LATIGO TRAILS FILING NO. 10

EL PASO COUNTY, COLORADO

ROADWAY CONSTRUCTION PLANS

811 Know what's **below.** **Call** before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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 SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   - 3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   - 3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   - 3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
   - 3.4. 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 VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGEERSING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES 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. 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.
10. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
11. SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
13. 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.
14. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWENER/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

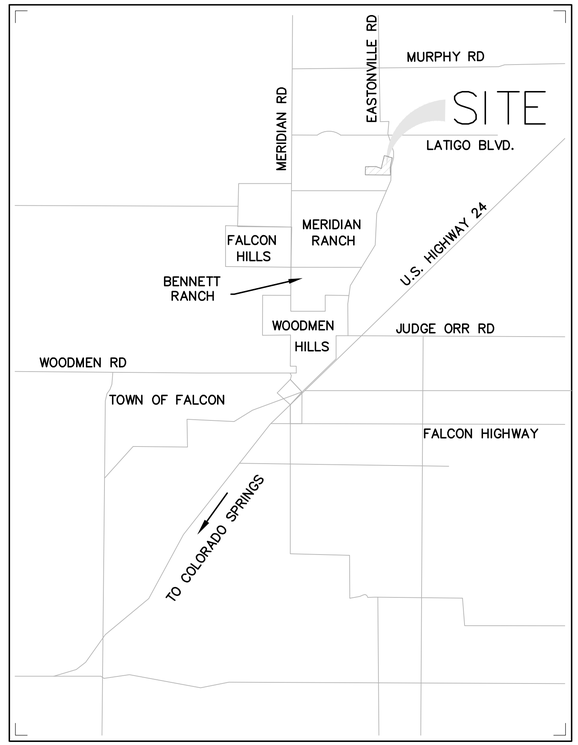
1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL BE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE,. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE, STOP BARS SHALL BE 24" IN WIDTH, CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-267-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF TRACT, B, WOODMOOR PLACER, BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE AT BOTH ENDS. SAID LINE BEARING N26°20'33'E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BENCHMARK

NGS MONUMENT T 294 BEING MONUMENTED BY A 3-1/4" BRASS DISC SET IN A 4'X4' BOULDER, LOCATED 1.8 MILES EAST ALONG HIGBY ROAD FROM ITS INTERSECTION WITH JACKSON CREEK PARKWAY, 40 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 6 FEET SOUTH OF A FENCE, AND 6.2 FEET SOUTH OF A WITNESS POST. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 7247.10 FEET, NAVD88.



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
"BEGINNING"AT THE SOUTHEAST CORNER OF SAID SECTION 17 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 17 TO BEAR NORTH 89°25'57" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°25'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1054.94 FEET TO THE SOUTHEAST CORNER OF THE TRAILS FILING NO. 9, A SUBDIVISION FILED AT RECEPTION NO. IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SUBDIVISION THE FOLLOWNG 3 COURSES:
1) NORTH 00°33'13" WEST, A DISTANCE OF 519.03 FEET;
2) NORTH 89°26'47" EAST, A DISTANCE OF 21.08 FEET;
3) NORTH 00°33'13" WEST, A DISTANCE OF 603.84 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, THE TRAILS FILING NO. 7A, A SUBDIVISION RECORDED AT RECEPTION NO. 2077112671, SAID EL PASO COUNTY RECORDS;
THENCE NORTH 89°26'47" EAST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF TRACT 'B', THE TRAILS FILING NO. 7, A SUBDIVISION RECORDED AT RECEPTION NO. 205057689, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 434.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B; THENCE NORTH 01°31'40" WEST, ALONG THE EASTERLY LINE OF SAID TRACT 'B', A DISTANCE OF 10.52 FEET TO THE SOUTHWEST CORNER OF THE TRAILS FILING NO. 8, A SUBDIVISION RECORDED AT RECEPTION NO. 207712541, SAID EL PASO COUNTY RECORDS; THENCE NORTH 89°25'01" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 599.99 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°26'24" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 399.67 FEET; THENCE SOUTH 69°28'15" EAST, A DISTANCE OF 792.26 FEET; THENCE NORTH 13°09'30" EAST, A DISTANCE OF 1831.60 FEET; THENCE SOUTH 77°03'29" EAST, A DISTANCE OF 570.18 FEET; THENCE SOUTH 13°09'11" WEST, A DISTANCE OF 46.66 FEET; THENCE SOUTH 76°51'33" EAST, A DISTANCE OF 570.25 FEET TO A POINT ON THE WESTERLY LINE OF EASTONVILLE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:
1) SOUTH 13°08'39" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 855.51 FEET TO A POINT OF CURVE;
2) 1108.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°38'12", A RADIUS OF 3233.52 FEET AND CHORD WHICH BEARS SOUTH 03°19'33" WEST, A DISTANCE OF 1102.79 FEET;
3) SOUTH 06°29'33" EAST, A DISTANCE OF 419.81 FEET TO A POINT OF CURVE;
4) 34.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°54'54", A RADIUS OF 670.00 FEET AND CHORD WHICH BEARS SOUTH 05°02'06" EAST, A DISTANCE OF 34.08 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16;
THENCE NORTH 89°26'11" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2440.92 FEET TO THE "POINT OF BEGINNING".
CONTAINING 125.577 ACRES OR 5,470,135 SQUARE FEET, MORE OF LESS.

FLOODPLAIN STATEMENT

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, PANEL NUMBER 08041C0339G, EFFECTIVE DATE DECEMBER 7, 2018.

CONTACTS

OWNER/DEVELOPER: BRJM, LLC
CONTACT: BOB IRWIN
101 N. CASCADE, SUITE 200
COLORADO SPRINGS, CO 80903
(719) 475-7474

CIVIL ENGINEER: DREXEL BARRELL & CO.
CONTACT: TIM D. McCONNELL, P.E.
101 SAHWATCH STREET, #100
COLORADO SPRINGS, CO 80903
(719) 260-0887

EL PASO COUNTY: PLANNING AND COUNTY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, COLORADO 80910
(719) 520-6819

DEPARTMENT OF PUBLIC WORKS
3257 AKERS DR
COLORADO SPRINGS, CO 80910
(719) 529-6460

DISTRICT: MERIDIAN SERVICE METROPOLITAN DISTRICT
11886 STAPLETON DR
PEYTON, CO 80831
(719) 495-6567

FIRE PROTECTION DISTRICT: FALCON FIRE FPD
7030 N MERIDIAN RD
FALCON, CO 80831
(719) 494-4050

ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOC., INC.
11140 EAST WOODMEN ROAD
FALCON, COLORADO 80831
(719)495-2283

SHEET INDEX

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18	DT-1	DETAILS

OWNER'S STATEMENT

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

ROBERT C. IRWIN, MANAGER, BRJM, LLC. DATE

DESIGN ENGINEER'S STATEMENT

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

TIM D. MCCONNELL DATE
P.E.# 33797

EL PASO COUNTY

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

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

JOSHUA PALMER, P.E. DATE
COUNTY ENGINEER

NOTE

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

MSMD SECOND REVIEW

SF2421

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH ST. #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

FALCON LATIGO, LLC
5350 S. ROSLYN ST. STE #400
ENGLEWOOD, CO 80111-2125
(303) 694-0862

ROADWAY CONSTRUCTION PLANS FOR:
LATIGO TRAILS
FILING NO. 10
EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01CV1

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

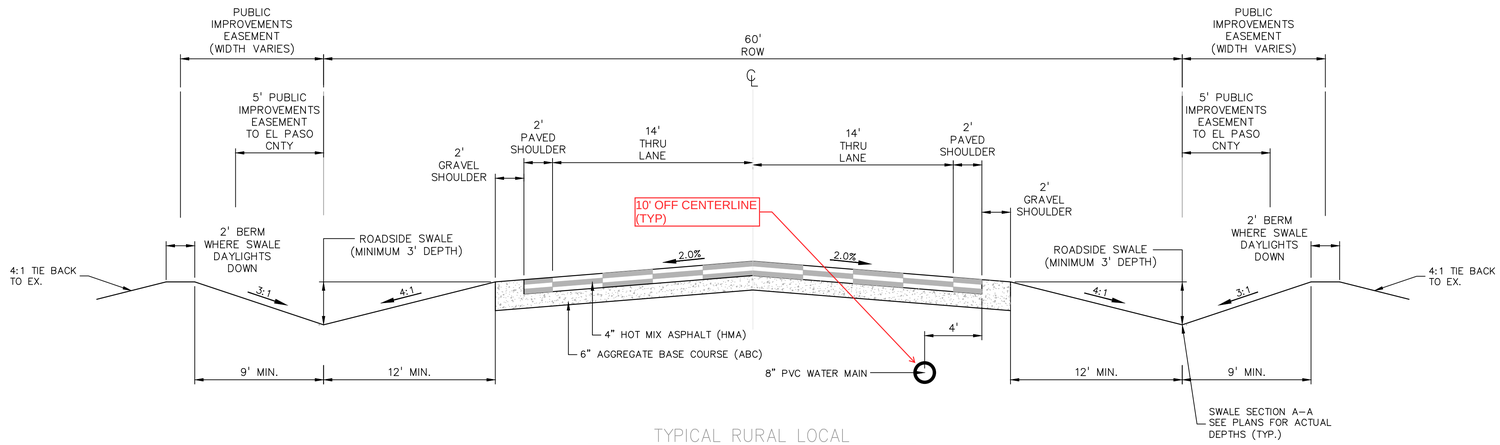
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 21820-01CSCV

DRAWING NO.

CV-1

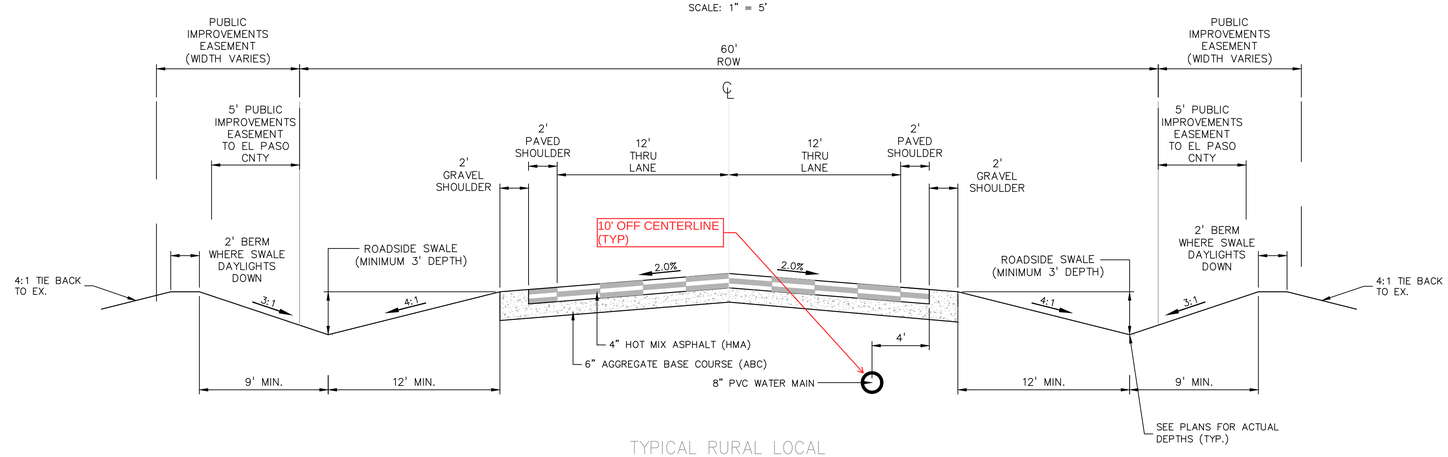


TYPICAL RURAL LOCAL

POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH

CONESTOGA TRAIL SOUTH

SCALE: 1" = 5'



TYPICAL RURAL LOCAL

POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH

IRISH HUNTER TRAIL

SCALE: 1" = 5'

SF2421

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2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01TS1

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

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

TYPICAL SECTIONS

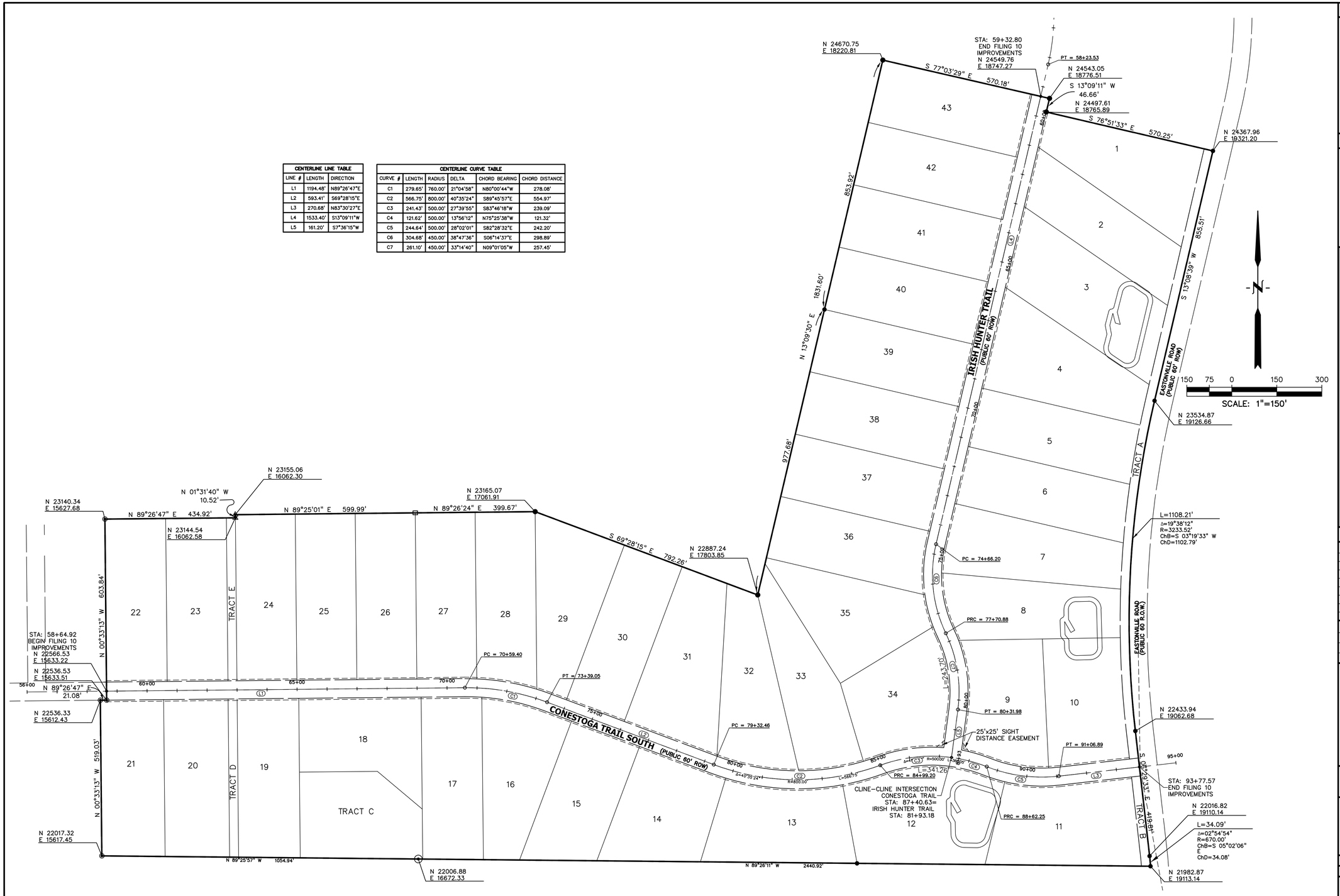
PROJECT NO. 21820-01CSCV

DRAWING NO.

TS-1

CENTERLINE LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1194.48'	N89°26'47"E
L2	593.41'	S69°28'15"E
L3	270.68'	N83°30'27"E
L4	1533.40'	S13°09'11"W
L5	161.20'	S7°36'15"W

CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	279.65'	760.00'	21°04'58"	N80°00'44"W	278.08'
C2	566.75'	800.00'	40°35'24"	S89°45'57"E	554.97'
C3	241.43'	500.00'	27°39'55"	S83°46'18"W	239.09'
C4	121.62'	500.00'	13°56'12"	N75°25'38"W	121.32'
C5	244.64'	500.00'	28°02'01"	S82°28'32"E	242.20'
C6	304.68'	450.00'	38°47'36"	S06°14'37"E	298.89'
C7	261.10'	450.00'	33°14'40"	N09°01'05"W	257.45'



SF2421

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DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01HC1

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

DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

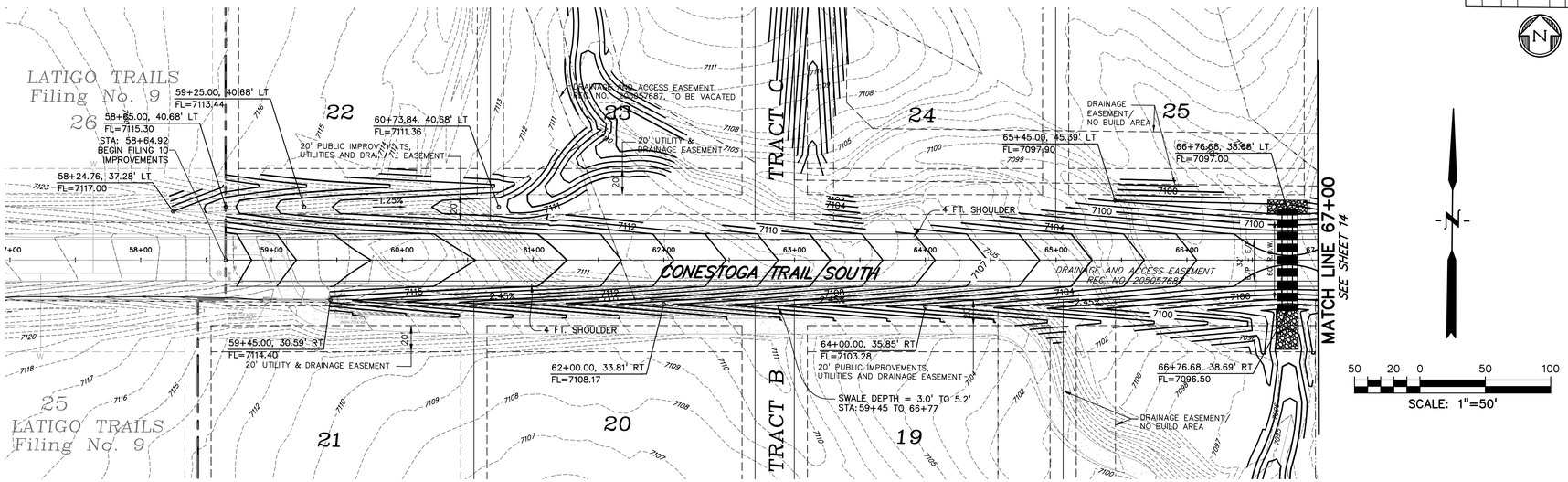
HORIZONTAL CONTROL PLAN

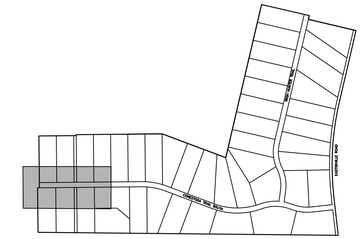
PROJECT NO. 21820-01CSCV

DRAWING NO.

HC-1

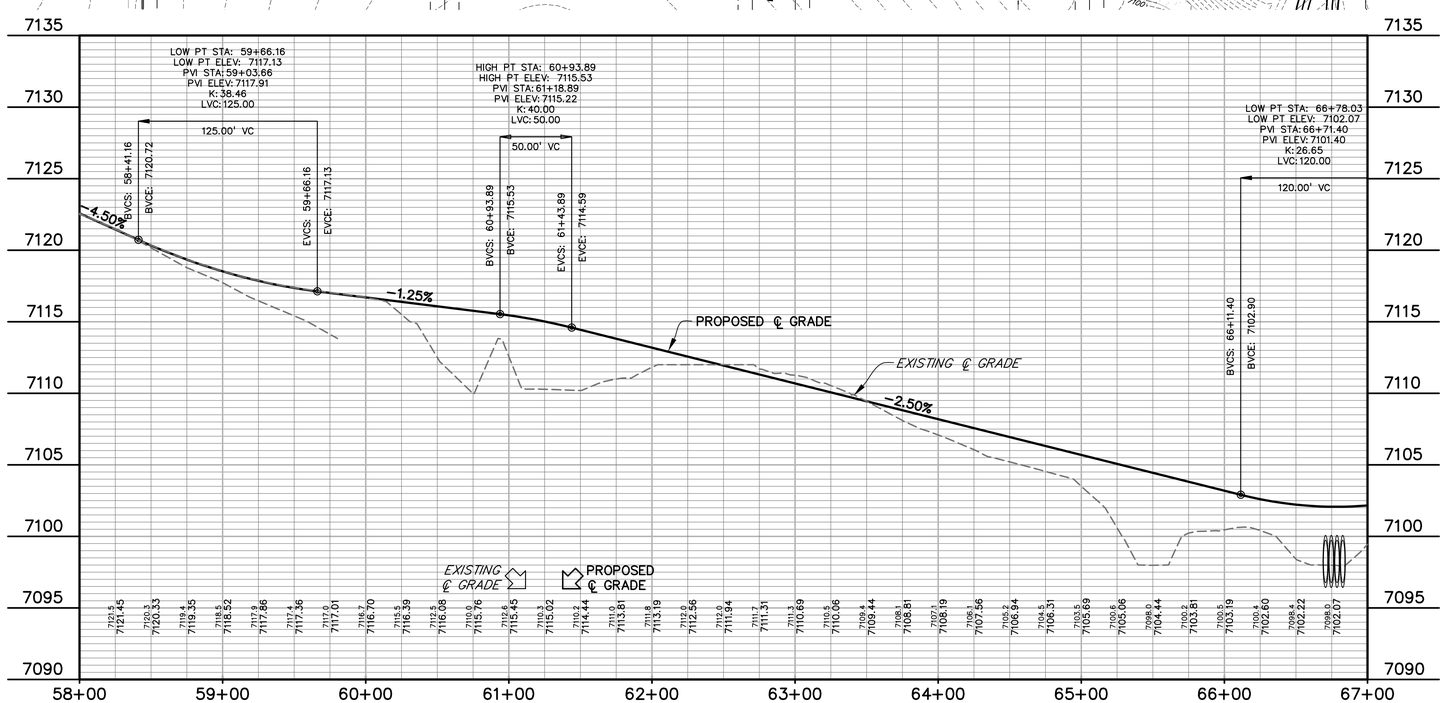
SHEET: 3 OF 18





KEY MAP
NO SCALE

SCALE: 1"=50'



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DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01RD1

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

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

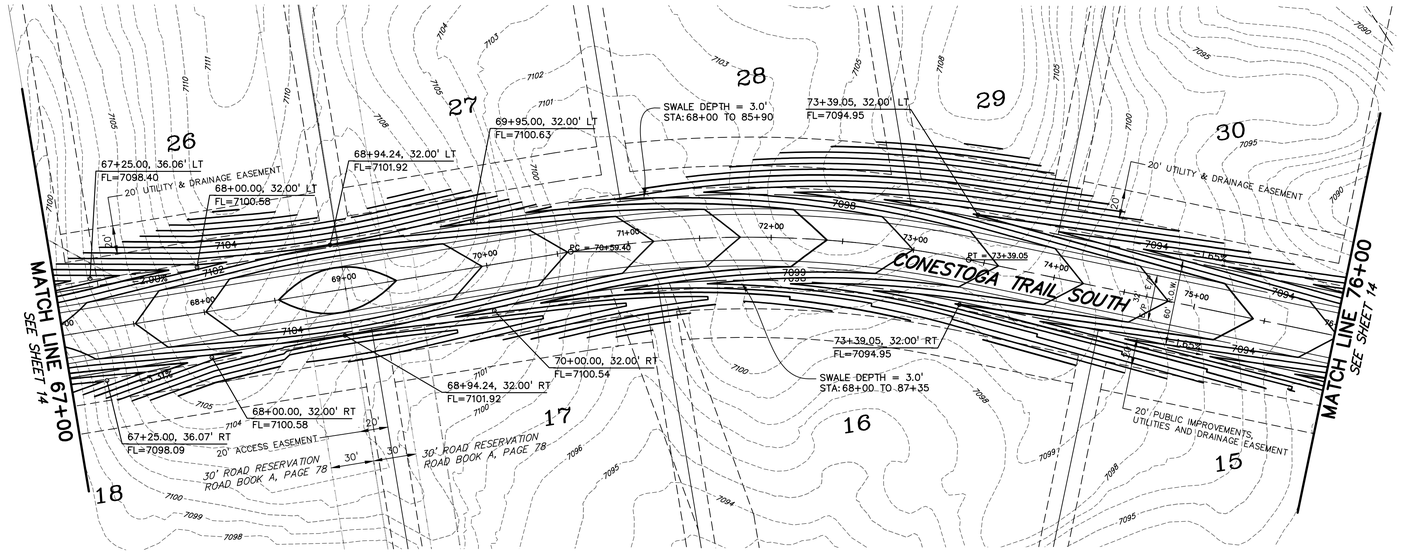
CONESTOGA TR.
PLAN &
PROFILE

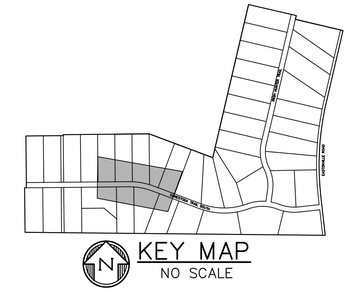
PROJECT NO. 21820-01CSCV

DRAWING NO.

RD-1

SHEET: 4 OF 18





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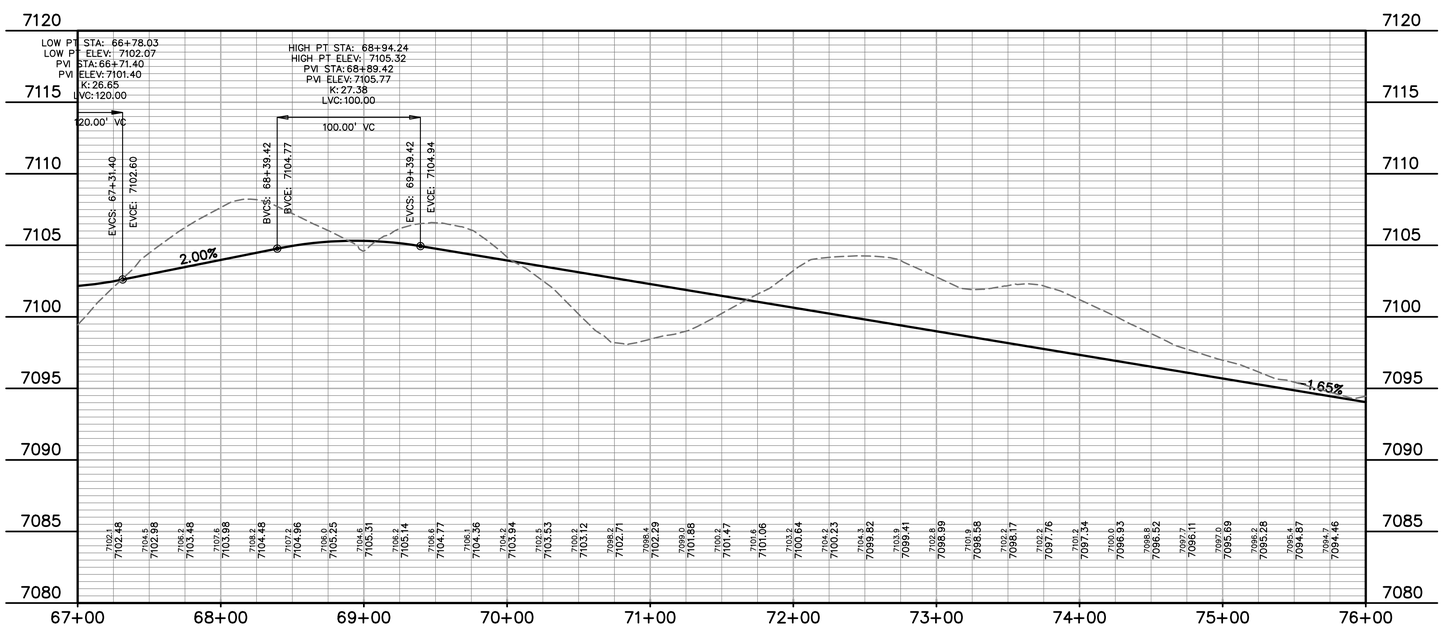
SCALE: 1"=50'



SF2421

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH ST. #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

FALCON LATIGO, LLC
5350 S. ROSLYN ST. STE #400
ENGLEWOOD, CO 80111-2125
(303) 694-0862

ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10

EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01RD1

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

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

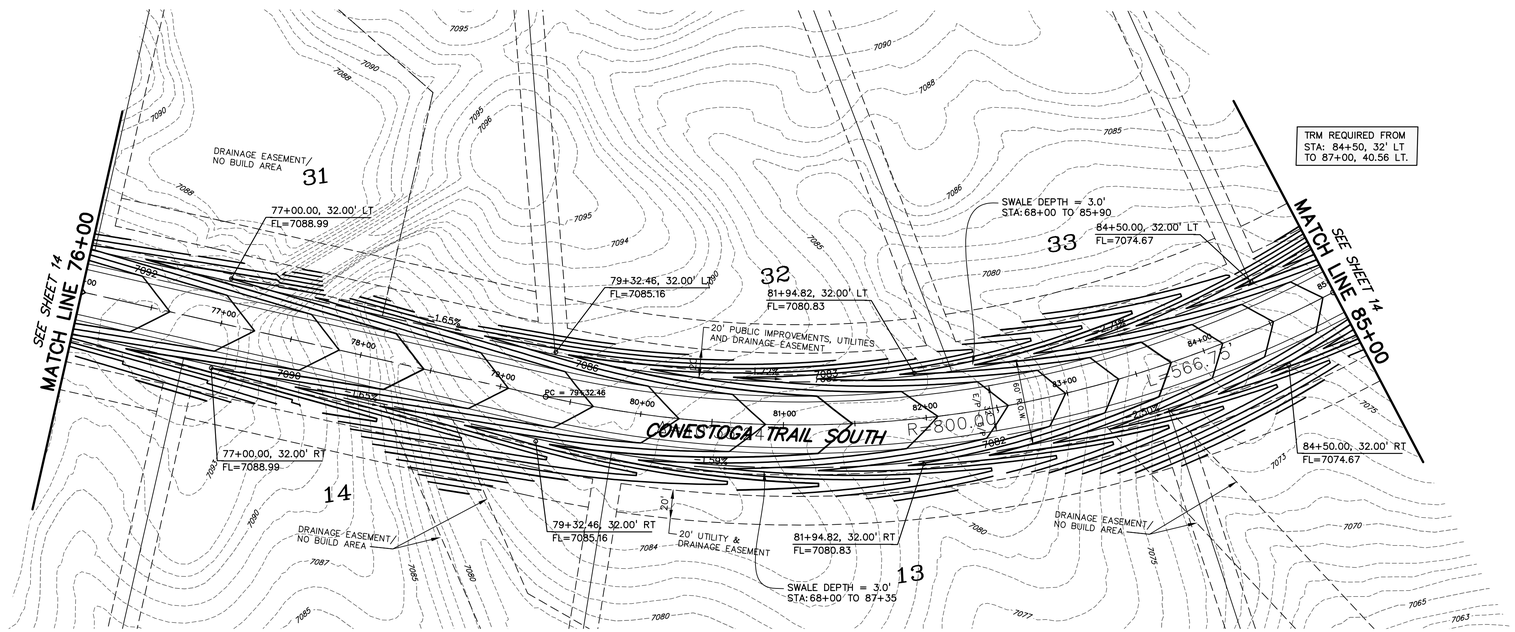
CONESTOGA TR.
PLAN &
PROFILE

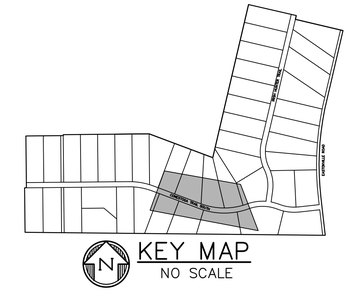
PROJECT NO. 21820-01CSCV

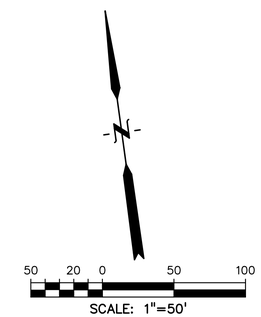
DRAWING NO.

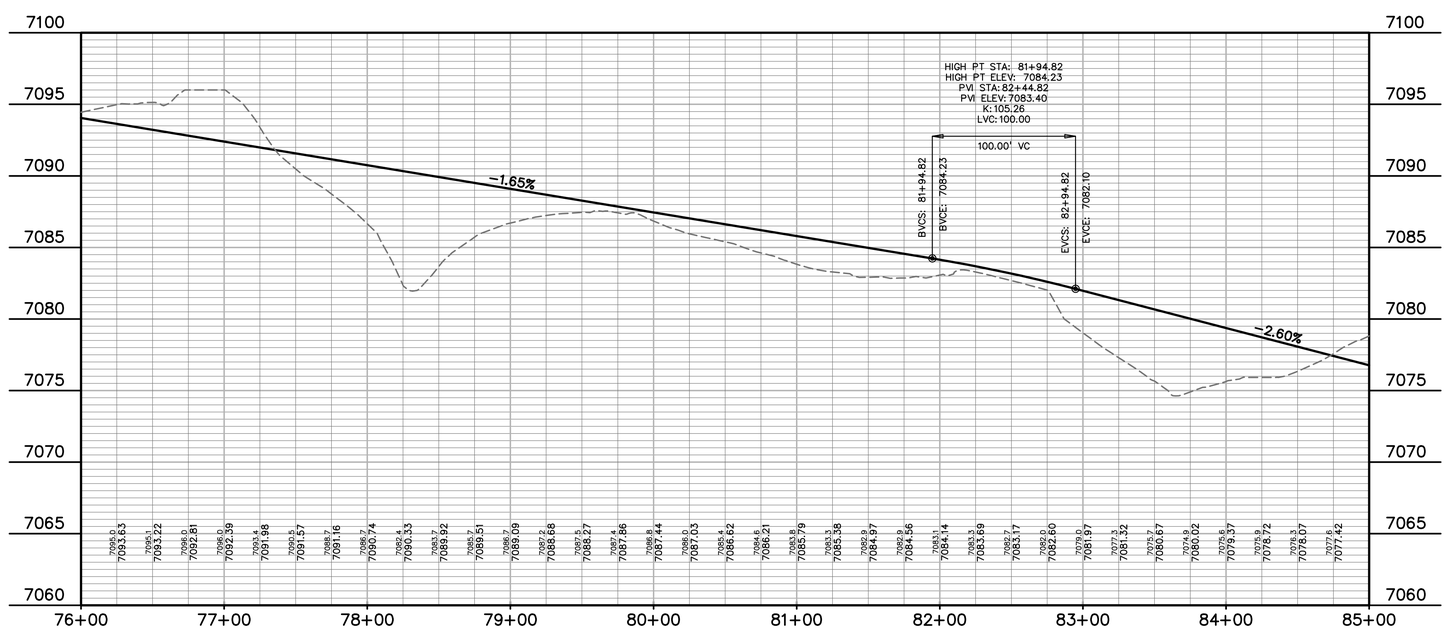
RD-2

SHEET: 5 OF 18









SF2421

PREPARED BY:

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CLIENT:

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5350 S. ROSLYN ST. STE #400
ENGLEWOOD, CO 80111-2125
(303) 694-0862

ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10

EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01RD1

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

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

CONESTOGA TR.
PLAN &
PROFILE

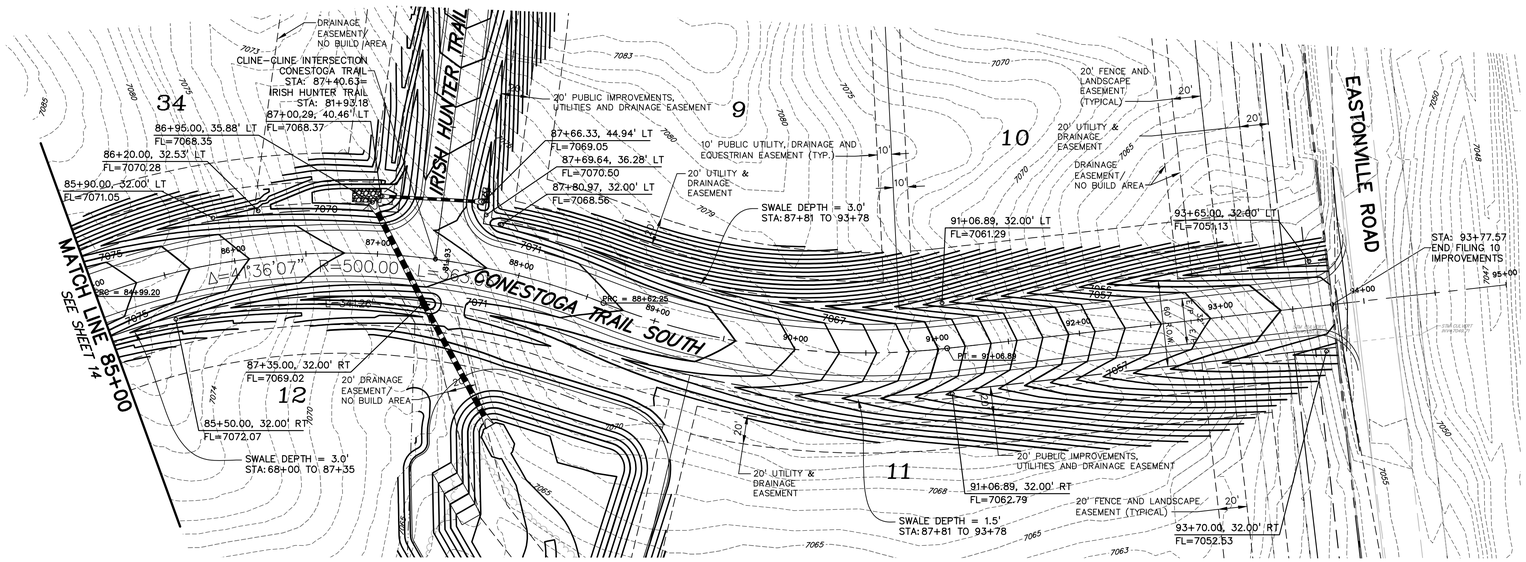
PROJECT NO. 21820-01CSCV

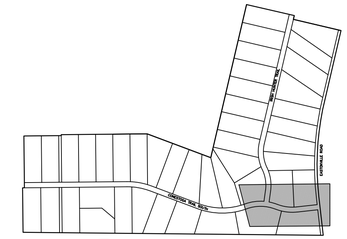
DRAWING NO.

RD-3

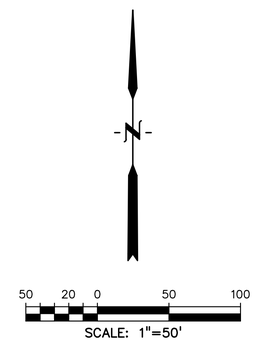
SHEET: 6 OF 18

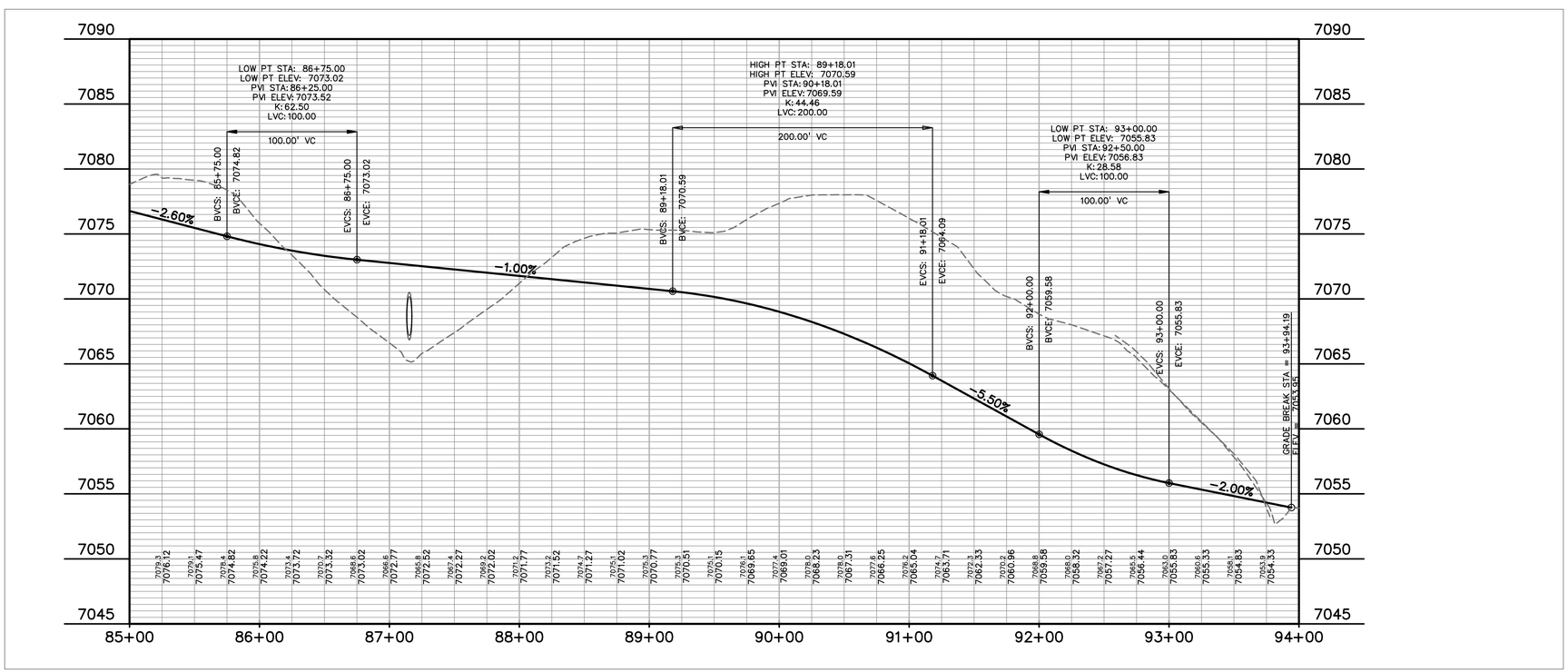
TRM REQUIRED FROM STA: 84+50, 32' LT TO 87+00, 40.56 LT.





KEY MAP
NO SCALE





SF2421

PREPARED BY:

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COLORADO SPRINGS • LAFAYETTE

CLIENT:

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5350 S. ROSLYN ST. STE #400
ENGLEWOOD, CO 80111-2125
(303) 694-0862

ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10

EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01RD1

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

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

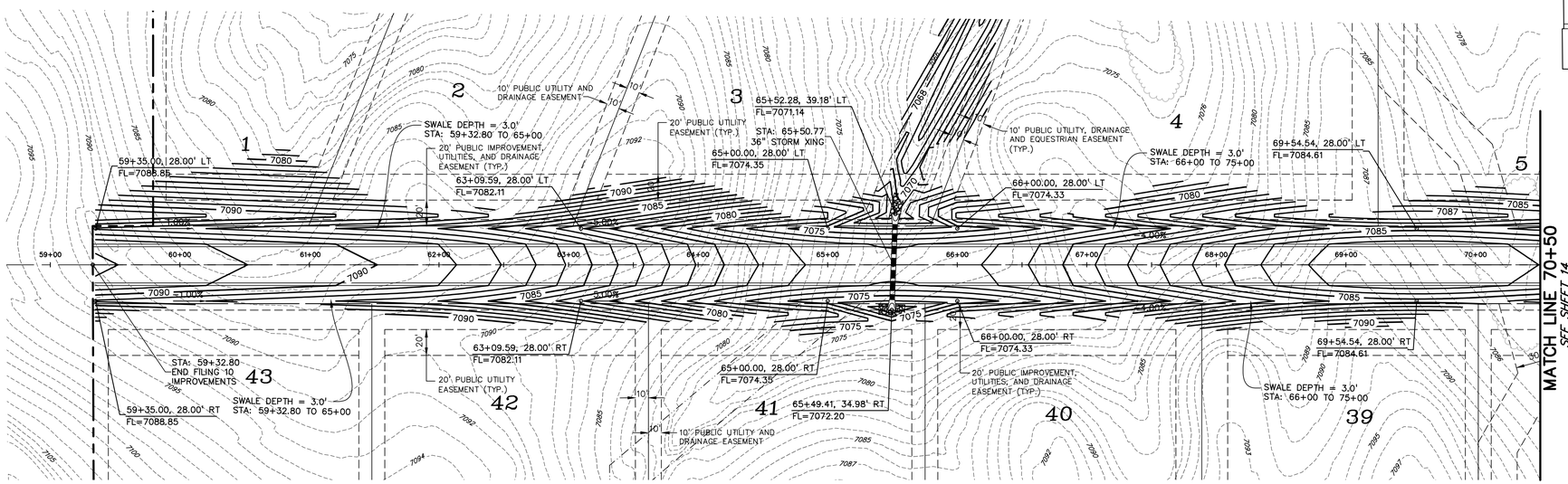
CONESTOGA TR. PLAN & PROFILE

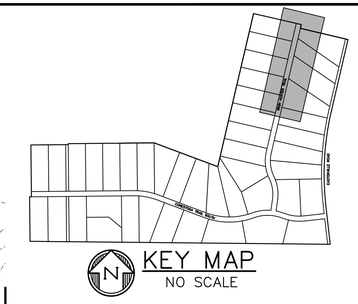
PROJECT NO. 21820-01CSCV

DRAWING NO.

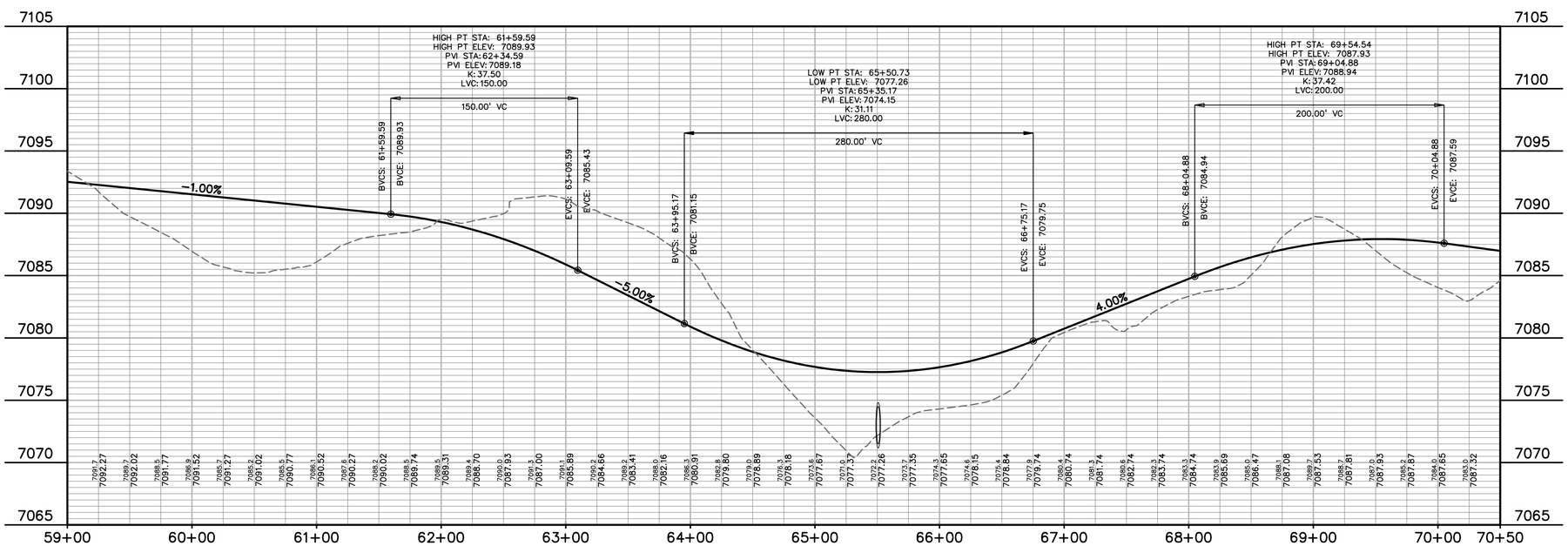
RD-4

SHEET: 7 OF 18





SCALE: 1"=50'



PREPARED BY:

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ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10

EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01RD2

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

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

IRISH HUNTER
PLAN & PROFILE

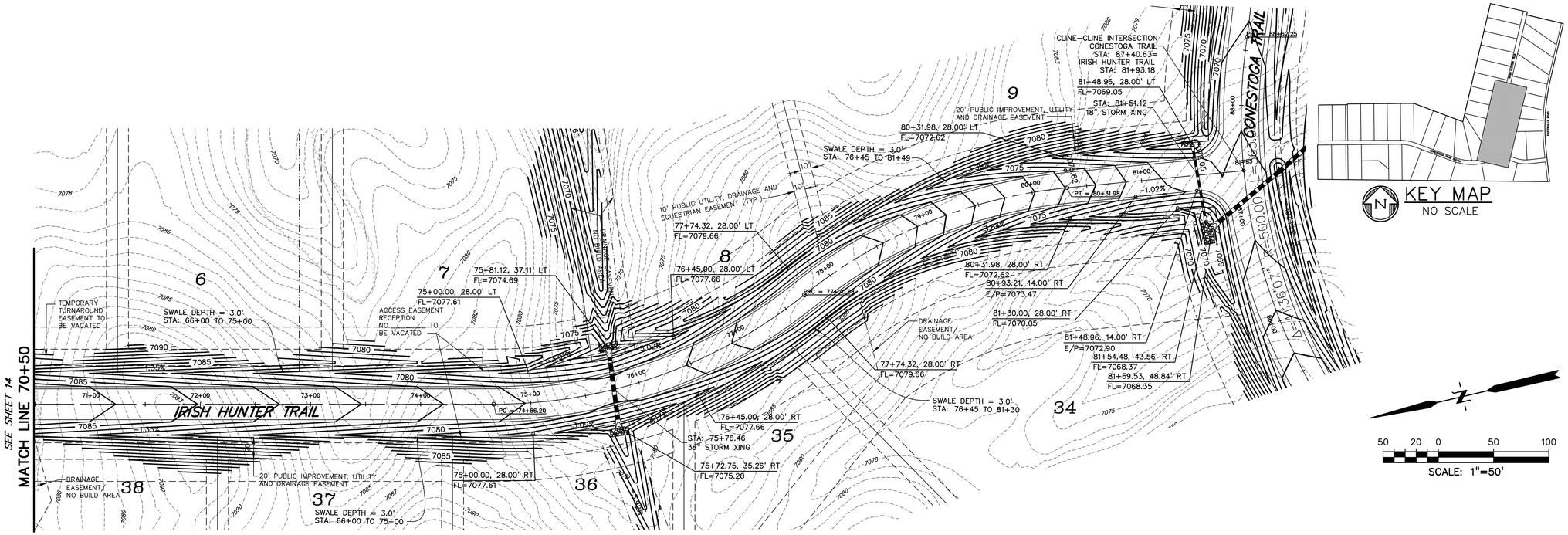
PROJECT NO. 21820-01CSCV

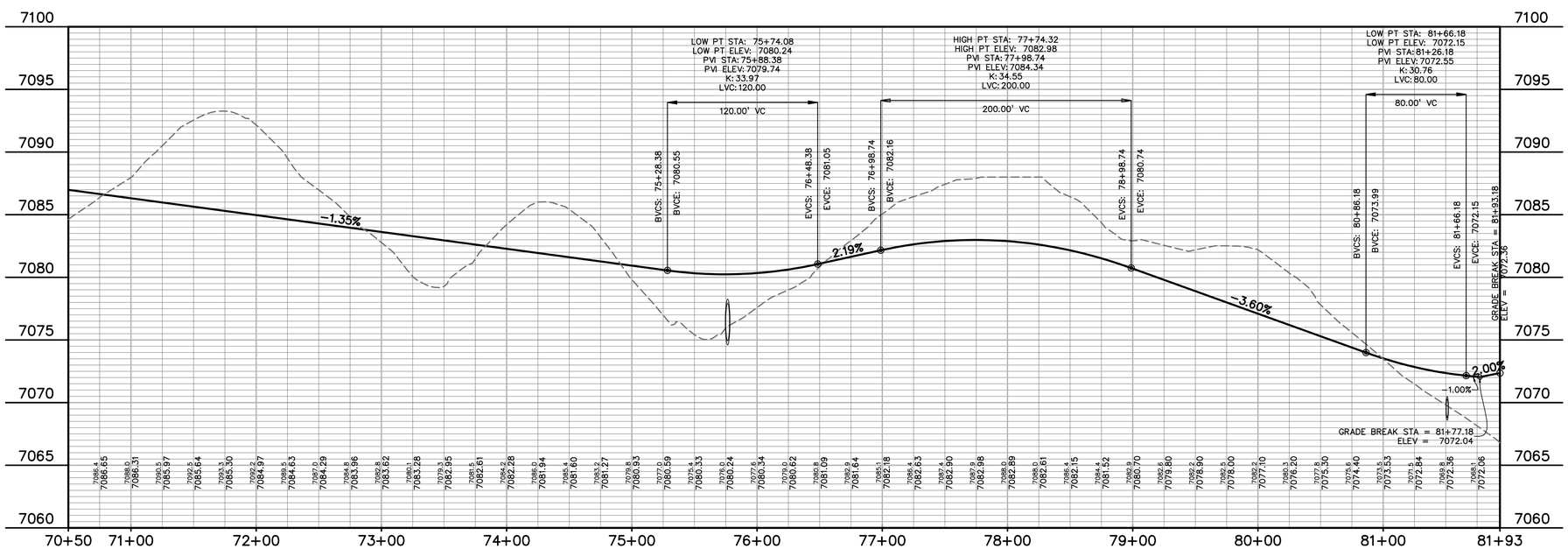
DRAWING NO.

RD-5

SF2421

SHEET: 8 OF 18





SF2421

PREPARED BY:

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CLIENT:

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ENGLEWOOD, CO 80111-2125
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ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10

EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01RD2

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

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

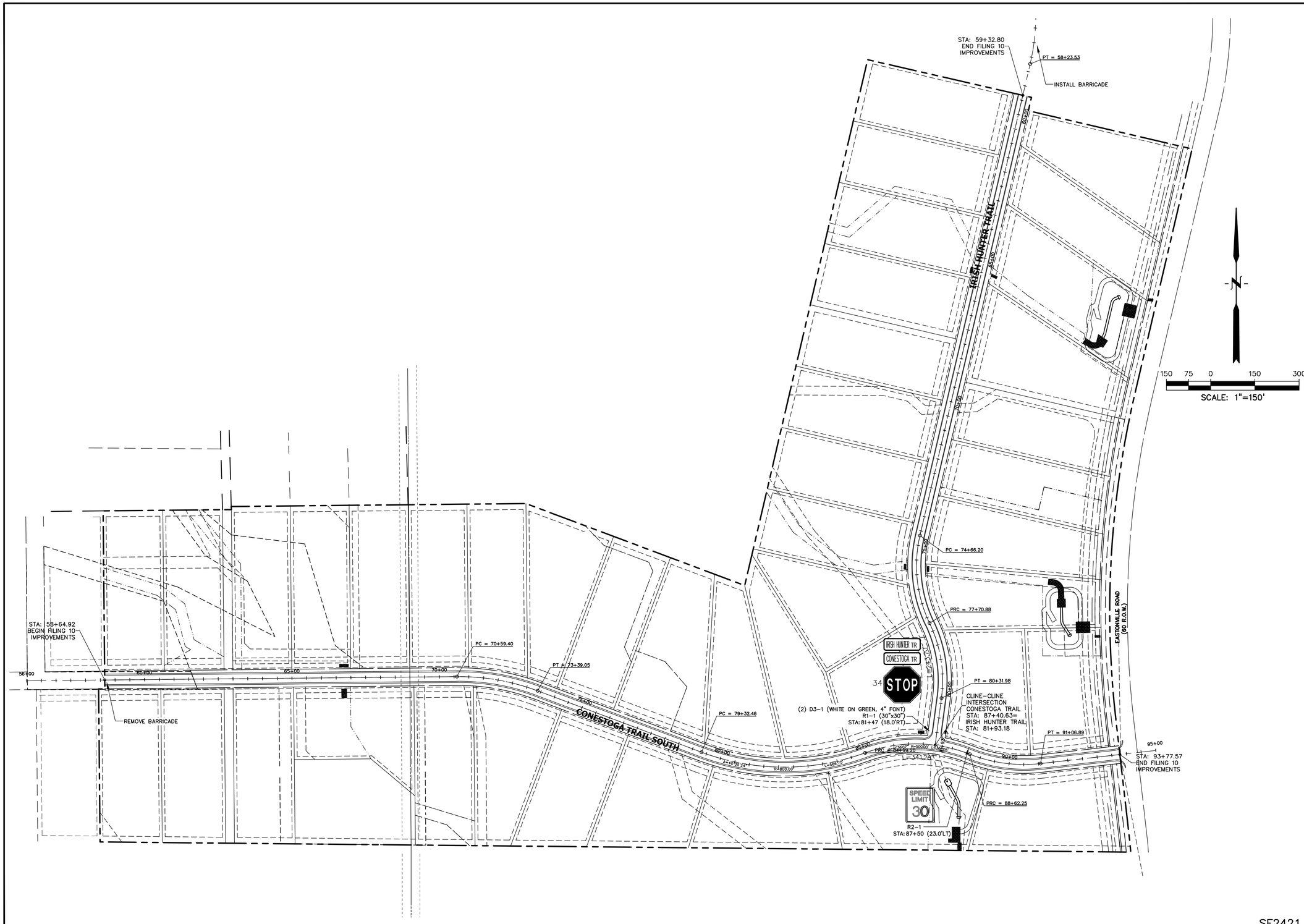
IRISH HUNTER PLAN & PROFILE

PROJECT NO. 21820-01CSCV

DRAWING NO.

RD-6

SHEET: 9 OF 18



SF2421

PREPARED BY:

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ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10

EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01SI1

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

DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

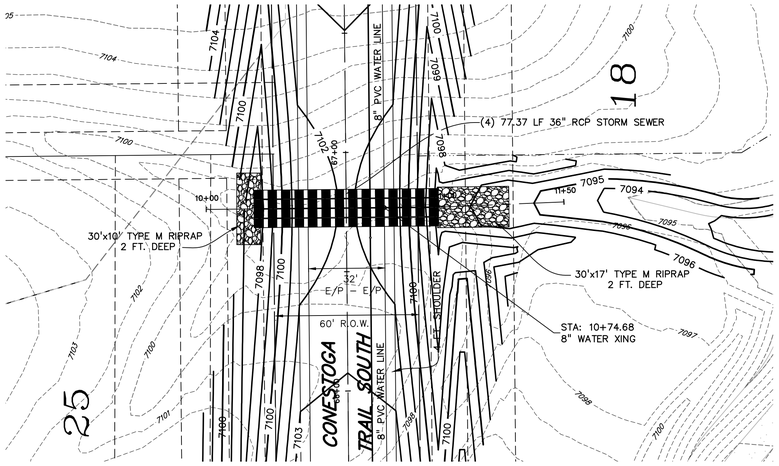
SIGNAGE PLAN

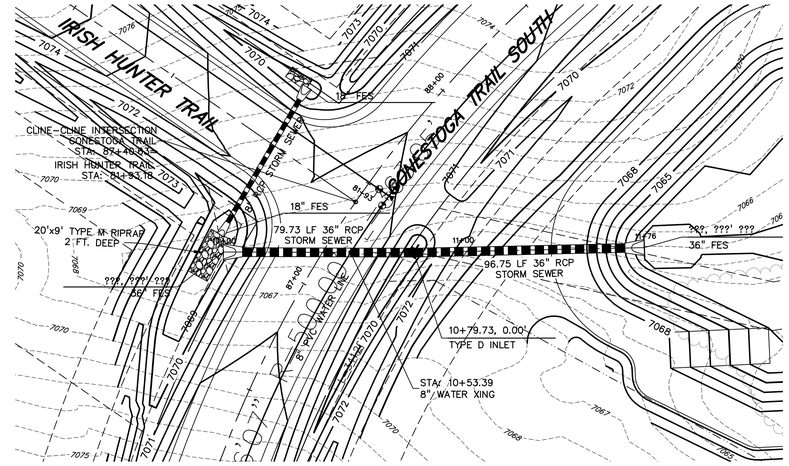
PROJECT NO. 21820-01CSCV

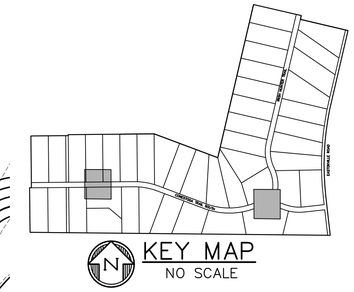
DRAWING NO.

SI-1

SHEET: 10 OF 18







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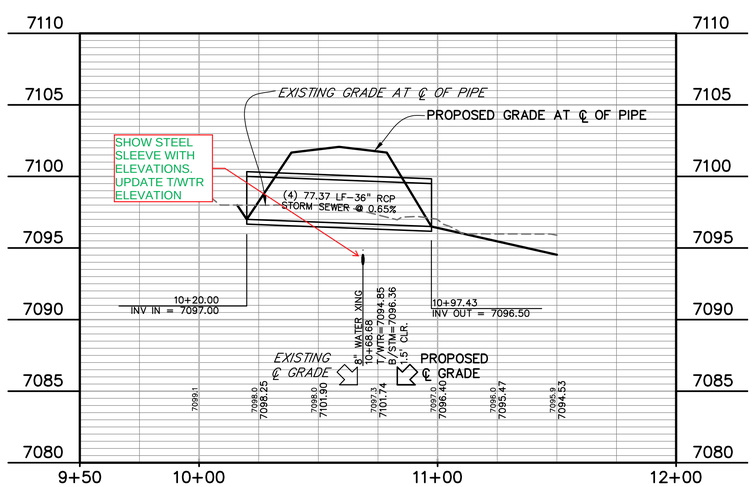
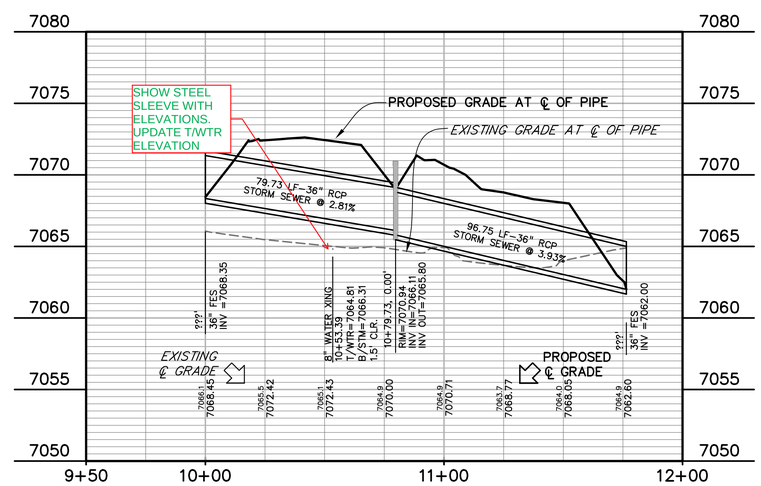
SCALE: 1"=30'





SF2421

PREPARED BY:

DREXEL, BARRELL & CO.
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101 SAHWATCH ST. #100
COLORADO SPGS, COLORADO 80903
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COLORADO SPRINGS • LAFAYETTE

CLIENT:

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5350 S. ROSLYN ST. STE #400
ENGLEWOOD, CO 80111-2125
(303) 694-0862

ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10

EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01SD1

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

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

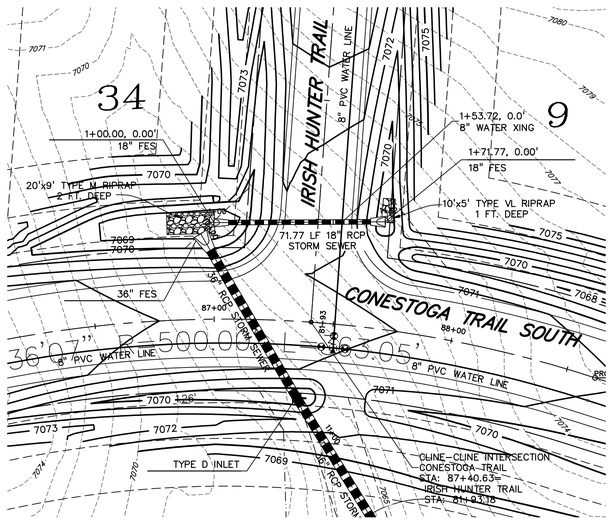
CONESTOGA TR. STORM SEWER PLAN & PROFILE

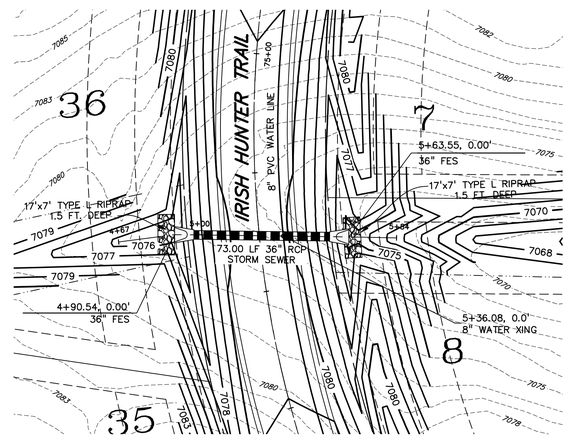
PROJECT NO. 21820-01CSCV

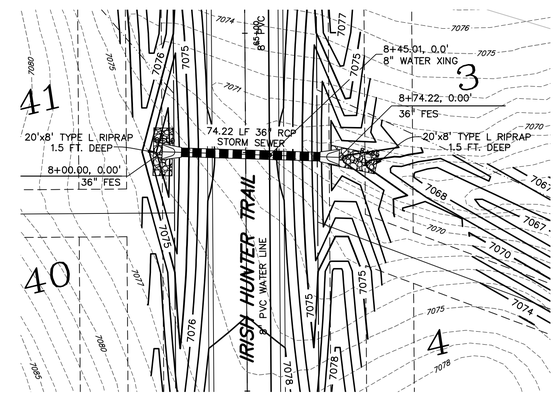
DRAWING NO.

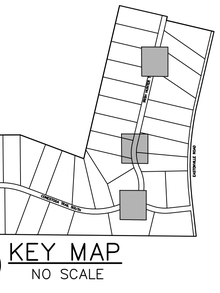
SD-1

SHEET: 11 OF 18



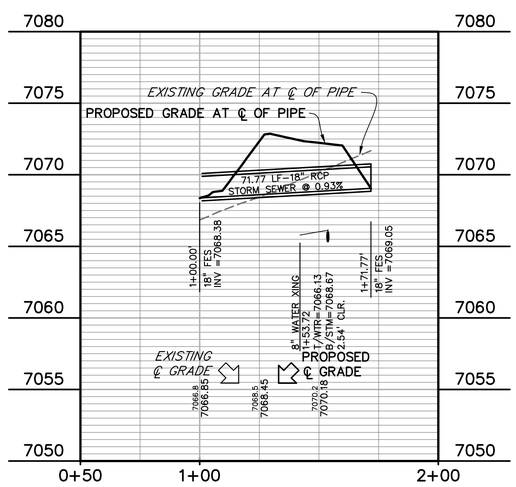


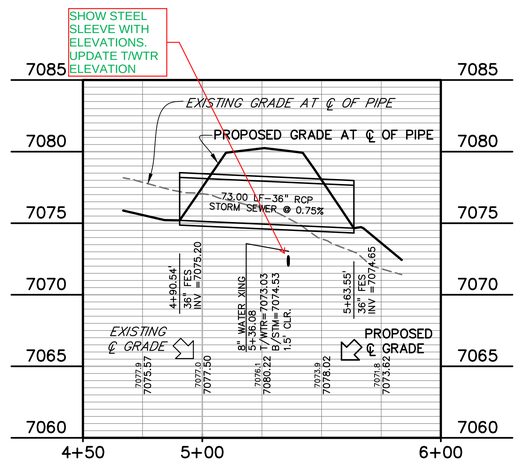


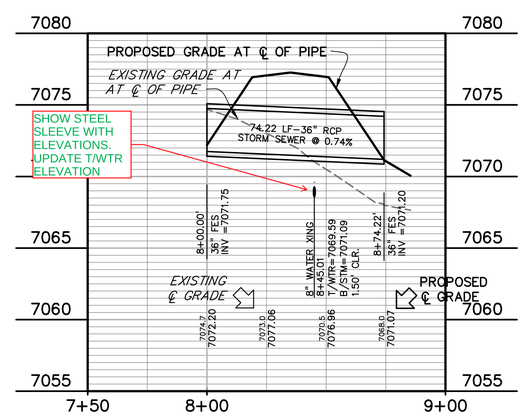


30 20 10 0 30 60

SCALE: 1"=30'







SF2421

PREPARED BY:

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Engineers • Surveyors
101 SAHWATCH ST. #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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COLORADO SPRINGS • LAFAYETTE

CLIENT:

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5350 S. ROSLYN ST. STE #400
ENGLEWOOD, CO 80111-2125
(303) 694-0862

ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10

EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01SD2

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

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

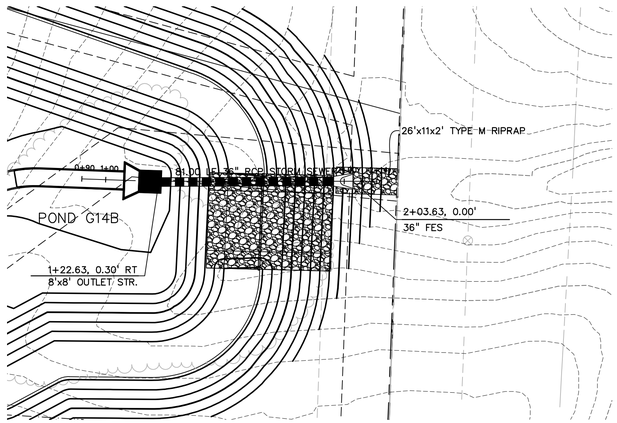
IRISH HUNTER TR.
STORM SEWER
PLAN & PROFILE

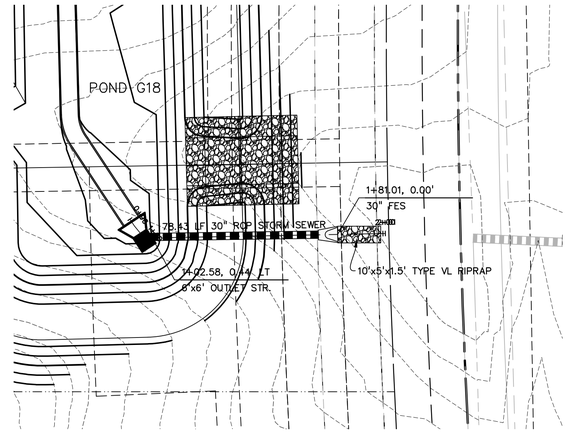
PROJECT NO. 21820-01CSCV

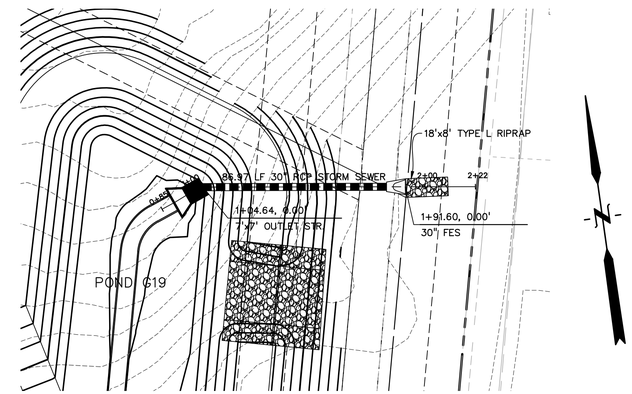
DRAWING NO.

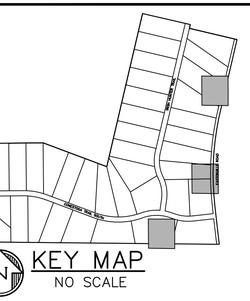
SD-2

SHEET: 12 OF 18

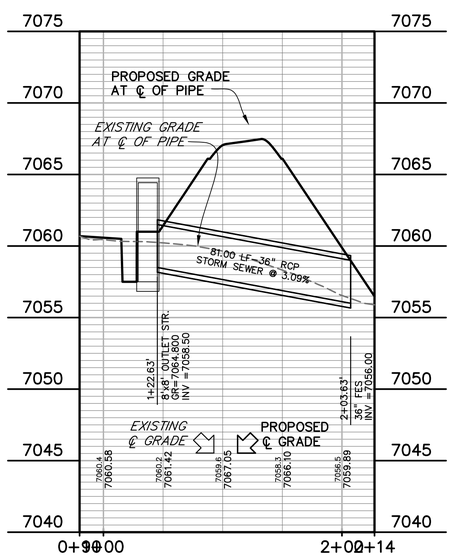


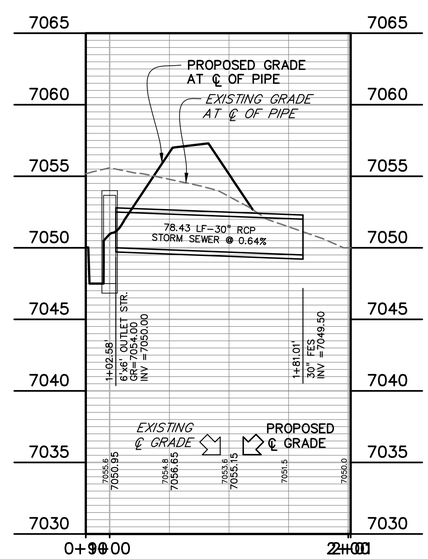


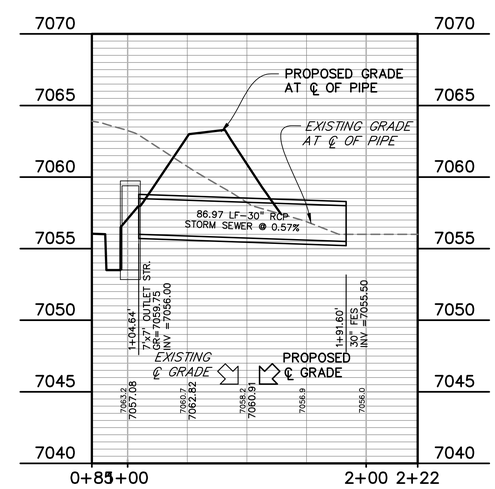




30 20 10 0 30 60
SCALE: 1"=30'







SF2421

PREPARED BY:

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CLIENT:

FALCON LATIGO, LLC
5350 S. ROSLYN ST. STE #400
ENGLEWOOD, CO 80111-2125
(303) 694-0862

ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10

EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01SD3

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

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

OUTFALL STORM SEWER PLAN & PROFILE

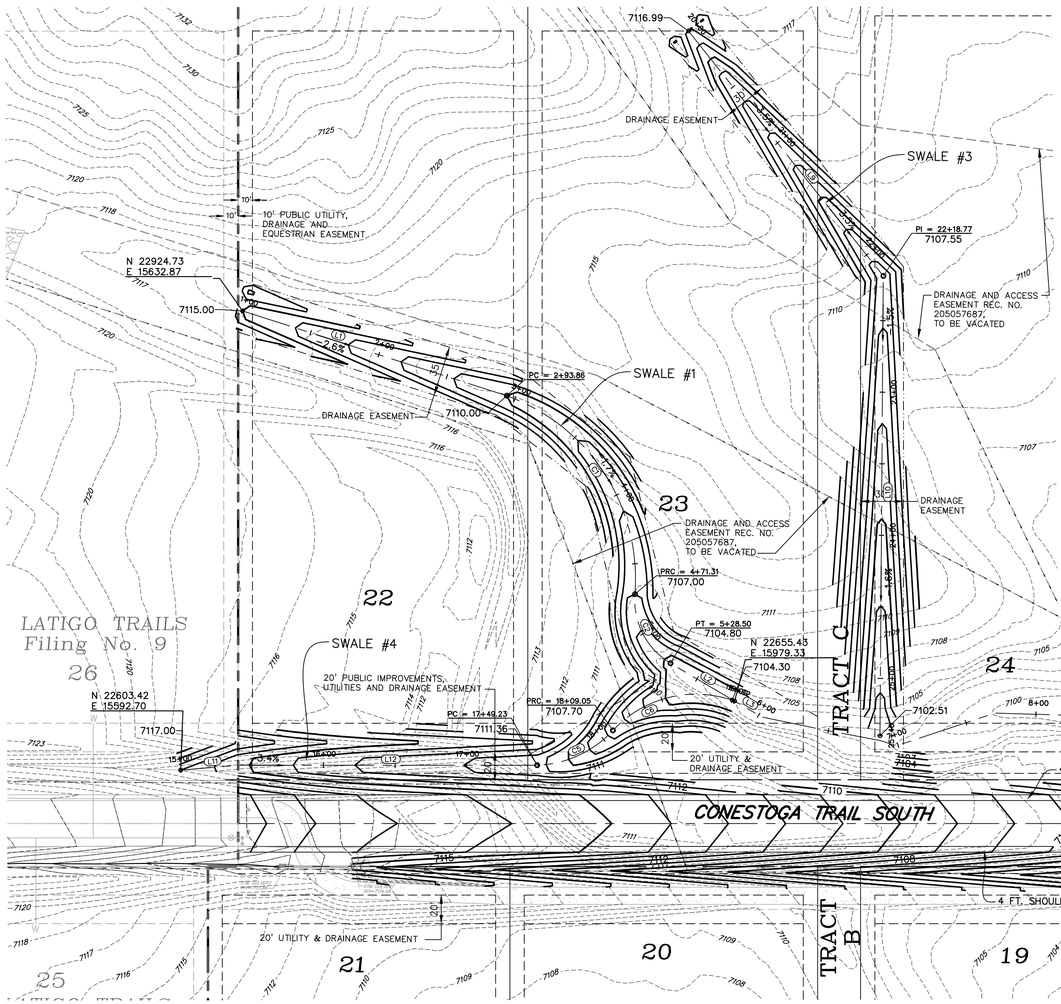
PROJECT NO. 21820-01CSCV

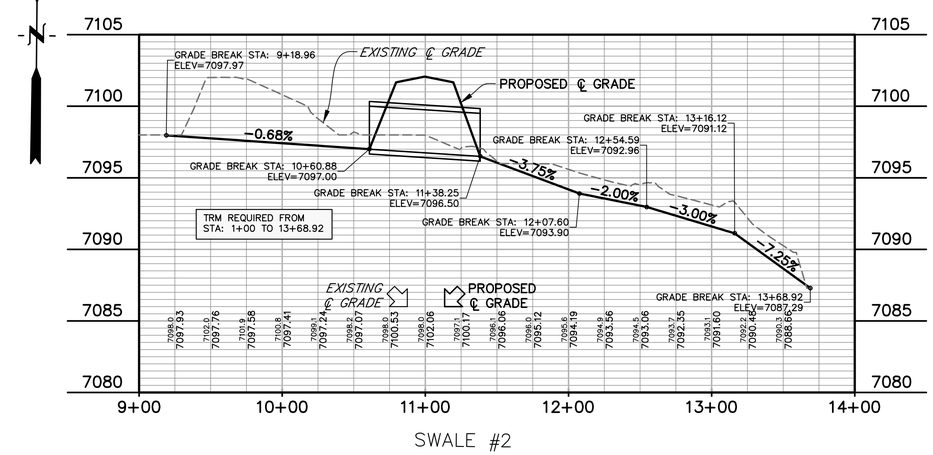
DRAWING NO.

SD-3

SWALE CENTERLINE LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	193.86'	S72°44'33"E
L2	52.01'	S60°04'14"E
L3	19.49'	S60°06'26"E
L4	19.03'	S59°42'20"E
L5	141.86'	S87°38'15"E
L6	77.37'	S0°33'13"E
L7	69.26'	S2°25'49"E
L8	52.77'	S29°45'37"E

SWALE CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	177.45'	135.84'	74°50'39"	N33°25'00"W	165.10'
C2	57.19'	51.51'	63°37'07"	S27°48'14"E	54.30'
C3	47.14'	174.22'	15°30'09"	N12°52'58"E	47.00'
C4	61.48'	56.92'	61°53'25"	S10°18'40"E	58.54'





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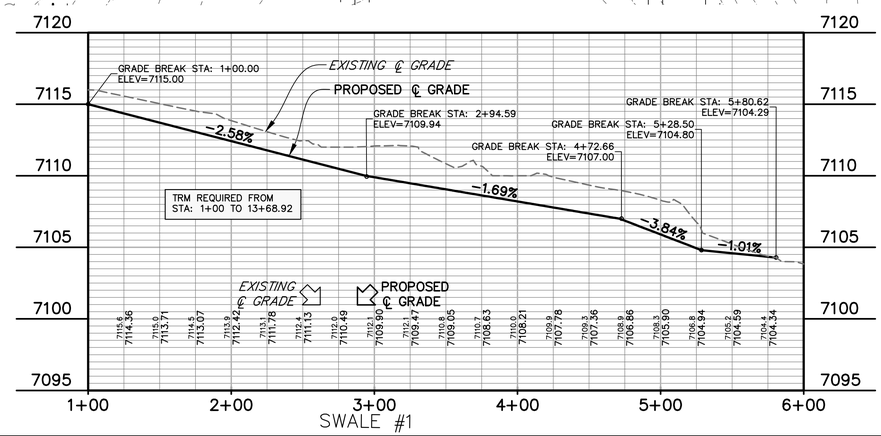
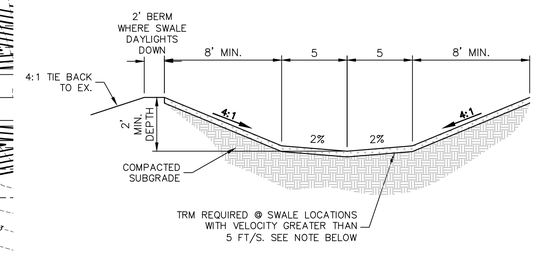


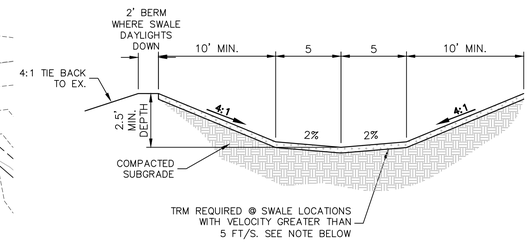
SWALE #1



SWALE #1

N.T.S.

SC250 VMAX PERMANENT TURF REINFORCEMENT MAT (TRM) IS REQUIRED ON SWALE LOCATIONS NOTED ON PLANS TRM TO BE INSTALLED UP TO WETTED SURFACE



SWALE #2

N.T.S.

SC250 VMAX PERMANENT TURF REINFORCEMENT MAT (TRM) IS REQUIRED ON SWALE LOCATIONS NOTED ON PLANS TRM TO BE INSTALLED UP TO WETTED SURFACE

SF2421

PREPARED BY:

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ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10
EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01SW1

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

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

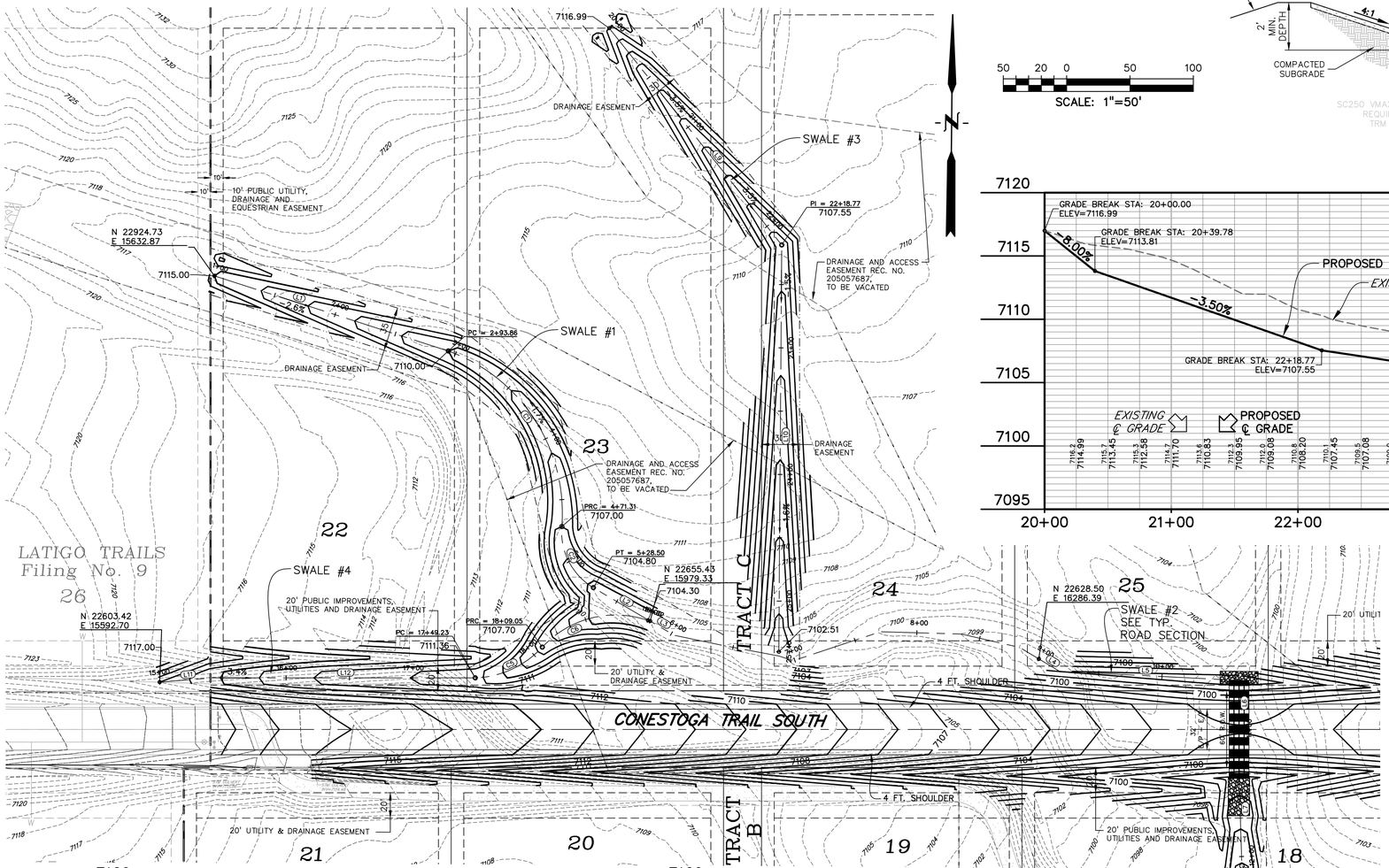
CONESTOGA TR. SWALE PLAN & PROFILE

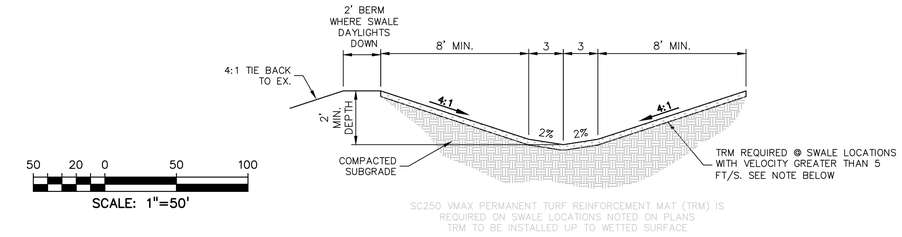
PROJECT NO. 21820-01CSCV

DRAWING NO.

SW-1

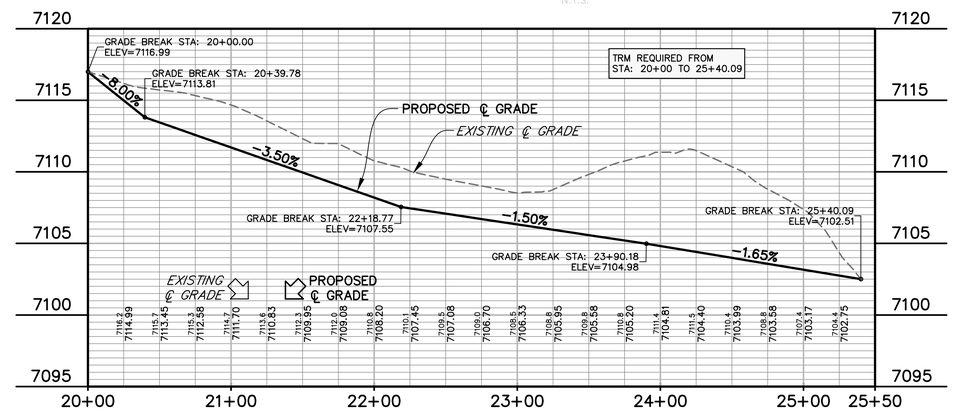
SHEET: 14 OF 18





SWALE #3

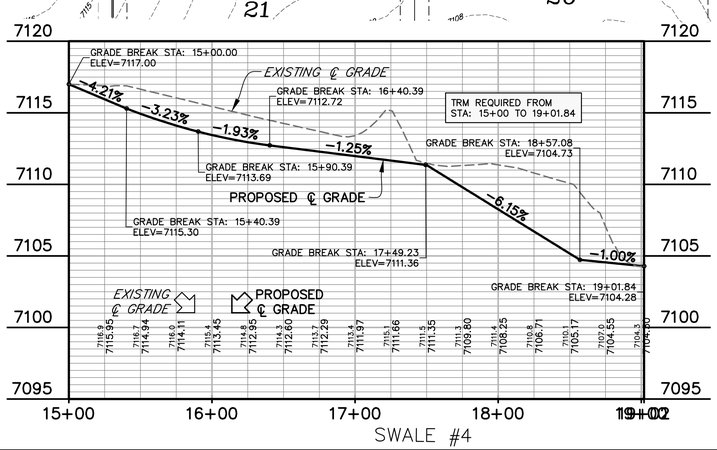
N.T.S.



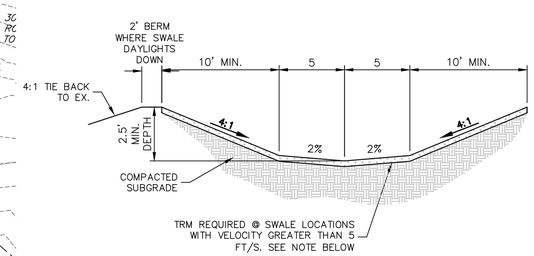
SWALE #3

SWALE CENTERLINE LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	218.77'	S39°08'32"E
L10	321.32'	S0°08'38"E
L11	40.39'	N84°36'58"E
L12	208.84'	N89°26'47"E

SWALE CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C5	59.82'	75.43'	45°26'11"	N64°46'38"E	58.26'
C6	92.78'	78.96'	67°19'17"	S75°51'53"W	87.53'



SWALE #4



SWALE #4

N.T.S.

SC250 VMAX PERMANENT TURF REINFORCEMENT MAT (TRM) IS REQUIRED ON SWALE LOCATIONS NOTED ON PLANS
TRM TO BE INSTALLED UP TO WETTED SURFACE

SF2421

PREPARED BY:

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CLIENT:

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ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10

EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01SW1

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

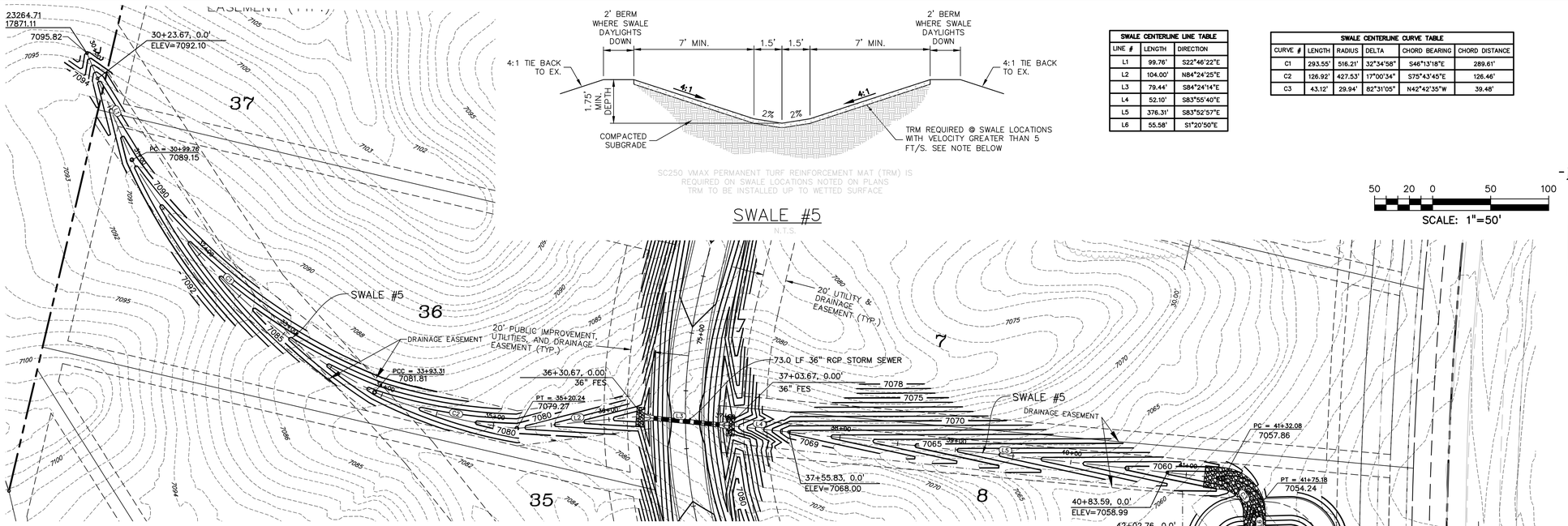
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

CONESTOGA TR. SWALE PLAN & PROFILE

PROJECT NO. 21820-01CSCV

DRAWING NO.

SW-2



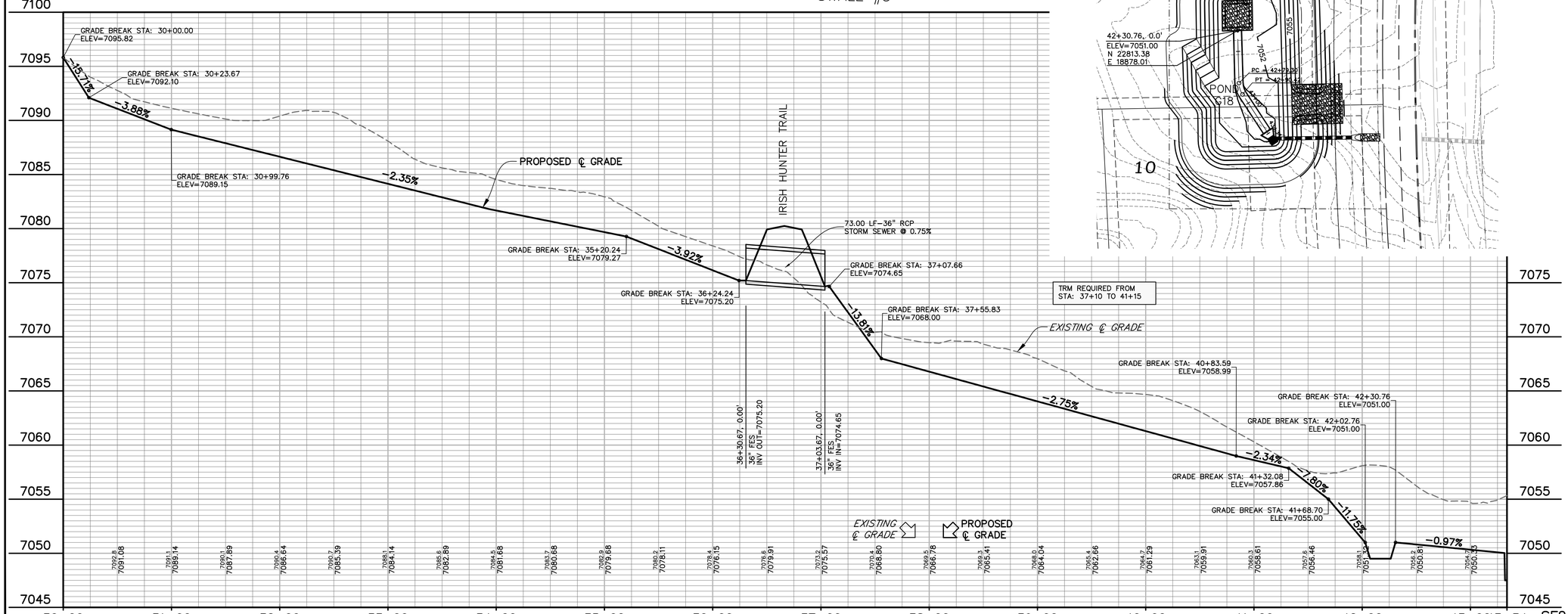
SWALE #5

N.T.S.

SWALE CENTERLINE LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	99.76'	S22°46'22"E
L2	104.00'	N84°24'25"E
L3	79.44'	S84°24'14"E
L4	52.10'	S83°55'40"E
L5	376.31'	S83°52'57"E
L6	55.58'	S1°20'50"E

SWALE CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	293.55'	516.21'	32°34'58"	S46°13'18"E	289.61'
C2	126.92'	427.53'	17°00'34"	S75°43'45"E	126.46'
C3	43.12'	29.94'	82°31'05"	N42°42'35"W	39.48'

SCALE: 1"=50'



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ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10

EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01SW2

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

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

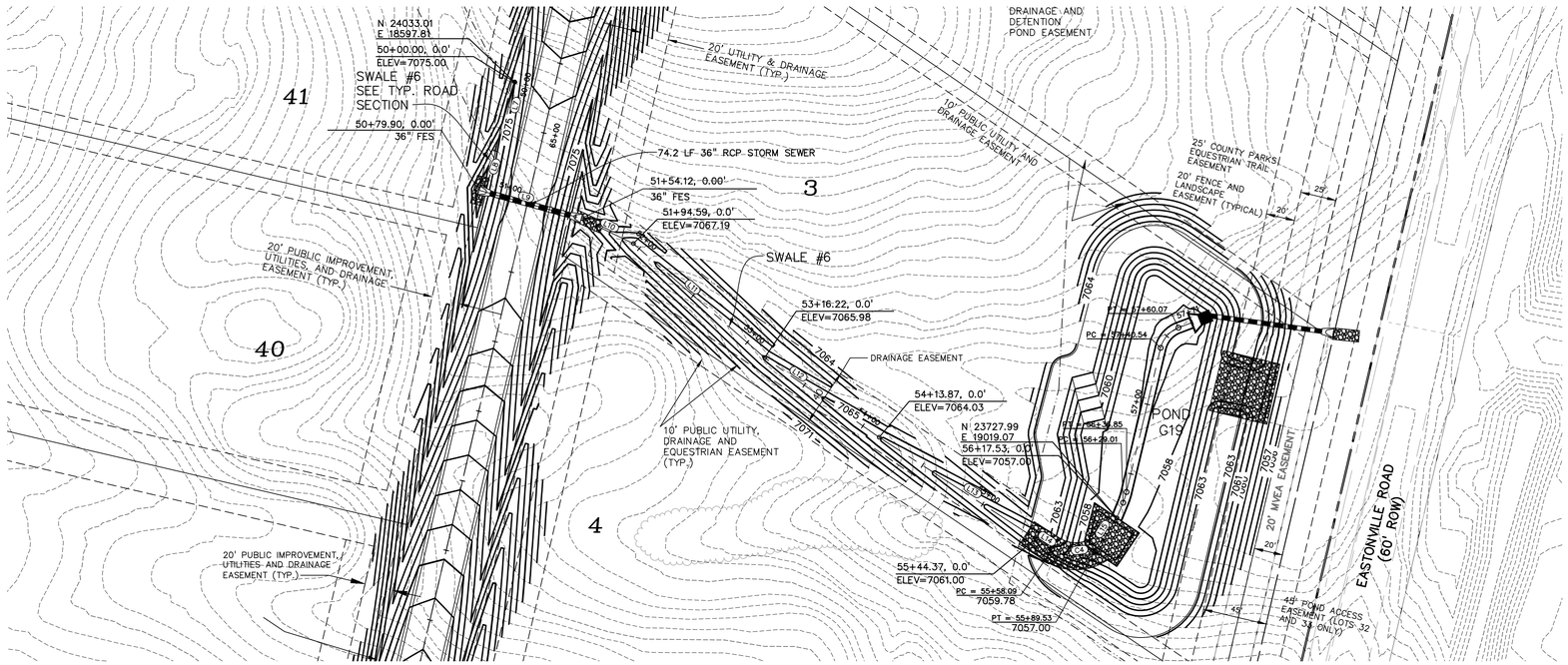
IRISH HUNTER SWALE PLAN & PROFILE

PROJECT NO. 21820-01CSCV

DRAWING NO.

SW-3

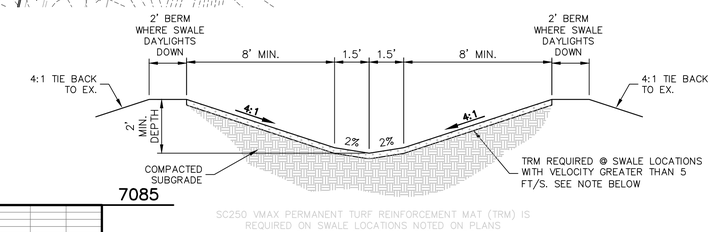
SHEET: 16 OF 18



SWALE #6

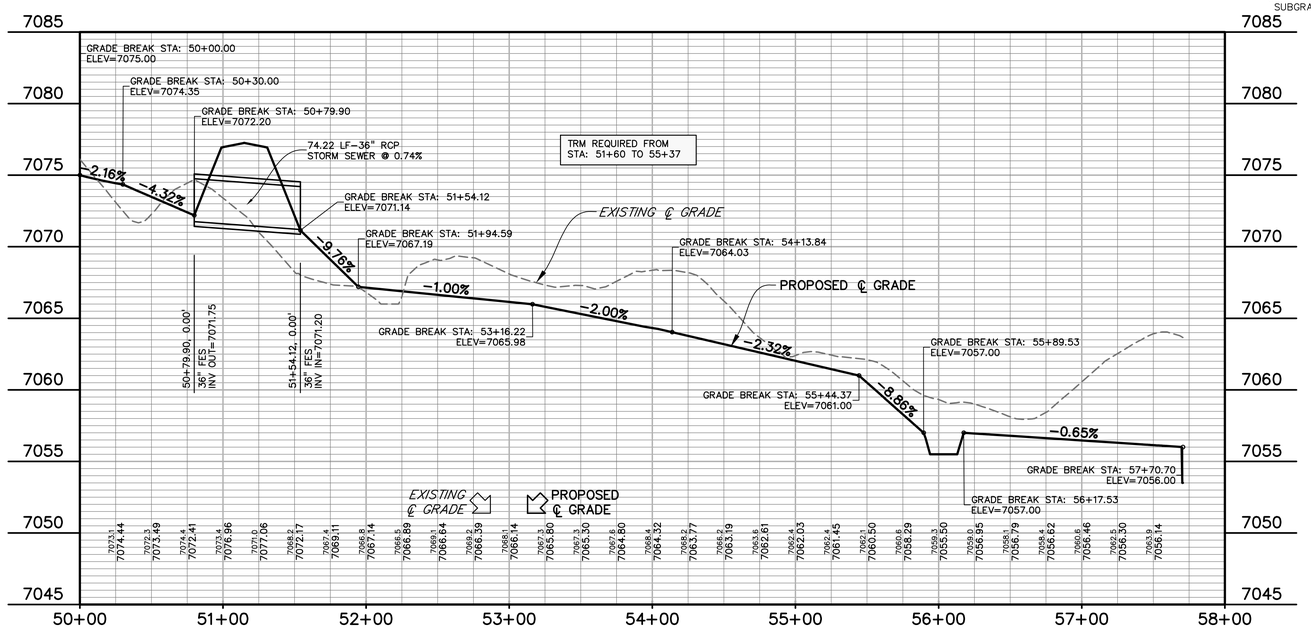
50 20 0 50 100

SCALE: 1"=50'



SWALE #6

N.T.S.



SWALE CENTERLINE LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	30.00'	S13°15'18"W
L8	49.90'	S21°11'17"W
L9	74.22'	S74°38'00"E
L10	40.47'	S64°07'52"E
L11	121.63'	S49°00'53"E
L12	97.62'	S55°09'44"E
L13	130.52'	S57°04'01"E
L14	13.72'	S57°04'01"E
L15	28.01'	N32°52'29"E

SWALE CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C4	31.44'	30.00'	60°02'20"	S87°05'11"E	30.02'

SF2421

PREPARED BY:

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Engineers • Surveyors
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CONTACT: TIM D. McCONNELL, P.E.
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CLIENT:

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ROADWAY CONSTRUCTION PLANS FOR:

LATIGO TRAILS FILING NO. 10

EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01SW2

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

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

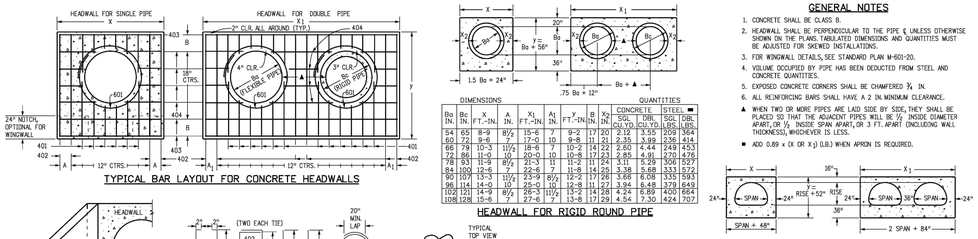
IRISH HUNTER
SWALE PLAN
& PROFILE

PROJECT NO. 21820-01CSCV

DRAWING NO.

SW-4

SHEET: 17 OF 18



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B.
2. HEADWALL SHALL BE PERPENDICULAR TO THE PIPE ℄ UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
3. FOR WINGWALL DETAILS, SEE STANDARD PLAN M-601-20.
4. VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN.
6. ALL REINFORCING BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.

▲ WHEN TWO OR MORE PIPES ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE ½ INSIDE DIAMETER APART, OR ½ INSIDE SPAN APART, OR 3 FT. APART (INCLUDING WALL THICKNESS), WHICHEVER IS LESS.

■ ADD 0.89 x (X OR X₁) (LB.) WHEN APRON IS REQUIRED.

Computer File Information
Creation Date: 07/31/19
Designer Initials: JBK
Last Modification Date: 07/31/19
Detailer Initials: LTA
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

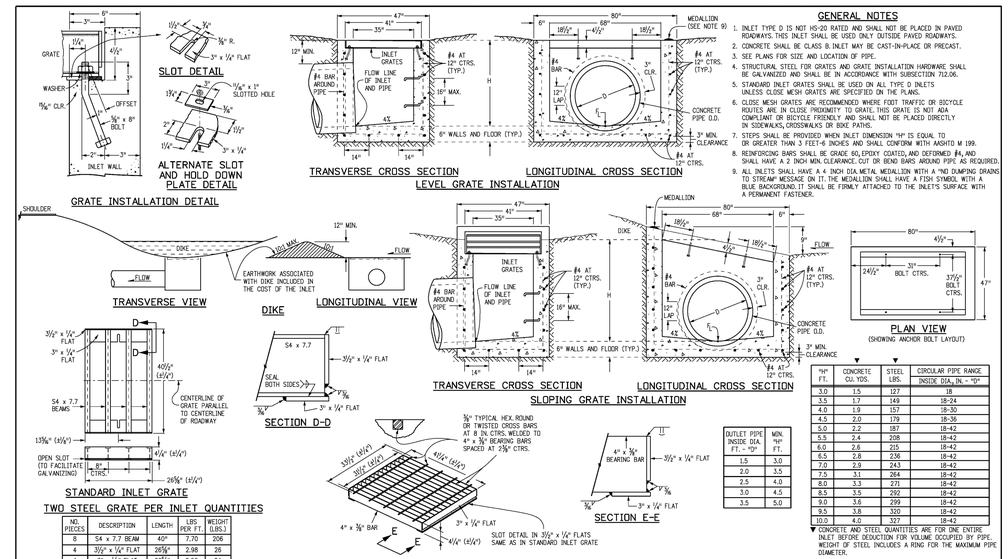
Sheet Revisions

Date:	Comments

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

HEADWALL FOR PIPES

STANDARD PLAN NO. M-601-10
Standard Sheet No. 1 of 1
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:



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 FEET-6 INCHES AND SHALL CONFORM WITH AASHTO M 199.
8. REINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND DEFORMED #4, AND SHALL HAVE A 2 INCH MIN. CLEARANCE. CUT OR BEND BARS AROUND PIPE AS REQUIRED.
9. ALL INLETS SHALL HAVE A 4 INCH 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
Creation Date: 07/31/19
Designer Initials: JBK
Last Modification Date: 07/31/19
Detailer Initials: LTA
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

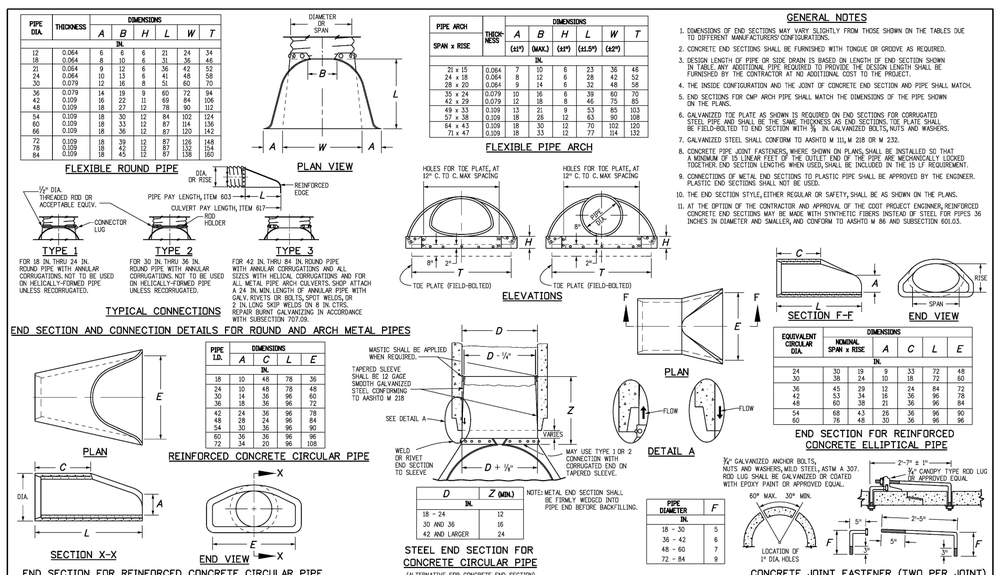
Sheet Revisions

Date:	Comments

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

INLET, TYPE D

STANDARD PLAN NO. M-604-11
Standard Sheet No. 1 of 1
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:



Computer File Information
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Sheet Revisions

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Project Development Branch JBK

CONCRETE AND METAL END SECTIONS

STANDARD PLAN NO. M-603-10
Standard Sheet No. 1 of 1
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:

SF2421

PREPARED BY:

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FILING NO. 10
EL PASO COUNTY
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/18/24
2nd SUBMITTAL	

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21820-01DT1

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

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

DETAILS

PROJECT NO. 21820-01CSCV
DRAWING NO.

DT-1

SHEET: 18 OF 18