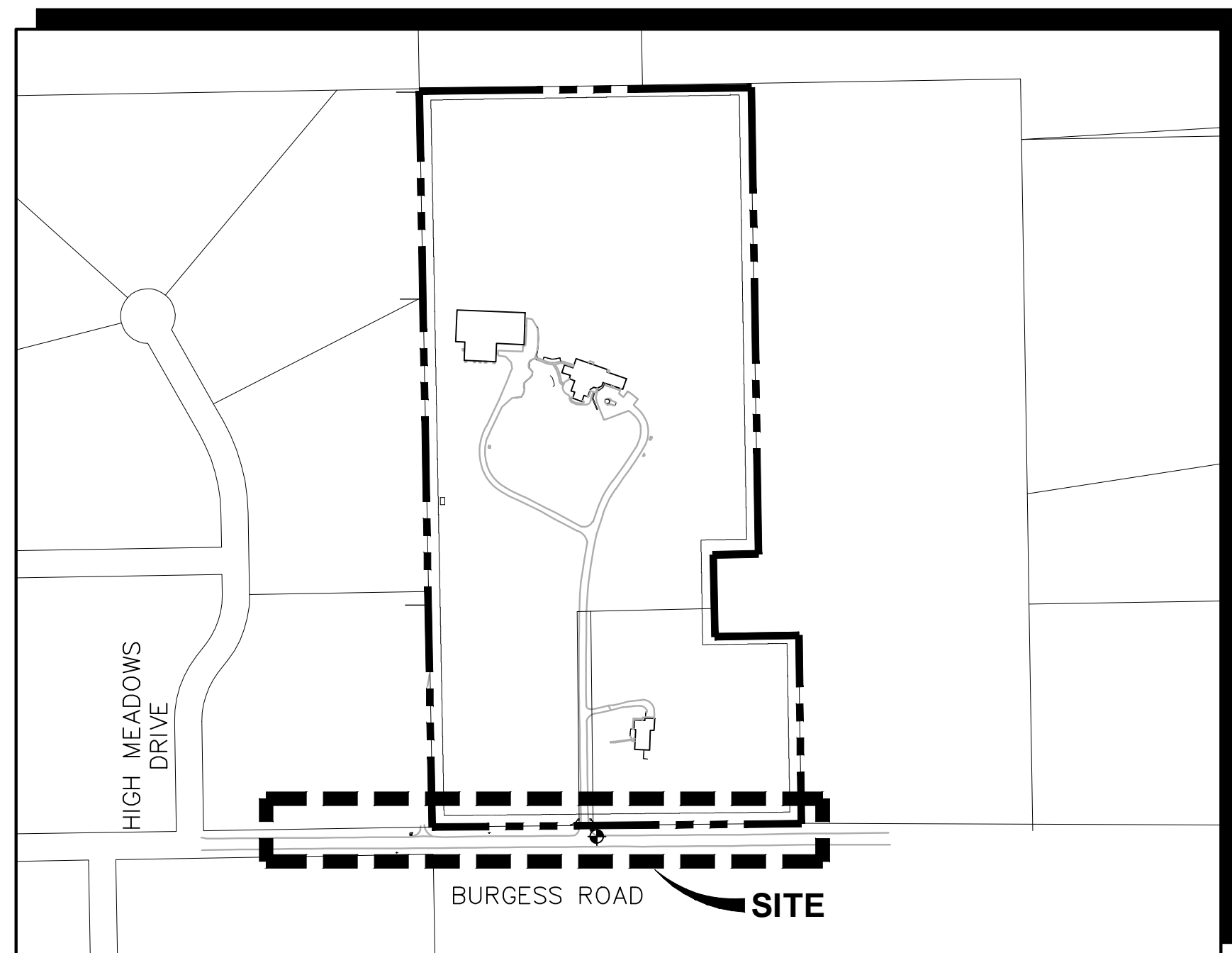


**VICINITY MAP**  
NOT TO SCALE



**SITE MAP**  
NOT TO SCALE

**NOTE:** NOT WITHSTANDING 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 TO BE ACCEPTABLE.

**BASIS OF BEARING:**  
BURGESS ROAD NORTH ROW LINE (SITE SOUTH P/L) TAKEN AS N89°27'40"E

# HAVEN FOREST SCHOOL

## 5490 BURGESS ROAD

### EL PASO COUNTY, COLORADO

# CONSTRUCTION DRAWINGS

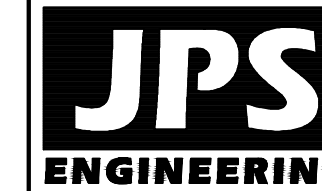
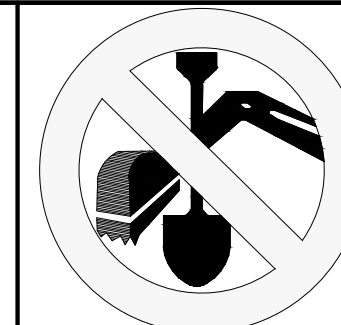
PREPARED FOR:  
**Haven Education**  
7265 Baker Road  
Colorado Springs, CO 80908

PREPARED BY:  
**JPS ENGINEERING**  
19 East Willamette Avenue  
Colorado Springs, Colorado 80903  
May, 2026

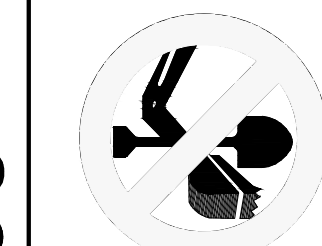
**AGENCIES/CONTACTS**

<b>DEVELOPER:</b>	HAVEN EDUCATION 7265 BAKER ROAD COLORADO SPRINGS, CO 80908	<b>GAS DEPARTMENT:</b>	BLACK HILLS ENERGY (719)393-6625
<b>CIVIL ENGINEER:</b>	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	<b>ELECTRIC DEPARTMENT:</b>	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 (719)495-2283
<b>LOCAL ROADS &amp; DRAINAGE:</b>	EL PASO COUNTY DSD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719) 520-6300	<b>TELEPHONE COMPANY:</b>	QWEST COMMUNICATIONS (LOCATORS) (800)922-1987  A.T. & T. (LOCATORS) (719)635-3674
		<b>FIRE DEPARTMENT:</b>	BLACK FOREST FIRE DISTRICT FIRE MARSHALL (719)495-4300

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.



19 E. Willamette Ave.  
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80903  
PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsegr.com



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**HAVEN FOREST SCHOOL**  
**5490 BURGESS ROAD, EL PASO COUNTY, CO**

**TITLE SHEET**

**SHEET INDEX**

G1.0	TITLE SHEET
G2.0	GENERAL NOTES & LEGEND
TY1-RD	TYPICAL SECTION & DETAILS
RD1	BURGESS ROAD PLAN & PROFILE
ST1	BURGESS ROAD SIGNING & STRIPING PLAN
U1	BURGESS ROAD UTILITY PLAN
INT1	INTERSECTION DETAIL

**ENGINEER:**

**DESIGN ENGINEER'S STATEMENT:**

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891 \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER/DEVELOPER'S STATEMENT:**

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

HAVEN EDUCATION  
7265 BAKER ROAD  
COLORADO SPRINGS, CO 80908 \_\_\_\_\_ DATE \_\_\_\_\_

**EL PASO COUNTY:**

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

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

JOSHUA J. PALMER, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER / ECM ADMINISTRATOR

NO.	REVISION	BY	DATE
A	EPC SUBMITTAL	JPS	07/02/25
B	COUNTY COMMENTS	JPS	10/21/25
C	COUNTY COMMENTS	JPS	11/07/25
D	COUNTY COMMENTS	JPS	05/13/26

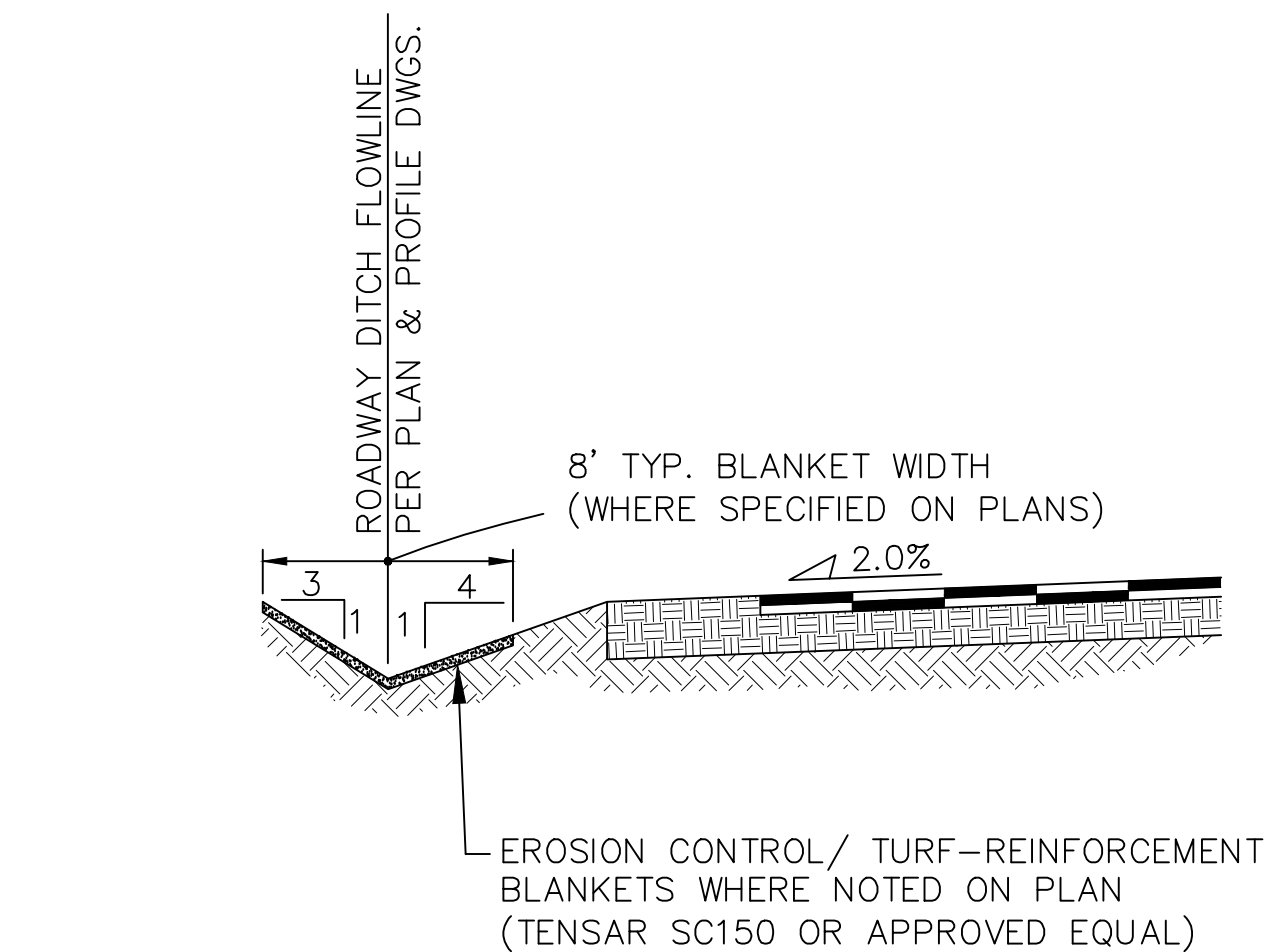
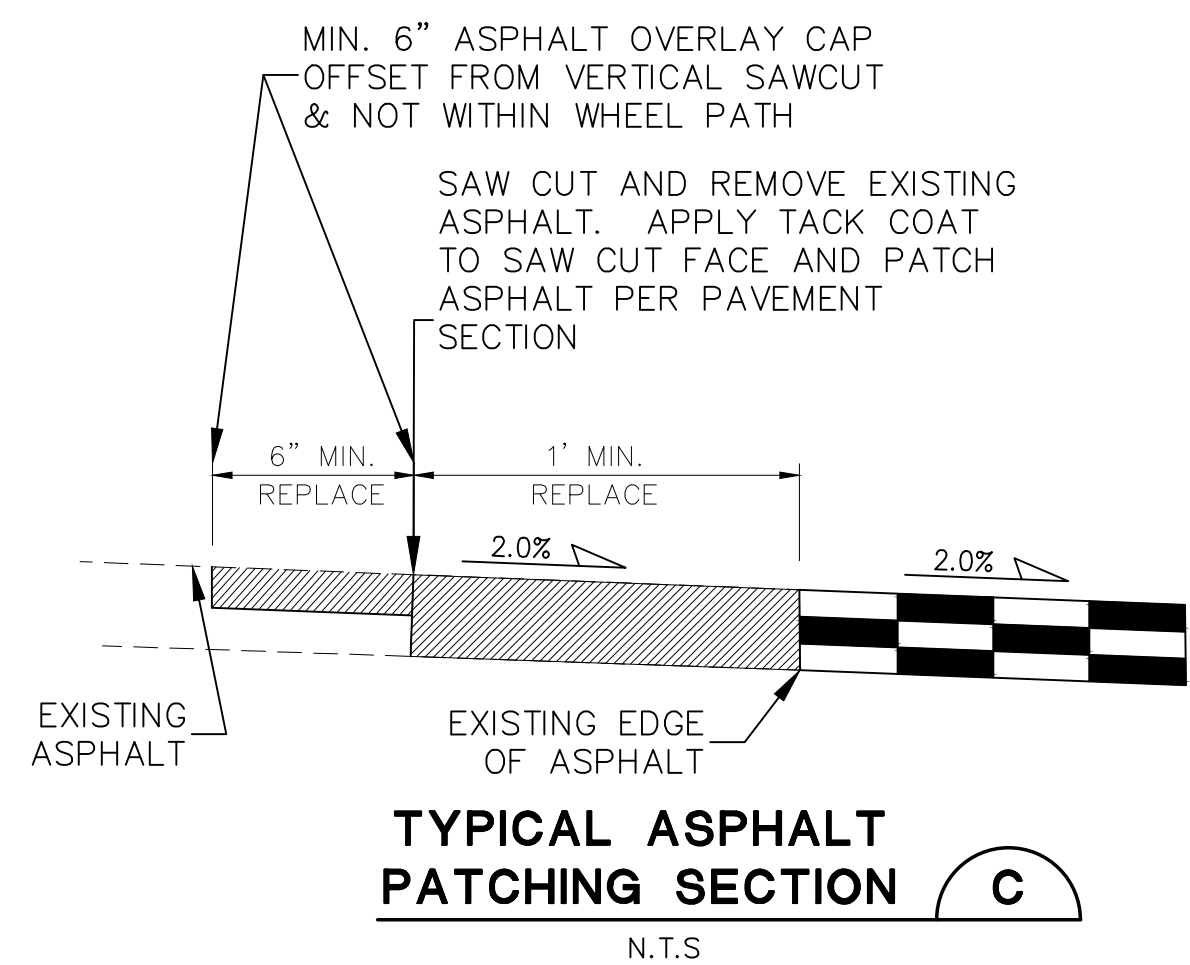
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VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	COMPASS	CHECKED:	JPS
CREATED:	4/3/25	LAST MODIFIED:	05/13/26
PROJECT NO:	122401	MODIFIED BY:	PV
SHEET:			

◆ BENCHMARK:  
12" STEEL SPIKE SET AT SE COR PROPERTY ENTRANCE. ELEV.=7160.57(NAVD88)

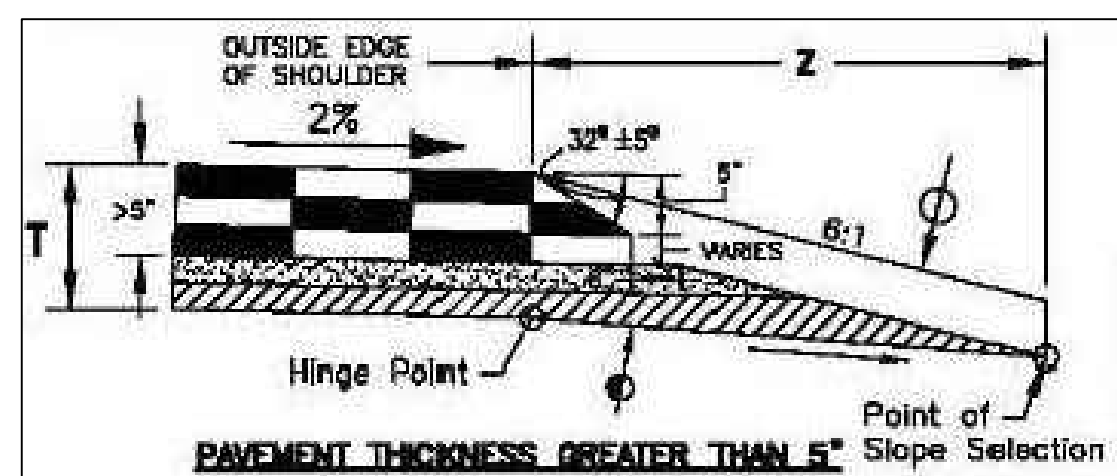
**PCD FILE NO. PPR-2423**

**G1.0**

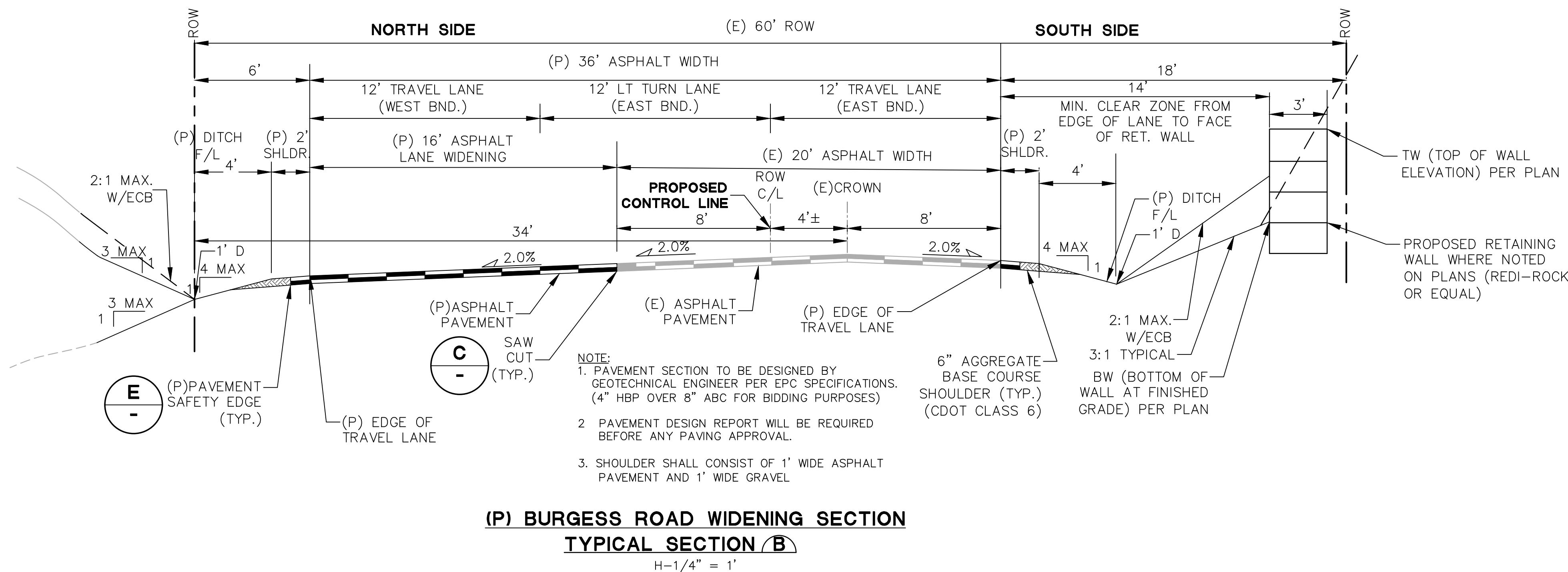
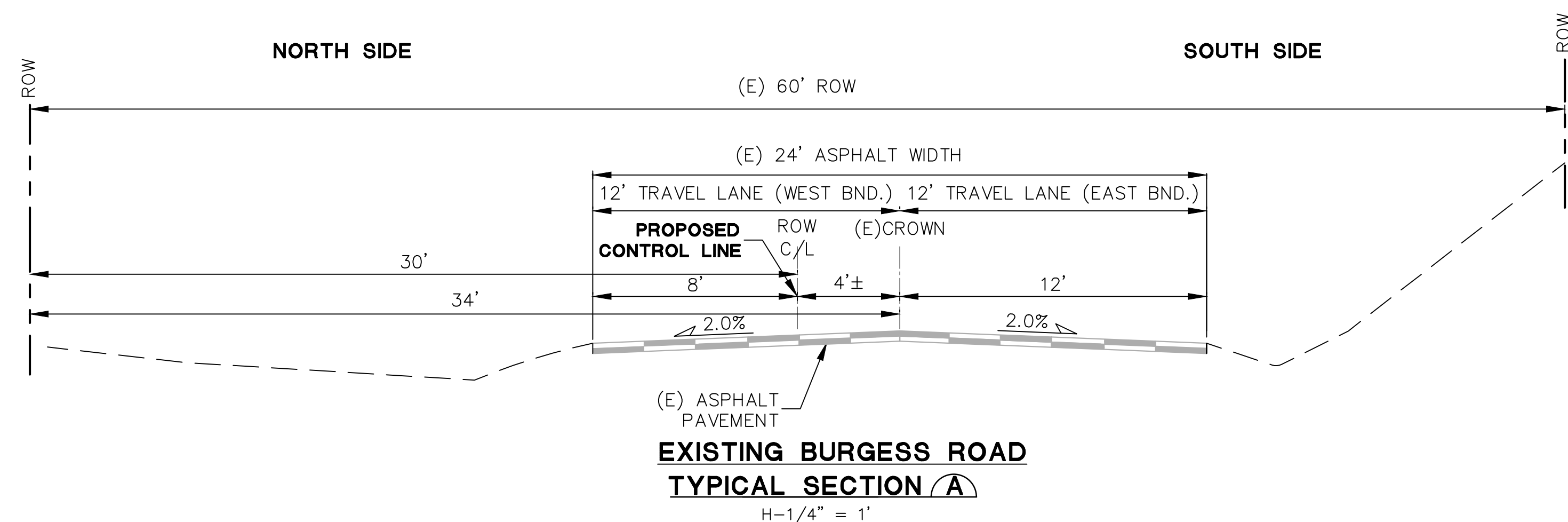




**TYPICAL DITCH SECTION WITH TRM BLANKETS**  
SCALE : NTS



**PAVEMENT SAFETY EDGE DETAIL**  
SCALE : NTS



**(P) BURGESS ROAD WIDENING SECTION**  
**TYPICAL SECTION B**  
H-1/4" = 1"

- NOTE:**
1. PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS. (4" HBP OVER 8" ABC FOR BIDDING PURPOSES)
  2. PAVEMENT DESIGN REPORT WILL BE REQUIRED BEFORE ANY PAVING APPROVAL.
  3. SHOULDER SHALL CONSIST OF 1' WIDE ASPHALT PAVEMENT AND 1' WIDE GRAVEL

**ACCESS DESIGN DATA:**

HIGHWAY CLASSIFICATION: RURAL MINOR ARTERIAL (ULTIMATE CONDITION)  
 POSTED SPEED: 60 MPH (ULTIMATE RURAL MINOR ARTERIAL)  
 REQUIRED AUXILIARY LANES:  
 12' EB-NB LT DECEL @ SITE DRIVEWAY

**AUXILIARY LANE DESIGN CRITERIA:**  
 (PER COUNTY ECM)

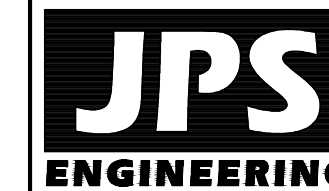
**SITE ACCESS:**  
 EB-NB LT DECEL LANE:  
 REQUIRED TURN LANE LENGTH = 290' (TABLE 2-24; 60 MPH)  
 APPROACH TAPER LENGTH = 240' (TABLE 2-24; 60 MPH)  
 STORAGE LENGTH = 50'  
 TOTAL DECEL LANE LENGTH = (290'+240'+50') = 580'  
 RE-DIRECT TAPER = 55:1 (TABLE 2-29, 60 MPH)  
 RE-DIRECT TAPER LENGTH = (6'W X 55:1) = 330'

**ROAD CROSS-SECTION DESIGN DATA**

		REFERENCE STANDARD
ROAD CLASSIFICATION:	RURAL MINOR ARTERIAL (ULTIMATE CONDITION)	
DESIGN SPEED:	60 MPH	ECM TABLE 2-4
POSTED SPEED:	55 MPH	ECM TABLE 2-4
ROAD CLASSIFICATION:	RURAL MAJOR COLLECTOR (MODIFIED; CURRENT CONDITION)	
DESIGN SPEED:	50 MPH	ECM TABLE 2-5
POSTED SPEED:	45 MPH (CURRENT CONDITION)	ECM TABLE 2-5
PAVED WIDTH:	36' EOA-EOA	
OUTSIDE SHOULDER WIDTH:	4' GRAVEL	
MIN. GRADE:	1.0%	ECM TABLE 2-5
MAX. GRADE:	8.0%	ECM TABLE 2-5

◆ BENCHMARK:  
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PCD FILE NO. PPR-2423



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NO.	REVISION	BY	DATE

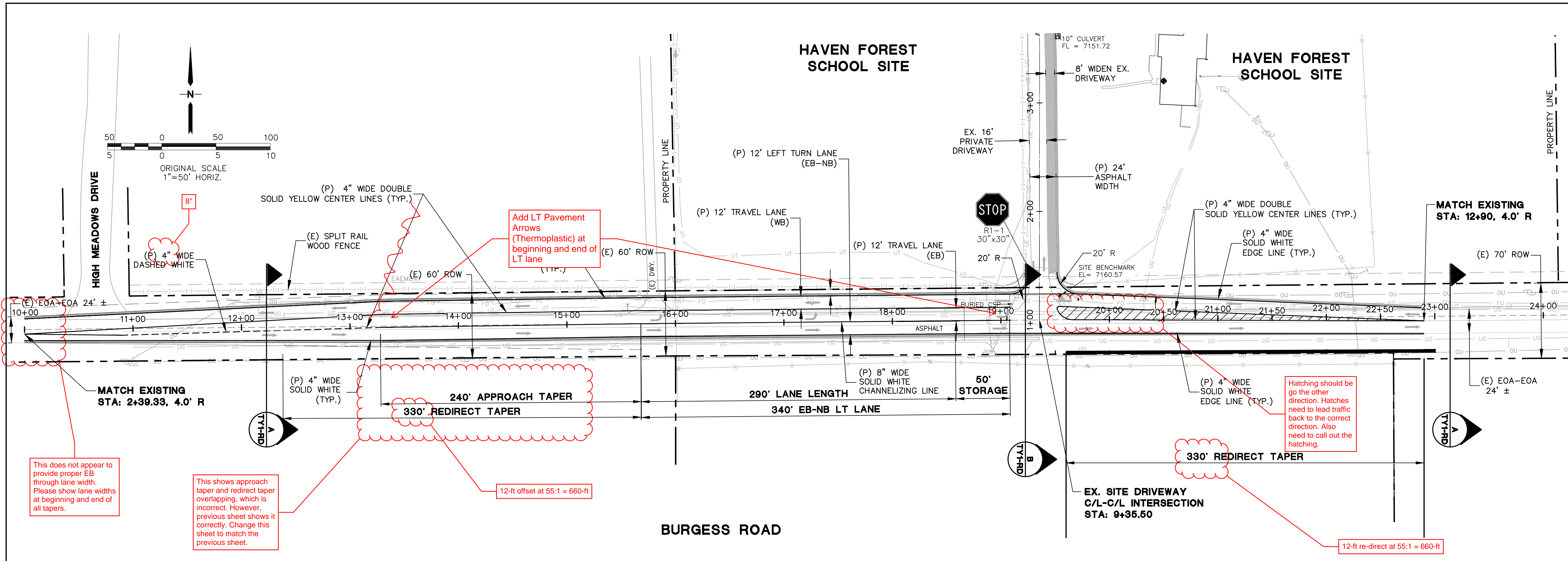
**HAVEN FOREST SCHOOL**  
**5490 BURGESS ROAD, EL PASO COUNTY, CO**

**TYPICAL SECTIONS & DETAILS**

HORZ. SCALE:	AS SHOWN	DRAWN:	PV
VERT. SCALE: <td>AS SHOWN</td> <td>DESIGNED:</td> <td>JPS</td>	AS SHOWN	DESIGNED:	JPS
SURVEYED:	COMPASS	CHECKED:	JPS
CREATED:	4/3/25	LAST MODIFIED:	05/12/26
PROJECT NO:	122401	MODIFIED BY:	PV

SHEET: **TY1-RD**





This does not appear to provide proper EB through lane width. Please show lane widths at beginning and end of all tapers.

This shows approach taper and redirect taper overlapping, which is incorrect. However, previous sheet shows it correctly. Change this sheet to match the previous sheet.

Add LT Pavement Arrows (Thermoplastic) at beginning and end of LT lane

Hatching should be go the other direction. Hatches need to lead traffic back to the correct direction. Also need to call out the hatching.

Burgess Road posted speed: 45 mph  
 Burgess Road classification: Minor Arterial  
 Burgess Road design speed: 60 mph per ECM; 50 mph per posted + 5  
 Turn Lane Length: 290 ft  
 Approach Taper Length: 240-ft  
 Approach Grade: 7.5% upgrade; Grade Adjustment Factor is 0.80;  
 Approach taper can be reduced by 20% or to 192-ft  
 Through Lane Redirect Taper: 55:1

**GENERAL TRAFFIC NOTES:**

- BEFORE EXCAVATING, CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A REGISTERED SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING.
- APPROVAL OF THESE PLANS DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A COUNTY PERMIT HAS BEEN ISSUED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC SIGNS FROM THE START OF THE CONSTRUCTION PROJECT UNTIL ACCEPTANCE BY COUNTY.
- ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED M.U.T.C.D. STANDARDS.
- THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKINGS OR TRAFFIC SIGNALS DURING THE PROJECT WITHOUT SIGNED AUTHORIZATION OF THE COUNTY INSPECTOR ASSIGNED TO THE PROJECT.
- CONTRACTOR SHALL PREPARE A DETAILED TRAFFIC CONTROL PLAN, SUBMIT TO COUNTY FOR APPROVAL, AND OBTAIN APPROPRIATE PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING THE TEMPORARY TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC SIGNAL MODIFICATIONS.

**STRIPING & SIGNAGE GENERAL NOTES:**

- INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL OF EXISTING PAVEMENT MARKINGS (SCARRING OF PAVEMENT IS NOT PERMITTED). AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OVERLAYING OR CHIP SEALING ROADWAY, IF SCARRING OCCURS DURING REMOVAL OF EXISTING OR TEMPORARY PAVEMENT MARKINGS. THE CDOT INSPECTOR WILL DETERMINE METHOD OF PAVEMENT REPAIR.
- ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF THE FOLLOWING MANUALS AND THEIR SUPPLEMENTAL AMENDMENTS:
  - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
  - CDOT STANDARDS SPECIFICATIONS
- ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF CDOT PRIOR TO INSTALLATION AND/OR REMOVAL.
- CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY HYDROBLASTING, SANDBLASTING AND/OR GRINDING. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- SIGN POSTS SHALL BE INSTALLED WITH S-614-8 TUBING WITH SLEEVE PER CDOT STANDARDS.
- ALL TRAFFIC SIGNS SHALL BE TYPE IV PER SECTION 713.06.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLANS SHALL BE APPROVED BY THE ENGINEER OF WORK AND THE CDOT INSPECTOR PRIOR TO ANY CHANGES BEING MADE IN THE FIELD.
- ALL SIGNS SHOWN ON THE STRIPING AND SIGNING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMAIN.
- STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION OF 10 FEET AND CONTINENTAL CROSSWALKS SHALL HAVE A MINIMUM WIDTH OF 9 FEET UNLESS INDICATED OTHERWISE.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS (EXCEPT WITHIN BIKE LANES) SHALL BE A MINIMUM OF 90 MIL THICKNESS THERMOPLASTIC OR PREFORM PLASTIC TAPE.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM OF 15 MIL THICKNESS EPOXY.
- CONTRACTOR SHALL NOTIFY CDOT A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNAGE.
- STOP BARS, CROSSWALKS AND SYMBOLS SHALL BE PREFORMED THERMOPLASTIC PAVEMENT MARKINGS, ALL OTHER STRIPING SHALL BE EPOXY PER CDOT STANDARDS.

◆ BENCHMARK:  
 12" STEEL SPIKE SET AT SE COR PROPERTY ENTRANCE. ELEV.=7160.57(NAVD88)

**HAVEN FOREST SCHOOL**  
**5490 BURGESS ROAD, EL PASO COUNTY, CO**

**BURGESS ROAD**  
**SIGNING AND STRIPING PLAN**

**JPS ENGINEERING**

19 E. Willamette Ave.  
 Colorado Springs, CO 80903

PH: 719-477-9429  
 FAX: 719-471-0766  
 www.jpsegr.com

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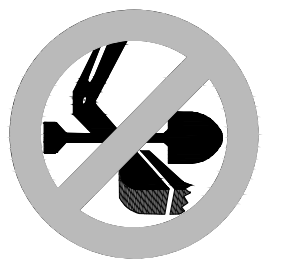
REVISION	DATE

HORZ. SCALE: 1"=50'  
 VERT. SCALE: 1"=5'  
 SURVEYED: COMPASS  
 CREATED: 04/03/25  
 PROJECT NO: 122401

DRAWN: PV  
 DESIGNED: JPS  
 CHECKED: JPS  
 LAST MODIFIED: 05/11/26  
 MODIFIED BY: PV

SHEET: **ST1**

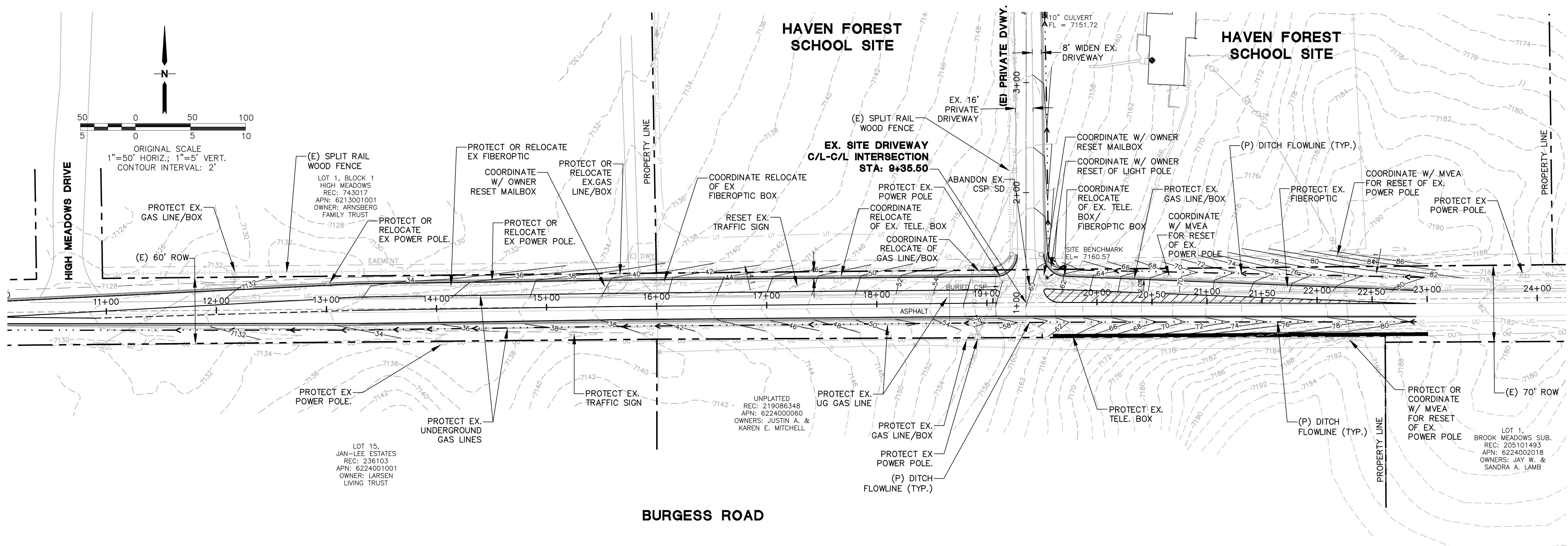
**PCD FILE NO. PPR-2423**



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**5490 BURGESS ROAD, EL PASO COUNTY, CO**

**BURGESS ROAD  
UTILITY PLAN**



**GENERAL UTILITY NOTES:**

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987) FOR UTILITY LOCATES.
2. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES AND AFFECTED ENTITIES REGARDING PROTECTION, RELOCATION AND/OR RESET OF UTILITIES AS NEEDED

**SYMBOL LEGEND**

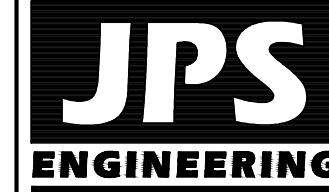
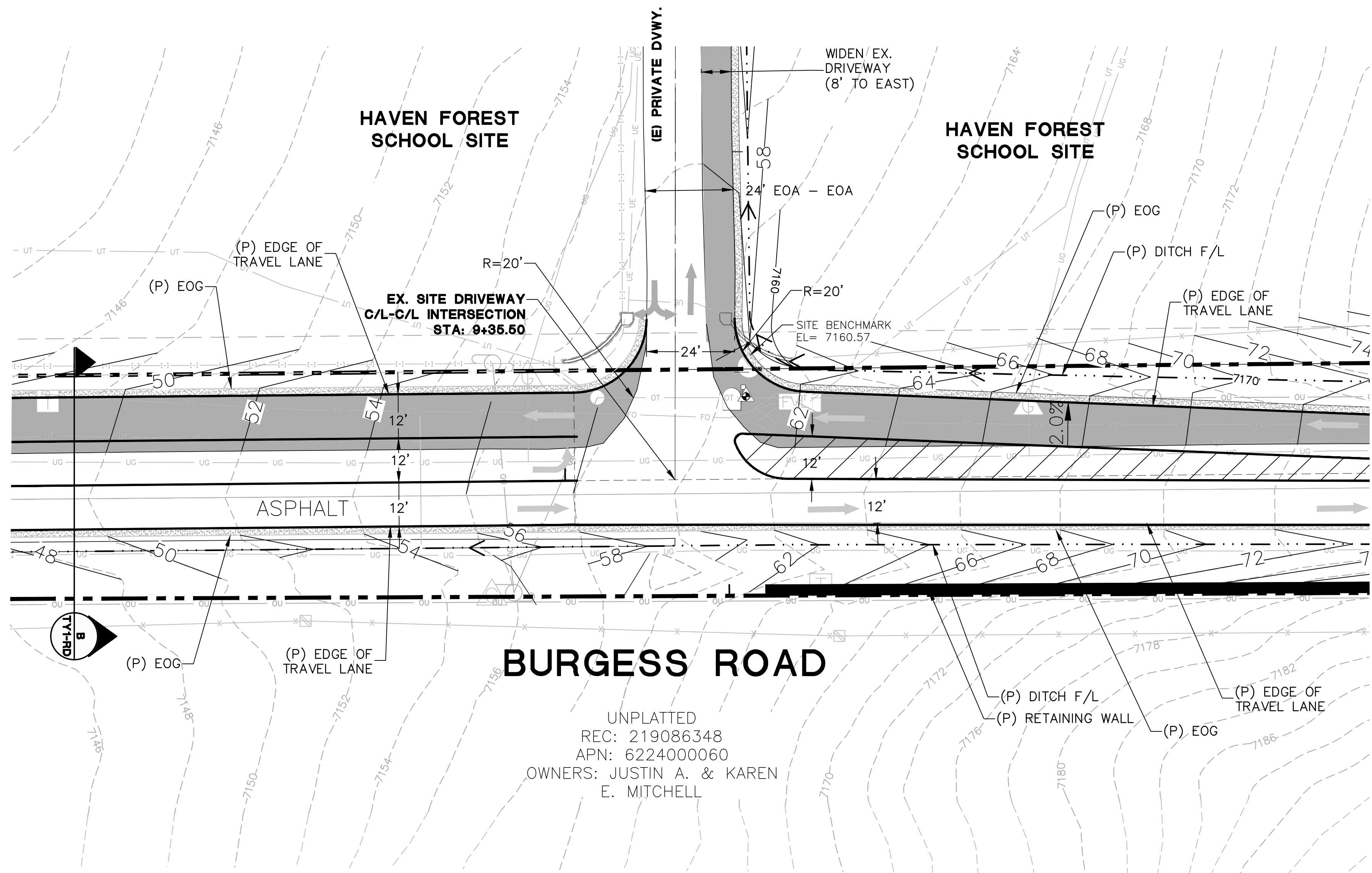
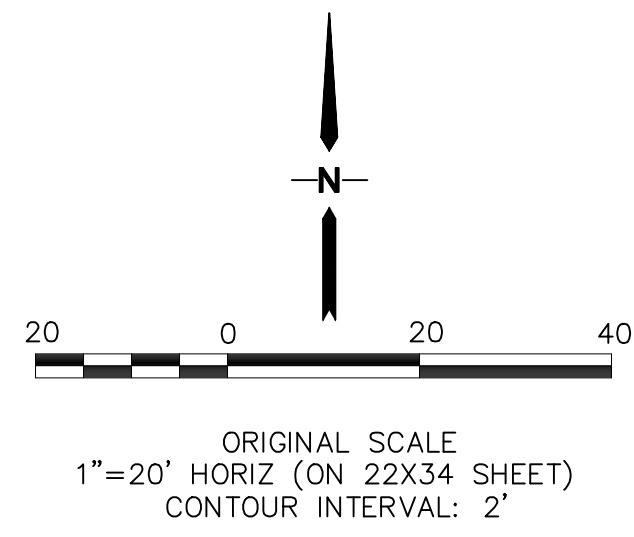
- |                          |                                 |
|--------------------------|---------------------------------|
| ● FOUND MONUMENT         | ⊕ WELL HEAD                     |
| A/C AIR CONDITIONER UNIT | —x—x— FENCE - WIRE              |
| ⚡ ELECTRIC LIGHT POLE    | —(—) FENCE - SPLIT RAIL OR WOOD |
| ⚡ ELECTRIC METER         | —FO— FIBER OPTIC                |
| ⊕ FENCE POST             | —OU— OVERHEAD UTILITY           |
| ⚡ FIBER OPTIC VAULT      | —ST— STORM DRAIN                |
| ⚡ GAS METER              | —UE— UNDERGROUND ELECTRIC       |
| ↓ GUY WIRE               | —UG— UNDERGROUND GAS            |
| ⌘ MAILBOX                | —UT— UNDERGROUND TELEPHONE      |
| ○ SANITARY SEWER MANHOLE | —WL— WATER LINE                 |
| ⌘ TELEPHONE PEDESTAL     | ⊕ UTILITY POLE                  |
| ⌘ TELEPHONE SIGN         |                                 |

◆ BENCHMARK:  
12" STEEL SPIKE SET AT SE COR PROPERTY ENTRANCE. ELEV.=7160.57(NAVD88)

**PCD FILE NO. PPR-2423**

HORZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: COMPASS	CHECKED: JPS
CREATED: 3/25	LAST MODIFIED: 05/11/26
PROJECT NO: 122401	MODIFIED BY: MSP
SHEET:	<b>U1</b>

REVISION	BY	DATE



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**5490 BURGESS ROAD, EL PASO COUNTY, CO**

NO.	REVISION	BY	DATE

**BURGESS ROAD**  
**INTERSECTION DETAIL**

HORIZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: COMPASS	CHECKED: JPS
CREATED: 3/25	LAST MODIFIED: 05/14/26
PROJECT NO: 122401	MODIFIED BY: PV

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PCD FILE NO. PPR-2423

INT1