

PEERLESS FARMS CONSTRUCTION DOCUMENTS 16975 FALCON HIGHWAY, PEYTON, CO SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., CITY OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO

DEVELOPER'S SIGNATURE BLOCK

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

NAME

DATE

ENGINEER'S SIGNATURE BLOCK

THESE DETAILED PLANS AND SPEFICATIONS 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 THE APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED PLANS AND SPECIFICATIONS

MITCHELL HESS, PE - KIMLEY-HORN AND ASSOCIATES, INC. DATE

EL PASO COUNTY REVIEW STATEMENT

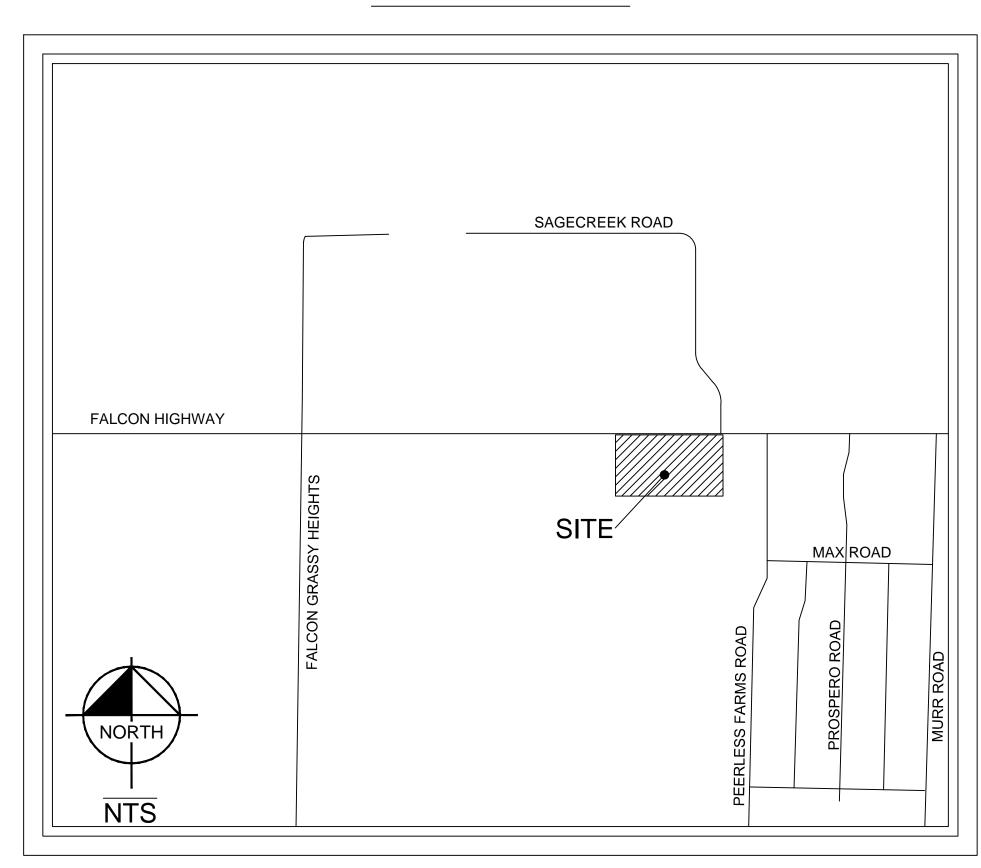
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN DIMENSIONS AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF 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 FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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

VICINITY MAP



| | Sheet List Table |
|--------------|-------------------------------|
| Sheet Number | Sheet Title |
| C2.0 | COVER SHEET |
| C2.1 | NOTES & DETAILS |
| C2.2 | PUBLIC ROADWAY PLAN & PROFILE |

| DESIGN DATA | SAGECREEK RD |
|---------------------------------------|--------------|
| ROAD CLASSIFICATION | LOCAL |
| DESIGN SPEED | 30 MPH |
| POSTED SPEED | 30 MPH |
| CLEAR ZONE | 7' |
| MINIMUM CL RADIUS OF CURVE | 300' |
| NUMBER OF THROUGH LANES | 2 |
| LANE WIDTH | 12' |
| RIGHT-OF-WAY | 60' |
| PAVED WIDTH | 28' |
| OUTSIDE SHOULDER WIDTH (PAVED/GRAVEL) | 4' (2'-2') |
| DESIGN VEHICLE | WB-50 |
| MINIMUM K-VALUE (CREST/SAG) | 19'/37' |
| MINIMUM VERTICAL GRADE | 0.5% |

Horn mley Y DESIGNED BY: MO DRAWN BY: JWM CHECKED BY: MOH DATE: 01/08/202 0 U S FARMS 'Y, COLORADC SHEET DOO' PEERLESS | - PASO COUNTY, COVER SH ONSTRUCTION D Ш \mathbf{C} PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION **Kimley**»Horn Kimley-Horn and Associates, Ind PROJECT NO.

196114000

DRAWING NAME

196114000_CV.dwg

C2.0

SF242



<u>ENGINEER:</u> KIMLEY-HORN AND ASSOCIATES, INC.

2 NORTH NEVADA AVENUE, SUITE 900

COLORADO SPRINGS, CO 80903

CONTÀCT: MITCHELL HESS, P.E.

CENTENNIAL LAND SURVEYING

COLORADO SPRINGS, CO 80918

CONTÀCT: MICHAEL J. MUIRHEID, PLS

TEL: (719) 453-0180

6465 LEHMAN DRIVE

TEL: (719) 492-6540

SURVEYOR:

Know what's below. Call before you dig.

CONTACTS:

OWNER: ROBERT S. AND WENDY K. WILLIAMS 16975 FALCON HIGHWAY PEYTON, CO 80831-7906 TEL: (404) 438-1874 CONTACT: ROBERT S. WILLIAMS

EL PASO COUNTY: EL PASO COUNTY

PCD DEPARTMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 PHONE: (719) 520-6300

PEERLESS FARMS - PCD FILE NO.: SP-21-7

| | ANDARD NOTES FOR EL PASO UNTY CONSTRUCTION PLANS | <u>STANI</u> COUN |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| 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. | 1. ALL THE (MUT 2. REMO |
| 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). | ACCO THE THE CONI EXIS 3. ANY APPI |
| 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: | 4. ALL KHA Re County have be most re plans. In |
| А. В. С. D. | EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM) CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION CDOT M & S STANDARDS | 7. LOCA 8"BL UPPI NOT MPH |
| 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. | 18"E OF 1 8. ALL PRIS 9. ALL 1.75 OTHE REGA |
| 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. | THEF PER SHAI CROS S-6 |
| 6. | CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION. | EPO |
| 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/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS. | COM COM 14. THE PERM (DPV |
| 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. | 1. ALL INFOR |
| 9. | ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD. | THAT THE LOCA |
| 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. | ACTU RESP WORK FULLY CONTI |
| 11. | ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS. | ALL U NO L BECAI |
| 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. | OR S SAME UTILIT CONT METH |
| 13. | SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA. | 2. IT IS UTILIT |
| 14. | CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS. | WITHIN WORK TO AL |
| 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, | 3. CONTI LOCA COMM |
| | FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION. | 4. CONS CONS |
| | | 5. THE CONS |
| | | 6. THE KIND, |
| | | 7. ALL I THE PASO |
| | | 8. CONTI FLAGO PUBLI |
| | | 9. AFTEF AS-B CONS |
| | | |

NDARD NOTES FOR EL PASO NTY SIGNING & STRIPING PLANS

- STING PAVEMENT MARKINGS.
- VELOPMENT.
- d notes. If the notes

- SMATIC GRADE SHEETING.
- CKNESS.
- 627-1.
- MPLETION OF SIGNING AND STRIPING.
- STING EL PASO COUNTY ROADWAY.
- HOD TO USE FOR SUCH WORK.

- STRUCTED TO SAME.
- , UNLESS SHOWN OTHERWISE.
- FFIC CONTROL.

SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

MOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE COMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT NDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER Y DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE

PROVED BY EL PASO COUNTY PLANNING AND COMMUNITY

SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE MAY REMAIN OR BE REUSED IF THEY NTY AND MUTCD STANDARDS. RY STOP SIGNS SHALL BE ON THE

E DISPOSED OF IN A PROPER MANNER

HALL HAVE "D" SERIES LETTERS, WITH CAL ROADWAY SIGNS BEING 4"UPPER-LOWER CASE LETTERING ON BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6"LETTERING, PER-LOWER CASE ON 12"BLANK, WITH A WHITE BORDER THAT IS RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 H OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 'BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 2

TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY

LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 5" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR HER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 GARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN. SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM

LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, D ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED ERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS ALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH OSSWALKS LINES SHALL BE 12" WIDE AND 8'LONG PER CDOT

LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS OXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL LUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY DITIONAL STRIPING AS REQUIRED BY CDOT S-627-1. CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND MMUNITY DEVELOPMENT (719) 520–6819 PRIOR TO AND UPON

CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY RMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS W) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN

NEERING CONSTRUCTION NOTES

EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE RMATION AVAILABLE TO THE ENGINEER AT THE TIME THE WINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY IFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE ATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE UAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS PONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY RK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE _Y RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE TRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED AUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF E. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A ITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE TACTED AND THEIR PERMISSION OBTAINED REGARDING THE

S THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS ITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES IIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING RK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

TRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER FOR THE ATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO MENCEMENT OF CONSTRUCTION (1-800-922-1987).

STRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE

CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED STRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN

PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO EL SO COUNTY SPECIFICATIONS AND STANDARDS. (LATEST EDITION)

TRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES GGERS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR LIC SAFETY IN ACCORDANCE WITH MUTCD CONSTRUCTION AREA

ER COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE BUILT DRAWINGS OF ALL IMPROVEMENTS INCLUDED IN THE CIVIL STRUCTION DRAWINGS TO THE OWNER AND ENGINEER OF RECORD.

GENERAL NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

ENGINEERING DEMOLITION NOTES

- 1. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS. CONTRACTOR SHALL BE AWARE OF AND TAKE PRECAUTION OF OVERHEAD POWER LINES WITHIN THE PROJECT AREA.
- 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 DESIGN OF THIS 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 AT A MINIMUM DEPTH OF 8" BELOW FINISH GRADE.

ENGINEERING SITE NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- TOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT NG GRADE AT ALL TIE IN LOCATIONS.)ee¥2023. verifv
 - TOR 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, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, 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 PAVING NOTES

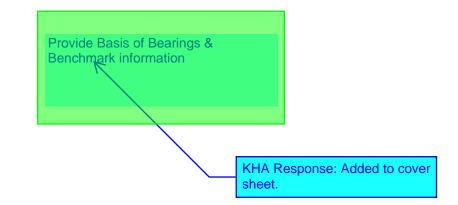
- 1. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- 2. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH onse: This is El Paso AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE v's standard detail. It also s UNLESS OTHERWISE INDICATED. max. 4:1 is in conformance with

ENGINEERING GRADING NOTES

- 1. CONTOURS ON SIDEWALKS AND PRIVATE/PUBLIC ROADWAYS ARE TO FINISH GRADE.
- 2. FOR GROUND TREATMENT OF ALL OPEN AREAS WITHIN THE PROJECT SITE, REFER TO LANDSCAPE PLANS.
- 3. 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.
- 4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND OR OTHER FINAL LANDSCAPE PLANTING IS WELL ESTABLISHED.

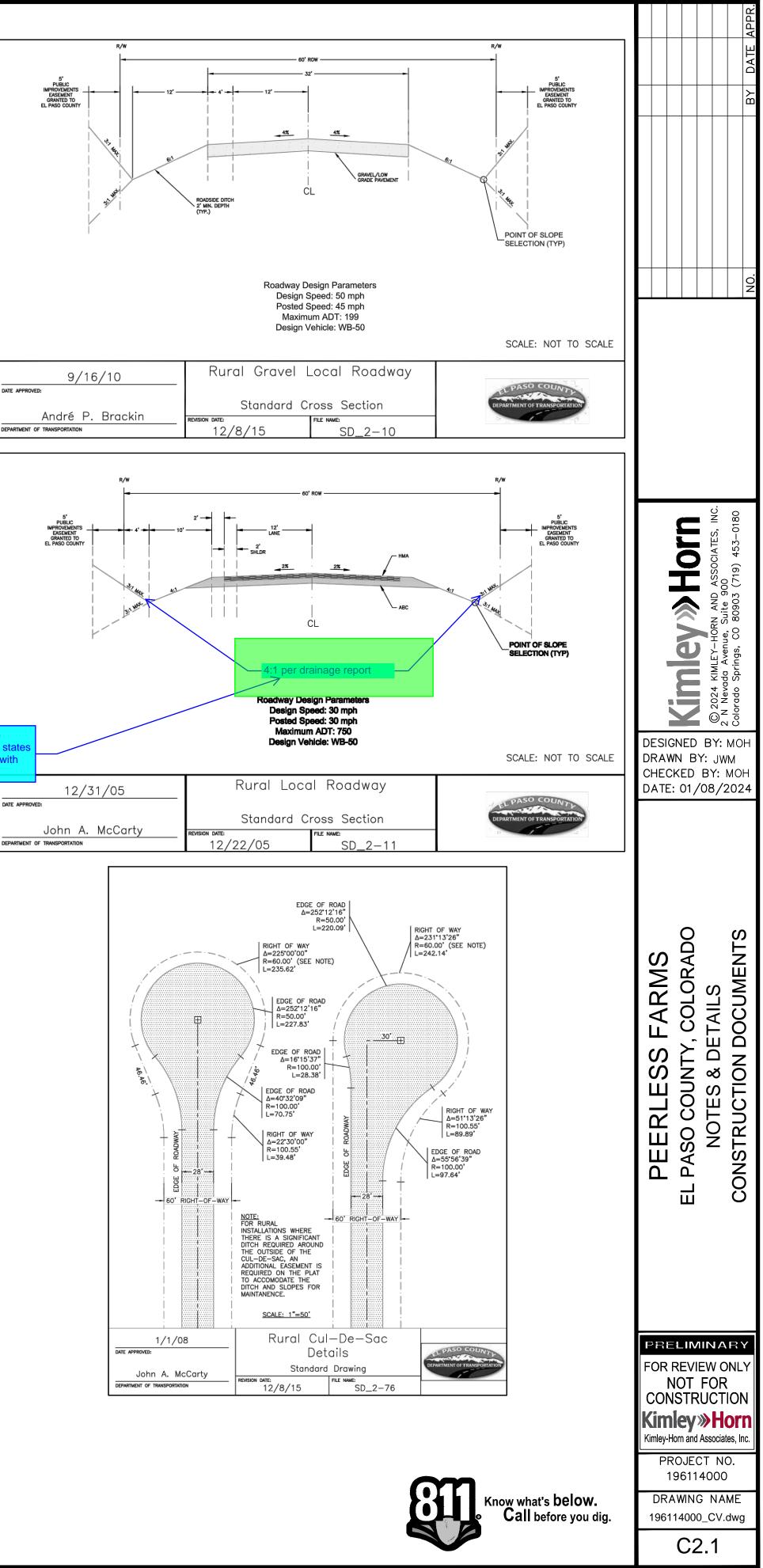
ENGINEERING DRAINAGE AND STORM WATER NOTES

- 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, AND ANY 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 TEMPORARY OR PERMANENT DEWATERING IS REQUIRED, THE CONTRACTOR SHALL
- OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER PRIOR TO EXCAVATION.
- 6. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR OBTAINING THE STATE STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES AT LEAST TEN BUSINESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.



DATE APPROVED:

DATE APPROVED



PEERLESS FARMS - PCD FILE NO.: SP-21-7

