

ENGINEERING CONSTRUCTION NOTES

1. 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.
2. 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.
3. 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.
4. 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).
5. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
8. 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)
9. 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

1. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
2. 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 PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ENGINEER PRIOR TO MAKING ANY CHANGES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION.
4. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH GRADE.

ENGINEERING PAVING NOTES

1. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
2. 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.
3. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS.
4. 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

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AT ALL TIE IN LOCATIONS.
3. CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH SPECIFICATIONS OF EL PASO COUNTY AND/OR THE COLORADO STATE DEPARTMENT OF TRANSPORTATION.
4. 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.
5. 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

1. CONTOURS ON SIDEWALKS AND PRIVATE/PUBLIC ROADWAYS ARE TO FINISH GRADE.
2. 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.
3. 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

1. ON-SITE STORM SEWER SYSTEM HAS BEEN PROVIDED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS.
2. ALL ON-SITE STORM SEWER IS PRIVATE, UNLESS OTHERWISE NOTED.
3. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
4. THE CONTRACTOR SHALL DE-SILT ALL DRAINAGE STRUCTURES AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
5. 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.

1. THE CITY OR COUNTY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY/COUNTY WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
2. APPROVAL OF THESE PLANS BY THE CITY/COUNTY DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
10. 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.
11. 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.
12. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE FIELD ENGINEER.
14. 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.

3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
16. 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.
17. 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.
18. 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.
19. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO ACCEPTANCE OF THIS PROJECT.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
26. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
27. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
28. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
29. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
30. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
31. 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.
32. 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

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. 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.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15 MIL 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.
14. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
15. 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.



Know what's below.
Call before you dig.

WATERVIEW EAST COMMERCIAL CONSTRUCTION DOCUMENTS GENERAL NOTES	DESIGNED BY: ANF DRAWN BY: ANF CHECKED BY: JJM DATE: 04/21/2026		Kimley»Horn 2026 KIMLEY—HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180		NO.	REVISION	BY	DATE	APPRO.
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.		PROJECT NO. 196195000		SHEET C0.1					

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. 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.
2. 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).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING: A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM) B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION D. CDOT M & S STANDARDS.
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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

1. 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.
2. 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.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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 LOOSENEO PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER FROM AROUND, AROUND, OR FROM THE LAND DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. 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.
14. 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.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. 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.
17. 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.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. 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.
20. 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.
21. 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.
22. BULK STORAGE OF PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE EROSION/CONTAMINATION PROTECTION TO PREVENT ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. 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 1, AND THE ECM ANNEX D. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE NPDES, ACOOD PLAN, 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.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. 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.
28. 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.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

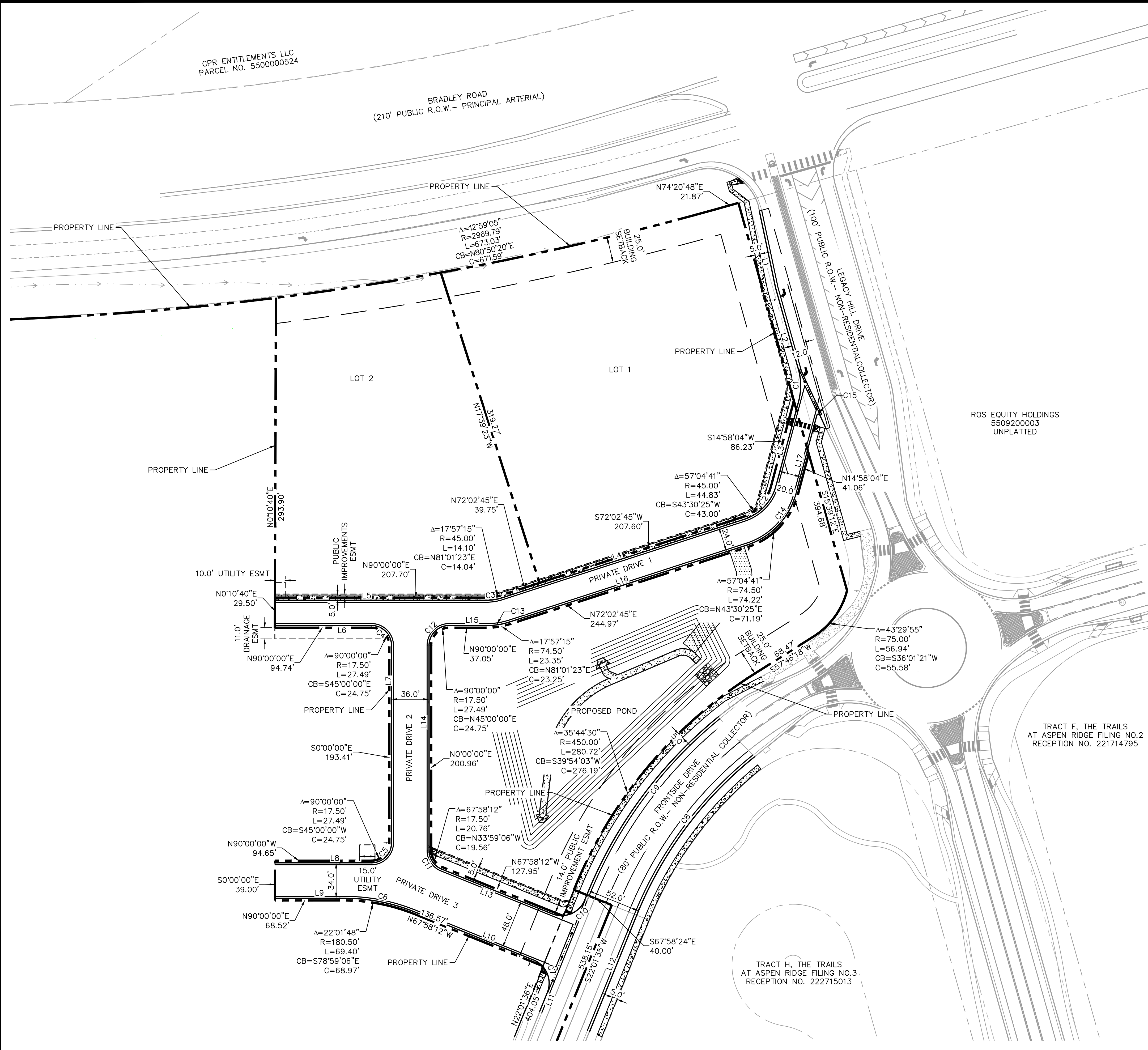
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
: PERMITS UNIT



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WATERVIEW EAST COMMERCIAL CONSTRUCTION DOCUMENTS GENERAL NOTES	</									
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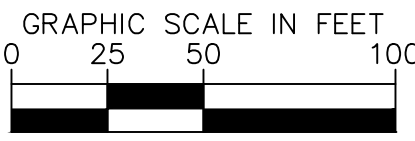
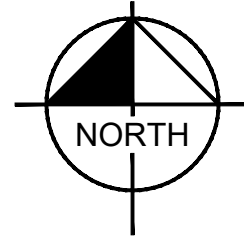
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE GUTTER PAN
- EXISTING GRASS SWALE
- PROPOSED SAWCUT LINE

GENERAL NOTES

- ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- 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'



WATERVIEW EAST COMMERCIAL
CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN

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Kimley-Horn and Associates, Inc.

PROJECT NO.
196195000

SHEET

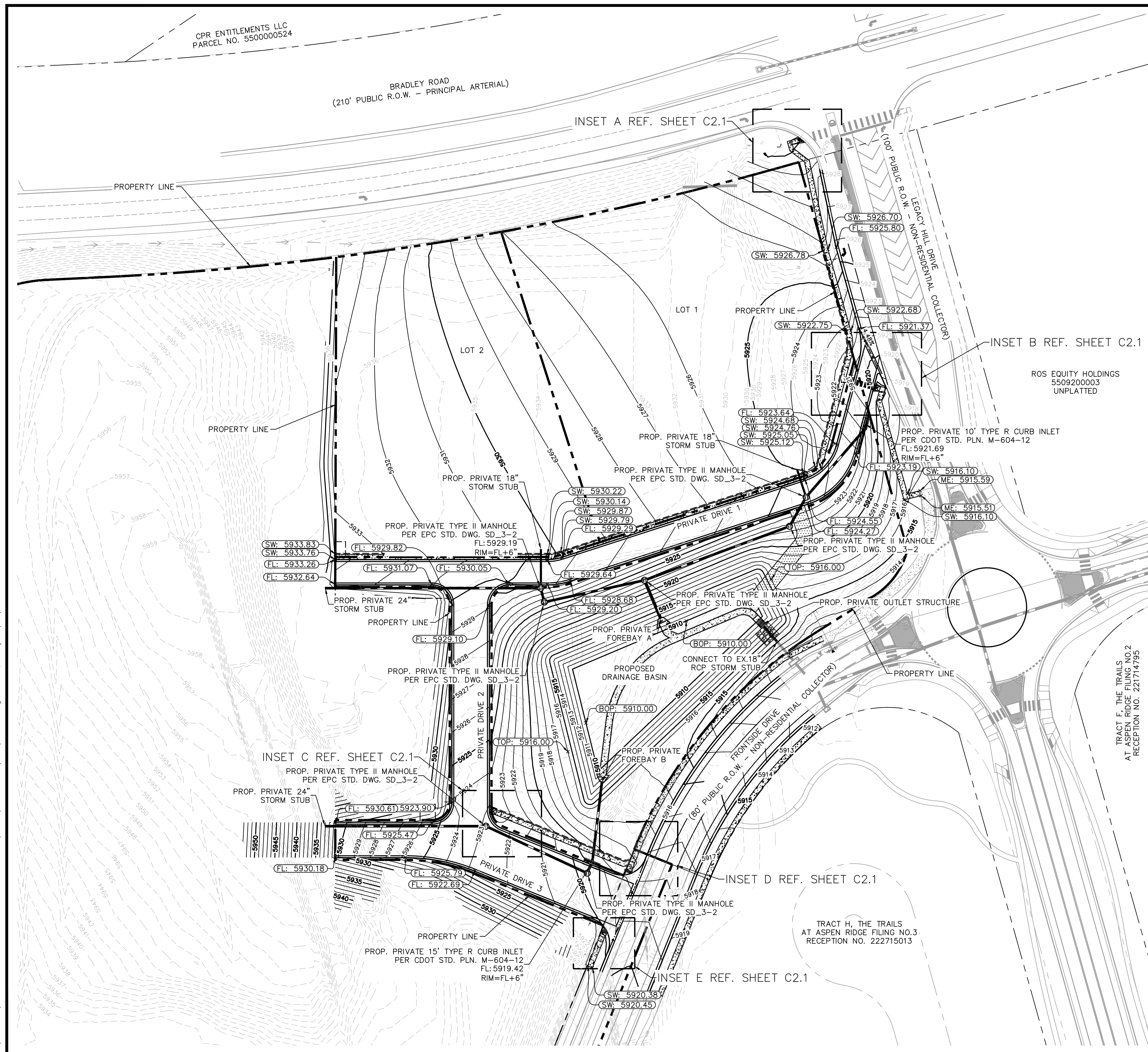
C1.0

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

NO. BY DATE APPR



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

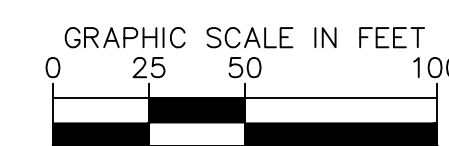
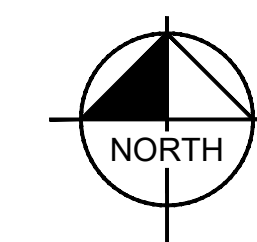
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2 North Nevada Avenue, Suite 900
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DATE: 04/21/2026

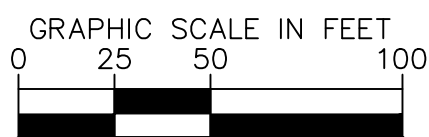
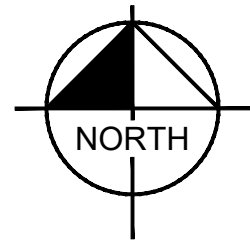
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OVERALL SITE PLAN

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NOTE
REFERENCE SHEET C4.19 FOR SIGNAGE DETAILS

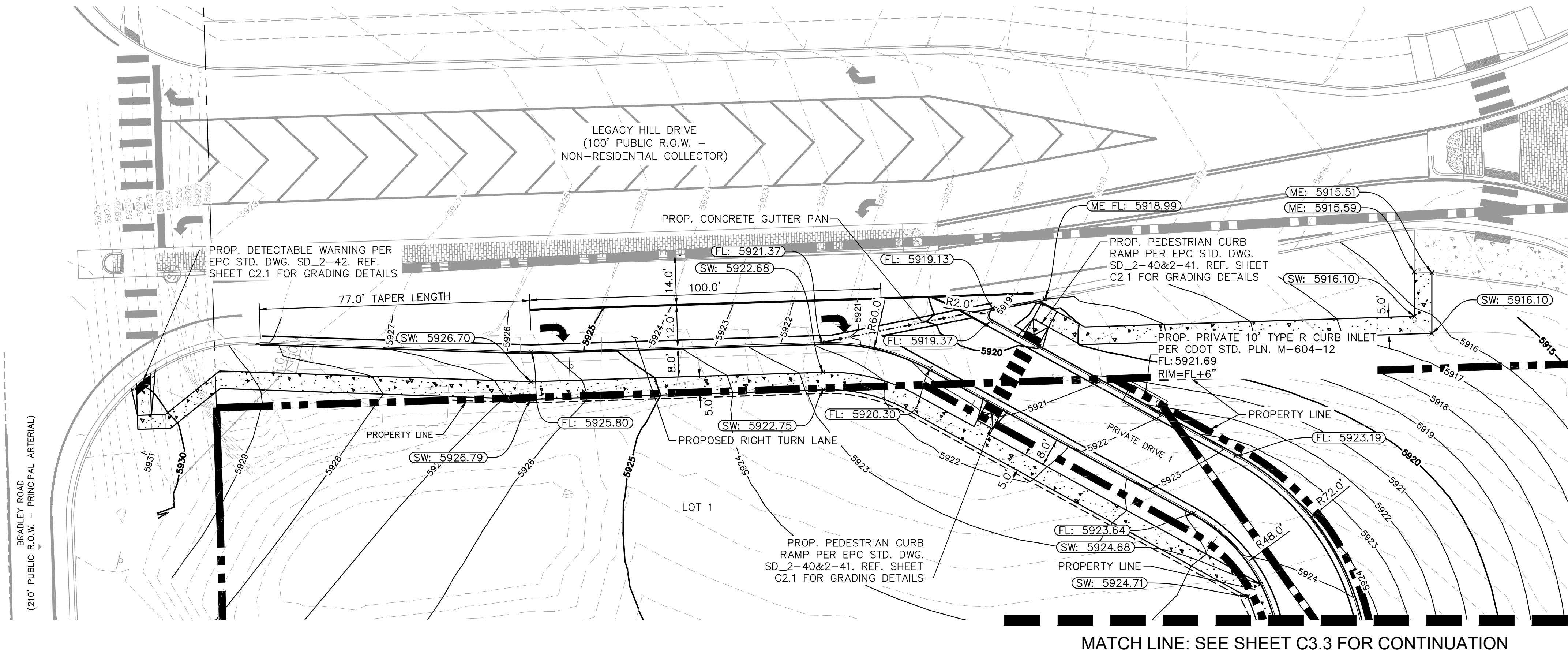
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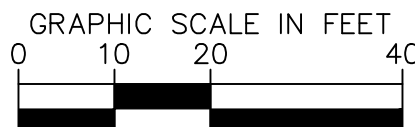
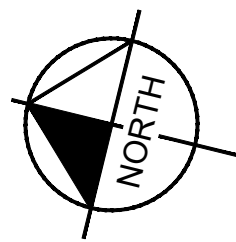
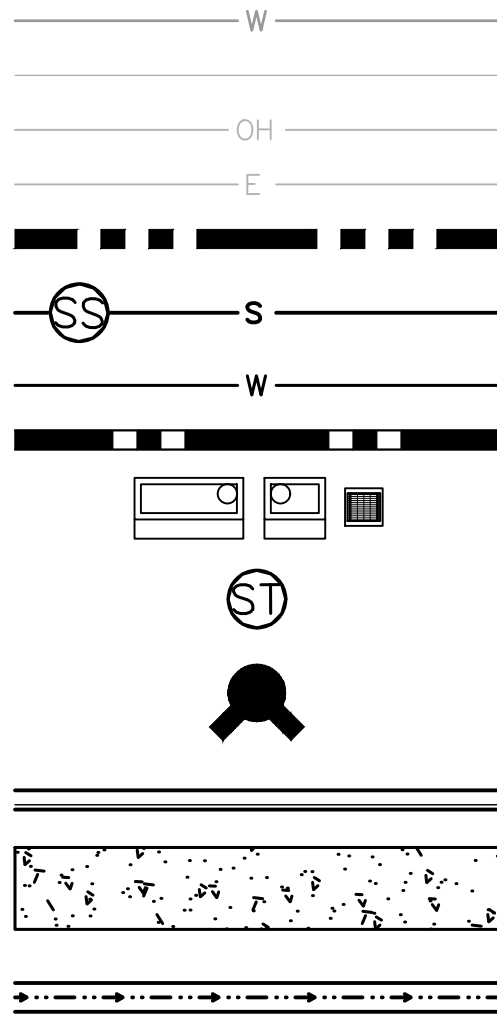
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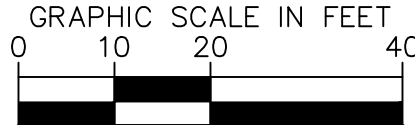
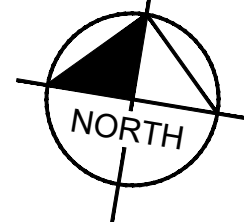
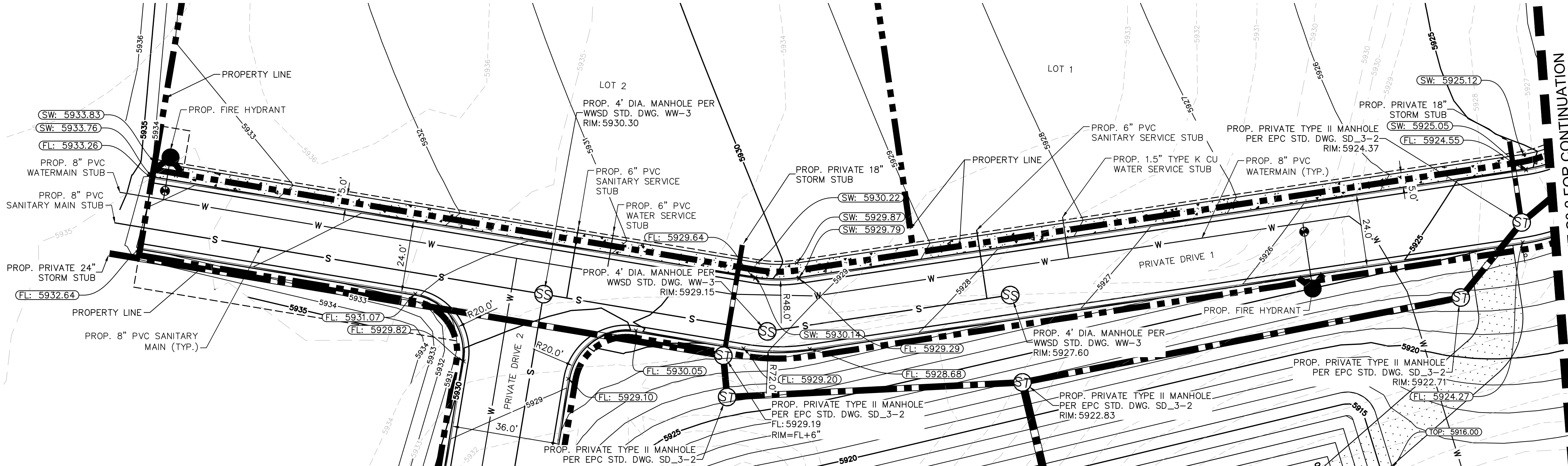
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WATERVIEW EAST COMMERCIAL CONSTRUCTION DOCUMENTS RIGHT TURN LANE & PRIVATE DRIVE 1						
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SHEET C3.2						



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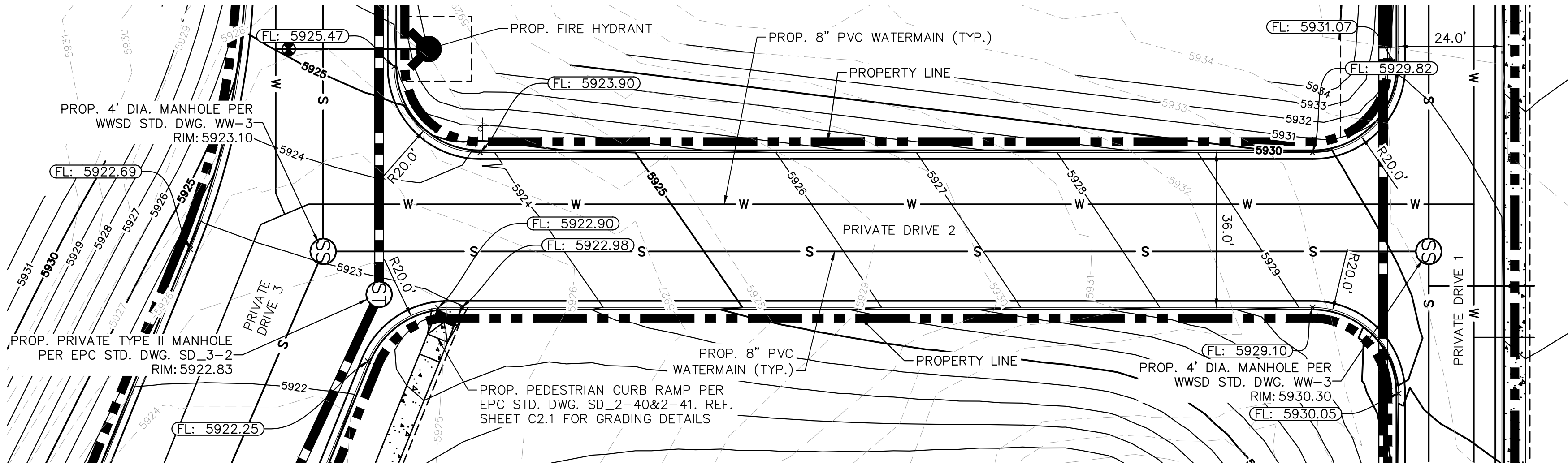
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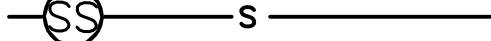
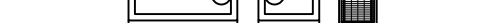
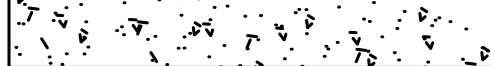
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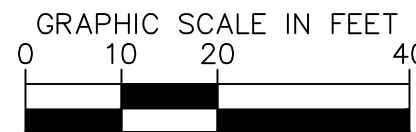
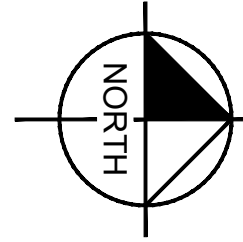
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SHEET
C3.3



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 |



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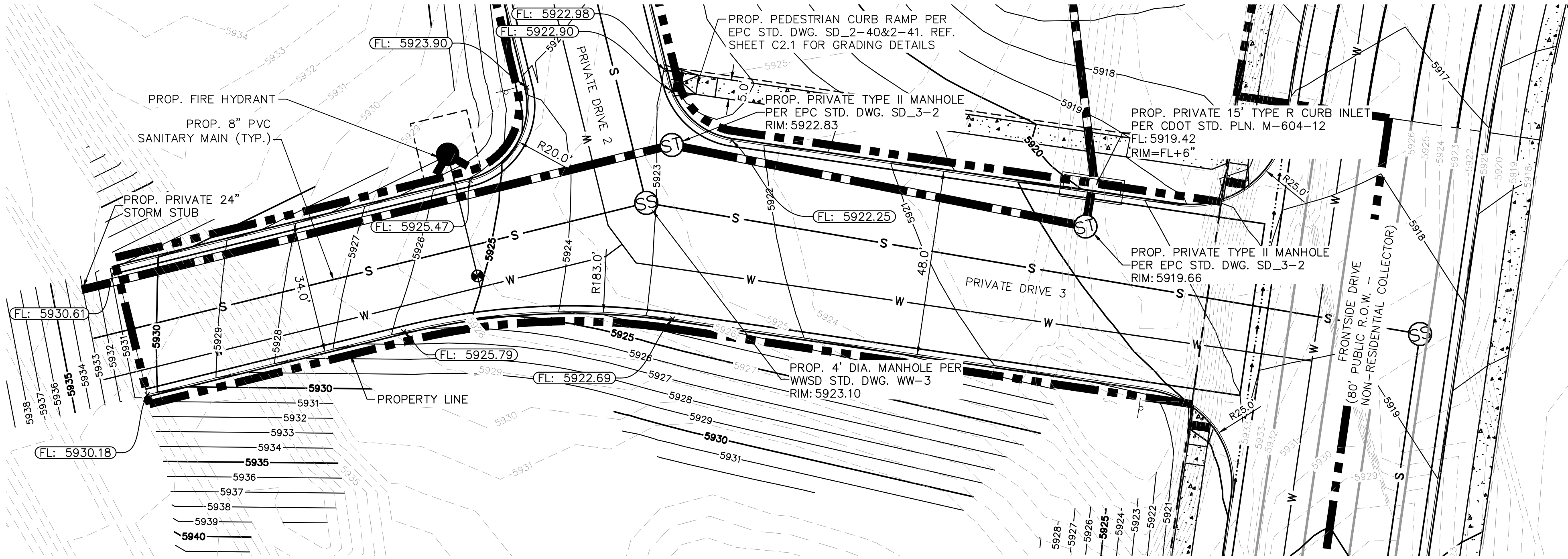
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C3.4

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Colorado Springs, Colorado 80903 (719) 453-0180

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CHECKED BY: JJM
DATE: 04/21/2026

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LEGEND

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[REDACTED] [REDACTED] [REDACTED]

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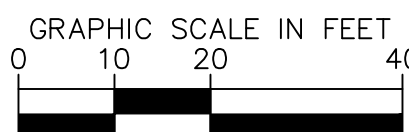
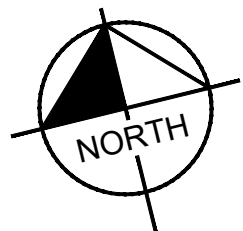
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PROJECT NO.
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SHEET

C3.5

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Profile view of a proposed 4' DIA. MANHOLE PER WWSO STD. DWG. WW-3. The vertical axis shows elevation from 5902 to 5932 feet. The horizontal axis shows stationing from 0+00 to 3+00. The existing ground is shown as a dashed line, and the proposed pipe is a solid line. The pipe starts at station 0+00, goes down 9.52 feet to a manhole, then continues as a 100-foot section of 8-inch PVC pipe at a 0.40% slope. This is followed by a 273-foot section of 8-inch PVC pipe at a 0.40% slope, and finally a 50-foot section of 8-inch PVC pipe at a 0.40% slope leading to another manhole at station 3+00. The proposed manholes are 4 feet in diameter and 3 feet deep. The proposed pipe is 8 inches in diameter and 3 feet deep.

Key data points from the profile:

- Station 0+00: EX. 4' DIA. MANHOLE PER WWSO STD. DWG. WW-3. STA: 0+00. RIM: 5918.54. INV IN: 5909.00 8" PVC.
- Station 1+00: PROP. 4' DIA. MANHOLE PER WWSO STD. DWG. WW-3. STA: 1+00. RIM: 5921.95. INV IN: 5909.50 8" PVC. INV OUT: 5909.40 8" PVC.
- Station 3+00: PROP. 4' DIA. MANHOLE PER WWSO STD. DWG. WW-3. STA: 3+00. RIM: 5917.92. INV IN: 5910.69 8" PVC. INV OUT: 5910.59 8" PVC.

Pipe sections and slopes:

- 100 LF OF 8" PVC @ 0.40%
- 273 LF OF 8" PVC @ 0.40%
- 50 LF OF 8" PVC @ 0.40%

Vertical curve data:

- EXISTING GRADE
- 9.52' (vertical drop at station 0+00)

A plan view map showing the area around the sanitary profile view. It includes a road network, a river or canal, and a shaded area representing the sanitary profile view. A north arrow is located in the upper right corner. A label with an arrow points to the shaded area, reading "EXTENTS OF SANITARY PROFILE VIEW".

	— 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
	ST	PROPOSED STORM DRAIN MANHOLE
	SS	PROPOSED SANITARY SEWER MANHOLE
		PROPOSED FIRE HYDRANT



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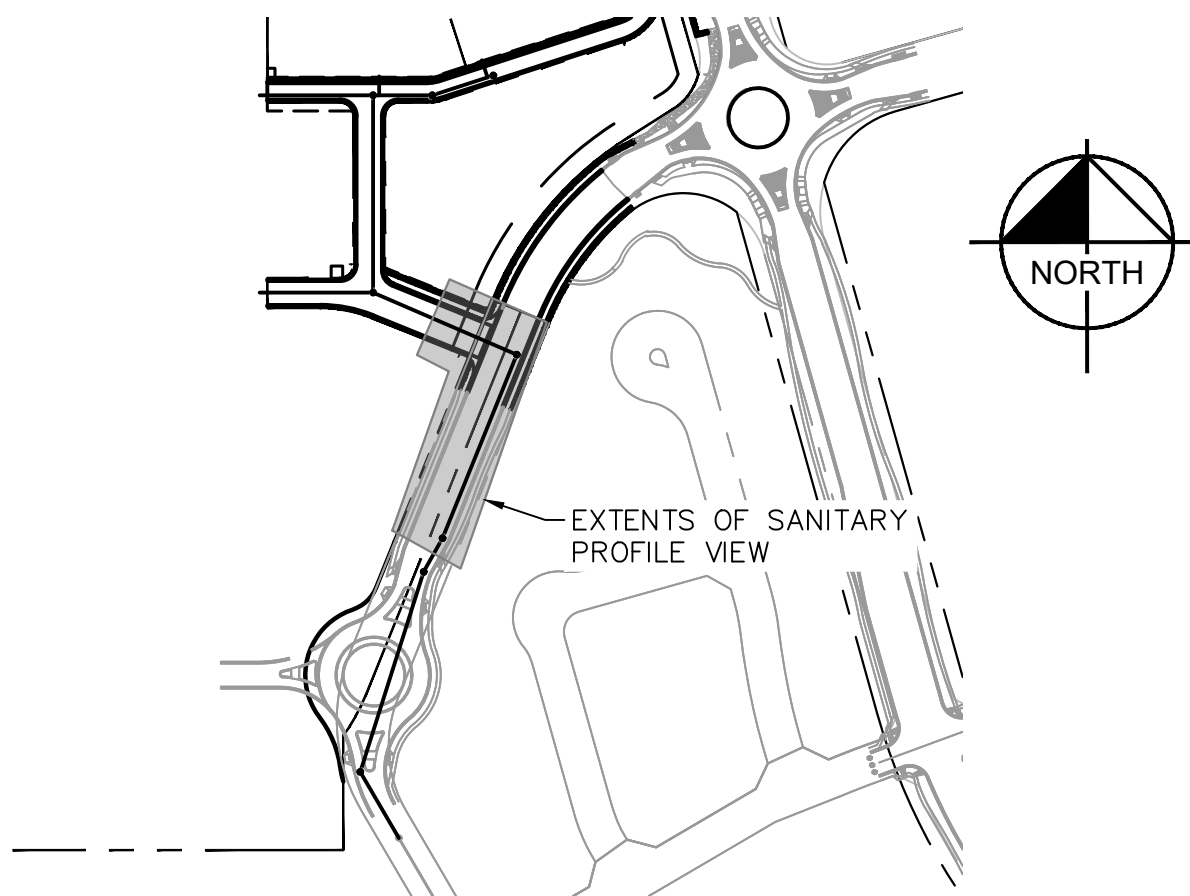
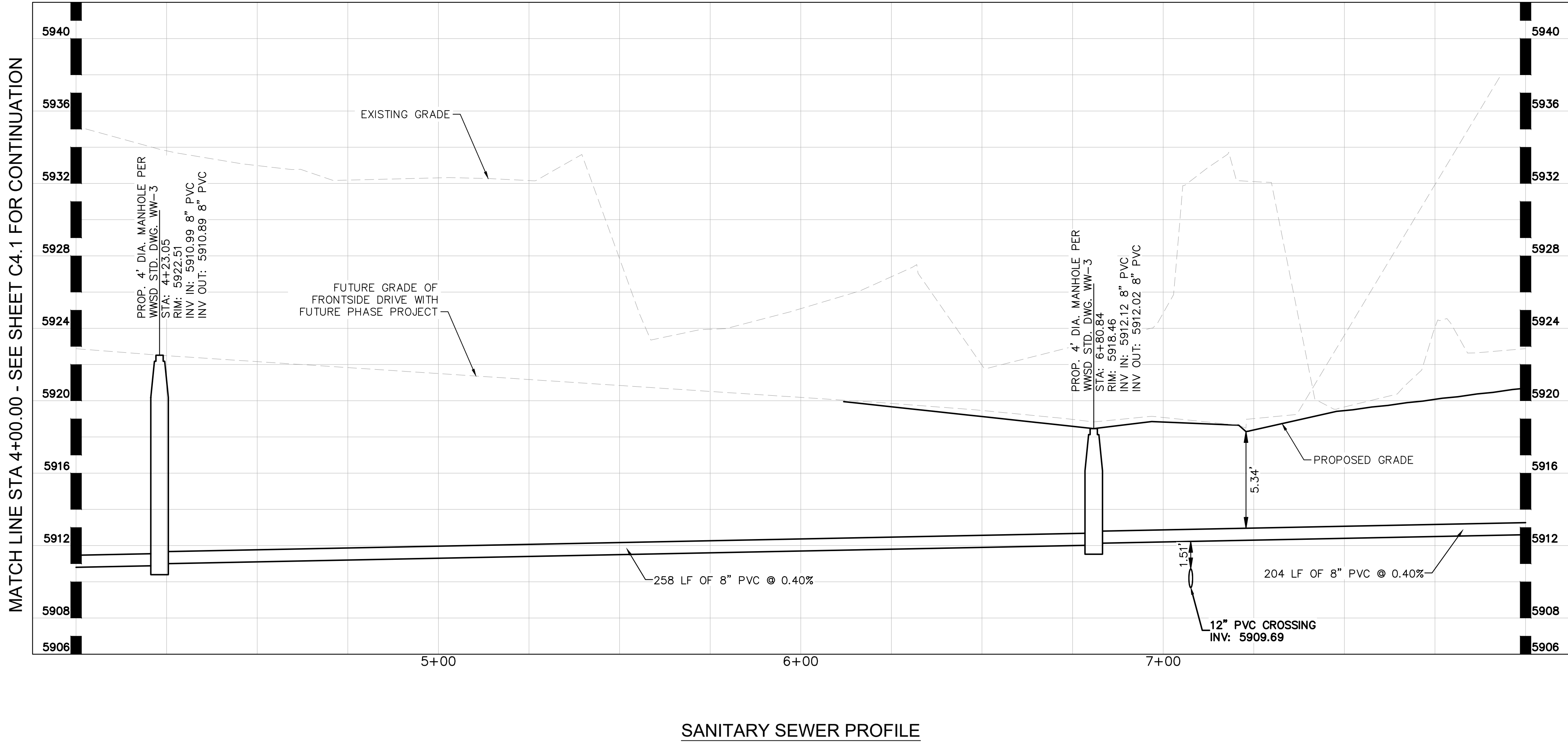
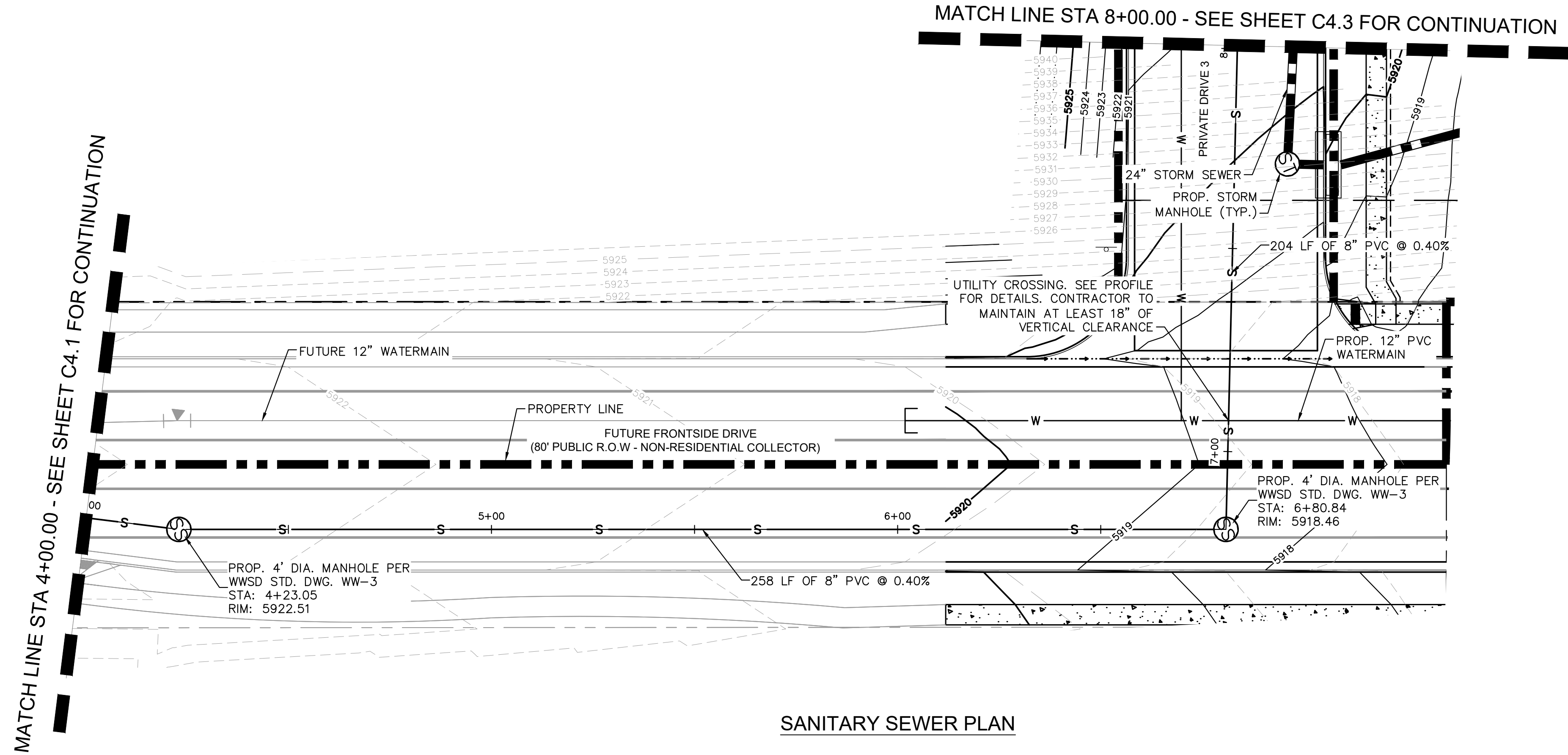
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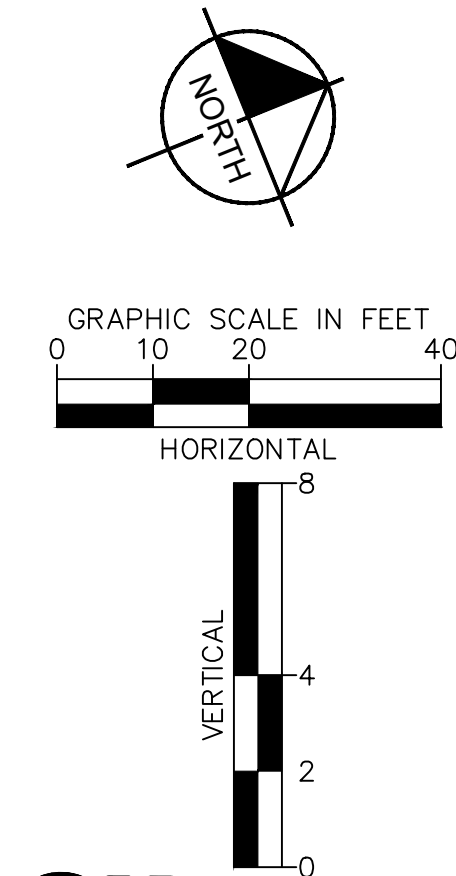
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VICINITY MAP
SCALE: 1" = 250'

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
	ST	PROPOSED STORM DRAIN MANHOLE
	SS	PROPOSED SANITARY SEWER MANHOLE
		PROPOSED FIRE HYDRANT



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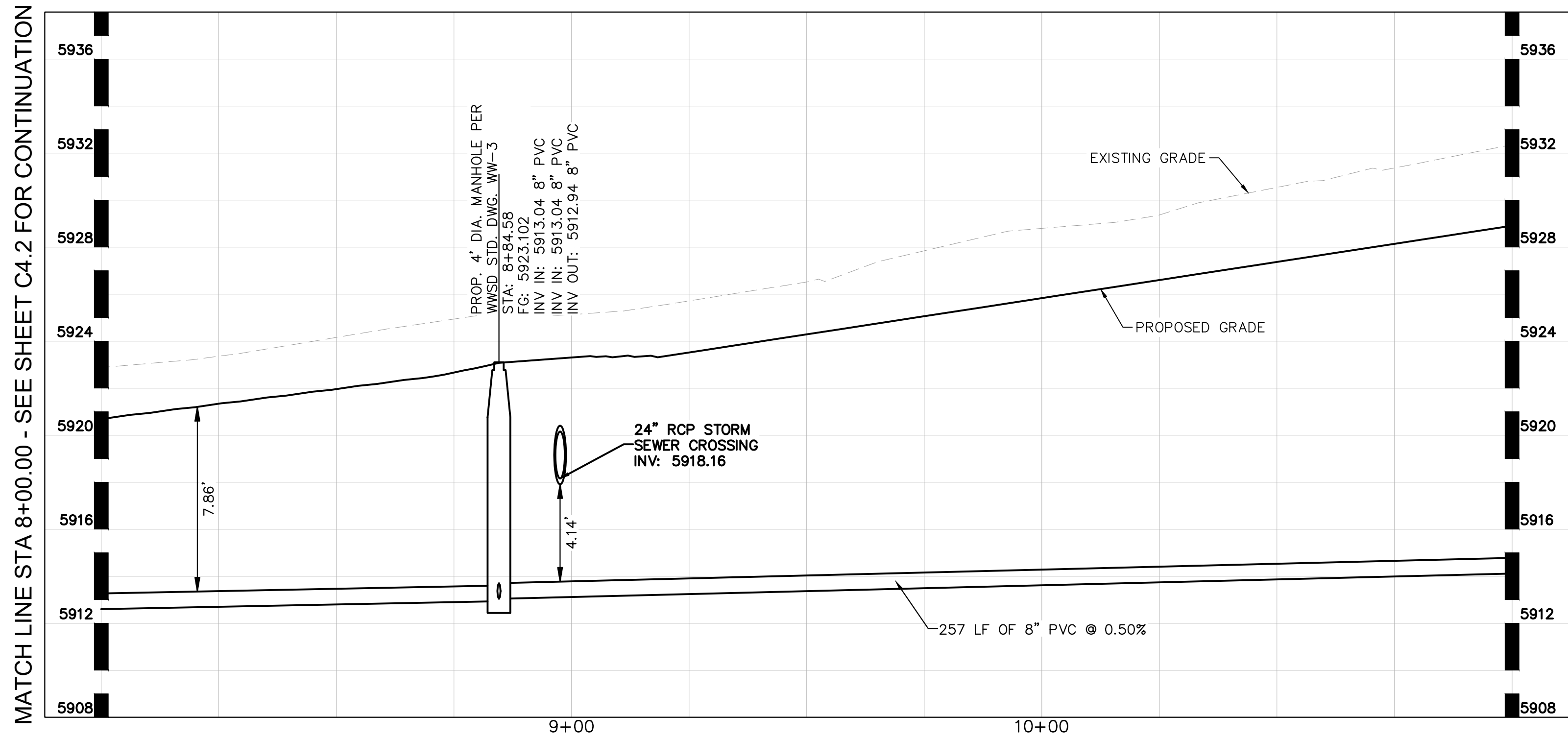
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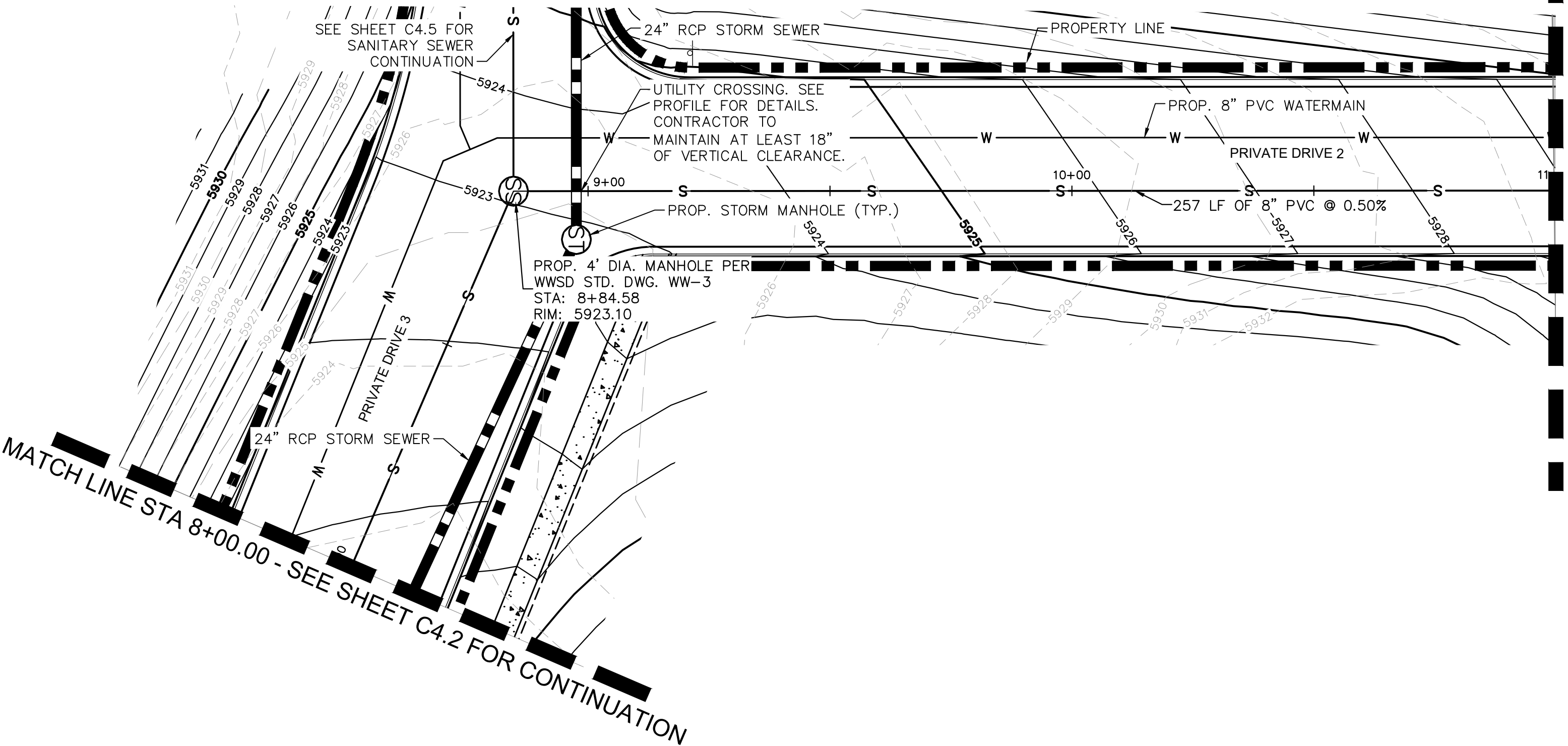
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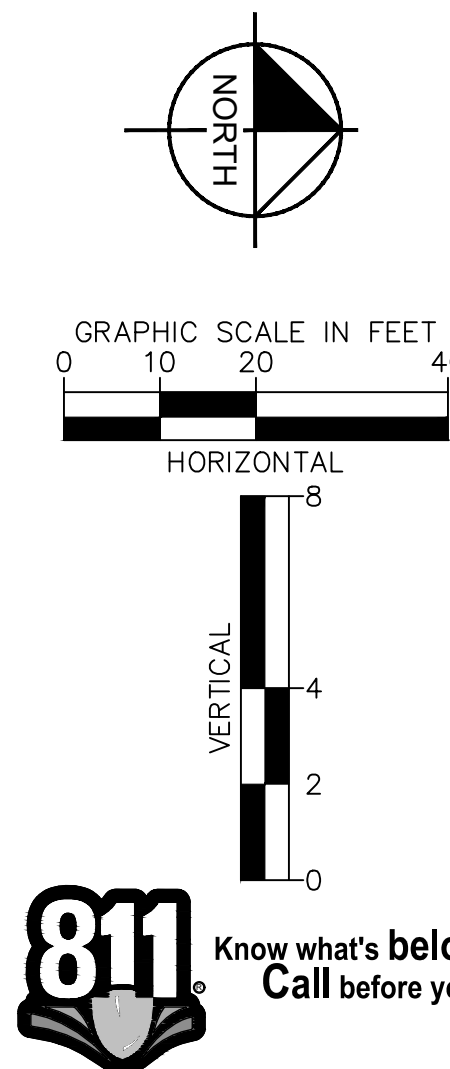
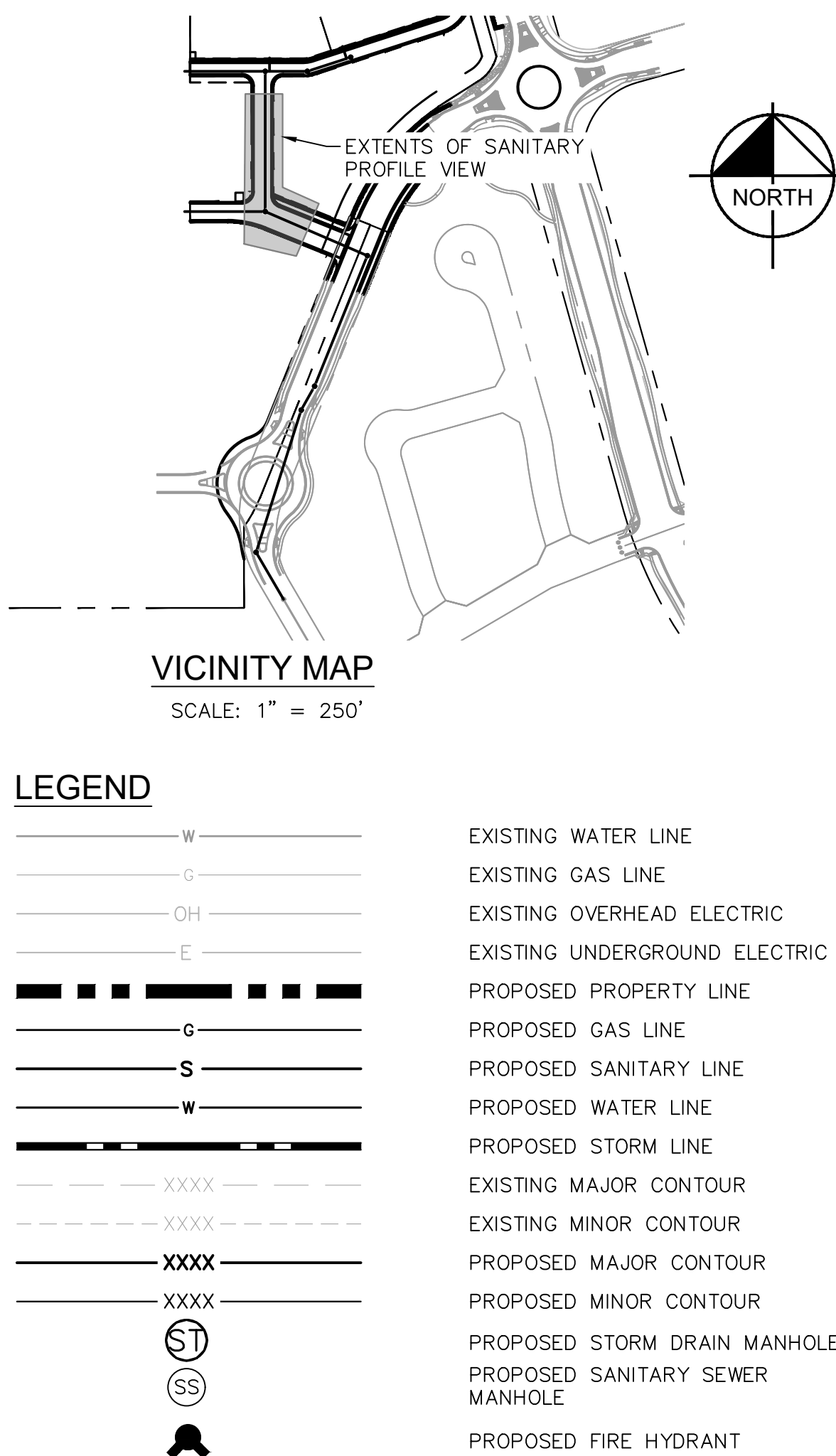
SHEET
C4.2



SANITARY SEWER PLAN



5936	MATCH LINE STA 11+00.00 - SEE SHEET C4.4 FOR CONTINUATION
5932	
5928	
5924	
5920	
5916	
5912	
5908	



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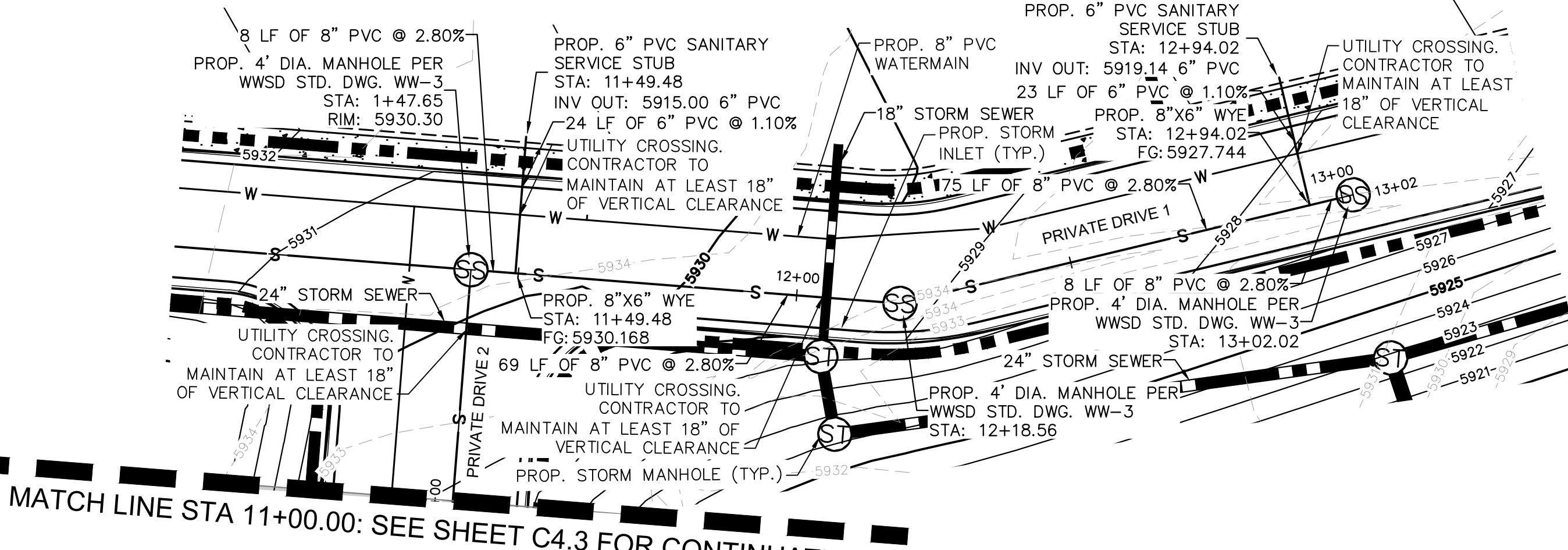
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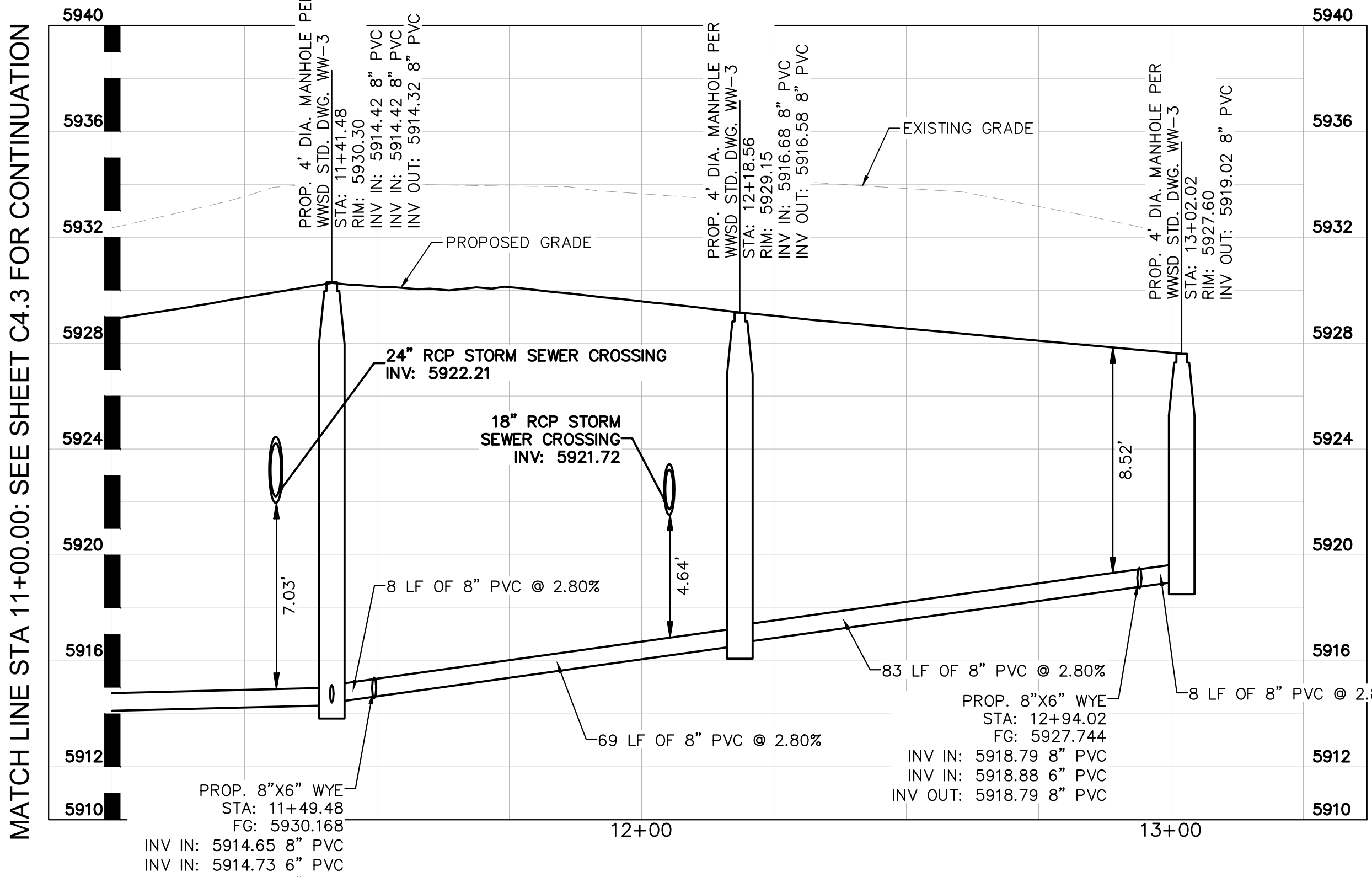
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SHEET
C4.3

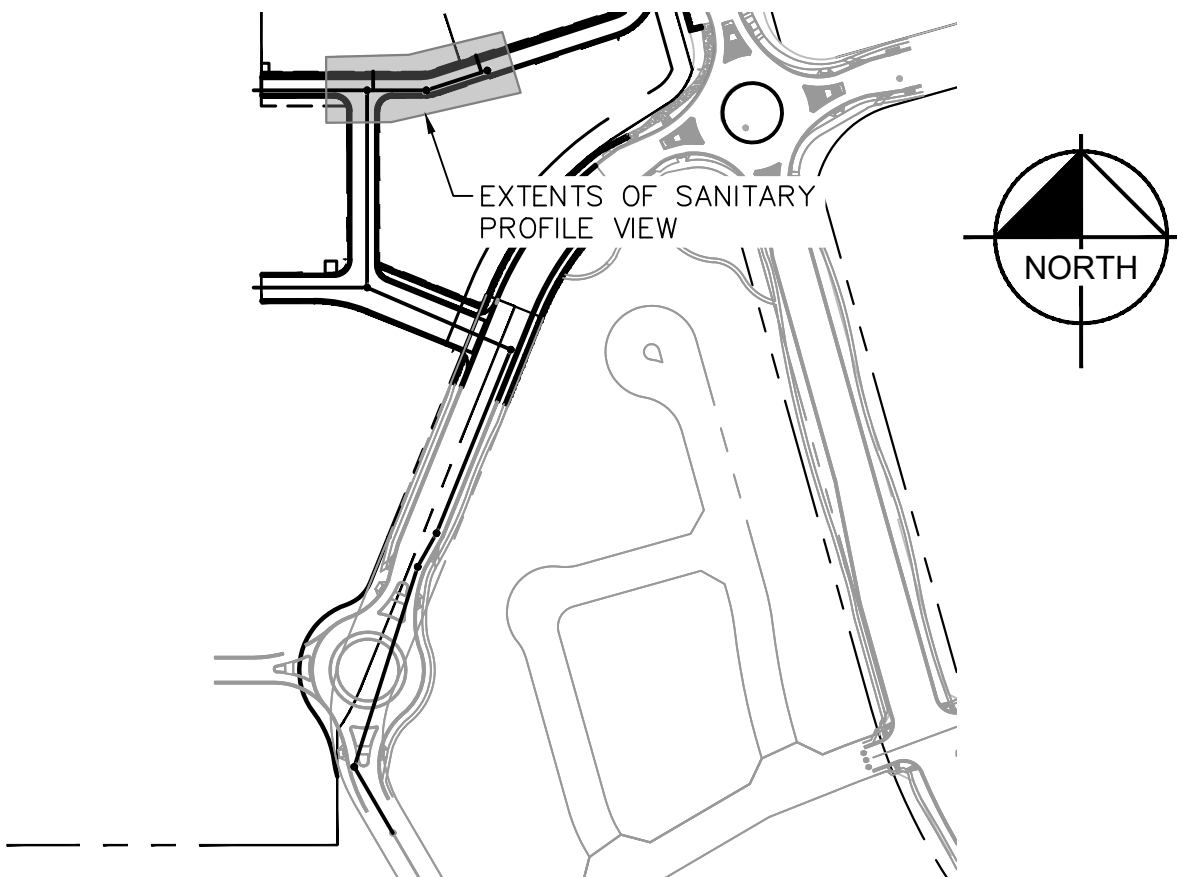
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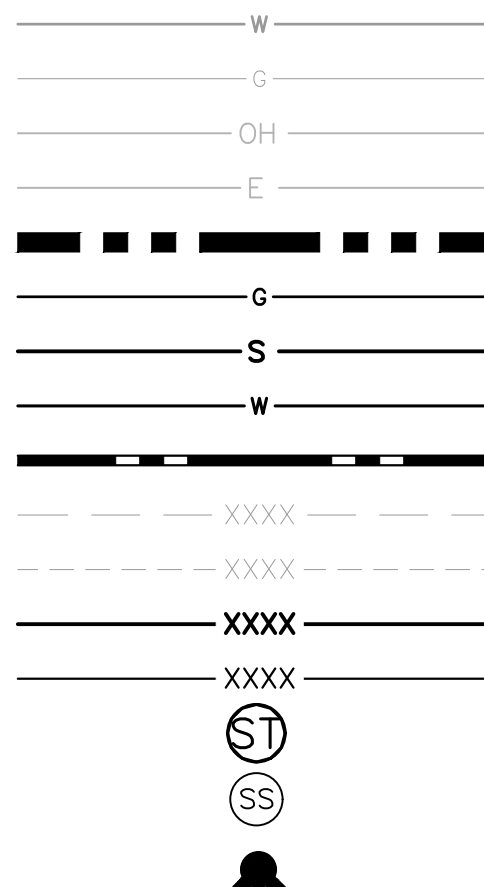
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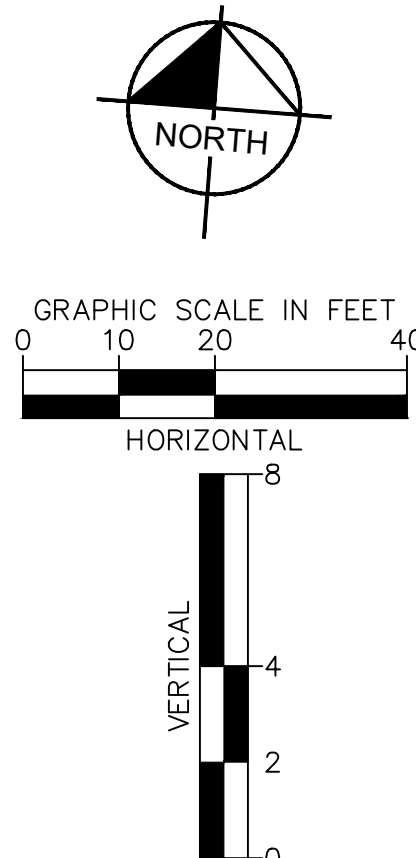
VICINITY MAP

SCALE: 1" = 2'

LEGEN



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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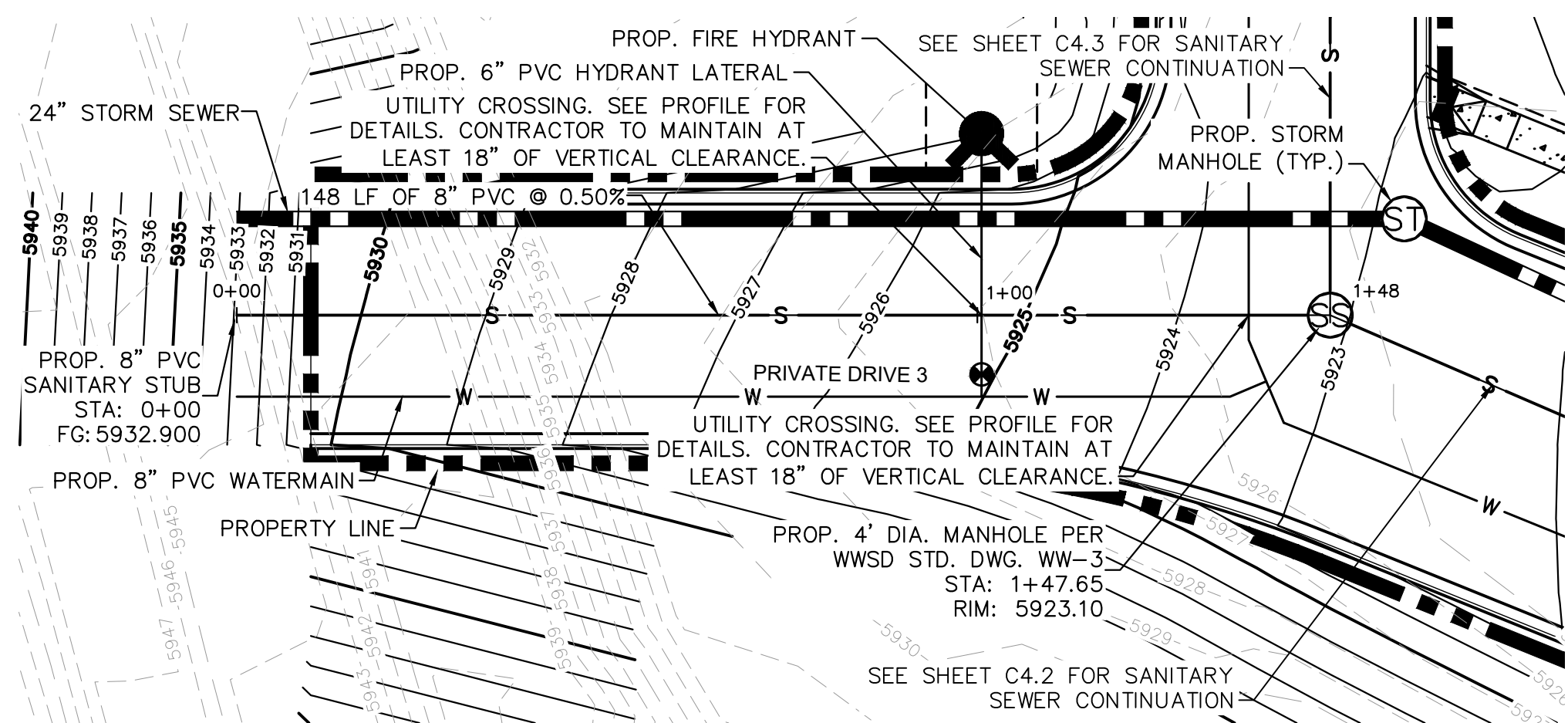
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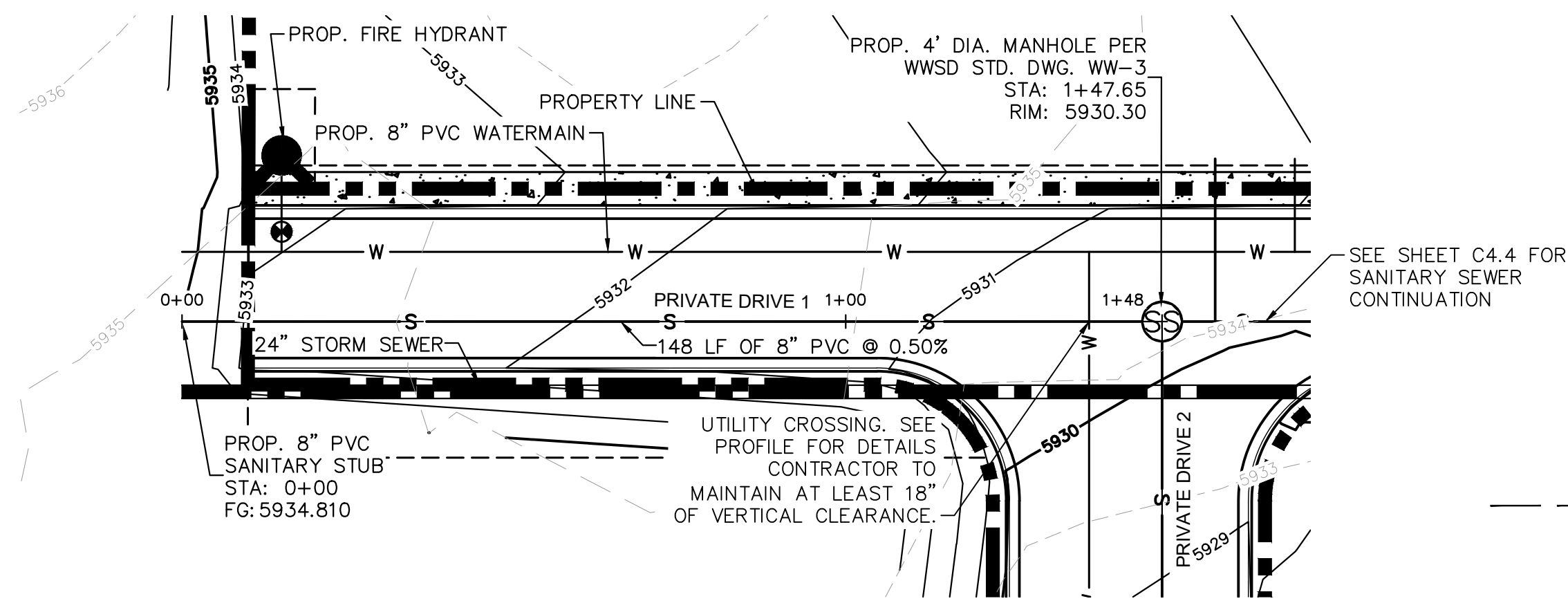
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C4.4

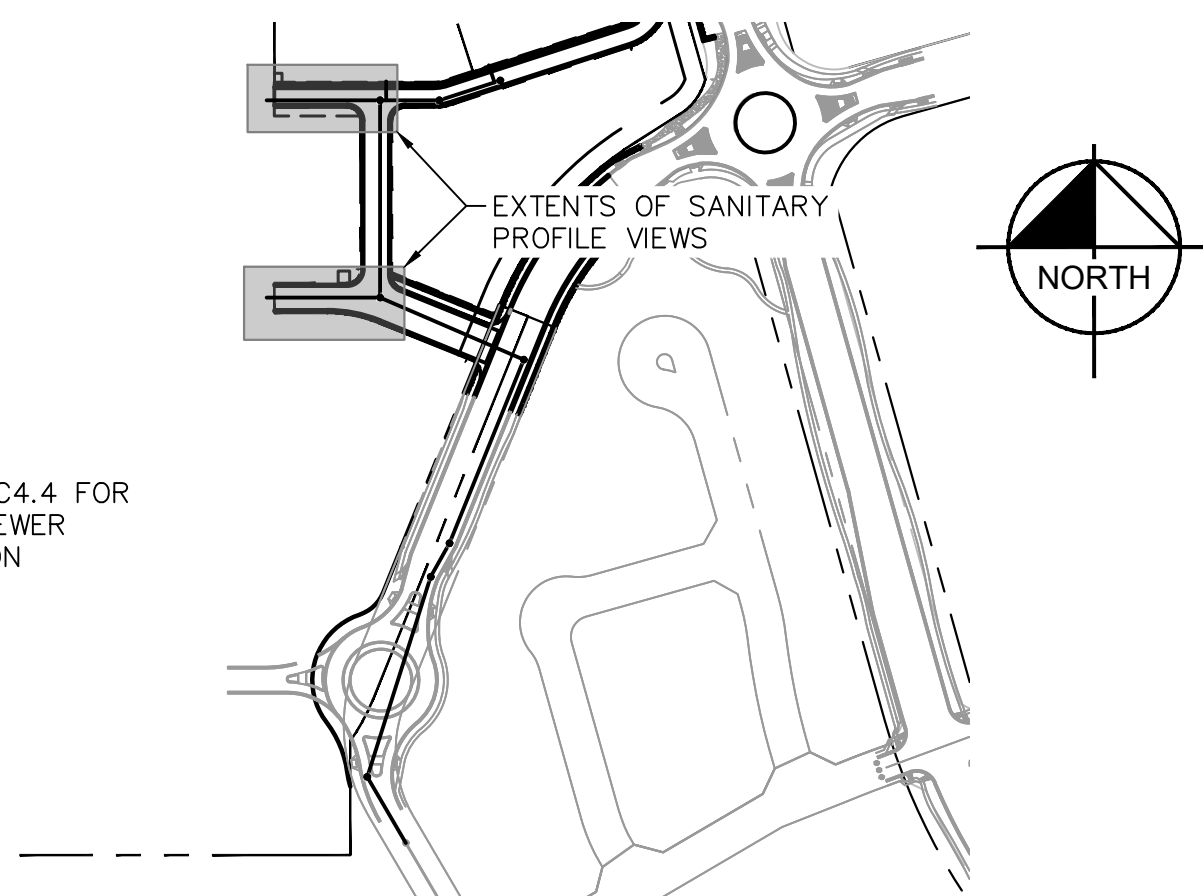
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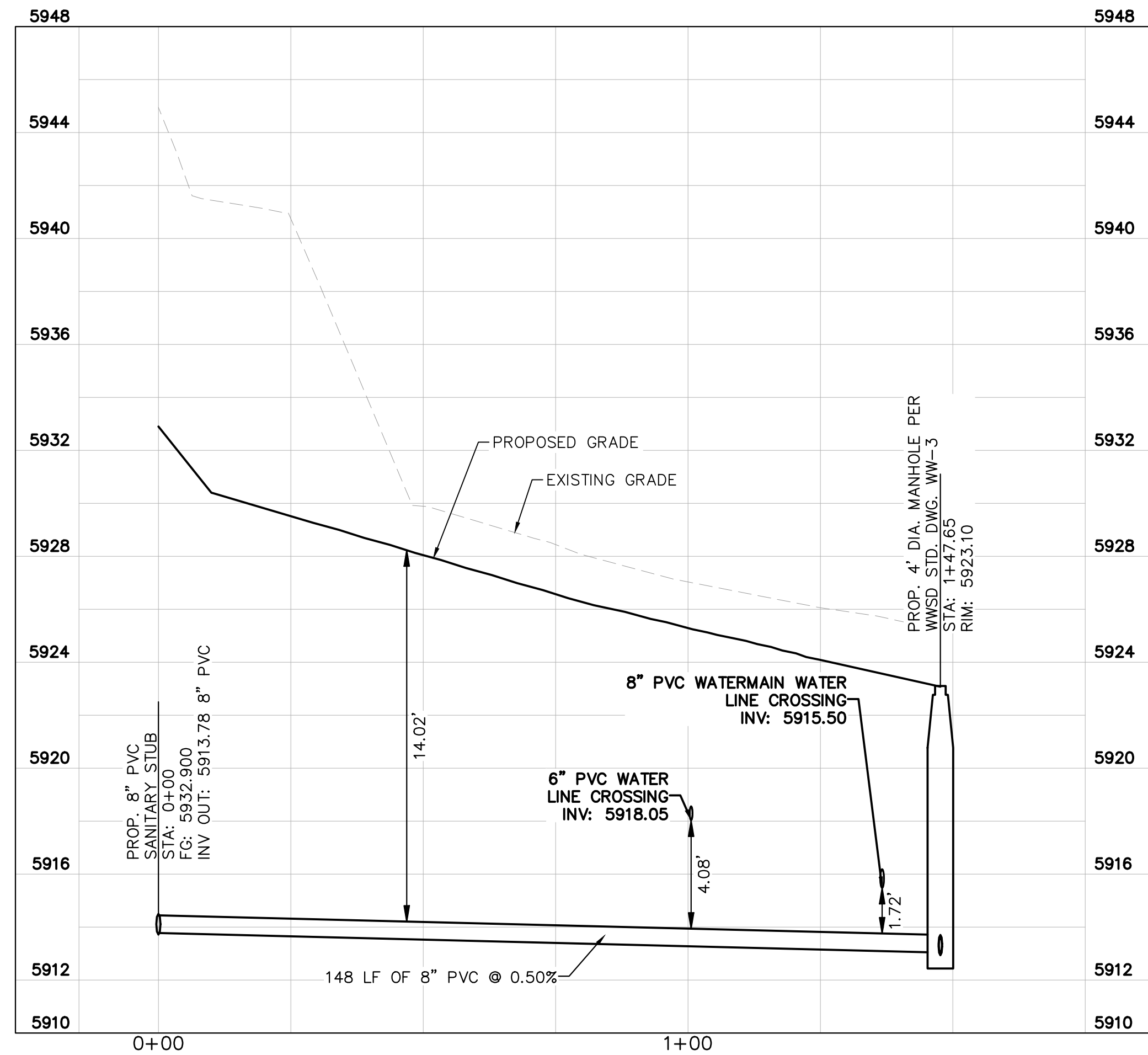


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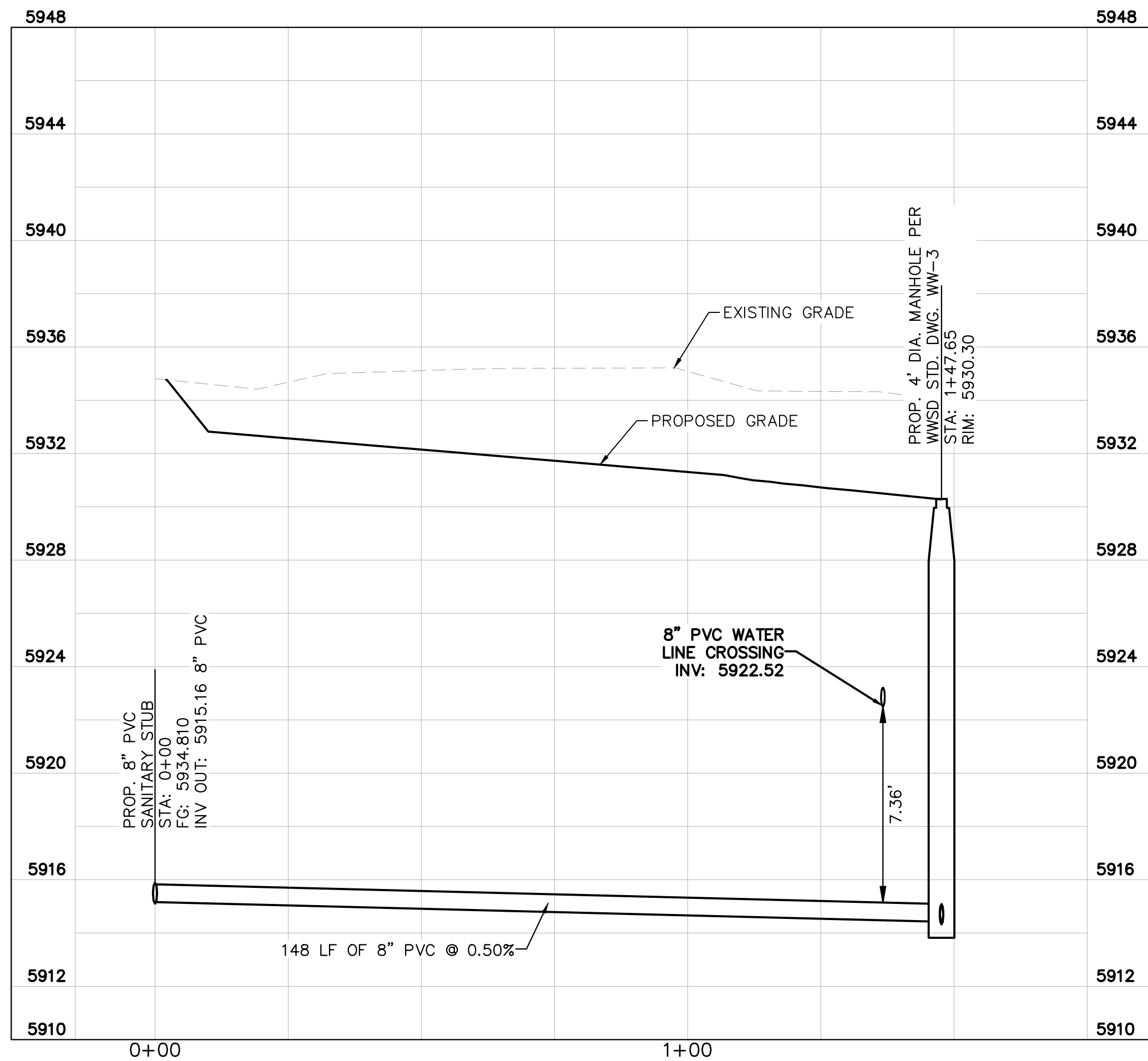


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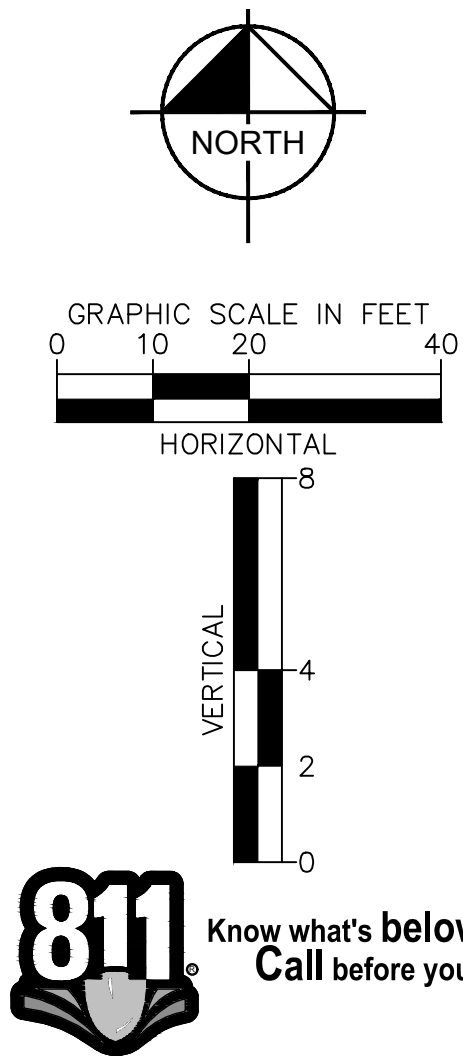
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---	G	EXISTING GAS LINE
---	OH	EXISTING OVERHEAD ELECTRIC
---	E	EXISTING UNDERGROUND ELECTRIC
---		PROPOSED PROPERTY LINE
---	G	PROPOSED GAS LINE
---	S	PROPOSED SANITARY LINE
---	W	PROPOSED WATER LINE
---		PROPOSED STORM LINE
---	XXXX	EXISTING MAJOR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



SANITARY SEWER PROFILE



SANITARY SEWER PROFILE



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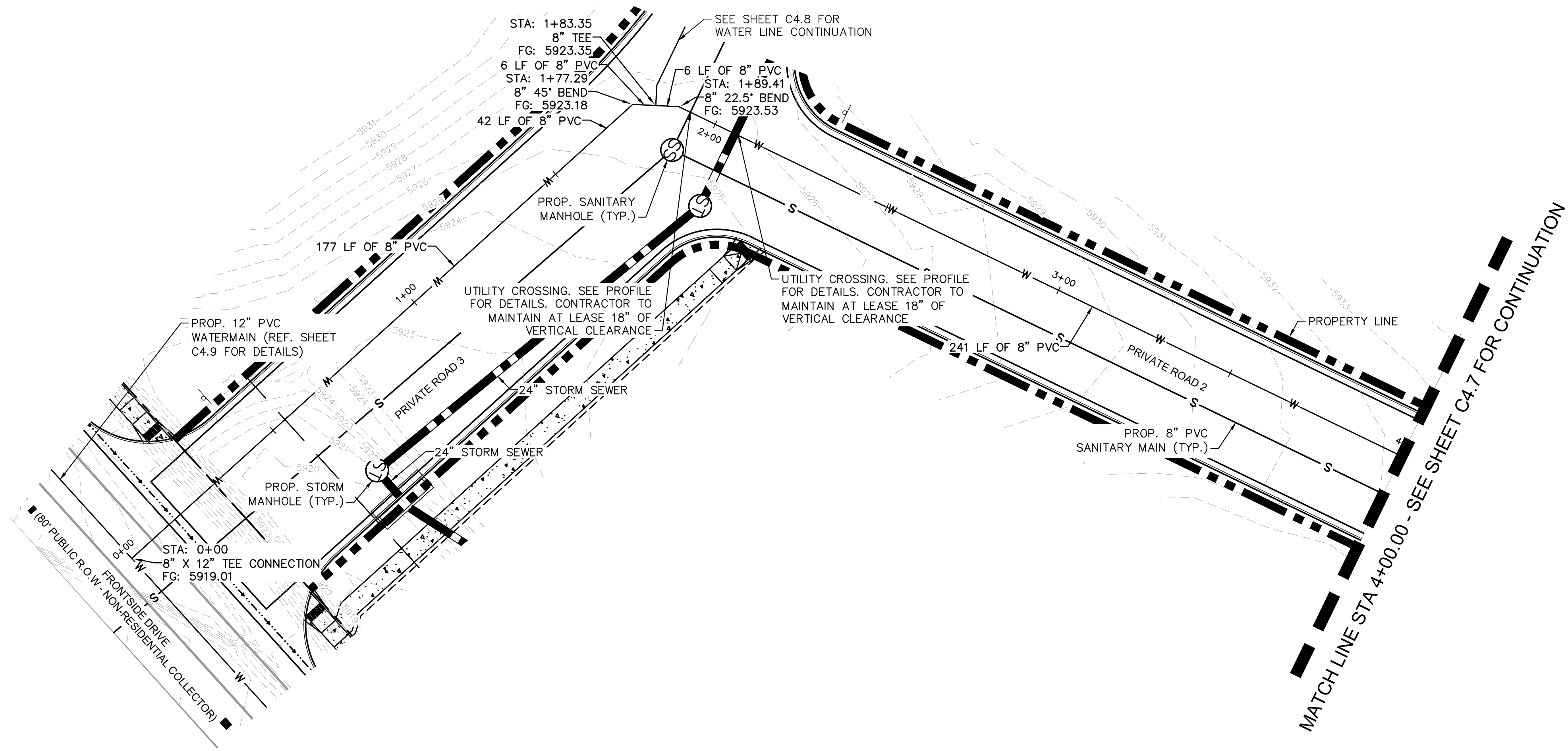
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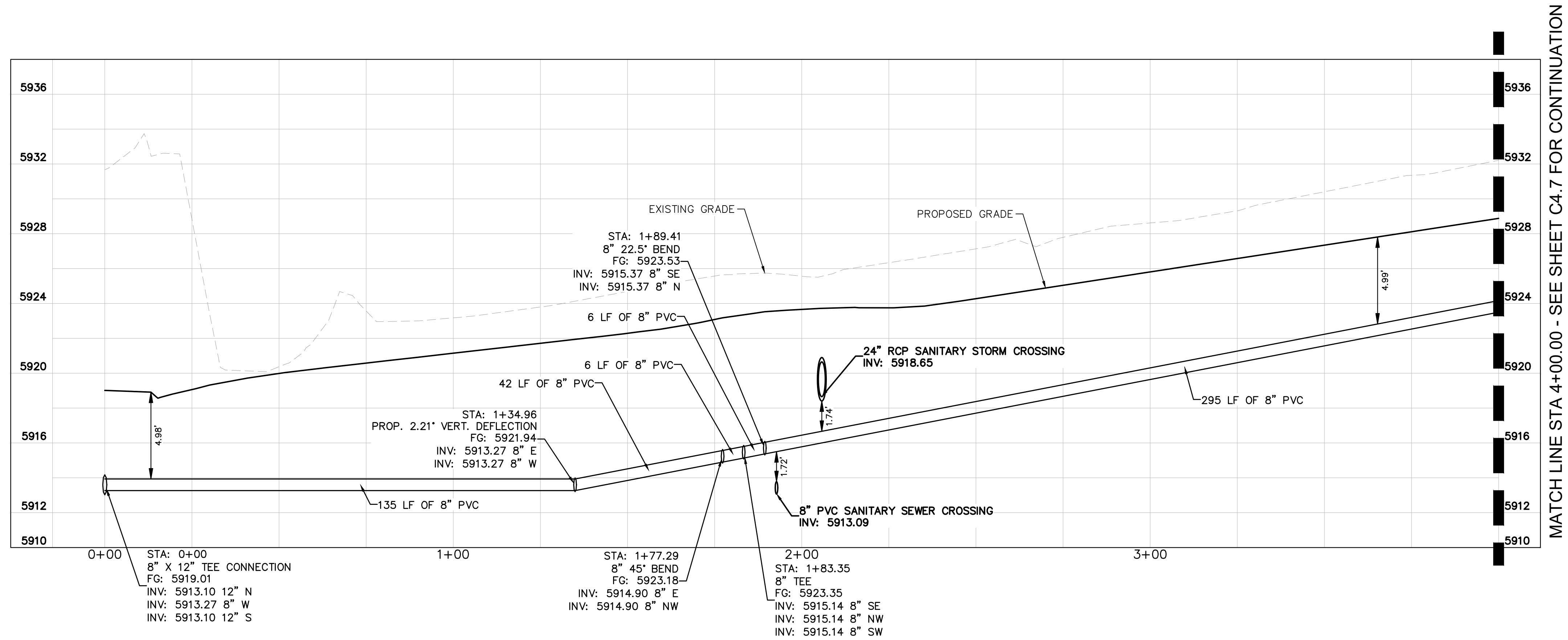
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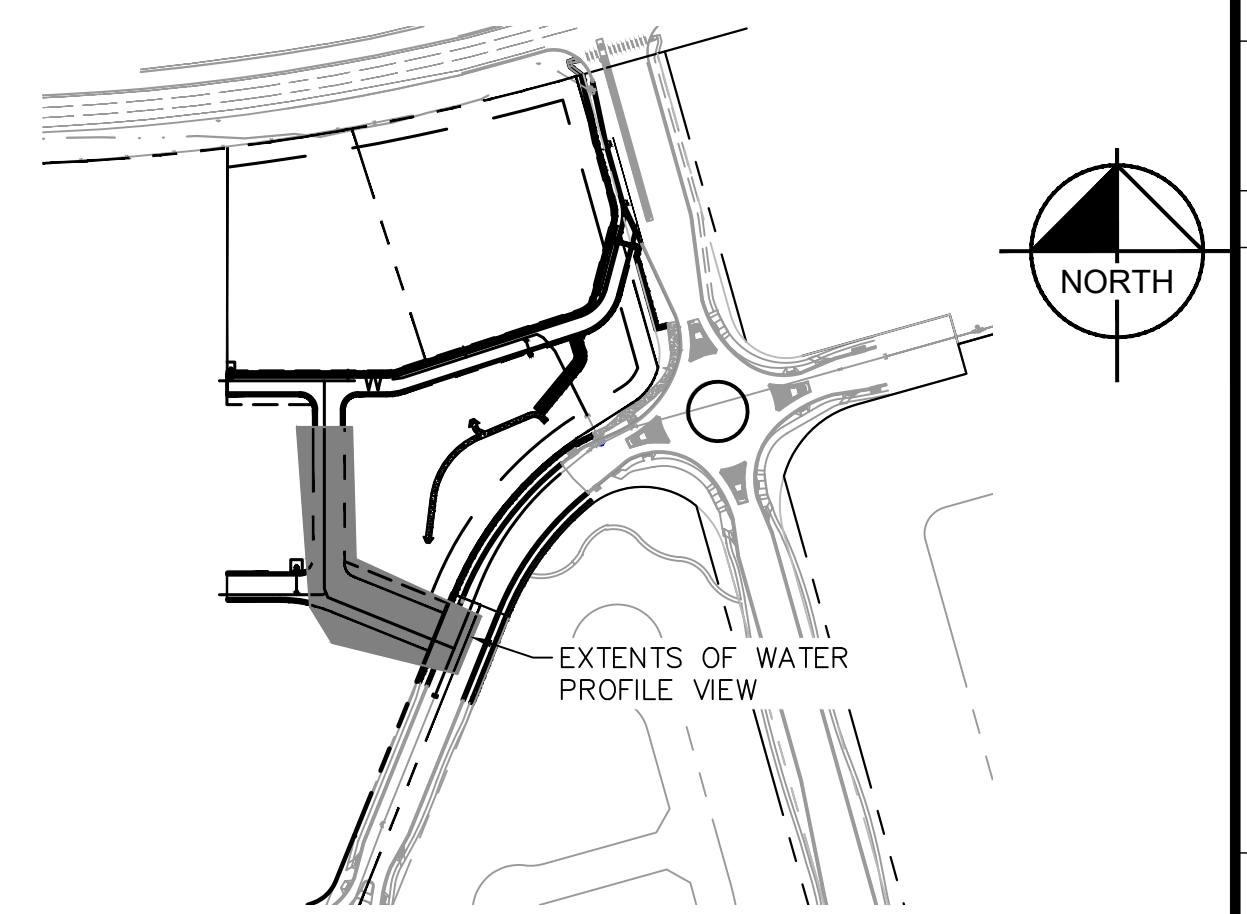
SHEET
C4.5



WATER MAIN PLAN



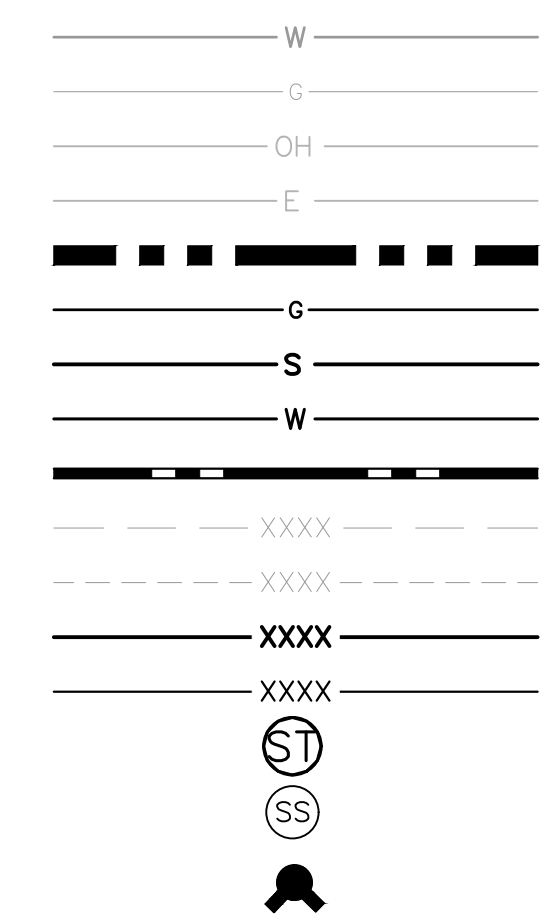
WATER MAIN PROFILE



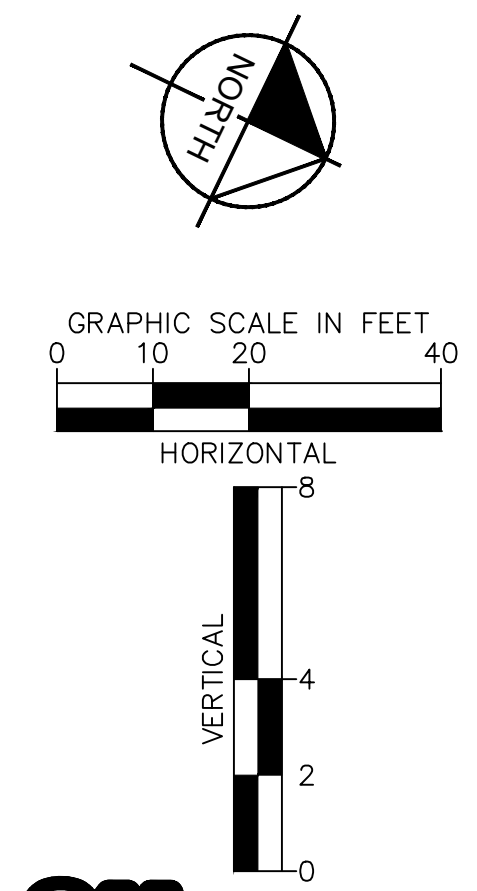
VICINITY MAP

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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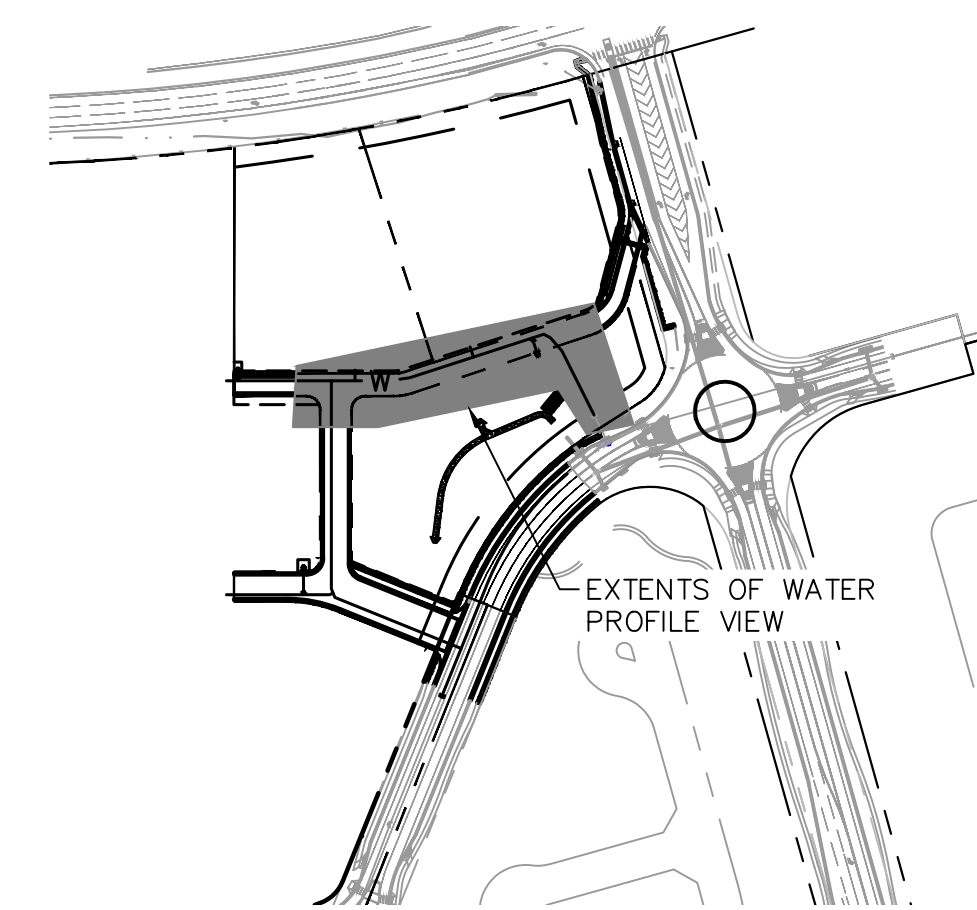
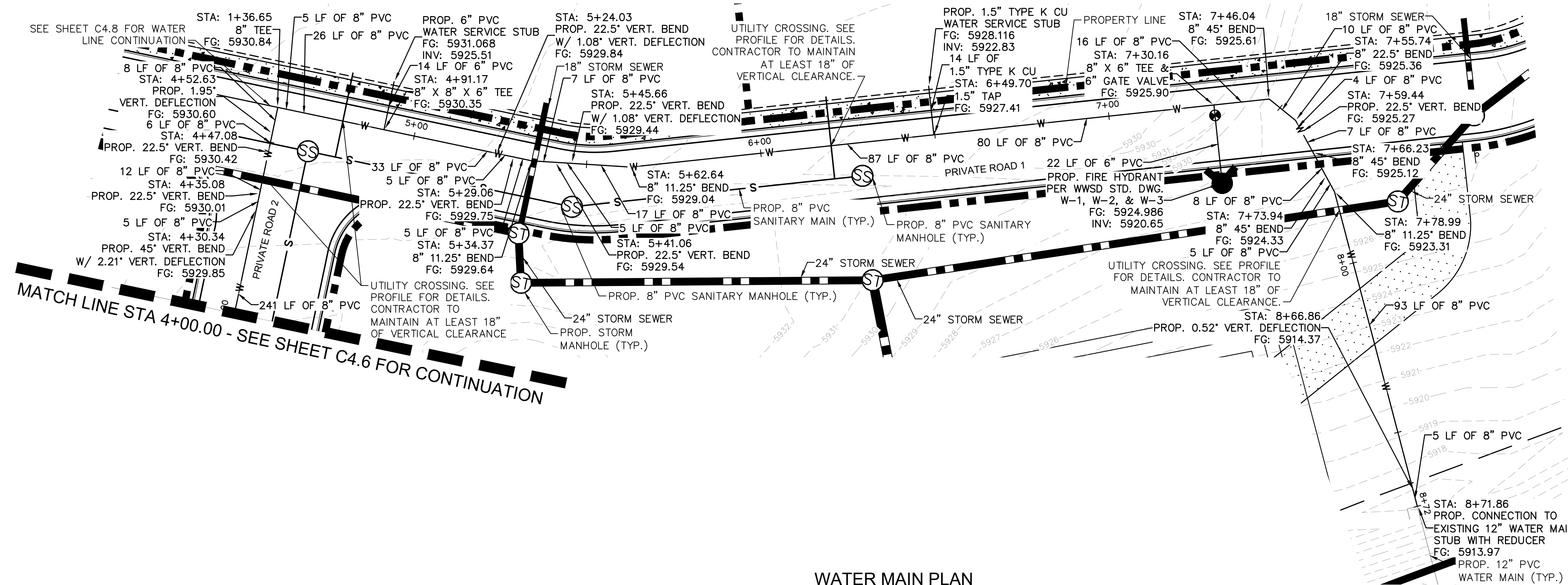
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SHEET

C4.6



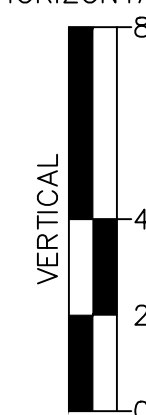
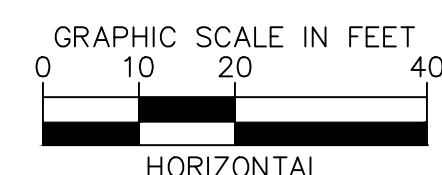
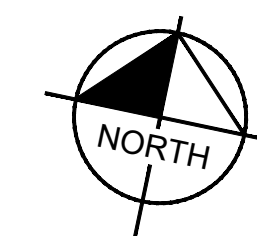
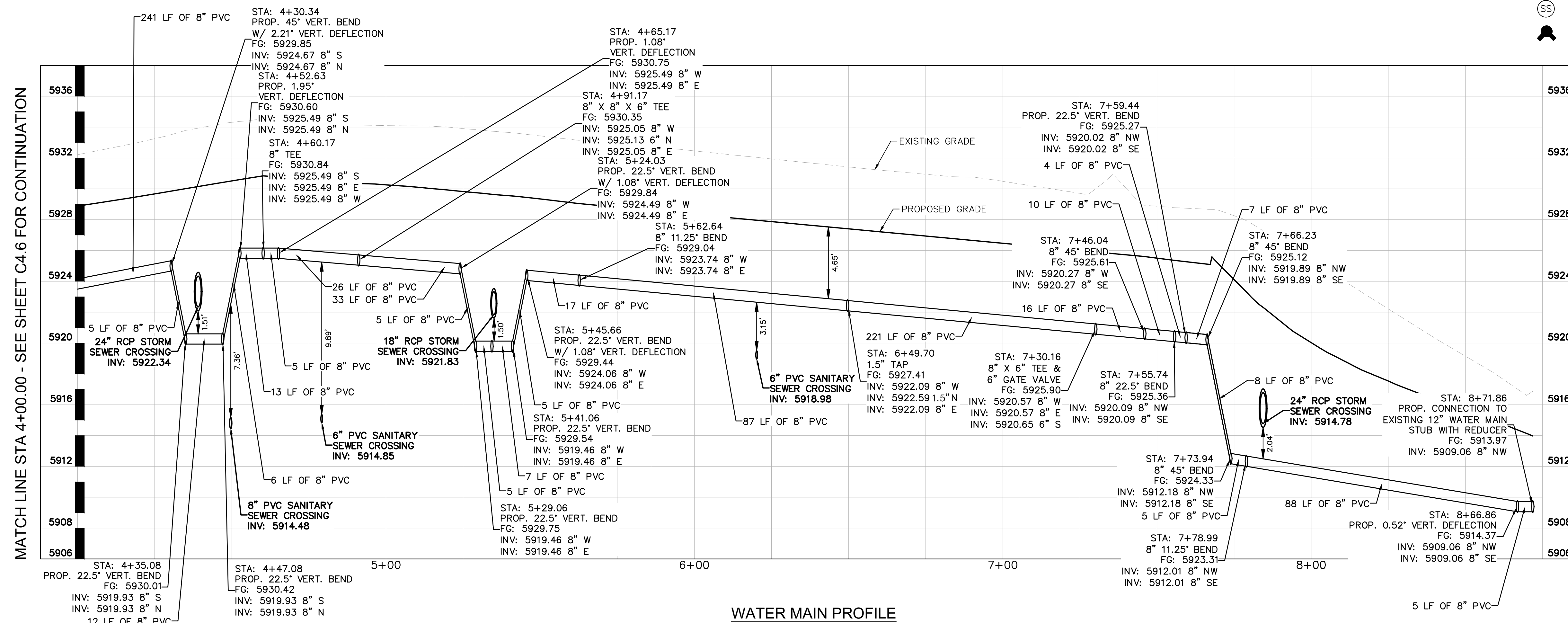
VICINITY MAP

SCALE: 1" = 250'

LEGEND

[illegible]

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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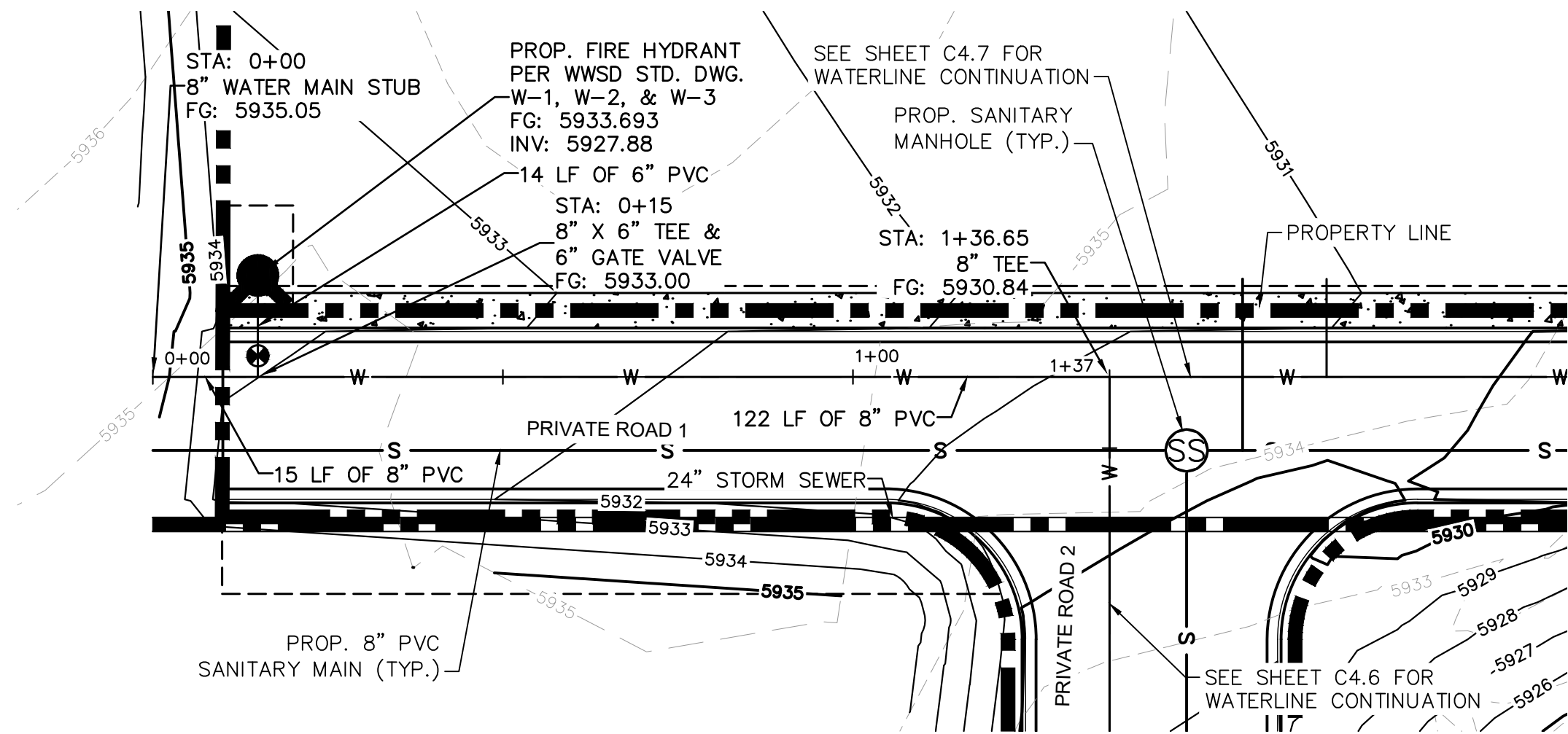
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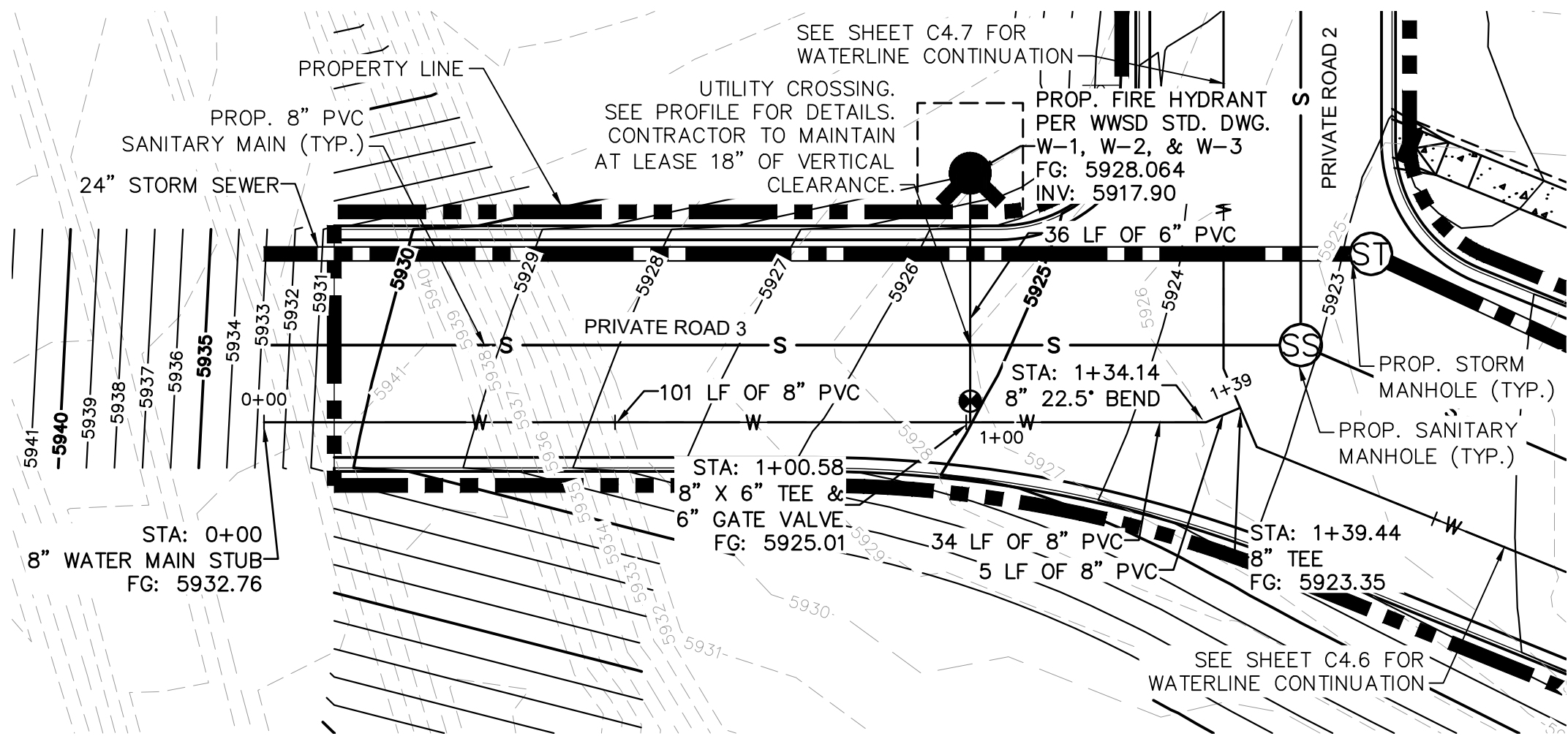
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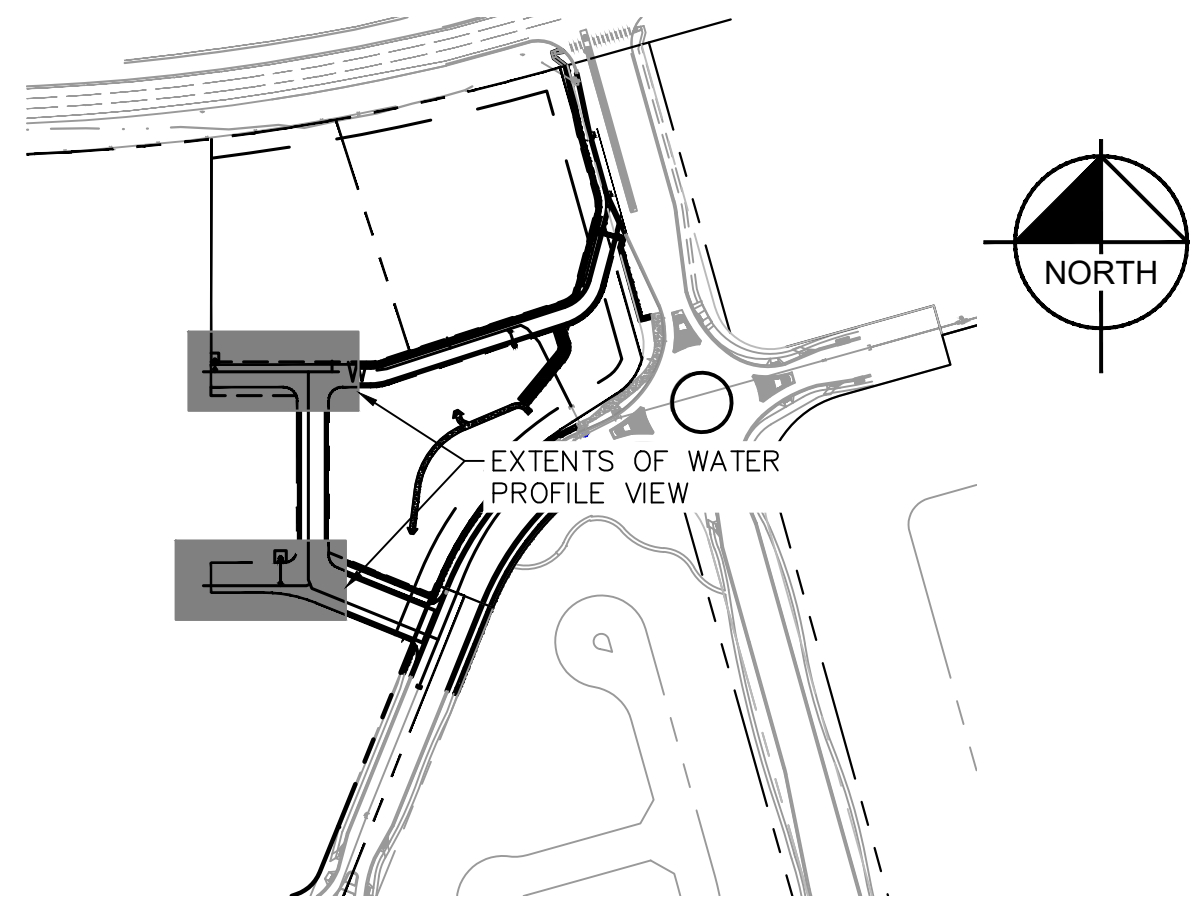
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WATER MAIN PLAN



WATER MAIN PLAN

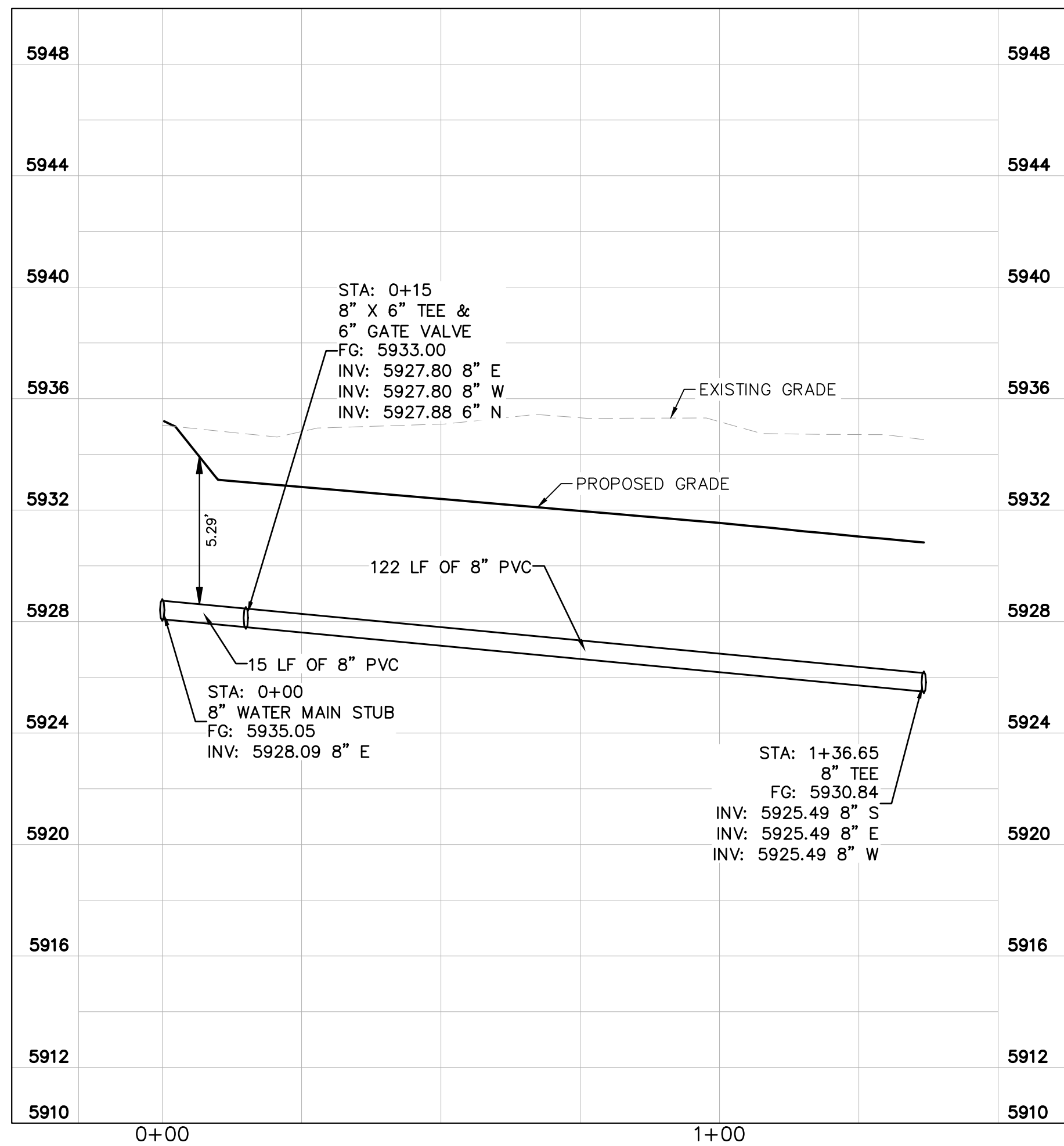


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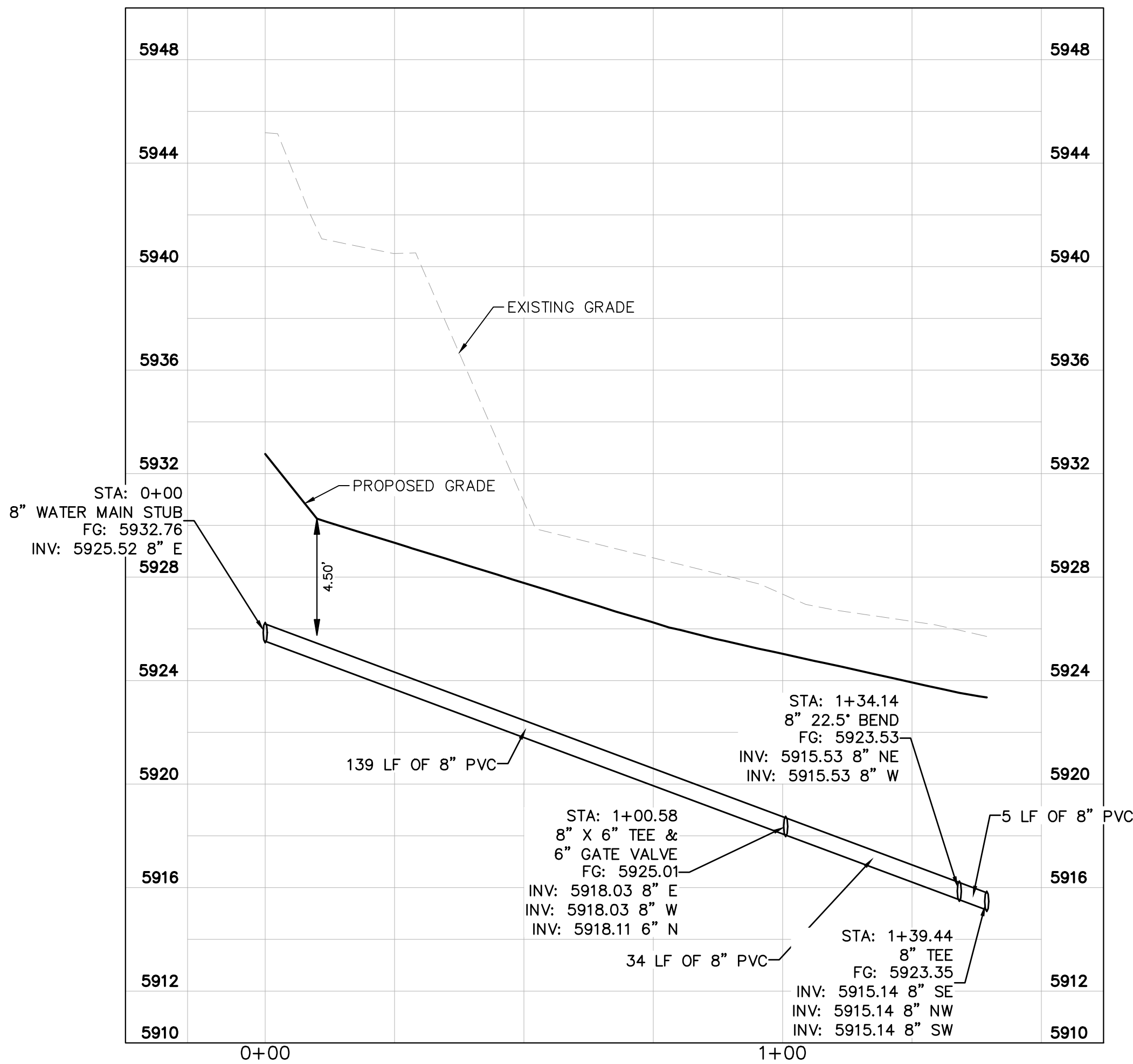
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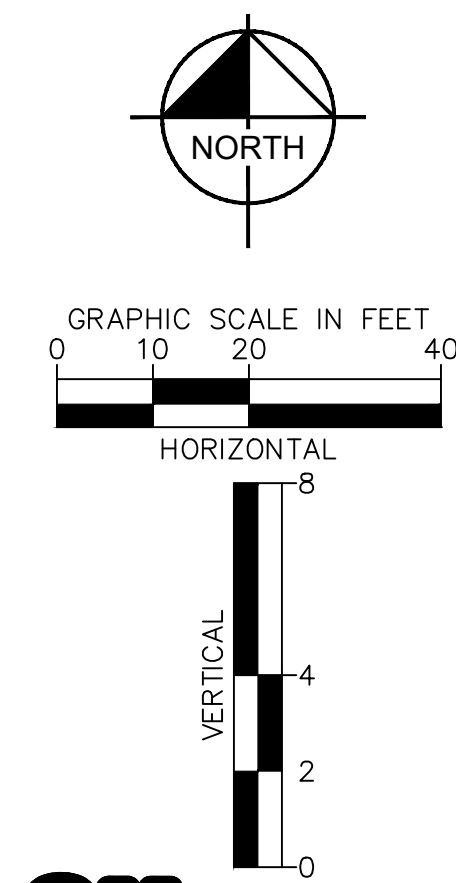
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---	G	---	EXISTING GAS LINE
---	OH	---	EXISTING OVERHEAD ELECTRIC
---	E	---	EXISTING UNDERGROUND ELECTRIC
---		---	PROPOSED PROPERTY LINE
---	G	---	PROPOSED GAS LINE
---	S	---	PROPOSED SANITARY LINE
---	W	---	PROPOSED WATER LINE
---		---	PROPOSED STORM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



WATER MAIN PROFILE



WATER MAIN PROFILE



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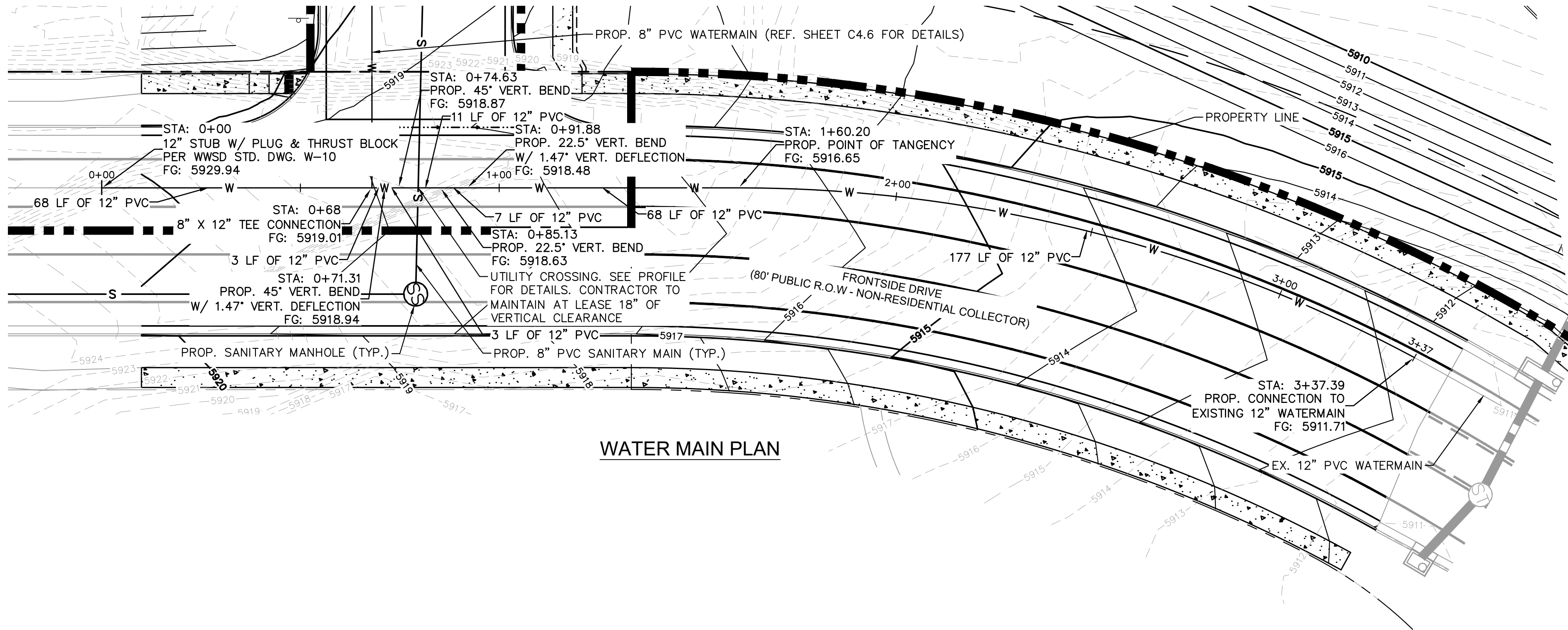
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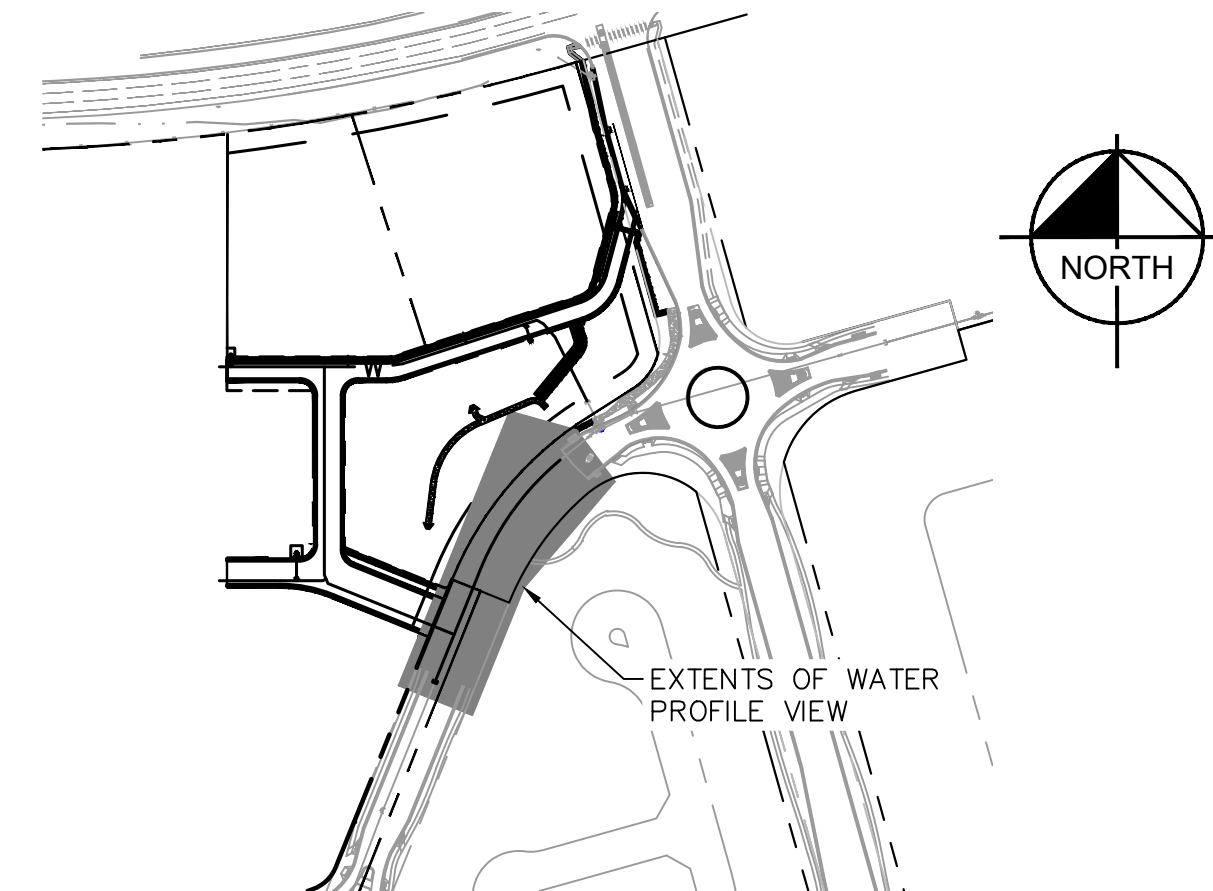
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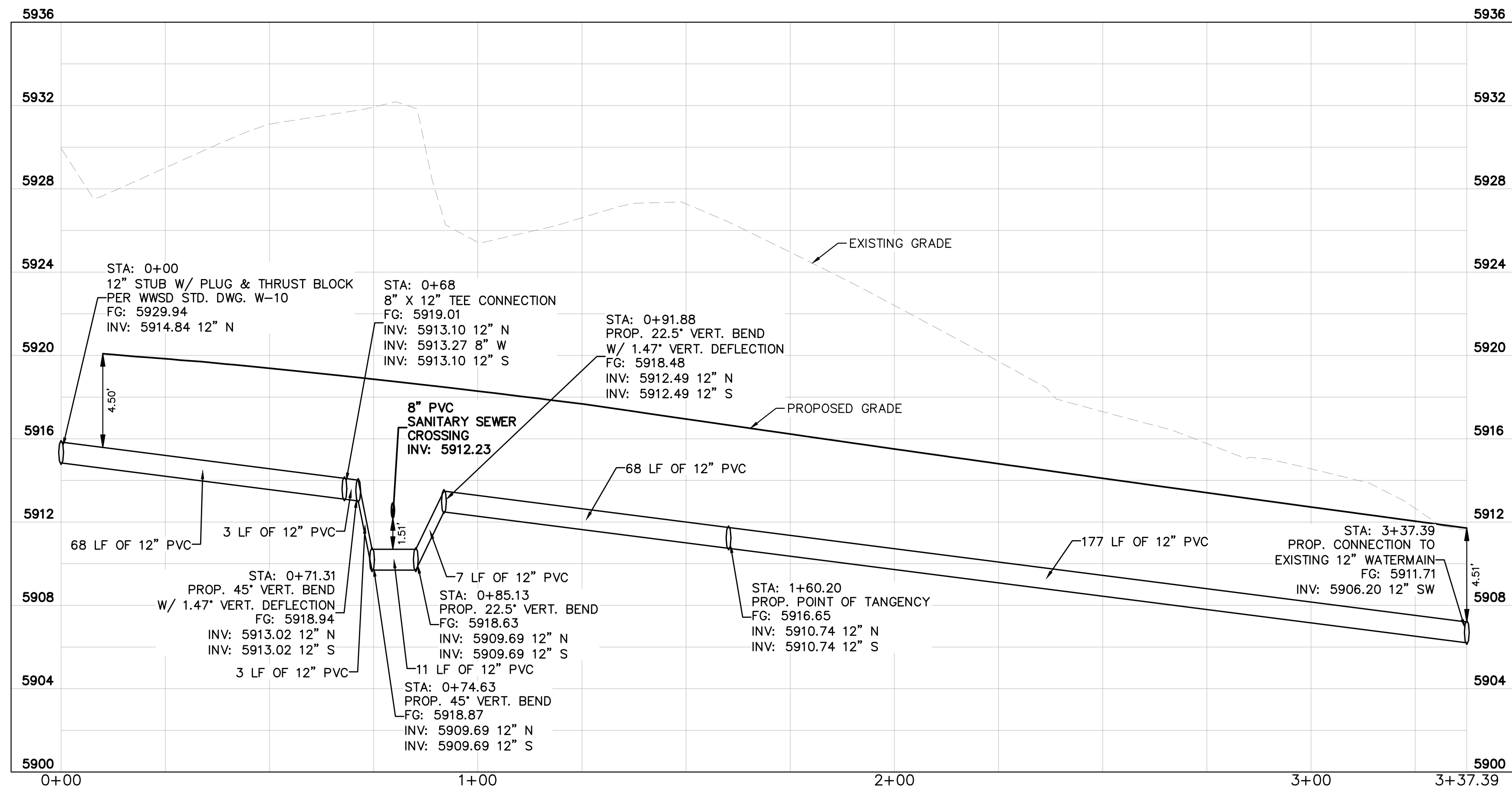


VICINITY MAP

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
---	ST	---	PROPOSED STORM DRAIN MANHOLE
---	SS	---	PROPOSED SANITARY SEWER MANHOLE
---	---	---	PROPOSED FIRE HYDRANT



WATER MAIN PROFILE

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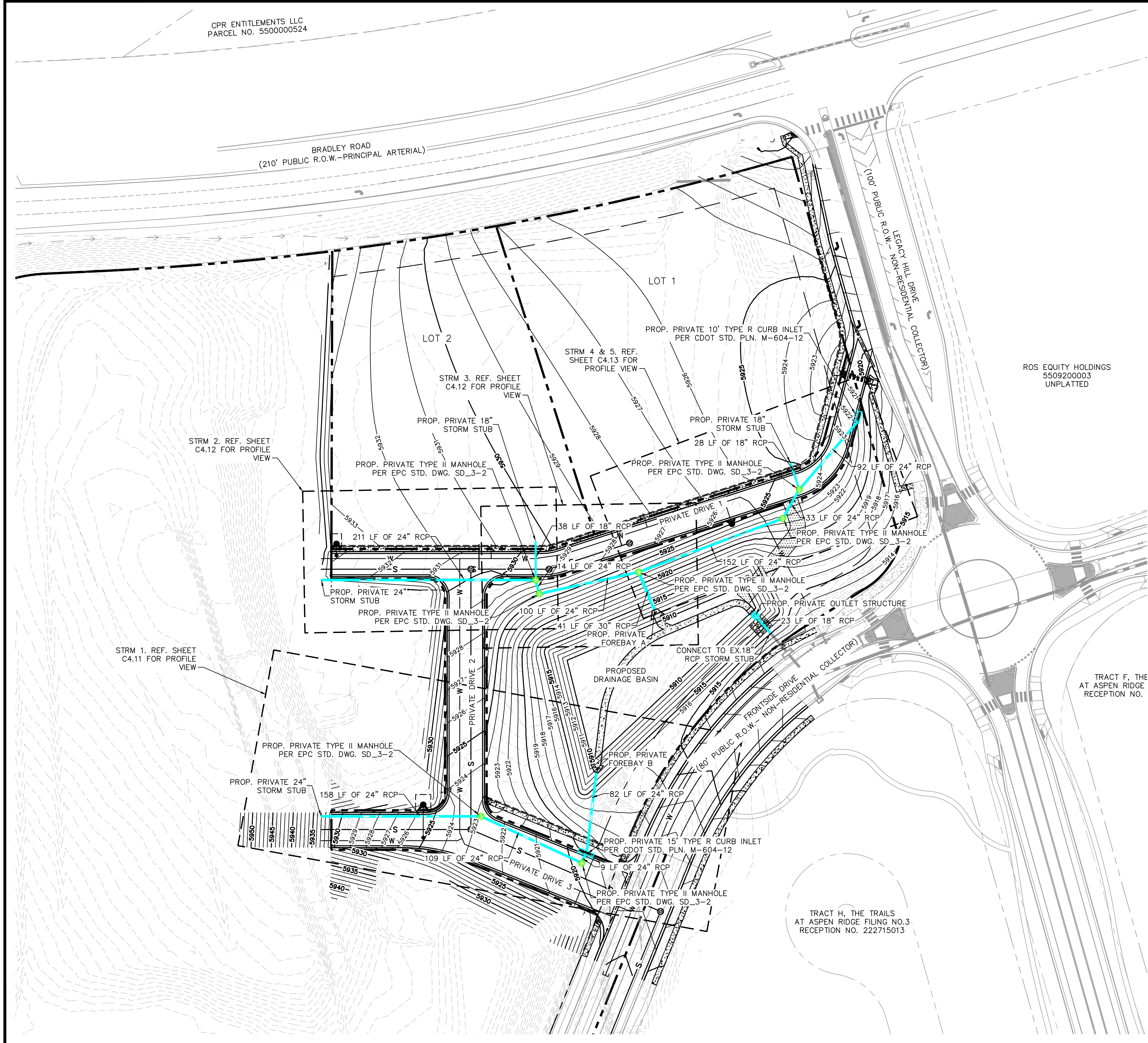
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C4.9

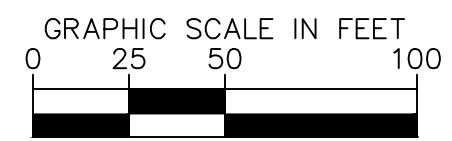
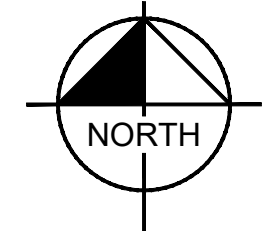


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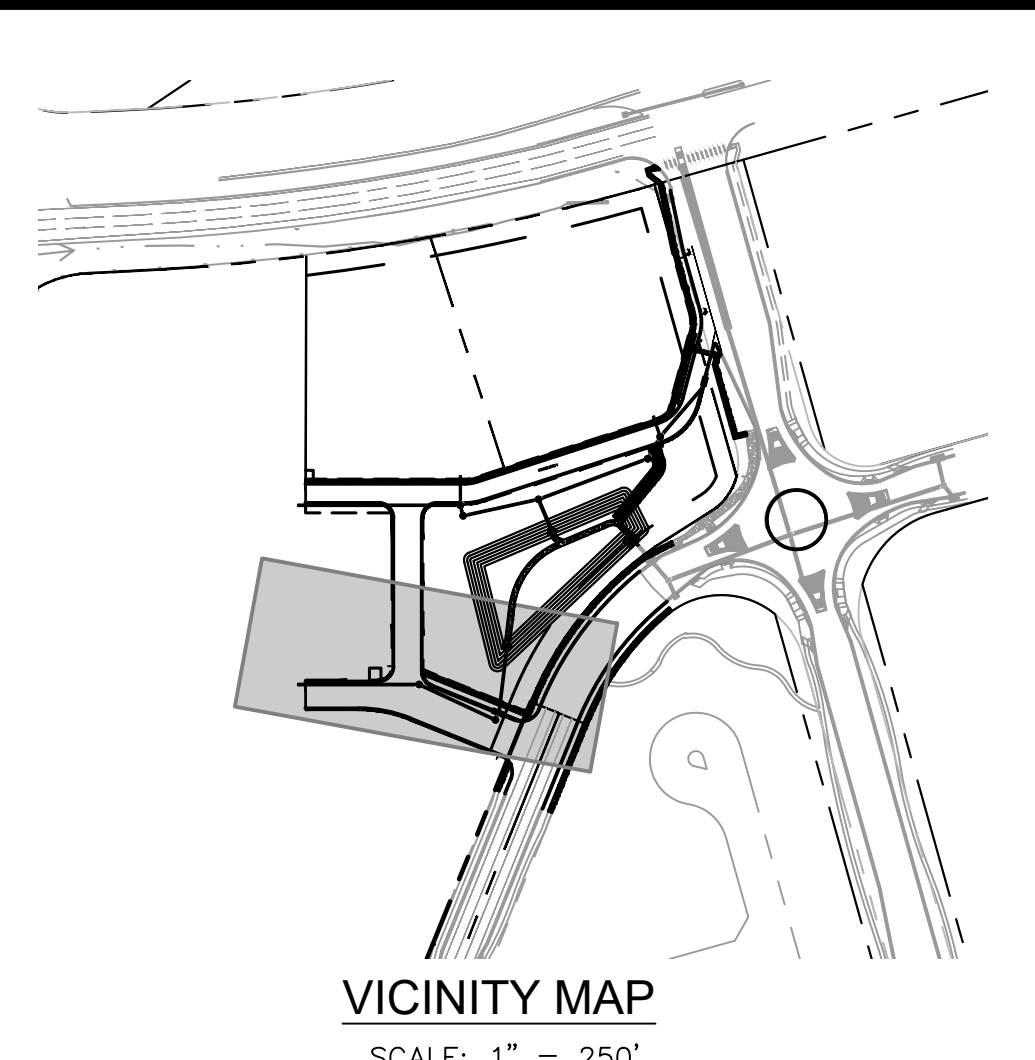
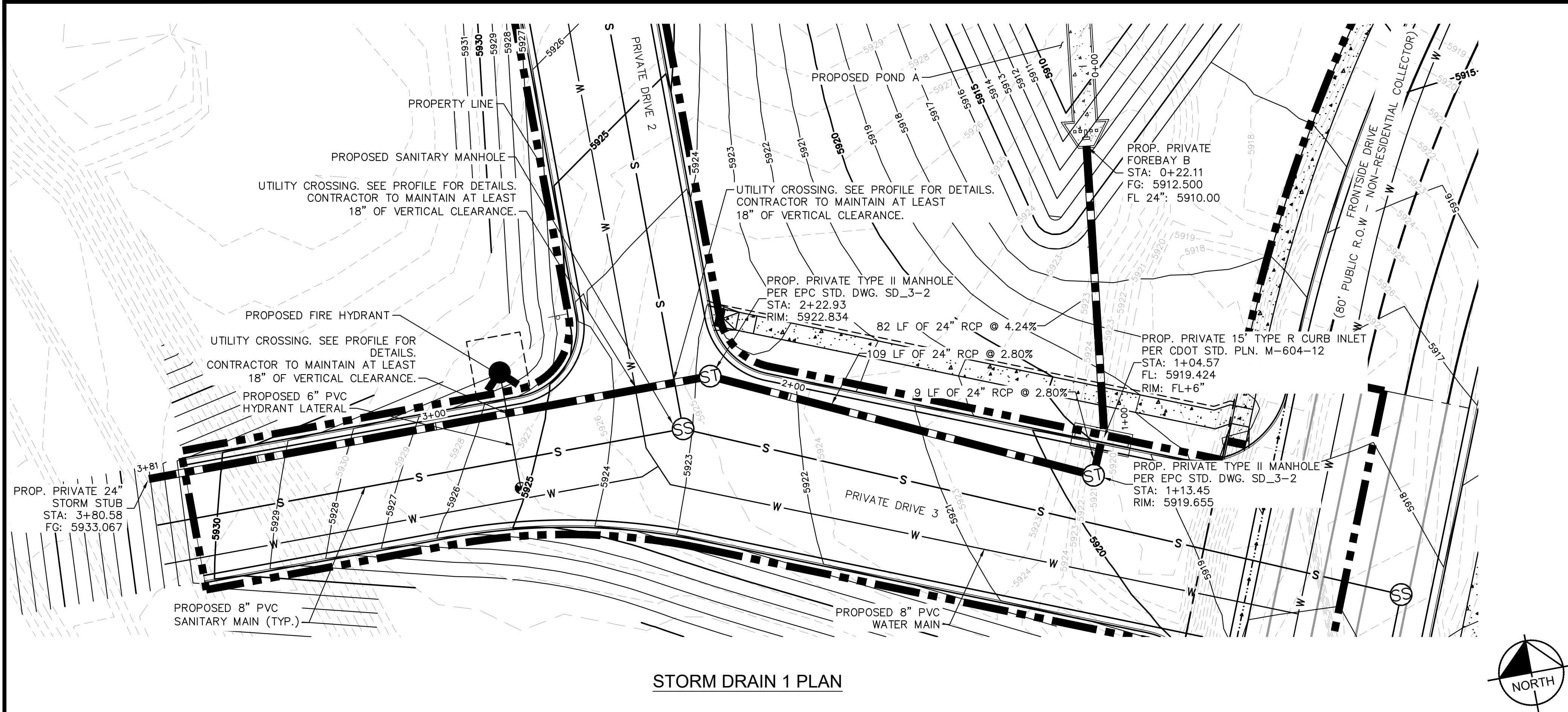
LEGEND

- 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
- ST ——— PROPOSED STORM DRAIN MANHOLE
- SS ——— PROPOSED SANITARY SEWER MANHOLE
- — — — — PROPOSED FIRE HYDRANT

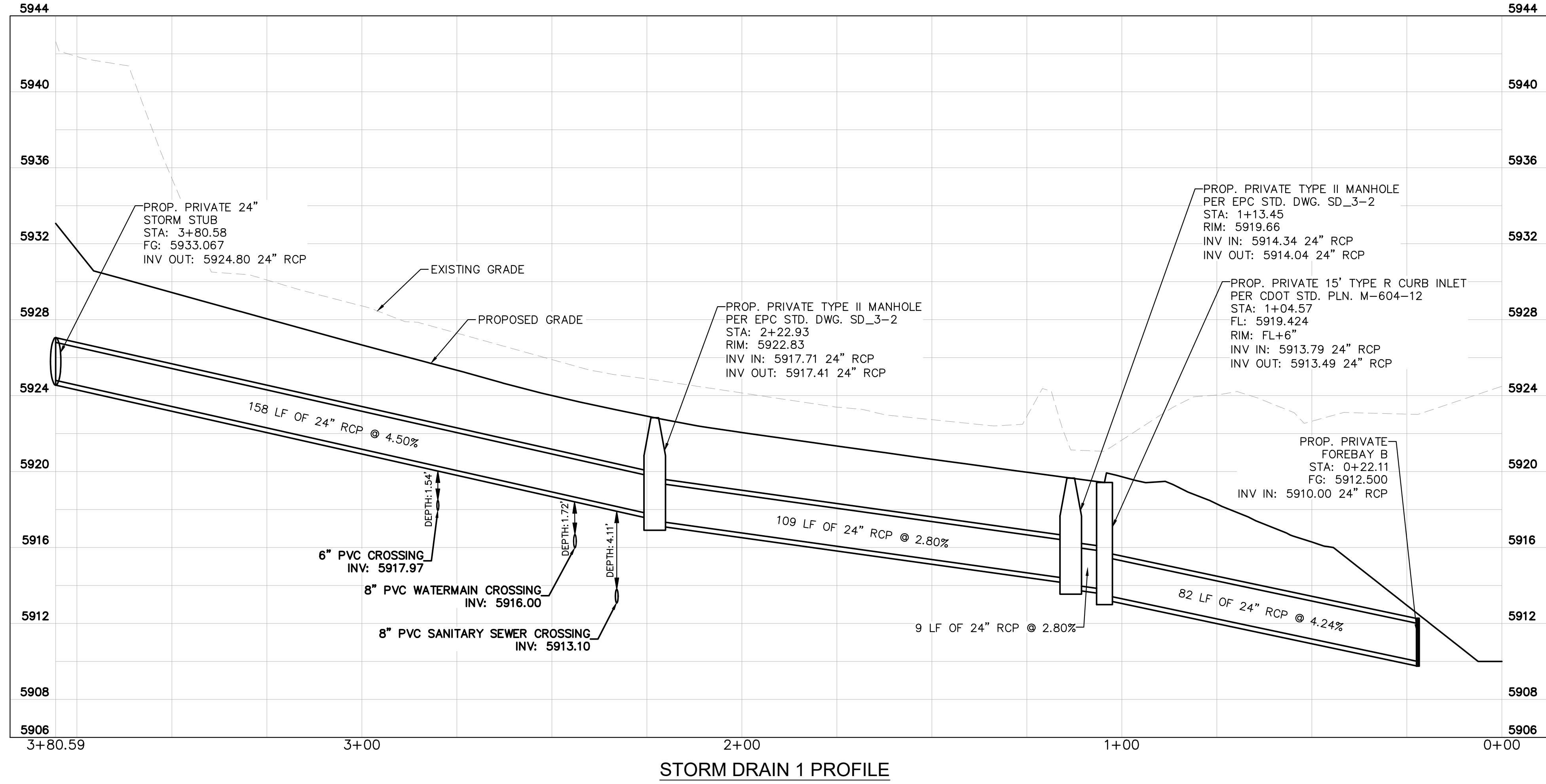
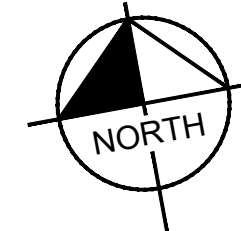


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Kimley»Horn 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180				
DESIGNED BY: ANF DRAWN BY: ANF CHECKED BY: JJM DATE: 04/21/2026				
WATERVIEW EAST COMMERCIAL CONSTRUCTION DOCUMENTS OVERALL STORM PLAN				
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.				
PROJECT NO. 196195000				
SHEET C4.10				

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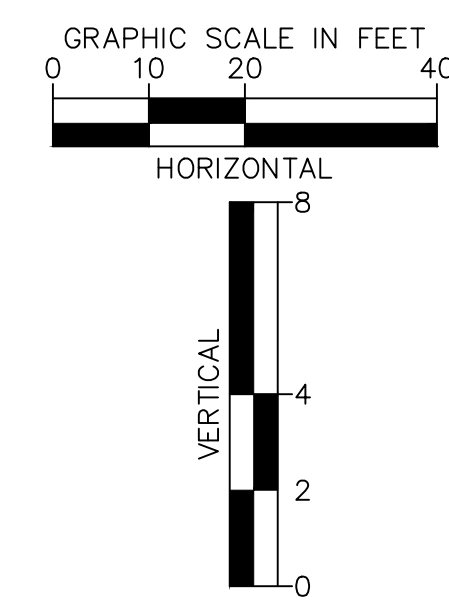


STORM DRAIN 1 PLAN



STORM DRAIN 1 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
 - FD ——— PROPOSED FIRE HYDRANT



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BY

DATE

APPR

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DRAWN BY: ANF

CHECKED BY: JJM

DATE: 04/21/2026

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CONSTRUCTION DOCUMENTS

STORM SEWER PLAN AND PROFILE

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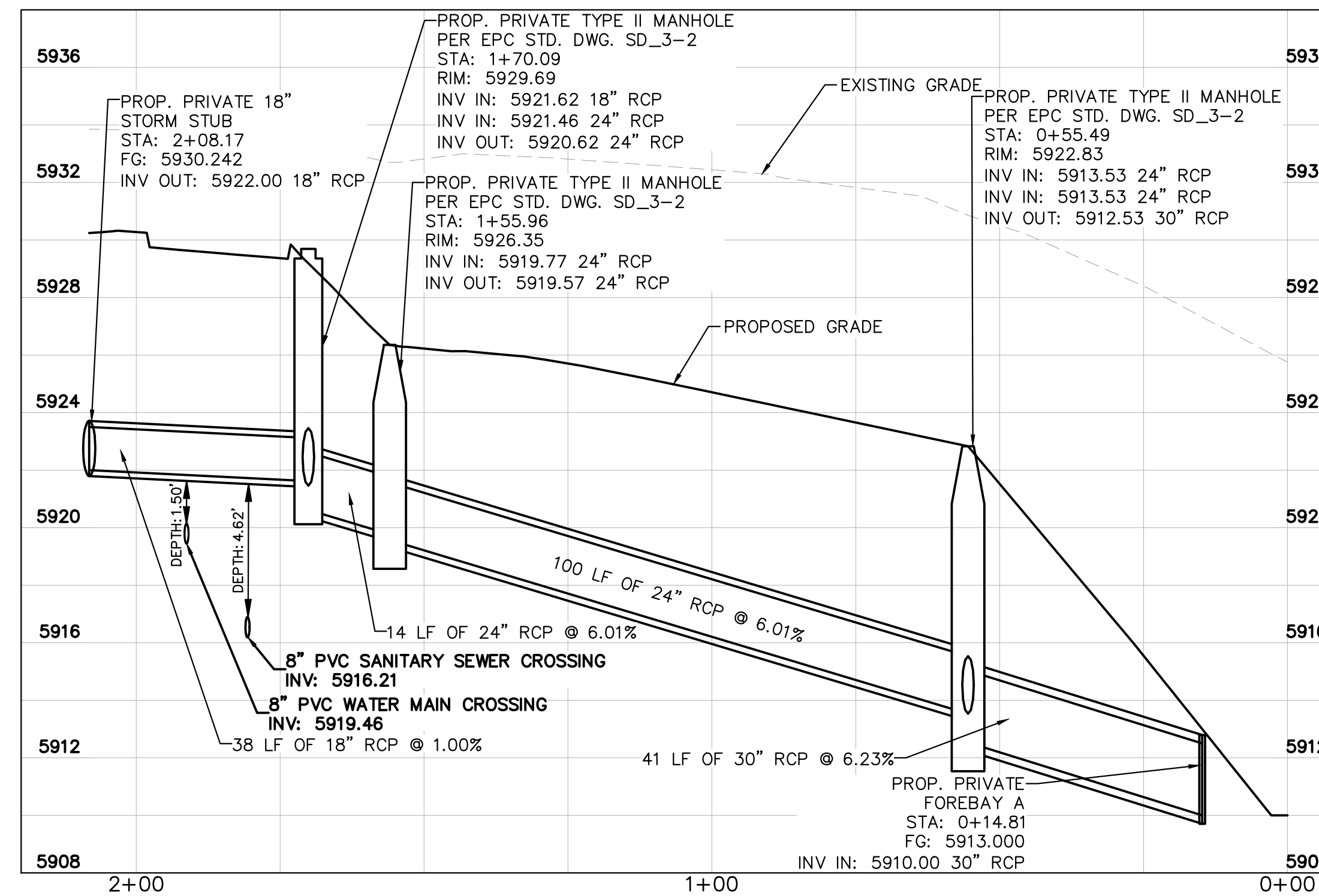
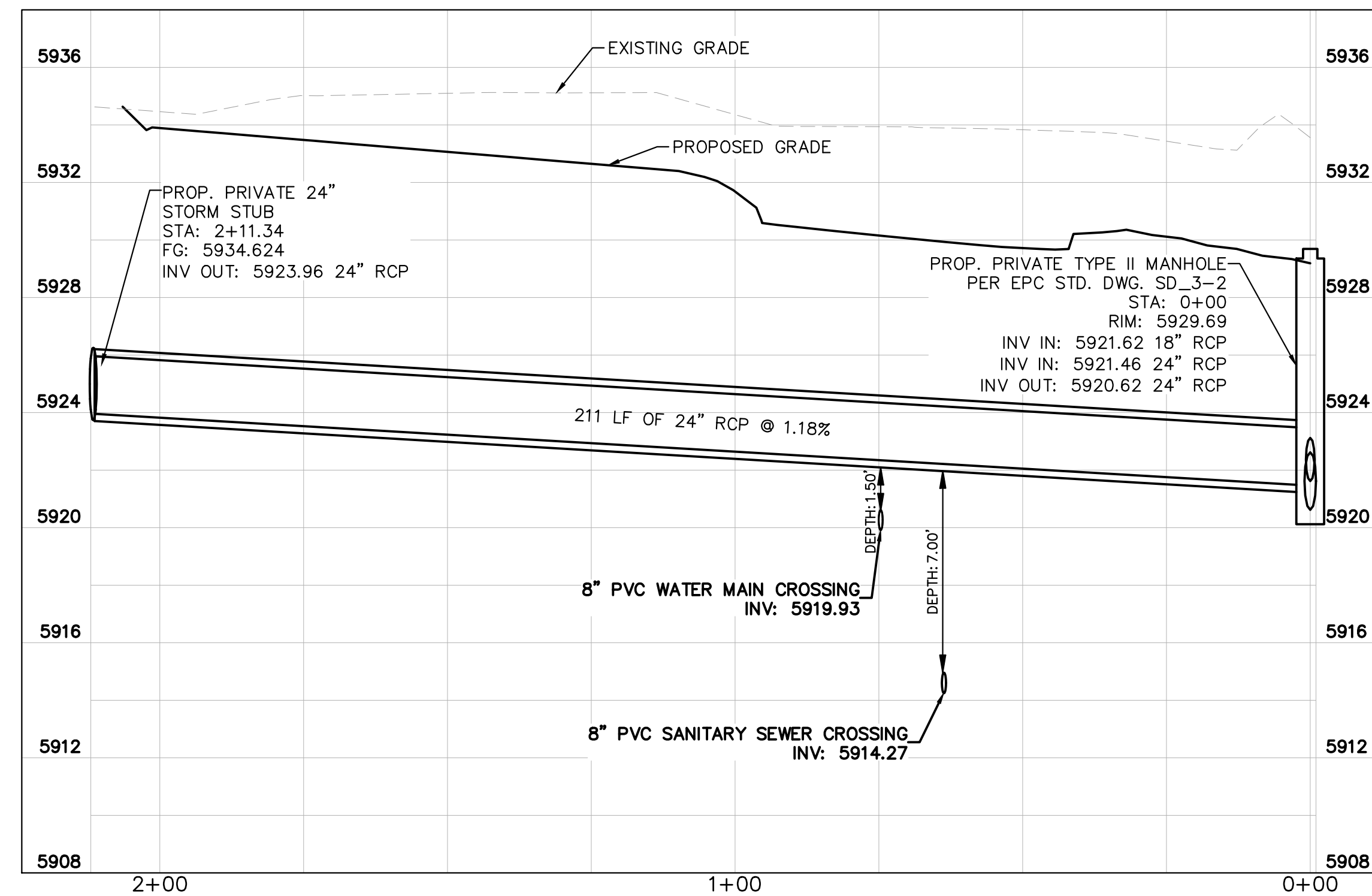
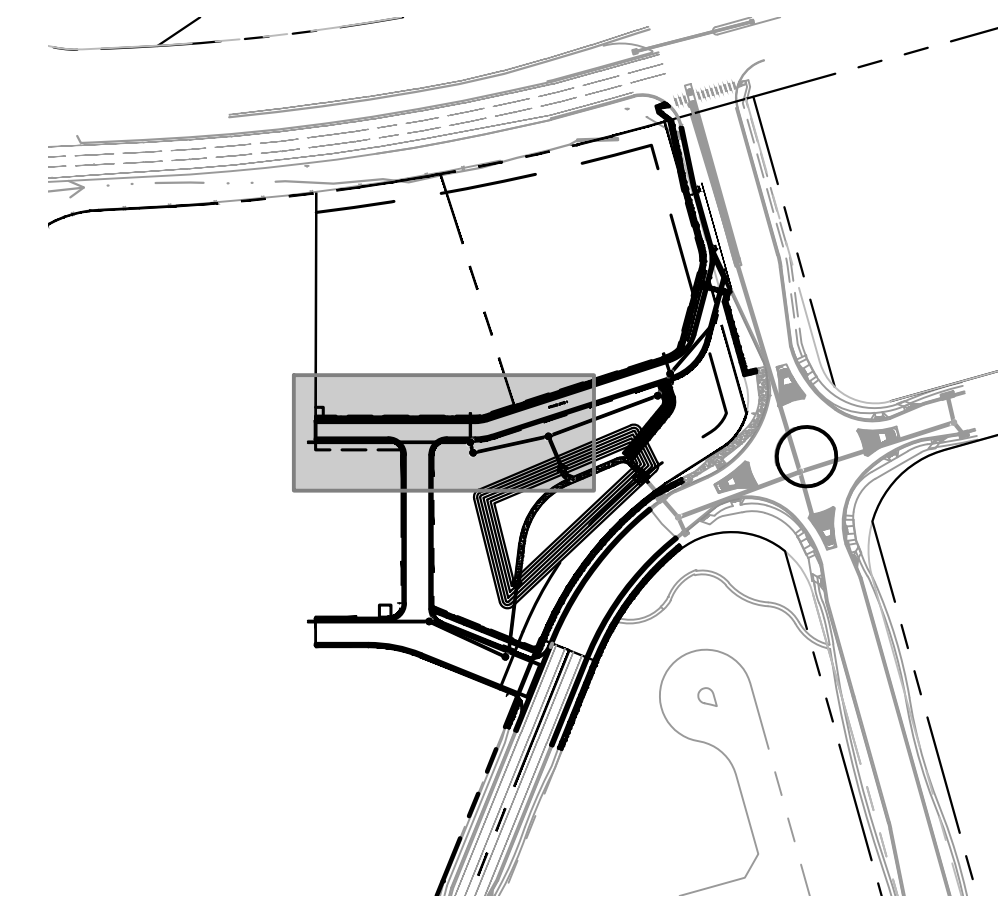
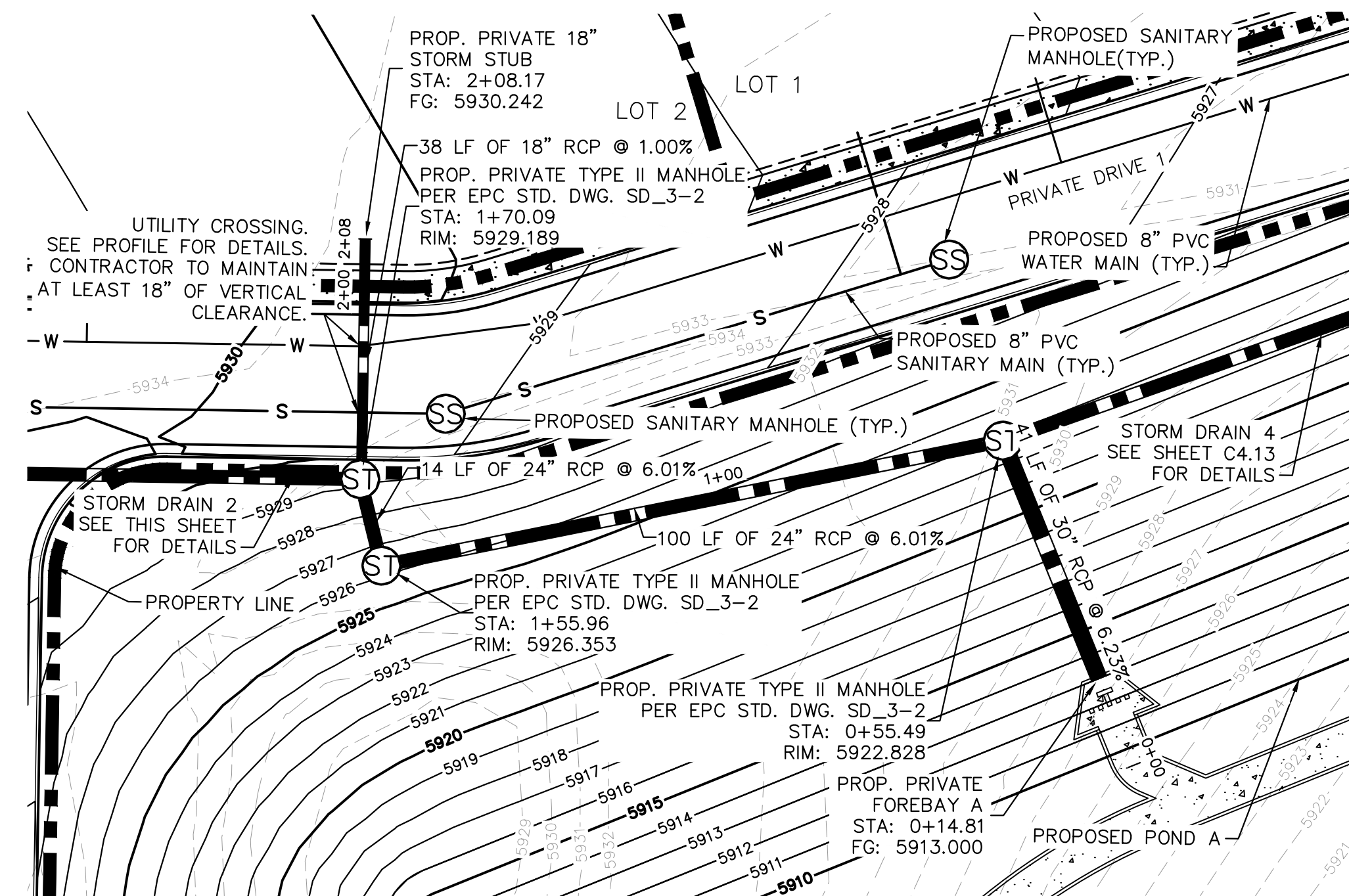
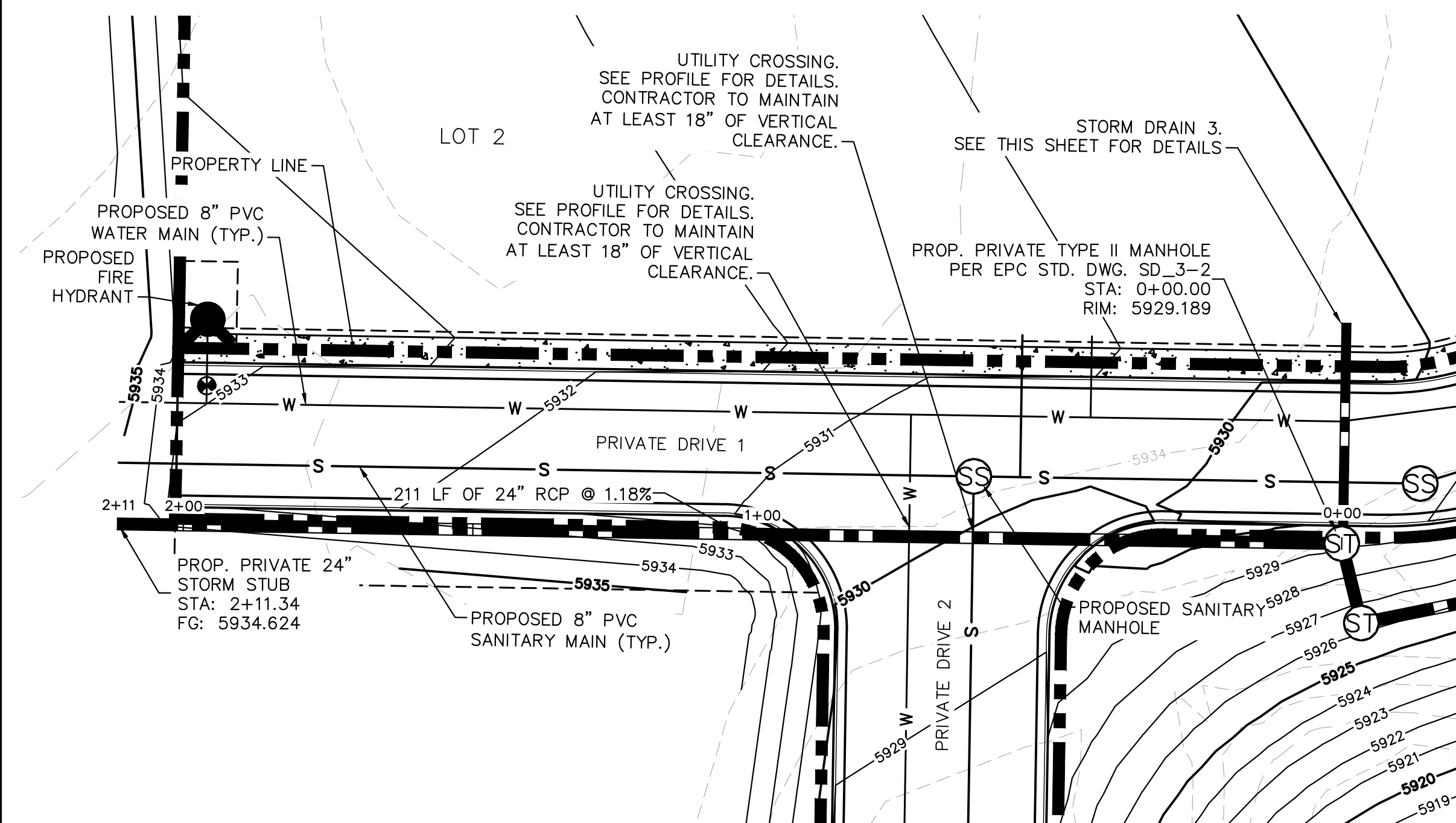
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PROJECT NO.

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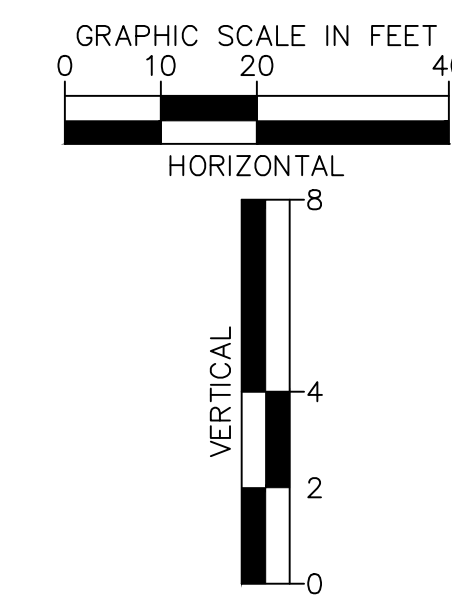
SHEET

C4.11



LEGEND

	W	EXISTING WATER 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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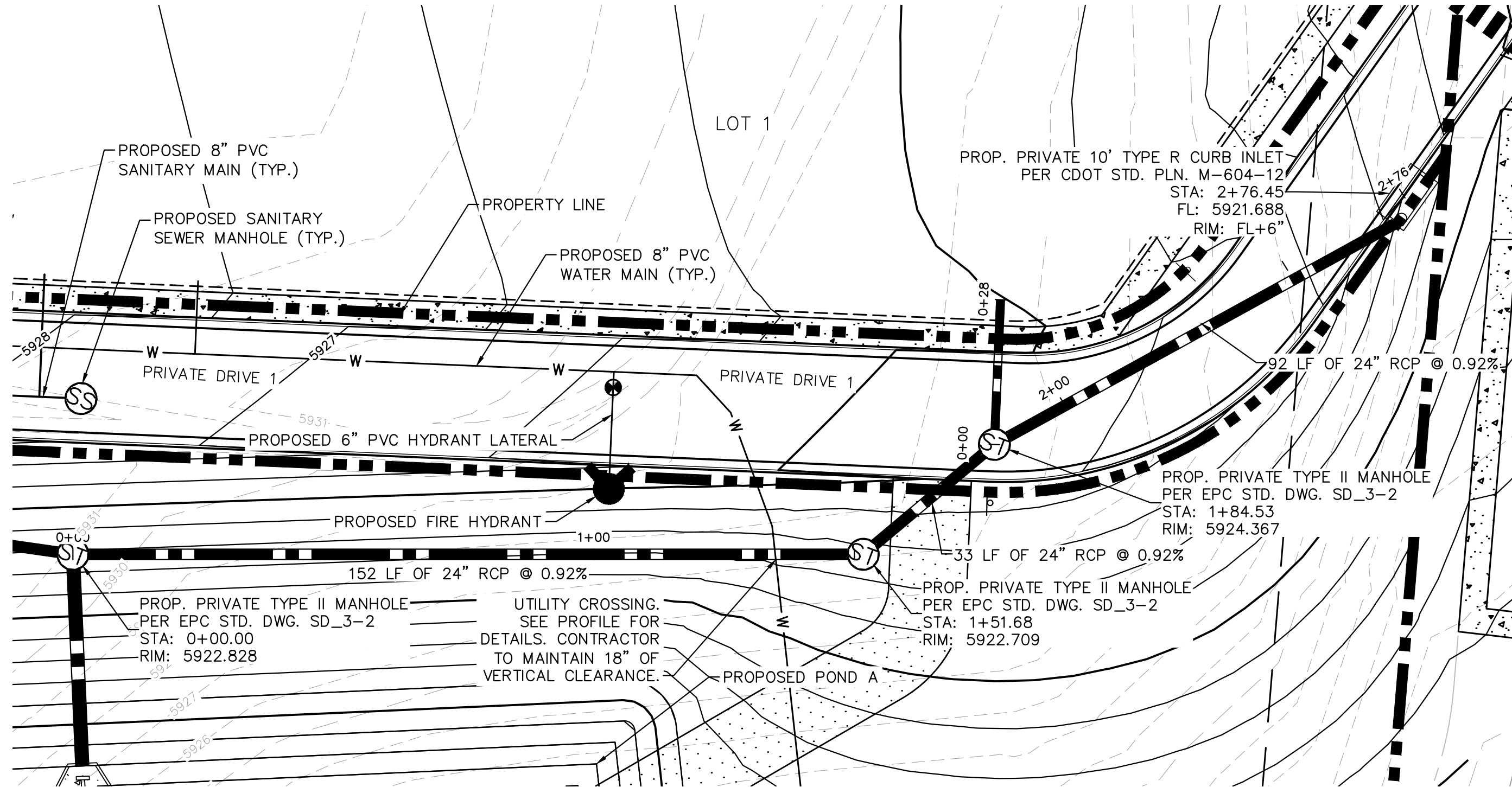
**WATERVIEW EAST COMMERCIAL
CONSTRUCTION DOCUMENTS
STORM SEWER PLAN AND PROFILE**

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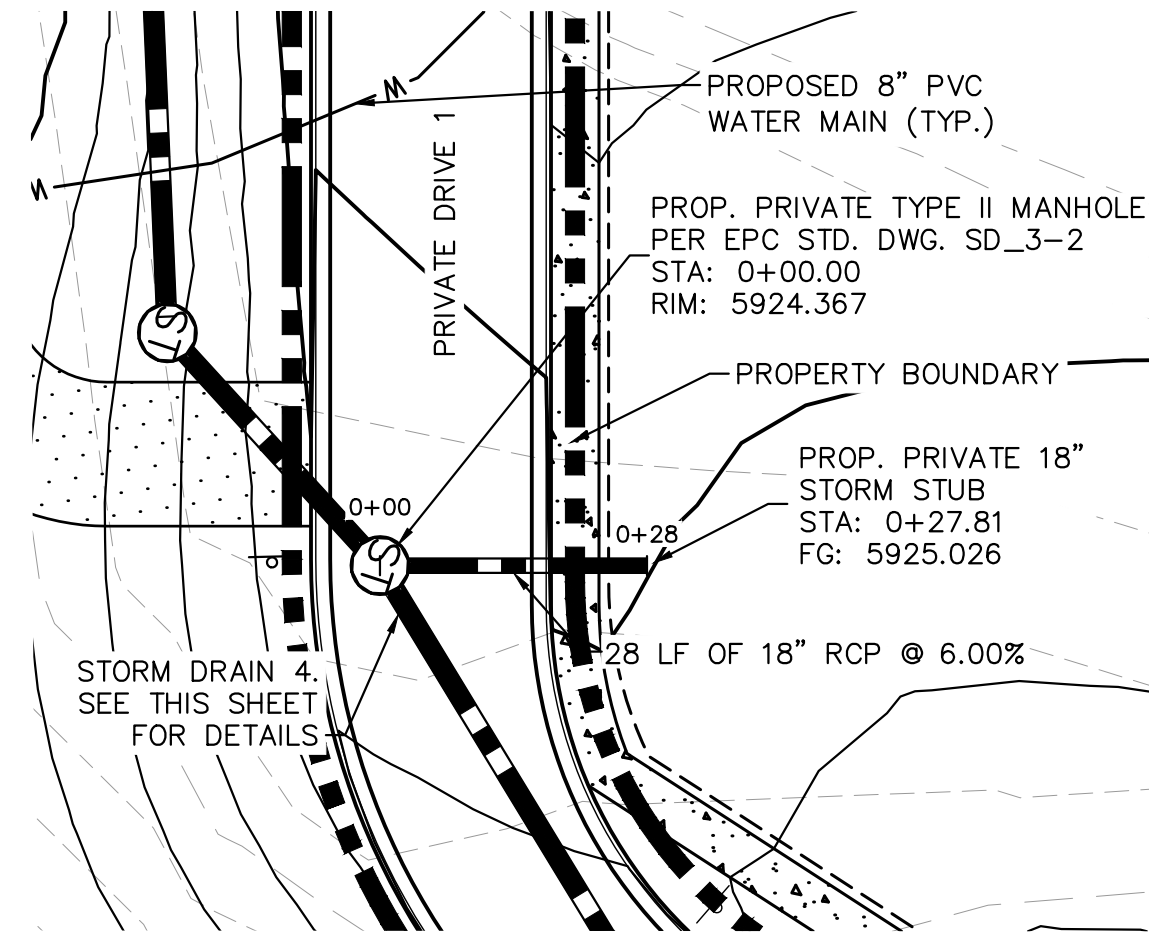
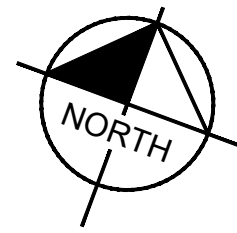
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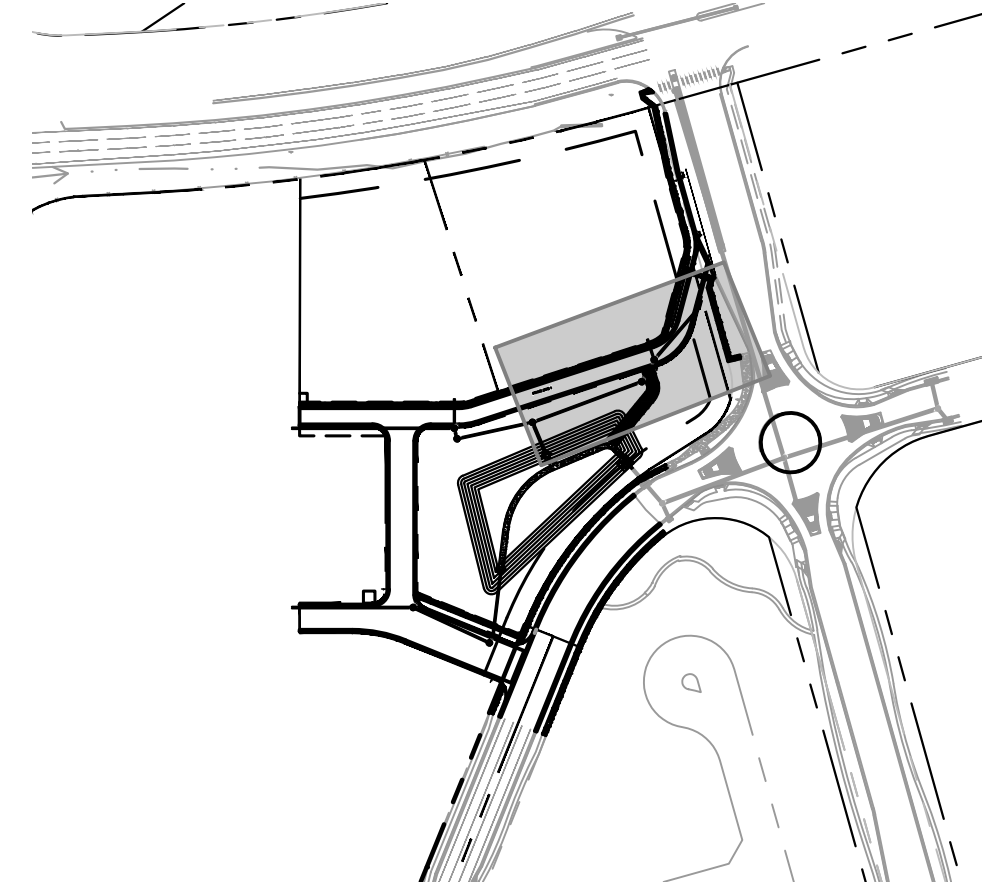
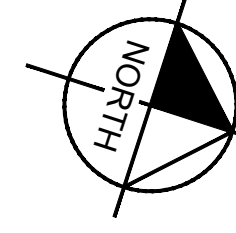
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STORM DRAIN 4 PLAN

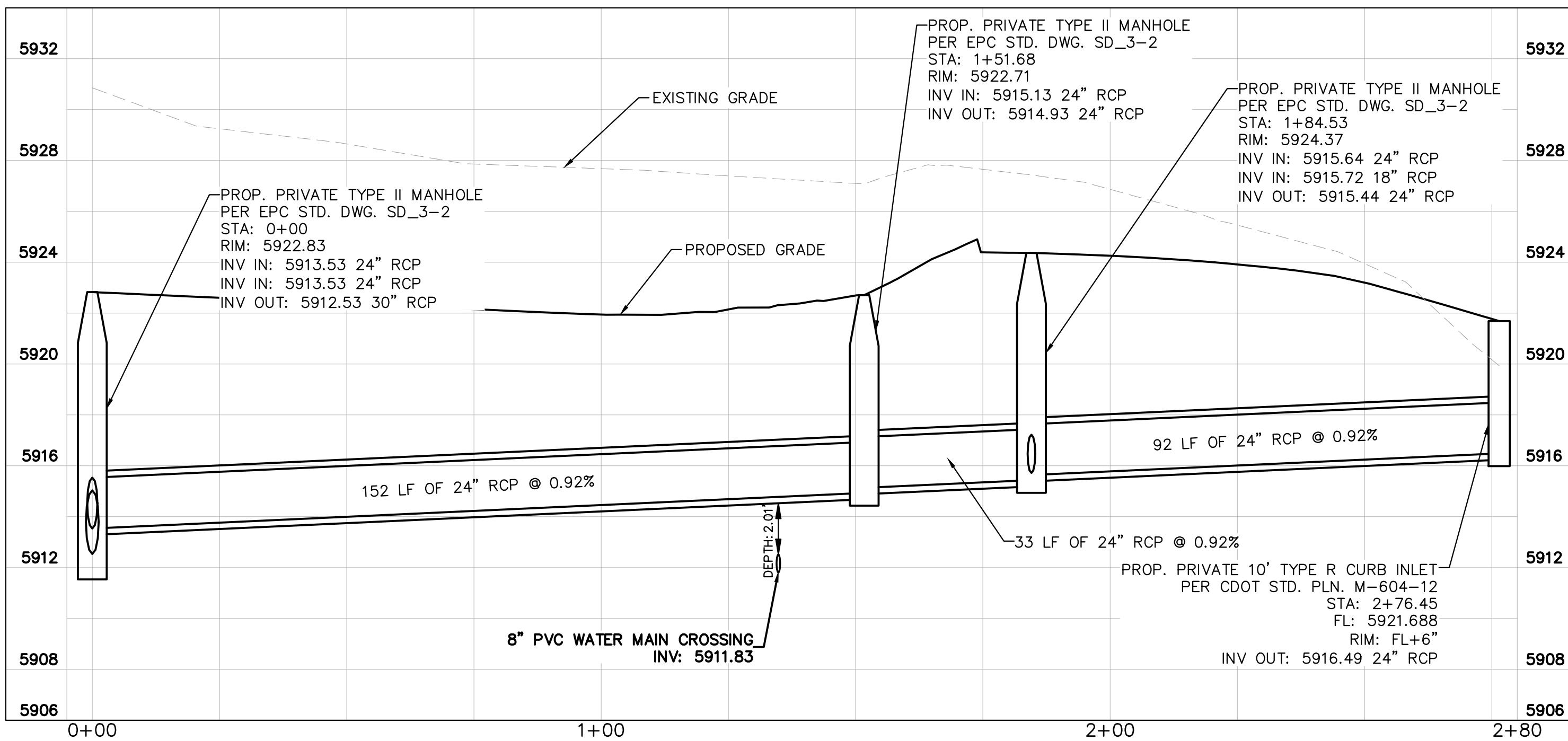


STORM DRAIN 5 PLAN

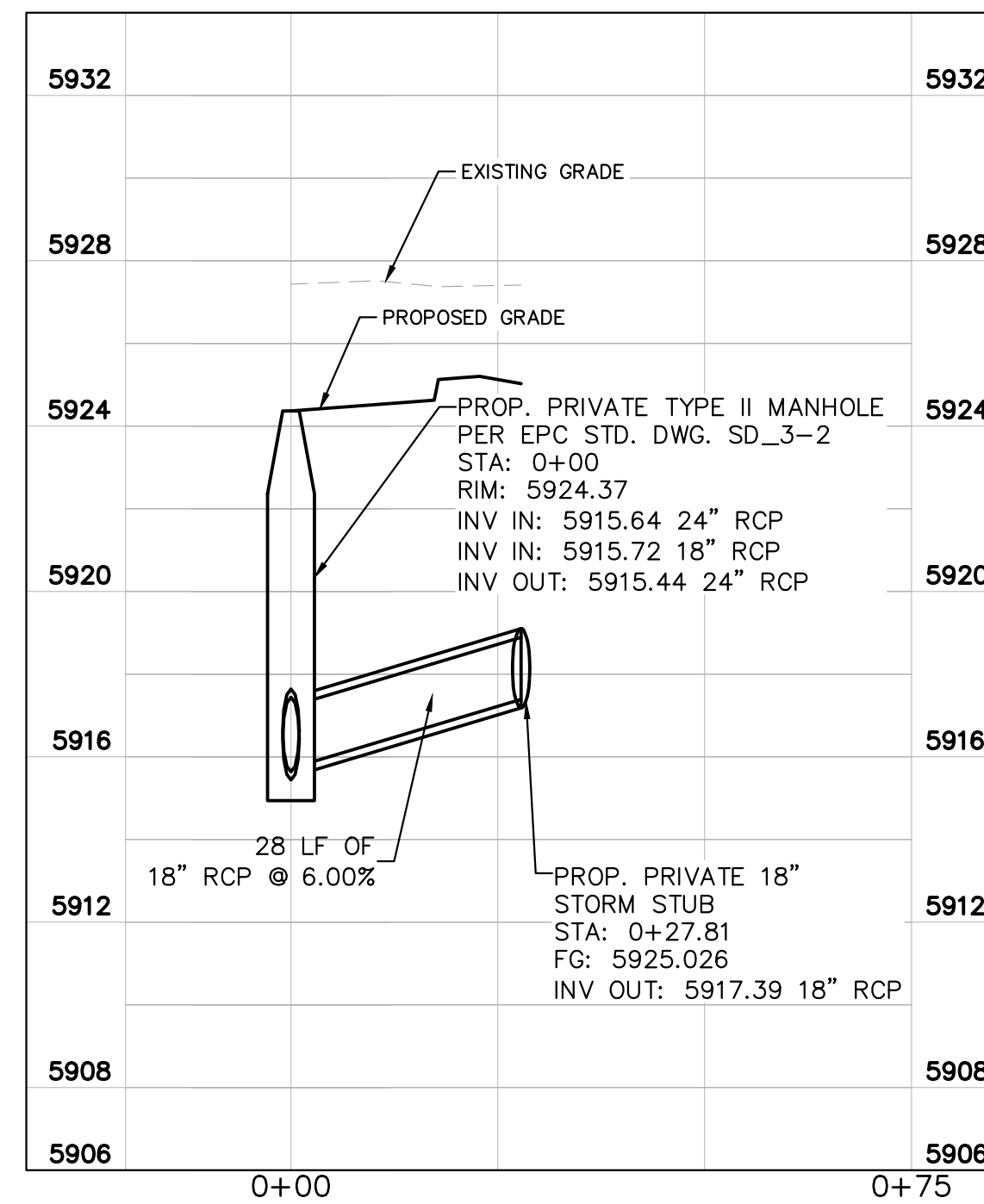


VICINITY MAP

SCALE: 1" = 250



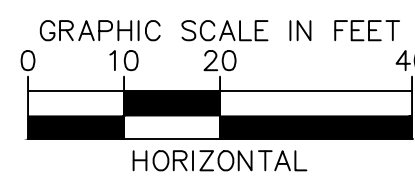
STORM DRAIN 4 PROFILE



STORM DRAIN 5 PROFILE

LEGEND

	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
	FINISHED GRADE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED FIRE HYDRANT



Know what's **below**.
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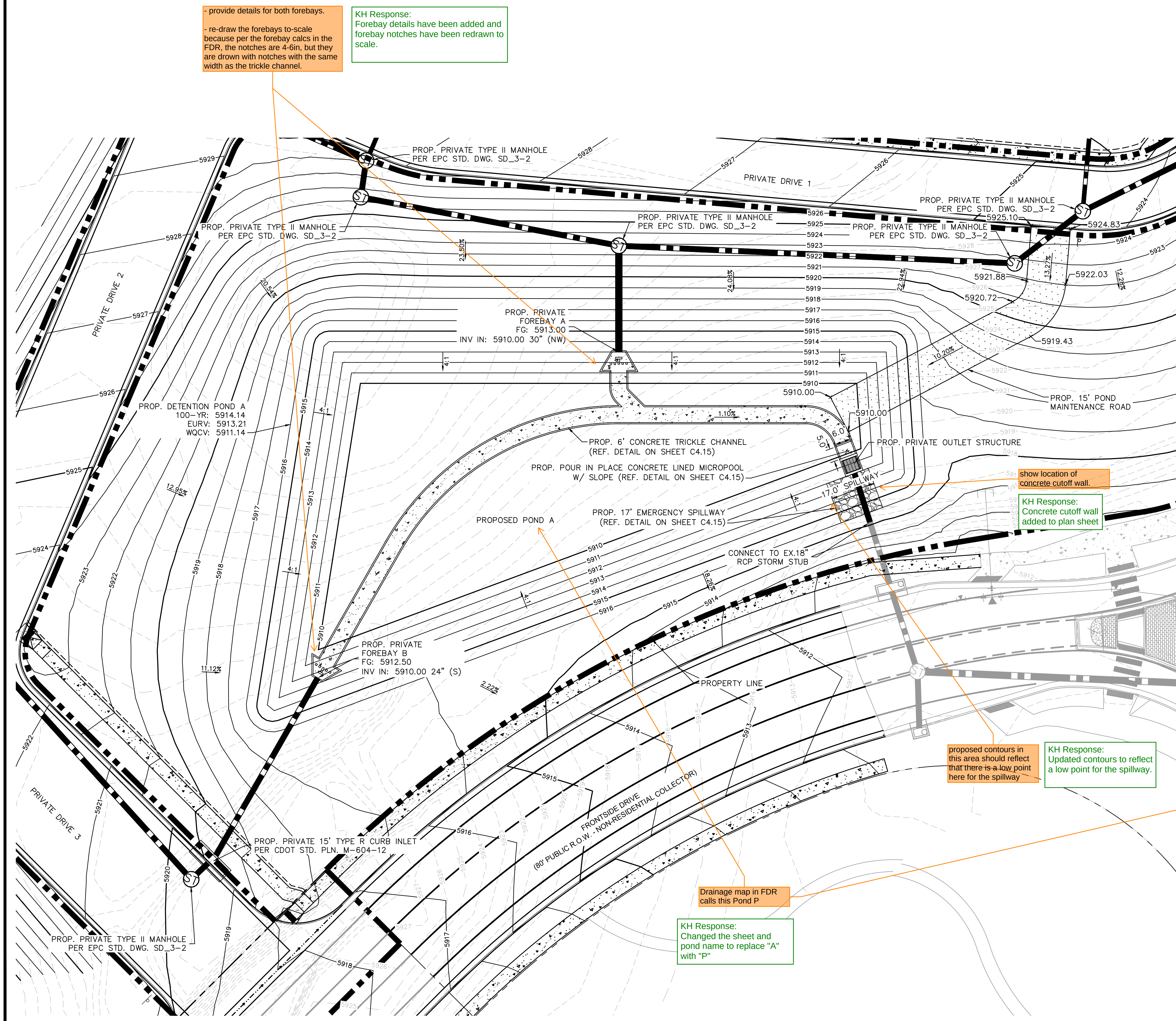
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INTERVIEW EAST COMMERCIAL CONSTRUCTION DOCUMENTS STORM SEWER PLAN AND PROFILE

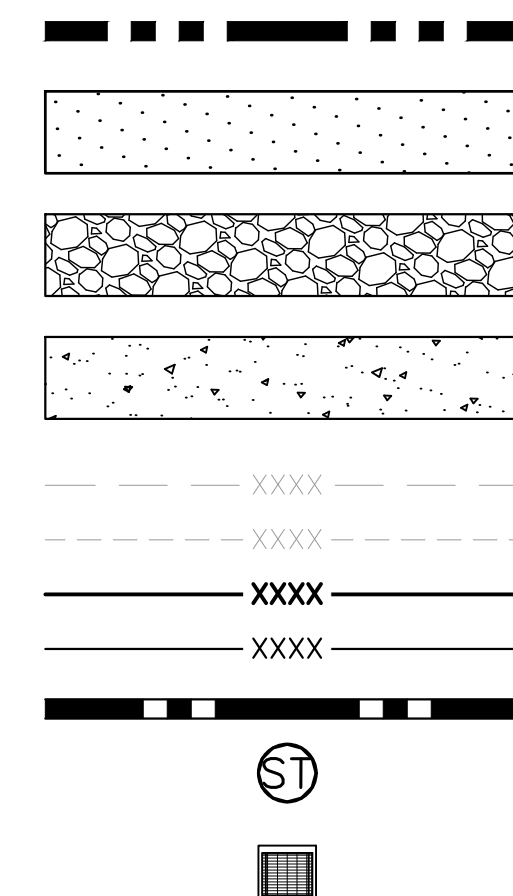
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LEGEND



PROPERTY LINE

PROPOSED GRAVEL POND
MAINTENANCE ROAD

PROPOSED RIPRAP

PROPOSED CONCRETE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

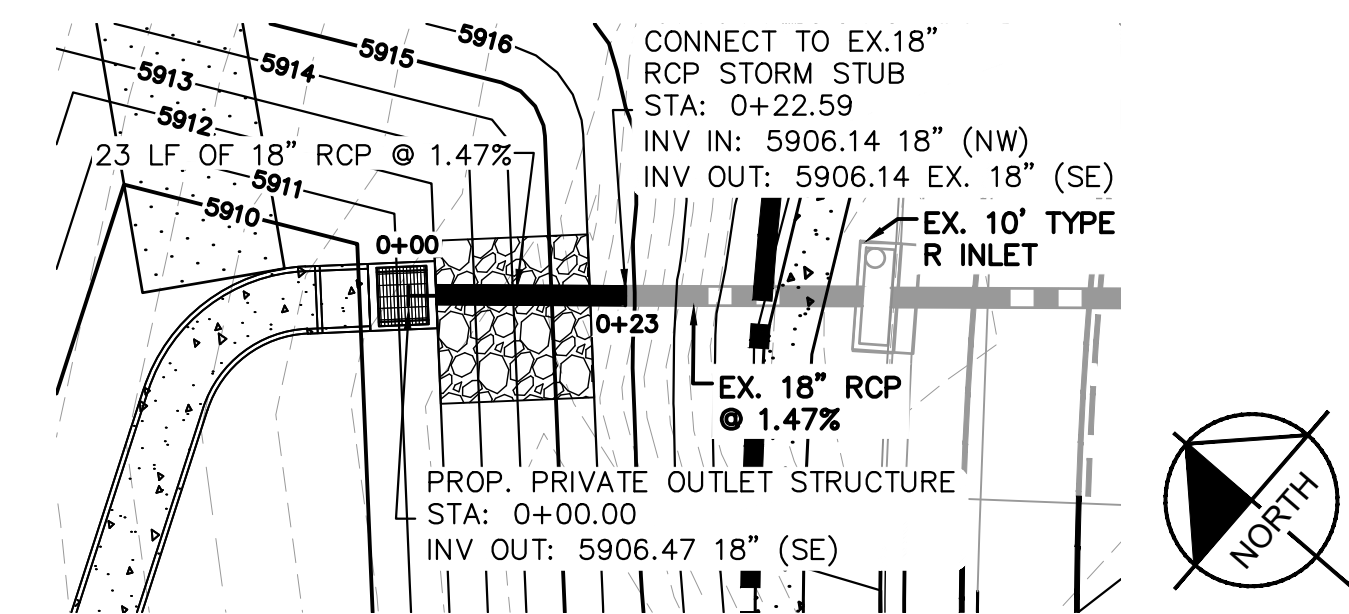
PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

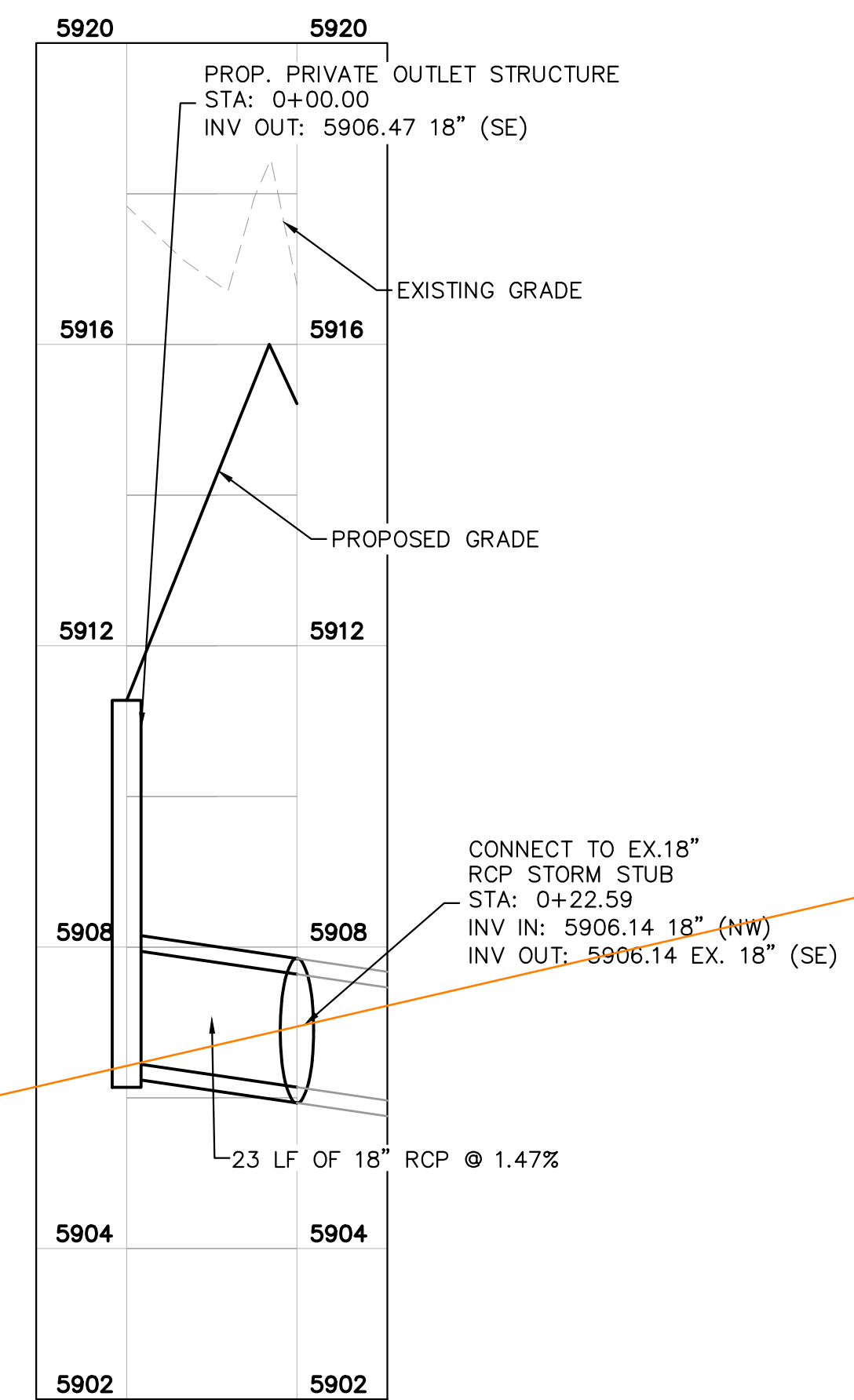
PROPOSED STORM LINE

PROPOSED STORM MANHOLE

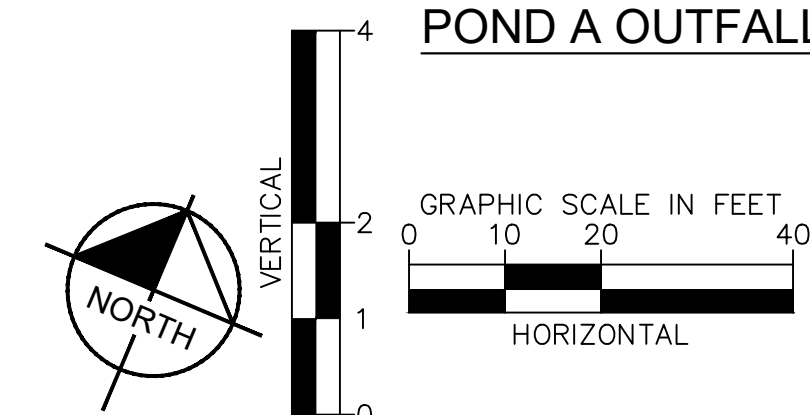
PROPOSED STORM OUTLET
STRUCTURE



POND A OUTFALL PLAN



4 POND A OUTFALL PROFILE



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WATERVIEW EAST COMMERCIAL
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POND A OVERVIEW

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SHEET C4.14

KH Response:
Elevations are at the
centroid and Dimensions
have been made clearer.

Is this elevation at the
centroid of the 1st
orifice? If so, it is not
clear. And then it's really
hard to decipher the
dimensions between the
orifice holes because the
black dimension lines
overlap with the black
orifice rectangles.
Please make all of these
elevations and
dimensions clearer so
that the contractor can
easily build this correctly
and our EPC inspectors
can easily inspect it.
Thanks.

The top of the micropool
is Stage = 0ft, so since
most of the other
elevations shown on this
sheet are tied to that,
and you are incorrectly
calling Stage=0ft at the
trickle channel, all of
your elevations on this
sheet will need to be
revised.

clarify spacing between
bolts

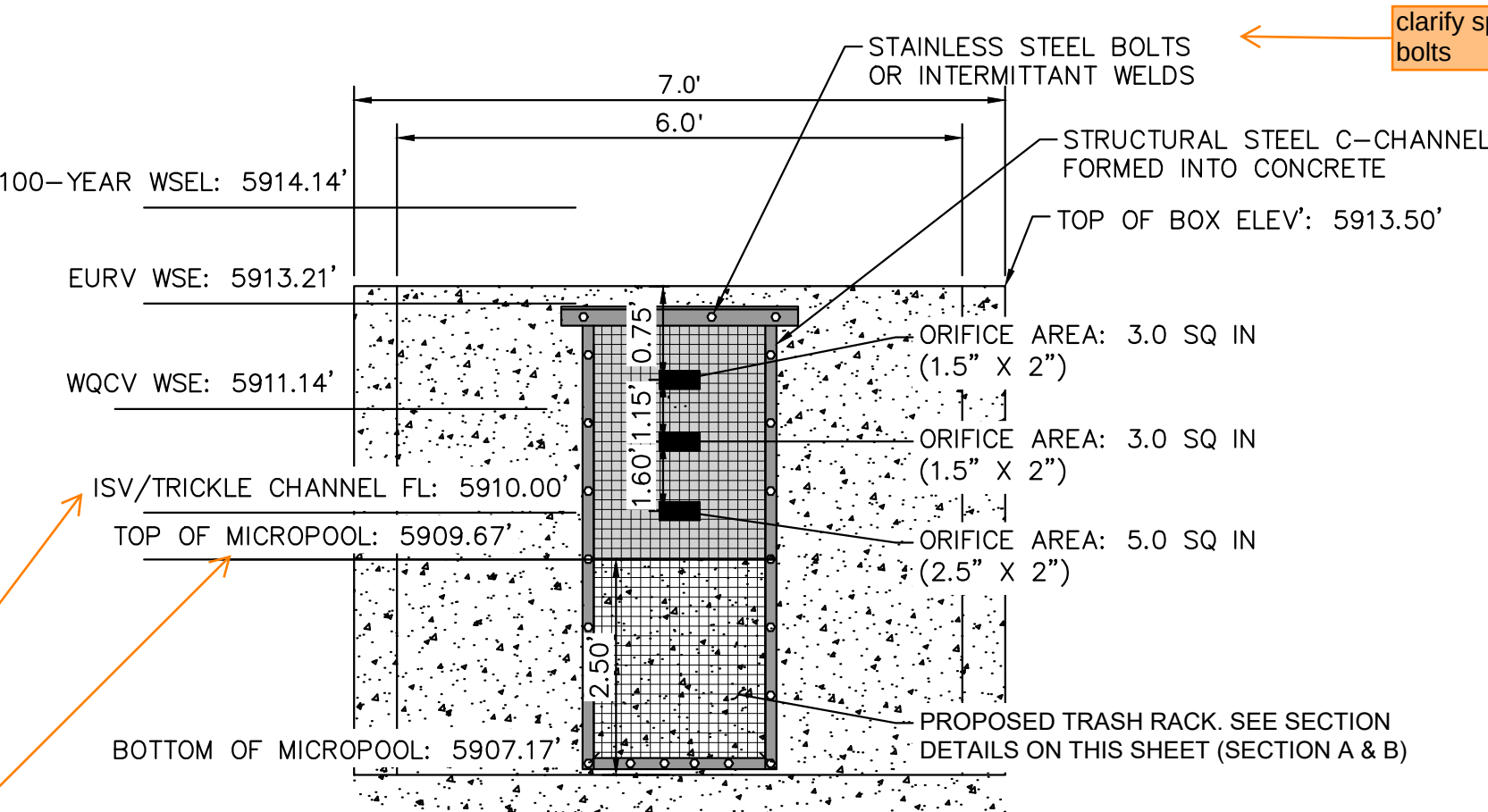
KH Response:
Updated callout to reference section A & B
details on this sheet. See section A & B for
spacing details.

KH Response: Note has been
added.

Based on input gathered from industry experts, below is the
recommended gasket spec:
The gasket shall be made of 1/4-inch thick, 60 durometer EPDM
rubber in a continuous sheet the size of the orifice plate. The
sheet shall be placed between the orifice plate and the concrete
wall, with the width of the overlap between the plate and the
concrete. Openings shall be cut into the sheet corresponding to
the plate bolt holes and the concrete wall opening, cuts made
either by the contractor in the field or by the manufacturer. Or
equivalent gasket approved by EPC. Note that caulk is not an
approved equivalent and will not be accepted by EPC.

Detail 5 on the left
shows it varying from
4.1ft to 6ft.

KH Response:
This has been
corrected to say it
varies from 4.1' to 6'



1 ORIFICE PLATE AND TRASH RACK DETAIL

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

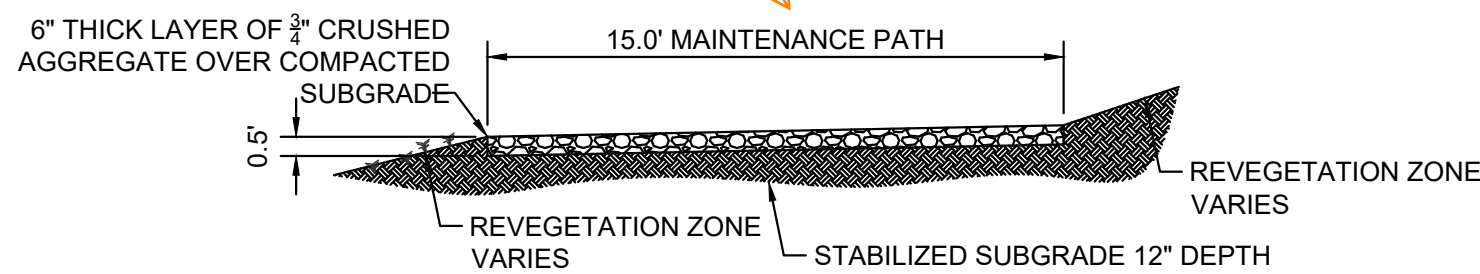
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME. SEE SECTIONS A AND B ON THIS SHEET
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED 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.

KH Response:
Access road detail provided

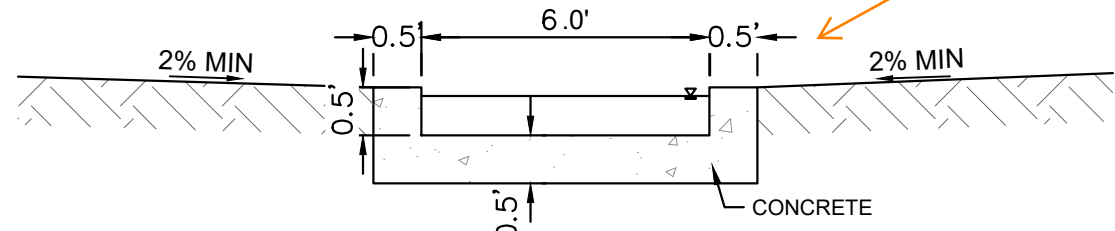
Provide access road
detail/cross section,
including stone sizing
and gradation. Show
cross slope at 2%.



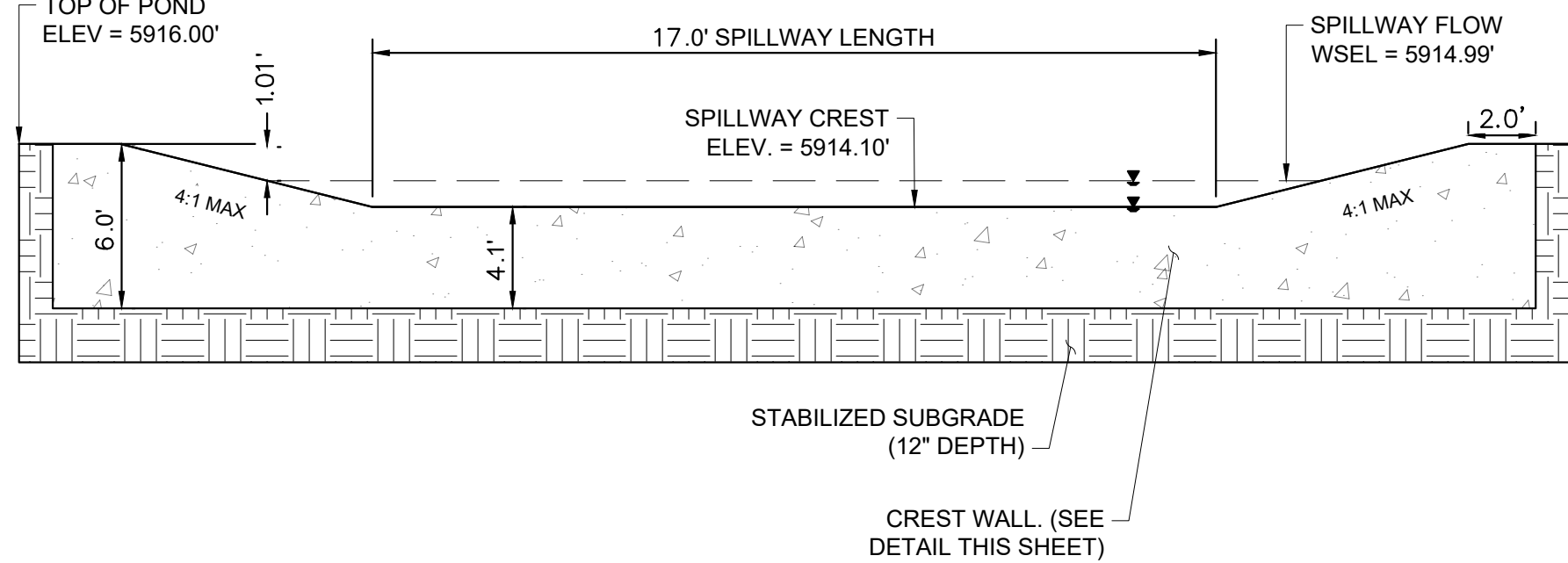
2 MAINTENANCE ROAD

MAINTENANCE PATH NOTES

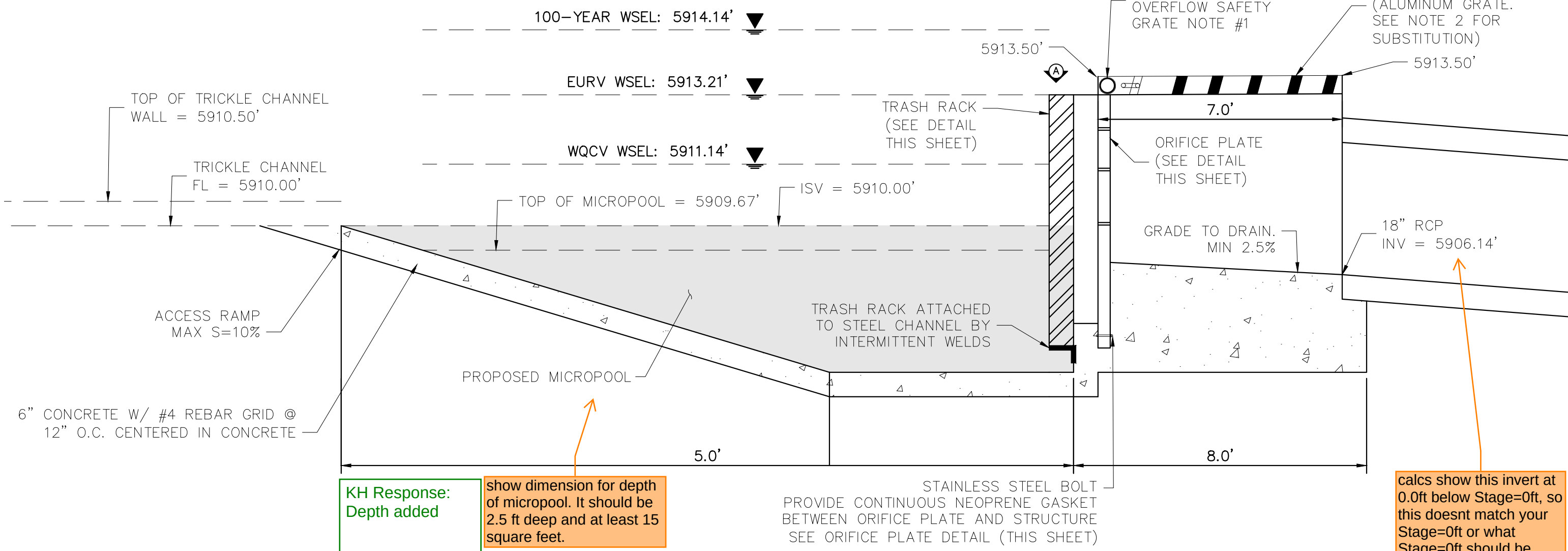
1. MAINTENANCE PATH SHALL INCLUDE SUBGRADE PREPARATION, GRAVEL BASE, AND COMPACTION.



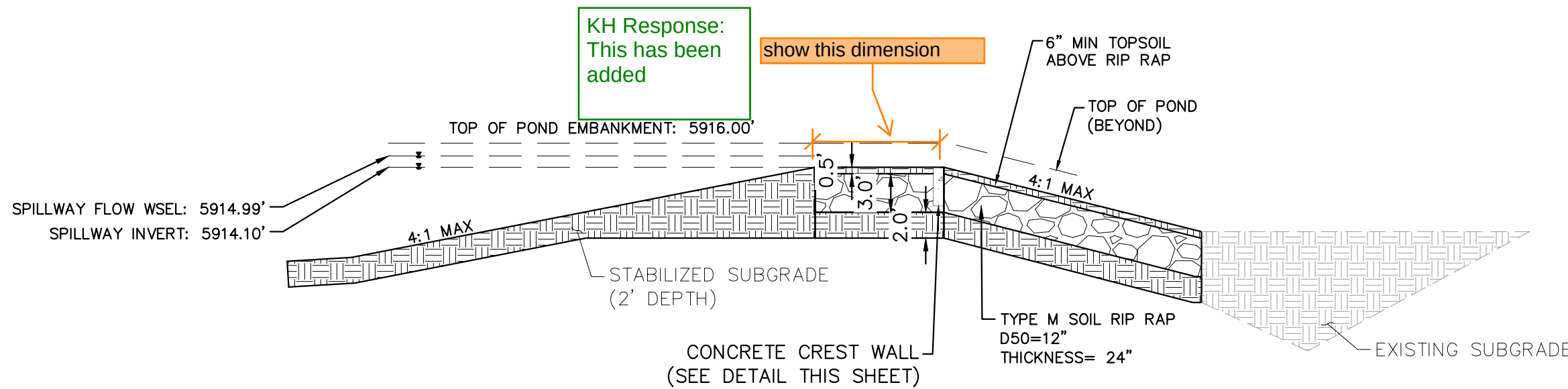
3 CONCRETE TRICKLE CHANNEL



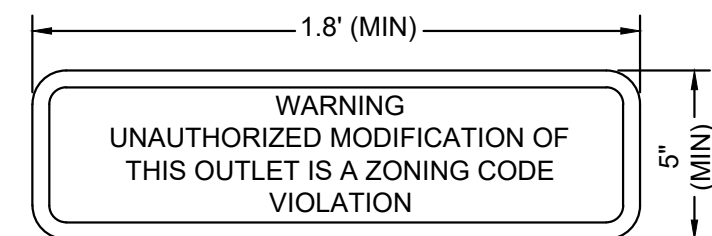
5 EMERGENCY SPILLWAY



6 OUTLET STRUCTURE DETAIL

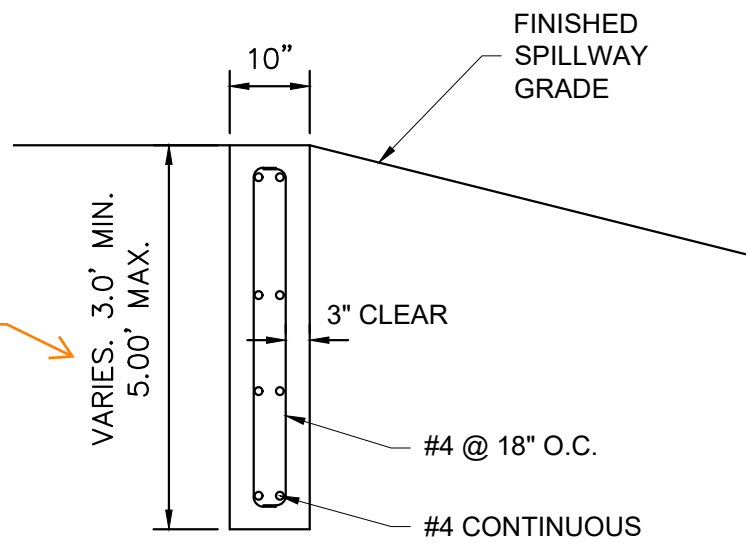


7 EMERGENCY SPILLWAY DETAILS

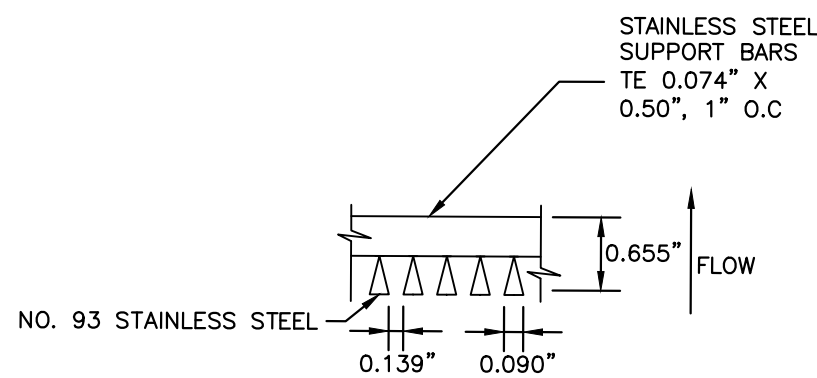


8 OUTLET SIGNAGE

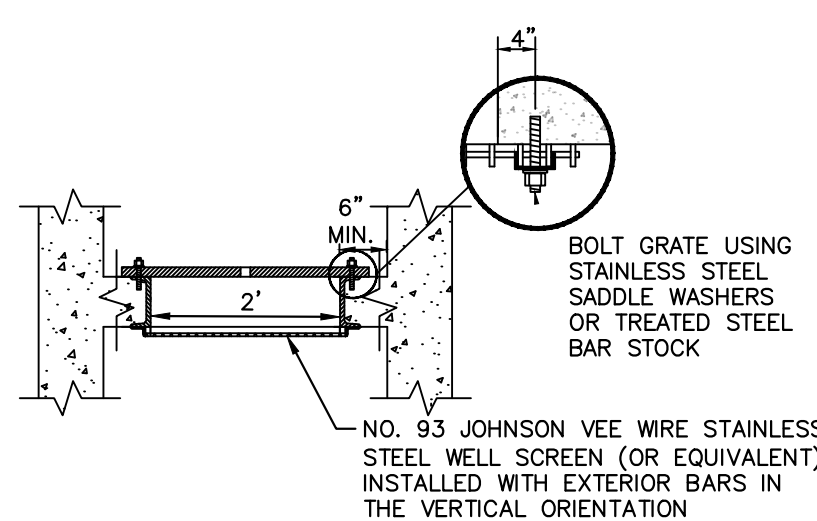
- OUTLET SIGNAGE NOTES
1. SIGN SHALL BE A MINIMUM OF 0.75 SQUARE FEET AND SHALL BE ATTACHED TO THE OUTLET OR POSTED AWAY.



10 SECTION CREST WALL DETAIL



11 TRASH RACK



12 SECTION A



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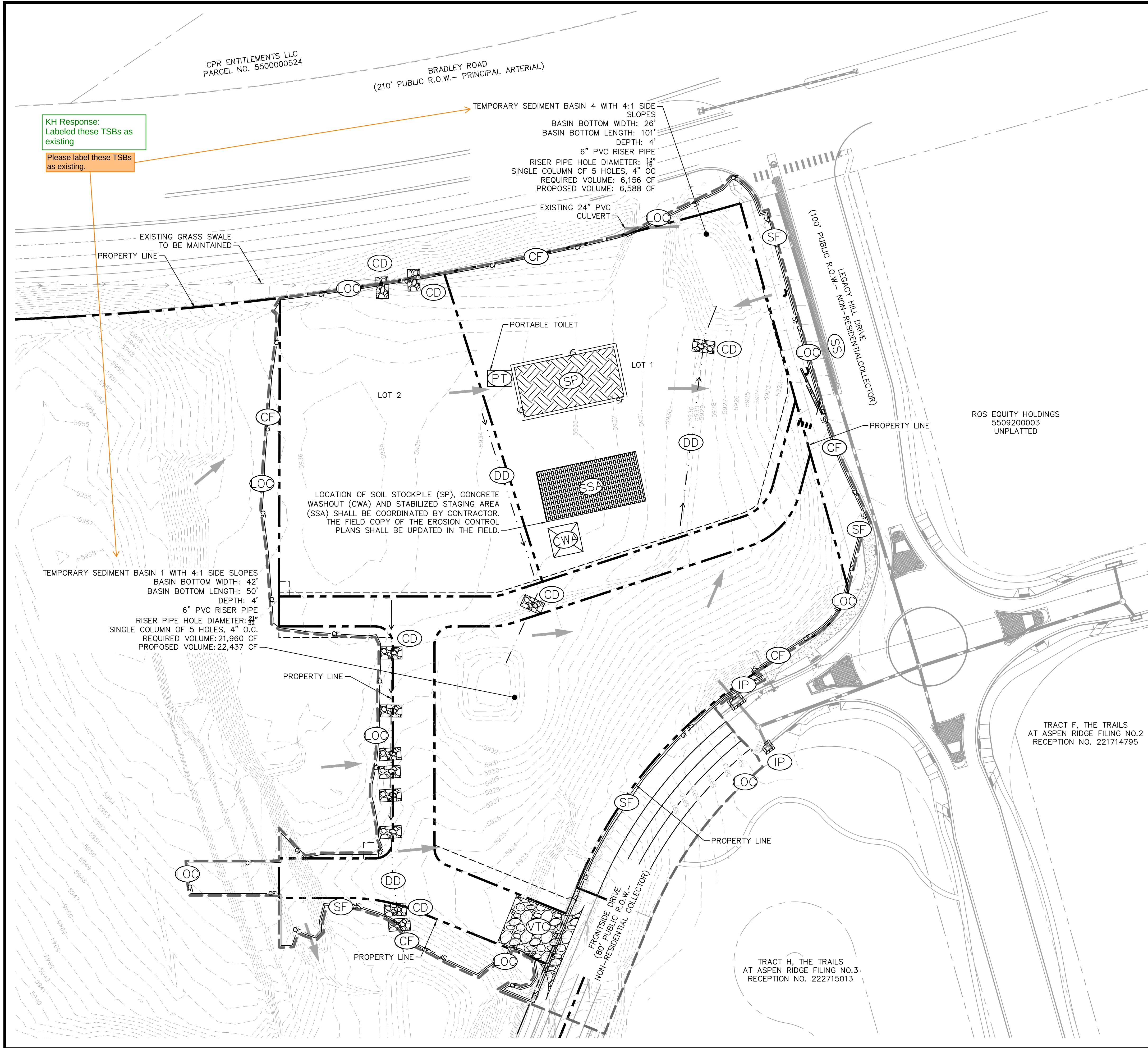
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CONSTRUCTION DOCUMENTS
POND A DETAILS

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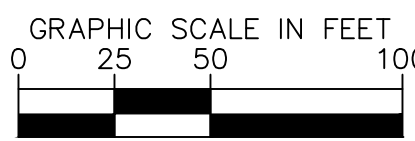
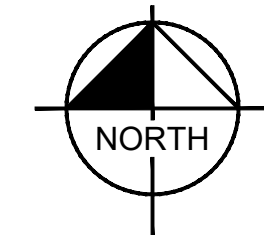


LEGEND

---	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
---	ROCK SOCKS PER UDFCD DETAIL SC-5
---	STABILIZED STAGING AREA
---	CONCRETE WASHOUT
---	CHECK DAM
---	DIVERSION DITCH
---	VEHICLE TRACKING CONTROL
---	SOIL STOCKPILE
---	INLET PROTECTION
---	EXISTING FLOW DIRECTION ARROW
---	PROPOSED FLOW DIRECTION ARROW
---	STREET SWEEPING AND VACUUMING PER UDFCD DETAIL SM-7
---	DUST CONTROL PER UDFCD DETAIL EC-14
---	PORTABLE TOILET

NOTES

- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- ADJACENT STREETS AND SIDEWALK SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES. CONTRACTOR SHALL PERFORM STREET SWEEPING AT ALL TIMES DURING ACTIVE TRACKING AND AT A MINIMUM ON A DAILY BASIS AT THE END OF EACH CONSTRUCTION DAY.
- TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
- PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
- CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
- CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITHIN OWNER REQUIREMENTS.
- ALL WORK IN THE LEGACY HILL DRIVE AND FRONTSIDE DRIVE ROW REQUIRES A ROW PERMIT FROM EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
- CONTRACTOR SHALL REFER TO THE APPROVED GEOTECHNICAL REPORT FOR OVEREXCAVATION REQUIREMENTS AND ADDITIONAL INFORMATION.
- SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
- DEMOLITION, REMOVAL AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
- CONTRACTOR TO NOTE PROXIMITY OF EXISTING IMPROVEMENTS ADJACENT TO THE SITE AND PROVIDE NECESSARY MEASURES TO PROTECT ALL FACILITIES AND STRUCTURES IN PLACE.
- CONTRACTOR SHALL MAINTAIN STABILIZED STAGING AREA (SSA), VEHICLE TRACKING CONTROL (VTC), AND CONCRETE WASHOUT AREA (CWA) AT THE CONSTRUCTION ENTRANCE AT ALL TIMES. CONTRACTOR SHALL UPDATE THE EROSION CONTROL PLAN IN THE FIELD TO INDICATE THE LOCATION OF THE SSA, VTC, AND CWA BMPs AS EXCAVATION SEQUENCING DICTATES.
- CONTRACTOR MAY SUBSTITUTE SEDIMENT CONTROL LOGS (SCL) FOR SILT FENCE (SF) AS PERIMETER CONTROL, DEPENDING UPON SITE CONDITIONS. SCL AND SF MAY BE INTERCHANGED DEPENDING ON SITE CONDITIONS.
- CONTRACTOR SHALL OBTAIN R.O.W. PERMITS FOR ANY R.O.W. CLOSURES.



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GEC INITIAL PLAN

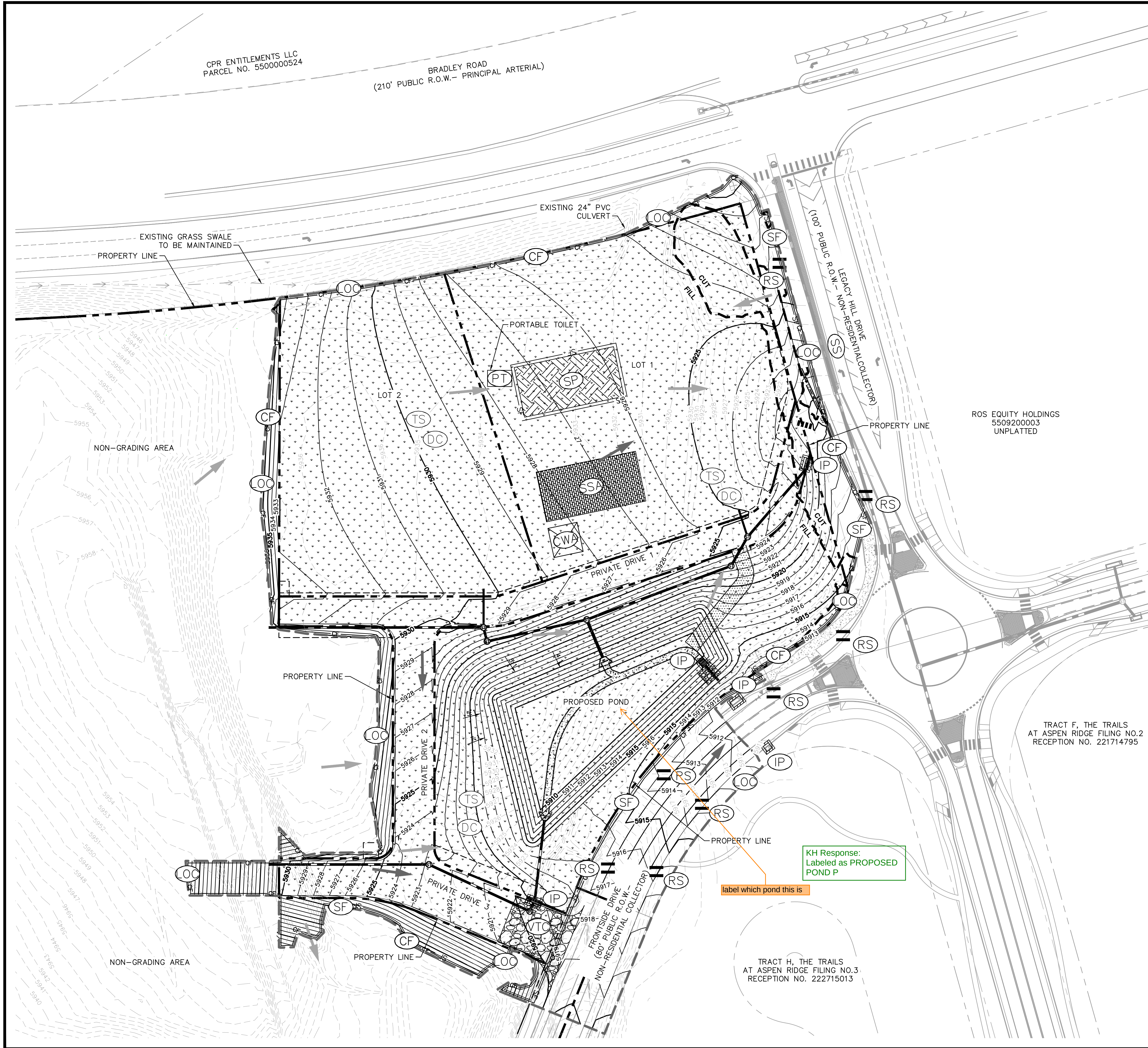
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LEGEND

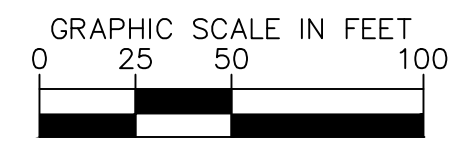
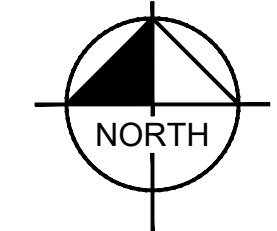
6550	PROPERTY LINE
6551	EXISTING MAJOR CONTOUR
6550	EXISTING MINOR CONTOUR
6551	PROPOSED MAJOR CONTOUR
6551	PROPOSED MINOR CONTOUR
OC	LIMITS OF CONSTRUCTION/DISTURBANCE
SF	SILT FENCE
S	EASEMENT
W	EXISTING SANITARY SEWER
FO	EXISTING WATER LINE
G	EXISTING STORM SEWER PIPE
OH	EXISTING FIBER OPTIC LINE
O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

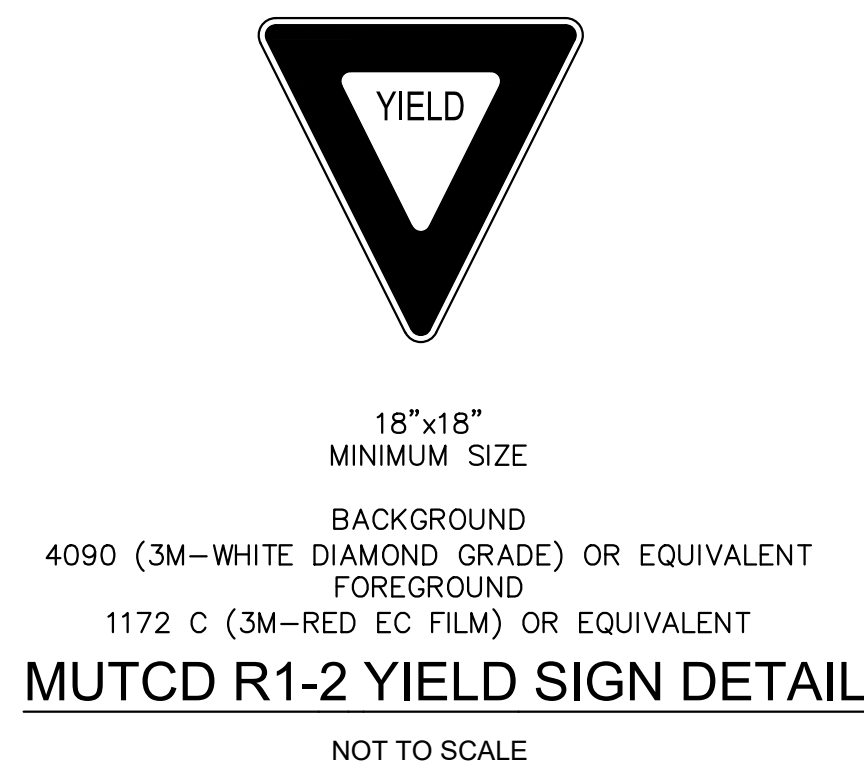
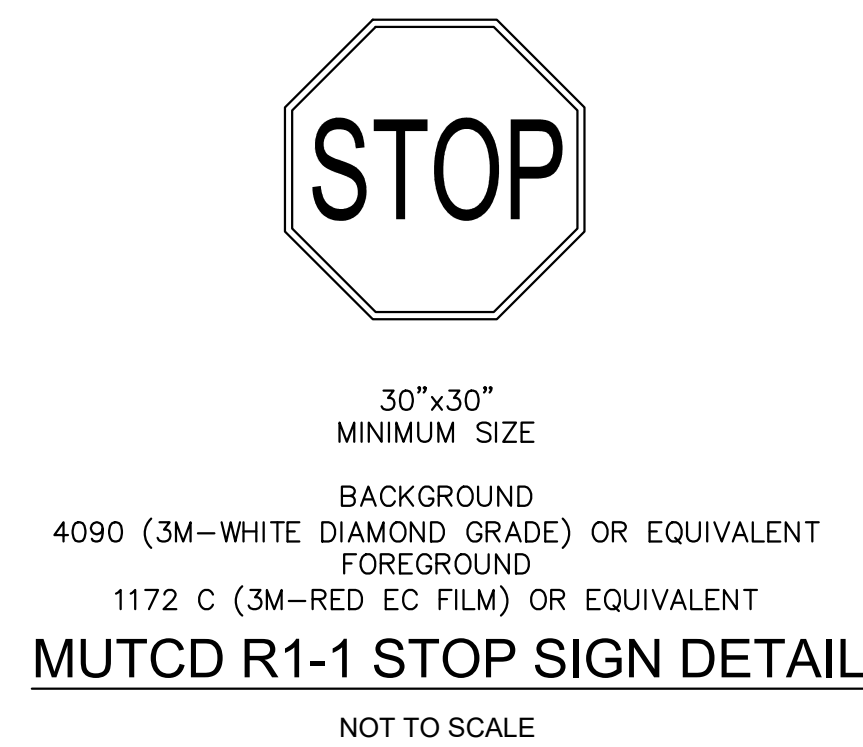
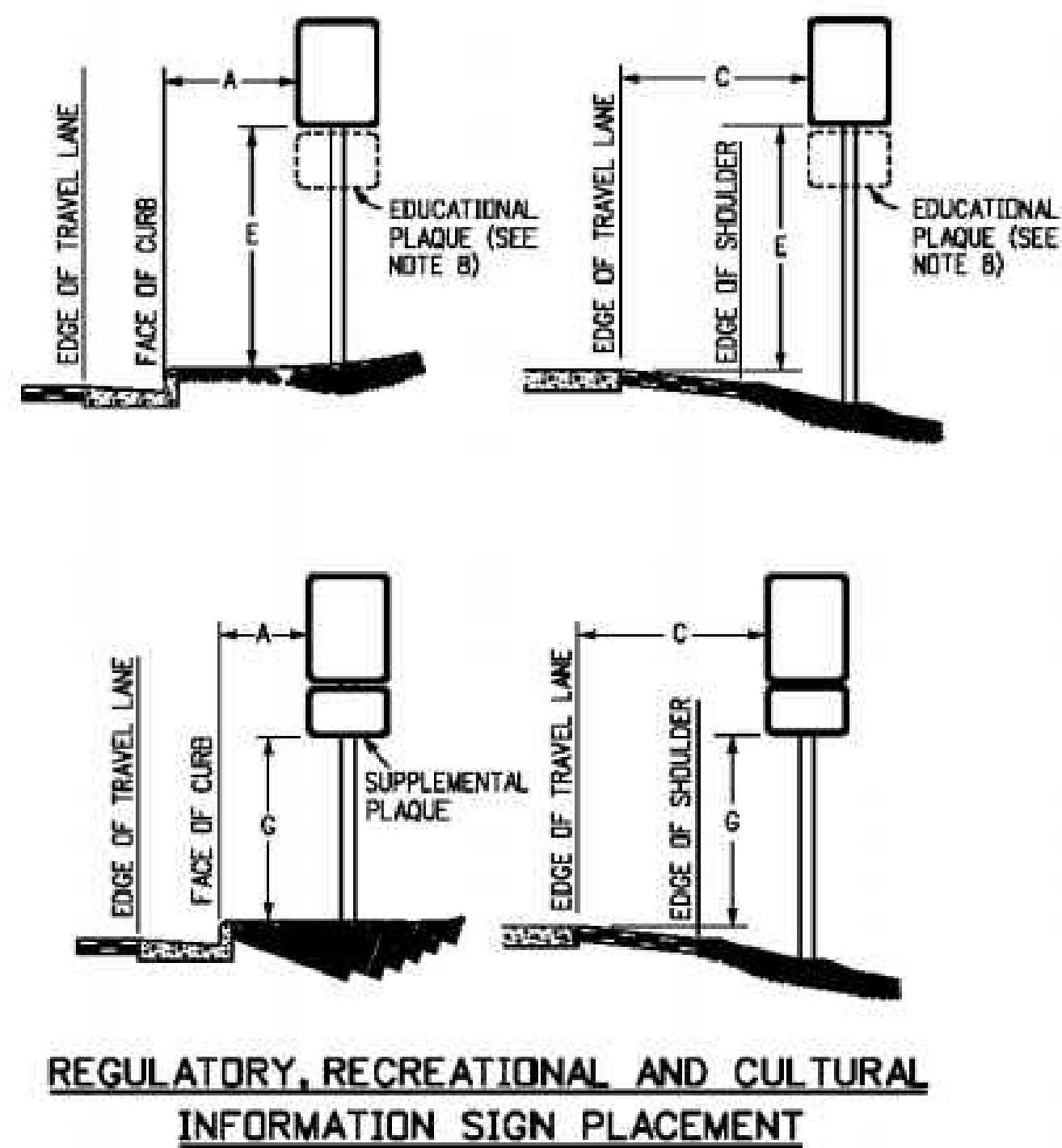
KH Response:
Added as a general note

NOTES

- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- ADJACENT STREETS AND SIDEWALK SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES. CONTRACTOR SHALL PERFORM STREET SWEEPING AT ALL TIMES DURING ACTIVE TRACKING AND AT A MINIMUM ON A DAILY BASIS AT THE END OF EACH CONSTRUCTION DAY.
- TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
- PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
- CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
- CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITHIN OWNER REQUIREMENTS.
- ALL WORK IN THE LEGACY HILL DRIVE AND FRONTSIDE DRIVE ROW REQUIRES A ROW PERMIT FROM EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
- CONTRACTOR SHALL REFER TO THE APPROVED GEOTECHNICAL REPORT FOR OVEREXCAVATION REQUIREMENTS AND ADDITIONAL INFORMATION.
- SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
- DEMOLITION, REMOVAL AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
- CONTRACTOR TO NOTE PROXIMITY OF EXISTING IMPROVEMENTS ADJACENT TO THE SITE AND PROVIDE NECESSARY MEASURES TO PROTECT ALL FACILITIES AND STRUCTURES IN PLACE.
- CONTRACTOR SHALL MAINTAIN STABILIZED STAGING AREA (SSA), VEHICLE TRACKING CONTROL (VTC), AND CONCRETE WASHOUT AREA (CWA) AT THE CONSTRUCTION ENTRANCE AT ALL TIMES. CONTRACTOR SHALL UPDATE THE EROSION CONTROL PLAN IN THE FIELD TO INDICATE THE LOCATION OF THE SSA, VTC, AND CWA BMPs AS EXCAVATION SEQUENCING DICTATES.
- CONTRACTOR MAY SUBSTITUTE SEDIMENT CONTROL LOGS (SCL) FOR SILT FENCE (SF) AS PERIMETER CONTROL, DEPENDING UPON SITE CONDITIONS. SCL AND SF MAY BE INTERCHANGED DEPENDING ON SITE CONDITIONS.
- CONTRACTOR SHALL OBTAIN R.O.W. PERMITS FOR ANY R.O.W. CLOSURES.



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 GEC INTERIM PLAN				
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.				
PROJECT NO. 196195000				
SHEET C4.17				



PLACEMENT TABLES

LATERAL PLACEMENT			VERTICAL PLACEMENT							
KEY	ALL CLASSES OF STREETS AND HIGHWAYS		KEY	FREWAYS 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 8'-4" WIDE SHOULDER, IF ADEQ. 10'-0" 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"	