FALCON RESERVE FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

JULY 2026

GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
2. BEFORE COMMENCING ANY EXCAVATION, CALL **1-800-922-1987** FOR EXISTING UTILITY LOCATIONS.
3. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD).
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K-1.2C.
8. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. ASPHALT THICKNESS AND BASE COURSE THICKNESS 9COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRIFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRIFI FW 700 OR EQUAL IS SPECIFIED.
13. ALL MATERIALS AND INSTALLATION PRODECURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
14. ALL WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS.
15. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI.
16. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
17. MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25° OR 22.5° BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
19. SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35: PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SAN. SEW. MAIN.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

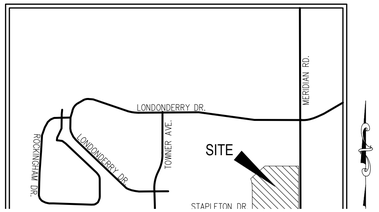
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION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

SIGNING AND STRIPING NOTES:

Please update the signing and striping notes

Signing and Striping Notes:
1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
3. Any deviation from the striping and signing plan shall be approved by El Paso County Department of Public Works (DPW).
4. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
5. Street name and regulatory stop signs shall be on the same post at intersections.
6. All removed signs shall be disposed of in a proper manner by the contractor.
7. All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 35 mph or higher shall have 8" upper-lower case lettering on 12" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the FHWA Standard Highway Signs: 2004 Edition with 2012 Supplement. Signal pole mounted and overhead street name signs shall be per MUTCD size standards.
8. All traffic signs shall have a minimum diamond grade retroreflective sheeting that meets ASTM D4956 Type XI sheeting requirements.
9. All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
10. All signs shall be single sheet aluminum with 0.125" minimum thickness.
11. All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Stop bars shall be 24" in width. Crosswalks lines shall be 24" wide and a minimum of 9' long. Crosswalks shall be inlaid in accordance with Section 627 of the 2025 CDOT Standard Specification for Road and Bridge Construction.
12. Word and symbol markings shall be the narrow type.
13. All longitudinal lines shall be a minimum 18 mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
14. All signs shall be placed in accordance with CDOT Standard S-614-1 or MUTCD Figure 2A-2.
15. The contractor shall notify El Paso County DPW - Inspections (719) 520-6819 prior to and upon completion of signing and striping.
16. The contractor shall obtain a work in the right of way permit from the El Paso County DPW prior to any signage or striping work within an existing El Paso County roadway.

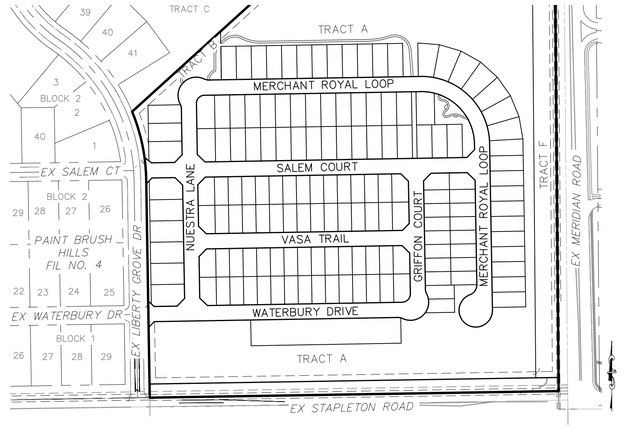
Additional comments will be generated once remaining CDs sheets are provided



Please be sure to include all roadway improvements called out in the TIS

Table 17. Summary of Required Improvements

ID	Intersection	Improvement
1	Meridian Rd/Stapleton Dr	A 25-ft extension of eastbound left-turn.
		An 85-ft extension of eastbound right-turn.
2	Meridian Rd/Londonderry Dr	A 30-ft extension of eastbound right-turn lane.
3	Londonderry Dr/ Liberty Grove Dr	A 365-ft westbound left-turn. Include a 155-ft deceleration lane, a 160-ft taper and 50-ft of storage. This turn lane can be achieved by re-striping the roadway.
4	Stapleton Dr/Liberty Grove Dr	A 250-ft southbound left-turn. Include 25-ft of taper and 225-ft of deceleration lane.
		A 150-ft extension of westbound right-turn lane. Include 200-ft of taper and 235-ft of deceleration lane for a total of 435-ft.
5	Liberty Grove Dr/Waterbury Dr	A shared westbound left/thru/right lane.
6	Liberty Grove Dr/Salem Ct	A shared westbound left/thru/right lane.



SITE MAP

N.T.S.

SHEET INDEX

S101	TITLE SHEET
S102	DETAILS SHEET
S103	SALEM COURT PLAN & PROFILE
S104	VASA TRAIL PLAN & PROFILE
S105	WATERBURY DRIVE PLAN & PROFILE
S106	WATERBURY DRIVE PLAN & PROFILE
S107	NUESTRA LANE PLAN & PROFILE
S108	MERCHANT ROYAL LOOP PLAN & PROFILE
S109	MERCHANT ROYAL LOOP PLAN & PROFILE
S110	INTERSECTION & SIDEWALK RAMP DETAILS
S111	INTERSECTION & SIDEWALK RAMP DETAILS
S112	STAPLETON LANE EXTENSION
S113	LIBERTY GROVE STRIPING
S114	SIGNAGE AND STRIPING PLAN
ST01	STORM 4, 4.1, & 4.2
ST02	STORM 5 & 5.1
ST03	STORM 5.2, 5.3, 5.4, 6, & 6.1
ST04	STORM 7 & 7.1
ST05	STORM SEWER DETAILS
ST06	STORM SEWER DETAILS
PCM01	POND 4 PLAN
PCM02	POND 4 OUTLET STRUCTURE PLAN
PCM03	POND 4 WEST FOREBAY DETAILS
PCM04	POND 4 NORTH FOREBAY DETAILS
PCM05	OUTFALL STRUCTURE DETAILS
PCM06	OUTFALL STRUCTURE DETAILS

AGENCIES

OWNER/DEVELOPER:	THE LANDHUIS COMPANY 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, CO 80903 JEFF MARK (719) 635-3200
CIVIL ENGINEER:	M & S CIVIL CONSULTANTS, INC. 212 N. WAHSATCH AVE., SUITE. 305 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 MR. GILBERT LAFORCE (719) 520-7945
METRO DISTRICT:	PAINT BRUSH HILLS METRO DISTRICT 9830 LIBERTY GROVE DR. FALCON, CO 80831 MR. ROBERT GUEVARA (719) 495-8188
FIRE DEPARTMENT:	FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN RD. FALCON, CO 80831 CURTIS L. KAUFFMAN (719) 641-2139
GAS DEPARTMENT:	BLACKHILLS ENERGY 37 WIDEFIELD BOULEVARD, WIDEFIELD, COLORADO 80911 MR GEORGE M. PETERSON (719) 392-3491
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC P.O. BOX 1600 LIMON, CO 80828 MR. LES ULFERS, (719) 495-2283
TELEPHONE COMPANY:	CENTURY LINK (LOCATORS) 811 AT&T (LOCATORS) 811

Ensure all required signature blocks are included

'ALS:

:R'S STATEMENT:

) CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT:
'AILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS
↓ PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION
PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE APPLICABLE MASTER DRAINAGE PLANS AND
ANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE
ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY
GENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED PLANS AND SPECIFICATIONS.

SANCHEZ, COLORADO P.E. NO. 37160
ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

DATE

OWNER/DEVELOPER STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS

MR. JEFF MARK
THE LANDHUIS COMPANY, PRESIDENT

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 APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

IN ACCORDANCE WITH THE 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 YET 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.

Joshua J. Palmer P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

BENCHMARKS

1. SOUTH ¼ CORNER OF SECTION 26, TOP OF 2 ½" ALUMINUM CAP.
   ELEV. =7140.91
   VERTICAL DATUM = NGVD 1929
2. SOUTHWEST CORNER OF SECTION 25, TOP OF 3 ¼" ALUMINUM CAP.
   ELEV. = 7136.34
   VERTICAL DATUM = NGVD 1929

BASIS OF BEARINGS:

THE NORTH LINE OF SAID TRACT E , SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842" AND AT THE NORTHEAST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842". SAID LINE IS ASSUMED TO BEAR N88°44'51"E A DISTANCE OF 2640.24 FEET. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

ABBREVIATION LEGEND

CL-CL	CENTERLINE INTERSECTION
FL-FL	FLOWLINE INTERSECTION
BT	BEGIN TRANSITION
ET	END TRANSITION
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURB RETURN
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
EL	ELEVATION
CDS	CUL-DE-SAC
KN	KNUCKLE
LP	LOOP
N	NORTH
S	SOUTH
HP	HIGH POINT
LT	LEFT
RT	RIGHT
FL	FLOWLINE
CONST	CONSTRUCTION
EX	EXISTING
NTS	NOT TO SCALE
SRV	SERVICE
STA	STATION
CONST	CONSTRUCTION
EX	EXISTING
TBC	TOP BACK OF CURB
PUB	PUBLIC
PVT	PRIVATE
SLV	SLEEVE
STM	STORM SEWER
WTR	WATER
XPAN	CROSSPAN
STD	STANDARD
SHT	SHEET
P&P	PLAN AND PROFILE
C&G	CURB AND GUTTER
W	WEST
E	EAST
ROW	RIGHT OF WAY
EOP	EDGE OF PAVEMENT
WTR	WATER
SAN	SANITARY SEWER
PROP	PROPOSED
COLL	COLLECTOR
LP	LOW POINT
RES	RESIDENTIAL
MRL	MERCHANT ROYAL LOOP

NOTE:

ALL STORM SEWER TO BE PRIVATE.

CONTRACTOR TO CROSS REFERENCE DETAILED GRADING PLANS TO VERIFY TOP OF BOX OR GRATE ELEVATIONS

PCD SF2617

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

FALCON RESERVE FILING NO. 1
COVER SHEET
DATE: 07-25-2026
SHEET 1 OF 26
SI01
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
PROJECT NO. 44-144A
DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

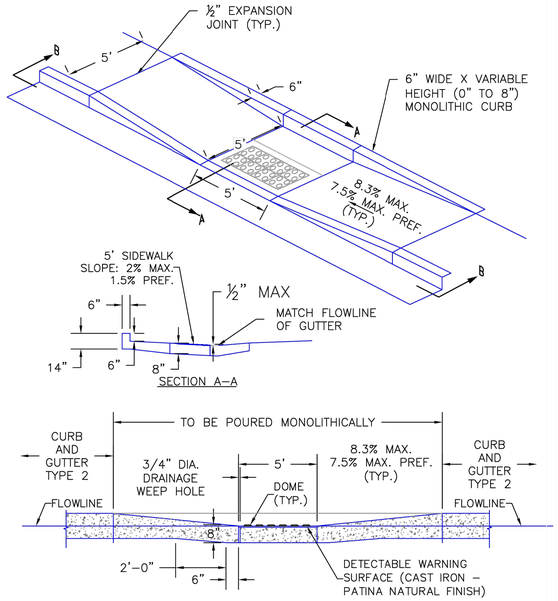
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPVD. BY:	DATE:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

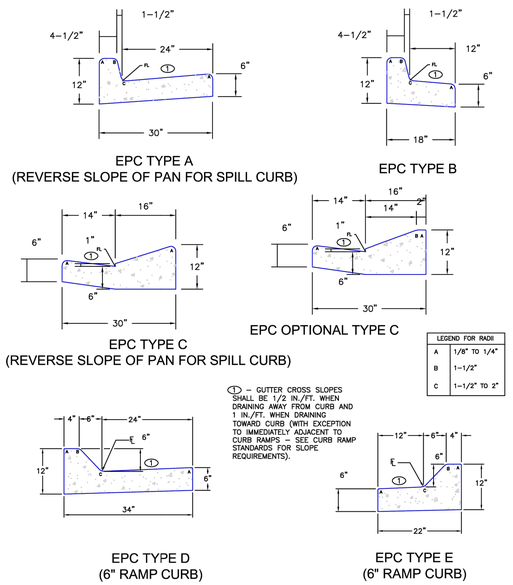
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SECTION B–B

SCALE: NOT TO SCALE

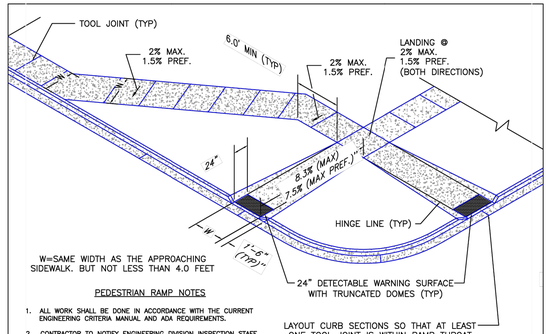
6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Parallel Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 · FILE NAME: SD_2–50	DEPARTMENT OF PUBLIC WORKS



① – GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB (WITH EXCEPTION TO IMMEDIATELY ADJACENT TO CURB RAMPS – SEE CURB RAMP STANDARDS FOR SLOPE REQUIREMENTS).

SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Typical Curb and Gutter Details Standard Drawing REVISION DATE: 6/23/20 · FILE NAME: SD_2–20	DEPARTMENT OF PUBLIC WORKS



W=SAME WIDTH AS THE APPROACHING SIDEWALK. BUT NOT LESS THAN 4.0 FEET

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

PEDESTRIAN RAMP NOTES

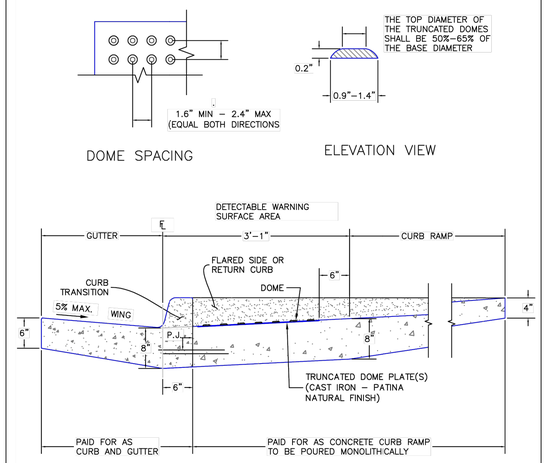
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2–42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK: 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

1. WHERE THE 1'–6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 · FILE NAME: SD_2–41	DEPARTMENT OF PUBLIC WORKS

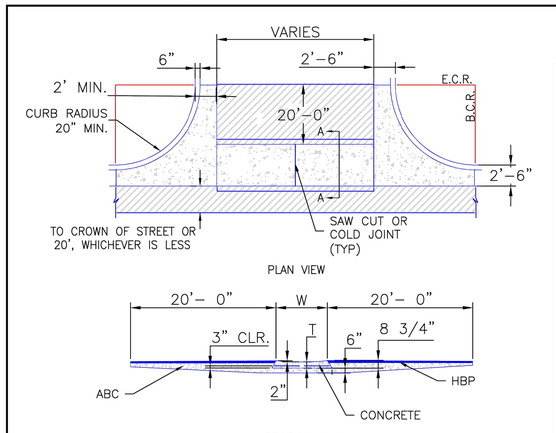
TRUNCATED DOME DETAILS



P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Detectable Warning Surface Details Standard Drawing REVISION DATE: 6/23/20 · FILE NAME: SD_2–42	DEPARTMENT OF PUBLIC WORKS

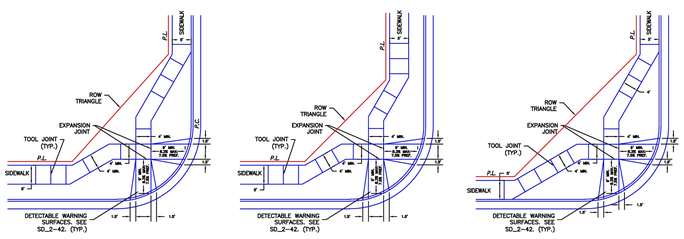


NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T – SQUARED–OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

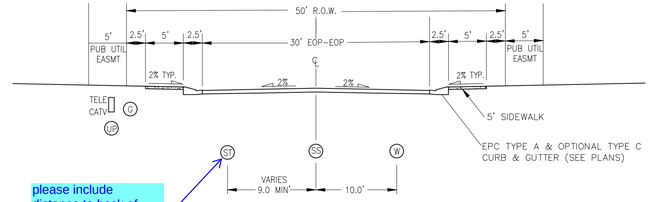
SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Cross Pan Layout Detail Standard Drawing REVISION DATE: 12/8/15 · FILE NAME: SD_2–26	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 · FILE NAME: SD_2–40	DEPARTMENT OF PUBLIC WORKS

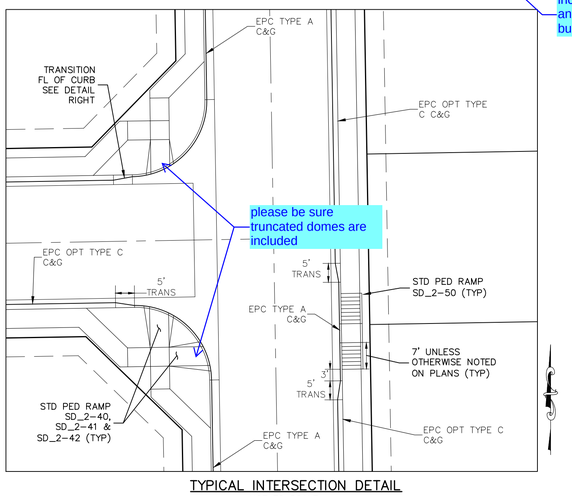


please include distance to back of curb (min 6')

TYPICAL URBAN LOCAL (PUBLIC) 30' MAT

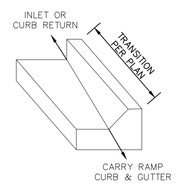
SCALE: NTS

include design speed and roadways being built to this standard



TYPICAL INTERSECTION DETAIL

NOT TO SCALE



CURB TRANSITION

SCALE: NTS

PCD PROJECT NO. SF-2617

FALCON RESERVE FILING NO. 1

DETAILS SHEET

PROJECT NO. 44–144A	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'	DATE: 07–25–2026	SHEET 2 OF 26 · SI02
DESIGNED BY: GT DRAWN BY: ST CHECKED BY: GT			

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

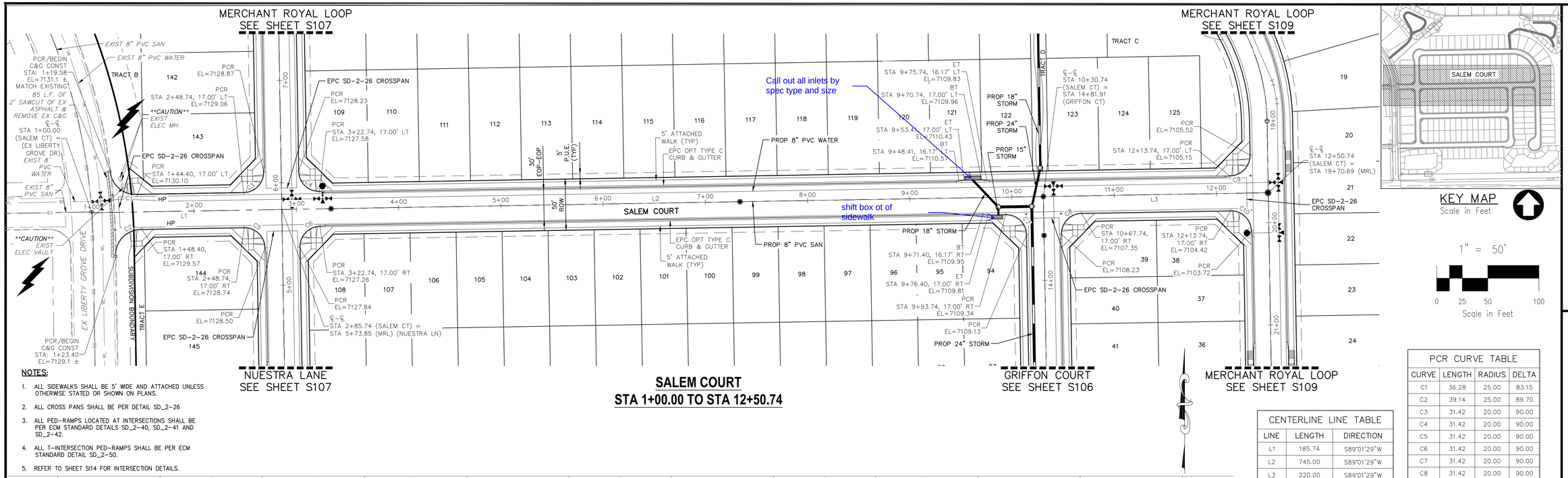
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPV'D. BY:	DATE:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

File: C:\43144A-Falcon Reserve\Landfuels\Dwg\Const Dwg\Street\43144-SI02.dwg Plotstamp: 7/26/2026 6:43 PM



KEY MAP
Scale in Feet

1" = 50'

0 25 50 100
Scale in Feet

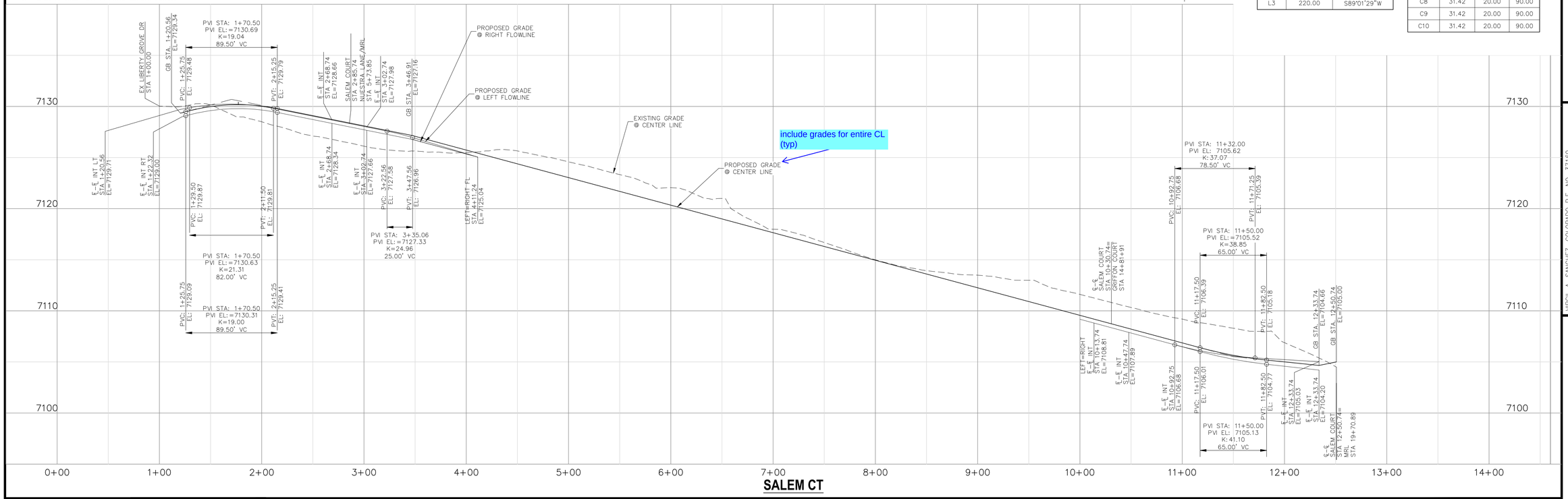
NOTES:

1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEET SI14 FOR INTERSECTION DETAILS.

SALEM COURT
STA 1+00.00 TO STA 12+50.74

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	185.74	S89°01'29"W
L2	745.00	S89°01'29"W
L3	220.00	S89°01'29"W

PCR CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	36.28	25.00	83.15
C2	39.14	25.00	89.70
C3	31.42	20.00	90.00
C4	31.42	20.00	90.00
C5	31.42	20.00	90.00
C6	31.42	20.00	90.00
C7	31.42	20.00	90.00
C8	31.42	20.00	90.00
C9	31.42	20.00	90.00
C10	31.42	20.00	90.00



SALEM CT

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

DESIGN DATA:

SIDEWALKS: WIDTH(S) 5'
LOCATION: Attached ☒ Detached ☐
CURB TYPE A ☒
CURB TYPE OPT C ☒
ROW WIDTH 50' EOP-EOP 30'
STREET TYPE URBAN LOCAL HVEEM
DESIGN SPEED 25 MPH

ASPHALT THICKNESS:
AC Surface
AB Base
AGG. BASE THICKNESS:
Class 6
Class 5
Class 2

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APRV'D. BY:	DATE:

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CAUTION

FALCON RESERVE FILING NO. 1
SALEM COURT PLAN & PROFILE

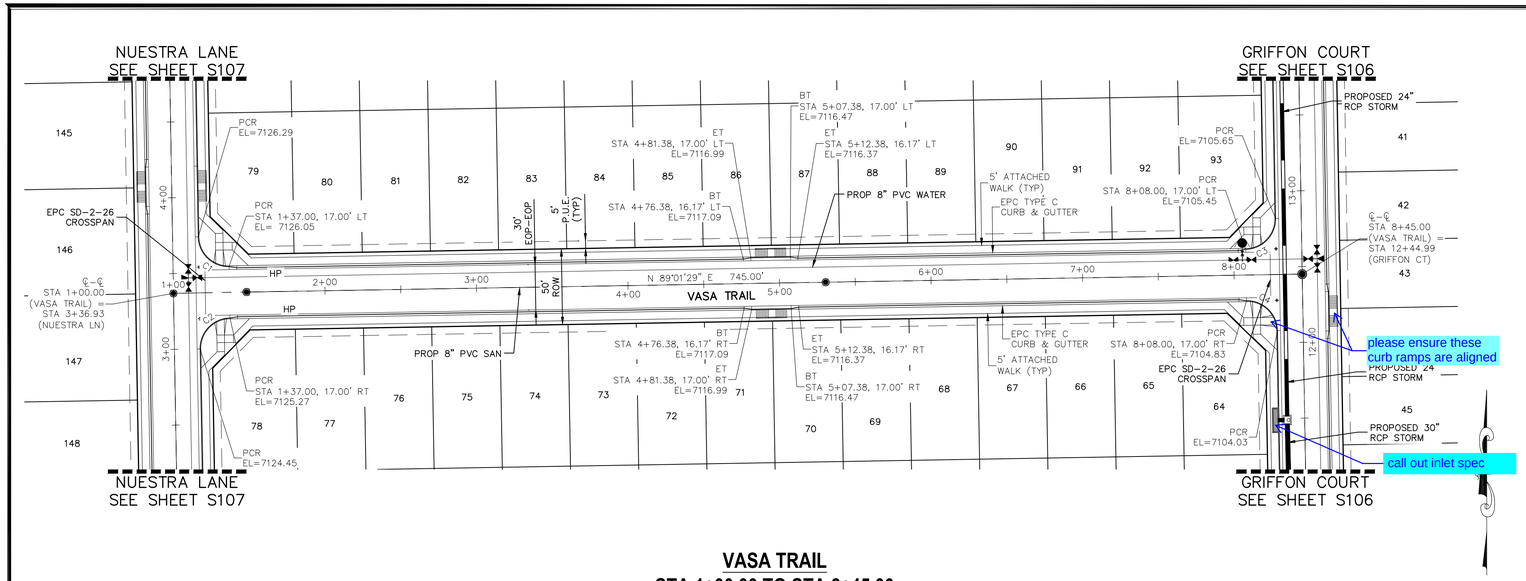
PROJECT NO. 44-144A
DATE: 07-25-2026
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
SHEET 3 OF 26
SI03

DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

File: O:\43144A-Falcon Reserve\Landfuls\Dwg\Const Dwg\Street\43144-SI03.dwg Plotstamp: 7/26/2026 6:56 PM

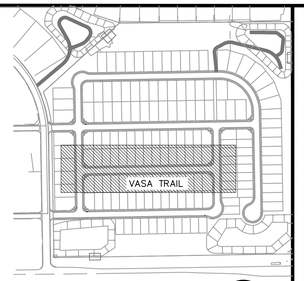


VASA TRAIL
STA 1+00.00 TO STA 8+45.00

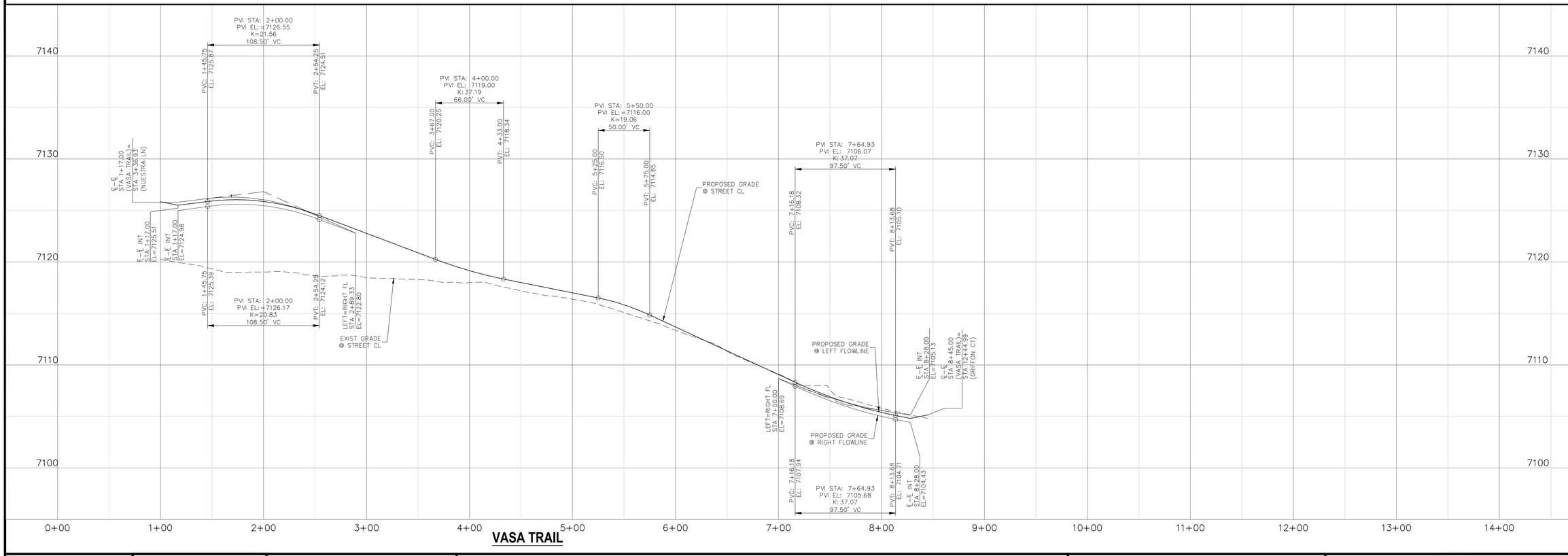
PCR CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.42	20.00	90.00
C2	31.42	20.00	90.00
C3	31.42	20.00	90.00
C4	31.42	20.00	90.00

NOTES:

1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEET SI14 FOR INTERSECTION DETAILS.



KEY MAP
Scale in Feet



VASA TRAIL

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

DESIGN DATA:

SIDEWALKS: WIDTH(S) 5'
LOCATION: Attached ☒ Detached ☐
CURB TYPE A ☒
CURB TYPE OPT C ☒
ROW WIDTH 50' EOP-EOP 30'
STREET TYPE URBAN LOCAL HVEEM
DESIGN SPEED 25 MPH

ASPHALT THICKNESS:
AC Surface
AB Base
AGG. BASE THICKNESS:
Class 6
Class 5
Class 2

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPR'D. BY:	DATE:

CAUTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

FALCON RESERVE FILING NO. 1
VASA TRAIL PLAN & PROFILE

PROJECT NO. 44-144A	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'	DATE: 07-25-2026	SHEET 4 OF 26	SI04
DESIGNED BY: GT				
DRAWN BY: ST				
CHECKED BY: GT				

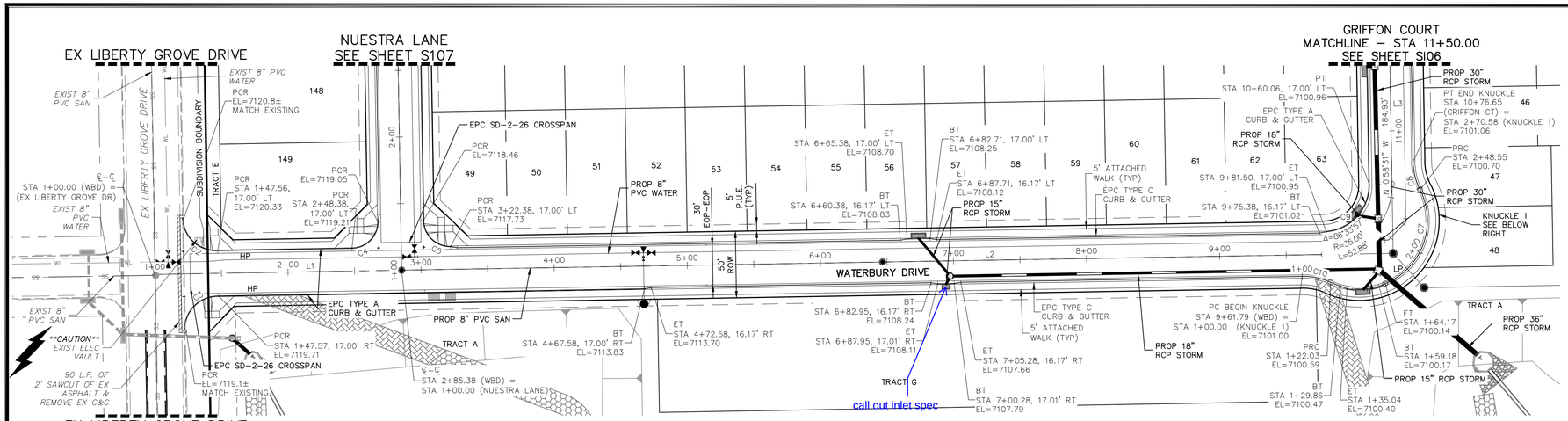
212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

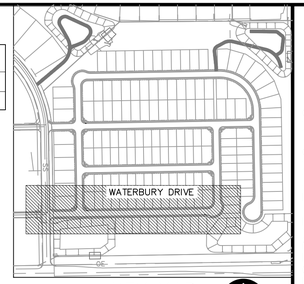
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

File: O:\43144A-Falcon Reserve\Landfuls\Dwg\Const Dwg\Street\43144-SI04.dwg Plotstamp: 7/26/2026 6:55 PM





KEY MAP
Scale in Feet

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	81.68	52.00	90.00

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	185.38	N89°01'29"E
L2	639.00	N89°01'29"E
L3	184.93	N0°58'31"W

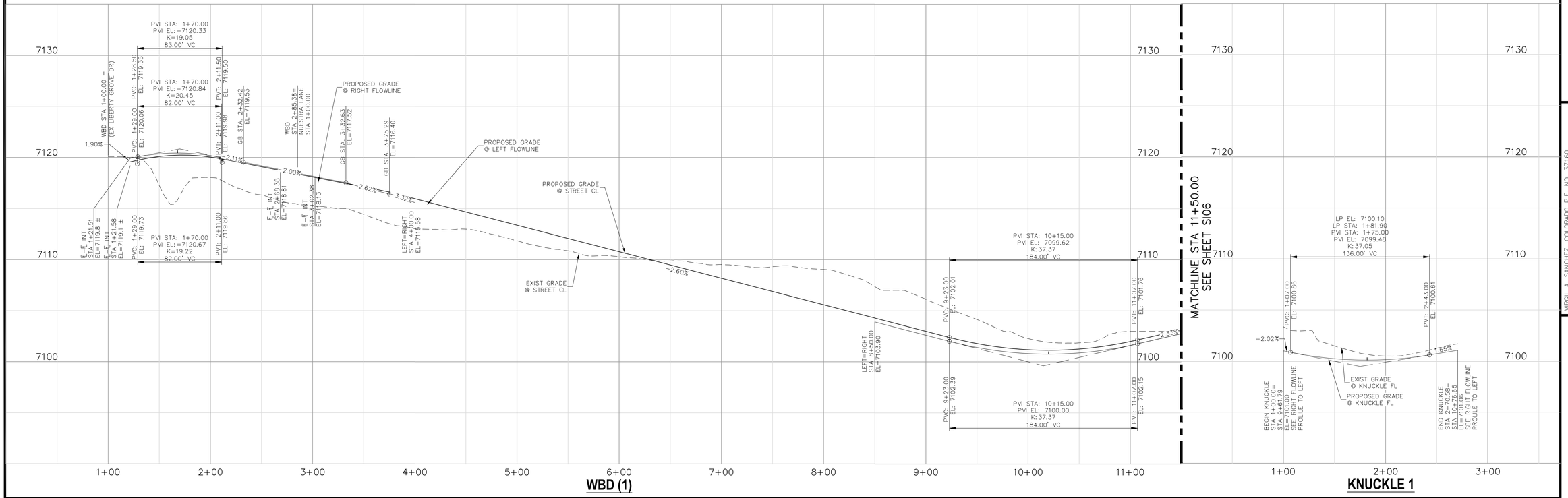
PCR/FL CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	39.30	25.00	90.07
C3	39.24	25.00	89.94
C4	31.42	20.00	90.00
C5	31.42	20.00	90.00
C6	22.03	48.83	25.84
C7	126.53	51.17	141.68
C8	22.03	48.83	25.84
C9	52.88	35.00	86.57

WATERBURY DRIVE
STA 1+00.00 TO STA 11+50.00

1" = 50'
0 25 50 100
Scale in Feet

NOTES:

1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEET SI14 FOR INTERSECTION DETAILS.



WBD (1)

KNUCKLE 1

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

DESIGN DATA:

SIDEWALKS: WIDTH(S) 5'
LOCATION: Attached ☒ Detached ☐
CURB TYPE A ☒
CURB TYPE OPT C ☒
ROW WIDTH 50' EOP-EOP 30'
STREET TYPE URBAN LOCAL HVEEM
DESIGN SPEED 25 MPH

ASPHALT THICKNESS:
AC Surface
AB Base
AGG. BASE THICKNESS:
Class 6
Class 5
Class 2

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APRV'D. BY:	DATE:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

FALCON RESERVE FILING NO. 1
WATERBURY DRIVE PLAN & PROFILE

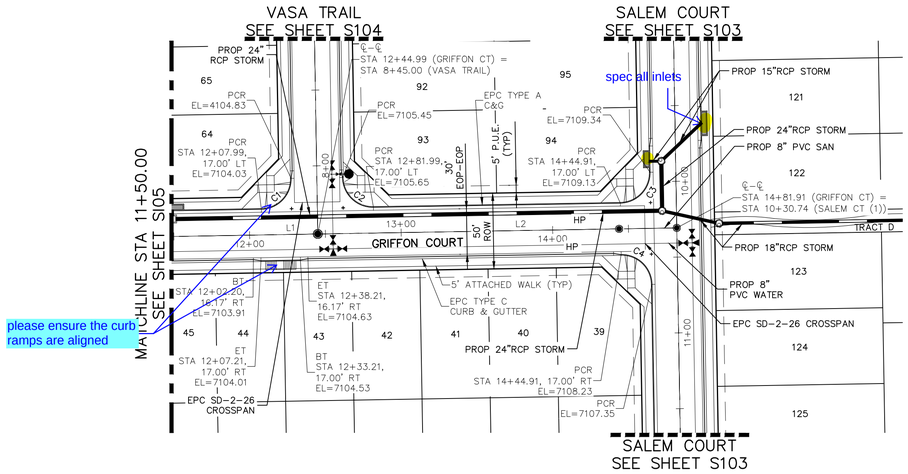
PROJECT NO. 44-144A
DATE: 07-25-2026
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT
SHEET 5 OF 26
SI05

212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

File: C:\43144A-Falcon Reserve\Landfills\Dwg\Const Dwg\Street\43144-SI05.dwg Plotstamp: 7/26/2026 6:52 PM



please ensure the curb ramps are aligned

spec all inlets

GRIFFON COURT
STA 11+50.00 TO STA 14+81.91

1" = 50'

0 25 50 100

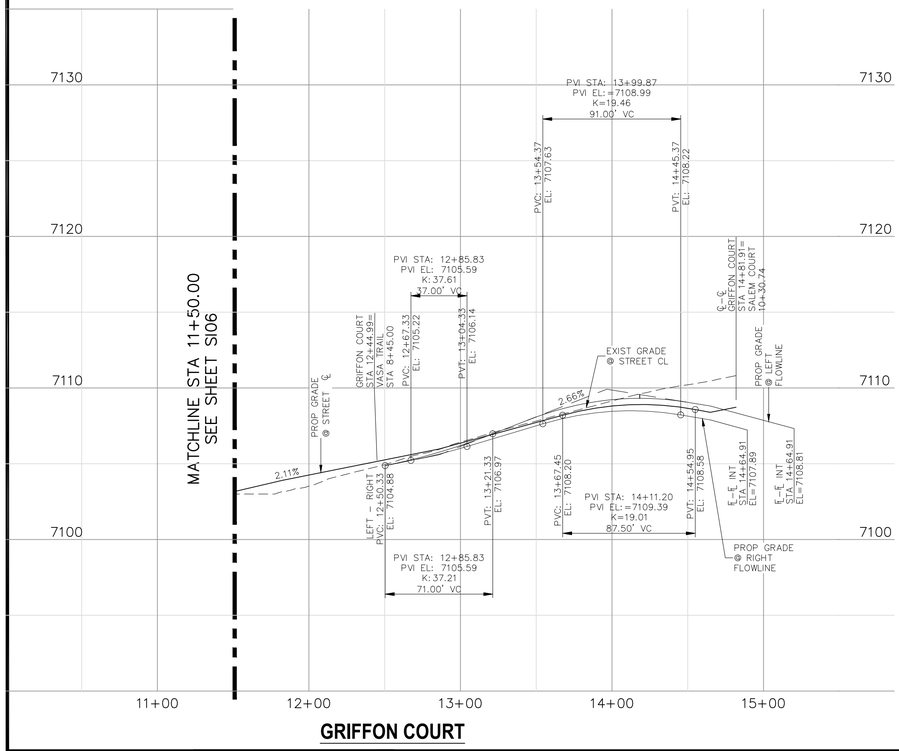
Scale in Feet

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	184.93	N0°58'31"W
L2	236.92	N0°58'31"W

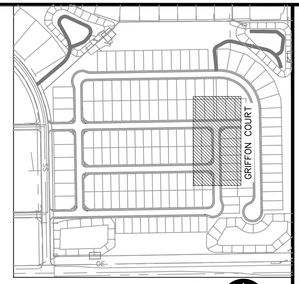
PCR/FL CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.42	20.00	90.00
C2	31.42	20.00	90.00
C3	31.42	20.00	90.00
C4	31.42	20.00	90.00

NOTES:

1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEET SI14 FOR INTERSECTION DETAILS.



GRIFFON COURT



KEY MAP
Scale in Feet

FALCON RESERVE FILING NO. 1
GRIFFON COURT PLAN & PROFILE

DATE: 07-25-2026
SHEET 6 OF 26
SI06

PROJECT NO. 44-144A
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

VIROIL A. SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

DESIGN DATA:

SIDEWALKS: WIDTH(S) 5'
LOCATION: Attached ☒ Detached ☐
CURB TYPE A ☒
CURB TYPE OPT C ☒
ROW WIDTH 50' EOP-EOP 30'
STREET TYPE URBAN LOCAL HVEEM
DESIGN SPEED 25 MPH

ASPHALT THICKNESS:
AC Surface
AB Base
AGG. BASE THICKNESS:
Class 6
Class 5
Class 2

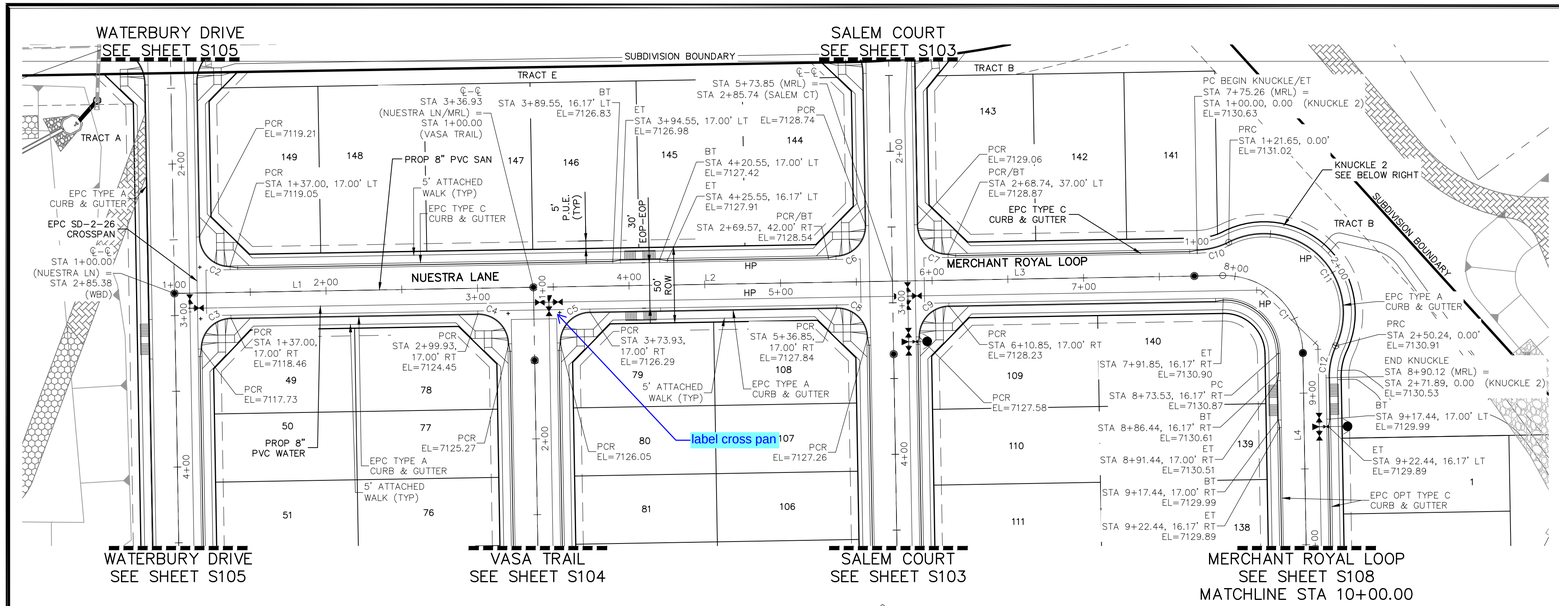
REVISIONS:			
NO.	DATE:	BY:	DESCRIPTION:

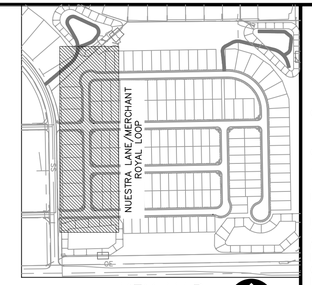
APRV'D. BY:	DATE:

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CAUTION

File: O:\43144A-Falcon Reserve\Landhuis\Dwg\Const Dwg\Street\43144-SI06.dwg Plotstamp: 7/26/2026 6:51 PM





KEY MAP
Scale in Feet

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	81.68	52.00	90.00

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	236.93	N0°58'31"W
L2	236.92	N0°58'31"W
L3	218.00	N0°58'31"W
L4	713.00	N89°01'29"E

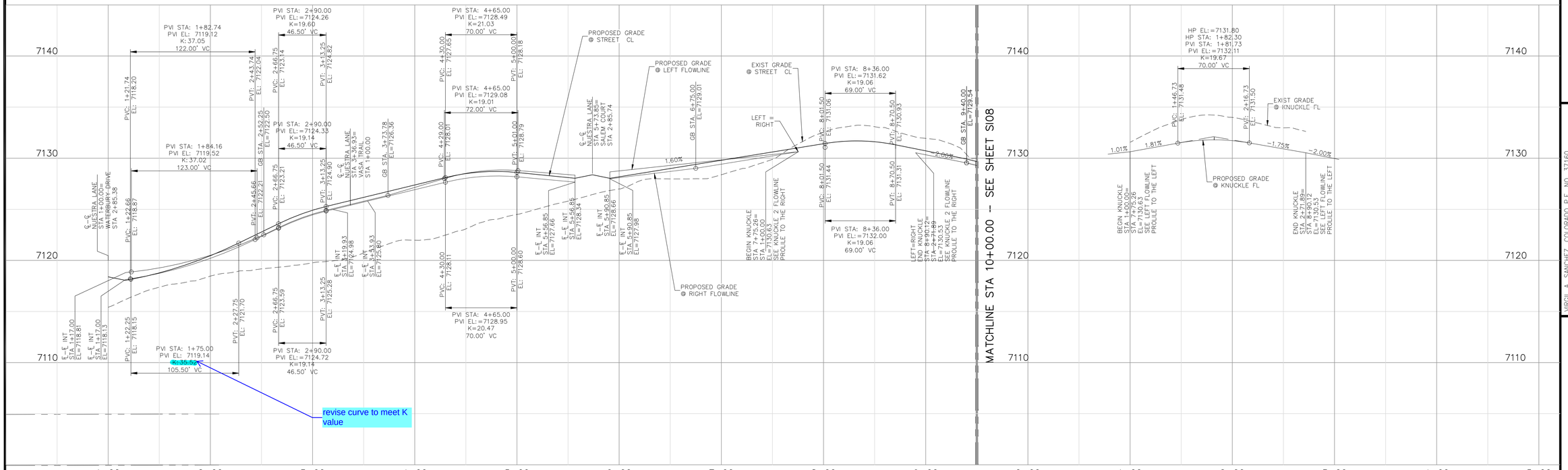
PCR/FL CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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C3	31.42	20.00	90.00
C4	31.42	20.00	90.00
C5	31.42	20.00	90.00
C6	31.42	20.00	90.00
C7	31.42	20.00	90.00
C8	31.42	20.00	90.00
C9	31.42	20.00	90.00
C10	21.65	48.00	25.84
C11	128.59	52.00	141.68
C12	21.65	48.00	25.84
C13	56.29	35.83	90.00

NOTES:

1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
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3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEET SI14 FOR INTERSECTION DETAILS.

1" = 50'
0 25 50 100
Scale in Feet

NUESTRA LANE/MERCHANT ROYAL LOOP
STA 1+00.00 TO STA 14+81.91



NUESTRA LANE-MERCHANT ROYAL LOOP | **KNUCKLE 2**

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

DESIGN DATA:

SIDEWALKS: WIDTH(S) 5'
LOCATION: Attached ☒ Detached ☐
CURB TYPE A ☒
CURB TYPE OPT C ☒
ROW WIDTH 50' EOP-EOP 30'
STREET TYPE URBAN LOCAL HVEEM
DESIGN SPEED 25 MPH

ASPHALT THICKNESS:
AC Surface
AB Base
AGG. BASE THICKNESS:
Class 6
Class 5
Class 2

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APRV'D. BY:	DATE:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

FALCON RESERVE FILING NO. 1
NUESTRA LANE-MERCHANT ROYAL LOOP PLAN & PROFILE

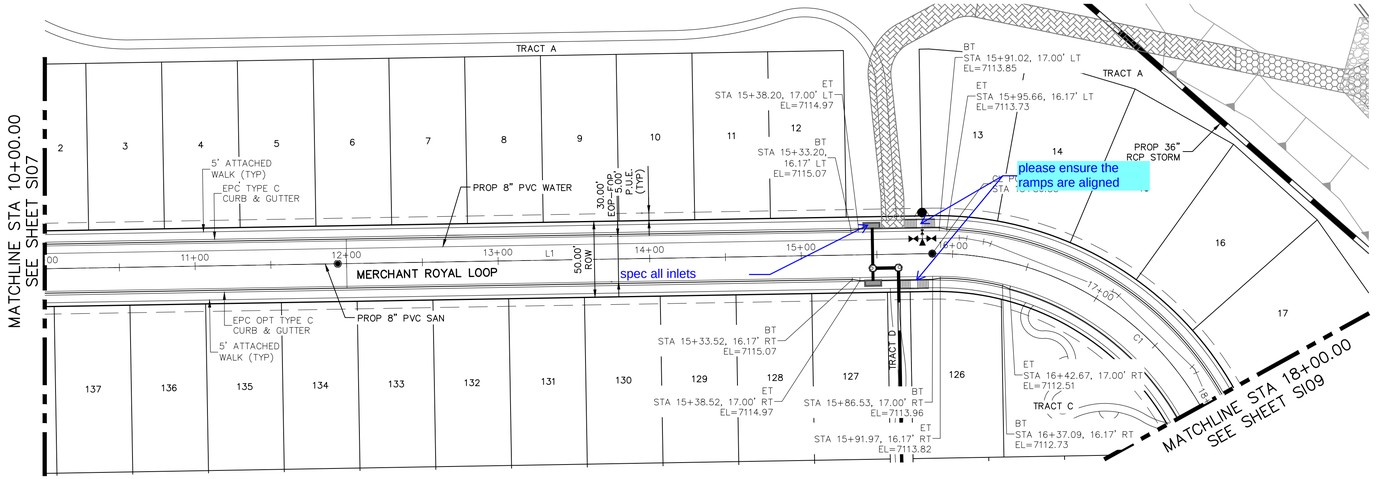
PROJECT NO. 44-144A
DATE: 07-25-2026
SHEET 7 OF 26
SI07
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

File: O:\43144A-Falcon Reserve\Landhuis\Dwg\Const Dwg\Street\43144-SI07.dwg Plotstamp: 7/26/2026 6:54 PM



MERCHANT ROYAL LOOP
STA 10+00.00 TO STA 18+00.00

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	713.00	N89°01'29"E

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	314.16	200.00	90.00
C2	41.48	183.83	12.93
C3	236.09	183.00	73.92
C4	329.69	216.17	87.39

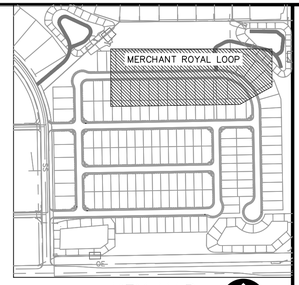
NOTES:

1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEET SI14 FOR INTERSECTION DETAILS.

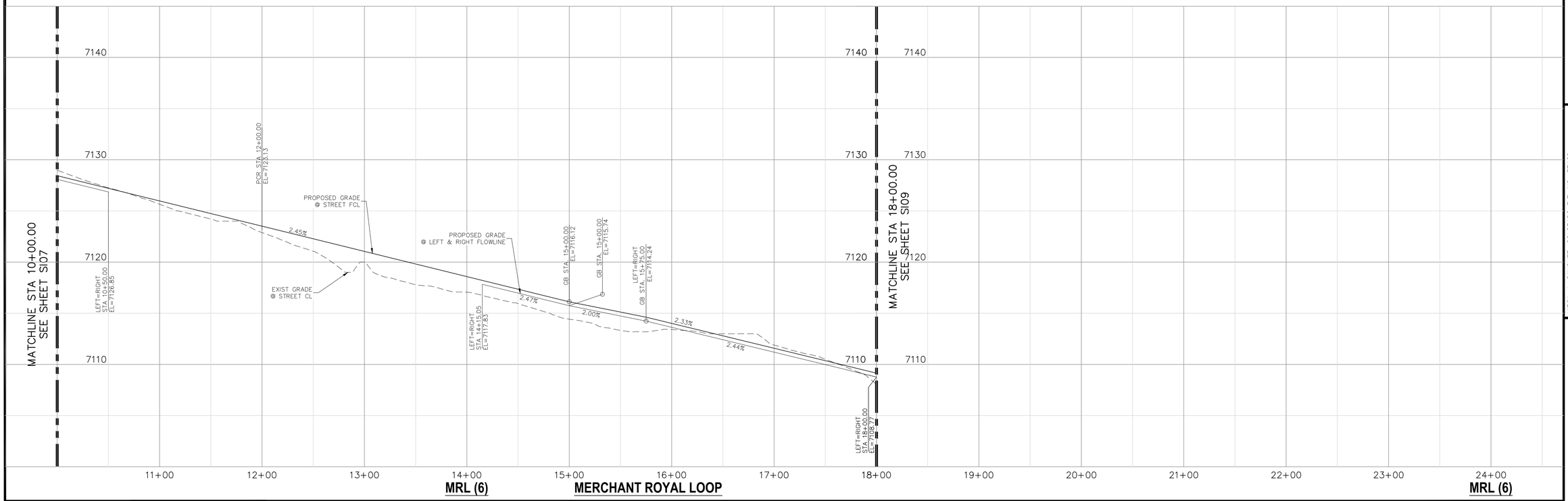
1" = 50'

0 25 50 100

Scale in Feet



KEY MAP
Scale in Feet



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

DESIGN DATA:

SIDEWALKS: WIDTH(S) 5'
LOCATION: Attached ☒ Detached ☐
CURB TYPE A ☒
CURB TYPE OPT C ☒
ROW WIDTH 50' EOP-EOP 30'
STREET TYPE URBAN LOCAL HVEEM
DESIGN SPEED 25 MPH

ASPHALT THICKNESS:
AC Surface
AB Base
AGG. BASE THICKNESS:
Class 6
Class 5
Class 2

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APRV'D. BY:	DATE:

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CAUTION

FALCON RESERVE FILING NO. 1
MERCHANT ROYAL LOOP PLAN & PROFILE

PROJECT NO. 44-144A
DATE: 07-25-2026
SHEET 8 OF 26
SI08
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

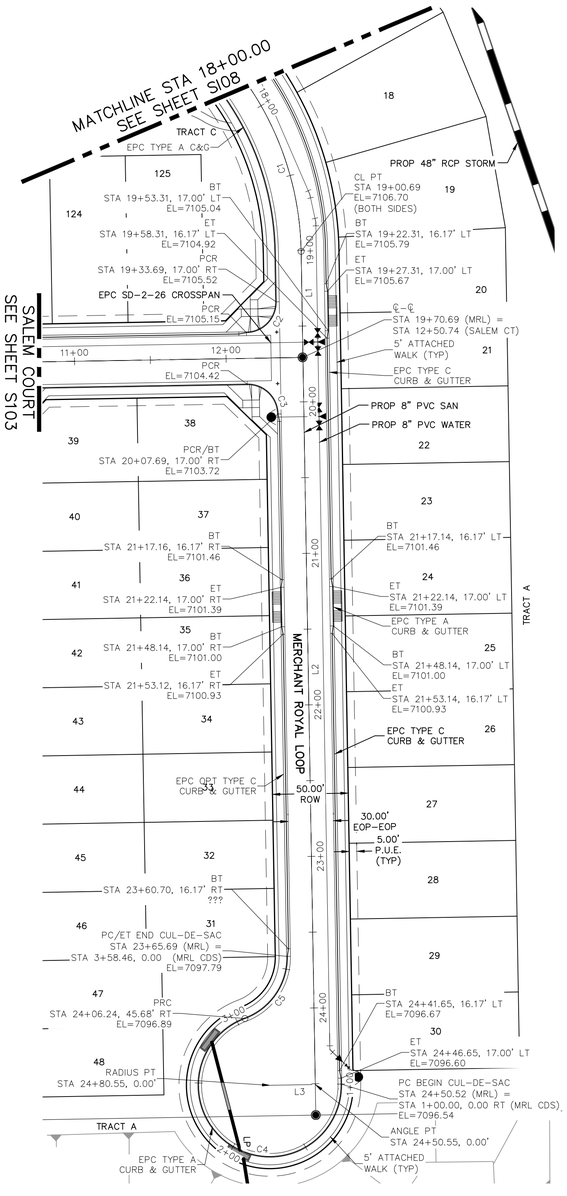
212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

File: O:\43144A-Falcon Reserve\Landfuls\Dwg\Const Dwg\Street\43144-SI08.dwg Plotstamp: 7/26/2026 6:52 PM



MERCHANT ROYAL LOOP (MRL)
STA 18+00.00 TO STA 24+80.55

1" = 50'

0 25 50 100

Scale in Feet

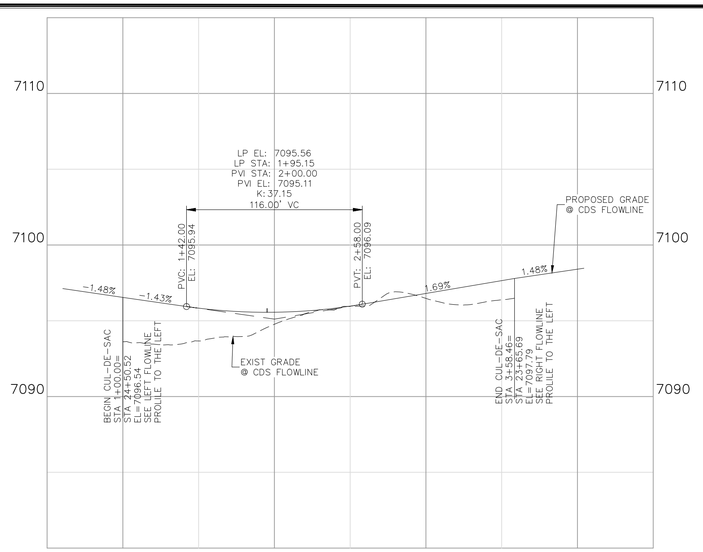
CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	314.16	200.00	90.00

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	70.00	S0°58'31"E
L2	479.85	S0°58'31"E
L3	30.00	S89°01'29"W

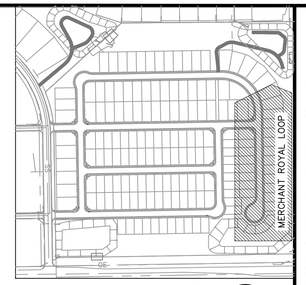
PCR/FL CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	31.42	20.00	90.00
C3	31.42	20.00	90.00
C4	205.51	47.00	250.52
C5	52.95	43.00	70.55

NOTES:

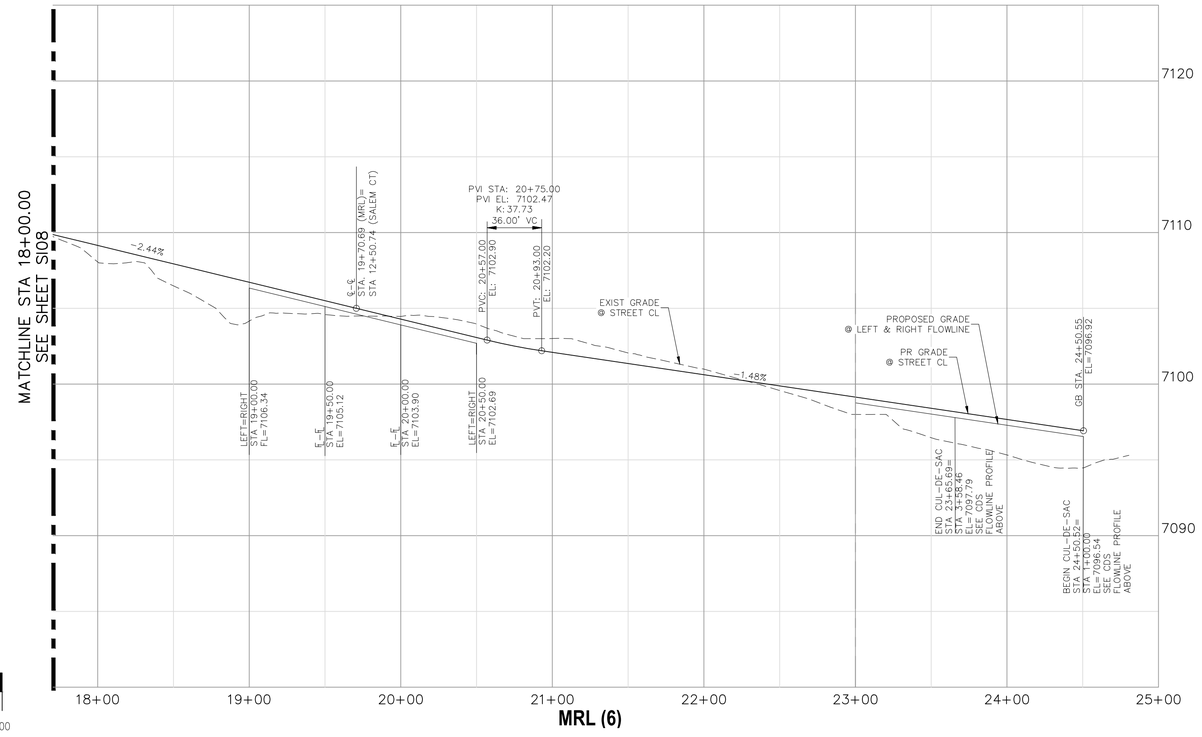
1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEET SI14 FOR INTERSECTION DETAILS.



MRL CDS



KEY MAP
Scale in Feet



MRL (6)

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

DESIGN DATA:

SIDEWALKS: WIDTH(S) 5'
LOCATION: Attached ☒ Detached ☐
CURB TYPE A ☒
CURB TYPE OPT C ☒
ROW WIDTH 50' EOP-EOP 30'
STREET TYPE URBAN LOCAL HVEEM
DESIGN SPEED 25 MPH

ASPHALT THICKNESS:
AC Surface
AB Base
AGG. BASE THICKNESS:
Class 6
Class 5
Class 2

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPR'D. BY:	DATE:

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CAUTION

FALCON RESERVE FILING NO. 1
MERCHANT ROYAL LOOP PLAN AND PROFILE

PROJECT NO. 44-144A
DATE: 07-25-2026
SHEET 9 OF 26
SI09
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

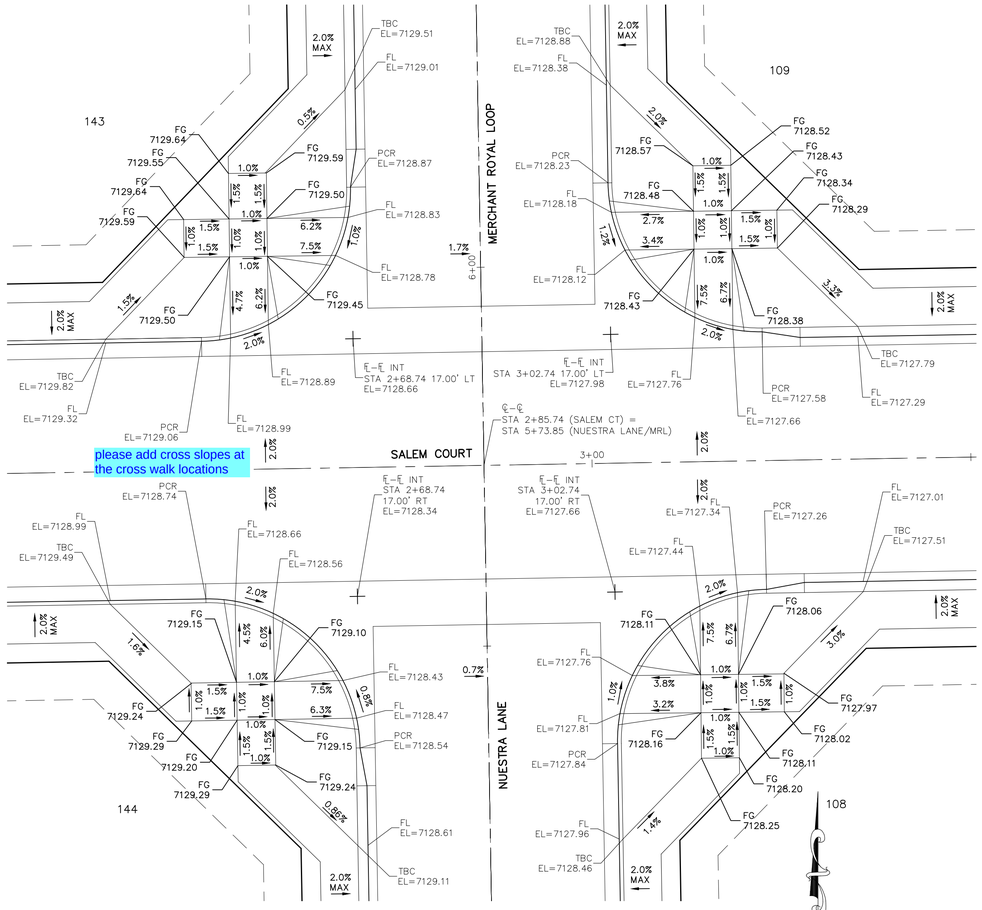
212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

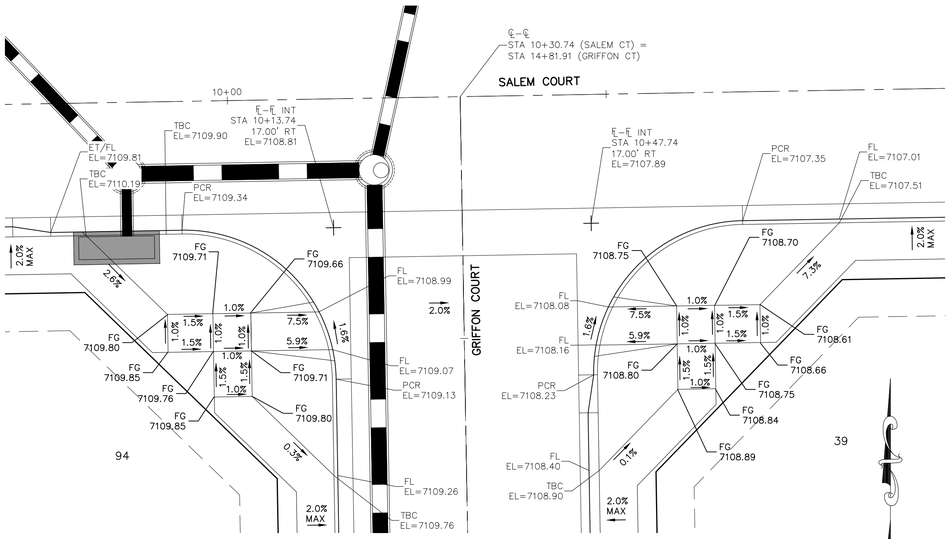
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

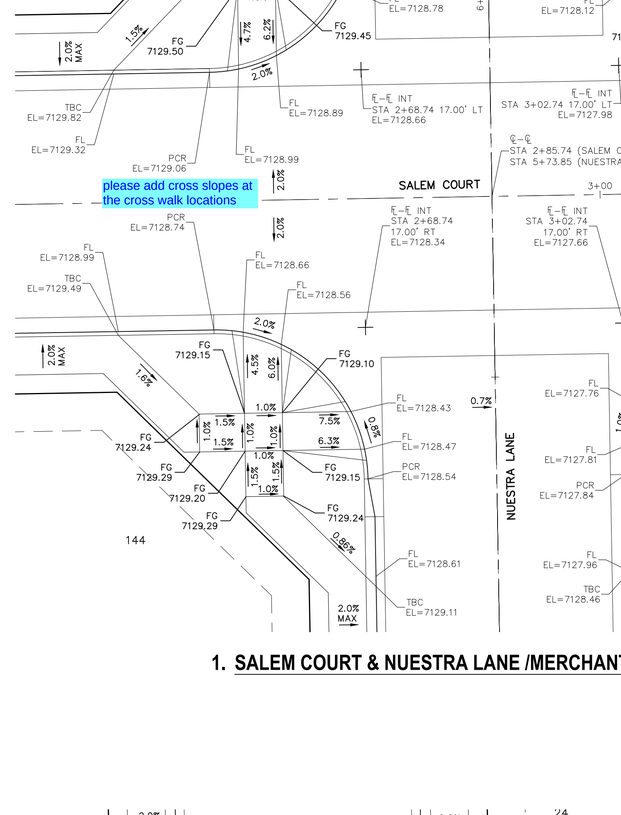
File: O:\43144A-Falcon Reserve\Landfuels\Dwg\Const Dwg\Street\43144-SI09.dwg Plotstamp: 7/26/2026 6:54 PM



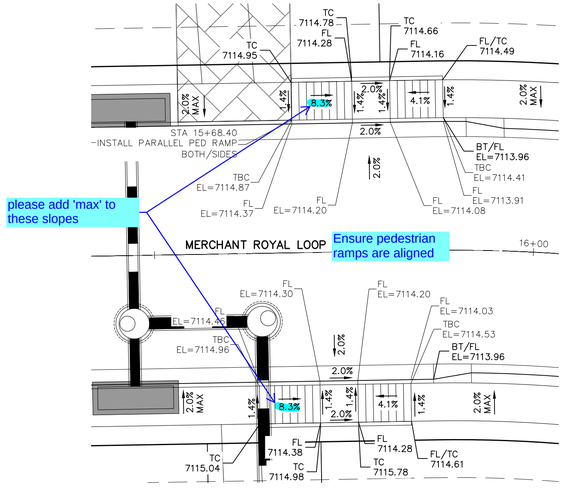
1. SALEM COURT & NUESTRA LANE /MERCHANT ROYAL LOOP



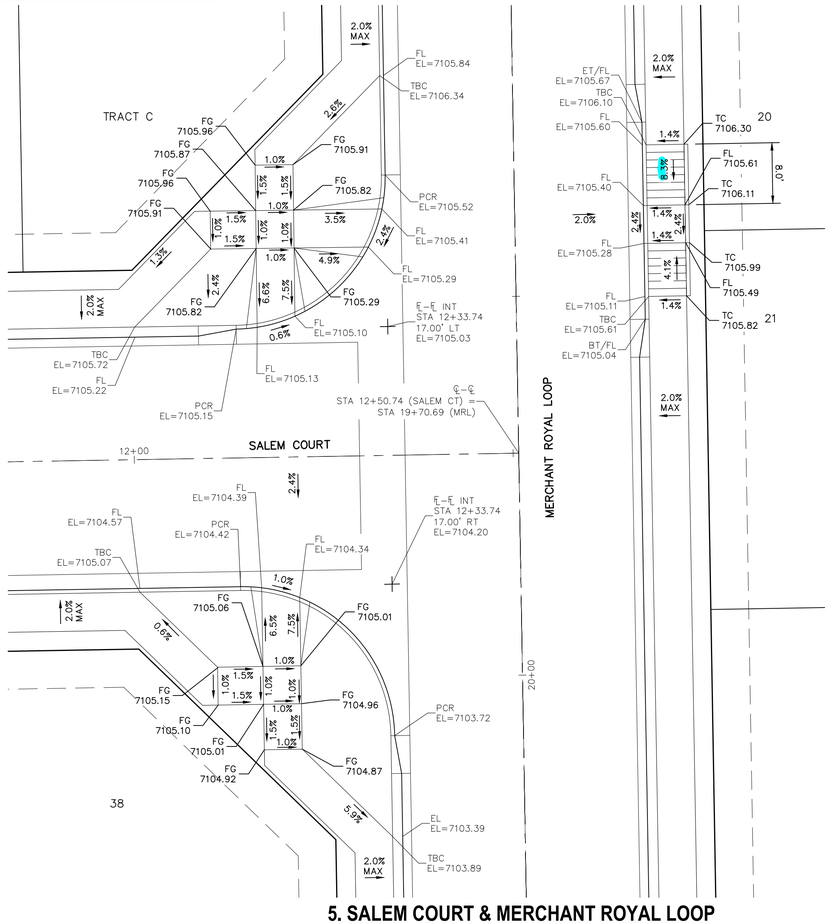
2. SALEM COURT & GRIFFON COURT



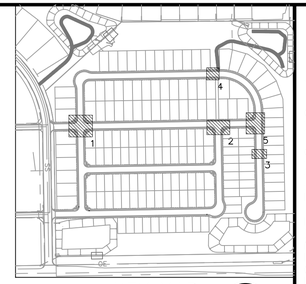
3. MERCHANT ROYAL LOOP STA 21+25.14



4. MERCHANT ROYAL LOOP STA 15+68.40



5. SALEM COURT & MERCHANT ROYAL LOOP



KEY MAP
Scale in Feet

NOTES:

1. ALL PARALLEL PEDESTRIAN RAMPS ARE 8' IN LENGTH UNLESS OTHERWISE STATED OR SHOWN ON PLANS.

1" = 10'
0 0 5 10 20
Scale in Feet

FALCON RESERVE FILING NO. 1
INTERSECTION AND SIDEWALK RAMP DETAILS

PROJECT NO. 44-144A
DATE: 07-25-2026
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
SHEET 10 OF 26
SI10

DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

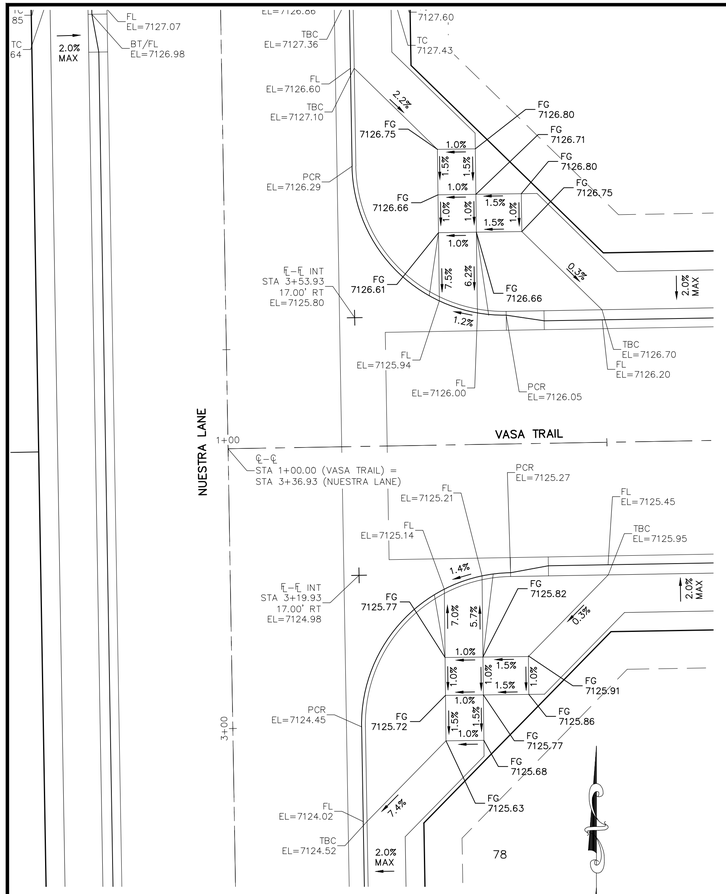
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APRV'D. BY:	DATE:

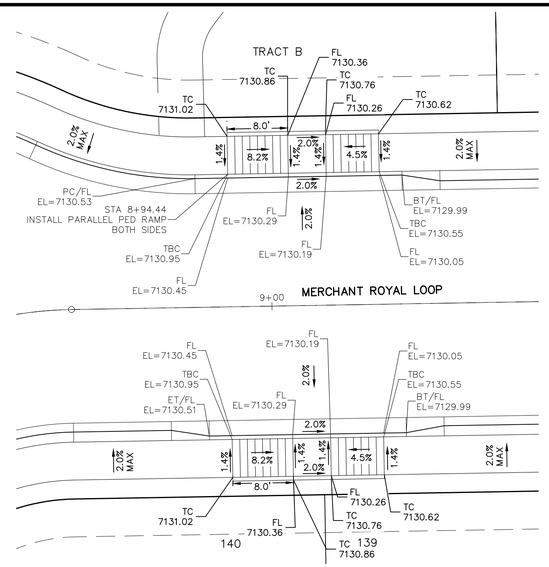
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CAUTION

File: O:\43144A-Falcon Reserve\Landhuis\Dwg\Const Dwg\Street\43144-SI10.dwg Plotstamp: 7/26/2026 6:49 PM



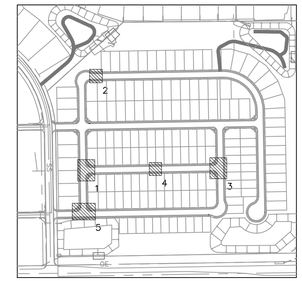
1. NUESTRA LANE & VASA TRAIL



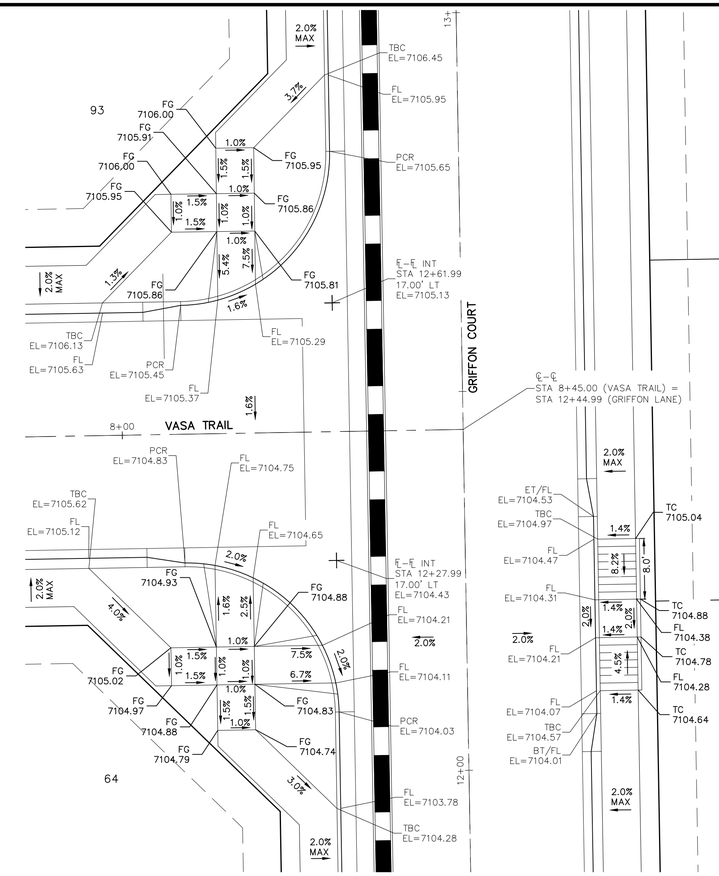
2. MERCHANT ROYAL LOOP STA 8+94.44

NOTES:

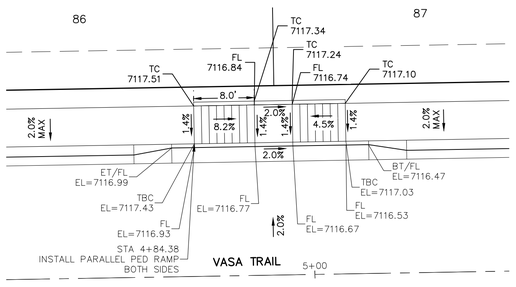
1. ALL PARALLEL PEDESTRIAN RAMPS ARE 7' IN LENGTH UNLESS OTHERWISE STATED OR SHOWN ON PLANS.



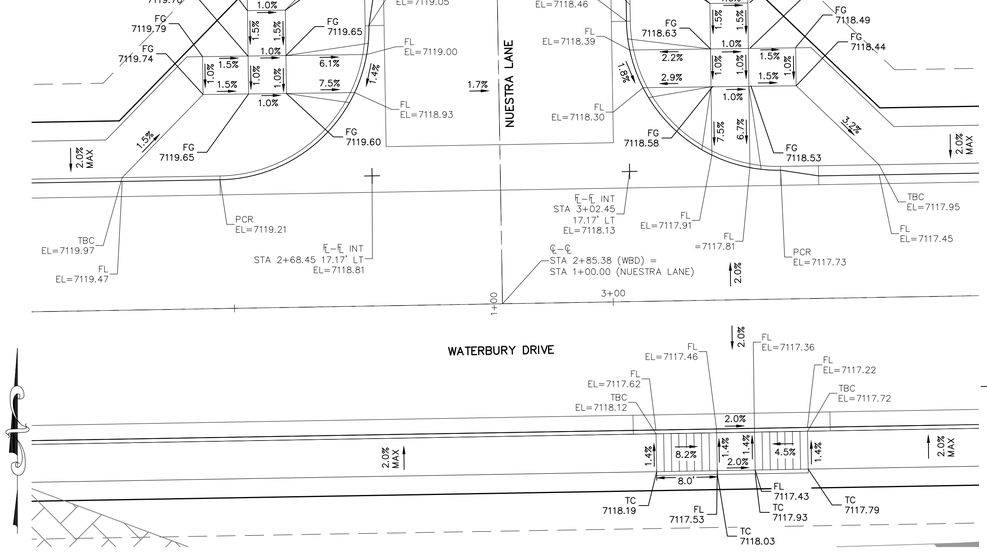
KEY MAP
Scale in Feet



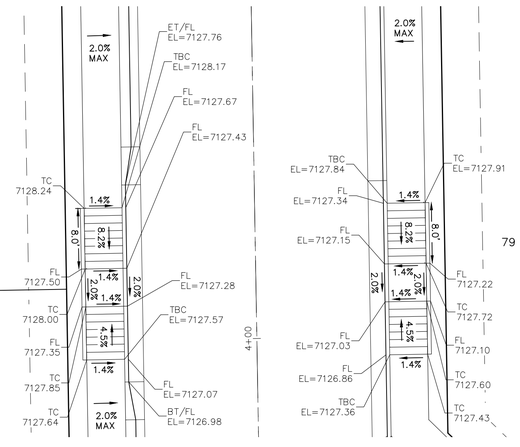
3. VASA TRAIL & GRIFFON COURT



4. VASA TRAIL STA 4+84.38



5. NUESTRA LANE & WATERBURY DRIVE



5. NUESTRA LANE STA 4+00.00

1" = 10'

0 0 5 10 20
Scale in Feet

FALCON RESERVE FILING NO. 1
INTERSECTION & SIDEWALK RAMP DETAILS

PROJECT NO. 44-144A
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DATE: 07-25-2026
SHEET 11 OF 26
SI11

DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

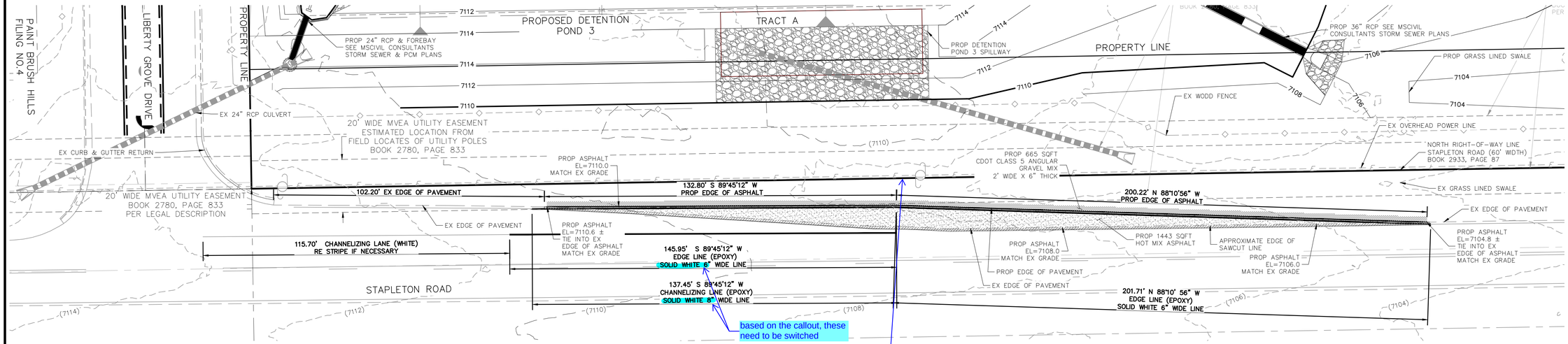
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPR'D. BY:	DATE:

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CAUTION

File: C:\M3144A-Falcon Reserve\Landfills\Dwg\Street\M3144-SI11.dwg Plotstamp: 7/26/2026 6:49 PM



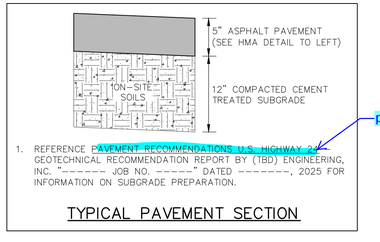
based on the callout, these need to be switched

STAPLETON ROAD RIGHT TURN LANE EXTENSION

call out existing right turn only signs adjust spacing

** HOT MIX ASPHALT PAVEMENT STRUCTURE TABLE

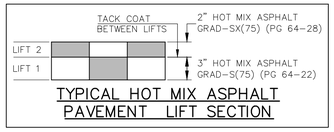
TOTAL HOT MIX ASPHALT DEPTH		5.0"
# OF LIFTS		2
HOT MIX ASPHALT BINDER COURSE GRAD-S(75) (PG 64-22)	LIFT 1	3.0"
HOT MIX ASPHALT SURFACE COURSE GRAD-SX(75) (PG 64-28)	LIFT 2	2.0"



1. REFERENCE PAVEMENT RECOMMENDATIONS U.S. HIGHWAY 24 GEOTECHNICAL RECOMMENDATION REPORT BY (TBD) ENGINEERING, INC. "------- JOB NO. -------" DATED --------, 2025 FOR INFORMATION ON SUBGRADE PREPARATION.

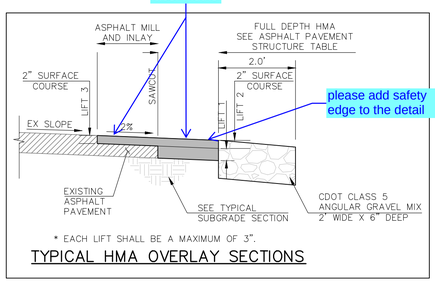
please update

TYPICAL PAVEMENT SECTION



TYPICAL HOT MIX ASPHALT PAVEMENT LIFT SECTION

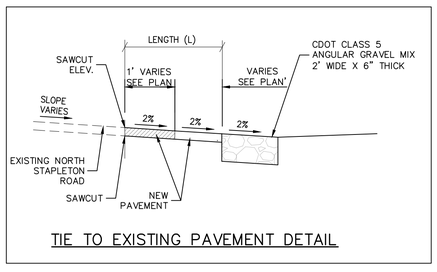
label widths



please add safety edge to the detail

* EACH LIFT SHALL BE A MAXIMUM OF 3".

TYPICAL HMA OVERLAY SECTIONS



TIE TO EXISTING PAVEMENT DETAIL

SUBGRADE NOTES:

an approved deviation request will be required for CTS

SUBGRADE FOR CUT CONDITIONS:

IF SUBGRADE IS R >/= 17, THEN PERFORM CEMENT TREATED SUBGRADE ON TOP OF 12 INCHES.

SUBGRADE< 17, THEN OVEREXCAVATE 24 INCHES AND REPLACE WITH R >/= 17 MATERIAL AND PERFORM CEMENT TREATED SUBGRADE ON TOP OF 12 INCHES. (RECONDITIONING IS SPECIFIED IN SECTION 306 OF THE CDOT STANDARD SPECIFICATIONS.)

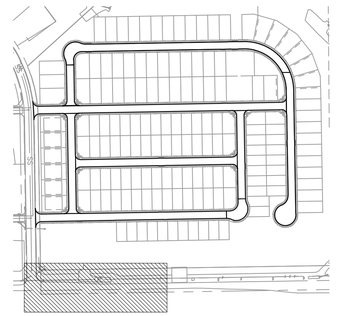
SUBGRADE FOR CUT CONDITIONS:

ALL FILL SHALL BE R >/= 17 MATERIAL WITH 12 INCHES OF CEMENT TREATED SUBGRADE ON TOP OF FILL MATERIAL.

1" = 20'

0 10 20 40

Scale in Feet



KEY MAP

Scale in Feet

FALCON RESERVE FILING NO. 1

EXTENTION AND STRIPING PLAN

PROJECT NO. 44-144A | DESIGNED BY: GT | DRAWN BY: ST | CHECKED BY: GT

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

DATE: 07-25-2026

SHEET 12 OF 26

SI12

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPR'D. BY:	DATE:

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CAUTION

File: O:\43144A-Falcon Reserve\Landhuis\Dwg\Const Dwg\Street\43144-SI12.dwg Plotstamp: 7/26/2026 6:47 PM

PROP DETENTION POND 3
TRACT A

PROPERTY LINE

WATERBURY DRIVE

EX 24" RCP STORM SEWER

EX EDGE OF ASPHALT

EX CURB & GUTTER

EX WOOD FENCE

EX 24" RCP STORM SEWER

STAPLETON ROAD

PROP EPC TYPE A
CURB & GUTTER

212.21' N 0°53'45"W SOLID YELLOW (EPOXY)
6" WIDE LINE DASHED YELLOW (EPOXY) 10" WIDE LINE SPACED 8'-16'

12.37'

EX SANITARY
SEWER MH

LIBERTY GROVE DRIVE

15.12'

EX OVERHEAD
POWER LINE

EX 8" PVC SANITARY
SEWER

212.69' S 0° 59'07" E SOLID YELLOW (EPOXY)
6" WIDE LINE DASHED YELLOW (EPOXY) 6" WIDE LINE SPACED 8'-16'

12.35'

20.00' WIDE MVEA
UTILITY EASEMENT BOOK 2780, PAGE 833
LOCATION AS SHOWN ON PLAT FOR
"PAINT BRUSH HILLS FILING NO. 4"
REC. NO. 095099613

EX EDGE OF ASPHALT

EX CURB & GUTTER

20.00' 20' WIDE MVEA UTILITY EASEMENT
ESTIMATED LOCATION FROM
FIELD LOCATES OF UTILITY POLES
BOOK 2780, PAGE 833

EX 10' TYPE R INLET

PROPERTY LINE

PAINT BRUSH HILLS
FILING NO. 4

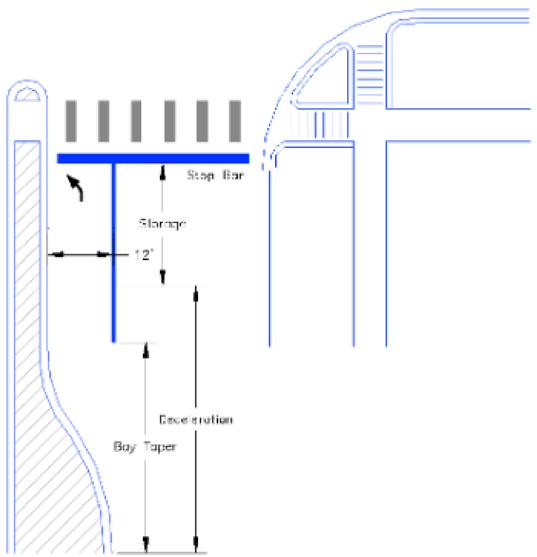
1" = 10'

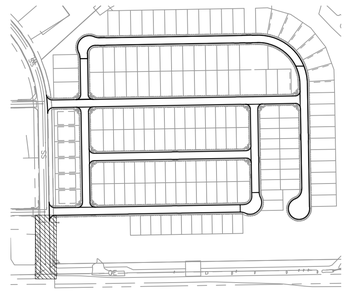
0 5 10 20
Scale in Feet

LIBERTY GROVE DRIVE STRIPING

Please adjust this striping plan to match Figure 2-25 of the ECM. this plan is a two way left turn design

Figure 2-25. Design Elements for Left Turn Lanes





KEY MAP
Scale in Feet

FALCON RESERVE FILING NO. 1
EXTENTION AND STRIPING PLAN

PROJECT NO. 44-144A
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DATE: 07-25-2026
SHEET 13 OF 26
SI13

DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPV'D. BY:	DATE:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

File: O:\43144A-Falcon Reserve\Landfuris\Dwg\Const Dwg\Street\43144-SI13.dwg Plotstamp: 7/26/2026 6:47 PM

DETENTION POND 1

TRACT A

TRACT B

DETENTION POND 2

TRACT A

MERCHANT ROYAL LOOP

MERCHANT ROYAL LOOP

TRACT C

TRACT D

SALEM COURT

STOP
R1-1 (30"x30")
MERCHANT ROYAL LP
SALEM COURT

STOP
R1-1 (30"x30")
SALEM COURT
LIBERTY GROVE DRIVE

STOP
R1-1 (30"x30")
QUESTRA LANE
SALEM COURT

STOP
R1-1 (30"x30")
GRIFFON COURT
SALEM COURT

STOP
R1-1 (30"x30")
MERCHANT ROYAL LOOP
SALEM COURT

EX LIBERTY GROVE DRIVE

TRACT E

NUESTRA LANE

STOP
R1-1 (30"x30")
NUESTRA LANE
VASA TRAIL

VASA TRAIL

STOP
R1-1 (30"x30")
VASA TRAIL
GRIFFON COURT

GRIFFON COURT

MERCHANT ROYAL LOOP

STOP
R1-1 (30"x30")
WATERBURY DRIVE
LIBERTY GROVE DRIVE

STOP
R1-1 (30"x30")
NUESTRA LANE
WATERBURY DRIVE

WATERBURY DRIVE

TRACT A

DETENTION POND 3

TRACT G

TRACT A

DETENTION POND 4

1" = 50'

0 25 50 100

Scale in Feet

FALCON RESERVE FILING NO. 1

SIGNAGE AND STRIPING PLAN

PROJECT NO. 44-144A
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DATE: 07-25-2026
SHEET 14 OF 26
SI14

DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPR'D. BY:	DATE:

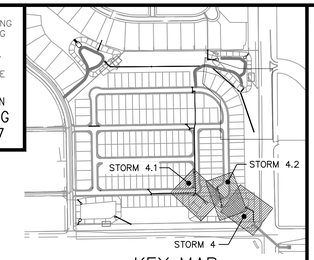
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CAUTION

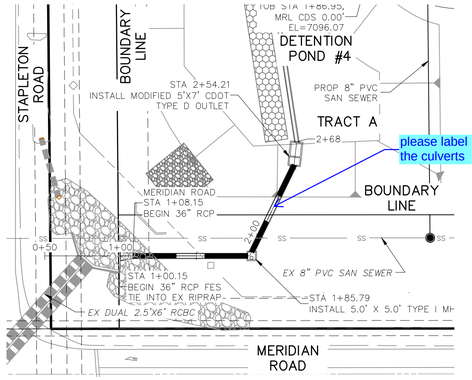
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FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

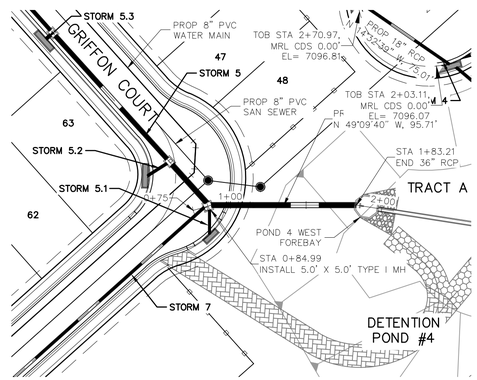
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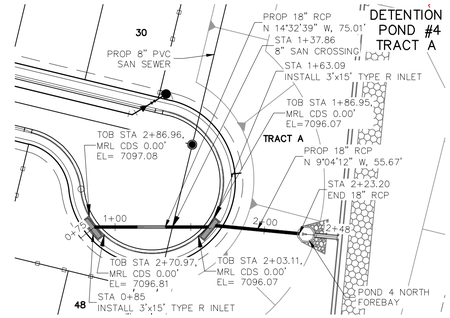
KEY MAP
Scale in Feet



STORM 4
STA 1+00.00 TO STA 2+28.72



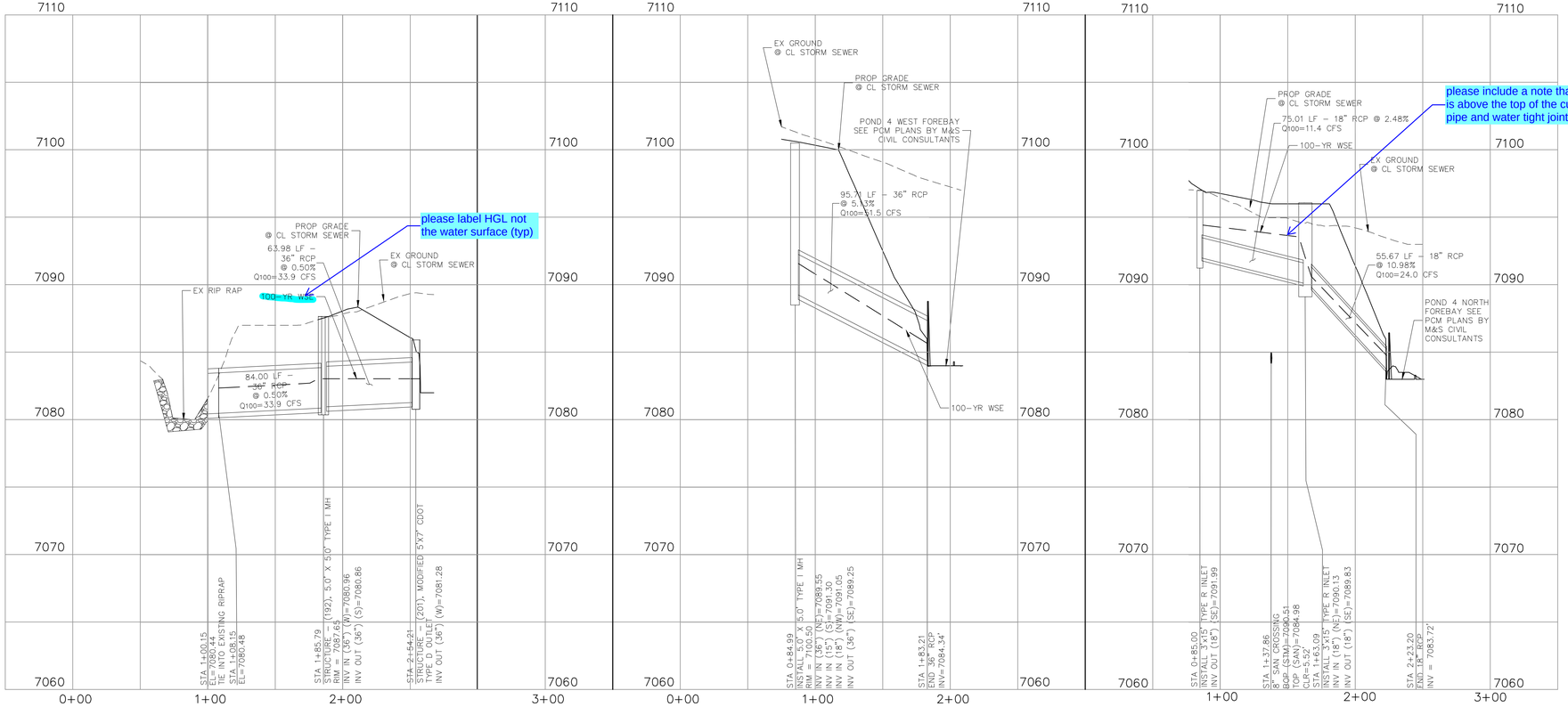
STORM 4.1
STA 0+84.99TO STA 1+83.21



STORM 4.2
STA 0+85.00 TO STA 2+23.20

1" = 50'

0 25 50 100
Scale in Feet



FALCON RESERVE FILING NO. 1
STORM 4 4.1 & 4.2

PROJECT NO. 44-144A
DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT
DATE: 08-29-2025
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
SHEET 15 OF 26
ST01

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

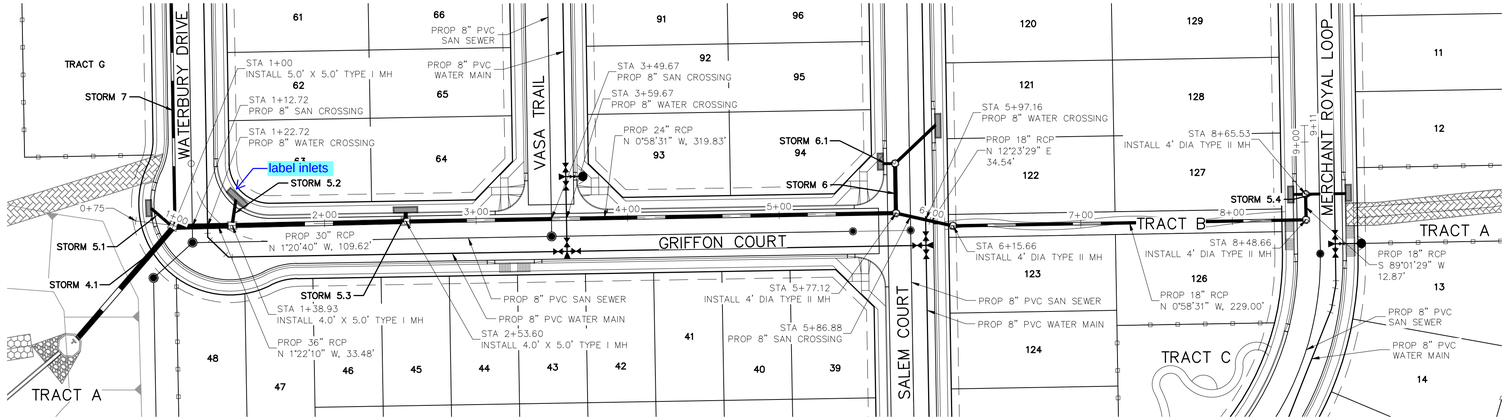
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APRV'D. BY:	DATE:

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CAUTION

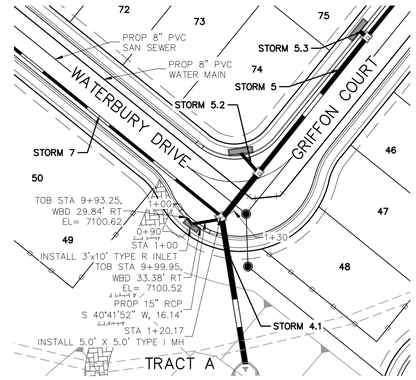
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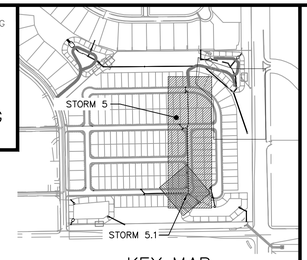
STORM 5
STA 1+00.00 TO STA 8+65.53

1" = 50'

0 25 50 100
Scale in Feet

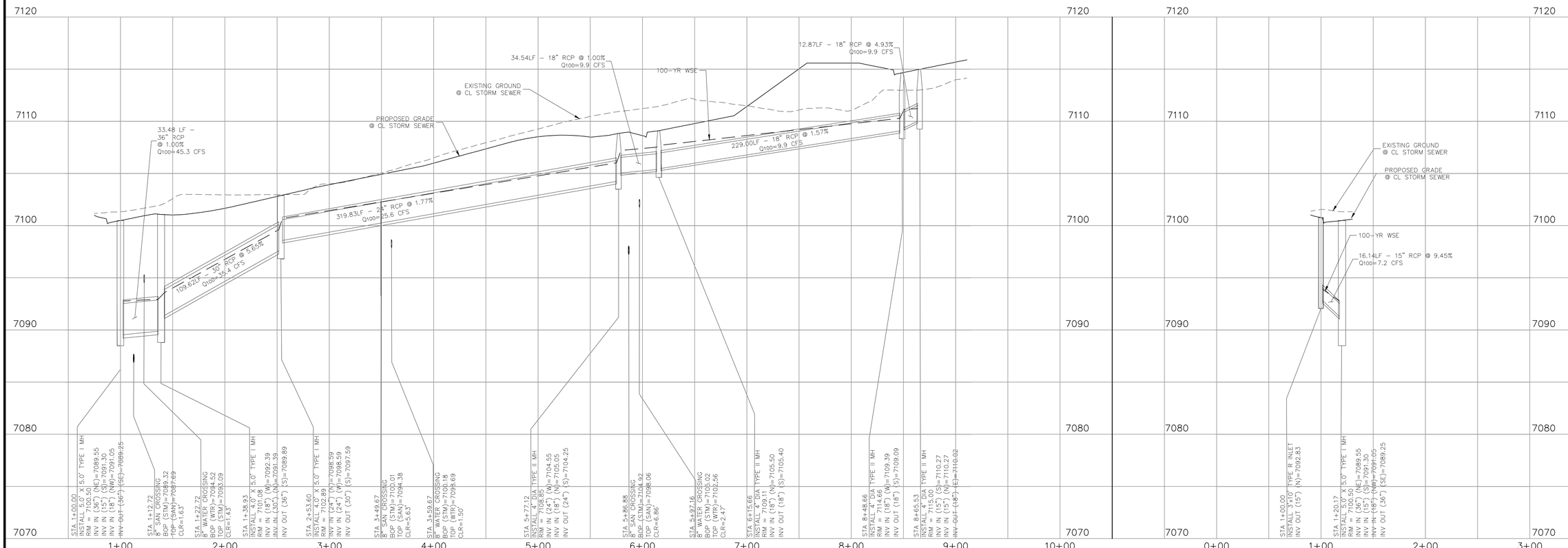


STORM 5.1
STA 1+00.00 TO STA 1+20.17



KEY MAP
Scale in Feet

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
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FALCON RESERVE FILING NO. 1
STORM 5, 5.1

DATE: 08-29-2025
SHEET 16 OF 26
ST02

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

PROJECT NO. 44-144A
DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

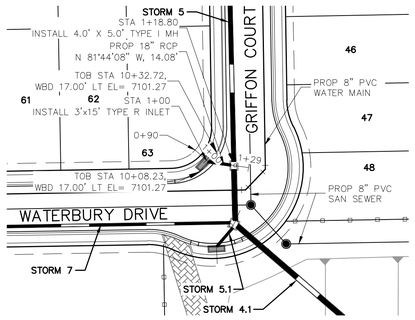
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPR'D BY:	DATE:

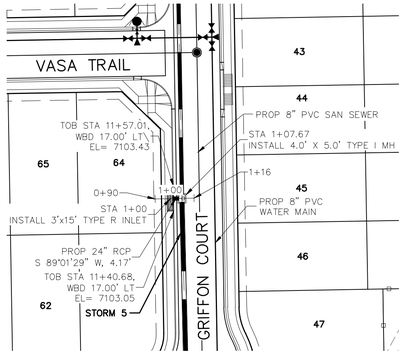
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CAUTION

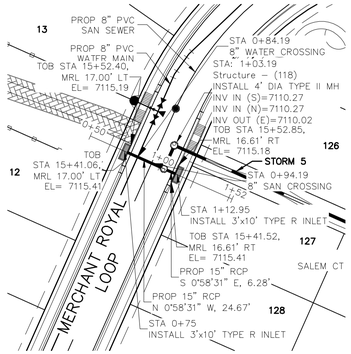
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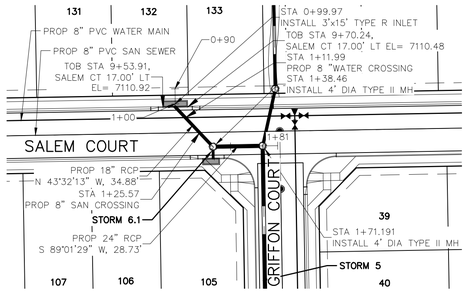
STORM 5.2
STA 1+00.00 TO STA 1+18.80



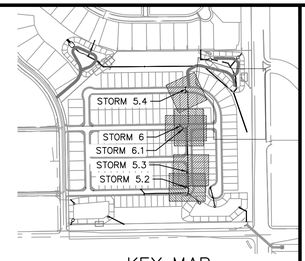
STORM 5.3
STA 1+00.00 TO STA 1+07.67



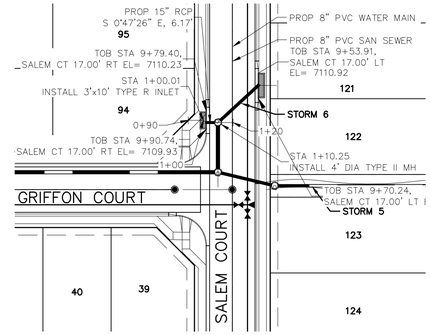
STORM 5.4
STA 0+75.00 TO STA 1+12.95



STORM 6
STA 0+99.97 TO STA 1+71.19



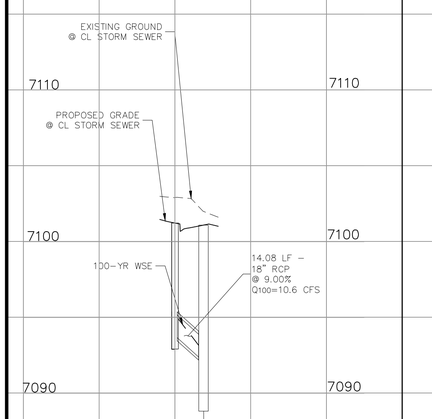
KEY MAP
Scale in Feet



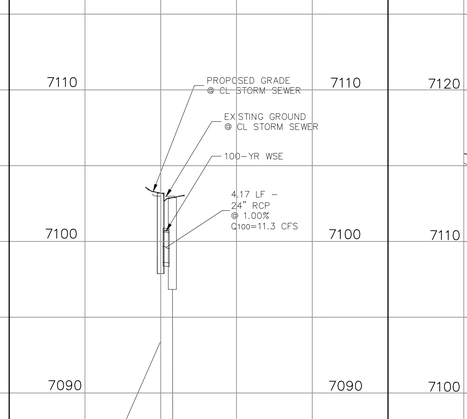
STORM 6.1
STA 1+00.00 TO STA 1+10.23

1" = 50'
0 25 50 100
Scale in Feet

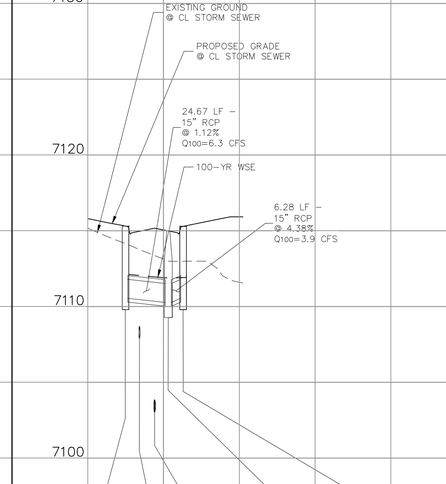
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FOR BURIED UTILITY INFORMATION
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CALL 1-800-922-1987



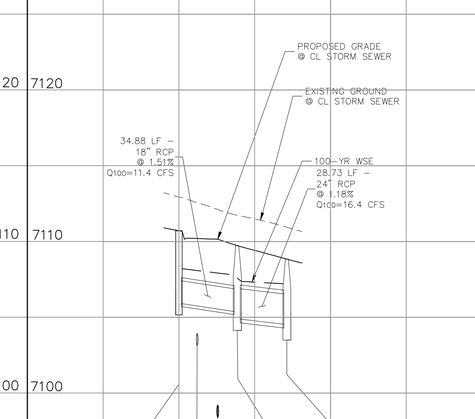
STORM 5.2



STORM 5.3

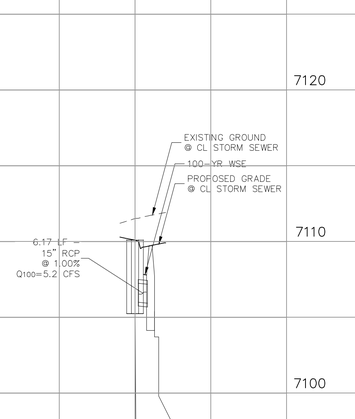


STORM 5.4



STORM 6

HGL and water tight joints



STORM 6.1

FALCON RESERVE FILING NO. 1
STORM 5.2, 5.3, 5.4, 6, 6.1

PROJECT NO. 44-144A
DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DATE: 08-29-2025
SHEET 17 OF 26
ST03

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

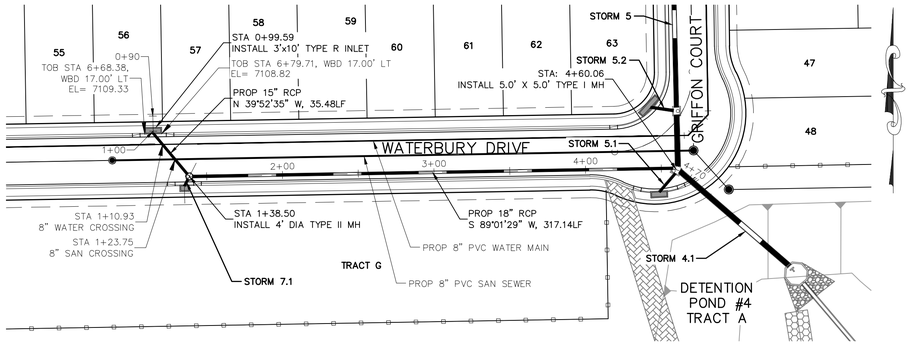
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APP'D.	BY:	DATE:

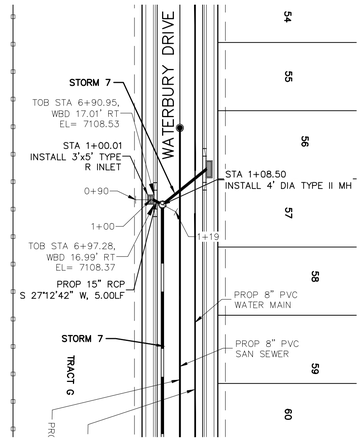
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CAUTION

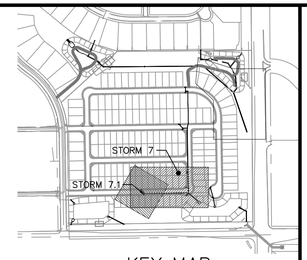
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STORM 7
STA 0+99.59 TO STA 4+60.06



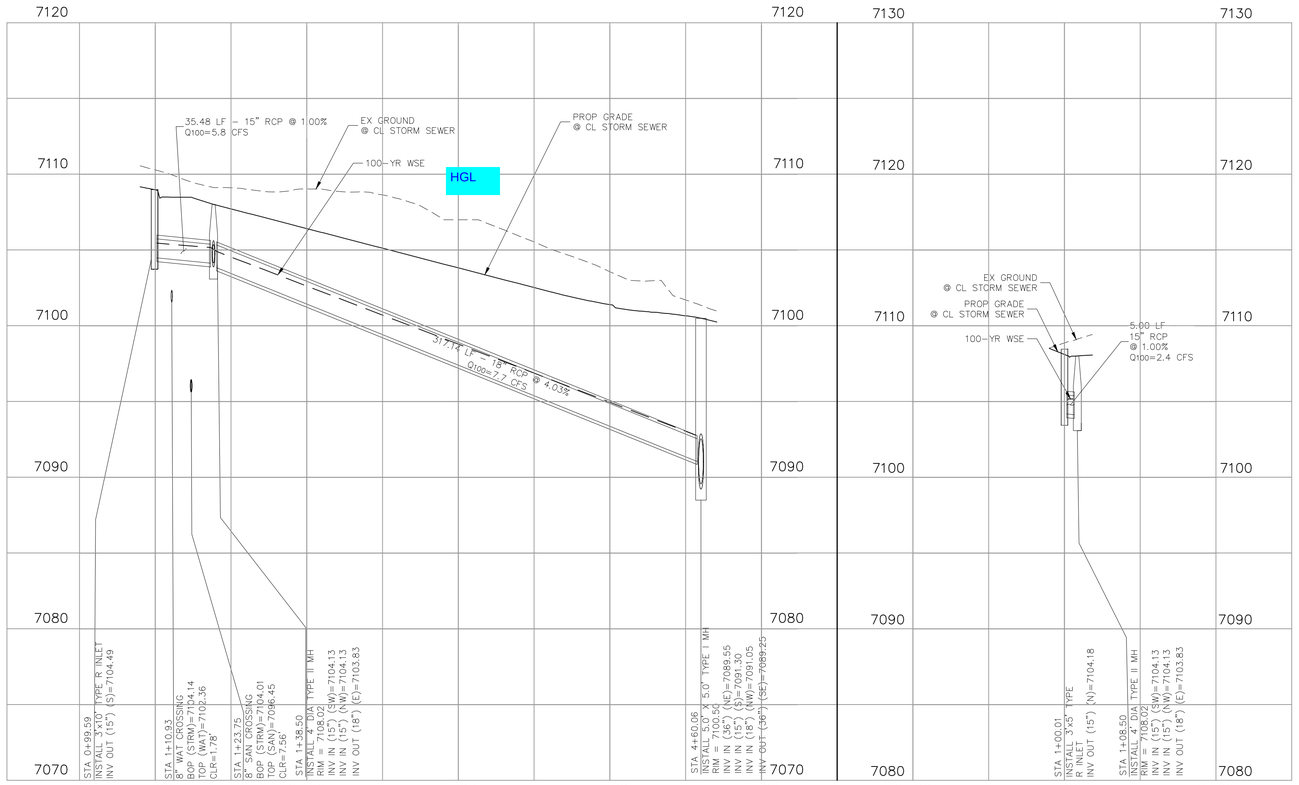
STORM 7.1
STA 1+00.01 TO STA 1+08.50



KEY MAP
Scale in Feet

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

1" = 50'
0 25 50 100
Scale in Feet



FALCON RESERVE FILING NO. 1
STORM 7, 7.1
DATE: 08-29-2025
SHEET 18 OF 26
ST04
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
PROJECT NO. 44-144A
DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APP'D BY:	DATE:

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CAUTION

File: O:\43144A-Falcon Reserve\Landfluis\Dwg\Const Dwg\Storm\Phase 2 Onsite\43144-ST09.dwg Plotstamp: 7/26/2026 7:38 PM

STORM SEWER GENERAL NOTES

1. ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWER BENDS, MANHOLES, AND WYES SHOWN ON THE PLANS SHALL BE PREFABRICATED. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
3. ALL CONNECTIONS BETWEEN DISSIMILAR MATERIALS (I.E. HP STORM PIPE AND CONCRETE STRUCTURES), SHALL BE WATER TIGHT. REFER TO ADS WATERSTOP STRUCTURE CONNECTION DETAILS (SEE THIS CONSTRUCTION SET) FOR ADDITIONAL INFORMATION.
4. THE CONTRACTOR SHOULD ATTEMPT TO LIMIT CONSTRUCTION TRAFFIC ATOP THE PROPOSED STORM SEWER INSTALLATION. AS PER THE MANUFACTURES RECOMMENDATIONS THE CONTRACTOR SHALL PROVIDE A MIN OF 12" OF COVER AT ALL TIMES ATOP THE BACKFILLED STORM SEWER TO TOP OF THE FINISHED GROUND OR BOTTOM OF FLEXIBLE PAVEMENT SURFACE TO PROTECT THE PIPE FROM H-25 VEHICULAR TRAFFIC. A MINIMUM OF 36" SHOULD BE PROVIDED TO PROTECT THE STORM SEWER FROM 30 T TO 60 T TRAFFIC AND MINIMUM OF 72" FOR TRAFFIC UP TO 78 T AXLE LOADS. FINAL GRADING SHOWN ON THE PLANS WILL PROHIBIT VEHICULAR TRAFFIC TO LOADS LESS THE H-25.
5. REFER TO THE DETAIL IN THIS CONSTRUCTION SET FOR PIPE TRENCH DETAILS AND PIPE SPECIFICATION.

STRUCTURAL CONCRETE NOTES:

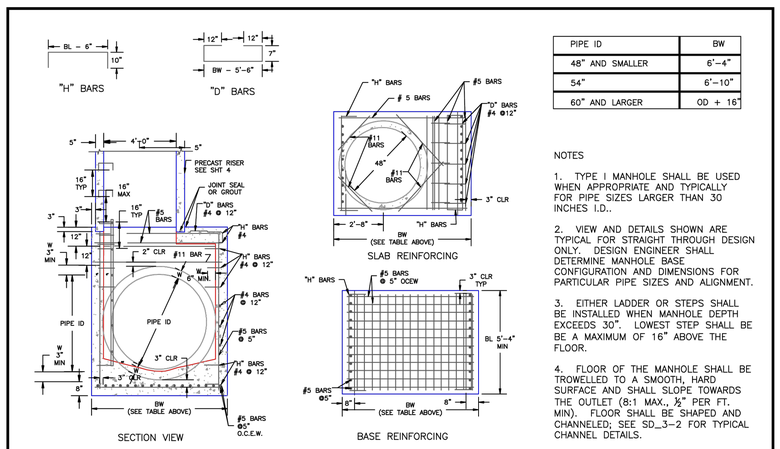
1. ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
2. STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPLICING, LAP SPLICING SHALL BE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE SPECIFIED:

BAR SIZE	#4	#5	#6	#7	#8
SPLICE LENGTH	1'-9"	2'-2"	2'-7"	3'-4"	4'-3"

ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.

3. CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (fc) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
4. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
5. BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
6. FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
7. PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES. THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

ABBREVIATIONS
EC -- EPOXY COATED O.F. -- OUTSIDE FACE E.F. -- EACH FACE E.W. -- EACH WAY I.F. -- INSIDE FACE N.F. -- NEAR FACE
T.O.C. -- TOP OF CONCRETE B.O.C. -- BOTTOM OF CONCRETE CONT. -- CONTINUOUS



PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

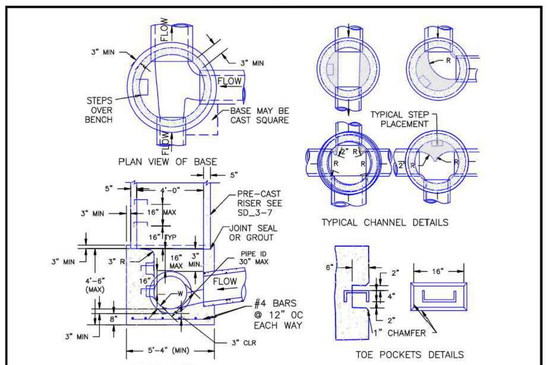
NOTES

1. TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..
2. VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., ½" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

7/9/09 DATE APPROVED: André Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type I Standard Drawing REVISION DATE: 7/9/09 FILE NAME: SD_3-1	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

STORM SEWER MANHOLE DETAIL
TYPE I SD 3-1



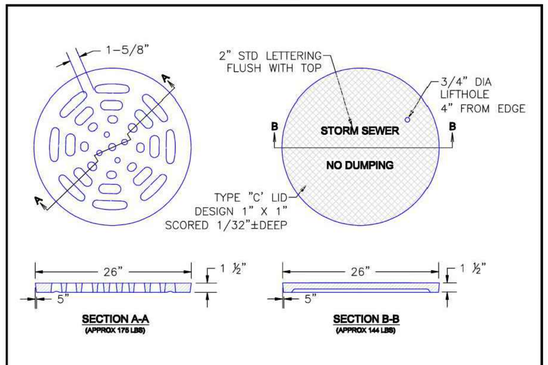
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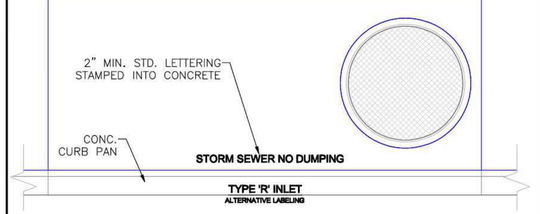
1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).
6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type II Standard Drawing REVISION DATE: 11/10/04 FILE NAME: SD_3-2	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

STORM SEWER MANHOLE DETAIL
TYPE II SD 3-2





SCALE: NOT TO SCALE

9/16/10 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Details Standard Drawing REVISION DATE: 9/16/10 FILE NAME: SD_3-5	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

STORM SEWER MANHOLE
LID DETAILS SD 3-5

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

FALCON RESERVE FILING NO. 1
STORM SEWER DETAILS

PROJECT NO. 44-144A | DESIGNED BY: GT | DRAWN BY: ST | CHECKED BY: GT
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DATE: 08-29-2025
SHEET 19 OF 26
ST05

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
CIVIL CONSULTANTS, INC.

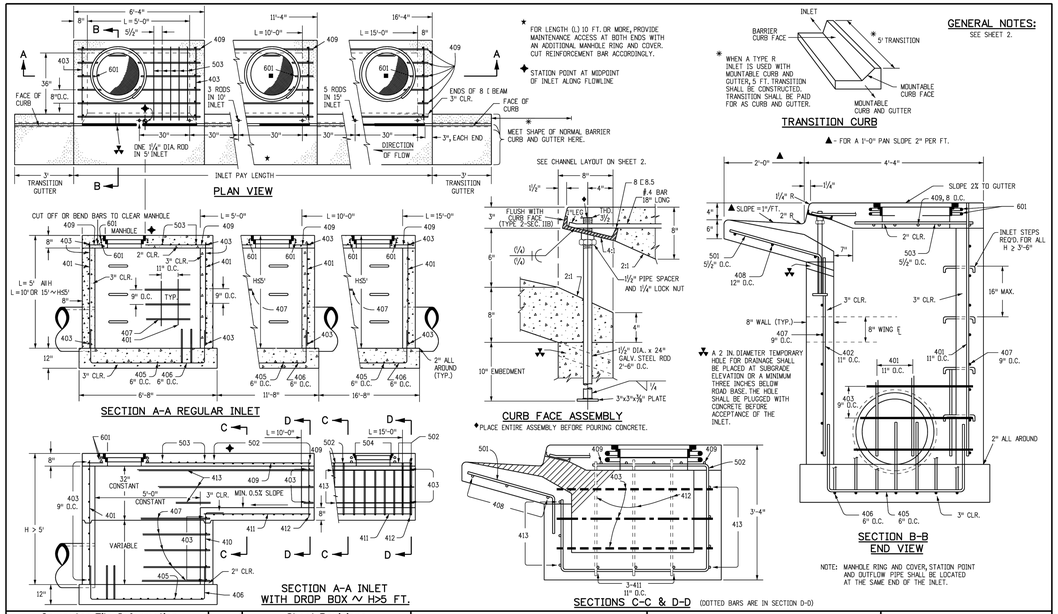
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APP'D BY:	DATE:

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CAUTION

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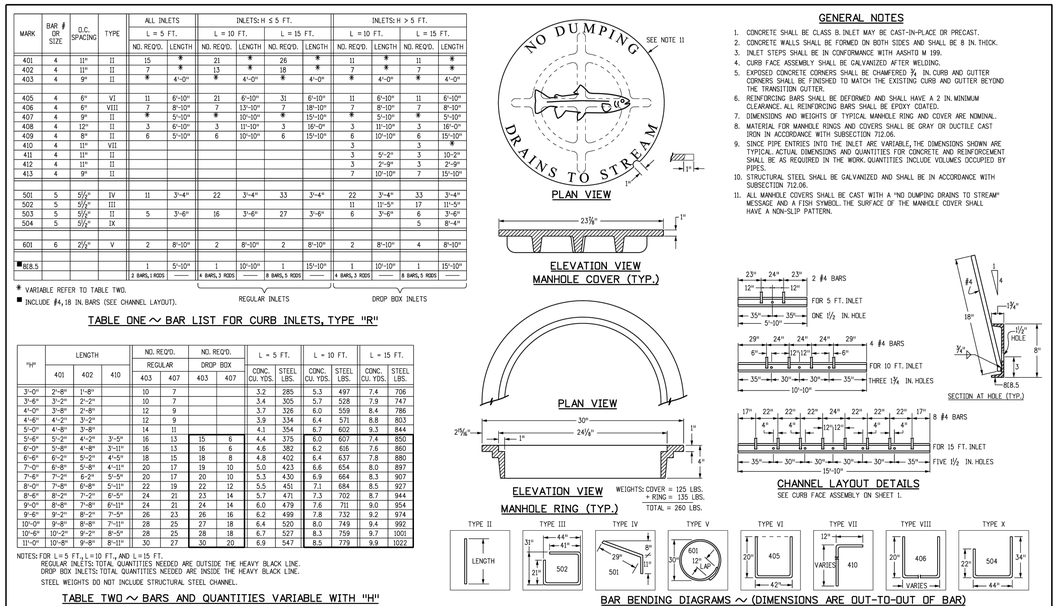
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Project Development Branch DD/LTA

CURB INLET TYPE R

STANDARD PLAN NO.
M-604-12
Sheet No. 1 of 2

Issued By: Project Development Branch July 4, 2012



MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	7'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■ RE8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	——	4 BARS, 3 RODS	——	6 BARS, 5 RODS	——	4 BARS, 3 RODS	——	8 BARS, 5 RODS	——

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

REGULAR INLETS | DROP BOX INLETS

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.8	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

Computer File Information		Sheet Revisions	
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Last Modification Date: 07/04/12	Initials: LTA		
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Drawing File Name: 6040120202.dgn			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

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CURB INLET TYPE R

STANDARD PLAN NO.
M-604-12
Sheet No. 2 of 2

Issued By: Project Development Branch July 4, 2012

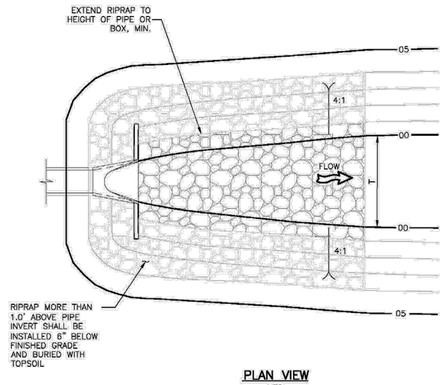
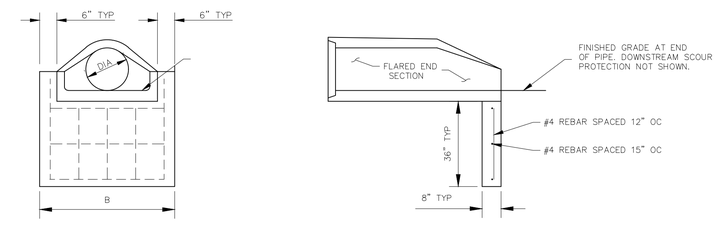


Figure 9-34. Riprap apron detail for culverts in-line with the channel



FLARED END SECTION CUT OFF WALL DIMENSIONS (IN)		
DIA	A*	B*
36	72	92
48	84	107.5

* MAY VARY SLIGHTLY BETWEEN MANUFACTURERS

NOTES:

SLIGHT VARIATIONS IN BOTH SHAPE AND DIMENSIONS FROM THOSE SHOWN MAY BE ACCEPTED IF APPROVED BY THE ENGINEER

TOE WALLS MAY BE CAST IN PLACE OR PRECAST

FLARED END SECTION W / TOE WALL

SCALE: 3/8" = 1'

CONCRETE TOE WALL DETAIL

FALCON RESERVE FILING NO. 1

STORM SEWER DETAILS

PROJECT NO. 44-144A | SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5' | DATE: 08-29-2025 | SHEET 20 OF 26 | ST06

DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPV'D. BY:	DATE:

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CAUTION

File: C:\43144A-Falcon Reserve\Landhuis\Dwg\Const Dwg\Storm\Phase 2 Onsite\43144-ST-DTLS 2.dwg Plotstamp: 7/26/2026 7:40 PM

PROPOSED POND WARNING SIGN SEE SHEET PCM05

PROPOSED 36" RCP STORM (PUB) SEE M&S CIVIL CONSULTANTS STORM CONSTRUCTION PLANS

PROPOSED 8" PVC SANITARY SEWER

PROPOSED 18" RCP STORM (PUB) SEE M&S CIVIL CONSULTANTS STORM CONSTRUCTION PLANS

PROPOSED 15' MAINTENANCE ACCESS ABOVE EURV SEE SHEET PCM05

label riprap

PROPOSED CONCRETE FOREBAY NORTH SEE DETAILS SHEET PCM04

PROPOSED CONCRETE FOREBAY NORTH SEE DETAILS SHEET PCM03

FULL SPECTRUM EXTENDED DETENTION BASIN POND 4 (PRIVATE)

PROPERTY BOUNDARY

TOP OF 12 FT WIDE BERM 7092.00

EXISTING OVERHEAD ELECTRIC

EXISTING SANITARY SEWER

if the pond is private, the outlet pipe will also be private

PROPOSED 36" RCP STORM (PUB) SEE M&S CIVIL CONSULTANTS STORM CONSTRUCTION PLANS

MERIDIAN ROAD R.O.W.

PROPOSED MODIFIED CDOT TYPE D WATER QUALITY OUTLET STRUCTURE SEE SHEET PCM02

PROPOSED 15' MAINTENANCE ACCESS BELOW EURV SEE SHEET PCM05

PROPOSED 2' WIDE LOW FLOW TRICKLE CHANNEL SEE SHEET PCM05

EURV WSE 7086.19'

100 YR WSE 7087.45'

ASSUMED 10' WIDE MVEA UTILITY EASEMENT (FENCE "DEFINING" ORIGINAL LOCATION NO LONGER EXISTS) ESTIMATED LOCATION FROM FIELD LOCATES OF UTILITY POLES BOOK 2343, PAGE 526

SEE THIS SHEET FOR SPILLWAY DESIGN

PROPOSED POND WARNING SIGN SEE SHEET PCM05

please move this text so that the pipe outlet is visible

20' WIDE MVEA UTILITY EASEMENT BOOK 2780, PAGE 833 PER LEGAL DESCRIPTION

20' WIDE MVEA UTILITY EASEMENT ESTIMATED LOCATION FROM FIELD LOCATES OF UTILITY POLES BOOK 2780, PAGE 833

STAPLETON ROAD R.O.W.

EXISTING 2-2.5' X 6' RCBC STORM SEWER (PUB)

EXISTING 36" CMP STORM SEWER

1" = 20'

0 10 20 40

Scale in Feet

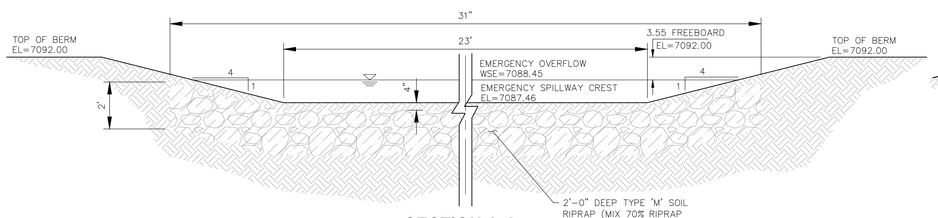
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

LEGEND

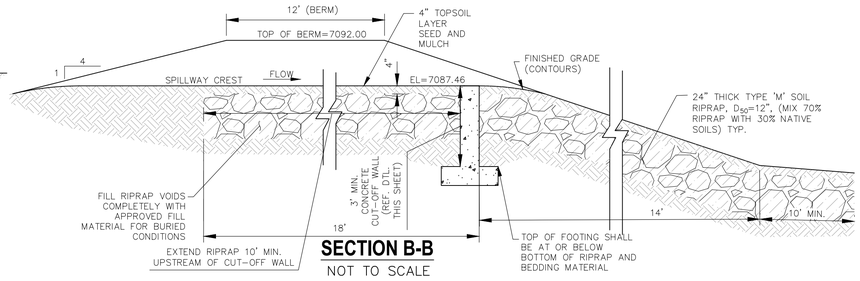
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FUT	FUTURE
PROP	PROPOSED
	PROP MAJ CONT
	PROP MIN CONT
	EXIST MAJ CONT
	EXIST MIN CONT
	100 YR WATER SURFACE
	EURY WATER SURFACE
	EX RIPRAP
	PROP RIPRAP
	STABILZED MAINTENANCE ROAD ABOVE EURV
	STABILZED MAINT. ROAD BELOW EURV
	CONC LOW FLOW CHANNEL
	EX. FLOW ARROW
	PROP. FLOW ARROW
	EMERGENCY OVERFLOW
	PROPERTY LINE
	PROP STORM SEWER PIPE
	EASEMENT LINE
	WARNING SIGN

PRIVATE FULL SPECTRUM DETENTION BASIN (POND 4)



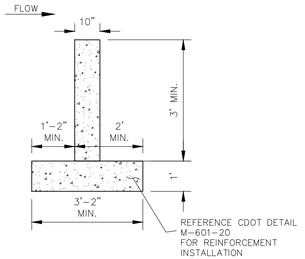
SECTION A-A

NOT TO SCALE



SECTION B-B

NOT TO SCALE



POND CUTOFF WALL

NOT TO SCALE

FALCON RESERVE FILING NO. 1

POND 4 PLAN

PROJECT NO. 43-144A | DATE: 08/10/2026 | SHEET 2 OF 7 | PCM 02

DESIGNED BY: GT | SCALE: HORIZONTAL: 1"=50' | VERTICAL: 1"=5'

DRAWN BY: ST

CHECKED BY: GT

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

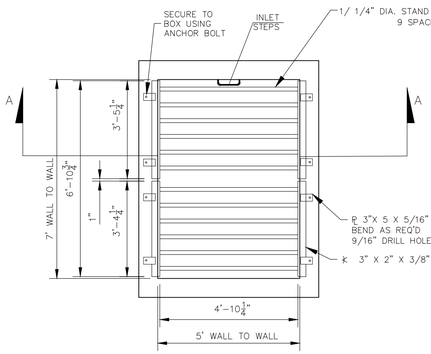
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPVD. BY:	DATE:

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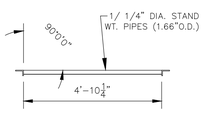
CAUTION

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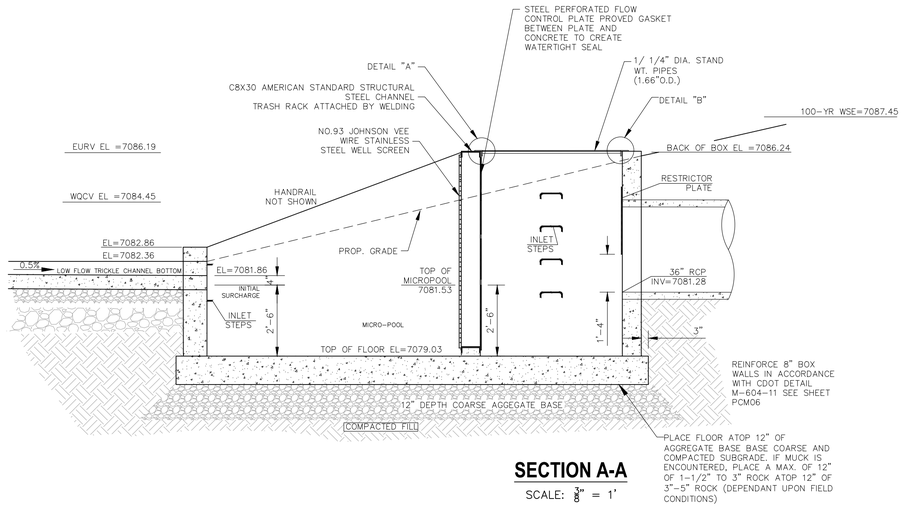
GRATE PLAN

SCALE: 3/8" = 1'



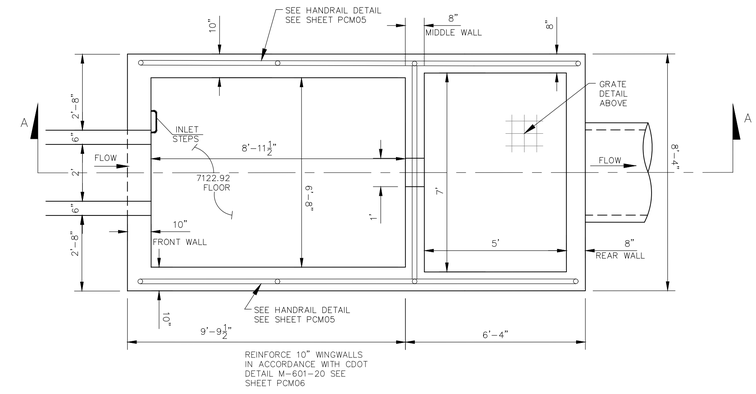
SECTION

SCALE: 3/8" = 1'



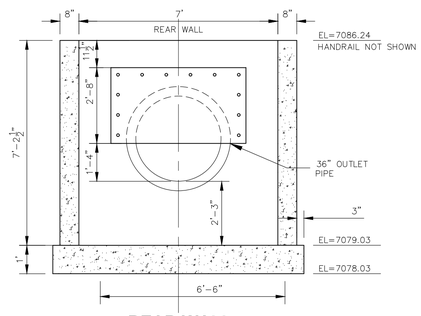
SECTION A-A

SCALE: 3/8" = 1'



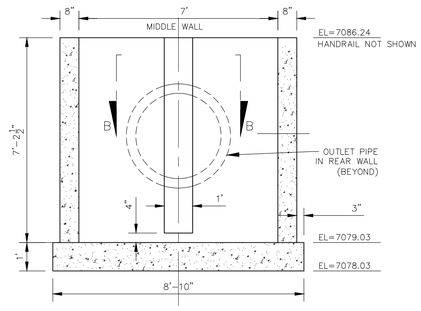
POND 1 WATER QUALITY OUTLET STRUCTURE

SCALE: 3/8" = 1'



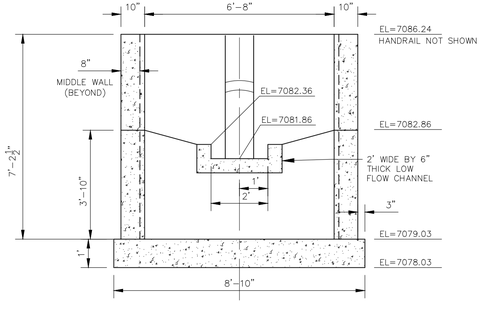
REAR WALL

SCALE: 3/8" = 1'



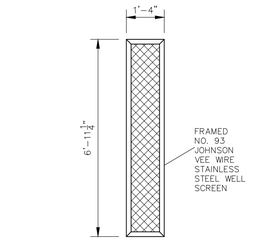
MIDDLE WALL

SCALE: 3/8" = 1'



FRONT WALL

SCALE: 3/8" = 1'

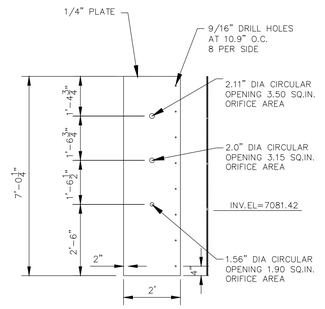


NOTE:
ALL GRATES, SCREENS, IMBEDS AND FASTENERS SHALL BE FABRICATED USING GALVANIZED STEEL, UNLESS OTHERWISE NOTED.

ALL GRATE DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION. ALL GRATE MATERIAL SHALL BE GALVANIZED.

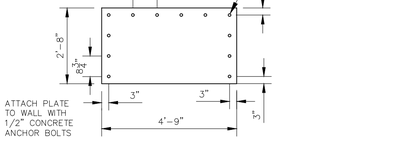
TRASH SCREEN DETAIL

SCALE: 3/8" = 1'



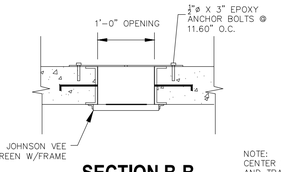
ORIFICE PLATE

SCALE: 3/8" = 1'



RESTRICTOR PLATE

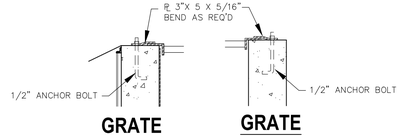
SCALE: 3/8" = 1'



SECTION B-B

SCALE: 3/16" = 1'

NOTE:
CENTER ORIFICE PLATE AND TRASH SCREEN HORIZONTALLY ACROSS 1'-0" OPENING IN STRUCTURE



GRATE DETAIL "A"

GRATE DETAIL "B"

FALCON RESERVE FILING NO. 1

POND 4 OUTLET STRUCTURE PLAN

PROJECT NO. 43-144A | SCALE: HORIZONTAL: N/A VERTICAL: N/A | DATE: 08/10/2026 | SHEET 3 OF 7 | PCM 03

DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPRVD. BY:	DATE:

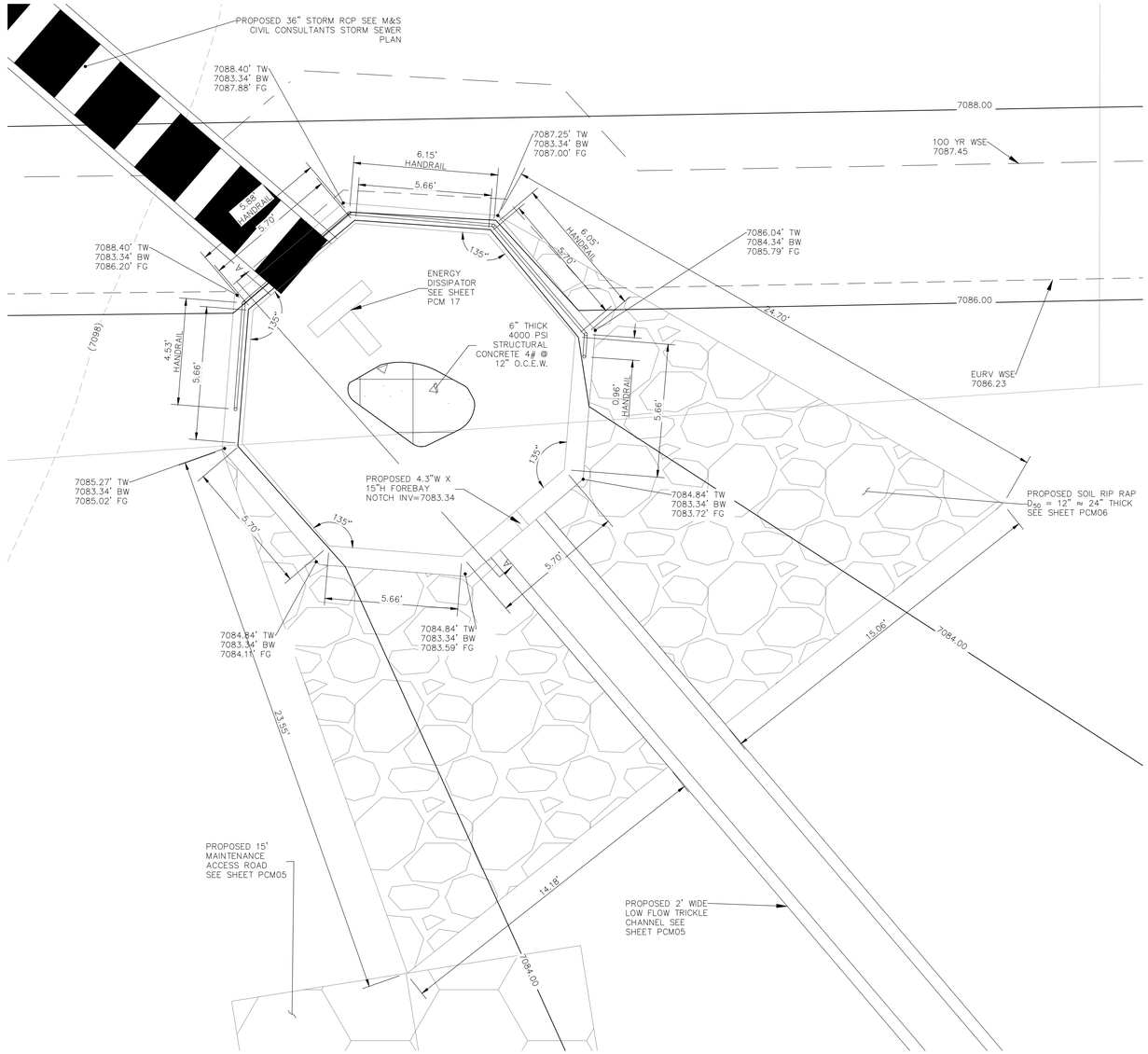
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CAUTION

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

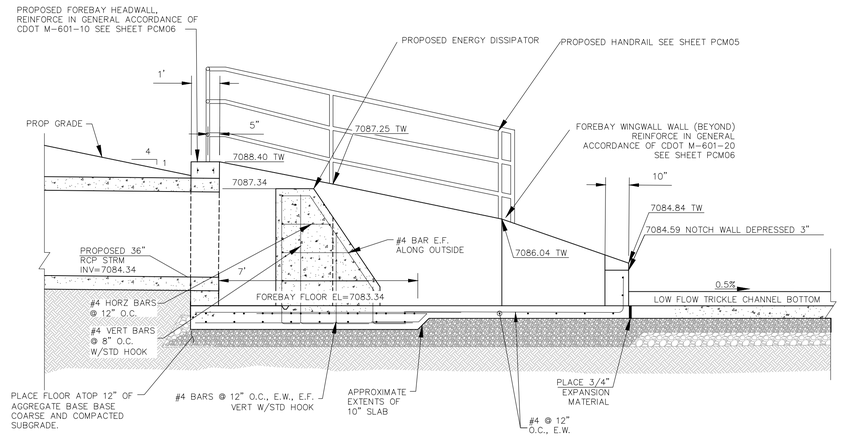
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

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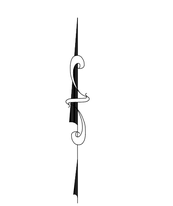
POND #4 FOREBAY WEST CROSS SECTION

SCALE: 1" = 3'



FOREBAY CROSS SECTION A-A

SCALE: 3/8" = 1'



1" = 3'

0 1.5 3 6

Scale in Feet

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

FALCON RESERVE FILING NO. 1

POND 4 WEST FOREBAY DETAILS

PROJECT NO. 43-144A
DATE: 08/10/2026
SCALE: HORIZONTAL: N/A VERTICAL: N/A
SHEET 4 OF 7
PCM 04

DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

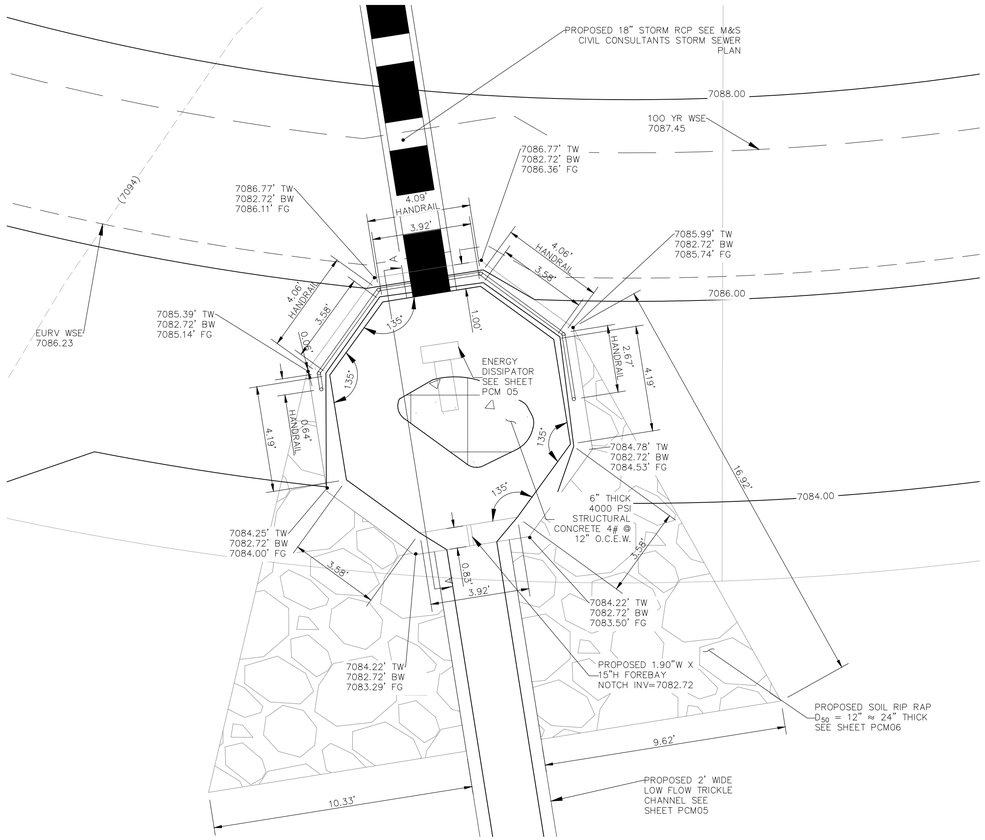
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APRV'D. BY:	DATE:

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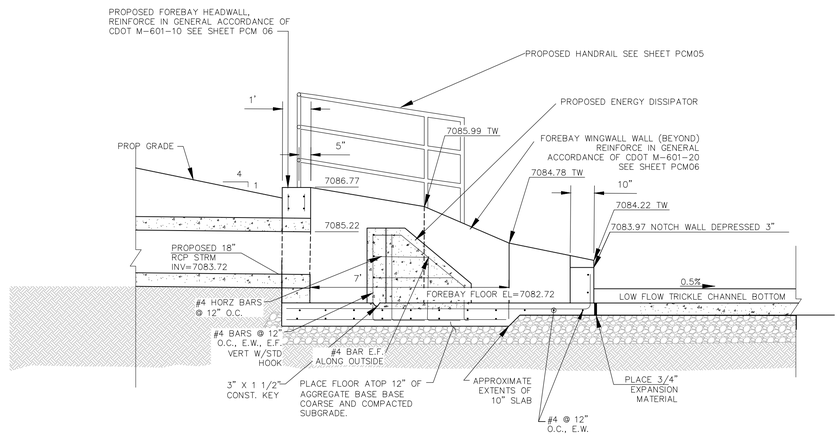
CAUTION

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POND #4 FOREBAY NORTH CROSS SECTION

SCALE: 1" = 3'



FOREBAY CROSS SECTION A-A

SCALE: 3/8" = 1'



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

FALCON RESERVE FILING NO. 1
POND 4 NORTH FOREBAY DETAILS

PROJECT NO. 43-144A
DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT
SCALE: HORIZONTAL: N/A VERTICAL: N/A
DATE: 08/10/2026
SHEET 5 OF 7
PCM 05

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

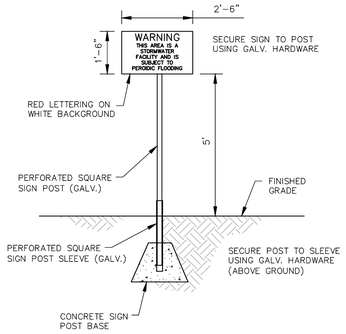
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APP'VD. BY:	DATE:

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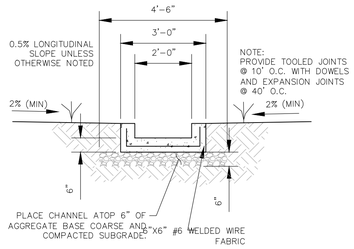
CAUTION

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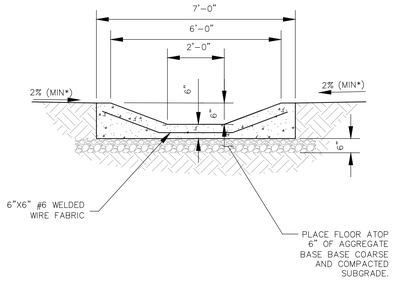
POND WARNING SIGN

NOT TO SCALE



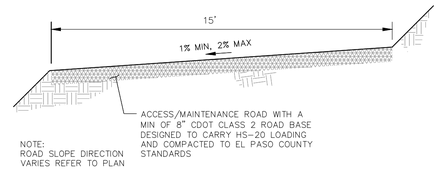
LOW FLOW CHANNEL TYPICAL SECTION

SCALE: 3/8" = 1'



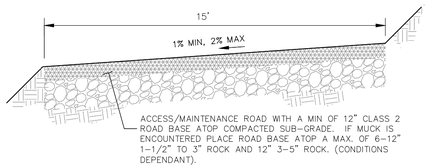
LOW FLOW TRICKLE CHANNEL MOUNTABLE CURB DETAIL

SCALE: 3/8" = 1'



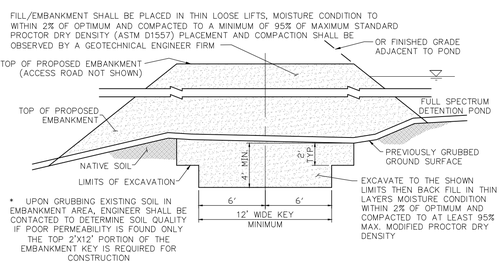
MAINTENANCE & ACCESS ROAD ABOVE EURV TYPICAL SECTION

NOT TO SCALE



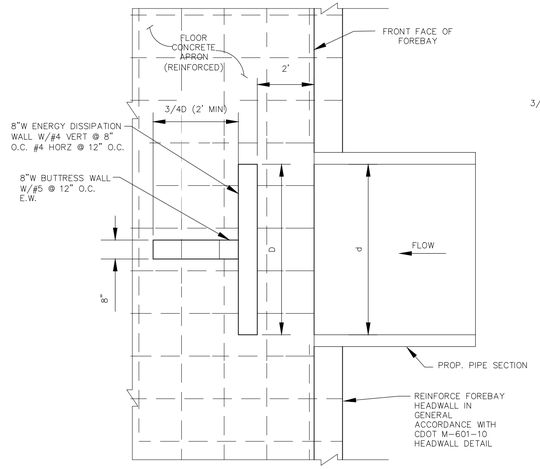
MAINTENANCE & ACCESS ROAD BELOW EURV TYPICAL SECTION

NOT TO SCALE



SOIL KEY (SECTION A-A)

NOT TO SCALE



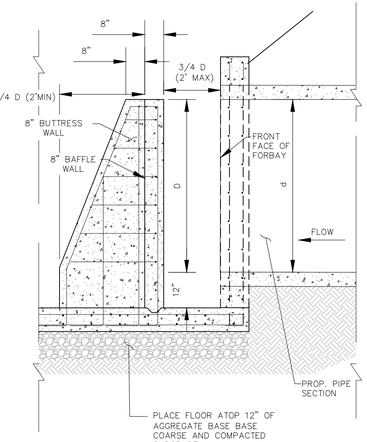
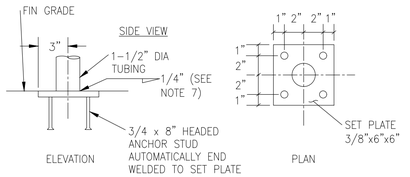


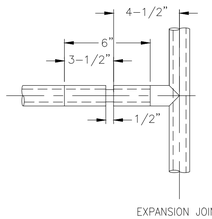
TABLE		
RCP PIPE SIZE (d) INCH	BUTTRESS WALL FT	DISSIPATION WALL (D) FT
24"	2'	2'
30"	2'	2.5'
36"	2.25'	3'

ENERGY DISSIPATOR TABLE

NOT TO SCALE

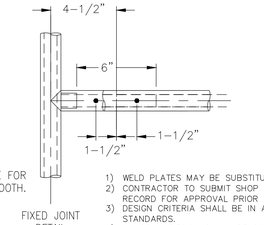


SET PLATE ANCHOR DETAILS (NTS)



MECHANICAL TUBING, 1/4" MIN. WALL THICKNESS, 1/16" CHAMFER BOTH ENDS. REAM PIPE FOR SLIP FIT 0.03" MAX. CLEARANCE

13/32" DRILL AND CSK. PIPE 1/16" DEEP BOTH SIDES. PROVIDE 3/8" DIA SOFT STEEL ROD SUITABLE FOR FIELD RIVETING, GRIND SMOOTH.



HANDRAIL ASSEMBLY DETAILS

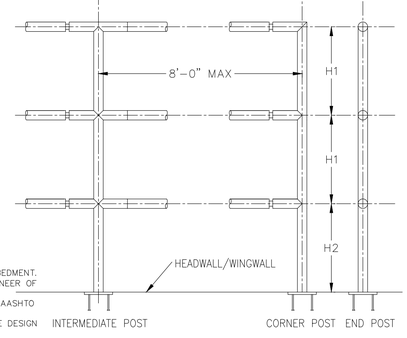
NOT TO SCALE

ALONG HEADWALL
H1 = 1'-2"
H2 = 1'-4 7/16"

ALONG WINGWALL
H1 & H2 = 1'-2"

DIMENSIONS SHOULD BE FIELD VERIFIED AGAINST ACTUAL CAST IN PLACE STRUCTURE DIMENSIONS.

1) WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
2) CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
3) DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
4) HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
5) RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF THEE TOP OF WALLS
6) ALL RAILS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.



HANDRAIL ASSEMBLY DETAILS

NOT TO SCALE

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

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FALCON RESERVE FILING NO. 1

OUTLET STRUCTURE DETAILS

PROJECT NO. 43-144A | DATE: 08/10/2026 | SHEET 6 OF 7 | PCM 06

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

DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

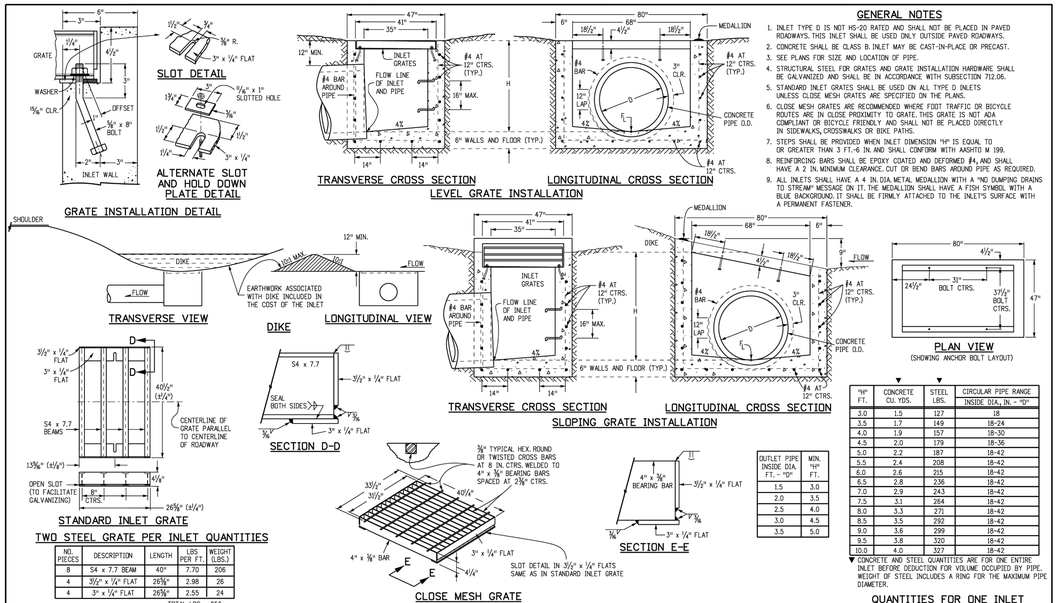
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APRV'D: BY:	DATE:

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CAUTION

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TWO STEEL GRATE PER INLET QUANTITIES

NO. PIECES	DESCRIPTION	LENGTH	LBS PER FT.	WEIGHT (LBS.)
8	S4 x 7.7 BEAM	40"	7.70	206
4	3 1/2" x 1/4" FLAT	26 3/8"	2.98	26
4	3" x 1/4" FLAT	26 3/8"	2.55	24
			TOTAL LBS. -	256

GENERAL NOTES

1. INLET TYPE D IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
2. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
3. SEE PLANS FOR SIZE AND LOCATION OF PIPE.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
5. STANDARD INLET GRATES SHALL BE USED ON ALL TYPE D INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
7. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN. AND SHALL CONFORM WITH AASHTO M 199.
8. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4 AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. CUT OR BEND BARS AROUND PIPE AS REQUIRED.
9. ALL INLETS SHALL HAVE A 4 IN. DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE INLET'S SURFACE WITH A PERMANENT FASTENER.

"H" FT.	CONCRETE CU. YDS.	STEEL LBS.	CIRCULAR PIPE RANGE INSIDE DIA., IN. = "D"
3.0	1.5	127	18
3.5	1.7	149	18-24
4.0	1.9	157	18-30
4.5	2.0	179	18-36
5.0	2.2	187	18-42
5.5	2.4	208	18-42
6.0	2.6	215	18-42
6.5	2.8	236	18-42
7.0	2.9	243	18-42
7.5	3.1	264	18-42
8.0	3.3	271	18-42
8.5	3.5	292	18-42
9.0	3.6	299	18-42
9.5	3.8	320	18-42
10.0	4.0	327	18-42

▼ CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

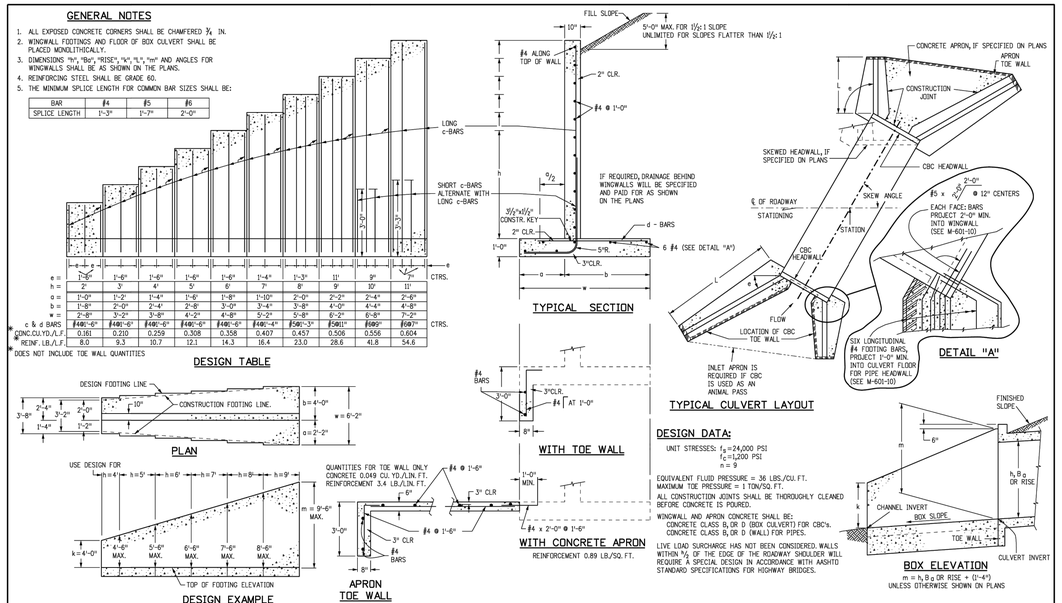
QUANTITIES FOR ONE INLET

OUTLET PIPE INSIDE DIA. FT. - "D"	MIN. "H" FT.
1.5	3.0
2.0	3.5
2.5	4.0
3.0	4.5
3.5	5.0

Computer File Information		Sheet Revisions	
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Last Modification Date: 07/04/12	Initials: LTA		
Full Path: www.coloradodot.info/business/designsupport			
Drawing File Name: 604011010101.dgn			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9083
Fax: (303) 757-9820
Project Development Branch DD/LTA

INLET, TYPE D	STANDARD PLAN NO.
Issued By: Project Development Branch July 4, 2012	M-604-11
	Sheet No. 1 of 1



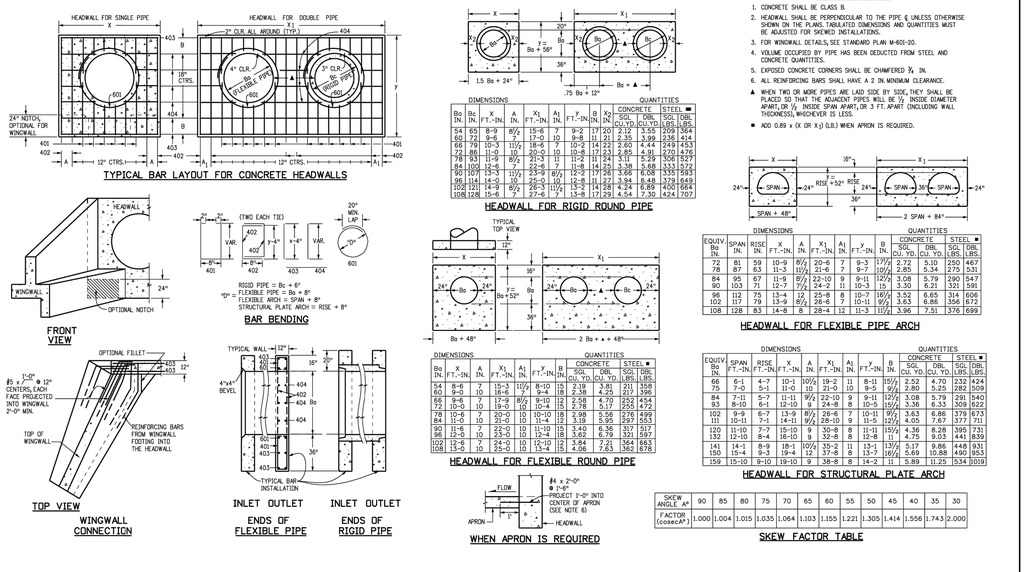
e =	1'-8"	1'-6"	1'-6"	1'-6"	1'-6"	1'-4"	1'-3"	11"	9"	7"	CTRS.
h =	2'	3'	4'	5'	6'	7'	8'	9'	10'	11'	
a =	1'-0"	1'-2"	1'-4"	1'-6"	1'-8"	1'-10"	2'-0"	2'-2"	2'-4"	2'-6"	
b =	1'-8"	2'-0"	2'-4"	2'-8"	3'-0"	3'-4"	3'-8"	4'-0"	4'-4"	4'-8"	
w =	2'-8"	3'-2"	3'-8"	4'-2"	4'-8"	5'-2"	5'-8"	6'-2"	6'-8"	7'-2"	
c & d BARS	#40'-6"	#40'-6"	#40'-6"	#40'-6"	#40'-6"	#40'-6"	#50'-3"	#50'-3"	#60'-	#60'-	CTRS.
CONC.CU.YD./L.F.	0.161	0.210	0.259	0.308	0.358	0.407	0.457	0.506	0.556	0.604	
REINF. LB./L.F.	8.0	9.3	10.7	12.1	14.3	16.4	23.0	28.6	41.8	54.6	

* DOES NOT INCLUDE TOE WALL QUANTITIES

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12	Initials: DD	Date:	Comments
Last Modification Date: 07/04/12	Initials: LTA		
Full Path: www.coloradodot.info/business/designsupport			
Drawing File Name: 601020010101.dgn			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

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WINGWALLS FOR PIPE OR BOX CULVERTS	STANDARD PLAN NO.
Issued By: Project Development Branch July 4, 2012	M-601-20
	Sheet No. 1 of 1



Bo IN.	Bc IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	Y FT.-IN.	B IN.	X2 IN.	CONCRETE SQ. CU. YD.	CONCRETE DBL. CU. YD.	STEEL ■ SQ. LBS.	STEEL ■ DBL. LBS.
54	65	8-9	8½	15-6	7	9-2	17	20	2.12	3.55	209	364
60	72	9-6	9	17-0	10	9-8	11	21	2.35	3.99	236	414
66	79	10-3	11½	18-6	7	10-2	14	22	2.60	4.44	249	453
72	86	11-0	10	20-0	10	10-8	17	23	2.85	4.91	270	476
78	93	11-9	8½	21-3	11	11-2	11	24	3.11	5.29	308	527
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68	333	522
90	107	13-3	11½	23-9	8½	12-2	17	26	3.66	6.08	330	583
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48	370	649
102	121	14-9	8½	26-3	11½	13-2	14	28	4.24	6.89	400	664
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30	424	707

EQUIV. Bo IN.	SPAN IN.	RISE IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	Y FT.-IN.	B IN.	CONCRETE SQ. CU. YD.	CONCRETE DBL. CU. YD.	STEEL ■ SQ. LBS.	STEEL ■ DBL. LBS.
72	81	59	10-9	8½	20-6	7	9-3	17½	2.72	5.10	250	467
78	87	63	11-3	11½	21-6	7	9-7	10½	2.85	5.34	275	531
84	95	67	11-9	8½	22-10	9	9-11	12½	3.08	5.79	290	547
90	103	71	12-7	7½	24-2	11	10-3	15	3.30	6.21	321	591
96	112	75	13-4	12	25-8	8	10-7	16½	3.52	6.65	314	606
102	117	79	13-9	8½	26-6	7	10-11	9½	3.63	6.86	356	672
108	128	83	14-8	8	28-4	12	11-3	11½	3.96	7.51	376	699

EQUIV. Bo IN.	SPAN IN.	RISE IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	Y FT.-IN.	B IN.	CONCRETE SQ. CU. YD.	CONCRETE DBL. CU. YD.	STEEL ■ SQ. LBS.	STEEL ■ DBL. LBS.
66	6-1	4-7	10-1	10½	19-2	11	8-11	15½	2.52	4.70	232	424
75	7-0	5-1	11-0	10	21-0	10	9-5	9½	2.80	5.25	282	509
84	7-11	5-7	11-11	9½	22-10	9	9-11	12½	3.08	5.79	291	540
93	8-10	6-1	12-10	9	24-8	8	10-5	15½	3.36	6.33	309	622
102	9-9	6-7	13-9	8½	26-6	7	10-11	9½	3.63	6.86	379	673
111	10-11	7-1	14-11	9½	28-10	9	11-5	12½	4.05	7.67	377	711
120	11-10	7-7	15-10	9	30-8	8	11-11	15½	4.36	8.28	395	731
132	12-10	8-4	16-10	9	32-8	8	12-8	11	4.75	9.03	441	839
141	14-1	8-9	18-1	10½	35-2	11	13-1	13½	5.17	9.86	448	931
150	15-4	9-3	19-4	12	37-8	8	13-7	16½	5.69	10.88	490	953
159	15-10	9-10	19-10	9	38-8	8	14-2	11	5.89	11.25	534	1019

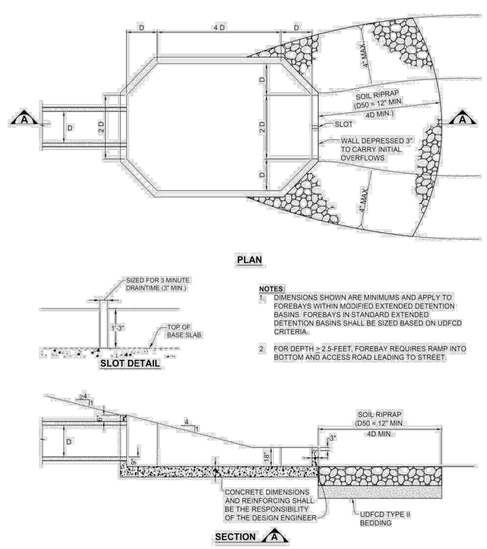
SKEW ANGLE A°	90	85	80	75	70	65	60	55	50	45	40	35	30
FACTOR (cosecA°)	1.000	1.004	1.015	1.035	1.064	1.103	1.155	1.221	1.305	1.414	1.556	1.743	2.000

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Creation Date: 07/04/12	Initials: DD	Date:	Comments
Last Modification Date: 07/04/12	Initials: LTA		
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Drawing File Name: 601000101.dgn			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

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HEADWALL FOR PIPES	STANDARD PLAN NO.
Issued By: Project Development Branch July 4, 2012	M-601-10
	Sheet No. 1 of 1

Figure 13-9. Concept for Integral Forebay at Pipe Outfall



FALCON RESERVE FILING NO. 1
OUTLET STRUCTURE DETAILS
PROJECT NO. 43-144A
DATE: 08/10/2026
SCALE: HORIZONTAL: N/A VERTICAL: N/A
SHEET 7 OF 7
PCM 07
DESIGNED BY: GT
DRAWN BY: ST
CHECKED BY: GT

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
CIVIL CONSULTANTS, INC.
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REVISIONS:
NO. | DATE: | BY: | DESCRIPTION: | APPR'D. BY: | DATE:

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