MONUMENT ACADEMY
Phase 1A Grading & Erosion Control Plans
El Paso County, Colorado

PREPARED FOR:

Monument Academy
1150 Village Ridge Point
Monument, CO 80132

PREPARED BY:

JPS ENGINEERING

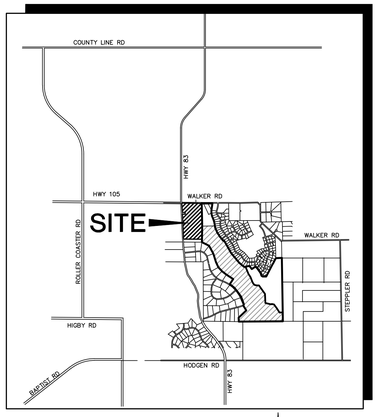
PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903
JUNE, 2019

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

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE

COUNTY GENERAL CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.

11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.

13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA.

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

PROJECT GENERAL NOTES:

1. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.

2. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.

3. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.

4. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.

5. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.

6. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.

7. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.

8. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.

9. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

10. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.

11. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.

12. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT.

13. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.

14. IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.

15. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

GENERAL DRAINAGE NOTES:

1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.

2. BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

3. GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	6/20/19

GEC SHEET INDEX

C1.0	GEC PLAN TITLE SHEET
C2.0a	PHASE 1A SITE GRADING & EROSION CONTROL PLAN
C2.1	NORTH SITE GRADING & EROSION CONTROL PLAN
C2.2	SOUTH SITE GRADING & EROSION CONTROL PLAN
C2.3	SOUTH WATER LINE GRADING & EROSION CONTROL PLAN
C3.1	DETENTION POND M3 PLAN & DETAILS
C3.2	DETENTION POND C14 PLAN & DETAILS
C3.3	WATER QUALITY POND DETAILS
C4.1	SITE GRADING & EROSION CONTROL NOTES & DETAILS
C4.2	CIVIL DETAILS
C5.1	ENLARGED GRADING PLAN - NORTH FIELD
C5.2	ENLARGED GRADING PLAN - NORTH PARKING LOT
C5.3	ENLARGED GRADING PLAN - BUILDING AREA
C5.4	ENLARGED GRADING PLAN - SOUTH PARKING LOT

Delete these sheets from this set unless they are really needed or label as "information only".

AGENCIES/CONTACTS

OWNER: MONUMENT ACADEMY
1150 VILLAGE RIDGE PT
MONUMENT, CO 80132
MR. DON GRIFFIN
(719) 481-1950

ARCHITECT: CRP ARCHITECTS
100 E. ST. VRAIN ST., STE. 300
COLORADO SPRINGS, CO 80903
MR. BRIAN RISLEY
(719) 633-5901

OWNER'S REP: 1703 SAND LILY DRIVE
GOLDEN, CO 80401
MR. KURT CONNOLLY
(303) 526-7928

GENERAL CONTRACTOR: JHL CONSTRUCTORS, INC.
7076 SOUTH ALTON WAY, BLDG. H
CENTENNIAL, CO 80112
MR. WILL VALKNER
(303) 741-6116

CIVIL ENGINEER: JPS ENGINEERING, INC.
19 E. WILLAMETTE AVENUE
COLORADO SPRINGS, CO 80903
MR. JOHN P. SCHWAB, P.E.
(719) 477-9429

LOCAL ROADS & DRAINAGE: EL PASO COUNTY PCD
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
(719) 520-6300

STATE HIGHWAY COLORADO DEPARTMENT OF TRANSPORTATION
REGION 2
5615 WILLS BLVD.
PUEBLO, CO 81008
MS. VALERIE SWORD
(719) 546-5407

FIRE DISTRICT TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT
16055 OLD FOREST POINT, STE. 1003
MONUMENT, CO 8032
MR. JAMEY BUMGARNER, FIRE MARSHAL
(719) 484-0911

WATER/WASTEWATER: WALDEN CORPORATION
PO BOX 1870
MONUMENT, CO 80132
MR. MATT DUNSTON
(719) 339-2410

GAS DEPARTMENT: BLACK HILLS ENERGY
MR. SEBASTIAN SCHWENDER
(719) 399-3176

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN ROAD
COLORADO SPRINGS, CO 80908
MR. DAVE WALDNER
(719) 495-2283

TELEPHONE COMPANY: CENTURY LINK COMMUNICATIONS
(LOCATORS) (800) 922-1987

A.T. & T.
(LOCATORS) (719) 635-3674

LEGEND:

	NEW/EXISTING
	SECTION LINE - NEW/EXISTING
	EASEMENT LINE - NEW/EXISTING
6230	CONTOUR - NEW/EXISTING
	PROPERTY LINE - NEW/EXISTING
	FENCE - NEW/EXISTING
OHE	OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
UGE	UNDERGROUND ELECTRIC LINE NEW/EXISTING
UGE	UNDERGROUND ELECTRIC - NEW/EXISTING
TEL	TELEPHONE - NEW/EXISTING
GAS	GAS - NEW/EXISTING
WT	WATER - NEW/EXISTING
X 55.5	PROPOSED SPOT ELEVATION/FLOWLINE
TW=53.0 BW=50.0	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION (FINISHED GRADE AT FACE OF WALL)

DETAIL LETTER — X / C6 — SHEET ON WHICH DETAIL IS SHOWN
SECTION NUMBER — 1 / C6 — SHEET ON WHICH SECTION IS SHOWN

BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM ELEV.=7570.80
FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.

BASIS OF BEARING:
COMMENCING AT THE SOUTHEAST CORNER OF SAID E1/2 NW1/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 15, AS MONUMENTED BY A 1/2" REBAR (NO CAP), FROM WHICH THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 15, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "BERGE-BREWER LS 9646" BEARS N88°08'01"W, A DISTANCE OF 2636.22 FEET AND IS THE BASIS OF BEARINGS USED HEREIN.

Engineering Review
07/03/2019 11:39:02 AM
dsdrice
JeffRu@elpasoco.com
(719) 520-7877
EPC Planning & Community Development Department

ENGINEER:

DESIGN ENGINEER'S STATEMENT:

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

JOHN P. SCHWAB, P.E. #29891 — DATE

OWNER/DEVELOPER'S STATEMENT:

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

DATE

MONUMENT ACADEMY FOUNDATION
1150 VILLAGE RIDGE POINT
MONUMENT, CO 80132

DATE

WALDEN CORPORATION & WALDEN HOLDINGS 1, LLC
P.O. BOX 1870
MONUMENT, CO 80130

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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

PCD PROJECT NO. PPR-19-009
and CDR-19-001

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

OWNERSHIP OF INSTRUMENTS OF SERVICE:
ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THERETO.

CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

GEC PLAN TITLE SHEET

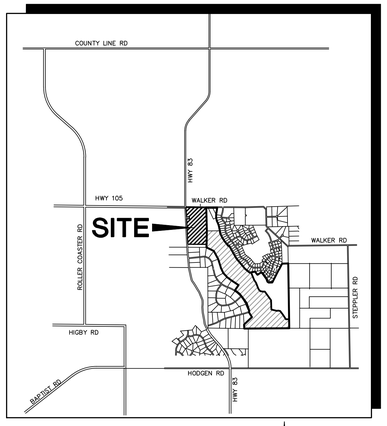
NORTH
DATE: 12/21/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 6/20/19

C1.0

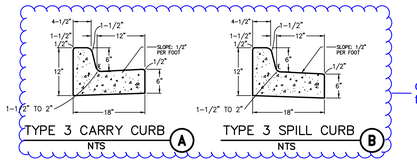
Z:\040201.walden\dwg\civil\WALDEN PRESERVE 2\MONUMENT ACADEMY\C1.0.dwg Jun 20, 2019 - 4:07pm

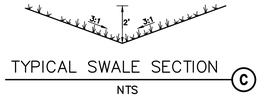
MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE





TYPICAL SWALE SECTION
NTS
C

KEYED NOTES:

1. CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA . MAINTAIN POSITIVE DRAINAGE & MATCH INTO EXISTING GRADES WITH 3:1 MAX. SLOPE.
2. PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
3. HEAVY DUTY PAVEMENT: 5" HBP OVER 5" ABC (REFER TO GEOTECH REPORT)
4. LIGHT DUTY PAVEMENT: 4" HBP OVER 5" ABC (REFER TO GEOTECH REPORT)
5. BUILDING MATERIAL STORAGE AREA
6. TOPSOIL STOCKPILE AREA

delete or label as future

ESTIMATED EARTHWORK QUANTITY:

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 102,772 CY
* EMBANKMENT FILL = 101,244 CY
NET (CUT) = 1,528 CY
* (ASSUMES 15% COMPACTION FACTOR)

What are BMPs in this area?

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

LEGEND

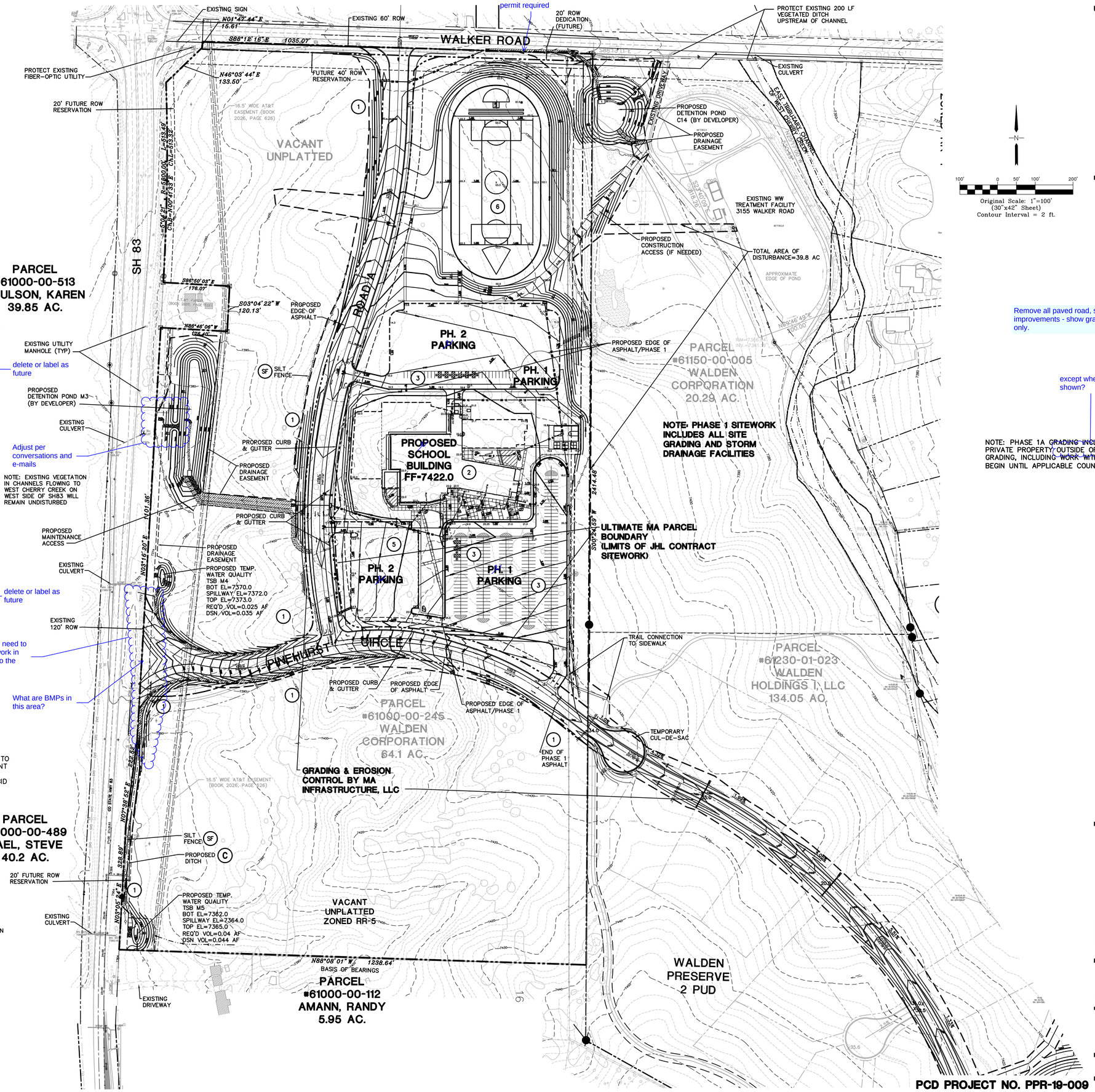
- PROPERTY LINE
- EASEMENT
- 6520 PROPOSED CONTOUR
- 6520 EXISTING CONTOUR
- 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- 99.0 EXIST. SPOT ELEVATION
- SF SILT FENCE
- VTC VEHICLE TRACKING PAD
- IP INLET PROTECTION
- GB GRASS BUFFER
- CWA CONCRETE WASHOUT AREA
- RR RIPRAP PAD
- SM SEED & MULCH
- SB SEDIMENT BASIN
- EDB EXTENDED DETENTION BASIN
- RG RAIN GARDEN

Add existing vegetation linetype

NOTES:
1. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL, VOLUME 2 REQUIREMENTS.
2. CONTRACTOR SHALL OBTAIN A "WORK IN THE ROW PERMIT" FOR ALL WORK IN COUNTY RIGHT-OF-WAY.

BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM
ELEV.=7570.80 FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.

NO.	REVISION	BY	DATE
3	COUNTY COMMENTS	JPS	4/29/19
4	COUNTY COMMENTS	JPS	6/20/19



Original Scale: 1"=100'
(30"x42" Sheet)
Contour Interval = 2 ft.

Remove all paved road, striping, and school improvements - show grading and drainage only.

except where shown?

NOTE: PHASE 1A GRADING INCLUDES ALL WORK ON PRIVATE PROPERTY (OUTSIDE OF PUBLIC ROW, PHASE 1B GRADING, INCLUDING WORK WITHIN ROW SHALL NOT BEGIN UNTIL APPLICABLE COUNTY/CDOT APPROVALS

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

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CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

PH 1A SITE GRADING & EROSION CONTROL PLAN

SCALE : 1"=100'

NORTH

DATE:	12/20/18
DRAWN BY:	BJJ
CHECKED BY:	JPS
REVISED:	6/20/19

C2.0a

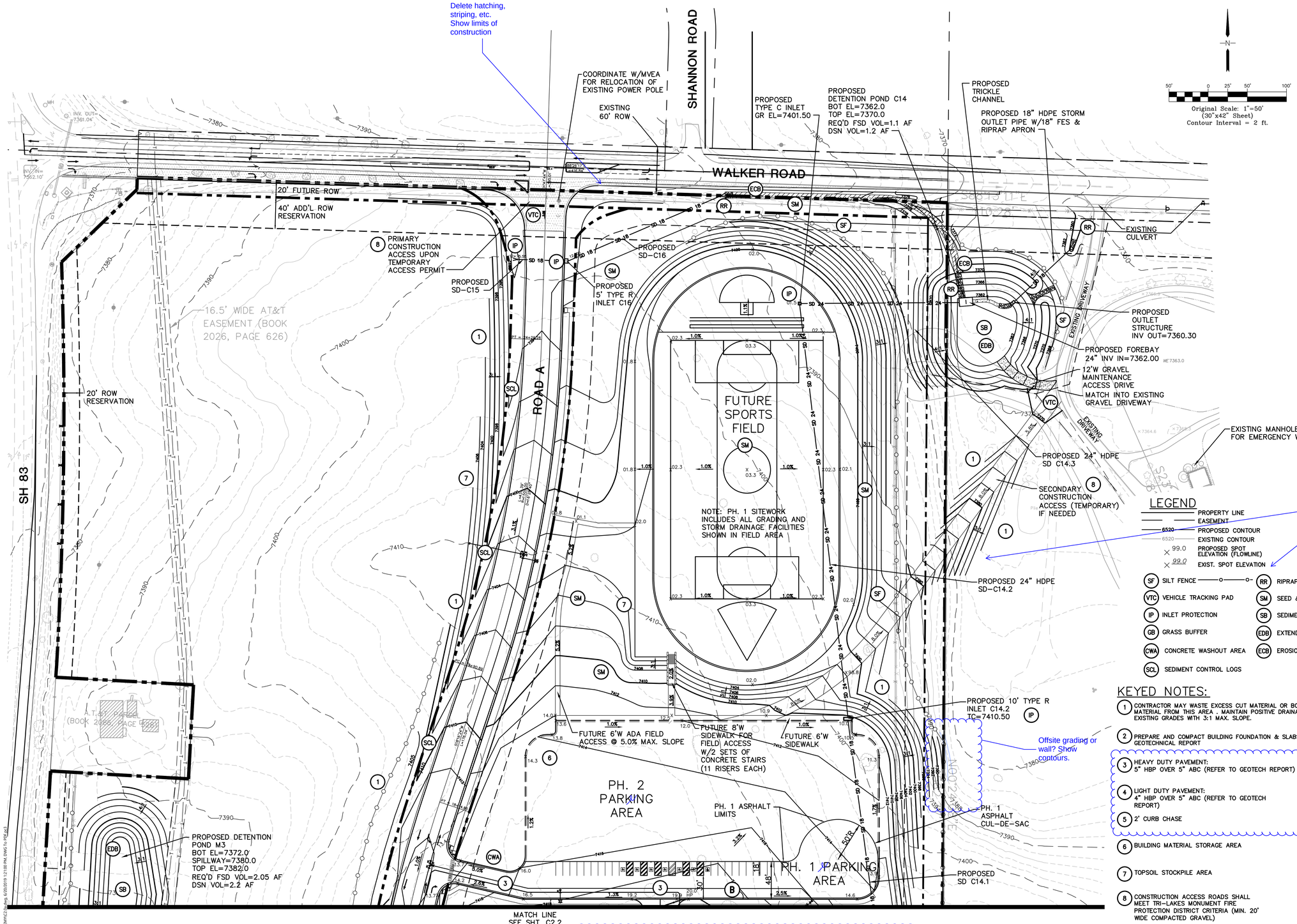
PCD PROJECT NO. PPR-19-009

Z:\JN5201-walden\engin\WALDEN PRESERVE ZVMONUMENT ACADEMY\C2.0a.dwg, 6/20/2019 4:14:29 PM, DWG To PDF.pc3

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION

Delete hatching, striping, etc. Show limits of construction



Offsite grading or wall? Show contours.

Add limits of construction/limits of disturbance.

NOTE: PHASE 1A GRADING INCLUDES ALL WORK ON PRIVATE PROPERTY OUTSIDE OF PUBLIC ROW. PHASE 1B GRADING, INCLUDING WORK WITHIN ROW SHALL NOT BEGIN UNTIL APPLICABLE COUNTY/CDOT APPROVAL.

LEGEND

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- SCL SEDIMENT CONTROL LOGS
- RR RIPRAP PAD
- SM SEED & MULCH
- SB SEDIMENT BASIN
- EDB EXTENDED DETENTION BASIN
- ECB EROSION CONTROL BLANKET DITCH LINING

KEYED NOTES:

1. CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA . MAINTAIN POSITIVE DRAINAGE & MATCH INTO EXISTING GRADES WITH 3:1 MAX. SLOPE.
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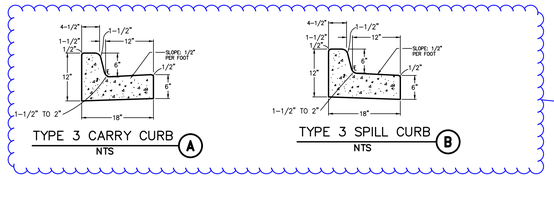
3. HEAVY DUTY PAVEMENT: 5" HBP OVER 5" ABC (REFER TO GEOTECH REPORT)
4. LIGHT DUTY PAVEMENT: 4" HBP OVER 5" ABC (REFER TO GEOTECH REPORT)
5. 2' CURB CHASE
6. BUILDING MATERIAL STORAGE AREA
7. TOPSOIL STOCKPILE AREA
8. CONSTRUCTION ACCESS ROADS SHALL MEET TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT CRITERIA (MIN. 20' WIDE COMPACTED GRAVEL)

delete

BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM ELEV.=7570.80 FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.



Delete from this plan

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	6/20/19

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CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

NORTH SITE GRADING & EROSION CONTROL PLAN

SCALE : 1"=50'

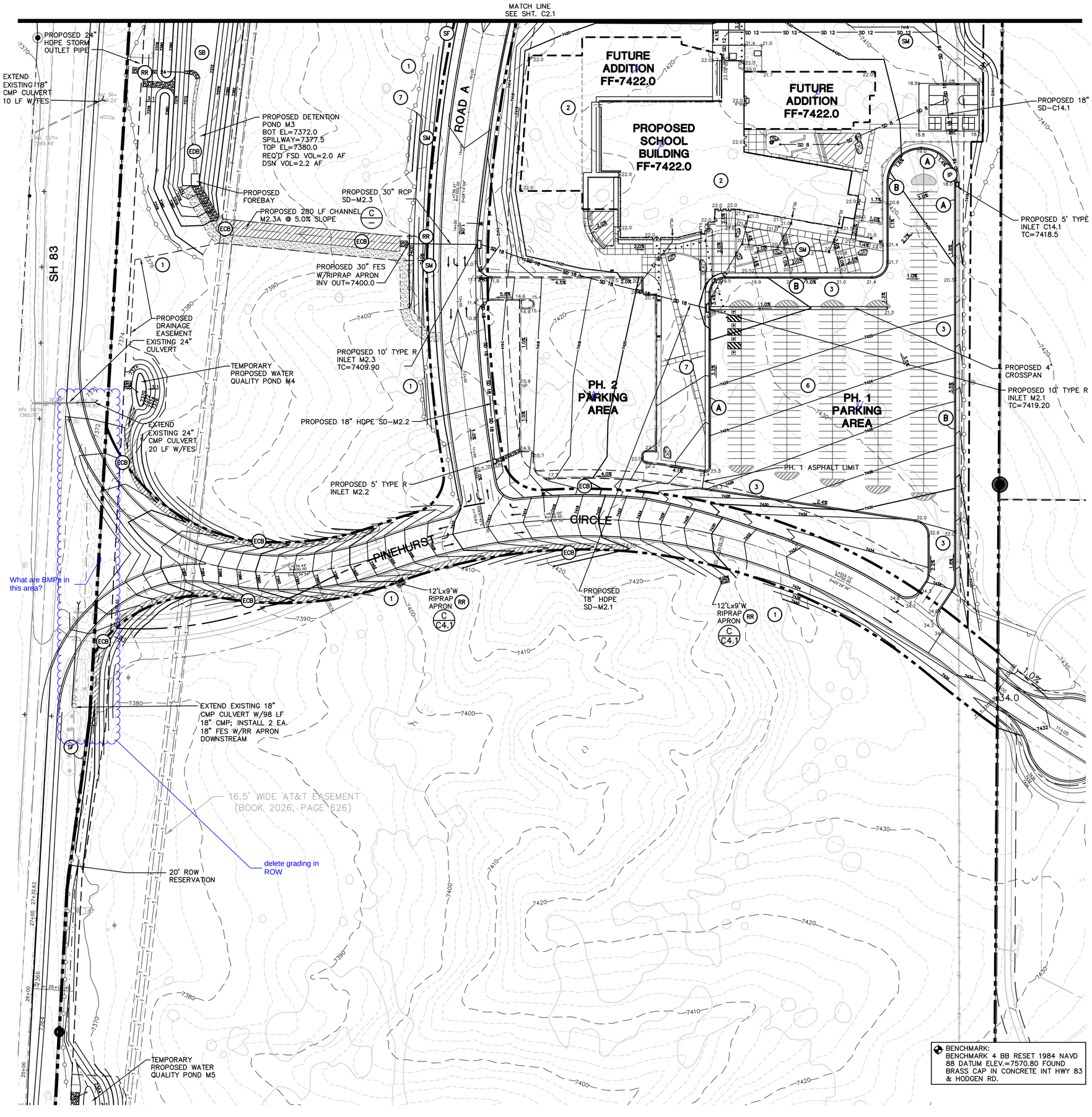
NORTH

DATE: 12/20/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 6/20/19

C2.1

MONUMENT ACADEMY HIGH SCHOOL

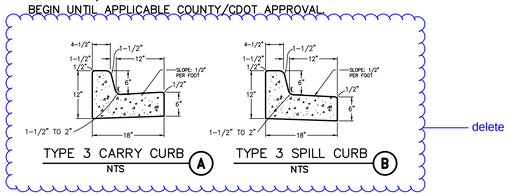
FOR CONSTRUCTION

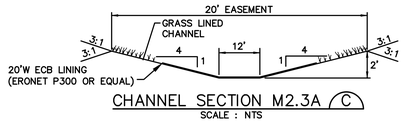


BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM ELEV.=7570.80 FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.

Original Scale: 1"=50'
(30"x42" Sheet)
Contour Interval = 2 ft.

NOTE: PHASE 1A GRADING INCLUDES ALL WORK ON PRIVATE PROPERTY OUTSIDE OF PUBLIC ROW. PHASE 1B GRADING, INCLUDING WORK WITHIN ROW SHALL NOT BEGIN UNTIL APPLICABLE COUNTY/CDOT APPROVAL.





CHANNEL SECTION M2.3A (C)
SCALE : NTS

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- EASEMENT
- 6520 PROPOSED CONTOUR
- 6520 EXISTING CONTOUR
- 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- 99.0 EXIST. SPOT ELEVATION
- (SF) SILT FENCE
- (RR) RIPRAP PAD
- (VTC) VEHICLE TRACKING PAD
- (SM) SEED & MULCH
- (IP) INLET PROTECTION
- (SB) SEDIMENT BASIN
- (GB) GRASS BUFFER
- (EDB) EXTENDED DETENTION BASIN
- (CWA) CONCRETE WASHOUT AREA
- (ECB) EROSION CONTROL BLANKET DITCH LINING (ERONET P300 OR EQUAL)
- ROOF DRAIN DOWNSPOUTS: INSTALL TRANSITION COUPLINGS & EXTEND 12" PVC STORM DRAIN TO STORM SEWER SYSTEM @ 1.0% MIN. SLOPE UNLESS NOTED OTHERWISE (COORDINATE W/ARCH. & PLUMBING PLANS)

NOTE:
ALL EROSION CONTROL MEASURES SHALL CONFORM TO CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL, VOLUME 2 REQUIREMENTS.

KEYED NOTES:

1. CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA . MAINTAIN POSITIVE DRAINAGE & MATCH INTO EXISTING GRADES WITH 3:1 MAX. SLOPE.
2. PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
3. HEAVY DUTY PAVEMENT: 5" HBP OVER 5" ABC (REFER TO GEOTECH REPORT)
4. LIGHT DUTY PAVEMENT: 4" HBP OVER 5" ABC (REFER TO GEOTECH REPORT)
5. 2' CURB CHASE
6. BUILDING MATERIAL STORAGE AREA
7. TOPSOIL STOCKPILE AREA

NO.	REVISION	BY	DATE
3	COUNTY COMMENTS	JPS	4/29/19
4	COUNTY COMMENTS	JPS	6/20/19

PCD PROJECT NO. PPR-19-009

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

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CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

SOUTH SITE GRADING & EROSION CONTROL PLAN

SCALE : 1"=50'

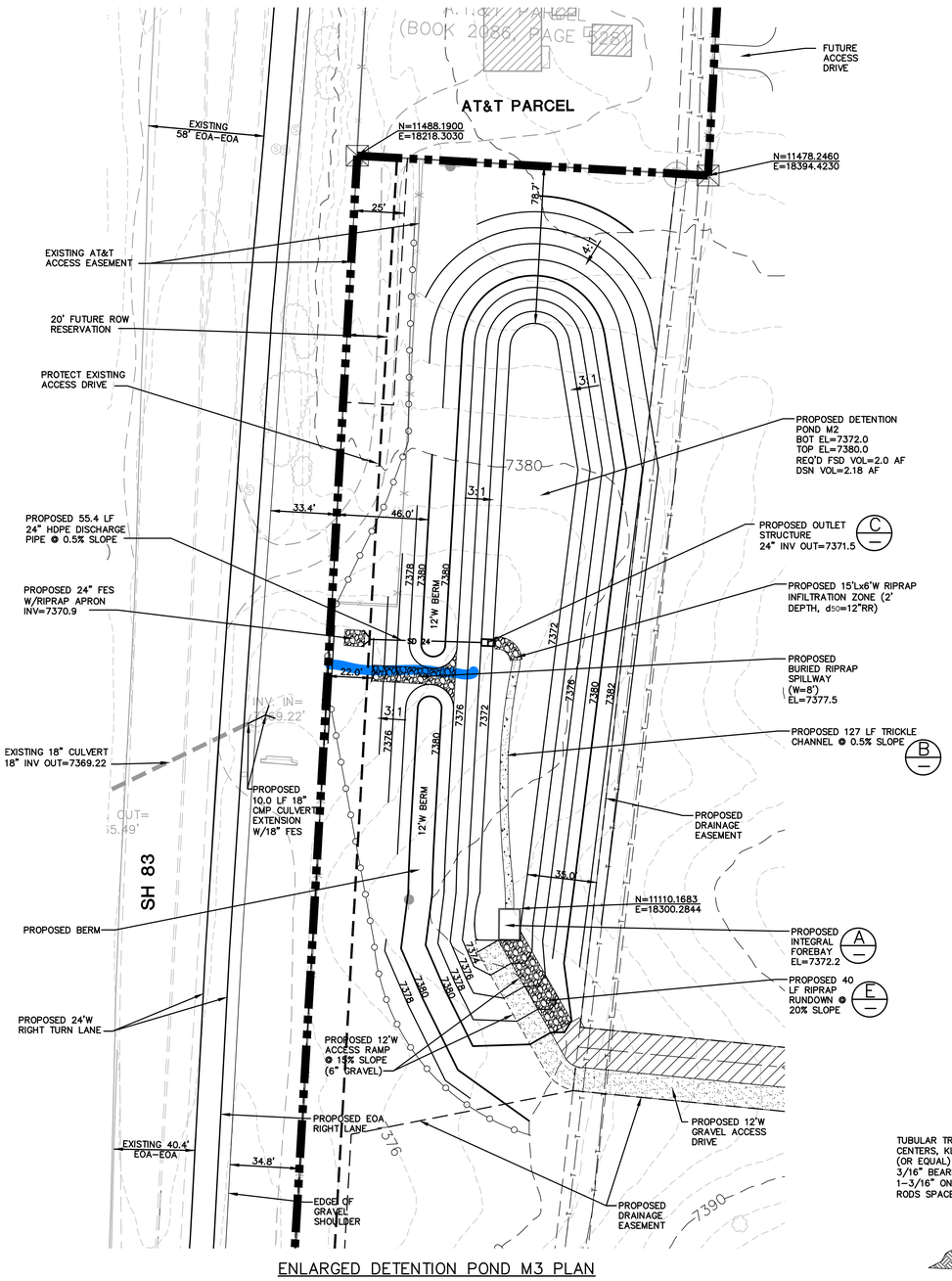
NORTH

DATE: 12/20/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 6/20/19

C2.2

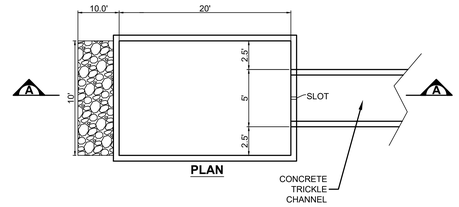
MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION

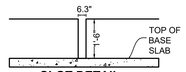


ENLARGED DETENTION POND M3 PLAN

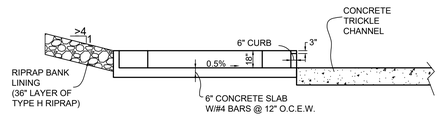
Original Scale: 1"=30' (30"x42" Sheet)
Contour Interval = 1 ft.



PLAN

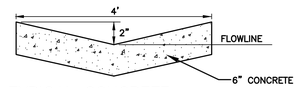


SLOT DETAIL

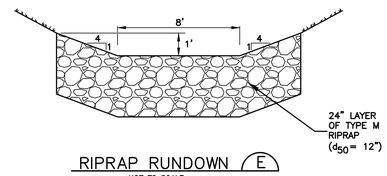


SECTION A

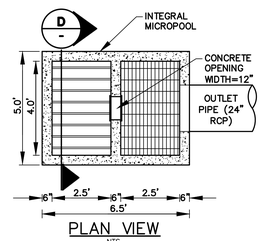
INTEGRAL FOREBAY DETAIL (A)
NOT TO SCALE



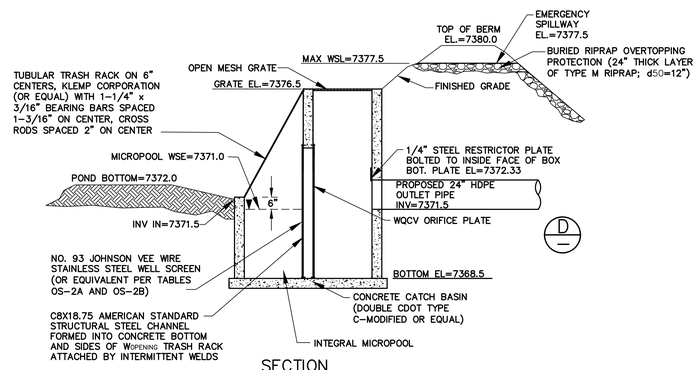
TYPICAL CONCRETE TRICKLE CHANNEL (B)
NOT TO SCALE



RIPRAP RUNDOWN (E)
NOT TO SCALE

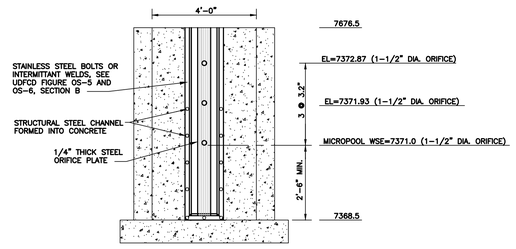


PLAN VIEW
NTS

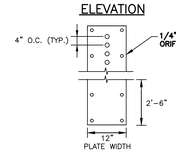


SECTION

DETENTION POND OUTLET STRUCTURE (C)
SCALE: NTS



ELEVATION



ORIFICE PATTERN

ORIFICE PLATE NOTES:

1. MINIMIZE THE NUMBER OF COLUMNS.
2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
3. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

EURV AND WQCV TRASH RACKS:

1. WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

OVERFLOW TRASH RACKS:

1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

TYPICAL WQCV ORIFICE PLATE DETAIL (D)
SCALE: NTS

EMBANKMENT CONSTRUCTION NOTES:

1. COMPLY WITH RECOMMENDATIONS IN PROJECT GEOTECHNICAL REPORT BY KUMAR.
2. PROVIDE EMBANKMENT KEY-IN BY OVER-EXCAVATING & RE-COMPACTING MIN. 2' DEPTH & 12' WIDTH AT BASE OF EMBANKMENT.
3. COMPACT FILL MATERIAL TO 100% MAX. STANDARD PROCTOR DENSITY.
4. PROVIDE CONCRETE COLLAR ON POND DISCHARGE PIPE AT CENTER OF EMBANKMENT (MIN. 8" BEYOND PIPE O.D.; MIN. 12" THICK)

VERTICAL CONTROL POINT

BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM ELEV.=7570.80 FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.

NO.	REVISION	BY	DATE
3	FOR PERMIT	JPS	4/17/19
4	COUNTY COMMENTS	JPS	4/29/19
5	COUNTY COMMENTS	JPS	6/20/19

PCD PROJECT NO. PPR-19-009

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CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

DETENTION POND M3 PLAN & DETAILS

SCALE : AS SHOWN

NORTH

DATE: 12/20/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 6/20/19

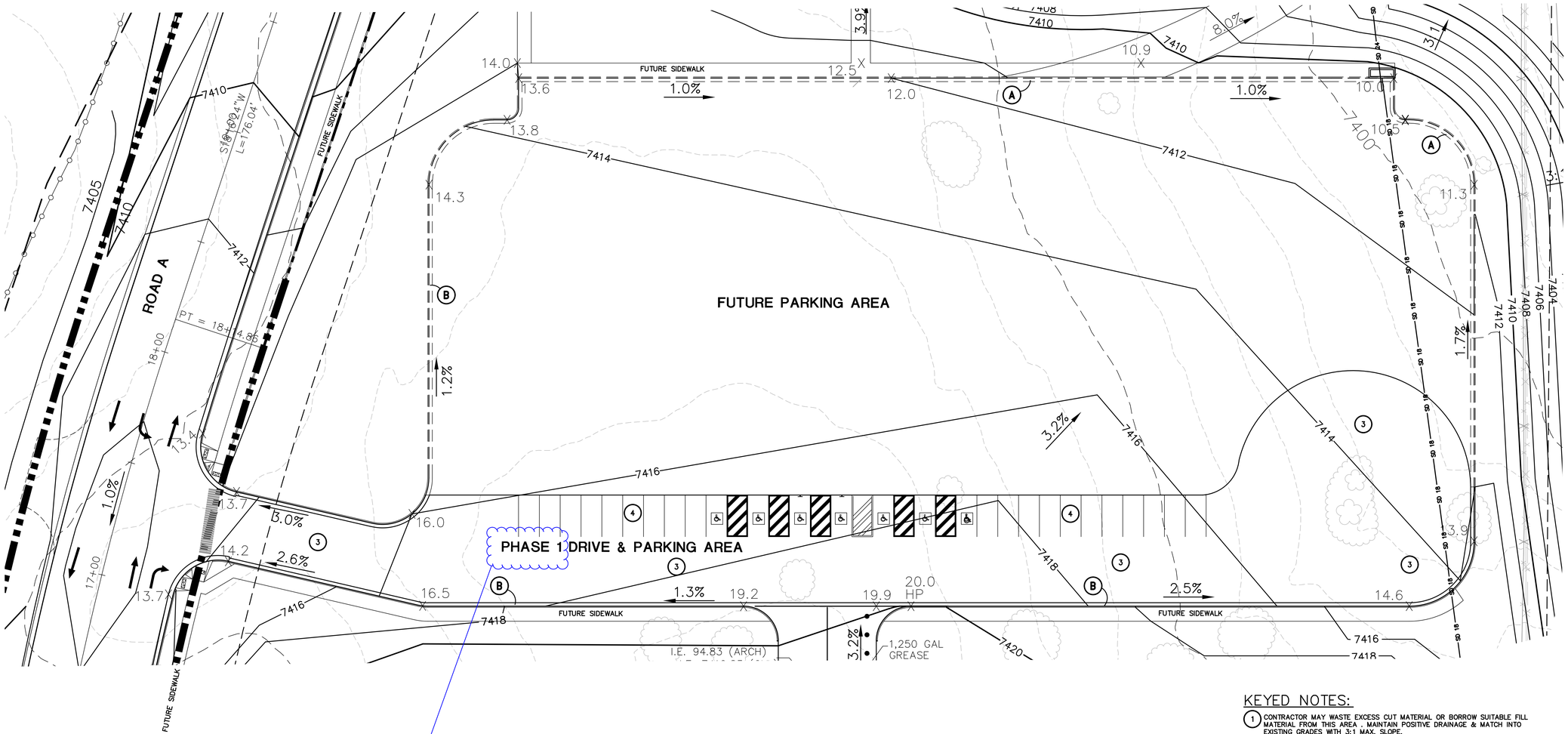
C3.1

Z:\040201-walden\dwg\civil\WALDEN PRESERVE 2\MONUMENT ACADEMY\C3.1.dwg, 6/20/2019 1:50:14 PM, DWG To PDF.pc3

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION

Original Scale: 1"=20'
(30"x42" Sheet)
Proposed Contour Interval = 2 ft.
Existing Contour Interval = 1 ft.



KEYED NOTES:

1. CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA . MAINTAIN POSITIVE DRAINAGE & MATCH INTO EXISTING GRADES WITH 3:1 MAX. SLOPE.
2. PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
3. HEAVY DUTY ASPHALT PAVEMENT: 5" HBP OVER 5" ABC (REFER TO GEOTECH REPORT)
4. LIGHT DUTY ASPHALT PAVEMENT: 4" HBP OVER 5" ABC (REFER TO GEOTECH REPORT)
5. 2' CURB CHASE
6. BUILDING MATERIAL STORAGE AREA
7. TOPSOIL STOCKPILE AREA

Delete from all sheets or label as "future"

LEGEND

- PROPERTY LINE
- EASEMENT
- 6520 PROPOSED CONTOUR
- 6520 EXISTING CONTOUR
- 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- 99.0 EXIST. SPOT ELEVATION

TYPE 3 CARRY CURB (A) NTS

TYPE 3 SPILL CURB (B) NTS

BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM ELEV.=7570.80 FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.

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3	FOR PERMIT	JPS	4/01/19
5	COUNTY COMMENTS	JPS	4/29/19
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CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

ENLARGED GRADING PLAN - NORTH PARKING LOT

SCALE : 1"=20'

NORTH

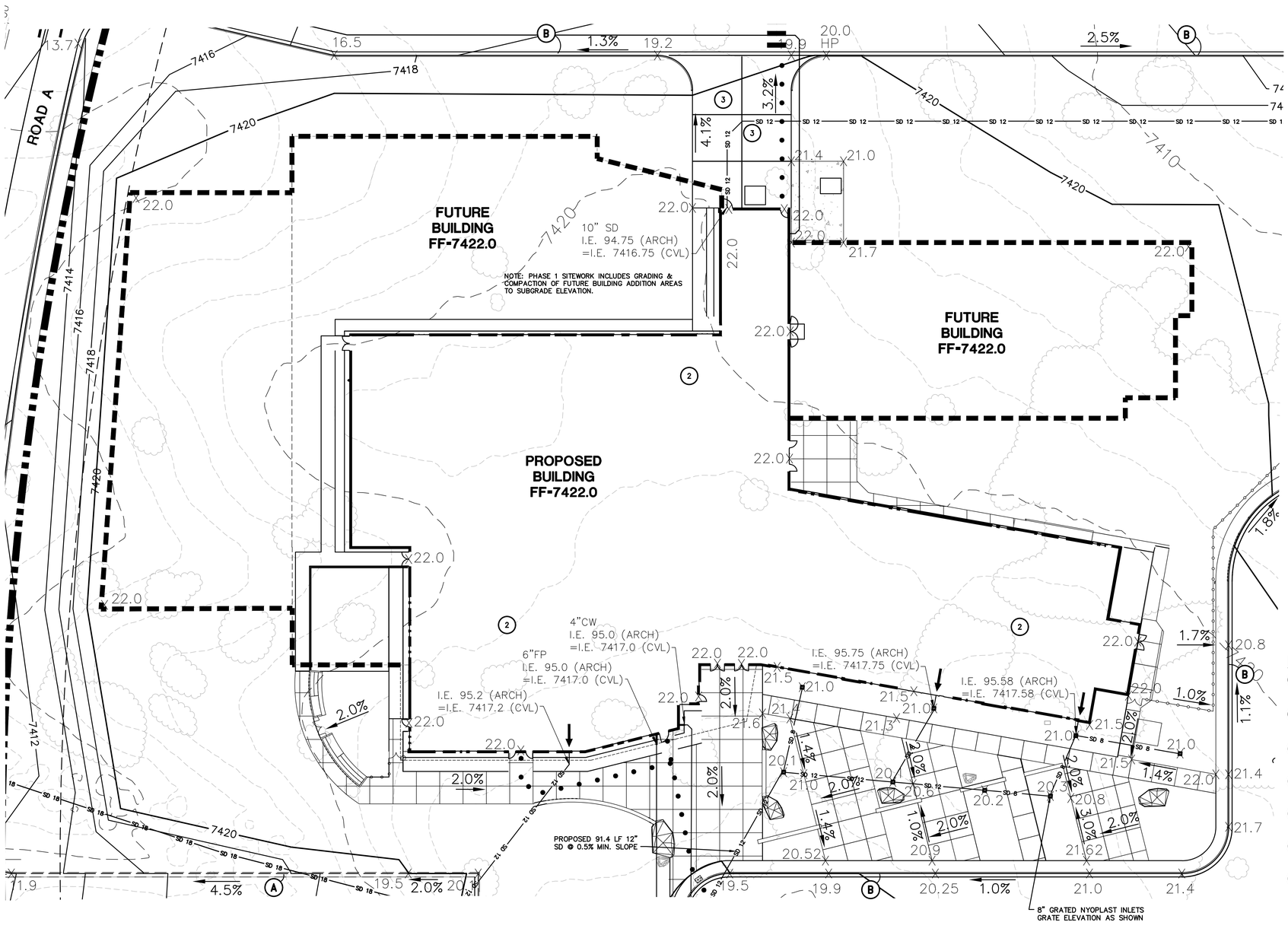
DATE: 12/24/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 6/20/19

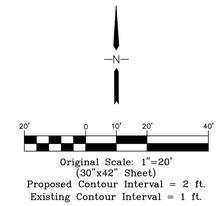
C5.2

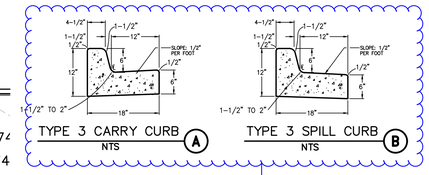
Z:\045201-eastern\dwg\civil\VALDEN PRESERVE 2\MONUMENT ACADEMY\C5.1.dwg, 6/20/2019 10:18:53 AM, DWG To PDF.pc3

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION







delete or label as "future"

EROSION CONTROL LEGEND:

- SF SILT FENCE
- VTC VEHICLE TRACKING PAD
- IP INLET PROTECTION
- TM TEMPORARY SEED & MULCH
- CWA CONCRETE WASHOUT AREA

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 6520 PROPOSED CONTOUR
- 6520 EXISTING CONTOUR
- 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- 99.0 EXIST. SPOT ELEVATION
- DS DOWNSPOUT CONNECTION TO STORM SEWER; INSTALL TRANSITION COUPLINGS & EXTEND MIN. 6" PVC (SDR35) AT 1.0% MIN. SLOPE TO SD
- ADA ACCESSIBLE ROTE (MAX 2.0% CROSS SLOPE; MAX 5.0% LONGITUDINAL SLOPE)

KEYED NOTES:

1. CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA . MAINTAIN POSITIVE DRAINAGE & MATCH INTO EXISTING GRADES WITH 3:1 MAX. SLOPE.
2. PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
3. HEAVY DUTY CONCRETE PAVEMENT: 6.5" CONCRETE (REFER TO GEOTECH REPORT)
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5. 2' CURB CHASE
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B	COUNTY COMMENTS	JPS	4/29/19
C	COUNTY COMMENTS	JPS	6/20/19

PCD PROJECT NO. PPR-19-009

ENLARGED GRADING PLAN - BUILDING AREA

SCALE : 1"=20'

NORTH

DATE: 12/24/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 6/20/19

C5.3