

CONSTRUCTION DOCUMENTS

FALCON MARKETPLACE

SE 1/4 OF THE SE 1/4 OF SECTION 1, T13S, R65W OF THE 6TH P.M.

11680 E. WOODMEN ROAD

FALCON, COLORADO

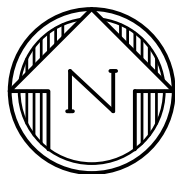
AGENCY CONTACTS

COUNTY	EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT KARI PARSONS, PROJECT MANAGER/PLANNER II 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6300
FIRE	FALCON FIRE DEPARTMENT TRENT HARWIG, FIRE CHIEF 7030 OLD MERIDIAN ROAD FALCON, CO 80831 (719)495-4050
WATER	WOODMEN HILLS METROPOLITAN DISTRICT JERRY JACOBSEN, DIRECTOR OF WATER & WASTEWATER 8046 EASTONVILLE ROAD FALCON, CO 80831 (719) 495-2500
WASTEWATER	WOODMEN HILLS METROPOLITAN DISTRICT GENE COZZOLINO, DIRECTOR OF WATER & WASTEWATER 8046 EASTONVILLE ROAD FALCON, CO 8083 (719) 495-2500
ELECTRIC	MOUNTAIN VIEW ELECTRIC ASSOCIATION LES ULFERS 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
GAS	COLORADO SPRINGS UTILITIES TODD STURTEVANT 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, CO 80947 (719) 668-3556
TELEPHONE	CENTURY LINK SALLY KLEIN (719) 636-4329 (LOCATORS) (719) 597-8418 AT&T (LOCATORS) (719) 635-3674
CABLE	COMCAST DALE STEWART 213 N. UNION BLVD COLORADO SPRINGS, CO 80909 (719) 442-4733
PETROLEUM	NUSTAR CHAD RENSLow 7810 DRENNAN ROAD COLORADO SPRINGS, CO 80925 (719) 391-0942
OTHER	WOODMEN ROAD METROPOLITAN DISTRICT TERRY SCHOOLER 20 BOULDER CRESCENT, SUITE #200 COLORADO SPRINGS, CO 80903 (719) 447-1777



VICINITY MAP

NOT TO SCALE



BENCHMARK

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

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH THAT PORTION OF BLOCK 1, TOWN OF FALCON, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THOSE PORTIONS CONVEYED TO WOODMEN ROAD METROPOLITAN DISTRICT BY WARRANTY DEED RECORDED APRIL 19, 2004 AT RECEPTION NO. 204062427 AND PERSONAL REPRESENTATIVE'S DEED RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116129, EL PASO COUNTY, COLORADO RECORDS.

FLOODPLAIN STATEMENT

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

A CLOMR TO MODIFY THE FLOODPLAIN HAS BEEN SUBMITTED AND APPROVED BY FEMA, CASE NO. 17-08-0074R (MAY 26, 2017).

TIMING

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:SUMMER 2019-SUMMER 2020

AREAS

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED:APPROXIMATELY 36.4 ACRES

RECEIVING WATERS

FALCON WATERSHED - UNNAMED TRIBUTARY TO UPPER BLACK SQUIRREL CREEK

SOILS

HYDROLOGIC TYPE A: BLAKELAND LOAMY SAND (NO. 8) AND BLAKELAND-FLUVAQUENTIC HAPLAQUOLIS (NO. 9)

SHEET INDEX

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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

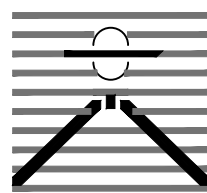
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE

FALCON, COLORADO

ISSUE

DATE

90% SUBMITTAL	5-6-19
REVISED	7-24-20

DESIGNED BY:

TDM

DRAWN BY:

KGV

CHECKED BY:

TDM

FILE NAME: 20988-CD-CVR

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

DRAWING SCALE:

HORIZONTAL: N/A
VERTICAL: N/A

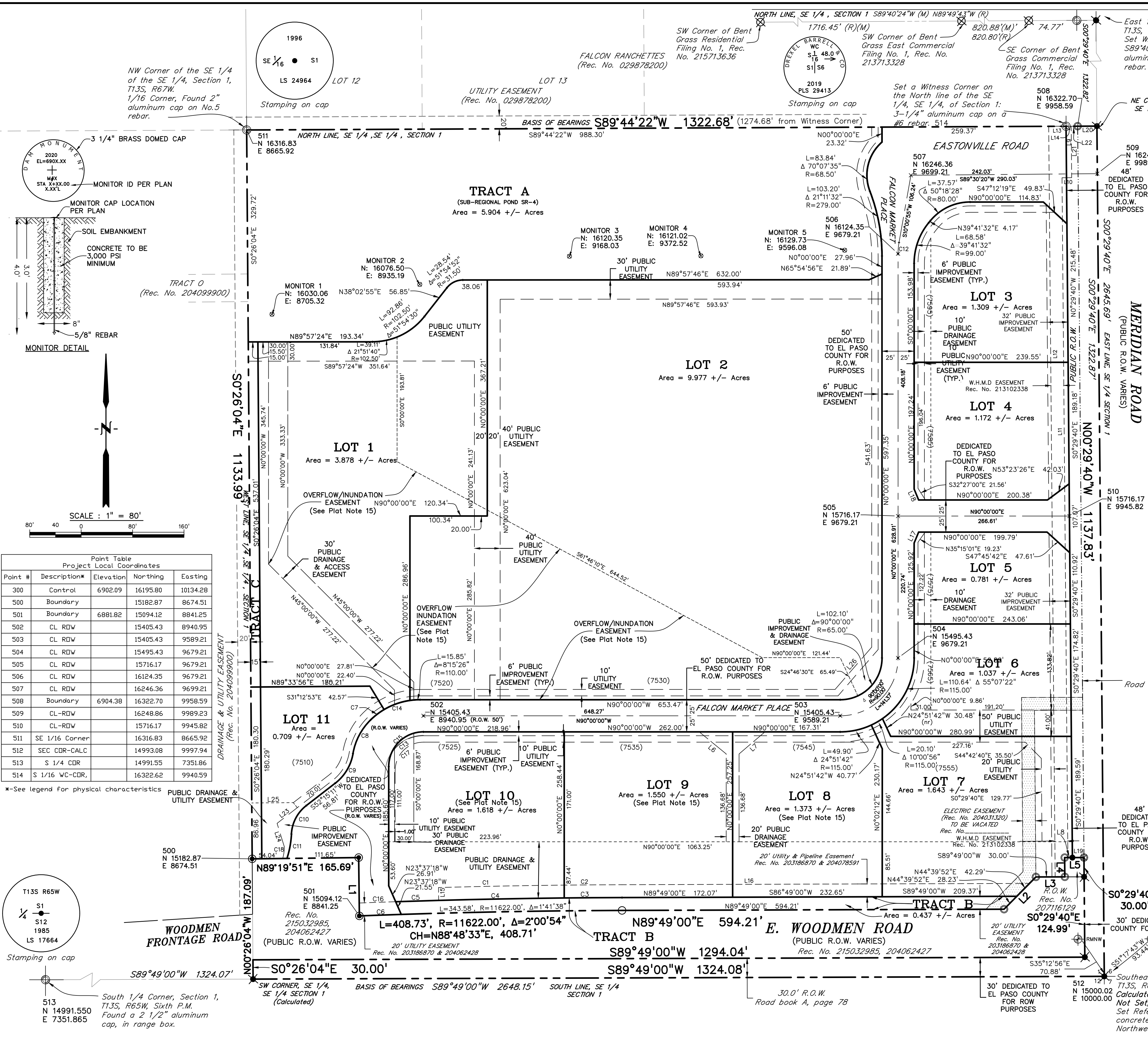
COVER SHEET

PROJECT NO. 20988-00CSCV

DRAWING NO.

C1.10

SHEET: 1 OF 48



Point Table
Project Local Coordinates

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

*-See legend for physical characteristics

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	80.69'	S0°40'09"E
L2	70.52'	N44°39'52"E
L3	45.00'	N69°49'00"E
L4	30.00'	N0°29'16"W
L5	30.01'	N89°49'00"E
L6	54.17'	N50°40'36"W
L7	52.92'	N49°33'54"E
L8	12.01'	N89°49'00"E
L9	80.00'	S0°29'40"E
L10	15.00'	S89°25'55"W
L11	1057.72'	S0°29'40"E
L12	1167.77'	N0°29'40"W
L13	27.01'	N89°44'22"E
L14	7.99'	N89°44'22"E
L15	20.00'	S00°40'09"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	195.56'	11662.00'	0°57'39"	S88°53'41"W	195.56'
C2	89.86'	11662.00'	0°26'29"	S89°35'45"W	89.86'
C3	89.93'	11642.00'	0°26'33"	S89°35'43"W	89.93'
C4	195.33'	11642.00'	0°57'41"	S88°53'36"W	195.32'
C5	66.92'	11642.00'	0°19'46"	S88°14'53"W	66.92'
C6	65.15'	11622.00'	0°19'16"	S87°57'44"W	65.15'
C7	26.53'	110.00'	13°49'03"	S52°29'36"W	26.46'
C8	60.15'	96.00'	35°53'50"	S27°38'10"W	59.17'
C9	54.98'	74.00'	42°33'56"	S30°58'13"W	53.72'
C10	51.56'	60.00'	49°14'05"	S27°38'08"W	49.99'
C11	38.72'	148.00'	14°53'15"	S10°27'43"W	38.61'
C12	17.48'	100.00'	10°00'55"	S05°00'28"W	17.46'
C13	57.95'	59.00'	56°16'30"	S61°51'45"W	55.65'
C14	42.89'	110.00'	22°20'26"	S70°34'21"W	42.62'
C15	84.82'	54.00'	90°00'00"	N45°00'00"E	76.37'
C16	56.75'	11642.00'	00°16'45"	S87°56'38"W	56.75'
C17	69.12'	44.00'	90°00'00"	S45°00'00"E	62.22'
C18	18.47'	68.00'	15°33'47"	S07°56'32"W	18.41'

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

BENCHMARK

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

PREPARED BY:

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Engineers-Surveyors
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FALCON MARKETPLACE
FALCON, COLORADO

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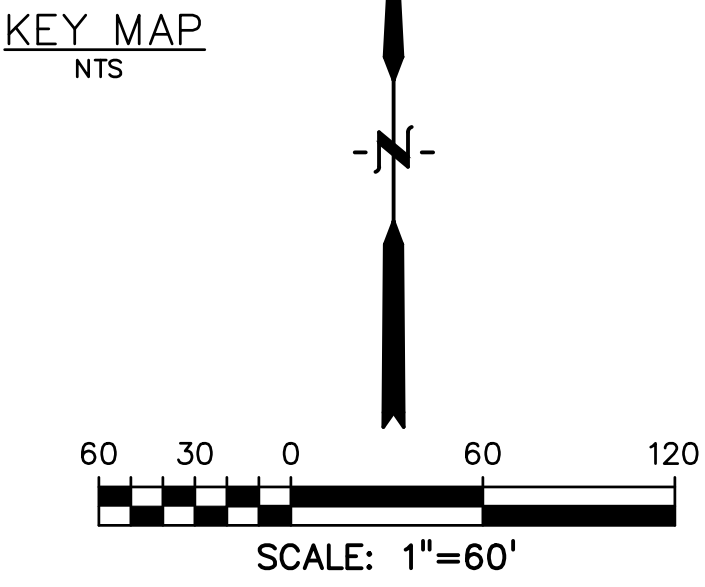
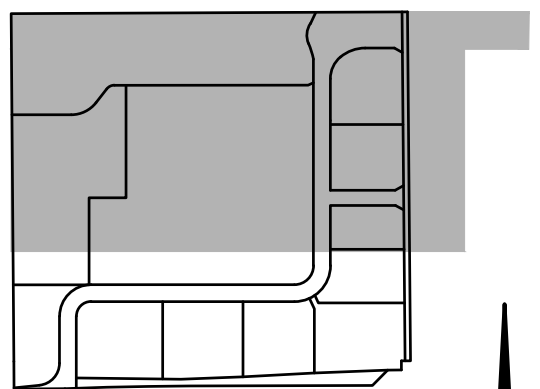
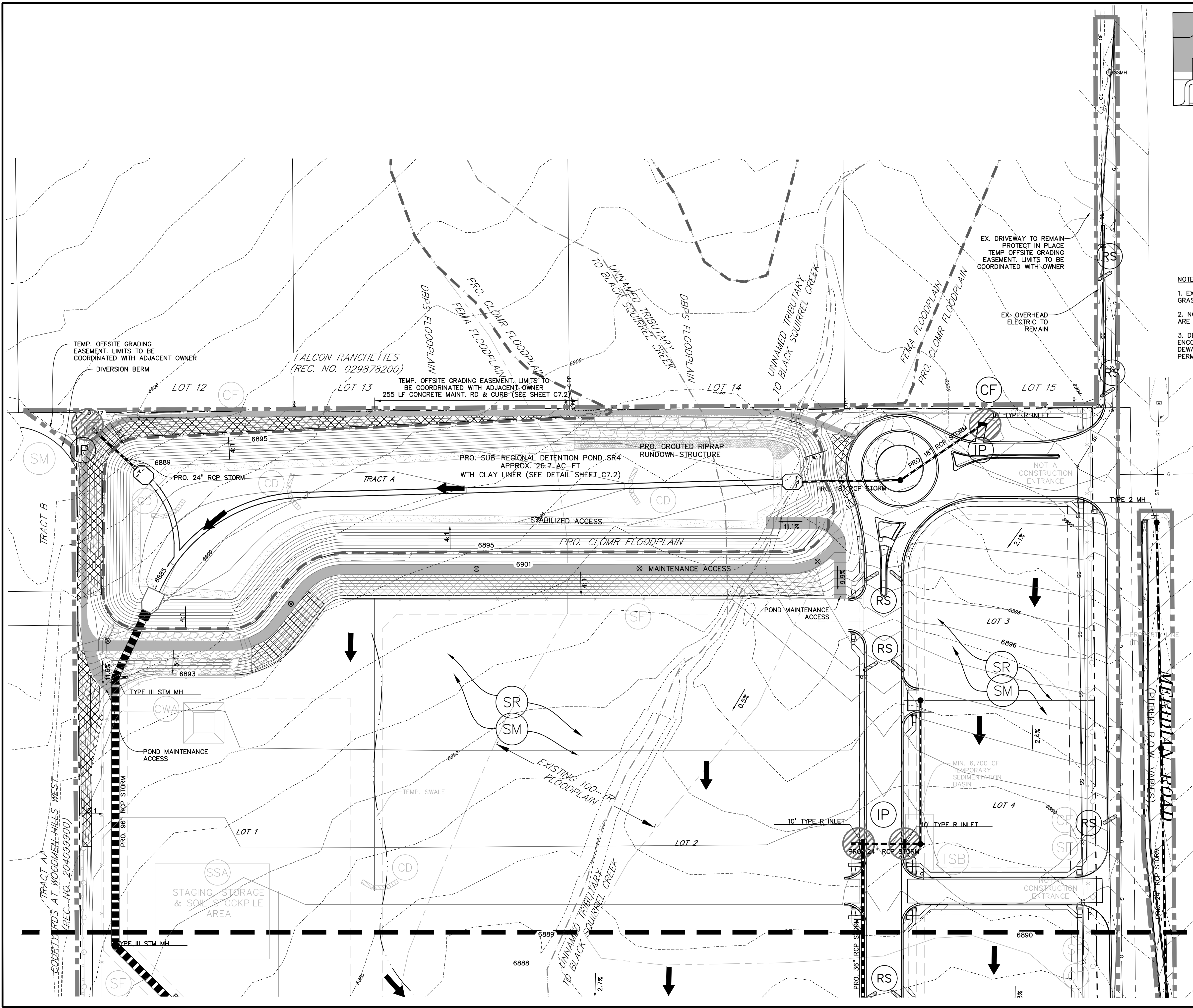
DESIGNED BY: JCD
DRAWN BY: KGV
CHECKED BY: TDM
FILE NAME:

SURVEY CONTROL

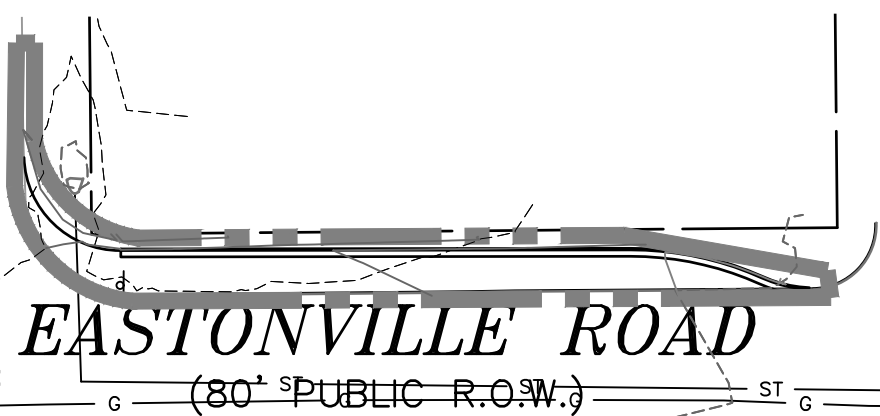
PROJECT NO. 20988-00CSCV
DRAWING NO.

C1.16

SHEET: 7 OF 48



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



LEGEND

PROPERTY LINE.....

PROPOSED INTERMEDIATE CONTOUR.....

PROPOSED INDEX CONTOUR..... 6245

EX. INTERMEDIATE CONTOUR.....

EX. INDEX CONTOUR..... 6245

CUT FILL DELINEATION.....

LIMITS OF DISTURBANCE/CONSTRUCTION.....

PROPOSED STORM SEWER.....

PROPOSED STORM INLET.....

EX. OVERHEAD ELECTRIC..... OE

EX. SANITARY SEWER..... SS

EX. PETROLEUM..... UP

EX. GAS..... G

EX. RAW WATER..... RW

EX. WATER..... W

EX. STORM SEWER..... ST

EMBANKMENT MONITOR.....

DIRECTION OF FLOW.....

SILT FENCE SEE DETAIL 3/C4.2..... SF

CONSTRUCTION FENCE..... CF

VEHICLE TRACKING CONTROL SEE DETAIL 5/C4.2..... VTC

EROSION CONTROL BLANKET (FOR AREAS WITH SLOPE > 3:1)..... ECB

STRAW BALE CHECK DAM..... CD

CONCRETE WASHOUT AREA..... CWA

SURFACE ROUGHENING..... SR

TEMPORARY SEEDING & MULCHING..... SM

STABILIZED STAGING AREA..... SSA

TEMPORARY SEDIMENT BASIN..... TSB

ROCK SOCKS..... RS

EL PASO COUNTY FILE # SF-19-001

PREPARED BY:

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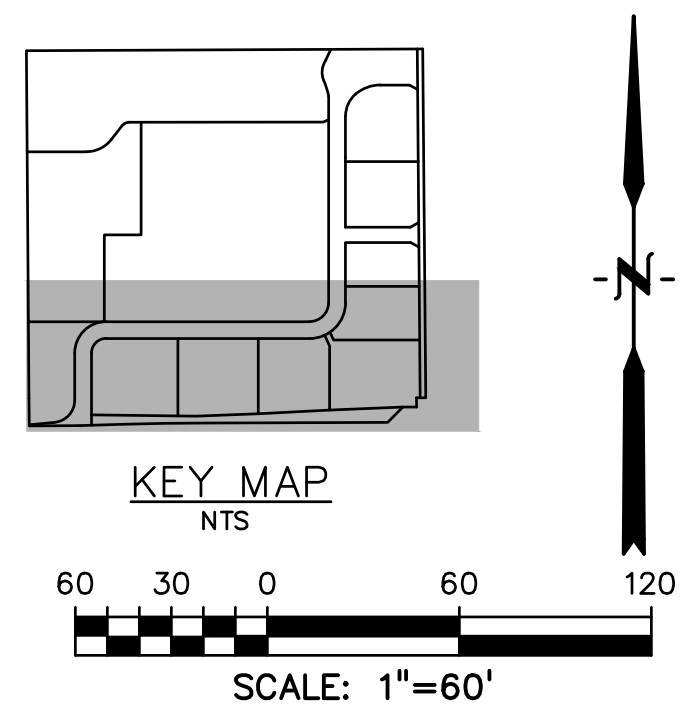
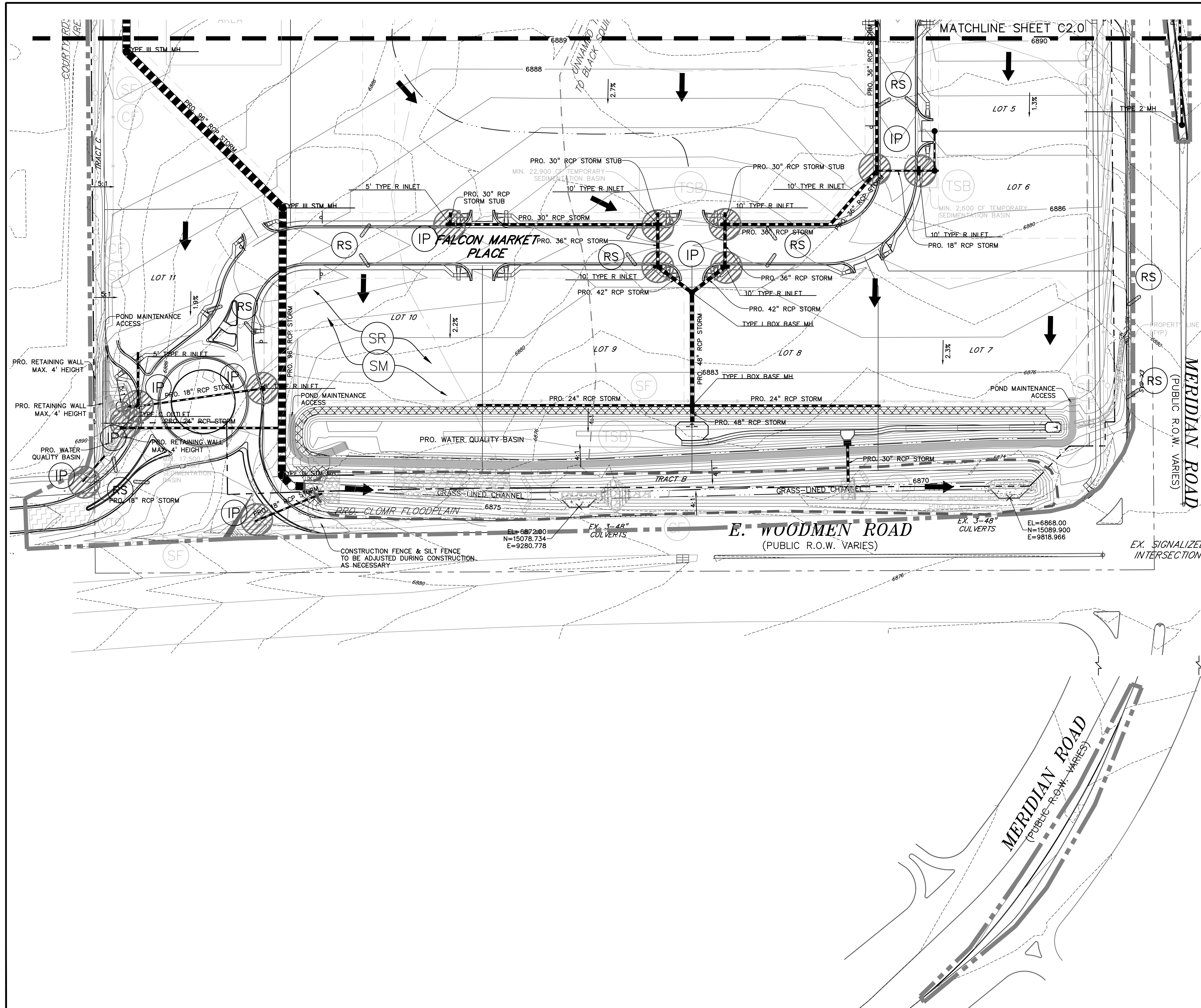
DRAWING SCALE:
HORIZONTAL: 1"=60'
VERTICAL: N/A

INTERIM/FINAL
GRADING & EROSION
CONTROL PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

C2.10

SHEET: 8 OF 48



LEGEND	
PROPERTY LINE	---
PROPOSED INTERMEDIATE CONTOUR	---
PROPOSED INDEX CONTOUR	6245
EX. INTERMEDIATE CONTOUR	---
EX. INDEX CONTOUR	6245
CUT FILL DELINEATION	---
LIMITS OF DISTURBANCE/CONSTRUCTION	---
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
ROCK SOCKS	RS

NOTES:

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CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**

FALCON, COLORADO

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REVISED	7-24-20
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DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

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

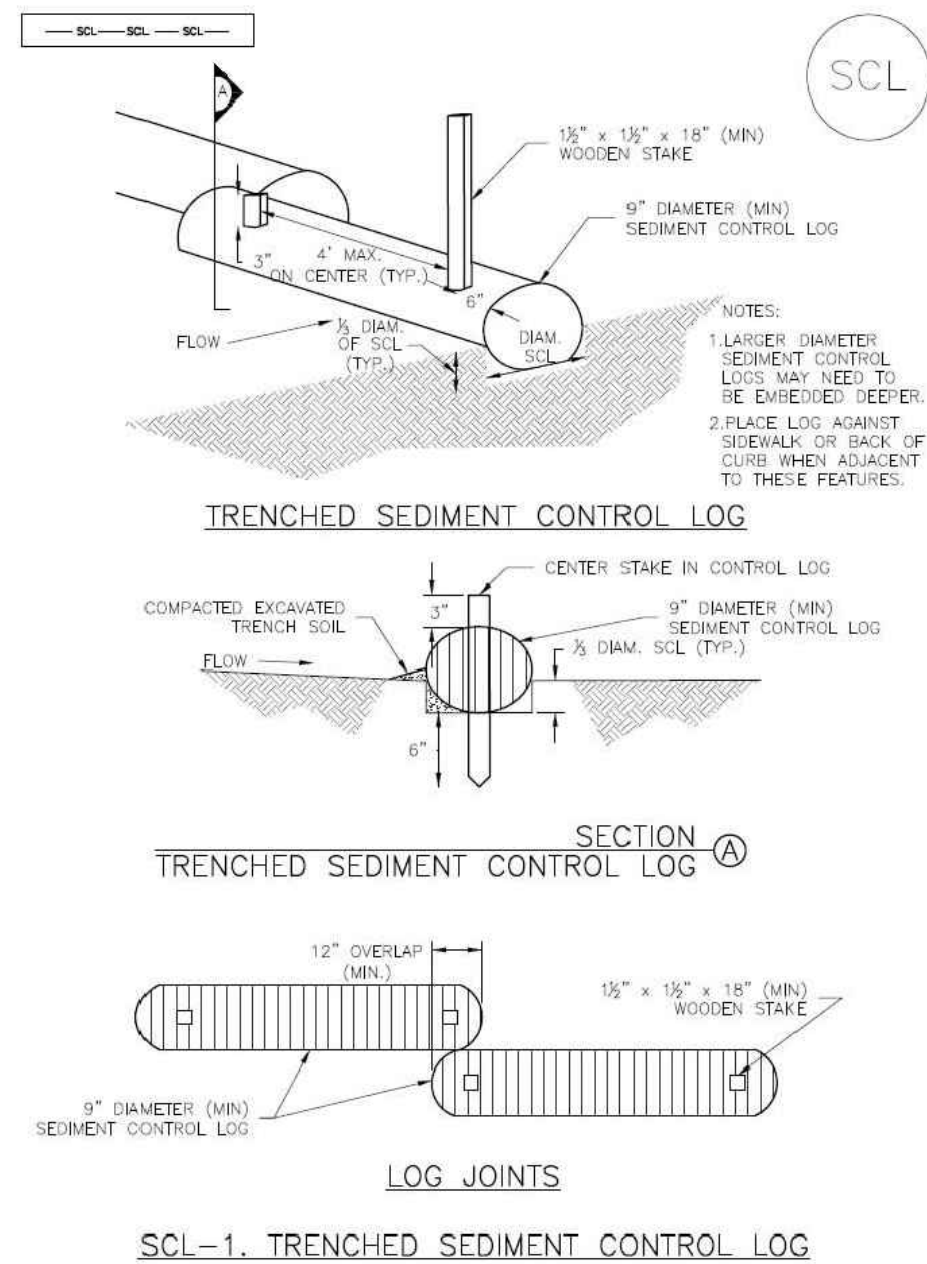
PROJECT NO. 20988-00CSCV
DRAWING NO.

C2.11

SHEET: 9 OF 48

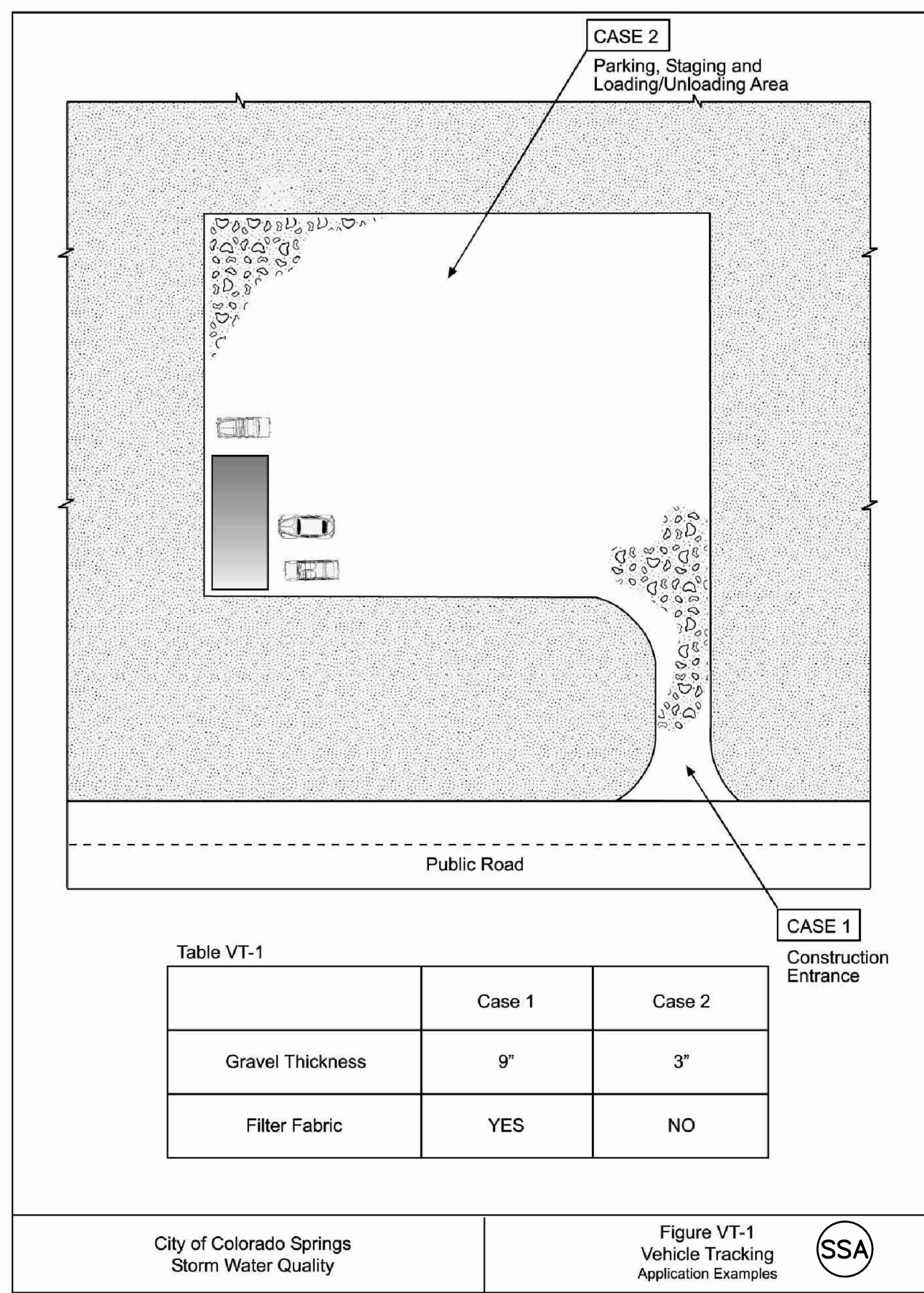
Sediment Control Log (SCL)

SC-2



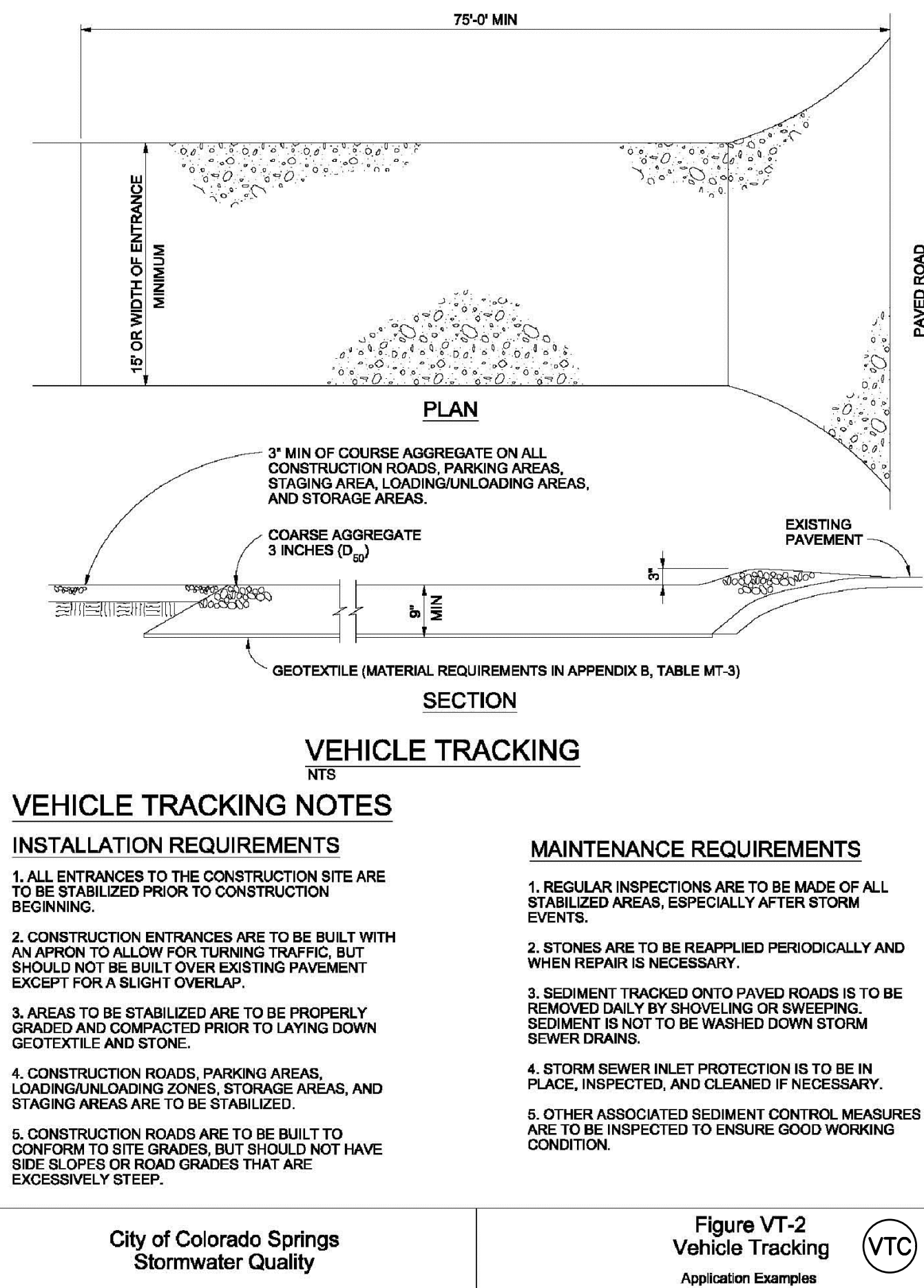
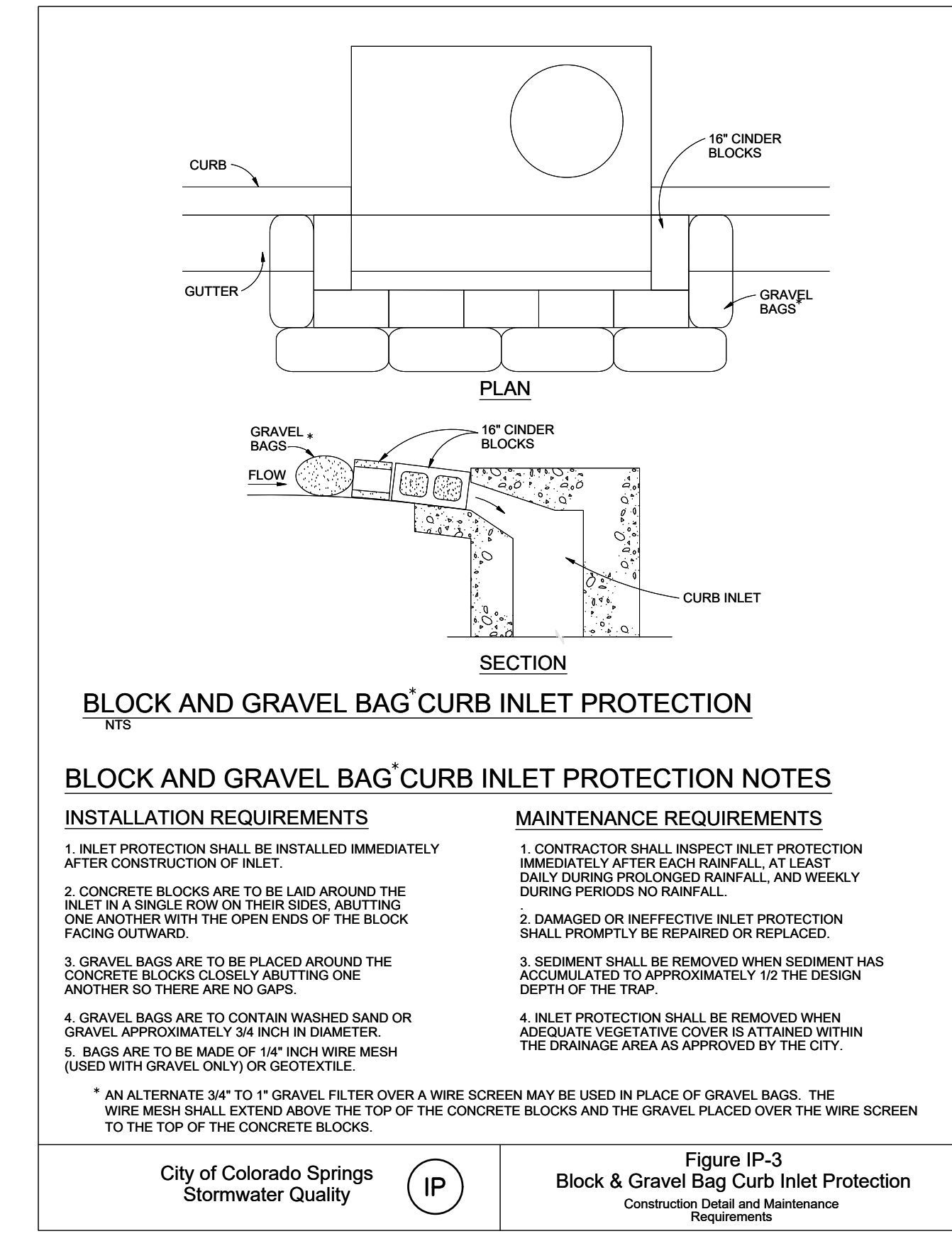
November 2015 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SCL-3



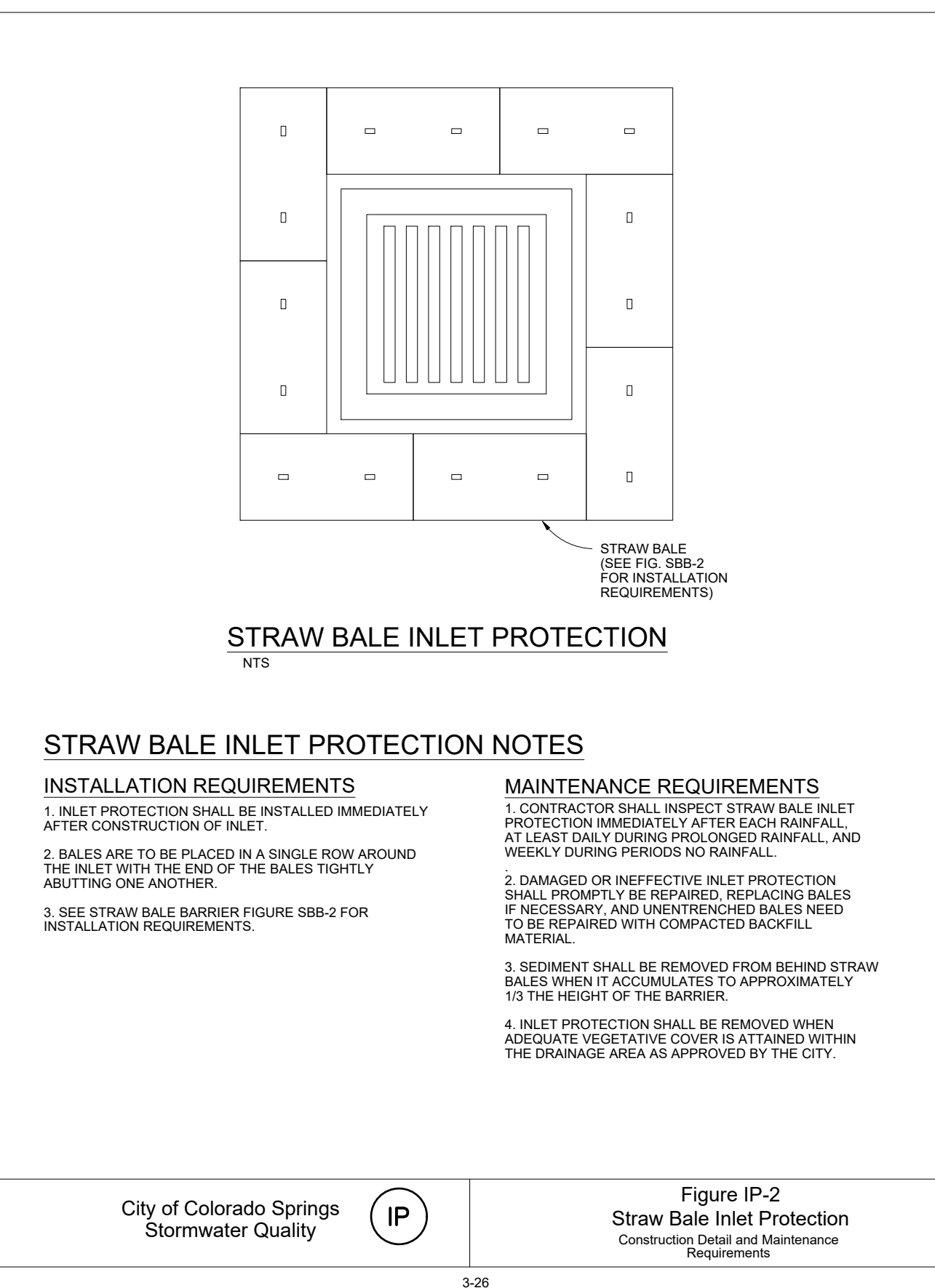
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3-53



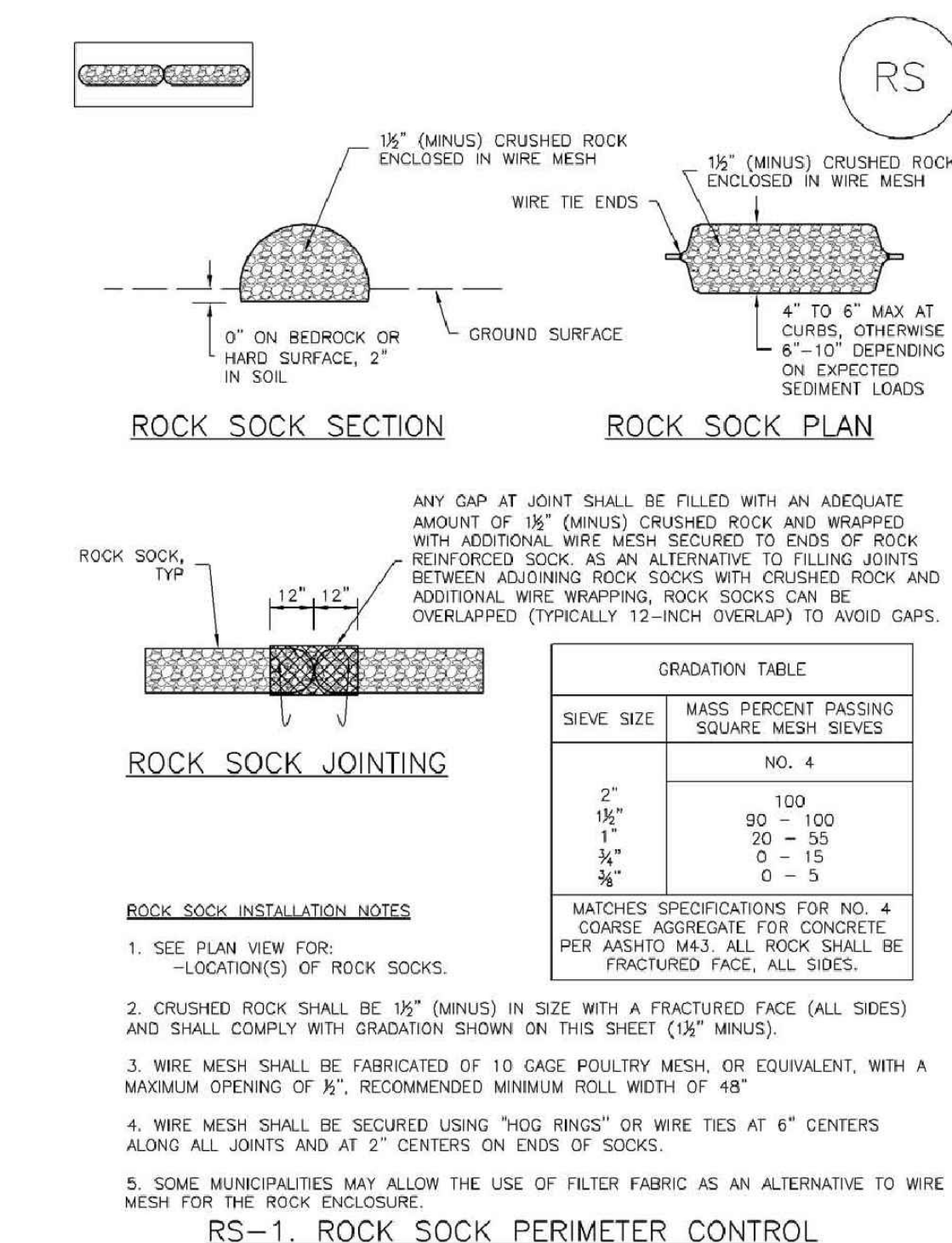
City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples



SC-5

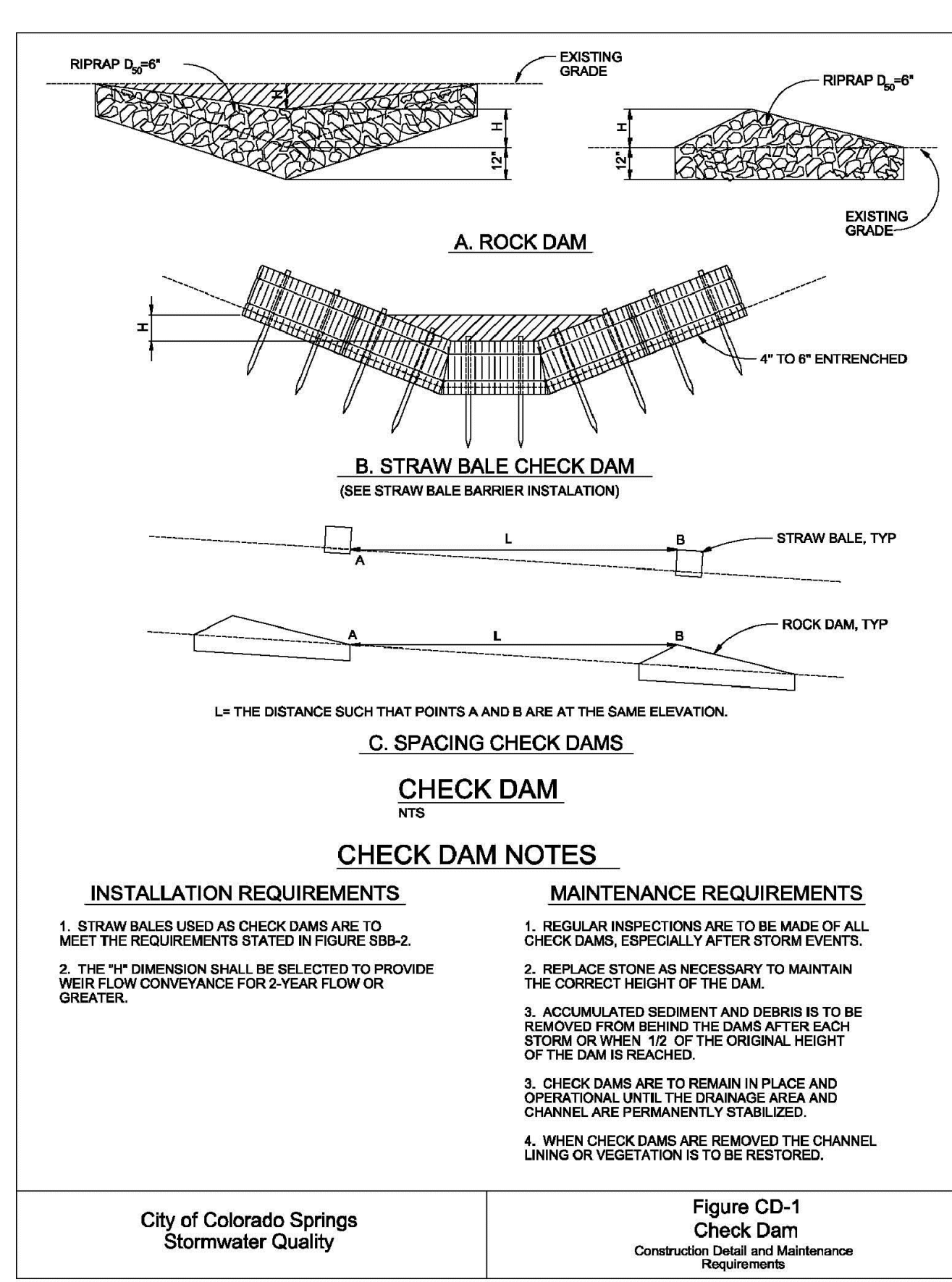
Rock Sock (RS)



RS-2

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

November 2010



Rock Sock (RS)

SC-5

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/3 OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEED, AND MULCH OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

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CONSTRUCTION DRAWINGS FOR
FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

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

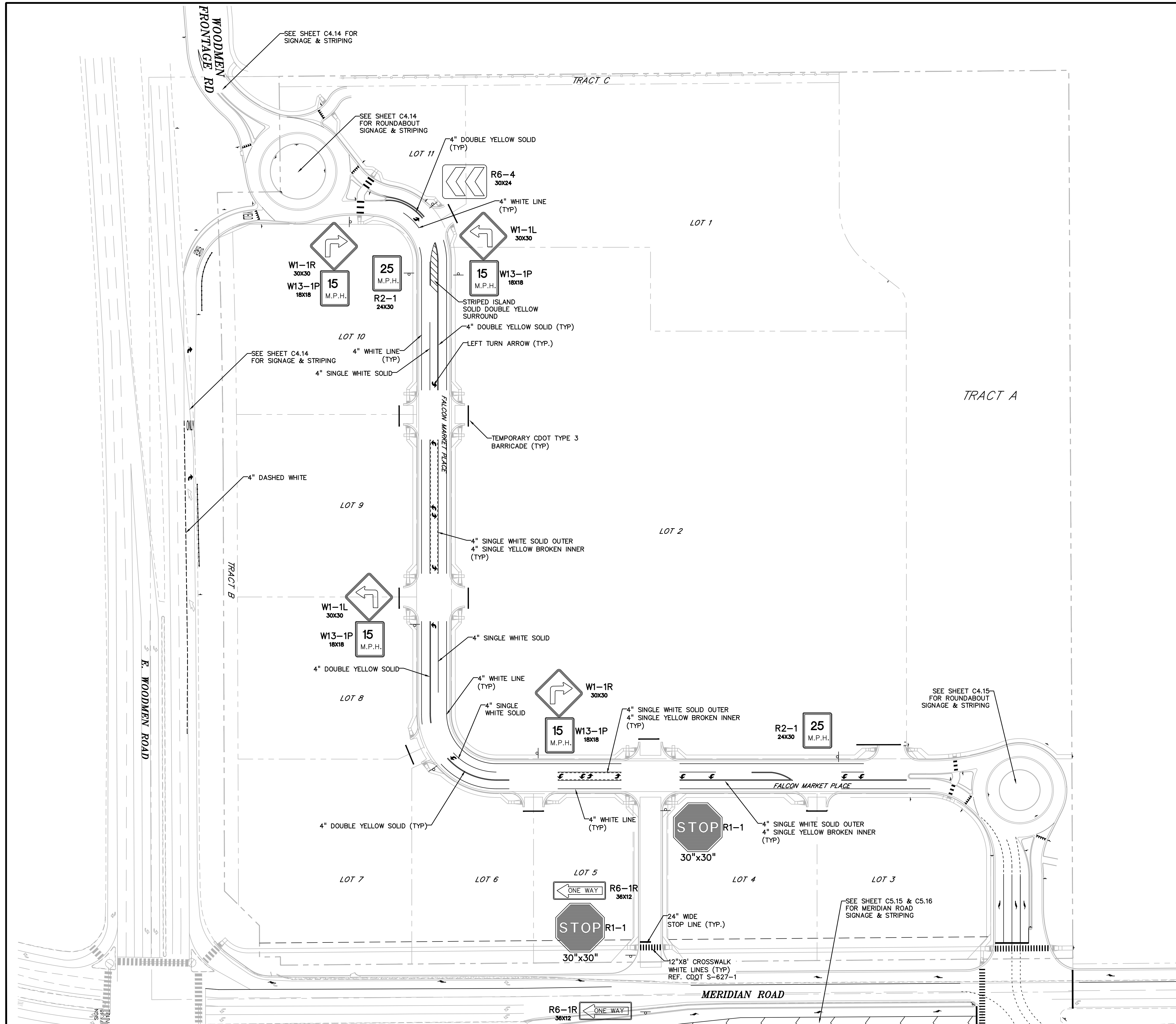
EROSION
CONTROL
DETAILS

PROJECT NO. 20988-00CSCV
DRAWING NO.

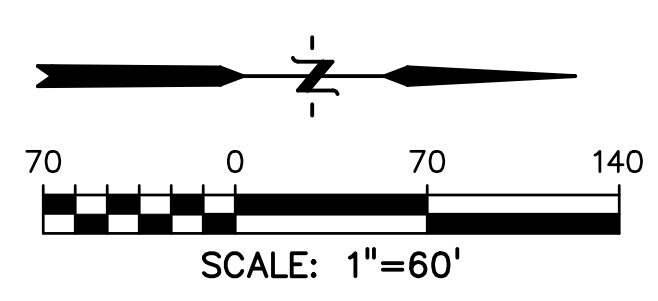
C2.12

SHEET: 10 OF 48

EL PASO COUNTY FILE # SF-19-001



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



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**FALCON
MARKETPLACE**

FALCON, COLORADO

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

PREPARED UNDER MY DIRECT
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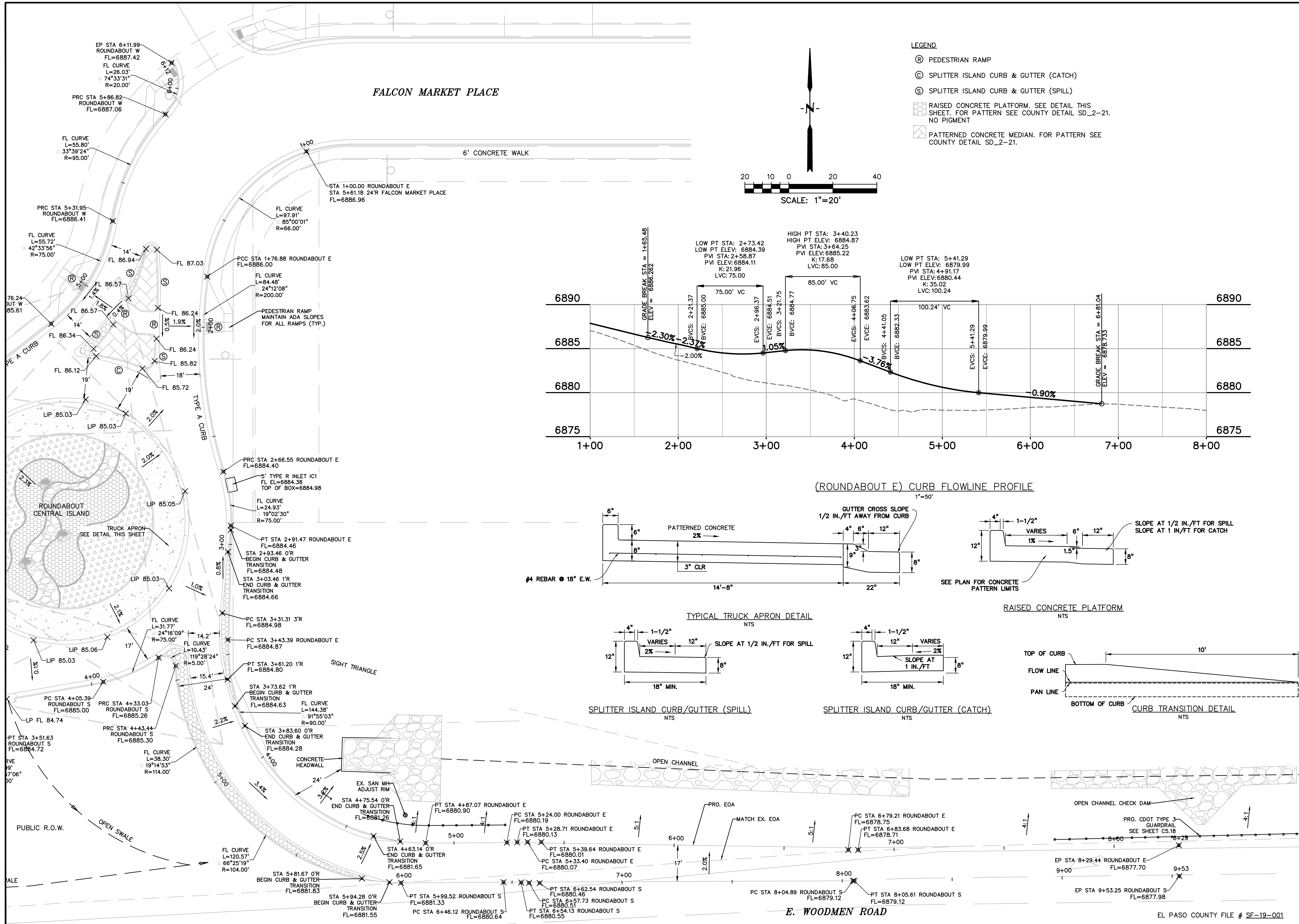
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VERTICAL: N/A

**SIGNAGE &
STRIPING
PLAN**

PROJECT NO. 20988-00CSKV
DRAWING NO.

C3.14

SHEET: 15 OF 48



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DRAWN BY:	KGV
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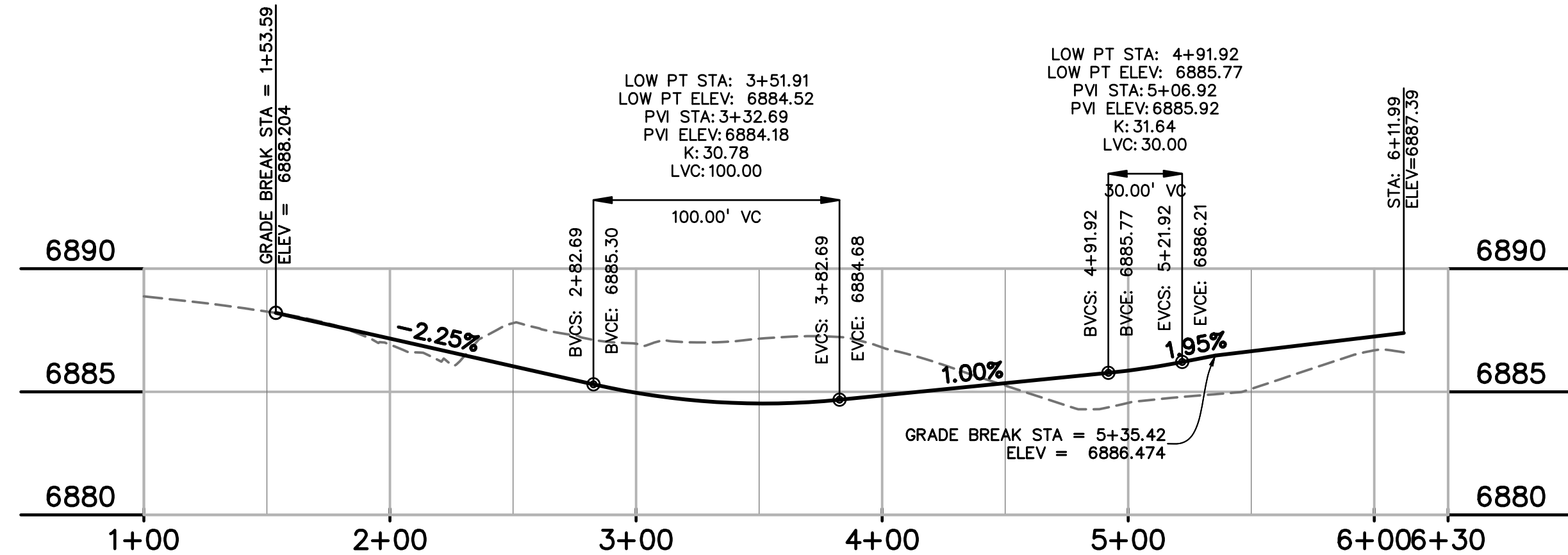
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HORIZONTAL: VARIES
VERTICAL: 1"=5'

SOUTH
ROUNDAABOUT
PROFILES

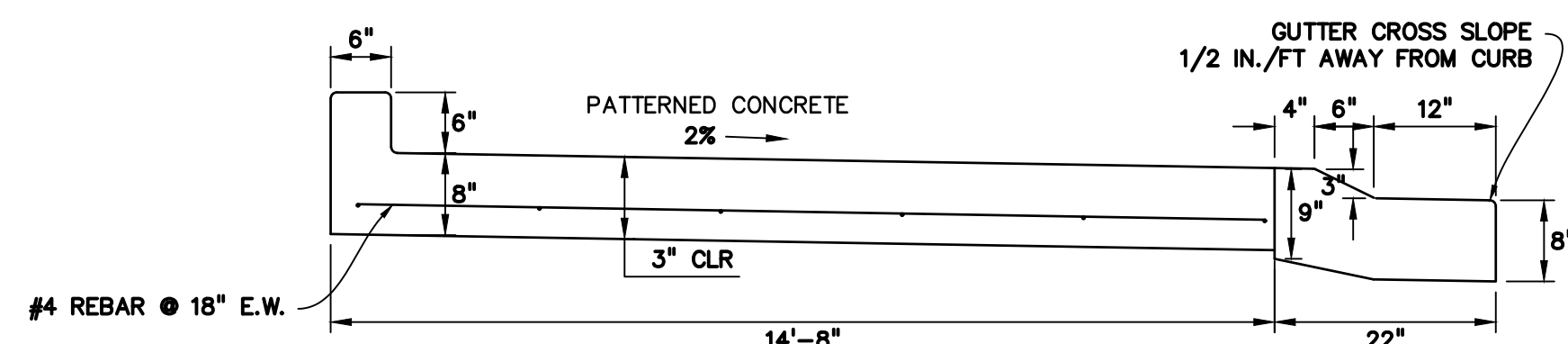
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DRAWING NO.

C4.10

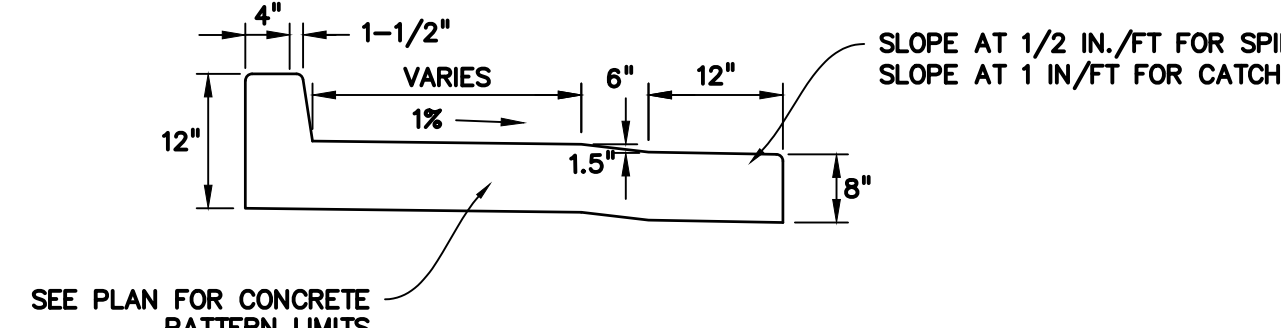
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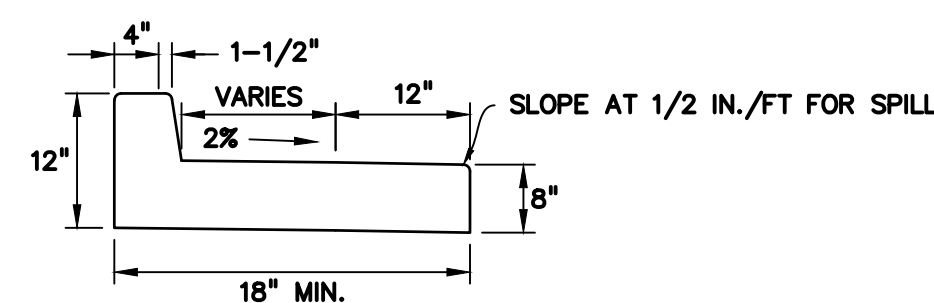
(ROUNDAABOUT W) CURB FLOWLINE PROFILE
1"=50'



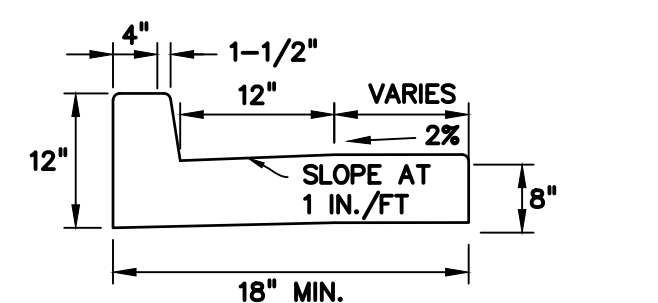
TYPICAL TRUCK APRON DETAIL
NTS



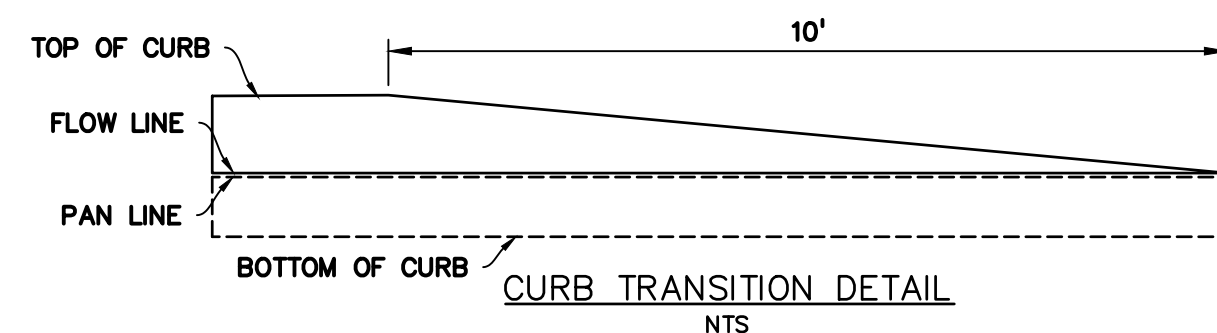
RAISED CONCRETE PLATFORM
NTS



SPLITTER ISLAND CURB/GUTTER (SPILL)
NTS



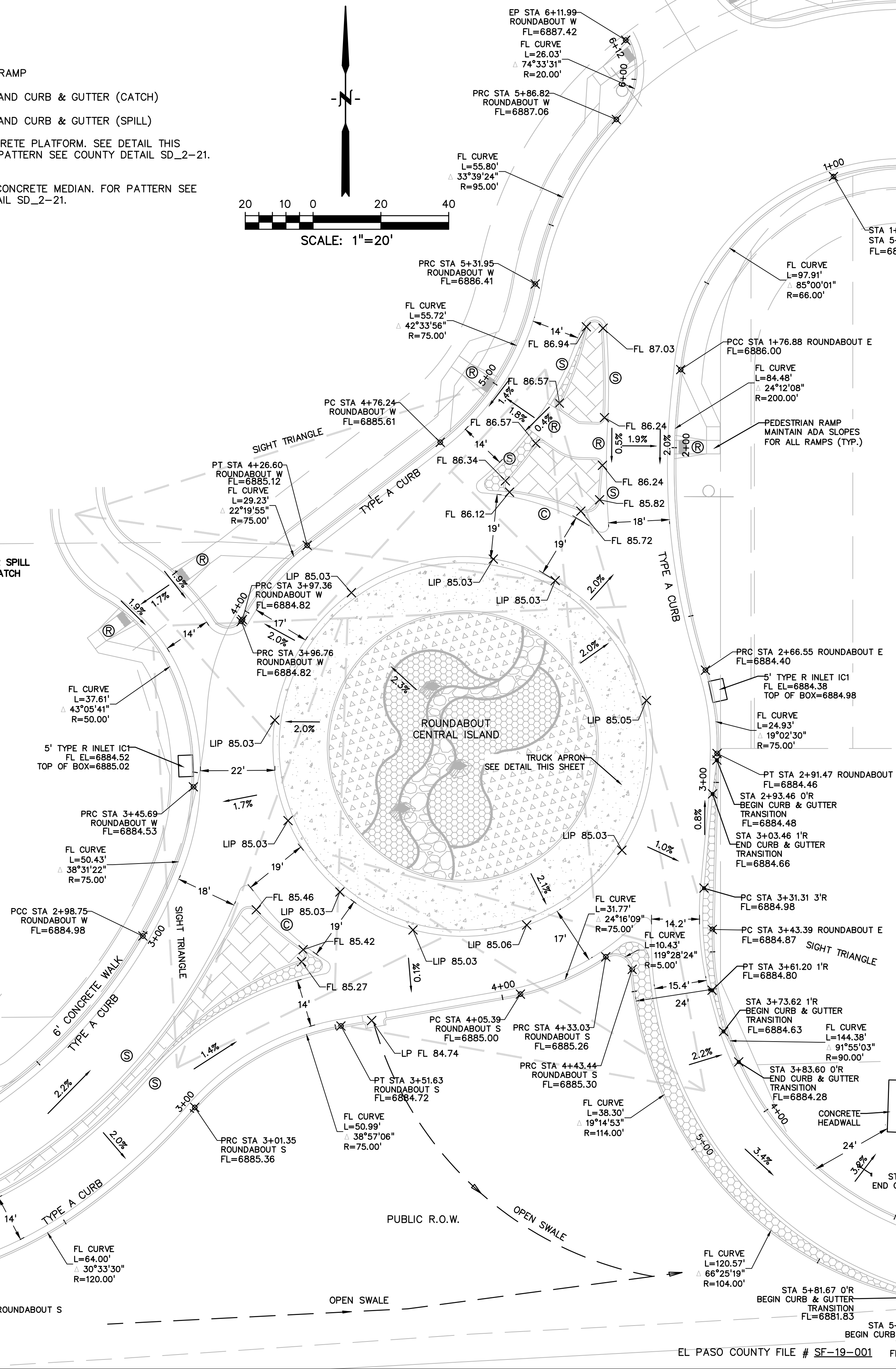
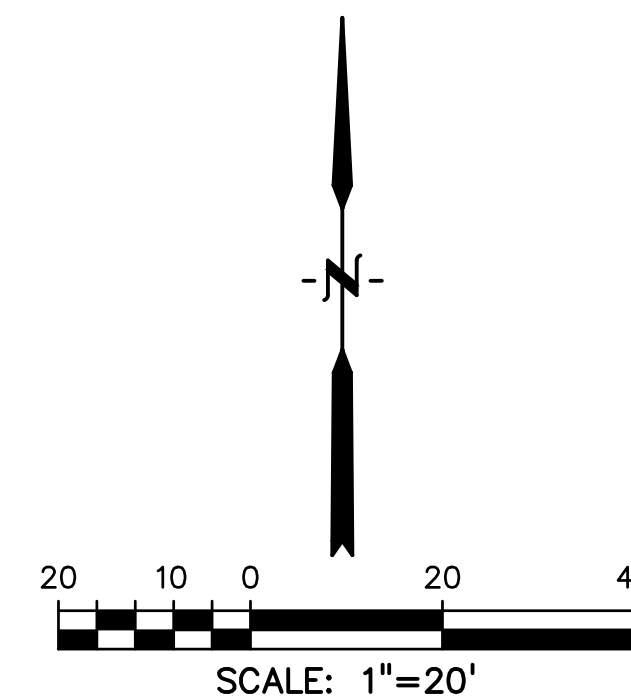
SPLITTER ISLAND CURB/GUTTER (CATCH)
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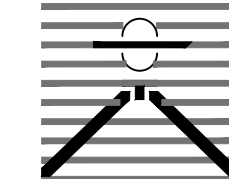
CURB TRANSITION DETAIL
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LEGEND

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



PREPARED BY:



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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20

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

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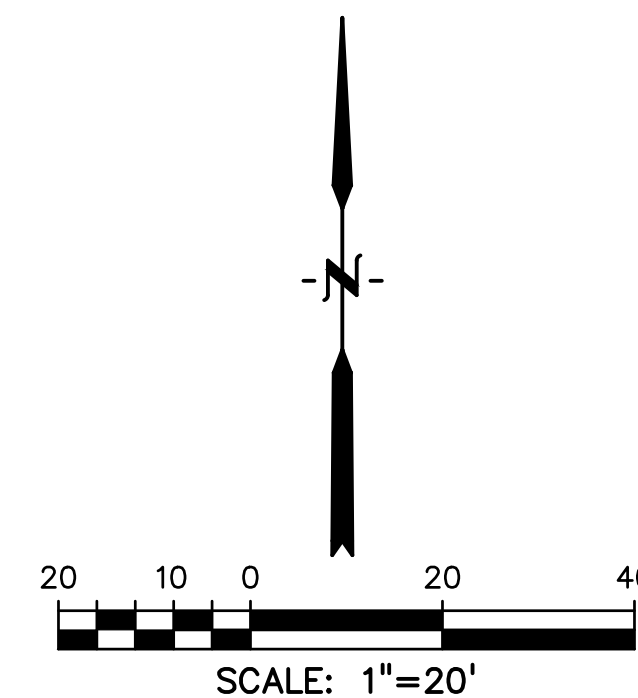
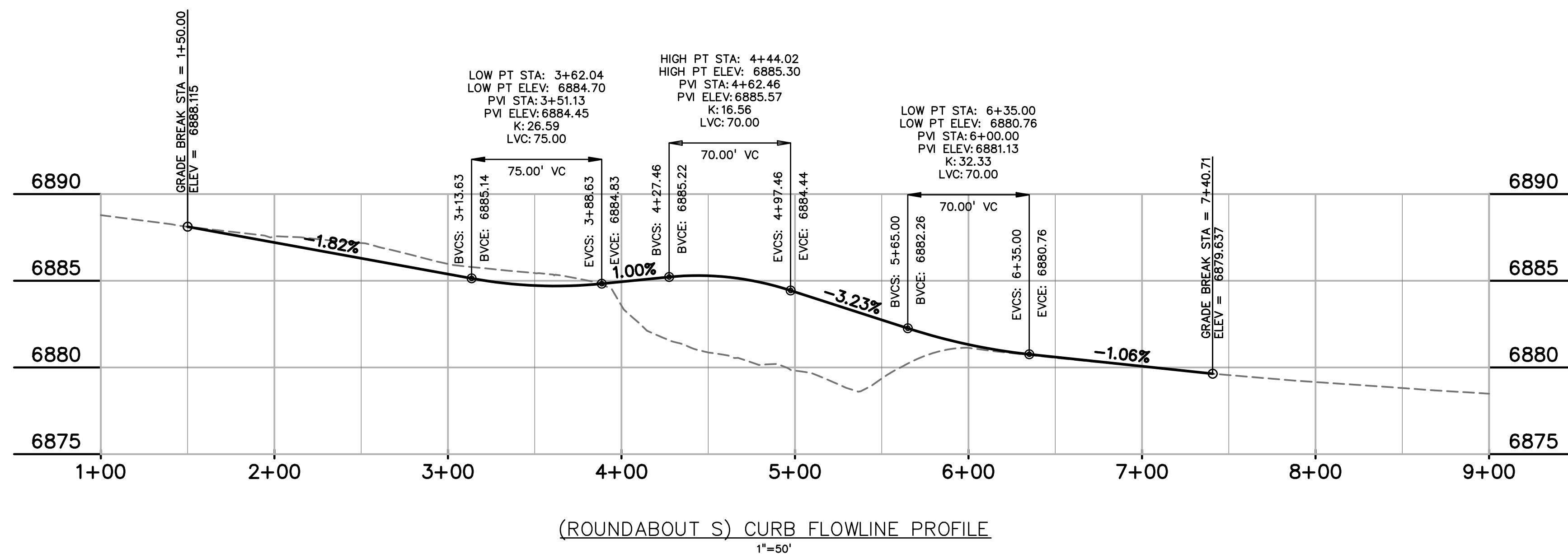
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HORIZONTAL: VARIES
VERTICAL: 1"=5'

SOUTH
ROUNDAABOUT
PROFILES

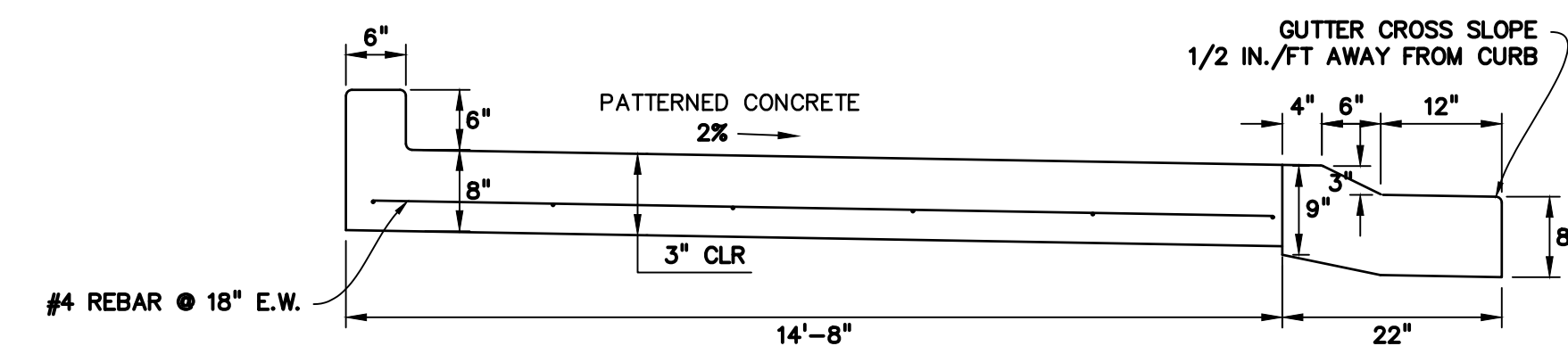
PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.11

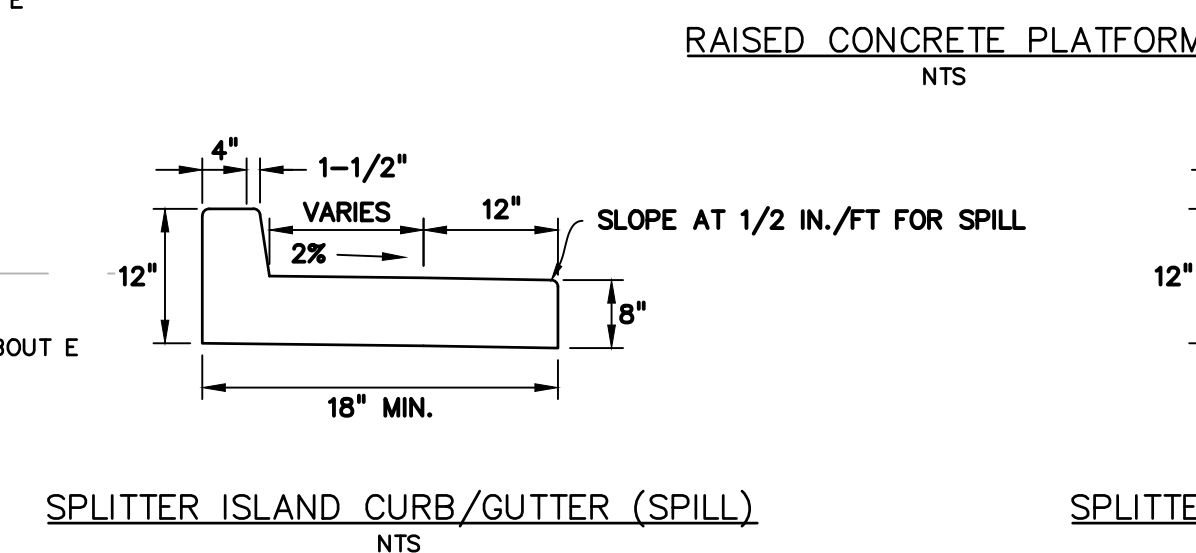
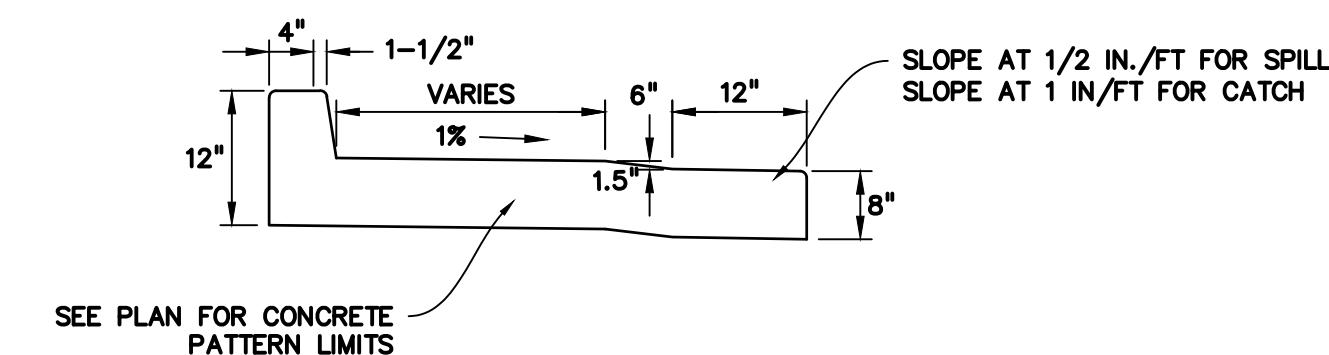
SHEET: 17 OF 48



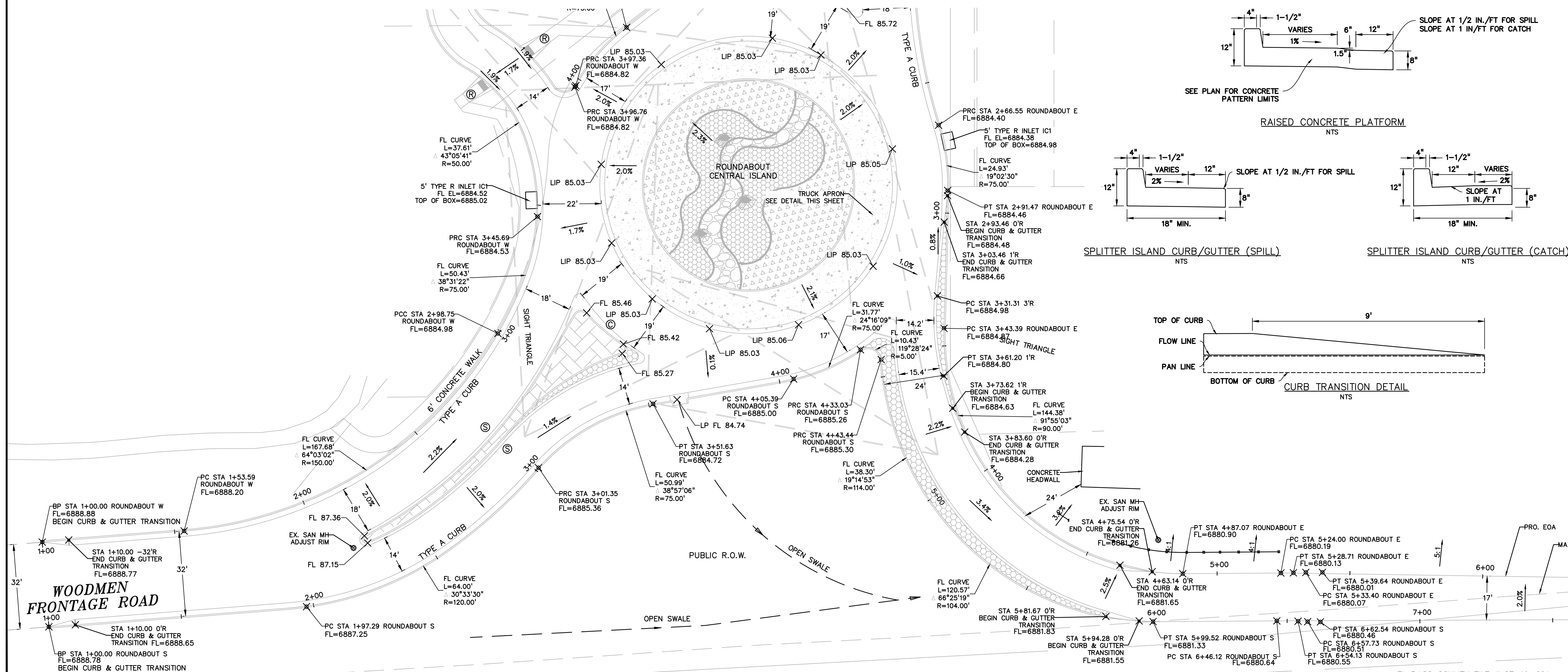
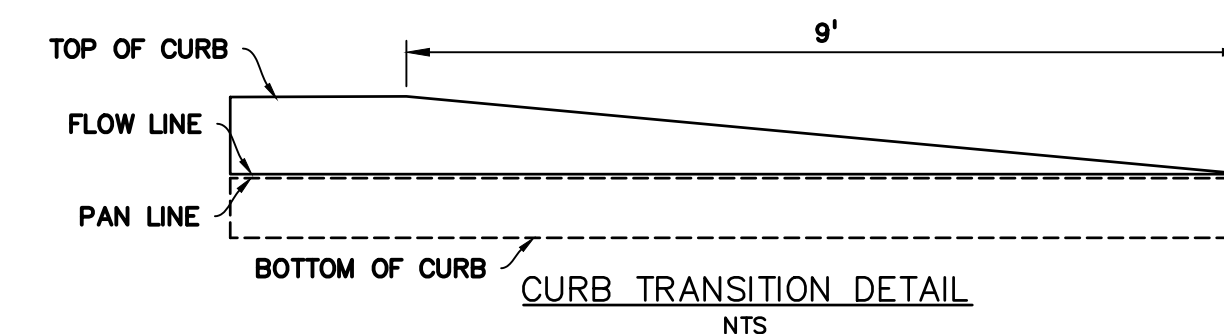
- LEGEND
- Ⓡ PEDESTRIAN RAMP
 - Ⓢ SPLITTER ISLAND CURB & GUTTER (CATCH)
 - Ⓣ SPLITTER ISLAND CURB & GUTTER (SPILL)
 - RAISED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD_2-21. NO PIGMENT
 - PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD_2-21.



TYPICAL TRUCK APRON DETAIL
NTS



SPLITTER ISLAND CURB/GUTTER (CATCH)
NTS



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CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

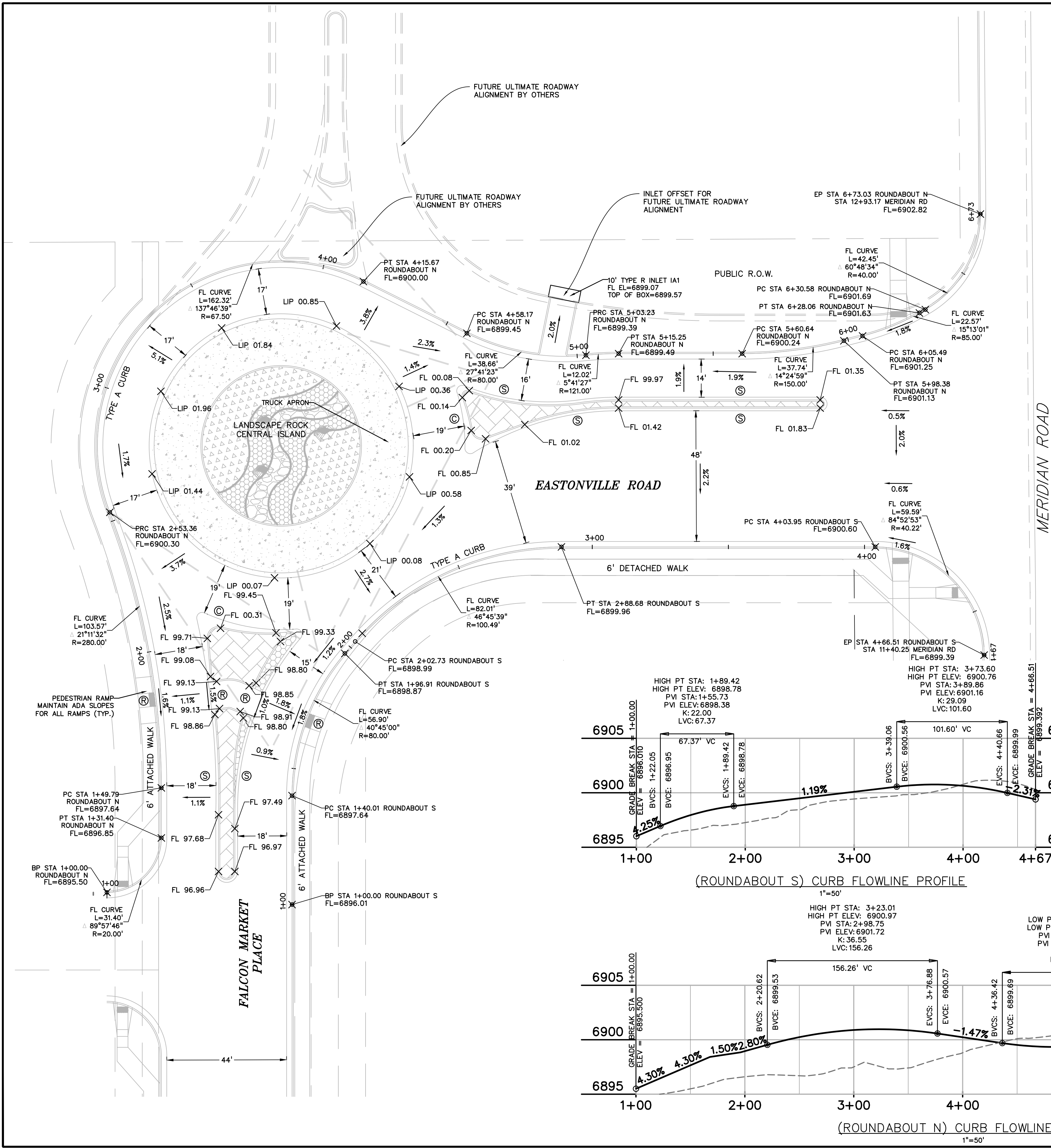
SOUTH ROUNDAABOUT PROFILES

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.12

SHEET: 18 OF 48

EL PASO COUNTY FILE # SF-19-001



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

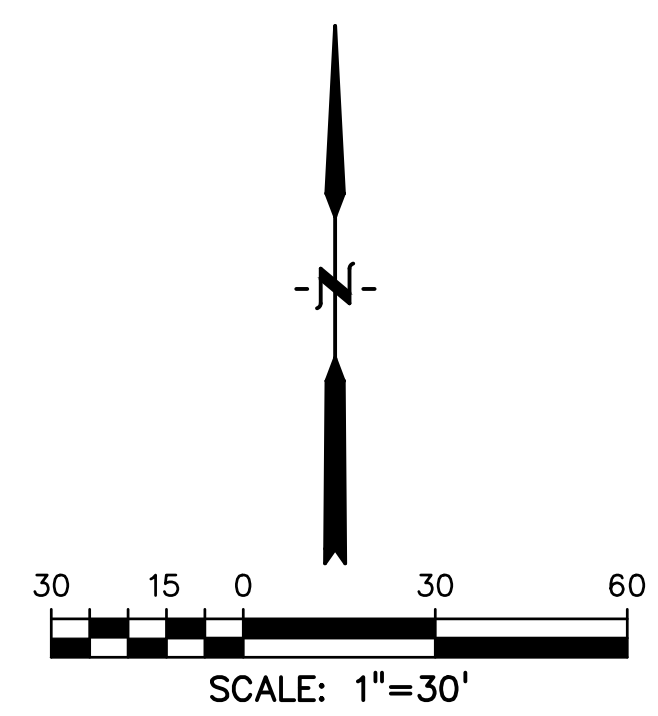
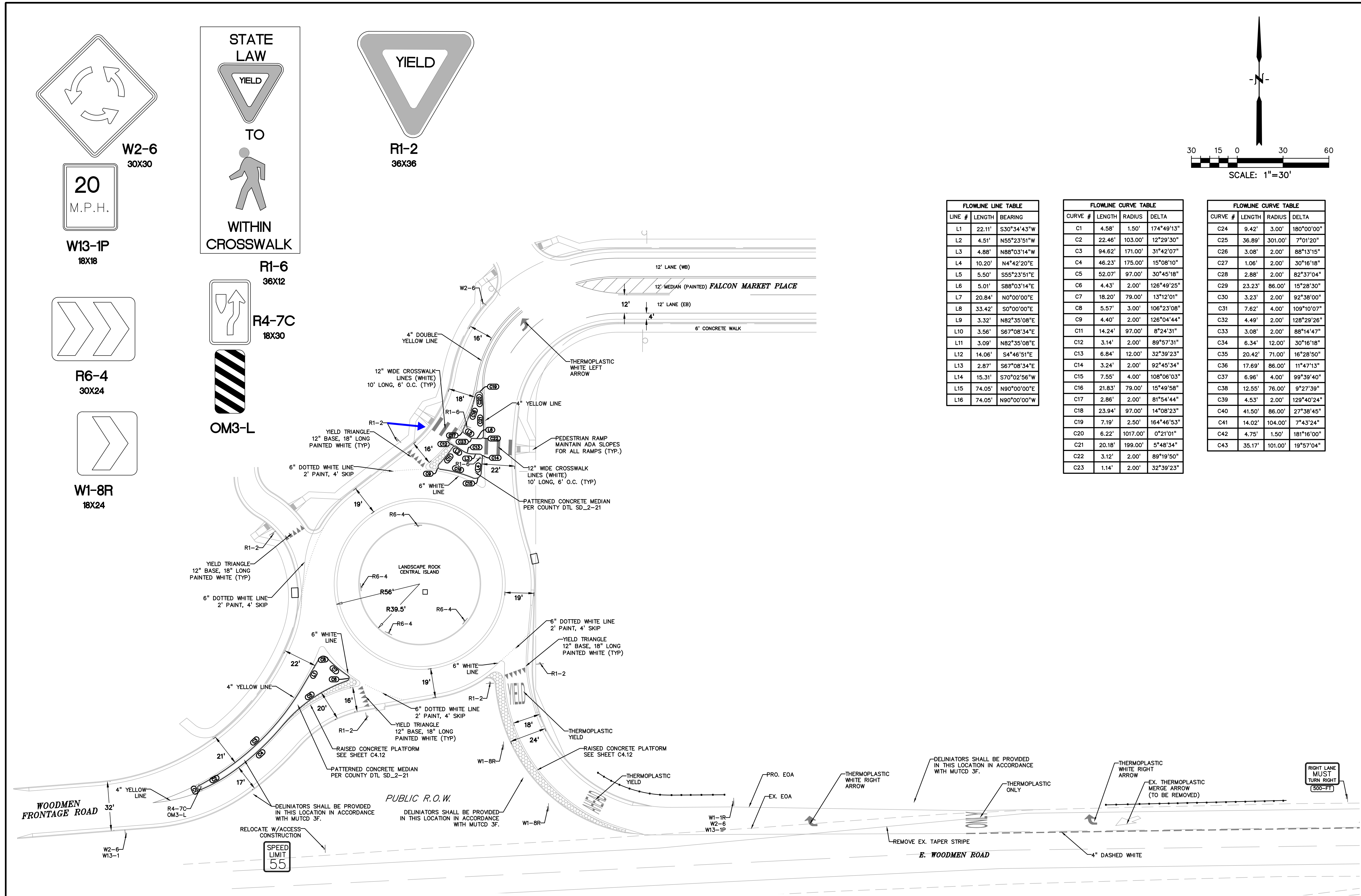
NORTH ROUNDABOUT PROFILES

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.13

SHEET: 19 OF 48

EL PASO COUNTY FILE # SF-19-001



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

FLOWLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	4.58'	1.50'	174°49'13"
C2	22.46'	103.00'	12°29'30"
C3	94.62'	171.00'	31°42'07"
C4	46.23'	175.00'	15°08'10"
C5	52.07'	97.00'	30°45'18"
C6	4.43'	2.00'	126°49'25"
C7	18.20'	79.00'	13°12'01"
C8	5.57'	3.00'	106°23'08"
C9	4.40'	2.00'	126°04'44"
C11	14.24'	97.00'	8°24'31"
C12	3.14'	2.00'	89°57'31"
C13	6.84'	12.00'	32°39'23"
C14	3.24'	2.00'	92°45'34"
C15	7.55'	4.00'	108°06'03"
C16	21.83'	79.00'	15°49'58"
C17	2.86'	2.00'	81°54'44"
C18	23.94'	97.00'	14°08'23"
C19	7.19'	2.50'	164°46'53"
C20	6.22'	1017.00'	0°21'01"
C21	20.18'	199.00'	5°48'34"
C22	3.12'	2.00'	89°19'50"
C23	1.14'	2.00'	32°39'23"

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

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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
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DESIGNED BY:	TDM
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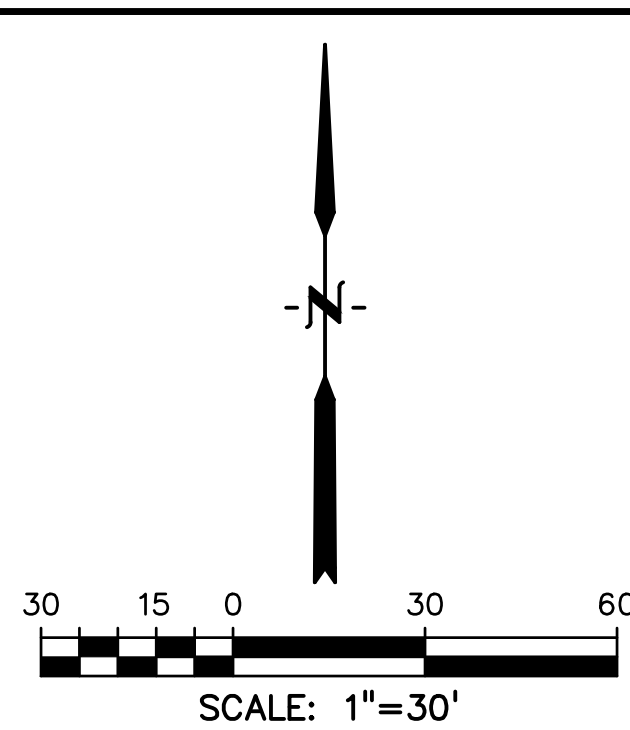
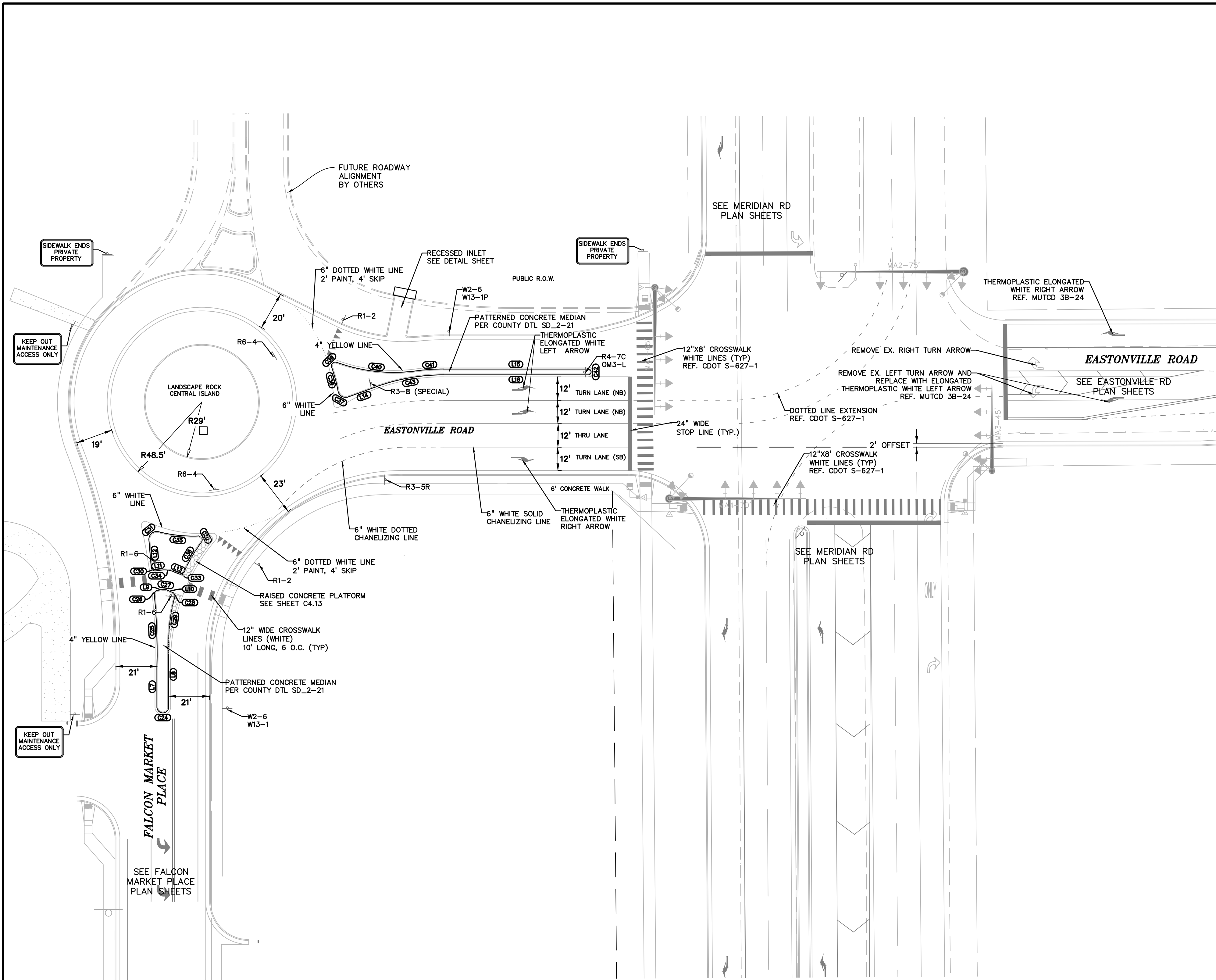
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HORIZONTAL: 1"=30'
VERTICAL: N/A

SOUTH
ROUNDBOUT
SIGNAGE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.14

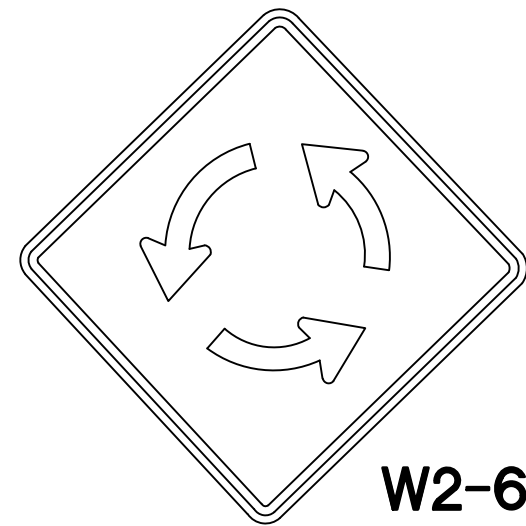
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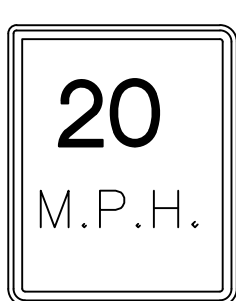
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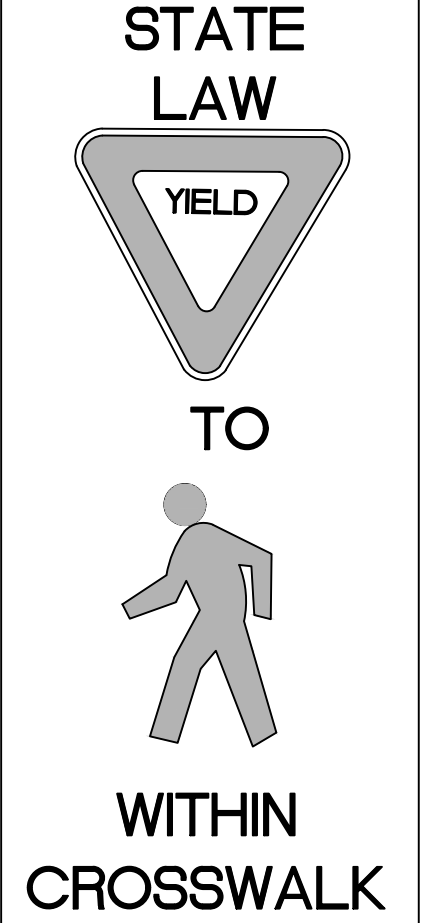
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C30	3.23'	2.00'	92°38'00\"
C31	7.62'	4.00'	109°10'07\"
C32	4.49'	2.00'	128°29'26\"
C33	3.08'	2.00'	88°14'47\"
C34	6.34'	12.00'	30°16'18\"
C35	20.42'	71.00'	16°28'50\"
C36	17.69'	86.00'	11°47'13\"
C37	6.96'	4.00'	99°39'40\"
C38	12.55'	76.00'	9°27'39\"
C39	4.53'	2.00'	129°40'24\"
C40	41.50'	86.00'	27°38'45\"
C41	14.02'	104.00'	7°43'24\"
C42	4.75'	1.50'	181°16'00\"
C43	35.17'	101.00'	19°57'04\"



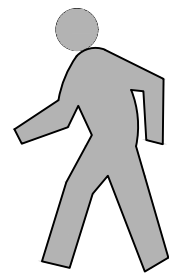
W2-6
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W13-1P
18X18

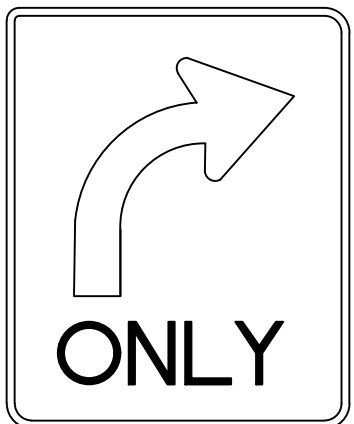


TO

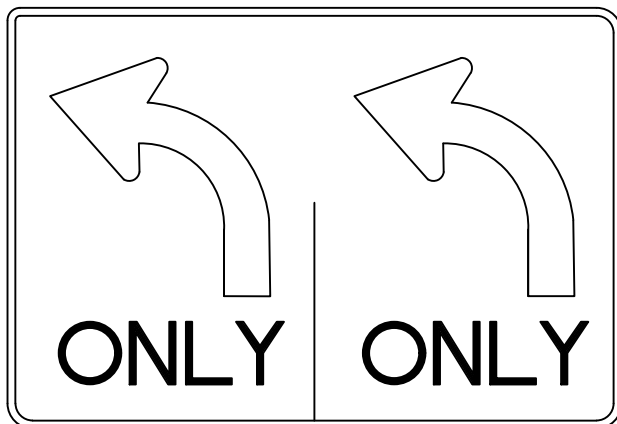


WITHIN
CROSSWALK

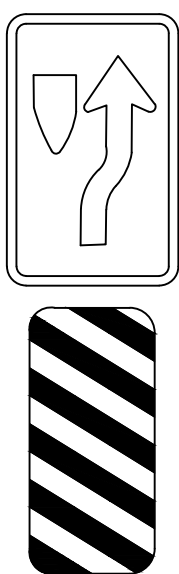
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R3-5R
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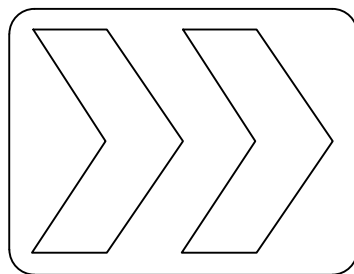


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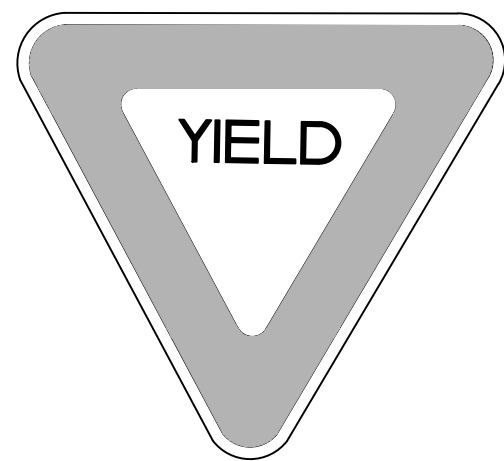


OM3-L

R4-7C
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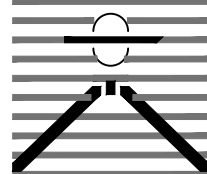
R6-4
24X30



R1-2
36X36

EL PASO COUNTY FILE # SF-19-001

PREPARED BY:



DREXEL, BARRELL & CO.
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CLIENT:

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DALLAS, TEXAS 75219
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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

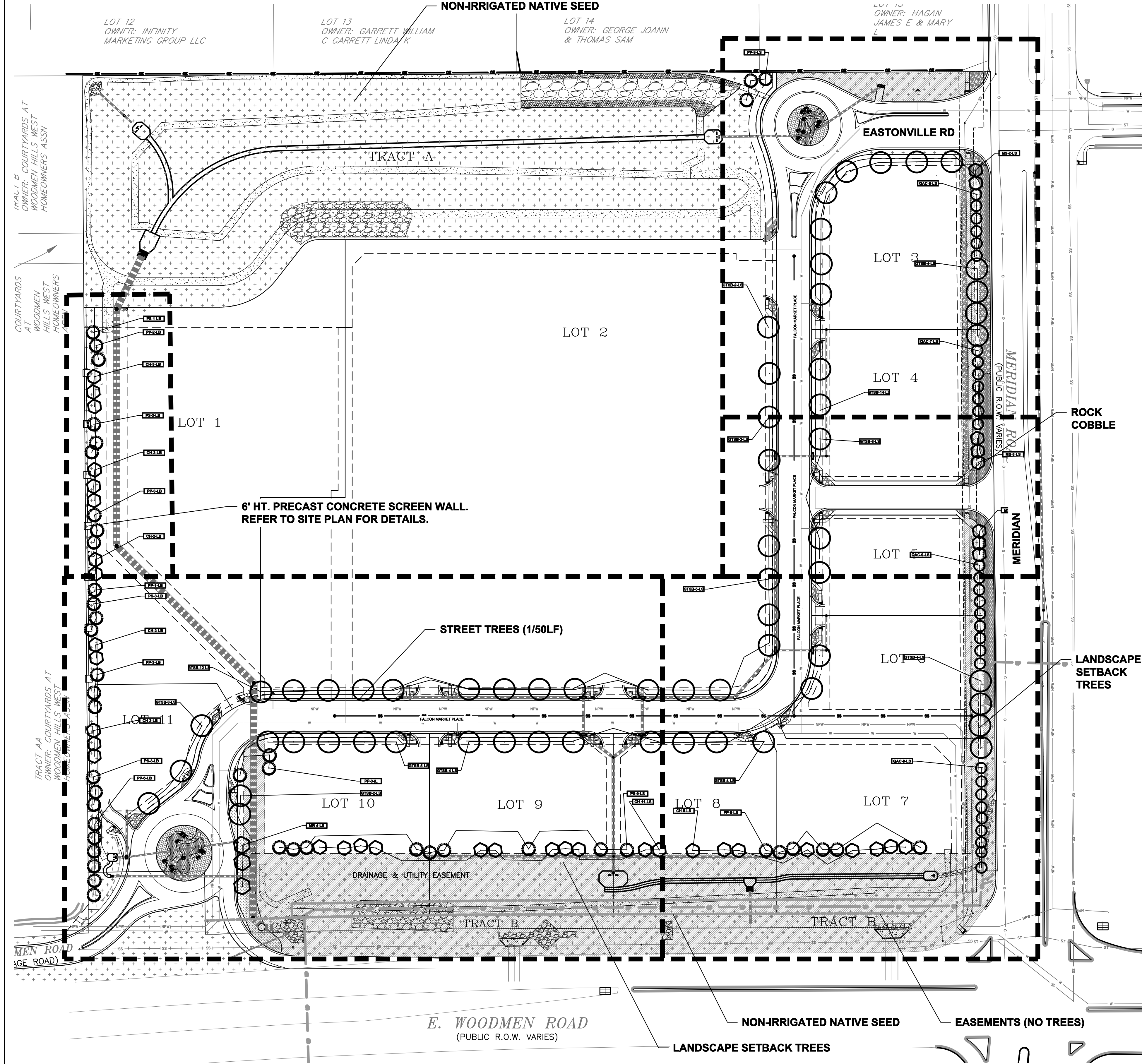
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

NORTH
ROUNDBABOUT
SIGNAGE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.15

SHEET: 21 OF 48



ROADWAY & BUFFER
NORTH & WEST LANDSCAPE PLAN



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

EL PASO COUNTY LANDSCAPE CODE COMPLIANCE

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

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

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

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

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

SHRUBS, ORNAMENTAL GRASS, AND PERENNIALS ARE TO BE DETERMINED

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

LANDSCAPE GUIDELINES

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

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

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

MOTOR VEHICLE PARKING SCREENING SHALL BE PER EL PASO COUNTY CODE

LANDSCAPE BUFFERS SHALL BE PER EL PASO COUNTY CODE

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

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

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

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

DOCUMENT NOTE

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

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

HIGHER GROUND DESIGNS

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

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PREPARED FOR:
DREXEL, BARRELL & CO.

FOR APPROVAL ONLY

NOT FOR CONSTRUCTION

JOB NUMBER
688-17

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

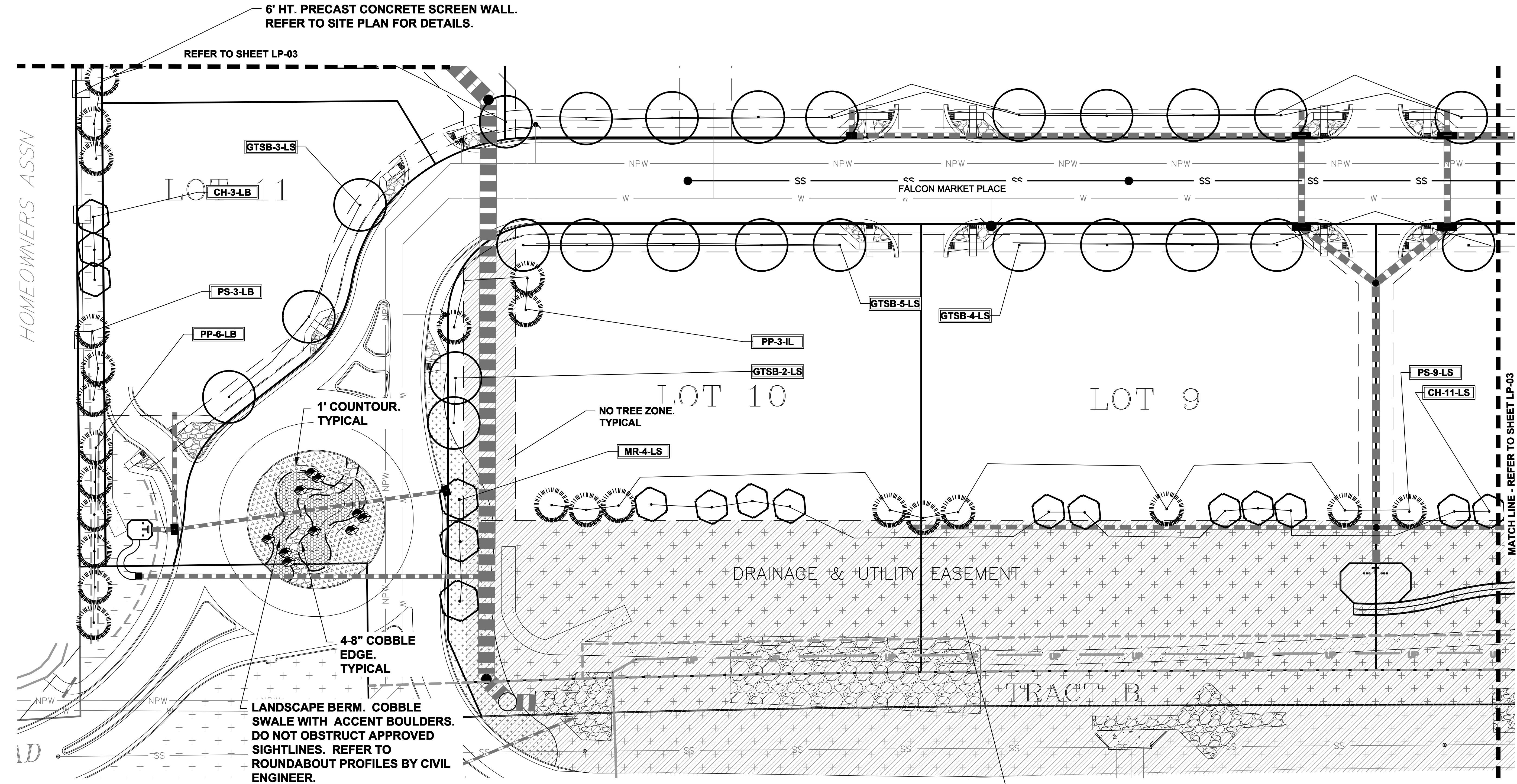
ORIGINAL DATE
5-22-17

DRAWN BY: **JM**

DESCRIPTION:
ROADWAY & BUFFER NORTH/WEST LANDSCAPE

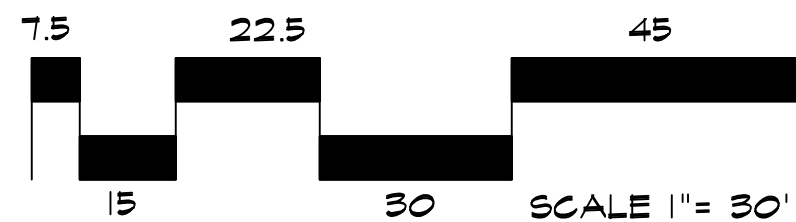
SHEET NO.
LP-01

HOMEOWNERS ASSN



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

LANDSCAPE PLAN - AREA 'A'



NO TREE ZONE. TYPICAL

DOCUMENT NOTE
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Fax 719-586-1122



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FILING NO. 1
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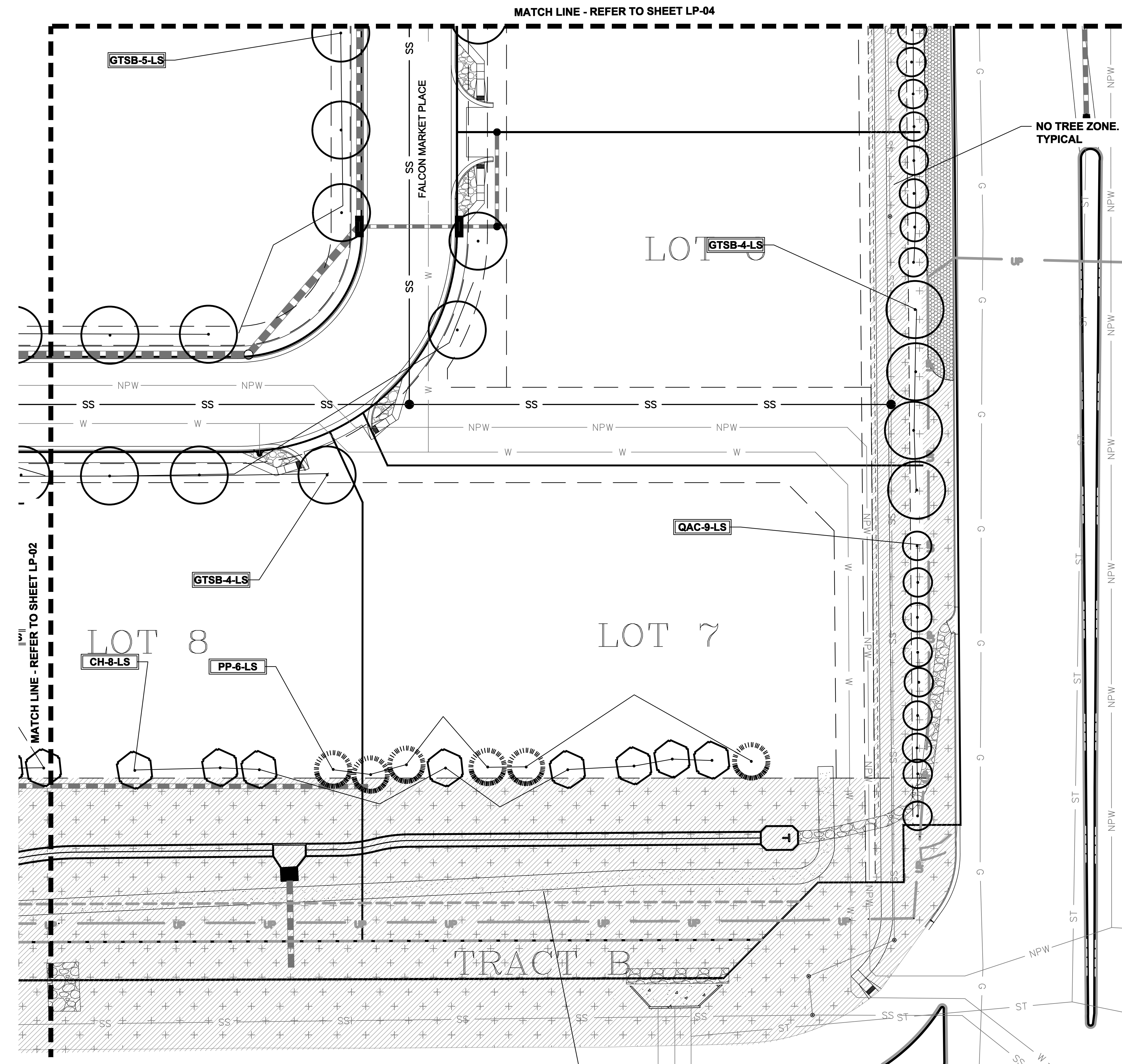
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JOB NUMBER
688-17

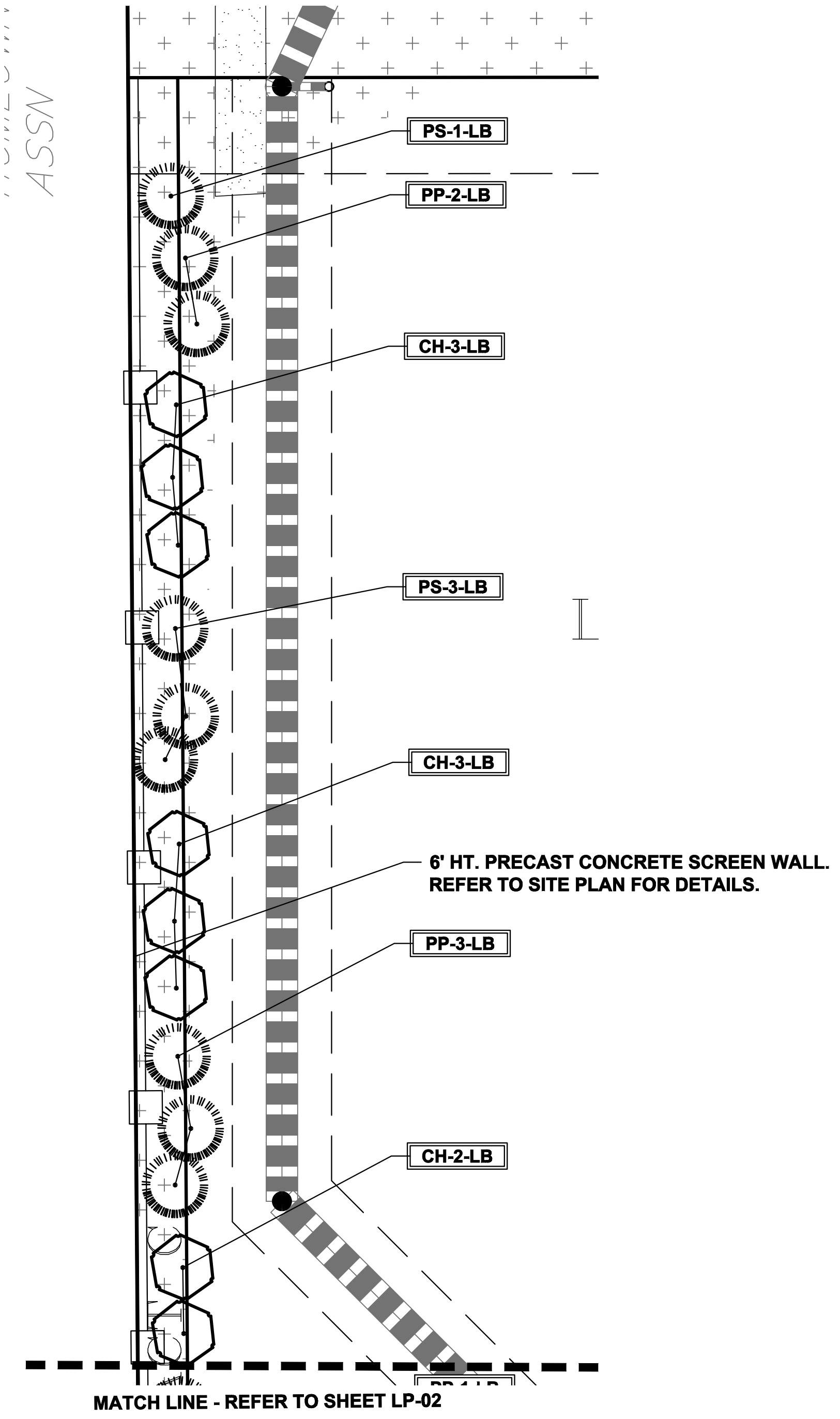
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7-19-19	PER COMMENTS
08-22-19	PER COMMENTS
11-7-19	PER COMMENTS
03-23-20	PER COMMENTS
ORIGINAL DATE 5-22-17	
DRAWN BY: JIM	
DESCRIPTION: AREA 'A' LANDSCAPE PLAN	
SHEET NO. LP-02	



LANDSCAPE PLAN - AREA 'B'

GROUND COVER LEGEND

SYMBOL	DESCRIPTION
[Pattern]	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
[Pattern]	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
[Pattern]	Non-Irrigated Native Seed



LANDSCAPE PLAN - AREA 'E'

DOCUMENT NOTE

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HIGHER GROUND DESIGNS, INC.
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HIGHER GROUND DESIGNS

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

PREPARED FOR:
DREXEL, BARRELL & CO.

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JOB NUMBER
688-17

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

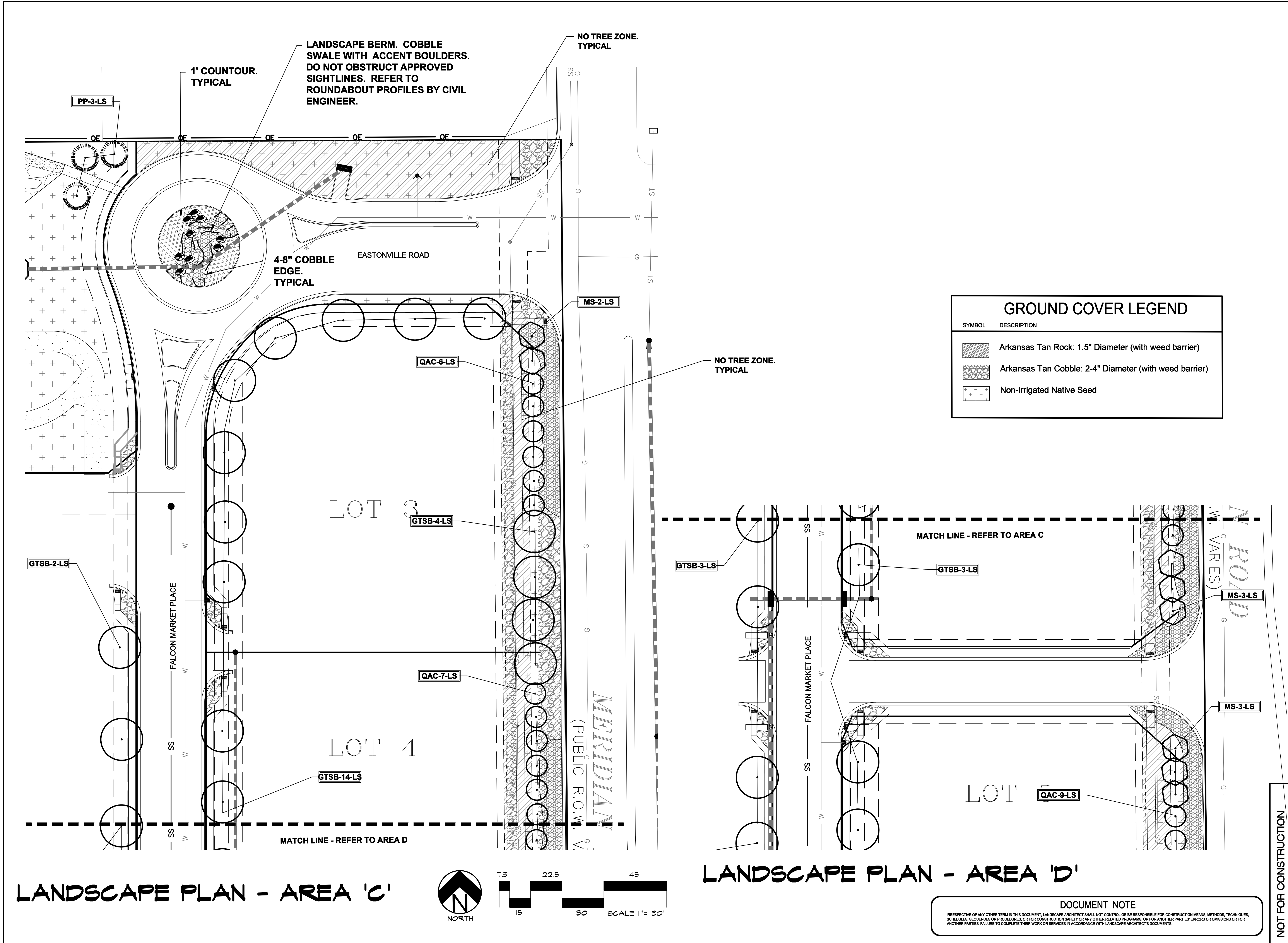
ORIGINAL DATE
5-22-17

DRAWN BY: **JM**

DESCRIPTION:
**AREA 'B' & 'E'
LANDSCAPE PLAN**

SHEET NO.
LP-03

NOT FOR CONSTRUCTION



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

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

PREPARED FOR:
DREXEL, BARRELL & CO.

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JOB NUMBER
688-17

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

ORIGINAL DATE **5-22-17**

DRAWN BY: **JM**

DESCRIPTION:
AREA 'C' & 'D' LANDSCAPE PLAN

SHEET NO.
LP-04



DOCUMENT NOTE

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Fax 719-268-1122



FALCON MARKETPLACE

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

PREPARED FOR: _____
DREXEL, BARRELL & CO.

PREPARED FOR:
DREXEL, BARRELL & CO.

FOR APPROVAL ONLY

NOT FOR CONSTRUCTION

JOB NUMBER	688-17
REVISIONS	
ORIGINAL DATE	04-01-20
DRAWN BY:	JM
DESCRIPTION:	
	ROUNDABOUT
	ELEVATIONS
SHEET NO.	E1.1

PREPARED BY:



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(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

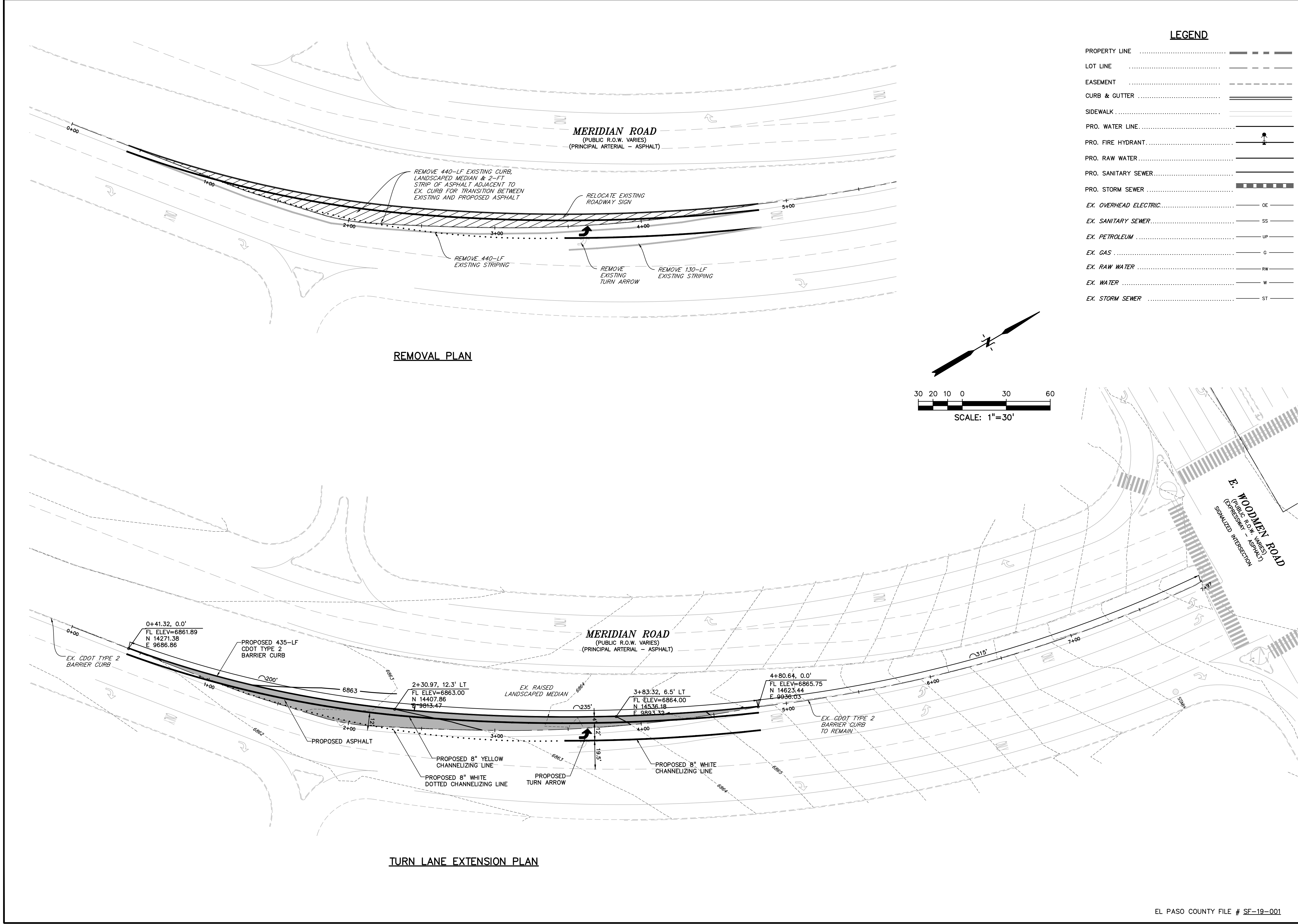
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

MERIDIAN ROAD
TURN LANE
EXTENSION

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.10

SHEET: 26 OF 48



PREPARED BY:



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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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

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

MERIDIAN ROAD
PLAN &
PROFILE

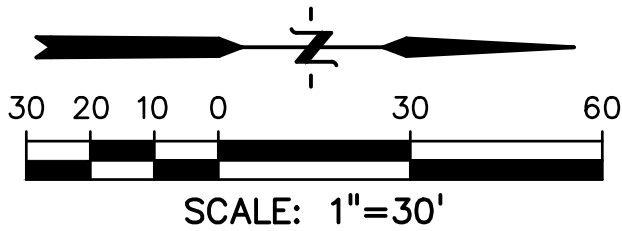
PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.11

SHEET: 27 OF 48

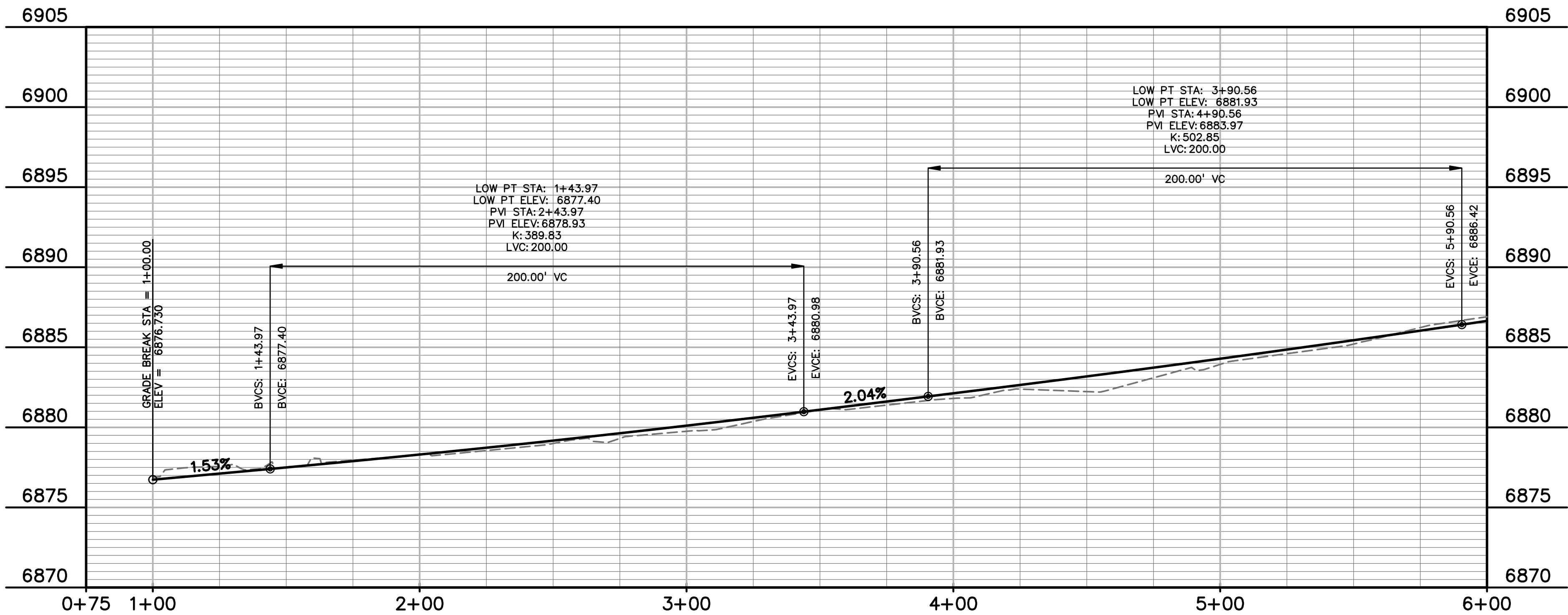
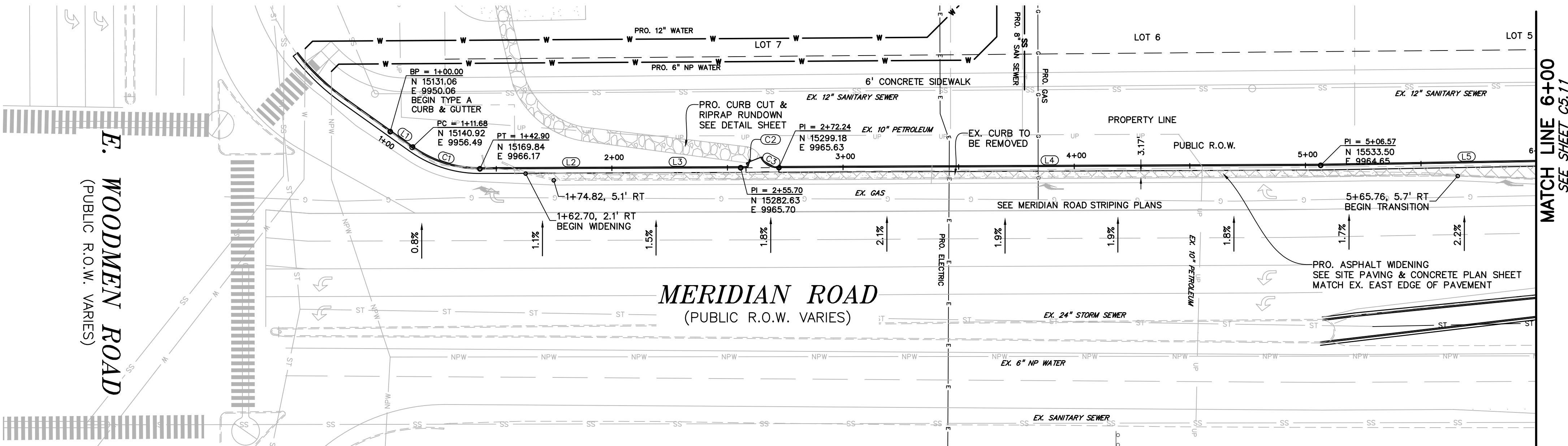
LEGEND

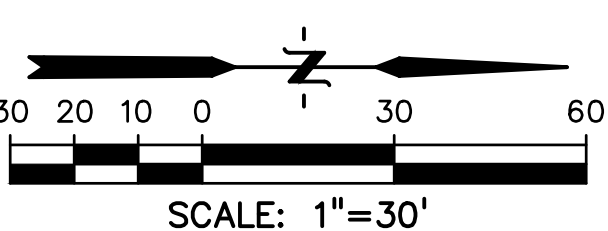
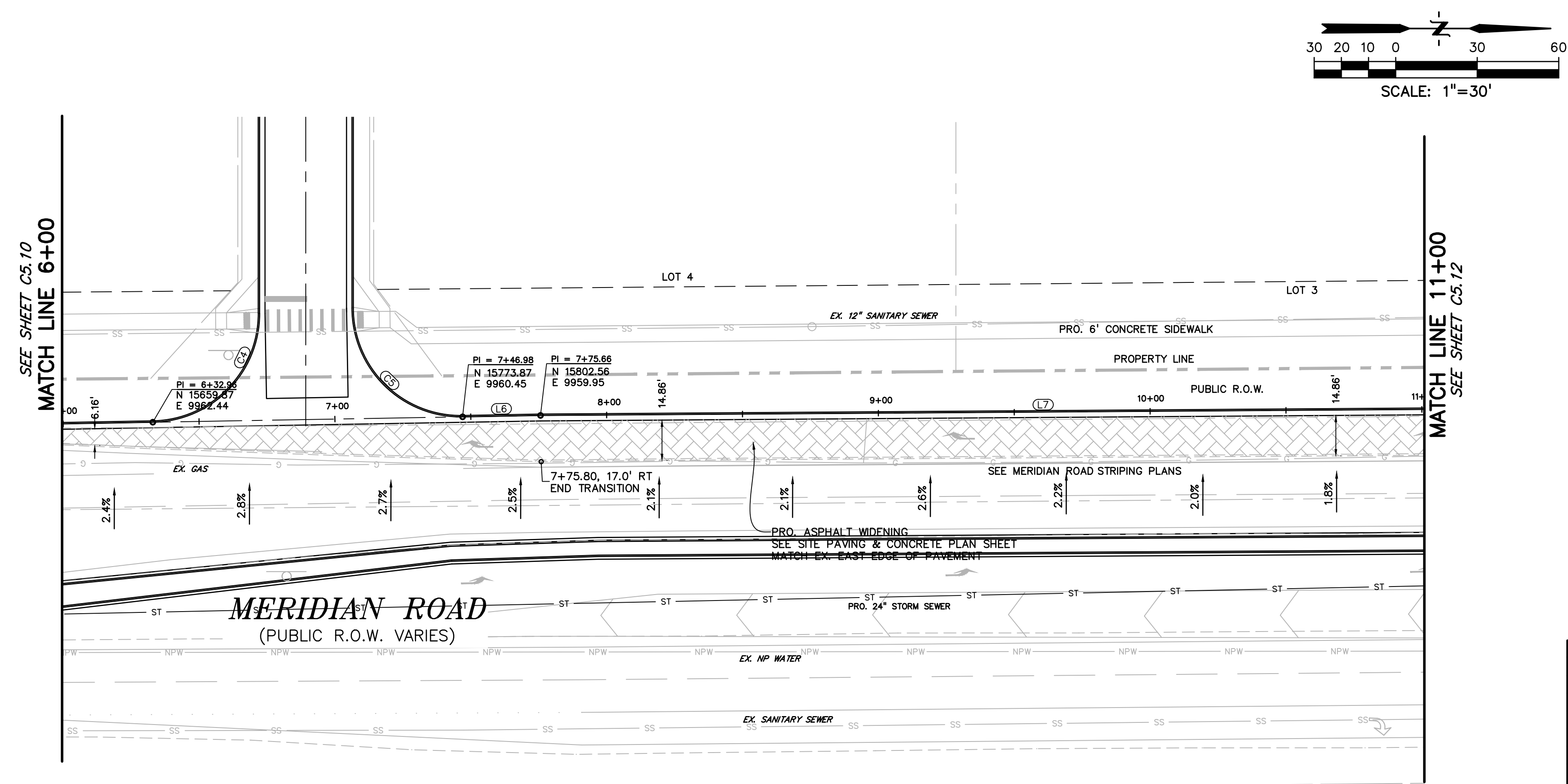
PROPERTY LINE
LOT LINE
EASEMENT
CURB & GUTTER
SIDEWALK



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	253.87'	N0°26'35"W
L18	220.61'	N3°50'23"E

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

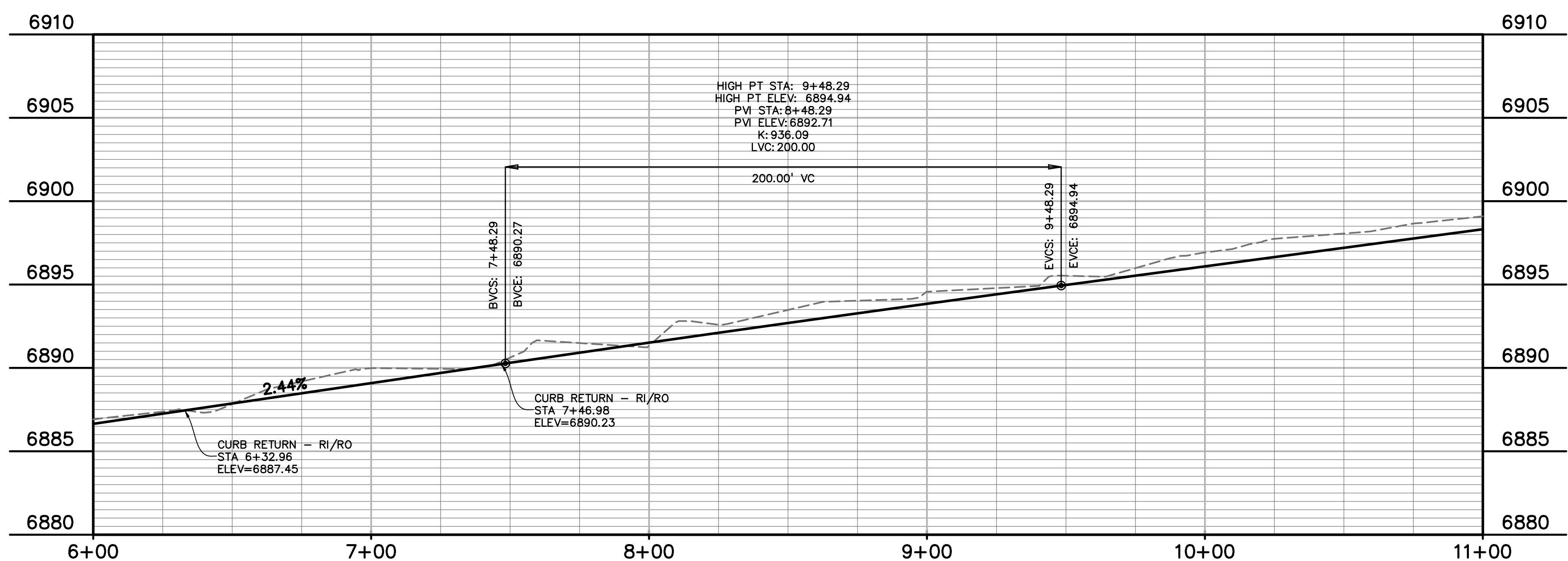




LEGEND	
PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	=====

FLOWLINE LINE TABLE		
LINE #	LENGTH	BEARING
L1	11.68'	N35°31'58"E
L2	112.80'	N0°14'20"W
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L7	369.98'	N0°23'38"W
L8	7.10'	N75°35'01"E
L9	2.52'	N60°21'59"E
L10	253.87'	N0°26'35"W
L18	220.61'	N3°50'23"E

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



PREPARED BY:

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

CLIENT:

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

CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**

FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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

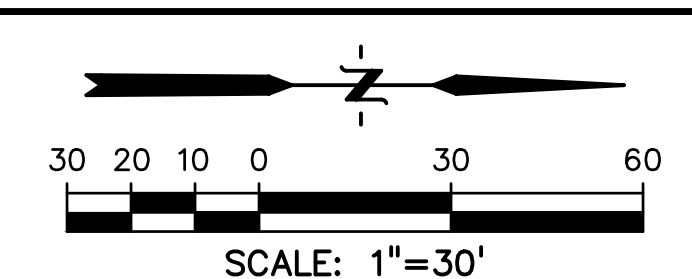
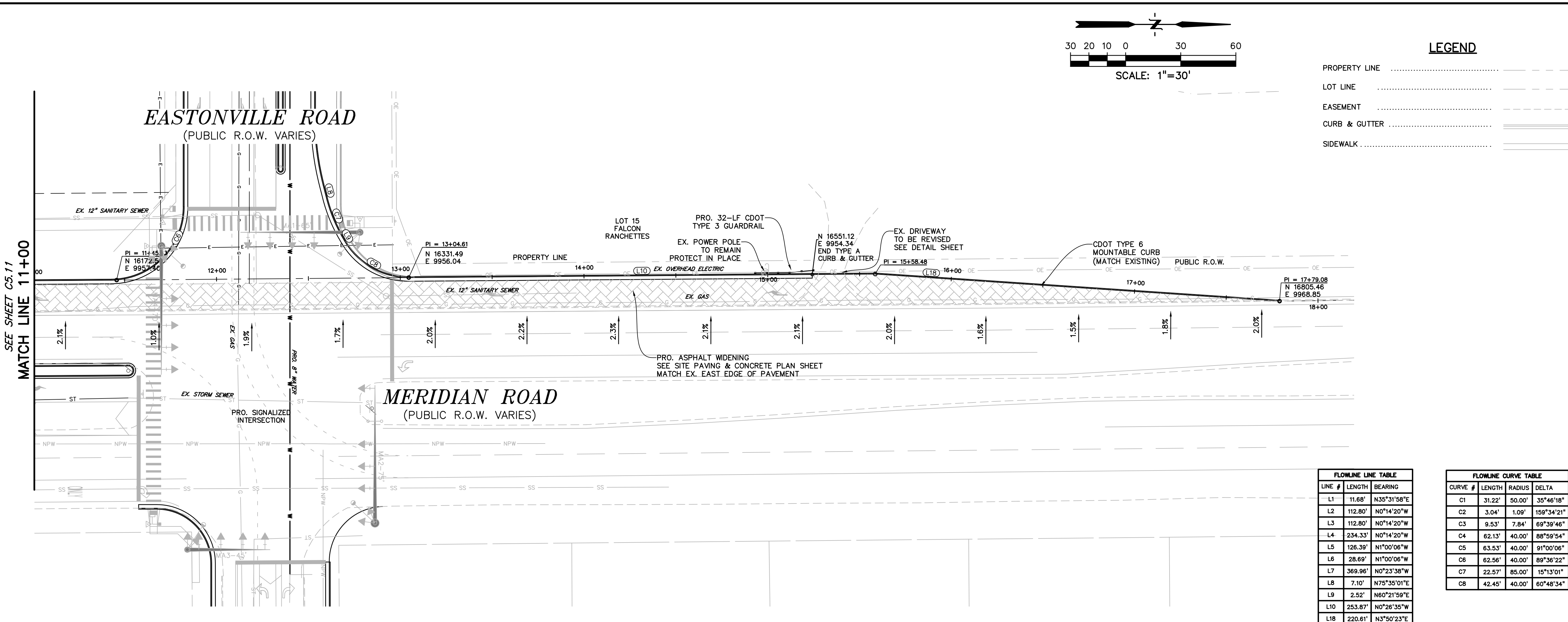
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

**MERIDIAN ROAD
PLAN &
PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.12

SHEET: 28 OF 48



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

FLOWLINE LINE TABLE		
LINE #	LENGTH	BEARING
L1	11.68'	N35°31'58"E
L2	112.80'	N0°14'20"W
L3	112.80'	N0°14'20"W
L4	234.33'	N0°14'20"W
L5	128.39'	N1°00'08"W
L6	28.69'	N1°00'08"W
L7	369.98'	N0°23'38"W
L8	7.10'	N75°35'01"E
L9	2.52'	N60°21'59"E
L10	253.87'	N0°26'35"W
L18	220.61'	N3°50'23"E

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

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
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COLORADO SPGS, COLORADO 80905
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CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

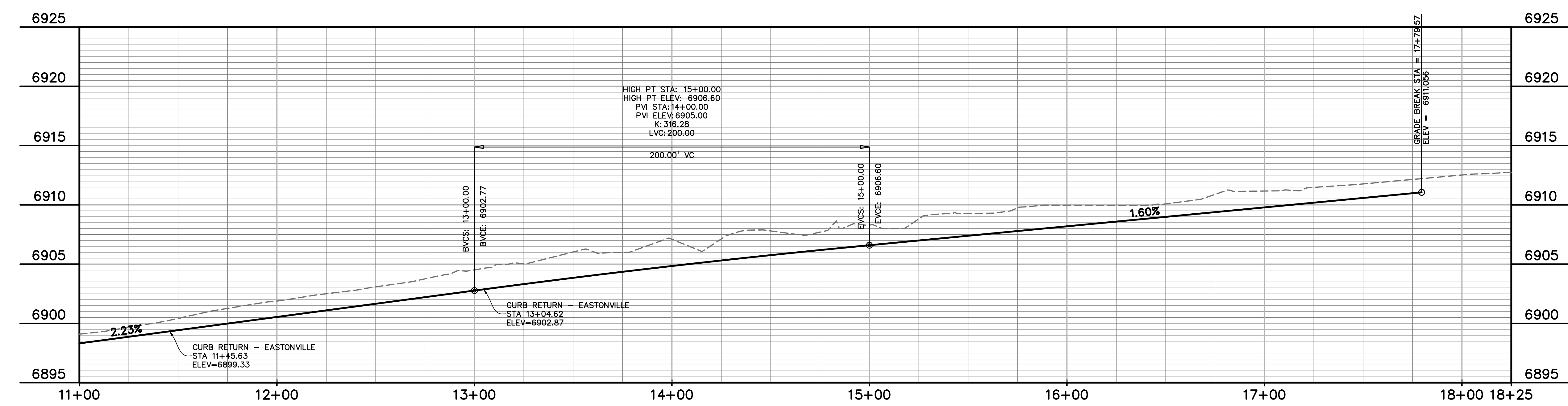
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

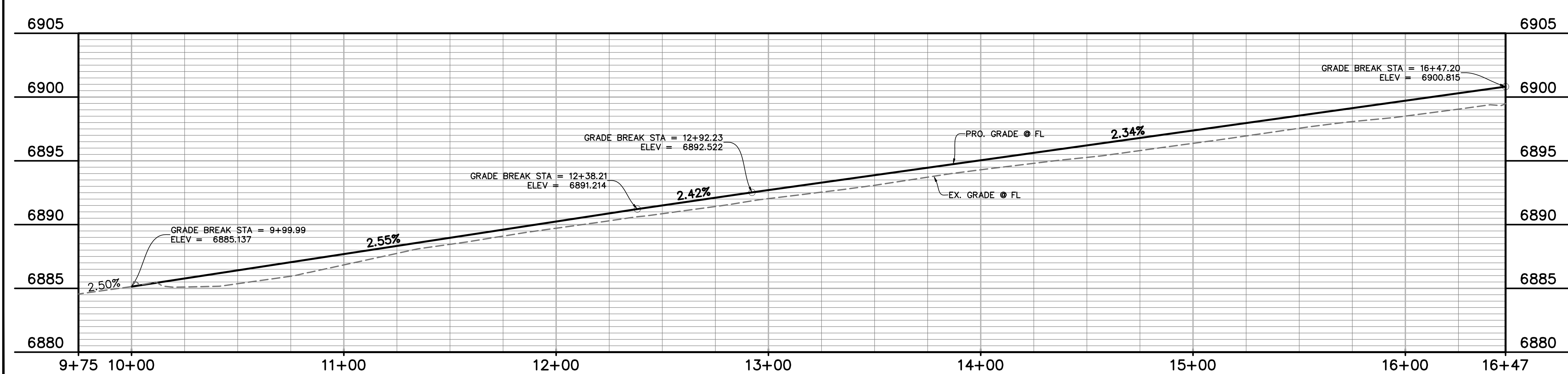
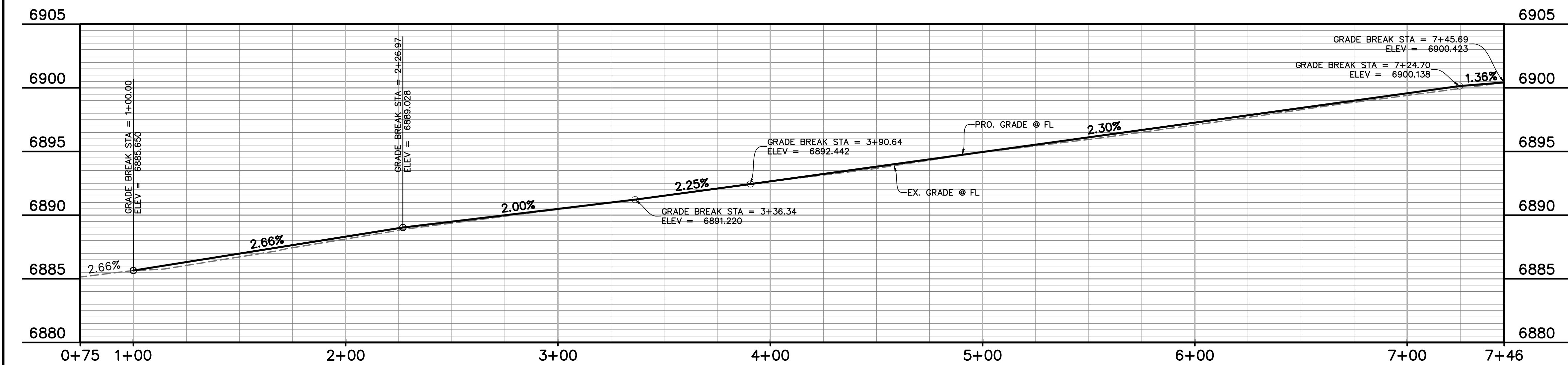
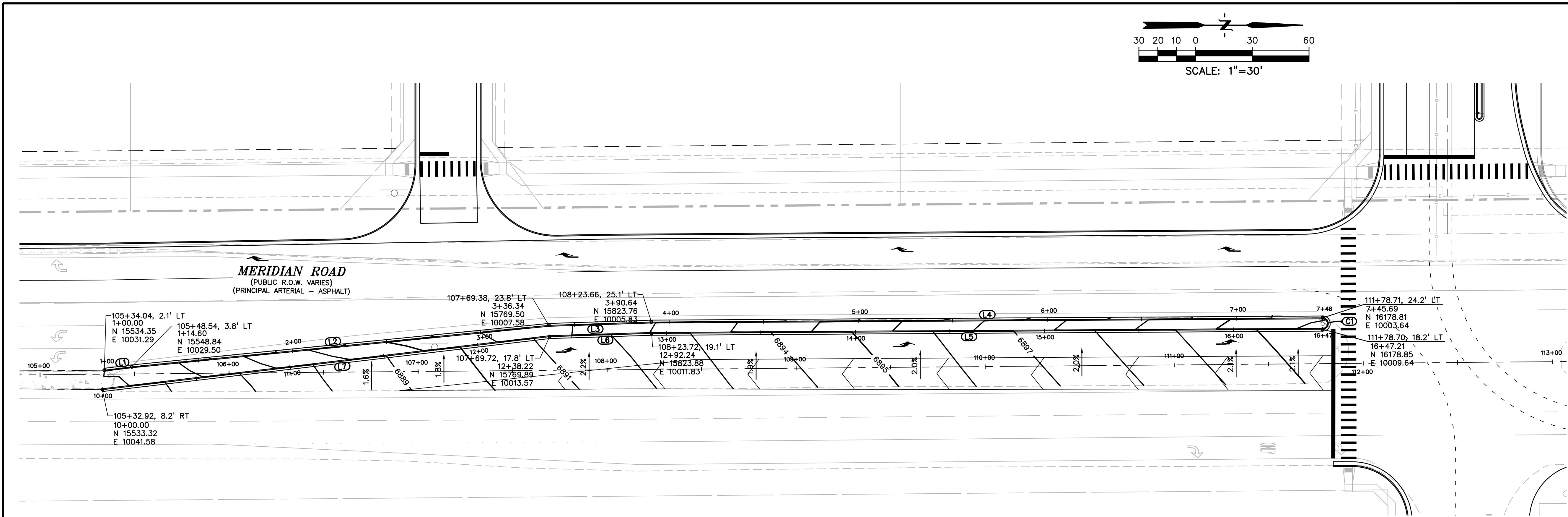
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

**MERIDIAN ROAD
PLAN &
PROFILE**

PROJECT NO. 20988-00CSCV
DRAWING NO.



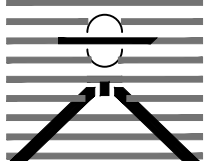


LEGEND	
PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	-----
EX. SANITARY SEWER	-----
EX. PETROLEUM	-----
EX. GAS	-----
EX. RAW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

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

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

PREPARED BY:



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CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE		DATE
90% SUBMITTAL		5-6-19
REVISED		7-24-20
DESIGNED BY:		TDM
DRAWN BY:		GES
CHECKED BY:		TDM
FILE NAME:		

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

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

MERIDIAN ROAD
MEDIAN PLAN
& PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.14

SHEET: 30 OF 48

PREPARED BY:



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CONSTRUCTION DRAWINGS FOR

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MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
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FILE NAME:	

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

MERIDIAN ROAD STRIPING PLAN

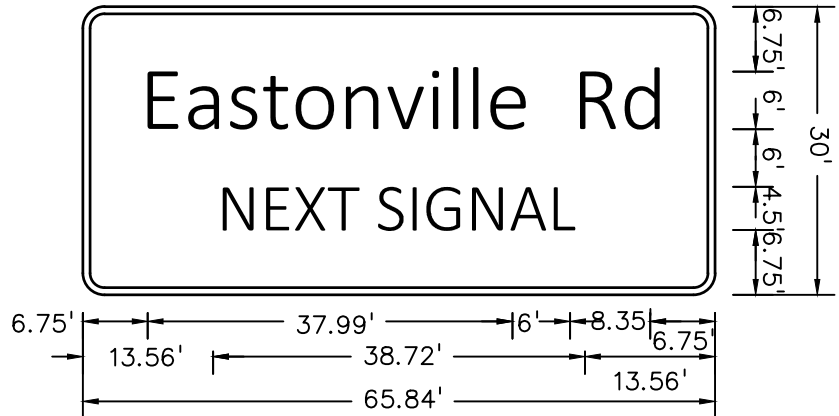
PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.15

SHEET: 31 OF 48

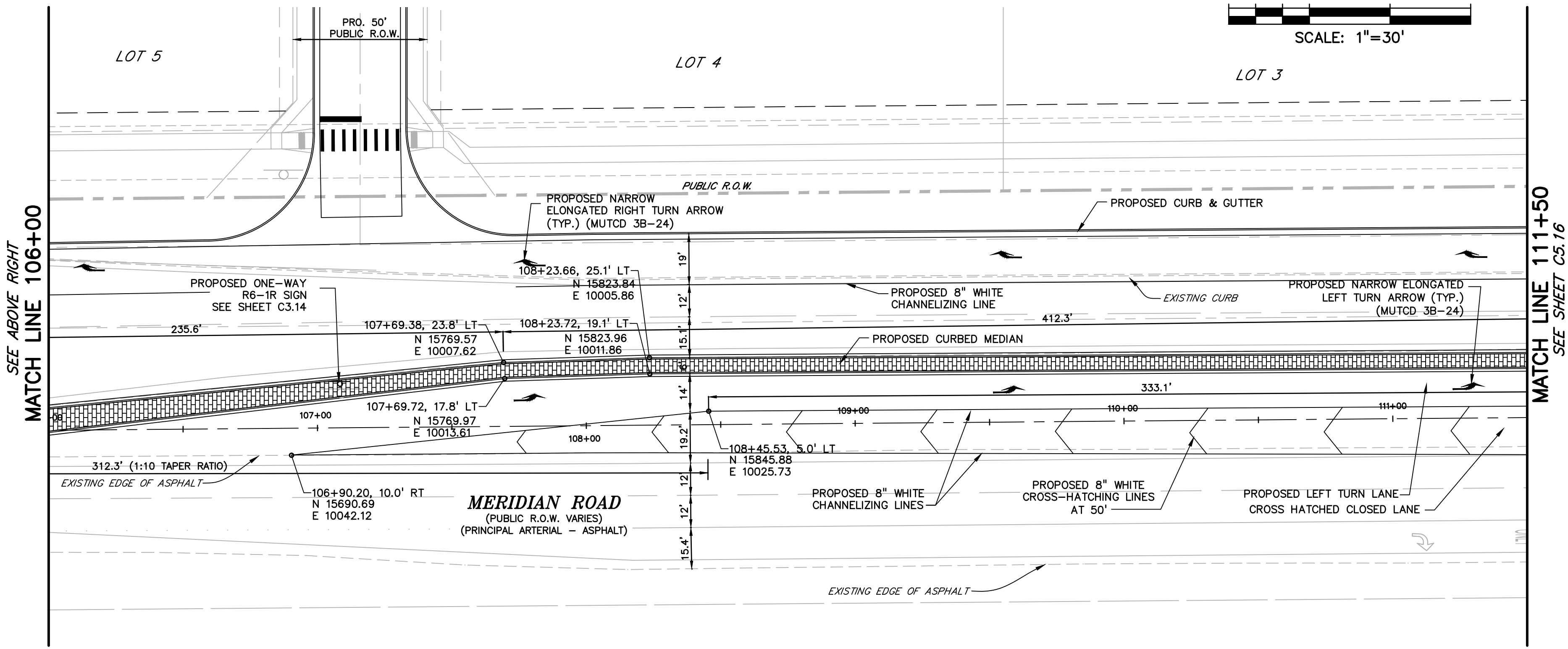
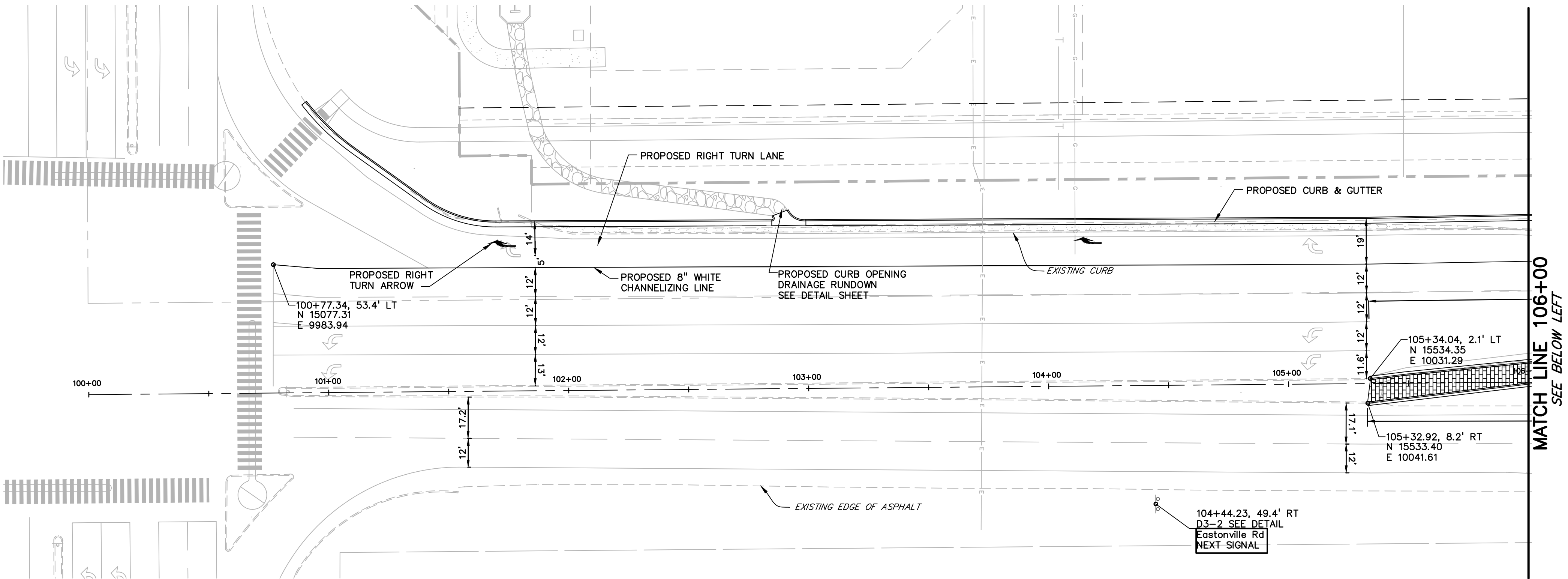
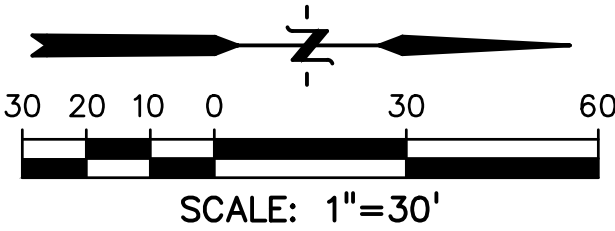
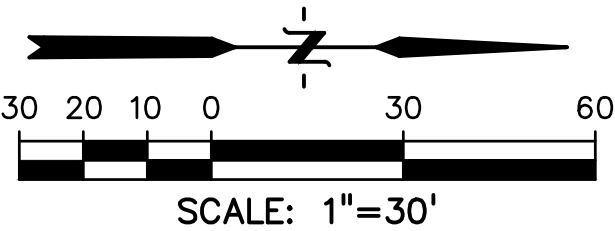
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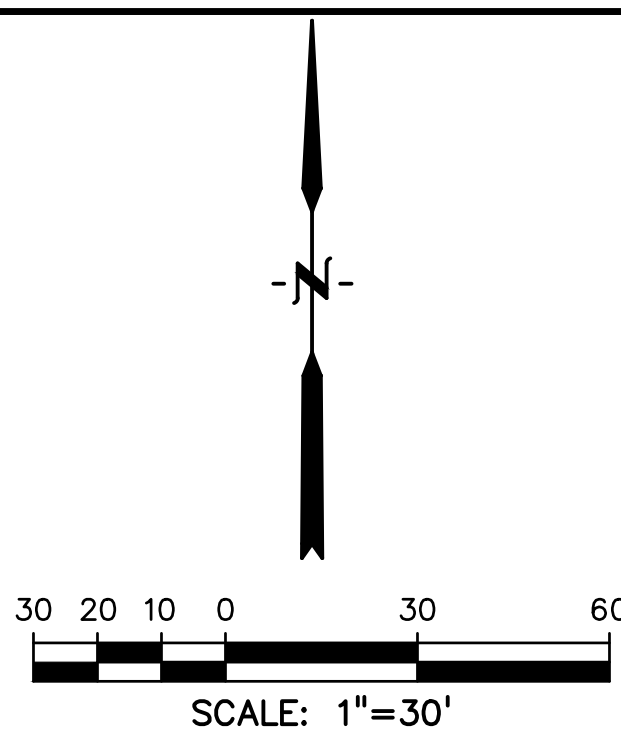
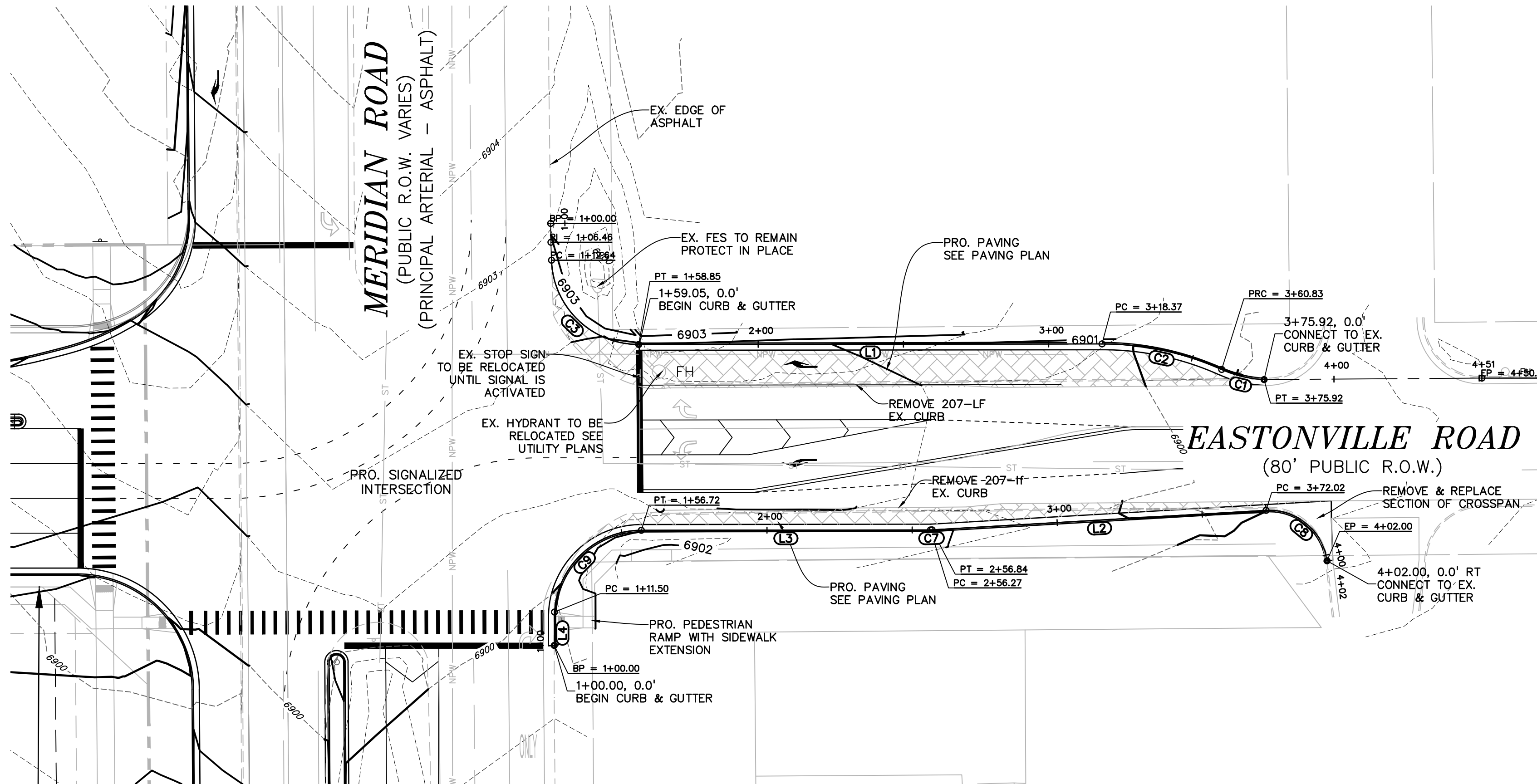
PROPERTY LINE	---
LOT LINE	- - -
EASEMENT	- - - - -
CURB & GUTTER	=====
SIDEWALK	=====
PRO. WATER LINE
PRO. FIRE HYDRANT
PRO. RAW WATER	.....
PRO. SANITARY SEWER	.....
PRO. STORM SEWER	.....
EX. OVERHEAD ELECTRIC	.....
EX. SANITARY SEWER	.....
EX. PETROLEUM	.....
EX. GAS	.....
EX. RAW WATER	.....
EX.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



D3-2 ADVANCE STREET NAME (2 LINES)
2.25" RADIUS, 0.75" BORDER, WHITE ON GREEN
[Eastonville Rd] 6D, [NEXT SIGNAL] 4.5D

COORDINATE PLACEMENT WITH EL PASO COUNTY DOT AND REFERENCE CDOT STANDARD PLANS S-614-1, S-614-3 & S-614-5 FOR SIGN SUPPORT POSTS AND BREAKAWAY DETAILS

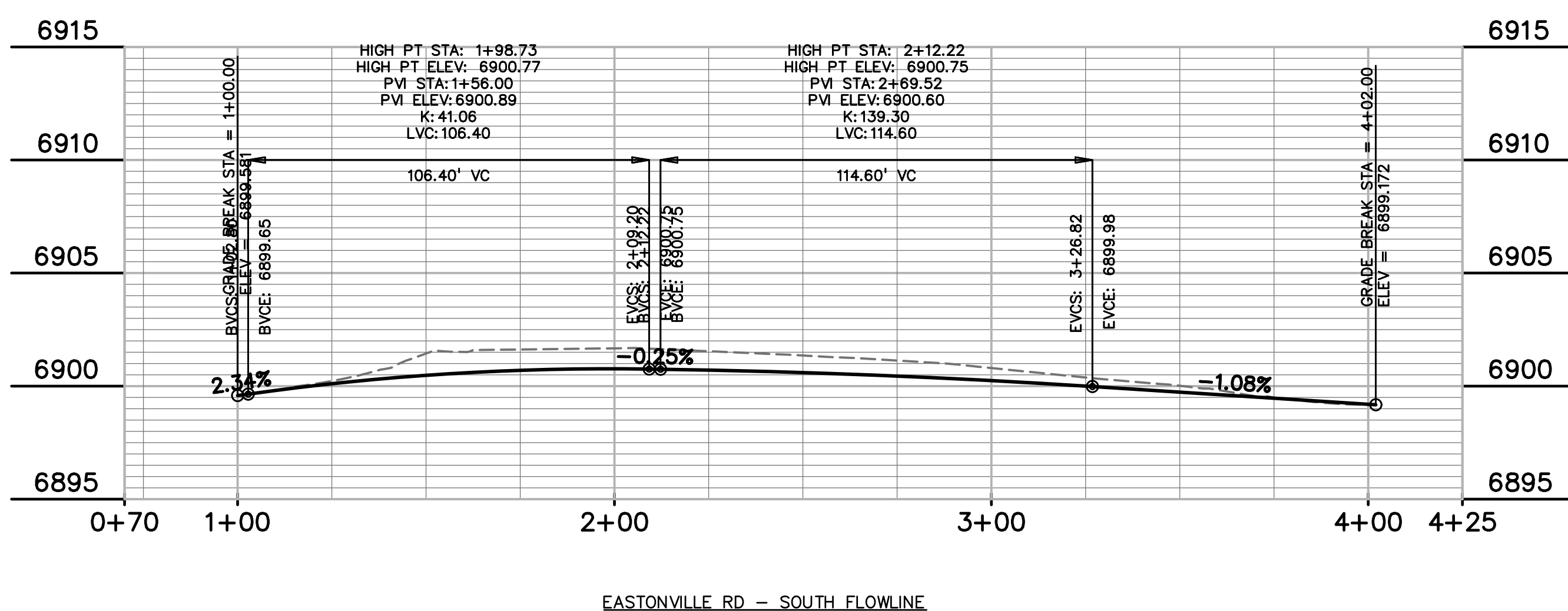
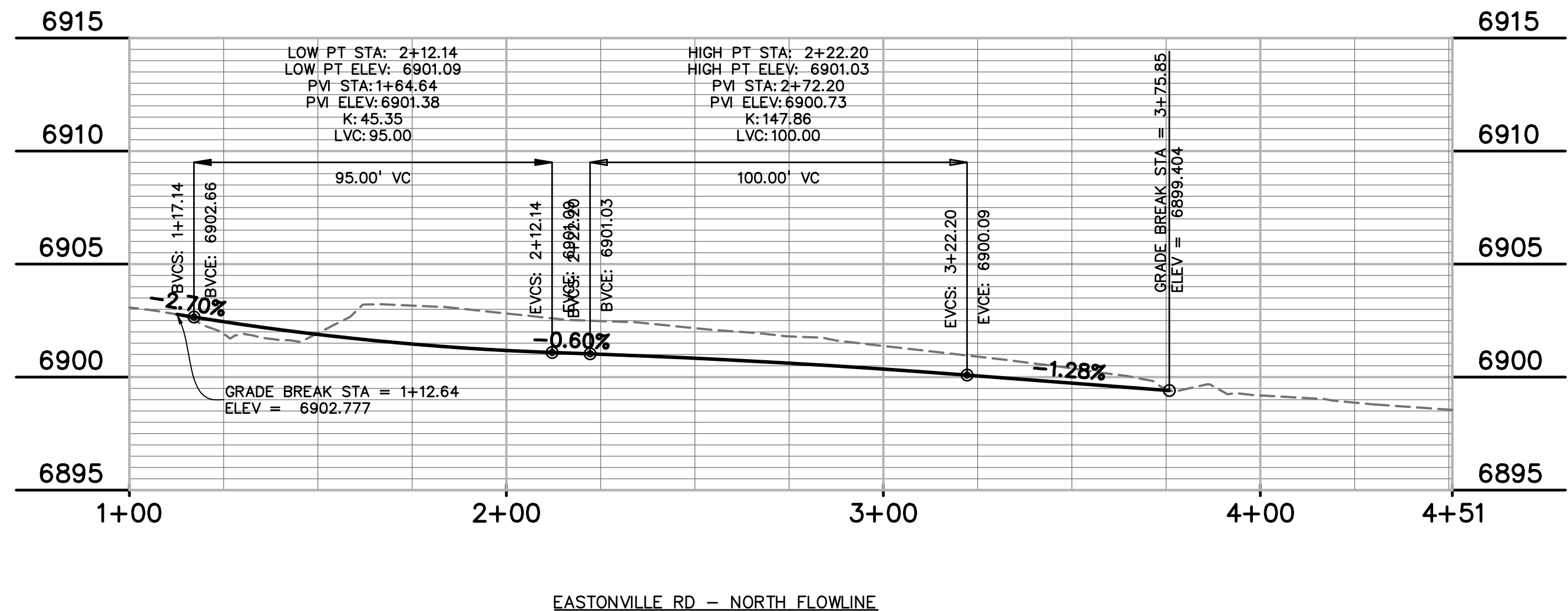




LEGEND	
PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	=====

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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	15.0'	39.85'	21°42'27"	N76°36'19"W	15.01'
C2	42.46'	100.00'	24°19'34"	N77°54'53"W	42.14'
C3	46.20'	30.00'	88°14'21"	N45°57'30"W	41.77'
C7	0.57'	10.00'	3°16'03"	S88°17'16"W	0.57'
C8	30.01'	20.16'	85°17'44"	N50°31'21"W	27.31'
C9	48.05'	30.03'	91°41'05"	S44°03'31"W	43.08'



PREPARED BY:

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

CLIENT:

LG HI FALCON, LLC

3953 MAPLE AVE., #290
DALLAS, TEXAS 75219

(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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

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

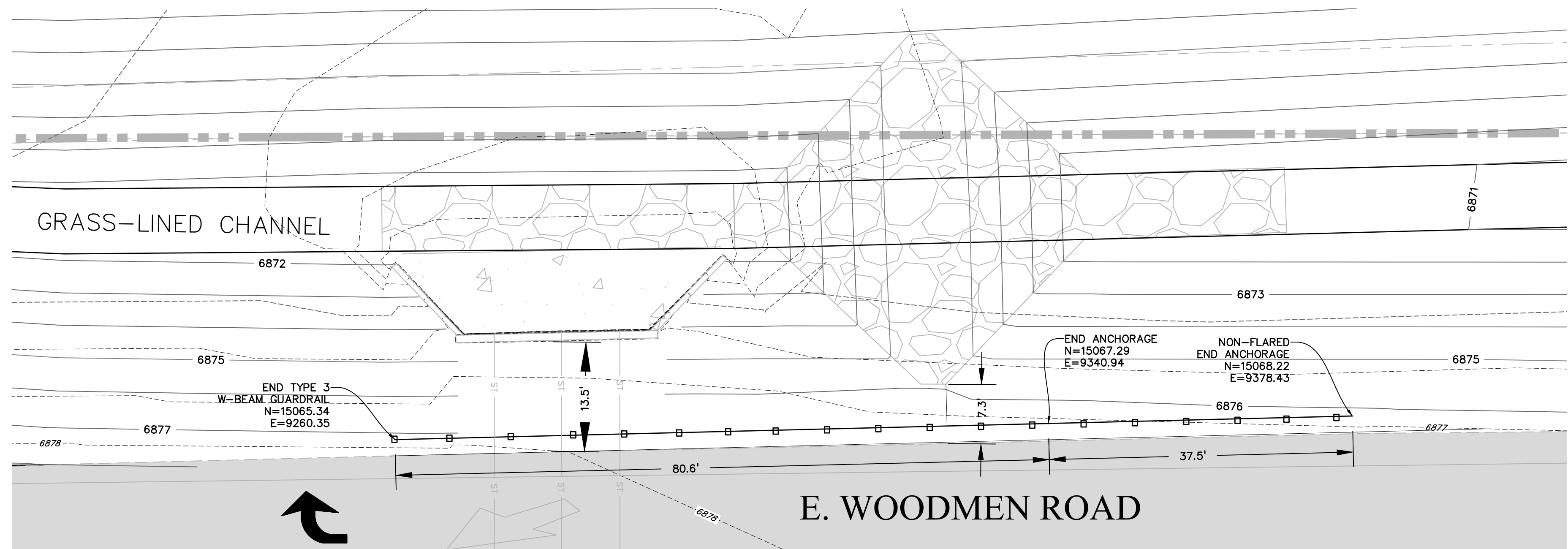
EASTONVILLE RD
TURN LANE PLAN
& PROFILE

PROJECT NO. 20988-00CSCV

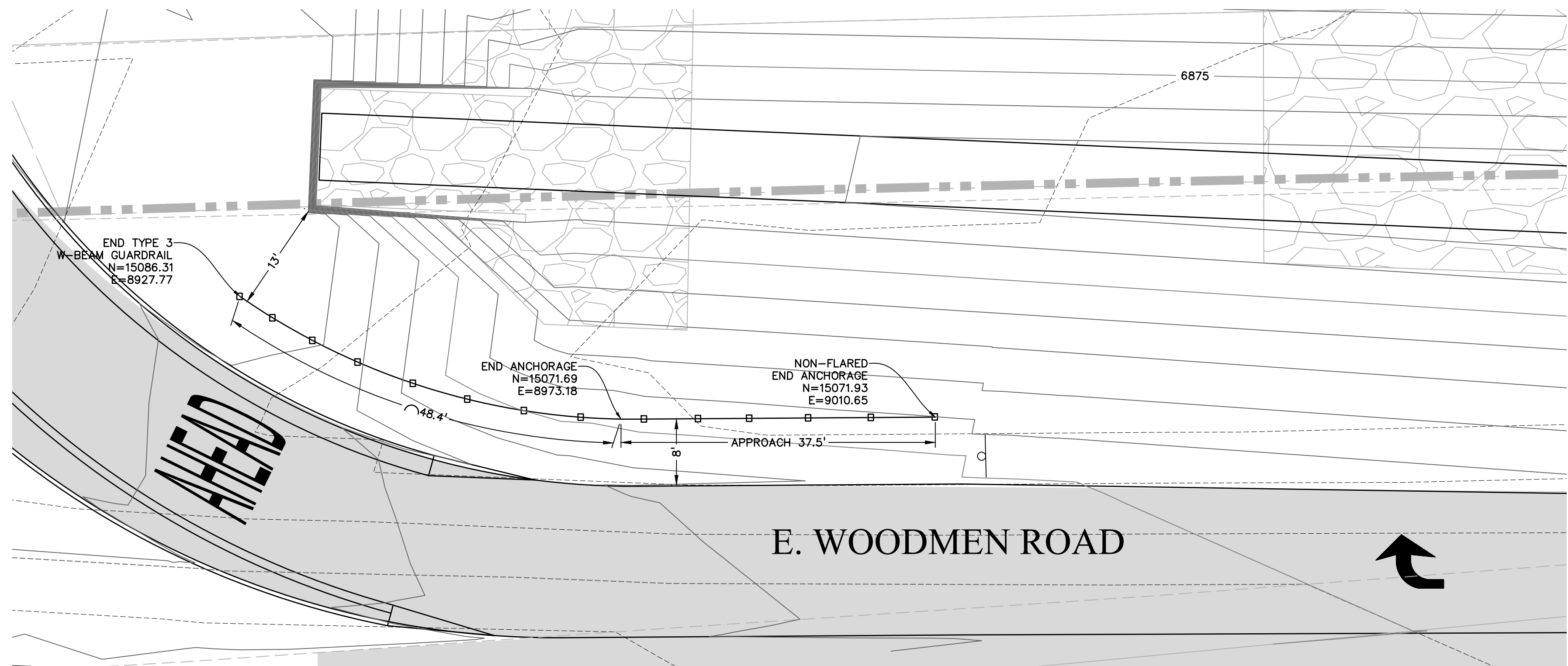
DRAWING NO.

C5.17

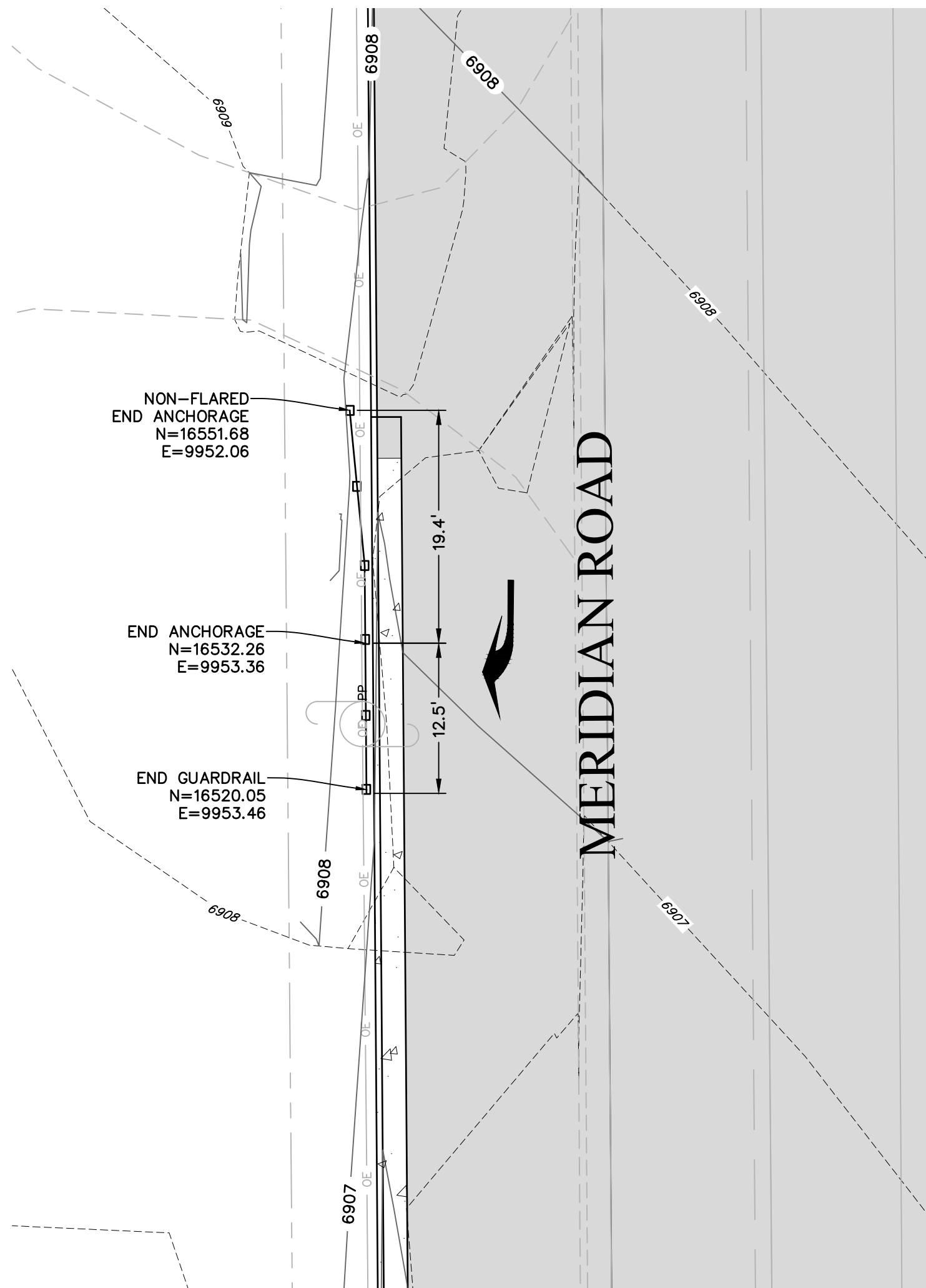
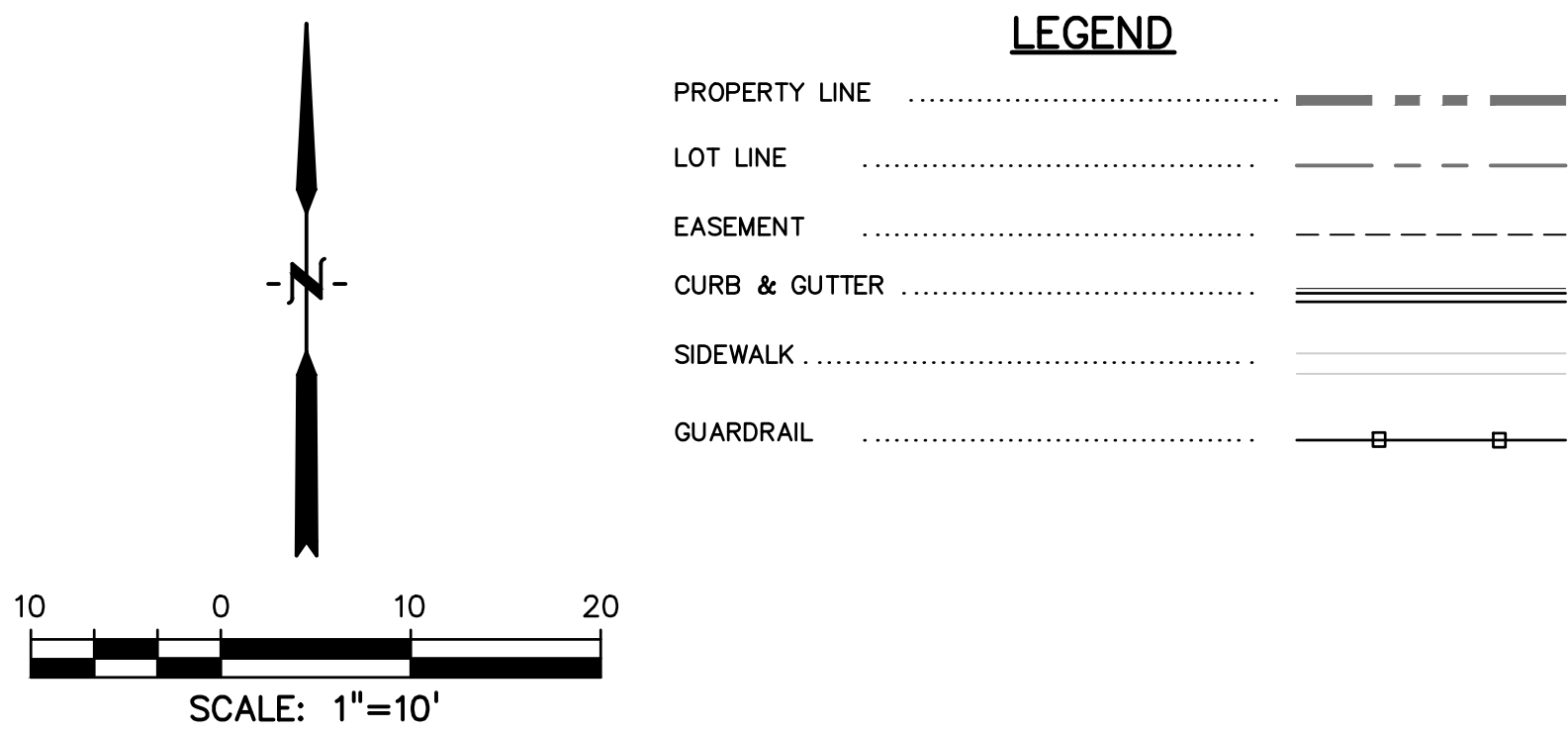
SHEET: 33 OF 48



GUARDRAIL — E. WOODMEN ROAD



GUARDRAIL — E. WOODMEN ROAD AT FALCON MARKET PLACE



GUARDRAIL — MERIDIAN ROAD

PREPARED BY:

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

ISSUE	DATE
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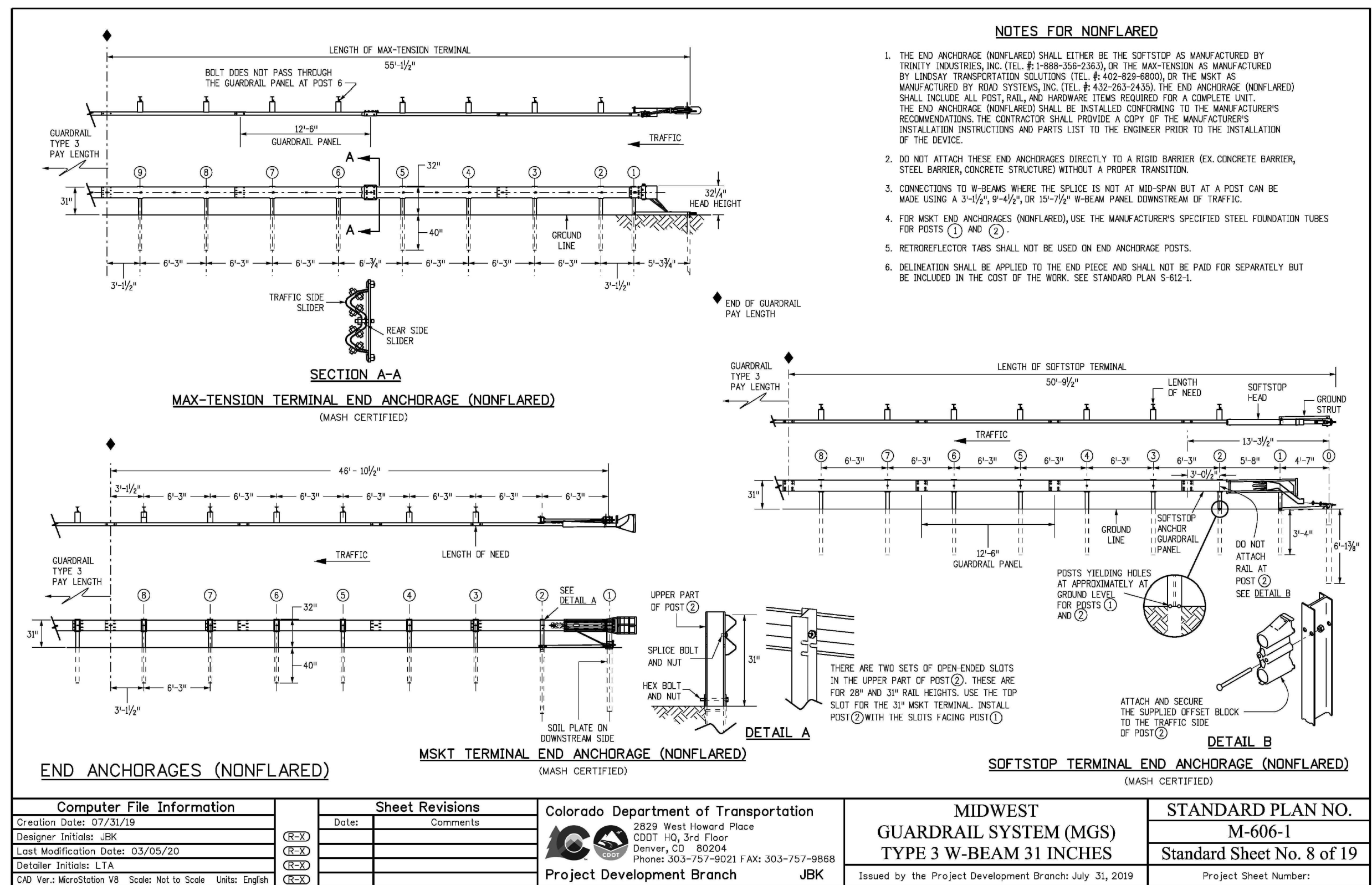
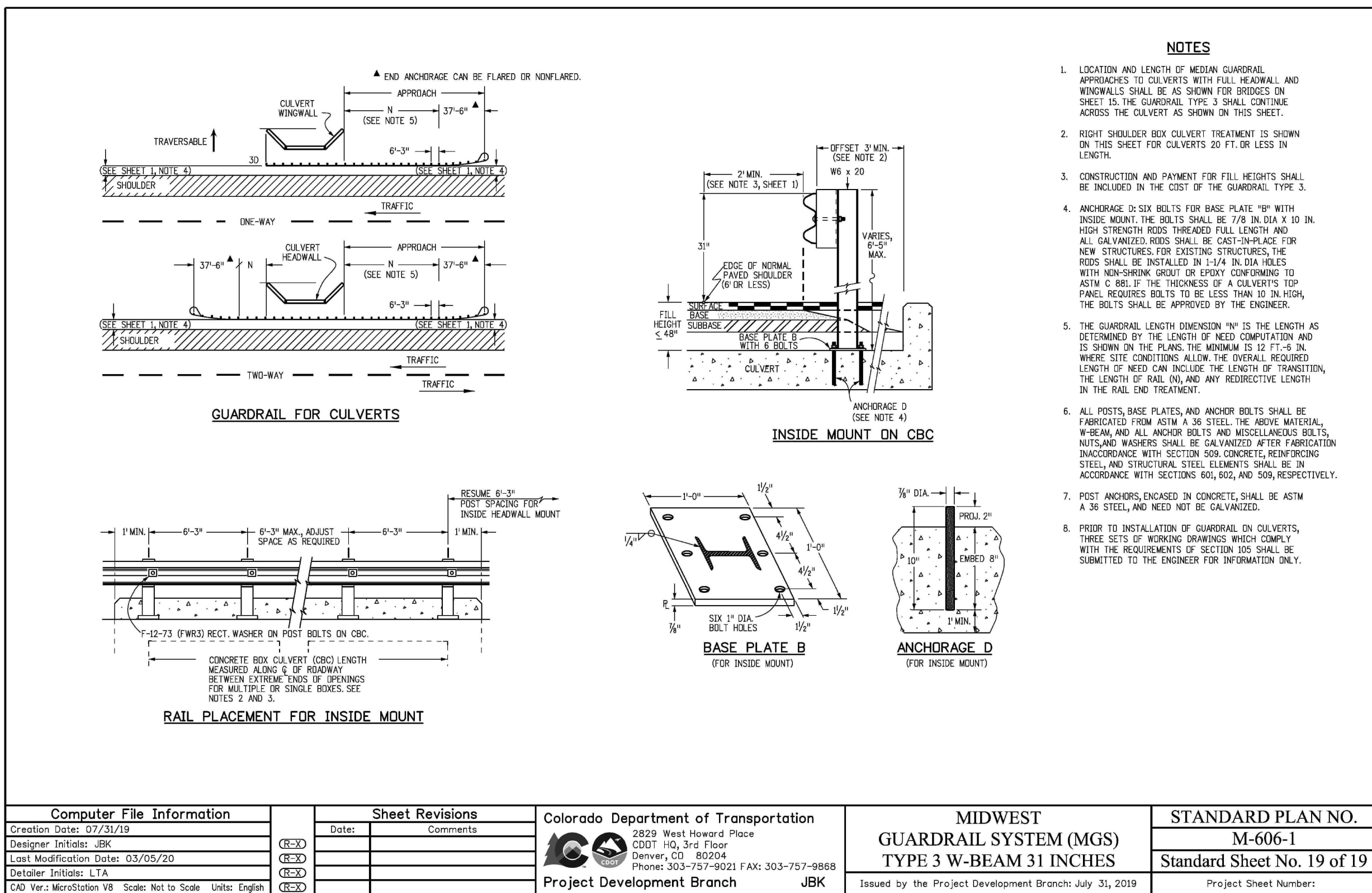
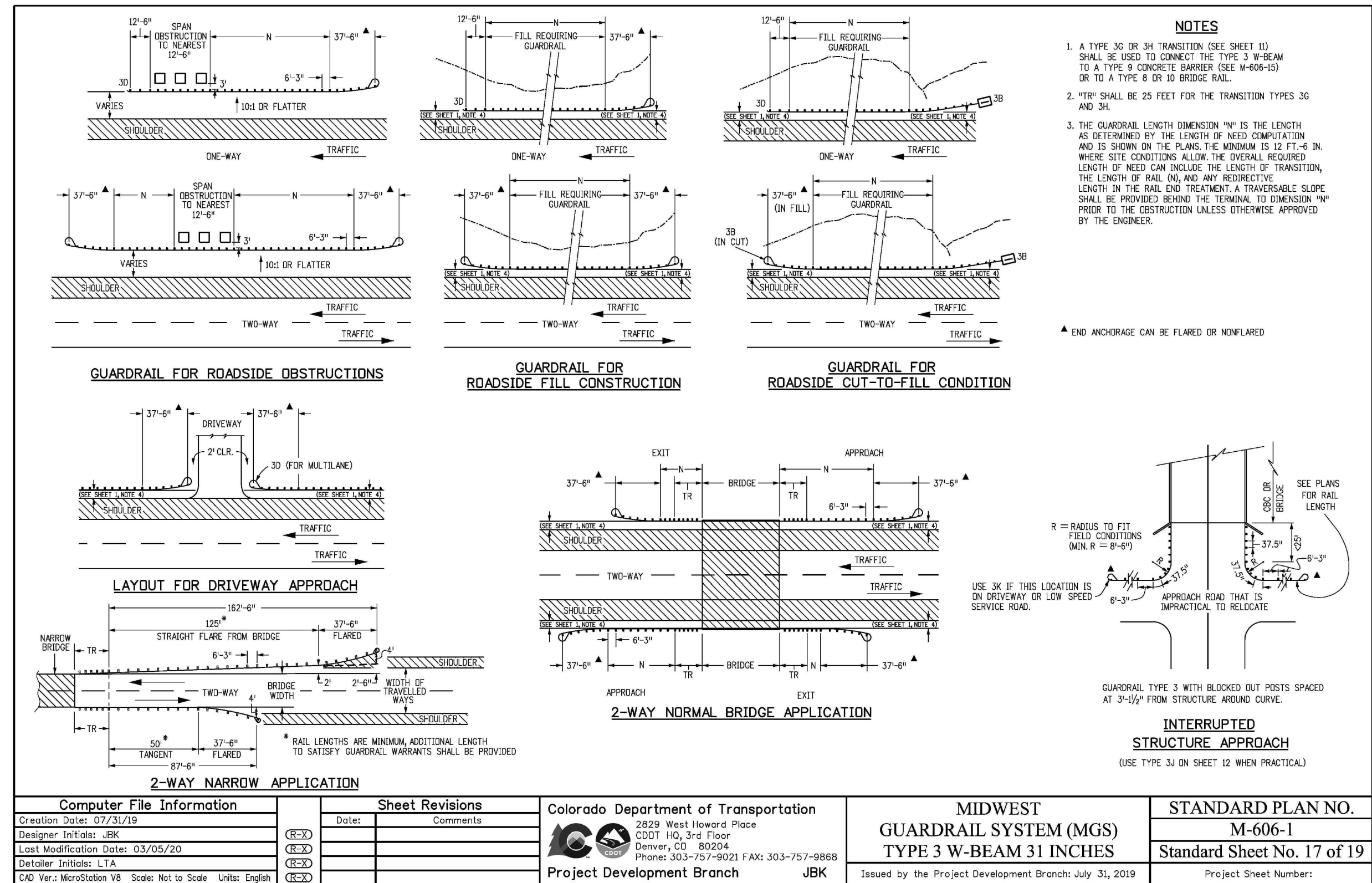
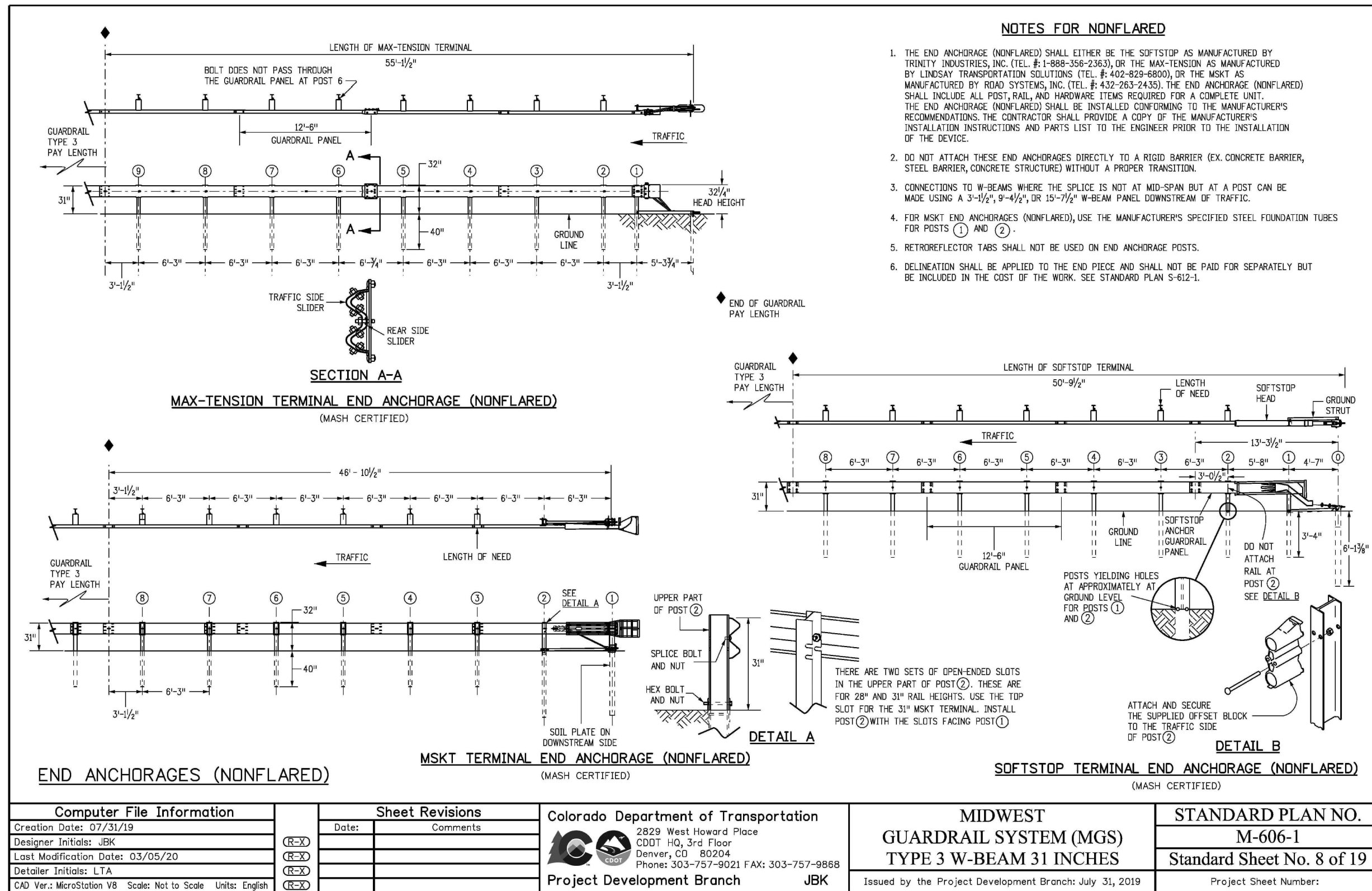
DRAWING SCALE:
HORIZONTAL: 1"=10'
VERTICAL: N/A

**GUARDRAIL
PLAN**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.18

SHEET: 34 OF 48



PREPARED BY:

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CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE

FALCON, COLORADO

ISSUE	DATE
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REVISED	7-24-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

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

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

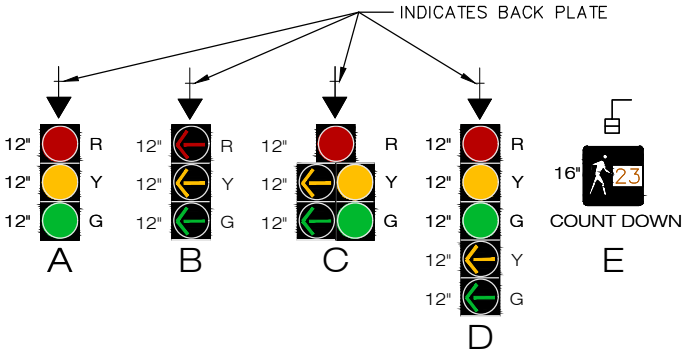
GUARDRAIL PLAN

PROJECT NO. 20988--00CSV
DRAWING NO.

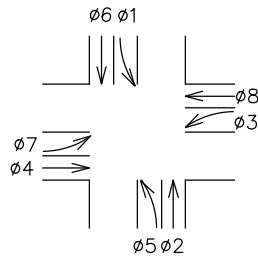
C5.19

SHEET: 35 OF 48

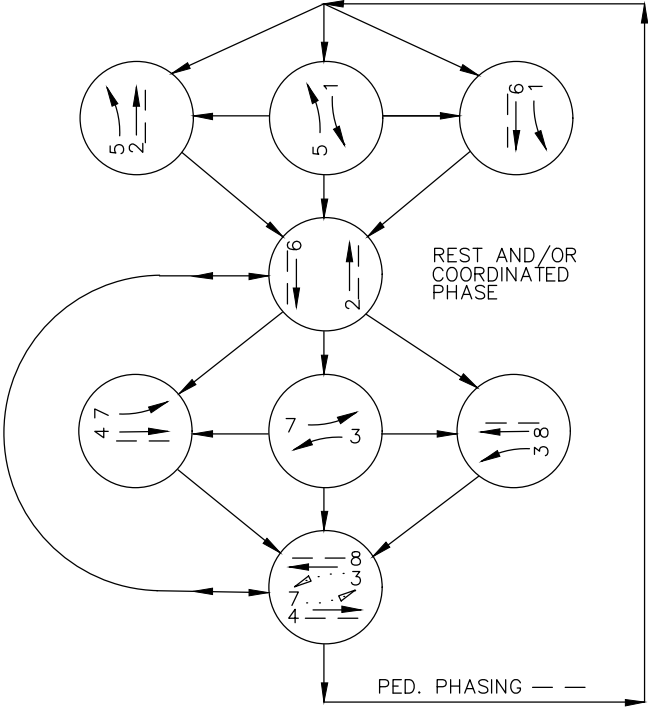
PROPOSED SIGNAL FACE DETAILS
SIGNAL FACES (R/Y/G) INCLUDING ARROWS AND PEDESTRIAN
SHALL BE LED APPROVED BY EL PASO COUNTY.



PROPOSED PHASING LAYOUT



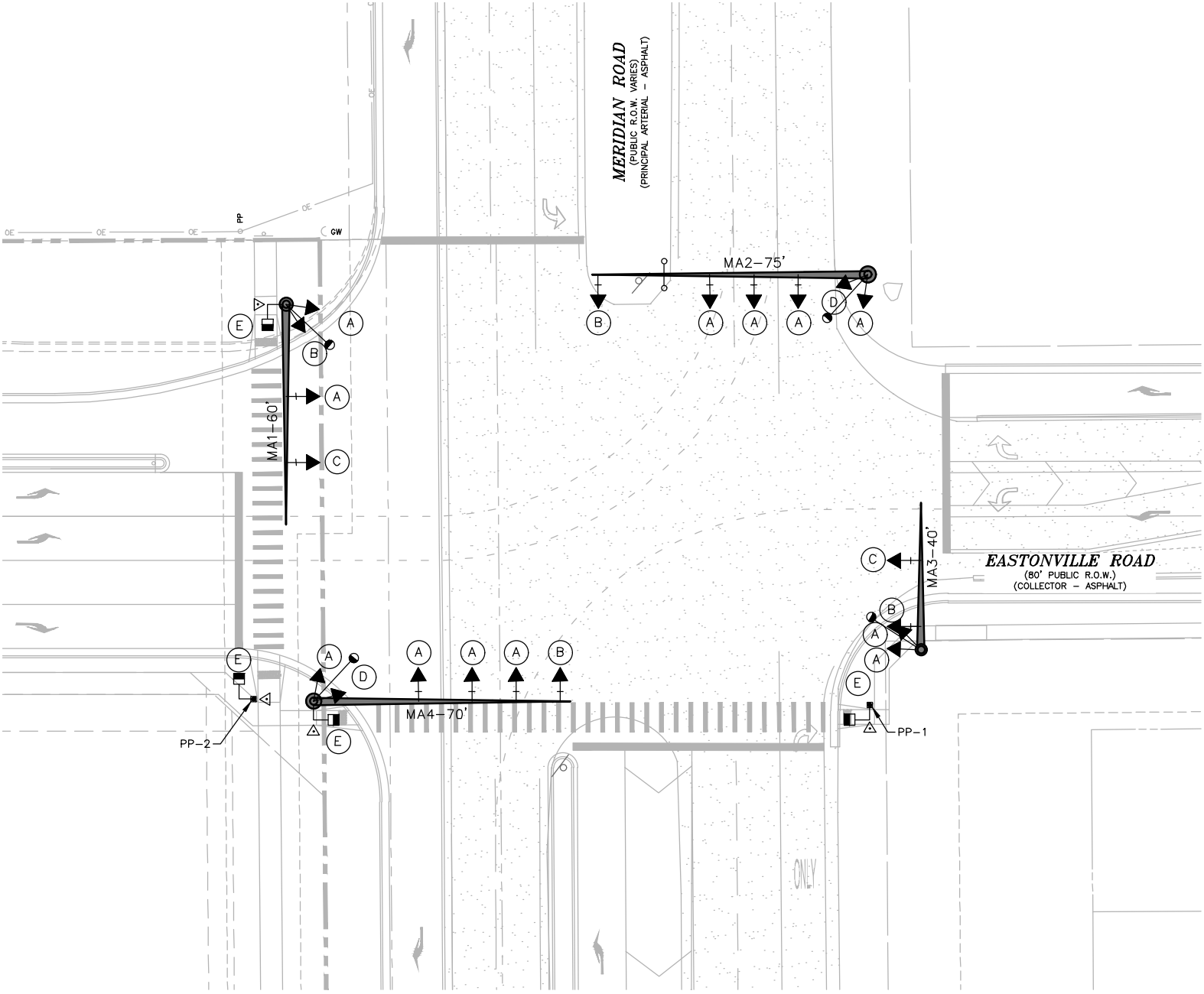
PROPOSED PHASING DIAGRAM SEQUENCE



SIGNAL ITEM INSTALL (LOCATE) SCHEDULE

ITEM	TYPE	LOCATION	COMMENT
MA1-60'	EL PASO COUNTY SIGNAL POLE W/MAST ARM	NORTHWEST CORNER	48" CAISSON, 20.5-FOOT DEEP
MA2-75'	EL PASO COUNTY SIGNAL POLE W/MAST ARM	NORTHEAST CORNER	54" CAISSON, 20.5-FOOT DEEP
MA3-40'	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
MA4-70'	EL PASO COUNTY SIGNAL POLE W/MAST ARM	SOUTHWEST CORNER	54" 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 DETECTOR CAMERA
- PROP. POWER SOURCE
- PROP. ELECTRIC METER
- PROP. MAST ARM SIGN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING TREE
- EXISTING GROUND SIGN
- EXISTING ROW LINE
- EXISTING EASEMENT LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM SEWER
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISTING IRRIGATION LINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING CONDUIT

PREPARED BY:

DREXEL, BARRELL & CO.,
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FALCON, COLORADO

ISSUE	DATE
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REVISED	7-24-20
DESIGNED BY:	PDM
DRAWN BY:	KRC
CHECKED BY:	DFS
FILE NAME:	20988-CD-SIG1

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

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

TRAFFIC
SIGNAL
PLAN

PROJECT NO. 20988-00CSV
DRAWING NO.

C6.10

SHEET: 36 OF 48

GENERAL NOTES

1.

THE OWNER / DEVELOPER / DISTRICT SHALL CONTRACT WITH A QUALIFIED PROFESSIONAL ENGINEERING CONSULTANT FOR THE DESIGN, DEVELOPMENT, AND PROGRAMMING OF ALL TRAFFIC SIGNAL TIMING AND CONTROLLER OPERATIONAL PARAMETERS, SETTINGS, ADJUSTMENTS, AND EQUIPMENT THAT WILL ACHIEVE SATISFACTORY TRAFFIC SIGNAL OPERATION, INCLUDING ISOLATED, INDEPENDENT, FULLY-ACTUATED SIGNAL OPERATION AND SIGNAL SYSTEM COORDINATION TIMING PLANS OPERATION WITH EXISTING ADJACENT SIGNALIZED INTERSECTIONS, WHERE DOCUMENTED TO BE NECESSARY DURING VARIOUS TIMES OF THE DAY.
2.

TRAFFIC SIGNAL MATERIALS AND INSTALLATION SHALL COMPLY WITH THE SPECIFICATIONS FOR THIS PROJECT, THE PROJECT SPECIAL PROVISIONS, "STATE OF COLORADO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", "COLORADO STANDARD PLANS", "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "THE NATIONAL ELECTRIC CODE", AND ALL LOCAL ORDINANCES AND REGULATIONS.
3.

THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD PLAN SHEET S-614-40 "TYPICAL TRAFFIC SIGNAL INSTALLATION DETAILS" ARE TO BE USED TO CONSTRUCT THIS PROJECT, EXCEPT THAT ALL POLES, MAST ARMS, AND EQUIPMENT SHALL BE PAINTED BLACK.
4.

ALL SUBMITTALS SHALL BE MADE TO EL PASO COUNTY FOR APPROVAL. OBTAIN ALL REQUIRED PERMITS FOR THE WORK. PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN FOR THE WORK. CONTACT EL PASO COUNTY 96 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION.
5.

LOCATIONS OF ALL CONDUIT RUNS, DETECTORS, POLES, CONTROLLER CABINETS, PULL BOXES, AND FOUNDATIONS SHALL BE FIELD APPROVED BY EL PASO COUNTY. THE CONTRACTOR SHALL VERIFY POLE FOUNDATION AND ANCHOR BOLT ELEVATIONS WITH RESPECT TO TOP OF EXISTING OR FUTURE CURB AND SLOPE OF SIDEWALK PRIOR TO INSTALLATION OF ANY EQUIPMENT.
6.

ALL PAVING, SIDEWALK, LANDSCAPING AND LAWN IRRIGATION SYSTEMS DISTURBED BY THE CONTRACTOR SHALL BE REPLACED IN KIND, EQUAL TO OR EXCEEDING ORIGINAL CONDITIONS OR AS DIRECTED BY THE OWNER.
7.

PAVEMENT MARKINGS ARE SHOWN FOR INFORMATION ONLY. REFER TO STRIPING PLANS FOR DETAILS.
8.

CONTRACTOR TO VERIFY POWER SOURCE AND COORDINATE HOOK-UP WITH ELECTRIC UTILITY PROVIDER.
9.

CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

TRAFFIC SIGNAL NOTES

1.

THE CONTRACTOR SHALL PROVIDE, FOR REVIEW, BY THE ENGINEER, A COMPLETE TRAFFIC SIGNAL MATERIAL SUBMITTAL PACKAGE THAT CONTAINS, ALL OF THE PROPOSED TRAFFIC SIGNAL EQUIPMENT, INCLUDING MATERIAL SPECIFICATIONS AND DESCRIPTIONS THAT WILL BE NECESSARY TO COMPLETE THE TRAFFIC SIGNAL WORK. THE CONTRACTOR SHALL ALLOW FOR A MINIMUM THREE WEEK SUBMITTAL REVIEW PERIOD AND SHALL NOT ORDER ANY SIGNAL EQUIPMENT UNTIL AFTER A REVIEW OF ALL SUBMITTALS HAVE BEEN COMPLETED BY THE ENGINEER AND VERIFIED BY THE CONTRACTOR.
2.

FUNCTIONAL AND OPERATIONAL RESPONSIBILITY FOR ALL NEWLY INSTALLED AND EXISTING TRAFFIC SIGNAL EQUIPMENT WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL CONSIDER THIS WORK INCIDENTAL TO THE OVERALL WORK BEING PERFORMED AND SHALL BE INCLUDED AS PART OF THE PROJECT.
3.

SEE COLORADO DEPARTMENT OF TRANSPORTATION SIGNAL DETAILS FOR CONSTRUCTION/INSTALLATION DETAILS NOT SHOWN ON THESE PLANS.
4.

ALL SIGNAL EQUIPMENT REMOVED BY THE CONTRACTOR SHALL BE SALVAGED AND BECOME THE PROPERTY OF EL PASO COUNTY. THE SALVAGED EQUIPMENT SHALL BE DELIVERED AS DIRECTED BY THE ENGINEER. DELIVERY OF SIGNAL EQUIPMENT WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE INCLUDED IN THE WORK FOR REMOVAL OF TRAFFIC SIGNAL EQUIPMENT.
5.

OVERHEAD STREET NAME SIGN DESIGN AND LAYOUT INFORMATION SHALL BE PER THE STREET NAME SIGN DETAIL CONTAINED IN THE PROJECT PLANS.
6.

TRAFFIC SIGNS MOUNTED ON SIGNAL POLES, MAST ARMS, AND PEDESTALS SHALL BE MOUNTED USING BANDING, ALUMINUM CHANNELS, AND BACKING ZEES PER APPLICABLE CDOT STANDARD PLANS, OR SIMILAR RIGID SIGN BRACING MOUNTING ASSEMBLY.
7.

ONCE THE PROFESSIONAL ENGINEERING CONSULTANT HAS COMPLETED ALL TRAFFIC SIGNAL CONTROLLER TIMING DEVELOPMENT AND CONTROLLER PROGRAMMING, THE CONTRACTOR WILL COORDINATE THE DELIVERY DATE OF THE PROGRAMMED TRAFFIC SIGNAL CONTROLLER FOR REVIEW BY THE EPC DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION SIGNAL SHOP AND SHALL ALLOW FOR A MINIMUM TWO WEEK REVIEW PERIOD, AFTER WHICH TIME THE CONTRACTOR MAY MAKE ARRANGEMENTS FOR PICKING UP THE SIGNAL CONTROLLER.
8.

CONTROLLER CABINET SHALL BE FURNISHED WITH A "BEST" DOOR LOCK KIT LOCK AND CORE IS "BEST": 5L6R LEFT AND RIGHT.
9.

CONDUIT IS TO BE REPLACED IN THE EVENT THAT EXISTING CONDUIT IS DAMAGED AND AS DIRECTED BY THE ENGINEER.
10.

ELECTRICAL SERVICE DISCONNECT BOXES SHALL BE LOCKABLE AND WEATHER PROOF WITH THE NEMA TYPE CIRCUIT BREAKER. ENCLOSURES SHALL BE PROVIDED AT THE CONNECTION POINT OF EACH POWER SOURCE OR POINT OF SERVICE AS DIRECTED BY THE ENGINEER.
11.

THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRING REQUIRED TO COMPLETE THE INSTALLATION AND ESTABLISH THE FUNCTIONALITY OF ALL TRAFFIC SIGNAL EQUIPMENT.
12.

ALL INCIDENTAL ITEMS NOT SHOWN IN THE SUMMARY OF APPROXIMATE QUANTITIES OR TABULATION OF SIGNAL EQUIPMENT SHALL BE CONSIDERED TO BE INCLUDED AS PART OF THE TRAFFIC SIGNAL INSTALLATION AND WILL NOT BE MEASURED AND PAID FOR SEPARATELY. ALL QUANTITIES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY TO COMPLETE THE CONSTRUCTION SHOWN ON THESE PLANS.
13.

THE SIGNAL SHALL NOT BE TURNED ON OR STARTED UNTIL DIRECTED BY THE ENGINEER. PRIOR TO SIGNAL ACTIVATION, THE ENGINEER SHALL CONFIRM THAT THE APPROPRIATE PAVEMENT MARKINGS AND SIGNING ARE IN PLACE AND THAT ALL WORK NECESSARY FOR PROPER SIGNAL OPERATION HAS BEEN COMPLETED.
14.

THE SIGNAL CONTROLLER SHALL BE A MODEL ATC EX 2070 FLEX (MCCAIN) AND THE CONFLICT MONITOR SHALL BE A MODEL 2010 ECLIP W/ETHERNET PORT (EDI). THE CONTROLLER CABINET SHALL BE A CDOT SPECIFICATION MODEL 332 THAT INCLUDES ONE FULL SIZE FRONT DOOR AND ONE FULL SIZE REAR DOOR AND SHALL CONTAIN ANTI-GRAFFITI SILVER FINISH COATING. THE CABINET SHALL BE MOUNTED ON A CAST-IN-PLACE CONCRETE FOUNDATION PER APPLICABLE CDOT'S STANDARDS STANDARD PLAN AND THE CABINET SHALL BE POSITIONED SUCH THAT, WITH THE FRONT DOOR OPEN, BOTH THE CONTROLLER DISPLAY AND THE SIGNAL INSTALLATION WILL BE VISIBLE.
15.

LUMINAIRES SHALL CONSIST OF AN ASSEMBLY THAT UTILIZES LEDS AS THE LIGHT SOURCE. IN ADDITION, A COMPLETE LUMINAIRE SHALL CONSIST OF A HOUSING, LED ARRAY, AND ELECTRONIC DRIVER (POWER SUPPLY). ALL LUMINAIRES SHALL BE WIRED 240 WITH MULTI-TAP HEADS. THE LED FIXTURE MUST HAVE A COLOR TEMPERATURE OF 4100K (+/- 500K), MUST BE DESIGNED TO OPERATE AT A TEMPERATURE RANGE OF -40°F TO 105°F (-40°C TO 40°C), AND PROVIDE A MINIMUM OF 70,000 HOURS OF OPERATION. LUMINAIRES SHALL BE E-LIGHT-STAR LED STREET LIGHT, OR APPROVED EQUAL. THE CONTRACTOR SHALL PROVIDE A RECOMMENDATION FOR THE TYPE OF STREET LIGHT BASED ON THE CONSTRUCTION PLANS AND MANUFACTURER'S SPECIFICATIONS, TO BE APPROVED BY THE ENGINEER. THE FIXTURE MUST BE CAST ALUMINUM, PROVIDED WITH FUSING, SURGE SUPPRESSION AND MUST BE UL LISTED FOR WET LOCATIONS. THE FIXTURE MUST HAVE AN INTERNAL, WEATHER-TIGHT LED DRIVE. NO ACTIVE COOLING FEATURES (FANS, ETC.) WILL BE ALLOWED. THE FINISH SHALL MATCH THE EXTENSION ARM SHAFTS. THE LUMINAIRES WILL BE INSTALLED ON 15 FOOT EXTENSION ARM SHAFTS AT A NOMINAL HEIGHT OF 40 FEET AND SHALL BE WELDED TO THE SIGNAL POLE PER CDOT TYPICAL TRAFFIC SIGNAL INSTALLATION DETAILS STANDARD PLAN S-614-40. LUMINAIRE ARM SHAFT PLACEMENT AND ORIENTATION SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS.
16.

THE INTERSECTION DETECTION SYSTEM (MICROWAVE RADAR) CONTRACT ITEM INCLUDES DEVICE INSTALLATION (I.E., DETECTOR UNIT, HARDWARE, WIRING, PROCESSOR MODULE, ETC.), AND VERIFICATION OF SUCCESSFUL IN-FIELD DETECTION ZONE OPERATION BASED ON SEVERAL VEHICLE ACTUATIONS IN ALL DETECTION ZONES.
17.

THE CONTRACTOR SHALL COORDINATE THE SCHEDULES OF THE CONTRACTED PROFESSIONAL ENGINEERING CONSULTANT AND THE EPC DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION TRAFFIC SIGNAL STAFF FOR SCHEDULING THE ON-SITE FIELD IMPLEMENTATION OF ALL TRAFFIC SIGNAL TIMING AND OPERATIONAL PROGRAMMING, VEHICLE DETECTION ZONE PLACEMENT, AND DETECTION EQUIPMENT POSITIONING. THIS WORK SHALL BE SCHEDULED NEAR THE END OF THE PROJECT, PRIOR TO PROJECT ACCEPTANCE, AND ONLY AFTER ALL FINAL PAVEMENT MARKINGS, SIGNING, AND TRAFFIC SIGNAL WORK HAS BEEN COMPLETED.
18.

THE MICROWAVE RADAR DETECTION SYSTEM SHALL UTILIZE MS SEDCO INTERSECTOR TC-CK1-SBE WITH INTERFACE BOARD.
19.

PEDESTRIAN SIGNAL HEAD INSTALLATION SHALL INCLUDE ALUMINUM AND POWDER COATED GLOSS BLACK SIGNAL HEAD WITH APPROVED LED COUNTDOWN DISPLAY, ALUMINUM OPEN VISOR WITH THE OUTSIDE POWDER COATED GLOSS BLACK, PUSHBUTTON, AND INSTRUCTIONAL R10-3E COUNTDOWN PEDESTRIAN ACTUATION SIGN. PUSHBUTTON SHALL BE VANDAL-RESISTANT PIEZO DRIVEN SOLID STATE TECHNOLOGY SWITCH, BULLDOG MOMENTARY LED TYPE.
20.

ALL TRAFFIC SIGNAL POLES, MAST ARMS, PEDESTALS, AND LUMINAIRE ARMS SHALL HAVE A GLOSS BLACK COAT FINISH OVER HOT DIP GALVANIZED BASE COAT, INSTALLED IN ACCORDANCE WITH THE PAINT MANUFACTURER'S INSTRUCTIONS.
21.

ALL SIGNAL POLE AND CONTROLLER LOCATIONS SHOWN ARE APPROXIMATE ONLY. MAST ARMS SHALL BE OF SUFFICIENT LENGTH AND DESIGN TO ALLOW PROPER PLACEMENT OF SIGNAL HEADS AND OVERHEAD SIGNING PER THE PLANS. ACTUAL LOCATIONS SHALL BE STAKED IN THE FIELD AND FIELD VERIFIED BY THE ENGINEER PRIOR TO DRILLING, EXCAVATION, AND ORDERING THE SIGNAL EQUIPMENT AND MAST ARMS. THE LOCATION OF EACH SIGNAL POLE FOUNDATION SHALL BE POTHOLED PRIOR TO DRILLING TO CONFIRM WHETHER OR NOT ANY UTILITY CONFLICTS EXIST.
- TRAFFIC SIGNAL NOTES (CONTINUED)
22.

LATERAL OFFSETS FROM THE NEAR EDGE OF TRAFFIC SIGNAL POLES, PEDESTALS, AND CABINETS TO THE FACE OF CURB OR THE EDGE OF A PAVED SHOULDER SHOULD BE AT LEAST SIX FEET, HOWEVER, A MINIMUM LATERAL OFFSET OF AT LEAST FOUR FEET MAY BE PROVIDED FOR CURB OFFSETS. IF NO PAVED SHOULDER EXISTS, A MINIMUM LATERAL OFFSET OF AT LEAST EIGHT FEET SHOULD BE PROVIDED FROM THE EDGE OF PAVEMENT FOR AN AUXILIARY LANE AND A MINIMUM LATERAL OFFSET OF AT LEAST TWELVE FEET SHOULD BE PROVIDED FROM THE EDGE OF PAVEMENT FOR A THROUGH LANE.

23.

SHOULD THE CONTRACTOR ENCOUNTER WATER IN THE CAISSON, ANY DE-WATERING METHODS AND NECESSARY PERMITS SHALL BE INCLUDED IN THE COST OF THE CAISSON AND WILL BE CONSIDERED INCIDENTAL TO THE WORK.

24.

ALL TRAFFIC SIGNAL COMPONENT PULL BOXES SHALL BE PRE CAST HIGH DENSITY POLYMER CONCRETE (HDPC) MATERIAL WITH THE FOLLOWING SIZES: 36 INCH X 48 INCH X 18 INCH FOR THE PULL BOX ADJACENT TO THE CONTROLLER CABINET FOUNDATION AND 24 INCH X 36 INCH X 18 INCH FOR THE REMAINING PULL BOXES.

25.

TRAFFIC PULL BOX LOCATIONS SHOWN IN THE PROJECT PLANS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE ENGINEER. PULL BOXES SHALL BE FLUSH WITH THE FINISHED GROUND SURFACE AND SHALL NOT BE PLACED IN AREAS THAT ARE SUSCEPTIBLE TO WATER RUN OFF OR STANDING WATER. CONDUIT RUNS BETWEEN PULL BOXES SHALL NOT EXCEED APPROXIMATELY 200 FEET AND PULL BOXES SHALL NOT BE LOCATED IN HANDICAP RAMPS, PEDESTRIAN LANDING AREAS, SIDEWALKS, PRIMARY SIDEWALK PATHS, OR ROADWAY PAVEMENT AREAS.

26.

THE CONDUIT NUMBERS AND SIZES FOR TYPICAL CONDUIT RUNS INCLUDE THE FOLLOWING FOR A PERMANENT, MAST ARM SIGNAL INSTALLATION: A. BETWEEN THE SIGNAL POLE FOUNDATION AND ADJACENT SIGNAL POLE PULL BOX: TWO (2) 2 INCH AND ONE (1) - 3 INCH; B.) BETWEEN SIGNAL POLE PULL BOXES: TWO (2) - 2 INCH AND THREE (3) - 3 INCH; C.) BETWEEN THE CONTROLLER CABINET FOUNDATION AND ADJACENT PULL BOX: THREE (3) - 2 INCH AND FOUR (4) 3 INCH D.) BETWEEN THE SECONDARY SERVICE PEDESTAL METER FOUNDATION AND THE CONTROLLER CABINET FOUNDATION: ONE (1) - 2 INCH FOR THE ELECTRICAL SERVICE FEED.

27.

ALL CONDUIT AND FITTINGS SHALL BE SCHEDULE 80 PVC AND ALL CONDUIT SHALL HAVE A PULL ROPE LEFT IN THEM WHEN CONSTRUCTION IS COMPLETED. ALL CONDUIT ENTERING THE CABINET FOUNDATION AND PULL BOXES SHALL HAVE BELL END STYLE COUPLINGS ON ALL CONDUIT ENDS.

28.

ALL CONDUIT THAT IS DIRECTIONALLY BORED SHALL BE A MINIMUM OF THREE FEET BELOW THE EXISTING PAVEMENT. THIS WORK SHALL AVOID DISTURBING OR DAMAGING EXISTING FACILITIES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROMPT RECONSTRUCTION, ALTERATION, REPAIR, OR MAINTENANCE OF HIGHWAY PROPERLY, AS NECESSARY, TO REPAIR ANY DAMAGE CAUSED BY THE ACCOMMODATION OF THE UTILITY, AND TO RESTORE THE HIGHWAY TO PRE-EXISTING OR BETTER CONDITIONS.

29.

ALL SIGNAL CABLE SHALL BE CONTINUOUS FROM CONNECTIONS MADE IN THE HAND HOLE COMPARTMENT OF THE SIGNAL POLE BASE TO THE TERMINAL COMPARTMENT IN THE CONTROLLER CABINET AND SHALL CONTAIN NO SPLICES. EACH SIGNAL HEAD SHALL CONTAIN SEPARATE AND CONTINUOUS SIGNAL CABLE FROM THE SIGNAL HEAD TO THE ABOVE GROUND HAND HOLE AT THE BASE OF THE SIGNAL POLE AND SHALL CONTAIN NO SPLICES.

30.

A SEPARATE AND CONTINUOUS 21 CONDUCTOR CABLE SHALL RUN FROM THE CONTROLLER CABINET TO THE HAND HOLE AT EACH SIGNAL POLE AND SHALL CONTAIN NO SPLICES.

31.

ALL SIGNS MOUNTED ON SIGNAL POLES, MAST ARMS, AND PEDESTALS SHALL BE MOUNTED USING BANDING ALUMINUM CHANNELS, AND BACKING ZEES PER CDOT TYPICAL POLE MOUNT SIGN INSTALLATIONS STANDARD PLAN S-614-20, OR SIMILAR RIGID SIGN BRACING MOUNTING ASSEMBLY, AS DIRECTED BY THE ENGINEER. MAST ARM SIGNS THAT REQUIRE Z-BRACKETS SHALL BE MOUNTED ON ASTRO-STYLE BRACKETS AND RISERS. THE COST OF ALL HARDWARE, FITTINGS, TOOLS, AND EQUIPMENT NECESSARY FOR A COMPLETE INSTALLATION OF MAST ARM SIGNS WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE WORK.

32.

ALL CONDUCTORS AND CABINET WIRING SHALL BE COLOR CODED AND PERMANENTLY TAGGED PER ENGINEER DIRECTION AND IN ACCORDANCE WITH THE SIGNAL PHASE NUMBERING AND VIDEO DETECTION ZONE PHASE NUMBERING INFORMATION CONTAINED IN THE PROJECT PLANS.

33.

ALL VEHICLE SIGNAL HEADS SHALL HAVE APPROVED 12 INCH LED INDICATIONS AND SHALL BE ALUMINUM WITH POWDER COATED GLOSS BLACK FINISH AND SHALL CONTAIN 12 INCH ALUMINUM TUNNEL VISORS WITH THE OUTSIDE POWDER COATED GLASS BLACK. ALL VEHICLE SIGNAL HEADS SHALL HAVE ALUMINUM LOUVERED BACK PLATES WITH POWDER COATED GLOSS BLACK FINISH. MAST ARM SIGNAL HEADS SHALL USE ASTRO- TYPE MOUNTING ASSEMBLIES AND SHALL BE INSTALLED APPROXIMATELY LEVEL WITH ONE ANOTHER AT A 17 TO 19 FOOT VERTICAL CLEARANCE ABOVE THE HIGH POINT OF THE PAVEMENT GRADE.

34.

FINAL VEHICLE DETECTION ZONE PLACEMENT AND DIMENSIONS, IN ACCORDANCE WITH THE PROJECT PLANS, AND FINAL SIGNAL PROGRAMMING SHALL BE COMPLETED IN THE FIELD AND THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR COORDINATING AND SCHEDULING THIS WORK.

35.

ALL VEHICLE AND PEDESTRIAN SIGNAL HEADS THAT HAVE NOT BEEN PLACED IN SERVICE SHALL BE COVERED WITH A PREFABRICATED WEATHER RESISTANT NYLON FORM FITTING SIGNAL FACE COVER MATERIAL. THE SIGNAL FACE SHALL REMAIN COMPLETELY COVERED UNTIL THE SIGNAL HEAD IS PLACED IN SERVICE AND IS FULLY FUNCTIONAL AND OPERATIONAL.

36.

ALL DETECTION EQUIPMENT, DETECTION ZONES, AND SIGNAL TIMING OPERATION SHALL BE CONFIRMED IN THE FIELD BY THE PROFESSIONAL ENGINEERING CONSULTANT TO BE ACHIEVING SATISFACTORY TRAFFIC SIGNAL OPERATION.

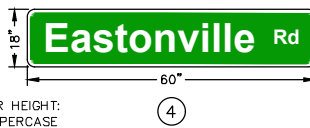
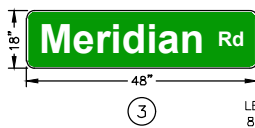
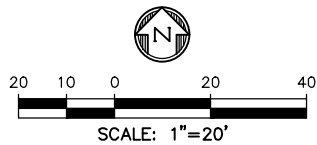
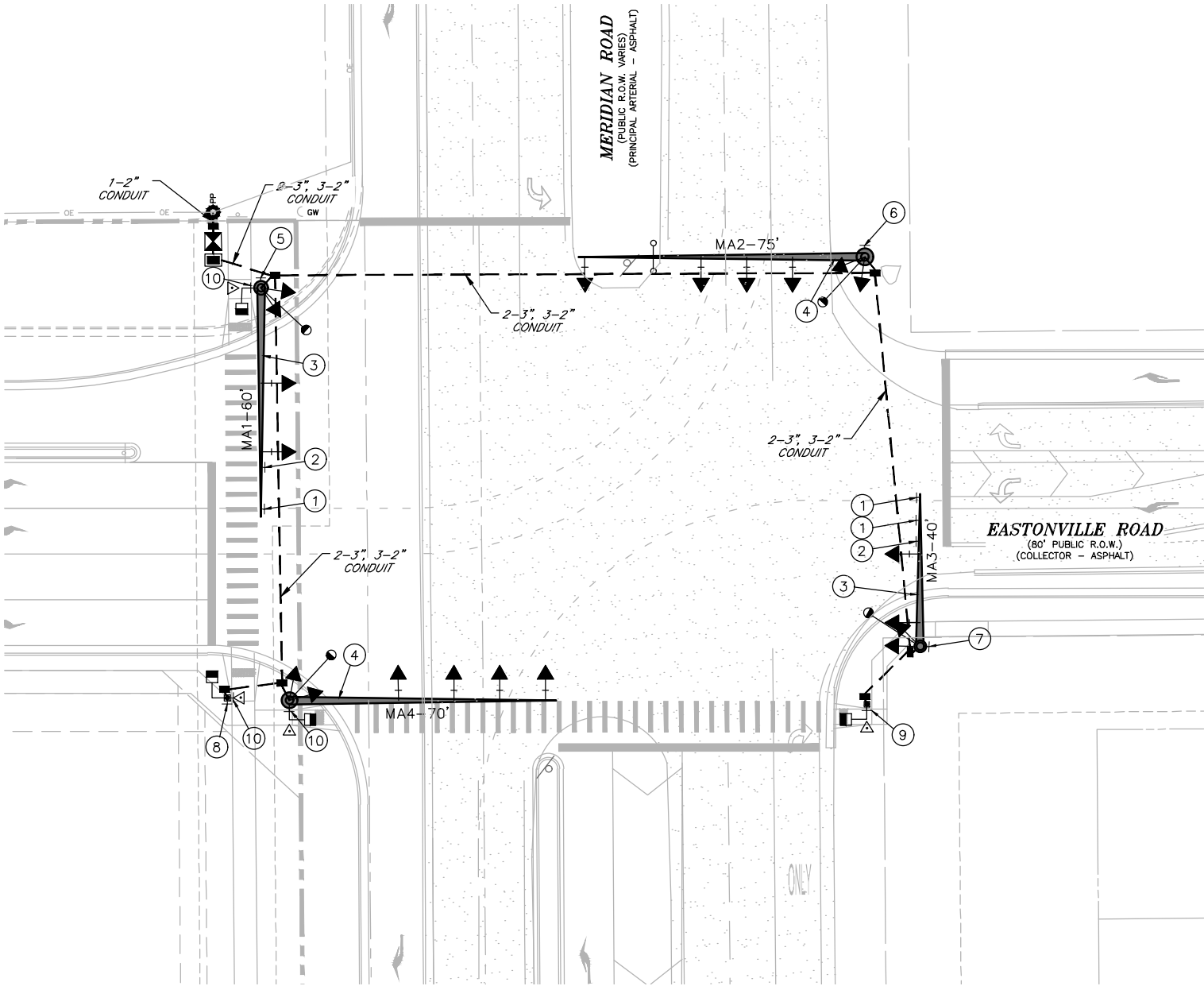
37.

RADIO TELEMETRY AND COMMUNICATION SYSTEM SHALL CONSIST OF A FREEWAVE HT-PE ETHERNET 900 MHZ RADIO TRANSMITTER/RECEIVER, PCTEL BLUEWAVE YAGI ANTENNA (890-960 MHZ, 6.5 DBD GAIN), BLUEWAVE SENTINEL SURGE SUPPRESSOR, AND ALL REQUIRED HARDWARE, AND WIRING. THE RADIO SHALL MEET THE FOLLOWING SPECIFICATIONS:
TRANSMITTER:
 - FREQUENCY RANGE - 902 TO 928 MHZ (FHSS/FCC DTS)
 - OUTPUT POWER - 5 MW TO 870 MW
 - DATA LINK RANGE - 15 MILES, CLEAR LOS, HIGH SPEED
 - 30 MILES, CLEAR LOS, STANDARD SPEED
 - MODULATION - 2 LEVEL GFSK
 - RF DATA RATE - 614 KBPS STANDARD SPEED - 867 KBPS AT HIGH SPEED
 - OCCUPIED BANDWIDTH - 611.2 KHZ
 - HOPPING PATTERNS - 15 PER BAND, 105 TOTAL, USER-SELECTABLE
 - HOPPING CHANNELS - 41
 - FREQUENCY ZONES - 16 ZONES, 2-3 CHANNELS PER ZONERECEIVER:
 - SENSITIVITY: -102DBM FOR BER 10-6 AT 614 KBPS; -96 DBM FOR BER 10-6 AT 867 KBPSDATA TRANSMISSION:
 - ERROR DETECTION: 32 BIT CRC, RETRANSMIT ON ERROR
 - DATA SECURITY: AES 128 BIT ENCRYPTION FHSS TECHNOLOGY RADIUS
 - SERIAL INTERFACE: RS232/RS422/RS485, PROGRAMMABLE; (2) RJ-45 CONNECTORS
 - ETHERNET INTERFACE: 802.3, IPV4, TCP, UDP, DHCP, ICMP, ARP, MULTICAST, TFTP, DNP3 OVER TCP, VLAN, (2) 802.3U, FAST ETHERNET, RJ-45POWER REQUIREMENTS:
 - OPERATING VOLTAGE: +6 VDC TO +30 VDC
 - TYPICAL POWER: TRANSMIT: 6.6 W RECEIVE: 1.7 W - IDLE: 0.8 W

38.

THE CONTRACTED PROFESSIONAL ENGINEERING TRAFFIC SIGNAL TIMING, CONTROLLER PROGRAMMING AND OPERATION, AND OVERALL TRAFFIC SIGNAL OPERATIONAL CONSULTANT SERVICES THAT ARE TO BE RETAINED BY THE OWNER / DEVELOPER / DISTRICT SHALL INCLUDE, BUT NOT BE LIMITED TO:
A. DEVELOPING ALL TRAFFIC SIGNAL TIMING AND OPERATIONAL PARAMETERS FOR ACHIEVING ISOLATED, FULL-ACTUATED VEHICLE AND PEDESTRIAN INTERSECTION OPERATION AND, WHEN DOCUMENTED TO BE NECESSARY, COORDINATED SIGNAL SYSTEM TIMING PLAN OPERATION DURING VARIOUS TIMES OF THE DAY,
B. PROGRAMMING ALL SIGNAL TIMING PARAMETERS INTO THE TRAFFIC SIGNAL CONTROLLER,
C. FIELD IMPLEMENTING AND FINE-TUNING / ADJUSTING ALL TRAFFIC SIGNAL TIMING PARAMETERS, INCLUDING FOLLOW-UP FIELD REVIEWS AS MAY BE NECESSARY,
D. DEVELOPING, PROGRAMMING, FIELD IMPLEMENTING, AND FINE-TUNING ALL VEHICLE DETECTION ZONE DIMENSIONS, ZONE LOCATIONS, AND OPERATIONAL PARAMETERS.
ALL OF THE AFOREMENTIONED CONTRACTED PROFESSIONAL ENGINEERING TRAFFIC SIGNAL OPERATIONAL CONSULTANT SERVICES DELIVERABLES SHALL BE CONSISTENT WITH NATIONAL PUBLICATIONS, INCLUDING, BUT NOT LIMITED TO: MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION / REVISION, FHWA-HOP-08-024 "TRAFFIC SIGNAL TIMING MANUAL"(JUNE 2008), FHWA-HRT-04-091 "SIGNALIZED INTERSECTIONS: INFORMATIONAL GUIDE" (AUGUST 2004), FHWA-HOP-06-006 "TRAFFIC CONTROL SYSTEMS HANDBOOK"(OCTOBER 2005), FHWA-DTFH61-01-C-00183 "SIGNAL TIMING PROCESS FINAL REPORT"(DECEMBER 2003), NCHRP REPORT 731 "GUIDELINES FOR TIMING YELLOW AND ALL-RED INTERVALS AT SIGNALIZED INTERSECTIONS"(2012), NCHRP REPORT 812 "SIGNAL TIMING MANUAL SECOND EDITION"(2015)
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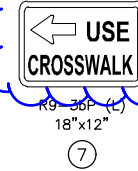
(214) 416-9820
- CONSTRUCTION DRAWINGS FOR
- FALCON
MARKETPLACE
- FALCON, COLORADO
- | ISSUE | DATE |
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| 90% SUBMITTAL | 5-6-19 |
| REVISED | 7-24-20 |
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| DESIGNED BY: | PDM |
| DRAWN BY: | KRC |
| CHECKED BY: | DFS |
| FILE NAME: | 20988-CD-SIG1 |
- PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.
- DRAWING SCALE:
- HORIZONTAL: N/A
VERTICAL: N/A
- TRAFFIC
SIGNAL
PLAN
- PROJECT NO. 20988-00CSOV
DRAWING NO.
- C6.11
- SHEET: 37 OF 48
- EL PASO COUNTY FILE # SF-19-001



LETTER HEIGHT:
8" UPPERCASE
5.33" LOWERCASE



are these reversed?



should these all be (R)?



NOTES:

- ALL WORK PERFORMED SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (COLORADO DEPARTMENT OF TRANSPORTATION, 2019), STANDARD PLANS M&S STANDARDS (COLORADO DEPARTMENT OF TRANSPORTATION, JULY 31, 2019) INCLUDING ALL REVISIONS, AND EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ADOPTED DECEMBER 23, 2004 - REVISED DECEMBER 13, 2016 - REVISION 6).
- POTHOLING SHALL BE COMPLETED AT THE FOUR SIGNAL POLE LOCATIONS TO VERIFY THERE ARE NO UTILITY CONFLICTS. TWO HOURS FOR EACH POLE LOCATION HAS BEEN ASSUMED.
- ALL TRAFFIC SIGNAL HEADS SHALL BE ALIGNED 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.
- ALL SIGNAL EQUIPMENT, CONDUIT, AND PULL BOXES SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL SUPPLY SHOP DRAWINGS OF ALL SIGNAL EQUIPMENT TO THE ENGINEER AND OBTAIN APPROVAL PRIOR TO ORDERING.
- THE EXACT PLACEMENT OF ALL TRAFFIC SIGNAL EQUIPMENT, SIGNING, AND STRIPING SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- THE CAISSONS SHALL BE INSTALLED ACCORDING TO CDOT STANDARDS (S-614-40).
- 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.
- PEDESTRIAN PUSH BUTTONS SHALL BE PIZO MODEL SE-2005-08 (ADA PEDESTRIAN PUSH BUTTON), OR ENGINEER APPROVED EQUAL. THE BUTTON HOUSING SHALL BE BLACK IN COLOR. THE PEDESTRIAN PUSH BUTTON SIGN SHALL BE R10-3E AS DESCRIBED IN THE MUTCD.
- THE PEDESTRIAN SIGNALS SHALL BE LED COUNTDOWN. ALL VEHICLE SIGNAL INDICATIONS SHALL BE 12 INCH LED.
- THE CONTRACTOR SHALL COORDINATE WITH MVEA ENERGY TO PROVIDE POWER TO THE SIGNAL AND LUMINAIRES. POWER TO THE SIGNAL WILL BE METERED AND SEPARATE FROM THE LUMINAIRE POWER.
- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING TO CONFIRM THE RIGHT-OF-WAY AND ESTABLISH SIGNAL POLE LOCATIONS. THE CONTRACTOR SHALL REPLACE SURVEY MONUMENTS THAT ARE DISTURBED DURING CONSTRUCTION.

TABULATION OF TRAFFIC SIGNALS																								
LOCATION	DRILLED CAISSON (18 INCH)	DRILLED CAISSON (36 INCH)	DRILLED CAISSON 48 INCH)	DRILLED CAISSON 54 INCH)	2 INCH ELECTRICAL CONDUIT (PLASTIC)	3 INCH ELECTRICAL CONDUIT (PLASTIC)	TYPE THREE PULL BOX	TYPE FOUR PULL BOX	WIRING	PEDESTRIAN SIGNAL FACE (16) COUNTDOWN	TRAFFIC SIGNAL FACE (12-12-12)	TRAFFIC SIGNAL FACE (12-12-12) (LEFT TURN ONLY)	TRAFFIC SIGNAL FACE (12-12-12-12- 12) (DOG HOUSE)	TRAFFIC SIGNAL FACE (12-12-12-12- 12)	TRAFFIC CONTROLLER CABINET	PEDESTRIAN PUSH BUTTON	FIRE PREEMPTION UNIT AND TIMER	INTERSECTION DETECTION SYSTEM (CAMERA)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1- 40 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1- 60 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1- 70 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1- 75 FOOT MAST ARM)	TRAFFIC SIGNAL PEDESTAL POLE STEEL	FURNISH AND INSTALL ELECTRICAL SERVICE
CDOT ITEM NO.	503-00018	503-00036	503-00048	503-00054	613-01200	613-01300	613-07003	613-07004	613-10000	614-70150	614-70336	614-70336	614-70560	614-70560	614-72854	614-72860	614-72866	614-72886	614-81140	614-81160	614-81170	614-81175	614-84000	700-70082
	LF	LF	LF	LF	LF	LF	EA	EA	LS	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA
MA1 (NW)			20.5		514.5	346.3	2.0	1.0		1.0	2.0	1.0	1.0		1.0			1.0		1.0				1.0
MA2 (NE)				20.5	297.8	200.0	1.0				4.0	1.0		1.0			1.0					1.0		
MA3 (SE)	4.0	14.5			19.2	19.2	2.0			1.0	2.0	1.0	1.0			1.0			1.0				1.0	
MA4 (SW)	4.0			20.5	334.8	229.4	2.0			2.0	4.0	1.0		1.0		2.0					1.0		1.0	
All									1.0													1.0		
TOTAL	8	15	21	41	1167	795	7	1	1	4	12	4	2	2	1	4	1	4	1	1	1	1	2	1

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CLIENT:

LG HI FALCON, LLC

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

CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE

FALCON, COLORADO

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

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

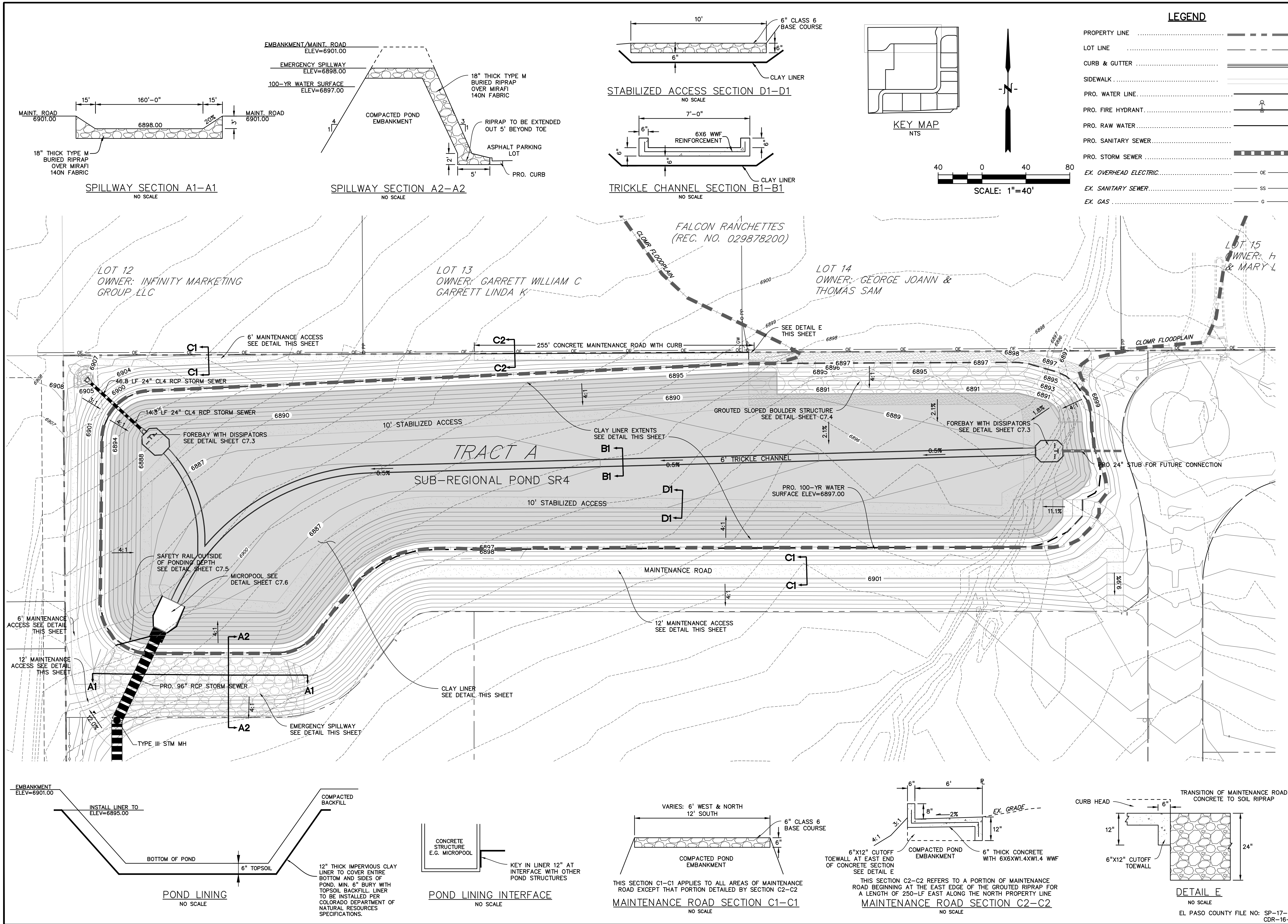
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: N/A

TRAFFIC
SIGNAL
PLAN

PROJECT NO. 20988-00CSV
DRAWING NO.

C6.12

SHEET: 38 OF 48



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

OVERLOT GRADING, POND SR4 & UTILITY
CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
1ST SUBMITTAL	6-20-17
RESUBMITTAL	9-6-18
REVISED	7-24-20
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	

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

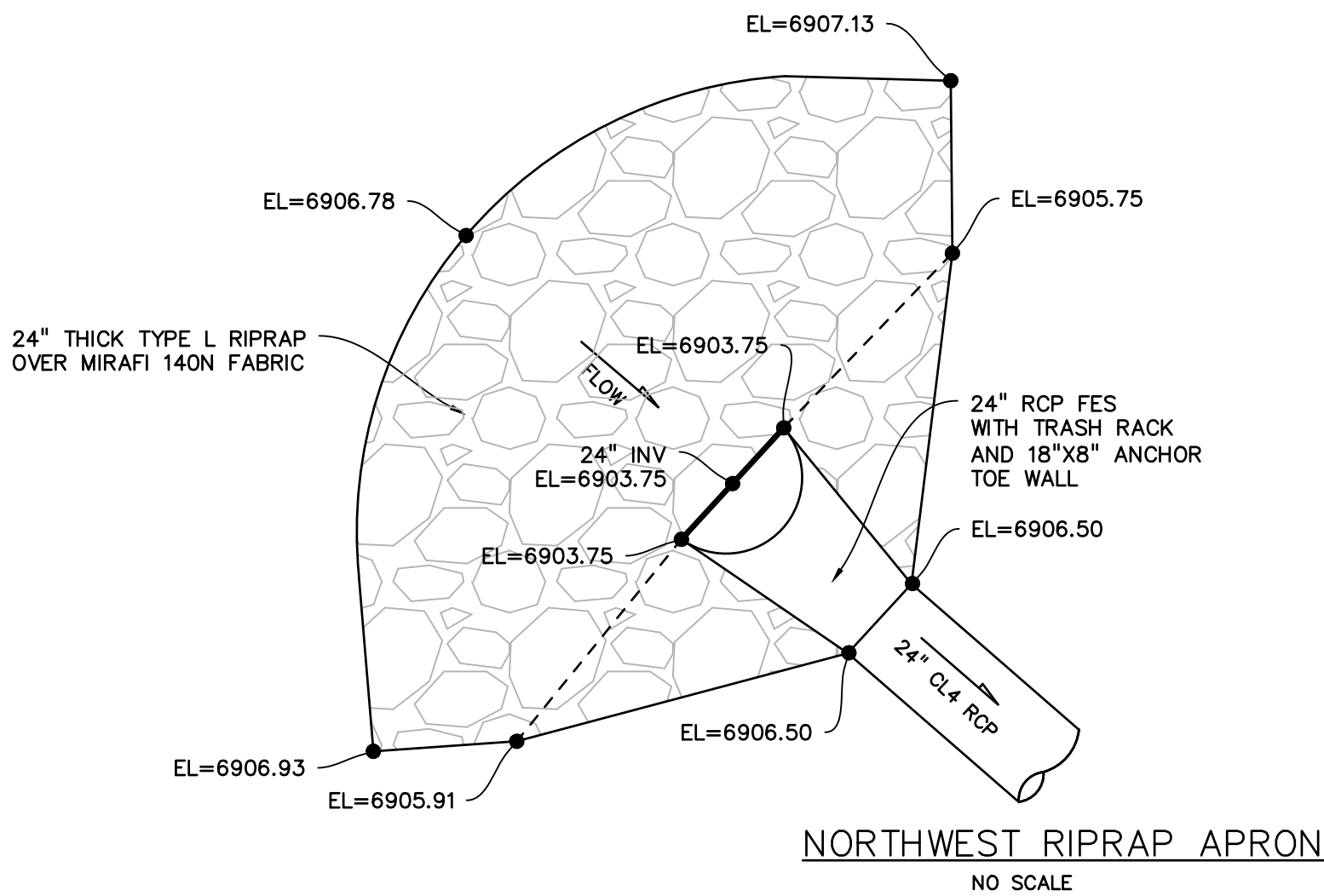
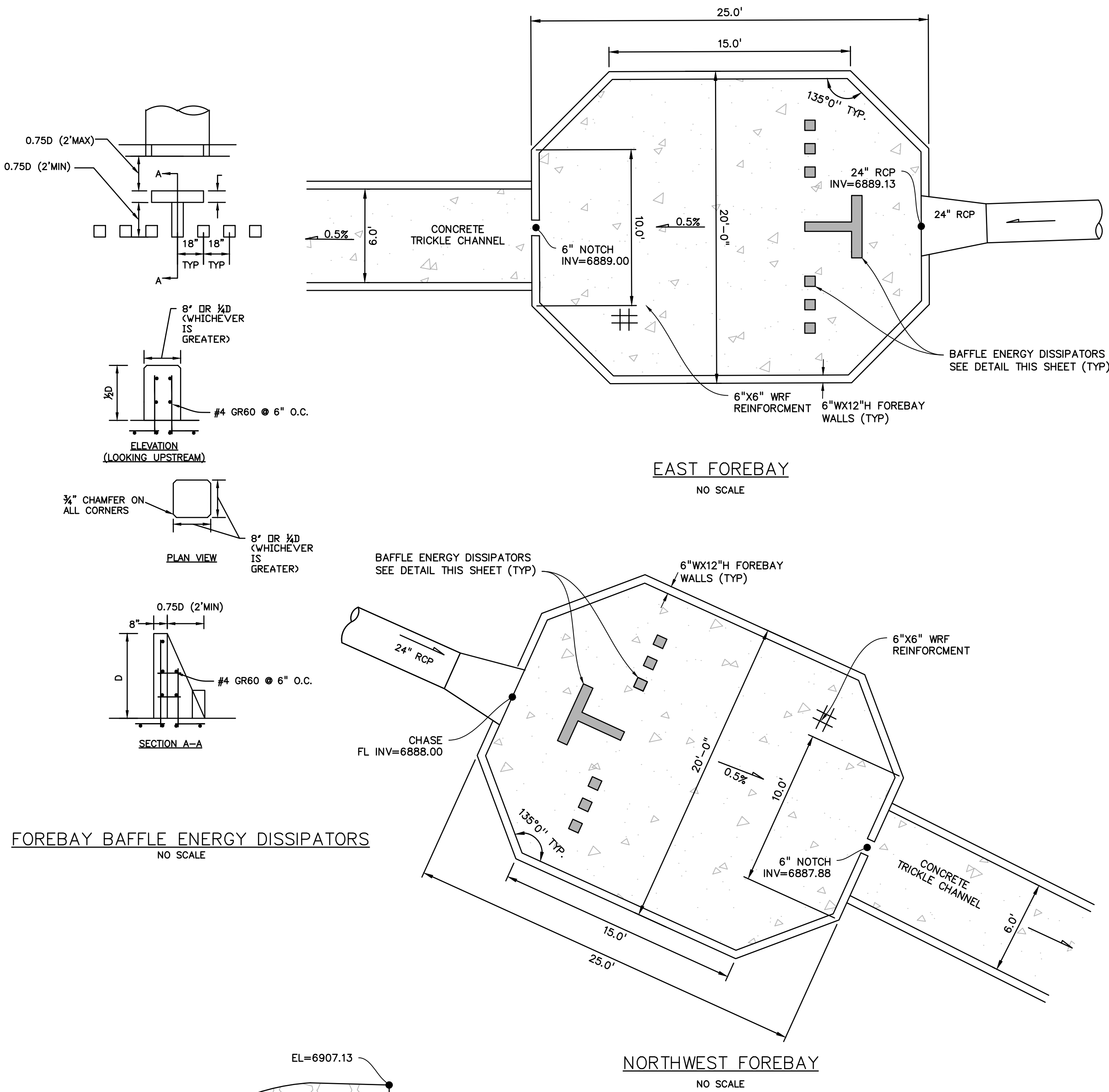
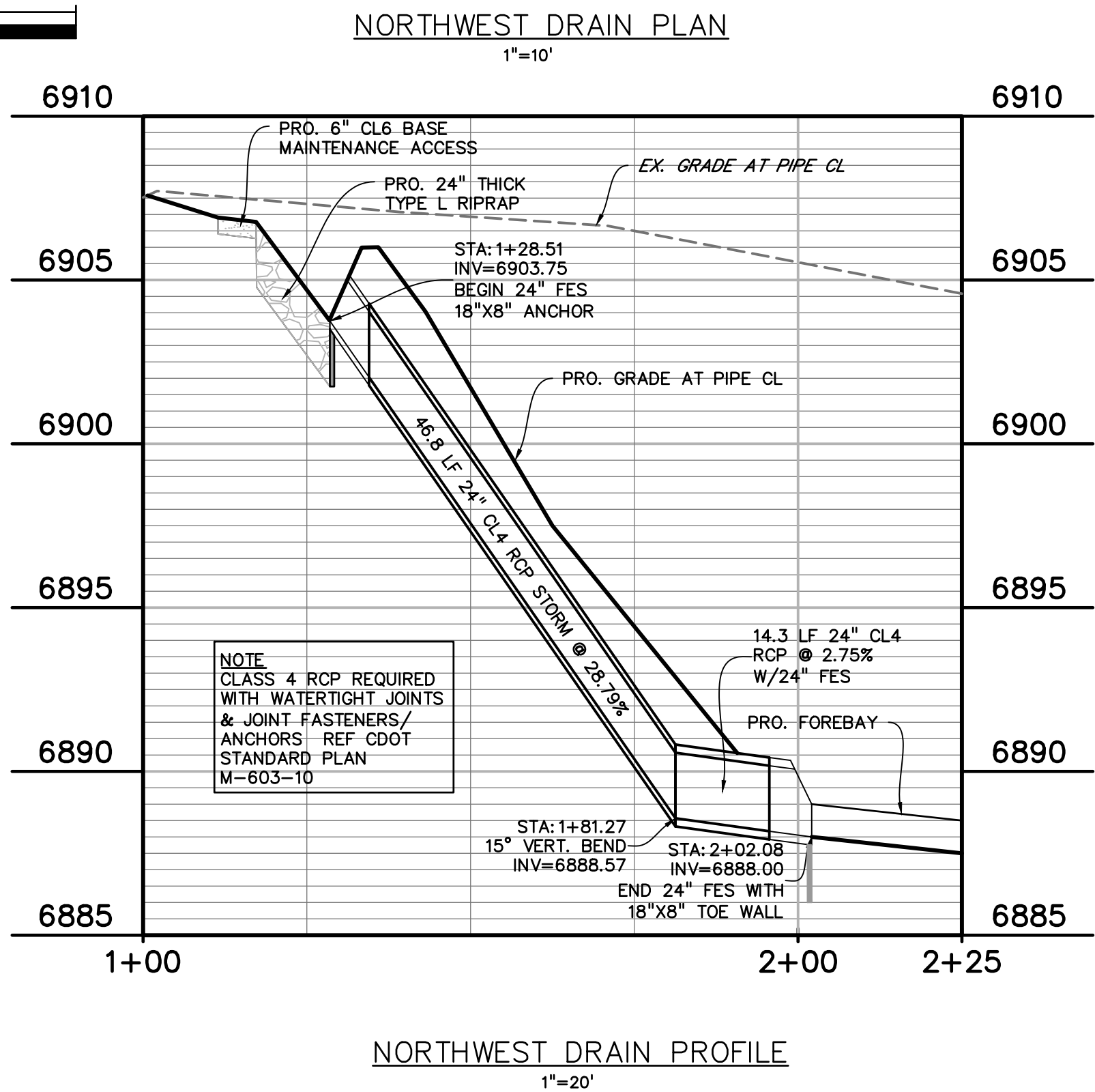
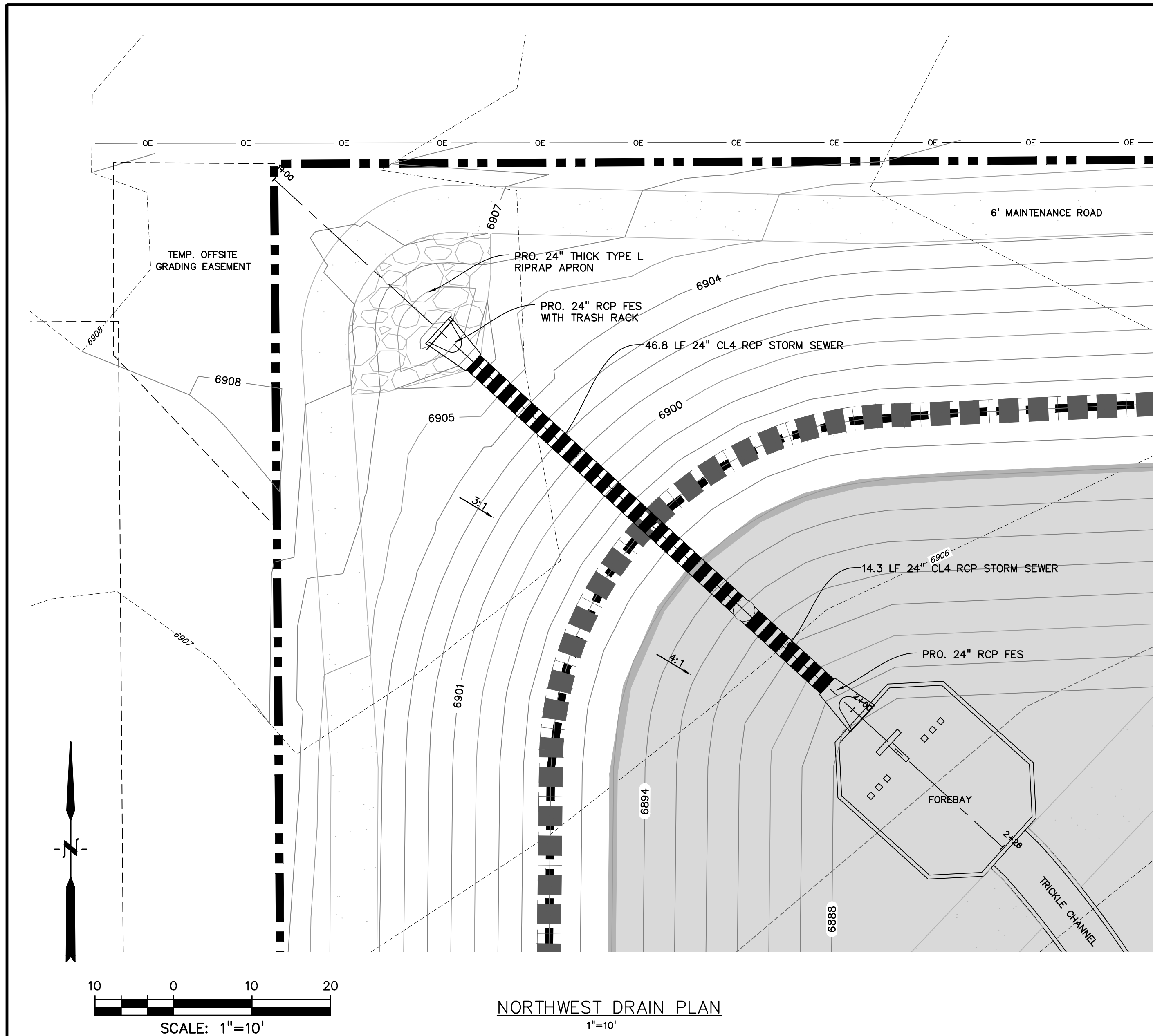
DRAWING SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

SUB-REGIONAL
POND #1 (SR4)

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.2

SHEET: 9 OF 27



PREPARED BY:

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OVERLOT GRADING, POND SR4 & UTILITY
CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
1ST SUBMITTAL	6-20-17
RESUBMITTAL	9-6-18
REVISED	7-24-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

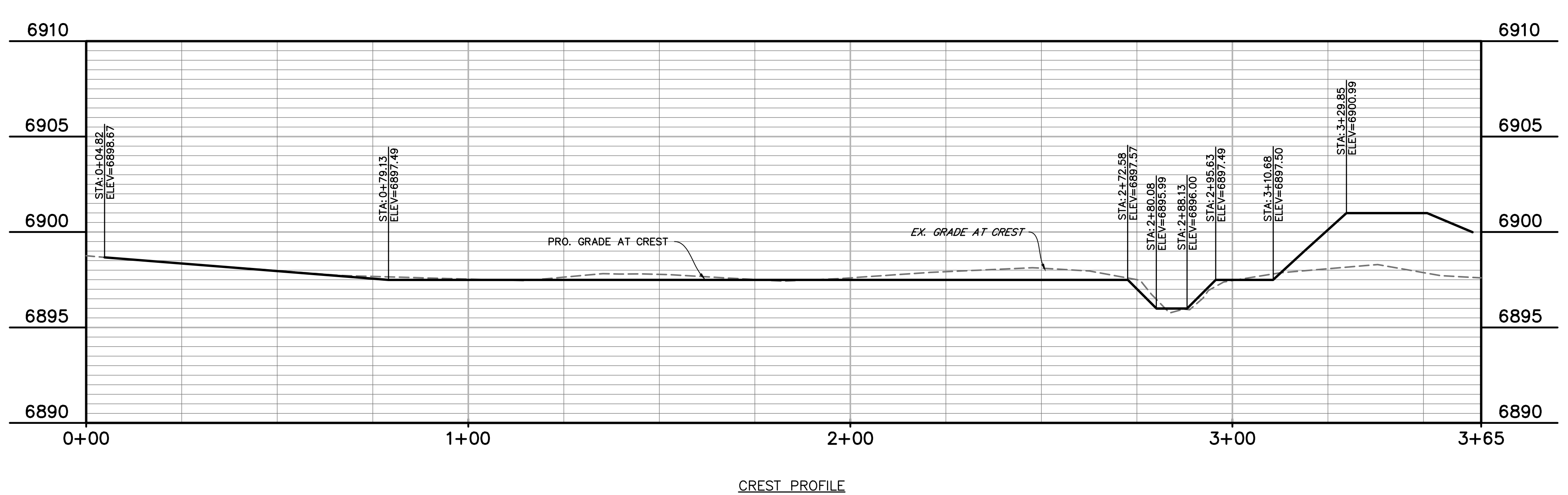
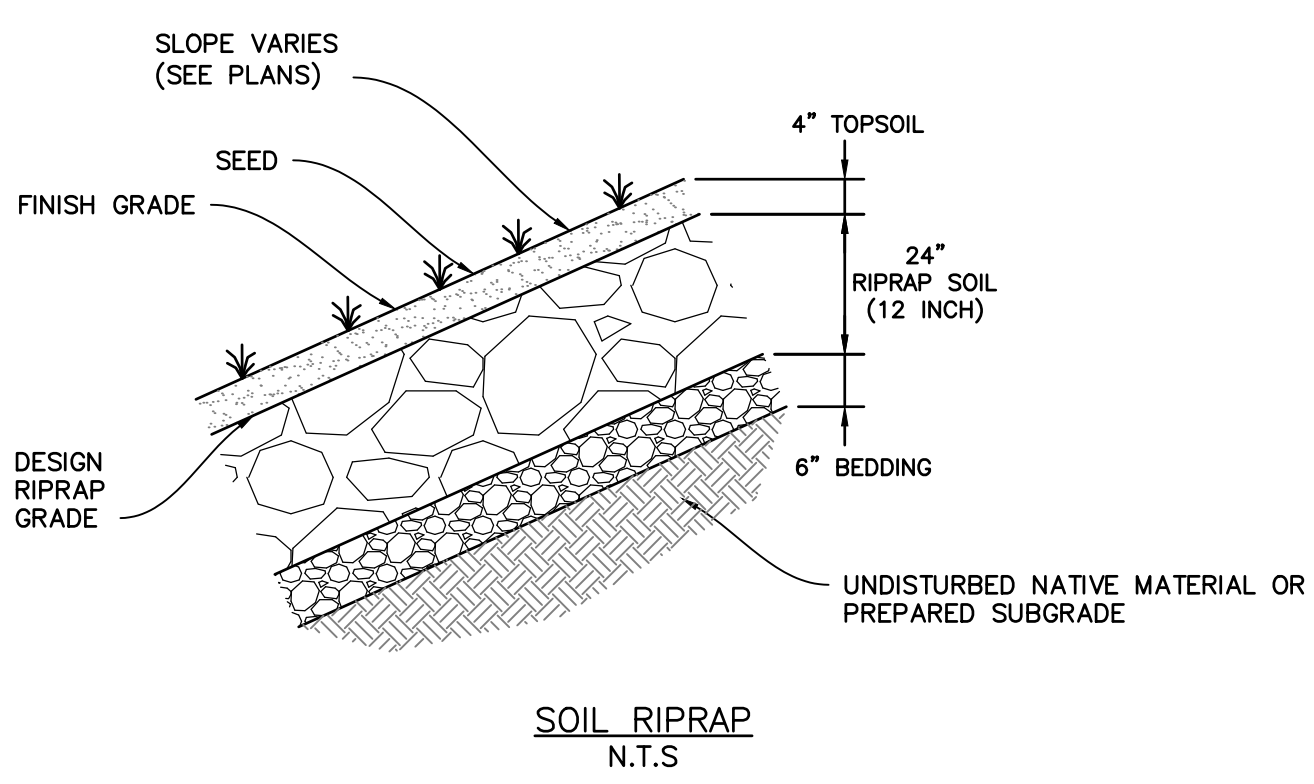
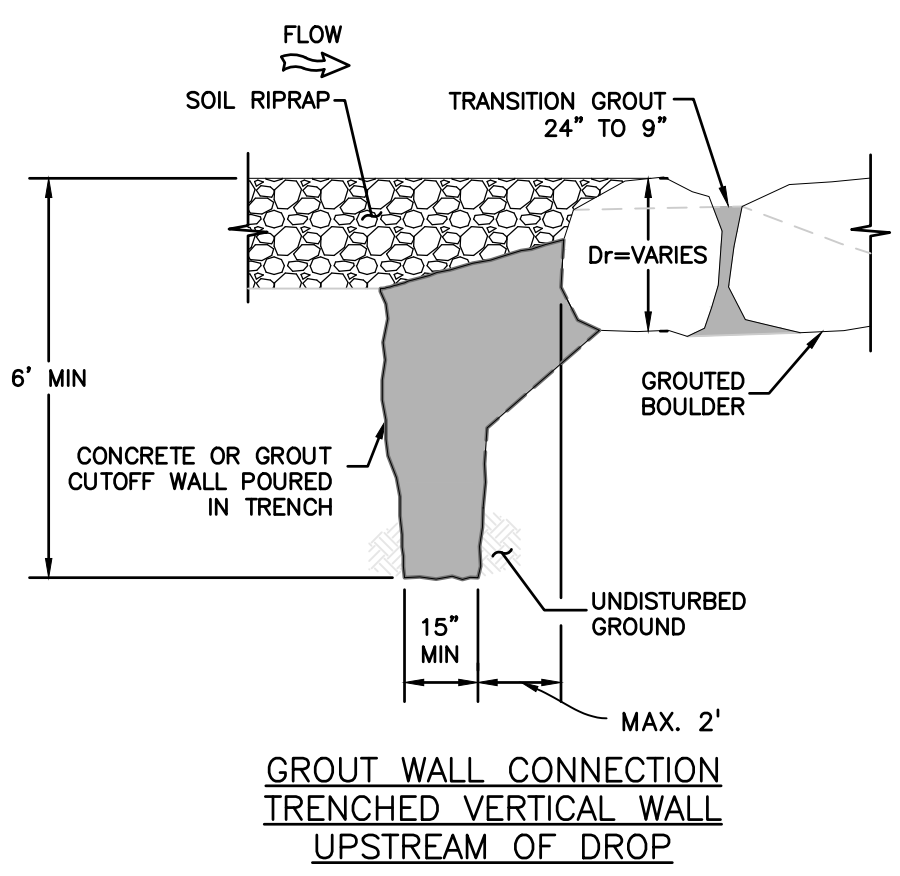
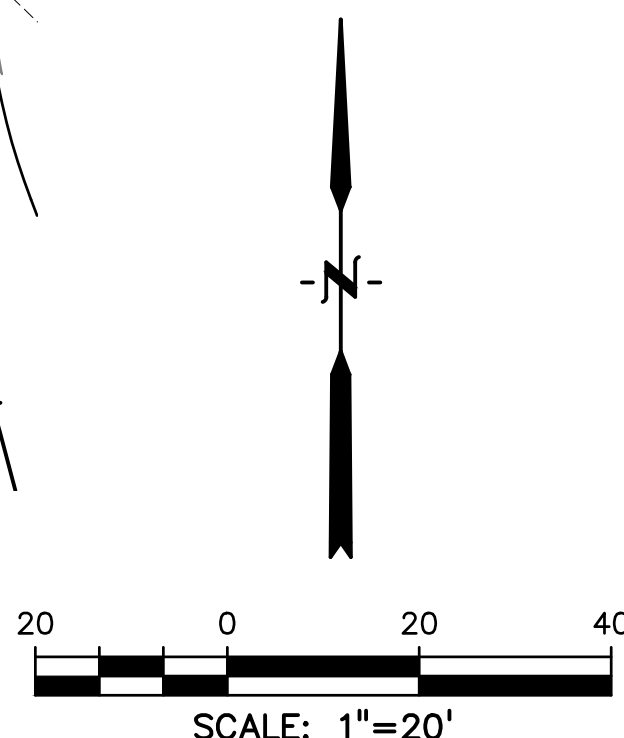
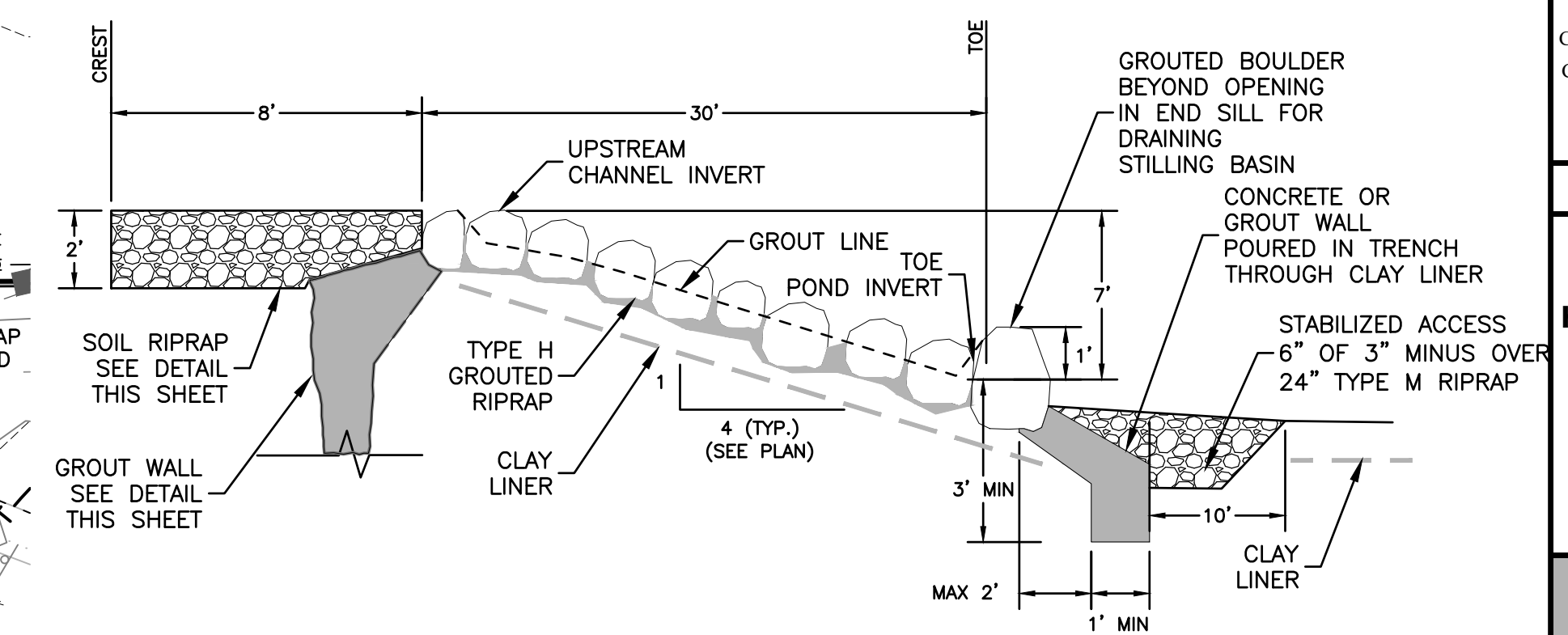
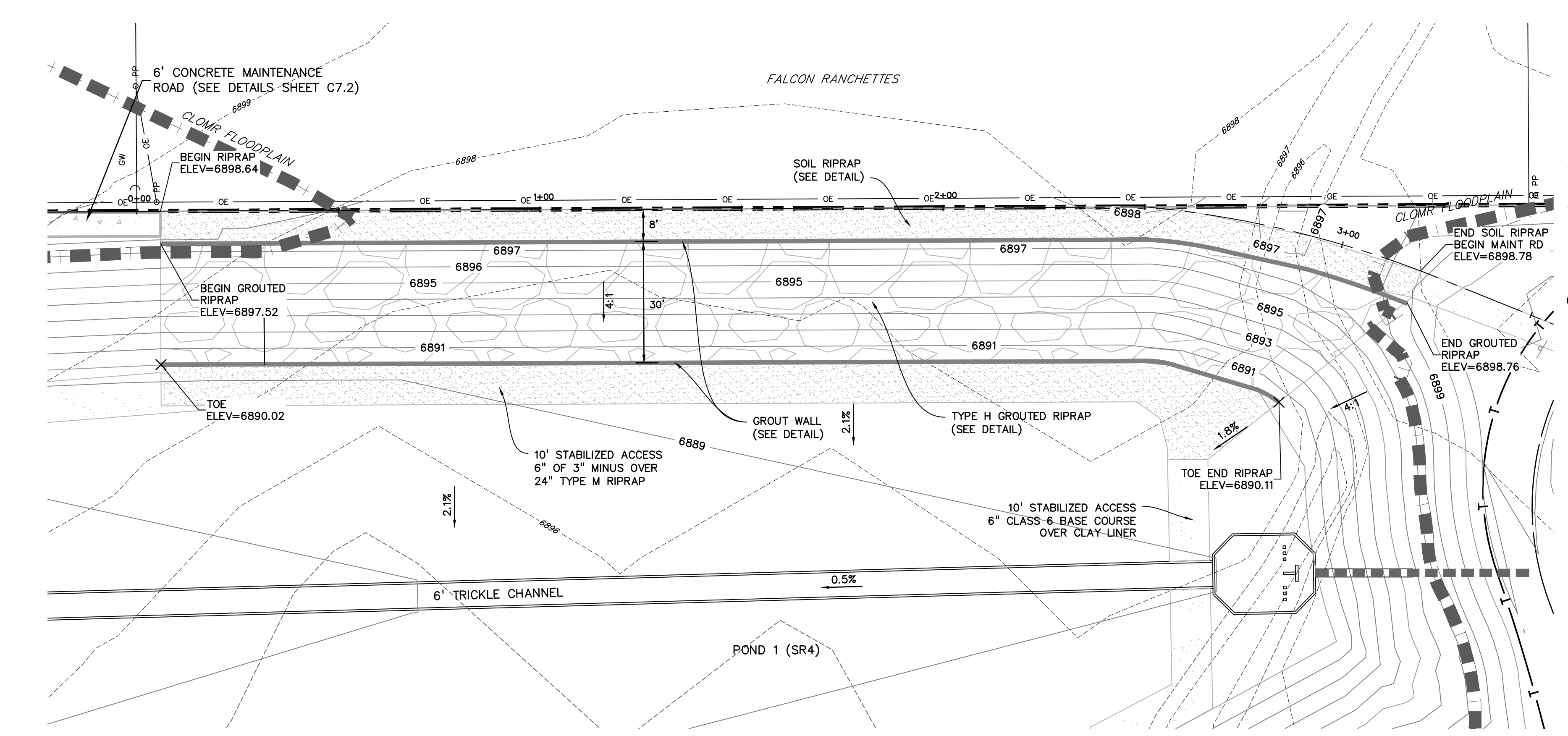
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

**POND #1 (SR4)
DETAILS**

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.3

SHEET: 10 OF 27



NOTE
REFERENCE UDFCD SPECIFICATION SECTIONS 31 37 00 AND 31 37 19 FOR GROUT, BOULDER AND RIPRAP SPECIFICATIONS, REINFORCEMENT AND INSTALLATION GUIDELINES.

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OVERLOT GRADING, POND SR4 & UTILITY
CONSTRUCTION DRAWINGS FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
1ST SUBMITTAL	6-20-17
RESUBMITTAL	9-6-18
REVISED	7-24-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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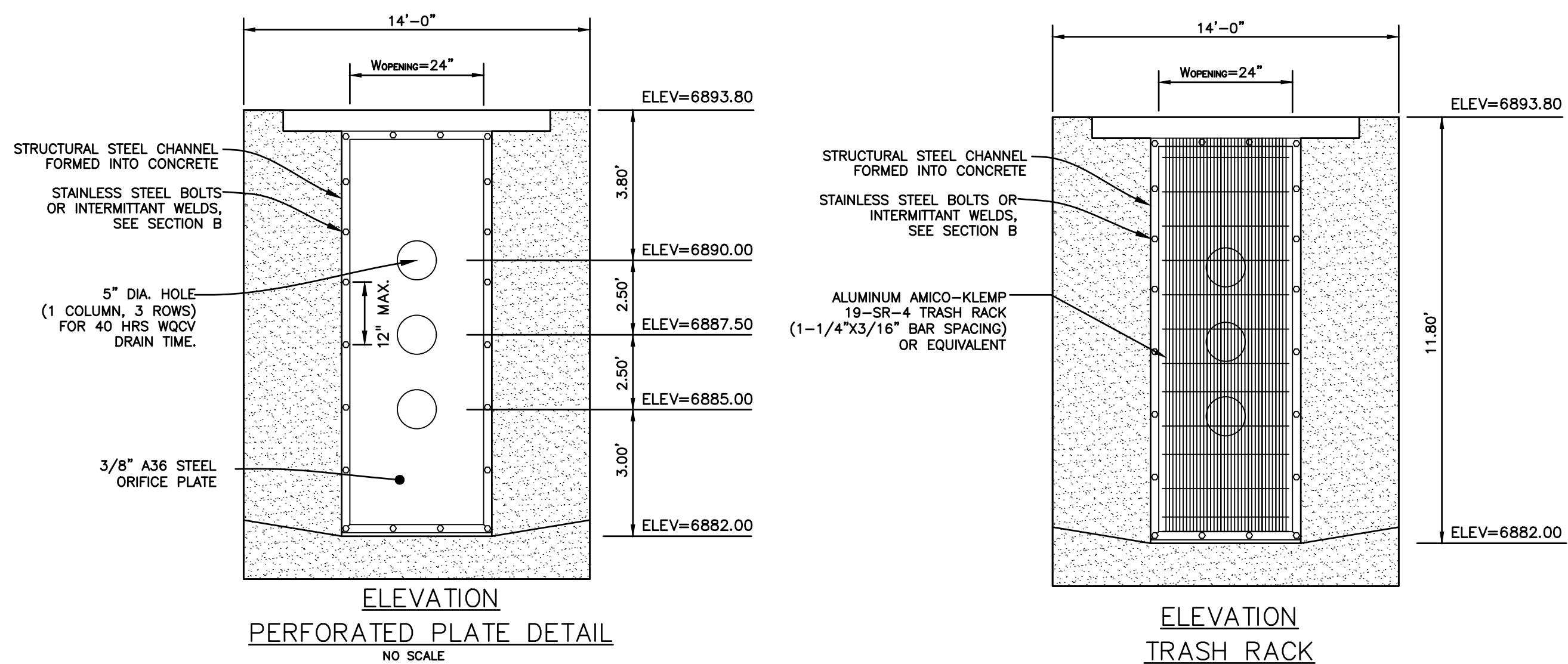
DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

POND #1 (SR4)
GROUTED DROP
DETAILS

PROJECT NO. 20988-00CSCV
DRAWING NO.

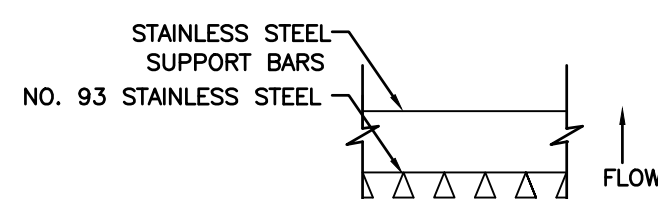
C7.4

SHEET: 11 OF 27

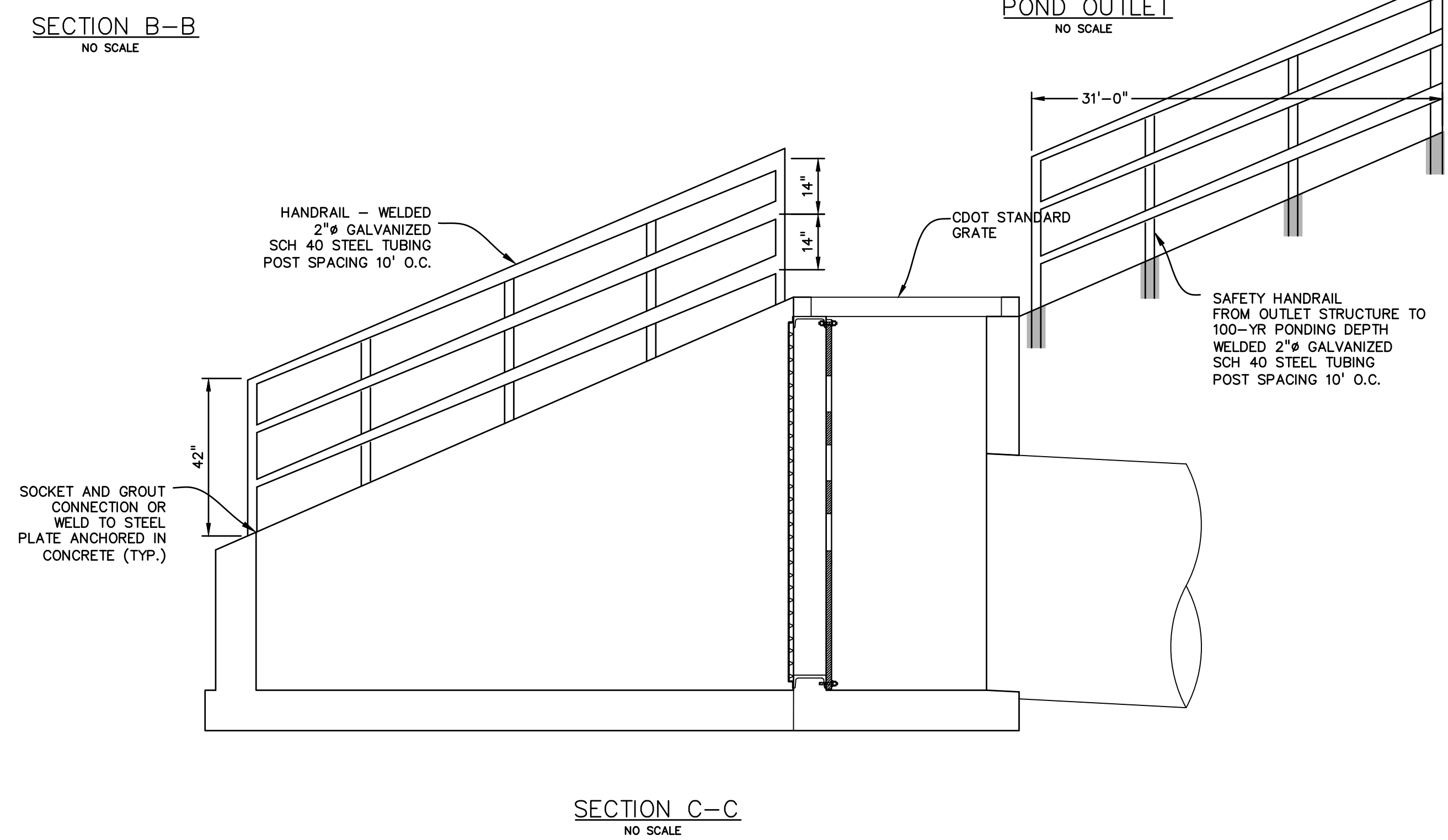
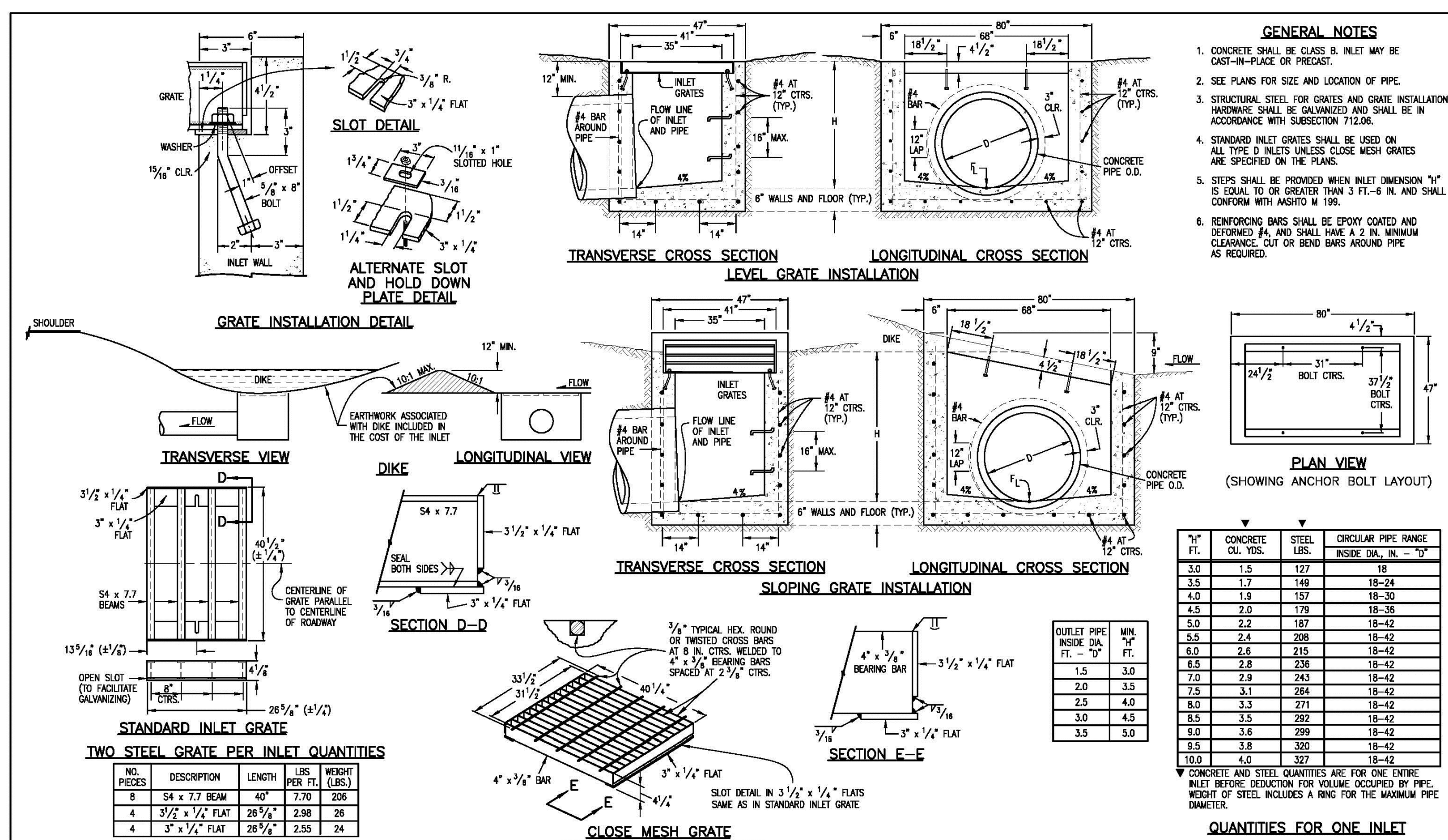
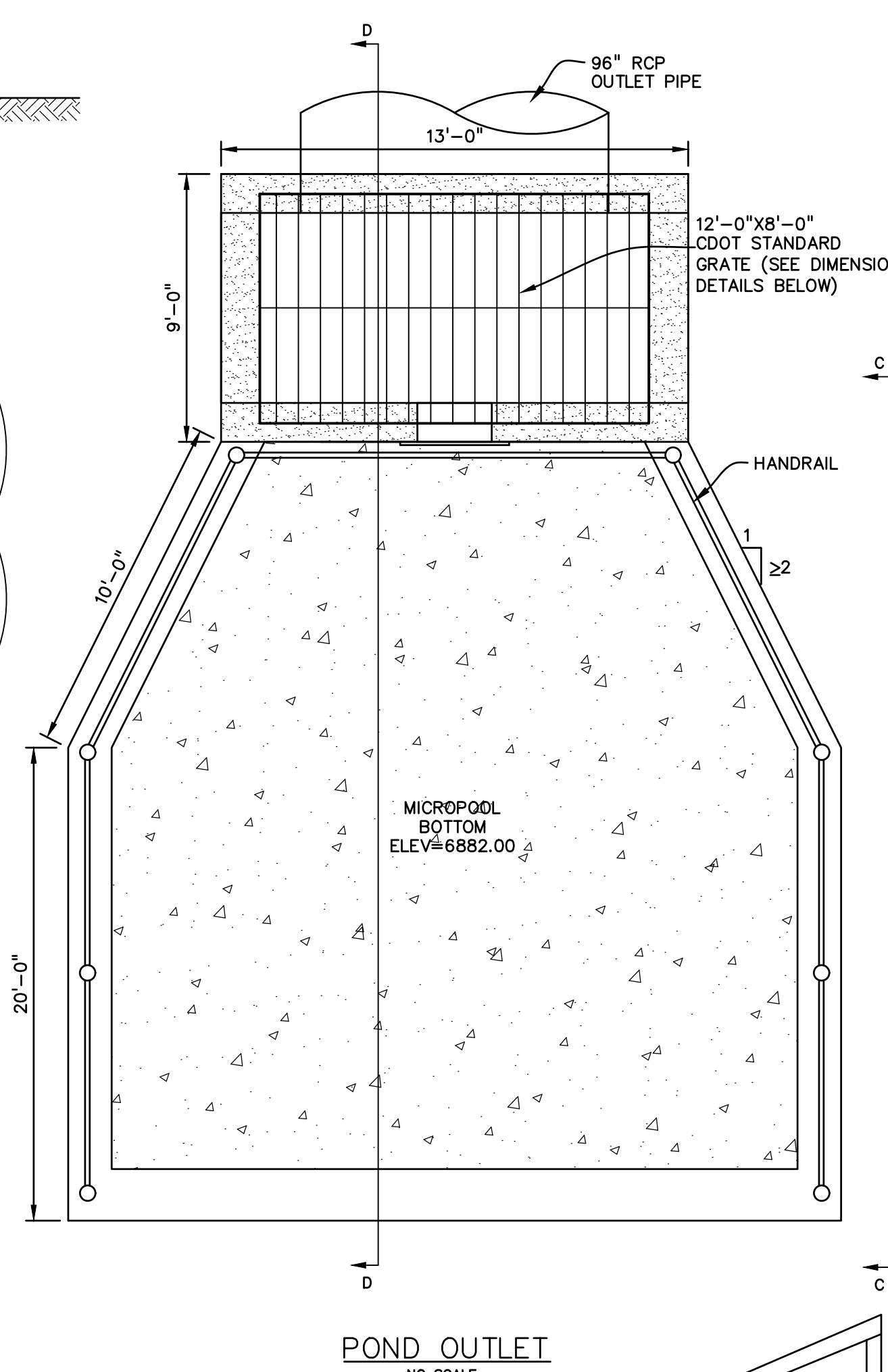
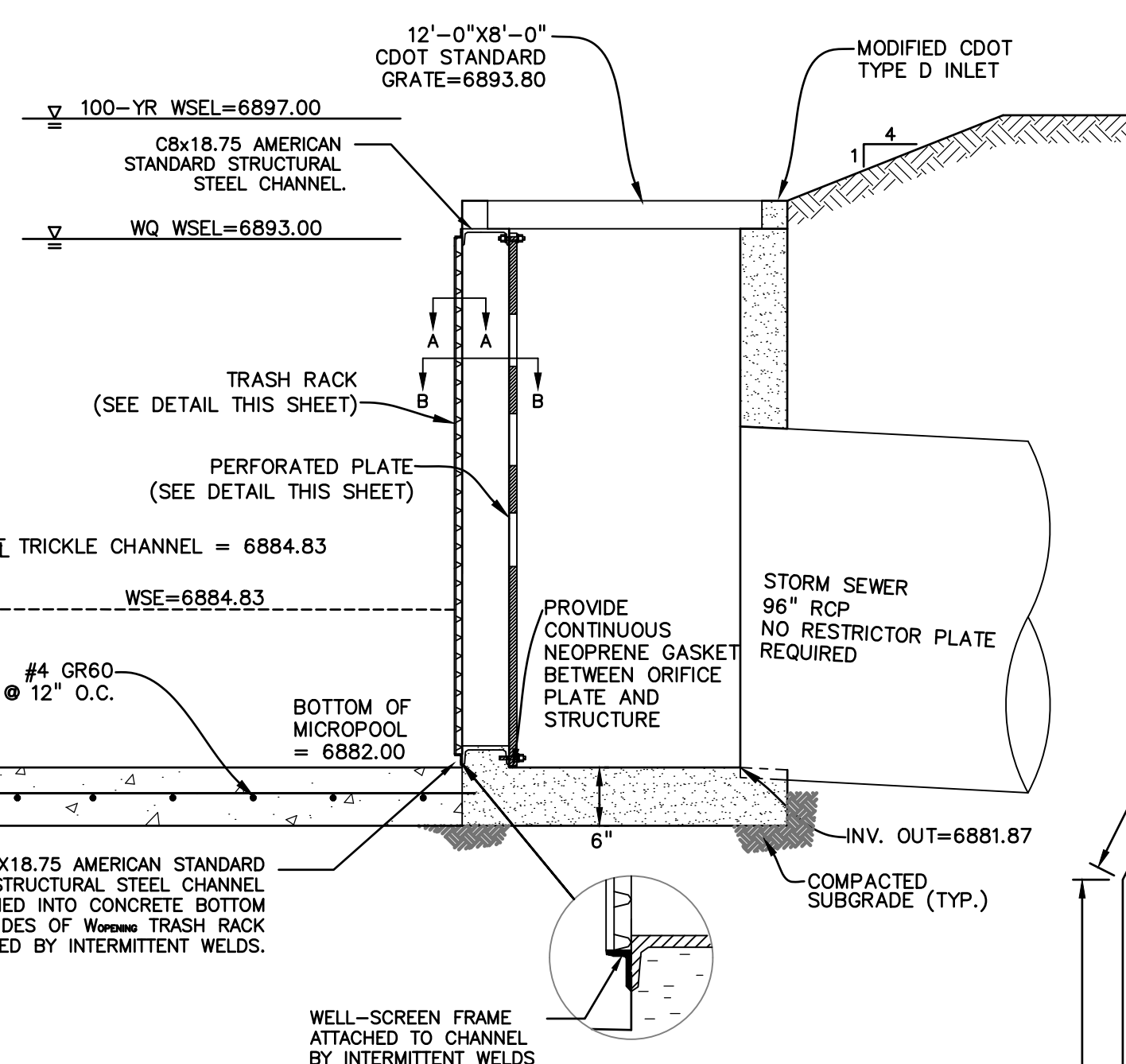
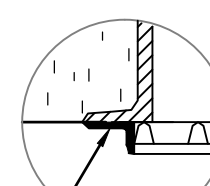


PERFORATED PLATE NOTES:

1. PROVIDE NEOPRENE 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 NON STAINLESS STEEL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.



WELL-SCREEN FRAME ATTACHED TO CHANNEL BY INTERMITTENT WELDS



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OVERLOT GRADING, POND SR4 & UTILITY
CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
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ISSUE	DATE
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RESUBMITTAL	9-6-18
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DESIGNED BY:	TDM
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CHECKED BY:	TDM
FILE NAME:	

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

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

POND #1 (SR4) DETAILS

PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.5

SHEET: 12 OF 27