

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 8083 (719) 495-2500
ELECTRIC	MOUNTAIN VIEW ELECTRIC ASSOCIATION LES ULFERS 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
GAS	COLORADO SPRINGS UTILITIES TODD STURTEVANT 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, CO 80947 (719) 668-3556
TELEPHONE	CENTURY LINK SALLY KLEIN (719) 636-4329 (LOCATORS) (719) 597-8418 AT&T (LOCATORS) (719) 635-3674
CABLE	COMCAST DALE STEWART 213 N. UNION BLVD COLORADO SPRINGS, CO 80909 (719) 442-4733
PETROLEUM	NUSTAR CHAD RENSLow 7810 DRENNAN ROAD COLORADO SPRINGS, CO 80925 (719) 391-0942
OTHER	WOODMEN ROAD METROPOLITAN DISTRICT TERRY SCHOOLER 20 BOULDER CRESCENT, SUITE #200 COLORADO SPRINGS, CO 80903 (719) 447-1777



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

COVER & NOTES

C1.10	COVER SHEET
C1.11	NOTES
C1.12	STANDARD DETAILS
C1.13	STANDARD DETAILS
C1.14	DEMOLITION/UTILITY RELOCATION PLAN
C1.15	PROPOSED UTILITY PLAN
C1.16	SURVEY CONTROL

GRADING & EROSION CONTROL

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

FALCON MARKET PLACE ROADWAY PLANS

C3.10	FALCON MARKET PLACE PLAN & PROFILE
C3.11	FALCON MARKET PLACE PLAN & PROFILE
C3.12	FALCON MARKET PLACE PLAN & PROFILE
C3.13	SITE CONCRETE PLAN
C3.14	SIGNAGE & STRIPING

FALCON MARKET PLACE ROUNDABOUT PLANS

C4.10	SOUTHWEST ROUNDABOUT
C4.11	SOUTHWEST ROUNDABOUT
C4.12	SOUTHWEST ROUNDABOUT
C4.13	NORTHEAST ROUNDABOUT
C4.14	SW ROUNDABOUT SIGNAGE & STRIPING
C4.15	NE ROUNDABOUT SIGNAGE & STRIPING

OFFSITE WIDENING PLANS

C5.10	MERIDIAN ROAD TURN LANE EXTENSION
C5.11	MERIDIAN ROAD PLAN & PROFILE
C5.12	MERIDIAN ROAD PLAN & PROFILE
C5.13	MERIDIAN ROAD PLAN & PROFILE
C5.14	MERIDIAN ROAD MEDIAN PLAN & PROFILE
C5.15	MERIDIAN ROAD SIGNAGE & STRIPING
C5.16	MERIDIAN/EASTONVILLE SIGNAGE & STRIPING
C5.17	EASTONVILLE ROAD TURN LANE EXTENSION

EASTONVILLE TRAFFIC SIGNAL

C6.10	SIGNAL PLAN
C6.11	SIGNAL PLAN

STORM SEWER PLANS

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

NOTE

IN ACCORDANCE WITH 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.

TIM D. MCCONNELL
P.E.# 33797

DATE

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.

BEN HUMMEL

DATE

EL PASO COUNTY

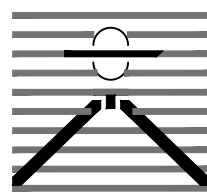
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

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

JENNIFER IRVINE, P.E.
COUNTY ENGINEER

DATE

PREPARED BY:



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

CLIENT:

HUMMEL INVESTMENTS, LLC

8117 PRESTON ROAD, SUITE 120
DALLAS, TEXAS 75225

(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE

FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
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 39

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

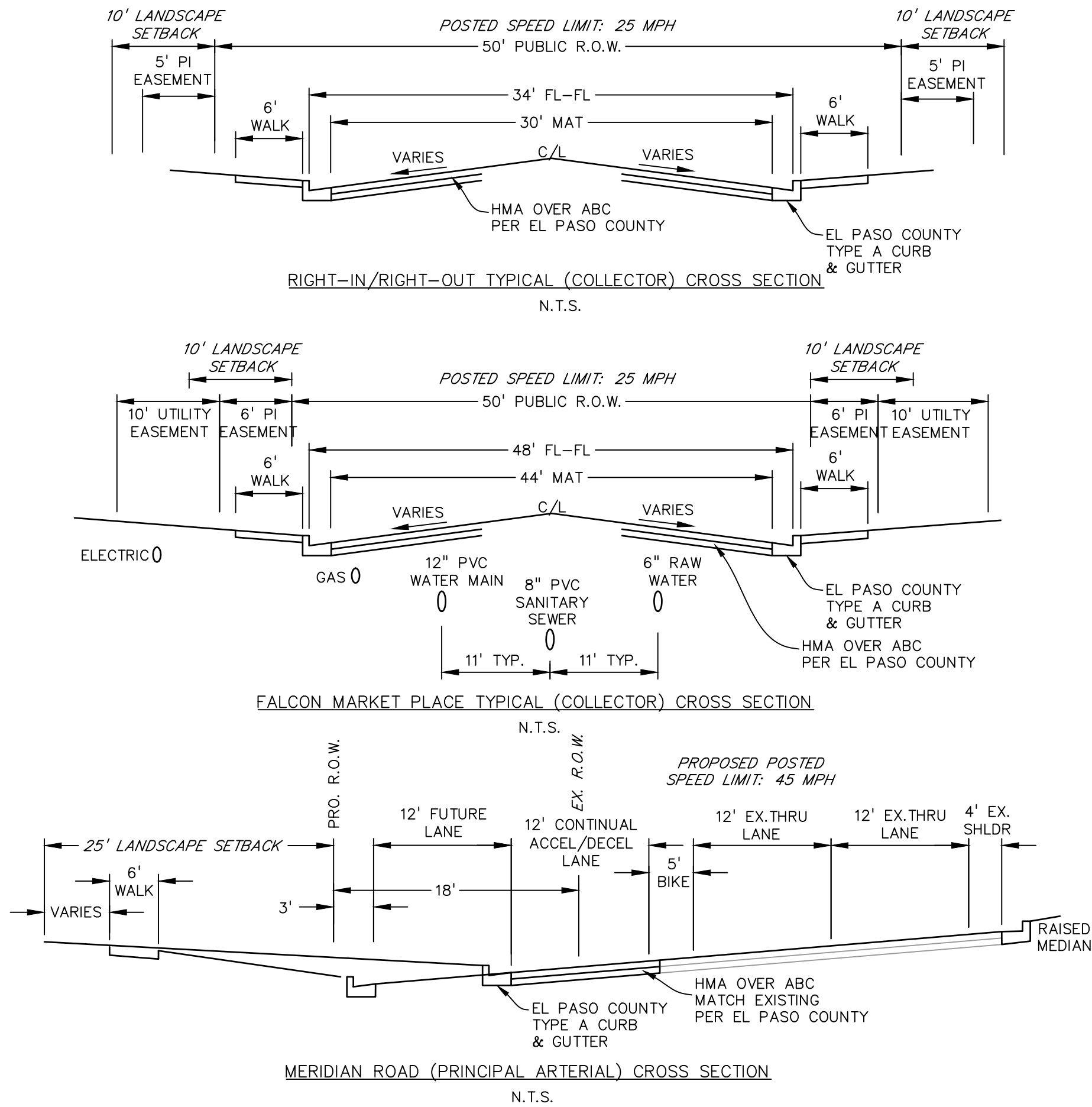
- 1.CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS.
- 2.STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, 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.
- 3.NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 4.A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- 5.ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY PCD INSPECTIONS STAFF.
- 6.SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- 7.TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- 8.ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- 9.ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. 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.
19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
22. INDIVIDUALS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (APDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.), IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
26. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE PRELIMINARY GEOTECHNICAL INVESTIGATION BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA #1, DATED MARCH 17, 2017.
27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

Update notes

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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



SIGNAGE AND STRIPING NOTES

- SIGNING AND STRIPING NOTES:
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE 'D' SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 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"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. 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.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. 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.

Watertight joints shall be provided on the specified pipes.

PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20988-CD-NTS

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

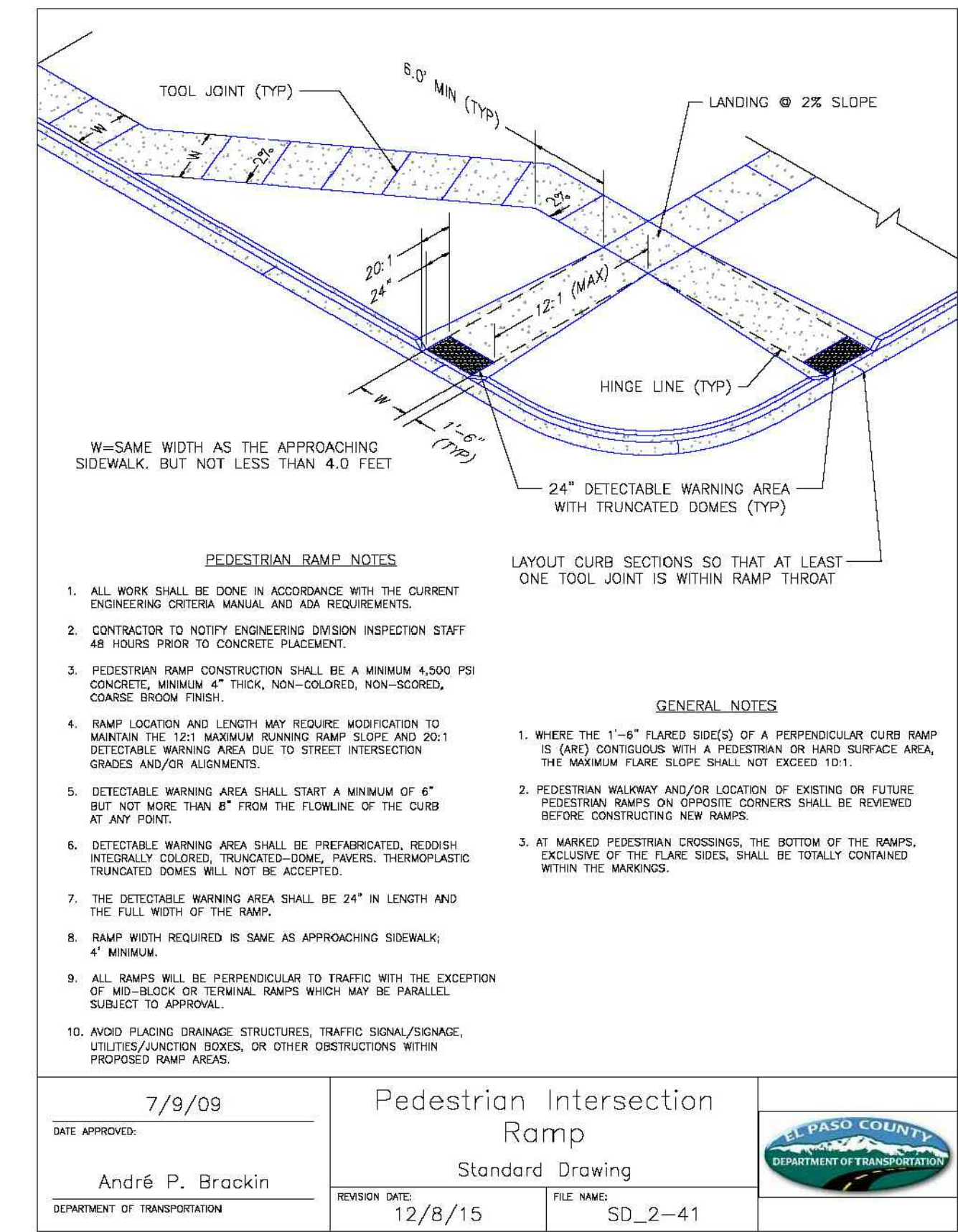
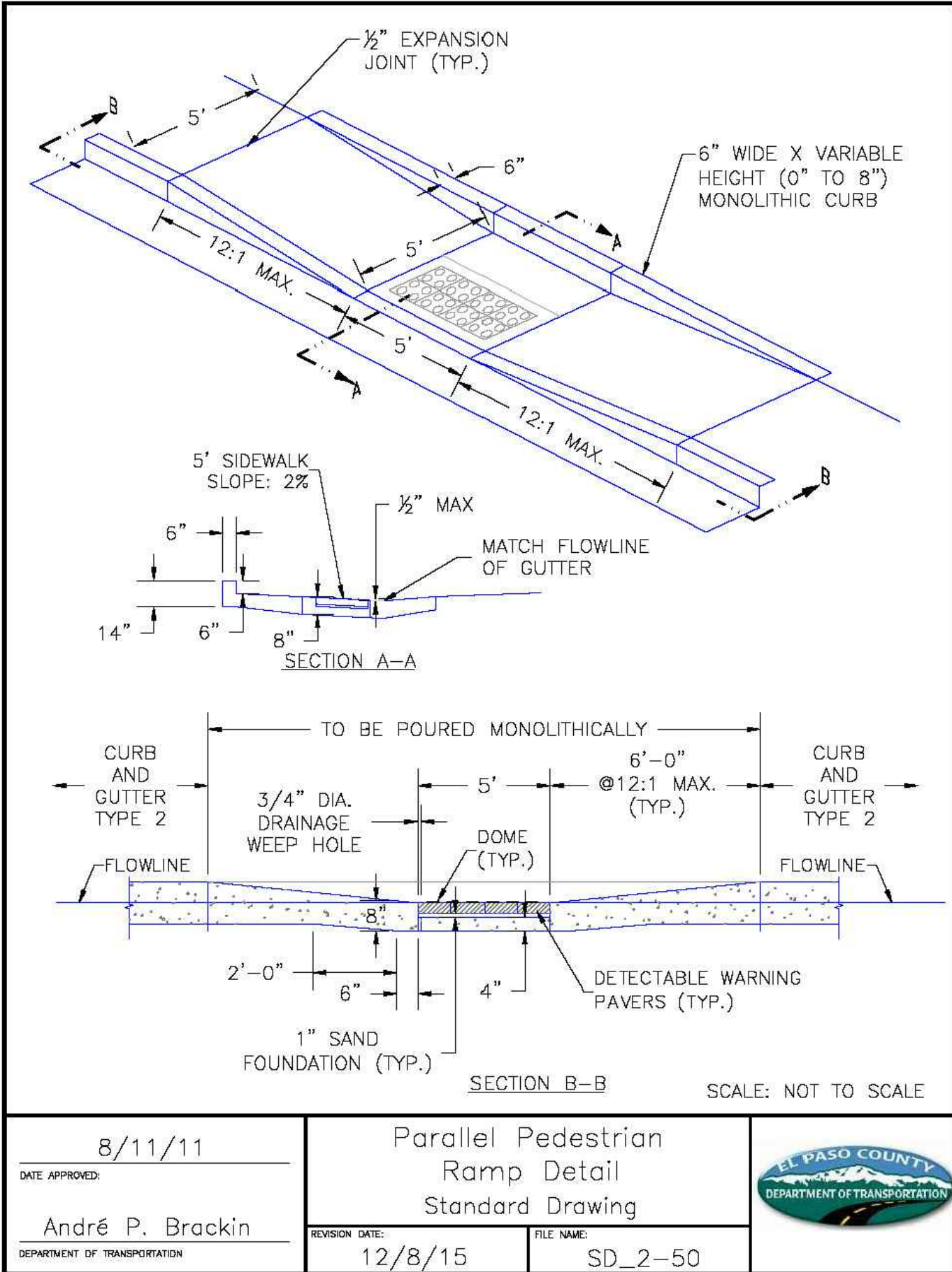
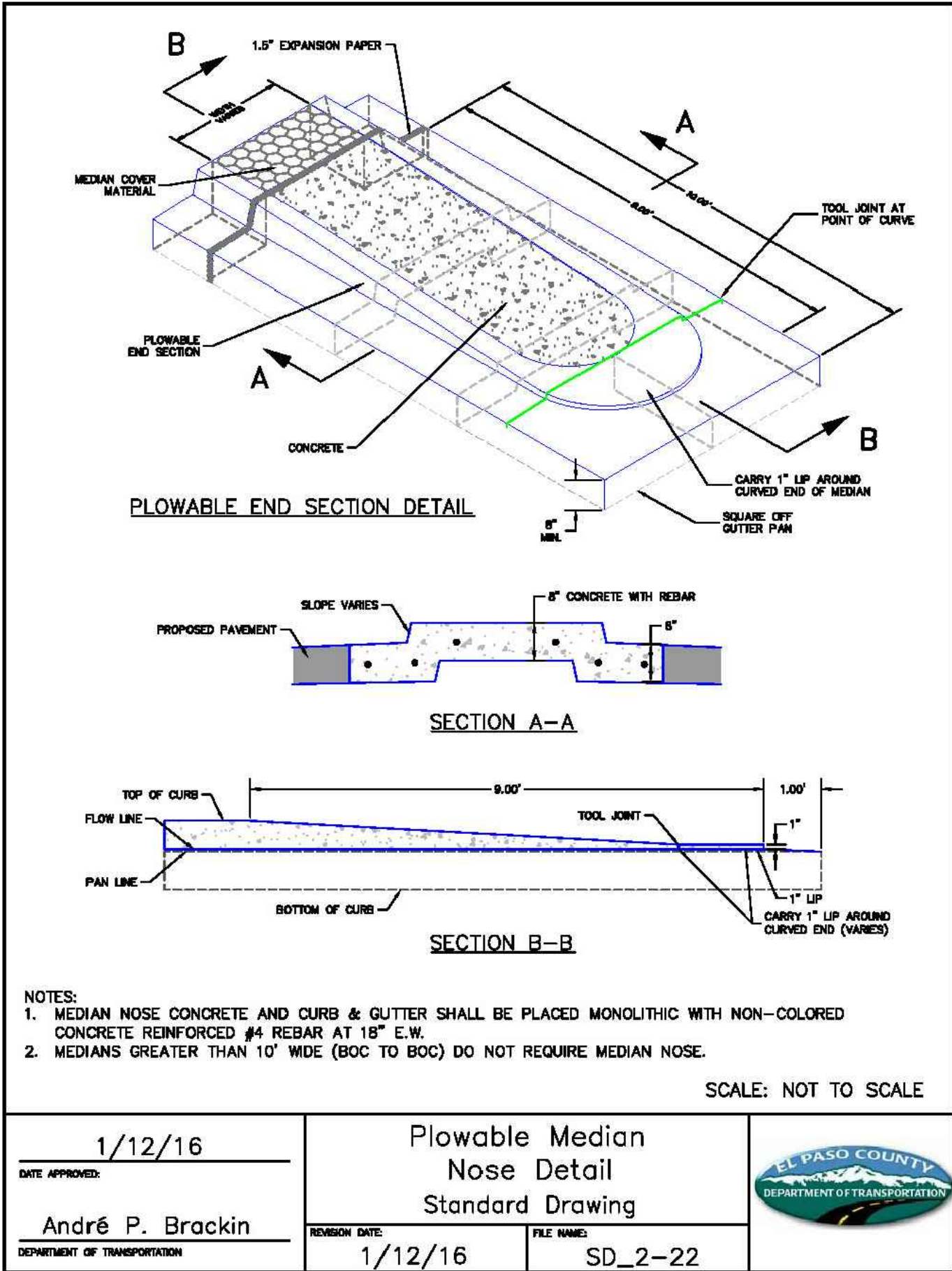
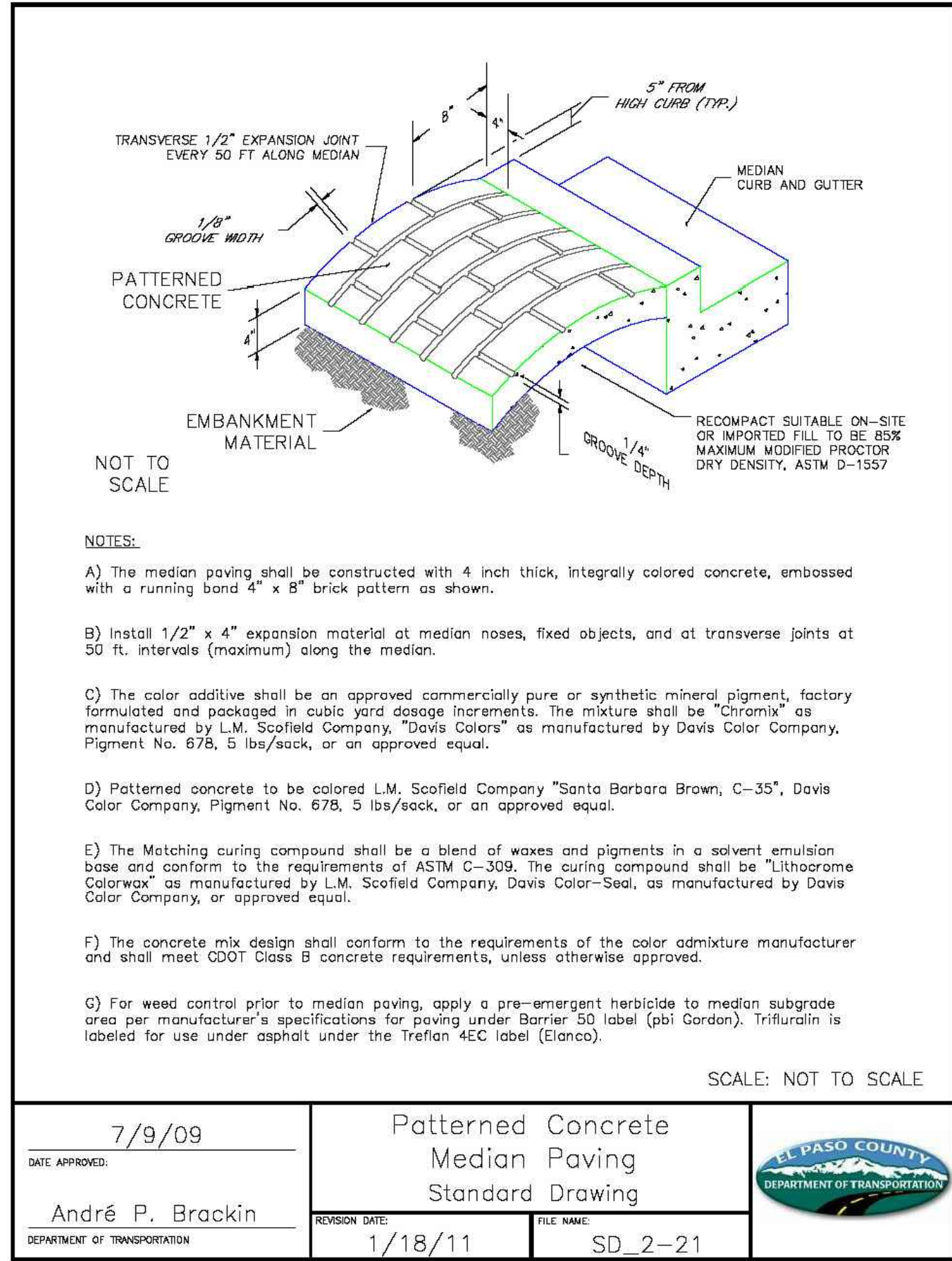
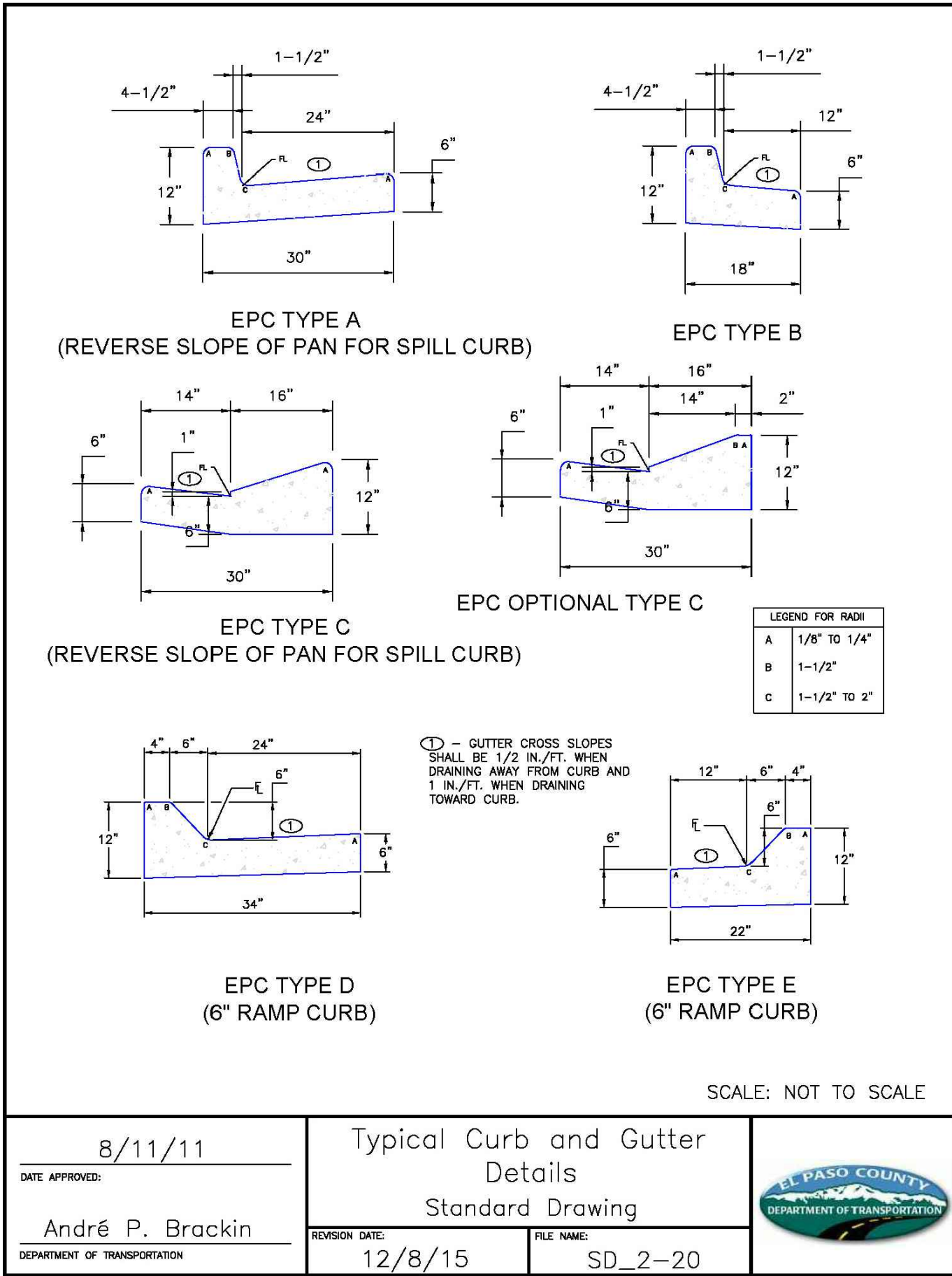
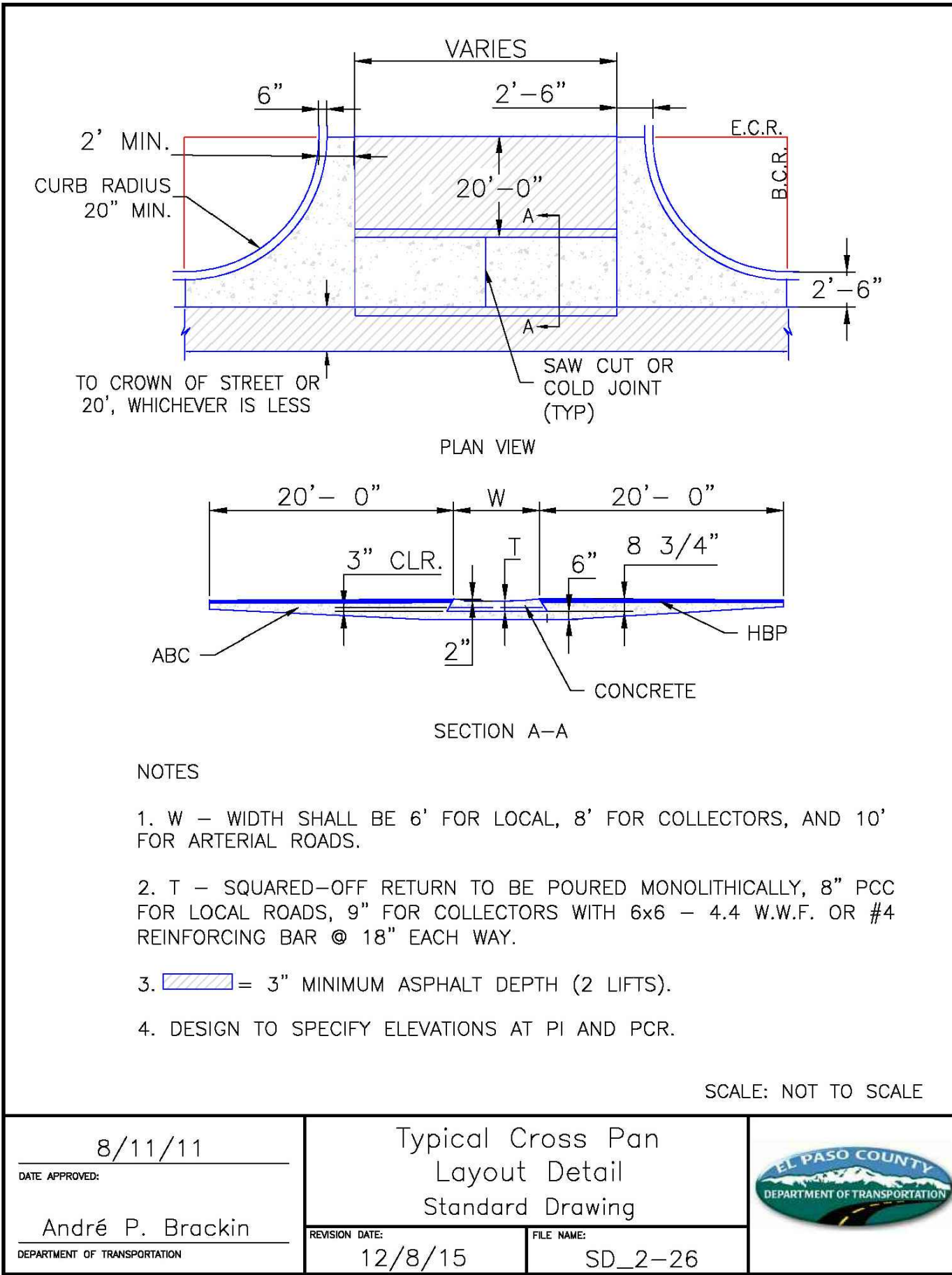
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

NOTES

PROJECT NO. 20988-00CSCV
DRAWING NO.

C1.11

SHEET: 2 OF 39



PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE

FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	20988-CD-DTL

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

DRAWING SCALE:

HORIZONTAL: N/A

VERTICAL: N/A

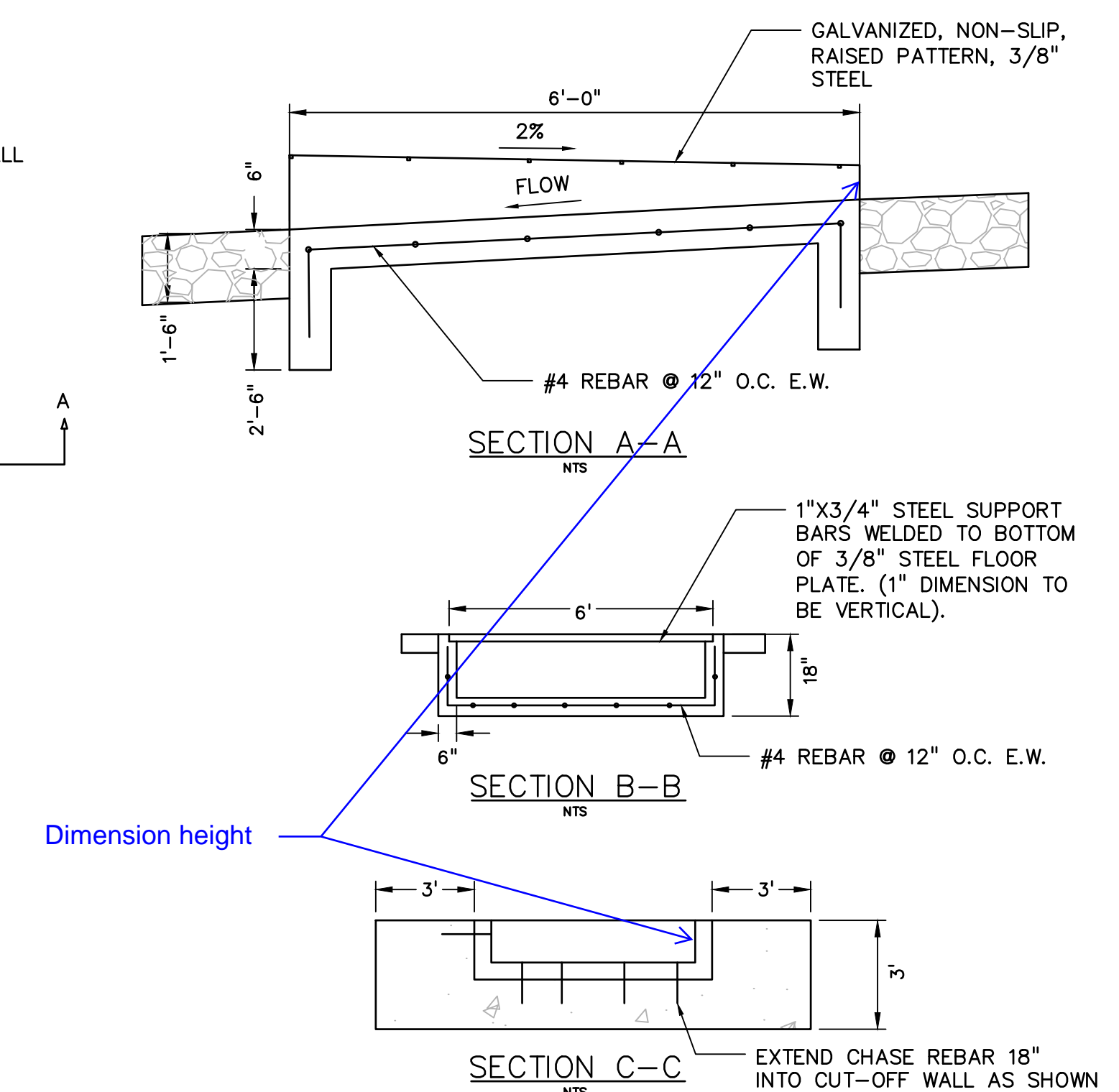
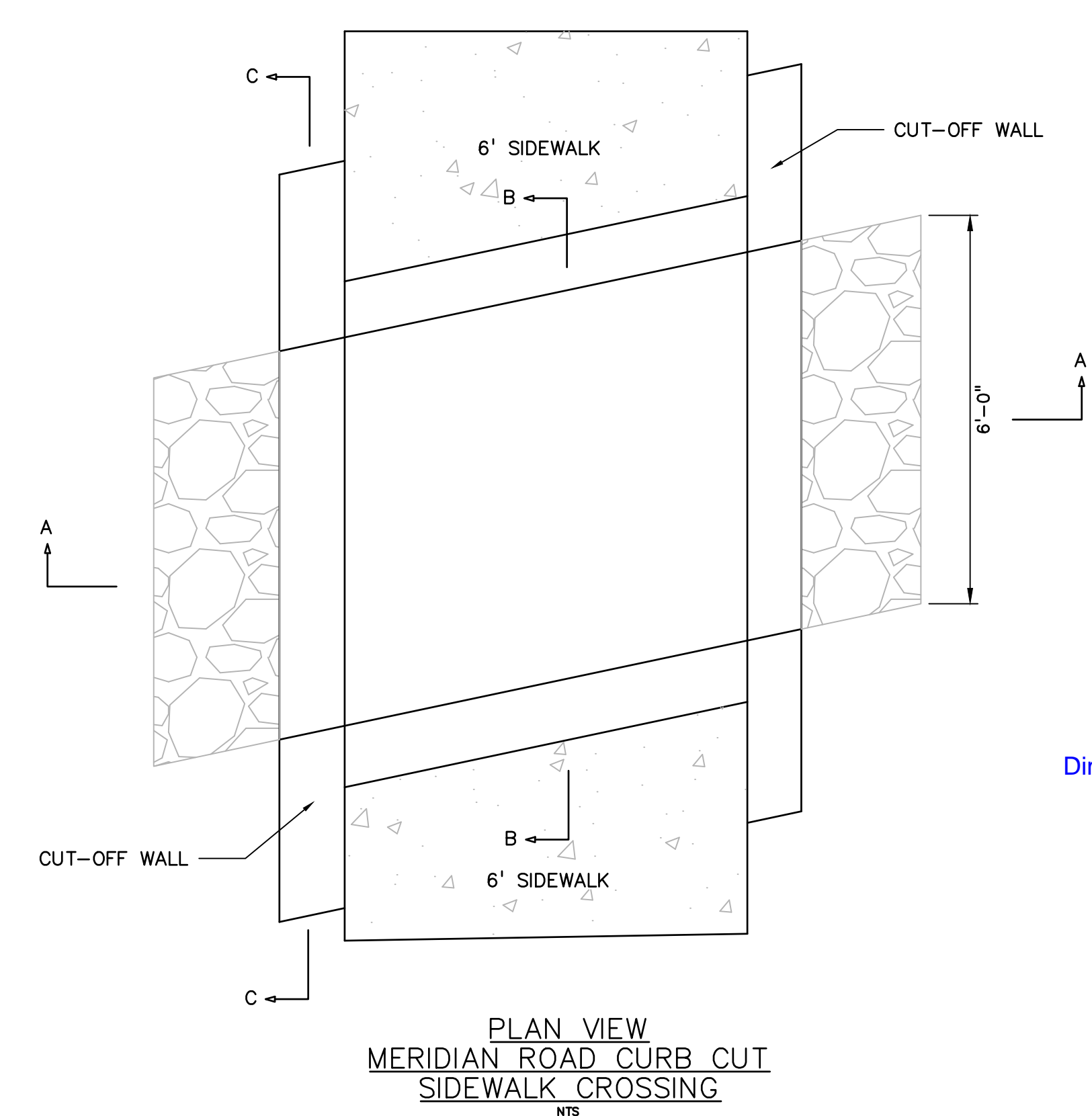
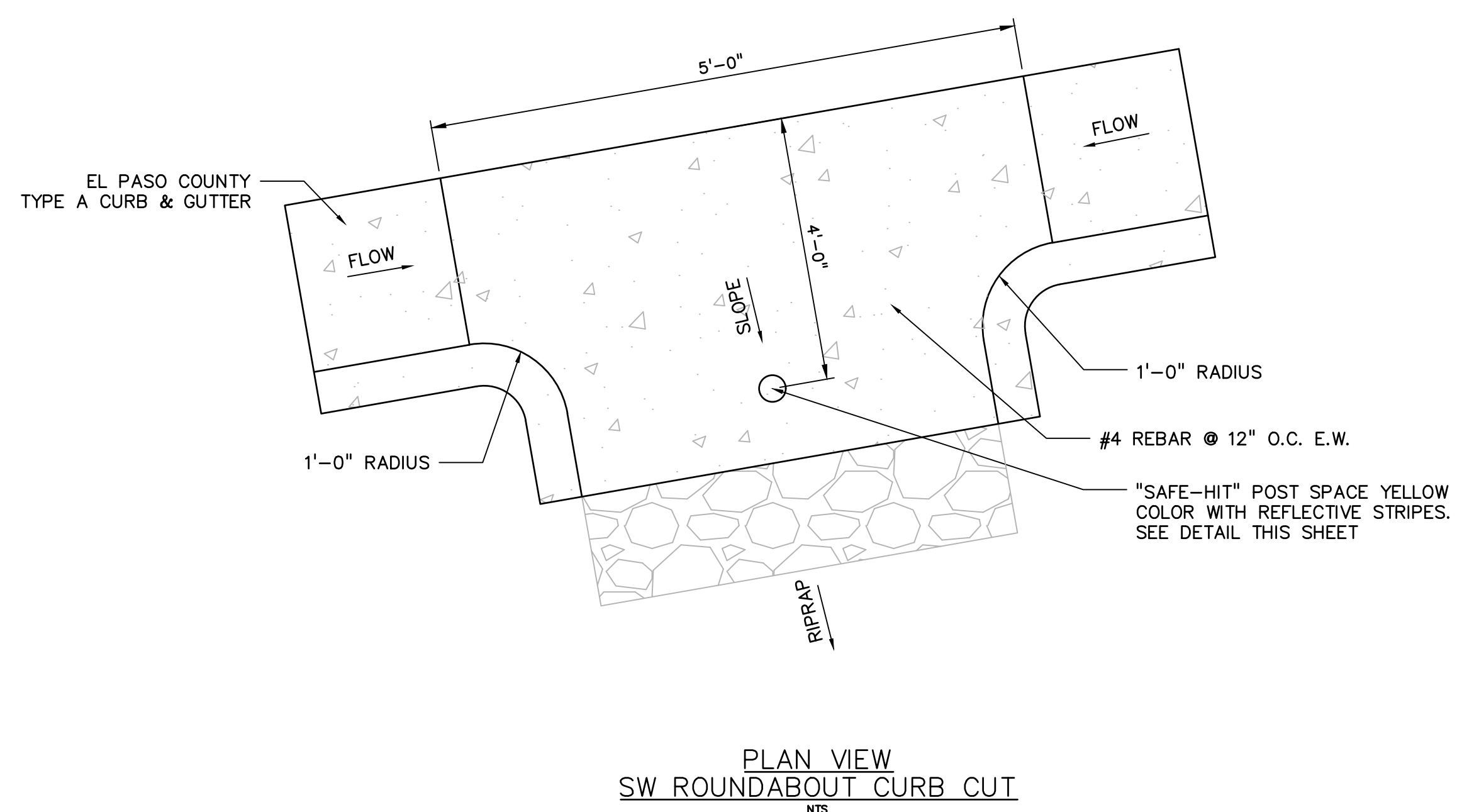
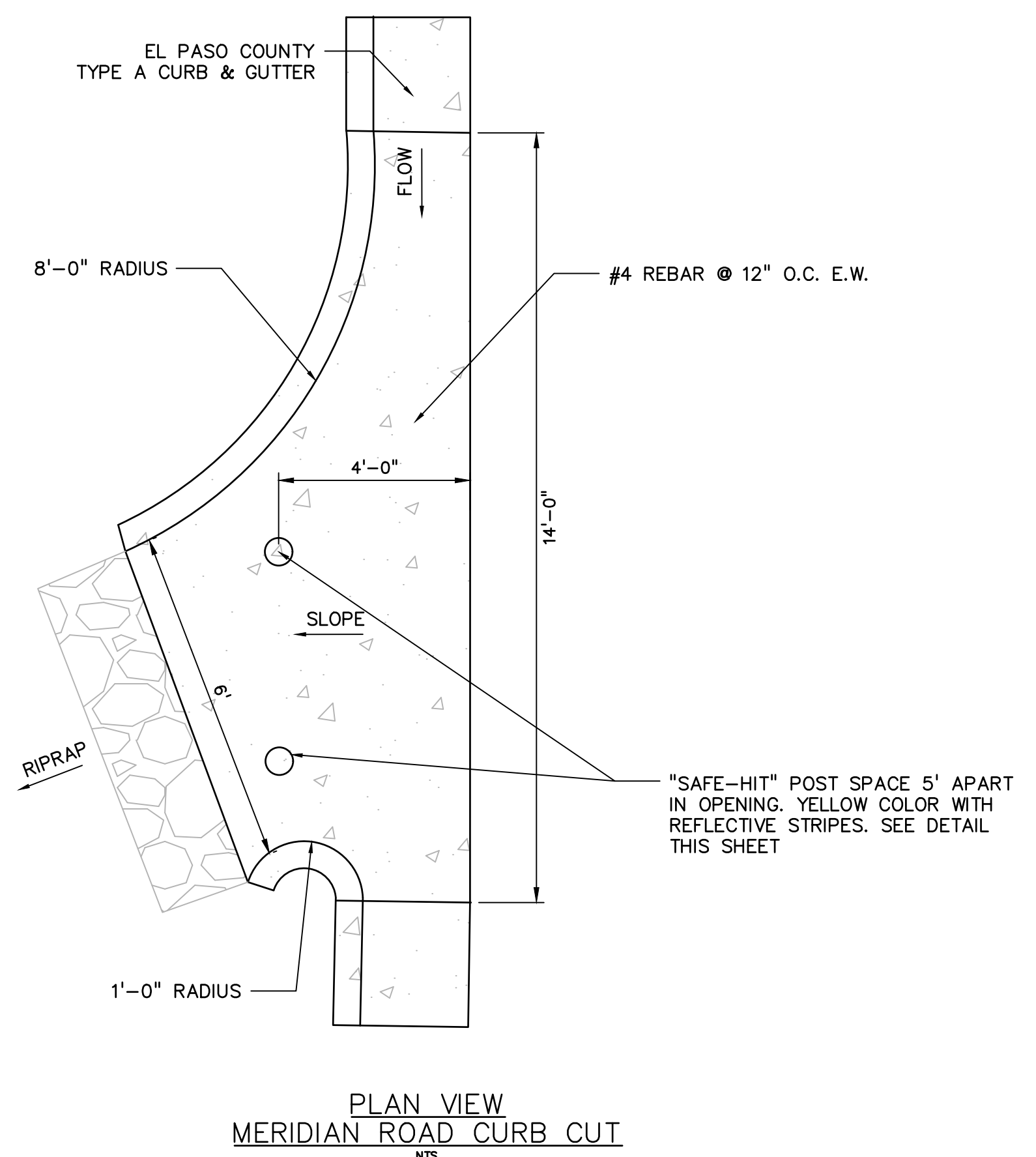
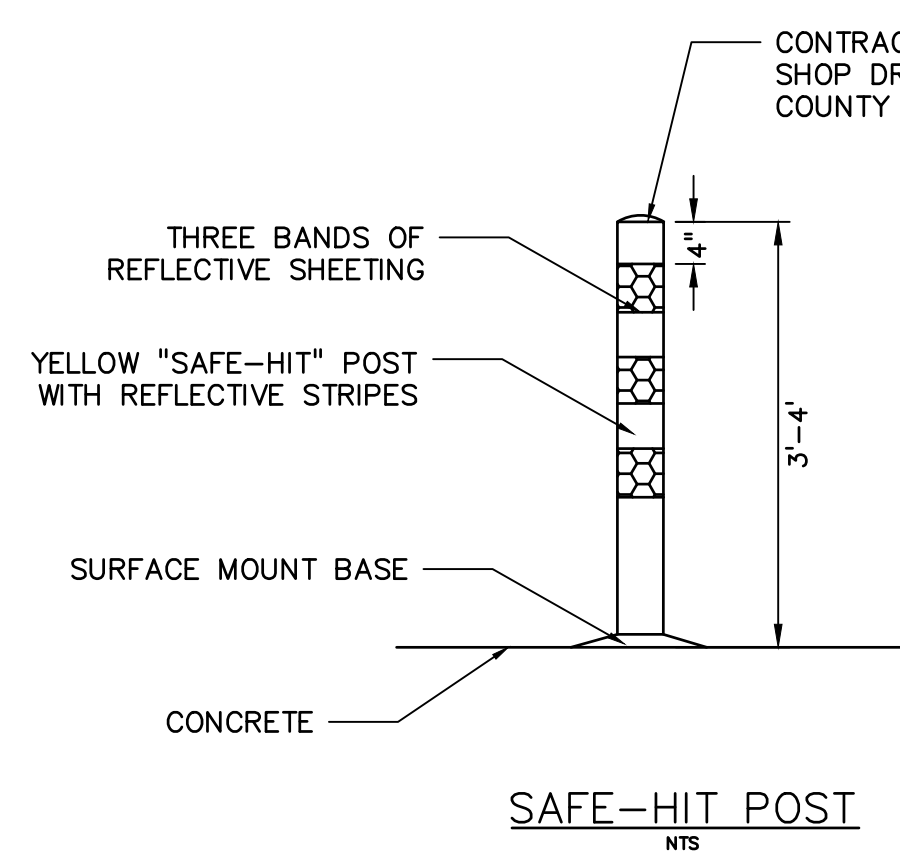
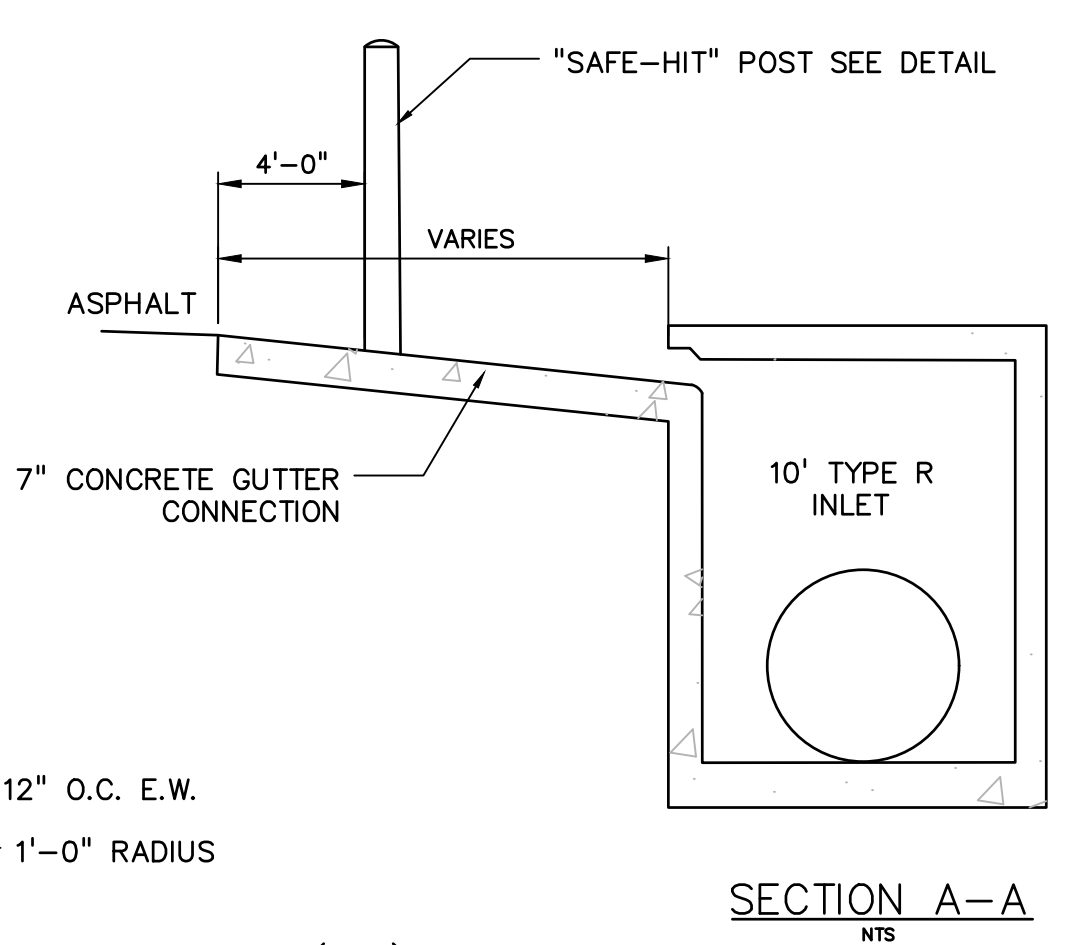
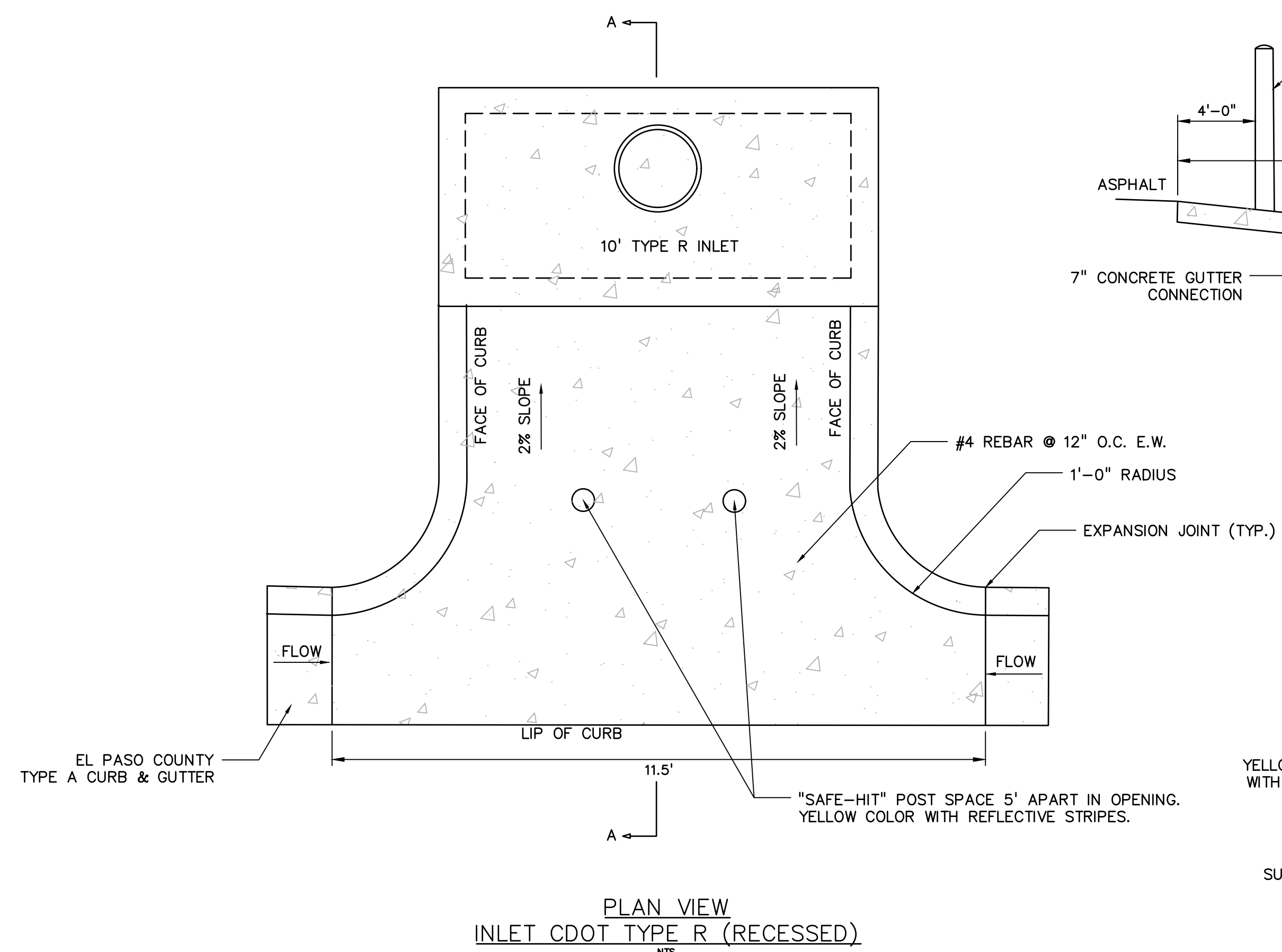
STANDARD DETAILS

PROJECT NO. 20988-00CSCV

DRAWING NO.

C1.12

SHEET: 3 OF 39



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:

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

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	20988-CD-DTL

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

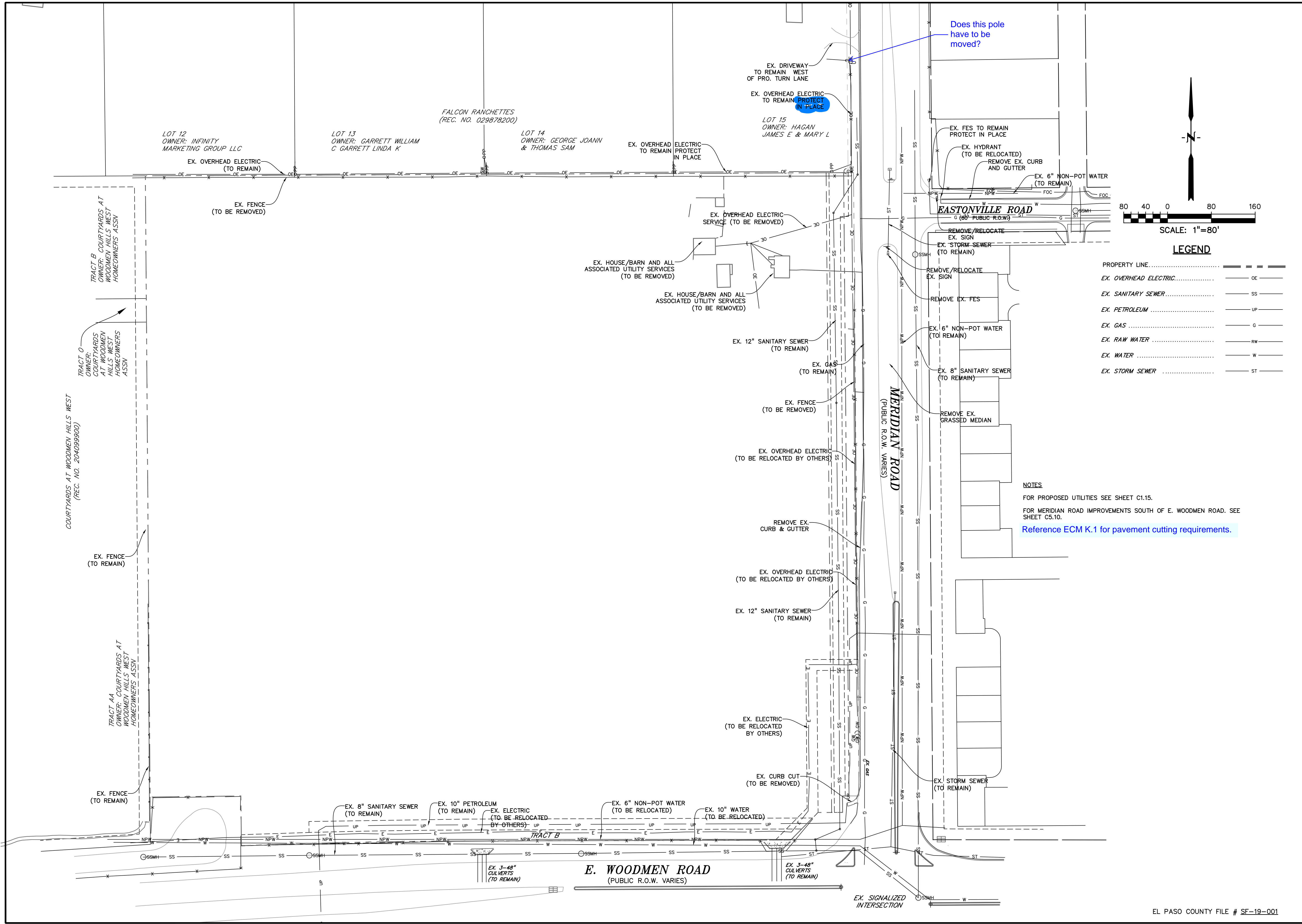
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

STANDARD DETAILS

PROJECT NO. 20988-00CSCV
DRAWING NO.

C1.13

SHEET: 4 OF 39



PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	

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

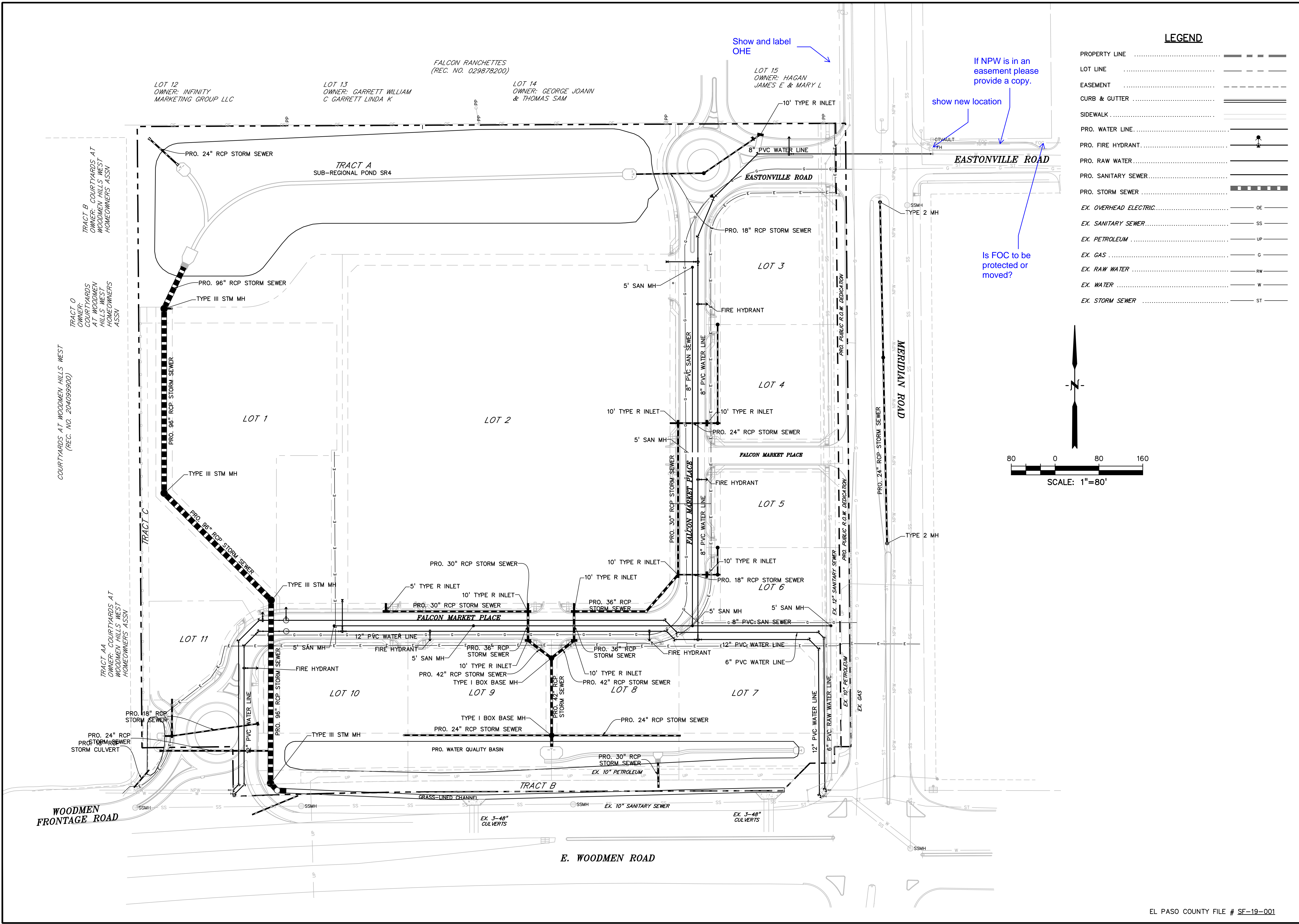
DRAWING SCALE:
HORIZONTAL: 1"=80'
VERTICAL: N/A

DEMO & UTILITY RELOCATION PLAN

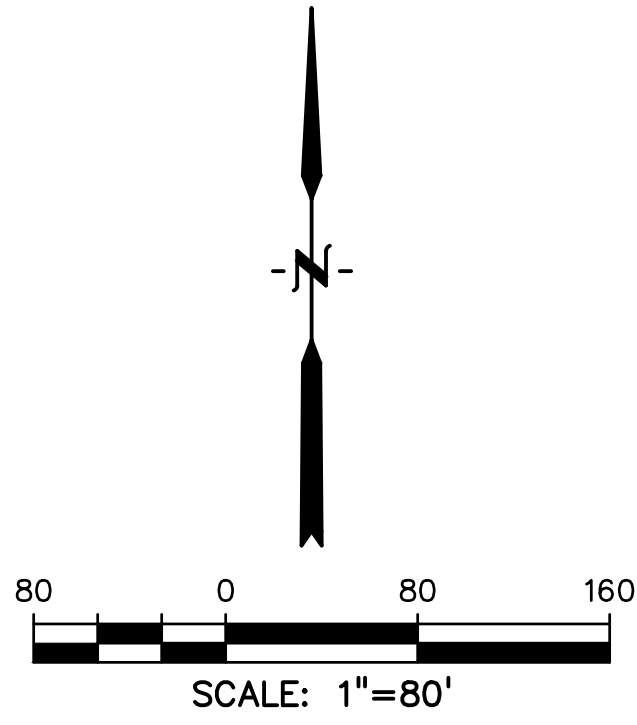
PROJECT NO. 20988-00CSCV
DRAWING NO.

C1.14

SHEET: 5 OF 39



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



PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	

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

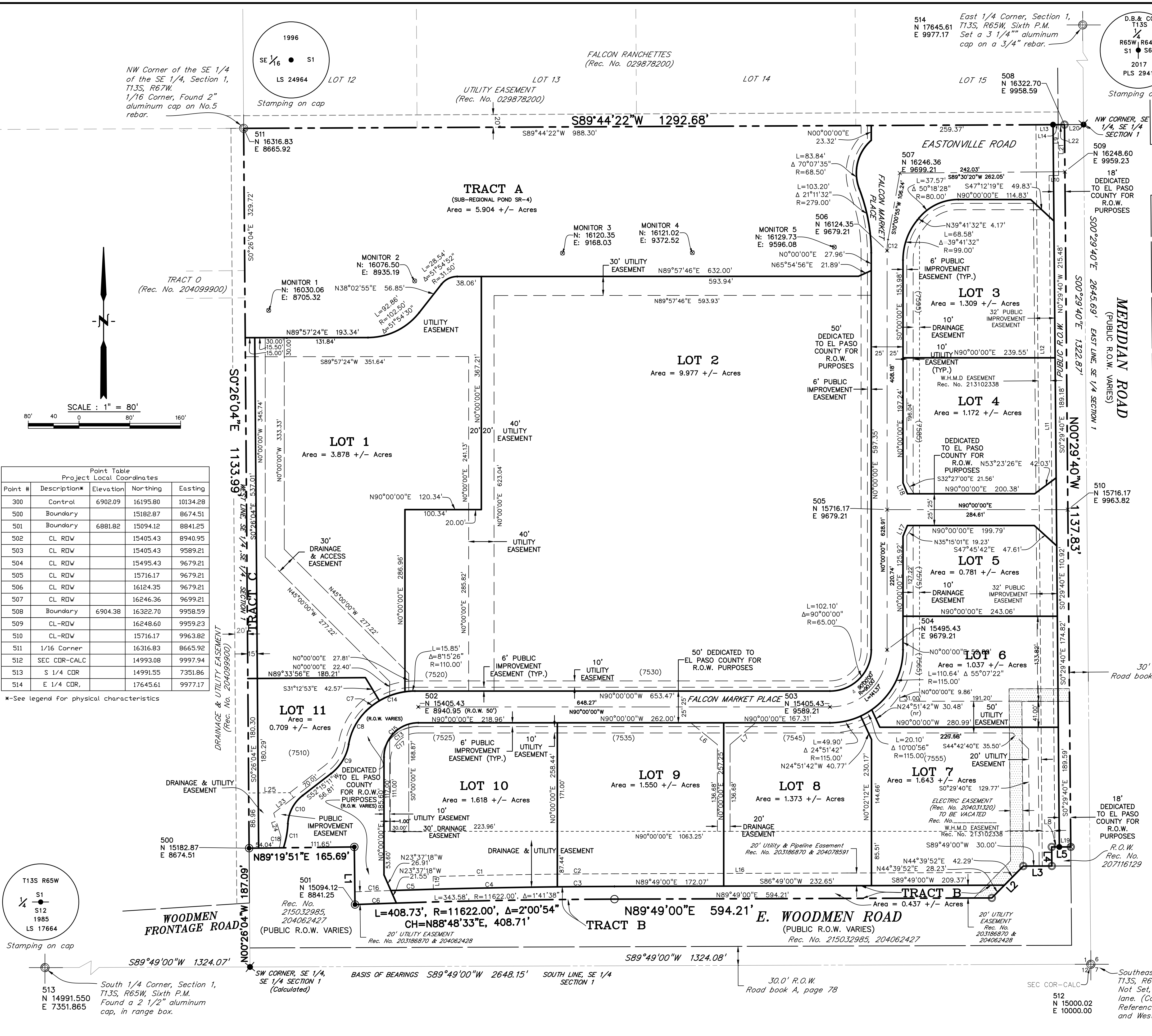
DRAWING SCALE:
HORIZONTAL: 1"=80'
VERTICAL: N/A

PROPOSED UTILITY PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

C1.15

SHEET: 6 OF 39



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		16248.60	9959.23
510	CL-RDW		15716.17	9963.82
511	1/16 Corner		16316.83	8665.92
512	SEC COR-CALC		14993.08	9997.94
513	S 1/4 CDR		14991.55	7351.86
514	E 1/4 CDR		17645.61	9977.17

*-See legend for physical characteristics

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	80.69'	S0°40'09"E	L16	634.00'	N89°49'00"E
L2	70.52'	N44°39'52"E	L17	8.41'	N22°32'59"E
L3	45.00'	N89°49'00"E	L18	8.41'	S22°32'59"E
L4	30.00'	N0°29'16"W	L19	18.00'	N89°49'00"E
L5	30.01'	N89°49'00"E	L20	30.00'	S89°44'22"W
L6	54.17'	N50°40'36"W	L21	74.11'	S00°29'40"E
L7	52.92'	N49°33'54"E	L22	10.01'	S89°44'22"W
L8	12.01'	N89°49'00"E	L23	39.71'	S52°15'11"W
L9	80.00'	S0°29'40"E	L24	38.16'	S17°16'08"E
L10	15.00'	S89°25'55"W	L25	64.66'	N89°33'56"W
L11	1057.72'	S0°29'40"E			
L12	1167.77'	N0°29'40"W			
L13	27.01'	N89°44'22"E			
L14	7.99'	N89°44'22"E			
L15	20.00'	S00°40'09"E			

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	195.56'	11662.00'	0°57'39"	S88°35'41"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'	110.00'	13°49'03"	S52°29'36"W	26.53'
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	17.48'
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	42.82'
C15	84.82'	54.00'	90°00'00"	N45°00'00"E	76.37'
C16	56.75'	11642.00'	00°16'45"	S87°56'38"W	56.75'
C17	69.12'	44.00'	90°00'00"	S45°00'00"W	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 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 1/16 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

PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE

FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19

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

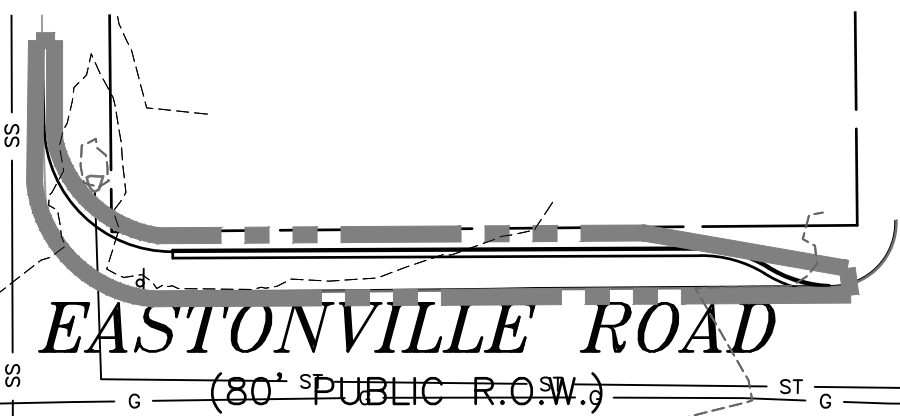
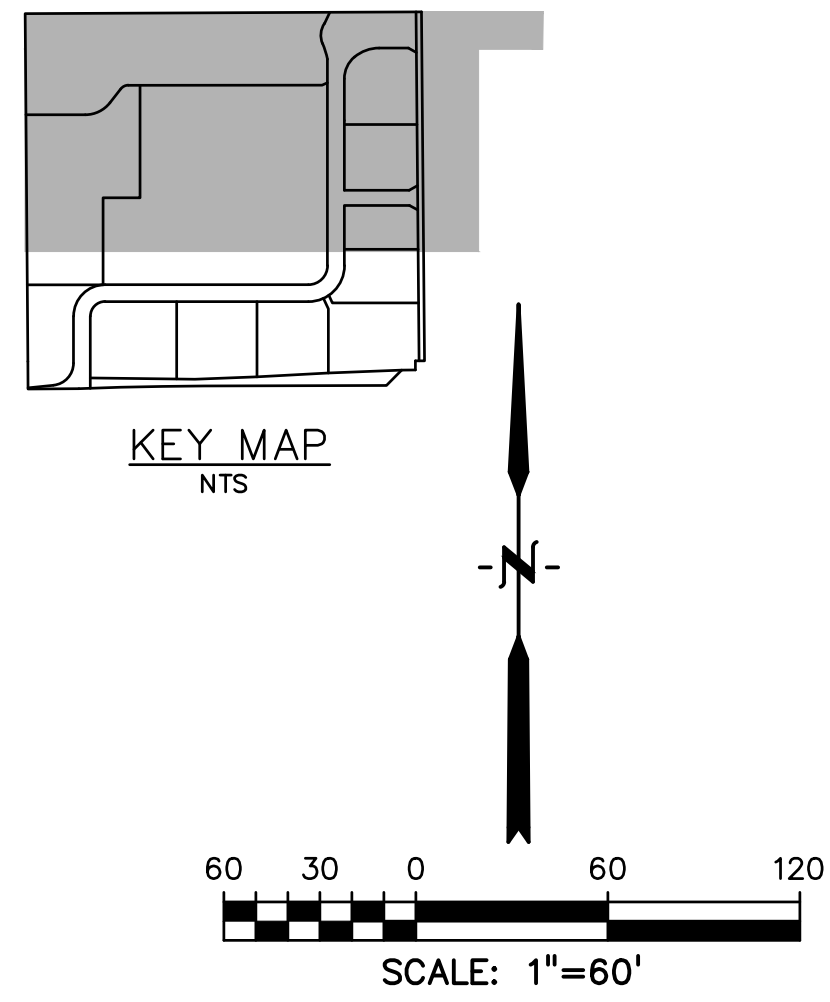
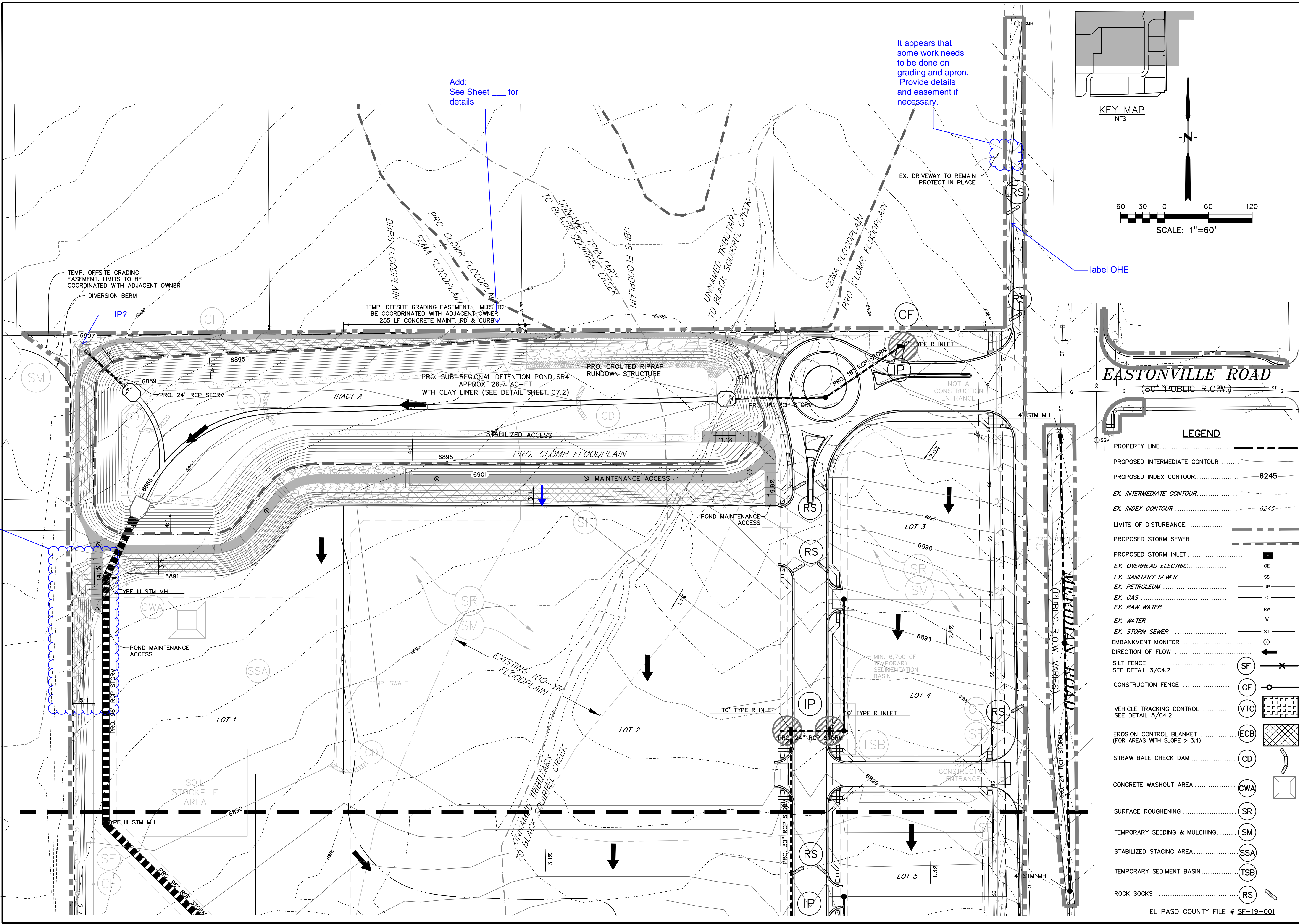
SURVEY CONTROL

PROJECT NO. 20988--00CSCV

DRAWING NO.

C1.16

SHEET: 7 OF 39



LEGEND

PROPERTY LINE.....

PROPOSED INTERMEDIATE CONTOUR.....

PROPOSED INDEX CONTOUR..... 6245

EX. INTERMEDIATE CONTOUR.....

EX. INDEX CONTOUR..... 6245

LIMITS OF DISTURBANCE.....

PROPOSED STORM SEWER.....

PROPOSED STORM INLET.....

EX. OVERHEAD ELECTRIC.....

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.....

DESIGNED BY: TDM

DRAWN BY: KGV

CHECKED BY: TDM

FILE NAME:

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

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

FINAL GRADING & EROSION CONTROL PLAN

PROJECT NO. 20988-00CSCV

DRAWING NO.

C2.10

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:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19

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"=60'
VERTICAL: N/A

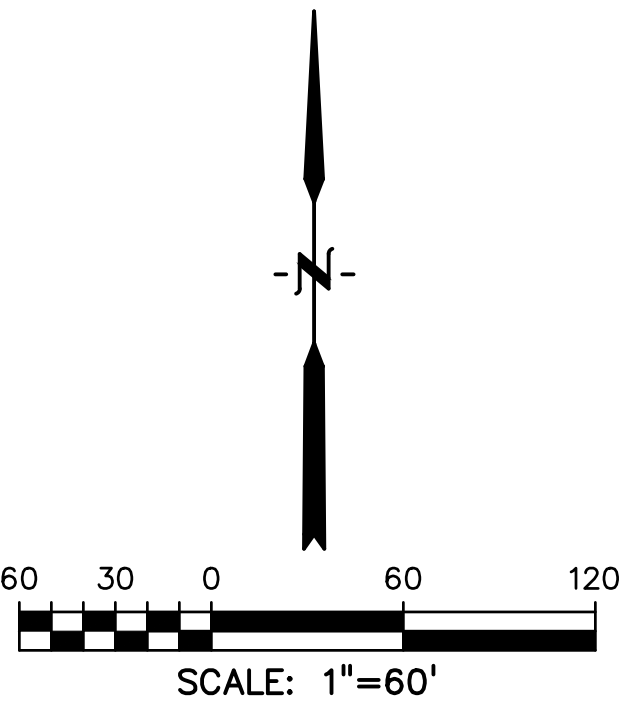
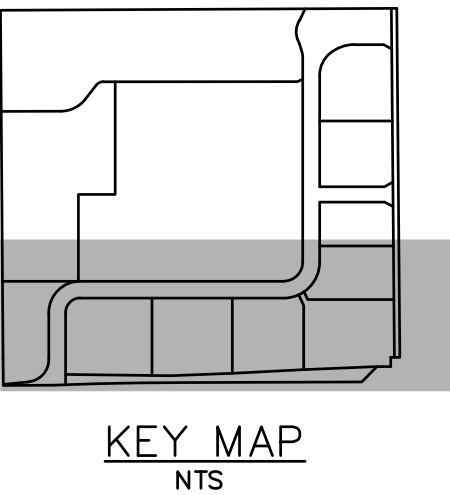
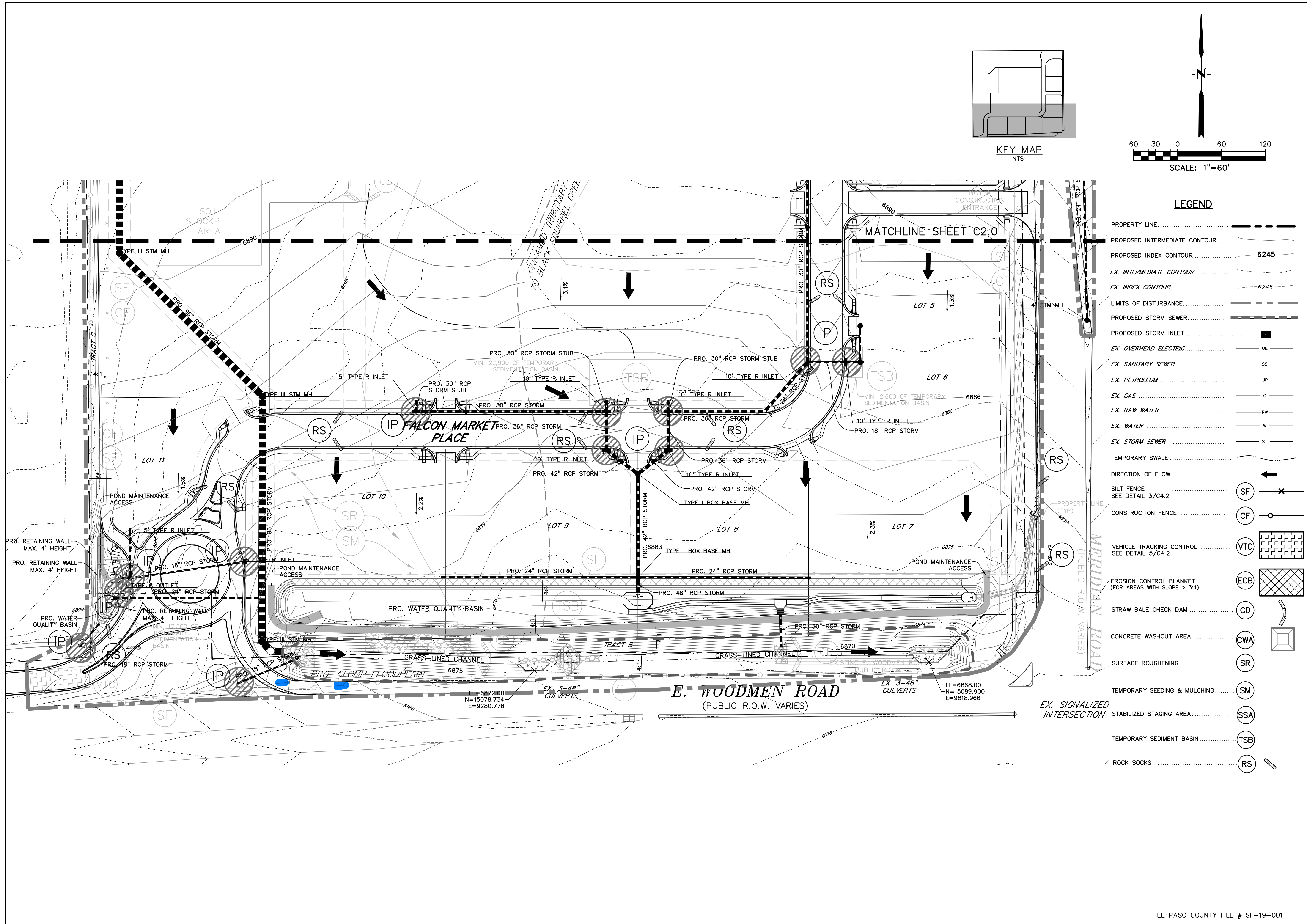
FINAL GRADING & EROSION CONTROL PLAN

PROJECT NO. 20988-00CSCV

DRAWING NO.

C2.10

SHEET: 8 OF 39



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

PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

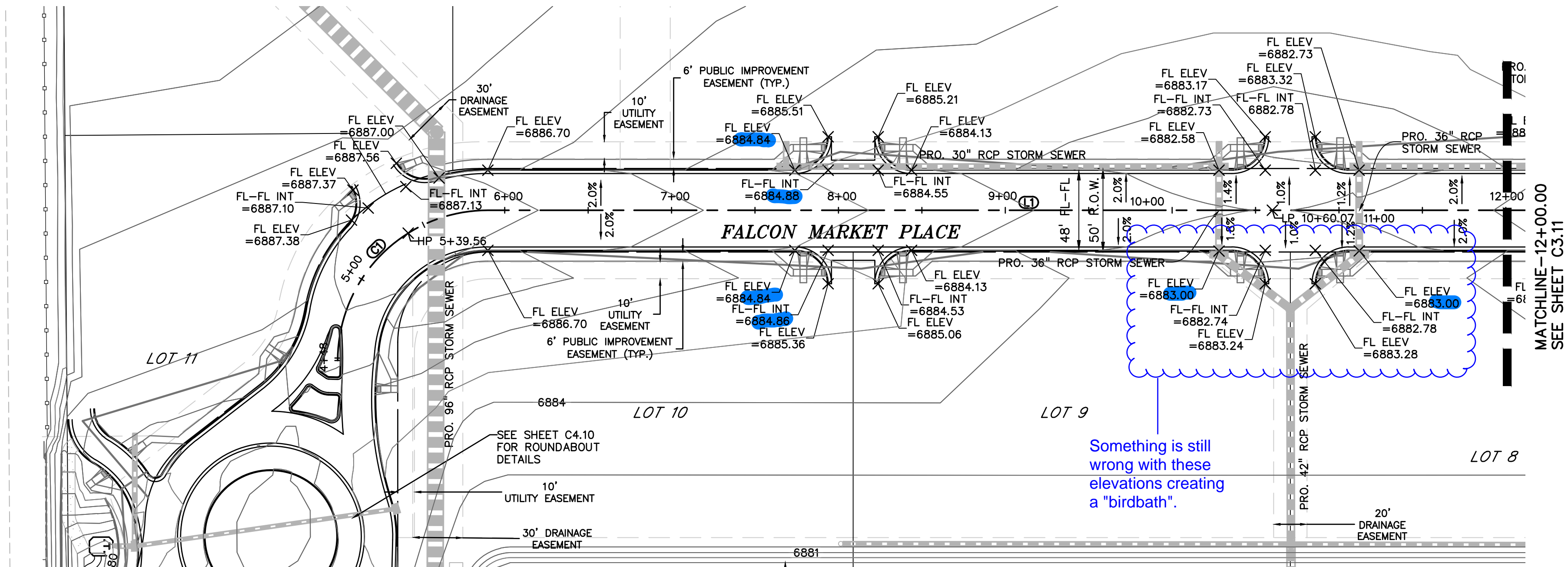
DRAWING SCALE:
HORIZONTAL: 1"=60'
VERTICAL: N/A

FINAL GRADING
& EROSION
CONTROL PLAN

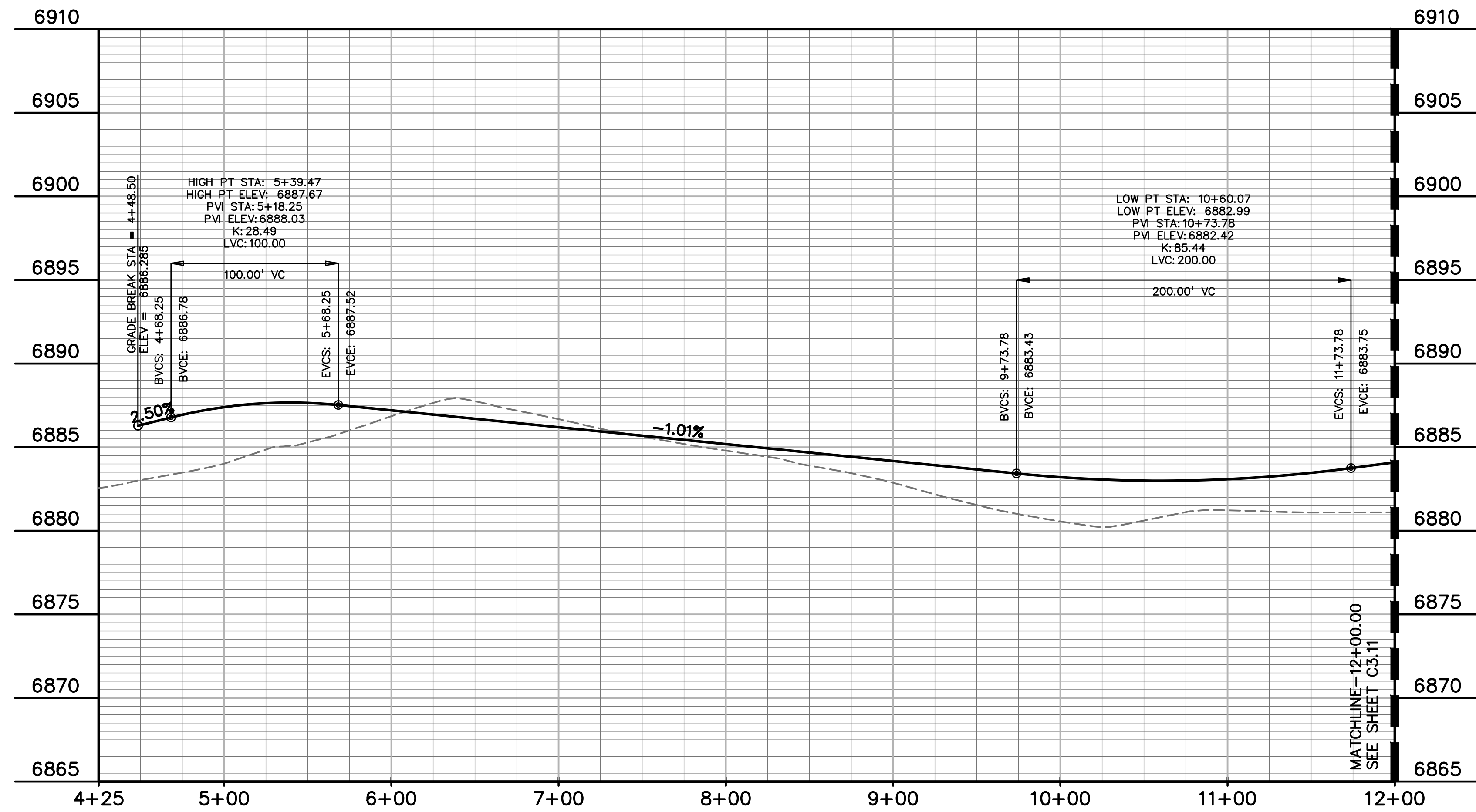
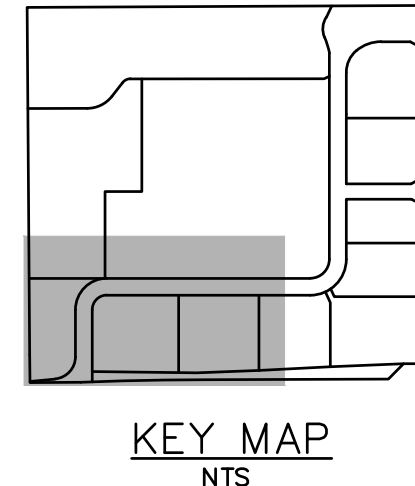
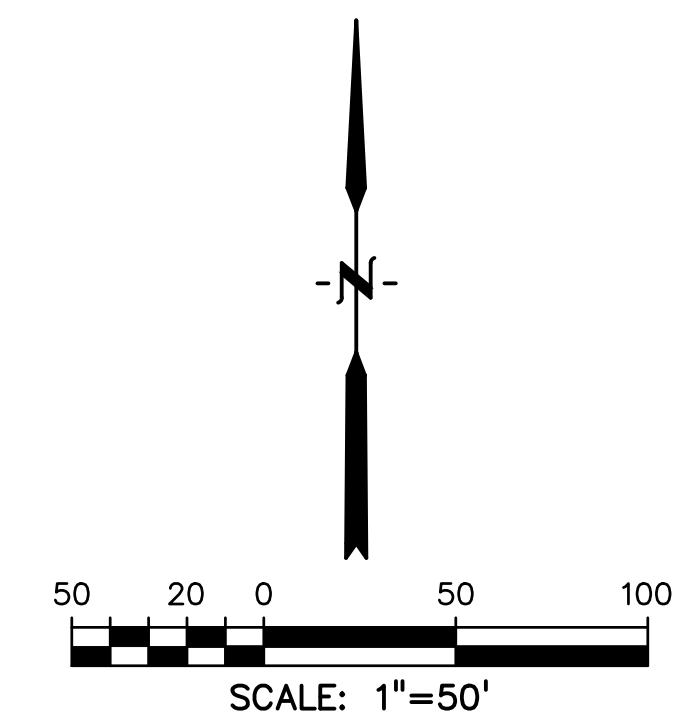
PROJECT NO. 20988-00CSCV
DRAWING NO.

C2.11

SHEET: 9 OF 39



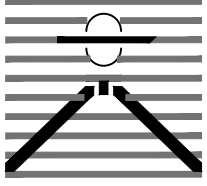
LEGEND	
PROPERTY LINE	---
LOT LINE	---
EASEMENT	---
CURB & GUTTER	---
SIDEWALK	---
PRO. WATER LINE	---
PRO. FIRE HYDRANT	---
PRO. RAW WATER	---
PRO. SANITARY SEWER	---
PRO. STORM SEWER	---
EX. OVERHEAD ELECTRIC	---
EX. SANITARY SEWER	---
EX. PETROLEUM	---
EX. GAS	---
EX. RAW WATER	---
EX. WATER	---
EX.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



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:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	

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

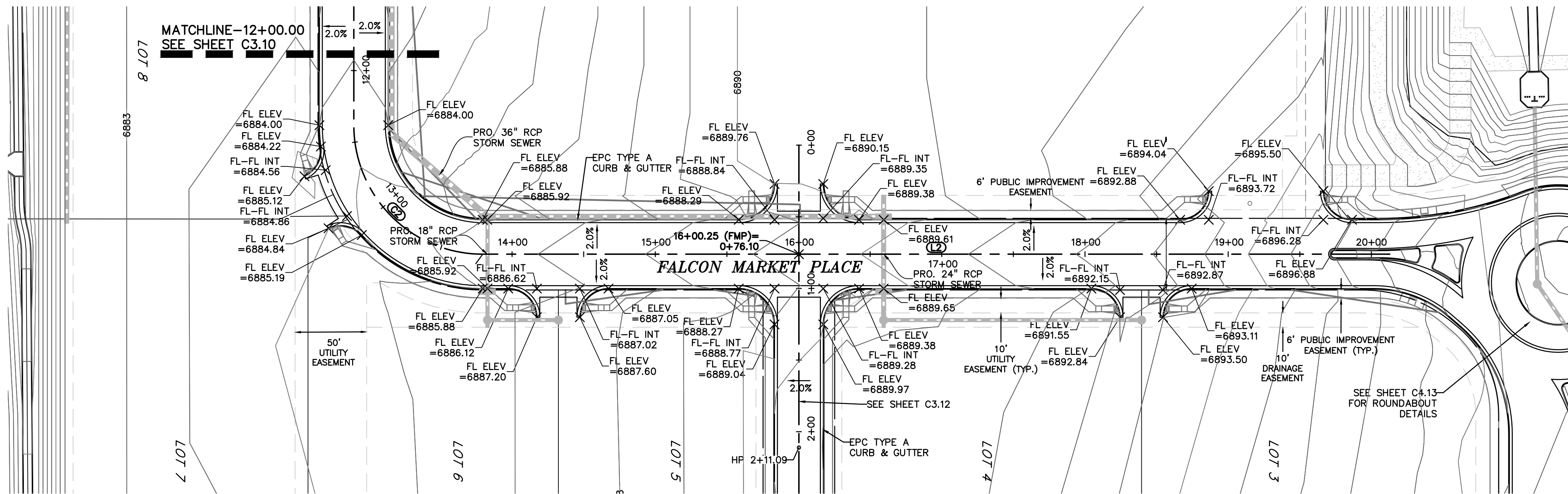
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

FALCON
MARKETPLACE
PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C3.10

SHEET: 11 OF 39



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:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	

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

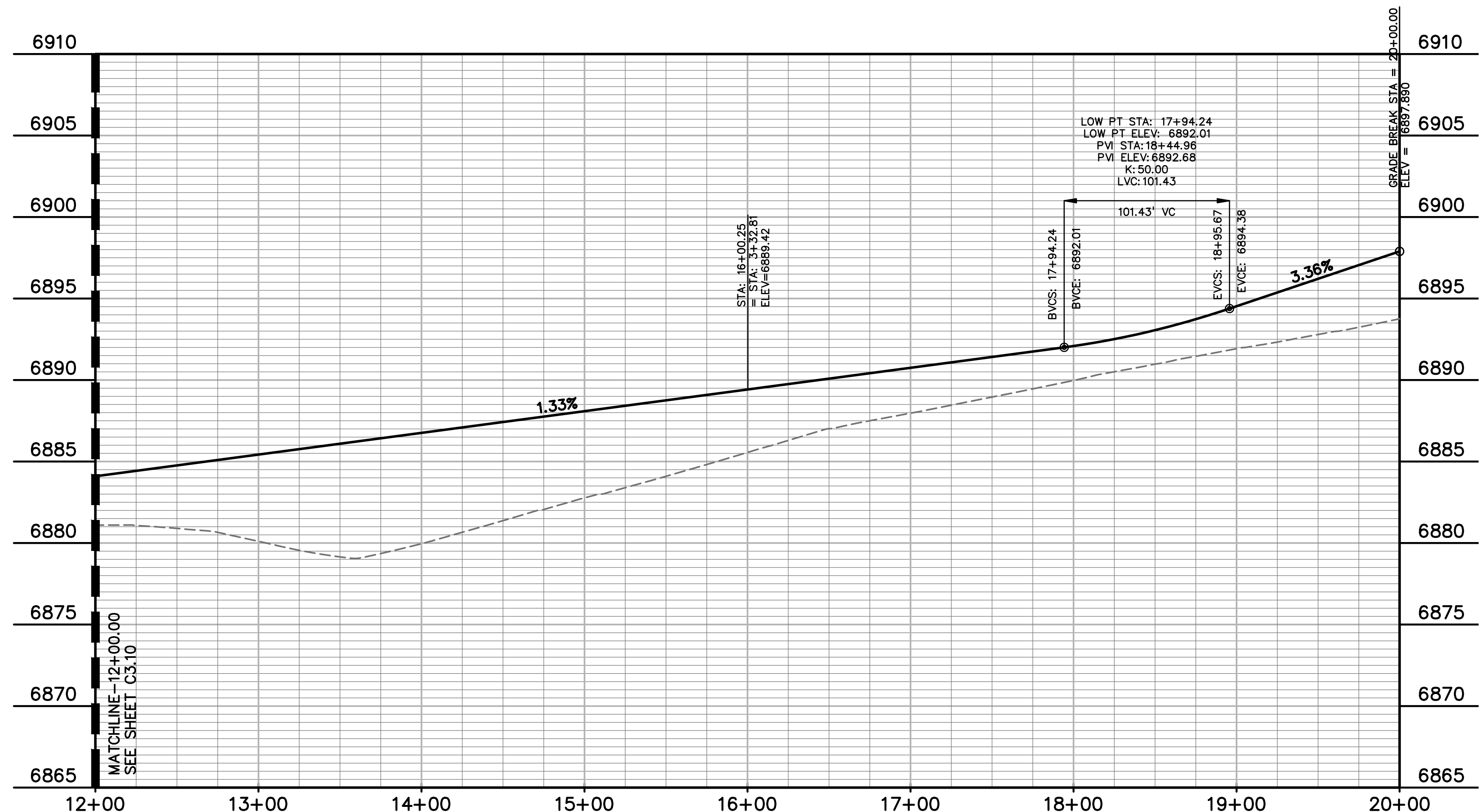
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

**FALCON
MARKETPLACE
PLAN & PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

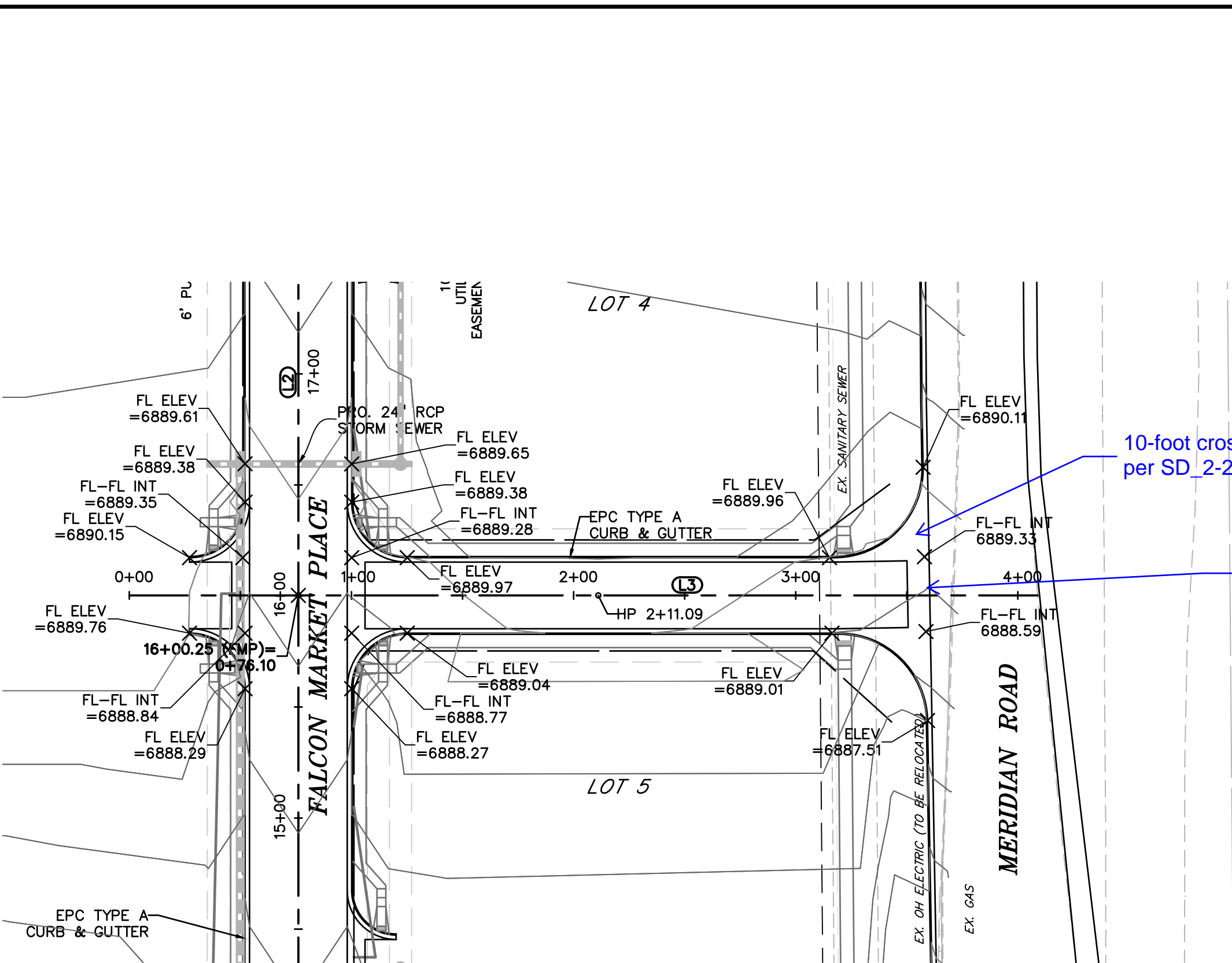
C3.11

SHEET: 12 OF 39



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'



10-foot crossspan
per SD 2-26

The contour low
point and spot
elevations should
be centered in
crossspan.

LEGEND

PROPERTY LINE

LOT LINE

EASEMENT

CURB & GUTTER

SIDEWALK

PRO. WATER LINE

PRO. FIRE HYDRANT

PRO. RAW WATER

PRO. SANITARY SEWER

PRO. STORM SEWER

EX. OVERHEAD ELECTRIC

EX. SANITARY SEWER

EX. PETROLEUM

EX. GAS

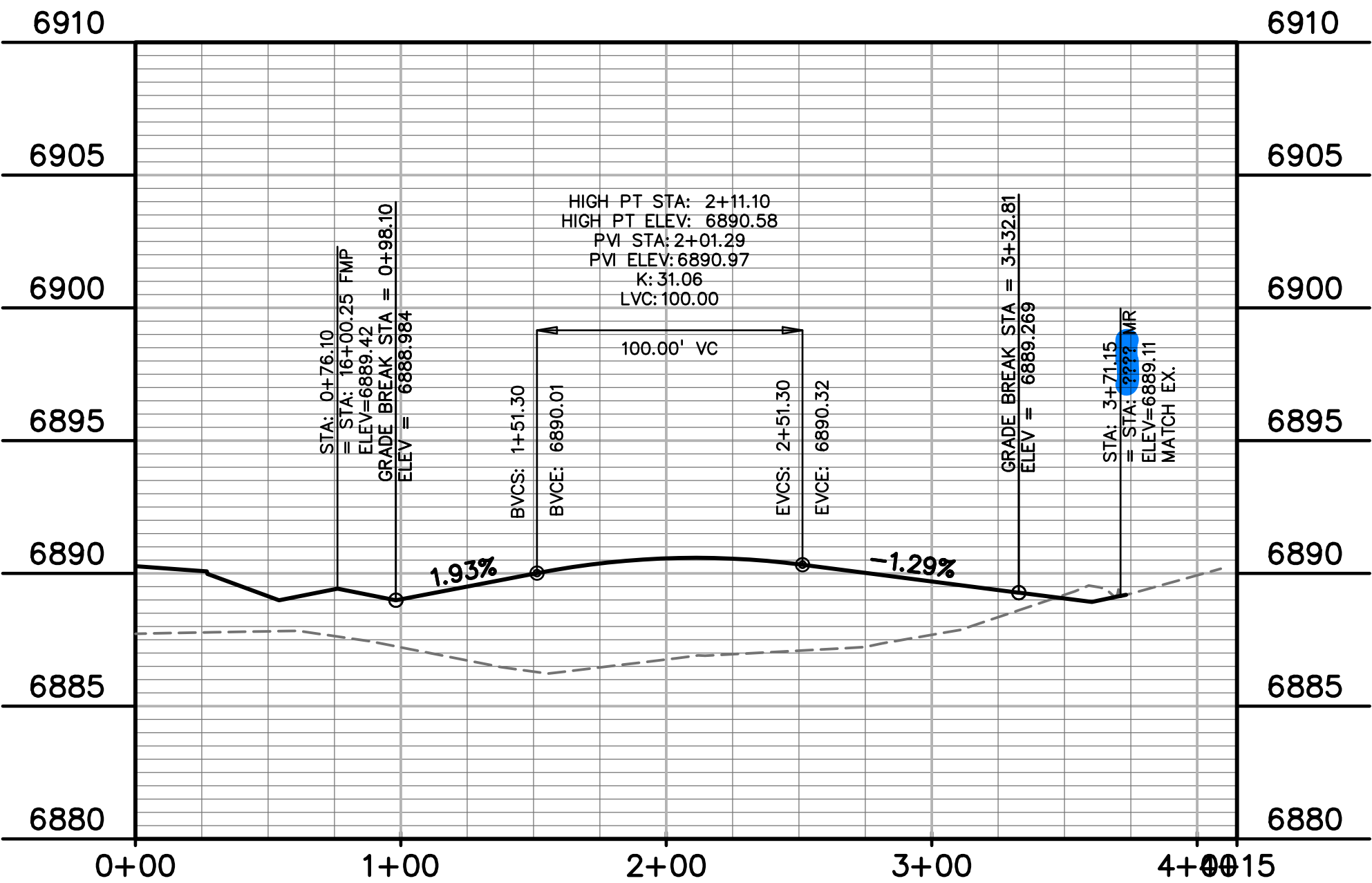
EX. RAW WATER

EX. WATER

EX. STORM SEWER

SCALE: 1"=50'

KEY MAP
NTS



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:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	

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

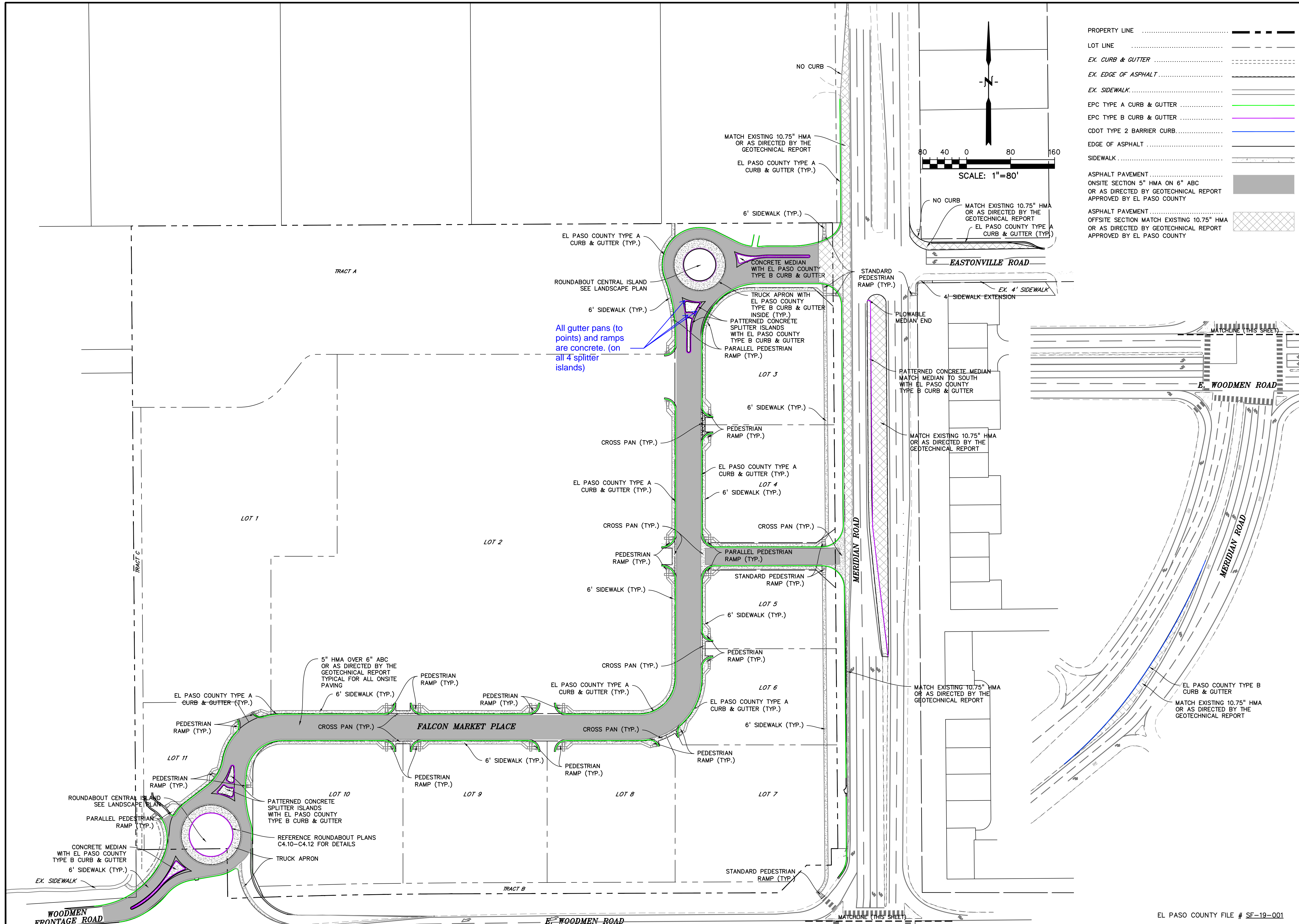
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

ACCESS DRIVE
PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C3.12

SHEET: 13 OF 39



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	-----

PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	

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

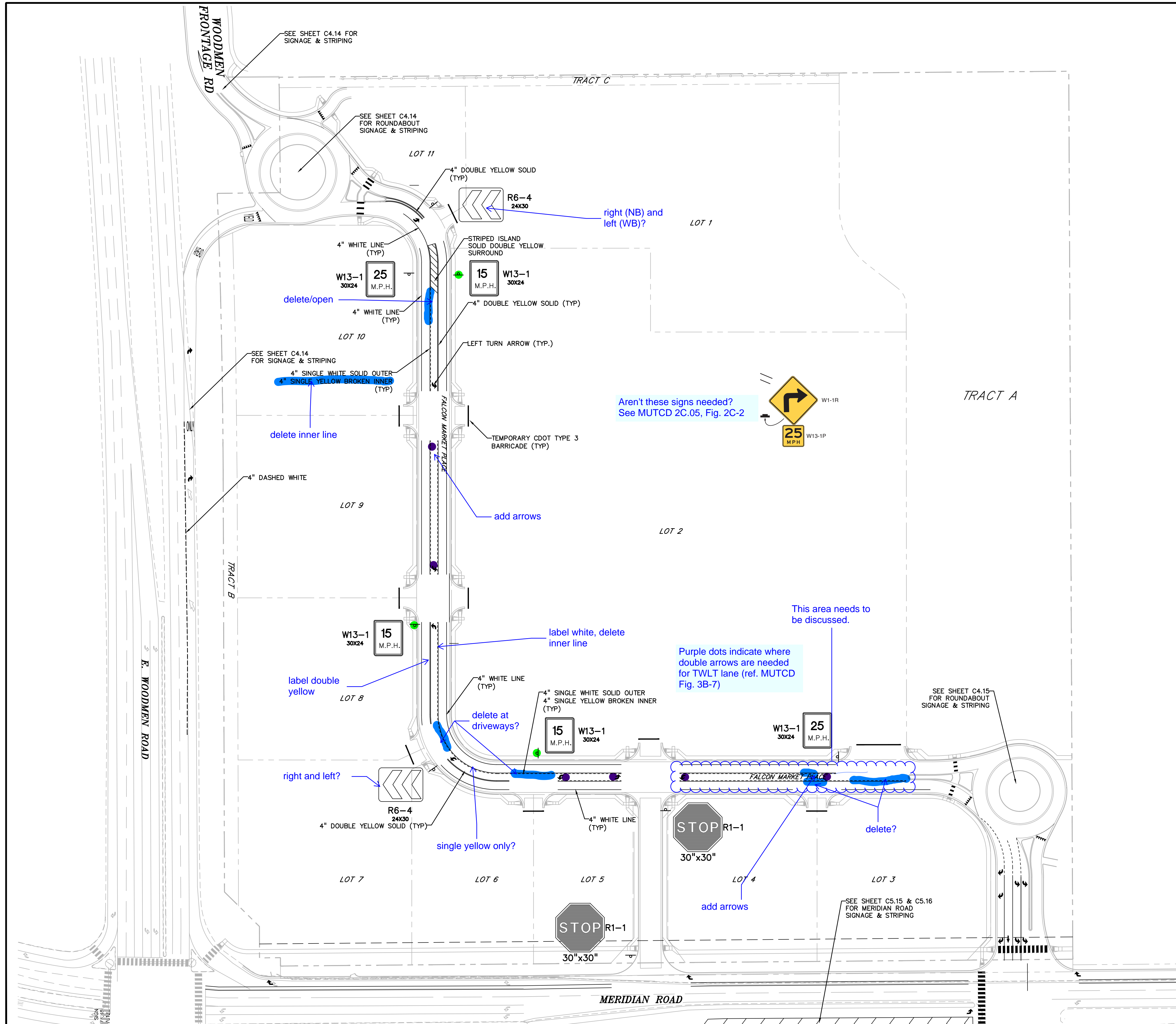
DRAWING SCALE:
HORIZONTAL: 1"=80'
VERTICAL: N/A

**SITE PAVING
& CONCRETE
PLAN**

PROJECT NO. 20988-00CSCV
DRAWING NO.

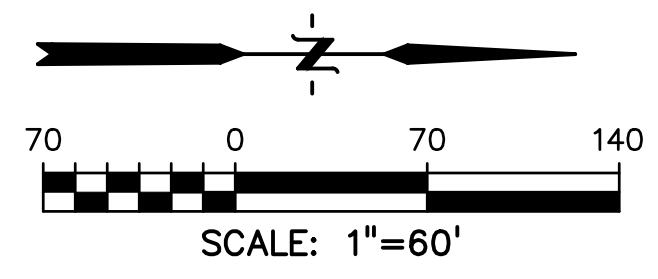
C3.13

SHEET: 14 OF 39



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:

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

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	

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

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

SIGNAGE & STRIPING PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

C3.14

SHEET: 15 OF 39

CLIENT:

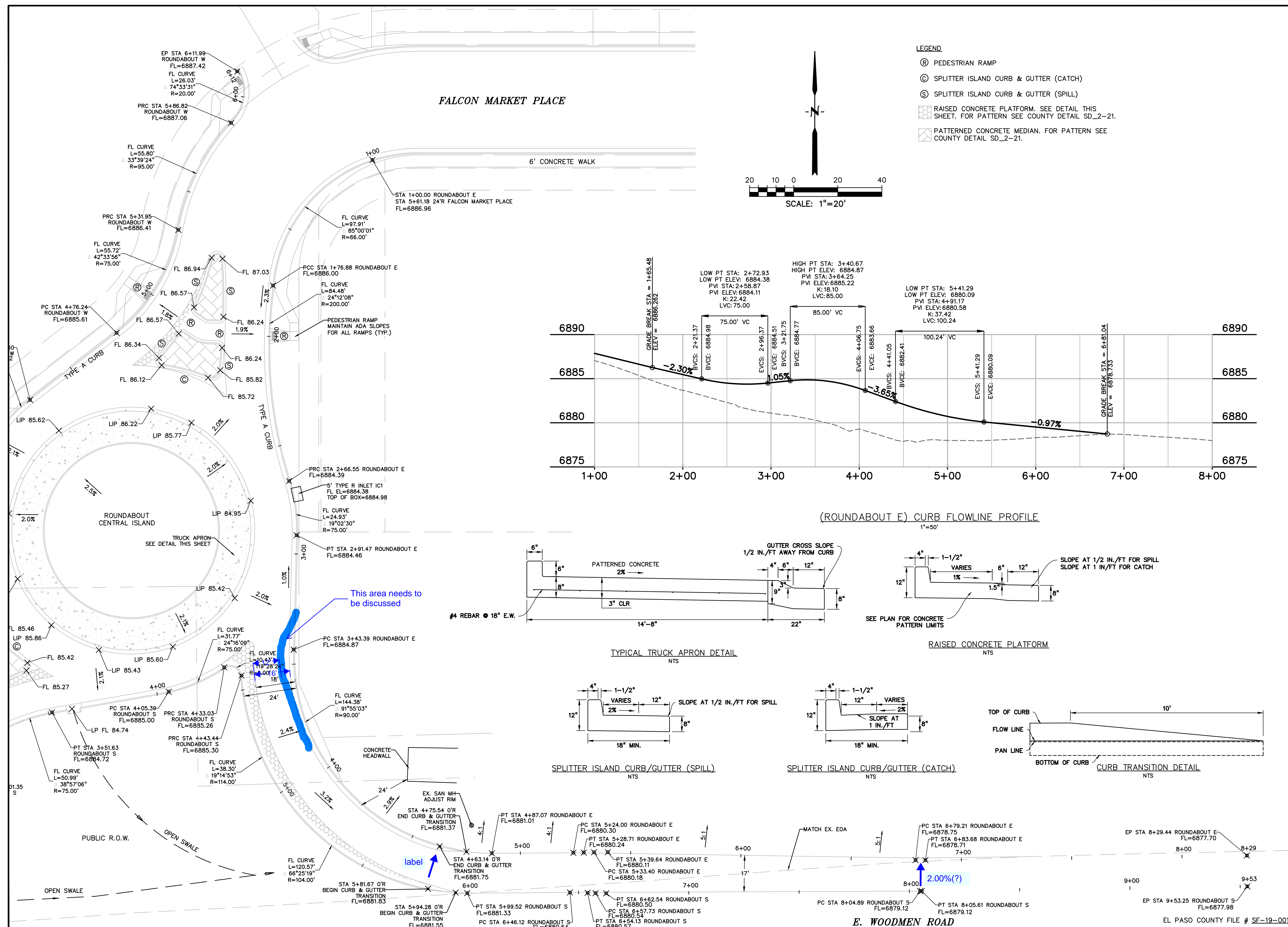
(214) 416-9820

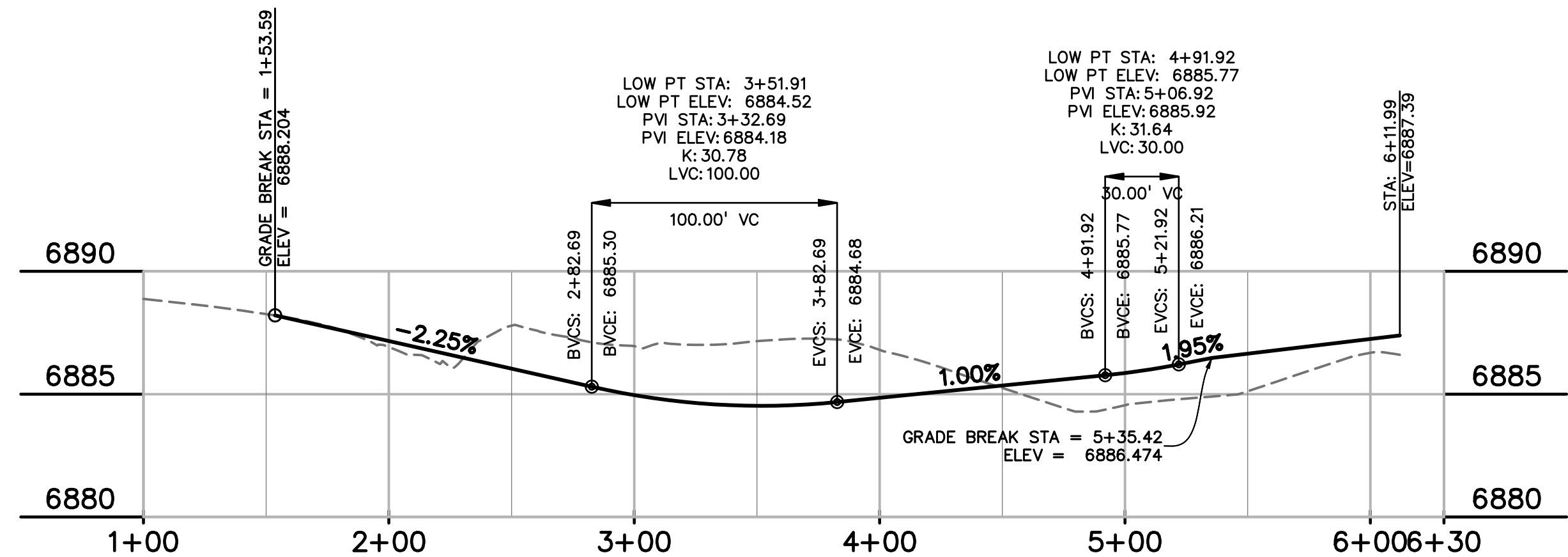
CONSTRUCTION DRAWINGS FOR
FALCON
MARKETPLACE
FALCON, COLORADO

SOUTH ROUNDAABOUT PROFILES

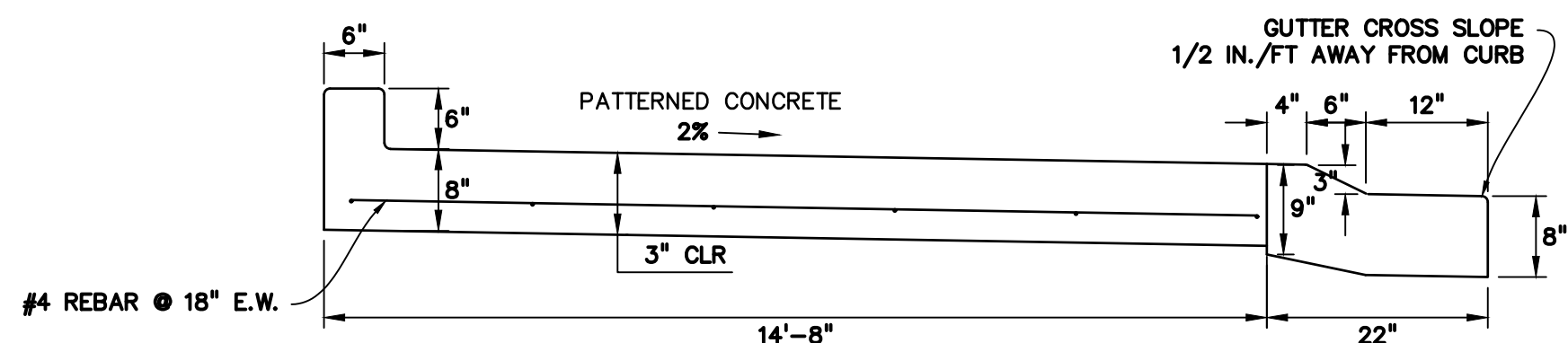
C4.10

SHEET: 16 OF 39

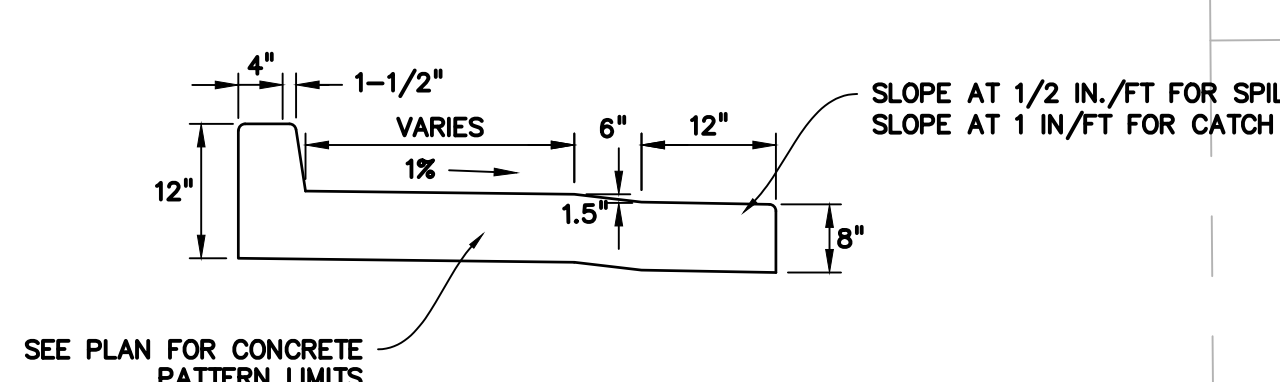




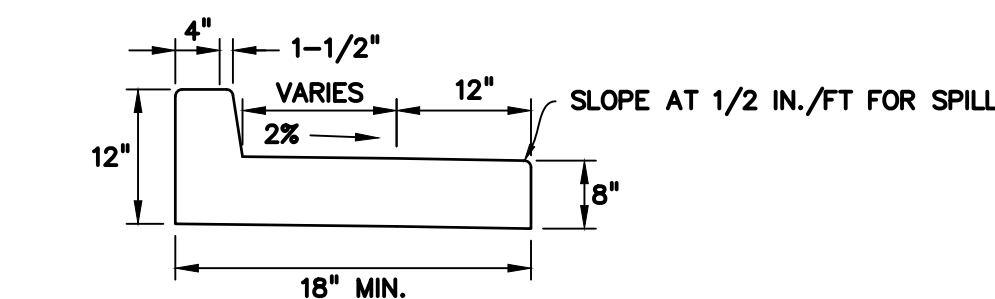
(ROUNABOUT W) CURB FLOWLINE PROFILE
1"=50'



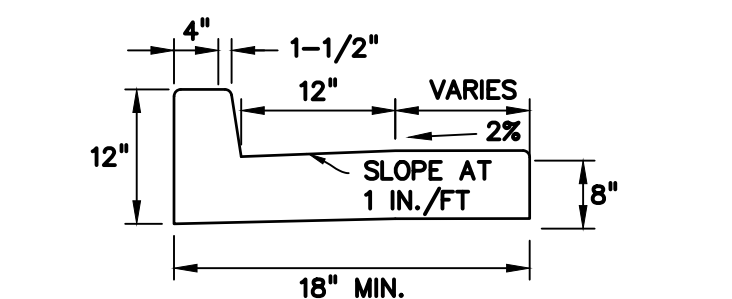
TYPICAL TRUCK APRON DETAIL
NTS



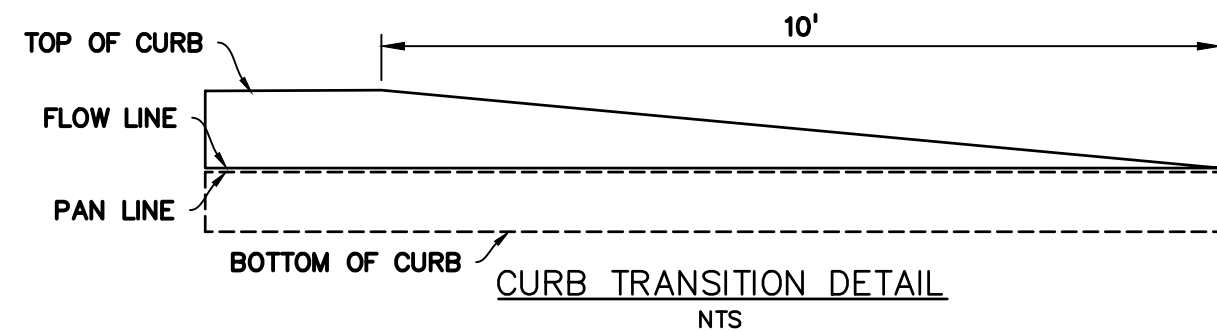
RAISED CONCRETE PLATFORM
NTS



SPLITTER ISLAND CURB/GUTTER (SPILL)
NTS

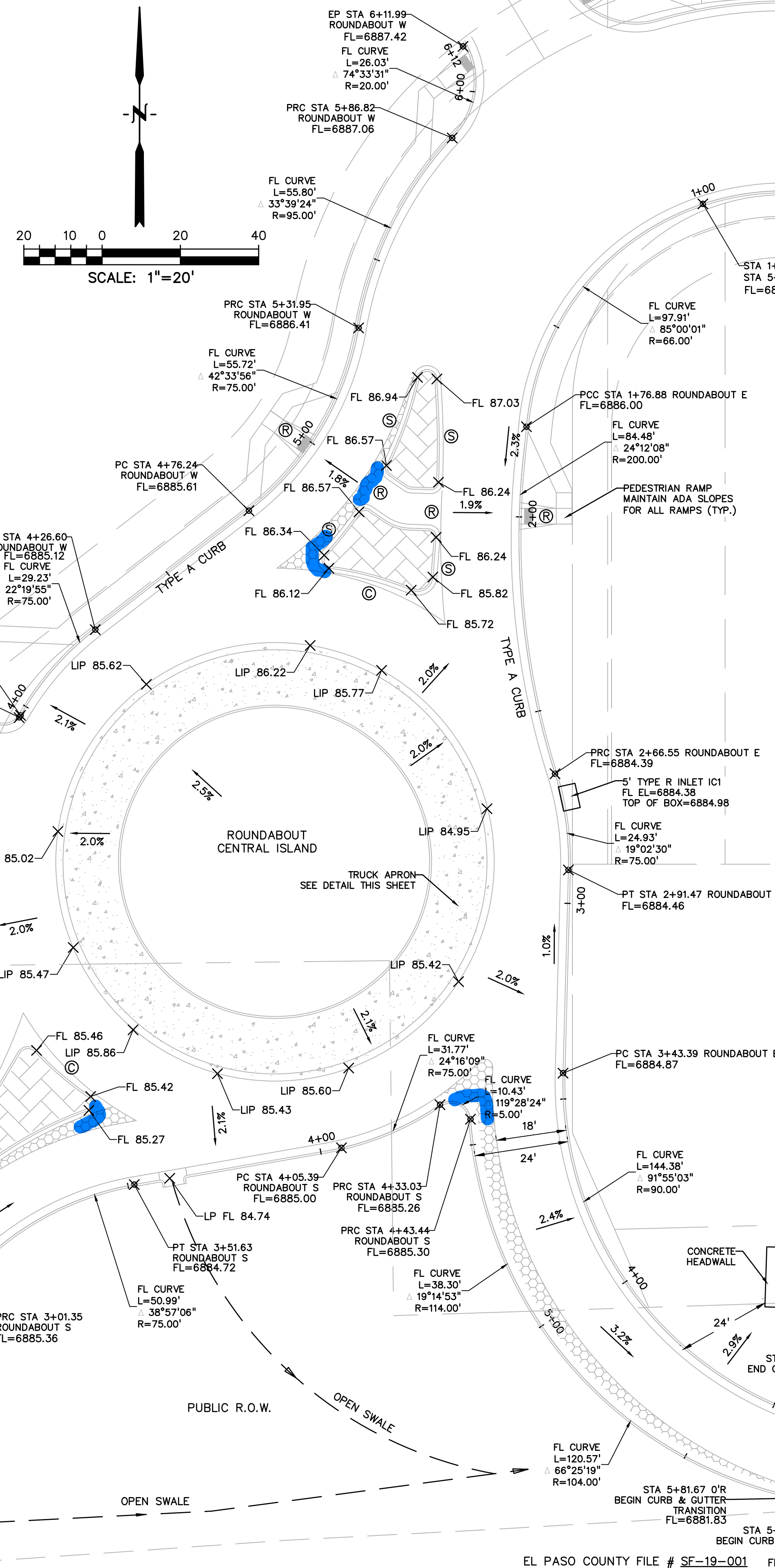


SPLITTER ISLAND CURB/GUTTER (CATCH)
NTS



CURB TRANSITION DETAIL
NTS

- 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.
 - 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:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19

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

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

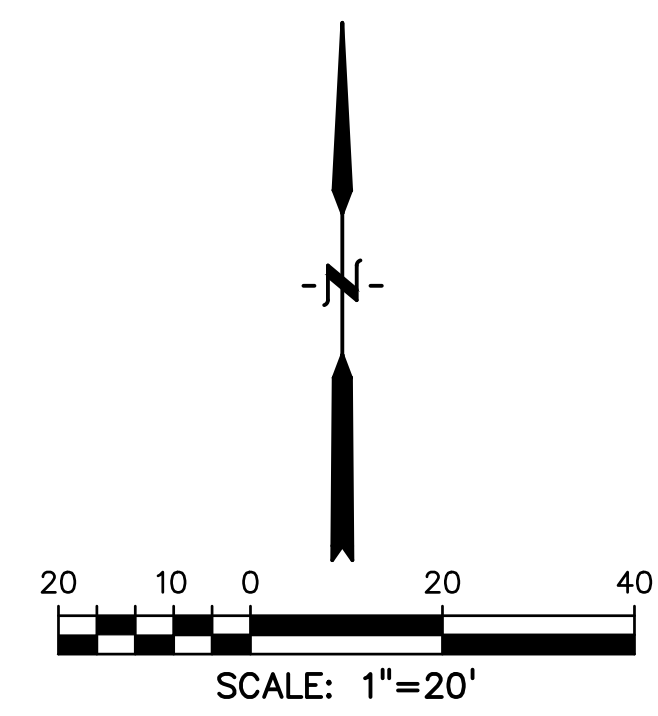
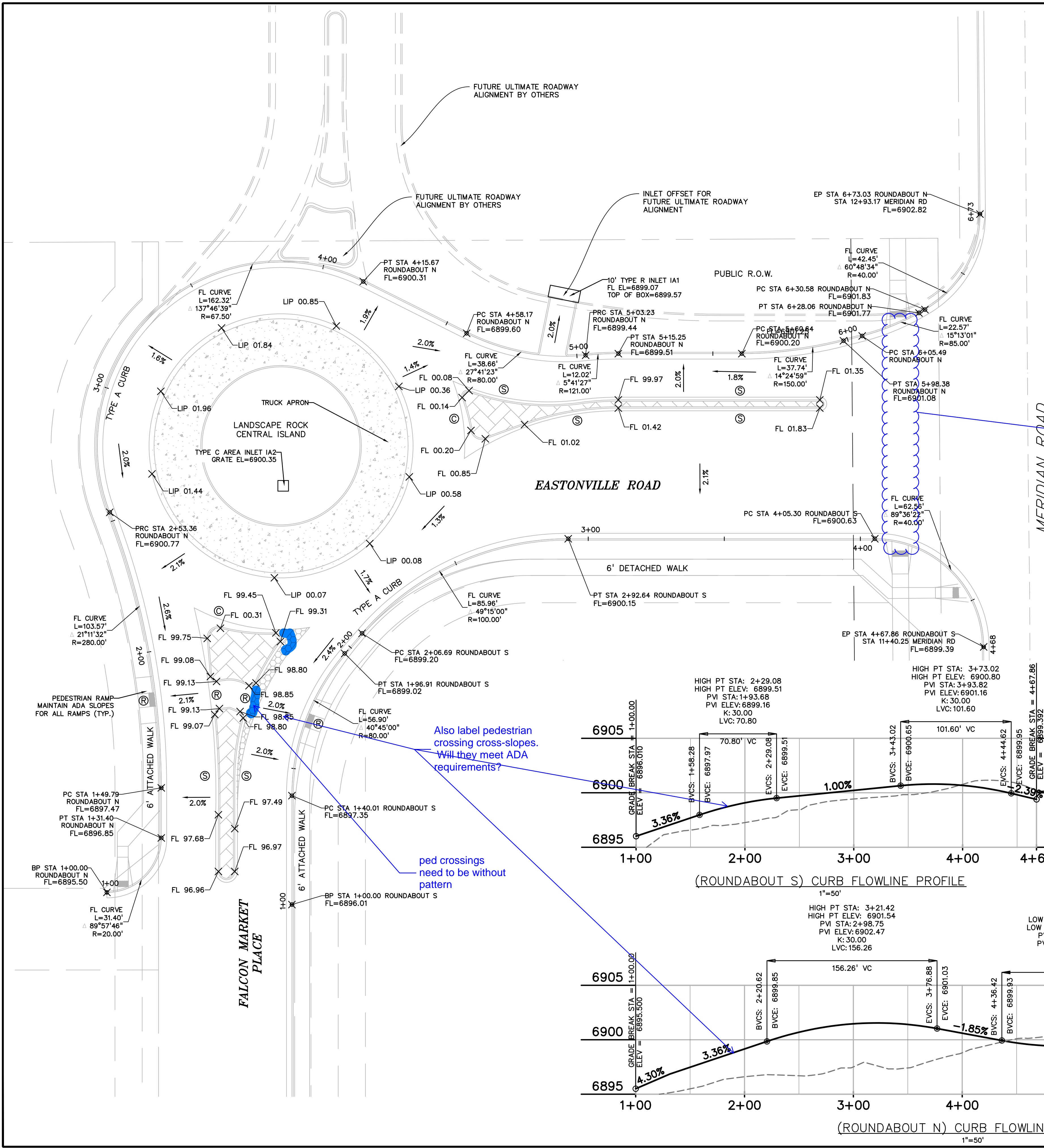
DRAWING SCALE:
HORIZONTAL: VARIES
VERTICAL: 1"=5'

SOUTH ROUNABOUT PROFILES

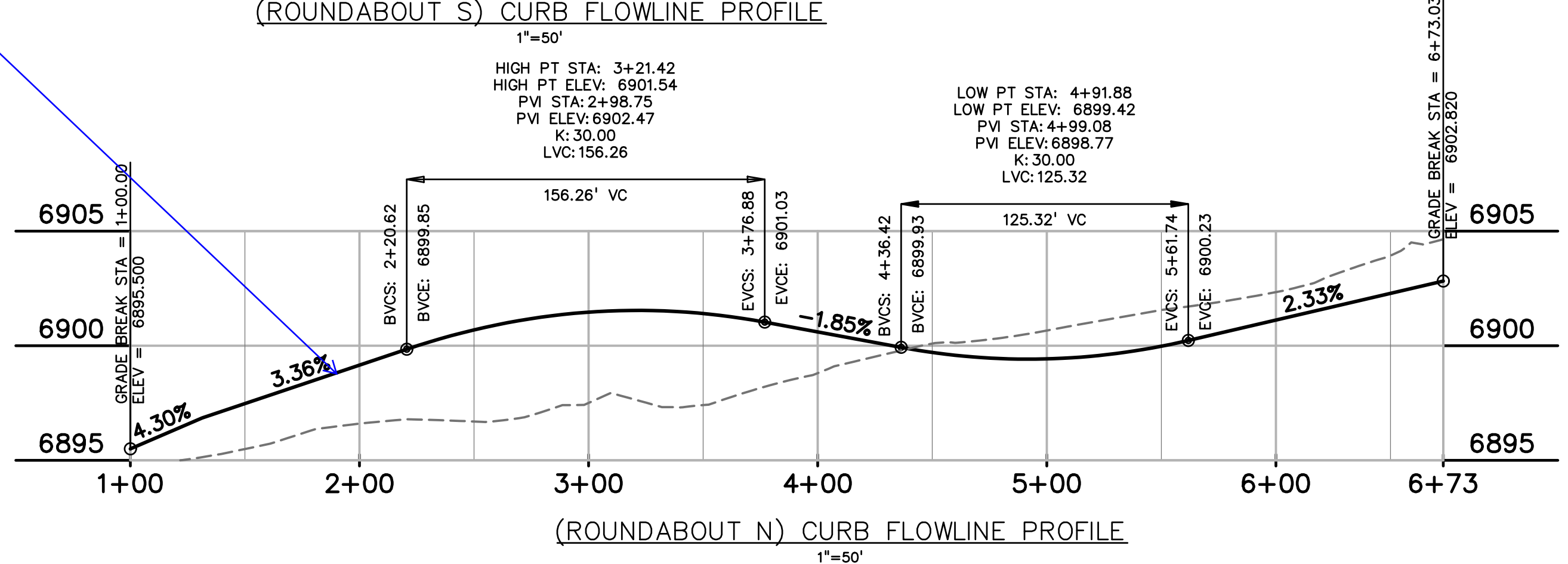
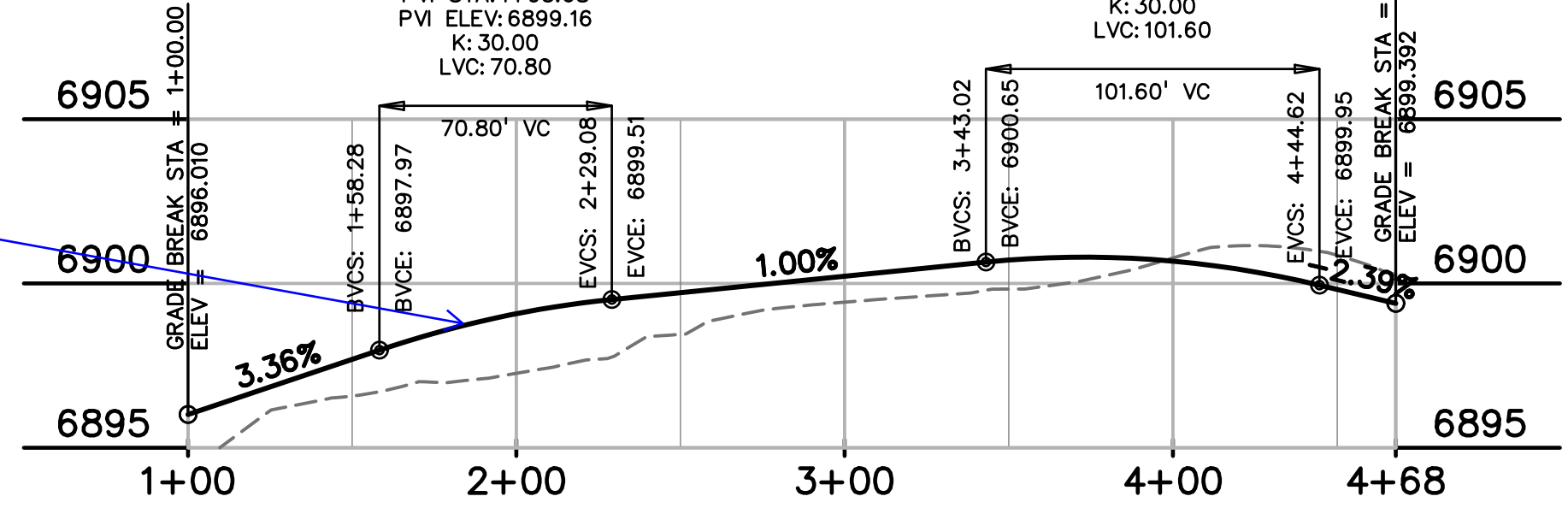
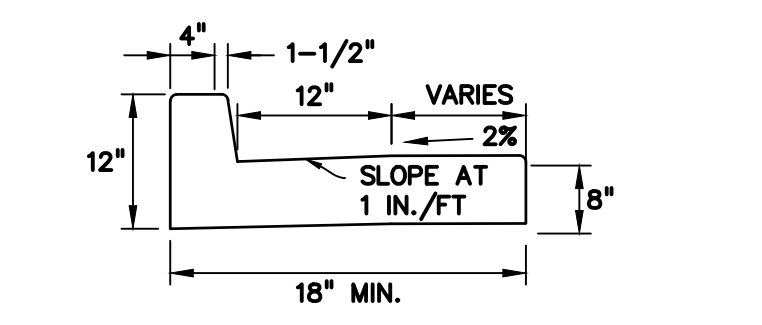
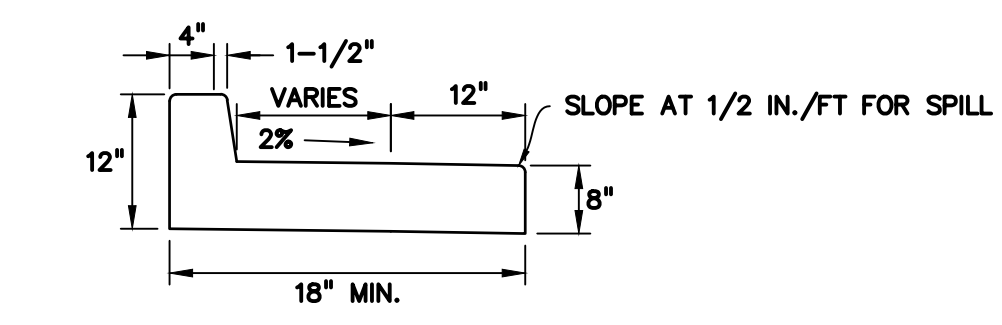
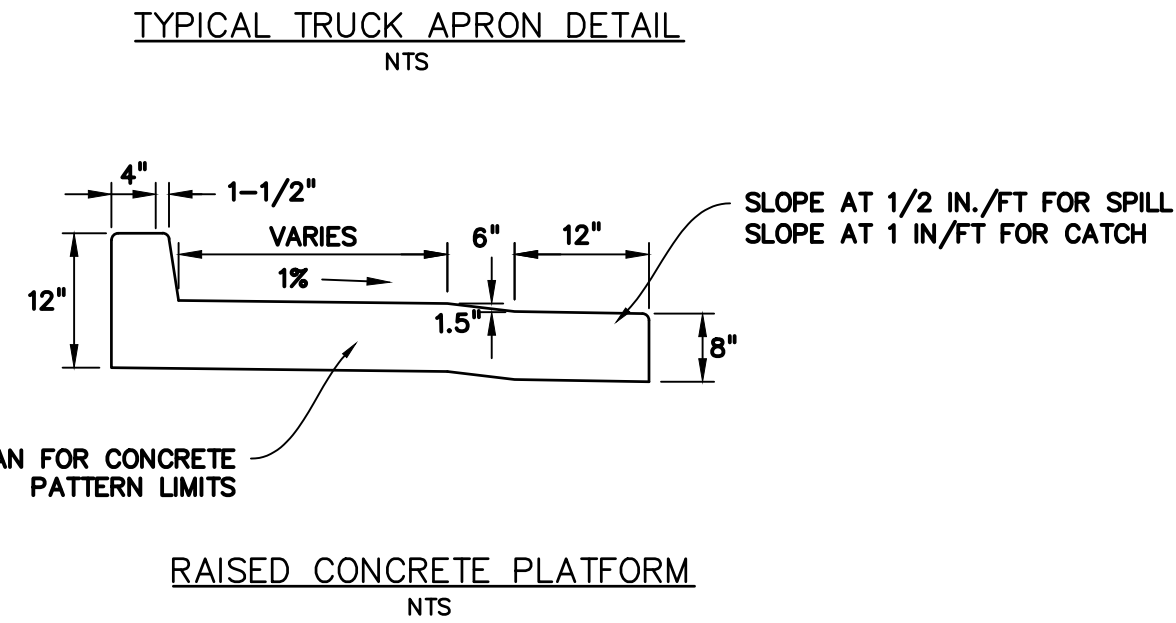
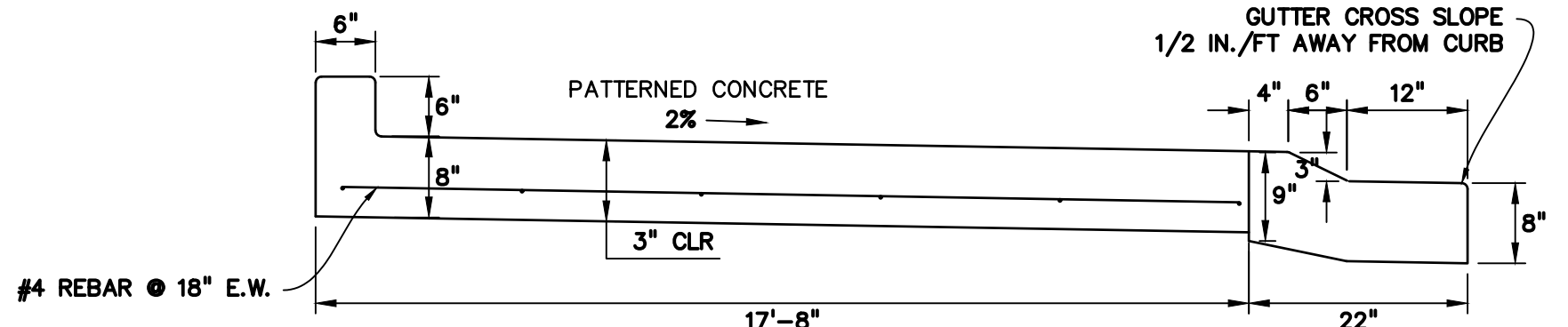
PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.11

SHEET: 17 OF 39



- 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.
 - Ⓢ 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:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	

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

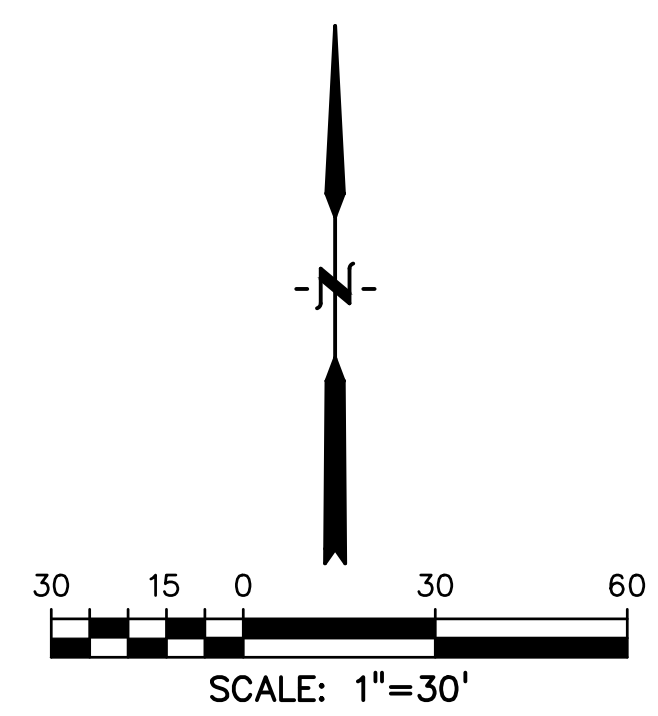
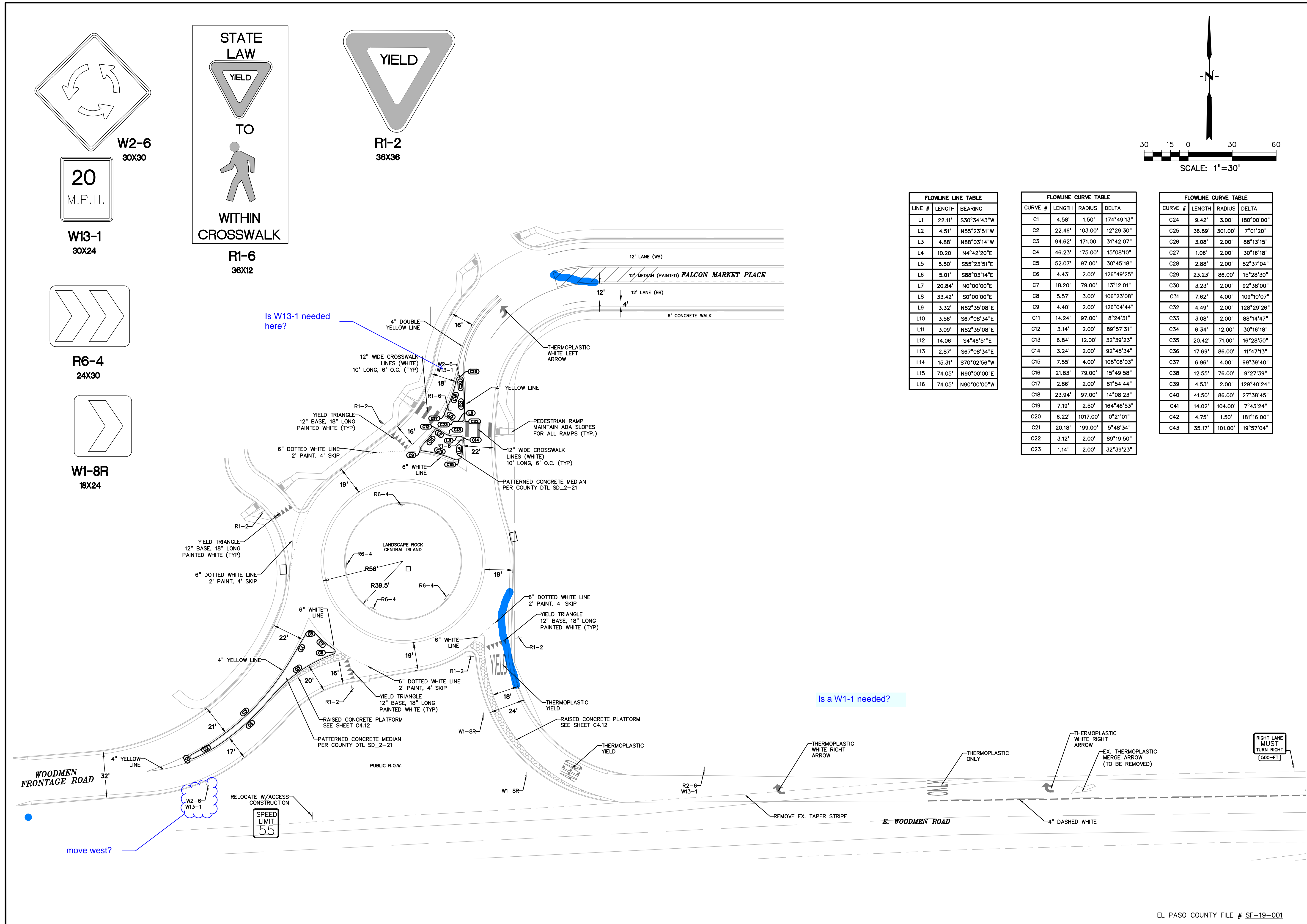
DRAWING SCALE:
HORIZONTAL: VARIES
VERTICAL: 1"=5'

NORTH
ROUNDABOUT
PROFILES

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.13

SHEET: 19 OF 39



FLOWLINE LINE TABLE		
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"W

FLOWLINE CURVE TABLE			
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"
C11	14.24'	97.00'	8°24'31"
C12	3.14'	2.00'	89°57'31"
C13	6.84'	12.00'	32°39'23"
C14	3.24'	2.00'	92°45'34"
C15	7.55'	4.00'	108°06'03"
C16	21.83'	79.00'	15°49'58"
C17	2.86'	2.00'	81°54'44"
C18	23.94'	97.00'	14°08'23"
C19	7.19'	2.50'	164°46'53"
C20	6.22'	1017.00'	0°21'01"
C21	20.18'	199.00'	5°48'34"
C22	3.12'	2.00'	89°19'50"
C23	1.14'	2.00'	32°39'23"

FLOWLINE CURVE TABLE			
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:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

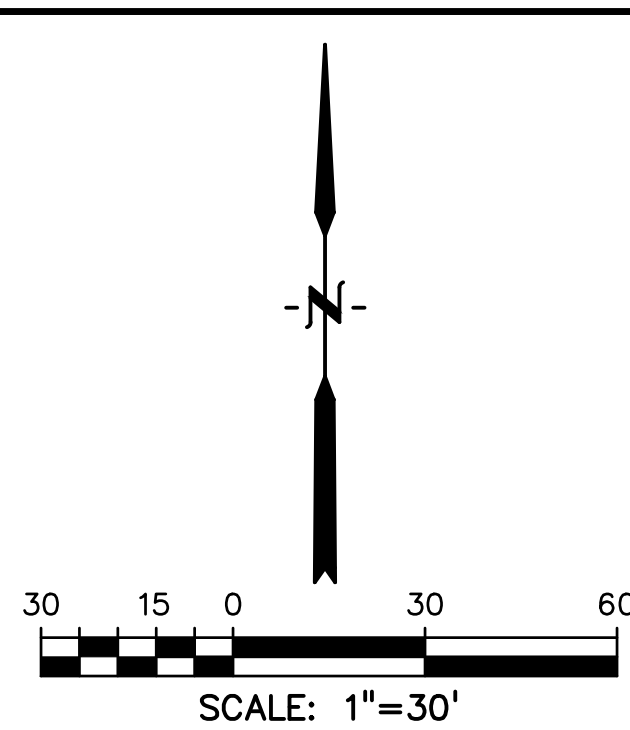
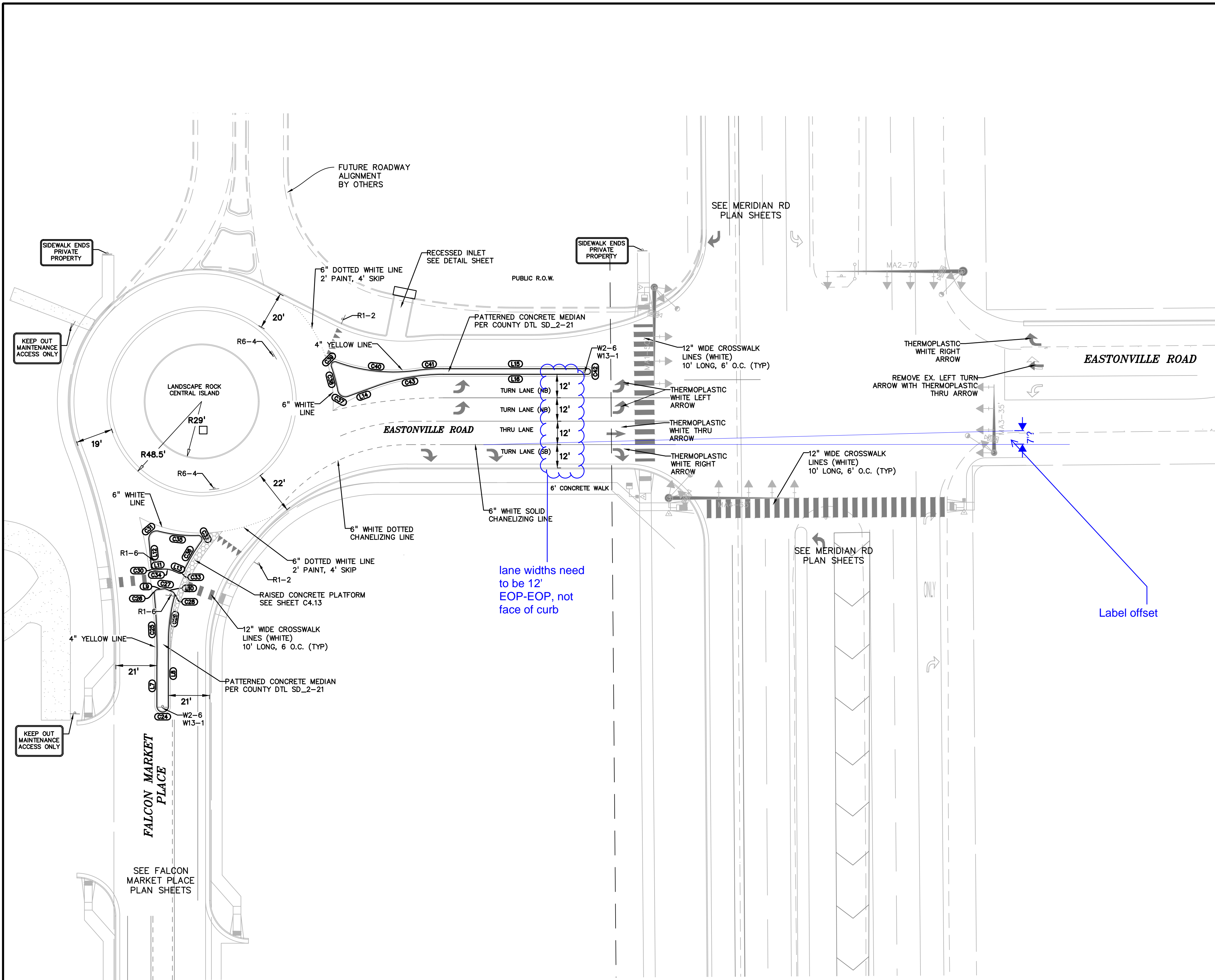
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

SOUTH
ROUNDAABOUT
SIGNAGE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.14

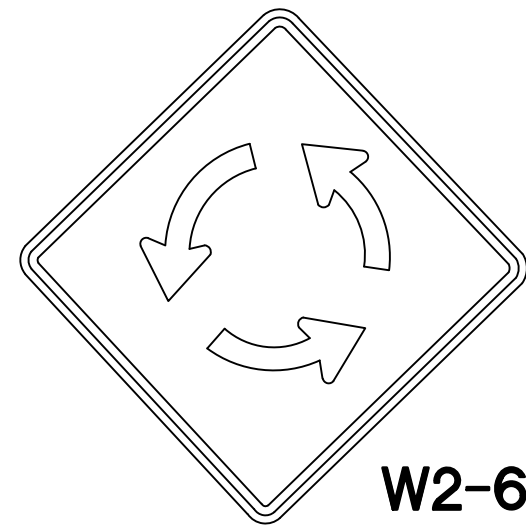
SHEET: 20 OF 39



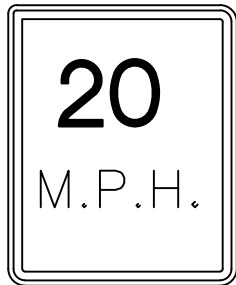
FLOWLINE LINE TABLE		
LINE #	LENGTH	BEARING
L1	22.11'	S30°34'43"W
L2	4.51'	N55°23'51"W
L3	4.88'	N88°03'14"W
L4	10.20'	N4°42'20"E
L5	5.50'	S55°23'51"E
L6	5.01'	S88°03'14"E
L7	20.84'	N0°00'00"E
L8	33.42'	S0°00'00"E
L9	3.32'	N82°35'08"E
L10	3.56'	S67°08'34"E
L11	3.09'	N82°35'08"E
L12	14.06'	S4°46'51"E
L13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

FLOWLINE CURVE TABLE			
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"
C11	14.24'	97.00'	8°24'31"
C12	3.14'	2.00'	89°57'31"
C13	6.84'	12.00'	32°39'23"
C14	3.24'	2.00'	92°45'34"
C15	7.55'	4.00'	108°06'03"
C16	21.83'	79.00'	15°49'58"
C17	2.86'	2.00'	81°54'44"
C18	23.94'	97.00'	14°08'23"
C19	7.19'	2.50'	164°46'53"
C20	6.22'	1017.00'	0°21'01"
C21	20.18'	199.00'	5°48'34"
C22	3.12'	2.00'	89°19'50"
C23	1.14'	2.00'	32°39'23"

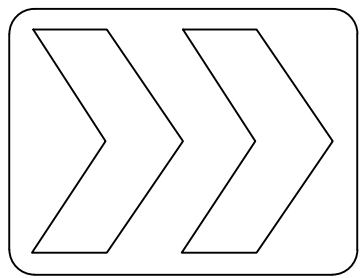
FLOWLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C24	9.42'	3.00'	180°00'00"
C25	36.89'	301.00'	7°01'20"
C26	3.08'	2.00'	88°13'15"
C27	1.06'	2.00'	30°16'18"
C28	2.88'	2.00'	82°37'04"
C29	23.23'	86.00'	15°28'30"
C30	3.23'	2.00'	92°38'00"
C31	7.62'	4.00'	109°10'07"
C32	4.49'	2.00'	128°29'26"
C33	3.08'	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"



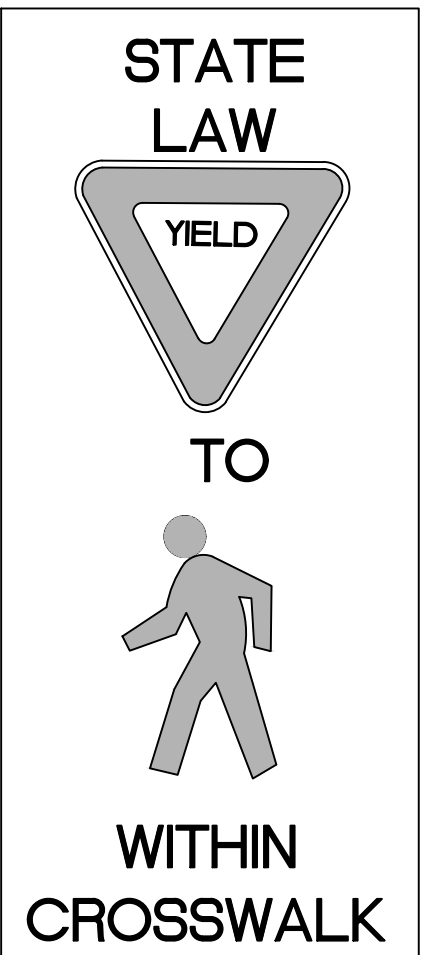
W2-6
30X30



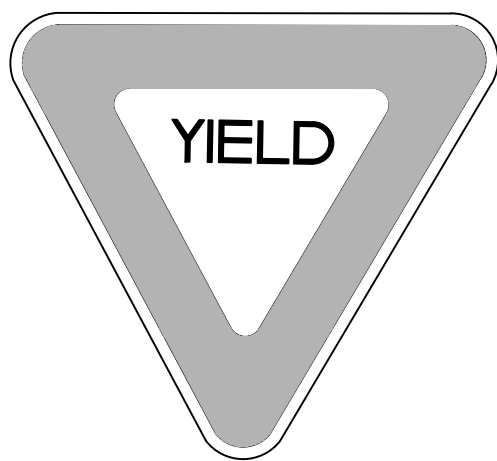
W13-1
30X24



R6-4
24X30



R1-6
36X12



R1-2
36X36

- C. Intersection Alignment
- Offset**
All lanes traversing an intersection shall be in alignment. A maximum 2-foot lane offset may be approved by the ECM Administrator if no other alternative exists.
 - Angle**
Crossing roadways shall intersect at 90 degrees whenever possible. In no case shall roadways be permitted to intersect at less than 80 degrees or more than 100 degrees.

PREPARED BY:


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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
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"=30'
VERTICAL: N/A

**NORTH
ROUNDBABOUT
SIGNAGE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.15

SHEET: 21 OF 39

PREPARED BY:



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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
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"=30'
VERTICAL: N/A

MERIDIAN ROAD
TURN LANE
EXTENSION

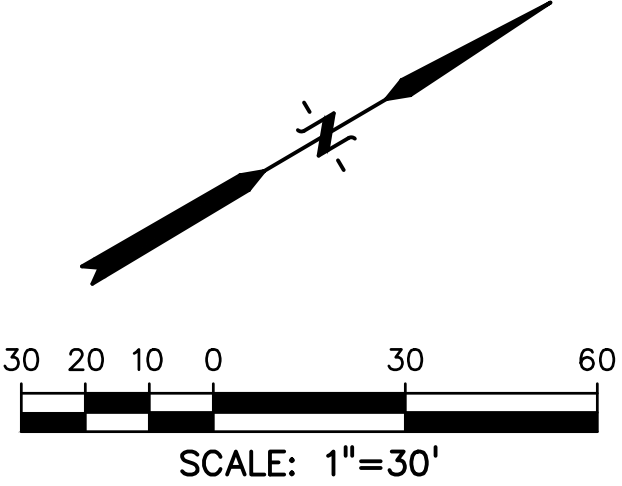
PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.10

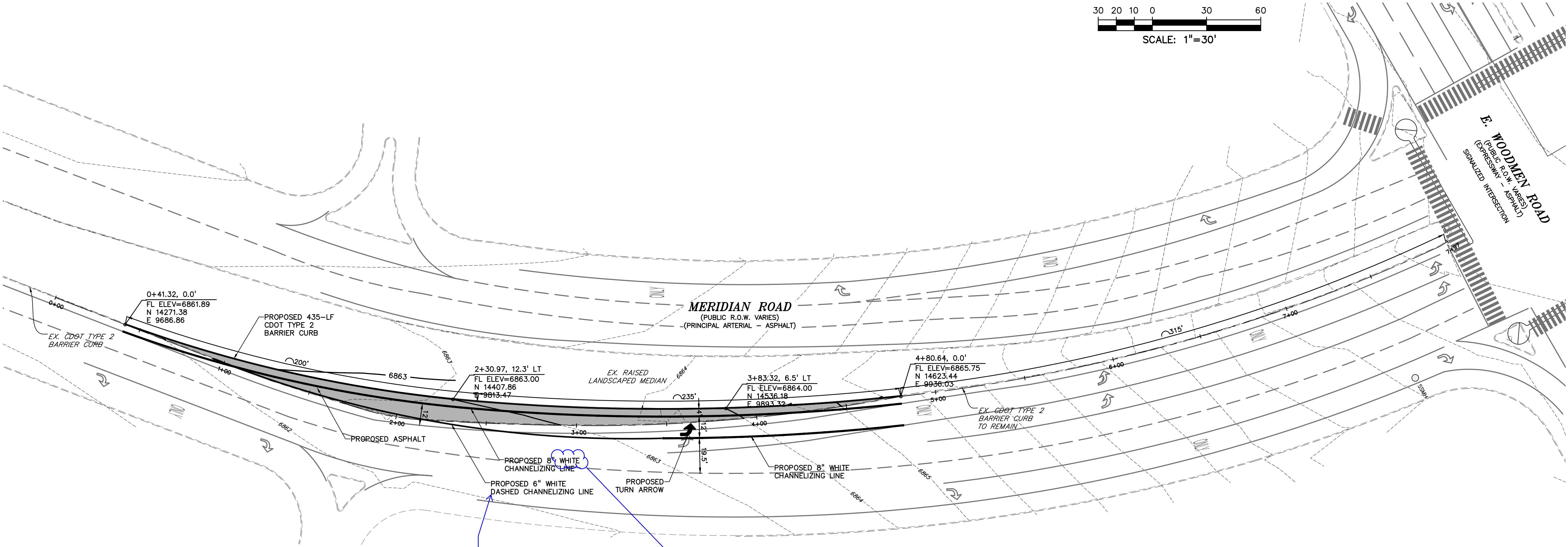
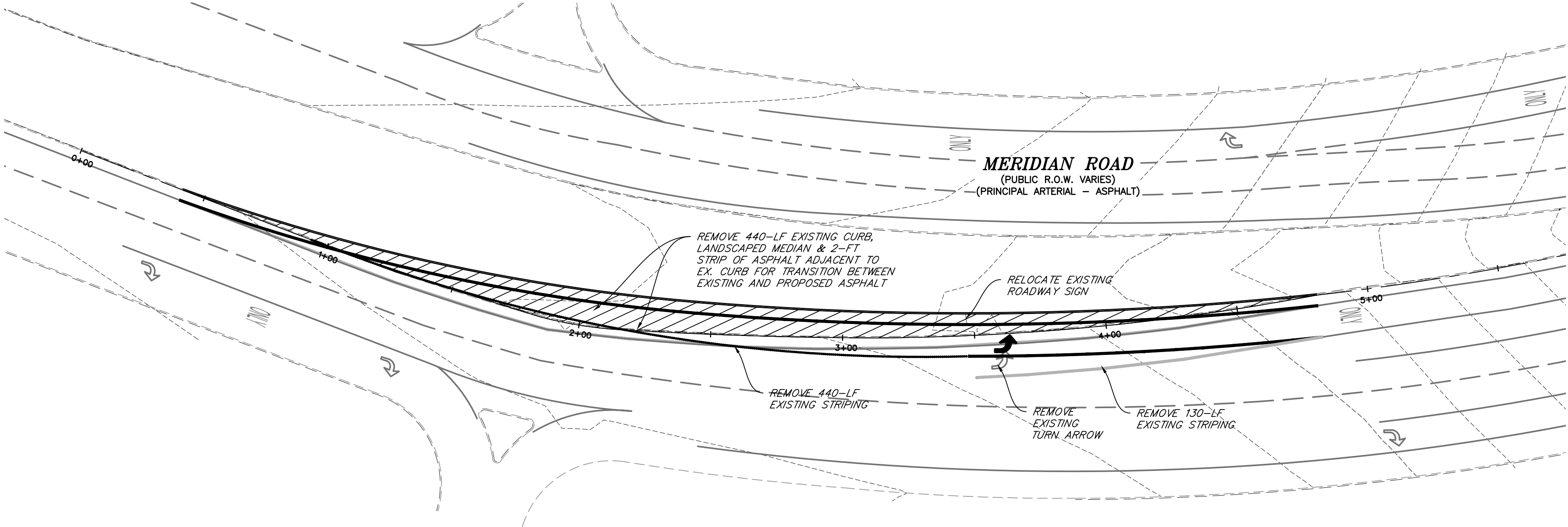
SHEET: 22 OF 39

LEGEND

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



REMOVAL PLAN



8" dotted? yellow?

TURN LANE EXTENSION PLAN

PREPARED BY:



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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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

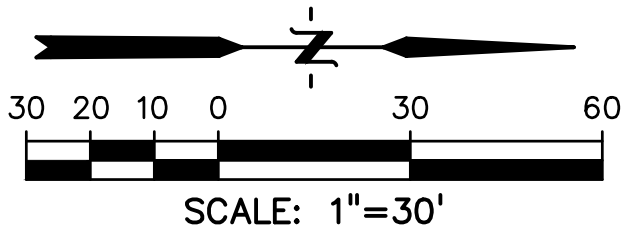
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

**MERIDIAN ROAD
PLAN &
PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

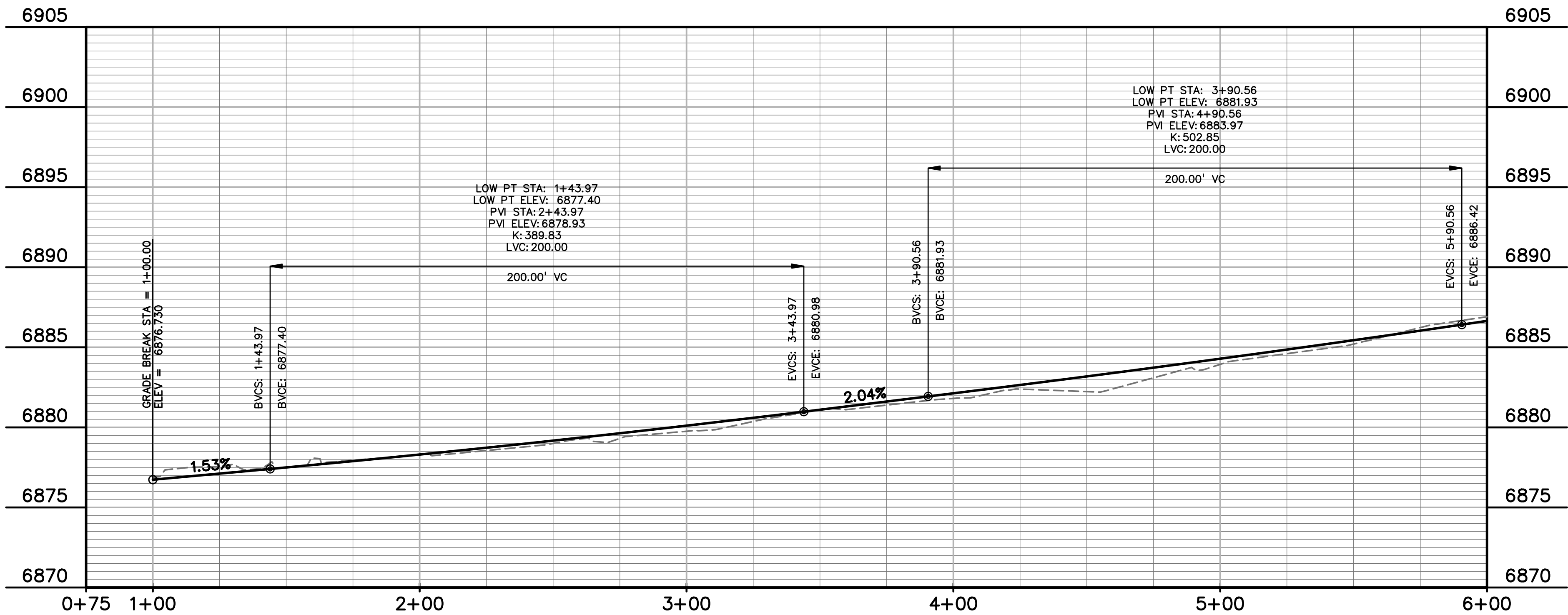
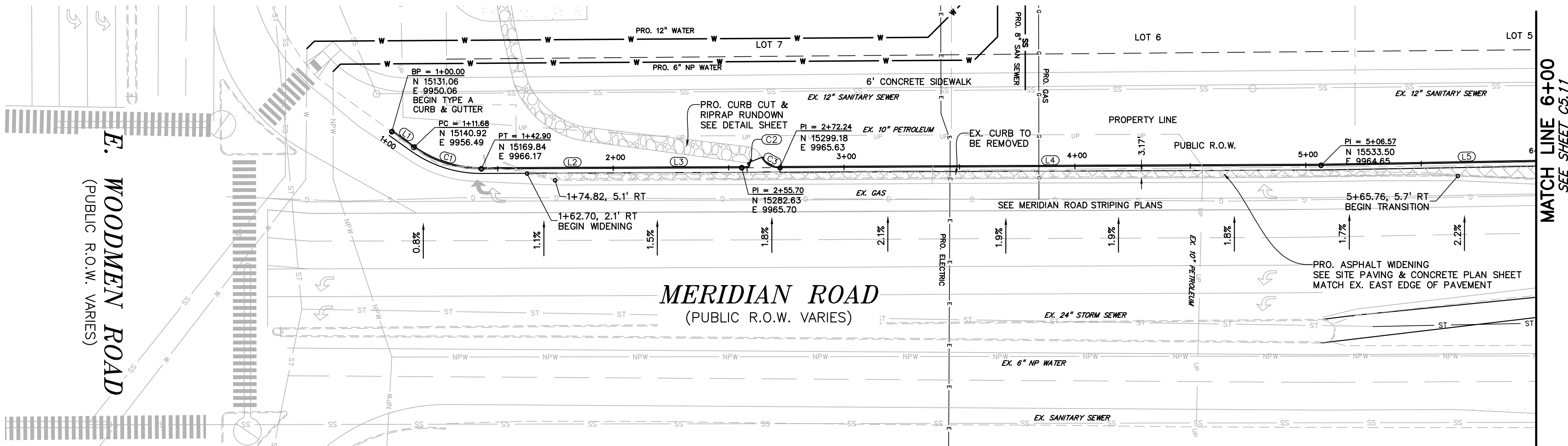
LEGEND

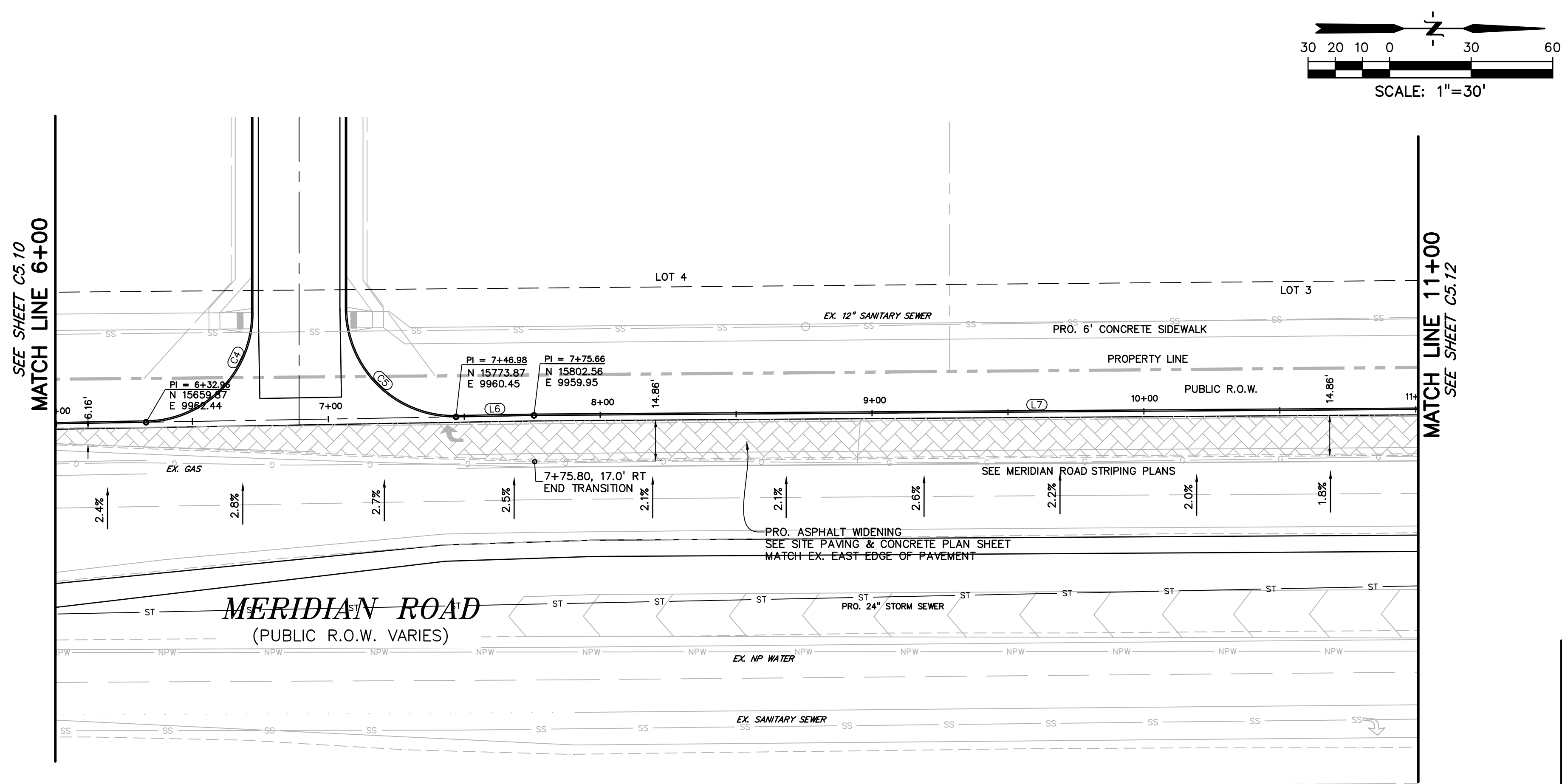
PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	=====



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°00'06"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	216.19'	N0°26'35"W

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'	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"

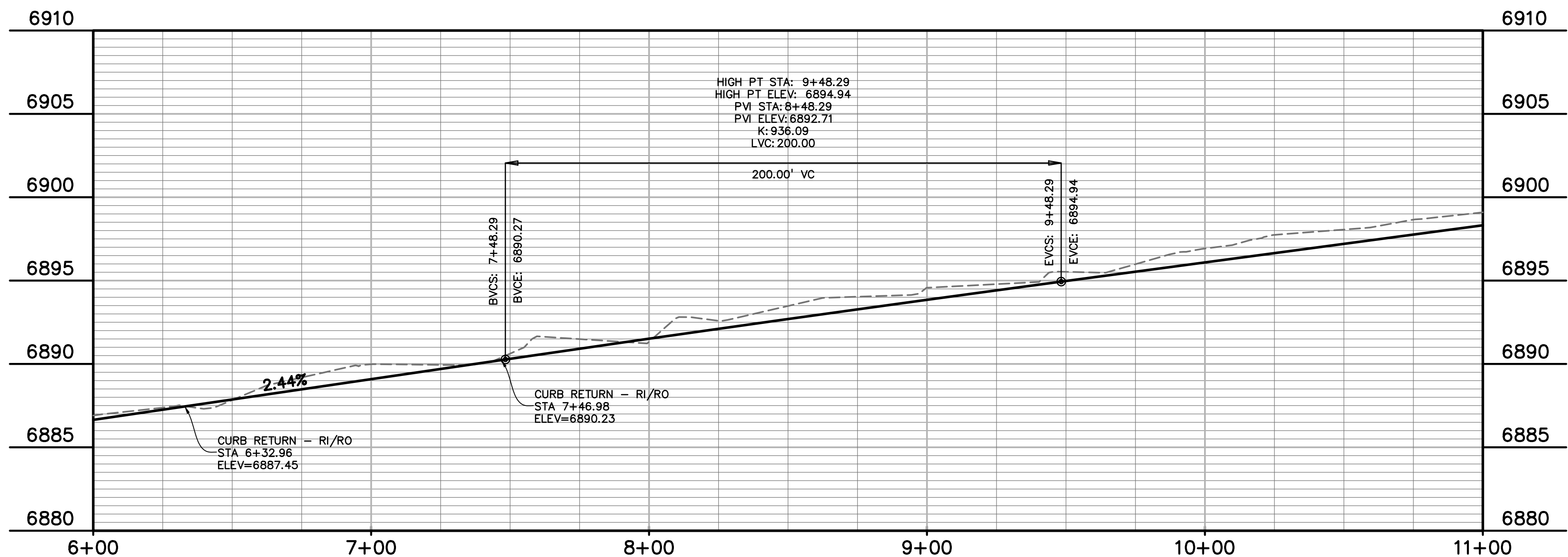




LEGEND	
PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	=====

FLOWLINE 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°00'06"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	216.19'	N0°26'35"W

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:

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

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

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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

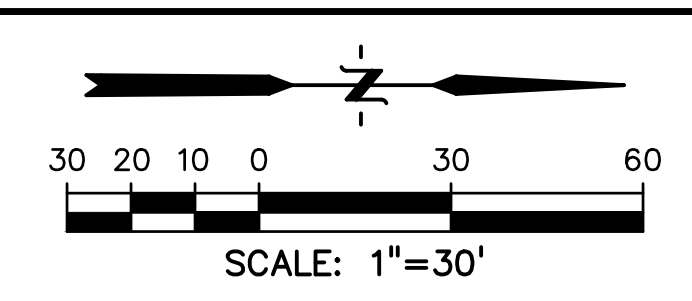
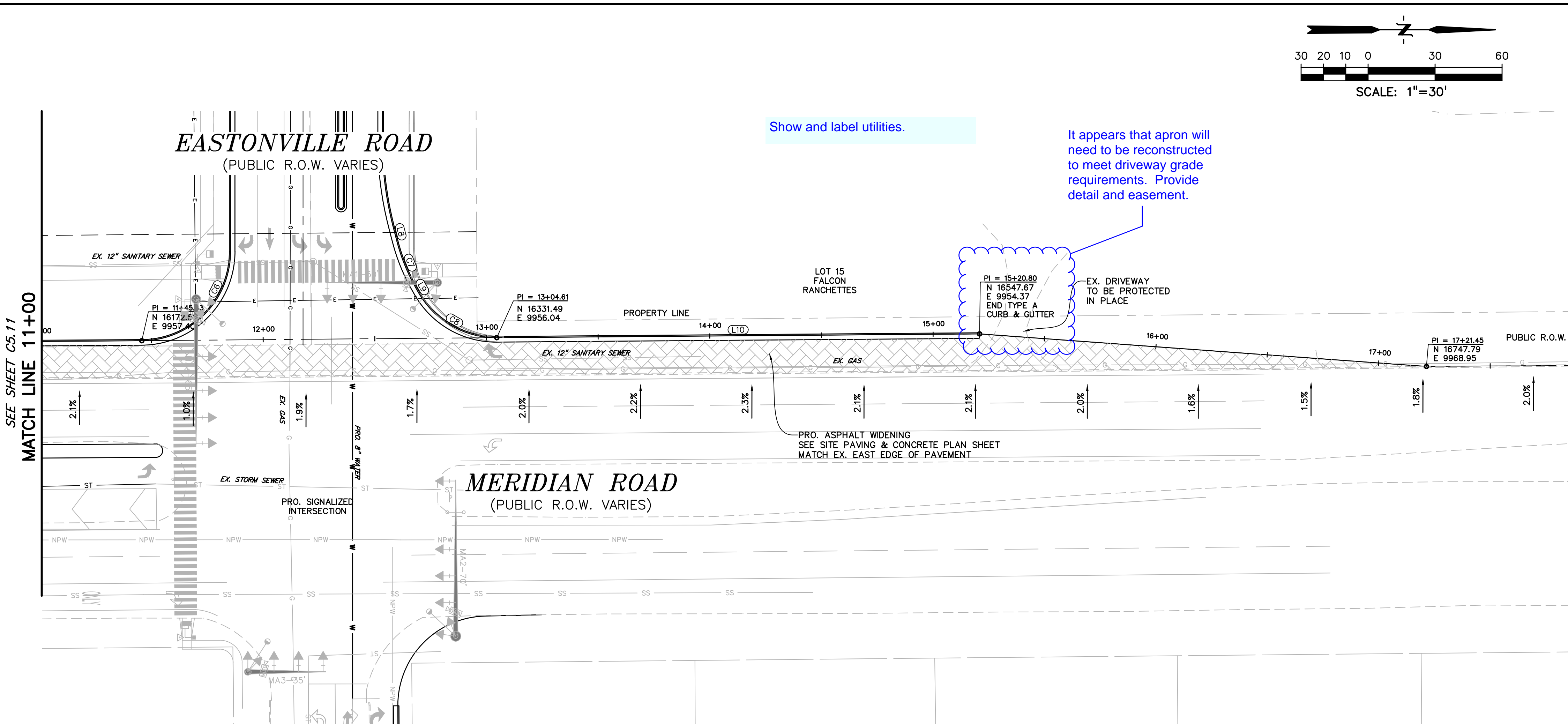
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

MERIDIAN ROAD
PLAN &
PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.12

SHEET: 24 OF 39



LEGEND

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

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	128.39'	N1°00'08"W
L6	28.69'	N1°00'08"W
L7	369.96'	N0°23'38"W
L8	7.10'	N75°35'01"E
L9	2.52'	N60°21'59"E
L10	216.19'	N0°26'35"W

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:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**

FALCON, COLORADO

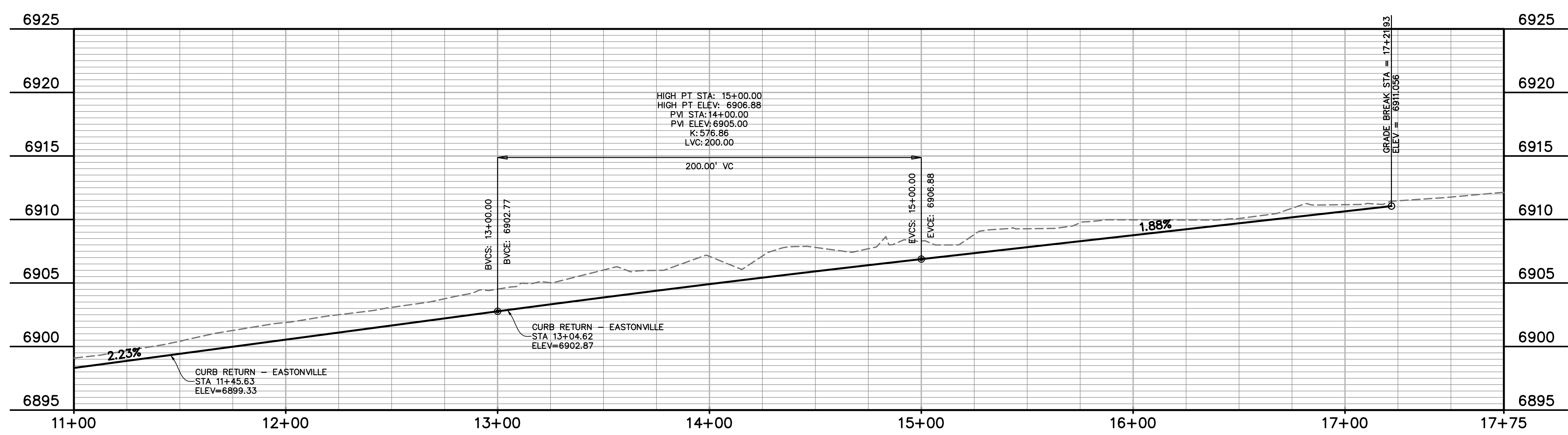
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

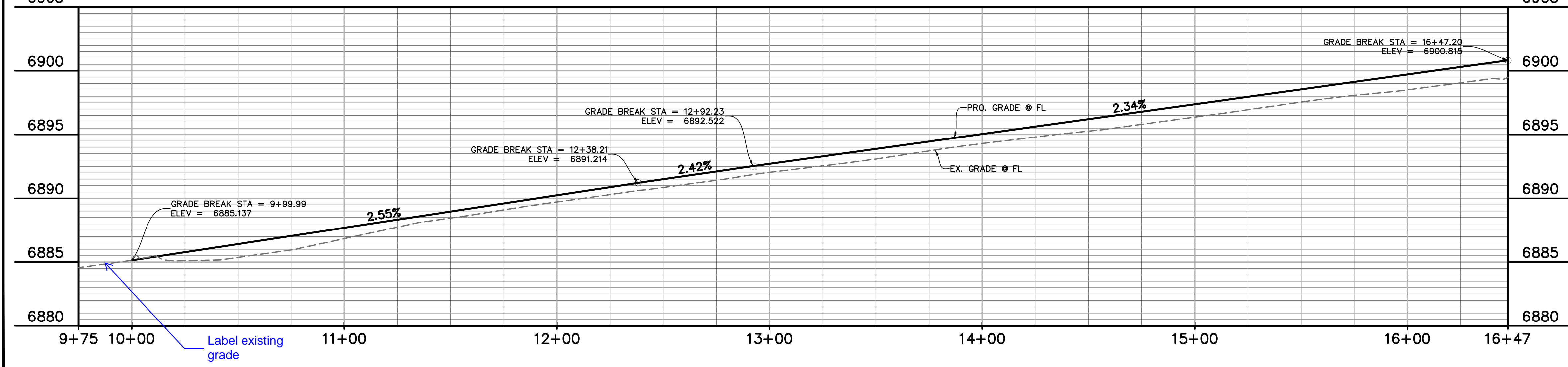
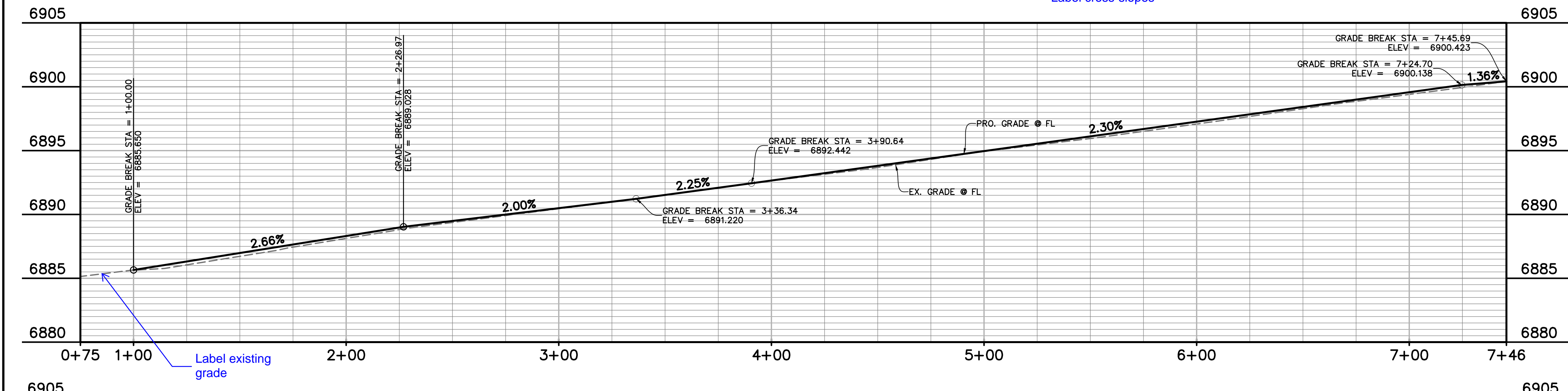
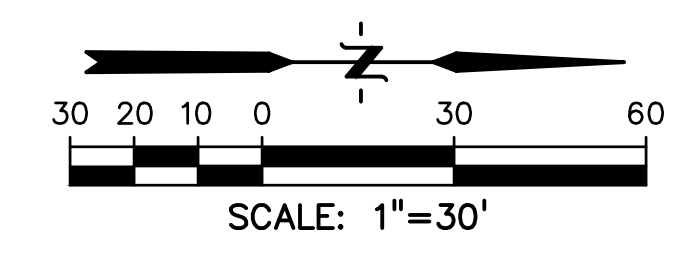
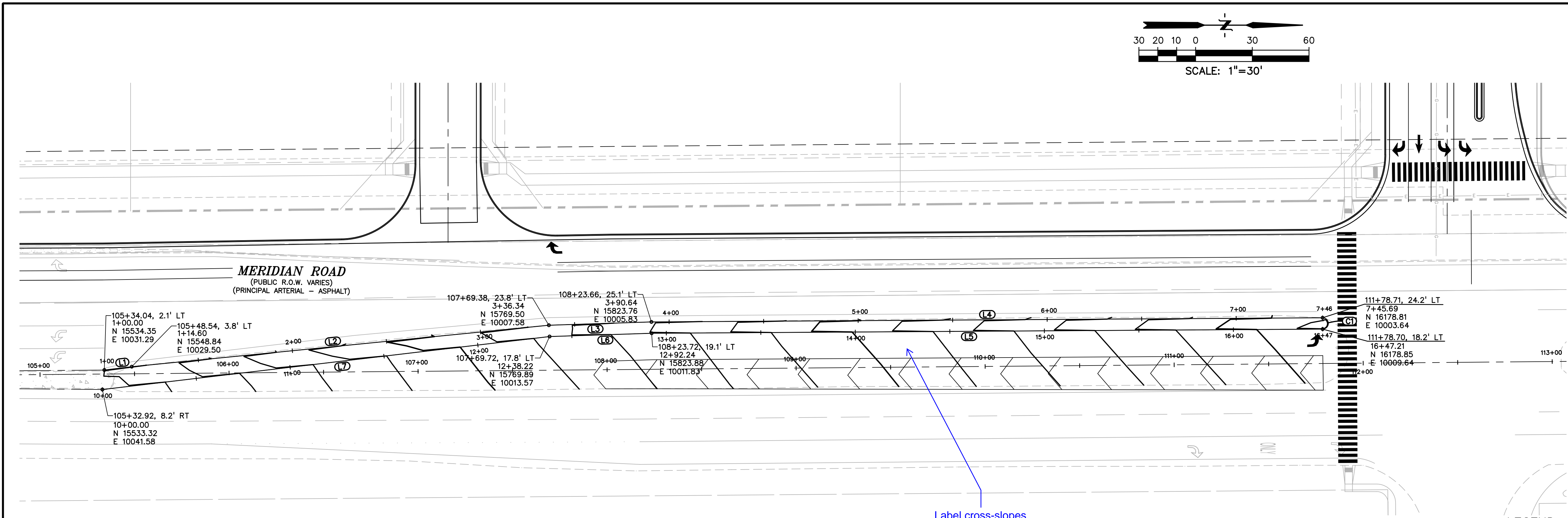
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

**MERIDIAN ROAD
PLAN &
PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.





LEGEND

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

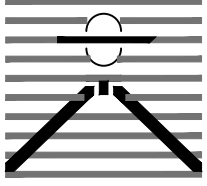
LINE TABLE

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:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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

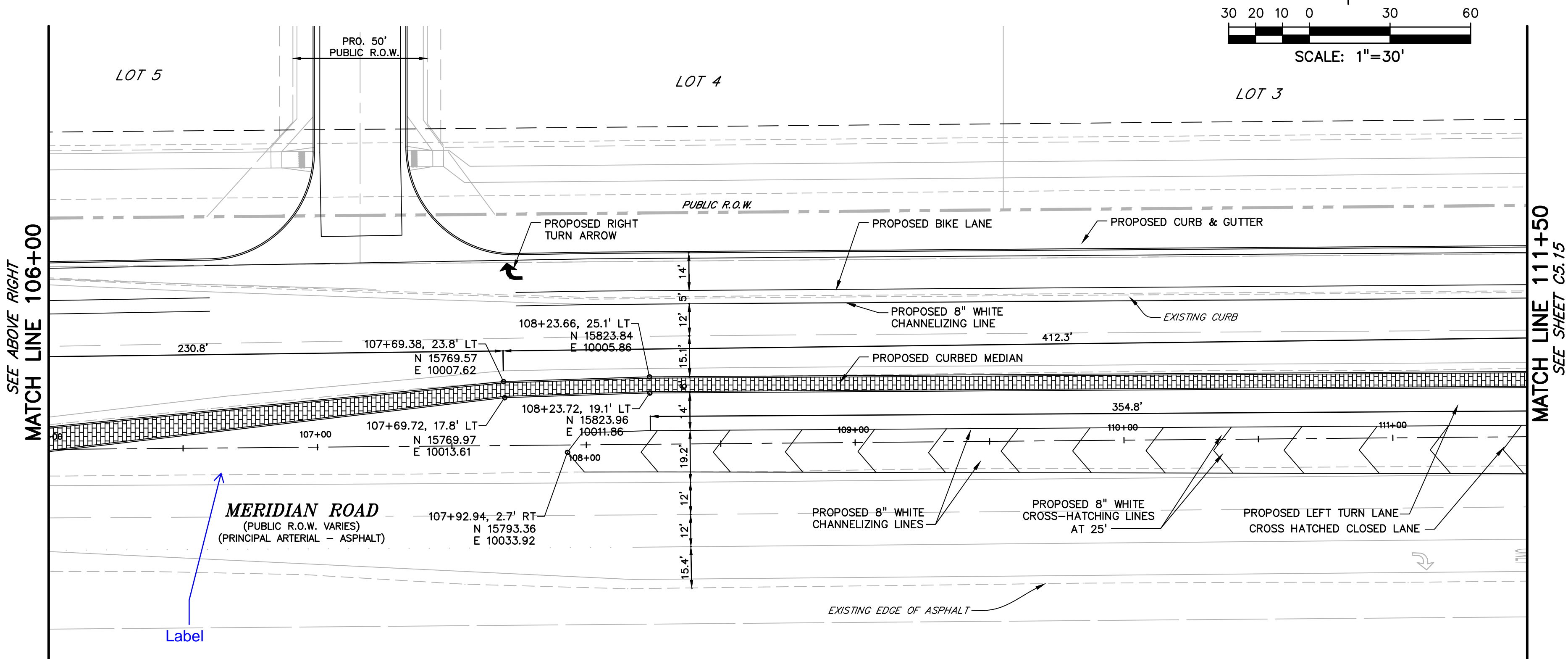
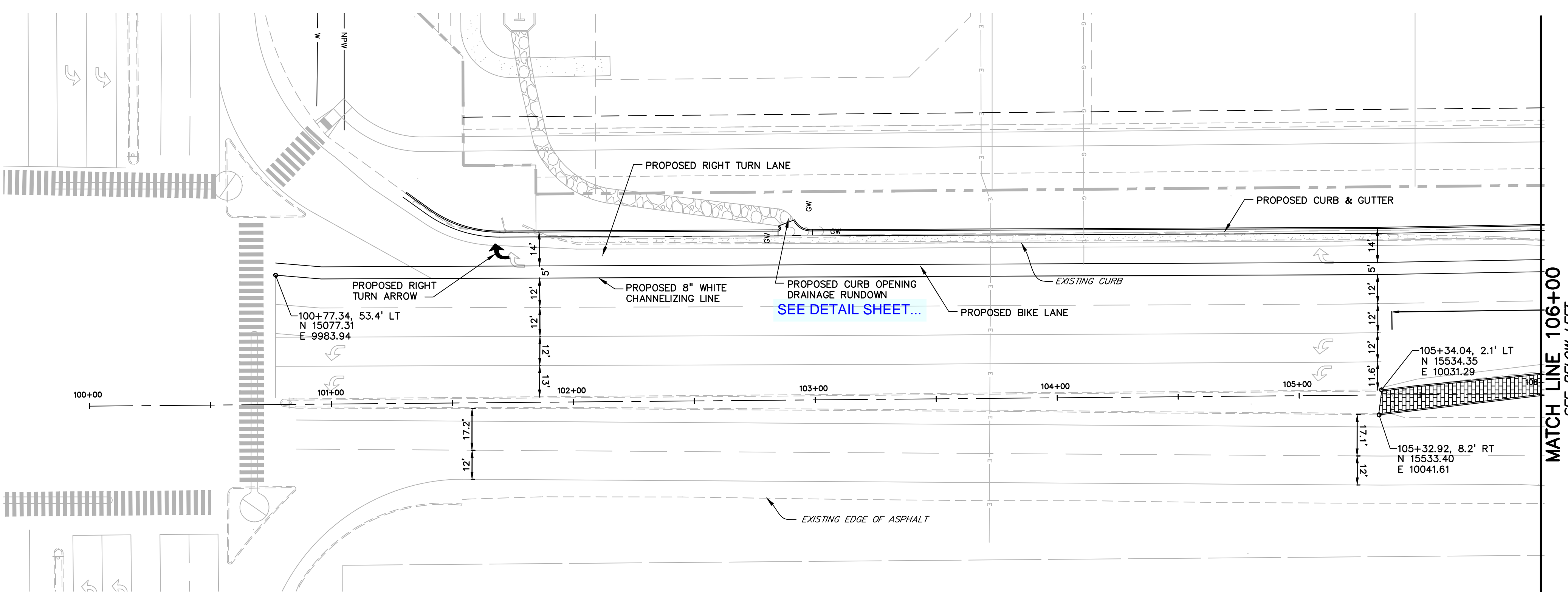
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

**MERIDIAN ROAD
MEDIAN PLAN
& PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.14

SHEET: 26 OF 39



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:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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

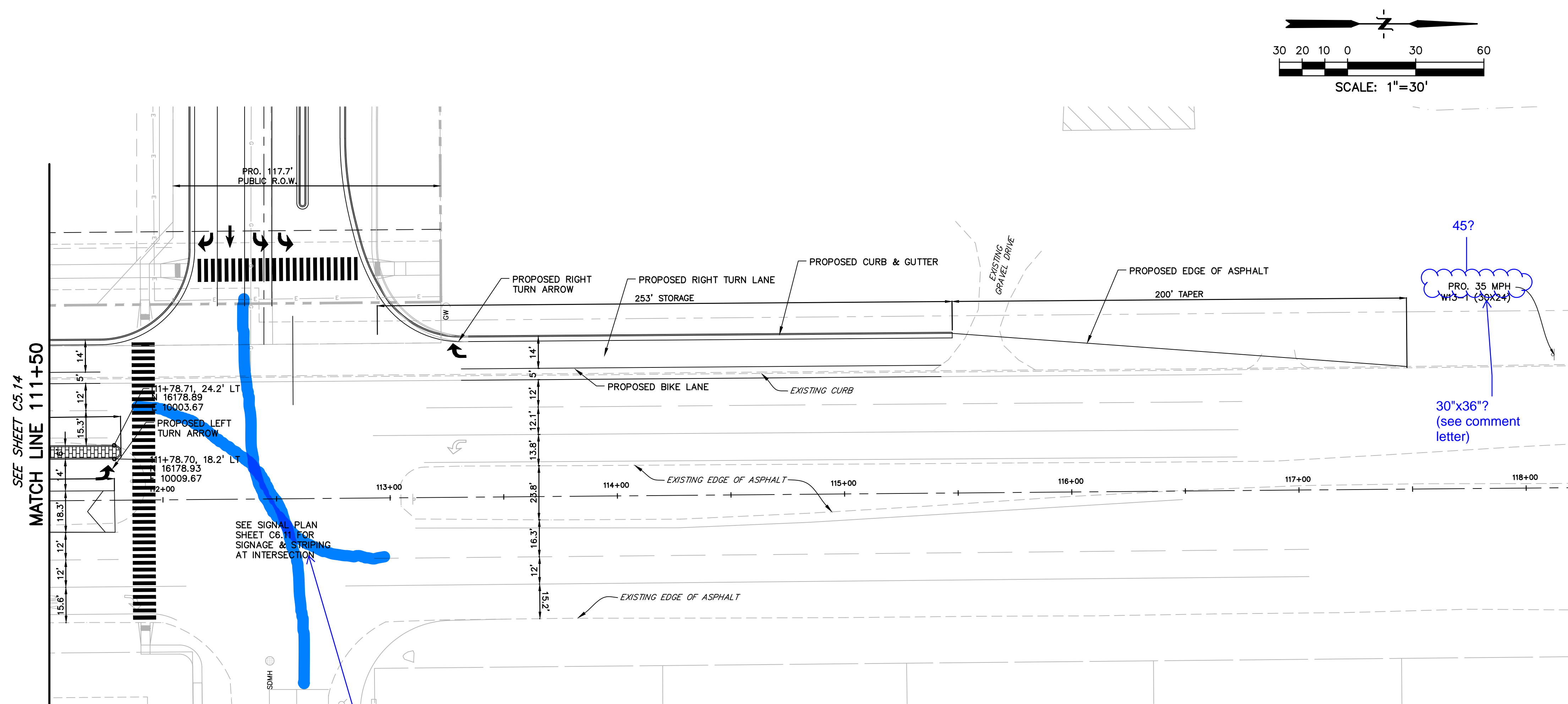
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

**MERIDIAN ROAD
STRIPING
PLAN**

PROJECT NO. 20988-00CSCV
DRAWING NO.

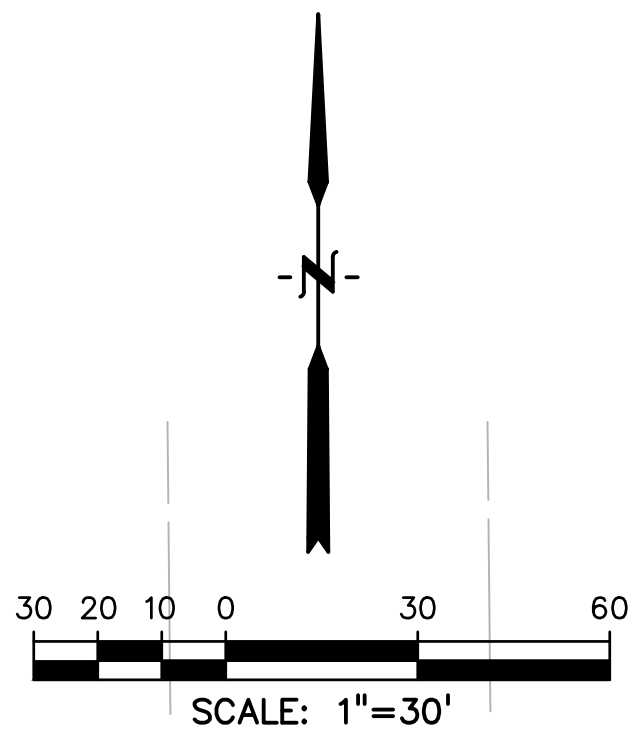
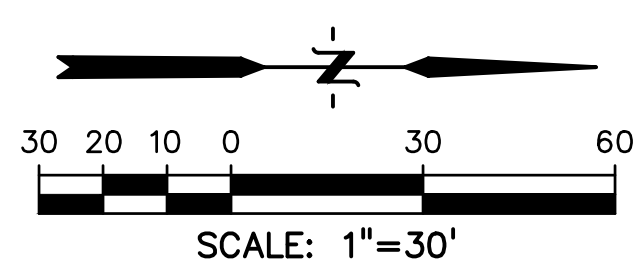
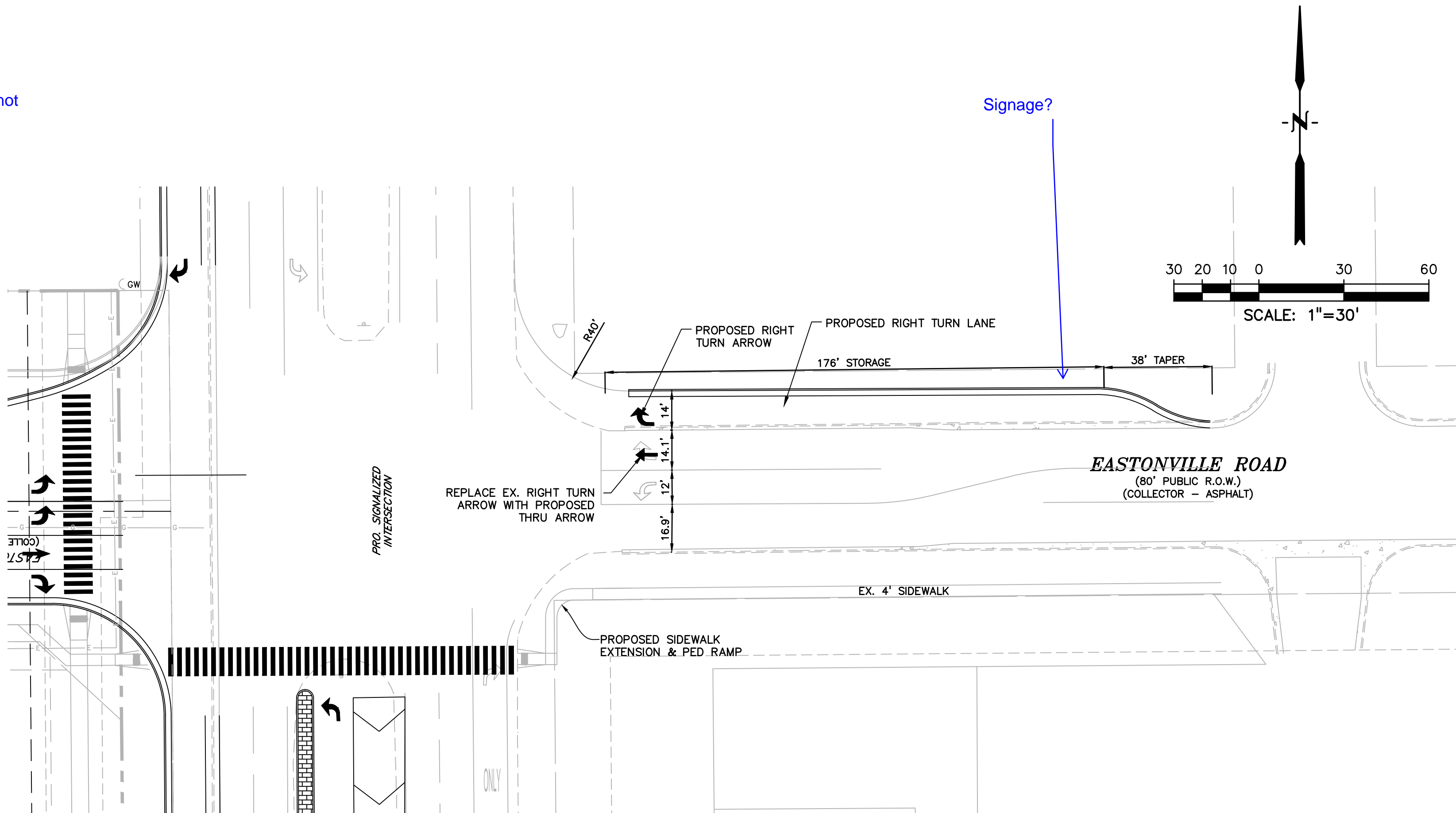
C5.15

SHEET: 27 OF 39



Reference MUTCD 3B.08 regarding dotted lane extensions for offset lanes and turn lanes.

Not found/not complete



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:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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

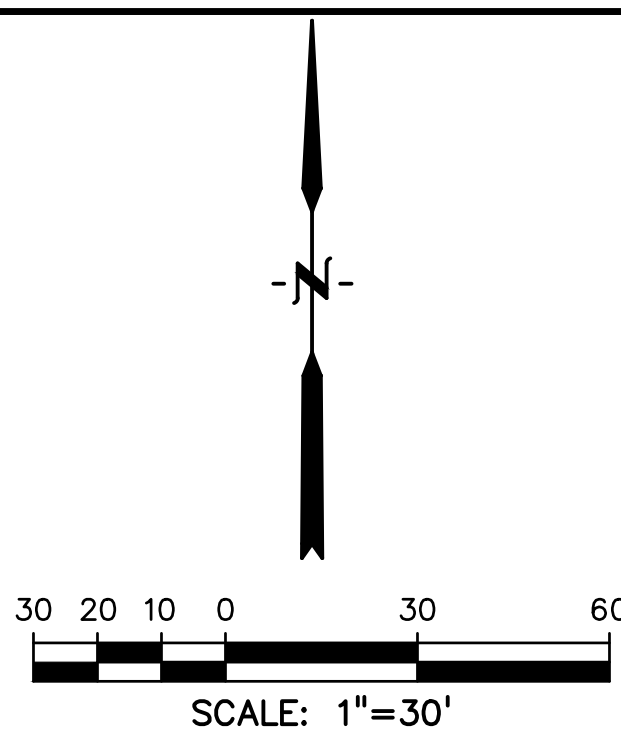
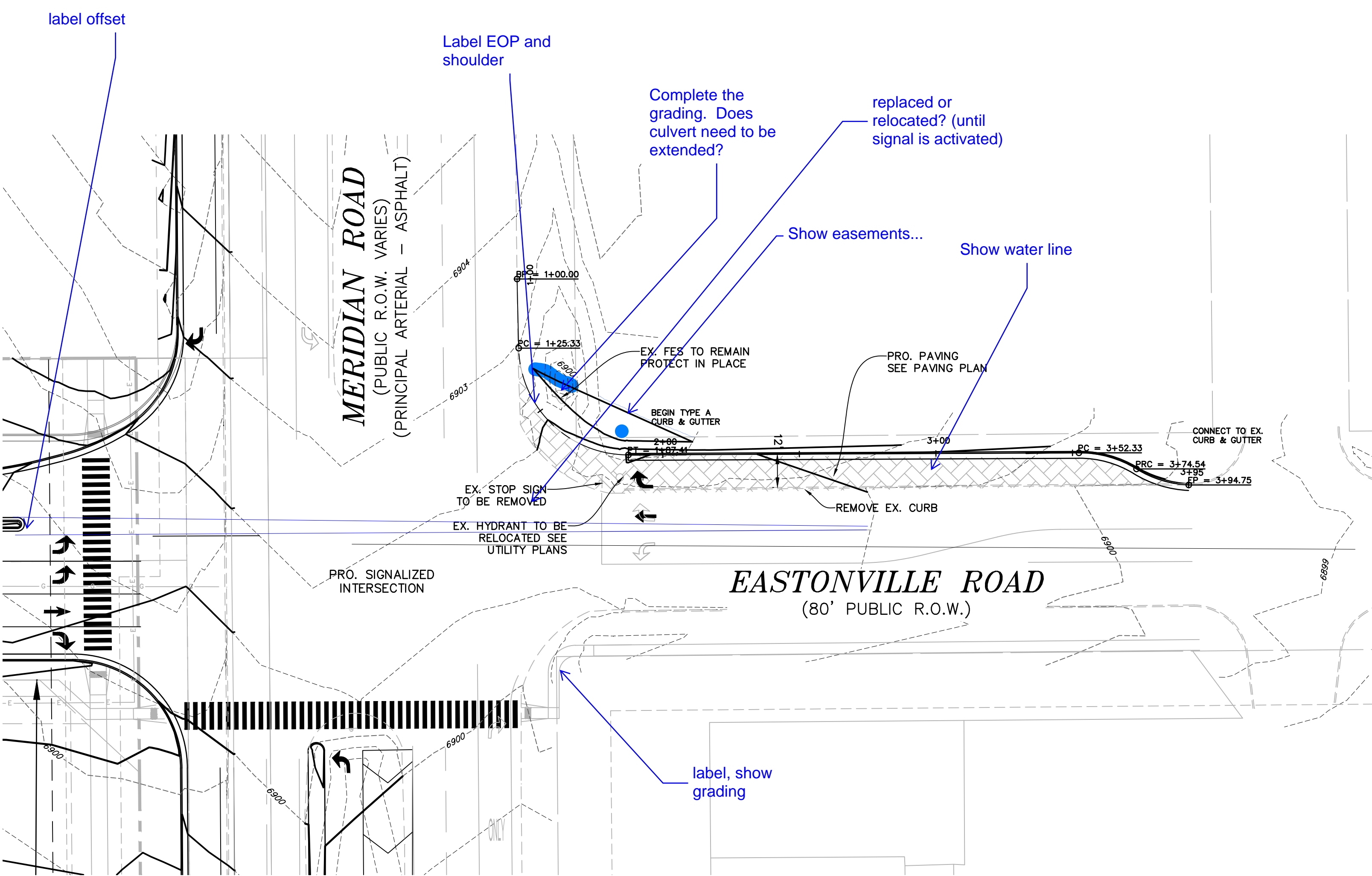
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

MERIDIAN RD &
EASTONVILLE RD
STRIPING PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

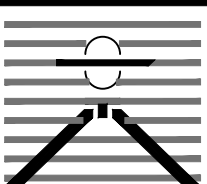
C5.16

SHEET: 28 OF 39



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:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
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.

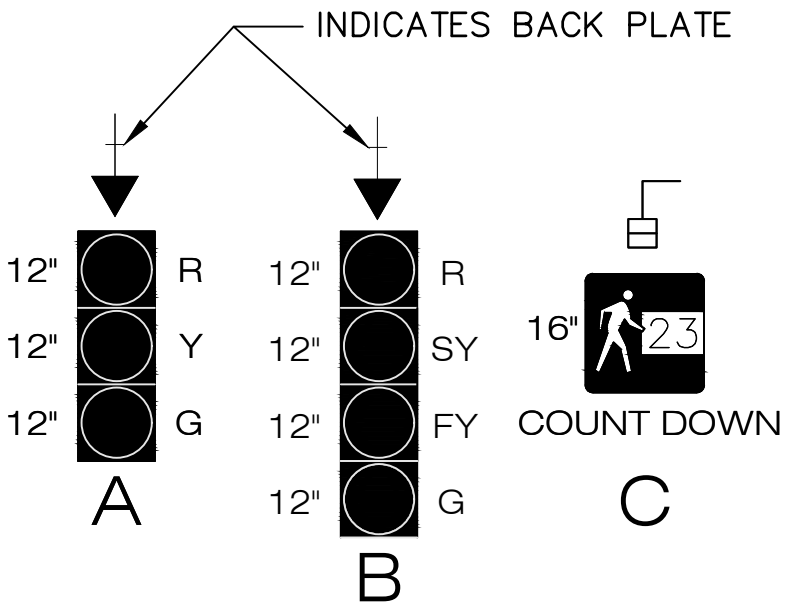
C5.17

SHEET: 29 OF 39

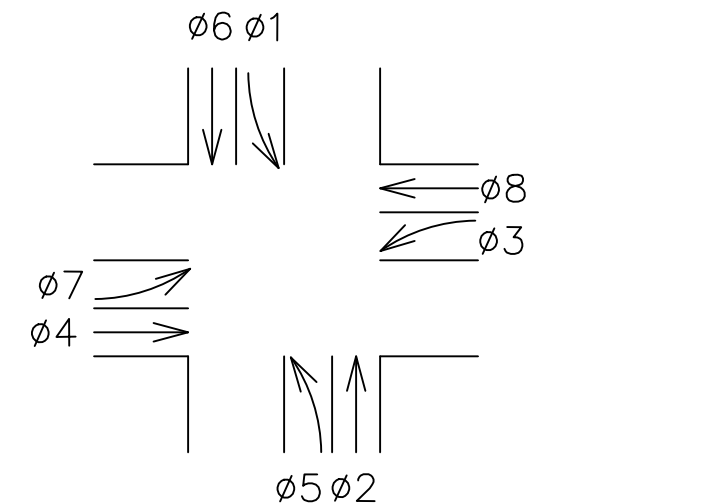
(This sheet not checked in detail yet.)

PROPOSED SIGNAL FACE DETAILS

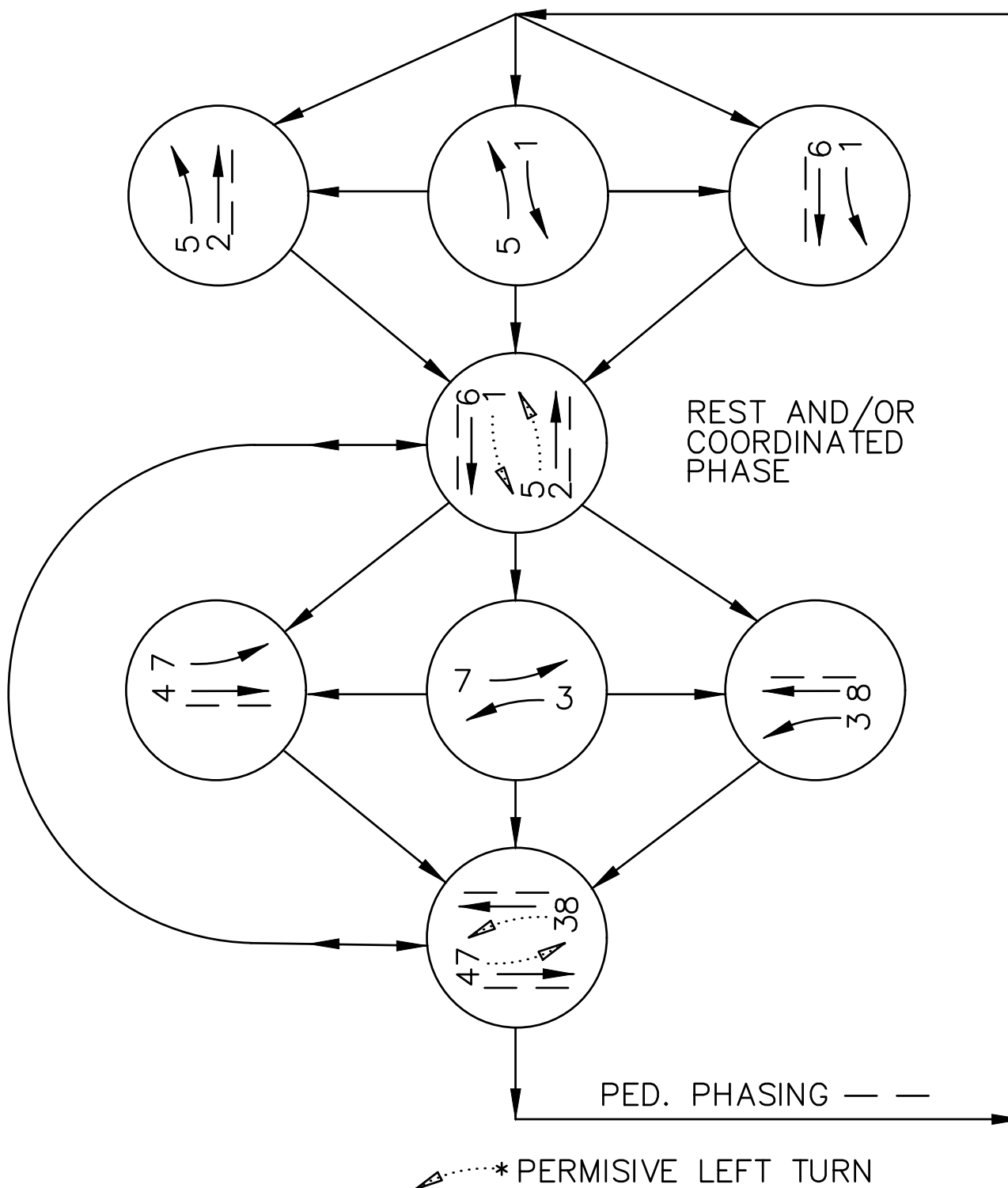
SIGNAL FACES (R/Y/G) INCLUDING ARROWS AND PEDESTRIAN
SHALL BE LED APPROVED BY EL PASO COUNTY.



PROPOSED PHASING LAYOUT



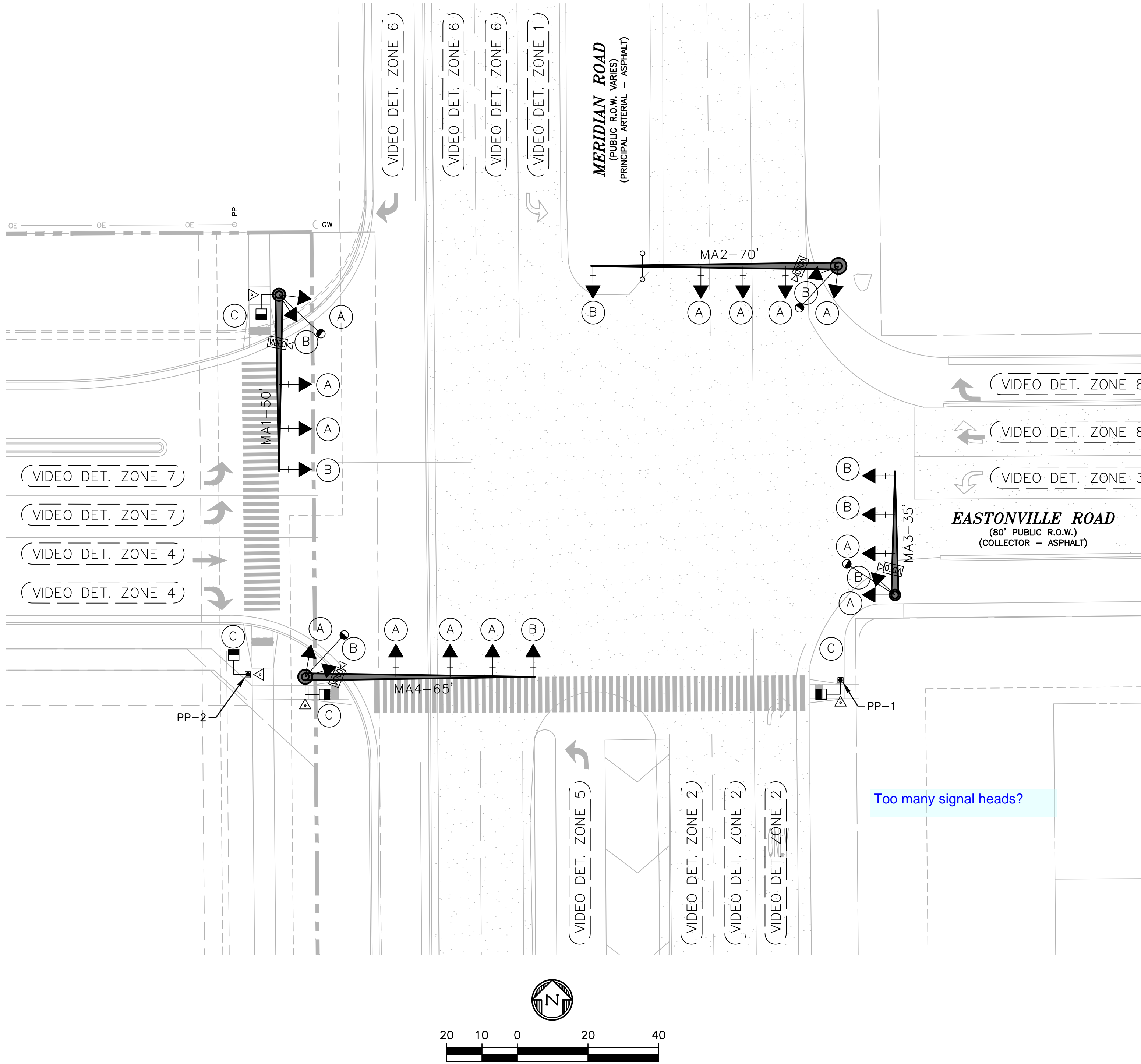
PROPOSED PHASING DIAGRAM SEQUENCE





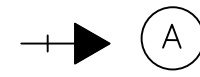
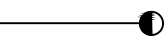



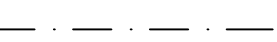













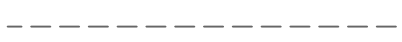









SIGNAL ITEM INSTALL (LOCATE) SCHEDULE

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

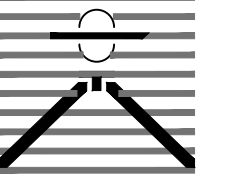
* CAISSON DESIGN SHALL BE MODIFIED IF COHESIVE SOIL IS ENCOUNTERED



SIGNAL EQUIPMENT LEGEND

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

PREPARED BY:



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

CLIENT:

HUMMEL INVESTMENTS, LLC

8117 PRESTON ROAD, SUITE 120
DALLAS, TEXAS 75225

(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

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

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

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

TRAFFIC SIGNAL PLAN

PROJECT NO. 20988-00CSCV

DRAWING NO.

C6.10

SHEET: 30 OF 39

PREPARED BY:


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

CLIENT:

HUMMEL INVESTMENTS, LLC

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

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

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
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.

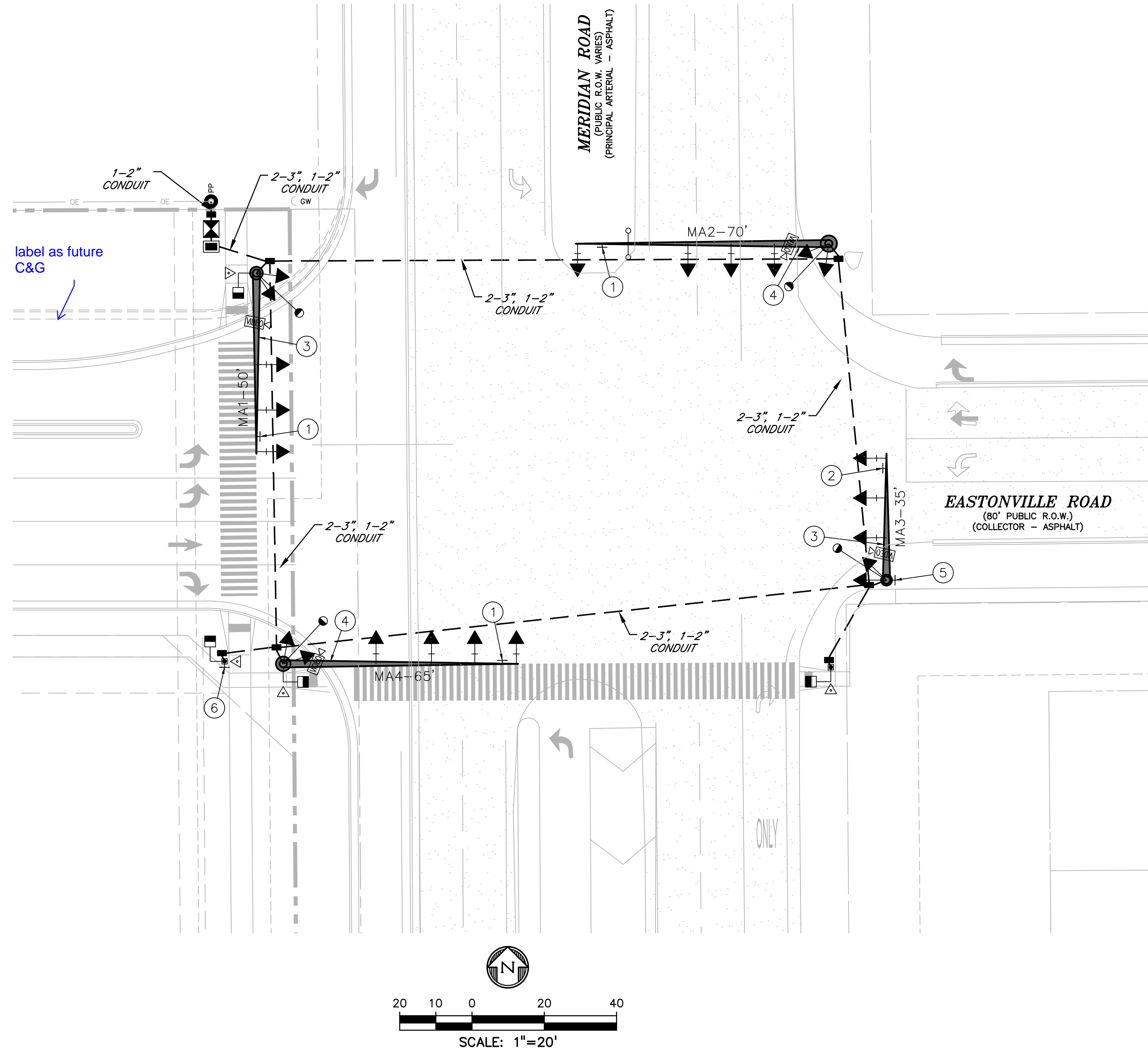
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: N/A

TRAFFIC
SIGNAL
PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

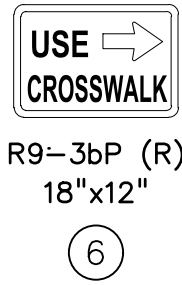
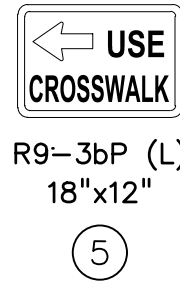
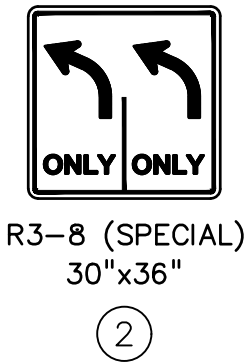
C6.11

SHEET: 31 OF 39



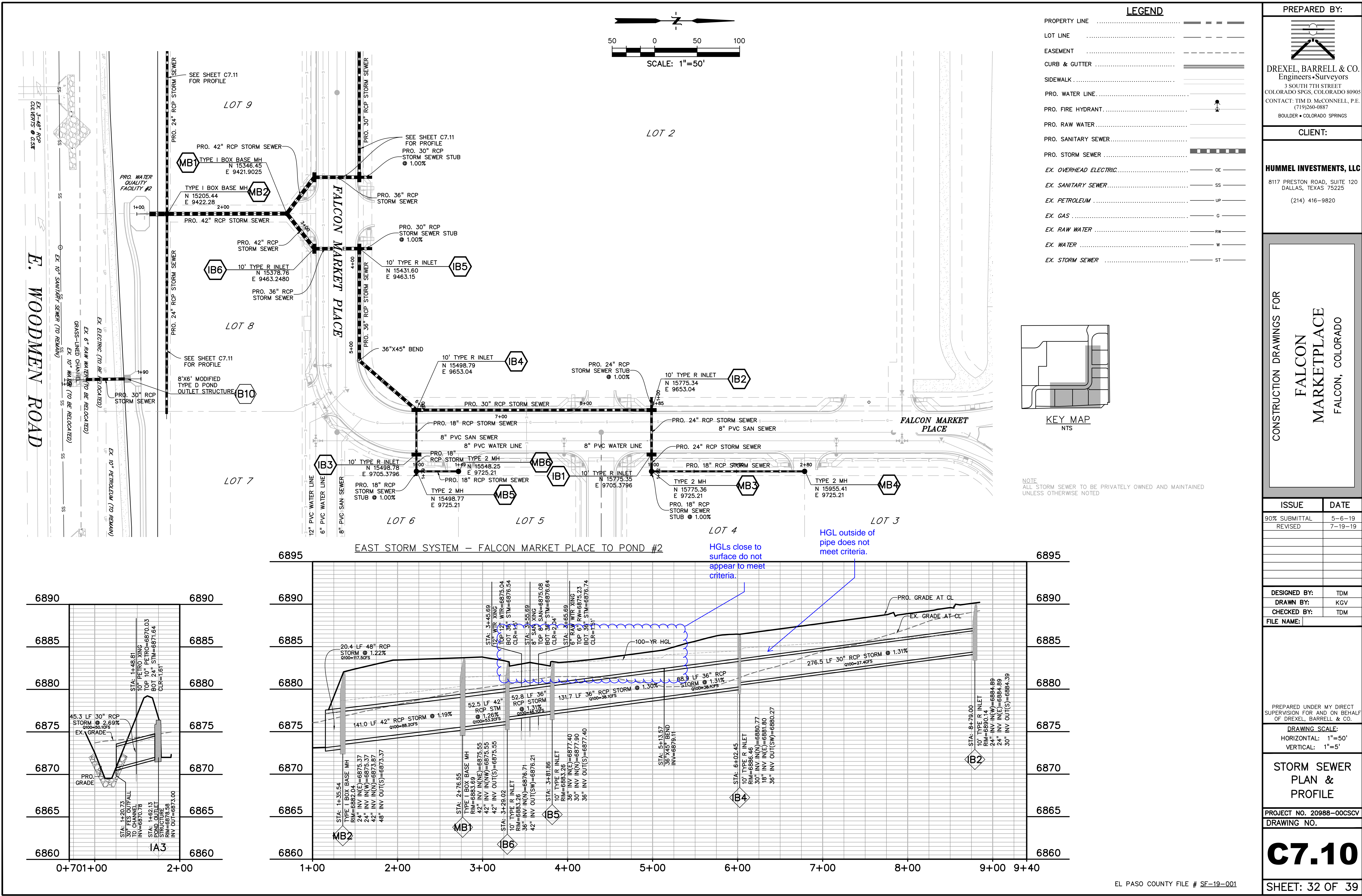
NOTES:

- ALL WORK PERFORMED SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (COLORADO DEPARTMENT OF TRANSPORTATION, 2011), STANDARD PLANS M&S STANDARDS (COLORADO DEPARTMENT OF TRANSPORTATION, JULY 2012) INCLUDING ALL REVISIONS, AND EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ADOPTED JANUARY 9, 2006 - REVISED JULY 29, 2015 - REVISION 5).
- POTHOLING SHALL BE COMPLETED AT THE FOUR SIGNAL POLE LOCATIONS TO VERIFY THERE ARE NO UTILITY CONFLICTS. TWO HOURS FOR EACH POLE LOCATION HAS BEEN ASSUMED.
- ALL TRAFFIC SIGNAL HEADS SHALL BE ALIGNED WITH THE MIDDLE OF THE TRAFFIC LANES THAT ARE INTENDED FOR, BUT NOT CLOSER THAN 6-INCHES FROM THE END OF THE MAST FOR THE LEFT TURN SIGNAL. ALL SIGNAL HEAD LOCATIONS SHALL BE APPROVED BY THE ENGINEER. ASTRO-BRAC OR SKY-BRAC TYPE MOUNTING HARDWARE SHALL BE USED TO ATTACH ALL TRAFFIC SIGNAL HEADS MOUNTED ON MAST ARMS. ALL SIGNAL HEADS SHALL BE BLACK IN COLOR. ALL MAST ARM MOUNTED SIGNAL HEADS SHALL HAVE LOUVERED BACKPLATES WITH HIGH CONTRAST REFLECTIVE YELLOW BORDERS.
- ALL SIGNAL EQUIPMENT, CONDUIT, AND PULL BOXES SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL SUPPLY SHOP DRAWINGS OF ALL SIGNAL EQUIPMENT TO THE ENGINEER AND OBTAIN APPROVAL PRIOR TO ORDERING.
- THE EXACT PLACEMENT OF ALL TRAFFIC SIGNAL EQUIPMENT, SIGNING, AND STRIPING SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- ALL POLES, MAST ARMS, AND LUMINAIRE ARMS SHALL BE GALVANIZED PER ASTM A123 and A153. ANY SURFACE AREAS DAMAGED DURING HANDLING OR INSTALLATION SHALL BE TOUCHED UP IMMEDIATELY PER MANUFACTURERS SPECIFICATIONS.
- THE CAISSONS SHALL BE INSTALLED ACCORDING TO EL PASO COUNTY STANDARDS.
- THE NEW SIGNAL CABINET SHALL BE A P44 PLUG-N-GO TS2 TYPE CABINET DESIGNED FOR COMPATIBILITY WITH THE COUNTY'S ECONOLITE SIGNAL SYSTEM. THE CABINET SHALL BE UNPAINTED ALUMINUM, SIZE 6, AND INCLUDE ALL SPECIFIED PLUG-INS. A NEW ECONOLITE ASC/3 CONTROLLER SHALL BE INSTALLED AND PROGRAMMED.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ECONOLITE SOLO-PRO VIDEO DETECTION AS SPECIFIED.
- ALL CONDUIT SHALL BE SCHEDULED 80 PVC UNLESS OTHERWISE NOTED. 1-2" AND 1-3" CONDUIT SHALL BE INSTALLED FROM EACH SIGNAL POLE TO THE NEAREST PULL BOX.
- THE FIRE PREEMPTION UNIT AND TIMER (OPTICOM) SYSTEM SHALL BE FURNISHED AND INSTALLED BASED ON THE MANUFACTURER'S RECOMMENDATIONS.
- PEDESTRIAN PUSH BUTTONS SHALL BE PELCO MODEL SE-2005-08 (ADA PEDESTRIAN PUSH BUTTON), OR ENGINEER APPROVED EQUAL. THE BUTTON HOUSING SHALL BE BLACK IN COLOR. THE PEDESTRIAN PUSH BUTTON SIGN SHALL BE R10-3E AS DESCRIBED IN THE MUTCD.
- THE PEDESTRIAN SIGNALS SHALL BE LED COUNTDOWN. ALL VEHICLE SIGNAL INDICATIONS SHALL BE 12 INCH LED.
- XCEL WILL FURNISH AND INSTALL STREET LIGHTS. THE CONTRACTOR SHALL INSTALL WIRING FROM THE POWER SOURCE TO THE END OF EACH STREET LIGHT MAST ARM.
- THE CONTRACTOR SHALL COORDINATE WITH XCEL ENERGY TO PROVIDE POWER TO THE SIGNAL AND LUMINAIRES. POWER TO THE SIGNAL WILL BE METERED AND SEPARATE FROM THE LUMINAIRE POWER.
- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING TO CONFIRM THE RIGHT-OF-WAY AND ESTABLISH SIGNAL POLE LOCATIONS. THE CONTRACTOR SHALL REPLACE SURVEY MONUMENTS THAT ARE DISTURBED DURING CONSTRUCTION.

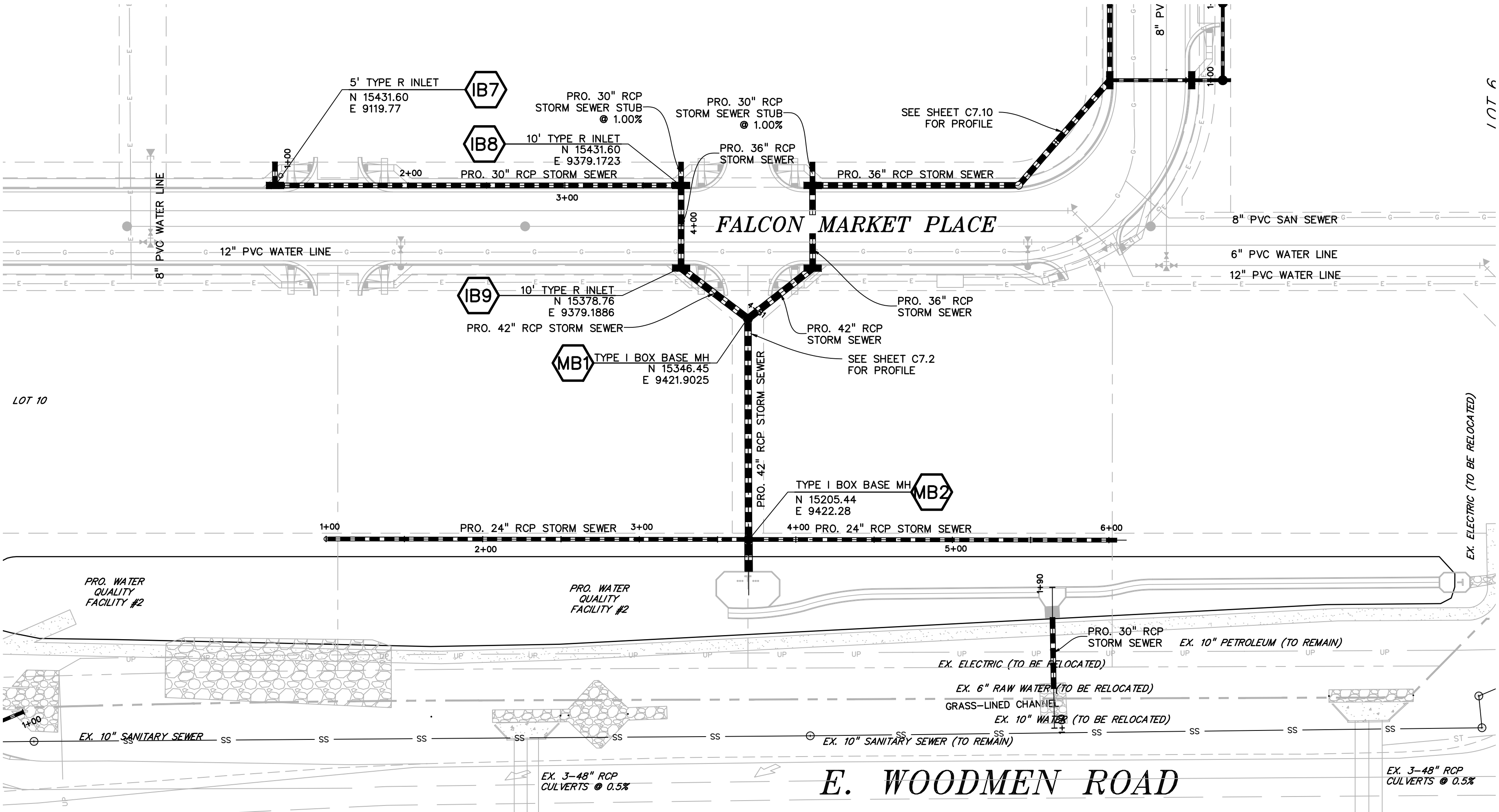


TABULATION OF TRAFFIC SIGNALS																							
LOCATION	DRILLED CAISSON (18 INCH)	DRILLED CAISSON (36 INCH)	DRILLED CAISSON (42 INCH)	DRILLED CAISSON 48 INCH)	DRILLED CAISSON 54 INCH)	2 INCH ELECTRICAL CONDUIT (PLASTIC)	3 INCH ELECTRICAL CONDUIT (PLASTIC)	TYPE THREE PULL BOX	TYPE FOUR PULL BOX	WIRING	PEDESTRIAN SIGNAL FACE (16) COUNTDOWN	TRAFFIC SIGNAL FACE (12-12-12)	TRAFFIC SIGNAL FACE (12-12-12-12)	TRAFFIC CONTROLLER CABINET	PEDESTRIAN PUSH BUTTON	FIRE PREEMPTION UNIT AND TIMER	INTERSECTION DETECTION SYSTEM (CAMERA)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-35 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-50 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-65 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-70 FOOT MAST ARM)	TRAFFIC SIGNAL PEDESTAL POLE STEEL	FURNISH AND INSTALL ELECTRICAL SERVICE
CDOT ITEM NO.	503-00018	503-00036	503-00042	503-00048	503-00054	613-01200	613-01300	613-07003	613-07004	613-10000	614-70150	614-70336	614-70448	614-72854	614-72860	614-72866	614-72886	614-81135	614-81150	614-81165	614-81170	614-84000	700-70082
	LF	LF	LF	LF	LF	LF	LF	EA	EA	LS	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA
MA1 (NW)			16.5			178.1	332.9	2.0	1.0		1.0	3.0	2.0	1.0	1.0		1.0		1.0				1.0
MA2 (NE)					20.5	93.6	182.8	1.0				4.0	2.0		1.0		1.0				1.0		
MA3 (SE)	4.0	14.5				189.7	352.0	2.0			1.0	2.0	3.0		1.0		1.0	1.0				1.0	
MA4 (SW)	4.0			20.5		124.0	229.4	2.0			2.0	4.0	2.0		2.0		1.0			1.0		1.0	
All										1.0													
TOTAL	8	15	17	21	21	586	1098	7	1	1	4	13	9	1	4	1	4	1	1	1	1	2	1

(This sheet not checked in detail yet.)

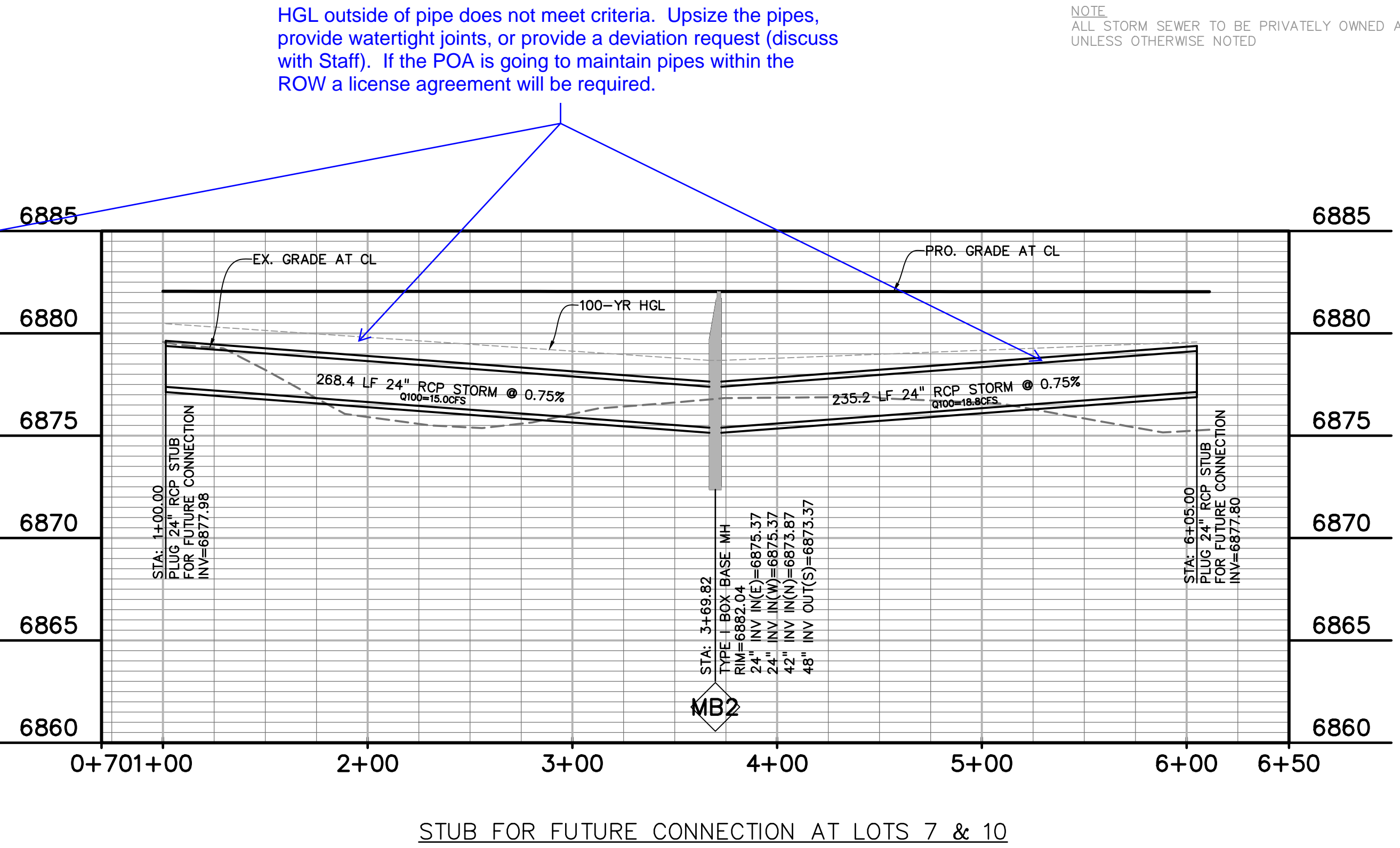
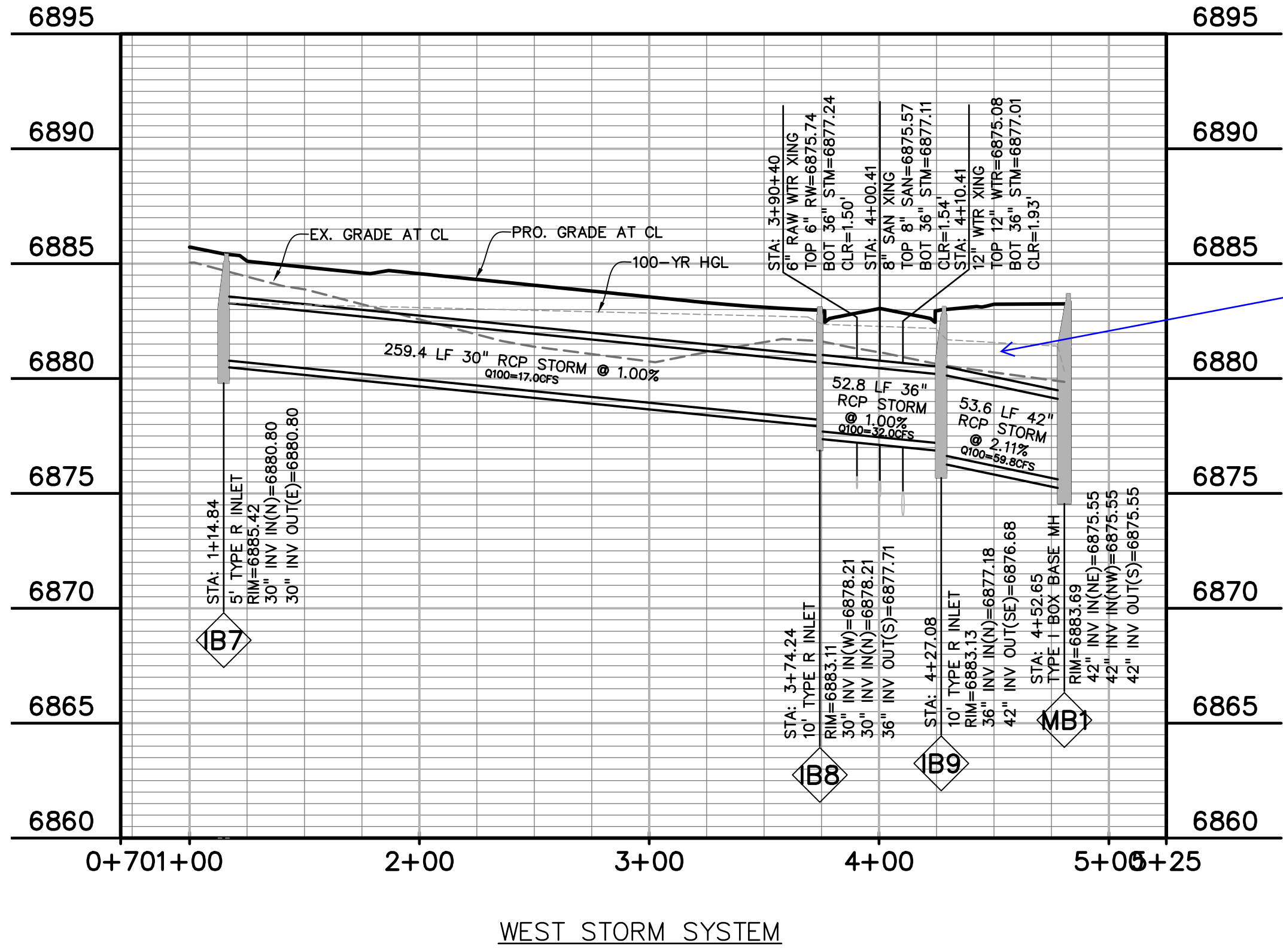
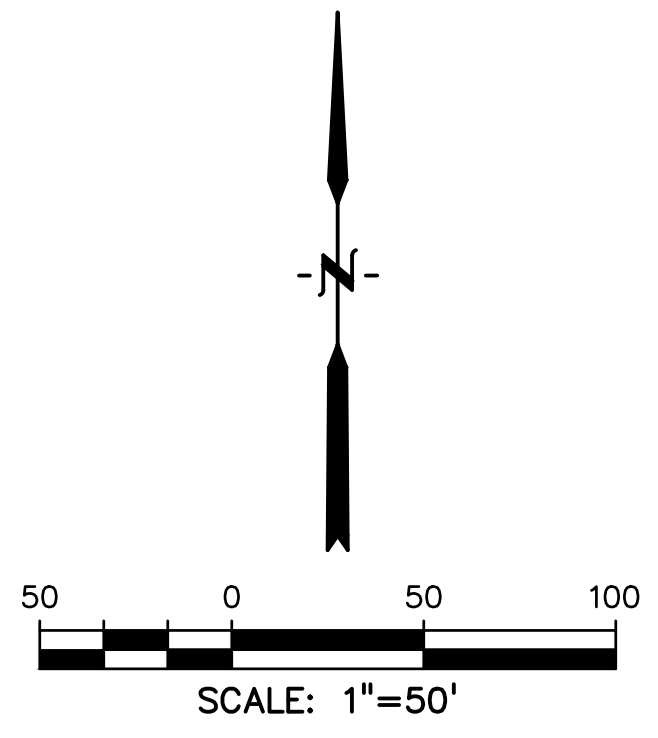
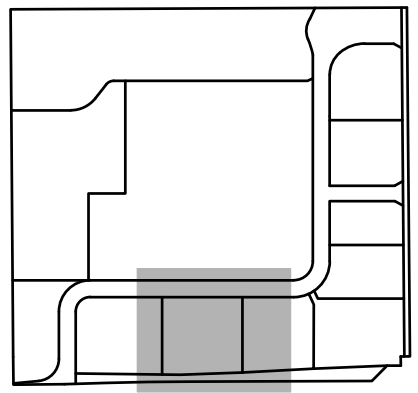


(This sheet not checked in detail yet.)



LEGEND

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



HGL outside of pipe does not meet criteria. Upsize the pipes, provide watertight joints, or provide a deviation request (discuss with Staff). If the POA is going to maintain pipes within the ROW a license agreement will be required.

NOTE: ALL STORM SEWER TO BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED

PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

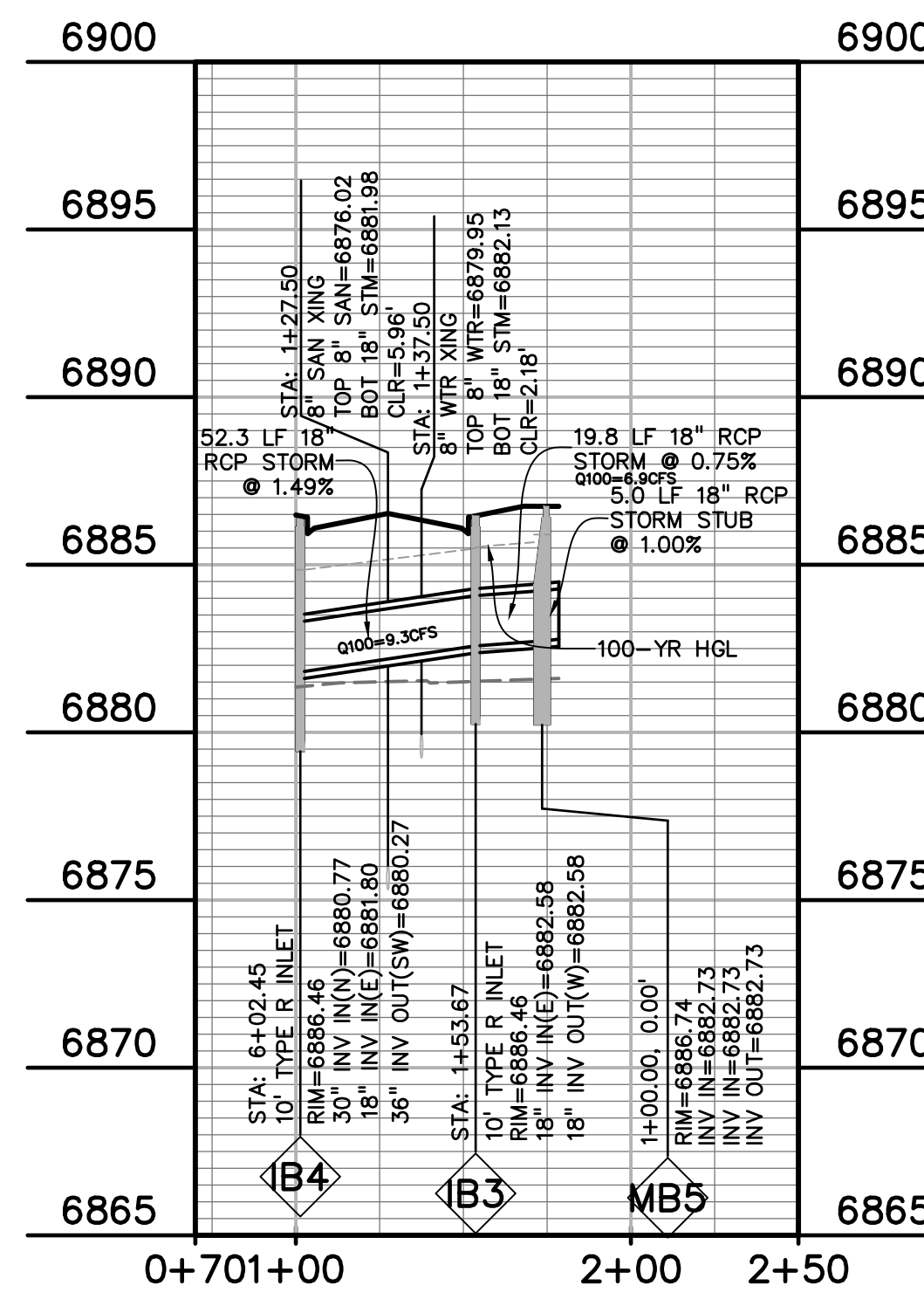
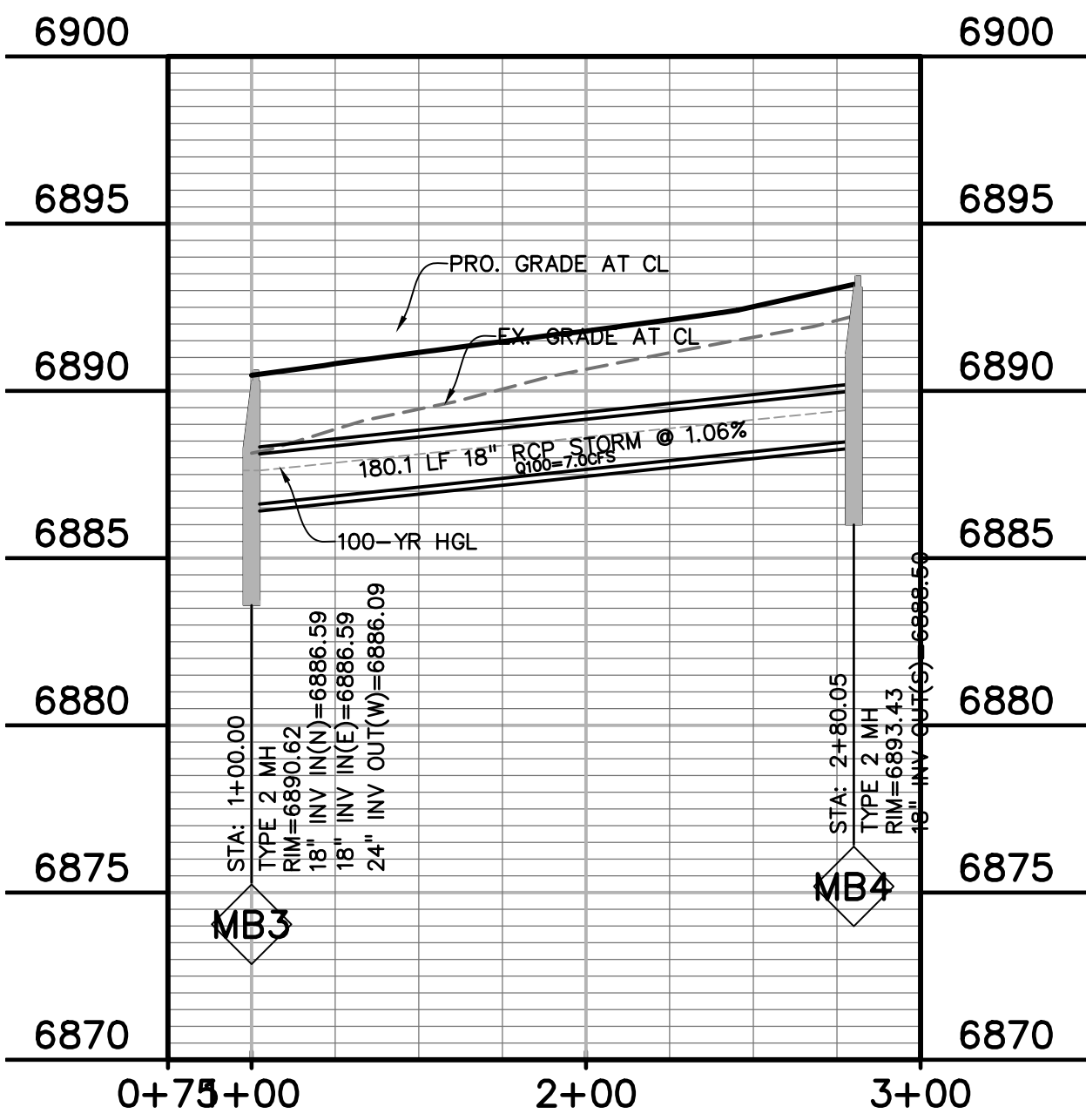
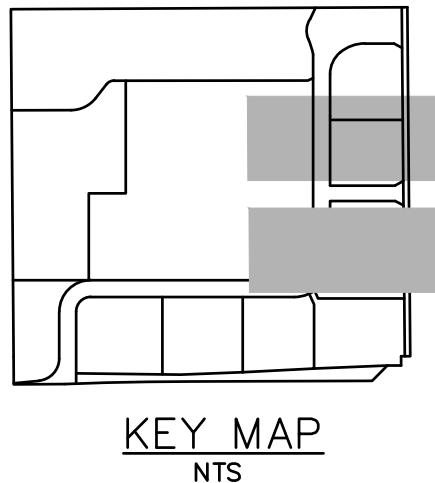
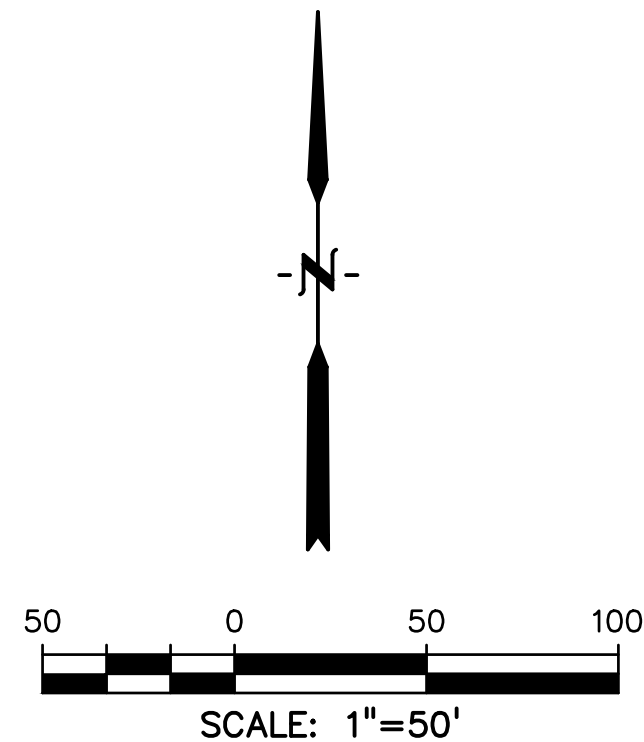
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

STORM SEWER PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.11

SHEET: 33 OF 39



CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**

FALCON, COLORADO

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

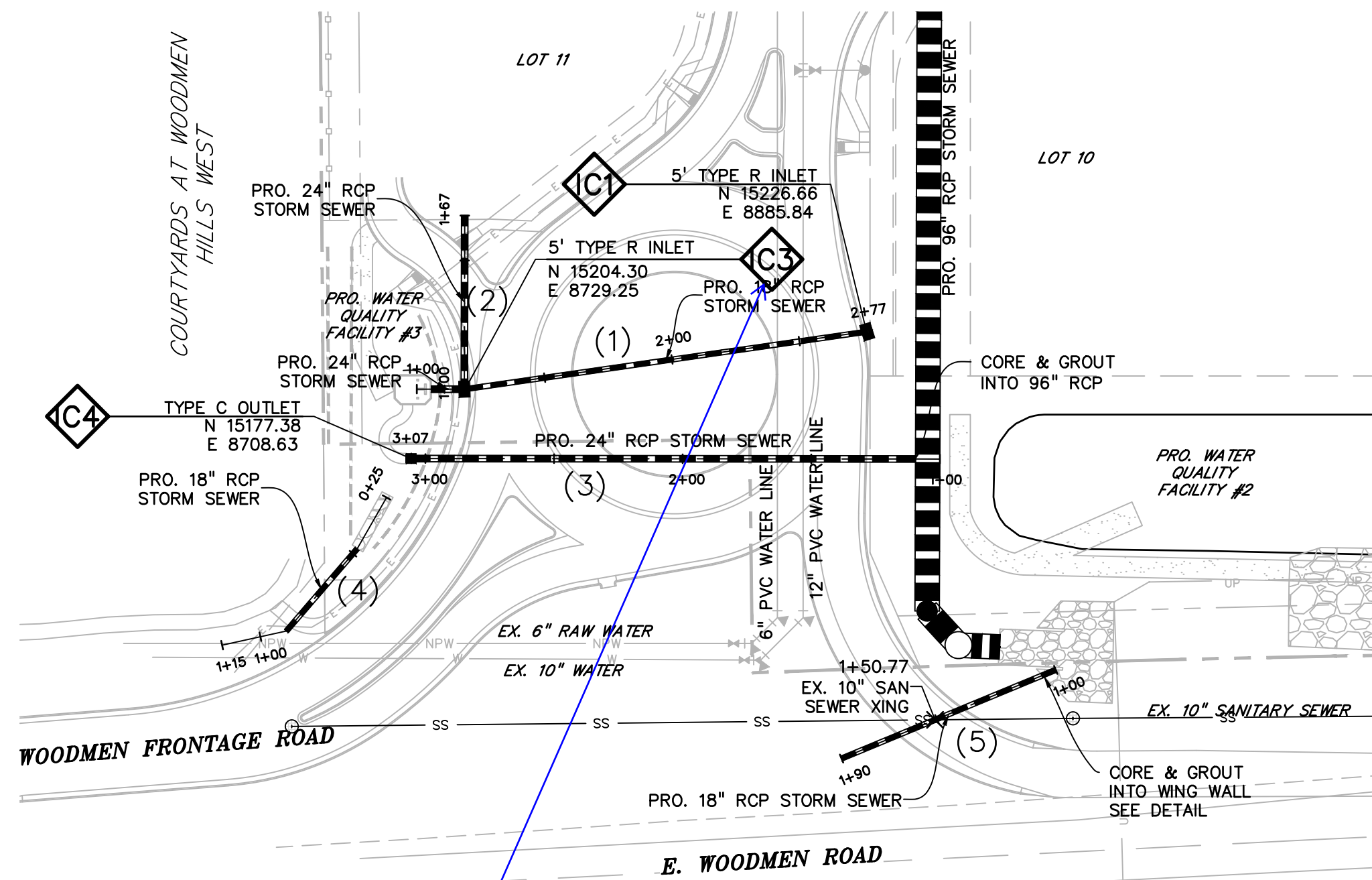
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

STORM SEWER
PLAN &
PROFILE

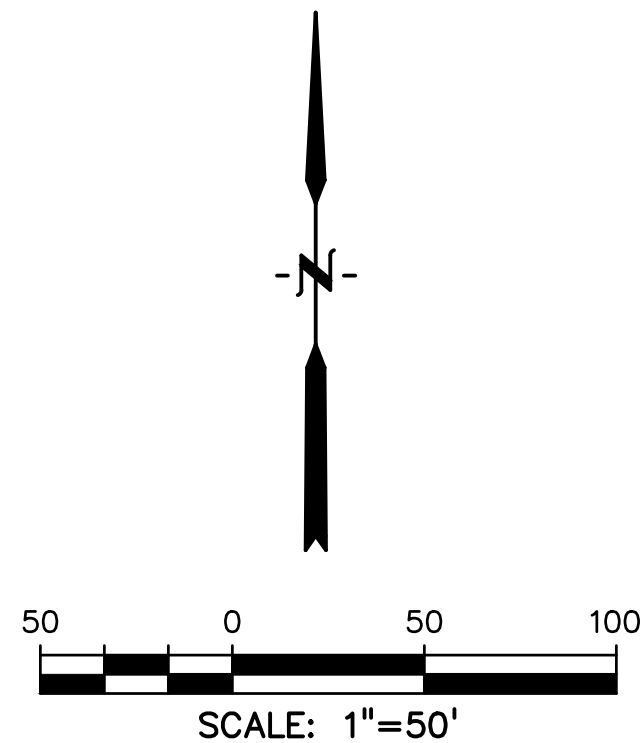
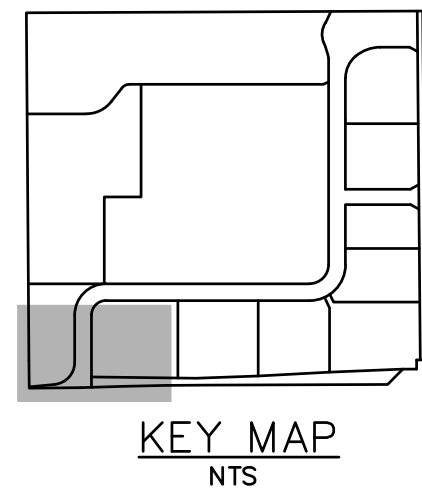
PROJECT NO. 20988--00CSCV
DRAWING NO.

C7.12

SHEET: 34 OF 39

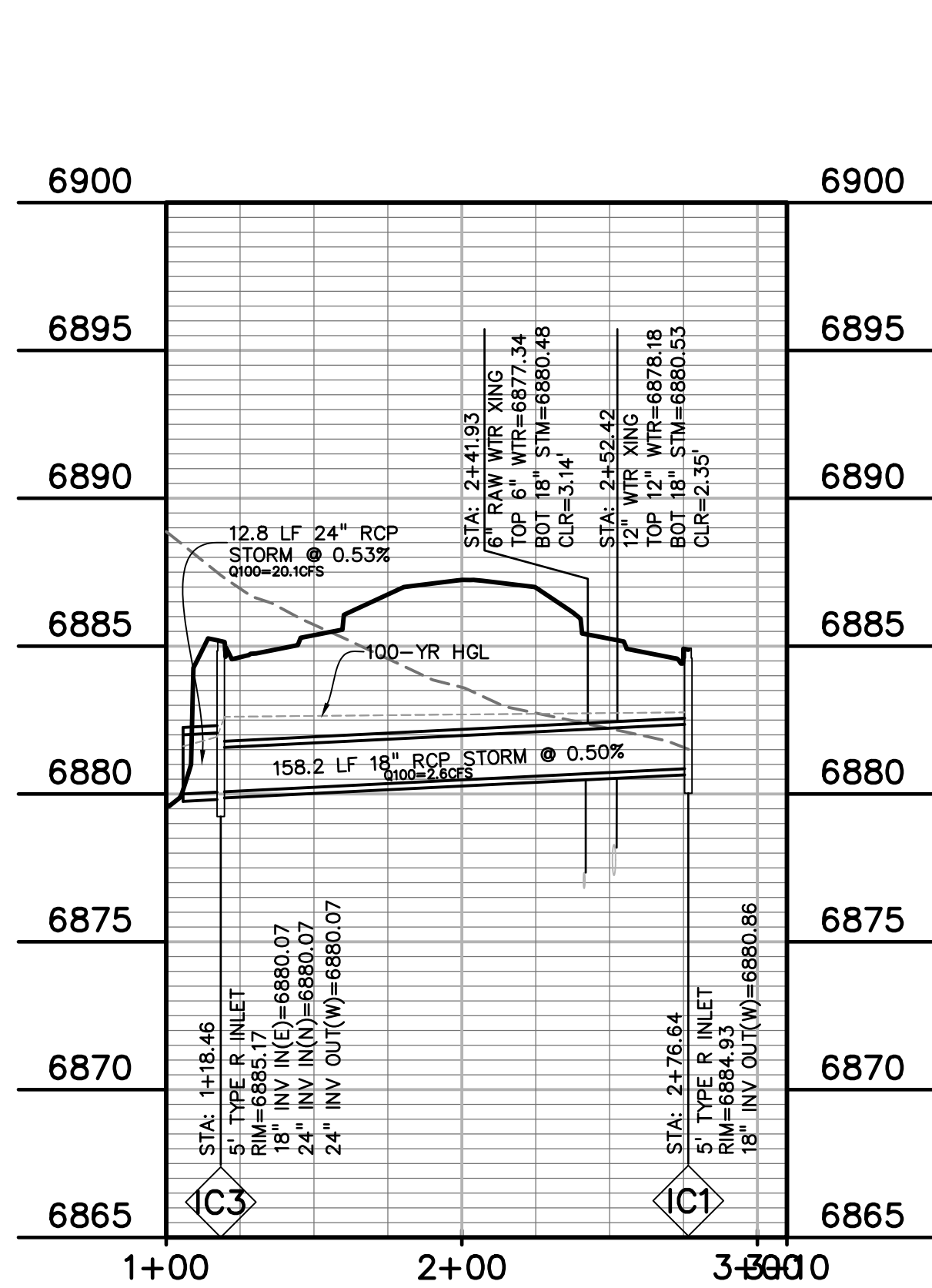


LEGEND	
PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	----- OE -----
EX. SANITARY SEWER	----- SS -----
EX. PETROLEUM	----- UP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

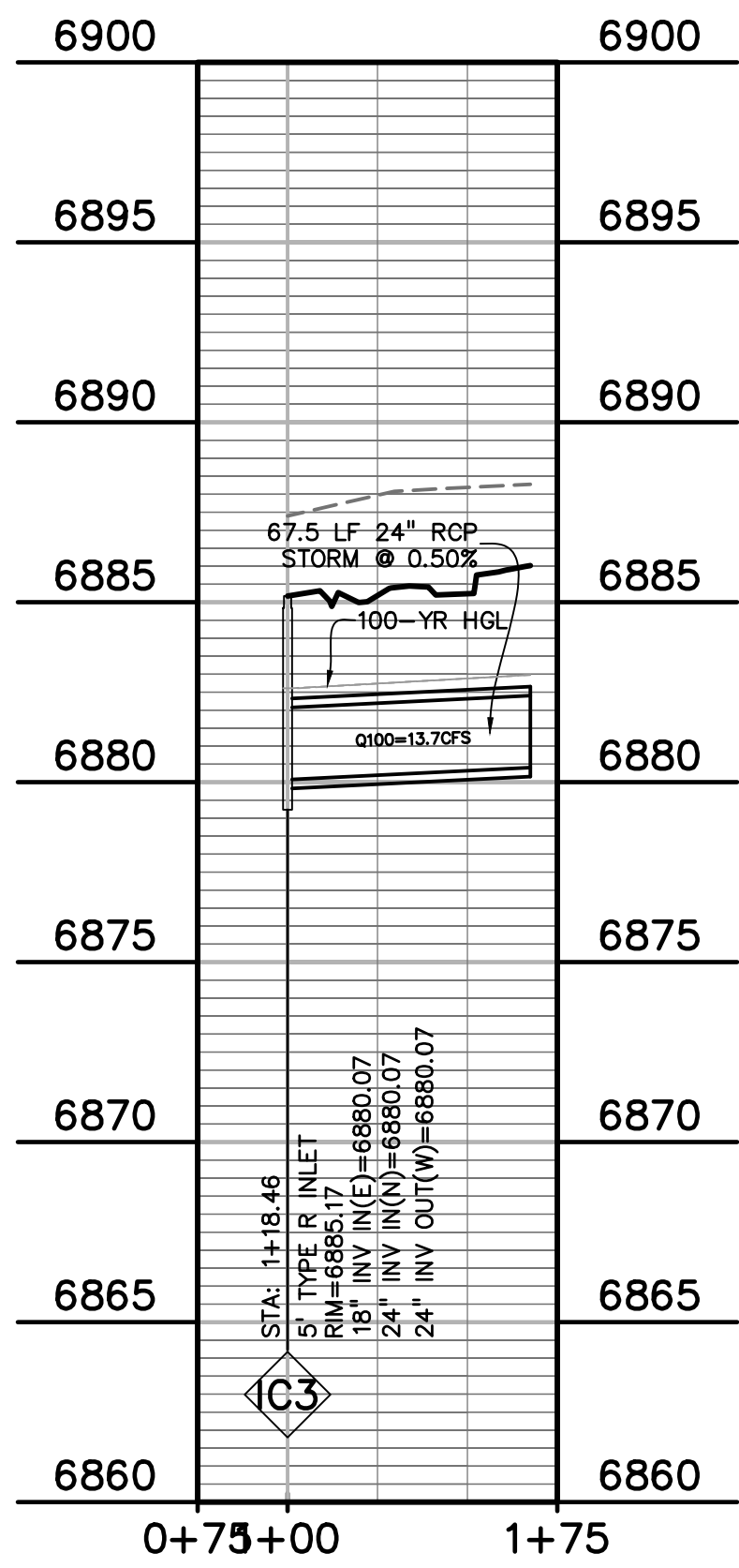


NOTE
ALL STORM SEWER TO BE PRIVATELY OWNED AND MAINTAINED
UNLESS OTHERWISE NOTED
Should #1 and #5 be public?

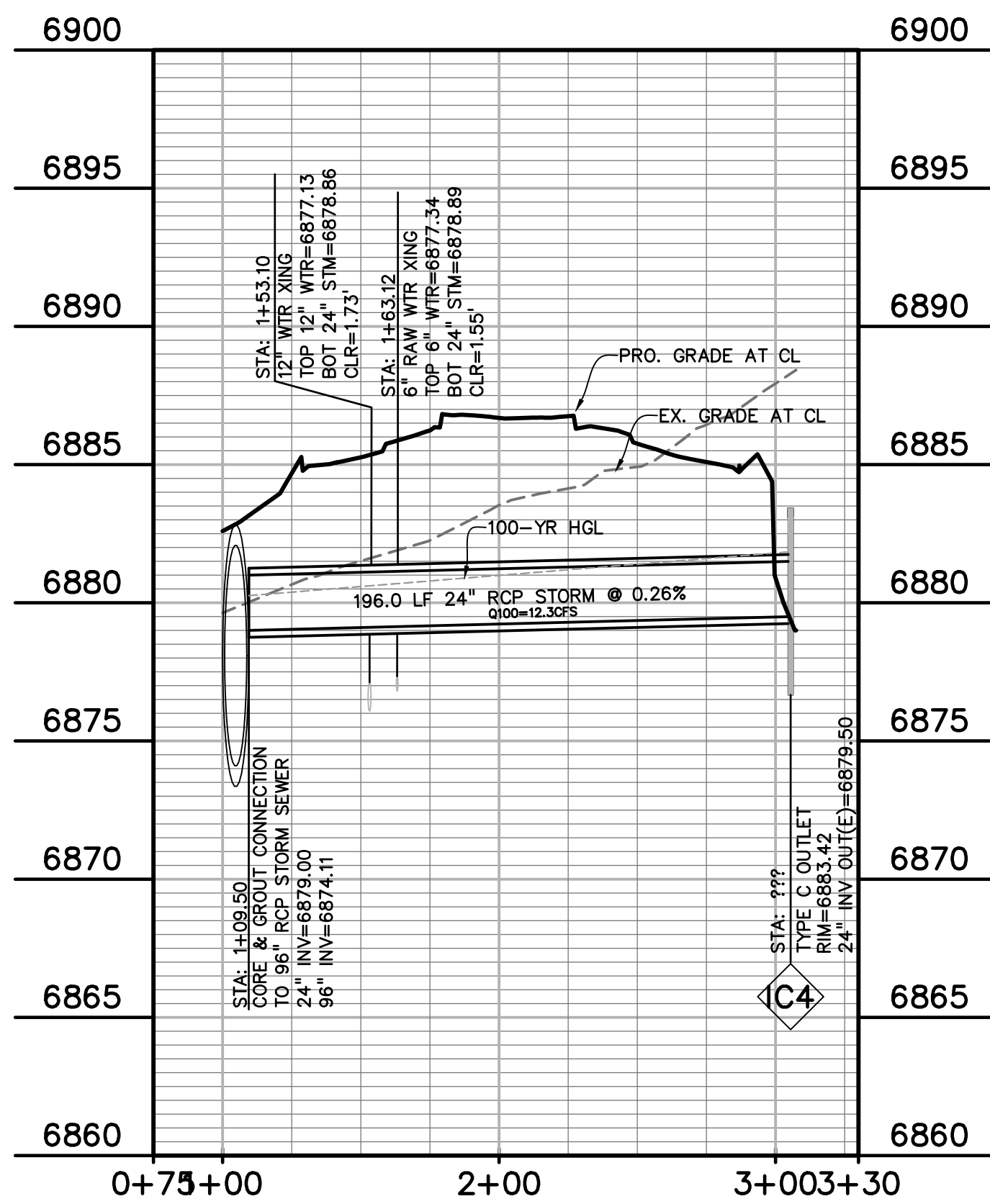
Show
headwater/ponding
depth.



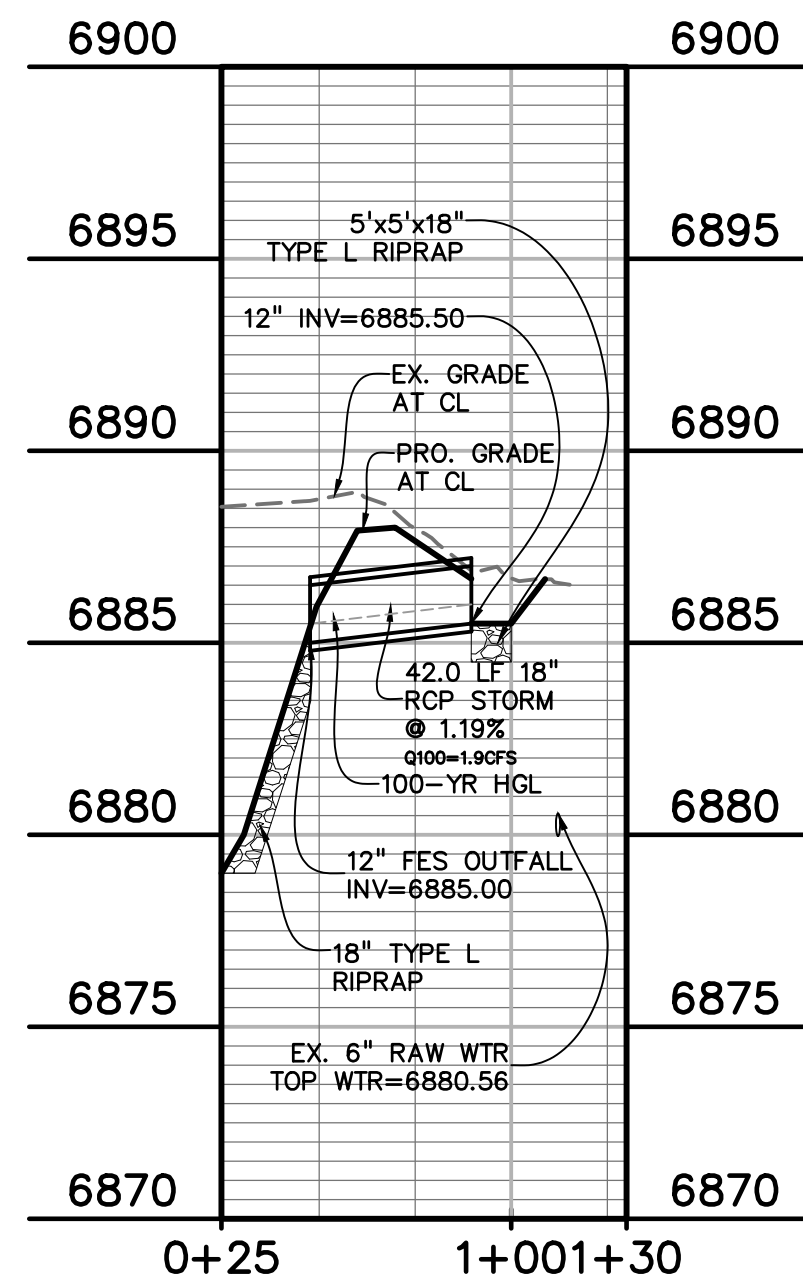
(1) POND #3 INFLOW AND OUTFLOW



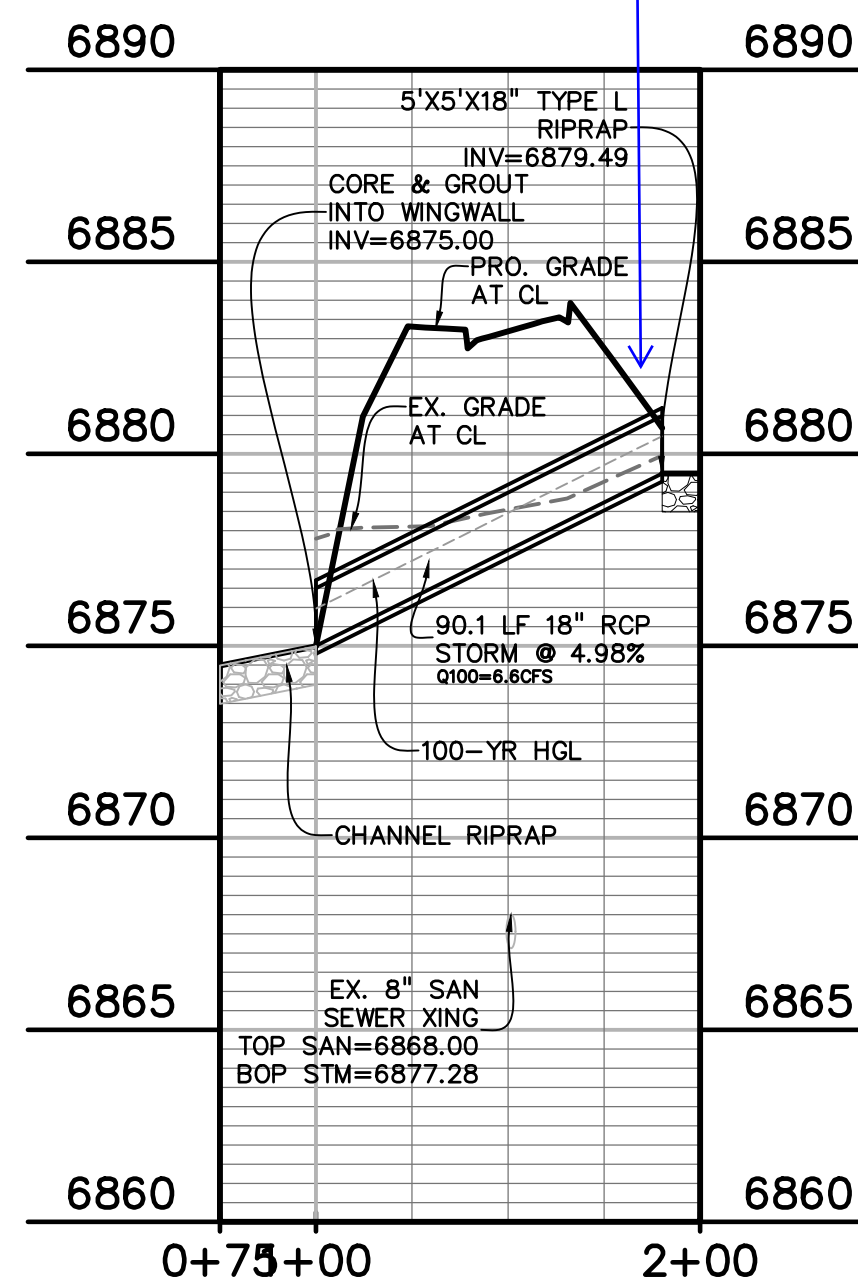
(2) STUB TO LOT 11



(3) POND #3 OUTFALL TO 96"

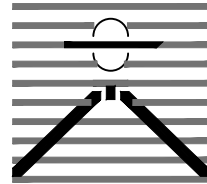


(4) POND #3 INFLOW (SW)



(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:

HUMMEL INVESTMENTS, LLC

8117 PRESTON ROAD, SUITE 120
DALLAS, TEXAS 75225

(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE

DATE

90% SUBMITTAL 5-6-19
REVISED 7-19-19

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'

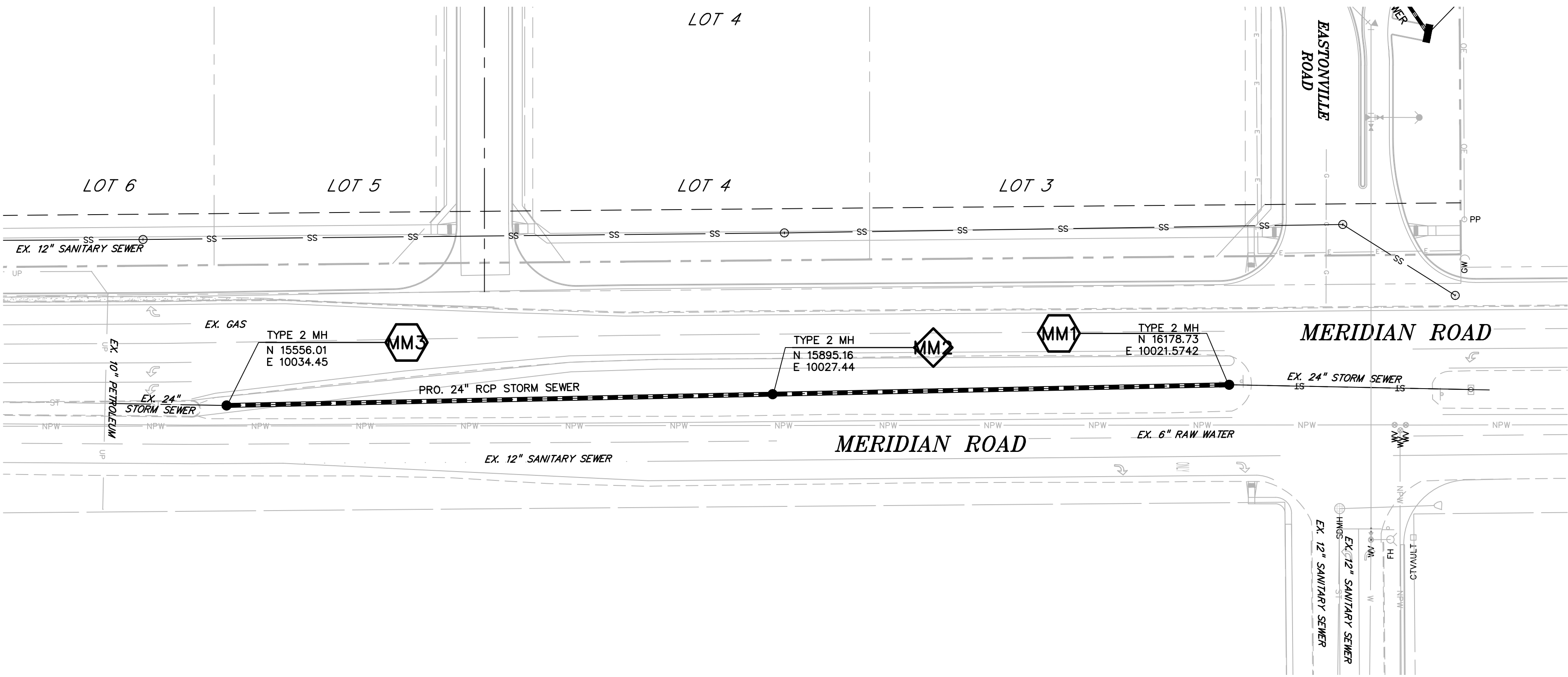
STORM SEWER
PLAN &
PROFILE

PROJECT NO. 20988-00CSCV

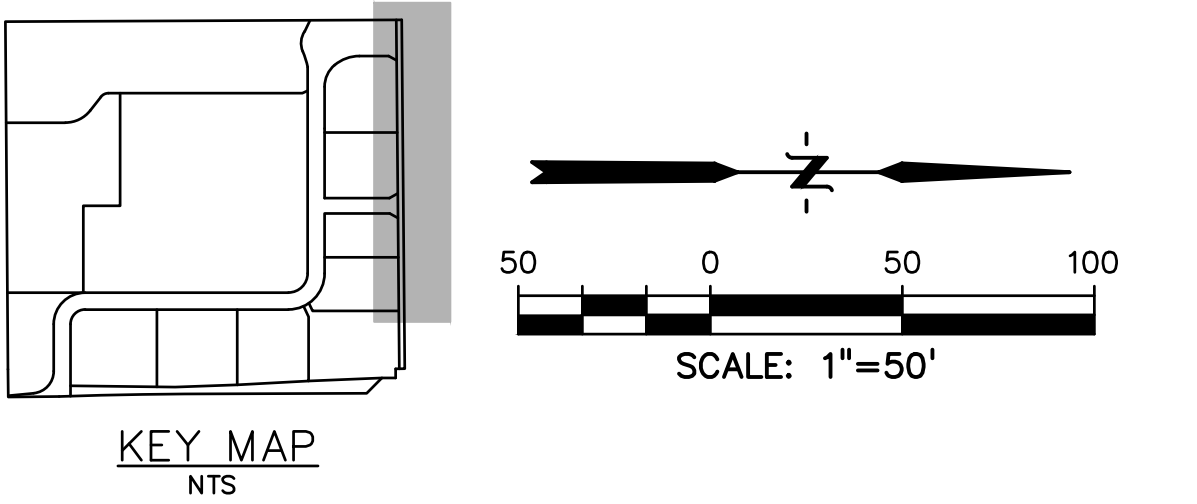
DRAWING NO.

C7.13

SHEET: 35 OF 39

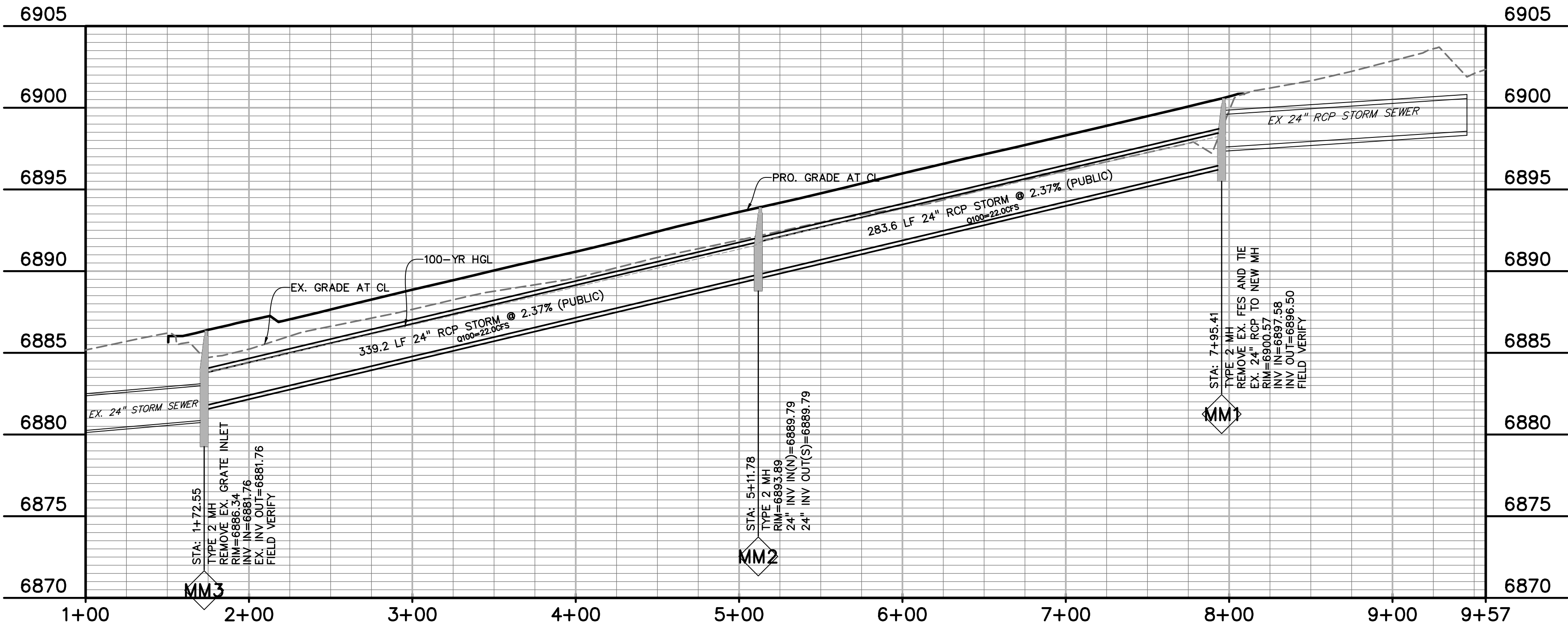


LEGEND	
PROPERTY LINE	---
LOT LINE	- - - -
EASEMENT	- - - - -
CURB & GUTTER	=====
SIDEWALK	=====
PRO. WATER LINE	.....
PRO. FIRE HYDRANT	.....
PRO. RAW WATER	.....
PRO. SANITARY SEWER	.....
PRO. STORM SEWER	.....
EX. OVERHEAD ELECTRIC	..... OE
EX. SANITARY SEWER	..... SS
EX. PETROLEUM	..... UP
EX. GAS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



NOTE:
ALL STORM SEWER TO BE PRIVATELY OWNED AND MAINTAINED
UNLESS OTHERWISE NOTED

This pipe should be public



PREPARED BY:

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

CLIENT:

HUMMEL INVESTMENTS, LLC

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
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.

C7.14

SHEET: 36 OF 39

PREPARED BY:



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

CLIENT:

HUMMEL INVESTMENTS, LLC

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
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: N/A

POND #2

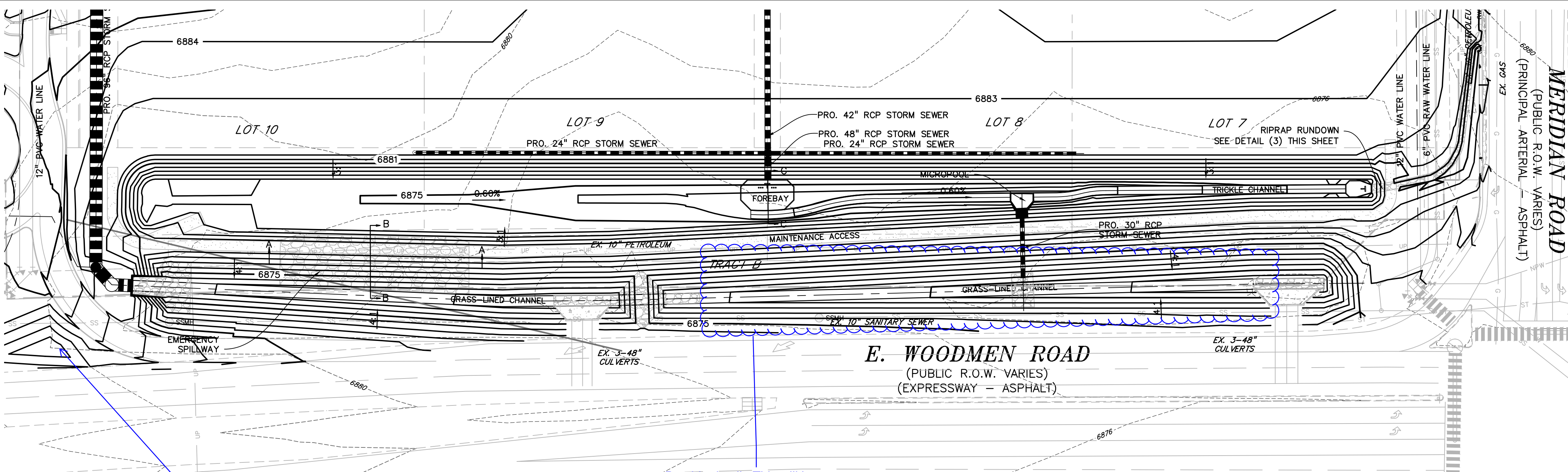
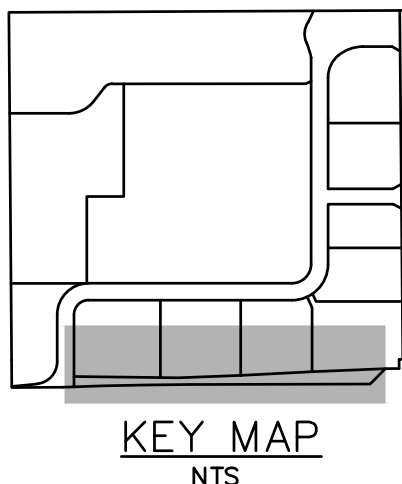
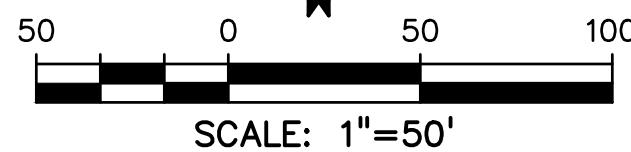
PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.15

SHEET: 37 OF 39

LEGEND

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

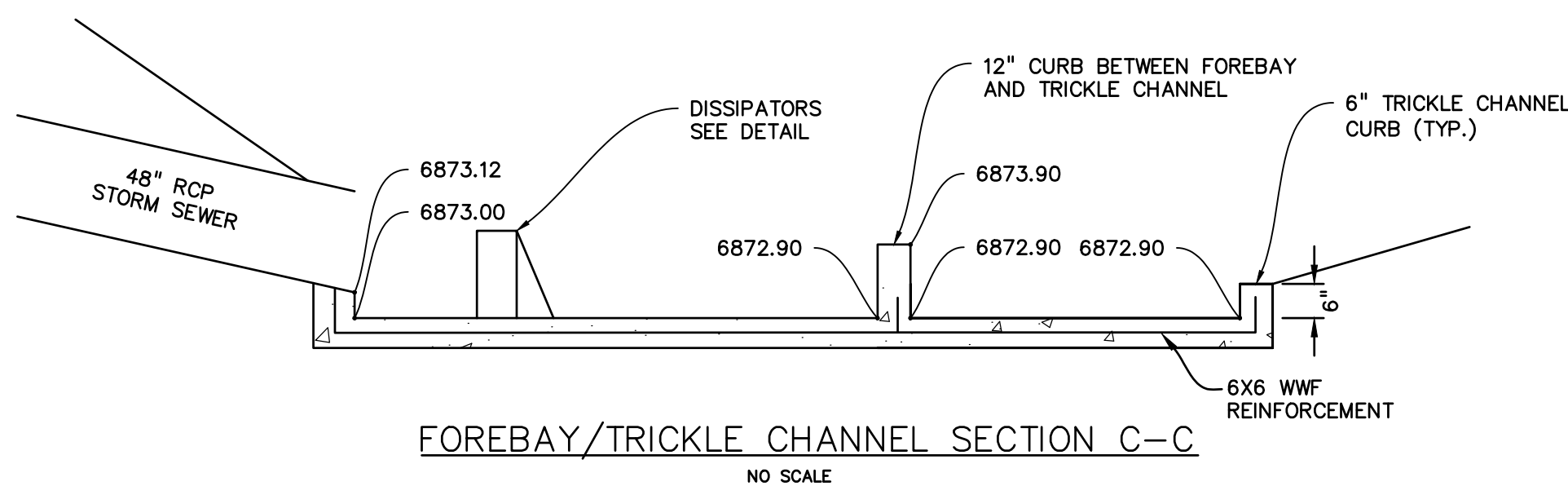
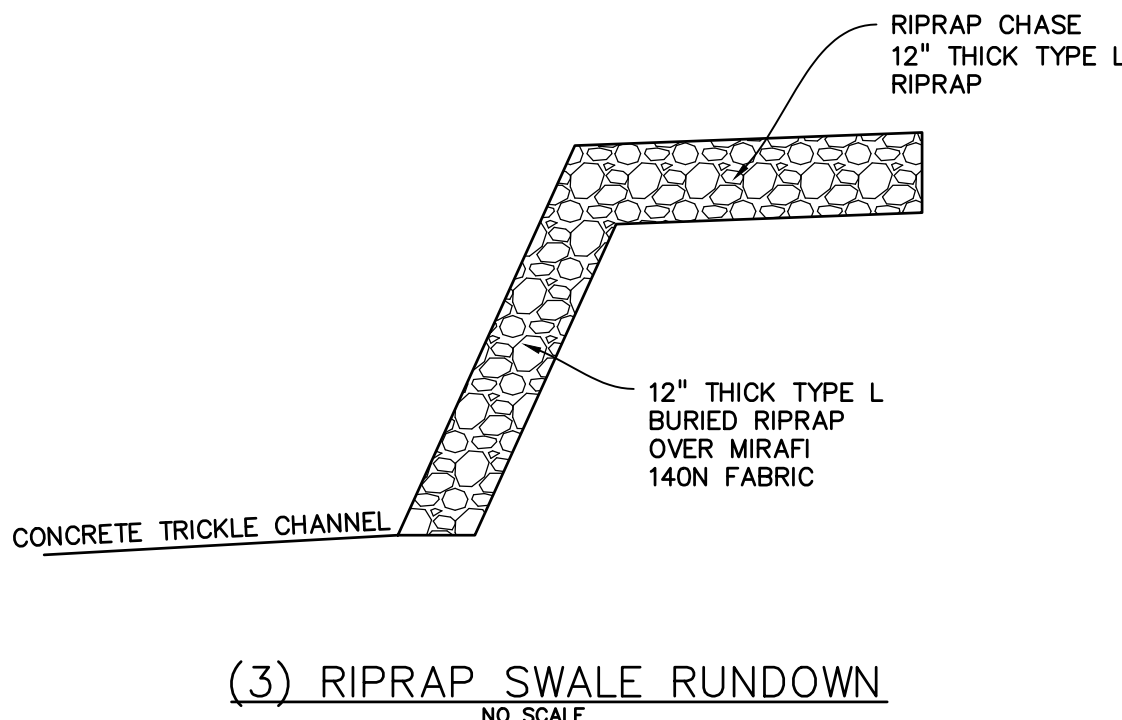
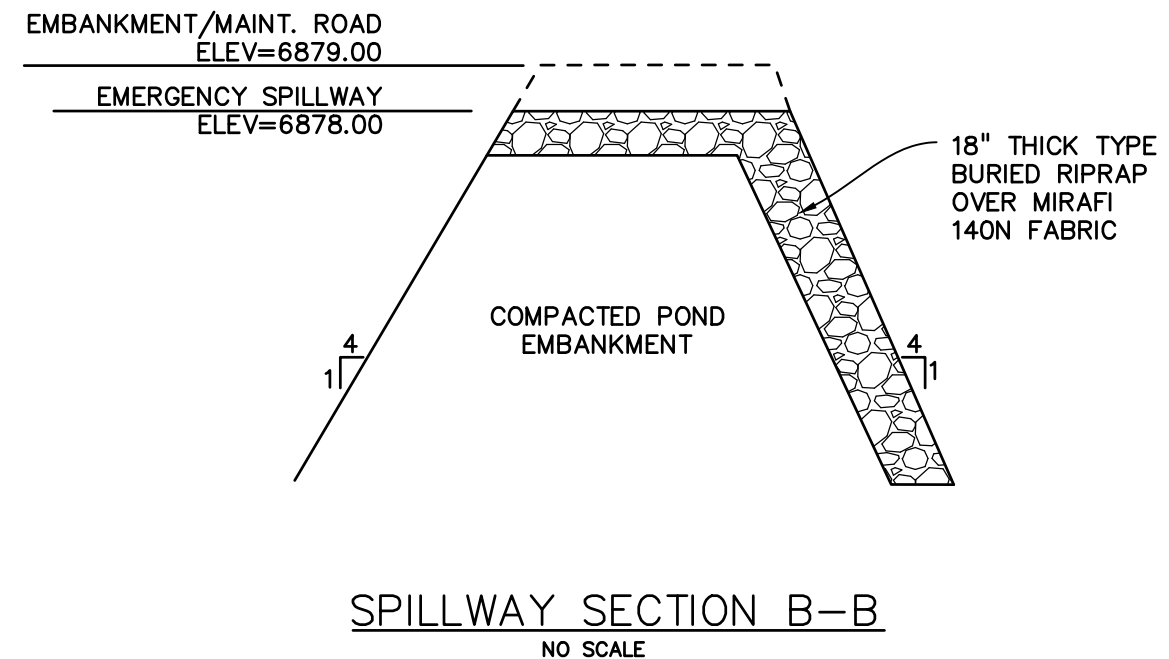
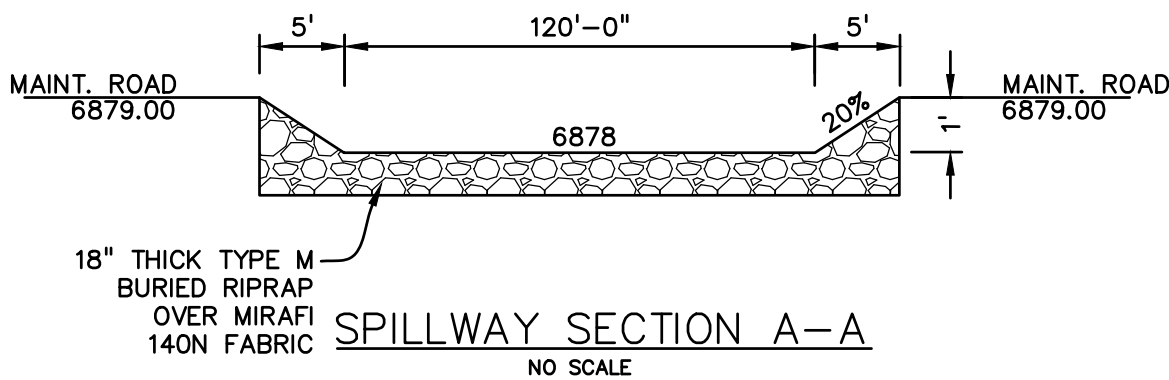
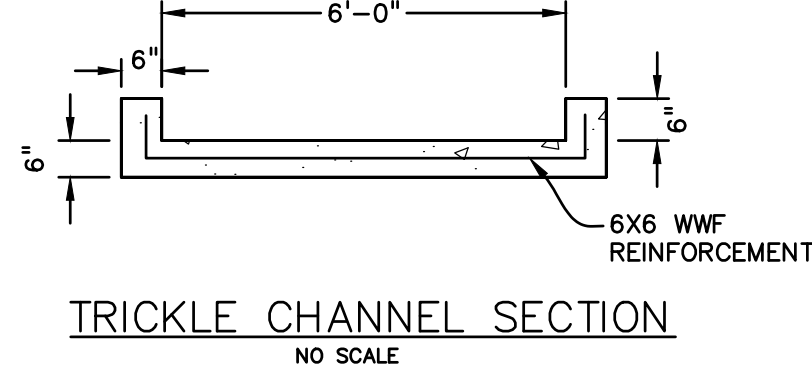
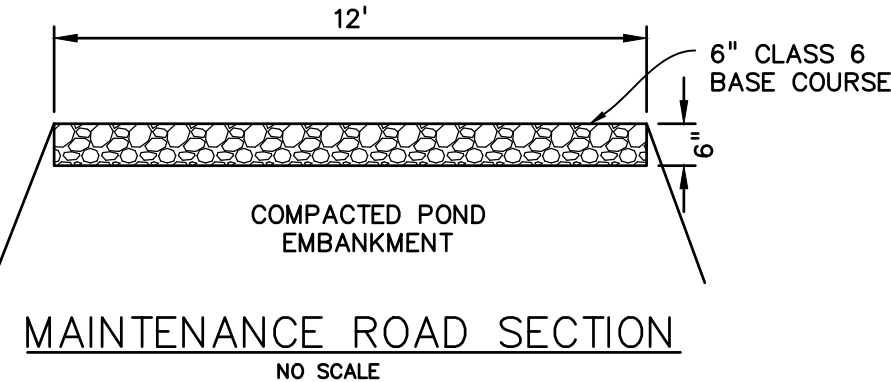
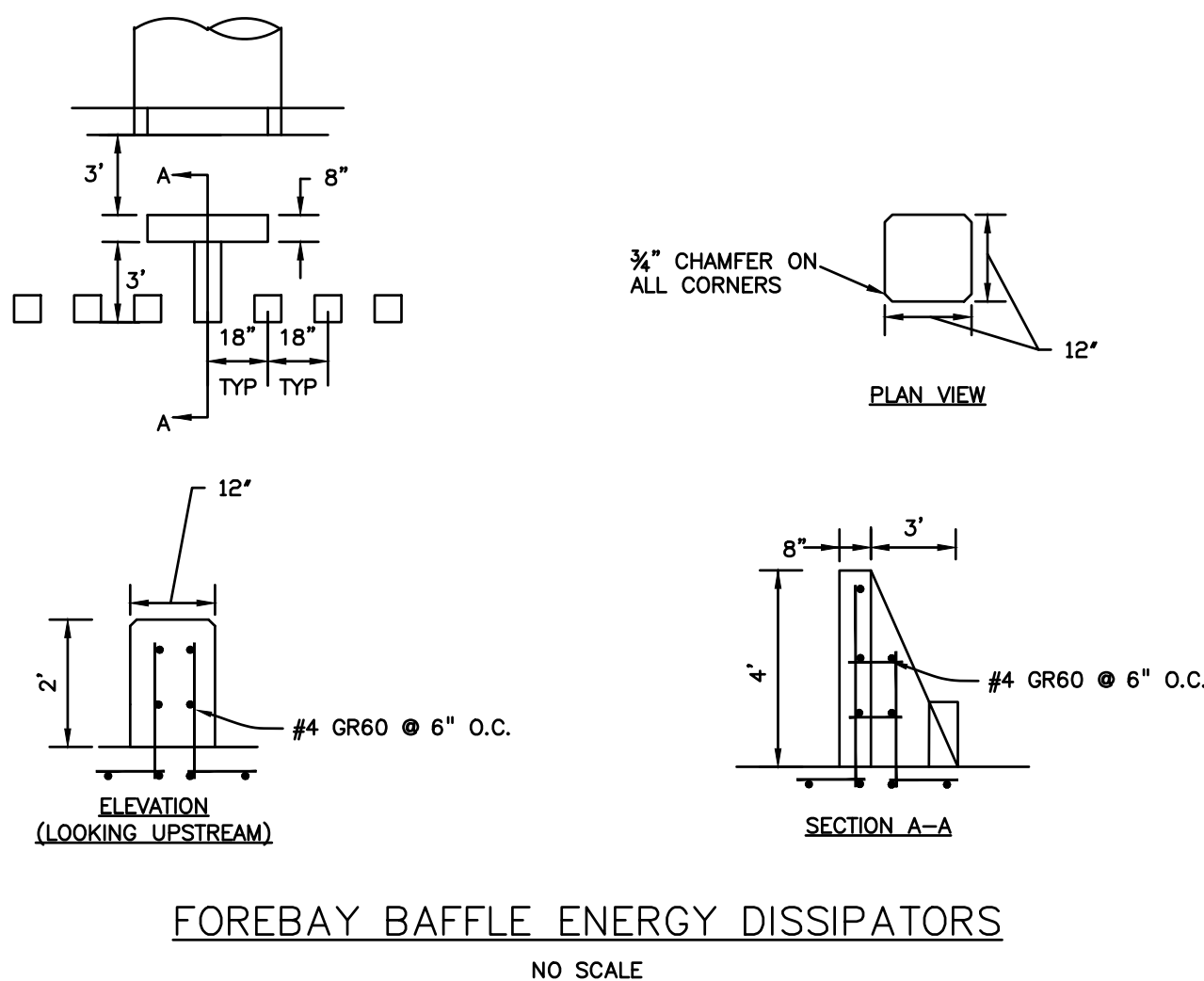
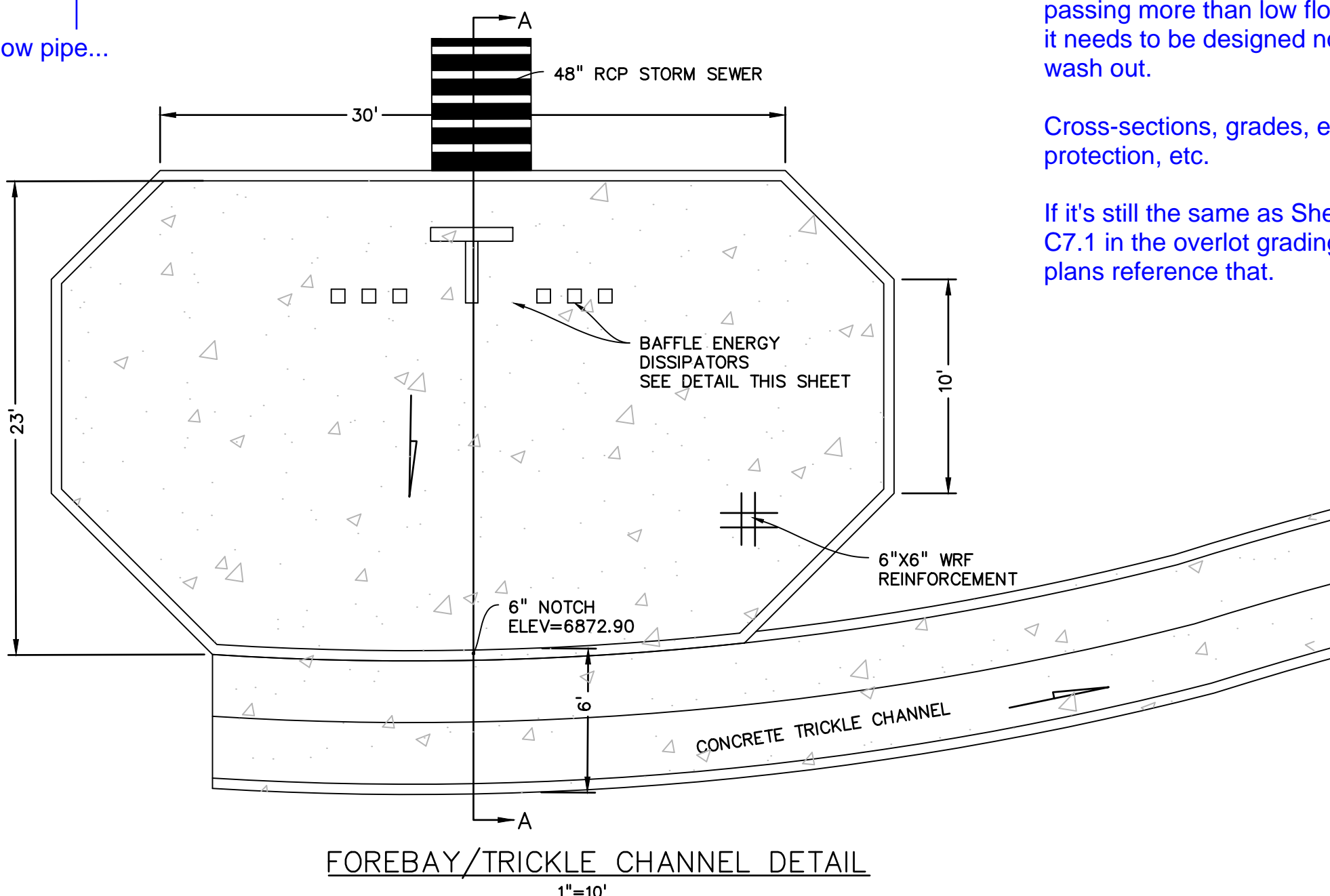


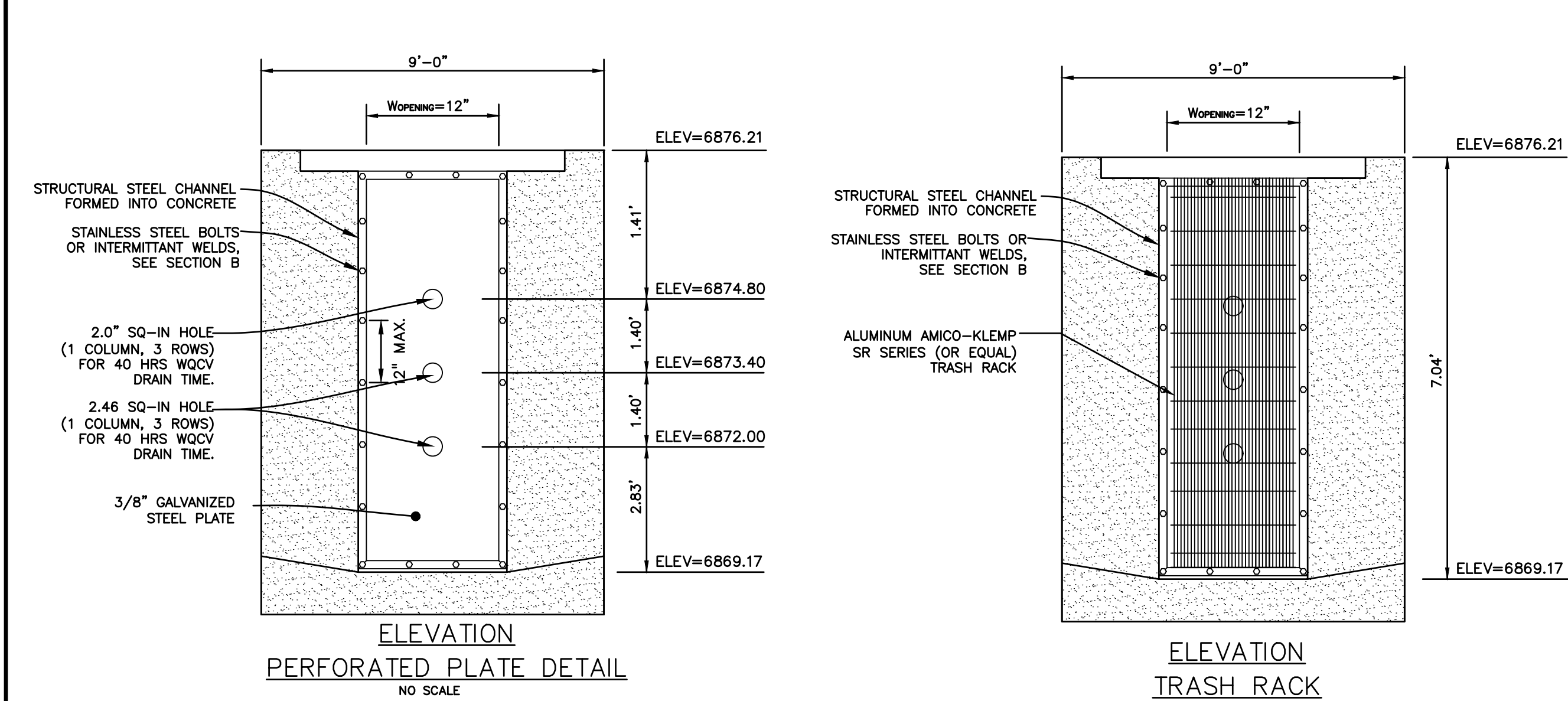
Show pipe...

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

Cross-sections, grades, erosion protection, etc.

If it's still the same as Sheet C7.1 in the overlot grading plans reference that.



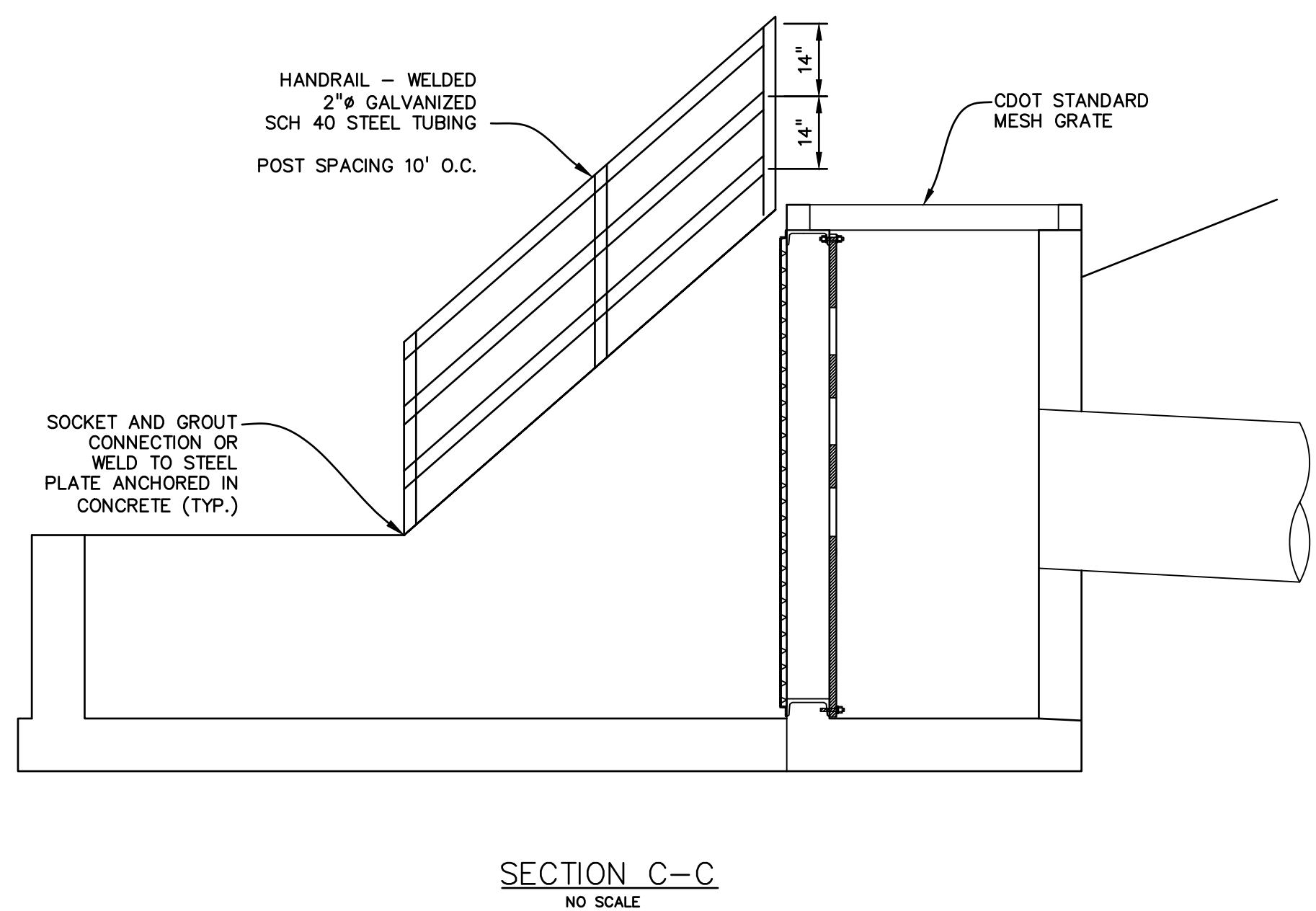
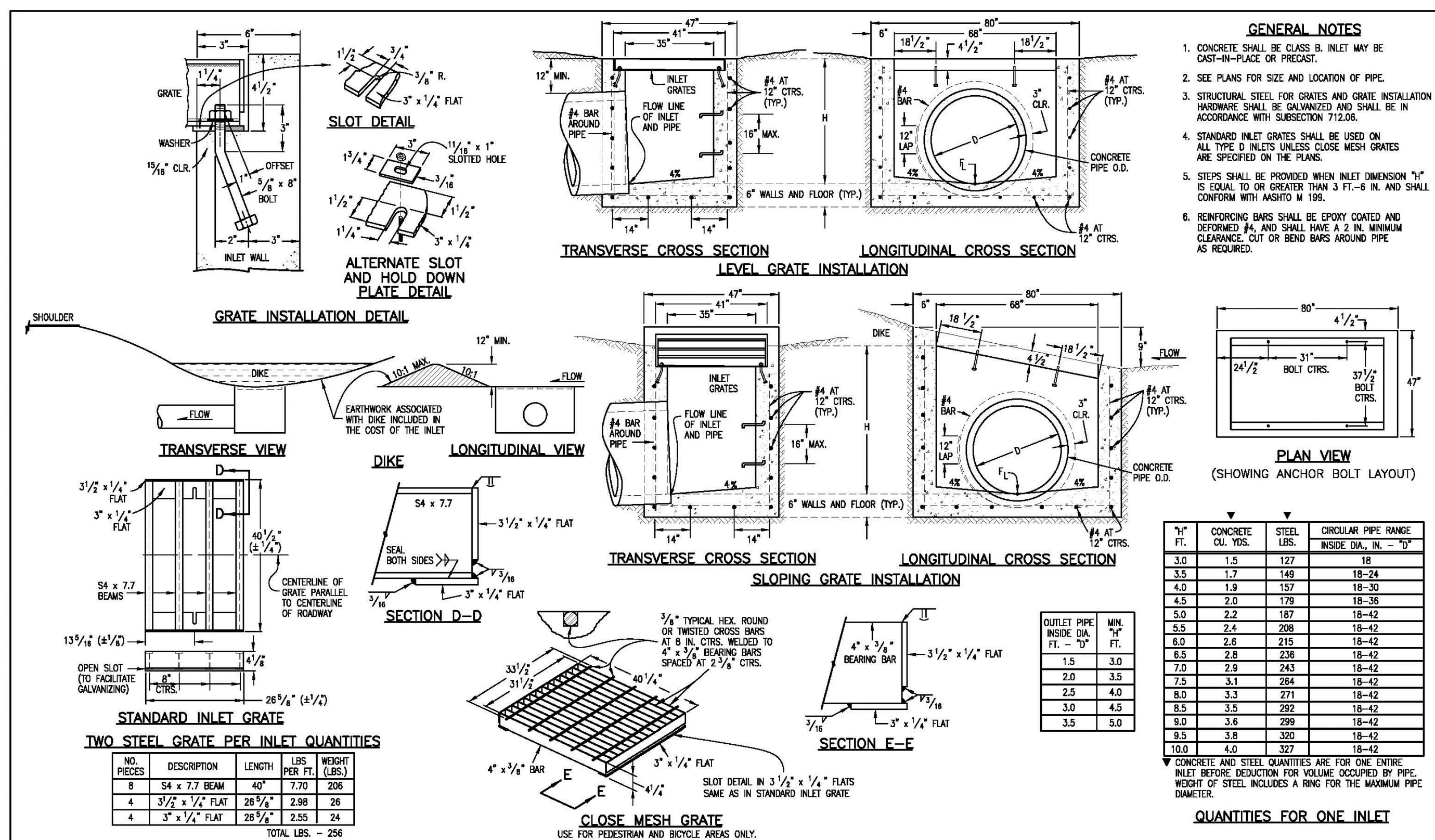
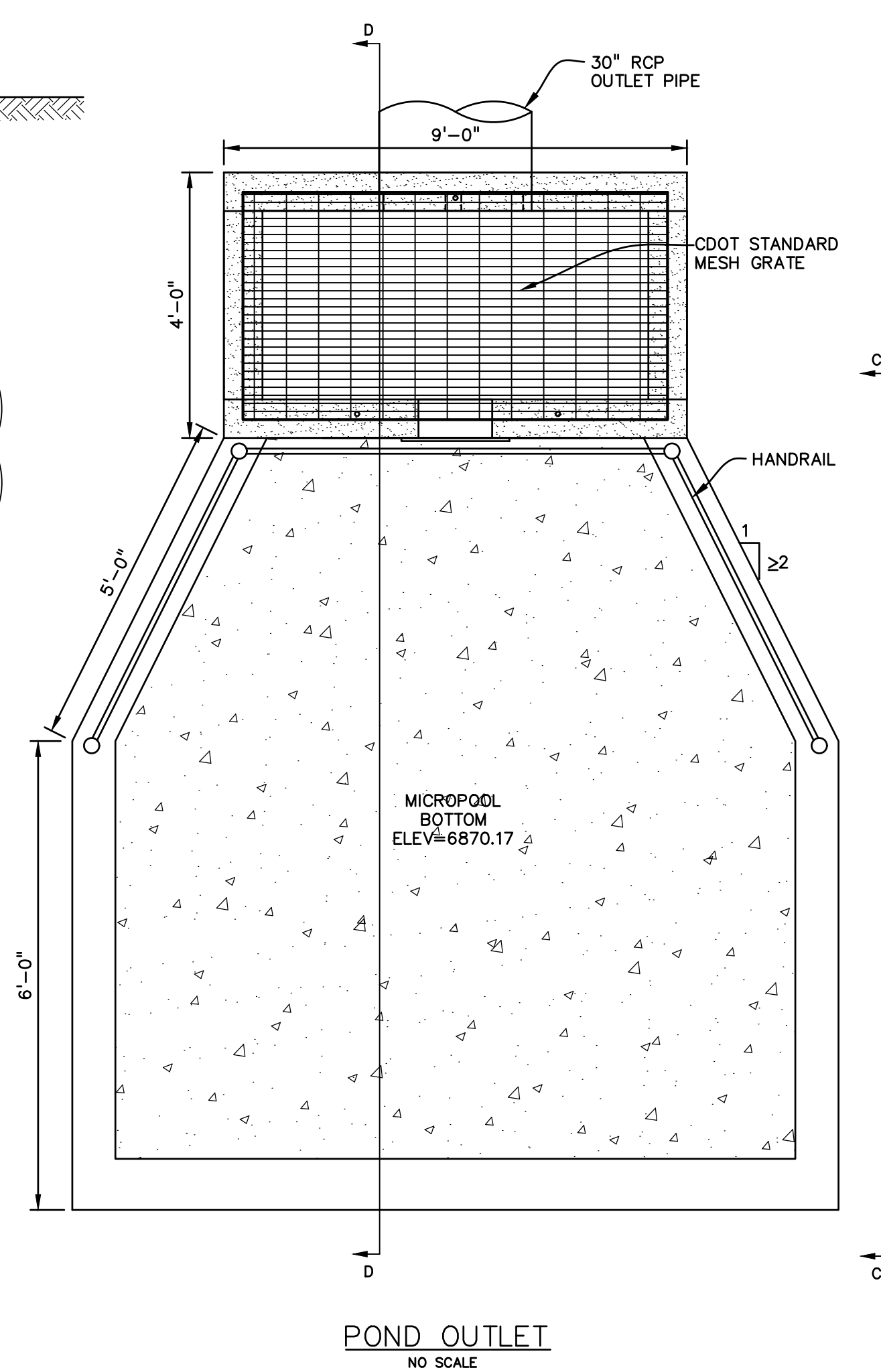
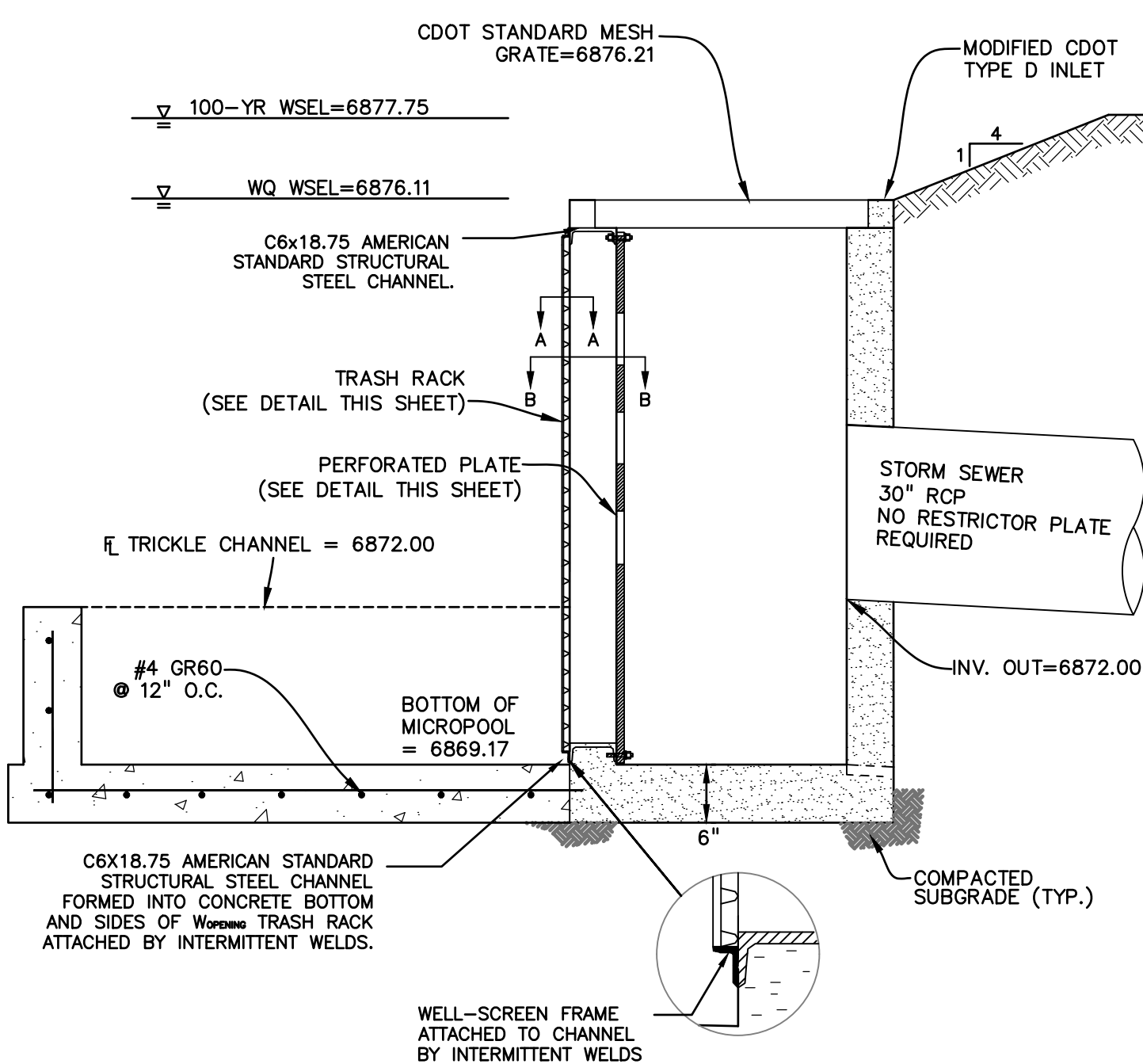
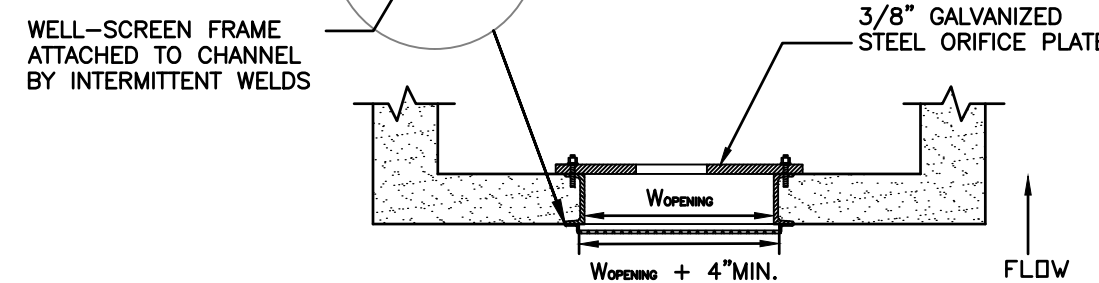
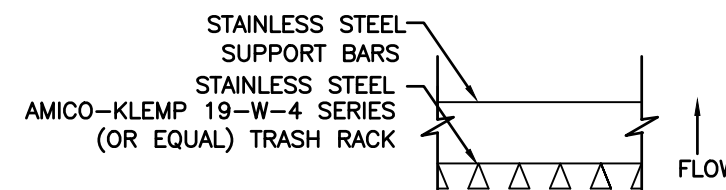


PERFORATED PLATE NOTES:

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



PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	

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

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

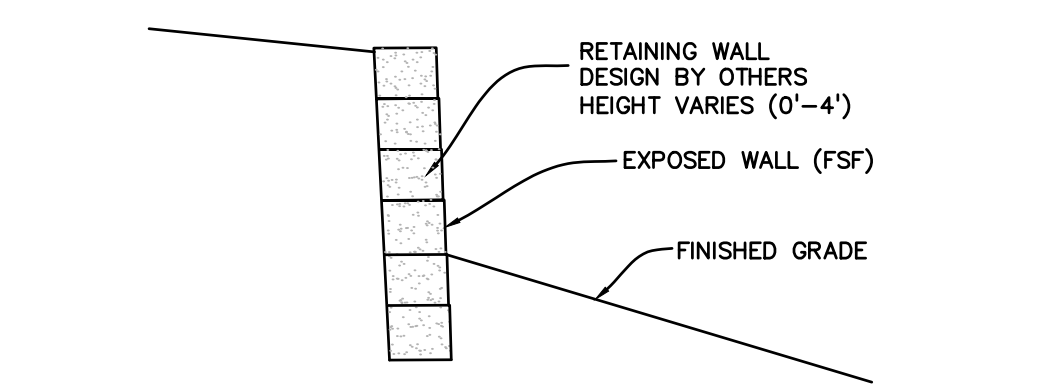
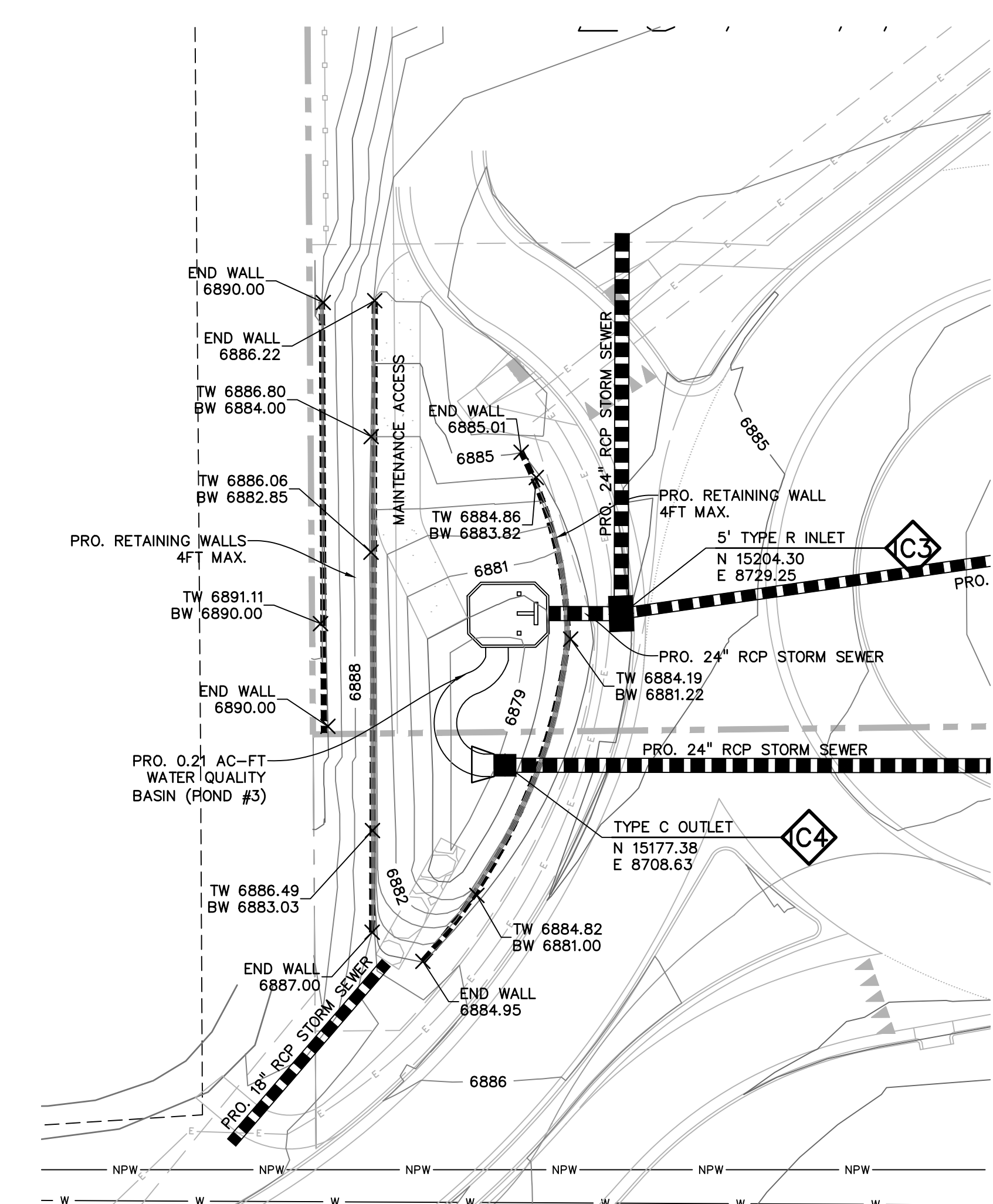
POND #2 DETAILS

PROJECT NO. 20988-00CSV
DRAWING NO.

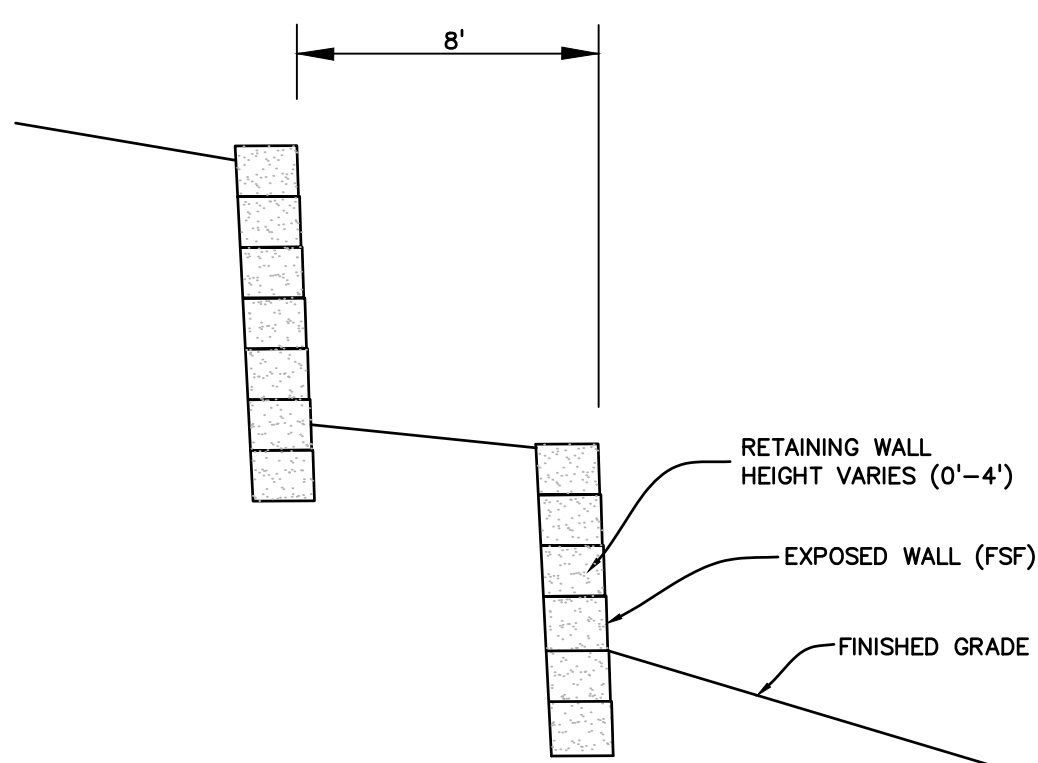
C7.16

SHEET: 38 OF 39

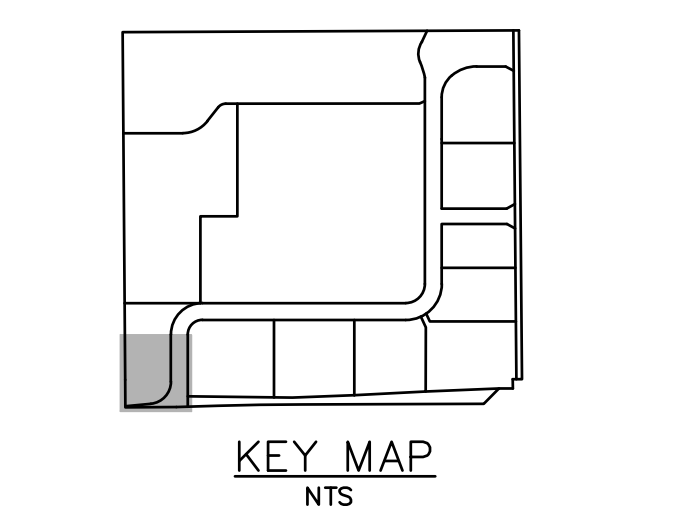
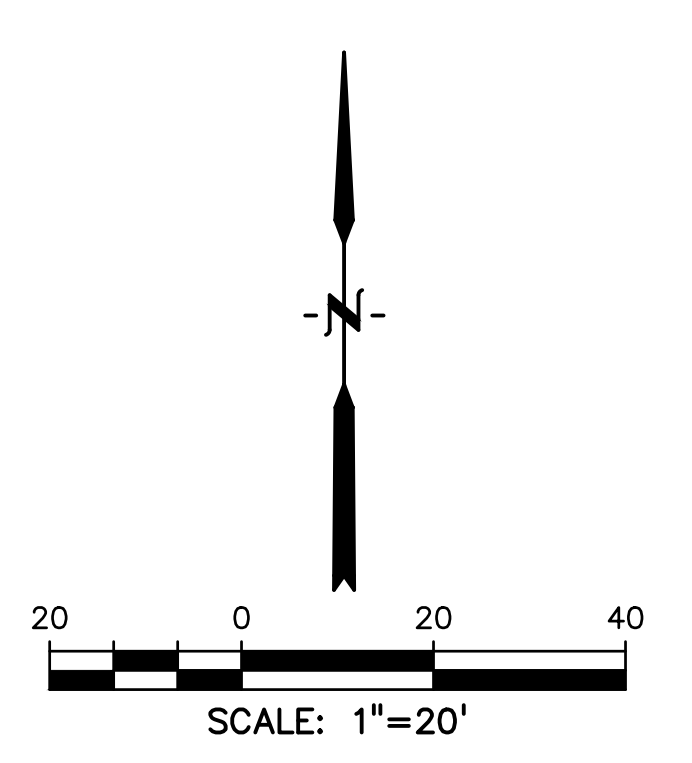
Computer File Information	Sheet Revisions	Colorado Department of Transportation	INLET, TYPE D	STANDARD PLAN NO.
Creation Date: 07/04/06 Last Modification Date: 07/04/06 Full Path: www.dot.state.co.us/DesignSupport/ Drawing File Name: 6040110101.dwg CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Initials: SJR Initials: LTA Initials: LTA Initials: LTA	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-0820	Issued By: Project Development Branch on July 04, 2006	M-604-11 Sheet No. 1 of 1



RETAINING WALL DETAIL
NO SCALE

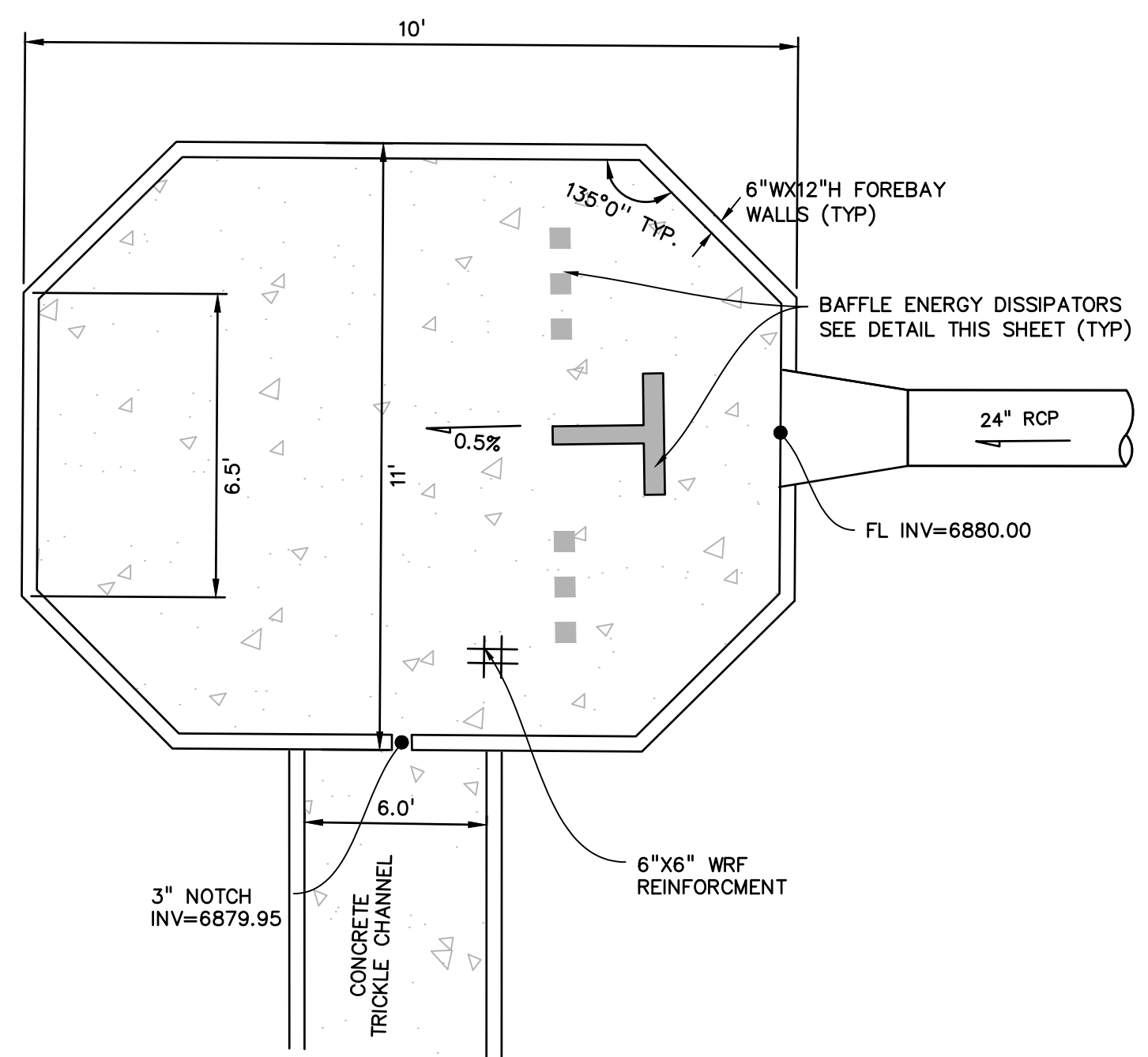


RETAINING WALLS DETAIL
NO SCALE

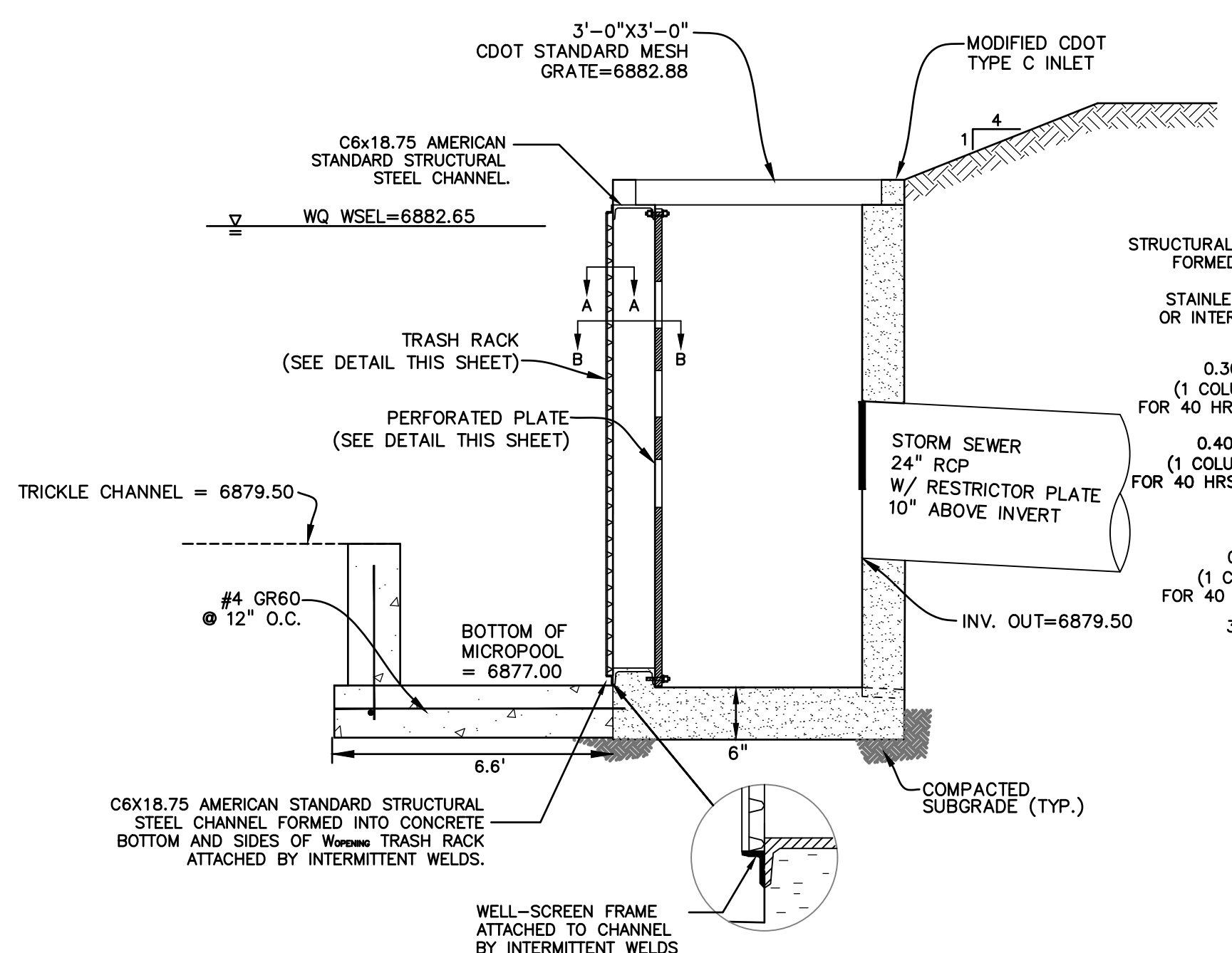


KEY MAP
NTS

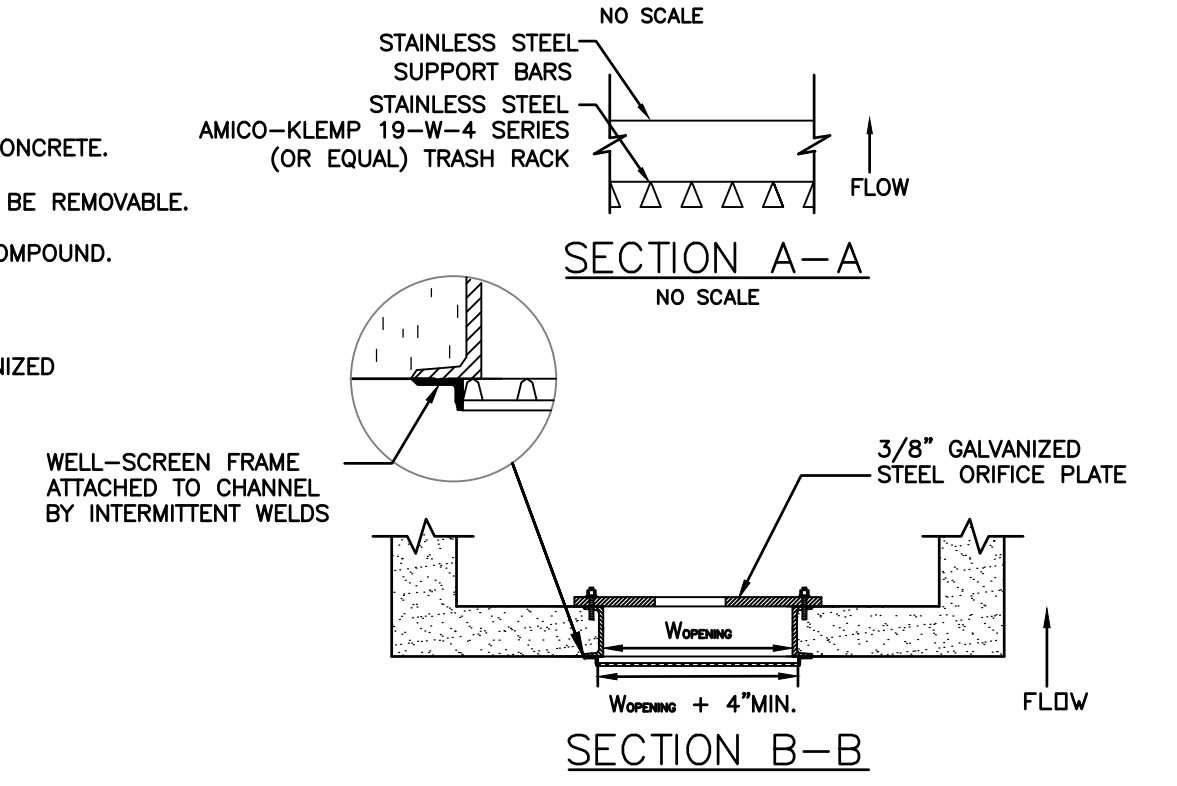
- PERFORATED PLATE NOTES:
1. PROVIDE GASKET MATERIAL OR GROUT BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE ϕ 12" MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
 3. ALL METAL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.
- GENERAL NOTES:
1. ALL EXTERIOR STEEL SHALL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



FOREBAY
NO SCALE

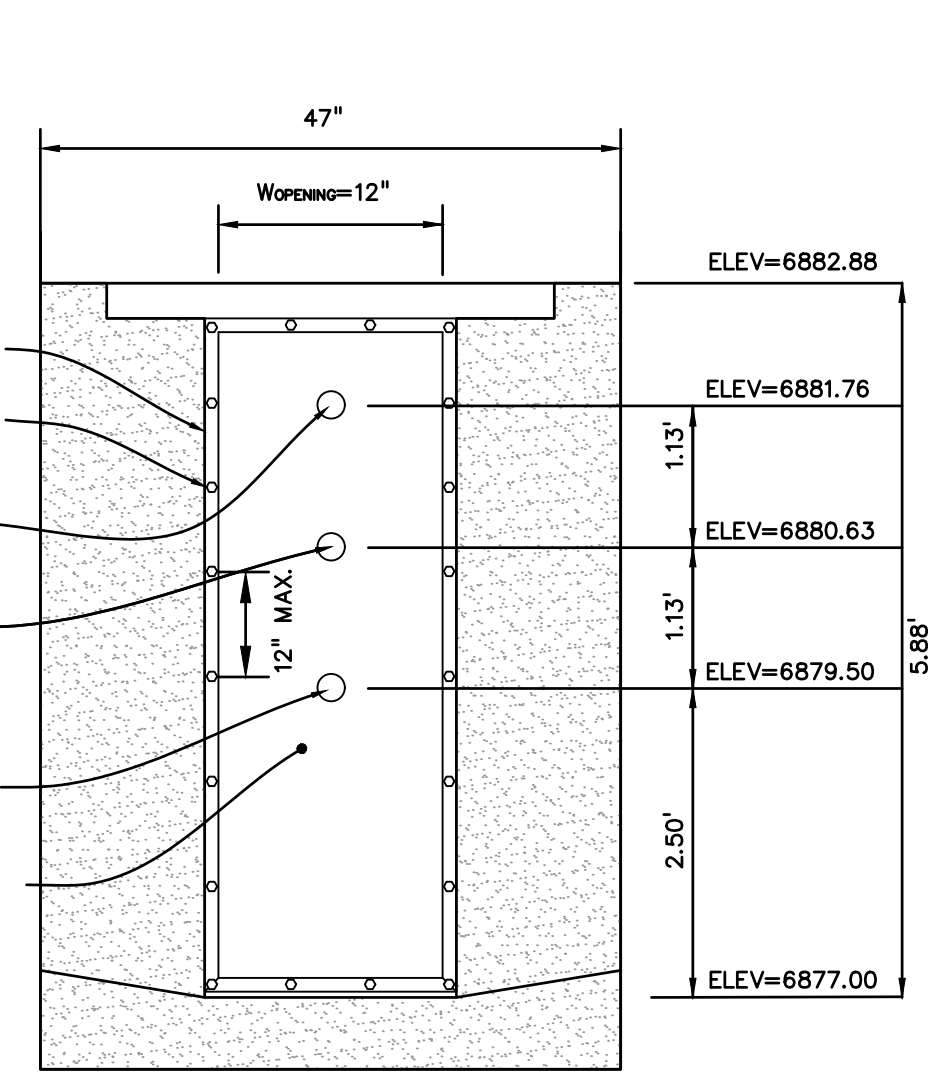


POND OUTLET PROFILE SECTION D-D
NO SCALE

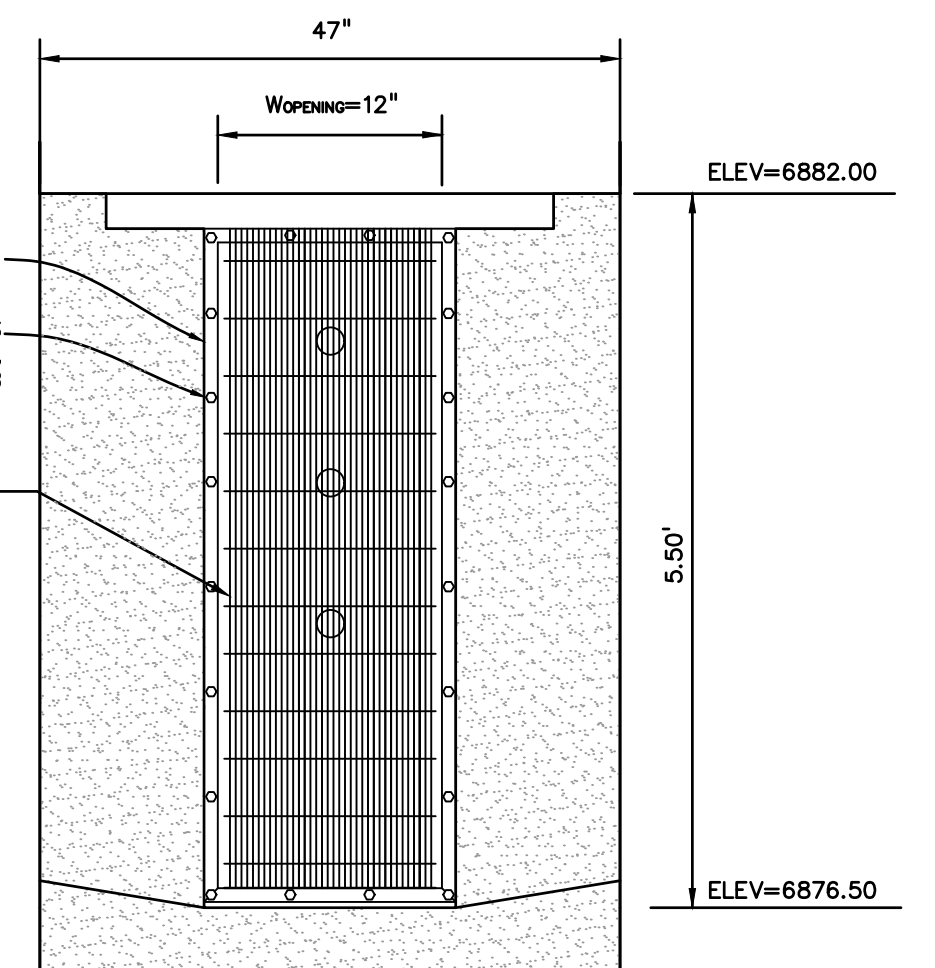


SECTION A-A
NO SCALE

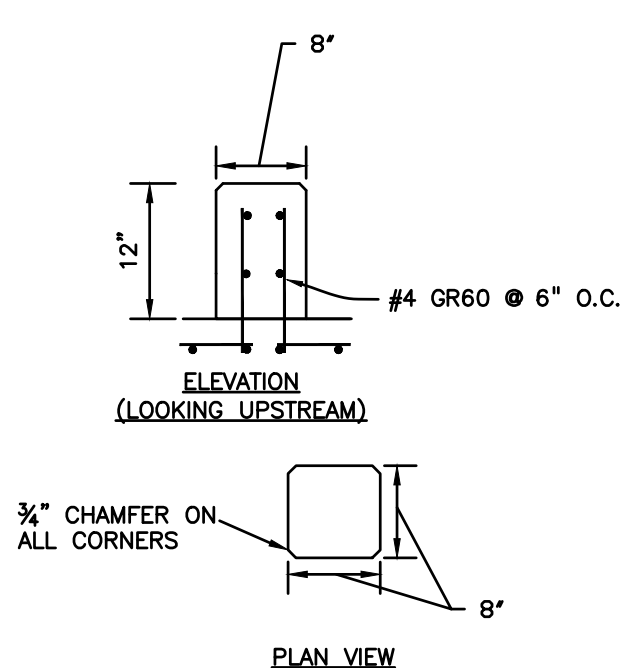
SECTION B-B
NO SCALE



ELEVATION
PERFORATED PLATE DETAIL
NO SCALE

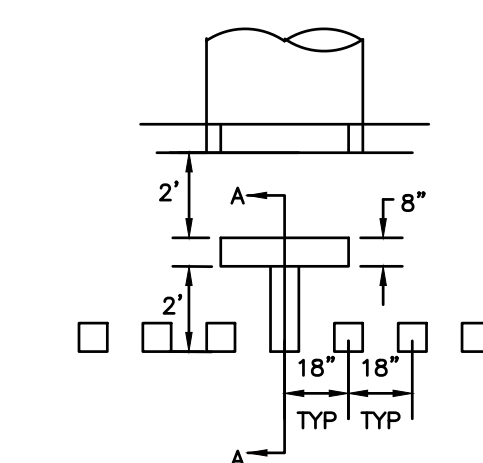


ELEVATION
TRASH RACK
NO SCALE

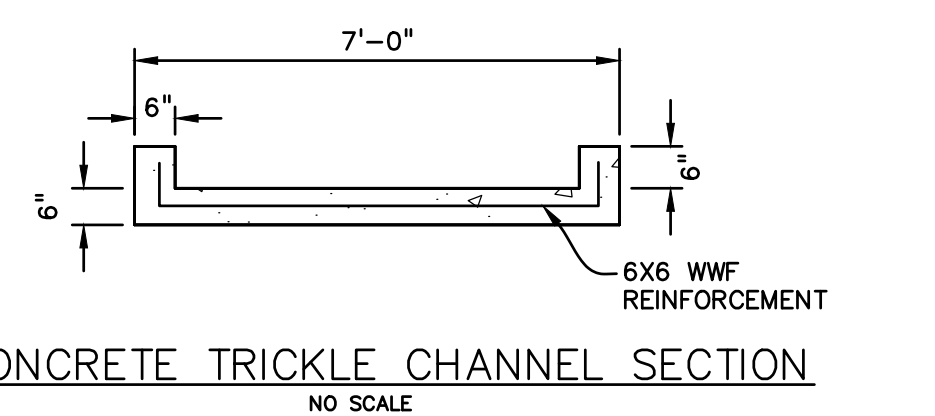


ELEVATION (LOOKING UPSTREAM)
NO SCALE

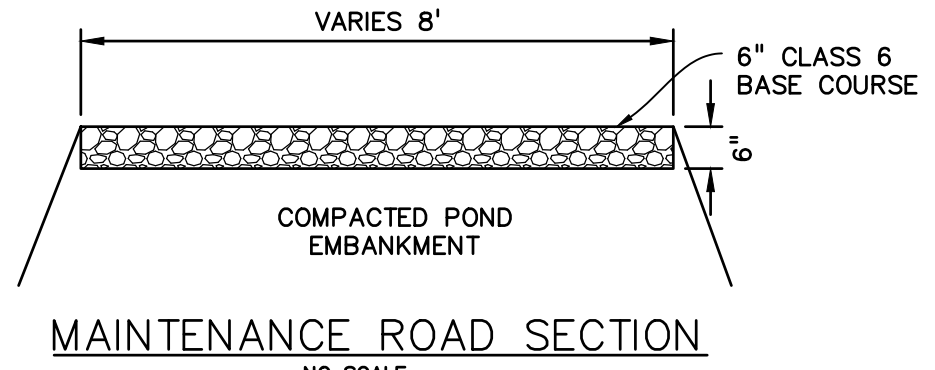
PLAN VIEW
NO SCALE



CONCRETE TRICKLE CHANNEL SECTION
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:

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

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

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-19-19
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: N/A





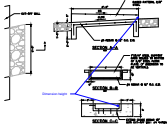

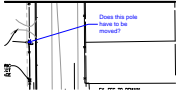



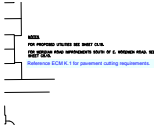

**POND #3
& DETAILS**

PROJECT NO. 20988-00CSV
DRAWING NO.

C7.17

SHEET: 39 OF 39

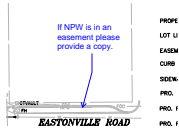
ENG-SF19001-R3-CDs.pdf Markup Summary

2 (2)		
	<p>Subject: Text Box Page Index: 2 Date: 8/7/2019 3:38:43 PM Author: dsdrice Color:  Layer: Space: Page Label: [2] 2 C1.11</p>	<p>Update notes</p>
<hr/>		
	<p>Subject: Callout Page Index: 2 Date: 8/8/2019 1:37:53 PM Author: dsdrice Color:  Layer: Space: Page Label: [2] 2 C1.11</p>	<p>Watertight joints shall be provided on the specified pipes.</p>
<hr/>		
4 (1)		
	<p>Subject: Callout Page Index: 4 Date: 8/6/2019 11:22:49 AM Author: dsdrice Color:  Layer: Space: Page Label: [4] 4 C1.13</p>	<p>Dimension height</p>
<hr/>		
5 (3)		
	<p>Subject: Callout Page Index: 5 Date: 8/8/2019 11:15:12 AM Author: dsdrice Color:  Layer: Space: Page Label: [5] 5 C1.14</p>	<p>Does this pole have to be moved?</p>
<hr/>		
	<p>Subject: Page Index: 5 Date: 8/8/2019 11:15:30 AM Author: dsdrice Color:  Layer: Space: Page Label: [5] 5 C1.14</p>	
<hr/>		
	<p>Subject: Text Box Page Index: 5 Date: 8/8/2019 8:42:43 AM Author: dsdrice Color:  Layer: Space: Page Label: [5] 5 C1.14</p>	<p>Reference ECM K.1 for pavement cutting requirements.</p>



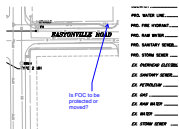
Subject: Callout
Page Index: 6
Date: 8/6/2019 12:02:03 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [6] 6 C1.15

show new location



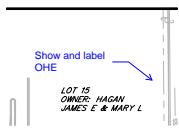
Subject: Callout
Page Index: 6
Date: 8/6/2019 12:02:55 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [6] 6 C1.15

If NPW is in an easement please provide a copy.



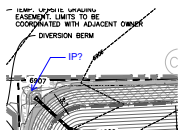
Subject: Callout
Page Index: 6
Date: 8/6/2019 12:03:40 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [6] 6 C1.15

Is FOC to be protected or moved?



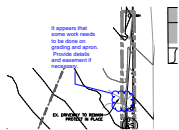
Subject: Callout
Page Index: 6
Date: 8/8/2019 12:20:52 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [6] 6 C1.15

Show and label OHE



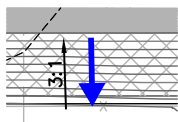
Subject: Callout
Page Index: 8
Date: 8/6/2019 1:25:48 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] 8 C2.10


IP?




Subject: Cloud+
Page Index: 8
Date: 8/6/2019 12:06:56 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] 8 C2.10

It appears that some work needs to be done on grading and apron. Provide details and easement if necessary.

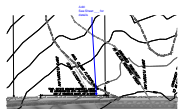



Subject: Arrow
Page Index: 8
Date: 8/6/2019 12:08:06 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [8] 8 C2.10



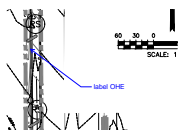
Subject: Cloud+
Page Index: 8
Date: 8/6/2019 12:10:19 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [8] 8 C2.10


Something is still not right here. Too many contour lines crossing?



Subject: Callout
Page Index: 8
Date: 8/6/2019 3:45:28 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [8] 8 C2.10

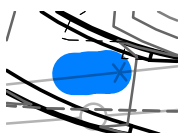
Add:
See Sheet ____ for details




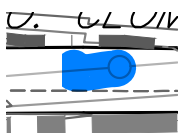
Subject: Callout
Page Index: 8
Date: 8/8/2019 11:16:23 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [8] 8 C2.10


label OHE

9 (2)




Subject:
Page Index: 9
Date: 8/9/2019 1:26:23 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [9] 9 C2.11




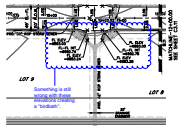
Subject:
Page Index: 9
Date: 8/9/2019 1:26:25 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [9] 9 C2.11


FL ELEV
6883.00
FL-FL I

Subject:
Page Index: 11
Date: 8/6/2019 1:05:02 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [11] 11 C3.10

- ELEV
6883.00
- INT


Subject:
Page Index: 11
Date: 8/6/2019 1:05:07 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [11] 11 C3.10




Subject: Cloud+
Page Index: 11
Date: 8/6/2019 1:05:22 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [11] 11 C3.10

Something is still wrong with these elevations
creating a "birdbath".


-FL INT
=6884.88
+

Subject:
Page Index: 11
Date: 8/6/2019 1:06:02 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [11] 11 C3.10


FL ELEV
=6884.84

Subject:
Page Index: 11
Date: 8/6/2019 1:06:06 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [11] 11 C3.10

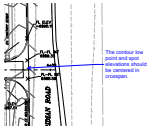
FL ELEV
6884.84
FL-FL INT
=6884.86


Subject:
Page Index: 11
Date: 8/6/2019 1:06:10 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [11] 11 C3.10

384.84
L-FL INT
=6884.86
FL ELEV
=6885.36

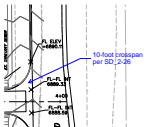
Subject:
Page Index: 11
Date: 8/6/2019 1:06:14 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [11] 11 C3.10


13 (3)



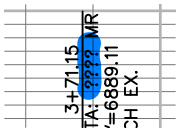
Subject: Callout
Page Index: 13
Date: 8/6/2019 1:19:01 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [13] 13 C3.12


The contour low point and spot elevations should be centered in crossspan.



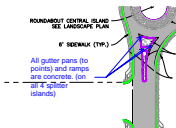
Subject: Callout
Page Index: 13
Date: 8/6/2019 1:22:31 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [13] 13 C3.12


10-foot crossspan per SD_2-26



Subject:
Page Index: 13
Date: 8/6/2019 1:23:16 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [13] 13 C3.12

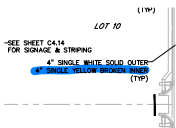
14 (1)




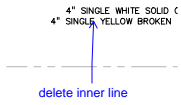
Subject: Callout
Page Index: 14
Date: 8/7/2019 10:50:11 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.13


All gutter pans (to points) and ramps are concrete. (on all 4 splitter islands)

15 (32)

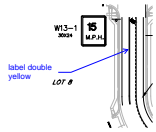



Subject:
Page Index: 15
Date: 8/7/2019 1:52:58 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14



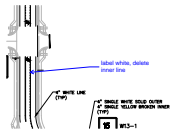
Subject: Callout
Page Index: 15
Date: 8/7/2019 1:53:14 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14


delete inner line



Subject: Callout
Page Index: 15
Date: 8/7/2019 1:55:26 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14


label double yellow




Subject: Callout
Page Index: 15
Date: 8/7/2019 1:55:49 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

label white, delete inner line




Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:18:53 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14




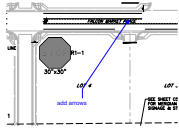
Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:18:57 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14




Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:19:00 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

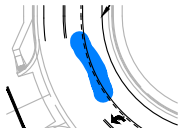



Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:19:07 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

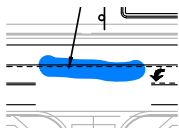



Subject: Callout
Page Index: 15
Date: 8/7/2019 2:19:16 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

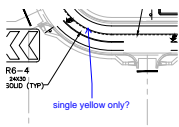
add arrows




Subject:
Page Index: 15
Date: 8/7/2019 2:19:49 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

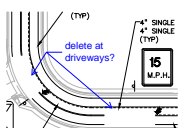



Subject:
Page Index: 15
Date: 8/7/2019 2:19:52 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14



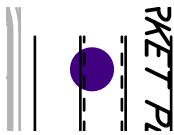
Subject: Callout
Page Index: 15
Date: 8/7/2019 2:20:16 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14


single yellow only?

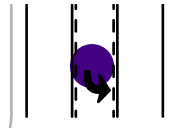



Subject: Callout
Page Index: 15
Date: 8/7/2019 2:20:56 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

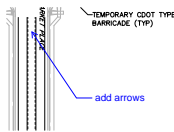
delete at driveways?




Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:21:12 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

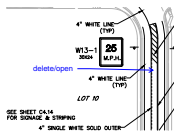



Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:21:15 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14



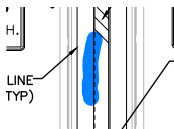
Subject: Callout
Page Index: 15
Date: 8/7/2019 2:21:24 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14


add arrows

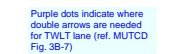



Subject: Callout
Page Index: 15
Date: 8/7/2019 2:22:00 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

delete/open




Subject:
Page Index: 15
Date: 8/7/2019 2:22:04 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14




Subject: Text Box
Page Index: 15
Date: 8/7/2019 2:28:08 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

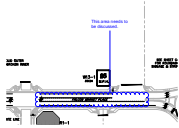
Purple dots indicate where double arrows are needed for TWLT lane (ref. MUTCD Fig. 3B-7)




Subject:
Page Index: 15
Date: 8/7/2019 2:32:15 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

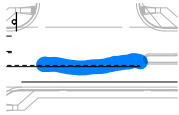



Subject:
Page Index: 15
Date: 8/7/2019 2:32:19 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

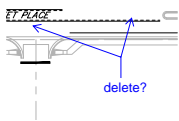



Subject: Cloud+
Page Index: 15
Date: 8/7/2019 2:35:26 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

This area needs to be discussed.

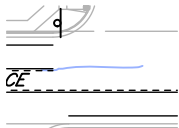



Subject:
Page Index: 15
Date: 8/7/2019 2:37:41 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14



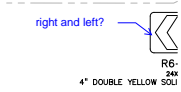
Subject: Callout
Page Index: 15
Date: 8/7/2019 2:37:53 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14


delete?



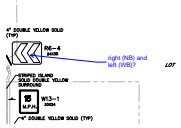
Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:47:43 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14


extend?



Subject: Callout
Page Index: 15
Date: 8/7/2019 3:46:35 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14


right and left?

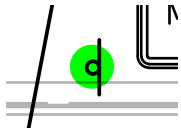



Subject: Callout
Page Index: 15
Date: 8/7/2019 3:47:31 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14

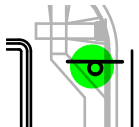
right (NB) and left (WB)?




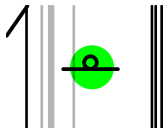
Subject: Snapshot
Page Index: 15
Date: 8/7/2019 4:07:00 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14



Subject: Highlight
Page Index: 15
Date: 8/7/2019 4:07:41 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14




Subject: Highlight
Page Index: 15
Date: 8/7/2019 4:08:11 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14



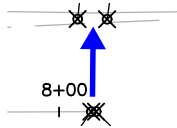
Subject: Highlight
Page Index: 15
Date: 8/7/2019 4:08:43 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14


Aren't these signs needed?
See MUTCD 2C.05, Fig. 2C-2

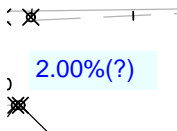
Subject: Text Box
Page Index: 15
Date: 8/7/2019 4:09:21 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C3.14


Aren't these signs needed?
See MUTCD 2C.05, Fig. 2C-2

16 (8)

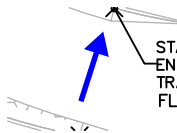



Subject: Arrow
Page Index: 16
Date: 8/7/2019 1:20:11 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.10




Subject: Text Box
Page Index: 16
Date: 8/7/2019 1:20:30 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.10

2.00%(?)

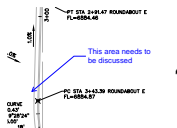



Subject: Arrow
Page Index: 16
Date: 8/7/2019 1:23:33 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.10

label

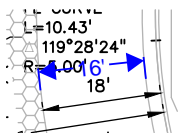
Subject: Text Box
Page Index: 16
Date: 8/7/2019 1:23:45 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.10

label



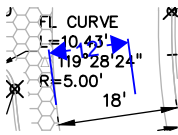
Subject: Callout
Page Index: 16
Date: 8/7/2019 3:03:44 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.10

This area needs to be discussed



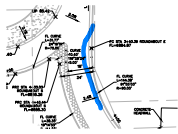
Subject: Dimension
Page Index: 16
Date: 8/7/2019 3:04:11 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.10

16'



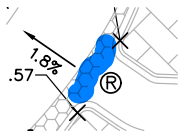
Subject: Dimension
Page Index: 16
Date: 8/7/2019 3:05:09 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.10

12'

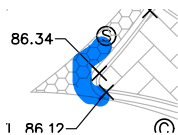


Subject: Highlight
Page Index: 16
Date: 8/7/2019 3:05:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.10

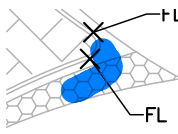
17 (4)



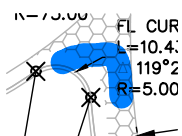
Subject:
Page Index: 17
Date: 8/7/2019 3:34:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [17] 17 C4.11



Subject:
Page Index: 17
Date: 8/7/2019 3:34:36 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [17] 17 C4.11




Subject:
Page Index: 17
Date: 8/7/2019 3:34:54 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [17] 17 C4.11

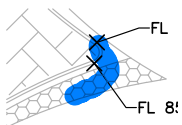



Subject:
Page Index: 17
Date: 8/7/2019 3:35:33 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [17] 17 C4.11

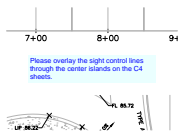
18 (3)


(SPILL)
DETAIL THIS
DETAIL SD-2-21
PATTERN SEE

Subject:
Page Index: 18
Date: 8/7/2019 1:26:18 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [18] 18 C4.12



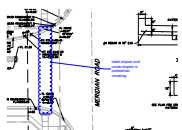
Subject:
Page Index: 18
Date: 8/7/2019 3:21:00 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [18] 18 C4.12




Subject: Text Box
Page Index: 18
Date: 8/7/2019 3:33:28 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [18] 18 C4.12

Please overlay the sight control lines through the center islands on the C4 sheets.


19 (5)



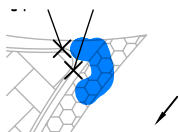
Subject: Cloud+
Page Index: 19
Date: 8/7/2019 3:11:09 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.13

label slopes and cross-slopes in pedestrian crossing

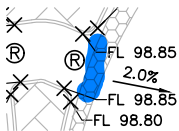



Subject: Callout
Page Index: 19
Date: 8/7/2019 3:18:14 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.13

Also label pedestrian crossing cross-slopes. Will they meet ADA requirements?




Subject: Highlight
Page Index: 19
Date: 8/7/2019 3:18:55 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.13



Subject: Highlight
Page Index: 19
Date: 8/7/2019 3:19:14 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.13




Subject: Callout
Page Index: 19
Date: 8/7/2019 3:20:02 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.13

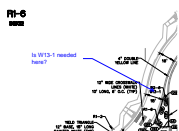
ped crossings need to be without pattern


20 (6)



Subject: Cloud+
Page Index: 20
Date: 8/7/2019 1:45:15 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [20] 20 C4.14

move west?




Subject: Callout
Page Index: 20
Date: 8/7/2019 1:46:46 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [20] 20 C4.14

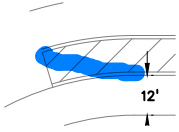
Is W13-1 needed here?




Subject: Highlight
Page Index: 20
Date: 8/7/2019 3:42:13 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [20] 20 C4.14




Subject:
Page Index: 20
Date: 8/7/2019 3:48:05 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [20] 20 C4.14



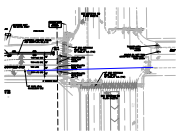
Subject:
Page Index: 20
Date: 8/7/2019 3:49:24 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [20] 20 C4.14


Is a W1-1 needed?

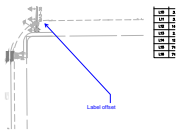
Subject: Text Box
Page Index: 20
Date: 8/7/2019 4:11:49 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [20] 20 C4.14


Is a W1-1 needed?

21 (6)

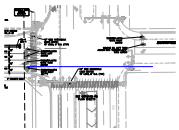



Subject: Line
Page Index: 21
Date: 8/7/2019 3:50:50 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [21] 21 C4.15

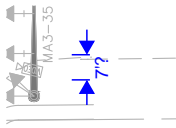


Subject: Callout
Page Index: 21
Date: 8/7/2019 3:50:50 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [21] 21 C4.15

Label offset

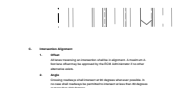


Subject: Line
Page Index: 21
Date: 8/7/2019 4:16:36 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [21] 21 C4.15

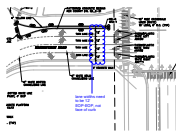


Subject: Dimension
Page Index: 21
Date: 8/7/2019 4:36:56 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C4.15

7'?



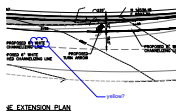
Subject: Snapshot
Page Index: 21
Date: 8/7/2019 4:42:10 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C4.15



Subject: Cloud+
Page Index: 21
Date: 8/7/2019 4:48:22 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C4.15

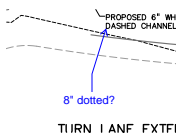
lane widths need to be 12' EOP-EOP, not face of curb

22 (2)



Subject: Cloud+
Page Index: 22
Date: 8/6/2019 11:44:02 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [22] 22 C5.10

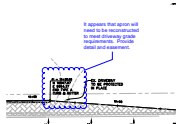
yellow?



Subject: Callout
Page Index: 22
Date: 8/6/2019 11:52:28 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [22] 22 C5.10

8" dotted?


25 (2)



Subject: Cloud+
Page Index: 25
Date: 8/8/2019 7:53:21 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [25] 25 C5.13

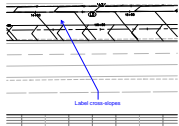
It appears that apron will need to be reconstructed to meet driveway grade requirements. Provide detail and easement.


Show and label utilities.

Subject: Text Box
Page Index: 25
Date: 8/8/2019 7:54:02 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [25] 25 C5.13

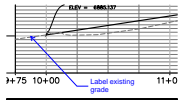
Show and label utilities.


26 (3)



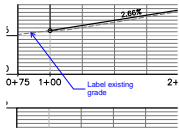
Subject: Callout
Page Index: 26
Date: 8/8/2019 10:15:41 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [26] 26 C5.14


Label cross-slopes



Subject: Callout
Page Index: 26
Date: 8/8/2019 8:00:21 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [26] 26 C5.14

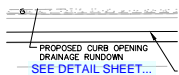
Label existing grade




Subject: Callout
Page Index: 26
Date: 8/8/2019 8:01:12 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [26] 26 C5.14

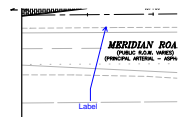
Label existing grade


27 (2)



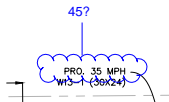
Subject: Text Box
Page Index: 27
Date: 8/8/2019 8:02:44 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [27] 27 C5.15

SEE DETAIL SHEET...



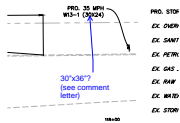
Subject: Callout
Page Index: 27
Date: 8/8/2019 8:05:40 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [27] 27 C5.15

Label



Subject: Cloud+
Page Index: 28
Date: 8/6/2019 11:12:33 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16

45?



Subject: Callout
Page Index: 28
Date: 8/7/2019 11:02:44 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16

30"x36"?
(see comment letter)



Subject: Highlight
Page Index: 28
Date: 8/8/2019 12:02:36 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16



Subject: Highlight
Page Index: 28
Date: 8/8/2019 12:02:36 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16



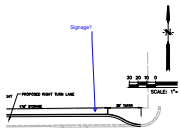
Subject: Text Box
Page Index: 28
Date: 8/8/2019 12:02:51 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16

Reference MUTCD 3B.08 regarding dotted lane extensions for offset lanes and turn lanes.



Subject: Callout
Page Index: 28
Date: 8/8/2019 12:02:58 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16

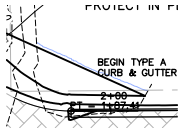
Not found/not complete



Subject: Callout
Page Index: 28
Date: 8/8/2019 12:16:05 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16

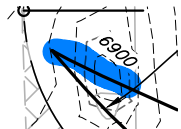
Signage?

29 (13)



Subject: Highlight
Page Index: 29
Date: 8/6/2019 11:15:11 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

6903?

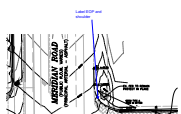


Subject:
Page Index: 29
Date: 8/6/2019 11:15:59 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17



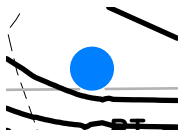
Subject: Callout
Page Index: 29
Date: 8/6/2019 11:17:11 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

Complete the grading. Does culvert need to be extended?

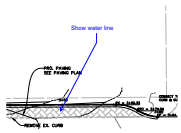


Subject: Callout
Page Index: 29
Date: 8/6/2019 11:20:26 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

Label EOP and shoulder



Subject:
Page Index: 29
Date: 8/6/2019 11:31:06 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17



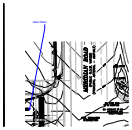
Subject: Callout
Page Index: 29
Date: 8/6/2019 11:31:31 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

Show water line

Profile disappeared

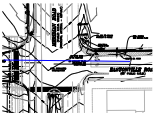
Subject: Text Box
Page Index: 29
Date: 8/8/2019 12:04:24 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

Profile disappeared



Subject: Callout
Page Index: 29
Date: 8/8/2019 12:09:57 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

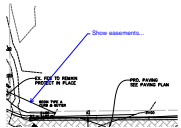
label offset



Subject: Line
Page Index: 29
Date: 8/8/2019 12:10:16 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

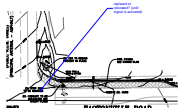


Subject: Line
Page Index: 29
Date: 8/8/2019 12:11:29 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17



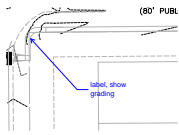
Subject: Callout
Page Index: 29
Date: 8/8/2019 12:13:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

Show easements...



Subject: Callout
Page Index: 29
Date: 8/8/2019 12:13:54 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

replaced or relocated? (until signal is activated)



Subject: Callout
Page Index: 29
Date: 8/8/2019 12:15:06 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

label, show grading

30 (2)

(This sheet not checked in detail yet.)

Subject: Text Box
Page Index: 30
Date: 8/8/2019 12:17:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [30] 30 C6.10

(This sheet not checked in detail yet.)

Too many signal heads?

Subject: Text Box
Page Index: 30
Date: 8/8/2019 12:18:39 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [30] 30 C6.10

Too many signal heads?

31 (2)

(This sheet not checked in detail yet.)

Subject: Text Box
Page Index: 31
Date: 8/8/2019 12:22:01 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [31] 31 C6.11

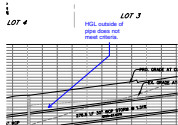
(This sheet not checked in detail yet.)

label as future
C&G

Subject: Callout
Page Index: 31
Date: 8/8/2019 12:22:27 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [31] 31 C6.11

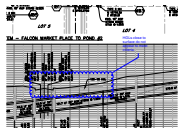
label as future C&G

32 (3)



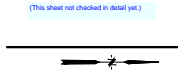
Subject: Callout
Page Index: 32
Date: 8/8/2019 12:24:59 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [32] 32 C7.10

HGL outside of pipe does not meet criteria.



Subject: Cloud+
Page Index: 32
Date: 8/8/2019 12:25:17 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [32] 32 C7.10

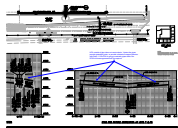
HGLs close to surface do not appear to meet criteria.



Subject: Text Box
Page Index: 32
Date: 8/8/2019 12:25:46 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [32] 32 C7.10

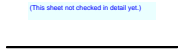
(This sheet not checked in detail yet.)

33 (2)



Subject: Callout
Page Index: 33
Date: 8/8/2019 1:39:52 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [33] 33 C7.11

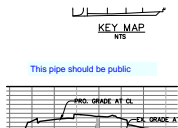
HGL outside of pipe does not meet criteria. Upsize the pipes, provide watertight joints, or provide a deviation request (discuss with Staff). If the POA is going to maintain pipes within the ROW a license agreement will be required.



Subject: Text Box
Page Index: 33
Date: 8/8/2019 12:26:13 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [33] 33 C7.11

(This sheet not checked in detail yet.)

34 (2)

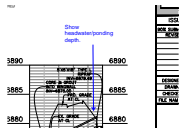


Subject: Text Box
Page Index: 34
Date: 8/8/2019 1:41:09 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [34] 34 C7.12

This pipe should be public

Subject:
Page Index: 34
Date: 8/9/2019 1:51:43 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [34] 34 C7.12

35 (3)



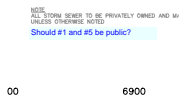
Subject: Callout
Page Index: 35
Date: 8/8/2019 1:28:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [35] 35 C7.13

Show headwater/ponding depth.



Subject: Callout
Page Index: 35
Date: 8/8/2019 1:30:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [35] 35 C7.13

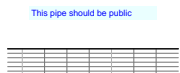
adjust labels



Subject: Text Box
Page Index: 35
Date: 8/8/2019 1:31:38 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [35] 35 C7.13

Should #1 and #5 be public?

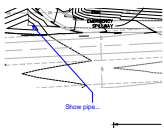
36 (1)



Subject: Text Box
Page Index: 36
Date: 8/8/2019 1:41:55 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.14

This pipe should be public

37 (2)



Subject: Callout
Page Index: 37
Date: 8/8/2019 2:33:13 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [37] 37 C7.15

Show pipe...



Subject: Cloud+

Page Index: 37

Date: 8/8/2019 2:45:50 PM

Author: dsdrice

Color: ■

Layer:

Space:

Page Label: [37] 37 C7.15

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

Cross-sections, grades, erosion protection, etc.

If it's still the same as Sheet C7.1 in the overlaid grading plans reference that.