

# OWL MARKETPLACE FILING NO. 1

## EL PASO COUNTY, COLORADO

### CIVIL CONSTRUCTION PLANS

**AGENCY CONTACTS:**

**COUNTY:** EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT  
 RYAN HOSWER, 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

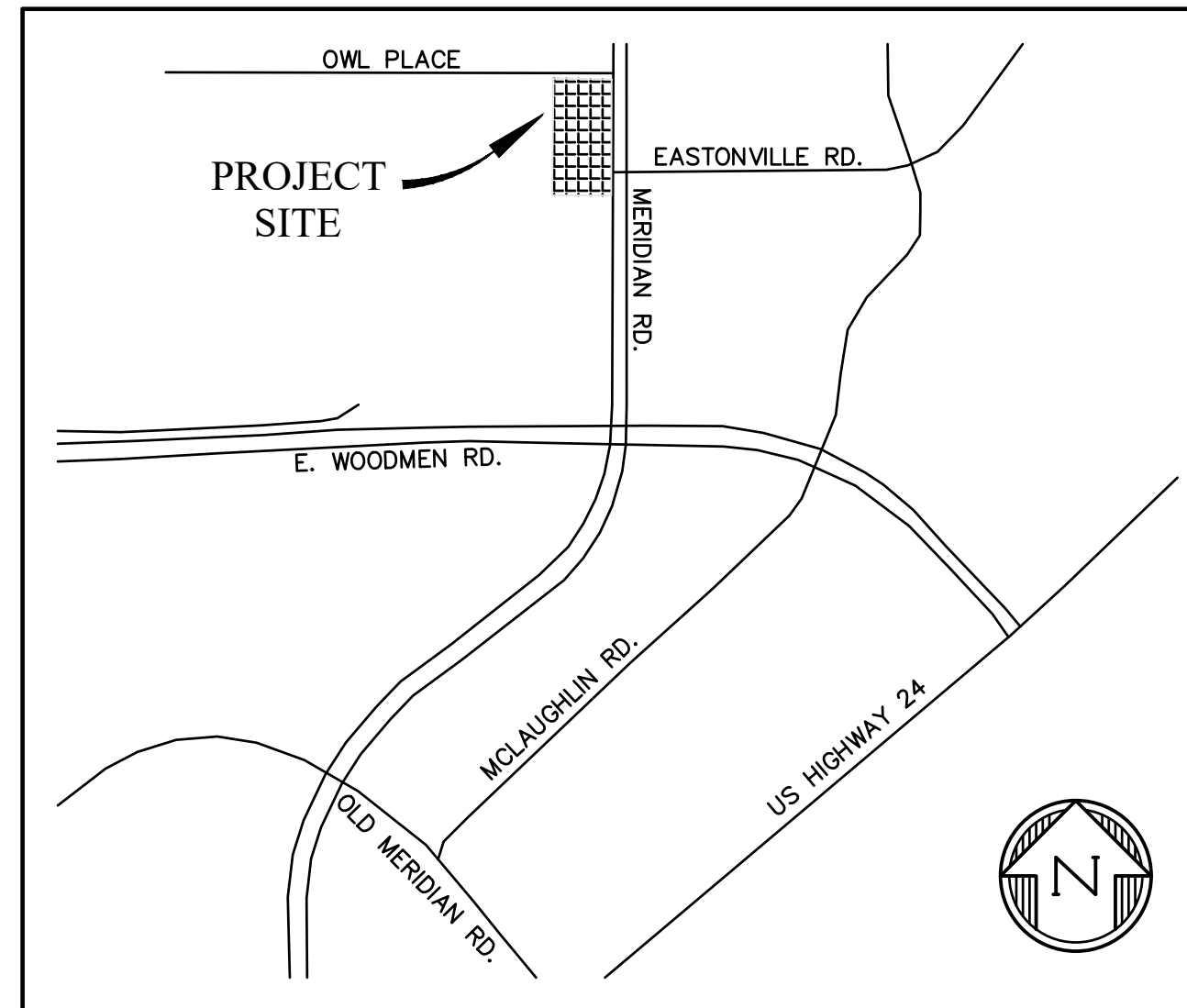
**WASTEWATER:** WOODMEN HILLS METROPOLITAN DISTRICT  
 8046 EASTONVILLE ROAD  
 FALCON, CO 80831  
 (719) 495-2500

**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 COLORADO SPRINGS UTILITIES FACILITIES INFORMATION SYSTEM (FIMS) "BLT 167", A 2" ALUMINUM CAP IN CONCRETE LOCATED ON AN ELECTRIC TRANSFORMER PAD AT THE SOUTHEAST CORNER OF WOODMEN ROAD AND MERIDIAN ROAD, WITH AN ELEVATION OF 6873.18 (NGVD 29).

**TIMING:**

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: FALL/WINTER 2023-SUMMER 2024

**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 \_\_\_\_\_ DATE  
 P.E. # 53459

**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 \_\_\_\_\_ 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. \_\_\_\_\_ DATE  
 COUNTY ENGINEER

**SHEET INDEX**

SHT1	C1	COVER SHEET
SHT2	C2	GENERAL NOTES & ROAD CROSS SECTIONS
SHT3	C3	SITE DEMO
SHT4	C4	OWL PLACE PLAN & PROFILE
SHT5	C5	MERIDIAN PARK DRIVE PLAN & PROFILE
SHT6	C6	MERIDIAN PARK DRIVE FLOWLINE PLAN & PROFILE
SHT7	C7	EASTONVILLE ROUNDABOUT
SHT8	C8	MERIDIAN ROAD IMPROVEMENTS
SHT9	C9	SITE PAVING & CONCRETE PLAN
SHT10	C10	SIGNAGE & STRIPING PLAN
SHT11	C11	STORM SEWER PLAN & PROFILE - EAST MPD
SHT12	C12	STORM SEWER PLAN & PROFILE - EAST MPD
SHT13	C13	STORM SEWER PLAN & PROFILE - WEST MPD
SHT14	C14	STANDARD DETAILS
SHT15	C15	STANDARD DETAILS
SHT16	C16	STANDARD DETAILS
SHT17	C17	STANDARD DETAILS
SHT18	C18	STORM CULVERT DETAILS

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	03/08/2024
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 18

**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

**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

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

ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	03/08/2024
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 18

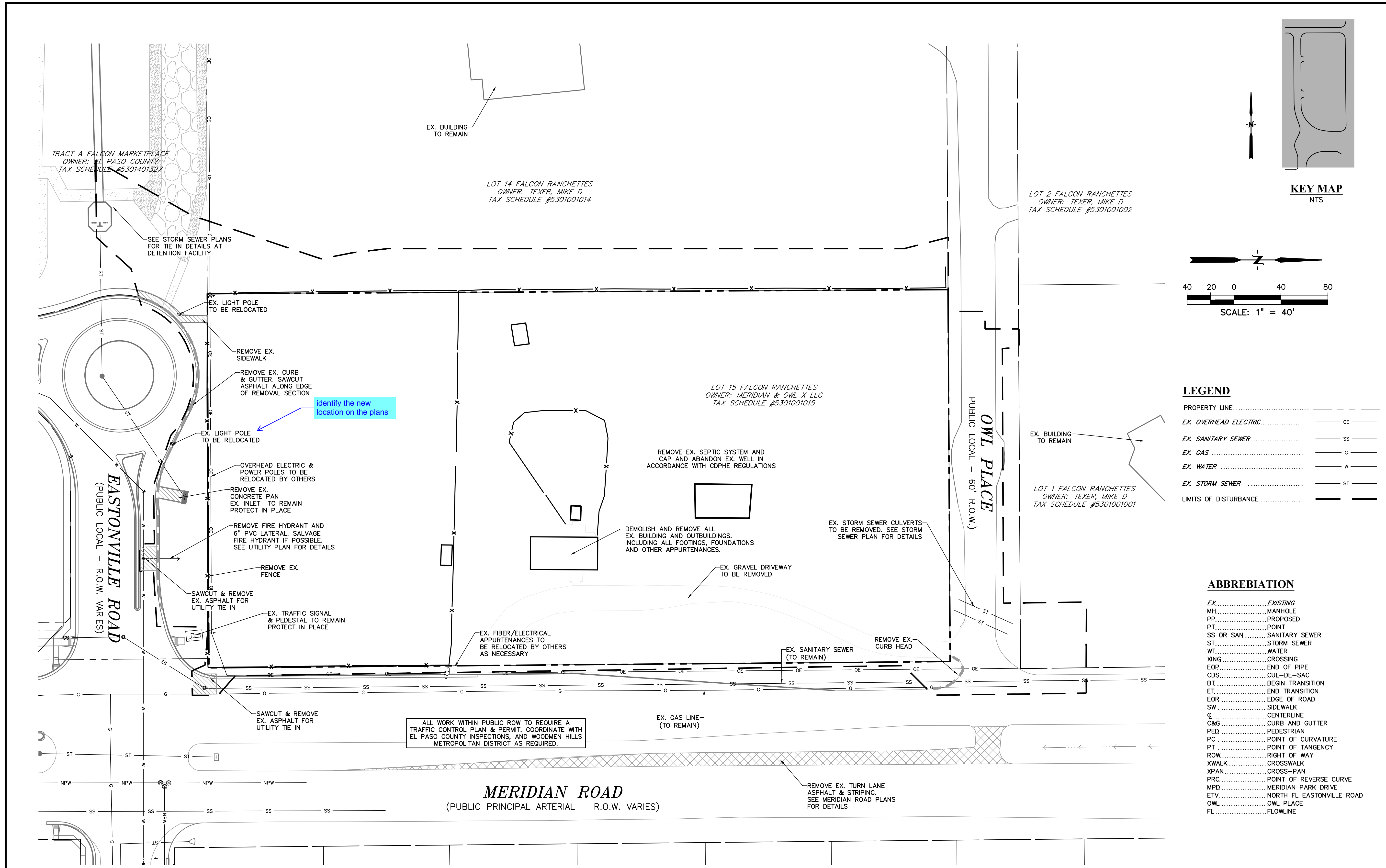


Know what's below.  
 Call before you dig.

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

PCD FILE: VR2321

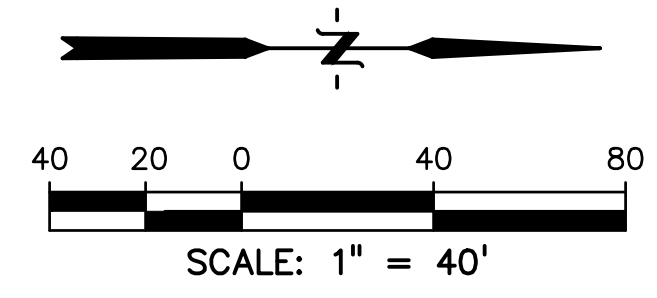
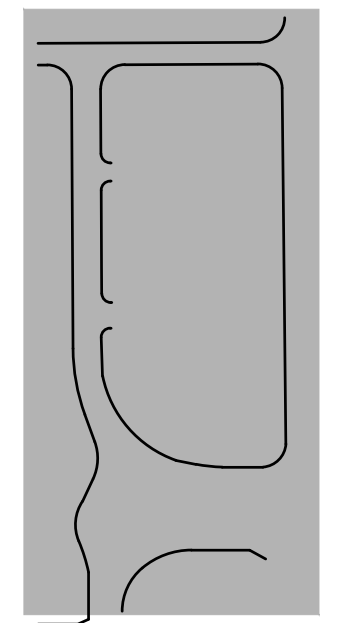




PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 101 S SAHWATCH ST. #100  
 COLORADO SPGS, COLORADO 80903  
 CONTACT: TIM D. MCCONNELL, P.E.  
 (719)260-0887  
 COLORADO SPRINGS • LAFAYETTE

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

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



**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	03/08/2024
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

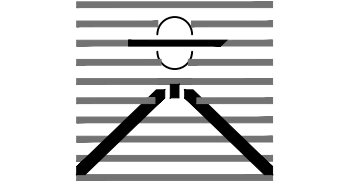
**EXISTING CONDITIONS & SITE DEMO**  
 PROJECT NO. 21611-01CSCV  
 DRAWING NO.

**C3**  
 SHEET: 3 OF 18



**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 S SAWATCH ST., #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

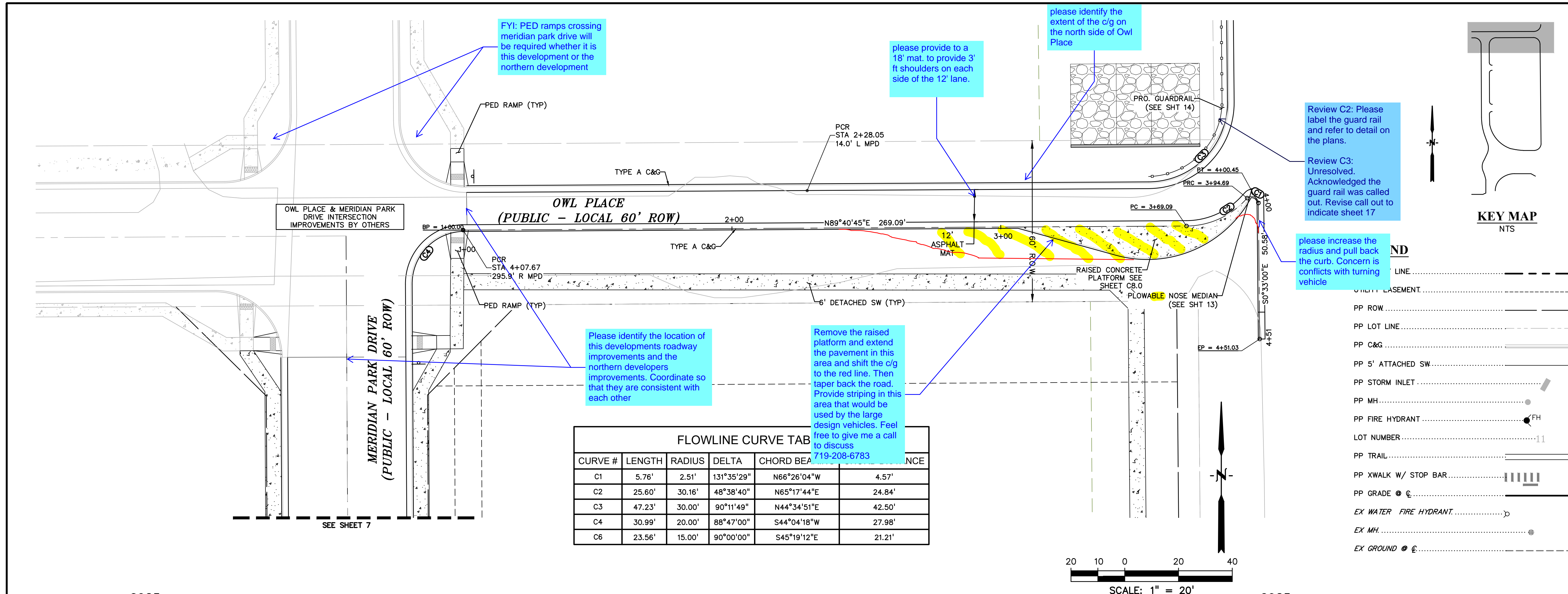
ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	03/08/2024
DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-RD

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**

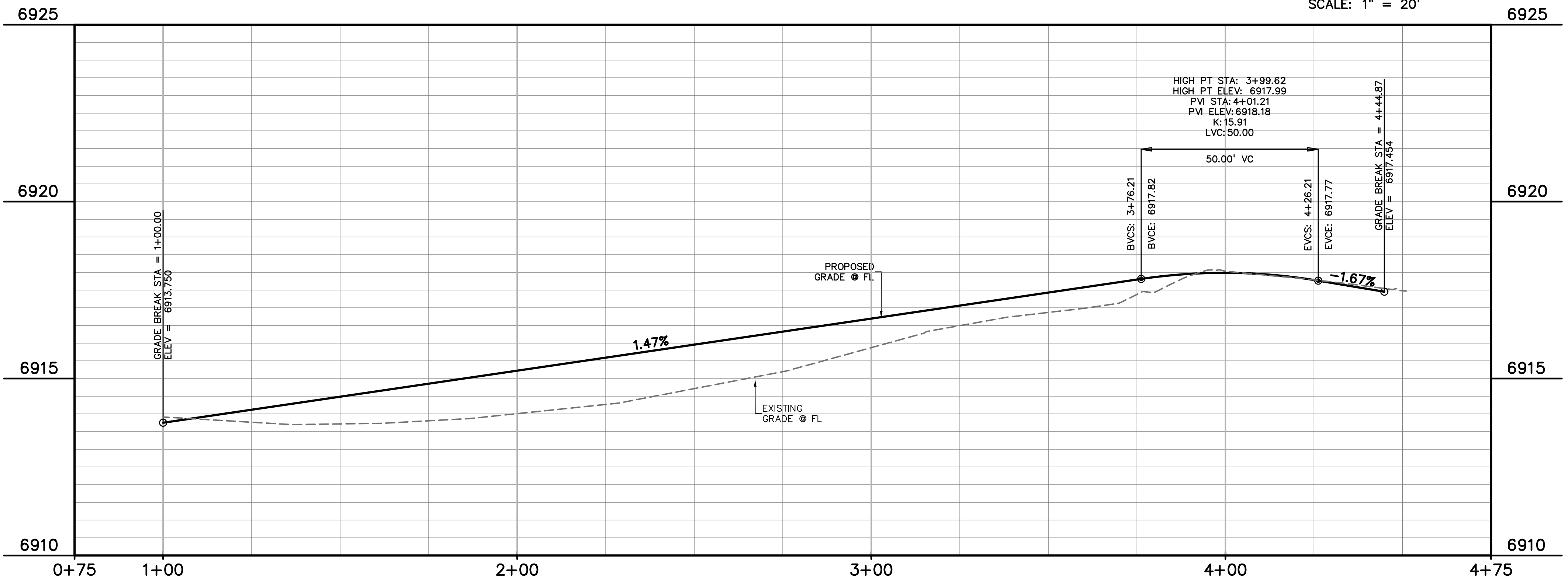
PROJECT NO. 21611-01CSCV  
 DRAWING NO.

**C4**  
 SHEET: 4 OF 18



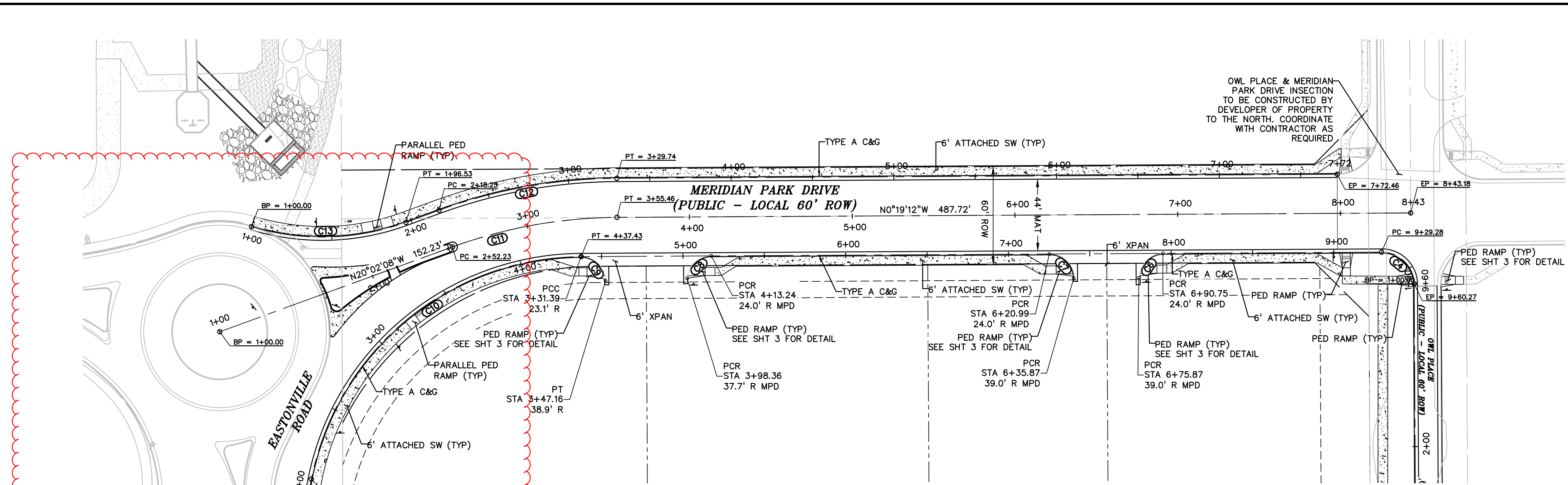
**FLOWLINE CURVE TAB**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEA	ANCE
C1	5.76'	2.51'	131°35'29"	N66°26'04"W	4.57'
C2	25.60'	30.16'	48°38'40"	N65°17'44"E	24.84'
C3	47.23'	30.00'	90°11'49"	N44°34'51"E	42.50'
C4	30.99'	20.00'	88°47'00"	S44°04'18"W	27.98'
C6	23.56'	15.00'	90°00'00"	S45°19'12"E	21.21'



**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



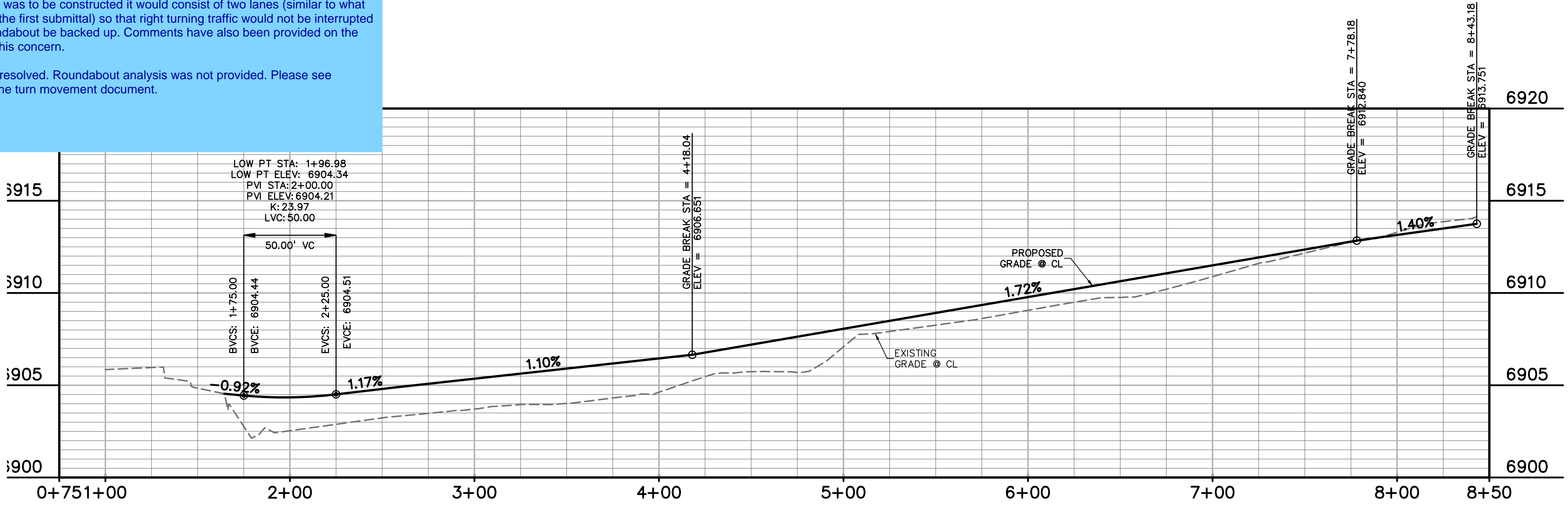


CENTERLINE/FLOWLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	5.76'	2.51'	131°35'29"	N66°26'04"W	4.57'
C2	25.60'	30.16'	48°38'40"	N65°17'44"E	24.84'
C3	47.23'	30.00'	90°11'49"	N44°34'51"E	42.50'
C4	30.99'	20.00'	88°47'00"	S44°04'18"W	27.98'
C6	23.56'	15.00'	90°00'00"	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'

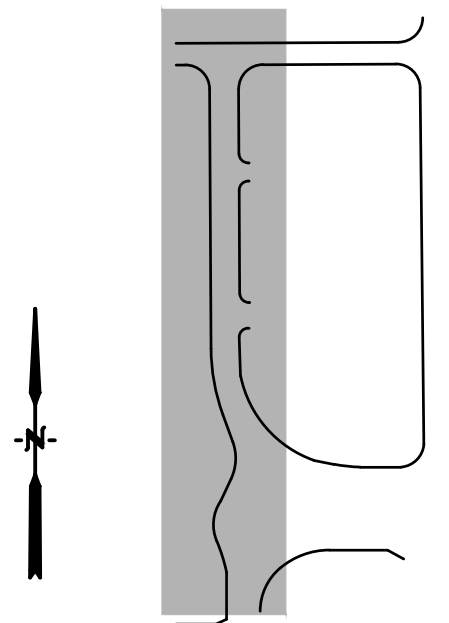
Review C2: Further review of the north leg of the roundabout will be provided once a roundabout redesign analysis is provided. Further detail will also need to be provided for this north leg. See the falcon marketplace CD's as an example.

Also, in my discussions with Jeff Rice, it was understood that when the north leg of the roundabout was to be constructed it would consist of two lanes (similar to what was shown on the first submittal) so that right turning traffic would not be interrupted should the roundabout be backed up. Comments have also been provided on the TIS regarding this concern.

Review C3: Unresolved. Roundabout analysis was not provided. Please see comments on the turn movement document.

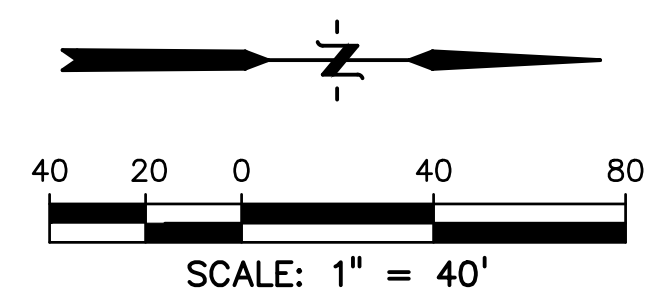


**MERIDIAN PARK DRIVE**  
CENTERLINE  
HORIZ. SCALE: 1"=40'  
VERT. SCALE: 1"=4'



**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
- 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

CONSTRUCTION PLANS FOR:

**OWL MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	03/08/2024

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.

**C5**

SHEET: 5 OF 18

**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:



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	03/08/2024

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

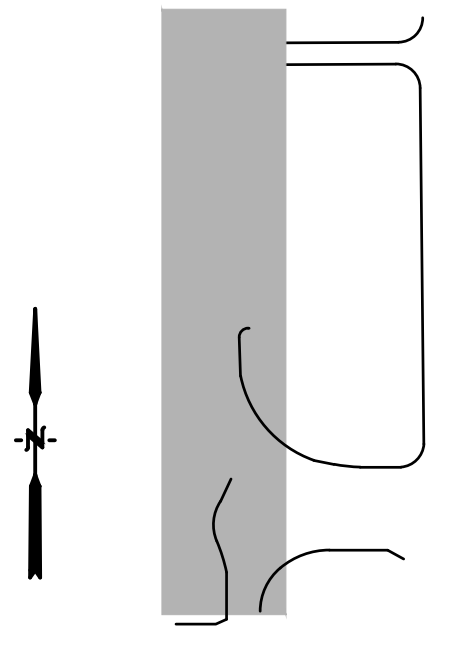
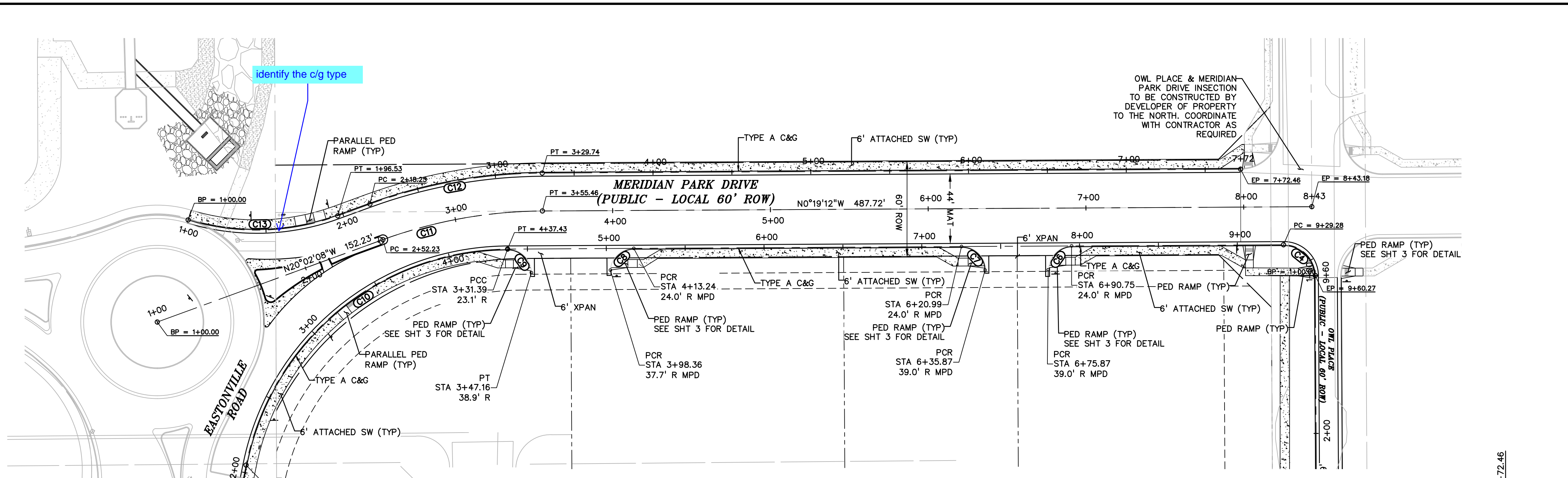
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
DRAWING SCALE:  
HORIZONTAL: 1"=40'  
VERTICAL: N/A

**MERIDIAN PARK DRIVE FLOWLINE PLAN & PROFILE**

PROJECT NO. 21611-01CSCV  
DRAWING NO.

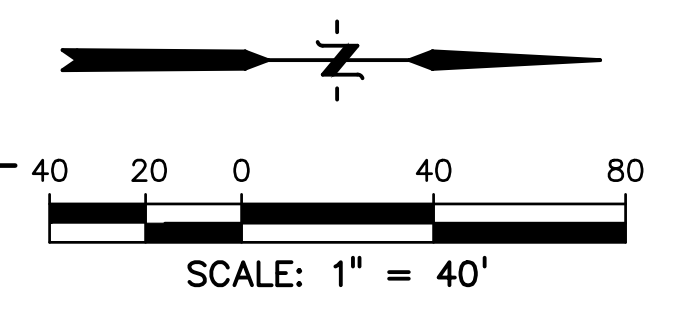
**C6**

SHEET: 6 OF 18



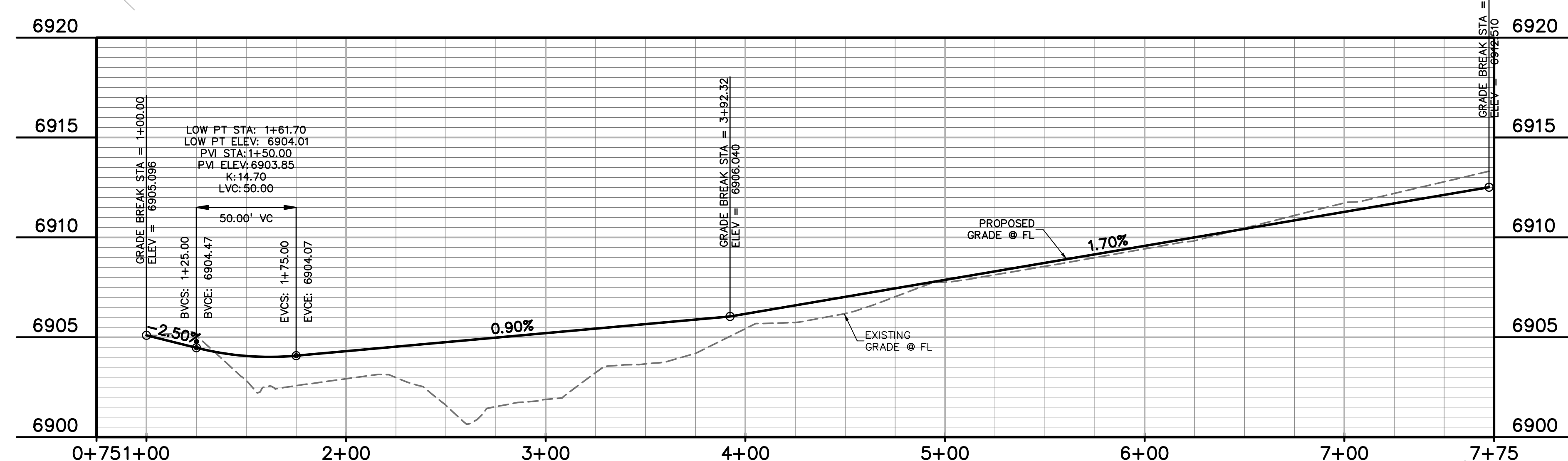
**LEGEND**

- 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 @ .....

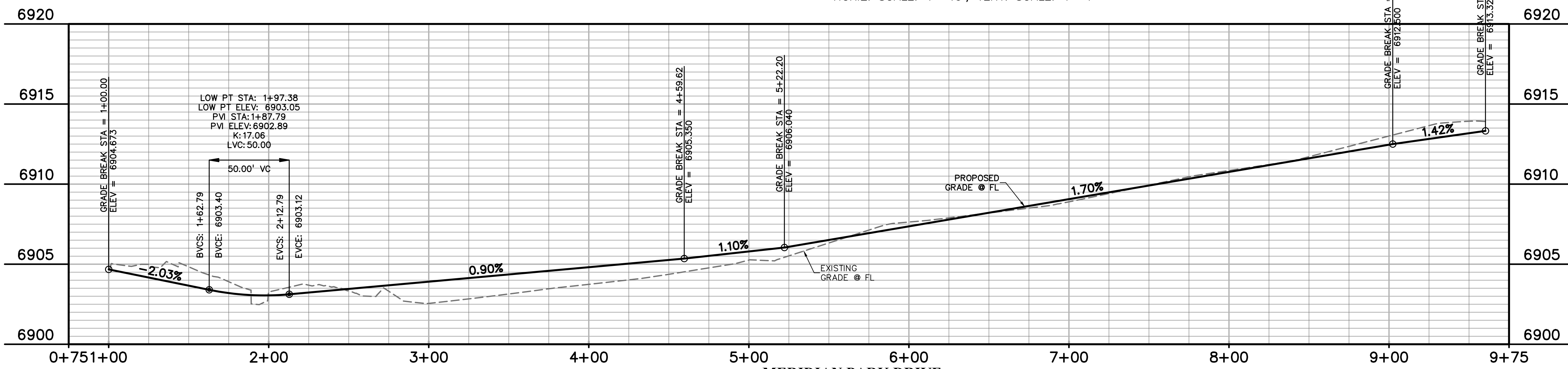


**ABBREVIATION**

- EX.....EXISTING
- MH.....MANHOLE
- PP.....PROPOSED
- PT.....POINT
- SS OR SAN.....SANITARY SEWER
- ST.....STORM SEWER
- 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
- 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



**MERIDIAN PARK DRIVE**  
**LEFT (WEST) CURB FLOWLINE**  
HORIZ. SCALE: 1"=40', VERT. SCALE: 1"=4'



**MERIDIAN PARK DRIVE**  
**RIGHT (EAST) CURB FLOWLINE**  
HORIZ. SCALE: 1"=40', VERT. SCALE: 1"=4'



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:



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	03/08/2024
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'

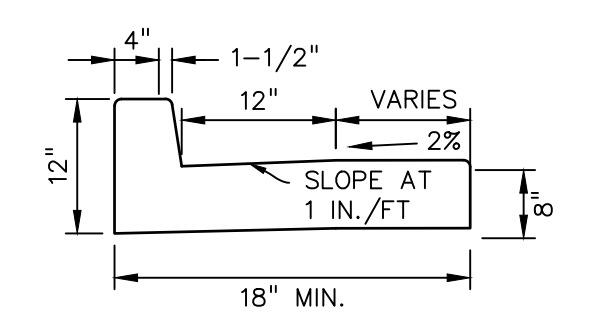
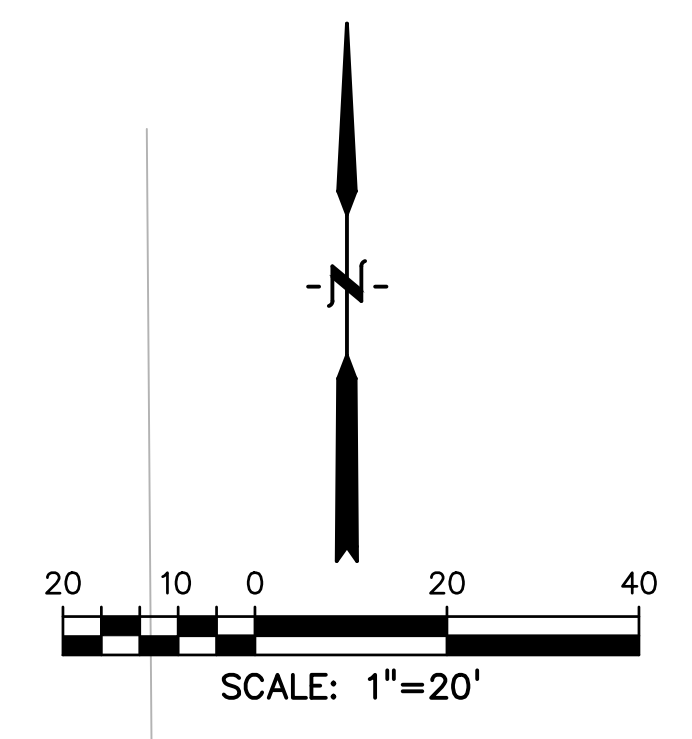
ROUNDABOT PROFILES

PROJECT NO. 21611-01CSCV  
DRAWING NO.

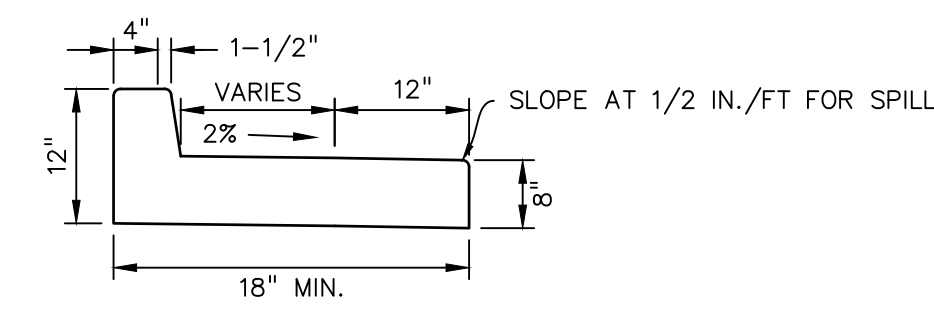
**C7**

SHEET: 7 OF 18

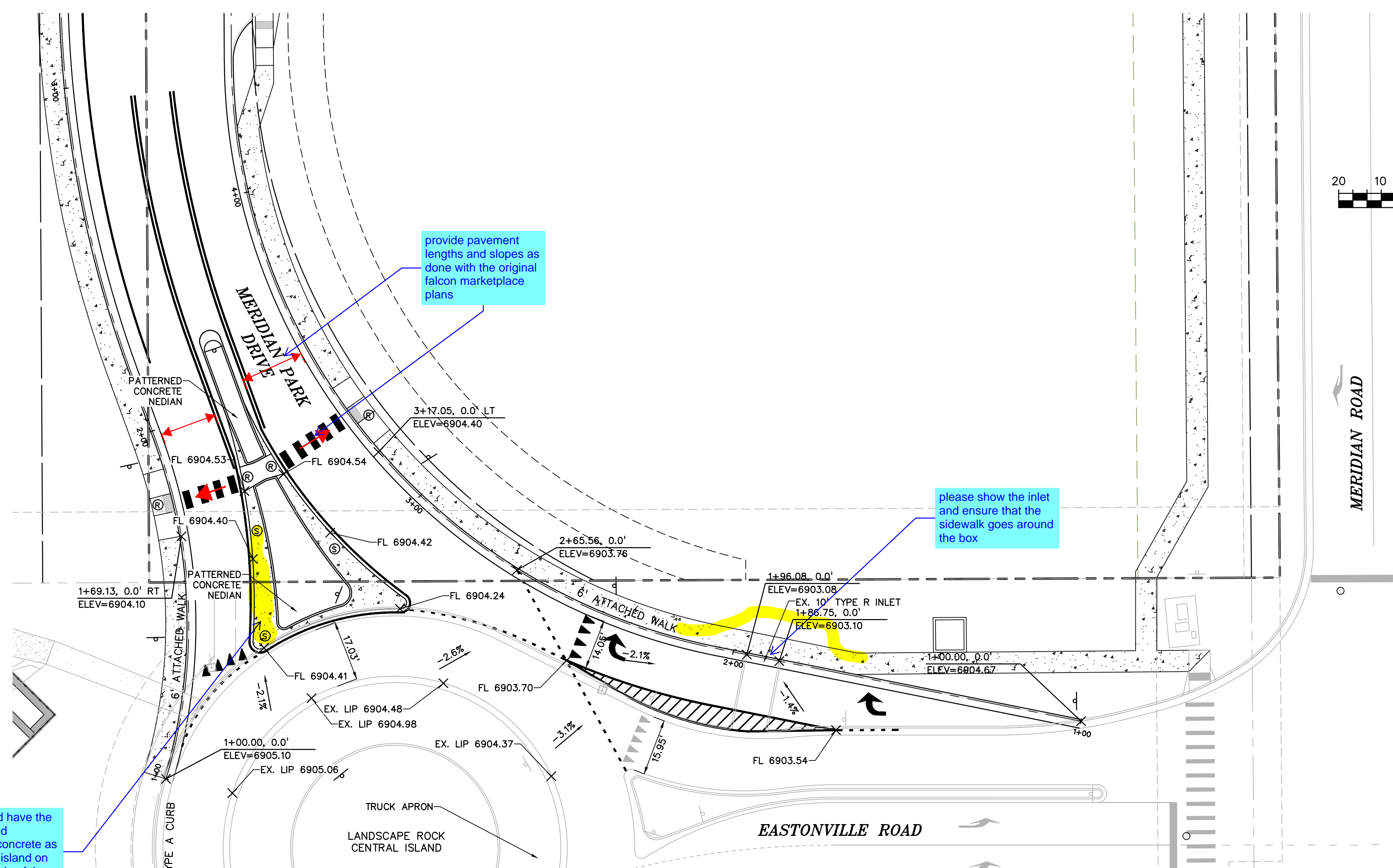
- LEGEND
- Ⓜ PEDESTRIAN RAMP
  - Ⓞ SPLITTER ISLAND CURB & GUTTER (CATCH)
  - Ⓟ SPLITTER ISLAND CURB & GUTTER (SPILL)
  - ▨ PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD\_2-21.



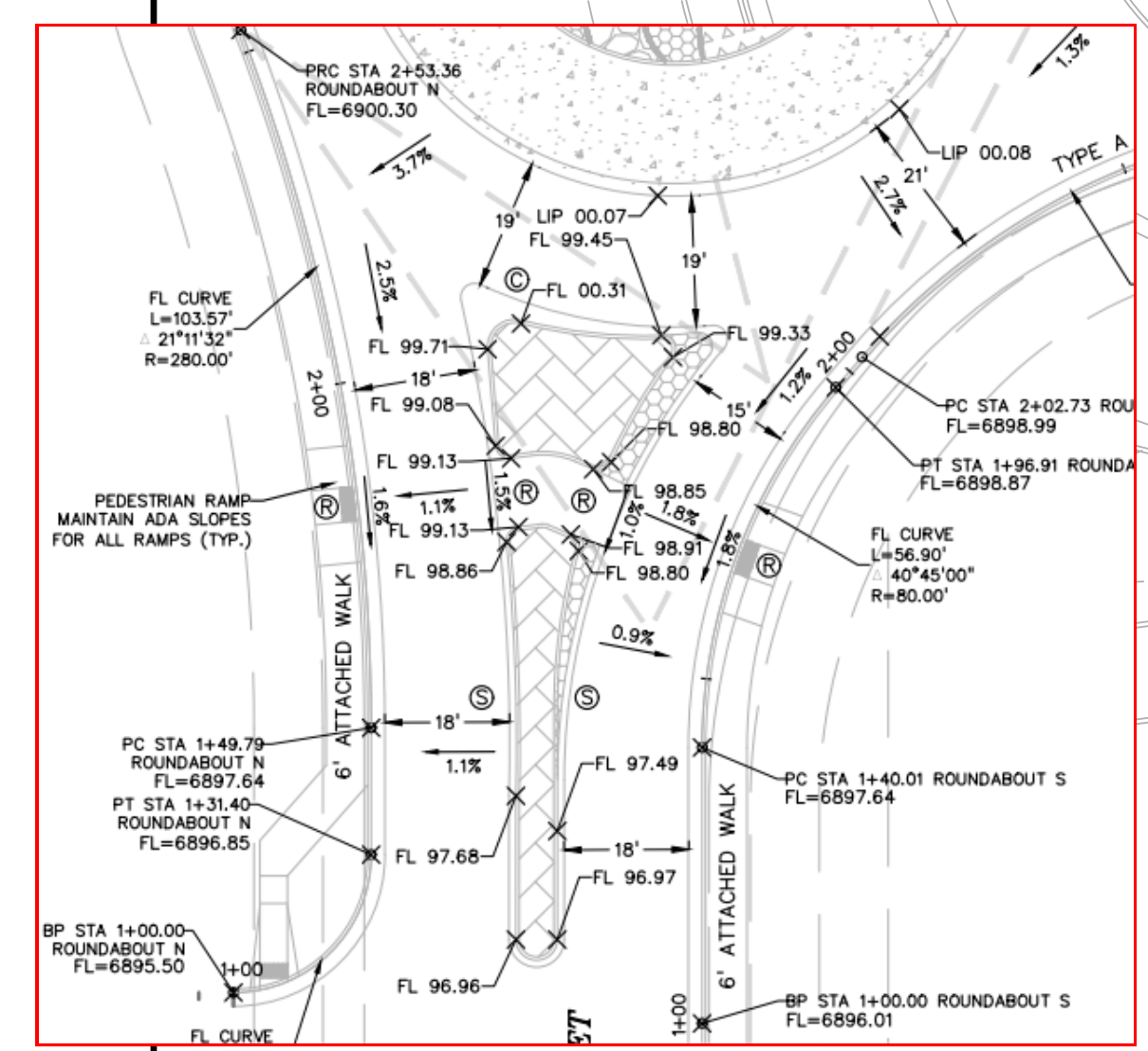
SPLITTER ISLAND CURB/GUTTER (CATCH)  
NTS



SPLITTER ISLAND CURB/GUTTER (SPILL)  
NTS

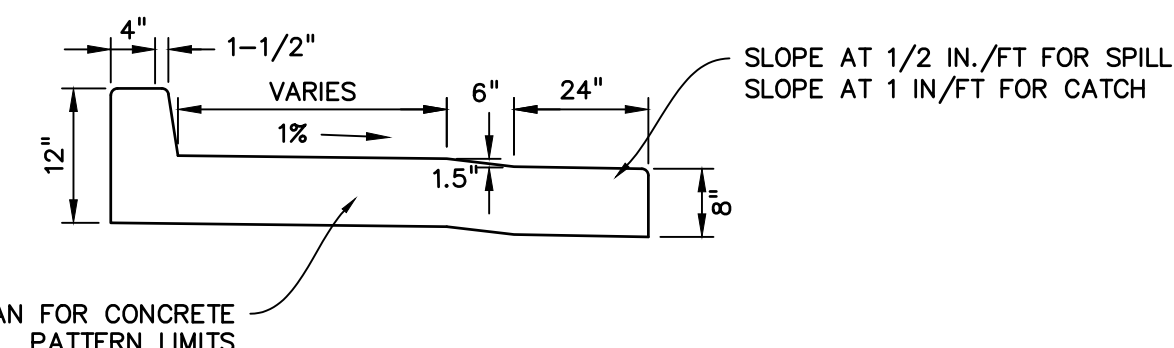
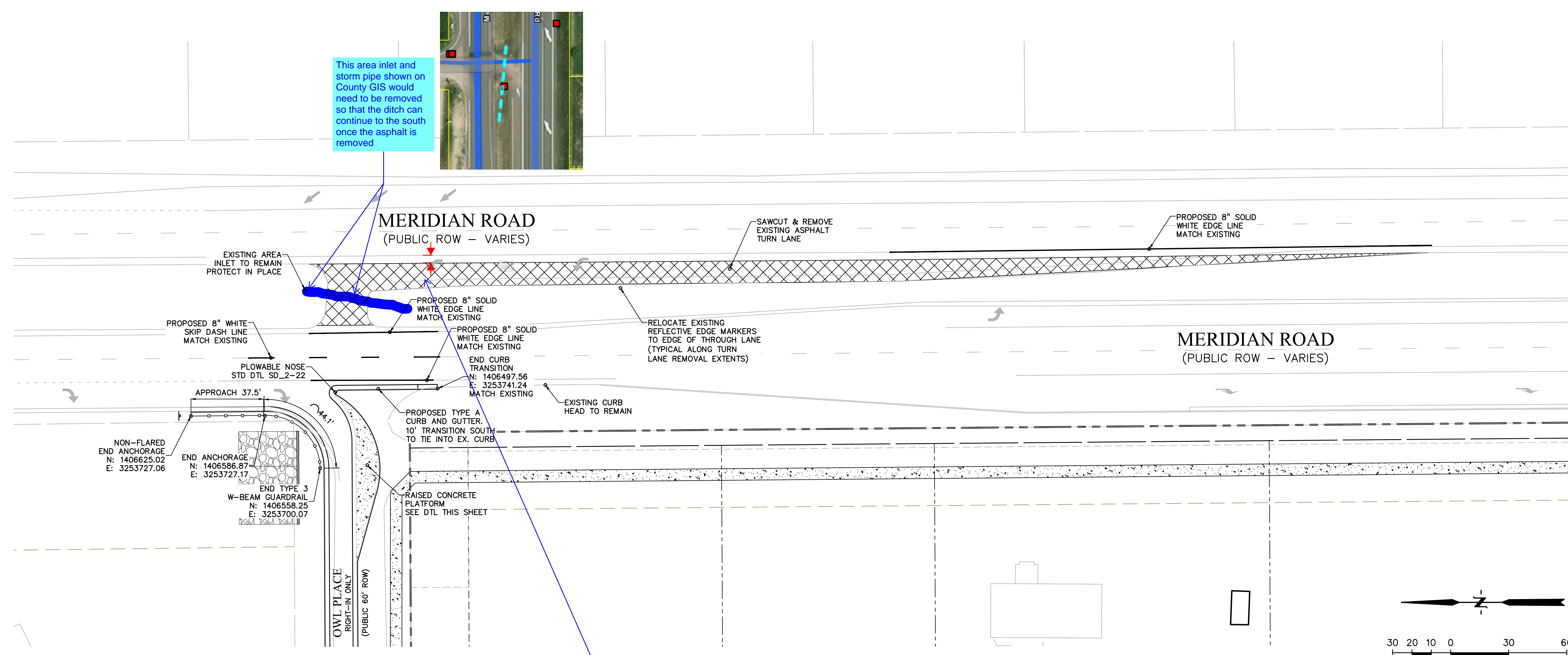


This should have the same raised patterned concrete as the splitter island on the southside of the roundabout

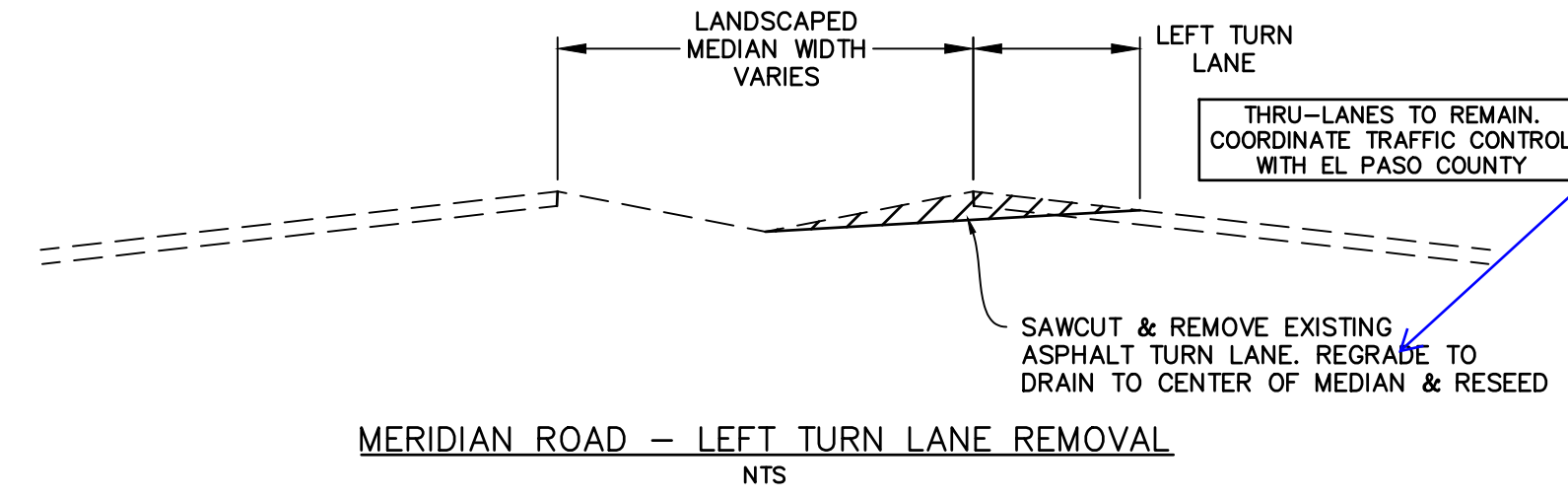


**811** Know what's below.  
Call before you dig.  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
PCD FILE: VR2321



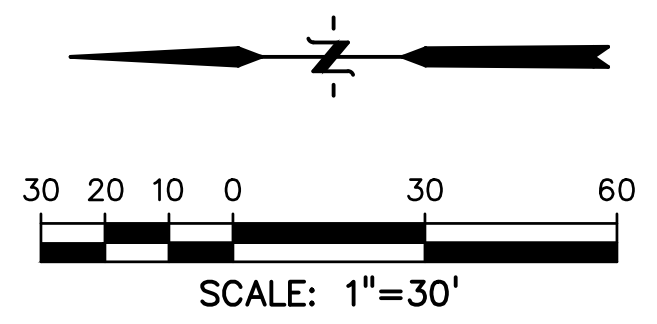


RAISED CONCRETE PLATFORM  
NTS



MERIDIAN ROAD - LEFT TURN LANE REMOVAL  
NTS

More detail is needed. Provide grading/contours to show how the ditch will be tied in and continue to the south. Also indicate dimensions on how much asphalt will be cut and/or how much shoulder will be kept.



**LEGEND**

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

PREPARED BY:  
  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
101 S SAWATCH ST. #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 PLACE  
MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	03/08/2024

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

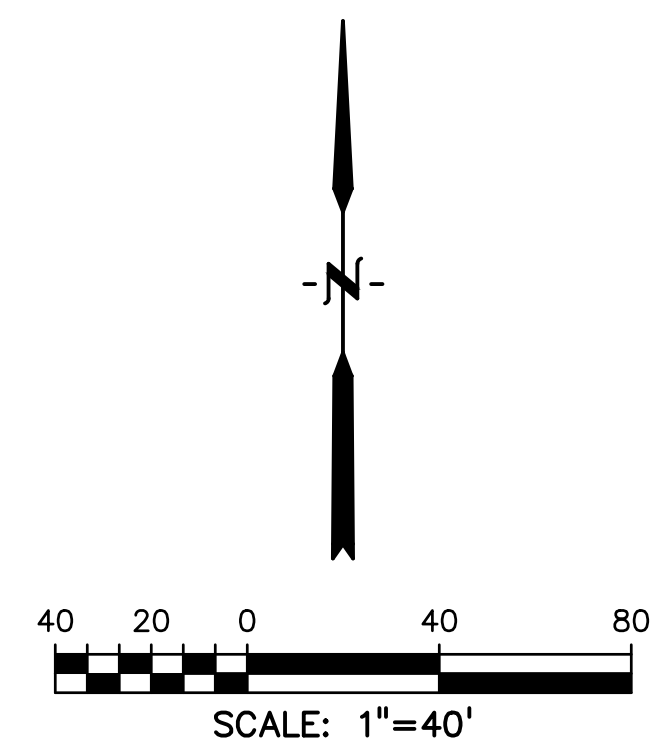
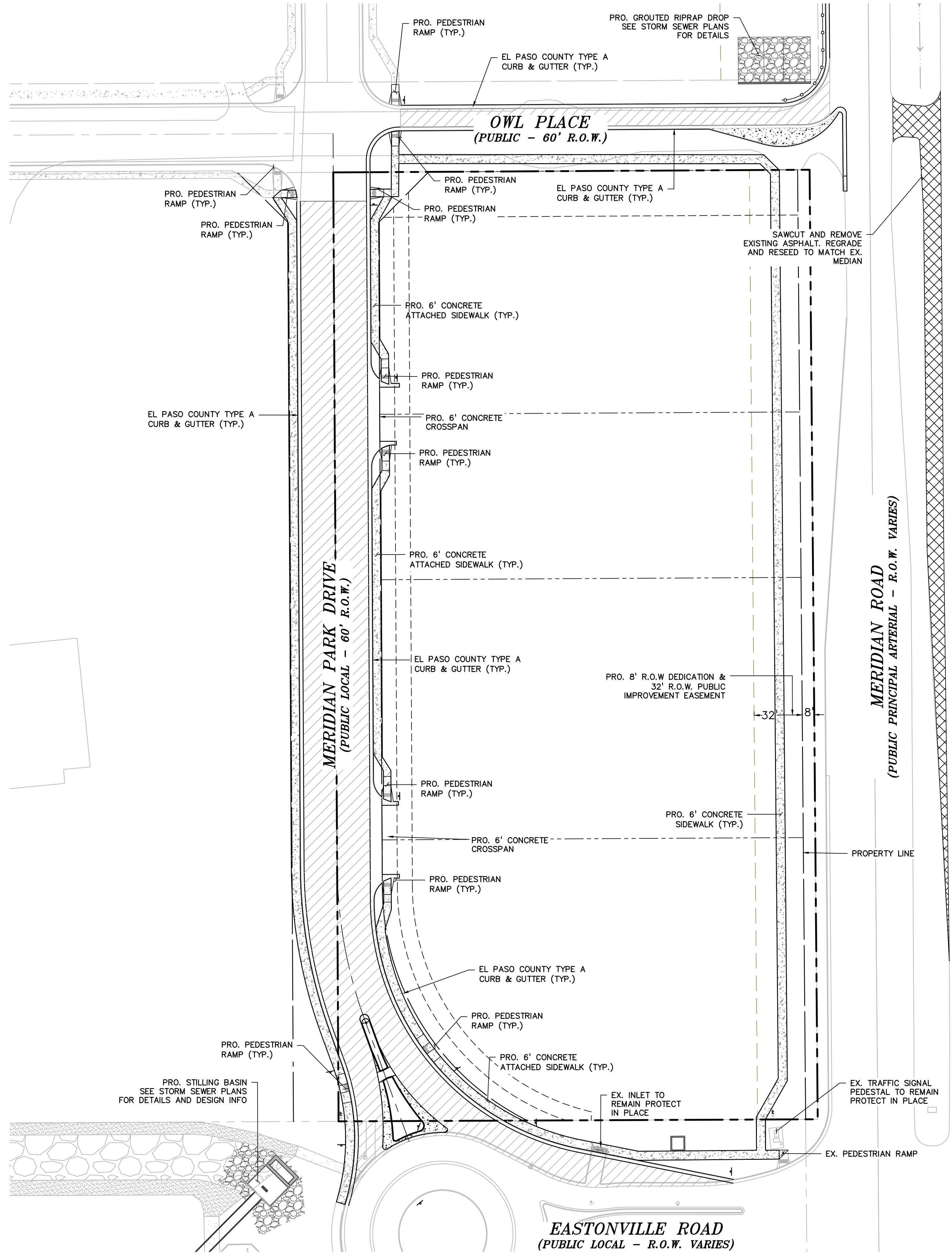
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
DRAWING SCALE:  
HORIZONTAL: 1" = 30"  
VERTICAL: N/A

**MERIDIAN RD &  
OWL PLACE  
IMPROVEMENTS**

PROJECT NO. 21611-01CSCV  
DRAWING NO.

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 .....	---
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	

Review C2: The pavement shall be determined by the Geotechnical pavement design report to be submitted and approved by the County. You may leave the values listed and indicate that they are there for bidding purposes only.

Review C3: Unresolved. The comment above has not been addressed.

PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 101 S SAWATCH ST., #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	03/08/2024
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:



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	03/08/2024

DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

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

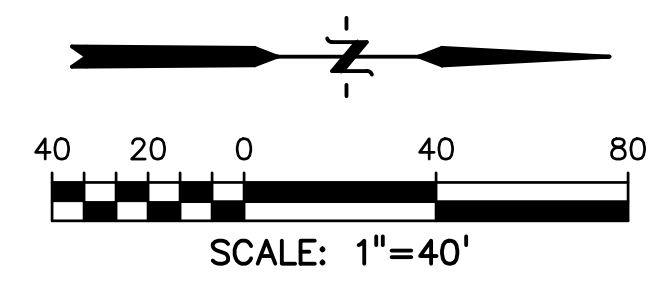
DRAWING SCALE:  
HORIZONTAL: 1"=40'  
VERTICAL: N/A

**SIGNAGE & STRIPING PLAN**

PROJECT NO. 21611-01CSCV  
DRAWING NO.

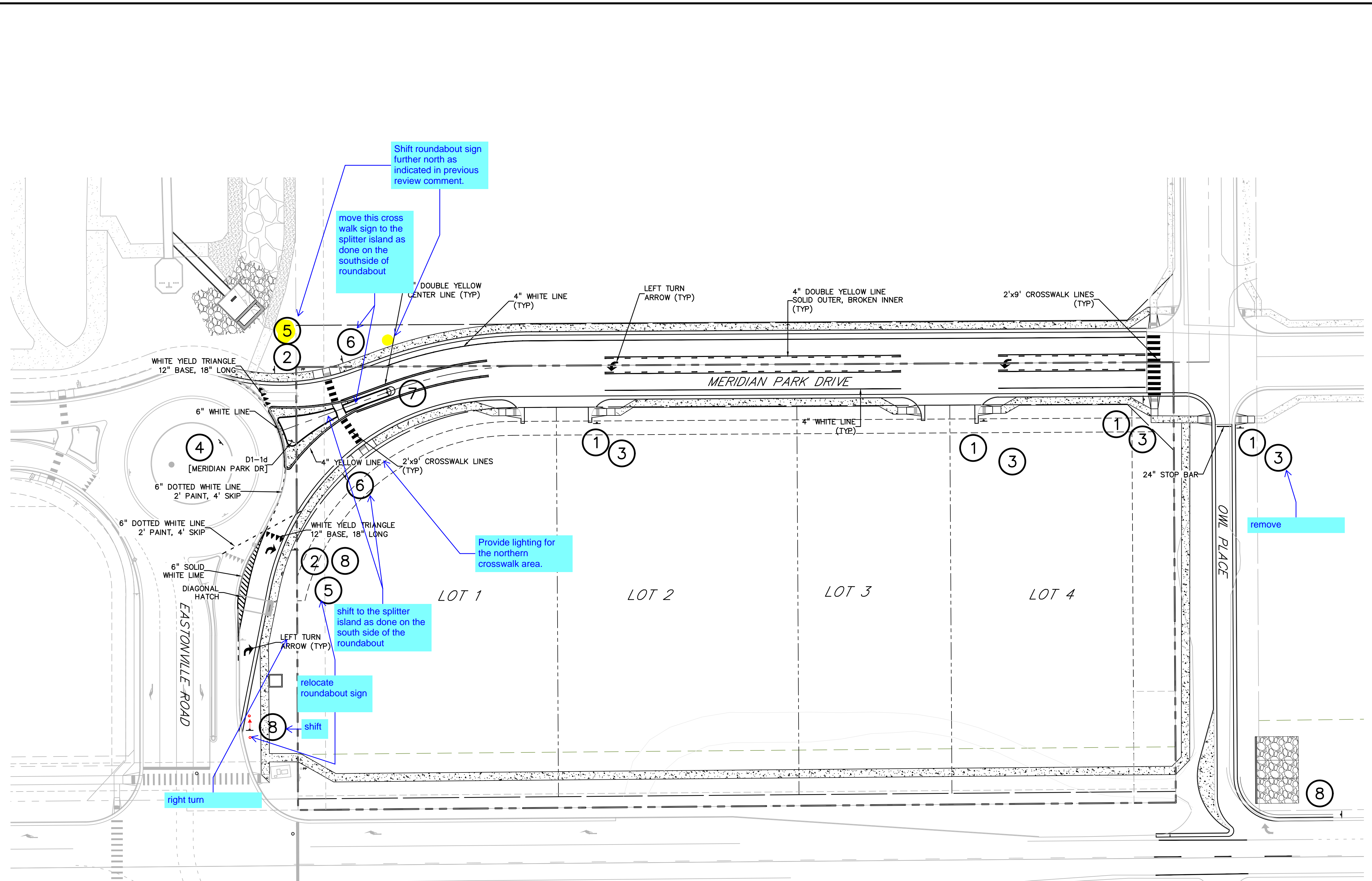
**C10**

SHEET: 10 OF 18



**SIGN LEGEND**

- ① R1-1  
30"x30"
- ② R1-2  
24"x24"x24"
- ③ 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..... OE
- EX. SANITARY SEWER..... SS
- EX. PETROLEUM..... UP
- EX. GAS..... G
- EX. RAW WATER..... RW
- EX. WATER..... W
- EX. STORM SEWER..... ST







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

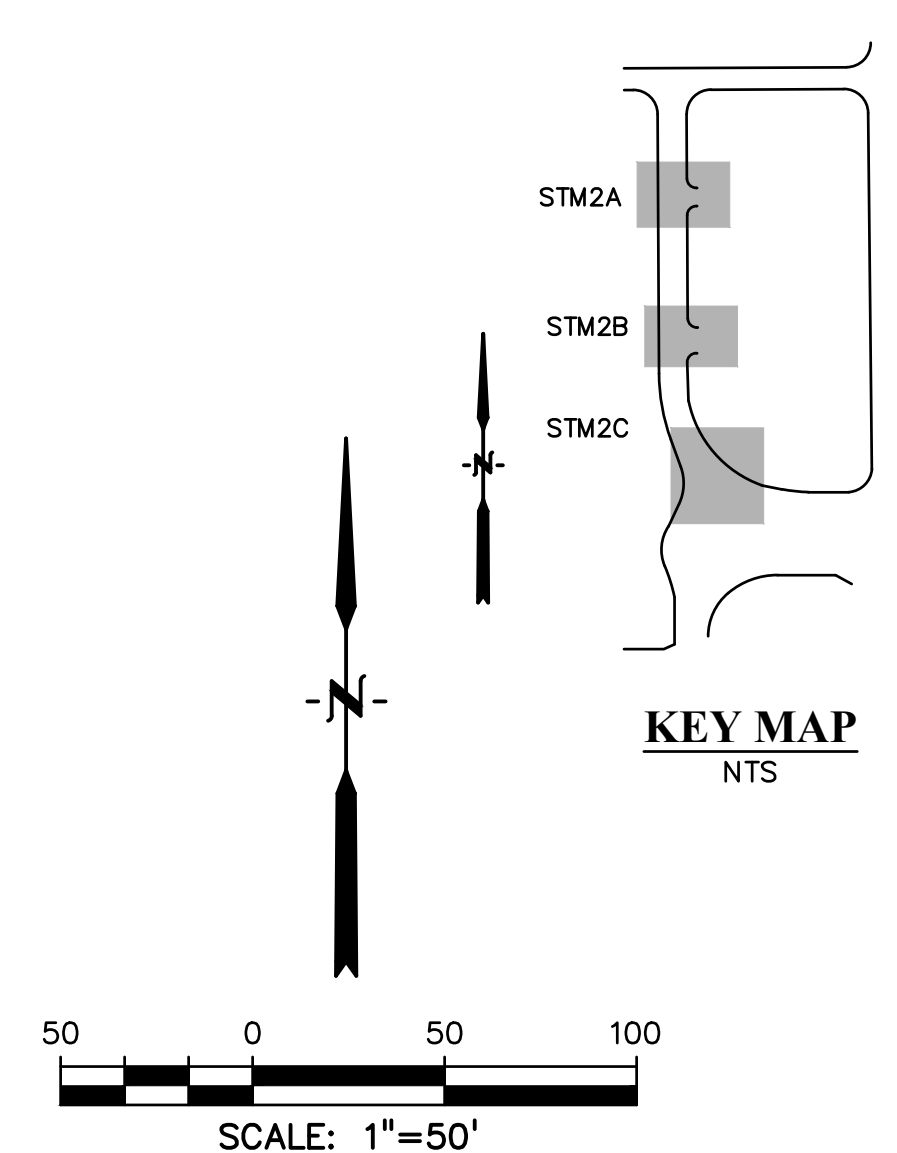
ISSUE	DATE
INITIAL ISSUE	08/04/2023
RESUBMITTAL	03/08/2024
DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-STM1

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.

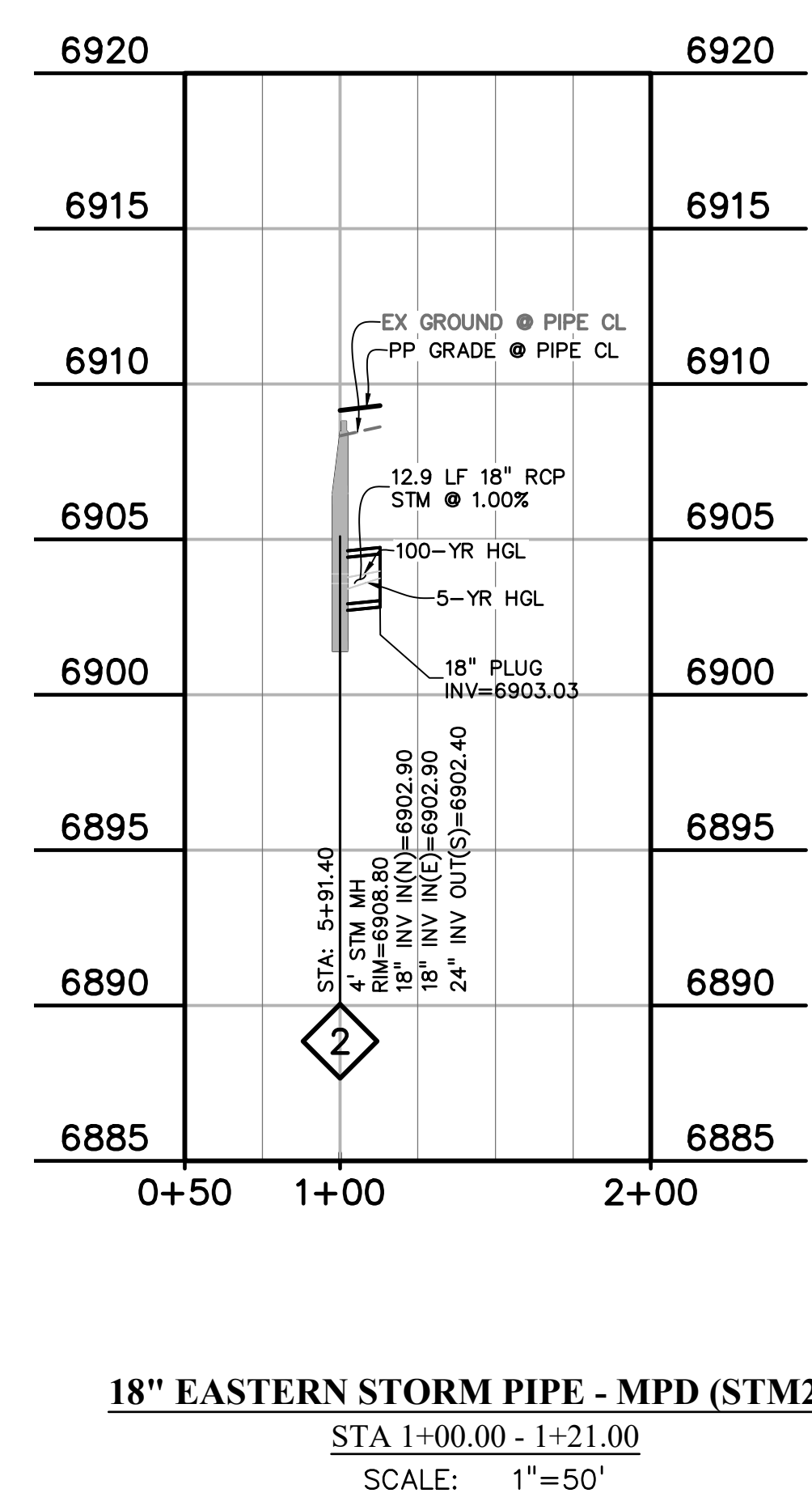
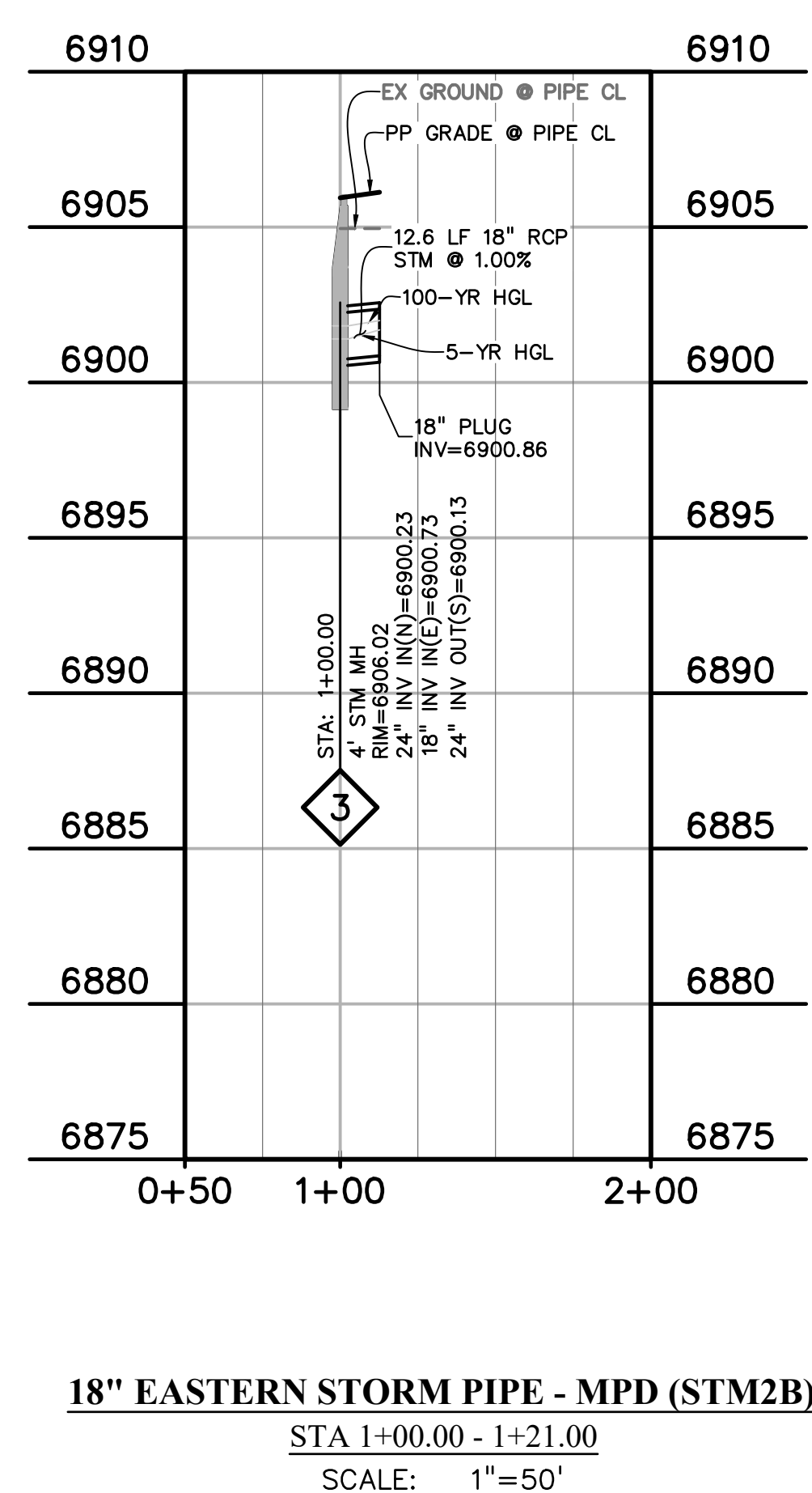
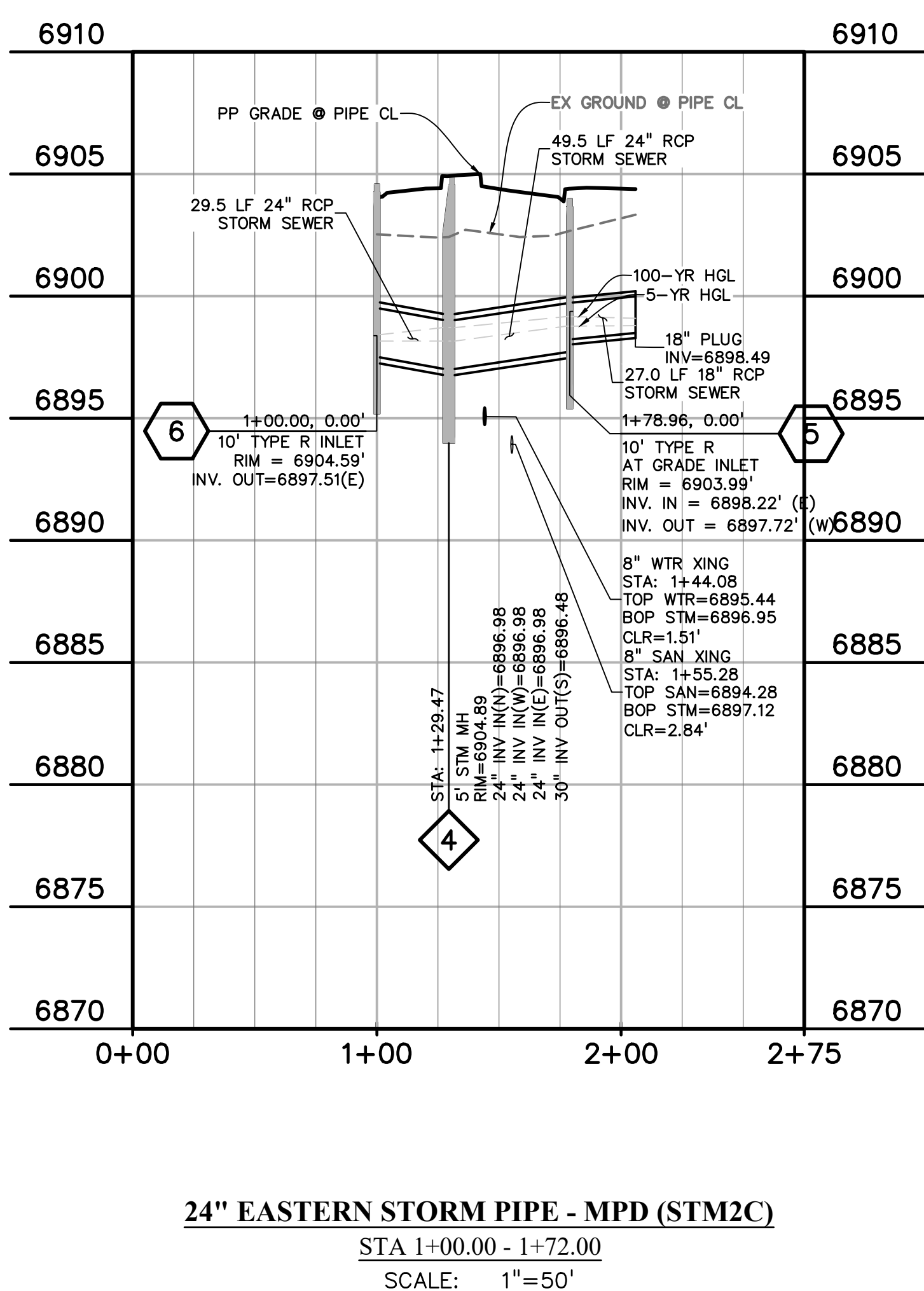
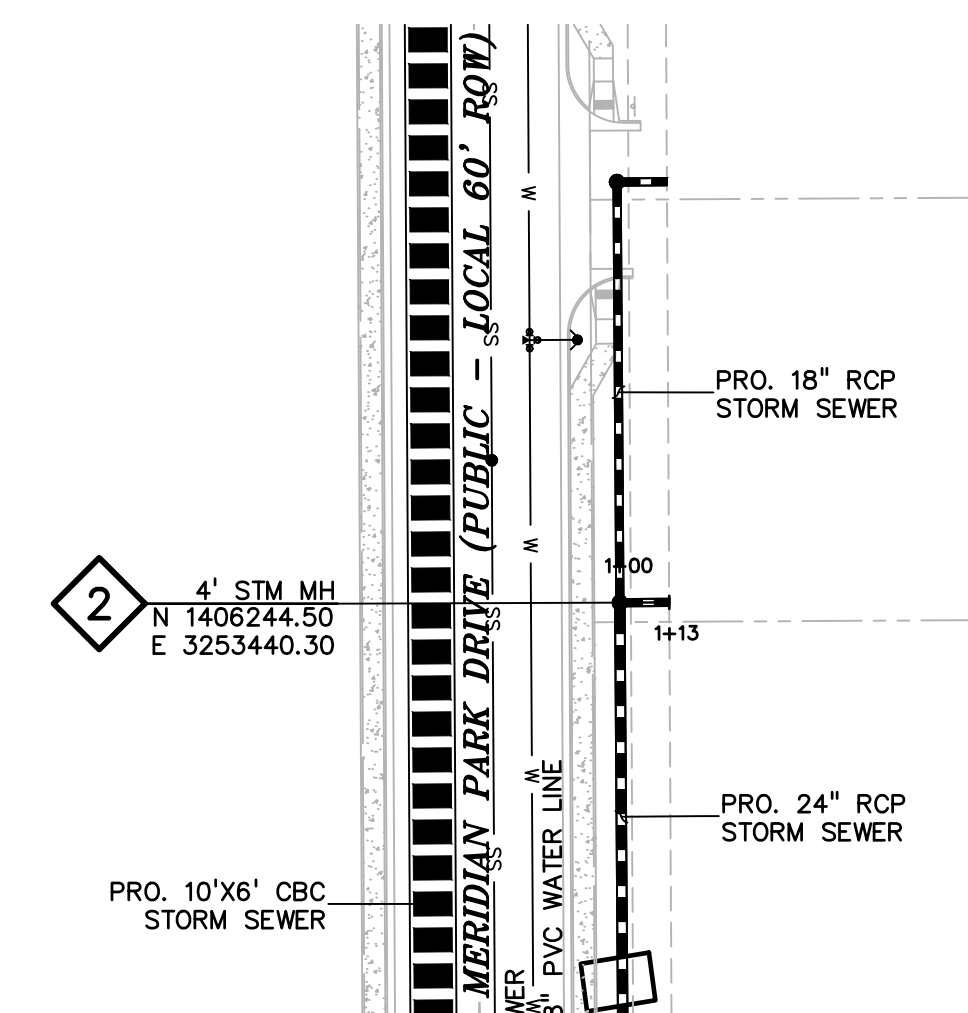
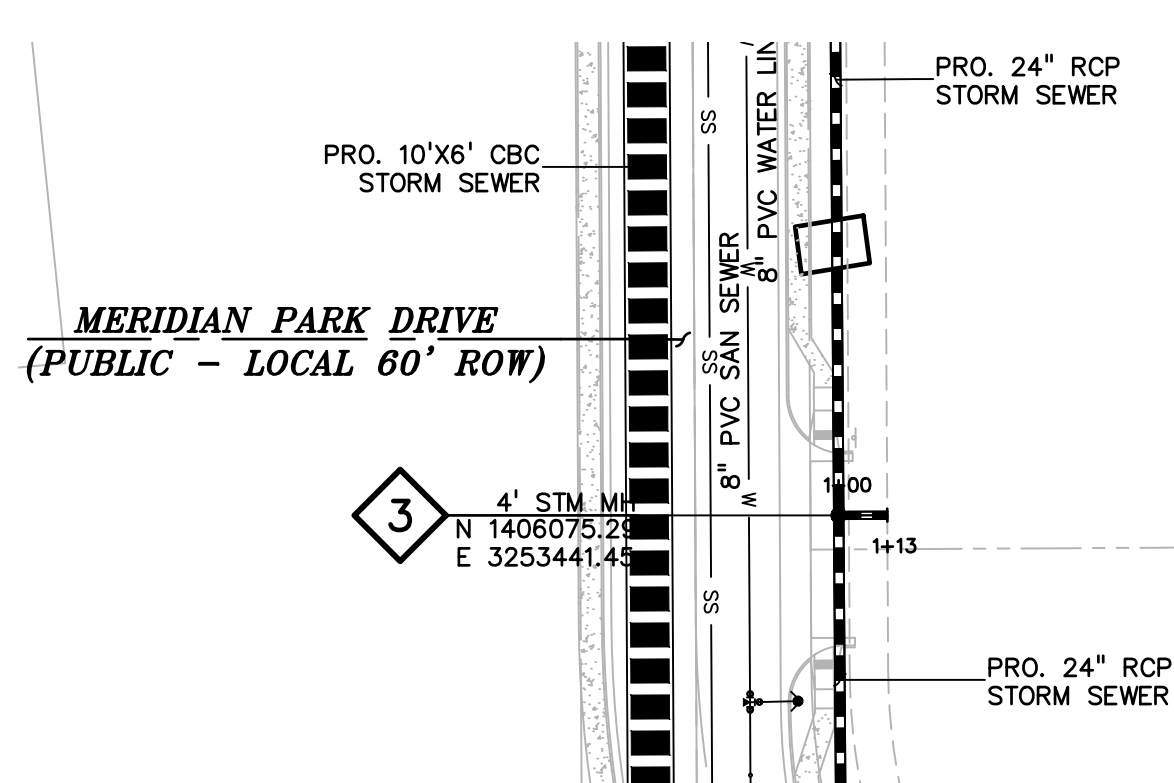
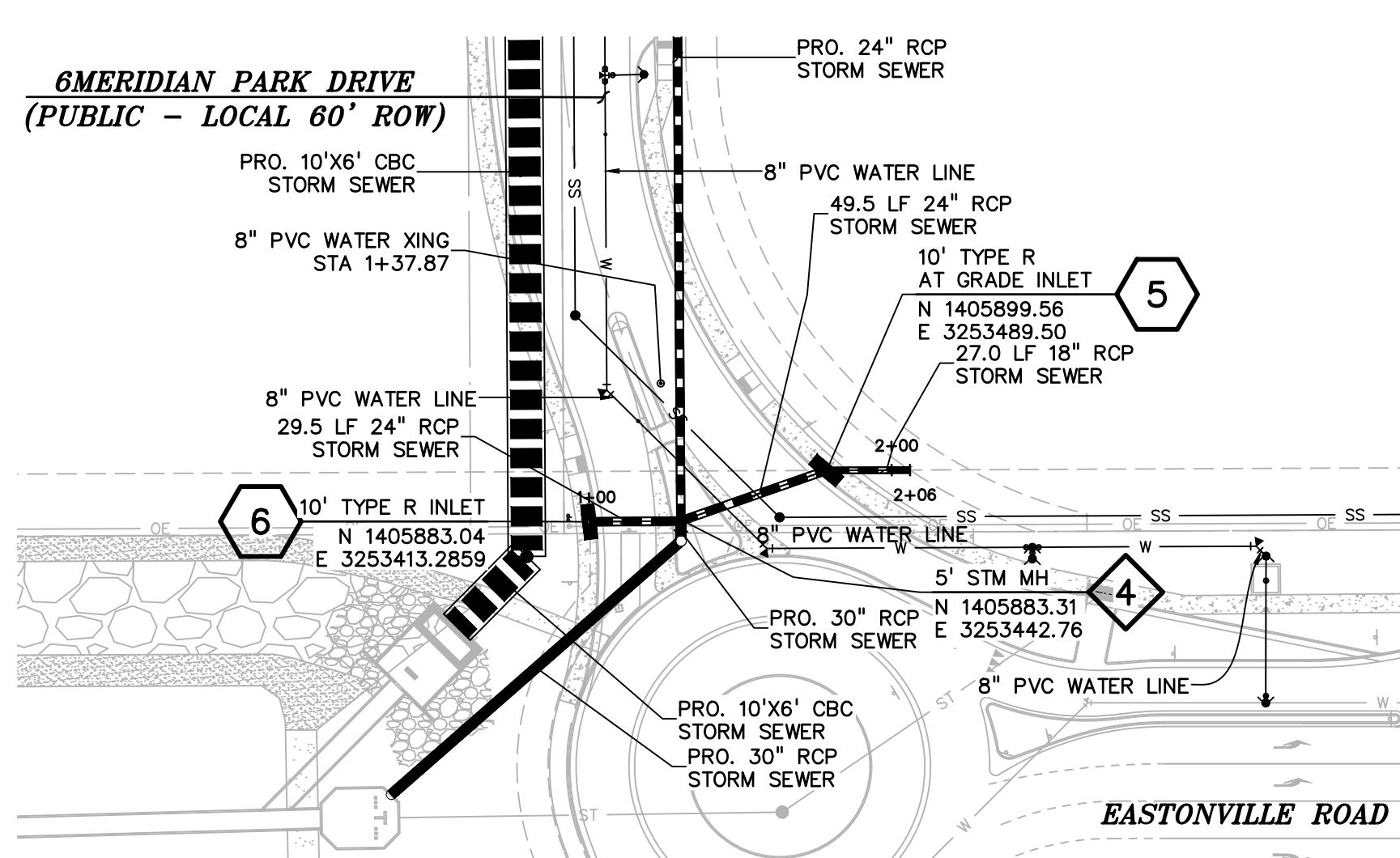


**LEGEND**

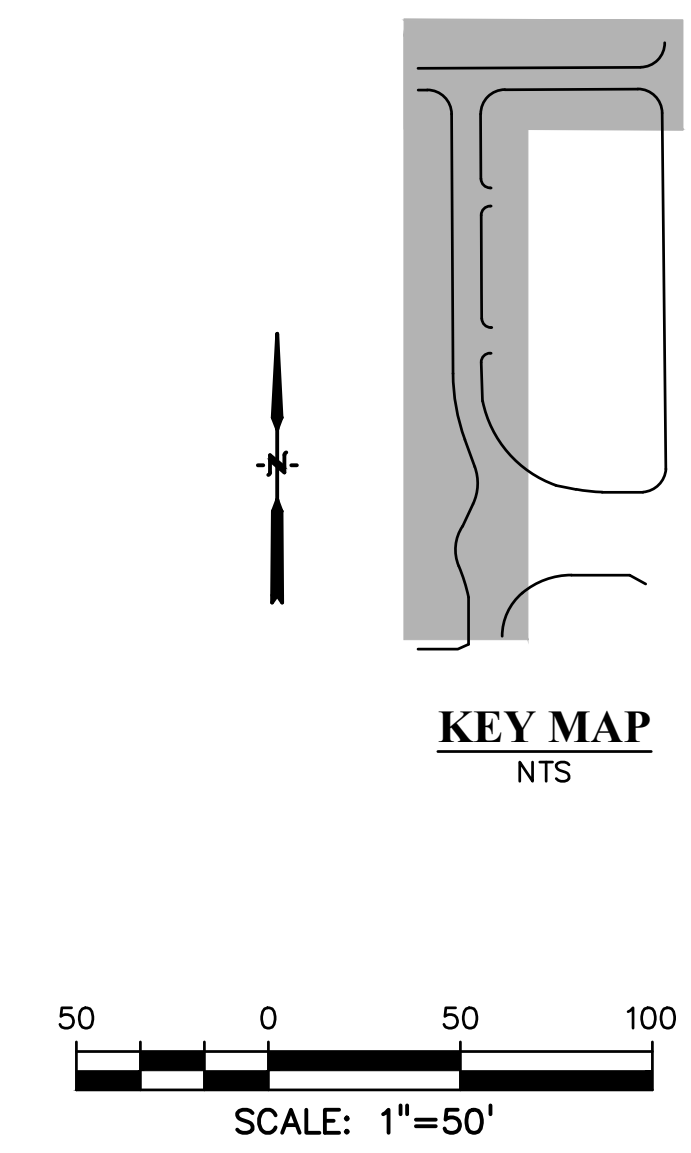
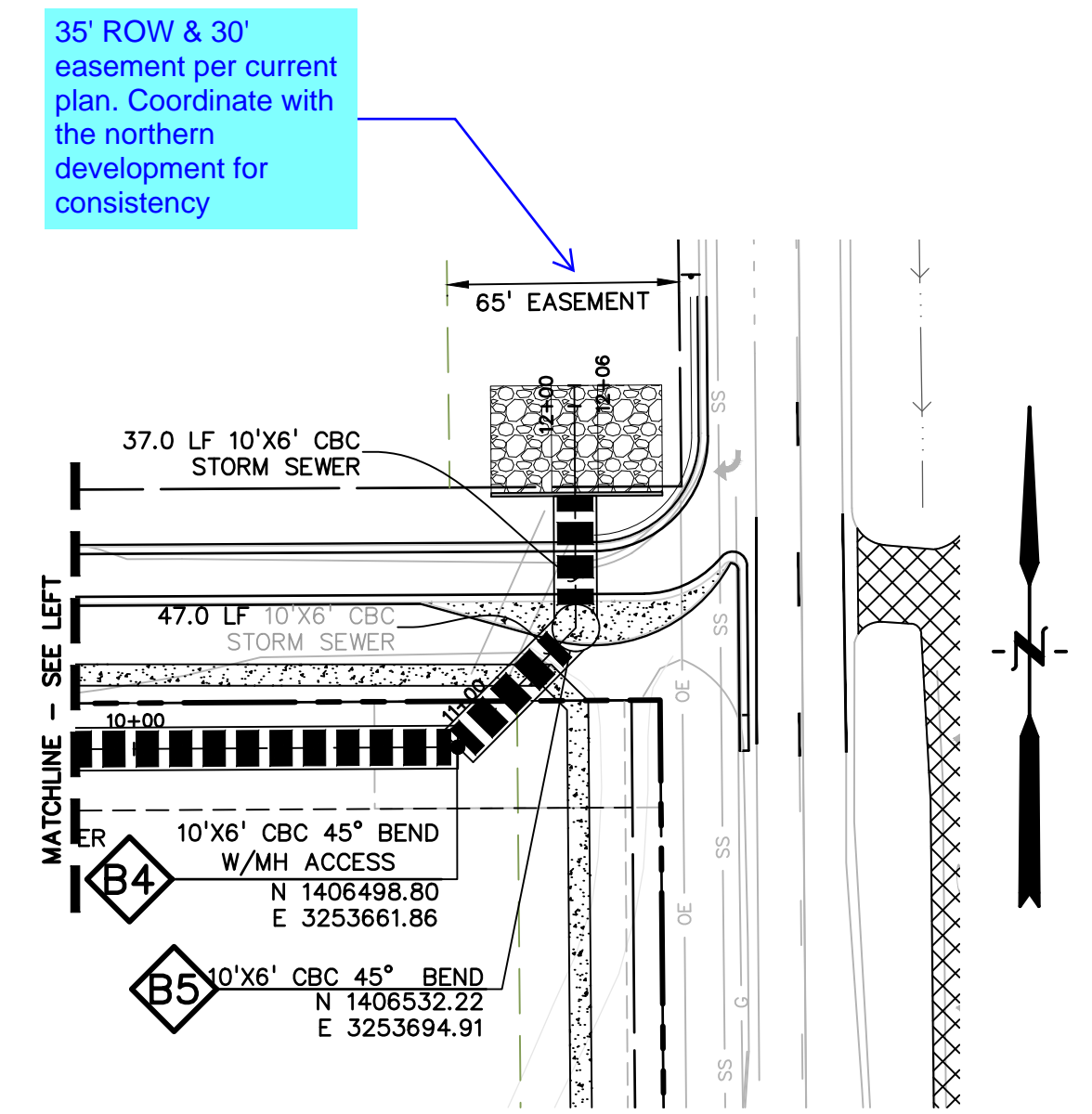
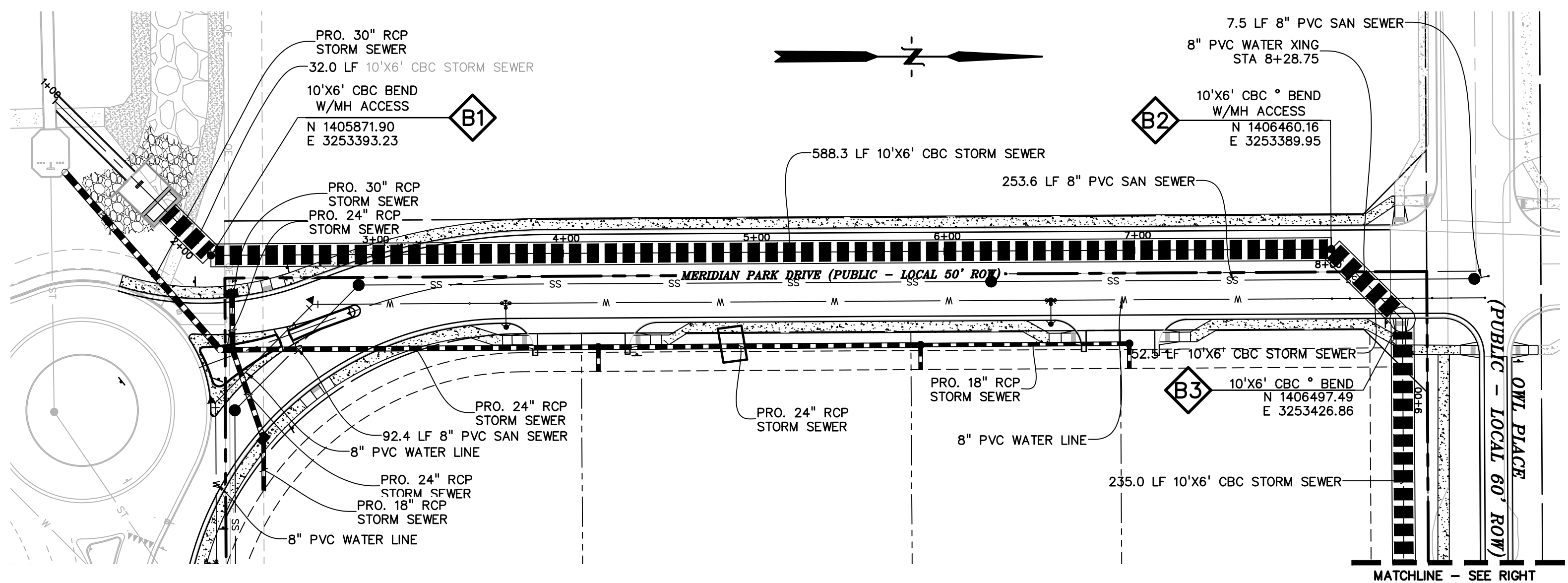
PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	-----
EX. SANITARY SEWER	-----
EX. PETROLEUM	-----
EX. GAS	-----
EX. RAW WATER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

**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

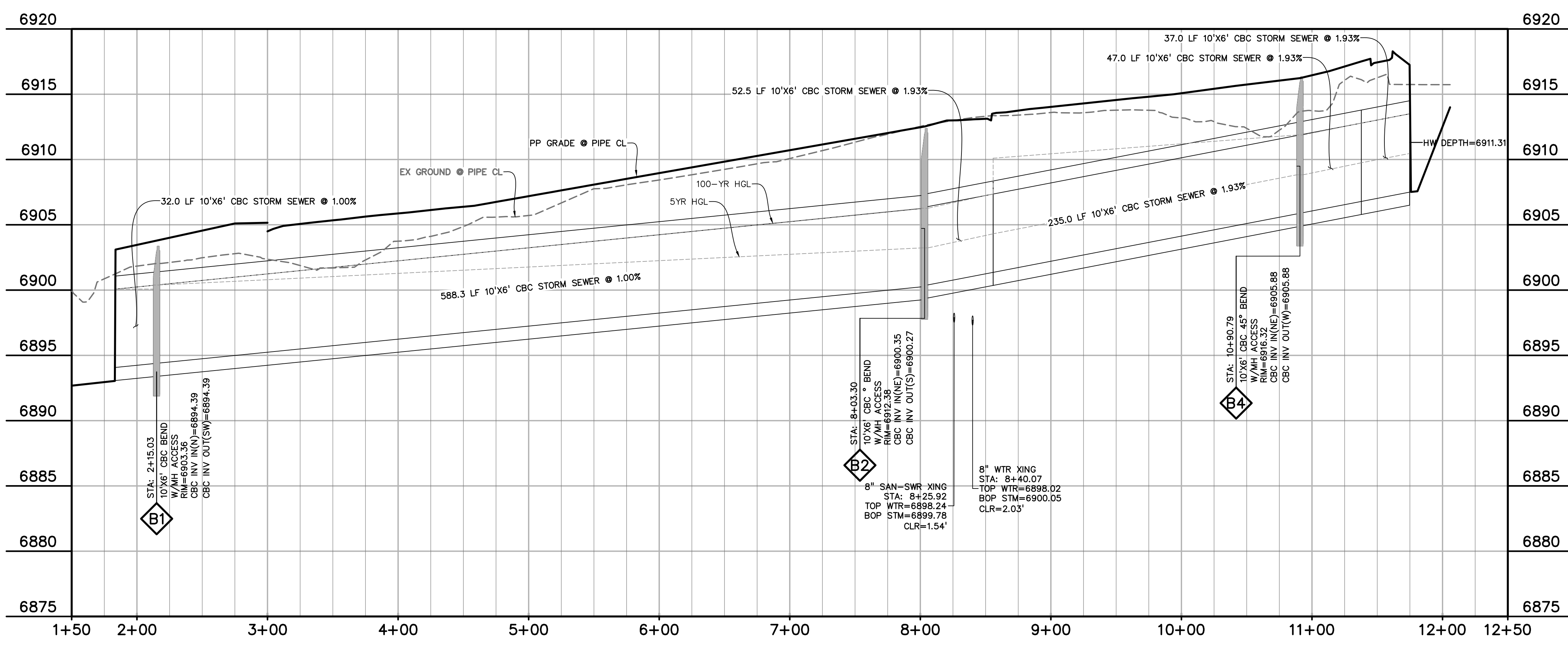






**LEGEND**

PROPERTY LINE	---
LOT LINE	----
EASEMENT	.....
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	— W —
PRO. FIRE HYDRANT	— F —
PRO. RAW WATER	— R —
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 —



**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 S SAWATCH ST., #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	03/08/2024

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 WEST MPD**

PROJECT NO. 21611-01CSCV  
 DRAWING NO.

**C13**  
 SHEET: 13 OF 18

**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







**GENERAL NOTES**

- CONCRETE SHALL BE CLASS 3.
- HEADWALL SHALL BE PERPENDICULAR TO THE PIPE UNLESS OTHERWISE SHOWN ON THE PLANS. TOLERANCES DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR BARRING REINFORCEMENT.
- FOR VERTICAL DETAILS, SEE STANDARD PLAN W-400-20.
- VEHICLE DECKING BY PIPE AND BARRING DETAIL FROM STEEL AND CONCRETE QUANTITIES.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4" IN.
- ALL REINFORCING BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- WHEN TWO OR MORE PIPES ARE LAD SIDE BY SIDE, THEY SHALL BE PLACED ON THE EXISTING GRADE OR 3 FT. AWAY INCLUDING WALL THICKNESS, UNLESS NOTED.
- ADD 0.8" x 4" OR 1.3" x 4" APRON IS REQUIRED.

**TYPICAL BAR LAYOUT FOR CONCRETE HEADWALLS**

**HEADWALL FOR RIGID ROUND PIPE**

**HEADWALL FOR FLEXIBLE PIPE ARCH**

**HEADWALL FOR FLEXIBLE ROUND PIPE**

**HEADWALL FOR STRUCTURAL PLATE ARCH**

**SKYW FACTOR TABLE**

THICKNESS	MATERIAL	18"	24"	30"	36"	42"	48"
6"	CONCRETE	0.4	0.8	1.2	2.4	3.6	4.7
18"	REBAR	2.0	2.5	3.4	7.6	10.7	13.6

Computer File Information: Creation Date: 07/04/12, Initials: EG, Last Modification Date: 07/04/12, Project: LTA, Full Path: www.colorado.gov/business/designsupport, Drawing File Name: 60100101.dwg, CDO Ver: MicroStation V8, Scale: Not to Scale, Units: English.

Sheet Revisions: Date, Comments.

Colorado Department of Transportation: 4201 East Arkansas Avenue, Denver, Colorado 80222, Phone: (303) 757-6083, Fax: (303) 757-6020, Project Development Branch DD/LTA.

**HEADWALL FOR PIPES** STANDARD PLAN NO. M-601-10, Sheet No. 1 of 1.

**GENERAL NOTES**

- FOR SIZE AND LOCATION OF PIPES, SEE THE PLANS.
- ALL CONCRETE SHALL BE CLASS 3.
- FOOTINGS IN ROCK SHALL BE EXCAVATED OUT TO ROCK AND NOT FORMED IN ACCORDANCE WITH SUBSECTION 601.04.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4" IN.
- HEADWALL SHALL HAVE REINFORCING STEEL INSTALLED IN A PATTERN SIMILAR TO STANDARD PLAN W-400-20.
- THE COST OF REINFORCING STEEL SHALL BE INCLUDED IN THE WORK UNDER THE STEEL QUANTITIES ARE LISTED IN THE PLANS AND ARE PAID FOR SEPARATELY.

**SINGLE PIPE** **DOUBLE PIPE**

**CONCRETE HEADWALL INSTALLATIONS**

SEE STANDARD PLAN W-400-10 FOR REINFORCING DETAILS.

**PIPE OUTLET PAVING**

**CONCRETE QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)**

PIPE DIAMETER (AND EQUIVALENT DIAMETER) (DN)	18"	24"	30"	36"	42"	48"
TYPE	SINGLE	DOUBLE	SINGLE	DOUBLE	SINGLE	DOUBLE
CIRCULAR	1.0	1.3	2.0	2.7	3.9	4.6
ELLIPTICAL	1.1	1.4	2.1	2.2	3.0	3.9
ARCH	1.1	1.4	2.1	2.2	3.0	3.9

**PIPE OUTLET PAVING (CUBIC YARDS)**

NOTE: VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED.

Computer File Information: Creation Date: 07/04/12, Initials: EG, Last Modification Date: 07/04/12, Project: LTA, Full Path: www.colorado.gov/business/designsupport, Drawing File Name: 60100101.dwg, CDO Ver: MicroStation V8, Scale: Not to Scale, Units: English.

Sheet Revisions: Date, Comments.

Colorado Department of Transportation: 4201 East Arkansas Avenue, Denver, Colorado 80222, Phone: (303) 757-6083, Fax: (303) 757-6020, Project Development Branch DD/LTA.

**HEADWALLS AND PIPE OUTLET PAVING** STANDARD PLAN NO. M-601-12, Sheet No. 1 of 1.

**PIPE ID** **BW**

48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

**NOTES**

- TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..
- VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE SD\_3-2 FOR TYPICAL CHANNEL DETAILS.

**SCALE: NOT TO SCALE**

Computer File Information: Creation Date: 07/04/12, Initials: EG, Last Modification Date: 07/04/12, Project: LTA, Full Path: www.colorado.gov/business/designsupport, Drawing File Name: 60100101.dwg, CDO Ver: MicroStation V8, Scale: Not to Scale, Units: English.

Sheet Revisions: Date, Comments.

Colorado Department of Transportation: 4201 East Arkansas Avenue, Denver, Colorado 80222, Phone: (303) 757-6083, Fax: (303) 757-6020, Project Development Branch DD/LTA.

**Storm Sewer Manhole Detail Type I Standard Drawing** FILE NAME: SD\_3-1, DEPARTMENT OF TRANSPORTATION.

**NOTE**

TYPE III MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE FOLLOWING CONDITIONS ARE MET:

- PIPE IS 48" OR LARGER INSIDE DIAMETER.
- NOT CHANGE IN PIPE SIZE.
- NO CHANGE IN PIPE MATERIAL.
- NO CHANGE IN HORIZONTAL ALIGNMENT.
- SLOPE IS FLAT AND CONTINUOUS.

2. TYPE III MANHOLES SHALL BE FABRICATED BY THE MANUFACTURER/SUPPLIER AND DELIVERED TO THE SITE AS A SINGLE UNIT. FIELD FABRICATION SHALL NOT BE PERMITTED.

3. EITHER LADDER OR STEPS SHALL BE INSTALLED. LOWEST STEP SHALL BE A MAXIMUM OF 30" ABOVE THE INVERT OF THE PIPE.

**SCALE: NOT TO SCALE**

Computer File Information: Creation Date: 07/04/12, Initials: EG, Last Modification Date: 07/04/12, Project: LTA, Full Path: www.colorado.gov/business/designsupport, Drawing File Name: 60100101.dwg, CDO Ver: MicroStation V8, Scale: Not to Scale, Units: English.

Sheet Revisions: Date, Comments.

Colorado Department of Transportation: 4201 East Arkansas Avenue, Denver, Colorado 80222, Phone: (303) 757-6083, Fax: (303) 757-6020, Project Development Branch DD/LTA.

**Storm Sewer Manhole Detail Type III Standard Drawing** FILE NAME: SD\_3-3, DEPARTMENT OF TRANSPORTATION.

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	03/08/2024
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.

**C15**

SHEET: 15 OF 18

**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







**NOTES FOR NONFLARED**

- THE END ANCHORAGE (NONFLARED) SHALL EITHER BE THE SOFTSTOP AS MANUFACTURED BY TRINITY INDUSTRIES, INC. (TEL. #1-888-358-2343), OR THE MAX-TENSION AS MANUFACTURED BY LINSEAR TRANSPORTATION SOLUTIONS (TEL. #424-929-8800), OR THE MOST AS MANUFACTURED BY ROAD SYSTEMS, INC. (TEL. #432-263-2433). THE END ANCHORAGE (NONFLARED) SHALL INCLUDE ALL POST, RAIL, AND ANCHORAGE ITEMS REQUIRED FOR A COMPLETE SHEET.
- 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 SPLICE IS NOT AT MID-SPAN BUT AT A POST CAN BE MADE USING A 3"-1/2", 4"-1/2", OR 5"-1/2" 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-622-L.

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

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

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

**DETAIL A**  
**DETAIL B**

**END ANCHORAGES (NONFLARED)**

<b>Computer File Information</b> Creation Date: 07/31/19 Designer: JBK Last Modification Date: 03/05/20 Detailer: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	<b>Sheet Revisions</b> Date: _____ Comments: _____	<b>Colorado Department of Transportation</b> 2829 West Howard Place CODD HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888 Project Development Branch	<b>MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES</b> Issued by the Project Development Branch July 31, 2019	<b>STANDARD PLAN NO. M-606-1</b> Standard Sheet No. 8 of 19 Project Sheet Number:
--	--	---	---	---

**GUARDRAIL FOR ROADSIDE OBSTRUCTIONS**

**GUARDRAIL FOR ROADSIDE FILL CONSTRUCTION**

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

**LAYOUT FOR DRIVEWAY APPROACH**

**2-WAY NORMAL BRIDGE APPLICATION**

**2-WAY NARROW APPLICATION**

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

**NOTES**

- A TYPE 3C OR 3H TRANSITION (SEE SHEET 12) SHALL BE USED TO CONNECT THE TYPE 3 W-BEAM TO A TYPE B OR D BRIDGE RAIL.
- TYPE 3 SHALL BE 25 FEET FOR THE TRANSITION TYPES 3C 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 ON, AND ANY REDUCTIVE LENGTH IN THE END TREATMENT. A TRANSFERABLE SLOPE SHALL BE PROVIDED BEHIND THE TERMINAL TO DIMENSION "M" PRIOR TO THE RESTRICTION UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- END ANCHORAGE CAN BE FLARED OR NONFLARED.

<b>Computer File Information</b> Creation Date: 07/31/19 Designer: JBK Last Modification Date: 03/05/20 Detailer: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	<b>Sheet Revisions</b> Date: _____ Comments: _____	<b>Colorado Department of Transportation</b> 2829 West Howard Place CODD HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888 Project Development Branch	<b>MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES</b> Issued by the Project Development Branch July 31, 2019	<b>STANDARD PLAN NO. M-606-1</b> Standard Sheet No. 17 of 19 Project Sheet Number:
--	--	---	---	--

**NOTES**

- LOCATION AND LENGTH OF MEDIAN GUARDRAIL APPROACHES TO CULVERTS WITH FILL, WEARWALL, AND MINIWALLS SHALL BE AS SHOWN FOR BRIDGES ON SHEET 15. THE GUARDRAIL TYPE 3 SHALL CONTINUE ACROSS THE CULVERT AS SHOWN ON THIS SHEET.
- RIGHT SHOULDER BOX 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 BOLTS FOR BASE PLATE "B" WITH INSIDE MOUNT. THE BOLTS SHALL BE 7/8 IN DIA. X 10 IN HIGH STRENGTH RODS THREADED FULL LENGTH AND ALL GALVANIZED RODS SHALL BE CASE-CURED FOR NEW STRUCTURES. FOR EXISTING STRUCTURES, THE RODS SHALL BE INSTALLED IN HOLES IN DIA. HOLES WITH MINIMUM GROUT OR EPDM CONFORMING TO ASTM C 88. IF THE THICKNESS OF A CULVERT'S 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 ON, AND ANY REDUCTIVE LENGTH IN THE RAIL END TREATMENT.
- ALL POSTS, BASE PLATES, AND ANCHOR BOLTS SHALL BE FABRICATED FROM ASTM A 36 STEEL, EXCEPT THE ANCHOR MATERIAL, W-BEAM, AND ALL ANCHOR BOLTS AND MISCELLANEOUS BOLTS, NUTS, AND WASHERS SHALL BE GALVANIZED AFTER FABRICATION. INACCORDANCE WITH SECTION 505. CONCRETE, REINFORCING STEEL, AND STRUCTURAL STEEL ELEMENTS SHALL BE IN ACCORDANCE WITH SECTIONS 504, 502, 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 DRAWINGS BEING COMPLY WITH THE REQUIREMENTS OF SECTION 105 SHALL BE SUBMITTED TO THE ENGINEER FOR INFORMATION ONLY.

**GUARDRAIL FOR CULVERTS**

**INSIDE MOUNT ON CBC**

**RAIL PLACEMENT FOR INSIDE MOUNT**

**BASE PLATE B**  
(FOR INSIDE MOUNT)

**ANCHORAGE D**  
(FOR INSIDE MOUNT)

<b>Computer File Information</b> Creation Date: 07/31/19 Designer: JBK Last Modification Date: 03/05/20 Detailer: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	<b>Sheet Revisions</b> Date: _____ Comments: _____	<b>Colorado Department of Transportation</b> 2829 West Howard Place CODD HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888 Project Development Branch	<b>MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES</b> Issued by the Project Development Branch July 31, 2019	<b>STANDARD PLAN NO. M-606-1</b> Standard Sheet No. 19 of 19 Project Sheet Number:
--	--	---	---	--

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

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

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

**DETAIL A**  
**DETAIL B**

**END ANCHORAGES (NONFLARED)**

<b>Computer File Information</b> Creation Date: 07/31/19 Designer: JBK Last Modification Date: 03/05/20 Detailer: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	<b>Sheet Revisions</b> Date: _____ Comments: _____	<b>Colorado Department of Transportation</b> 2829 West Howard Place CODD HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888 Project Development Branch	<b>MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES</b> Issued by the Project Development Branch July 31, 2019	<b>STANDARD PLAN NO. M-606-1</b> Standard Sheet No. 8 of 19 Project Sheet Number:
--	--	---	---	---

PREPARED BY:

**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
101 S SAWATCH ST., #100  
COLORADO SPRING, 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	03/08/2024
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**

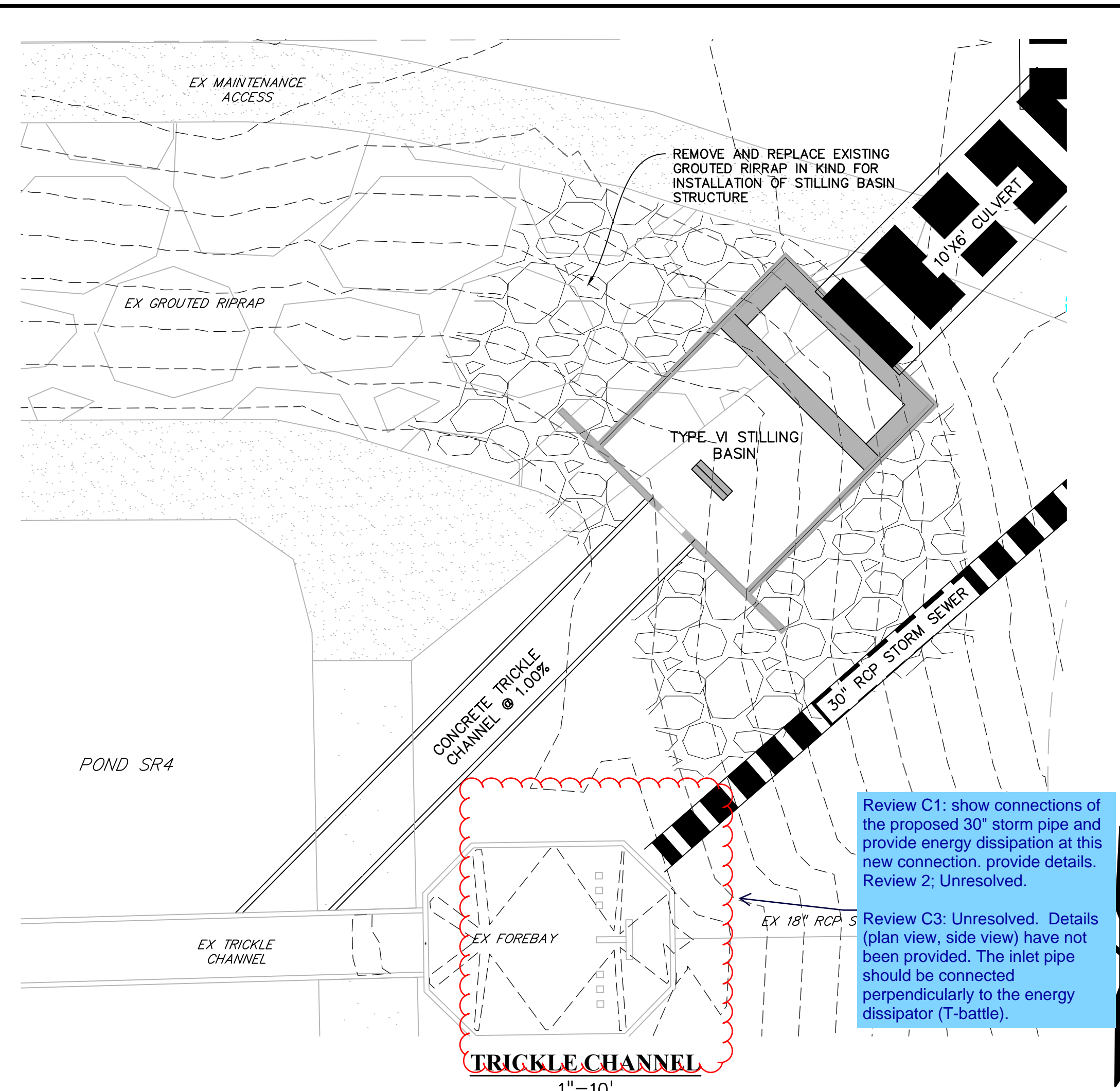
PROJECT NO. 21611-01CSCV  
DRAWING NO.

**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

**C17**

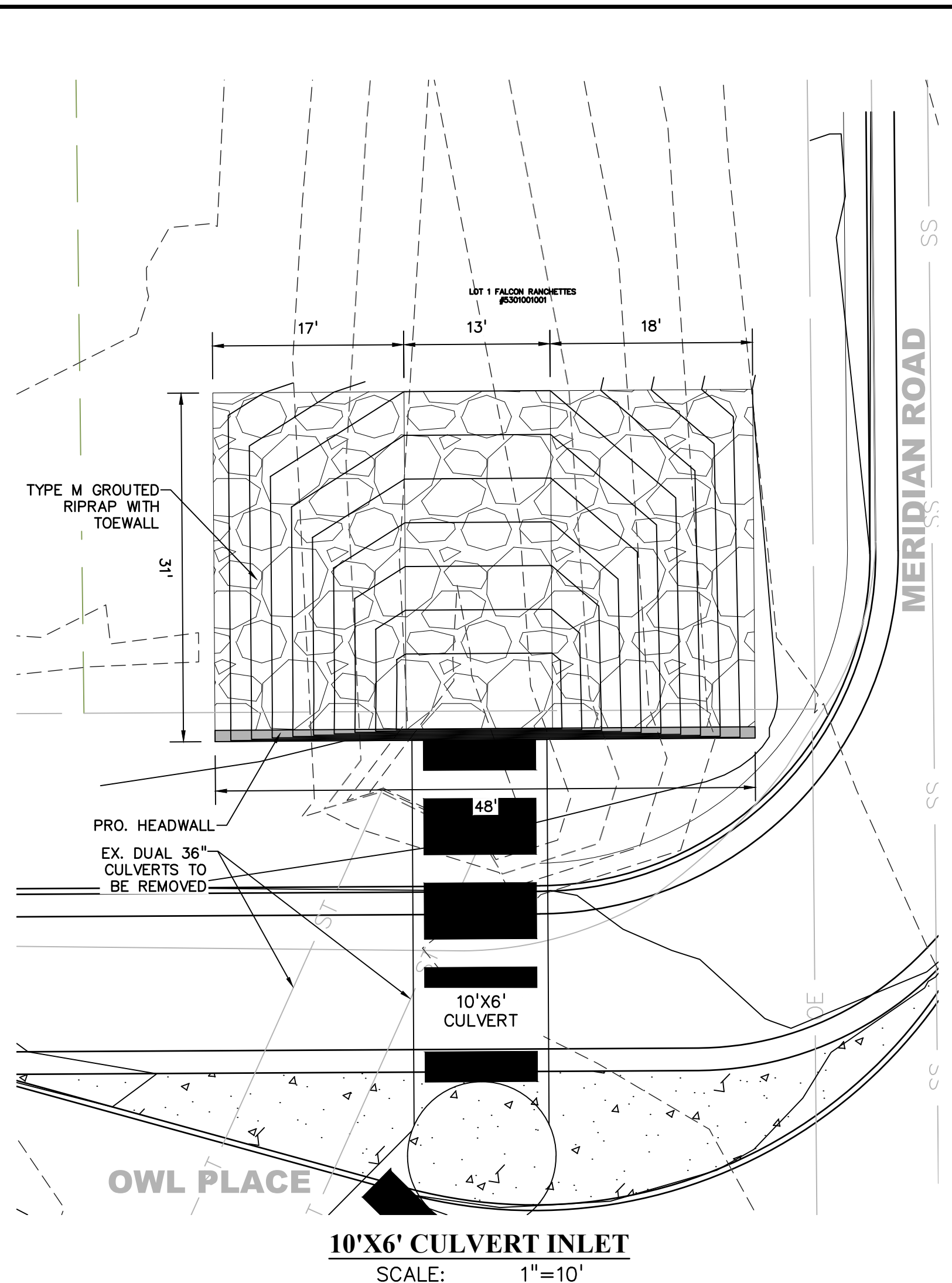
SHEET: 17 OF 18





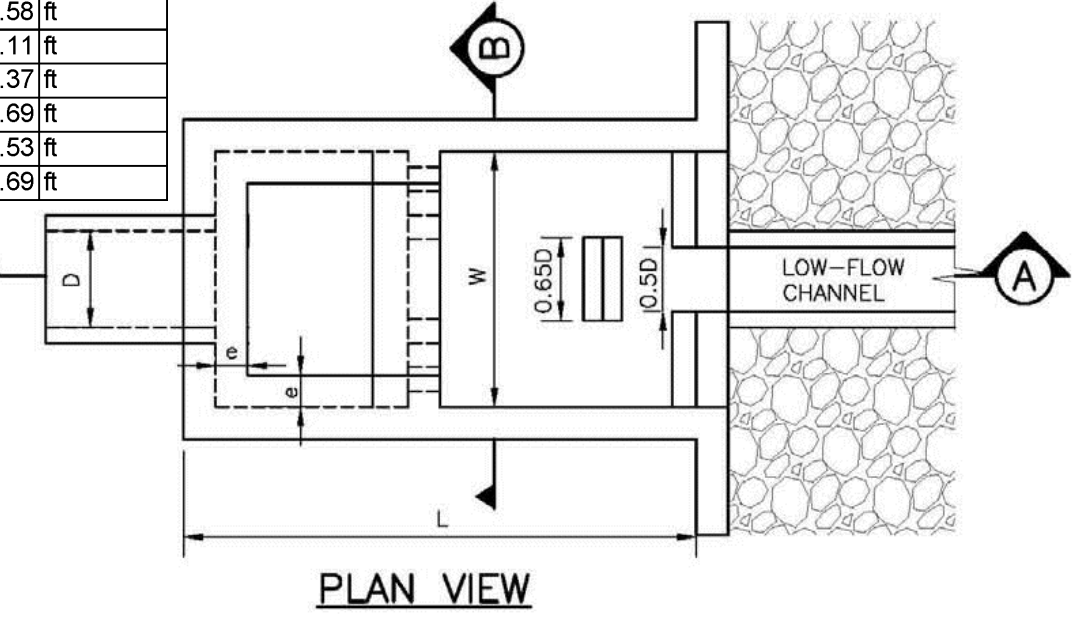
Review C1: show connections of the proposed 30" storm pipe and provide energy dissipation at this new connection. provide details. Review 2: Unresolved.

Review C3: Unresolved. Details (plan view, side view) have not been provided. The inlet pipe should be connected perpendicularly to the energy dissipator (T-battle).

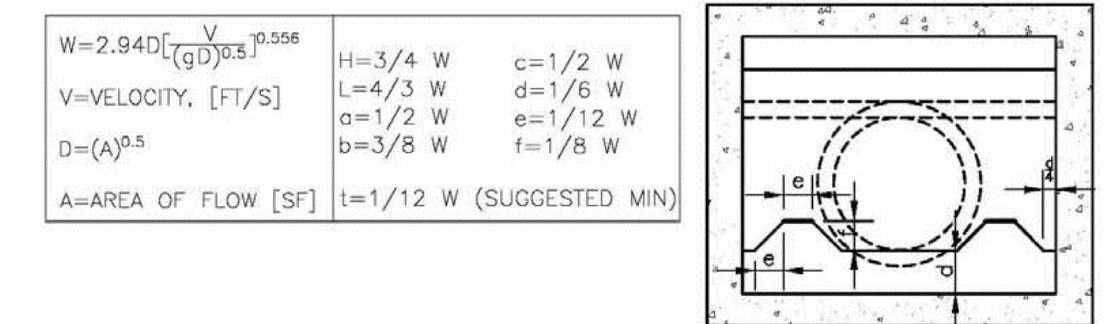


10'X6' CULVERT INLET  
SCALE: 1"=10'

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

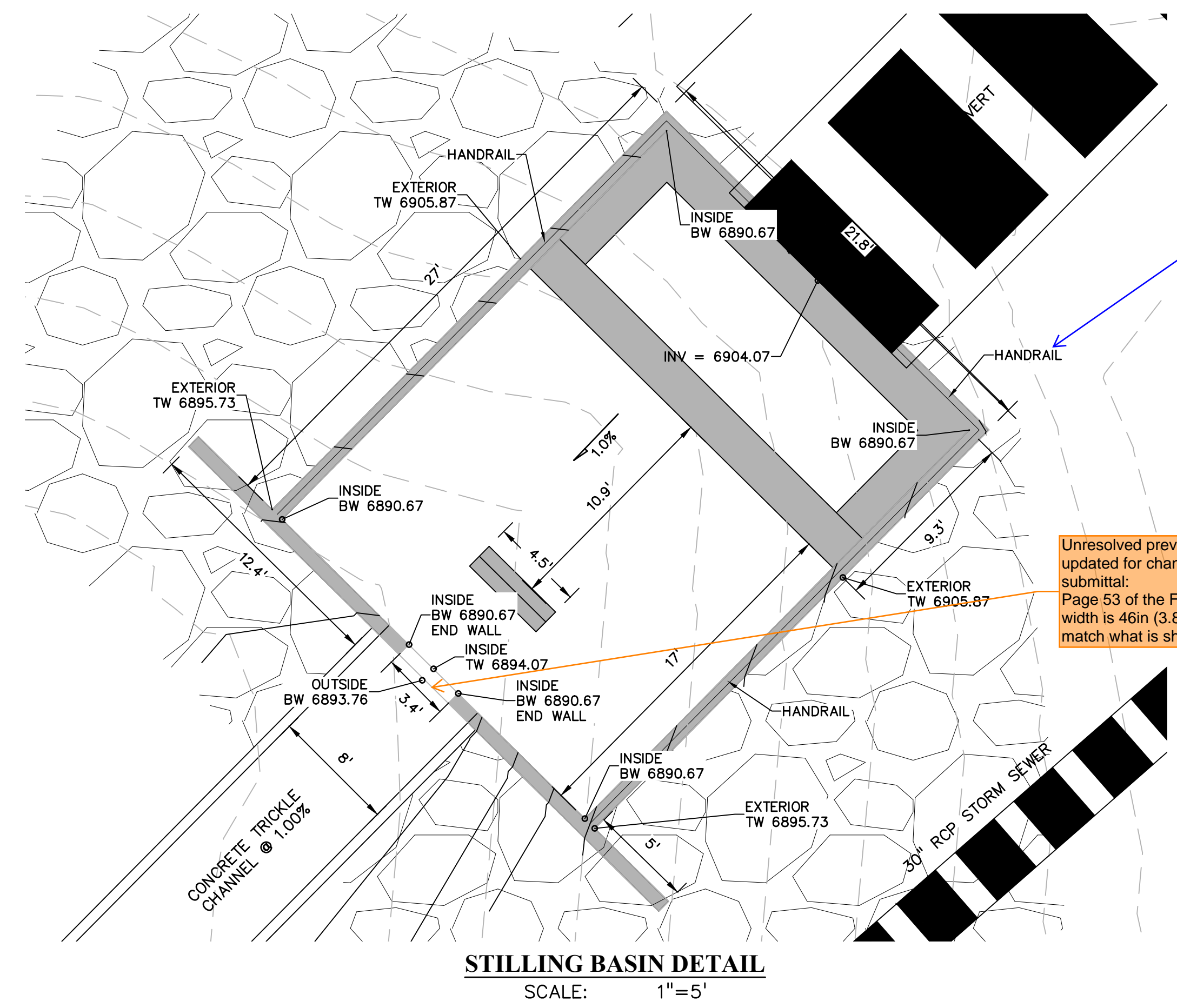


SECTION B

SECTION A

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

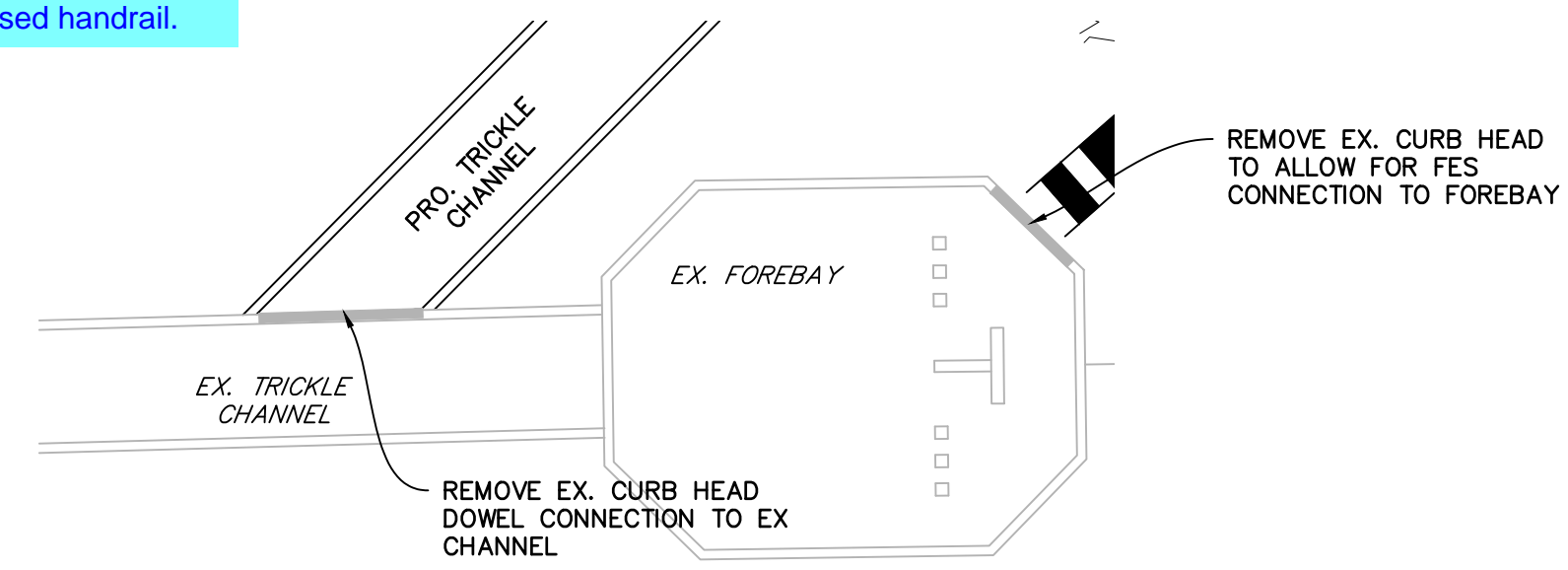
9-84 Urban Drainage and Flood Control District September 2017  
Urban Storm Drainage Criteria Manual Volume 2



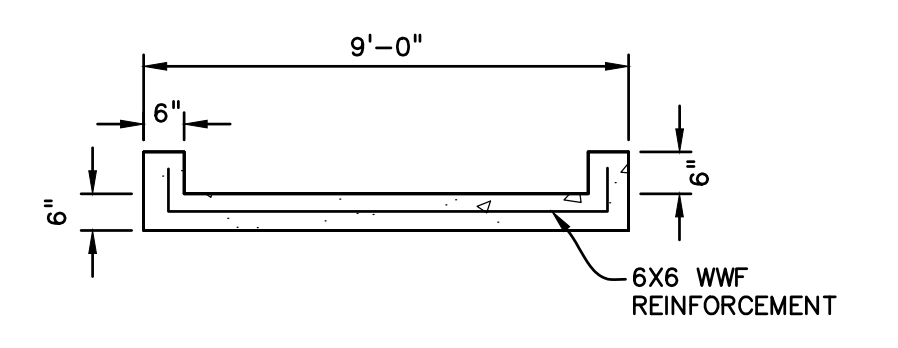
STILLING BASIN DETAIL  
SCALE: 1"=5'

provide detail for the proposed handrail.

Unresolved previous comment, updated for changes made with this submittal: Page 53 of the FDR, the min notch width is 46in (3.83ft), which does not match what is shown here on CDs.



TRICKLE CHANNEL CONNECTION  
NTS



CONCRETE TRICKLE CHANNEL SECTION  
NTS

PREPARED BY:  
  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
101 S SAWATCH ST., #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	03/08/2024
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-STD12

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.

**C18**  
SHEET: 18 OF 18

**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