

ENGINEERING CONSTRUCTION NOTES

- ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER FOR THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION (1-800-922-1987).
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO THE CITY OF COLORADO SPRINGS'S SPECIFICATIONS AND STANDARDS. (LATEST EDITION)
- CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH MUTCD CONSTRUCTION AREA TRAFFIC CONTROL.

ENGINEERING DEMOLITION NOTES

- ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
- ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ENGINEER PRIOR TO MAKING ANY CHANGES.
- THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION.
- WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH GRADE.

ENGINEERING PAVING NOTES

- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5' CENTERS AND EXPANSION JOINTS PLACED ON 20' CENTERS. CONCRETE PAVEMENT JOINTS SHALL BE SPACED AT 12' CENTERS MAXIMUM.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

ENGINEERING SITE NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AT ALL TIE IN LOCATIONS.
- CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH SPECIFICATIONS OF EL PASO COUNTY AND/OR THE COLORADO STATE DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

ENGINEERING GRADING NOTES

- CONTOURS ON SIDEWALKS AND PRIVATE/PUBLIC ROADWAYS ARE TO FINISH GRADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND OR OTHER FINAL LANDSCAPE PLANTING IS WELL ESTABLISHED.

ENGINEERING DRAINAGE AND STORM WATER NOTES

- ON-SITE STORM SEWER SYSTEM HAS BEEN PROVIDED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS.
- ALL ON-SITE STORM SEWER IS PRIVATE, UNLESS OTHERWISE NOTED.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- THE CONTRACTOR SHALL DE-SILT ALL DRAINAGE STRUCTURES AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER PRIOR TO EXCAVATION.

ENGINEERING GENERAL NOTES FOR CONTRACTOR

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS.

- THE CITY OR COUNTY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
- APPROVAL OF THESE PLANS BY THE CITY/COUNTY DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY EL PASO COUNTY DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT 719-453-0180. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
- EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
- LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
- CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
- FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
- ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE FIELD ENGINEER.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.

- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
- SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT KIMLEY-HORN BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE EL PASO COUNTY FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE COUNTY ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE COUNTY/AGENCY INSPECTOR REQUIRES THE CHANGE.
- AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO ACCEPTANCE OF THIS PROJECT.
- THE AREA WHICH IS DEFINED AS A NON-GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY/COUNTY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA SHALL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE ADDITIONAL CARE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WHILE MEETING MINIMUM AND MAXIMUM PAVEMENT SLOPES AS DEFINED IN THE CRITERIA.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
- ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
- STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

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 PER 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 A MINIMUM OF 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.


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NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2026 KIMLEY-HORN AND ASSOCIATES, INC.
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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 and Associates, Inc.

PROJECT NO.
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CO.1



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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

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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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 CHECKED BY: JJM
 DATE: 04/21/2026

WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 GENERAL NOTES

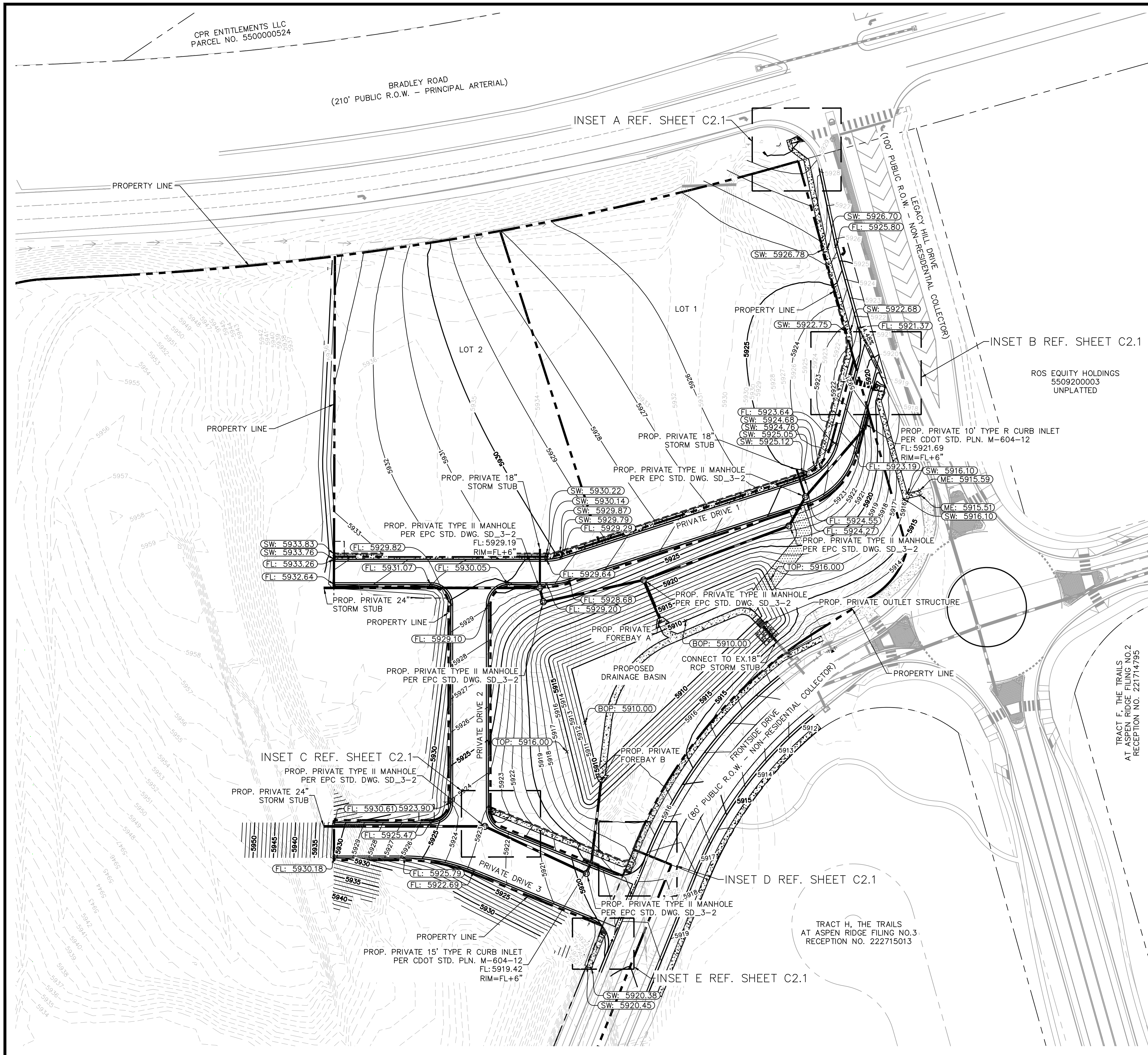
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PROJECT NO.
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SHEET
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LEGEND

- 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

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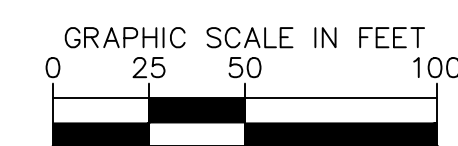
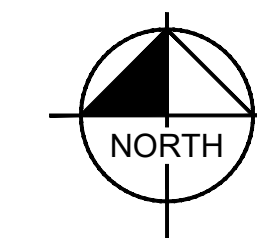
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WATERVIEW EAST COMMERCIAL
CONSTRUCTION DOCUMENTS
OVERALL GRADING PLAN

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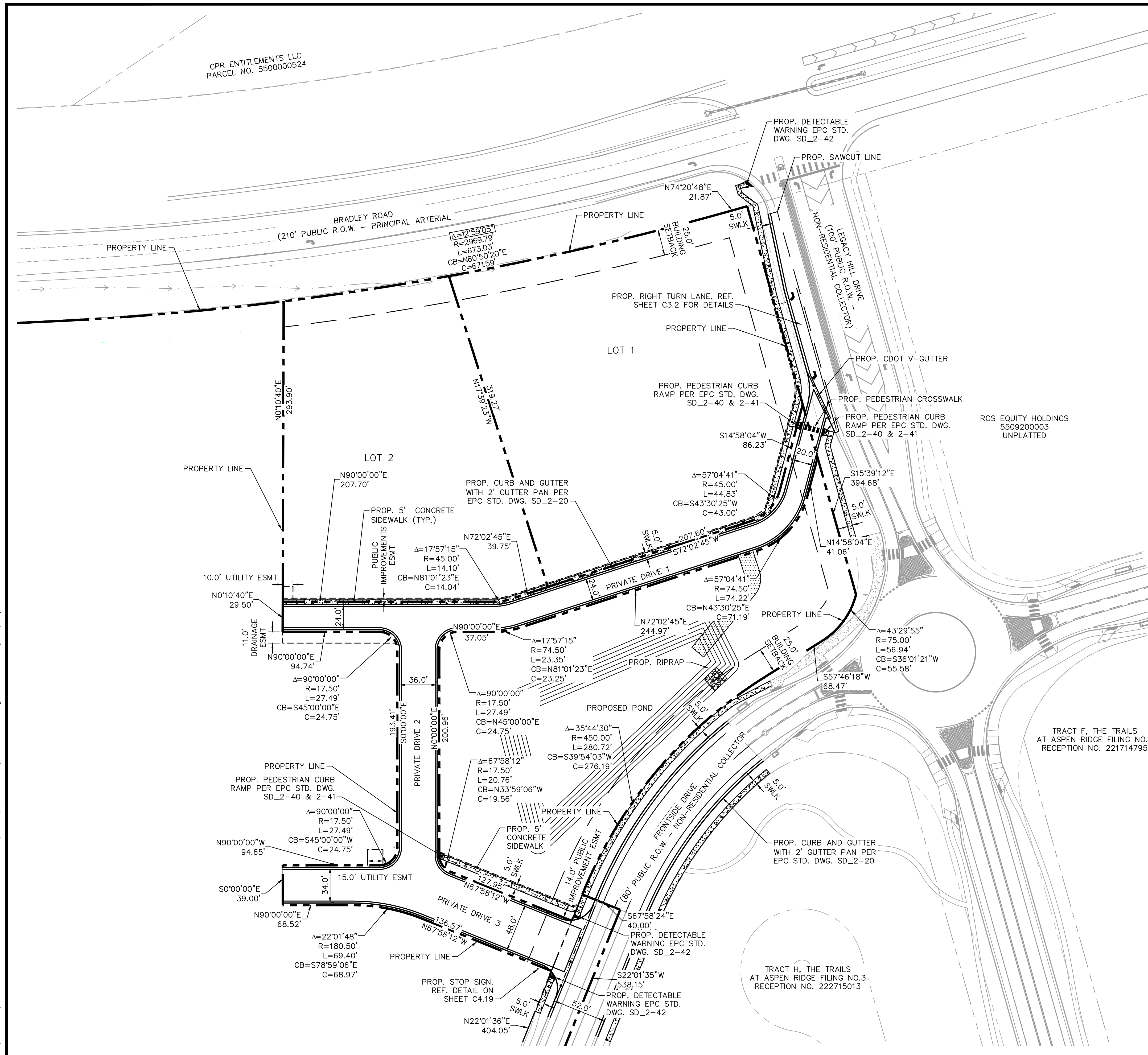
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LEGEND

	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

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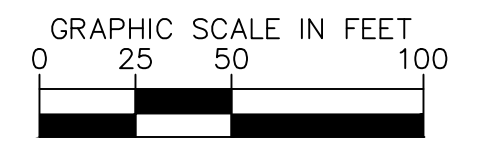
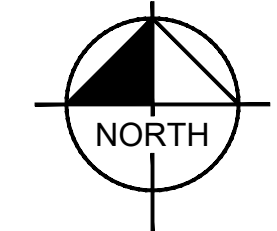
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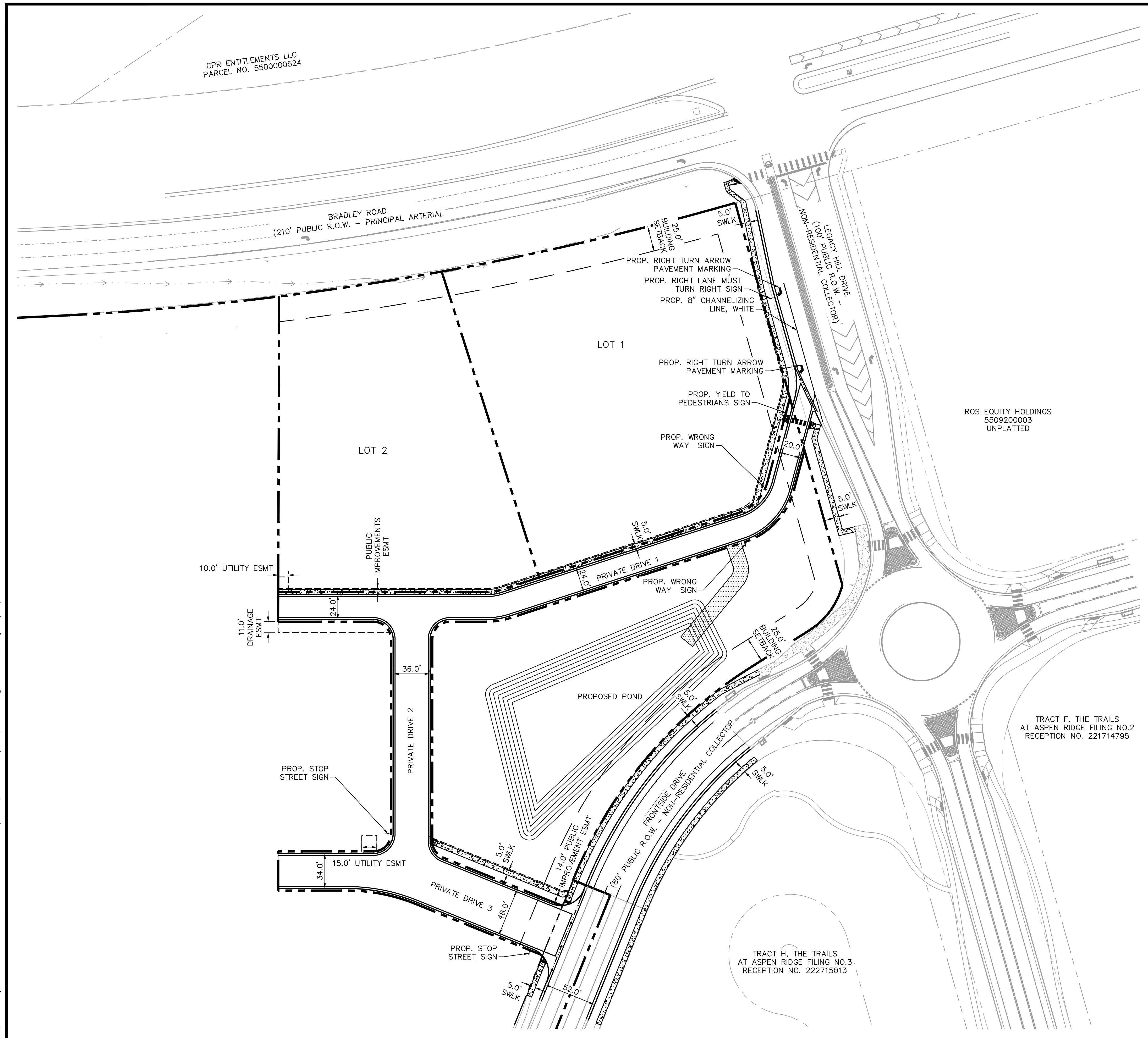
**WATERVIEW EAST COMMERCIAL
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OVERALL SITE PLAN**

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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

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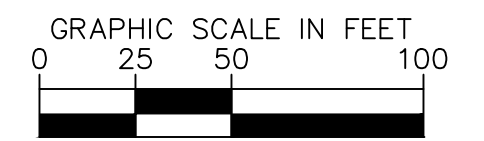
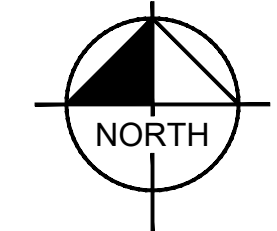
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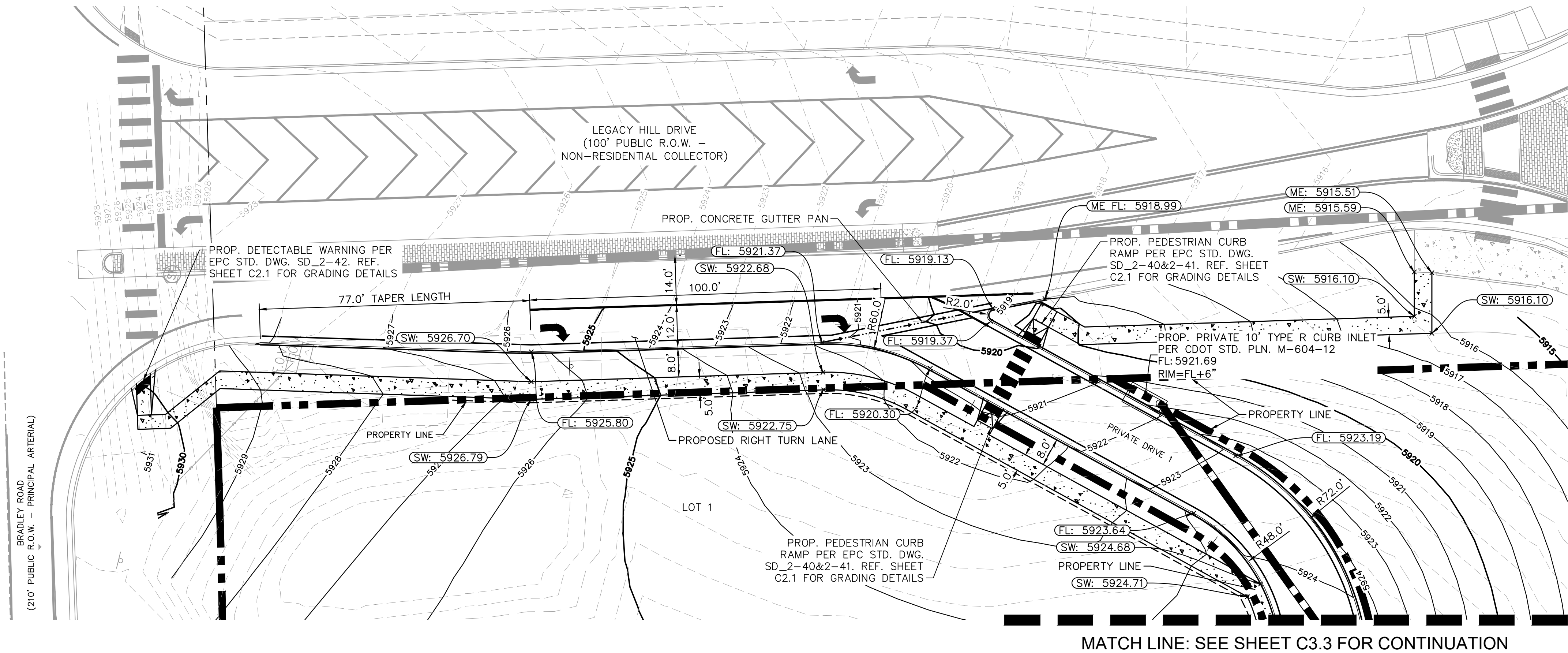
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CONSTRUCTION DOCUMENTS
SIGNING & STRIPING PLAN

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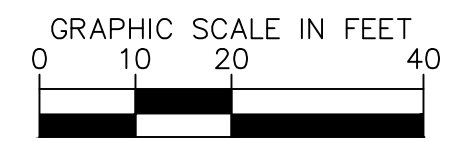
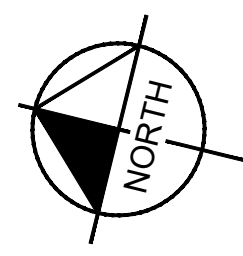
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MATCH LINE: SEE SHEET C3.3 FOR CONTINUATION

LEGEND

- W — EXISTING WATER LINE
- OH — EXISTING GAS LINE
- E — EXISTING OVERHEAD ELECTRIC
- — EXISTING UNDERGROUND ELECTRIC
- — PROPOSED PROPERTY LINE
- S — PROPOSED SANITARY LINE AND MANHOLE
- W — 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



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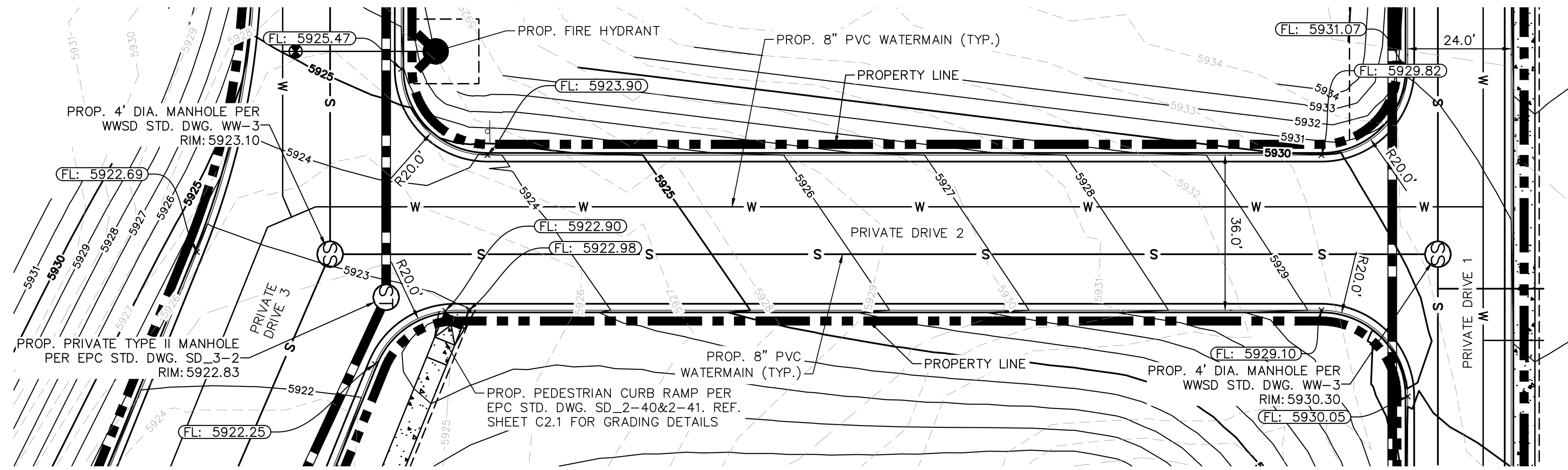
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**WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 RIGHT TURN LANE & PRIVATE DRIVE 1**

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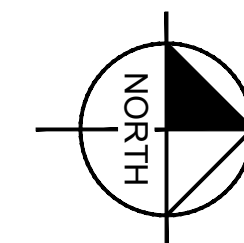
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 SHEET
C3.2



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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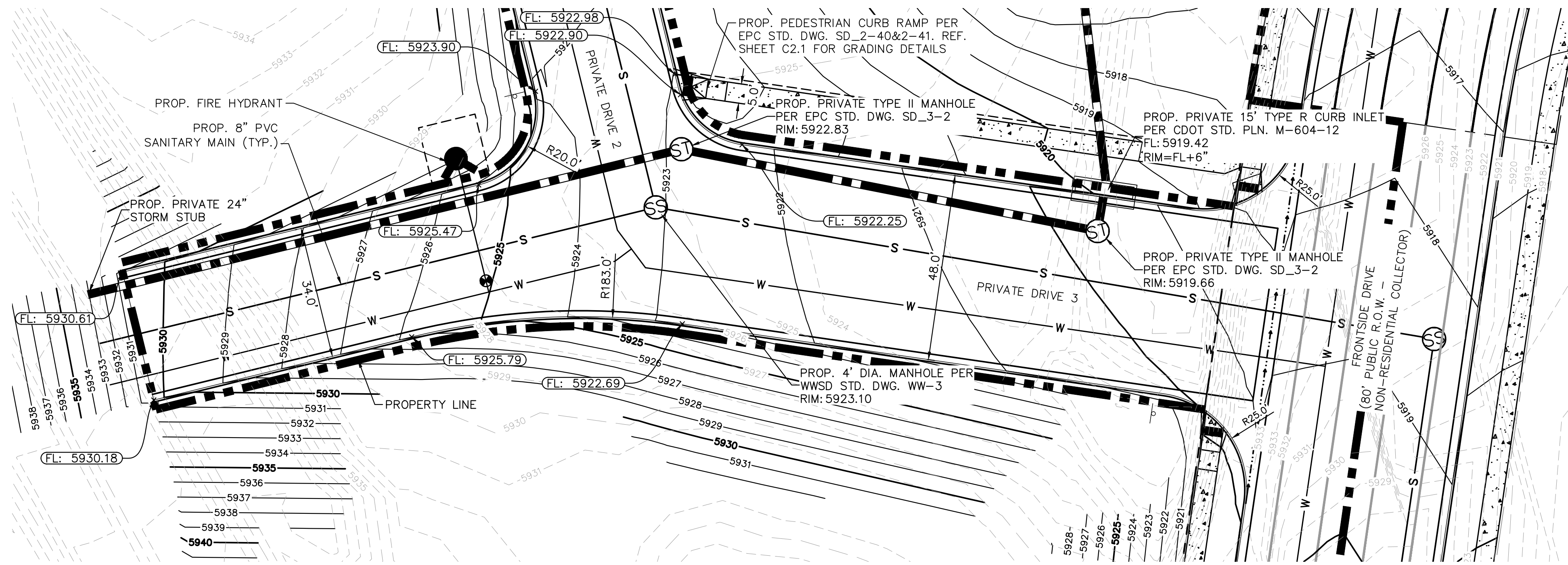
WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 PRIVATE DRIVE 2

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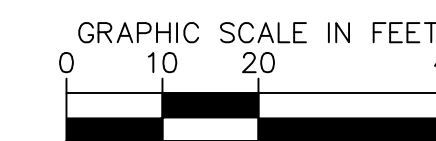
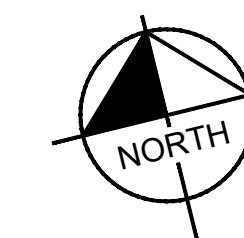
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LEGEND

- 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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 CONSTRUCTION DOCUMENTS
 PRIVATE DRIVE 3**

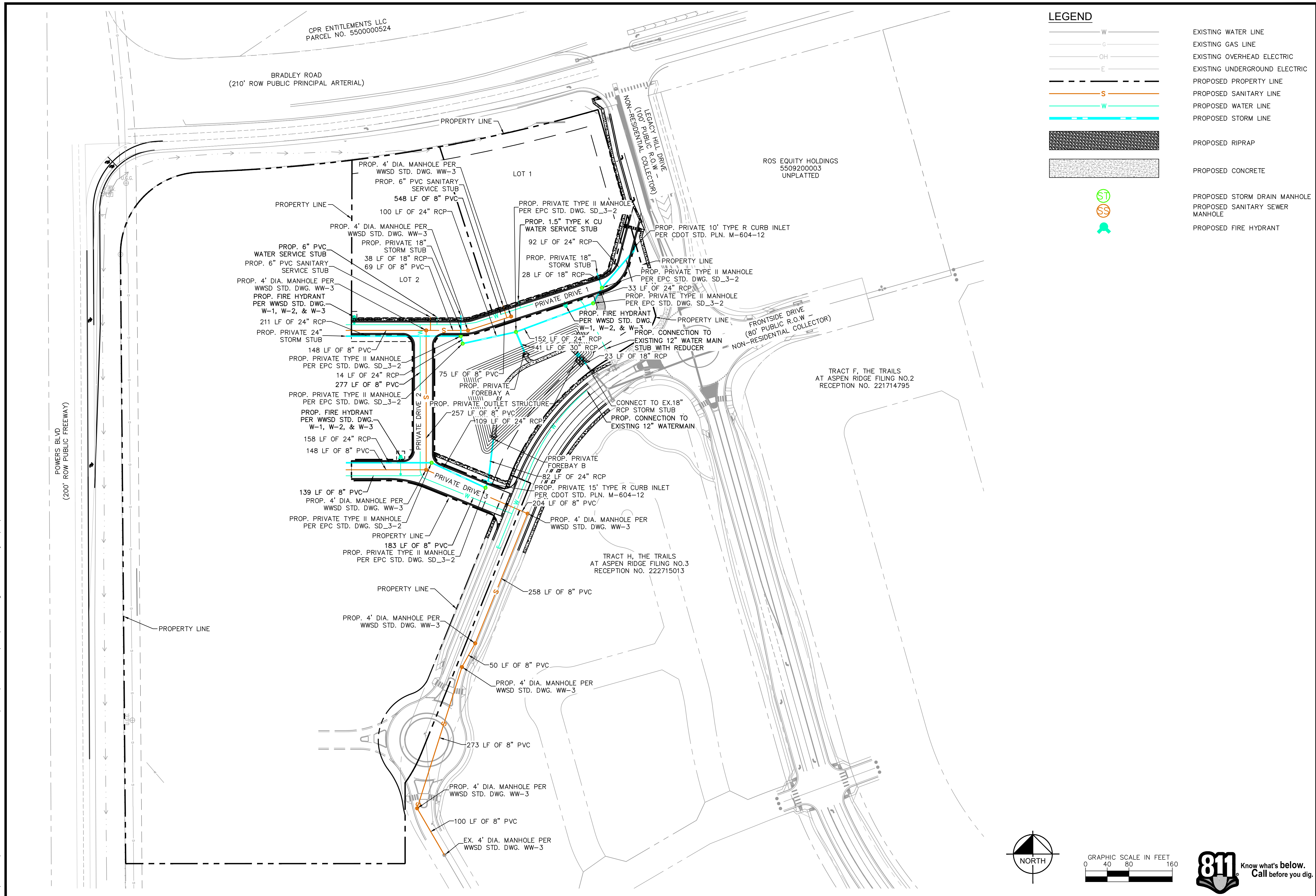
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C3.5

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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

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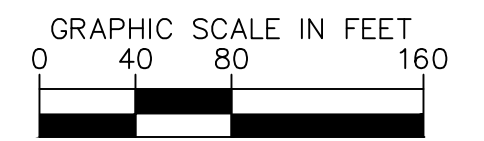
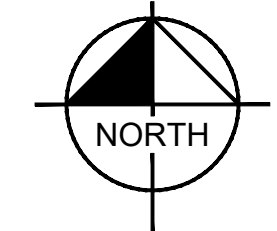
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**WATERVIEW EAST COMMERCIAL
 CONSTRUCTION DOCUMENTS
 OVERALL UTILITY PLAN**

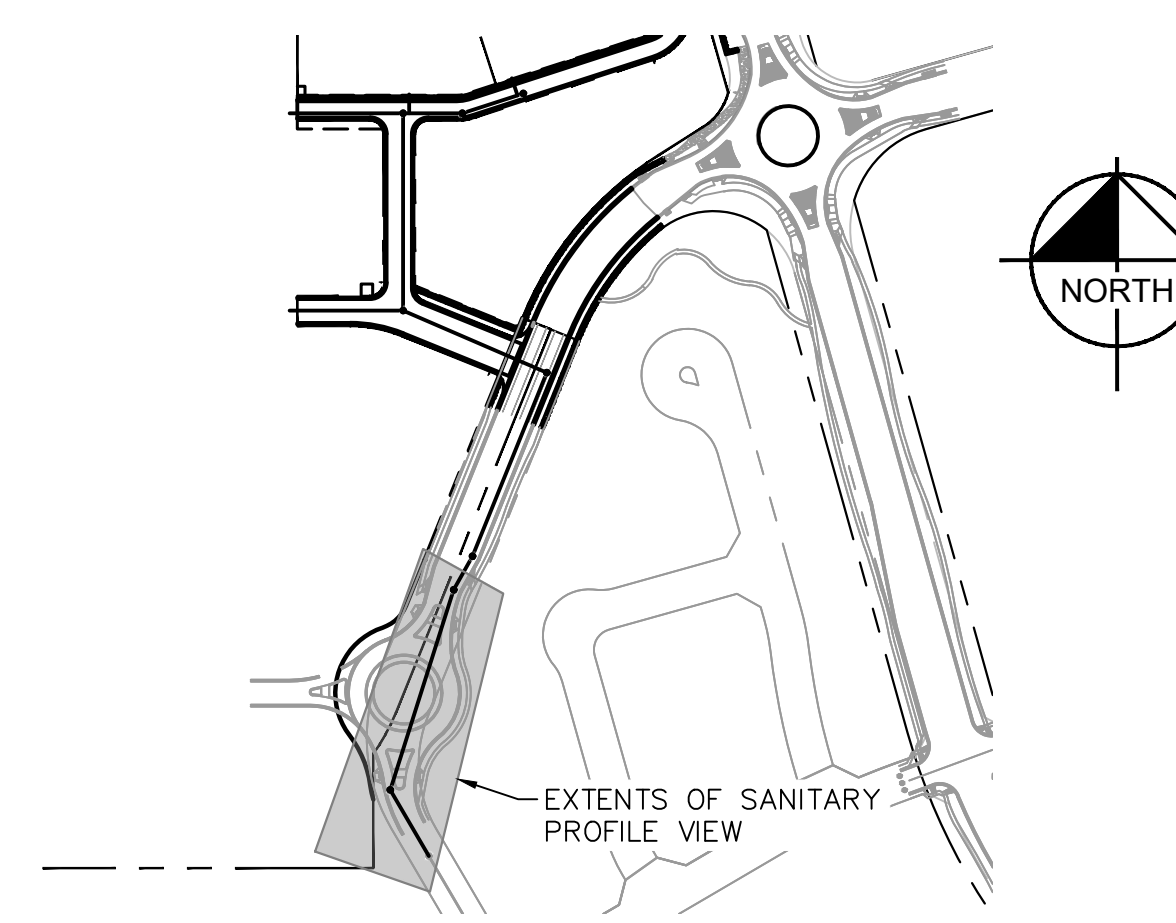
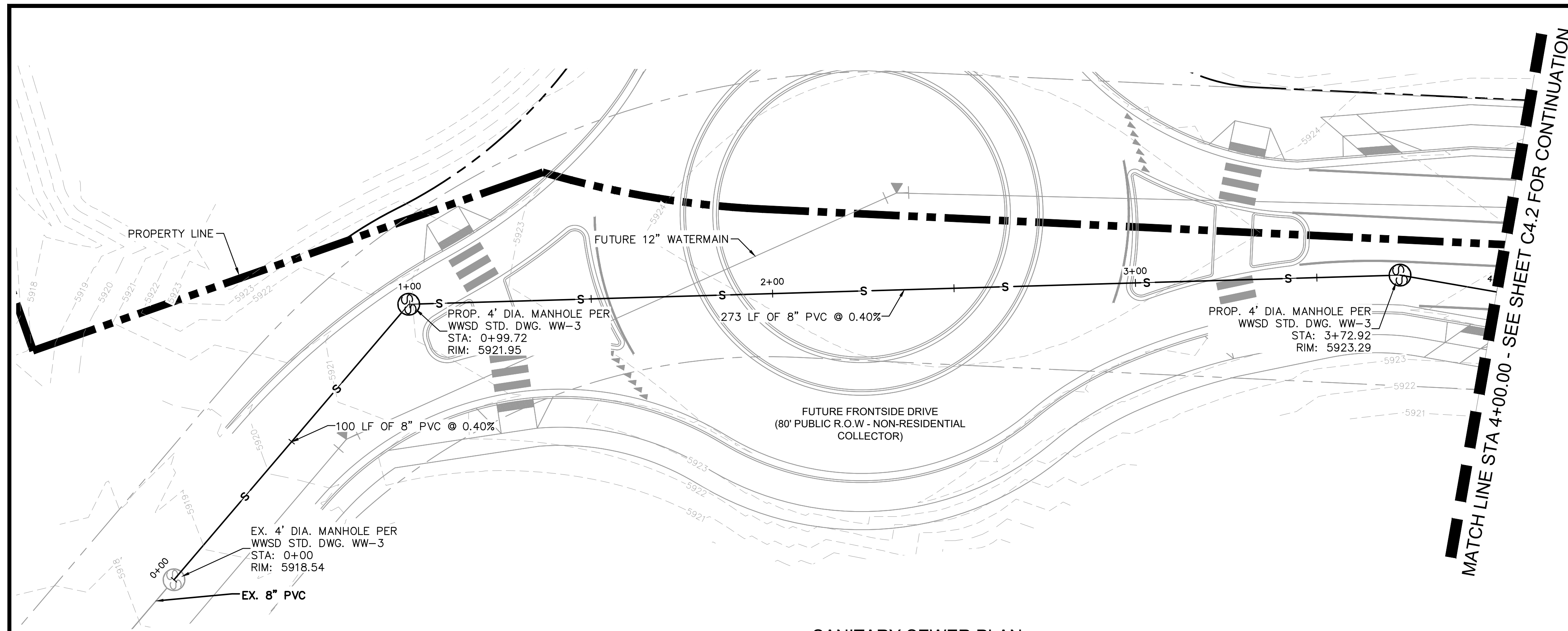
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PROJECT NO.
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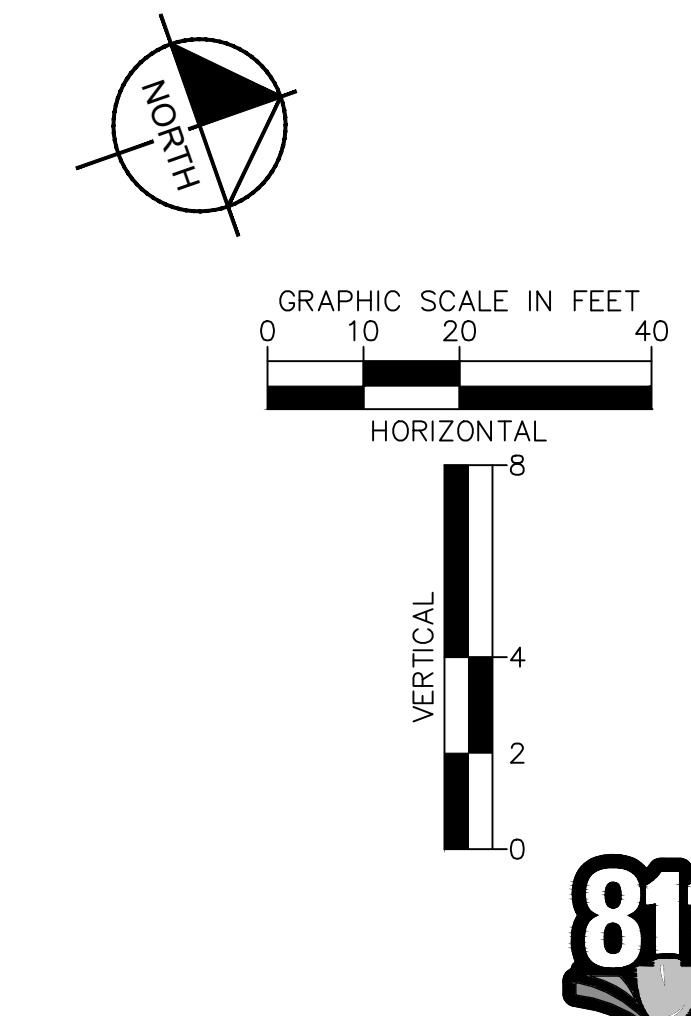
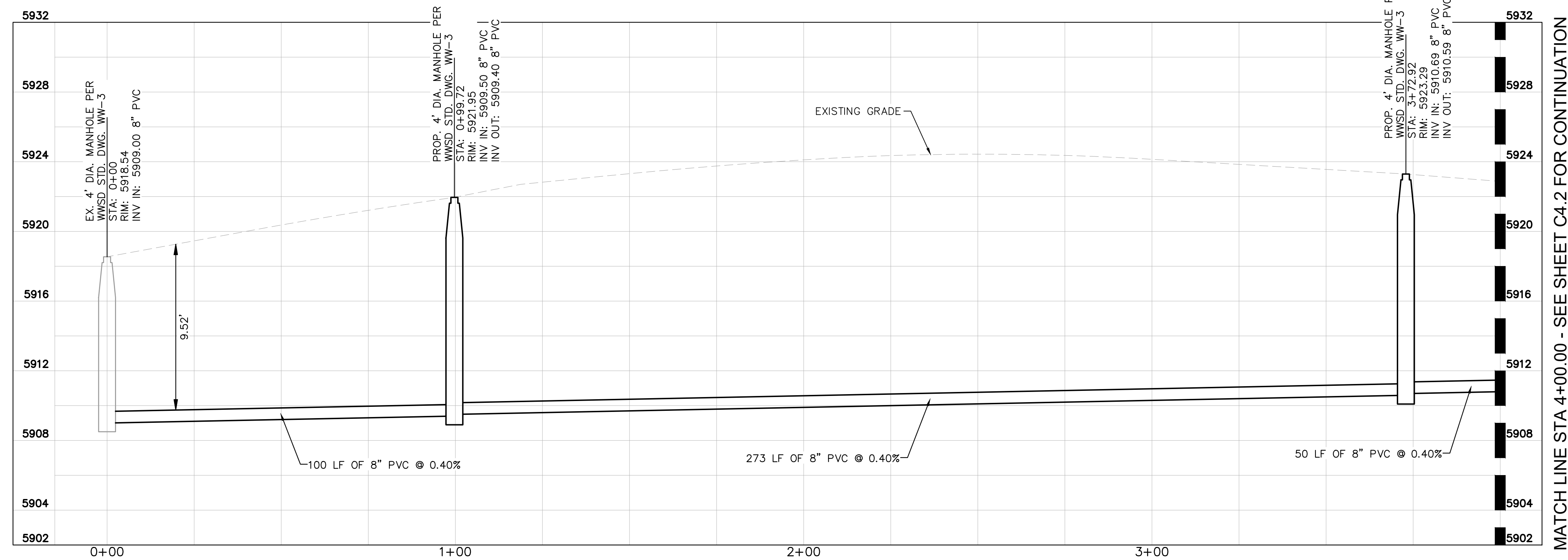


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LEGEND

---	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
---	---	PROPOSED STORM LINE
---	XXXX	EXISTING MAJOR CONTOUR
---	XXXX	EXISTING MINOR CONTOUR
---	XXXX	PROPOSED MAJOR CONTOUR
---	XXXX	PROPOSED MINOR CONTOUR
---	SS	PROPOSED STORM DRAIN MANHOLE
---	SS	PROPOSED SANITARY SEWER MANHOLE
---	FF	PROPOSED FIRE HYDRANT



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WATERVIEW EAST COMMERCIAL
CONSTRUCTION DOCUMENTS
SANITARY SEWER PLAN AND PROFILE

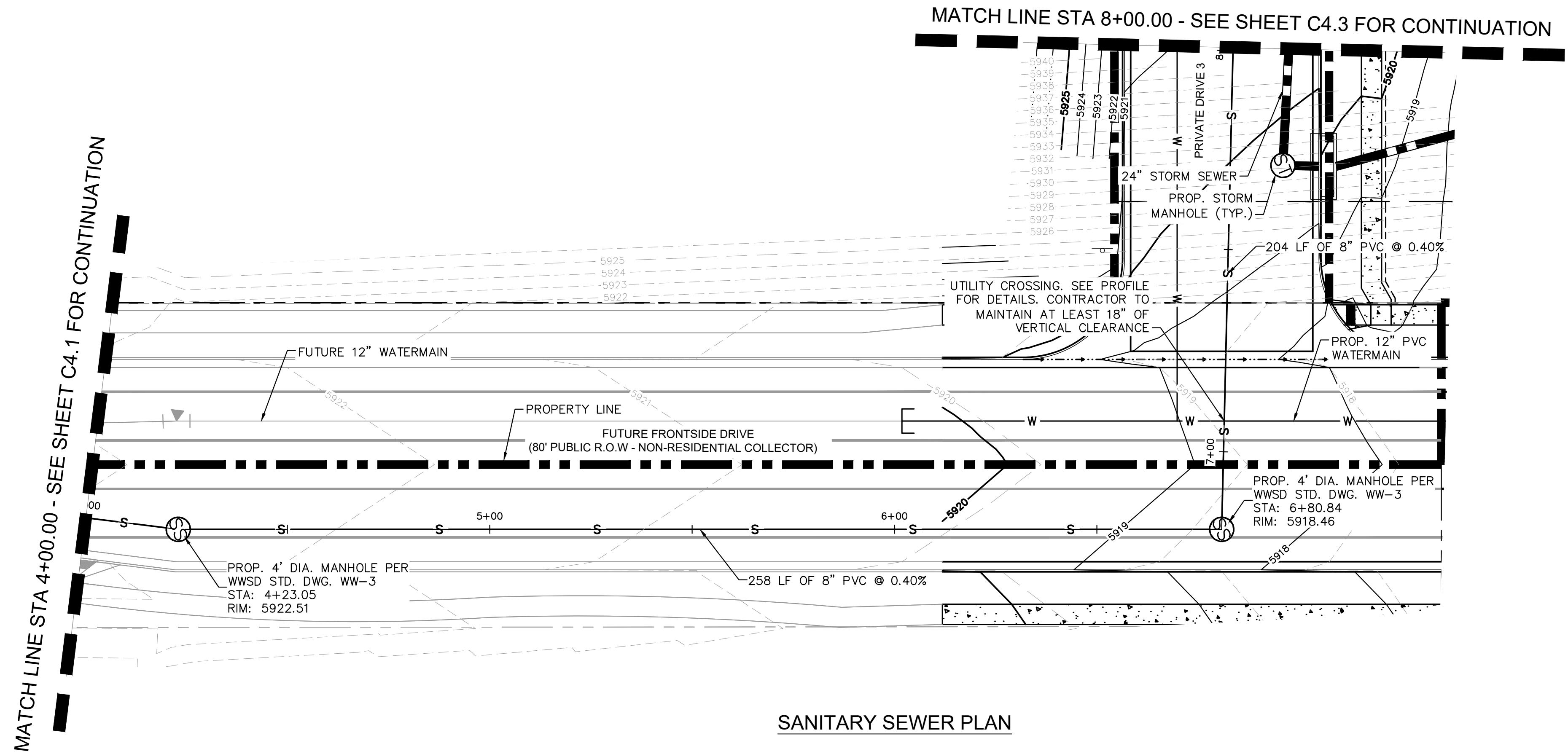
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196195000

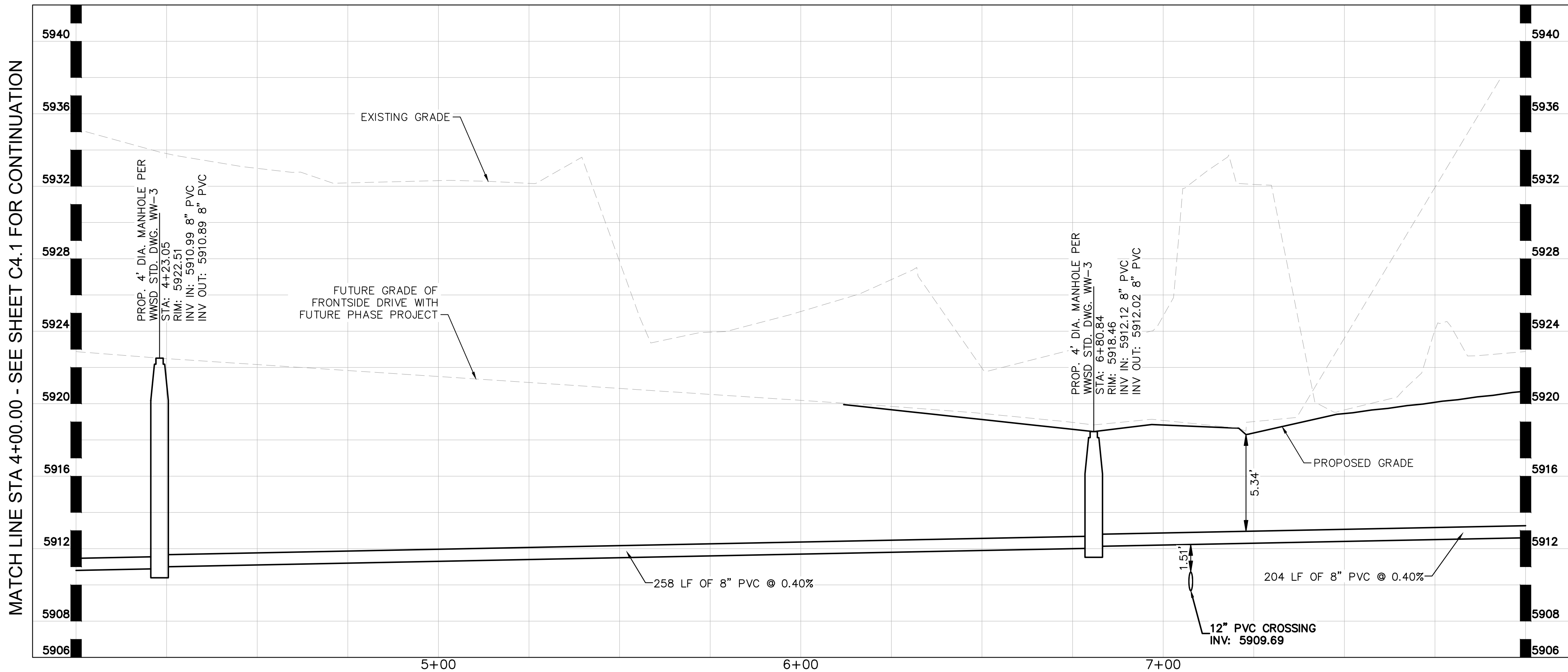
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811 Know what's below.
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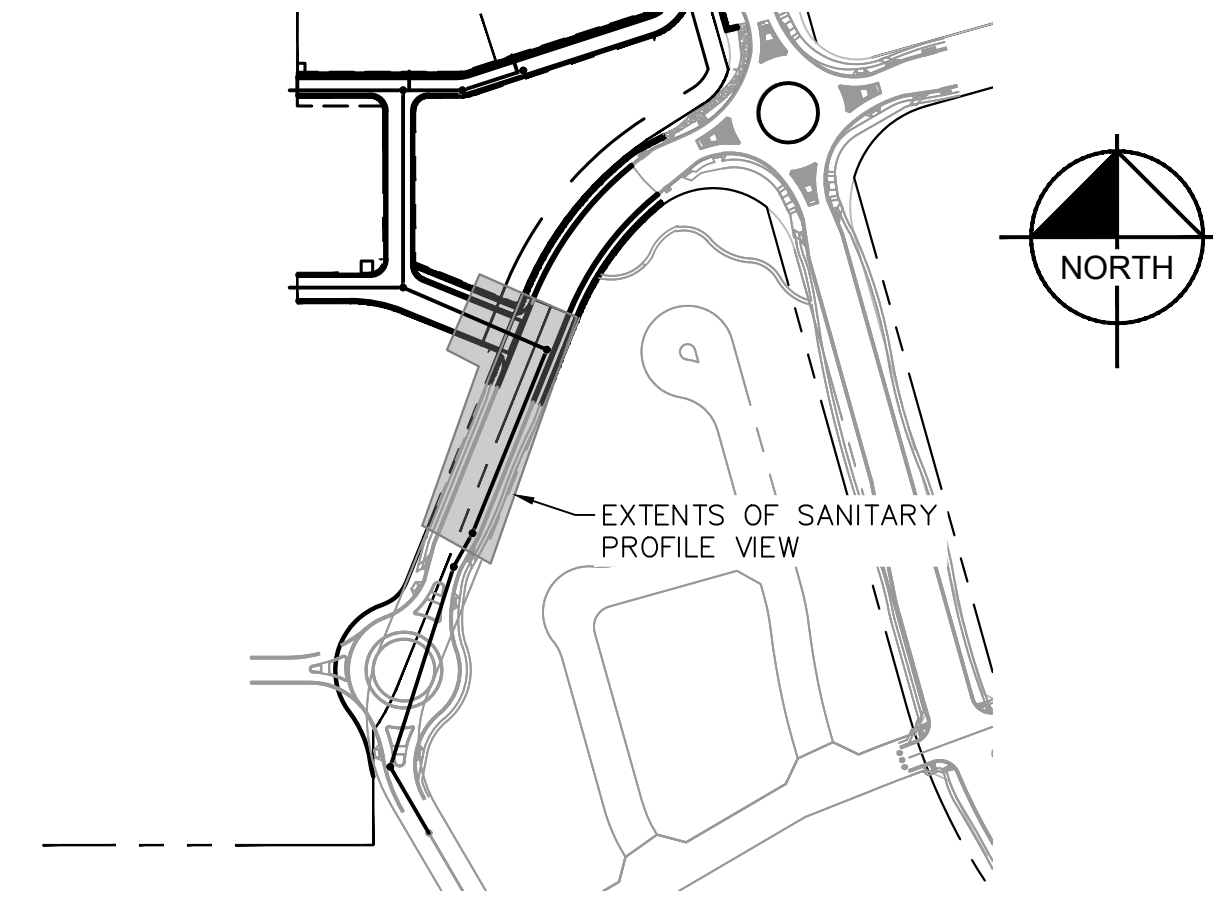
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SANITARY SEWER PLAN



SANITARY SEWER PROFILE



LEGEND

---	W	EXISTING WATER LINE
---	G	EXISTING GAS LINE
OH	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

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Kimley»Horn
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 2 North Nevada Avenue, Suite 900
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WATERVIEW EAST COMMERCIAL
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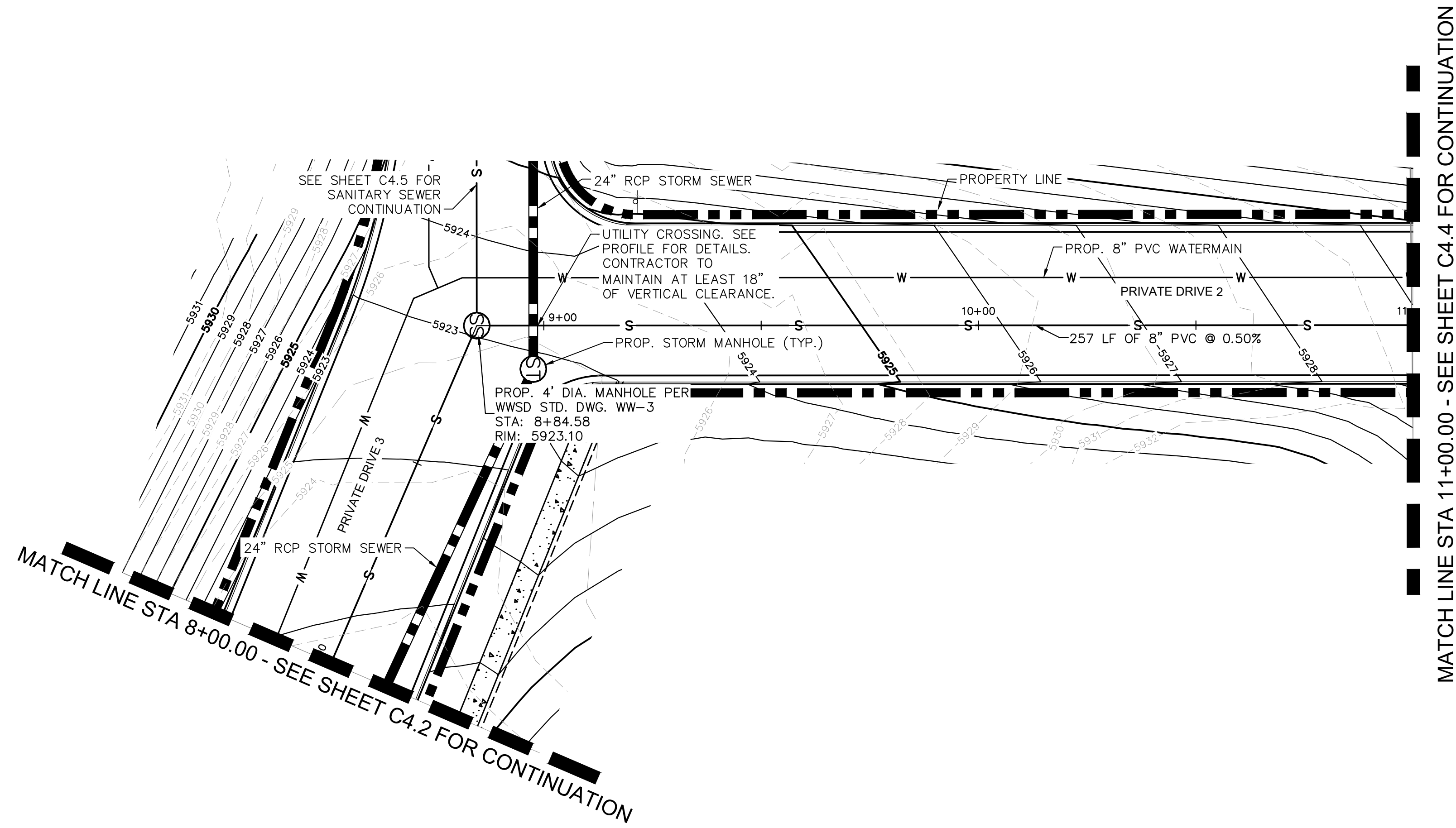
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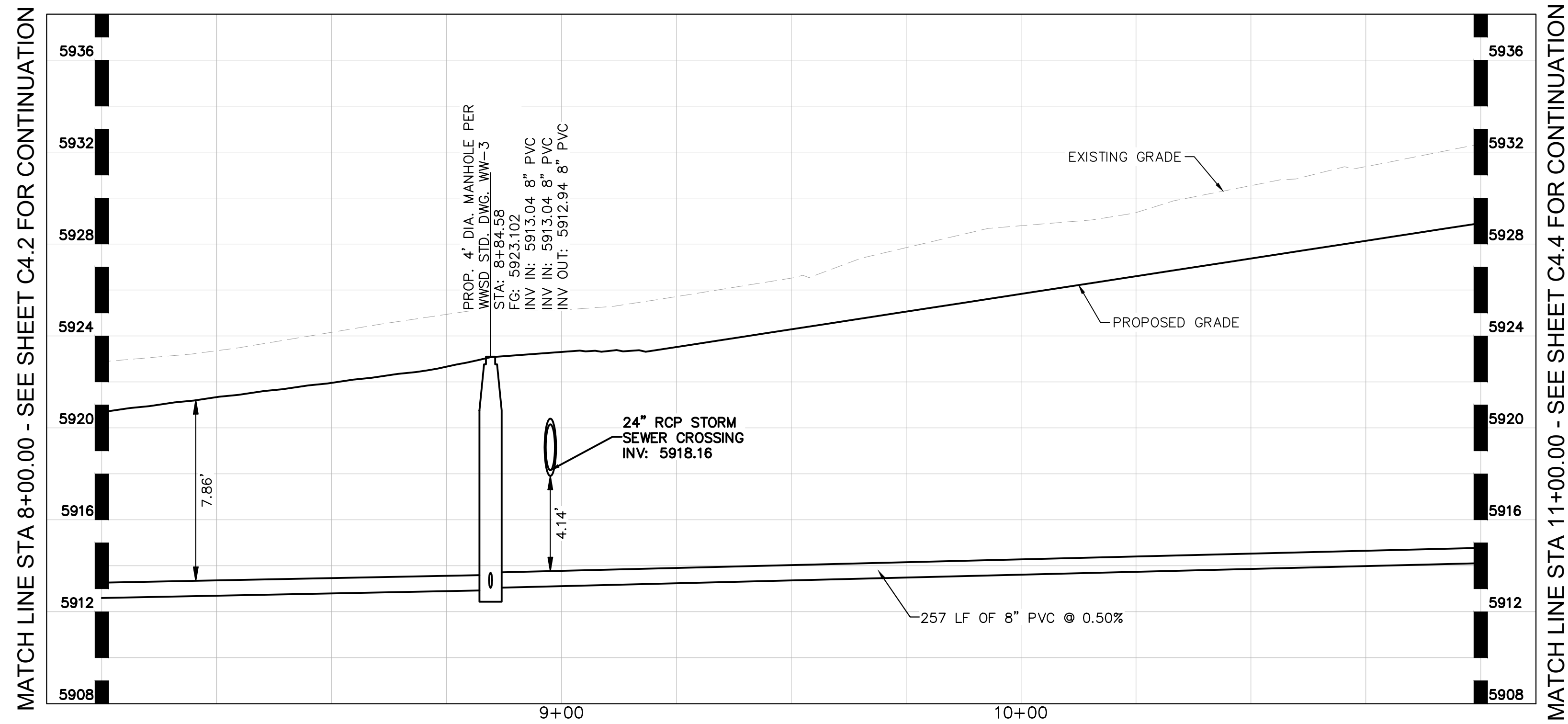
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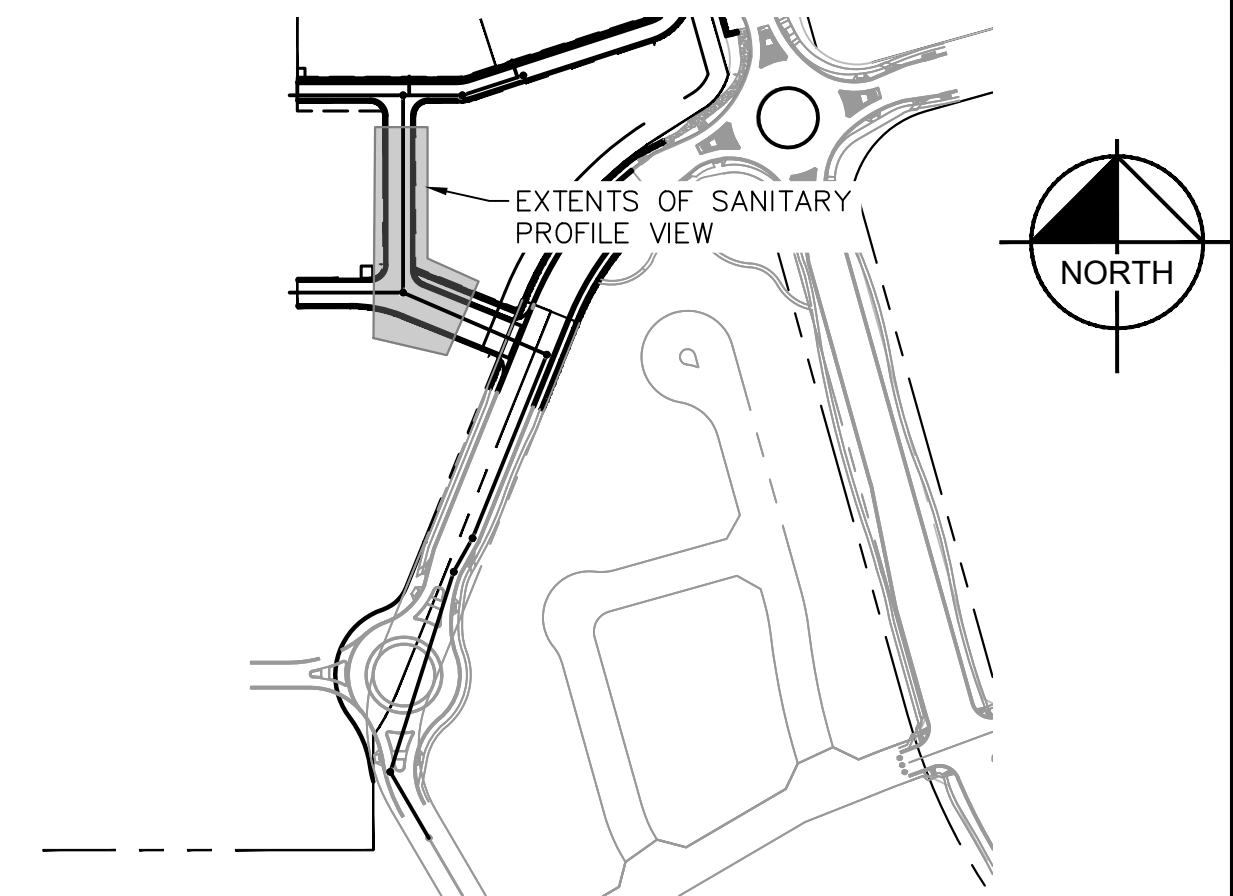
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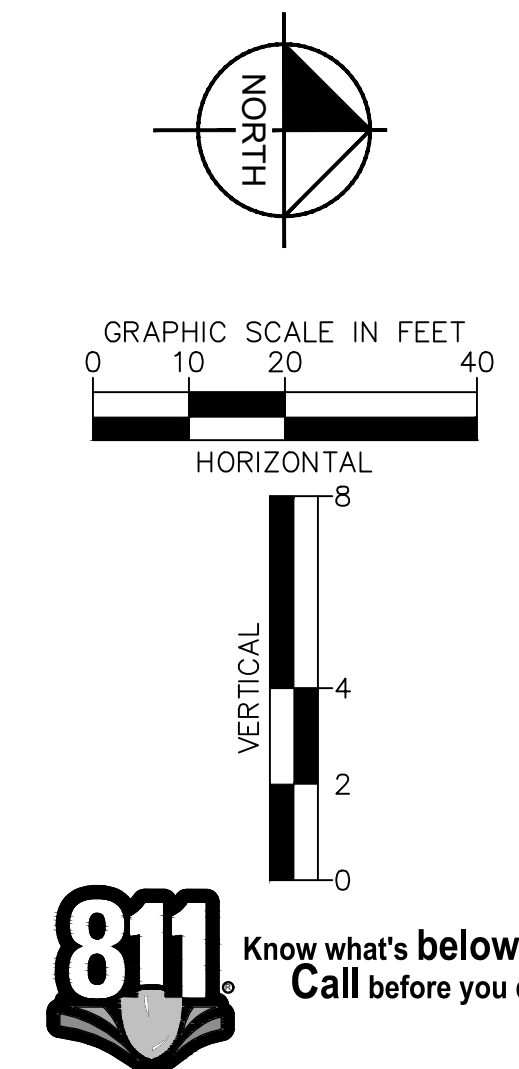
SANITARY SEWER PROFILE



VICINITY MAP
SCALE: 1" = 250'

LEGEND

	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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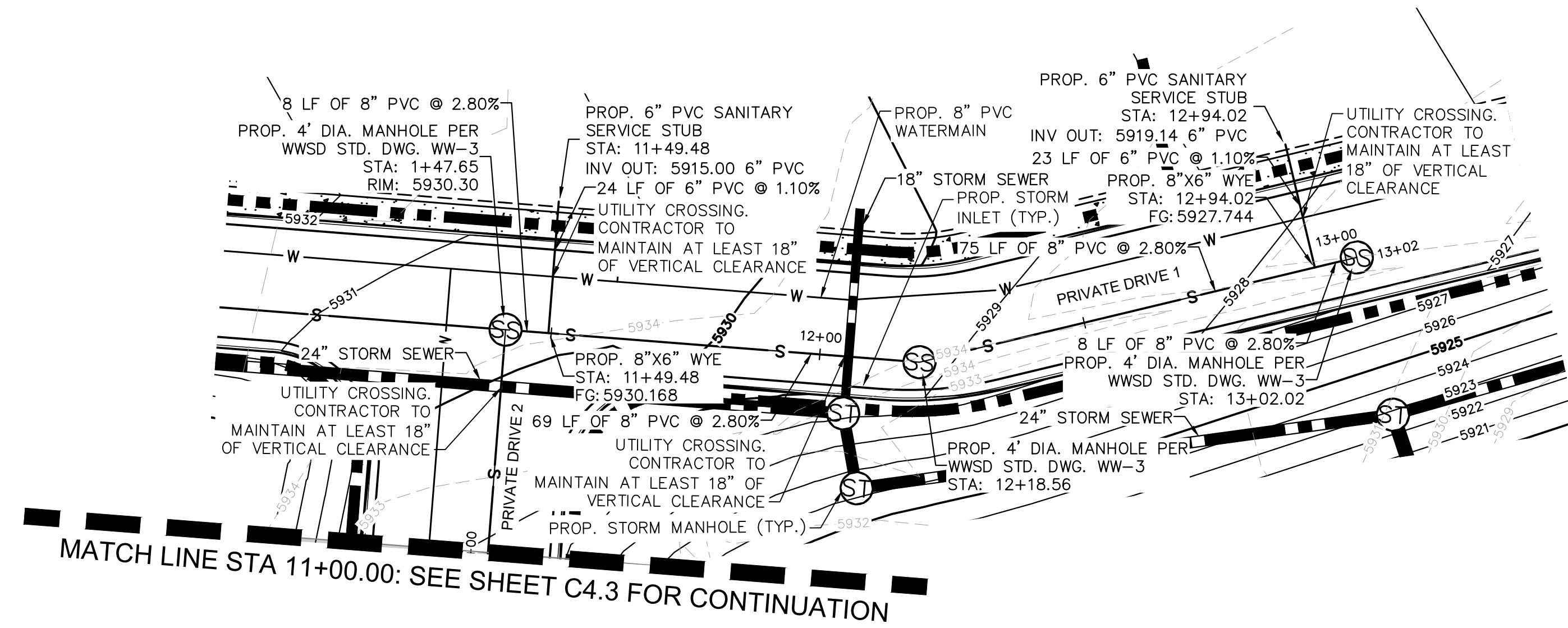
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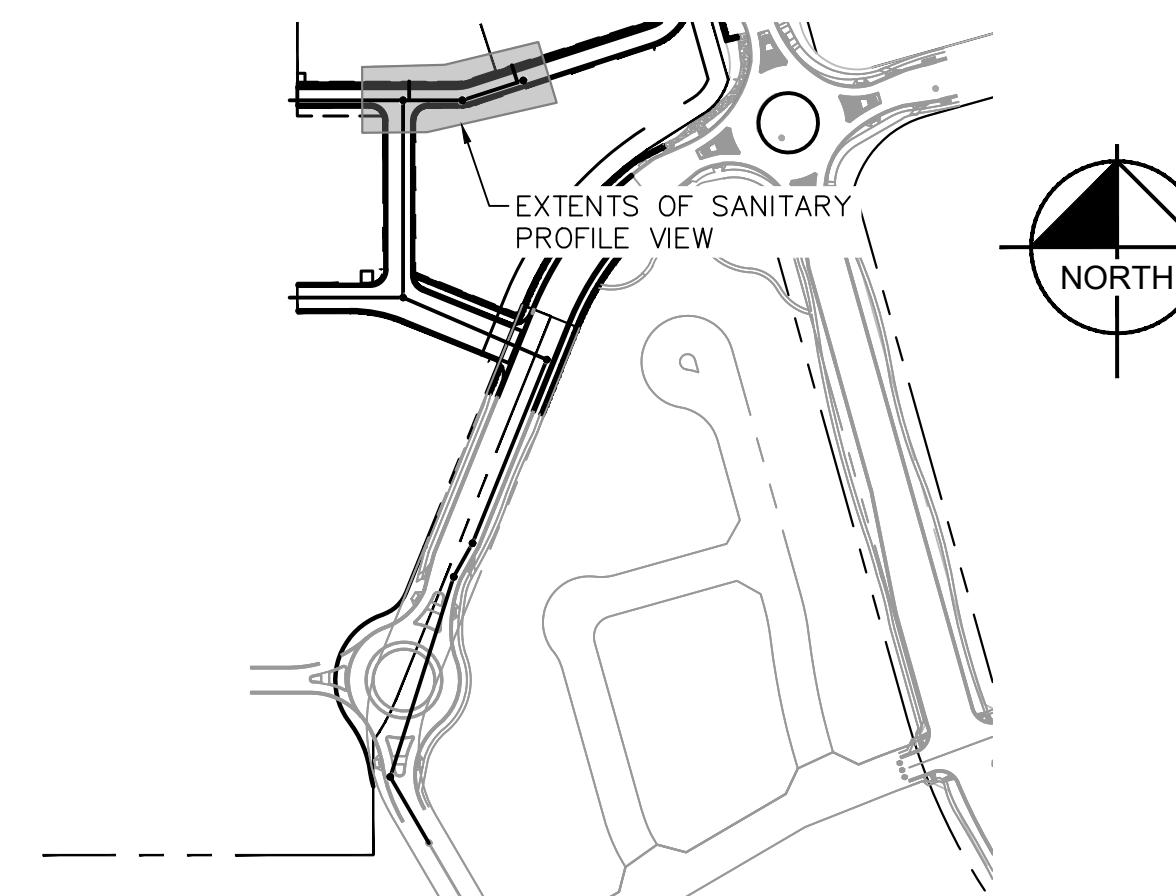
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SHEET
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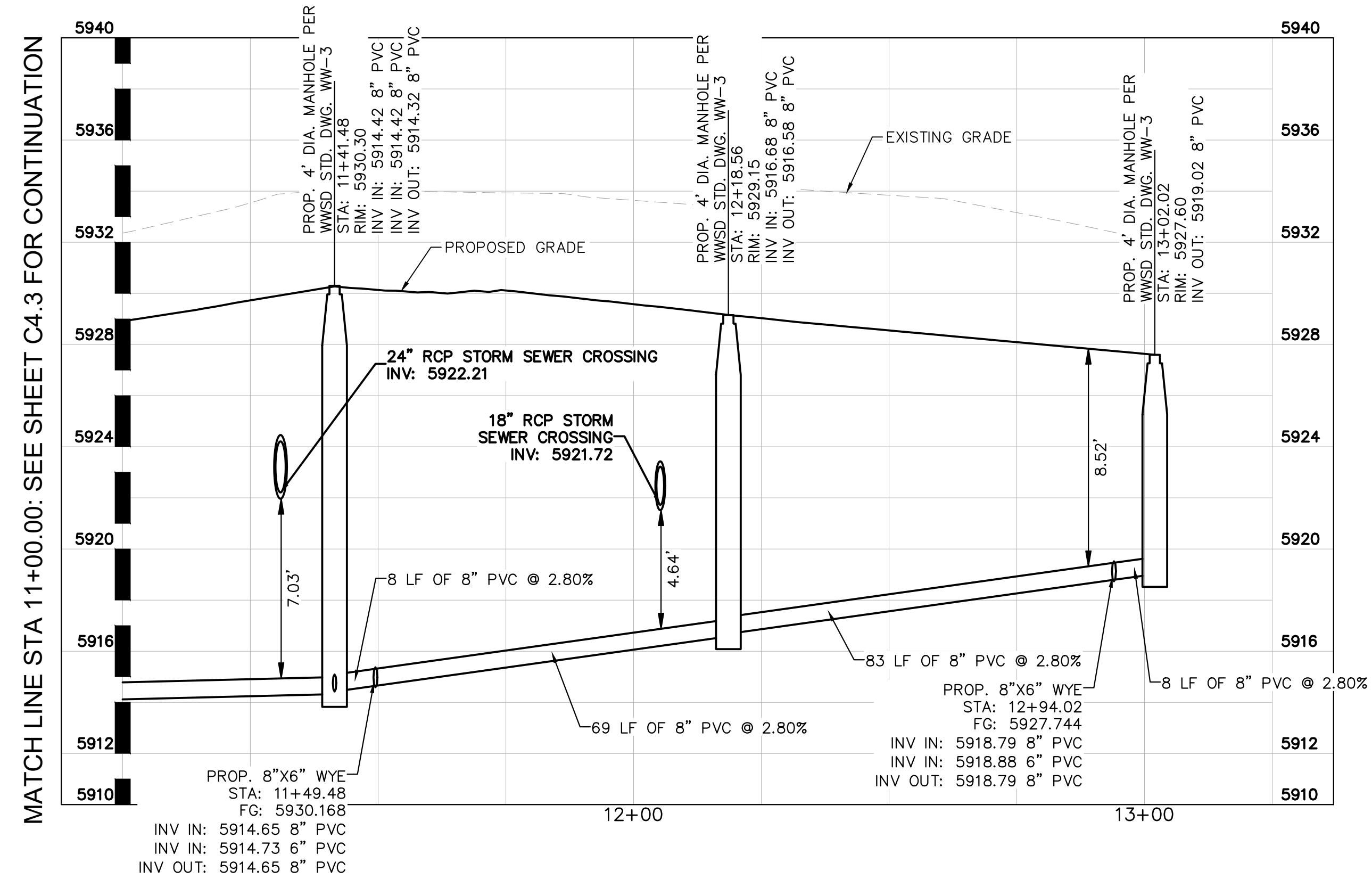
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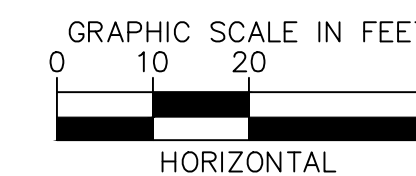
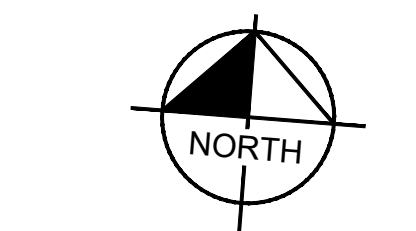
VICINITY MAP
SCALE: 1" = 250'

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
- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- - - - - PROPOSED MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR
- ⊙ (S) PROPOSED STORM DRAIN MANHOLE
- ⊙ (SS) PROPOSED SANITARY SEWER MANHOLE
- ⊙ (FH) PROPOSED FIRE HYDRANT



SANITARY SEWER PROFILE



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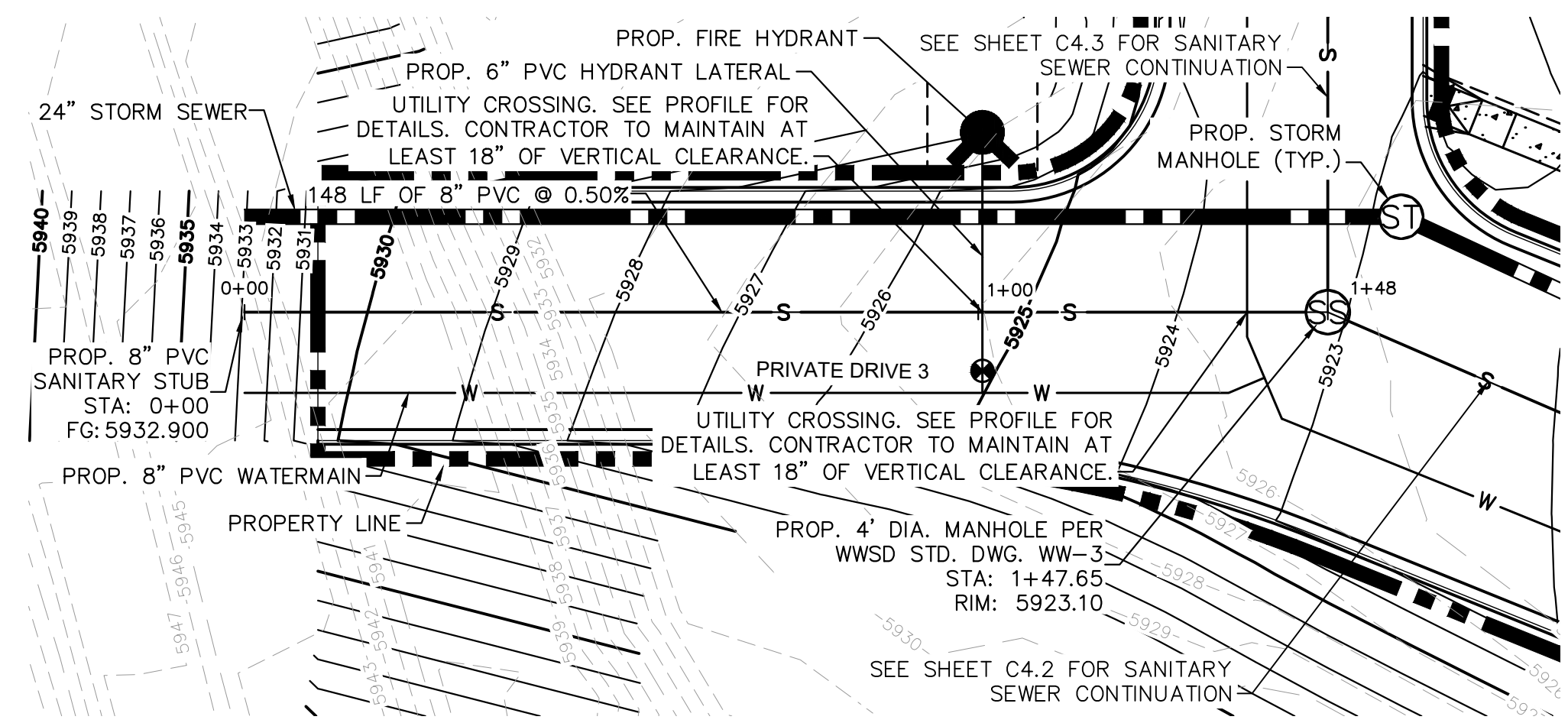
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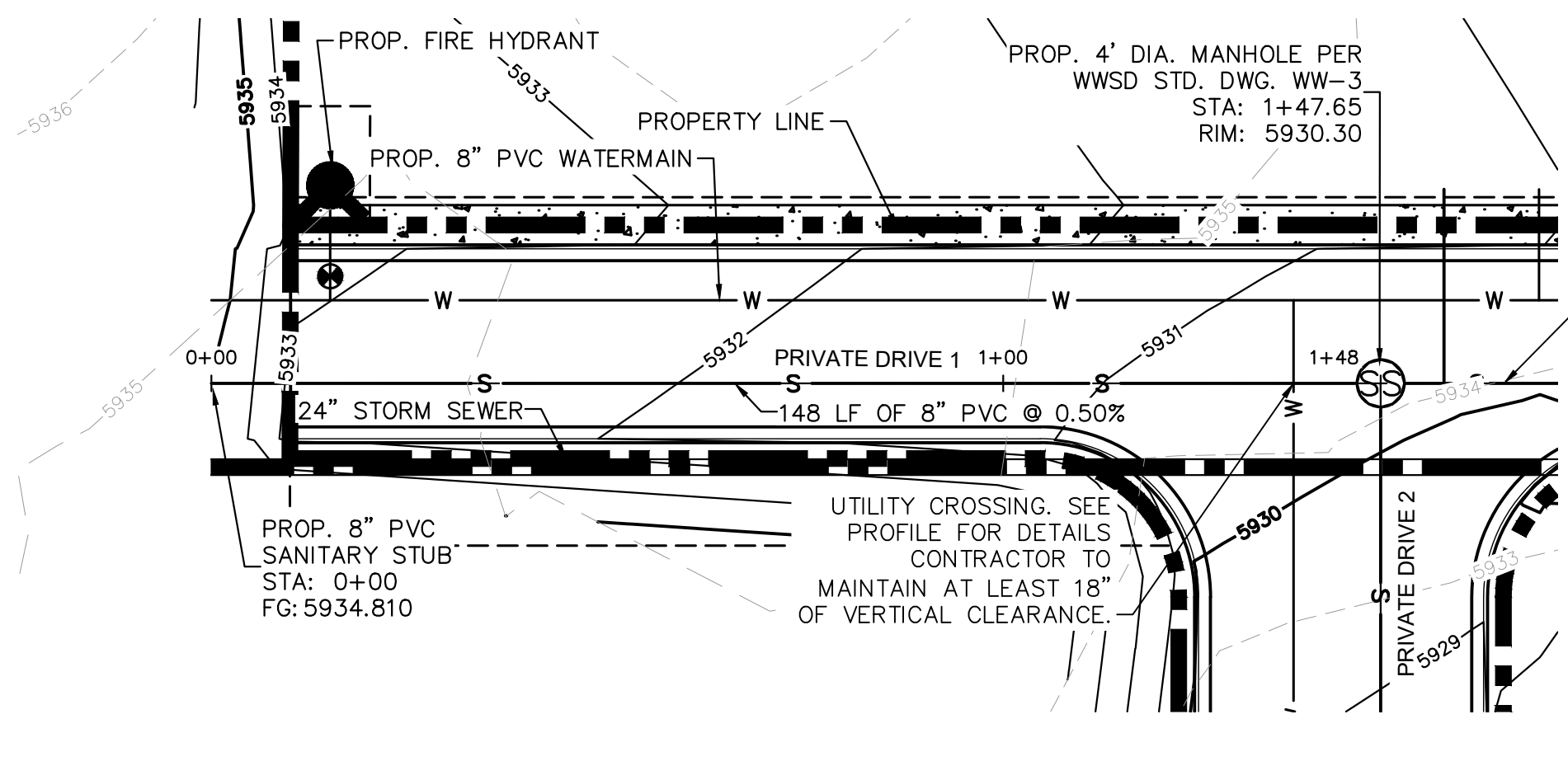
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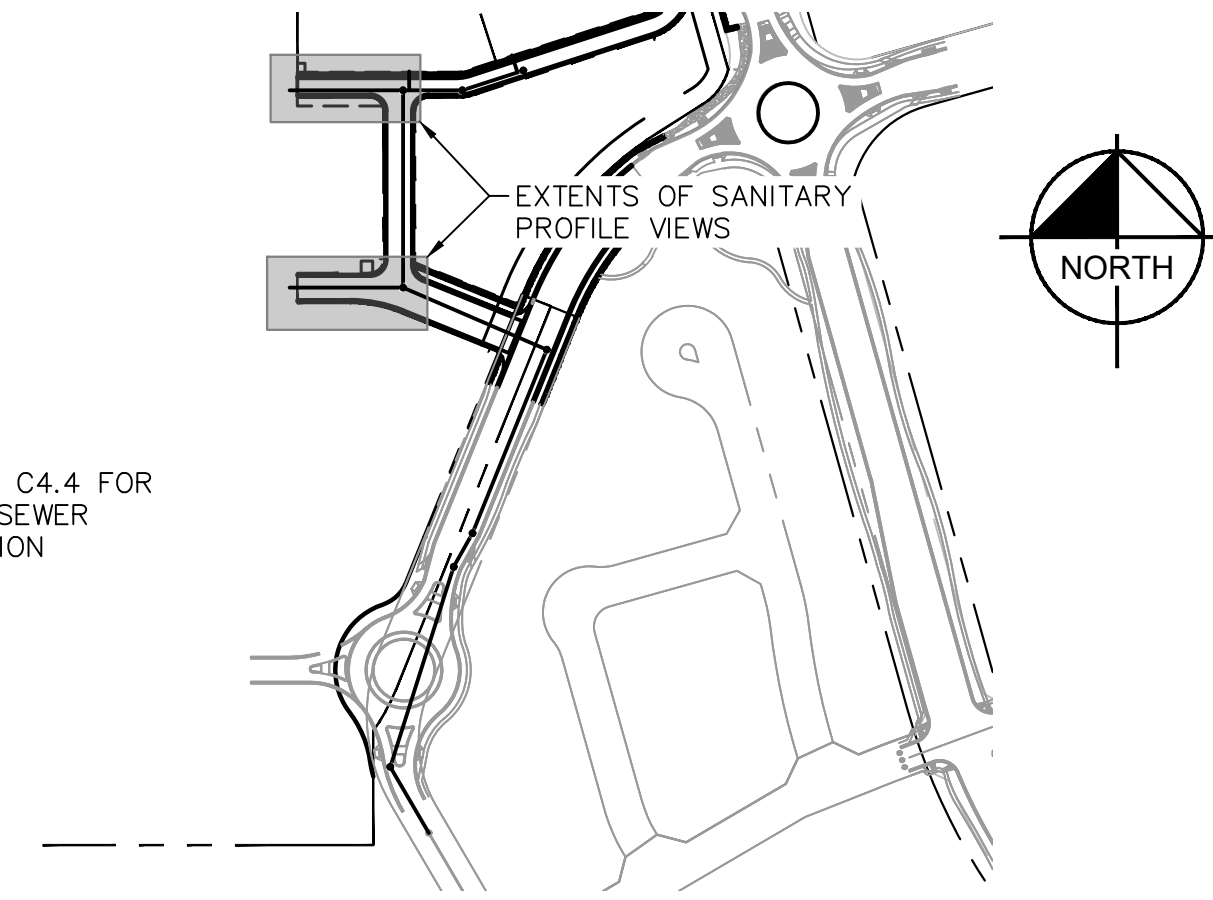
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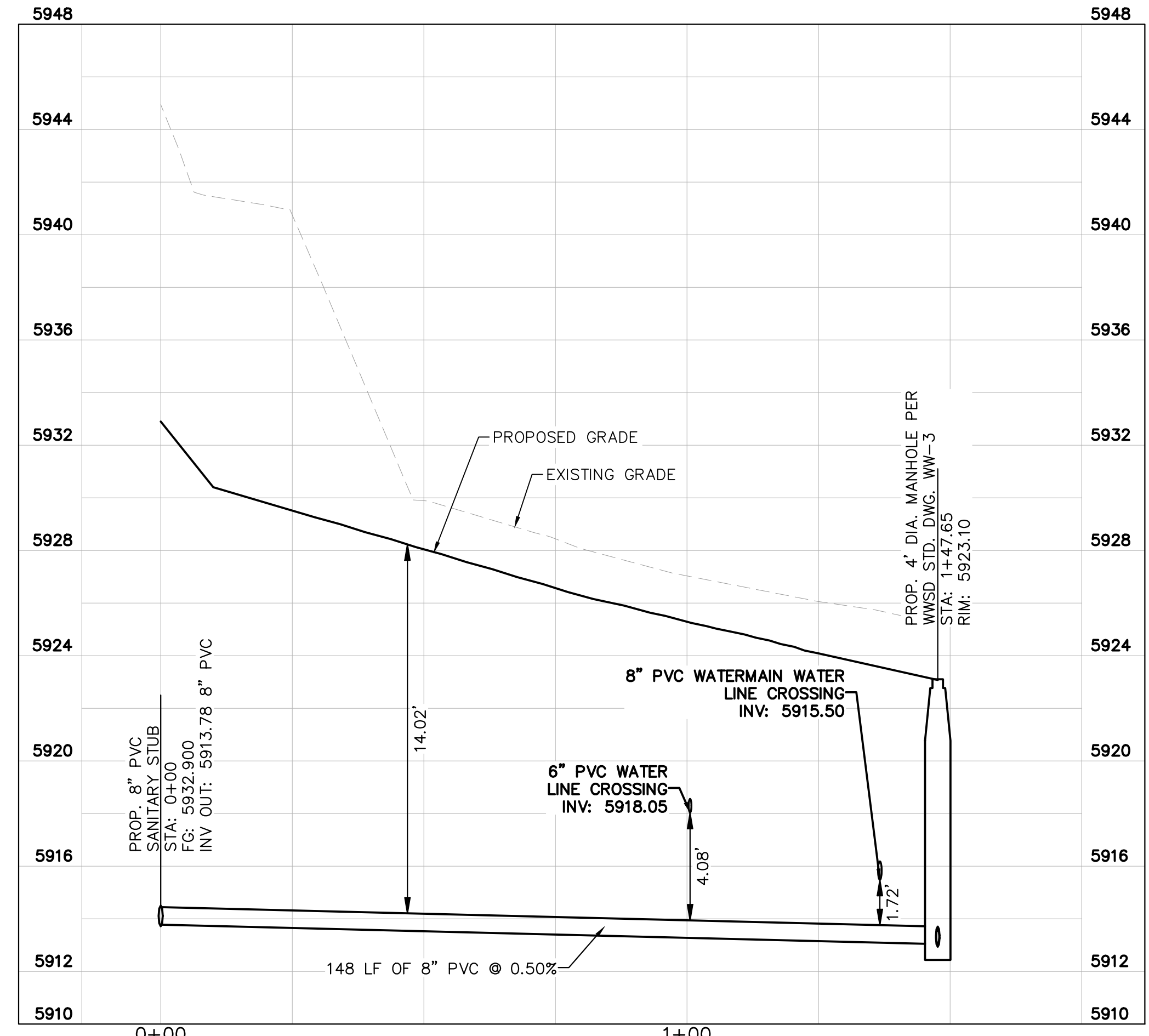
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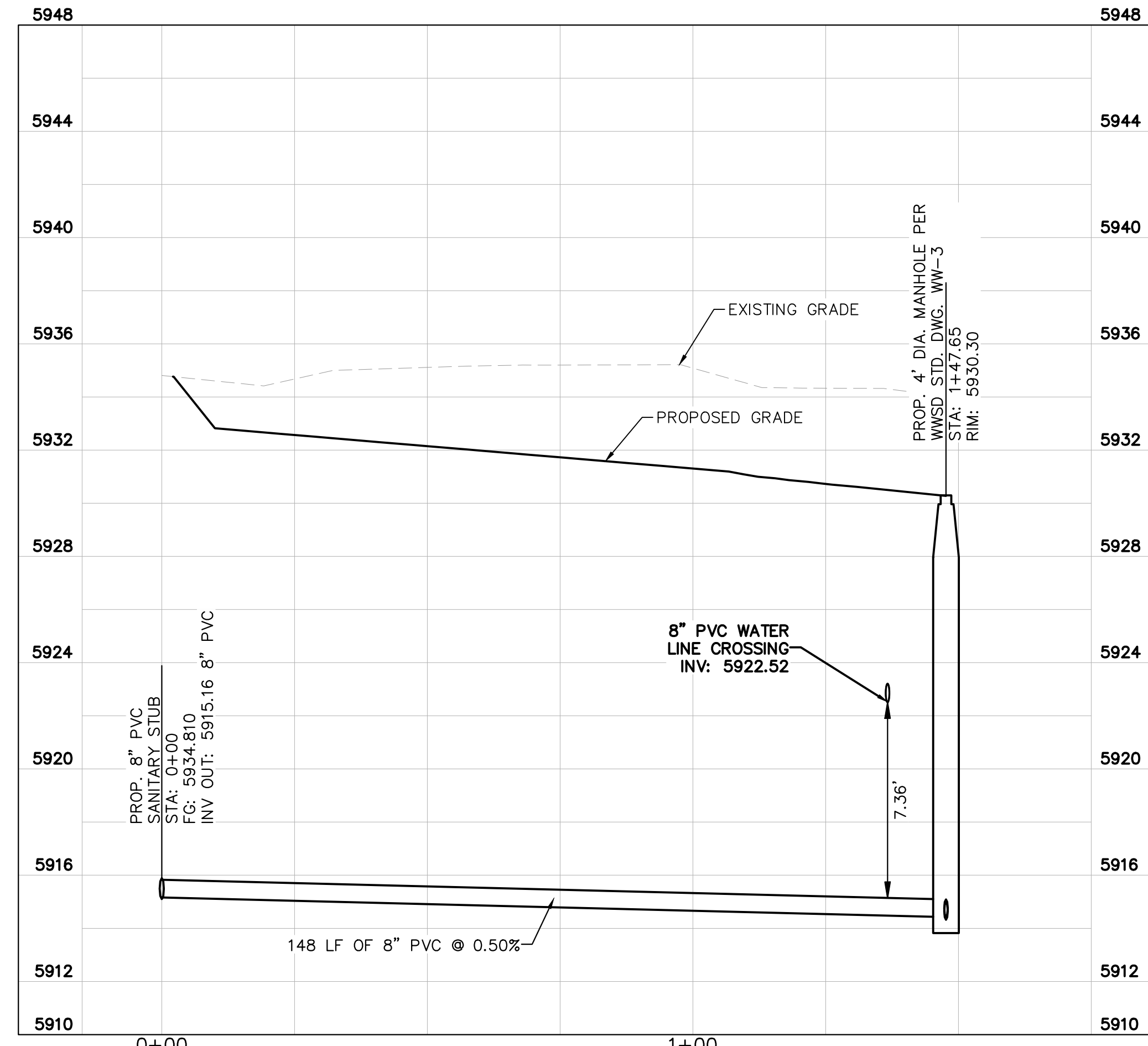
VICINITY MAP
SCALE: 1" = 250'

LEGEND

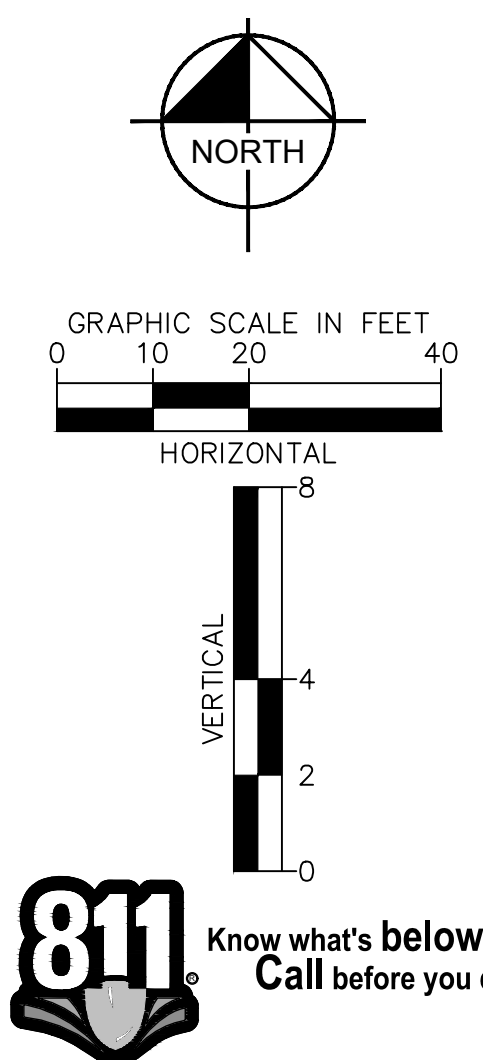
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	EXISTING GAS LINE
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	EXISTING UNDERGROUND ELECTRIC
	PROPOSED PROPERTY LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED STORM LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR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



SANITARY SEWER PROFILE



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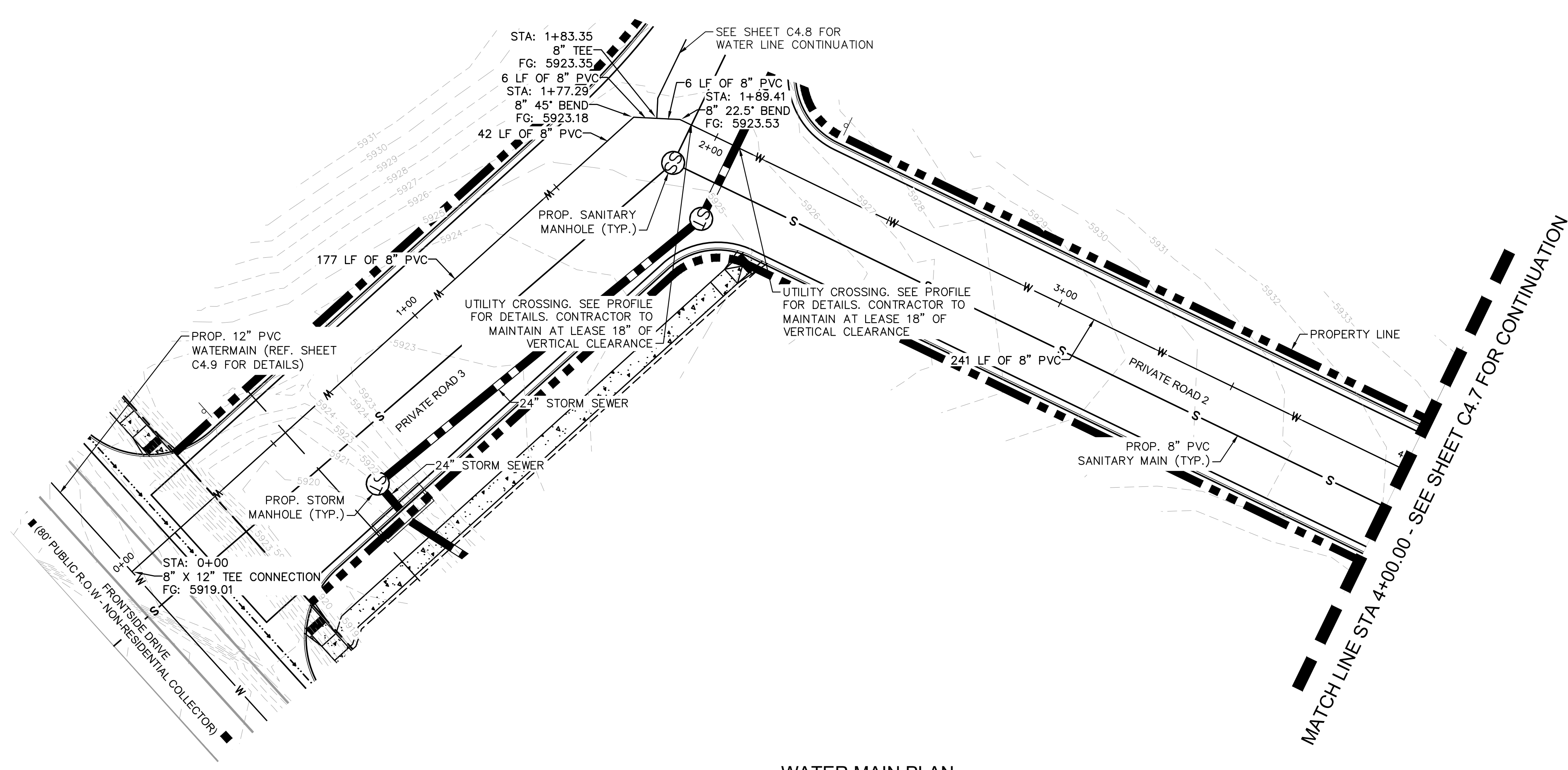
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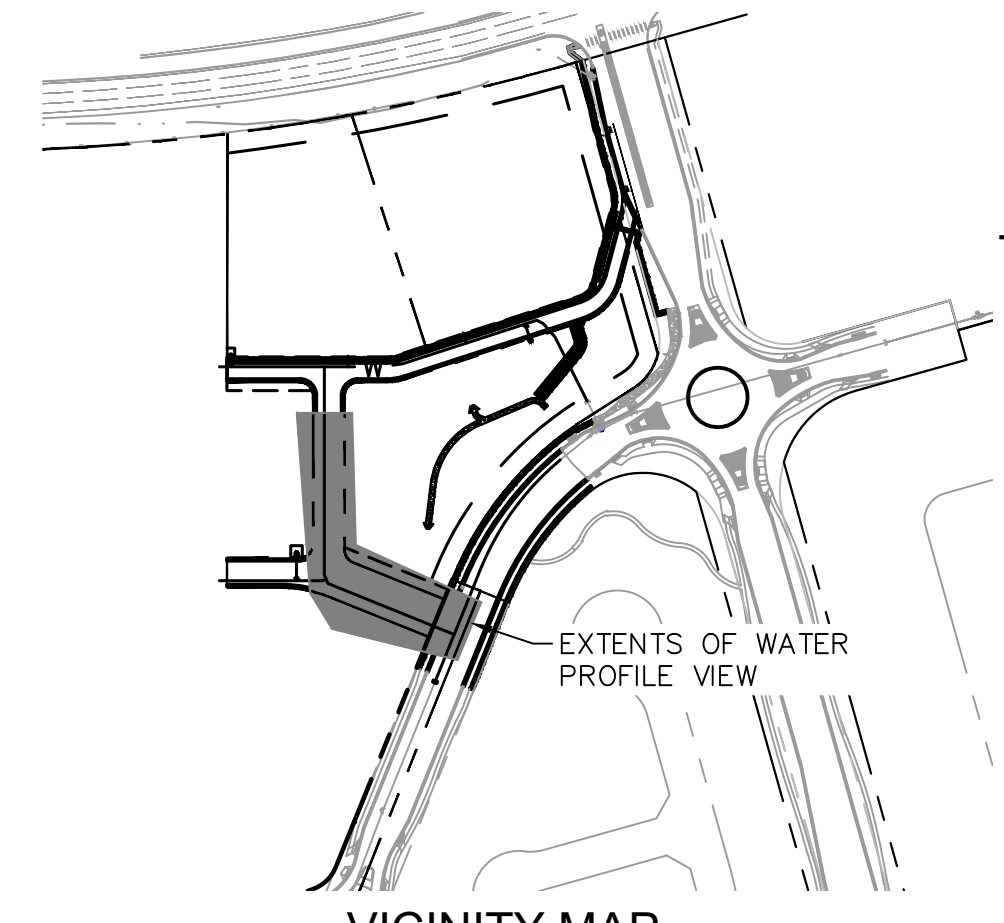
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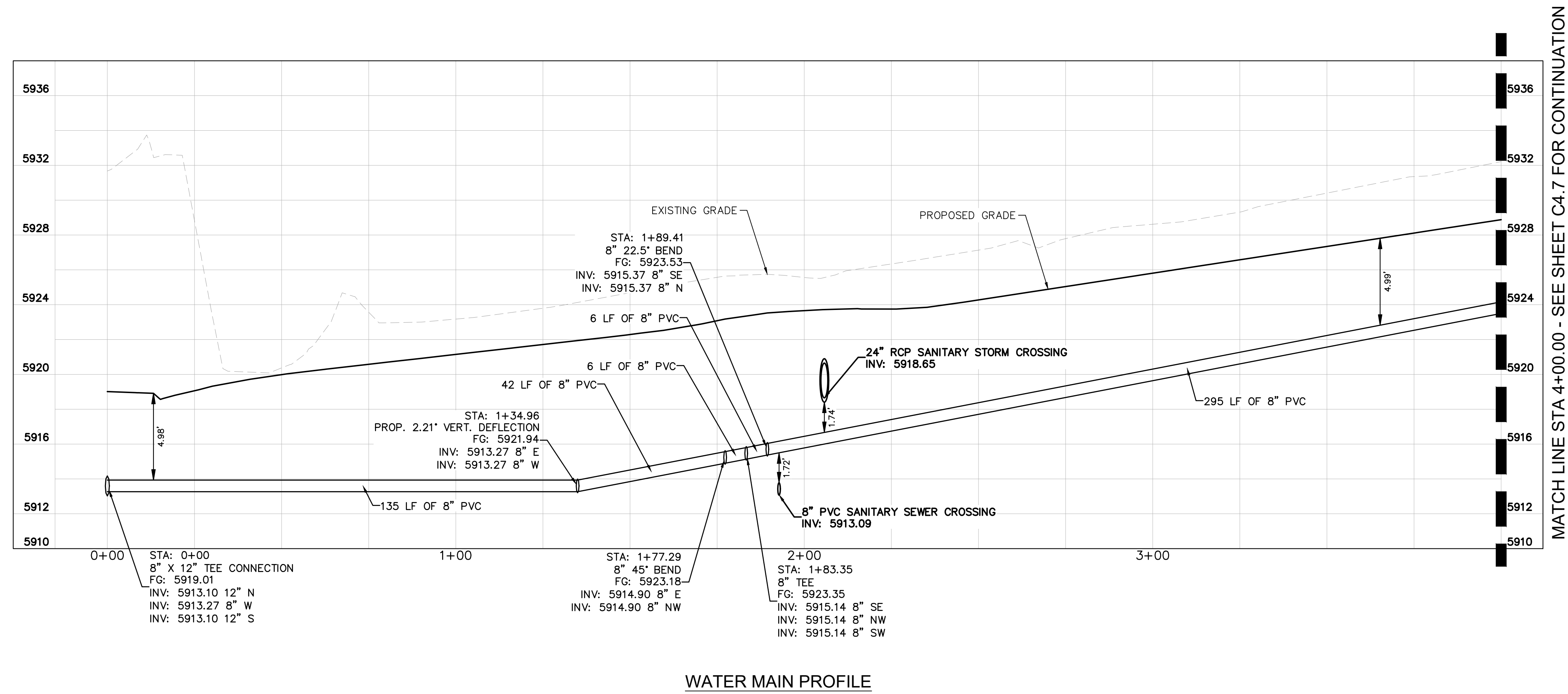
WATER MAIN PLAN



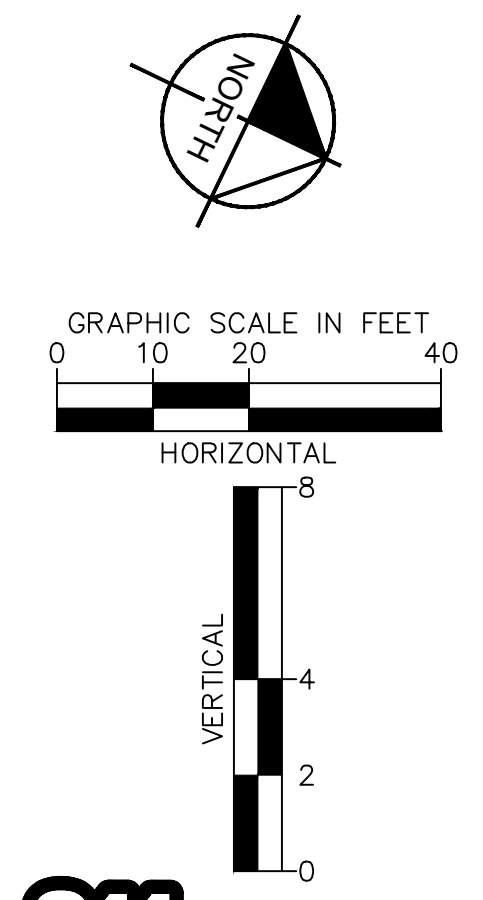
VICINITY MAP
SCALE: 1" = 250'

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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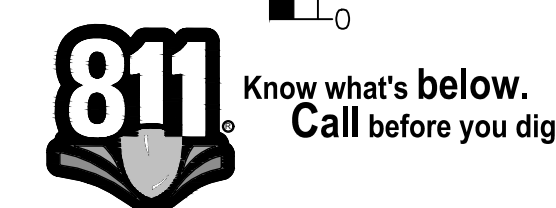
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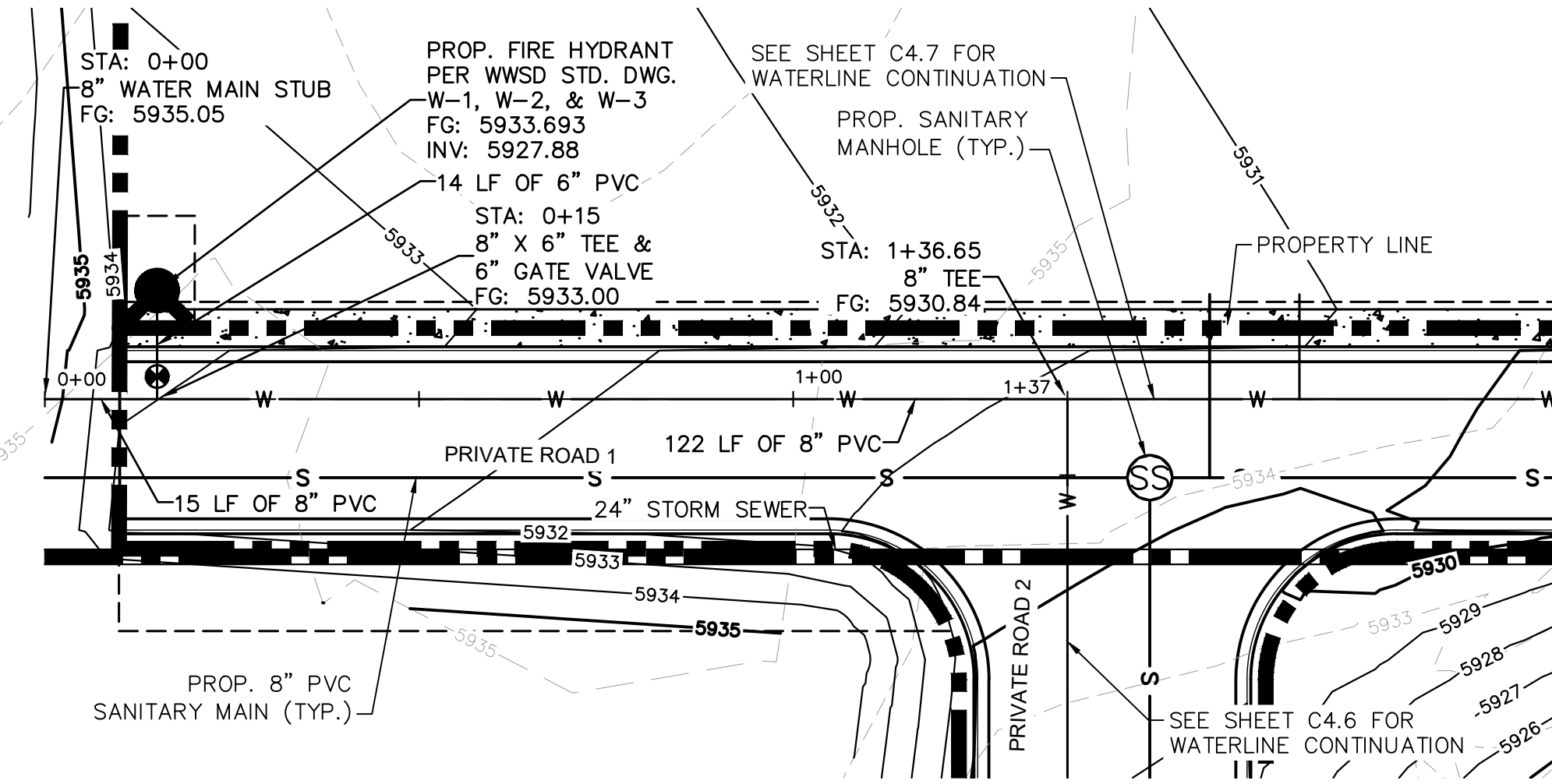
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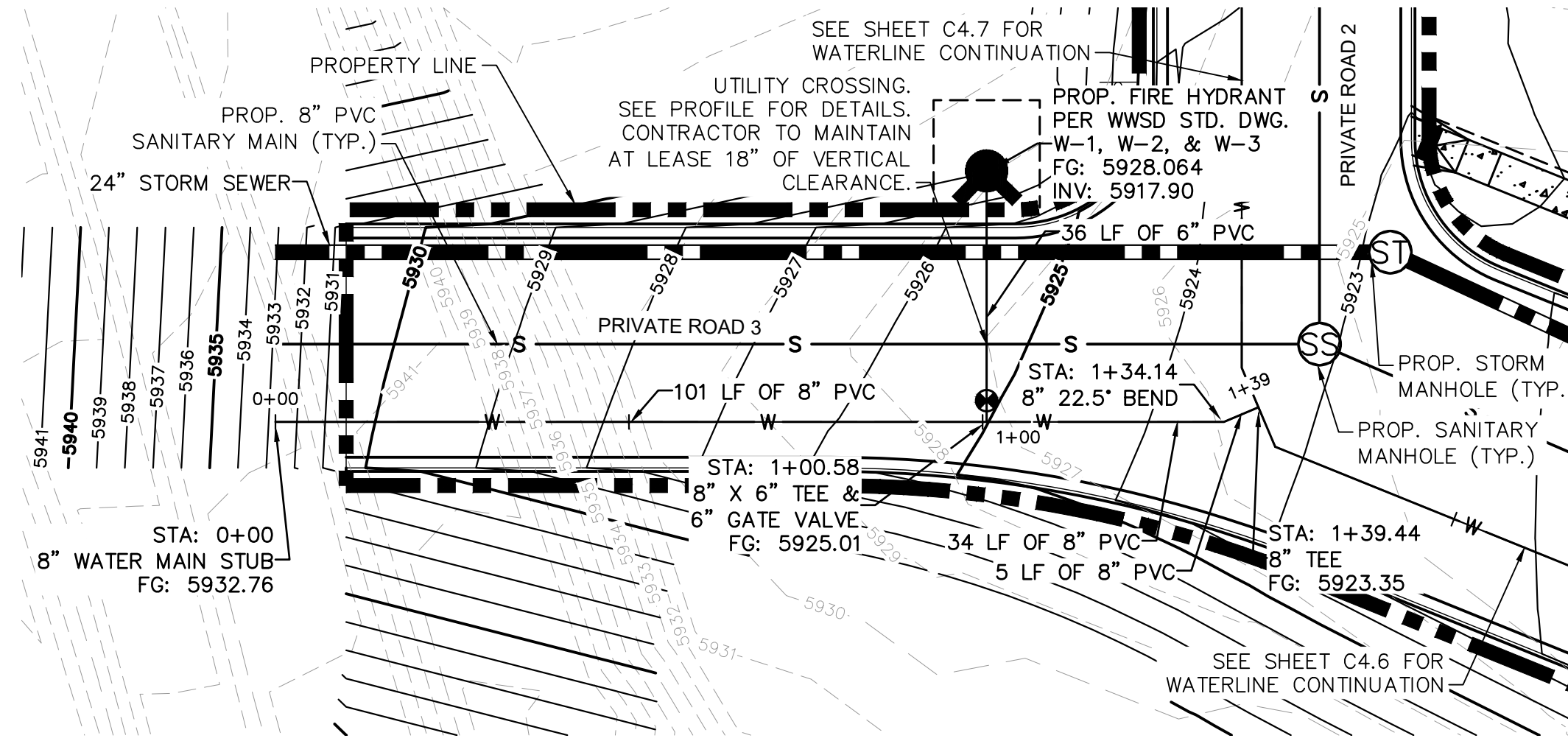
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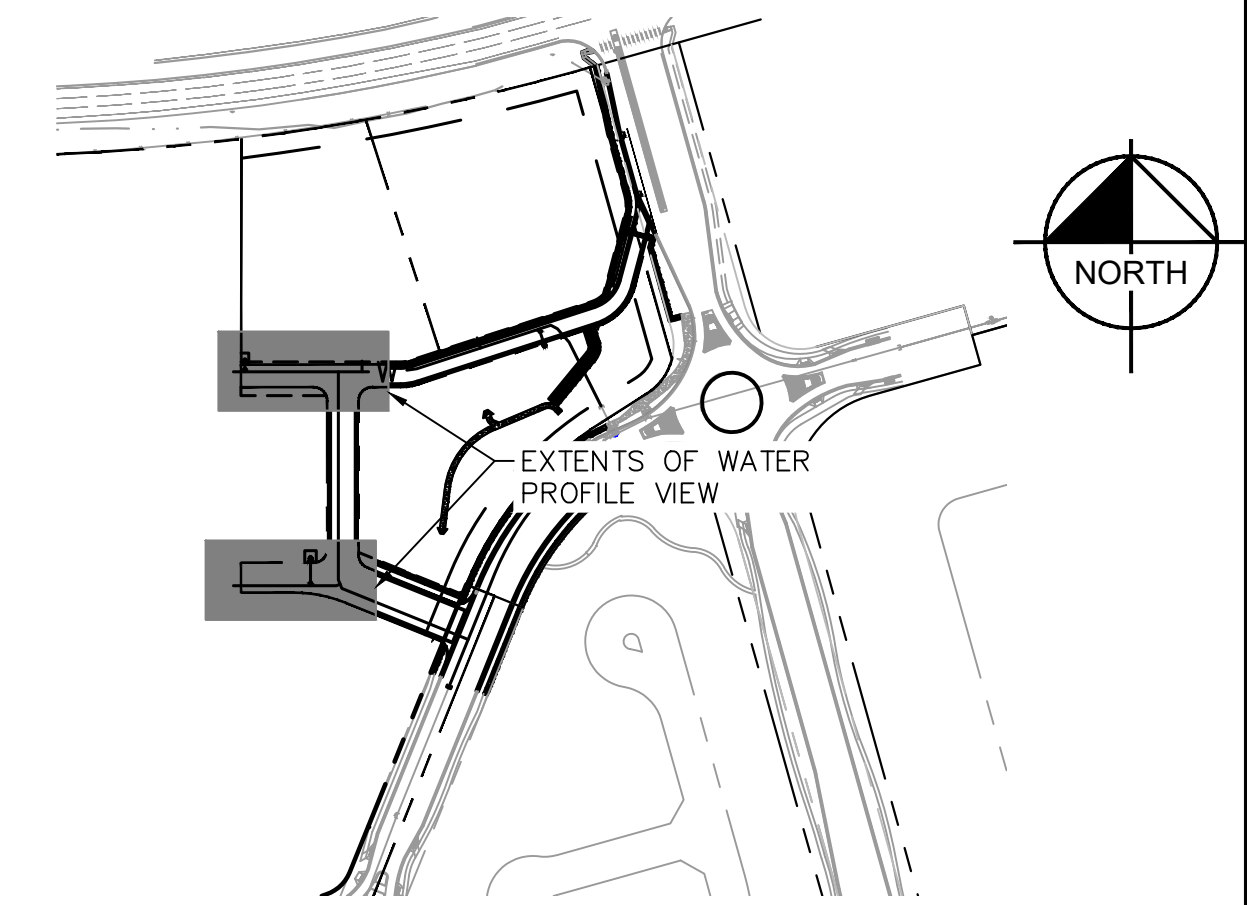
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WATER MAIN PLAN



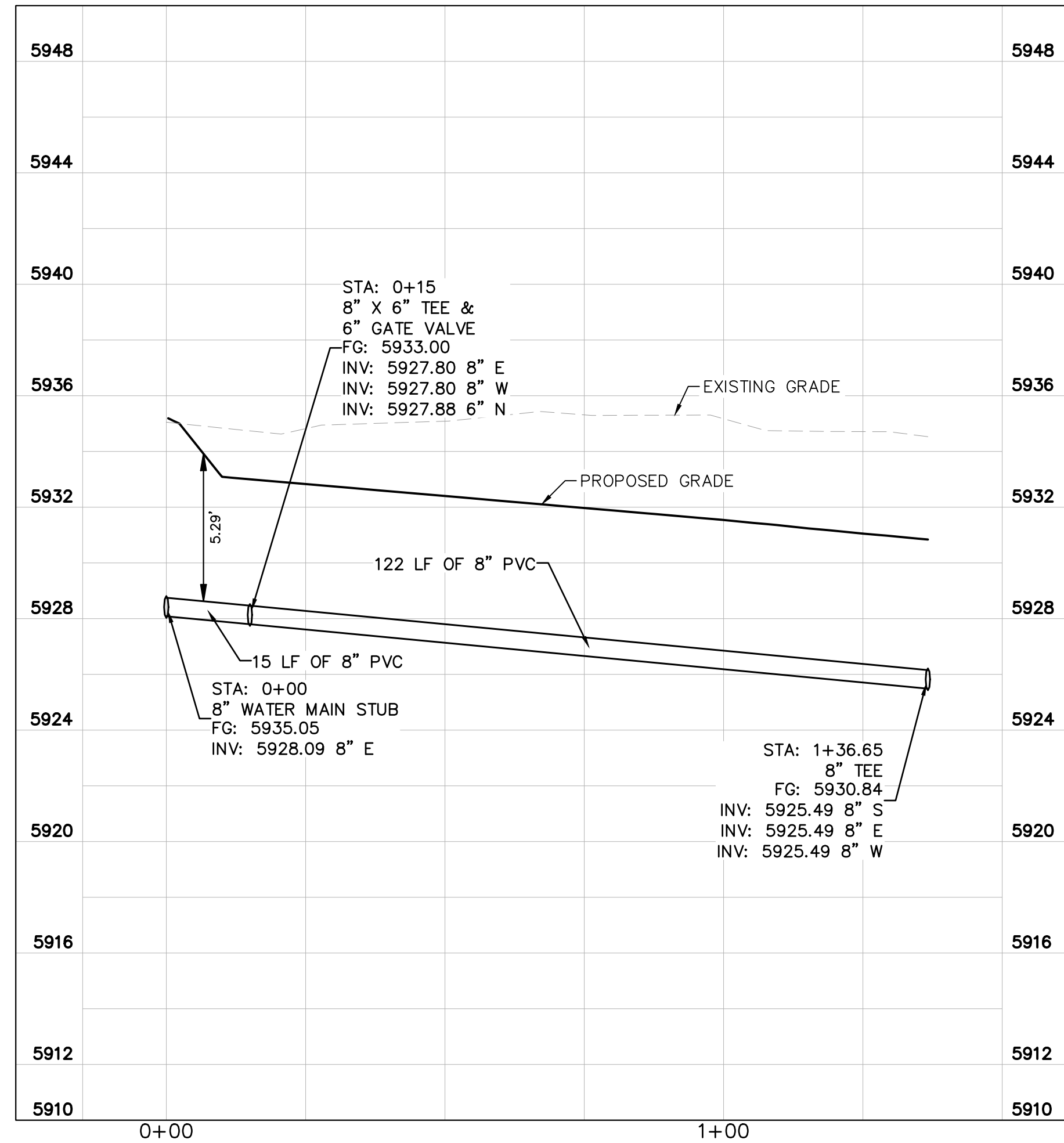
WATER MAIN PLAN



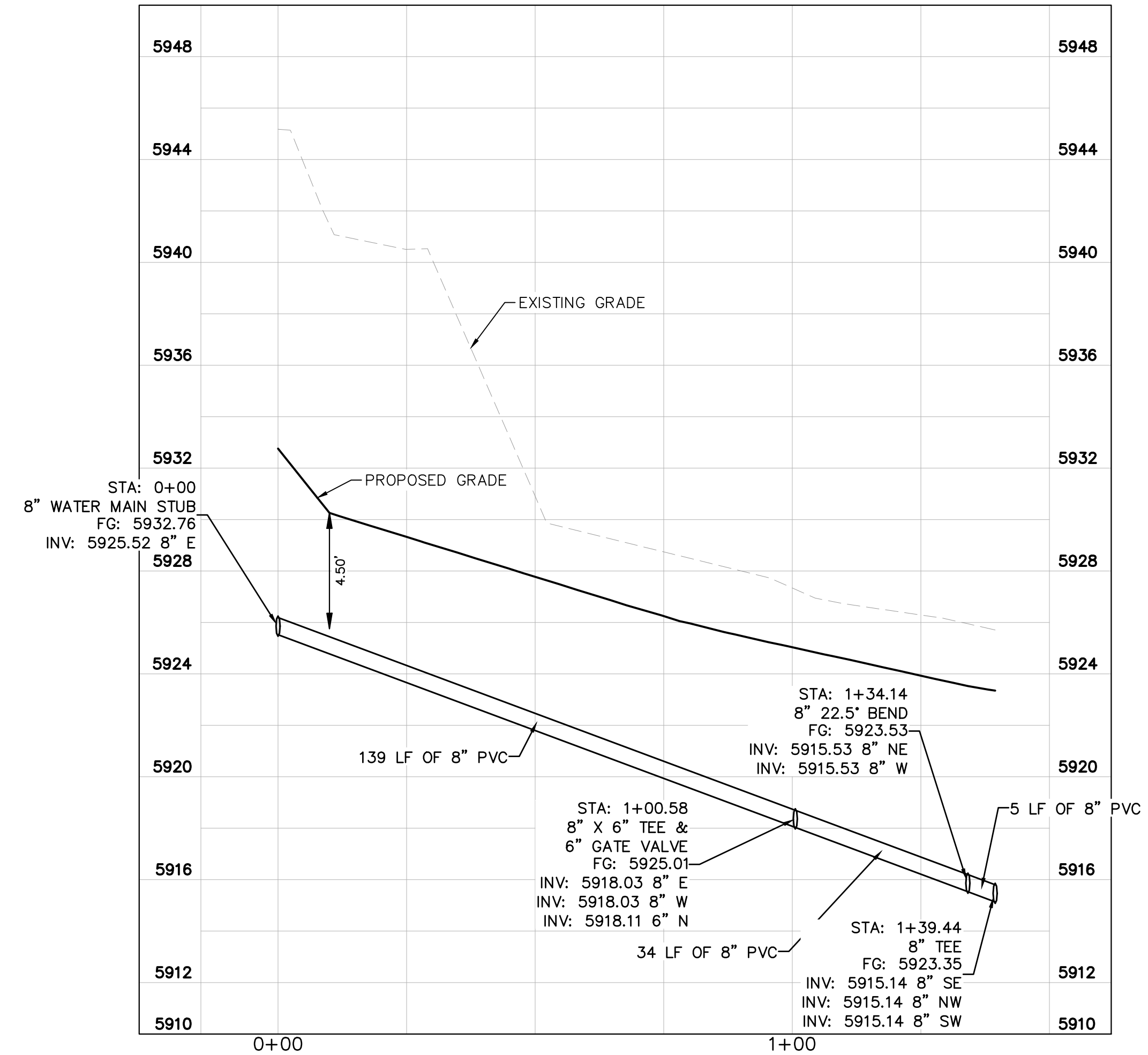
VICINITY MAP
SCALE: 1" = 250'

LEGEND

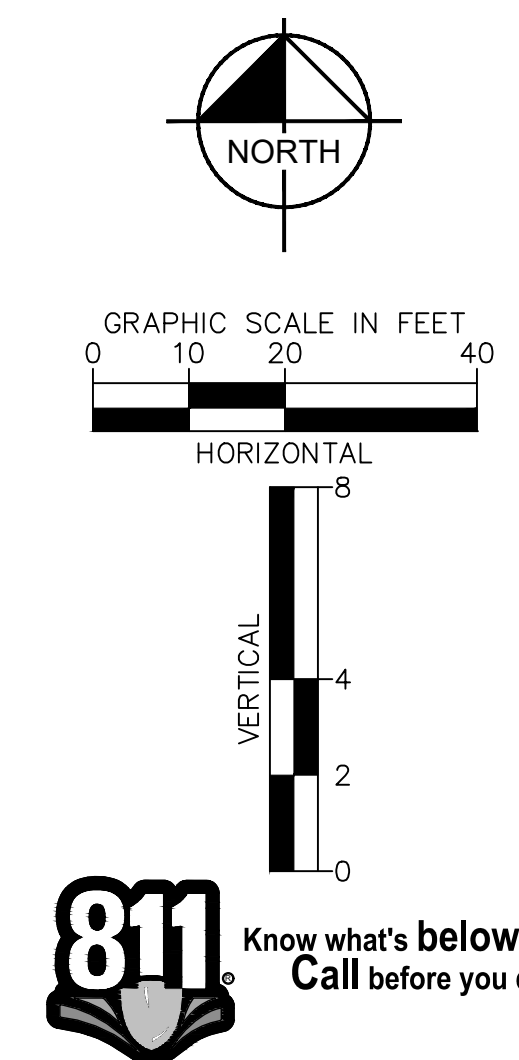
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— G —	EXISTING GAS LINE
— OH —	EXISTING OVERHEAD ELECTRIC
— E —	EXISTING UNDERGROUND ELECTRIC
— — — — —	PROPOSED PROPERTY LINE
— G —	PROPOSED GAS LINE
— S —	PROPOSED SANITARY LINE
— W —	PROPOSED WATER LINE
— — — — —	PROPOSED STORM LINE
— XXXX —	EXISTING 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



WATER MAIN PROFILE



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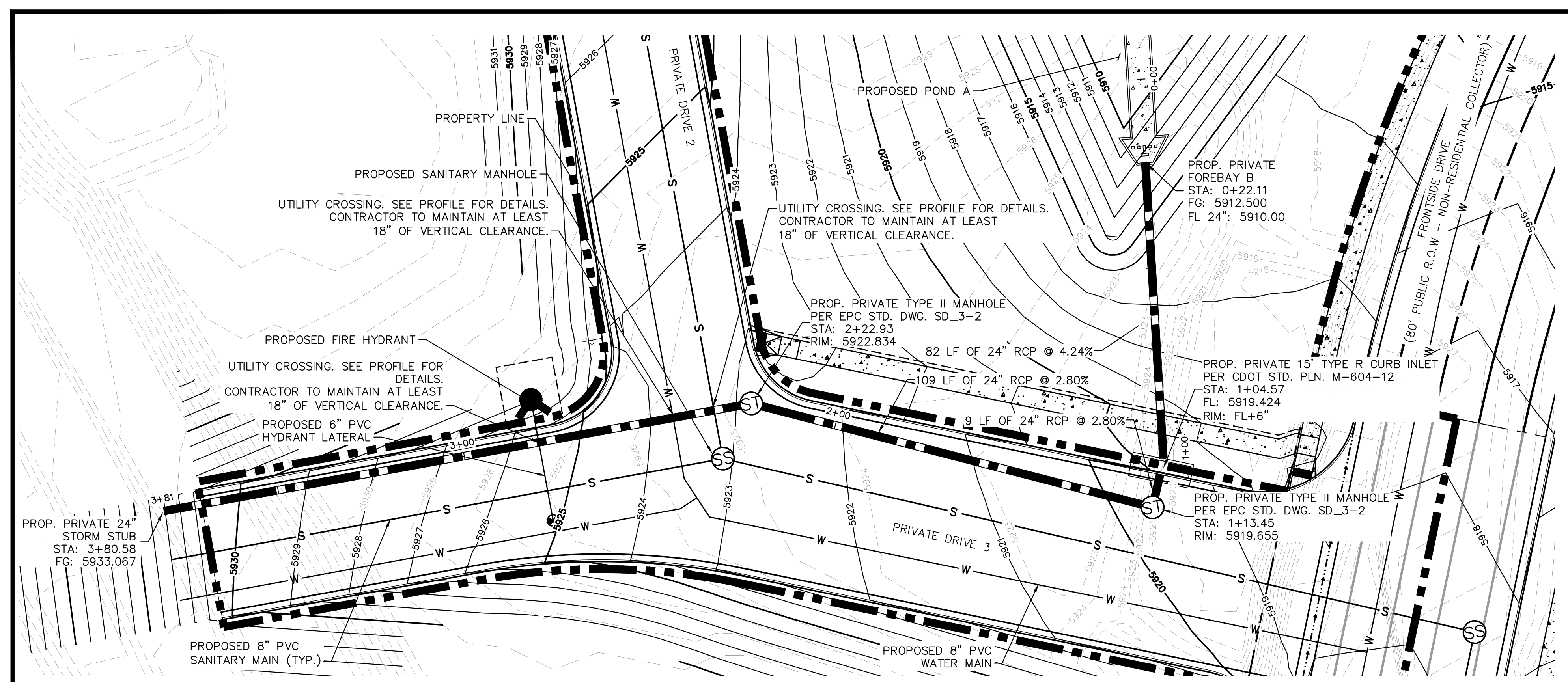
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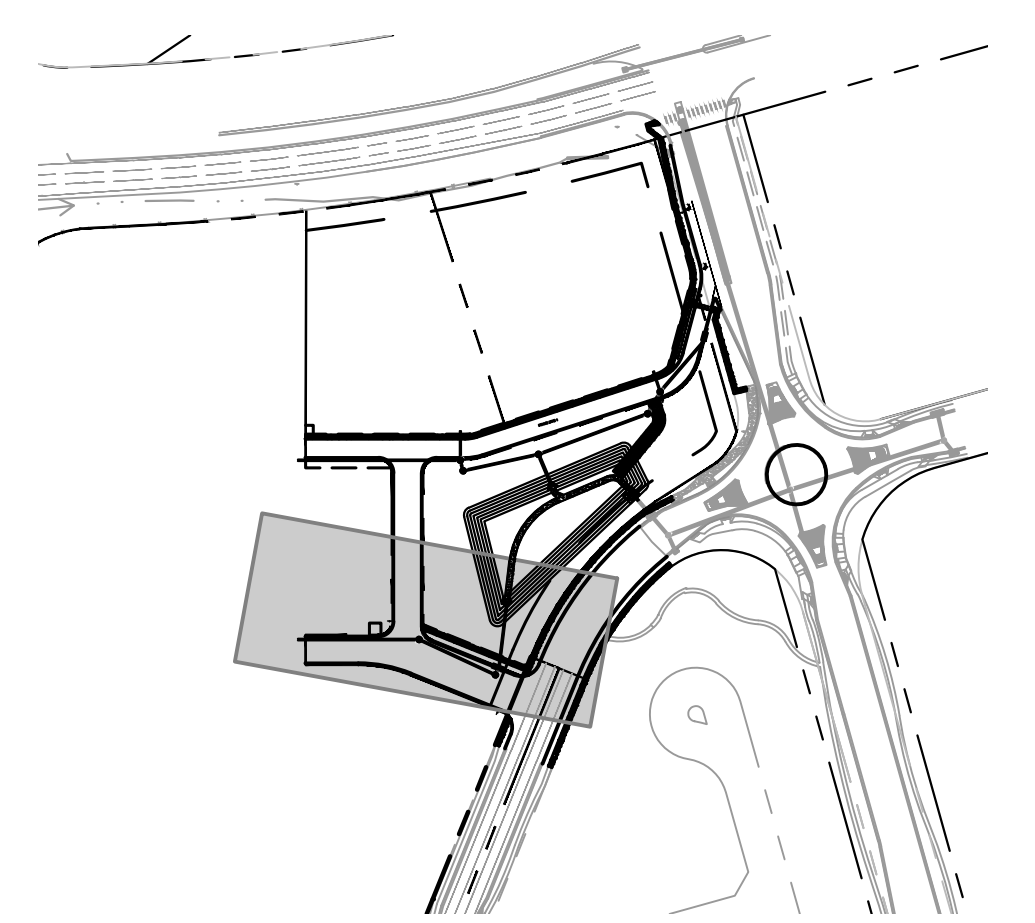
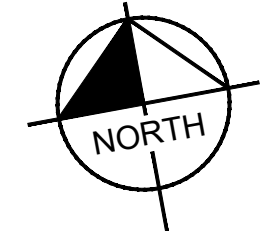
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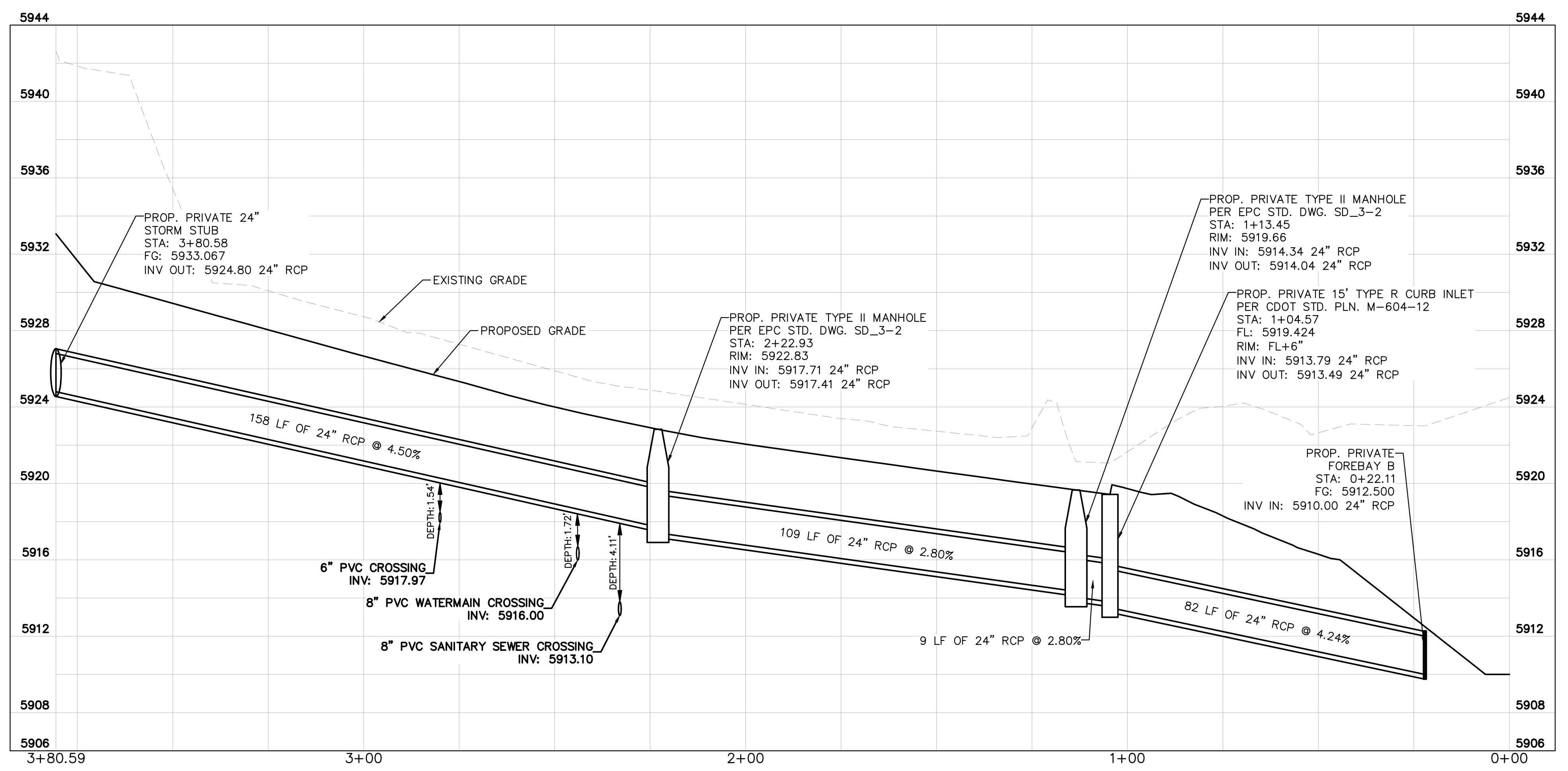
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STORM DRAIN 1 PLAN



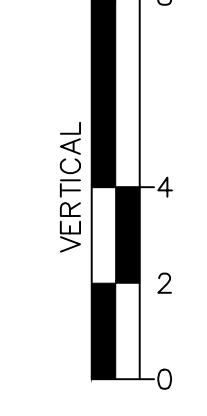
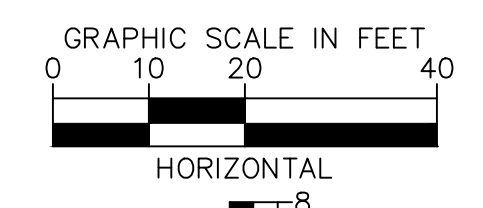
VICINITY MAP
SCALE: 1" = 250'



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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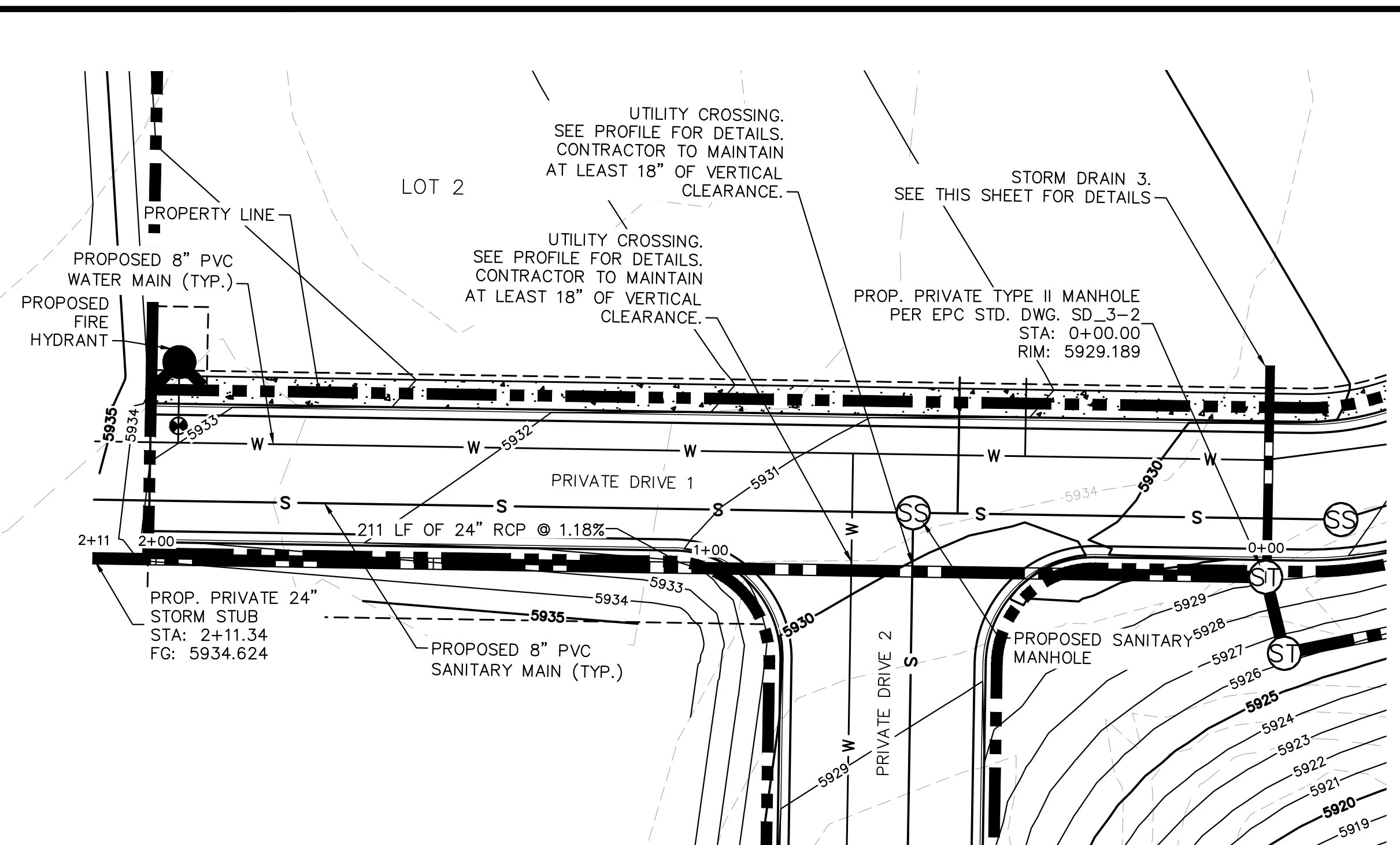
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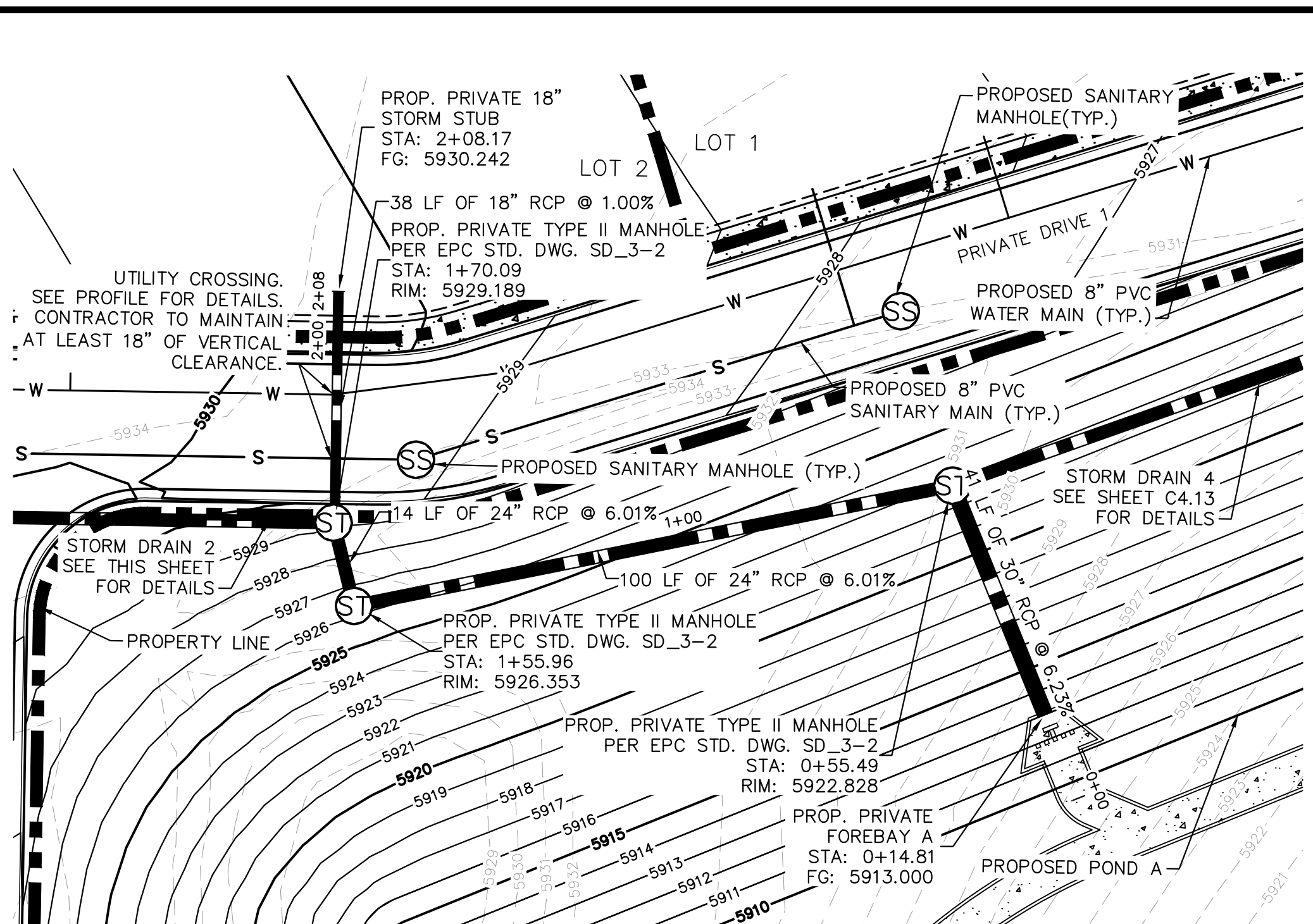
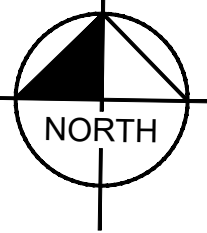
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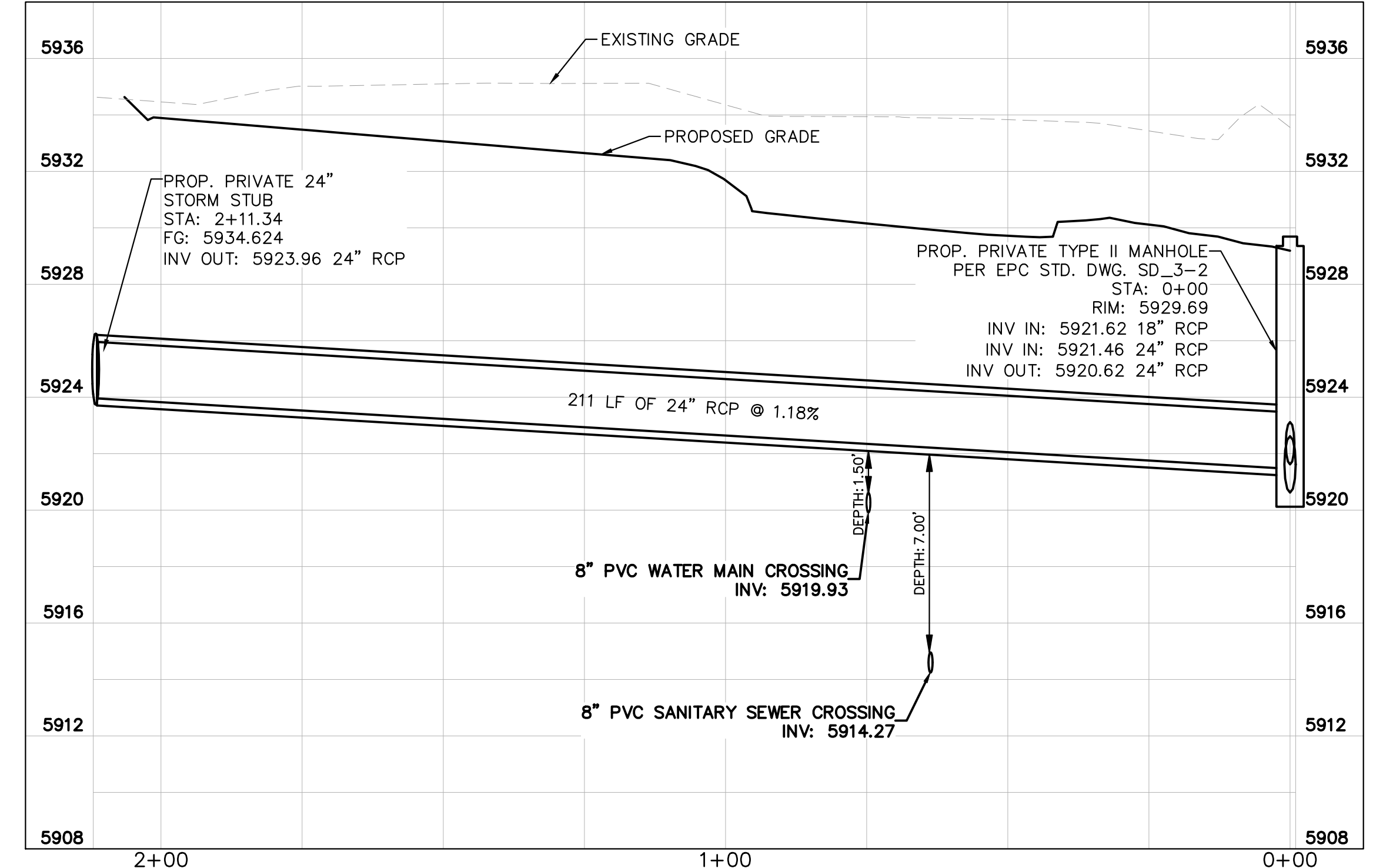
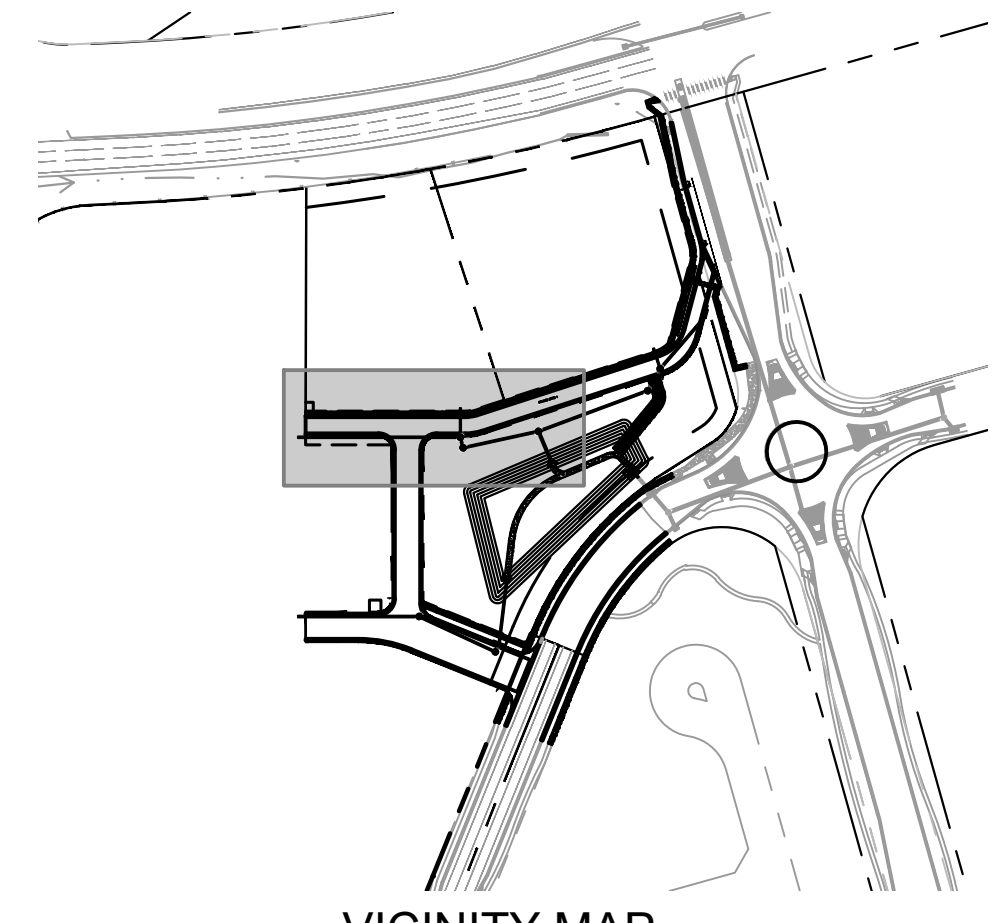
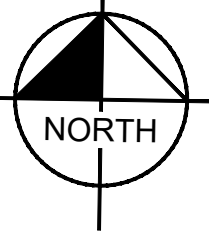




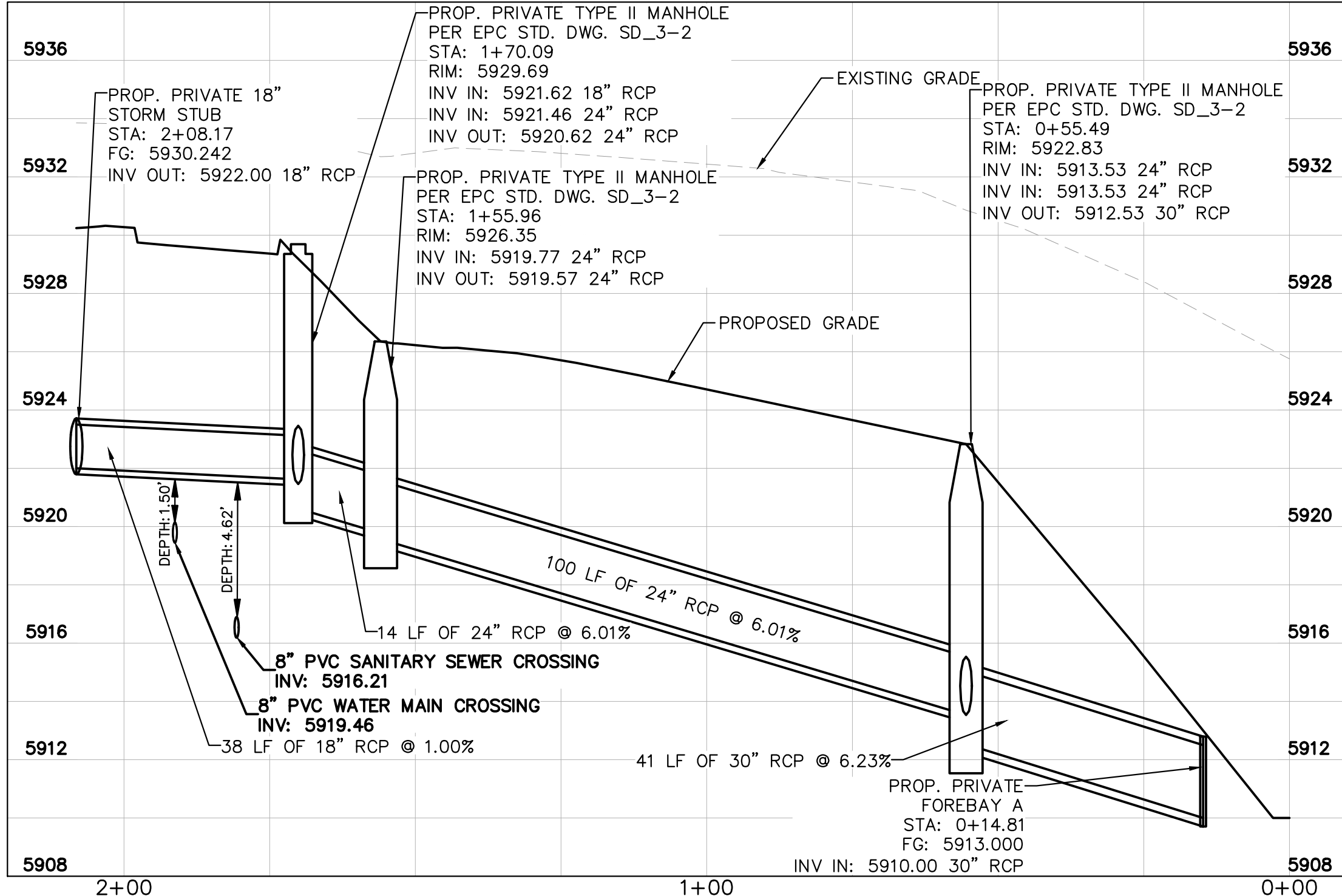
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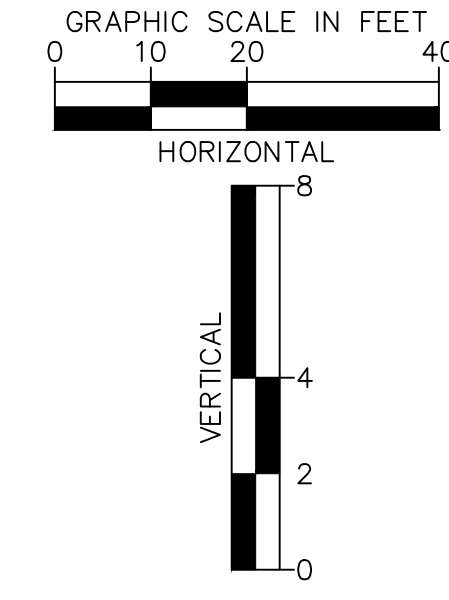
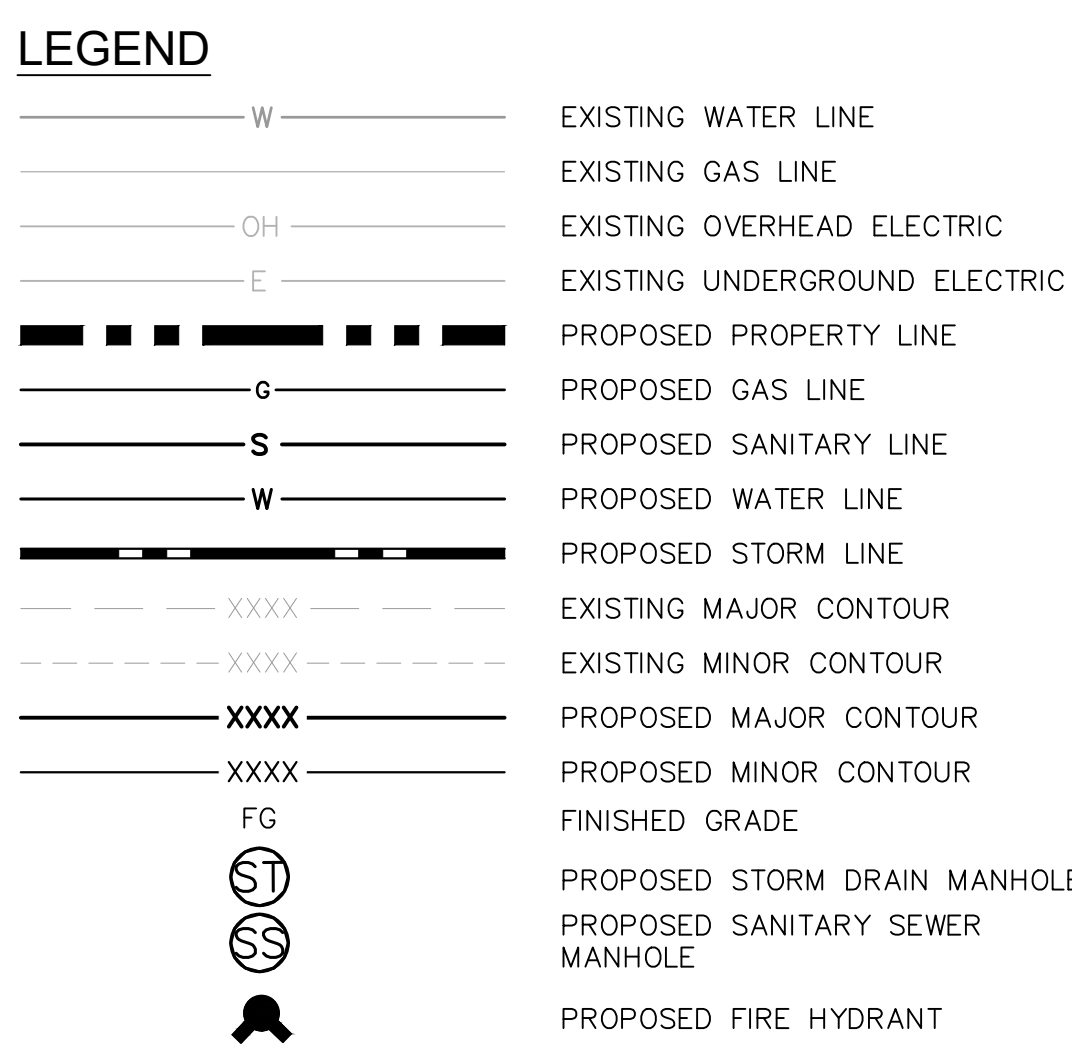
STORM DRAIN 3 PLAN



STORM DRAIN 2 PROFILE



STORM DRAIN 3 PROFILE



DESIGNED BY: ANF
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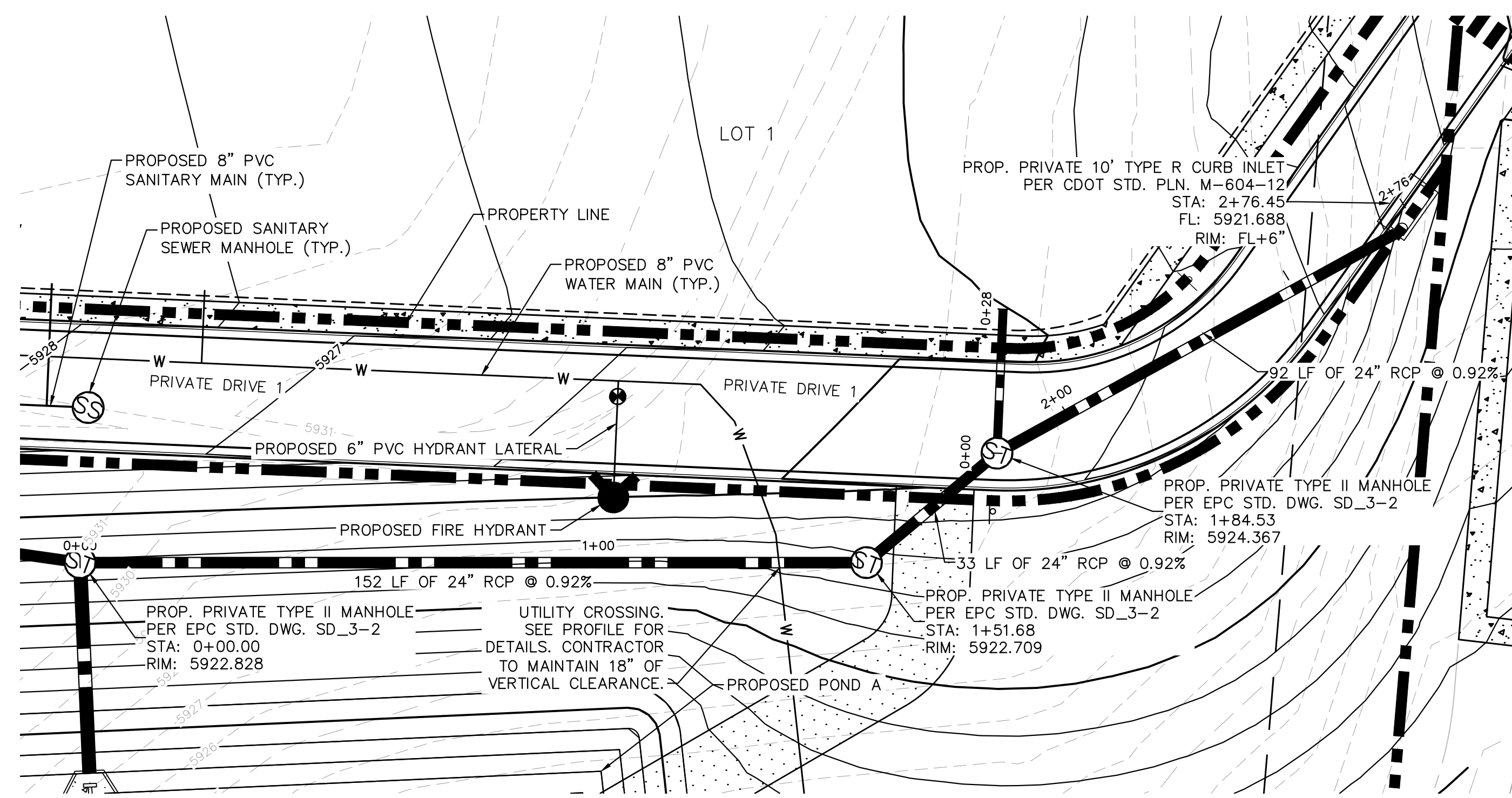
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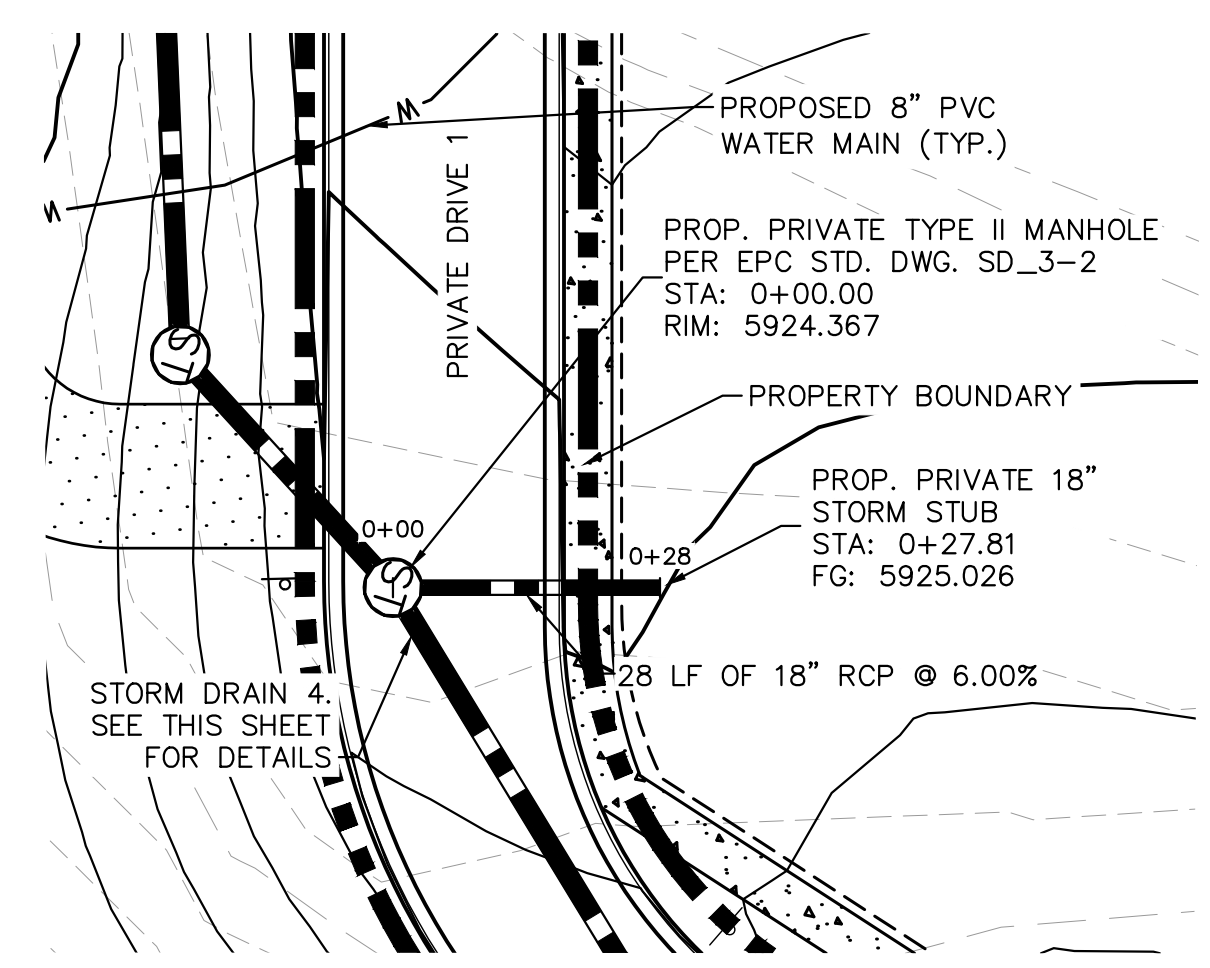
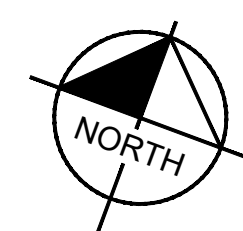
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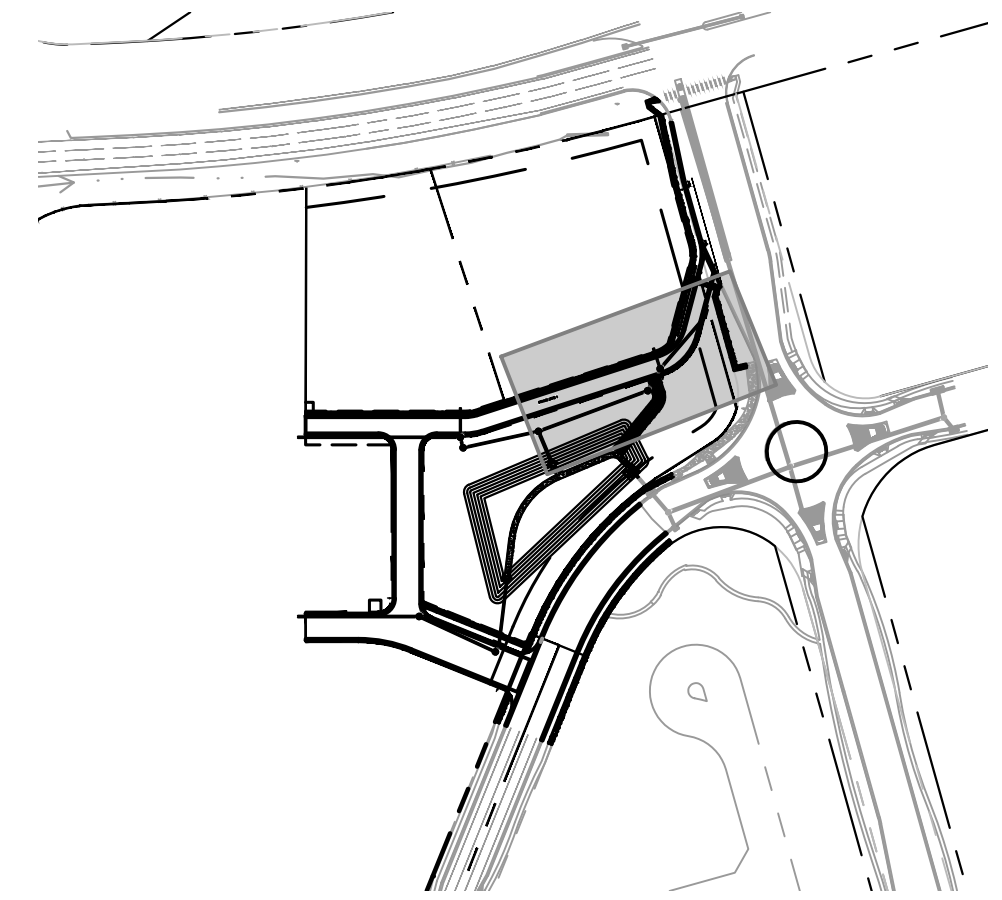
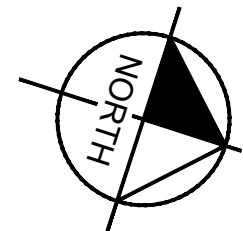
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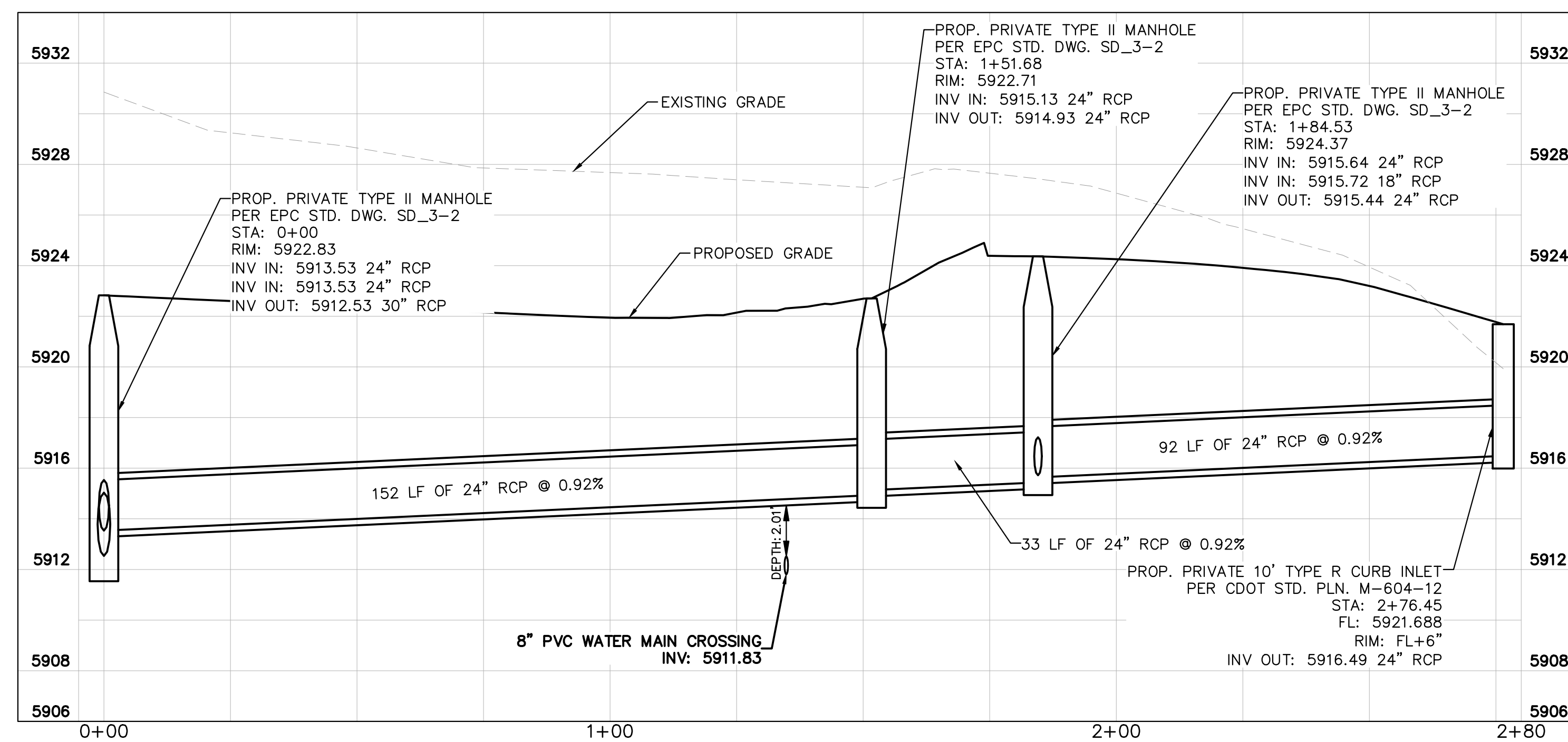
STORM DRAIN 4 PLAN



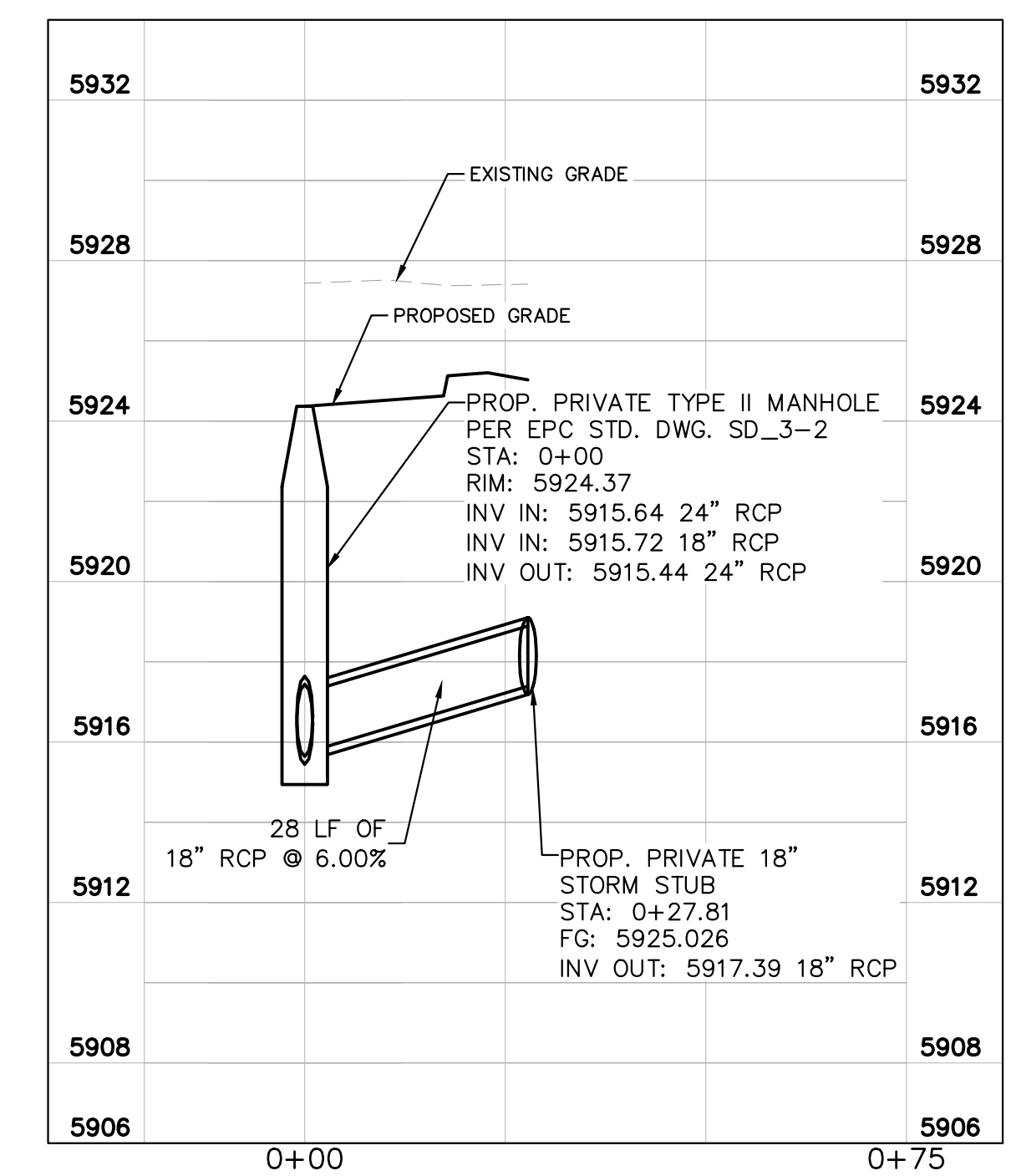
STORM DRAIN 5 PLAN



VICINITY MAP
SCALE: 1" = 250'



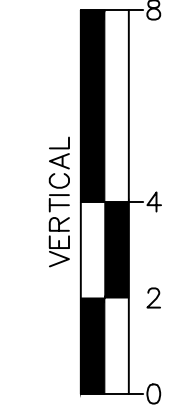
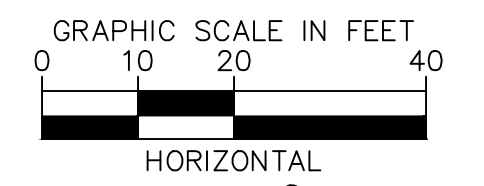
STORM DRAIN 4 PROFILE



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



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
 STORM SEWER PLAN AND PROFILE

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Kimley»Horn
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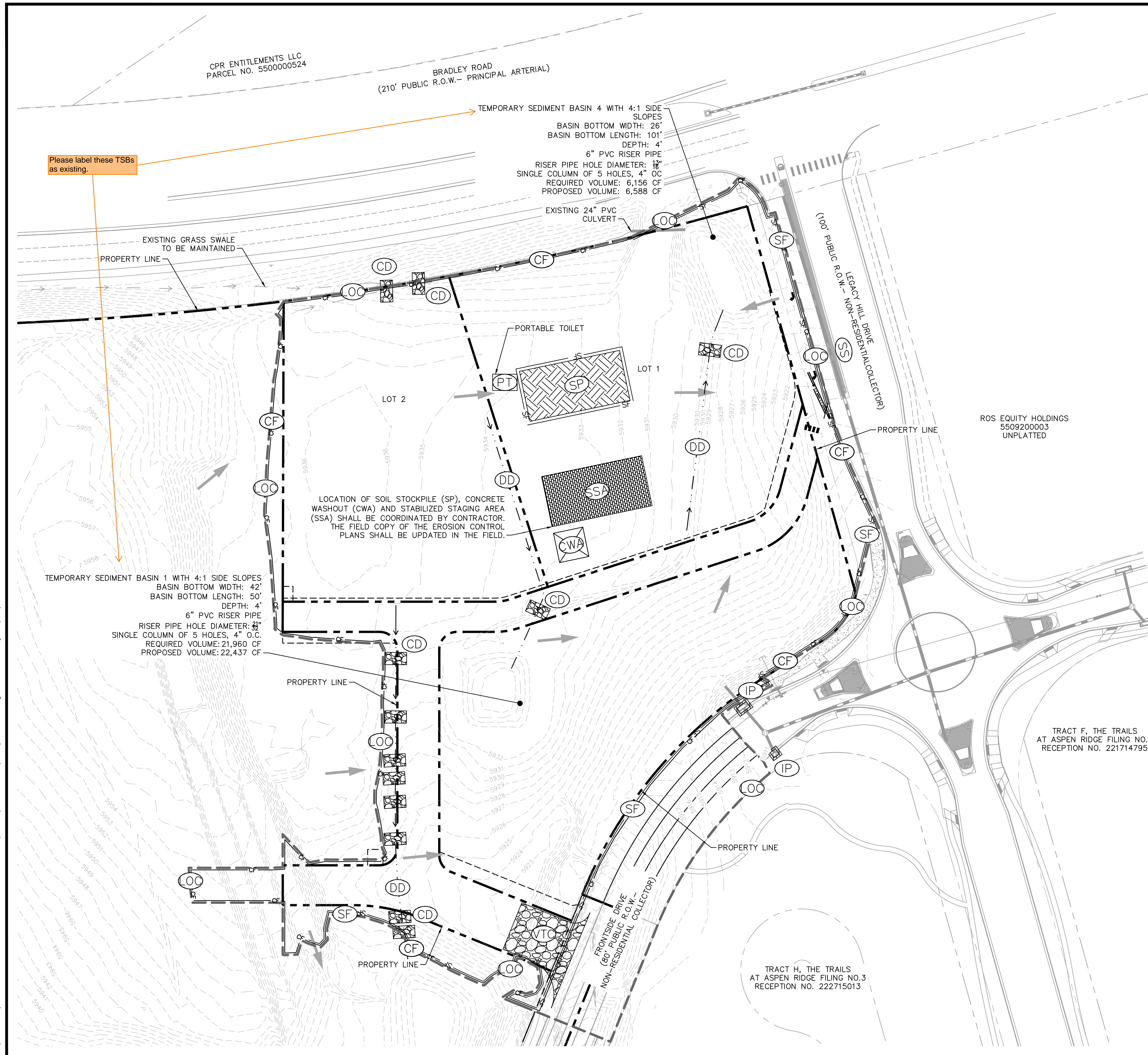
PROJECT NO.
 196195000

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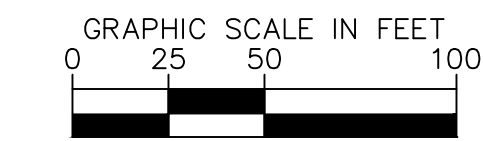
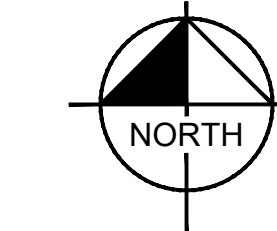


LEGEND

---	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
---	S	EASEMENT
---	W	EXISTING SANITARY SEWER
---	W	EXISTING WATER LINE
---	W	EXISTING STORM SEWER PIPE
---	FO	EXISTING FIBER OPTIC LINE
---	G	EXISTING GAS LINE
---	OH	EXISTING OVERHEAD ELECTRIC LINE
---	O	EXISTING BARBED WIRE FENCE
---	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

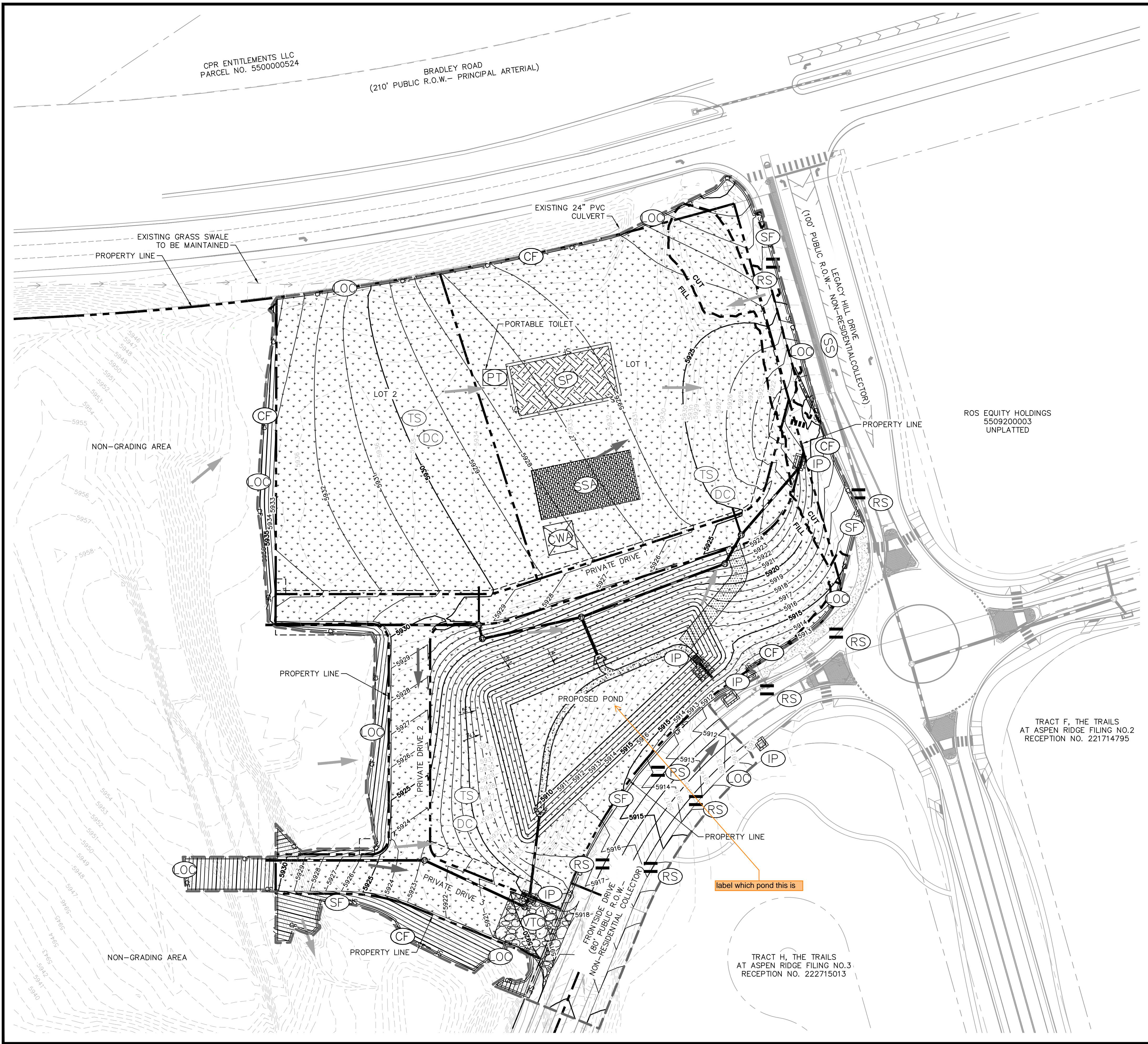
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WATERVIEW EAST COMMERCIAL CONSTRUCTION DOCUMENTS GEC INITIAL PLAN				
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PROJECT NO. 196195000				
SHEET C4.16				

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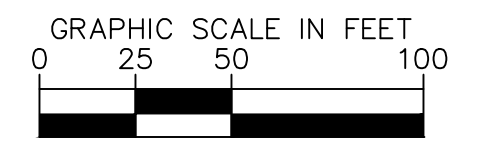
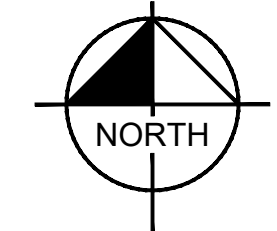
LEGEND

---	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
---	E	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
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---	CD	CHECK DAM
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---	SS	STREET SWEEPING AND VACUUMING PER UDFCD DETAIL SM-7
---	OC	DUST CONTROL PER UDFCD DETAIL EC-14
---	PT	PORTABLE TOILET

Add a general note: all areas to be vegetated with seeding should also be temporarily stabilized via surface roughening or some other means.

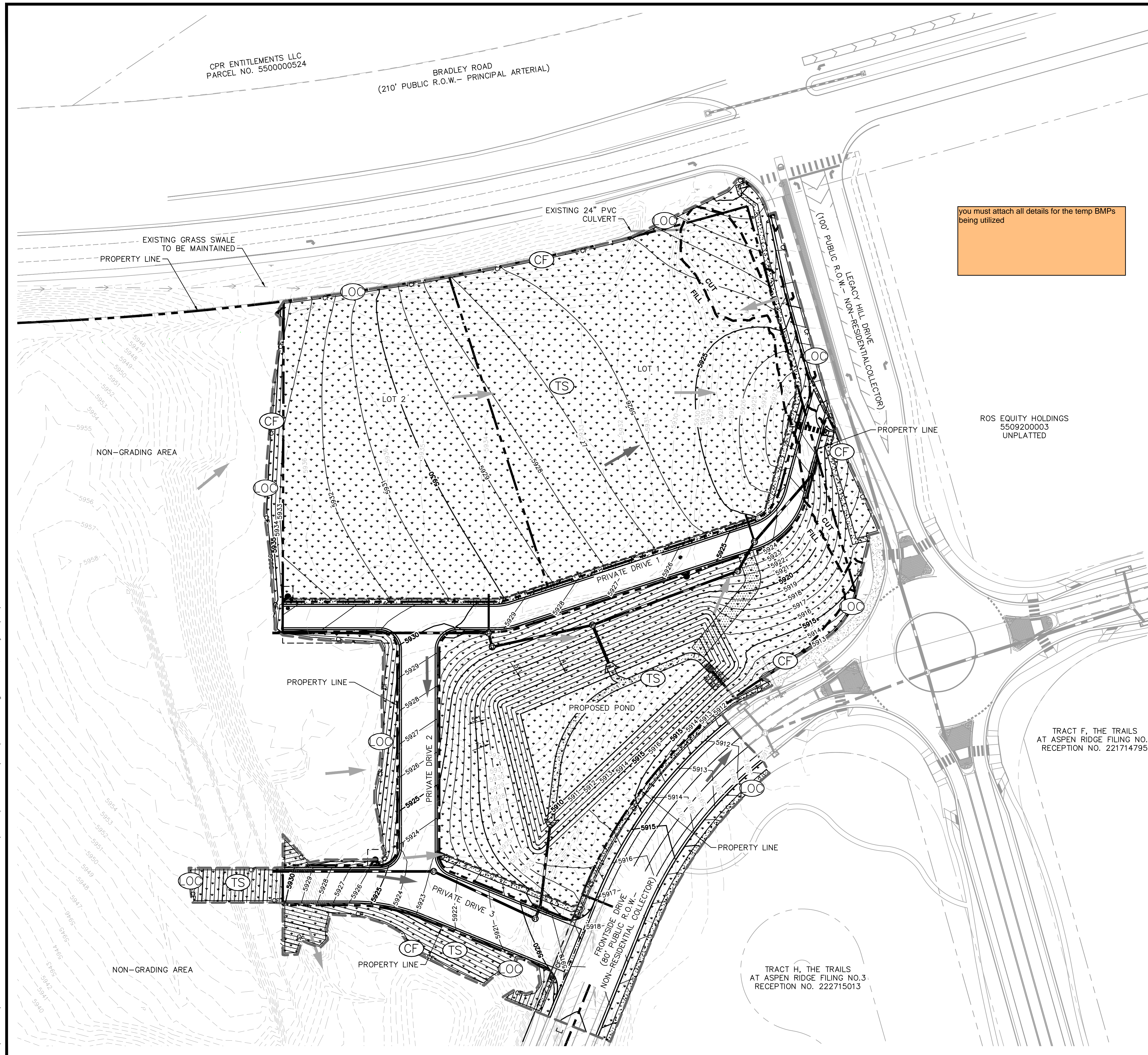
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<p>Kimley»Horn 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180</p>	
<p>DESIGNED BY: ANF DRAWN BY: ANF CHECKED BY: JJM DATE: 04/21/2026</p>	<p>PROJECT NO. 196195000</p> <p>SHEET C4.17</p>
<p>WATERVIEW EAST COMMERCIAL CONSTRUCTION DOCUMENTS GEC INTERIM PLAN</p>	
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.</p>	
<p>NO. _____</p> <p>REVISION _____</p> <p>BY _____</p> <p>DATE _____</p>	<p>APPR _____</p>

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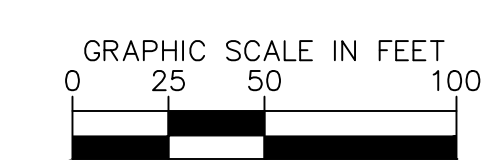
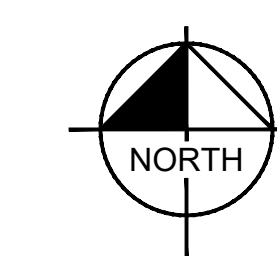
LEGEND

---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	LIMITS OF CONSTRUCTION/DISTURBANCE
---	SILT FENCE
---	EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING STORM SEWER PIPE
---	EXISTING FIBER OPTIC LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING BARBED WIRE FENCE
---	PROPOSED STORM SEWER PIPE
---	TEMPORARY STABILIZATION
---	EXISTING FLOW DIRECTION ARROW
---	PROPOSED FLOW DIRECTION ARROW
---	PERMANENT STABILIZATION

you must attach all details for the temp BMPs being utilized

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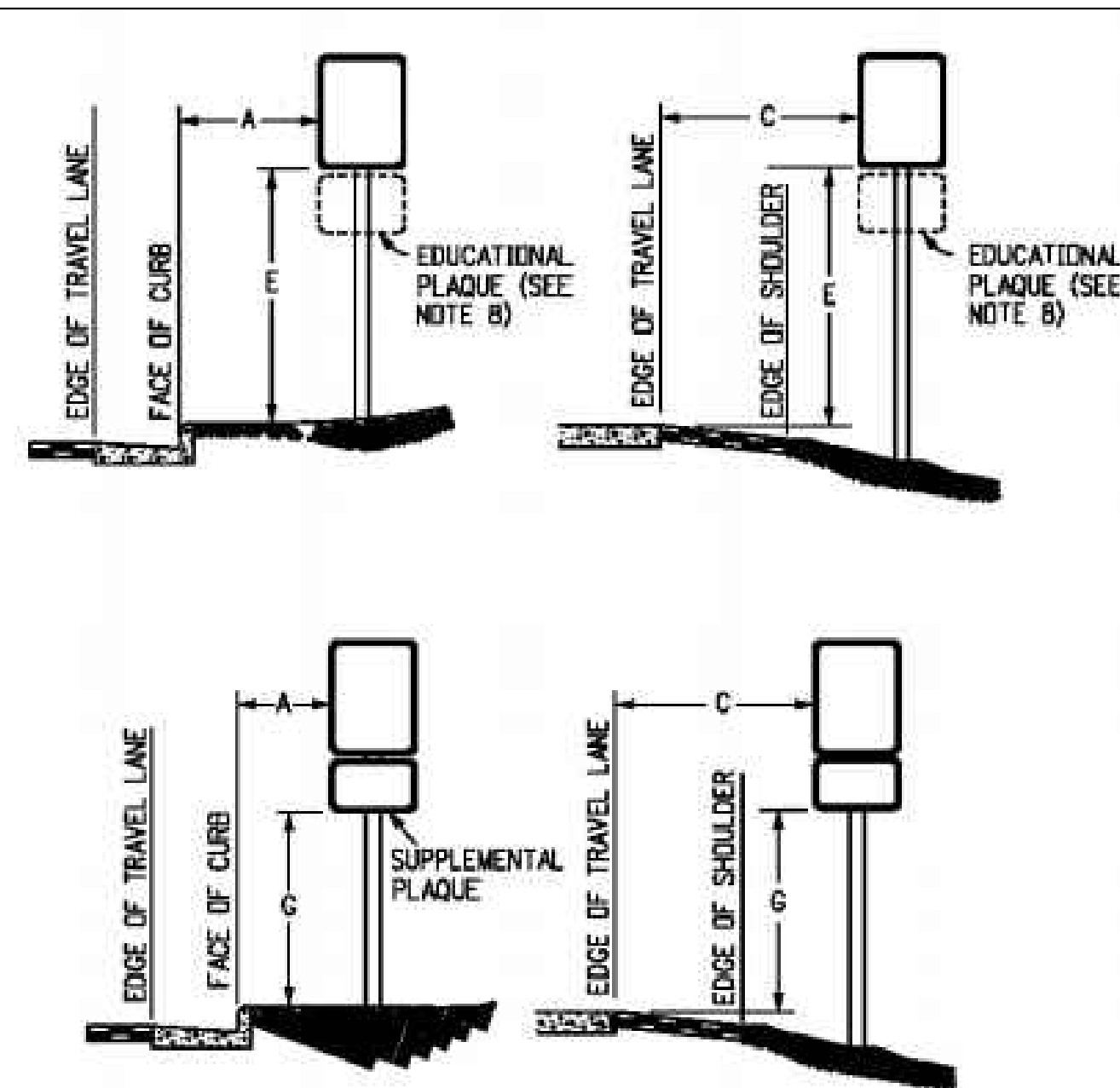
Kimley»Horn
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WATERVIEW EAST COMMERCIAL
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 GEC FINAL PLAN

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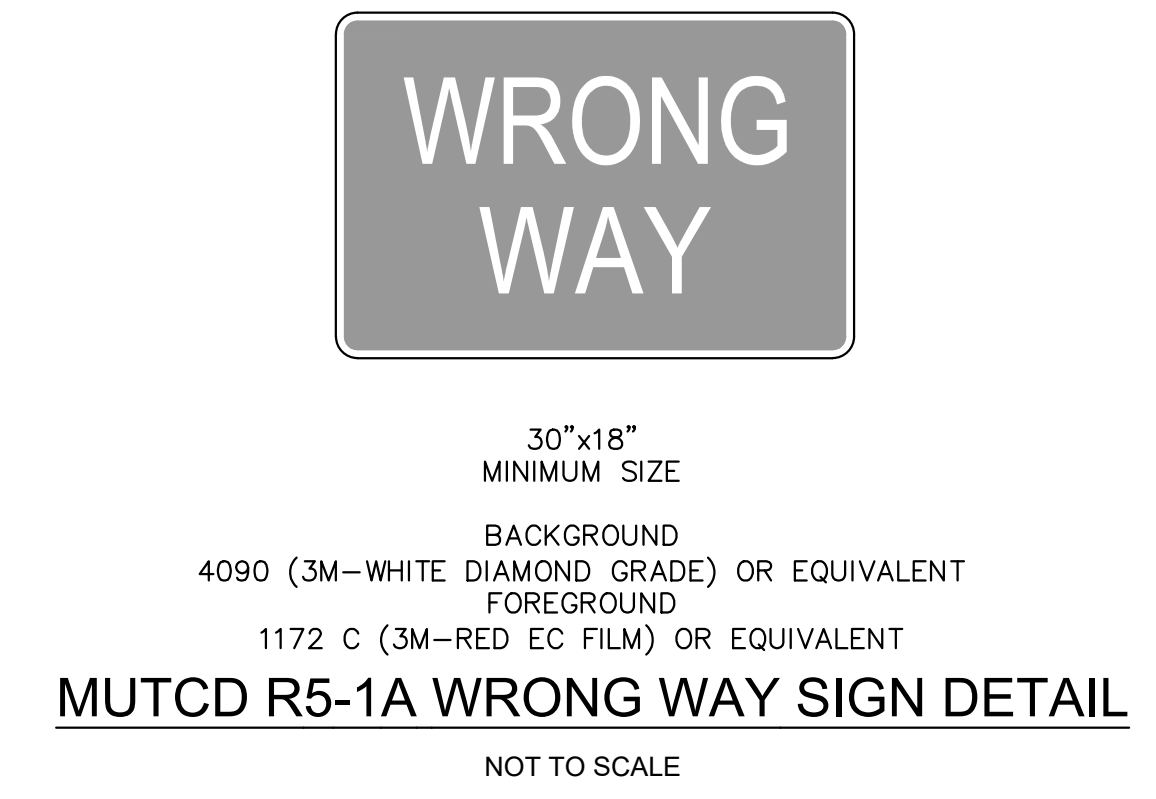
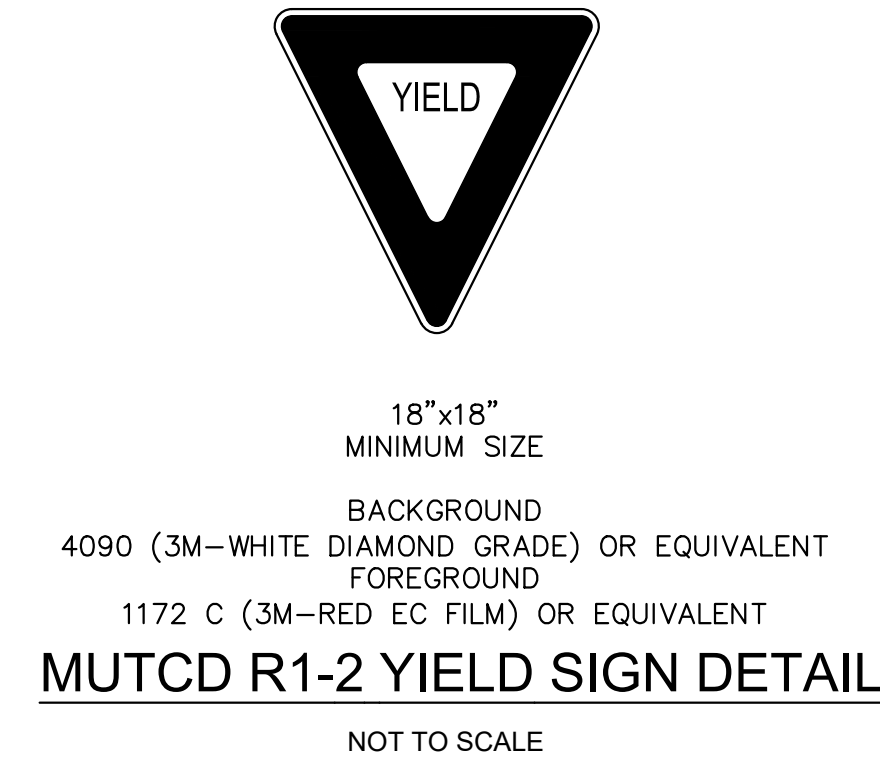
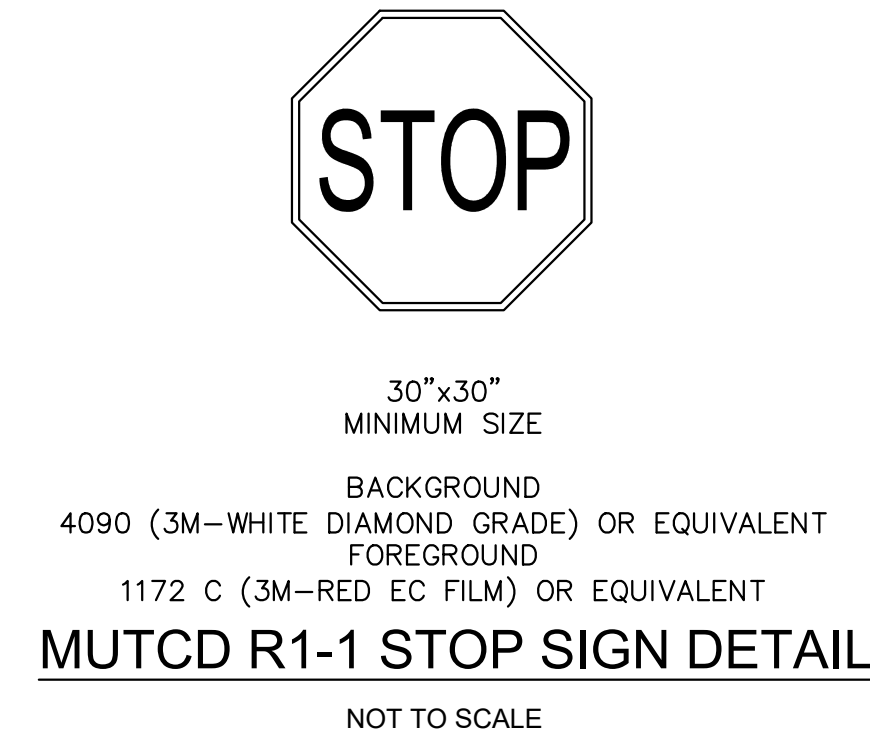
PROJECT NO.
196195000
 SHEET
C4.18



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			URBAN		RURAL		
				MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
A	2'-0"	15'-0" PLUS CURB	D	7'-0" OR NOTE NO. 9	12'-0"	7'-0"	8'-0"	5'-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"
			F	8'-0" OR NOTE NO. 9	12'-0"	8'-0"	9'-0"	5'-0"	9'-0"
C	2'-0"	6'-0" PLUS EDGE OF 6'+ WIDE SHOULDER. IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE	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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