

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

****CONDITIONS OF APPROVAL:**
1. Provide monitoring well details.

2. An access permit with conditions will be issued for the proposed access from Woodmen Road.

3. An Operations and Maintenance Manual provided by EPC will be required for preliminary acceptance of Pond SR4.

4. The timing of replacement of speed limit signage on Meridian Road shall be coordinated with the County Engineer.

5. Cut sheets/material specifications shall be provided to PCD Engineering for approval prior to ordering traffic signs, poles, and signal equipment.



VICINITY MAP
NOT TO SCALE



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

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

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

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

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

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

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

RECEIVING WATERS
FALCON WATERSHED - UNNAMED TRIBUTARY TO UPPER BLACK SQUIRREL CREEK

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

Add note to see GEC set for sheets C2.0, C2.1, C2.2, C2.3 or include those sheets in this set.


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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.

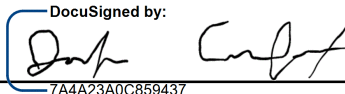
DESIGN ENGINEER'S STATEMENT

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.

 8-28-2020
TIM D. MCCONNELL DATE
P.E.# 33797

OWNER'S STATEMENT

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

DocuSigned by:  8/31/2020
JOSH CANAFAX DATE

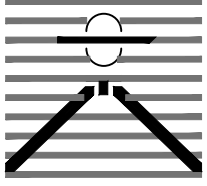
EL PASO COUNTY

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

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

JENNIFER IRVINE, P.E. DATE
COUNTY ENGINEER
* See conditions of approval to the left.

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	8-28-20
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.

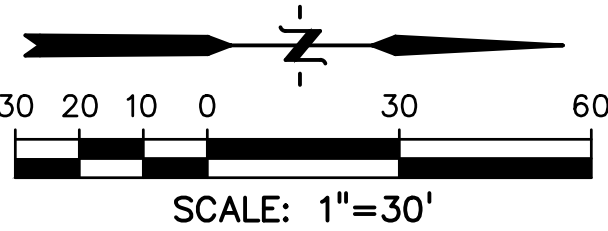
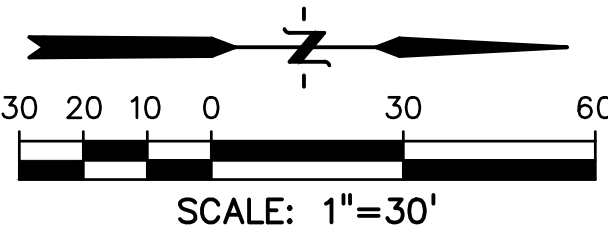
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET





































































PROJECT NO. 20988-00CSCV
DRAWING NO.

C1.10

SHEET: 1 OF 48



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


Eastonville
NEXT SIGNAL

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

Verify whether 36" is required for one sign instead of 2

PREPARED BY:



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DRAWN BY:		GES
CHECKED BY:		TDM
FILE NAME:		



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

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

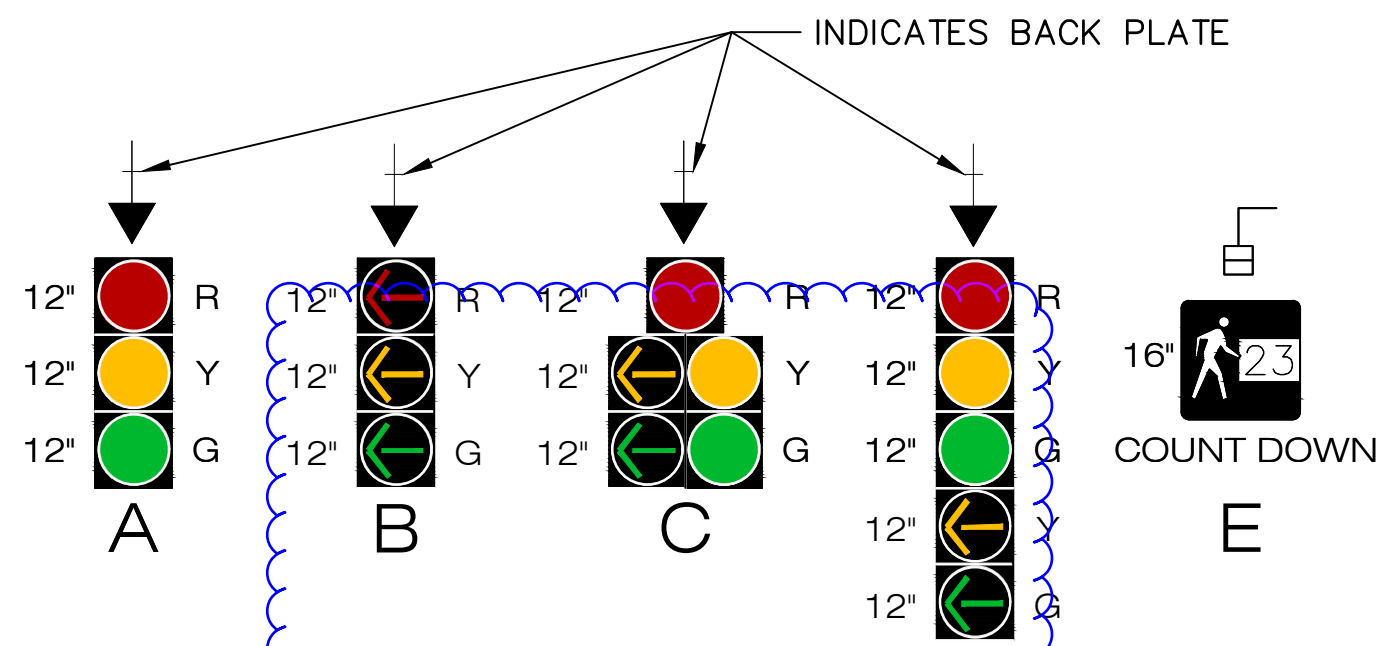
MERIDIAN ROAD
STRIPING
PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

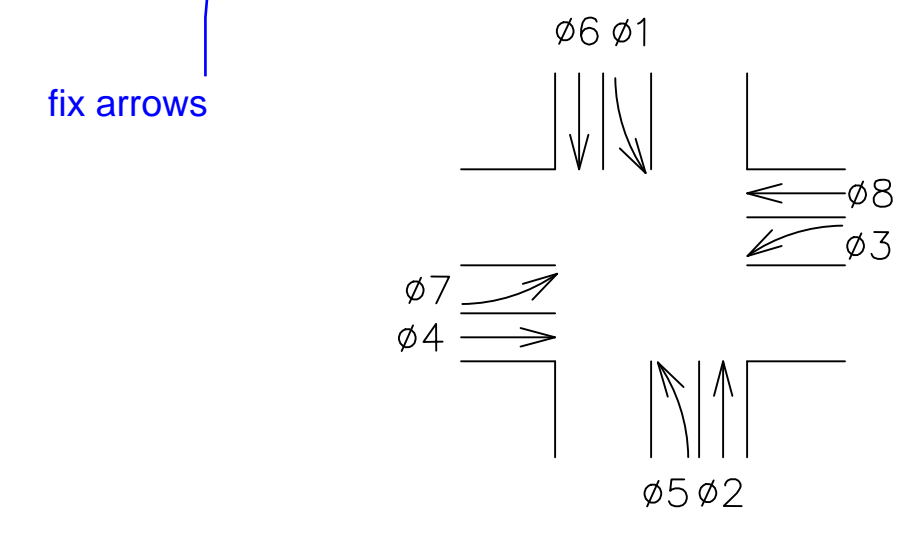
C5.15

SHEET: 31 OF 48

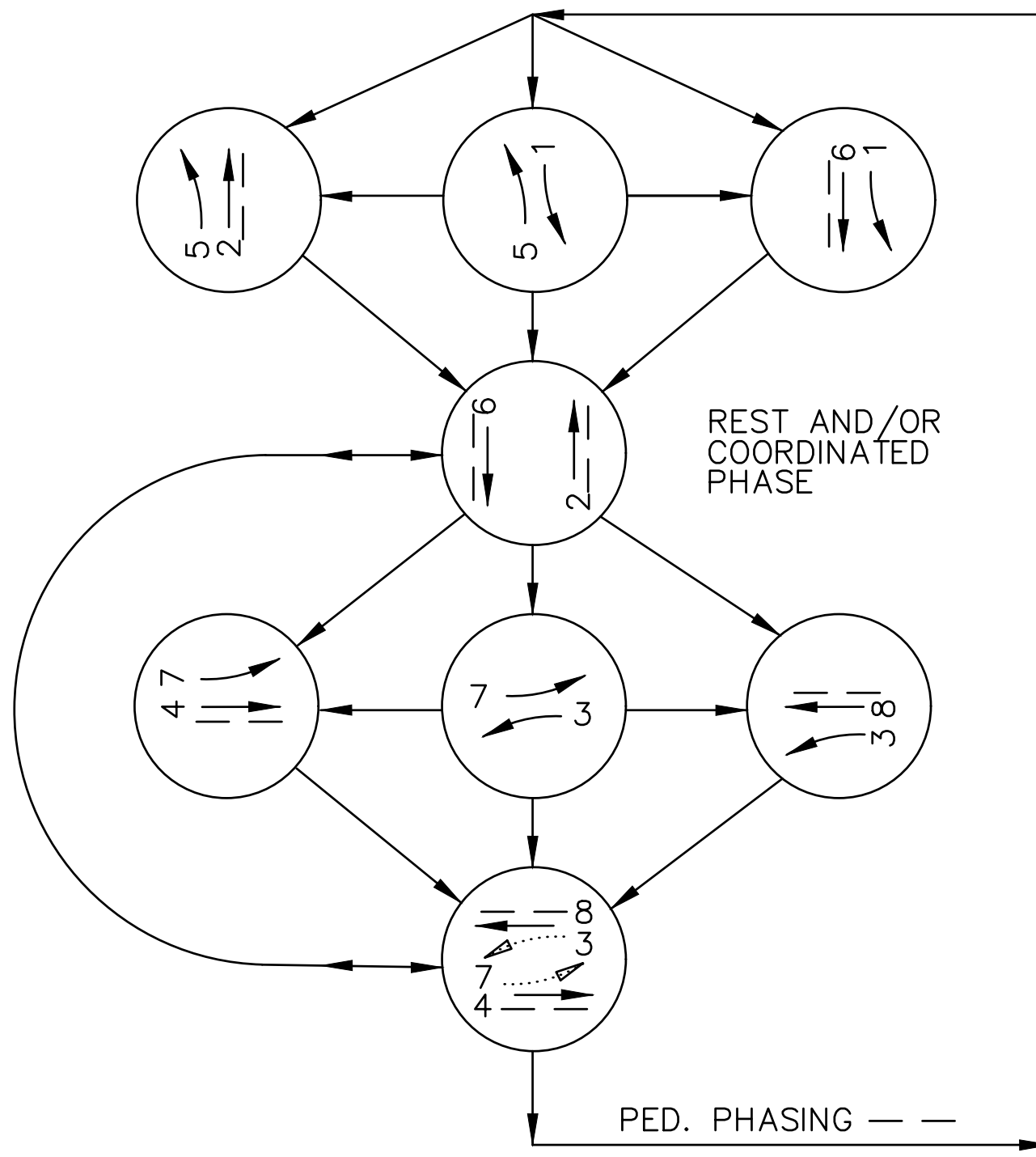
PROPOSED SIGNAL FACE DETAILS
SIGNAL FACES (R/Y/G) INCLUDING ARROWS AND PEDESTRIAN
SHALL BE LED APPROVED BY EL PASO COUNTY.



PROPOSED PHASING LAYOUT

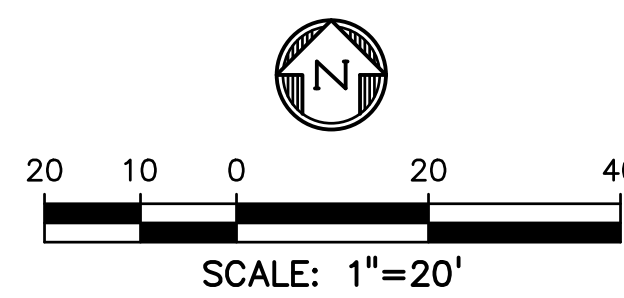
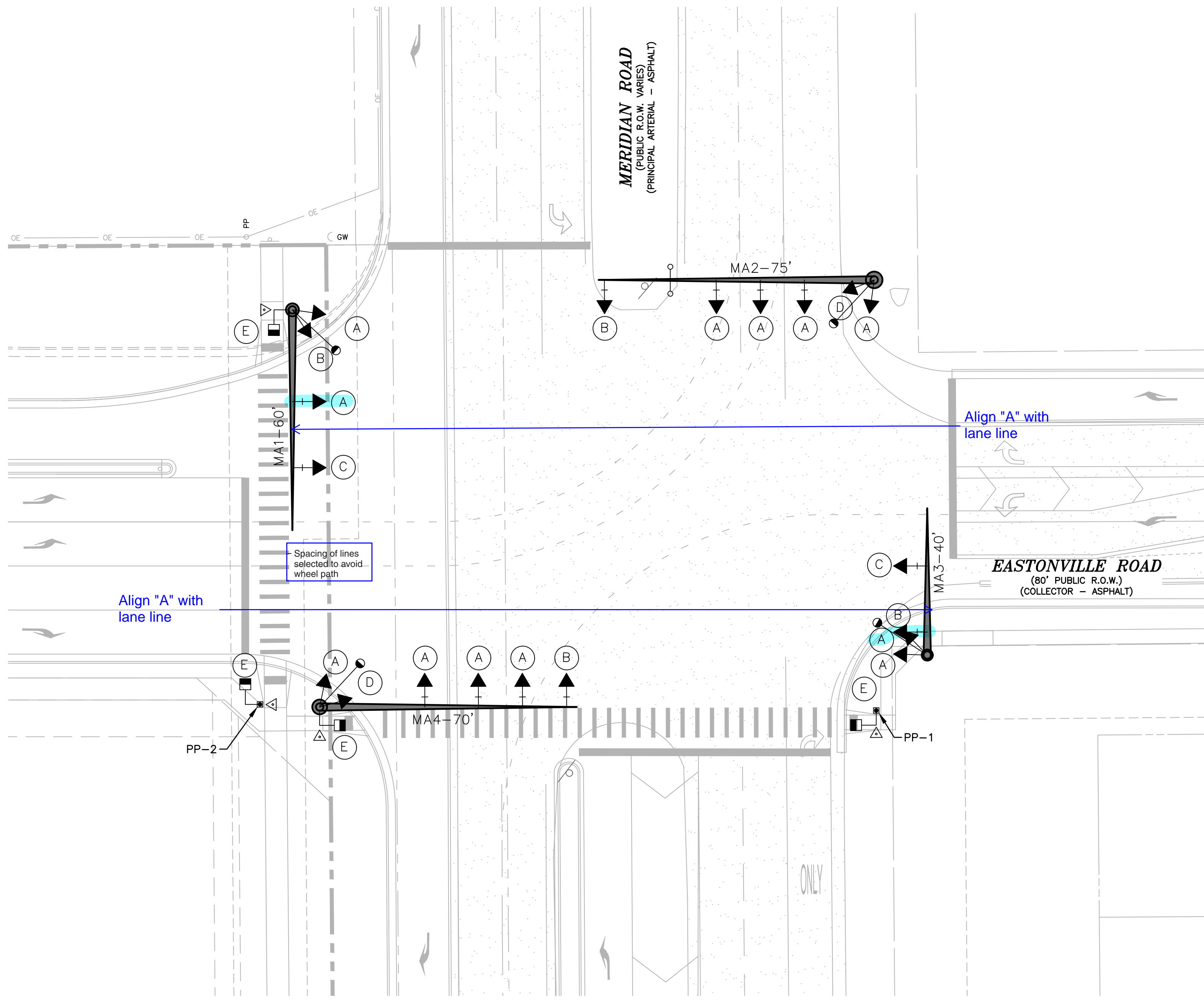


PROPOSED PHASING DIAGRAM SEQUENCE



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

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CONSTRUCTION DRAWINGS FOR

**FALCON
MARKETPLACE**
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	8-28-20
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.

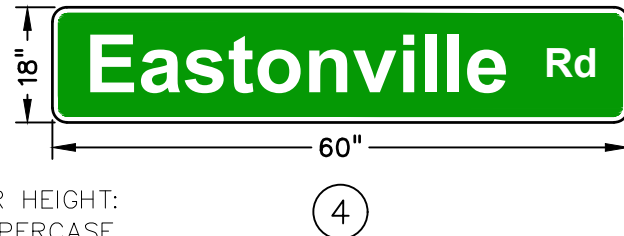
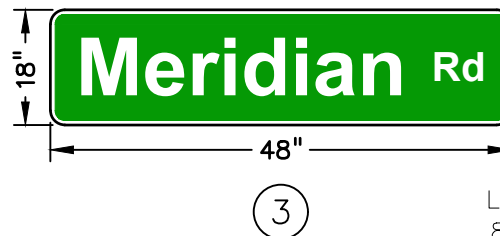
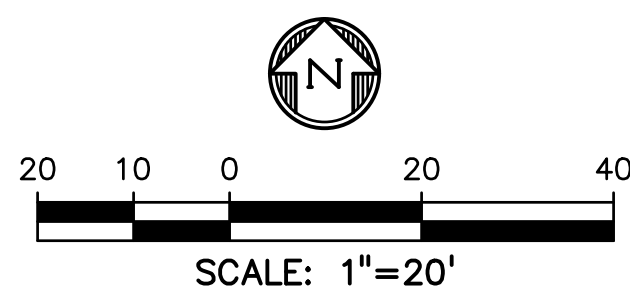
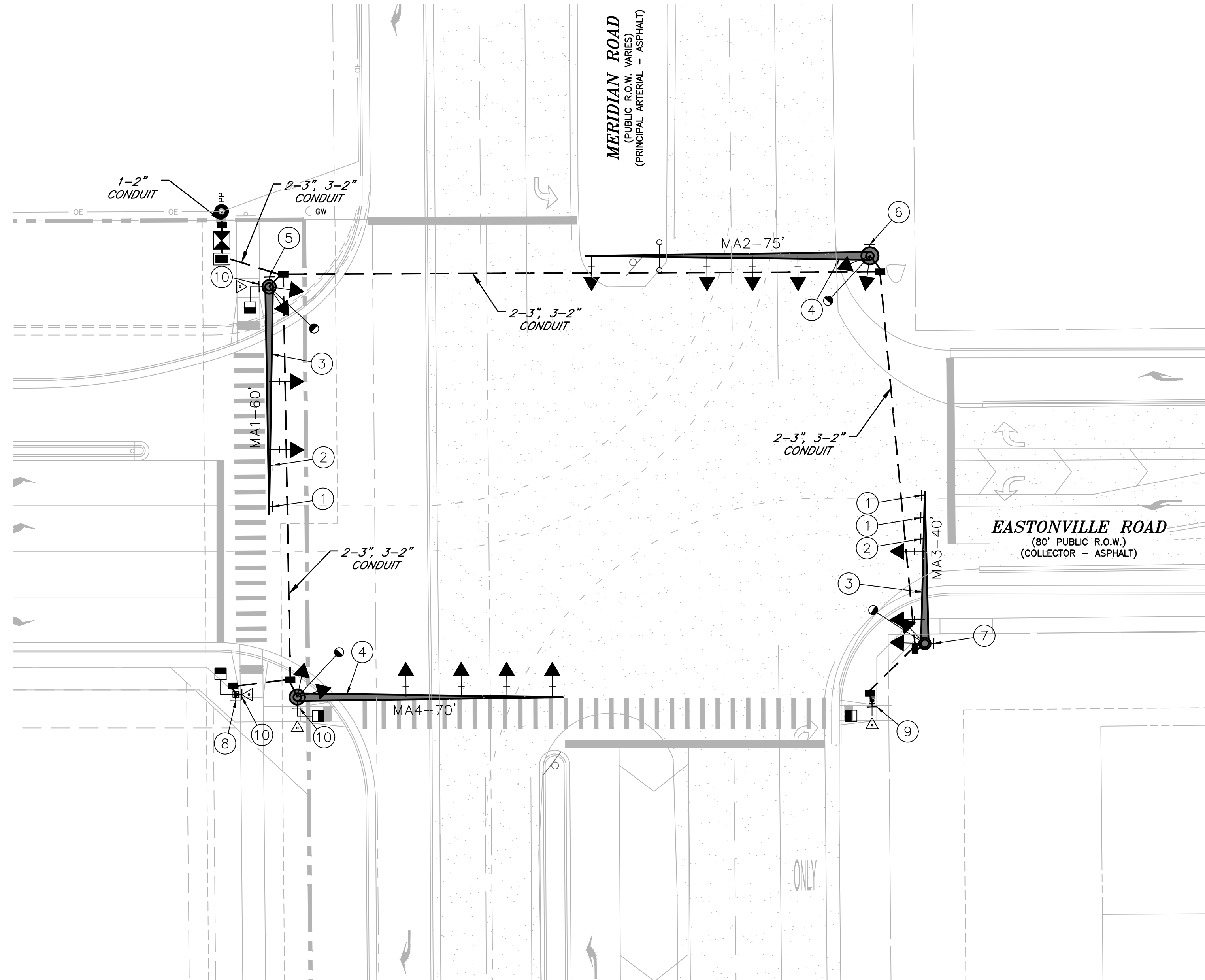
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: N/A

TRAFFIC
SIGNAL
PLAN

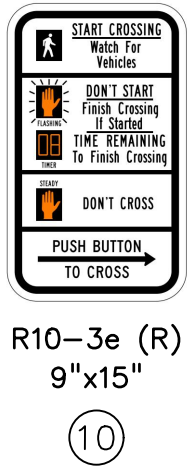
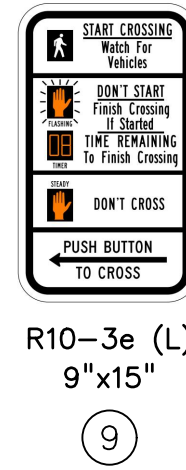
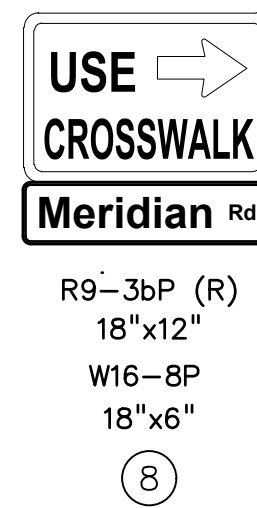
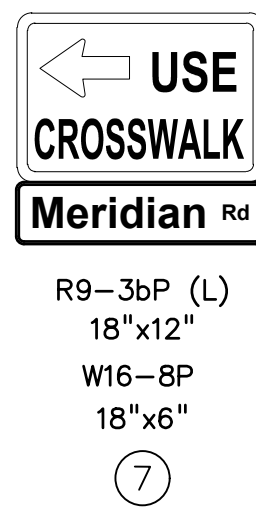
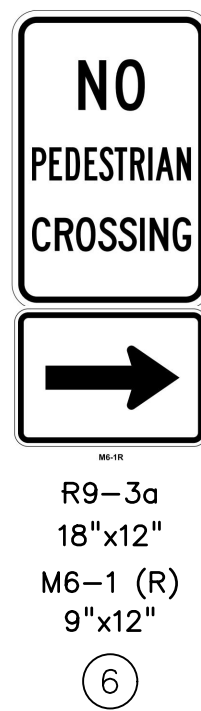
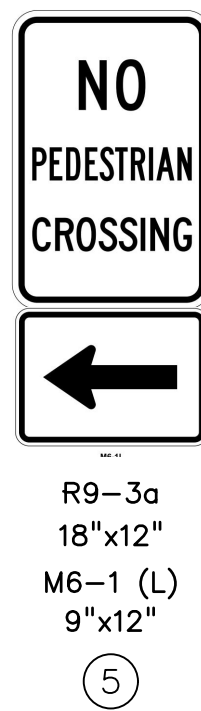
PROJECT NO. 20988-00CSCV
DRAWING NO.

C6.10

SHEET: 36 OF 48



LETTER HEIGHT:
8" UPPERCASE
5.33" LOWERCASE
Reference MUTCD
Standard Highway Signs
2012 Supplement, D3-1



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 (12-12-12-12) (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 (RADAR)	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				1.0
MA2 (NE)				20.5	297.8	200.0	1.0				4.0	1.0		1.0		1.0	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				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			1.0
All									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