

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

CLIENT:

BURGER WORKS
908 N. JOHN REDDITT
LUFKIN, TX 75904
(936) 632-8296

CONSTRUCTION PLANS FOR:

LOT 2, OWL MARKETPLACE

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/20/2024

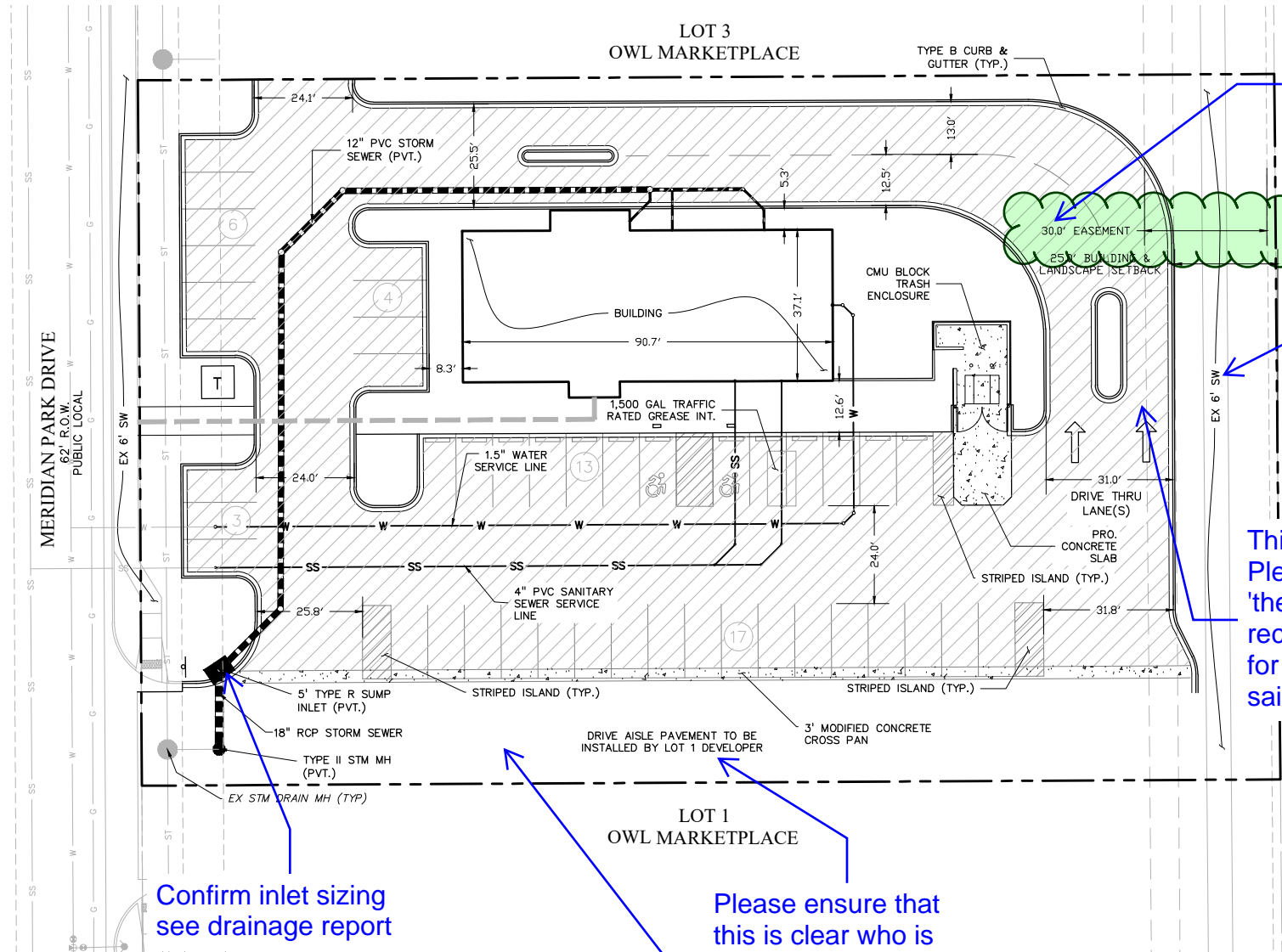
DESIGNED BY: CGH
 DRAWN BY: CGH
 CHECKED BY: KGV
 FILE NAME: 21611-02-USP

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=20'
 VERTICAL: N/A

UTILITY & SITE PLAN

PROJECT NO. 21611-02CSCV
 DRAWING NO.

USP



TYP. "Public Improvements Easement (Future ROW)" All Docs

describe who the sidewalk will be completed by.

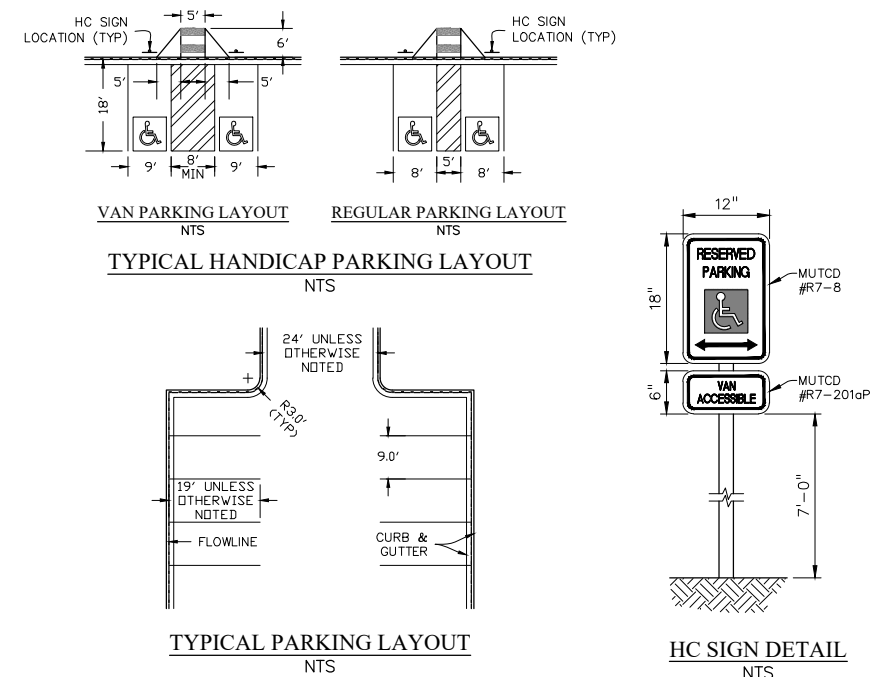
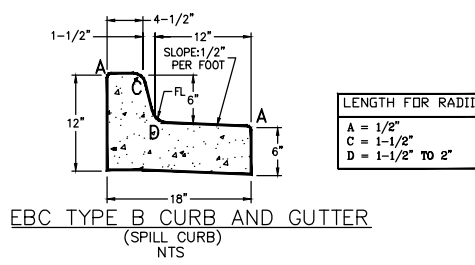
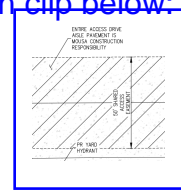
This second drive thru lane is built on the ultimate ROW for Meridian Road. Please add a note to this and every subsequent plan stating something similar to 'the developer understands and accepts fiscal responsibility for demolition and reconstruction of improvements that would be outside the ultimate ROW required for the widening of Meridian Road'. Continue to work with EPC staff to finalize said note.

Please indicate the dimensions of the property lines

Confirm inlet sizing see drainage report

Please ensure that this is clear who is responsible. Lot 1 Site Plan clip below:

Please show the Shared Access Easement(s) on this plan



LEGEND

PROPERTY LINE.....	---
ROW.....	---
EASEMENT.....	---
STOP SIGN.....	⊥
SANITARY SERVICE LINE.....	SS
GAS SERVICE LINE.....	G

C&G	CURB AND GUTTER
EOA	EDGE OF ASPHALT
EX	EXISTING
MH	MANHOLE
PED	PEDESTRIAN
PP	PROPOSED
STM	STORM
SW	SIDEWALK
TELE	TELEPHONE
TYP	TYPICAL

