

# OWL MARKETPLACE FILING NO. 1

## EL PASO COUNTY, COLORADO

### PRE-SUBDIVISION CIVIL CONSTRUCTION PLANS

**AGENCY CONTACTS:**

**COUNTY:** EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT  
 RYAN HOWSER, PLANNER  
 2880 INTERNATIONAL CIRCLE, SUITE 110  
 COLORADO SPRINGS, CO 80910  
 (719) 520-6300

**FIRE:** FALCON FIRE DEPARTMENT  
 TRENT HARWIG, FIRE CHIEF  
 7030 OLD MERIDIAN ROAD  
 FALCON, CO 80831  
 (719)495-4050

**WATER:** WOODMEN HILLS METROPOLITAN DISTRICT  
 8046 EASTONVILLE ROAD  
 FALCON, CO 80831  
 (719) 495-2500

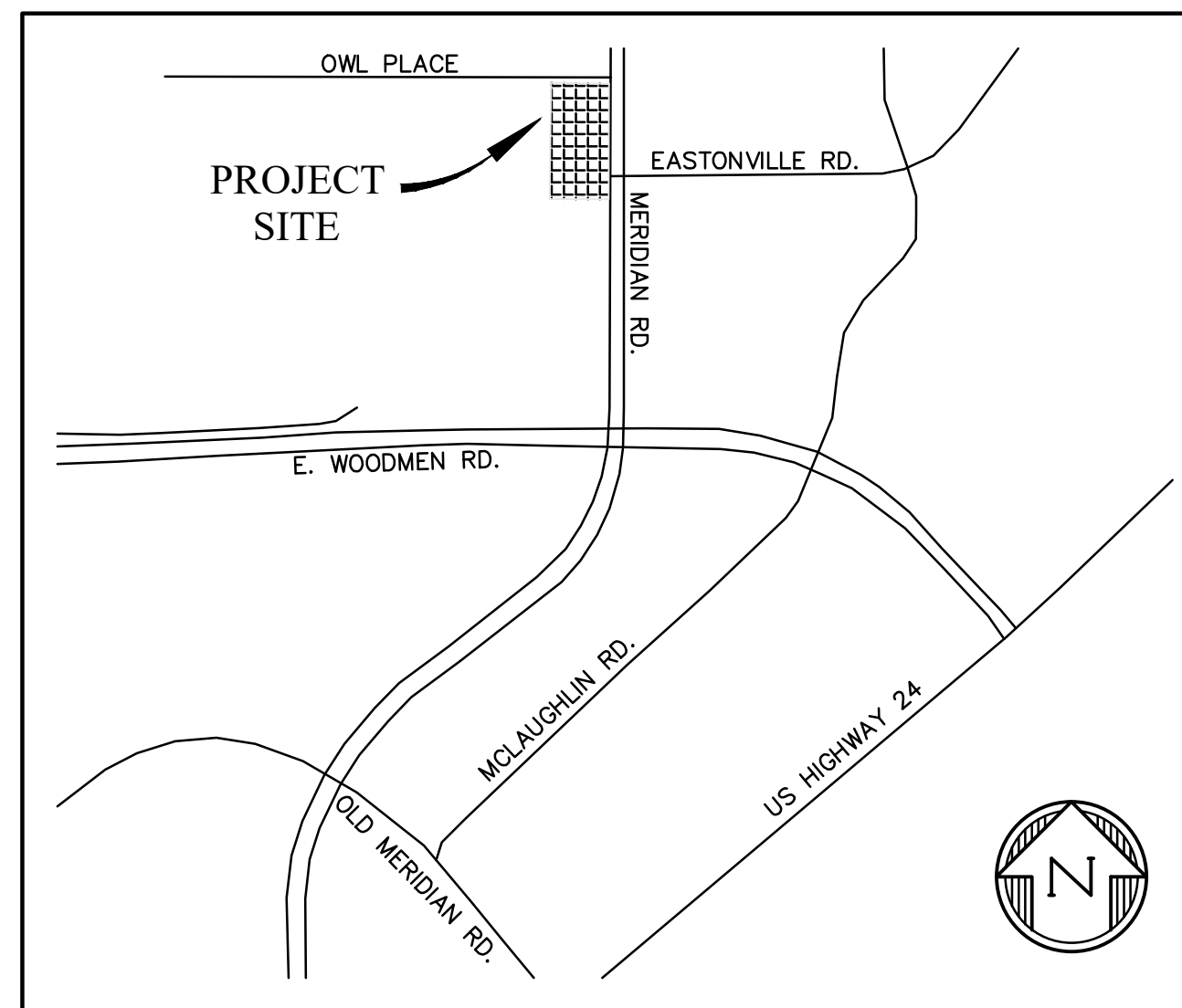
**WASTEWATER:** WOODMEN HILLS METROPOLITAN DISTRICT  
 8046 EASTONVILLE ROAD  
 FALCON, CO 80831  
 (719) 495-2500

**ELECTRIC:** MOUNTAIN VIEW ELECTRIC ASSOCIATION  
 LES ULFERS  
 11140 E. WOODMEN ROAD  
 FALCON, CO 80831  
 (719) 495-2283

**GAS:** COLORADO SPRINGS UTILITIES  
 TODD STURTEVANT  
 1521 HANCOCK EXPRESSWAY  
 COLORADO SPRINGS, CO 80947  
 (719) 688-3556

**TELEPHONE:** CENTURY LINK  
 SALLY KLEIN  
 (719) 636-4329  
 (LOCATORS) (719) 597-8418  
 AT&T  
 (LOCATORS) (719) 635-3674

**CABLE:** COMCAST  
 DALE STEWART  
 213 N. UNION BLVD  
 COLORADO SPRINGS, CO 80909  
 (719) 442-4733



**VICINITY MAP**  
NTS

**LEGAL DESCRIPTION:**

LOT 14 & 15, FALCON RANCHETTES, ACCORDING TO THE PLAT AS RECORDED OCTOBER 21, 1986 AT RECEPTION NO. 1470182, COUNTY OF EL PASO, STATE OF COLORADO.

**FLOODPLAIN STATEMENT:**

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

A CLOMR TO MODIFY THE FLOODPLAIN WAS APPROVED BY FEMA CASE NO. 22-08-0669R (DEC 21, 2022).

**BENCHMARK:**

ELEVATIONS ARE BASED ON DREXEL, BARRELL & CO. "CONTROL POINT #300", A 2" ALUMINUM CAP LOCATED 30' NORTH OF THE SE CORNER OF LOT 2 OWL MARKETPLACE, WITH AN ELEVATION OF 6912.90 (NAVD 88).

**TIMING:**

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: SUMMER 2024 -SPRING 2025

**AREAS:**

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: APPROXIMATELY 4.61 ACRES

**RECEIVING WATERS:**

FALCON WATERSHED - UNNAMED TRIBUTARY TO UPPER BLACK SQUIRREL CREEK

**SOILS:**

HYDROLOGIC TYPE A: COLUMBINE GRAVELLY SANDY LOAM (NO. 19)

**SHEET INDEX**

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**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.

*Katherine G. Varnum*  
 KATHERINE G. VARNUM  
 P.E. # 53459  
 7/23/2024  
 DATE

**OWNER'S STATEMENT:**

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

*Brian Zurek*  
 BRIAN ZUREK  
 7/23/2024  
 DATE

**EL PASO COUNTY:**

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

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

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.

*Joshua Palmer*  
 JOSHUA PALMER, P.E.  
 COUNTY ENGINEER  
 DATE

PREPARED BY:



CLIENT:

BH RE INVESTMENTS, LLC  
 450 N MCCLINTOCK DRIVE  
 CHANDLER, AZ 85226  
 (480) 313-2724

PRE-SUBDIVISION CONSTRUCTION PLANS FOR:  
**OWL MARKETPLACE**  
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	07/23/2024
RESUBMITTAL	08/21/2024

DESIGNED BY: KGV  
 DRAWN BY: KGV  
 CHECKED BY: TDM  
 FILE NAME: 21611-OLCVR



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

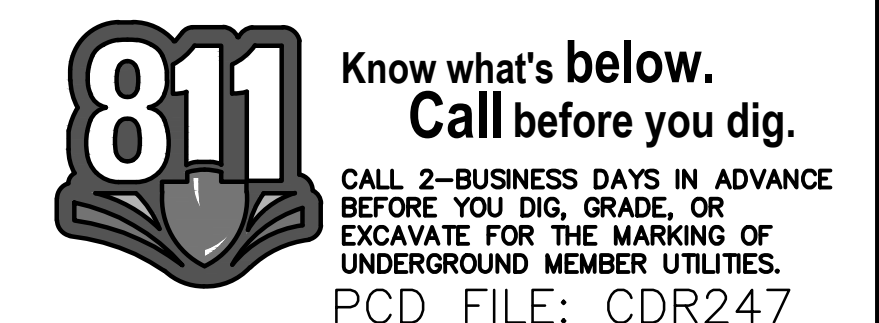
DRAWING SCALE:  
 HORIZONTAL: N/A  
 VERTICAL: N/A

COVER SHEET

PROJECT NO. 21611-01CSCV  
 DRAWING NO.

**C1**

SHEET: 1 OF 9



**STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS**

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- 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, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA #1, DATED MARCH 17, 2017, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
 WATER QUALITY CONTROL DIVISION  
 WOOD - PERMITS  
 4300 CHERRY CREEK DRIVE SOUTH  
 DENVER, CO 80246-1530  
 ATTN: PERMITS UNIT

**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 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
- 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.
- 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 (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD. WATERTIGHT JOINTS SHALL BE PROVIDED ON THE SPECIFIED PIPES.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, 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, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

**SIGNAGE AND STRIPING NOTES**

- SIGNING AND STRIPING NOTES:
- ALL SIGNS AND PAVEMENT MARKINGS 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 THAT 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 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 2012 MUTCD "STANDARD HIGHWAY SIGNS", SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE SIZED TO "MUTCD" SIZE STANDARDS.
  - 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 SLIPBASE DESIGN.
  - ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
  - 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 9' LONG.
  - WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
  - 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 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.

PREPARED BY:



CLIENT:

BH RE INVESTMENTS, LLC  
 450 N MCCLINTOCK DRIVE  
 CHANDLER, AZ 85226  
 (480) 313-2724

PRE-SUBDIVISION CONSTRUCTION PLANS FOR:

OWL MARKETPLACE

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	07/23/2024
RESUBMITTAL	08/21/2024
DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-OLCVR



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

**GENERAL NOTES & ROAD CROSS SECTIONS**

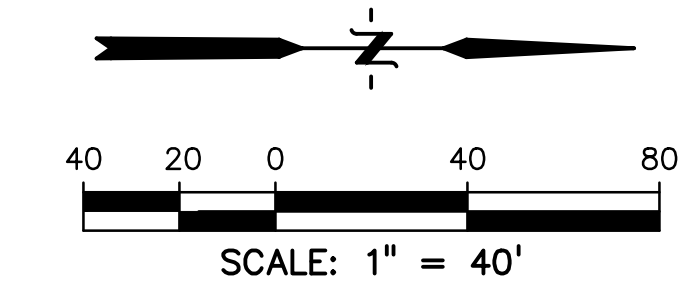
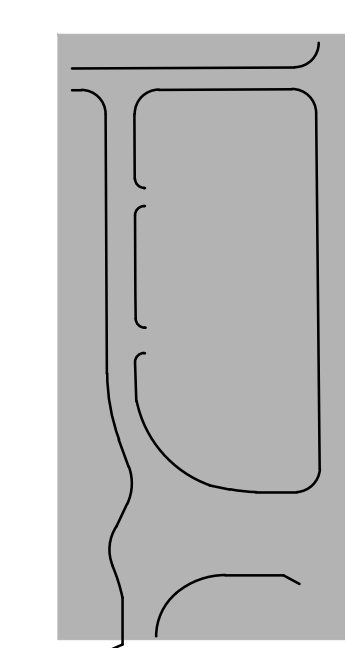
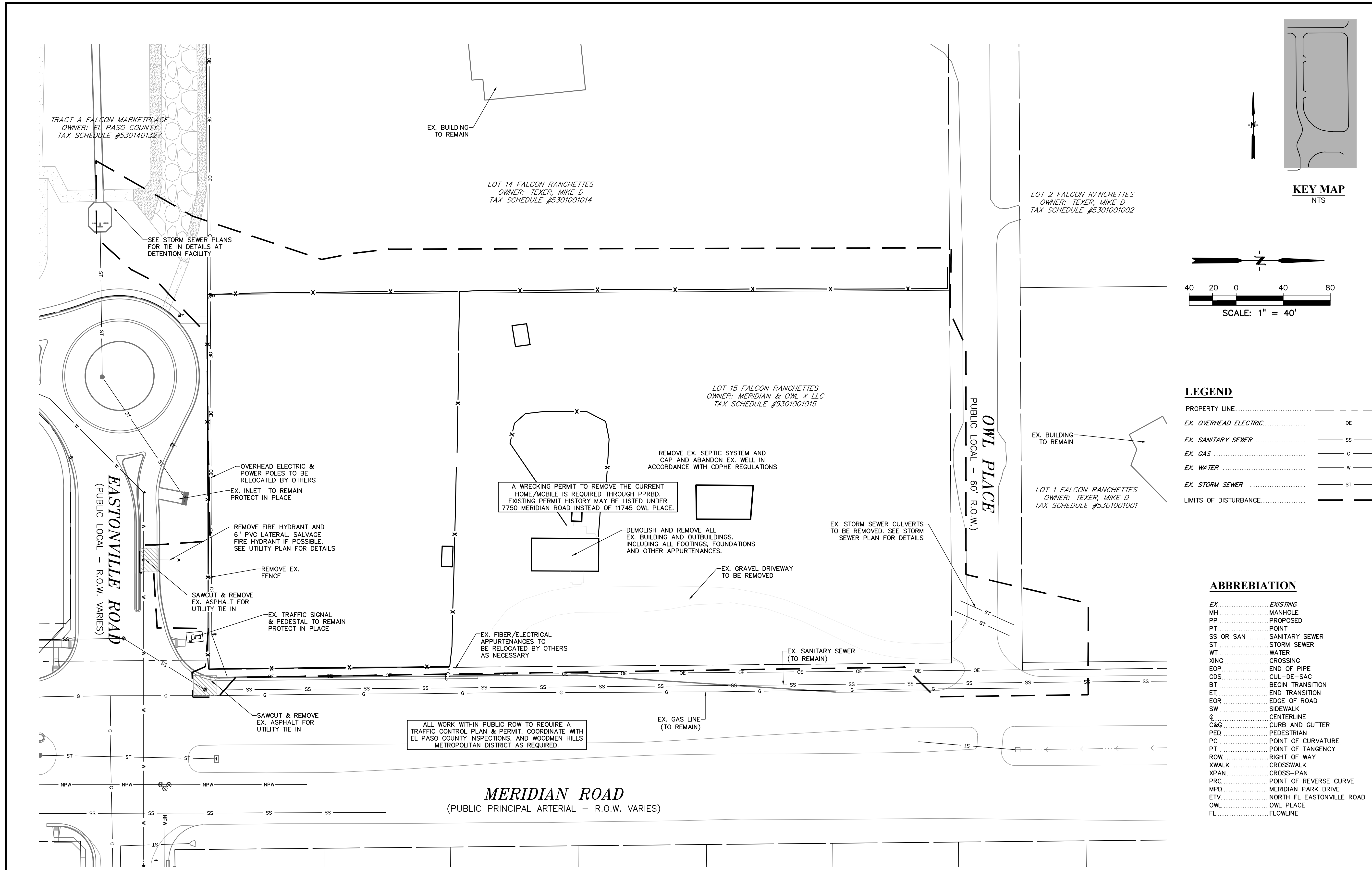
PROJECT NO. 21611-01CSCV  
 DRAWING NO.

C2

SHEET: 2 OF 9



**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.  
 PCD FILE: CDR247



**LEGEND**

PROPERTY LINE.....	---
EX. OVERHEAD ELECTRIC.....	OE ---
EX. SANITARY SEWER.....	SS ---
EX. GAS.....	G ---
EX. WATER.....	W ---
EX. STORM SEWER.....	ST ---
LIMITS OF DISTURBANCE.....	---

**ABBREVIATION**

EX.....	EXISTING
MH.....	MANHOLE
PP.....	PROPOSED
PT.....	POINT
SS OR SAN.....	SANITARY SEWER
ST.....	STORM SEWER
WT.....	WATER
XING.....	CROSSING
EOP.....	END OF PIPE
CDS.....	CUL-DE-SAC
BT.....	BEGIN TRANSITION
ET.....	END TRANSITION
EOR.....	EDGE OF ROAD
SW.....	SIDEWALK
C.....	CENTERLINE
C&G.....	CURB AND GUTTER
PED.....	PEDESTRIAN
PC.....	POINT OF CURVATURE
PT.....	POINT OF TANGENCY
ROW.....	RIGHT OF WAY
XWALK.....	CROSSWALK
XPAN.....	CROSS-PAN
PRC.....	POINT OF REVERSE CURVE
MPD.....	MERIDIAN PARK DRIVE
ETV.....	NORTH FL EASTONVILLE ROAD
OWL.....	OWL PLACE
FL.....	FLOWLINE

PREPARED BY:



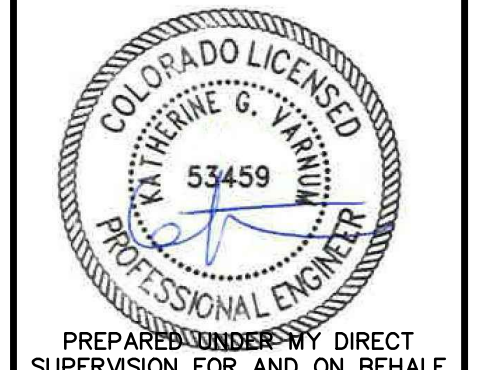
CLIENT:

BH RE INVESTMENTS, LLC  
450 N MCCLINTOCK DRIVE  
CHANDLER, AZ 85226  
(480) 313-2724

PRE-SUBDIVISION CONSTRUCTION PLANS FOR:  
**OWL MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	07/23/2024
RESUBMITTAL	08/21/2024

DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-OLDMO



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

DRAWING SCALE:  
HORIZONTAL: 1" = 40'  
VERTICAL: N/A

EXISTING CONDITIONS & SITE DEMO

PROJECT NO. 21611-01CSCV  
DRAWING NO.

**C3**

SHEET: 3 OF 9

**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.  
PCD FILE: CDR247

PREPARED BY:

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

CLIENT:

BH RE INVESTMENTS, LLC  
450 N MCCLINTOCK DRIVE  
CHANDLER, AZ 85226  
(480) 313-2724

PRE-SUBDIVISION CONSTRUCTION PLANS FOR:  
**OWL MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	07/23/2024
RESUBMITTAL	08/21/2024
DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-STM1



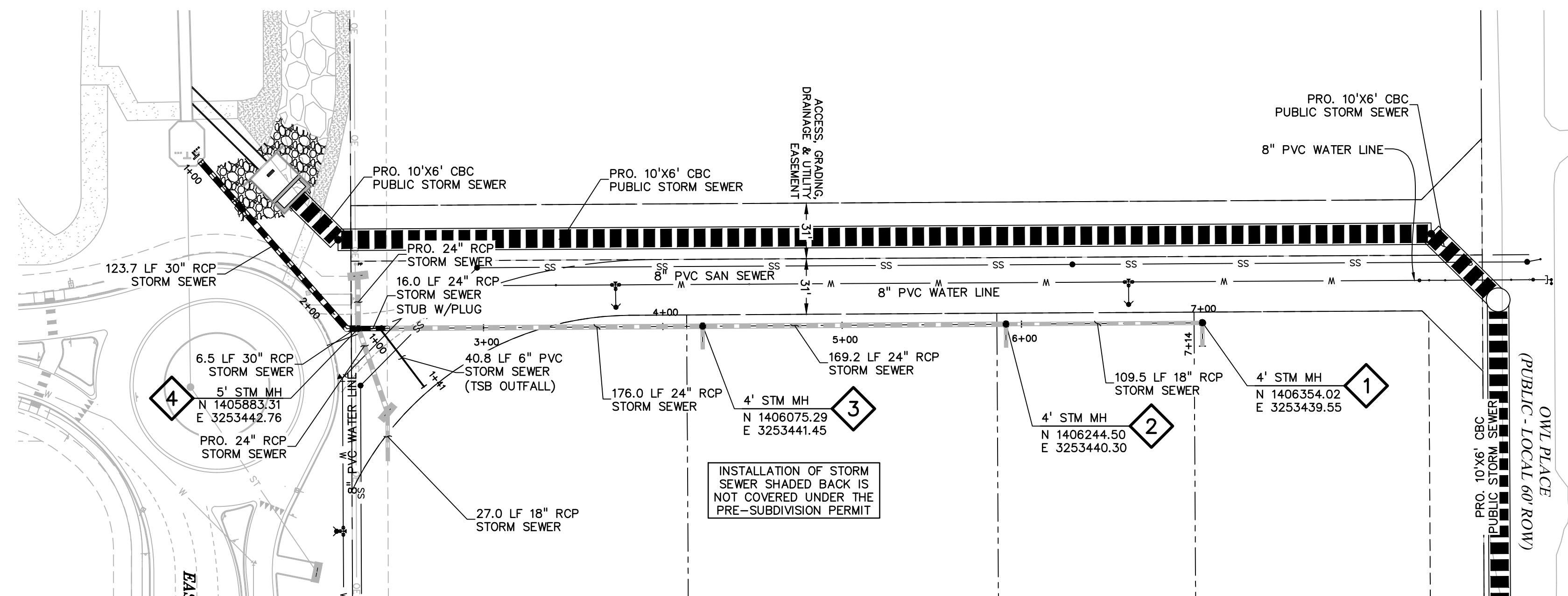
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
DRAWING SCALE:  
HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'

**STORM SEWER PLAN & PROFILE EAST MPD**

PROJECT NO. 21611-01CSCV  
DRAWING NO.

**C4**

SHEET: 4 OF 9



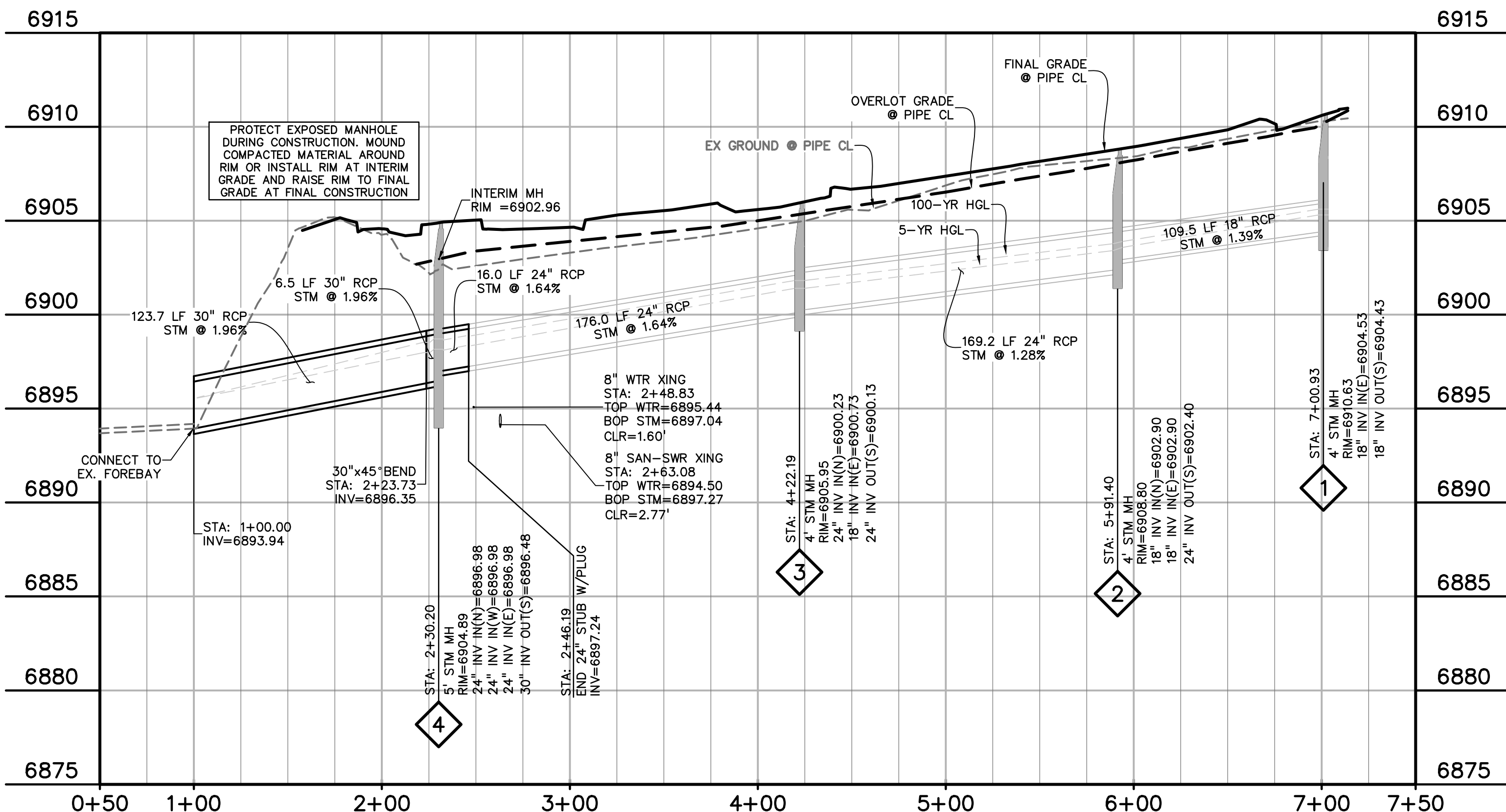
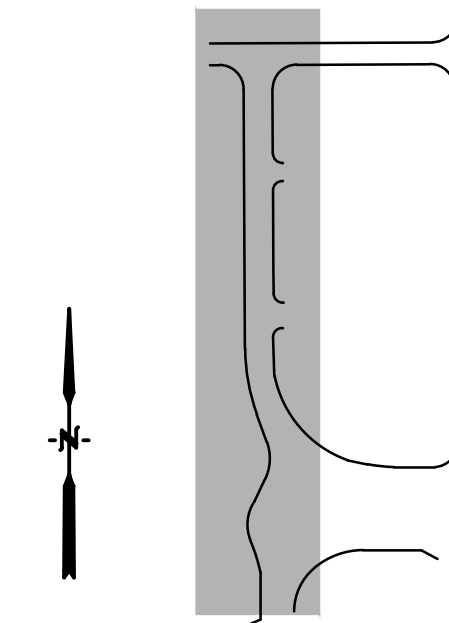
INSTALLATION OF STORM SEWER SHADED BACK IS NOT COVERED UNDER THE PRE-SUBDIVISION PERMIT

NOTE:  
ALL STORM SEWER PIPE AND STRUCTURES ARE TO BE PRIVATELY OWNED AND MAINTAINED WITH THE EXCEPTION OF THE 10'X6' BOX CULVERT AND ASSOCIATED STRUCTURES OR AS OTHERWISE NOTED.

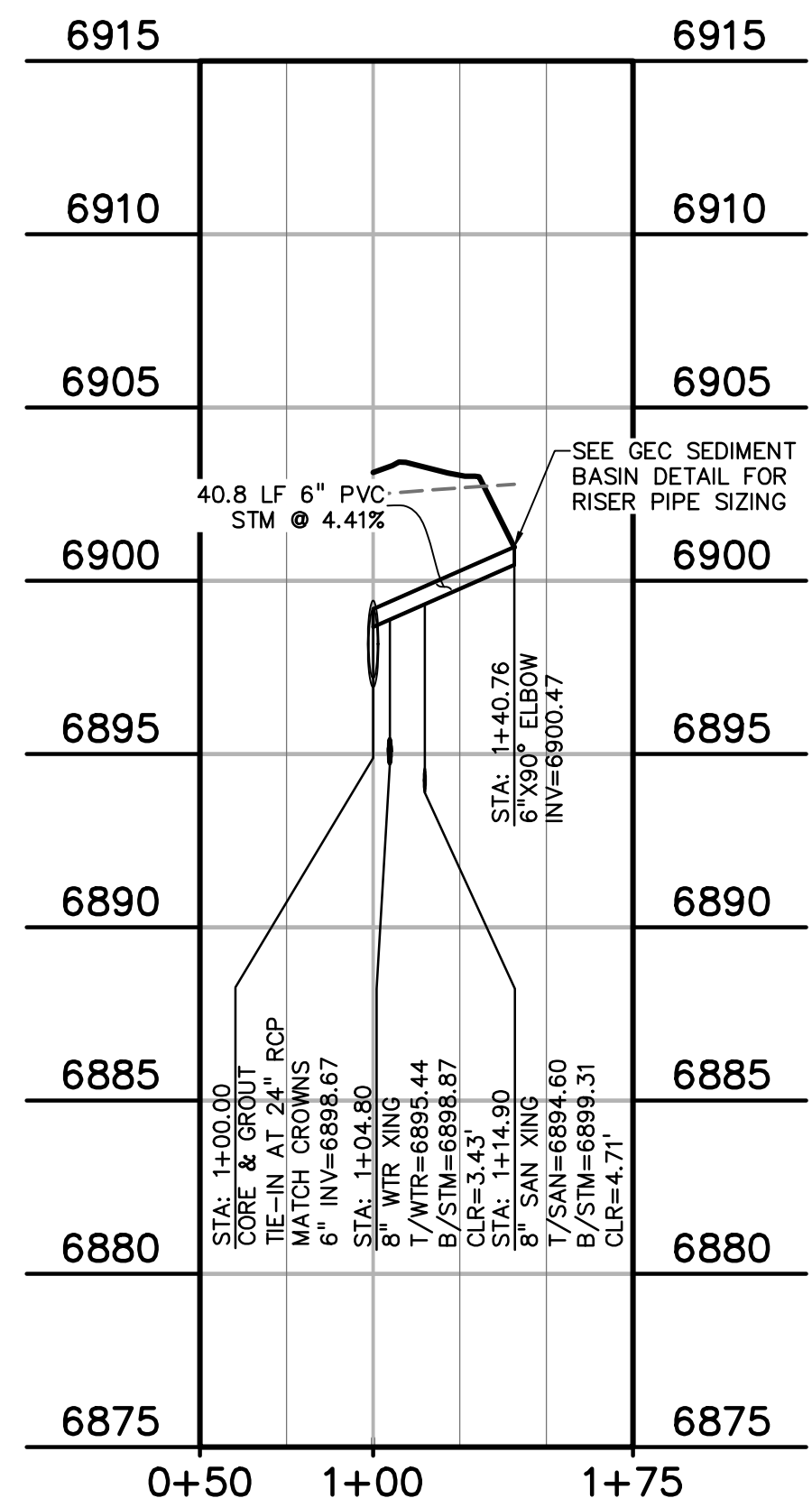
**LEGEND**

- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK
- PRO. WATER LINE
- PRO. FIRE HYDRANT
- PRO. RAW WATER
- PRO. SANITARY SEWER
- PRO. STORM SEWER
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. PETROLEUM
- EX. GAS
- EX. RAW WATER
- EX. WATER
- EX. STORM SEWER

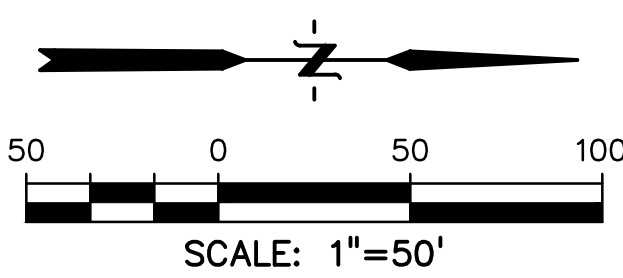
**KEY MAP**  
NTS



**EASTERN STORM PIPE - MERIDIAN PARK DRIVE**  
STA 1+00.00 - 2+30.20 (PRE-SUBDIVISION PERMIT)  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'



**TEMP. SEDIMENT BASIN OUTFALL PIPE**  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'

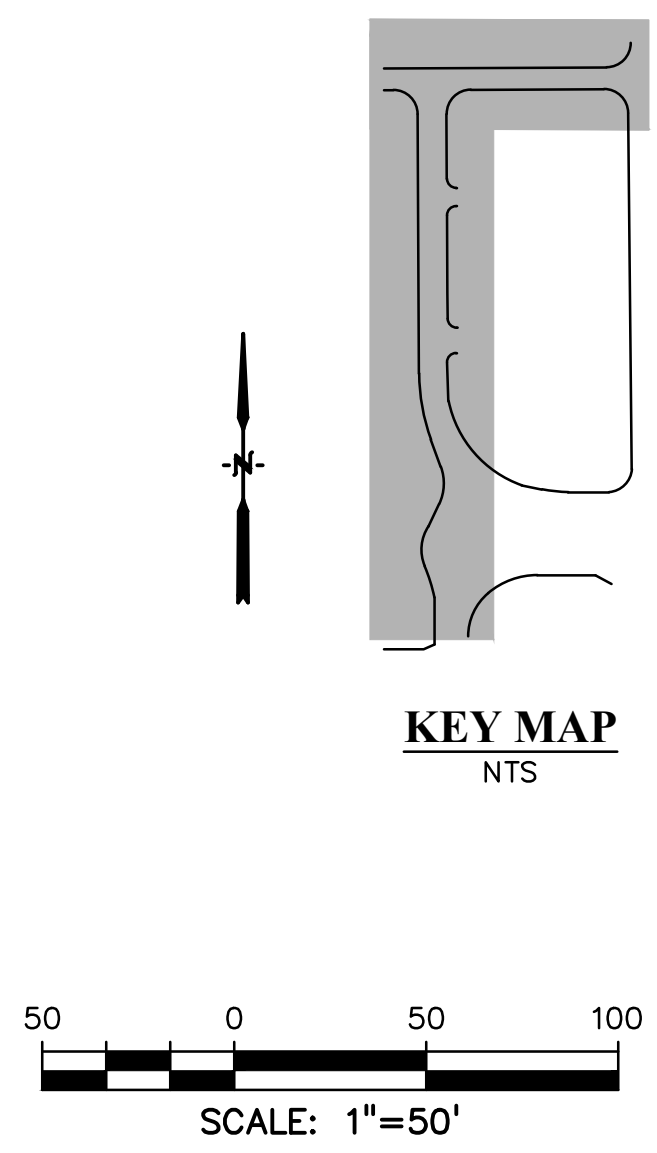
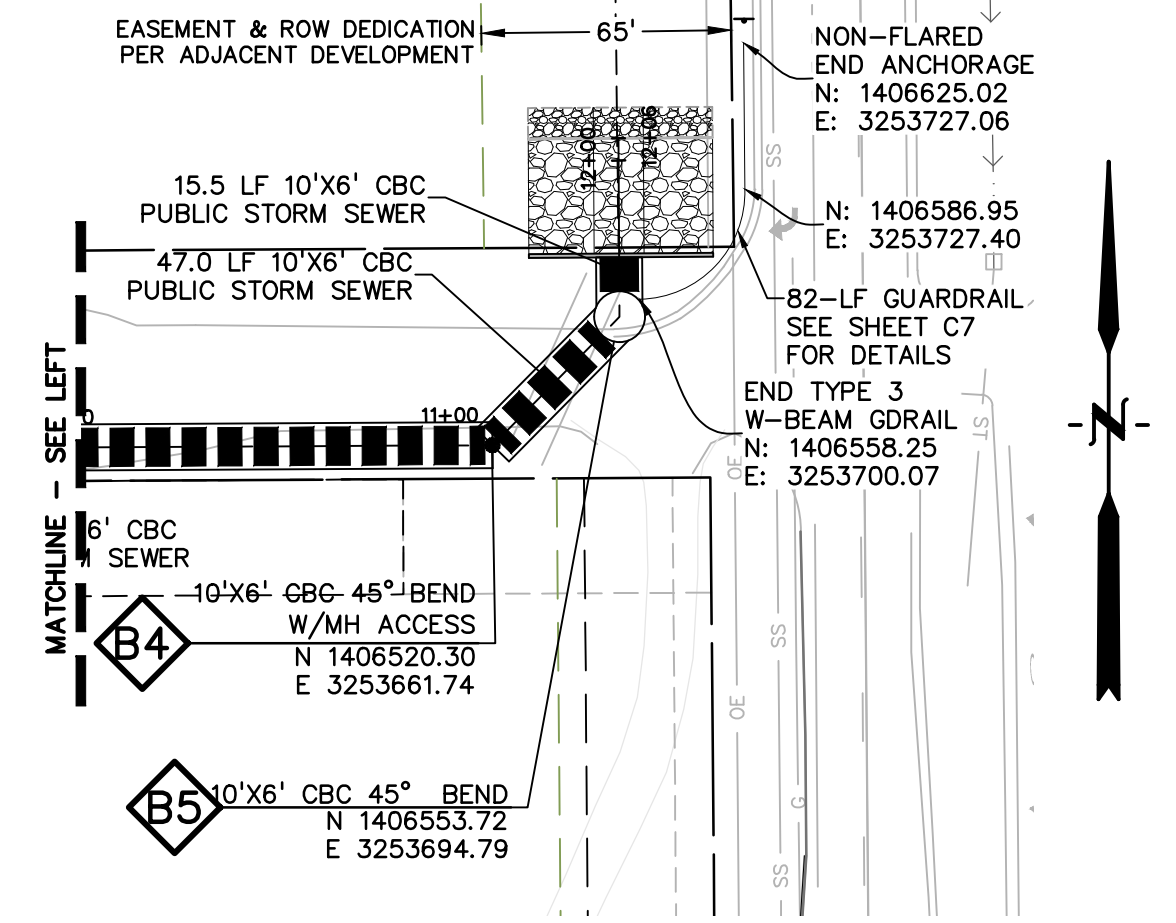
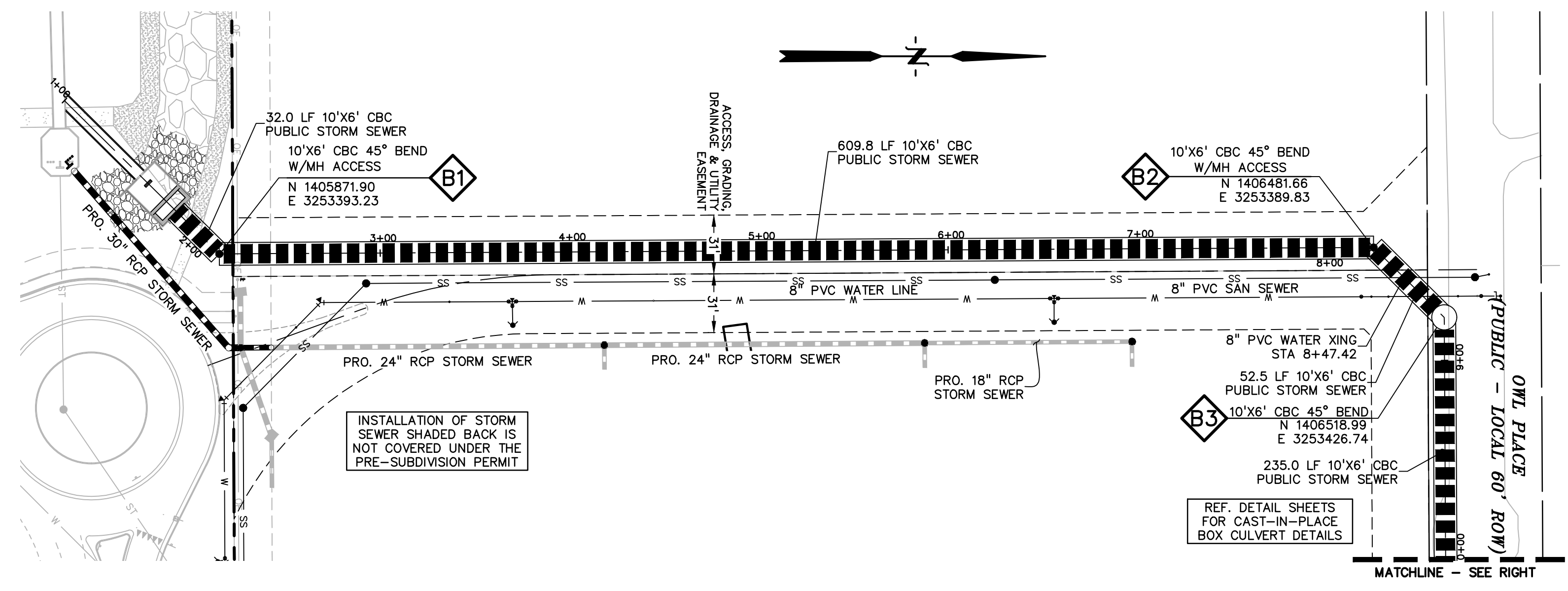


**ABBREVIATION**

- EX. .... EXISTING
- MH. .... MANHOLE
- PP. .... PROPOSED
- PT. .... POINT
- SS OR SAN. .... SANITARY SEWER
- ST. .... STORM SEWER
- WT. .... WATER
- XING. .... CROSSING
- EOP. .... END OF PIPE
- CDS. .... CUL-DE-SAC
- BT. .... BEGIN TRANSITION
- ET. .... END TRANSITION
- EOR. .... EDGE OF ROAD
- SW. .... SIDEWALK
- CL. .... CENTERLINE
- C&G. .... CURB AND GUTTER
- FED. .... PEDESTRIAN
- PC. .... POINT OF CURVATURE
- PT. .... POINT OF TANGENCY
- ROW. .... RIGHT OF WAY
- XWALK. .... CROSSWALK
- XPAN. .... CROSS-PAN
- PRC. .... POINT OF REVERSE CURVE
- MPD. .... MERIDIAN PARK DRIVE
- ETV. .... NORTH FL EASTONVILLE ROAD
- OWL. .... OWL PLACE
- FL. .... FLOWLINE
- CBC. .... CONCRETE BOX CULVERT

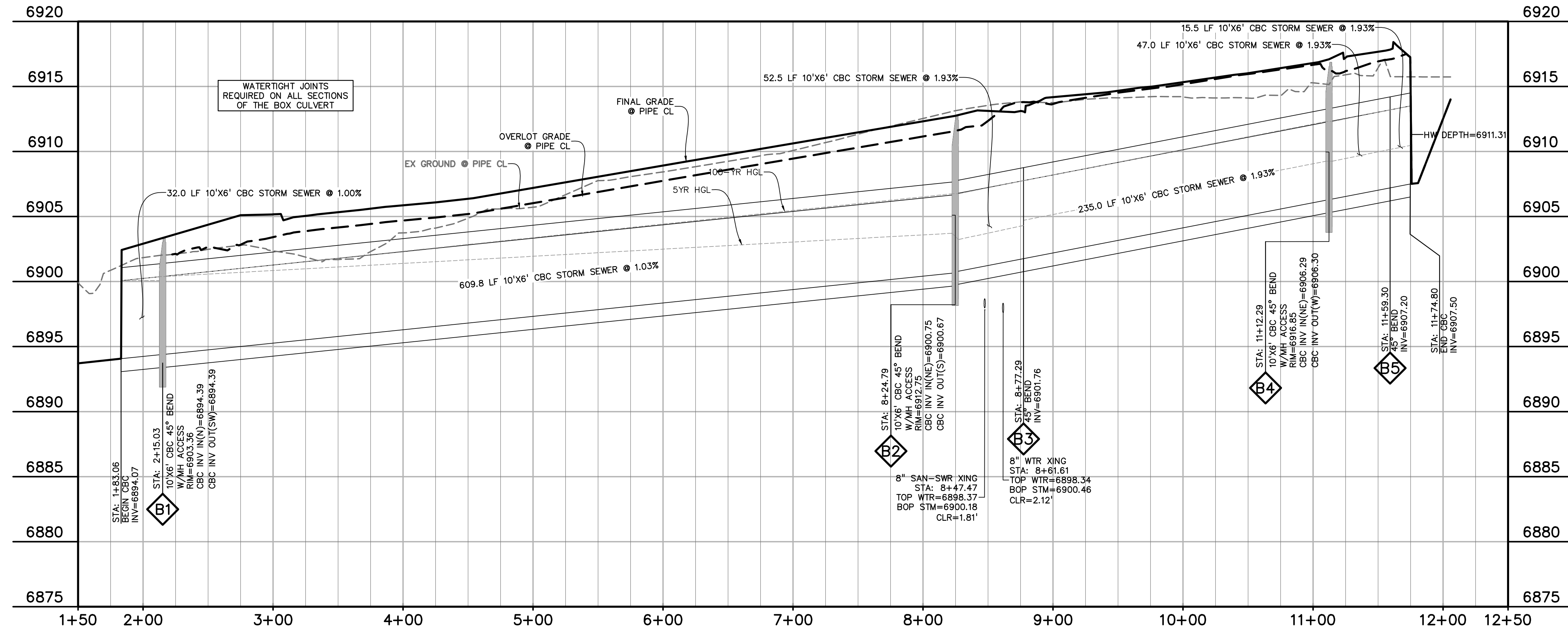


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PCD FILE: CDR247



**LEGEND**

PROPERTY LINE	---
LOT LINE	---
EASEMENT	---
CURB & GUTTER	---
SIDEWALK	---
PRO. WATER LINE	W
PRO. FIRE HYDRANT	+
PRO. RAW WATER	W
PRO. SANITARY SEWER	SS
PRO. STORM SEWER	---
EX. OVERHEAD ELECTRIC	OE
EX. SANITARY SEWER	SS
EX. PETROLEUM	UP
EX. GAS	G
EX. RAW WATER	RW
EX. WATER	W
EX. STORM SEWER	ST



**10'x6' CBC WESTERN STORM SEWER - MERIDIAN PARK DRIVE**  
 STA 1+00.00 - 12+06.00  
 SCALE: 1"=50'

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

CLIENT:  
**BH RE INVESTMENTS, LLC**  
 450 N MCCLINTOCK DRIVE  
 CHANDLER, AZ 85226  
 (480) 313-2724

PRE-SUBDIVISION CONSTRUCTION PLANS FOR:  
**OWL MARKETPLACE**  
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	07/23/2024
RESUBMITTAL	08/21/2024

DESIGNED BY: KGV  
 DRAWN BY: SDM  
 CHECKED BY: TDM  
 FILE NAME: 21611-STM2



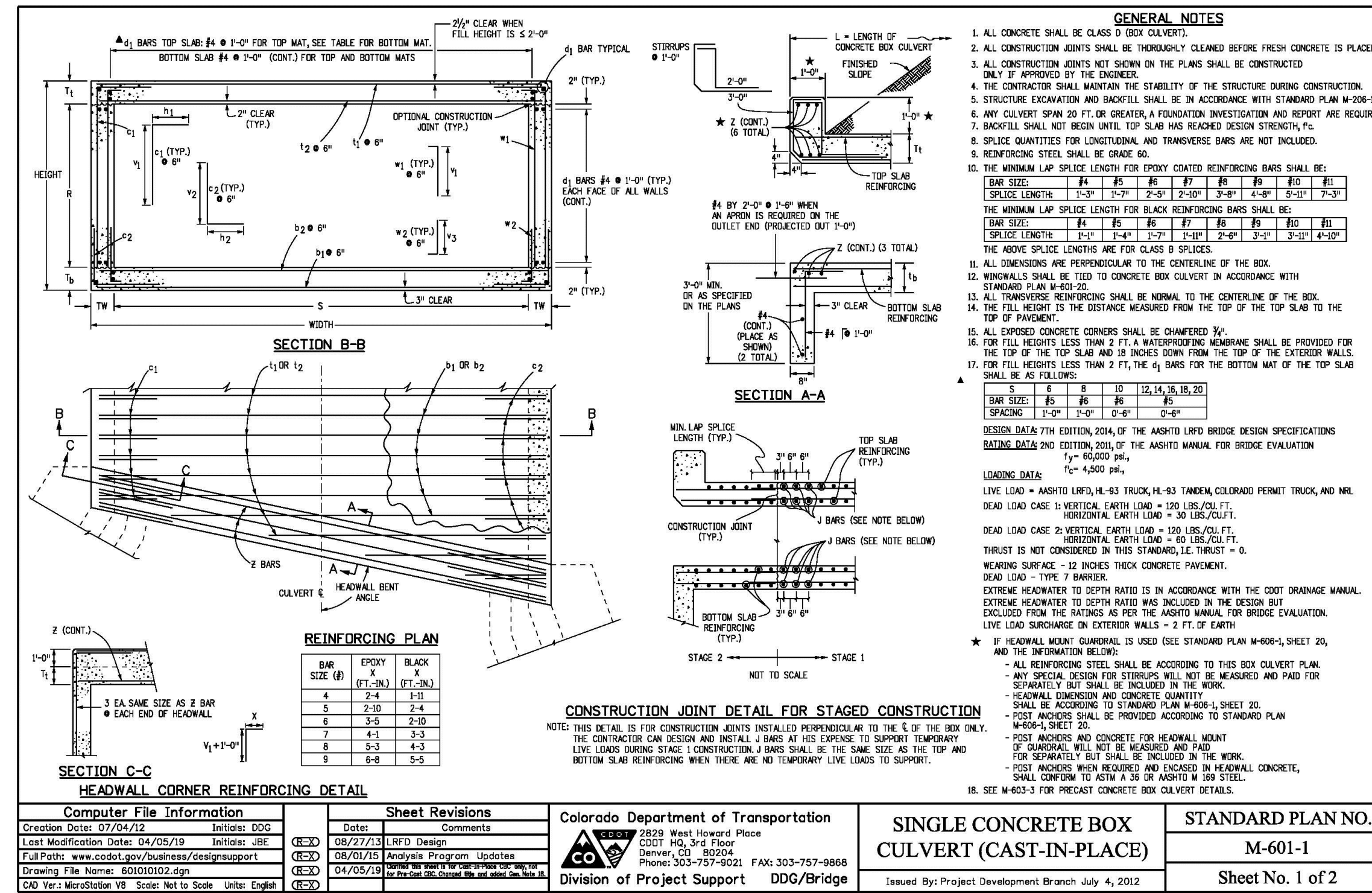
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1"=50'  
 VERTICAL: 1"=5'

**STORM SEWER PLAN & PROFILE BOX CULVERT**

PROJECT NO. 21611-01CSCV  
 DRAWING NO.

**C5**

**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.  
 PCD FILE: CDR247



ROW NO.	SPAN	TYPE	CONCRETE QUANTITY	REINFORCING QUANTITY	WEIGHT	VELOCITY
1	10	1	100	100	100	100
2	10	1	100	100	100	100
3	10	1	100	100	100	100
4	10	1	100	100	100	100
5	10	1	100	100	100	100
6	10	1	100	100	100	100
7	10	1	100	100	100	100
8	10	1	100	100	100	100
9	10	1	100	100	100	100
10	10	1	100	100	100	100
11	10	1	100	100	100	100
12	10	1	100	100	100	100
13	10	1	100	100	100	100
14	10	1	100	100	100	100
15	10	1	100	100	100	100
16	10	1	100	100	100	100
17	10	1	100	100	100	100
18	10	1	100	100	100	100
19	10	1	100	100	100	100
20	10	1	100	100	100	100

**HEADWALL AND TOEWALL QUANTITIES**

HEADWALL BENT ANGLE	90° TO 75°	74° TO 60°	59° TO 45°
CLEAR SPAN (ft)	2	2	2
#	#	#	#
2	2	2	2
4	4	4	4
6	6	6	6
8	8	8	8
10	10	10	10
12	12	12	12
14	14	14	14
16	16	16	16
18	18	18	18
20	20	20	20

**Computer File Information**

Creation Date: 07/04/12	Initials: DDG
Last Modification Date: 04/05/19	Initials: JBE
Full Path: www.codot.gov/business/designsupport	
Drawing File Name: 601010102.dgn	
CAD Ver: MicroStation V8	Scale: Not to Scale

**Sheet Revisions**

Date	Initials	Comments
08/27/13	JBE	LRFD Design
09/01/13	JBE	Revision Program Updates
04/05/19	JBE	Revision to Standard Plan M-601-1

**Colorado Department of Transportation**

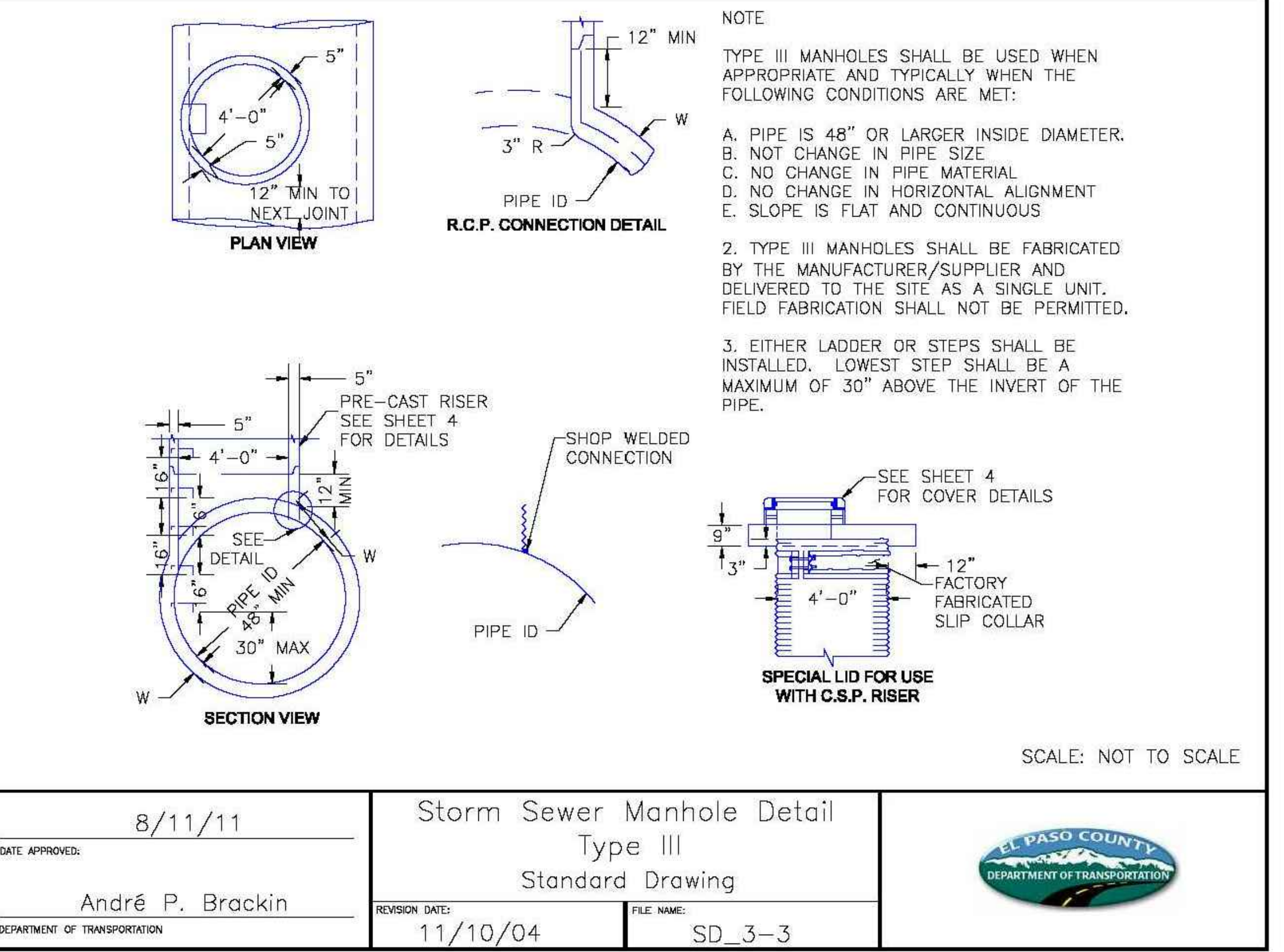
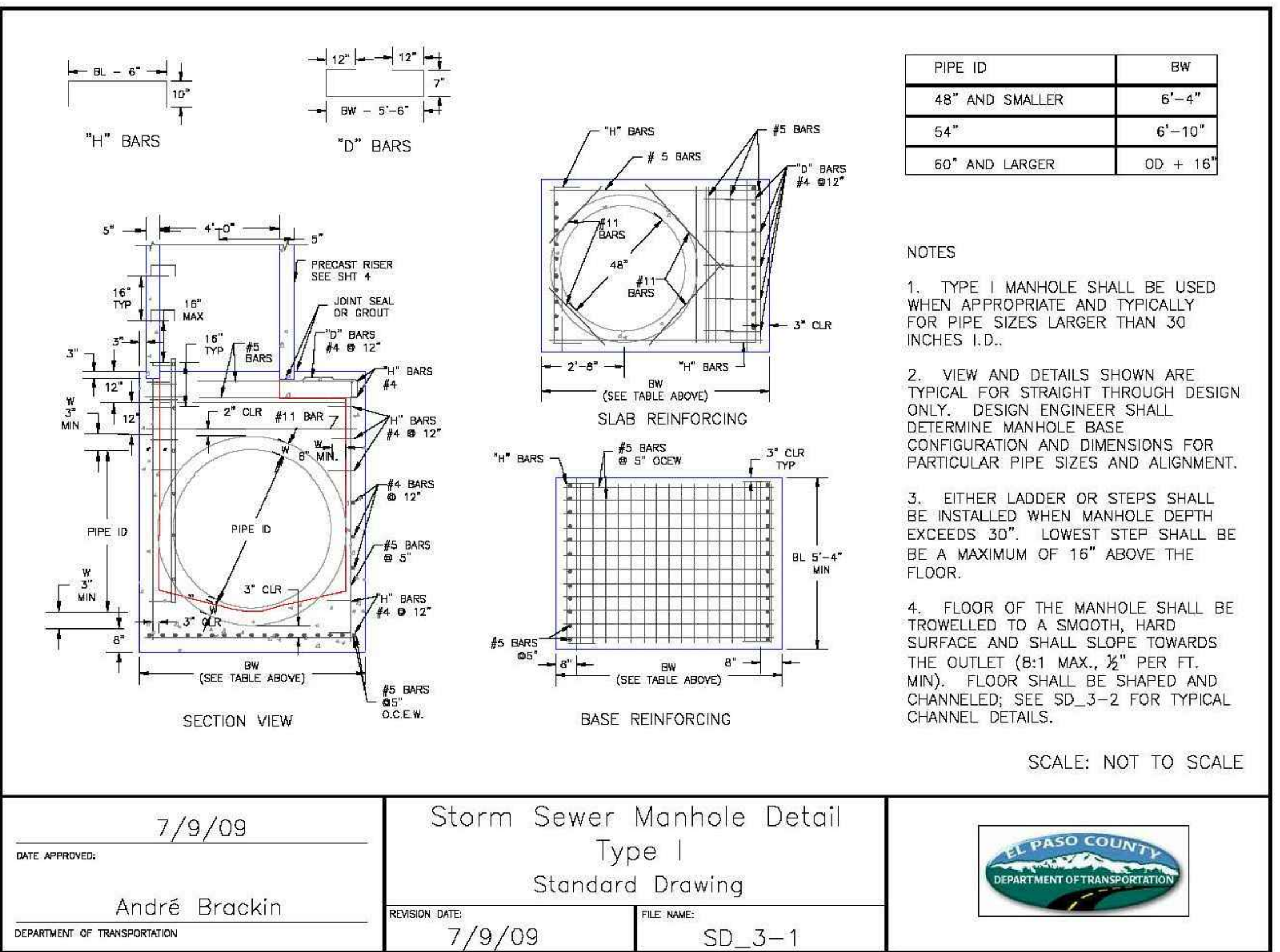
2829 West Howard Place  
 COIT 4th Flr  
 Denver, CO 80204  
 Phone: 303-797-9888  
 FAX: 303-797-9888

**SINGLE CONCRETE BOX CULVERT (CAST-IN-PLACE)**

**STANDARD PLAN NO. M-601-1**

Issued By: Project Development Branch July 4, 2012

Sheet No. 1 of 2



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

8/11/11

DATE APPROVED: \_\_\_\_\_

André P. Brackin

DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail  
Type III  
Standard Drawing

REVISION DATE: 11/10/04

FILE NAME: SD\_3-3

EL PASO COUNTY  
DEPARTMENT OF TRANSPORTATION

PREPARED BY:

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

CLIENT:

BH RE INVESTMENTS, LLC  
 450 N MCCLEINTOCK DRIVE  
 CHANDLER, AZ 85226  
 (480) 313-2724

PRE-SUBDIVISION CONSTRUCTION PLANS FOR:

**OWL MARKETPLACE**

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	07/23/2024
RESUBMITTAL	08/21/2024
DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-OLDTL

DESIGNED BY: KGV

DRAWN BY: KGV

CHECKED BY: TDM

FILE NAME: 21611-OLDTL

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

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

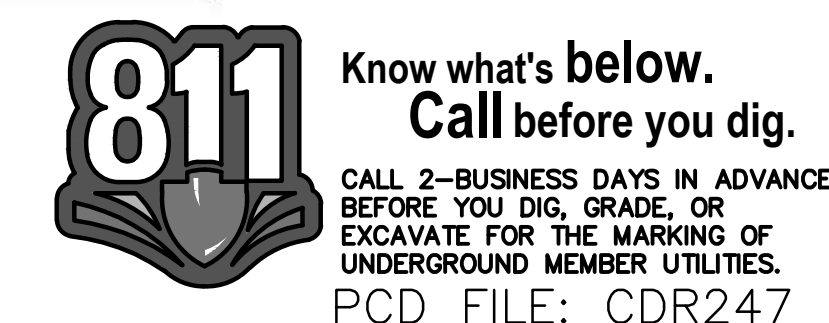
STANDARD DETAILS

PROJECT NO. 21611-01CSCV

DRAWING NO.

**C6**

SHEET: 6 OF 9



**NOTES FOR NONFLARED**

- THE END ANCHORAGE (NONFLARED) SHALL EITHER BE THE SOFTSTOP AS MANUFACTURED BY TRINITY INDUSTRIES, INC. (TEL. #1-800-356-2363), OR THE MAX-TENSION AS MANUFACTURED BY LINSEY TRANSPORTATION SOLUTIONS (TEL. #402-828-8800), OR THE MOST AS MANUFACTURED BY ROAD SYSTEMS, INC. (TEL. #432-283-2433). THE END ANCHORAGE (NONFLARED) SHALL INCLUDE ALL POST, RAIL AND ANCHORING ITEMS REQUIRED FOR A COMPLETE UNIT. THE END ANCHORAGE (NONFLARED) SHALL BE INSTALLED CONFORMING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PARTS LIST TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE DEVICE.
- DO NOT ATTACH THESE END ANCHORAGES DIRECTLY TO A RIGID BARRIER (EX. CONCRETE BARRIER, STEEL BARRIER, CONCRETE STRUCTURE) WITHOUT A PROPER TRANSITION.
- CONNECTIONS TO W-BEAMS WHERE THE SPURCE IS NOT AT MID-SPAN BUT AT A POST CAN BE MADE USING A 3-1/2" x 9-1/2" OR 15-7/8" W-BEAM PANEL DOWNSTREAM OF TRAFFIC.
- FOR MOST END ANCHORAGES (NONFLARED), USE THE MANUFACTURER'S SPECIFIED STEEL FOUNDATION TUBES FOR POSTS (1) AND (2).
- RETROREFLECTOR TABS SHALL NOT BE USED ON END ANCHORAGE POSTS.
- DELINEATION SHALL BE APPLIED TO THE END PIECE AND SHALL NOT BE PAID FOR SEPARATELY BUT BE INCLUDED IN THE COST OF THE WORK. SEE STANDARD PLAN S-62-L.

**SECTION A-A**  
**MAX-TENSION TERMINAL END ANCHORAGE (NONFLARED)**  
(MASH CERTIFIED)

**END ANCHORAGES (NONFLARED)**

**MSKT TERMINAL END ANCHORAGE (NONFLARED)**  
(MASH CERTIFIED)

**SOFTSTOP TERMINAL END ANCHORAGE (NONFLARED)**  
(MASH CERTIFIED)

**DETAIL A**

**DETAIL B**

Computer File Information: Creation Date: 07/31/19, Designer: JBK, Last Modification Date: 03/05/20, Detaller: 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: 303-757-9888, Project Development Branch JBK.

MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES, STANDARD PLAN NO. M-606-1, Standard Sheet No. 8 of 19. Issued by the Project Development Branch July 31, 2019.

**GUARDRAIL FOR ROADSIDE OBSTRUCTIONS**

**GUARDRAIL FOR ROADSIDE FILL CONSTRUCTION**

**GUARDRAIL FOR ROADSIDE CUT-TO-FILL CONDITION**

**LAYOUT FOR DRIVEWAY APPROACH**

**2-WAY NORMAL BRIDGE APPROACH**

**INTERRUPTED STRUCTURE APPROACH**  
(USE TYPE 3J ON SHEET 12 WHEN PRACTICAL)

**NOTES**

- A TYPE 3G OR 3H TRANSITION (SEE SHEET 13) SHALL BE USED TO CONNECT THE TYPE 3 W-BEAM TO A TYPE B CONCRETE BARRIER (SEE W-400-01) OR TO A TYPE B OR D BRIDGE RAIL.
- TYPE 3G SHALL BE 25 FEET FOR THE TRANSITION TYPES 3G AND 3H.
- THE GUARDRAIL LENGTH DIMENSION "N" IS THE LENGTH AS DETERMINED BY THE LENGTH OF NEED COMPUTATION AND IS SHOWN ON THE PLANS. THE MINIMUM IS 12 FT. 6 IN. WHERE SITE CONDITIONS ALLOW. THE OVERALL REQUIRED LENGTH OF NEED CAN INCLUDE THE LENGTH OF TRANSITION, THE LENGTH OF RAIL (N), AND ANY REDUCTIVE LENGTH IN THE RAIL END TREATMENT. A TRANSVERSE SLOPE SHALL BE PROVIDED BEHIND THE TERMINAL TO DIMENSION "M" PRIOR TO THE OBSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEER.

\* END ANCHORAGE CAN BE FLARED OR NONFLARED

Computer File Information: Creation Date: 07/31/19, Designer: JBK, Last Modification Date: 03/05/20, Detaller: 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: 303-757-9888, Project Development Branch JBK.

MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES, STANDARD PLAN NO. M-606-1, Standard Sheet No. 17 of 19. Issued by the Project Development Branch July 31, 2019.

**NOTES**

- LOCATION AND LENGTH OF MEDIAN GUARDRAIL APPROACHES TO CULVERTS WITH FILL, MEDIAN, AND MINORALS SHALL BE AS SHOWN FOR BRIDGES ON SHEET 25. THE GUARDRAIL TYPE 3 SHALL CONTINUE ACROSS THE CULVERT AS SHOWN ON THIS SHEET.
- RIGHT SHOULDER BOLT CULVERT TREATMENT IS SHOWN ON THIS SHEET FOR CULVERTS 20 FT. OR LESS IN LENGTH.
- CONSTRUCTION AND PAYMENT FOR FILL HEIGHTS SHALL BE INCLUDED IN THE COST OF THE GUARDRAIL TYPE 3.
- ANCHORAGE IS SIX BELTS FOR BASE PLATE "B" WITH INSIDE MOUNT. THE BELTS SHALL BE 7/8 IN DIA. x 10 IN. HIGH STRENGTH RODS THREADED FULL LENGTH AND ALL GALVANIZED RODS SHALL BE CATHODICALLY PROTECTED FOR NEW STRUCTURES. FOR EXISTING STRUCTURES, THE RODS SHALL BE INSTALLED IN 1/4 IN DIA HOLES WITH NON-SHRINK GROUT OR EPOXY CONFORMING TO ASTM C 886 IF THE THICKNESS OF A CONCRETE TOP PANEL REQUIRES BOLTS TO BE LESS THAN 10 IN. HIGH. THE BOLTS SHALL BE APPROVED BY THE ENGINEER.
- THE GUARDRAIL LENGTH DIMENSION "N" IS THE LENGTH AS DETERMINED BY THE LENGTH OF NEED COMPUTATION AND IS SHOWN ON THE PLANS. THE MINIMUM IS 12 FT. 6 IN. WHERE SITE CONDITIONS ALLOW. THE OVERALL REQUIRED LENGTH OF NEED CAN INCLUDE THE LENGTH OF TRANSITION, THE LENGTH OF RAIL (N), AND ANY REDUCTIVE LENGTH IN THE RAIL END TREATMENT.
- ALL POSTS, BASE PLATES, AND ANCHOR BOLTS SHALL BE FABRICATED FROM ASTM A 36 STEEL. THE ABOVE MATERIAL, W-BEAM, AND ALL ANCHOR BOLTS AND MISCELLANEOUS BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH SECTION 508. CONCRETE, REINFORCING STEEL, AND STRUCTURAL STEEL ELEMENTS SHALL BE IN ACCORDANCE WITH SECTIONS 601, 602, AND 509, RESPECTIVELY.
- POST ANCHORS ENCASED IN CONCRETE SHALL BE ASTM A 36 STEEL, AND NEED NOT BE GALVANIZED.
- PRIOR TO INSTALLATION OF GUARDRAIL ON CULVERTS, THREE SETS OF WORKING DIMENSIONS CHECK COMPLY WITH THE REQUIREMENTS OF SECTION 205 SHALL BE SUBMITTED TO THE ENGINEER FOR INFORMATION ONLY.

**GUARDRAIL FOR CULVERTS**

**INSIDE MOUNT ON CBC**

**RAIL PLACEMENT FOR INSIDE MOUNT**

**BASE PLATE B**

**ANCHOR B**

**ANCHOR D**

Computer File Information: Creation Date: 07/31/19, Designer: JBK, Last Modification Date: 03/05/20, Detaller: 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: 303-757-9888, Project Development Branch JBK.

MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES, STANDARD PLAN NO. M-606-1, Standard Sheet No. 19 of 19. Issued by the Project Development Branch July 31, 2019.

**NOTES FOR NONFLARED**

- THE END ANCHORAGE (NONFLARED) SHALL EITHER BE THE SOFTSTOP AS MANUFACTURED BY TRINITY INDUSTRIES, INC. (TEL. #1-800-356-2363), OR THE MAX-TENSION AS MANUFACTURED BY LINSEY TRANSPORTATION SOLUTIONS (TEL. #402-828-8800), OR THE MOST AS MANUFACTURED BY ROAD SYSTEMS, INC. (TEL. #432-283-2433). THE END ANCHORAGE (NONFLARED) SHALL INCLUDE ALL POST, RAIL AND ANCHORING ITEMS REQUIRED FOR A COMPLETE UNIT. THE END ANCHORAGE (NONFLARED) SHALL BE INSTALLED CONFORMING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PARTS LIST TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE DEVICE.
- DO NOT ATTACH THESE END ANCHORAGES DIRECTLY TO A RIGID BARRIER (EX. CONCRETE BARRIER, STEEL BARRIER, CONCRETE STRUCTURE) WITHOUT A PROPER TRANSITION.
- CONNECTIONS TO W-BEAMS WHERE THE SPURCE IS NOT AT MID-SPAN BUT AT A POST CAN BE MADE USING A 3-1/2" x 9-1/2" OR 15-7/8" W-BEAM PANEL DOWNSTREAM OF TRAFFIC.
- FOR MOST END ANCHORAGES (NONFLARED), USE THE MANUFACTURER'S SPECIFIED STEEL FOUNDATION TUBES FOR POSTS (1) AND (2).
- RETROREFLECTOR TABS SHALL NOT BE USED ON END ANCHORAGE POSTS.
- DELINEATION SHALL BE APPLIED TO THE END PIECE AND SHALL NOT BE PAID FOR SEPARATELY BUT BE INCLUDED IN THE COST OF THE WORK. SEE STANDARD PLAN S-62-L.

**SECTION A-A**  
**MAX-TENSION TERMINAL END ANCHORAGE (NONFLARED)**  
(MASH CERTIFIED)

**END ANCHORAGES (NONFLARED)**

**MSKT TERMINAL END ANCHORAGE (NONFLARED)**  
(MASH CERTIFIED)

**SOFTSTOP TERMINAL END ANCHORAGE (NONFLARED)**  
(MASH CERTIFIED)

**DETAIL A**

**DETAIL B**

Computer File Information: Creation Date: 07/31/19, Designer: JBK, Last Modification Date: 03/05/20, Detaller: 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: 303-757-9888, Project Development Branch JBK.

MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES, STANDARD PLAN NO. M-606-1, Standard Sheet No. 8 of 19. Issued by the Project Development Branch July 31, 2019.

PREPARED BY:



CLIENT:

BH RE INVESTMENTS, LLC  
450 N MCCLINTOCK DRIVE  
CHANDLER, AZ 85226  
(480) 313-2724

PRE-SUBDIVISION CONSTRUCTION PLANS FOR:

**OWL MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	07/23/2024
RESUBMITTAL	08/21/2024

DESIGNED BY: KGV  
DRAWN BY: KGV  
CHECKED BY: TDM  
FILE NAME: 21611-OLDTL



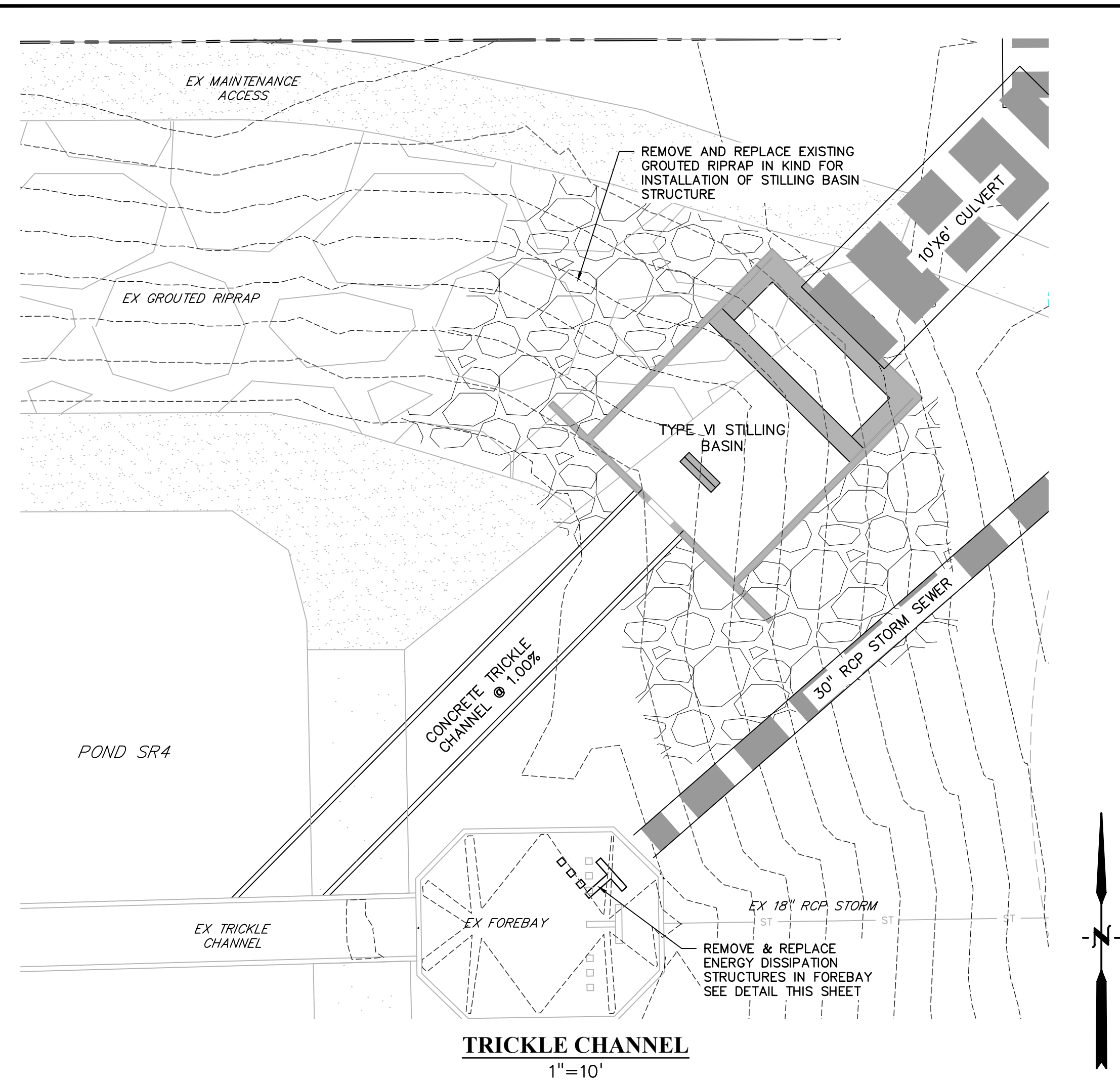
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

STANDARD DETAILS

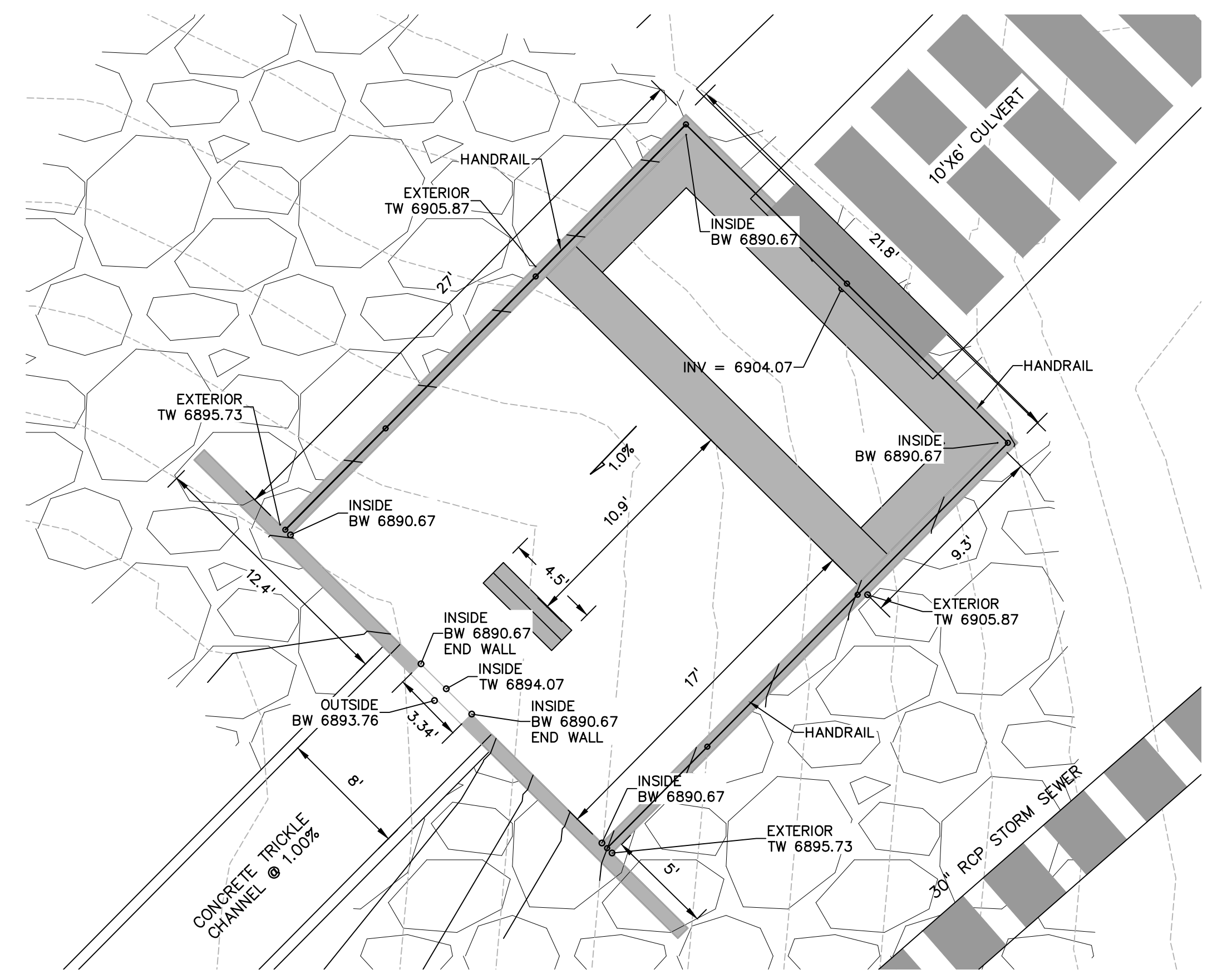
PROJECT NO. 21611-01CSV  
DRAWING NO.

**C7**

SHEET: 7 OF 9

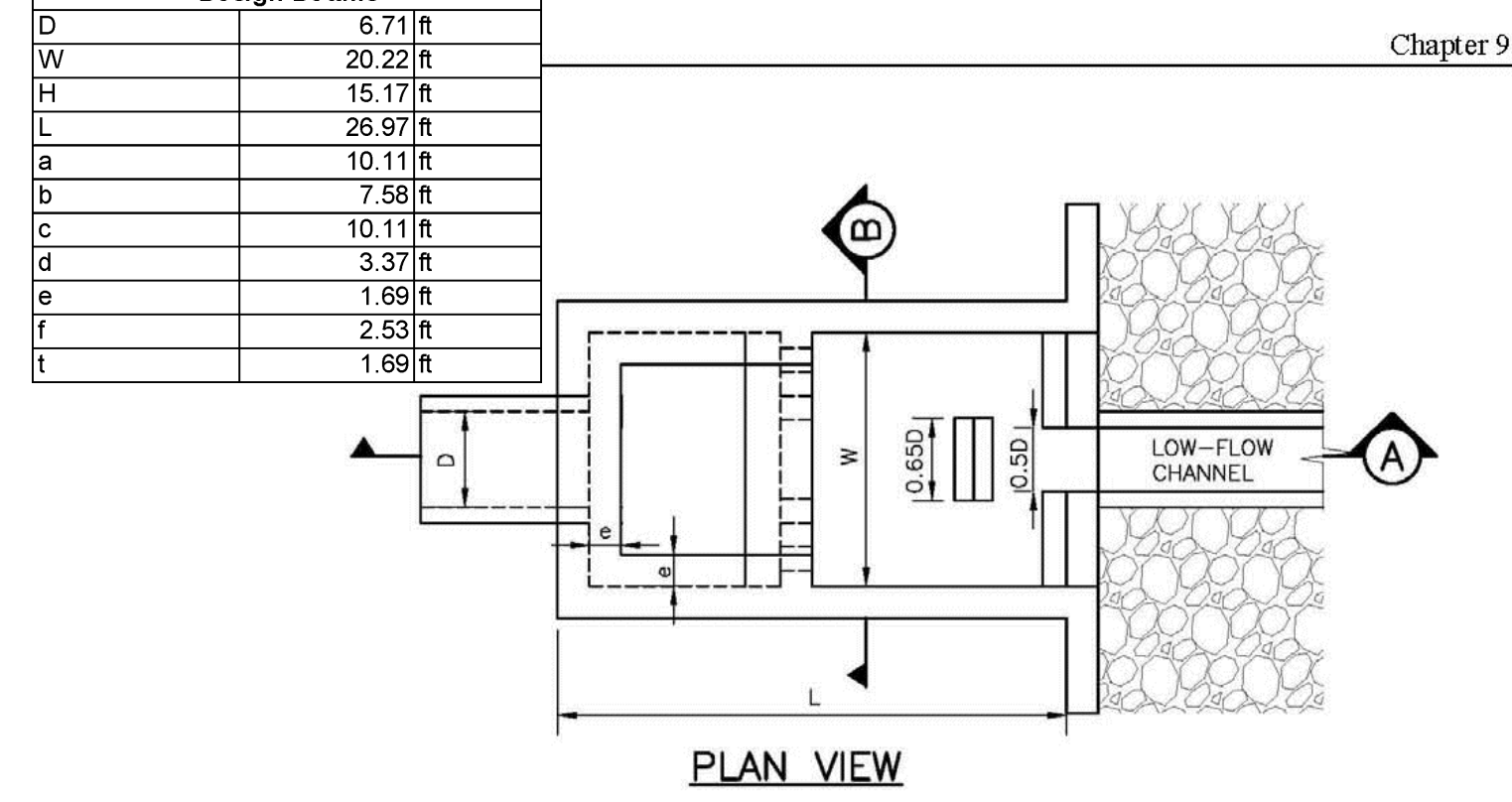


**TRICKLE CHANNEL**  
1"=10'



**STILLING BASIN DETAIL**  
SCALE: 1"=5'

Design Details	
D	6.71 ft
W	20.22 ft
H	15.17 ft
L	26.97 ft
a	10.11 ft
b	7.58 ft
c	10.11 ft
d	3.37 ft
e	1.69 ft
f	2.53 ft
t	1.69 ft



PLAN VIEW

$$W = 2.94D \left[ \frac{V}{(gD)^{0.5}} \right]^{0.556}$$

$$V = \text{VELOCITY, [FT/S]}$$

$$D = (A)^{2.5}$$

$$A = \text{AREA OF FLOW [SF]}$$

$$H = 3/4 W$$

$$L = 4/3 W$$

$$a = 1/2 W$$

$$b = 3/8 W$$

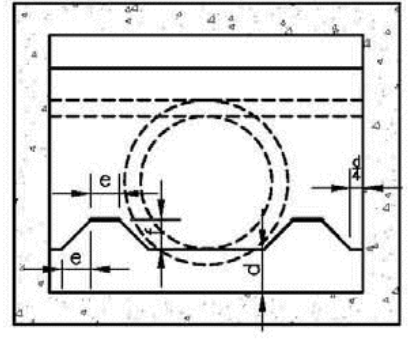
$$c = 1/2 W$$

$$d = 1/6 W$$

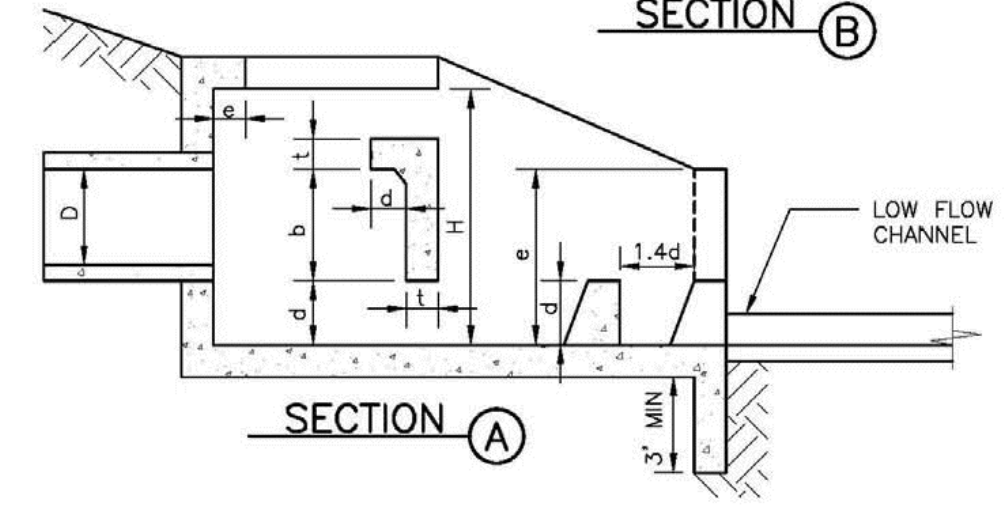
$$e = 1/12 W$$

$$f = 1/8 W$$

$$t = 1/12 W \text{ (SUGGESTED MIN.)}$$



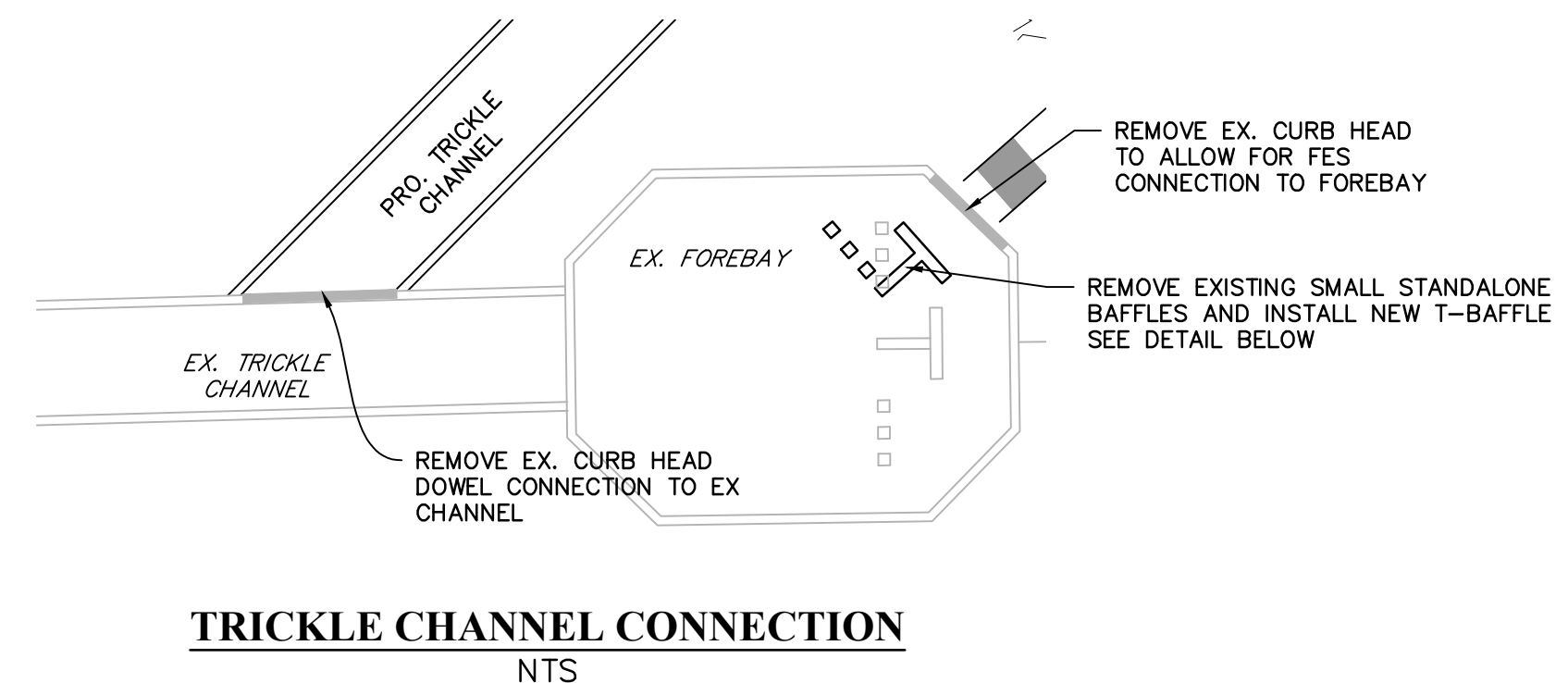
SECTION B



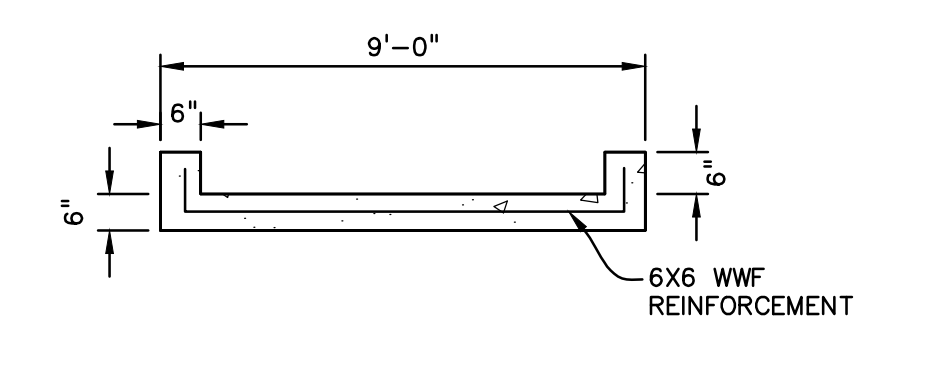
SECTION A

Figure 9-45. UDFCD modified USBR type VI impacts stilling basin (general design dimensions)

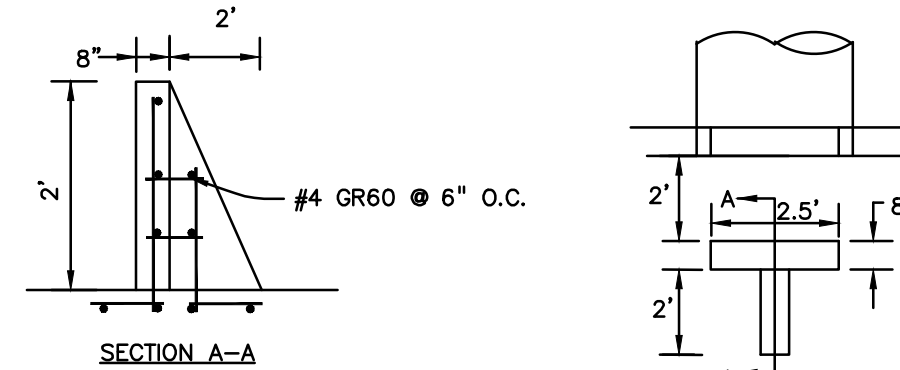
9-84 Urban Drainage and Flood Control District September 2017  
Urban Storm Drainage Criteria Manual Volume 2



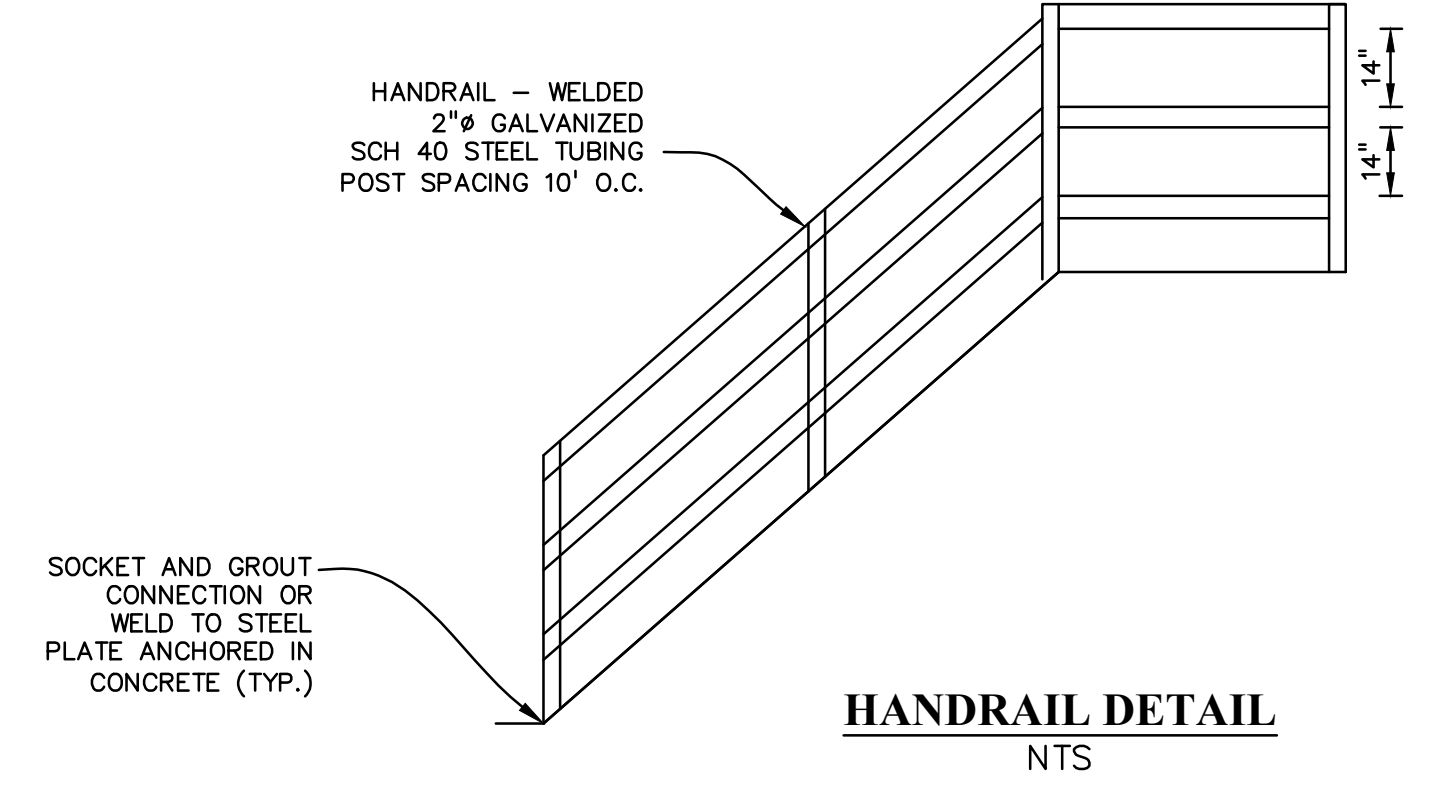
**TRICKLE CHANNEL CONNECTION**  
NTS



**CONCRETE TRICKLE CHANNEL SECTION**  
NTS



**T-BAFFLE ENERGY DISSIPATOR**  
NTS



**HANDRAIL DETAIL**  
NTS

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

CLIENT:  
  
**BH RE INVESTMENTS, LLC**  
450 N MCCLINTOCK DRIVE  
CHANDLER, AZ 85226  
(480) 313-2724

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DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-OLSTD12

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
DRAWING SCALE:  
HORIZONTAL: 1" = 10'  
VERTICAL: N/A

**STORM CULVERT DETAILS**  
PROJECT NO. 21611-01CSCV  
DRAWING NO.

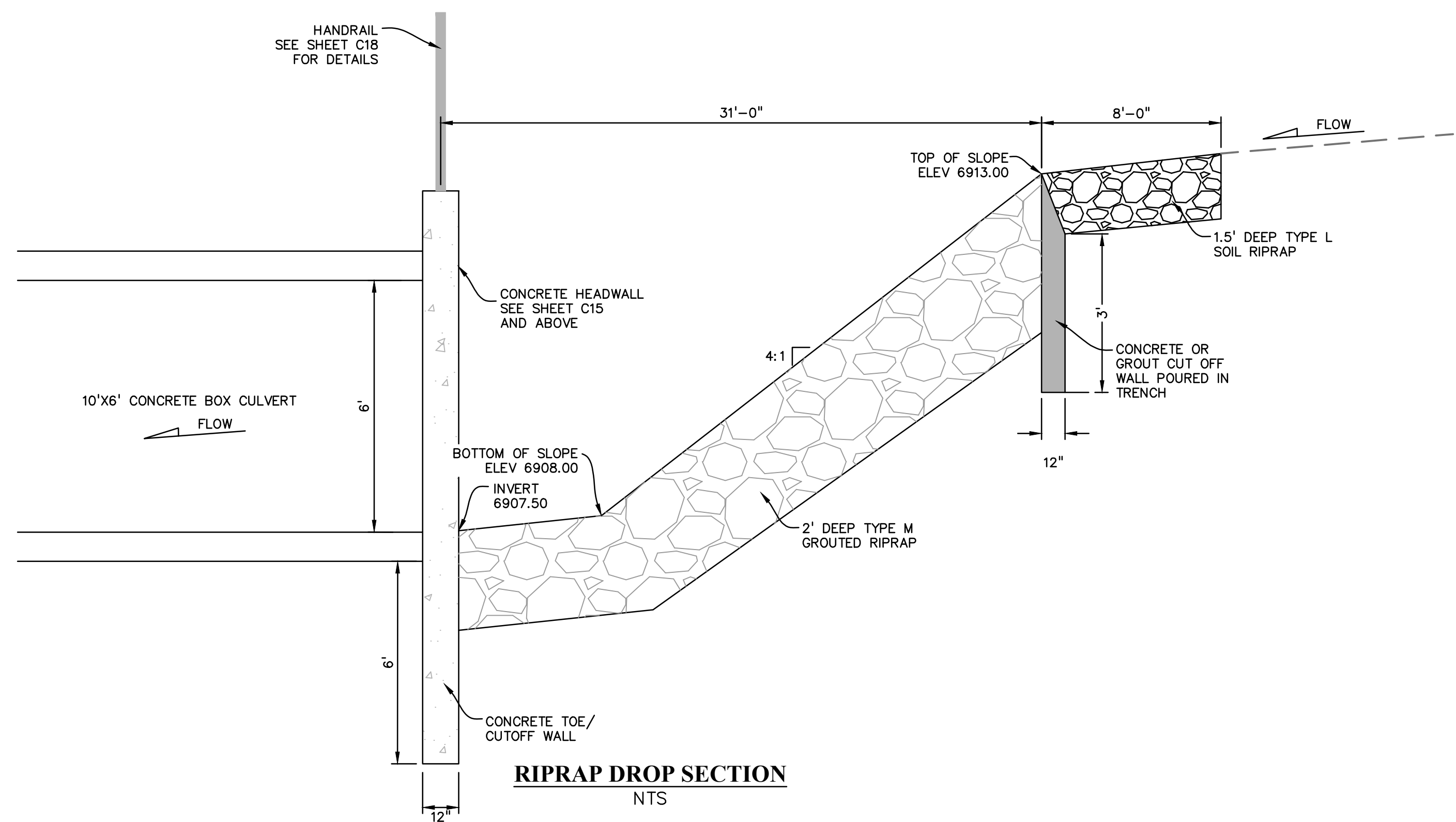
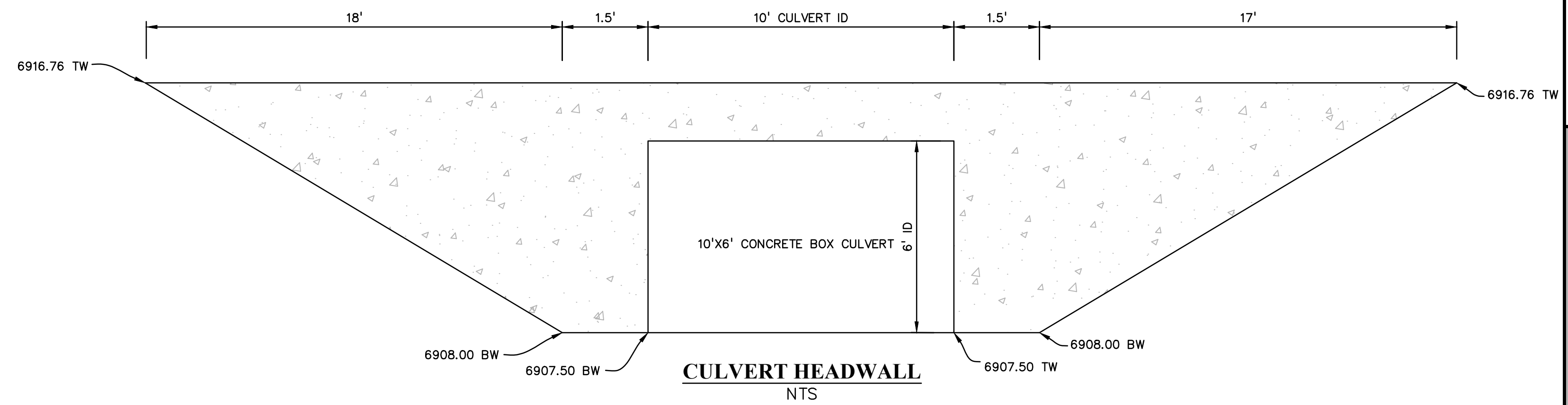
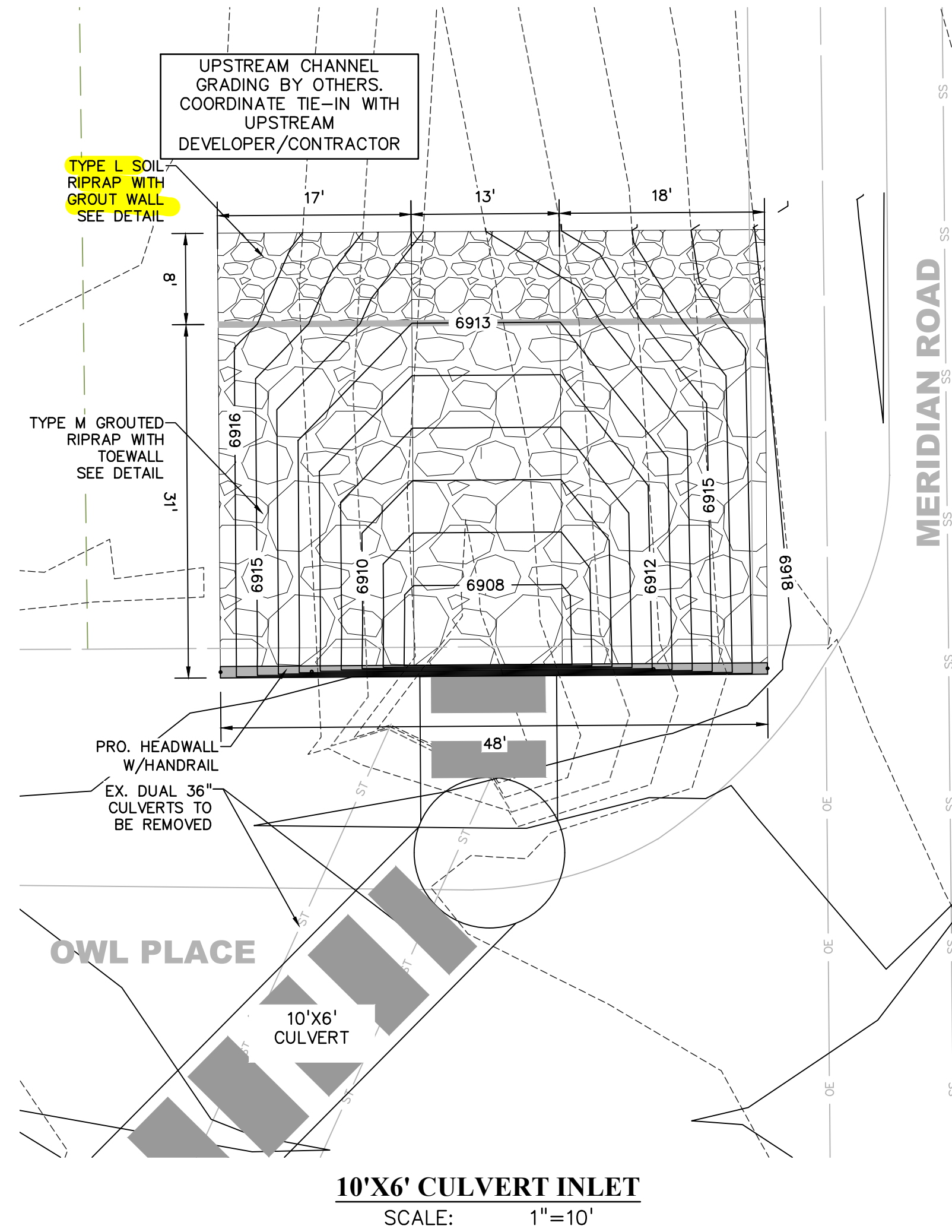
**C8**  
SHEET: 8 OF 9

**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.  
PCD FILE: CDR247



Review C1: This riprap cannot be fully reviewed without calculations.

Review C2: Unresolved. Calculation is not included. In FDR, it was labeled as type M in the proposed drainage map, type L&M in the cost estimate table. Please be consistent.



PREPARED BY:



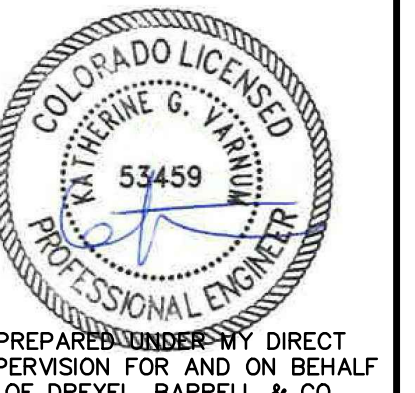
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FILE NAME:	21611-OLSTD12



DRAWING SCALE:  
HORIZONTAL: 1" = 10'  
VERTICAL: N/A

STORM CULVERT DETAILS

PROJECT NO. 21611-01CSCV  
DRAWING NO.

**C9**

SHEET: 9 OF 9

**811** Know what's below.  
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PCD FILE: CDR247