

WATERVIEW EAST COMMERCIAL CONSTRUCTION DOCUMENTS

PART OF THE WEST $\frac{1}{2}$ OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE
65 WEST OF THE 6TH P.M, EL PASO COUNTY, STATE OF COLORADO

SOIL TYPE:

THE SOIL ON SITE IS USGS HYDROLOGIC SOIL GROUP A/B.

FLOOD ZONE DESIGNATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0768G, EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

SITE INFORMATION:

TIMING:

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:
START: FALL 2026
END: SPRING 2027

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETE:
SPRING 2027

AREAS:

TOTAL DISTURBED AREA: 7.57 ACRES

RECEIVING WATERS:

NAME OF RECEIVING WATERS: BIG JOHNSON RESERVOIR & WEST FORK, JIMMY CAMP CREEK

DESCRIPTION OF EXISTING VEGETATION:

THE EXISTING SITE CURRENTLY VACANT WITH EARTHWORK ACTIVITIES. GROUND COVER CONSISTING OF MOSTLY DIRT.

DESCRIPTION OF PERMANENT BMPs:

FULL SPECTRUM EXTENDED DETENTION BASIN

SOILS INFORMATION:

SOIL GROUP: B
SOIL SLOPES: 3 H: 1V OR LESS FOR ALL UN-RETAINED AREAS

NOTES:

1. NO BATCH PLANTS OR MASONRY MIX STATIONS WILL BE UTILIZED ON SITE.
2. NO SPRINGS, STREAMS, WETLANDS, OR OTHER SURFACE WATER CROSS THE SITE.

LAND AREA:

TOTAL PROPERTY AREA: +/- 21.4 ACRES

BENCHMARK:

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNITSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5 INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD (NOW HIGHWAY 21).
ELEVATION - 5897.89' (NGVD 1929)

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH LINE OF TRACT D, CARRIAGE MEADOWS NORTH FILING NO. 1, BEARING N89°48'24" E, A DISTANCE OF 699.24 FEET, AS MONUMENTED AT BOTH ENDS BY A FOUND YELLOW PLASTIC CAP STAMPED "FWS PLS 36226".

FEMA CLASSIFICATION

THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0768G EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PM, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;
THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
THE FOLLOWING THREE (3) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRADLEY ROAD:

- 1) THENCE S89°30'29"W A DISTANCE OF 3.77 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET, A DELTA ANGLE OF 15°09'41" WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.16 FEET;
- 3) THENCE S74°20'48"W A DISTANCE OF 930.15 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID RIGHT-OF-WAY S15°39'12"W A DISTANCE OF 394.68 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT WHOSE RADIAL BEARS N75°43'37"W;
THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 56.94 FEET, A DELTA ANGLE OF 43°29'55" WHOSE LONG CHORD BEARS S36°01'21" W A DISTANCE OF 55.58 FEET;
THENCE S57°46'18"W A DISTANCE OF 68.47 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE ON SAID CURVE, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 280.72 FEET, A DELTA ANGLE OF 35°44'30" WHOSE LONG CHORD BEARS S39°54'03"W, A DISTANCE OF 267.19 FEET;
THENCE S67°58'24"E A DISTANCE OF 40.00 FEET;
THENCE S22°01'36"W A DISTANCE OF 538.15 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE ON SAID CURVE, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 61.46 FEET, A DELTA ANGLE OF 13°32'35", WHOSE LONG CHORD BEARS S28°47'53"W A DISTANCE OF 61.31 FEET;
THENCE S00°00'00"W A DISTANCE OF 148.75 FEET;
THENCE N90°00'00"W A DISTANCE OF 515.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21);
THE FOLLOWING FIVE (5) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY:

- 1) THENCE N00°29'10"W A DISTANCE OF 1123.38 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 229.91 FEET, A DELTA ANGLE OF 87°49'03", WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET;
- 3) THENCE N87°19'53" E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2,969.79 FEET, AN ARC LENGTH OF 673.03 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;
- 5) THENCE N47°20'48"E A DISTANCE OF 21.87 FEET TO THE POINT BEGINNING.

PARCEL CONTAINS 963,596 SQUARE FEET OR 22.121 ACRES MORE OR LESS.



VICINITY MAP
NOT TO SCALE

Sheet List Table

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C4.19	CONSTRUCTION DETAILS

CONTACTS:

OWNER:
WATERVIEW COMMERCIAL INVESTORS, LLC
2727 GLEN ARBOR DRIVE
COLORADO SPRINGS, CO 80920
TEL: (719)-331-0083
CONTACT: HEATH HERBER

SURVEYOR:
RIDGELINE LAND SURVEYING
31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: (719) 238-2917
CONTACT: JAMES F. LENZ

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JESSICA MCCALLUM, P.E.

EL PASO COUNTY:
EL PASO COUNTY,
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-6300

DEVELOPER'S/OWNER'S SIGNATURE BLOCK

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

WATERVIEW COMMERCIAL INVESTORS, LLC
DATE

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR 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.

JESSICA MCCALLUM, P.E. 59054 - KIMLEY-HORN AND ASSOCIATES, INC. 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 COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH EGM 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 DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. - COUNTY ENGINEER/ECM ADMINISTRATOR DATE

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: ANF
DRAWN BY: ANF
CHECKED BY: JJM
DATE: 04/21/2026

WATERVIEW EAST COMMERCIAL
CONSTRUCTION DOCUMENTS
COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196195000

SHEET
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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 (SMWP), 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.
- 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.
- 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.

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, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) 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 HAS BEEN 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 PLAN 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 EFFECT 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 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 WASHOUT 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 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 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 AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITEE 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 ENTECH ENGINEERING, INC., DATED 5/25/2022 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 (SMWP), 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
 WQCD -PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: ANF
 DRAWN BY: ANF
 CHECKED BY: JJM
 DATE: 04/21/2026

WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 GENERAL NOTES

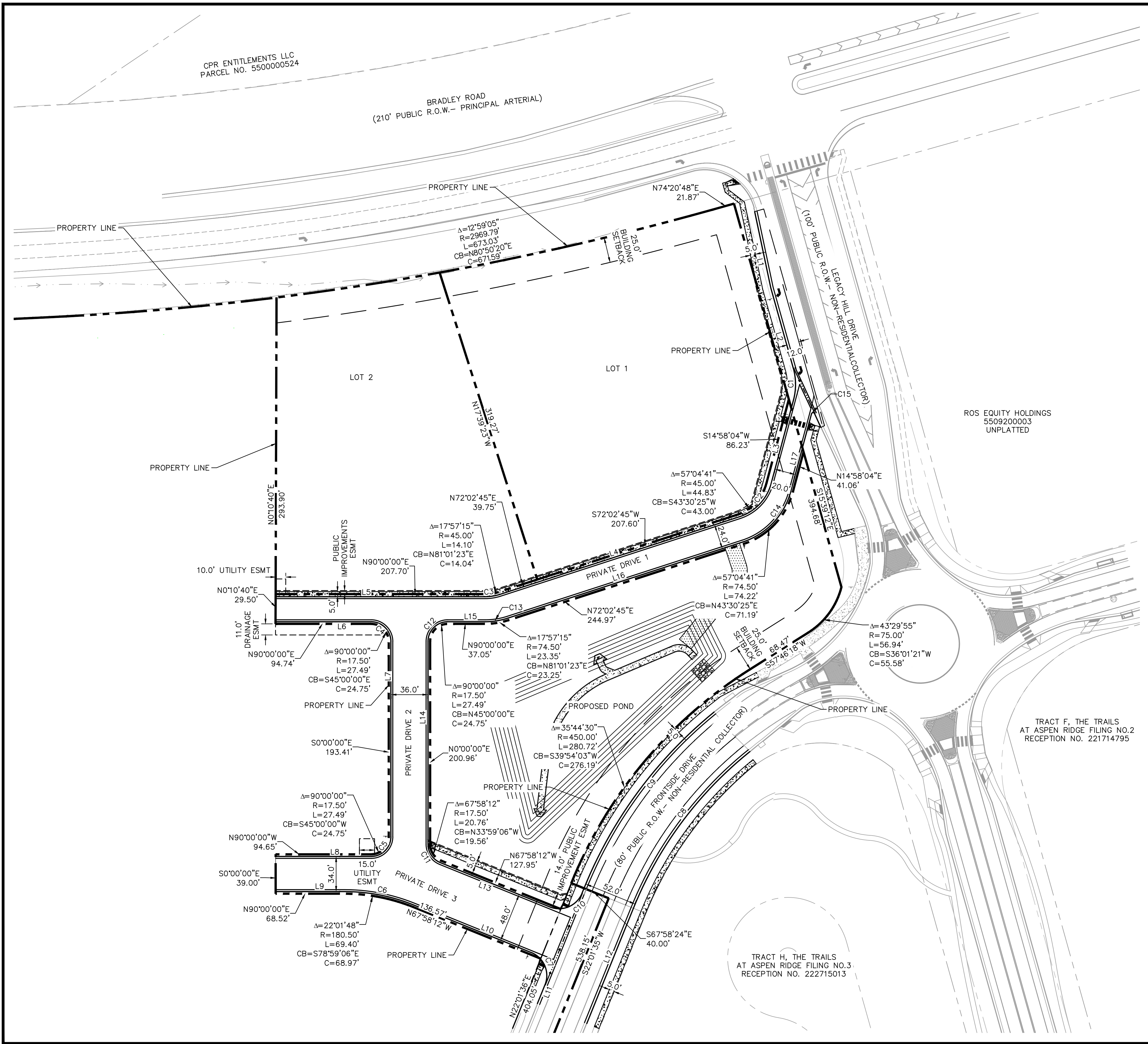
PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
 Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 196195000



SHEET
 C0.2

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LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE GUTTER PAN
- EXISTING GRASS SWALE
- PROPOSED SAWCUT LINE

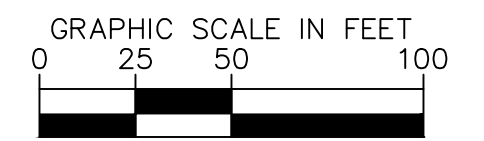
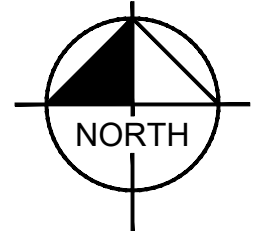
- GENERAL NOTES**
1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
 3. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
 4. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

LINE TABLE

LINE	LENGTH	BEARING
L1	77.16	N11°56'10.96"W
L2	82.81	N15°39'12.00"W
L3	85.58	N14°58'04.33"E
L4	249.73	N72°02'45.48"E
L5	207.70	N90°00'00.00"E
L6	94.65	N90°00'00.00"W
L7	193.41	N0°00'00.00"E
L8	94.65	N90°00'00.00"E
L9	68.52	N90°00'00.00"E
L10	125.57	S67°58'11.91"E
L11	20.00	S22°01'33.68"W
L12	123.18	N22°01'33.68"E
L13	116.94	N67°58'11.91"W
L14	200.96	N0°00'00.00"E
L15	37.05	N90°00'00.00"E
L16	244.97	N72°02'45.48"E
L17	79.54	N14°58'04.33"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	60.00'	32.07'	N0°20'34"W	31.69'	30°37'16"	16.43'
C2	48.00'	47.82'	N43°30'25"E	45.86'	57°04'41"	26.10'
C3	48.00'	15.04'	N81°01'23"E	14.98'	17°57'15"	7.58'
C4	20.00'	31.42'	N45°00'00"W	28.28'	90°00'00"	20.00'
C5	20.00'	31.42'	N45°00'00"E	28.28'	90°00'00"	20.00'
C6	183.00'	70.36'	S78°59'06"E	69.93'	22°01'48"	35.62'
C7	25.00'	39.27'	S22°58'19"E	35.35'	89°59'46"	25.00'
C8	384.00'	193.24'	N36°26'32"E	191.20'	28°49'57"	98.71'
C9	436.00'	219.40'	S36°26'32"W	217.10'	28°49'57"	112.08'
C10	25.00'	39.27'	S67°01'41"W	35.36'	90°00'14"	25.00'
C11	20.00'	23.73'	N33°59'06"W	22.36'	67°58'12"	13.48'
C12	20.00'	31.42'	N45°00'00"E	28.28'	90°00'00"	20.00'
C13	72.00'	22.56'	N81°01'23"E	22.47'	17°57'15"	11.37'
C14	72.00'	71.73'	N43°30'25"E	68.80'	57°04'41"	39.16'
C15	2.00'	4.89'	N85°01'43"E	3.76'	140°07'17"	5.51'



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 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

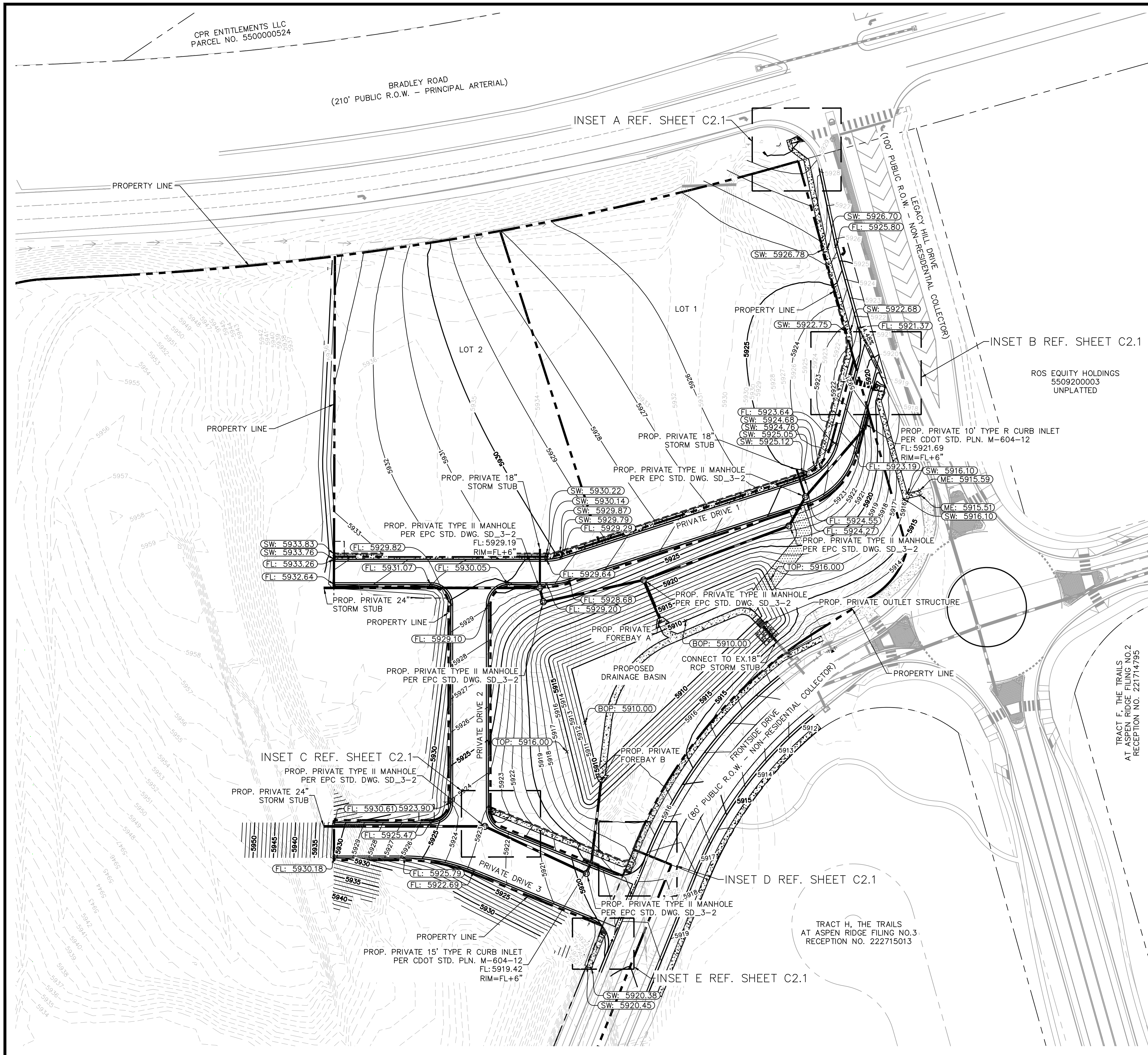
DESIGNED BY: ANF
 DRAWN BY: ANF
 CHECKED BY: JJM
 DATE: 04/21/2026

WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 HORIZONTAL CONTROL PLAN

PRELIMINARY
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 Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
196195000
 SHEET
C1.0

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LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED RIPRAP
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED CONCRETE GUTTER PAN
- EXISTING GRASS SWALE
- PROPOSED STORM SEWER LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- FLOW LINE ELEVATION
- FINISHED GRADE
- MATCH EXISTING
- SIDEWALK
- TOP OF POND
- BOTTOM OF POND
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

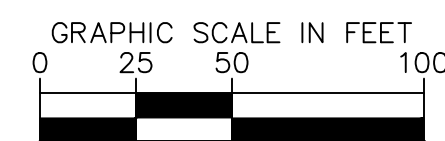
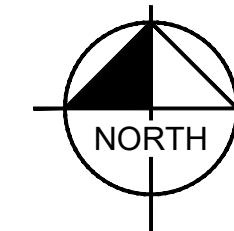
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DRAWN BY: ANF
CHECKED BY: JJM
DATE: 04/21/2026

**WATERVIEW EAST COMMERCIAL
CONSTRUCTION DOCUMENTS
OVERALL GRADING PLAN**

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Kimley-Horn and Associates, Inc.

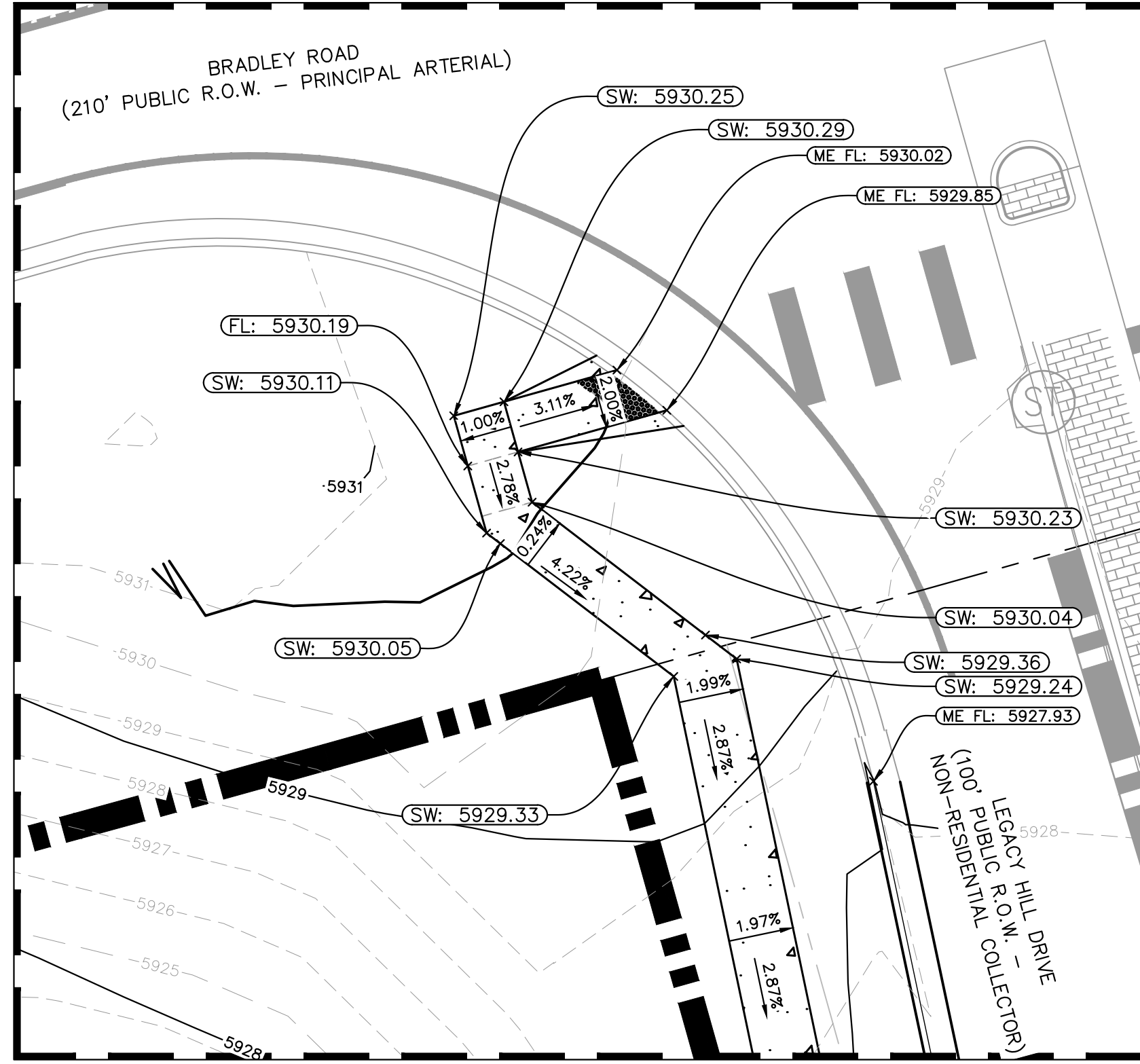
PROJECT NO.
196195000

SHEET
C2.0

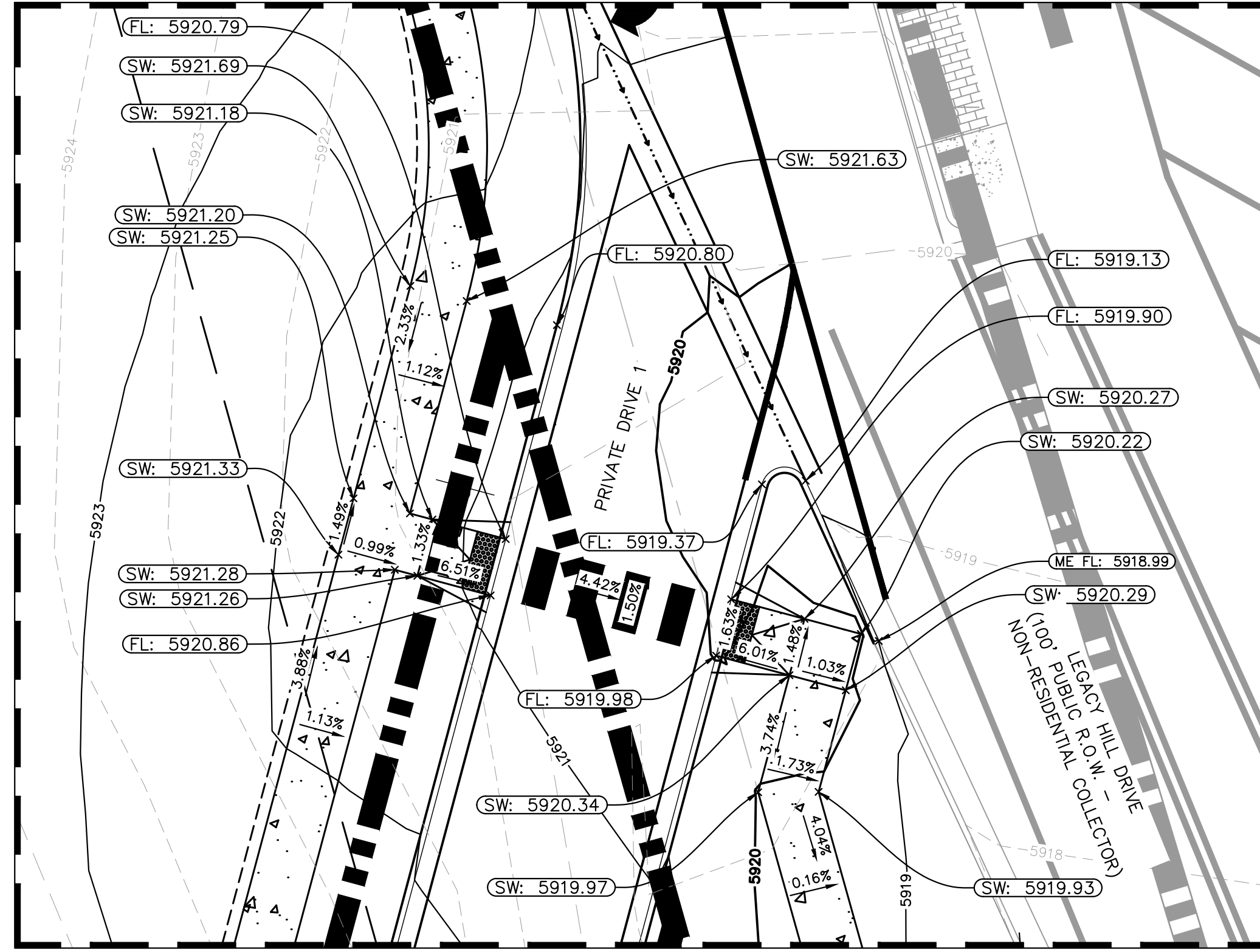


NO.	REVISION	BY	DATE	APPR

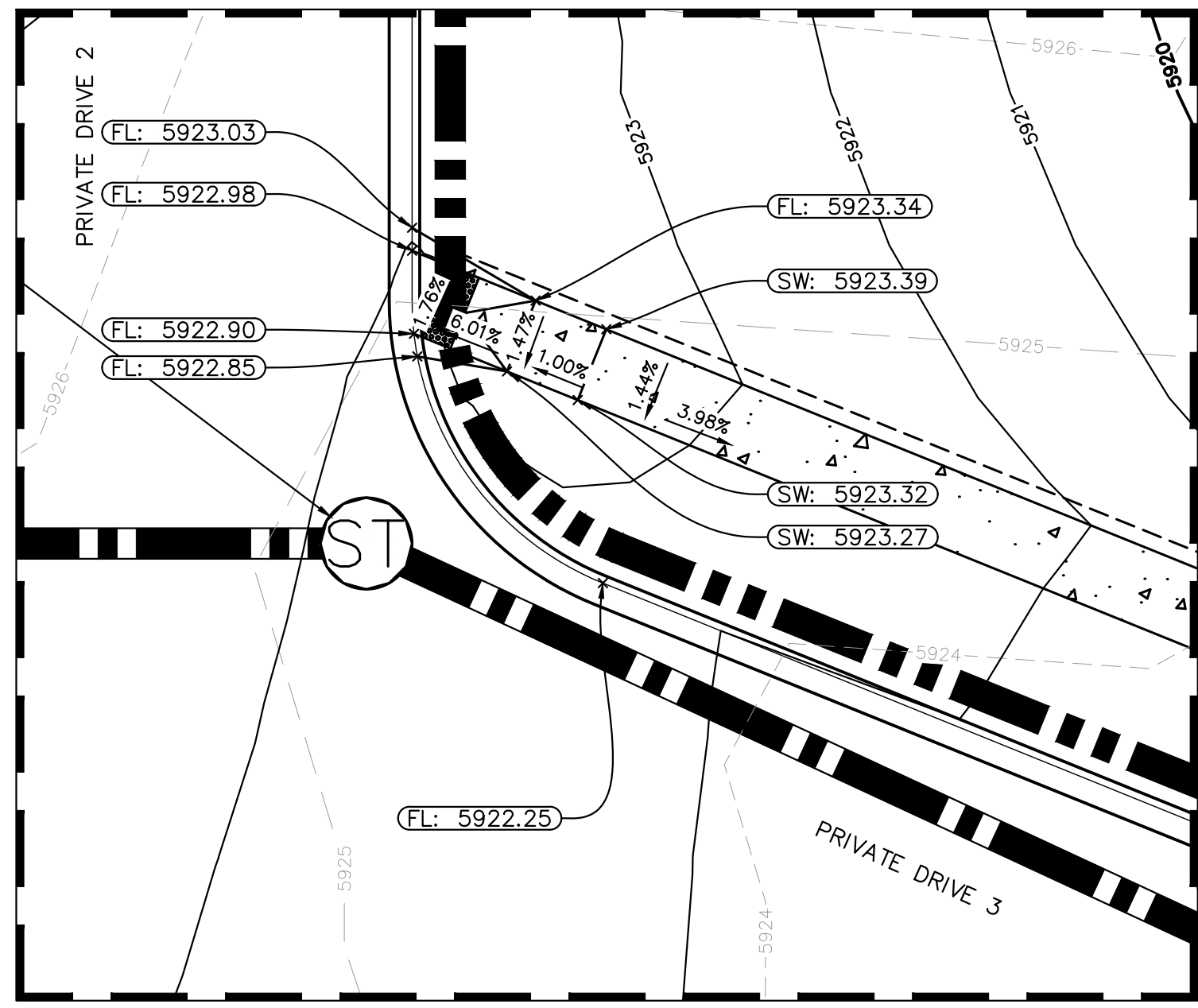
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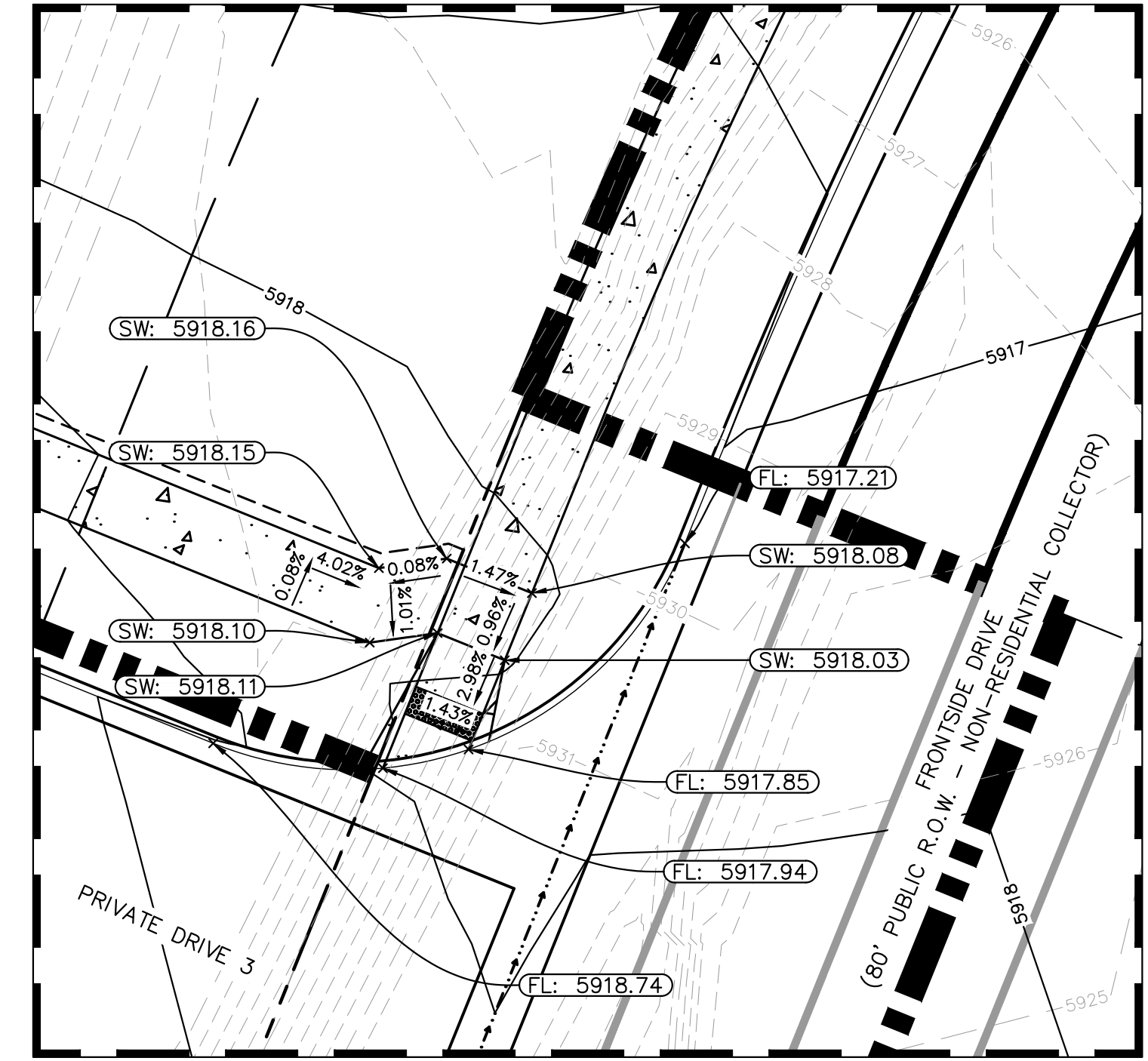
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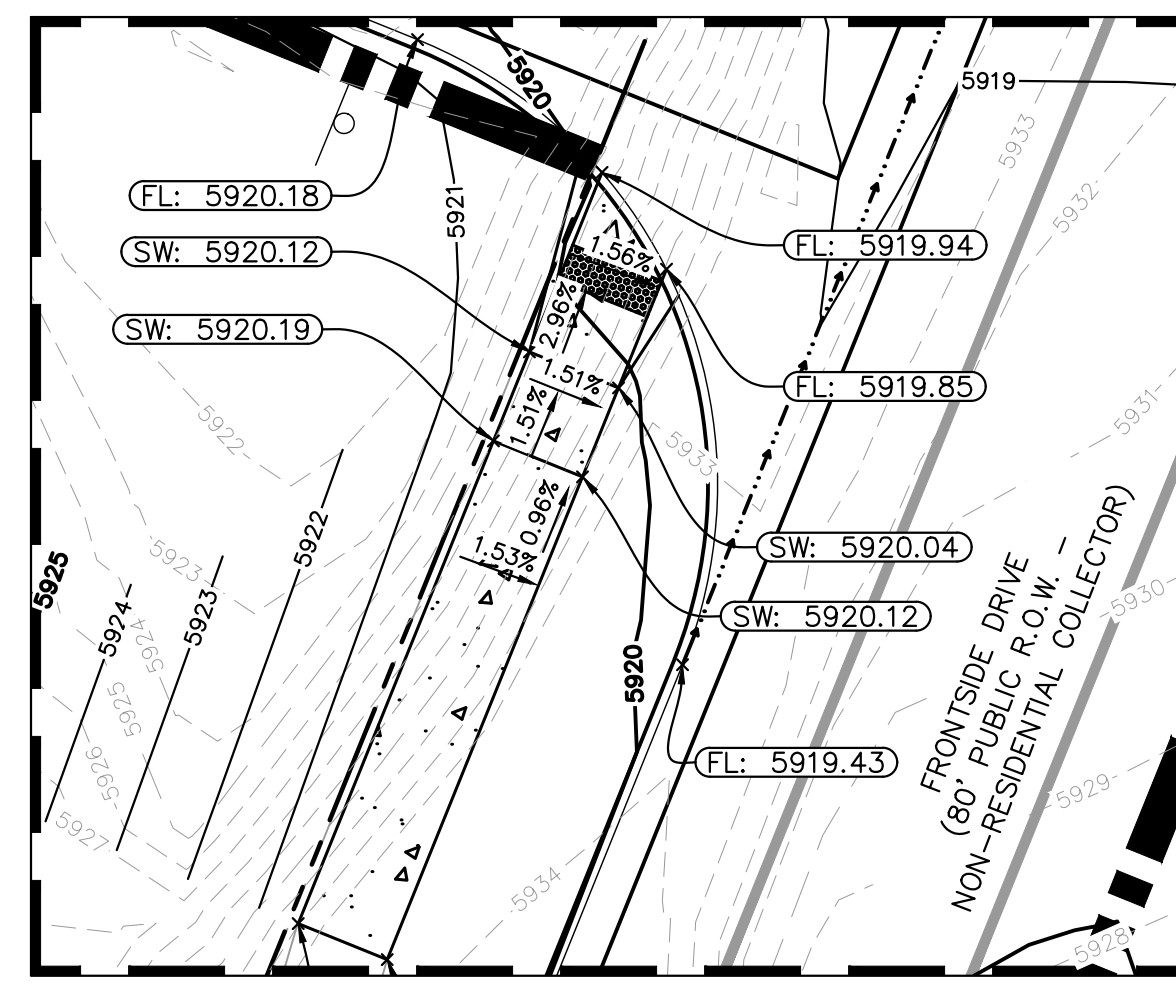
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INSET C
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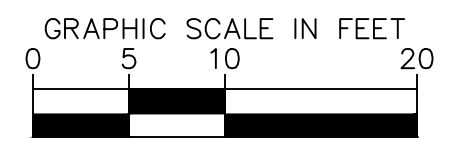
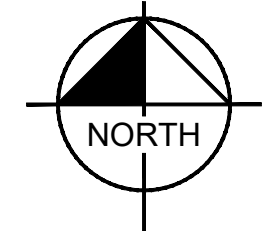
INSET D
SCALE: 1" = 10'



INSET E
SCALE: 1" = 10'

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED RIPRAP
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED CONCRETE GUTTER PAN
- EXISTING GRASS SWALE
- PROPOSED STORM SEWER LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FLOW LINE ELEVATION
- FINISHED GRADE
- MATCH EXISTING SIDEWALK
- TOP OF POND
- BOTTOM OF POND
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE



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 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

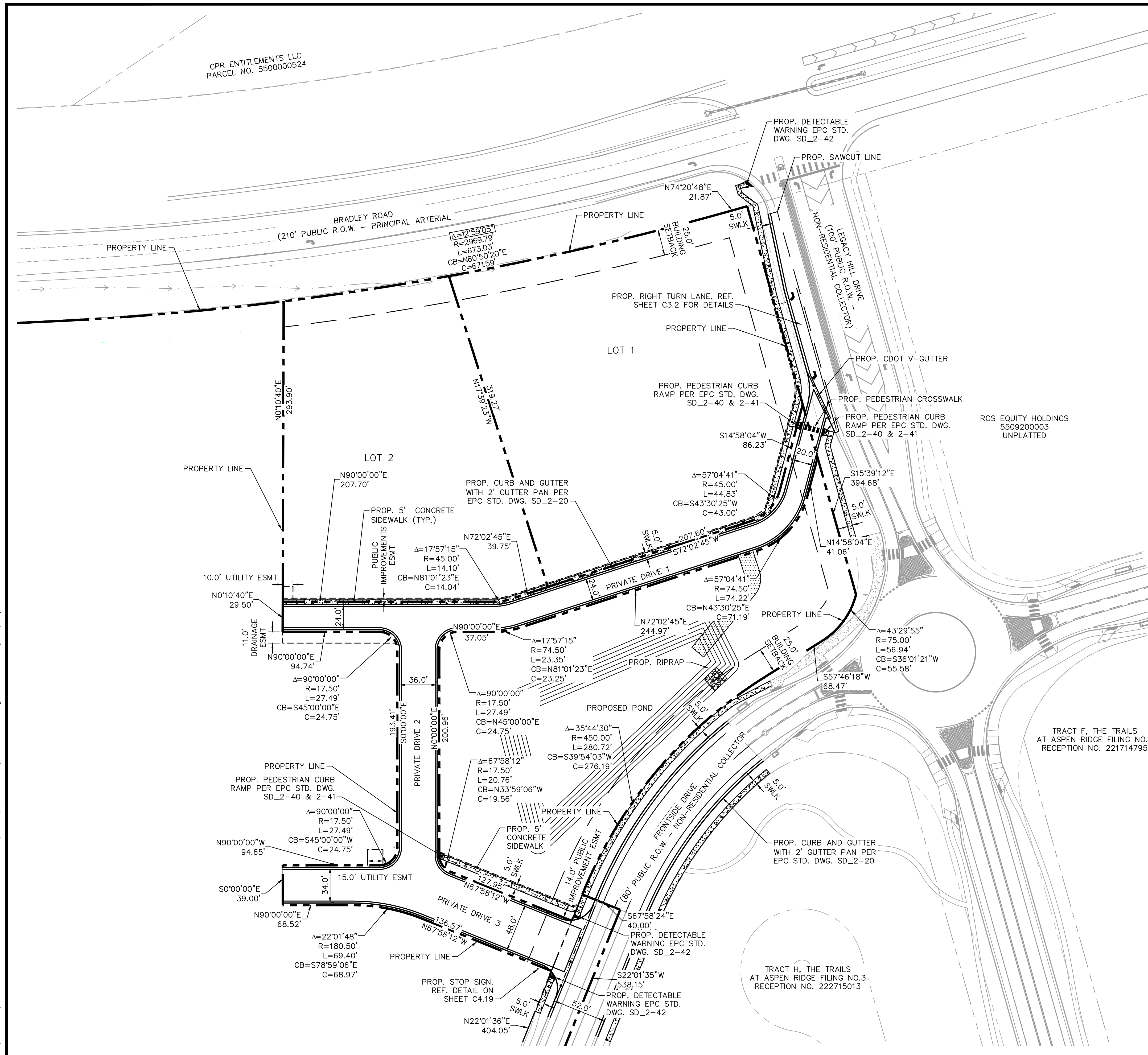
DESIGNED BY: ANF
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 CHECKED BY: JJM
 DATE: 04/21/2026

WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 DETAILED GRADING PLAN

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Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
196195000
 SHEET
C2.1

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LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED RIPRAP
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE GUTTER PAN
	EXISTING GRASS SWALE
	PROPOSED SAWCUT LINE

NOTE
REFERENCE SHEET C3.1 FOR SIGNAGE DETAILS

NO.	REVISION	BY	DATE	APPR

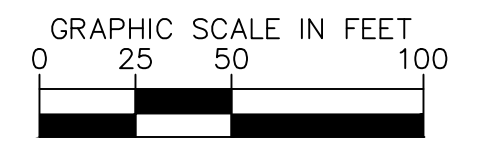
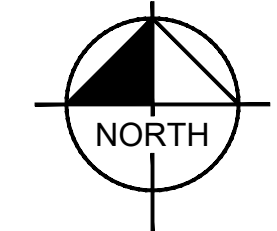
Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: ANF
DRAWN BY: ANF
CHECKED BY: JJM
DATE: 04/21/2026

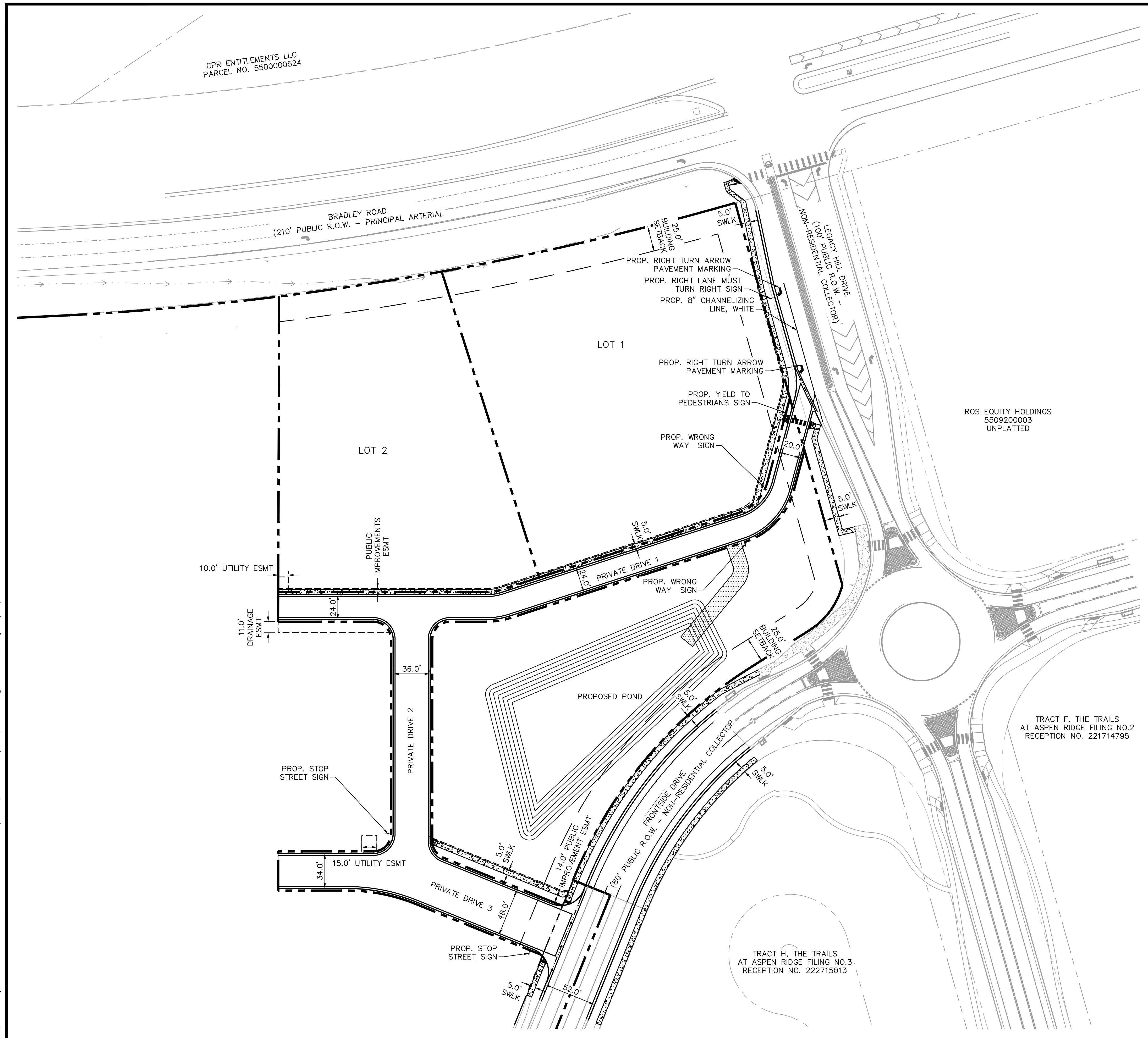
**WATERVIEW EAST COMMERCIAL
CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN**

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CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196195000
SHEET
C3.0



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LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED RIPRAP
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE GUTTER PAN
	EXISTING GRASS SWALE
	PROPOSED SAWCUT LINE

NOTE
REFERENCE SHEET C4.19 FOR SIGNAGE DETAILS

NO.	REVISION	BY	DATE	APPR

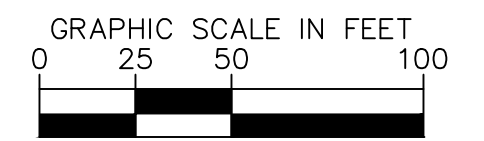
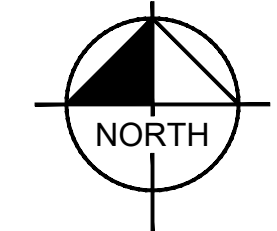
Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: ANF
DRAWN BY: ANF
CHECKED BY: JJM
DATE: 04/21/2026

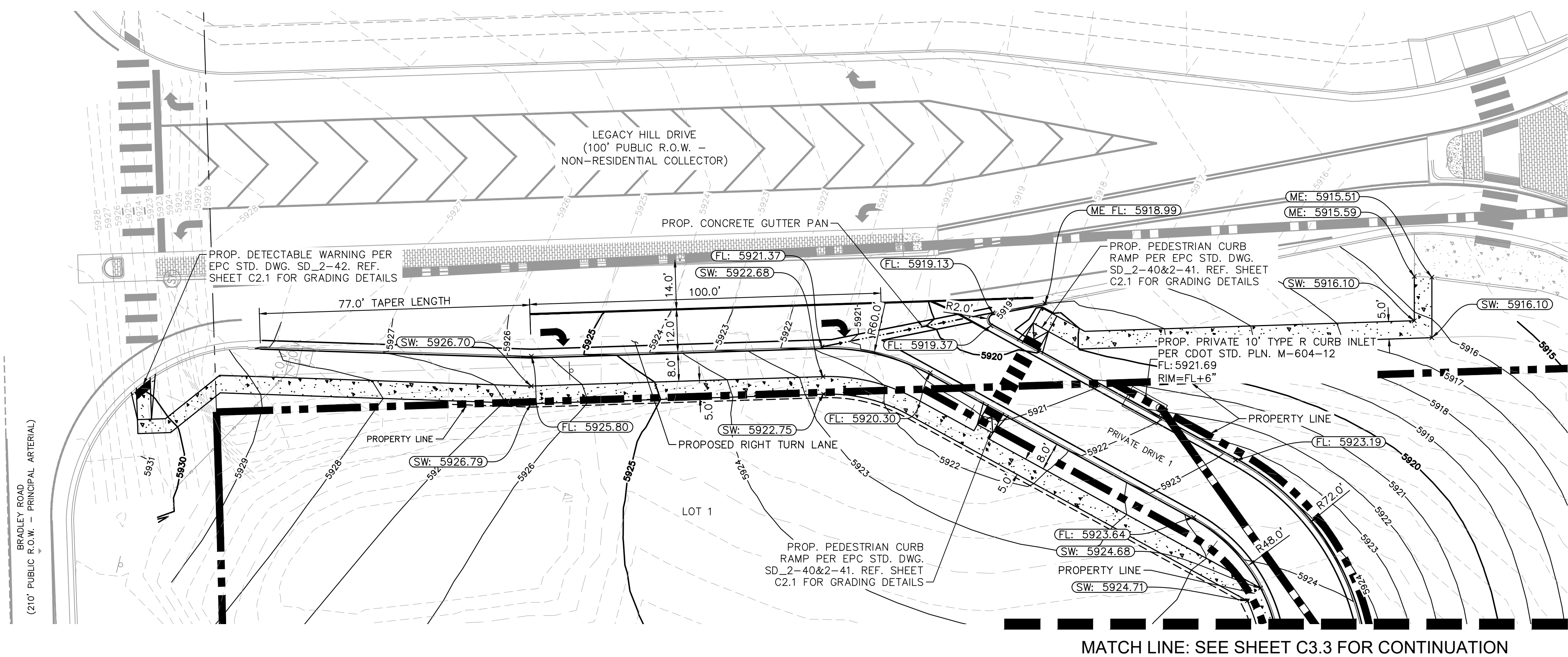
WATERVIEW EAST COMMERCIAL
CONSTRUCTION DOCUMENTS
SIGNING & STRIPING PLAN

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CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196195000
SHEET
C3.1

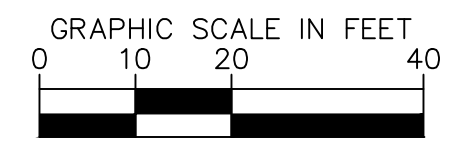
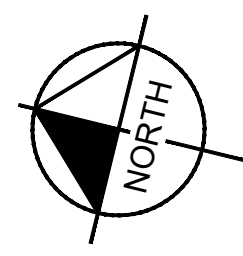


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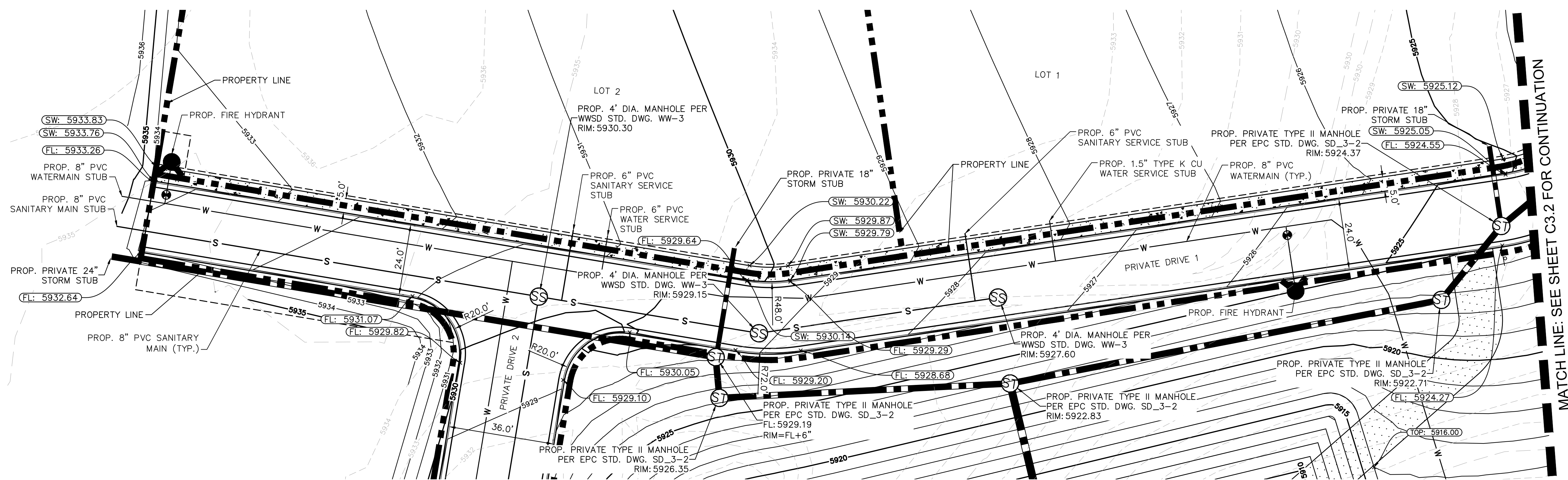
LEGEND

	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED PROPERTY LINE
	PROPOSED SANITARY LINE AND MANHOLE
	PROPOSED WATER LINE
	PROPOSED STORM LINE
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED VALLEY GUTTER



<p>Kimley»Horn 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> <th>APPR</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	BY	DATE	APPR					
NO.	REVISION	BY	DATE	APPR							
<p>DESIGNED BY: ANF DRAWN BY: ANF CHECKED BY: JJM DATE: 04/21/2026</p>											
<p>WATERVIEW EAST COMMERCIAL CONSTRUCTION DOCUMENTS RIGHT TURN LANE & PRIVATE DRIVE 1</p>											
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn and Associates, Inc.</p>											
<p>PROJECT NO. 196195000</p>											
<p>SHEET C3.2</p>											

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LEGEND

	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED PROPERTY LINE
	PROPOSED SANITARY LINE AND MANHOLE
	PROPOSED WATER LINE AND MANHOLE
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED VALLEY GUTTER

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: ANF
 DRAWN BY: ANF
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 DATE: 04/21/2026

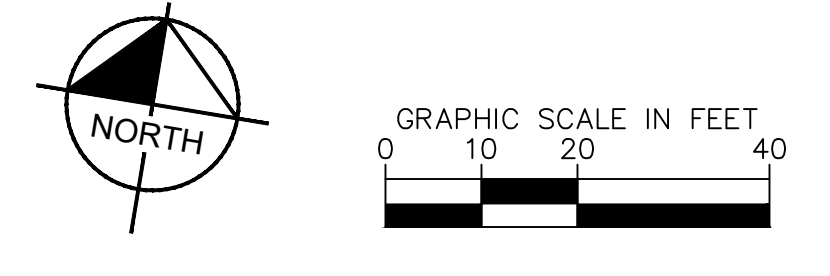
**WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 PRIVATE DRIVE 1**

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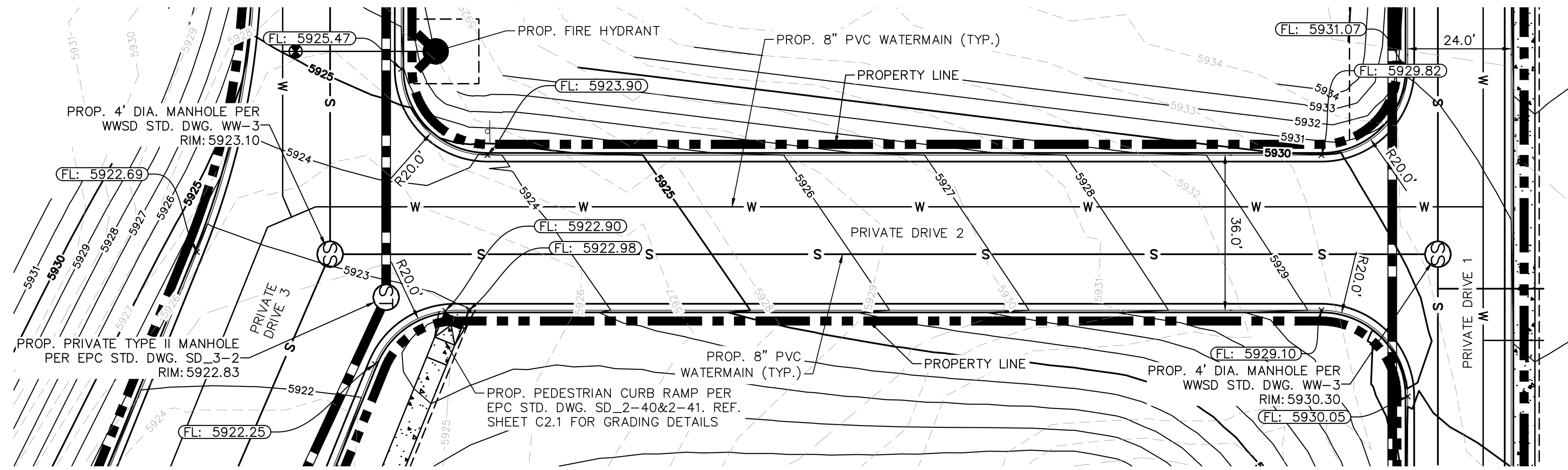
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PROJECT NO.
196195000

SHEET
C3.3

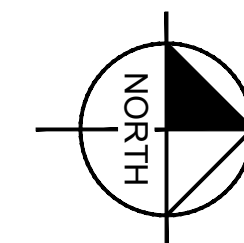


MATCH LINE: SEE SHEET C3.2 FOR CONTINUATION



LEGEND

- W — EXISTING WATER LINE
- OH — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELECTRIC
- S — PROPOSED PROPERTY LINE
- W — PROPOSED SANITARY LINE AND MANHOLE
- W — PROPOSED WATER LINE
- W — PROPOSED STORM LINE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED FIRE HYDRANT
- — PROPOSED CURB AND GUTTER
- ▨ PROPOSED CONCRETE SIDEWALK
- — — PROPOSED VALLEY GUTTER



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 2 North Nevada Avenue, Suite 900
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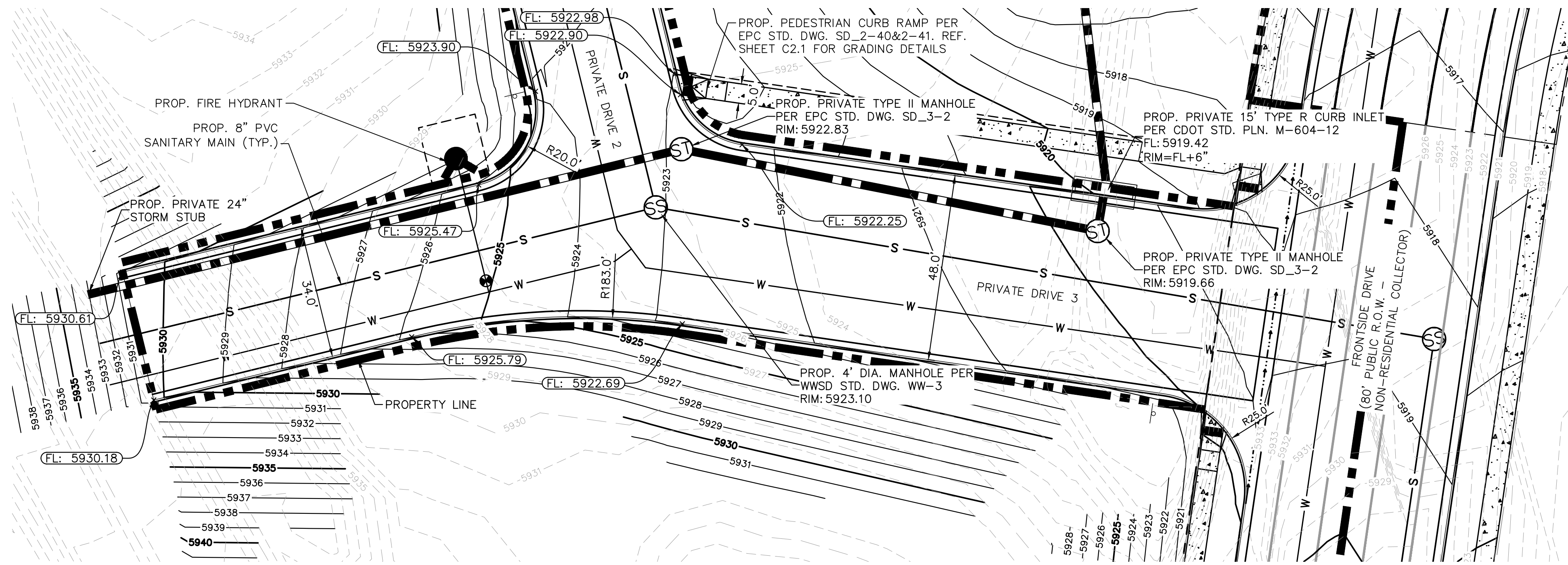
WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 PRIVATE DRIVE 2

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Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 196195000

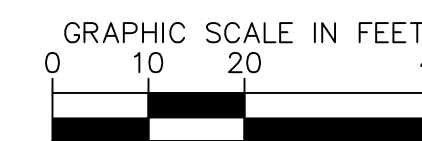
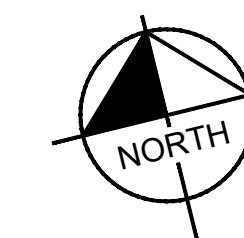
SHEET
C3.4

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LEGEND

- W ——— EXISTING WATER LINE
- EXISTING GAS LINE
- OH EXISTING OVERHEAD ELECTRIC
- E EXISTING UNDERGROUND ELECTRIC
- - - - - PROPOSED PROPERTY LINE
- S ——— PROPOSED SANITARY LINE AND MANHOLE
- W ——— PROPOSED WATER LINE
- - - - - PROPOSED STORM LINE
- [Square with circle] PROPOSED STORM INLET
- [Circle with 'S'] PROPOSED STORM MANHOLE
- [Circle with 'F'] PROPOSED FIRE HYDRANT
- [Double line] PROPOSED CURB AND GUTTER
- [Stippled area] PROPOSED CONCRETE SIDEWALK
- [Dashed line] PROPOSED VALLEY GUTTER



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 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: ANF
 DRAWN BY: ANF
 CHECKED BY: JJM
 DATE: 04/21/2026

**WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 PRIVATE DRIVE 3**

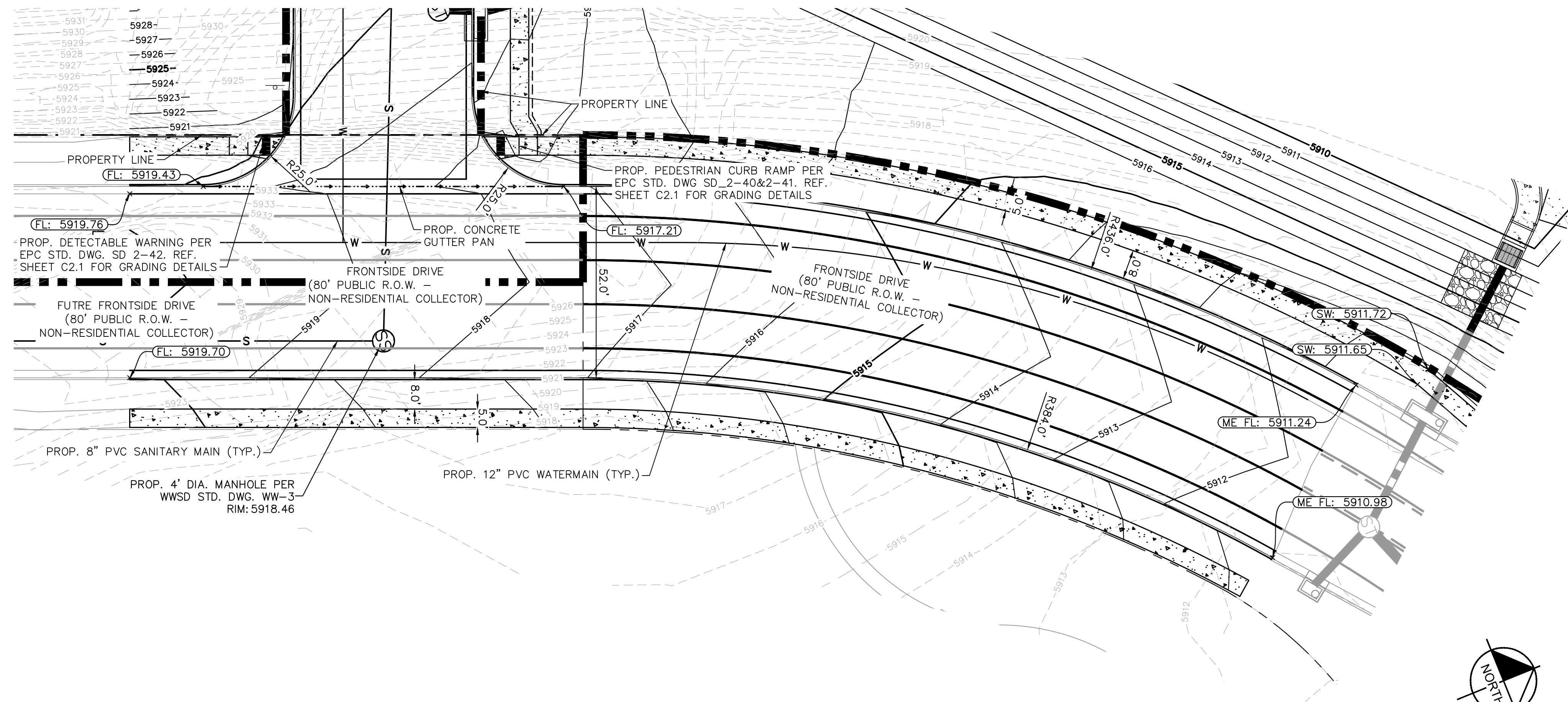
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PROJECT NO.
196195000

SHEET
C3.5

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LEGEND

- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED PROPERTY LINE
- PROPOSED SANITARY LINE AND MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED VALLEY GUTTER

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: ANF
 DRAWN BY: ANF
 CHECKED BY: JJM
 DATE: 04/21/2026

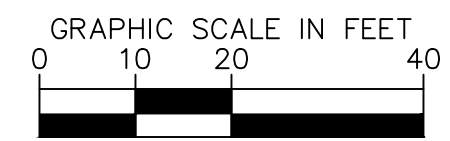
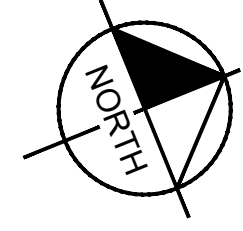
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 CONSTRUCTION DOCUMENTS
 FRONTSIDE DRIVE**

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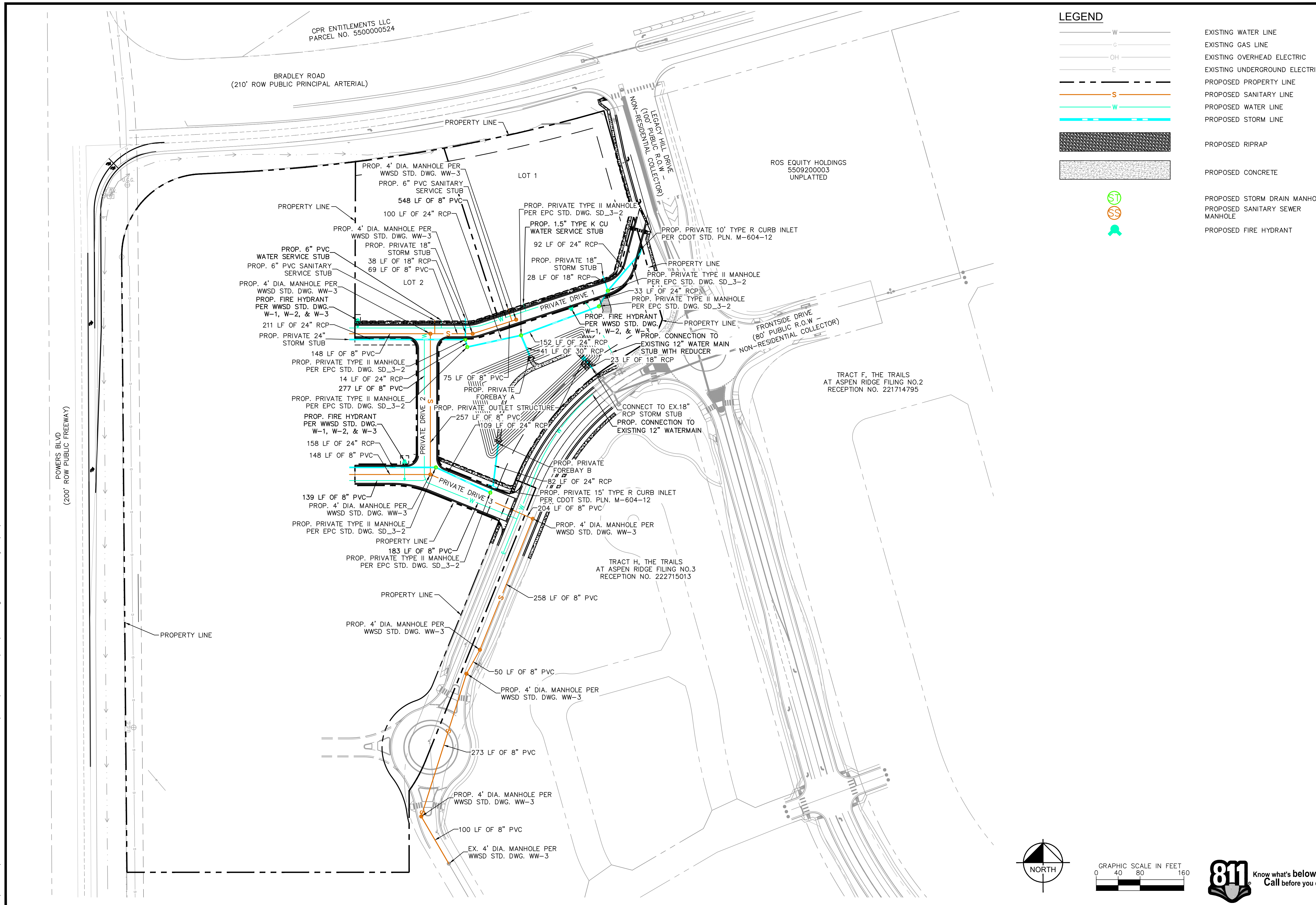
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 196195000

SHEET
C3.6



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LEGEND

- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- OH — EXISTING OVERHEAD ELECTRIC
- E — EXISTING UNDERGROUND ELECTRIC
- - - - - PROPOSED PROPERTY LINE
- S — PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE
- — — — — PROPOSED STORM LINE
- [Stippled Pattern] PROPOSED RIPRAP
- [Cross-hatched Pattern] PROPOSED CONCRETE
- ST PROPOSED STORM DRAIN MANHOLE
- SS PROPOSED SANITARY SEWER MANHOLE
- FD PROPOSED FIRE HYDRANT

NO.	REVISION	BY	DATE	APPR

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**WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 OVERALL UTILITY PLAN**

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PROJECT NO.
196195000

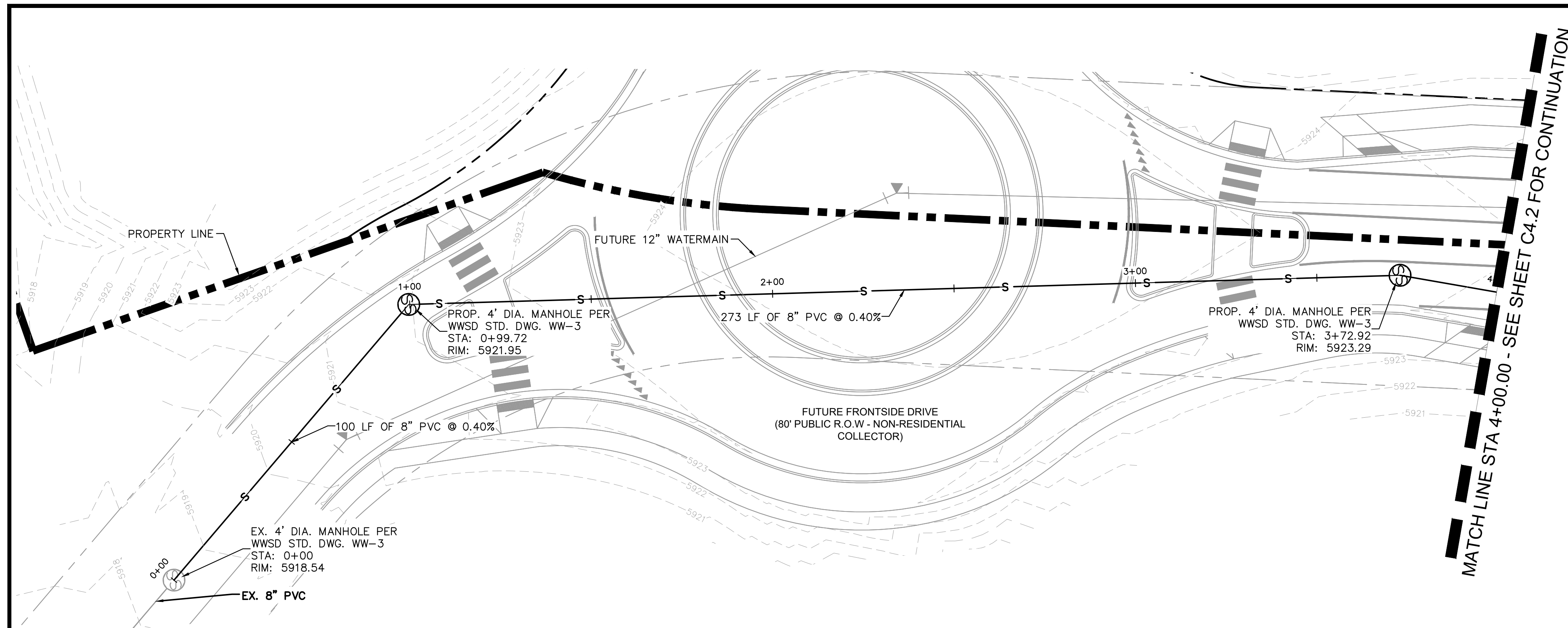
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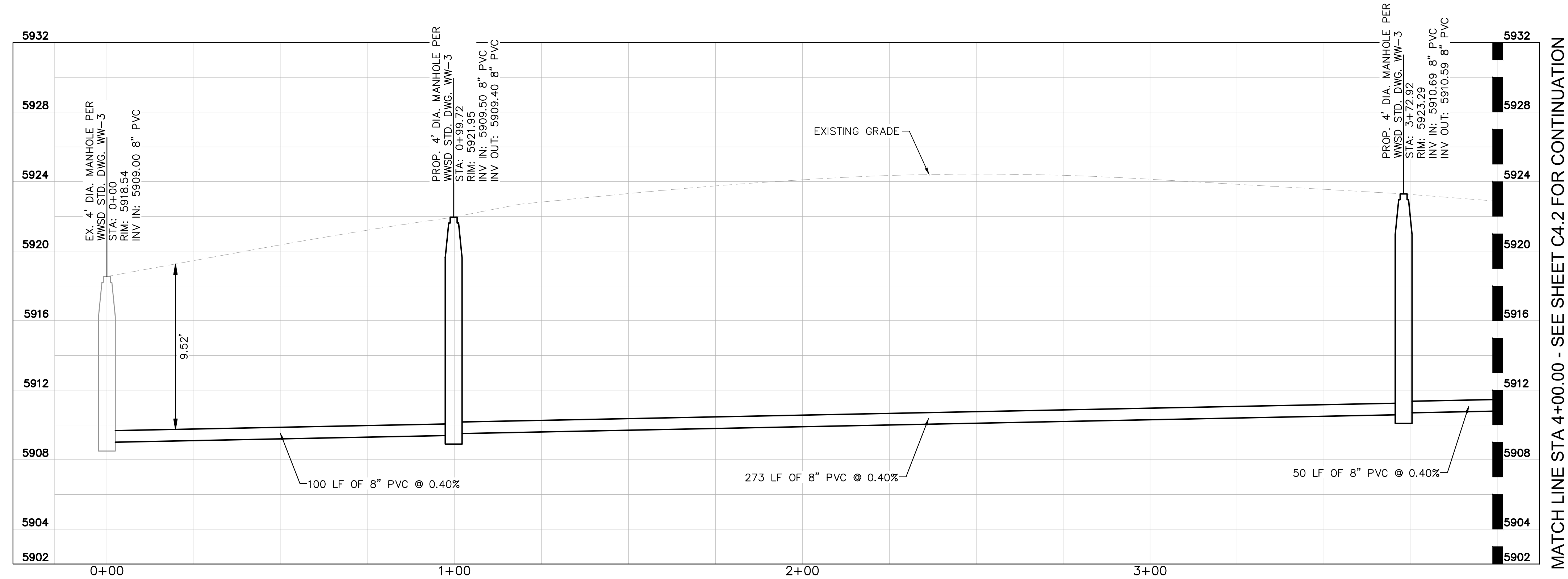
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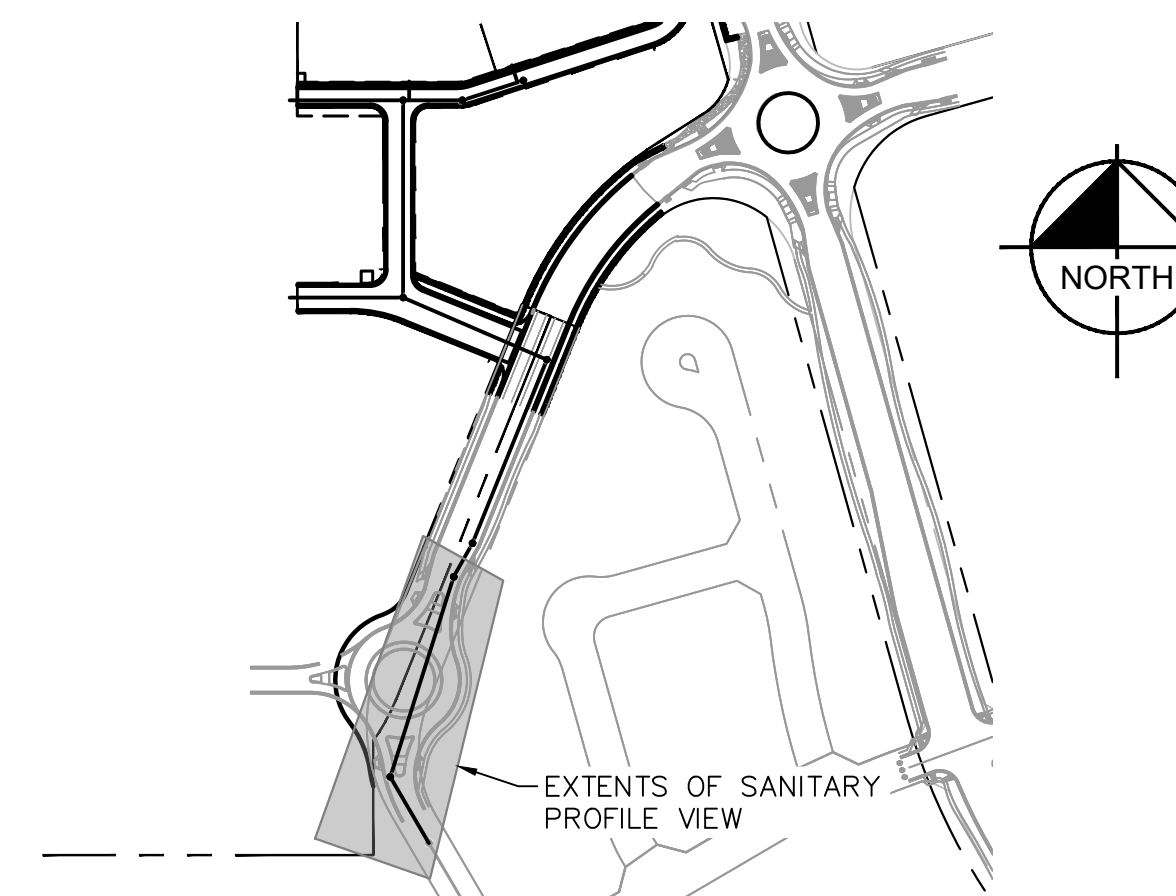
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SANITARY SEWER PLAN



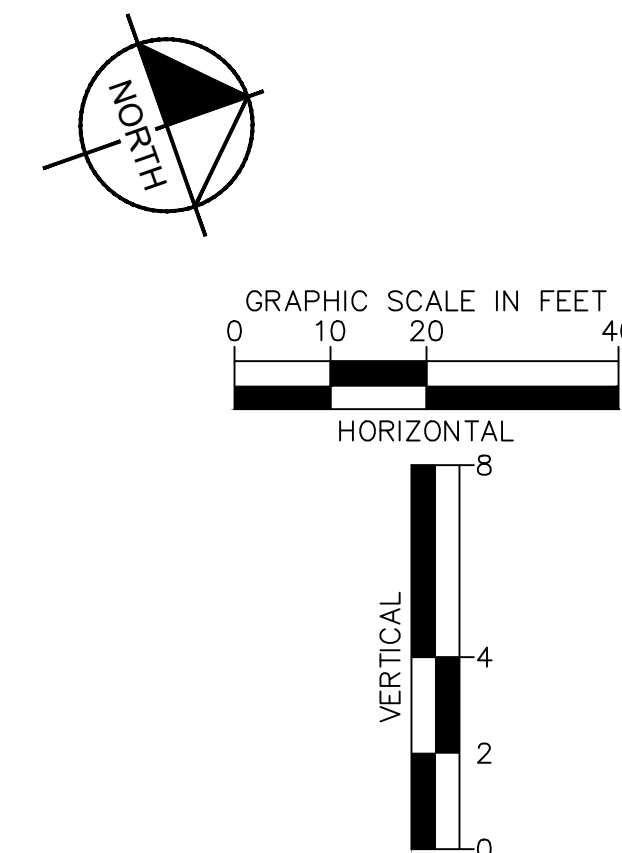
SANITARY SEWER PROFILE



VICINITY MAP

LEGEND

	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED PROPERTY LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED STORM LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED FIRE HYDRANT



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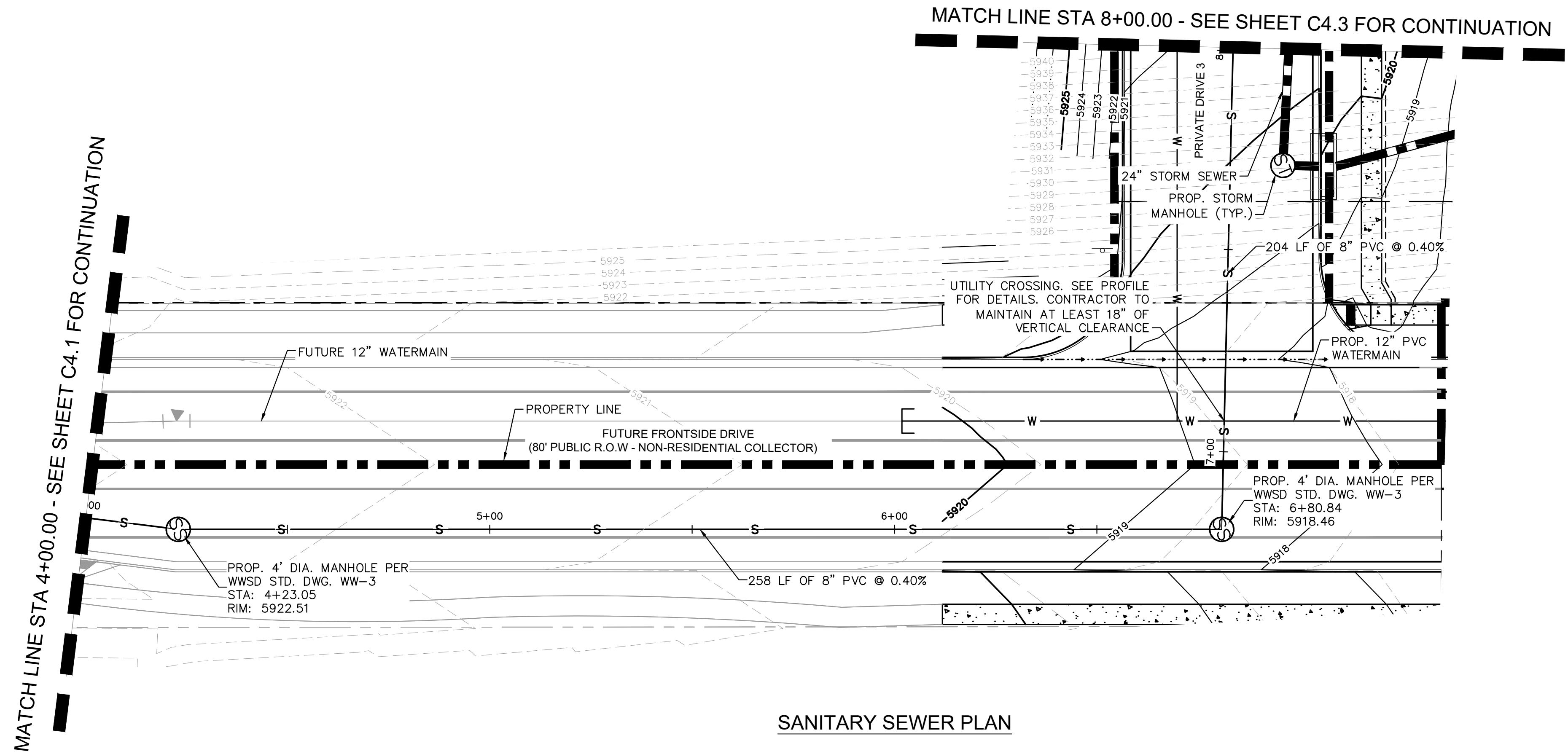
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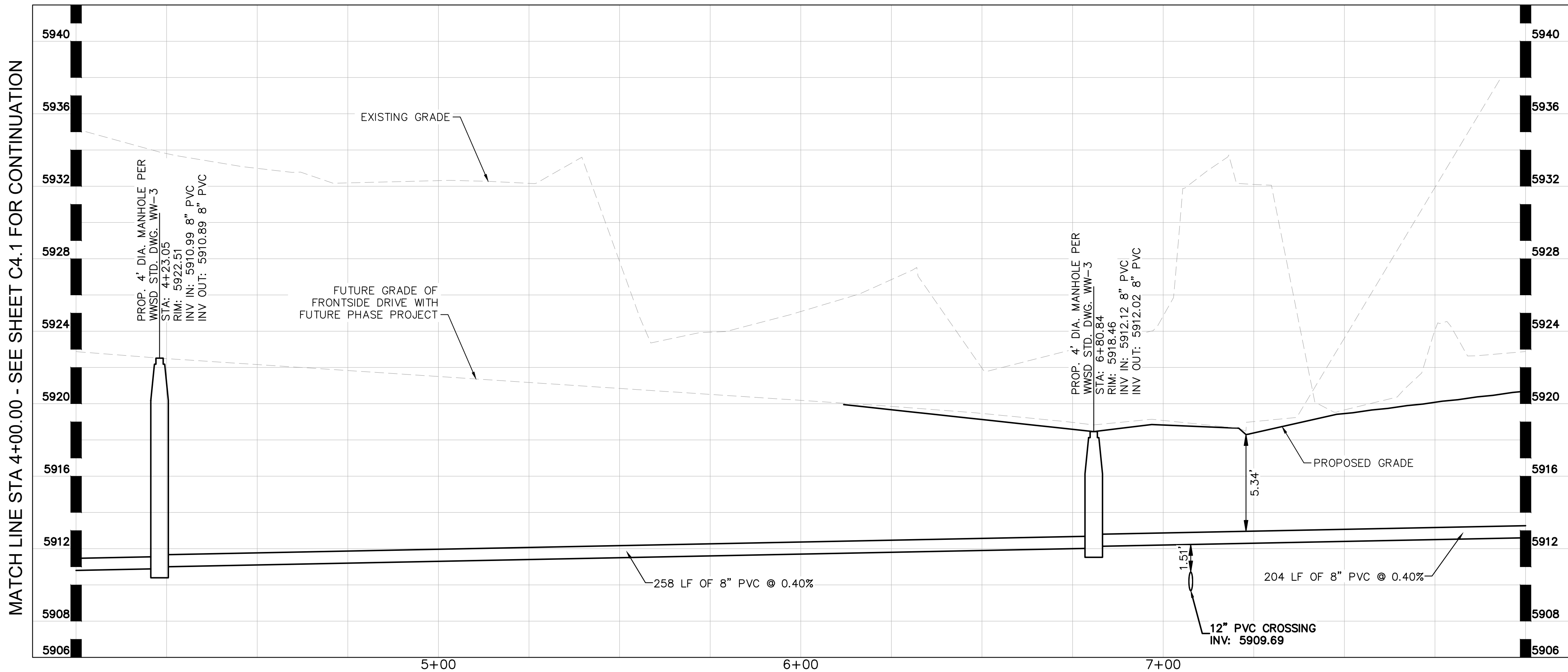
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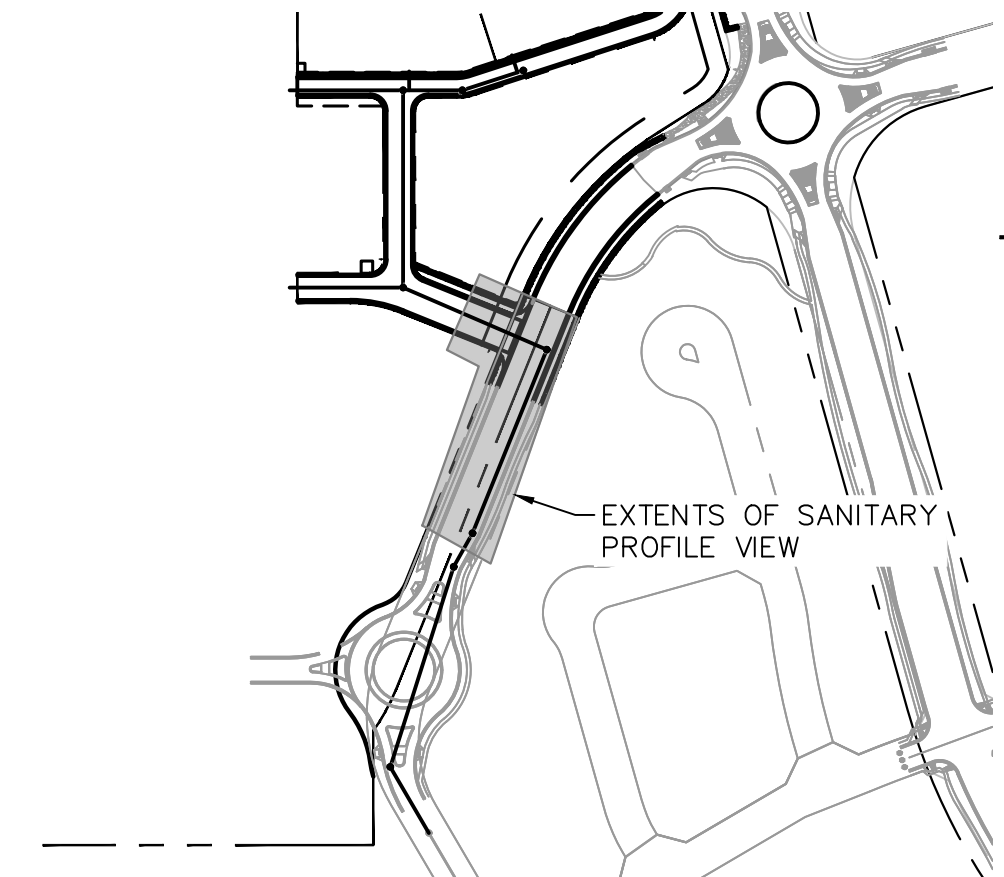
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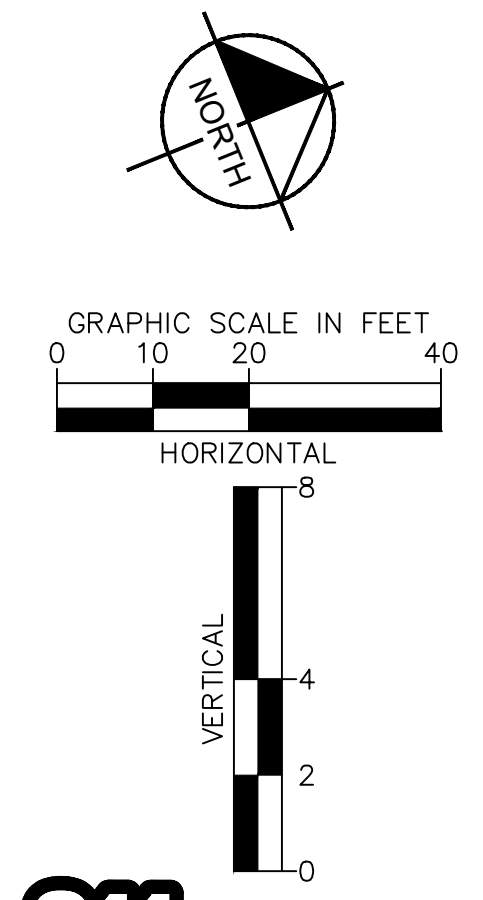
SANITARY SEWER PROFILE



VICINITY MAP
SCALE: 1" = 250'

LEGEND

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	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED PROPERTY LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED STORM LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED FIRE HYDRANT



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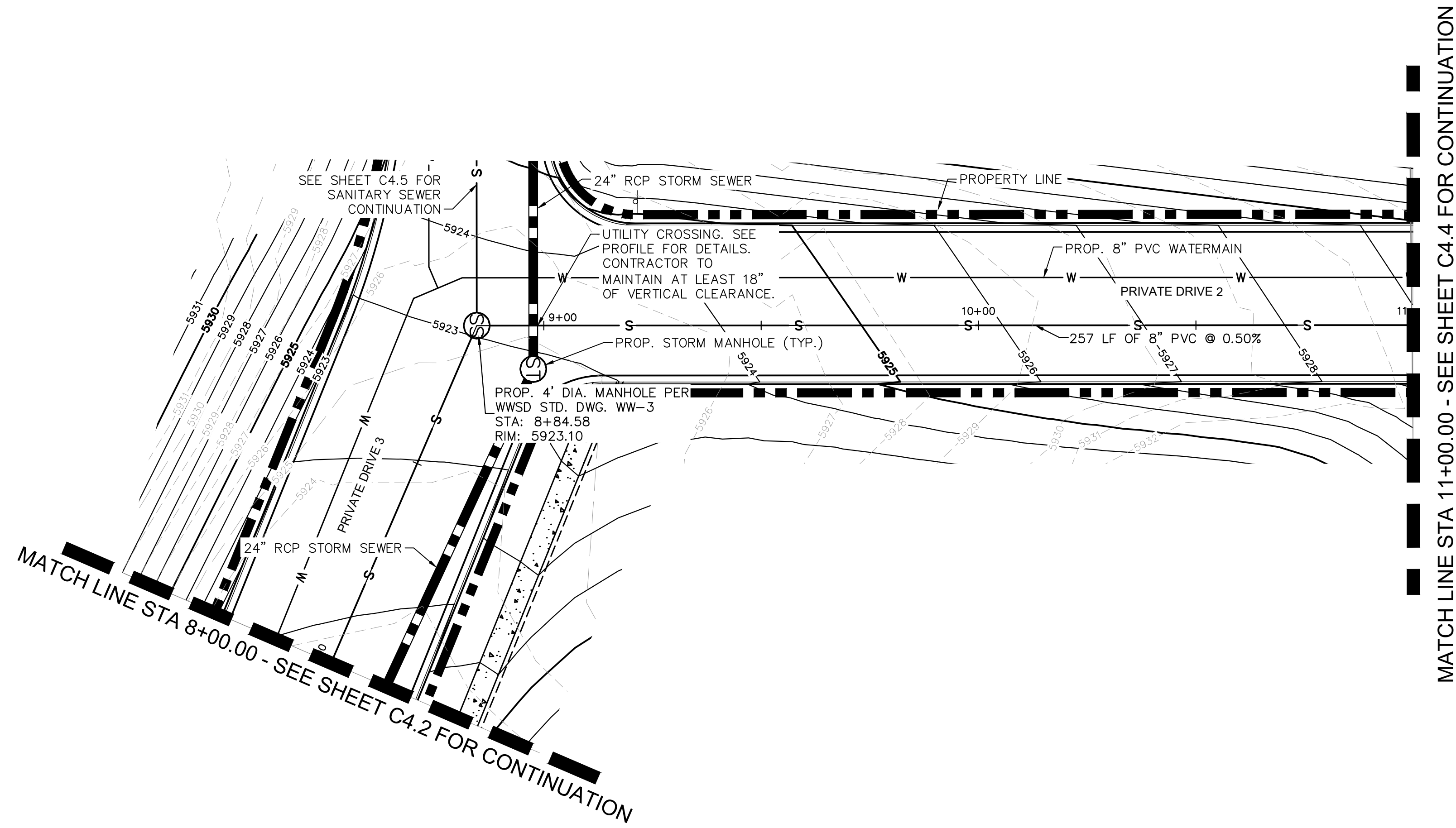
WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 SANITARY SEWER PLAN AND PROFILE

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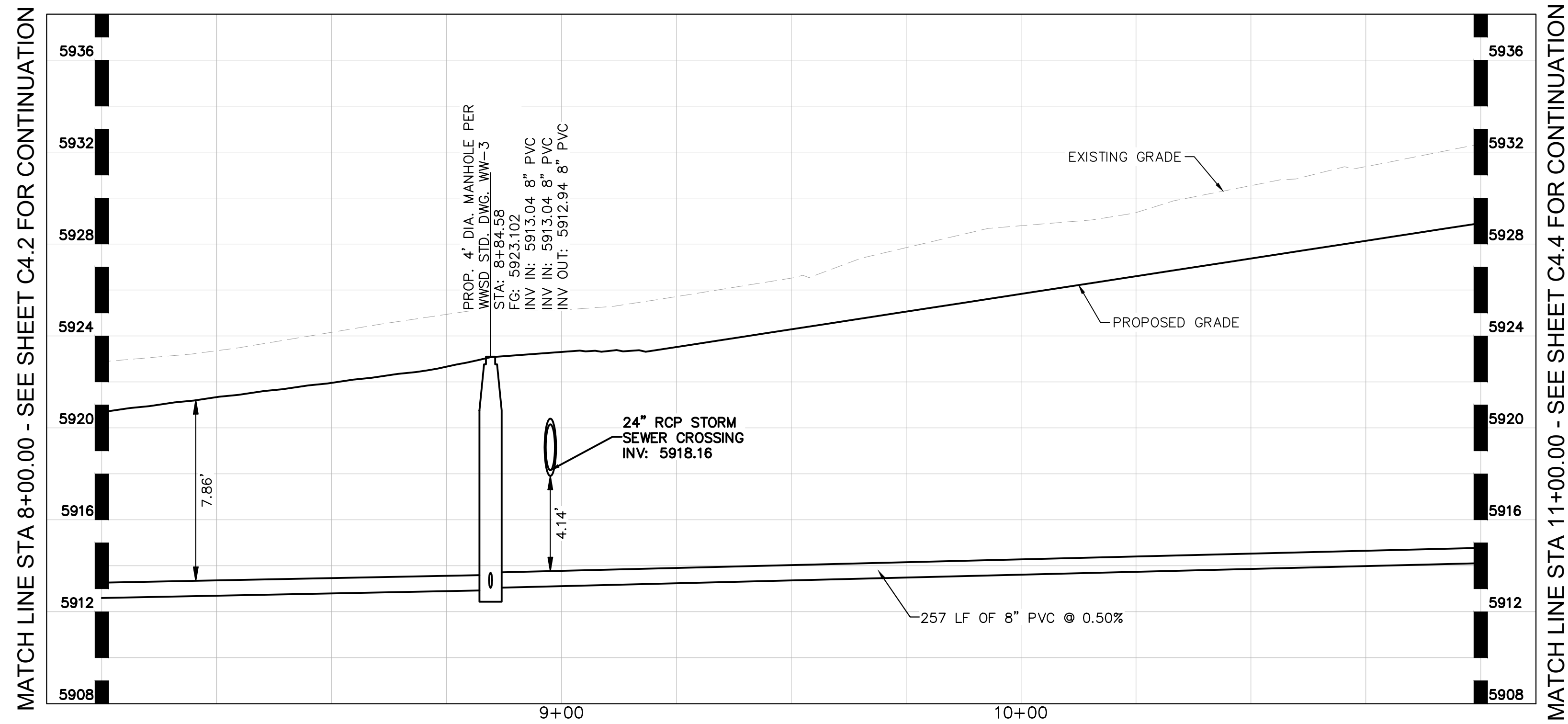
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196195000
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C4.2

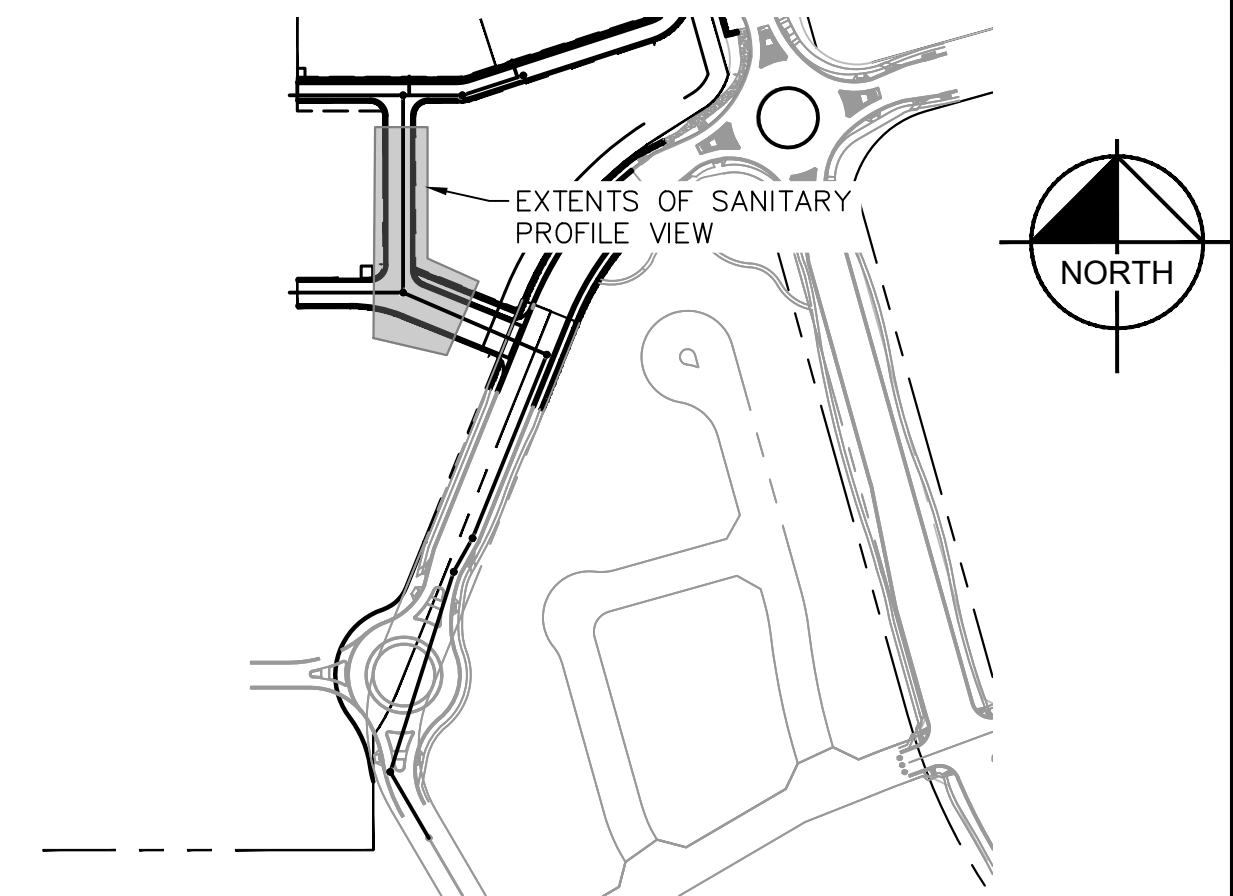
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SANITARY SEWER PLAN



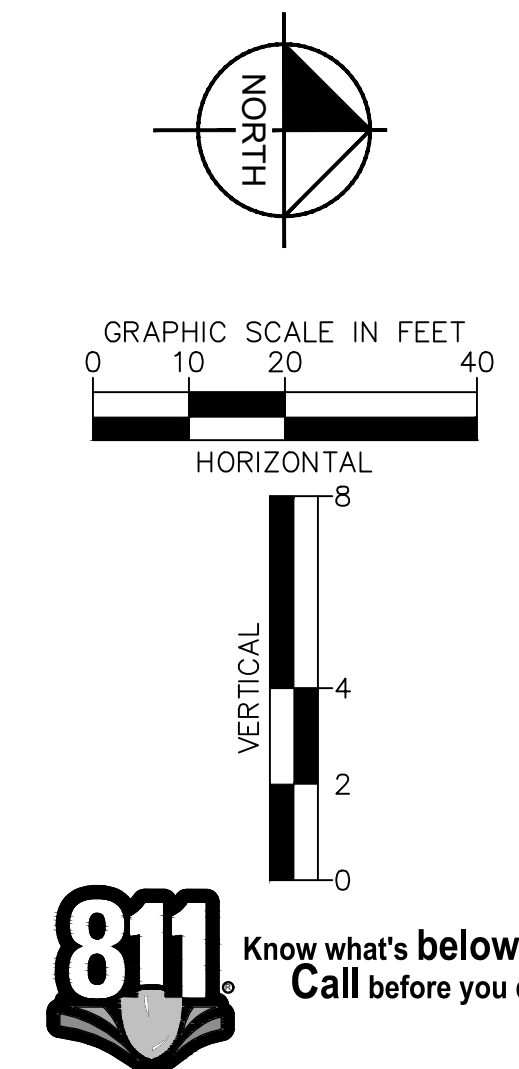
SANITARY SEWER PROFILE



VICINITY MAP
SCALE: 1" = 250'

LEGEND

	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED PROPERTY LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED STORM LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
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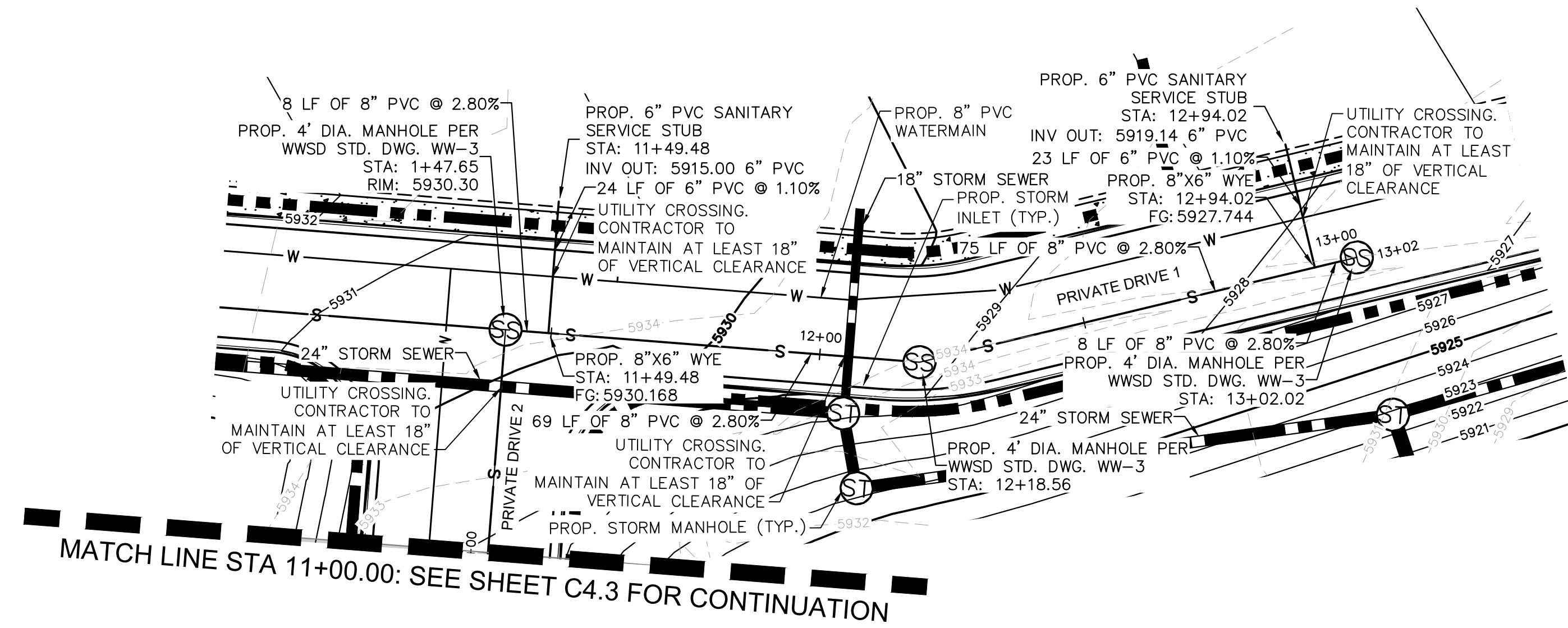
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 CONSTRUCTION DOCUMENTS
 SANITARY SEWER PLAN AND PROFILE

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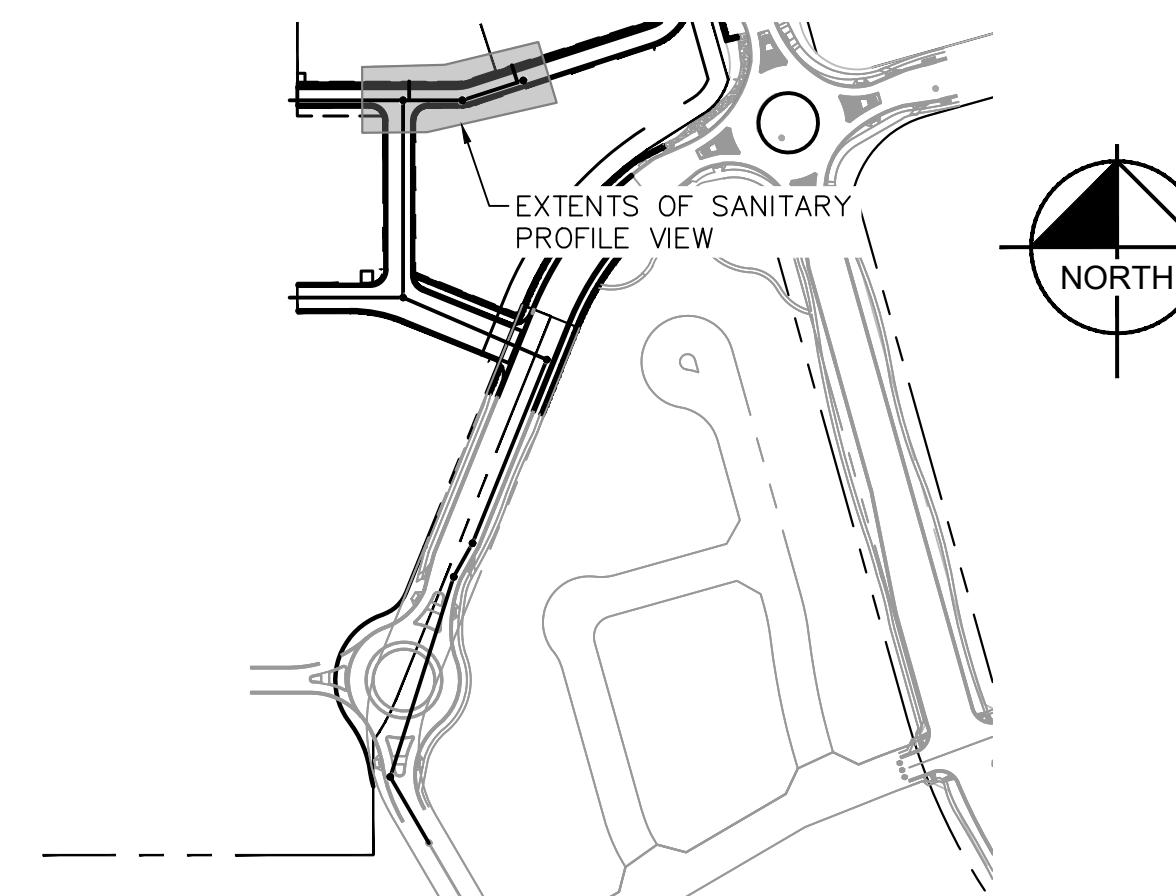
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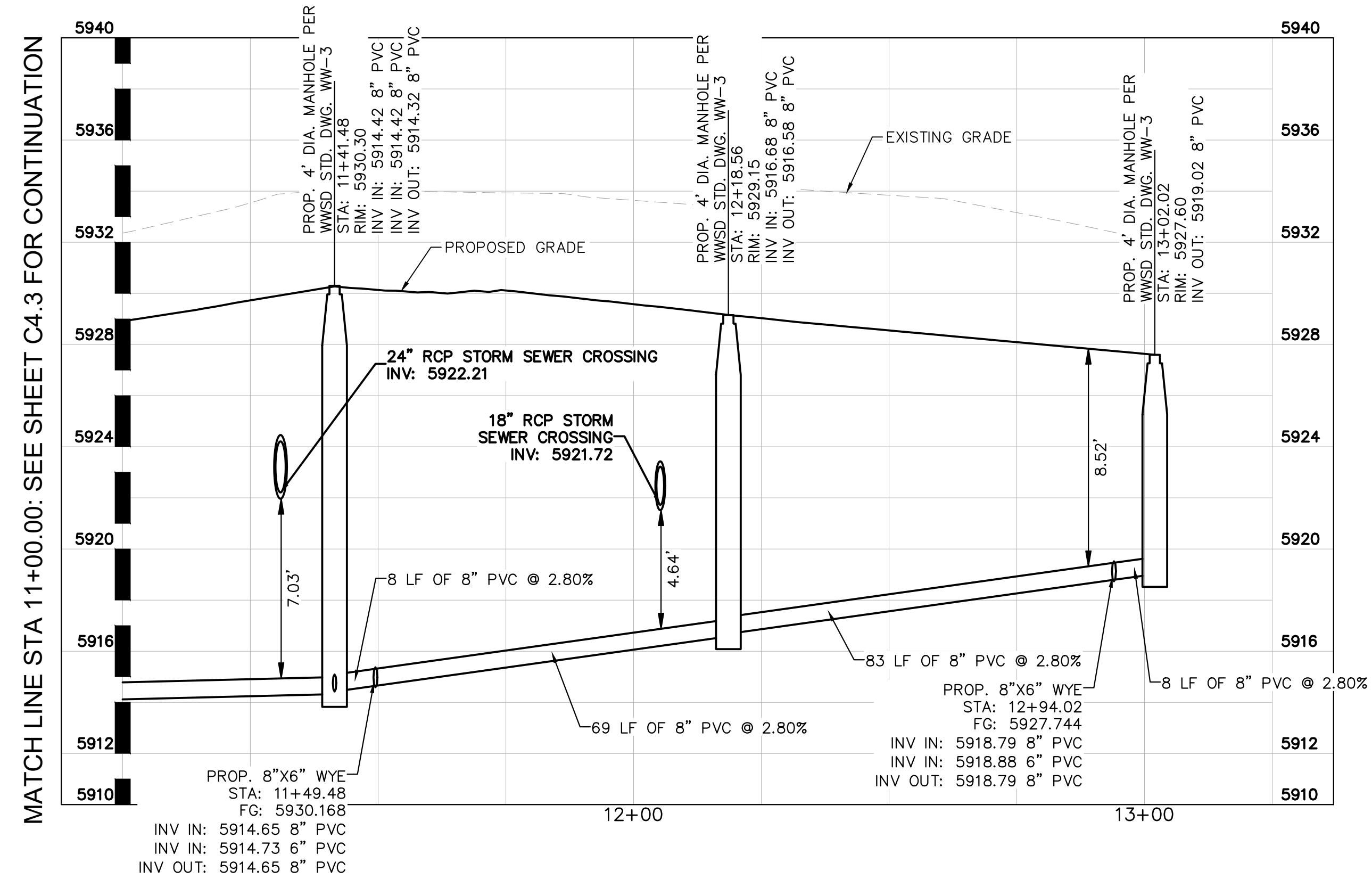
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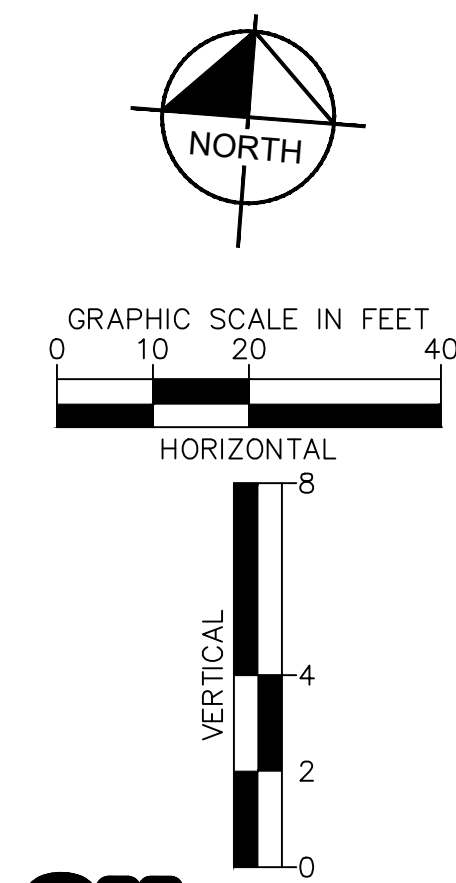
VICINITY MAP
SCALE: 1" = 250'

LEGEND

— W —	EXISTING WATER LINE
— G —	EXISTING GAS LINE
— OH —	EXISTING OVERHEAD ELECTRIC
— E —	EXISTING UNDERGROUND ELECTRIC
— — — — —	PROPOSED PROPERTY LINE
— G —	PROPOSED GAS LINE
— S —	PROPOSED SANITARY LINE
— W —	PROPOSED WATER LINE
— — — — —	PROPOSED STORM LINE
— XXXX —	EXISTING MAJOR CONTOUR
— XXXX —	EXISTING MINOR CONTOUR
— XXXX —	PROPOSED MAJOR CONTOUR
— XXXX —	PROPOSED MINOR CONTOUR
⊙	PROPOSED STORM DRAIN MANHOLE
⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED FIRE HYDRANT



SANITARY SEWER PROFILE



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WATERVIEW EAST COMMERCIAL
CONSTRUCTION DOCUMENTS
SANITARY SEWER PLAN AND PROFILE

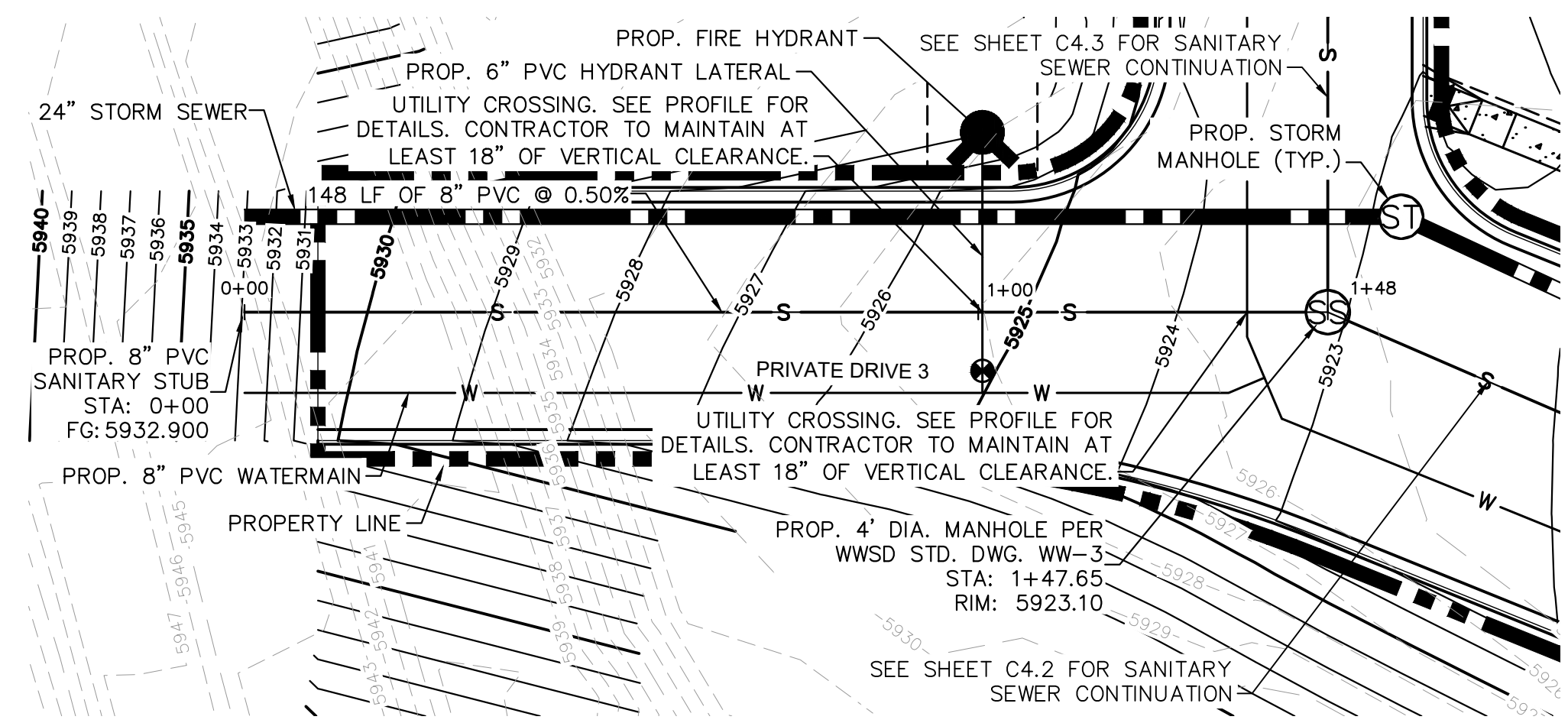
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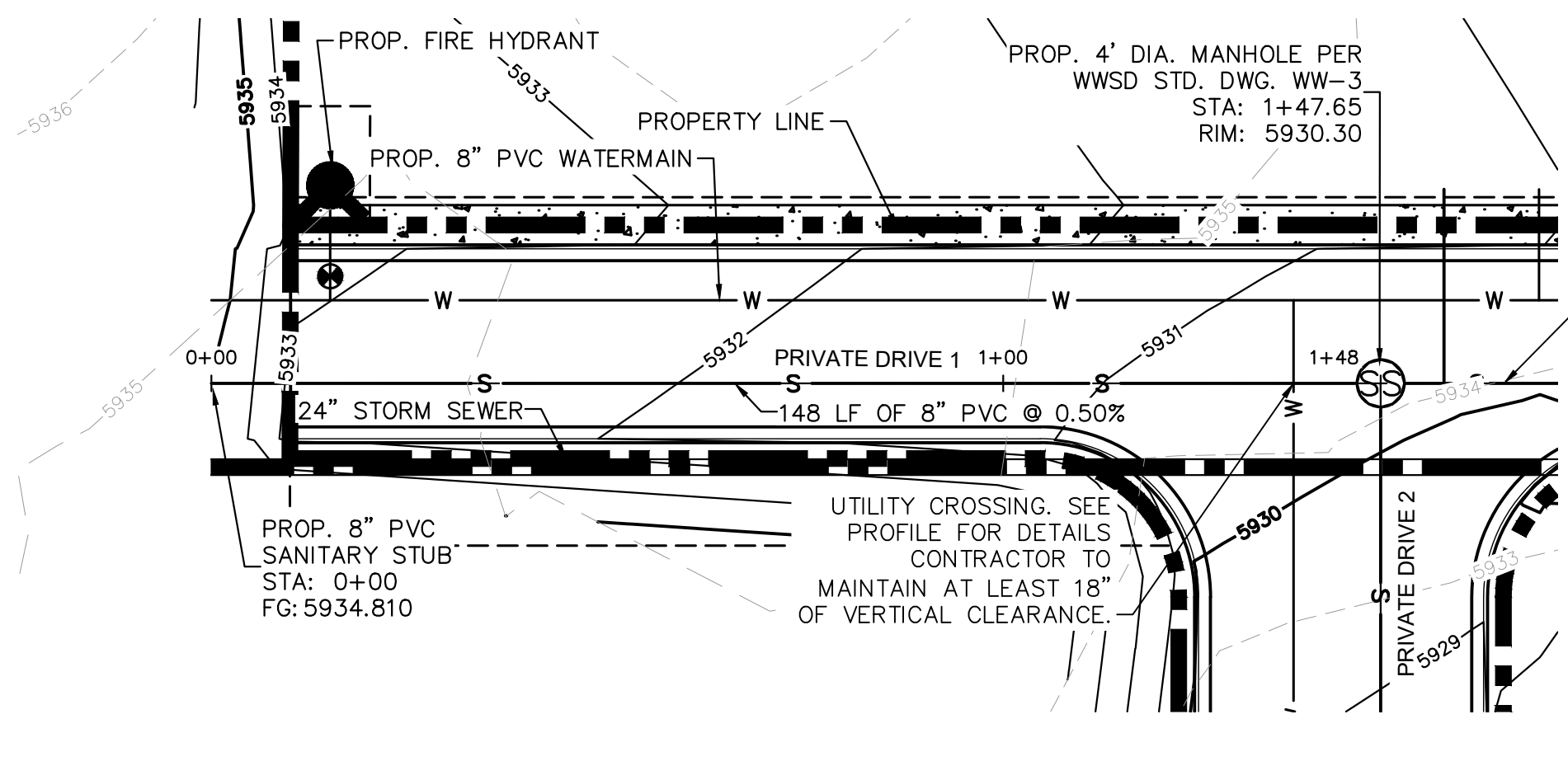
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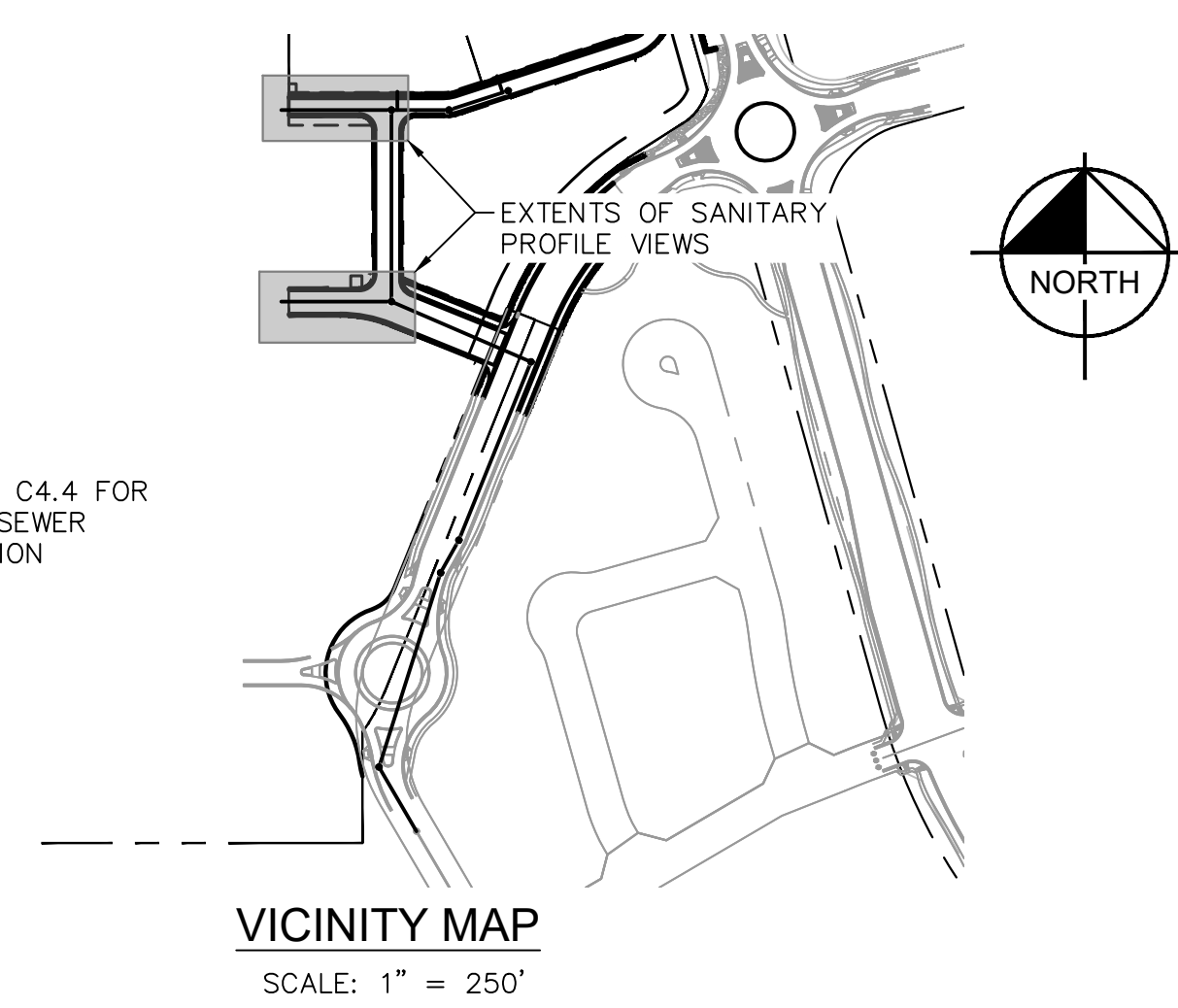
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SANITARY SEWER PLAN

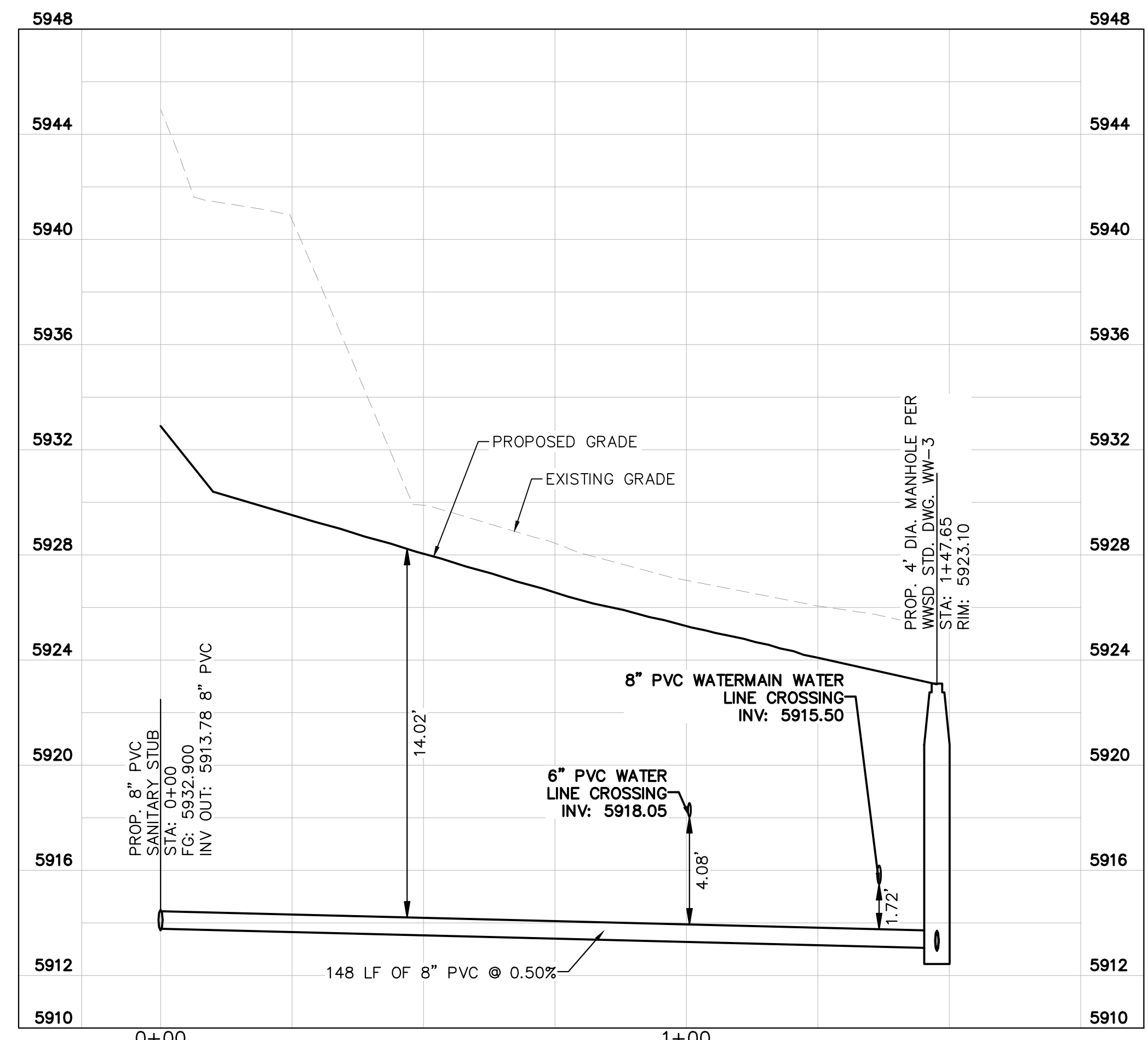


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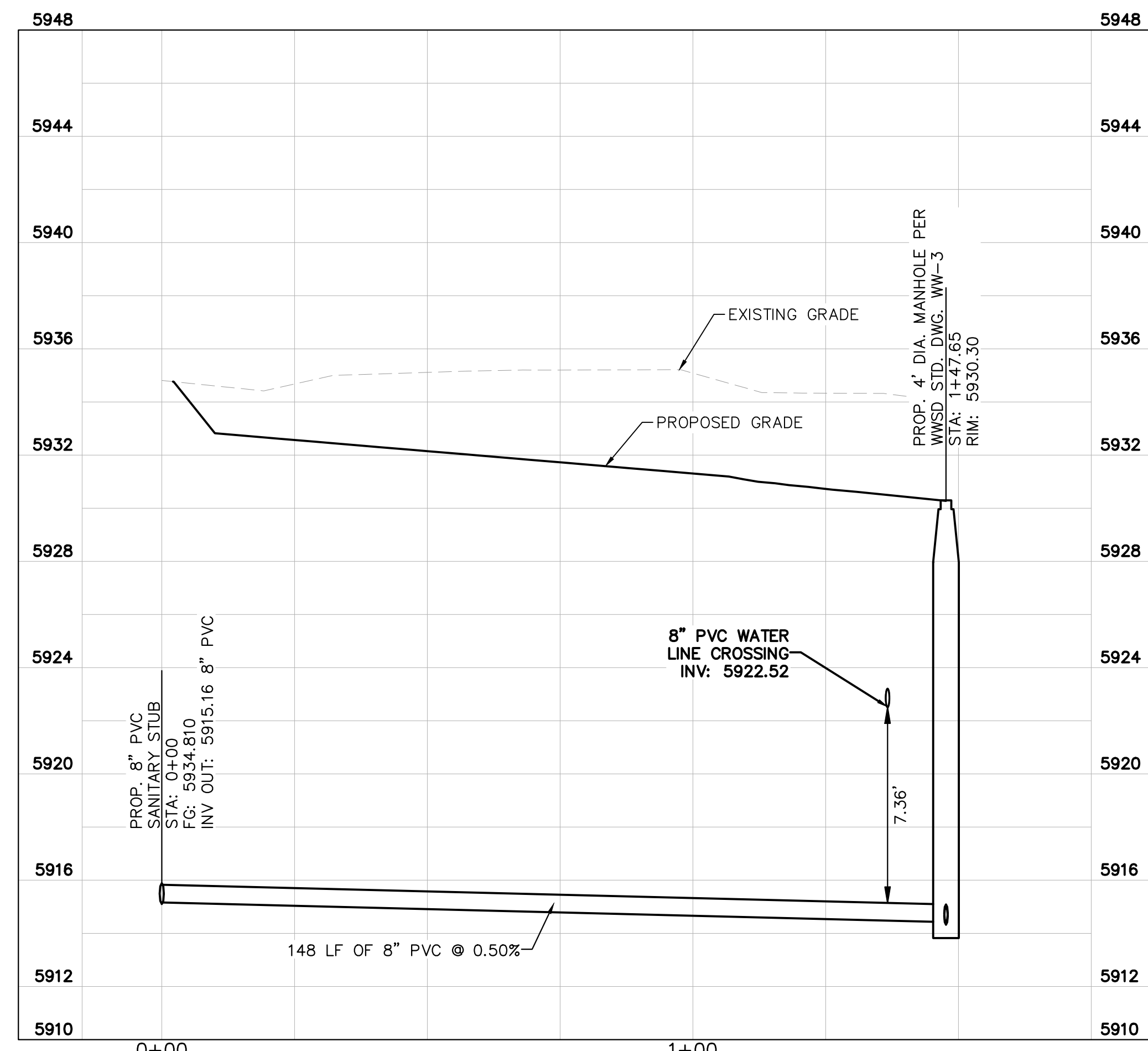


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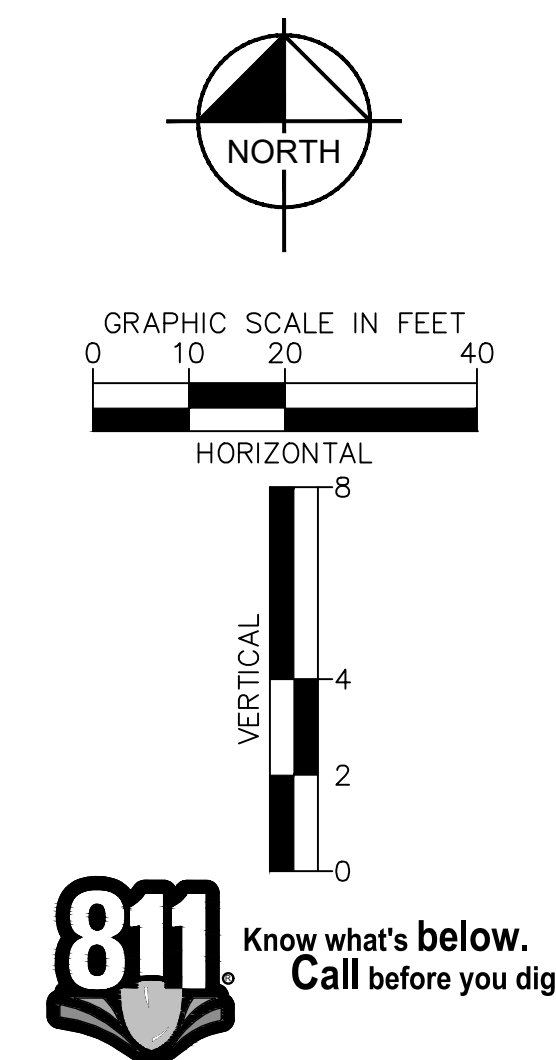
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	EXISTING GAS LINE
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	PROPOSED PROPERTY LINE
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	PROPOSED WATER LINE
	PROPOSED STORM LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED FIRE HYDRANT



SANITARY SEWER PROFILE



SANITARY SEWER PROFILE



Kimley»Horn
 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

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WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 SANITARY SEWER PLAN AND PROFILE

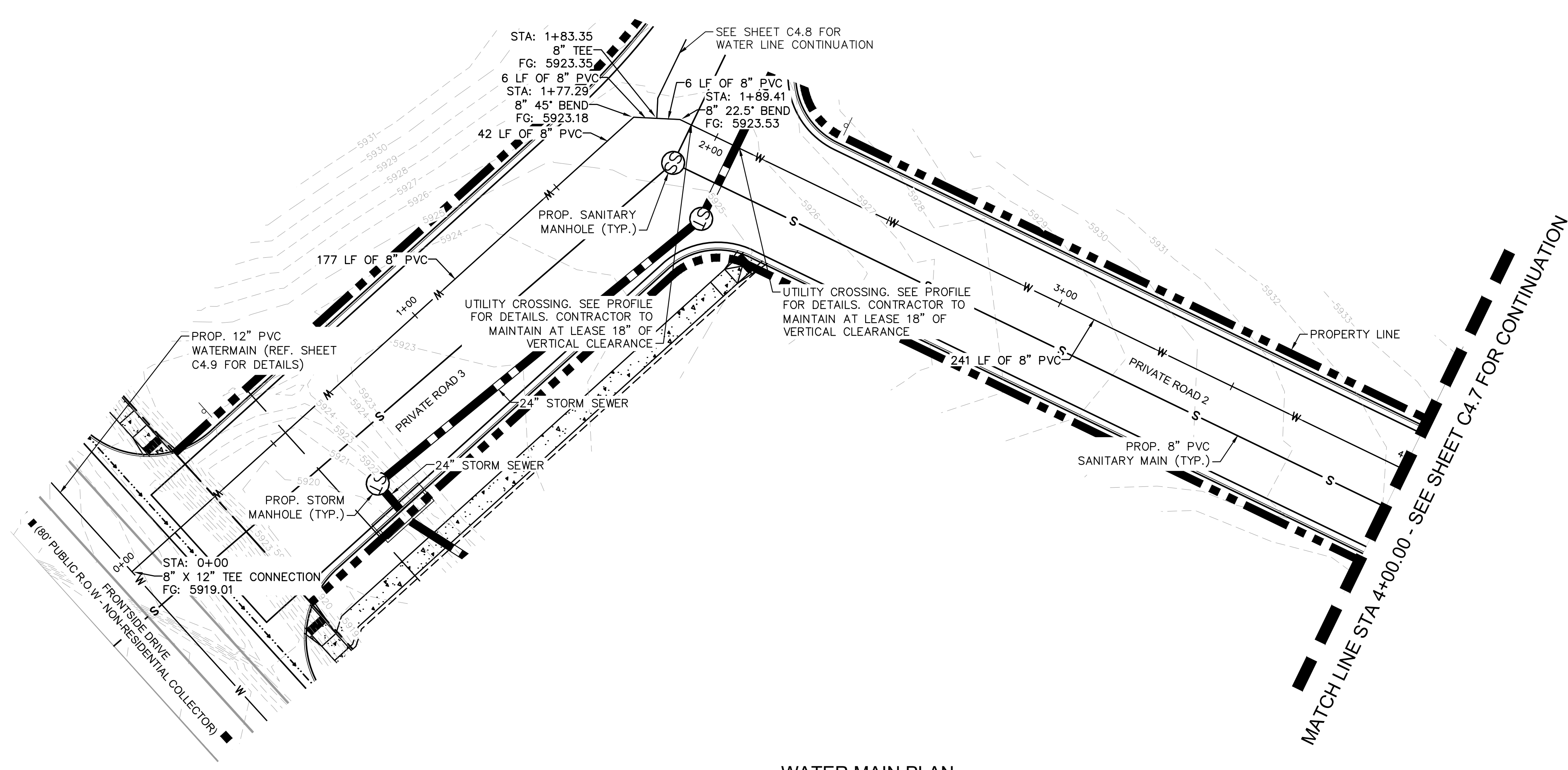
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 196195000

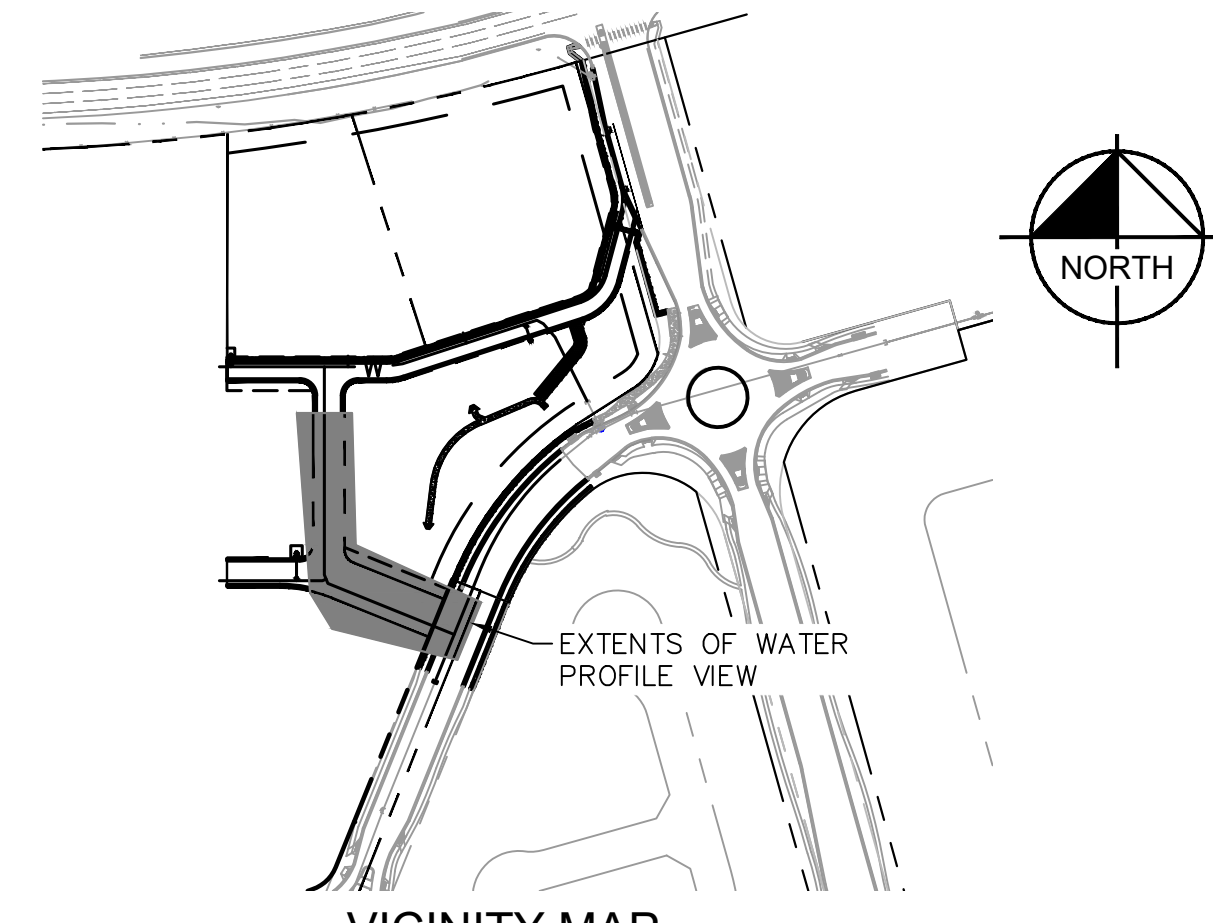
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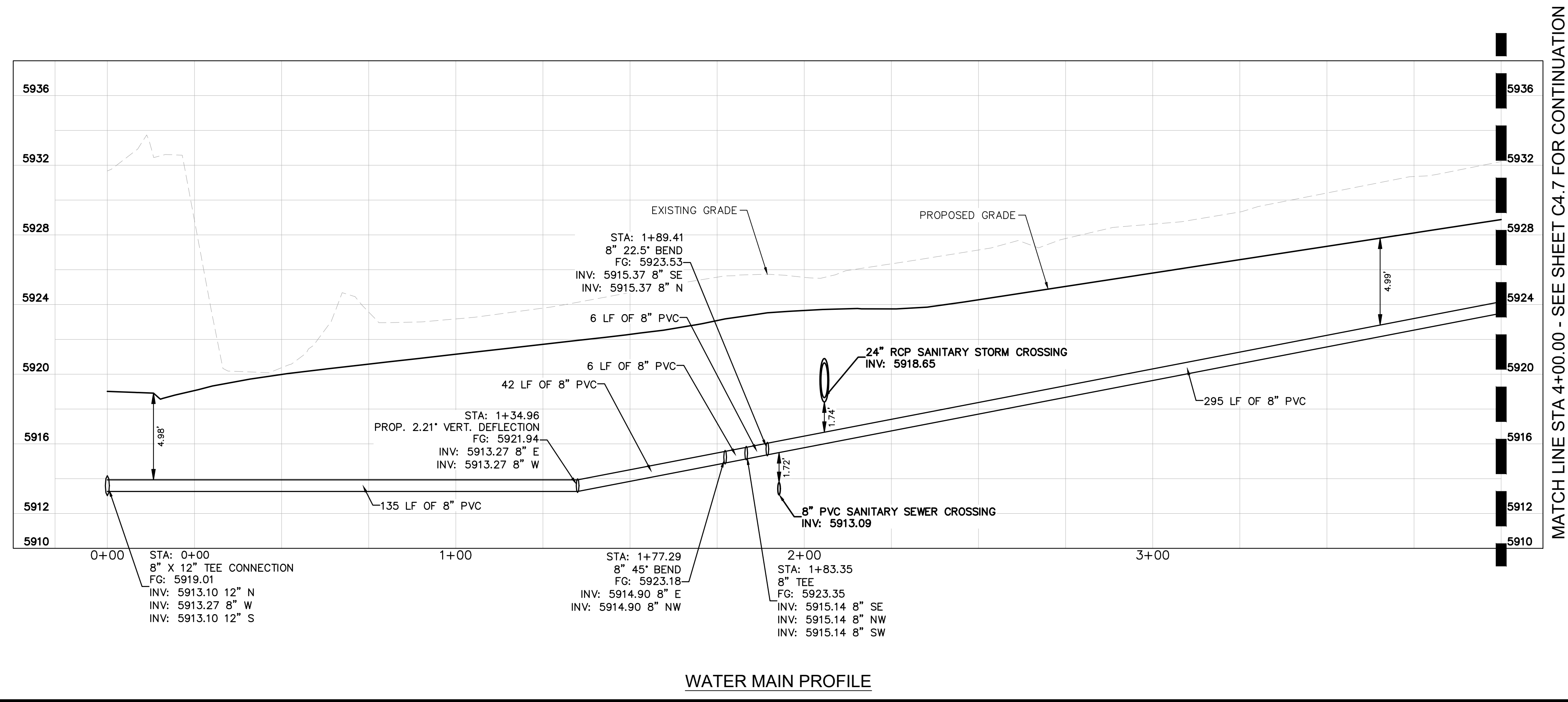
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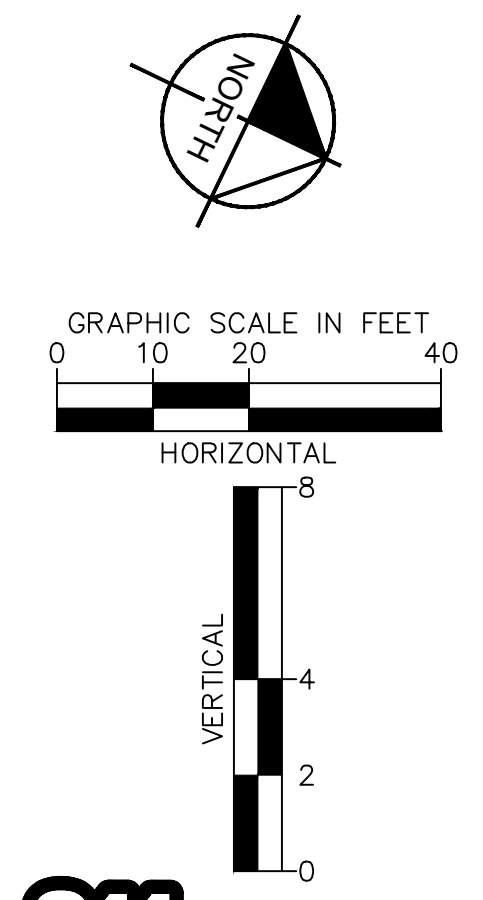
VICINITY MAP
SCALE: 1" = 250'

LEGEND

— W —	EXISTING WATER LINE
— G —	EXISTING GAS LINE
— OH —	EXISTING OVERHEAD ELECTRIC
— E —	EXISTING UNDERGROUND ELECTRIC
— P —	PROPOSED PROPERTY LINE
— G —	PROPOSED GAS LINE
— S —	PROPOSED SANITARY LINE
— W —	PROPOSED WATER LINE
— W —	PROPOSED STORM LINE
— XXXX —	EXISTING MAJOR CONTOUR
— XXXX —	EXISTING MINOR CONTOUR
— XXXX —	PROPOSED MAJOR CONTOUR
— XXXX —	PROPOSED MINOR CONTOUR
⊗	PROPOSED STORM DRAIN MANHOLE
⊗	PROPOSED SANITARY SEWER MANHOLE
⊗	PROPOSED FIRE HYDRANT



WATER MAIN PROFILE



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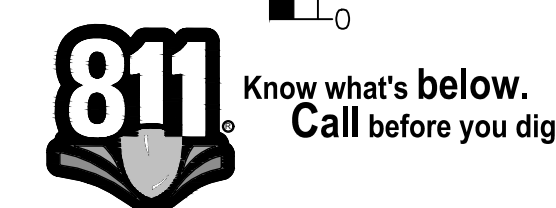
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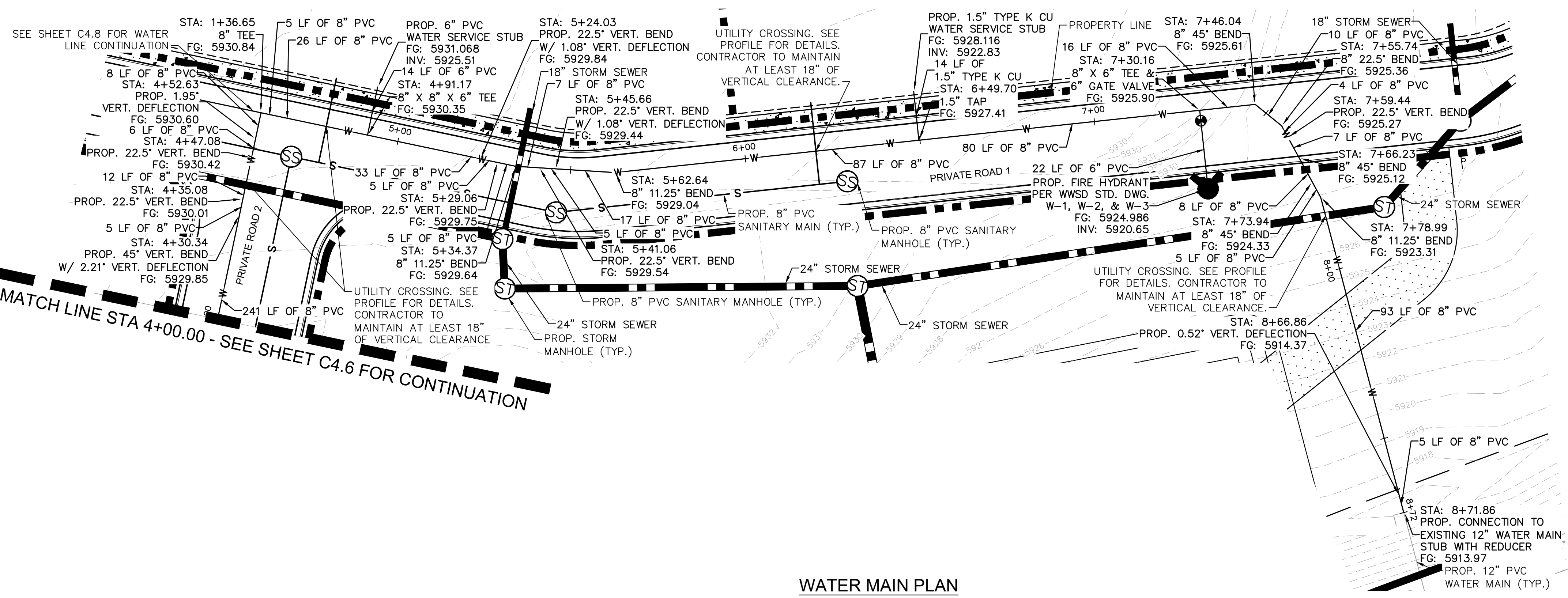
WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 WATER MAIN PLAN AND PROFILE

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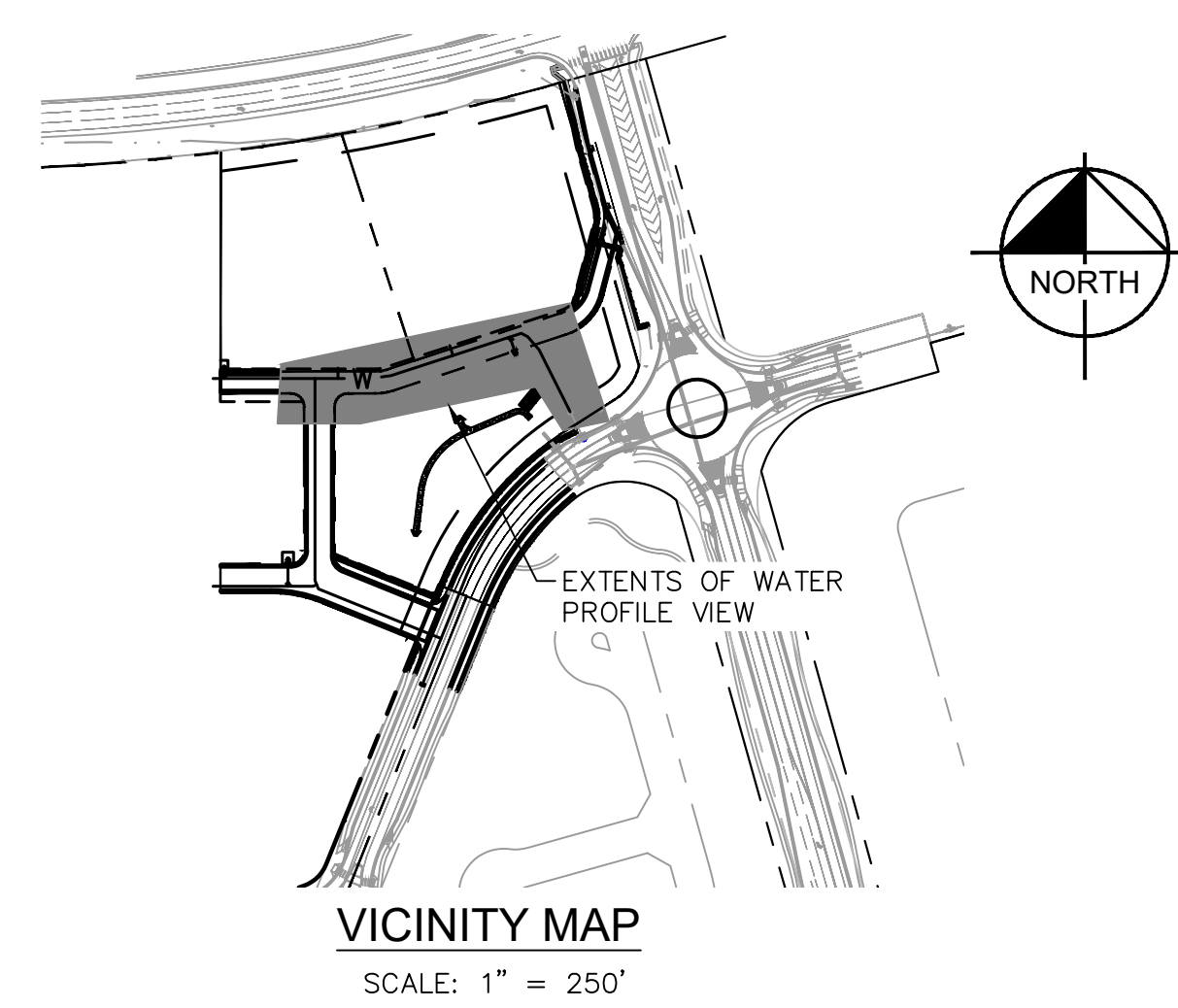
PROJECT NO.
 196195000

SHEET
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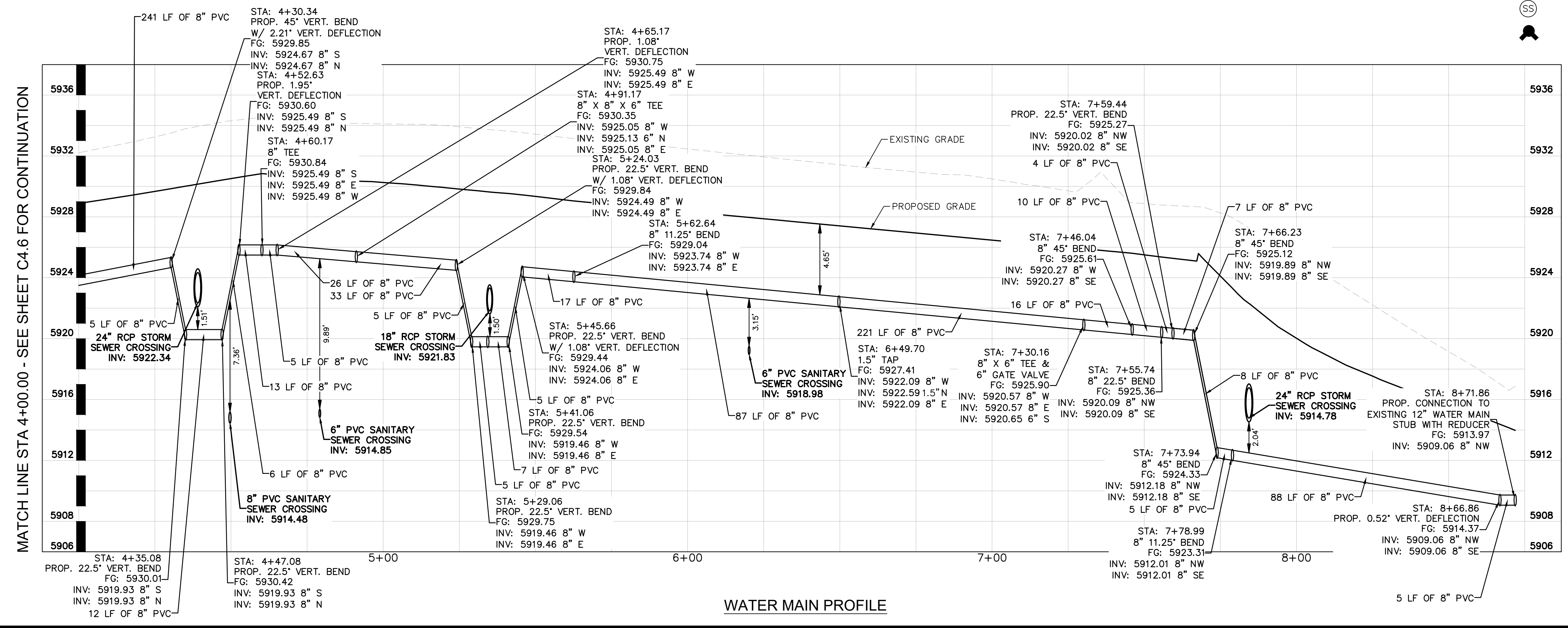


WATER MAIN PLAN

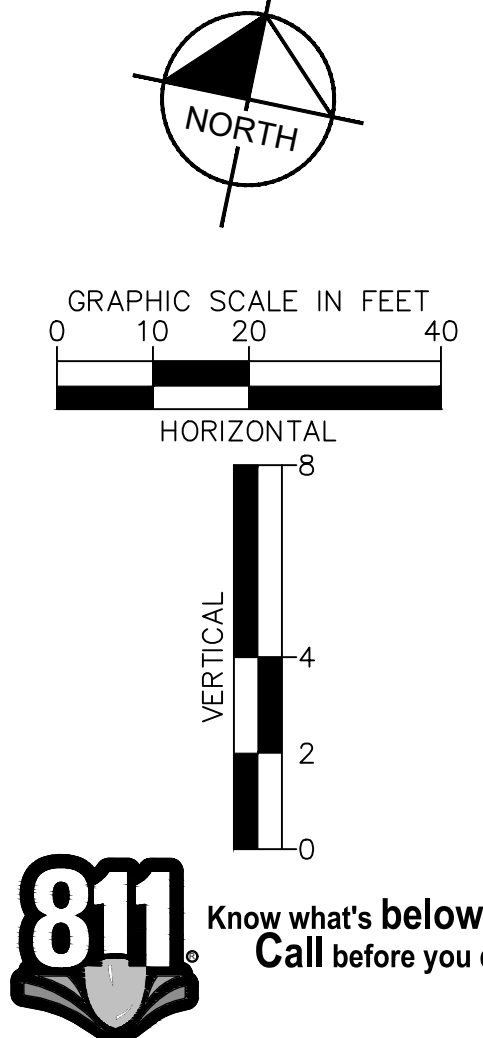


LEGEND

	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED PROPERTY LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED STORM LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM DRAIN MANHOLE
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WATER MAIN PROFILE



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WATERVIEW EAST COMMERCIAL
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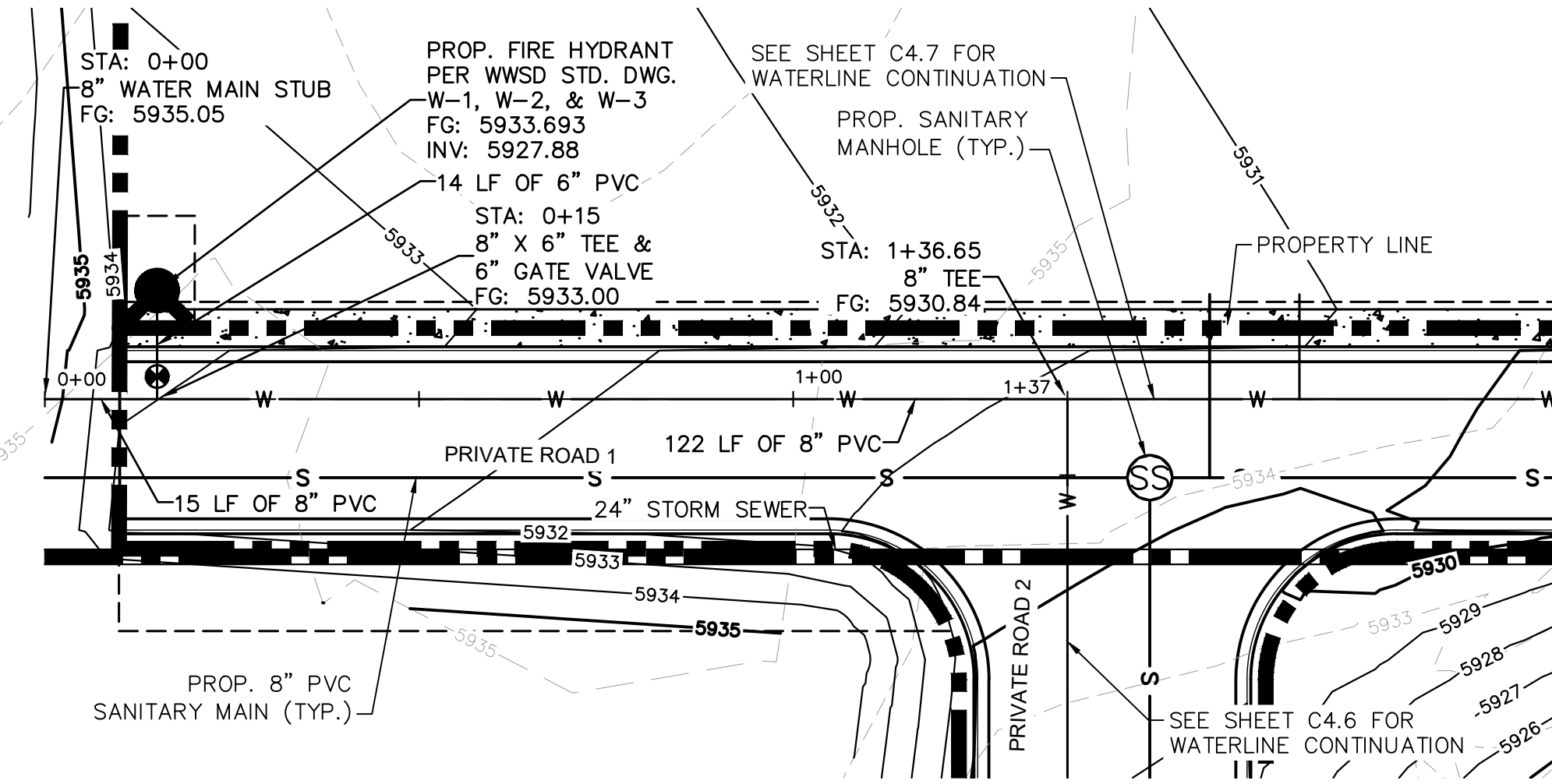
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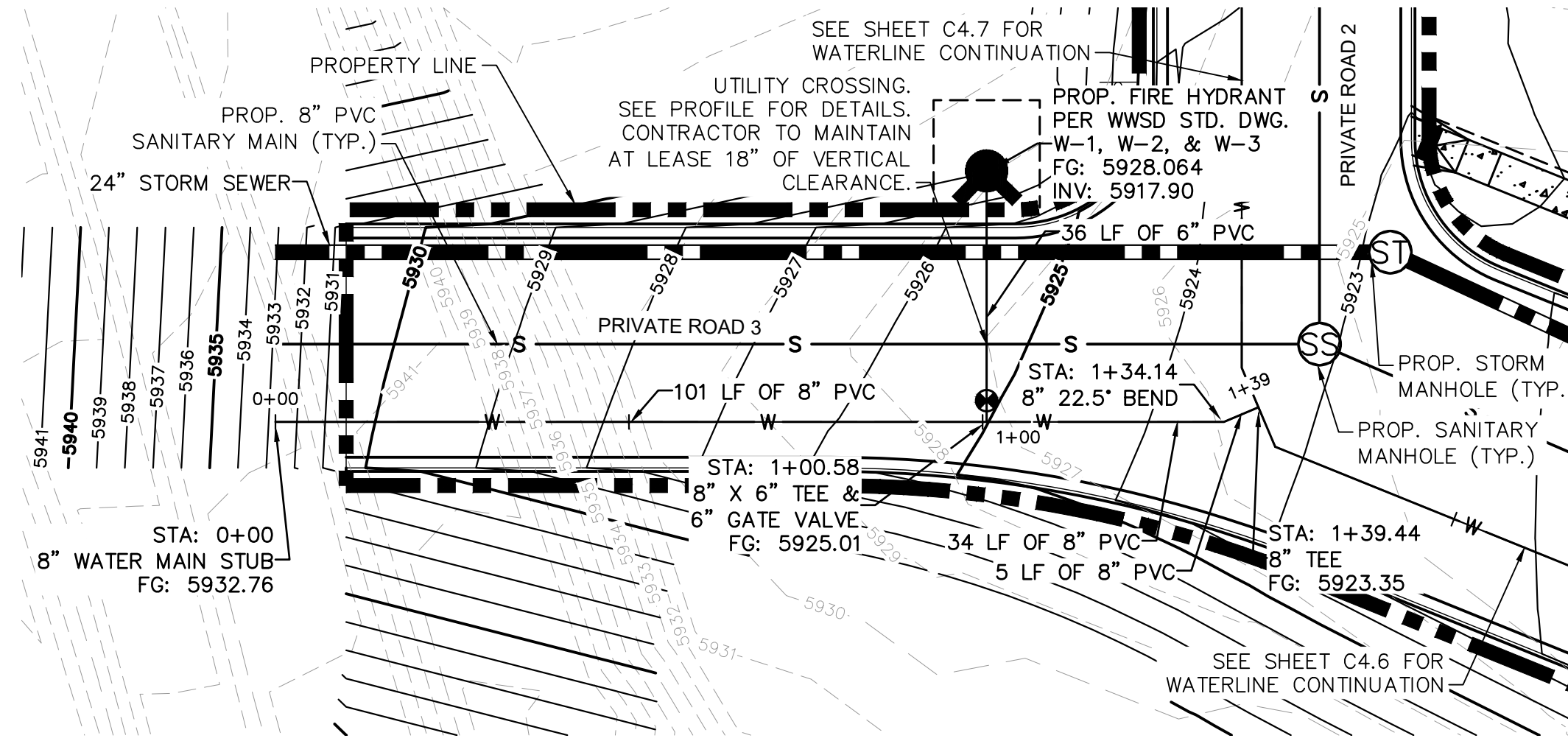
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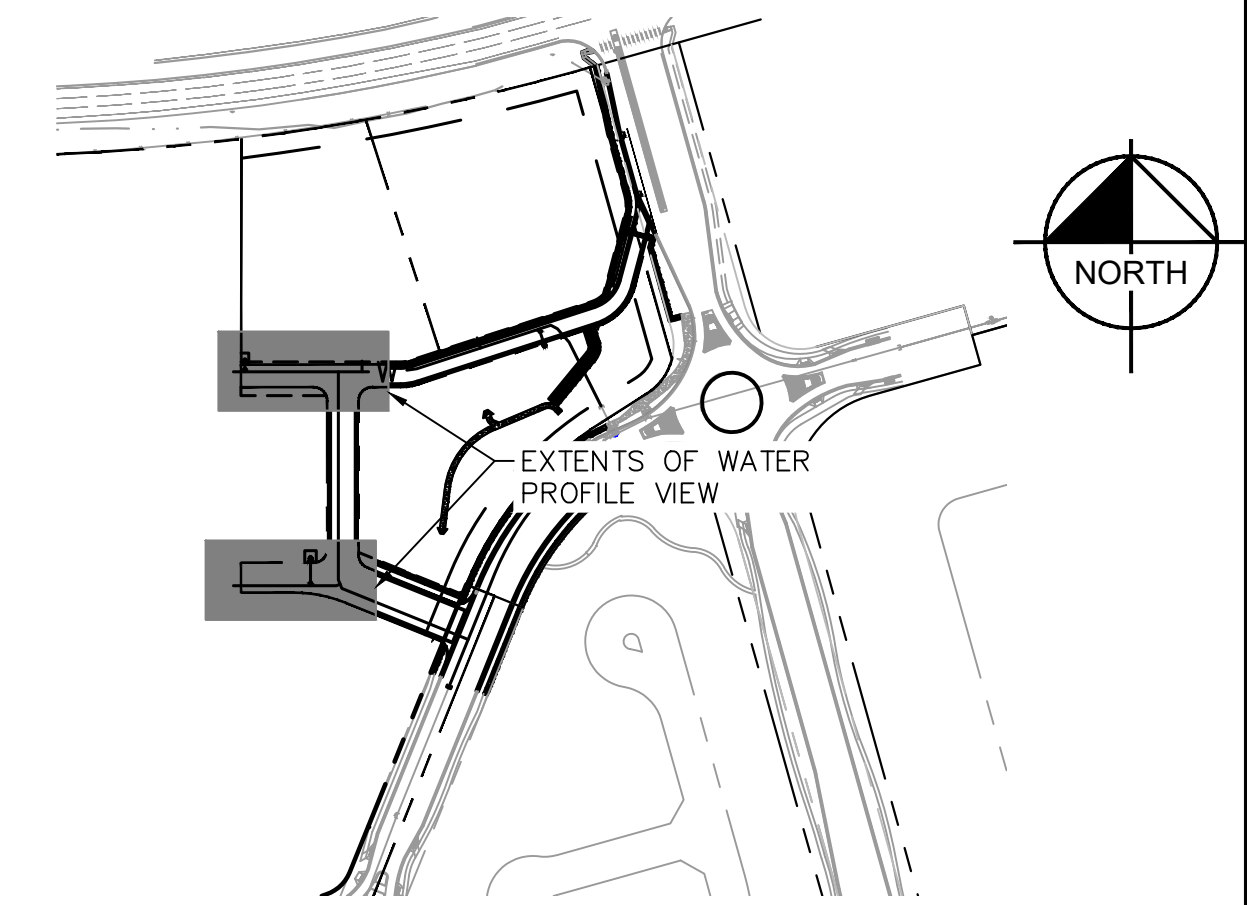
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WATER MAIN PLAN



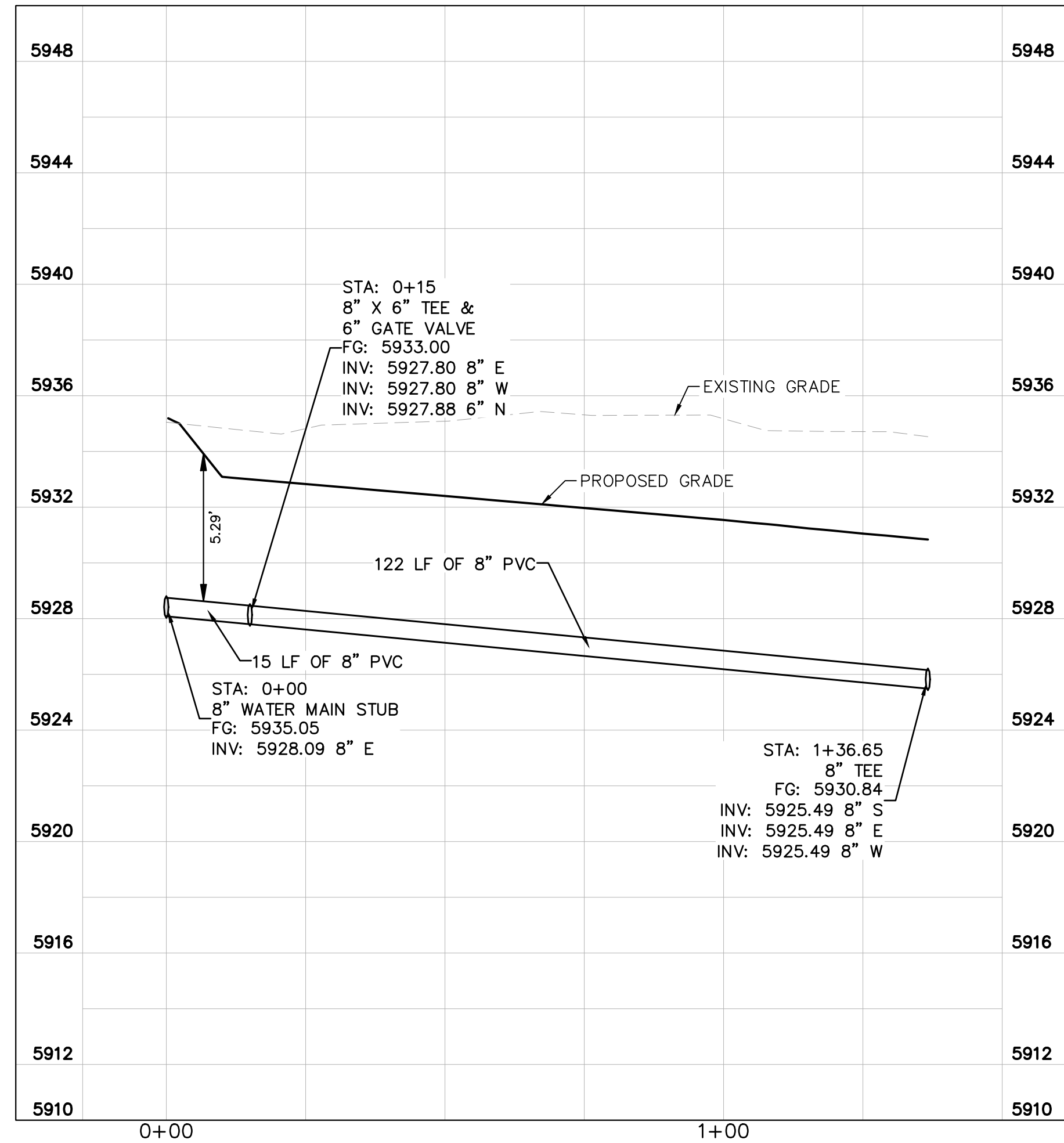
WATER MAIN PLAN



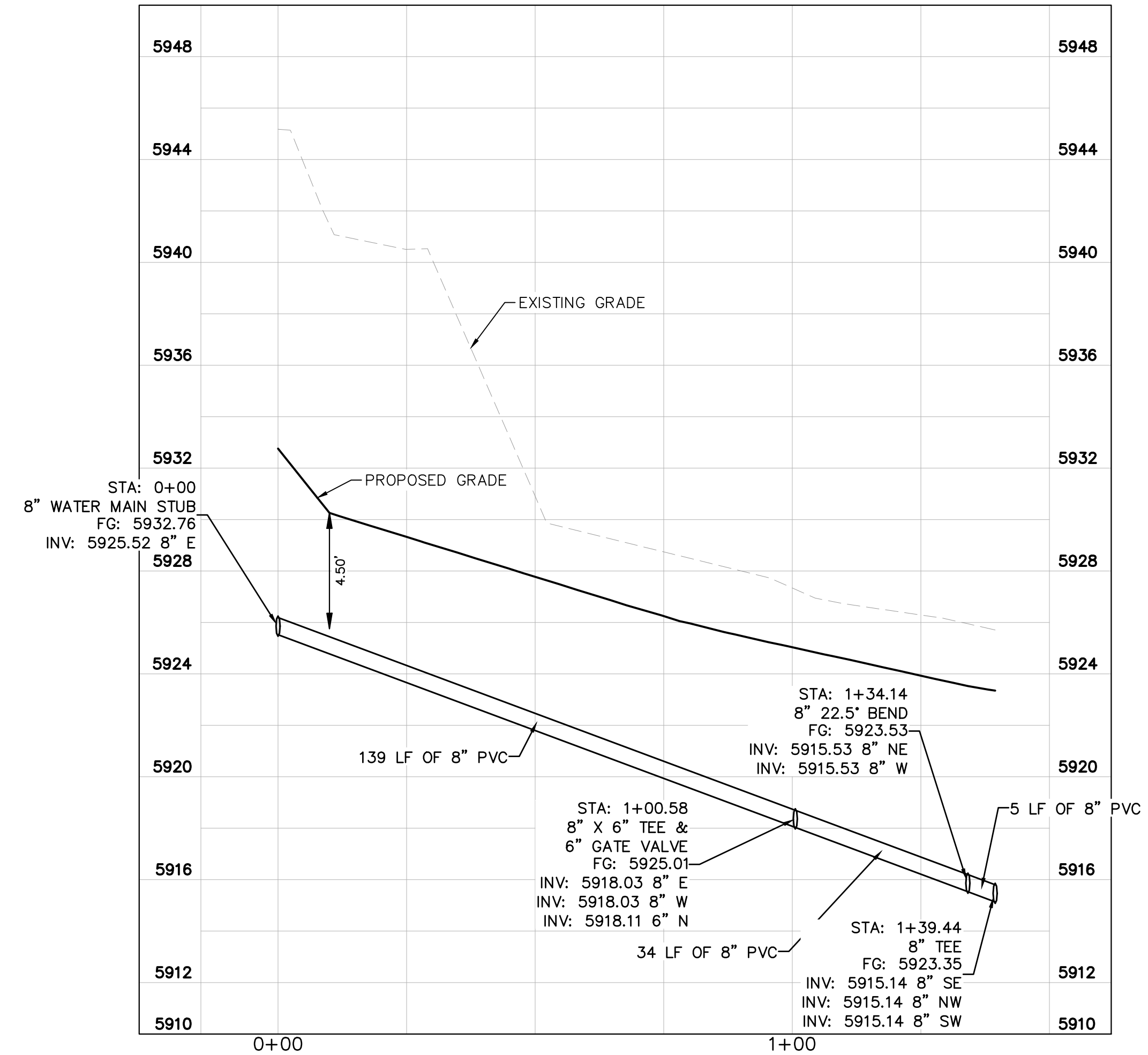
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SCALE: 1" = 250'

LEGEND

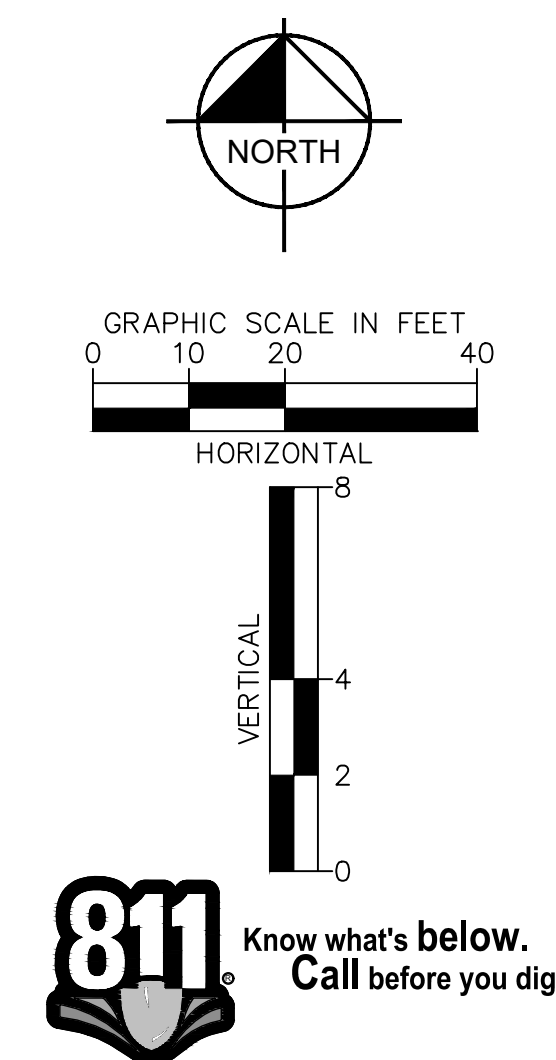
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— G —	EXISTING GAS LINE
— OH —	EXISTING OVERHEAD ELECTRIC
— E —	EXISTING UNDERGROUND ELECTRIC
— — — — —	PROPOSED PROPERTY LINE
— G —	PROPOSED GAS LINE
— S —	PROPOSED SANITARY LINE
— W —	PROPOSED WATER LINE
— — — — —	PROPOSED STORM LINE
— XXXX —	EXISTING MAJOR CONTOUR
— XXXX —	EXISTING MINOR CONTOUR
— XXXX —	PROPOSED MAJOR CONTOUR
— XXXX —	PROPOSED MINOR CONTOUR
⊗	PROPOSED STORM DRAIN MANHOLE
⊗	PROPOSED SANITARY SEWER MANHOLE
⊗	PROPOSED FIRE HYDRANT



WATER MAIN PROFILE



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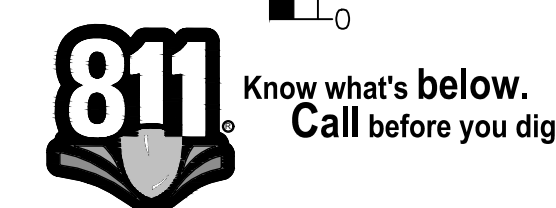
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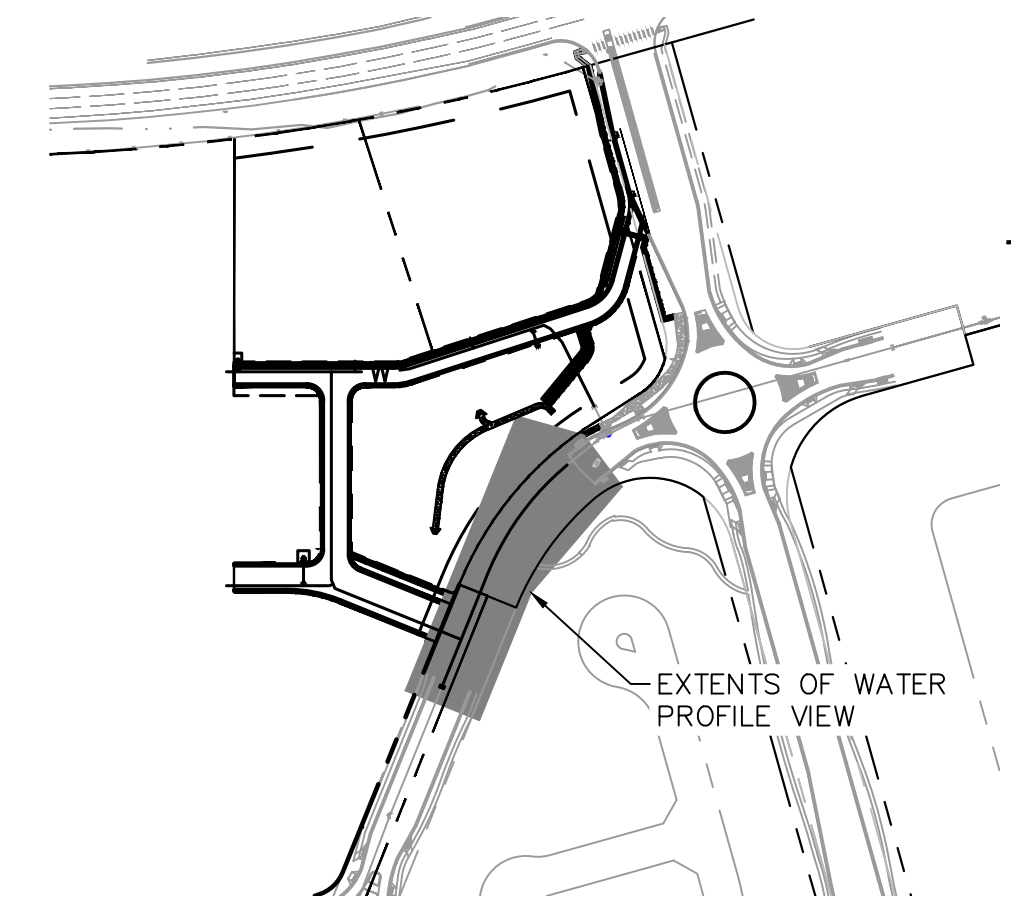
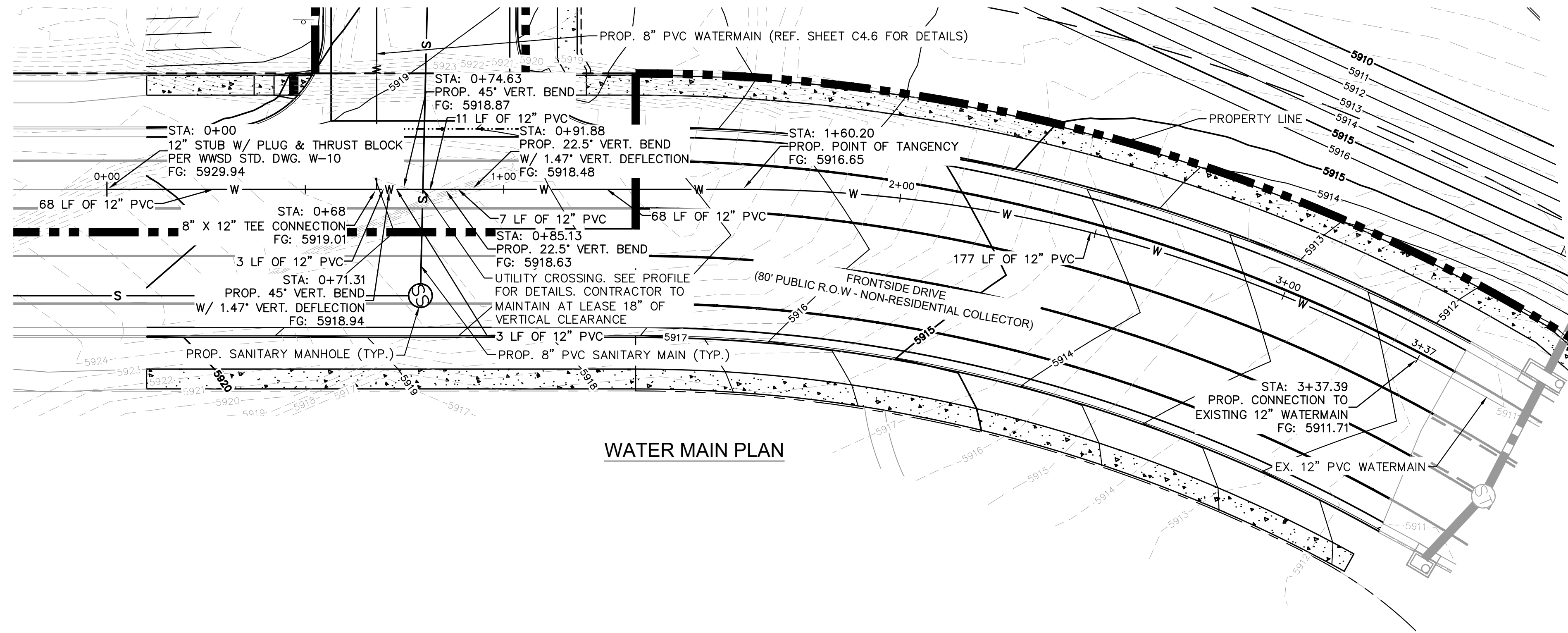
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SHEET
C4.8

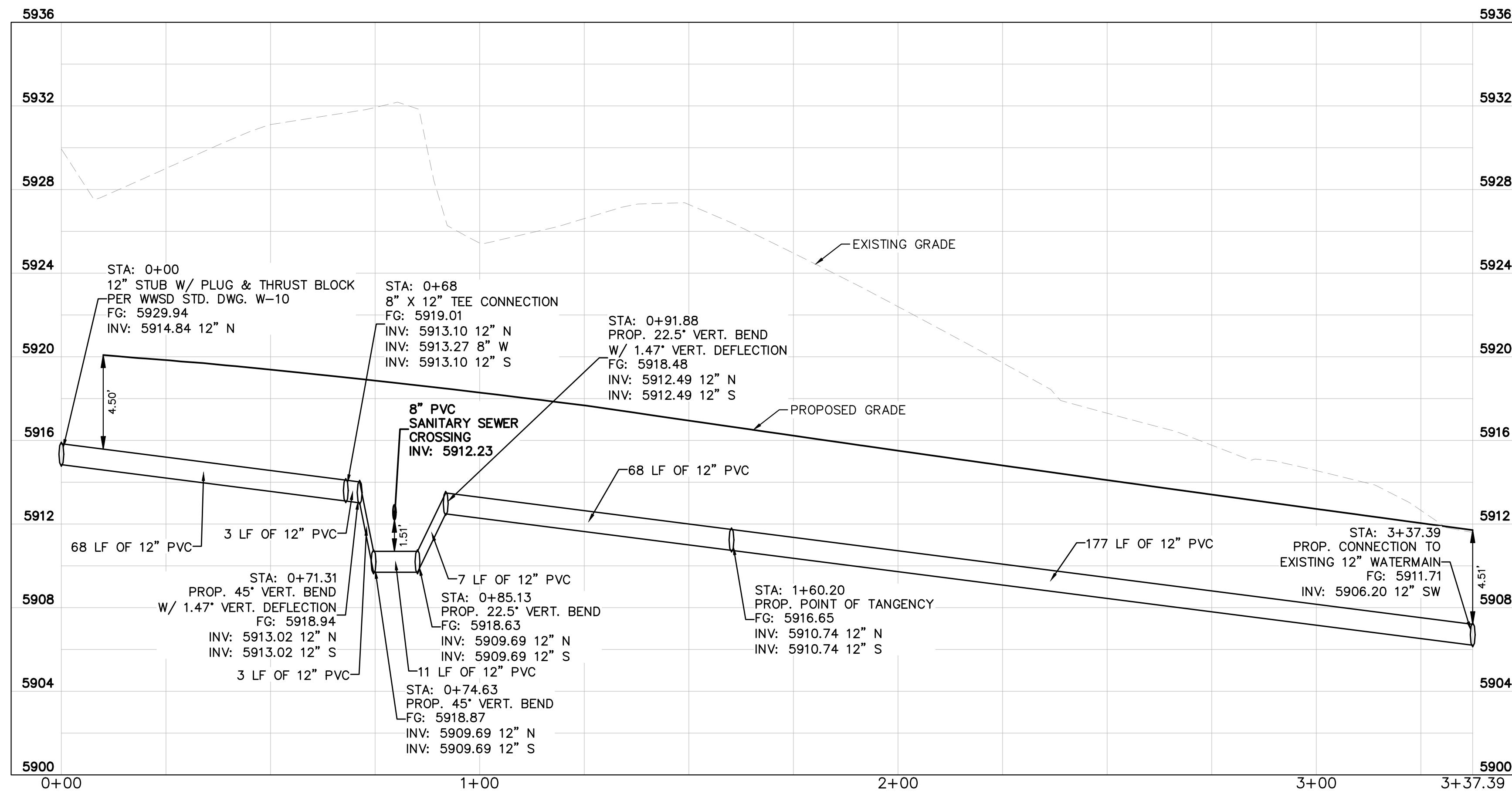


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LEGEND

— W —	EXISTING WATER LINE
— G —	EXISTING GAS LINE
— OH —	EXISTING OVERHEAD ELECTRIC
— E —	EXISTING UNDERGROUND ELECTRIC
— — — — —	PROPOSED PROPERTY LINE
— G —	PROPOSED GAS LINE
— S —	PROPOSED SANITARY LINE
— W —	PROPOSED WATER LINE
— — — — —	PROPOSED STORM LINE
— XXXX —	EXISTING MAJOR CONTOUR
— XXXX —	EXISTING MINOR CONTOUR
— XXXX —	PROPOSED MAJOR CONTOUR
— XXXX —	PROPOSED MINOR CONTOUR
⊙	PROPOSED STORM DRAIN MANHOLE
⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED FIRE HYDRANT



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: ANF
 DRAWN BY: ANF
 CHECKED BY: JJM
 DATE: 04/21/2026

WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 WATER MAIN PLAN AND PROFILE

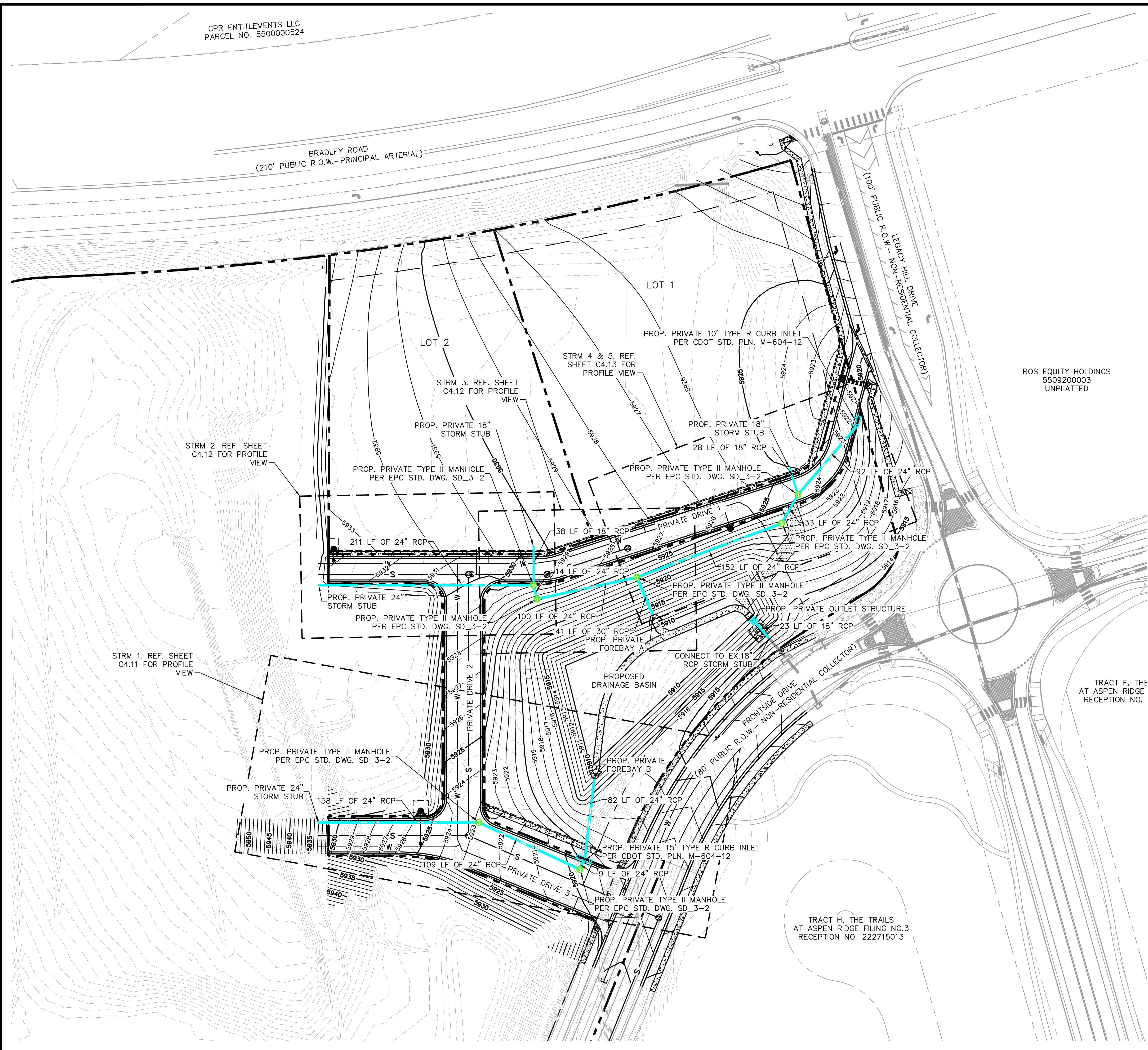
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PROJECT NO.
 196195000

SHEET
 C4.9



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LEGEND

- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- OH — EXISTING OVERHEAD ELECTRIC
- E — EXISTING UNDERGROUND ELECTRIC
- — PROPOSED PROPERTY LINE
- G — PROPOSED GAS LINE
- S — PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE
- — PROPOSED STORM LINE
- — PROPOSED RIPRAP
- — PROPOSED CONCRETE
- — PROPOSED VALLEY GUTTER
- XXXX — EXISTING MAJOR CONTOUR
- XXXX — EXISTING MINOR CONTOUR
- XXXX — PROPOSED MAJOR CONTOUR
- XXXX — PROPOSED MINOR CONTOUR
- ⊕ — PROPOSED STORM DRAIN MANHOLE
- ⊗ — PROPOSED SANITARY SEWER MANHOLE
- ⊙ — PROPOSED FIRE HYDRANT

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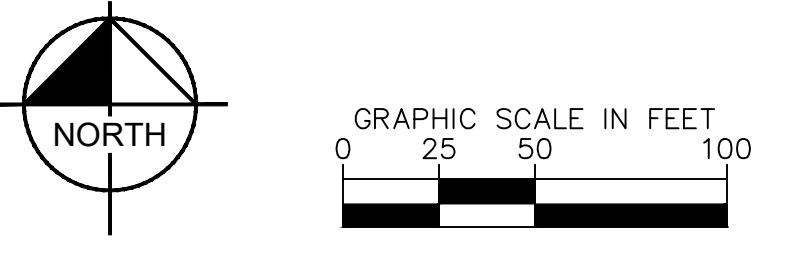
DESIGNED BY: ANF
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 DATE: 04/21/2026

**WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 OVERALL STORM PLAN**

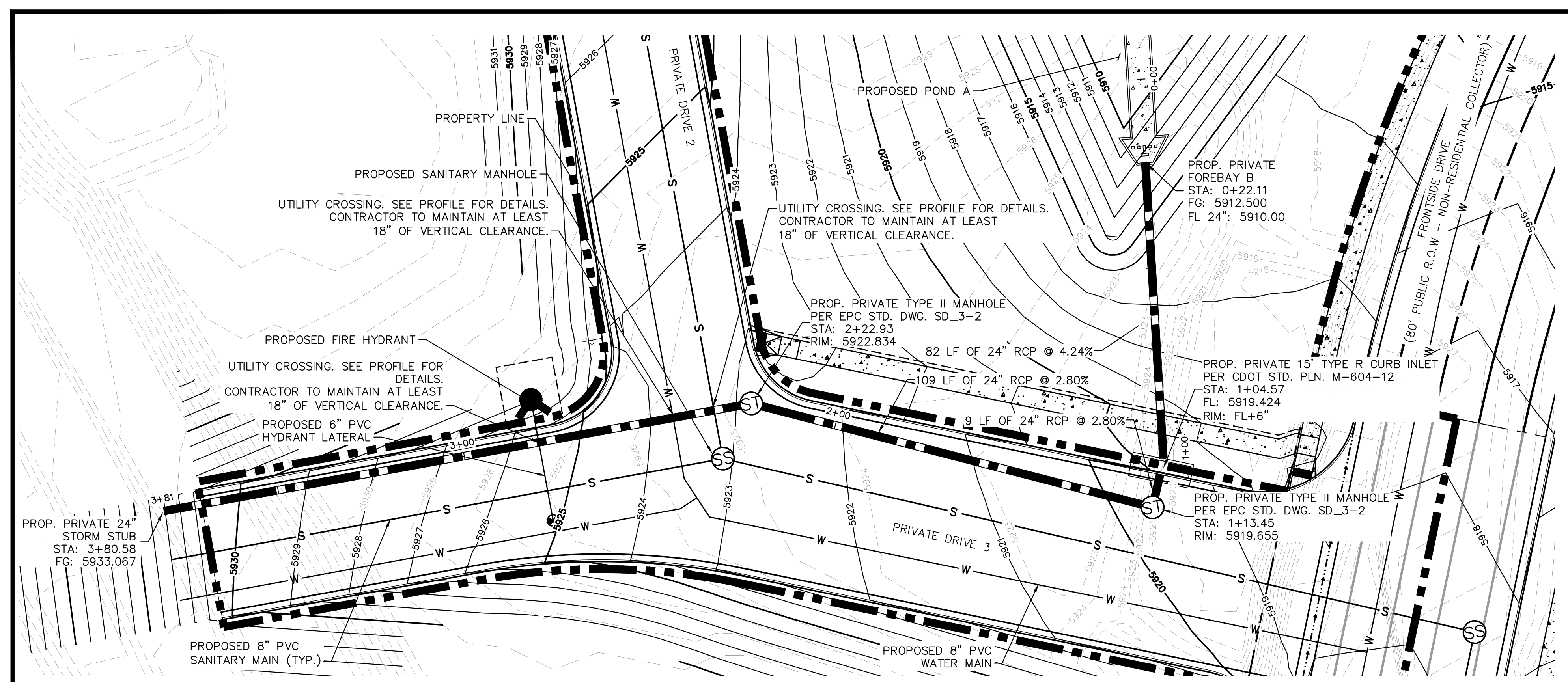
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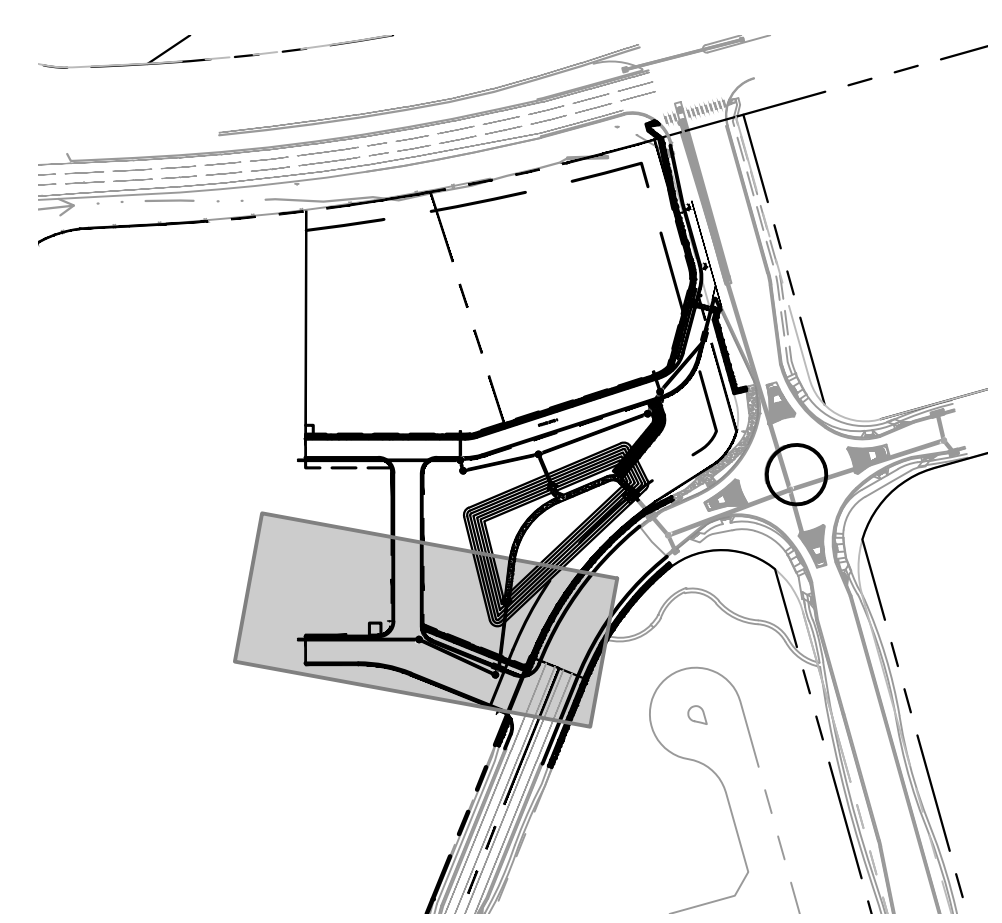
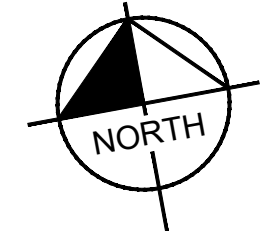
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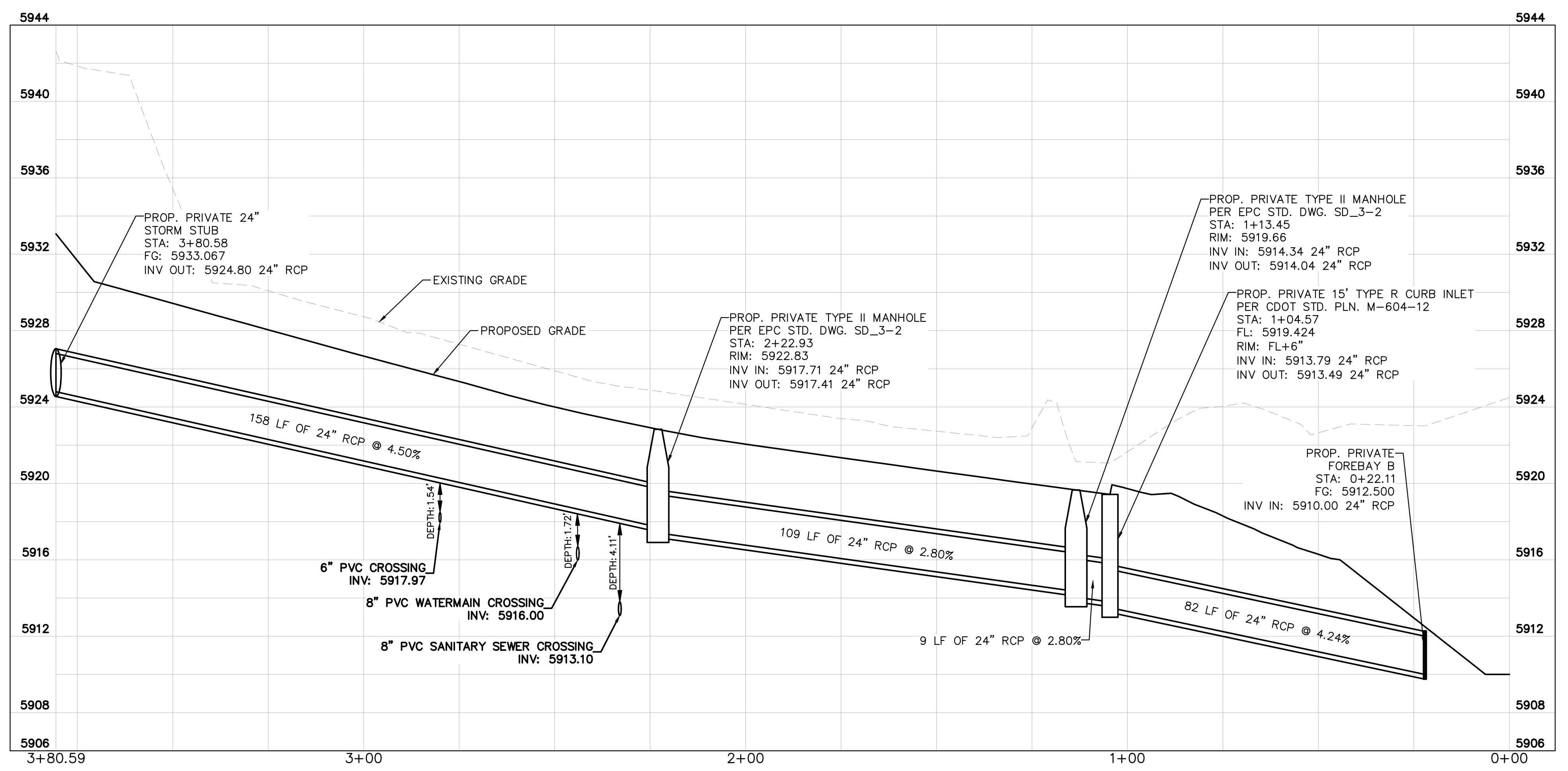
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STORM DRAIN 1 PLAN



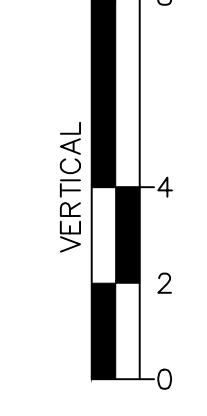
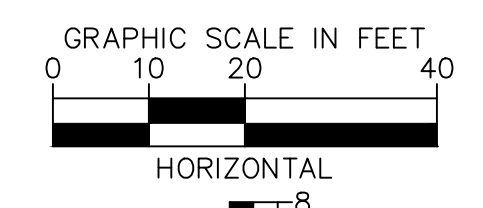
VICINITY MAP
SCALE: 1" = 250'



STORM DRAIN 1 PROFILE

LEGEND

- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- OH — EXISTING OVERHEAD ELECTRIC
- E — EXISTING UNDERGROUND ELECTRIC
- — — PROPOSED PROPERTY LINE
- G — PROPOSED GAS LINE
- S — PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE
- — — PROPOSED STORM LINE
- XXXX — EXISTING MAJOR CONTOUR
- XXXX — EXISTING MINOR CONTOUR
- XXXX — PROPOSED MAJOR CONTOUR
- XXXX — PROPOSED MINOR CONTOUR
- FG — FINISHED GRADE
- ⊗ — PROPOSED STORM DRAIN MANHOLE
- ⊗ — PROPOSED SANITARY SEWER MANHOLE
- ⊗ — PROPOSED FIRE HYDRANT



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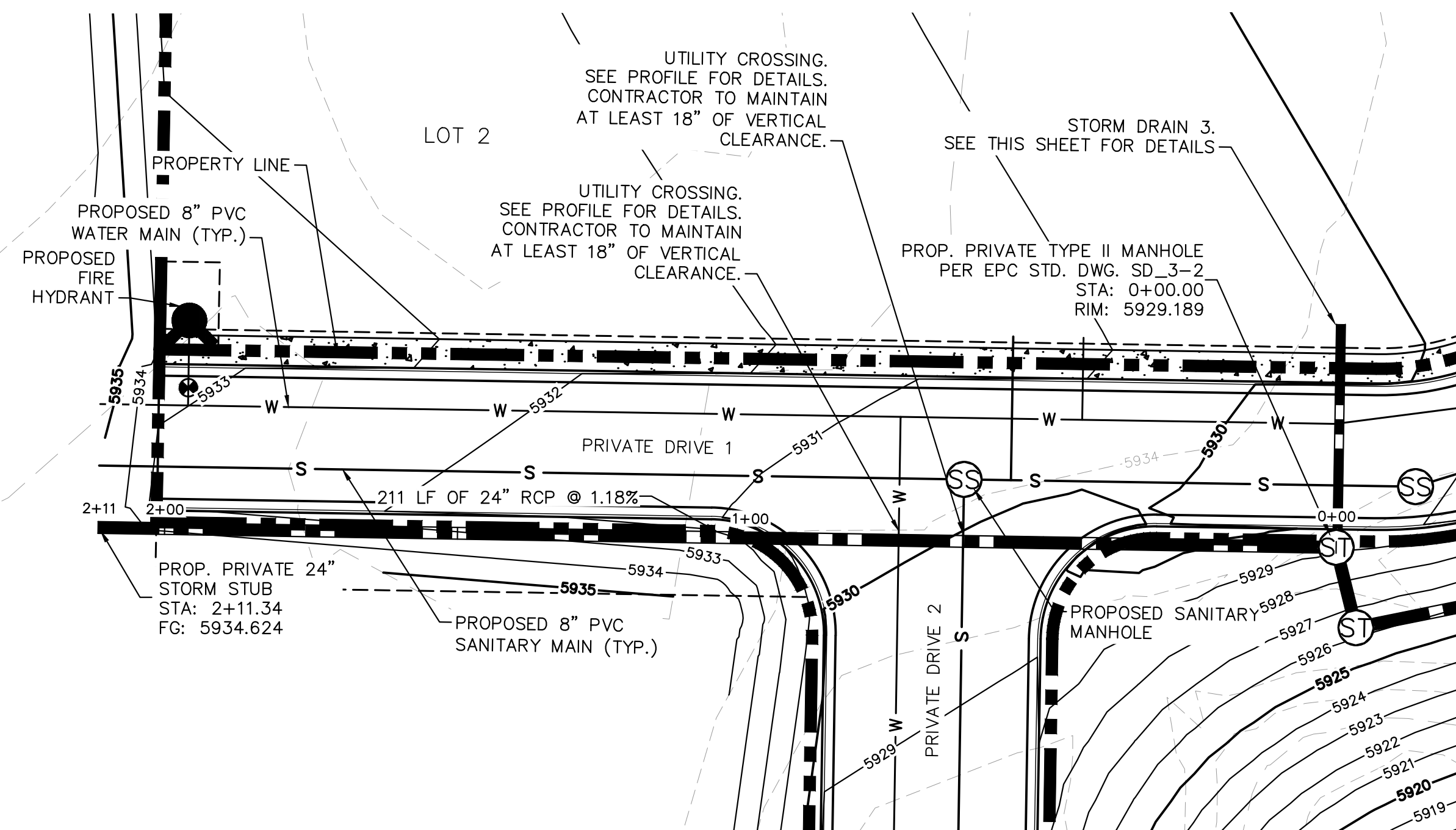
WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 STORM SEWER PLAN AND PROFILE

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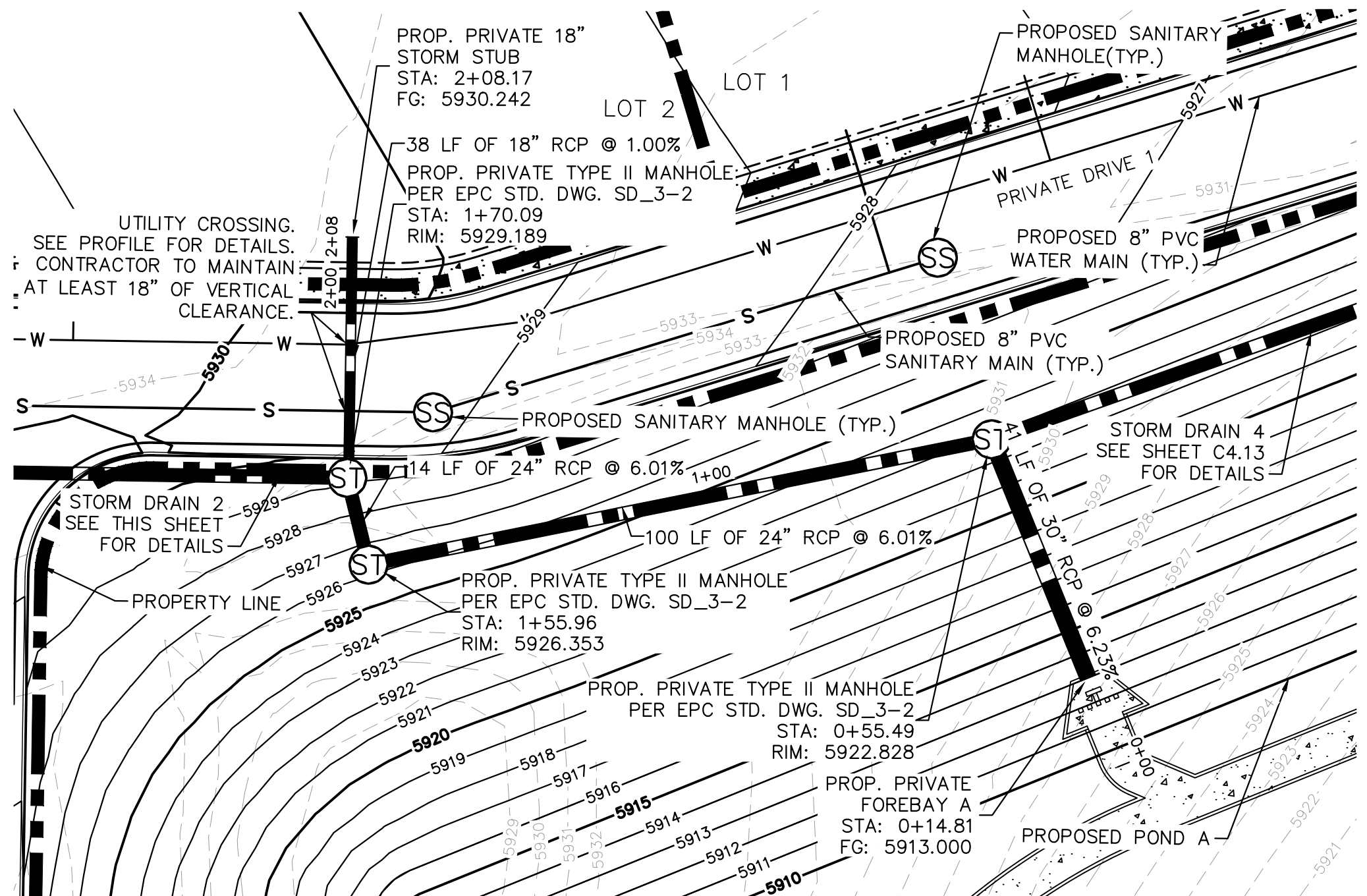
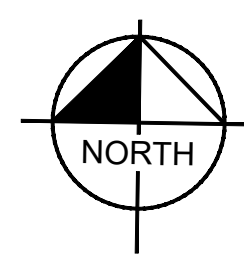
PROJECT NO.
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SHEET
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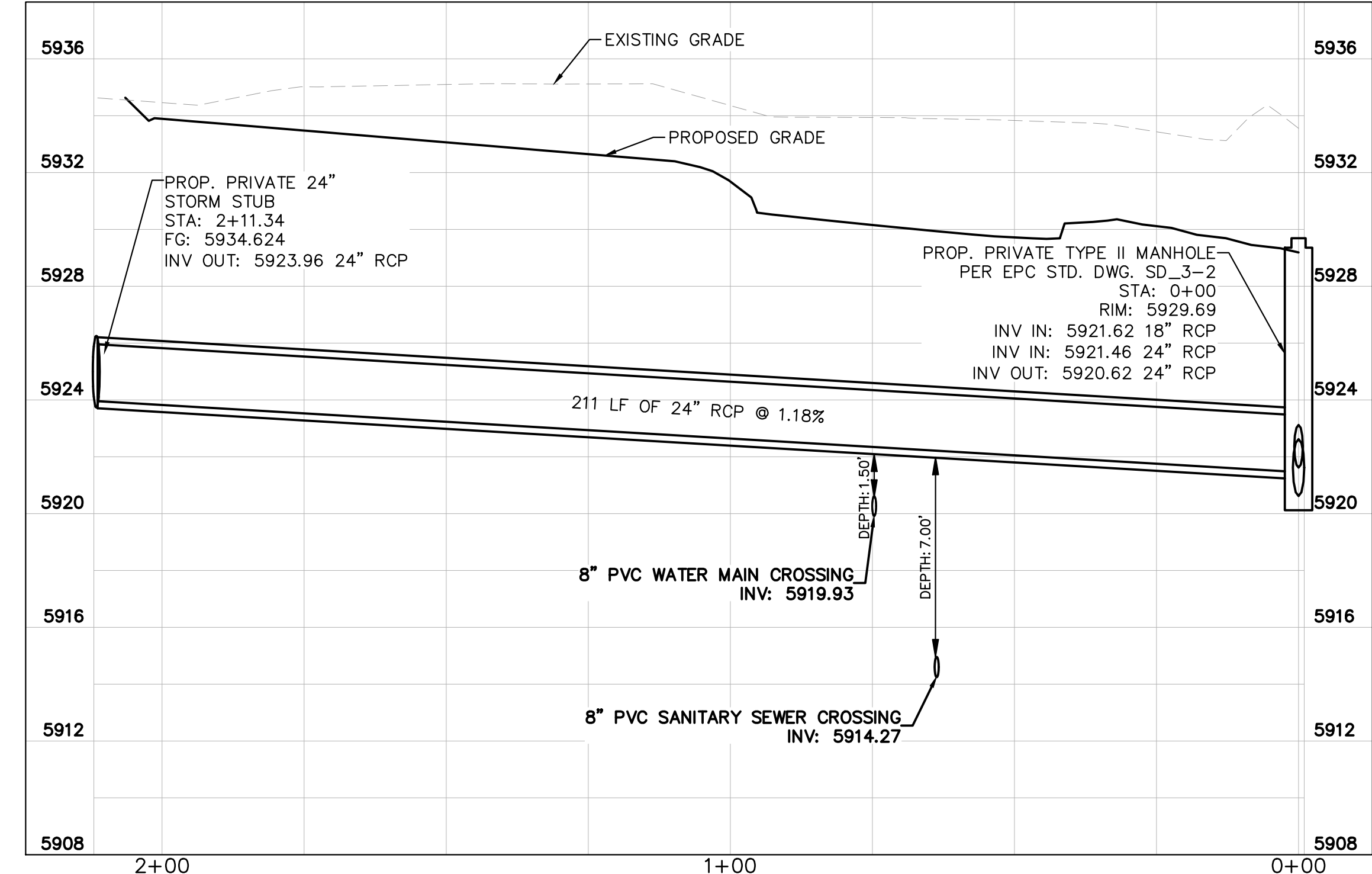
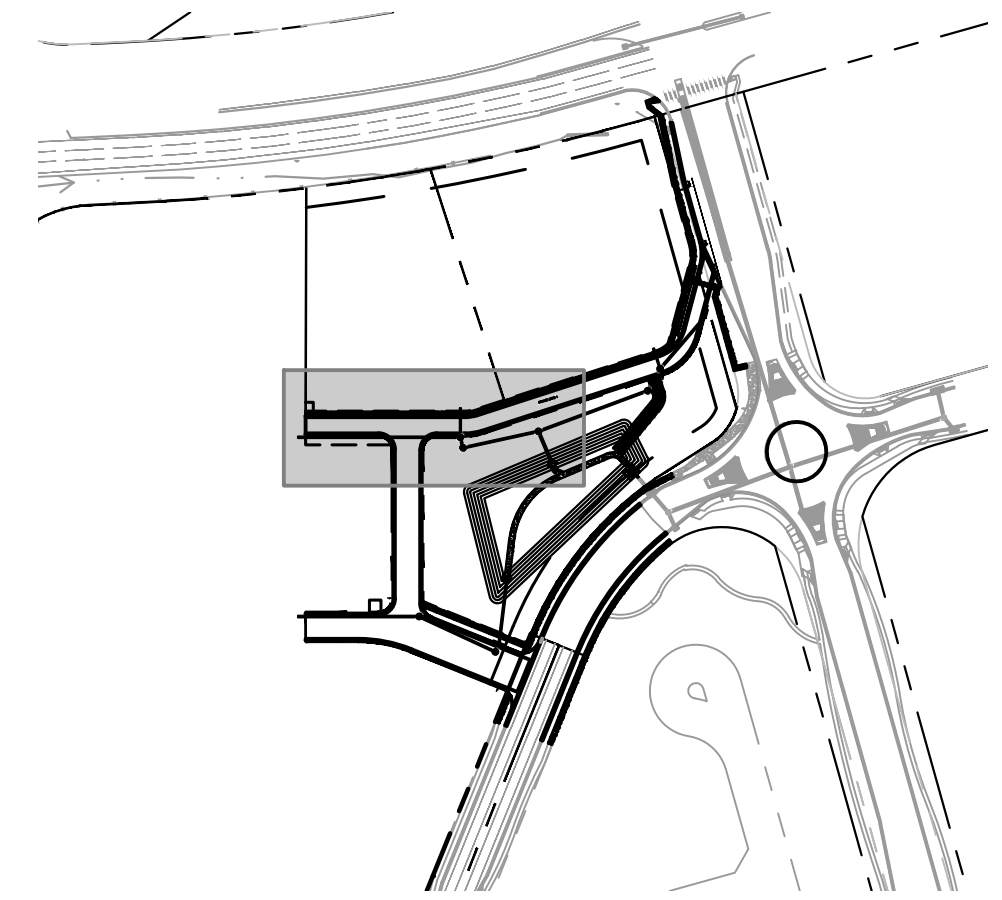
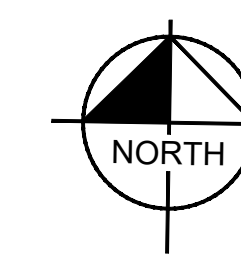




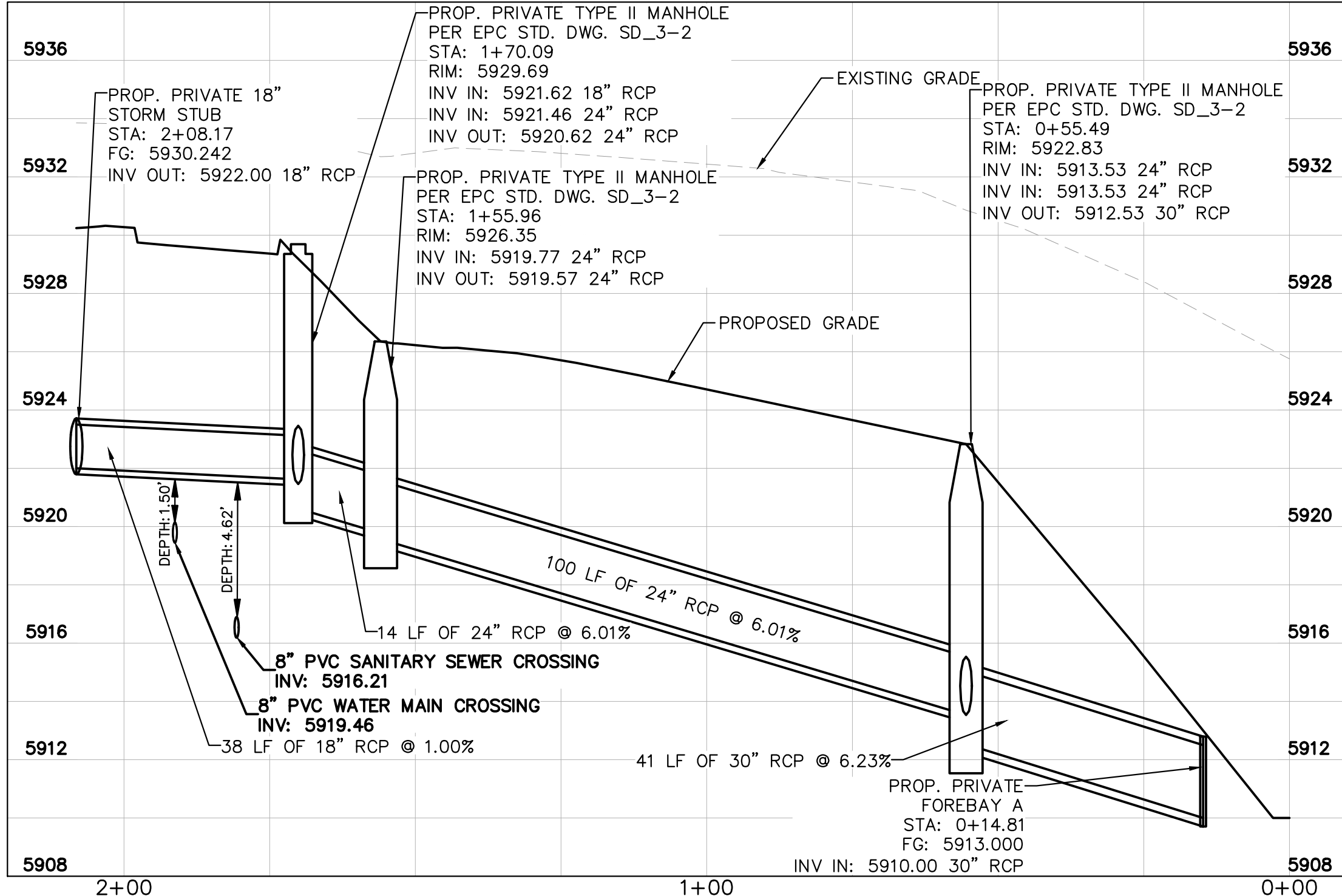
STORM DRAIN 2 PLAN



STORM DRAIN 3 PLAN



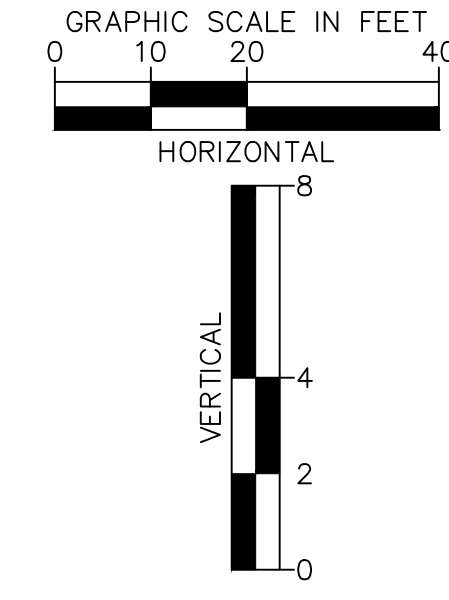
STORM DRAIN 2 PROFILE



STORM DRAIN 3 PROFILE

LEGEND

— W —	EXISTING WATER LINE
— G —	EXISTING GAS LINE
— OH —	EXISTING OVERHEAD ELECTRIC
— E —	EXISTING UNDERGROUND ELECTRIC
— — — — —	PROPOSED PROPERTY LINE
— G —	PROPOSED GAS LINE
— S —	PROPOSED SANITARY LINE
— W —	PROPOSED WATER LINE
— — — — —	PROPOSED STORM LINE
— XXXX —	EXISTING MAJOR CONTOUR
— XXXX —	EXISTING MINOR CONTOUR
— XXXX —	PROPOSED MAJOR CONTOUR
— XXXX —	PROPOSED MINOR CONTOUR
FG	FINISHED GRADE
ST	PROPOSED STORM DRAIN MANHOLE
SS	PROPOSED SANITARY SEWER MANHOLE
⦿	PROPOSED FIRE HYDRANT



DESIGNED BY: ANF
DRAWN BY: ANF
CHECKED BY: JJM
DATE: 04/21/2026

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2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

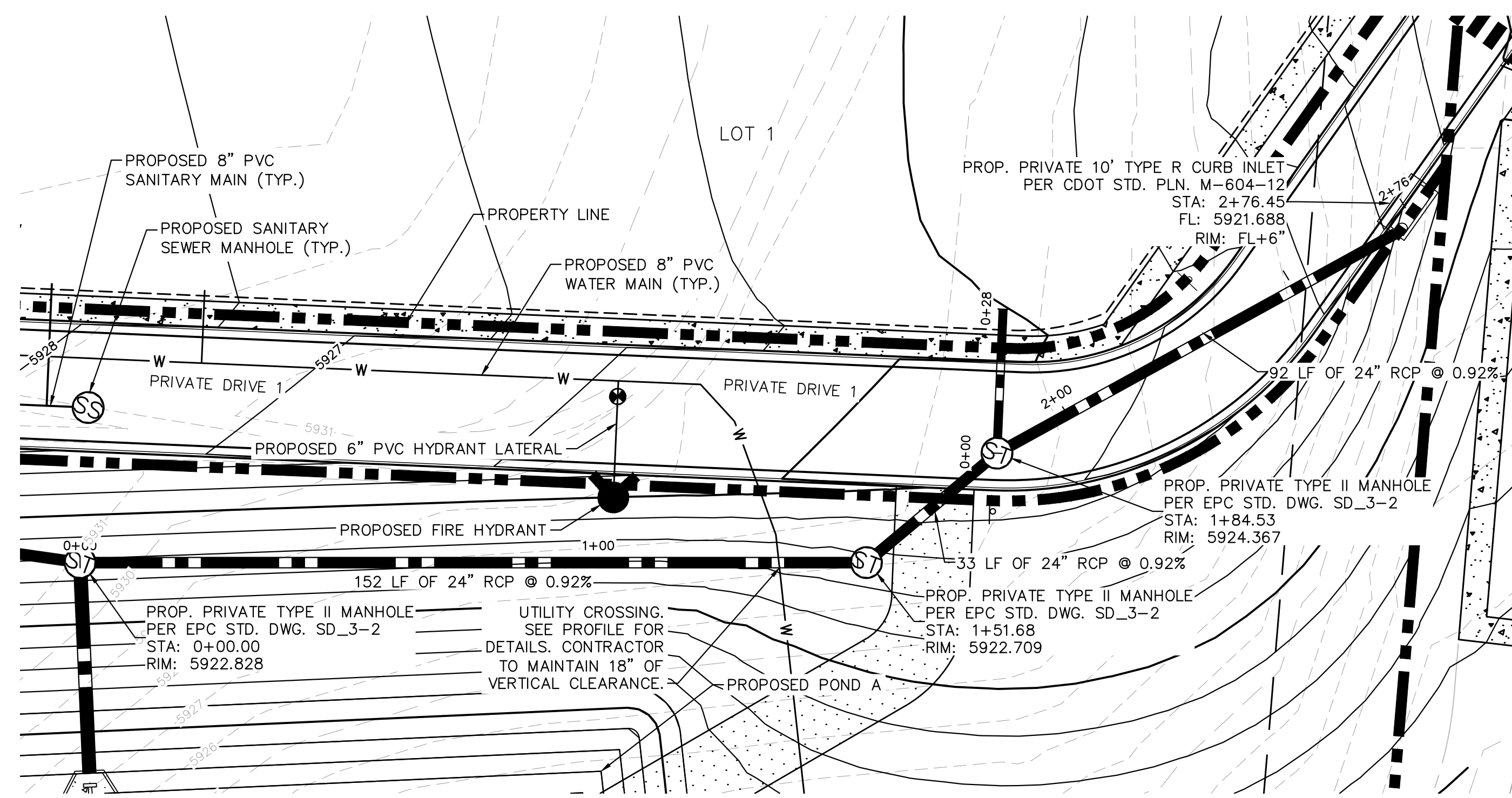
WATERVIEW EAST COMMERCIAL
CONSTRUCTION DOCUMENTS
STORM SEWER PLAN AND PROFILE

PROJECT NO. 196195000
SHEET C4.12

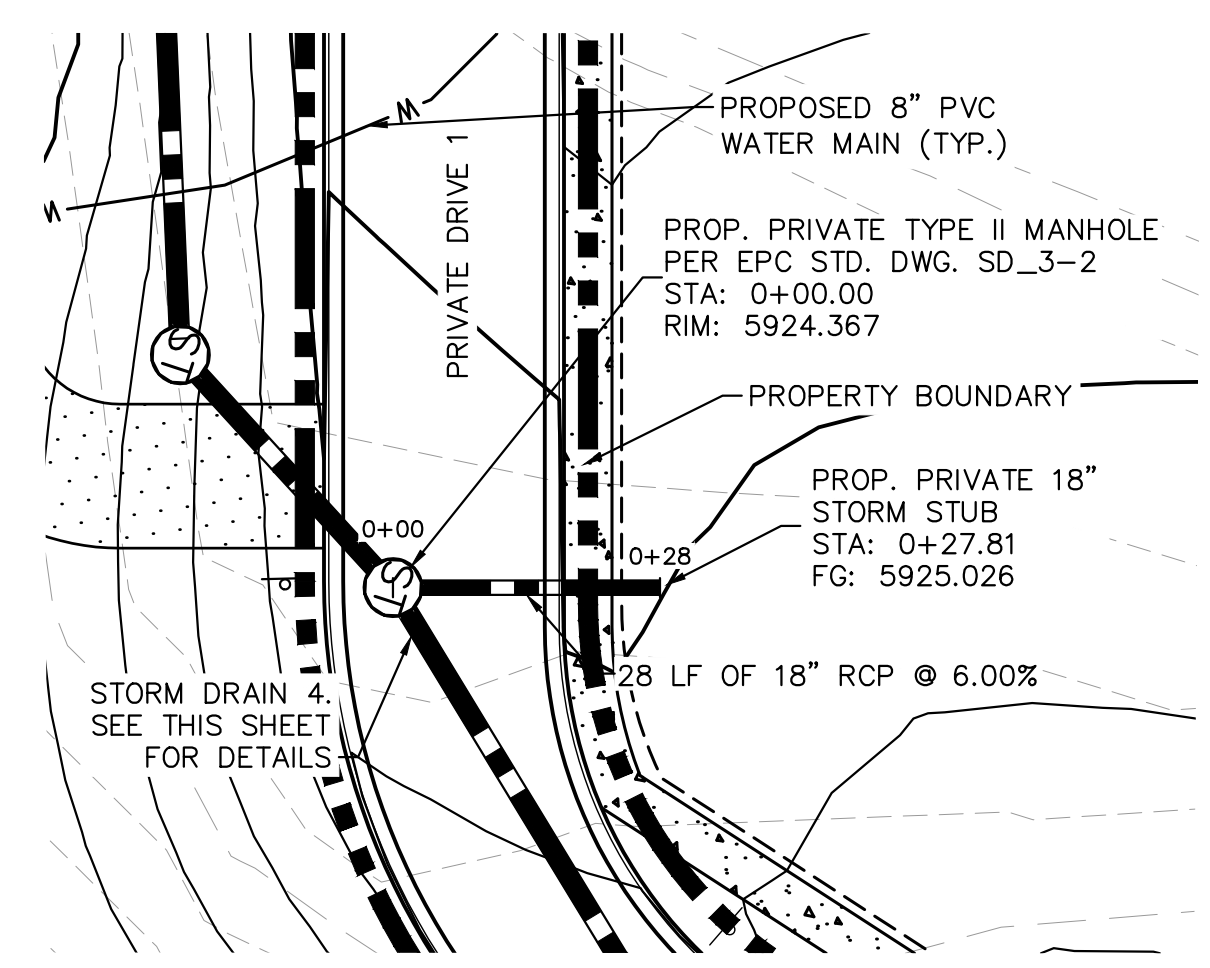
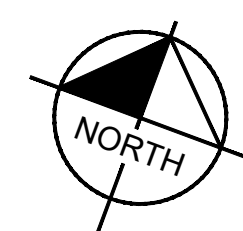
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REVISION _____
BY _____
DATE _____
APPR _____

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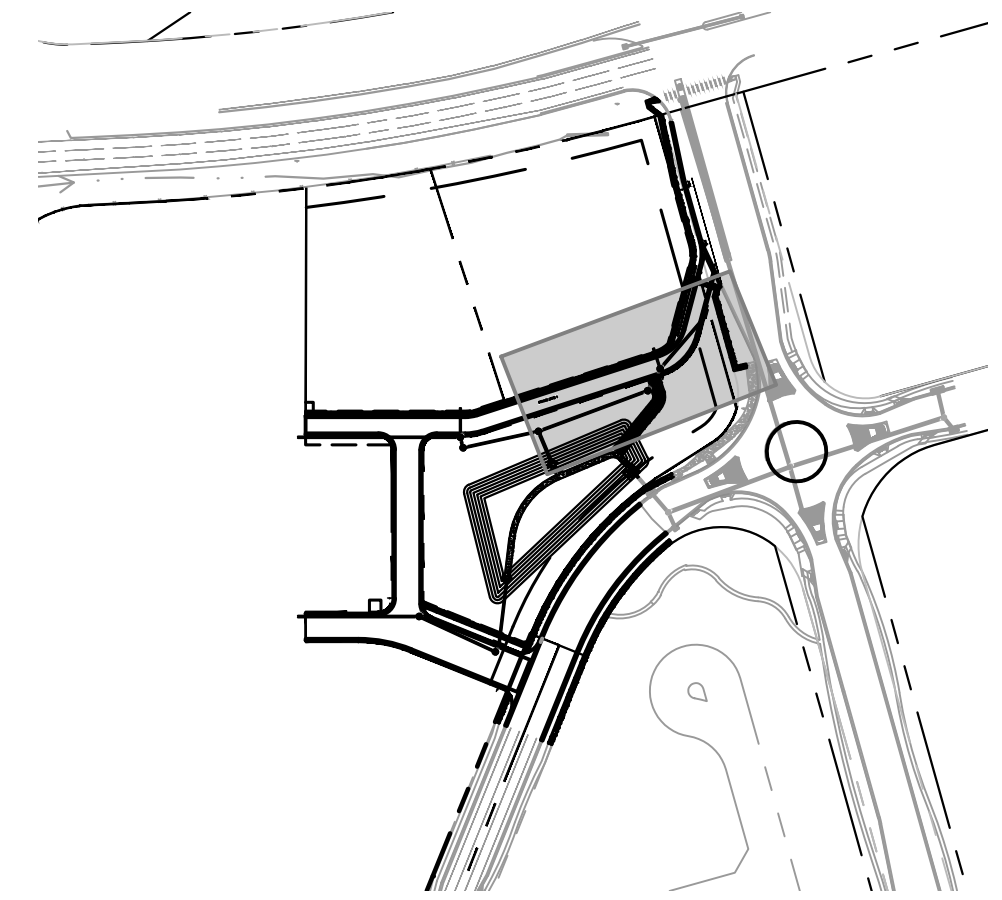
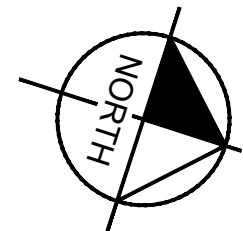
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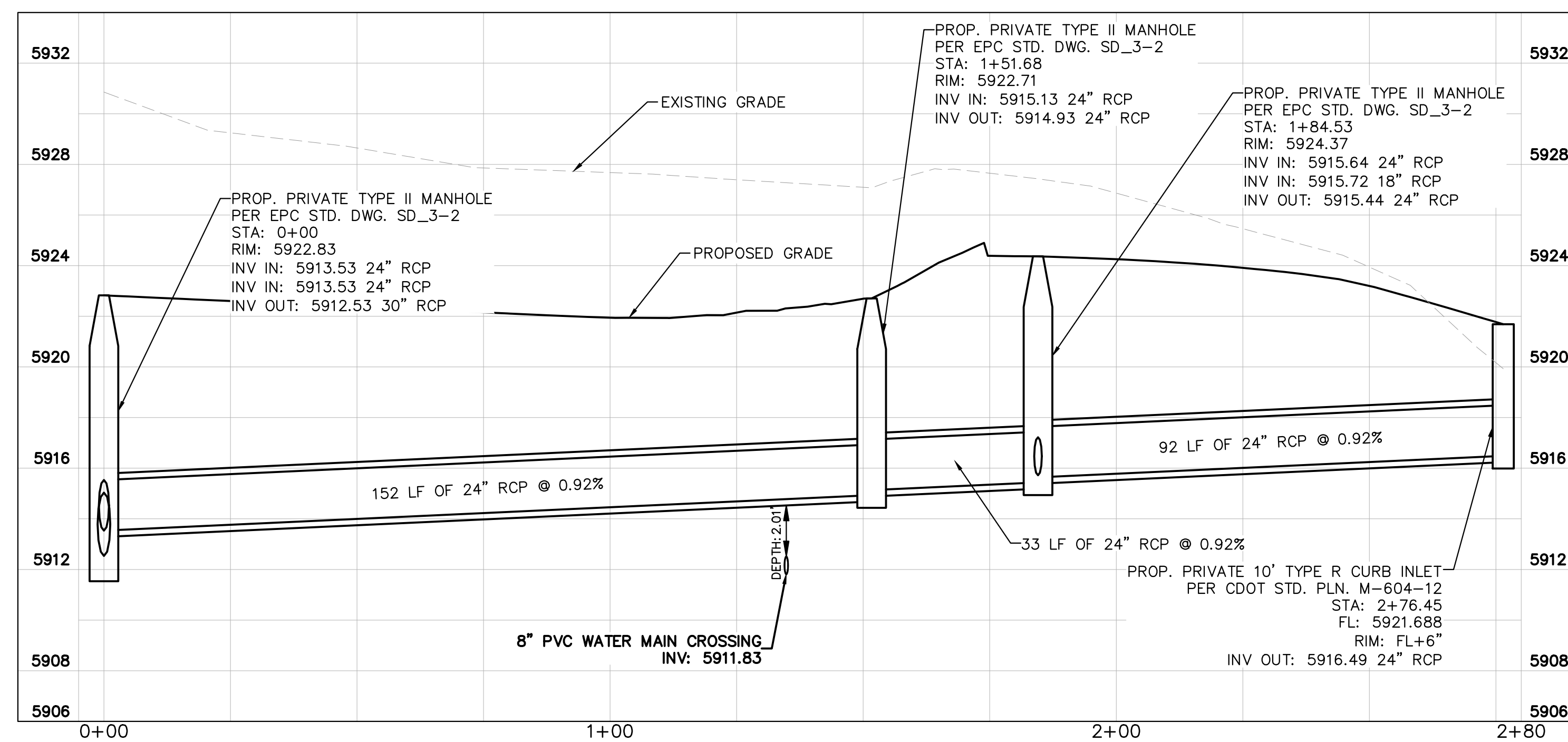
STORM DRAIN 4 PLAN



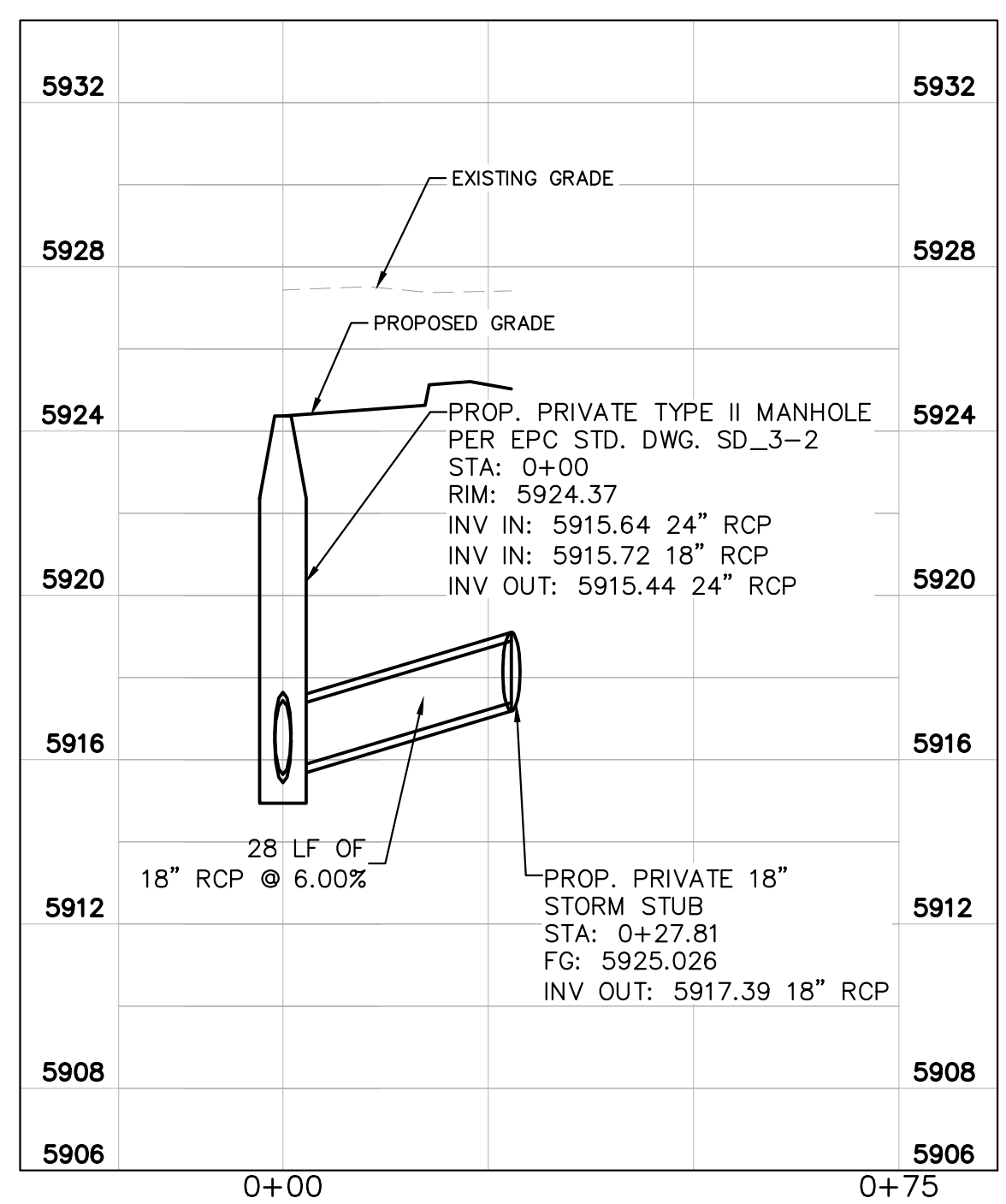
STORM DRAIN 5 PLAN



VICINITY MAP
SCALE: 1" = 250'



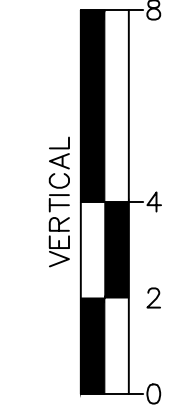
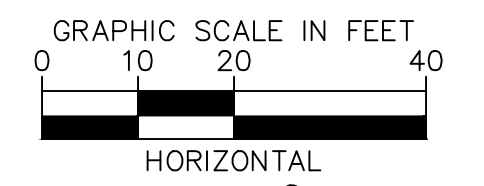
STORM DRAIN 4 PROFILE



STORM DRAIN 5 PROFILE

LEGEND

- W ——— EXISTING WATER LINE
- — — EXISTING GAS LINE
- OH ——— EXISTING OVERHEAD ELECTRIC
- E ——— EXISTING UNDERGROUND ELECTRIC
- — — PROPOSED PROPERTY LINE
- G ——— PROPOSED GAS LINE
- S ——— PROPOSED SANITARY LINE
- W ——— PROPOSED WATER LINE
- — — PROPOSED STORM LINE
- XXXX ——— EXISTING MAJOR CONTOUR
- XXXX ——— EXISTING MINOR CONTOUR
- XXXX ——— PROPOSED MAJOR CONTOUR
- XXXX ——— PROPOSED MINOR CONTOUR
- FG ——— FINISHED GRADE
- ST ——— PROPOSED STORM DRAIN MANHOLE
- SS ——— PROPOSED SANITARY SEWER MANHOLE
- ⦿ ——— PROPOSED FIRE HYDRANT



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Kimley»Horn
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 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: ANF
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WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 STORM SEWER PLAN AND PROFILE

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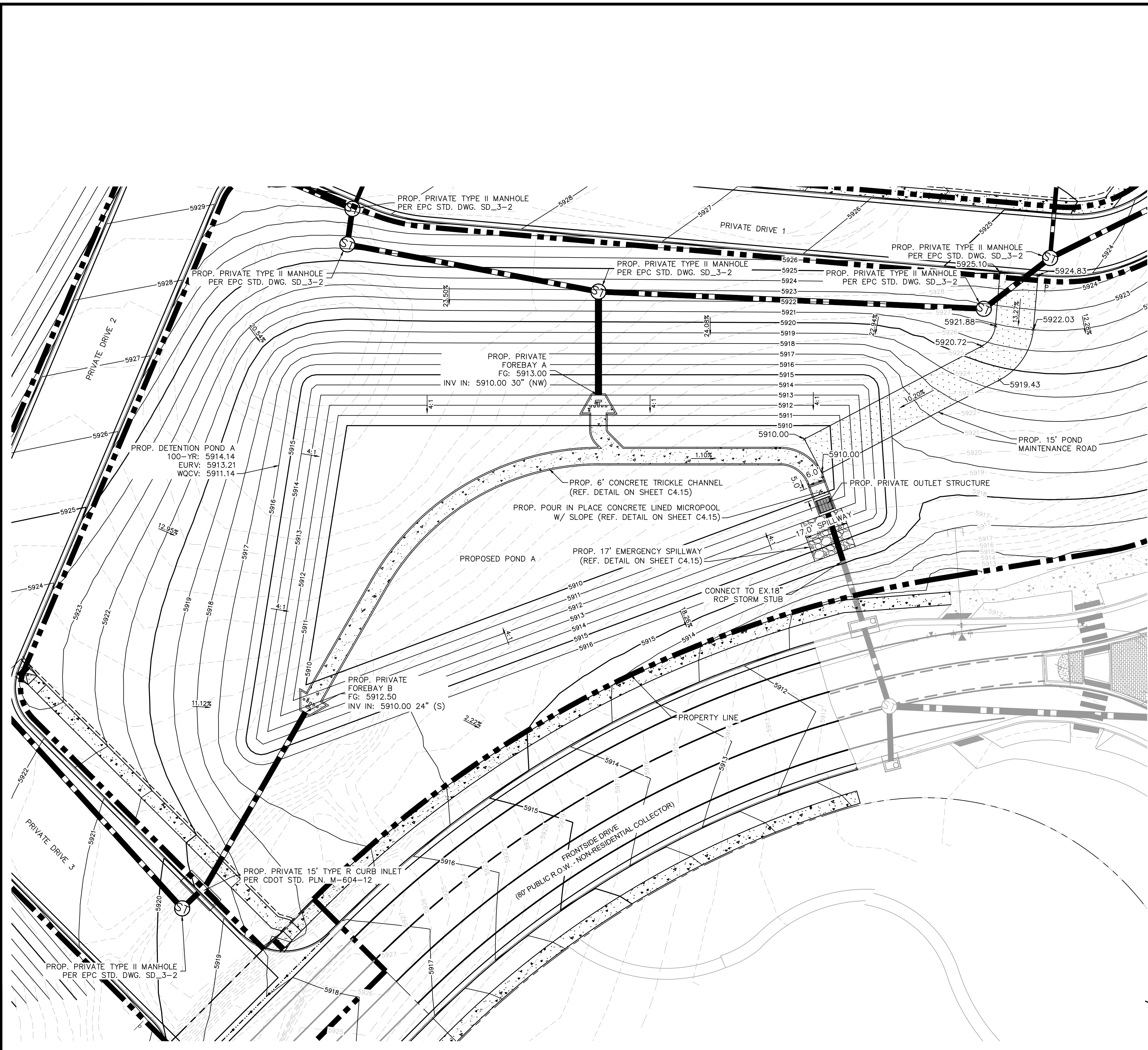
PROJECT NO.
 196195000

SHEET
 C4.13

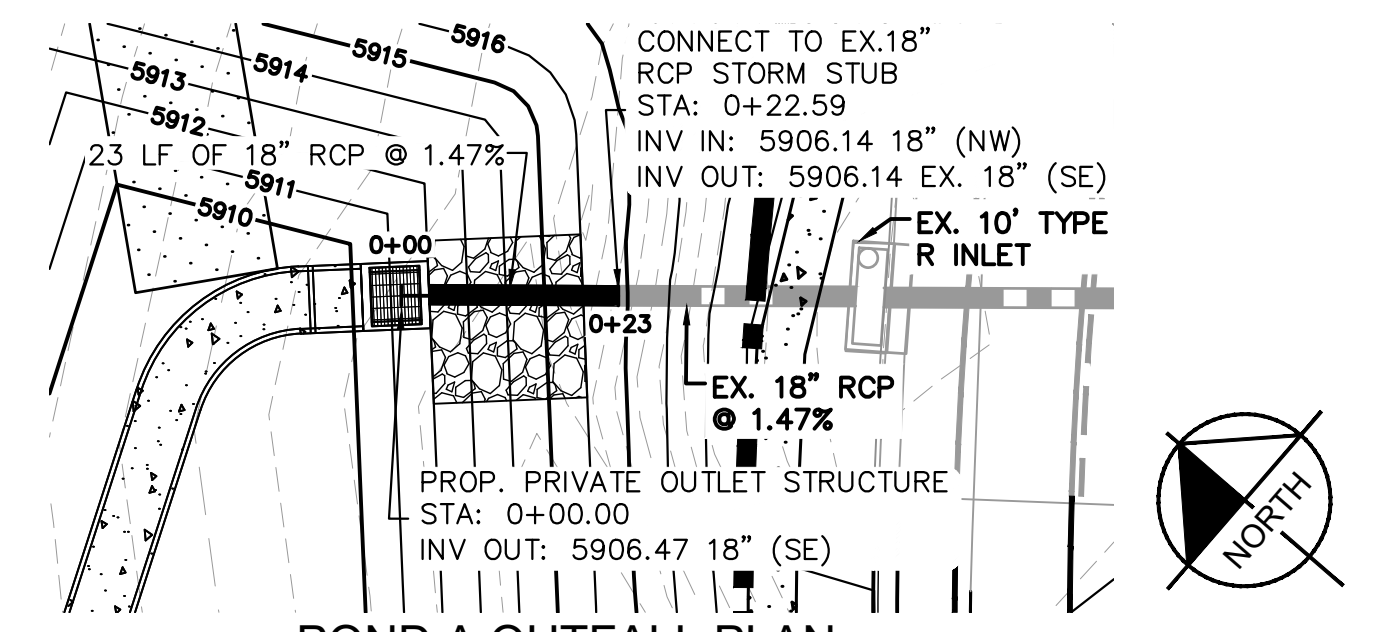


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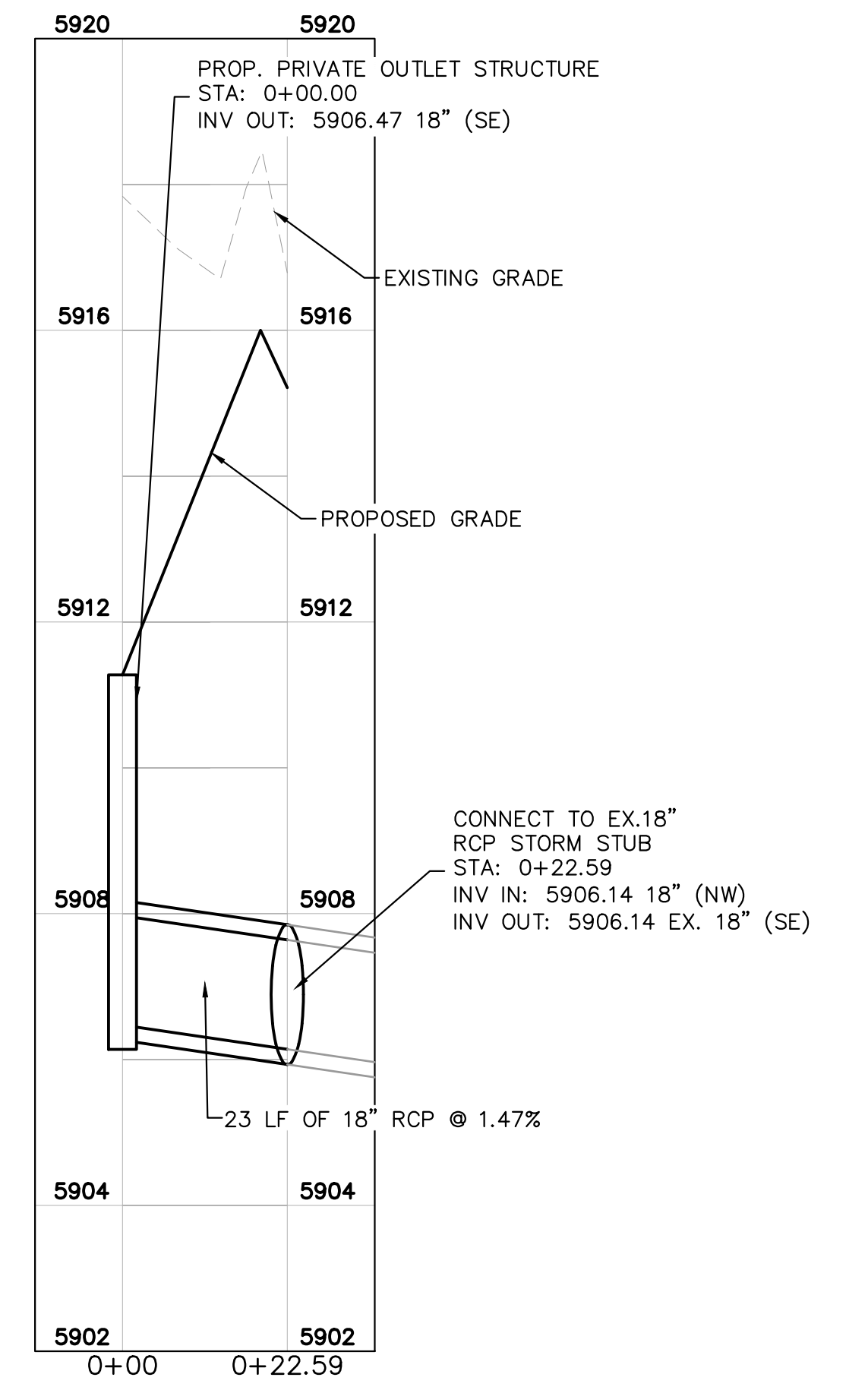
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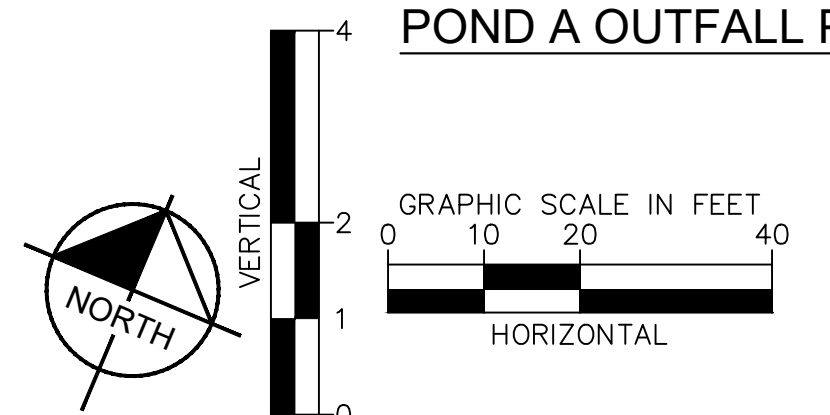
LEGEND	
	PROPERTY LINE
	PROPOSED GRAVEL POND MAINTENANCE ROAD
	PROPOSED RIPRAP
	PROPOSED CONCRETE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM LINE
	PROPOSED STORM MANHOLE
	PROPOSED STORM OUTLET STRUCTURE



POND A OUTFALL PLAN



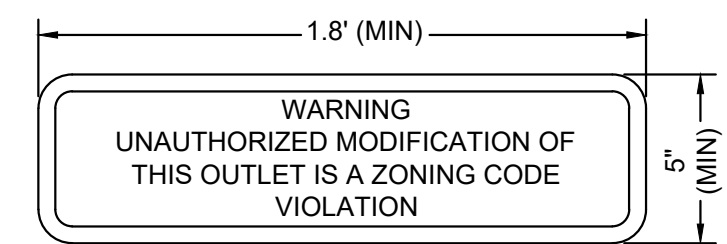
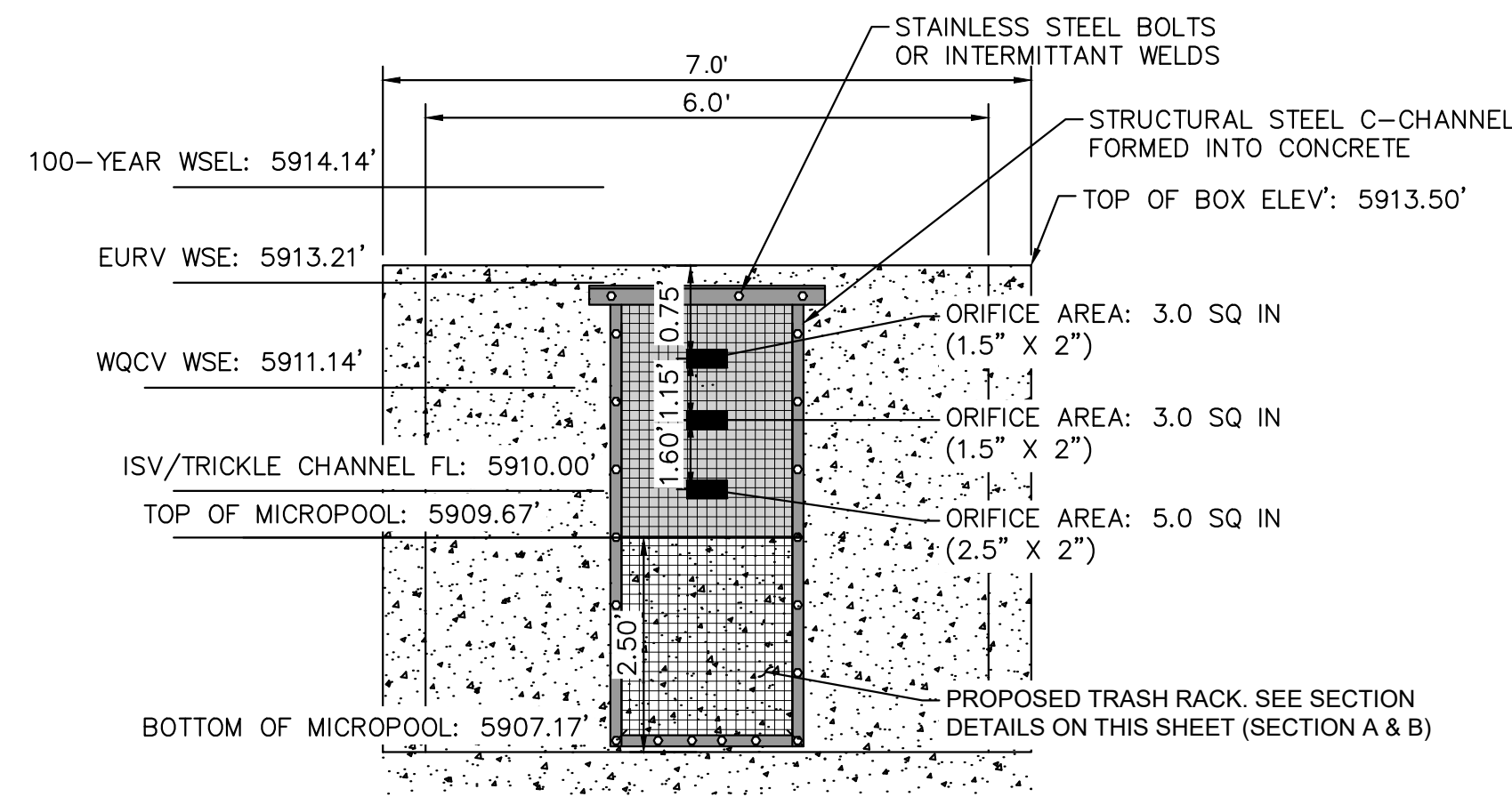
POND A OUTFALL PROFILE



		NO.	REVISION	BY	DATE
DESIGNED BY: ANF DRAWN BY: ANF CHECKED BY: JJM DATE: 04/21/2026					
WATERVIEW EAST COMMERCIAL CONSTRUCTION DOCUMENTS POND A OVERVIEW					
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PROJECT NO. 196195000					
SHEET C4.14					



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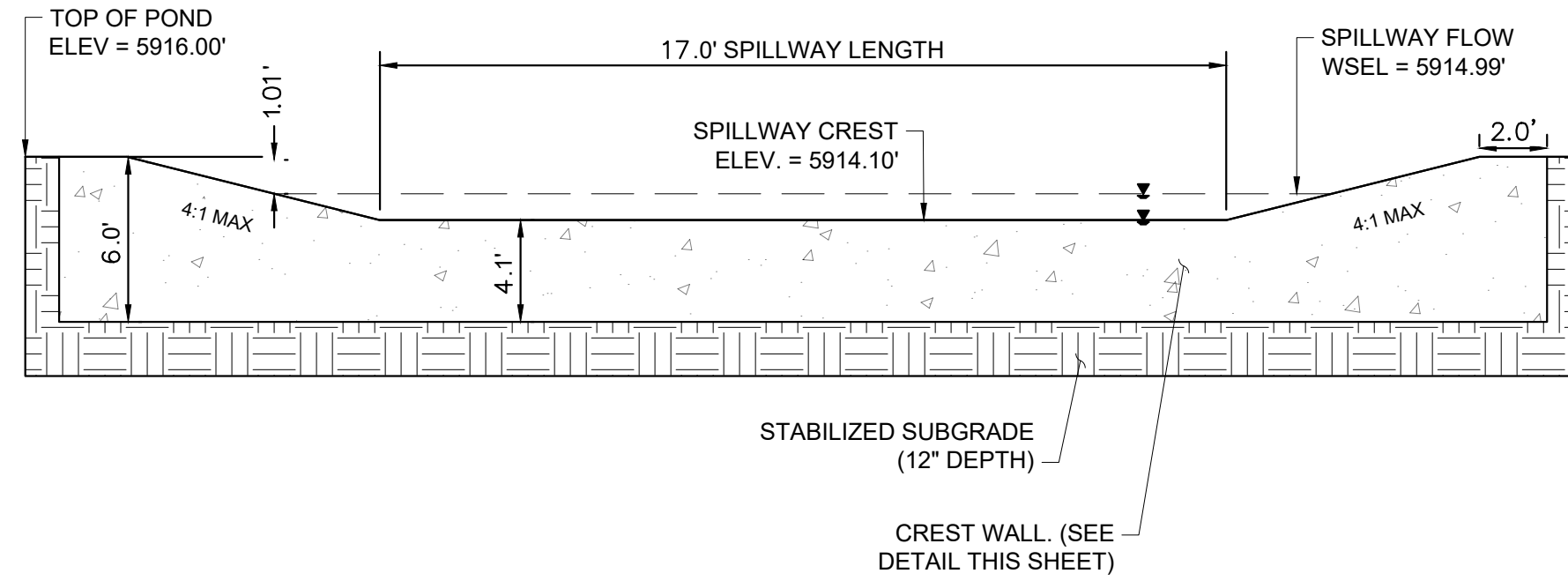
8 OUTLET SIGNAGE
N.T.S.
OUTLET SIGNAGE NOTES
1. SIGN SHALL BE A MINIMUM OF 0.75 SQUARE FEET AND SHALL BE ATTACHED TO THE OUTLET OR POSTED AWAY.

1 ORIFICE PLATE AND TRASH RACK DETAIL
NOT TO SCALE

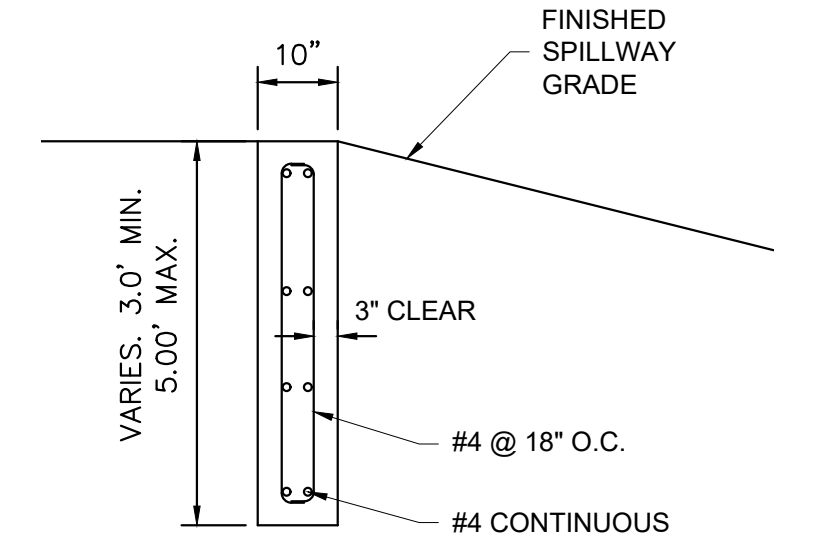
- ORIFICE PLATE NOTES**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER, WITH A PLATE THICKNESS OF 0.25".

- EURV AND WQCV TRASH RACKS**
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME. SEE SECTIONS A AND B ON THIS SHEET.
 2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
 4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

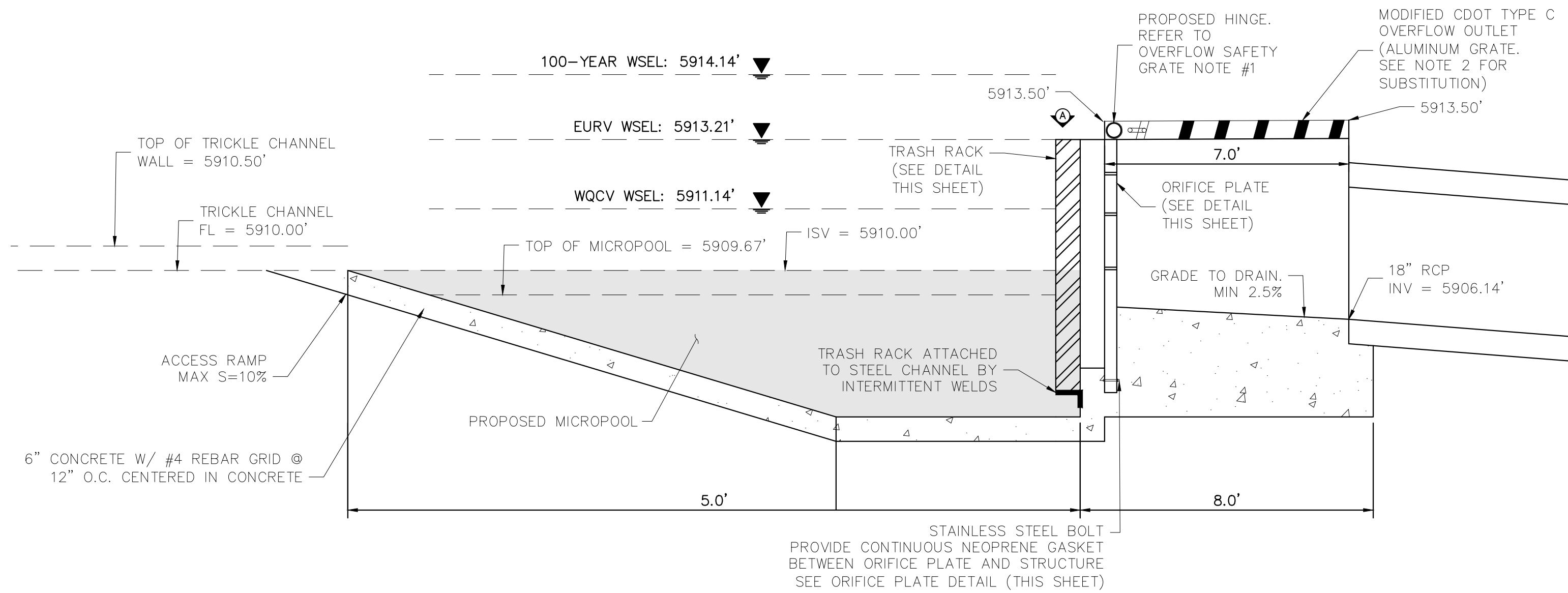
- OVERFLOW SAFETY GRATES**
1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE. CONTRACTOR MAY INSTALL OVERFLOW GRATE IN PANEL MANUFACTURED SECTIONS (-3-4). SECTIONS CAN BE BOLTED OR INSTALLED WITH A HINGE ON THE TWO ENDS. IF A HINGE CONFIGURATION IS USED, THE PANELS MUST BE LOCKABLE AND BOLTABLE.
 2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



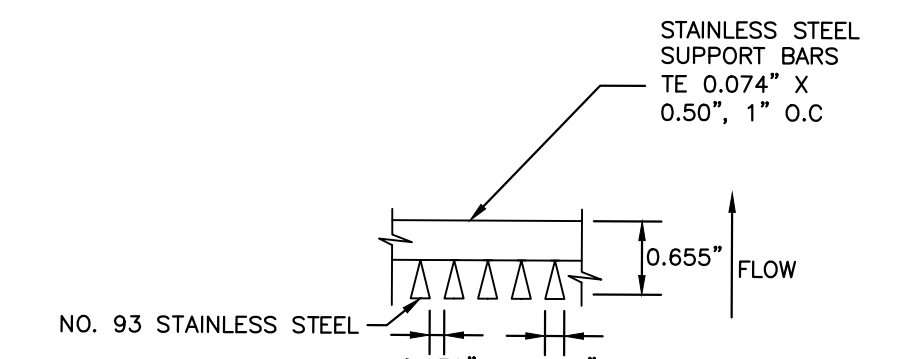
5 EMERGENCY SPILLWAY
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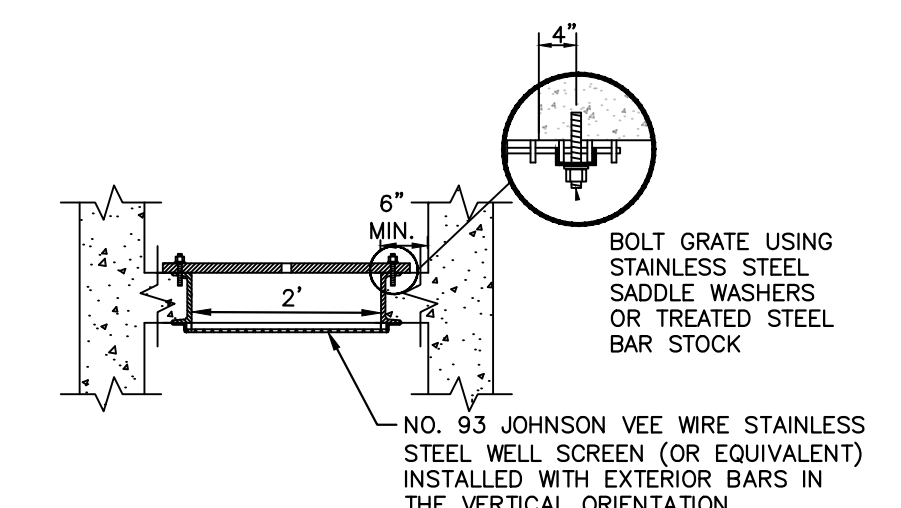
10 SECTION CREST WALL DETAIL
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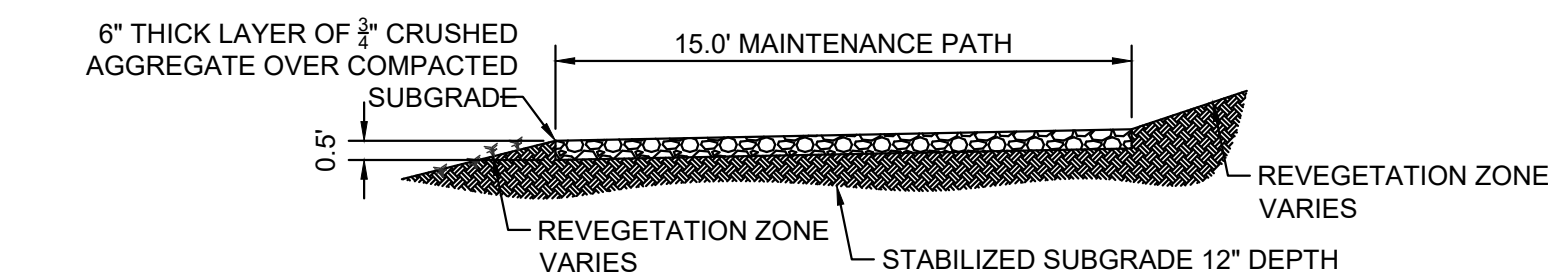
6 OUTLET STRUCTURE DETAIL
NOT TO SCALE



11 TRASH RACK
N.T.S.

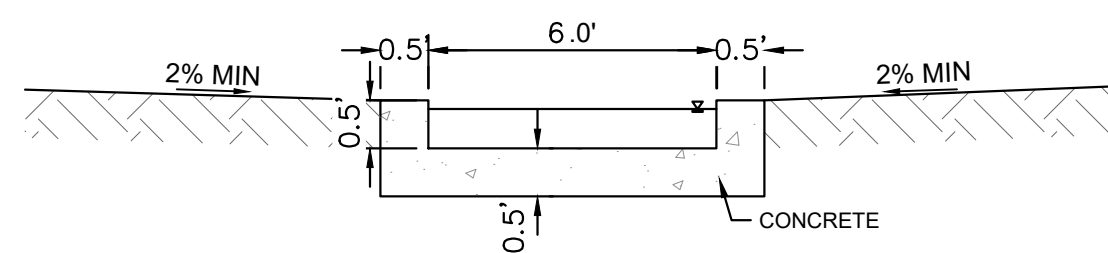


12 SECTION A
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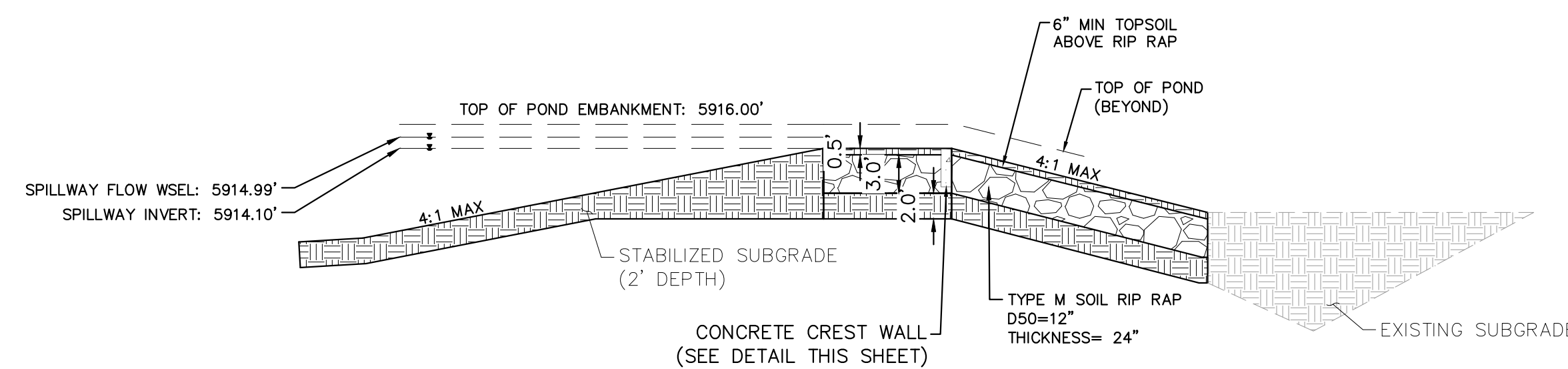


2 MAINTENANCE ROAD
1" = 5'

- MAINTENANCE PATH NOTES**
1. MAINTENANCE PATH SHALL INCLUDE SUBGRADE PREPARATION, GRAVEL BASE, AND COMPACTION.



3 CONCRETE TRICKLE CHANNEL
NOT TO SCALE

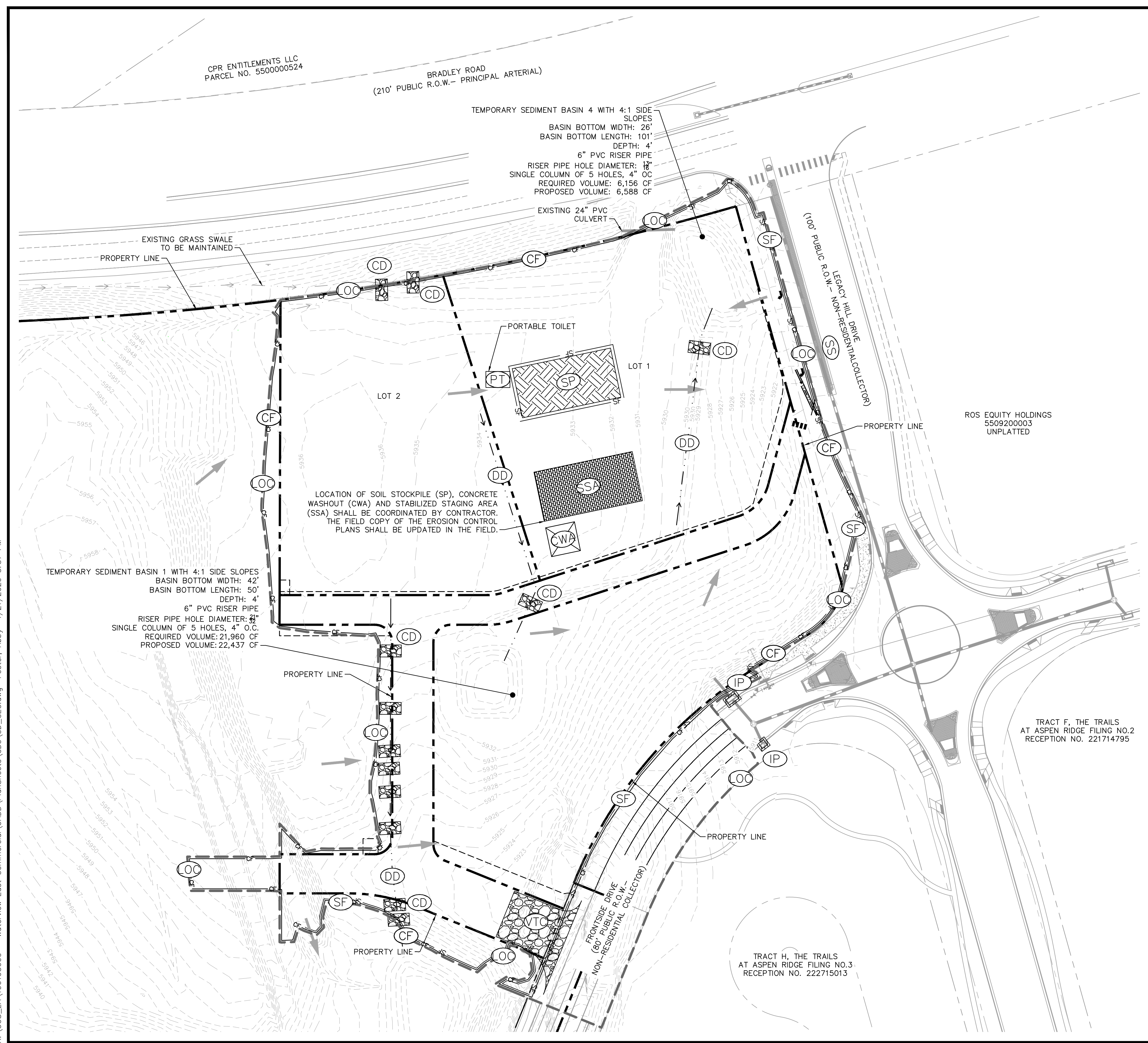


7 EMERGENCY SPILLWAY DETAILS
NOT TO SCALE



<p>Kimley»Horn 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180</p>	<p>DESIGNED BY: ANF DRAWN BY: ANF CHECKED BY: JJM DATE: 04/21/2026</p>
<p>WATERVIEW EAST COMMERCIAL CONSTRUCTION DOCUMENTS POND A DETAILS</p>	
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>	
<p>PROJECT NO. 196195000</p>	
<p>SHEET C4.15</p>	
<p>NO. _____</p> <p>REVISION _____</p> <p>BY _____</p> <p>DATE _____</p>	

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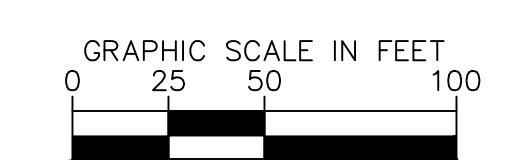
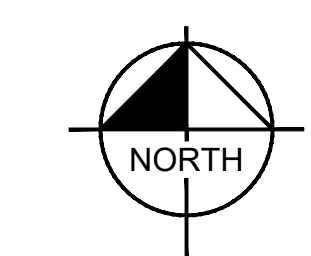


LEGEND

---	6550	PROPERTY LINE
---	6551	EXISTING MAJOR CONTOUR
---	6550	EXISTING MINOR CONTOUR
---	6551	PROPOSED MAJOR CONTOUR
---	6551	PROPOSED MINOR CONTOUR
---	OC	LIMITS OF CONSTRUCTION/DISTURBANCE
---	SF	SILT FENCE
---		EASEMENT
---	S	EXISTING SANITARY SEWER
---	W	EXISTING WATER LINE
---		EXISTING STORM SEWER PIPE
---	FO	EXISTING FIBER OPTIC LINE
---	G	EXISTING GAS LINE
---	OH	EXISTING OVERHEAD ELECTRIC LINE
---	O	EXISTING BARBED WIRE FENCE
---		ROCK SOCKS PER UDFCD DETAIL SC-5
---	RS	STABILIZED STAGING AREA
---	SSA	CONCRETE WASHOUT
---	CWA	CHECK DAM
---	CD	DIVERSION DITCH
---	DD	VEHICLE TRACKING CONTROL
---	VTC	SOIL STOCKPILE
---	SP	INLET PROTECTION
---	IP	EXISTING FLOW DIRECTION ARROW
---		PROPOSED FLOW DIRECTION ARROW
---	SS	STREET SWEEPING AND VACUUMING PER UDFCD DETAIL SM-7
---	DC	DUST CONTROL PER UDFCD DETAIL EC-14
---	PT	PORTABLE TOILET

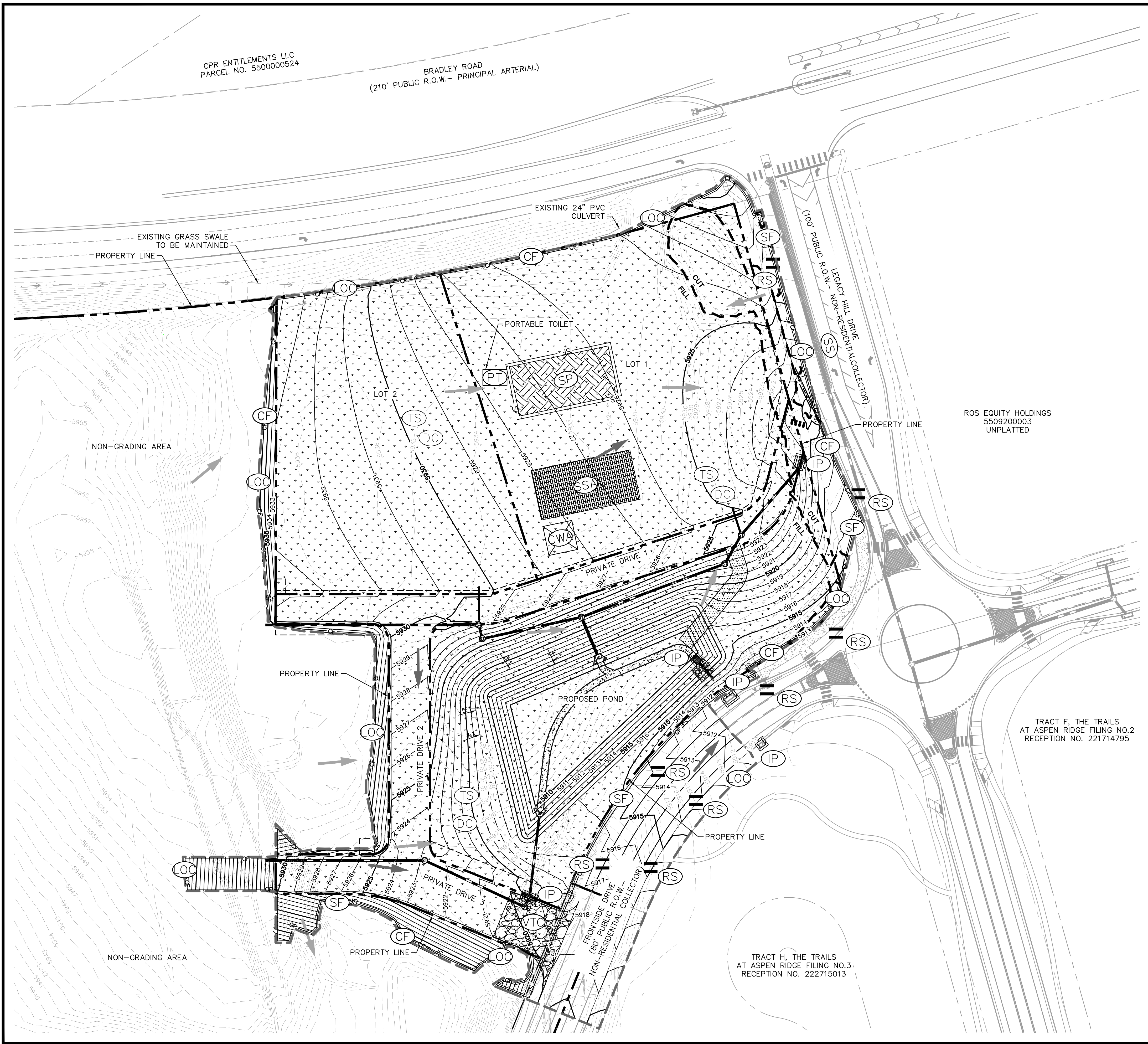
NOTES

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<p>Kimley»Horn 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180</p>	<p>DESIGNED BY: ANF DRAWN BY: ANF CHECKED BY: JJM DATE: 04/21/2026</p>
<p>WATERVIEW EAST COMMERCIAL CONSTRUCTION DOCUMENTS GEC INITIAL PLAN</p>	
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn and Associates, Inc.</p>	
<p>PROJECT NO. 196195000</p>	<p>SHEET C4.16</p>
<p>BY: _____ DATE: _____</p>	<p>REVISION: _____</p>

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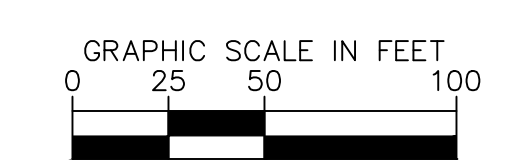
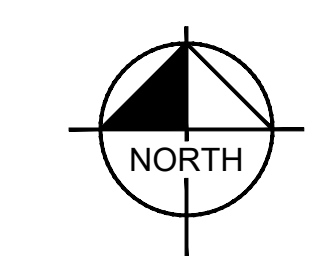


LEGEND

---	6550	PROPERTY LINE
---	6551	EXISTING MAJOR CONTOUR
---	6550	EXISTING MINOR CONTOUR
---	6551	PROPOSED MAJOR CONTOUR
---	6551	PROPOSED MINOR CONTOUR
---	OC	LIMITS OF CONSTRUCTION/DISTURBANCE
---	SF	SILT FENCE
---	EASEMENT	EASEMENT
---	S	EXISTING SANITARY SEWER
---	W	EXISTING WATER LINE
---	FS	EXISTING STORM SEWER PIPE
---	FO	EXISTING FIBER OPTIC LINE
---	G	EXISTING GAS LINE
---	OH	EXISTING OVERHEAD ELECTRIC LINE
---	O	EXISTING BARBED WIRE FENCE
---	RS	PROPOSED STORM SEWER PIPE
---	RS	ROCK SOCKS PER UDFCD DETAIL SC-5
---	SSA	STABILIZED STAGING AREA
---	CWA	CONCRETE WASHOUT
---	CD	CHECK DAM
---	DD	DIVERSION DITCH
---	VTC	VEHICLE TRACKING CONTROL
---	SP	SOIL STOCKPILE
---	IP	INLET PROTECTION
---	→	EXISTING FLOW DIRECTION ARROW
---	→	PROPOSED FLOW DIRECTION ARROW
---	SS	STREET SWEEPING AND VACUUMING PER UDFCD DETAIL SM-7
---	DC	DUST CONTROL PER UDFCD DETAIL EC-14
---	PT	PORTABLE TOILET

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DESIGNED BY: ANF
 DRAWN BY: ANF
 CHECKED BY: JJM
 DATE: 04/21/2026

**WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 GEC INTERIM PLAN**

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 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
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C4.17

NO.	REVISION	BY	DATE	APPR

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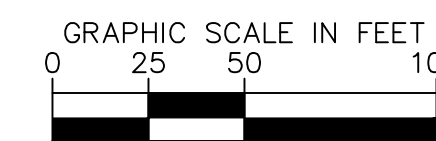
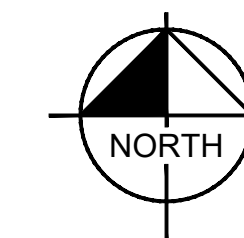


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---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	LIMITS OF CONSTRUCTION/DISTURBANCE
---	SILT FENCE
---	EASEMENT
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---	EXISTING BARBED WIRE FENCE
---	PROPOSED STORM SEWER PIPE
---	TEMPORARY STABILIZATION
---	EXISTING FLOW DIRECTION ARROW
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---	PERMANENT STABILIZATION

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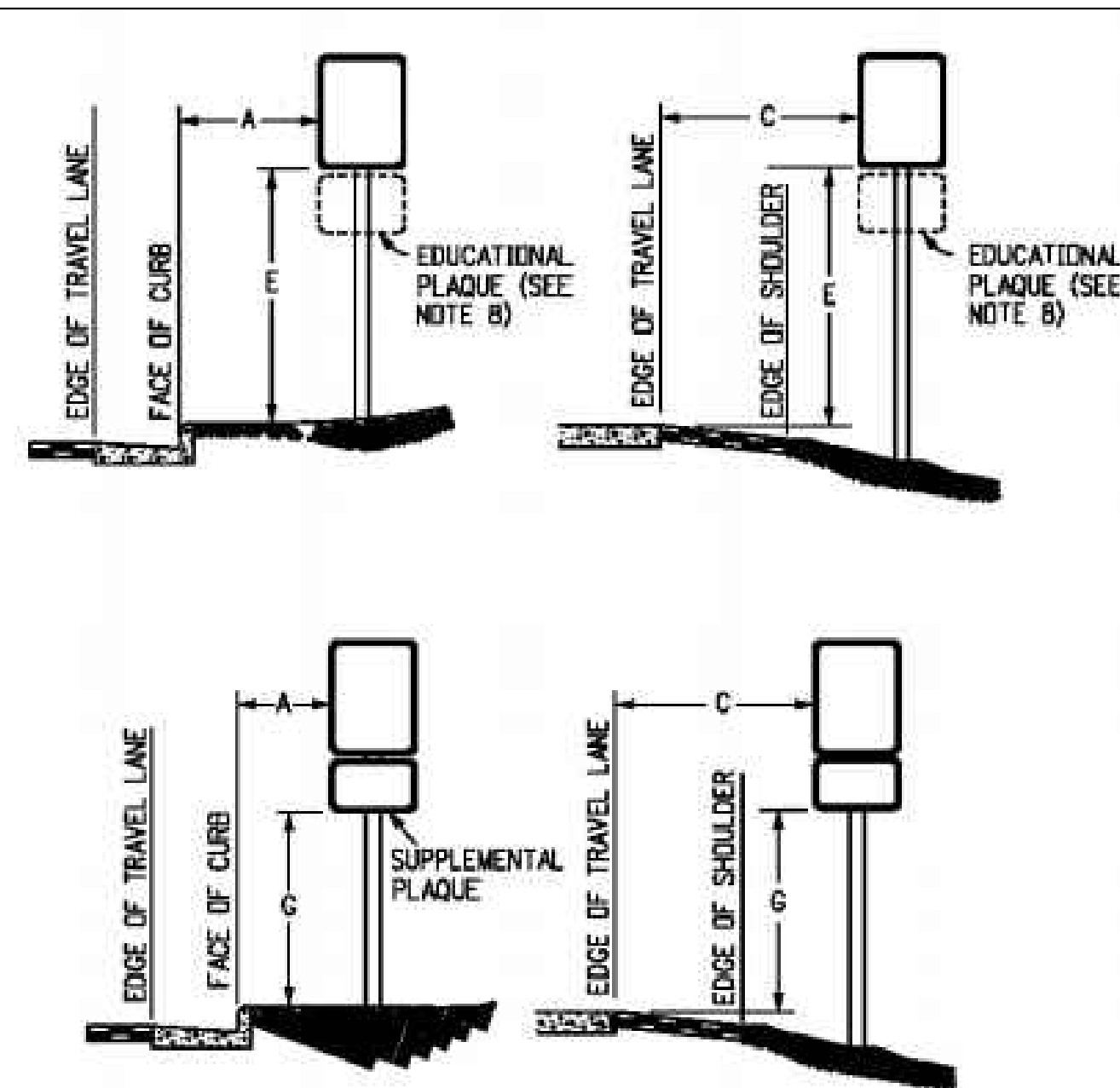
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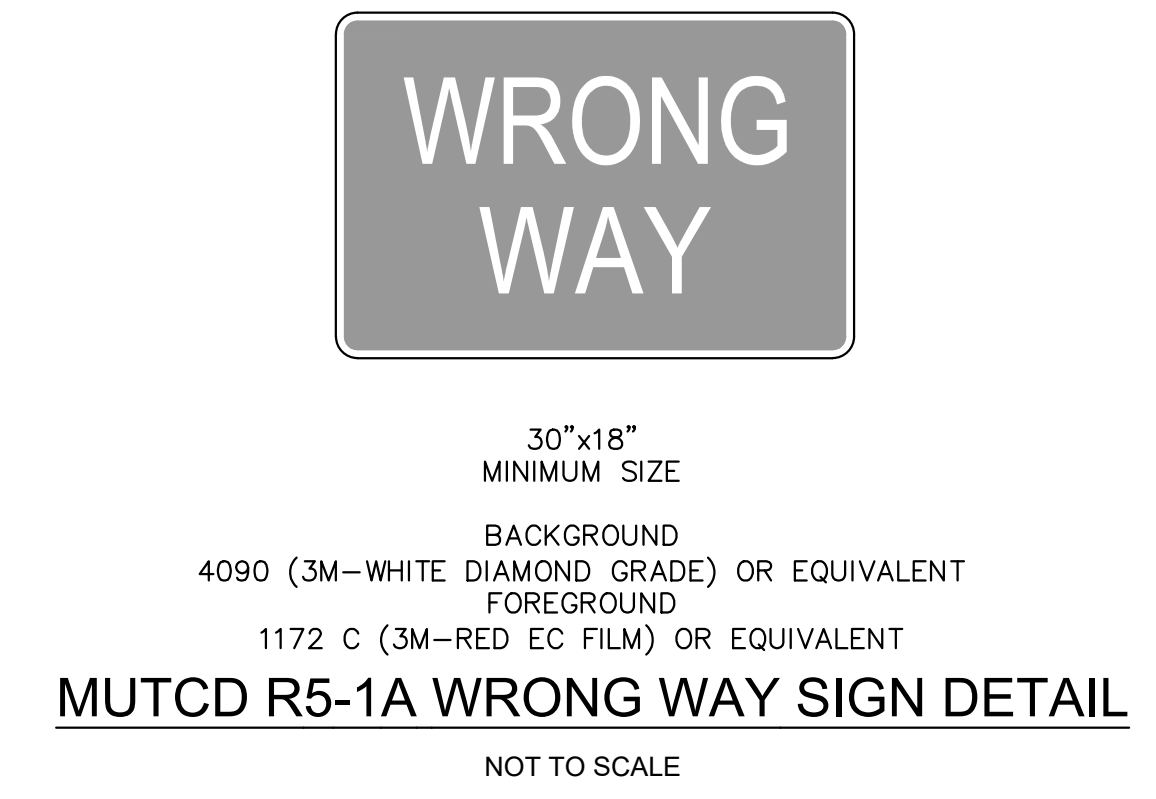
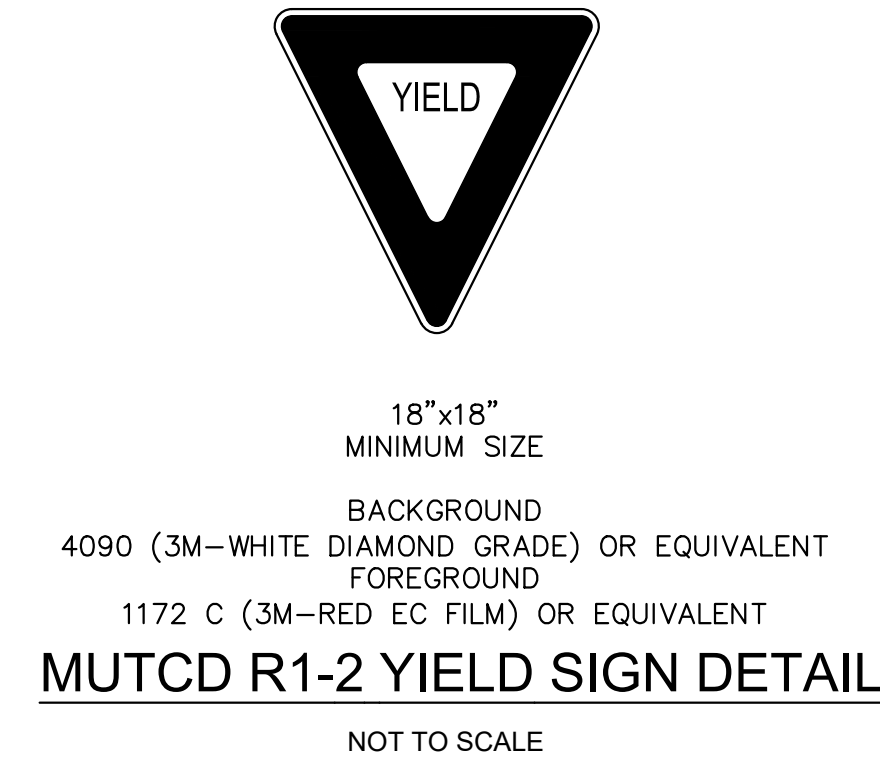
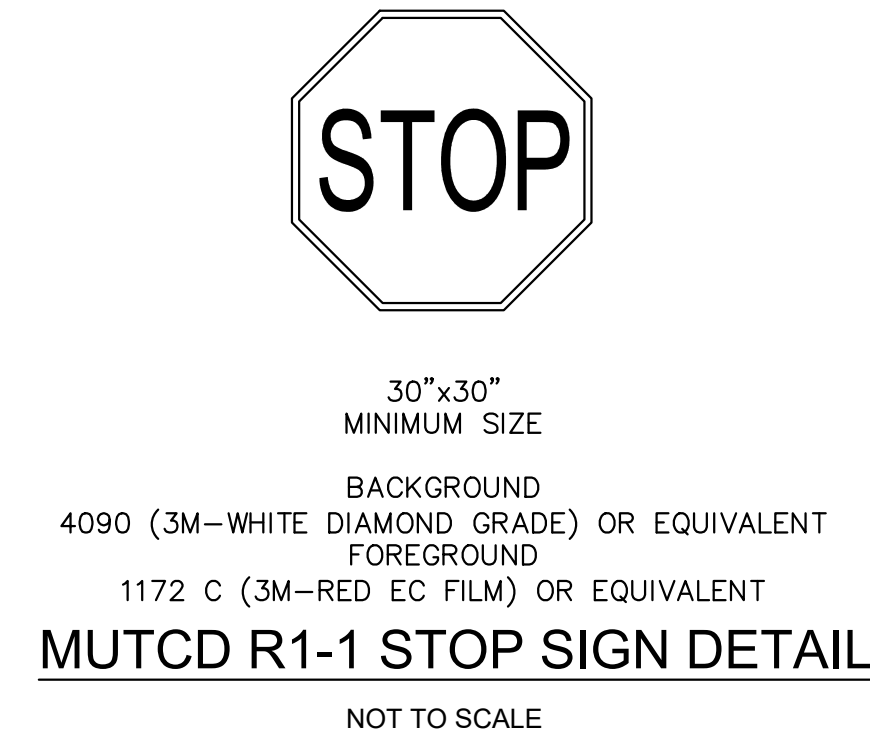
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REGULATORY, RECREATIONAL AND CULTURAL INFORMATION SIGN PLACEMENT

PLACEMENT TABLES

LATERAL PLACEMENT		VERTICAL PLACEMENT							
KEY	ALL CLASSES OF STREETS AND HIGHWAYS		KEY	FREEWAYS AND EXPRESSWAYS	CONVENTIONAL STREETS AND HIGHWAYS				
	MINIMUM	NORMAL			MIN.	MAX.	URBAN		RURAL
A	2'-0"	15'-0" PLUS CURB	D	7'-0" OR NOTE NO. 9			12'-0"	7'-0"	8'-0"
B	2'-0"	30'-0" OR MORE INCLUDES CURB	E	7'-0"	8'-0"	7'-0"	8'-0"	5'-0"	8'-0"
C	2'-0"	6'-0" PLUS EDGE OF 6'+ WIDE SHOULDER. IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE	F	8'-0" OR NOTE NO. 9	12'-0"	8'-0"	9'-0"	5'-0"	9'-0"
			G	6'-0"	7'-0"	6'-0"	7'-0"	4'-0"	7'-0"
			H	5'-0"	10'-0"	6'-0"	7'-0"	4'-0"	7'-0"



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