

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)

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NOTE

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

DESIGN ENGINEER'S STATEMENT

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

TIM D. MCCONNELL
P.E.# 33797

DATE

OWNER'S STATEMENT

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

BEN HUMMEL

DATE

EL PASO COUNTY

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

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

JENNIFER IRVINE, P.E.
COUNTY ENGINEER

DATE

PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR
FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
DESIGNED BY:	TDM
DRAWN BY:	KGv
CHECKED BY:	TDM
FILE NAME:	20988-CD-CVR

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

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

COVER SHEET

PROJECT NO. 20988-00CSCV
DRAWING NO.

C1.10

SHEET: 1 OF 39

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

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

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

Fill in.

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE PRELIMINARY GEOTECHNICAL INVESTIGATION BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA #1, DATED MARCH 17, 2017.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

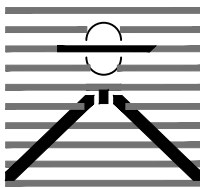
- 1.ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- 2.CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION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

Provide typical road cross sections?

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. MULT–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:



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

CLIENT:

HUMMEL INVESTMENTS, LLC

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

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

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

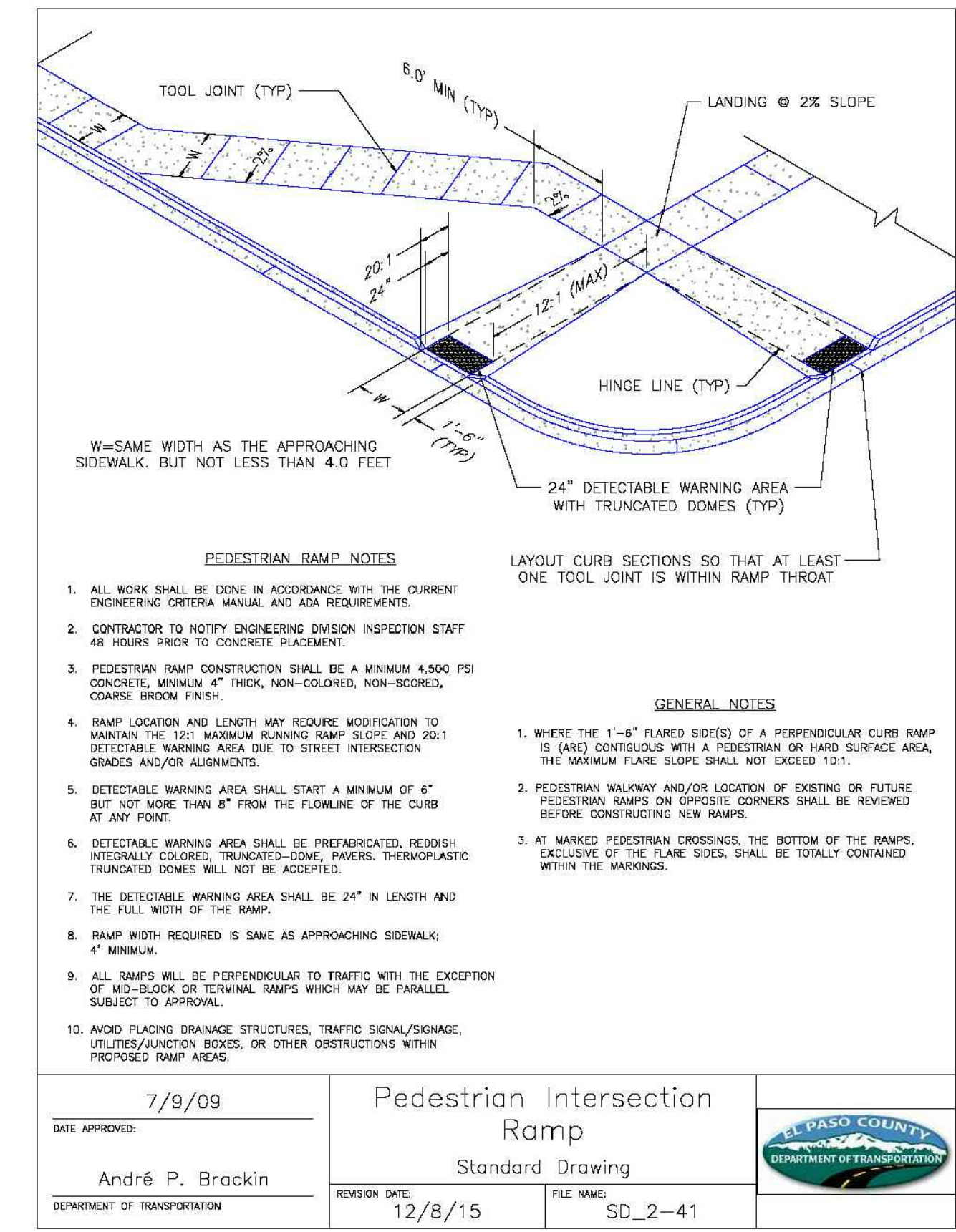
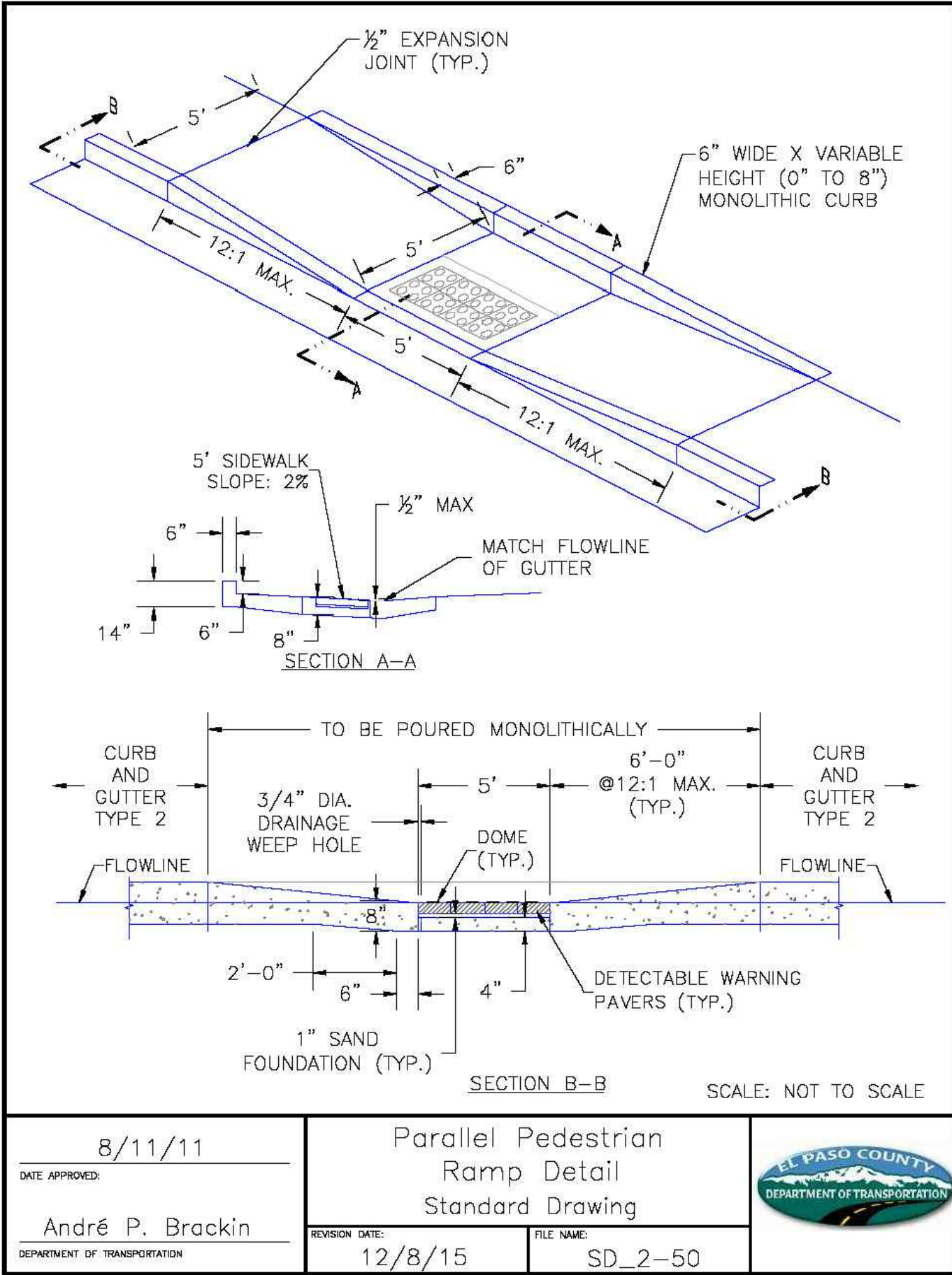
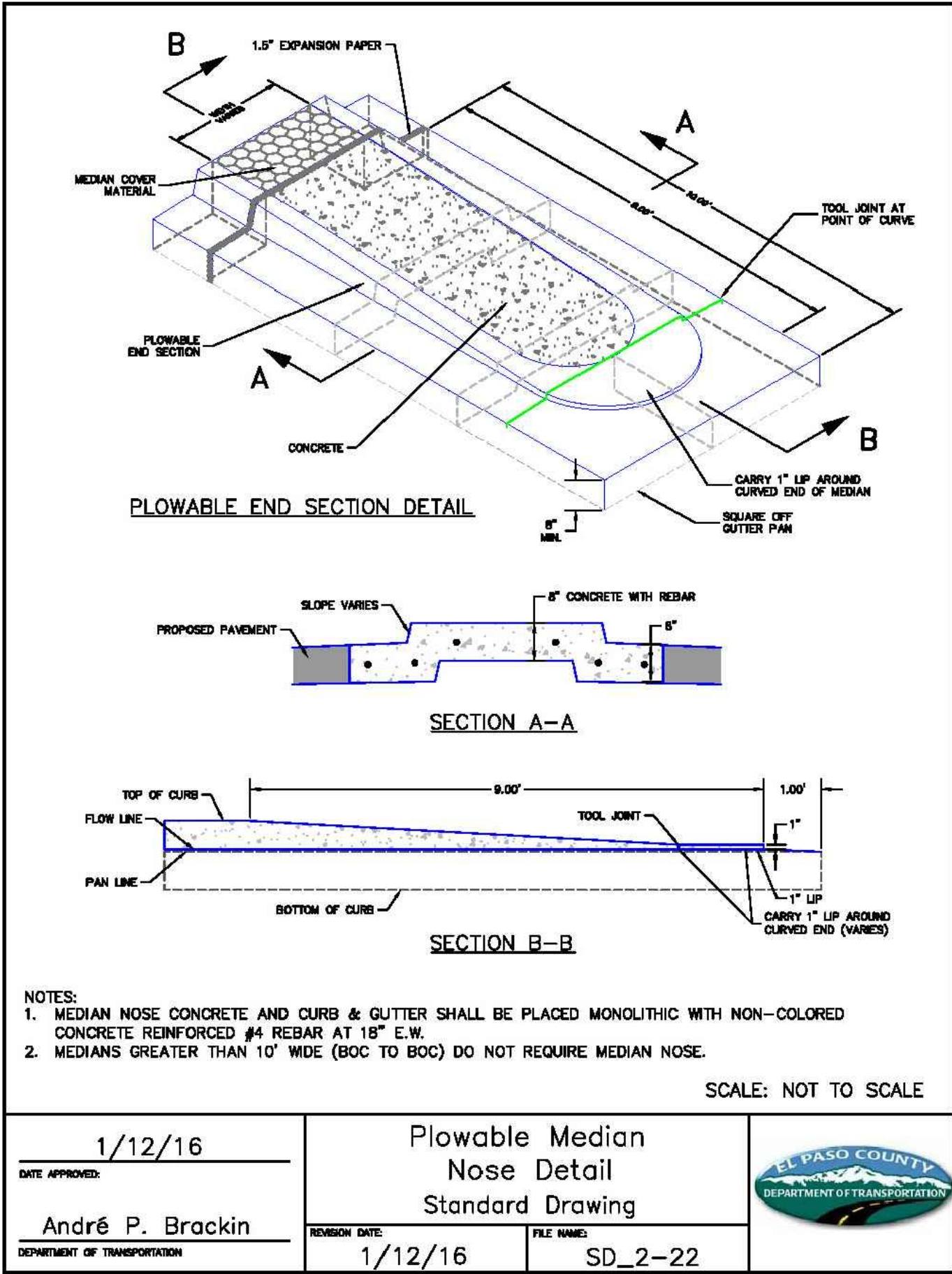
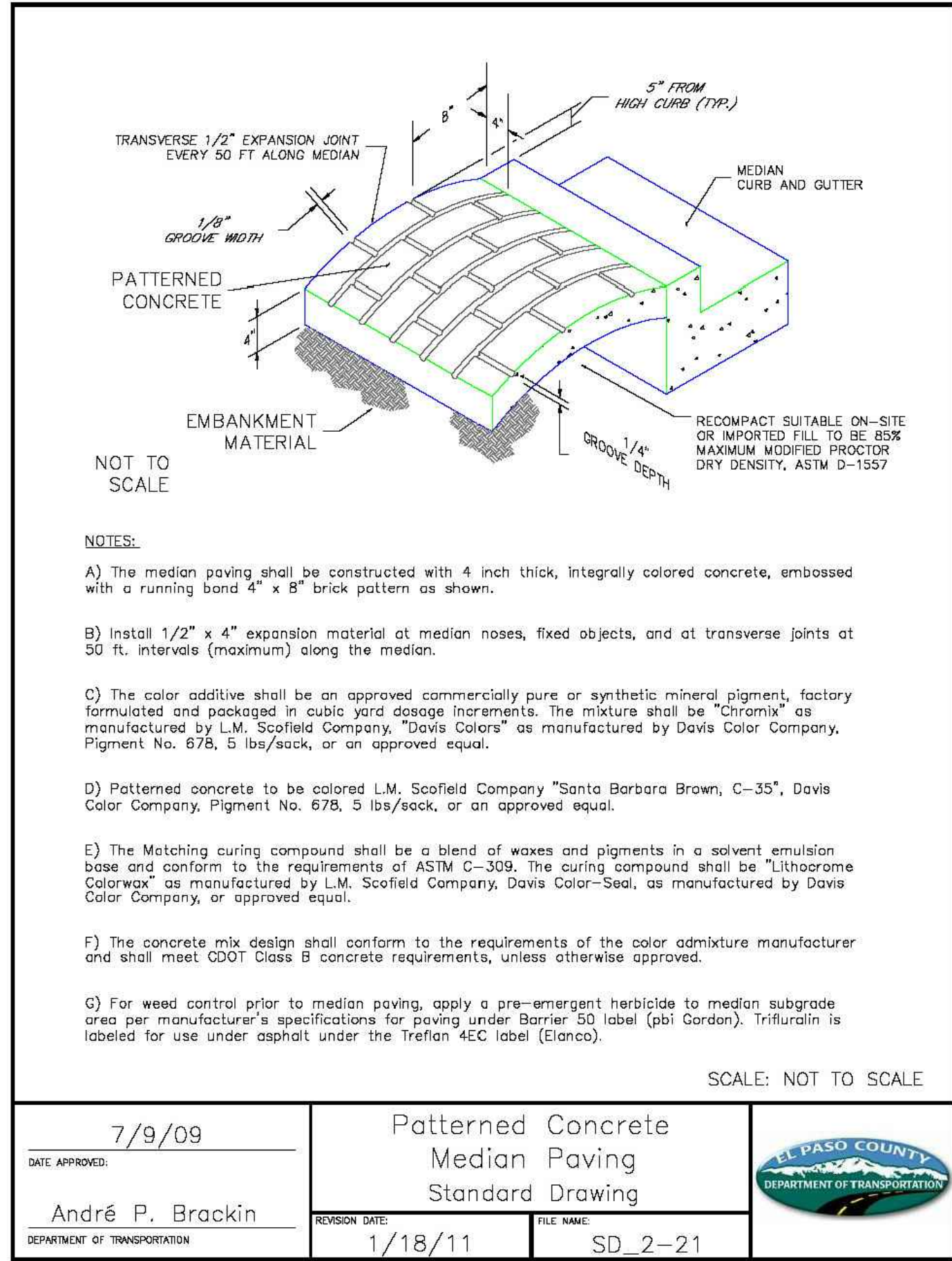
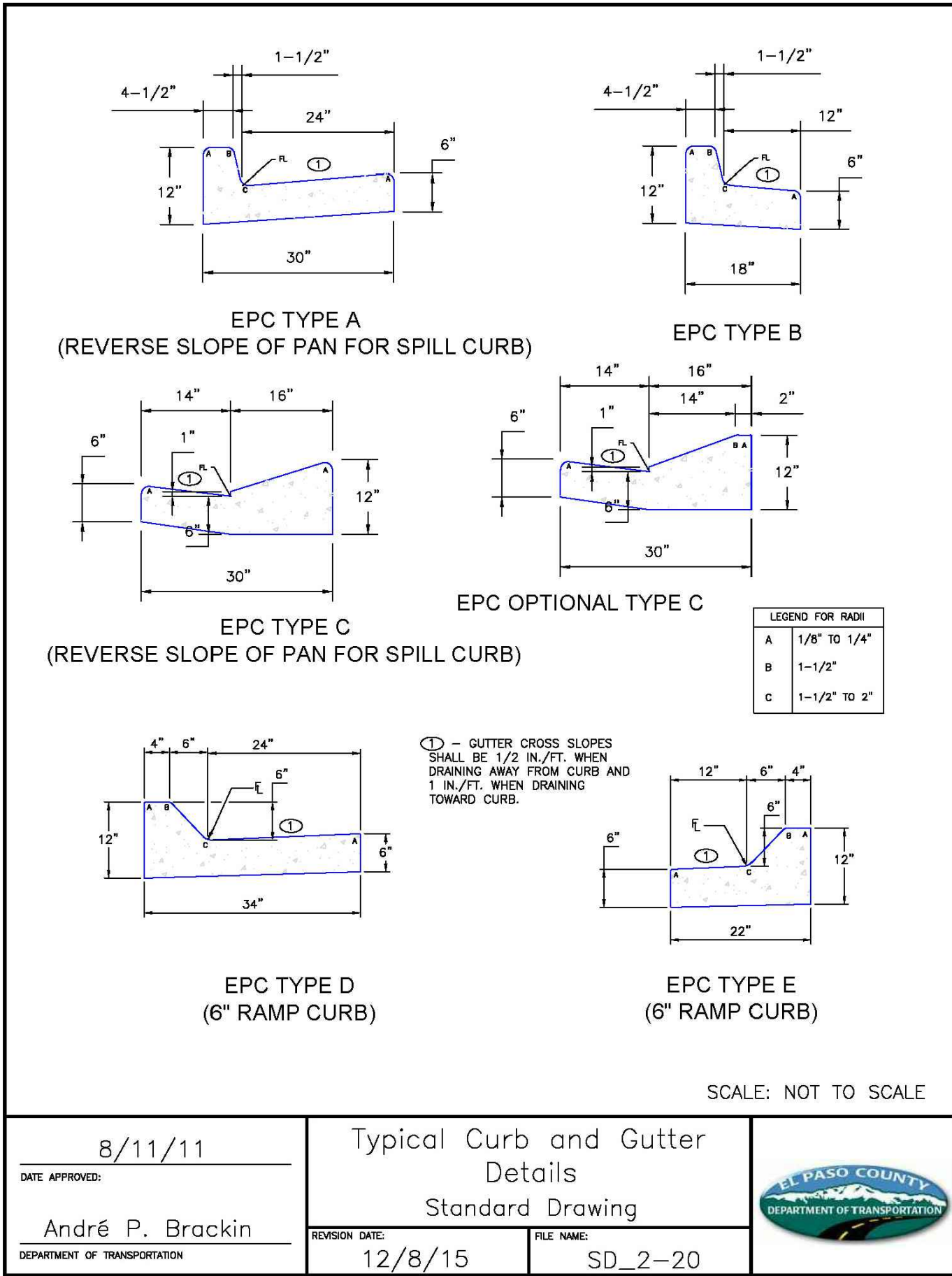
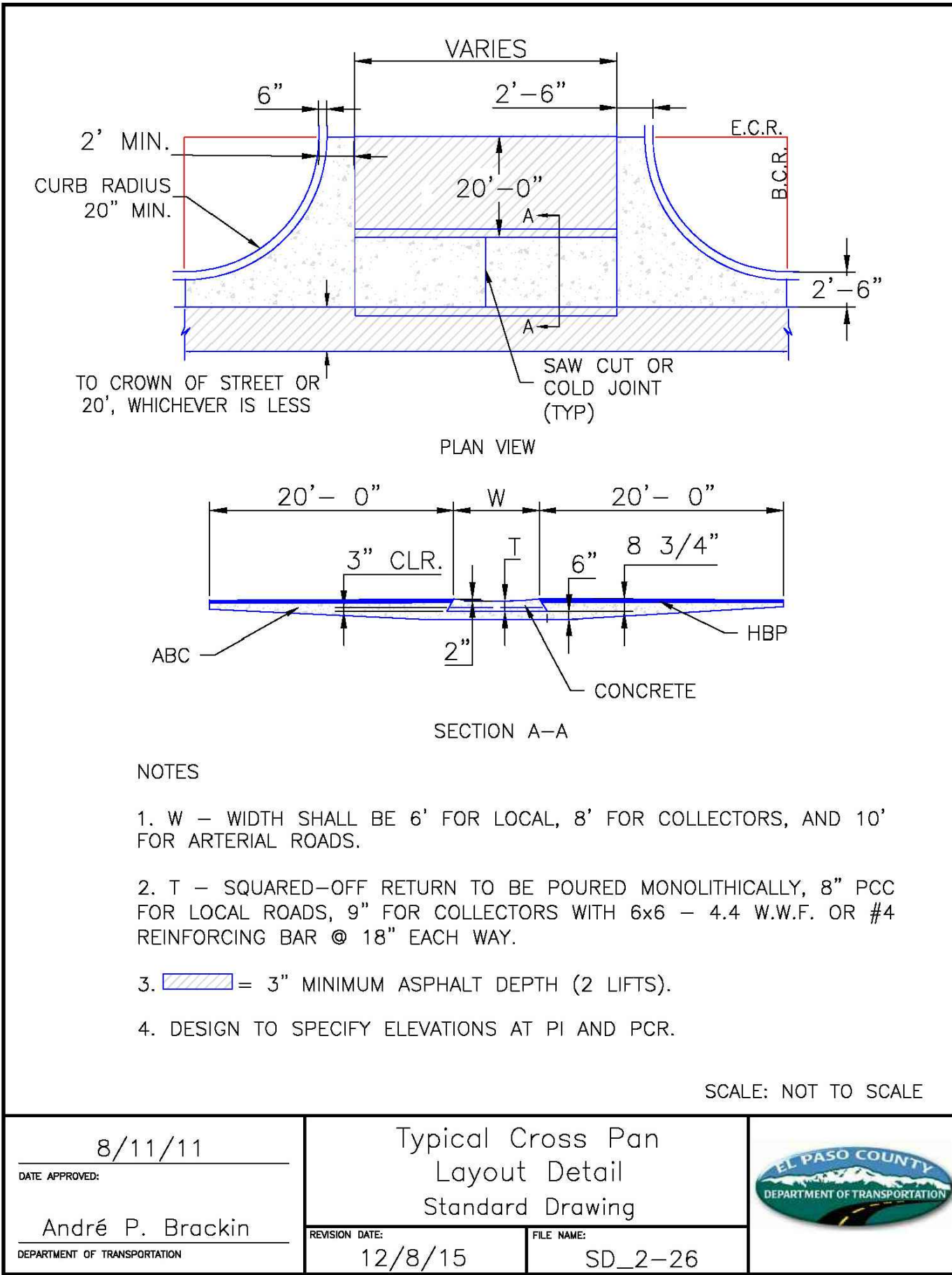
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

NOTES

PROJECT NO. 20988–00CSCV
DRAWING NO.

C1.11

SHEET: 2 OF 39



PREPARED BY:

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CLIENT:

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DALLAS, TEXAS 75225
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE

FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
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

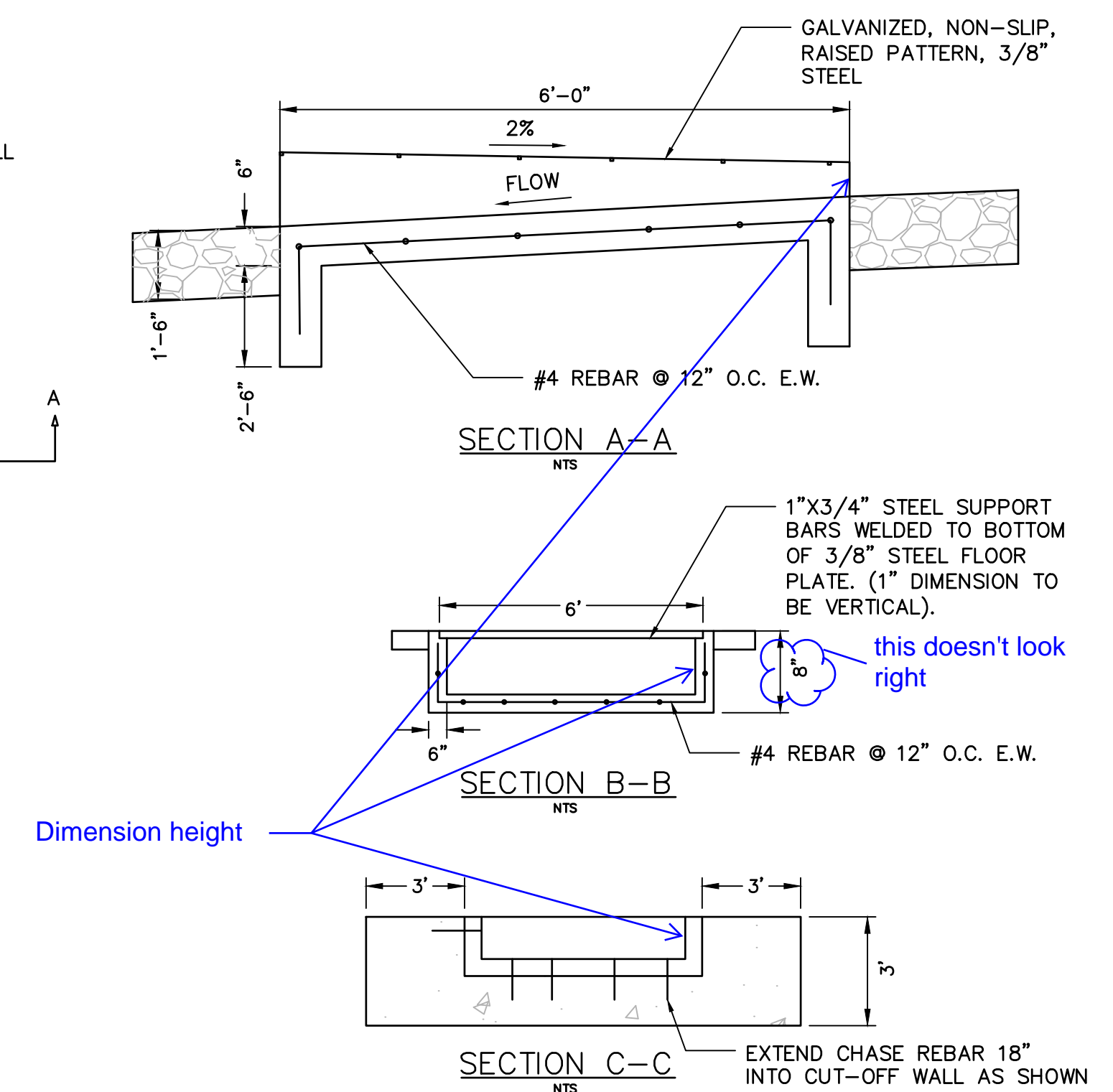
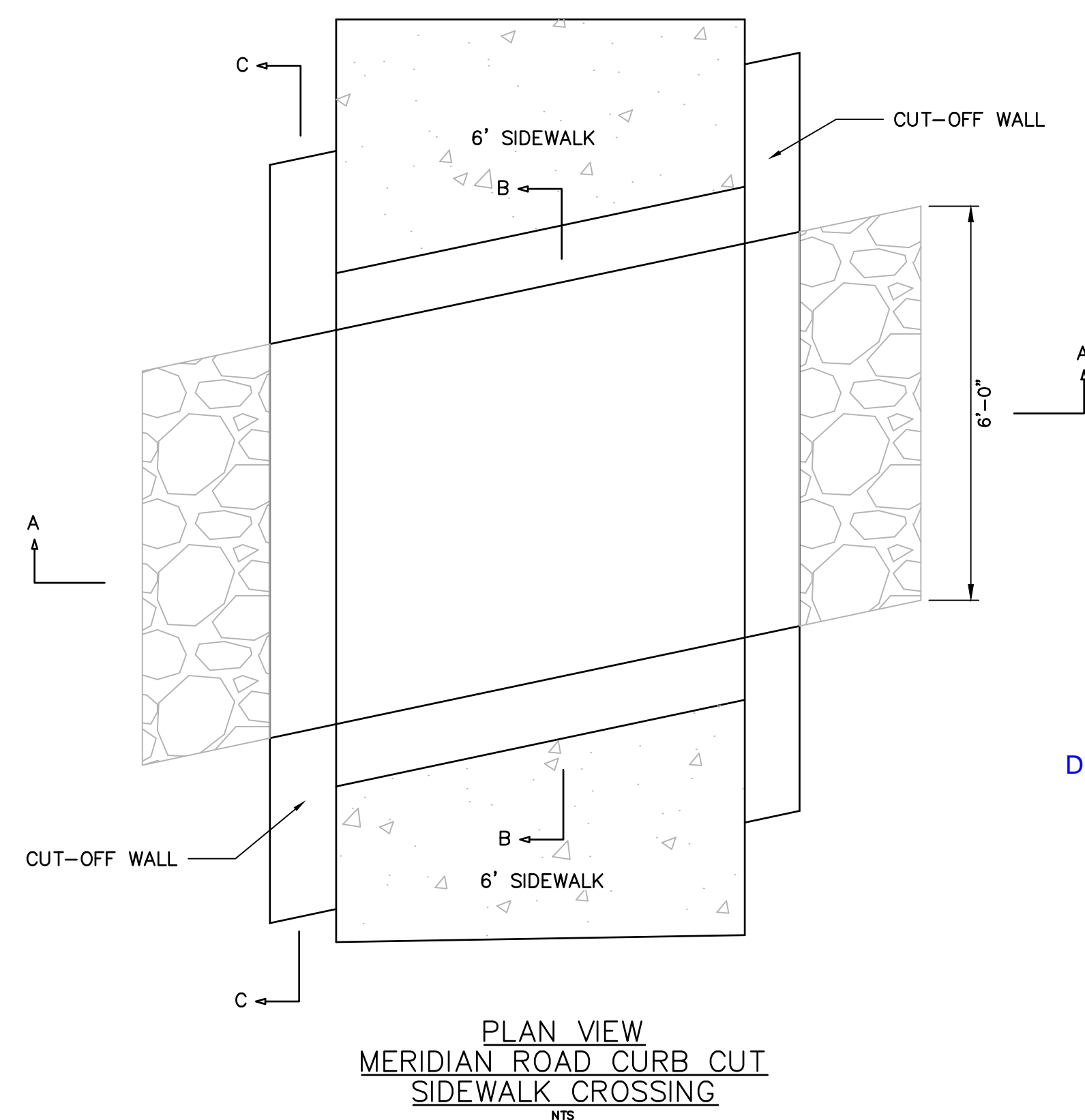
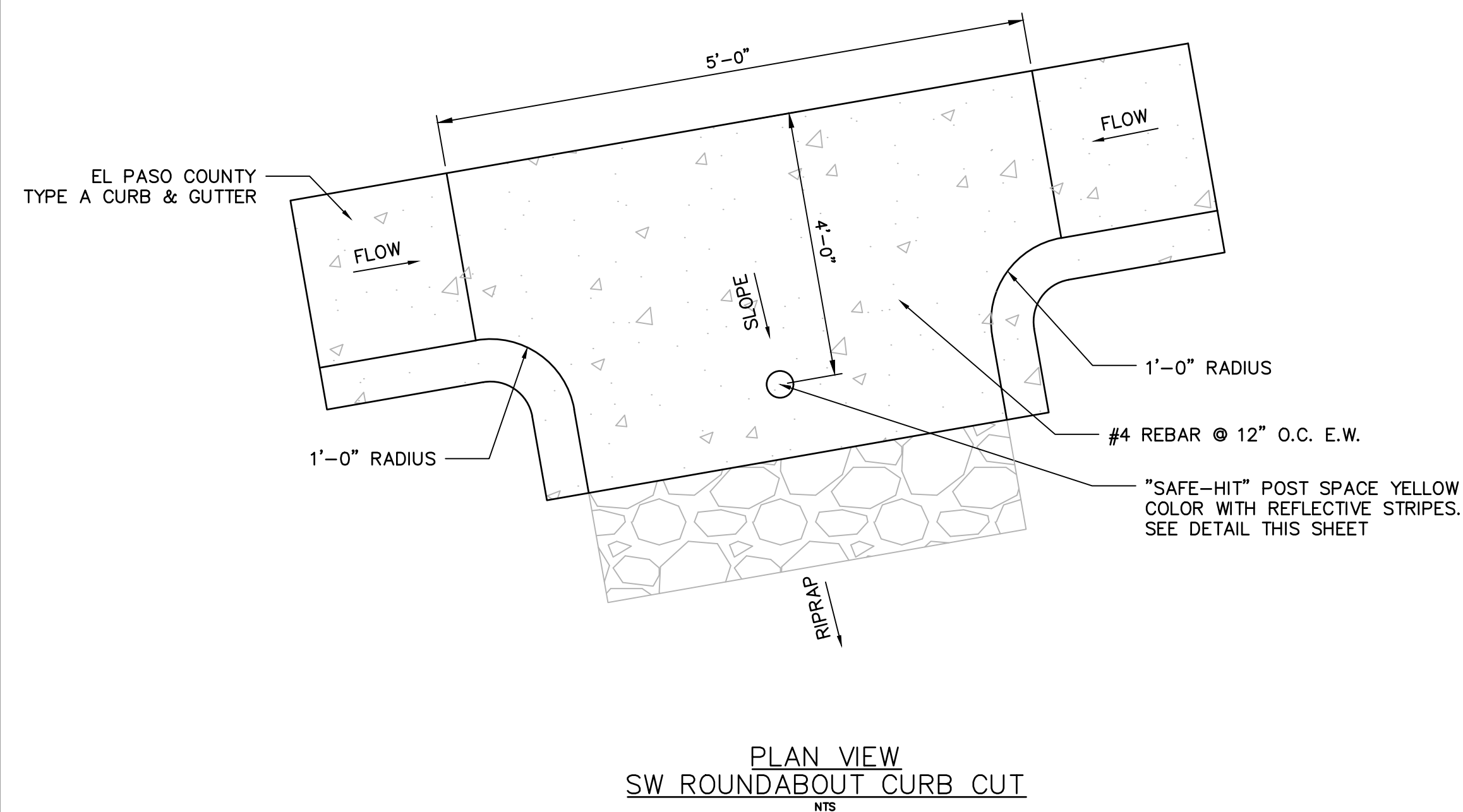
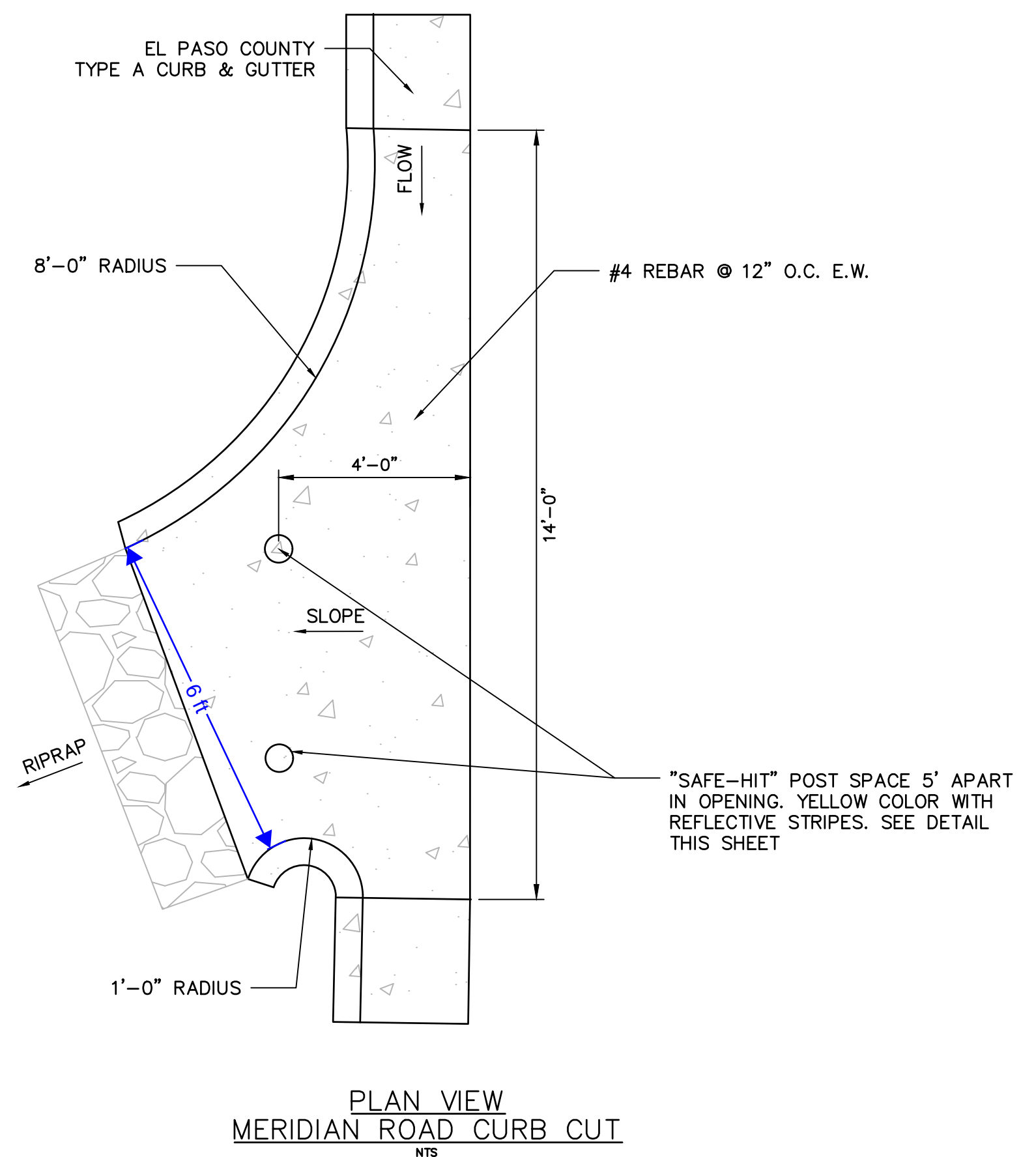
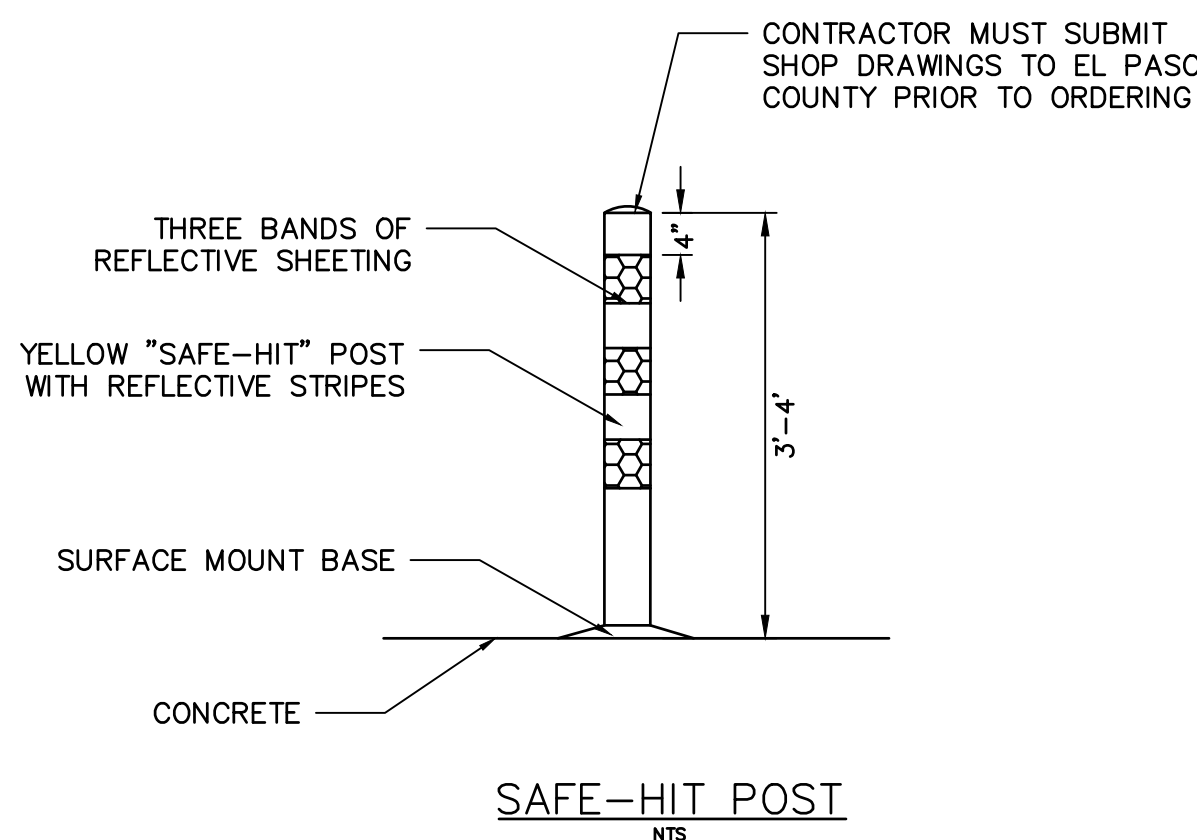
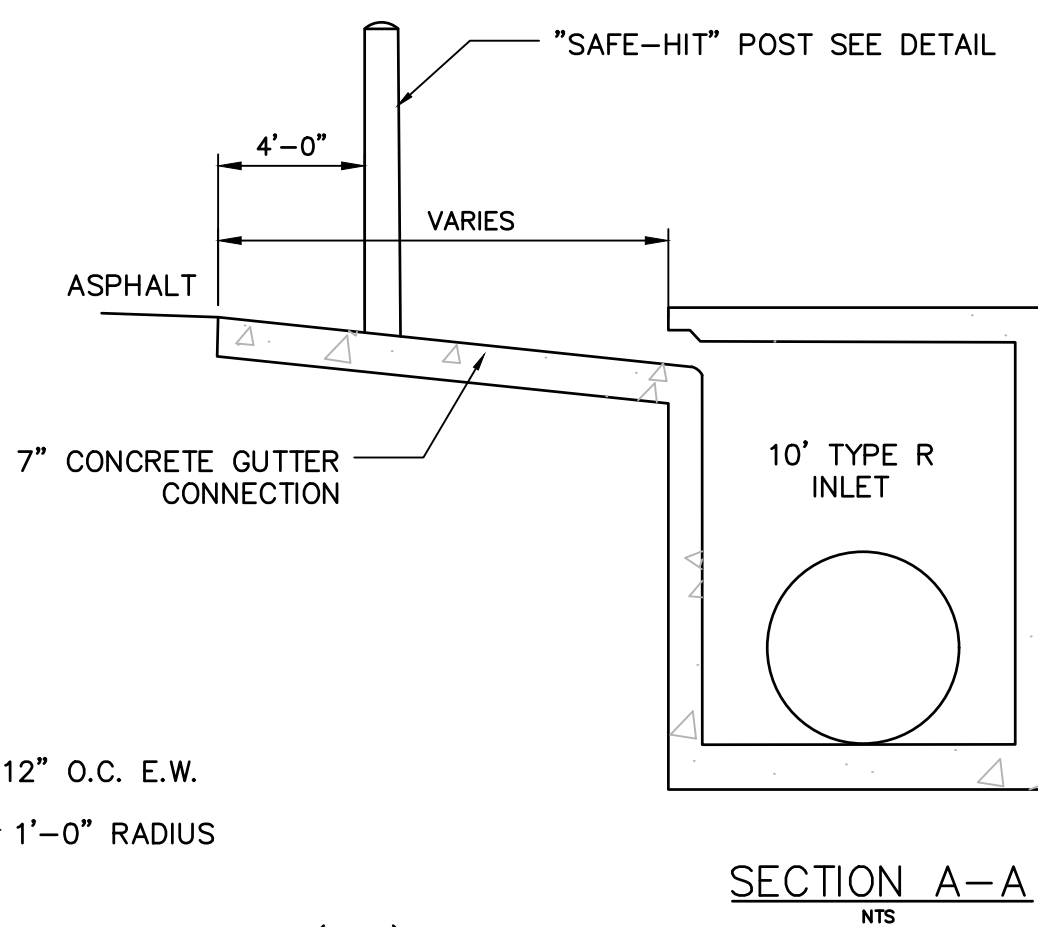
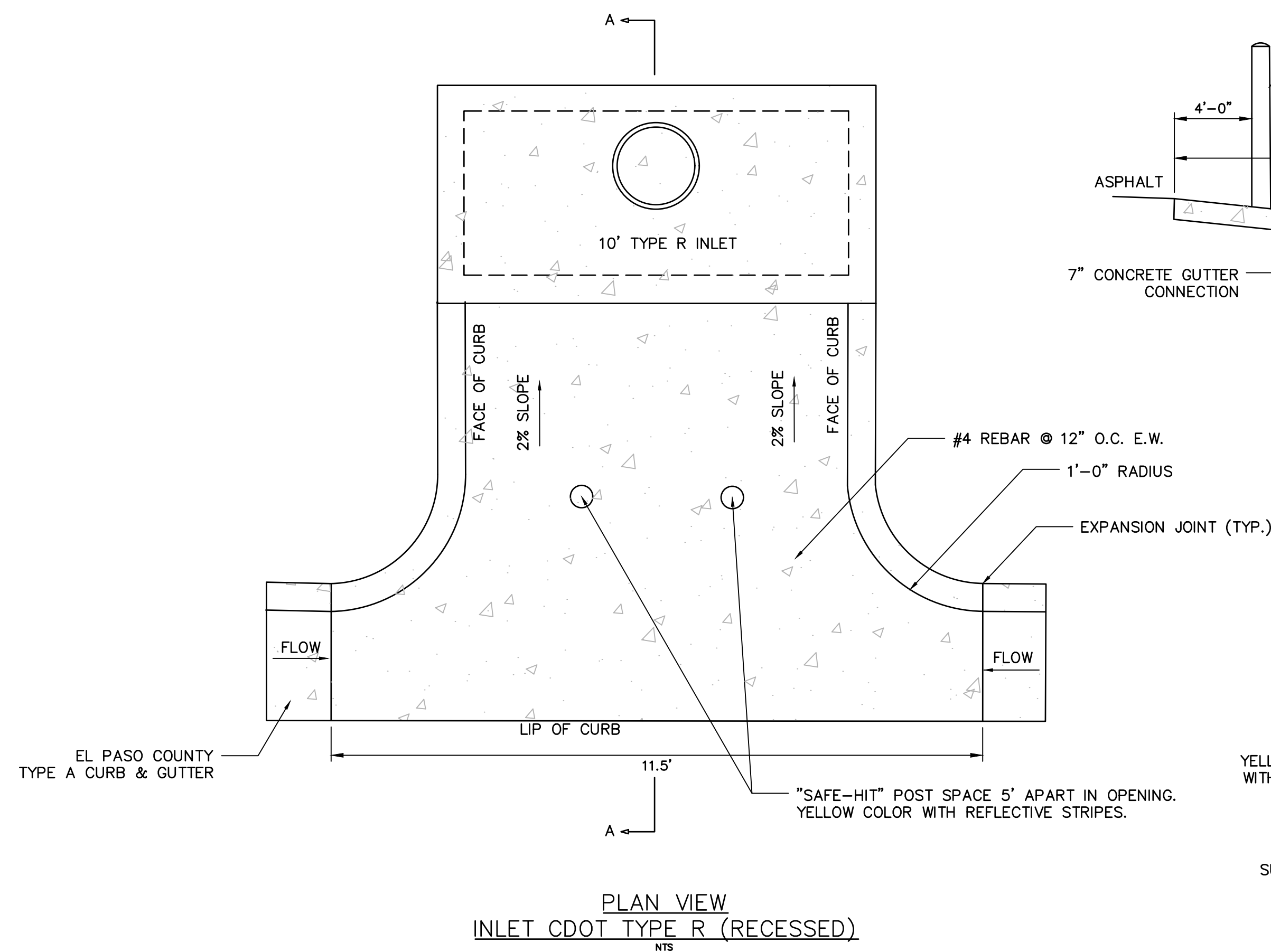
STANDARD DETAILS

PROJECT NO. 20988-00CSCV

DRAWING NO.

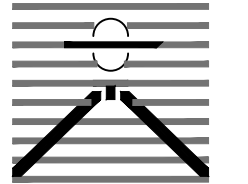
C1.12

SHEET: 3 OF 39



EL PASO COUNTY FILE # SF-19-001

PREPARED BY:



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CLIENT:

HUMMEL INVESTMENTS, LLC

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(214) 416-9820

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

ISSUE DATE

90% SUBMITTAL 5-6-19

DESIGNED BY: TDM

DRAWN BY: KGV

CHECKED BY: TDM

FILE NAME: 20988-CD-DTL

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

DRAWING SCALE:

HORIZONTAL: N/A

VERTICAL: N/A

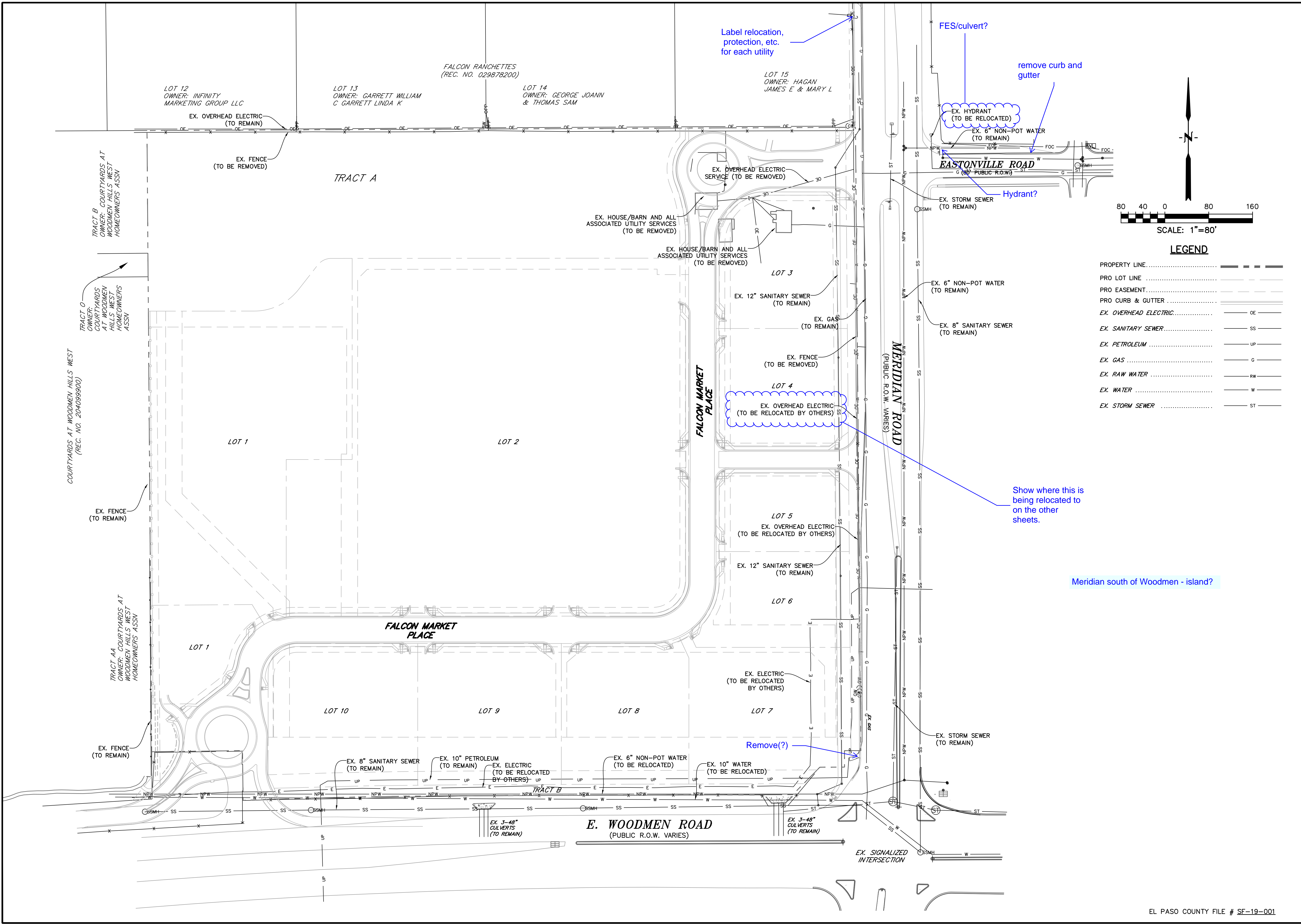
STANDARD
DETAILS

PROJECT NO. 20988-00CSCV

DRAWING NO.

C1.13

SHEET: 4 OF 39



PREPARED BY:

DREXEL, BARRELL & CO.
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CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

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

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

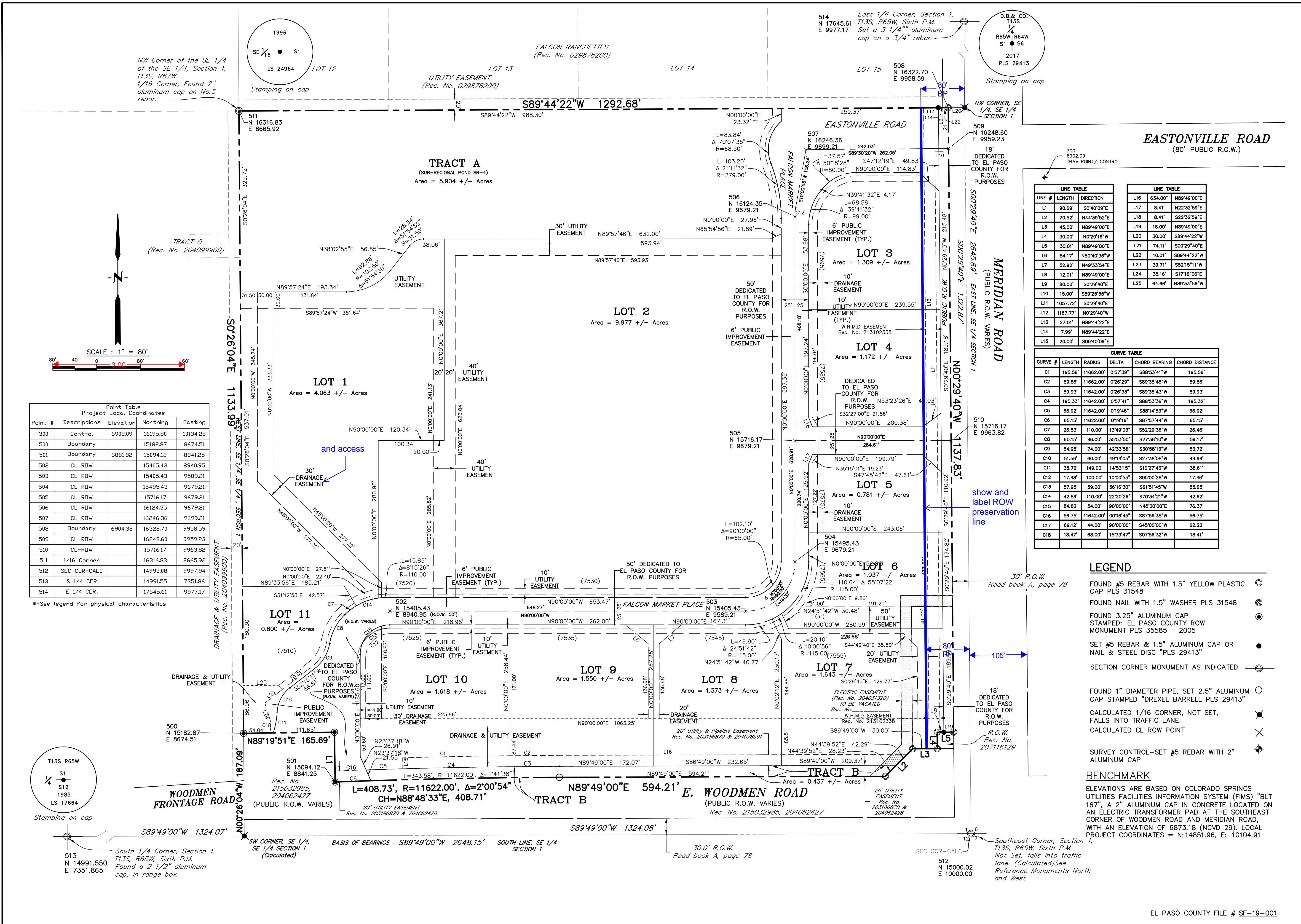
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VERTICAL: N/A

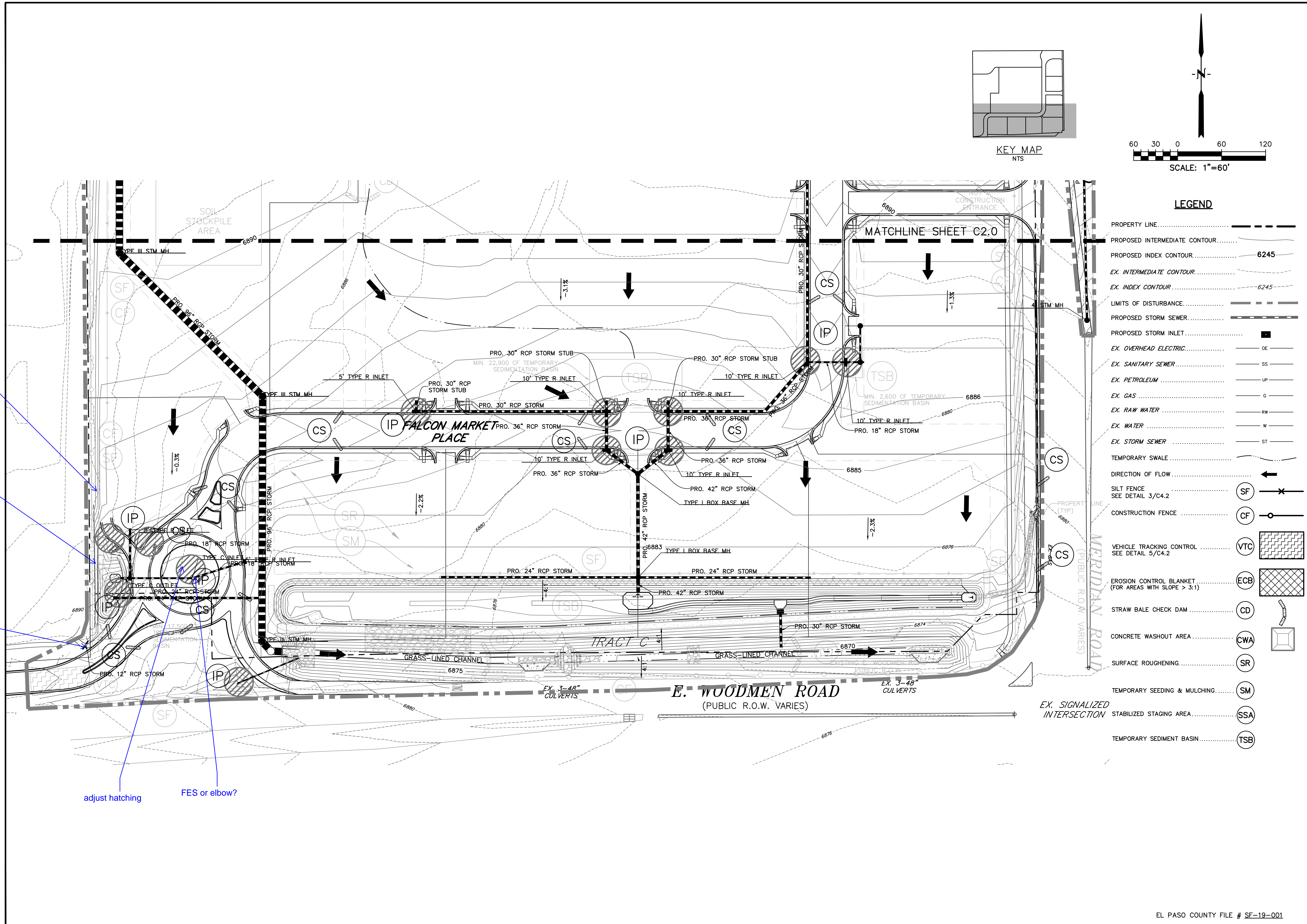
DEMO & UTILITY RELOCATION PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

C1.14

SHEET: 5 OF 39





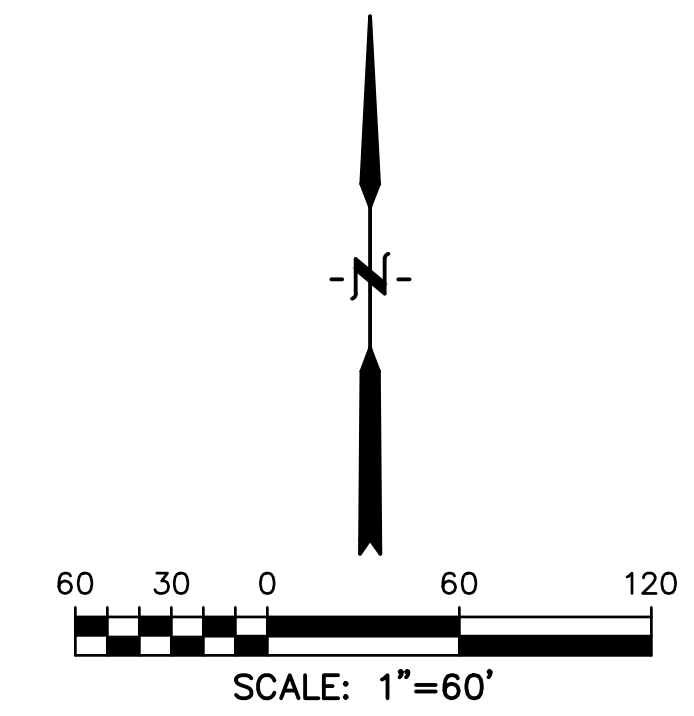
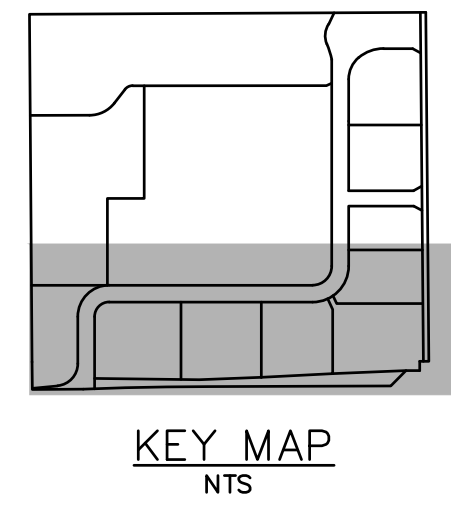
label slopes

label all retaining walls

Is there a profile/detail of this culvert?

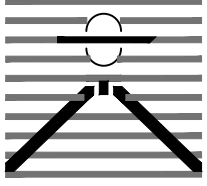
adjust hatching

FES or elbow?



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

PREPARED BY:


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CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**

FALCON, COLORADO

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

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

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

**FINAL GRADING
& EROSION
CONTROL PLAN**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C2.11

SHEET: 8 OF 39

PREPARED BY:



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CLIENT:

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DALLAS, TEXAS 75225
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
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

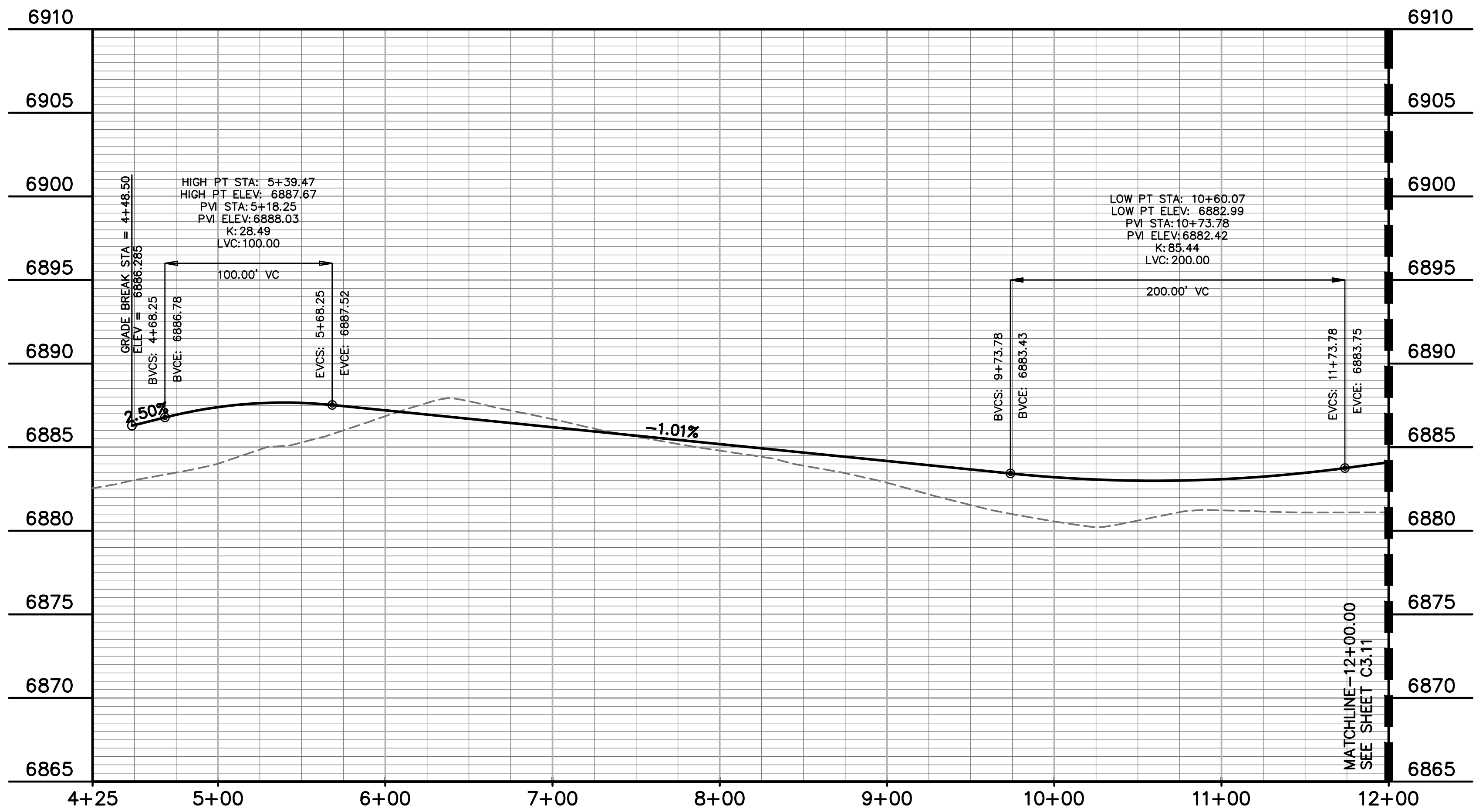
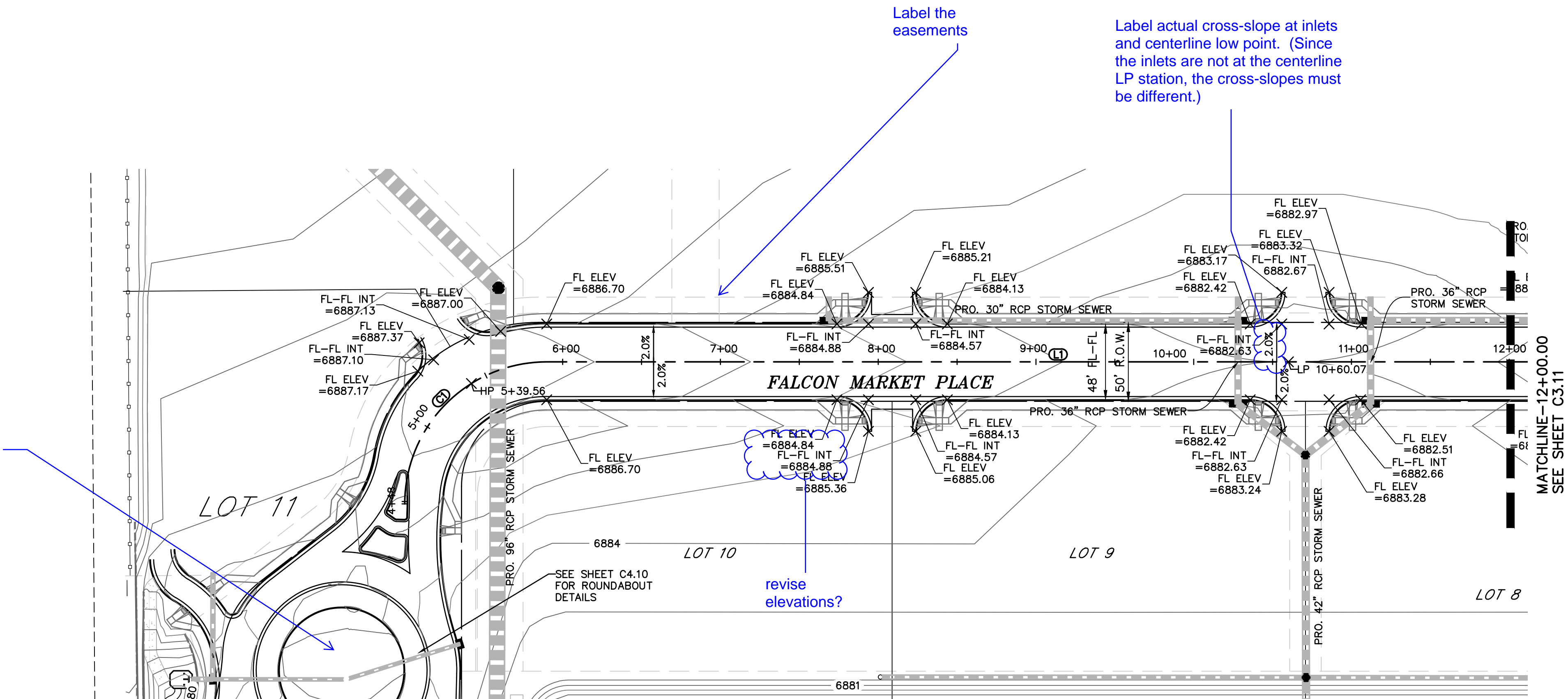
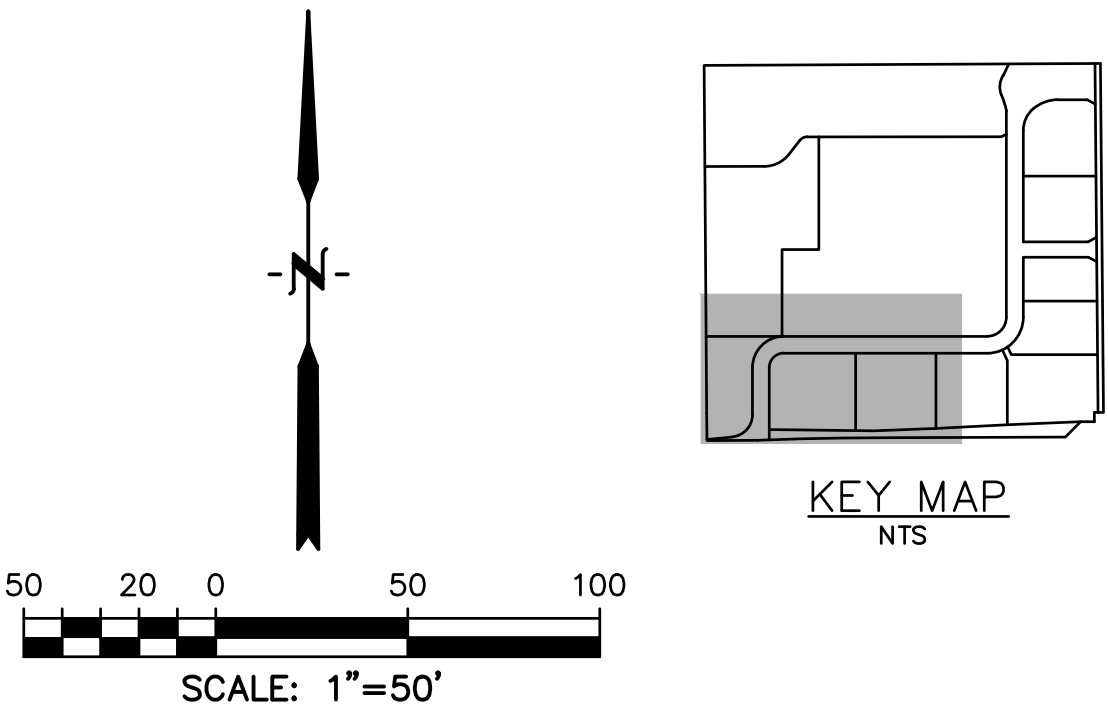
PROJECT NO. 20988-00CSCV
DRAWING NO.

C3.10

SHEET: 10 OF 39

LEGEND

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

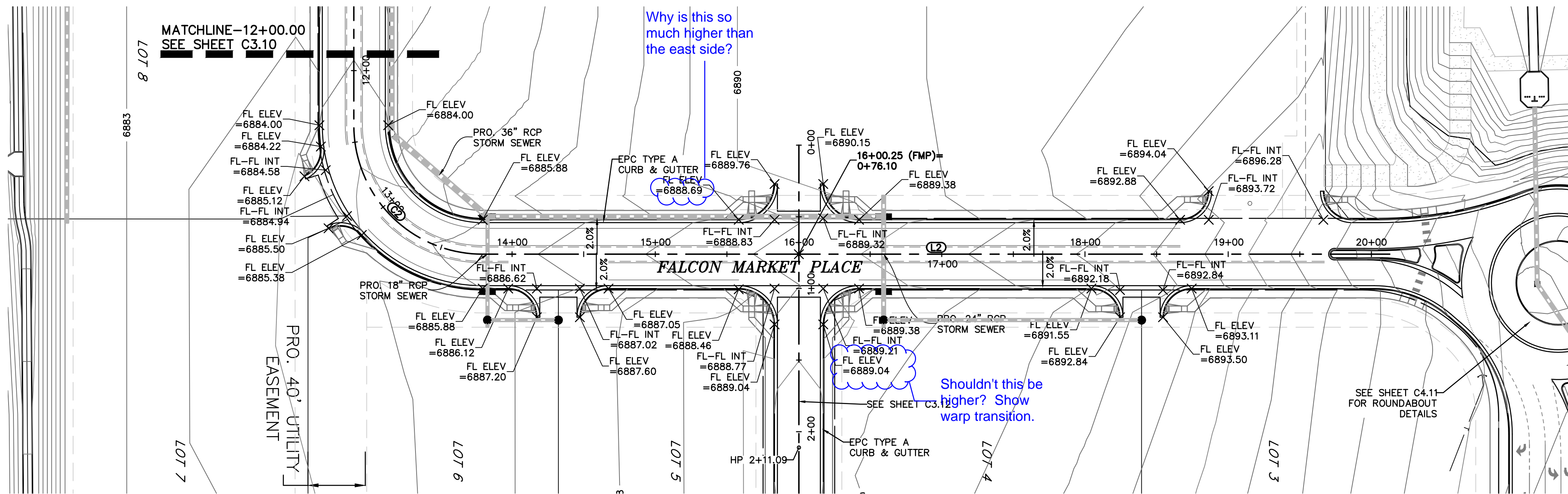


CL LINE TABLE

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

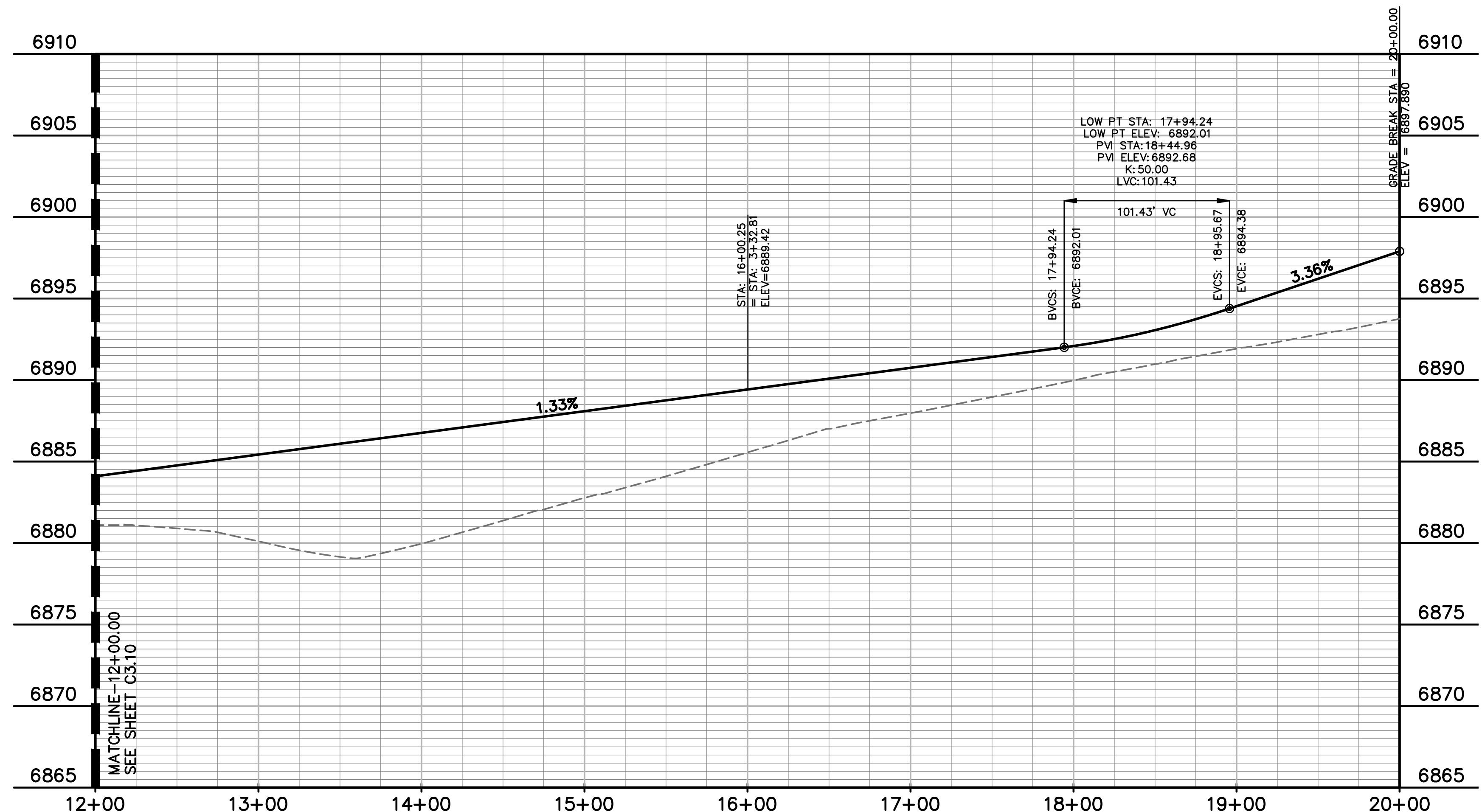
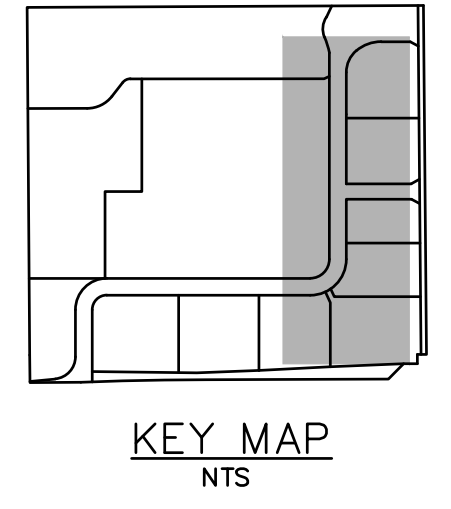
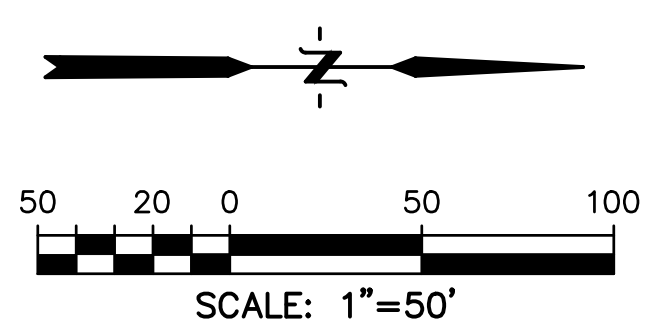
CL CURVE TABLE

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



LEGEND

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



CL LINE TABLE

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

CL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	141.27'	90.00'	90°00'00"	N45°00'00"E	127.28'
C2	141.55'	89.99'	90°00'00"	N45°00'00"E	127.28'

PREPARED BY:

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(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19

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

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

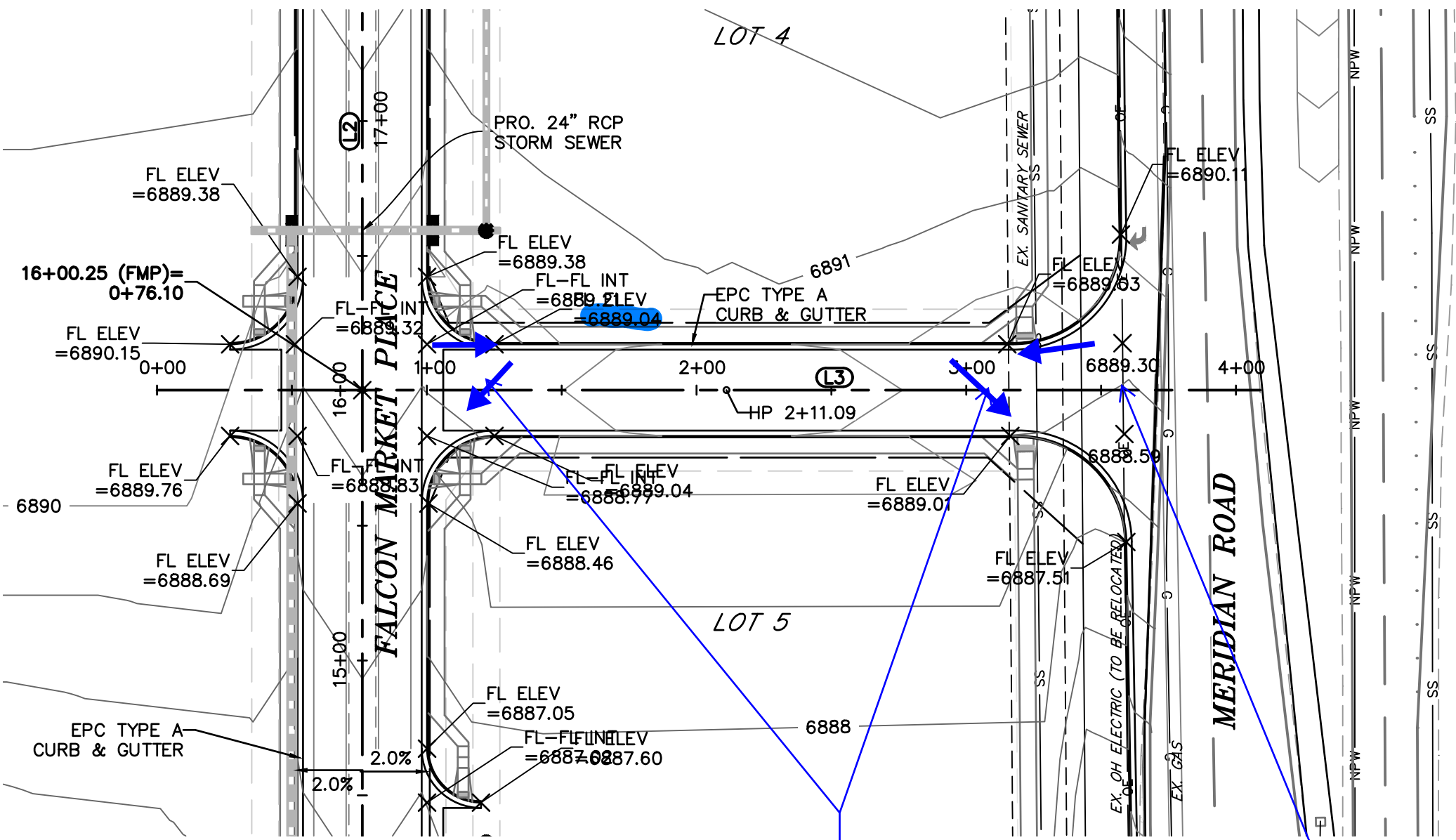
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

FALCON
MARKETPLACE
PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

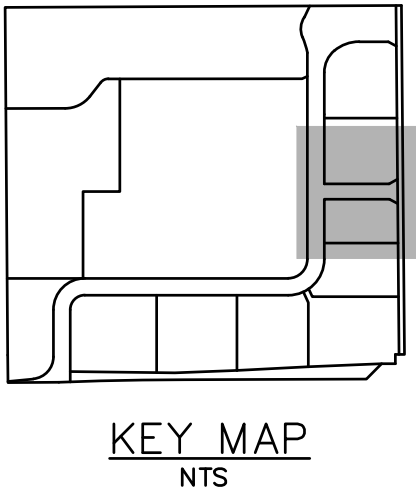
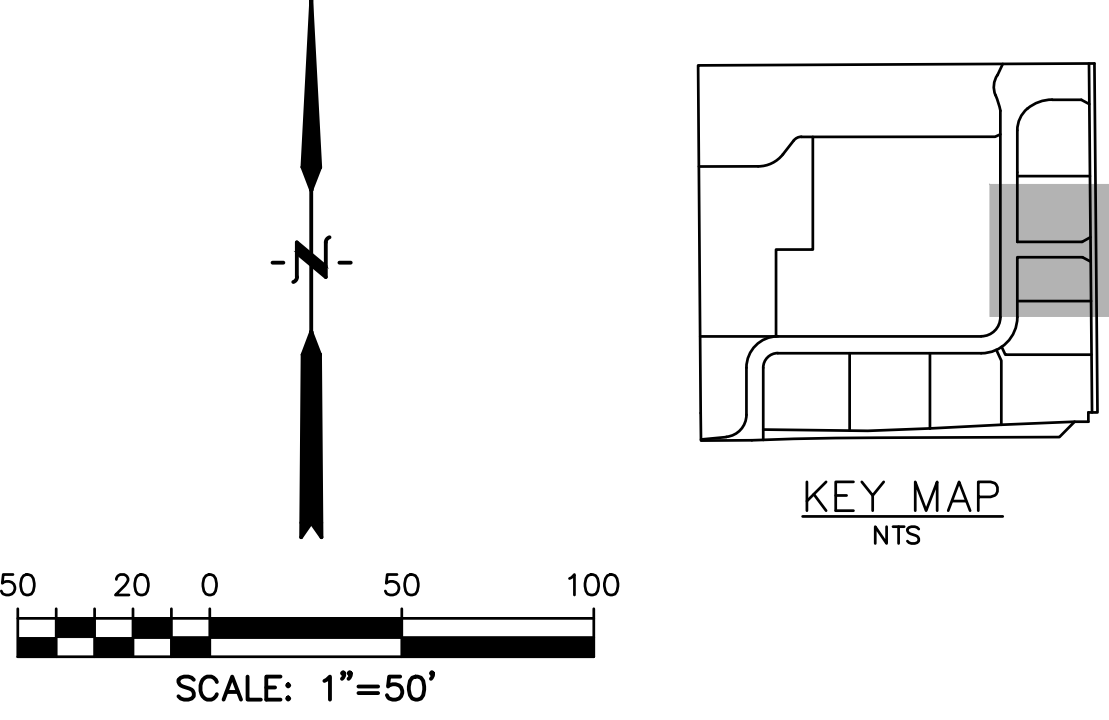
C3.11

SHEET: 11 OF 39



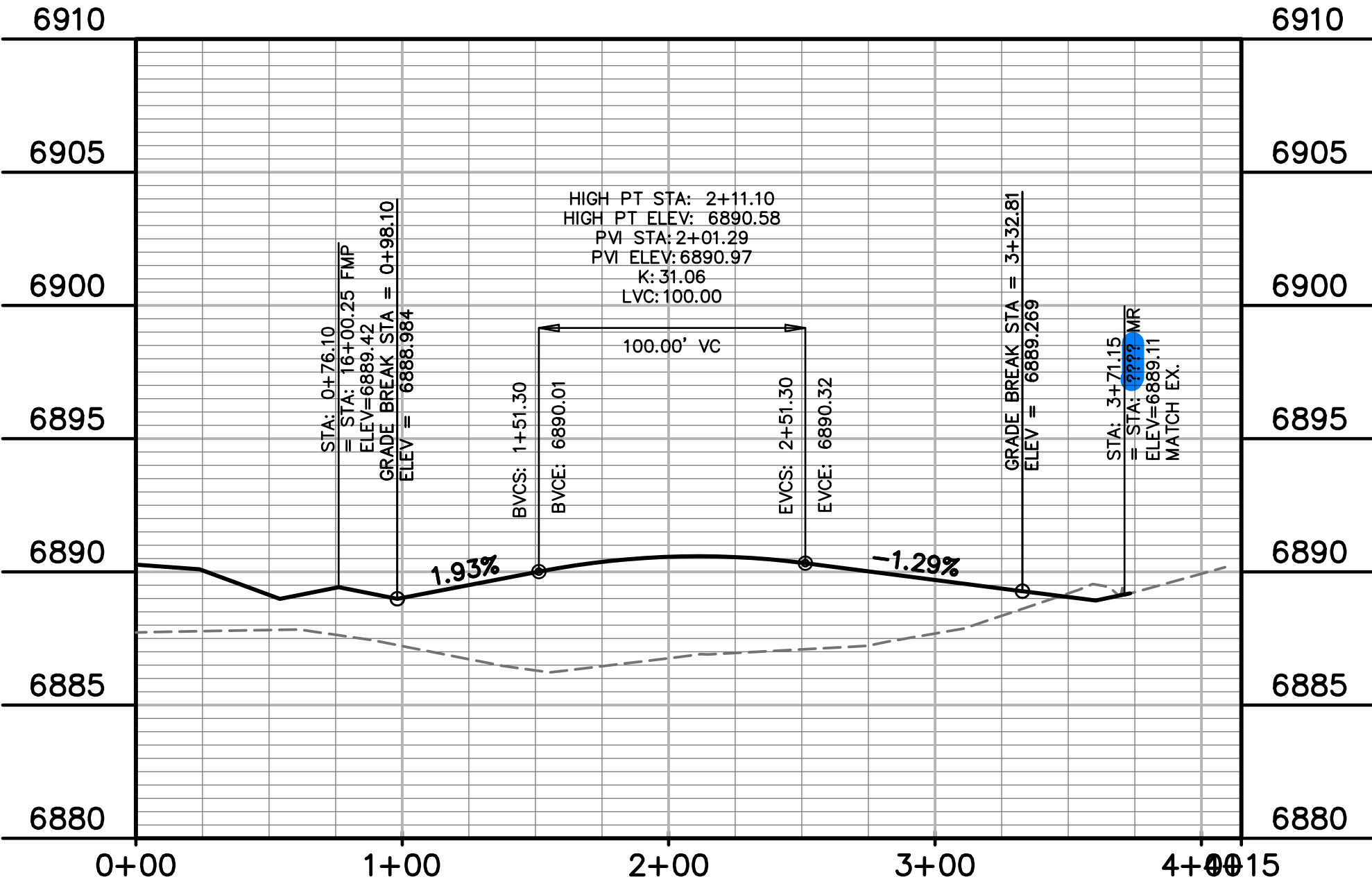
Show warp transition on both ends or delete crown?
Is there a crossspan here?

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



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

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



PREPARED BY:

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BOULDER • COLORADO SPRINGS

CLIENT:

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DALLAS, TEXAS 75225
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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

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

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

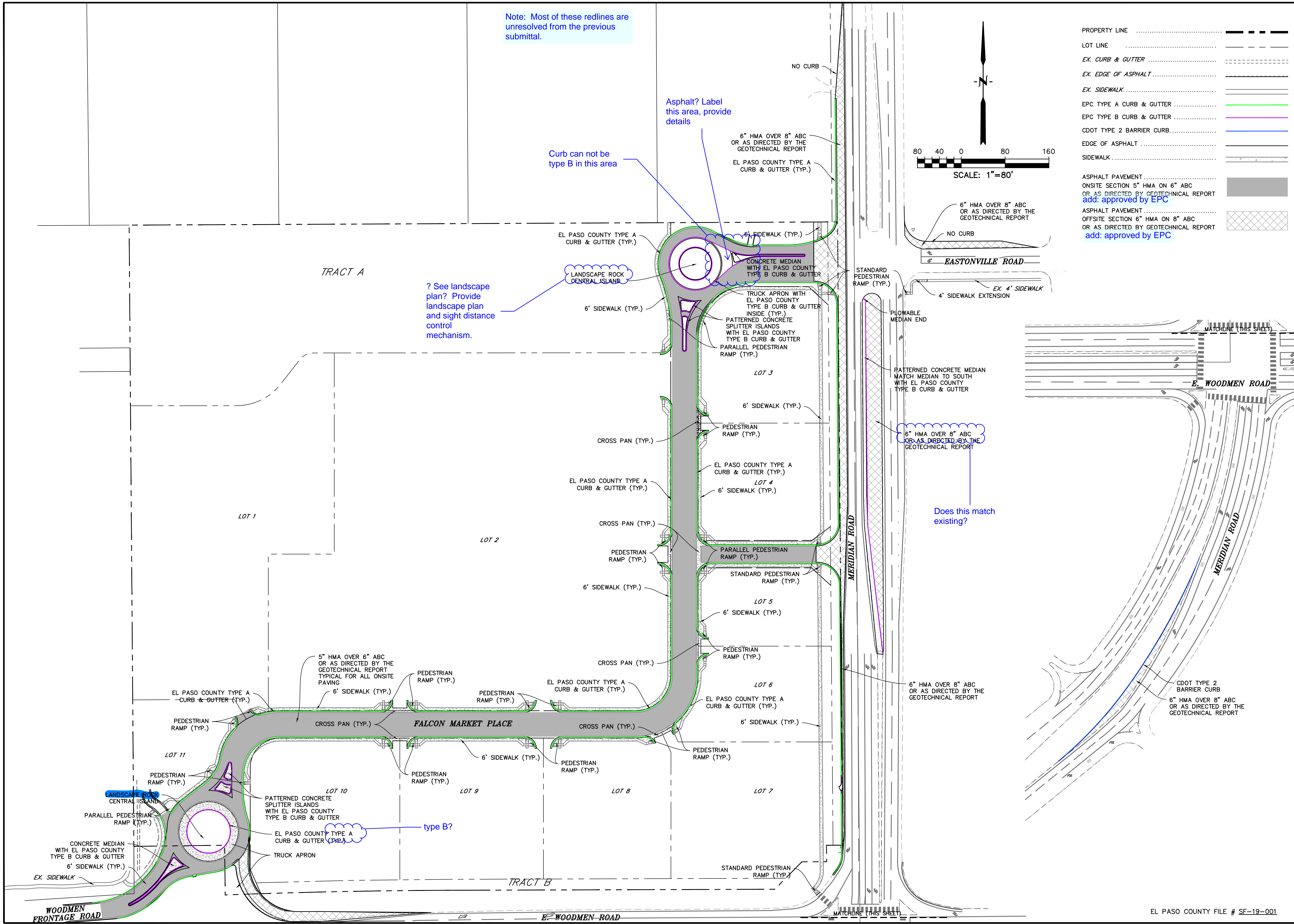
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

ACCESS DRIVE
PLAN & PROFILE


PROJECT NO. 20988-00CSCV
DRAWING NO.

C3.12

SHEET: 12 OF 39



PREPARED BY:



DREXEL, BARRELL & CO.
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CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

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

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

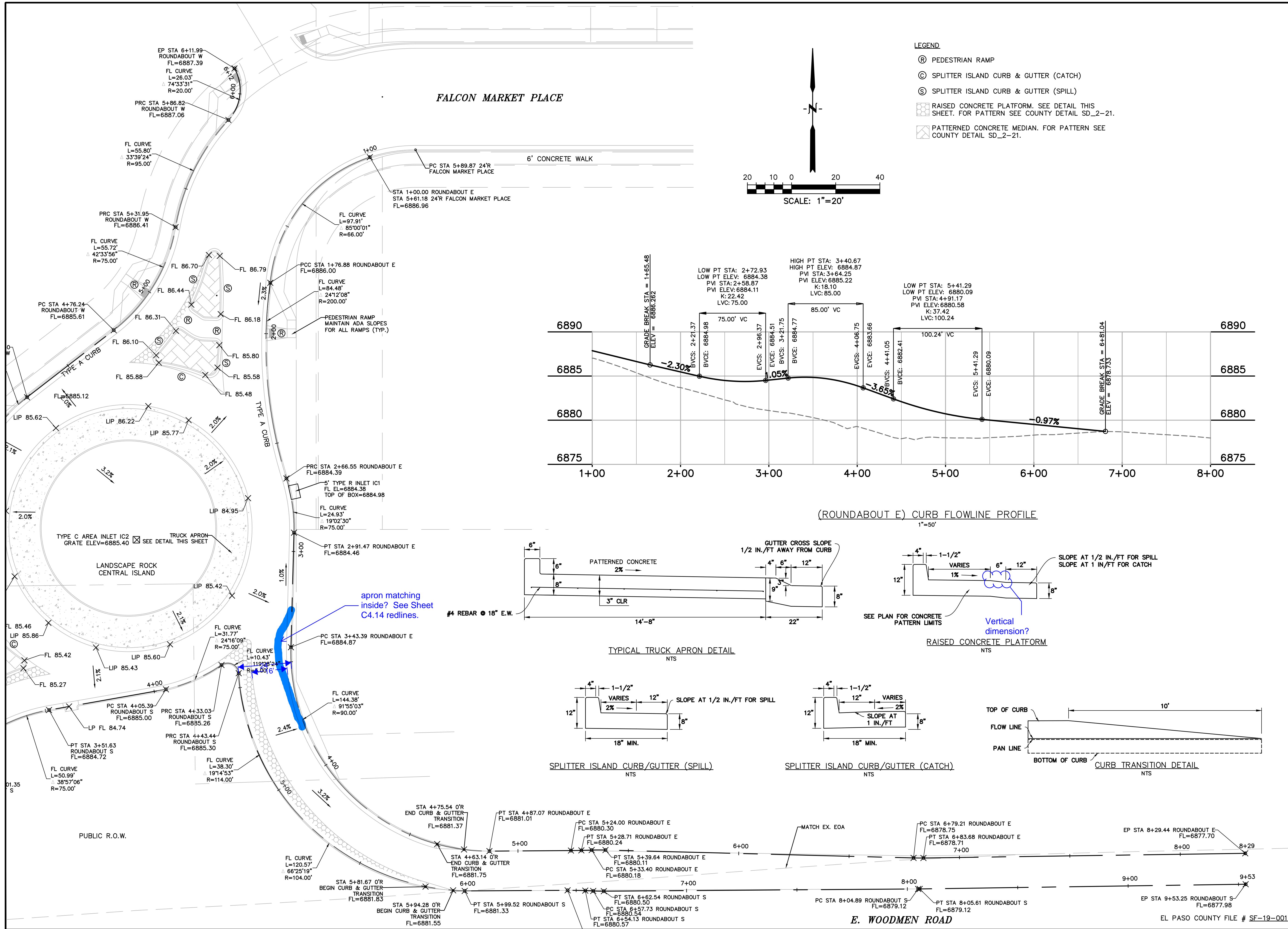
DRAWING SCALE:
HORIZONTAL: 1"=80'
VERTICAL: N/A

**SITE PAVING
& CONCRETE
PLAN**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C3.13

SHEET: 13 OF 39



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

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

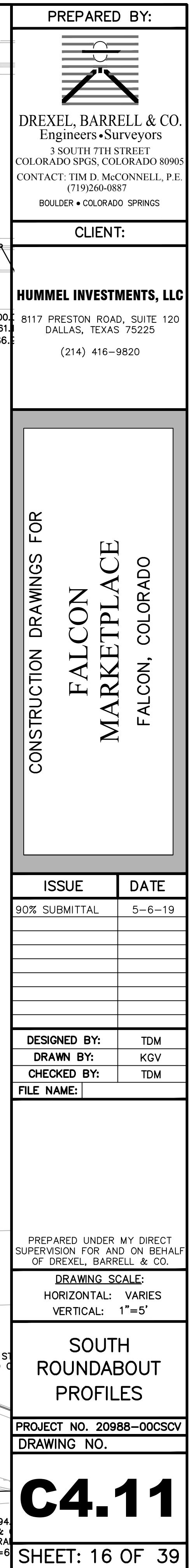
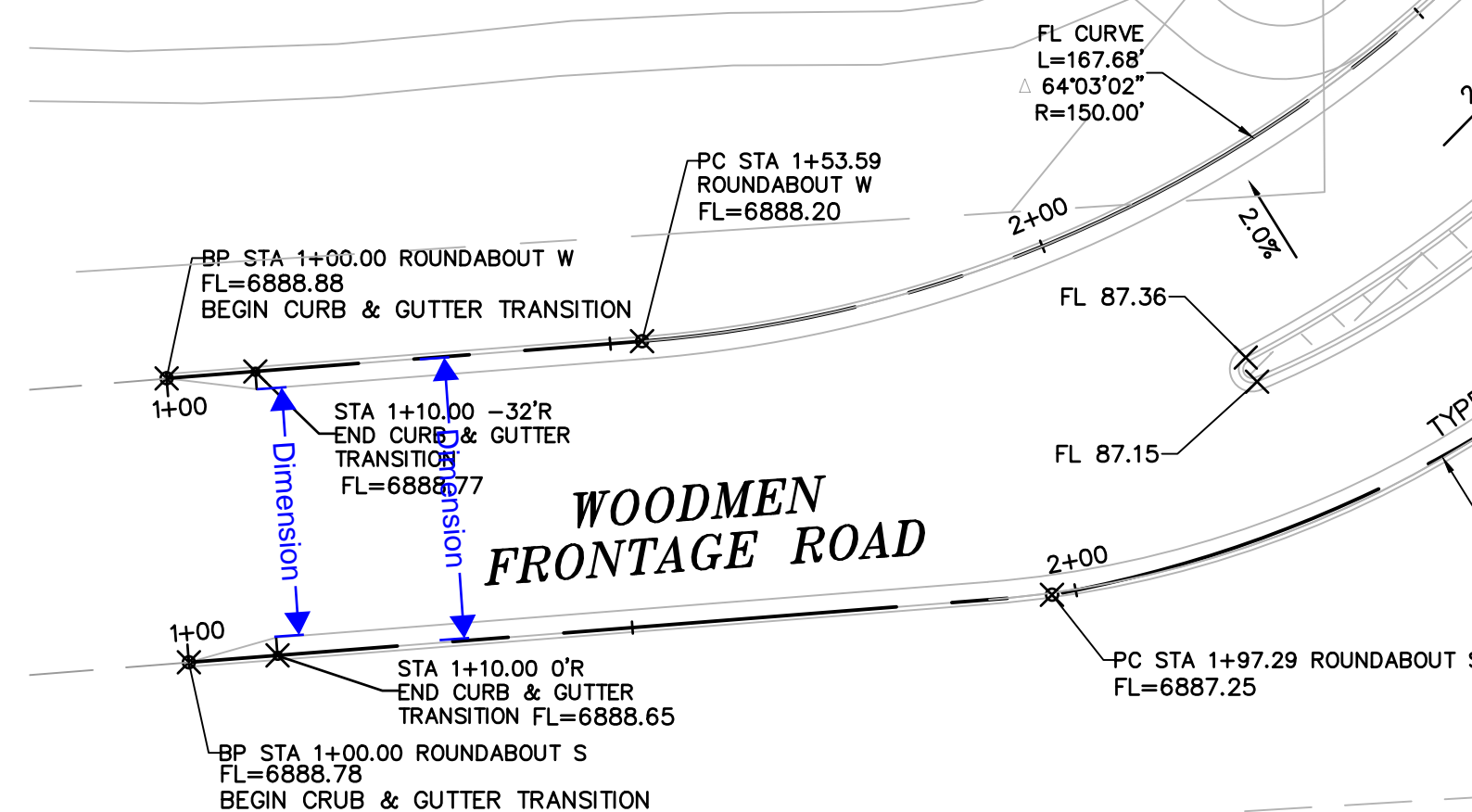
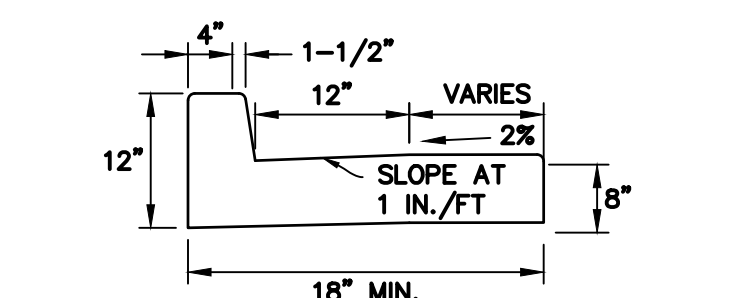
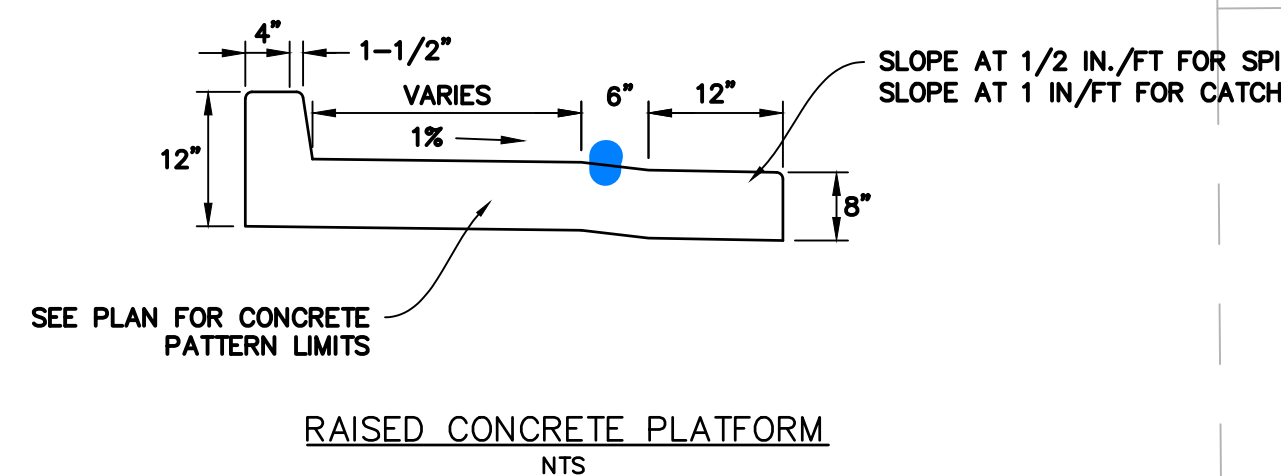
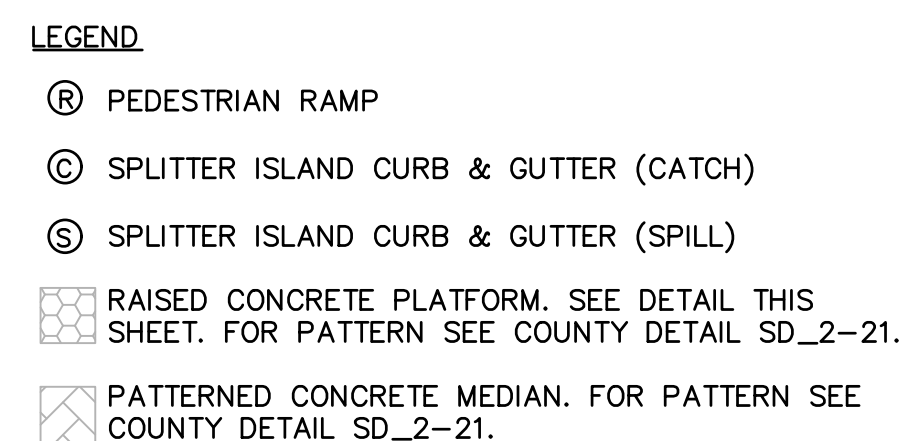
DRAWING SCALE:
HORIZONTAL: VARIES
VERTICAL: 1"=5'

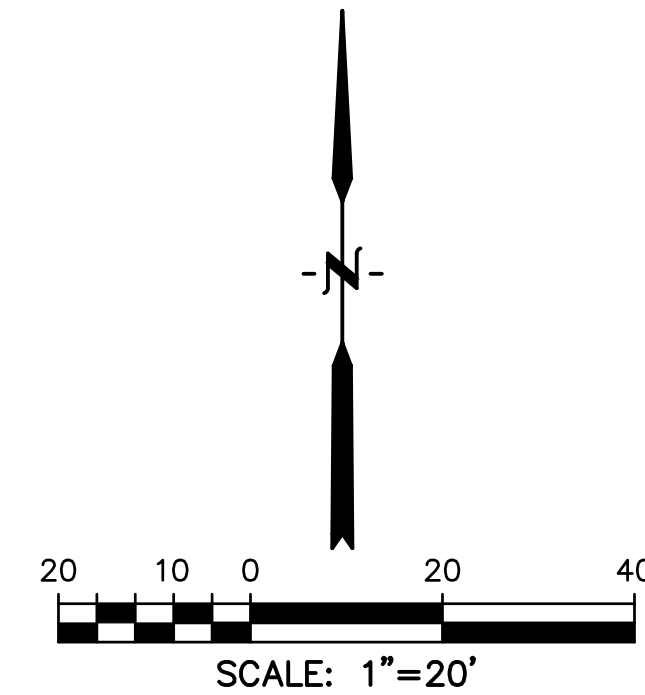
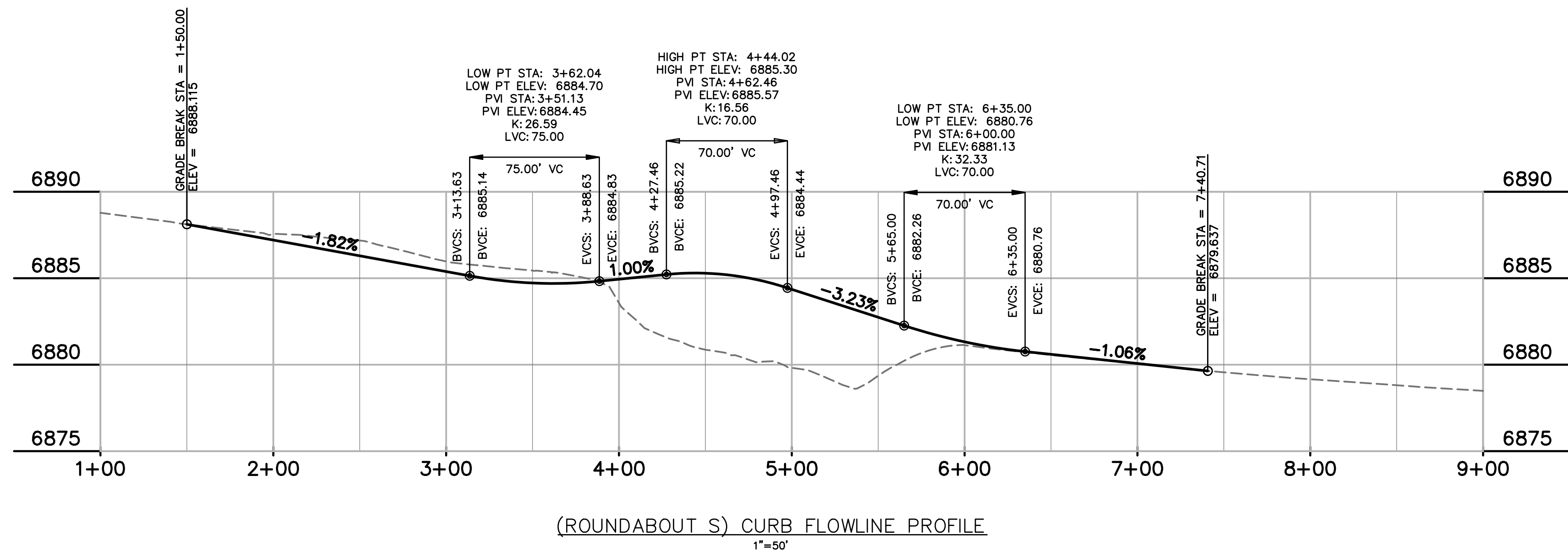
**SOUTH
ROUNDAABOUT
PROFILES**

PROJECT NO. 20988-00CSCV
DRAWING NO.

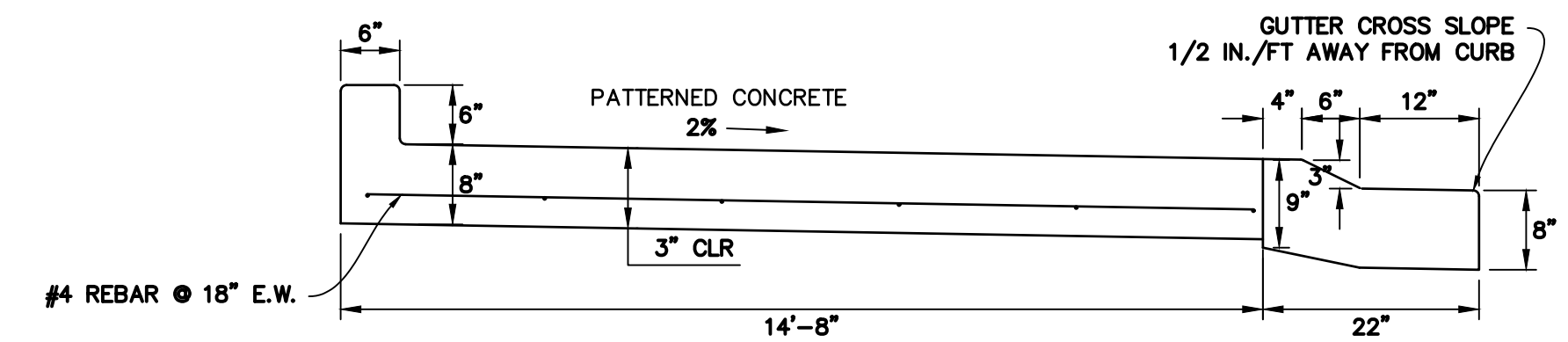
C4.10

SHEET: 15 OF 39

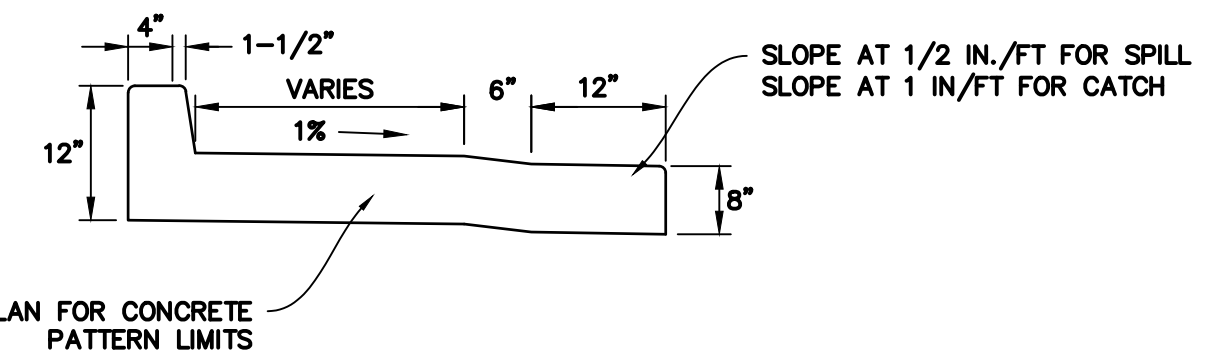




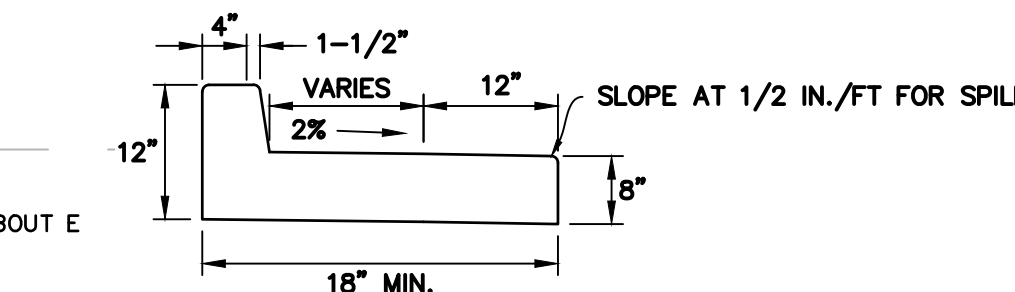
- LEGEND
- Ⓡ PEDESTRIAN RAMP
 - Ⓢ SPLITTER ISLAND CURB & GUTTER (CATCH)
 - Ⓣ SPLITTER ISLAND CURB & GUTTER (SPILL)
 - RAISED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD_2-21.
 - PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD_2-21.



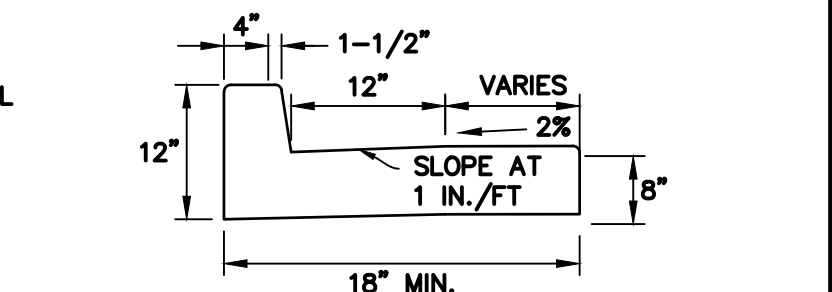
TYPICAL TRUCK APRON DETAIL
NTS



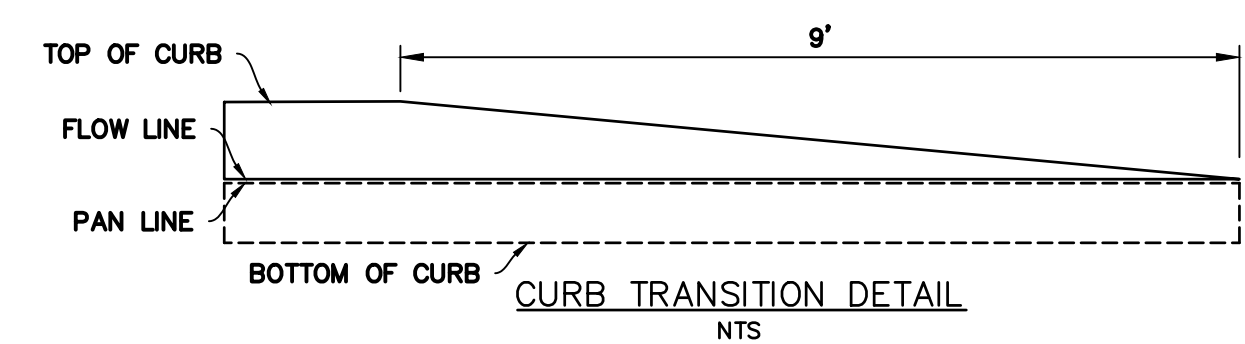
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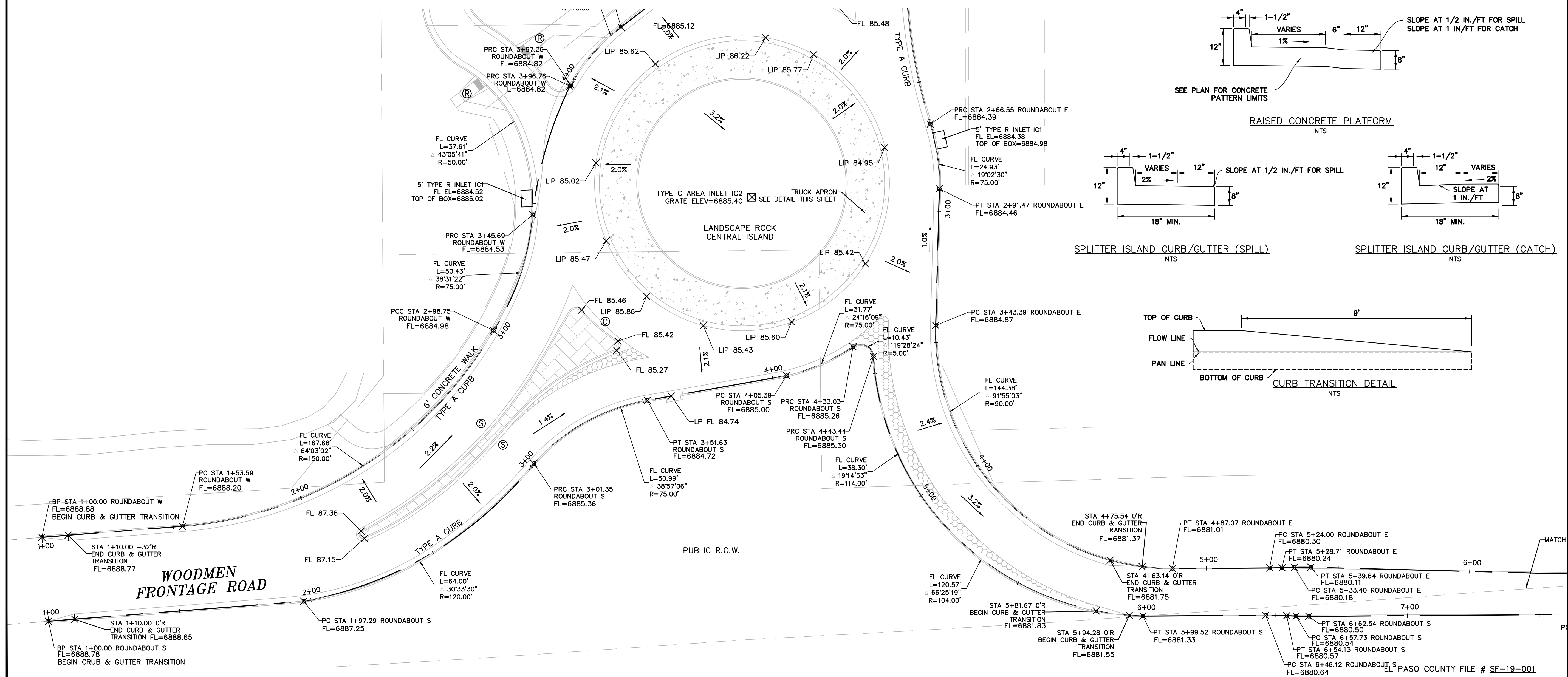
SPLITTER ISLAND CURB/GUTTER (SPILL)
NTS



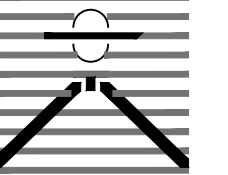
SPLITTER ISLAND CURB/GUTTER (CATCH)
NTS



CURB TRANSITION DETAIL
NTS



PREPARED BY:



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

CLIENT:

HUMMEL INVESTMENTS, LLC

8117 PRESTON ROAD, SUITE 120
DALLAS, TEXAS 75225

(214) 416-9820

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

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

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

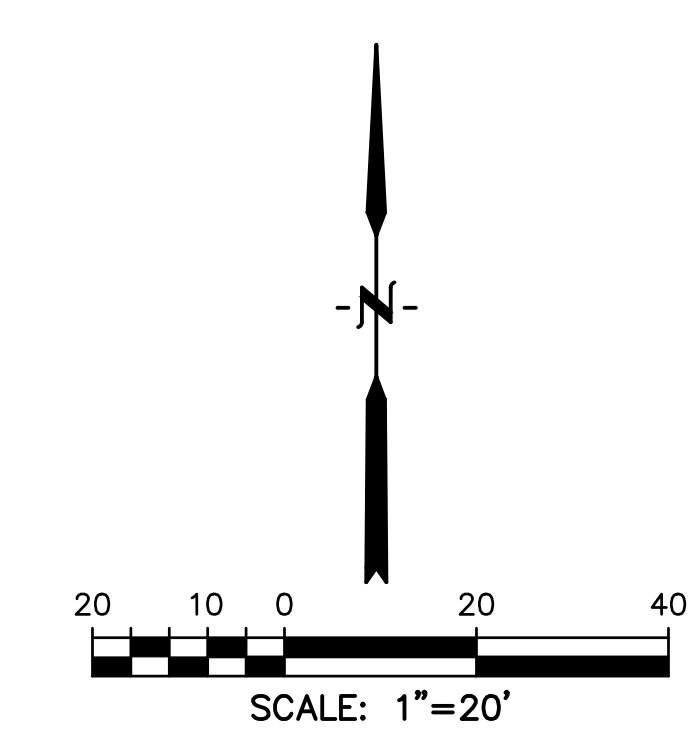
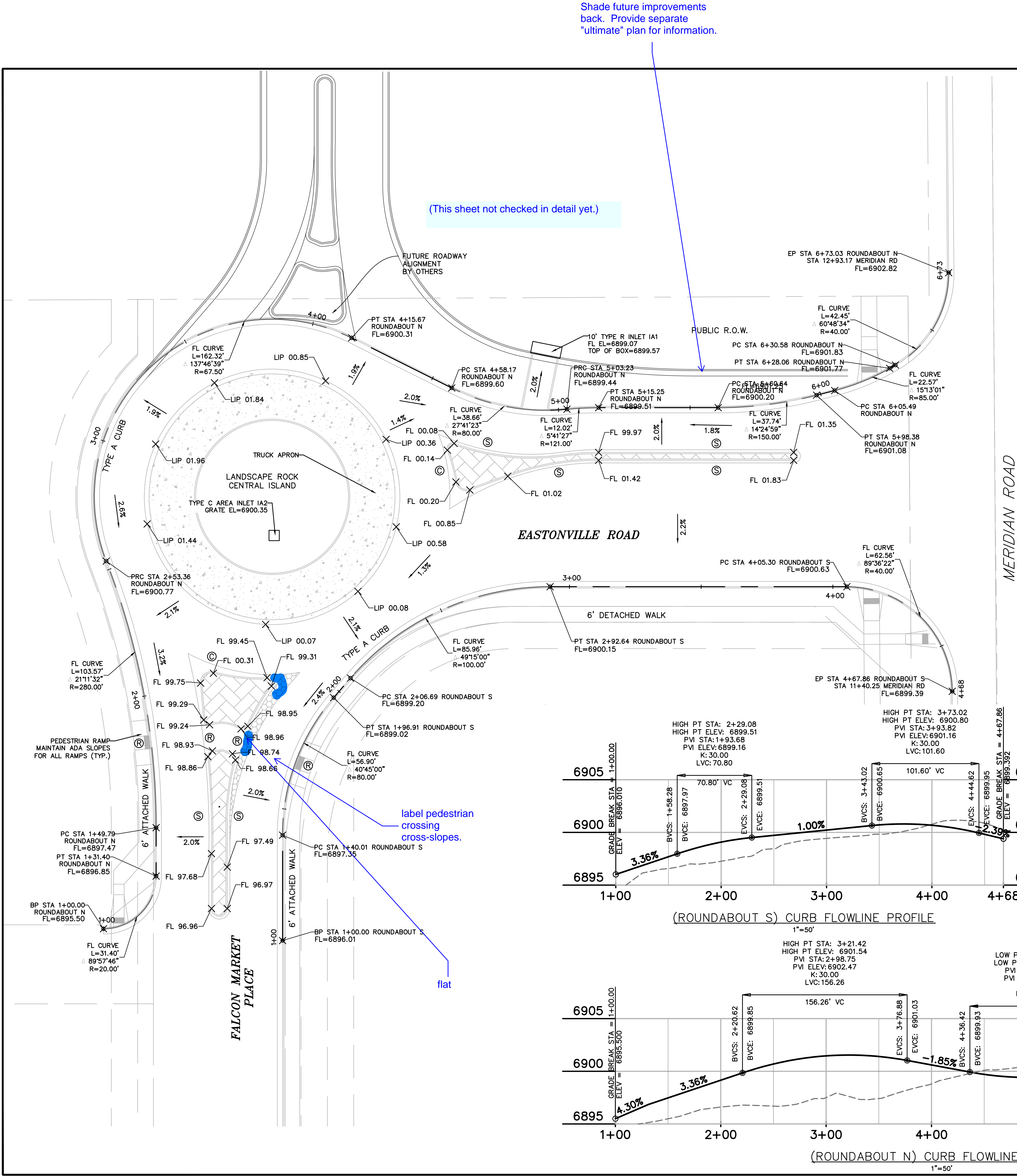
DRAWING SCALE:
HORIZONTAL: VARIES
VERTICAL: 1"=5'

**SOUTH
ROUNDABOUT
PROFILES**

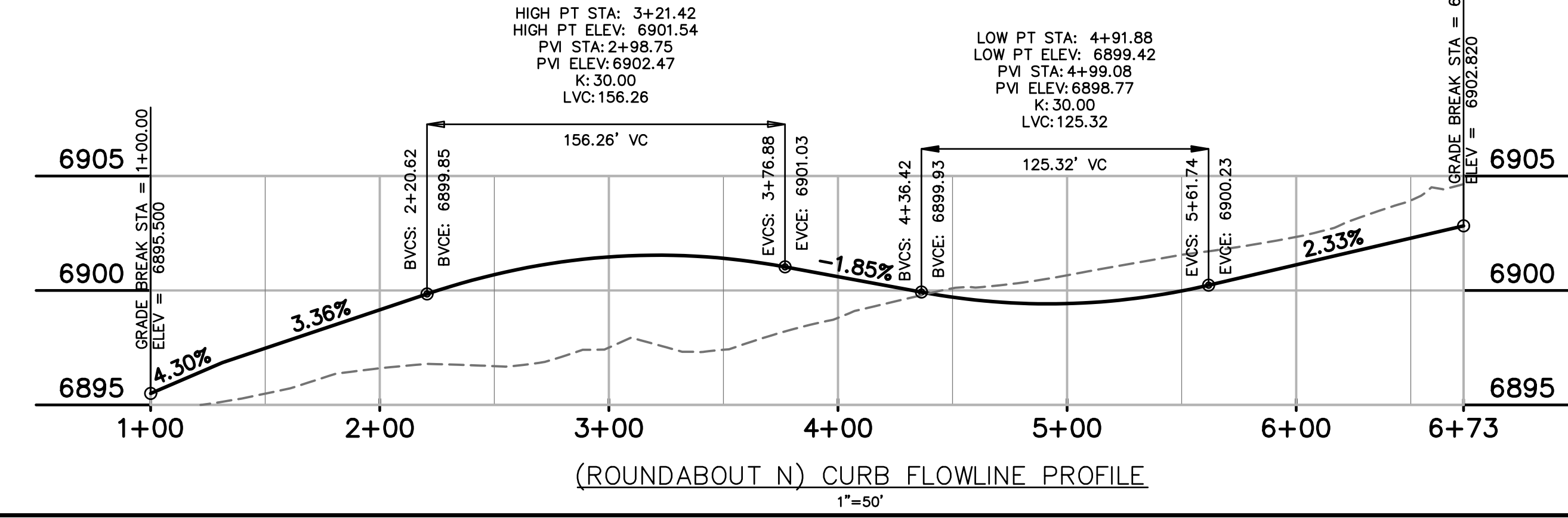
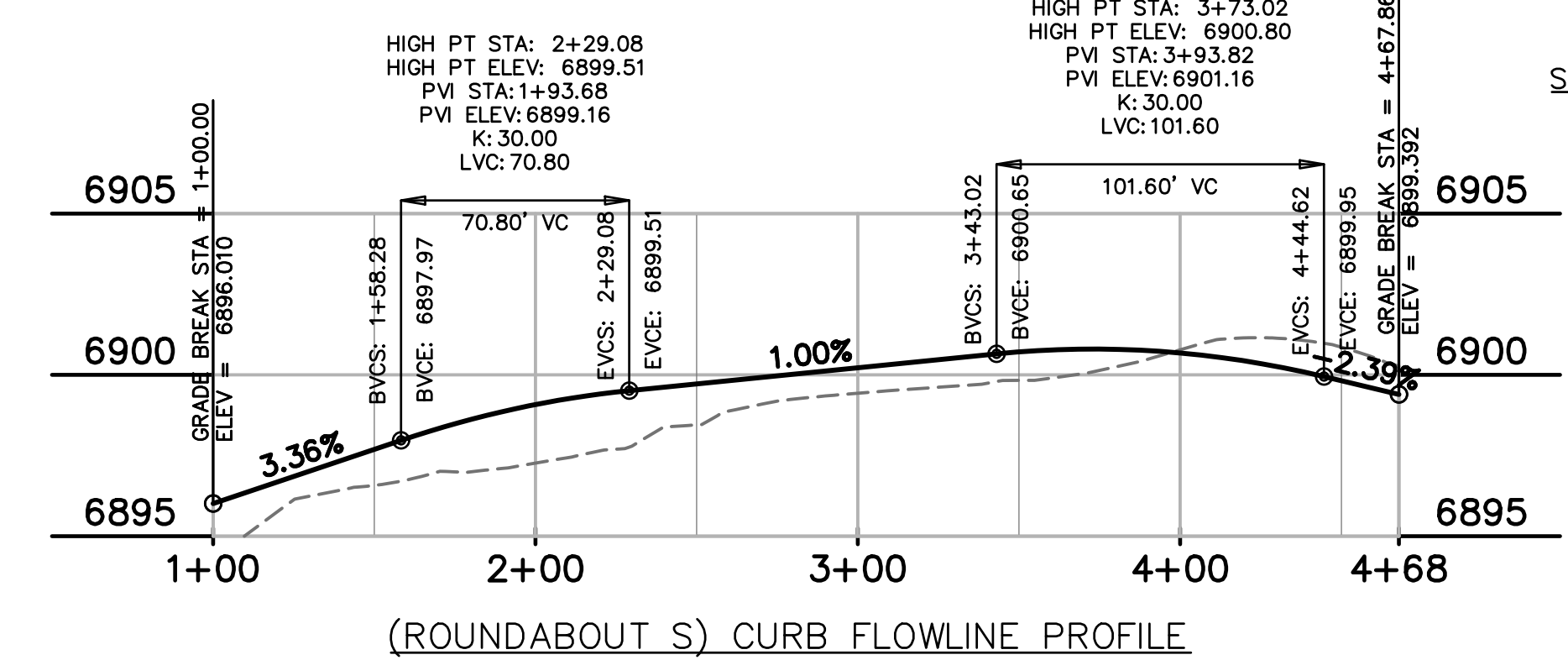
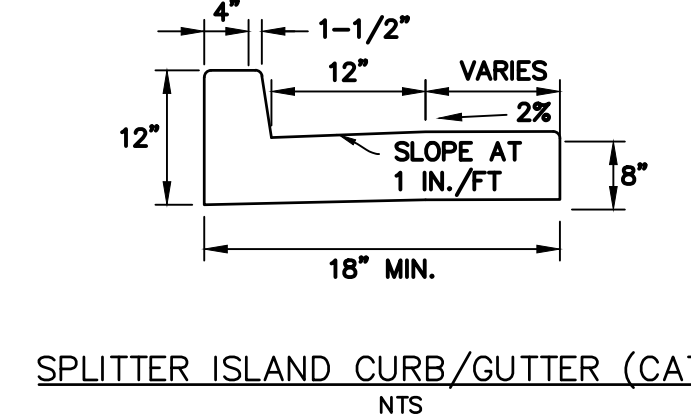
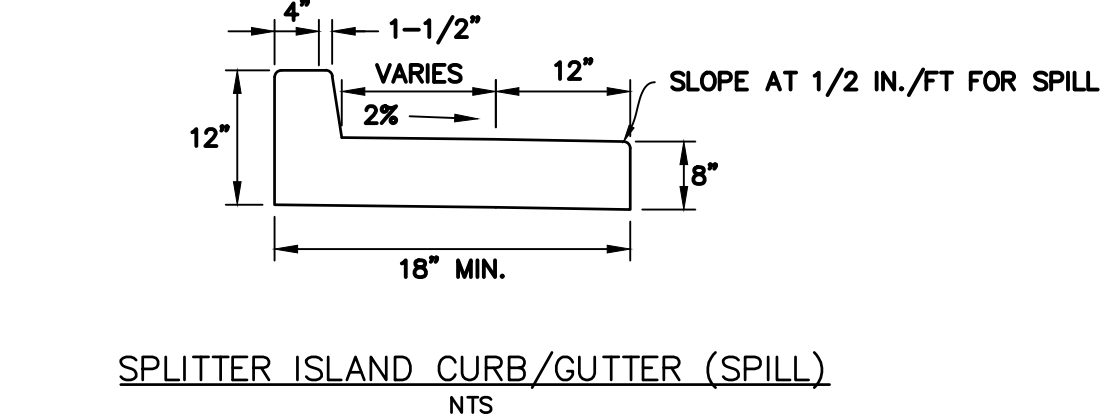
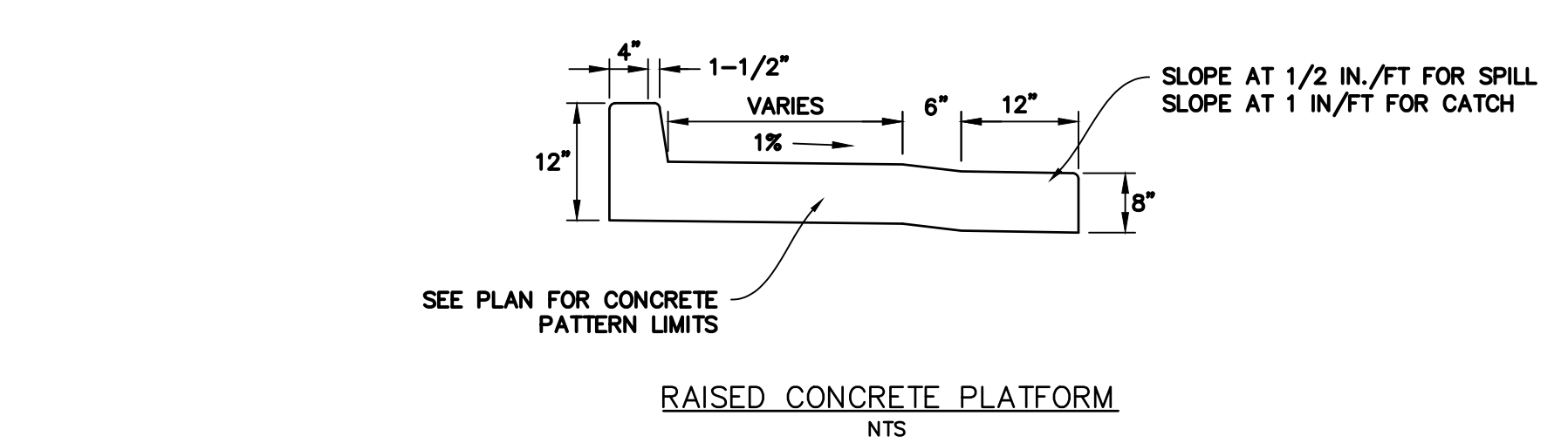
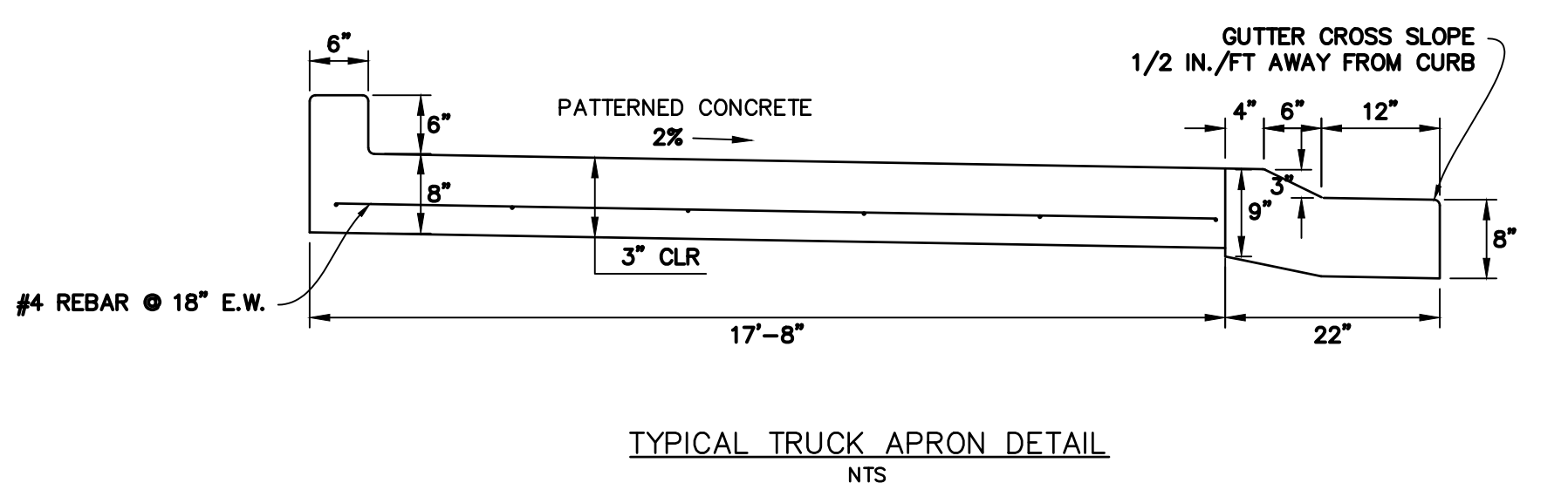
PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.12

SHEET: 17 OF 39



- LEGEND
- Ⓡ PEDESTRIAN RAMP
 - Ⓢ SPLITTER ISLAND CURB & GUTTER (CATCH)
 - Ⓣ SPLITTER ISLAND CURB & GUTTER (SPILL)
 - RAISED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD_2-21.
 - PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD_2-21.



PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

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

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

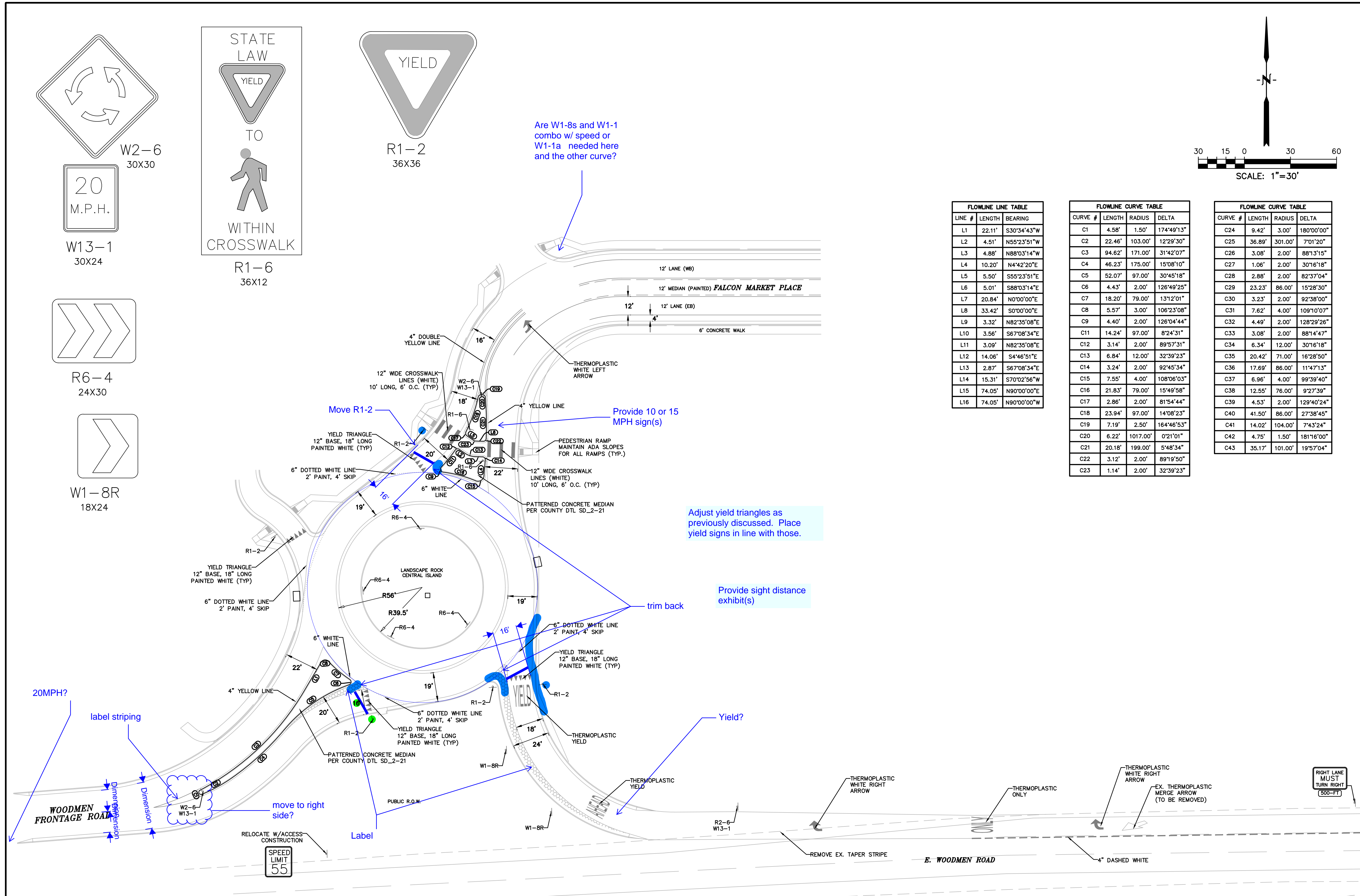
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HORIZONTAL: VARIES
VERTICAL: 1"=5'

NORTH
ROUNDABOUT
PROFILES

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.13

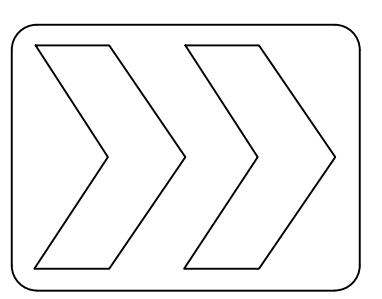
SHEET: 18 OF 39



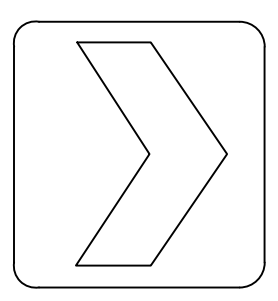
W2-6
30X30



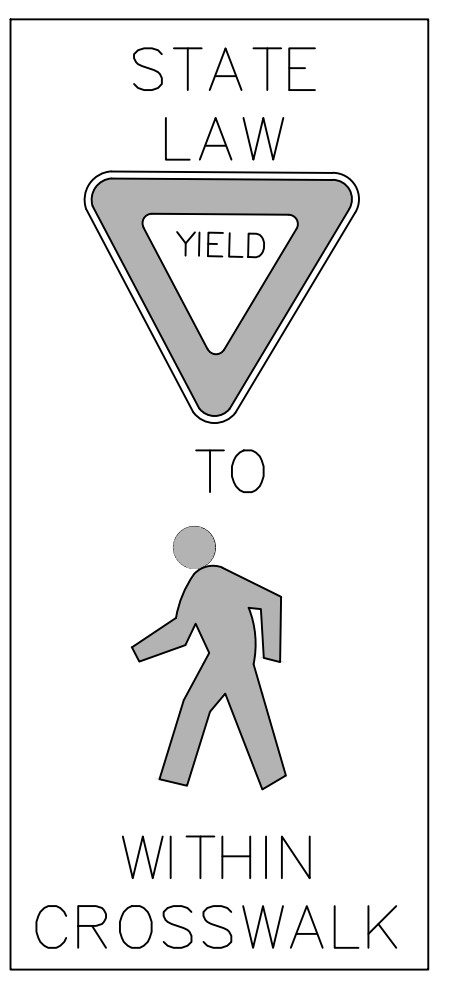
W13-1
30X24



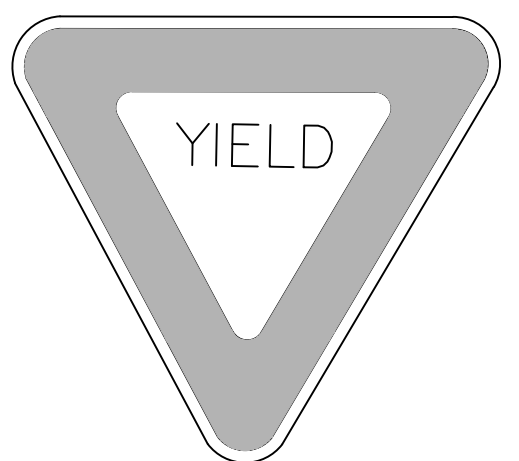
R6-4
24X30



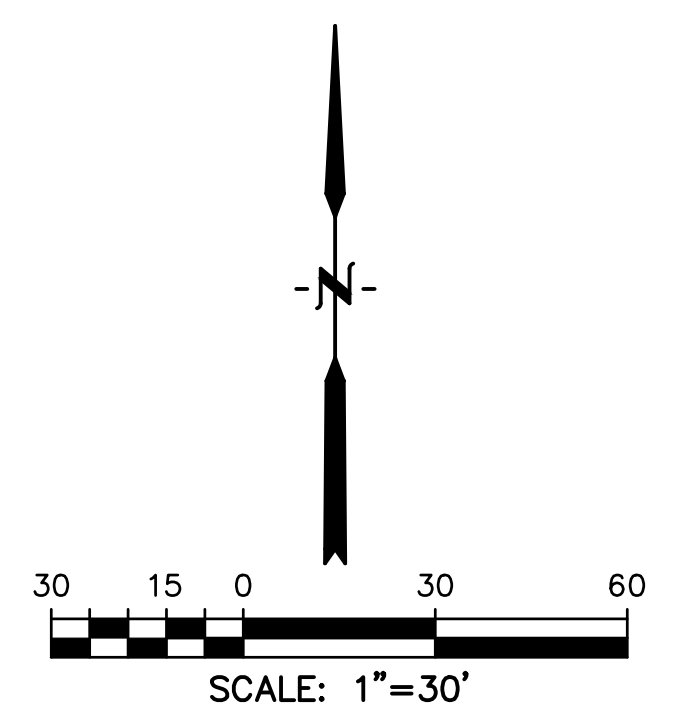
W1-8R
18X24



R1-6
36X12



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°29'26"
C33	3.08'	2.00'	88°14'47"
C34	6.34'	12.00'	30°16'18"
C35	20.42'	71.00'	16°28'50"
C36	17.69'	86.00'	11°47'13"
C37	6.96'	4.00'	99°39'40"
C38	12.55'	76.00'	9°27'39"
C39	4.53'	2.00'	129°40'24"
C40	41.50'	86.00'	27°38'45"
C41	14.02'	104.00'	7°43'24"
C42	4.75'	1.50'	181°16'00"
C43	35.17'	101.00'	19°57'04"

PREPARED BY:

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

CLIENT:

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

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

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

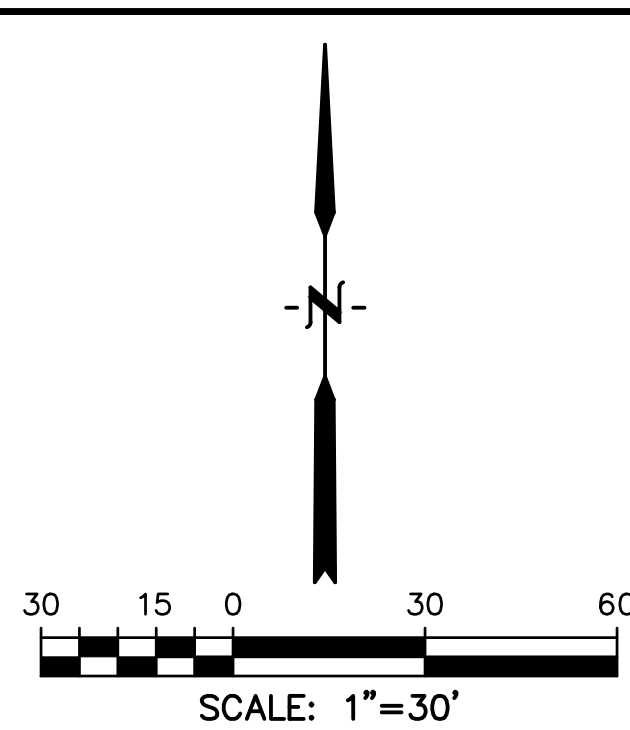
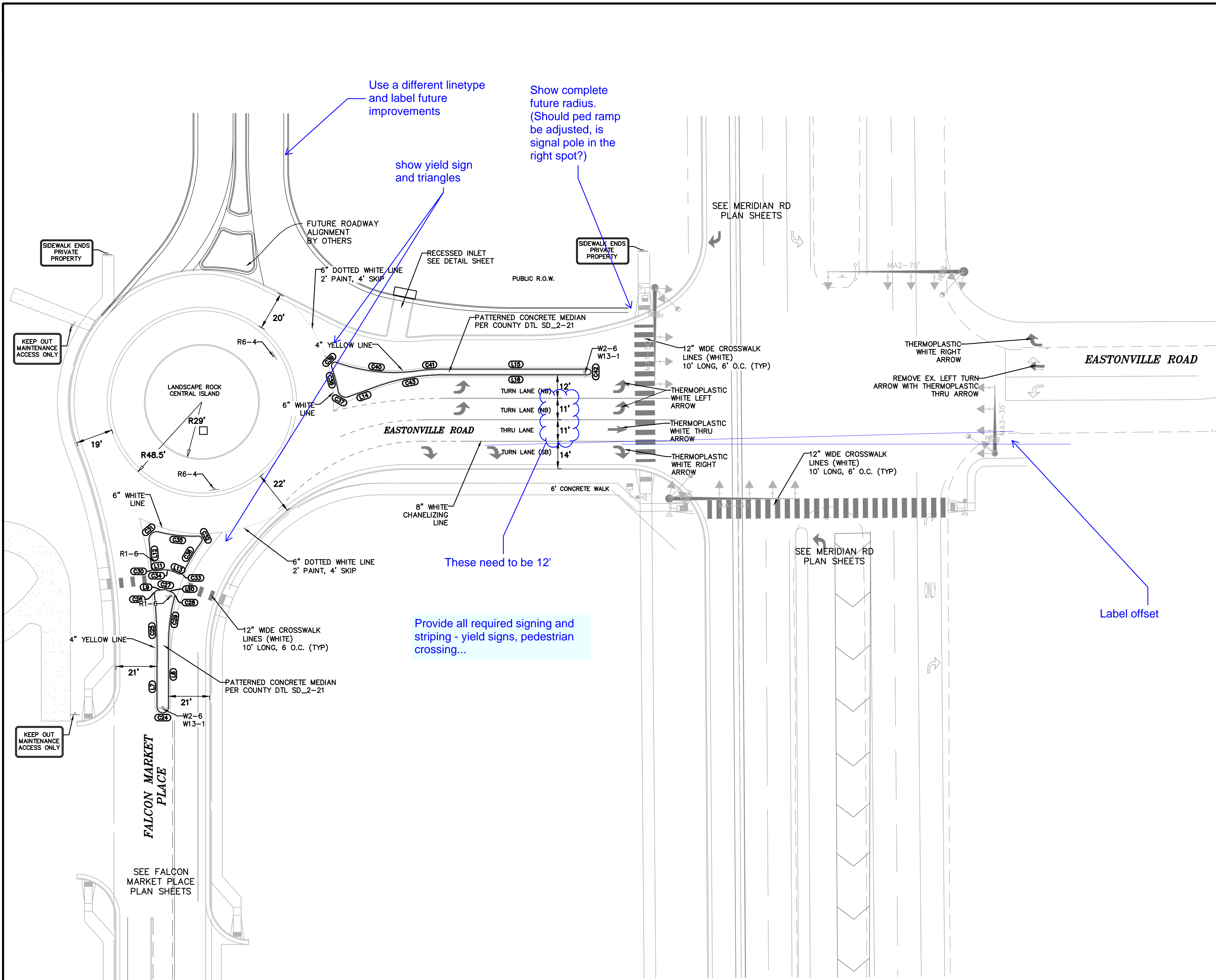
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

**SOUTH
ROUNDAABOUT
SIGNAGE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.14

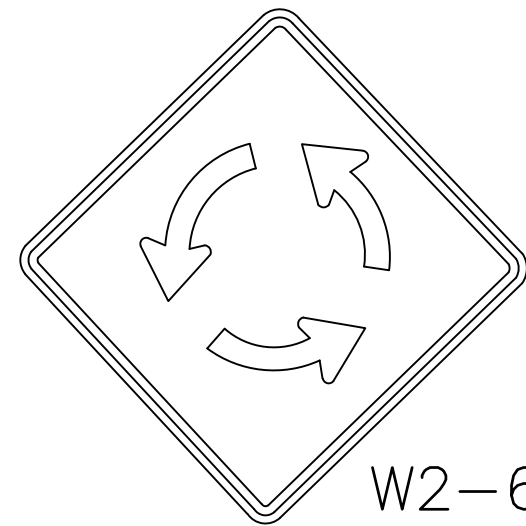
SHEET: 19 OF 39



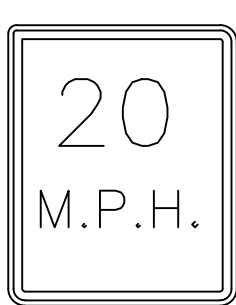
FLOWLINE LINE TABLE		
LINE #	LENGTH	BEARING
L1	22.11'	S30°34'43\"W
L2	4.51'	N55°23'51\"W
L3	4.88'	N88°03'14\"W
L4	10.20'	N4°42'20\"E
L5	5.50'	S55°23'51\"E
L6	5.01'	S88°03'14\"E
L7	20.84'	N0°00'00\"E
L8	33.42'	S0°00'00\"E
L9	3.32'	N82°35'08\"E
L10	3.56'	S67°08'34\"E
L11	3.09'	N82°35'08\"E
L12	14.06'	S4°46'51\"E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

FLOWLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	4.58'	1.50'	174°49'13\"
C2	22.46'	103.00'	12°29'30\"
C3	94.62'	171.00'	31°42'07\"
C4	46.23'	175.00'	15°08'10\"
C5	52.07'	97.00'	30°45'18\"
C6	4.43'	2.00'	126°49'25\"
C7	18.20'	79.00'	13°12'01\"
C8	5.57'	3.00'	106°23'08\"
C9	4.40'	2.00'	126°04'44\"
C11	14.24'	97.00'	8°24'31\"
C12	3.14'	2.00'	89°57'31\"
C13	6.84'	12.00'	32°39'23\"
C14	3.24'	2.00'	92°45'34\"
C15	7.55'	4.00'	108°06'03\"
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C17	2.86'	2.00'	81°54'44\"
C18	23.94'	97.00'	14°08'23\"
C19	7.19'	2.50'	164°46'53\"
C20	6.22'	1017.00'	0°21'01\"
C21	20.18'	199.00'	5°48'34\"
C22	3.12'	2.00'	89°19'50\"
C23	1.14'	2.00'	32°39'23\"

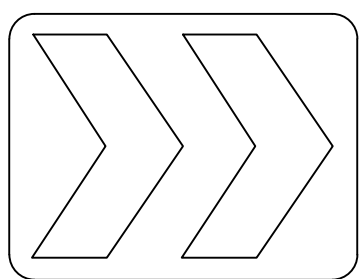
FLOWLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C24	9.42'	3.00'	180°00'00\"
C25	36.89'	301.00'	7°01'20\"
C26	3.08'	2.00'	88°13'15\"
C27	1.06'	2.00'	30°16'18\"
C28	2.88'	2.00'	82°37'04\"
C29	23.23'	86.00'	15°28'30\"
C30	3.23'	2.00'	92°38'00\"
C31	7.62'	4.00'	109°10'07\"
C32	4.49'	2.00'	128°29'26\"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



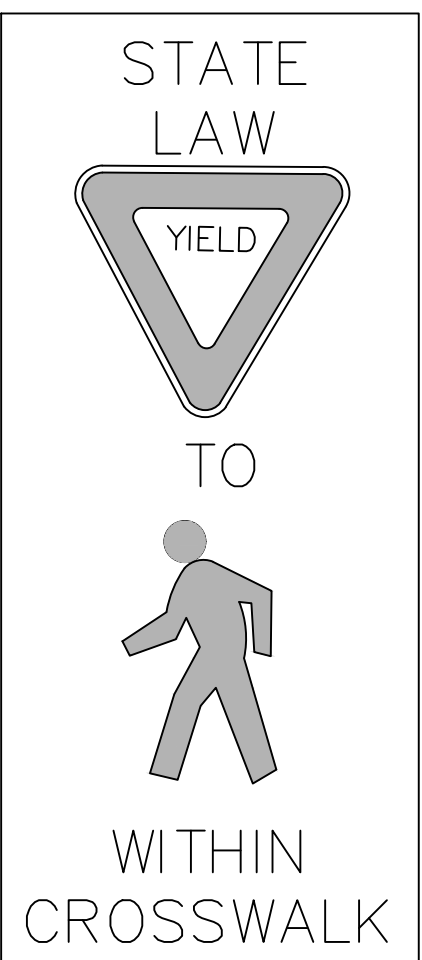
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30X30



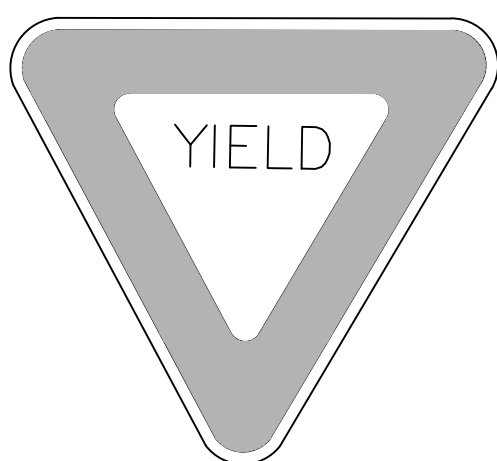
W13-1
30X24



R6-4
24X30




R1-6
36X12



R1-2
36X36

PREPARED BY:



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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

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

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

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

NORTH
ROUNDABOUT
SIGNAGE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.15

SHEET: 20 OF 39

EL PASO COUNTY FILE # SF-19-001

PREPARED BY:



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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

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

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

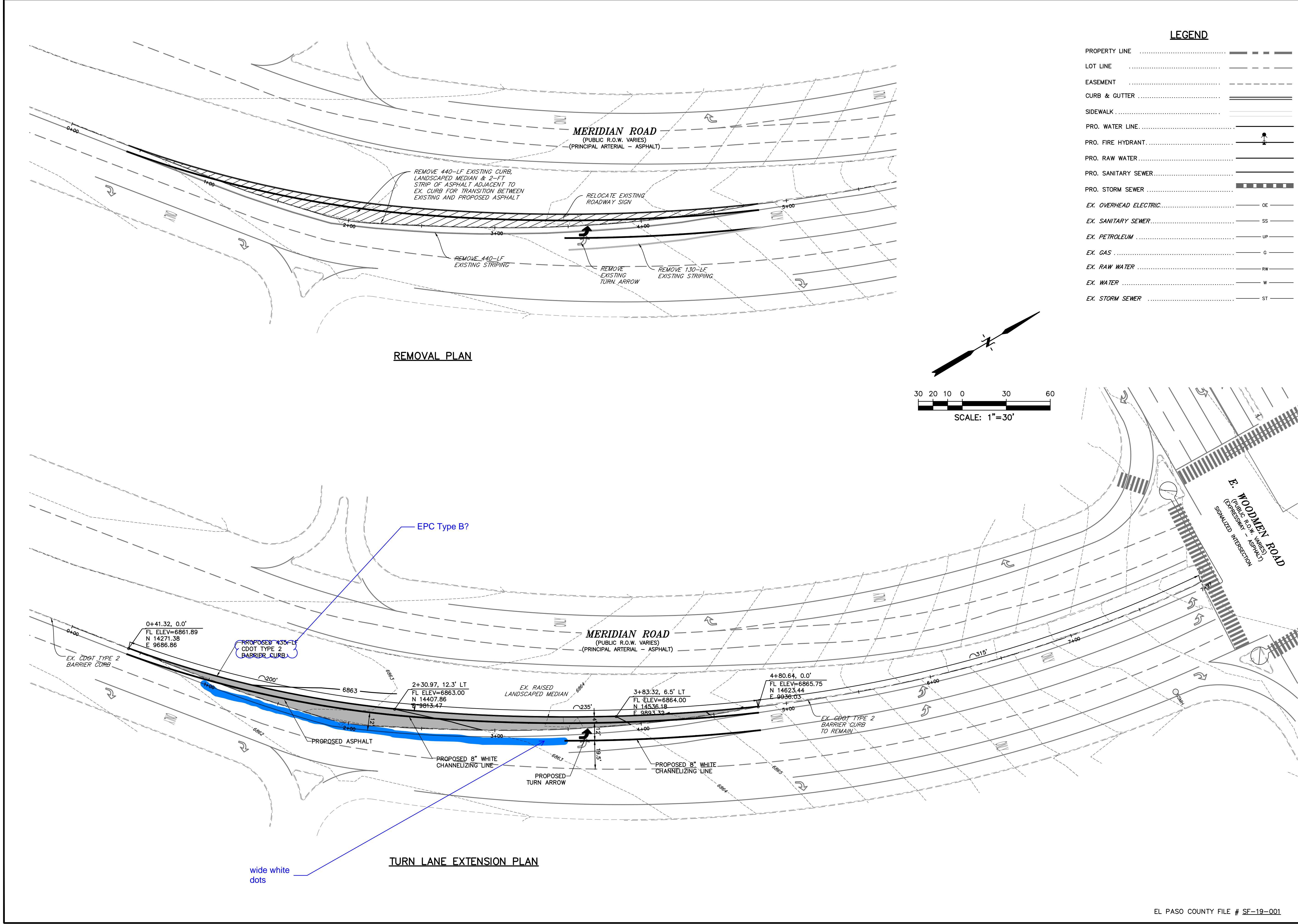
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

MERIDIAN ROAD
TURN LANE
EXTENSION

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.10

SHEET: 21 OF 39



PREPARED BY:



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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

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

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

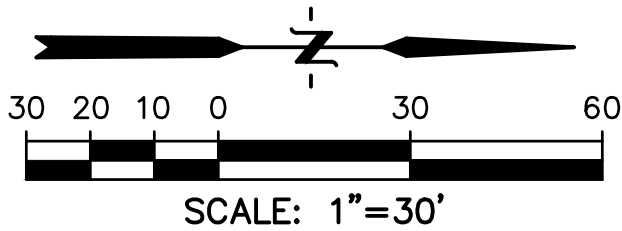
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

MERIDIAN ROAD
PLAN &
PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

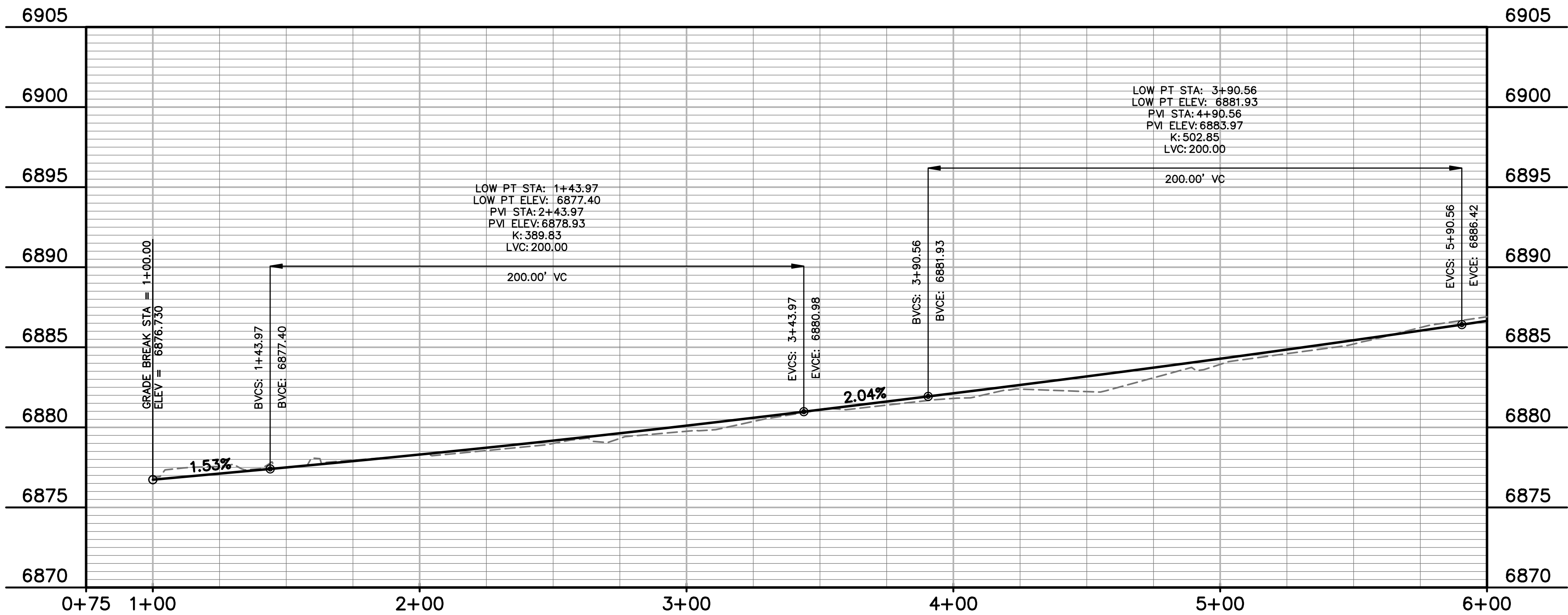
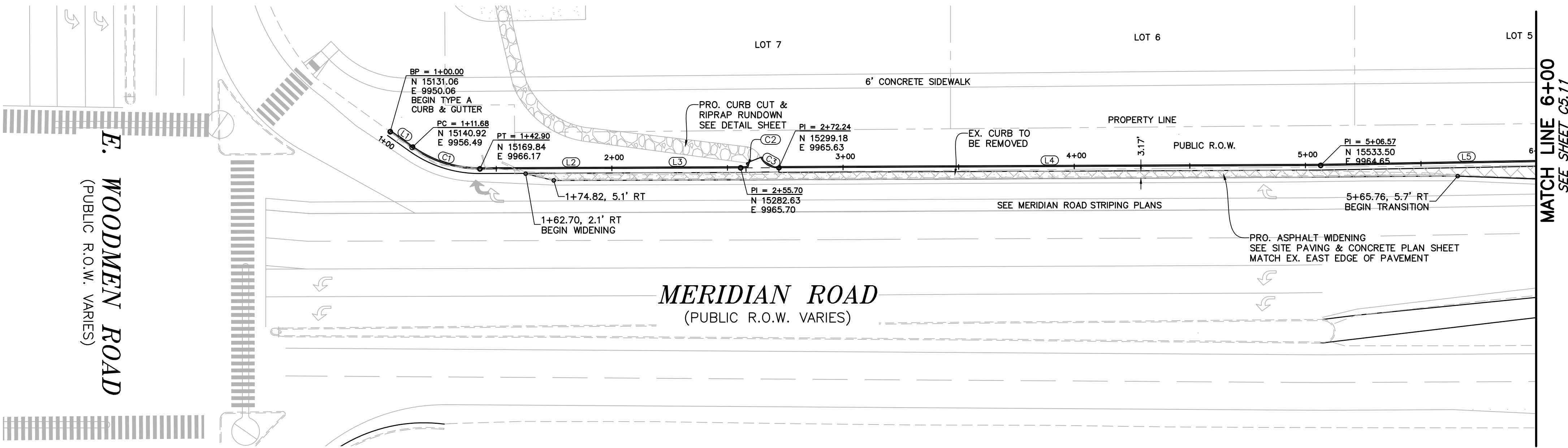
LEGEND

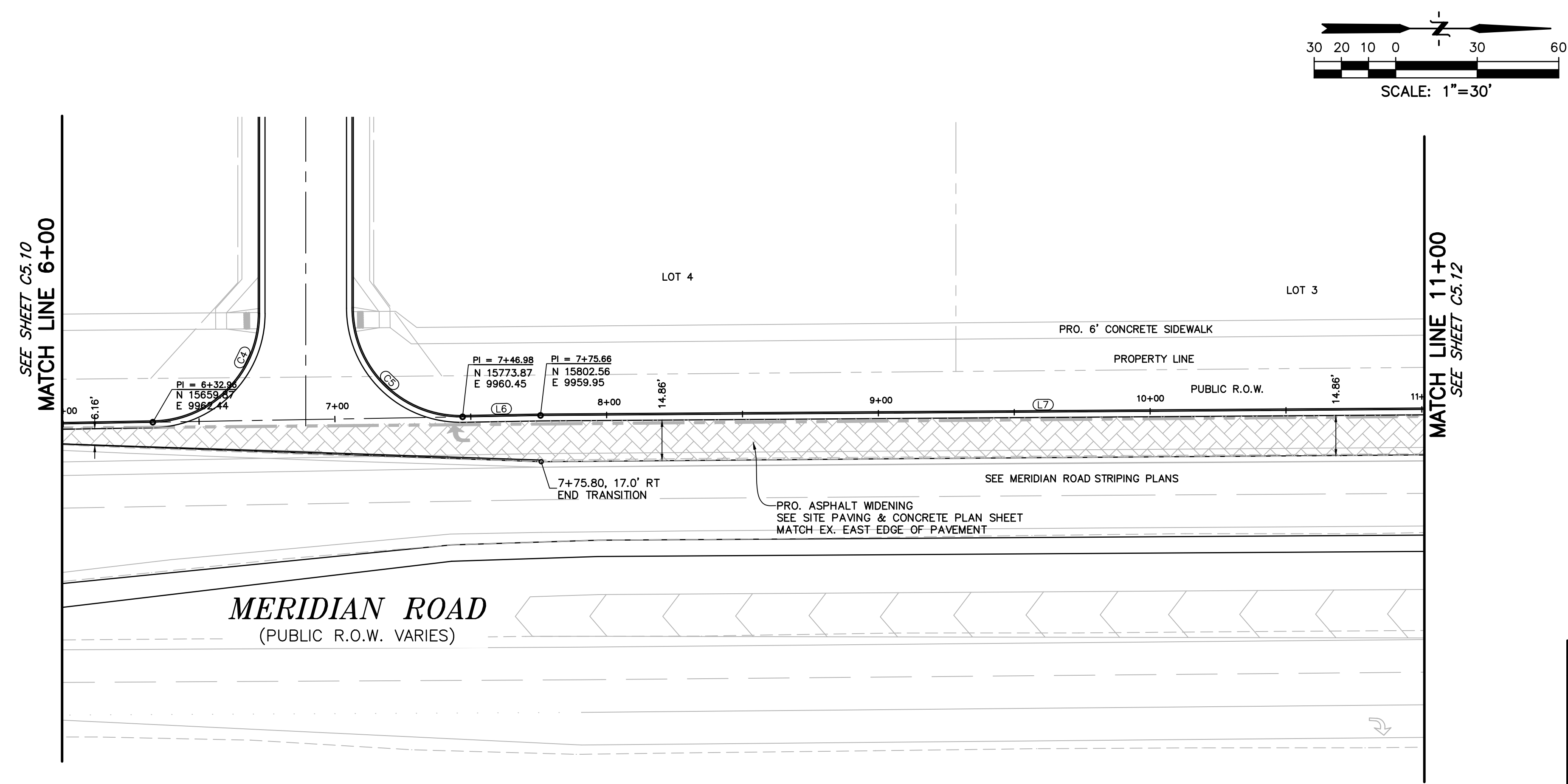
- PROPERTY LINE
LOT LINE
EASEMENT
CURB & GUTTER
SIDEWALK



FLOWLINE LINE TABLE		
LINE #	LENGTH	BEARING
L1	11.68'	N35°31'58"E
L2	112.80'	N0°14'20"W
L3	112.80'	N0°14'20"W
L4	234.33'	N0°14'20"W
L5	126.39'	N1°00'06"W
L6	28.69'	N1°00'06"W
L7	369.96'	N0°23'38"W
L8	7.10'	N75°35'01"E
L9	2.52'	N60°21'59"E
L10	216.19'	N0°26'35"W

FLOWLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	31.22'	50.00'	35°46'18"
C2	3.04'	1.09'	159°34'21"
C3	9.53'	7.84'	69°39'46"
C4	62.13'	40.00'	88°59'54"
C5	63.53'	40.00'	91°00'06"
C6	62.56'	40.00'	89°36'22"
C7	22.57'	85.00'	151°3'01"
C8	42.45'	40.00'	60°48'34"



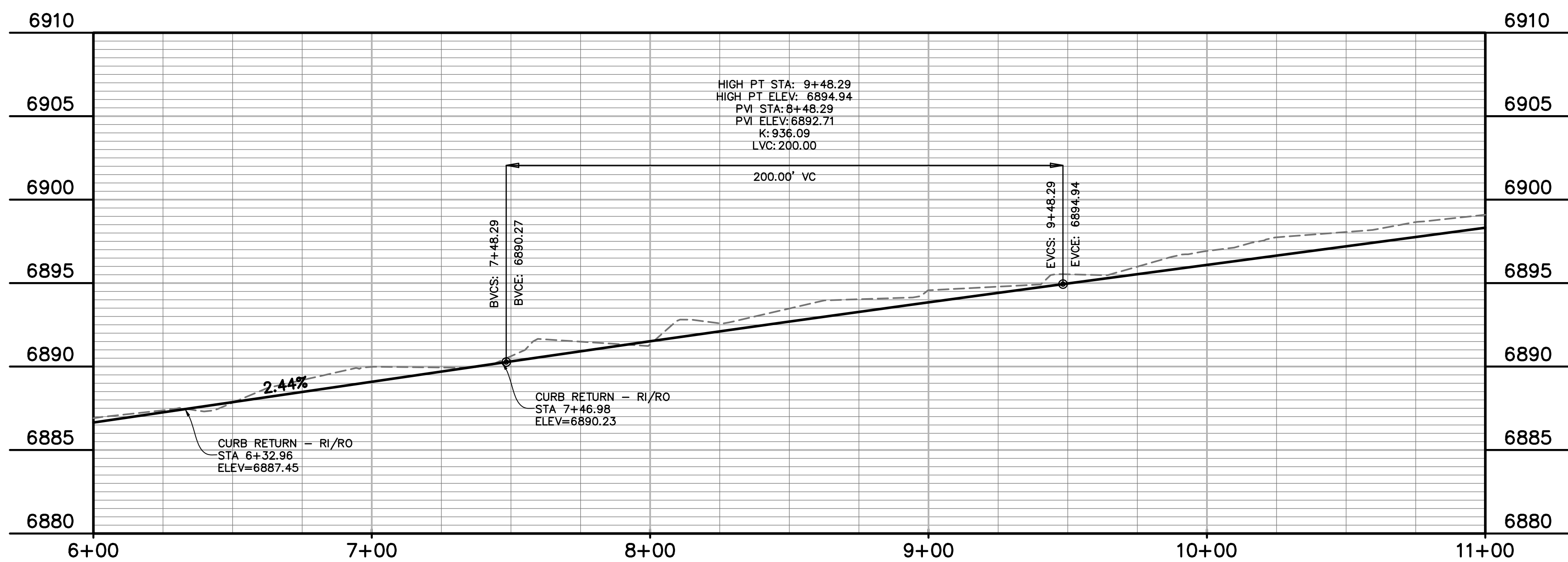


LEGEND

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

FLOWLINE LINE TABLE		
LINE #	LENGTH	BEARING
L1	11.68'	N35°31'58"E
L2	112.80'	N0°14'20"W
L3	112.80'	N0°14'20"W
L4	234.33'	N0°14'20"W
L5	126.39'	N1°00'06"W
L6	28.69'	N1°00'06"W
L7	369.98'	N0°23'38"W
L8	7.10'	N75°35'01"E
L9	2.52'	N60°21'59"E
L10	216.19'	N0°26'35"W

FLOWLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	31.22'	50.00'	35°46'18"
C2	3.04'	1.09'	159°34'21"
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C4	62.13'	40.00'	88°59'54"
C5	63.53'	40.00'	91°00'08"
C6	62.56'	40.00'	89°36'22"
C7	22.57'	85.00'	151°3'01"
C8	42.45'	40.00'	60°48'34"



PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

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

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

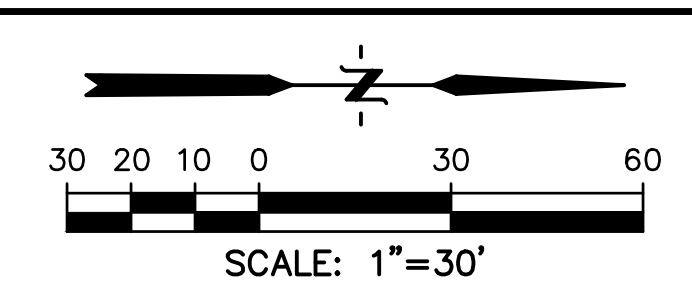
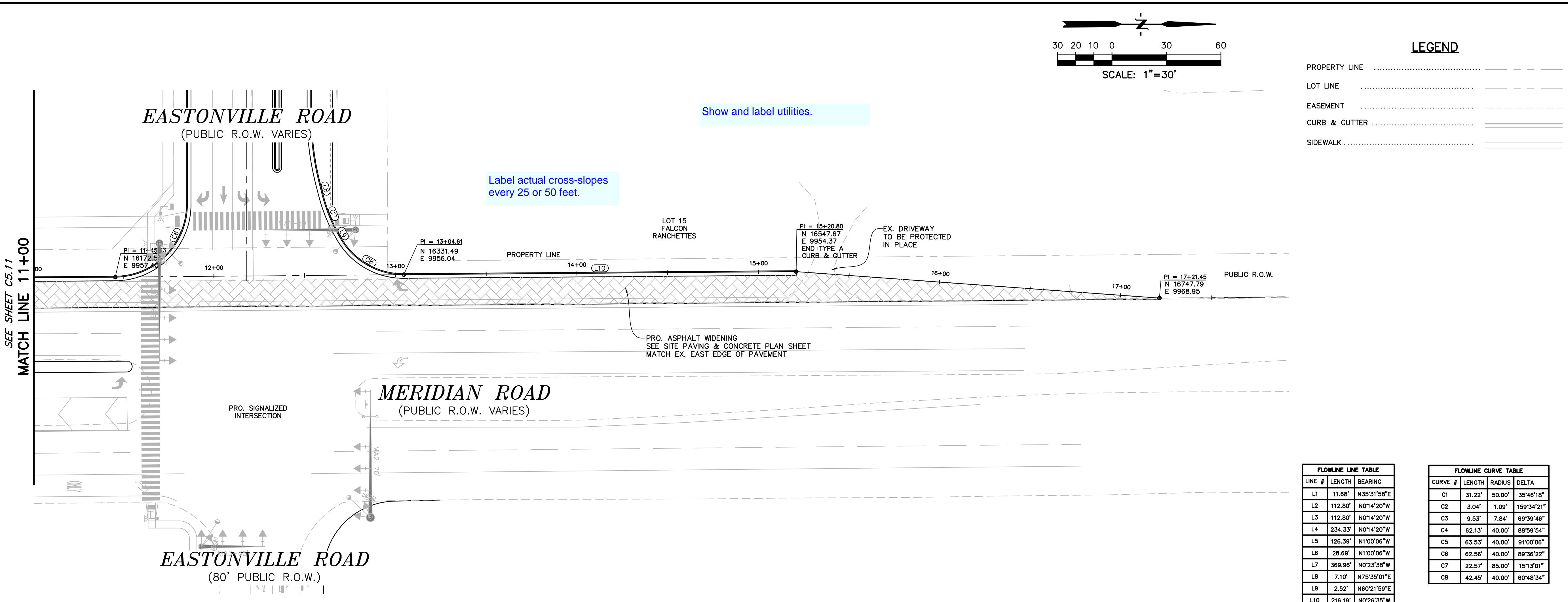
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HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

**MERIDIAN ROAD
PLAN &
PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.12

SHEET: 23 OF 39



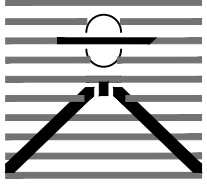
LEGEND

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

FLOWLINE LINE TABLE		
LINE #	LENGTH	BEARING
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FLOWLINE CURVE TABLE			
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C7	22.57'	85.00'	15°13'01"
C8	42.45'	40.00'	60°48'34"

PREPARED BY:



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CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**

FALCON, COLORADO

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

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

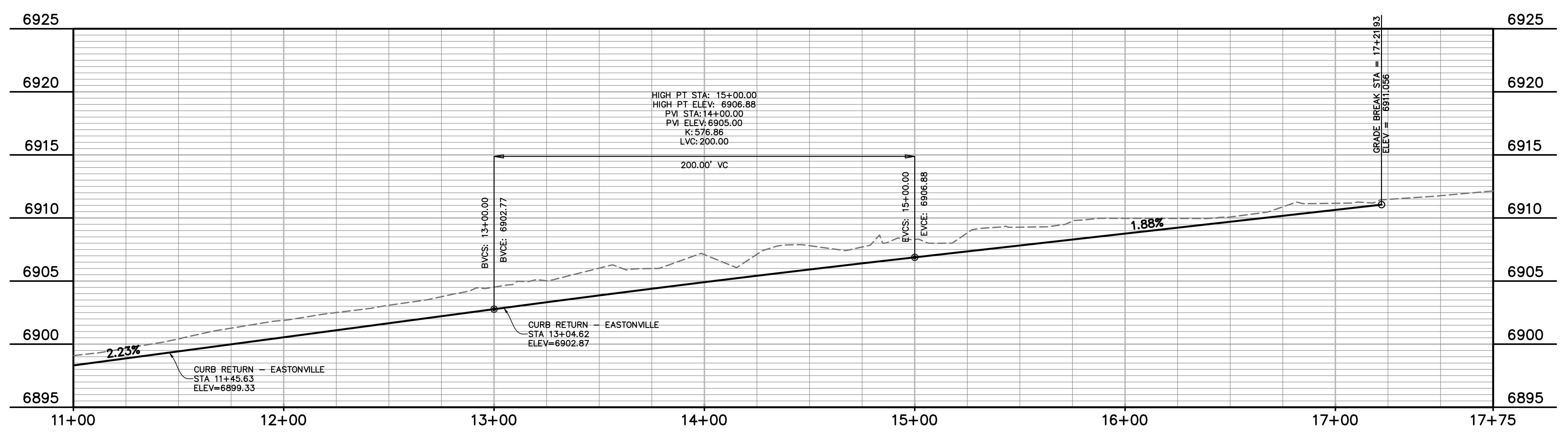
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VERTICAL: 1"=5'

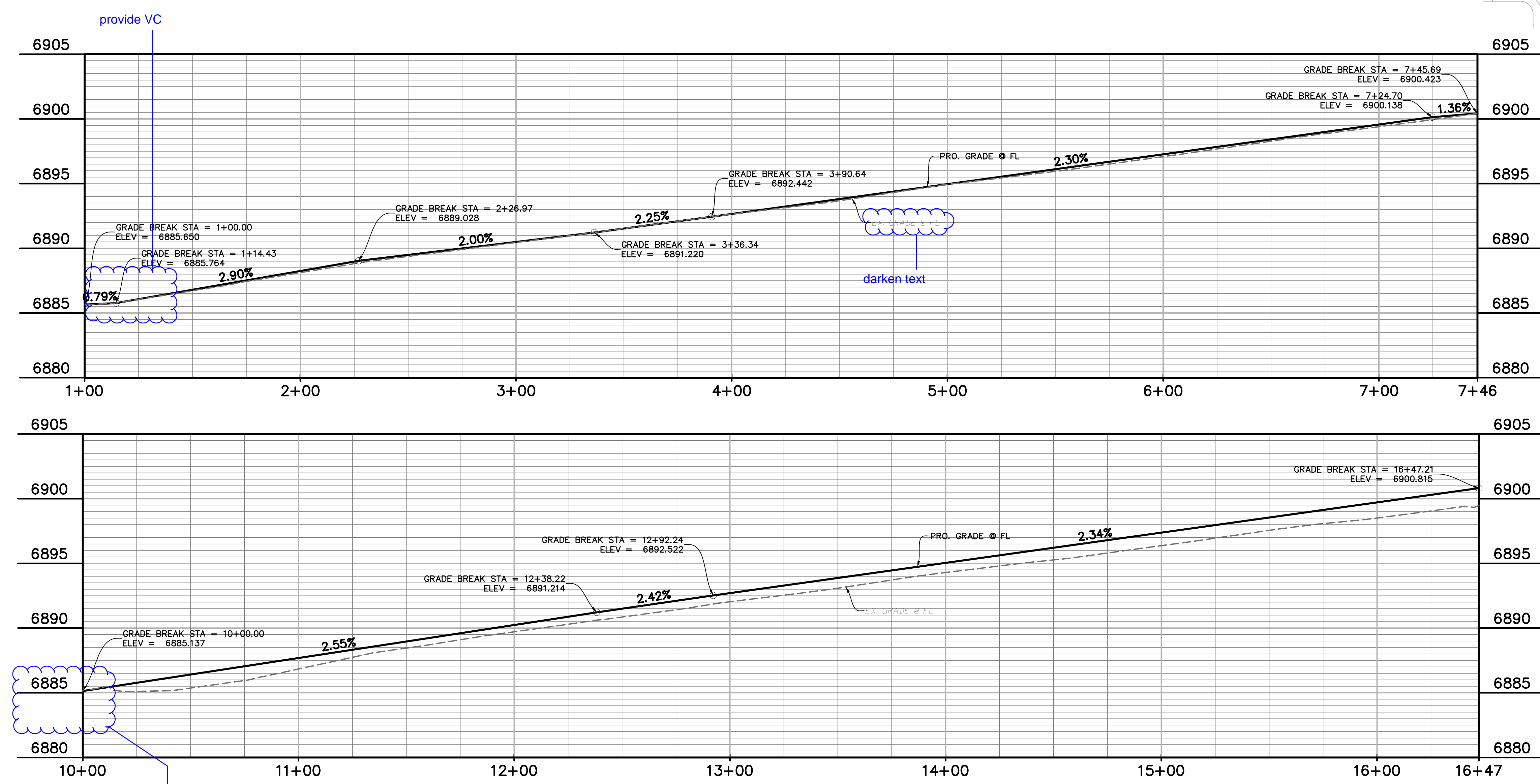
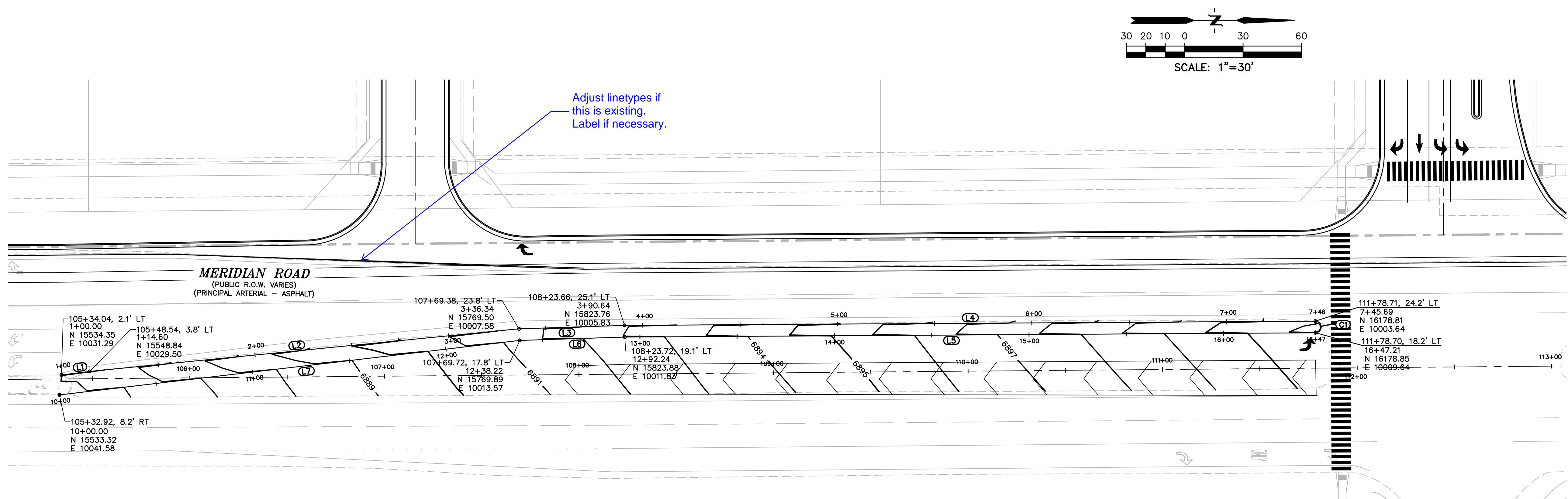
**MERIDIAN ROAD
PLAN &
PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.13

SHEET: 24 OF 39





LEGEND

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

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:

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DALLAS, TEXAS 75225
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19

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

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

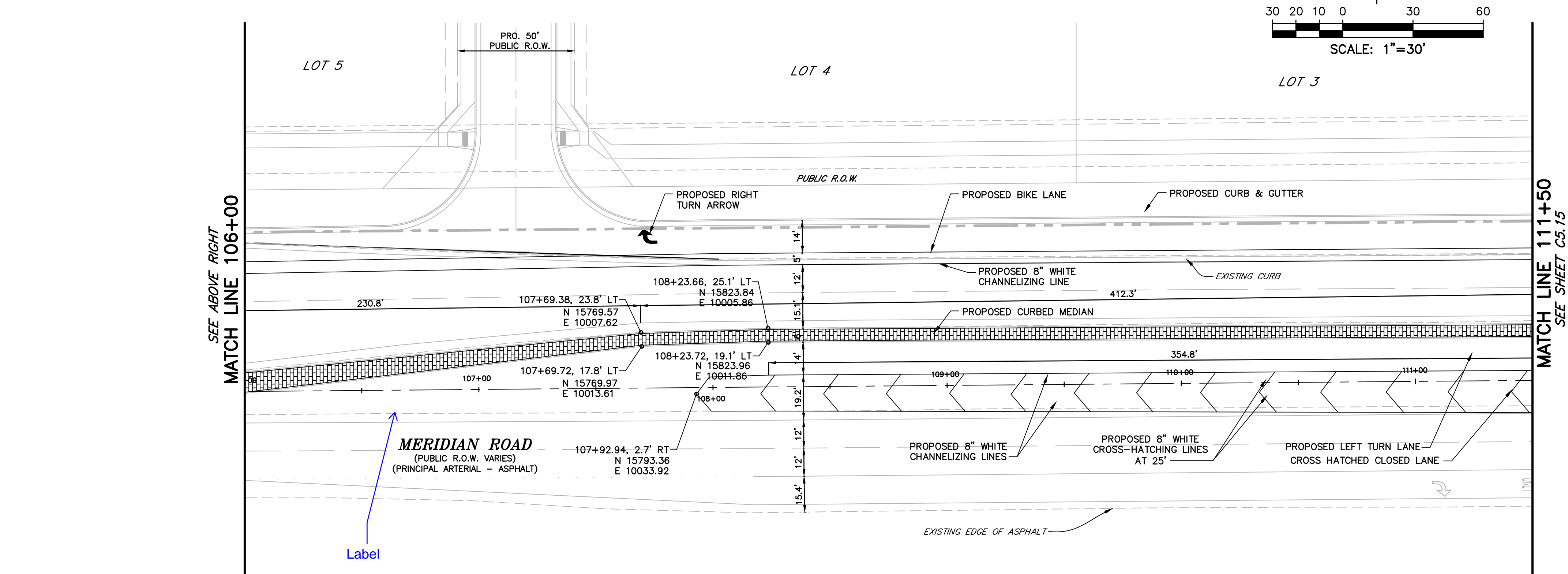
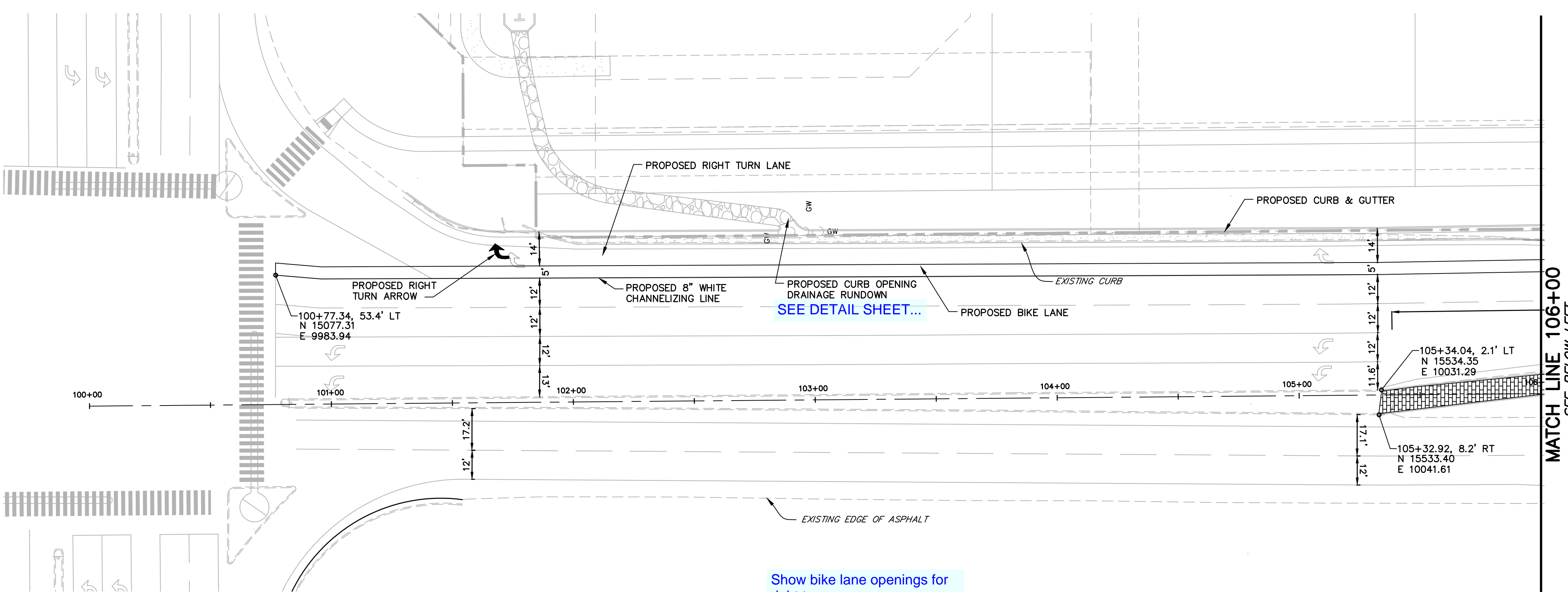
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

MERIDIAN ROAD
MEDIAN PLAN
& PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.14

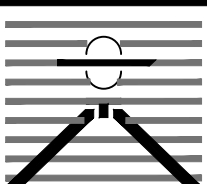
SHEET: 25 OF 39



LEGEND

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

PREPARED BY:


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CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**

FALCON, COLORADO

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

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

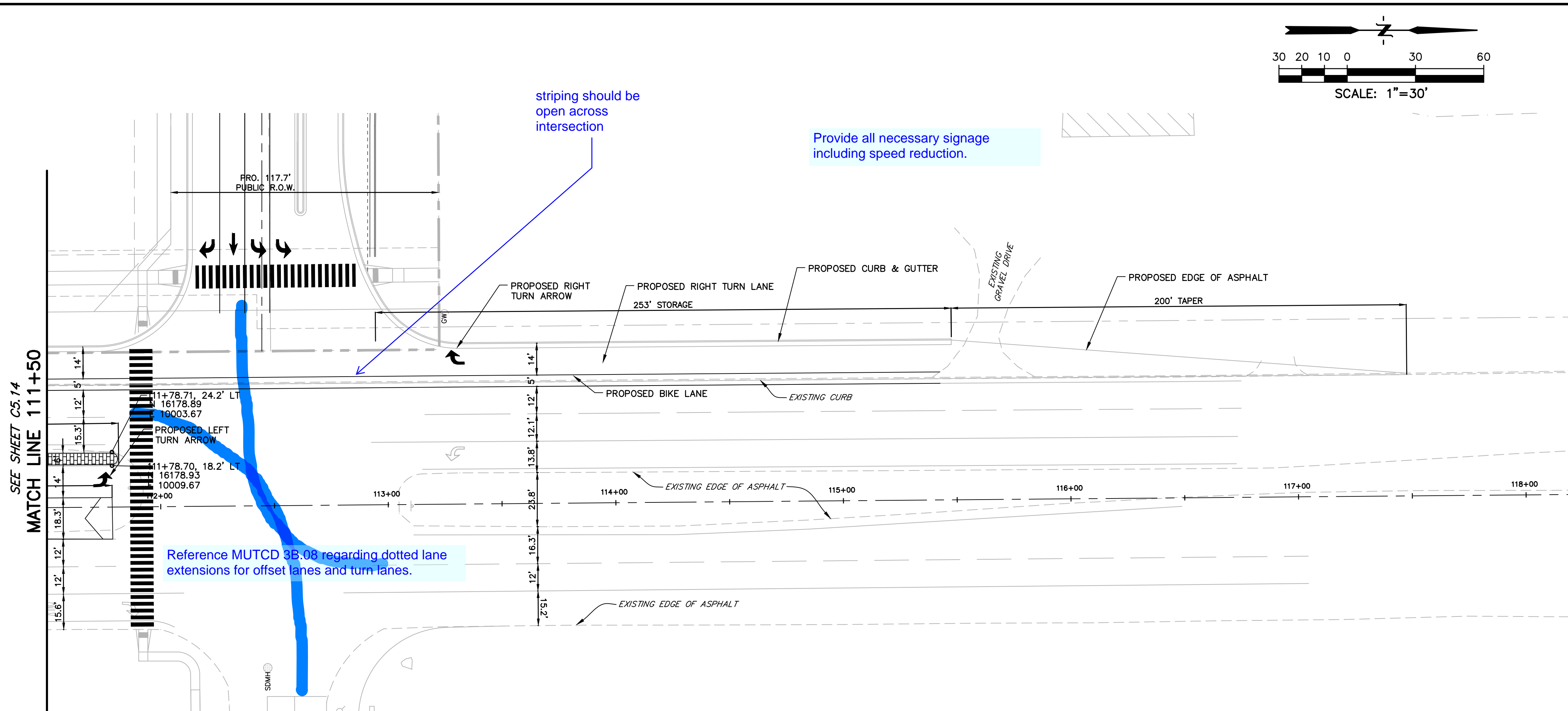
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HORIZONTAL: 1"=30'
VERTICAL: N/A

**MERIDIAN ROAD
STRIPING
PLAN**

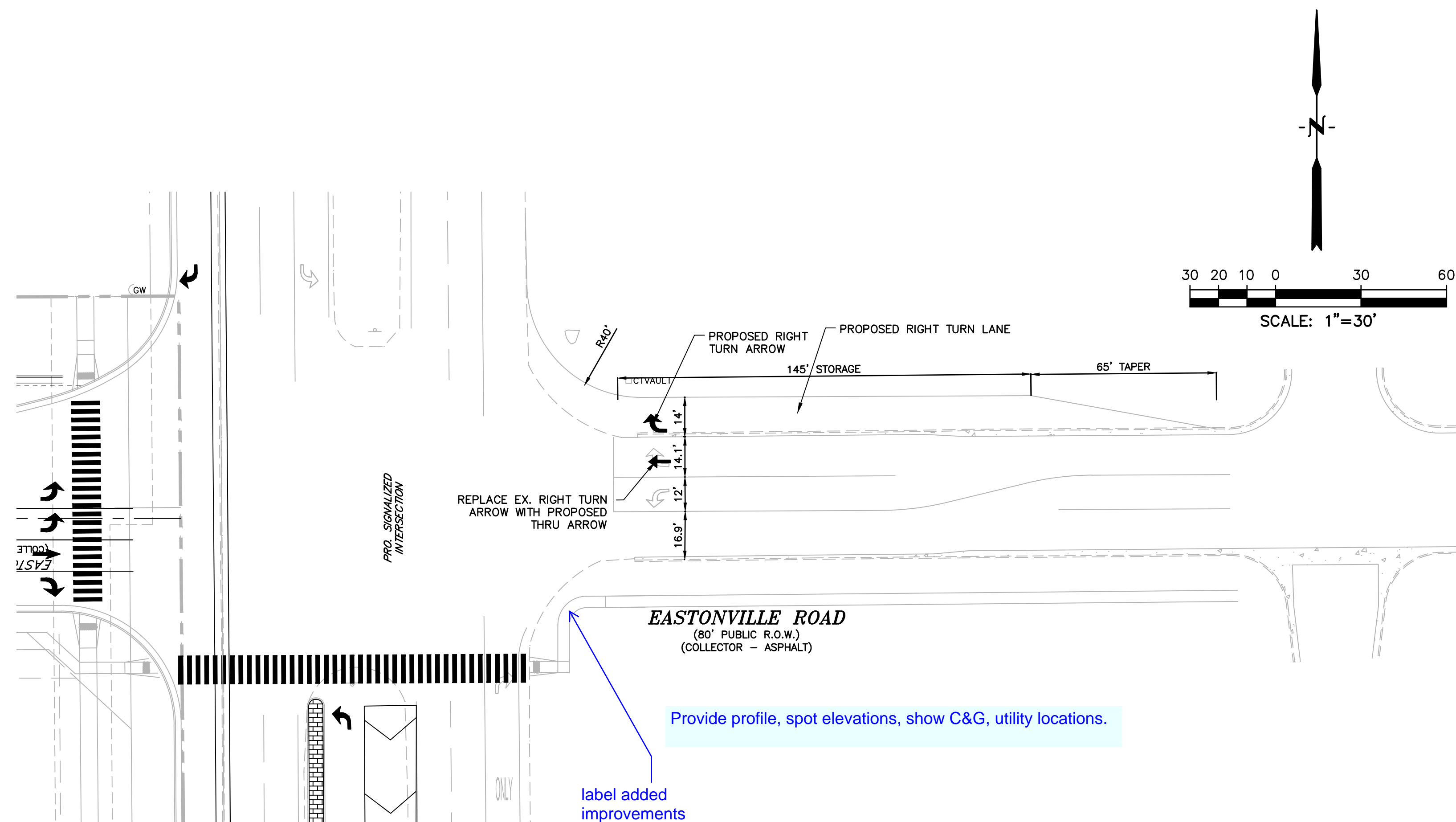
PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.15

SHEET: 26 OF 39



LEGEND	
PROPERTY LINE	---
LOT LINE	---
EASEMENT	---
CURB & GUTTER	==
SIDEWALK	---
PRO. WATER LINE	---
PRO. FIRE HYDRANT	---
PRO. RAW WATER	---
PRO. SANITARY SEWER	---
PRO. STORM SEWER	---
EX. OVERHEAD ELECTRIC	OE
EX. SANITARY SEWER	SS
EX. PETROLEUM	UP
EX. GAS	G
EX. RAW WATER	RW
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
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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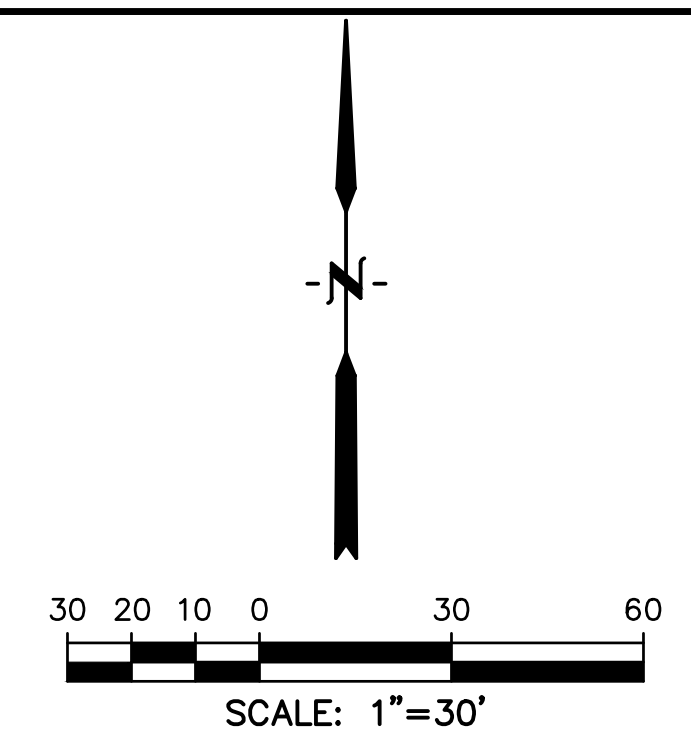
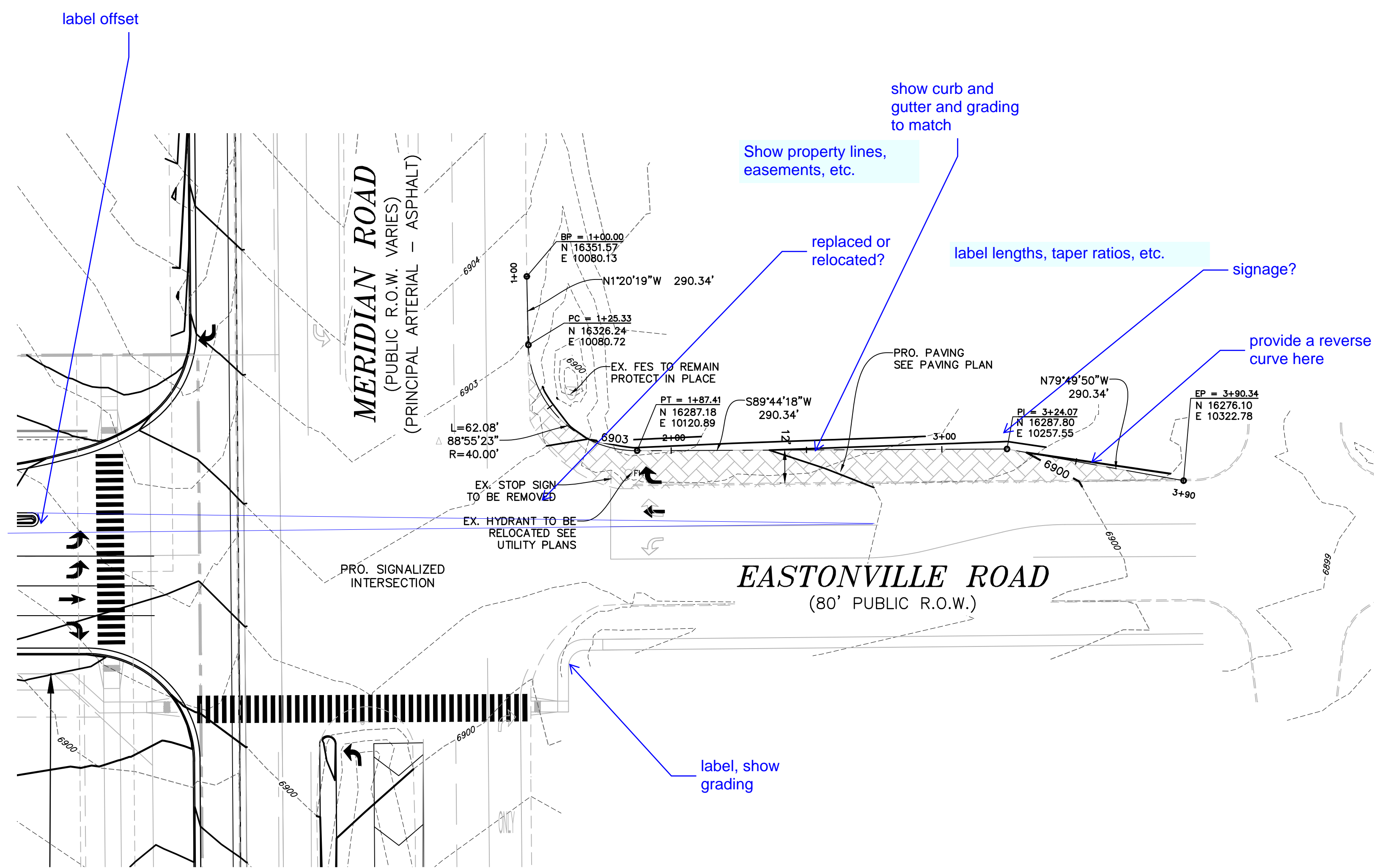
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

**MERIDIAN RD &
EASTONVILLE RD
STRIPING PLAN**

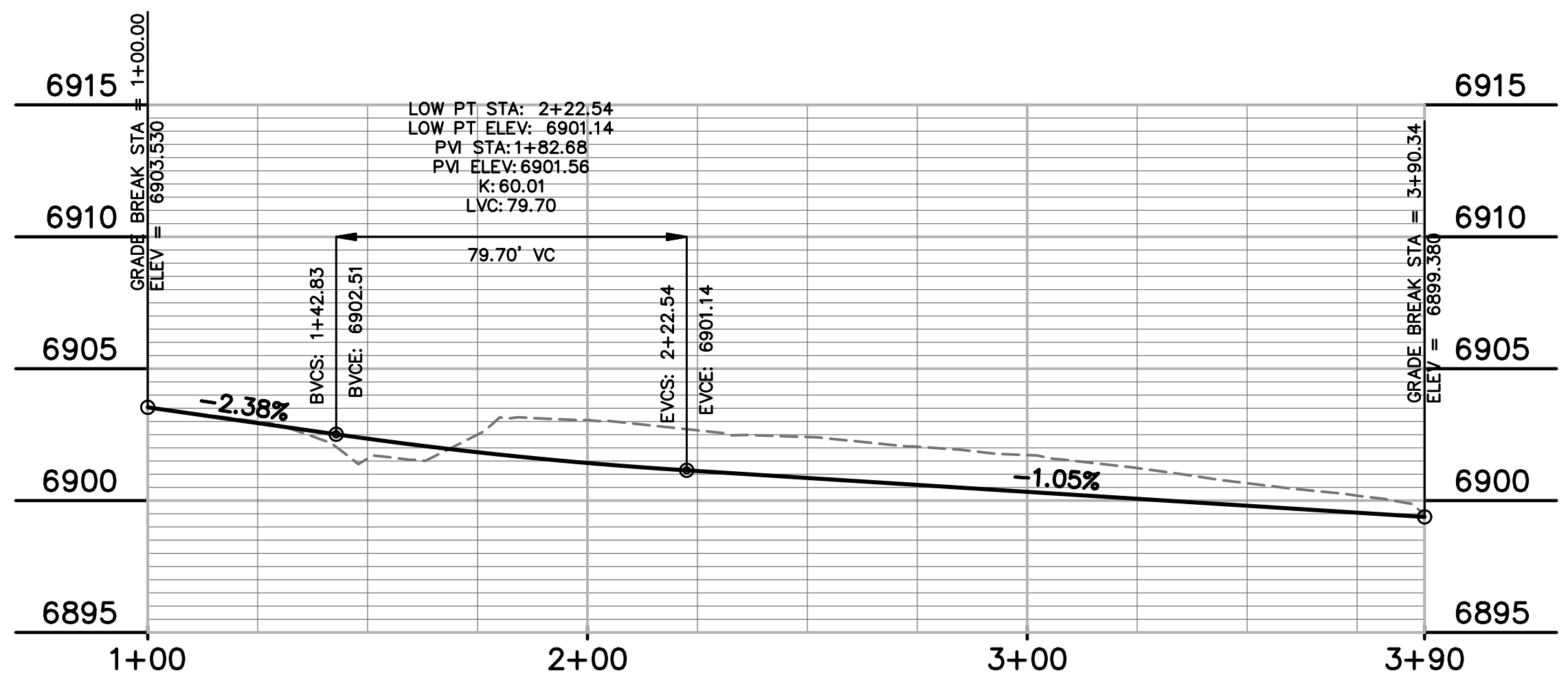
PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.16

SHEET: 27 OF 39



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

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

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

EASTONVILLE RD
TURN LANE PLAN
& PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

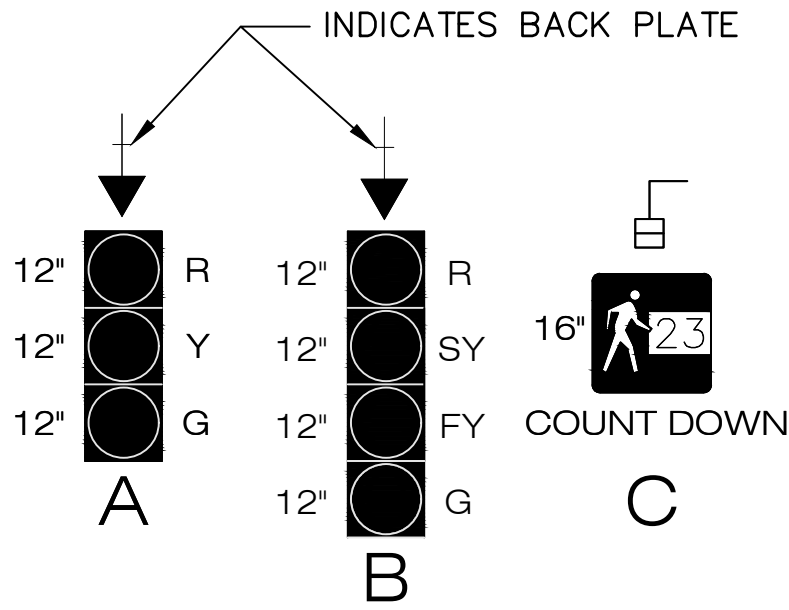
C5.17

SHEET: 28 OF 39

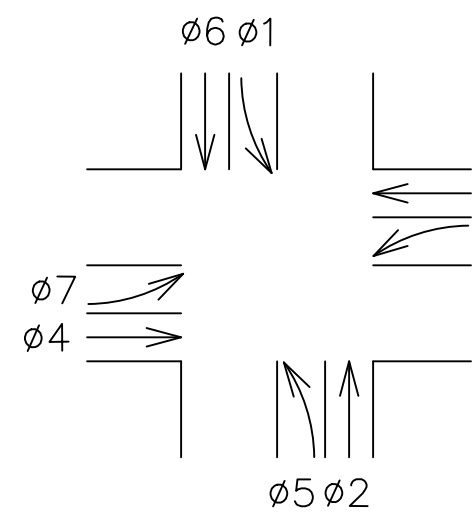
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PROPOSED SIGNAL FACE DETAILS

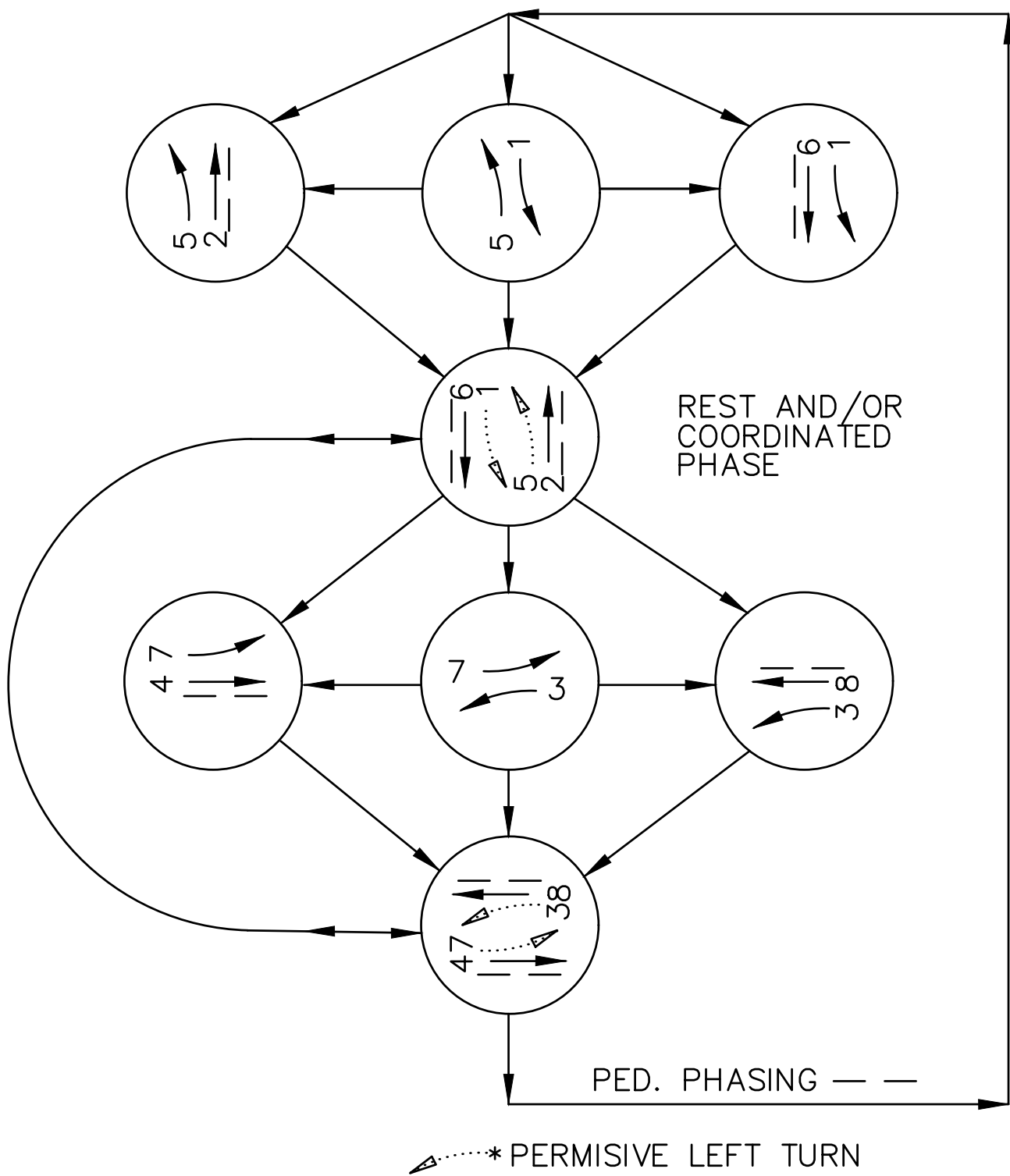
SIGNAL FACES (R/Y/G) INCLUDING ARROWS AND PEDESTRIAN SHALL BE LED APPROVED BY EL PASO COUNTY.



PROPOSED PHASING LAYOUT



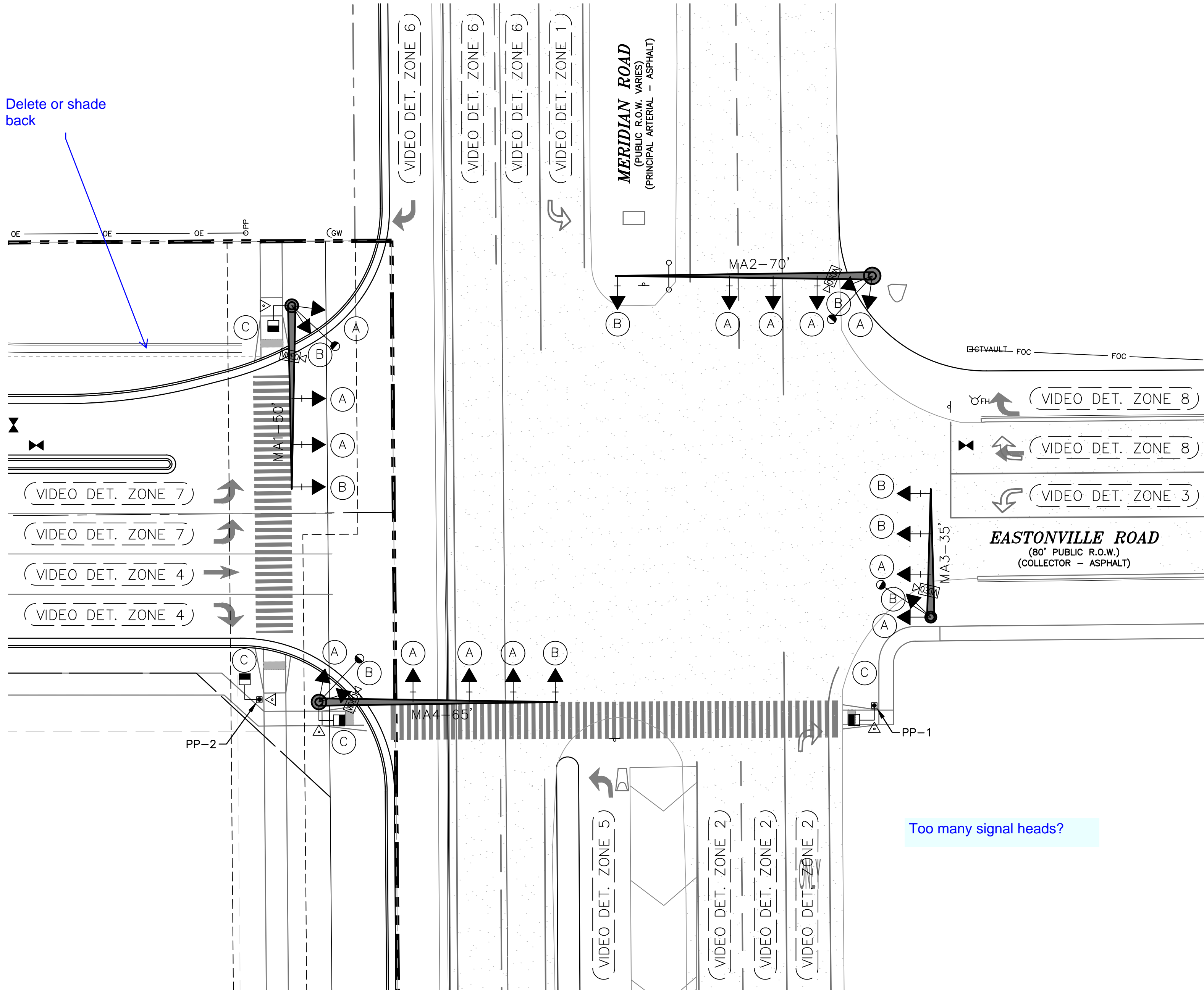
PROPOSED PHASING DIAGRAM SEQUENCE



SIGNAL ITEM INSTALL (LOCATE) SCHEDULE

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

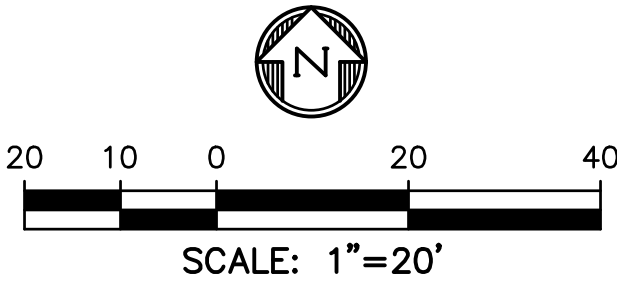
* CAISSON DESIGN SHALL BE MODIFIED IF COHESIVE SOIL IS ENCOUNTERED



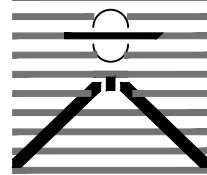
SIGNAL EQUIPMENT LEGEND

- 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

Too many signal heads?



PREPARED BY:



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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE

FALCON, COLORADO

ISSUE DATE

90% SUBMITTAL 5-6-19

DESIGNED BY:

PDM

DRAWN BY:

KRC

CHECKED BY:

PDM

FILE NAME: 20988-CD-SIG1

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

DRAWING SCALE:

HORIZONTAL: 1" = 40'

VERTICAL: N/A

TRAFFIC
SIGNAL
PLAN

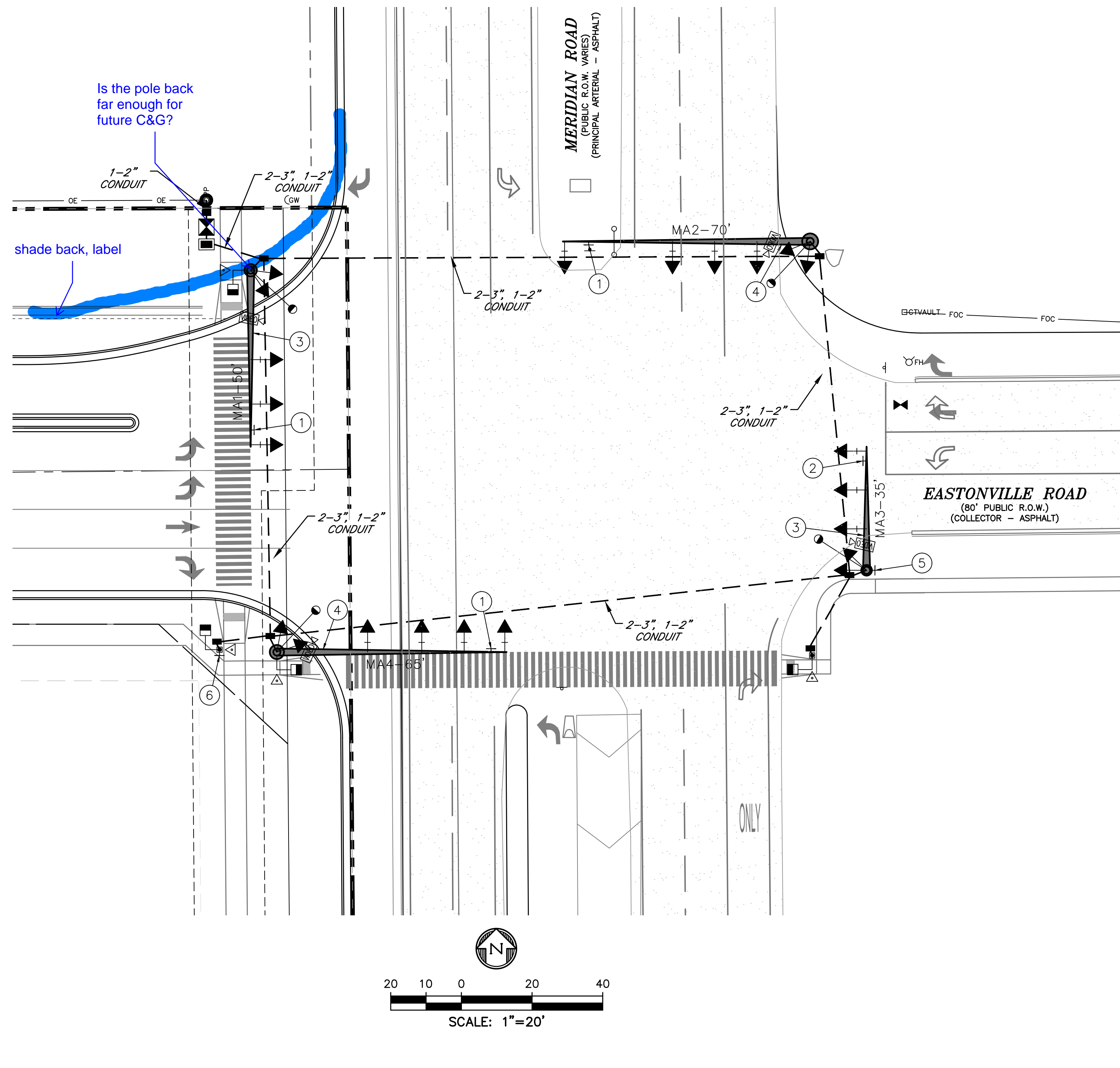
PROJECT NO. 20988-00CSCV

DRAWING NO.

C6.10

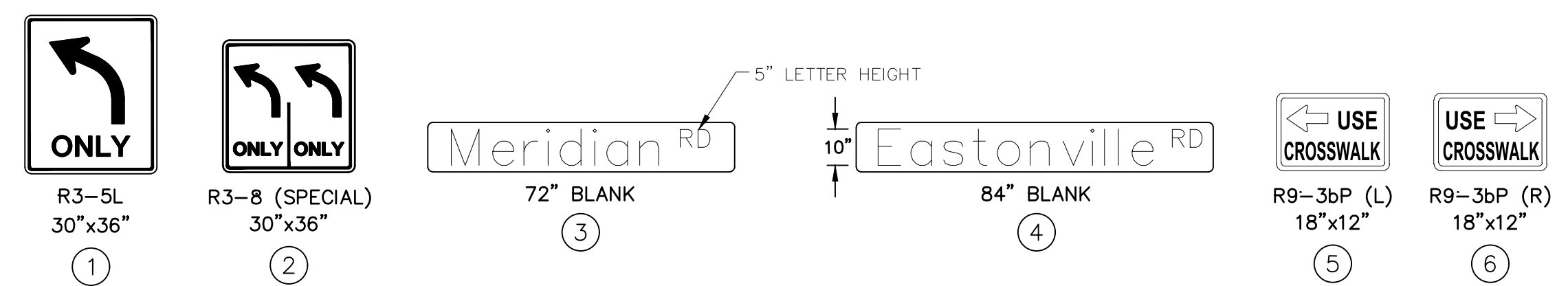
SHEET: 29 OF 39

(This sheet not checked in detail yet.)



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:

DREXEL, BARRELL & CO.
Engineers • Surveyors
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(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

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

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

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

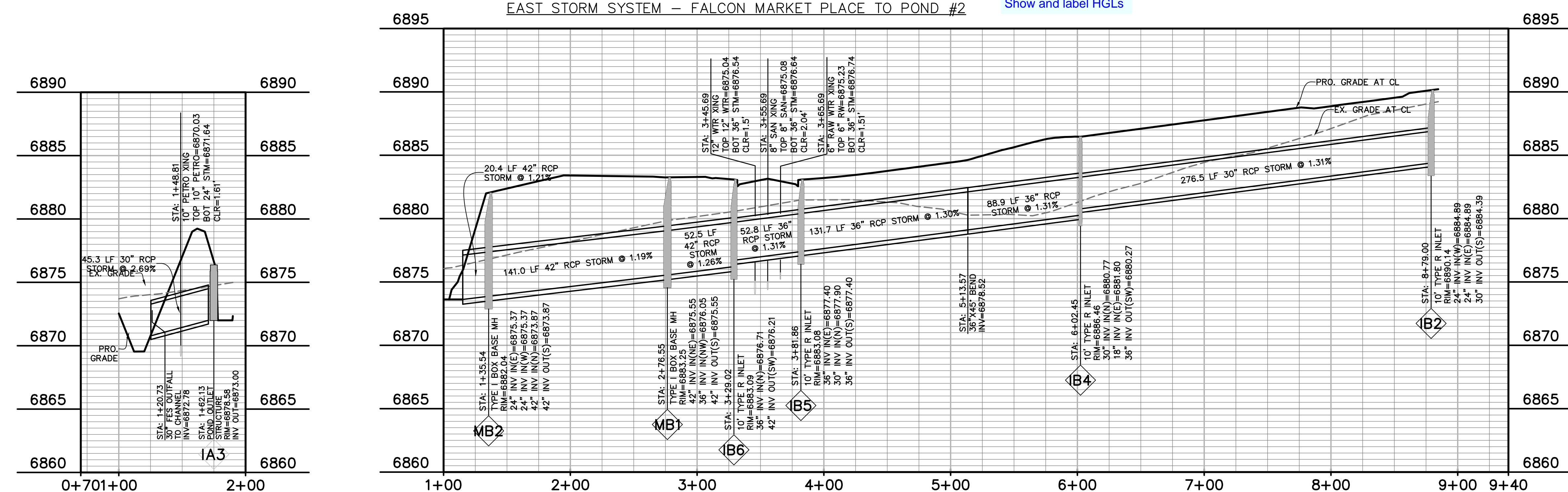
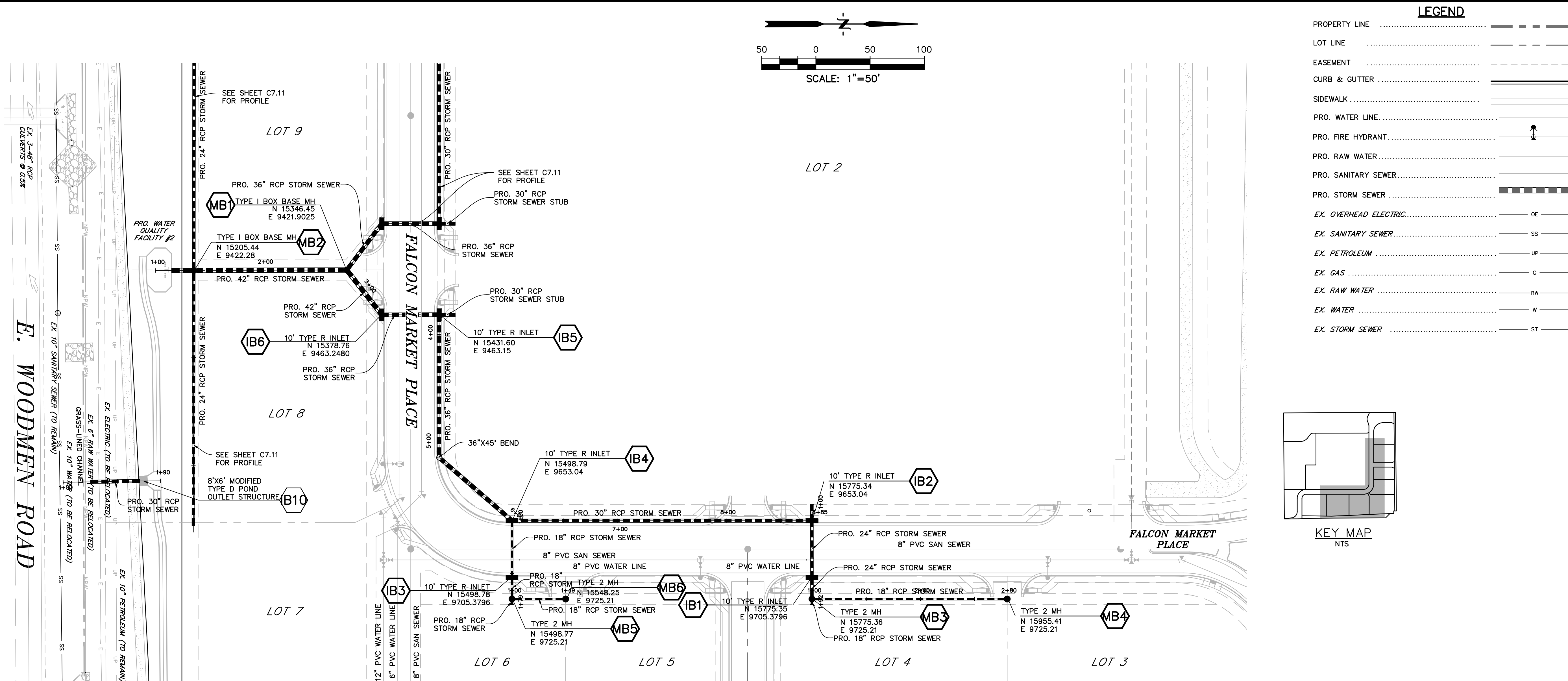
TRAFFIC
SIGNAL
PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

C6.11

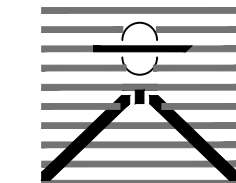
SHEET: 30 OF 39

(This sheet not checked in detail yet.)



EL PASO COUNTY FILE # SF-19-001

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
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DALLAS, TEXAS 75225

(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

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

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

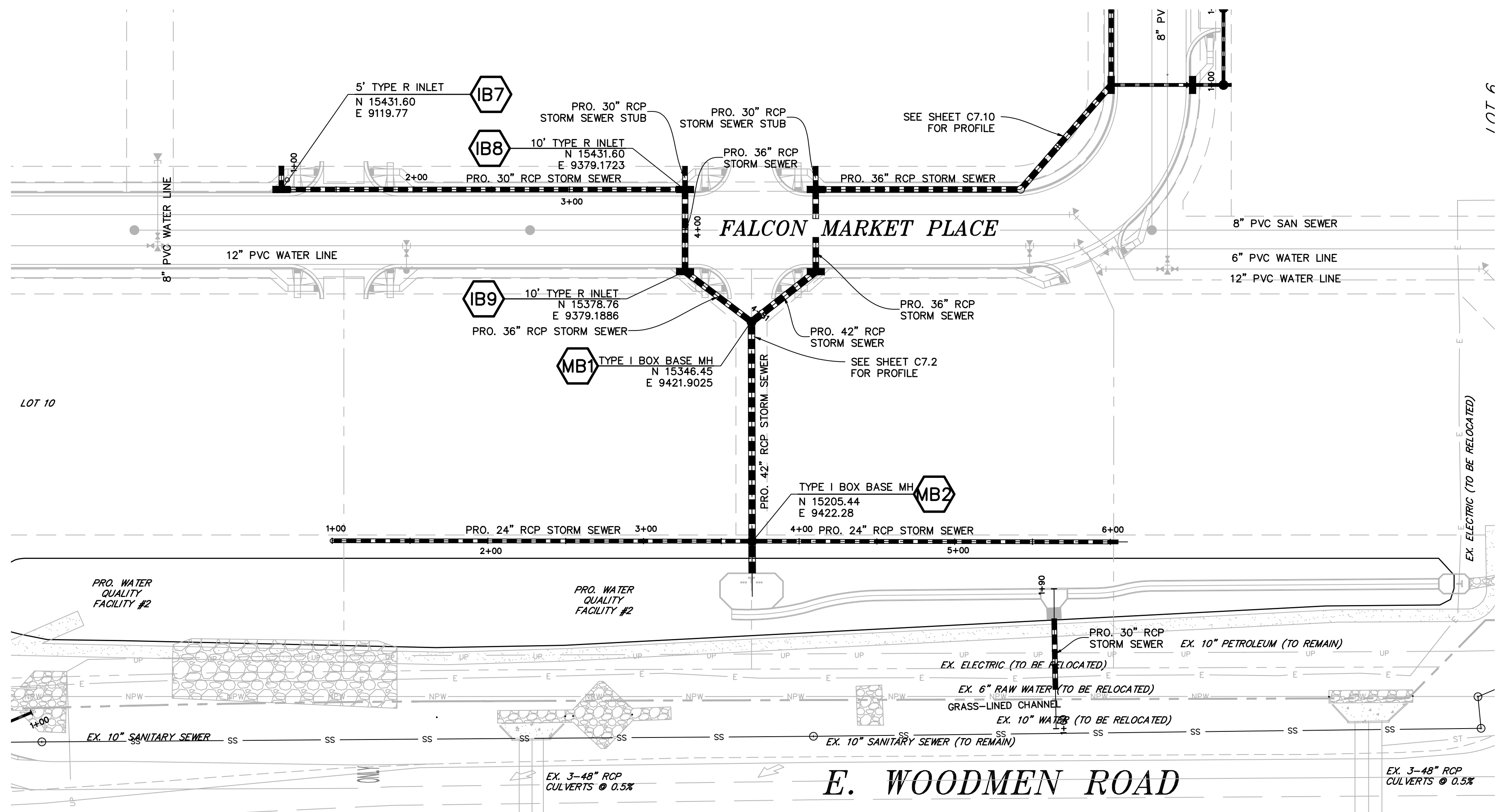
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

STORM SEWER PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

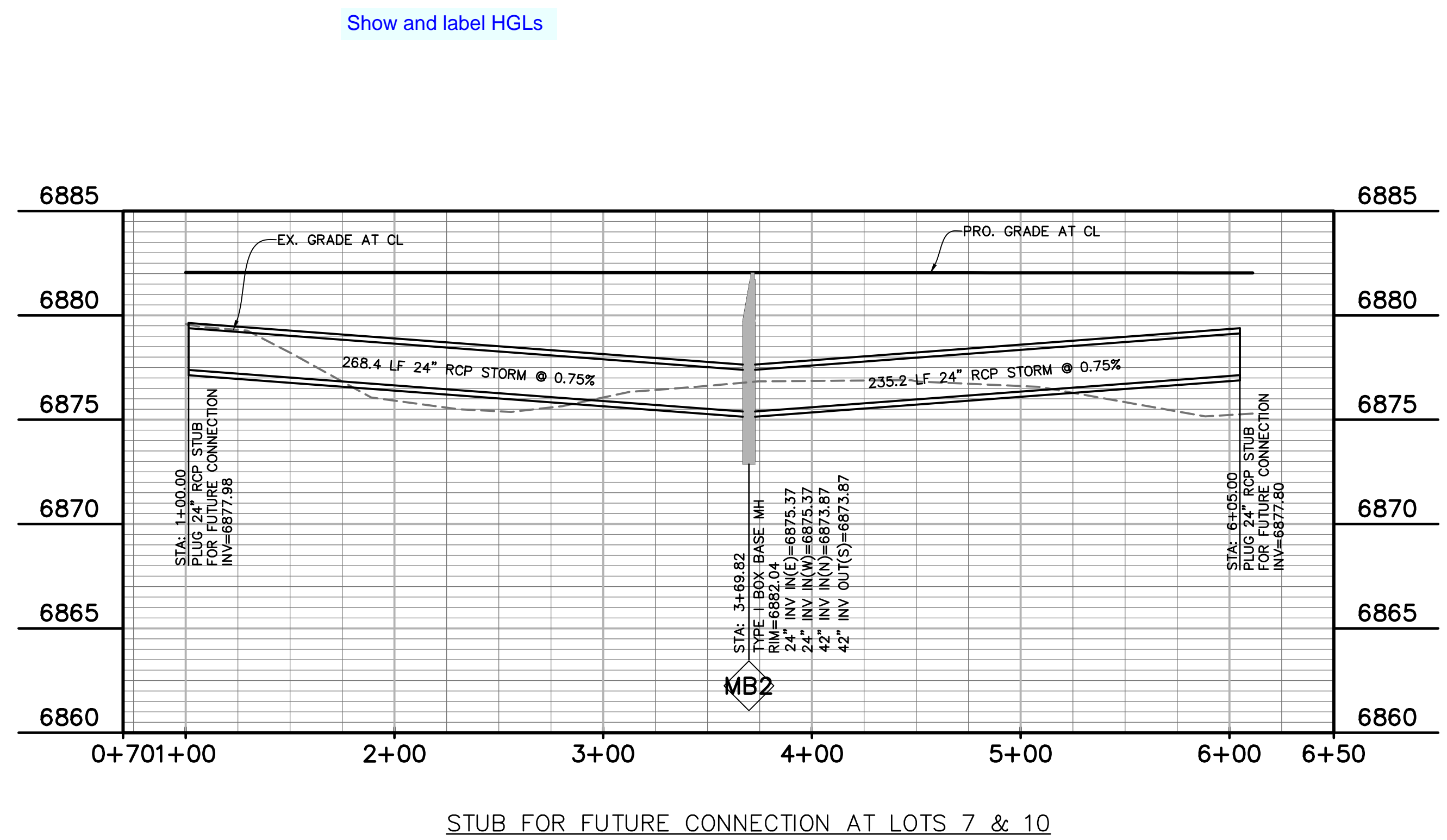
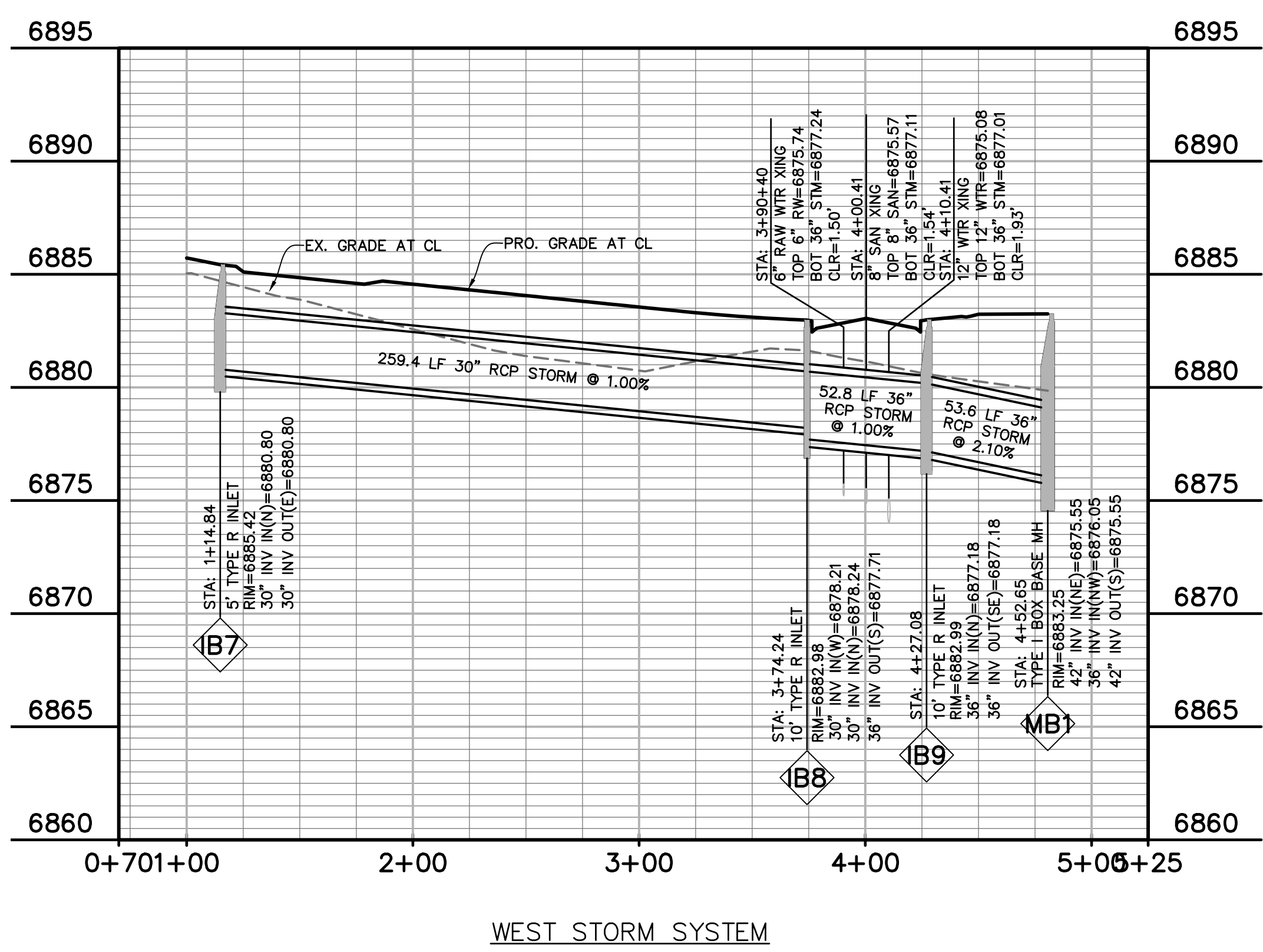
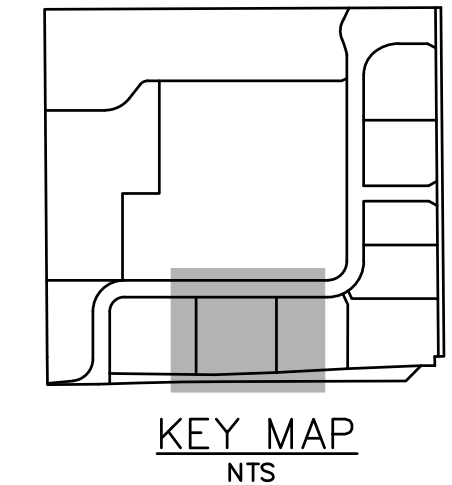
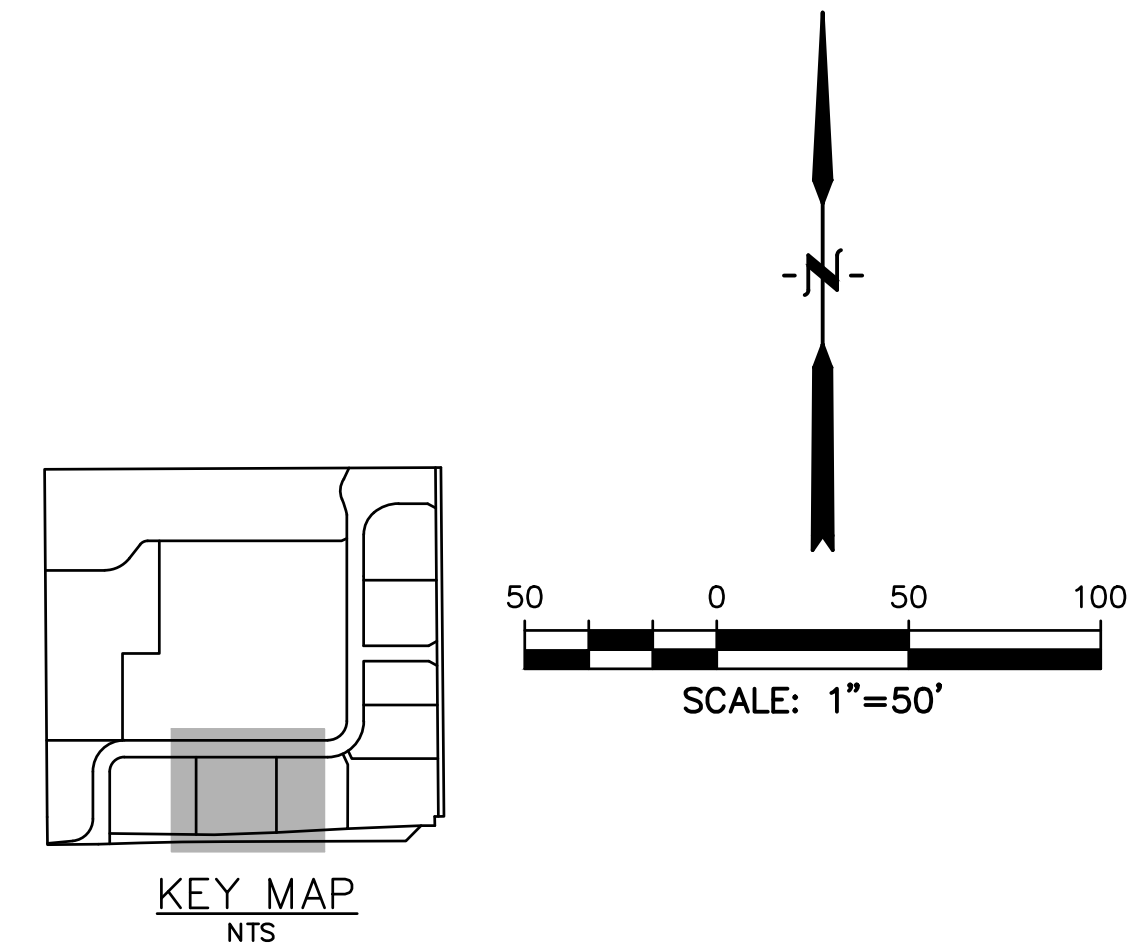
C7.10

SHEET: 31 OF 39



LEGEND

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



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(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

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

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

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

STORM SEWER PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.11

SHEET: 32 OF 39

ISSUE	DATE
90% SUBMITTAL	5-6-19
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'

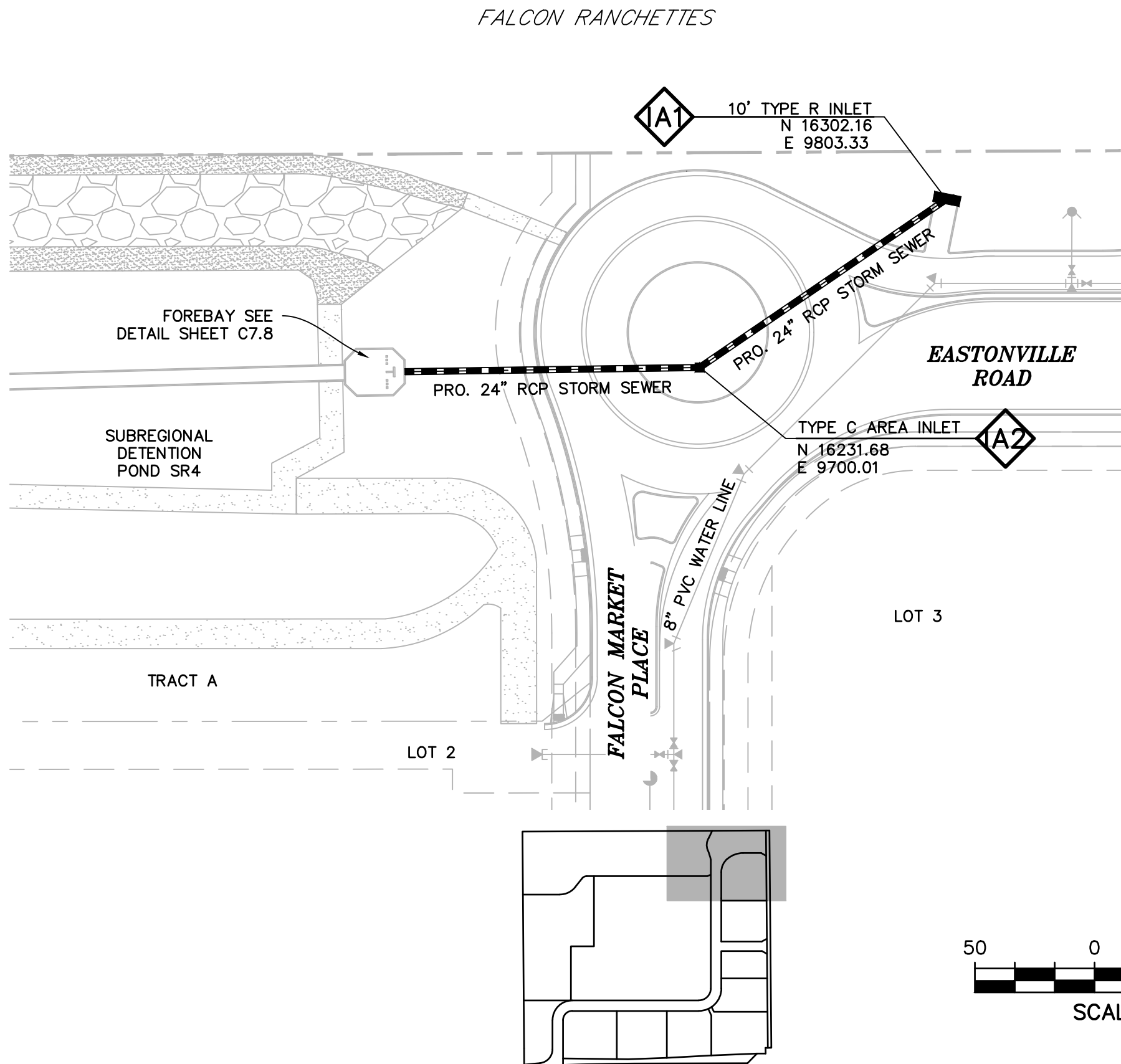
STORM SEWER
PLAN &
PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

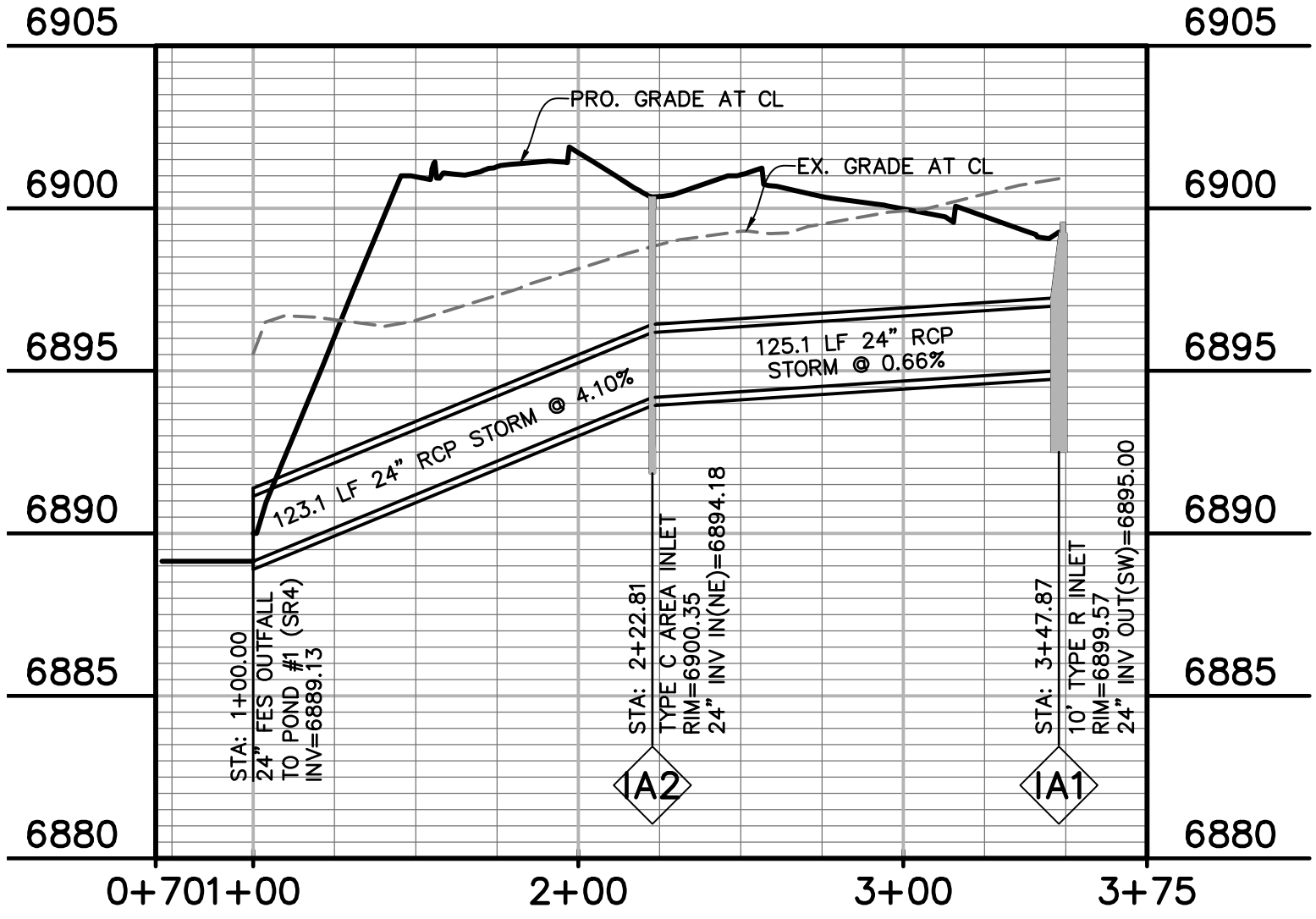
C7.12

LEGEND

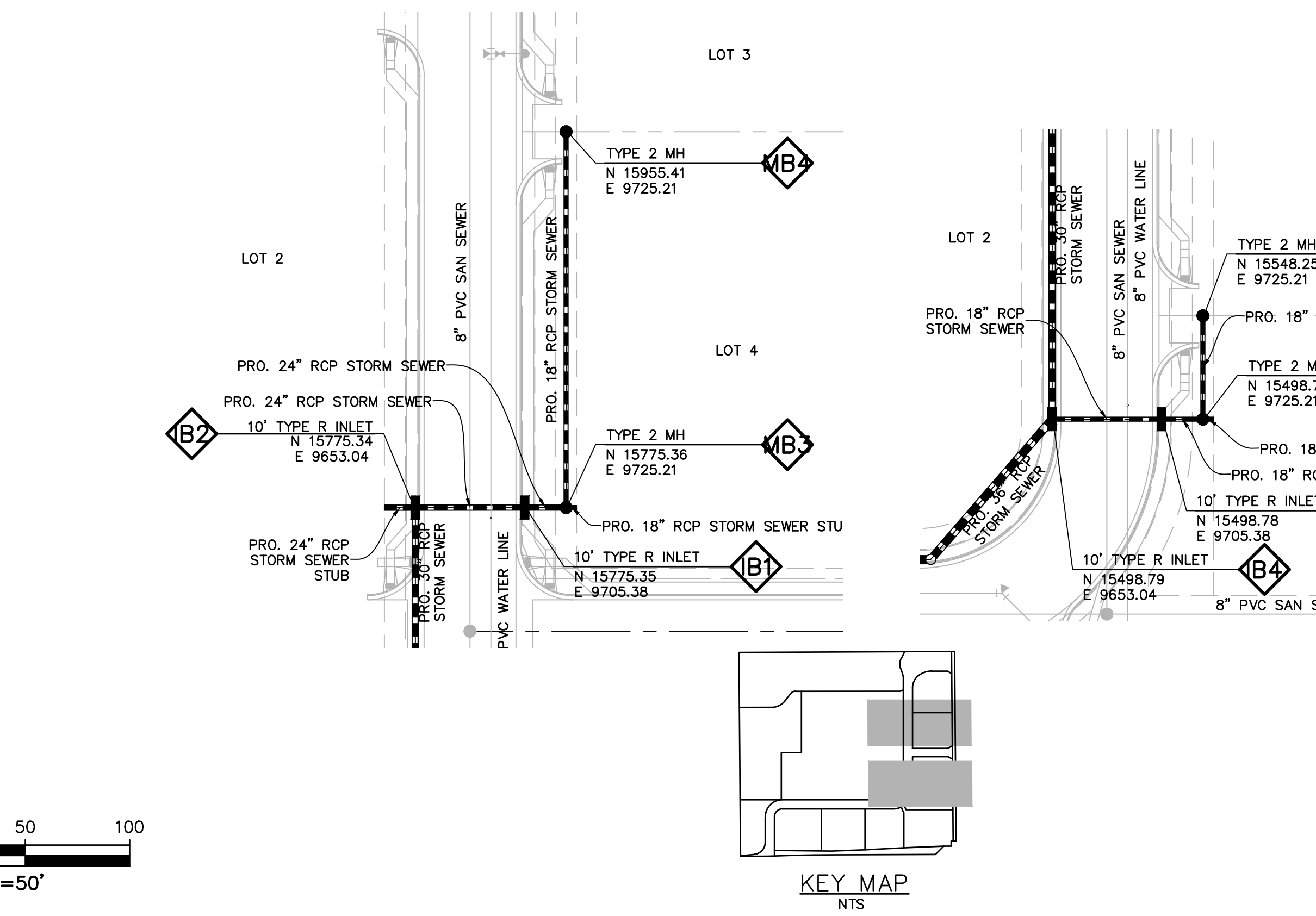
PROPERTY LINE	-----	PRO. RAW WATER	-----
LOT LINE	-----	PRO. SANITARY SEWER	-----
EASEMENT	-----	PRO. STORM SEWER	-----
CURB & GUTTER	=====		
SIDEWALK	-----		
PRO. WATER LINE	-----		
PRO. FIRE HYDRANT	-----		



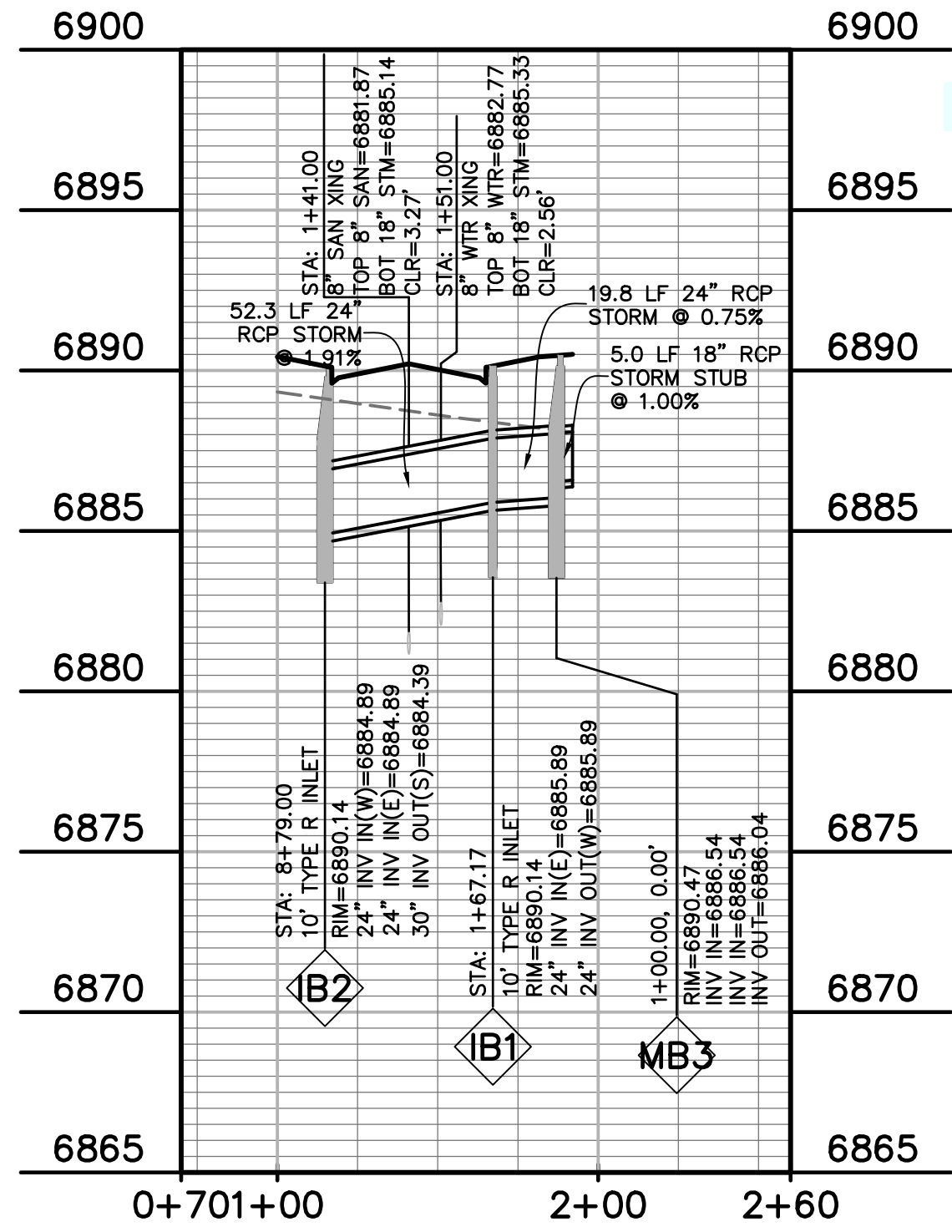
KEY MAP
NTS



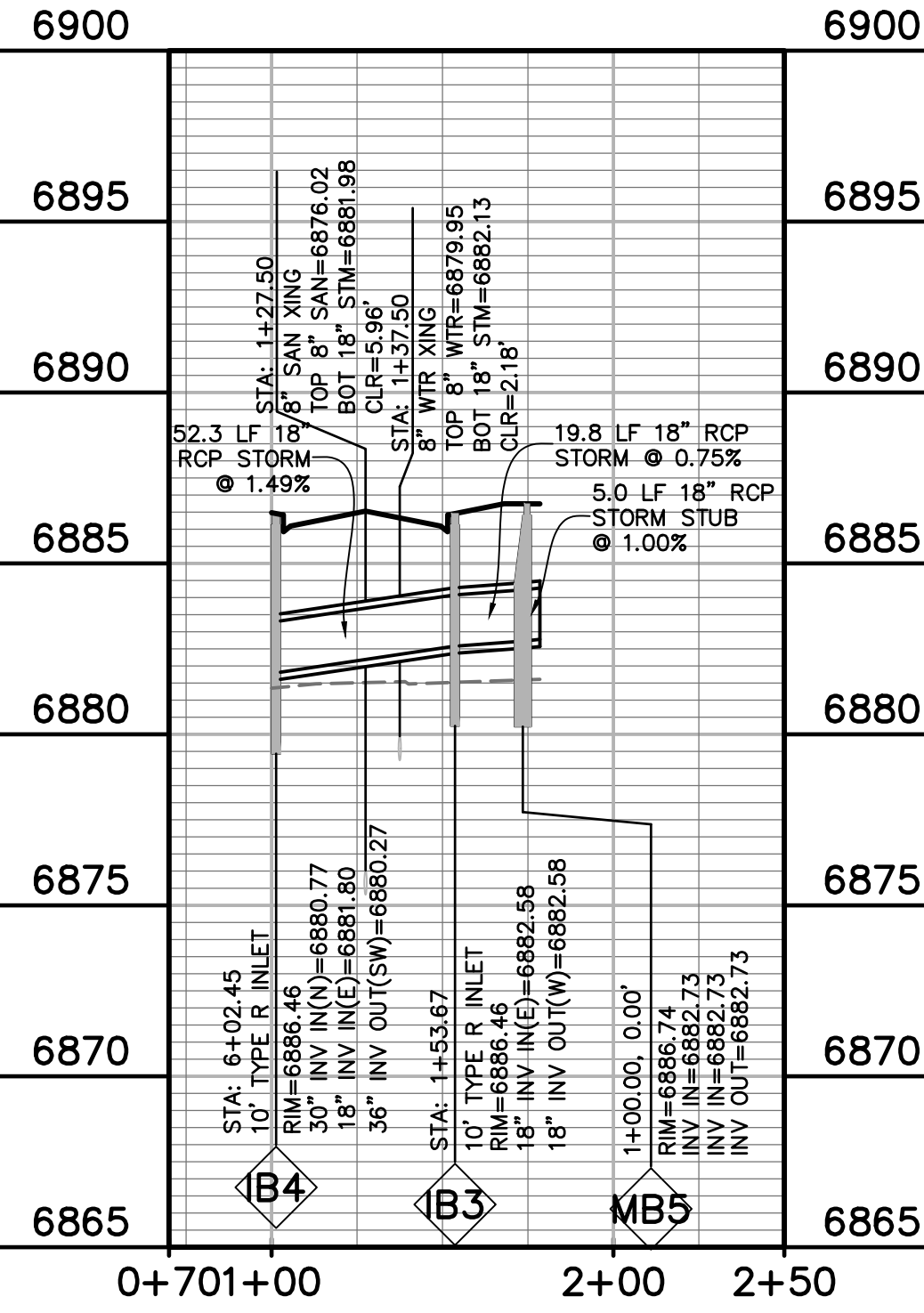
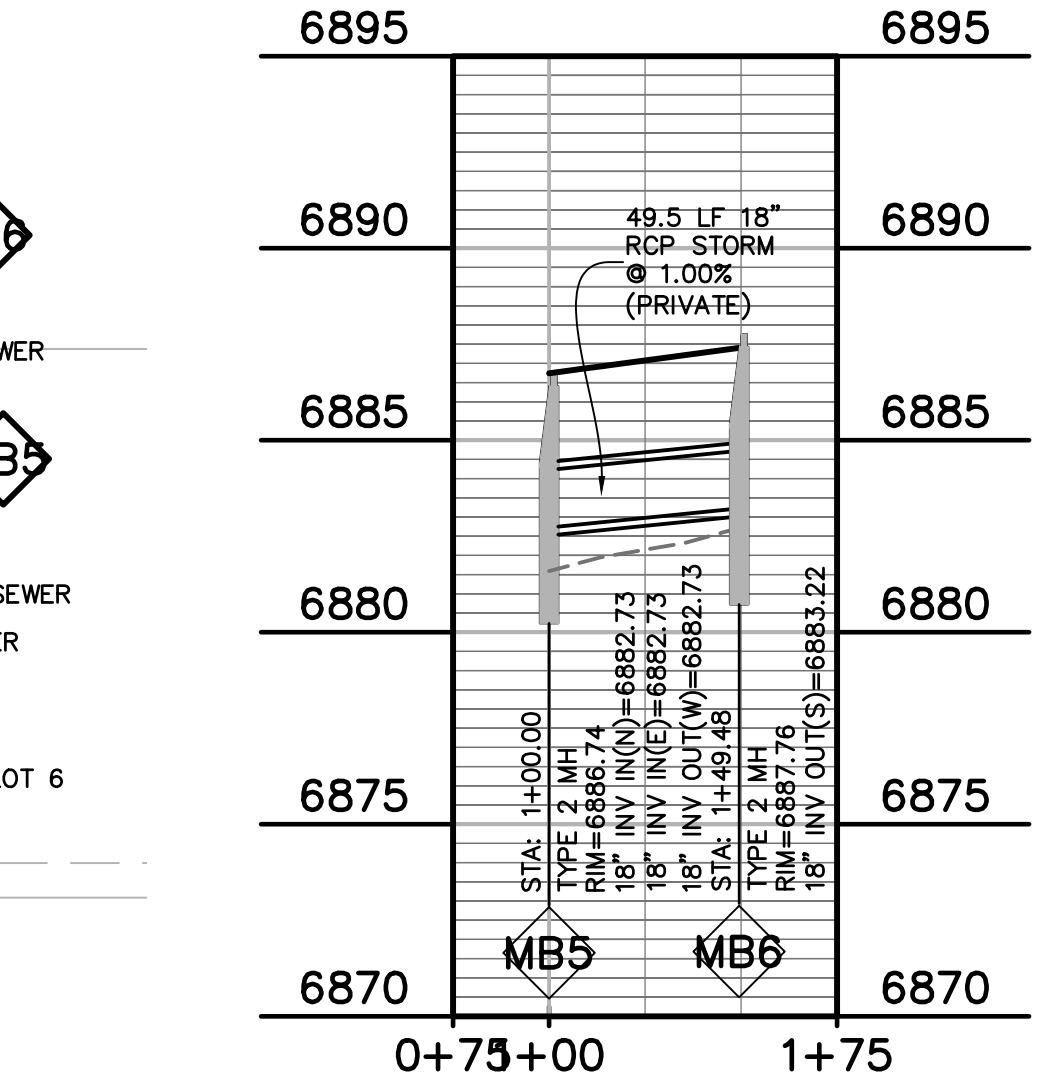
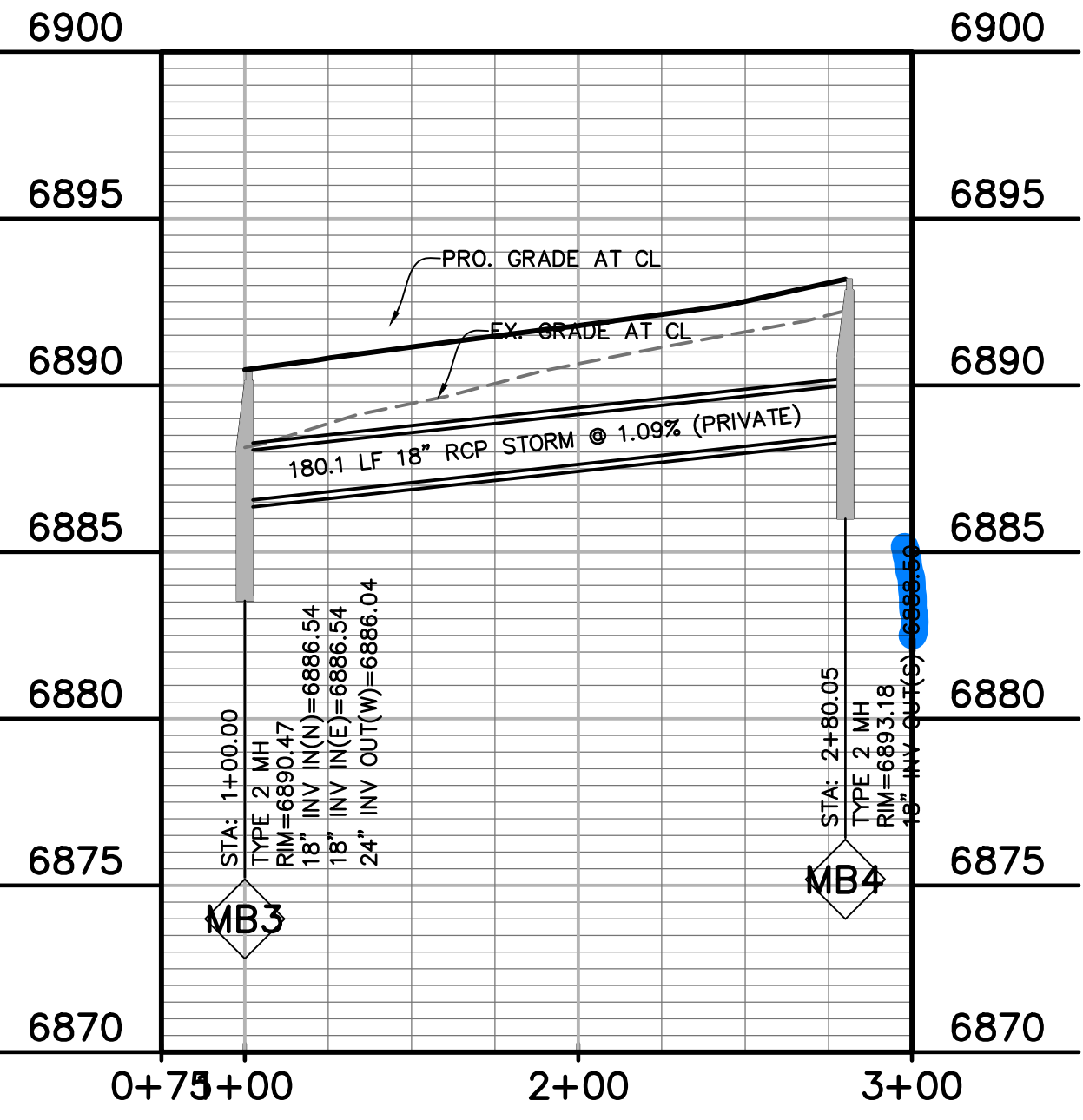
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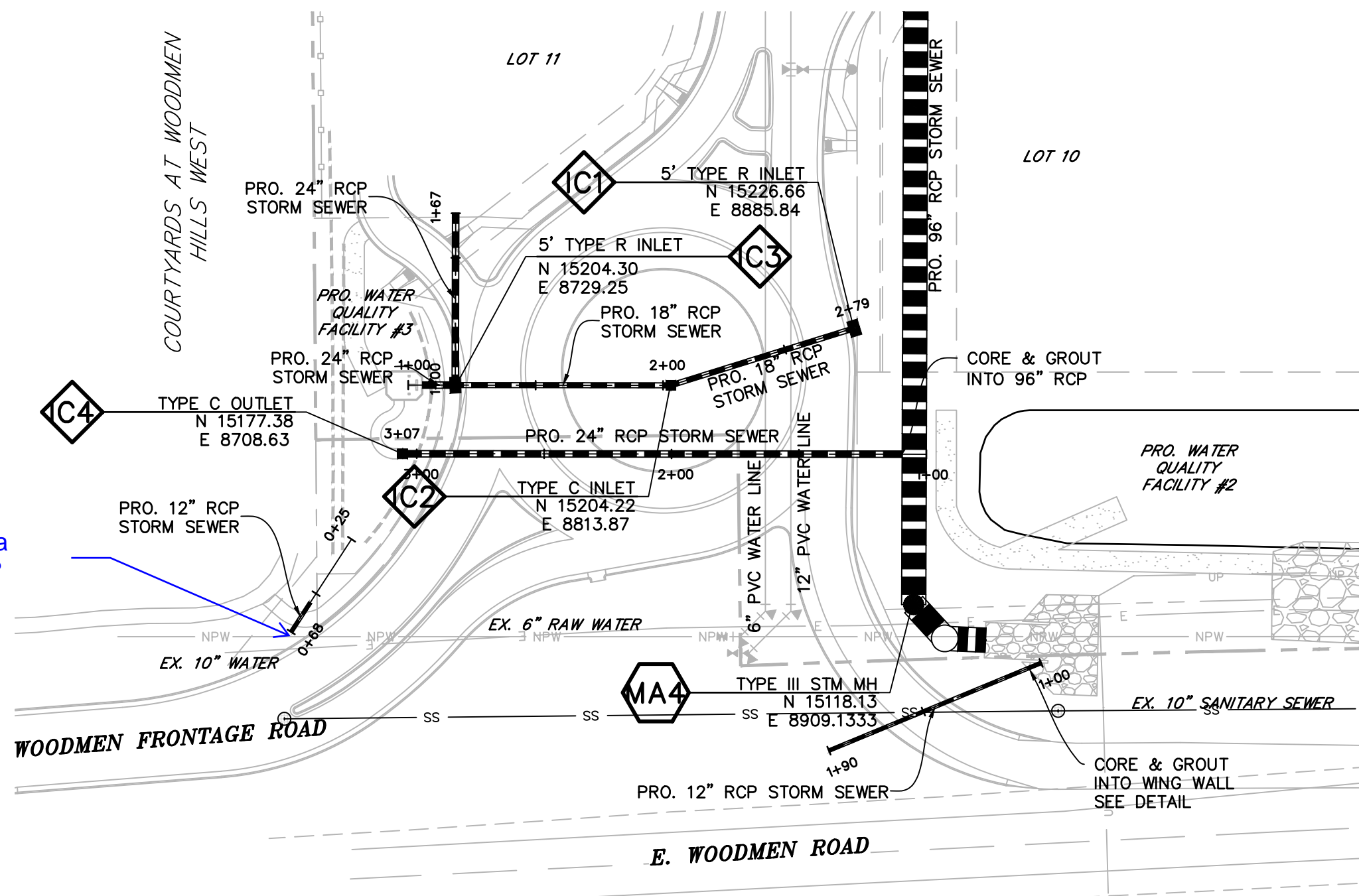


KEY MAP
NTS

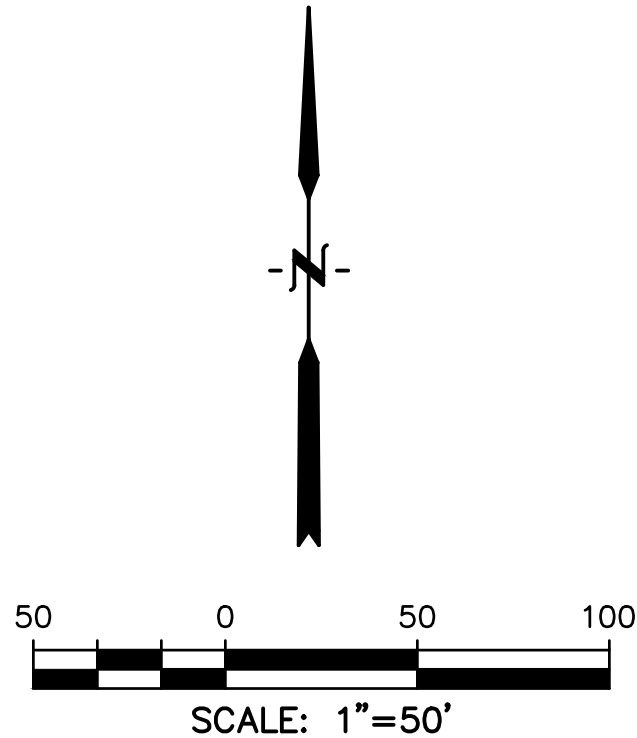
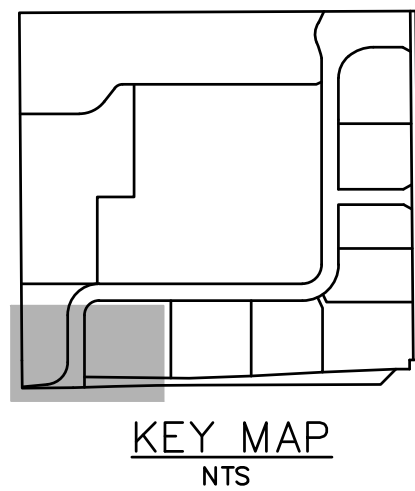


Show and label HGLs

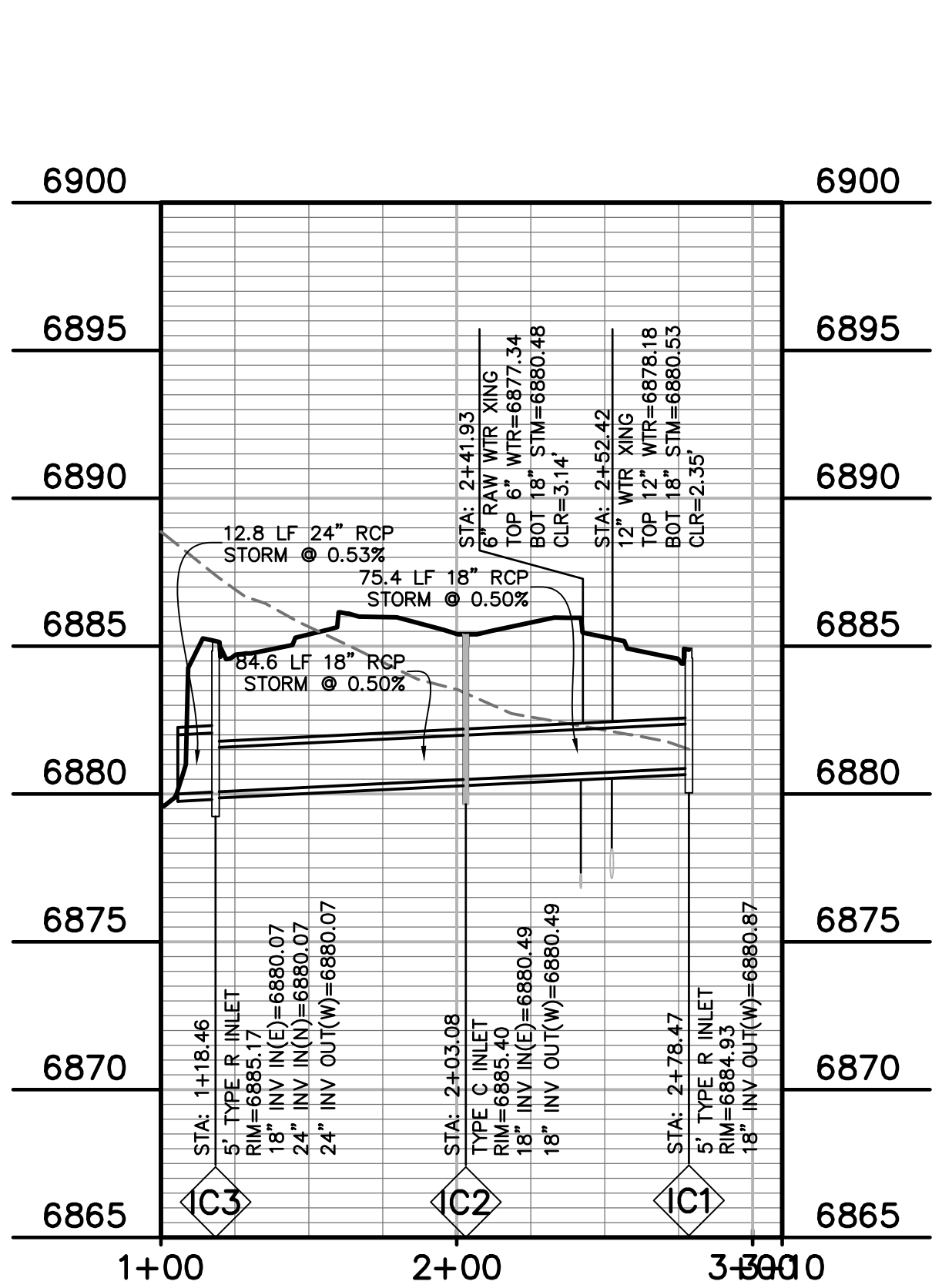




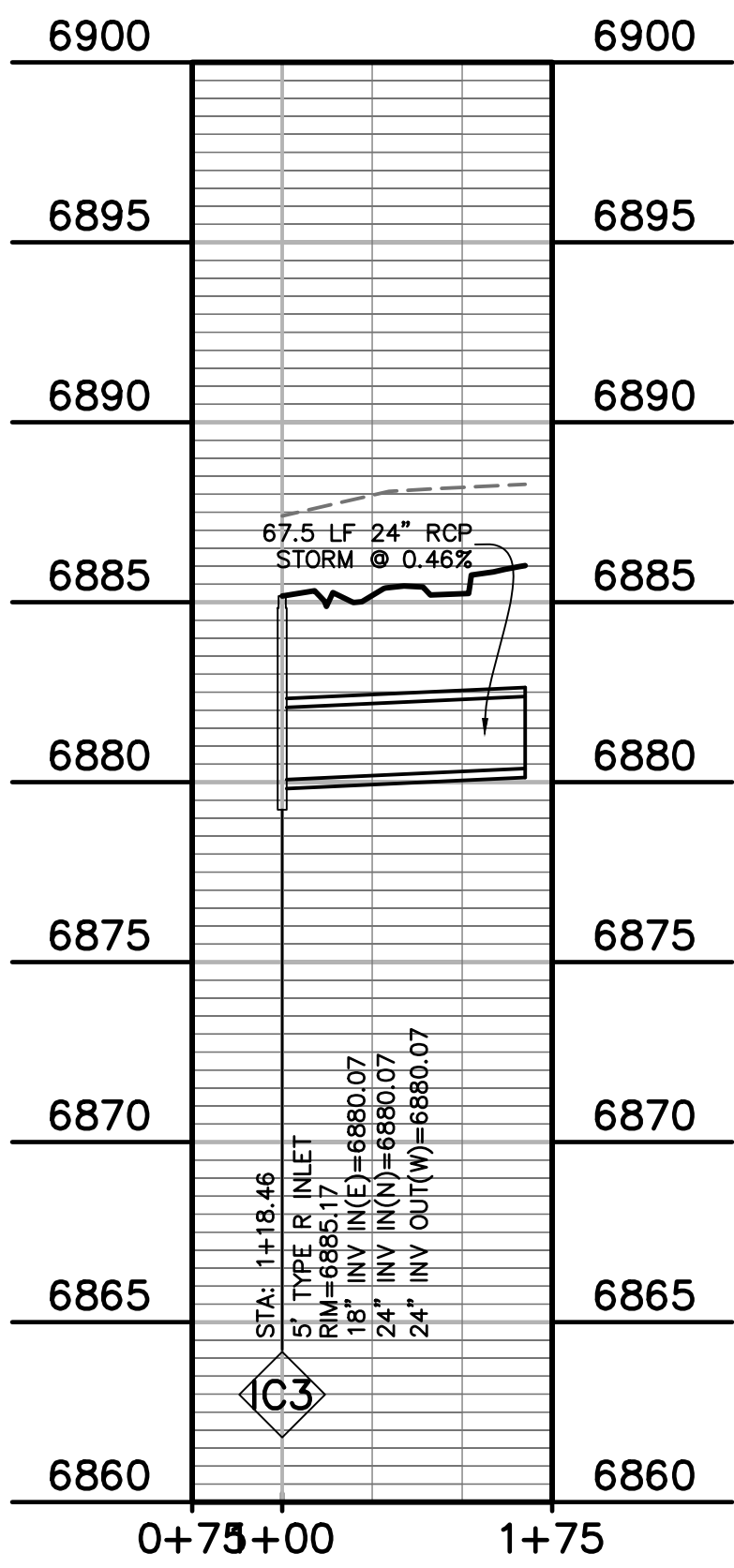
LEGEND	
PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	=====
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	----- OE -----
EX. SANITARY SEWER	----- SS -----
EX. PETROLEUM	----- UP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



Show and label HGLs

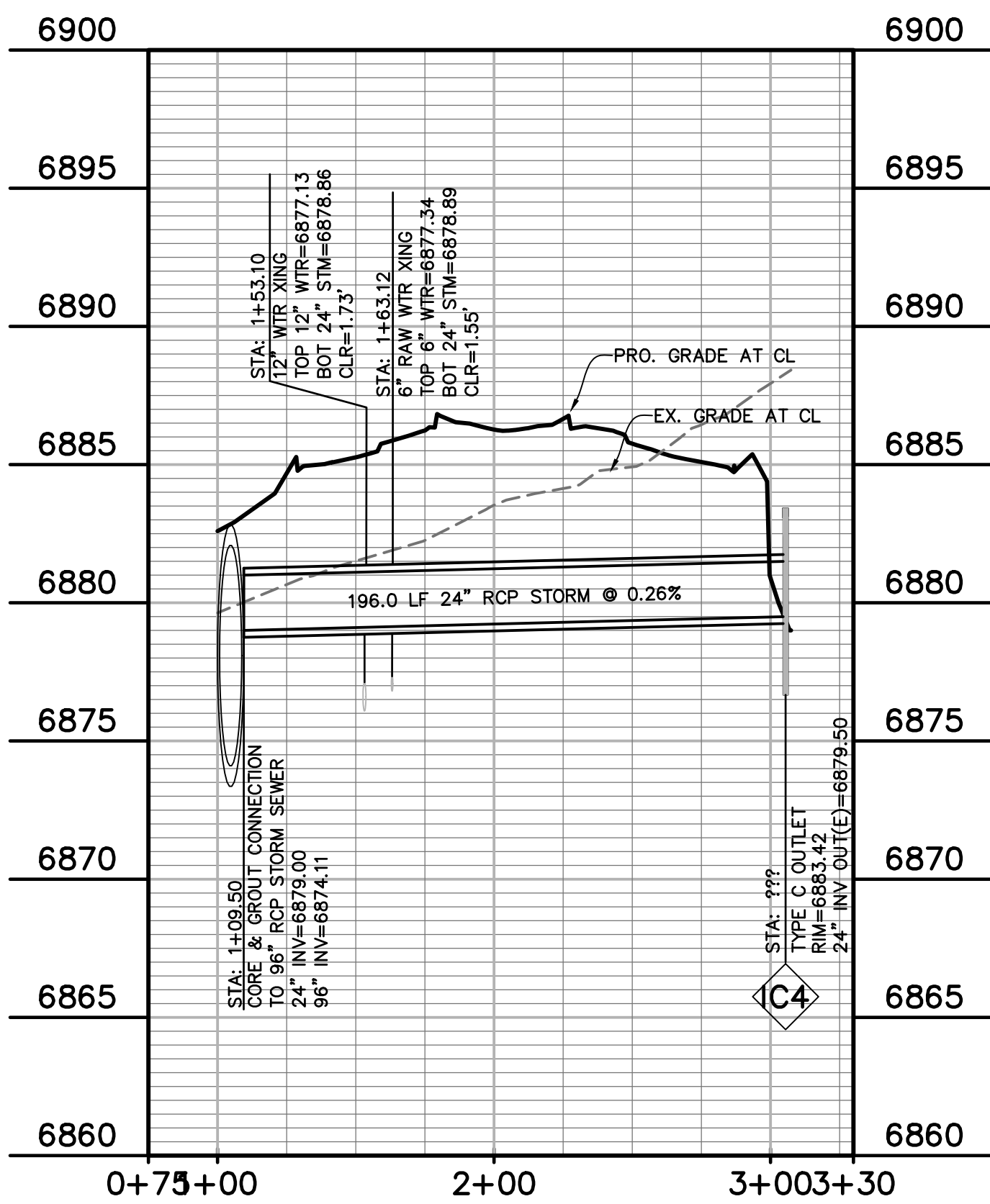


POND #3 INFLOW AND OUTFLOW

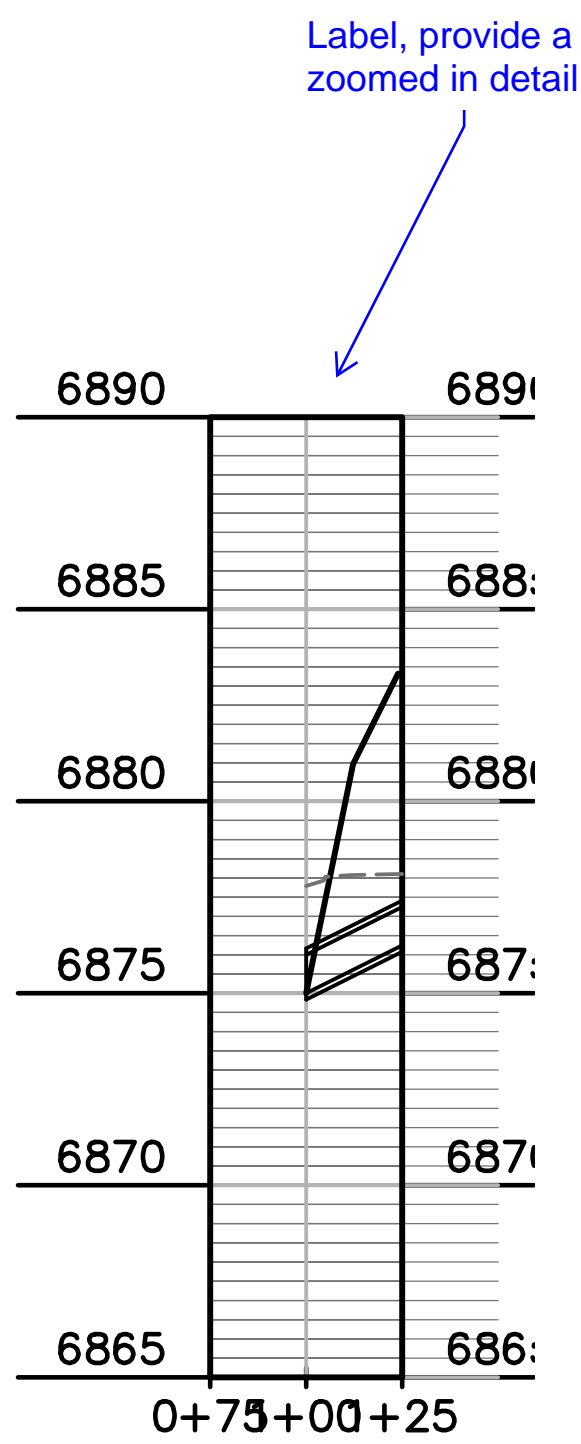


STUB TO LOT 11

label all as public or private



POND #3 OUTFALL TO 96"



CULVERT AT ACCESS OFF E. WOODMEN RD

PREPARED BY:

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CLIENT:

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

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

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

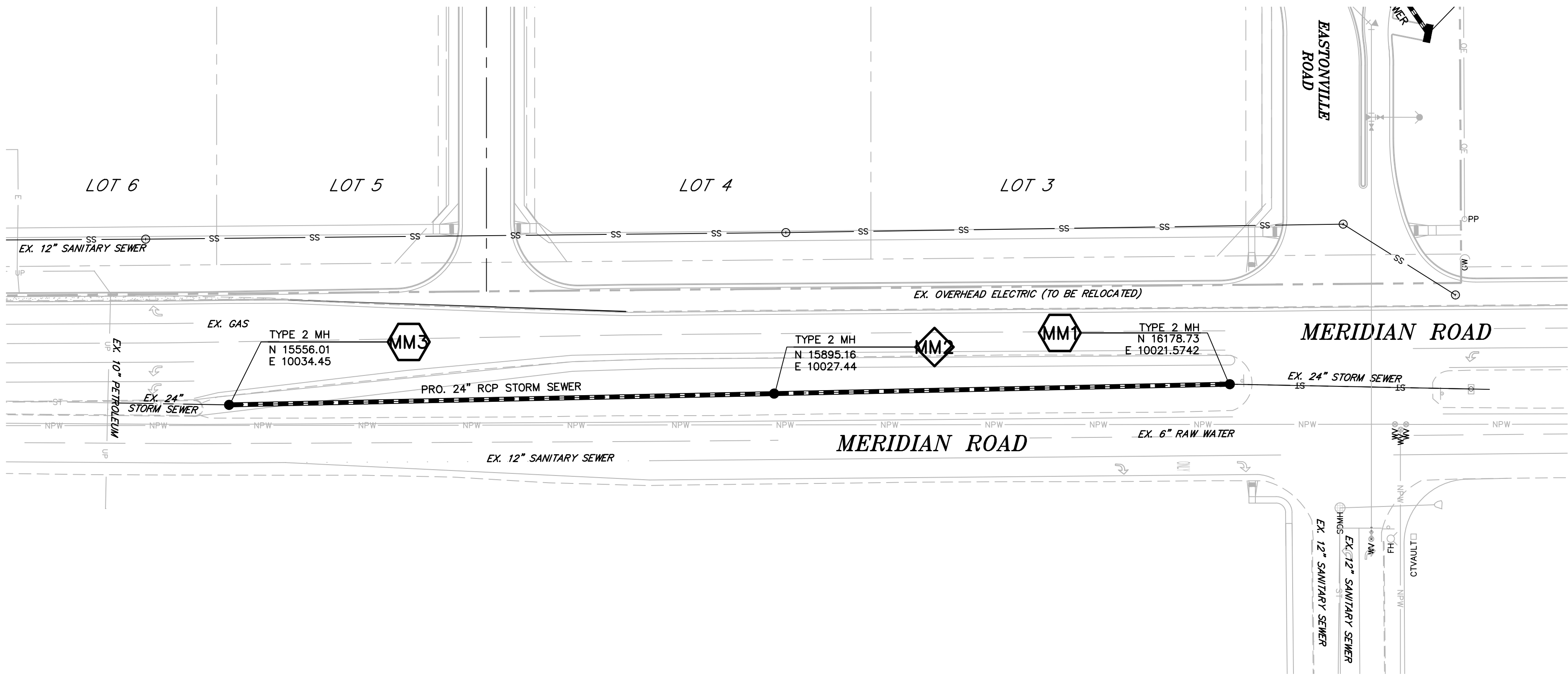
PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.

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

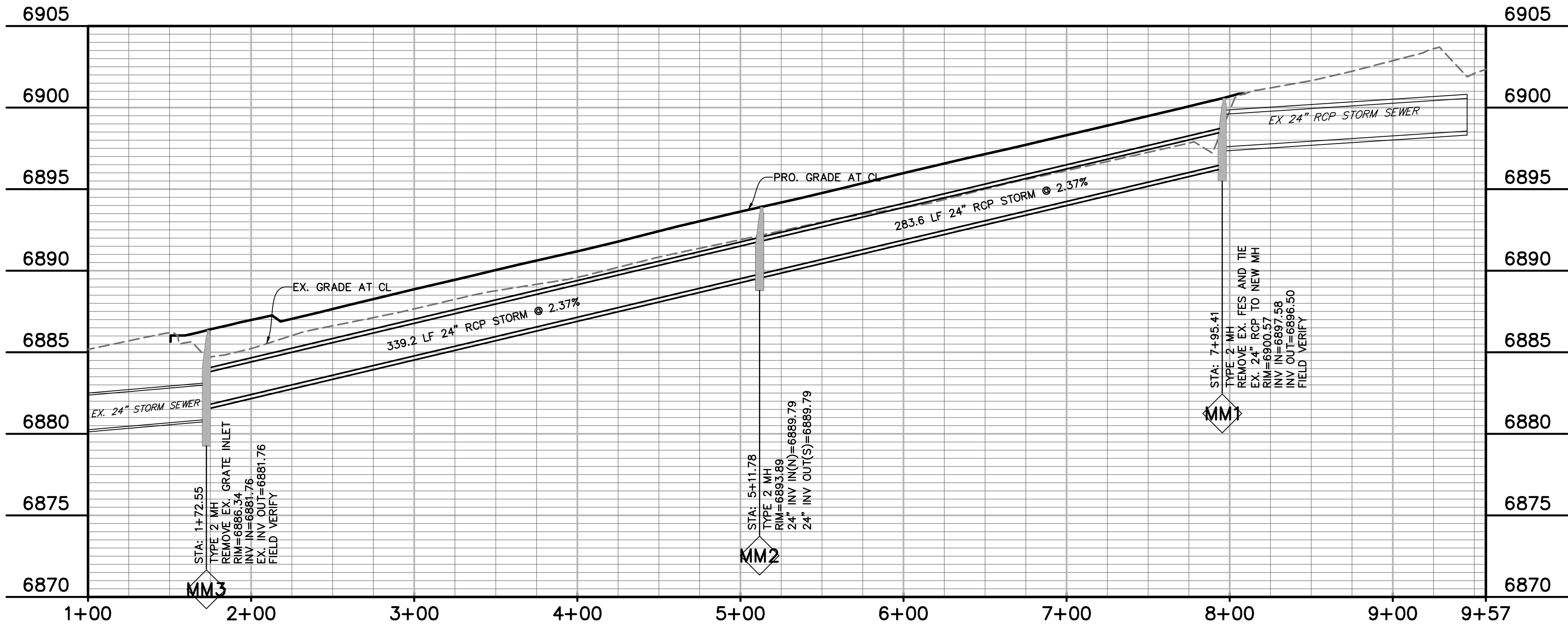
**STORM SEWER
PLAN &
PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

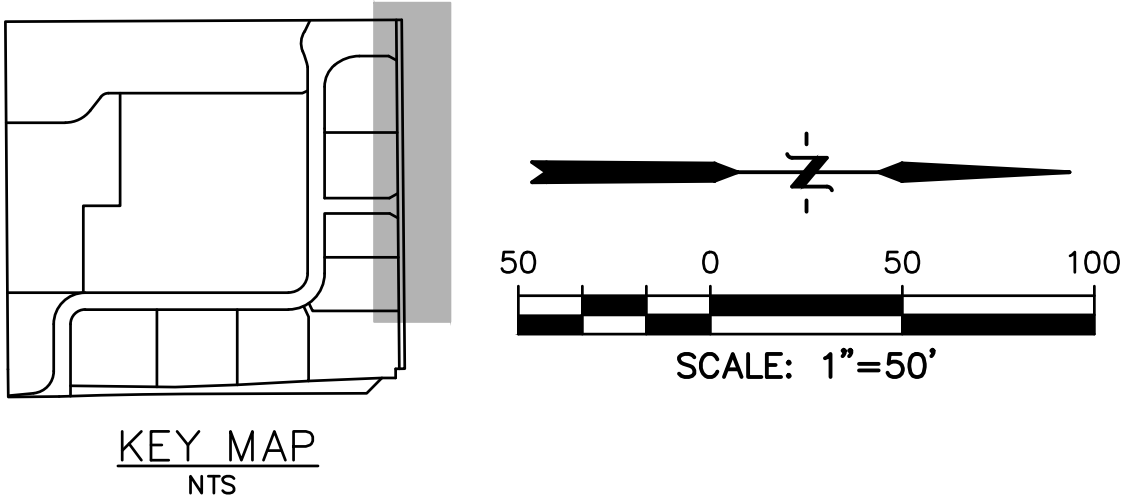
C7.13
SHEET: 34 OF 39



Show and label HGLs



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



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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

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

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

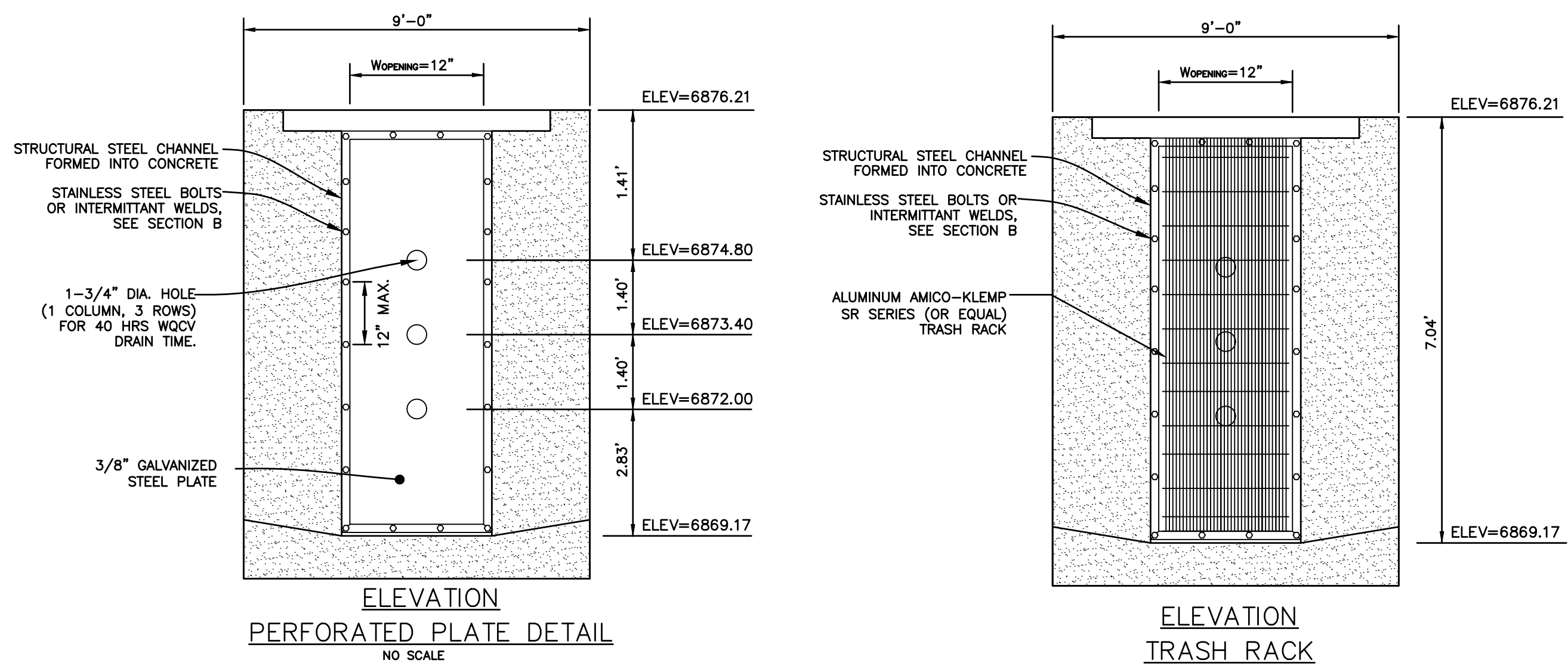
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

STORM SEWER
PLAN &
PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.14

SHEET: 35 OF 39

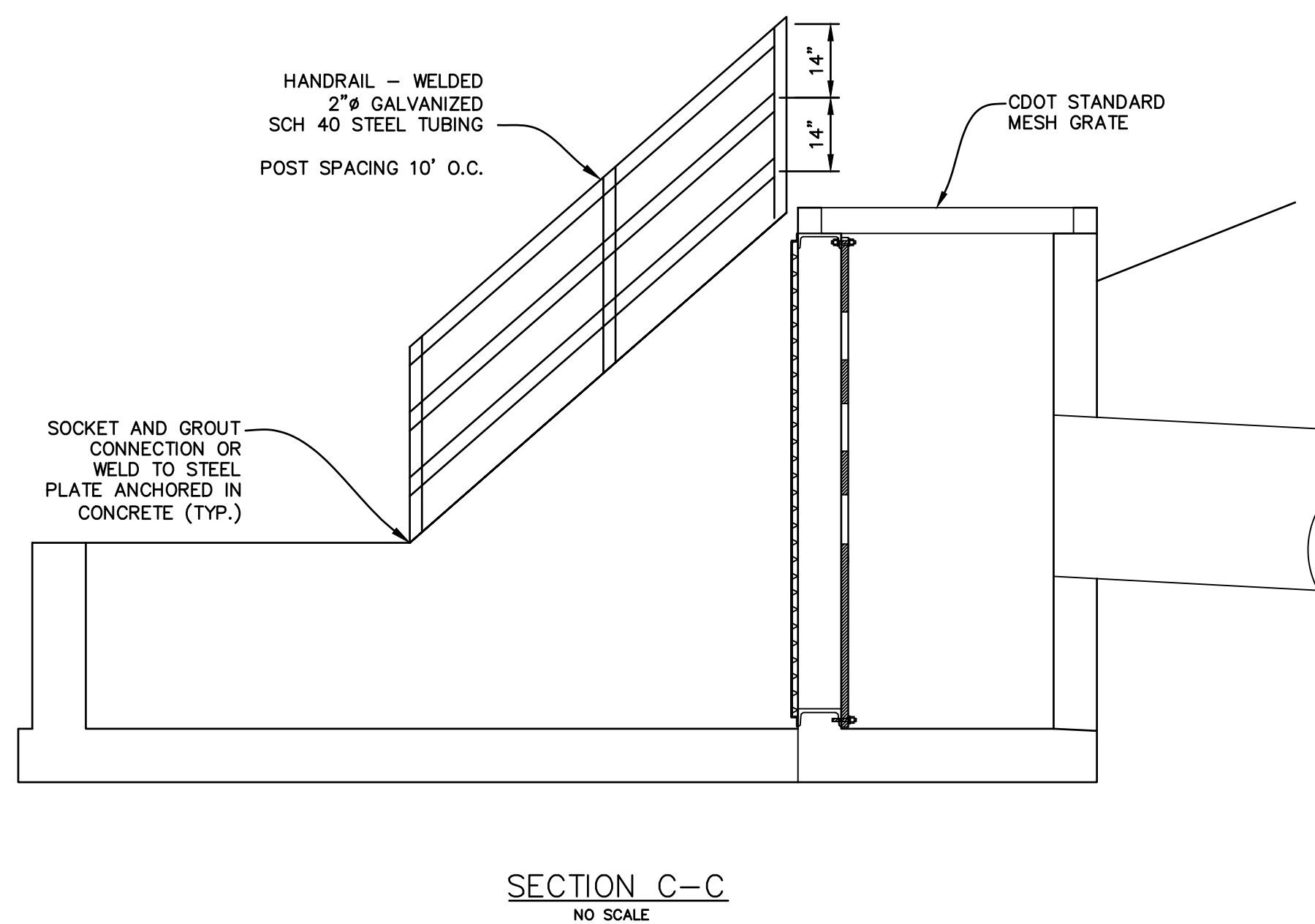
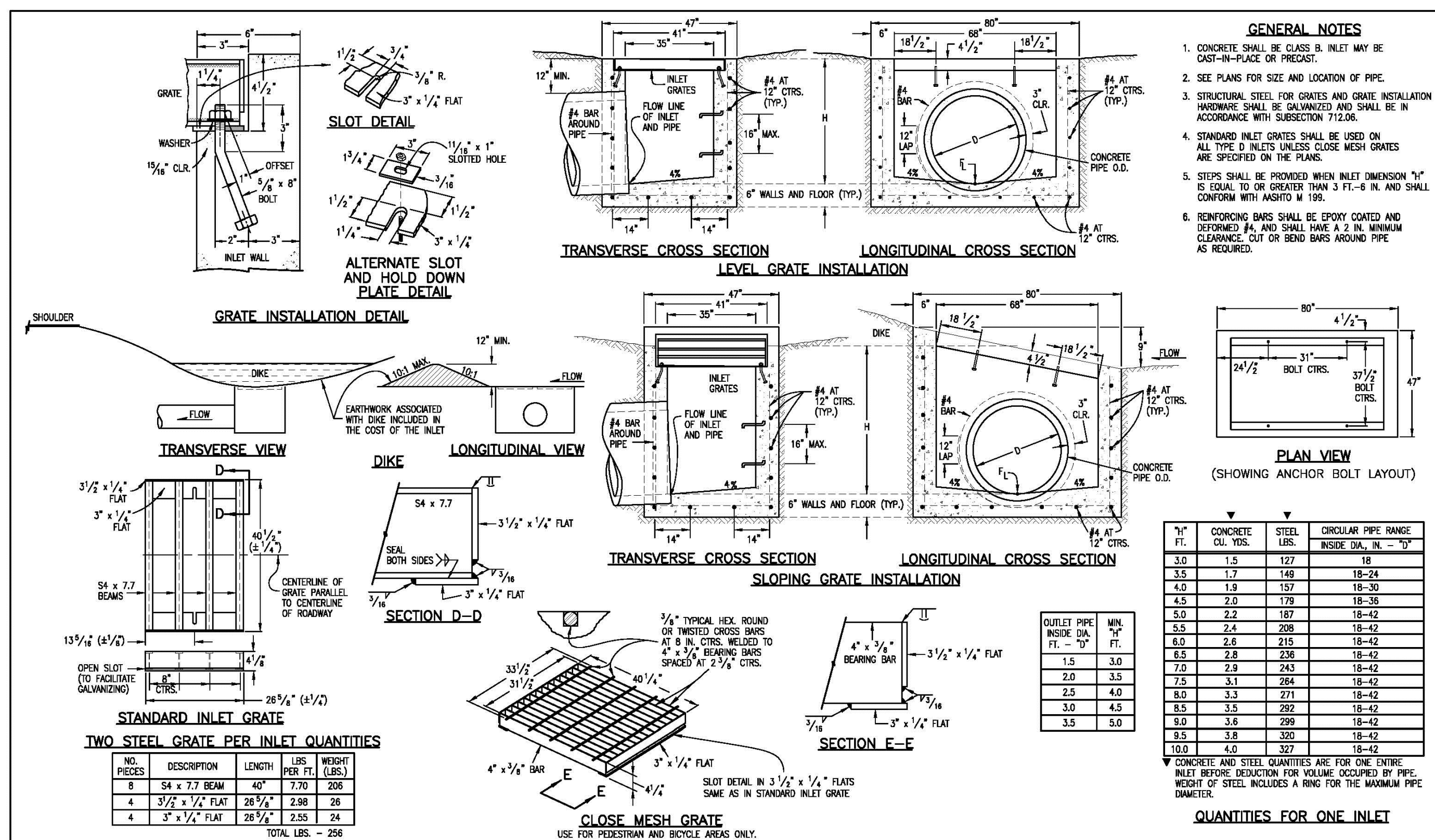
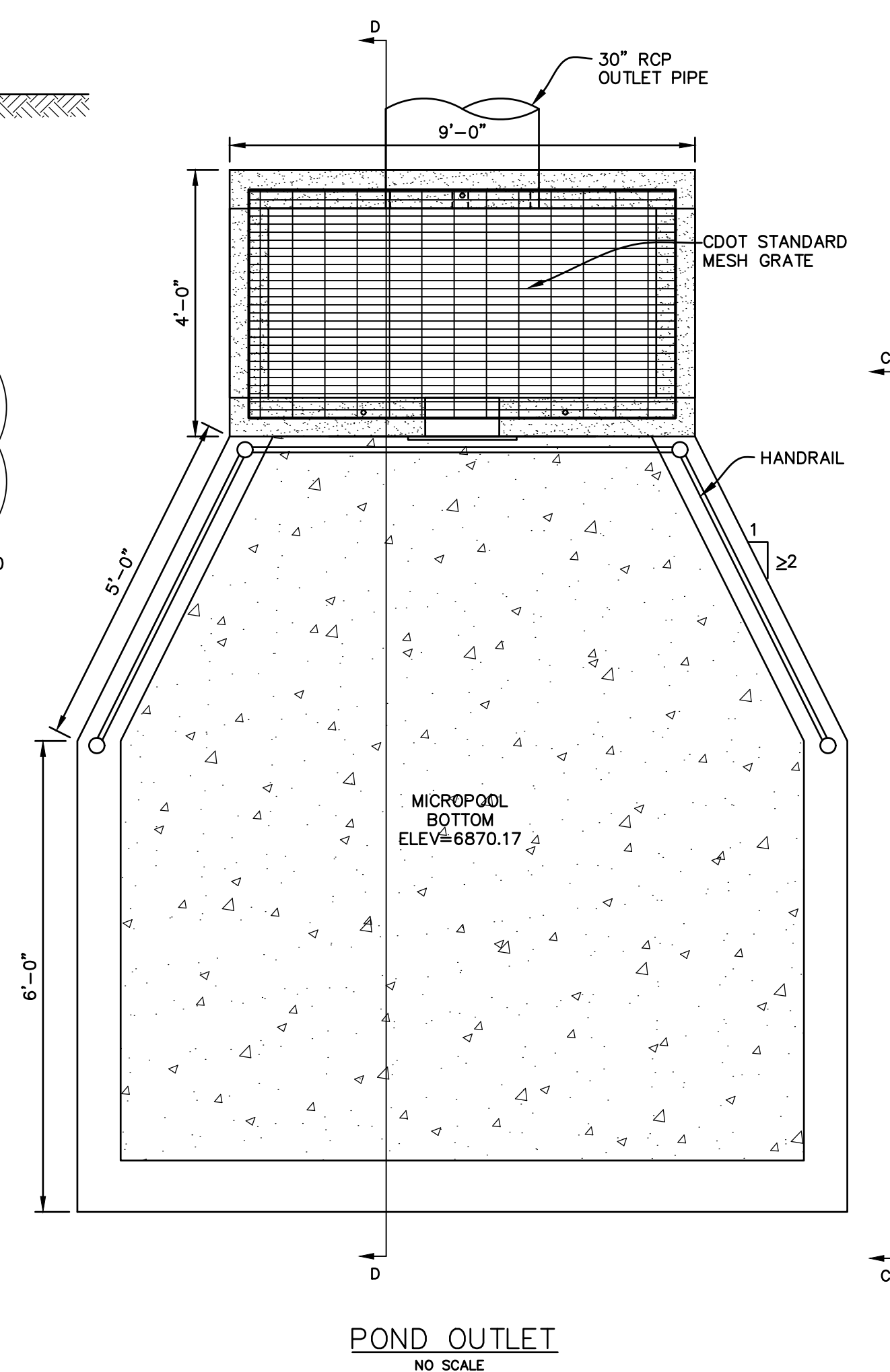
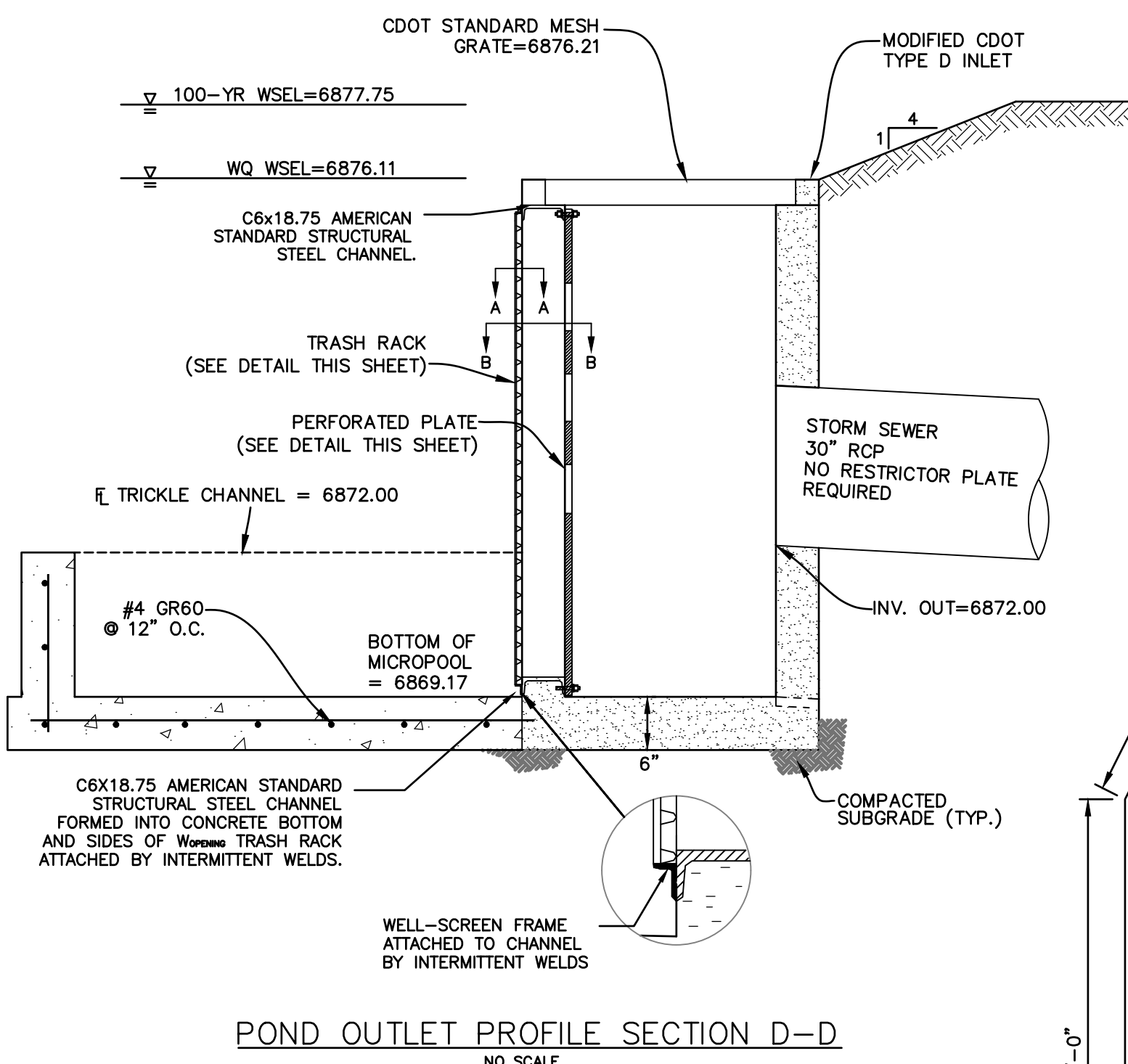
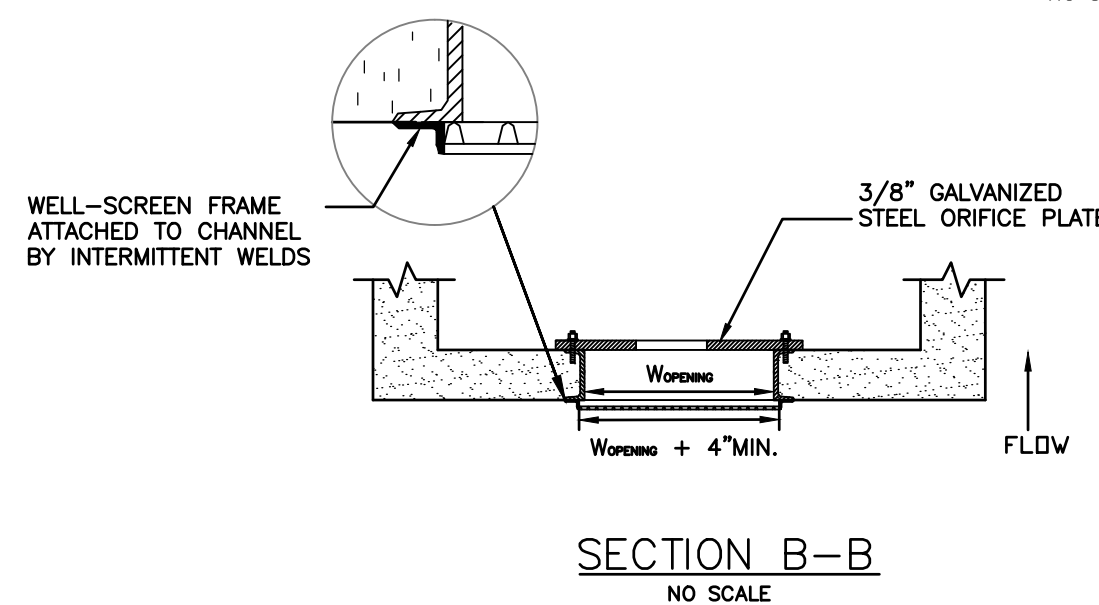
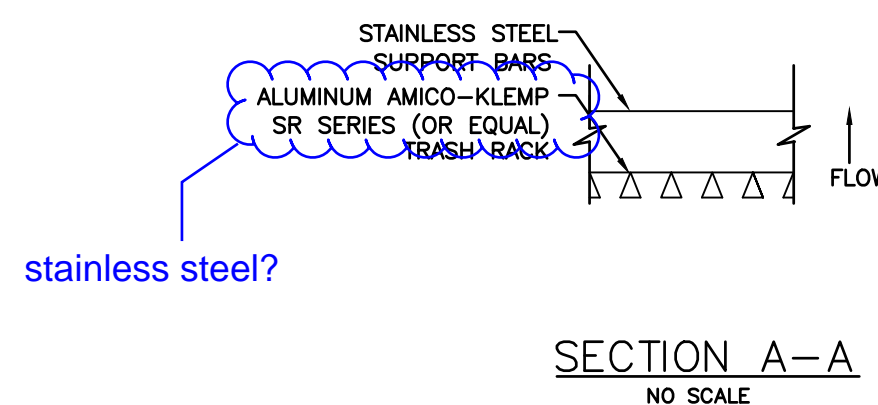


PERFORATED PLATE NOTES:

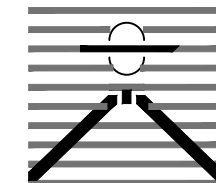
1. PROVIDE GASKET MATERIAL OR GROUT BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE @ 12" MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
3. ALL METAL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.

GENERAL NOTES:

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



PREPARED BY:



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(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE FALCON, COLORADO

ISSUE

90% SUBMITTAL 5-6-19

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 DETAILS

PROJECT NO. 20988-00CSCV

DRAWING NO.

C7.16

SHEET: 37 OF 39

PREPARED BY:



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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

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

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

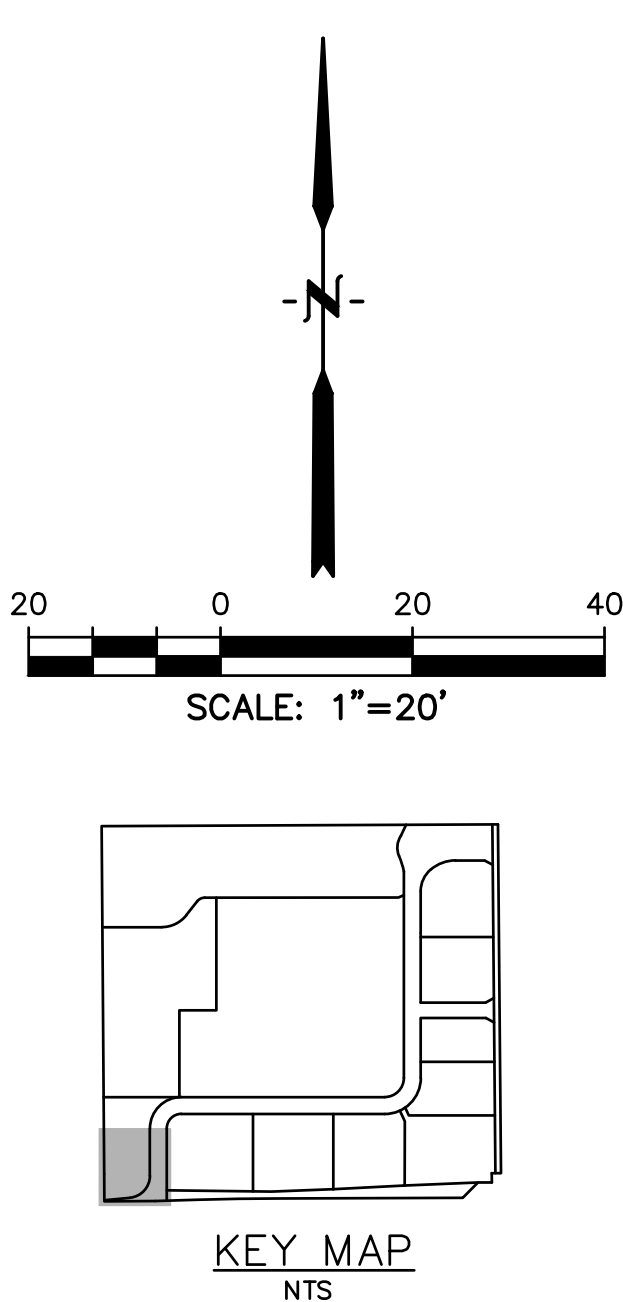
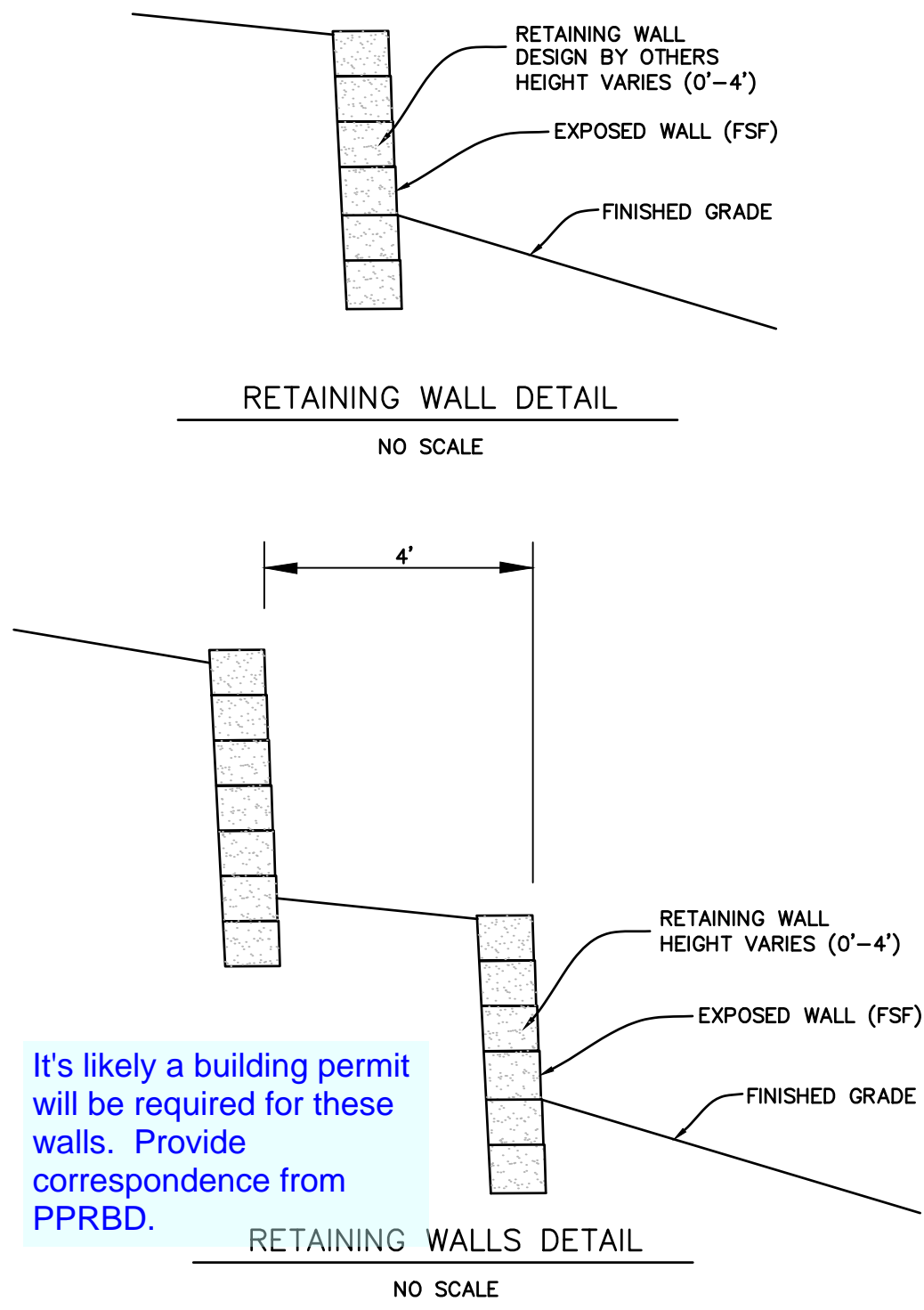
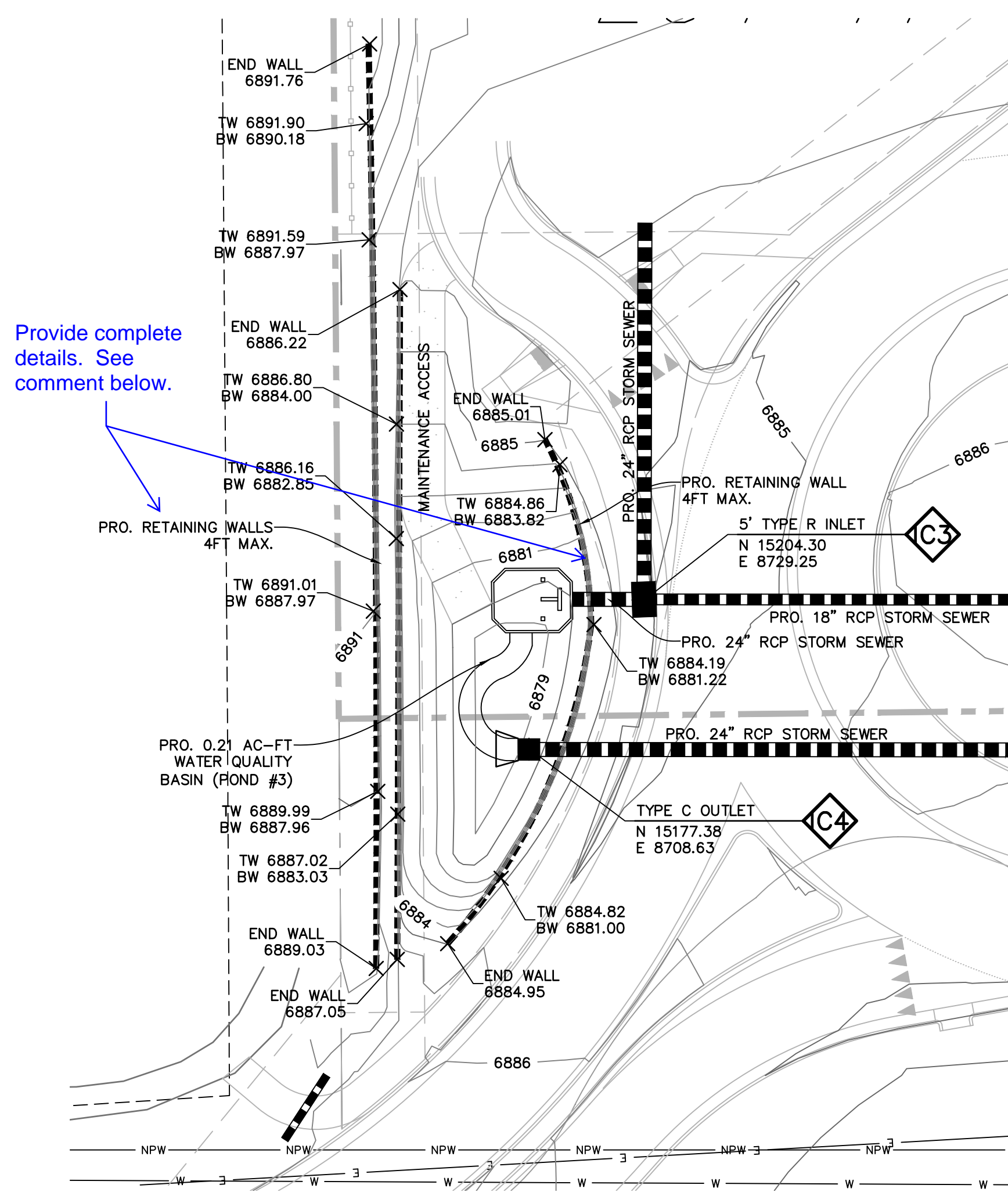
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

POND #3
& DETAILS

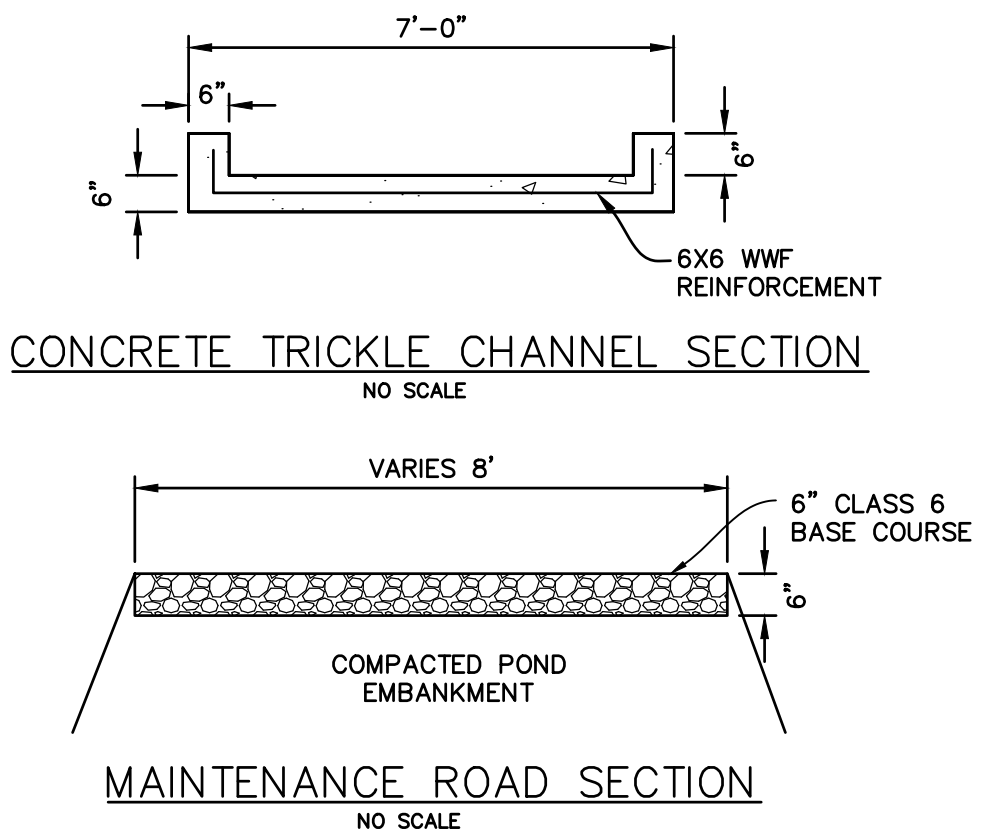
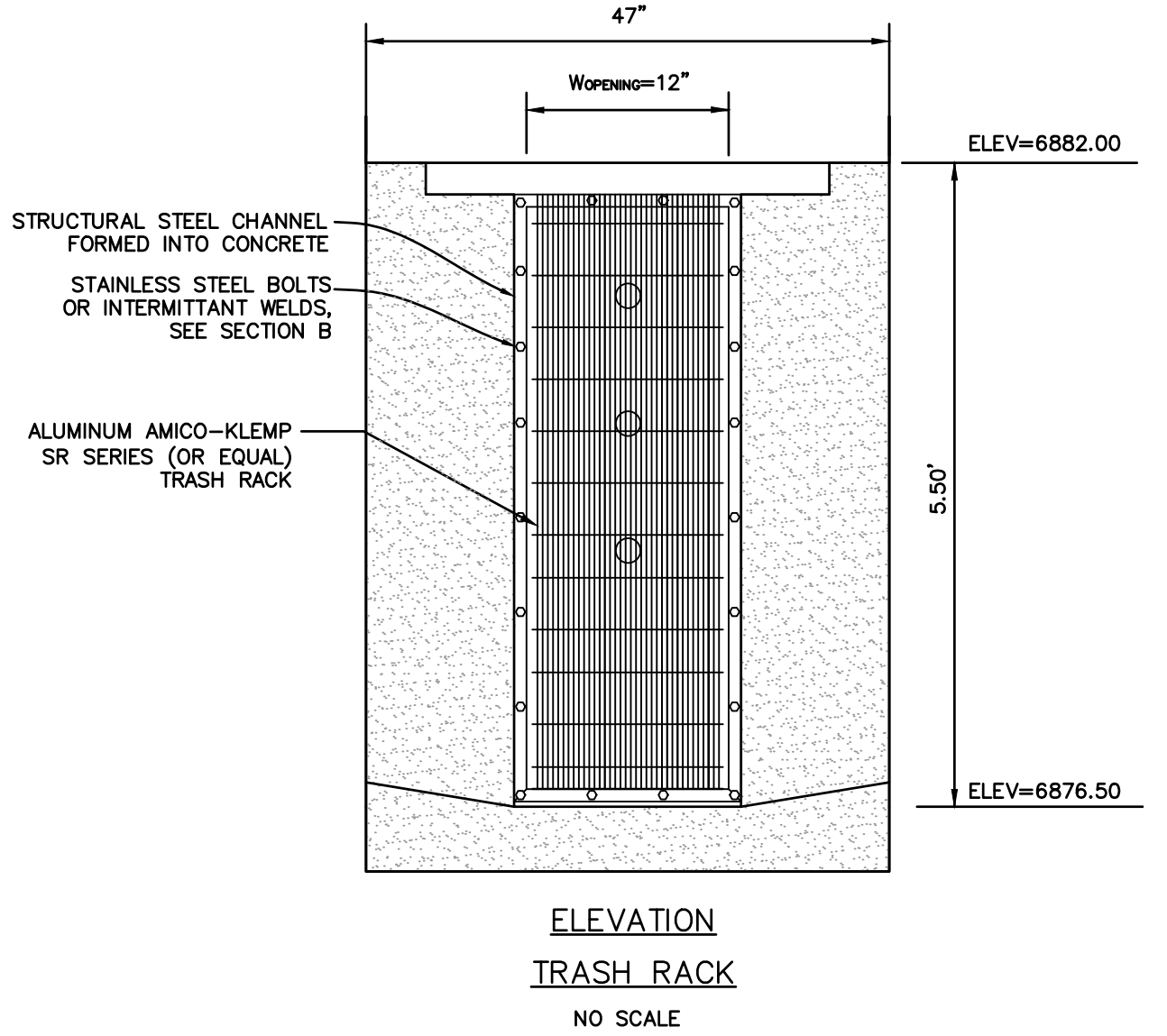
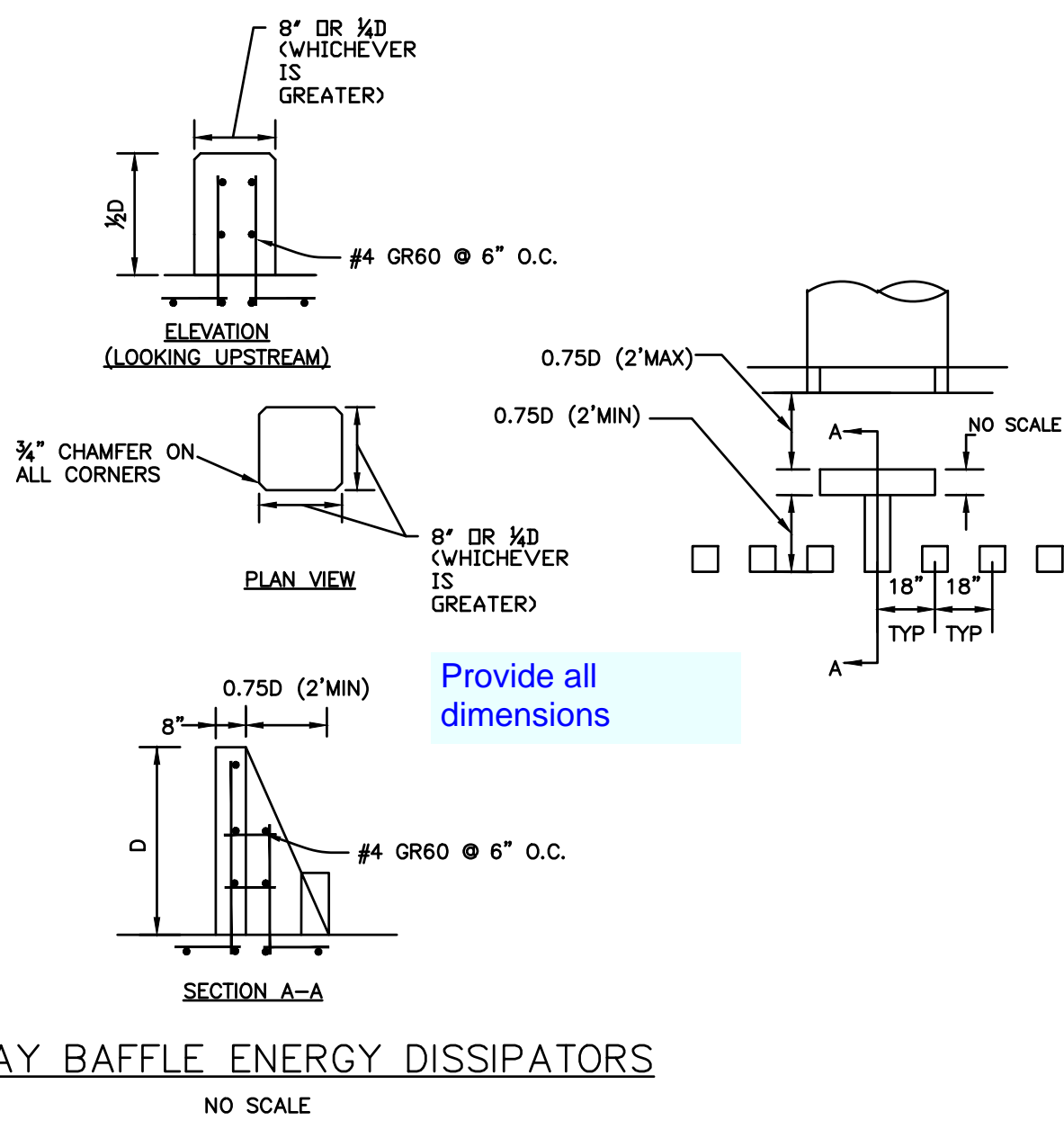
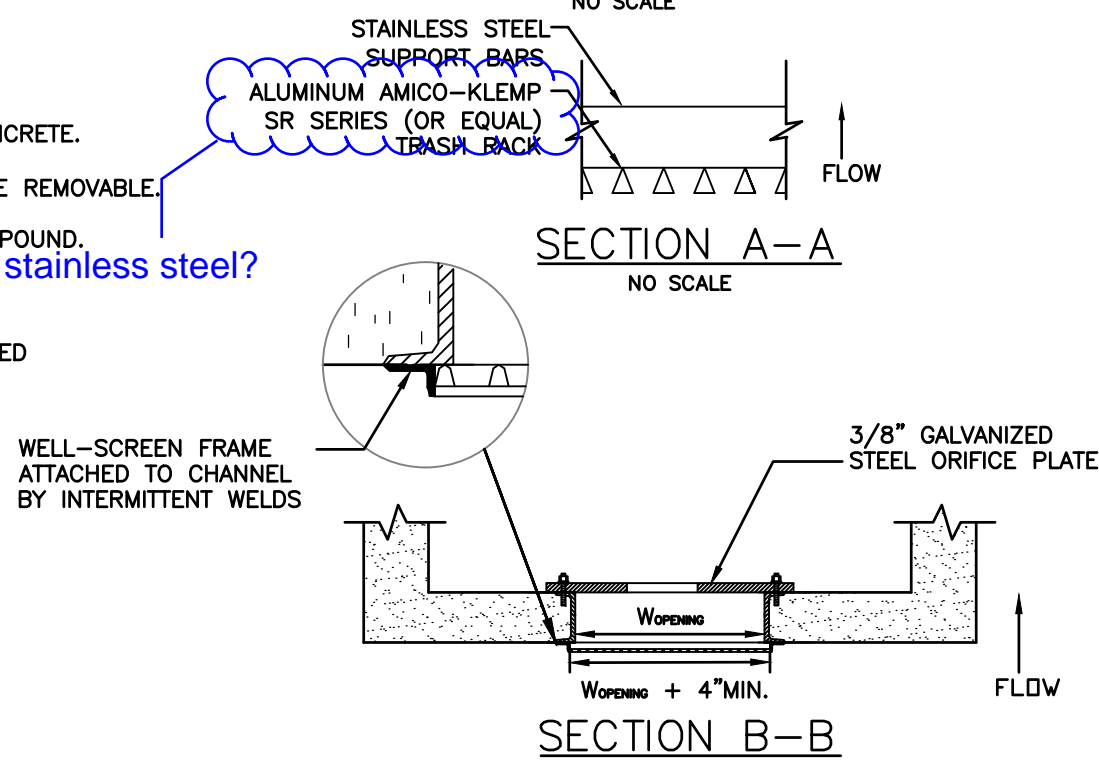
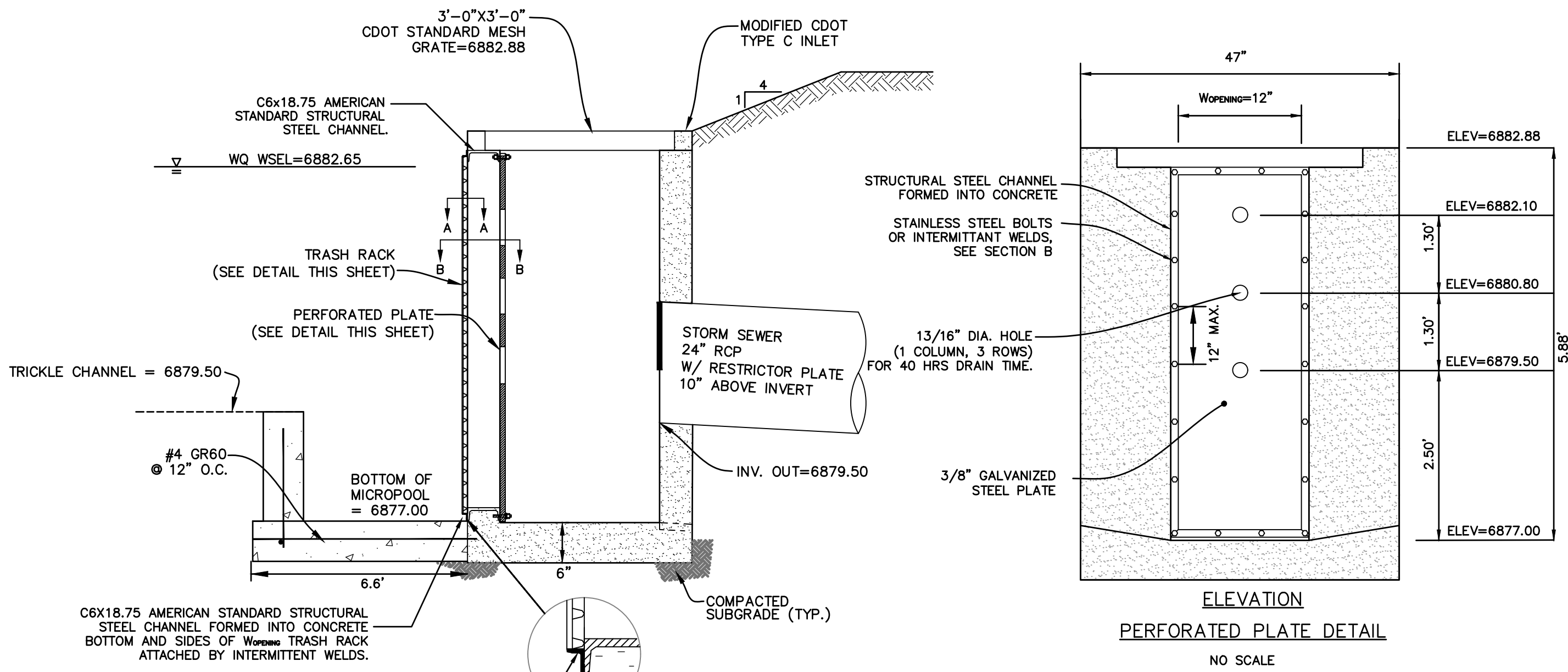
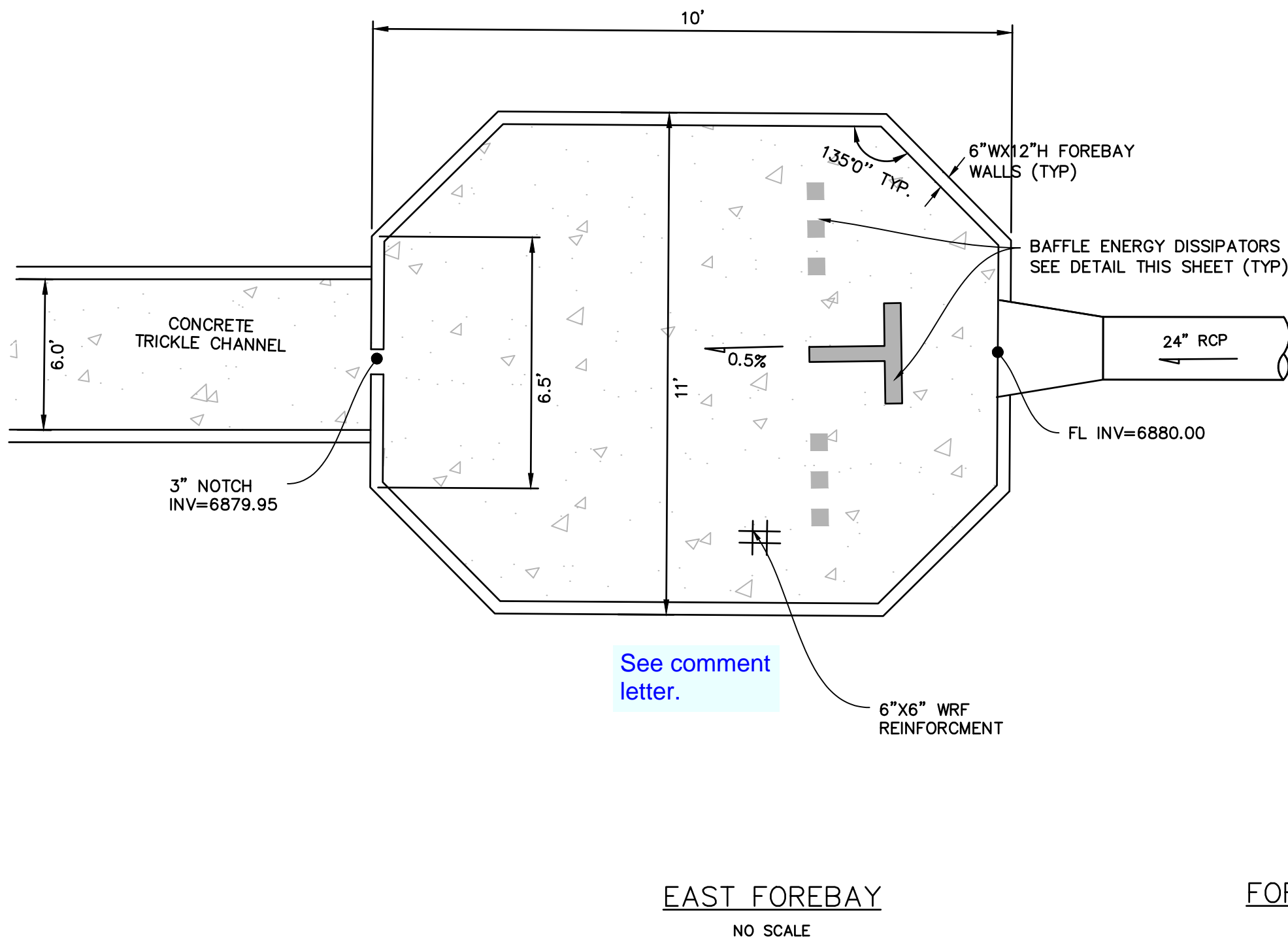
PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.17

SHEET: 38 OF 39



- 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:
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CONSTRUCTION DRAWINGS FOR
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MARKETPLACE
FALCON, COLORADO

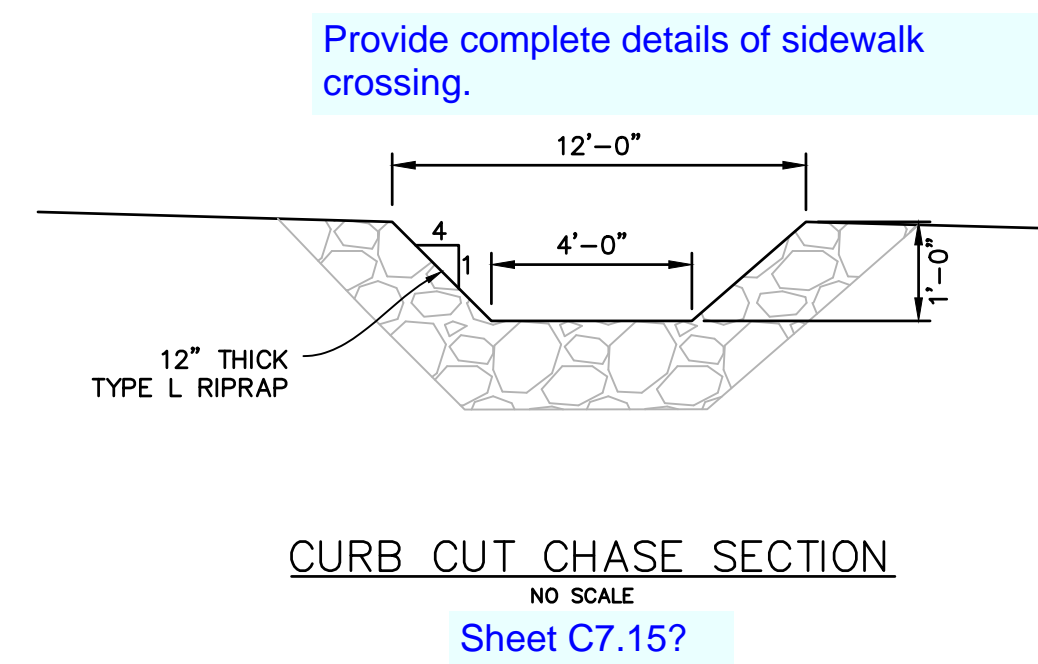
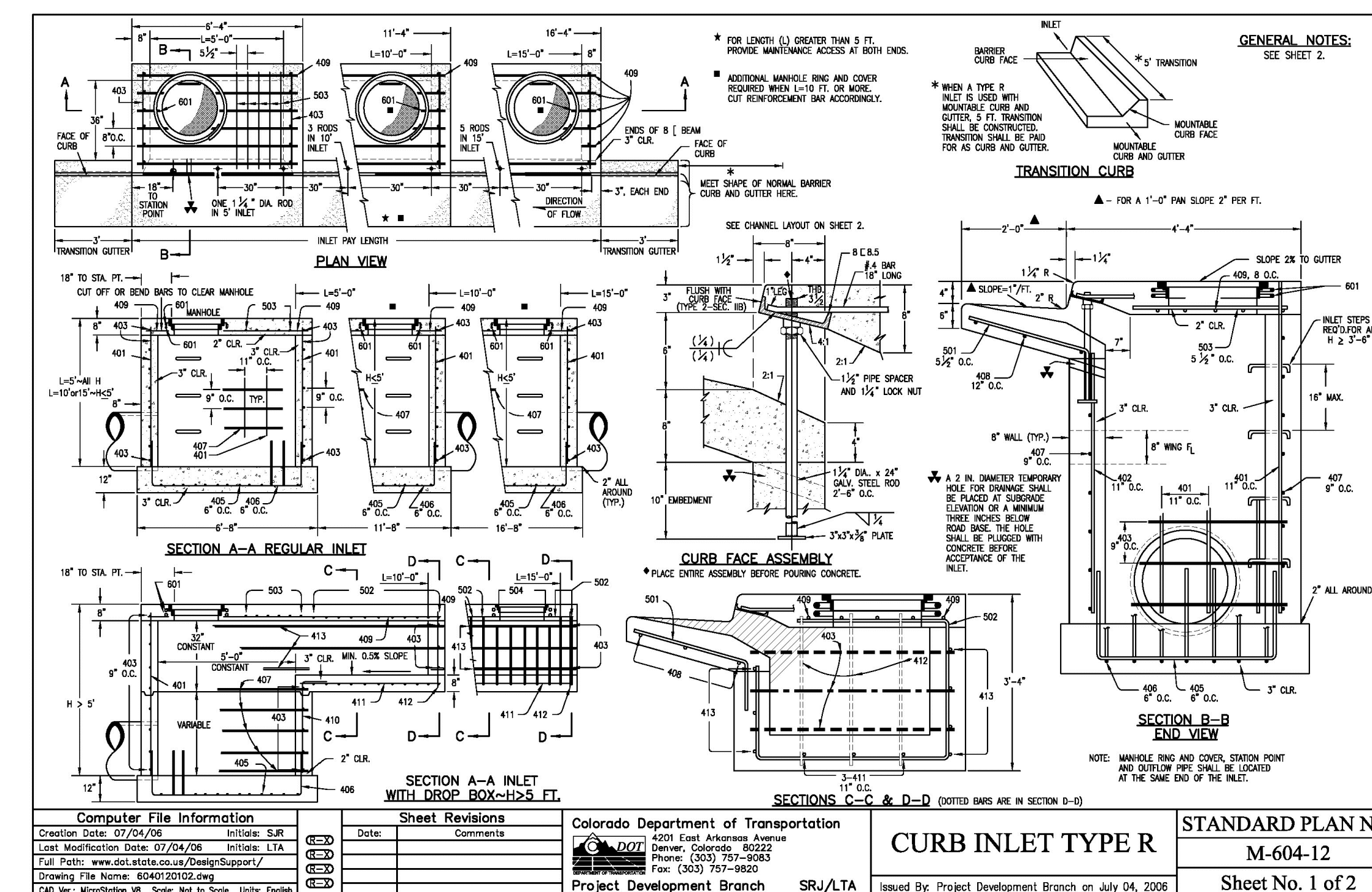
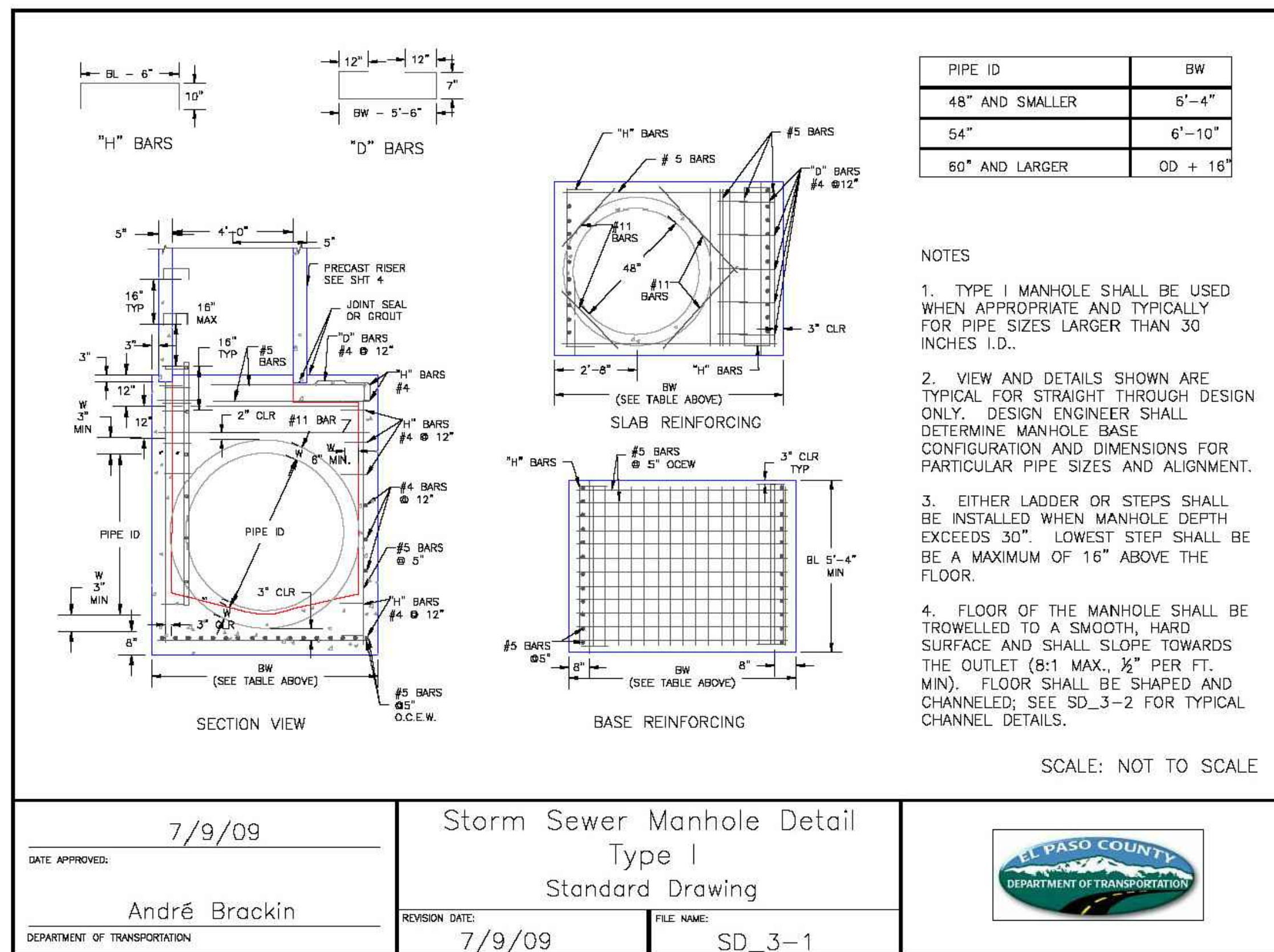
ISSUE	DATE
90% SUBMITTAL	5-6-19
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.18

SHEET: 39 OF 39

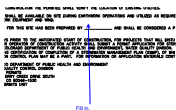


ENG-SF19001-R2-CDs.pdf Markup Summary

2 (3)



Subject: Snapshot
Page Index: 2
Date: 6/6/2019 2:36:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [2] 2 C1.11



Subject: Callout
Page Index: 2
Date: 6/6/2019 2:36:34 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [2] 2 C1.11

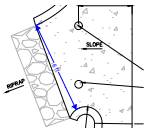
Fill in.

Provide typical road cross sections?

Subject: Text Box
Page Index: 2
Date: 6/9/2019 12:52:12 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [2] 2 C1.11

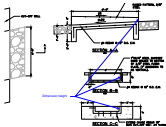
Provide typical road cross sections?

4 (3)



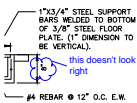
Subject: Dimension
Page Index: 4
Date: 6/6/2019 2:44:29 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] 4 C1.13

6 ft



Subject: Callout
Page Index: 4
Date: 6/6/2019 2:48:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] 4 C1.13

Dimension height



Subject: Cloud+
Page Index: 4
Date: 6/6/2019 2:49:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] 4 C1.13

this doesn't look right



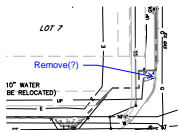
Subject: Callout
Page Index: 5
Date: 6/10/2019 11:06:13 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [5] 5 C1.14

remove curb and gutter



Subject: Cloud+
Page Index: 5
Date: 6/10/2019 12:36:29 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [5] 5 C1.14

Show where this is being relocated to on the other sheets.



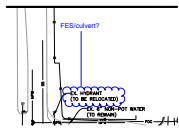
Subject: Callout
Page Index: 5
Date: 6/6/2019 2:54:35 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [5] 5 C1.14

Remove(?)

Meridian south of Woodmen - island?

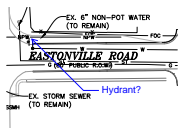
Subject: Text Box
Page Index: 5
Date: 6/6/2019 2:57:34 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [5] 5 C1.14

Meridian south of Woodmen - island?



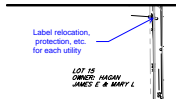
Subject: Cloud+
Page Index: 5
Date: 6/9/2019 10:02:55 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [5] 5 C1.14

FES/culvert?



Subject: Callout
Page Index: 5
Date: 6/9/2019 10:03:00 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [5] 5 C1.14

Hydrant?



Subject: Callout
Page Index: 5
Date: 6/9/2019 9:59:18 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [5] 5 C1.14

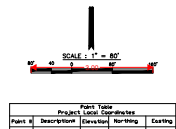
Label relocation, protection, etc. for each utility

6 (7)



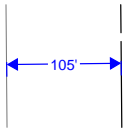
Subject: Callout
Page Index: 6
Date: 6/6/2019 3:00:28 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [6] 6 C1.15

and access



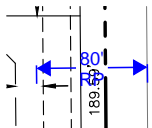
Subject: Length Measurement
Page Index: 6
Date: 6/6/2019 3:01:20 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [6] 6 C1.15

3.00



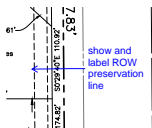
Subject: Dimension
Page Index: 6
Date: 6/6/2019 3:52:27 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [6] 6 C1.15

105'



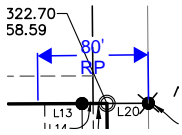
Subject: Dimension
Page Index: 6
Date: 6/6/2019 3:55:01 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [6] 6 C1.15


80'
RP



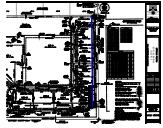
Subject: Callout
Page Index: 6
Date: 6/6/2019 3:55:48 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [6] 6 C1.15


show and label ROW preservation line



Subject: Dimension
Page Index: 6
Date: 6/6/2019 3:58:12 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [6] 6 C1.15


80'
RP



Subject: Line
Page Index: 6
Date: 6/6/2019 3:59:03 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [6] 6 C1.15


7 (16)



Subject: Cloud+
Page Index: 7
Date: 6/9/2019 10:09:59 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [7] 7 C2.10

include this area


Note: All of these redlines except two are unresolved from the previous submittal.

Subject: Text Box
Page Index: 7
Date: 6/9/2019 10:10:09 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [7] 7 C2.10

Note: All of these redlines except two are unresolved from the previous submittal.

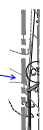
Use same symbol as detail sheet, add to legend; adjust location of this one




Subject: Callout
Page Index: 7
Date: 6/9/2019 10:25:45 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [7] 7 C2.10

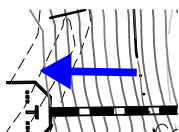
Use same symbol as detail sheet, add to legend; adjust location of this one

Existing driveway to be (removed, protected?)

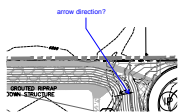


Subject: Callout
Page Index: 7
Date: 6/9/2019 9:52:00 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [7] 7 C2.10

Existing driveway to be (removed, protected?)

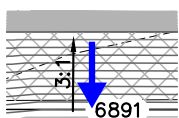


Subject: Arrow
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10

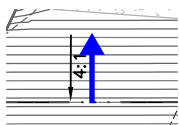


Subject: Callout
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10

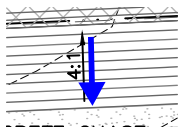
arrow direction?



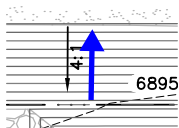
Subject: Arrow
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10



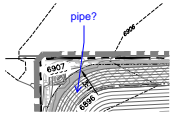
Subject: Arrow
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10



Subject: Arrow
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10

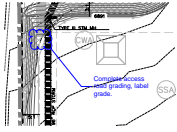


Subject: Arrow
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10



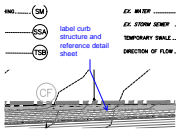
Subject: Callout
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10

pipe?



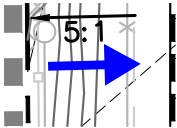
Subject: Cloud+
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10

Complete access road grading, label grade.



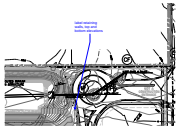
Subject: Callout
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10

label curb structure and reference detail sheet



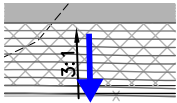
Subject: Arrow
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10

label curb structure and reference detail sheet



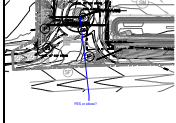
Subject: Callout
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10

label retaining walls, top and bottom elevations



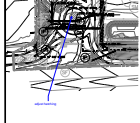
Subject: Arrow
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10

label retaining walls, top and bottom elevations



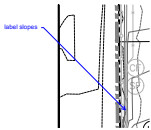
Subject: Callout
Page Index: 8
Date: 6/9/2019 10:17:40 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] 8 C2.11

FES or elbow?



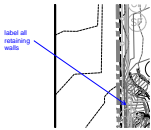
Subject: Callout
Page Index: 8
Date: 6/9/2019 10:18:10 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] 8 C2.11

adjust hatching



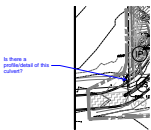
Subject: Callout
Page Index: 8
Date: 6/9/2019 10:19:00 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] 8 C2.11

label slopes



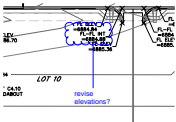
Subject: Callout
Page Index: 8
Date: 6/9/2019 10:19:16 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] 8 C2.11

label all retaining walls



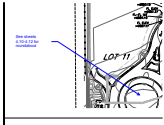
Subject: Callout
Page Index: 8
Date: 6/9/2019 10:19:39 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] 8 C2.11

Is there a profile/detail of this culvert?



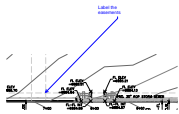
Subject: Cloud+
Page Index: 10
Date: 6/9/2019 10:38:36 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [10] 10 C3.10

revise elevations?



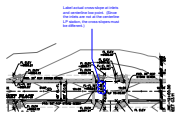
Subject: Callout
Page Index: 10
Date: 6/9/2019 12:43:58 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [10] 10 C3.10

See sheets 4.10-4.12 for roundabout



Subject: Callout
Page Index: 10
Date: 6/9/2019 12:45:57 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [10] 10 C3.10

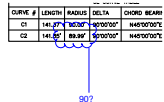
Label the easements



Subject: Cloud+
Page Index: 10
Date: 6/9/2019 12:49:23 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [10] 10 C3.10

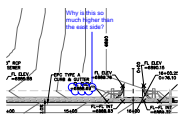
Label actual cross-slope at inlets and centerline low point. (Since the inlets are not at the centerline LP station, the cross-slopes must be different.)

11 (3)



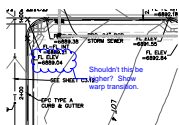
Subject: Cloud+
Page Index: 11
Date: 6/9/2019 1:09:16 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [11] 11 C3.11

90?



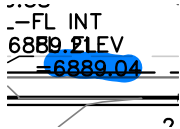
Subject: Cloud+
Page Index: 11
Date: 6/9/2019 12:55:10 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [11] 11 C3.11


Why is this so much higher than the east side?

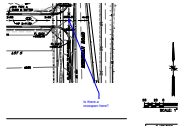



Subject: Cloud+
Page Index: 11
Date: 6/9/2019 12:57:23 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [11] 11 C3.11

Shouldn't this be higher? Show warp transition.

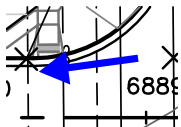



Subject: Highlight
Page Index: 12
Date: 6/9/2019 1:00:22 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [12] 12 C3.12



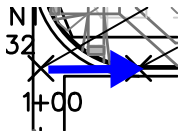
Subject: Callout
Page Index: 12
Date: 6/9/2019 1:01:51 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [12] 12 C3.12


Is there a crossspan here?



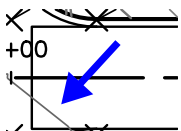
Subject: Arrow
Page Index: 12
Date: 6/9/2019 1:02:33 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [12] 12 C3.12


?

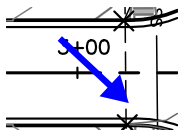



Subject: Arrow
Page Index: 12
Date: 6/9/2019 1:03:04 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [12] 12 C3.12

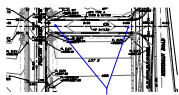
?




Subject: Arrow
Page Index: 12
Date: 6/9/2019 1:03:24 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [12] 12 C3.12

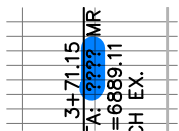



Subject: Arrow
Page Index: 12
Date: 6/9/2019 1:03:41 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [12] 12 C3.12



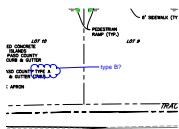
Subject: Callout
Page Index: 12
Date: 6/9/2019 1:04:27 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [12] 12 C3.12


Show warp transition on both ends or delete crown?



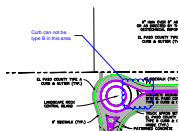
Subject: Highlight
Page Index: 12
Date: 6/9/2019 12:59:53 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [12] 12 C3.12


13 (9)



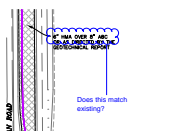
Subject: Cloud+
Page Index: 13
Date: 6/9/2019 1:13:03 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [13] 13 C3.13


type B?



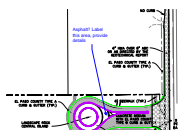
Subject: Cloud+
Page Index: 13
Date: 6/9/2019 1:13:03 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [13] 13 C3.13


Curb can not be type B in this area



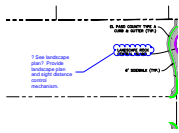
Subject: Cloud+
Page Index: 13
Date: 6/9/2019 1:13:03 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [13] 13 C3.13

Does this match existing?



Subject: Callout
Page Index: 13
Date: 6/9/2019 1:13:29 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [13] 13 C3.13

Asphalt? Label this area, provide details



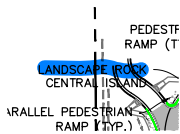
Subject: Cloud+
Page Index: 13
Date: 6/9/2019 1:14:11 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

? See landscape plan? Provide landscape plan and sight distance control mechanism.

Note: Most of these redlines are unresolved from the previous submittal.

Subject: Text Box
Page Index: 13
Date: 6/9/2019 1:15:01 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

Note: Most of these redlines are unresolved from the previous submittal.



Subject: Highlight
Page Index: 13
Date: 6/9/2019 1:15:39 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

SIDEWALK
ASPHALT PAVEMENT
ON-SITE SECTION 6" HMA ON 6" A/E
OR AS DIRECTED BY GEOTECHNICAL
add: approved by EPC
ASPHALT PAVEMENT
OFF-SITE SECTION 6" HMA ON 6" A
OR AS DIRECTED BY GEOTECHNICAL

Subject: Text Box
Page Index: 13
Date: 6/9/2019 10:40:42 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

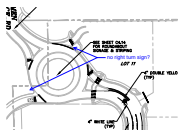
add: approved by EPC

OR AS DIRECTED BY GEOTECHNICAL
ASPHALT PAVEMENT
OFF-SITE SECTION 6" HMA ON 6" A/E
OR AS DIRECTED BY GEOTECHNICAL
add: approved by EPC

Subject: Text Box
Page Index: 13
Date: 6/9/2019 10:40:45 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

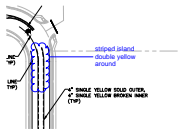
add: approved by EPC


14 (18)



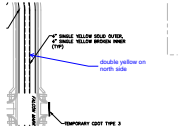
Subject: Callout
Page Index: 14
Date: 6/9/2019 1:16:55 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14


no right turn sign?



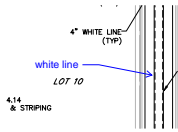
Subject: Cloud+
Page Index: 14
Date: 6/9/2019 1:18:18 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14


striped island double yellow around



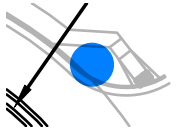
Subject: Callout
Page Index: 14
Date: 6/9/2019 1:18:28 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14


double yellow on north side

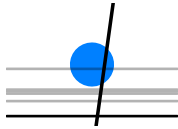



Subject: Callout
Page Index: 14
Date: 6/9/2019 1:18:54 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14

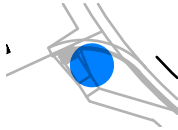
white line




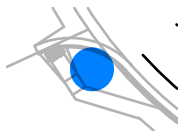
Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:02:14 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14




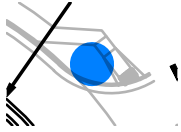
Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:02:41 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14




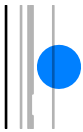
Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:02:46 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14




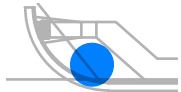
Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:02:57 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14




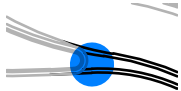
Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:03:02 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14




Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:03:12 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14




Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:03:53 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14




Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:04:12 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14



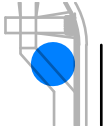
Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:05:06 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14


Additional signage
required?

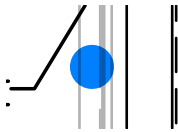
YELLOW SOLID


Subject: Text Box
Page Index: 14
Date: 6/9/2019 11:05:24 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14

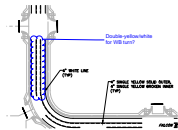
Additional signage required?




Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:05:47 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14




Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:06:47 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14



Subject: Cloud+
Page Index: 14
Date: 6/9/2019 11:09:36 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14

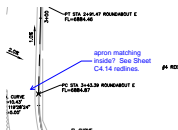
Double-yellow/white for WB turn?


show all left turn pavement
marking arrows

Subject: Text Box
Page Index: 14
Date: 6/9/2019 2:01:18 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14

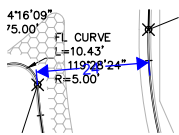
show all left turn pavement marking arrows

15 (5)



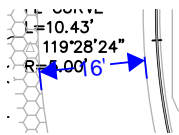
Subject: Callout
Page Index: 15
Date: 6/10/2019 12:22:39 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 C4.10

apron matching inside? See Sheet C4.14 redlines.



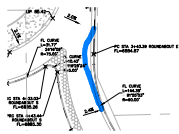
Subject: Dimension
Page Index: 15
Date: 6/9/2019 10:46:21 AM
Author: dsdrice
Color:
Layer:
Space:
Page Label: [15] 15 C4.10

24'

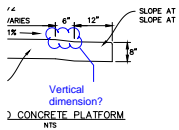


Subject: Dimension
Page Index: 15
Date: 6/9/2019 10:47:54 AM
Author: dsdrice
Color:
Layer:
Space:
Page Label: [15] 15 C4.10

16'



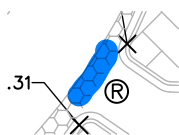
Subject: Highlight
Page Index: 15
Date: 6/9/2019 10:48:55 AM
Author: dsdrice
Color:
Layer:
Space:
Page Label: [15] 15 C4.10



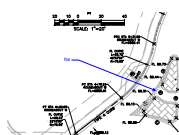
Subject: Cloud+
Page Index: 15
Date: 6/9/2019 2:04:10 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: [15] 15 C4.10

Vertical dimension?

16 (11)



Subject: Highlight
Page Index: 16
Date: 6/10/2019 12:19:28 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: [16] 16 C4.11




Subject: Callout
Page Index: 16
Date: 6/10/2019 12:19:42 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: [16] 16 C4.11

flat

C AREA INLET IC2 SEE DETAIL
TE ELEV=6885.40


LANDSCAPE ROCK
CENTRAL ISLAND

Subject: Highlight
Page Index: 16
Date: 6/9/2019 2:04:54 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.11

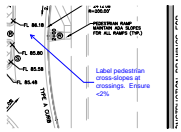
Reference plan
sheet


TYPE C AREA INLET IC2 SEE DETAIL
GRATE ELEV=6885.40

LANDSCAPE ROCK
CENTRAL ISLAND

Subject: Callout
Page Index: 16
Date: 6/9/2019 2:05:08 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.11


Reference plan sheet

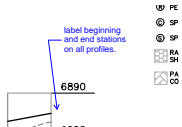



Subject: Callout
Page Index: 16
Date: 6/9/2019 2:06:43 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.11

Label pedestrian cross-slopes at crossings.
Ensure <2%

FL 6885
0.0%


Subject: Highlight
Page Index: 16
Date: 6/9/2019 2:07:28 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.11



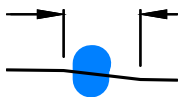
Subject: Callout
Page Index: 16
Date: 6/9/2019 2:09:13 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.11

label beginning and end stations on all profiles.

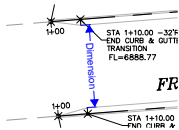



Subject: Cloud+
Page Index: 16
Date: 6/9/2019 2:09:31 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.11

adjust

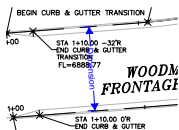



Subject: Highlight
Page Index: 16
Date: 6/9/2019 2:09:44 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.11



Subject: Dimension
Page Index: 16
Date: 6/9/2019 2:10:33 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.11

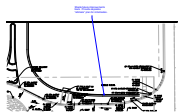
Dimension




Subject: Dimension
Page Index: 16
Date: 6/9/2019 2:10:53 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [16] 16 C4.11

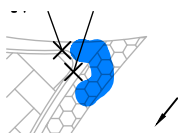
Dimension


18 (6)




Subject: Callout
Page Index: 18
Date: 6/10/2019 12:15:22 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [18] 18 C4.13

Shade future improvements back. Provide separate "ultimate" plan for information.

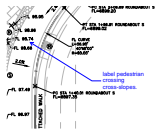


Subject: Highlight
Page Index: 18
Date: 6/10/2019 12:15:55 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [18] 18 C4.13



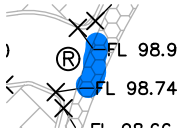
Subject: Text Box
Page Index: 18
Date: 6/10/2019 12:17:20 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [18] 18 C4.13

(This sheet not checked in detail yet.)



Subject: Callout
Page Index: 18
Date: 6/10/2019 12:18:07 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [18] 18 C4.13

label pedestrian crossing cross-slopes.



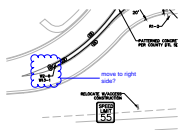
Subject: Highlight
Page Index: 18
Date: 6/10/2019 12:18:25 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [18] 18 C4.13



Subject: Callout
Page Index: 18
Date: 6/10/2019 12:18:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [18] 18 C4.13

flat

19 (28)



Subject: Cloud+
Page Index: 19
Date: 6/10/2019 3:50:10 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

move to right side?



Subject: Callout
Page Index: 19
Date: 6/10/2019 3:50:33 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

20MPH?



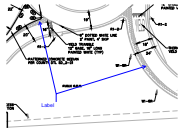
Subject: Callout
Page Index: 19
Date: 6/9/2019 1:32:06 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

Are W1-8s and W1-1 combo w/ speed or W1-1a needed here and the other curve?



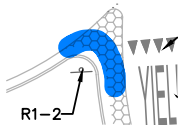
Subject: Callout
Page Index: 19
Date: 6/9/2019 1:36:36 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

Yield?

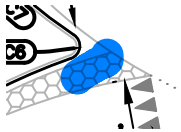


Subject: Callout
Page Index: 19
Date: 6/9/2019 11:13:12 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

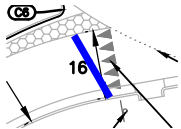
Label



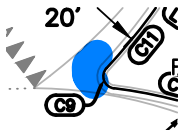
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:09:03 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14



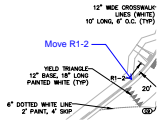
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:09:21 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14




Subject: Line
Page Index: 19
Date: 6/9/2019 12:09:39 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

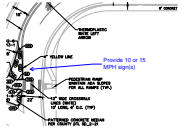



Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:11:32 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14



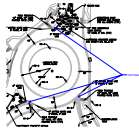
Subject: Callout
Page Index: 19
Date: 6/9/2019 12:12:11 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14


Move R1-2



Subject: Callout
Page Index: 19
Date: 6/9/2019 12:13:30 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14


Provide 10 or 15 MPH sign(s)



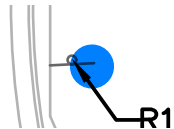
Subject: Callout
Page Index: 19
Date: 6/9/2019 12:14:32 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14


trim back

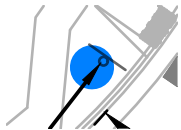
Adjust yield triangles as previously discussed. Place yield signs in line with those.


Subject: Text Box
Page Index: 19
Date: 6/9/2019 12:15:30 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14

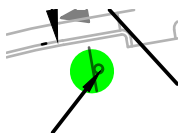
Adjust yield triangles as previously discussed.
Place yield signs in line with those.




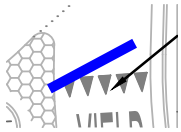
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:15:42 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14




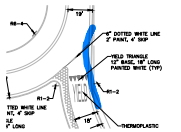
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:15:53 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14




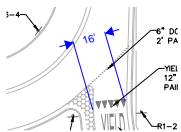
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:16:04 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14




Subject: Line
Page Index: 19
Date: 6/9/2019 12:20:57 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14

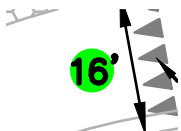



Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:24:59 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14

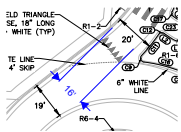



Subject: Dimension
Page Index: 19
Date: 6/9/2019 12:25:57 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14

16'

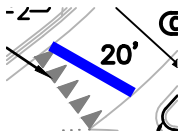



Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:27:00 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14

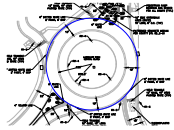



Subject: Dimension
Page Index: 19
Date: 6/9/2019 12:27:34 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14

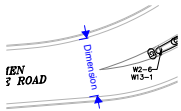
16'




Subject: Line
Page Index: 19
Date: 6/9/2019 12:28:03 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14




Subject: Ellipse
Page Index: 19
Date: 6/9/2019 12:35:33 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14



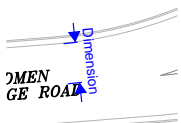
Subject: Dimension
Page Index: 19
Date: 6/9/2019 2:12:31 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14


Dimension



Subject: Callout
Page Index: 19
Date: 6/9/2019 2:12:49 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14


label striping



Subject: Dimension
Page Index: 19
Date: 6/9/2019 2:13:44 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14

Dimension



Subject: Dimension
Page Index: 19
Date: 6/9/2019 2:13:57 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [19] 19 C4.14

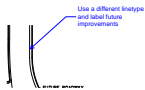
Dimension

Provide sight distance exhibit(s)

Subject: Text Box
Page Index: 19
Date: 6/9/2019 2:15:13 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

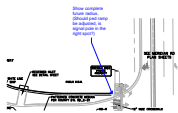
Provide sight distance exhibit(s)

20 (8)



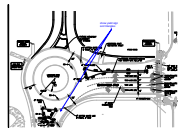
Subject: Callout
Page Index: 20
Date: 6/9/2019 1:21:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15

Use a different linetype and label future improvements



Subject: Callout
Page Index: 20
Date: 6/9/2019 1:22:47 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15

Show complete future radius. (Should ped ramp be adjusted, is signal pole in the right spot?)



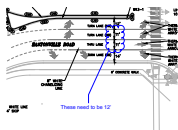
Subject: Callout
Page Index: 20
Date: 6/9/2019 12:37:38 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15

show yield sign and triangles

Provide all required signing and striping - yield signs, pedestrian crossing...

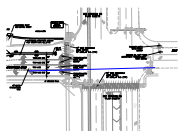
Subject: Text Box
Page Index: 20
Date: 6/9/2019 12:39:28 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15

Provide all required signing and striping - yield signs, pedestrian crossing...

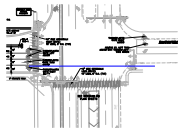


Subject: Cloud+
Page Index: 20
Date: 6/9/2019 12:39:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15

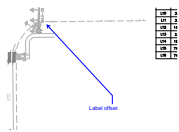
These need to be 12'



Subject: Line
Page Index: 20
Date: 6/9/2019 12:42:26 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15



Subject: Line
Page Index: 20
Date: 6/9/2019 12:42:26 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15



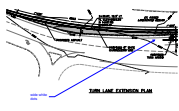
Subject: Callout
Page Index: 20
Date: 6/9/2019 12:42:43 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15

Label offset

21 (3)



Subject: Highlight
Page Index: 21
Date: 6/9/2019 1:54:29 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C5.10



Subject: Callout
Page Index: 21
Date: 6/9/2019 1:55:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C5.10


wide white dots




Subject: Cloud+
Page Index: 21
Date: 6/9/2019 1:59:01 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C5.10

EPC Type B?




Subject: Highlight
Page Index: 22
Date: 6/9/2019 2:15:45 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [22] 22 C5.11

Label actual cross-slopes
every 25 or 50 feet.

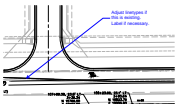
Subject: Text Box
Page Index: 24
Date: 6/10/2019 11:56:12 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [24] 24 C5.13


Label actual cross-slopes every 25 or 50 feet.

Show and label utilities.

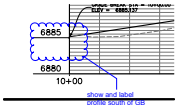
Subject: Text Box
Page Index: 24
Date: 6/10/2019 12:37:50 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [24] 24 C5.13


Show and label utilities.



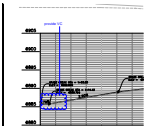
Subject: Callout
Page Index: 25
Date: 6/10/2019 11:30:55 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [25] 25 C5.14


Adjust linetypes if this is existing. Label if necessary.



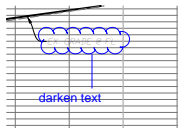
Subject: Cloud+
Page Index: 25
Date: 6/10/2019 3:08:55 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [25] 25 C5.14

show and label profile south of GB



Subject: Cloud+
Page Index: 25
Date: 6/10/2019 3:10:01 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [25] 25 C5.14

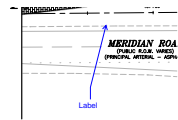
provide VC



Subject: Cloud+
Page Index: 25
Date: 6/10/2019 3:10:36 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [25] 25 C5.14

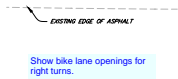
darken text

26 (3)



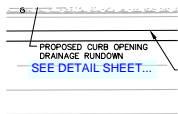
Subject: Callout
Page Index: 26
Date: 6/10/2019 11:24:47 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [26] 26 C5.15

Label



Subject: Text Box
Page Index: 26
Date: 6/10/2019 11:28:19 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [26] 26 C5.15

Show bike lane openings for right turns.



Subject: Text Box
Page Index: 26
Date: 6/10/2019 3:11:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [26] 26 C5.15

SEE DETAIL SHEET...

27 (7)

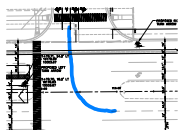


Subject: Callout
Page Index: 27
Date: 6/10/2019 11:12:29 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16

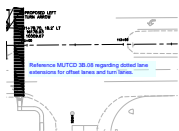
striping should be open across intersection



Subject: Highlight
Page Index: 27
Date: 6/10/2019 11:21:52 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16

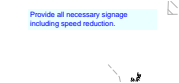


Subject: Highlight
Page Index: 27
Date: 6/10/2019 11:22:12 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16



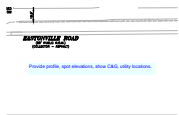
Subject: Text Box
Page Index: 27
Date: 6/10/2019 11:24:04 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16

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



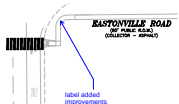
Subject: Text Box
Page Index: 27
Date: 6/10/2019 11:29:08 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16

Provide all necessary signage including speed reduction.



Subject: Text Box
Page Index: 27
Date: 6/9/2019 10:06:35 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16

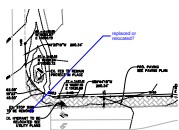
Provide profile, spot elevations, show C&G, utility locations.



Subject: Callout
Page Index: 27
Date: 6/9/2019 10:09:15 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16

label added improvements


28 (10)



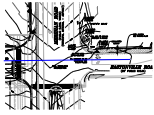
Subject: Callout
Page Index: 28
Date: 6/10/2019 10:59:03 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17


replaced or relocated?

Show property lines,
easements, etc.


Subject: Text Box
Page Index: 28
Date: 6/10/2019 10:59:38 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [28] 28 C5.17

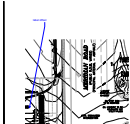
Show property lines, easements, etc.




Subject: Line
Page Index: 28
Date: 6/10/2019 11:00:48 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [28] 28 C5.17

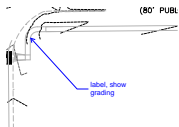



Subject: Line
Page Index: 28
Date: 6/10/2019 11:01:21 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [28] 28 C5.17



Subject: Callout
Page Index: 28
Date: 6/10/2019 11:01:45 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [28] 28 C5.17

label offset




Subject: Callout
Page Index: 28
Date: 6/10/2019 11:02:32 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [28] 28 C5.17

label, show grading

label lengths, taper ratios, etc.

0. PAVING
1. PAVING PLAN
1. PAVING PLAN

Subject: Text Box
Page Index: 28
Date: 6/10/2019 11:03:46 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [28] 28 C5.17

label lengths, taper ratios, etc.



Subject: Callout
Page Index: 28
Date: 6/10/2019 11:04:23 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17

signage?



Subject: Callout
Page Index: 28
Date: 6/10/2019 11:04:38 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17

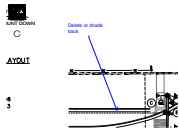
provide a reverse curve here



Subject: Callout
Page Index: 28
Date: 6/10/2019 11:07:27 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17

show curb and gutter and grading to match

29 (3)



Subject: Callout
Page Index: 29
Date: 6/10/2019 11:08:02 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C6.10

Delete or shade back

(This sheet not checked in detail yet.)

Subject: Text Box
Page Index: 29
Date: 6/10/2019 11:08:50 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C6.10


(This sheet not checked in detail yet.)

Too many signal heads?

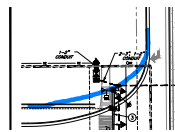
Subject: Text Box
Page Index: 29
Date: 6/10/2019 3:38:19 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C6.10


Too many signal heads?

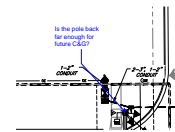
(This sheet not checked in detail yet.)


Subject: Text Box
Page Index: 30
Date: 6/10/2019 12:23:35 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [30] 30 C6.11

(This sheet not checked in detail yet.)

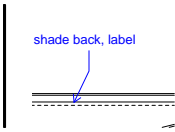



Subject: Highlight
Page Index: 30
Date: 6/10/2019 12:25:17 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [30] 30 C6.11



Subject: Callout
Page Index: 30
Date: 6/10/2019 12:26:07 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [30] 30 C6.11


Is the pole back far enough for future C&G?



Subject: Callout
Page Index: 30
Date: 6/10/2019 3:39:19 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [30] 30 C6.11

shade back, label


LOT 4
Show and label HGLs

Subject: Text Box
Page Index: 31
Date: 6/10/2019 12:33:50 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [31] 31 C7.10

Show and label HGLs

(This sheet not checked in detail yet.)



Subject: Text Box
Page Index: 31
Date: 6/10/2019 12:33:57 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [31] 31 C7.10

(This sheet not checked in detail yet.)

32 (1)



Subject: Text Box
Page Index: 32
Date: 6/10/2019 3:42:37 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [32] 32 C7.11

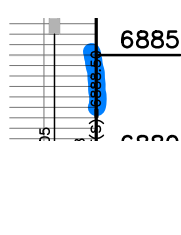
Show and label HGLs


33 (2)



Subject: Text Box
Page Index: 33
Date: 6/10/2019 3:44:04 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [33] 33 C7.12

Show and label HGLs



Subject: Highlight
Page Index: 33
Date: 6/10/2019 3:44:16 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [33] 33 C7.12


34 (4)



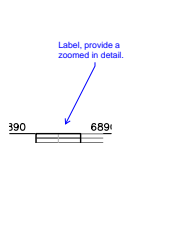
Subject: Text Box
Page Index: 34
Date: 6/10/2019 10:40:30 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [34] 34 C7.13


label all as public or private



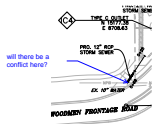
Subject: Text Box
Page Index: 34
Date: 6/10/2019 3:44:42 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [34] 34 C7.13


Show and label HGLs



Subject: Callout
Page Index: 34
Date: 6/9/2019 2:17:22 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [34] 34 C7.13

Label, provide a zoomed in detail.




Subject: Callout
Page Index: 34
Date: 6/9/2019 2:17:56 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [34] 34 C7.13

will there be a conflict here?

35 (1)


Show and label HGLs

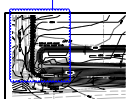
Subject: Text Box
Page Index: 35
Date: 6/10/2019 3:45:44 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [35] 35 C7.14


Show and label HGLs

36 (8)




Subject: Highlight
Page Index: 36
Date: 6/10/2019 3:47:11 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [36] 36 C7.15



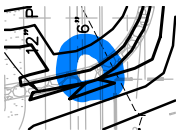
Subject: Cloud+
Page Index: 36
Date: 6/10/2019 9:14:26 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [36] 36 C7.15

Update

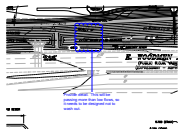


Subject: Text Box
Page Index: 36
Date: 6/10/2019 9:16:00 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [36] 36 C7.15

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

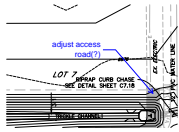


Subject: Highlight
Page Index: 36
Date: 6/10/2019 9:30:13 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [36] 36 C7.15



Subject: Cloud+
Page Index: 36
Date: 6/10/2019 9:31:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.15

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



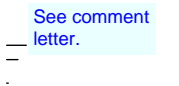
Subject: Callout
Page Index: 36
Date: 6/10/2019 9:32:21 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.15

adjust access road(?)



Subject: Text Box
Page Index: 36
Date: 6/10/2019 9:35:12 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.15

Provide all dimensions



Subject: Text Box
Page Index: 36
Date: 6/10/2019 9:35:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.15

See comment letter.

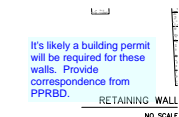
37 (1)



Subject: Cloud+
Page Index: 37
Date: 6/9/2019 2:19:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [37] 37 C7.16

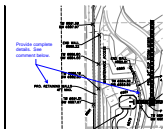
stainless steel?

38 (5)



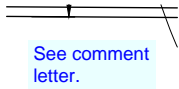
Subject: Text Box
Page Index: 38
Date: 6/10/2019 9:23:05 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [38] 38 C7.17

It's likely a building permit will be required for these walls. Provide correspondence from PPRBD.



Subject: Callout
Page Index: 38
Date: 6/10/2019 9:24:09 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [38] 38 C7.17

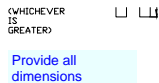
Provide complete details. See comment below.



See comment letter.

Subject: Text Box
Page Index: 38
Date: 6/10/2019 9:37:22 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [38] 38 C7.17

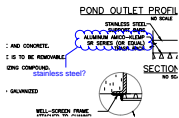
See comment letter.



Provide all dimensions

Subject: Text Box
Page Index: 38
Date: 6/10/2019 9:37:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [38] 38 C7.17

Provide all dimensions



Subject: Cloud+
Page Index: 38
Date: 6/9/2019 2:20:07 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [38] 38 C7.17

stainless steel?

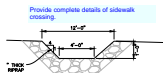
39 (2)



Sheet C7.15?

Subject: Text Box
Page Index: 39
Date: 6/10/2019 9:29:05 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [39] 39 C7.18

Sheet C7.15?



Provide complete details of sidewalk crossing.

Subject: Text Box
Page Index: 39
Date: 6/10/2019 9:30:43 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [39] 39 C7.18

Provide complete details of sidewalk crossing.