

# LIBERTY TREE ACADEMY - PHASE 2 CONSTRUCTION DOCUMENTS

## TOWN OF PEYTON, EL PASO COUNTY FINAL DESIGN MARCH 2021



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### LAND USE SUMMARY

PARCEL AREA:	10.7 acres
PROJECT AREA (PHASE 1):	3.4 acres
PROJECT AREA (PHASE 2):	1.3 acres
BUILDING AREA (PHASE 1):	41,585 sf
BUILDING AREA (PHASE 2):	14,614 sf
FAR:	0.28

### CIVIL ENGINEER

MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200  
DENVER, CO. 80202  
PH: 303-572-0200  
FAX: 303-572-0202  
CONTACT: DAVE KLINE, P.E., PTOE  
DAVE\_KLINE@MATRIXDESIGNGROUP.COM

### LANDSCAPE ARCHITECT

MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200  
DENVER, CO. 80202  
PH: 303-572-0200  
FAX: 303-572-0202  
CONTACT: TERESA ROBERSON  
TERESA\_ROBERSON@MATRIXDESIGNGROUP.COM

### LEGAL DESCRIPTION:

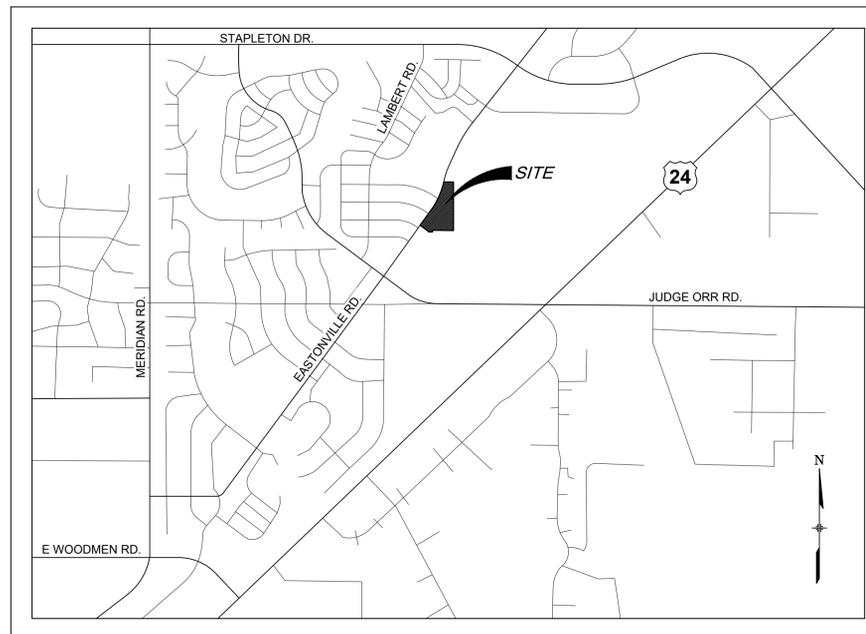
LOT 1178, WOODMEN HILLS FILING NO. 10  
COUNTY OF EL PASO  
STATE OF COLORADO

### BASIS OF BEARING:

BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE CENTRAL ZONE, BASED ON THE EAST LINE OF LOT 1178 OF THE PLAT OF WOODMEN HILLS FILING NO. 10 AS RECORDED ON JULY 13, 2001 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 201098618, MONUMENTED ON THE NORTH END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 38160" AND ON THE SOUTH END BY A FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 32822", AND BEARS SOUTH 00°24'21" EAST A DISTANCE OF 1116.46 FEET.

### BENCHMARK:

BENCHMARK IS DERIVED FROM AN ONLINE POSITIONING USER SERVICE PROVIDED BY THE NATIONAL GEODETIC SURVEY PERFORMED ON A SET #5 REBAR LOCATED ON THE EAST SIDE OF EASTONVILLE ROAD NEAR THE SOUTH PCR APPROXIMATELY 20 FEET SOUTH OF A SANITARY MANHOLE AND 12 FEET EAST OF A FIRE HYDRANT. THE ELEVATION DERIVED FROM THE STATIC SOLUTION IS 6960.52 U.S. SURVEY FEET (NAVD 88).



LOCATION MAP

SCALE: N.T.S.

### DESIGN ENGINEER'S STATEMENT:

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

  
DAVID KLINE, P.E., PTOE

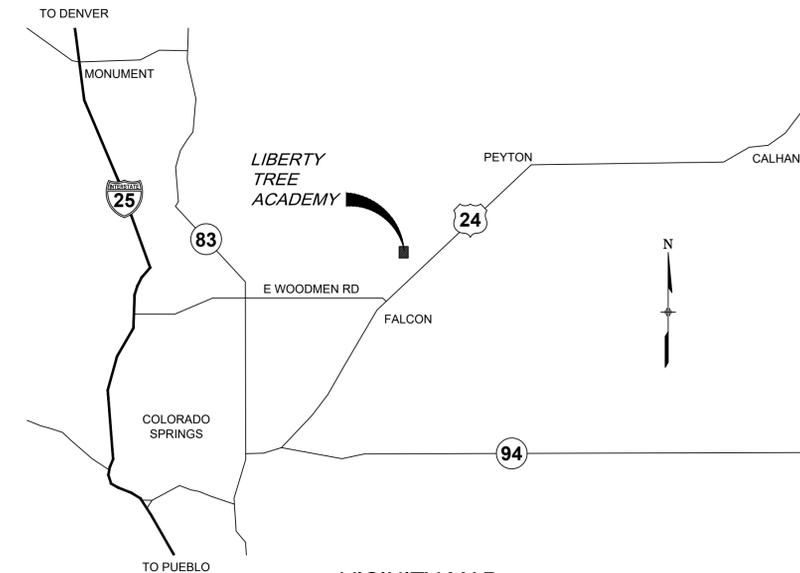
03/09/2021  
DATE

### OWNER/DEVELOPER'S STATEMENT:

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

  
LIBERTY TREE ACADEMY BUILDING CORPORATION

03/09/2021  
DATE



VICINITY MAP

SCALE: N.T.S.

### 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 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.

JENNIFER IRVINE, P.E.  
COUNTY ENGINEER / ECM ADMINISTRATOR

### APPROVED Engineering Department

04/06/2021 5:33:03 PM  
dsdnijkamp

EPC Planning & Community  
Development Department

### FALCON FIRE DEPARTMENT:

ACCORDING TO THE MODELED CALCULATIONS REVIEWED BY THE GOVERNING WATER DISTRICT AND/OR COLORADO REGISTERED CIVIL ENGINEER/DESIGNER, THE THEORETICAL AVAILABLE FIRE FLOW AT NODE \_\_\_\_\_ IS \_\_\_\_\_ GALLONS PER MINUTE UNDER MAXIMUM DAILY DEMAND CONDITIONS AT 20PSI RESIDUAL. THE ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS.

UPON DETAILED REVIEW OF THE AVAILABLE WATER SUPPLY, FIRE HYDRANT LOCATIONS AND HOSE LAY DISTANCES, THESE PLANS ARE HEREBY CONSIDERED APPROVED.

\_\_\_\_\_  
FIRE DEPARTMENT SIGNATURE

\_\_\_\_\_  
DATE

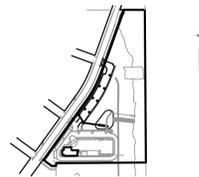
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DRAWINGS

No.	DATE	DESCRIPTION	BY
REVISIONS			

### COMPUTER FILE MANAGEMENT

FILE NAME: R:\20.995.002 (Liberty Tree Academy Additional Svcs)\Dwg\Sheets\CDs\TS01\_PH2.dwg  
CTB FILE: ---  
PLOT DATE: March 9, 2021 10:00:47 AM  
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



PREPARED FOR:  
**LIBERTY TREE  
ACADEMY**

PREPARED BY:  
**Matrix**  
Excellence by Design

SEAL  


FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 20.995.002

### LIBERTY TREE ACADEMY - PHASE 2

TOWN OF PEYTON, EL PASO COUNTY  
CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

### TITLE SHEET

DESIGNED BY: ACR SCALE: \_\_\_\_\_ DATE ISSUED: MARCH 2021 DRAWING No. \_\_\_\_\_  
DRAWN BY: ACR HORIZ. NA SHEET 1 OF 19 TS01  
CHECKED BY: DRK VERT. NA





**ABBREVIATIONS**

AD	ALGEBRAIC DIFFERENCE	LS	LANDSCAPING
ASSY	ASSEMBLY	LT	LEFT
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	LVC	LENGTH OF VERTICAL CURVE
APPROX	APPROXIMATE OR APPROXIMATELY	MAX	MAXIMUM
AVE	AVENUE	MFGR	MANUFACTURER
BOC	BACK OF CURB	MH	MANHOLE
Ø OR B/L	BASELINE	MID	MIDDLE OR MIDPOINT
BLVD	BOULEVARD	MIN	MINIMUM
BVCE	BEGINNING OF VERTICAL CURVE ELEVATION	MJ	MECHANICAL JOINT
BVCS	BEGINNING OF VERTICAL CURVE STATION	MSL	MEAN SEA LEVEL
C&G	CURB AND GUTTER	NIC	NOT IN CONTRACT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	NO OR #	NUMBER
CI	CAST IRON	NOM	NOMINAL
CEN	CENTER	NTS	NOT TO SCALE
¢ OR C/L	CENTERLINE	OC	ON CENTER
CLR	CLEAR	PR OR PROP	PROPOSED
CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVATURE
CO	CLEANOUT	PCC	POINT OF COMPOUND CURVE
CONC	CONCRETE	PCR	POINT OF CURB RETURN
CONST	CONSTRUCTION	PE	PLAIN END
CONT	CONTINUOUS	PGL	PROFILE GRADE LINE
DIA OR Ø	DIAMETER	¢ OR P/L	PROPERTY LINE
DN	DOWN	PRC	POINT OF REVERSE CURVE
DWG	DRAWING	PT	POINT OF TANGENCY
EA	EACH	PVC	POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE
EGL	ENERGY GRADE LINE	PVI	POINT OF VERTICAL INTERSECTION
ELEV OR EL	ELEVATION	PVMT	PAVEMENT
ELL	ELBOW	PVT	POINT OF VERTICAL TANGENT
EOP	EDGE OF PAVEMENT	R OR RAD	RADIUS
ESMT	EASEMENT	RCP	REINFORCED CONCRETE PIPE
EVCE	END OF VERTICAL CURVE ELEVATION	RED	REDUCER
EVCS	END OF VERTICAL CURVE STATION	REF	REFERENCE
EW	EACH WAY	REINF	REINFORCING
EX. OR EXIST	EXISTING	REQ	REQUIRED
FES	FLARED END SECTION	REV	REVISION
FIN	FINISHED	ROW	RIGHT-OF-WAY
┌ OR F/L	FLOWLINE	RT	RIGHT
FLG	FLANGE	SCH	SCHEDULE
FT	FOOT/FEET	SD OR STM	STORM SEWER
FRP	FIBERGLASS REINFORCED PIPE	SQ	SQUARE
FUT	FUTURE	ST	STREET
GAL	GALLON	STA	STATION
GALV	GALVANIZED	STD	STANDARD
GAU	GAUGE (MATERIAL)	STL	STEEL
GV	GATE VALVE	SS OR SAN	SANITARY SEWER
GW	GROUNDWATER	SWK	SIDEWALK
HBP	HOT BITUMINOUS PAVEMENT	TAN	TANGENT
HCL	HORIZONTAL CONTROL LINE	TB	THRUST BLOCK
HGL	HYDRAULIC GRADE LINE	THD	THREADED
HP	HIGH POINT	THK	THICKNESS
HORIZ	HORIZONTAL	TL	TRUE LENGTH
HCL	HORIZONTAL CONTROL LINE	TS	TRUE SLOPE
HR	HOUR	TYP	TYPICAL
INV	INVERT	UG	UNDERGROUND
K	VERTICAL CURVE FACTOR	UTIL	UTILITY
LBS	POUNDS	VC	VERTICAL CURVE
LF	LINEAR FEET	VERT	VERTICAL
LP	LOW POINT	W	WIDTH
		w/	WITH

**PROPOSED LEGEND**

	PROPOSED CENTERLINE		PROPOSED STORM DRAIN AND F.E.S.
	PROPOSED RIGHT OF WAY		PROPOSED STORM INLET
	PROPOSED EASEMENT		PROPOSED SIGN
	PROPOSED CONTOUR		PROPOSED LIGHT STANDARD
	ENERGY GRADE LINE		PROPOSED CURB & GUTTER
	HYDRAULIC GRADE LINE		PROPOSED FENCE
	PROPOSED SLOPE OR DRAINAGE FLOW		PROPOSED FIRE HYDRANT

**EXISTING LEGEND**

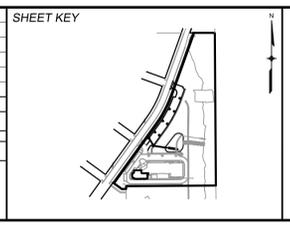
	EXISTING PROPERTY LINE		EXISTING MANHOLE
	EXISTING RIGHT OF WAY		EXISTING POWER POLE
	EXISTING LOT LINE		EXISTING POWER POLE W/GUY WIRE
	EXISTING EASEMENT		EXISTING GATE VALVE
	EXISTING EDGE OF PAVEMENT		EXISTING STORM INLET
	EXISTING CURB AND GUTTER		EXISTING SIGN
	EXISTING CONCRETE		EXISTING DECIDUOUS TREE
	EXISTING FENCE		EXISTING CONIFEROUS TREE
	EXISTING RETAINING WALL		EXISTING LIGHT STANDARD
	EXISTING WATERLINE HYDRANT AND PLUG		
	EXISTING SANITARY SEWER		
	EXISTING STORM DRAIN AND F.E.S.		
	EXISTING ELECTRIC LINE		
	EXISTING GAS LINE		
	EXISTING FIBER LINE		
	EXISTING TELEPHONE LINE		
	EXISTING DRAINAGE		
	EXISTING CONTOUR MAJOR		
	EXISTING CONTOUR MINOR		

**MATERIALS LEGEND**

	CONCRETE
	RECOMPACTED SUBGRADE
	HOT BITUMINOUS PAVEMENT (ASPHALT)

EPC 4/6/2021

REFERENCE DRAWINGS			
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REVISIONS			
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PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix**  
Excellence by Design

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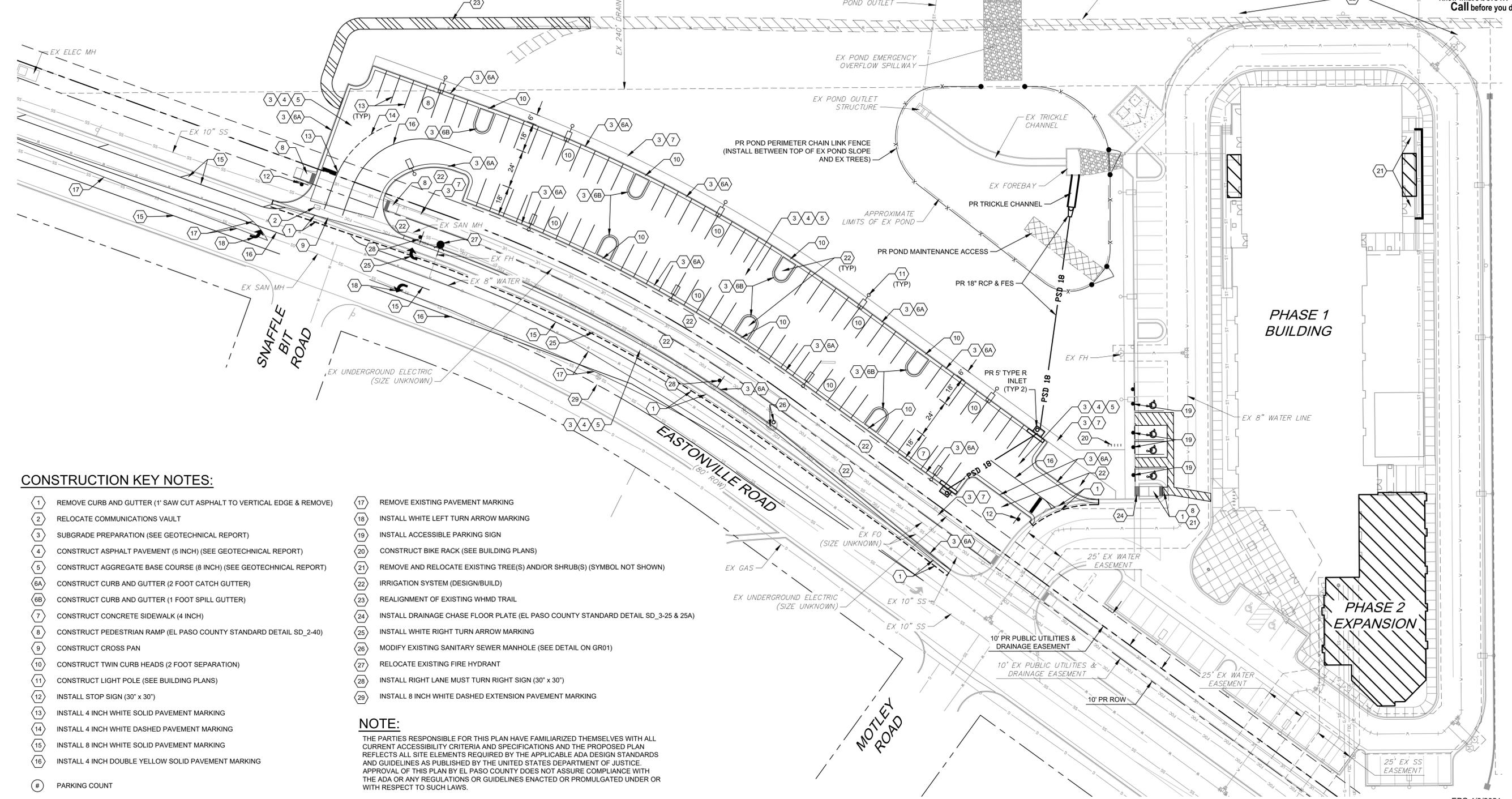
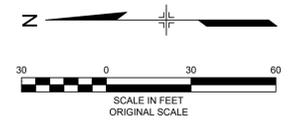
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 20.995.002

**LIBERTY TREE ACADEMY - PHASE 2**

TOWN OF PEYTON, EL PASO COUNTY  
CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

**LEGEND & ABBREVIATIONS**

DESIGNED BY:	ACR	SCALE:	DATE ISSUED:	MARCH 2021	DRAWING No.
DRAWN BY:	ACR	HORIZ. NA	SHEET	3 OF 19	LA01
CHECKED BY:	DRK	VERT. NA			

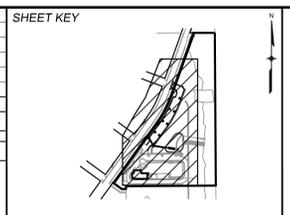


CONSTRUCTION KEY NOTES:

- 1 REMOVE CURB AND GUTTER (1" SAW CUT ASPHALT TO VERTICAL EDGE & REMOVE)
- 2 RELOCATE COMMUNICATIONS VAULT
- 3 SUBGRADE PREPARATION (SEE GEOTECHNICAL REPORT)
- 4 CONSTRUCT ASPHALT PAVEMENT (5 INCH) (SEE GEOTECHNICAL REPORT)
- 5 CONSTRUCT AGGREGATE BASE COURSE (8 INCH) (SEE GEOTECHNICAL REPORT)
- 6A CONSTRUCT CURB AND GUTTER (2 FOOT CATCH GUTTER)
- 6B CONSTRUCT CURB AND GUTTER (1 FOOT SPILL GUTTER)
- 7 CONSTRUCT CONCRETE SIDEWALK (4 INCH)
- 8 CONSTRUCT PEDESTRIAN RAMP (EL PASO COUNTY STANDARD DETAIL SD\_2-40)
- 9 CONSTRUCT CROSS PAN
- 10 CONSTRUCT TWIN CURB HEADS (2 FOOT SEPARATION)
- 11 CONSTRUCT LIGHT POLE (SEE BUILDING PLANS)
- 12 INSTALL STOP SIGN (30" x 30")
- 13 INSTALL 4 INCH WHITE SOLID PAVEMENT MARKING
- 14 INSTALL 4 INCH WHITE DASHED PAVEMENT MARKING
- 15 INSTALL 8 INCH WHITE SOLID PAVEMENT MARKING
- 16 INSTALL 4 INCH DOUBLE YELLOW SOLID PAVEMENT MARKING
- # PARKING COUNT
- 17 REMOVE EXISTING PAVEMENT MARKING
- 18 INSTALL WHITE LEFT TURN ARROW MARKING
- 19 INSTALL ACCESSIBLE PARKING SIGN
- 20 CONSTRUCT BIKE RACK (SEE BUILDING PLANS)
- 21 REMOVE AND RELOCATE EXISTING TREE(S) AND/OR SHRUB(S) (SYMBOL NOT SHOWN)
- 22 IRRIGATION SYSTEM (DESIGN/BUILD)
- 23 REALIGNMENT OF EXISTING WHMD TRAIL
- 24 INSTALL DRAINAGE CHASE FLOOR PLATE (EL PASO COUNTY STANDARD DETAIL SD\_3-25 & 25A)
- 25 INSTALL WHITE RIGHT TURN ARROW MARKING
- 26 MODIFY EXISTING SANITARY SEWER MANHOLE (SEE DETAIL ON GR01)
- 27 RELOCATE EXISTING FIRE HYDRANT
- 28 INSTALL RIGHT LANE MUST TURN RIGHT SIGN (30" x 30")
- 29 INSTALL 8 INCH WHITE DASHED EXTENSION PAVEMENT MARKING

**NOTE:**  
 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.

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PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix**  
 Excellence by Design

SEAL

FOR AND ON BEHALF OF  
 MATRIX DESIGN GROUP, INC.  
 PROJECT No. 20.995.002

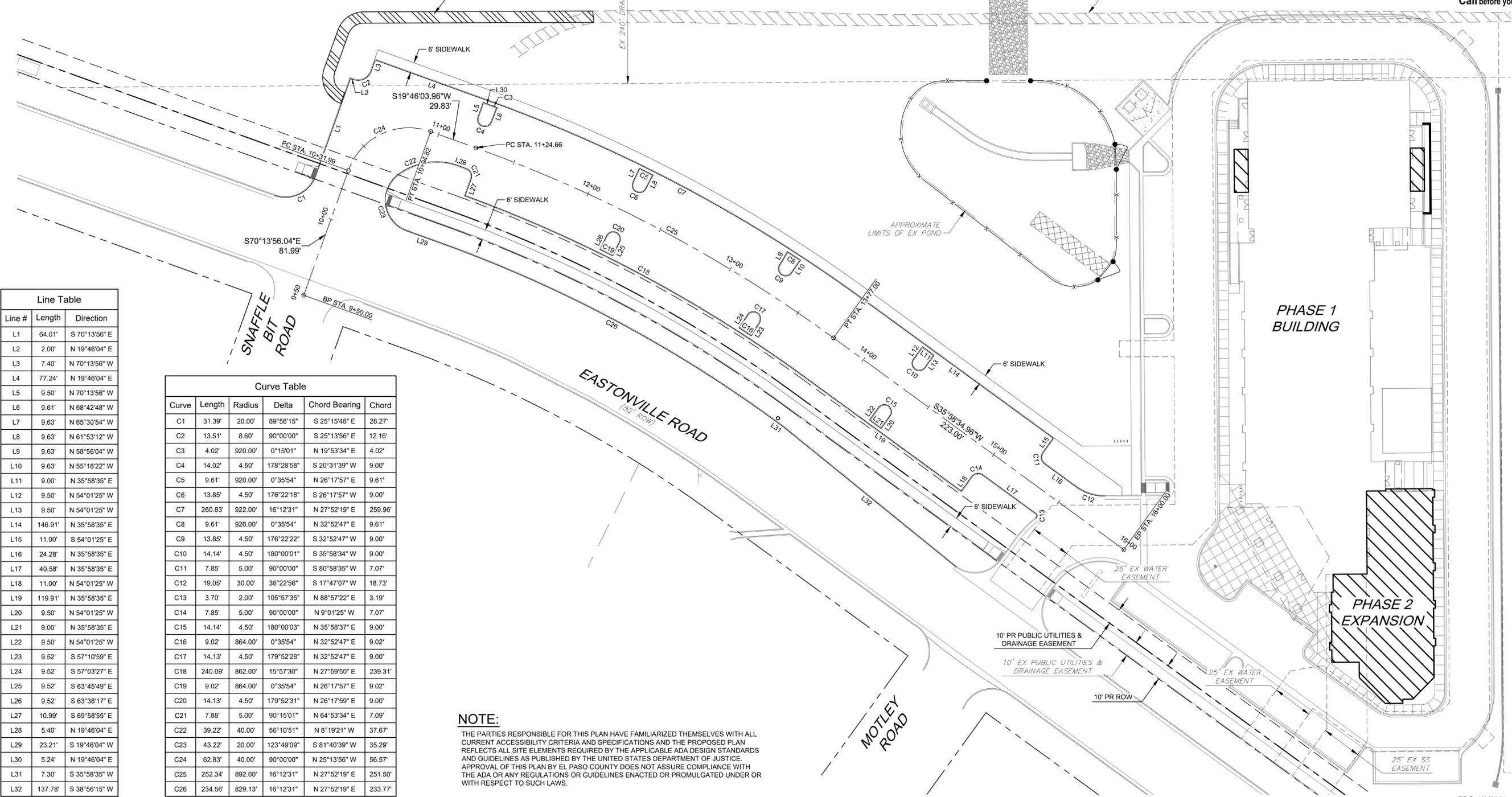
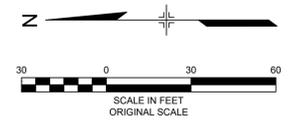
**LIBERTY TREE ACADEMY - PHASE 2**

TOWN OF PEYTON, EL PASO COUNTY  
 CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

**SITE PLAN**

DESIGNED BY:	ACR	SCALE:	DATE ISSUED:	MARCH 2021	DRAWING No.
DRAWN BY:	ACR	HORIZ. 1" = 30'	SHEET	4 OF 19	SP01
CHECKED BY:	DRK	VERT. NA			

EPC 4/6/2021

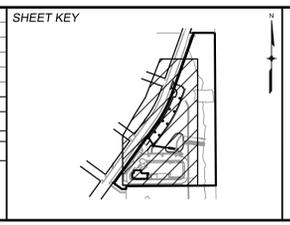


Line #	Length	Direction
L1	64.01'	S 70°13'56" E
L2	2.00'	N 19°46'04" E
L3	7.40'	N 70°13'56" W
L4	77.24'	N 19°46'04" E
L5	9.50'	N 70°13'56" W
L6	9.61'	N 68°42'48" W
L7	9.63'	N 65°30'54" W
L8	9.63'	N 61°53'12" W
L9	9.63'	N 58°56'04" W
L10	9.63'	N 55°18'22" W
L11	9.00'	N 35°58'35" E
L12	9.50'	N 54°01'25" W
L13	9.50'	N 54°01'25" W
L14	146.91'	N 35°58'35" E
L15	11.00'	S 54°01'25" E
L16	24.28'	N 35°58'35" E
L17	40.58'	N 35°58'35" E
L18	11.00'	N 54°01'25" W
L19	119.91'	N 35°58'35" E
L20	9.50'	N 54°01'25" W
L21	9.00'	N 35°58'35" E
L22	9.50'	N 54°01'25" W
L23	9.52'	S 57°10'59" E
L24	9.52'	S 57°03'27" E
L25	9.52'	S 63°45'49" E
L26	9.52'	S 63°38'17" E
L27	10.99'	S 69°58'55" E
L28	5.40'	N 19°46'04" W
L29	23.21'	S 19°46'04" W
L30	5.24'	N 19°46'04" E
L31	7.30'	S 35°58'35" W
L32	137.78'	S 38°56'15" W

Curve	Length	Radius	Delta	Chord Bearing	Chord
C1	31.39'	20.00'	89°56'15"	S 25°15'48" E	28.27'
C2	13.51'	8.60'	90°00'00"	S 25°13'56" E	12.16'
C3	4.02'	920.00'	0°15'01"	N 19°53'34" E	4.02'
C4	14.02'	4.50'	178°28'58"	S 20°31'39" W	9.00'
C5	9.61'	920.00'	0°35'54"	N 26°17'57" E	9.61'
C6	13.85'	4.50'	176°22'18"	S 26°17'57" W	9.00'
C7	260.83'	922.00'	16°12'31"	N 27°52'19" E	259.96'
C8	9.61'	920.00'	0°35'54"	N 32°52'47" E	9.61'
C9	13.85'	4.50'	176°22'22"	S 32°52'47" W	9.00'
C10	14.14'	4.50'	180°00'01"	S 35°58'34" W	9.00'
C11	7.85'	5.00'	90°00'00"	S 80°58'35" W	7.07'
C12	19.05'	30.00'	36°22'56"	S 17°47'07" W	18.73'
C13	3.70'	2.00'	105°57'35"	N 88°57'22" E	3.19'
C14	7.85'	5.00'	90°00'00"	N 9°01'25" W	7.07'
C15	14.14'	4.50'	180°00'03"	N 35°58'37" E	9.00'
C16	9.02'	864.00'	0°35'54"	N 32°52'47" E	9.02'
C17	14.13'	4.50'	179°52'28"	N 32°52'47" E	9.00'
C18	240.09'	862.00'	15°57'30"	N 27°59'50" E	239.31'
C19	9.02'	864.00'	0°35'54"	N 26°17'57" E	9.02'
C20	14.13'	4.50'	179°52'31"	N 26°17'59" E	9.00'
C21	7.88'	5.00'	90°15'01"	N 64°53'34" E	7.09'
C22	39.22'	40.00'	56°10'51"	N 8°19'21" W	37.67'
C23	43.22'	20.00'	123°49'09"	S 81°40'39" W	35.29'
C24	62.83'	40.00'	90°00'00"	N 25°13'56" W	56.57'
C25	252.34'	892.00'	16°12'31"	N 27°52'19" E	251.50'
C26	234.56'	829.13'	16°12'31"	N 27°52'19" E	233.77'

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PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix**  
 Excellence by Design

SEAL

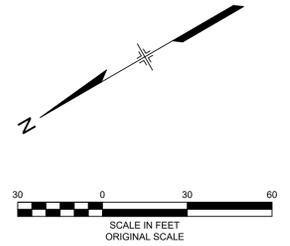
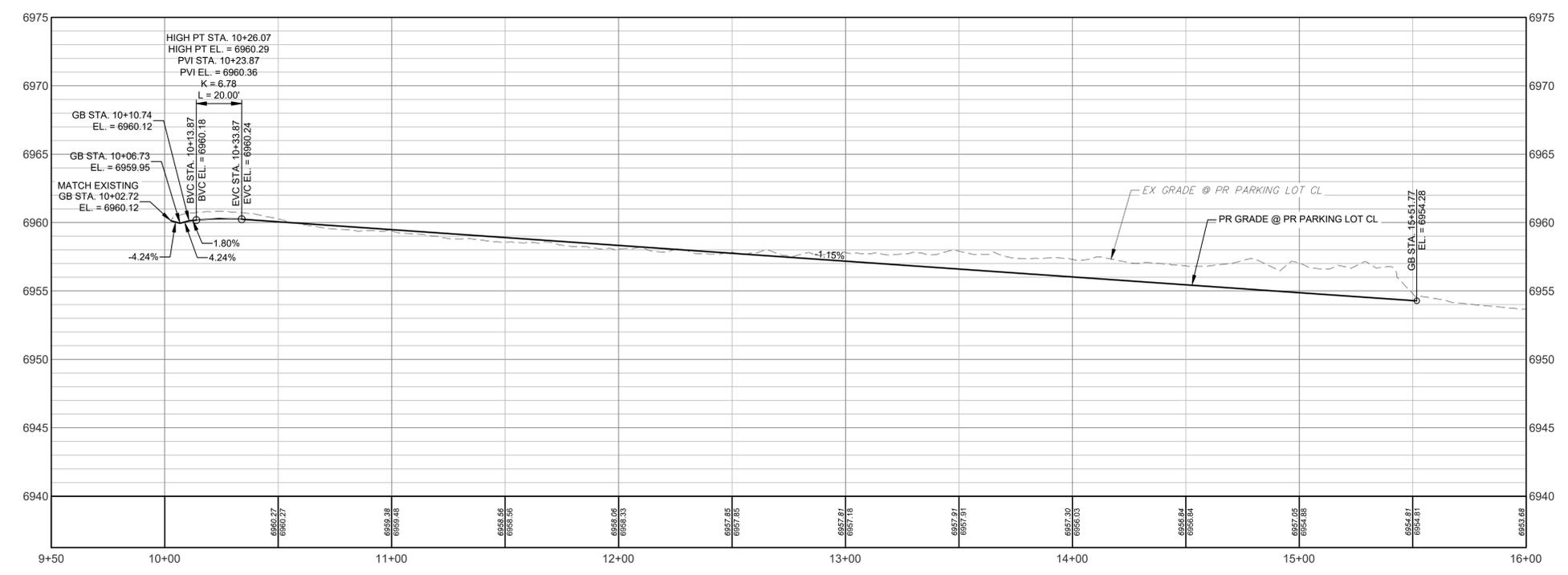
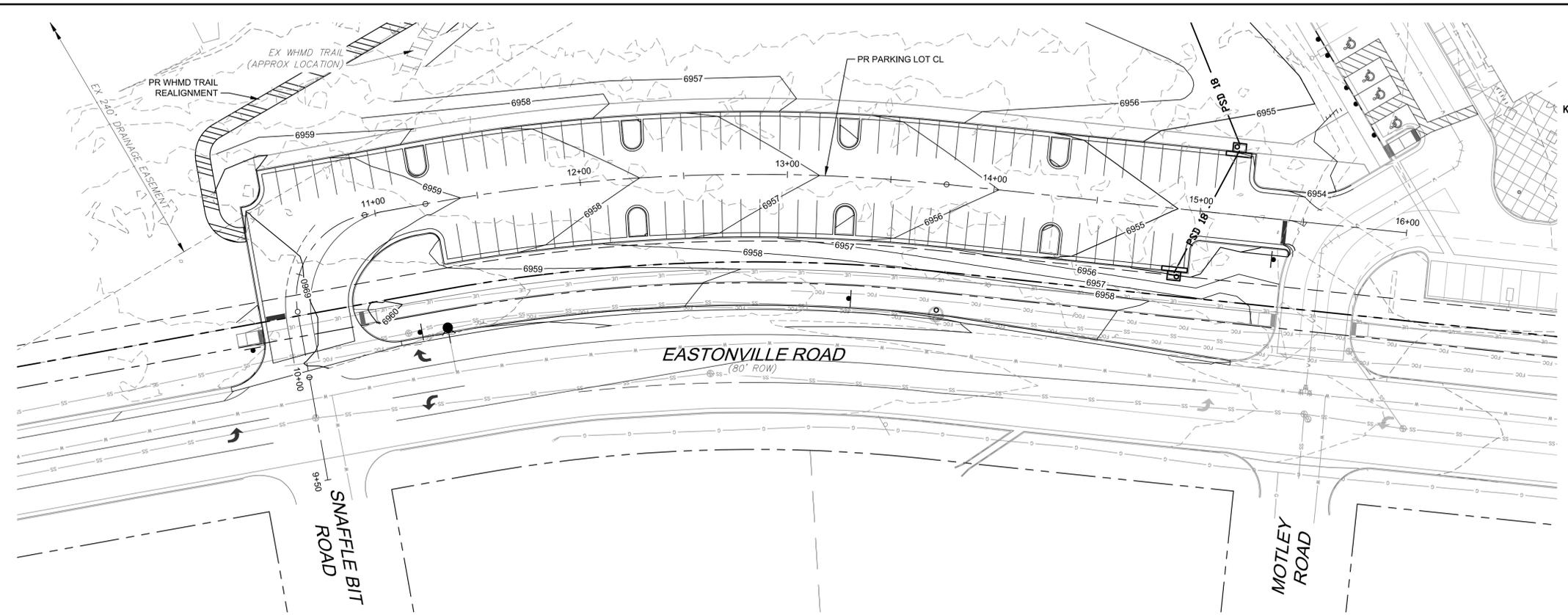
FOR AND ON BEHALF OF  
 MATRIX DESIGN GROUP, INC.  
 PROJECT No. 20.995.002

**LIBERTY TREE ACADEMY - PHASE 2**

TOWN OF PEYTON, EL PASO COUNTY  
 CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

**HORIZONTAL CONTROL PLAN**

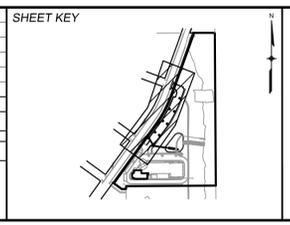
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DRAWN BY:	ACR	HORIZ. 1" = 30'	SHEET	5 OF 19	HC01
CHECKED BY:	DRK	VERT. NA			



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X:995.002-EX-BASE  
X:995.002-EX-BASE\_PH-1  
X:995.002-EX-MAP

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PLOT DATE: 3/9/2021 11:45 AM			
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PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix**  
Excellence by Design

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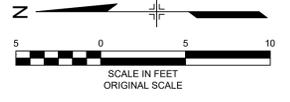
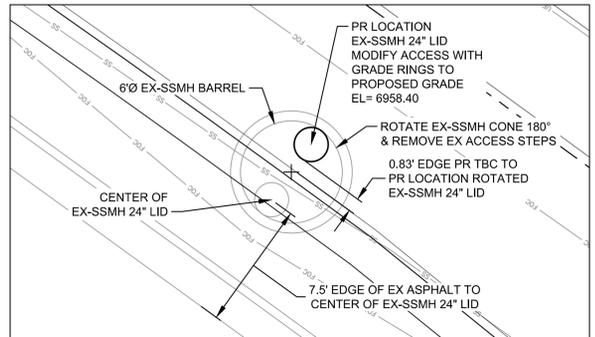
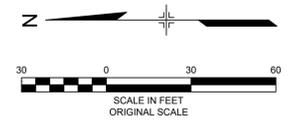
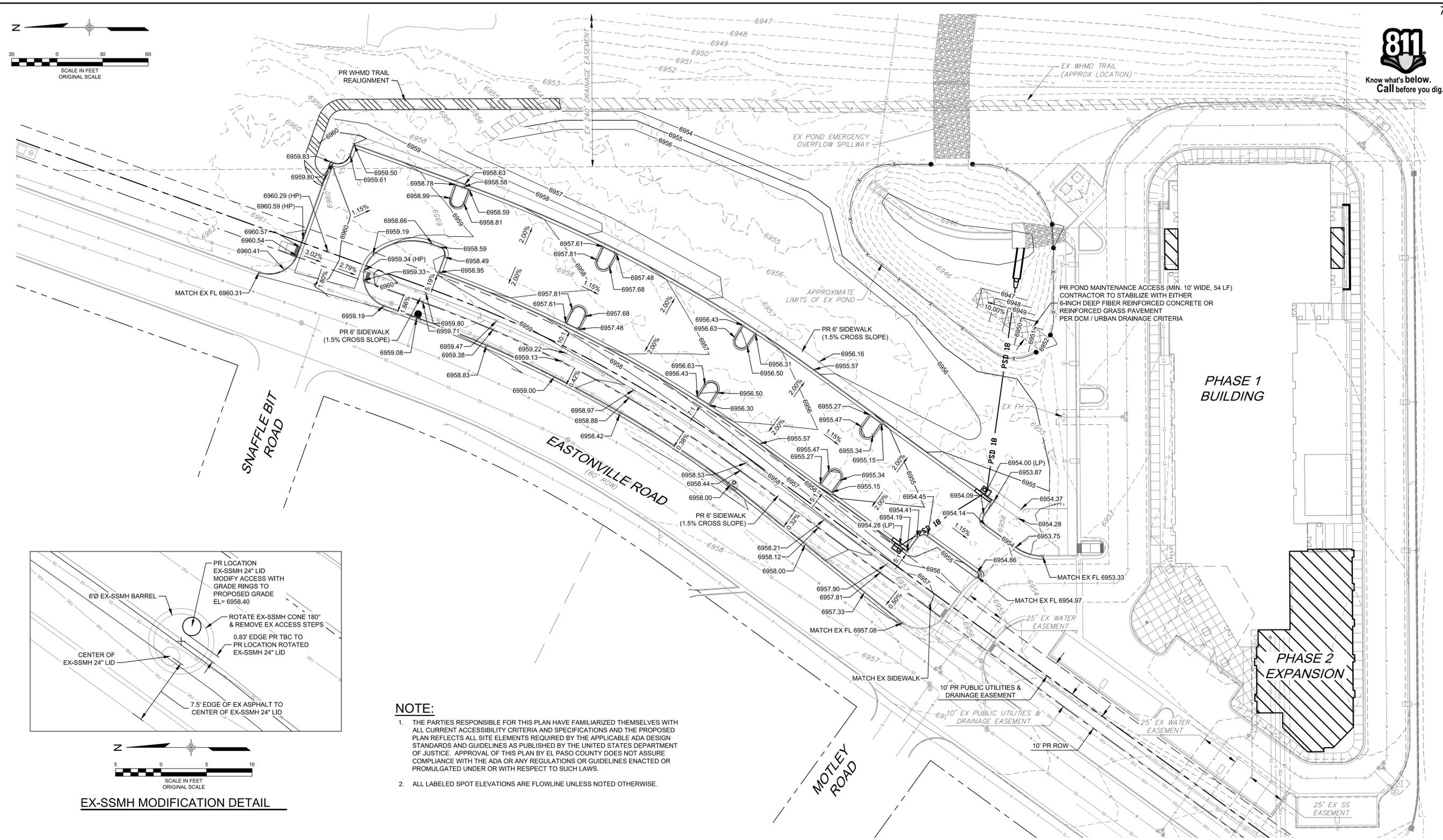
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TOWN OF PEYTON, EL PASO COUNTY  
CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

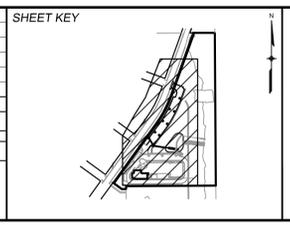
**PARKING LOT PLAN & PROFILE**

DESIGNED BY: ACR	SCALE: HORIZ. 1" = 30'	DATE ISSUED: MARCH 2021	DRAWING No.
DRAWN BY: ACR	VERT. 1" = 5'	SHEET: 6 OF 19	PP01
CHECKED BY: DRK			



- NOTE:**
- 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.
  - ALL LABELED SPOT ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE.

REFERENCE DRAWINGS			
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PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix**  
Excellence by Design

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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 20.995.002

**LIBERTY TREE ACADEMY - PHASE 2**

TOWN OF PEYTON, EL PASO COUNTY  
CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

**GRADING PLAN**

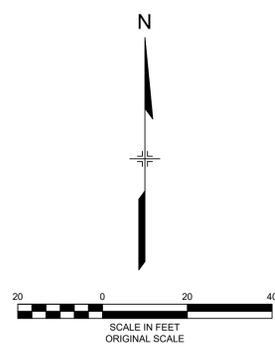
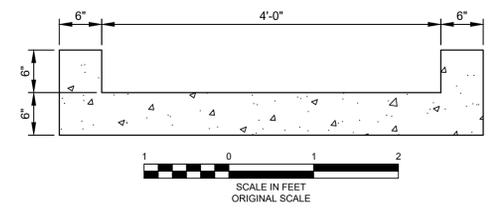
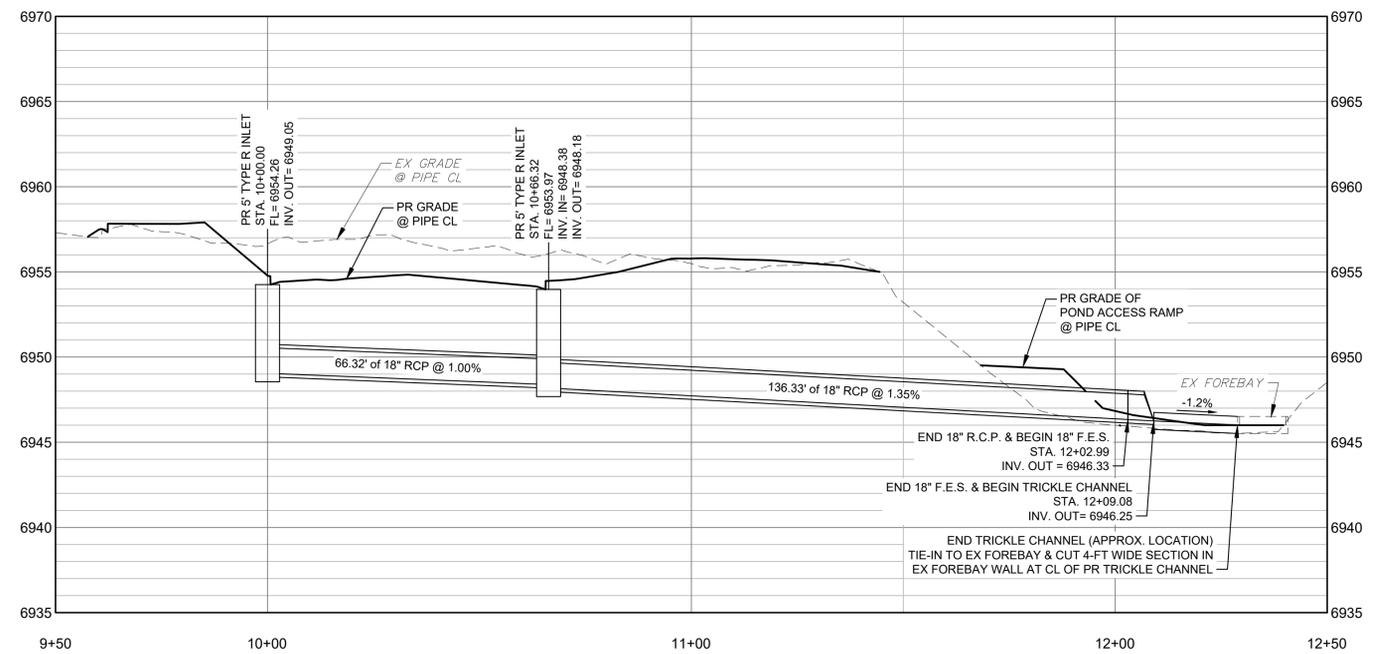
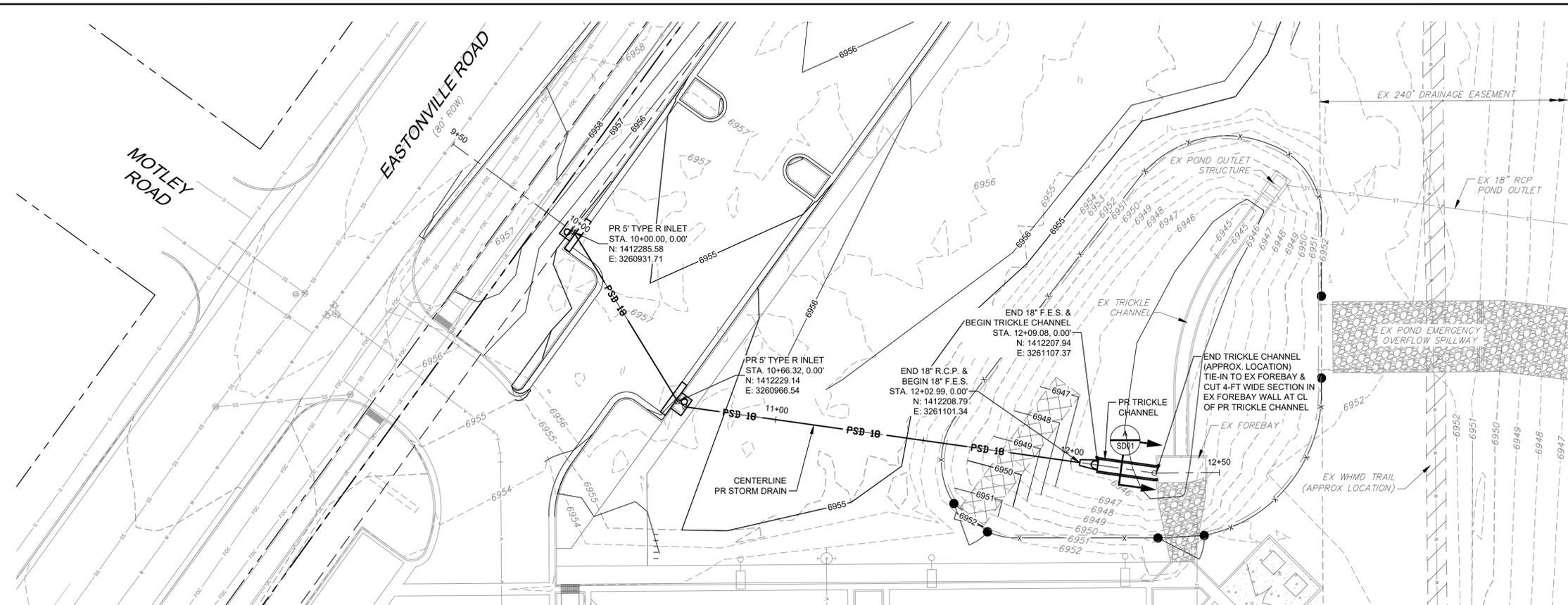
DESIGNED BY: ACR  
DRAWN BY: ACR  
CHECKED BY: DRK

SCALE: HORIZ. 1" = 30'  
VERT. NA

DATE ISSUED: MARCH 2021  
SHEET: 7 OF 19

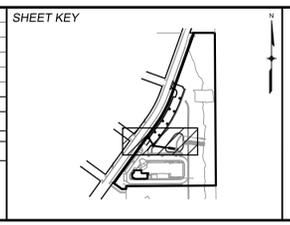
DRAWING No. GR01

EPC 4/6/2021



EPC 4/6/2021

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PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix**  
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**LIBERTY TREE ACADEMY - PHASE 2**

TOWN OF PEYTON, EL PASO COUNTY  
CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

**STORM DRAIN PLAN & PROFILE**

DESIGNED BY: ACR	SCALE: HORIZ. 1" = 20'	DATE ISSUED: MARCH 2021	DRAWING No. SD01
DRAWN BY: ACR	VERT. 1" = 5'	SHEET 8 OF 19	
CHECKED BY: DRK			

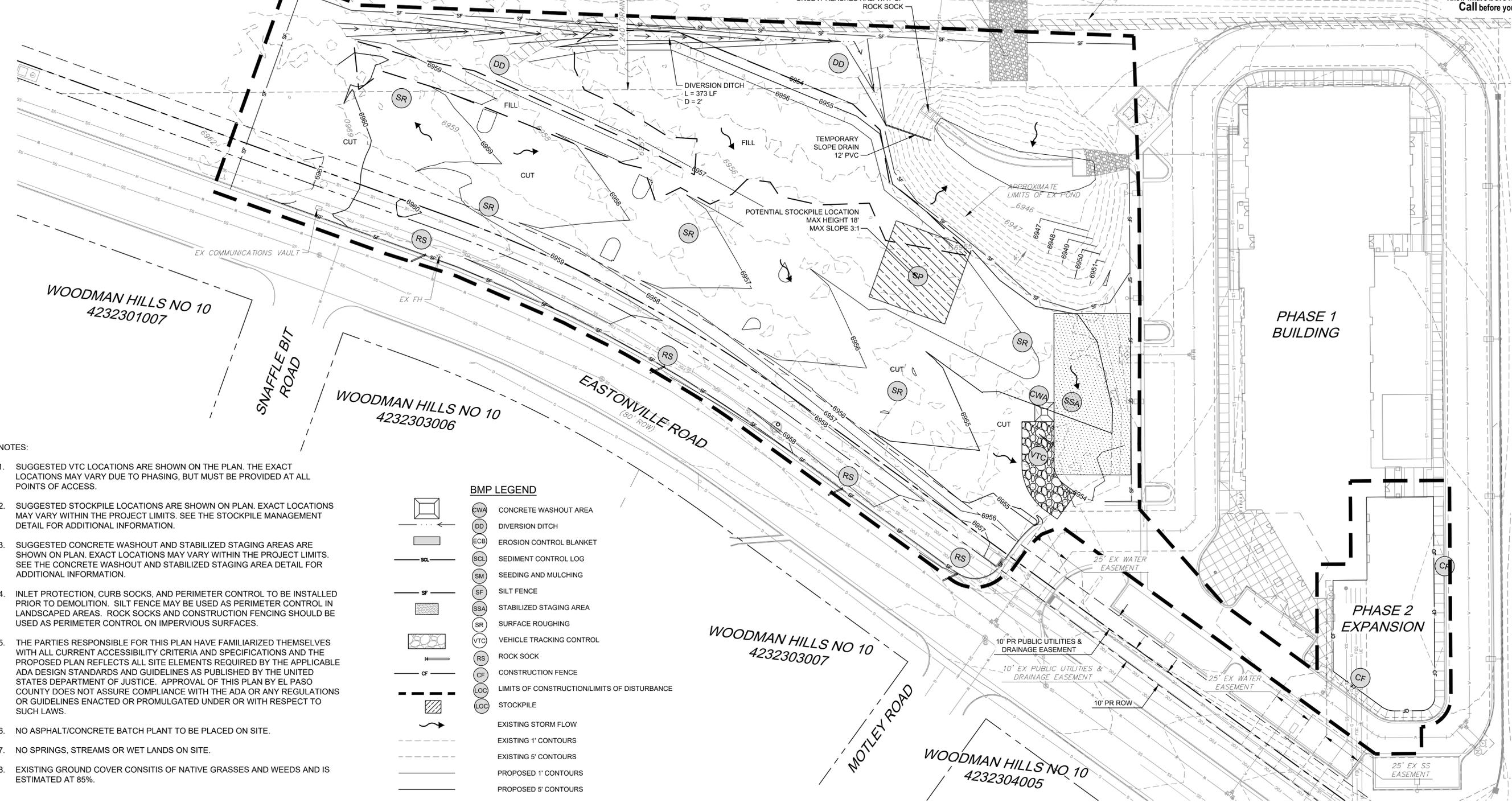
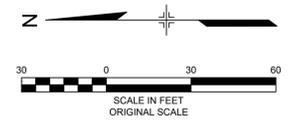


**STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:**

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 FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS 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 PLANT 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 MEASURES 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 LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
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 WASHOUTS 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 ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER 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 II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE 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 EARTH ENGINEERING CONSULTANTS, LLC ON APRIL 12, 2018, 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  
ATTN: PERMITS UNIT

EPC 4/6/2021

<p>REFERENCE DRAWINGS</p> <p>X:995.002.MDQ22x34</p>				<p>SHEET KEY</p>	<p>PREPARED FOR:</p> <p><b>LIBERTY TREE ACADEMY</b></p> <p>PREPARED BY:</p> <p><b>Matrix</b> Excellence by Design</p>	<p>SEAL</p>	<p><b>LIBERTY TREE ACADEMY - PHASE 2</b></p> <p>TOWN OF PEYTON, EL PASO COUNTY CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018</p> <p><b>EROSION CONTROL GENERAL NOTES</b></p>	<p>DESIGNED BY: ACR    SCALE:    DATE ISSUED: MARCH 2021</p> <p>DRAWN BY: ACR    HORIZ: NA    SHEET: 9 OF 19</p> <p>CHECKED BY: DRK    VERT: NA</p> <p>PROJECT No. 20.995.002</p>																								
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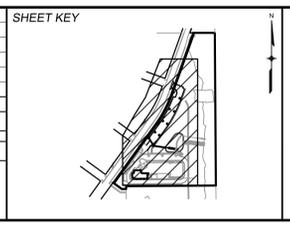


- NOTES:
- SUGGESTED VTC LOCATIONS ARE SHOWN ON THE PLAN. THE EXACT LOCATIONS MAY VARY DUE TO PHASING, BUT MUST BE PROVIDED AT ALL POINTS OF ACCESS.
  - SUGGESTED STOCKPILE LOCATIONS ARE SHOWN ON PLAN. EXACT LOCATIONS MAY VARY WITHIN THE PROJECT LIMITS. SEE THE STOCKPILE MANAGEMENT DETAIL FOR ADDITIONAL INFORMATION.
  - SUGGESTED CONCRETE WASHOUT AND STABILIZED STAGING AREAS ARE SHOWN ON PLAN. EXACT LOCATIONS MAY VARY WITHIN THE PROJECT LIMITS. SEE THE CONCRETE WASHOUT AND STABILIZED STAGING AREA DETAIL FOR ADDITIONAL INFORMATION.
  - INLET PROTECTION, CURB SOCKS, AND PERIMETER CONTROL TO BE INSTALLED PRIOR TO DEMOLITION. SILT FENCE MAY BE USED AS PERIMETER CONTROL IN LANDSCAPED AREAS. ROCK SOCKS AND CONSTRUCTION FENCING SHOULD BE USED AS PERIMETER CONTROL ON IMPERVIOUS SURFACES.
  - 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.
  - NO ASPHALT/CONCRETE BATCH PLANT TO BE PLACED ON SITE.
  - NO SPRINGS, STREAMS OR WET LANDS ON SITE.
  - EXISTING GROUND COVER CONSISTS OF NATIVE GRASSES AND WEEDS AND IS ESTIMATED AT 85%.

**BMP LEGEND**

	CWA	CONCRETE WASHOUT AREA
	DD	DIVERSION DITCH
	ECB	EROSION CONTROL BLANKET
	SCL	SEDIMENT CONTROL LOG
	SM	SEEDING AND MULCHING
	SF	SILT FENCE
	SSA	STABILIZED STAGING AREA
	SR	SURFACE ROUGHING
	VTC	VEHICLE TRACKING CONTROL
	RS	ROCK SOCK
	CF	CONSTRUCTION FENCE
	LOC	LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE
	LOC	STOCKPILE
		EXISTING STORM FLOW
		EXISTING 1' CONTOURS
		EXISTING 5' CONTOURS
		PROPOSED 1' CONTOURS
		PROPOSED 5' CONTOURS

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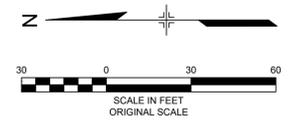
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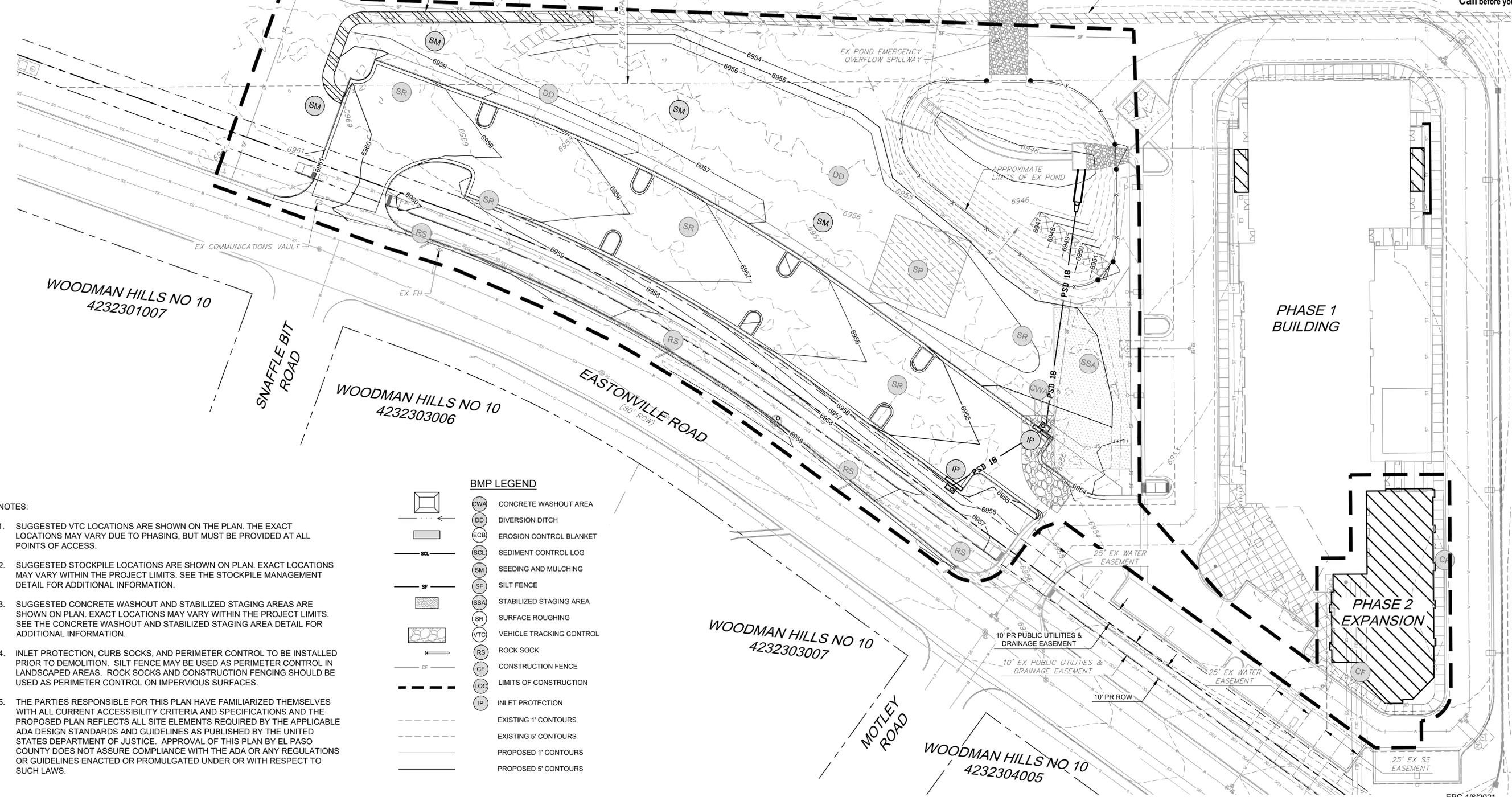
**INITIAL EROSION CONTROL PLAN**

DESIGNED BY: ACR	SCALE: 1" = 30'	DATE ISSUED: MARCH 2021	DRAWING No. EC01
DRAWN BY: ACR	HORIZ: NA	10 OF 19	
CHECKED BY: DRK	VERT: NA		

EPC 4/6/2021



SCALE IN FEET  
ORIGINAL SCALE

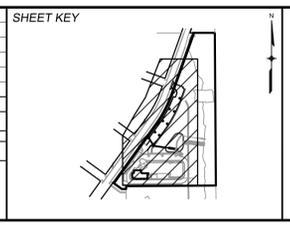


- NOTES:
1. SUGGESTED VTC LOCATIONS ARE SHOWN ON THE PLAN. THE EXACT LOCATIONS MAY VARY DUE TO PHASING, BUT MUST BE PROVIDED AT ALL POINTS OF ACCESS.
  2. SUGGESTED STOCKPILE LOCATIONS ARE SHOWN ON PLAN. EXACT LOCATIONS MAY VARY WITHIN THE PROJECT LIMITS. SEE THE STOCKPILE MANAGEMENT DETAIL FOR ADDITIONAL INFORMATION.
  3. SUGGESTED CONCRETE WASHOUT AND STABILIZED STAGING AREAS ARE SHOWN ON PLAN. EXACT LOCATIONS MAY VARY WITHIN THE PROJECT LIMITS. SEE THE CONCRETE WASHOUT AND STABILIZED STAGING AREA DETAIL FOR ADDITIONAL INFORMATION.
  4. INLET PROTECTION, CURB SOCKS, AND PERIMETER CONTROL TO BE INSTALLED PRIOR TO DEMOLITION. SILT FENCE MAY BE USED AS PERIMETER CONTROL IN LANDSCAPED AREAS. ROCK SOCKS AND CONSTRUCTION FENCING SHOULD BE USED AS PERIMETER CONTROL ON IMPERVIOUS SURFACES.
  5. 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.

**BMP LEGEND**

	CWA	CONCRETE WASHOUT AREA
	DD	DIVERSION DITCH
	ECB	EROSION CONTROL BLANKET
	SCL	SEDIMENT CONTROL LOG
	SM	SEEDING AND MULCHING
	SF	SILT FENCE
	SSA	STABILIZED STAGING AREA
	SR	SURFACE ROUGHING
	VTC	VEHICLE TRACKING CONTROL
	RS	ROCK SOCK
	CF	CONSTRUCTION FENCE
	LOC	LIMITS OF CONSTRUCTION
	IP	INLET PROTECTION
		EXISTING 1' CONTOURS
		EXISTING 5' CONTOURS
		PROPOSED 1' CONTOURS
		PROPOSED 5' CONTOURS

No.	DATE	DESCRIPTION	BY
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CTB FILE: ---			
PLOT DATE: 3/9/2021 10:02 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix**  
Excellence by Design

SEAL

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 20.995.002

**LIBERTY TREE ACADEMY - PHASE 2**

TOWN OF PEYTON, EL PASO COUNTY  
CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

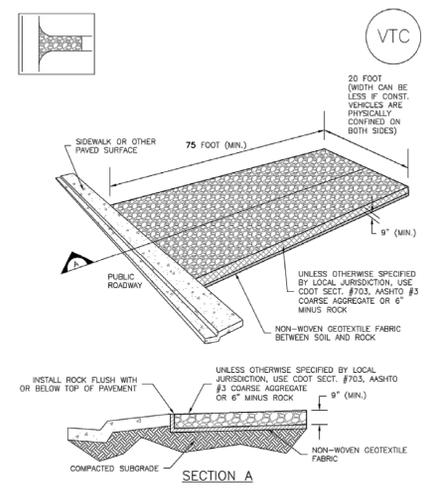
**FINAL EROSION CONTROL PLAN**

DESIGNED BY:	ACR	SCALE:	DATE ISSUED:	MARCH 2021	DRAWING No.
DRAWN BY:	ACR	HORIZ. 1" = 30'	SHEET	11 OF 19	EC02
CHECKED BY:	DRK	VERT. NA			

EPC 4/6/2021



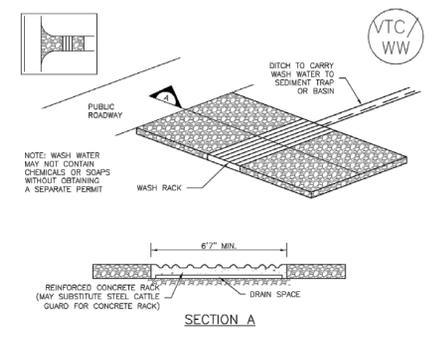
**Vehicle Tracking Control (VTC) SM-4**



**VTC-1. AGGREGATE VEHICLE TRACKING CONTROL**

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

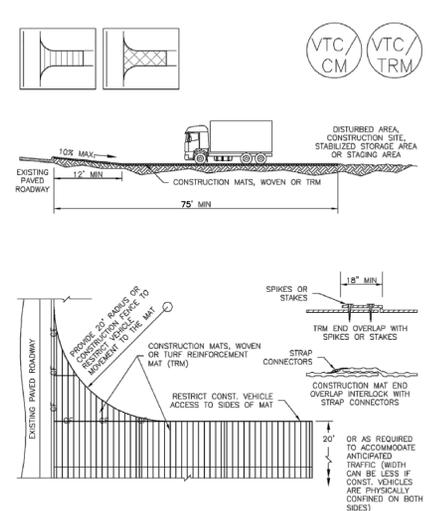
**SM-4 Vehicle Tracking Control (VTC)**



**VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK**

VTC-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Vehicle Tracking Control (VTC) SM-4**



**VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)**

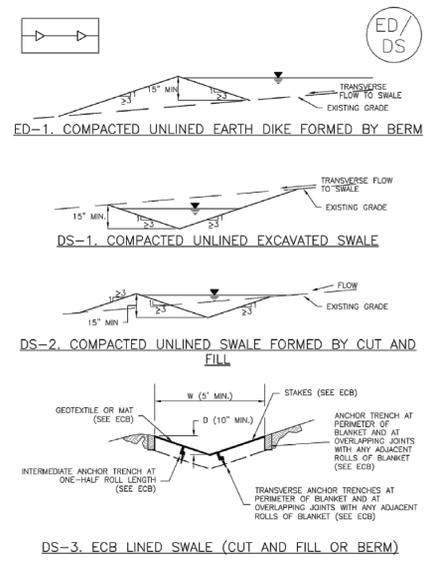
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-5

**SM-4 Vehicle Tracking Control (VTC)**

- STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S)
    - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM.
  - CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
  - A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
  - STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
  - A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
  - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
  - SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

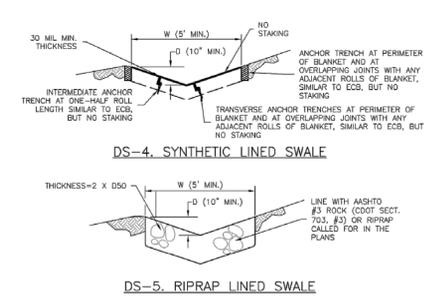
VTC-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Earth Dikes and Drainage Swales (ED/DS) EC-10**



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ED/DS-3

**EC-10 Earth Dikes and Drainage Swales (ED/DS)**



- EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.
  - WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF COLORADO SPRING, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES**
- SEE SITE PLAN FOR:
    - LOCATION OF DIVERSION SWALE
    - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED)
    - LENGTH OF EACH SWALE
    - DEPTH, D, AND WIDTH, W DIMENSIONS
    - FOR ECB/TRM LINED DITCH, SEE ECB DETAIL
    - FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50.
  - SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CPS.
  - EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
  - EMBANKMENT IS TO BE COMPACTED TO 80% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
  - SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
  - FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
  - WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

ED/DS-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Earth Dikes and Drainage Swales (ED/DS) EC-10**

- EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.
  - WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF COLORADO SPRING, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ED/DS-5

**Mulching (MU) EC-4**

**Description**

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.

**Appropriate Uses**

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeded. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

**Design and Installation**

Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:



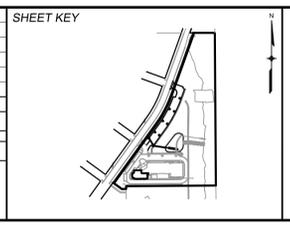
**Photograph MU-1.** An area that was recently seeded, mulched, and crimped.

Mulch	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 MU-1

REFERENCE DRAWINGS  
X:995.002.MDQ22x34

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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix**  
Excellence by Design

SEAL

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 20.995.002

**LIBERTY TREE ACADEMY - PHASE 2**

TOWN OF PEYTON, EL PASO COUNTY  
CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

**EROSION CONTROL DETAILS**

DESIGNED BY:	ACR	SCALE	DATE ISSUED:	MARCH 2021	DRAWING No.
DRAWN BY:	ACR	HORIZ.	SHEET	12 OF 19	ECDT01
CHECKED BY:	DRK	VERT.			



**EC-4 Mulching (MU)**

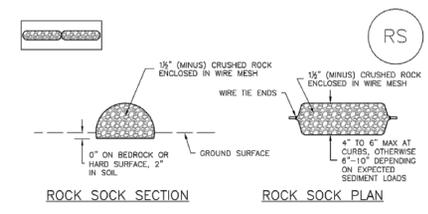
- Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.
- Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).
- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.
- Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydrosedding. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.
- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)
- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)
- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

**Maintenance and Removal**

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

MU-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 June 2012

**SC-5 Rock Sock (RS)**



ROCK SOCK SECTION ROCK SOCK PLAN

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1/2" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK. AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS.

ROCK SOCK JOINTING

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES	NO. 4
2"	100	
1 1/2"	90 - 100	
1"	20 - 50	
3/4"	0 - 15	
3/8"	0 - 5	

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M45. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

- ROCK SOCK INSTALLATION NOTES
- SEE PLAN VIEW FOR: -LOCATION(S) OF ROCK SOCKS.
  - CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
  - WIRE MESH SHALL BE FABRICATED OF 10 GAUGE POLYESTER MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2"; RECOMMENDED MINIMUM ROLL WIDTH OF 48".
  - WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
  - SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLASURE.

**RS-1. ROCK SOCK PERIMETER CONTROL**

RS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Rock Sock (RS) SC-5**

**ROCK SOCK MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATE 1/3 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

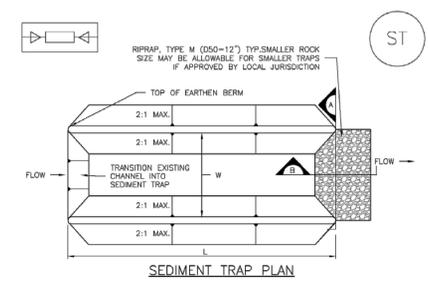
(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AURORA)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

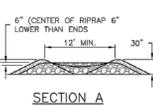
NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCLOSES USE OF PROPRIETARY PROTECTION PRODUCTS. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE BMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RS-3

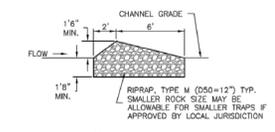
**SC-8 Sediment Trap (ST)**



SEDIMENT TRAP PLAN



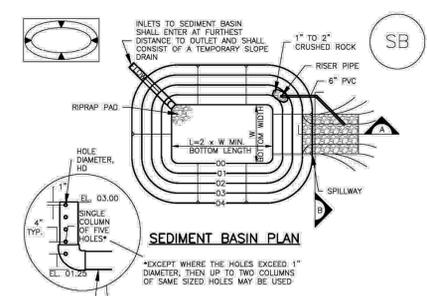
SECTION A



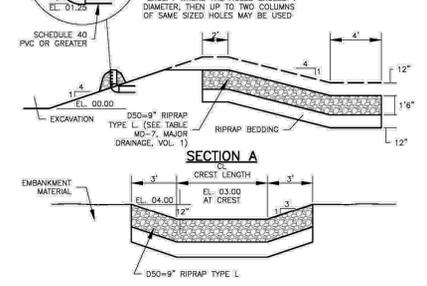
SECTION B  
ST-1. SEDIMENT TRAP

ST-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Sediment Basin (SB) SC-7**



SEDIMENT BASIN PLAN



SECTION A

August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-5

**SC-7 Sediment Basin (SB)**

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (L), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	3/8
2	21	3	1/2
3	28	5	5/8
4	33 1/2	6	3/4
5	38 1/2	8	1
6	43	9	1 1/8
7	47 1/2	11	1 1/4
8	51	12	1 3/8
9	55	13	1 1/2
10	58 1/2	15	1 5/8
11	61	16	1 3/4
12	64	18	1 7/8
13	67 1/2	19	2
14	70 1/2	21	1 3/4
15	73 1/2	22	1 3/4

**SEDIMENT BASIN INSTALLATION NOTES**

- SEE PLAN VIEW FOR: -LOCATION OF SEDIMENT BASIN. -TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN). -FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH L, AND HOLE DIAMETER HD. -FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON OR BAINS AS A STORMWATER CONTROL.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- PIPE SOH 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASINS) FOR DRAINAGE AREAS LESS THAN 15 ACRES; SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASINS) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SB-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

**Sediment Basin (SB) SC-7**

**SEDIMENT BASIN MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW THE SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-7

**Sediment Trap (ST) SC-8**

**SEDIMENT TRAP INSTALLATION NOTES**

- SEE PLAN VIEW FOR: -LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
- ONLY USE FOR DRAINAGE AREAS LESS THAN 1 ACRE.
- SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO ANY UPGRADANT LAND-DISTURBING ACTIVITIES.
- SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- SEDIMENT TRAP OUTLET TO BE CONSTRUCTED OF RIPRAP, TYPE M (D50=12") TYP. SMALLER ROCK SIZE MAY BE ALLOWABLE FOR SMALLER TRAPS IF APPROVED BY LOCAL JURISDICTION.
- THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
- THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE A MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

**SEDIMENT TRAP MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- REMOVE SEDIMENT ACCUMULATED IN TRAP AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN THE SEDIMENT DEPTH REACHES 1/3 OF THE HEIGHT OF THE RIPRAP OUTLET.
- SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT TRAPS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AURORA)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ST-3

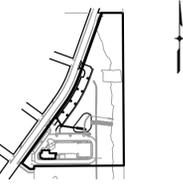
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X:995.002.MD022x34

No.	DATE	DESCRIPTION REVISIONS	BY

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PLOT DATE: 3/9/2021 10:02 AM  
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

**SHEET KEY**



PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix**  
Excellence by Design

SEAL  
  
FOR AND ON BEHALF OF  
**MATRIX DESIGN GROUP, INC.**  
PROJECT No. 20.995.002

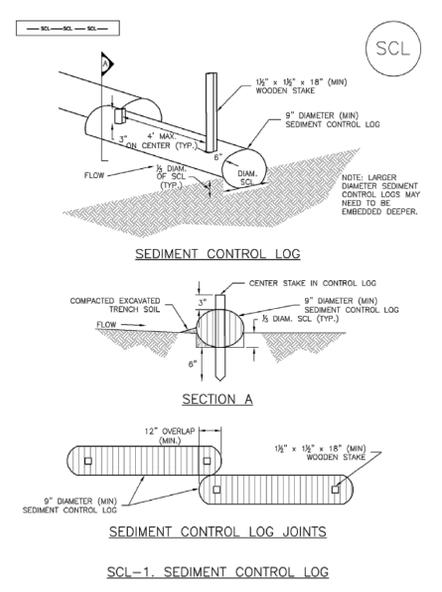
**LIBERTY TREE ACADEMY - PHASE 2**  
TOWN OF PEYTON, EL PASO COUNTY  
CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

**EROSION CONTROL DETAILS**

DESIGNED BY: ACR SCALE: DATE ISSUED: MARCH 2021 DRAWING No: ECDT02  
DRAWN BY: ACR HORIZ: NA SHEET: 13 OF 19  
CHECKED BY: DRK VERT: NA

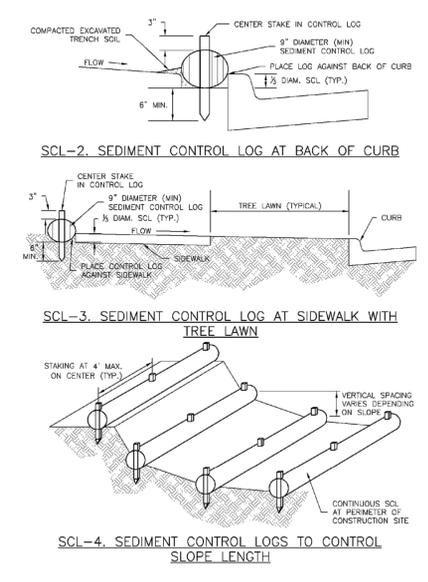


**Sediment Control Log (SCL) SC-2**



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

**SC-2 Sediment Control Log (SCL)**



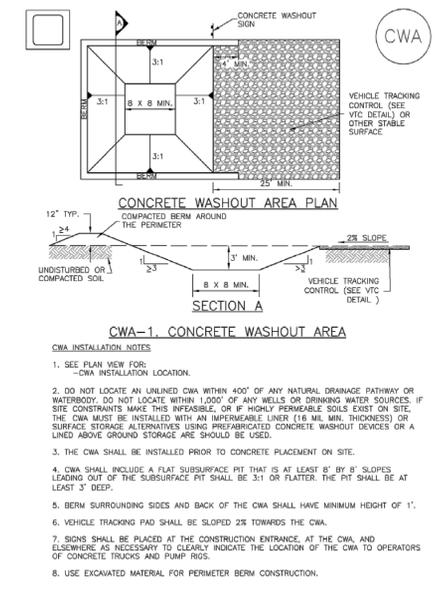
SCL-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Sediment Control Log (SCL) SC-2**

**SEDIMENT CONTROL LOG INSTALLATION NOTES**  
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.  
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADE/LAND-DISTURBING ACTIVITIES.  
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELLOSOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.  
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGE WAYS.  
5. IF IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 3/8 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING.  
6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER.  
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 8" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.  
**SEDIMENT CONTROL LOG MAINTENANCE NOTES**  
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.  
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION, IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.  
(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)  
**NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.**

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-5

**Concrete Washout Area (CWA) MM-1**



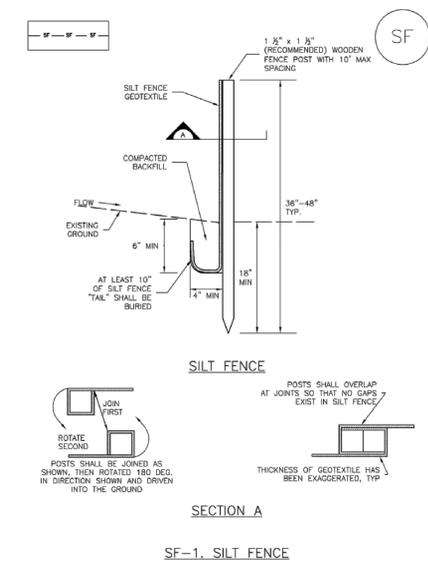
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

**MM-1 Concrete Washout Area (CWA)**

**CWA MAINTENANCE NOTES**  
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2".  
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.  
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.  
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.  
(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)  
**NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.**

CWA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Silt Fence (SF) SC-1**



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

**SC-1 Silt Fence (SF)**

**SILT FENCE INSTALLATION NOTES**  
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PENETRATING SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.  
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROLL GRADERS, SHOVELS, OR SIMILAR EQUIPMENT SHALL BE USED.  
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.  
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.  
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAKES OR NAILS WITH 1" HEADS. STAKES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.  
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RAINOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').  
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.  
**SILT FENCE MAINTENANCE NOTES**  
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2.  
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.  
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.  
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.  
(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)  
**NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.**

SF-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**NOTES:**

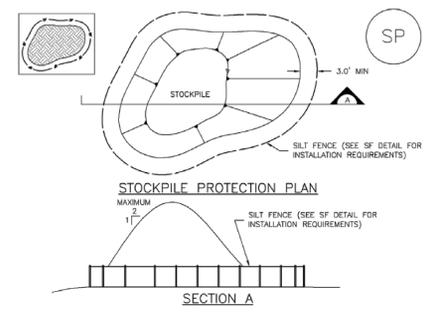
ACCORDING TO NRCS SOILS SURVEY, THE 19-COLUMBINE GRAVELLY SANDY LOAM, 0 TO 3 PERCENT SLOPES IS SOMEWHAT POOR FOR SHALLOW EXCAVATIONS DUE TO UNSTABLE EXCAVATION WALLS. DUE TO THE LIMITATIONS ON THE ABOVE SOIL ON THE SITE, ALTERNATIVES TO MITIGATE THE LIMITATIONS OF THE SOIL WILL BE REQUIRED IN YOUR ENGINEERING DESIGN OR CONSTRUCTION TECHNIQUES.  
  
THERE IS NO INTEGRATED NOXIOUS WEED CONTROL PLAN AND IT IS RECOMMENDED THAT AN INTEGRATED WEED MANAGEMENT PROGRAM BE REVIEWED AND APPROVED BY THE EL PASO COUNTY WEED INSPECTOR AND/OR WEED ADVISORY BOARD, THE COUNTY EXTENSION AGENT, NRCS, OR A QUALIFIED WEED MANAGEMENT PROFESSIONAL PRIOR TO THE LAND USE AUTHORITY APPROVAL.  
  
TOPSOIL SHOULD BE STRIPPED TO A DEPTH OF 6 INCHES AND ALL STOCKPILES SHOULD HAVE SIDE SLOPES NO STEEPER THAN 3:1 AND SEEDED. ALL DISTURBED AREAS SHOULD BE SEEDED AND MULCHED WITH WEED FREE HAY MULCH AT 4,000 LBS./ACRE. ALL DISTURBED AREAS SHOULD BE RESEEDED BETWEEN THE PLANTING DATES OF NOV. 1-APRIL 30<sup>TH</sup>. GRASS SEED SHOULD BE DRILLED AT A DEPTH OF 1/4 TO 1/2 INCH DEEP AND IF BROADCASTED, DOUBLE THE RATE. PLEASE FEEL FREE TO UTILIZE THE ATTACHED NATIVE SHOTGUN MIX THAT WILL WORK BEST ON YOUR GRAVELLY FOOTHILL RANGE SITE.  
  
VEHICLE TRACKING CONTROL STATIONS NEED TO BE INSTALLED AT ALL ENTRANCE AND EXIT POINTS ON THE SITE. THE STATION SHOULD CONSIST OF A PAD OF 3 TO 6-INCH ROCK OR A VEHICLE CONTROL PAD/MAT TO STRIP MUD FROM TIRES PRIOR TO VEHICLES LEAVING THE CONSTRUCTION SITE TO PREVENT SPREADING OF NOXIOUS WEEDS.  
  
SILT FENCES OR OTHER FORMS OF EROSION BARRIERS NEED TO BE PLANNED AND INSTALLED AS A TEMPORARY SEDIMENT CONTROL DEVICE USED ON CONSTRUCTION SITES TO PROTECT WATER QUALITY.  
  
THE EL PASO COUNTY CD BOARD STRONGLY RECOMMENDS THAT LOW IMPACT DEVELOPMENT (LID) TECHNIQUES BE IMPLEMENTED FOR ECONOMIC AND CONSERVATION BENEFITS.

EPC 4/6/2021

REFERENCE DRAWINGS table, SHEET KEY diagram, PREPARED FOR: LIBERTY TREE ACADEMY, PREPARED BY: Matrix Excellence by Design, SEAL: PROFESSIONAL ENGINEER, LIBERTY TREE ACADEMY - PHASE 2, TOWN OF PEYTON, EL PASO COUNTY, CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018, EROSION CONTROL DETAILS, DESIGNED BY: ACR, SCALE: HORIZ, DATE ISSUED: MARCH 2021, DRAWING No: ECDDT03, PROJECT No. 20.995.002



Stockpile Management (SP) MM-2



- STOCKPILE PROTECTION INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
- LOCATION OF STOCKPILES
- TYPE OF STOCKPILE PROTECTION
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS.

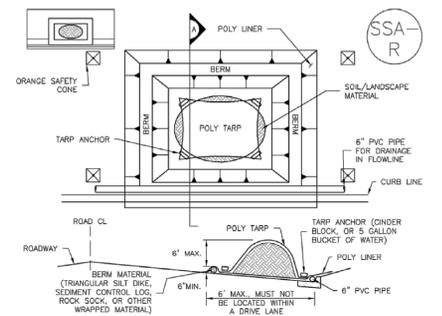
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-3

MM-2 Stockpile Management (SM)

- STOCKPILE PROTECTION MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

SP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Stockpile Management (SP) MM-2



- MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
- LOCATION OF MATERIAL STAGING AREA(S)
- CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

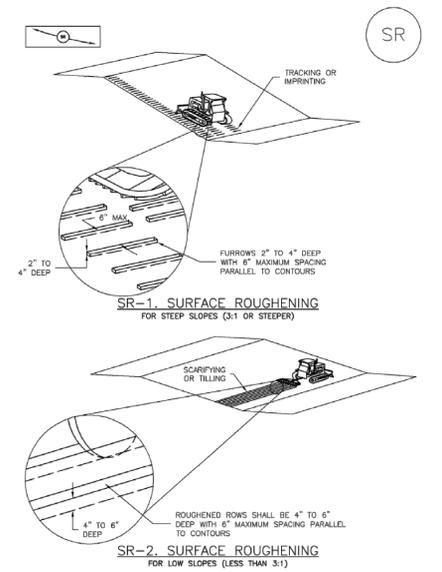
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-5

MM-2 Stockpile Management (SM)

- MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

SP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Surface Roughening (SR) EC-1



- SURFACE ROUGHENING INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
- LOCATION(S) OF SURFACE ROUGHENING.

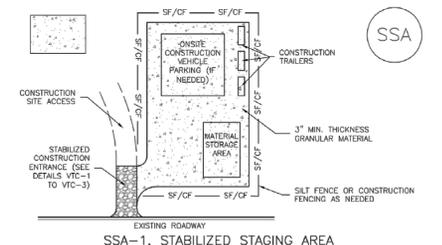
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SR-3

EC-1 Surface Roughening (SR)

- SURFACE ROUGHENING MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

SR-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Stabilized Staging Area (SSA) SM-6



- STABILIZED STAGING AREA INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
- LOCATION OF STAGING AREA(S)
- CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3

SM-6 Stabilized Staging Area (SSA)

- STABILIZED STAGING AREA MAINTENANCE NOTES
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EPC 4/6/2021

REFERENCE DRAWINGS table with columns for No., DATE, DESCRIPTION, REVISIONS, BY.

COMPUTER FILE MANAGEMENT table with columns for FILE NAME, CTB FILE, PLOT DATE.

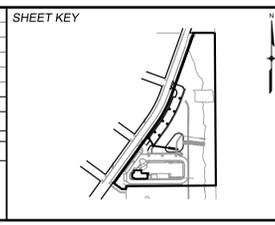
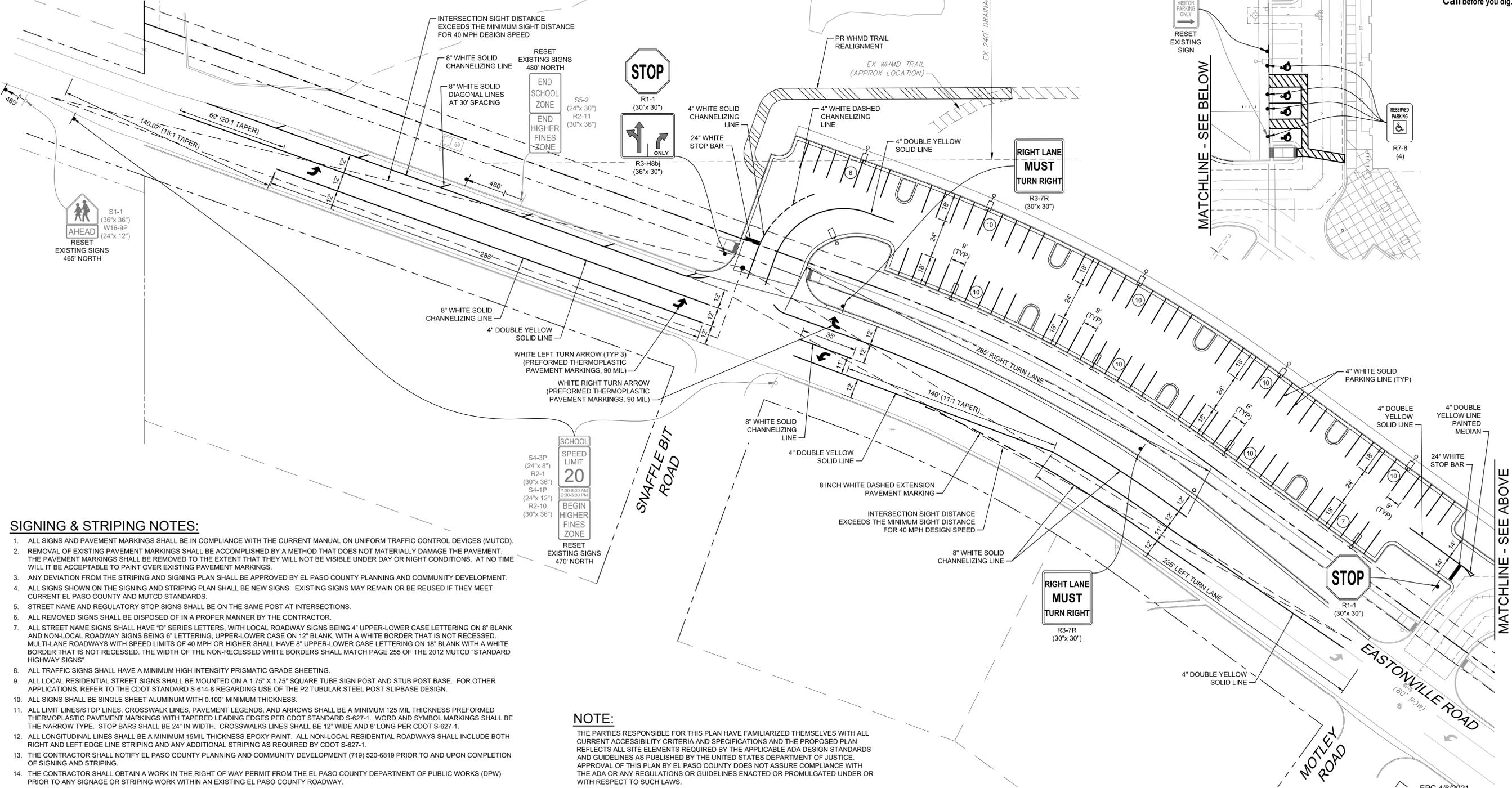
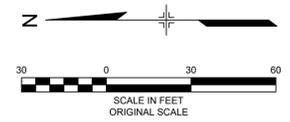


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Table with columns for LIBERTY TREE ACADEMY - PHASE 2, TOWN OF PEYTON, EL PASO COUNTY, CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018, EROSION CONTROL DETAILS.

Table with columns for DESIGNED BY, DRAWN BY, CHECKED BY, SCALE, DATE ISSUED, SHEET, DRAWING No. ECDDT04.



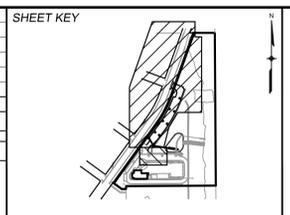
**SIGNING & STRIPING NOTES:**

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 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" 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".
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. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. 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.

**NOTE:**

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.

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PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix**  
Excellence by Design

SEAL

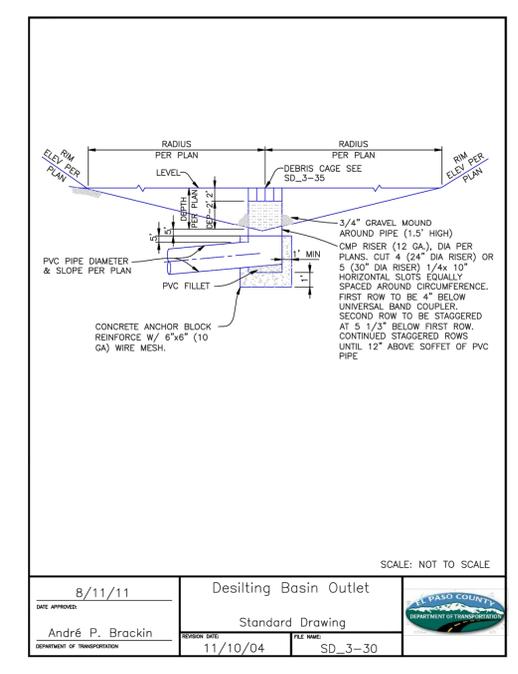
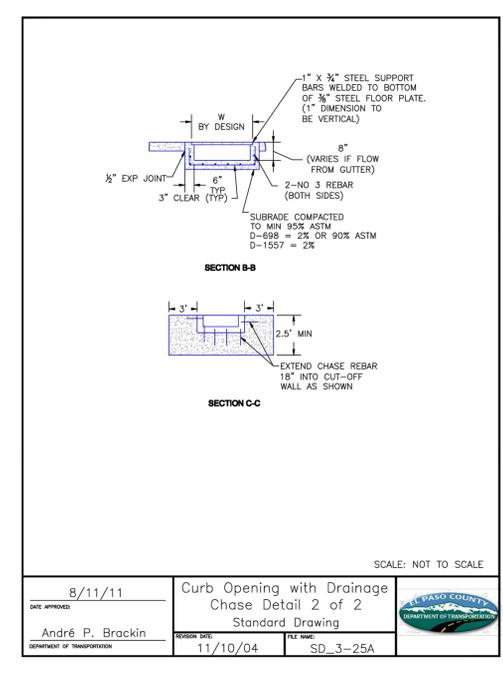
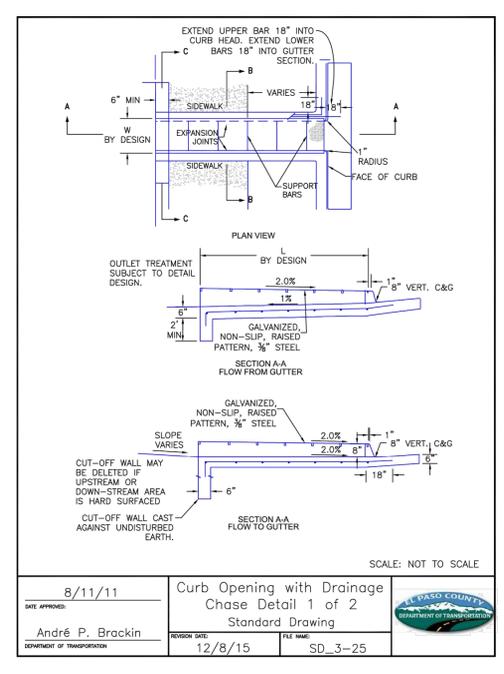
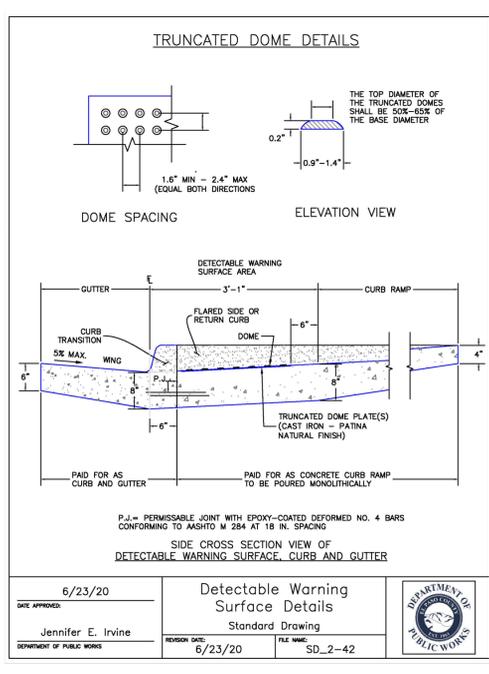
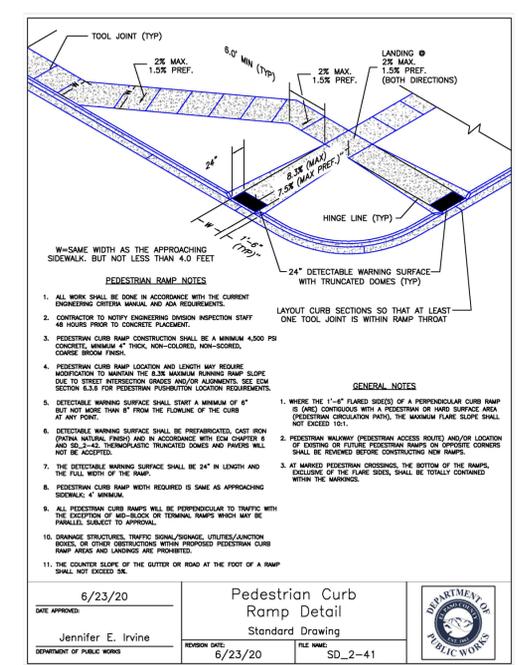
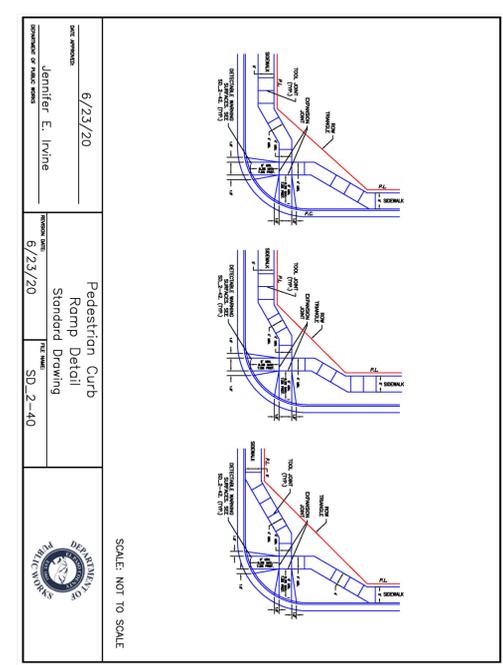
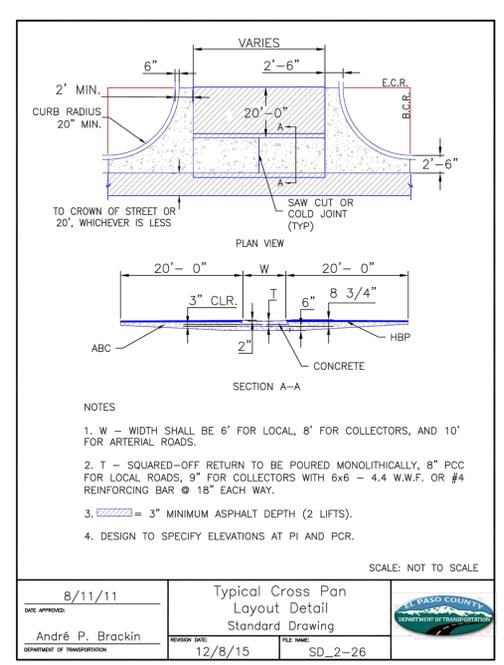
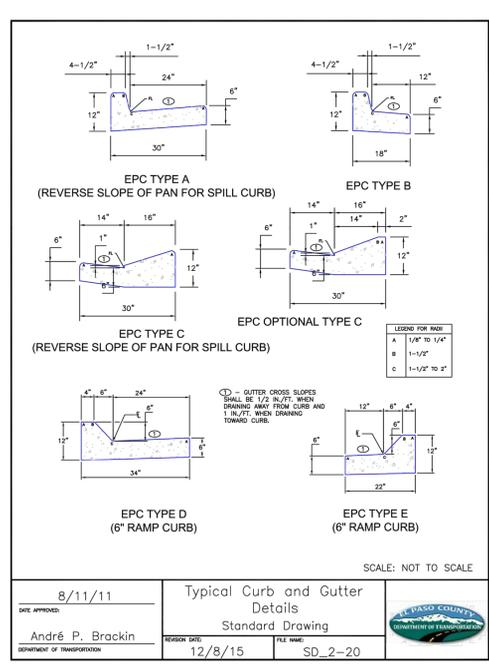
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 20.995.002

**LIBERTY TREE ACADEMY - PHASE 2**

TOWN OF PEYTON, EL PASO COUNTY  
CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

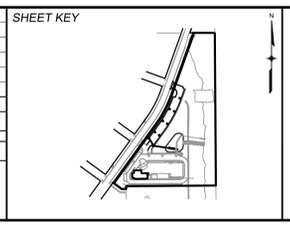
**SIGNING & STRIPING PLAN**

DESIGNED BY: ACR	SCALE: 1" = 30'	DATE ISSUED: MARCH 2021	DRAWING No. ST01
DRAWN BY: ACR	HORIZ. VERT. NA	SHEET 16 OF 19	
CHECKED BY: DRK			



EPC 4/6/2021

No.	DATE	DESCRIPTION	BY
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PREPARED FOR:  
**LIBERTY TREE ACADEMY**

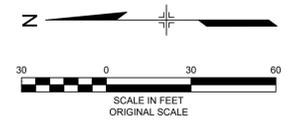
PREPARED BY:  
**Matrix**  
Excellence by Design

SEAL  
Professional Engineer  
No. 4520  
3/9/2021

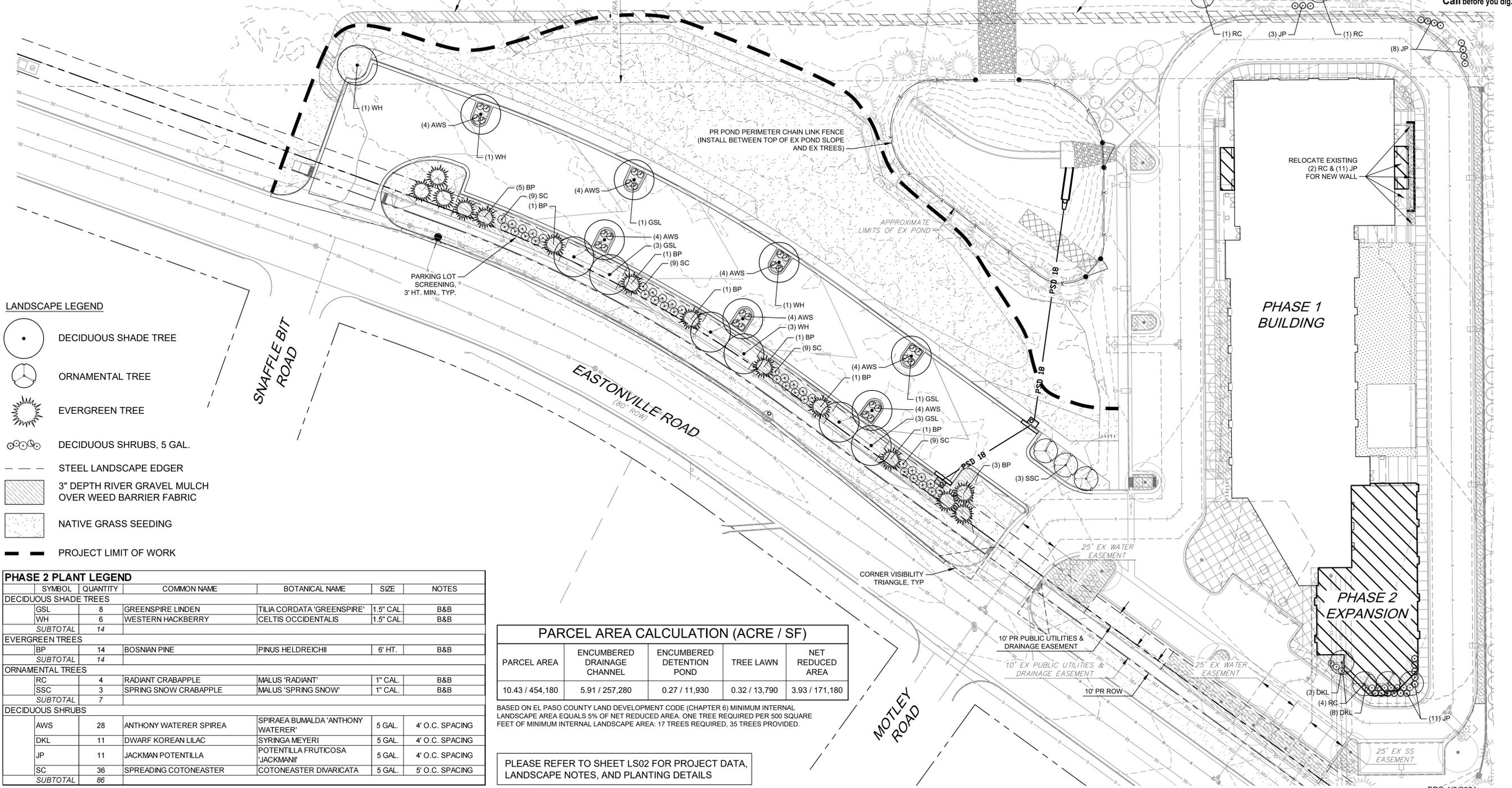
**LIBERTY TREE ACADEMY - PHASE 2**  
TOWN OF PEYTON, EL PASO COUNTY  
CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

**DETAILS**

DESIGNED BY: ACR	SCALE: NA	DATE ISSUED: MARCH 2021	DRAWING No: DT01
DRAWN BY: ACR	HORIZ: NA	SHEET: 17 OF 19	
CHECKED BY: DRK	VERT: NA		



SCALE IN FEET  
ORIGINAL SCALE



LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS, 5 GAL.
- STEEL LANDSCAPE EDGER
- 3" DEPTH RIVER GRAVEL MULCH OVER WEED BARRIER FABRIC
- NATIVE GRASS SEEDING
- PROJECT LIMIT OF WORK

PHASE 2 PLANT LEGEND

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
<b>DECIDUOUS SHADE TREES</b>					
GSL	8	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	1.5" CAL.	B&B
WH	6	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	1.5" CAL.	B&B
<b>SUBTOTAL</b>	<b>14</b>				
<b>EVERGREEN TREES</b>					
BP	14	BOSNIAN PINE	PINUS HELDREICHII	6' HT.	B&B
<b>SUBTOTAL</b>	<b>14</b>				
<b>ORNAMENTAL TREES</b>					
RC	4	RADIANT CRABAPPLE	MALUS 'RADIANT'	1" CAL.	B&B
SSC	3	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1" CAL.	B&B
<b>SUBTOTAL</b>	<b>7</b>				
<b>DECIDUOUS SHRUBS</b>					
AWS	28	ANTHONY WATERER SPIREA	SPIRAEA BUMALDA 'ANTHONY WATERER'	5 GAL.	4' O.C. SPACING
DKL	11	DWARF KOREAN LILAC	SYRINGA MEYERI	5 GAL.	4' O.C. SPACING
JP	11	JACKMAN POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANI'	5 GAL.	4' O.C. SPACING
SC	36	SPREADING COTONEASTER	COTONEASTER DVARICATA	5 GAL.	5' O.C. SPACING
<b>SUBTOTAL</b>	<b>86</b>				

**PARCEL AREA CALCULATION (ACRE / SF)**

PARCEL AREA	ENCUMBERED DRAINAGE CHANNEL	ENCUMBERED DETENTION POND	TREE LAWN	NET REDUCED AREA
10.43 / 454,180	5.91 / 257,280	0.27 / 11,930	0.32 / 13,790	3.93 / 171,180

BASED ON EL PASO COUNTY LAND DEVELOPMENT CODE (CHAPTER 6) MINIMUM INTERNAL LANDSCAPE AREA EQUALS 5% OF NET REDUCED AREA. ONE TREE REQUIRED PER 500 SQUARE FEET OF MINIMUM INTERNAL LANDSCAPE AREA: 17 TREES REQUIRED, 35 TREES PROVIDED.

PLEASE REFER TO SHEET LS02 FOR PROJECT DATA, LANDSCAPE NOTES, AND PLANTING DETAILS

REFERENCE DRAWINGS

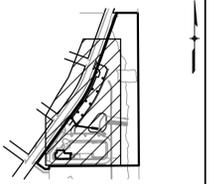
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- Planting Details-PH2
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No.	DATE	DESCRIPTION	BY

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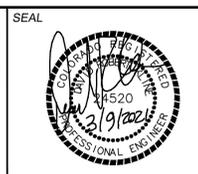
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SHEET KEY



PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix**  
Excellence by Design



FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 20.995.002

**LIBERTY TREE ACADEMY - PHASE 2**

TOWN OF PEYTON, EL PASO COUNTY  
CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018

**LANDSCAPE PLAN**

DESIGNED BY: ACR	SCALE: 1" = 30'	DATE ISSUED: MARCH 2021	DRAWING No.:
DRAWN BY: ACR	HORIZ. VERT.:	18 OF 19 SHEET	LS01
CHECKED BY: DRK	VERT. NA		

EPC 4/6/2021



### EL PASO COUNTY CONSERVATION DISTRICT SHOTGUN MIX

Common Name	Recommended Cultivar	% of seed mix	Non Irrigated PLS Rate per acre	
			Drill	Broadcast
Bluestem, Big Native	Kaw, Bison, Champ	20.0%	5.5	11.
Grama, Blue Native	Lovington, Hachita, Alma	10.0%	1.5	3
Green Needlegrass Native	Lodorm	10.0%	5.0	10
Wheatgrass, Western Native	Arriba, Barton	20.0%	8	16
Grama, Sidecoats Native	Vaughn, Butte, El Reno, Niner	10.0%	4.5	9
Switchgrass Native	Blackwell, Greenville	10%	2	4
Prairie Sandreed Native	Goshen, Pronghorn	10.0%	3.5	7.0
Yellow Indiangrass Native	Cheyenne, Holt, Llano	10.0%	5.0	10

El Paso County Conservation District  
5610 Industrial Pl. Suite 100  
Colorado Springs, CO 80916

719-600-4706  
www.epccd.org

#### PHASE 2 PROJECT DATA

DESCRIPTION	QUANTITY
PROPERTY (NET REDUCED AREA)	171,180 S.F.
BUILDING*	7,120 S.F.
PARKING & OTHER VEHICULAR USE AREAS*	31,235 S.F.
LANDSCAPE*	48,363 S.F.
PARKING STALLS*	85

\* ONLY A PORTION OF THE TOTAL LOT IS BEING DEVELOPED AT THIS TIME. THEREFORE, THE QUANTITY SHOWN ABOVE IS ONLY THAT PORTION BEING DEVELOPED AT THIS TIME.

**LANDSCAPE NOTES:**

- ALL CONSTRUCTION SHALL BE DONE PER REGULATIONS OF GOVERNING AGENCIES.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS. SPRAY IRRIGATION WILL BE PROVIDED FOR TURF AND GRASS AREAS; DRIP IRRIGATION WILL BE PROVIDED FOR ALL SHRUB BEDS AND TREES.
- NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
- DISTANCE OF TREES FROM WET UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
- ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD OR GRASS AREAS BY ROLLED-TOP STEEL EDGING MATERIAL.
- 3" DEPTH RIVER GRAVEL MULCH (1 1/2") SHALL BE PLACED OVER A SUITABLE WEED BARRIER FABRIC IN ALL SHRUB PLANTING BEDS.
- SOIL PREPARATION FOR LANDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 8" DEPTH INTO THE SOIL.
- SHRUB BEDS SHALL BE AMENDED AND TILLED IN THEIR ENTIRETY.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.
- CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- TOPSOIL, IF DISTURBED SHALL BE STOCKPILED AND RE-USED ON THE SITE.
- BASED ON EL PASO COUNTY LAND DEVELOPMENT CODE (CHAPTER 6) MINIMUM INTERNAL LANDSCAPE AREA EQUALS 5% OF NET REDUCED AREA. ONE TREE REQUIRED PER 500 SQUARE FEET OF MINIMUM INTERNAL LANDSCAPE AREA: 17 TREES REQUIRED. 17 TREES PROVIDED. BASED ON EL PASO COUNTY LAND DEVELOPMENT CODE (CHAPTER 6) ONE TREE REQUIRED PER 25 LINEAR FEET OF STREET FRONTAGE: 453 LF PHASE 2 STREET FRONTAGE: 18 TREES REQUIRED, 18 TREES PROVIDED. TOTAL OF 35 TREES PROVIDED.

**LANDSCAPE SETBACKS**

STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	WIDTH (IN FT.) REQ. / PROV.	LINEAR FOOTAGE	TREE / FOOT REQUIRED	NO. OF TREES REQ. / PROV.
EASTONVILLE RD.	MINOR ARTERIAL	20 / 24	453'	1 / 25'	18 / 18

SHRUB SUBSTITUTES REQUIRED / PROVIDED	ORNAMENTAL GRASS SUB. REQUIRED / PROVIDED	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ. / PROVIDED
0 / 0	0 / 0	(SEE PLANS)	75% / 75%

**Internal Landscaping**

NET SITE AREA (SF)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQUIRED / PROVIDED	INTERNAL TREES (1 / 500 SF) REQUIRED / PROVIDED
183,448 SF	5%	9,173 / 51,637	19 / 35

SHRUB SUBSTITUTES REQUIRED / PROVIDED	ORNAMENTAL GRASS SUB. REQUIRED / PROVIDED	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ. / PROVIDED
0 / 0	0 / 0	(SEE PLANS)	75% / 100%

**Motor Vehicle Lots**

NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1 / 15 SPACES) REQUIRED / PROVIDED	VEHICLE LOT FRONTAGES	LENGTH OF FRONTAGE (EXCLUDING DRIVEWAYS)	2 / 3 LENGTH OF FRONTAGE (LF)
85	6 / 8	EASTONVILLE RD.	453 LF	302 LF

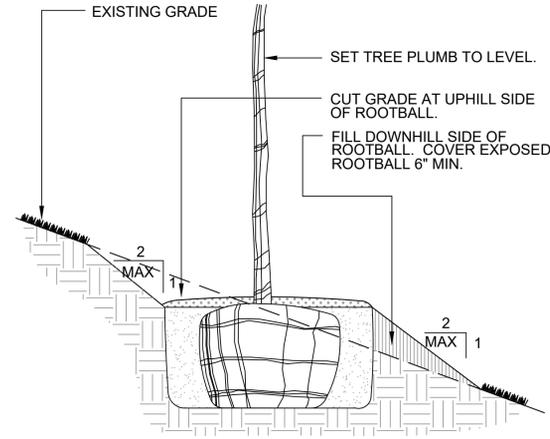
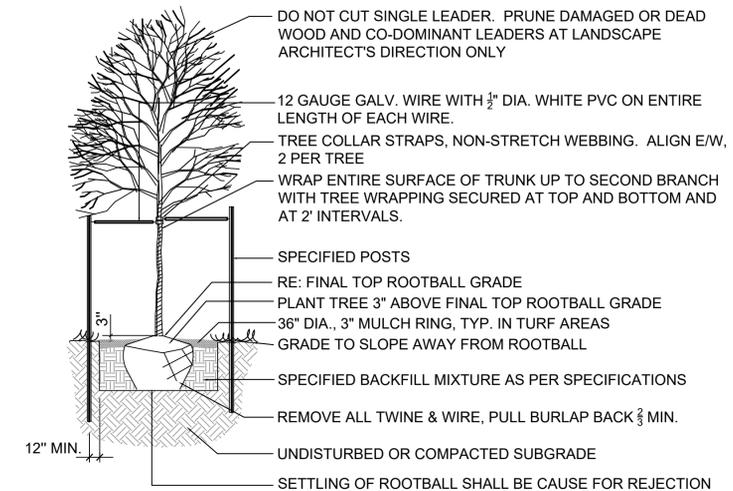
**Landscape Buffer & Screens**

STREET NAME OR PROPERTY LINE	WIDTH (IN FT.) REQ. / PROV.	LINEAR FOOTAGE	BUFFER TREES (1 / 25') REQUIRED / PROVIDED	EVERGREEN TREES REQ. (1 / 3) / PROV.
EASTONVILLE RD.	20 / 24	453'	18 / 18	6 / 12

LENGTH OF 6' OPAQUE STRUCTURE REQ./PROV.	BUFFER TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ. / PROV.
302 LF / 410 LF	(SEE PLANS)	75% / 75%

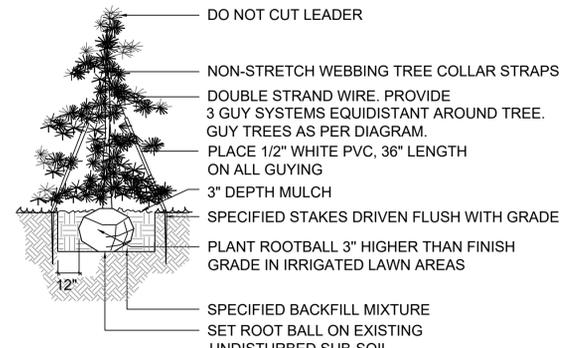
**NATIVE SEED MIX**



NOTE: REFER TO VARIOUS SPECIFIC TREE INSTALLATION DETAILS FOR STAKING, GUYING, MULCHING, ETC.

NOTE: THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1.

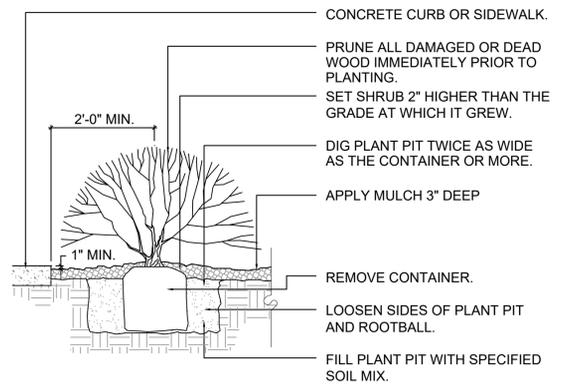
**TREE PLANTING ON SLOPE**



NOTES:

- INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
- DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.
- PLANT TOP OF ROOTBALL AT FINAL GRADE OF WATERING BASIN IN NATIVE GRASS AREAS.

**EVERGREEN TREE PLANTING**



NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.

NOTE: ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

**SHRUB PLANTING**

No.	DATE	DESCRIPTION	BY
REVISIONS			

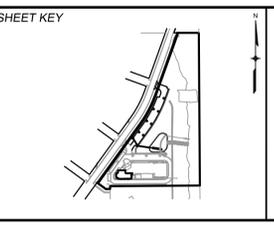
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**LANDSCAPE NOTES**

DESIGNED BY: ACR	SCALE:	DATE ISSUED: MARCH 2021	DRAWING No.:
DRAWN BY: ACR	HORIZ. NA	19 OF 19	LS02
CHECKED BY: DRK	VERT. NA		