

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

LANDSCAPE PLANS

LP-01	LANDSCAPE PLAN
LP-02	LANDSCAPE PLAN
LP-03	LANDSCAPE PLAN
LP-04	LANDSCAPE PLAN

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
C5.18	GUARDRAIL PLANS
C5.19	GUARDRAIL DETAILS

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.

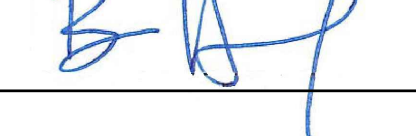
DESIGN ENGINEER'S STATEMENT

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 12-18-19

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 12-18-19

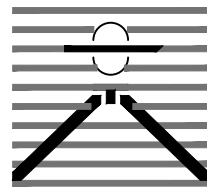
EL PASO COUNTY

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:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
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 46

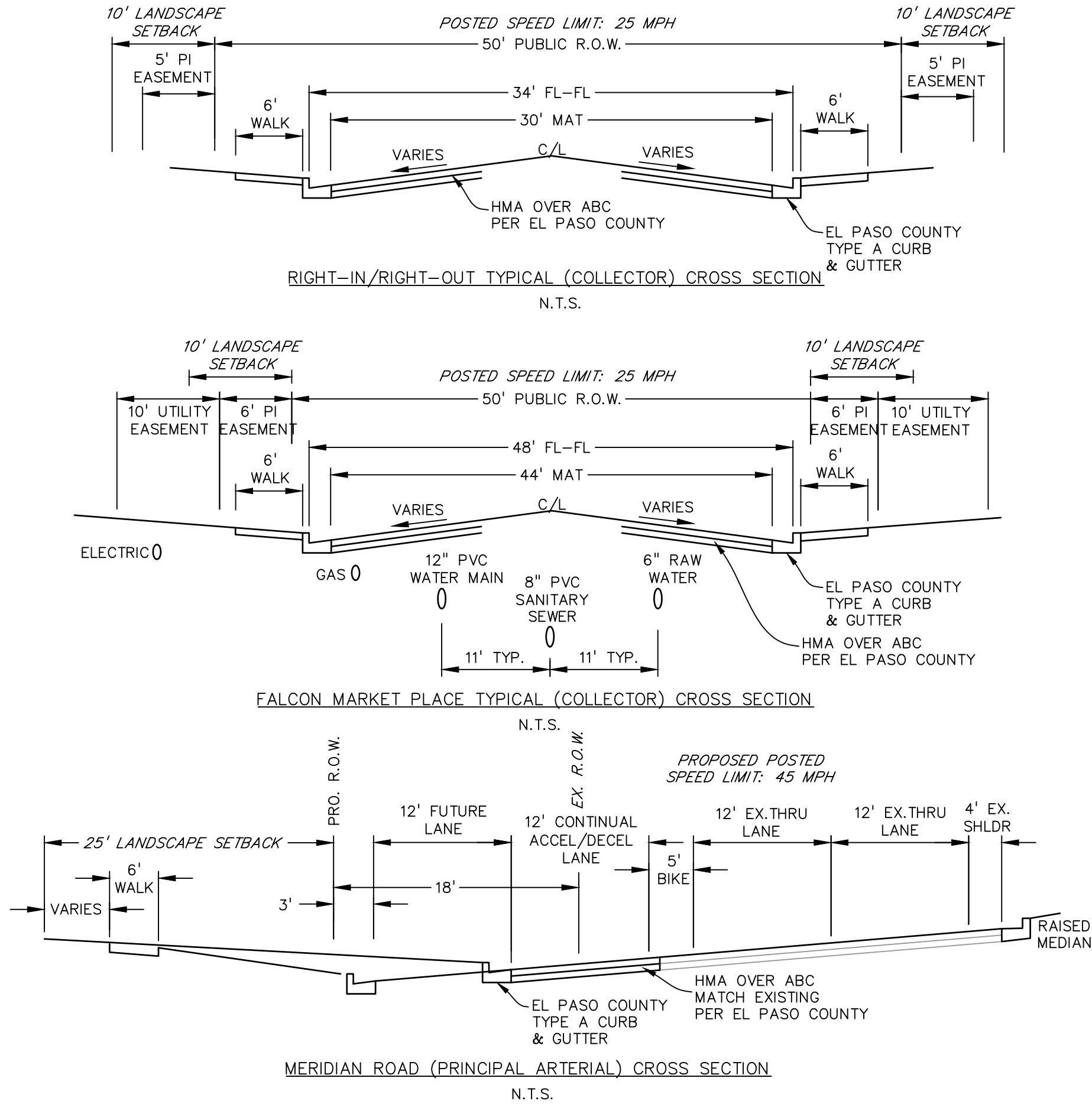
STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SMWP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SMWP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A 'NOTICE TO PROCEED' HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SMWP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
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. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. 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.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA #1, DATED MARCH 17, 2017, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SMWP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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 (SMWP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
d. CDOT M & S STANDARDS
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, 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. WATERTIGHT JOINTS SHALL BE PROVIDED ON THE SPECIFIED PIPES.
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.

PREPARED BY:

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BOULDER • COLORADO SPRINGS

CLIENT:

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

CONSTRUCTION DRAWINGS FOR
FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
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

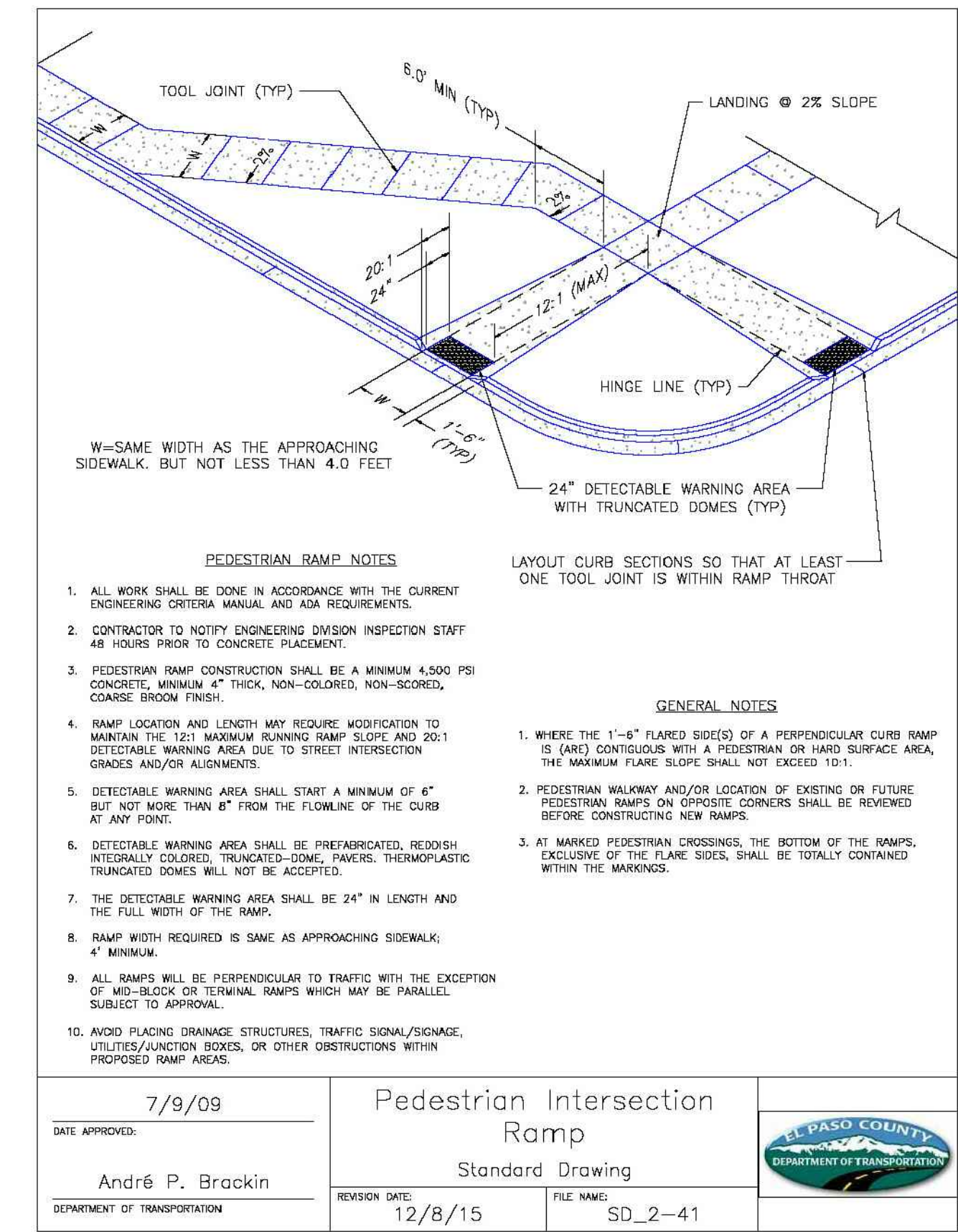
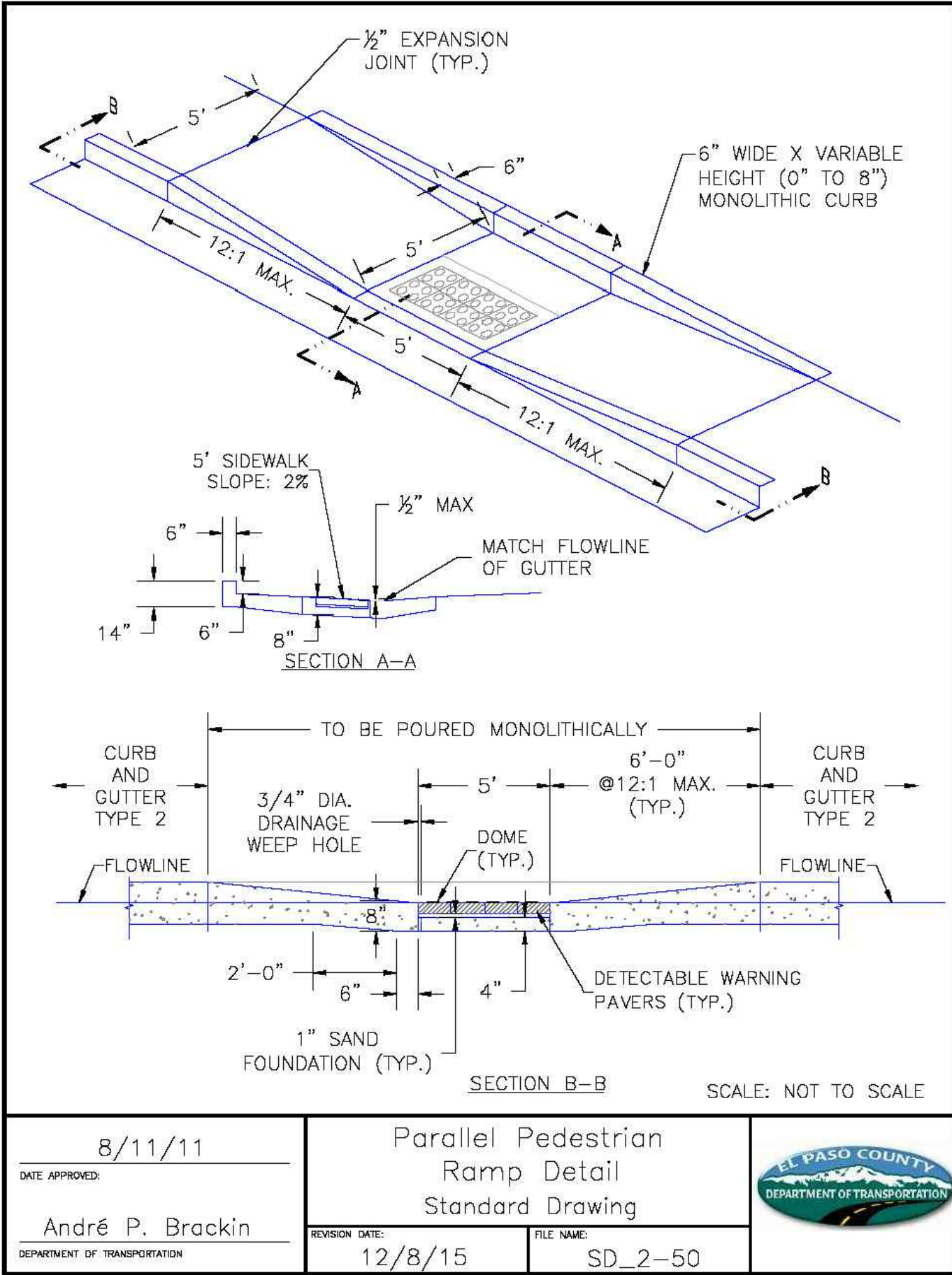
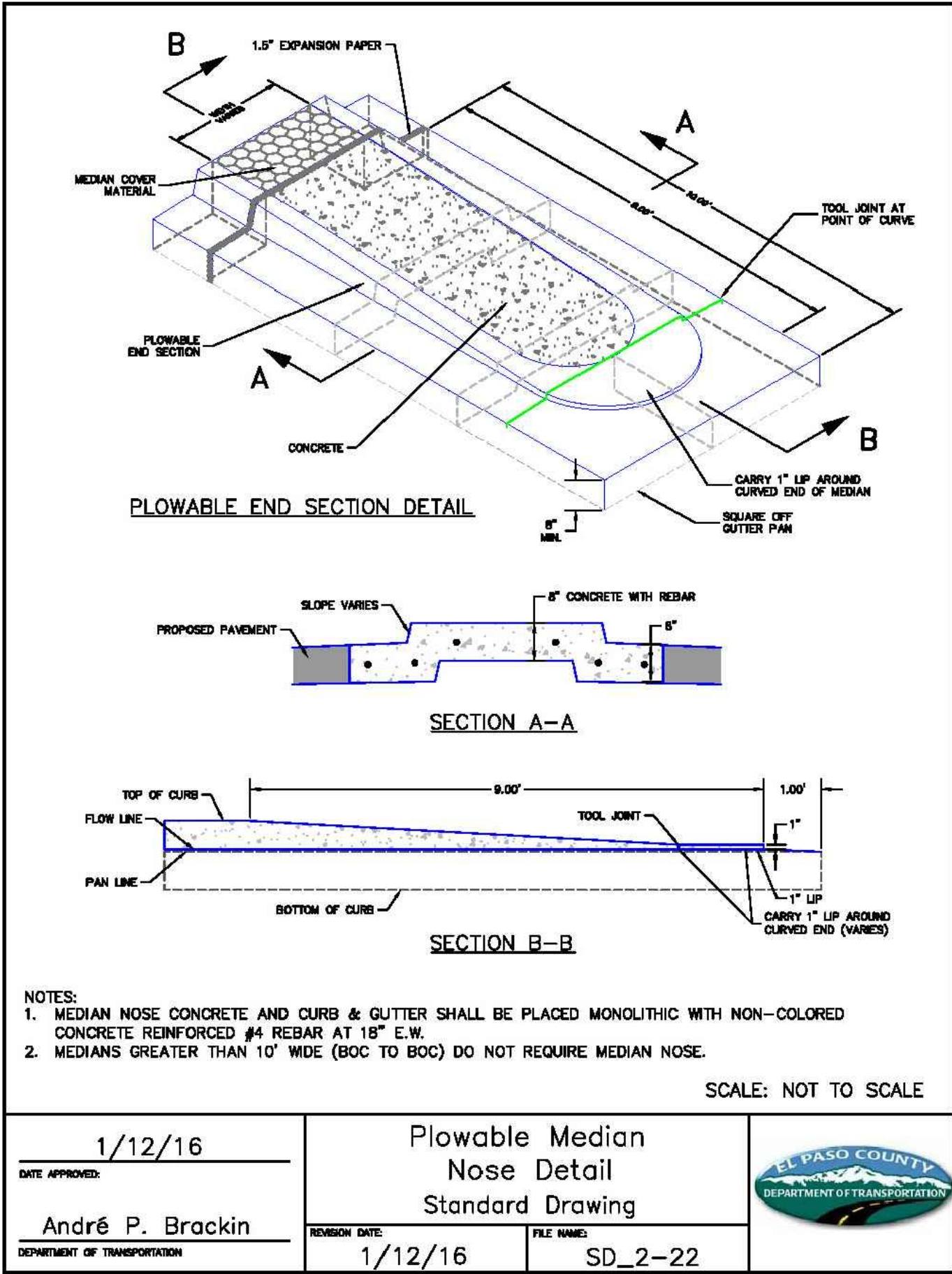
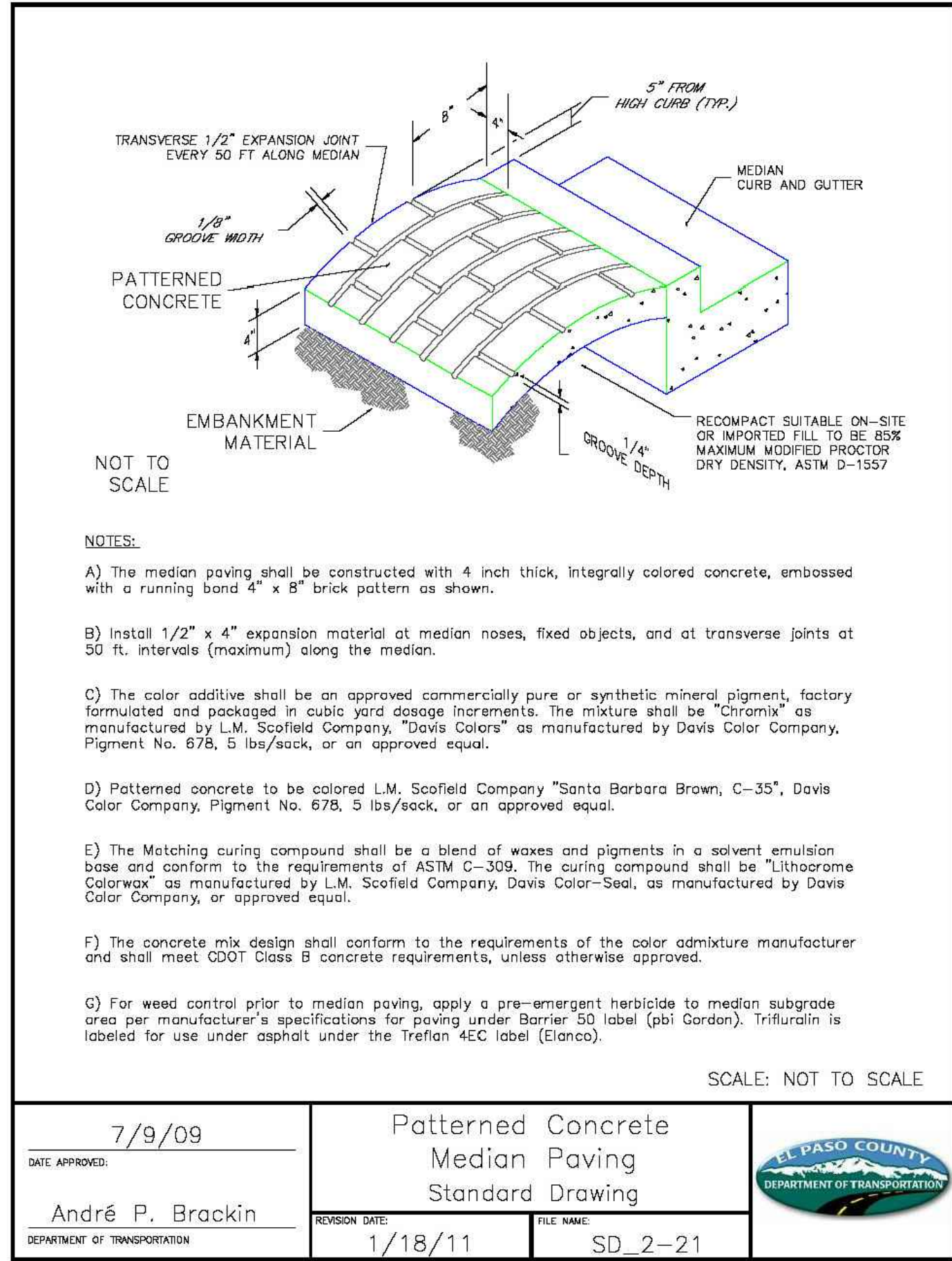
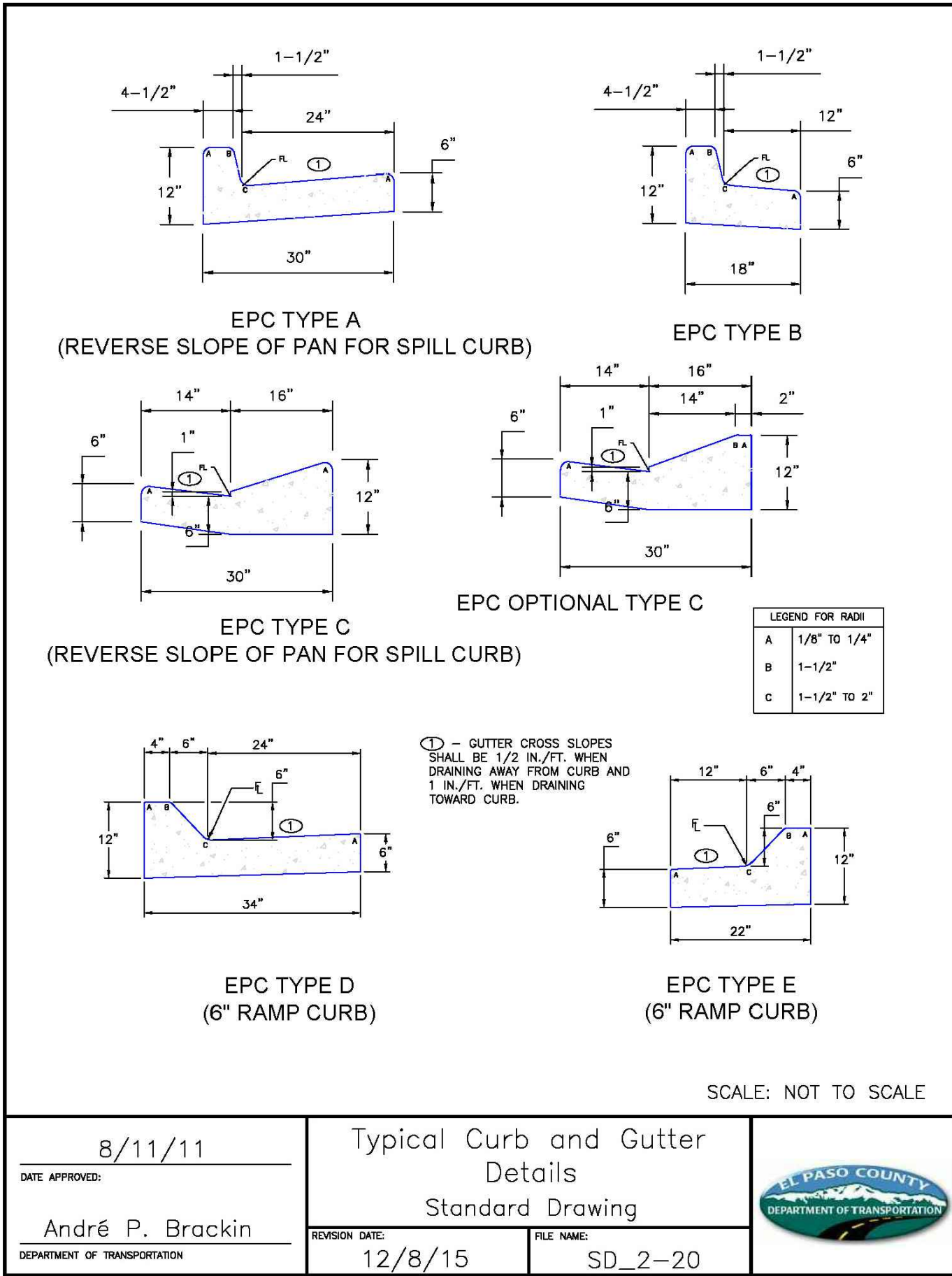
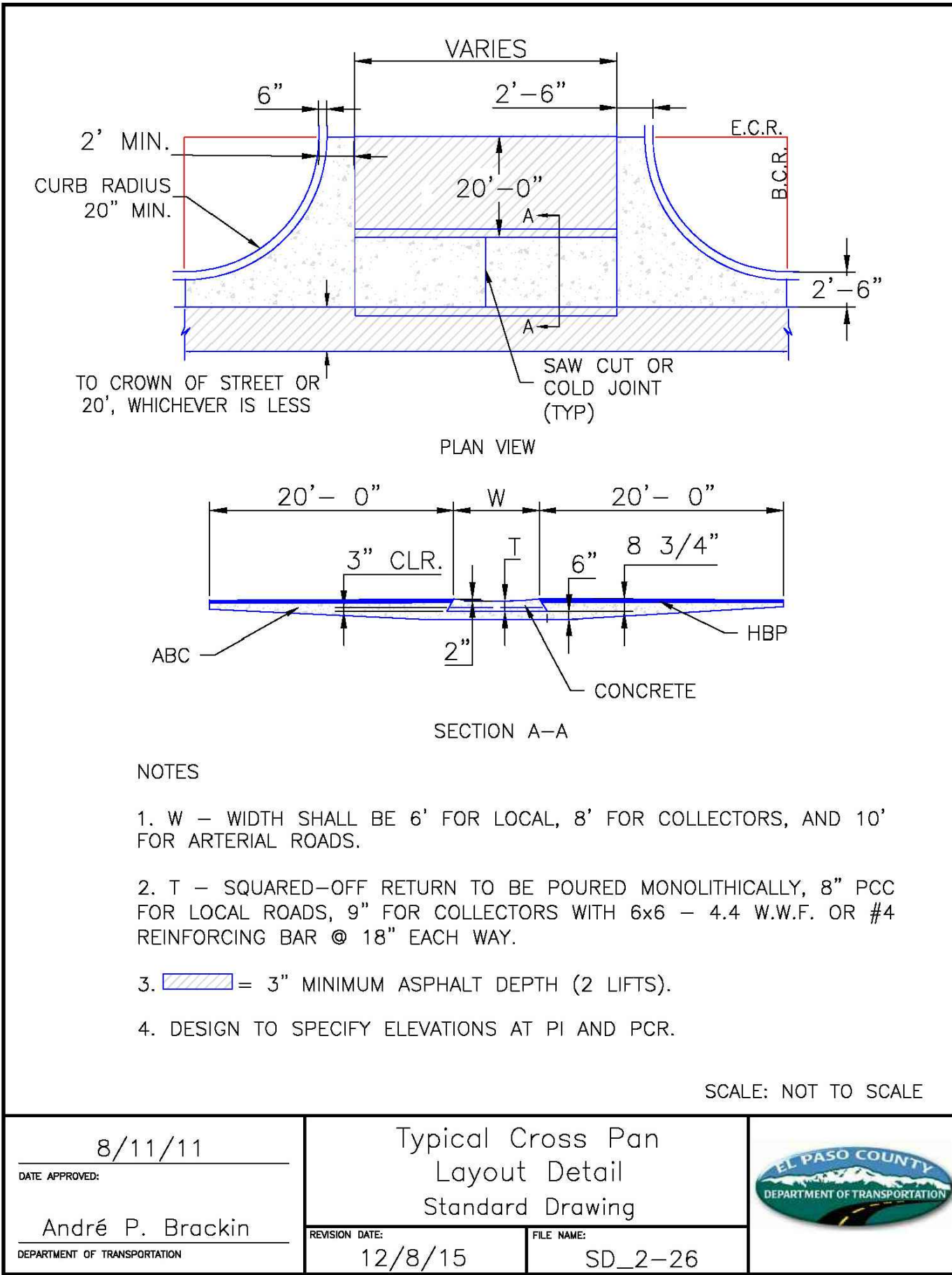
NOTES

PROJECT NO. 20988-00CSV
DRAWING NO.

C1.11

SHEET: 2 OF 46

EL PASO COUNTY FILE # SF-19-001



PREPARED BY:

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CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE

FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
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.

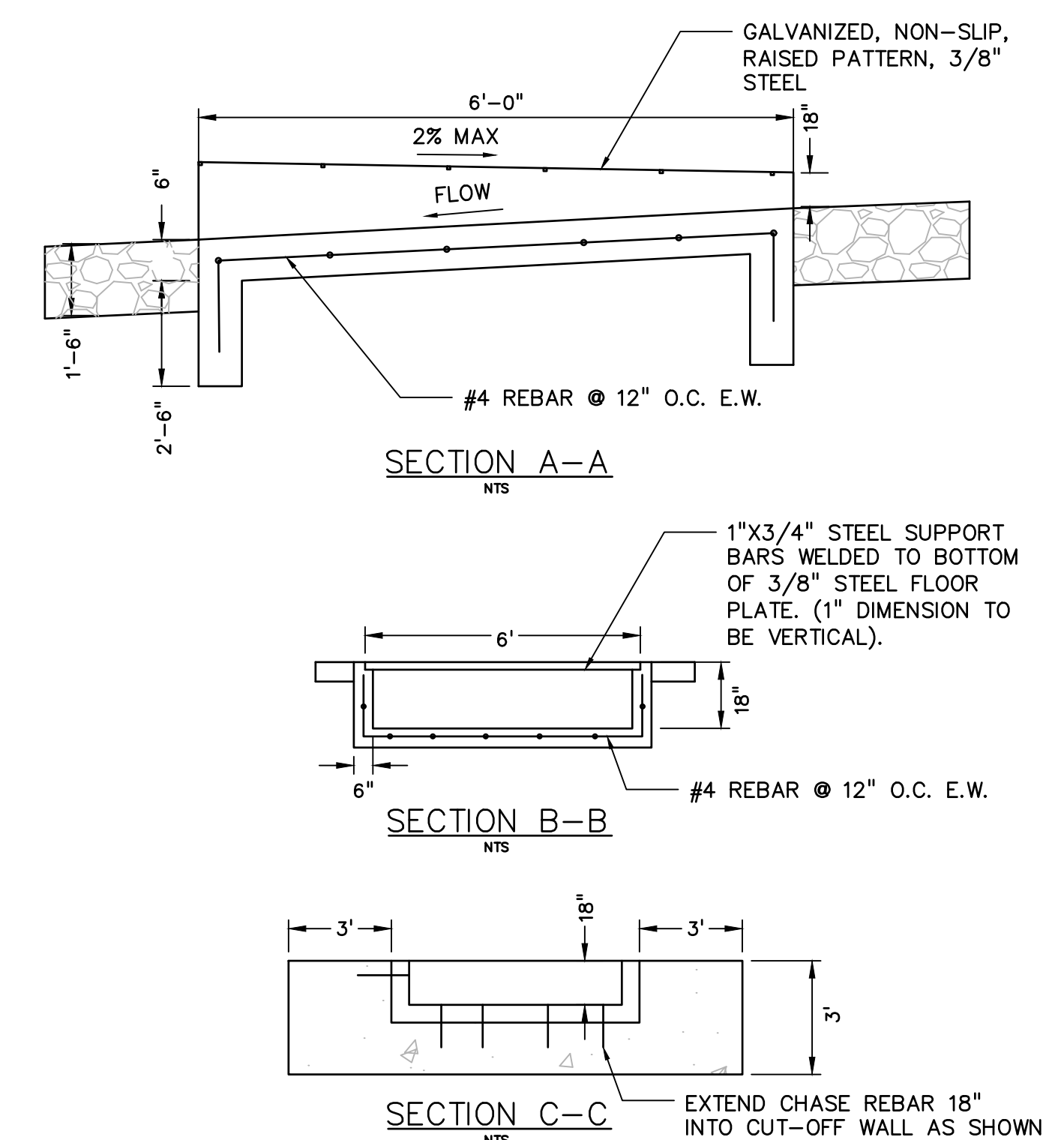
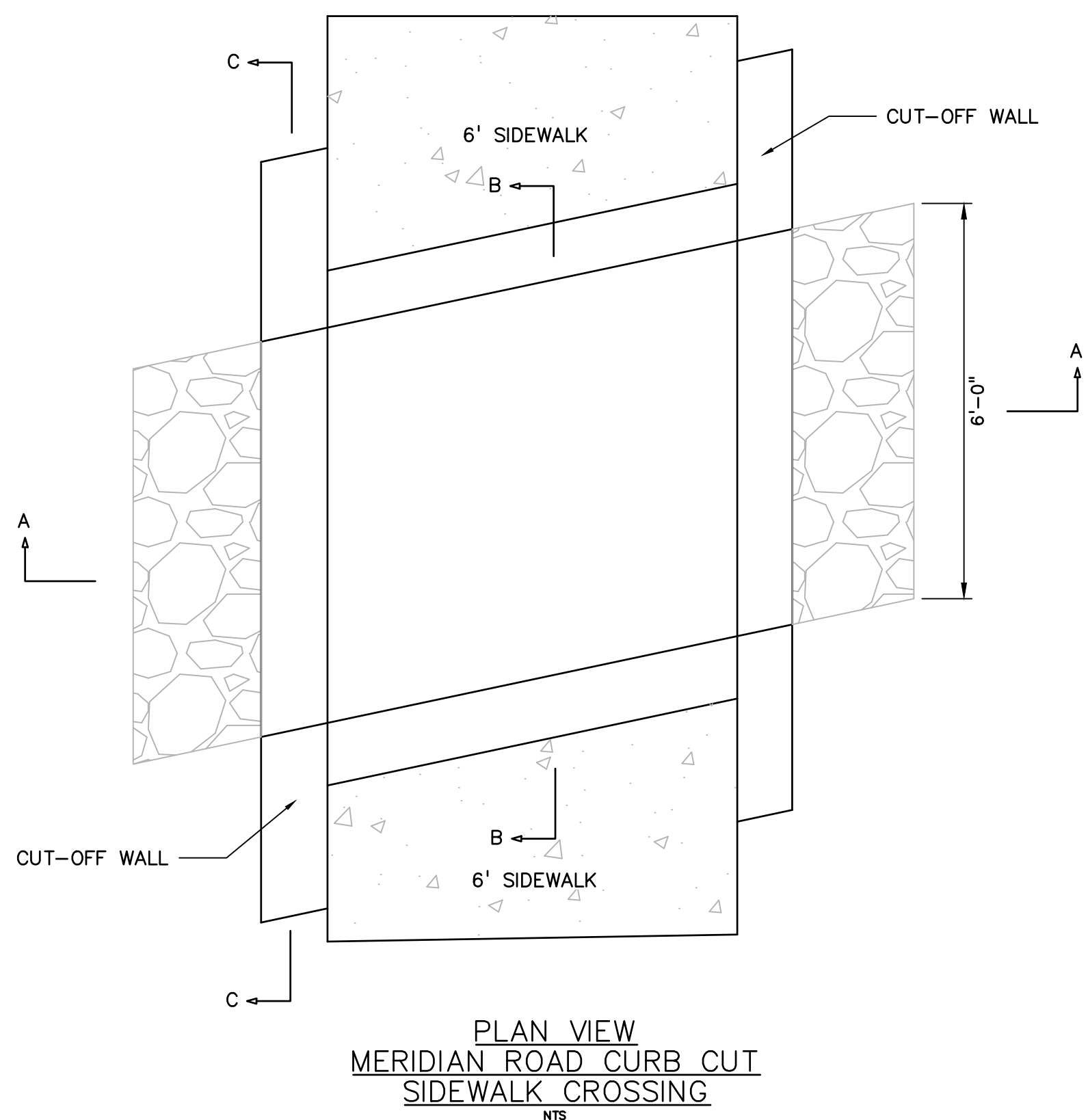
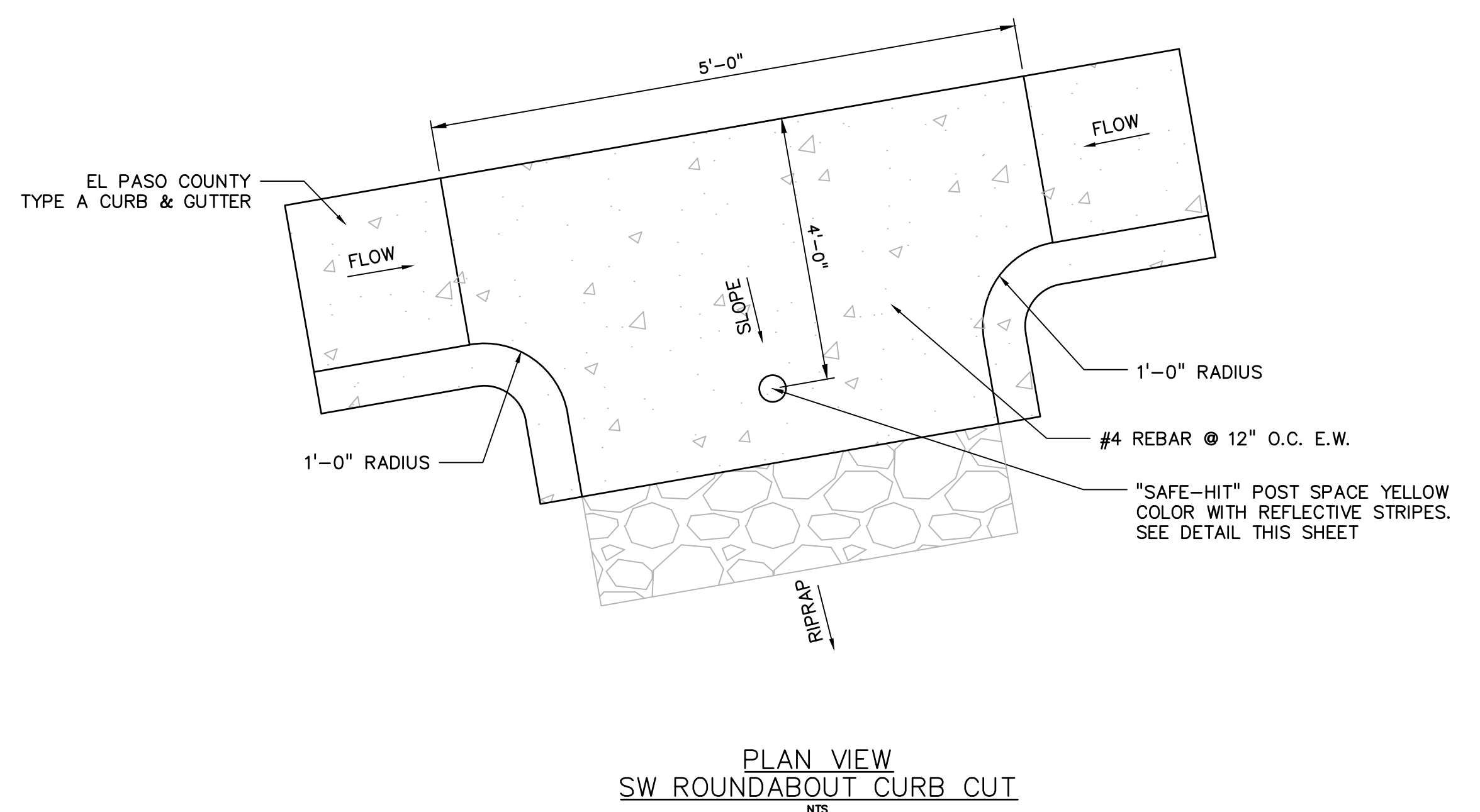
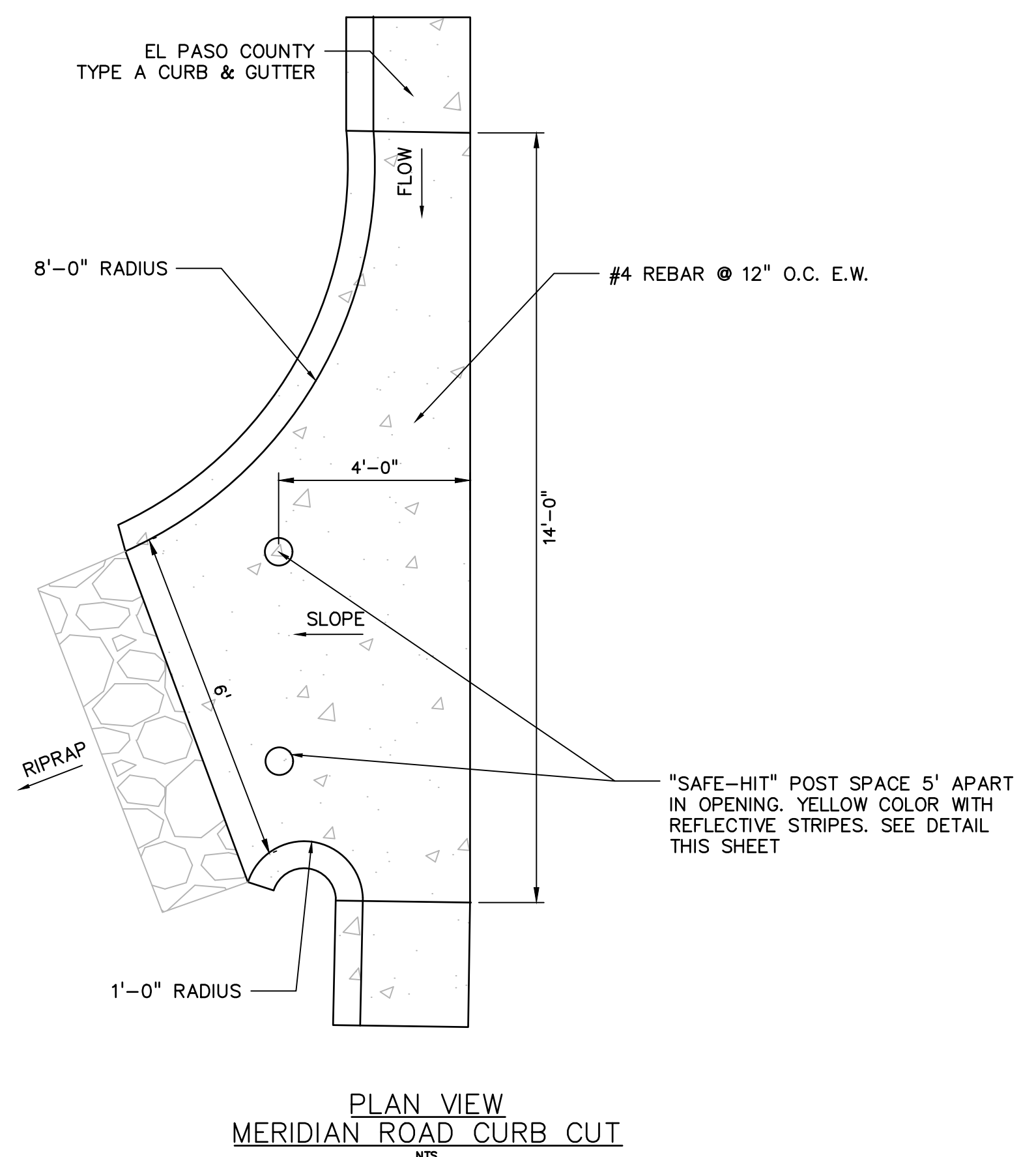
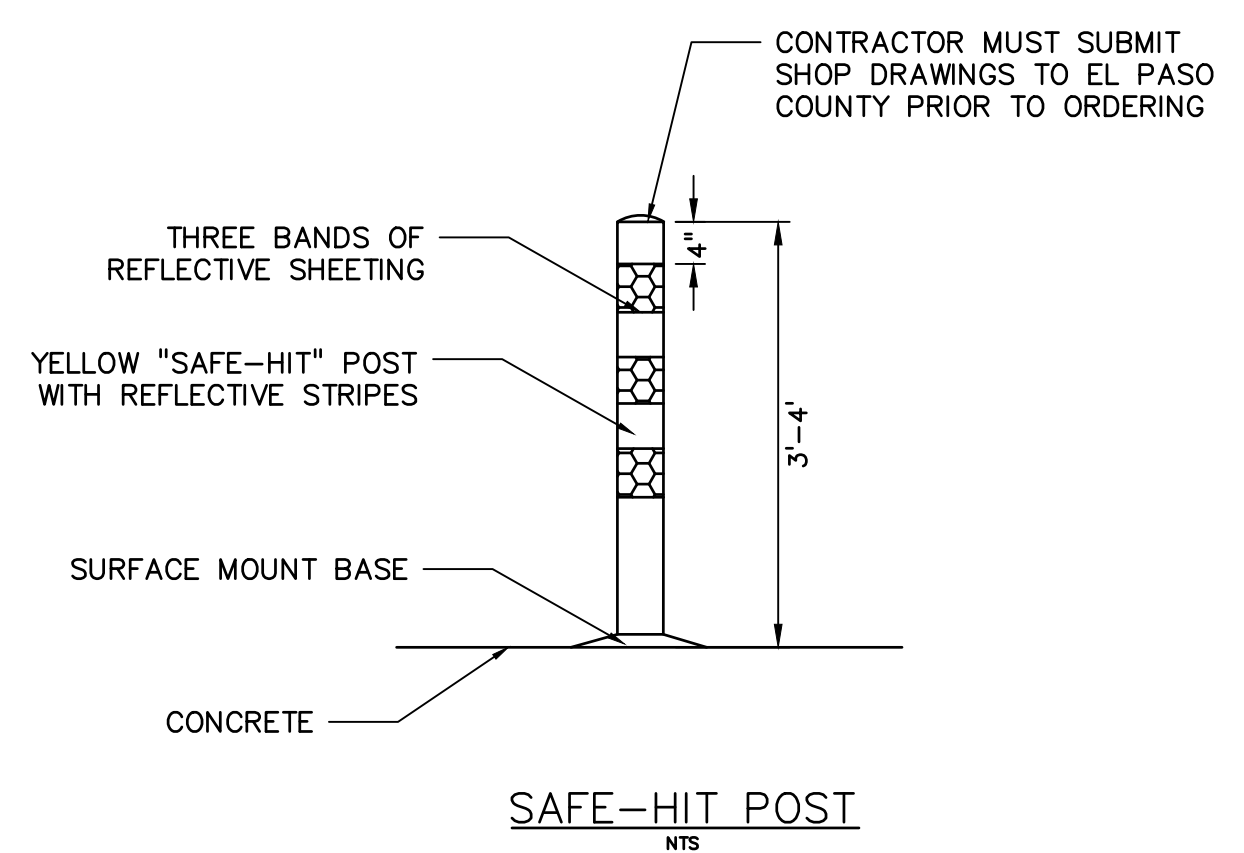
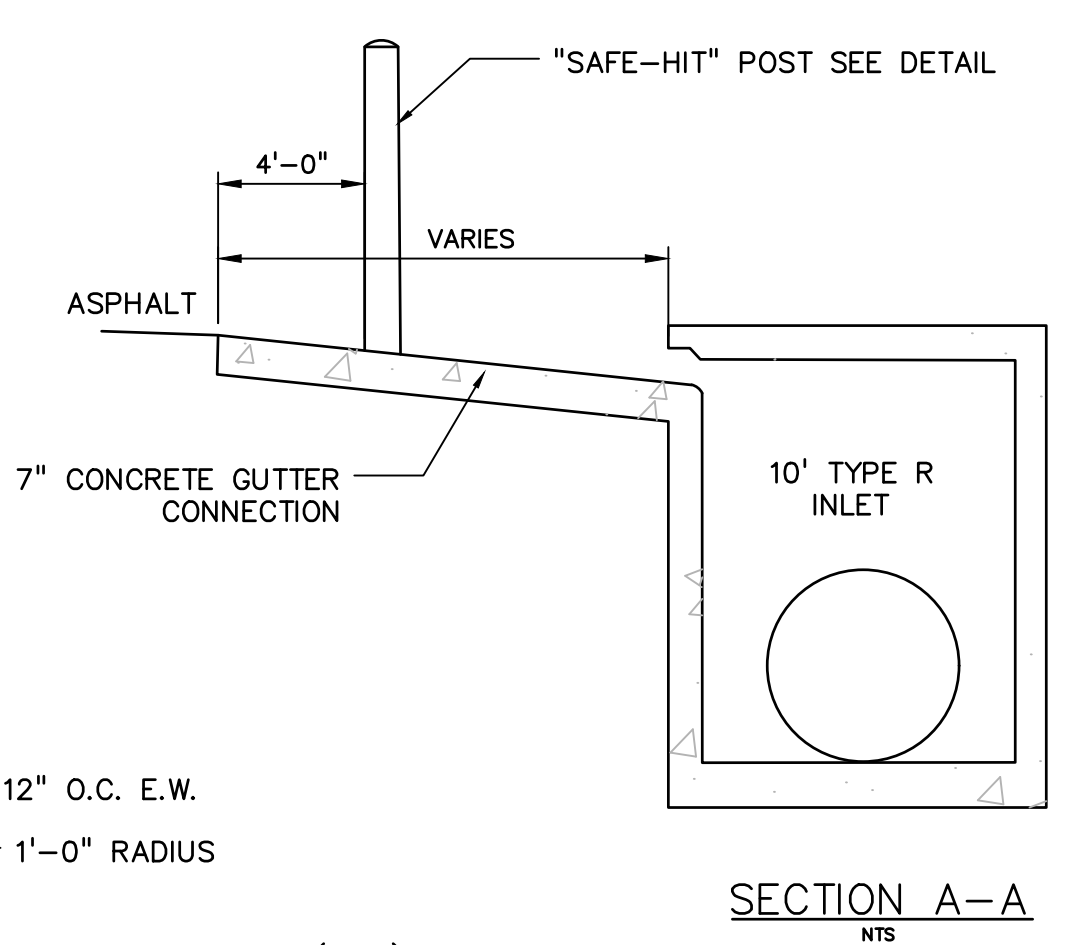
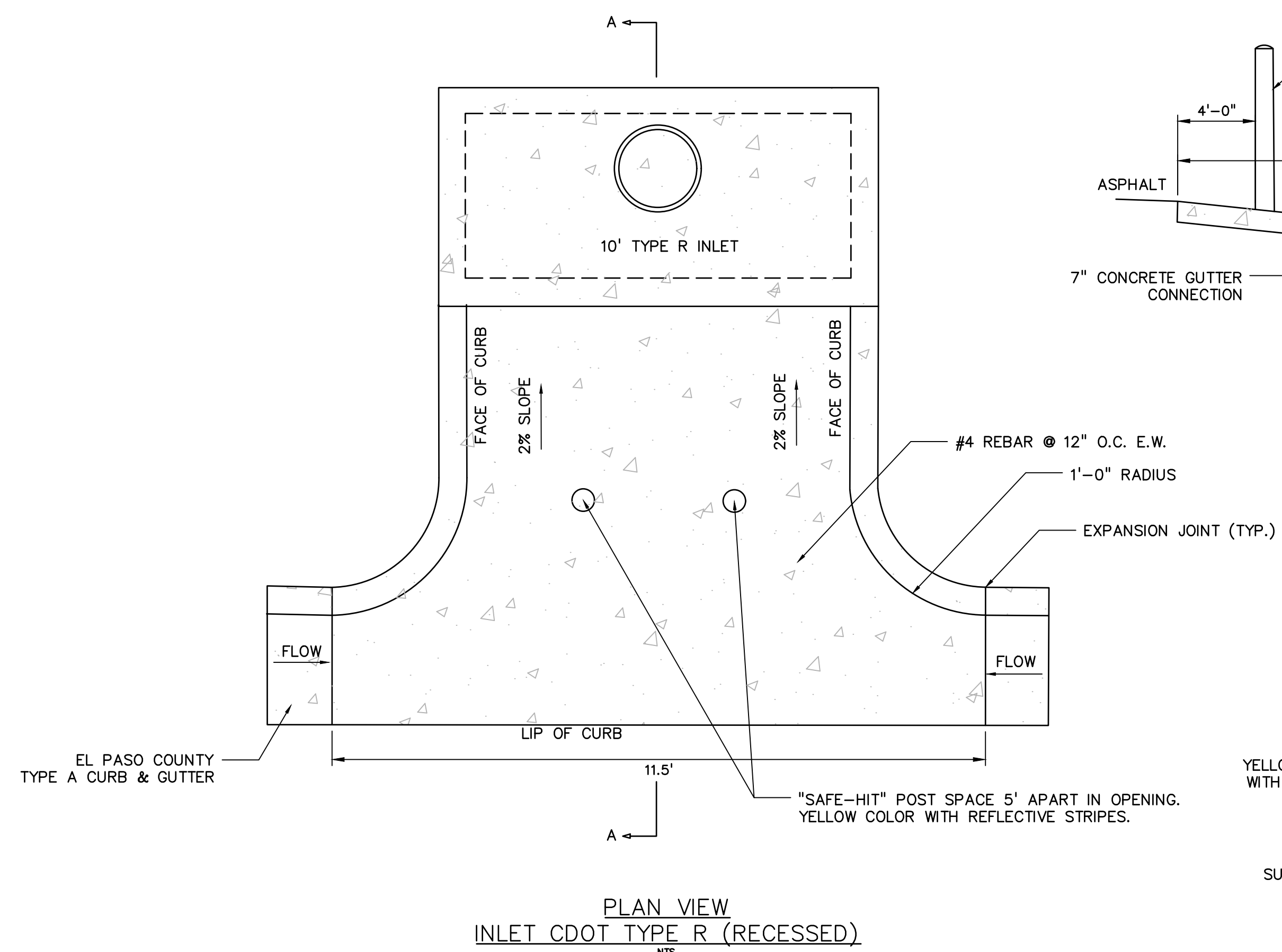
DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

STANDARD DETAILS

PROJECT NO. 20988-00CSCV
 DRAWING NO.

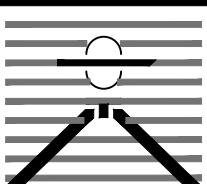
C1.12

SHEET: 3 OF 46



EL PASO COUNTY FILE # SF-19-001

PREPARED BY:



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

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
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.

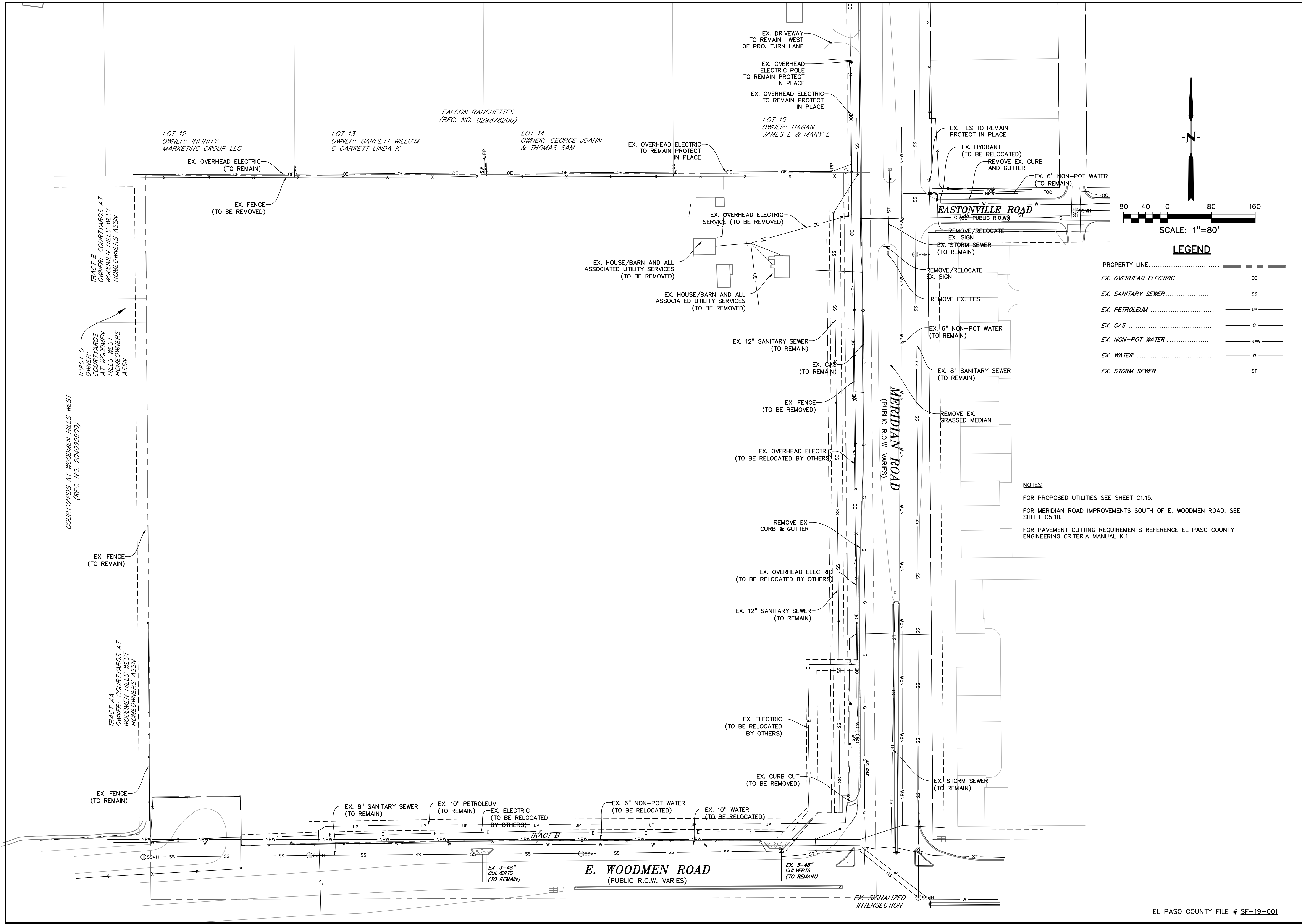
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

STANDARD
DETAILS

PROJECT NO. 20988-00CSCV
DRAWING NO.

C1.13

SHEET: 4 OF 46



PREPARED BY:

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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
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"=80'
VERTICAL: N/A

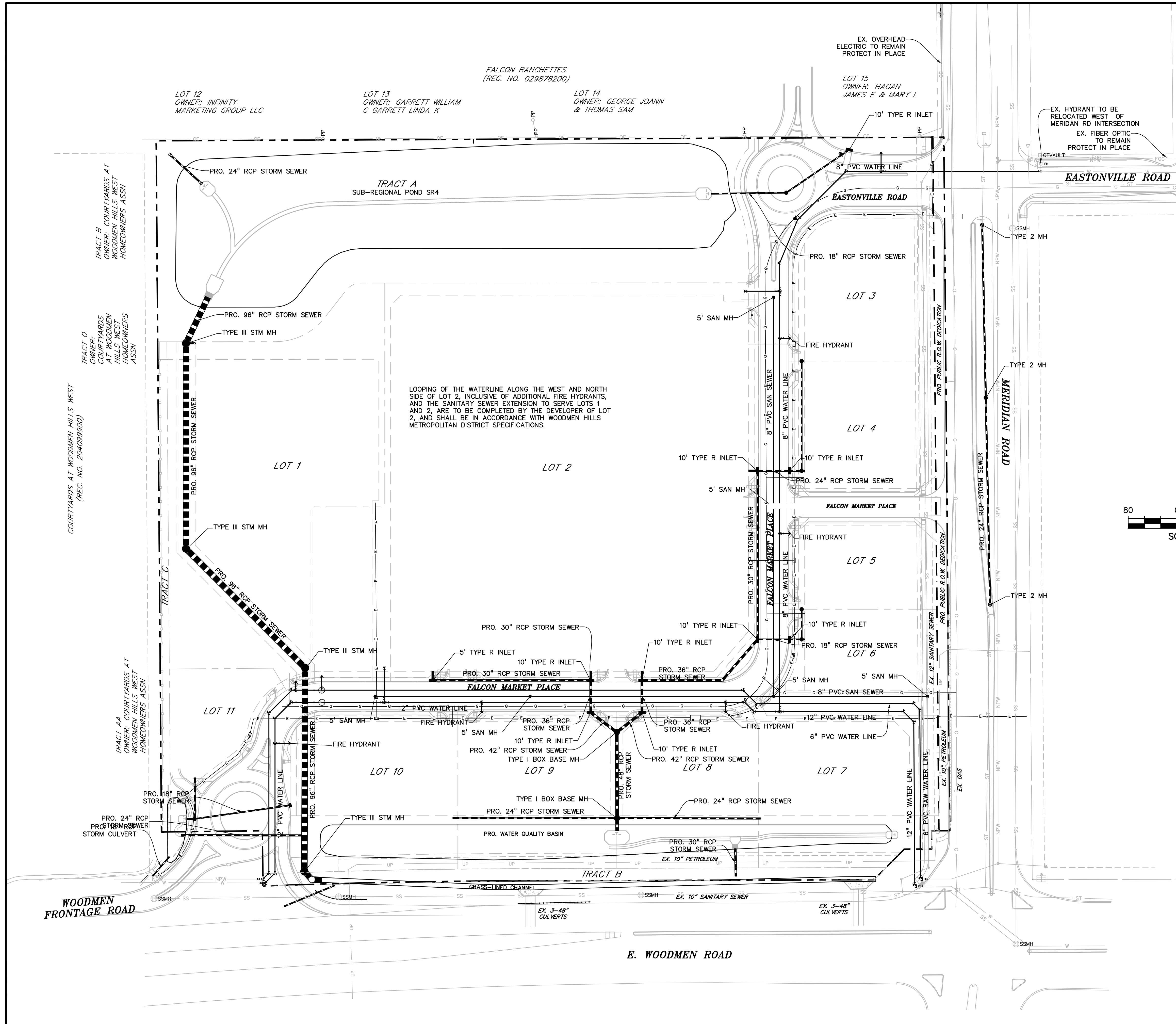
DEMO & UTILITY
RELOCATION
PLAN

PROJECT NO. 20988-00CSV

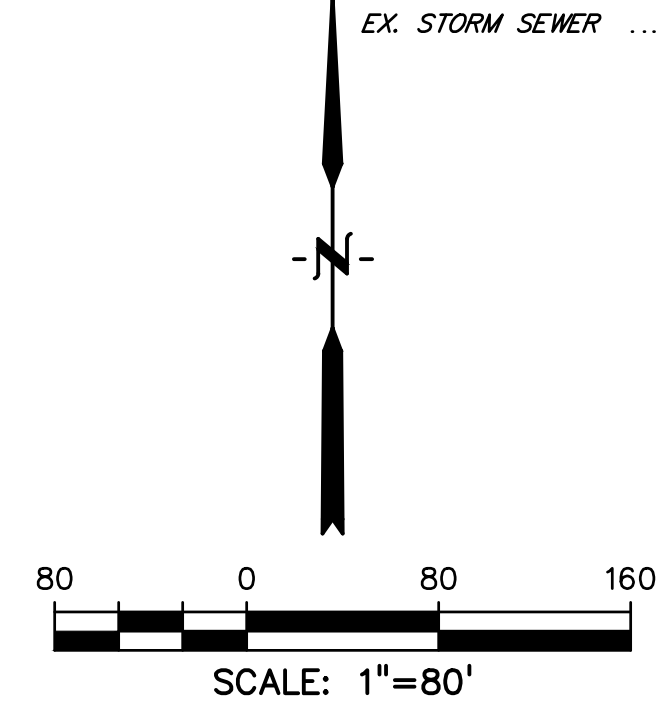
DRAWING NO.

C1.14

SHEET: 5 OF 46



LEGEND	
PROPERTY LINE	---
LOT LINE	---
EASEMENT	---
CURB & GUTTER	==
SIDEWALK	---
PRO. WATER LINE	—W—
PRO. FIRE HYDRANT	—FH—
PRO. NON-POT WATER	—NPW—
PRO. SANITARY SEWER	—SS—
PRO. GAS	—G—
PRO. ELECTRIC	—E—
PRO. STORM SEWER	—ST—
EX. OVERHEAD ELECTRIC	—OE—
EX. SANITARY SEWER	—SS—
EX. PETROLEUM	—UP—
EX. GAS	—G—
EX. NON-POT WATER	—NPW—
EX. WATER	—W—
EX. STORM SEWER	—ST—



PREPARED BY:

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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
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"=80'
VERTICAL: N/A

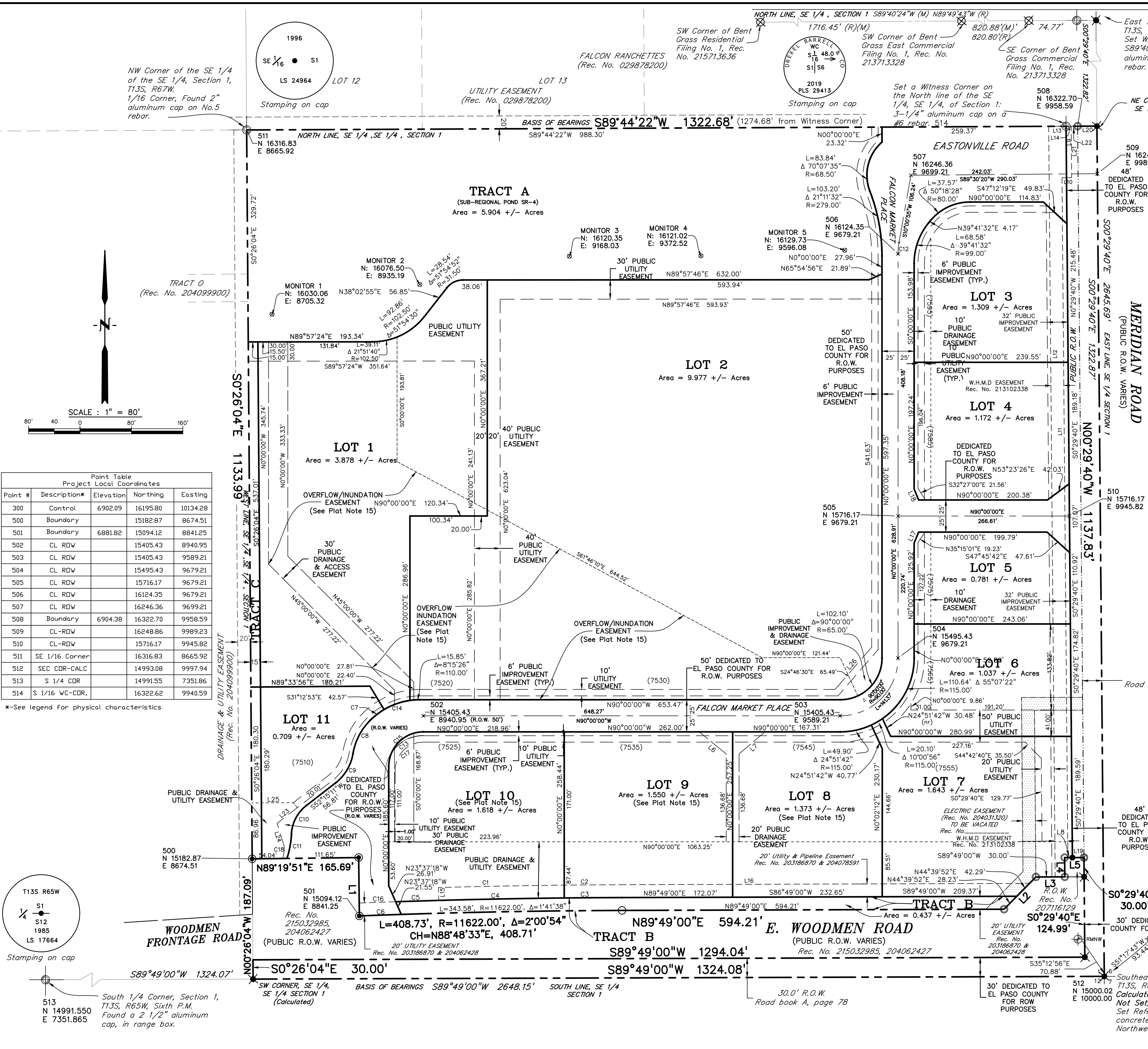
PROPOSED
UTILITY
PLAN

PROJECT NO. 20988-00CSV

DRAWING NO.

C1.15

SHEET: 6 OF 46



LINE #	LENGTH	DIRECTION
L1	80.69'	S0°40'09"E
L2	70.52'	N44°39'52"E
L3	45.00'	N89°49'00"E
L4	30.00'	N0°29'16"W
L5	30.01'	N89°49'00"E
L6	54.17'	N50°40'36"W
L7	52.92'	N49°33'54"E
L8	12.01'	N89°49'00"E
L9	80.00'	S0°29'40"E
L10	15.00'	S89°25'55"W
L11	1057.72'	S0°29'40"E
L12	1167.77'	N0°29'40"W
L13	27.01'	N89°44'22"E
L14	7.99'	N89°44'22"E
L15	20.00'	S00°40'09"E

LINE	LENGTH	DIRECTION
L16	634.00'	N89°49'00"E
L17	8.41'	N22°32'59"E
L18	8.41'	S22°32'59"E
L19	18.00'	N89°49'00"E
L20	30.00'	S89°44'22"W
L21	74.11'	S00°29'40"E
L22	10.01'	S89°44'22"W
L23	39.71'	S52°15'11"W
L24	38.16'	S17°16'08"E
L25	64.66'	N89°33'56"W
L26	87.02'	S40°53'22"W

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

LEGEND

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

BENCHMARK

ELEVATIONS ARE BASED ON COLORADO SPRINGS UTILITIES FACILITIES INFORMATION SYSTEM (FIMS) "BLT 167", A 2" ALUMINUM CAP IN CONCRETE LOCATED ON AN ELECTRIC TRANSFORMER PAD AT THE SOUTHEAST CORNER OF WOODMEN ROAD AND MERIDIAN ROAD, WITH AN ELEVATION OF 6873.18 (NGVD 29). LOCAL PROJECT COORDINATES = N:14851.96, E: 10104.91

PREPARED BY:

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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19

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

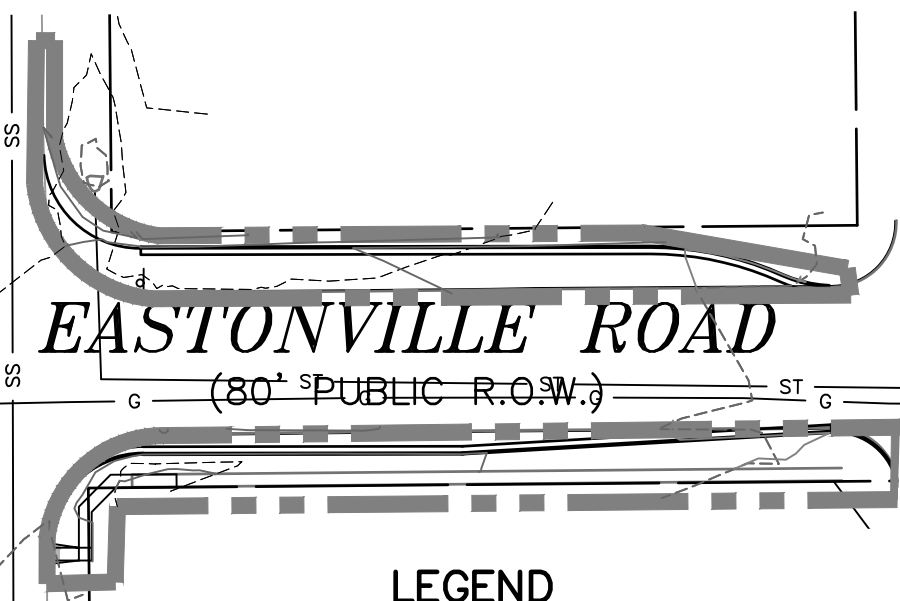
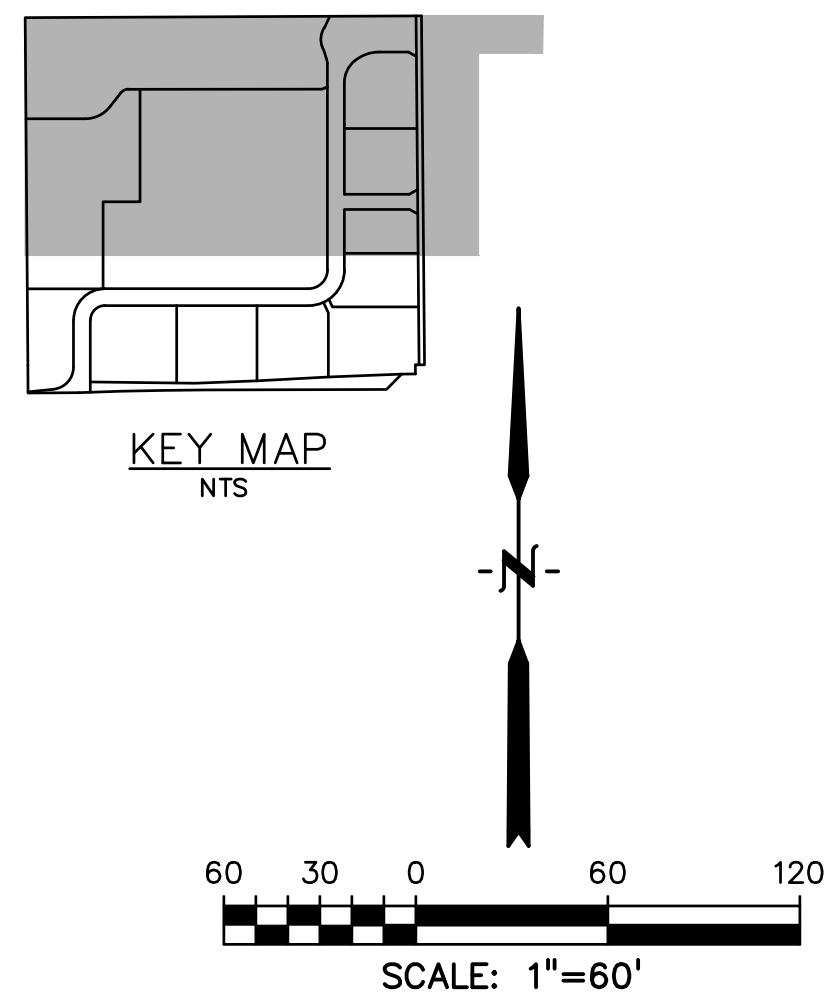
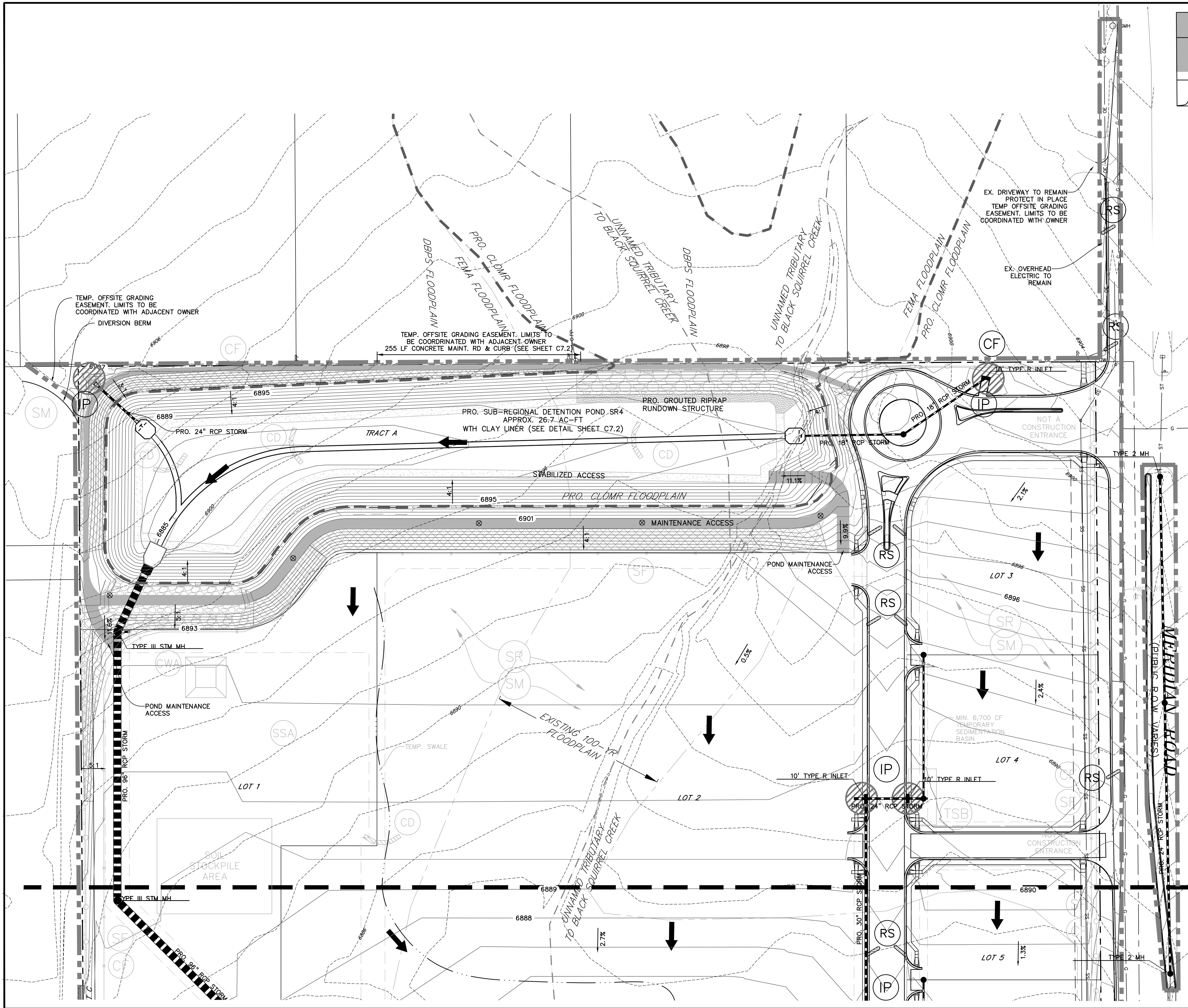
SURVEY CONTROL

PROJECT NO. 20988-00CSCV

DRAWING NO.

C1.16

SHEET: 7 OF 46



PREPARED BY:

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MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19

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

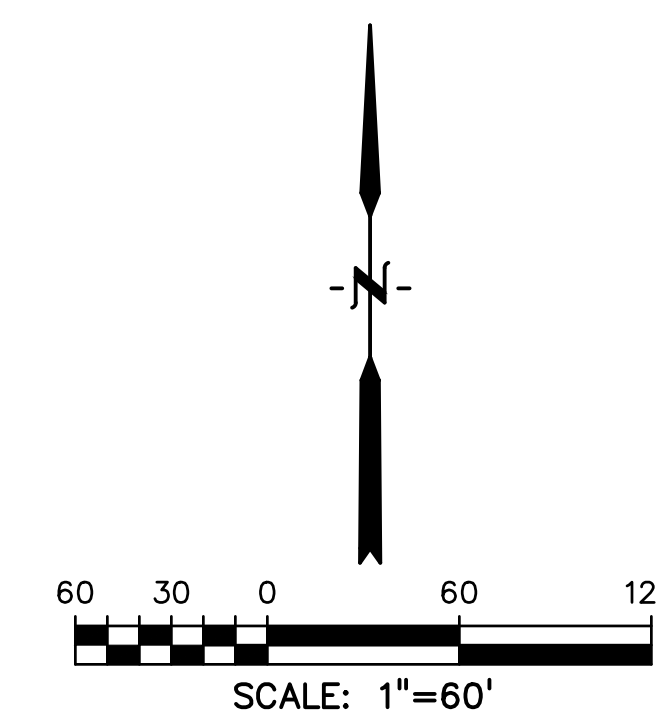
**FINAL GRADING
& EROSION
CONTROL PLAN**

PROJECT NO. 20988-00CSCV
DRAWING NO.












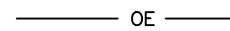


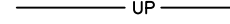


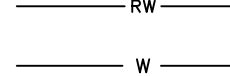
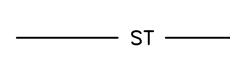

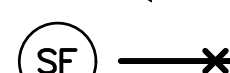







C2.10

SHEET: 8 OF 46

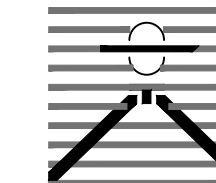
EL PASO COUNTY FILE # SF-19-001



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/C.4.2	
CONSTRUCTION FENCE.....	
VEHICLE TRACKING CONTROL SEE DETAIL 5/C.4.2	
EROSION CONTROL BLANKET (FOR AREAS WITH SLOPE > 3:1)	
STRAW BALE CHECK DAM.....	
CONCRETE WASHOUT AREA.....	
SURFACE ROUGHENING.....	
TEMPORARY SEEDING & MULCHING.....	
STABILIZED STAGING AREA.....	
TEMPORARY SEDIMENT BASIN.....	
ROCK SOCKS.....	

PREPARED BY:



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REVISED	11-15-19

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DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	



PREPARED UNDER MY DIRECT
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DRAWING SCALE:
HORIZONTAL: 1"=60'
VERTICAL: N/A

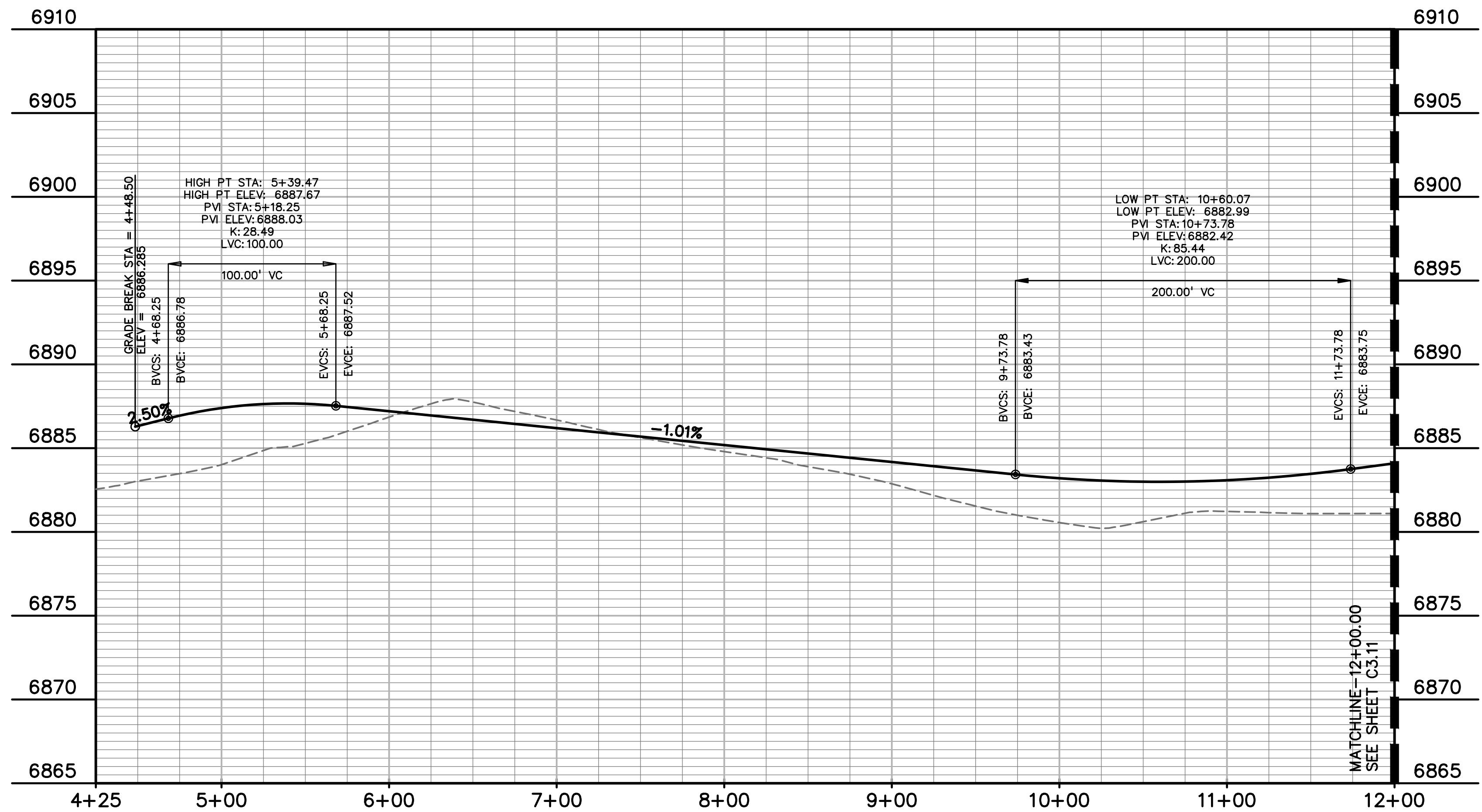
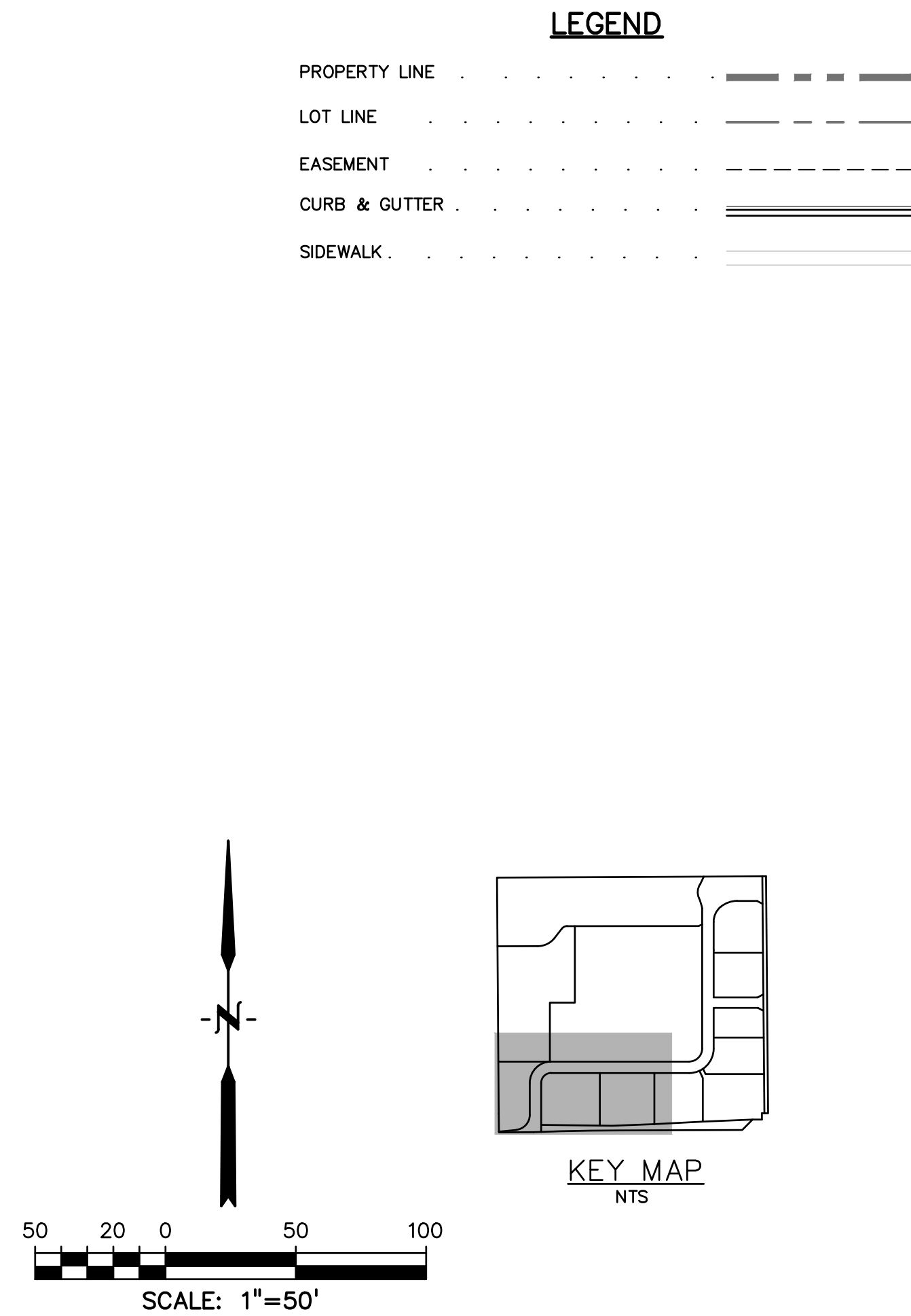
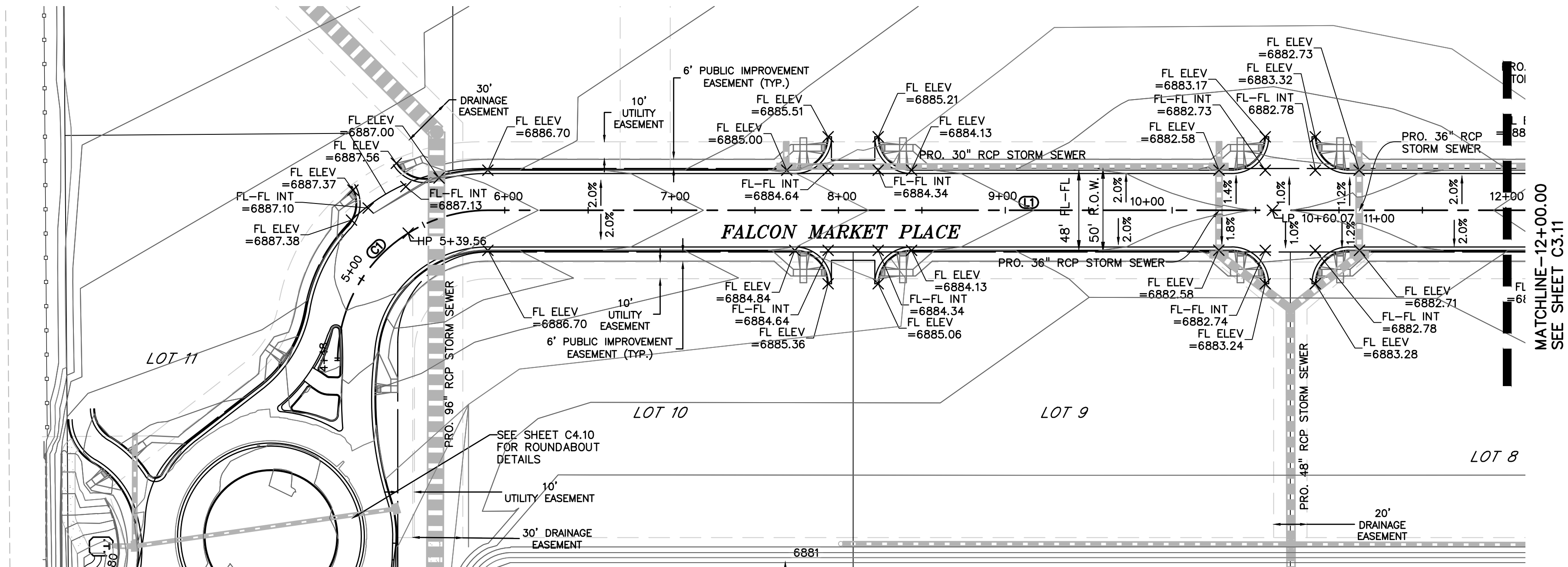
FINAL GRADING
& EROSION
CONTROL PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

C2.11

SHEET: 9 OF 46

EL PASO COUNTY FILE # SF-19-001



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

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

PREPARED BY:



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


CLIENT:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	



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

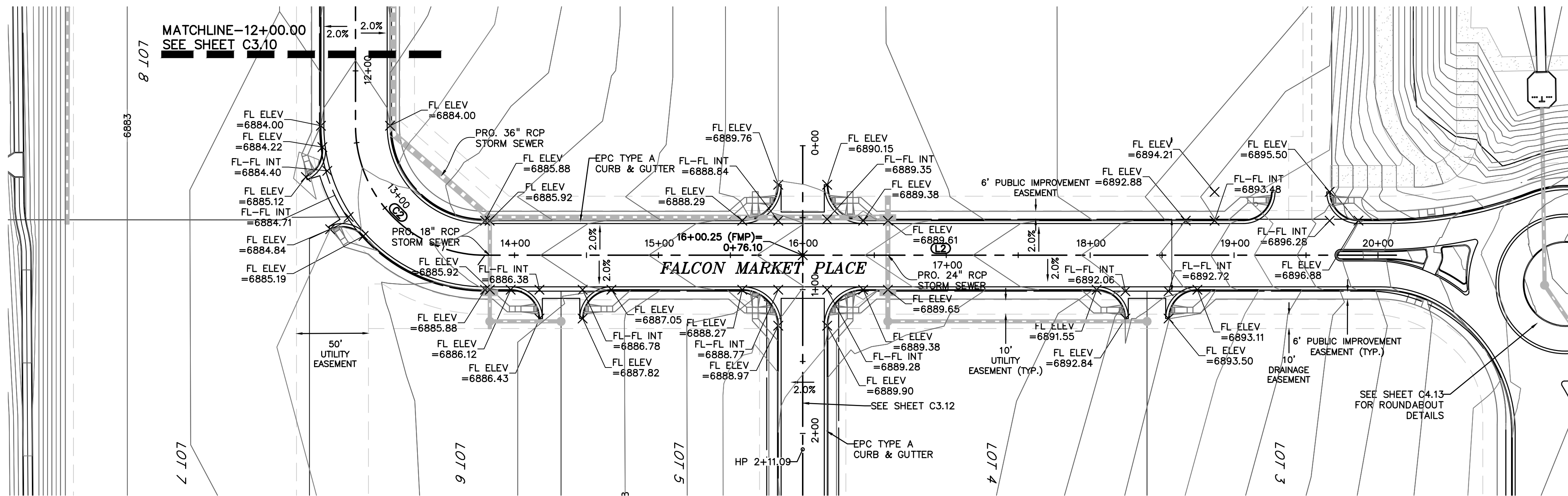
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

**FALCON
MARKETPLACE
PLAN & PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C3.10

SHEET: 11 OF 46



LEGEND

PROPERTY LINE

LOT LINE

EASEMENT

CURB & GUTTER

SIDEWALK

50' UTILITY EASEMENT

6' PUBLIC IMPROVEMENT EASEMENT

10' UTILITY EASEMENT (TYP.)

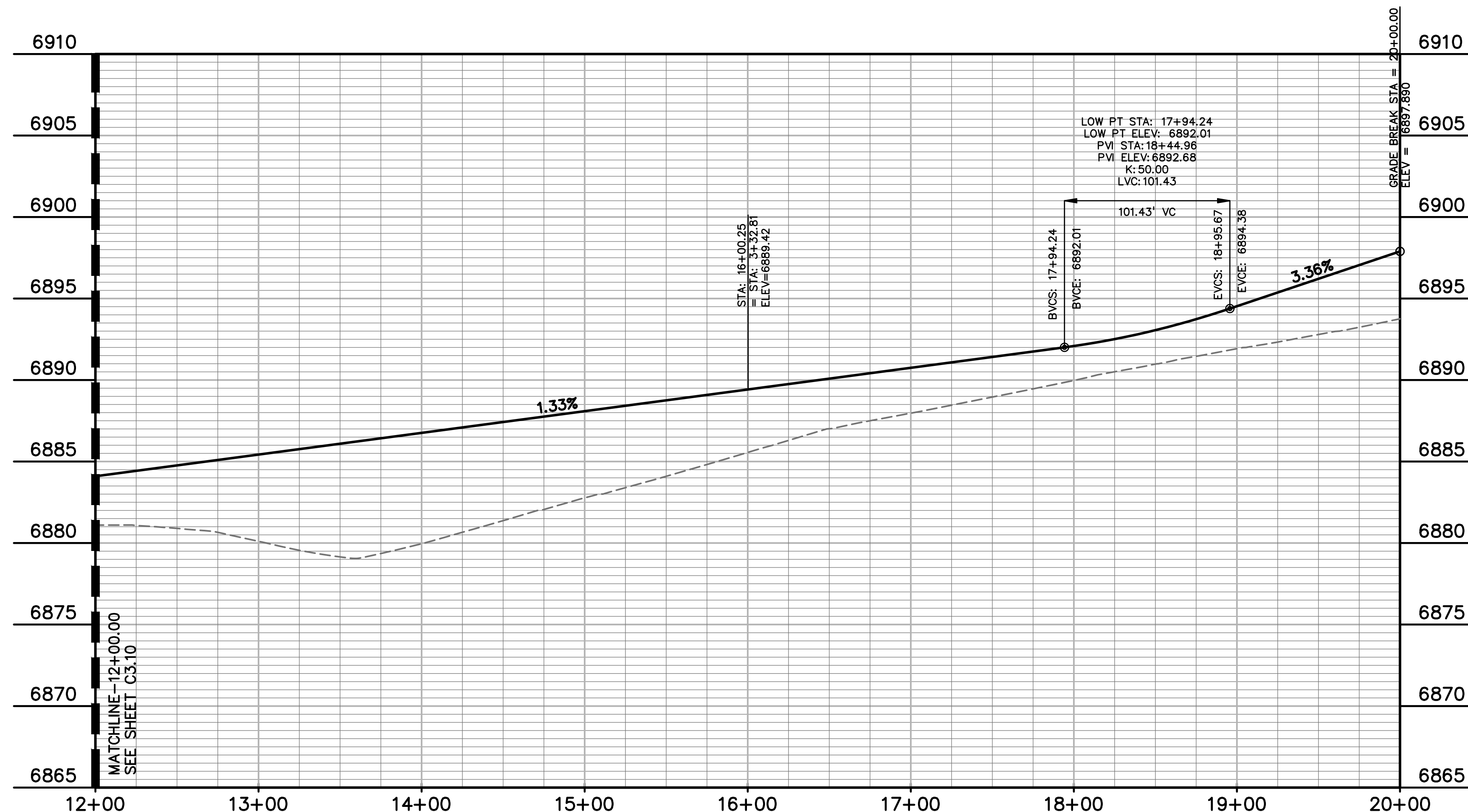
10' DRAINAGE EASEMENT

6' PUBLIC IMPROVEMENT EASEMENT (TYP.)

SEE SHEET C4-13 FOR ROUNDABOUT DETAILS

SCALE: 1"=50'

KEY MAP
NTS



CL LINE TABLE		
LINE #	LENGTH	BEARING
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L3	332.81'	N90°00'00"E

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PREPARED BY:

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Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
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CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19

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

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

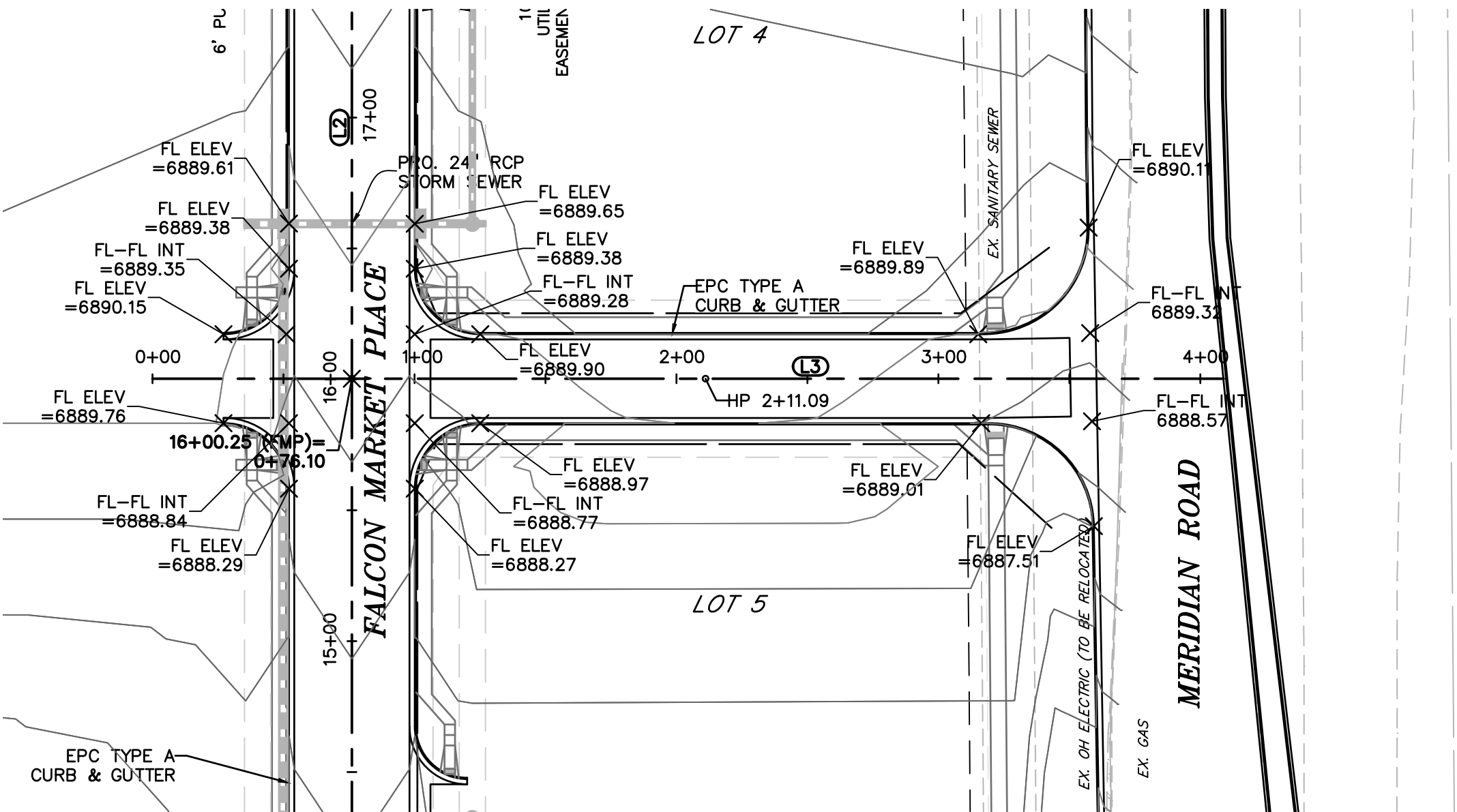
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VERTICAL: N/A

**FALCON
MARKETPLACE
PLAN & PROFILE**

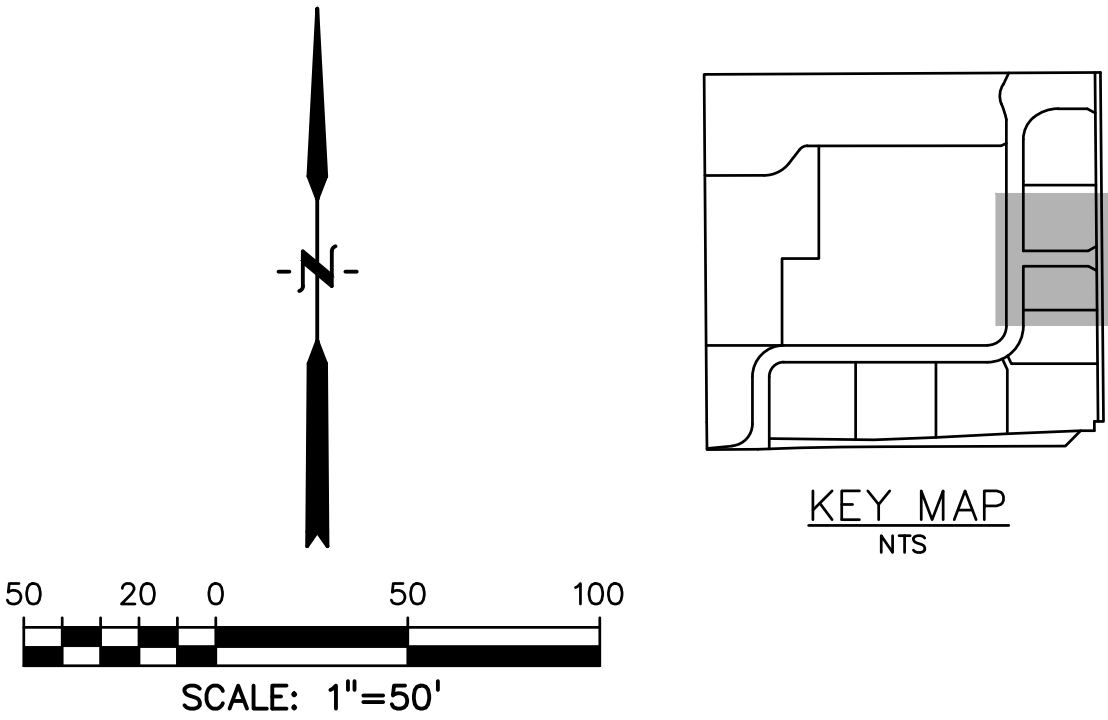
PROJECT NO. 20988-00CSCV
DRAWING NO.

C3.11

SHEET: 12 OF 46

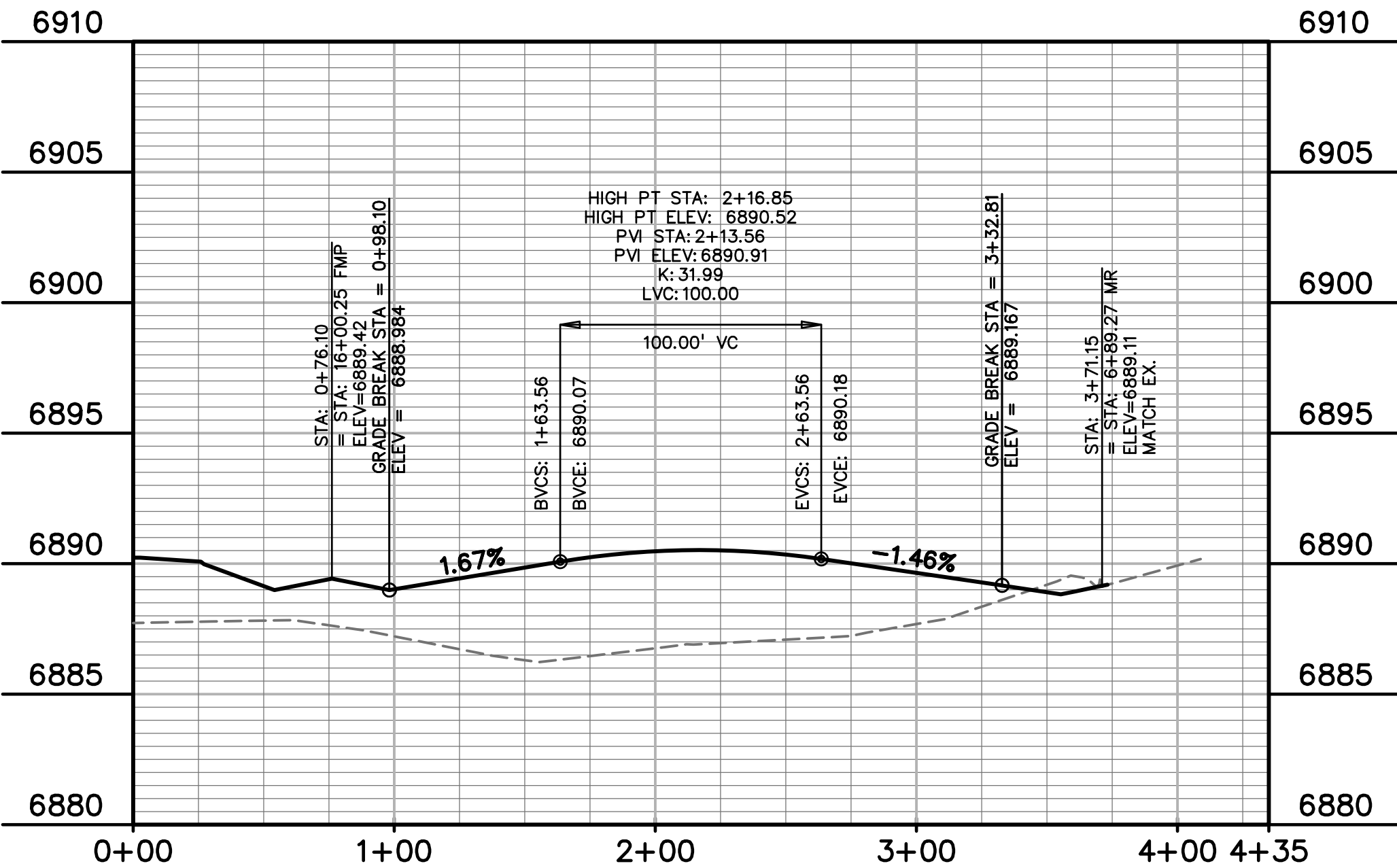


LEGEND	
PROPERTY LINE	---
LOT LINE	- - -
EASEMENT	---
CURB & GUTTER	==
SIDEWALK	---




CL LINE TABLE		
LINE #	LENGTH	BEARING
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C2	141.35'	90.00'	90°00'00"	N45°00'00"E	127.26'



PREPARED BY:



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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	



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

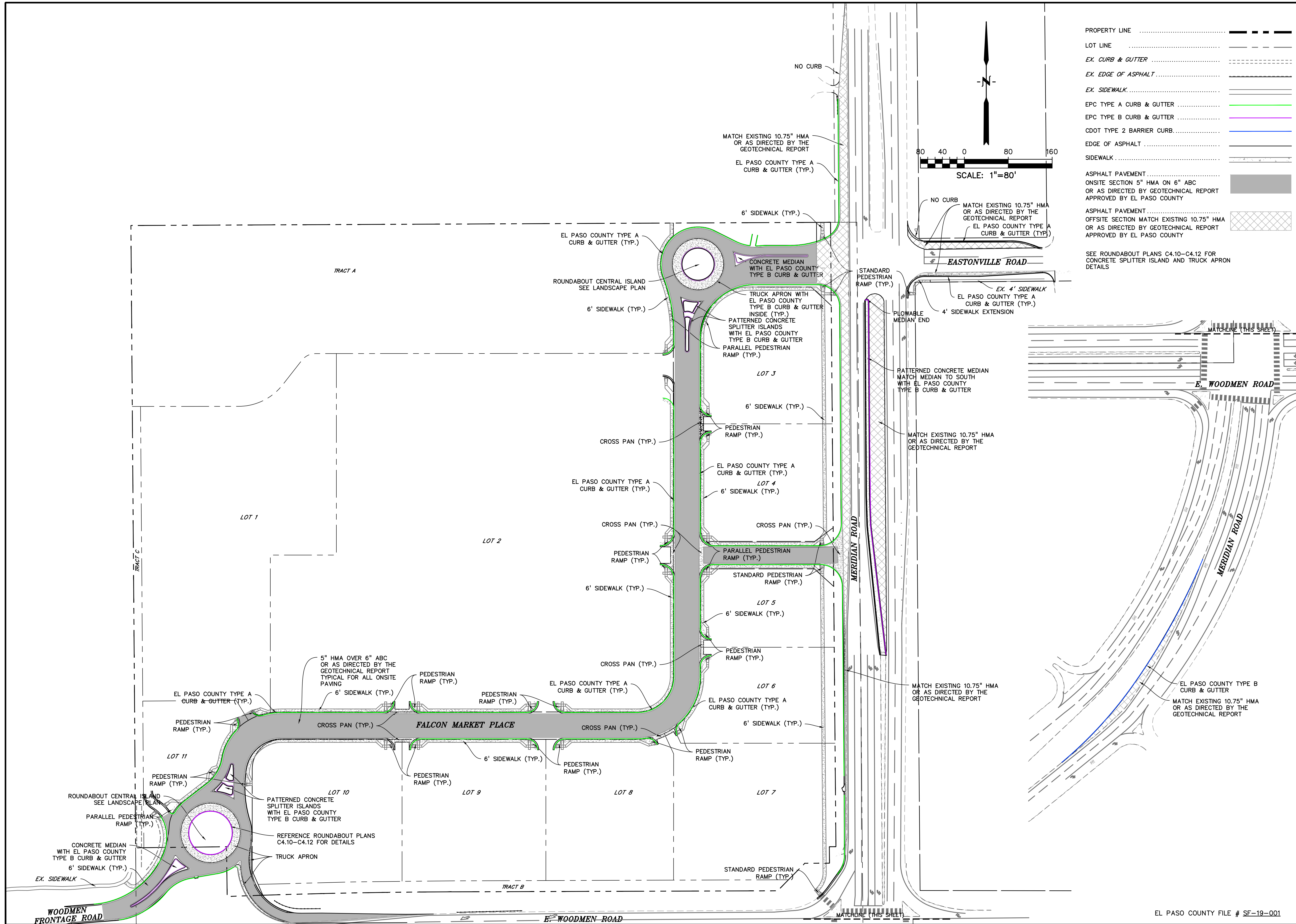
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HORIZONTAL: 1"=50'
VERTICAL: N/A

ACCESS DRIVE
PLAN & PROFILE

PROJECT NO. 20988--00CSCV
DRAWING NO.

C3.12


SHEET: 13 OF 46



PROPERTY LINE	-----
LOT LINE	-----
EX. CURB & GUTTER	-----
EX. EDGE OF ASPHALT	-----
EX. SIDEWALK	-----
EPC TYPE A CURB & GUTTER	-----
EPC TYPE B CURB & GUTTER	-----
CDOT TYPE 2 BARRIER CURB	-----
EDGE OF ASPHALT	-----
SIDEWALK	-----
ASPHALT PAVEMENT	-----
ONSITE SECTION 5" HMA ON 6" ABC OR AS DIRECTED BY GEOTECHNICAL REPORT APPROVED BY EL PASO COUNTY	-----
ASPHALT PAVEMENT	-----
OFFSITE SECTION MATCH EXISTING 10.75" HMA OR AS DIRECTED BY GEOTECHNICAL REPORT APPROVED BY EL PASO COUNTY	-----

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

PREPARED BY:



DREXEL, BARRELL & CO.
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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	



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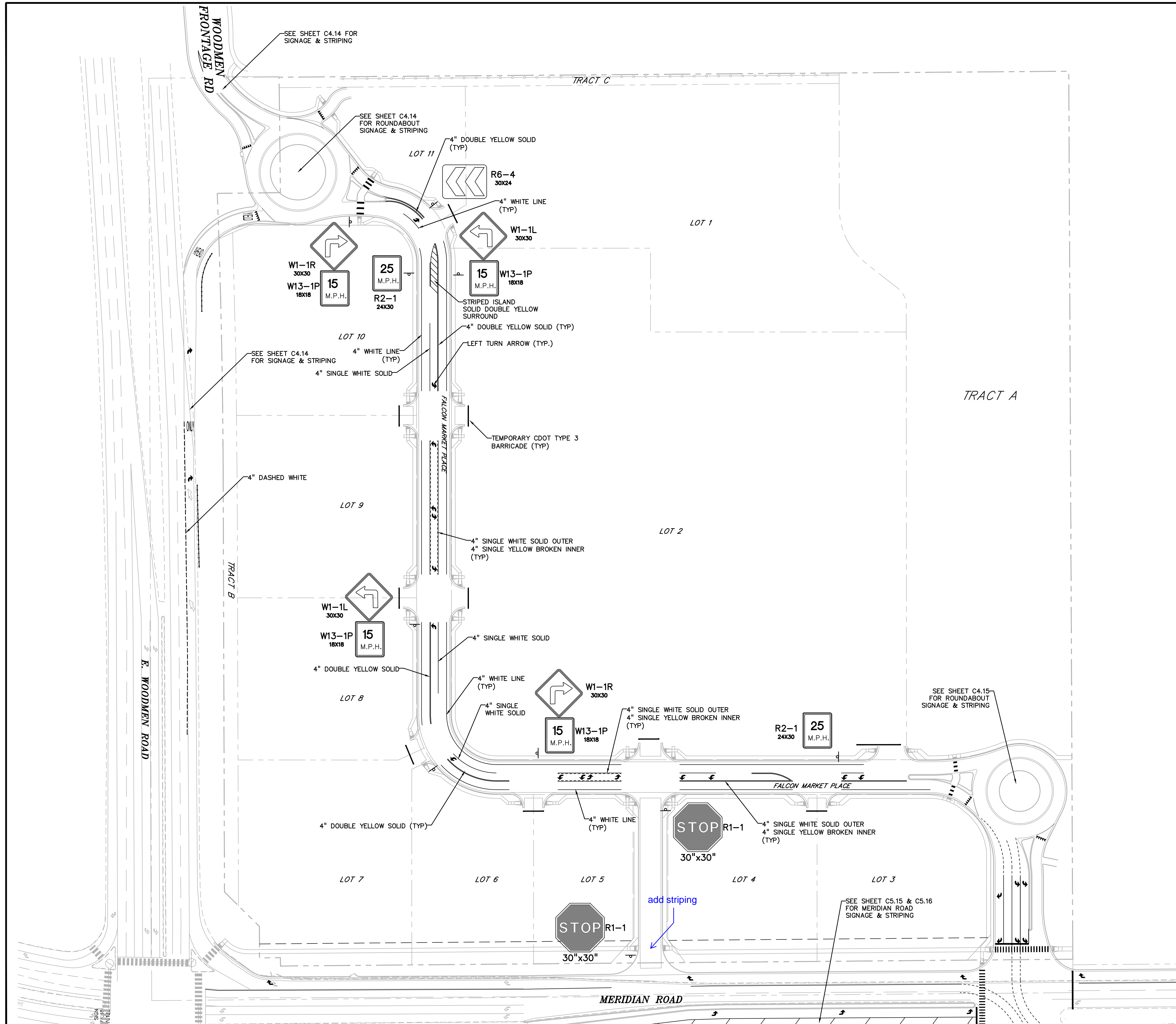
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HORIZONTAL: 1"=80'
VERTICAL: N/A

SITE PAVING
& CONCRETE
PLAN

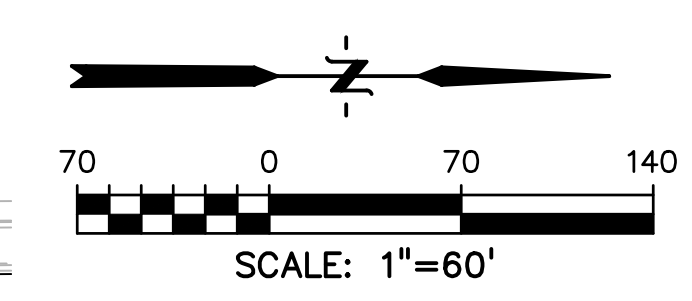
PROJECT NO. 20988-00CSCV
DRAWING NO.

C3.13

SHEET: 14 OF 46



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



PREPARED BY:



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CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**

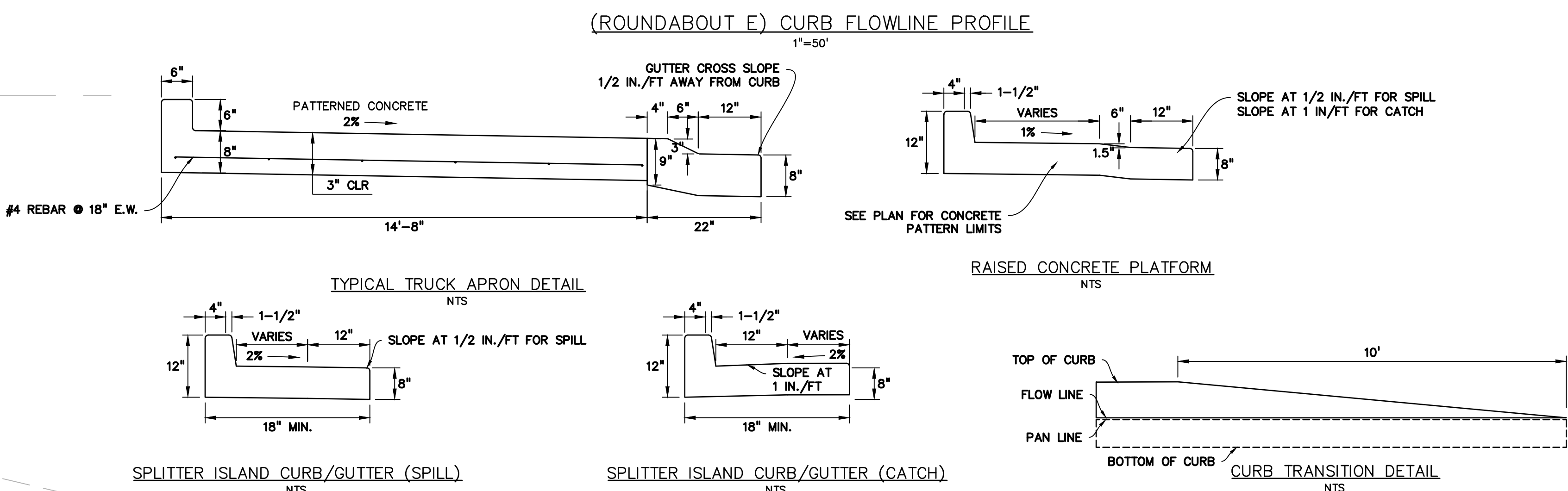
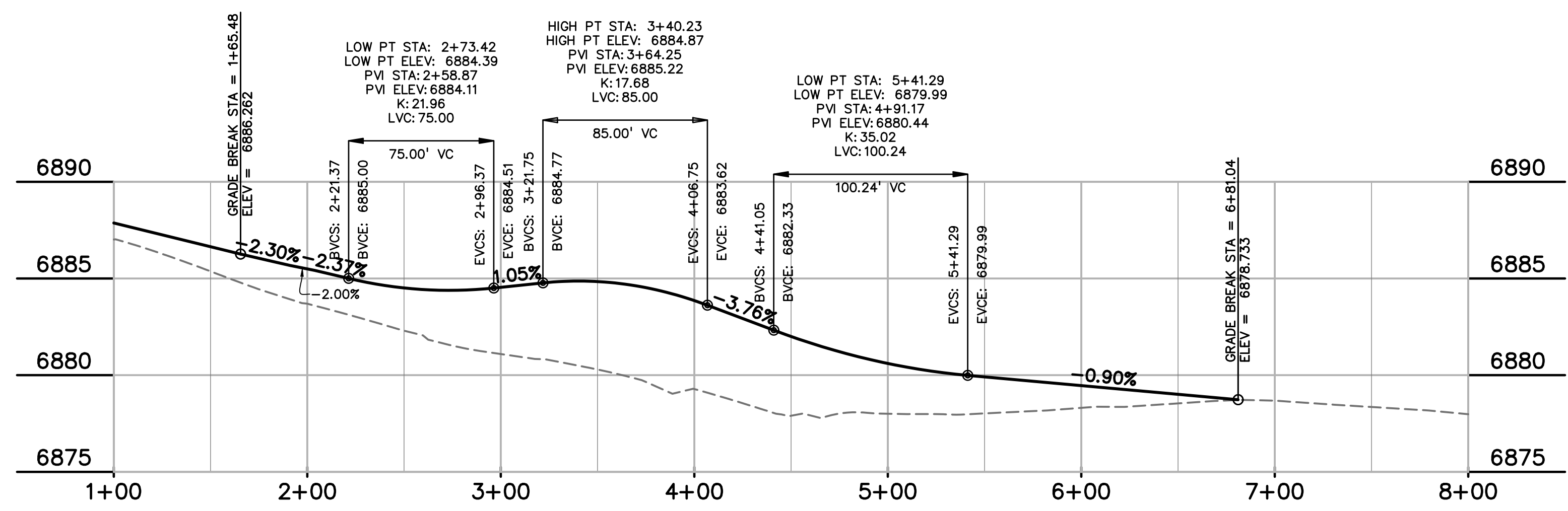
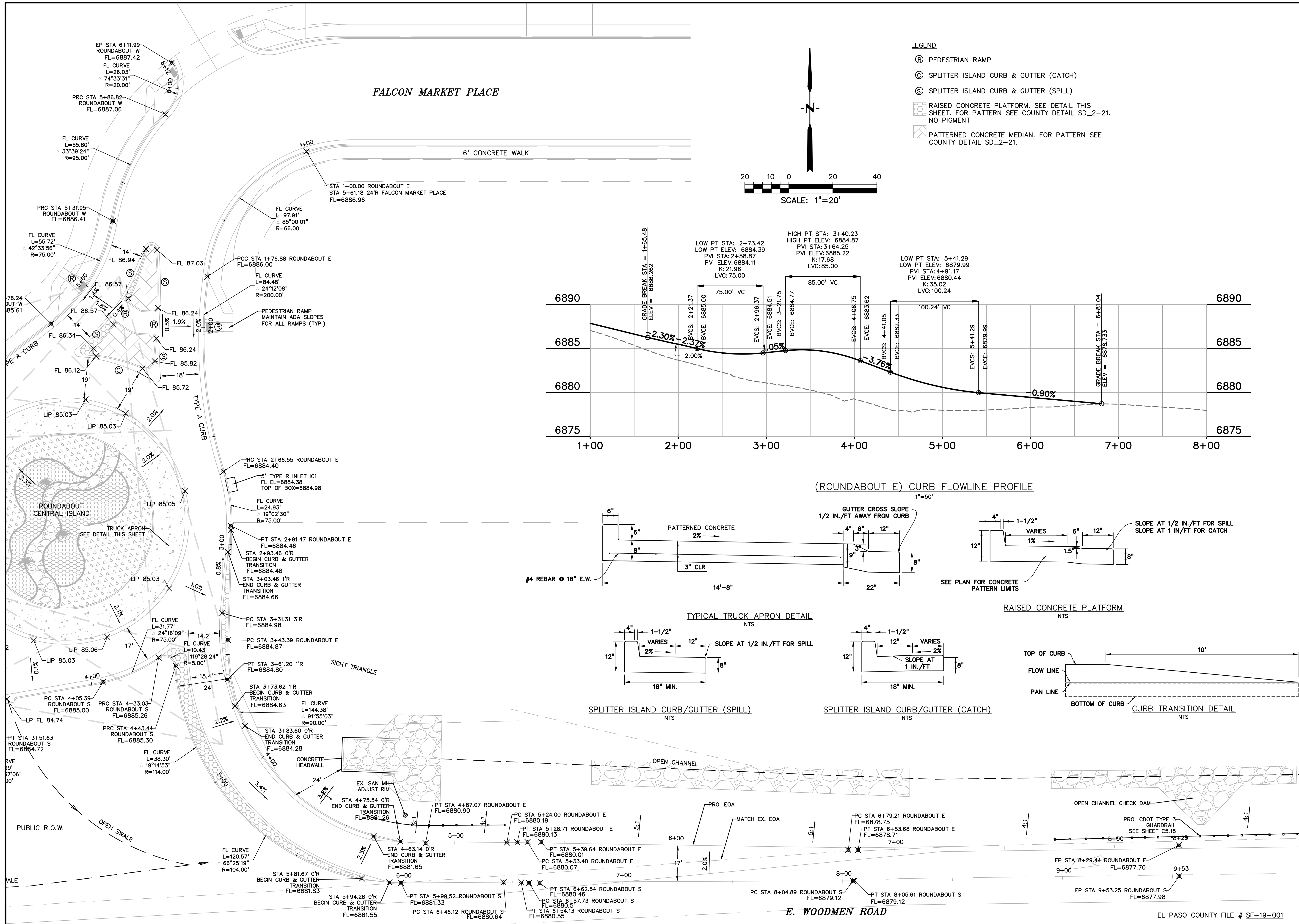
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	



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SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.

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



PREPARED BY:

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CONTACT: TIM D. McCONNELL, P.E.
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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
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'

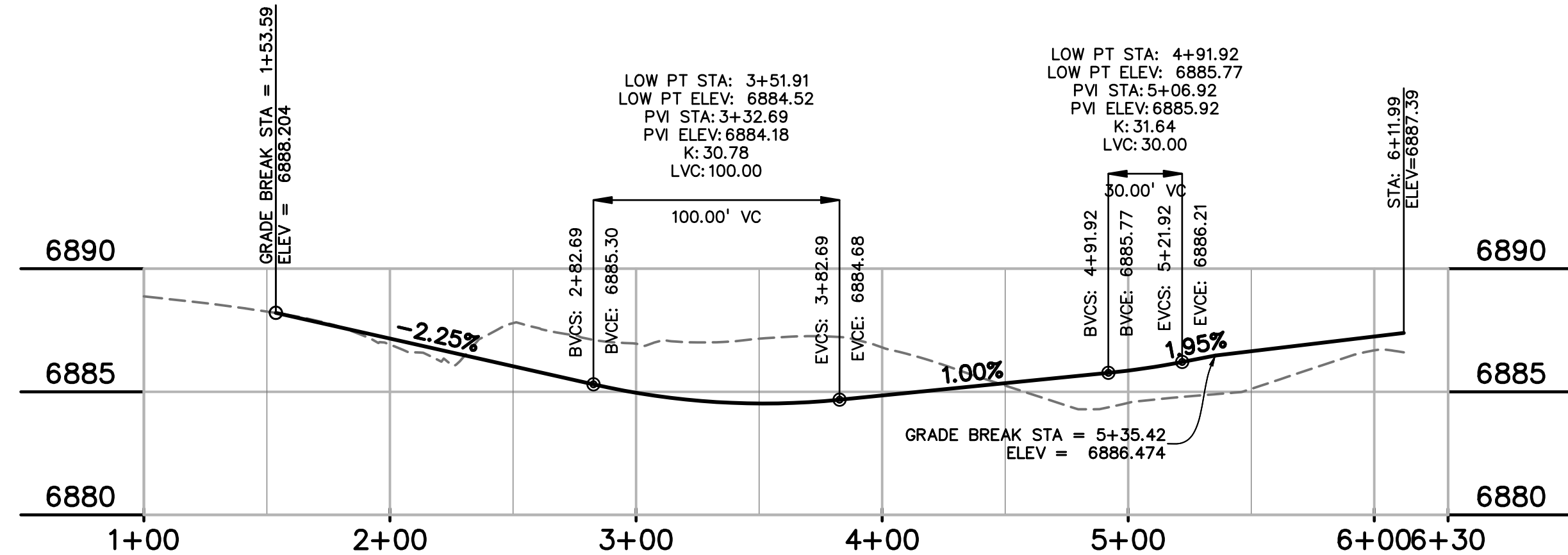
SOUTH
ROUNDAABOUT
PROFILES

PROJECT NO. 20988-00CSCV

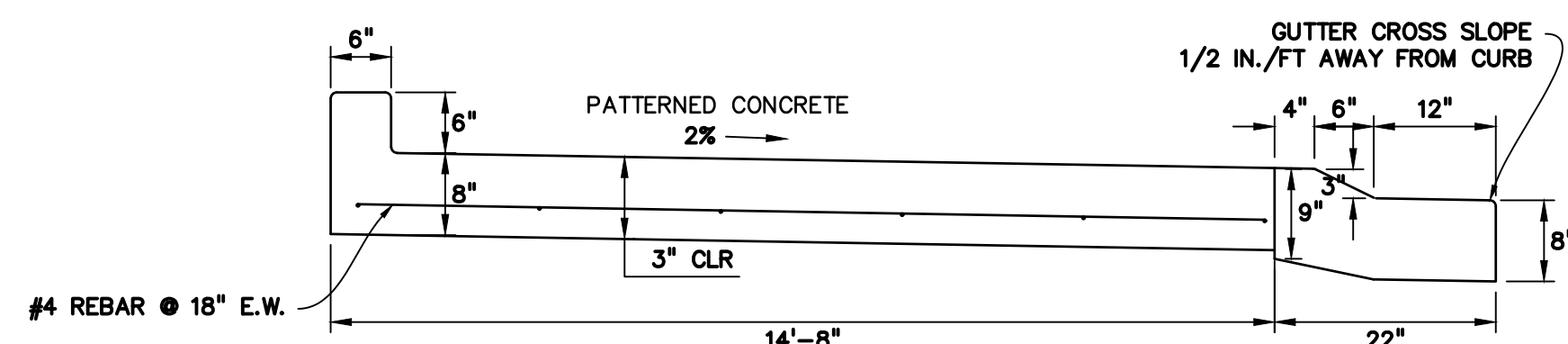
DRAWING NO.

C4.10

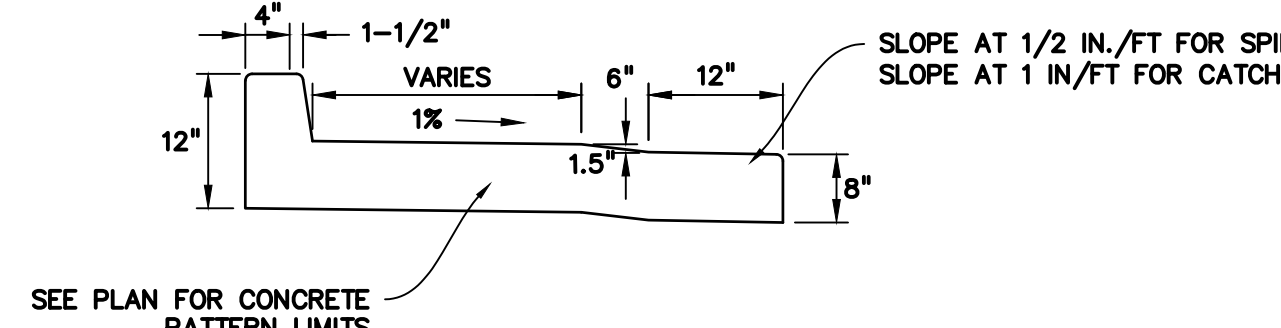
SHEET: 16 OF 46



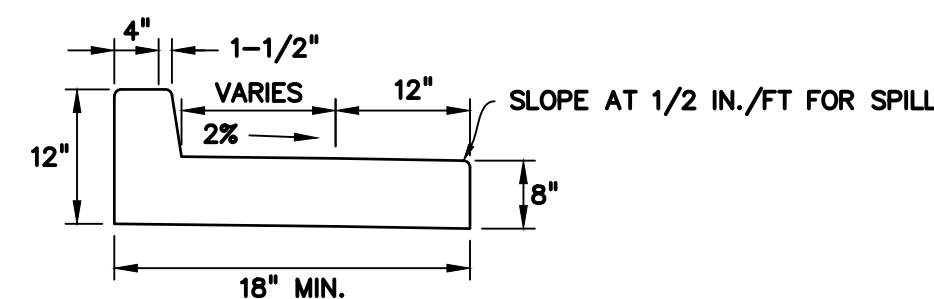
(ROUNDAABOUT W) CURB FLOWLINE PROFILE
1"=50'



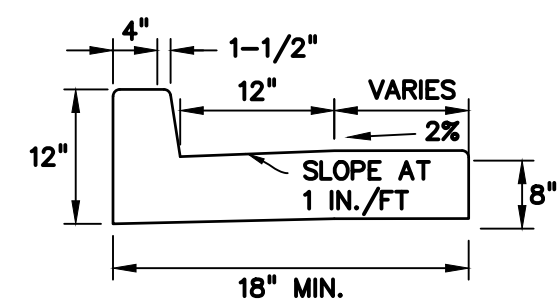
TYPICAL TRUCK APRON DETAIL
NTS



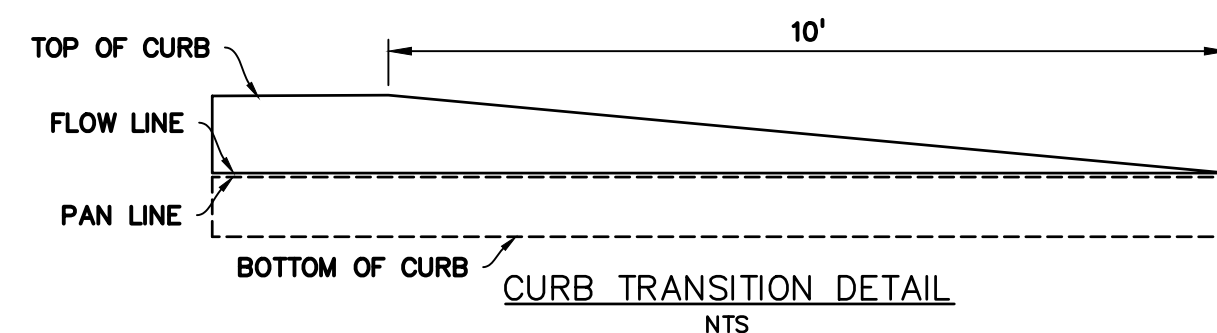
RAISED CONCRETE PLATFORM
NTS



SPLITTER ISLAND CURB/GUTTER (SPILL)
NTS



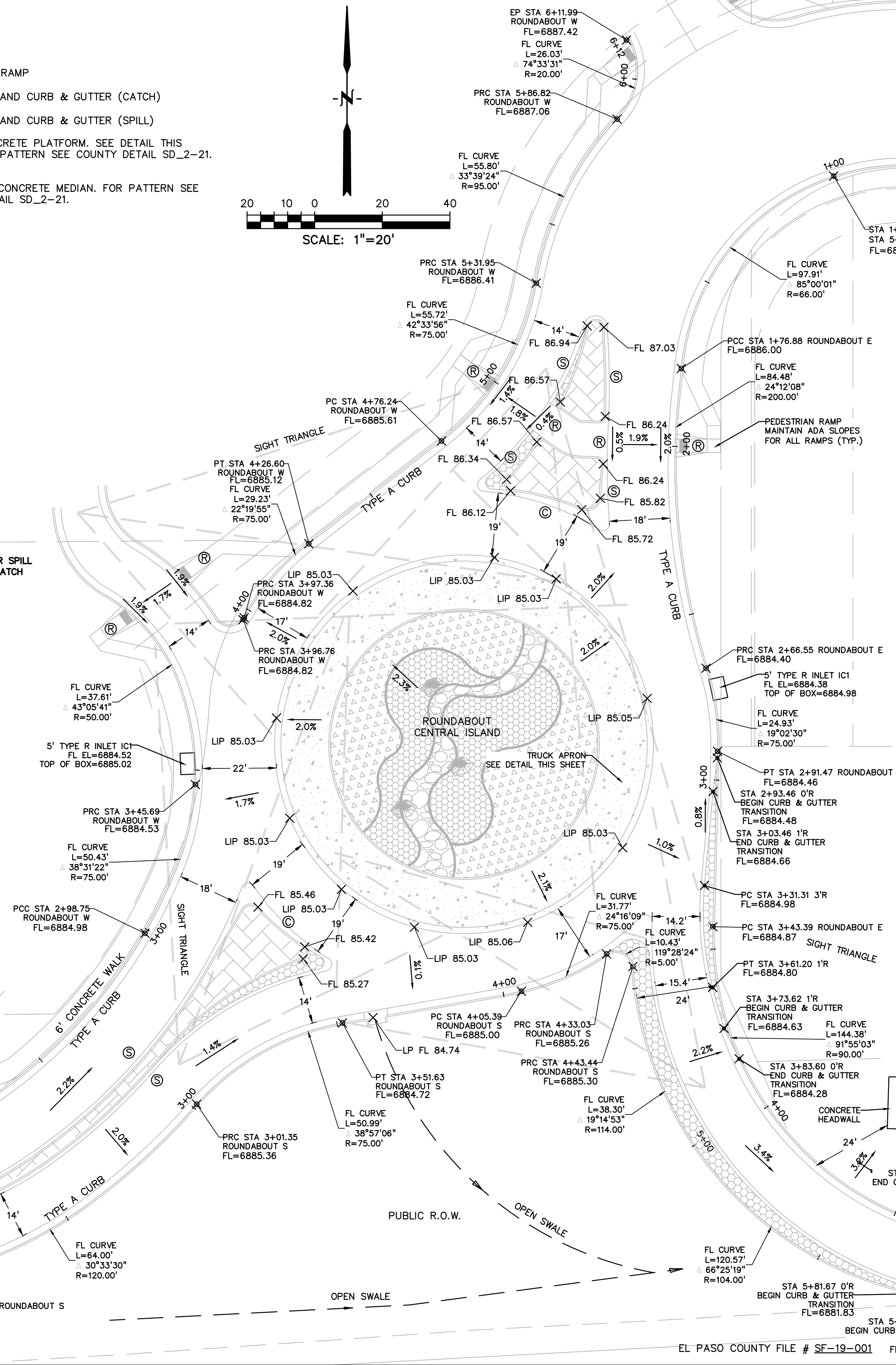
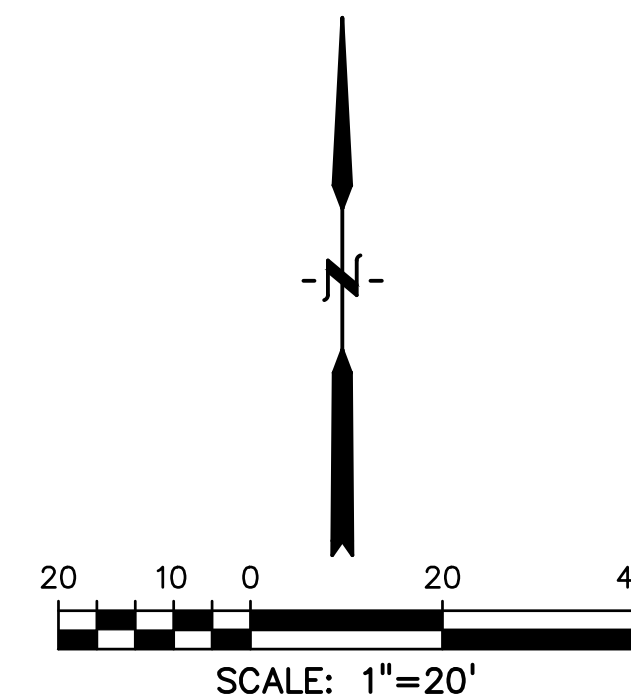
SPLITTER ISLAND CURB/GUTTER (CATCH)
NTS



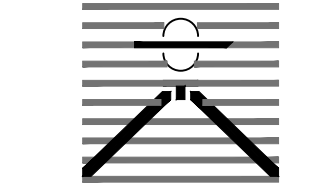
CURB TRANSITION DETAIL
NTS

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. NO PIGMENT
- PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD_2-21.



PREPARED BY:



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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19

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



PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
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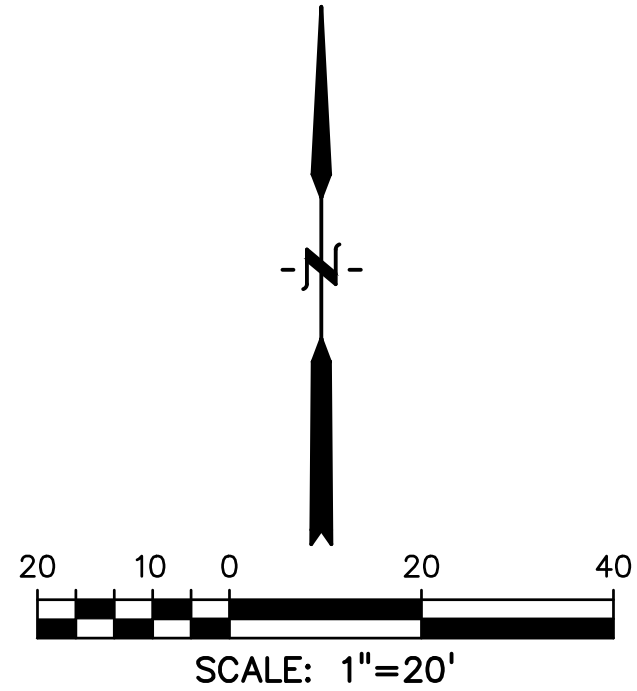
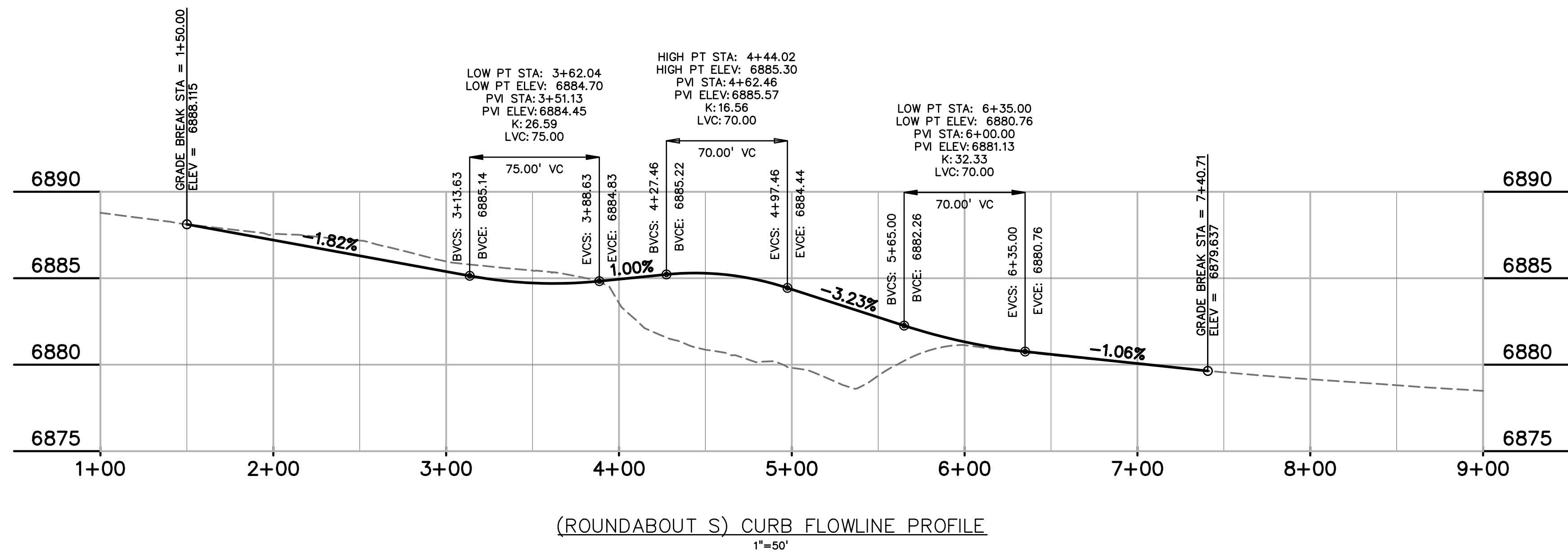
DRAWING SCALE:
HORIZONTAL: VARIES
VERTICAL: 1"=5'

SOUTH
ROUNDAABOUT
PROFILES

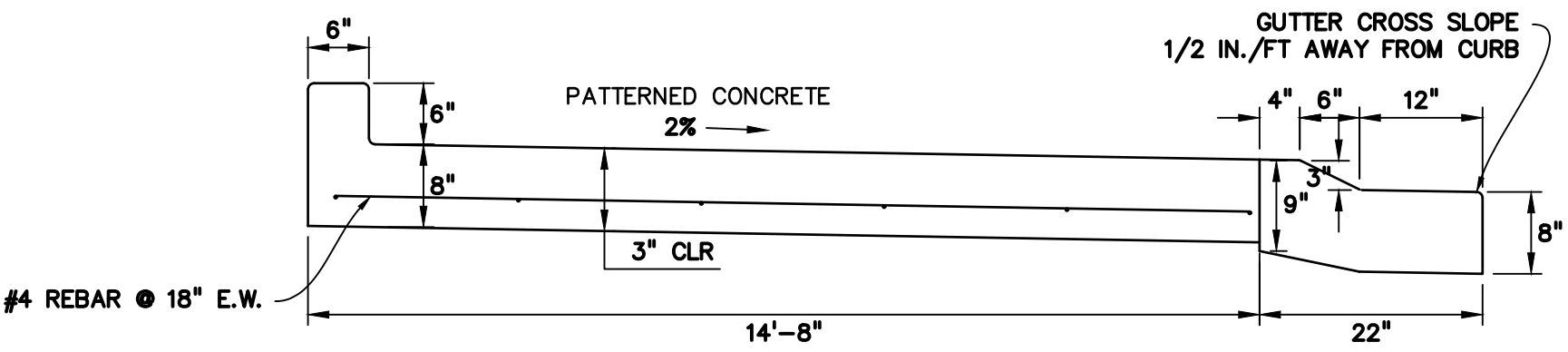
PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.11

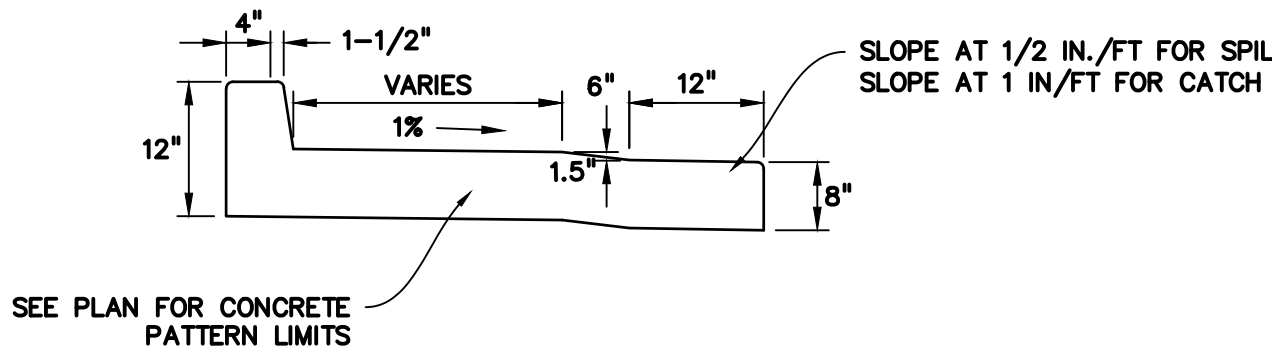
SHEET: 17 OF 46



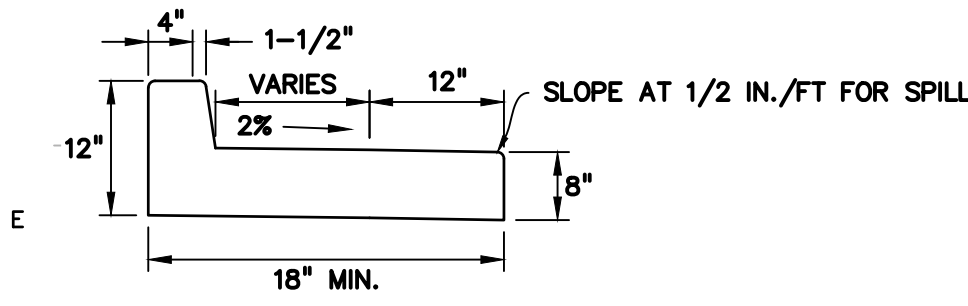
- LEGEND
- Ⓜ PEDESTRIAN RAMP
 - Ⓢ SPLITTER ISLAND CURB & GUTTER (CATCH)
 - Ⓣ SPLITTER ISLAND CURB & GUTTER (SPILL)
 - RAISED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD_2-21. NO PIGMENT
 - PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD_2-21.



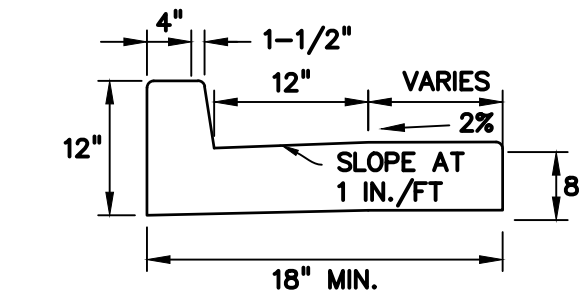
TYPICAL TRUCK APRON DETAIL
NTS



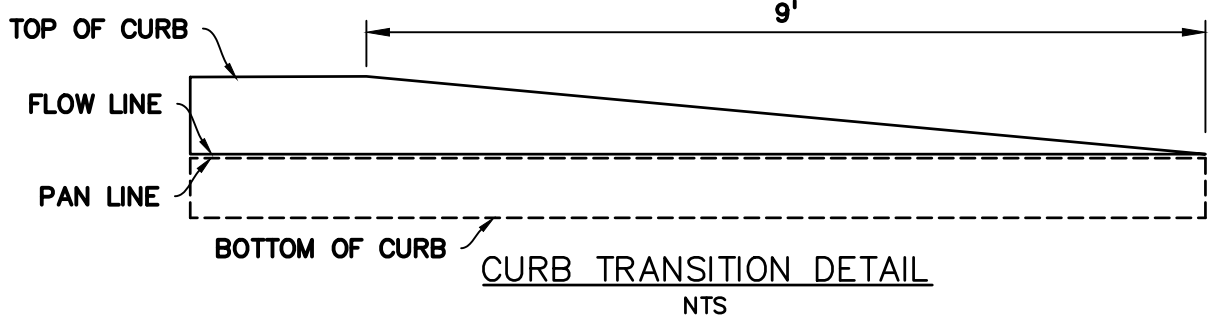
RAISED CONCRETE PLATFORM
NTS



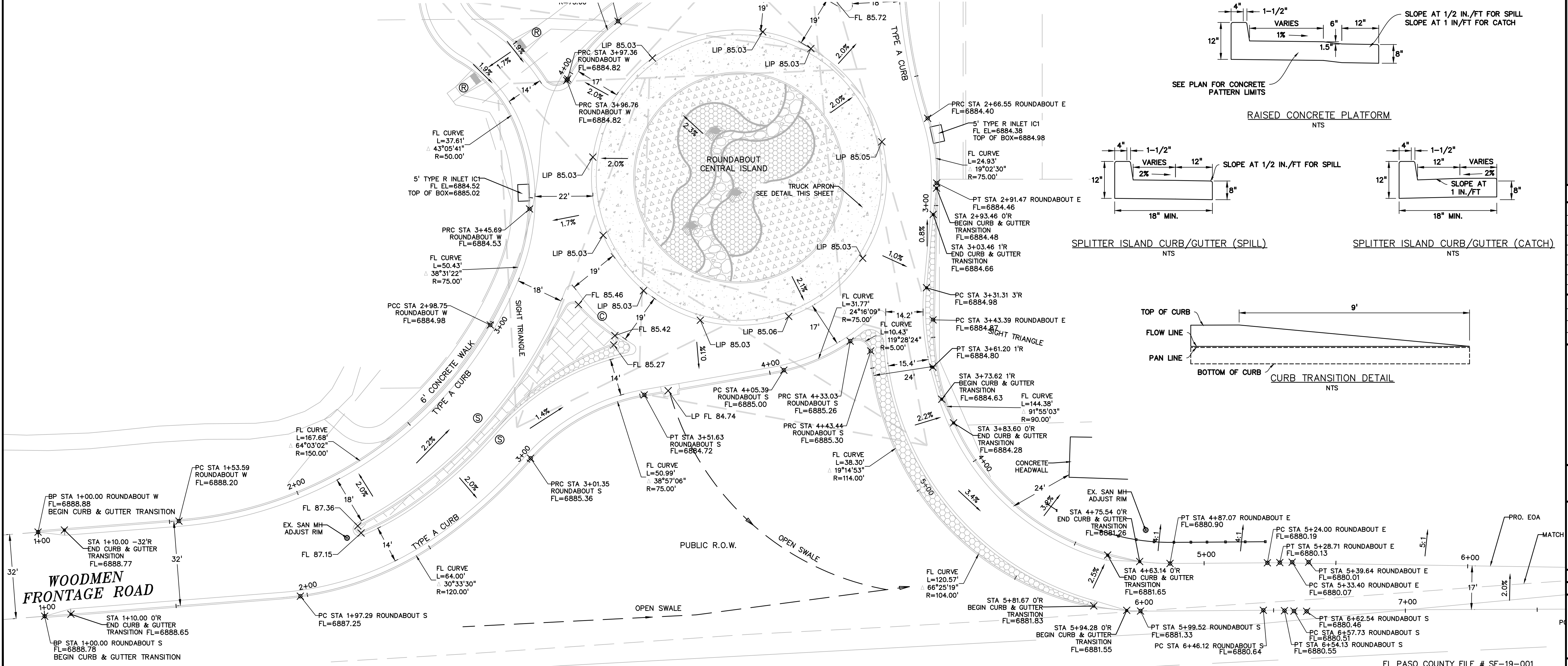
SPLITTER ISLAND CURB/GUTTER (SPILL)
NTS



SPLITTER ISLAND CURB/GUTTER (CATCH)
NTS



CURB TRANSITION DETAIL
NTS



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
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CONSTRUCTION DRAWINGS FOR
**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
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'

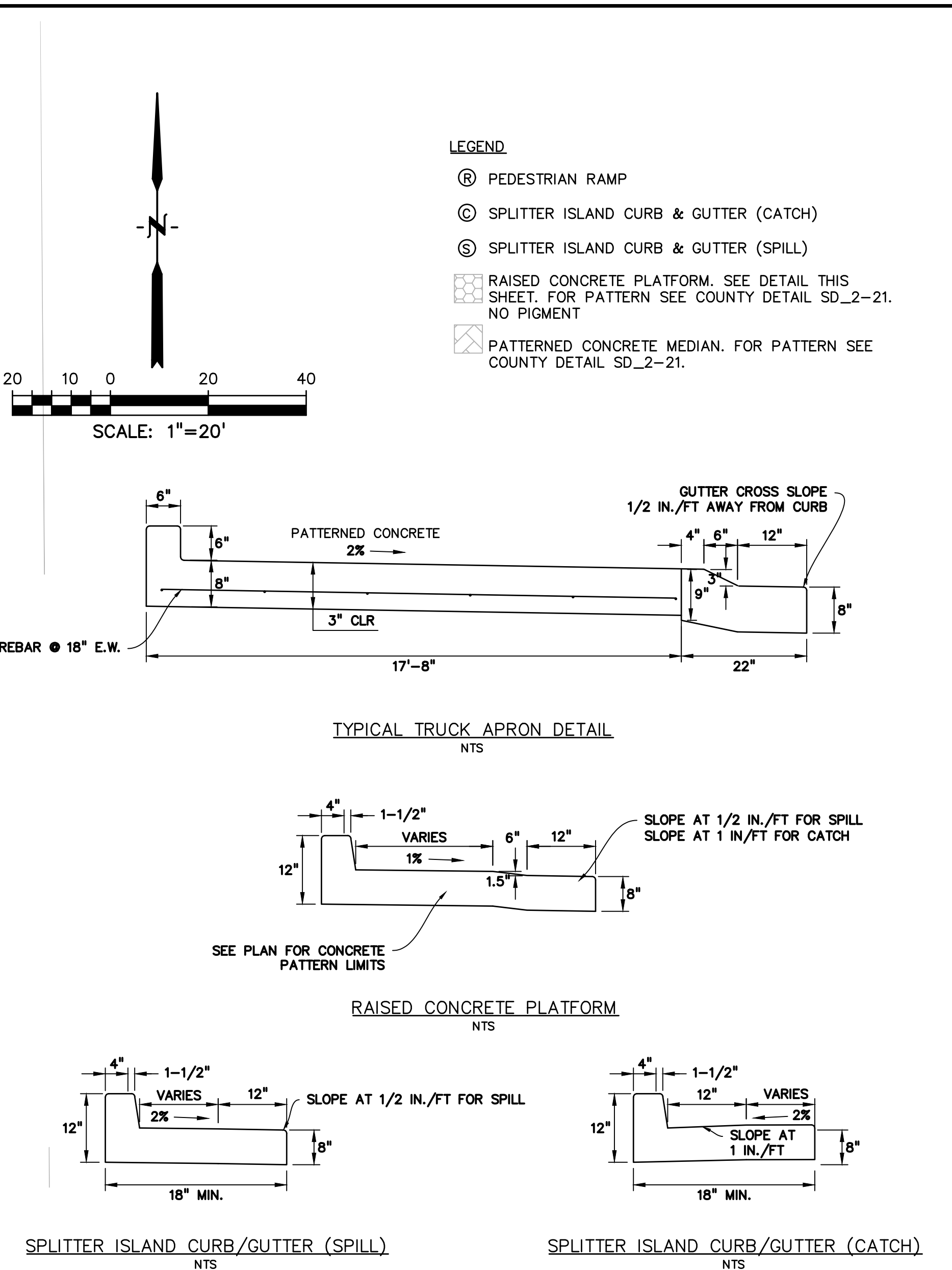
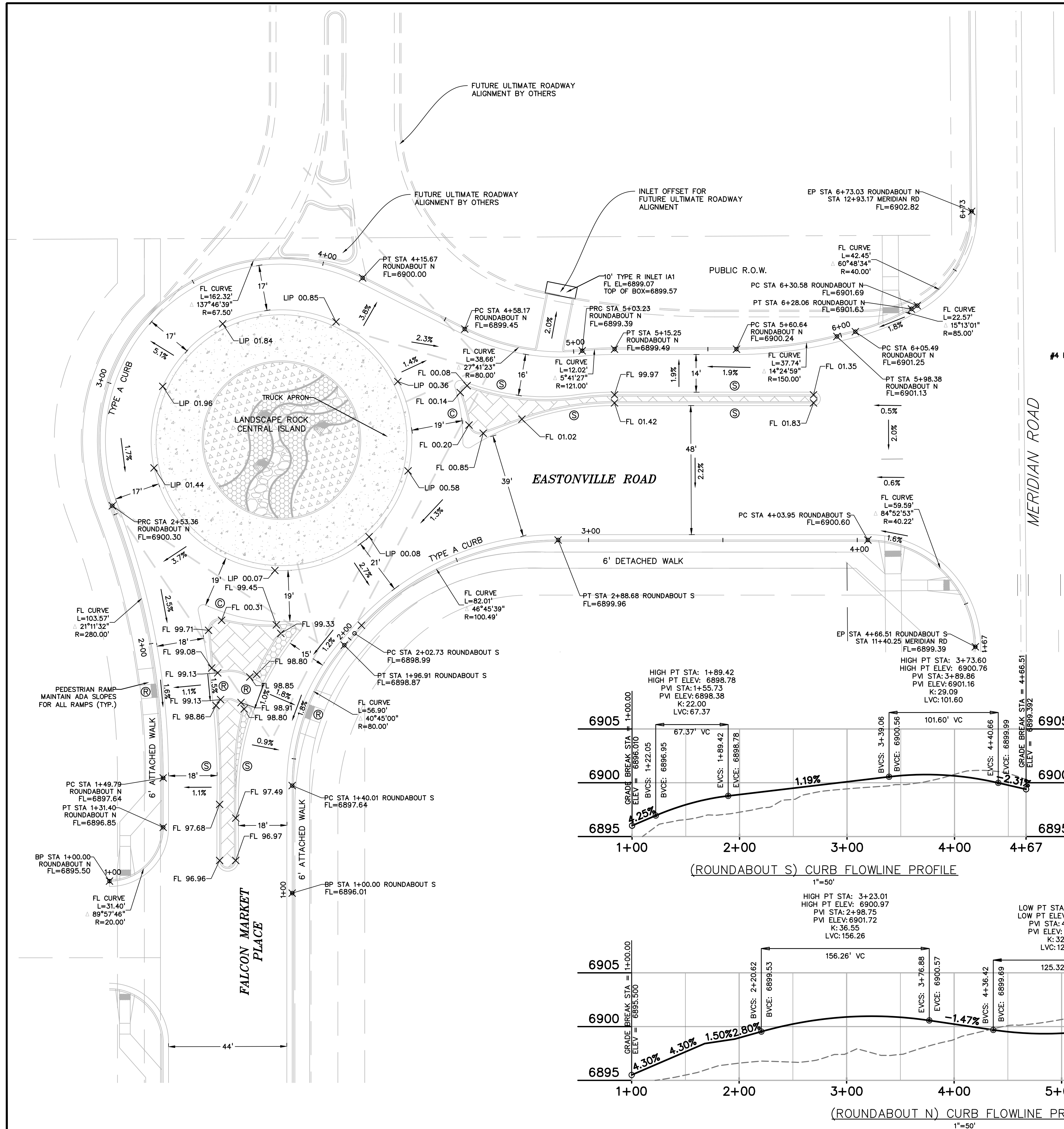
**SOUTH
ROUNDAABOUT
PROFILES**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.12

SHEET: 18 OF 46

EL PASO COUNTY FILE # SF-19-001



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
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CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	

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

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

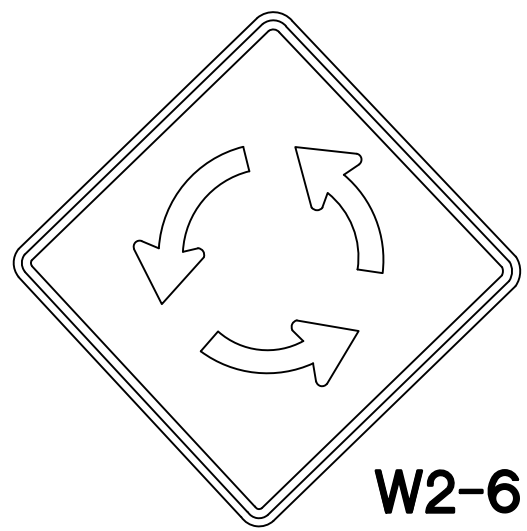
DRAWING SCALE:
HORIZONTAL: VARIES
VERTICAL: 1"=5'

NORTH ROUNDABOUT PROFILES

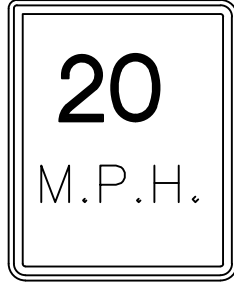
PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.13

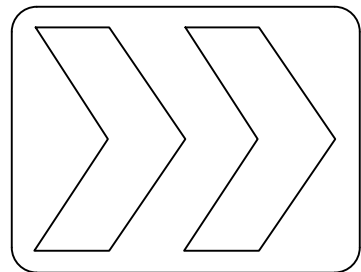
SHEET: 19 OF 46



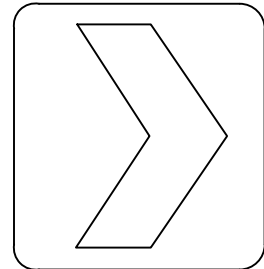
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30X30



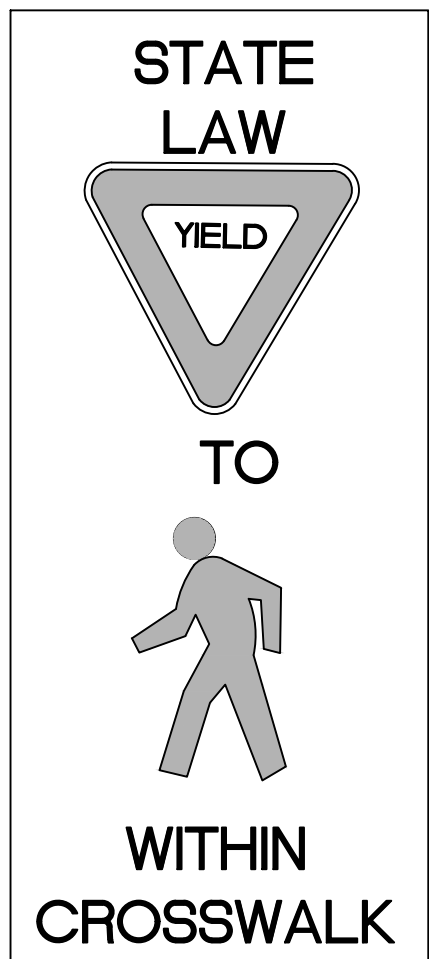
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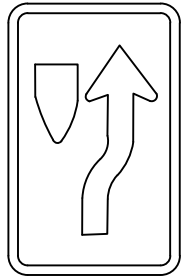
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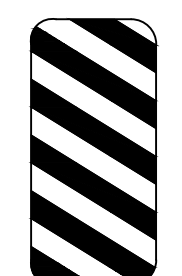
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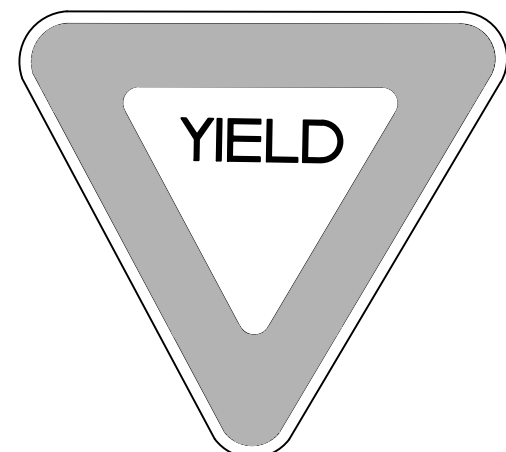
R1-6
36X12



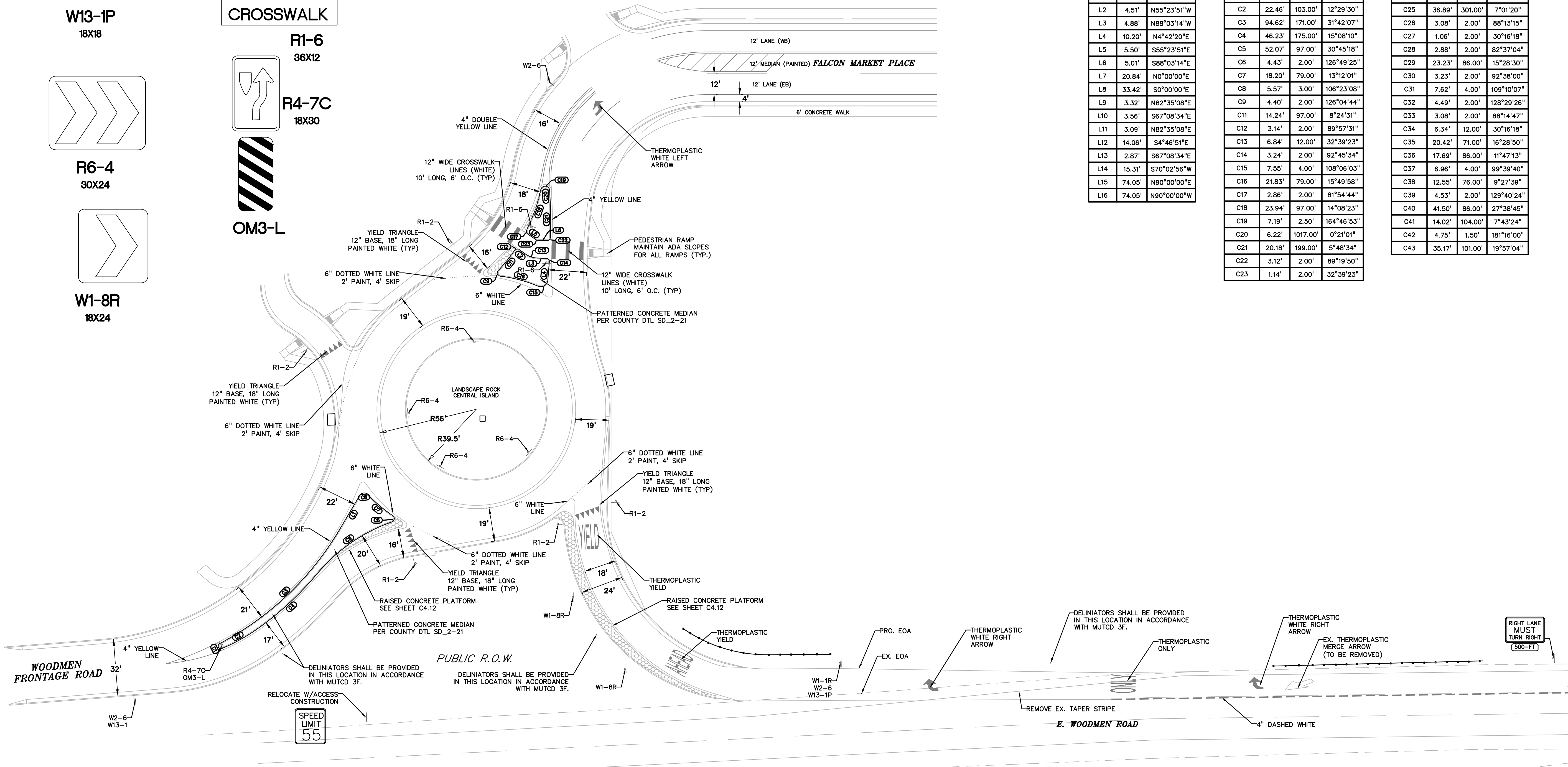
R4-7C
18X30



OM3-L



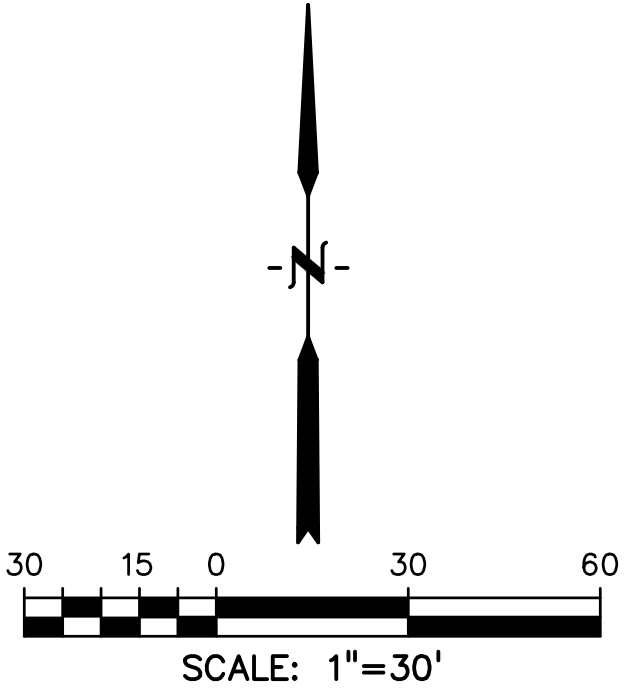
R1-2
36X36



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°29'28"
C33	3.08'	2.00'	88°14'47"
C34	6.34'	12.00'	30°16'18"
C35	20.42'	71.00'	16°28'50"
C36	17.69'	86.00'	11°47'13"
C37	6.96'	4.00'	99°39'40"
C38	12.55'	76.00'	9°27'39"
C39	4.53'	2.00'	129°40'24"
C40	41.50'	86.00'	27°38'45"
C41	14.02'	104.00'	7°43'24"
C42	4.75'	1.50'	181°16'00"
C43	35.17'	101.00'	19°57'04"



PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

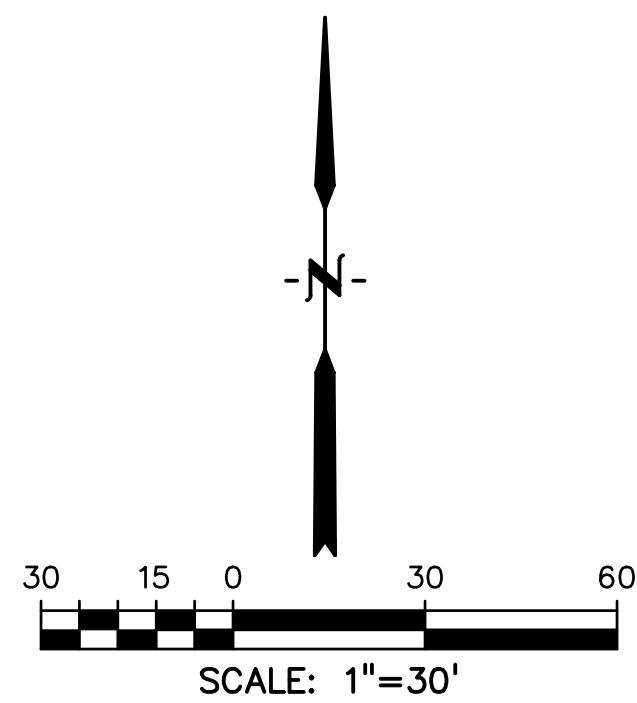
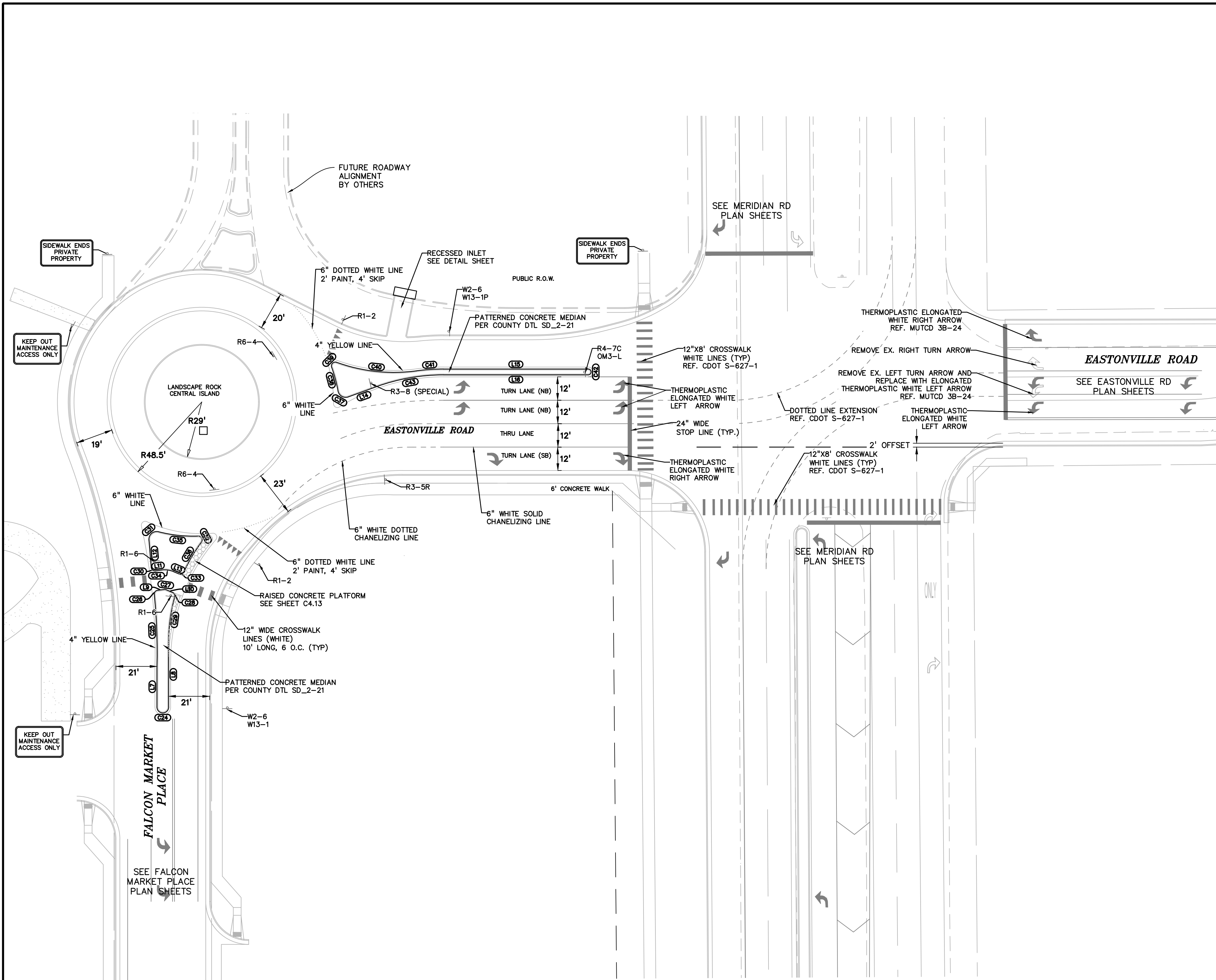
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VERTICAL: N/A

**SOUTH
ROUNDBOUT
SIGNAGE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.14

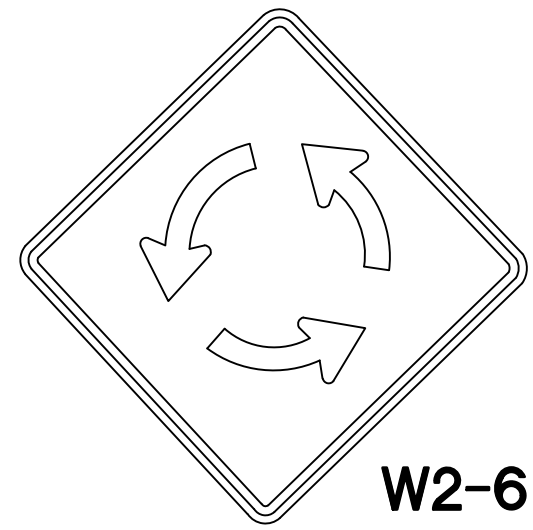
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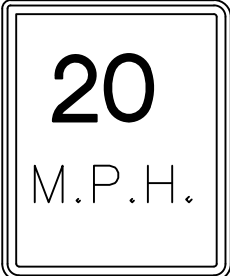
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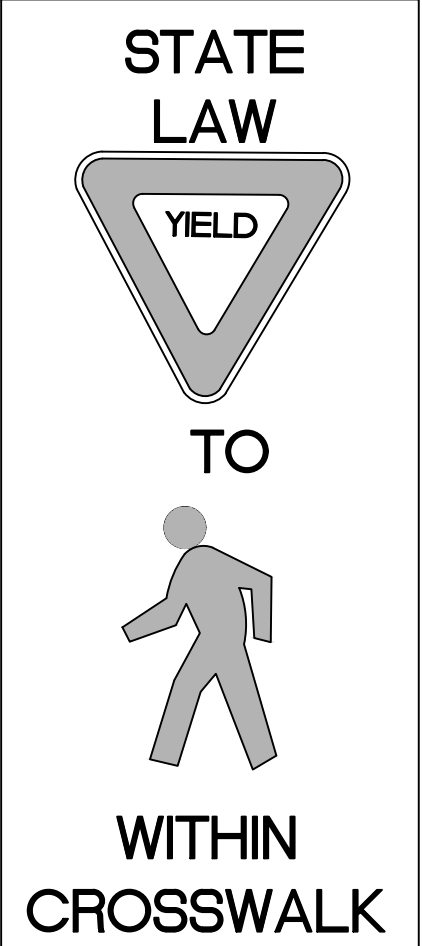
FLOWLINE CURVE TABLE			
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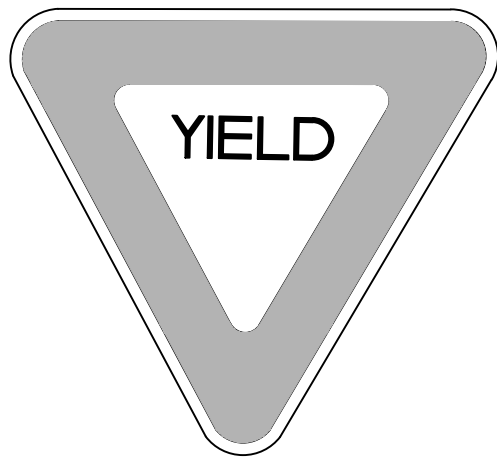
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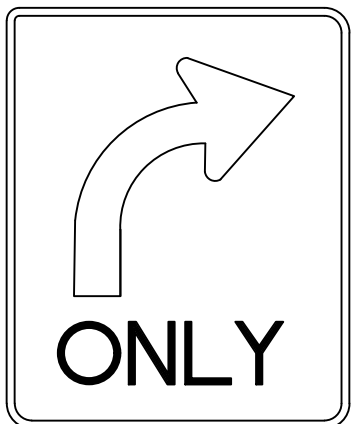
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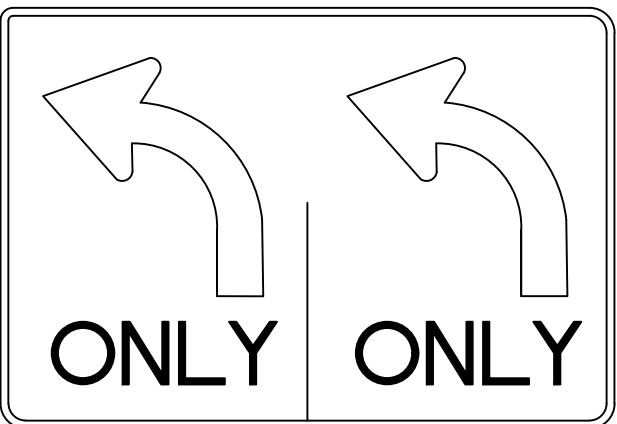
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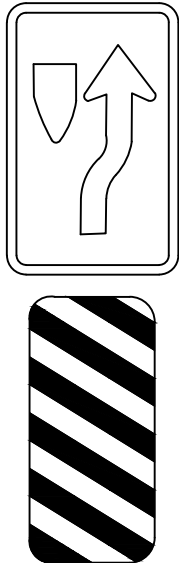
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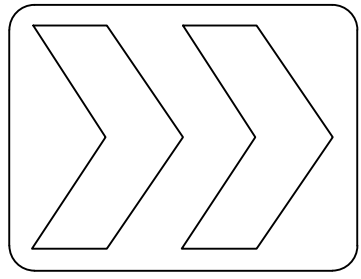
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R3-8
30X36



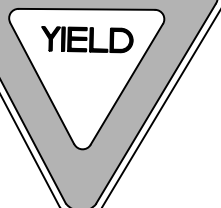
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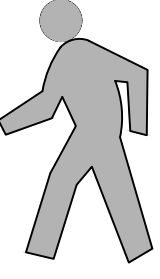
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R4-7C
18X30

STATE
LAW

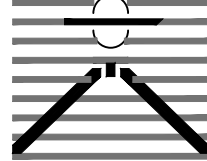


TO



WITHIN
CROSSWALK

PREPARED BY:



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

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19

DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM

FILE NAME:



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

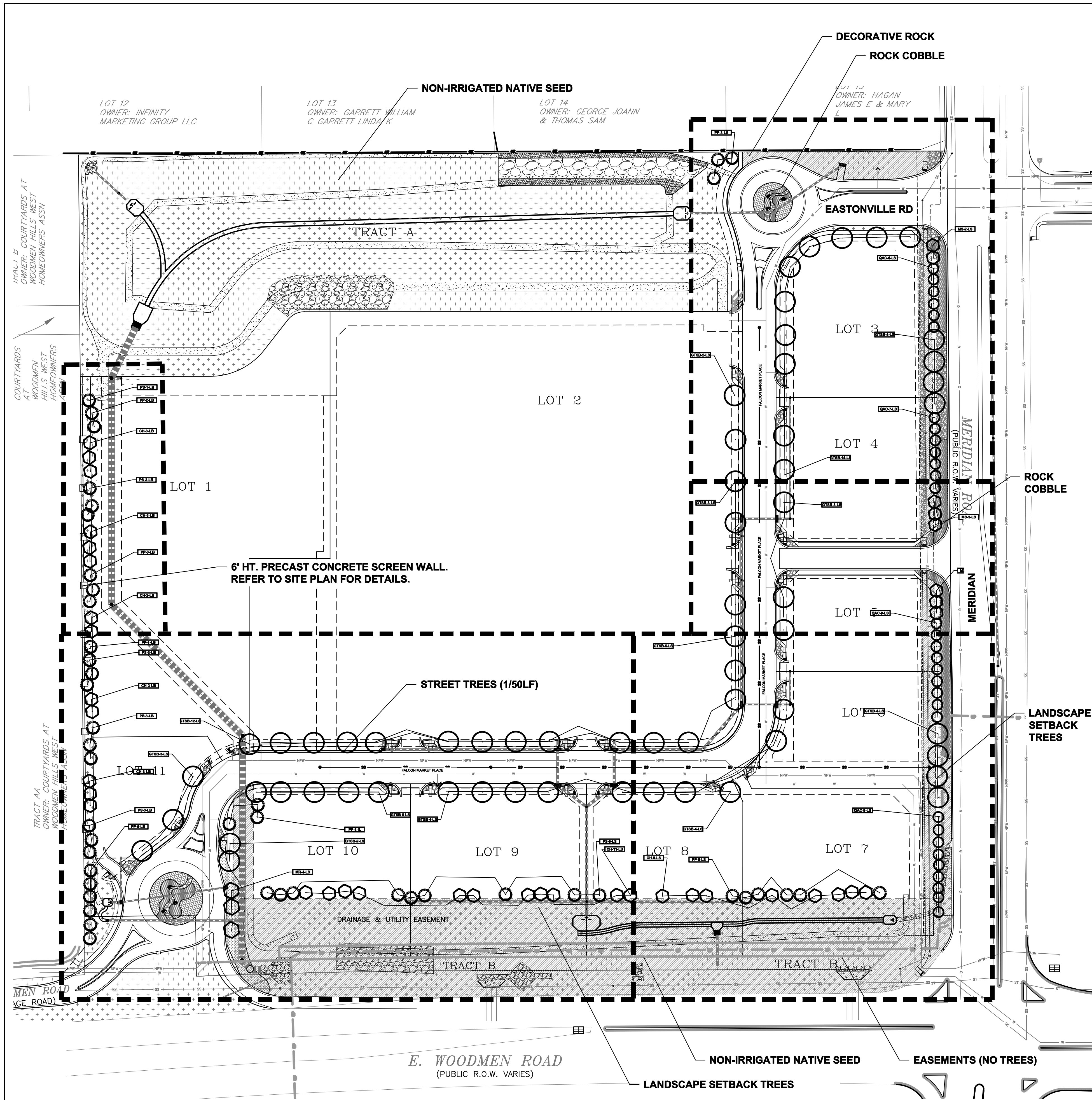
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HORIZONTAL: 1"=30'
VERTICAL: N/A

NORTH
ROUNDBOUT
SIGNAGE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.15

SHEET: 21 OF 46



ROADWAY & BUFFER
NORTH & WEST LANDSCAPE PLAN



SCALE 1"=80'

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

EL PASO COUNTY LANDSCAPE CODE COMPLIANCE

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

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

WEST BUFFER - 803 LF/15 = TREES REQUIRED/PROVIDED ALONG FENCE LINE: 53/33
WAIVER OF 20 TREES IS REQUESTED ALONG WEST BOUNDARY DUE TO GRADING AT NORTHWEST END (LB)

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

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

SHRUBS, ORNAMENTAL GRASS, AND PERENNIALS ARE TO BE DETERMINED

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

LANDSCAPE GUIDELINES

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

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

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

MOTOR VEHICLE PARKING SCREENING SHALL BE PER EL PASO COUNTY CODE

LANDSCAPE BUFFERS SHALL BE PER EL PASO COUNTY CODE

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

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

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

PLANT SCHEDULE AS SHOWN				
Symbol	Abbr.	Quant.	Botanical Name	Common Name
EVERGREEN TREES:				
PP	Pinus ponderosa	36	Pinus ponderosa	Ponderosa Pine
PS	Pinus sylvestris	10	Pinus sylvestris	Scotch Pine
DECIDUOUS TREES:				
GBS	Gleditsia triacanthos 'Sunburst'	61	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust
CH	Crataegus crus-galli 'Inermis' 'Hawthorn'	32	Crataegus crus-galli 'Inermis' 'Hawthorn'	Cockspur Hawthorn
MS	Malus 'Spring Snow'	8	Malus 'Spring Snow'	Spring Snow Crabapple
QAC	Quercus alba 'Karl Foerster'	31	Quercus alba 'Karl Foerster'	Crimson Spire Oak
PERENNIALS: EL PASO COUNTY APPROVED VARIETIES				

DOCUMENT NOTE

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

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

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1648
Fax 719-588-1122



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

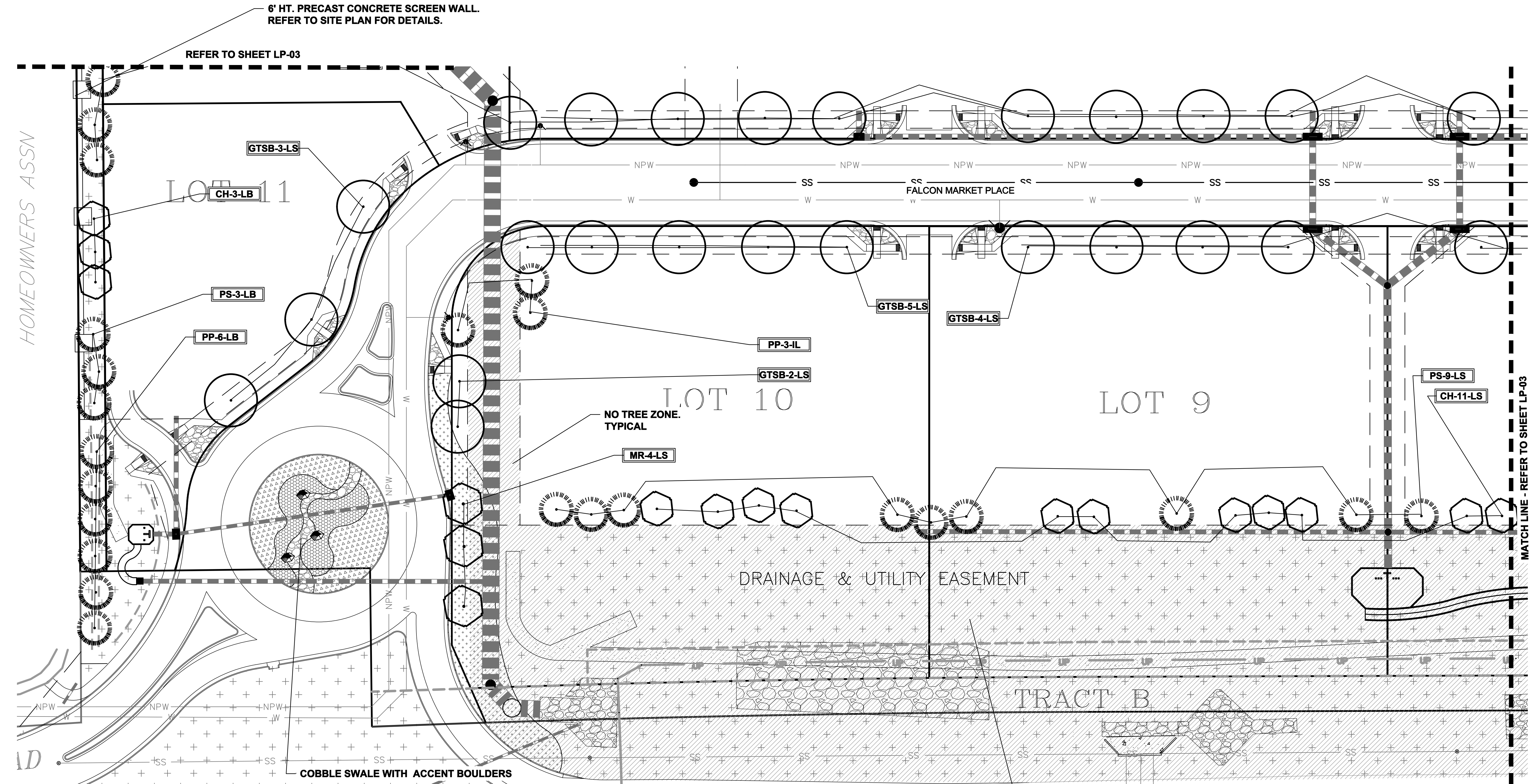
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PREPARED FOR:
DREXEL, BARRELL & CO.

FOR APPROVAL ONLY

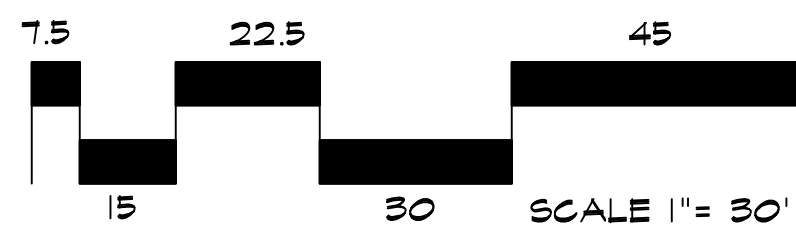
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8-3-18	PER COMMENTS	
9-6-18	PER COMMENTS	
7-19-19	PER COMMENTS	
08-22-19	PER COMMENTS	
11-7-19	PER COMMENTS	
ORIGINAL DATE		5-22-17
DRAWN BY:		JM
DESCRIPTION:		ROADWAY & BUFFER NORTH/WEST LANDSCAPE
SHEET NO.		LP-01

HOMEOWNERS ASSN



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

LANDSCAPE PLAN - AREA 'A'



NO TREE ZONE.
TYPICAL

DOCUMENT NOTE
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NOT FOR CONSTRUCTION

JOB NUMBER		688-17
REVISIONS		
7-2-18	PER COMMENTS	
8-3-18	PER COMMENTS	
9-6-18	PER COMMENTS	
7-19-19	PER COMMENTS	
08-22-19	PER COMMENTS	
11-7-19	PER COMMENTS	
ORIGINAL DATE		5-22-17
DRAWN BY:		JM
DESCRIPTION:		AREA 'A' LANDSCAPE PLAN
SHEET NO.		LP-02

FALCON MARKETPLACE

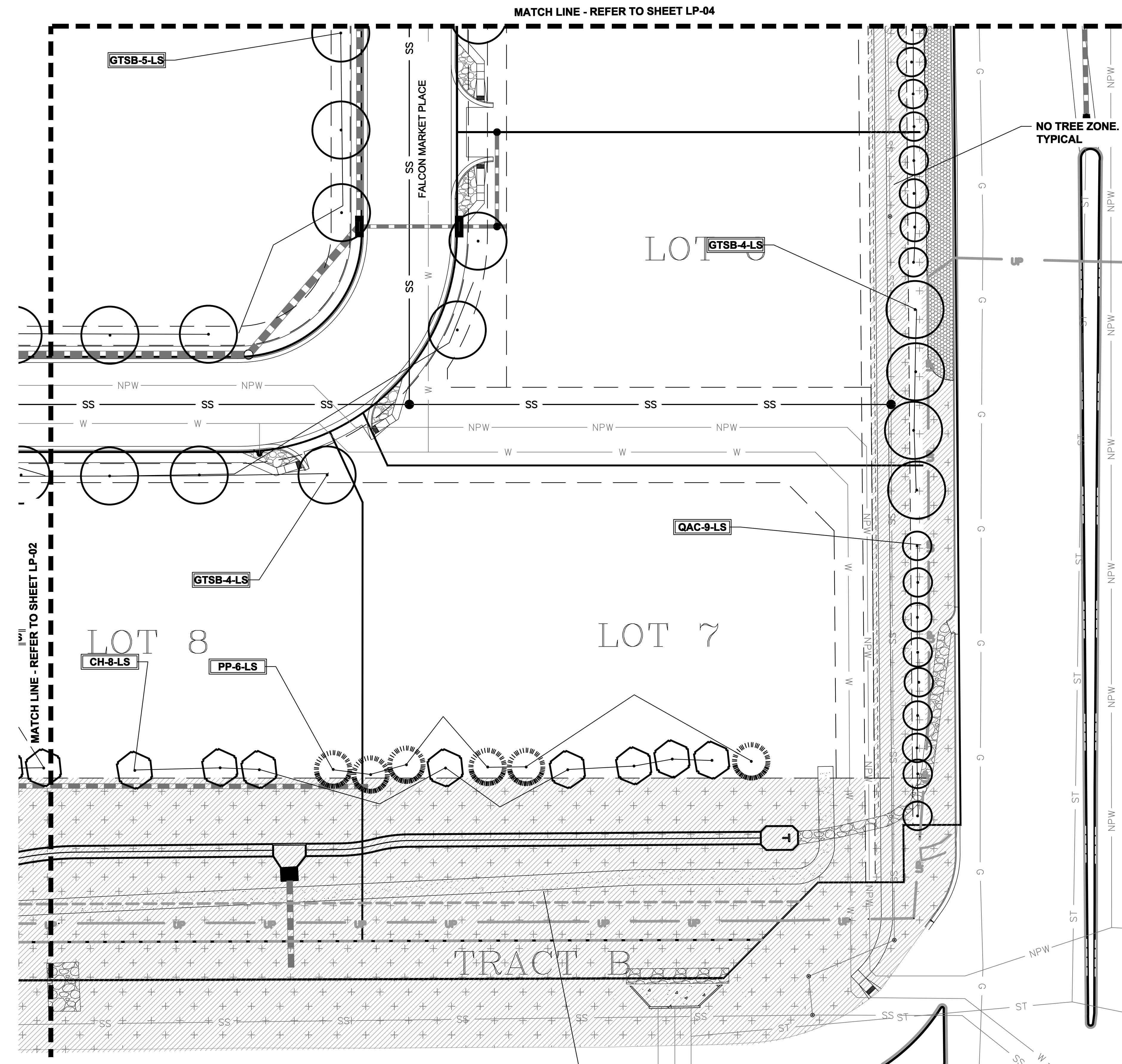
FILING NO. 1
FALCON, CO - EL PASO COUNTY, CO

PREPARED FOR:
DREXEL, BARRELL & CO.

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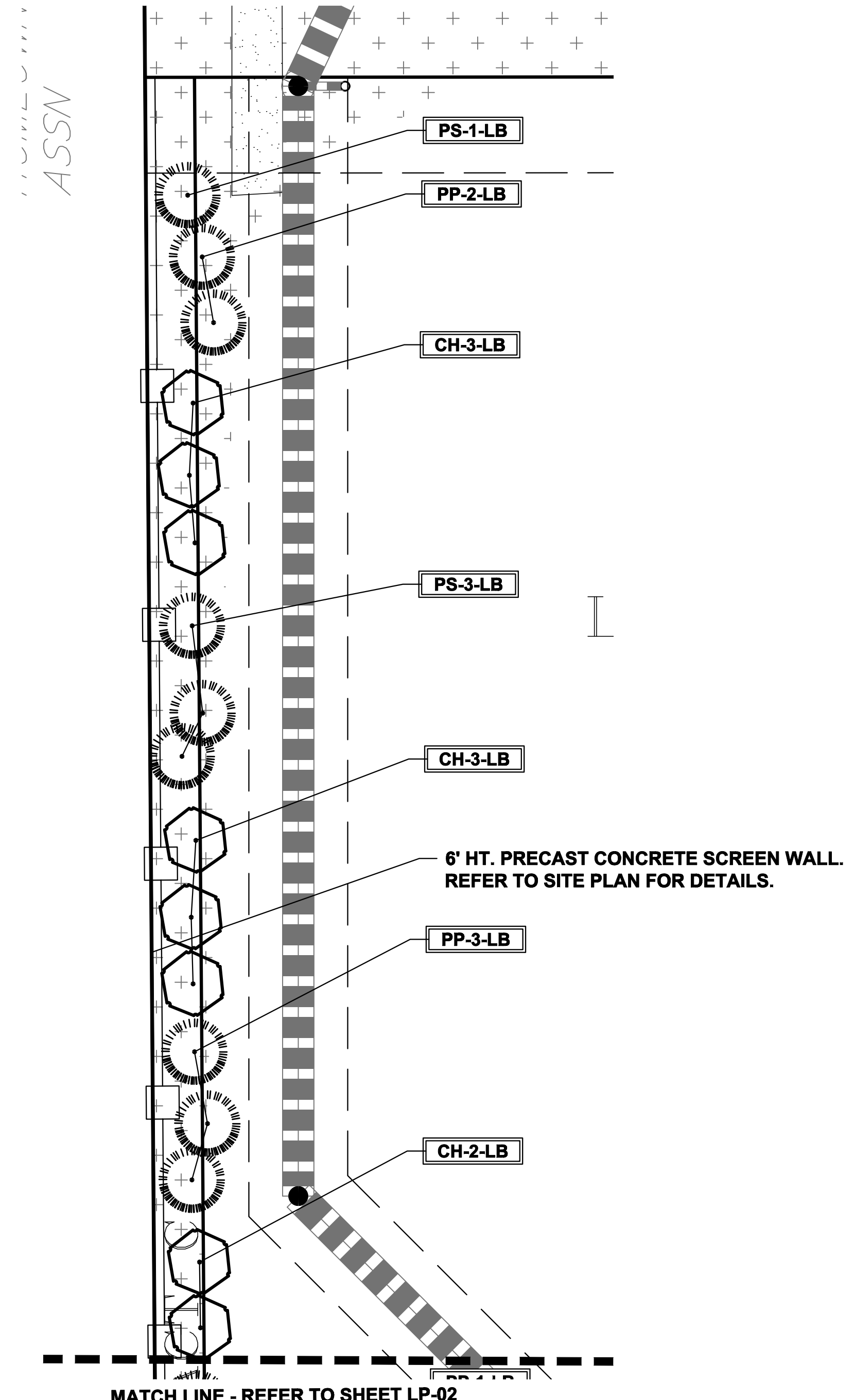


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5350 NORTH ACADEMY BLVD. STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-586-1122



LANDSCAPE PLAN - AREA 'B'

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



LANDSCAPE PLAN - AREA 'E'

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

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-586-1122



FALCON MARKETPLACE

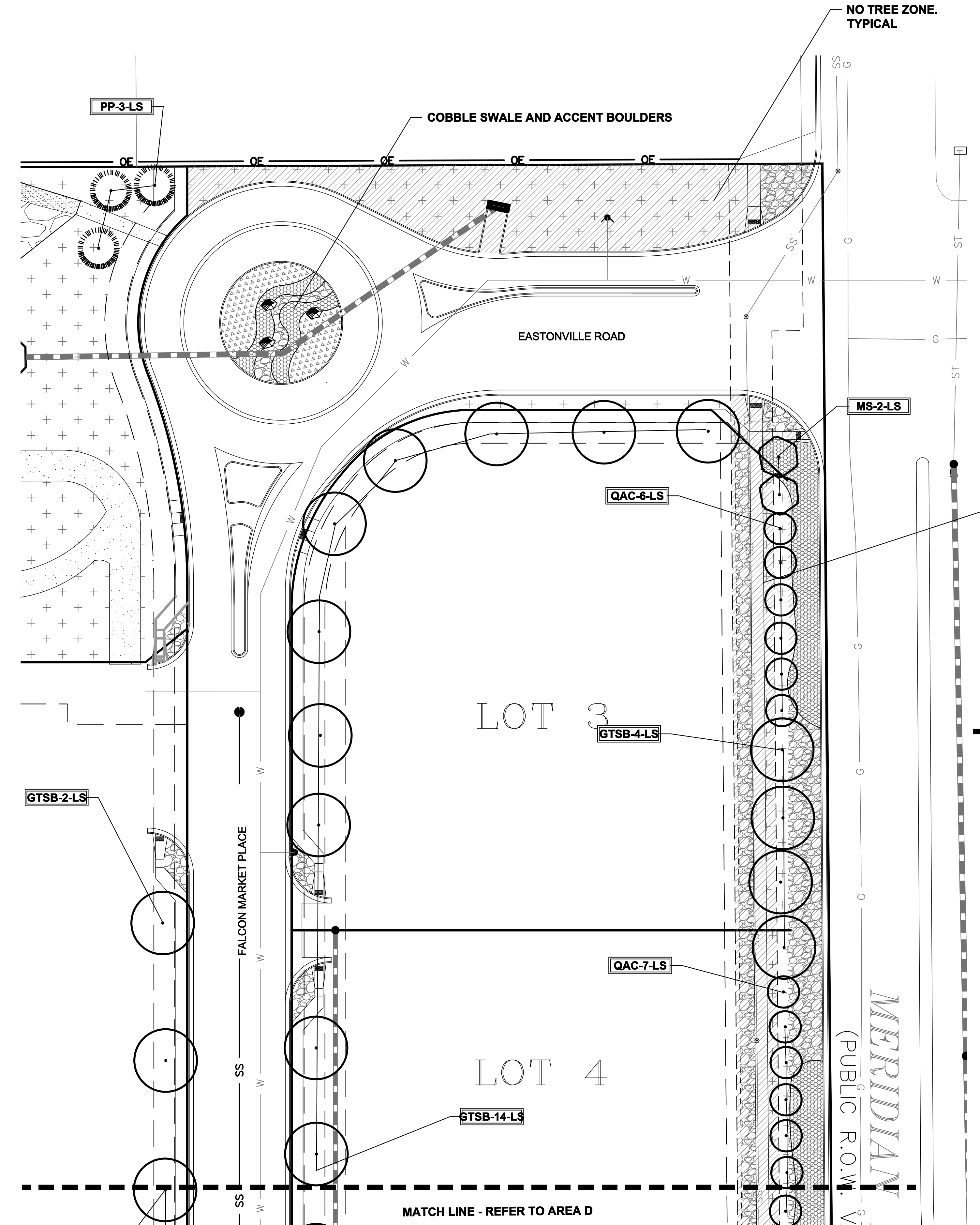
FILING NO. 1
FALCON, CO - EL PASO COUNTY, CO

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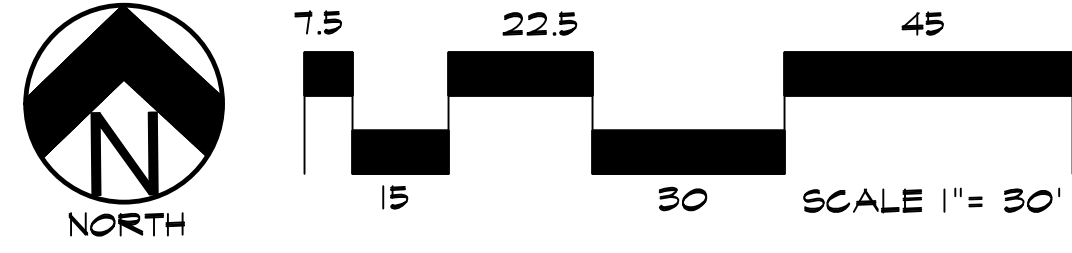
PREPARED FOR:
DREXEL, BARRELL & CO.

FOR APPROVAL ONLY

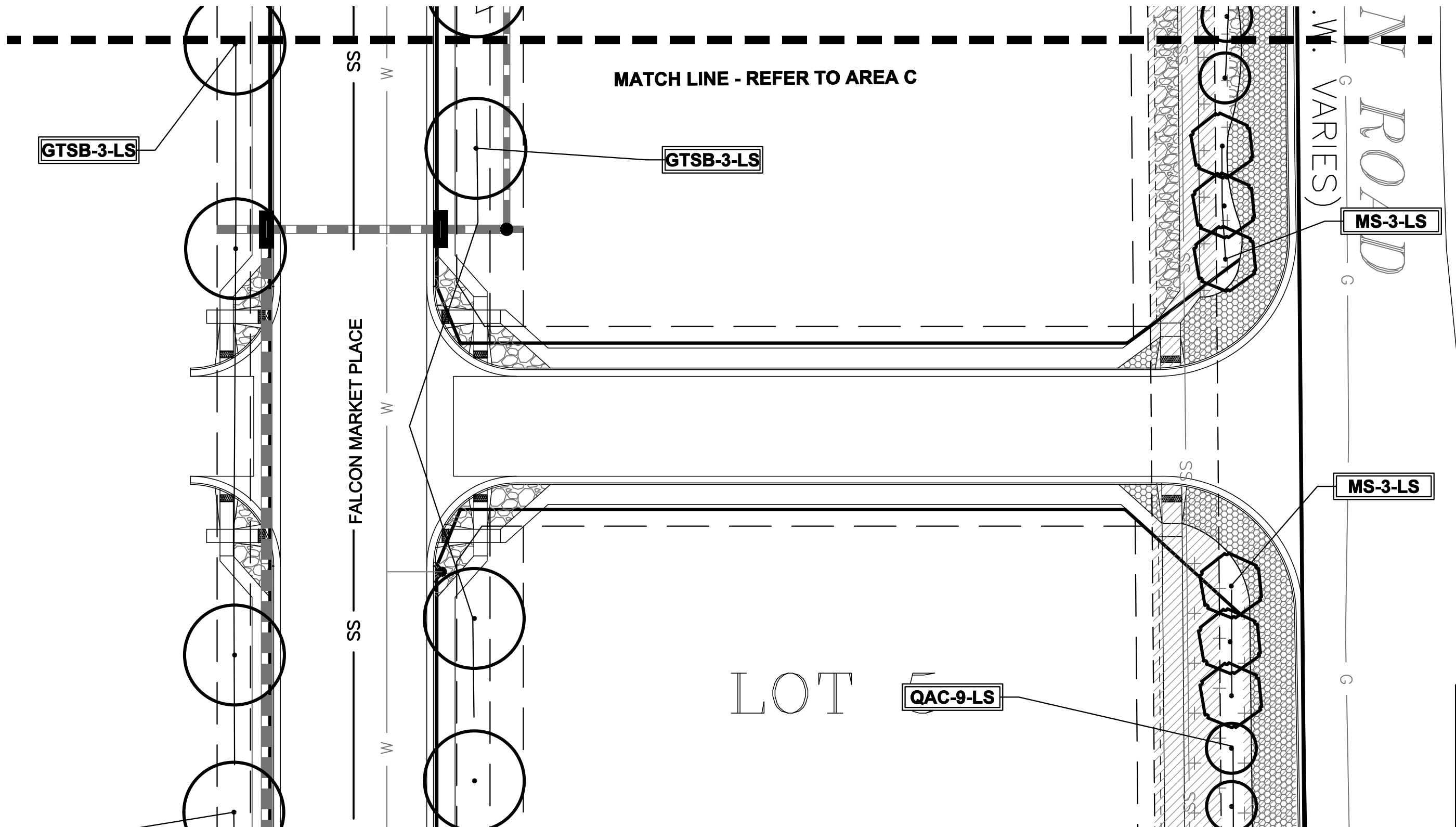
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	REVISIONS	
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	8-3-18	PER COMMENTS
	9-6-18	PER COMMENTS
	7-19-19	PER COMMENTS
	08-22-19	PER COMMENTS
	11-7-19	PER COMMENTS
	ORIGINAL DATE	5-22-17
	DRAWN BY:	JM
DESCRIPTION:	AREA 'B' & 'E'	
	LANDSCAPE PLAN	
	SHEET NO.	LP-03



LANDSCAPE PLAN - AREA 'C'



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



LANDSCAPE PLAN - AREA 'D'

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

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

FALCON MARKETPLACE
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PREPARED FOR:
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HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
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COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-586-1122

PREPARED BY:



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

CLIENT:


LG HI FALCON, LLC

3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
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.

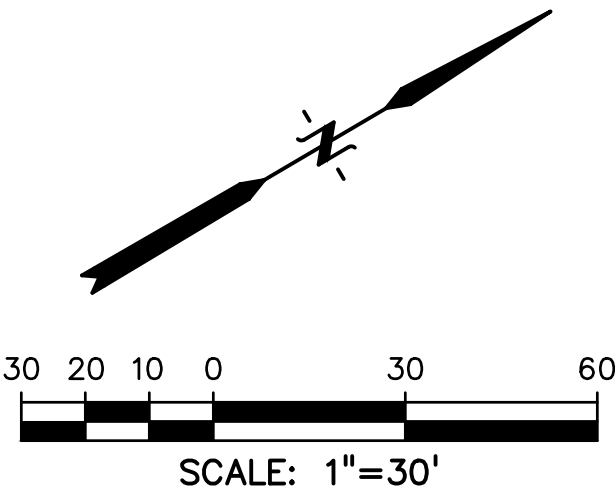
C5.10

SHEET: 26 OF 46

LEGEND

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

REMOVAL PLAN



TURN LANE EXTENSION PLAN

PREPARED BY:



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

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DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	



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SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.

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

MERIDIAN ROAD
PLAN &
PROFILE

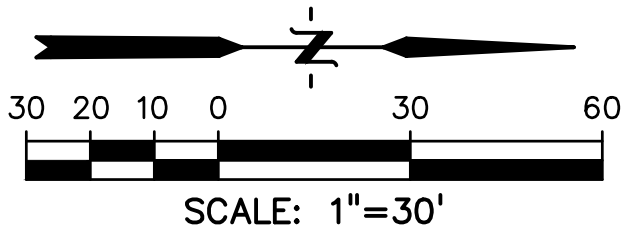
PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.11

SHEET: 27 OF 46

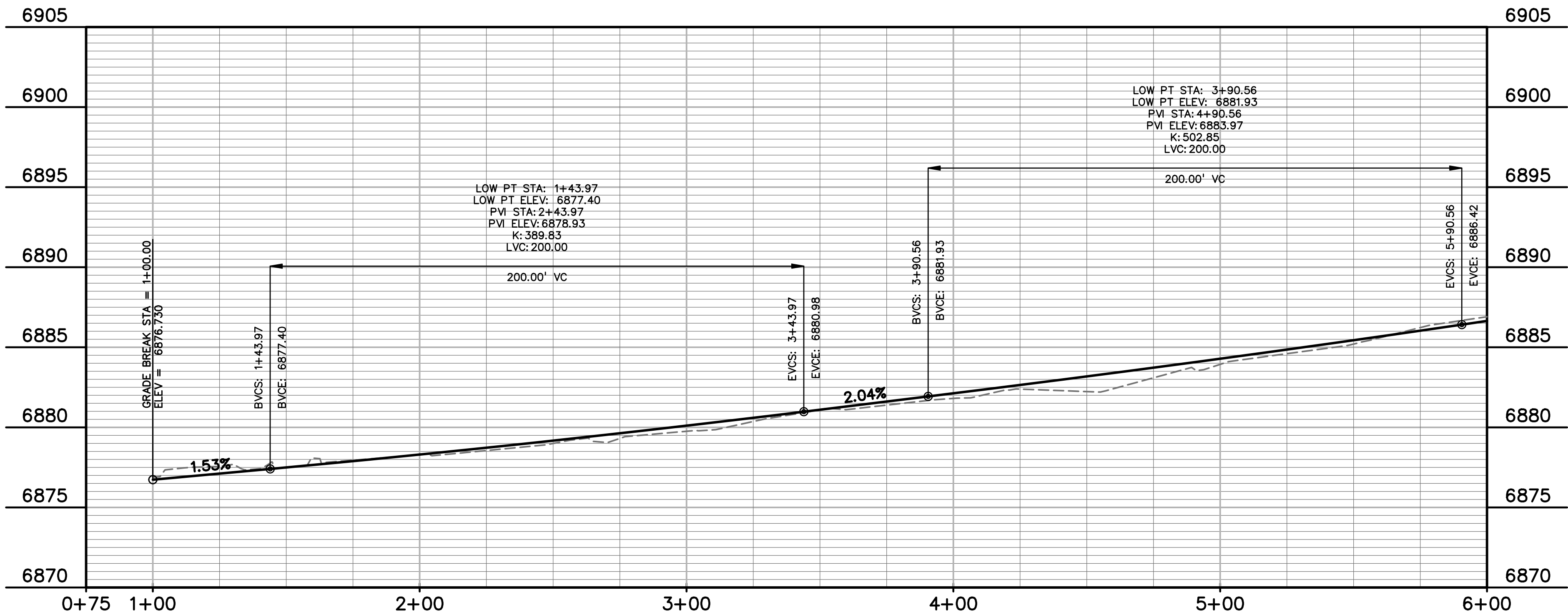
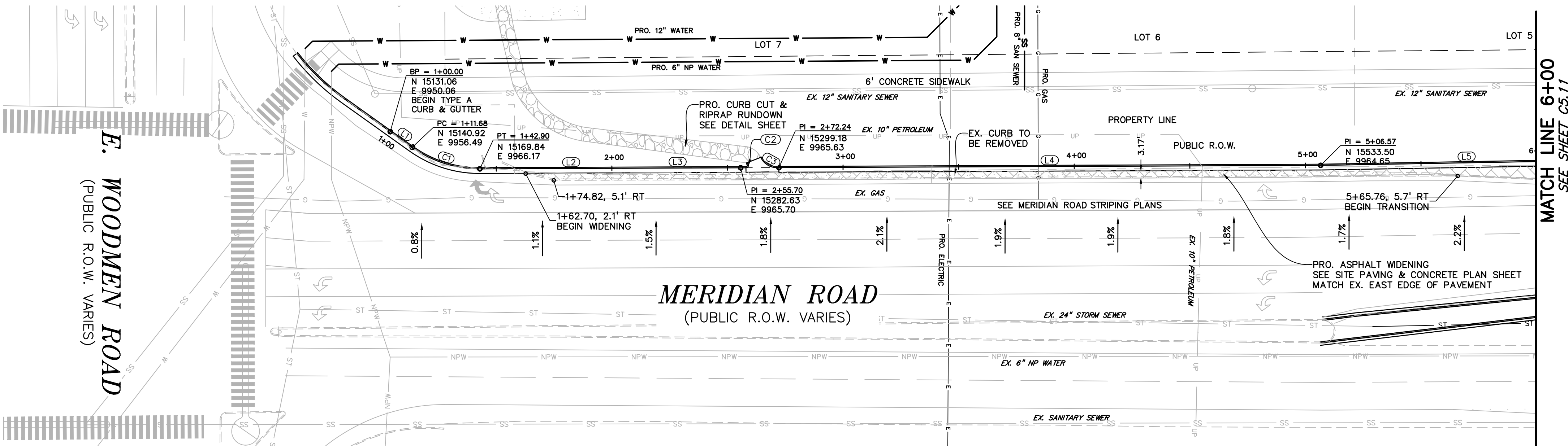
LEGEND

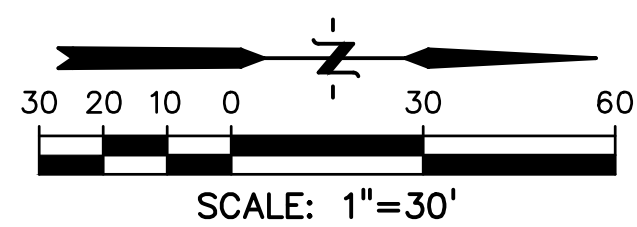
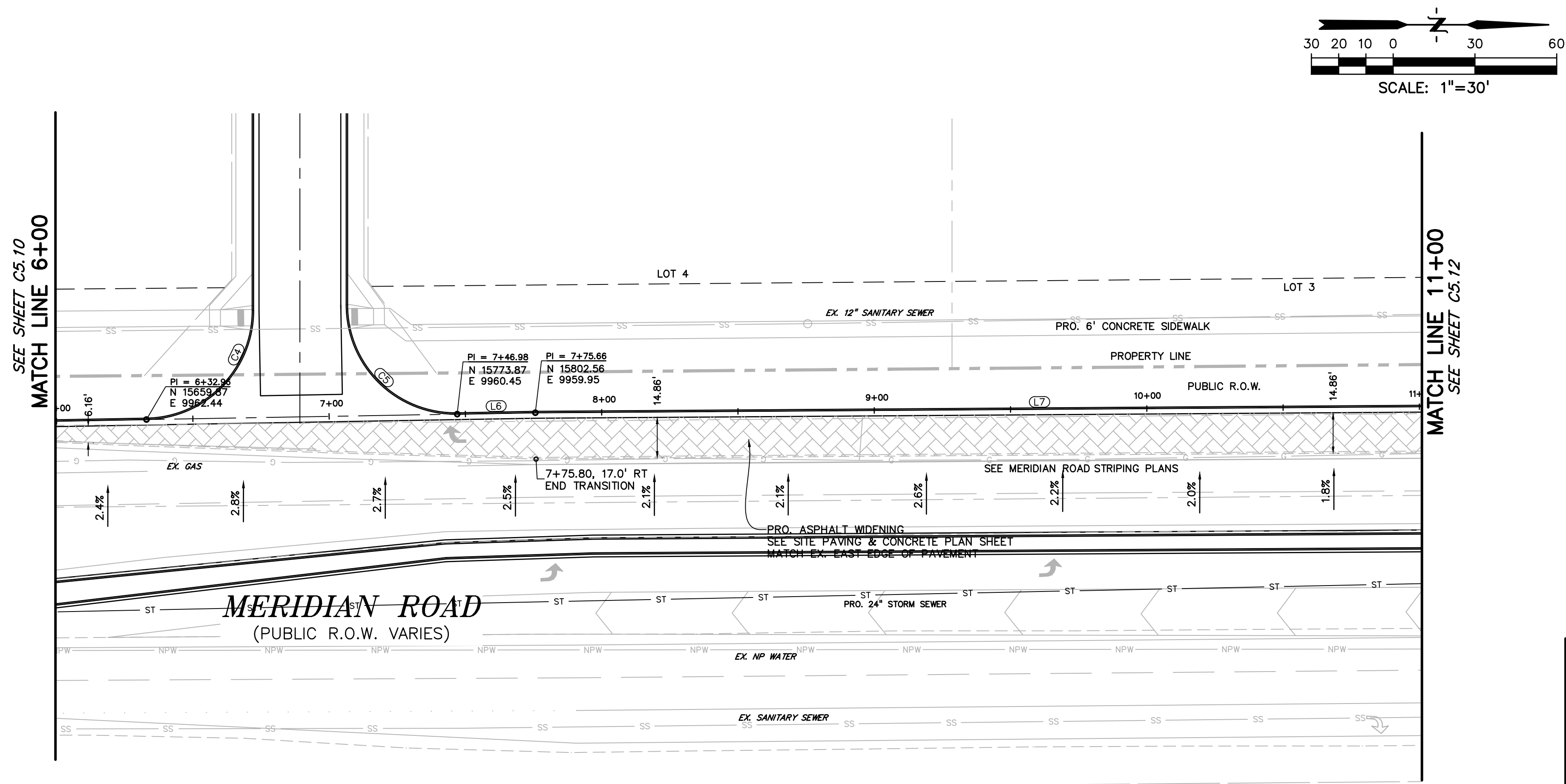
PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	=====



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"



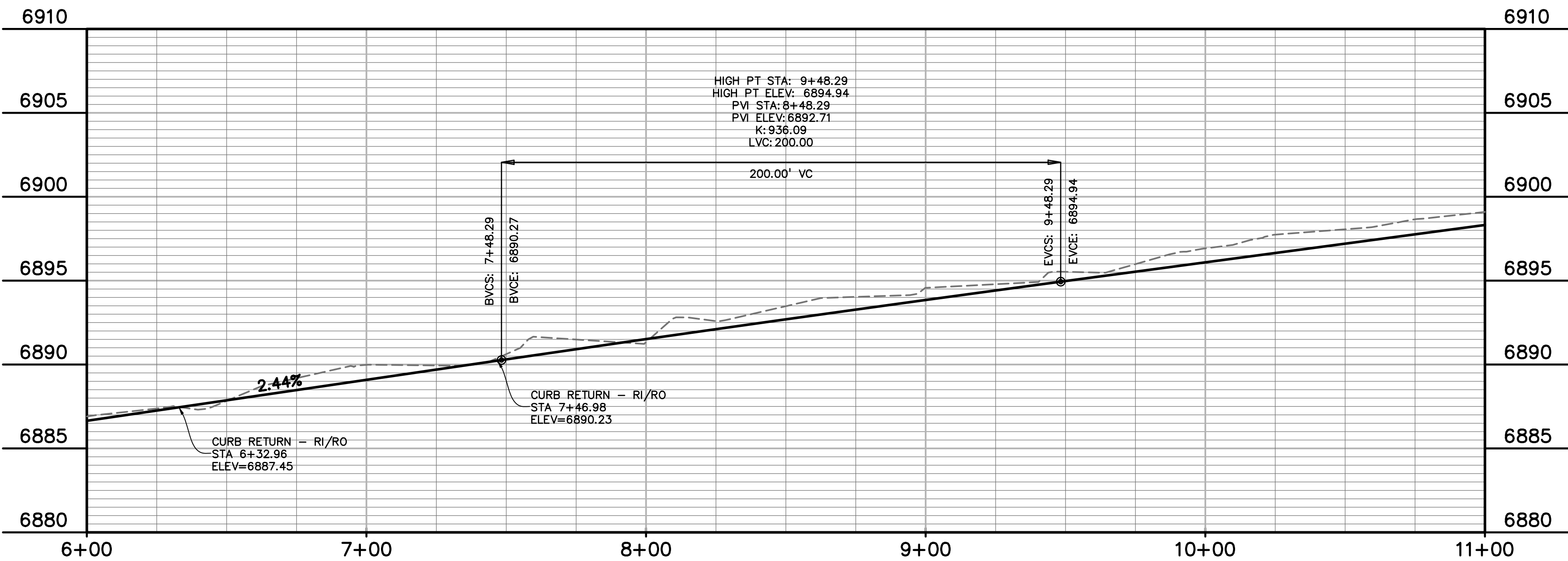


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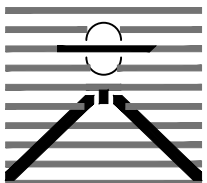
PROPERTY LINE
LOT LINE
EASEMENT
CURB & GUTTER
SIDEWALK

FLOWLINE LINE TABLE		
LINE #	LENGTH	BEARING
L1	11.68'	N35°31'58"E
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L7	369.98'	N0°23'38"W
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C5	63.53'	40.00'	91°00'06"
C6	62.56'	40.00'	89°36'22"
C7	22.57'	85.00'	15°13'01"
C8	42.45'	40.00'	60°48'34"



PREPARED BY:



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

CLIENT:


LG HI FALCON, LLC

3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	



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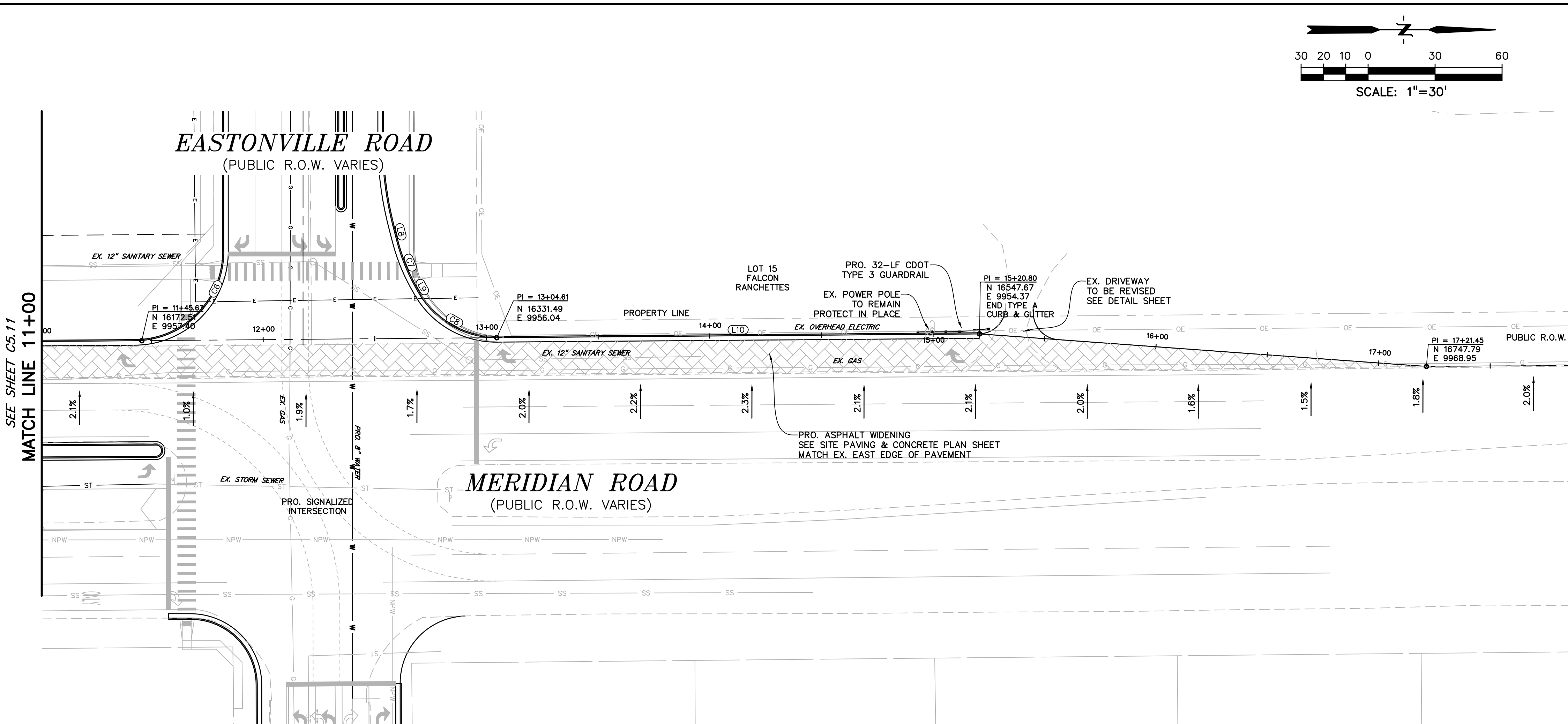
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

MERIDIAN ROAD
PLAN &
PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.12

SHEET: 28 OF 46



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
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FLOWLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
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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:

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COLORADO SPGS, COLORADO 80905
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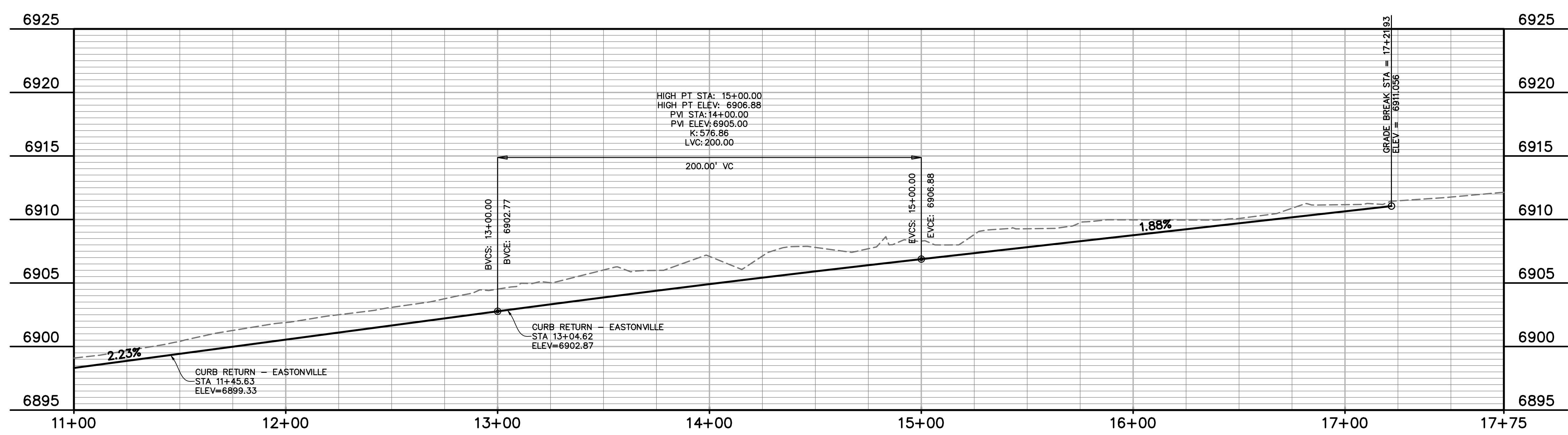
CONSTRUCTION DRAWINGS FOR
**FALCON
MARKETPLACE**
FALCON, COLORADO

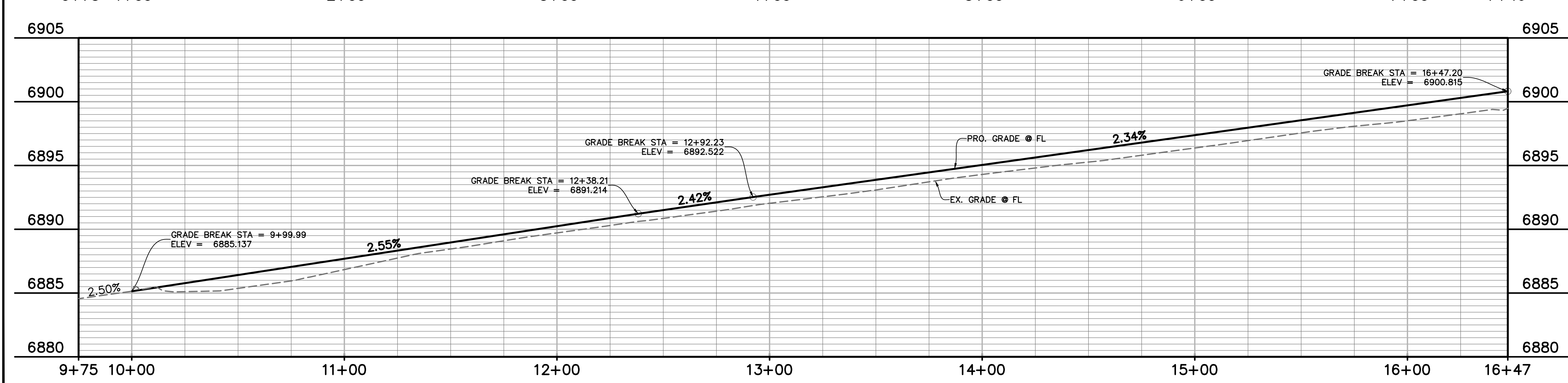
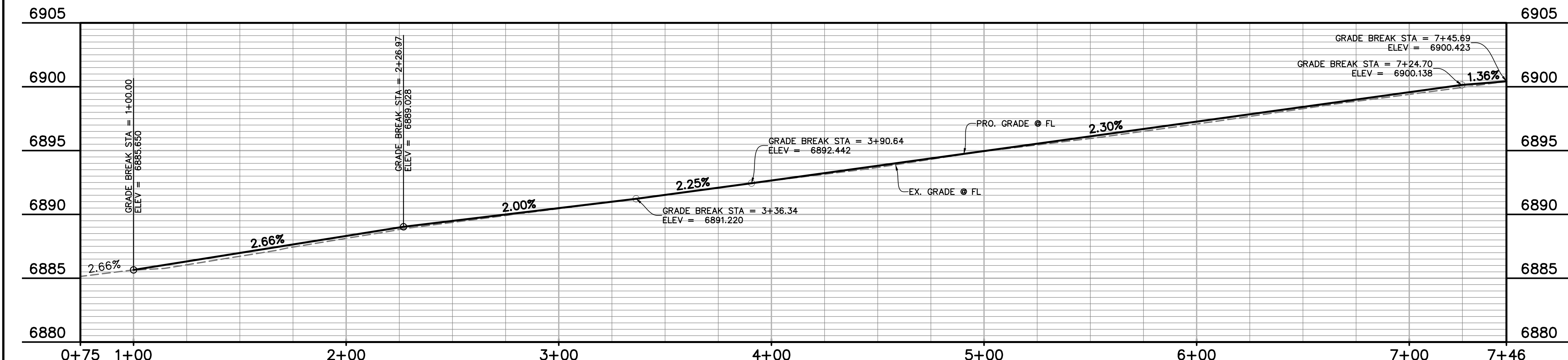
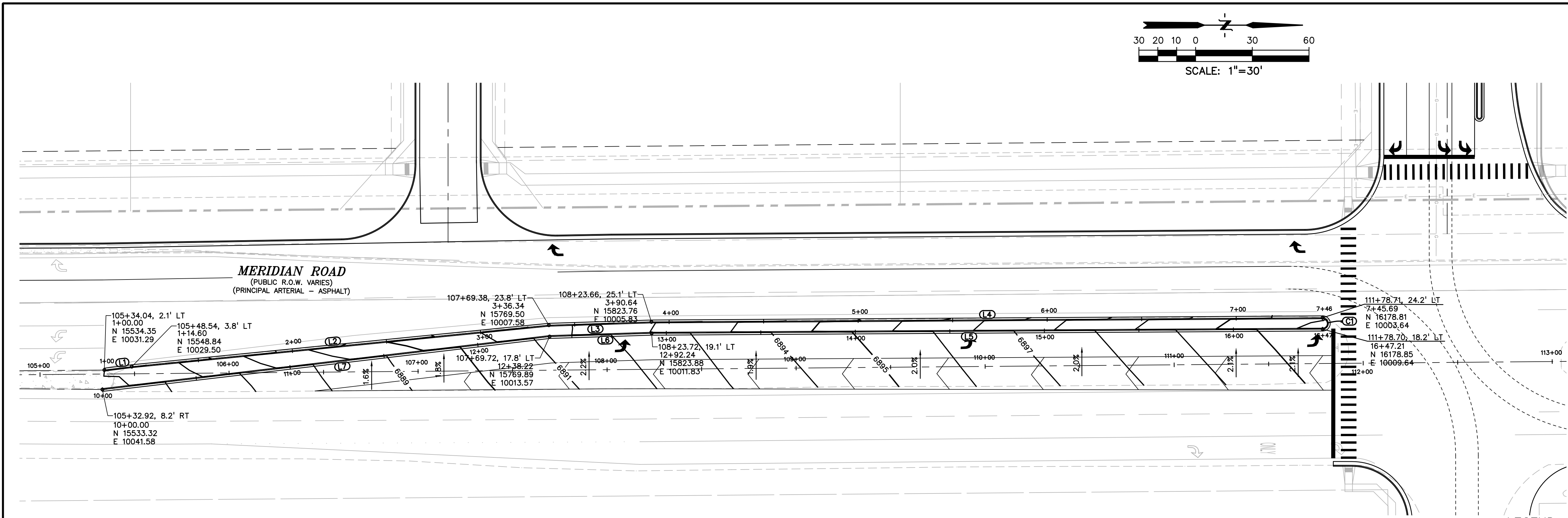
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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

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

C5.13
SHEET: 29 OF 46





LEGEND

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

LINE TABLE

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

CURVE TABLE

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

PREPARED BY:


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


CLIENT:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

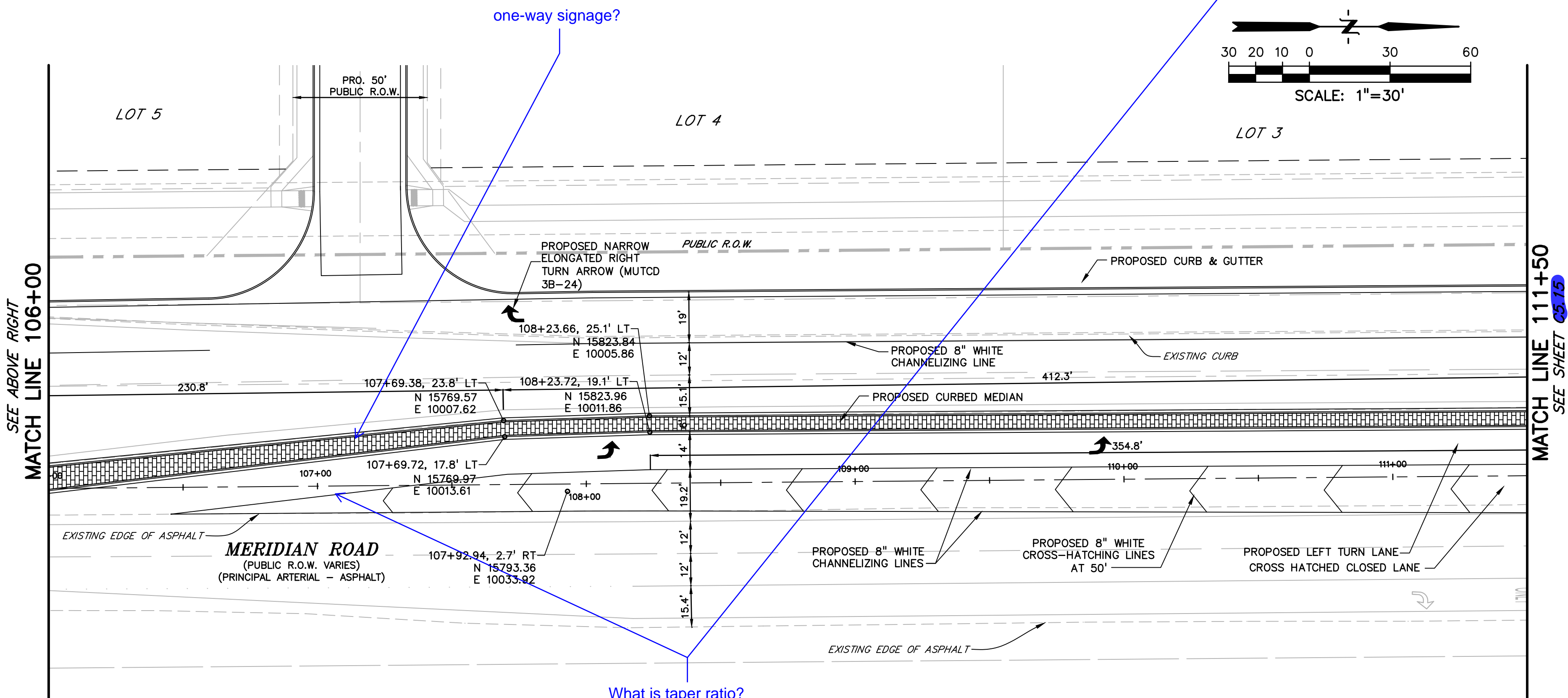
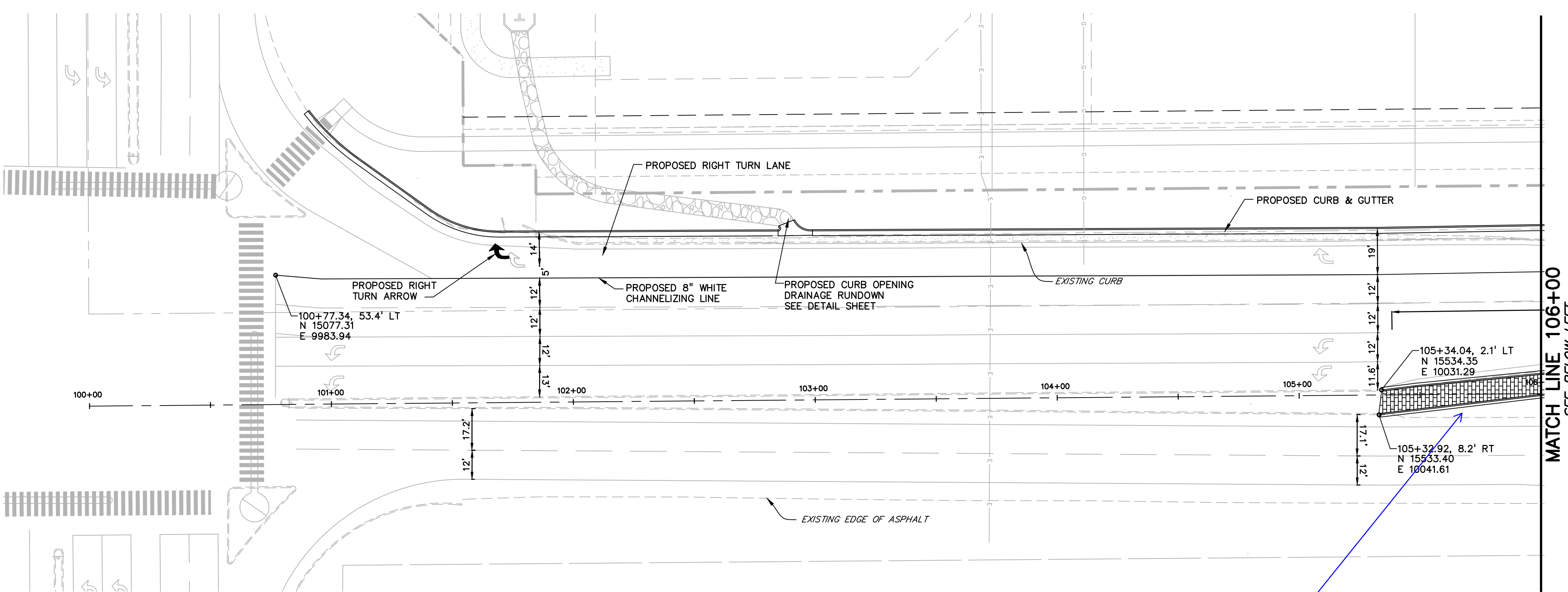

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

**MERIDIAN ROAD
MEDIAN PLAN
& PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.14

SHEET: 30 OF 46



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.
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BOULDER • COLORADO SPRINGS


CLIENT:

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

CONSTRUCTION DRAWINGS FOR

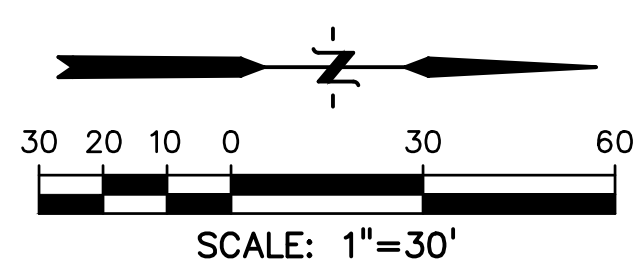
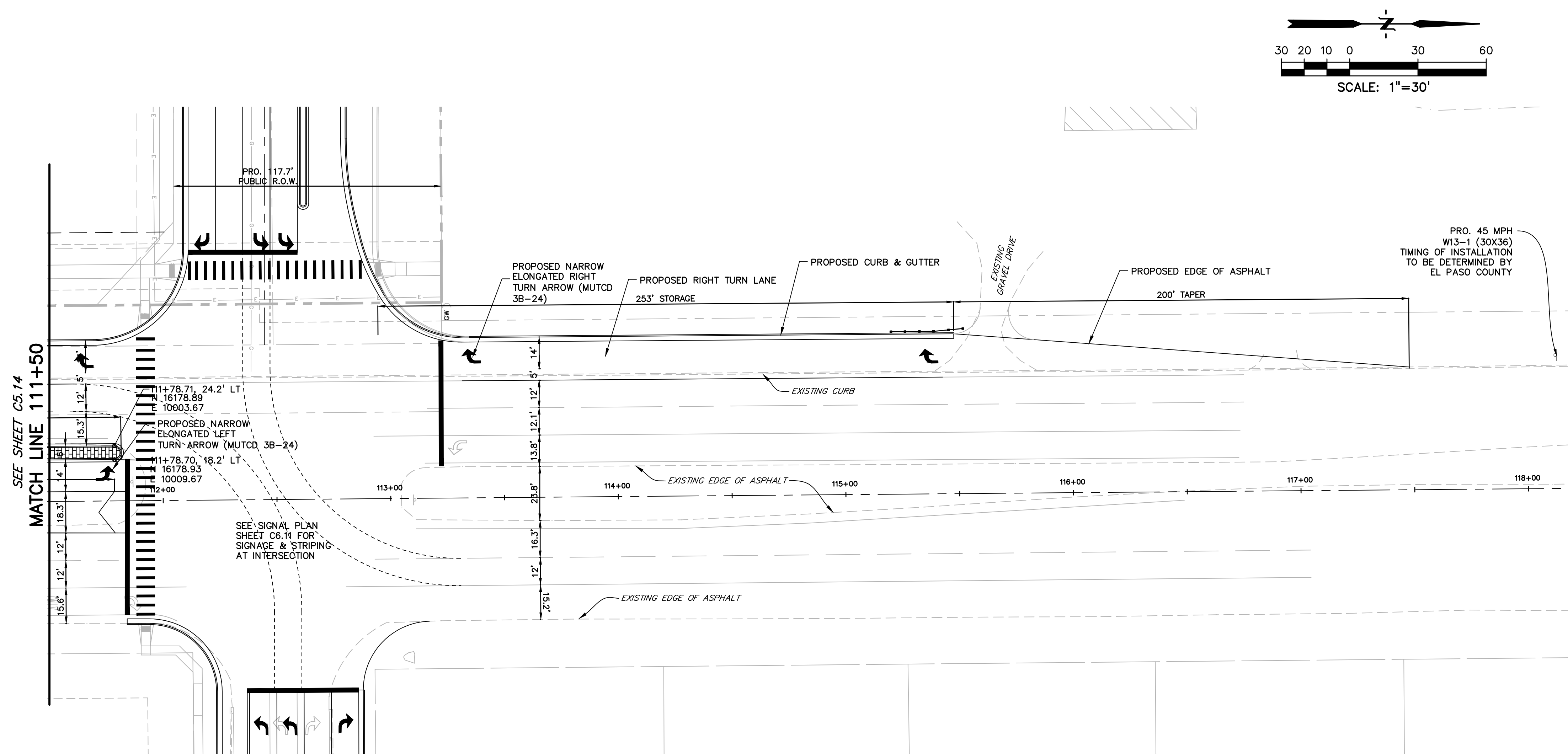
**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	


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SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

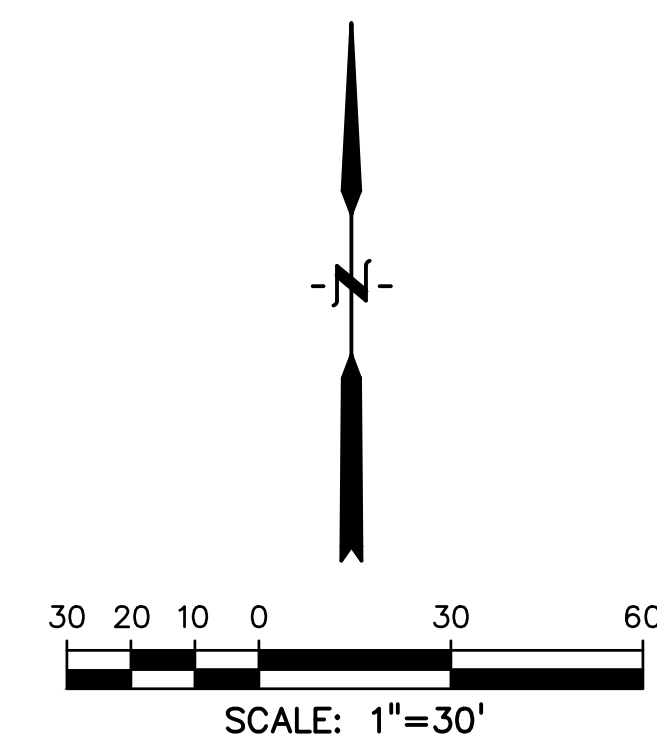
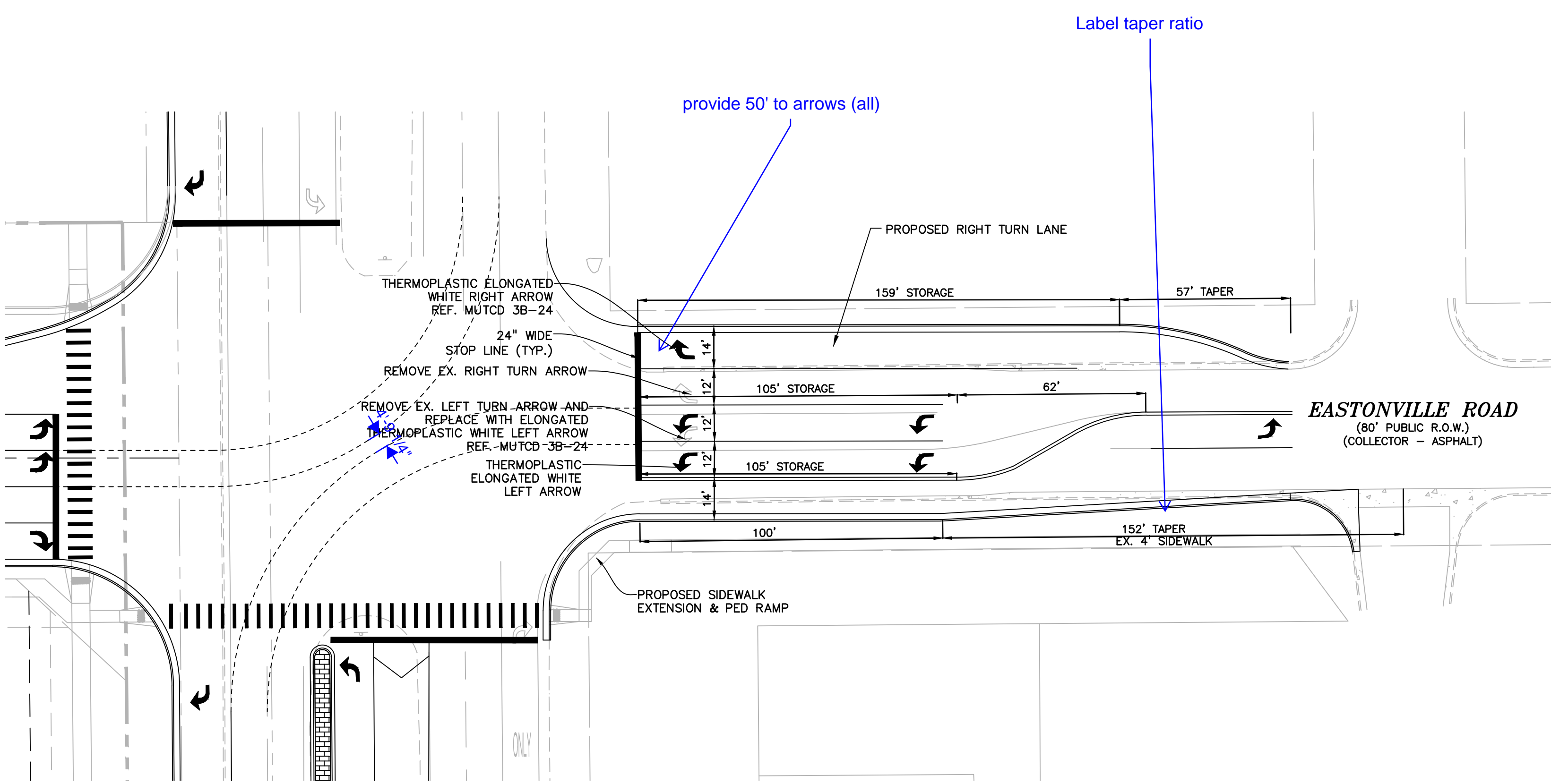
**MERIDIAN ROAD
STRIPING
PLAN**

PROJECT NO. 20988-00CSCV
DRAWING NO.



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.
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BOULDER • COLORADO SPRINGS

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

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

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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

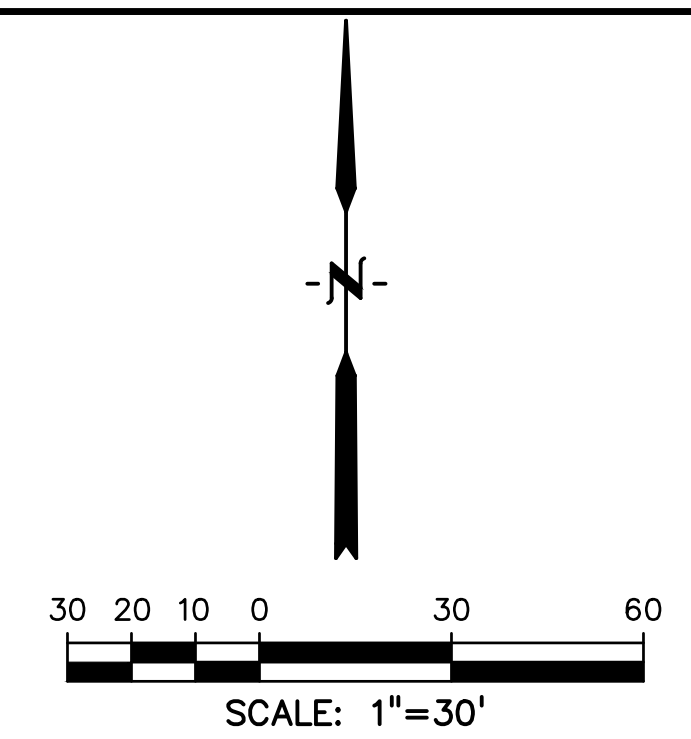
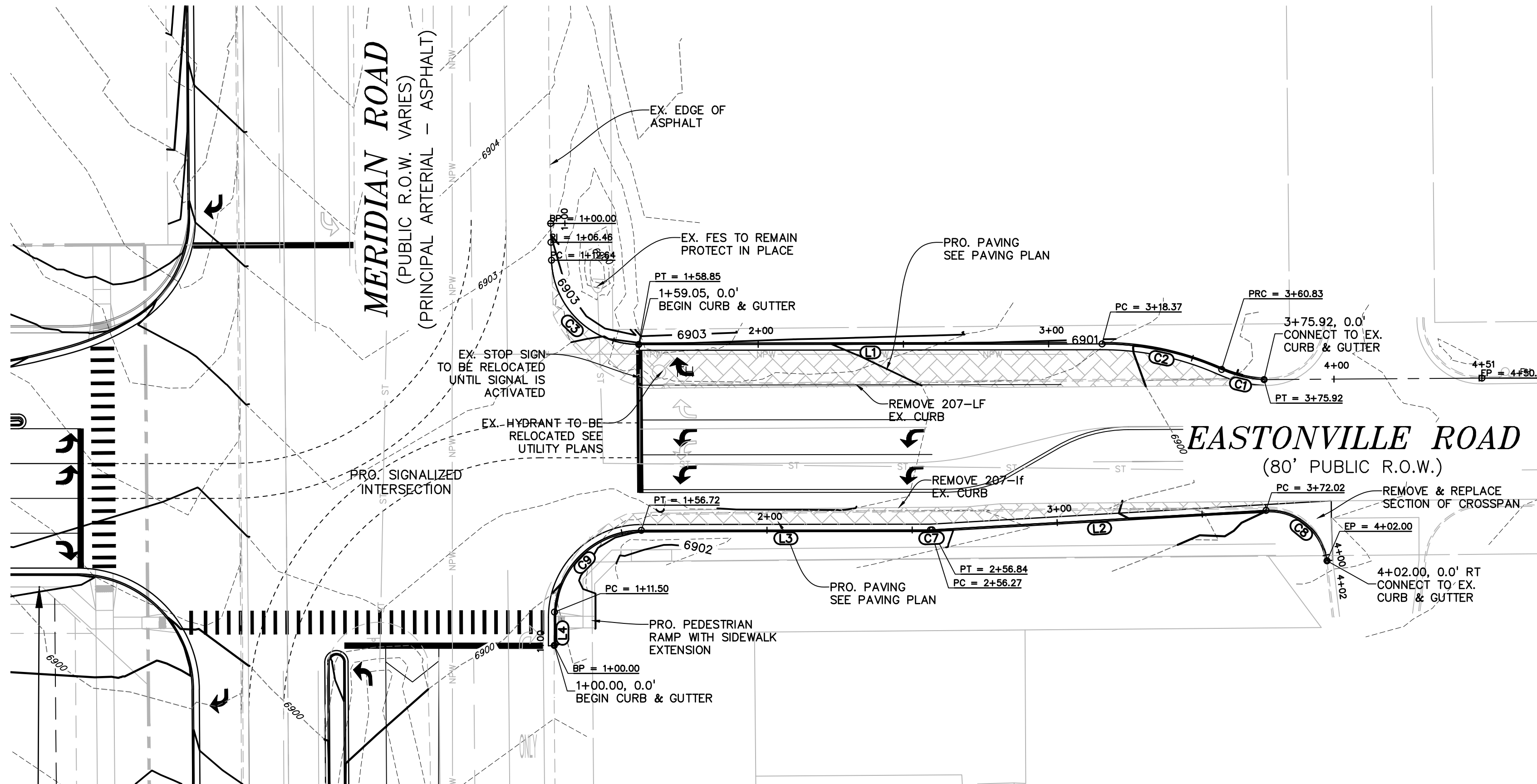
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

**MERIDIAN RD &
EASTONVILLE RD
STRIPING PLAN**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.16

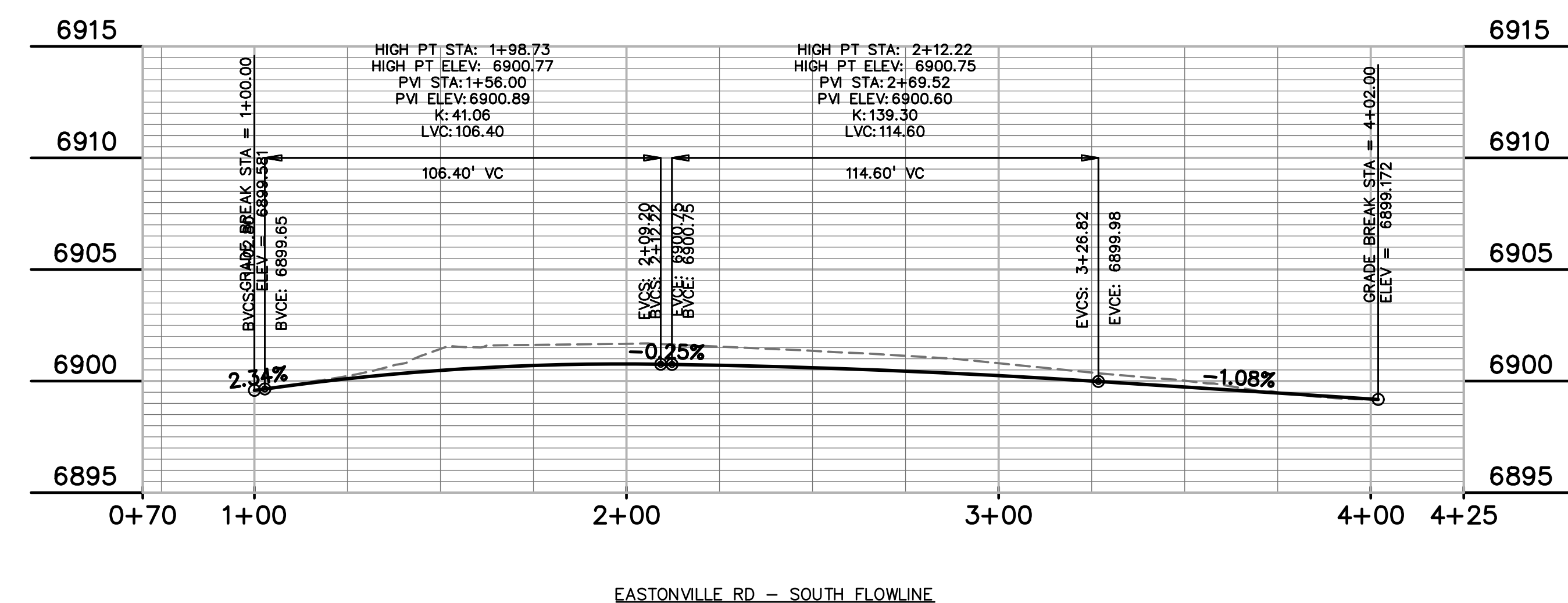
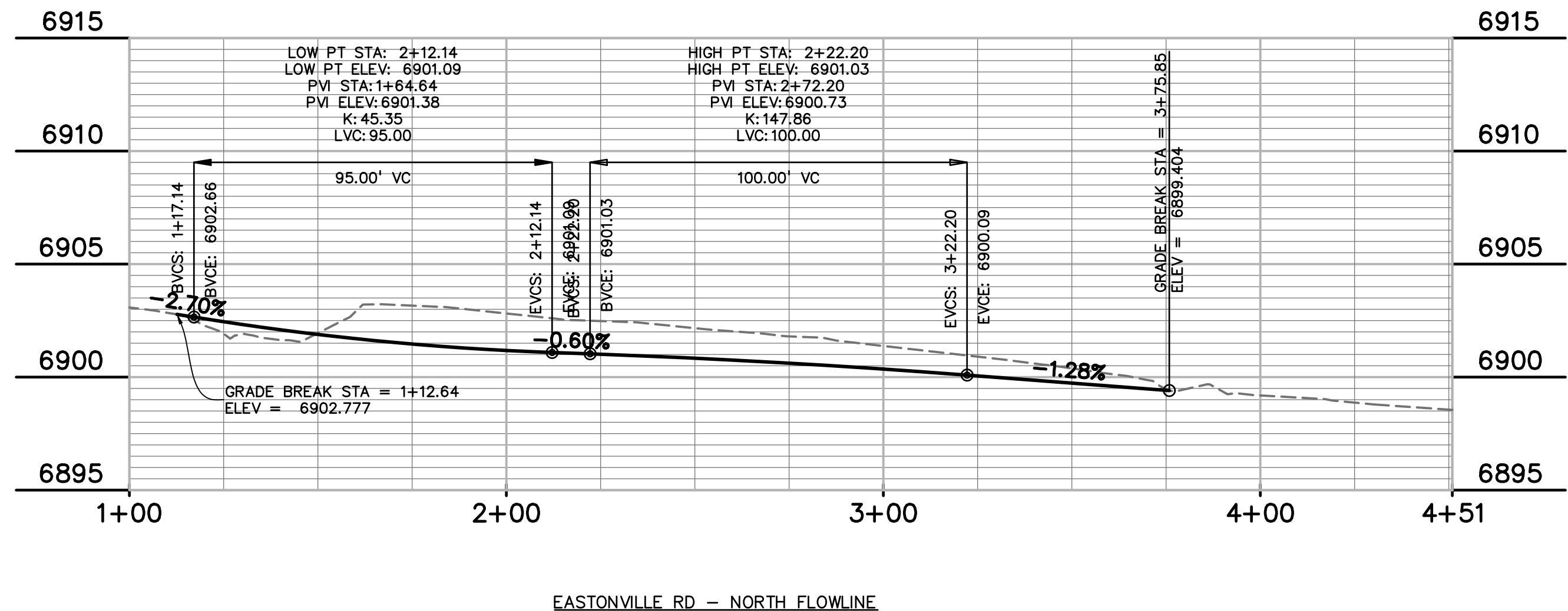
SHEET: 32 OF 46



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

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

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



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3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

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

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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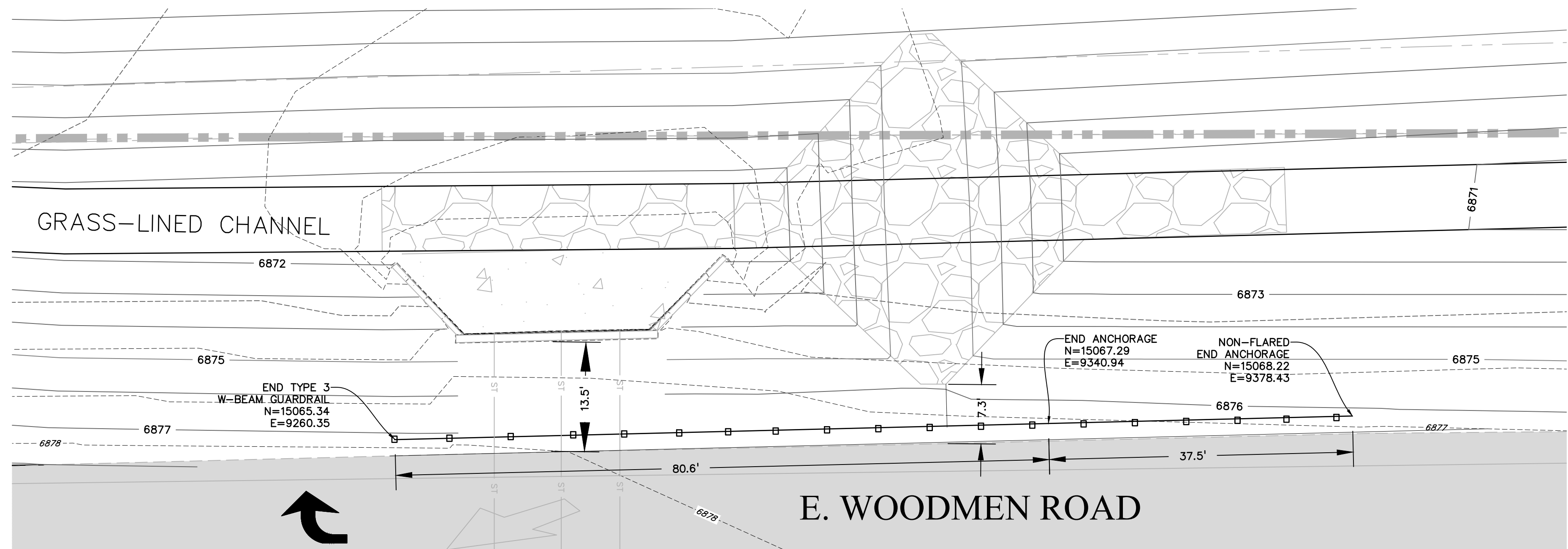
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

EASTONVILLE RD
TURN LANE PLAN
& PROFILE

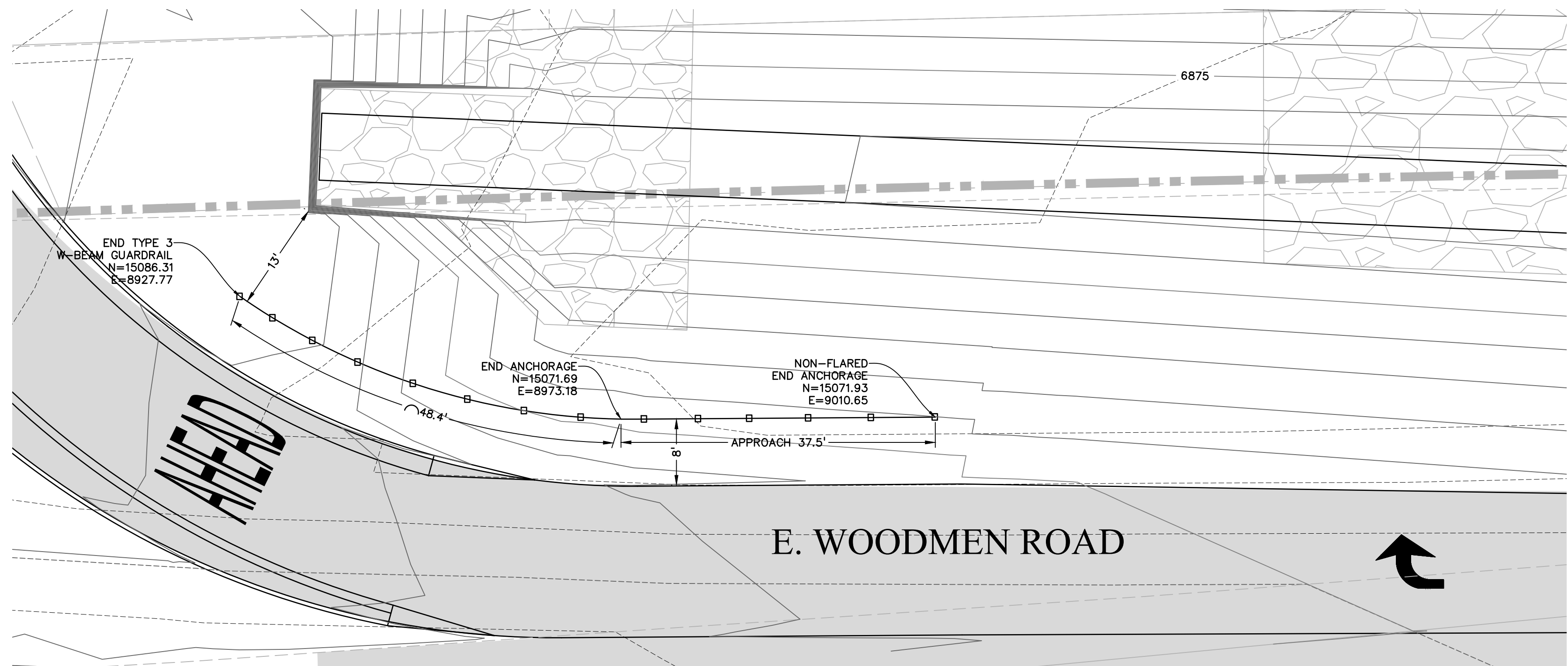
PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.17

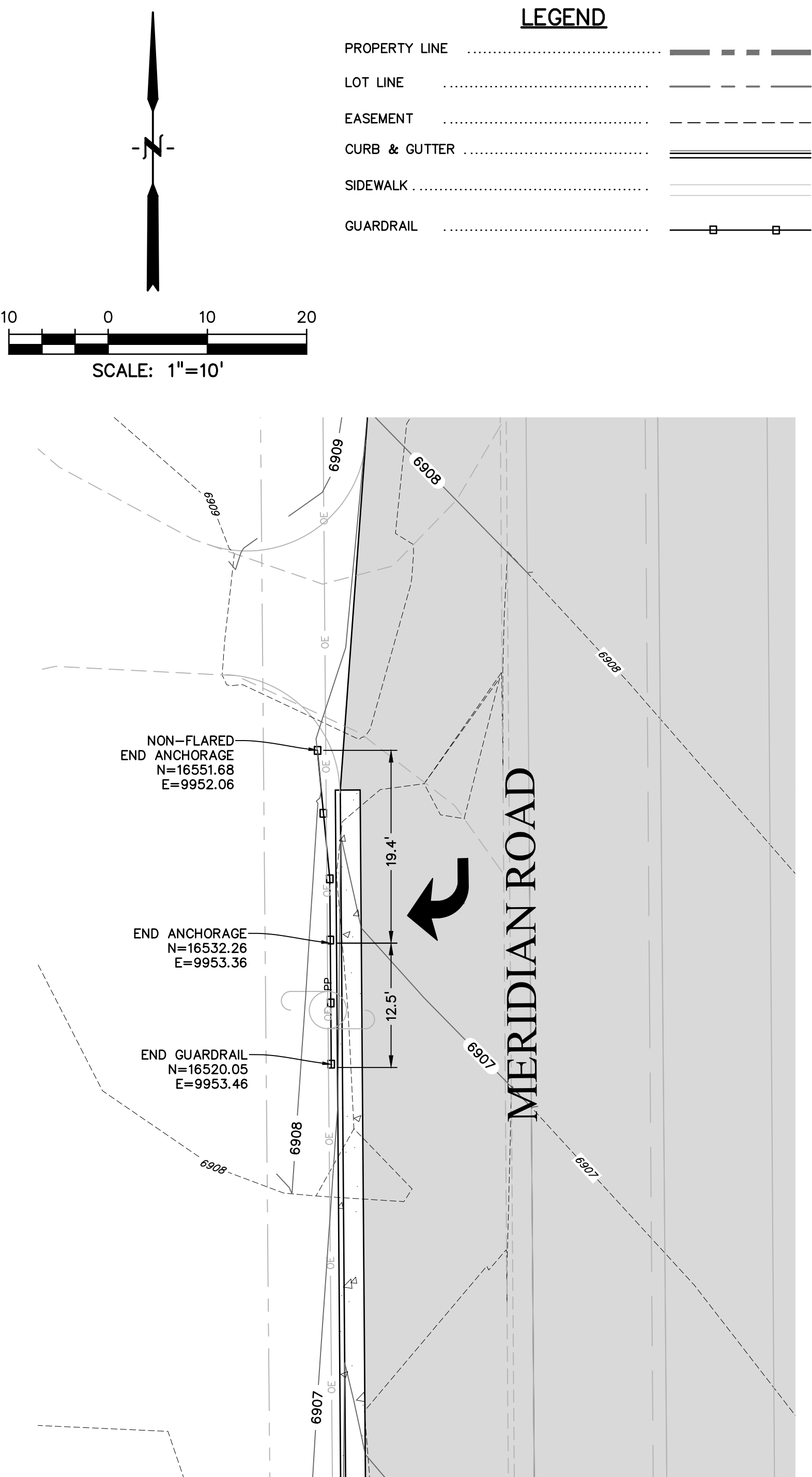
SHEET: 33 OF 46



GUARDRAIL — E. WOODMEN ROAD



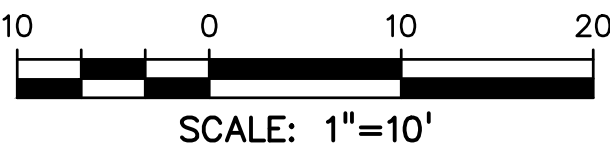
GUARDRAIL — E. WOODMEN ROAD AT FALCON MARKET PLACE



GUARDRAIL — MERIDIAN ROAD

LEGEND

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



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OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1"=10'
VERTICAL: N/A

GUARDRAIL
PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.18

SHEET: 34 OF 46

PREPARED BY:


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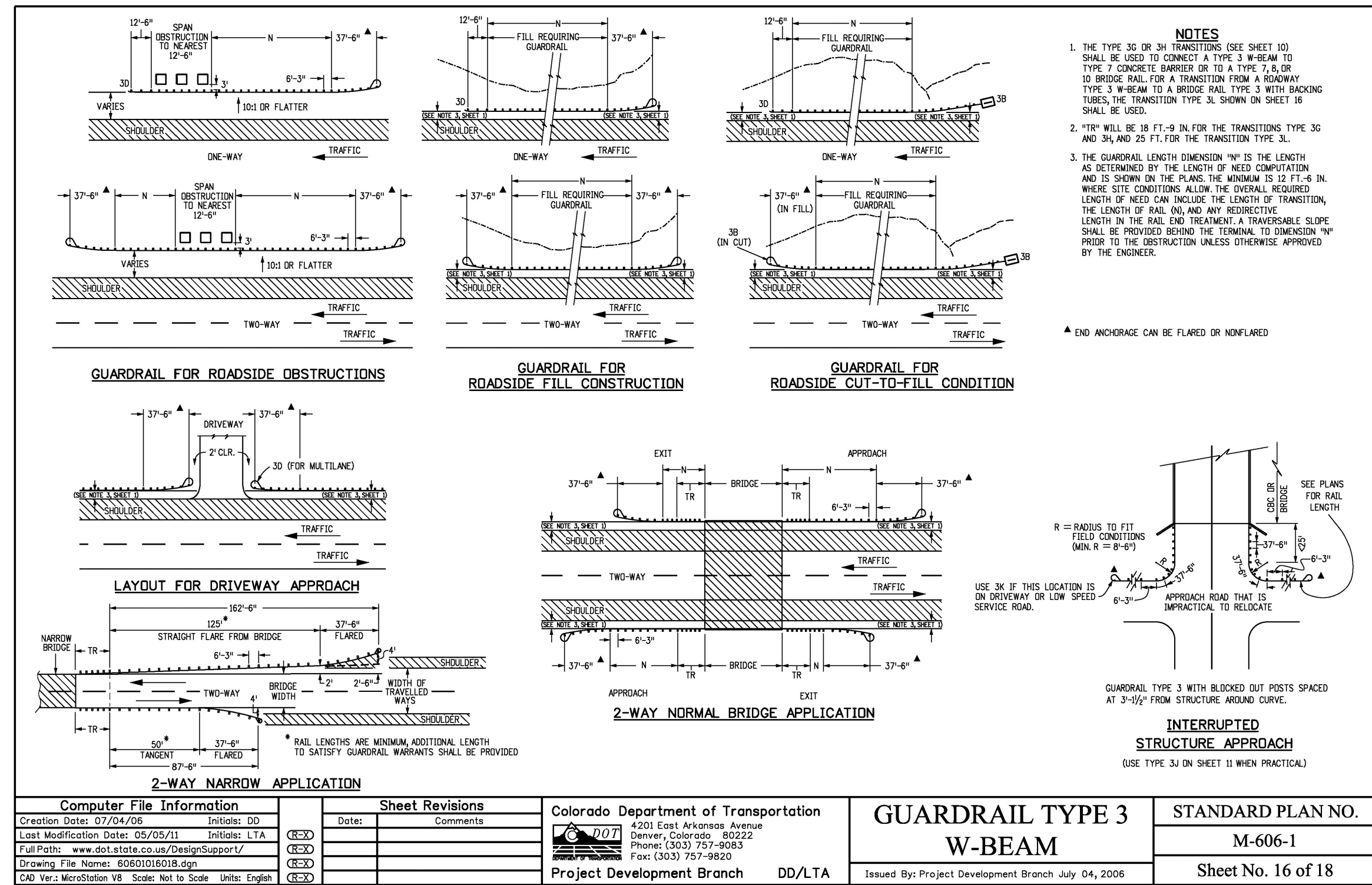
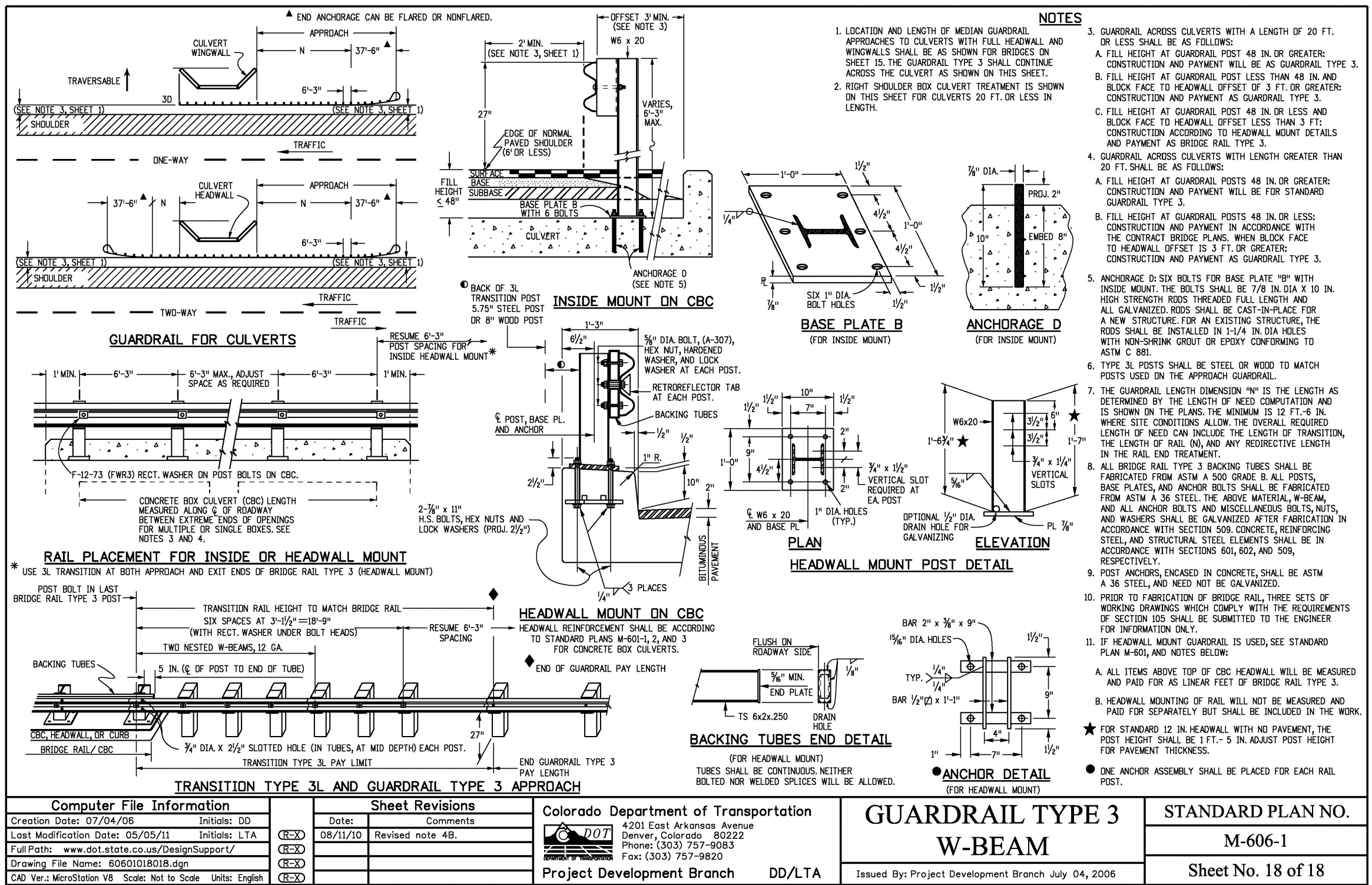
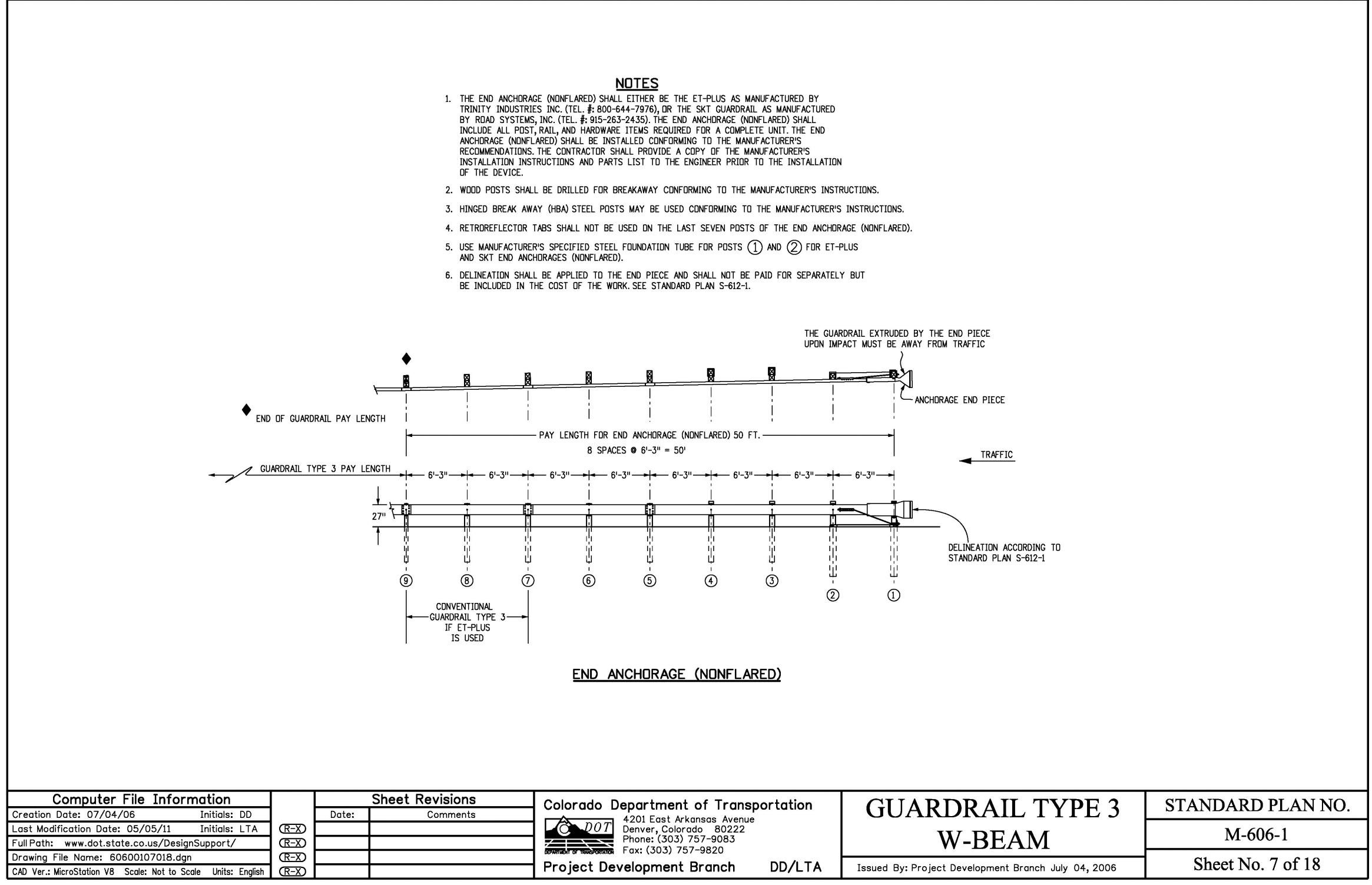
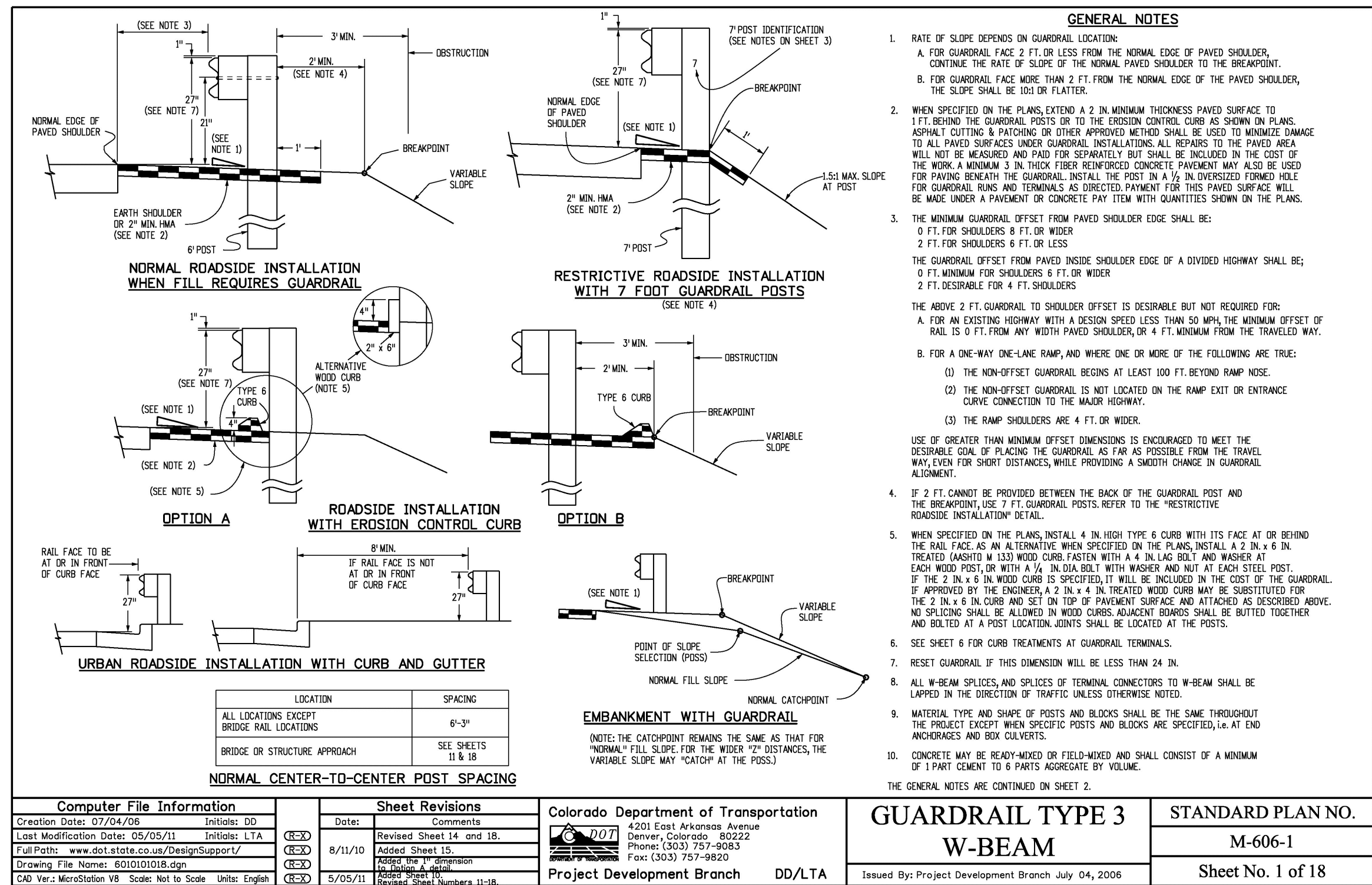
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

**GUARDRAIL
PLAN**

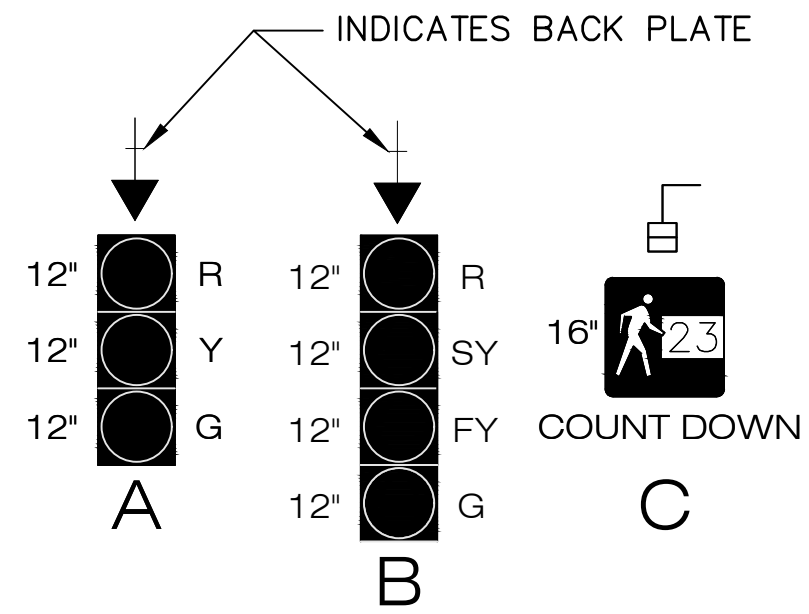
PROJECT NO. 20988--00C5V
DRAWING NO.

C5.18

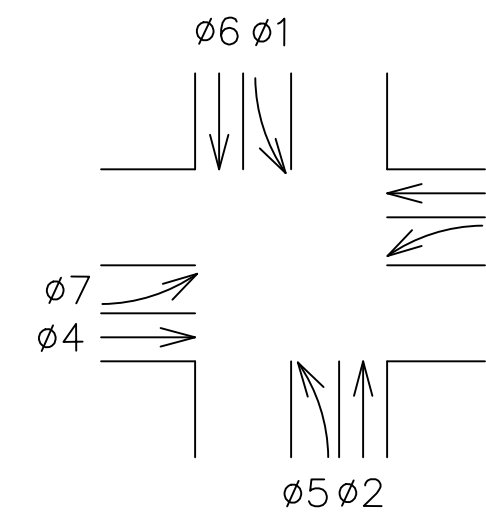
SHEET: 35 OF 46



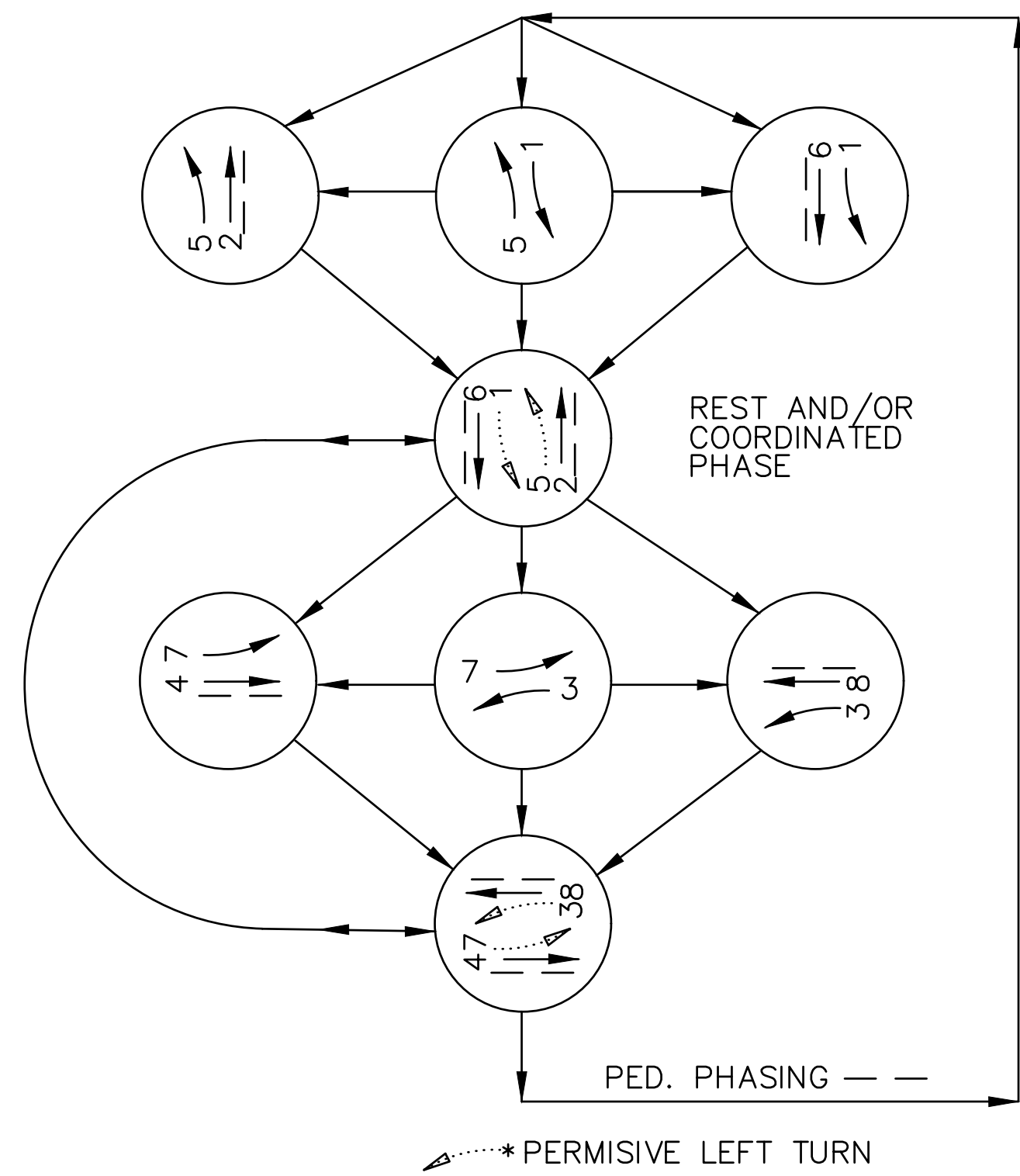
PROPOSED SIGNAL FACE DETAILS
SIGNAL FACES (R/Y/G) INCLUDING ARROWS AND PEDESTRIAN SHALL BE LED APPROVED BY EL PASO COUNTY.



PROPOSED PHASING LAYOUT

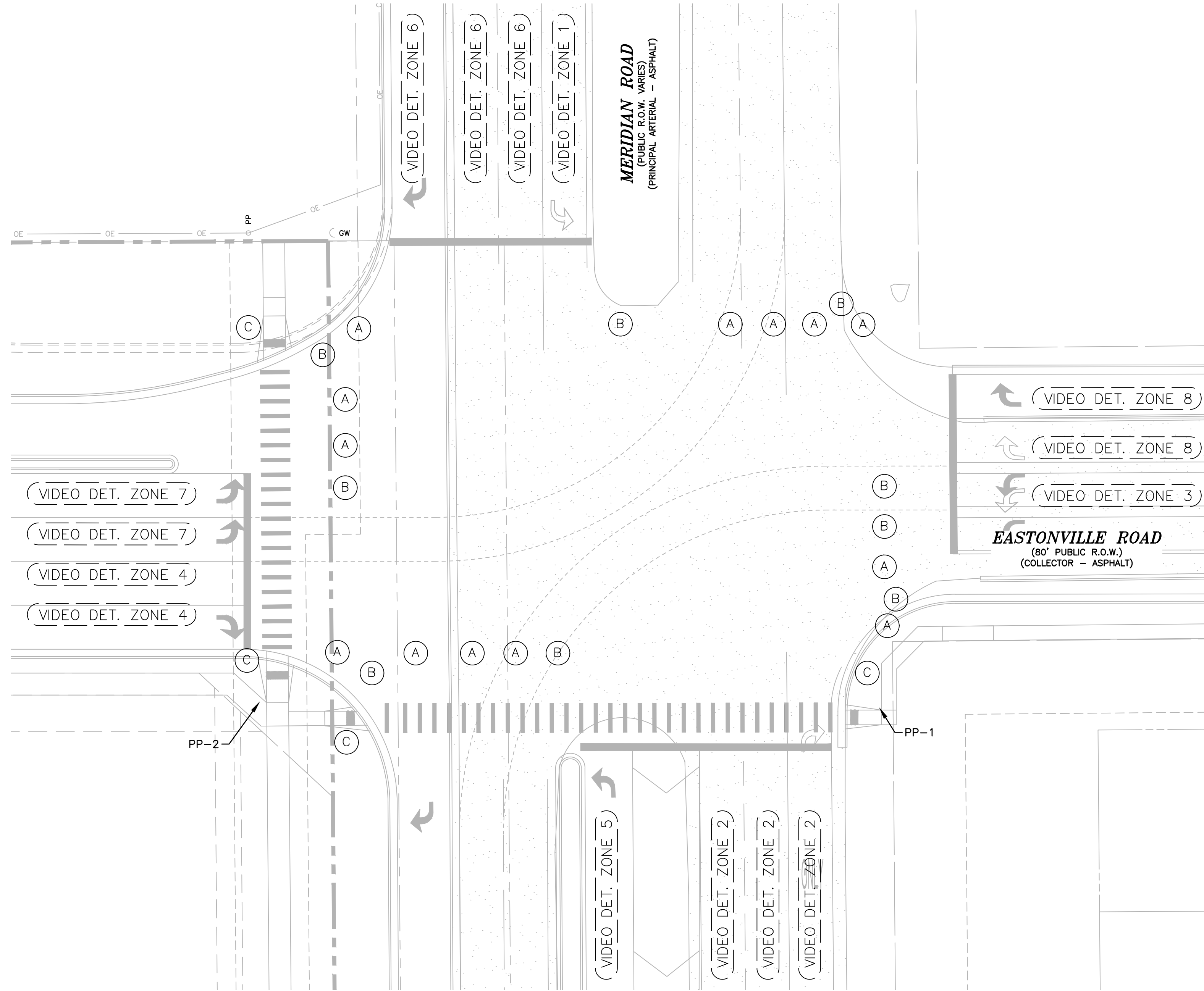


PROPOSED PHASING DIAGRAM SEQUENCE



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

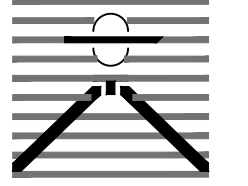
* CAISSON DESIGN SHALL BE MODIFIED IF COHESIVE SOIL IS ENCOUNTERED



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:



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CLIENT:

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

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
DESIGNED BY:	PDM
DRAWN BY:	KRC
CHECKED BY:	PDM
FILE NAME:	20988-CD-SIG1



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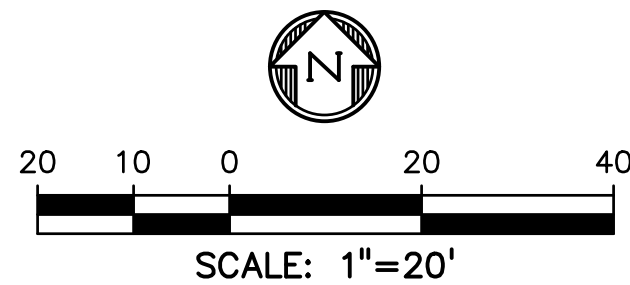
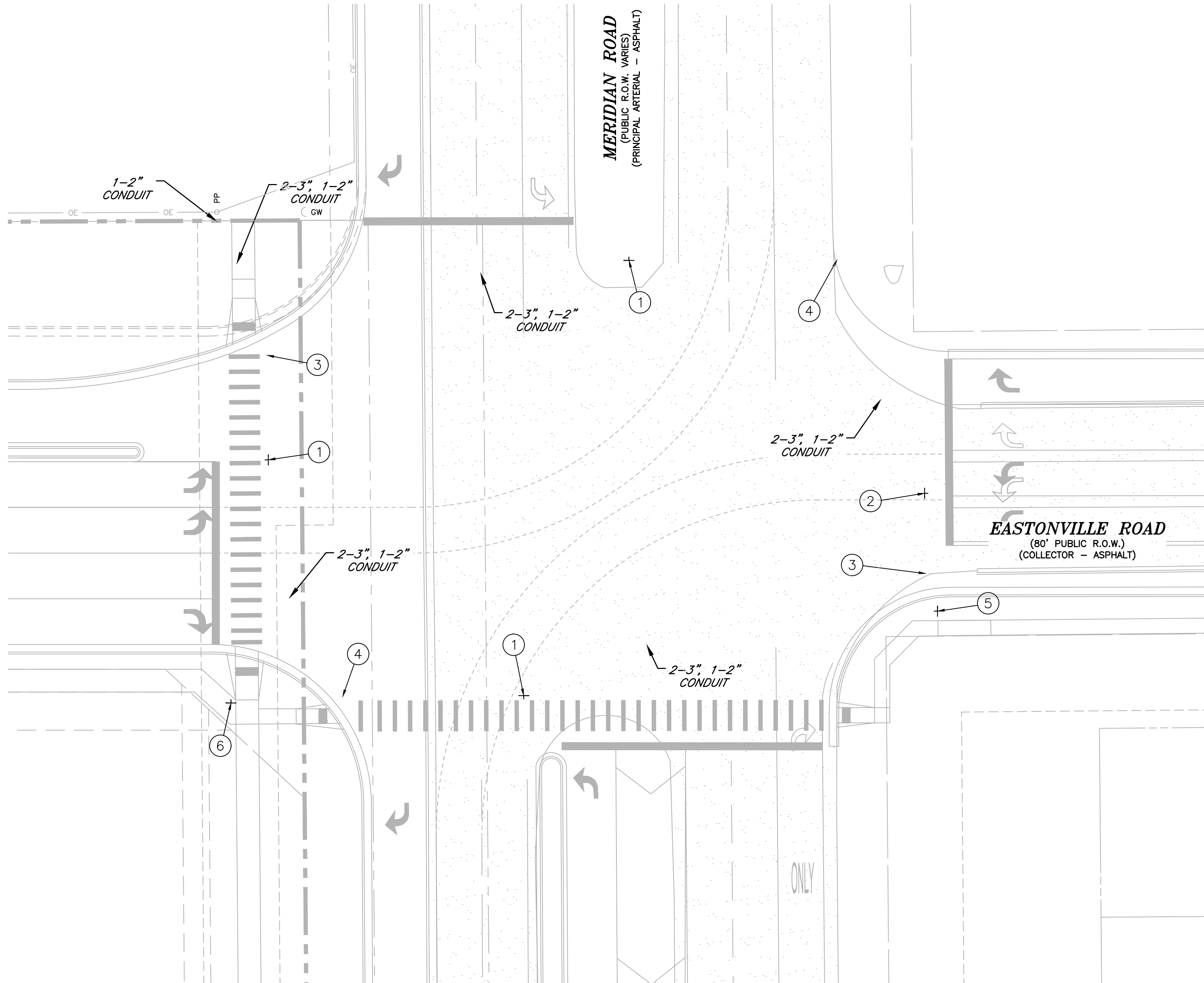
DRAWING SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: N/A

**TRAFFIC
SIGNAL
PLAN**

PROJECT NO. 20988-00CSCV
DRAWING NO.

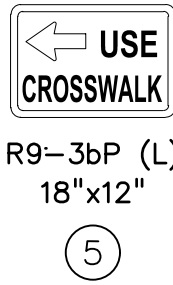
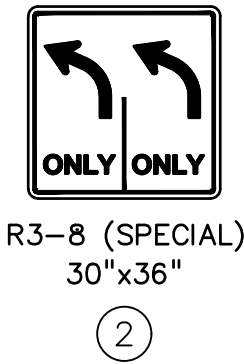
C6.10

SHEET: 36 OF 46



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

PREPARED BY:



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FALCON
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FALCON, COLORADO

ISSUE	DATE
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REVISED	11-15-19
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DRAWN BY:	KRC
CHECKED BY:	PDM
FILE NAME:	20988–CD–SIG2



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

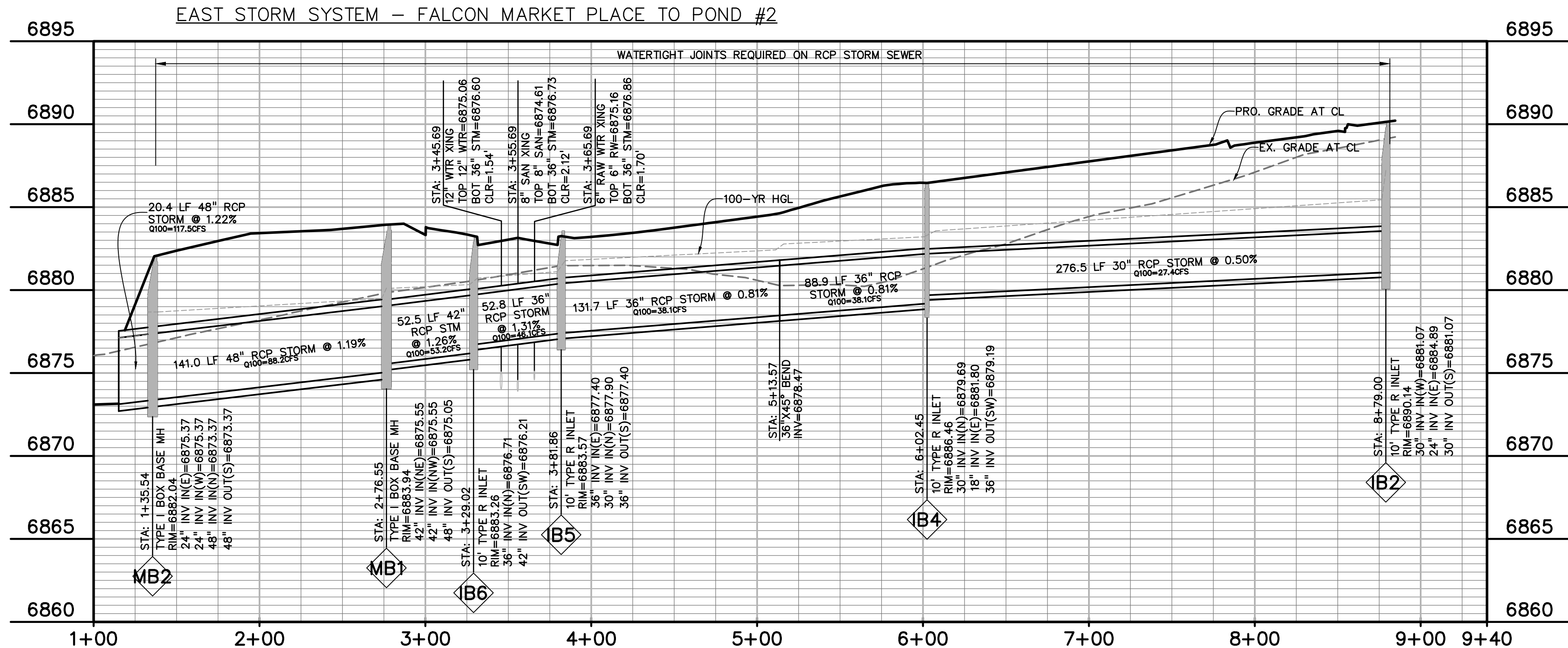
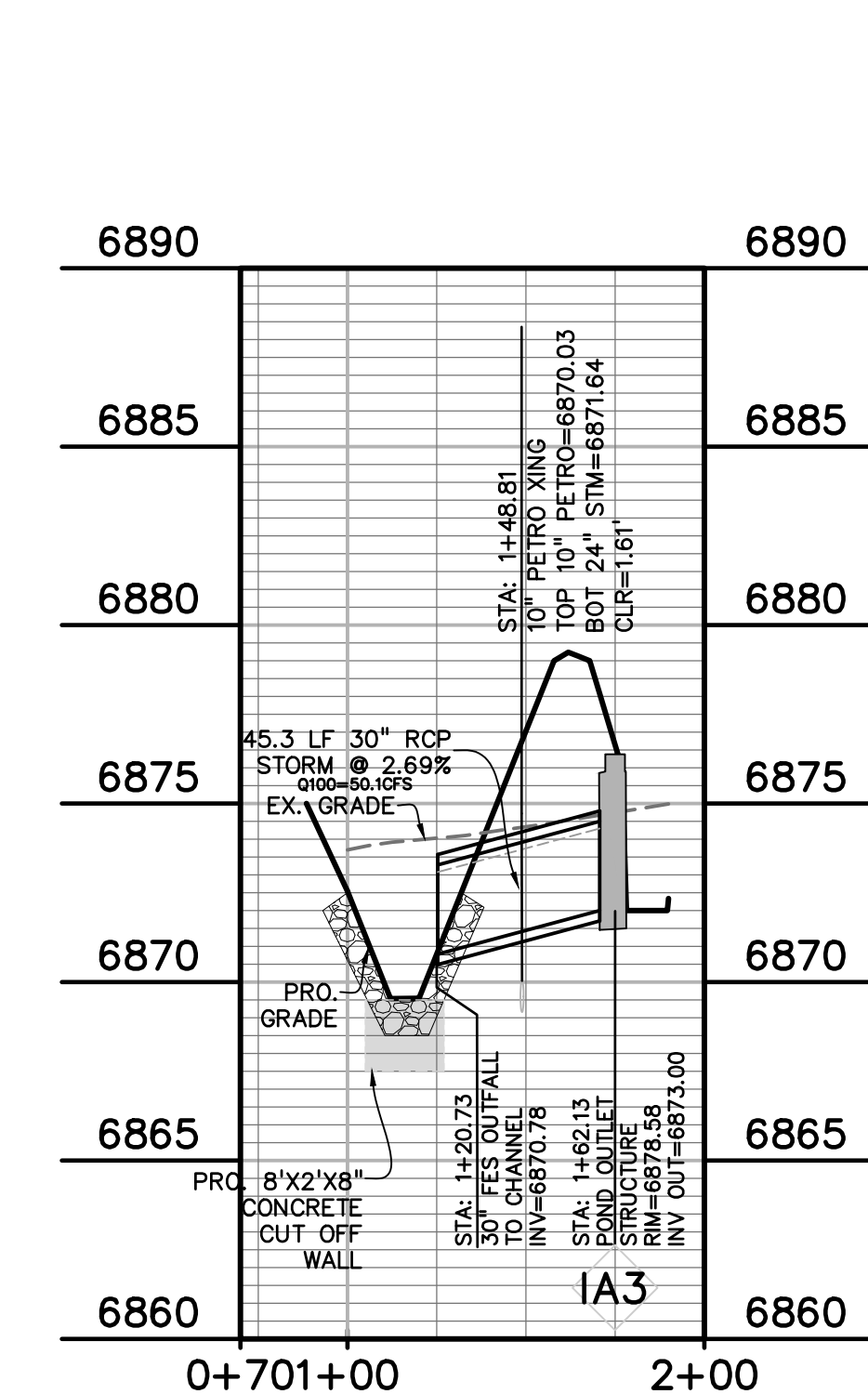
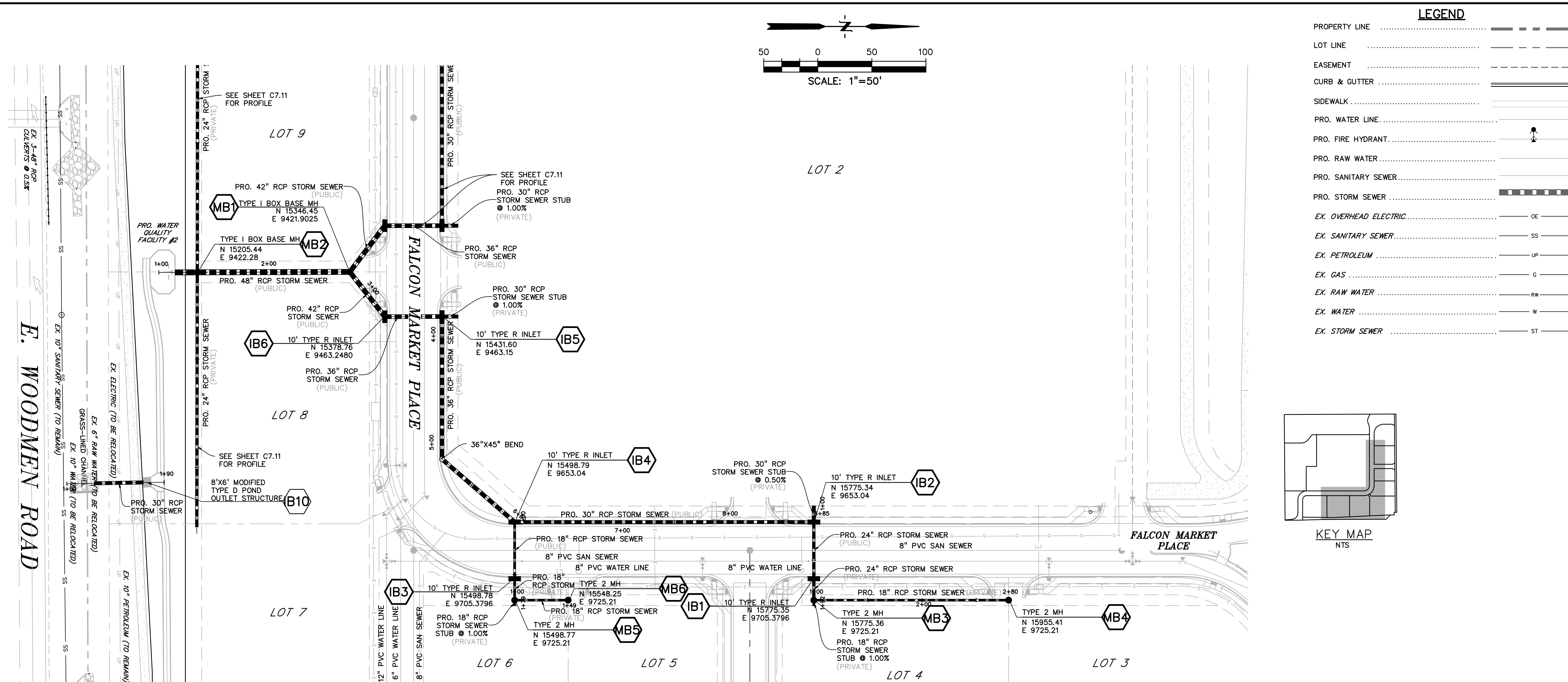
TRAFFIC
SIGNAL
PLAN

PROJECT NO. 20988–00CSCV

DRAWING NO.

C6.11

SHEET: 37 OF 46



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REVISED	12-16-19

DESIGNED BY:

TDM

DRAWN BY:

KGW

CHECKED BY:

TDM

FILE NAME:

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DRAWING SCALE:

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

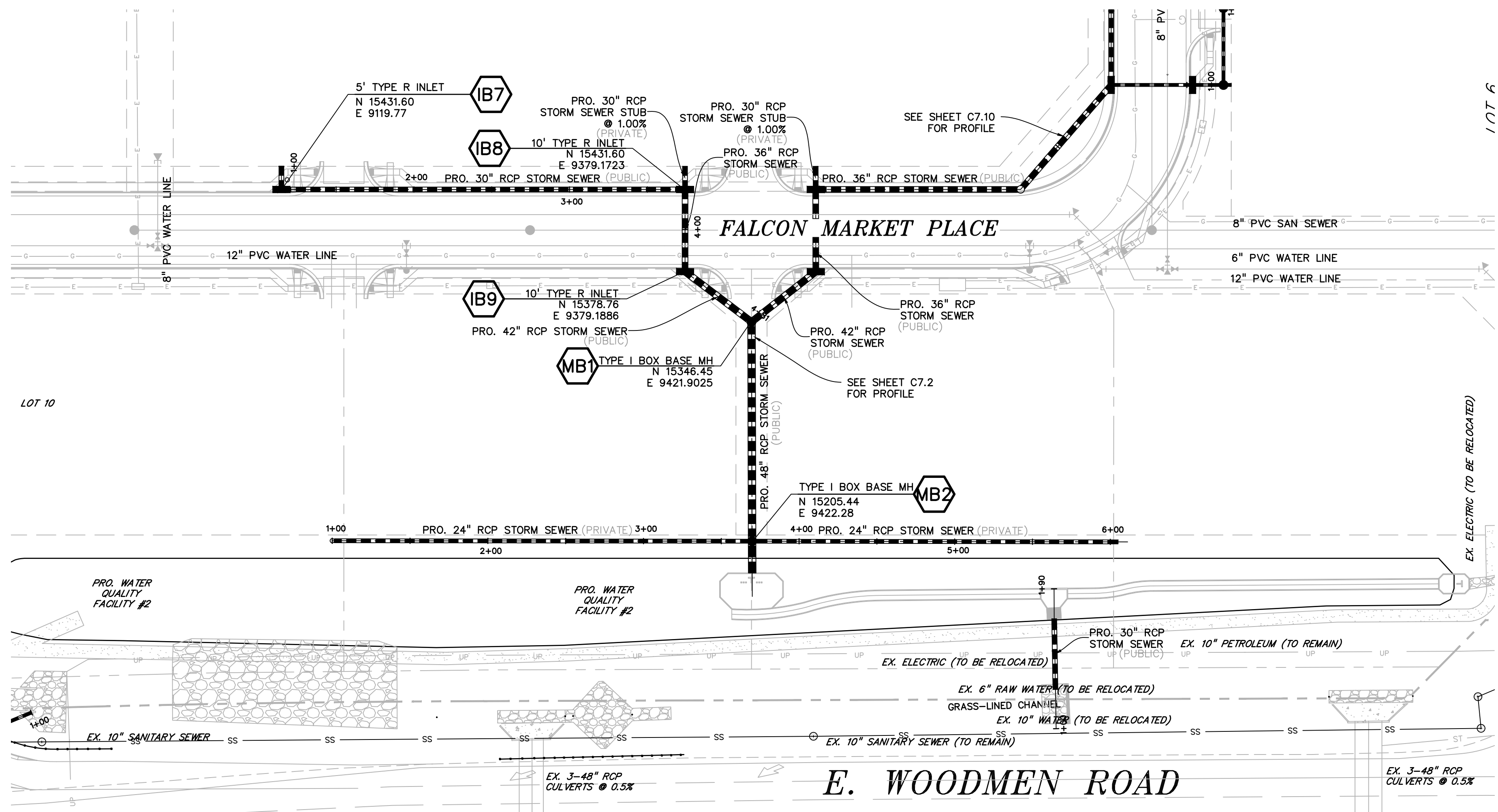
STORM SEWER
PLAN &
PROFILE

PROJECT NO. 20988-00CSCV

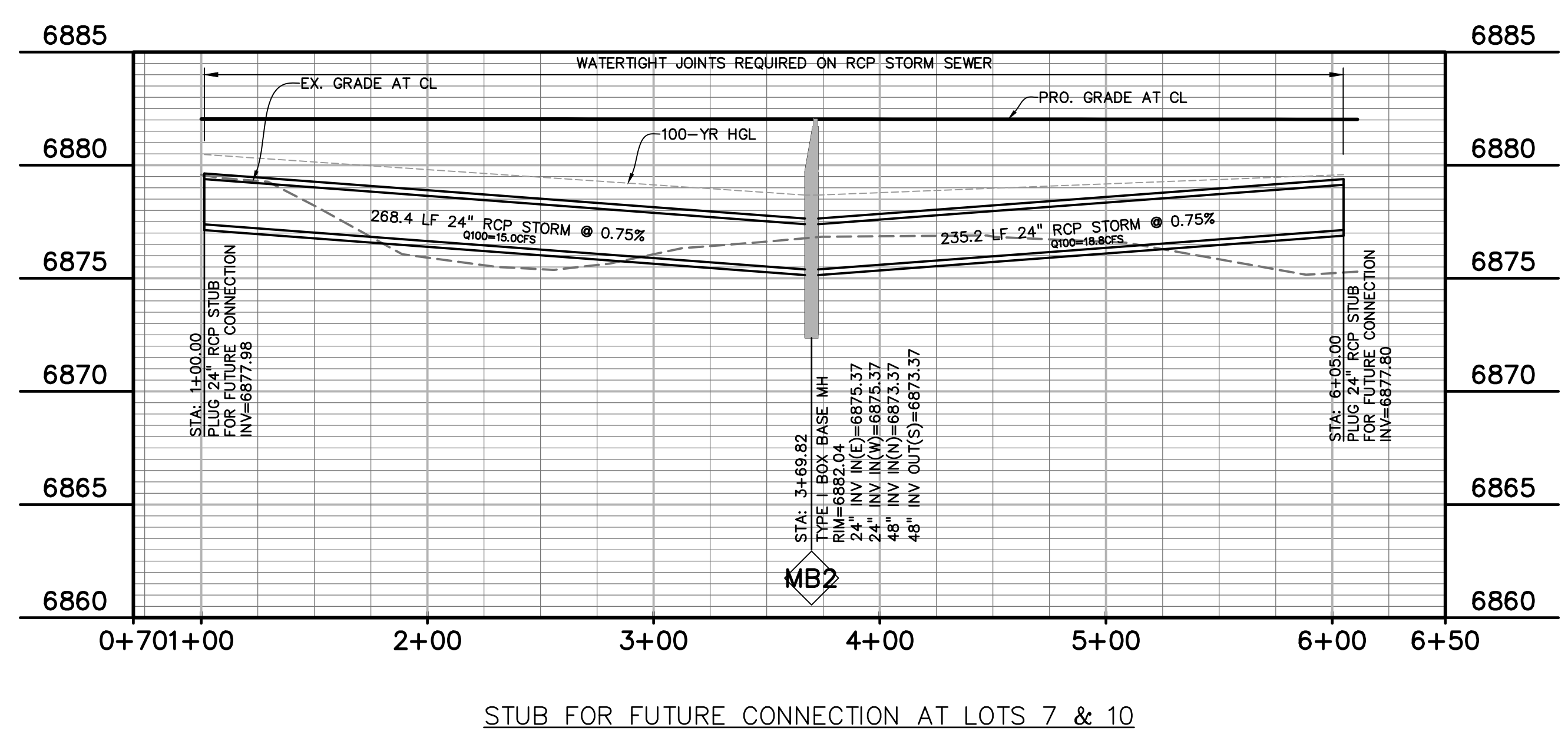
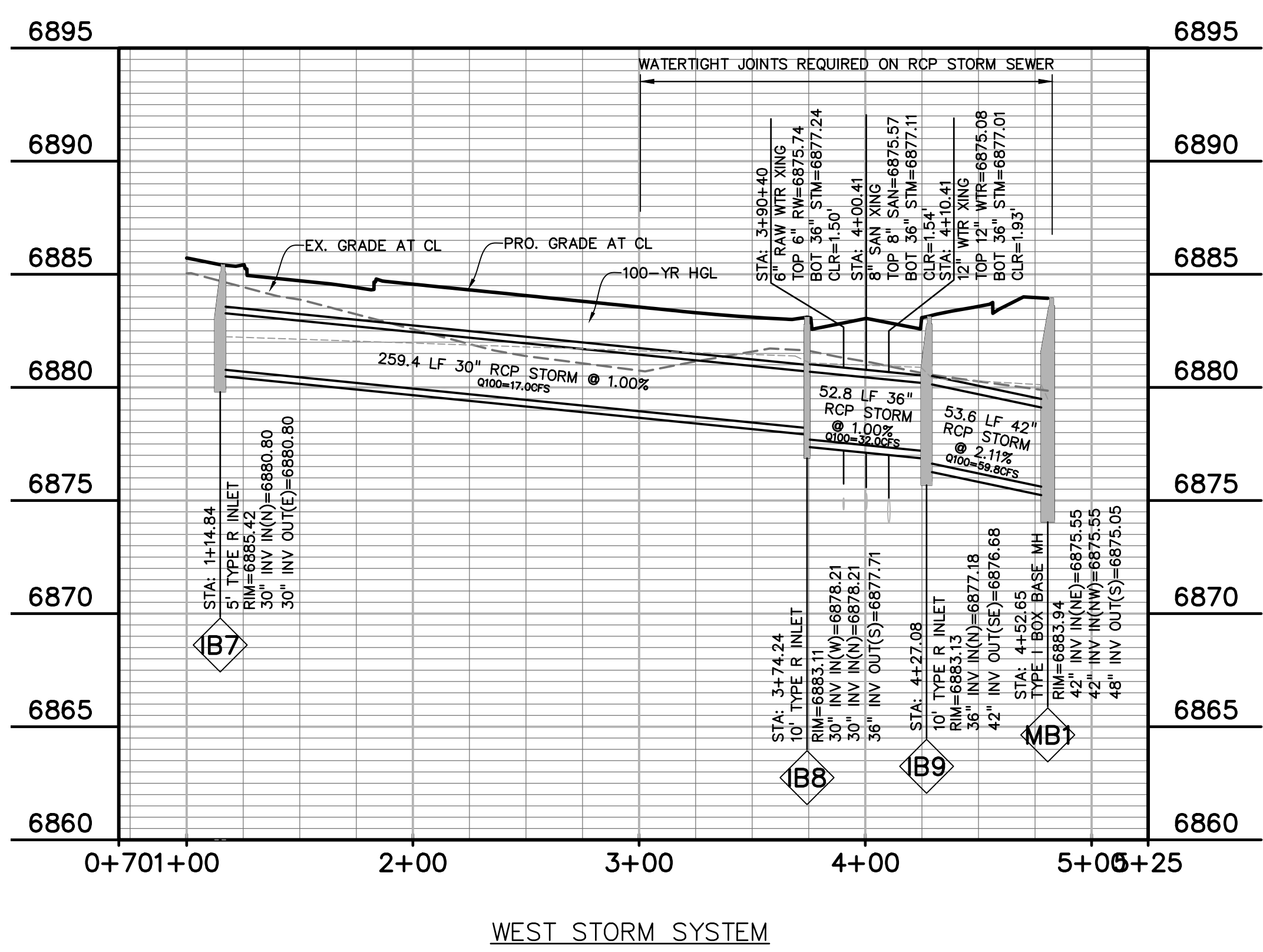
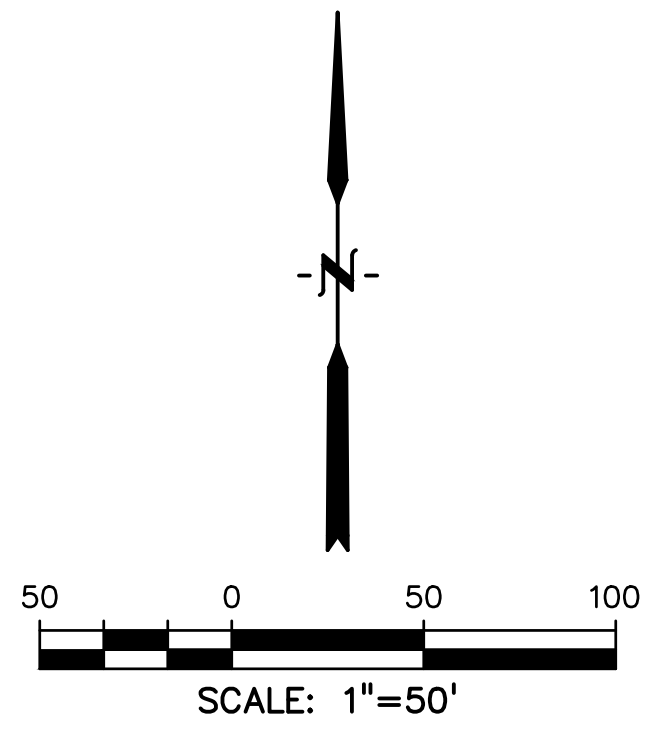
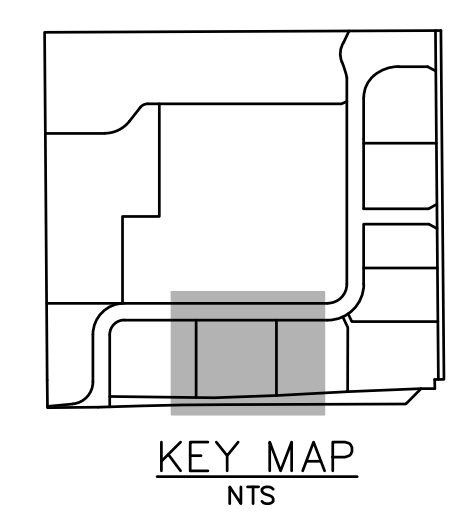
DRAWING NO.

C7.10

SHEET: 38 OF 46



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



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FALCON, COLORADO

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DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

STORM SEWER PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.11

SHEET: 39 OF 46

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DRAWING SCALE:
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VERTICAL: 1"=5'

STORM SEWER PLAN & PROFILE

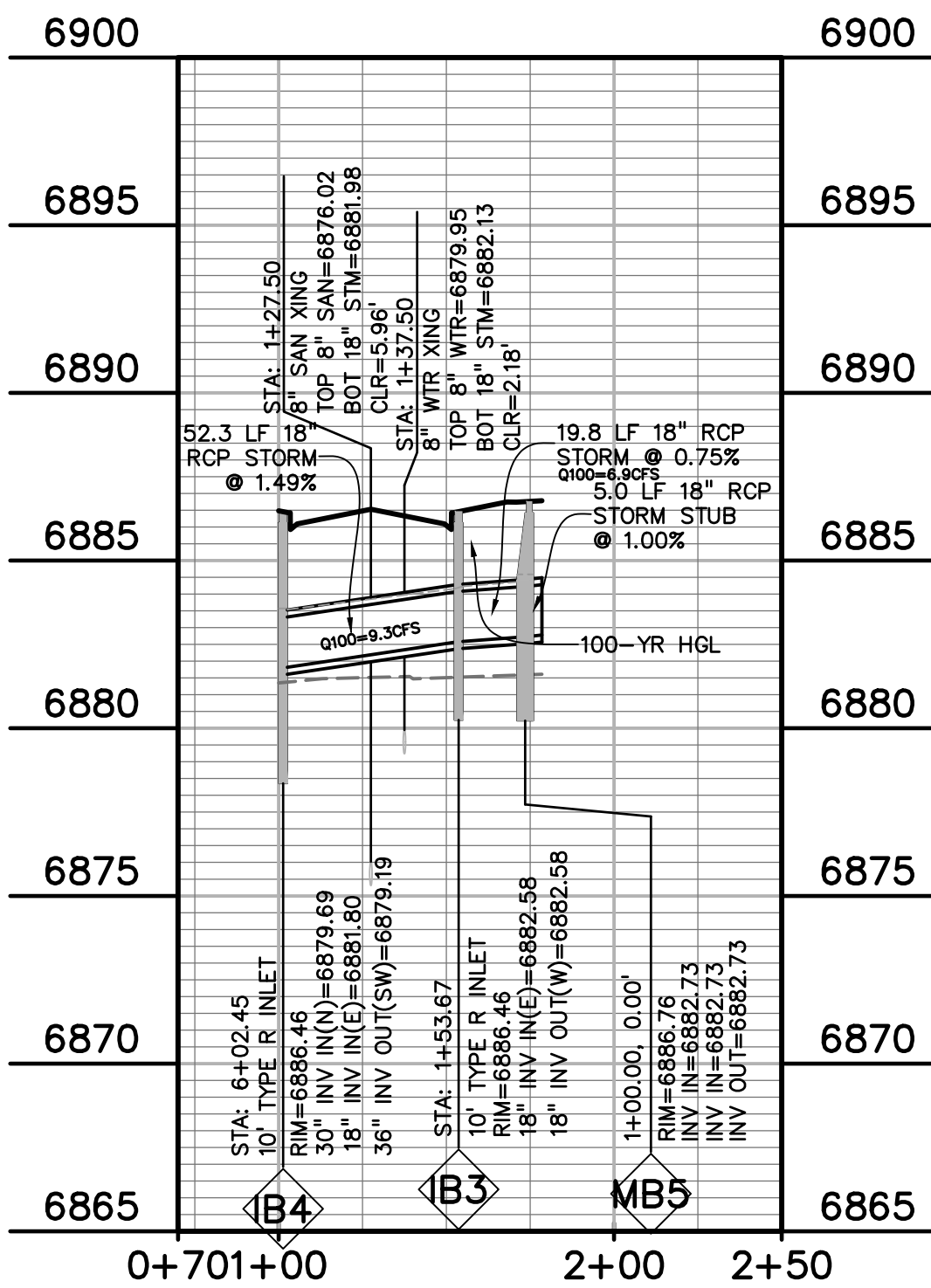
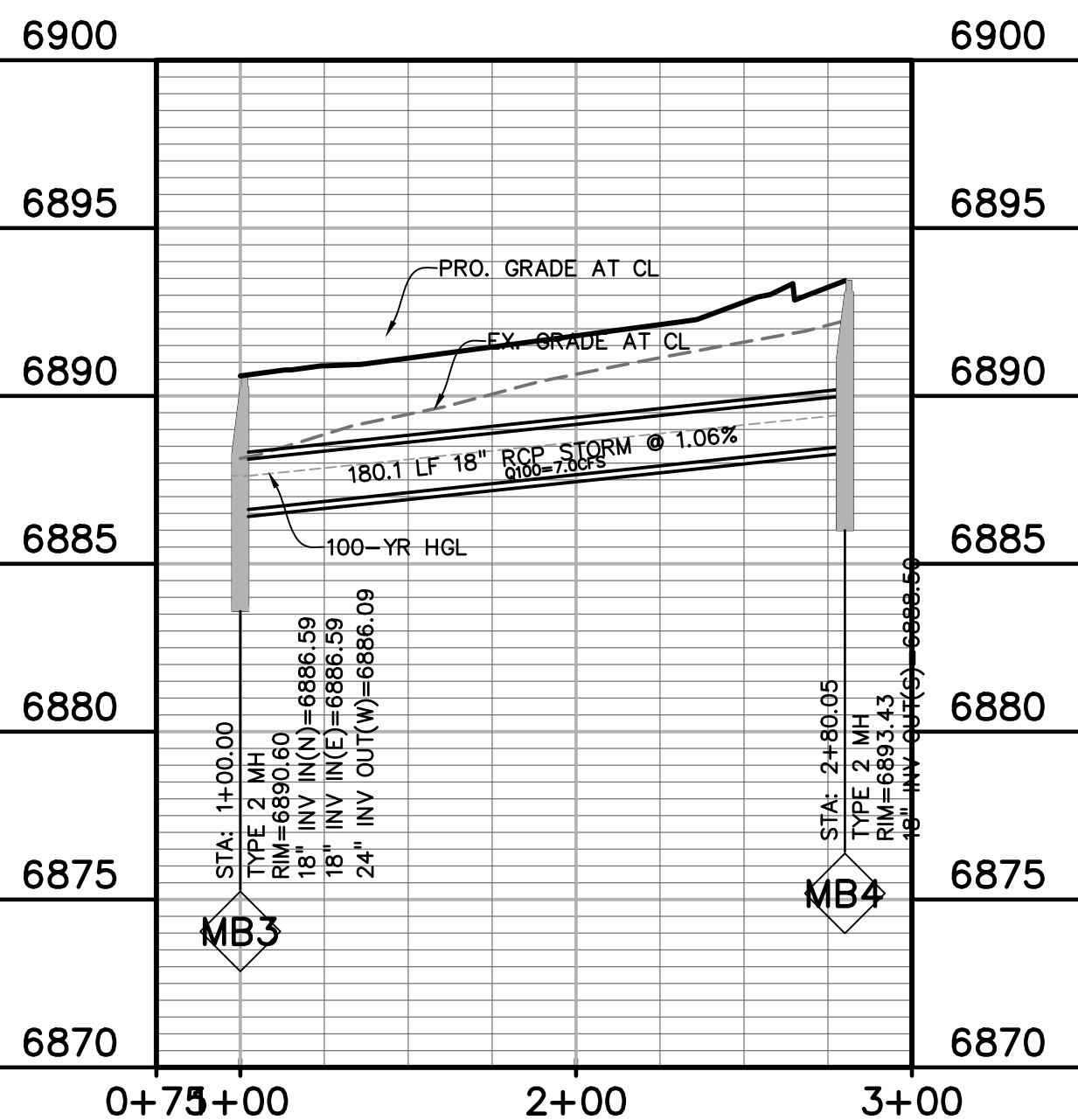
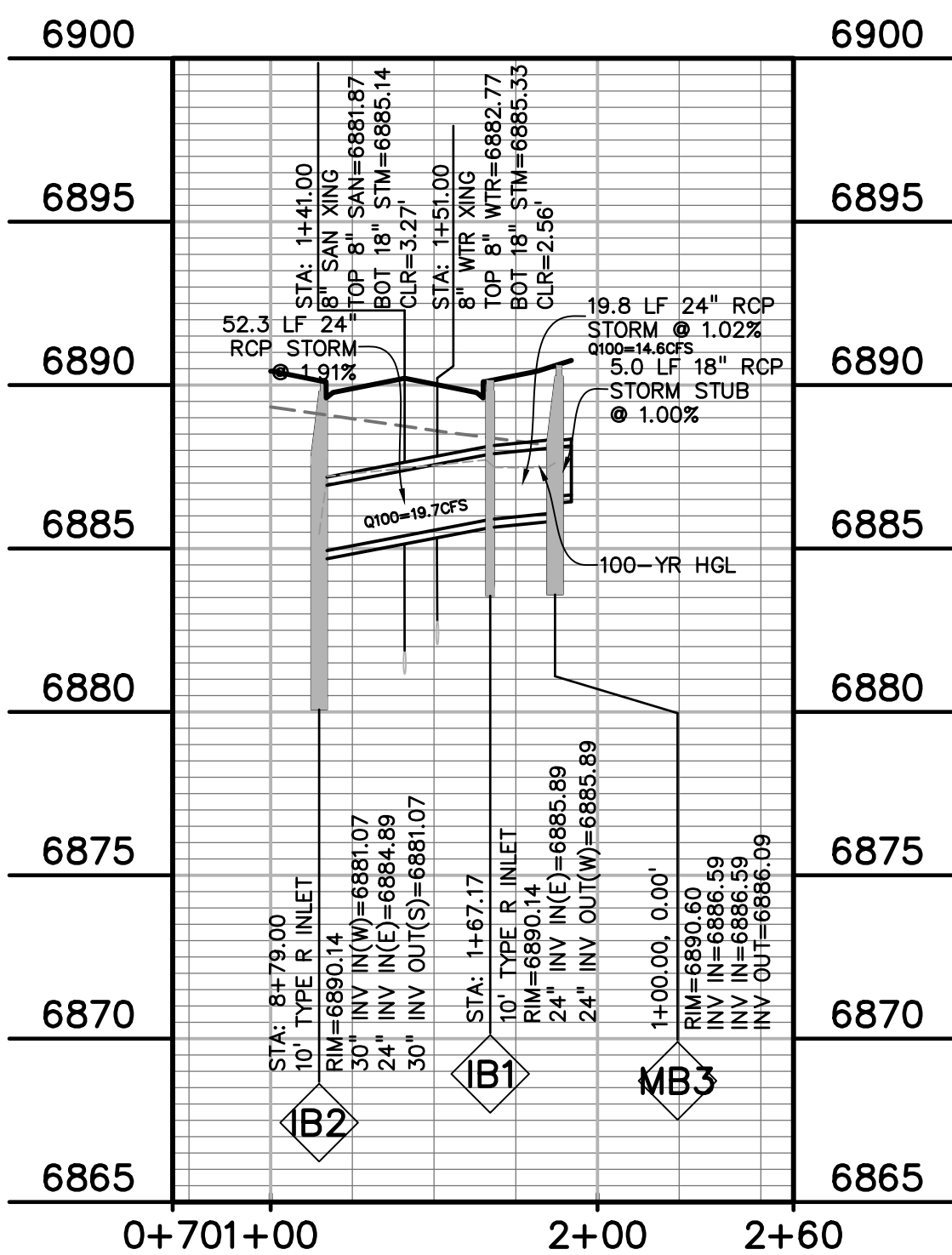
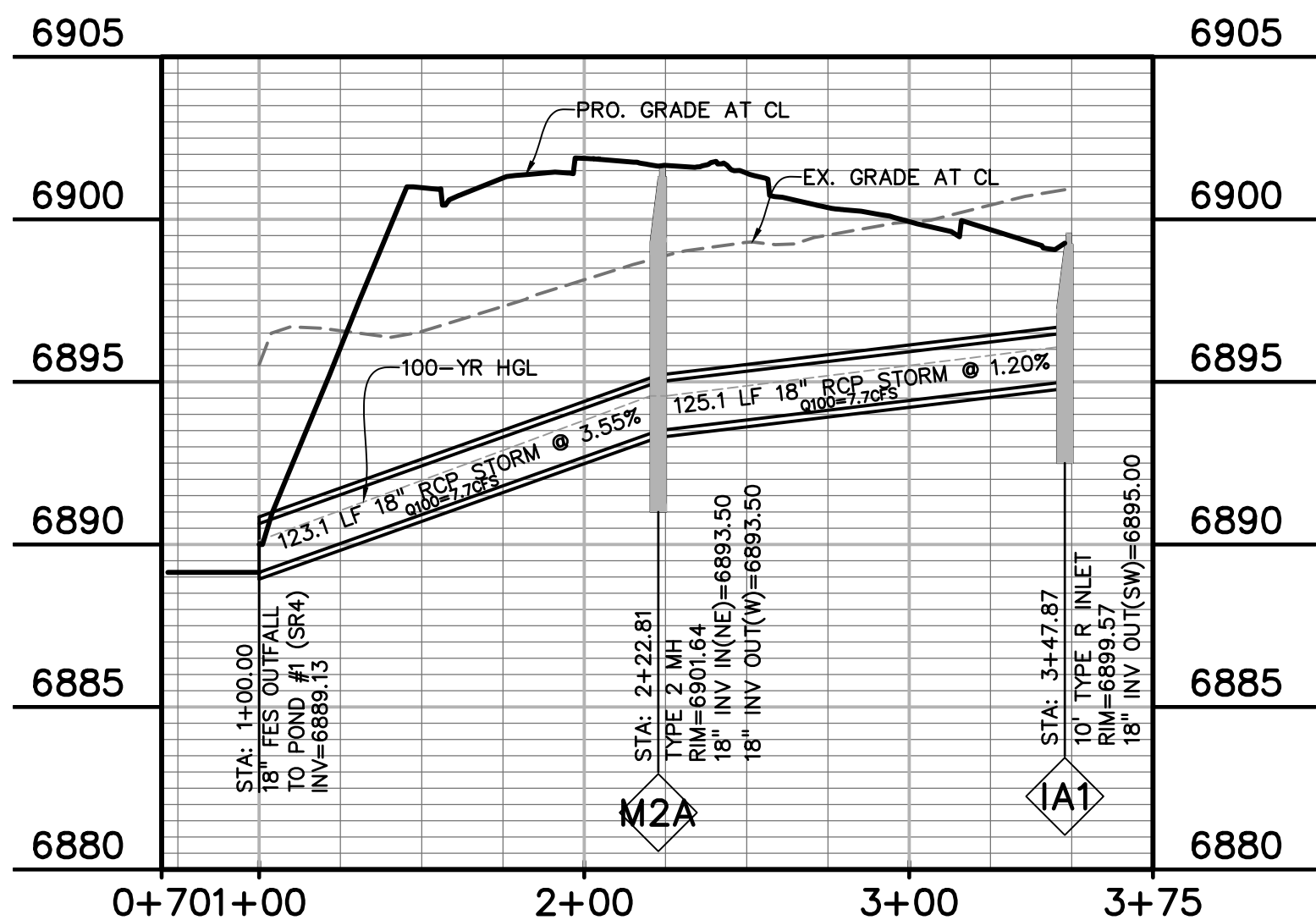
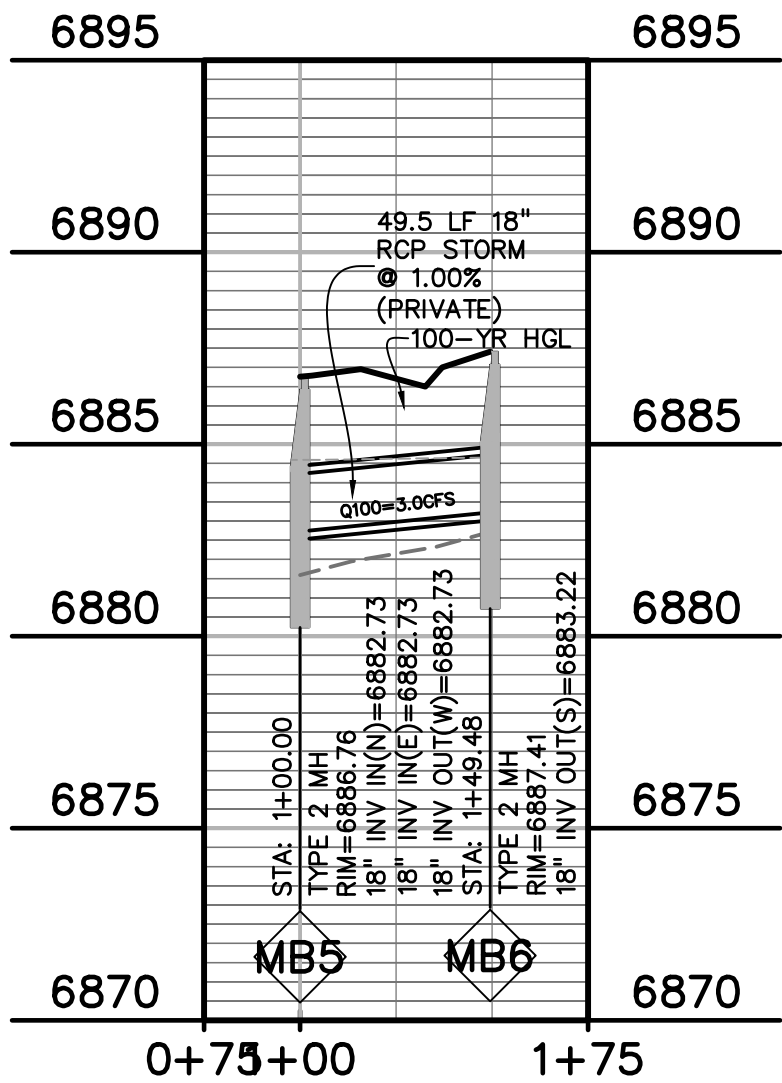
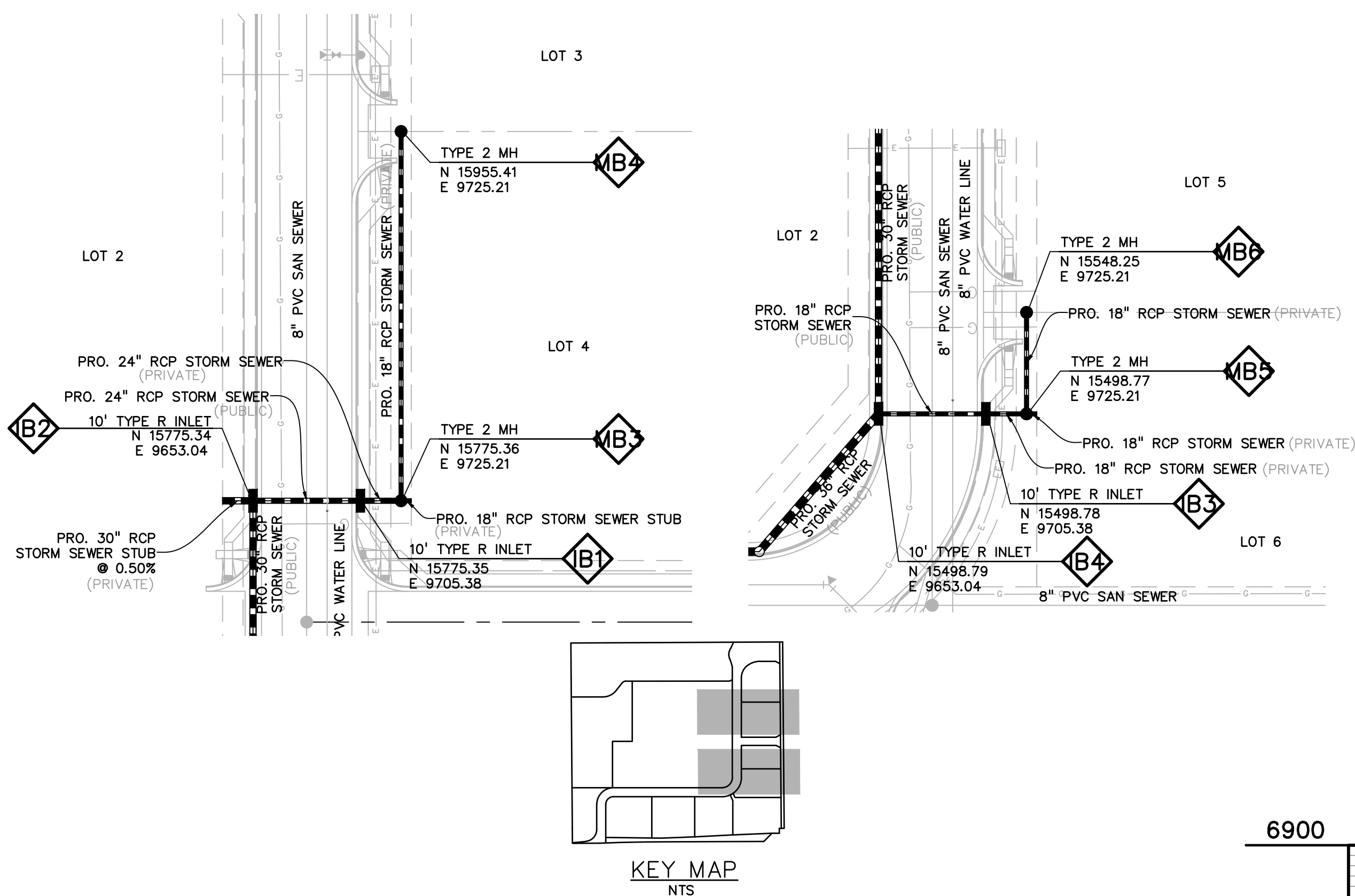
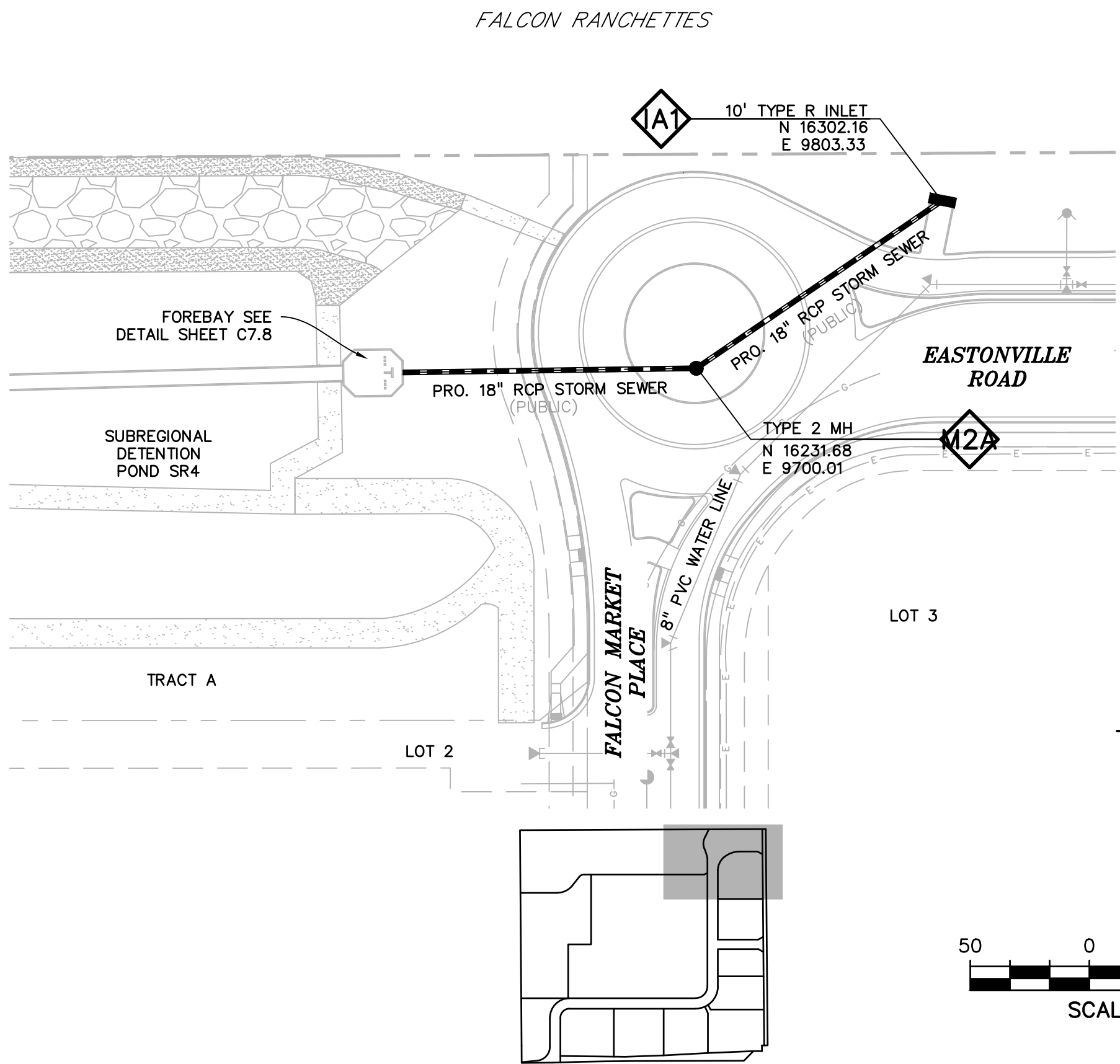
PROJECT NO. 20988-00CSCV
DRAWING NO.

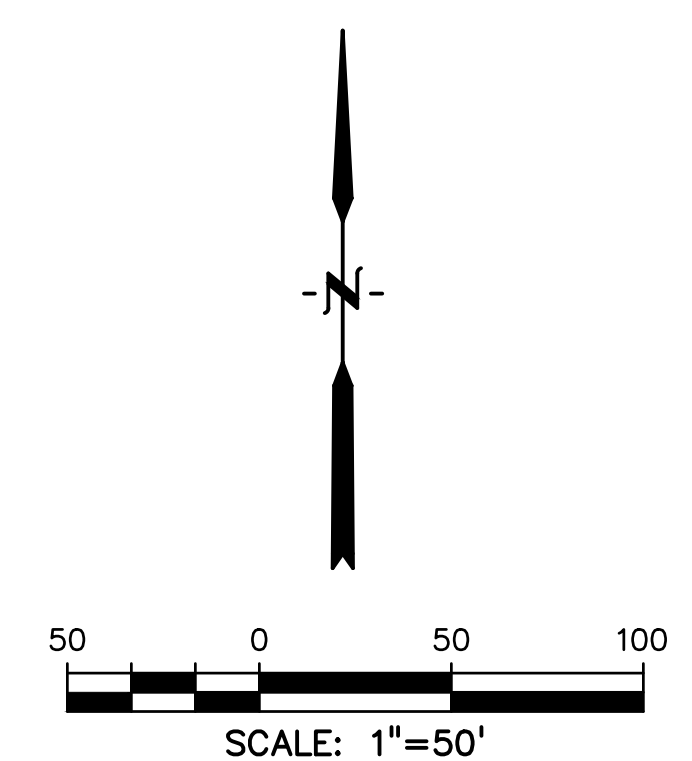
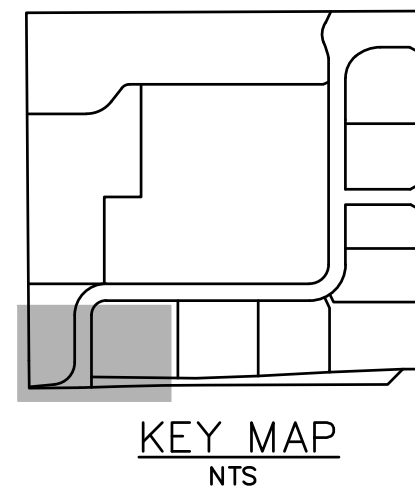
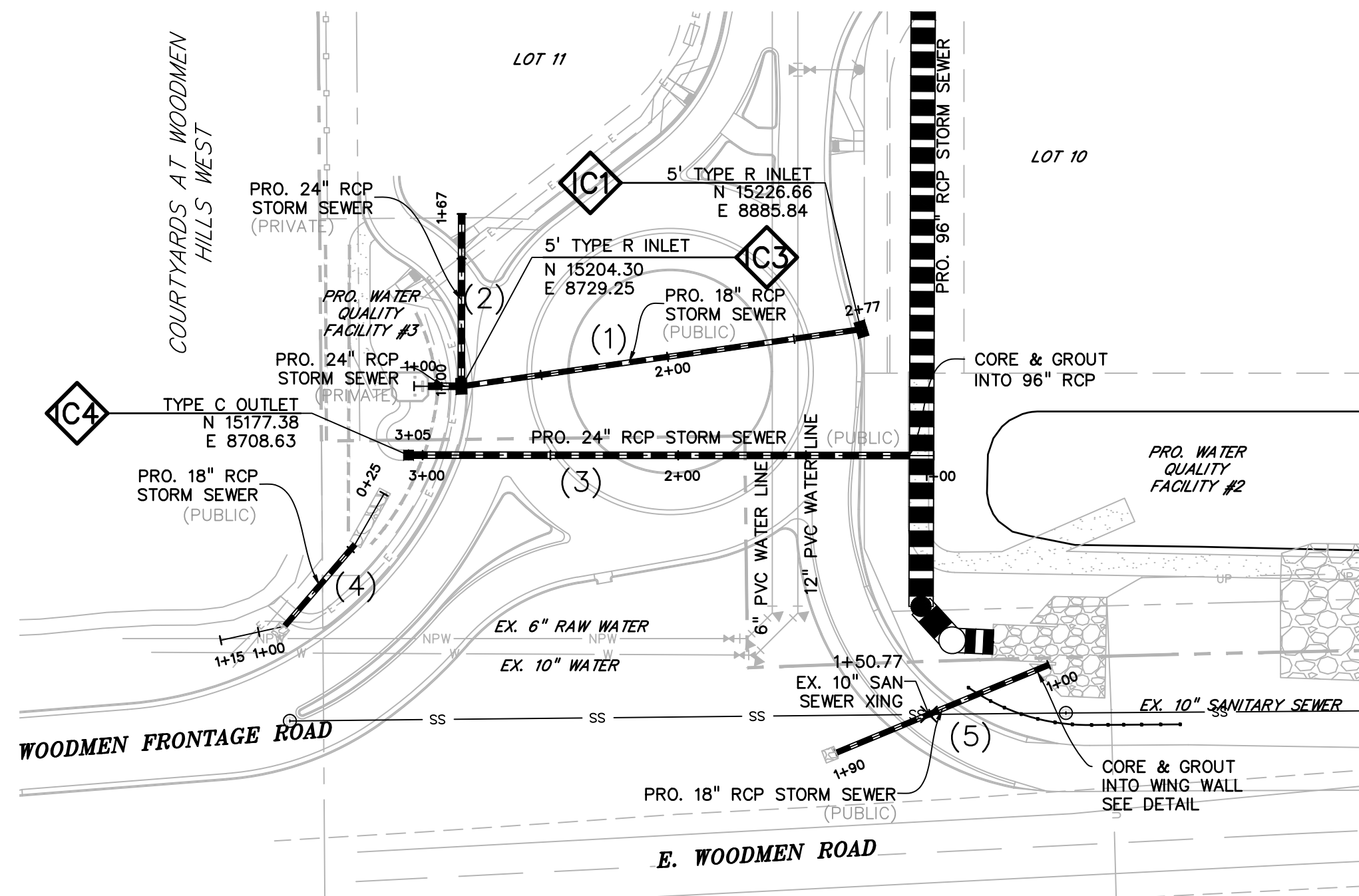
C7.12

SHEET: 40 OF 46

LEGEND

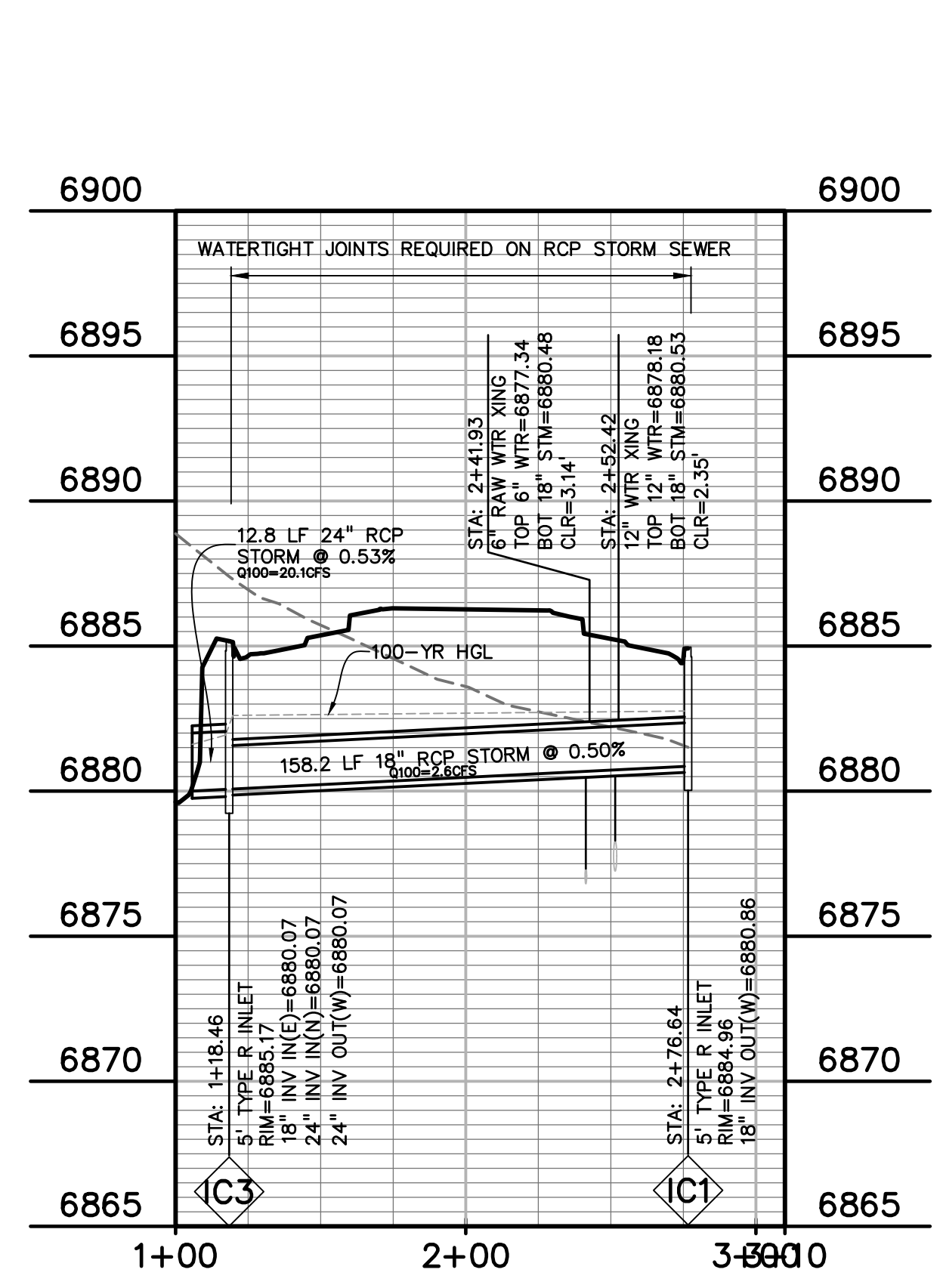
PROPERTY LINE	-----	PRO. RAW WATER	-----
LOT LINE	-----	PRO. SANITARY SEWER	-----
EASEMENT	-----	PRO. STORM SEWER	-----
CURB & GUTTER	=====		
SIDEWALK	-----		
PRO. WATER LINE	-----		
PRO. FIRE HYDRANT	-----		



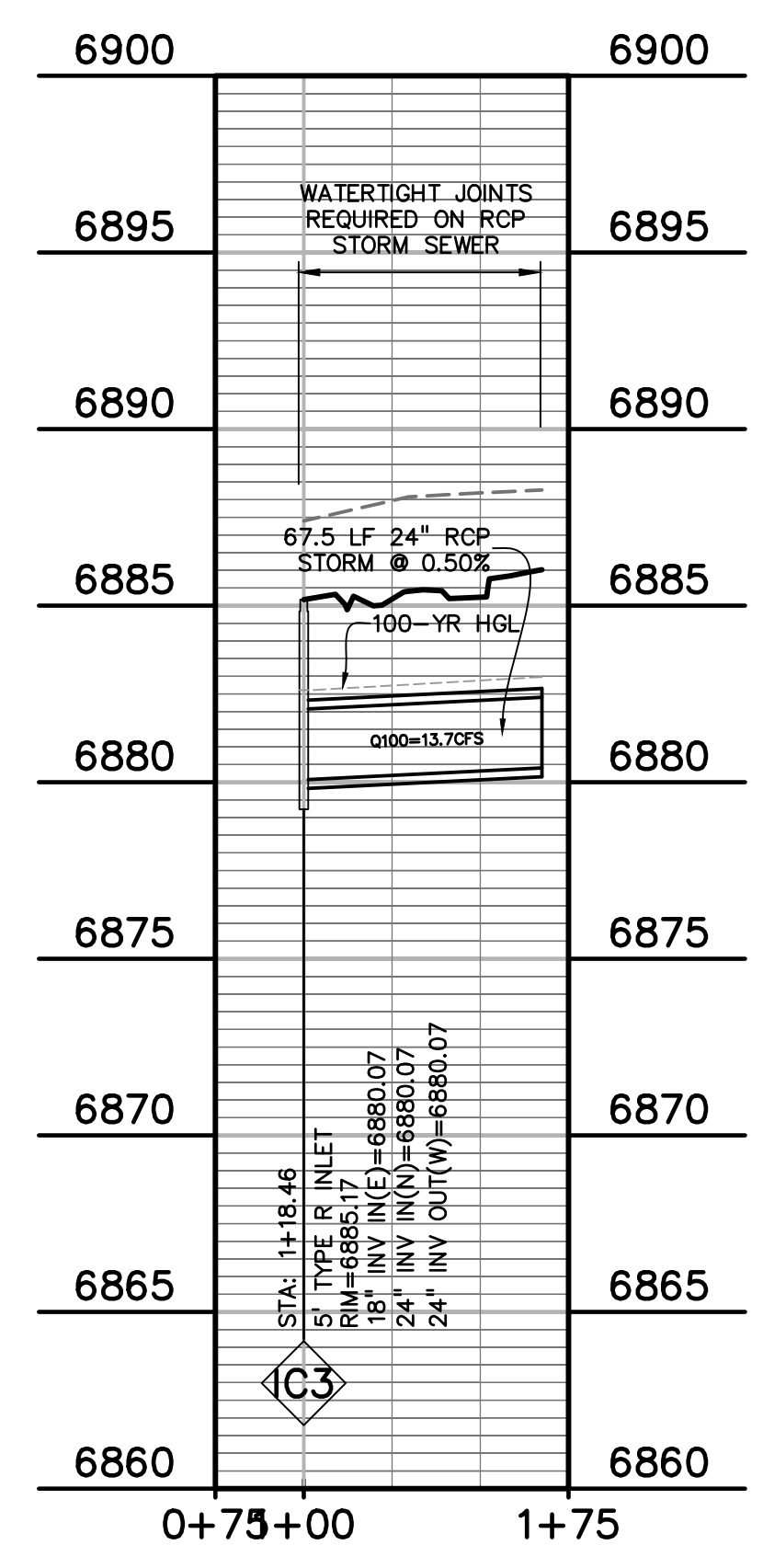


LEGEND

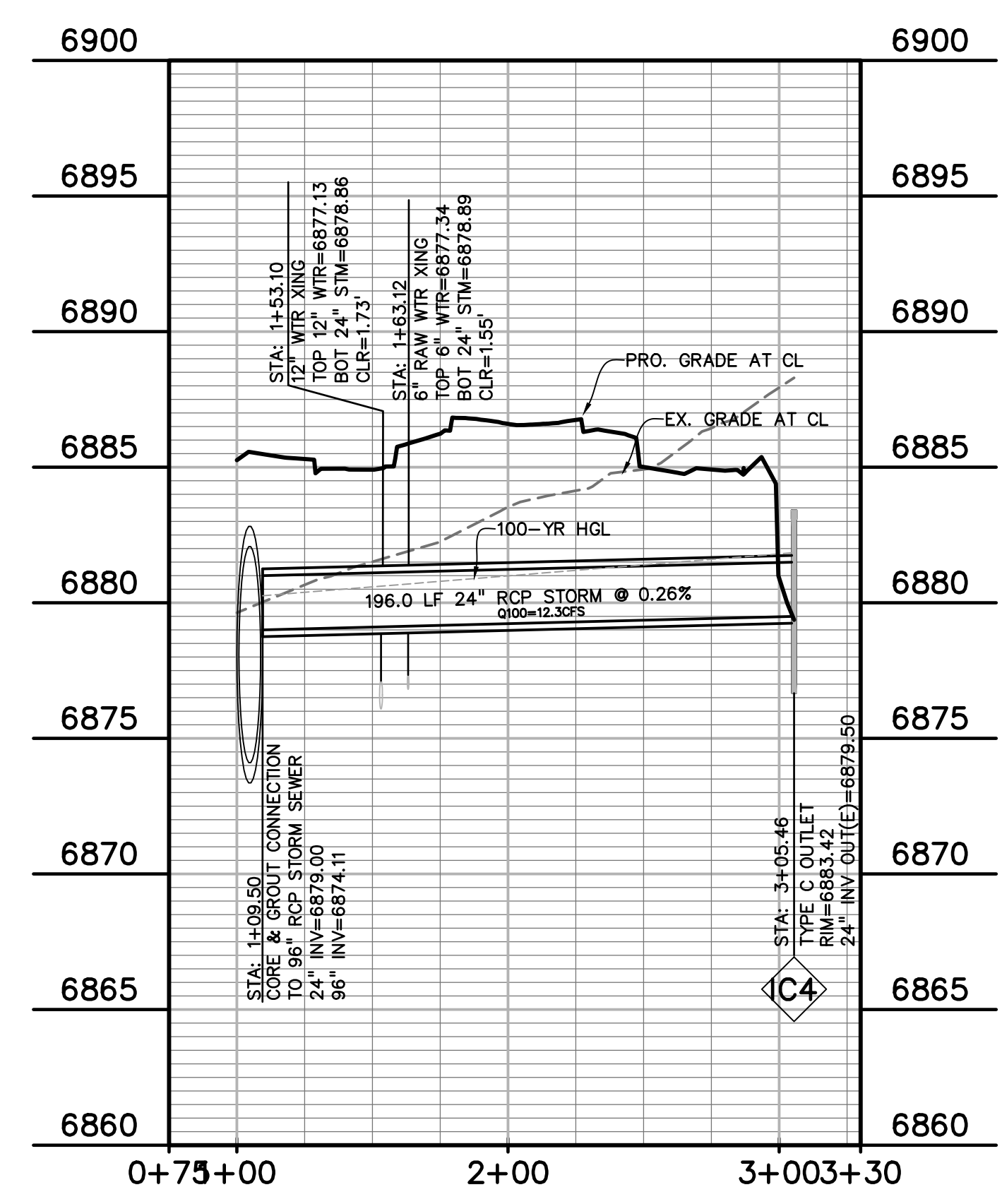
PROPERTY LINE	---
LOT LINE	---
EASEMENT	---
CURB & GUTTER	==
SEWAGE	---
PRO. WATER LINE	---
PRO. FIRE HYDRANT	---
PRO. RAW WATER	---
PRO. SANITARY SEWER	---
PRO. STORM SEWER	---
EX. OVERHEAD ELECTRIC	OE
EX. SANITARY SEWER	SS
EX. PETROLEUM	UP
EX. GAS	G
EX. RAW WATER	RW
EX. WATER	W
EX. STORM SEWER	ST



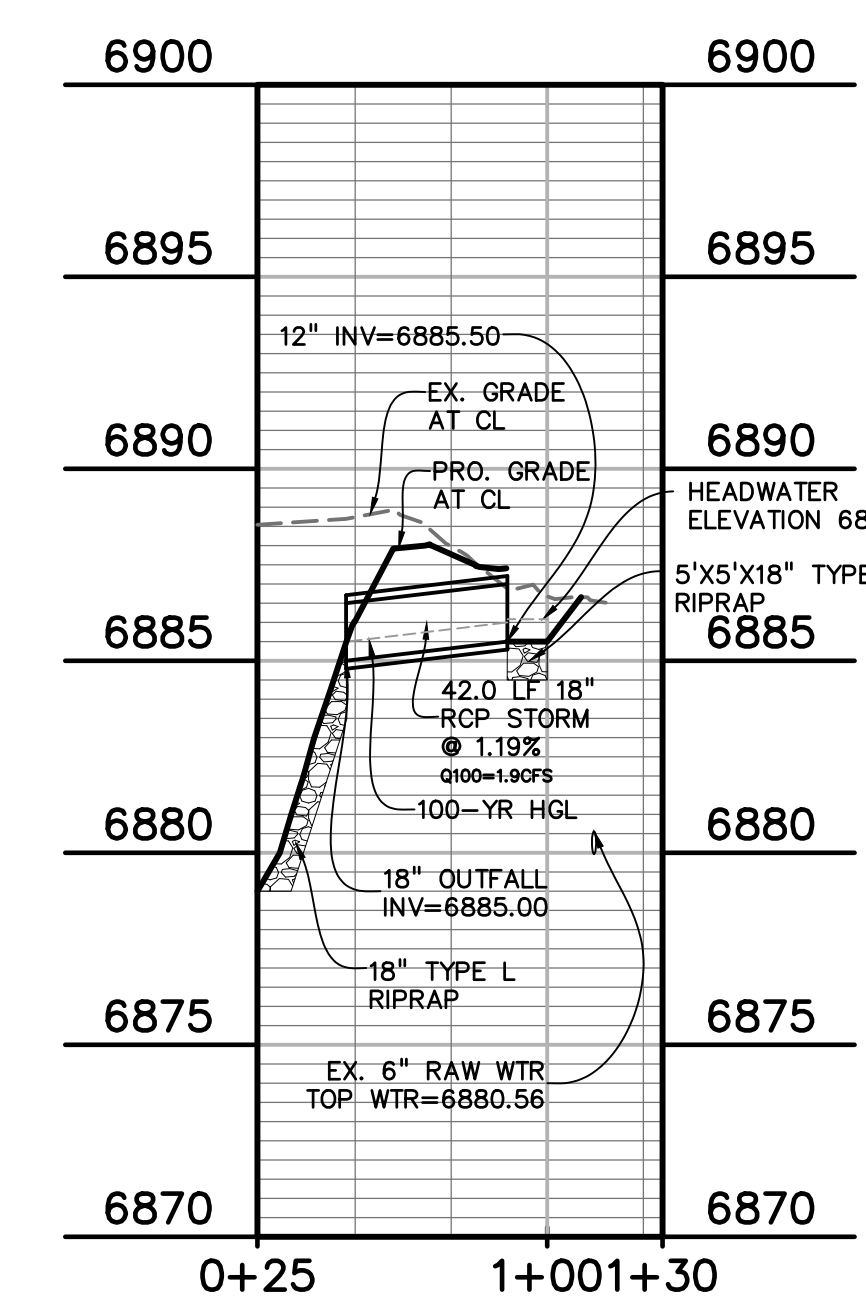
(1) POND #3 INFLOW AND OUTFLOW



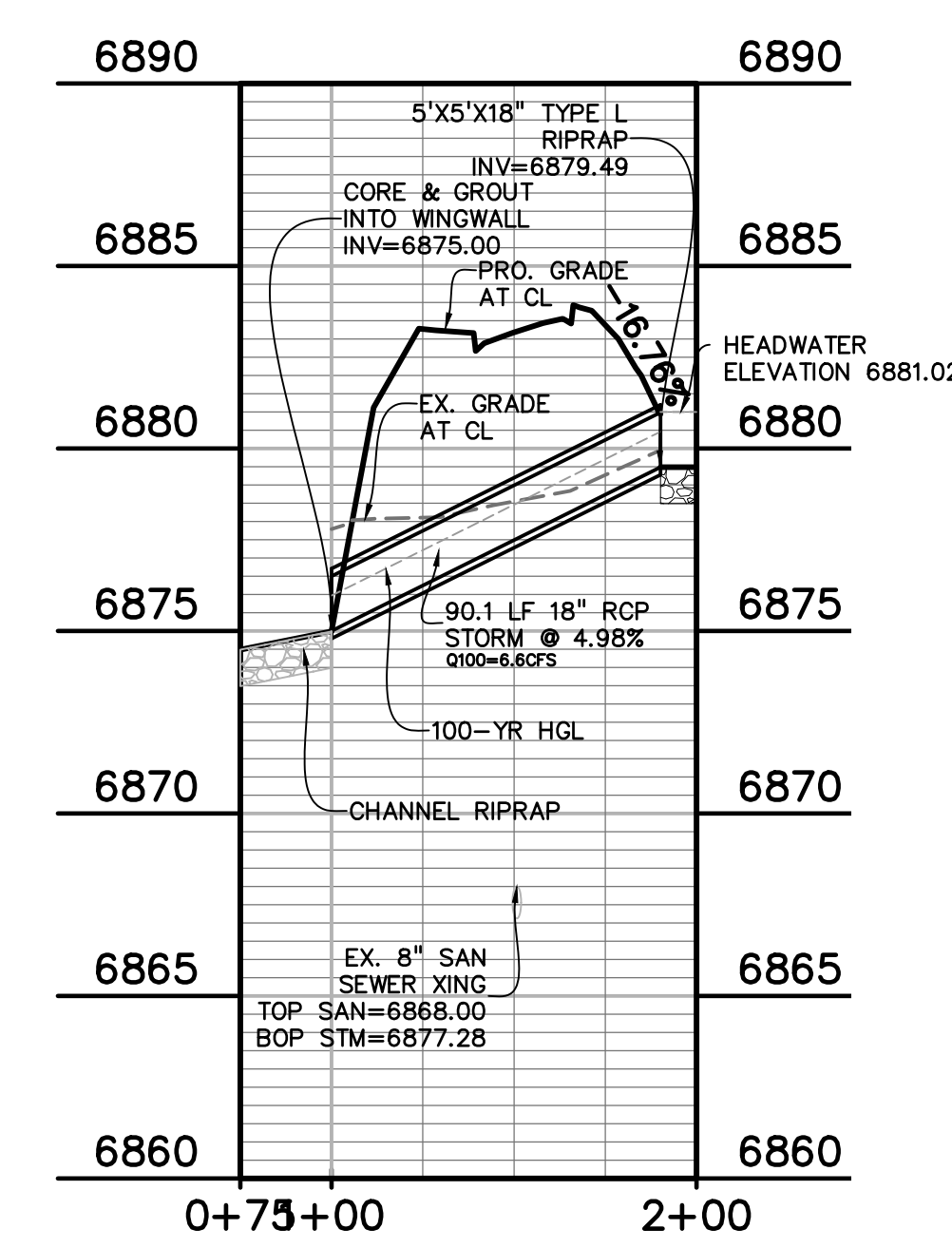
(2) STUB TO LOT 11



(3) POND #3 OUTFALL TO 96"



(4) POND #3 INFLOW (SW)



(5) CULVERT - E. WOODMEN RD RI

PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19

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

PROFESSIONAL ENGINEER
TIM D. McCONNELL
12-18-19
33797

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

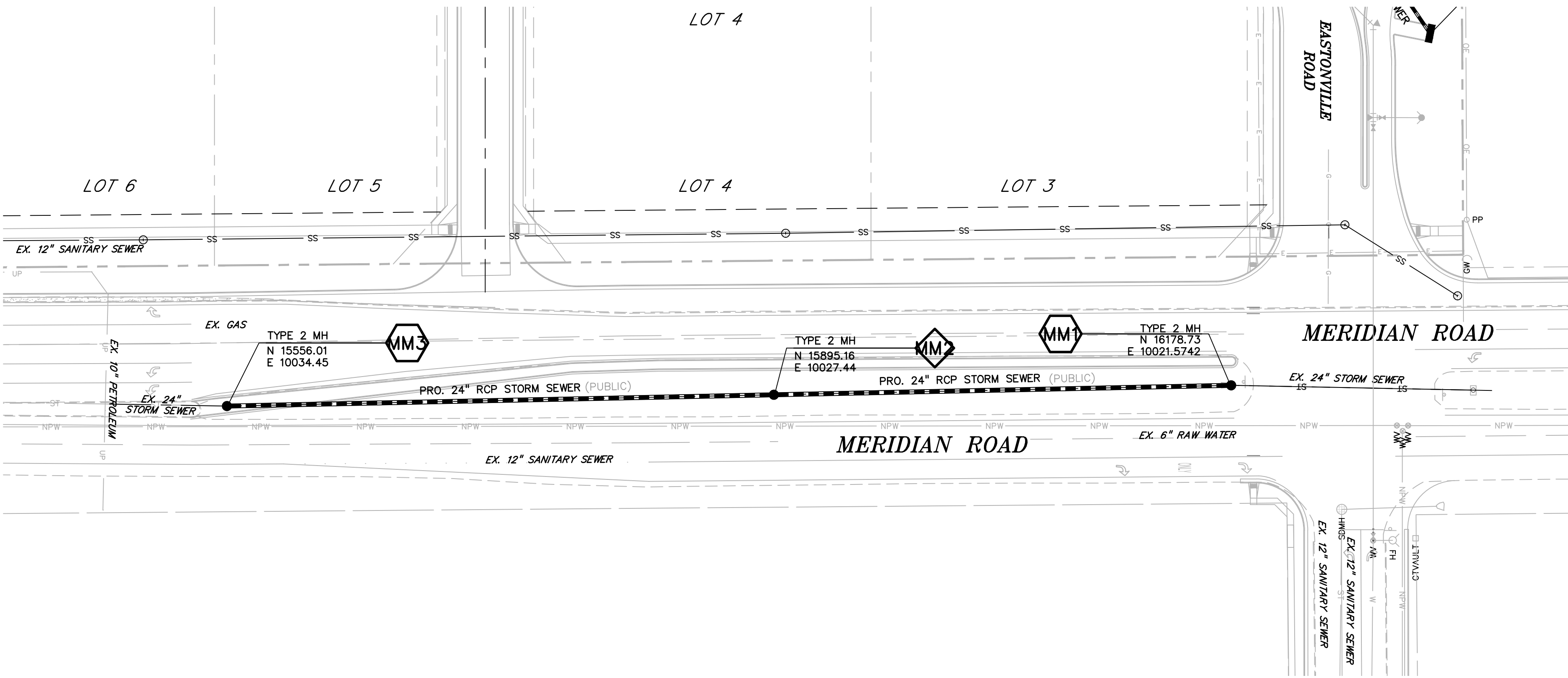
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

STORM SEWER PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.13

SHEET: 41 OF 46

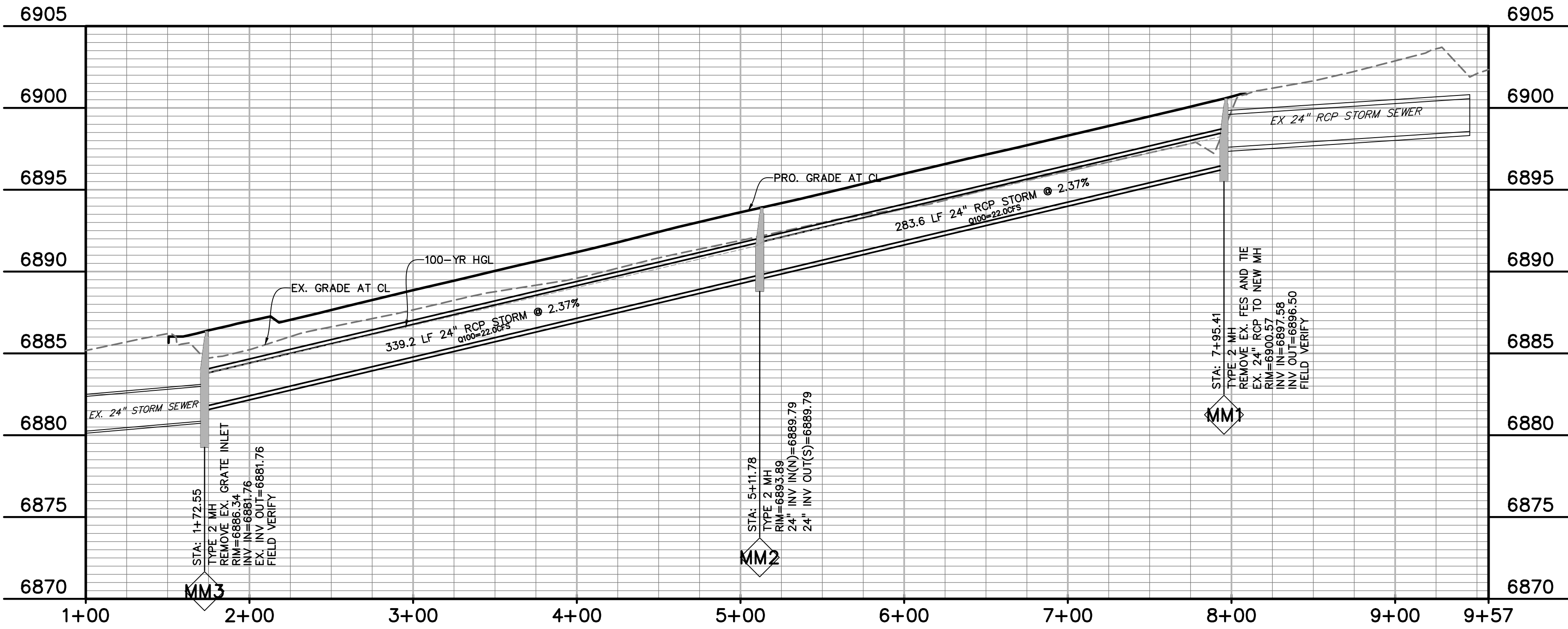


LEGEND

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

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.
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CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
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: 42 OF 46

PREPARED BY:


DREXEL, BARRELL & CO.
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CONTACT: TIM D. McCONNELL, P.E.
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BOULDER • COLORADO SPRINGS


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CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
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

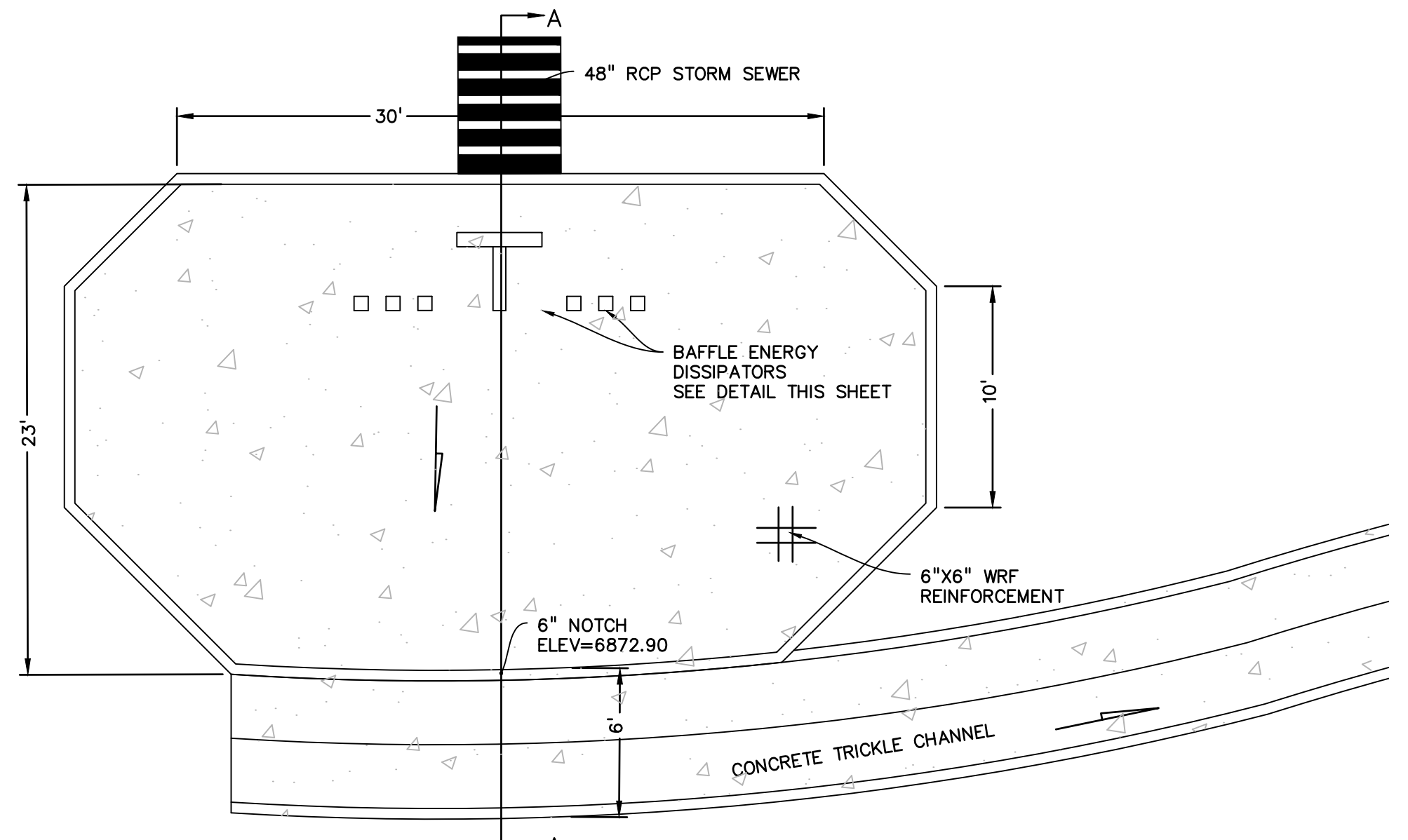
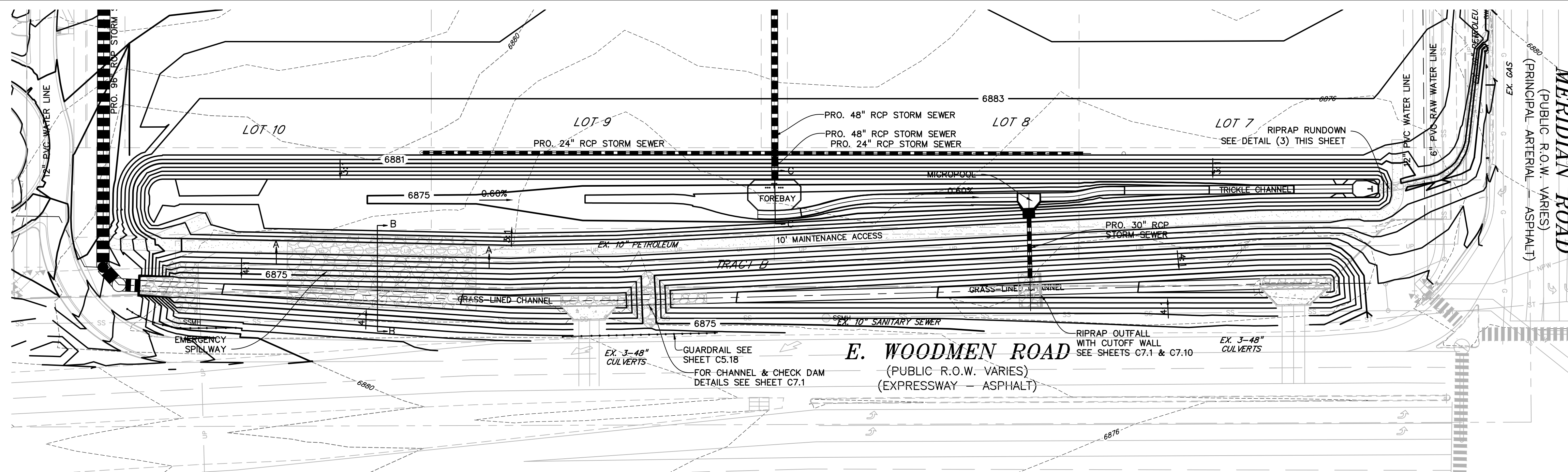
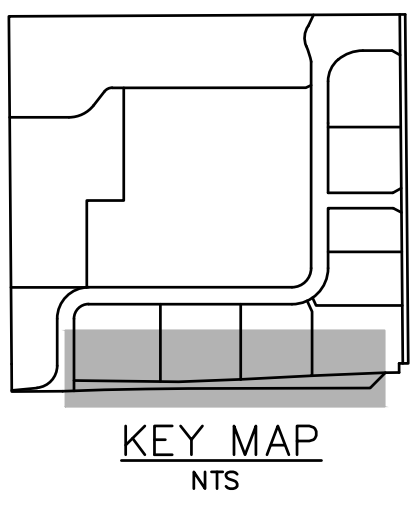
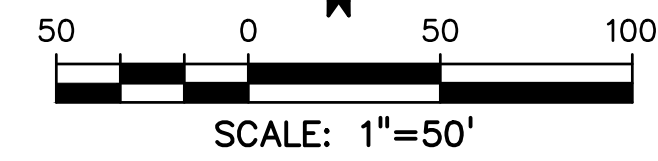
PROJECT NO. 20988-00CSKV
DRAWING NO.

C7.15

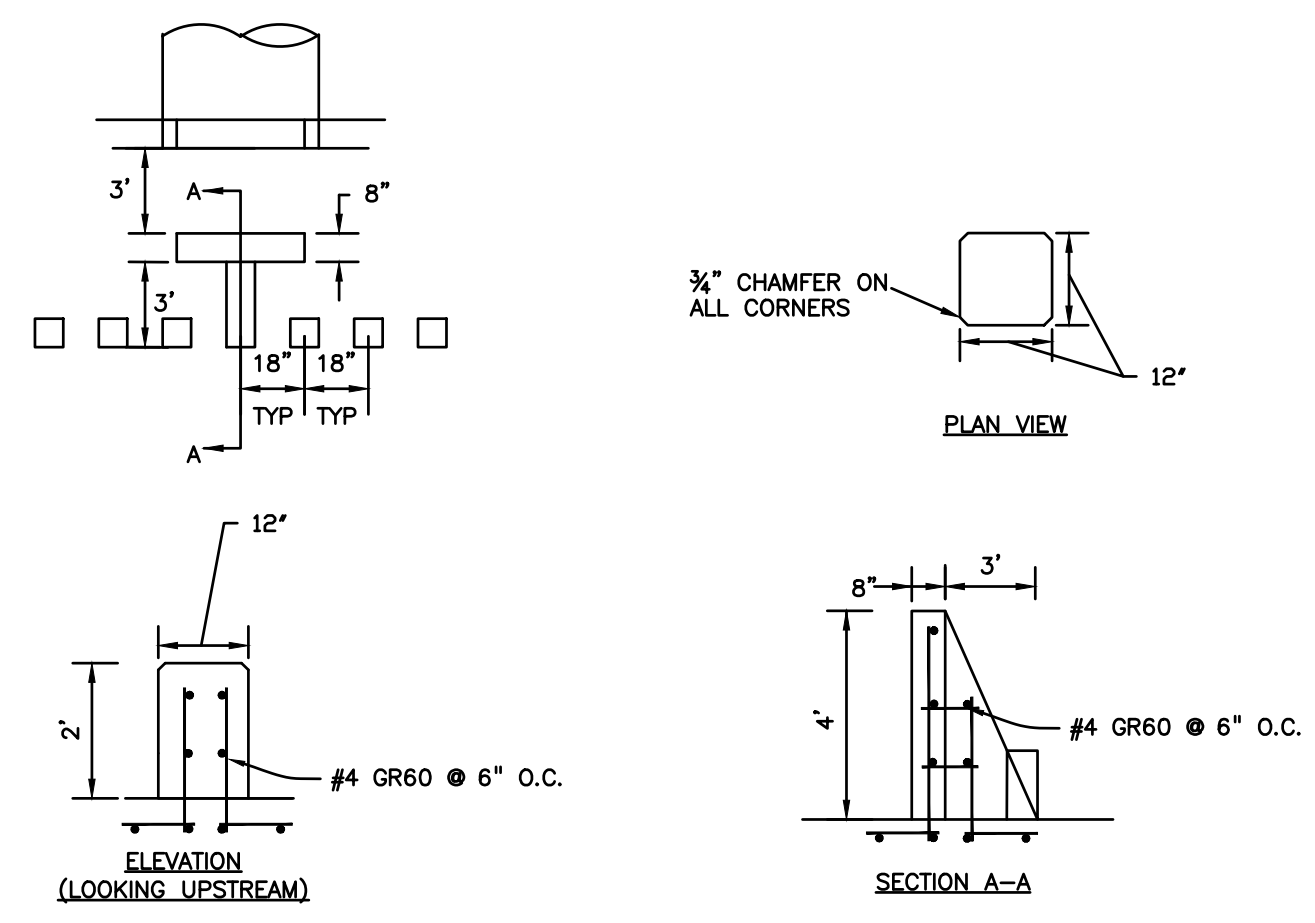
SHEET: 43 OF 46

LEGEND

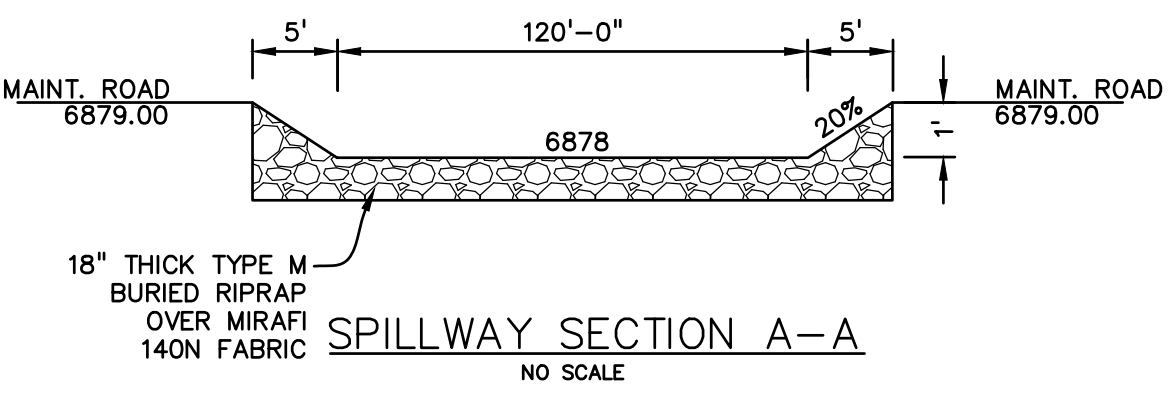
PROPERTY LINE	---
LOT LINE
EASEMENT	- - - - -
CURB & GUTTER	=====
SIDEWALK	=====
PRO. WATER LINE	—●—
PRO. FIRE HYDRANT	—●—
PRO. RAW WATER	—●—
PRO. SANITARY SEWER	—●—
PRO. STORM SEWER	—●—
EX. OVERHEAD ELECTRIC	—OE—
EX. SANITARY SEWER	—SS—
EX. PETROLEUM	—UP—
EX. GAS	—G—
EX. RAW WATER	—RW—
EX. WATER	—W—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



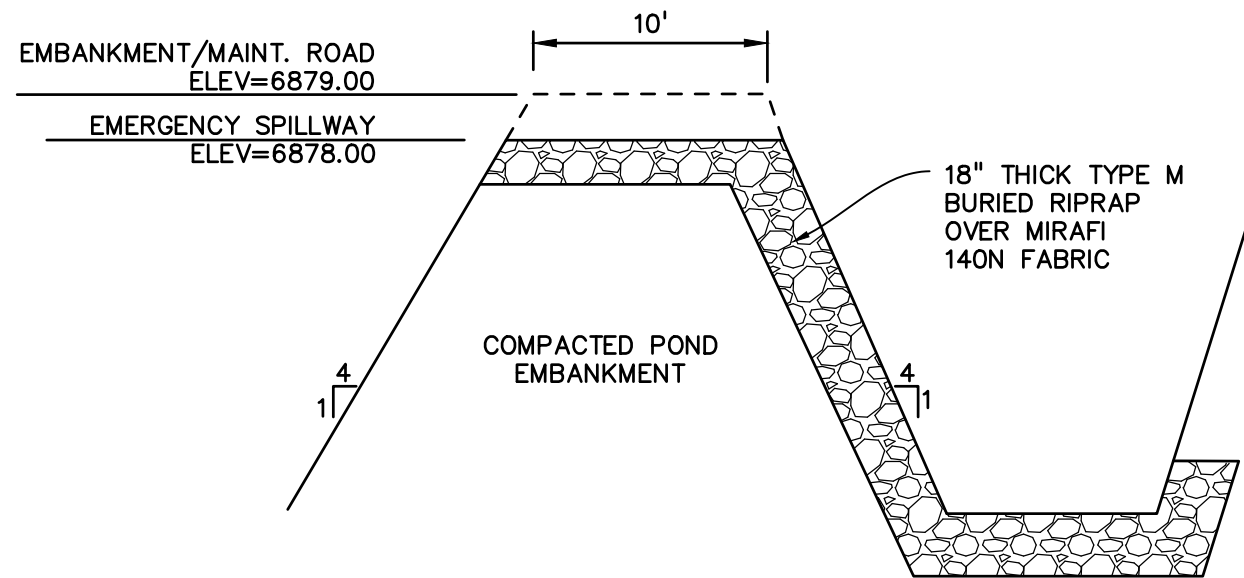
FOREBAY/TRICKLE CHANNEL DETAIL
1"=10'



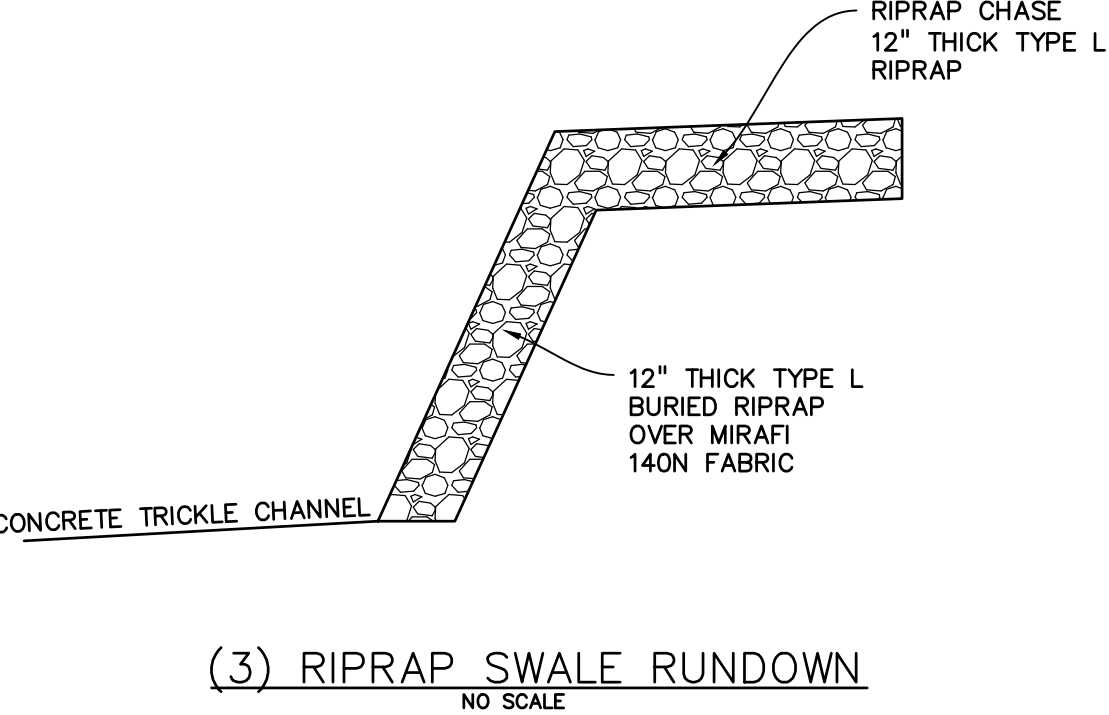
FOREBAY BAFFLE ENERGY DISSIPATORS
NO SCALE



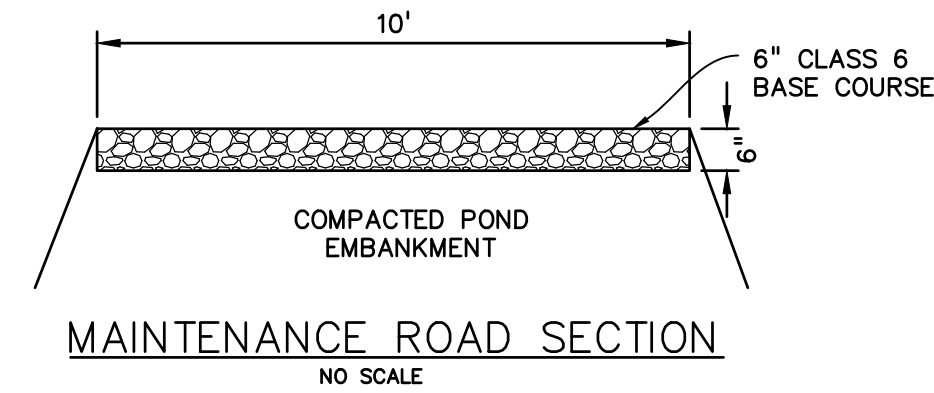
SPILLWAY SECTION A-A
NO SCALE



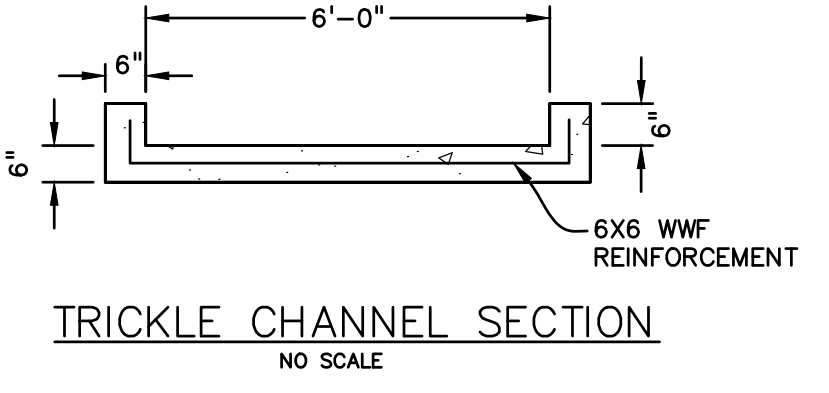
SPILLWAY SECTION B-B
NO SCALE



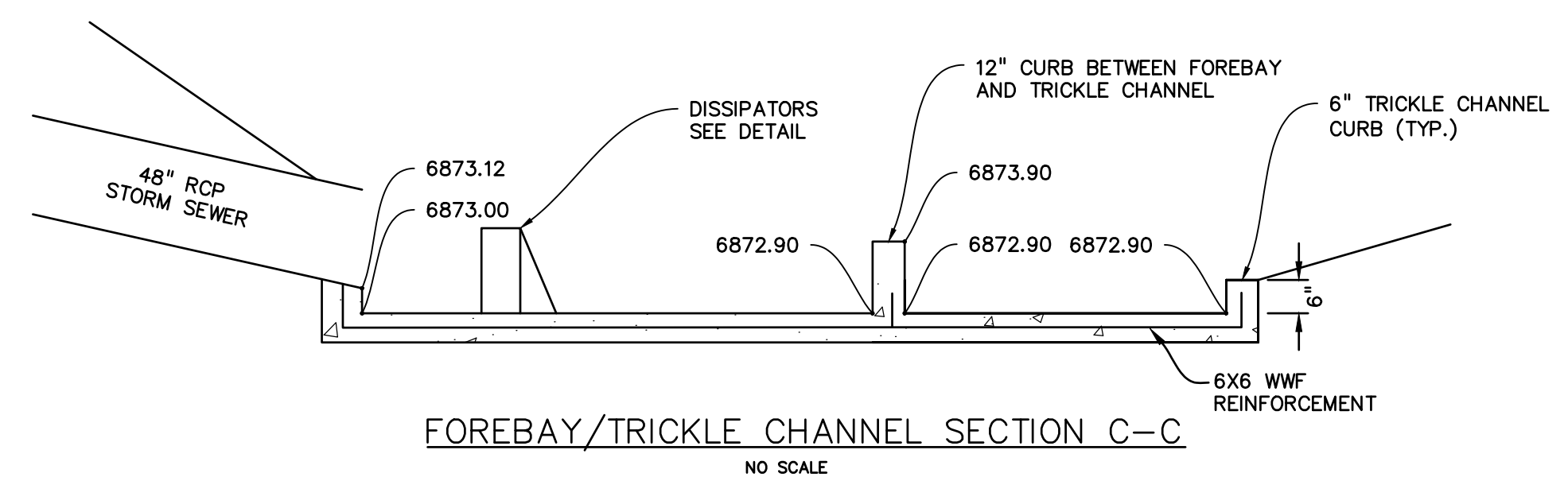
(3) RIPRAP SWALE RUNDOWN
NO SCALE



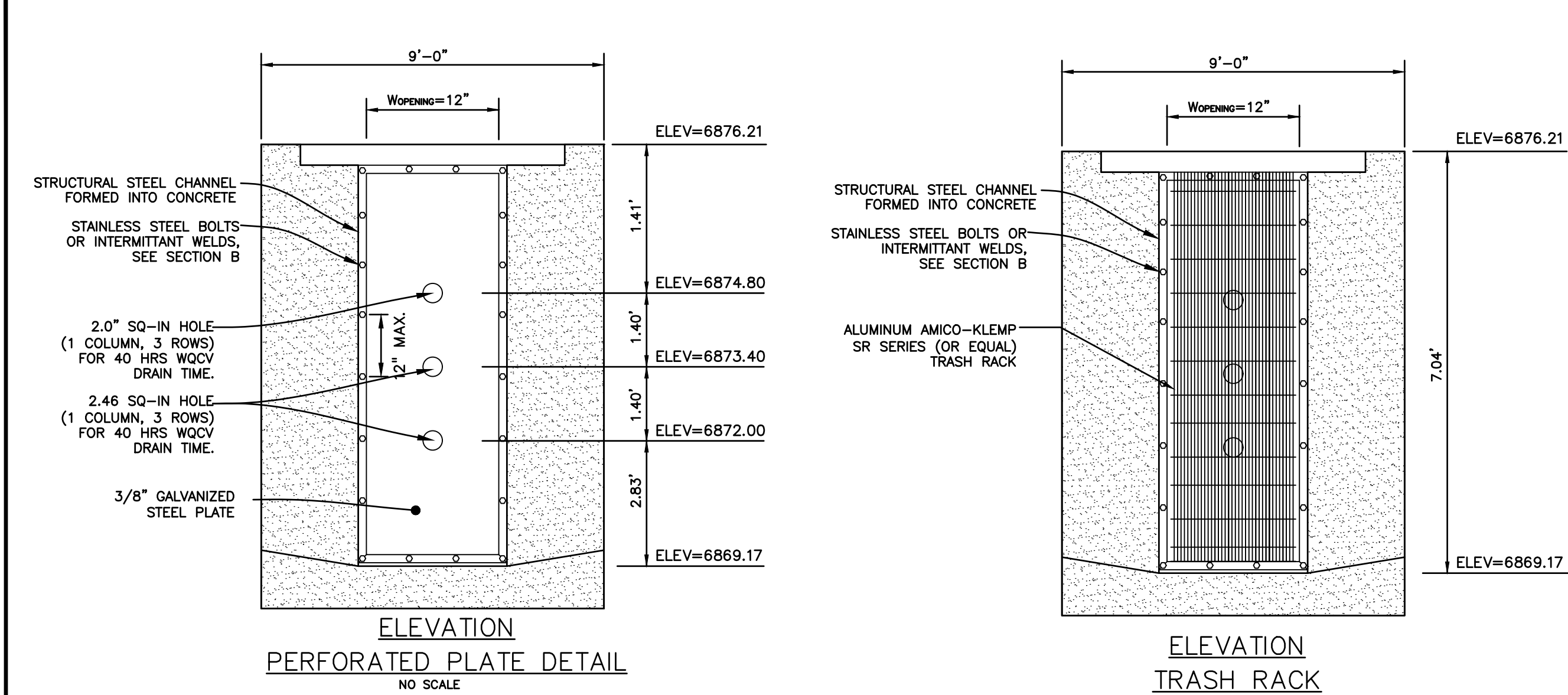
MAINTENANCE ROAD SECTION
NO SCALE



TRICKLE CHANNEL SECTION
NO SCALE



FOREBAY/TRICKLE CHANNEL SECTION C-C
NO SCALE

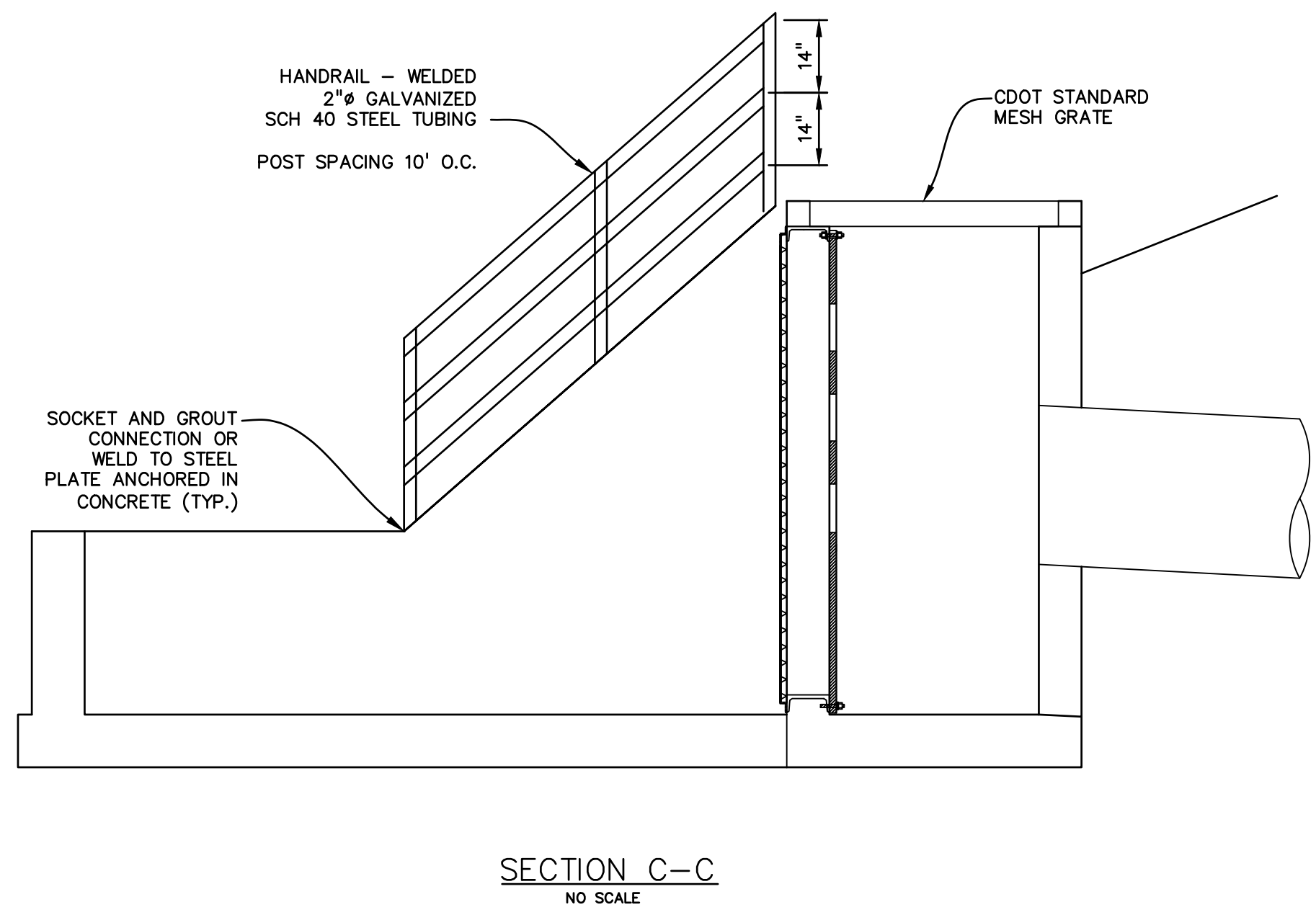
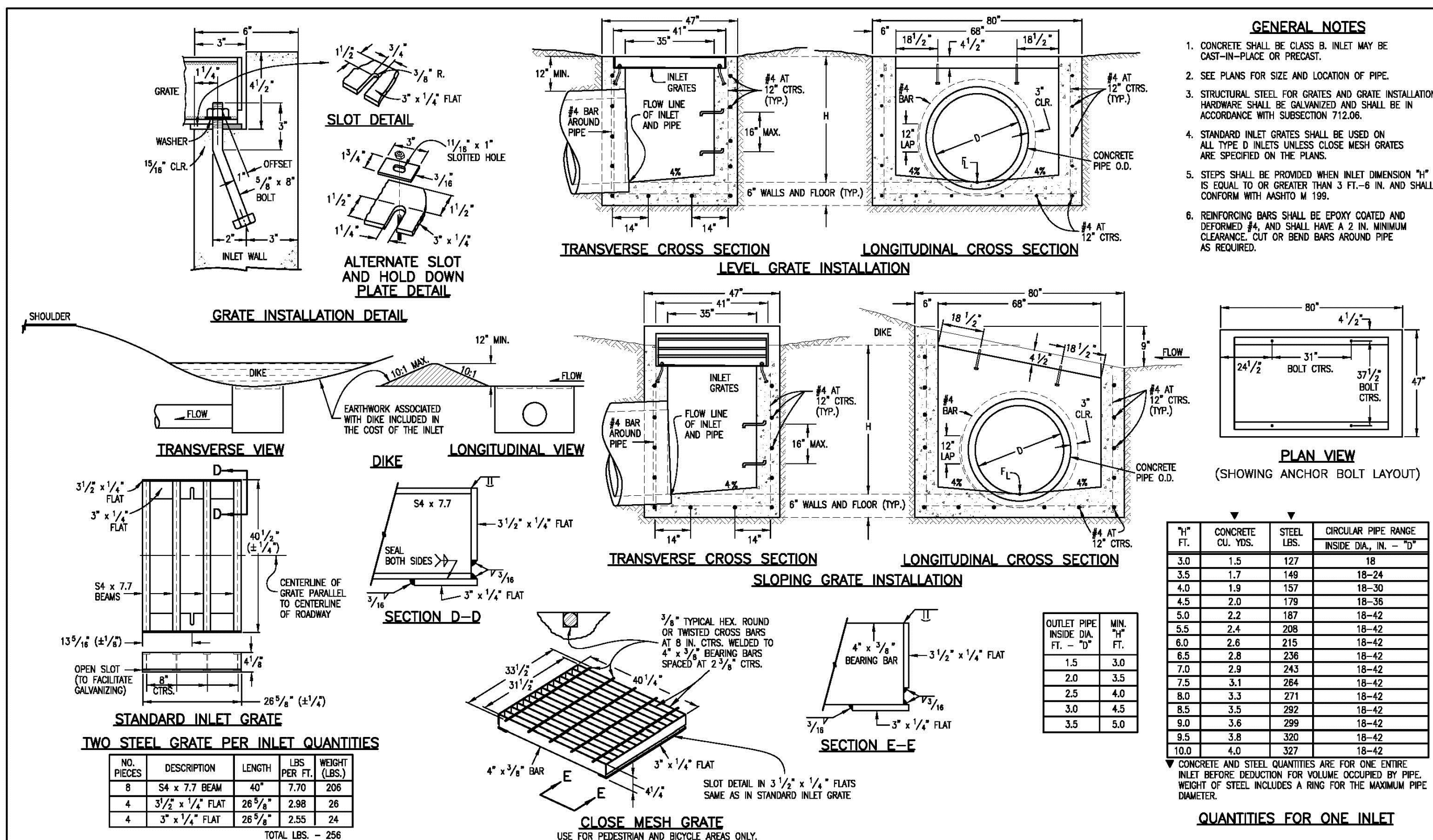
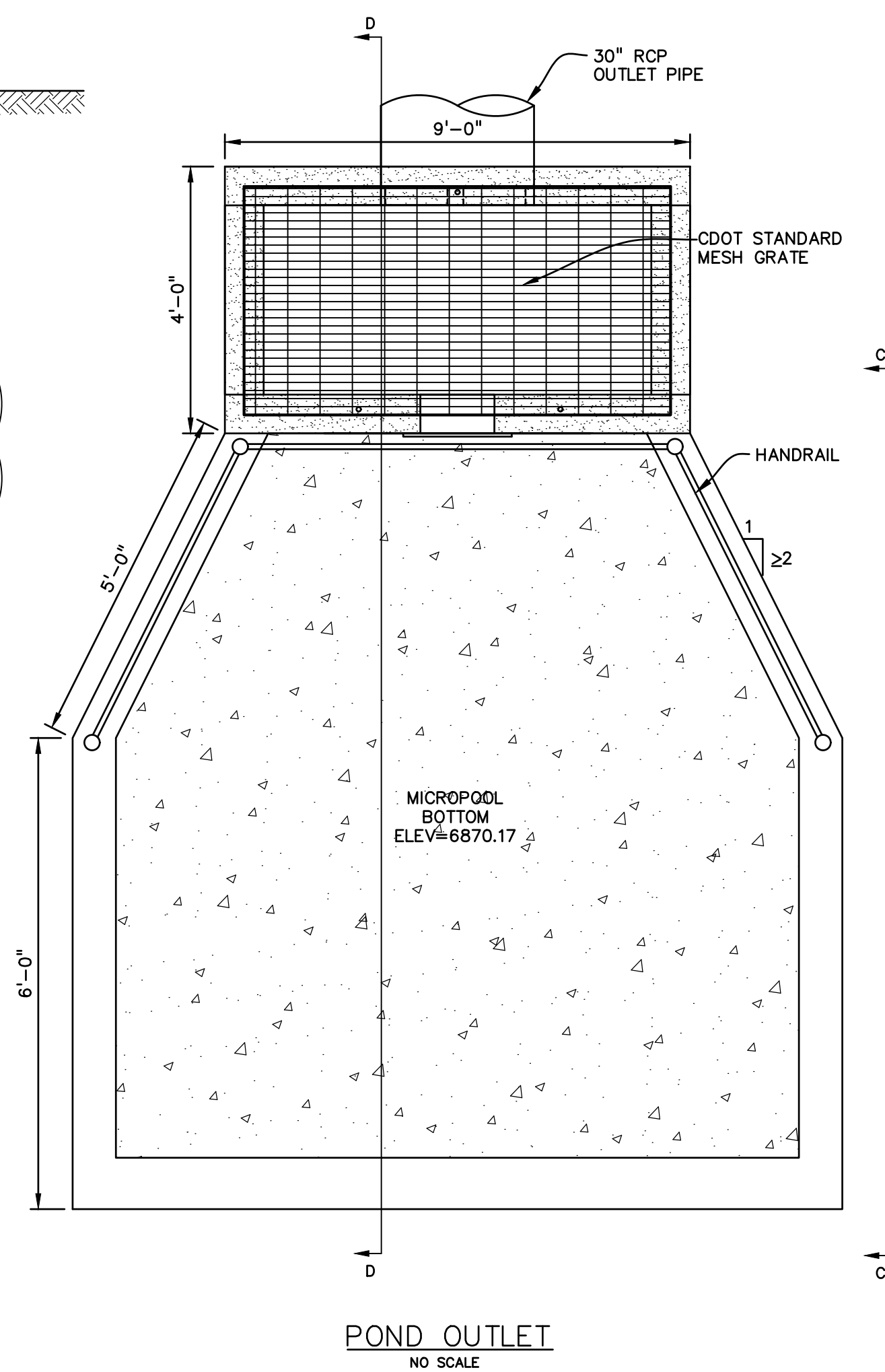
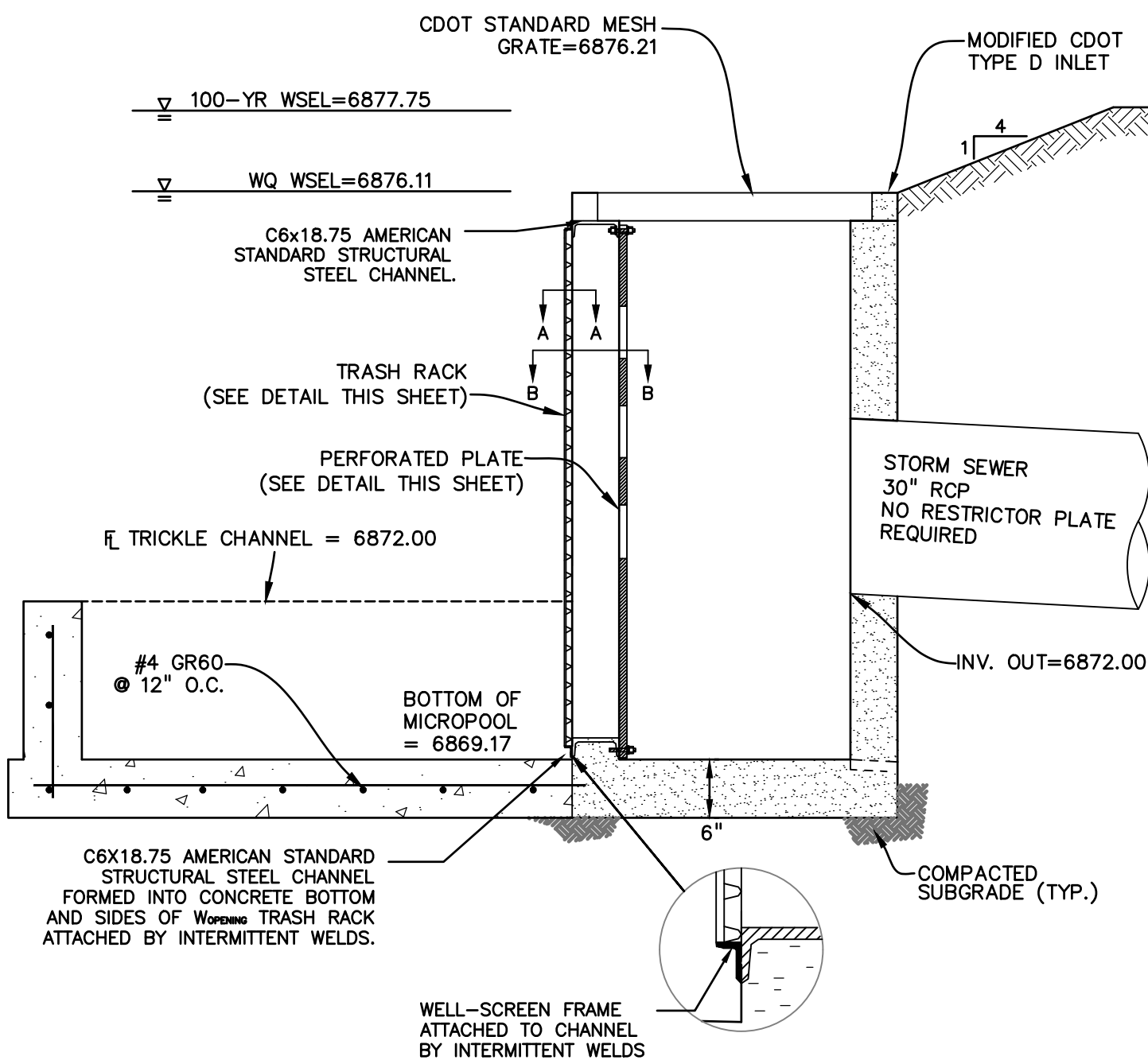
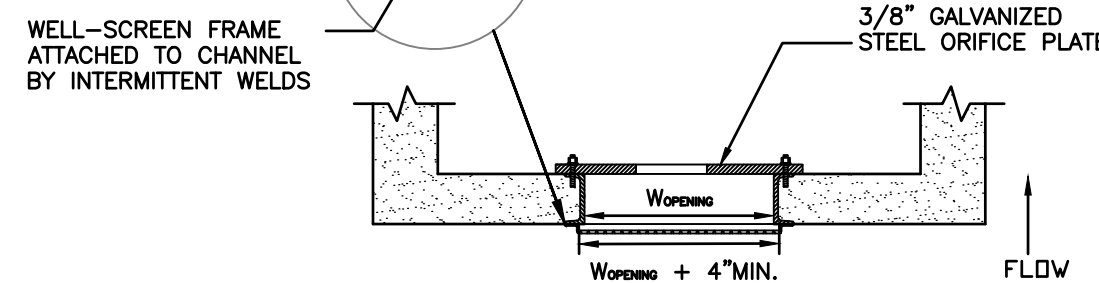
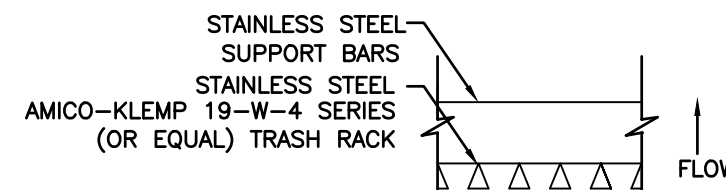


PERFORATED PLATE NOTES:

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:

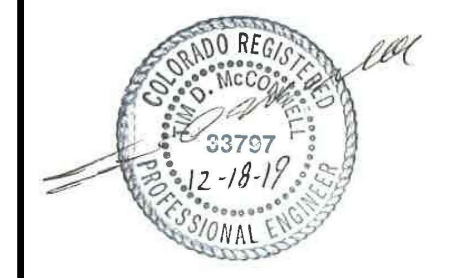
DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

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

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	11-15-19
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

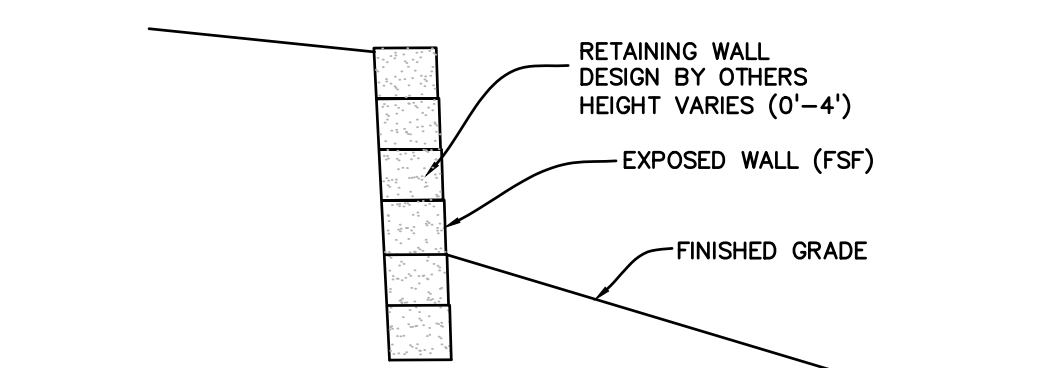
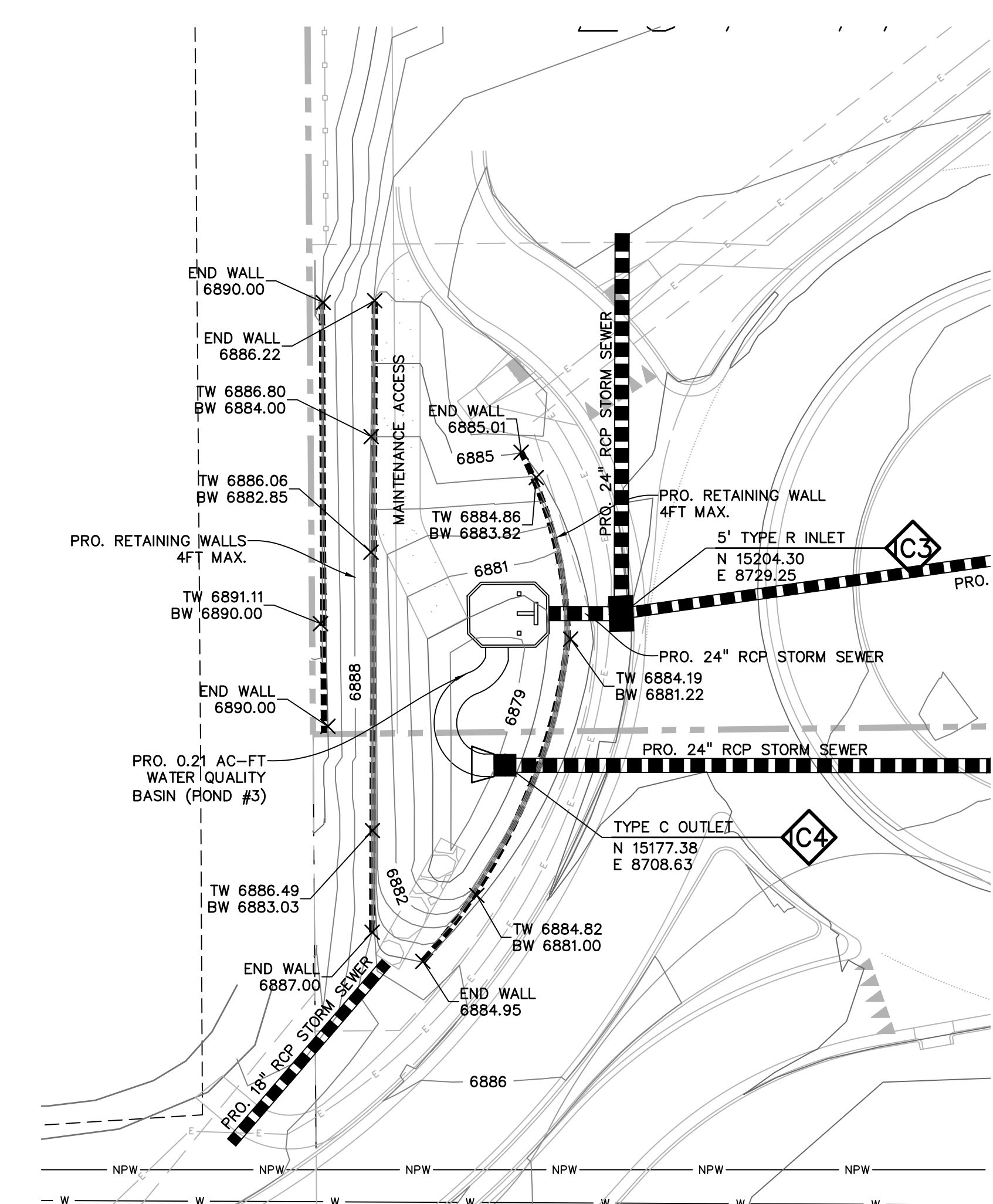
POND #2 DETAILS

PROJECT NO. 20988-00CSV
DRAWING NO.

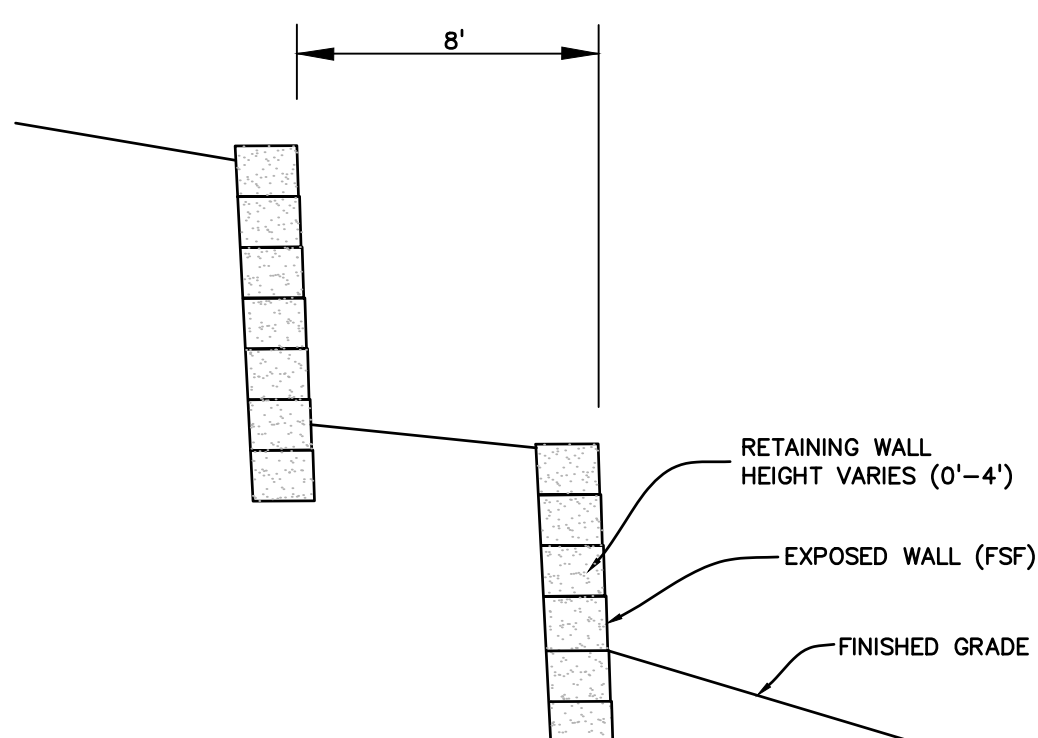
C7.16

SHEET: 44 OF 46

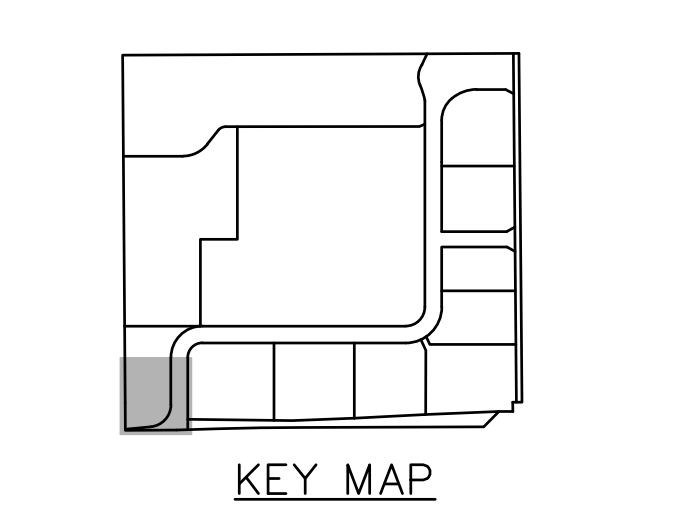
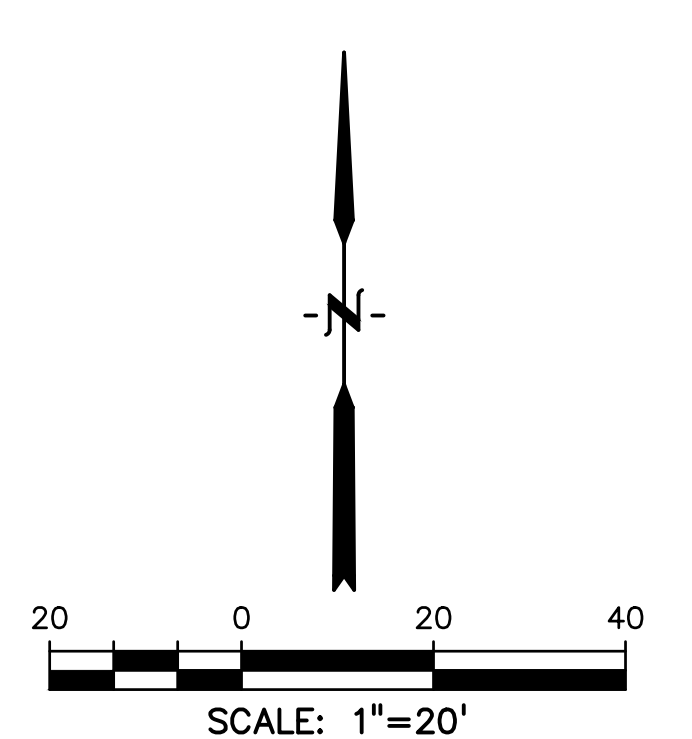
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Creation Date: 07/04/06 Initials: SJR	Date: Comments:	4201 East Arkansas Avenue	M-604-11
Last Modification Date: 07/04/06 Initials: LTA		Denver, Colorado 80222	Sheet No. 1 of 1
Full Path: www.dot.state.co.us/DesignSupport/		Phone: (303) 757-9083	
Drawing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



RETAINING WALL DETAIL
NO SCALE

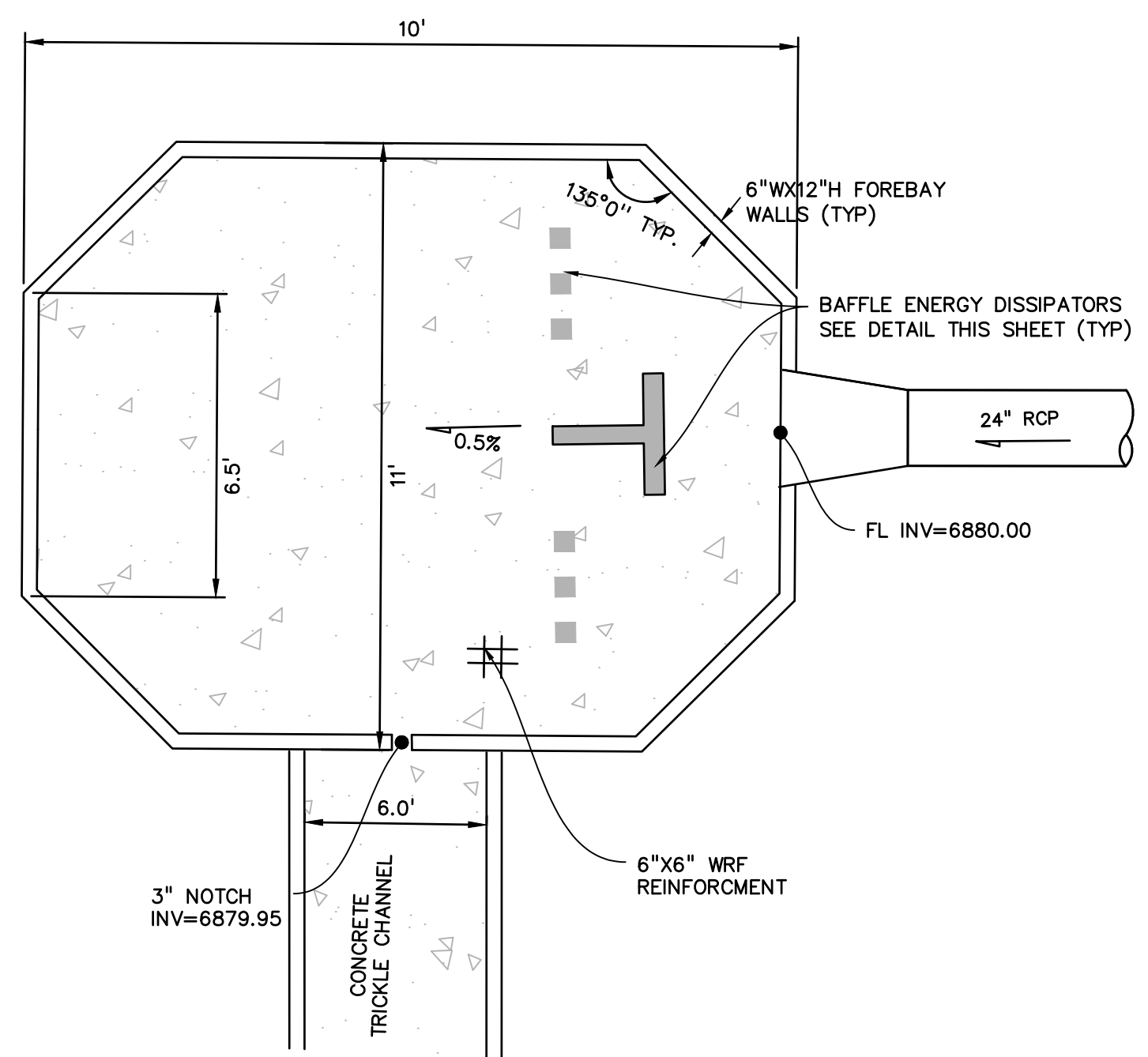


RETAINING WALLS DETAIL
NO SCALE

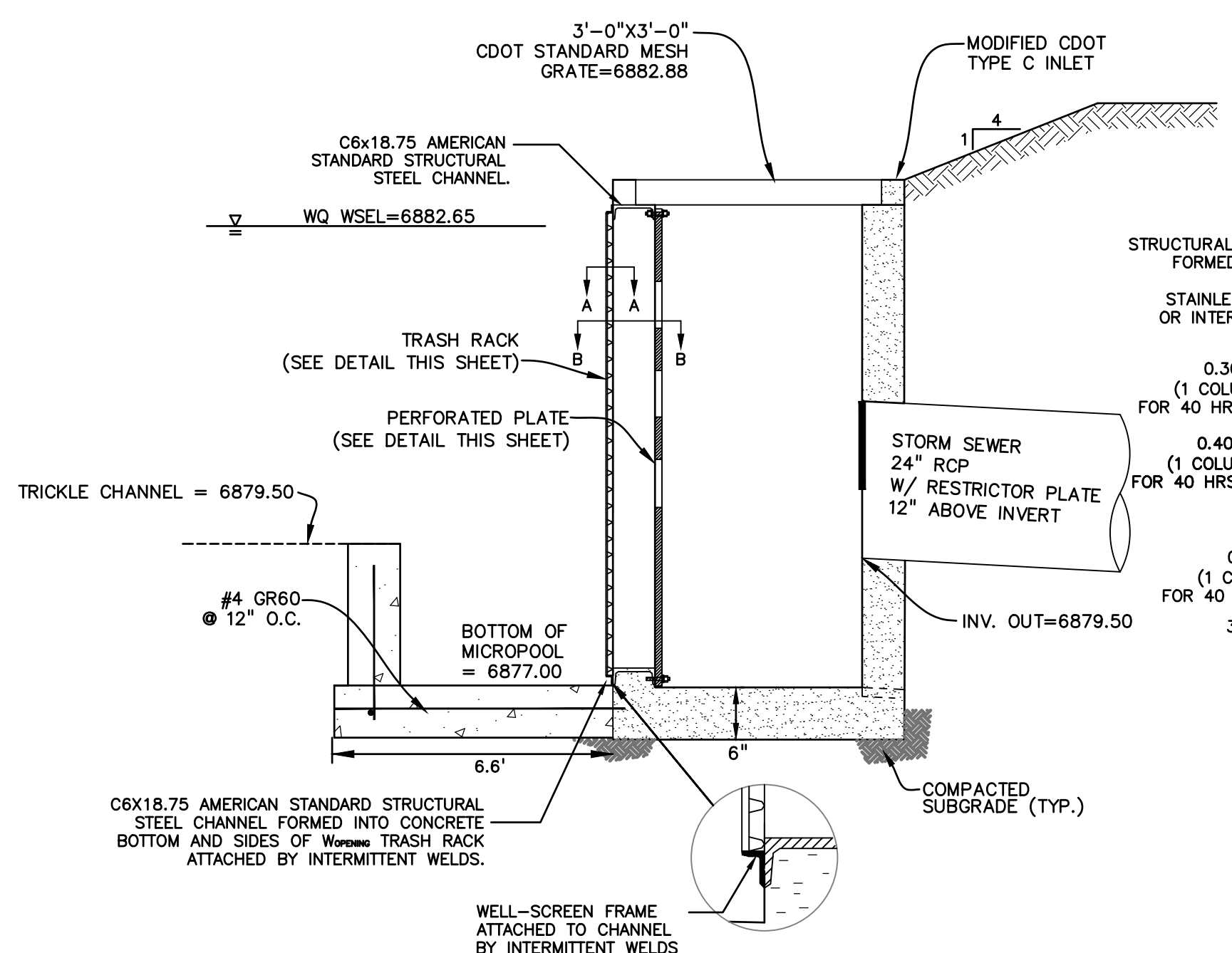


KEY MAP
NTS

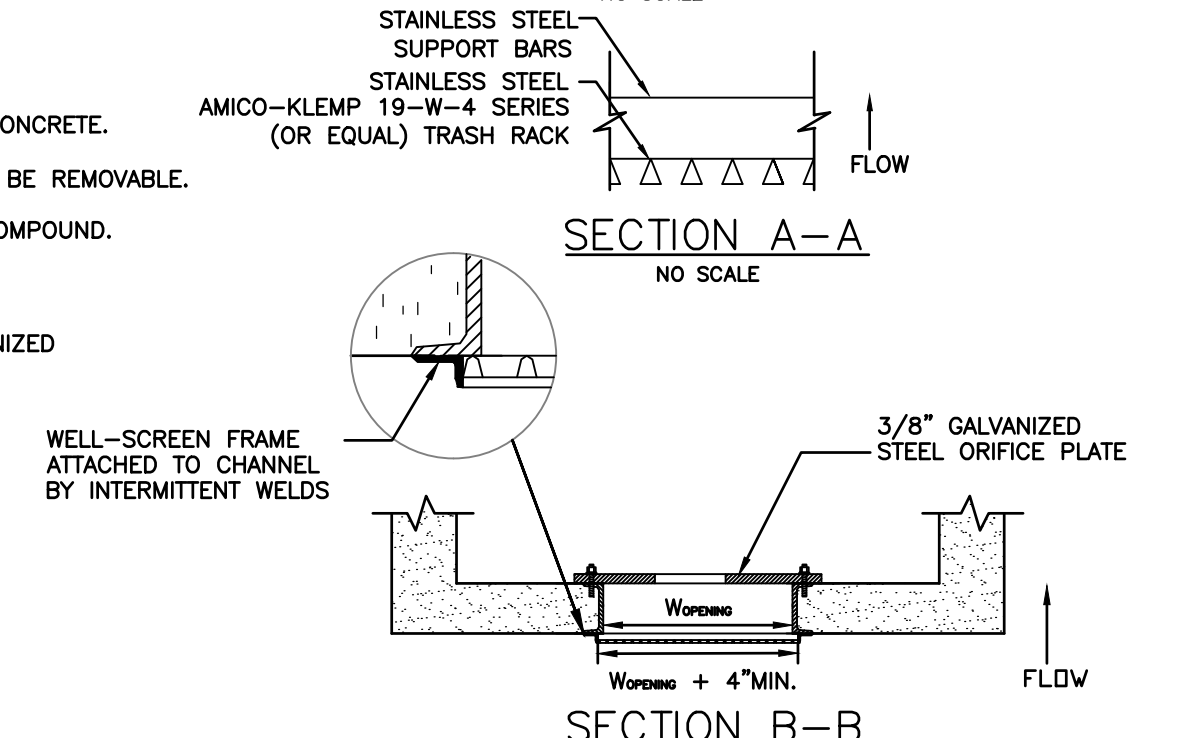
- PERFORATED PLATE NOTES:
1. PROVIDE GASKET MATERIAL OR GROUT BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE $\phi 12"$ MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
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- GENERAL NOTES:
1. ALL EXTERIOR STEEL SHALL BE EITHER STAINLESS OR HOT DIPPED GALVANIZED



FOREBAY
NO SCALE

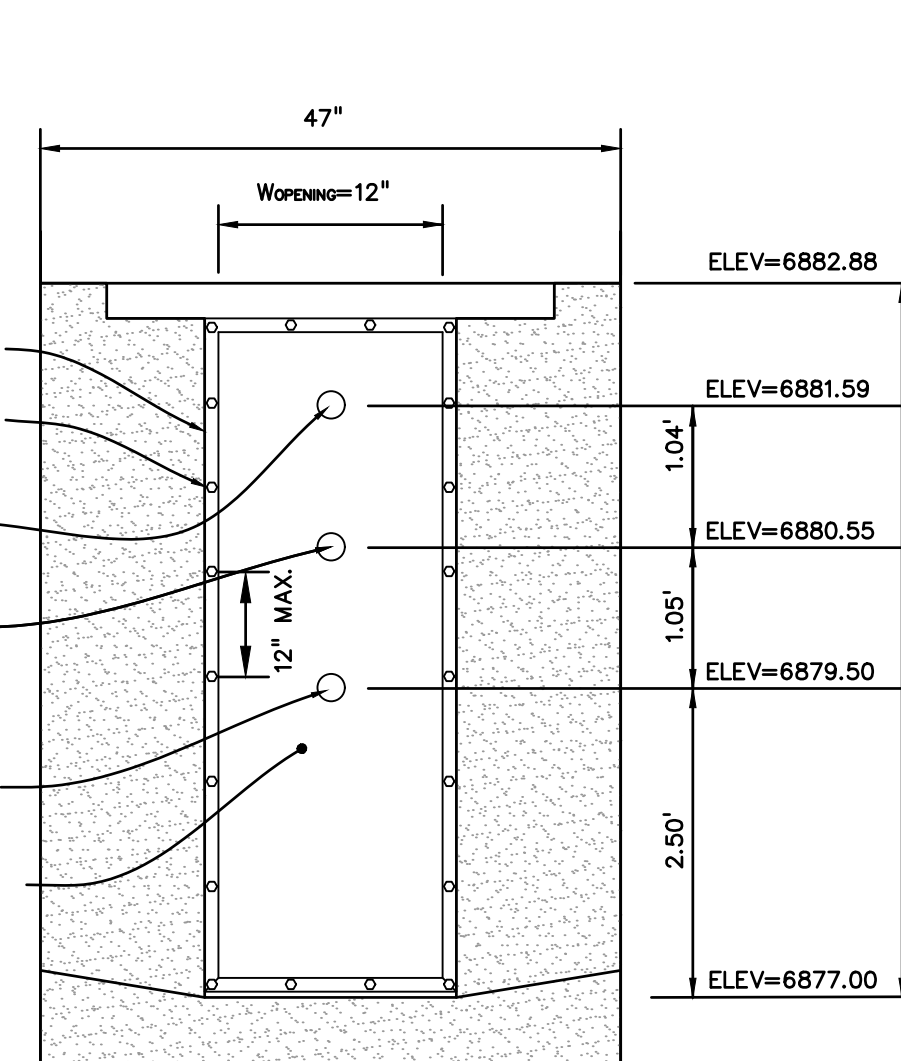


POND OUTLET PROFILE SECTION D-D
NO SCALE

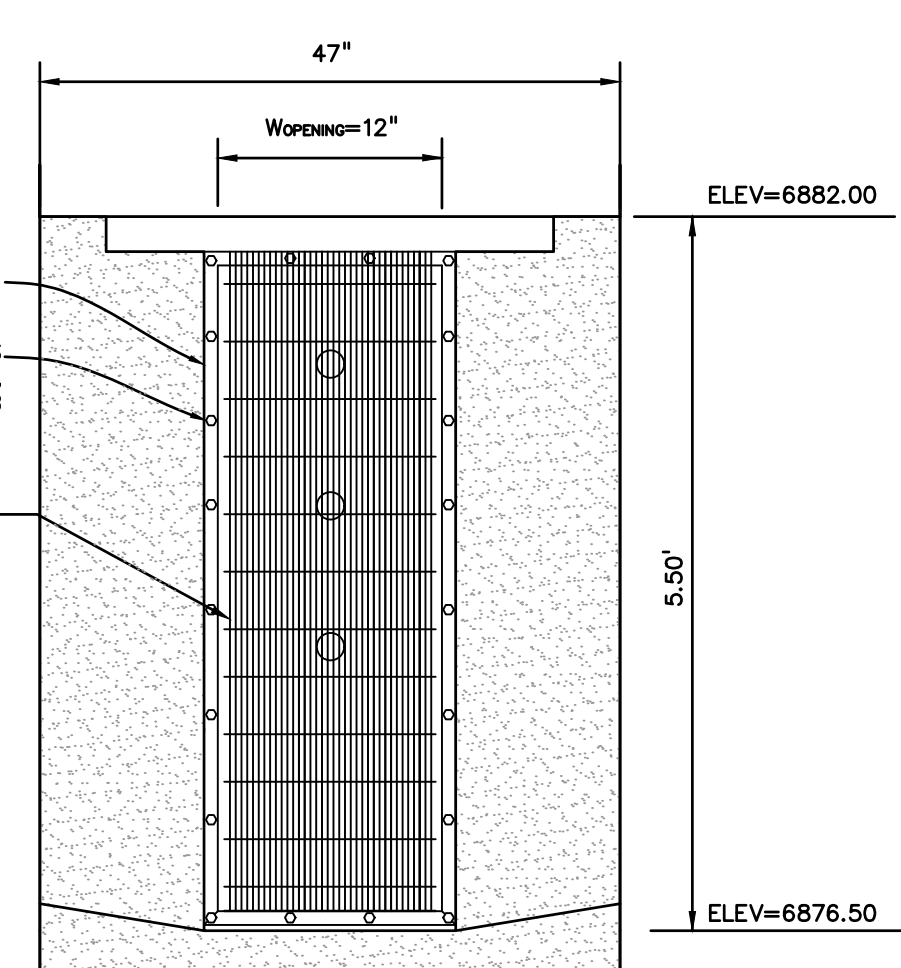


SECTION A-A
NO SCALE

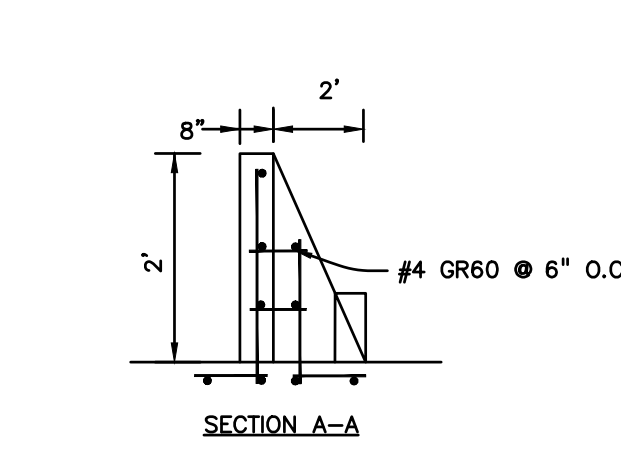
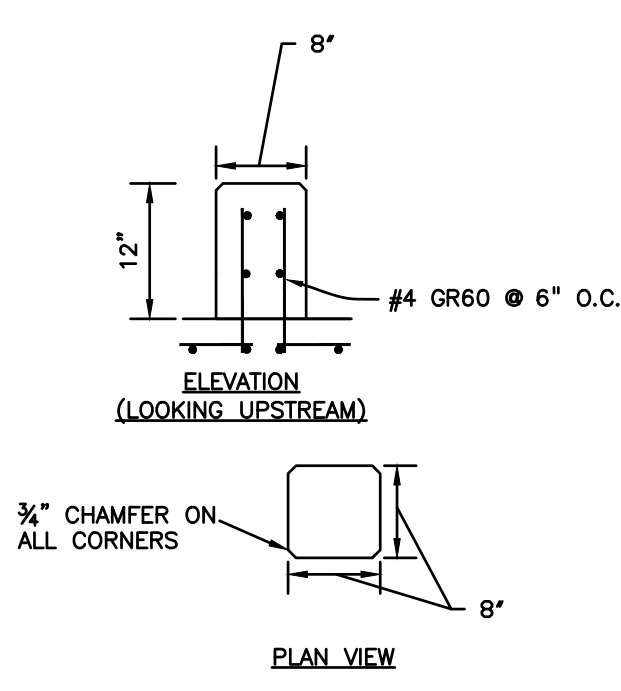
SECTION B-B
NO SCALE



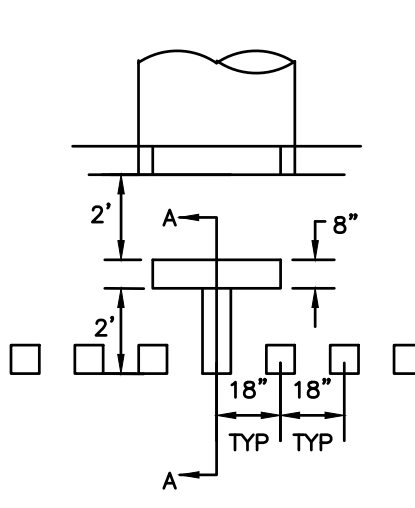
ELEVATION
PERFORATED PLATE DETAIL
NO SCALE



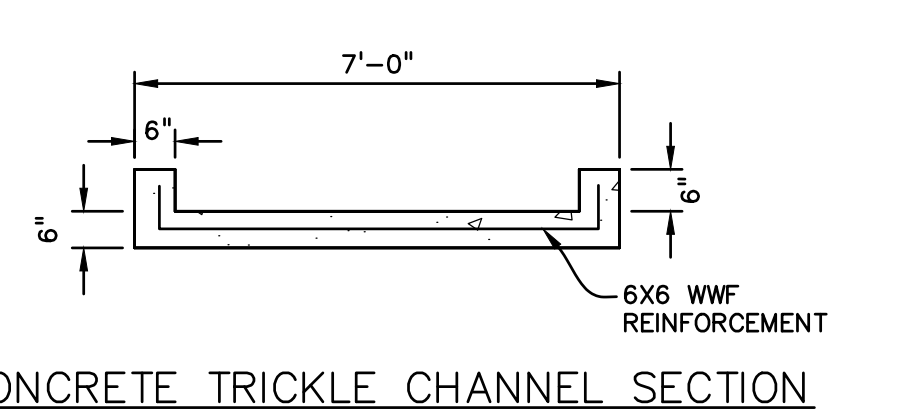
ELEVATION
TRASH RACK
NO SCALE



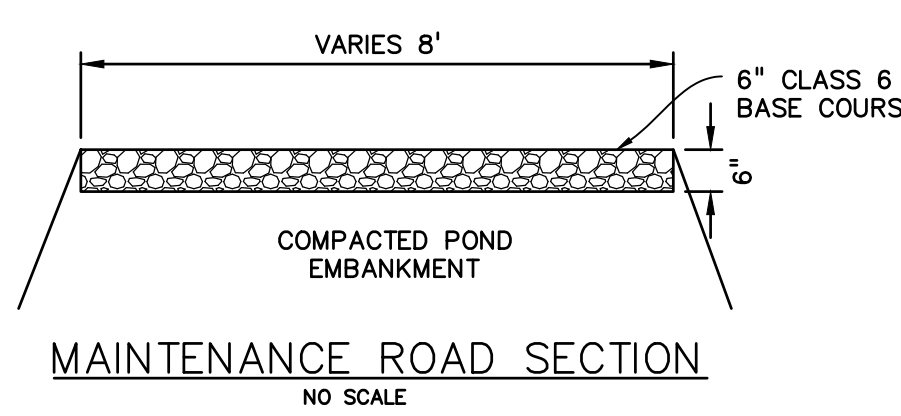
FOREBAY BAFFLE ENERGY DISSIPATORS
NO SCALE



CONCRETE TRICKLE CHANNEL SECTION
NO SCALE



CONCRETE TRICKLE CHANNEL SECTION
NO SCALE



MAINTENANCE ROAD SECTION
NO SCALE

PREPARED BY:



CLIENT:

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

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

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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 #3
& DETAILS**

PROJECT NO. 20988-00CSV
DRAWING NO.

C7.17

SHEET: 45 OF 46

