



**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.

# LATIGO TRAILS FILING NO. 10

## EL PASO COUNTY, COLORADO

### ROADWAY CONSTRUCTION PLANS

#### STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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.
- 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).
- 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:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
  - CDOT M&S STANDARDS
- 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 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EDM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- 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.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FOR ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

#### SIGNING AND STRIPING NOTES

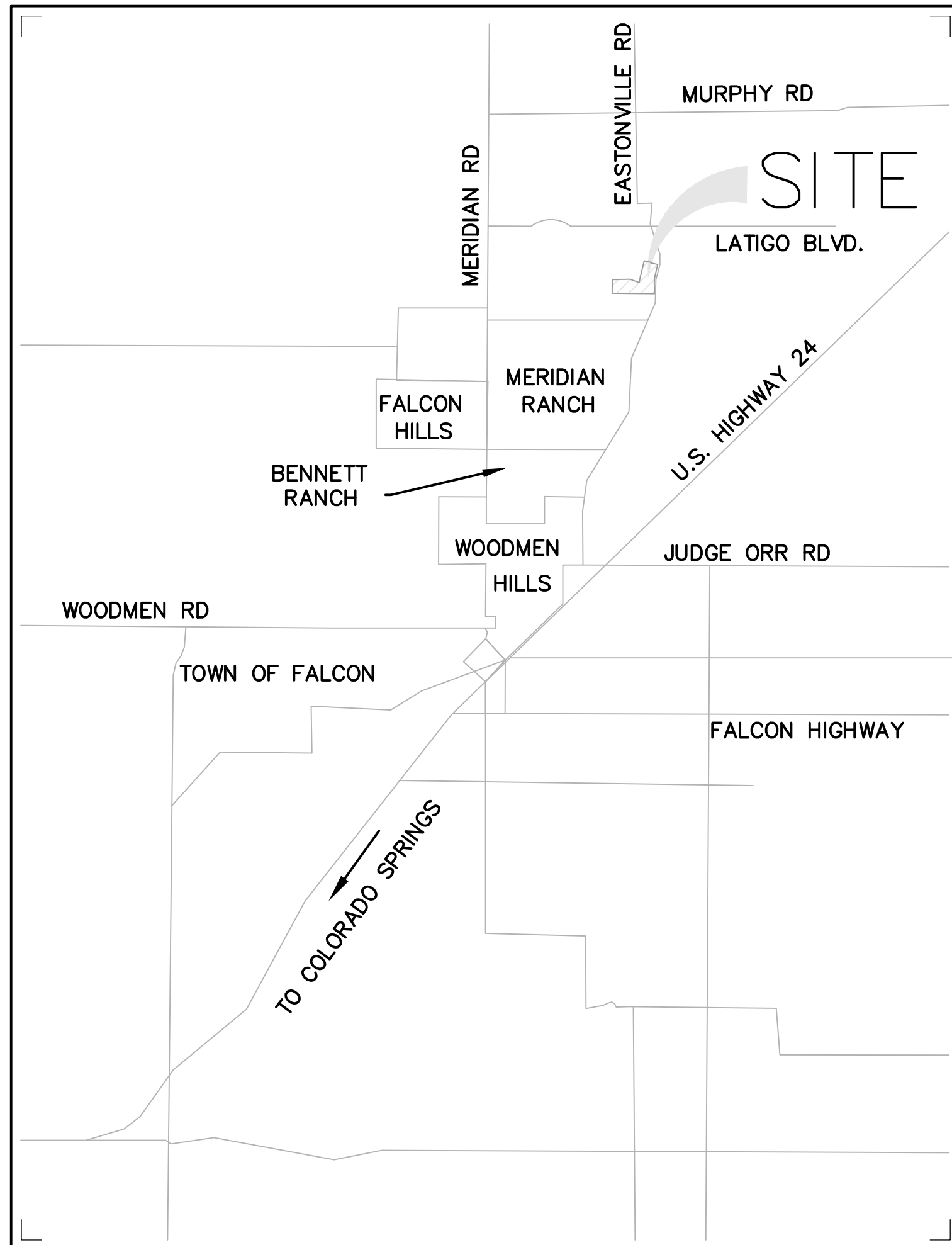
- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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 SUBBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 1/2" MIL THICKNESS PERFORMED 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
- 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 BEARING IS THE WESTERLY LINE OF TRACT, B, WOODMOOR PLACER, BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP ILLIGIBLE 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. 207712671 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SUBDIVISION THE FOLLOWING 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. 207712671, 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 OR 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 0804100396, EFFECTIVE DATE DECEMBER 7, 2018.

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#### 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.

#### 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

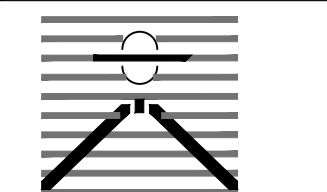
DEPARTMENT OF PUBLIC WORKS  
3257 AKERS DR  
COLORADO SPRINGS, CO 80910  
(719) 529-6460

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

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 DREXEL, BARRELL & CO.

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

COVER SHEET

PROJECT NO. 21820-01CSCV  
DRAWING NO.

CV-1



























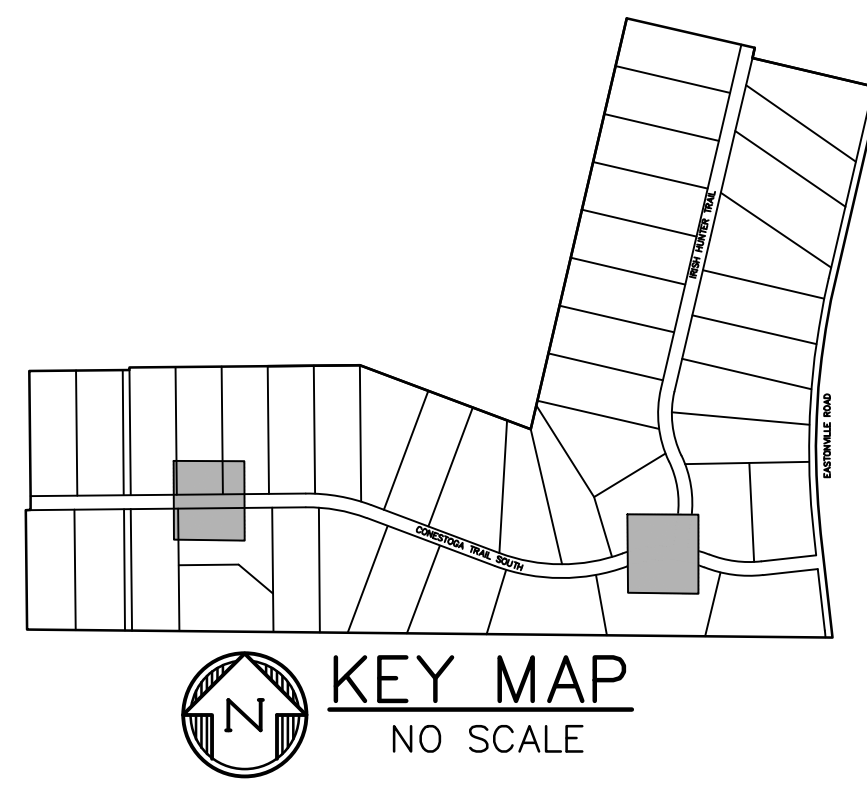
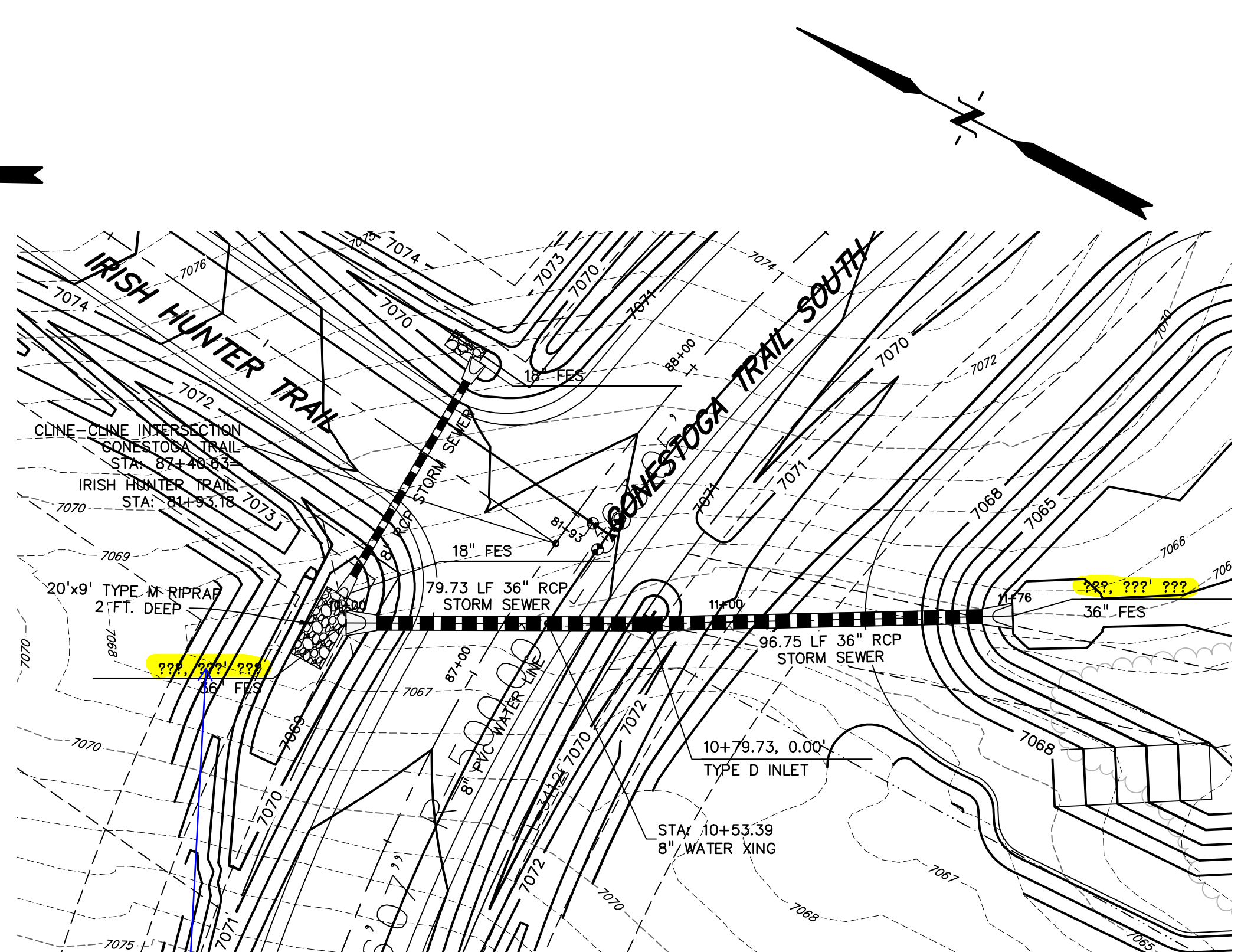
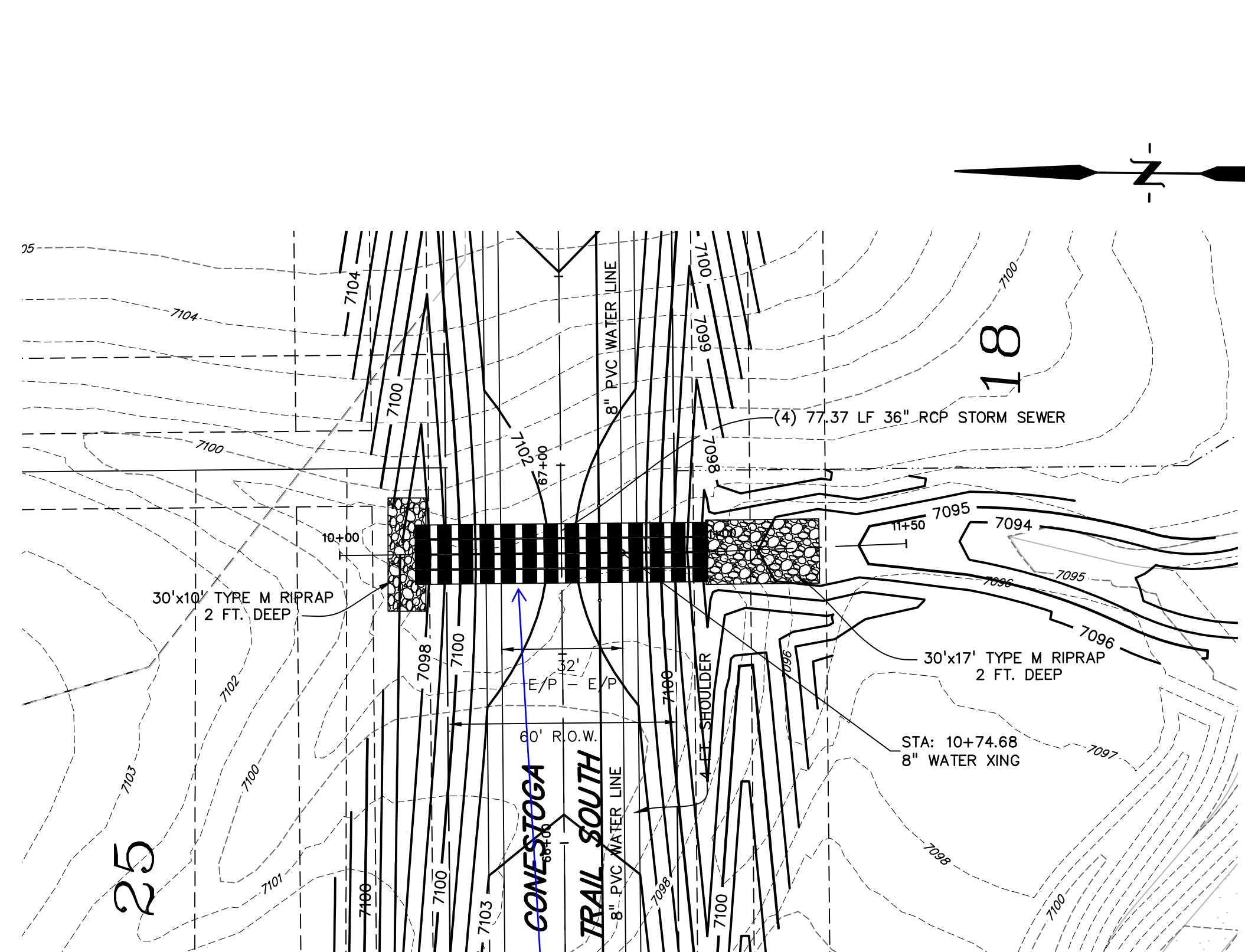




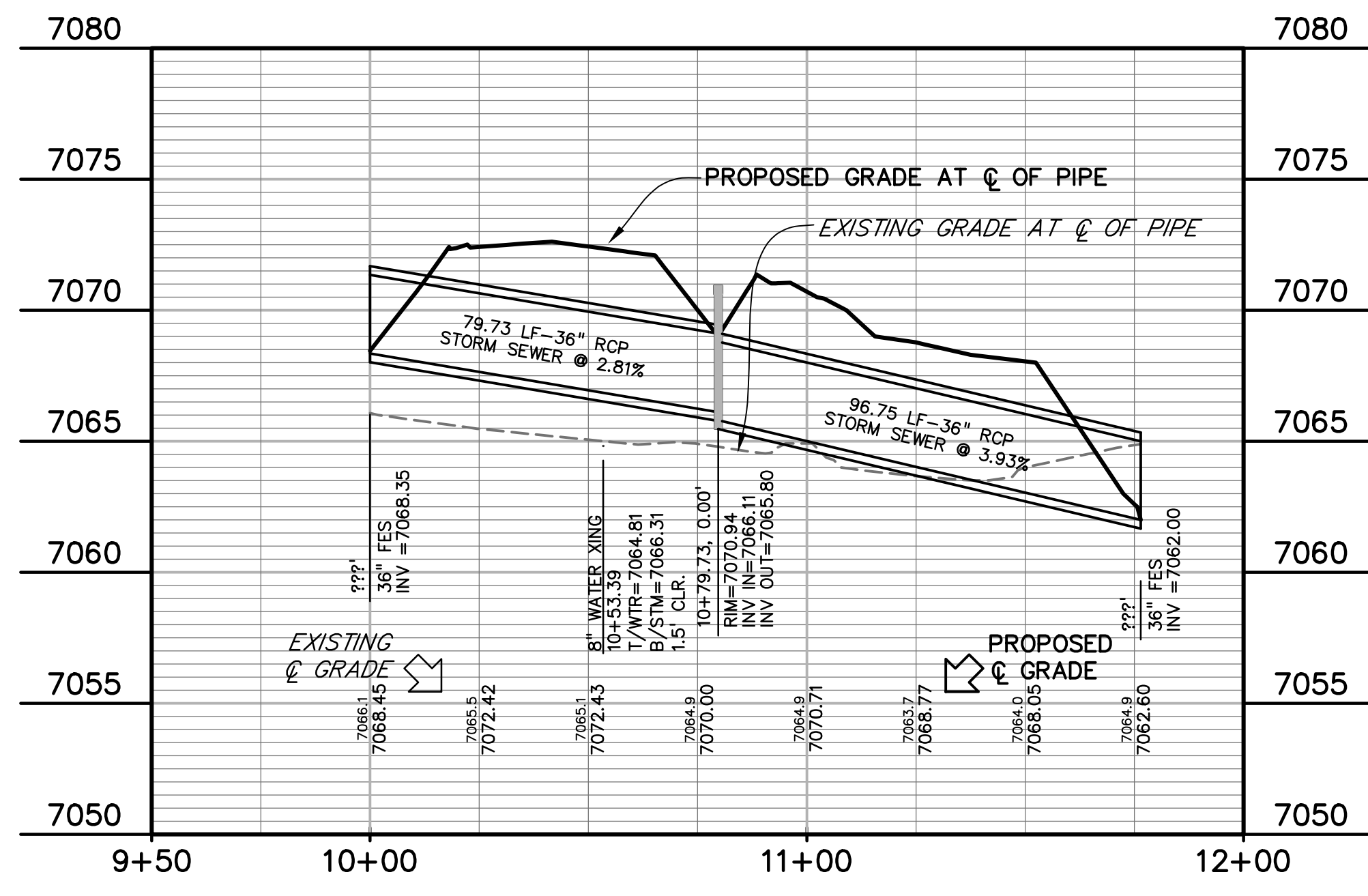
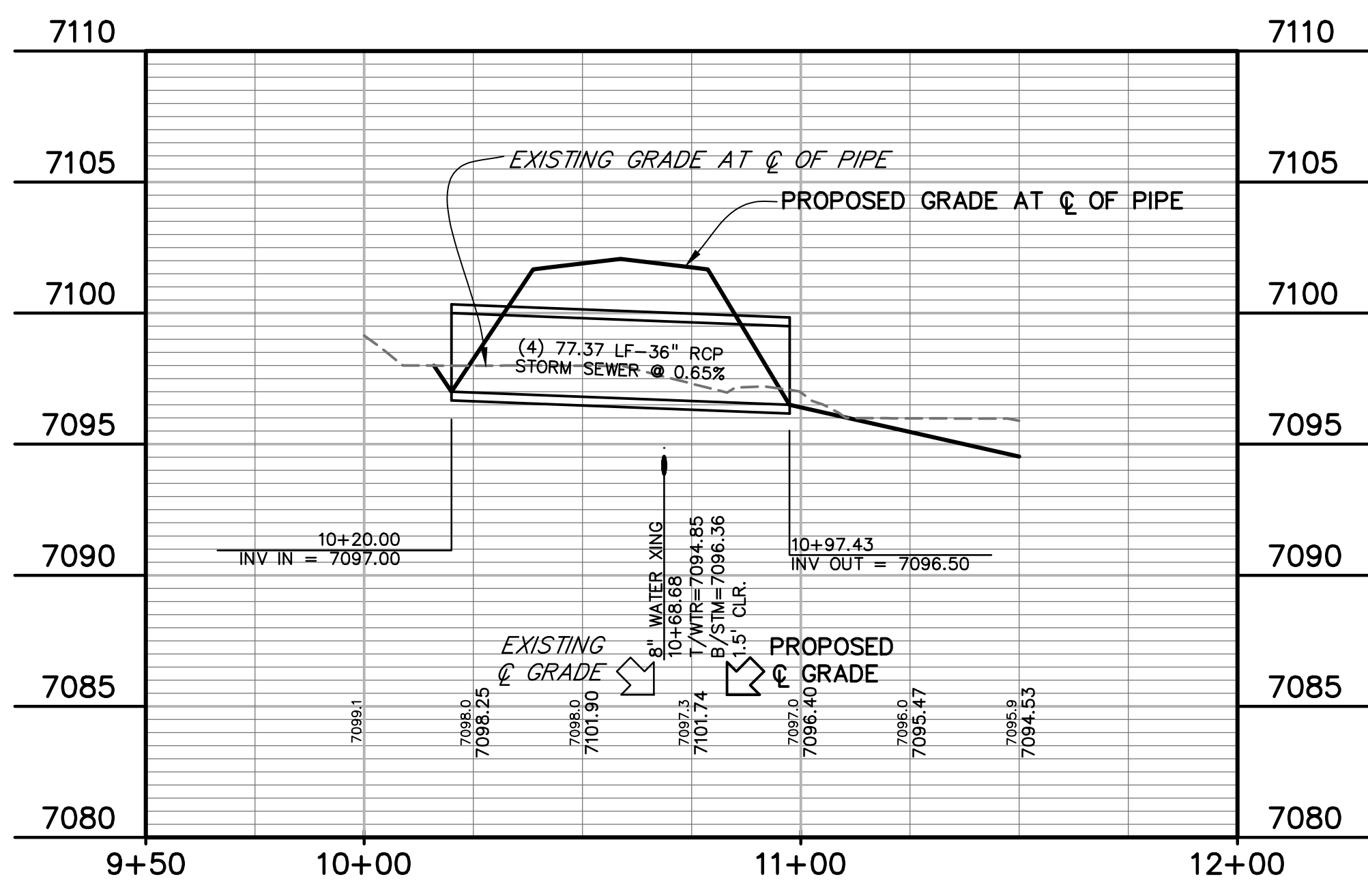








provide deviation request for the multiple culverts. This is not allowed per criteria (refer to ECM 2.6.9.G)



PREPARED BY:  
  
 DREXEL, BARRELL & CO.  
 Engineers • Surveyors  
 101 SAHWATCH ST. #100  
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CLIENT:  
 FALCON LATIGO, LLC  
 5350 S. ROSLYN ST. STE #400  
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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 DREXEL, BARRELL & CO.

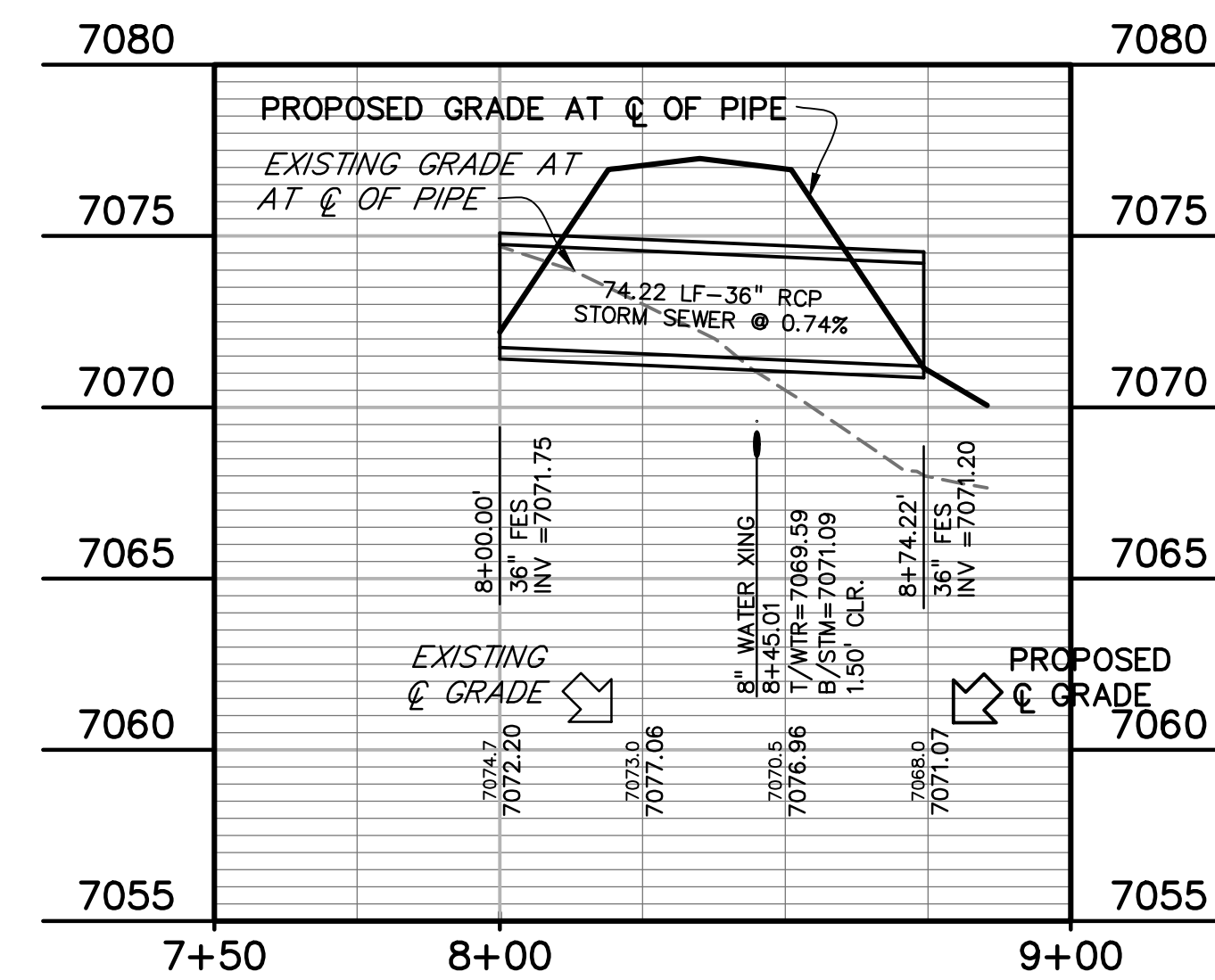
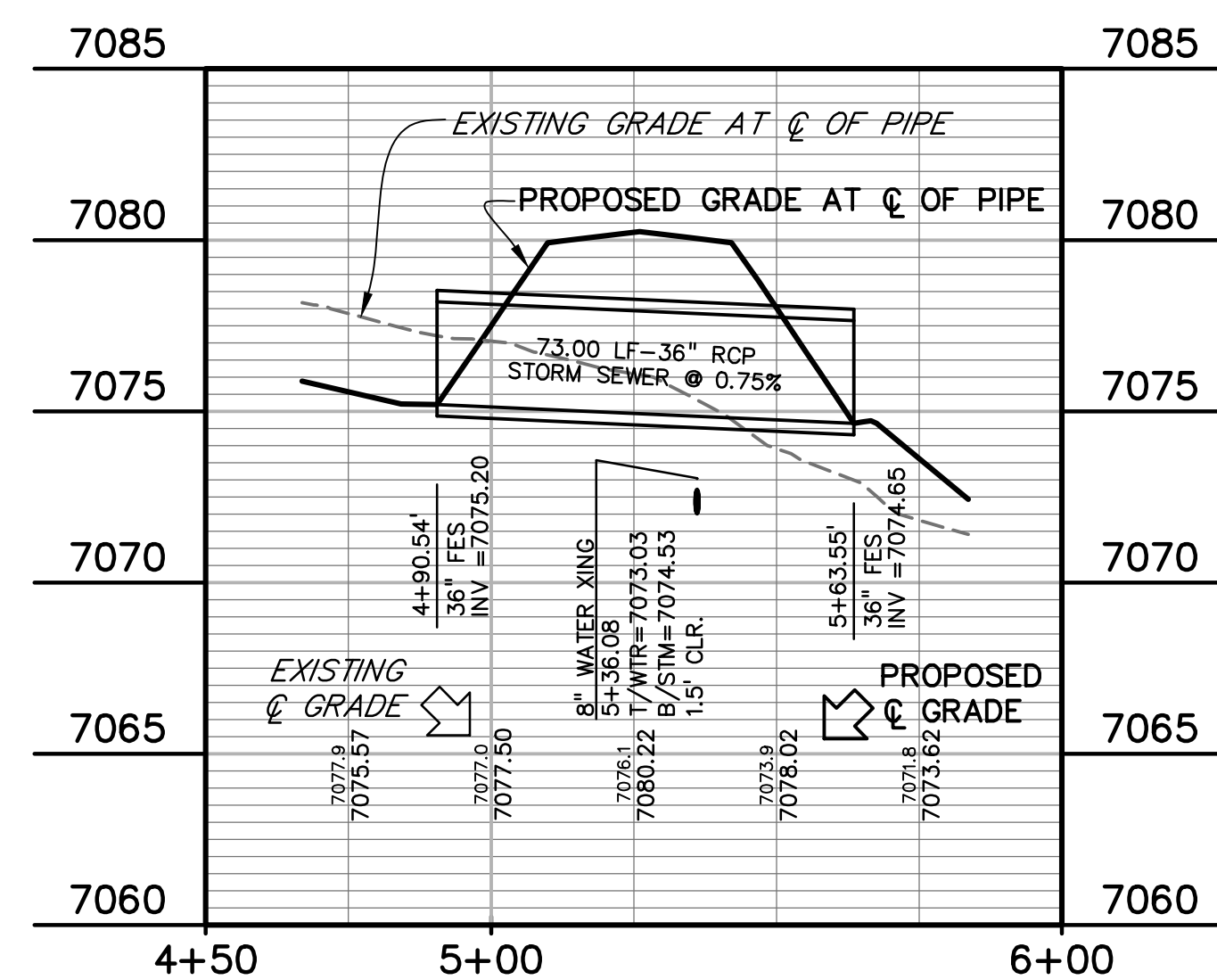
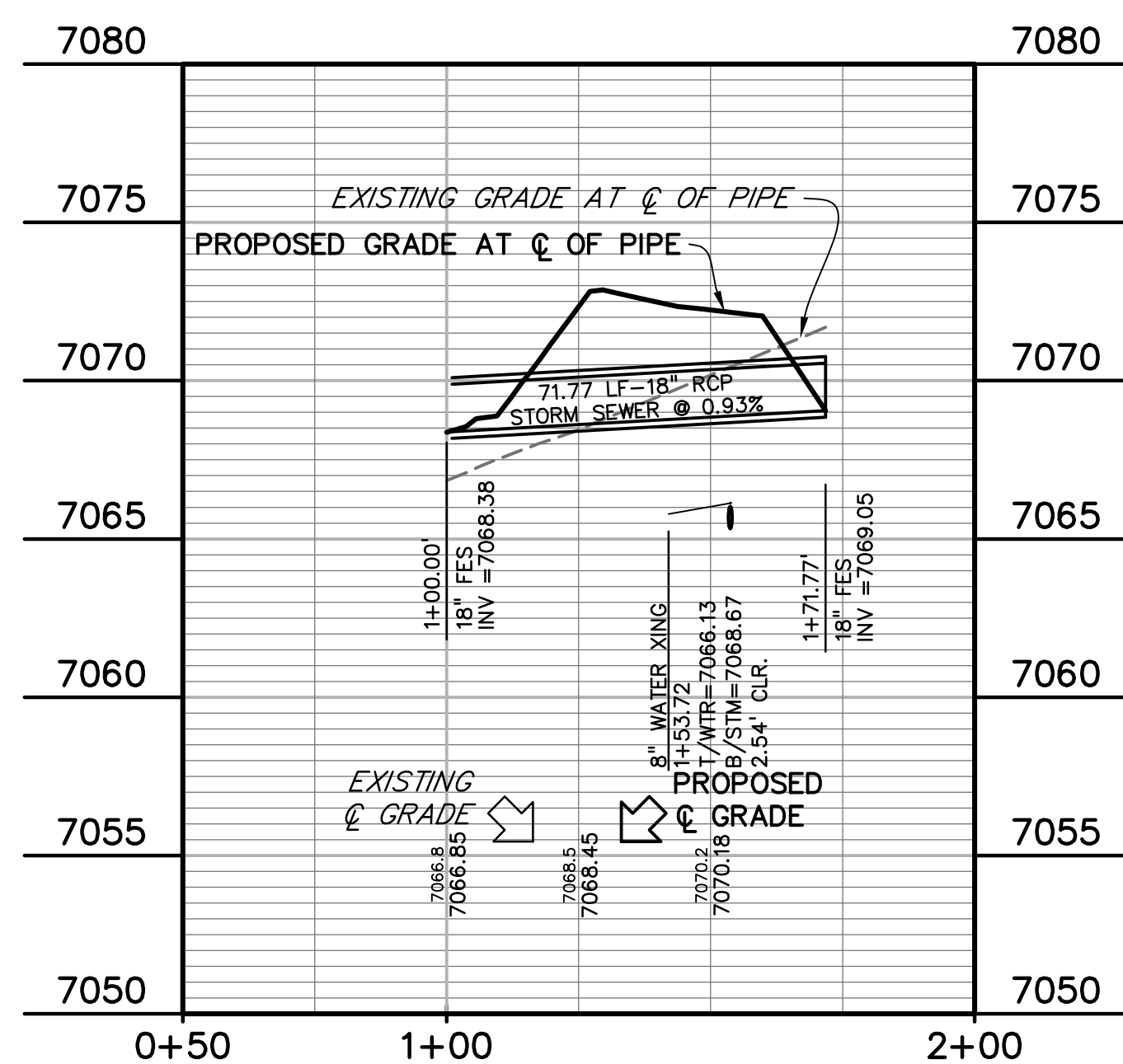
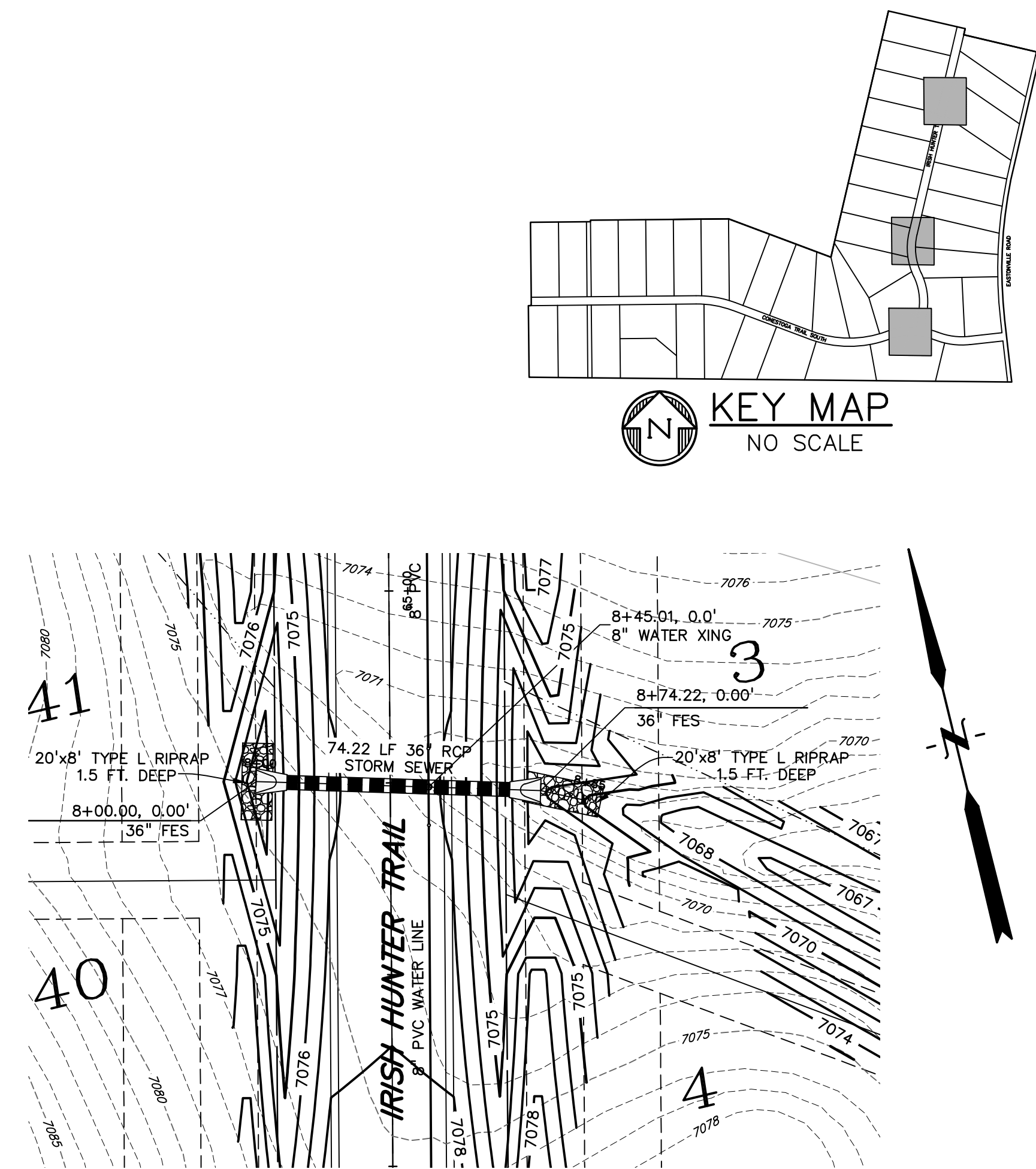
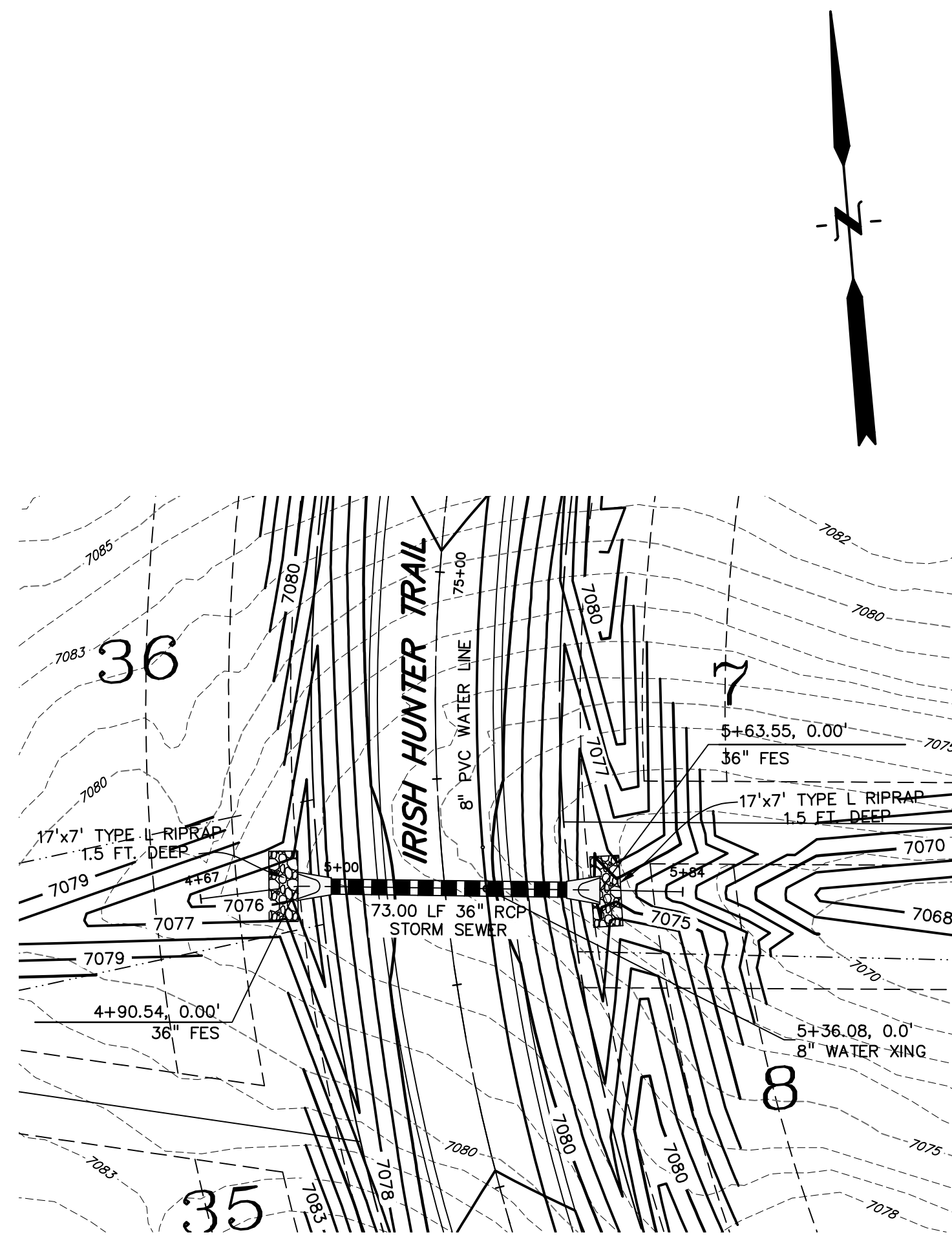
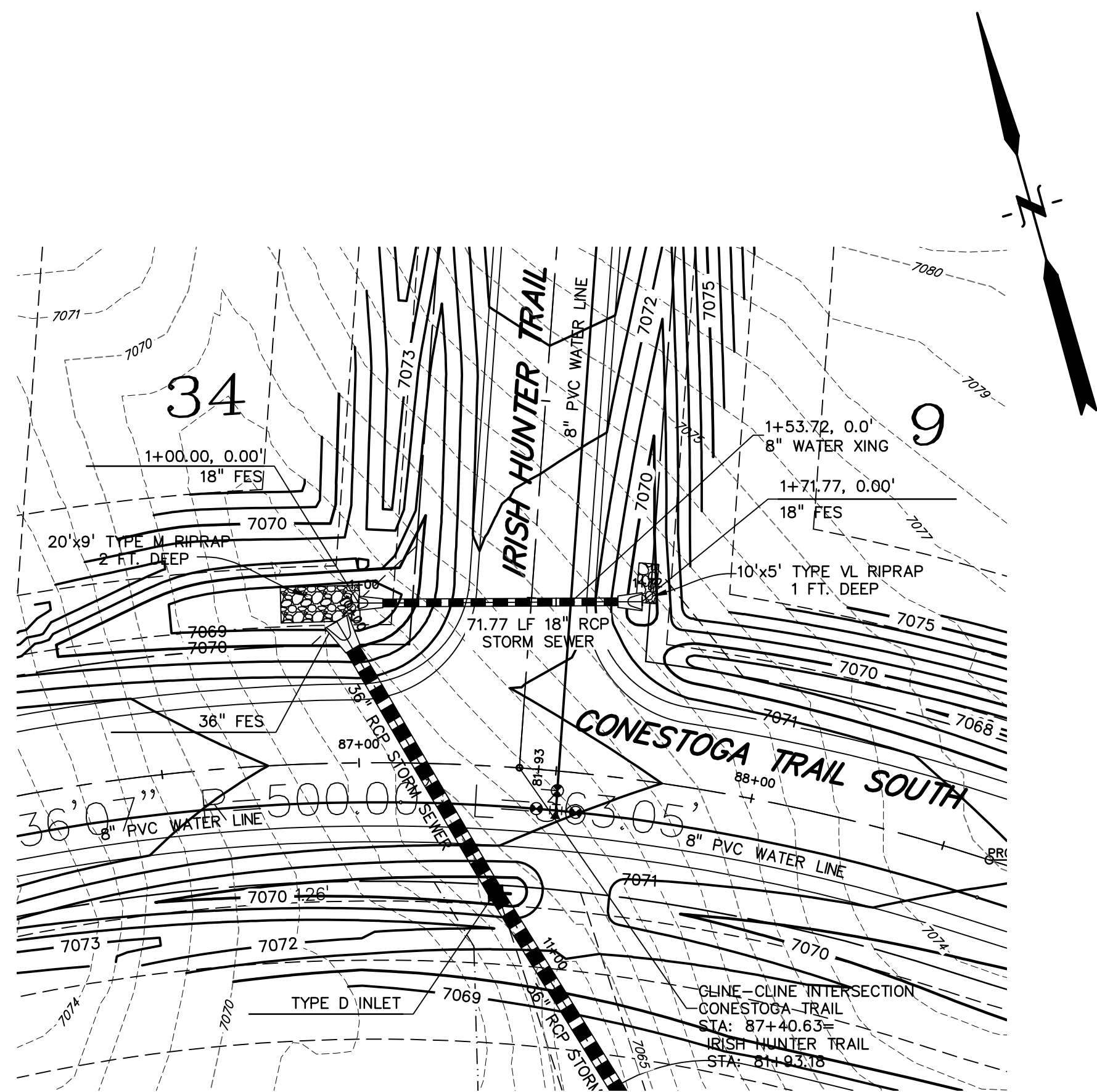
DRAWING SCALE:  
 HORIZONTAL: 1" = 30'  
 VERTICAL: 1" = 5'

**CONESTOGA TR.**  
**STORM SEWER**  
**PLAN & PROFILE**

PROJECT NO. 21820-01CSCV  
 DRAWING NO.

**SD-1**





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

CLIENT:  
 FALCON LATIGO, LLC  
 5350 S. ROSLYN ST. STE #400  
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 EL PASO COUNTY  
 FALCON, COLORADO

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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 DREXEL, 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







PREPARED BY:



CLIENT:

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

ROADWAY CONSTRUCTION PLANS FOR:  
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EL PASO COUNTY  
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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 DREXEL, BARRELL & CO.	

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

**CONESTOGA TR.  
SWALE PLAN  
& PROFILE**

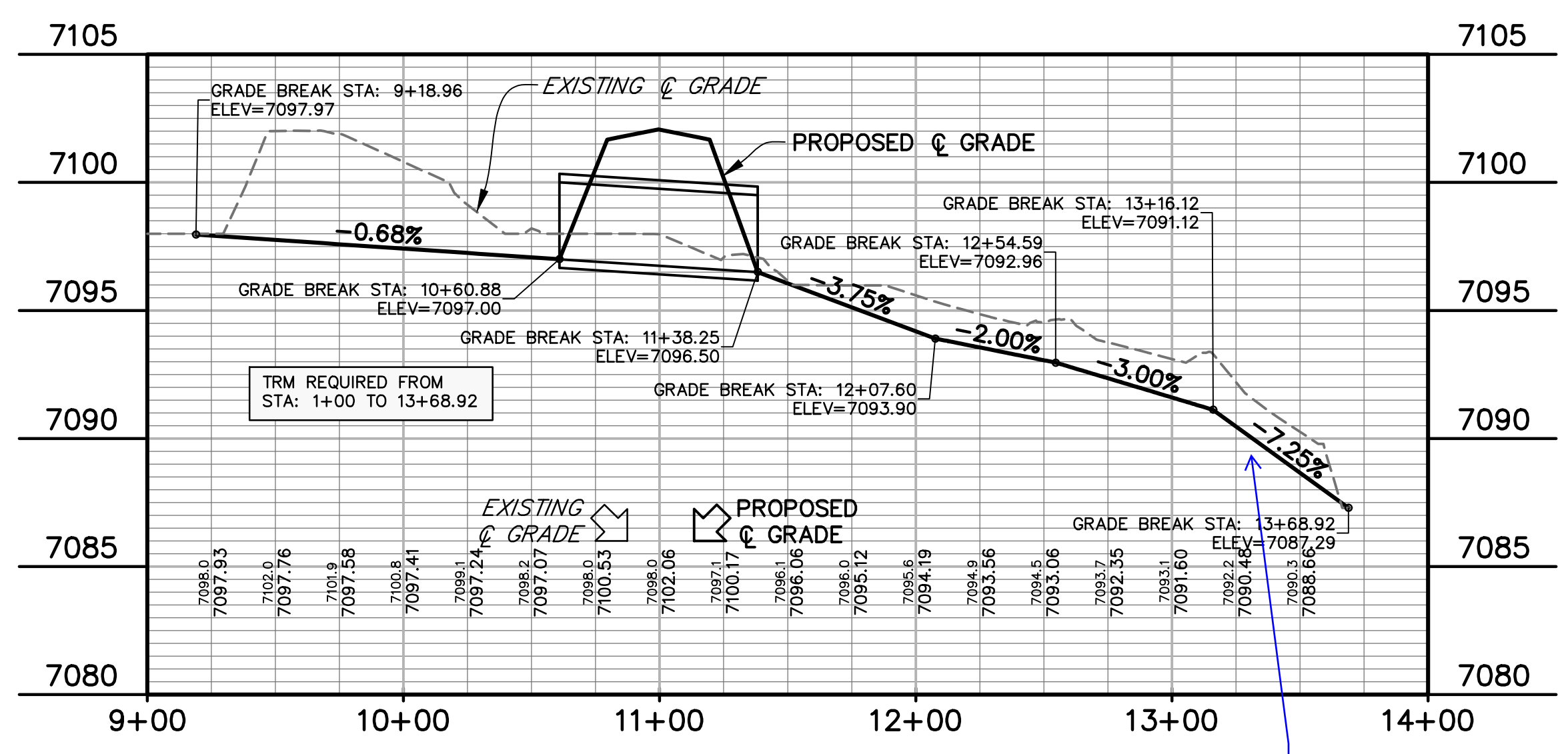
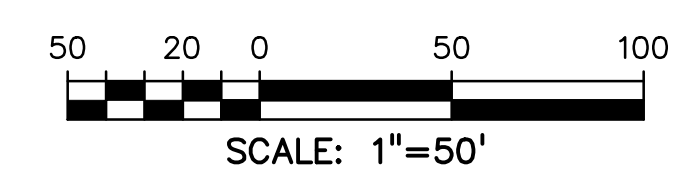
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DRAWING NO.

**SW-1**

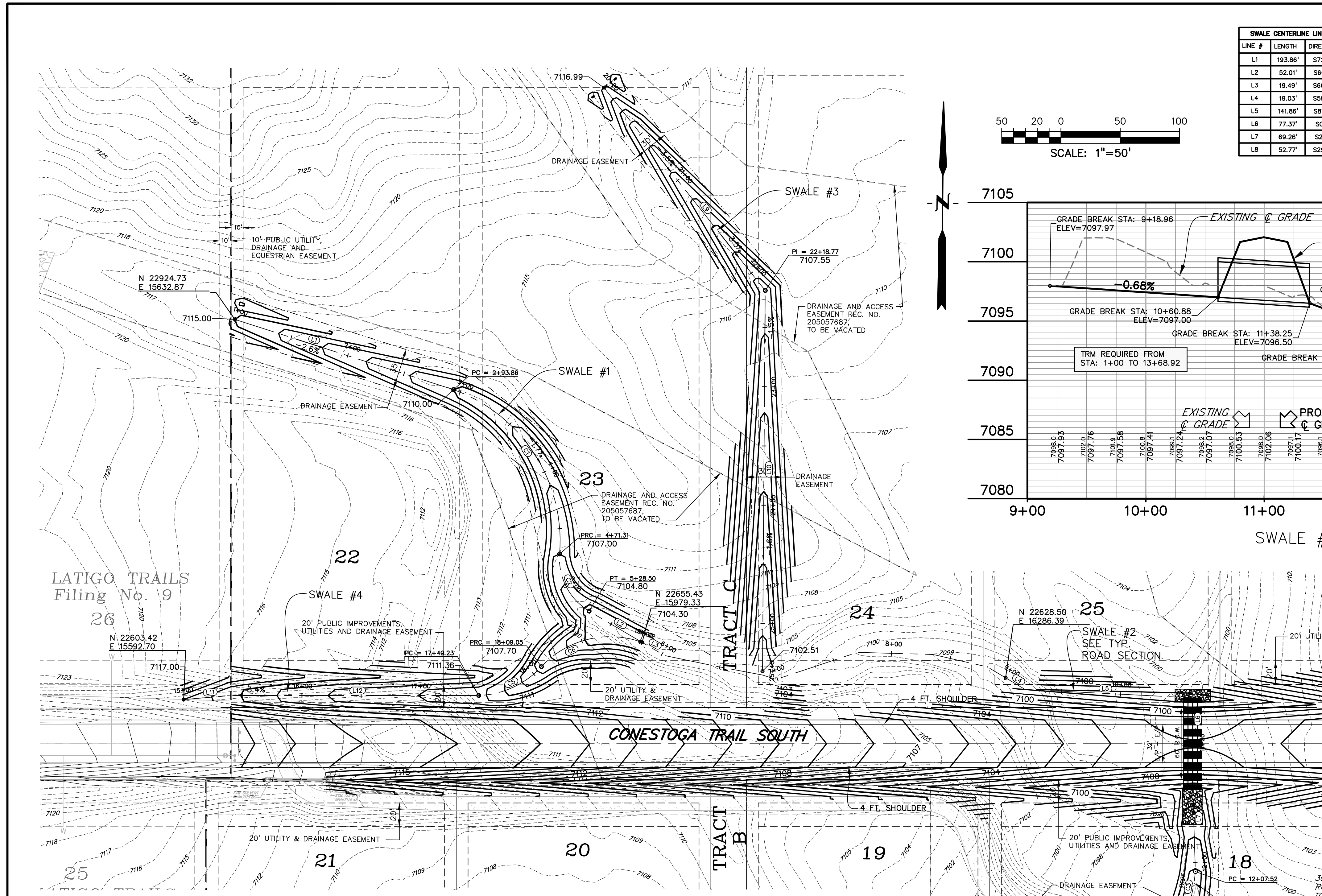
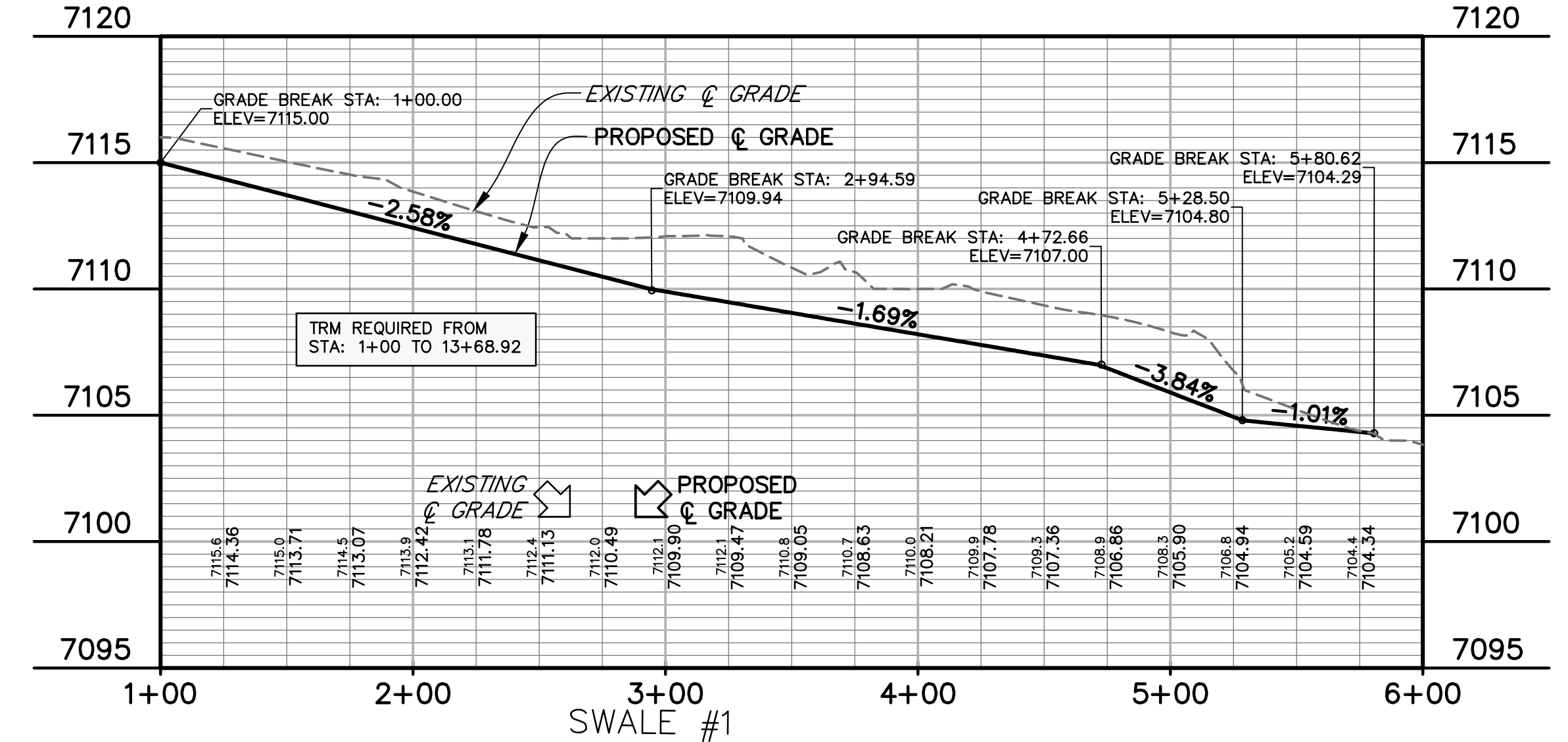
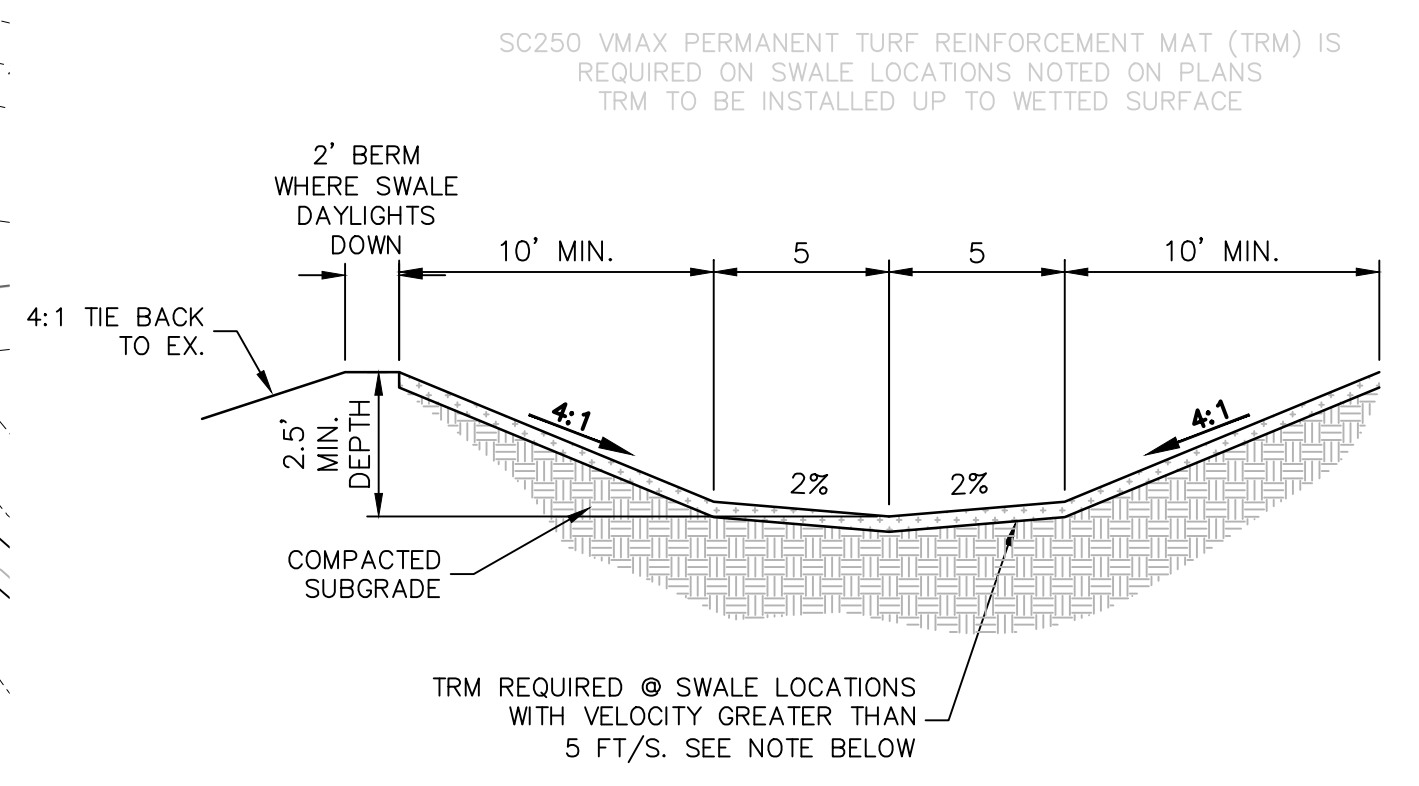
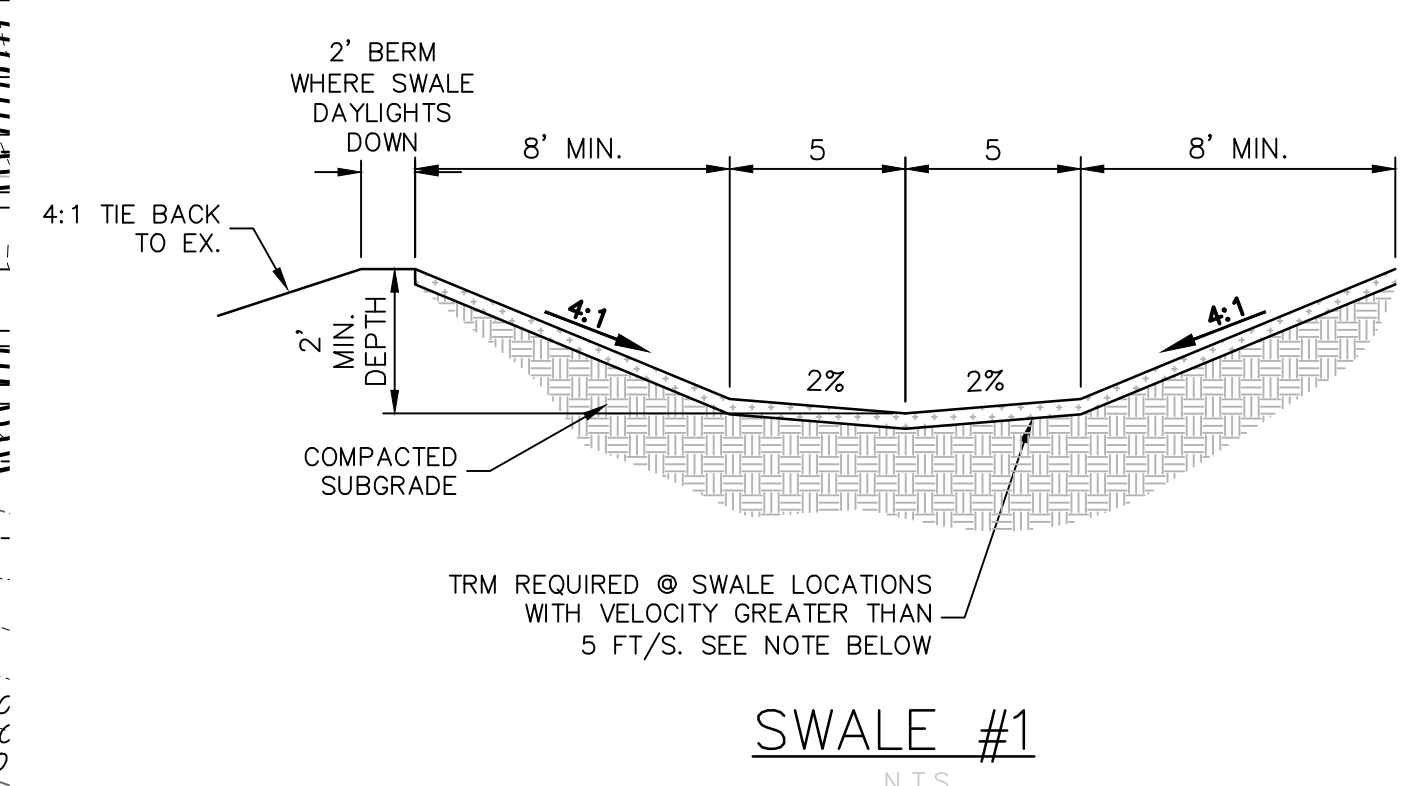
SHEET: 14 OF 18

LINE #	LENGTH	DIRECTION
L1	193.86'	S72°44'33"E
L2	52.01'	S60°04'14"E
L3	19.49'	S60°06'28"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

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'	16°30'09"	N12°52'58"E	47.00'
C4	61.48'	56.92'	61°53'25"	S10°18'40"E	58.54'



provide analysis for swale 2 in the drainage calculations



SF2421

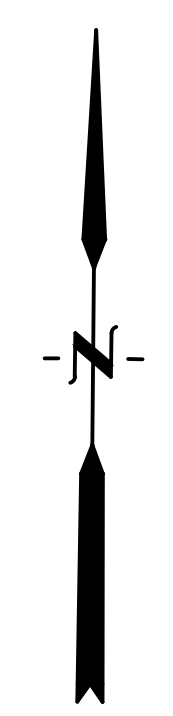
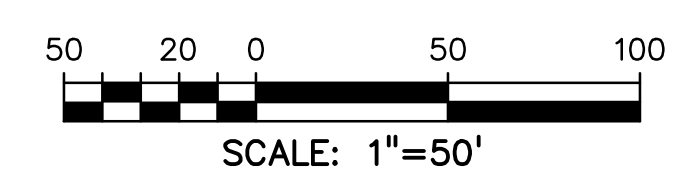
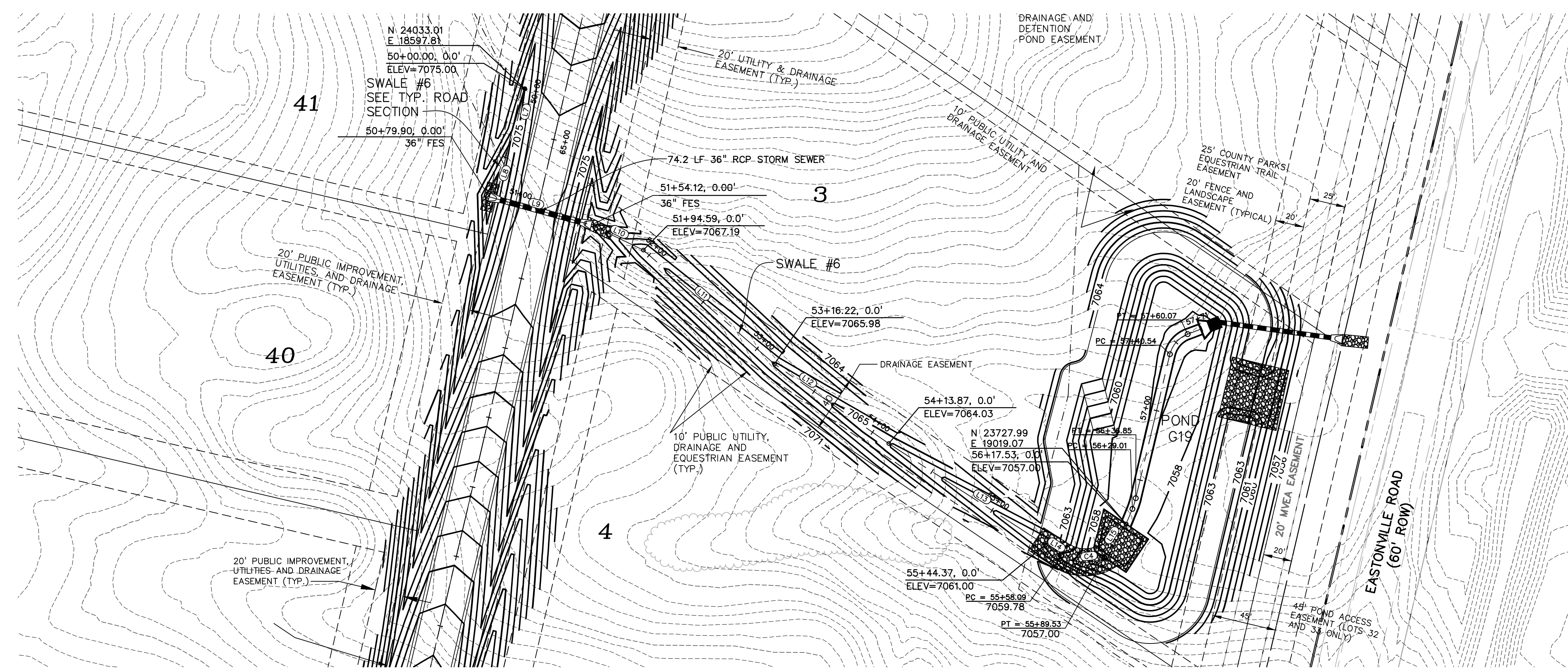




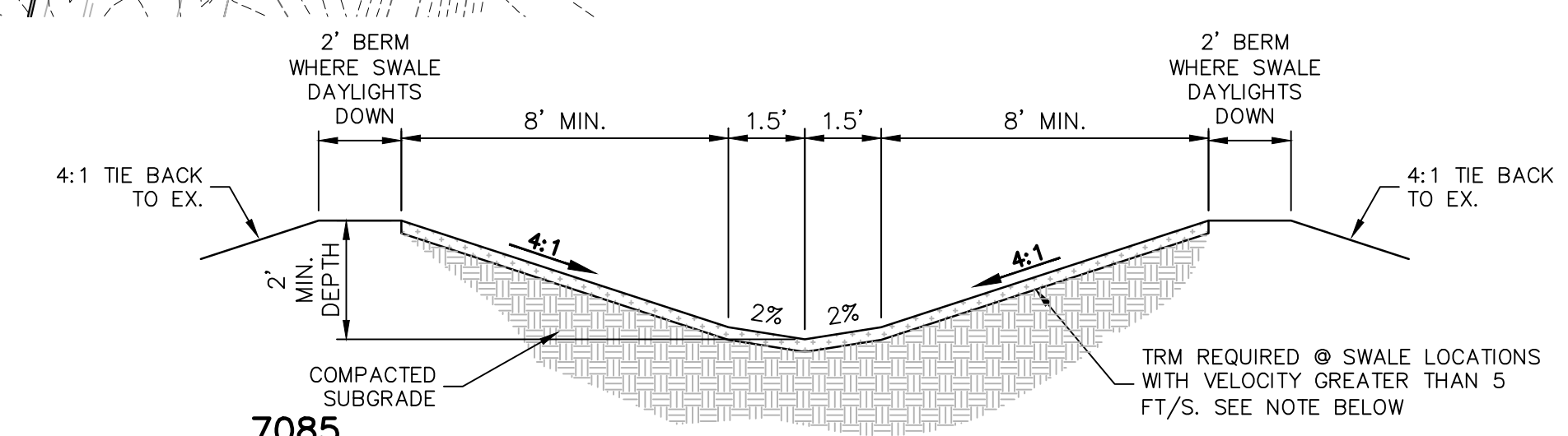








SWALE #6

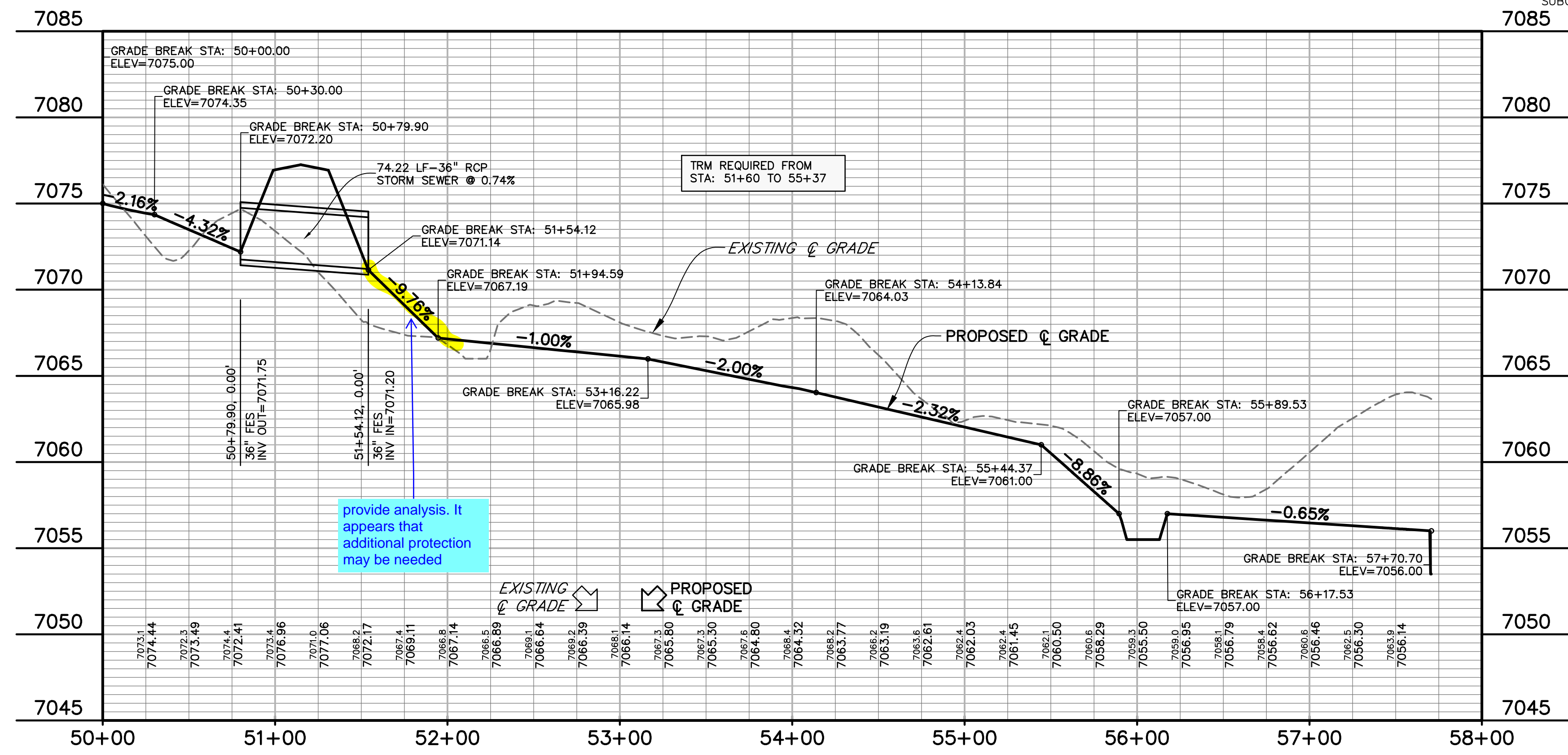


SC250 VMAX PERMANENT TURF REINFORCEMENT MAT (TRM) IS REQUIRED ON SWALE LOCATIONS NOTED ON PLANS TRM TO BE INSTALLED UP TO WETTED SURFACE

SWALE #6  
N.T.S.

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

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



provide analysis. It appears that additional protection may be needed

PREPARED BY:  
  
 DREXEL, BARRELL & CO.  
 Engineers-Surveyors  
 101 SAWATCH ST. #100  
 COLORADO SPRINGS, 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: 21820-01SW2

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

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

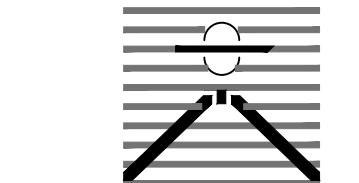
**IRISH HUNTER**  
**SWALE PLAN**  
**& PROFILE**

PROJECT NO. 21820-01CSCV  
 DRAWING NO.

**SW-4**



PREPARED BY:



DREXEL, BARRELL & CO. Engineers-Surveyors 101 SAHAWATCH ST. #100 COLORADO SPRINGS, COLORADO 80903 CONTACT: TIM D. MCCONNELL, P.E. (719)260-0857 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: 21820-01DT1

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

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

DETAILS

PROJECT NO. 21820-01CSCV DRAWING NO.

DT-1

SHEET: 18 OF 18

**GENERAL NOTES**

- CONCRETE SHALL BE CLASS B.
- HEADWALL SHALL BE PERPENDICULAR TO THE PIPE UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEW INSTALLATIONS.
- FOR WINGWALL DETAILS, SEE STANDARD PLAN M-601-20.
- VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4" IN.
- ALL REINFORCING BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- WHEN TWO OR MORE PIPES ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT SPACES WILL BE 1/2" INSIDE DIAMETER APART OR 1/4" INSIDE SPAN APART, OR 3" FT. APART (INCLUDING WALL THICKNESS, WHICHEVER IS LESS).
- ADD 0.889 x (X OR Y) (LBS.) WHEN APRON IS REQUIRED.

**HEADWALL FOR SINGLE PIPE**

**HEADWALL FOR DOUBLE PIPE**

**GENERAL NOTES**

- CONCRETE SHALL BE CLASS B.
- HEADWALL SHALL BE PERPENDICULAR TO THE PIPE UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEW INSTALLATIONS.
- FOR WINGWALL DETAILS, SEE STANDARD PLAN M-601-20.
- VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4" IN.
- ALL REINFORCING BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- WHEN TWO OR MORE PIPES ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT SPACES WILL BE 1/2" INSIDE DIAMETER APART OR 1/4" INSIDE SPAN APART, OR 3" FT. APART (INCLUDING WALL THICKNESS, WHICHEVER IS LESS).
- ADD 0.889 x (X OR Y) (LBS.) WHEN APRON IS REQUIRED.

**HEADWALL FOR RIGID ROUND PIPE**

**HEADWALL FOR FLEXIBLE PIPE ARCH**

**HEADWALL FOR STRUCTURAL PLATE ARCH**

**SKIEW FACTOR TABLE**

SKIEW ANGLE (°)	90	85	80	75	70	65	60	55	50	45	40	35	30
FACTOR (cos²α)	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

**STANDARD PLAN NO. M-601-10**  
Standard Sheet No. 1 of 1

Colorado Department of Transportation  
2829 West Howard Place  
COOT #40, 3rd Floor  
Denver, CO 80204  
Phone: 303-757-9021 FAX: 303-757-9888  
Project Development Branch JBK

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

Sheet Revisions: [Table with columns for Date, Comments]

**GENERAL NOTES**

- 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.
- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- SEE PLANS FOR SIZE AND LOCATION OF PIPE.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
- STANDARD INLET GRATES SHALL BE USED ON ALL TYPE D INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
- CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT A COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET 6 INCHES AND SHALL CONFORM WITH ASHITO M 199.
- REINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND DETORSED #4, AND SHALL HAVE A 2" MIN. CLEARANCE OUT OR BEND BARS AROUND PIPE AS REQUIRED.
- ALL INLETS SHALL HAVE A 4" INCH DIA. METAL MEDALLION WITH A "NO DUMPING DEBRIS" TO STAMP 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.

**TRANSVERSE CROSS SECTION**

**LONGITUDINAL CROSS SECTION**

**LEVEL GRATE INSTALLATION**

**SLOPING GRATE INSTALLATION**

**INLET, TYPE D**

**STANDARD PLAN NO. M-604-11**  
Standard Sheet No. 1 of 1

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

Sheet Revisions: [Table with columns for Date, Comments]

**QUANTITIES FOR ONE INLET**

INLET TYPE	CONCRETE (CU. YD.)	STEEL (LBS.)	CIRCULAR PIPE RANGE (IN. - FT.)
1.0	1.5	127	18
3.5	1.7	148	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	205	18-42
6.5	2.8	235	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	299	18-42
9.0	3.6	299	18-42
9.5	3.6	303	18-42
10.0	4.0	327	18-42

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

**GENERAL NOTES**

- DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS CONFIGURATIONS.
- CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
- DESIGN LENGTH OF PIPE OR SIDE BRAN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
- END SECTIONS FOR ARCH CIRCULAR PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
- GALVANIZED STEEL PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE. THE SAME THICKNESS AS END SECTIONS. THE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH 3/8" GALVANIZED BOLTS, NUTS AND WASHERS.
- GALVANIZED STEEL SHALL CONFORM TO A513, W 28 OR W 32.
- CONCRETE PIPE JOINT FASTENERS WHERE SHOWN ON PLANS SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHING WHEN USED SHALL BE IN ACCORDANCE WITH SECTION 712.06.
- CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
- CONCRETE STEEL, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
- AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE COST PROJECT ENGINEER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO ASHITO M 86 AND SUBSECTION 601.0.

**FLEXIBLE PIPE ARCH**

PIPE DIA.	THICKNESS	A	B	H	L	W	T
12	0.064	6	6	6	21	24	34
18	0.064	8	10	6	31	36	46
24	0.064	10	13	6	41	48	58
30	0.079	12	16	6	51	60	70
36	0.079	14	19	9	60	72	84
42	0.099	16	22	12	69	84	98
48	0.099	18	27	12	78	96	112
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
78	0.109	18	42	12	87	132	154
84	0.109	18	45	12	87	138	160

**REINFORCED CONCRETE CIRCULAR PIPE**

PIPE DIA.	THICKNESS	A	B	H	L	W	T
12	0.064	6	6	6	21	24	34
18	0.064	8	10	6	31	36	46
24	0.064	10	13	6	41	48	58
30	0.079	12	16	6	51	60	70
36	0.079	14	19	9	60	72	84
42	0.099	16	22	12	69	84	98
48	0.099	18	27	12	78	96	112
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
78	0.109	18	42	12	87	132	154
84	0.109	18	45	12	87	138	160

**STEEL END SECTION FOR CONCRETE CIRCULAR PIPE**

PIPE DIA.	THICKNESS	A	B	H	L	W	T
12	0.064	6	6	6	21	24	34
18	0.064	8	10	6	31	36	46
24	0.064	10	13	6	41	48	58
30	0.079	12	16	6	51	60	70
36	0.079	14	19	9	60	72	84
42	0.099	16	22	12	69	84	98
48	0.099	18	27	12	78	96	112
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
78	0.109	18	42	12	87	132	154
84	0.109	18	45	12	87	138	160

**CONCRETE AND METAL END SECTIONS**

**STANDARD PLAN NO. M-603-10**  
Standard Sheet No. 1 of 1

Colorado Department of Transportation  
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