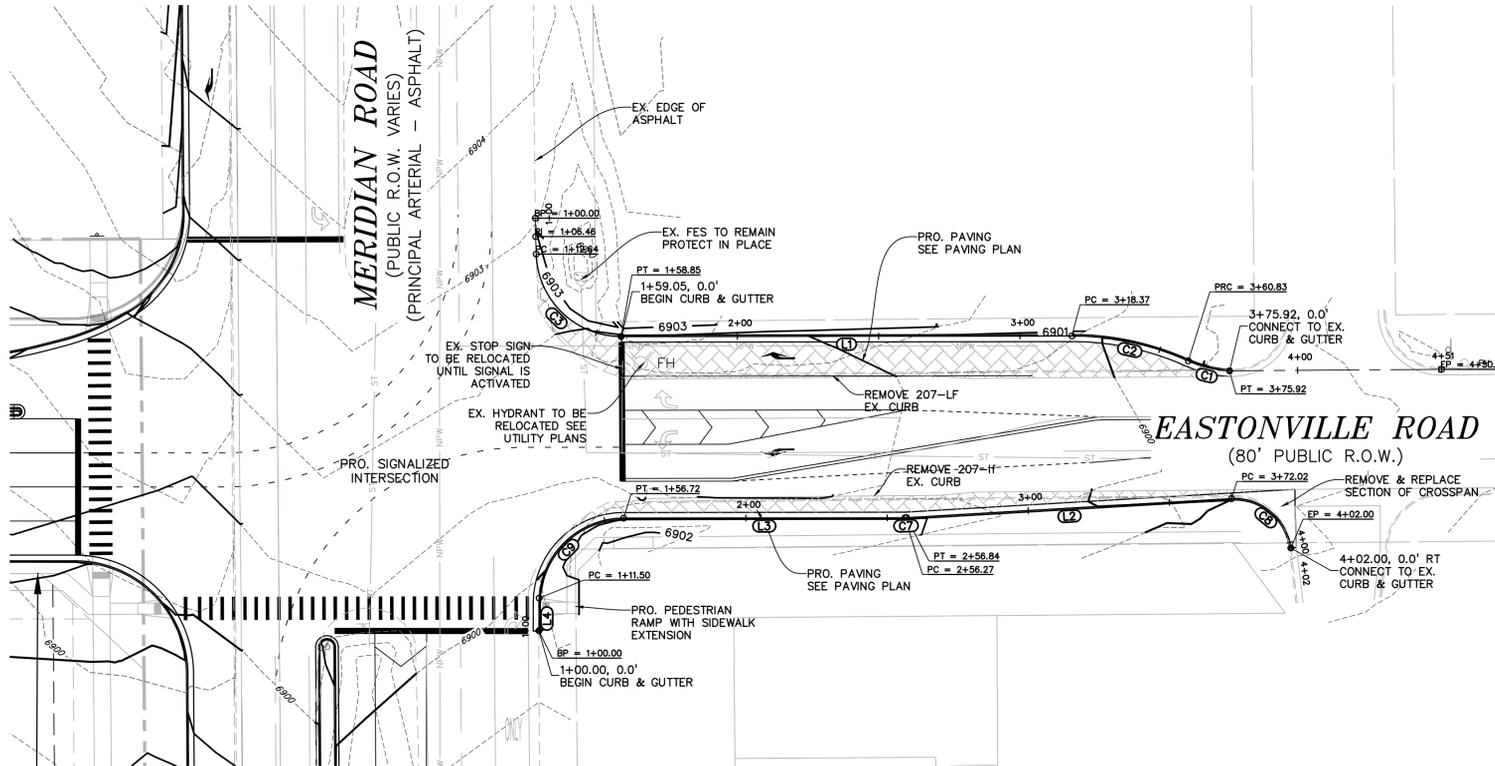
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1"=30'  
 VERTICAL: 1"=5'

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

**C5.14**  
 SHEET: 30 OF 48







**LEGEND**

PROPERTY LINE ..... - - - - -

LOT LINE ..... - - - - -

EASEMENT ..... - - - - -

CURB & GUTTER ..... = = = = =

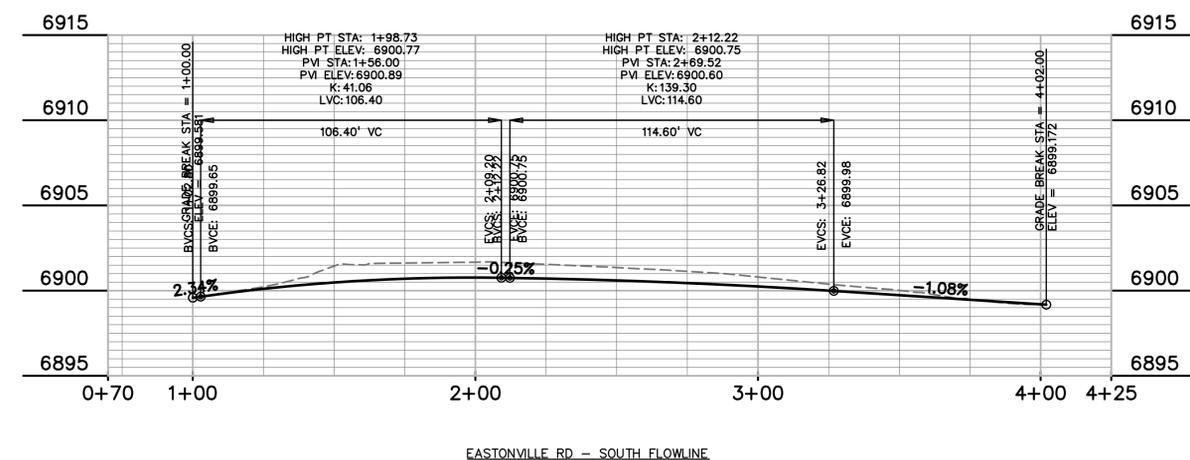
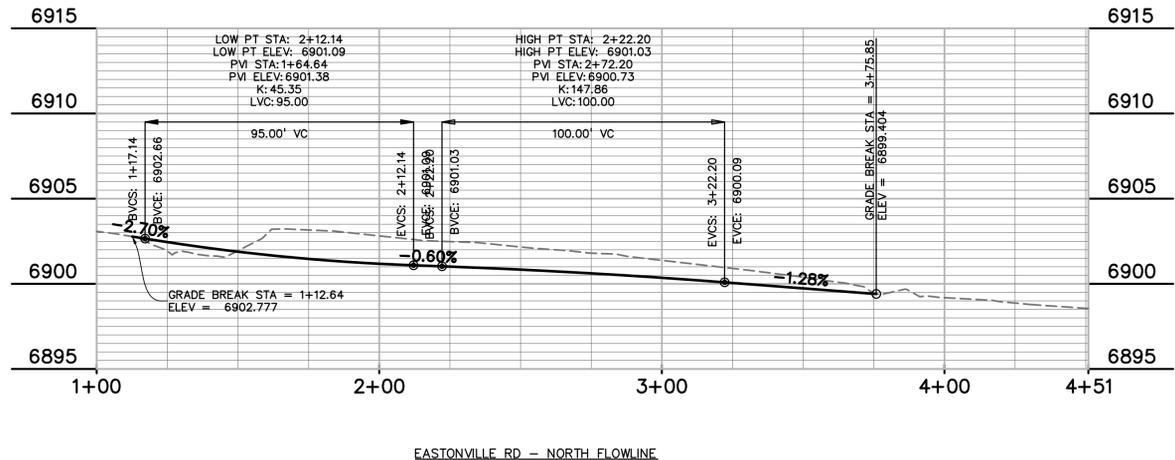
SIDEWALK ..... - - - - -

**LINE TABLE**

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

**CURVE TABLE**

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



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

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

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

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

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



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

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

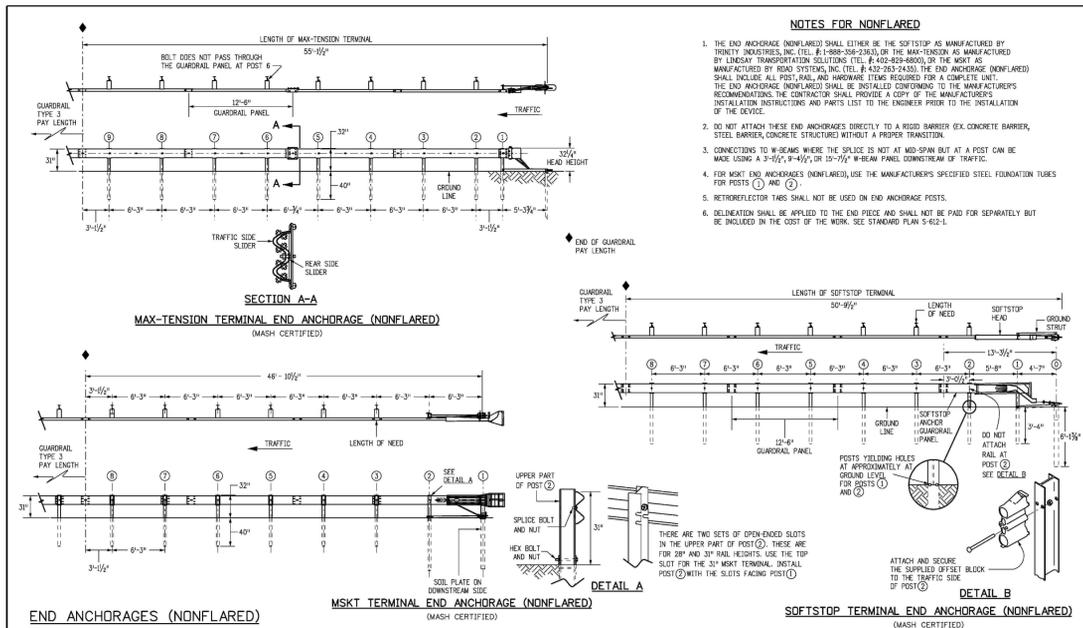
**EASTONVILLE RD  
TURN LANE PLAN  
& PROFILE**

PROJECT NO. 20988-00CSCV  
DRAWING NO.

**C5.17**

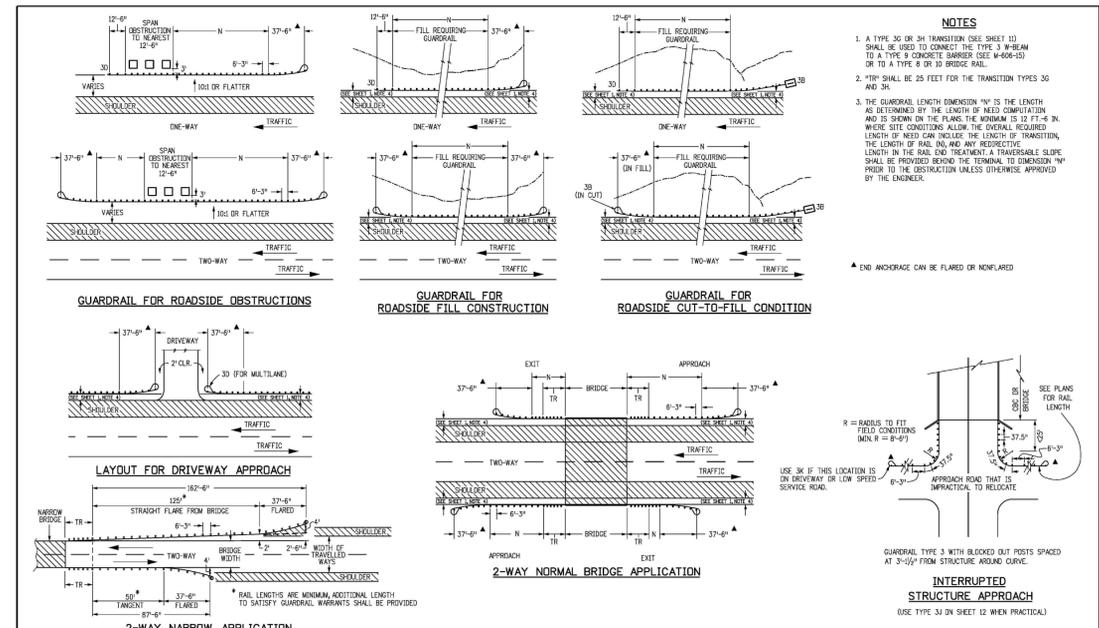
SHEET: 33 OF 48





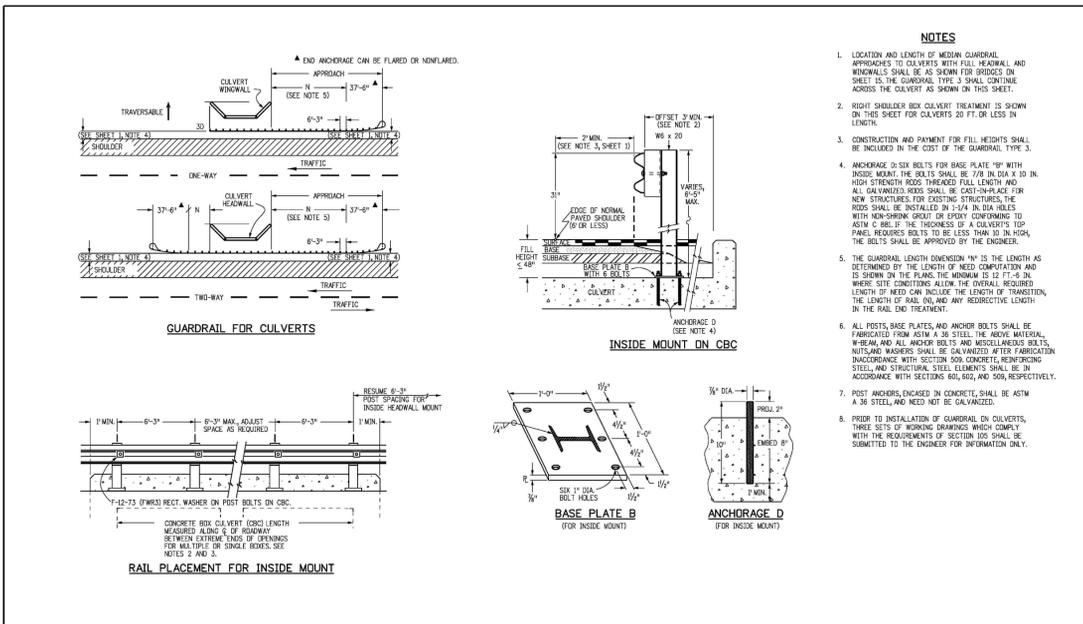
- NOTES FOR NONFLARED**
1. THE END ANCHORAGE (NONFLARED) SHALL EITHER BE THE SOFTSTOP AS MANUFACTURED BY TRINITY INDUSTRIES, INC. (TEL. #1-800-536-2303) OR THE MAX-TENSION AS MANUFACTURED BY LINDSEY TRANSPORTATION SOLUTIONS (TEL. #402-829-8800), OR THE MSKT AS MANUFACTURED BY ROAD SYSTEMS, INC. (TEL. #402-283-4333). THE END ANCHORAGE (NONFLARED) SHALL INCLUDE ALL POST, RAIL, AND HARDWARE ITEMS REQUIRED FOR A COMPLETE UNIT. THE END ANCHORAGE (NONFLARED) SHALL BE INSTALLED CONFORMING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PARTS LIST TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE DEVICE.
  2. DO NOT ATTACH THESE END ANCHORAGES DIRECTLY TO A RIGID BARRIER EX. CONCRETE BARRIER, STEEL BARRIER, CONCRETE STRUCTURE WITHOUT A PROPER TRANSITION.
  3. CONNECTIONS TO W-BEAM WHERE THE SPLICE IS NOT AT MID-SPAN BUT AT A POST CAN BE MADE USING A 3-1/2" x 4-1/2" OR 3-7/8" W-BEAM PANEL DOWNSTREAM OF TRAFFIC.
  4. FOR MSKT END ANCHORAGES (NONFLARED), USE THE MANUFACTURER'S SPECIFIED STEEL FOUNDATION TUBES FOR POSTS (1) AND (2).
  5. RETROREFLECTOR TABS SHALL NOT BE USED ON END ANCHORAGE POSTS.
  6. DELINEATION SHALL BE APPLIED TO THE END PIECE AND SHALL NOT BE PAID FOR SEPARATELY BUT BE INCLUDED IN THE COST OF THE WORK. SEE STANDARD PLAN 5-62-L.

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



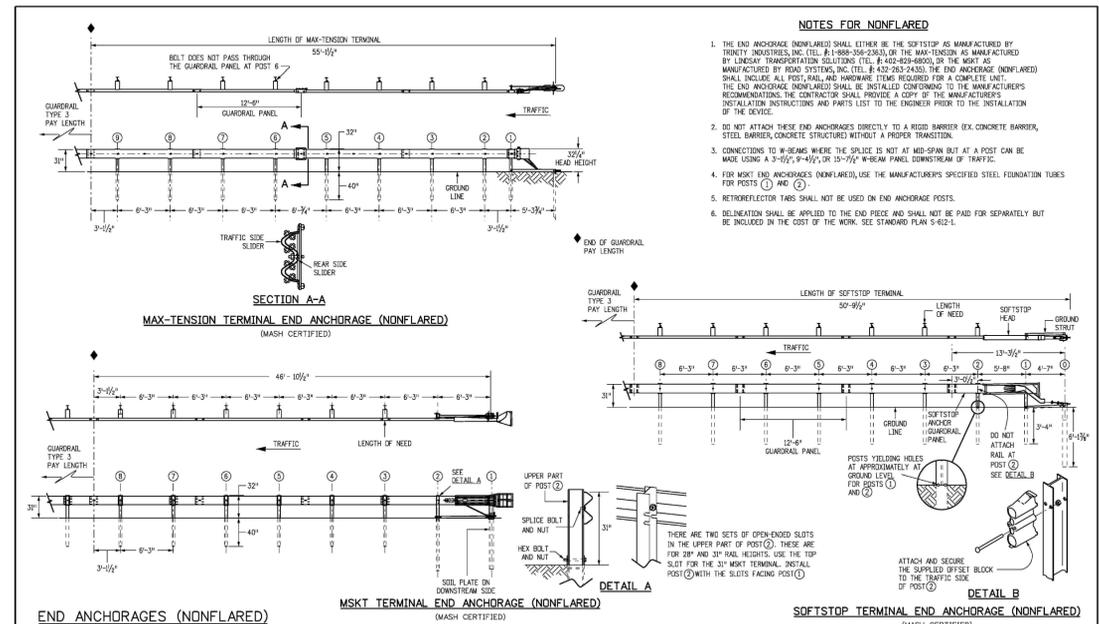
- NOTES**
1. A TYPE 3G OR 3H TRANSITION (SEE SHEET 10) SHALL BE USED TO CONNECT THE TYPE 3 W-BEAM TO A TYPE 8 CONCRETE BARRIER (SEE W-406-15) OR TO A TYPE 8 OR 10 BRIDGE RAIL.
  2. \*TR\* SHALL BE 25 FEET FOR THE TRANSITION TYPES 3G AND 3H.
  3. THE GUARDRAIL LENGTH DIMENSION "N" IS THE LENGTH AS DETERMINED BY THE LENGTH OF NEED COMPUTATION AND IS SHOWN ON THE PLANS. THE MINIMUM IS 12 FT + 6 IN. WHERE SITE CONDITIONS ALLOW, THE OVERALL REQUIRED LENGTH OF NEED CAN INCLUDE THE LENGTH OF TRANSITION, THE LENGTH OF RAIL ON, AND ANY REDUCTIVE LENGTH IN THE RAIL END TREATMENT. A TRAVERSABLE SLOPE SHALL BE PROVIDED BEFORE THE TERMINAL TO DIMENSION "N", PRIOR TO THE OBSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEER.

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



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

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



- NOTES FOR NONFLARED**
1. THE END ANCHORAGE (NONFLARED) SHALL EITHER BE THE SOFTSTOP AS MANUFACTURED BY TRINITY INDUSTRIES, INC. (TEL. #1-800-536-2303) OR THE MAX-TENSION AS MANUFACTURED BY LINDSEY TRANSPORTATION SOLUTIONS (TEL. #402-829-8800), OR THE MSKT AS MANUFACTURED BY ROAD SYSTEMS, INC. (TEL. #402-283-4333). THE END ANCHORAGE (NONFLARED) SHALL INCLUDE ALL POST, RAIL, AND HARDWARE ITEMS REQUIRED FOR A COMPLETE UNIT. THE END ANCHORAGE (NONFLARED) SHALL BE INSTALLED CONFORMING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PARTS LIST TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE DEVICE.
  2. DO NOT ATTACH THESE END ANCHORAGES DIRECTLY TO A RIGID BARRIER EX. CONCRETE BARRIER, STEEL BARRIER, CONCRETE STRUCTURE WITHOUT A PROPER TRANSITION.
  3. CONNECTIONS TO W-BEAM WHERE THE SPLICE IS NOT AT MID-SPAN BUT AT A POST CAN BE MADE USING A 3-1/2" x 4-1/2" OR 3-7/8" W-BEAM PANEL DOWNSTREAM OF TRAFFIC.
  4. FOR MSKT END ANCHORAGES (NONFLARED), USE THE MANUFACTURER'S SPECIFIED STEEL FOUNDATION TUBES FOR POSTS (1) AND (2).
  5. RETROREFLECTOR TABS SHALL NOT BE USED ON END ANCHORAGE POSTS.
  6. DELINEATION SHALL BE APPLIED TO THE END PIECE AND SHALL NOT BE PAID FOR SEPARATELY BUT BE INCLUDED IN THE COST OF THE WORK. SEE STANDARD PLAN 5-62-L.

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

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

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

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

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

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



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

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

**GUARDRAIL PLAN**

**PROJECT NO. 20988-00CSV**  
**DRAWING NO.**

**C5.19**

**SHEET: 35 OF 48**



**GENERAL NOTES**

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

**TRAFFIC SIGNAL NOTES**

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

**TRAFFIC SIGNAL NOTES (CONTINUED)**

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

PREPARED BY:



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

CLIENT:

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

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

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

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

**TRAFFIC SIGNAL PLAN**

PROJECT NO. 20988-00CSV  
DRAWING NO.

**C6.11**

SHEET: 37 OF 48

EPC 10/20/2020

EL PASO COUNTY FILE # SF-19-001

H:\20988-00CSV\Plans\Sheets\Construction Drawings\20988-CD-SIG1.dwg, 9/25/2020 12:04:08 PM

PREPARED BY:



CLIENT:

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

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

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20
DESIGNED BY:	PDM
DRAWN BY:	KRC
CHECKED BY:	PDM
FILE NAME:	20988-CD-SIG2

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

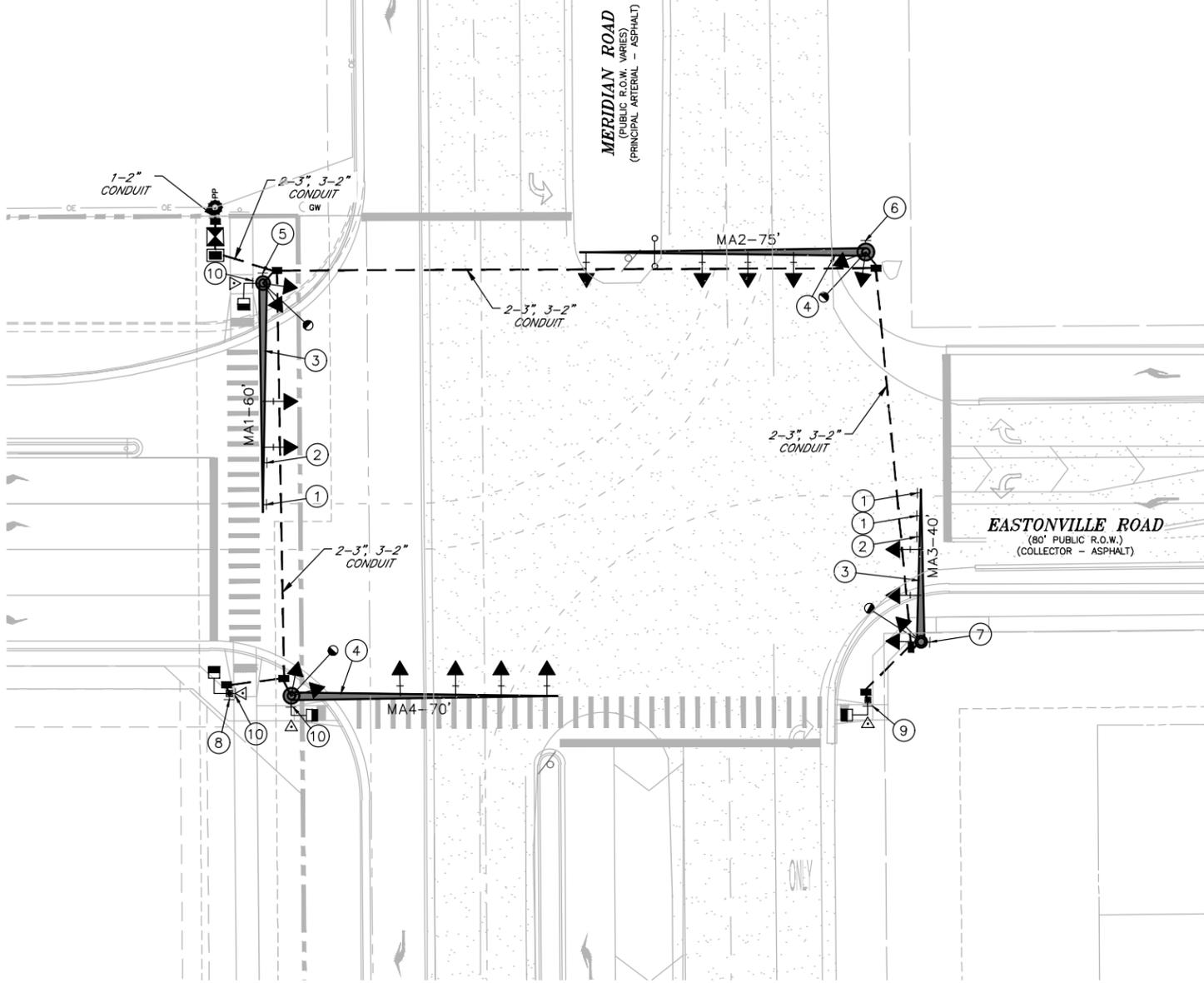
DRAWING SCALE:  
 HORIZONTAL: 1" = 20'  
 VERTICAL: N/A

**TRAFFIC SIGNAL PLAN**

PROJECT NO. 20988-00CSV  
 DRAWING NO.

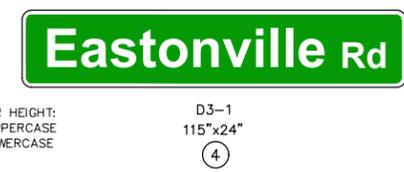
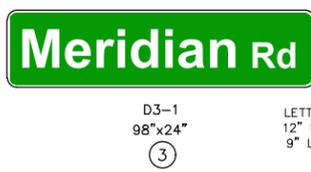
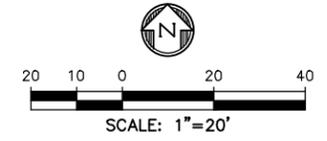
**C6.12**

SHEET: 38 OF 48



**NOTES:**

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



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

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

**LEGEND**

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

PREPARED BY:



CLIENT:

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

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

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

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



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

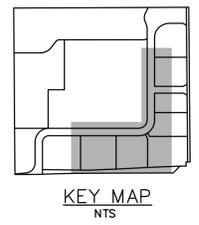
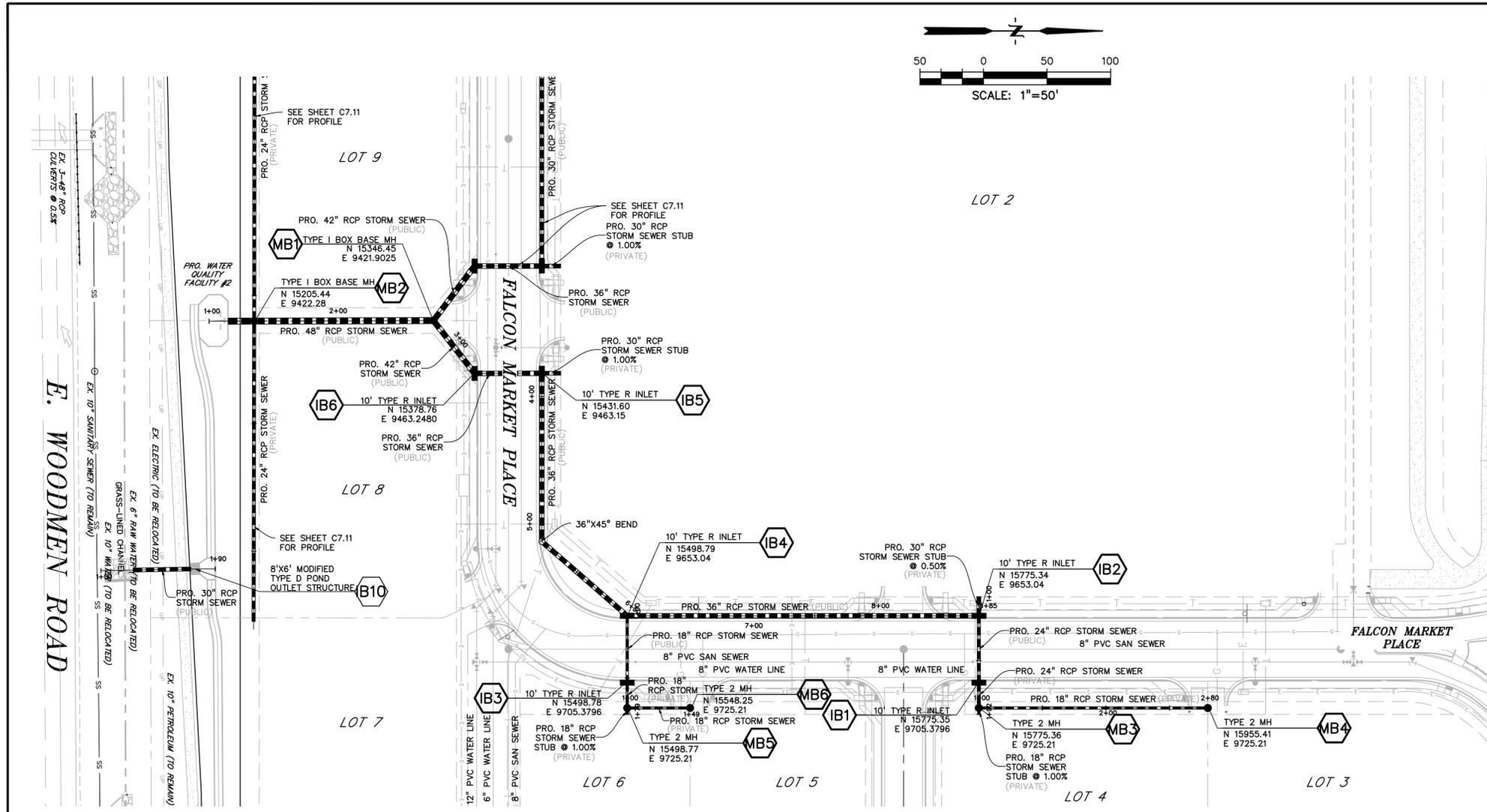
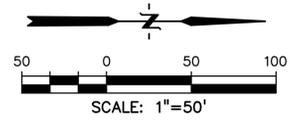
DRAWING SCALE:  
HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'

**STORM SEWER PLAN & PROFILE**

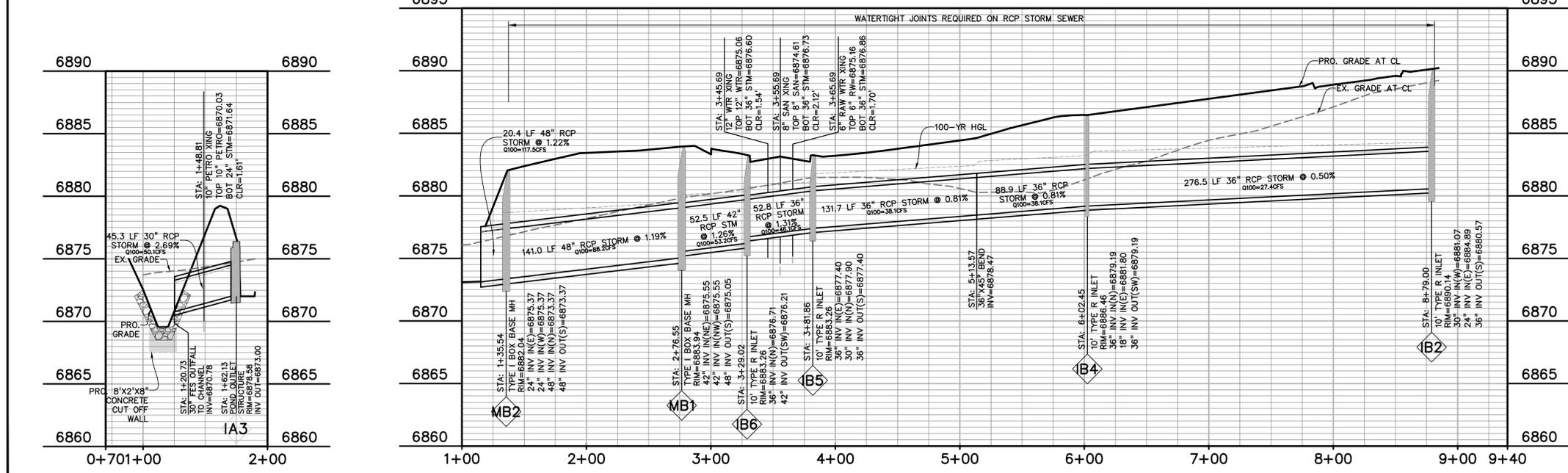
PROJECT NO. 20988-00CSCV  
DRAWING NO.

**C7.10**

SHEET: 39 OF 48



EAST STORM SYSTEM - FALCON MARKET PLACE TO POND #2



EPC 10/20/2020

EL PASO COUNTY FILE # SF-19-001



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

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

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

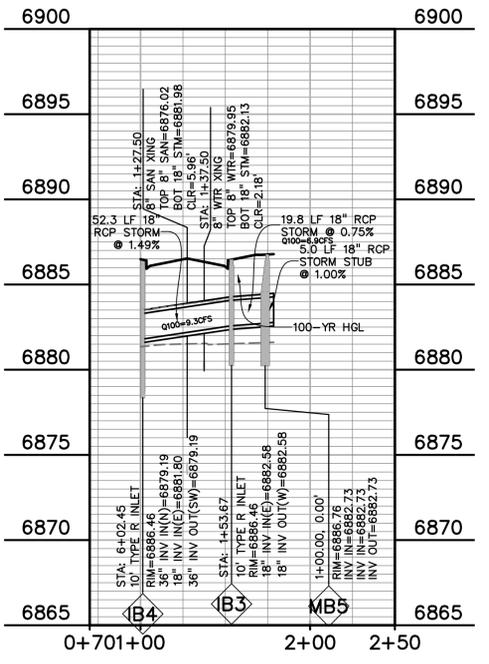
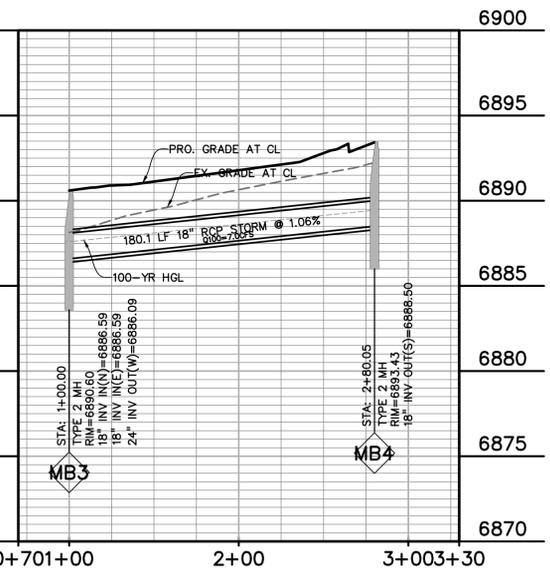
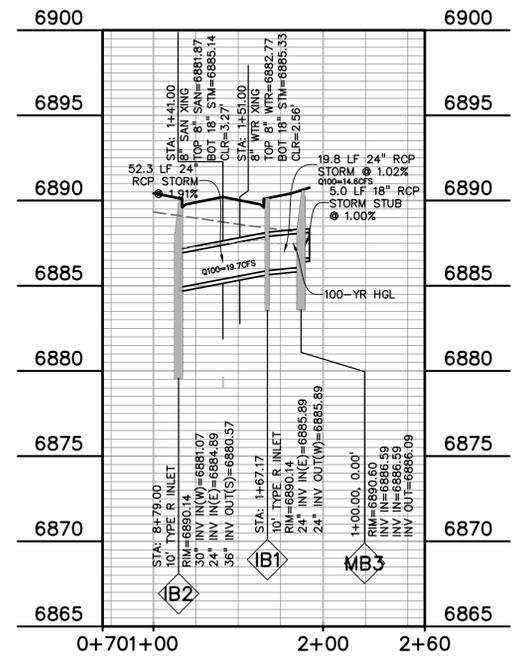
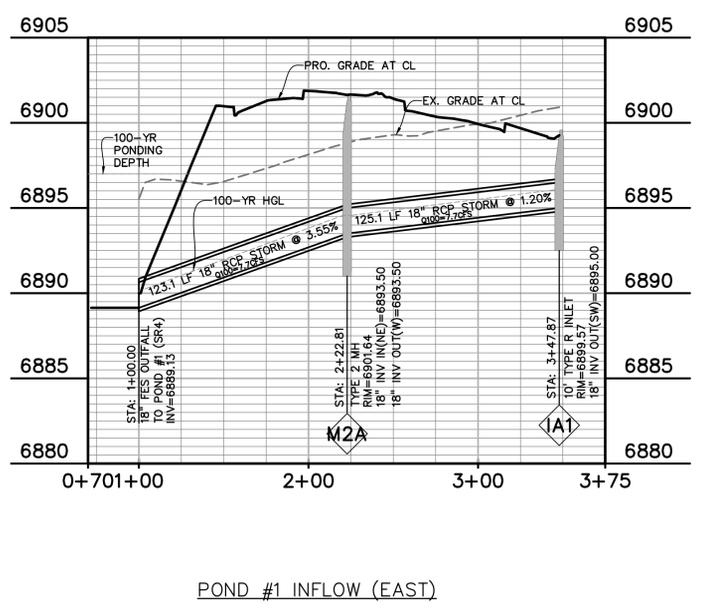
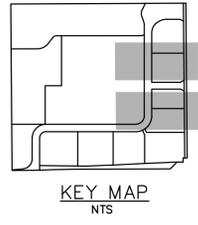
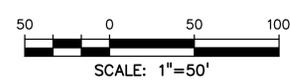
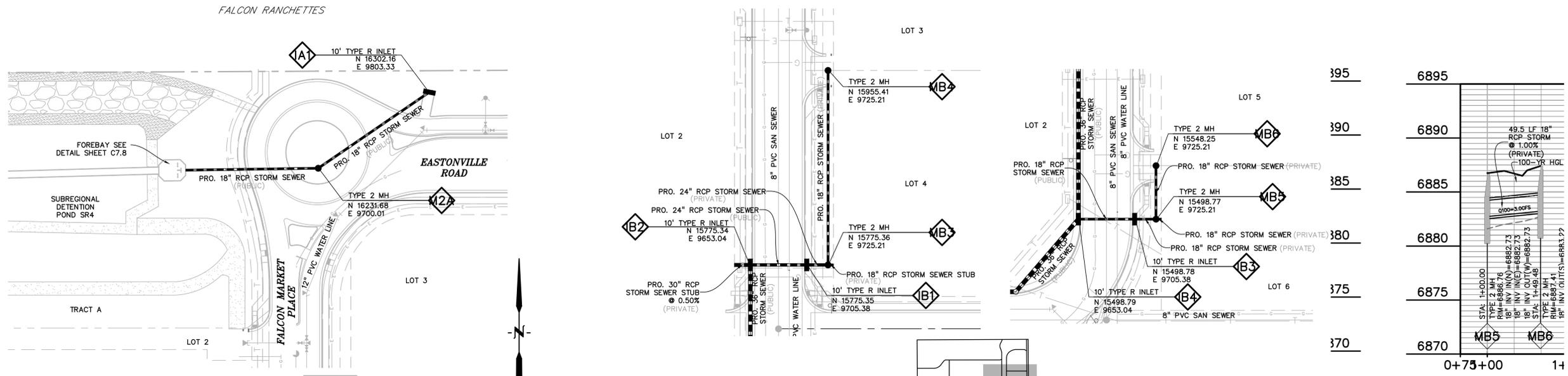
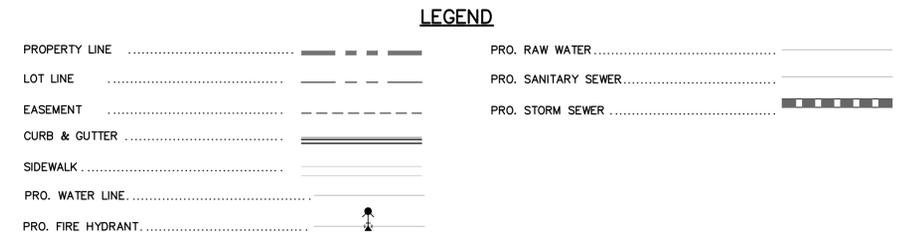
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

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

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

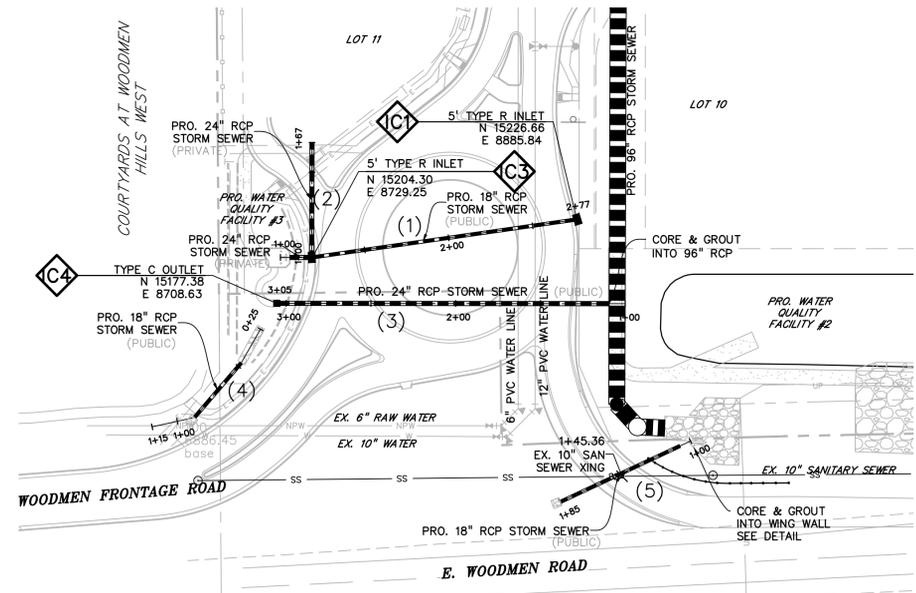
**STORM SEWER PLAN & PROFILE**  
 PROJECT NO. 20988-00CSCV  
 DRAWING NO.

**C7.12**  
 SHEET: 41 OF 48



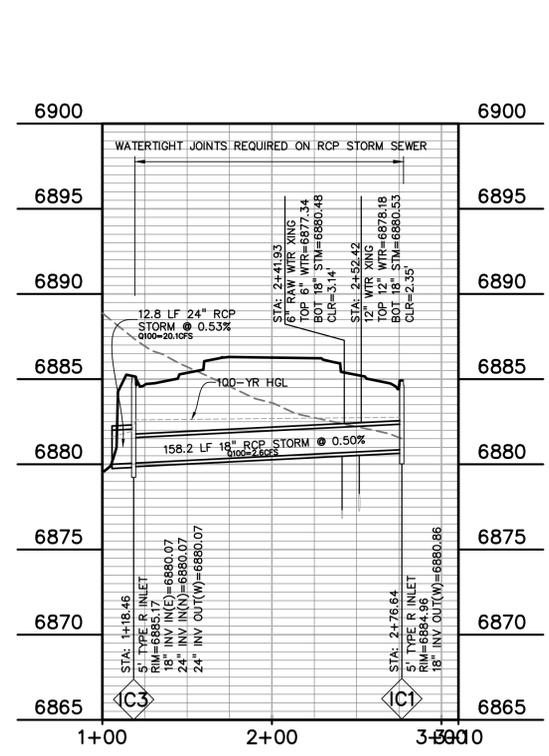
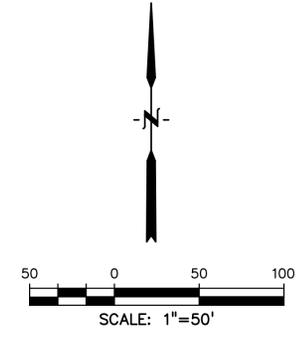
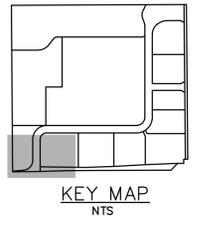
EPC 10/20/2020

EL PASO COUNTY FILE # SF-19-001

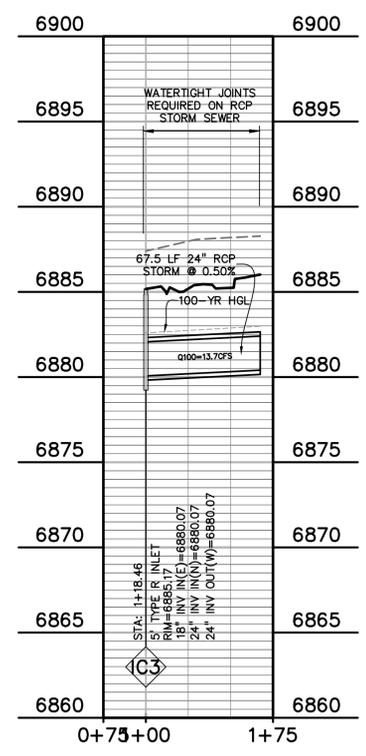


**LEGEND**

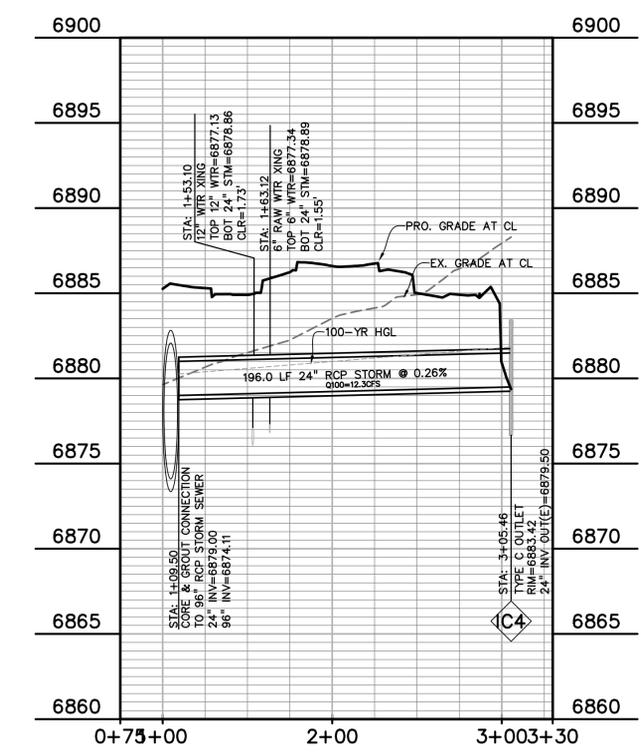
PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	-----
EX. SANITARY SEWER	-----
EX. PETROLEUM	-----
EX. GAS	-----
EX. RAW WATER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



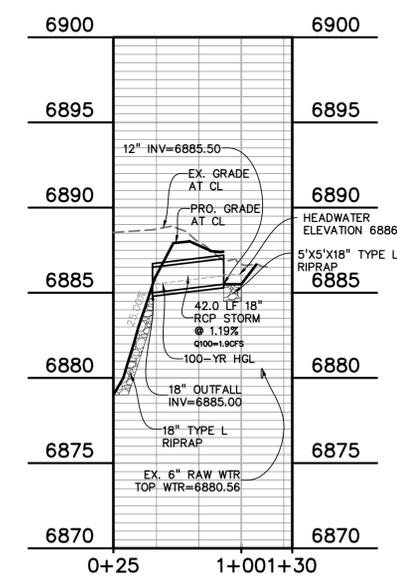
(1) POND #3 INFLOW AND OUTFLOW



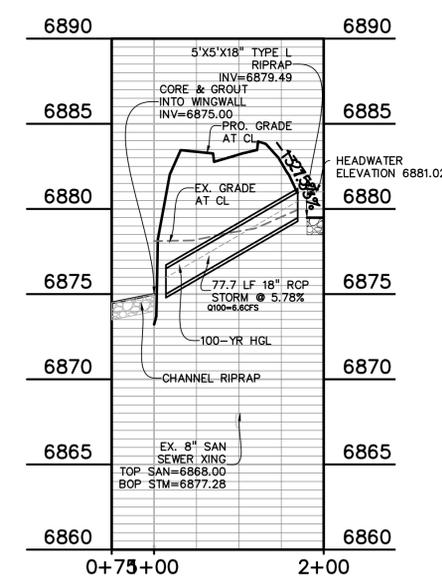
(2) STUB TO LOT 11



(3) POND #3 OUTFALL TO 96"



(4) POND #3 INFLOW (SW)



(5) CULVERT - E. WOODMEN RD RI

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

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

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

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

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



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

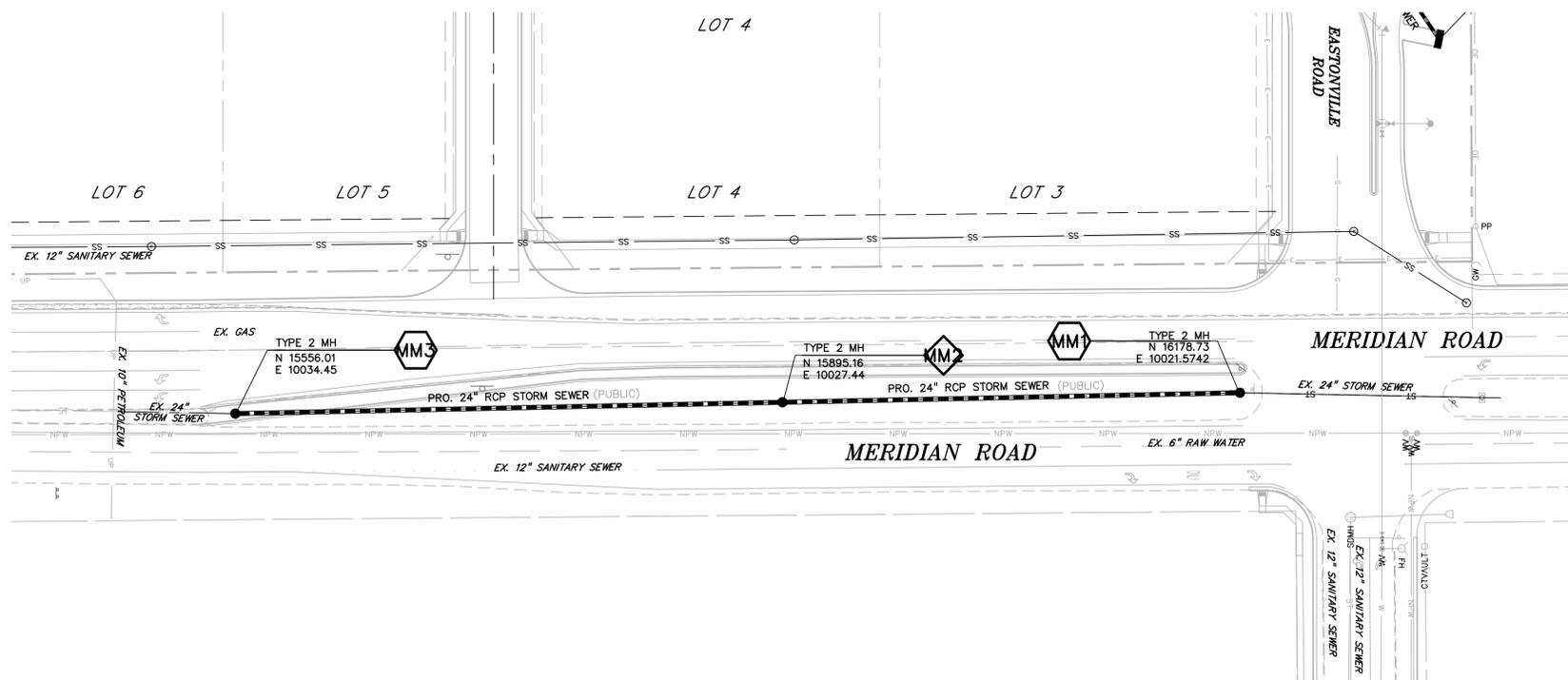
DRAWING SCALE:  
 HORIZONTAL: 1"=50'  
 VERTICAL: 1"=5'

**STORM SEWER PLAN & PROFILE**

PROJECT NO. 20988-00CSCV  
 DRAWING NO.

**C7.13**

SHEET: 42 OF 48

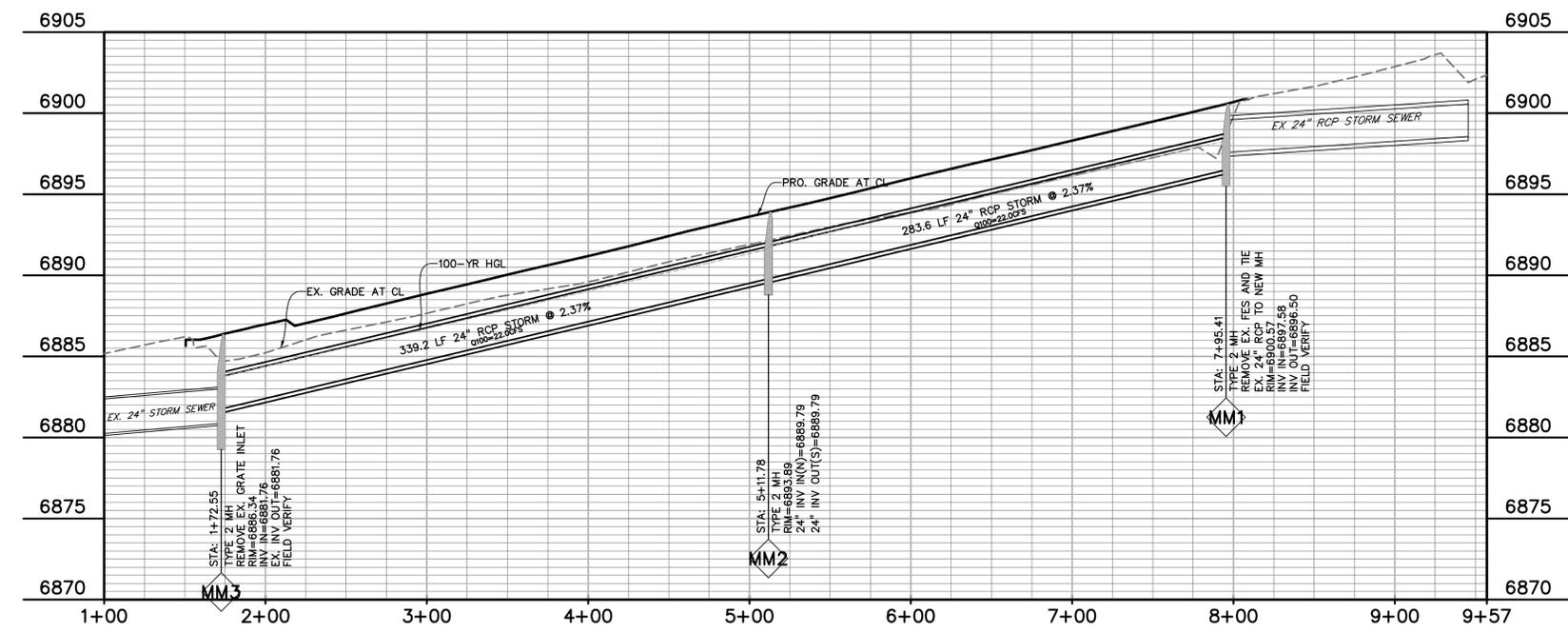


**LEGEND**

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

**KEY MAP**  
NTS

Scale: 1"=50'



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

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

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

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

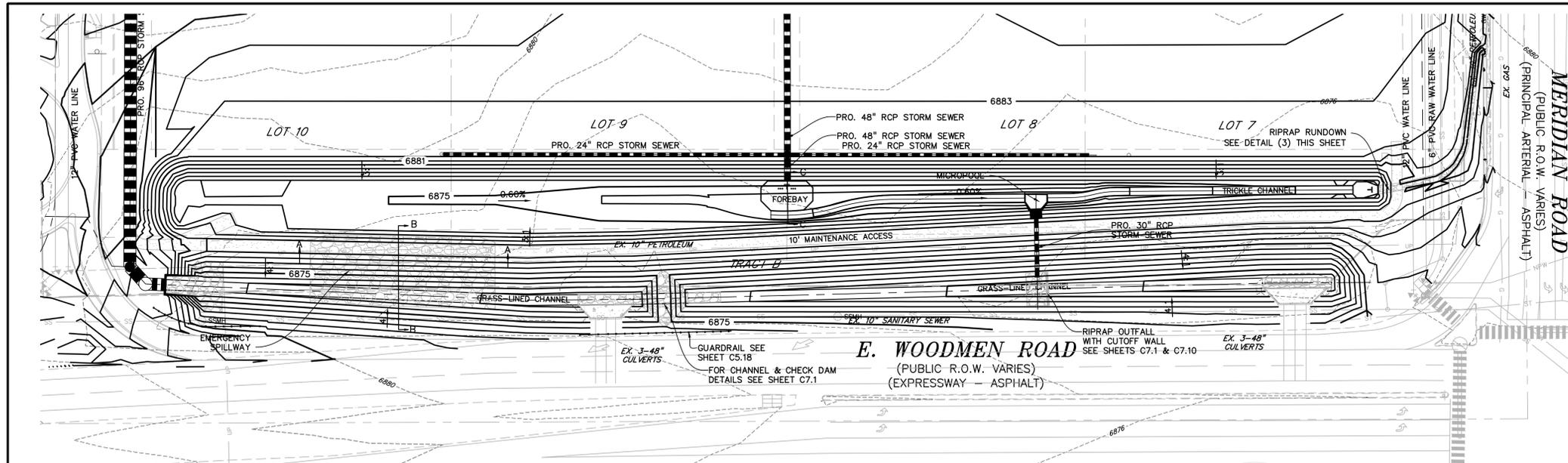
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1"=50'  
 VERTICAL: 1"=5'

**STORM SEWER PLAN & PROFILE**

PROJECT NO. 20988-00CSCV  
 DRAWING NO.

**C7.14**

SHEET: 43 OF 48



**LEGEND**

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

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

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

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

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

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



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

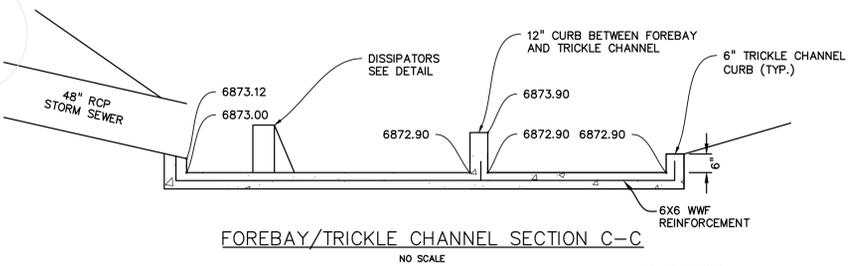
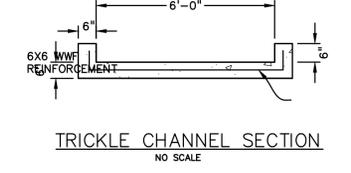
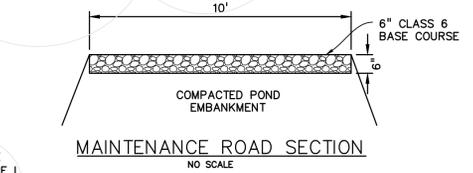
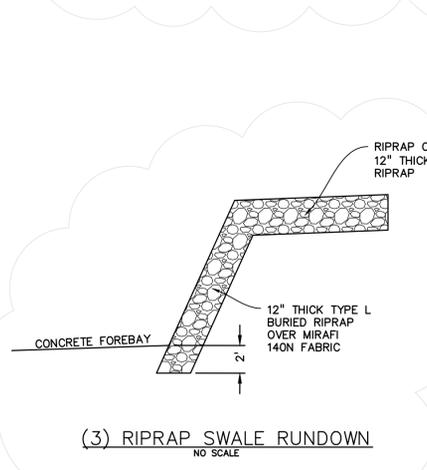
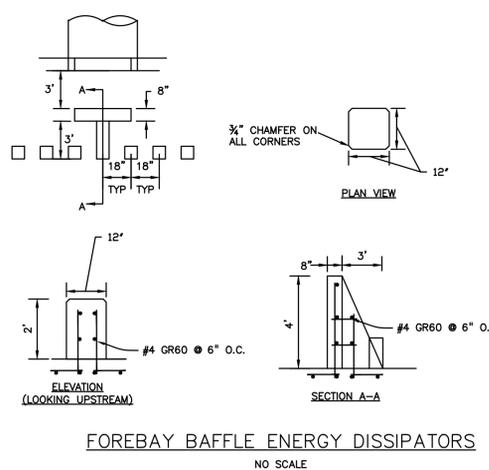
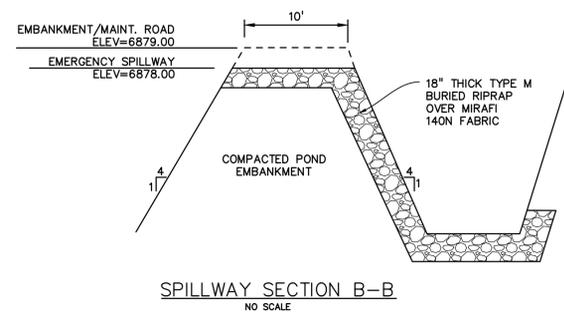
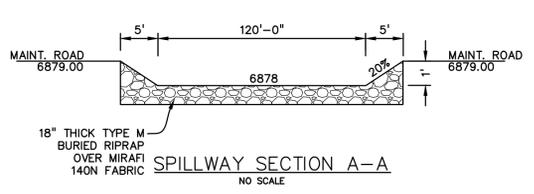
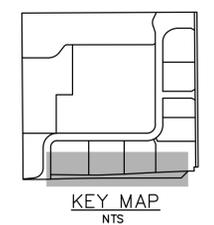
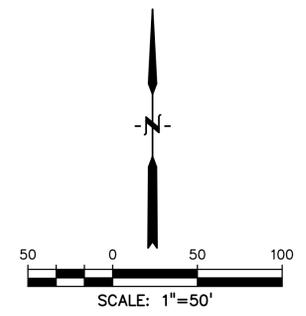
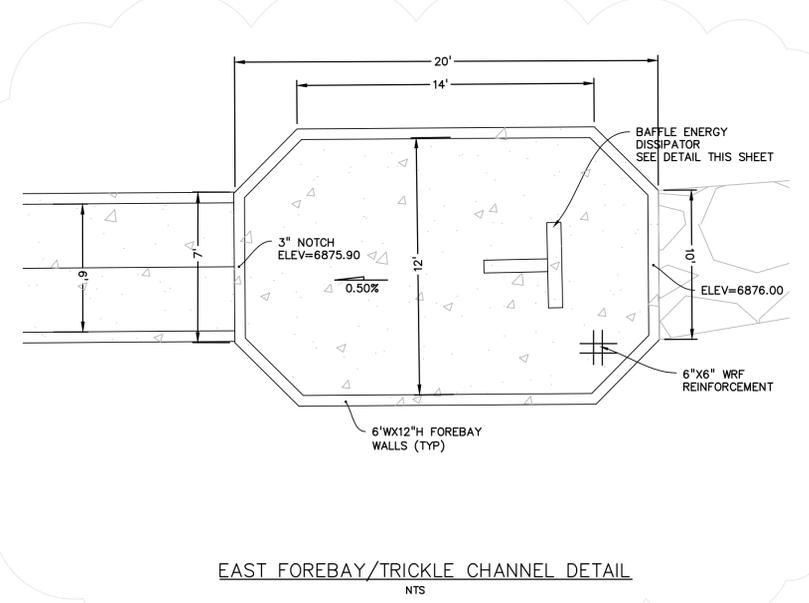
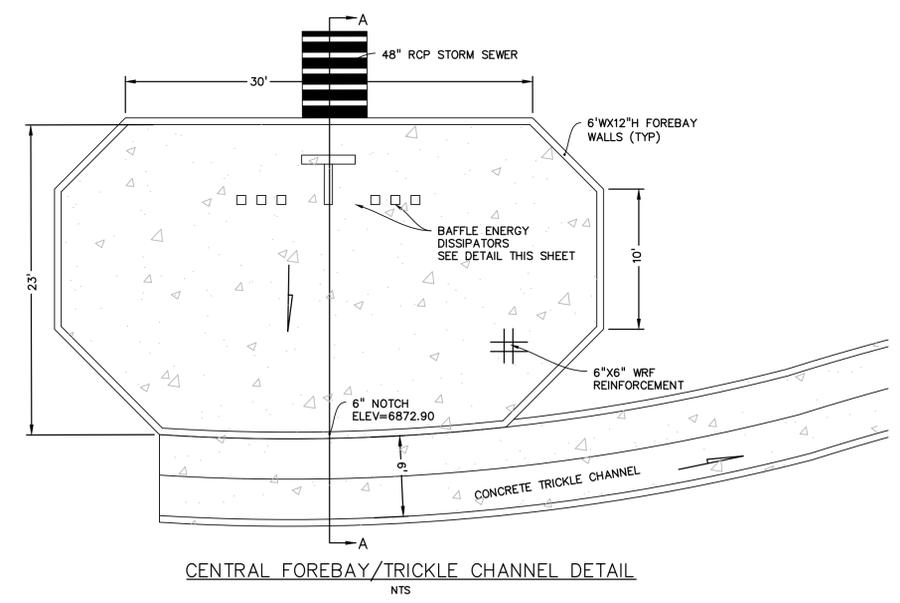
DRAWING SCALE:  
 HORIZONTAL: 1"=50'  
 VERTICAL: N/A

**POND #2**

PROJECT NO. 20988-00CSCV  
 DRAWING NO.

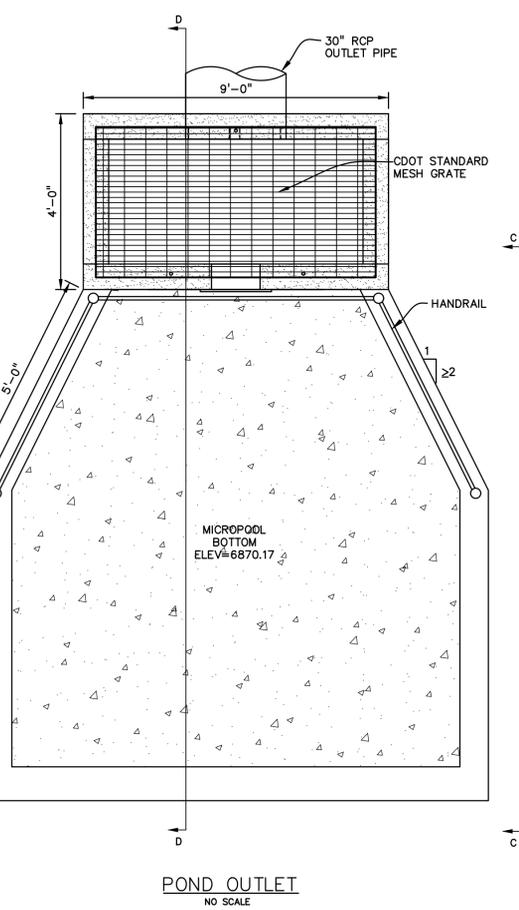
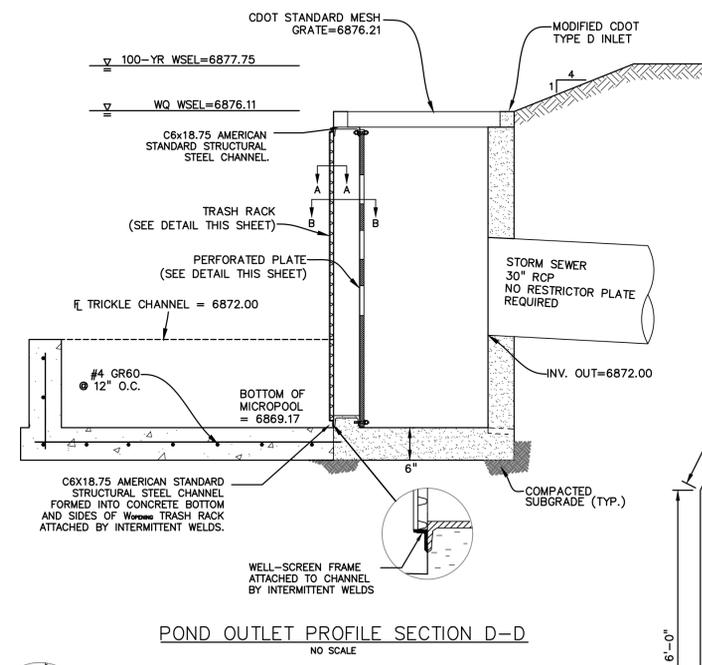
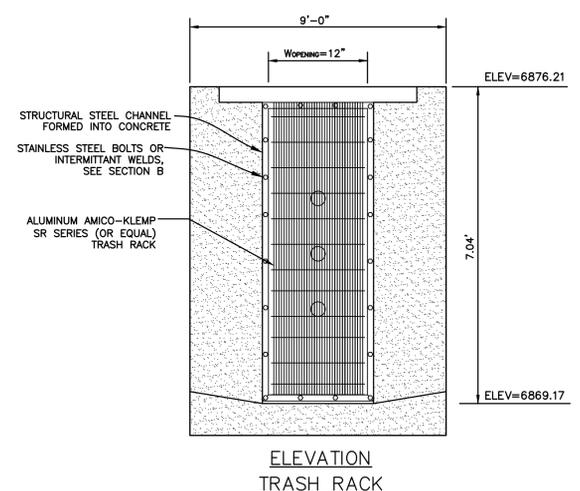
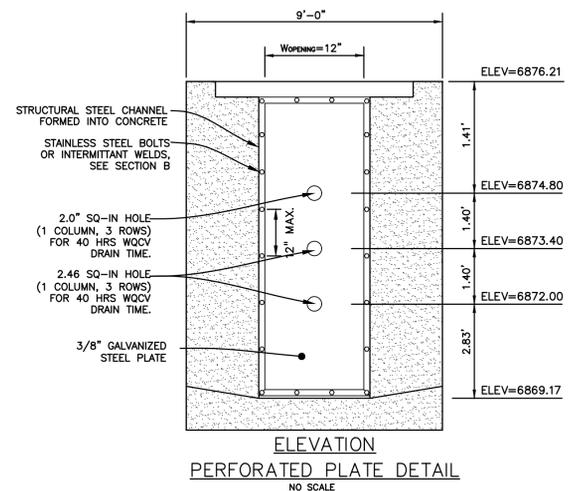
**C7.15**

SHEET: 44 OF 48

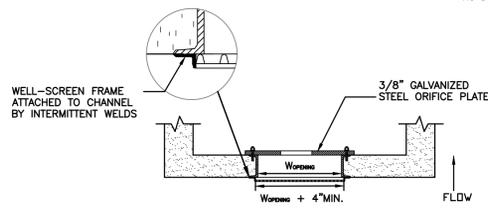


EPC 10/20/2020

EL PASO COUNTY FILE # SF-19-001

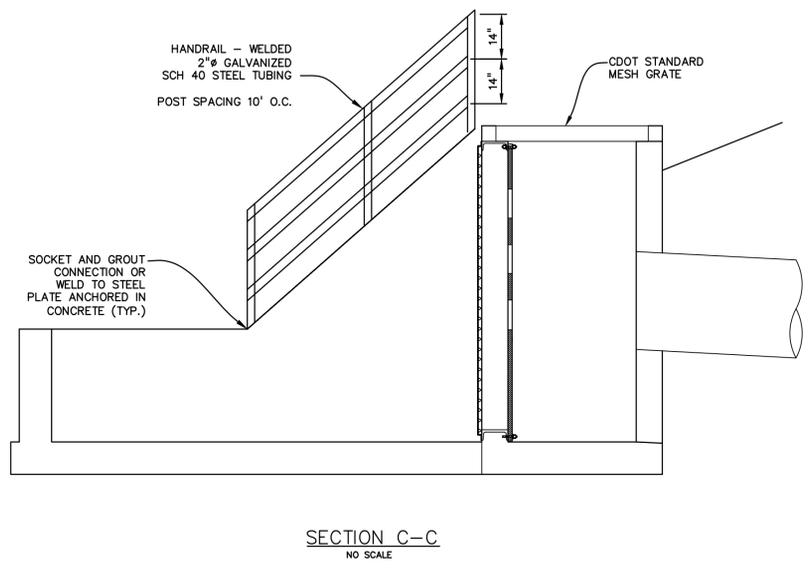
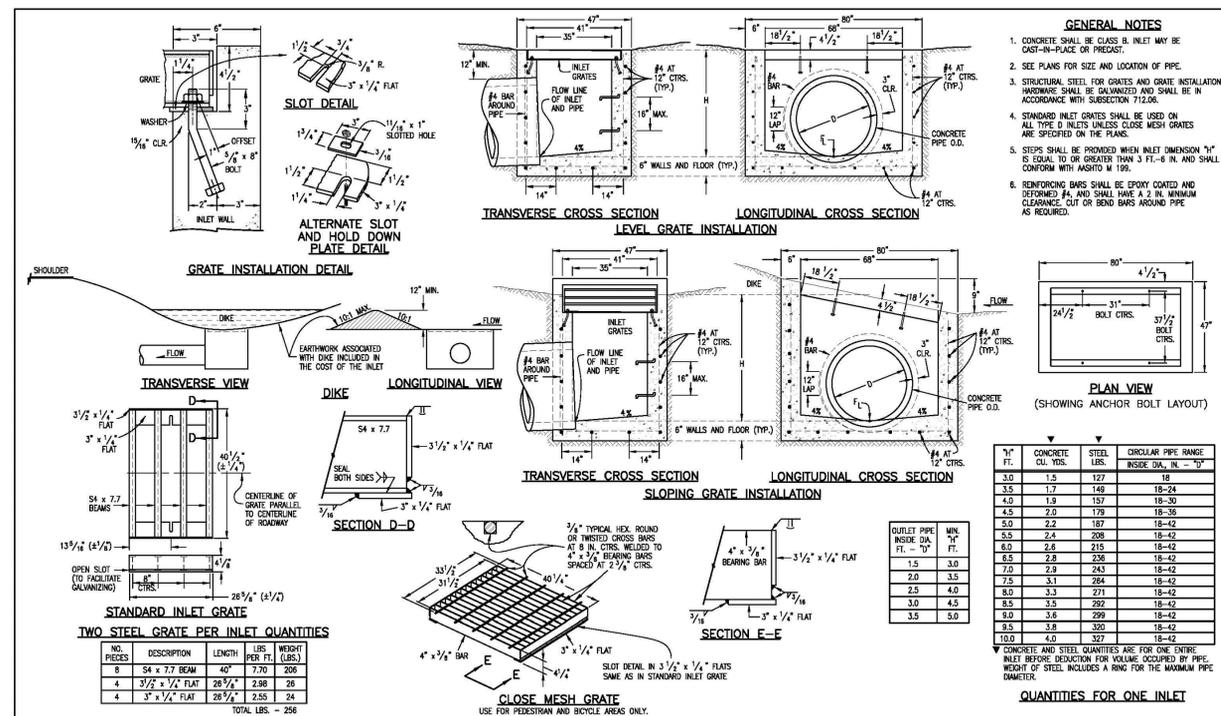


- PERFORATED PLATE NOTES:**
1. PROVIDE GASKET MATERIAL OR GROUT BETWEEN THE ORIFICE PLATE AND CONCRETE.
  2. BOLT PLATE TO CONCRETE @ 12" MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
  3. ALL METAL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.
- GENERAL NOTES:**
1. ALL EXTERIOR STEEL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



SECTION A-A  
NO SCALE

SECTION B-B  
NO SCALE



SECTION C-C  
NO SCALE

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

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

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

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

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

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

PROJECT NO. 20988-00CSCV  
DRAWING NO.  
**C7.16**  
SHEET: 45 OF 48

Computer File Information

Creation Date: 07/04/06	Initials: SJR
Last Modification Date: 07/04/06	Initials: LTA
Full Path: www.dot.state.co.us/DesignSupport/	
Drawing File Name: 6040110101.dwg	
CAD Ver.: MicroStation V8	Scale: Not to Scale

Sheet Revisions

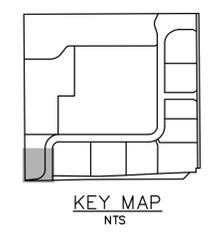
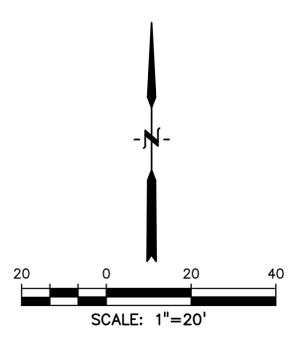
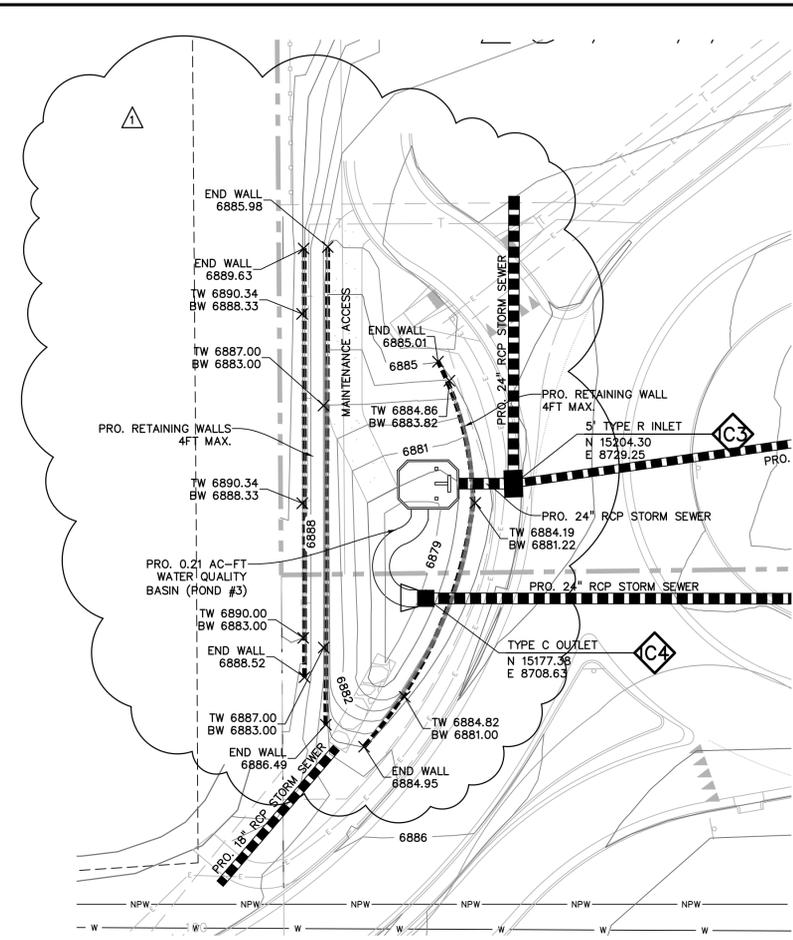
Date	Comments

Colorado Department of Transportation  
4201 East Arkansas Avenue  
Denver, Colorado 80222  
Phone: (303) 757-8683  
Fax: (303) 757-9820  
Project Development Branch SRJ/LTA

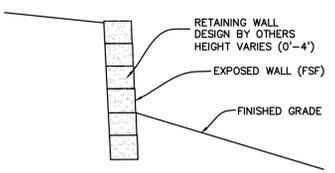
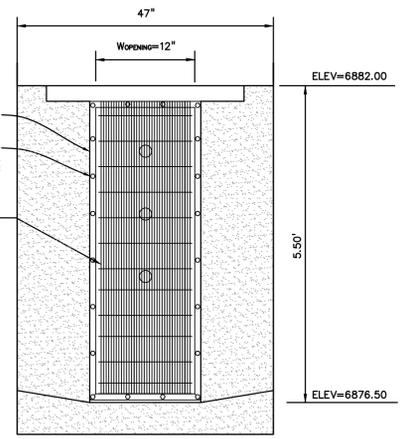
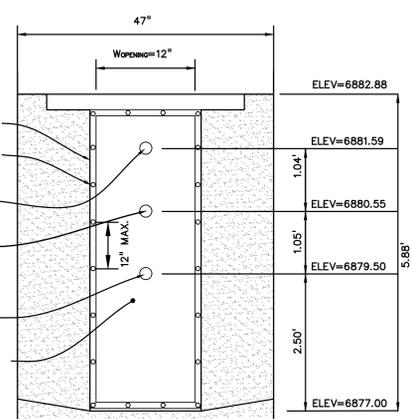
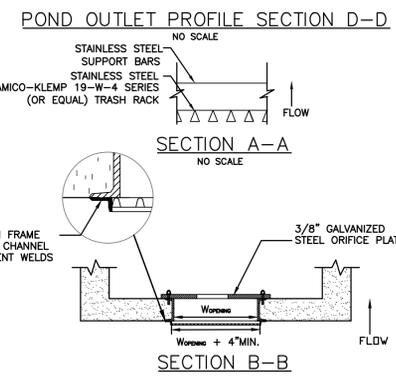
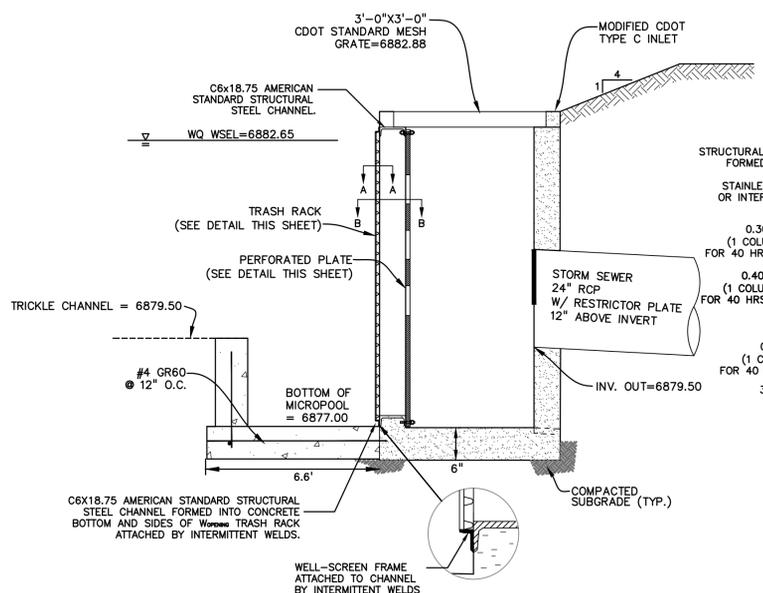
**INLET, TYPE D**  
STANDARD PLAN NO. M-604-11  
Sheet No. 1 of 1

EPC 10/20/2020

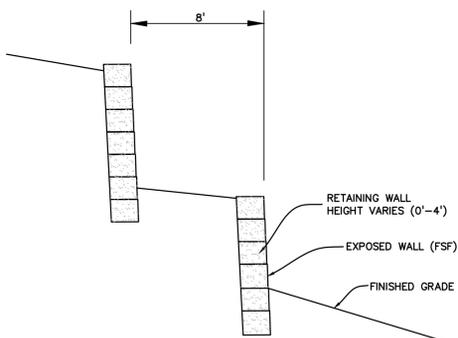
EL PASO COUNTY FILE # SF-19-001



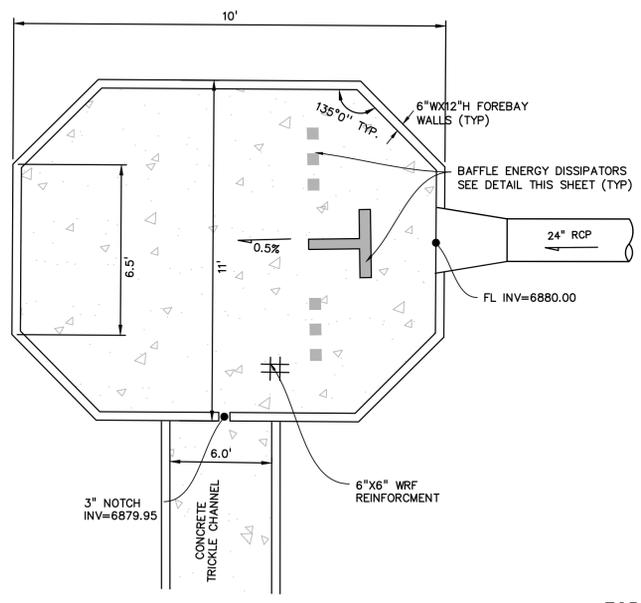
- PERFORATED PLATE NOTES:**
1. PROVIDE GASKET MATERIAL OR GROUT BETWEEN THE ORIFICE PLATE AND CONCRETE.
  2. BOLT PLATE TO CONCRETE  $\phi$  12" MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
  3. ALL METAL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.
- GENERAL NOTES:**
1. ALL EXTERIOR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



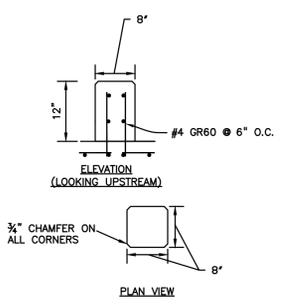
RETAINING WALL DETAIL  
NO SCALE



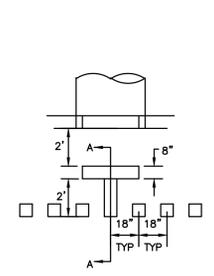
RETAINING WALLS DETAIL  
NO SCALE



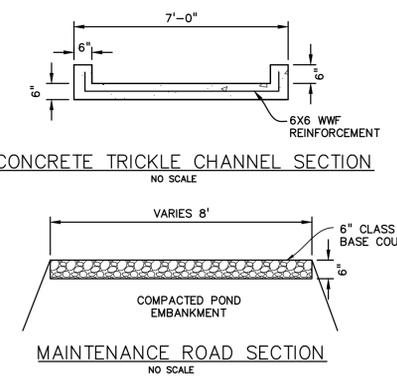
FOREBAY  
NO SCALE



FOREBAY BAFFLE ENERGY DISSIPATORS  
NO SCALE



CONCRETE TRICKLE CHANNEL SECTION  
NO SCALE



MAINTENANCE ROAD SECTION  
NO SCALE

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

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

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

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

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

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

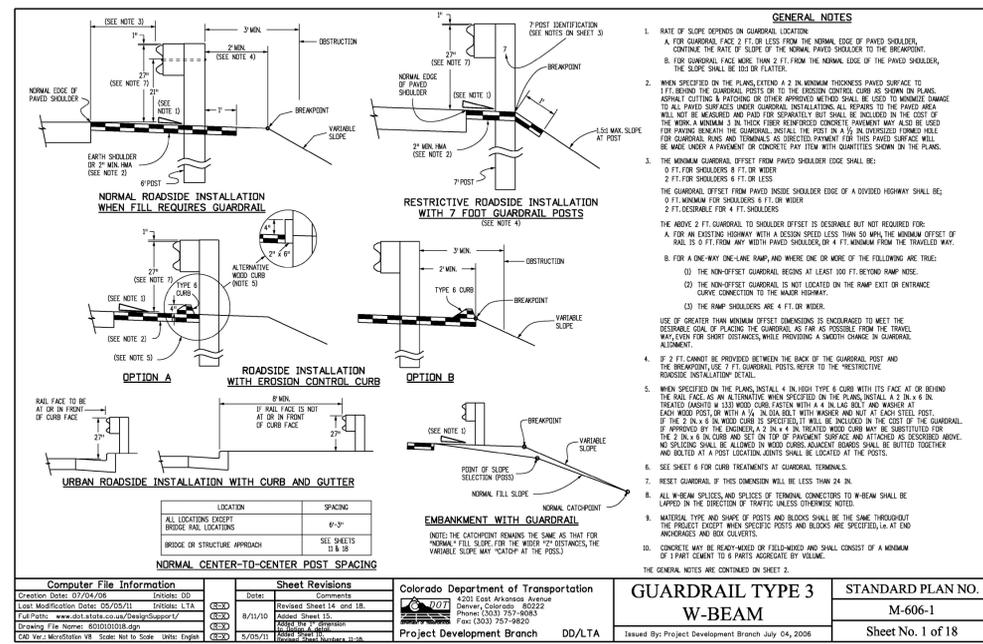
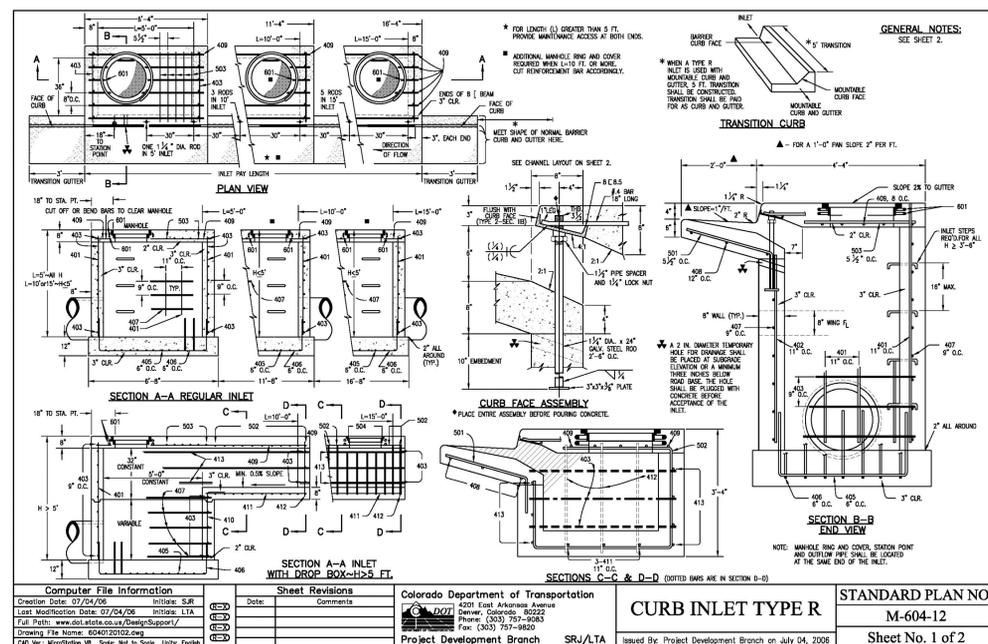
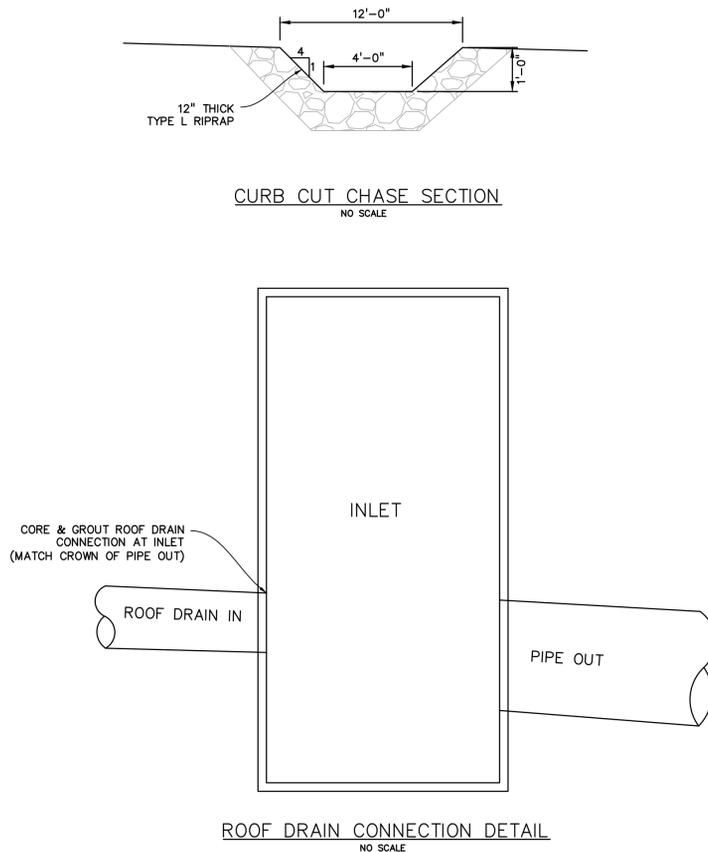
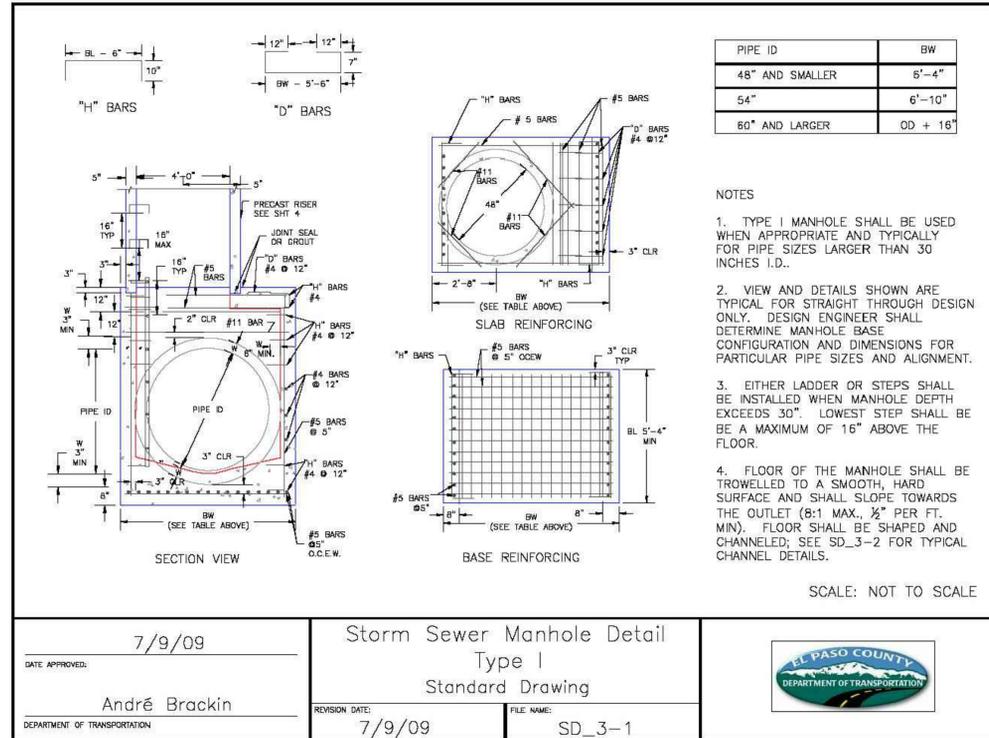
DRAWING SCALE:  
HORIZONTAL: 1"=50'  
VERTICAL: N/A

**POND #3 & DETAILS**

PROJECT NO. 20988-00SCV  
DRAWING NO.

**C7.17**

SHEET: 46 OF 48



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

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

CONSTRUCTION DRAWINGS FOR  
 FALCON MARKETPLACE  
 FALCON, COLORADO

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

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

PROFESSIONAL ENGINEER  
 83797  
 8-28-20  
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: N/A  
 VERTICAL: N/A

STORM SEWER DETAILS

PROJECT NO. 20988-00CSCV  
 DRAWING NO.

C7.18  
 SHEET: 47 OF 48