

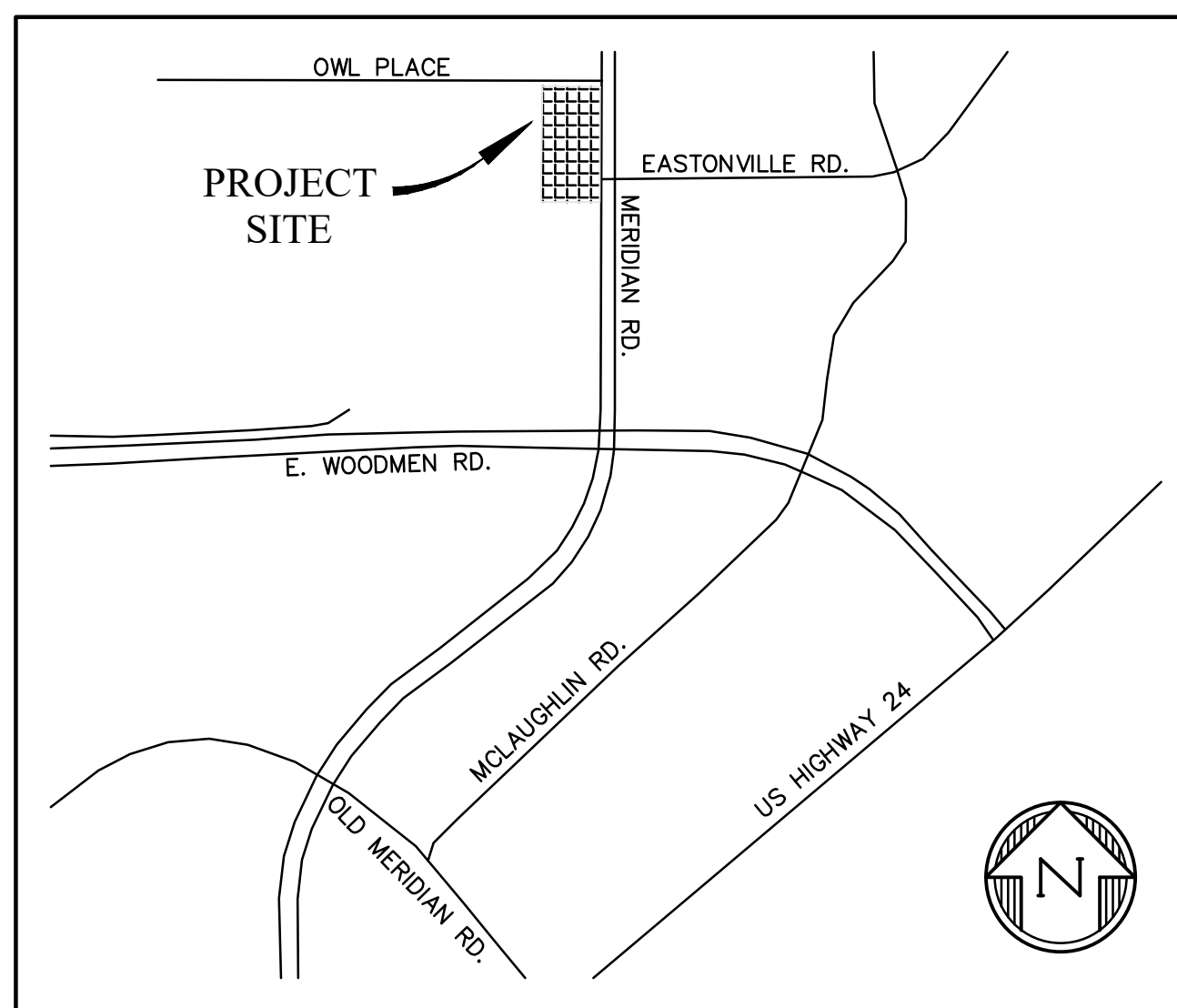
# OWL MARKETPLACE FILING NO. 1

## EL PASO COUNTY, COLORADO

### CIVIL CONSTRUCTION PLANS

#### AGENCY CONTACTS:

<b>COUNTY:</b>	EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT RYAN HOSWER, PLANNER 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6300
<b>FIRE:</b>	FALCON FIRE DEPARTMENT TRENT HARWIG, FIRE CHIEF 7030 OLD MERIDIAN ROAD FALCON, CO 80831 (719)495-4050
<b>WATER:</b>	WOODMEN HILLS METROPOLITAN DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 (719) 495-2500
<b>WASTEWATER:</b>	WOODMEN HILLS METROPOLITAN DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 (719) 495-2500
<b>ELECTRIC:</b>	MOUNTAIN VIEW ELECTRIC ASSOCIATION LES ULFERS 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
<b>GAS:</b>	COLORADO SPRINGS UTILITIES TODD STURTEVANT 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, CO 80947 (719) 688-3556
<b>TELEPHONE:</b>	CENTURY LINK SALLY KLEIN (719) 636-4329 (LOCATORS) (719) 597-8418 AT&T (LOCATORS) (719) 635-3674
<b>CABLE:</b>	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)

#### 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  
9/14/2024  
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  
9/14/2024  
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.

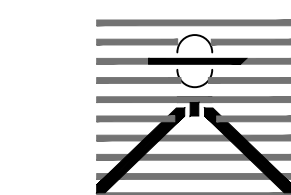
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

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

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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

CONSTRUCTION PLANS FOR:

**OWL MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	09/14/2024

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



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 14



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: VR2321

**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

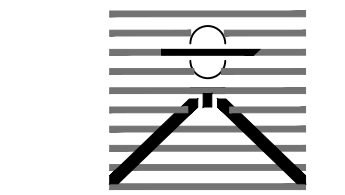
**STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS**

- 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:



**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 MCCINTOCK DRIVE  
 CHANDLER, AZ 85226  
 (480) 313-2724

CONSTRUCTION PLANS FOR:

**OWL  
 MARKETPLACE**  
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	09/14/2024
DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-CVR



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.

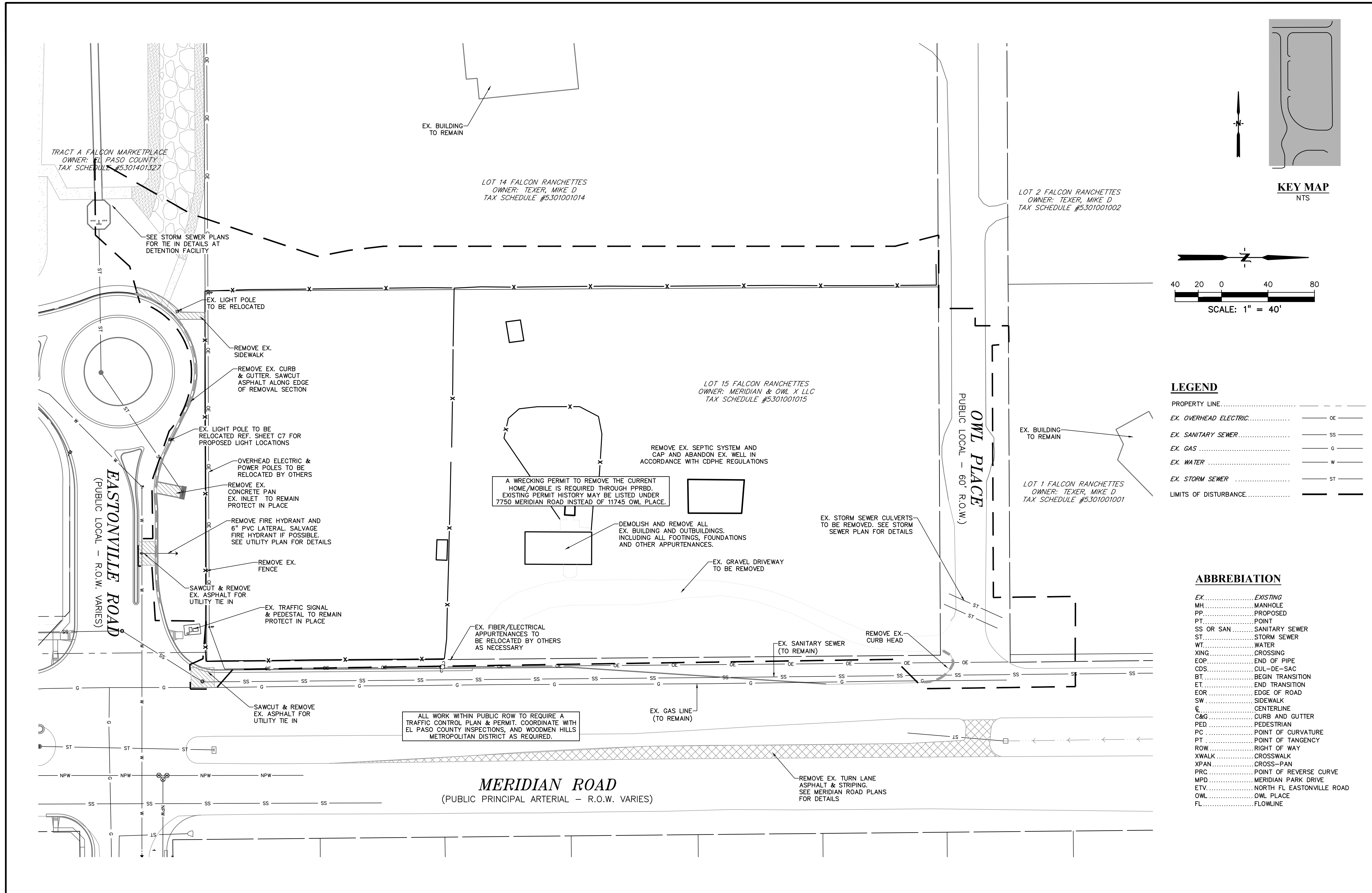
**C2**

SHEET: 2 OF 14



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

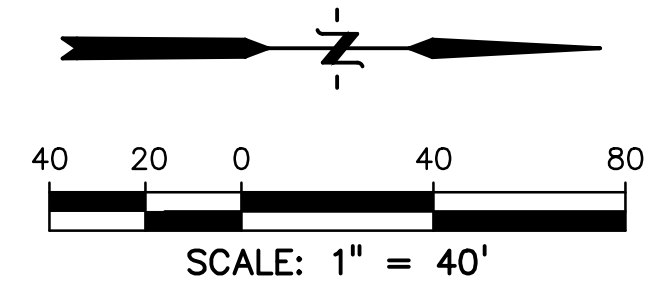
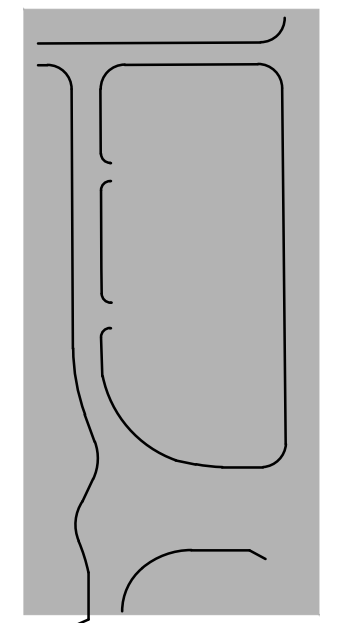
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
 PCD FILE: VR2321



PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
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 CHANDLER, AZ 85226  
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CONSTRUCTION PLANS FOR:  
**OWL MARKETPLACE**  
 EL PASO COUNTY, COLORADO



**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

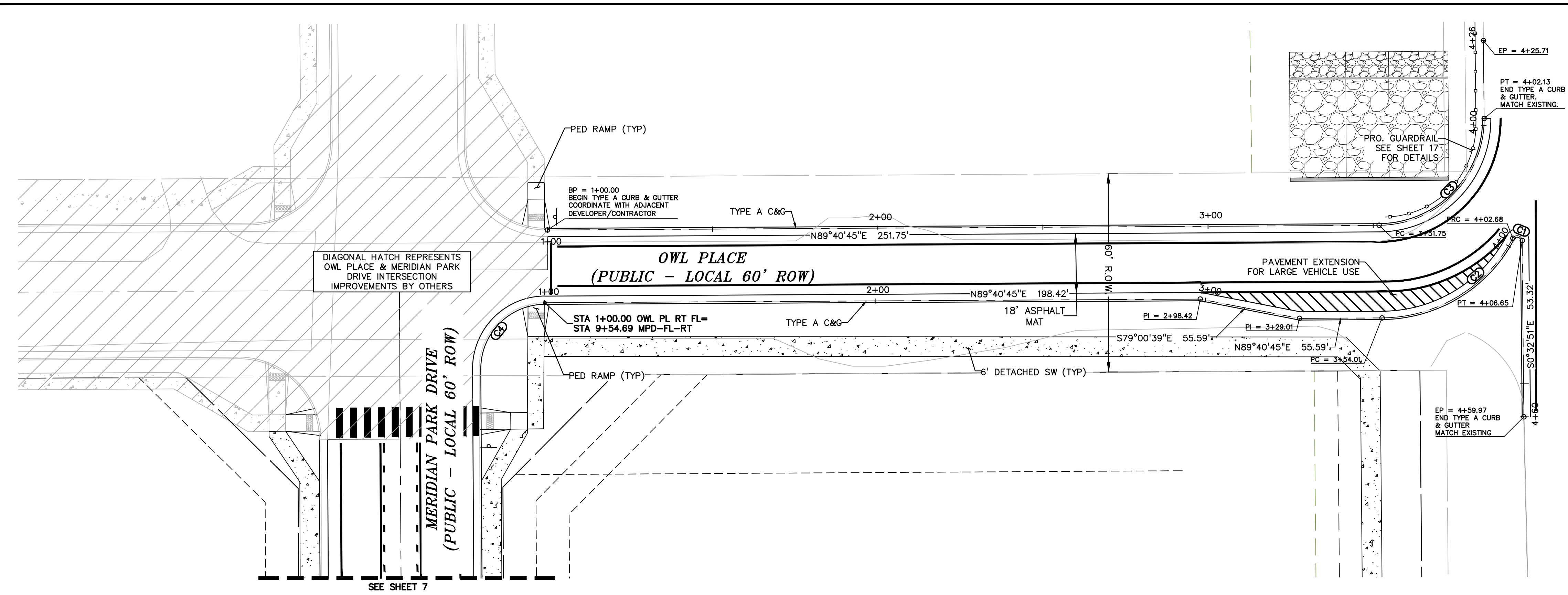
ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	09/14/2024

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

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.

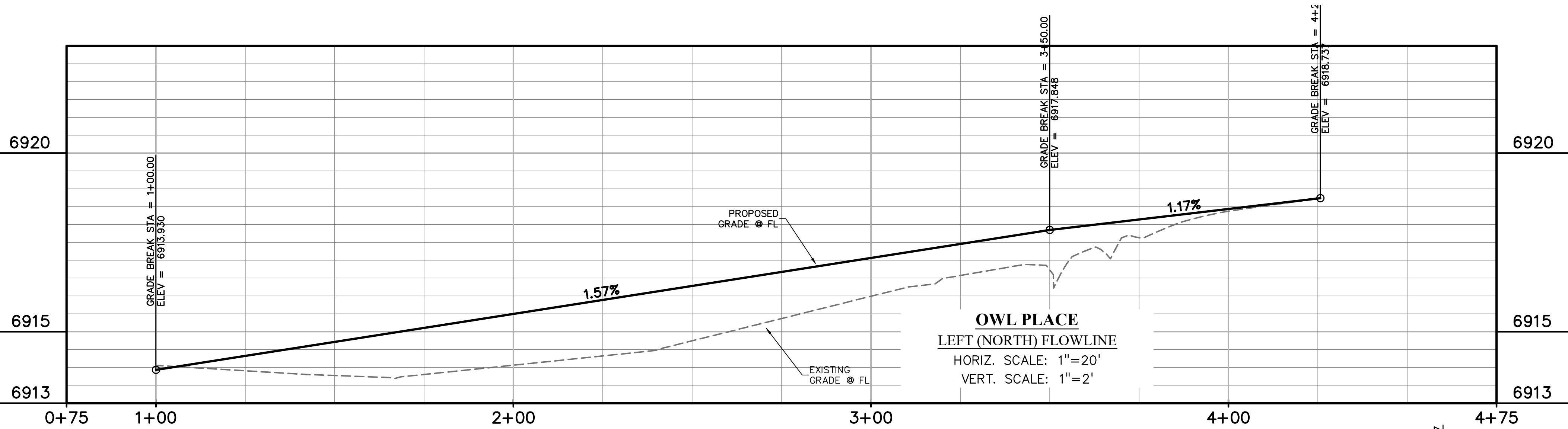
DEMOLITION PLAN INCLUDED FOR REFERENCE. ANY DEMOLITION THAT DID NOT OCCUR UNDER THE PRE-SUBDIVISION GRADING PERMIT IS TO BE COMPLETED AT THIS STAGE.



**KEY MAP**  
NTS

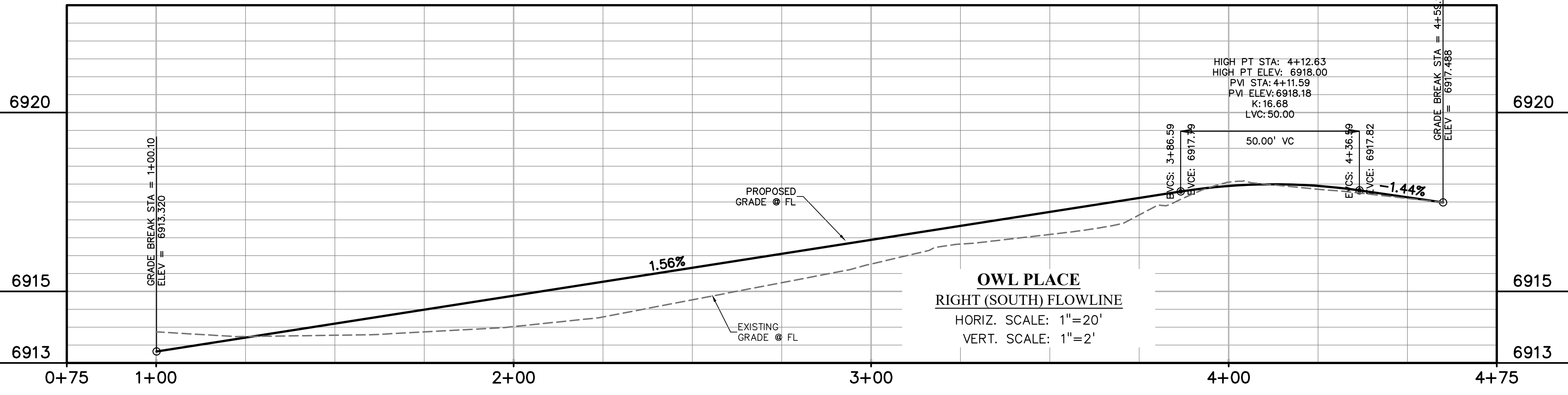
**LEGEND**

- PROPERTY LINE
- UTILITY EASEMENT
- PP ROW
- PP LOT LINE
- PP C&G
- PP 5' ATTACHED SW
- PP STORM INLET
- PP MH
- PP FIRE HYDRANT
- LOT NUMBER
- PP TRAIL
- PP XWALK W/ STOP BAR
- PP GRADE
- EX WATER FIRE HYDRANT
- EX MH
- EX GROUND



**FLOWLINE CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	3.97'	1.50'	151°44'00"	N76°24'51"W	2.91'
C2	48.66'	45.02'	61°55'41"	N58°41'57"E	46.33'
C3	46.40'	32.25'	82°25'34"	N44°34'51"E	42.50'
C4	31.42'	20.00'	89°59'57"	S44°40'47"W	28.28'
C6	23.56'	15.00'	90°00'00"	S45°19'12"E	21.21'



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

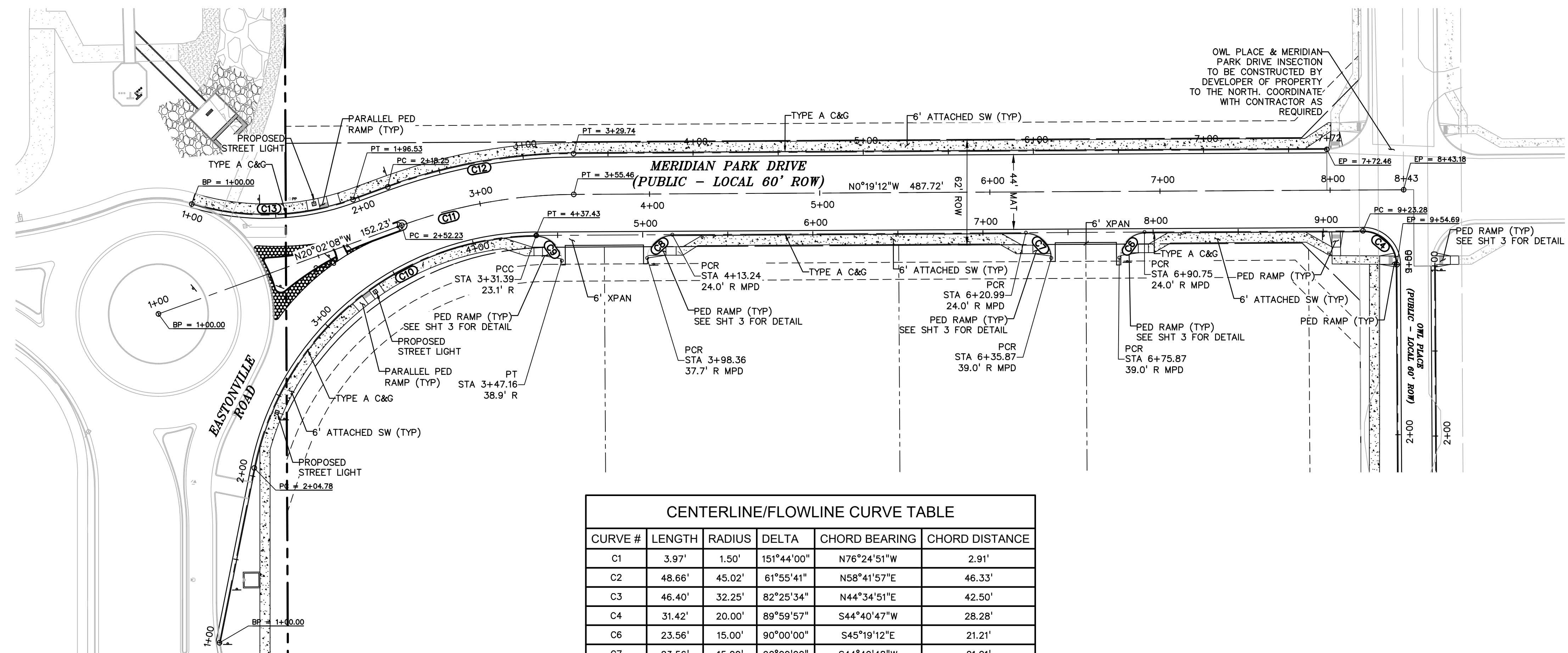
CONSTRUCTION PLANS FOR:  
**OWL MARKETPLACE**  
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	09/14/2024
DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-RD

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

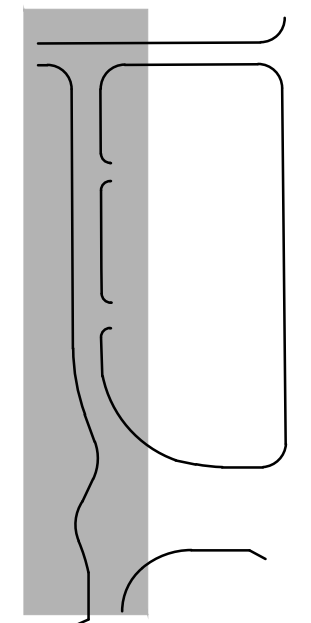
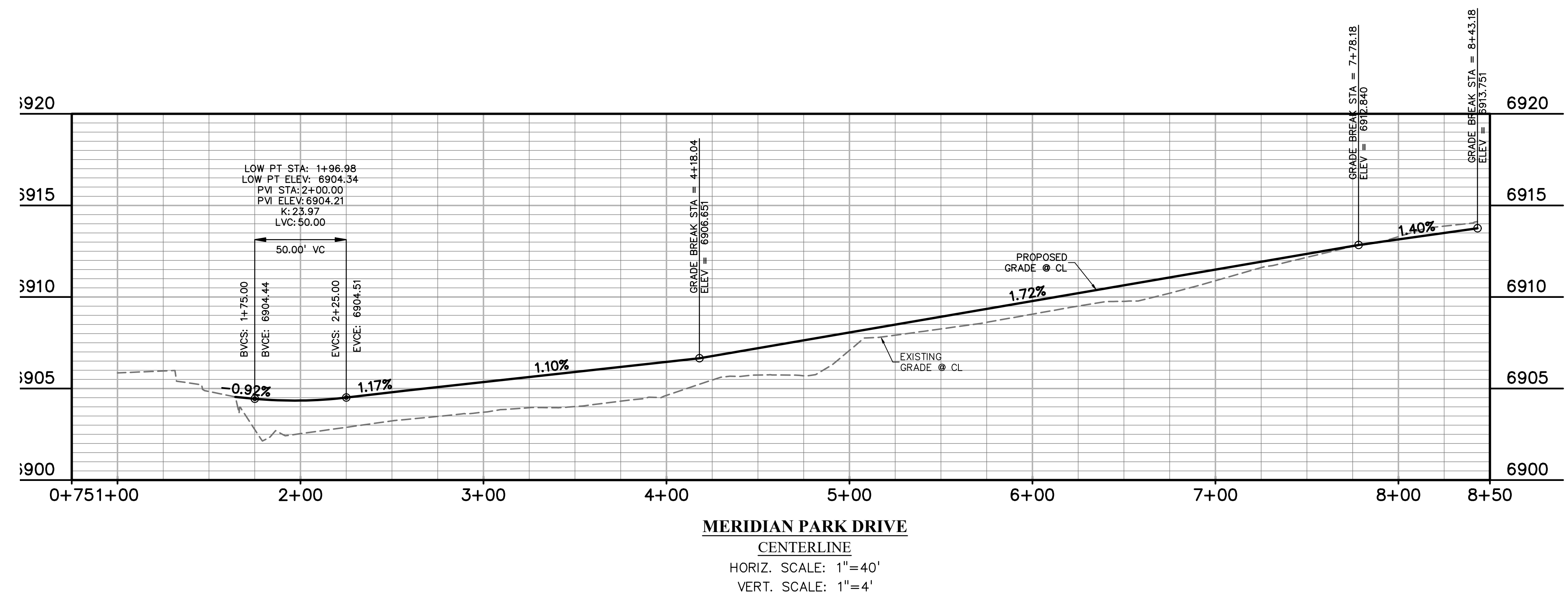
**OWL PLACE PLAN & PROFILE**  
 PROJECT NO. 21611-01CSCV  
 DRAWING NO.

**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: VR2321



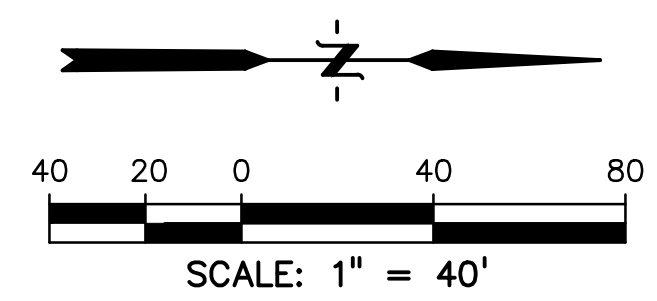
**CENTERLINE/FLOWLINE CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	3.97'	1.50'	151°44'00"	N76°24'51"W	2.91'
C2	48.66'	45.02'	61°55'41"	N58°41'57"E	46.33'
C3	46.40'	32.25'	82°25'34"	N44°34'51"E	42.50'
C4	31.42'	20.00'	89°59'57"	S44°40'47"W	28.28'
C6	23.56'	15.00'	90°00'00"	S45°19'12"E	21.21'
C7	23.56'	15.00'	90°00'00"	S44°40'48"W	21.21'
C8	23.56'	15.00'	90°00'00"	S45°19'12"E	21.21'
C9	23.56'	15.00'	90°00'00"	S44°40'48"W	21.21'
C10	232.65'	170.00'	78°24'42"	S39°31'33"E	214.92'
C11	103.21'	307.05'	19°15'31"	S10°10'40"E	102.72'
C12	111.49'	324.10'	19°42'33"	S10°10'40"E	110.94'
C13	96.53'	150.00'	36°52'12"	N01°36'03"W	94.87'



**LEGEND**

- PROPERTY LINE.....
- UTILITY EASEMENT.....
- PP ROW.....
- PP LOT LINE.....
- PP C&G.....
- PP 5' ATTACHED SW.....
- PP STORM INLET.....
- PP MH.....
- PP FIRE HYDRANT.....
- LOT NUMBER.....
- PP TRAIL.....
- PP XWALK W/ STOP BAR.....
- PP GRADE @ E.....
- EX WATER FIRE HYDRANT.....
- EX MH.....
- EX GROUND @ E.....



**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&G..... CENTERLINE
- CG..... 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:  
  
**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

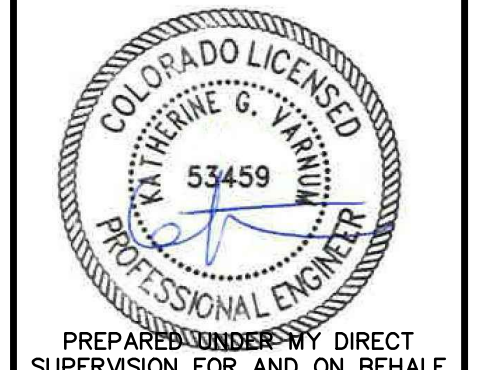
CONSTRUCTION PLANS FOR:

OWL  
MARKETPLACE

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	09/14/2024

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

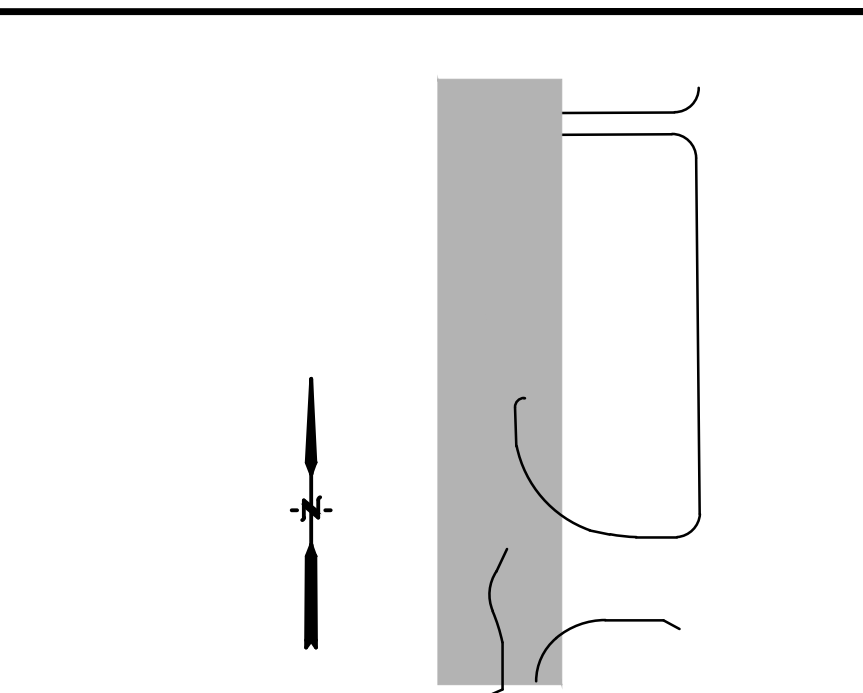
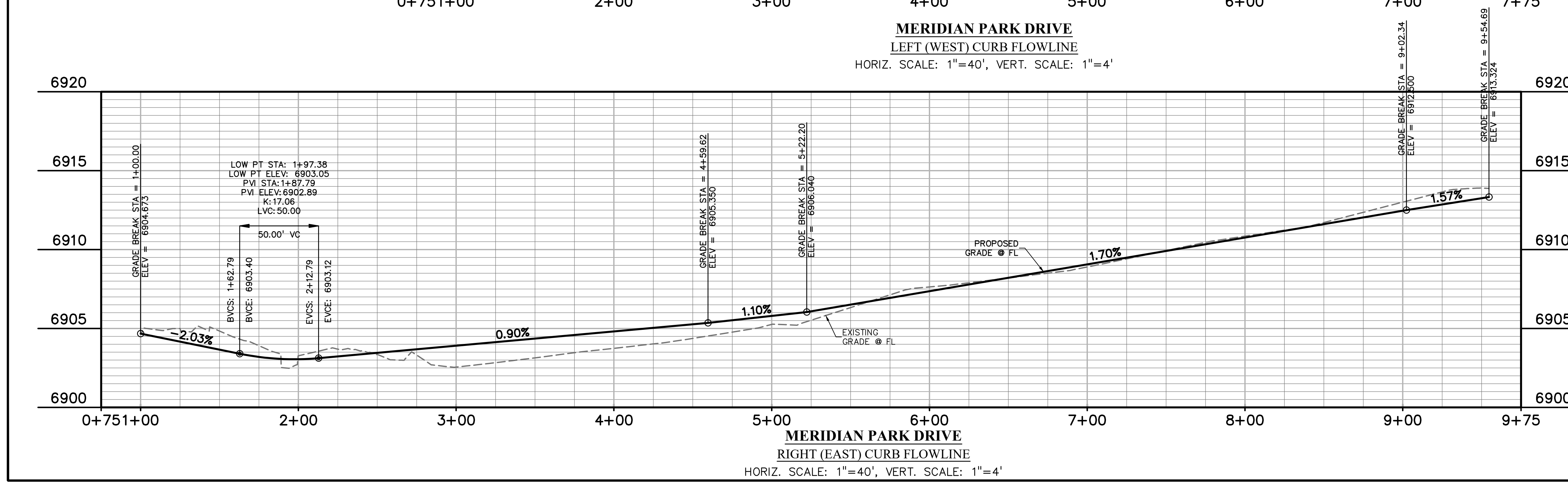
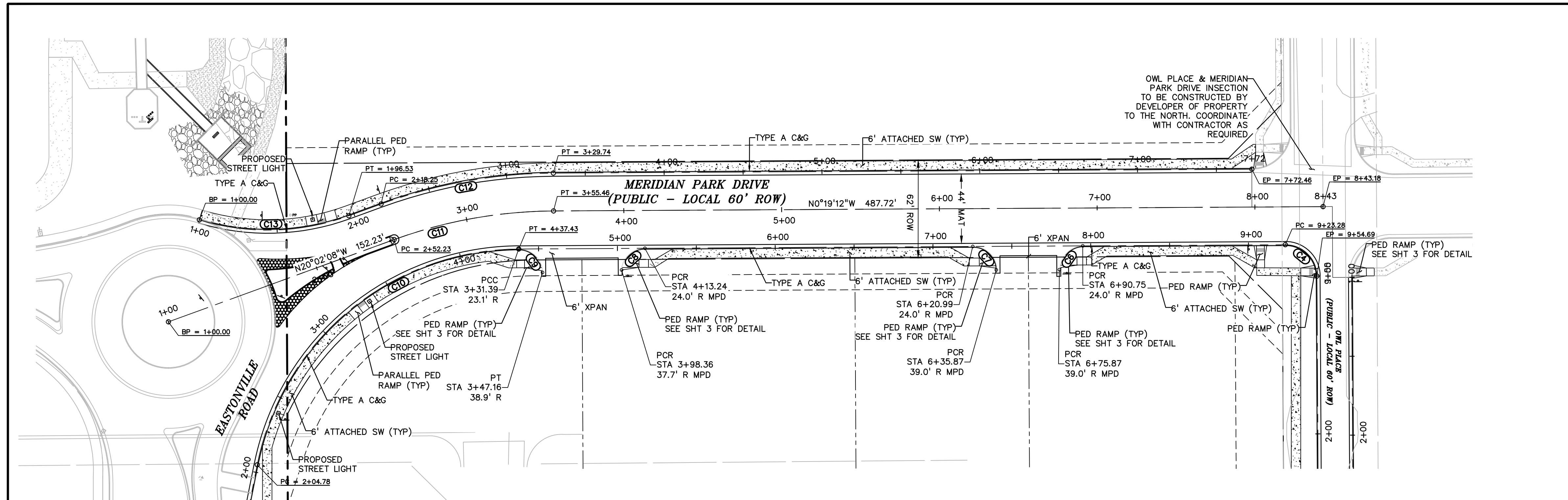


PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1"=40'  
 VERTICAL: N/A

**MERIDIAN  
PARK DRIVE  
PLAN & PROFILE**

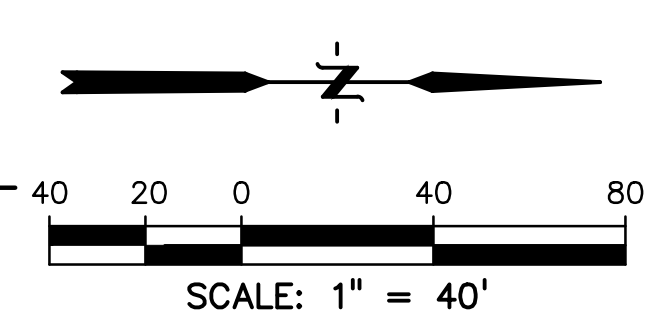
PROJECT NO. 21611-01CSCV  
 DRAWING NO.

**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: VR2321



**LEGEND**

- PROPERTY LINE .....
- UTILITY EASEMENT .....
- PP ROW .....
- PP LOT LINE .....
- PP C&G .....
- PP 5' ATTACHED SW .....
- PP STORM INLET .....
- PP MH .....
- PP FIRE HYDRANT .....
- LOT NUMBER .....
- PP TRAIL .....
- PP XWALK W/ STOP BAR .....
- PP GRADE @ .....
- EX WATER FIRE HYDRANT .....
- EX MH .....
- EX GROUND @ .....



**ABBREVIATION**

- EX.....EXISTING
- MH.....MANHOLE
- PP.....PROPOSED
- PT.....POINT
- SS OR SAN.....SANITARY SEWER
- ST.....STORM SEWER
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- 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
- 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:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
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 COLORADO SPGS, COLORADO 80903  
 CONTACT: TIM D. MCCONNELL, P.E.  
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CLIENT:  
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CONSTRUCTION PLANS FOR:  
**OWL MARKETPLACE**  
 EL PASO COUNTY, COLORADO

ISSUE	DATE
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DESIGNED BY: KGV  
 DRAWN BY: KGV  
 CHECKED BY: TDM  
 FILE NAME: 21611-RD



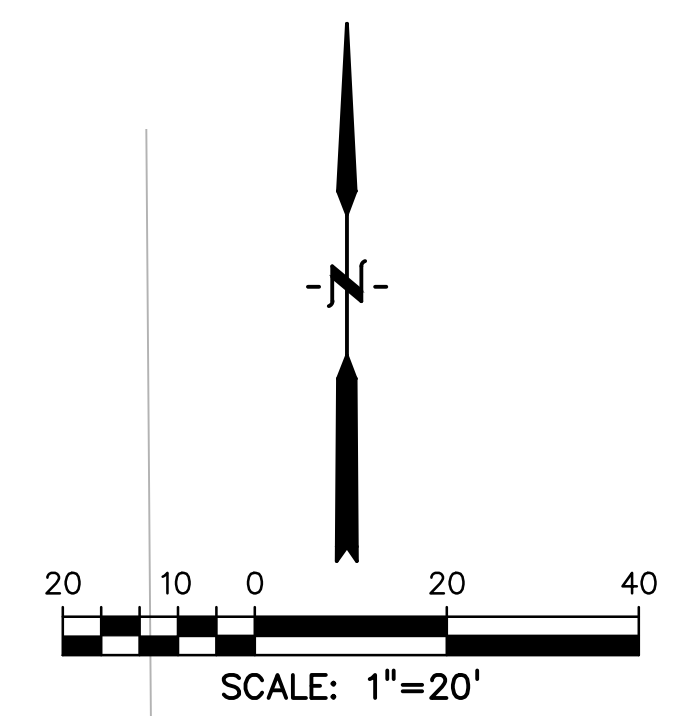
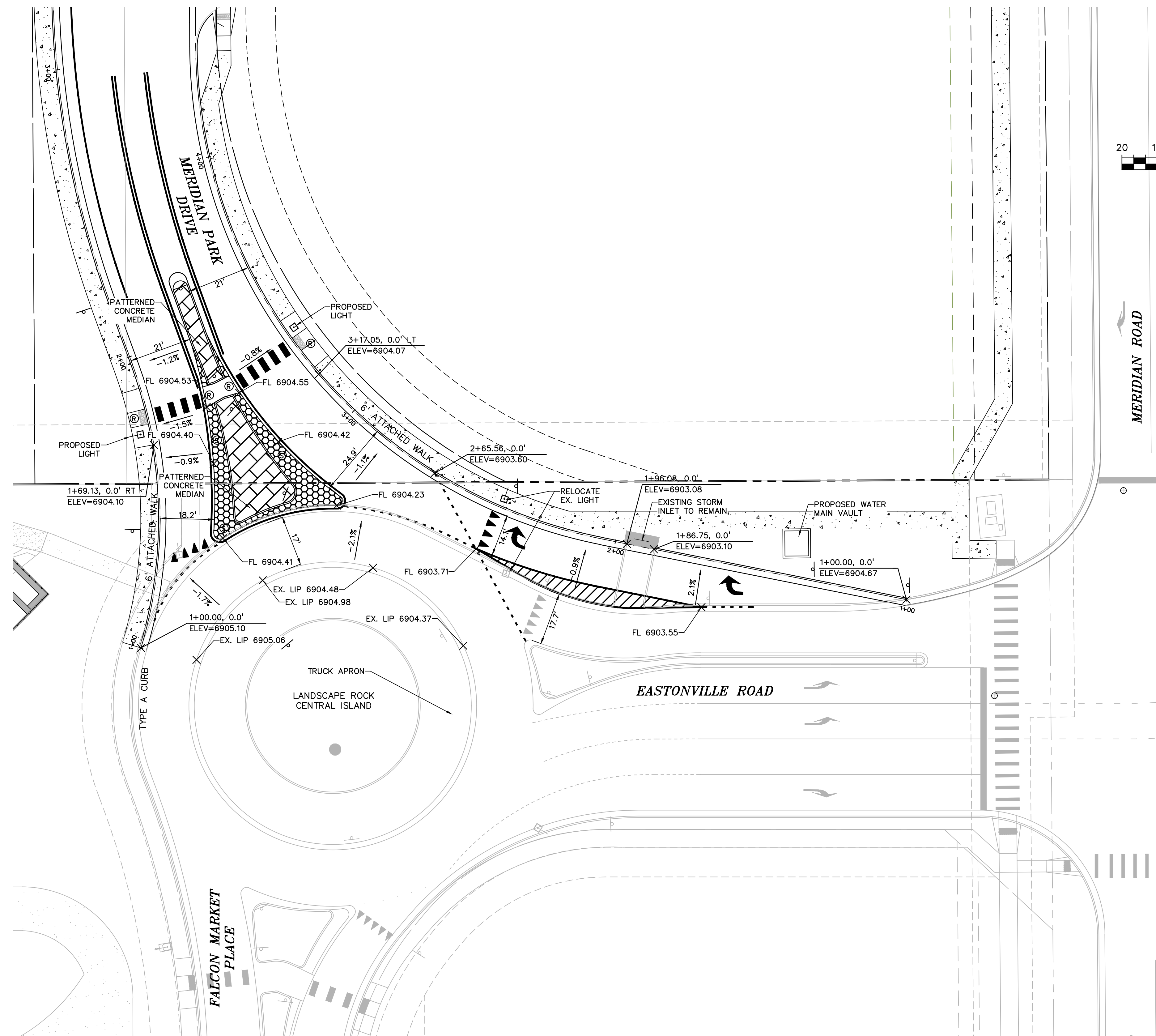
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1"=40'  
 VERTICAL: N/A

**MERIDIAN PARK DRIVE FLOWLINE PLAN & PROFILE**

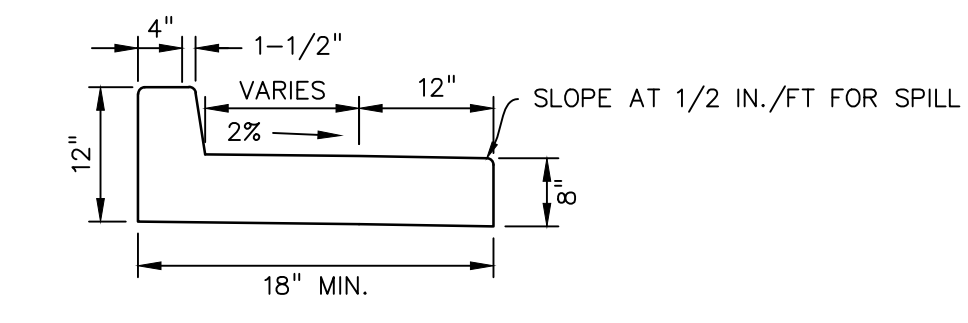
PROJECT NO. 21611-01CSCV  
 DRAWING NO.

**C6**  
 SHEET: 6 OF 14

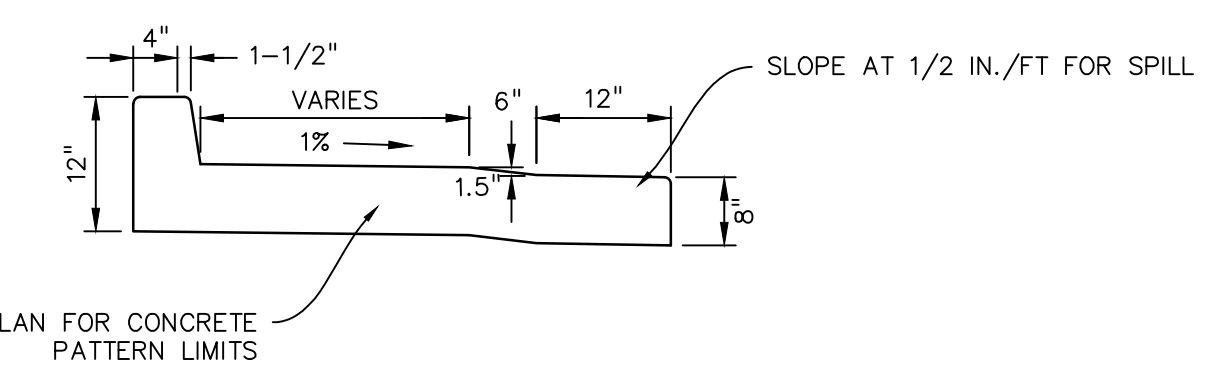
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 PCD FILE: VR2321



- LEGEND**
- Ⓜ PEDESTRIAN RAMP
  - Ⓢ SPLITTER ISLAND CURB & GUTTER (CATCH)
  - Ⓣ SPLITTER ISLAND CURB & GUTTER (SPILL)
  - ▨ PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD\_2-21.
  - ▩ PATTERNED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD\_2-21. NO PIGMENT.



SPLITTER ISLAND CURB/GUTTER (SPILL)  
NTS



RAISED CONCRETE PLATFORM  
NTS

SEE PLAN FOR CONCRETE PATTERN LIMITS

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

CONSTRUCTION PLANS FOR:

**OWL MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	09/14/2024

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21611-RAB



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

DRAWING SCALE:  
HORIZONTAL: 1"=20'  
VERTICAL: 1"=5'

**ROUNDBOUT PLAN**

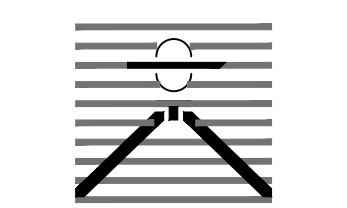
PROJECT NO. 21611-01CSCV  
DRAWING NO.

**C7**

SHEET: 7 OF 14

**811** Know what's below.  
Call before you dig.  
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PCD FILE: VR2321

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
101 SAWATCH ST., STE #100  
COLORADO SPGS, COLORADO 80903  
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CLIENT:

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CONSTRUCTION PLANS FOR:

# OWL MARKETPLACE

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	09/14/2024

DESIGNED BY: KGV  
 DRAWN BY: CGH  
 CHECKED BY: TDM  
 FILE NAME: 21611-MER



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

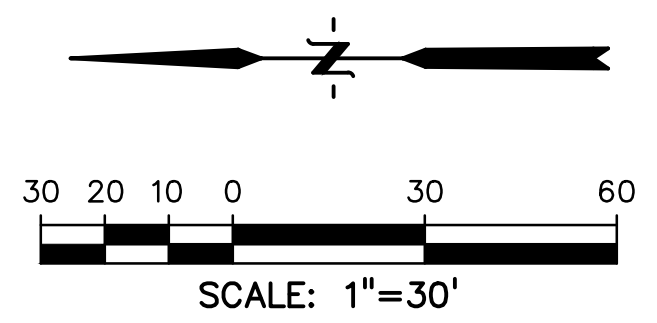
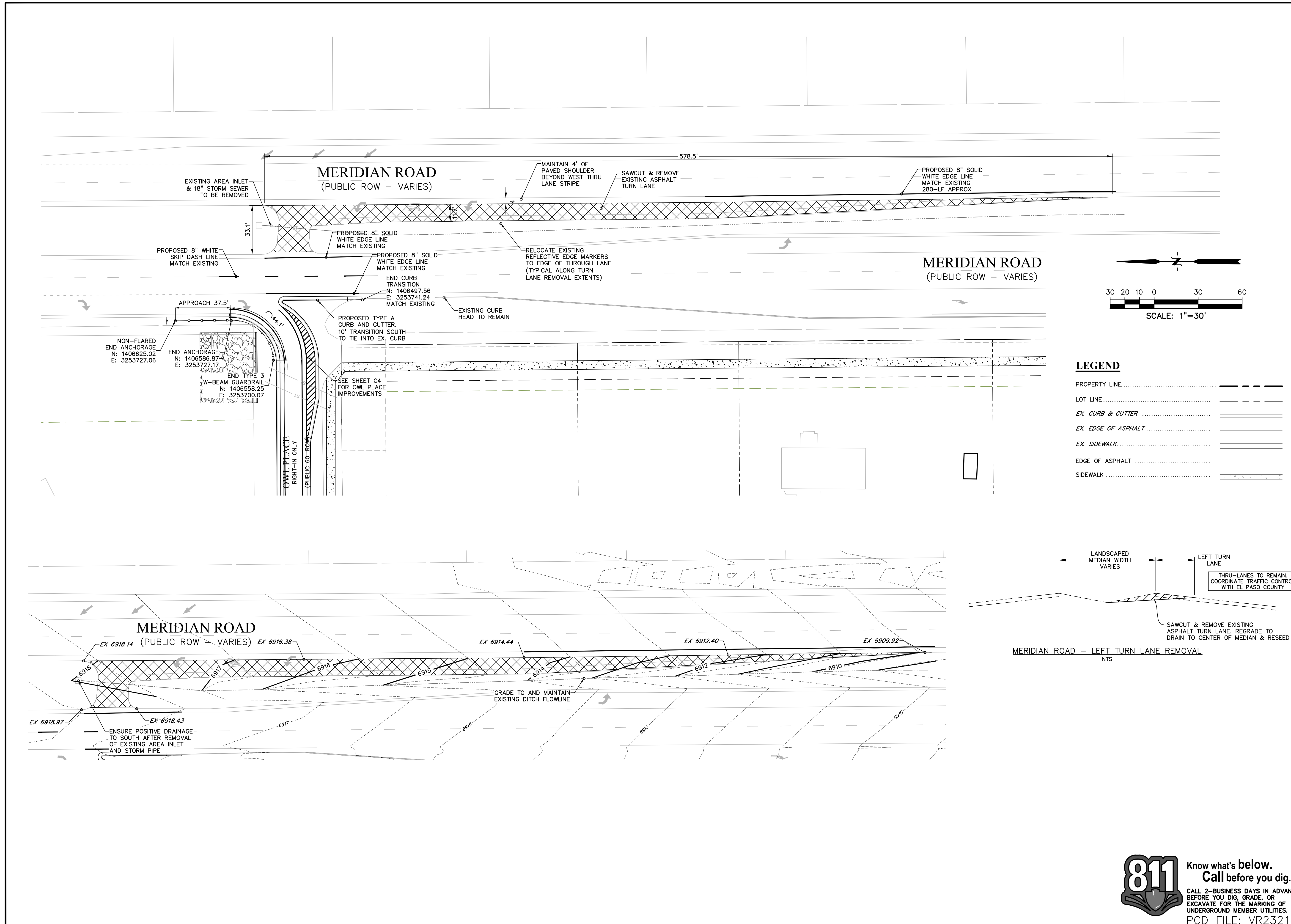
DRAWING SCALE:  
HORIZONTAL: 1" = 30"  
VERTICAL: N/A

## MERIDIAN RD & OWL PLACE IMPROVEMENTS

PROJECT NO. 21611-01CSCV  
DRAWING NO.

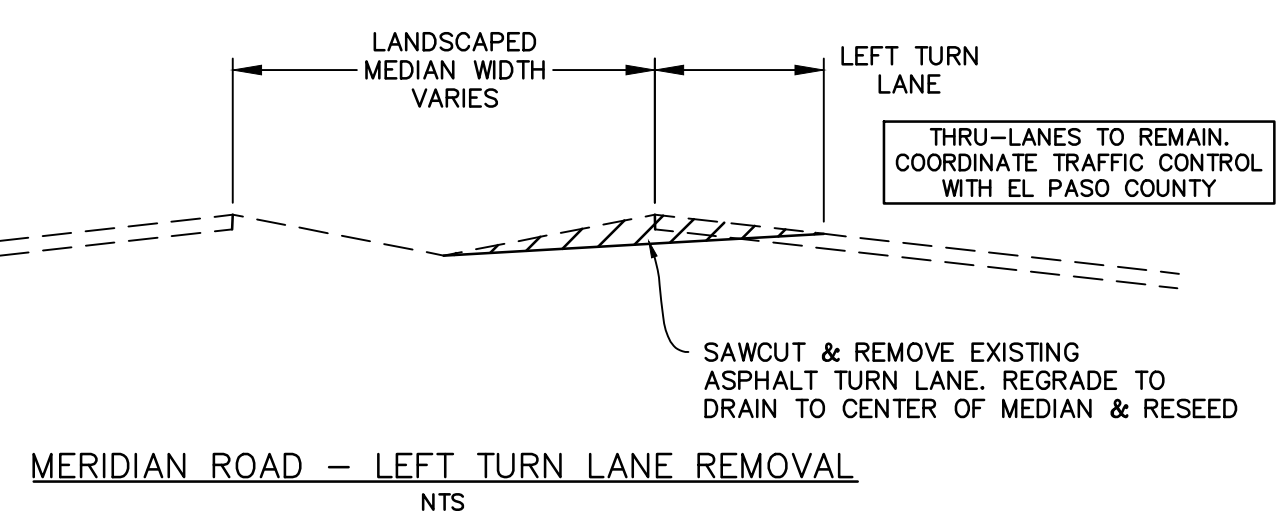
# C8

SHEET: 8 OF 14



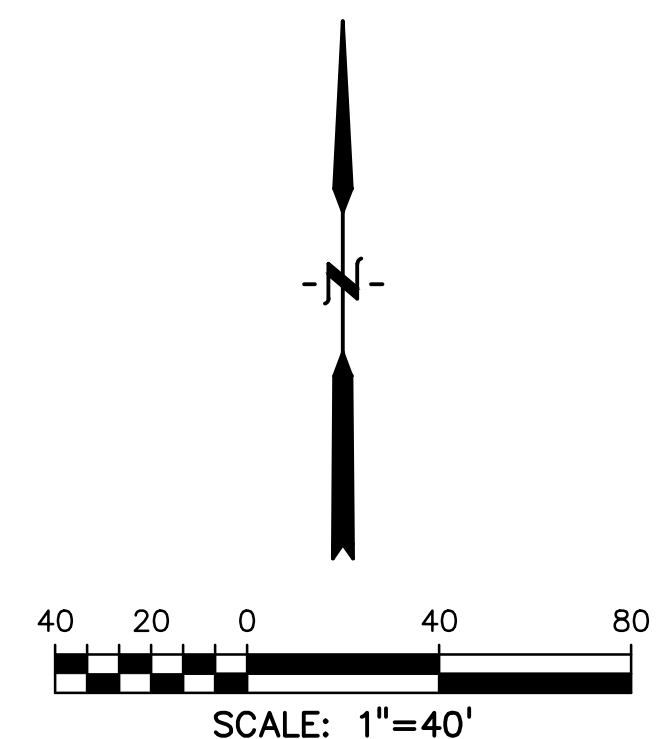
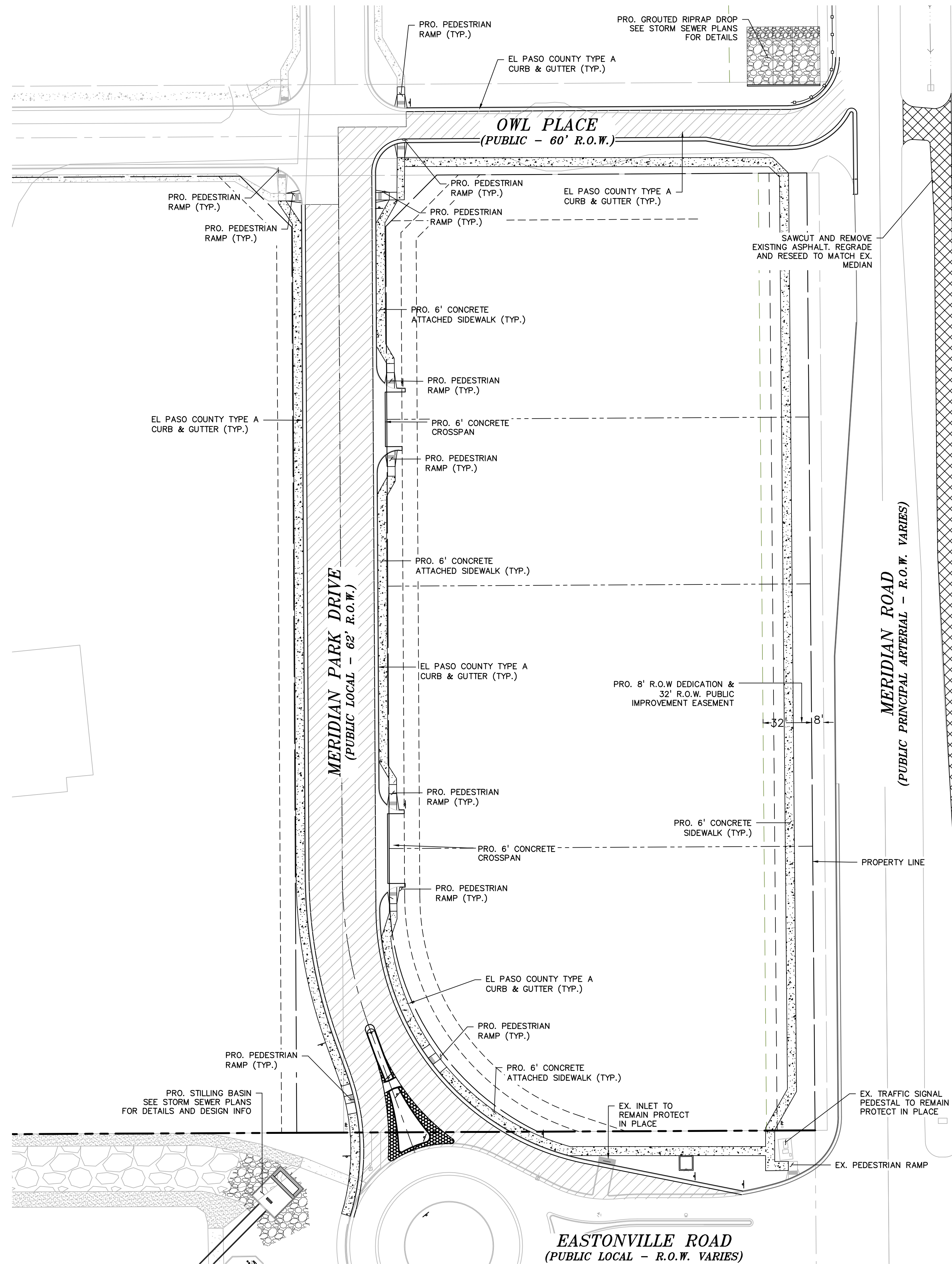
**LEGEND**

PROPERTY LINE	-----
LOT LINE	.....
EX. CURB & GUTTER	=====
EX. EDGE OF ASPHALT	-----
EX. SIDEWALK	-----
EDGE OF ASPHALT	-----
SIDEWALK	-----



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PCD FILE: VR2321





**LEGEND**

PROPERTY LINE .....	---
LOT LINE .....	----
EX. CURB & GUTTER .....	=====
EX. EDGE OF ASPHALT .....	=====
EX. SIDEWALK .....	=====
EDGE OF ASPHALT .....	=====
SIDEWALK .....	=====
PAVEMENT .....	=====

NORMAL SECTION 6" HMA ON 8" ABC OR 7.0" PORTLAND CEMENT CONCRETE OR AS DIRECTED BY GEOTECHNICAL REPORT APPROVED BY EL PASO COUNTY. VALUES LISTED ARE FOR BIDDING PURPOSES ONLY.

PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 101 SAWATCH ST., STE #100  
 COLORADO SPGS, COLORADO 80903  
 CONTACT: TIM D. MCCONNELL, P.E.  
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CLIENT:  
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CONSTRUCTION PLANS FOR:  
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DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1"=40'  
 VERTICAL: N/A

**SITE PAVING & CONCRETE PLAN**  
 PROJECT NO. 21611-01CSCV  
 DRAWING NO.

**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: VR2321

PREPARED BY:



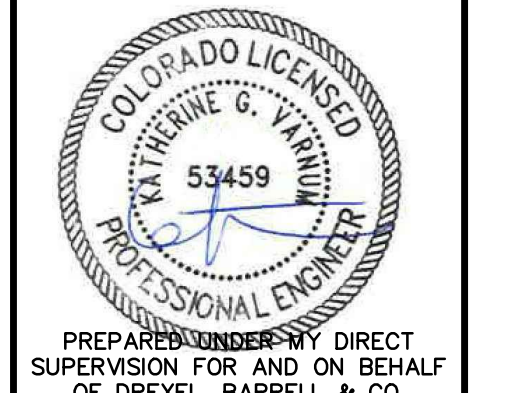
**DREXEL, BARRELL & CO.**  
 Engineers & Surveyors  
 101 SAWATCH ST., STE #100  
 COLORADO SPGS, COLORADO 80903  
 CONTACT: TIM D. MCCONNELL, P.E.  
 (719)260-0887  
 COLORADO SPRINGS • LAFAYETTE

CLIENT:

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

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

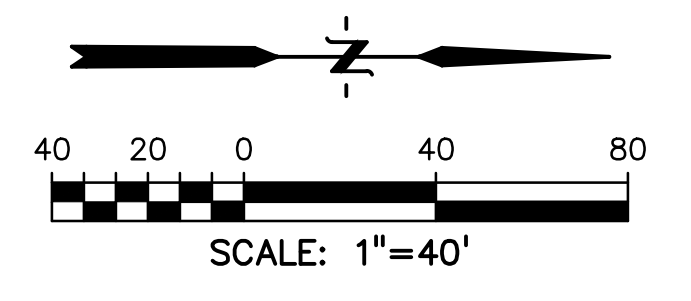
ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	09/14/2024
DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	



PREPARED UNDER THE DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1"=40'  
 VERTICAL: N/A

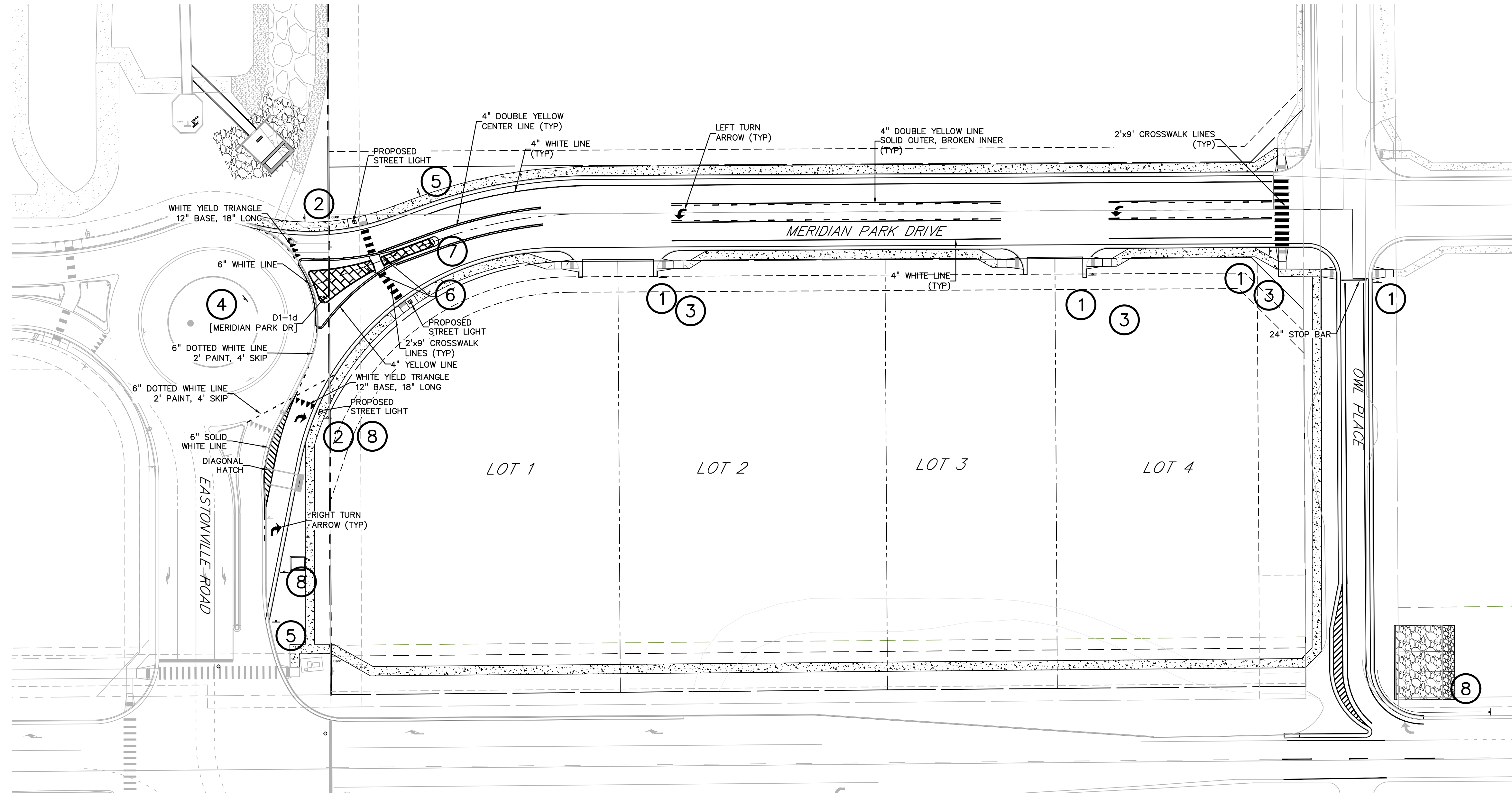
**SIGNAGE & STRIPING PLAN**  
 PROJECT NO. 21611-01CSCV  
 DRAWING NO.

**C10**  
 SHEET: 10 OF 14



**SIGN LEGEND**

- ① R1-1  
30"x30"
- ② R1-2  
36"x36"
- ③ W11A-2  
30"x30"
- ④ R6-4  
30"x24"
- ⑤ W2-6  
30"x30"
- ⑥ R1-6  
36"x12"
- ⑦ R4-7C  
18X30
- ⑧ R3-5R  
30X36



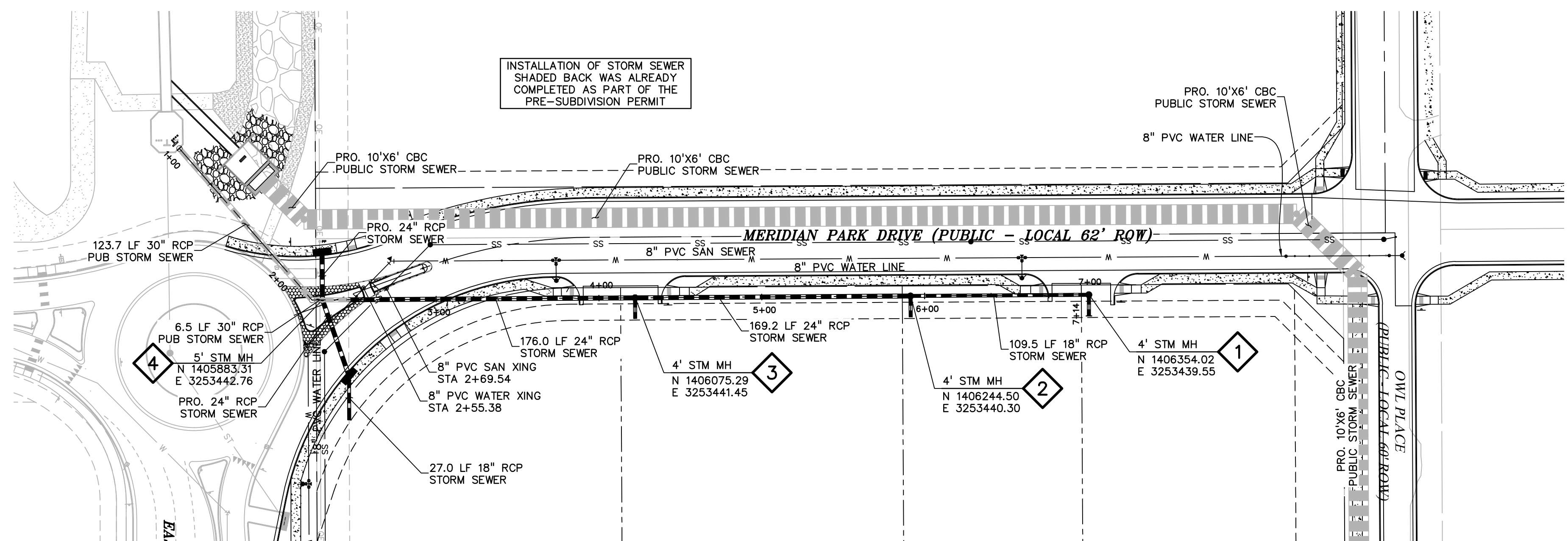
**LEGEND**

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

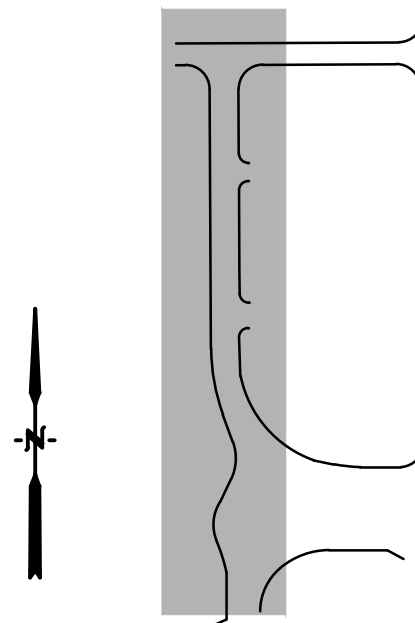


01-1d CIRCULAR INTERSECTION EXIT DESTINATION (1 LINE)  
 2.25' RADIUS, 0.75' BORDER, WHITE ON GREEN  
 [Meridian Park Dr] 60

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 PCD FILE: VR2321



INSTALLATION OF STORM SEWER SHADED BACK WAS ALREADY COMPLETED AS PART OF THE PRE-SUBDIVISION PERMIT

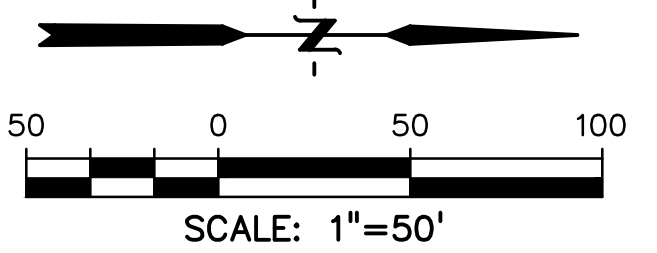
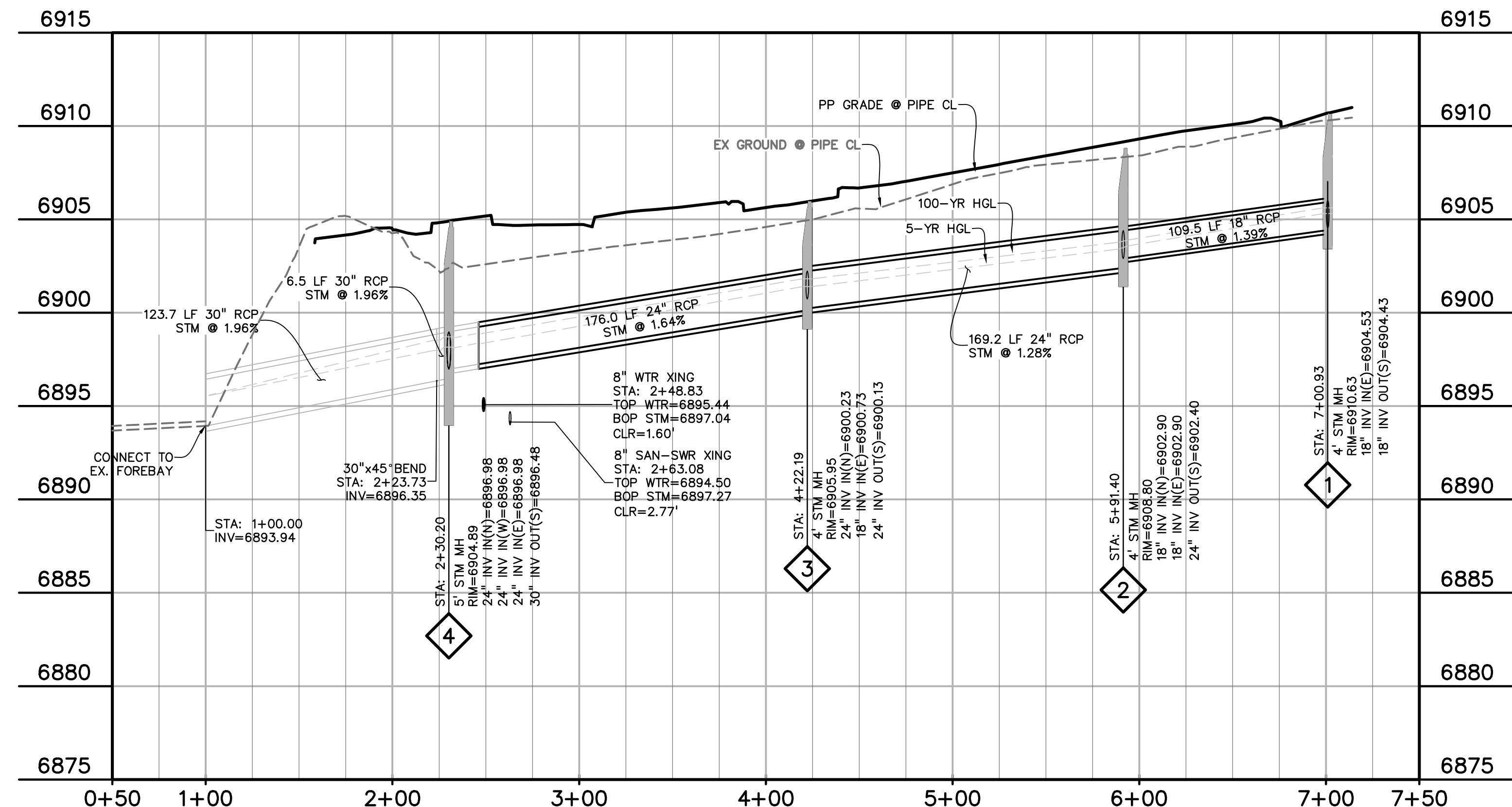


KEY MAP  
NTS

**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 .....

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.



SCALE: 1"=50'

**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

**24" EASTERN STORM PIPE - MERIDIAN PARK DRIVE**

STA 1+00.00 - 7+01.00  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'

PREPARED BY:



CLIENT:

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

CONSTRUCTION PLANS FOR:

**OWL  
MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	09/14/2024

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**

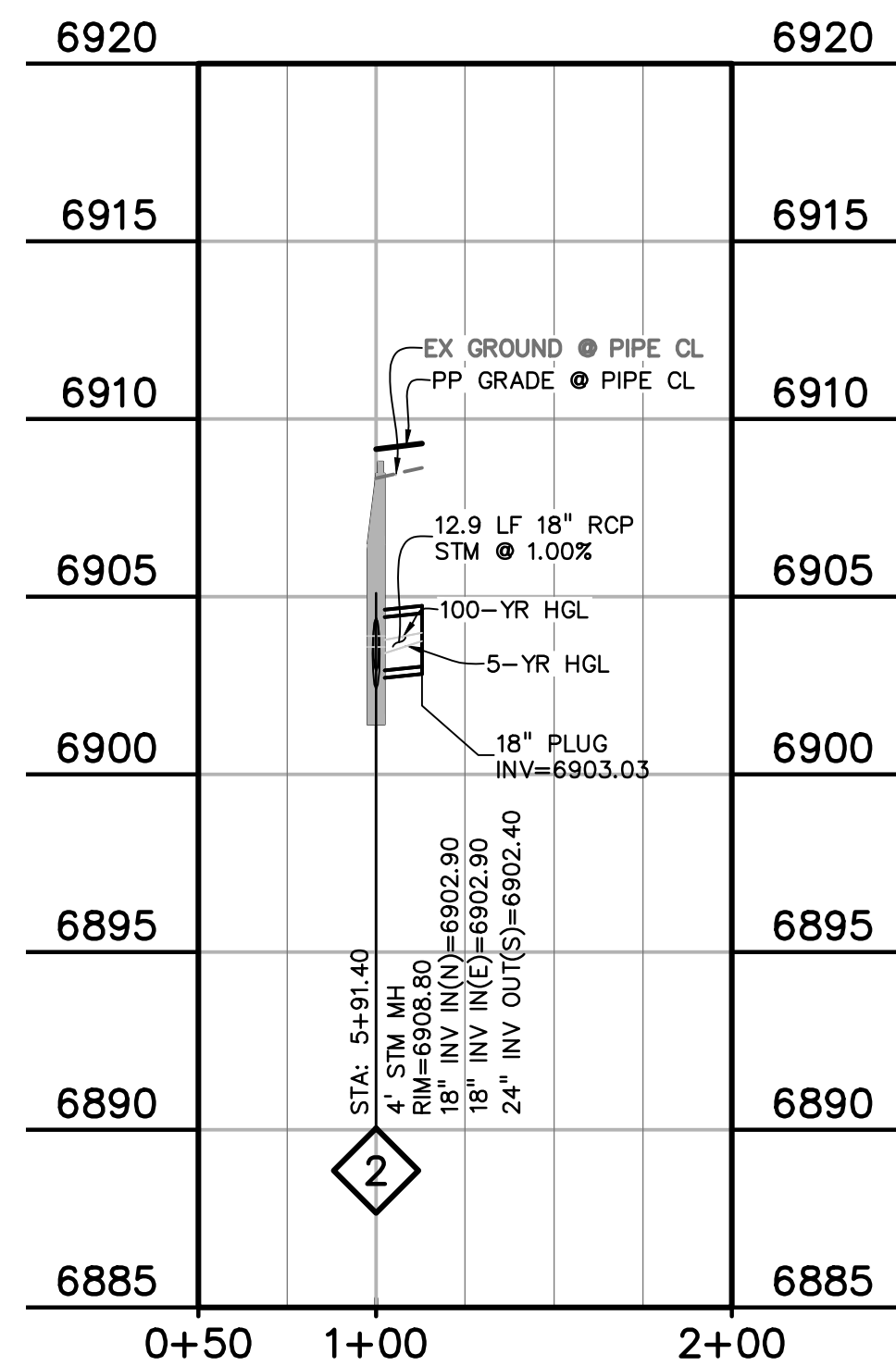
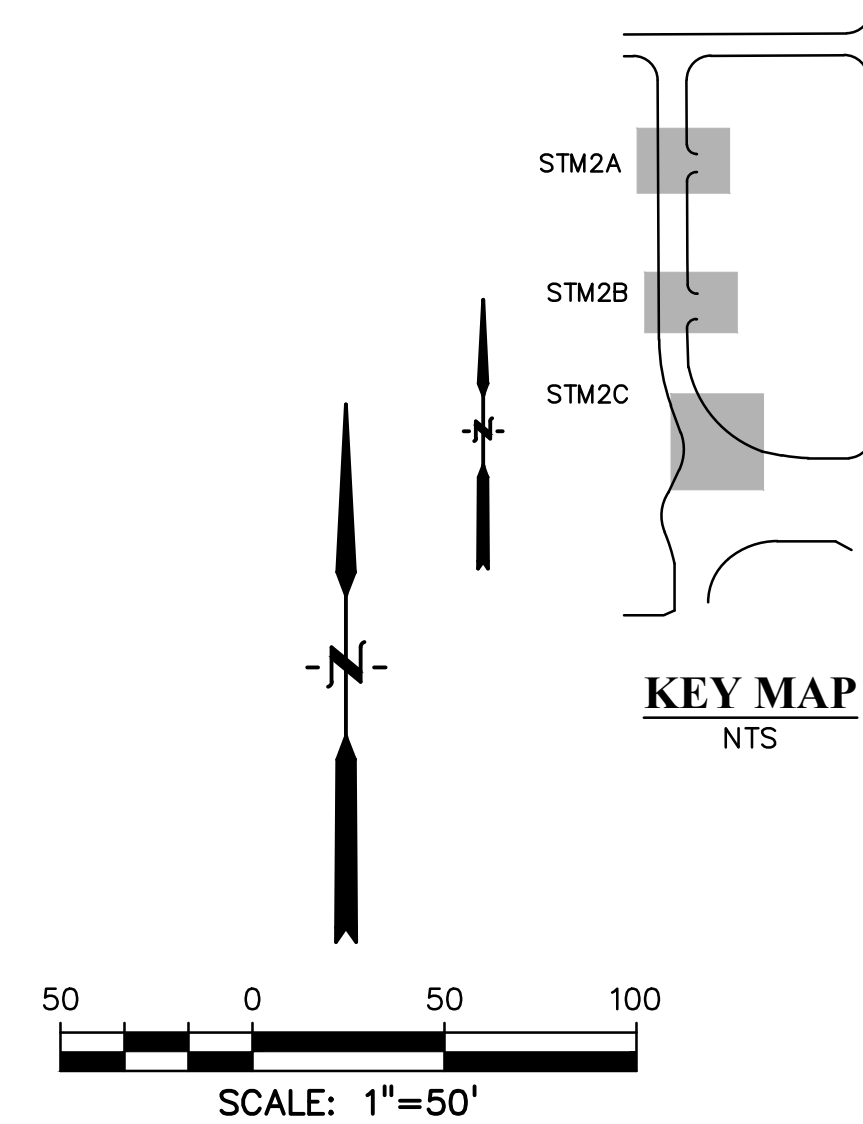
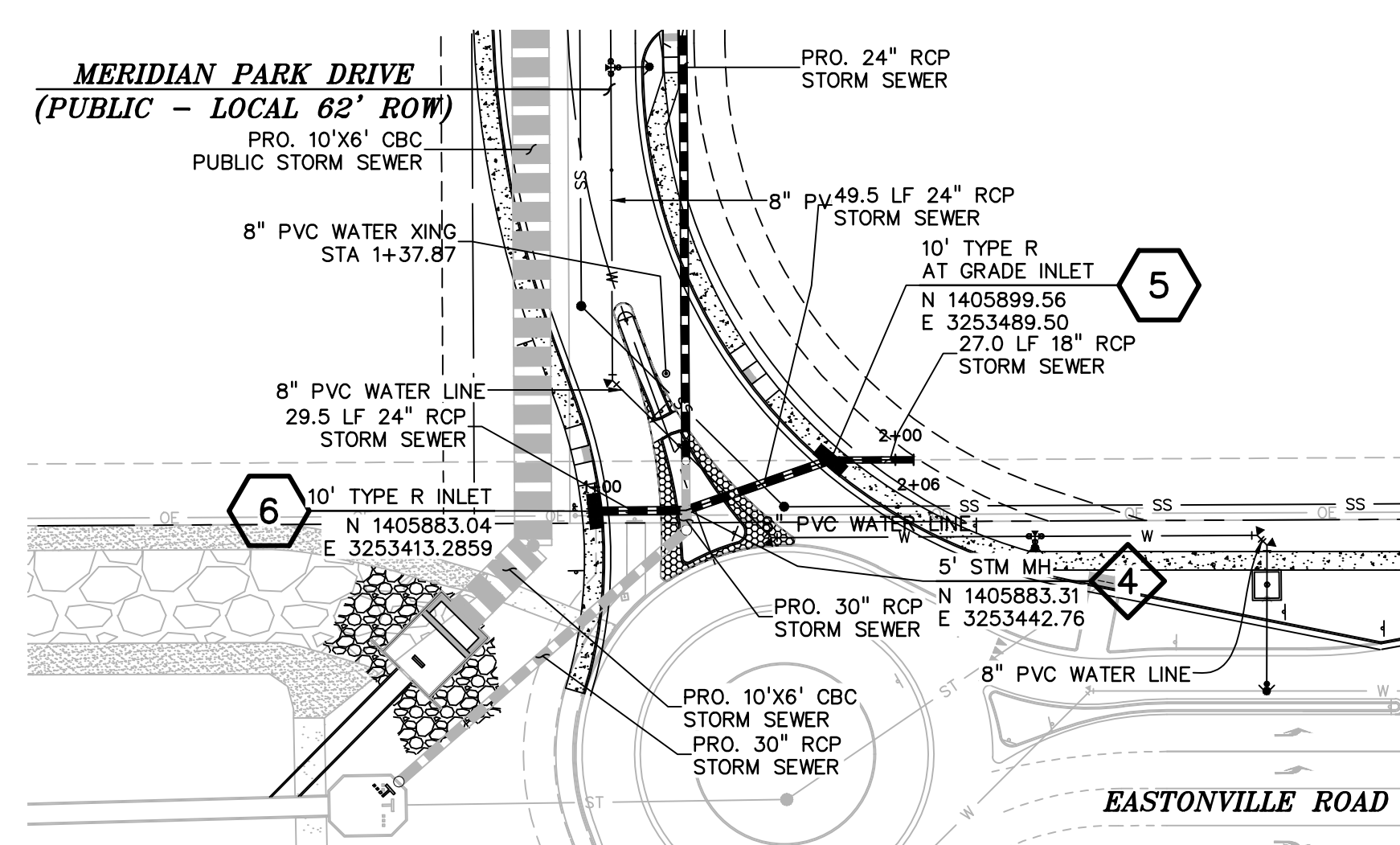
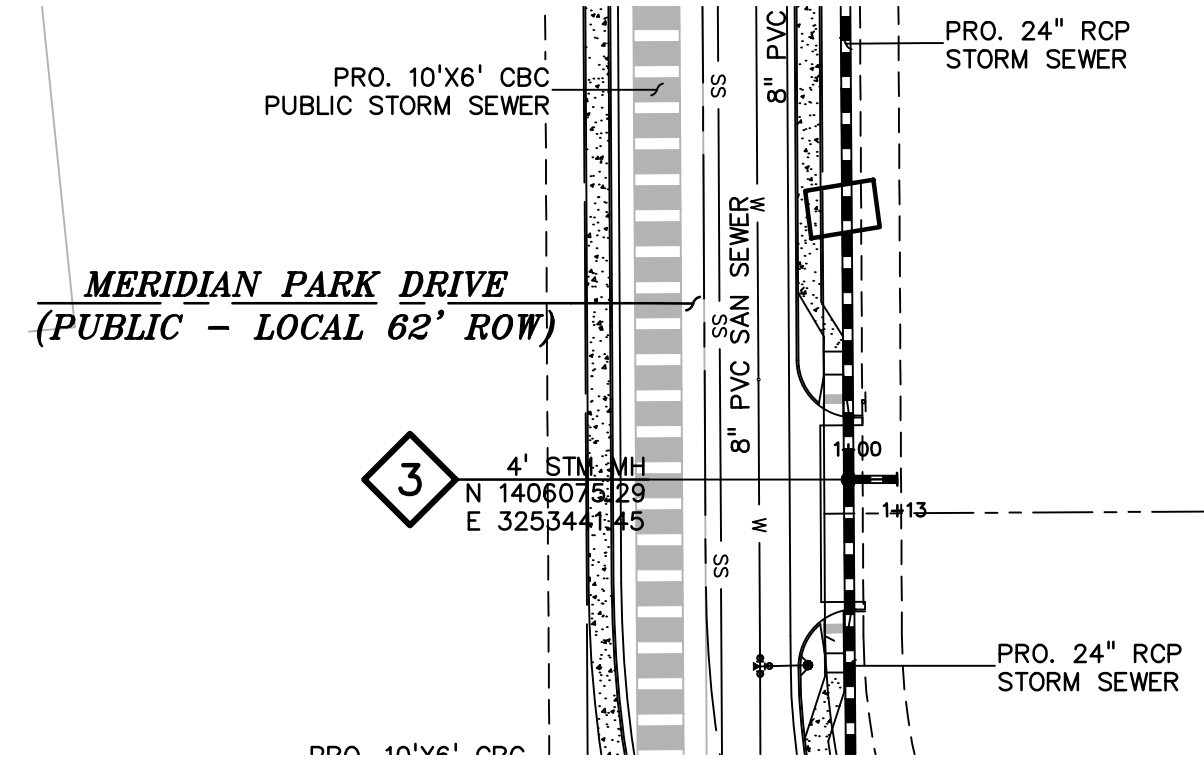
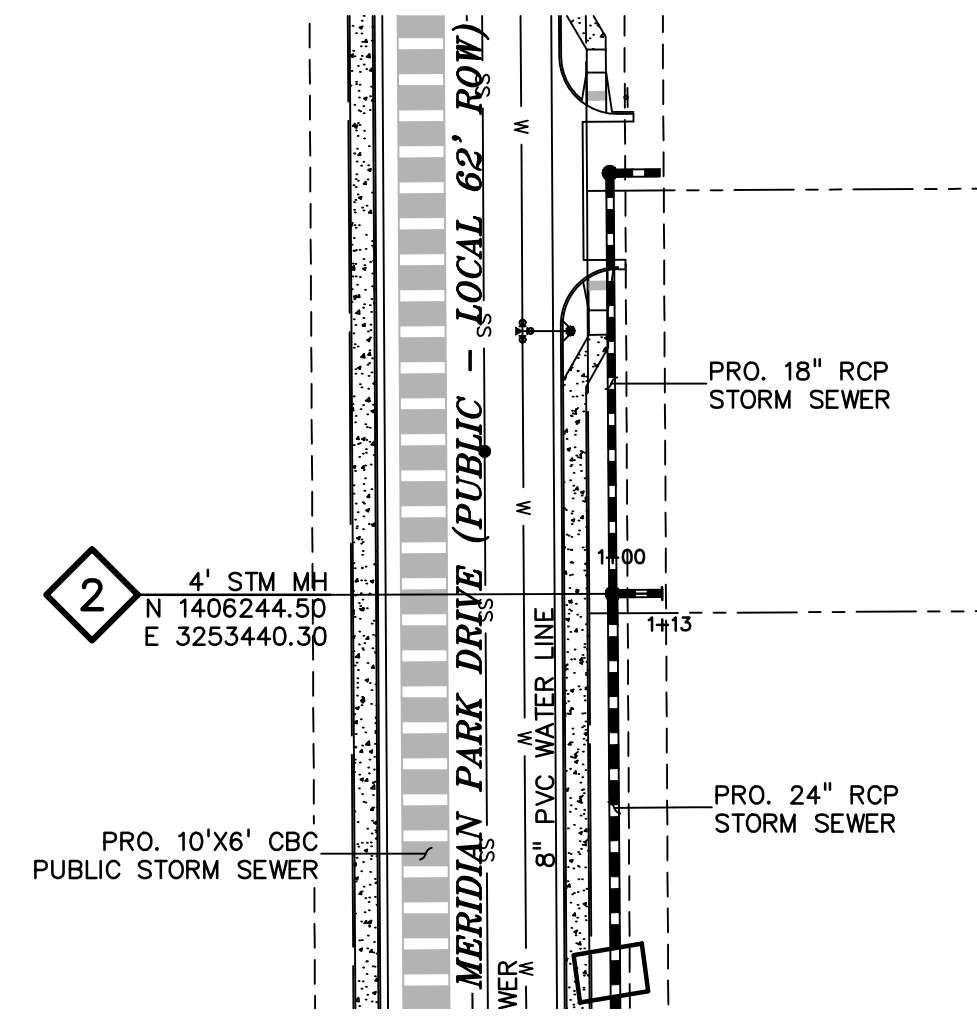
PROJECT NO. 21611-01CSCV  
DRAWING NO.

**C11**

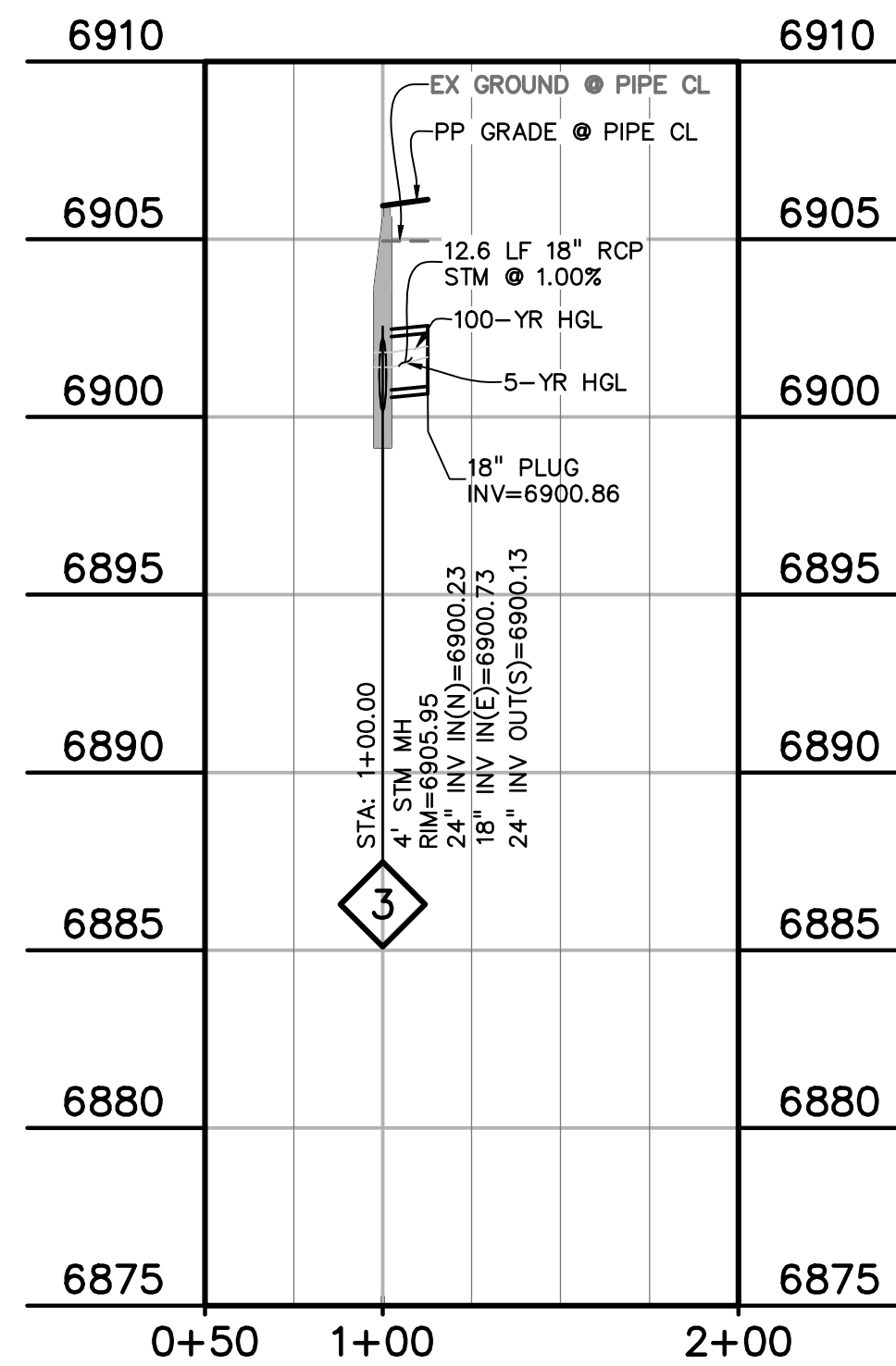
SHEET: 11 OF 14



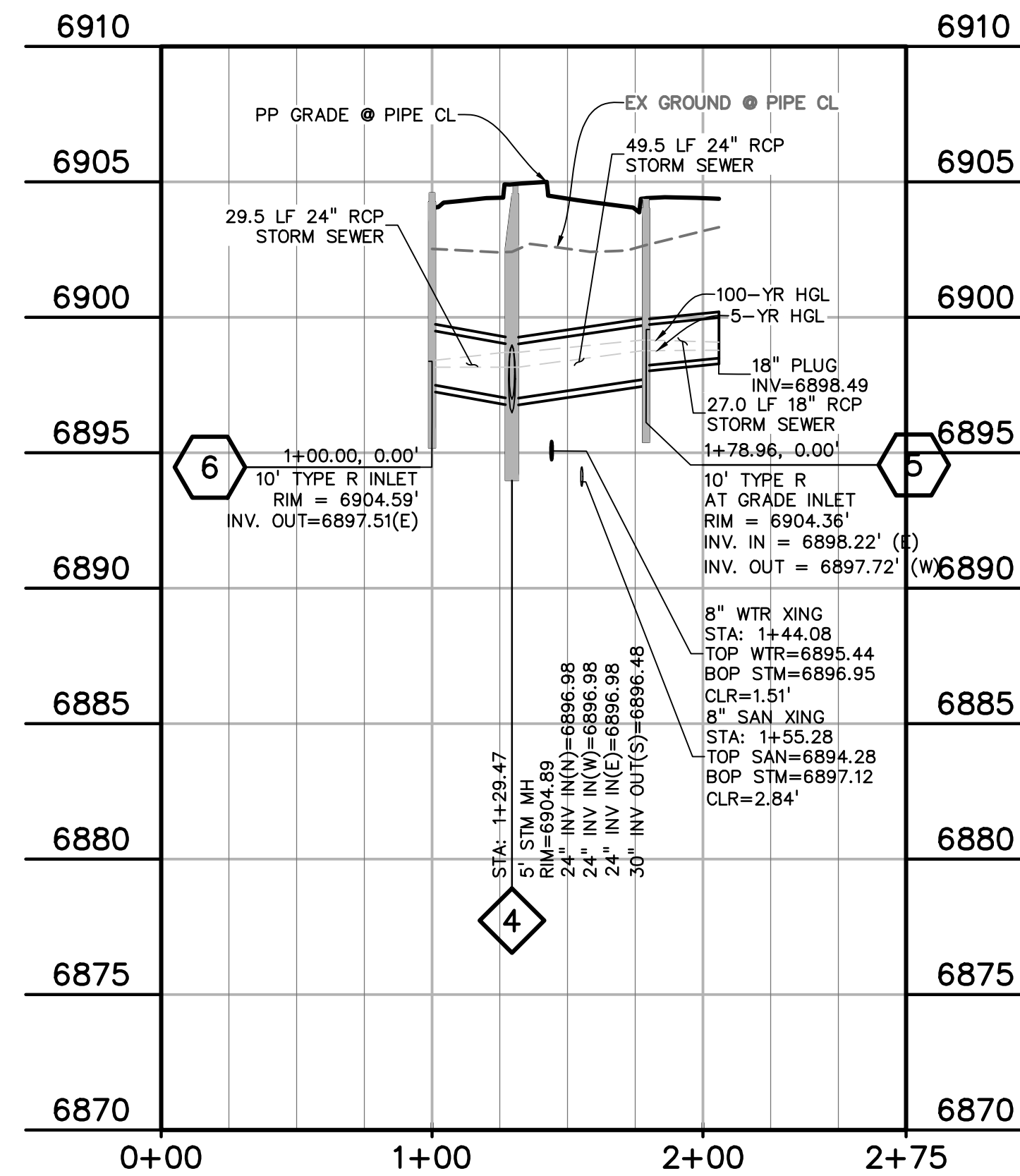
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PCD FILE: VR2321



**18" EASTERN STORM PIPE - MPD (STM2A)**  
STA 1+00.00 - 1+21.00  
SCALE: 1"=50'



**18" EASTERN STORM PIPE - MPD (STM2B)**  
STA 1+00.00 - 1+21.00  
SCALE: 1"=50'



**24" EASTERN STORM PIPE - MPD (STM2C)**  
STA 1+00.00 - 1+72.00  
SCALE: 1"=50'

**NOTE:**  
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**LEGEND**

PROPERTY LINE	---
LOT LINE	- - - -
EASEMENT	.....
CURB & GUTTER	====
SIDEWALK	=====
PRO. WATER LINE	—W—
PRO. FIRE HYDRANT	—FH—
PRO. RAW WATER	—RW—
PRO. SANITARY SEWER	—SS—
PRO. STORM SEWER	—ST—
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—

**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

PREPARED BY:



CLIENT:

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

CONSTRUCTION PLANS FOR:

**OWL MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	09/14/2024

DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDH
FILE NAME:	21611-STM1



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

**STORM SEWER PLAN & PROFILE EAST MPD**

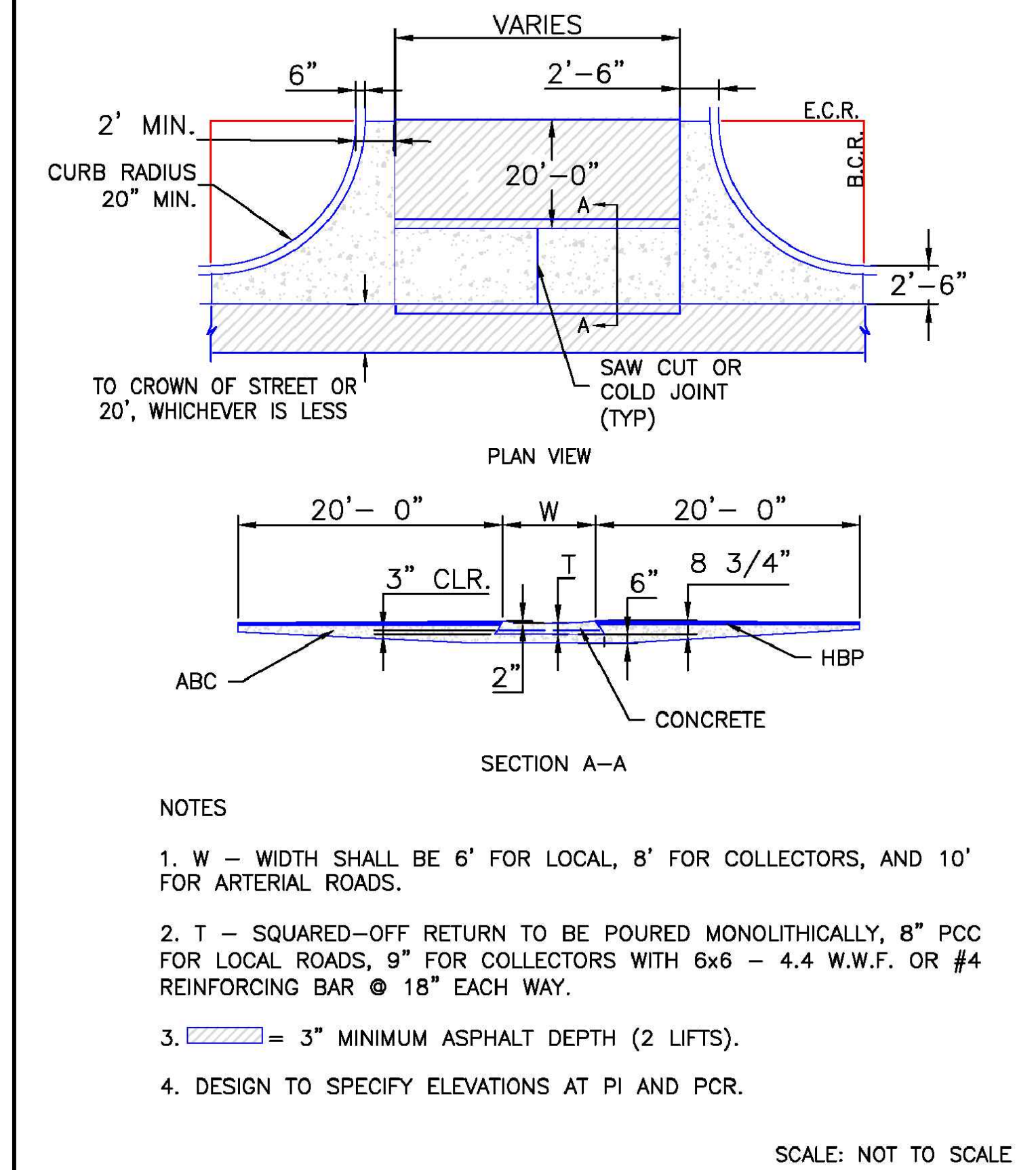
PROJECT NO. 21611-01CSCV  
DRAWING NO.

**C12**

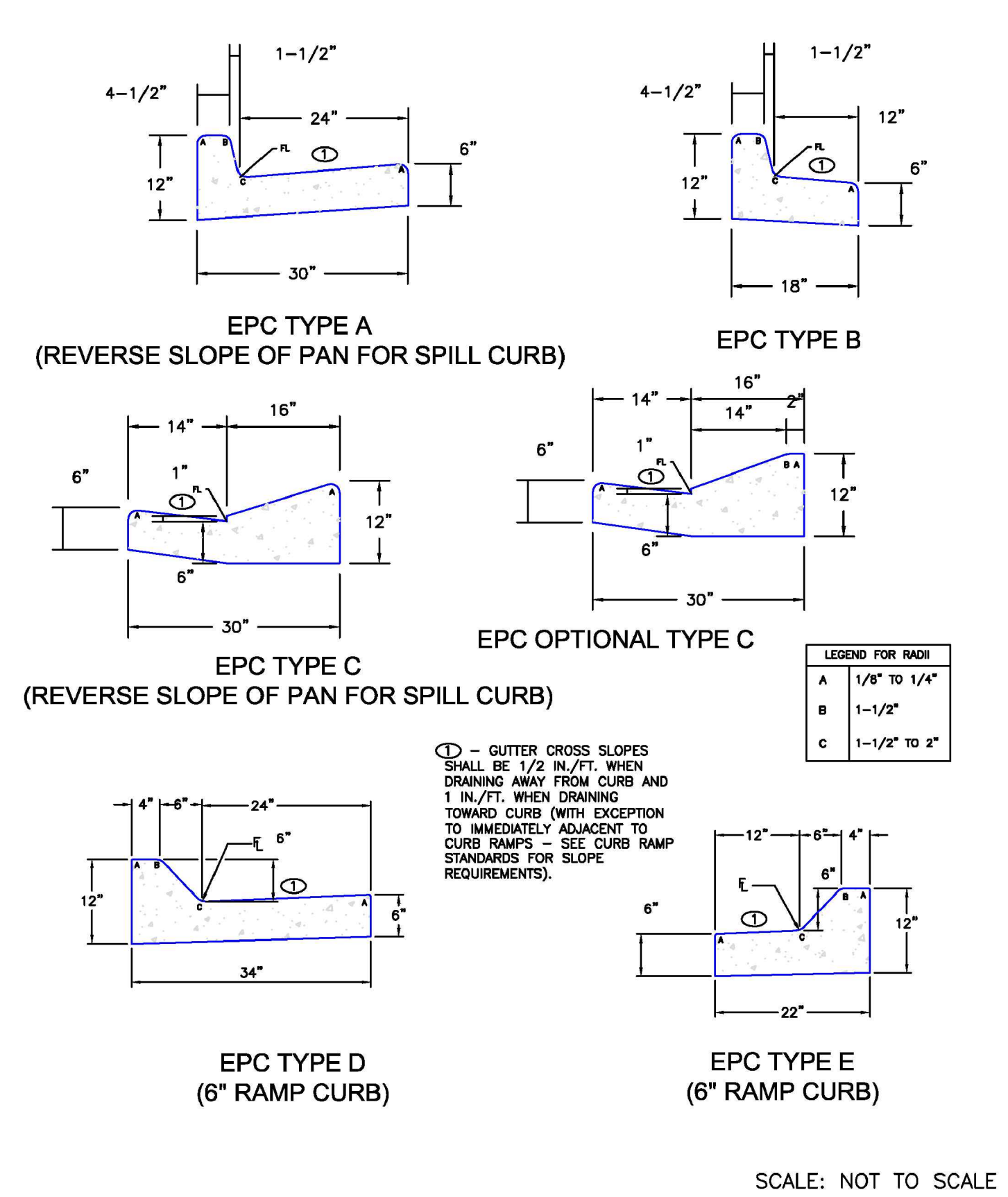
SHEET: 12 OF 14



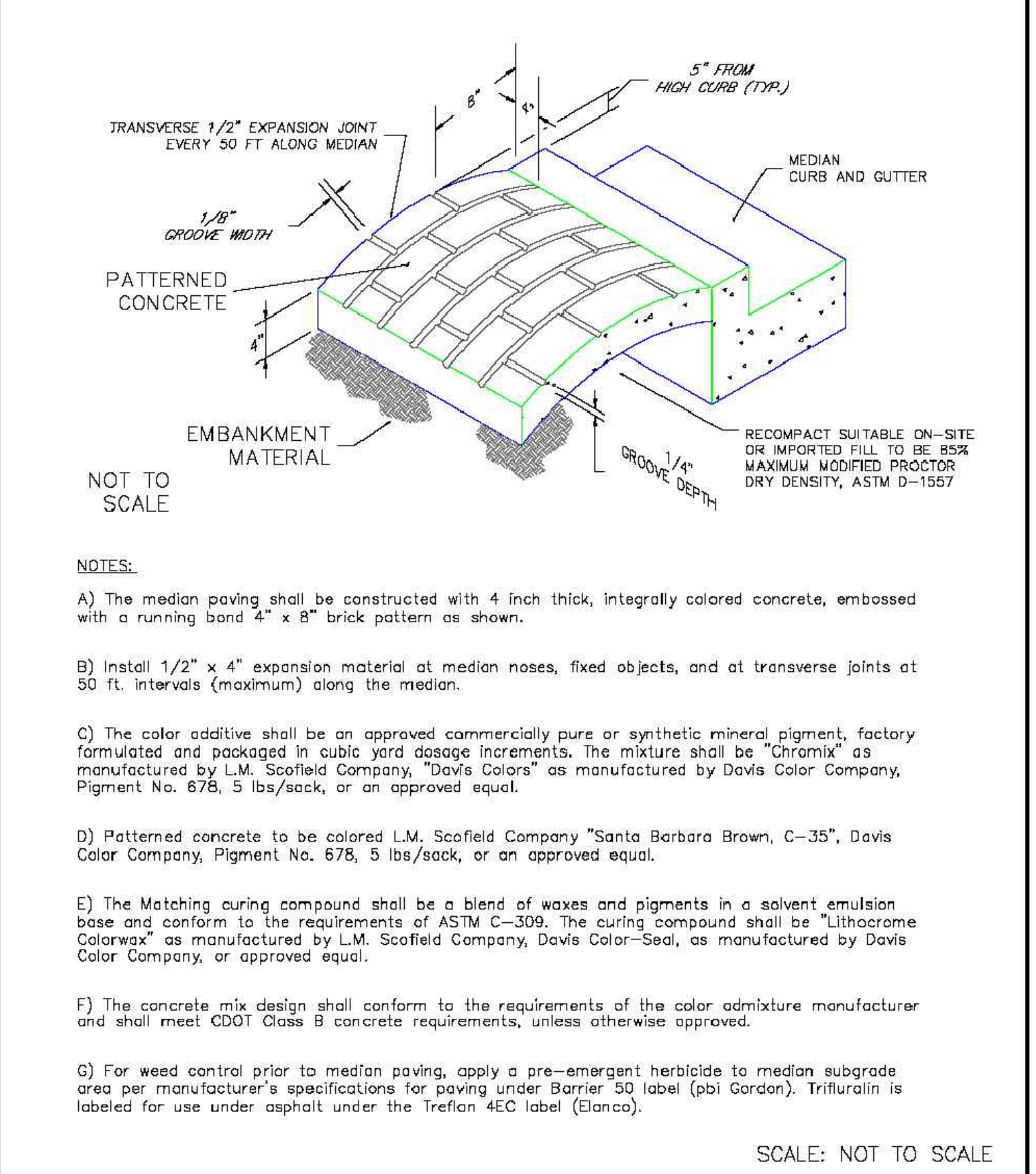
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PCD FILE: VR2321



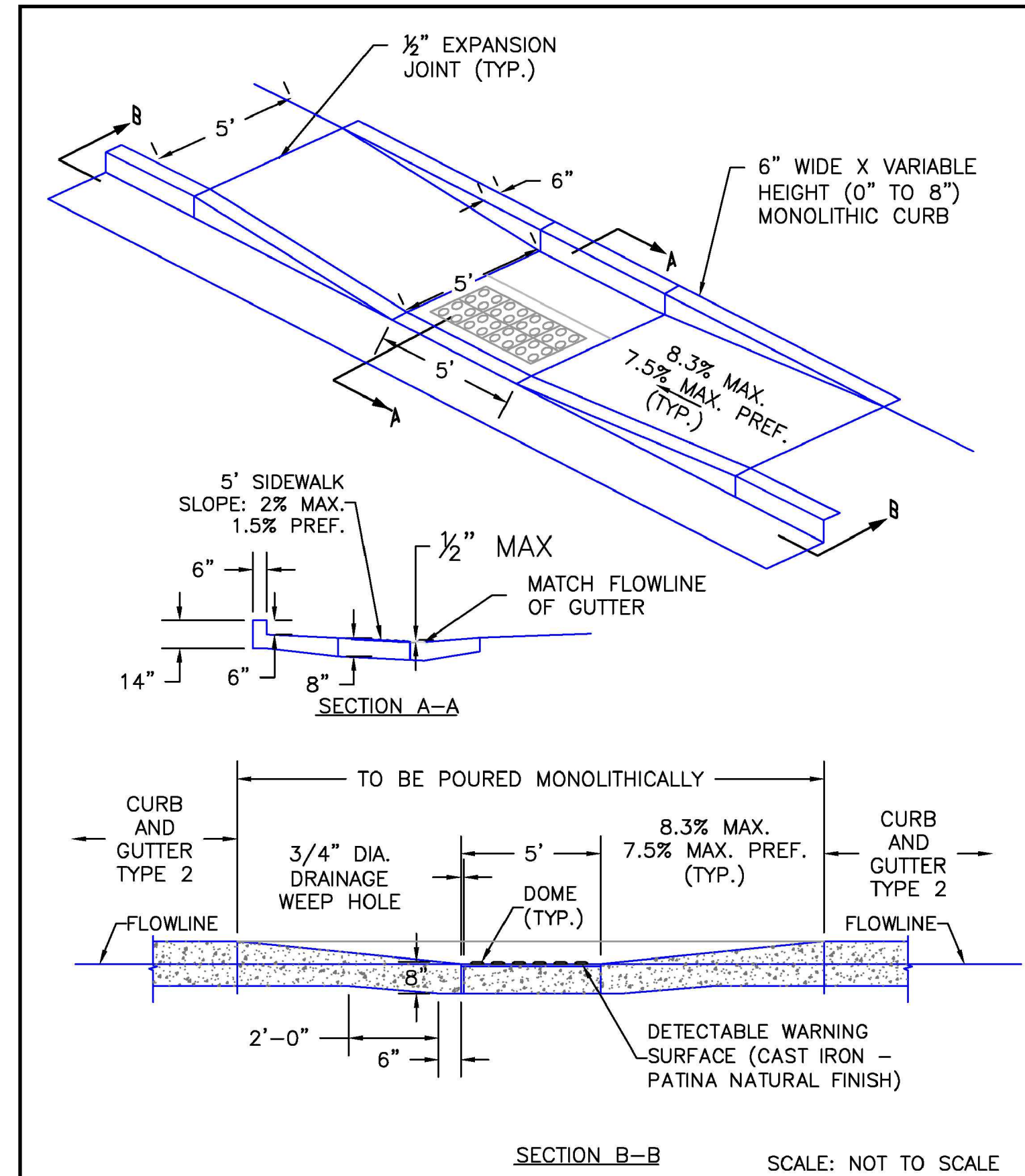
8/11/11	Typical Cross Pan Layout Detail Standard Drawing	
DATE APPROVED: André P. Brackin	REVISION DATE: 12/8/15 FILE NAME: SD_2-26	DEPARTMENT OF TRANSPORTATION



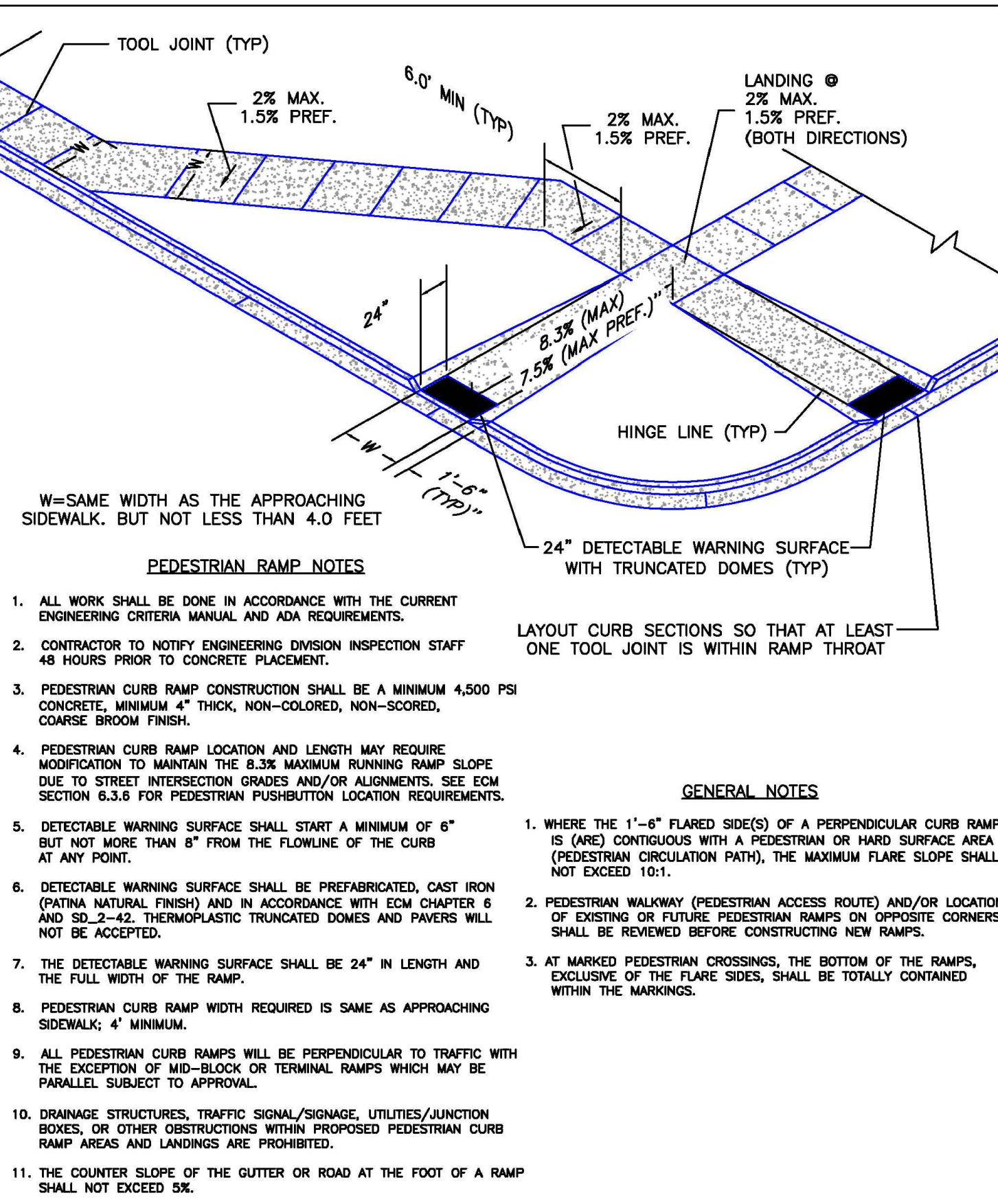
6/23/20	Typical Curb and Gutter Details Standard Drawing	
DATE APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-20	DEPARTMENT OF PUBLIC WORKS



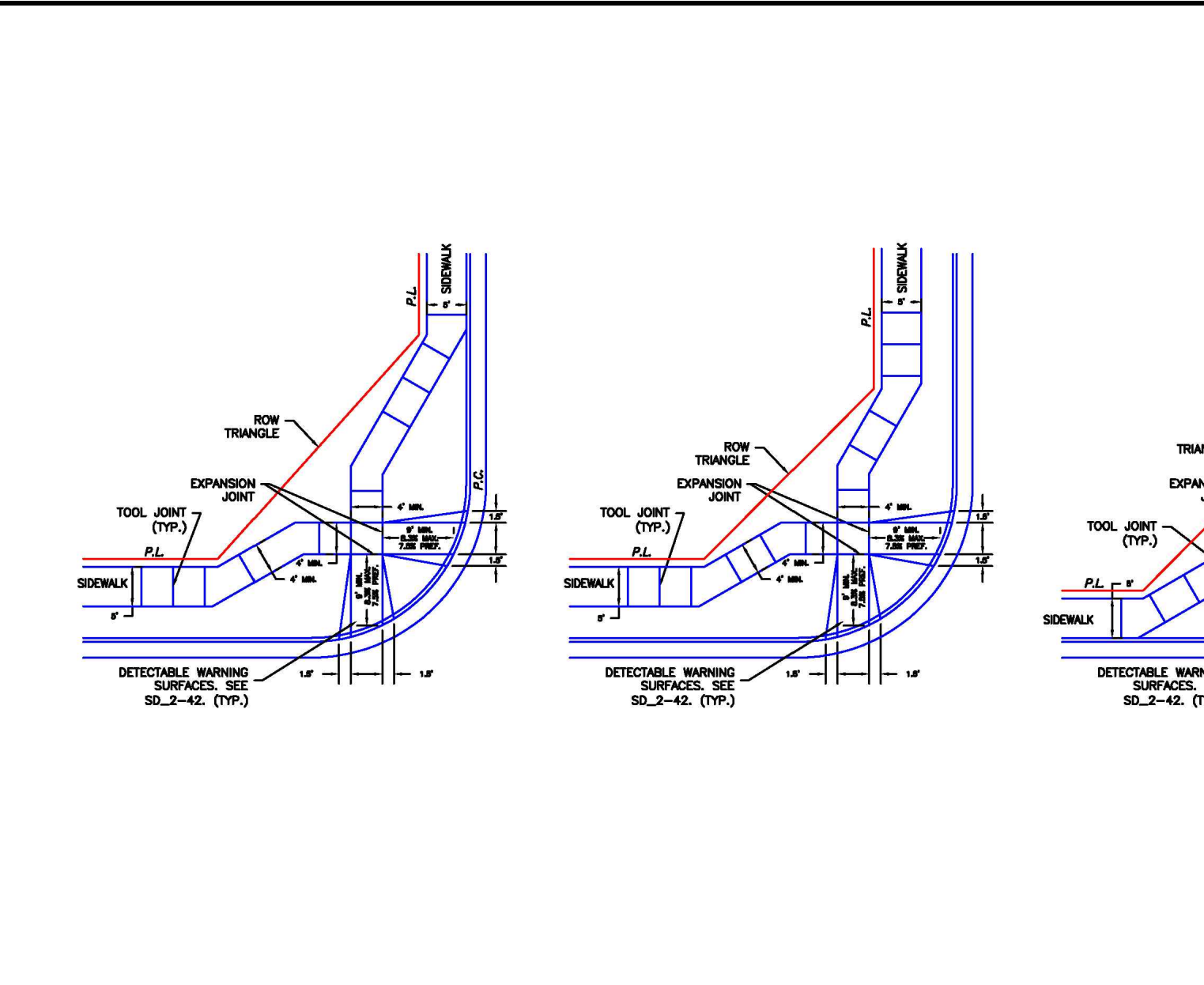
7/9/09	Patterned Concrete Median Paving Standard Drawing	
DATE APPROVED: André P. Brackin	REVISION DATE: 1/18/11 FILE NAME: SD_2-21	DEPARTMENT OF TRANSPORTATION



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



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



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

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

CONSTRUCTION PLANS FOR:

**OWL MARKETPLACE**

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	09/14/2024
DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-DTL

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

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

STANDARD DETAILS

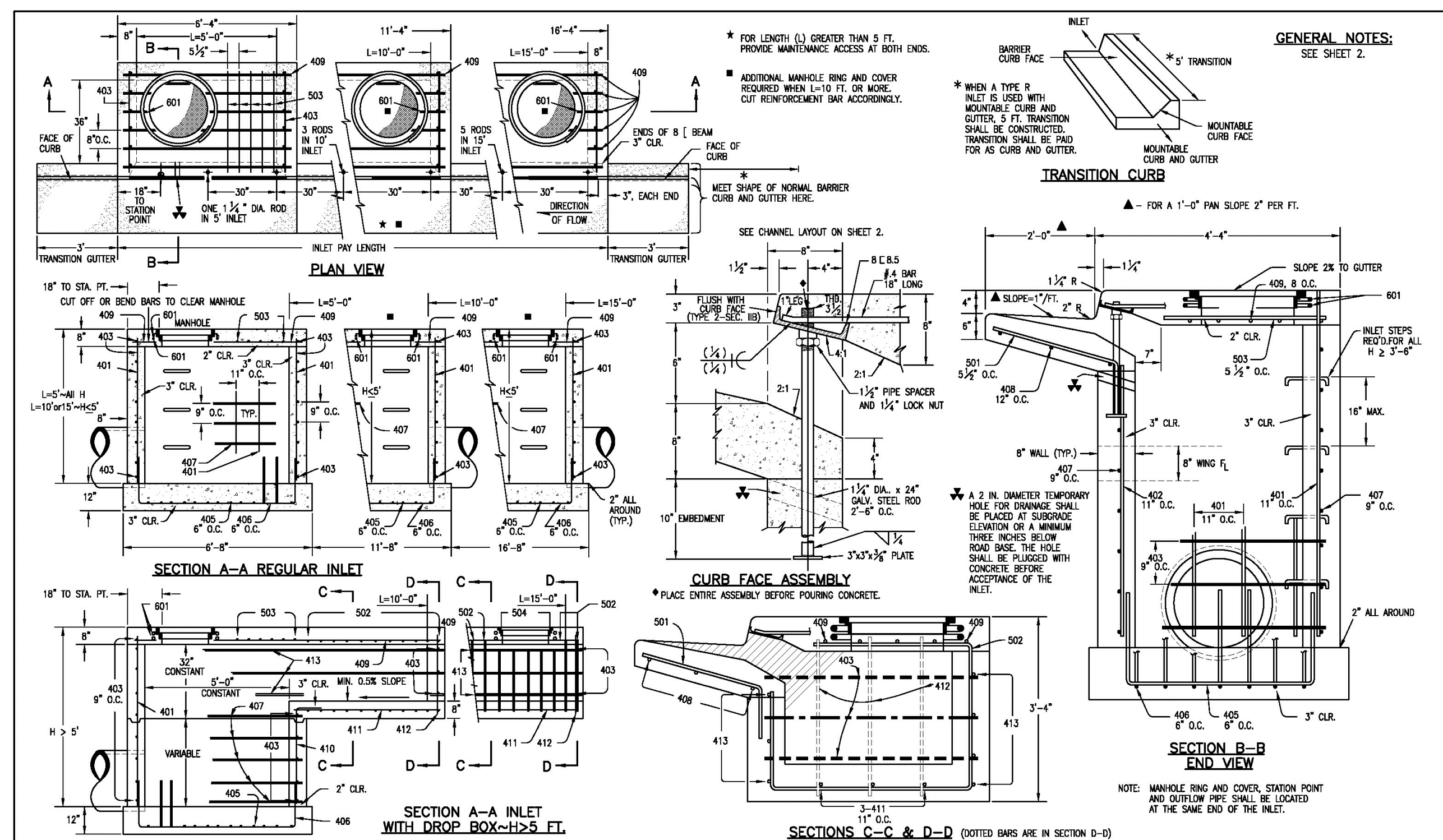
PROJECT NO. 21611-01CSCV  
DRAWING NO.

**C14**

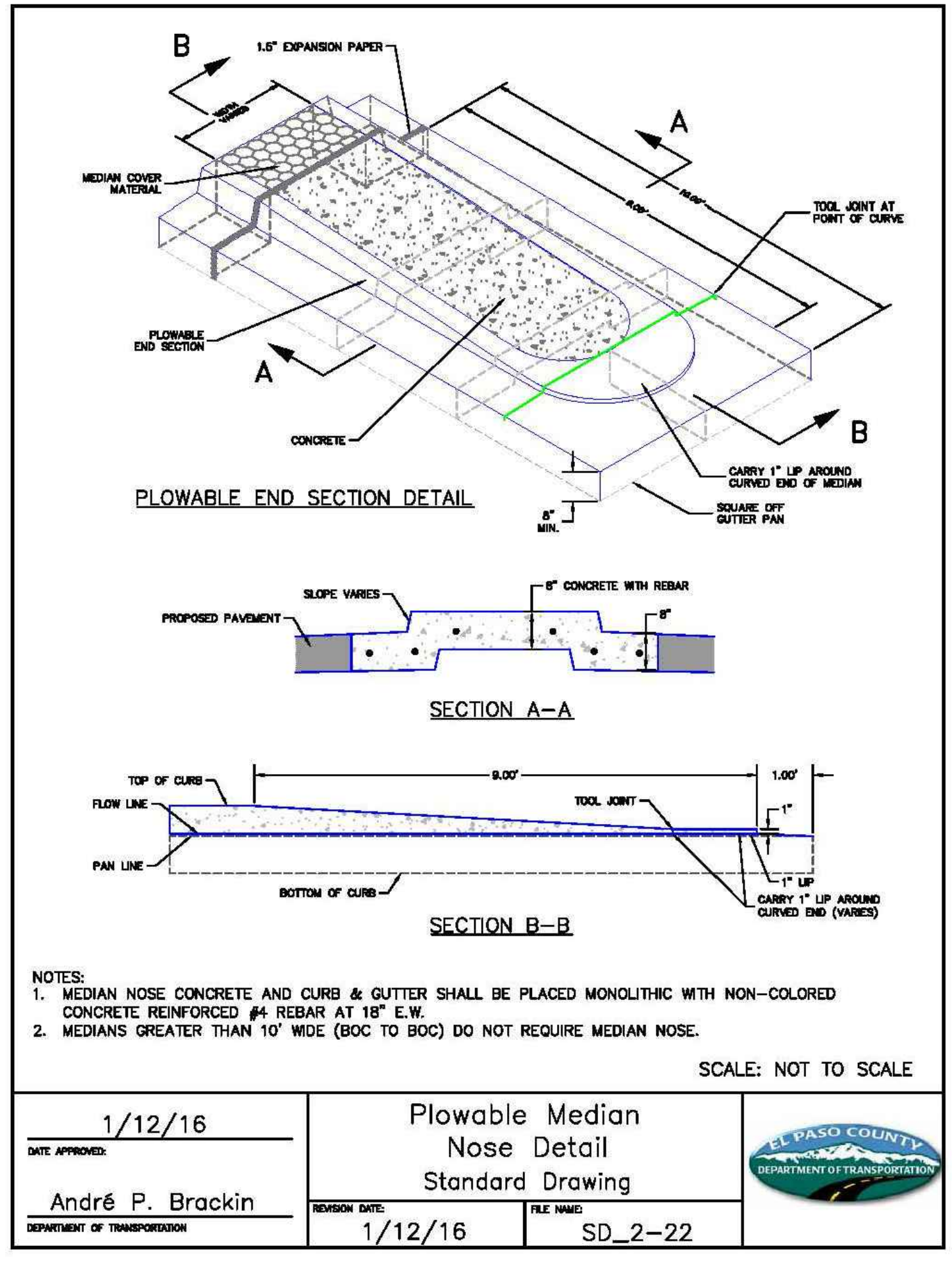
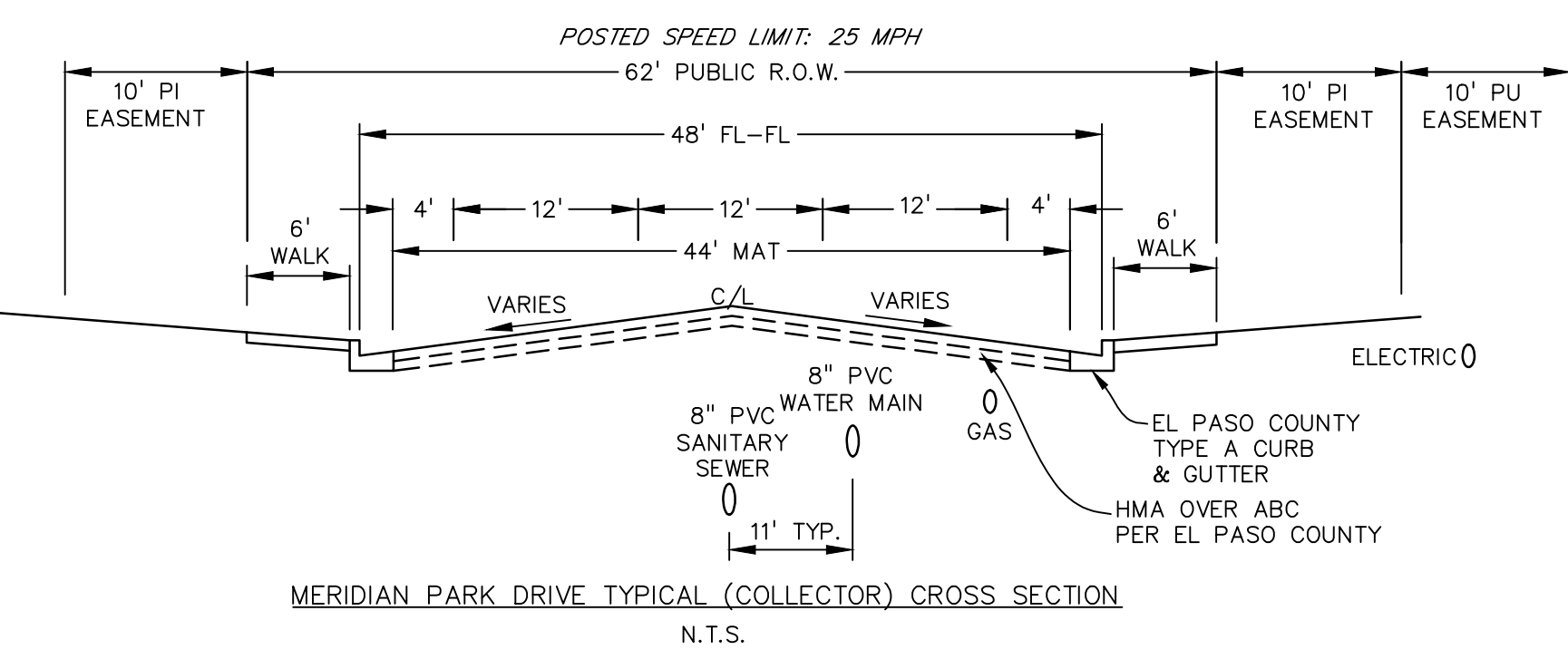
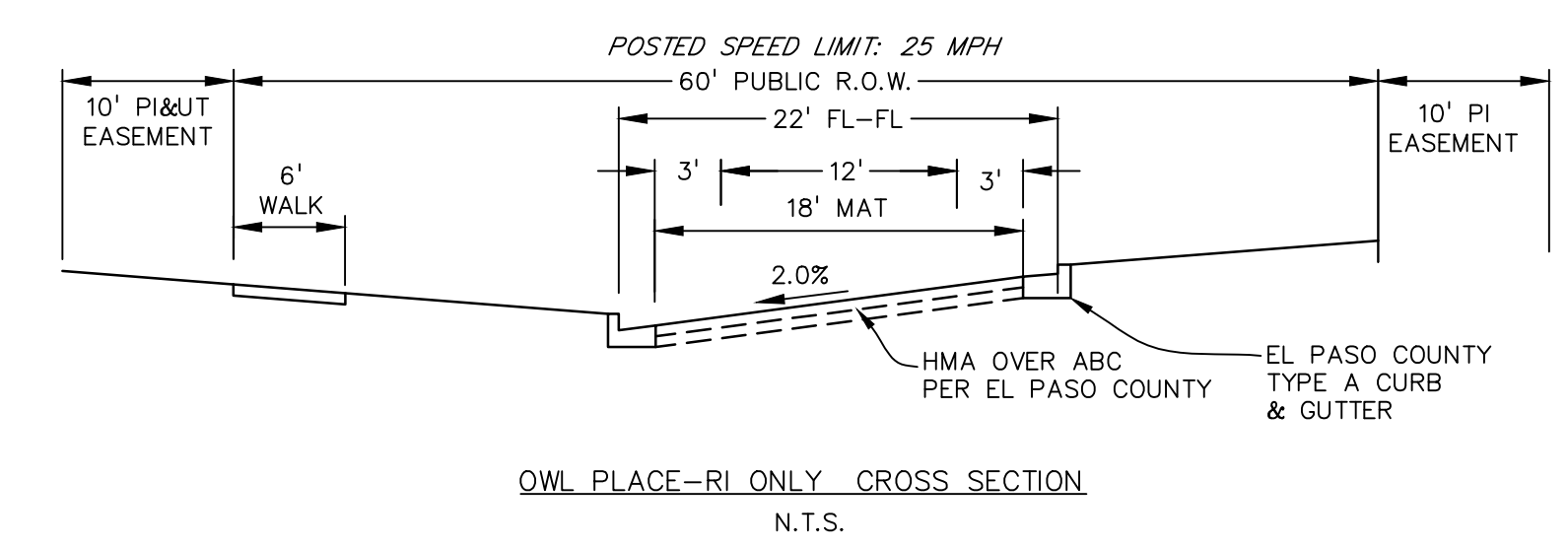
SHEET: 13 OF 14

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

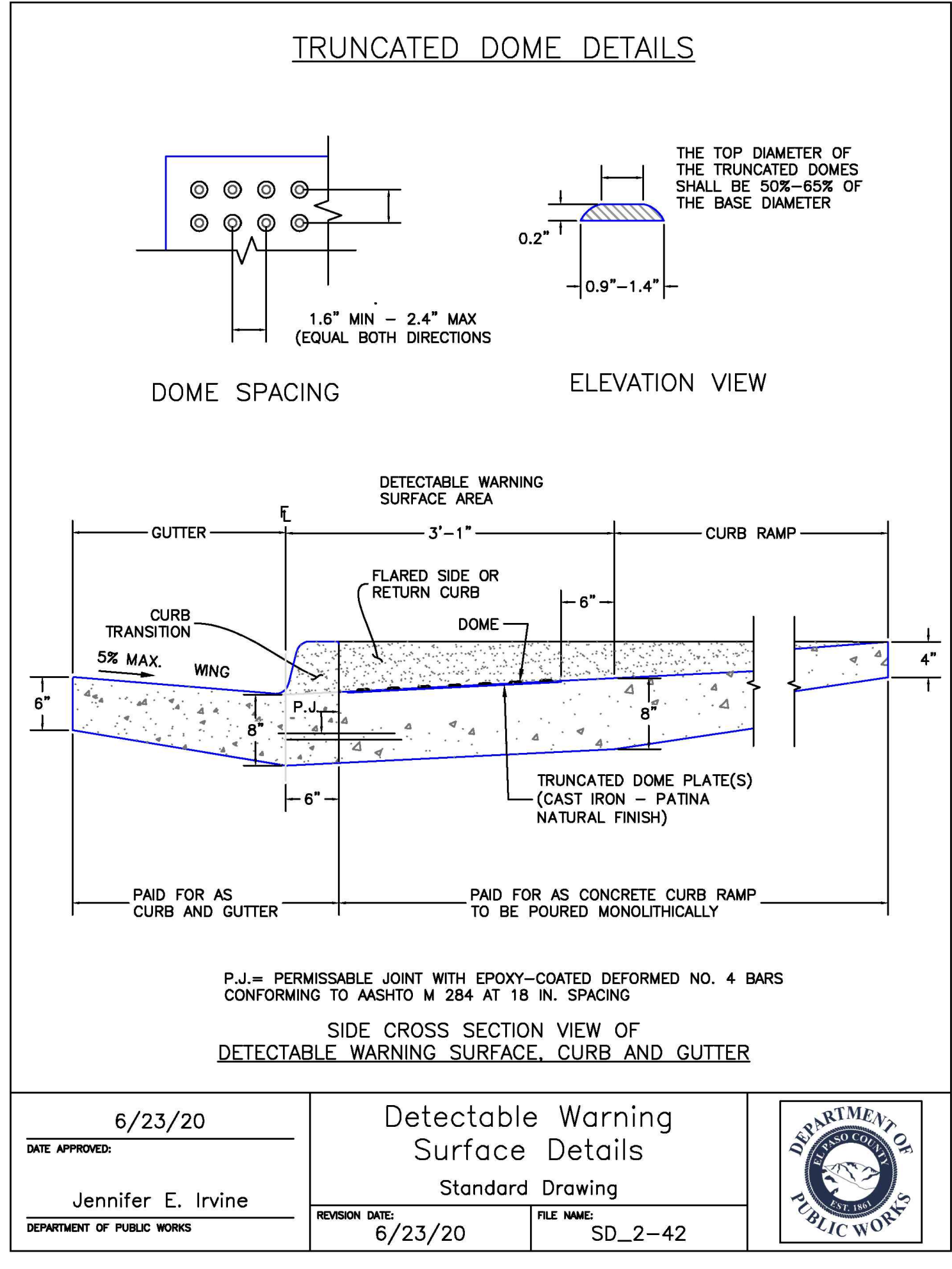
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PCD FILE: VR2321



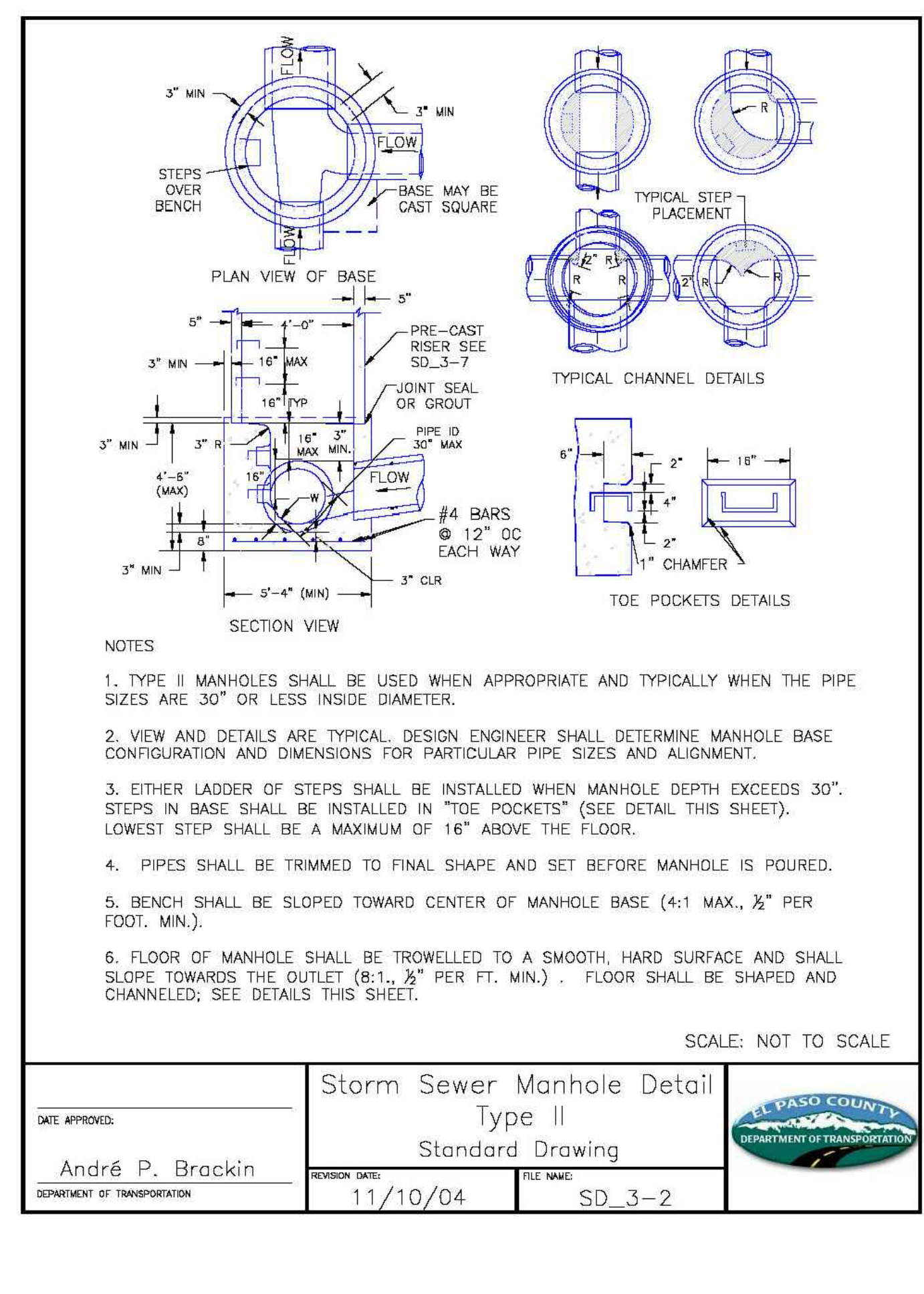
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Creation Date: 07/04/06	Initials: SLR	Date:	Comments:	4201 East Arkansas Avenue	Denver, Colorado 80222	<b>CURB INLET TYPE R</b>	<b>M-604-12</b>
Last Modification Date: 07/04/06	Initials: LTA			Phone: (303) 757-9083	Fax: (303) 757-9920		
Full Path: www.dot.state.co.us/Design/Support/				Project Development Branch SR4/LTA		Issued By: Project Development Branch on July 04, 2006	Sheet No. 1 of 2
Drawing File Name: 6040120102.dwg							
CAD Ver.: WordStation 10	Scale: Not to Scale	Units: English					



DATE APPROVED: 1/12/16	DATE APPROVED: 1/12/16	FILE NAME: SD_2-22
André P. Brackin	Plowable Median Nose Detail Standard Drawing	
DEPARTMENT OF TRANSPORTATION	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION	



DATE APPROVED: 6/23/20	DATE APPROVED: 6/23/20	FILE NAME: SD_2-42
Jennifer E. Irvine	Detectable Warning Surface Details Standard Drawing	
DEPARTMENT OF PUBLIC WORKS	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS	



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

**PREPARED BY:**  
  
**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
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COLORADO SPGS, COLORADO 80903  
CONTACT: TIM D. MCCONNELL, P.E.  
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DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-DTL

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

**STANDARD DETAILS**

PROJECT NO. 21611-01CSCV  
DRAWING NO.

**C16**

SHEET: 14 OF 14

