

LIBERTY TREE ACADEMY - PHASE 2 CONSTRUCTION DOCUMENTS

TOWN OF PEYTON, EL PASO COUNTY
PRELIMINARY DESIGN

APRIL 2020



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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):	41,586 sf
BUILDING AREA (PHASE 2):	16,939 sf
FAR:	0.28

CIVIL ENGINEER

MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
PHONE: 303-572-2002
FAX: 303-572-2002
CONTACT: DAVE KLINE, P.E., PTOE
DAVE_KLINE@MATRKGROUP.COM

LEGAL DESCRIPTION:

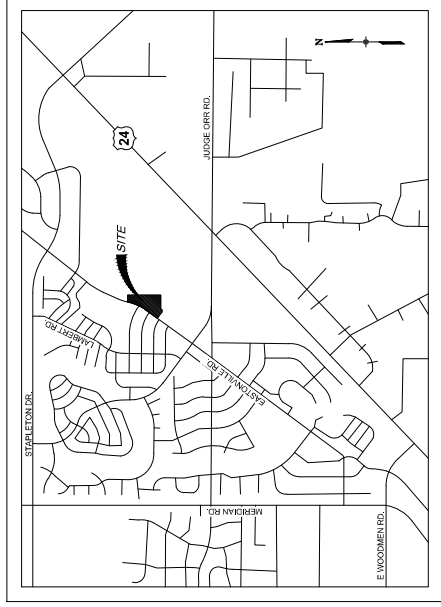
LOT 17, BLOCK 10, WOODMEN HILLS FILING NO. 10
COUNTY OF EL PASO
STATE OF COLORADO

BASIS OF BEARING:

BASIS OF BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE CENTRAL ZONE. BASED ON THE EAST LINE OF LOT 178 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 RECORDED UNDER INSTRUMENT NO. 2001070001. THE ELEVATION OF THE BENCHMARK IS 5880.32 U.S. SURVEY FEET (MMD 88). STAMPED PLS 811607 AND ON THE SOUTH END BY A FOUND 1/2" ALUMINUM CAP STAMPED PLS 28927, AND BEARS SOUTH 00°24'21" EAST A DISTANCE OF 11.648 FEET.

BENCHMARK:

BENCHMARK IS DERIVED FROM AN ONLINE POSITIONING USER SERVICE PROVIDED BY THE NATIONAL GEODETIC SURVEY PERFORMED ON A SET #6 REBAR LOCATED ON THE EAST SIDE OF EASTONVILLE ROAD NEAR THE SOUTH FOR APPROXIMATELY 20 FEET SOUTH OF A SANITARY MANHOLE AND 12 FEET EAST OF A FIRE HYDRANT. THE ELEVATION DERIVED FROM THE STATIC SOLUTION IS 6860.32 U.S. SURVEY FEET (MMD 88).



LOCATION MAP
SCALE: N.T.S.

DESIGN ENGINEER'S STATEMENT:

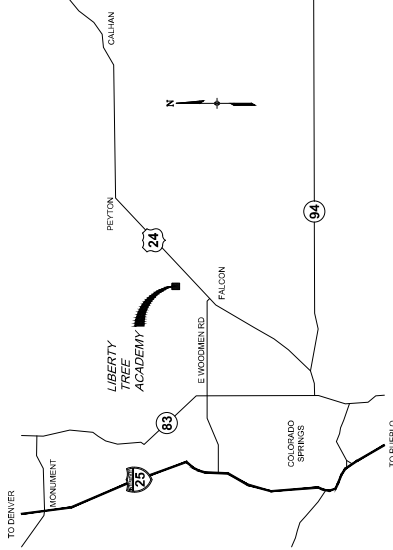
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS. THE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE 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 _____ 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.

LIBERTY TREE ACADEMY BUILDING CORPORATION _____ DATE _____



VICINITY MAP
SCALE: N.T.S.

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE REVIEW IS NOT A GUARANTEE OF THE ACCURACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE COMPAIRED AT THE DISCRETION OF THE DESIGNER 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.

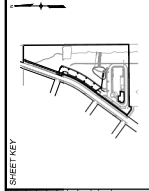
IN ACCORDANCE WITH ECA SECTION 1.10, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTIONS DISCRETION.

JENNIFER IRVINE, P.E. _____ DATE _____

FALCON FIRE DEPARTMENT:

ADDITIONAL COMMENTS: FIRE SERVICES PROVIDED BY THE GOVERNORS WATER DISTRICT, AND AS COLORADO REGISTERED PROFESSIONAL ENGINEERS UNDER THE THEORETICAL AVAILABLE FIRE FLOW AT 200 PSI IS GALLONS PER MINUTE UNDER MAXIMUM DAILY DEMAND CONDITIONS AT 200 PSI 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 _____



SHEET KEY

NO.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: R:\03\986\02 (Liberty Tree Academy Additional Swy)\Dwg\Sheet\CD\TS01_P142.dwg			
PLOT DATE: April 29, 2020 1:45:03 PM			
PLOT SCALE: 1" = 40' (AS SHOWN)			

PREPARED BY:
LIBERTY TREE ACADEMY
Matrix by Design

PRELIMINARY
THESE PLANS HAVE NOT BEEN APPROVED BY THE GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

TITLE SHEET
Add PCD File #

ISSUED BY: JEN IRVINE
DATE ISSUED: APRIL 2020
SCALE: AS SHOWN
SHEET NO. 1 OF 14
PROJECT NO. 2019-002

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
REGISTERED PROFESSIONAL ENGINEER
PROJECT NO. 2019-002

CONTRACT NO. 17801



GENERAL CONSTRUCTION PLAN NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/SEL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL CRITERIA MANUAL, THE 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/SEL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. CITY OF COLORADO SPRINGS/SEL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 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 CRITERIA MANUALS LISTED ABOVE. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER THE FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO: 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 PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EGM STANDARDS. PAVEMENT SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

Please refer to DPW Department of Public Works



SHEET NO. 1

NO.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT
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 PLOT DATE: 4/29/2020 1:48 PM
 PLOT BY: J. L. GARDNER

PREPARED FOR:
LIBERTY TREE ACADEMY

PREPARED BY:
Matrix
 Excellence by Design

PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
 PROJECT NO. 201955002

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

GENERAL NOTES

DESIGNED BY: J. L. GARDNER
 DRAWN BY: J. L. GARDNER
 CHECKED BY: J. L. GARDNER
 DATE ISSUED: APRIL 2020
 SCALE: AS SHOWN
 SHEET NO. 2 OF 10
 CONTRACT NO. **GU01**

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	MFR	MANUFACTURER
BOC	BACK OF CURB	MH	MANHOLE
B OR BL	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	NC	NO OR #
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	NTS	NOMINAL
CI	CAST IRON	OC	ON CENTER
CEN	CENTER	OR OR PROP	OR OR PROPOSED
L OR CL	CENTERLINE	PC	POINT OF CURVATURE
CLR	CLEAR	PCC	POINT OF COMPOUND CURVE
CHP	CORROLATED METAL PIPE	PCR	POINT OF CURB RETURN
CO	CONCRETE	PE	PLAIN END
CONC	CONCRETE	PGL	PROFILE GRADE LINE
CONST	CONSTRUCTION	PRC	POINT OF REVERSE CURVE
CONT	CONTINUOUS	PVC	POINT OF TANGENCY
DIA OR Ø	DIAMETER	PVAT	POINT OF VERTICAL INTERSECTION
DN	DOWN	PVT	POINT OF VERTICAL TANGENT
DWG	DRAWING	R OR RAD	RADIUS
EA	EACH	RCP	REINFORCED CONCRETE PIPE
EGL	ENERGY GRADE LINE	RED	REDUCER
ELEV OR EL	ELEVATION	REF	REFERENCE
ELL	ELBOW	REINF	REINFORCING
EOP	EDGE OF PAVEMENT	REQ	REQUIRED
ESMT	EASEMENT	REV	REVISION
EVC	END OF VERTICAL CURVE ELEVATION	ROW	RIGHT-OF-WAY
EVCS	END OF VERTICAL CURVE STATION	RT	RIGHT
EW	EACH WAY	SCH	SCHEDULE
EX OR EXIST	EXISTING	SD OR STM	STORM SEWER
FES	FLARED END SECTION	SQ	SQUARE
FIN	FINISHED	STA	STATION
L OR FIL	FINISH LINE	STD	STANDARD
FLG	FLOWLINE	STL	STEEL
FT	FOOTFEET	SS OR SAN	SANITARY SEWER
FRP	FIBERGLASS REINFORCED PIPE	SWK	SIDEWALK
FUT	FUTURE	TAN	TANGENT
GAL	GALLON	TB	THRUST BLOCK
GALV	GALVANIZED	THD	THREADED
GAU	GAUGE (MATERIAL)	THK	THICKNESS
GV	GATE VALVE	TL	TRUE LENGTH
GW	GROUNDWATER	TS	TYPICAL
HBP	HOT BITUMINOUS PAVEMENT	TYP	TYPICAL
HCL	HORIZONTAL CONTROL LINE	UG	UNDERGROUND
HGL	HYDRAULIC GRADE LINE	UTIL	UTILITY
HP	HIGH POINT	VC	VERTICAL CURVE
HORIZ	HORIZONTAL	W	WIDTH
HCL	HORIZONTAL CONTROL LINE	wf	WITH
HCL	HORIZONTAL CONTROL LINE		
HR	HOUR		
INV	INVERT		
K	VERTICAL CURVE FACTOR		
LBS	POUNDS		
LF	LINEAR FEET		
LP	LOW POINT		

PROPOSED LEGEND

---	PROPOSED CENTERLINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED EASEMENT
---	PROPOSED CONTOUR
---	ENERGY GRADE LINE
---	HYDRAULIC GRADE LINE
---	PROPOSED SLOPE OR DRAINAGE FLOW



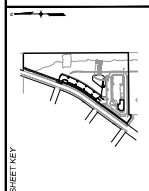
	PROPOSED STORM DRAIN AND F.E.S.
	PROPOSED STORM INLET
	PROPOSED SIGN
	PROPOSED LIGHT STANDARD
	PROPOSED CURB & GUTTER
	PROPOSED FENCE

EXISTING LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING LOT LINE
---	EXISTING EASEMENT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CURB AND GUTTER
---	EXISTING CONCRETE
---	EXISTING FENCE
---	EXISTING RETAINING WALL
---	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)



SHEET NO. 1

NO.	DATE	DESCRIPTION	BY
REVISIONS			

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REFERENCE DRAWINGS	

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

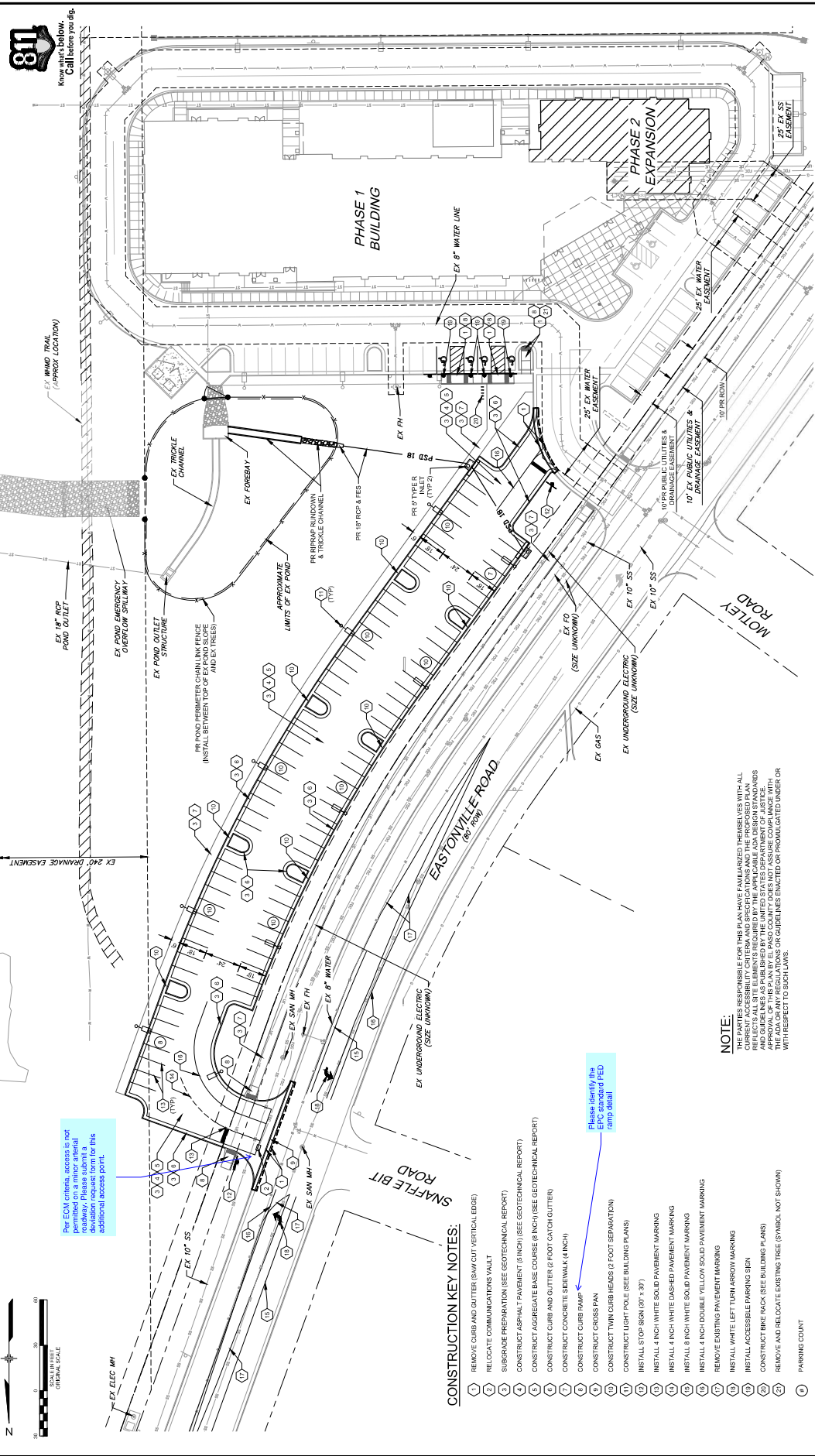
LEGEND & ABBREVIATIONS

DESIGNED BY: MTR
 DRAWN BY: MTR
 CHECKED BY: MTR
 SCALE: AS SHOWN
 DATE ISSUED: APRIL 2020
 SHEET NO. 2 OF 14
 PROJECT NO. 20-956-002
 CD NUMBER: L401

PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY THE GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

LIBERTY TREE ACADEMY
 PRELIMINARY

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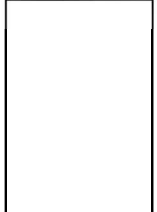
LIBERTY TREE ACADEMY - PHASE 2
 TOWN OF PEYTON, EL PASO COUNTY
 CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-XXX

PRELIMINARY
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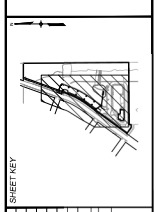
SITE PLAN

DESIGNED BY: [Name] DATE ISSUED: [Date]
 DRAWN BY: [Name] SCALE: [Scale]
 CHECKED BY: [Name] PROJECT NO.: [Project No.]
 DATE: [Date] SHEET NO.: [Sheet No.]
 OF: [Total Sheets]

LIBERTY TREE ACADEMY
 PREPARED BY: **Matrix**
 Excellence by Design



NOTE:
 THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL THE APPLICABLE REGULATIONS AND GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO THIS PROJECT. THE PARTIES HAVE BEEN ADVISED OF ALL APPLICABLE REGULATIONS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE, FEDERAL BUREAU OF INVESTIGATION, AND THE FEDERAL BUREAU OF CONSUMER PROTECTION. THE PARTIES HAVE AGREED TO COMPLY WITH ALL APPLICABLE REGULATIONS AND GUIDELINES.



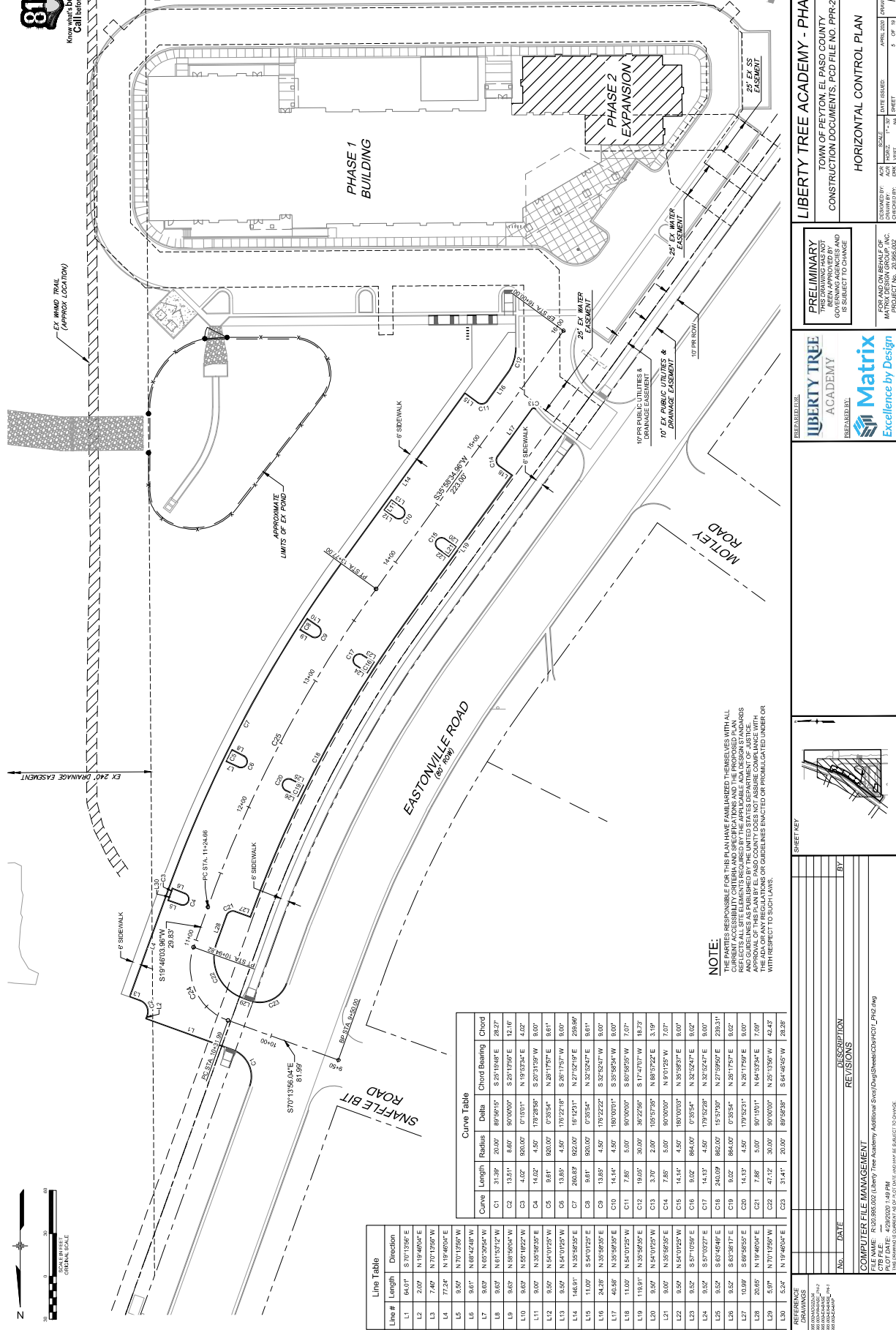
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REVISIONS			
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PLOT BY: [Name]			
PLOT SCALE: [Scale]			
PLOT SHEET NO.: [Sheet No.]			
PLOT TOTAL SHEETS: [Total Sheets]			

CONSTRUCTION KEY NOTES:

- 1) REMOVE CURB AND GUTTER (SAW CUT VERTICAL EDGE)
- 2) RELOCATE COMMUNICATIONS WALL
- 3) SUBGRADE PREPARATION (SEE GEOTECHNICAL REPORT)
- 4) CONSTRUCT ASPHALT PAVEMENT (8 INCH) (SEE GEOTECHNICAL REPORT)
- 5) CONSTRUCT AGGREGATE BASE COURSE (8 INCH) (SEE GEOTECHNICAL REPORT)
- 6) CONSTRUCT CURB AND GUTTER (2 FOOT GUTCH GUTTER)
- 7) CONSTRUCT CONCRETE SIDEWALK (4 INCH)
- 8) CONSTRUCT CURB RAAP
- 9) CONSTRUCT CROSS PAN
- 10) CONSTRUCT TWIN CURB HEADS (2 FOOT SEPARATION)
- 11) CONSTRUCT LIGHT POLE (SEE BUILDING PLANS)
- 12) INSTALL STOP SIGN (81" X 36")
- 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
- 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 (SYMBOL NOT SHOWN)
- 22) PARKING COUNT

Please verify the EFC stamped PED (ump seal)

The EFC stamp is required for a minor aerial deviation request form for this additional access point.



NOTE:
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH ALL APPLICABLE CRITERIA AND SPECIFICATIONS. THE PARTIES ASSUME RESPONSIBILITY FOR COMPLIANCE WITH RESPECT TO SUCH LAWS.

Curve	Length	Radius	Delta	Chord Bearing	Chord
C1	31.39	20.00	89.9975°	S 27°10'46" E	28.27
C2	13.51	8.00	90.0000°	S 25°13'06" E	12.10
C3	4.02	900.00	0°19'31"	N 19°43'54" E	4.02
C4	14.02	4.50	178.2398°	S 20°13'06" W	9.00
C5	0.81	900.00	0°35'54"	N 26°17'57" E	0.81
C6	13.85	4.50	170.2278°	S 26°17'57" W	9.00
C7	268.88	822.00	18°12'31"	N 27°52'47" E	258.96
C8	9.81	800.00	0°35'54"	N 32°54'07" E	9.81
C9	13.85	4.50	175.2222°	S 32°54'17" W	9.00
C10	14.14	4.50	180.0000°	S 35°53'54" W	9.00
C11	7.85	5.00	90.0000°	S 80°19'35" W	7.07
C12	19.05	30.00	36.2226°	S 17°47'17" W	18.73
C13	3.70	2.00	105.5735°	N 88°19'22" E	3.19
C14	7.85	5.00	90.0000°	N 87°12'57" W	7.07
C15	14.14	4.50	180.0000°	N 35°58'37" E	9.00
C16	9.92	864.00	0°35'54"	N 32°54'07" E	9.92
C17	14.13	4.50	178.5220°	N 32°54'07" E	9.00
C18	240.09	862.00	15.5730°	N 27°59'57" E	230.31
C19	9.92	864.00	0°35'54"	N 26°17'57" E	9.92
C20	14.13	4.50	175.5221°	N 26°17'57" E	9.00
C21	7.85	5.00	90°15'31"	N 64°53'54" E	7.09
C22	47.12	30.00	90.0000°	N 25°13'06" W	42.42
C23	31.41	20.00	89°58'38"	S 64°48'45" W	28.28

Line #	Length	Direction
L1	96.01'	S 79°12'56" E
L2	2.00'	N 19°40'04" E
L3	7.40'	N 79°13'55" W
L4	77.23'	N 19°40'04" E
L5	9.92'	N 79°13'55" W
L6	9.92'	N 82°42'45" W
L7	8.93'	N 82°30'54" W
L8	8.93'	N 81°32'12" W
L9	8.03'	N 89°59'04" W
L10	8.03'	N 89°19'22" W
L11	9.00'	N 89°56'35" E
L12	9.00'	N 84°01'25" W
L13	9.50'	N 54°01'25" W
L14	148.91'	N 85°56'35" E
L15	11.92'	S 59°01'25" E
L16	24.99'	N 89°56'35" E
L17	46.98'	N 89°56'35" E
L18	11.09'	N 84°01'25" W
L19	118.91'	N 89°56'35" E
L20	9.50'	N 84°01'25" W
L21	9.00'	N 89°56'35" E
L22	9.50'	N 54°01'25" W
L23	9.92'	S 57°01'25" E
L24	9.92'	S 70°02'27" E
L25	9.92'	S 62°45'48" E
L26	9.92'	S 35°38'17" E
L27	20.85'	N 89°56'35" E
L28	20.85'	N 19°40'04" E
L29	5.97'	N 79°13'55" W
L30	5.97'	N 19°40'04" E

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

HORIZONTAL CONTROL PLAN

DESIGNED BY: [Name] DATE ISSUED: [Date]
DRAWN BY: [Name] DATE: [Date]
CHECKED BY: [Name] DATE: [Date]

SCALE: [Scale]
SHEET: [Sheet] OF [Total Sheets]

PROJECT NO. 20-956-002

PRELIMINARY
THIS PLAN HAS NOT BEEN APPROVED BY THE TOWN OF PEYTON GOVERNING AGENCIES AND IS SUBJECT TO CHANGE.

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT NO. 20-956-002

LIBERTY TREE ACADEMY
PEYTON, TEXAS

Matrix
Excellence by Design

REFERENCE

NO.	DATE	DESCRIPTION	BY

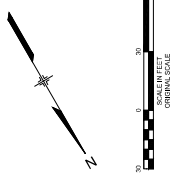
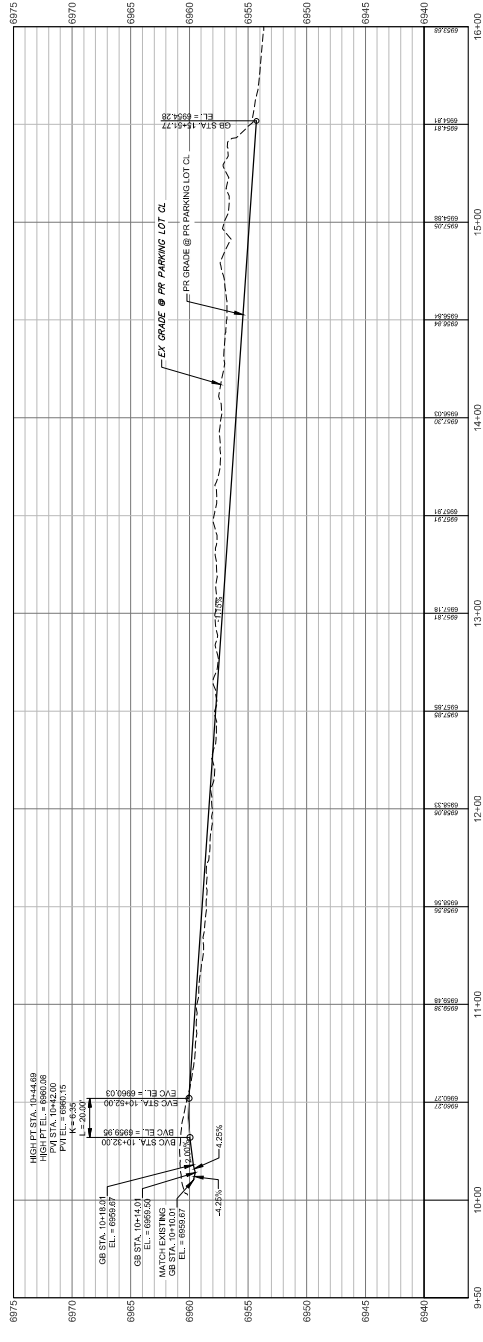
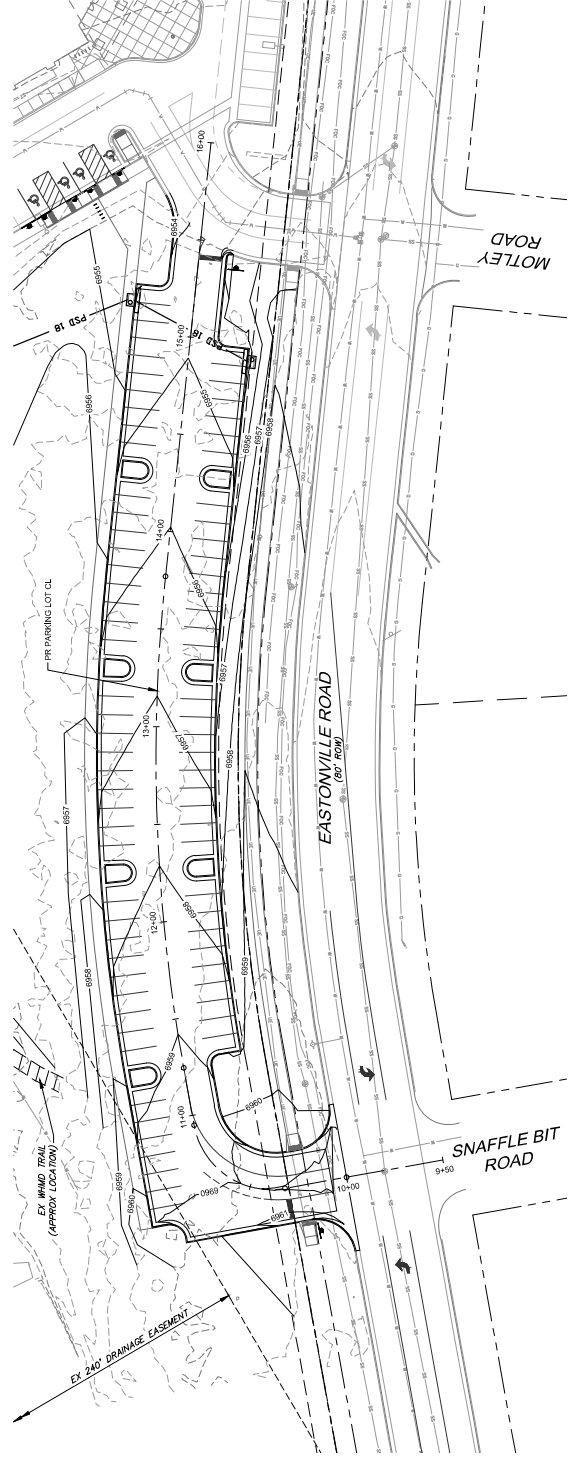
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REVISIONS

NO.	DATE	DESCRIPTION	BY

REFERENCE

NO.	DATE	DESCRIPTION	BY



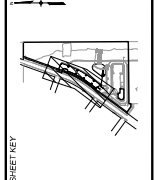
LIBERTY TREE ACADEMY - PHASE 2
 TOWN OF PEYTON, EL PASO COUNTY
 CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-XXX
PARKING LOT PLAN & PROFILE

PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE



FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT NO. 20-956-002

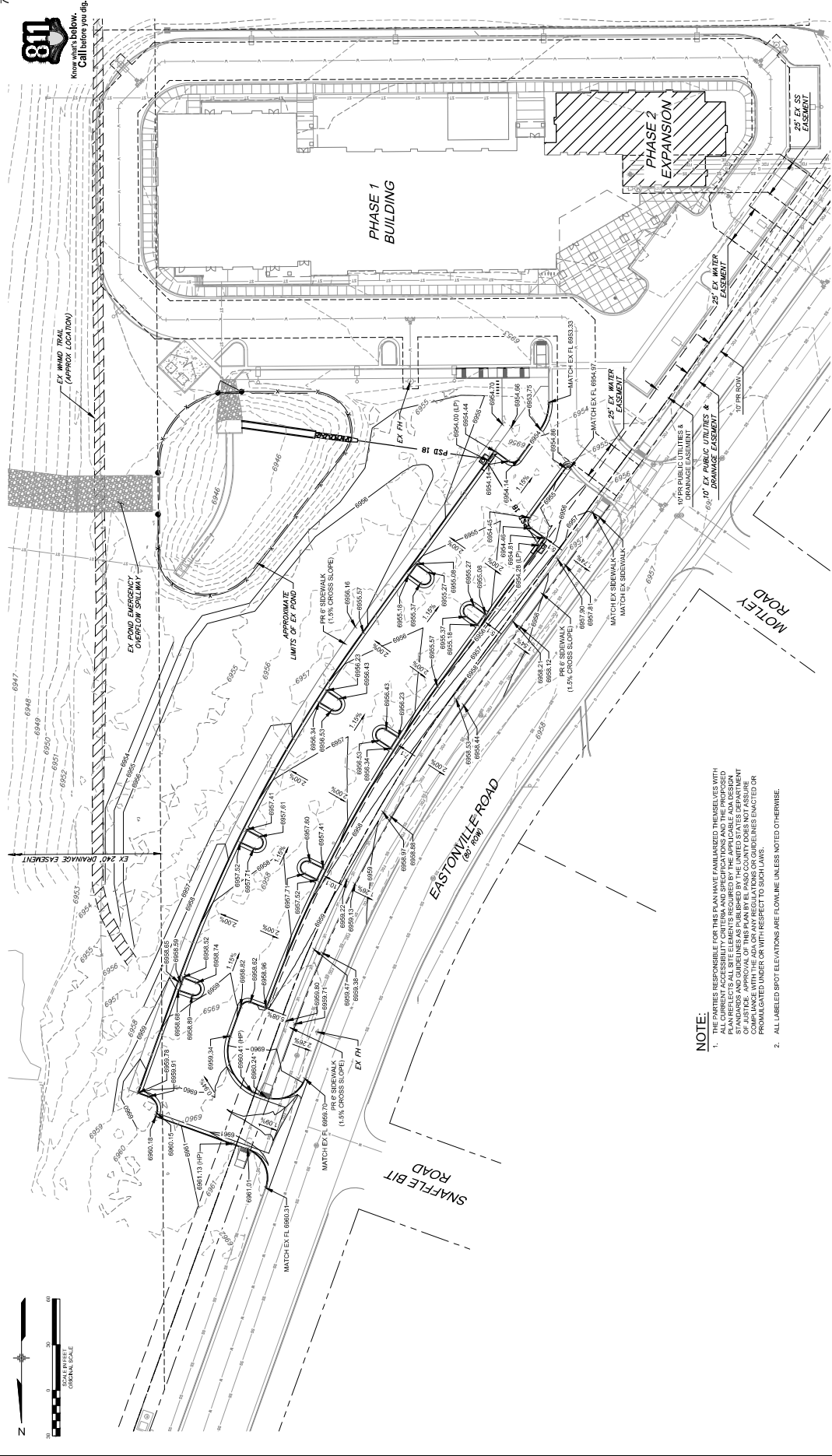
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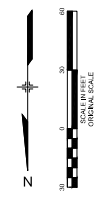
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DATE ISSUED: APRIL 2020
 SHEET: 1 - 37
 OF 38
 PROJECT NO. 20-956-002



811
Know what's below.
Call before you dig.



NOTE:
 1. ALL ELEVATIONS ARE SPOT ELEVATIONS FOR THIS PLAN UNLESS OTHERWISE NOTED. THIS PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS. APPROVAL OF THIS PLAN BY PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH ANY REGULATORY OR GUIDELINES ENACTED OR ENACTED UNDER CONSIDERATION WITH RESPECT TO ADA COMPLIANCE.
 2. ALL LABELLED SPOT ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE.

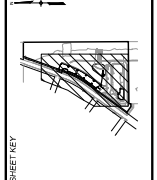
LIBERTY TREE ACADEMY - PHASE 2
 TOWN OF PEYTON, EL PASO COUNTY
 CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-XXX

PRELIMINARY
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LIBERTY TREE ACADEMY
 PREPARED BY
 Matrix
 Excellence by Design

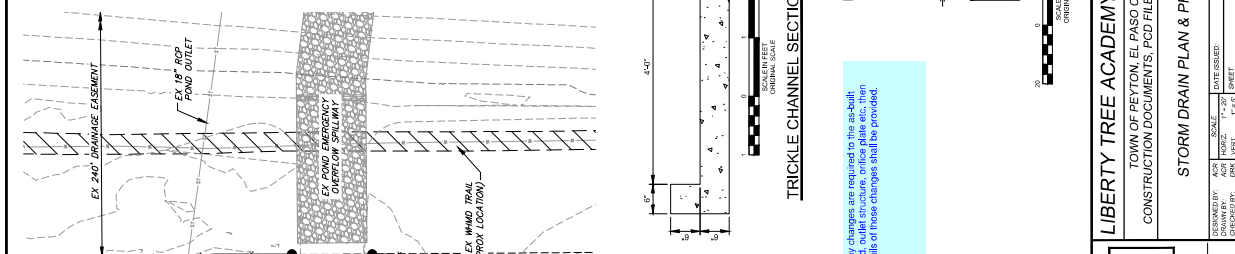
FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT NO. 20-956-002

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 SHEET NO. 7 OF 10
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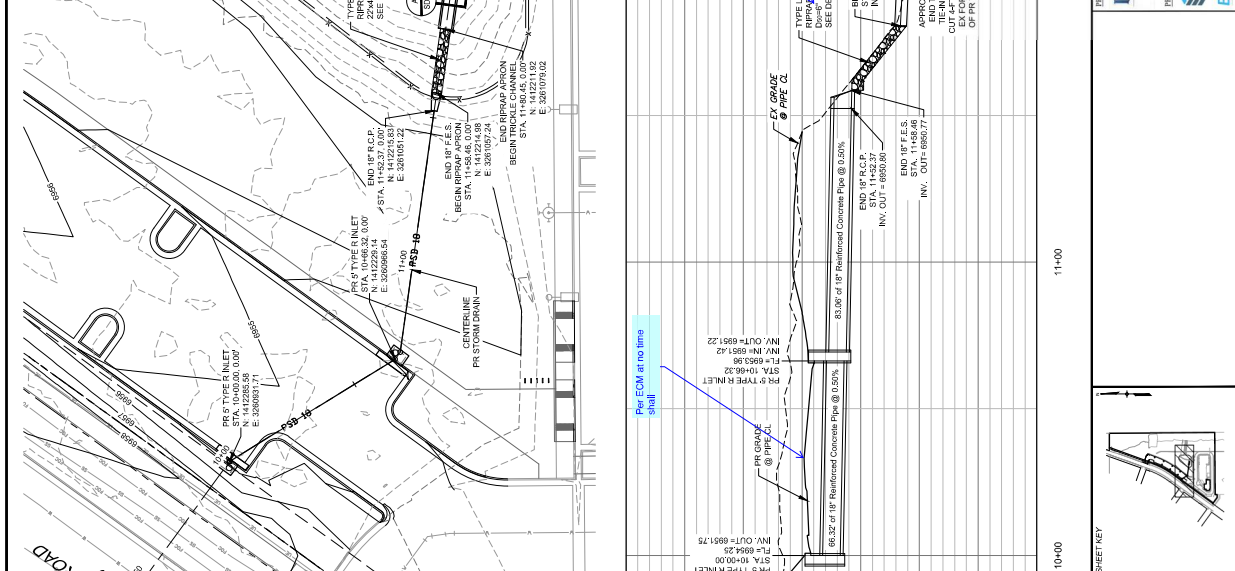


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If any changes are required to the as-built details of those changes shall be provided.



PRELIMINARY DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE.

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

STORM DRAIN PLAN & PROFILE

NO.	DATE	DESCRIPTION	BY

DESIGNED BY: ACP
DRAWN BY: RCP
CHECKED BY: RCP
DATE ISSUED: APRIL 2020
SCALE: 1"=20'
SHEET: 1 OF 10
PROJECT NO.: 20-996-002
CD#045001

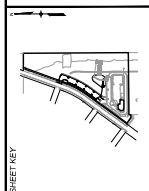
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LIBERTY TREE ACADEMY PREPARED BY: Matrix Excellence by Design	
SHEET KEY	



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

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND ZONING DEPARTMENT (PCD) AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PCD INSPECTORS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE DISTURBANCE TO NEARBY WETLANDS OR WATERWAYS. ANY DISCHARGE OF STORMWATER OR OTHER WASTEWATER SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS 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 APPLICABLE EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE MANUAL VOLUME 2, ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE APPLICANT. SWMP SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION CONTROL MEASURES AS SPECIFIED IN THE SWMP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM 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 PCD INSPECTORS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED, DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE SHALL BE COVERED WITHIN 14 CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE. AFTER INTERIM GRADING, AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND COVERED WITH PERMANENT SOIL EROSION CONTROL MEASURES PERMANENT TO THE SITE. SPECIFICATIONS FOR PERMANENT MEASURES ARE PROVIDED IN THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IDENTIFY AND MAINTAIN USCEPTIBLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS. THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER TO AN EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CAPTURED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. COMBUSTIBLE WASTE SHALL BE DISCHARGED TO THE SWMP OR TO THE STATE WATERWAY. ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES, INCLUDING UTILITY LINES, SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE SWMP.
- EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED TO THE ENVIRONMENT. ALL CHEMICALS TO BE USED MUST BE STORED IN APPROVED CONTAINERS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT," TITLE 25, ARTICLE 8, GRS), AND THE "CLEAN WATER ACT," (33 USC, 1341). IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I, ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY EARTH DISTURBANCE OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF COFFEE, THE STATE OF COLORADO, AND ANY APPLICABLE FEDERAL AGENCIES, RULES, OR OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- BEFORE TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- 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.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF REVENUE AND HERITAGE. THE PERMITTEE SHALL OBTAIN THE NECESSARY PERMITS PRIOR TO THE 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
 WOOD - PERMITS
 1500 SOUTH GAYLOR DRIVE SOUTH
 DENVER, CO 80202-5135
 ATTN: PERMIT'S UNIT



SHEET 001

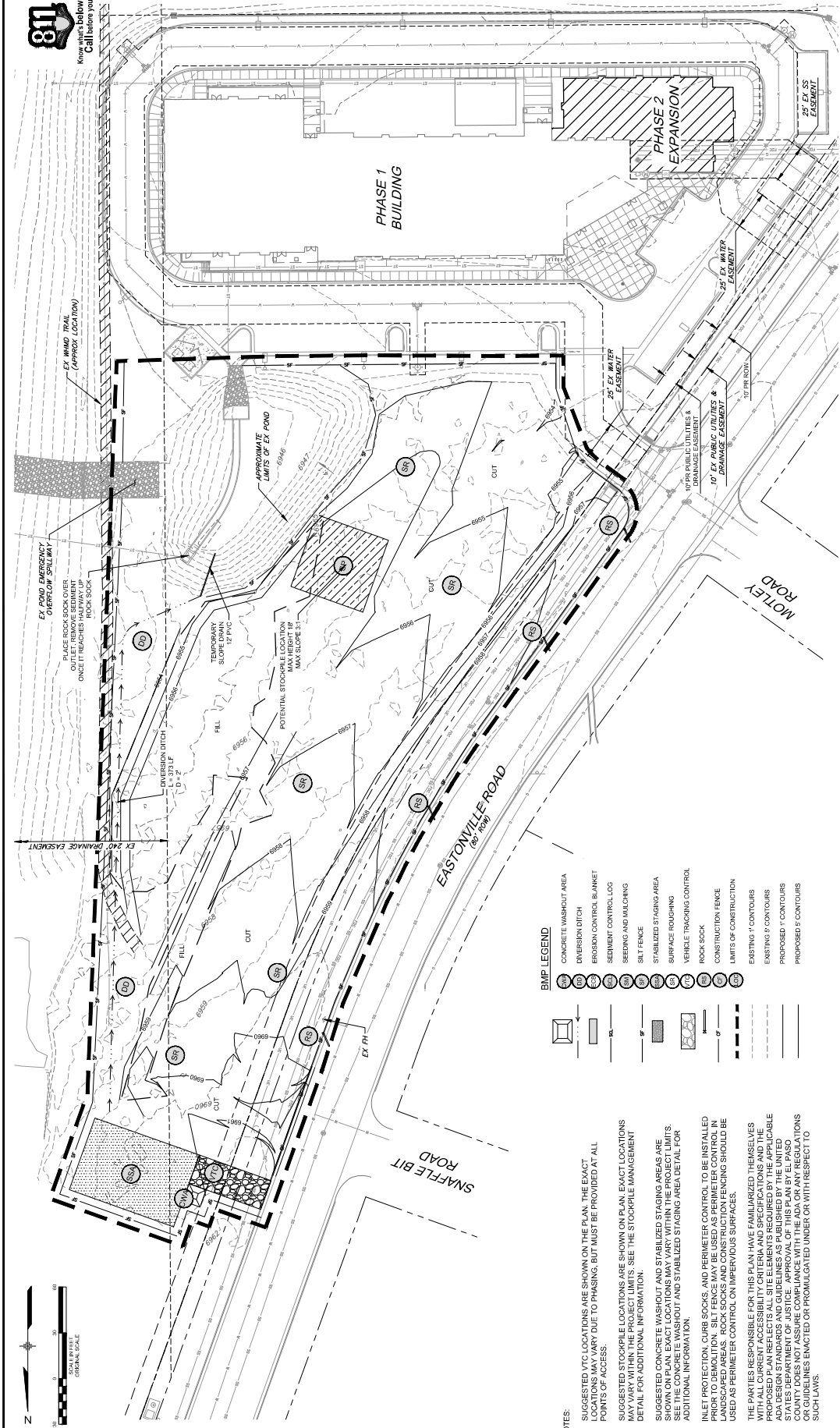
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REVISIONS			

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LIBERTY TREE ACADEMY
 16000 RIVERBEND DRIVE
 DENVER, CO 80242

Matrix
 Excellence by Design

DESIGNED BY: J. G. GARDNER
 DRAWN BY: J. G. GARDNER
 SCALE: AS SHOWN
 DATE ISSUED: APRIL 2020
 SHEET NO. 001 OF 01
 PROJECT NO. 201956002
 ECGN01



BMP LEGEND

- (CA) CONCRETE WASHOUT AREA
- (DD) DIVERSION DITCH
- (ES) EROSION CONTROL BLANKET
- (SL) SEDIMENT CONTROL LOG
- (SM) SEEDING AND MULCHING
- (SF) SILT FENCE
- (ST) STABILIZED STAGING AREA
- (SR) SURFACE ROUGHING
- (VT) VEHICLE TRACKING CONTROL
- (RS) ROCK SOCK
- (CF) CONSTRUCTION FENCE
- (L) LIMITS OF CONSTRUCTION
- (E) EXISTING 1' CONTOURS
- (P) PROPOSED 1' CONTOURS
- (PP) PROPOSED 5' CONTOURS

- NOTES:**
- SUGGESTED VUL 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 PERMETER CONTROL IN LANDSCAPED AREAS. ROCK SOCKS AND CONSTRUCTION FENCING SHOULD BE USED AS PERMETER CONTROL ON IMPERVIOUS SURFACES.
 - THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH THE APPLICABLE REGULATIONS AND SPECIFICATIONS AND ARE PROVIDING THESE AS A PROFESSIONAL SERVICE. THE PARTIES ARE NOT PROVIDING ANY GUARANTEE OR WARRANTY. THE PARTIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCY. THE PARTIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCY. THE PARTIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCY.

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

INITIAL EROSION CONTROL PLAN

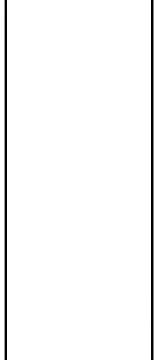
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 CHECKED BY: [Name] DATE: [Date]

PROJECT NO. 20-956-002

PRELIMINARY
 THIS PLAN HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

LIBERTY TREE ACADEMY
 10000 W. 10TH STREET, SUITE 100, DENVER, CO 80202

Matrix
 Excellence by Design

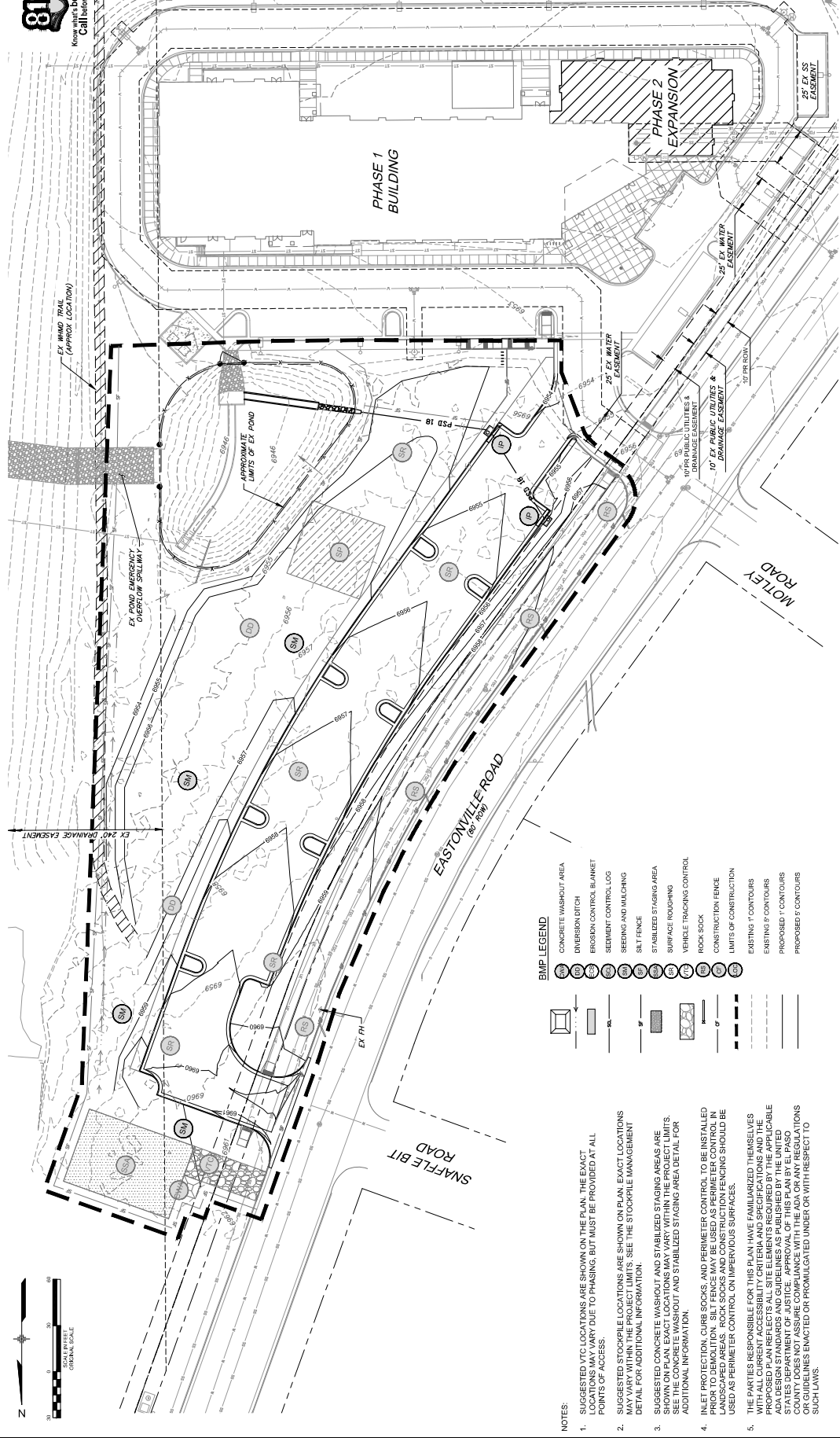


REVISIONS

NO.	DATE	DESCRIPTION	BY

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BMP LEGEND

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	DIVERSION DITCH
	SEDIMENT CONTROL BLANKET
	SEEDING AND MULCHING
	SILT FENCE
	STABILIZED STAGING AREA
	SURFACE ROUGHING
	VEHICLE TRACKING CONTROL
	ROCK SOCK
	CONSTRUCTION FENCE
	LIMITS OF CONSTRUCTION
	EXISTING 1' CONTOURS
	PROPOSED 1' CONTOURS
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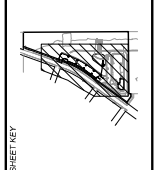
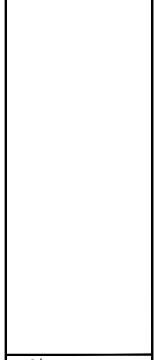
- NOTES:**
- SUGGESTED VUL LOCATIONS ARE SHOWN ON THE PLAN. THE EXACT LOCATIONS MAY VARY DUE TO PHASING, BUT MUST BE PROVIDED AT ALL POINTS OF ACCESS.
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 - THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH THE APPLICABLE REGULATIONS AND SPECIFICATIONS AND SPECIFIC APPLICABLE PROPOSED PLAN ELEMENTS AND SITE DETAILS. THESE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY ENGINEER IS LIMITED TO THE APPLICABLE ADA DESIGN STANDARDS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

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

FINAL EROSION CONTROL PLAN

DESIGNED BY: [Name] DATE ISSUED: [Date]
 DRAWN BY: [Name] SCALE: [Scale]
 CHECKED BY: [Name] DATE: [Date]
 PROJECT NO.: 20-956-002

PRELIMINARY
 THIS PLAN HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE



COMPUTER FILE MANAGEMENT

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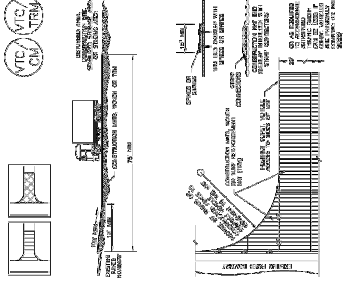
SM-4 Vehicle Tracking Control (VTC)

1. SEE SM-4 FOR VTC.
2. VTC SHALL BE INSTALLED AT ALL ENTRANCES TO THE PROJECT AND AT ALL EXITS FROM THE PROJECT.
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10. VTC SHALL BE INSTALLED AT ALL ENTRANCES TO THE PROJECT AND AT ALL EXITS FROM THE PROJECT.

UTAH DRIVING AND TRAIL CONSTRUCTION
UTAH TRAILING CHALLENGE (UTAH TRAILING)

November 2012

SM-4 Vehicle Tracking Control (VTC)

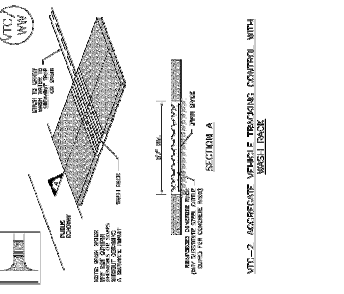


VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION
FOR USE - RESPONSIBLE MATRONS

UTAH DRIVING AND TRAIL CONSTRUCTION
UTAH TRAILING CHALLENGE (UTAH TRAILING)

November 2012

SM-4 Vehicle Tracking Control (VTC)

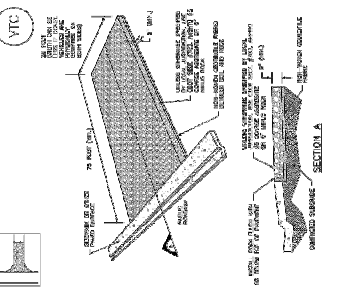


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

UTAH DRIVING AND TRAIL CONSTRUCTION
UTAH TRAILING CHALLENGE (UTAH TRAILING)

November 2012

SM-4 Vehicle Tracking Control (VTC)



EC-1. COMPACTED LINED EARTH DIKE FORMED BY BERM

UTAH DRIVING AND TRAIL CONSTRUCTION
UTAH TRAILING CHALLENGE (UTAH TRAILING)

November 2012

EC-4 Making (MU)



Description
Making (MU) is the process of creating a surface that is suitable for vehicle traffic. It involves the use of aggregate materials and the application of a stabilizing agent to bind the aggregate together. The resulting surface is a hard, durable, and smooth surface that is suitable for vehicle traffic.

Aggregate Materials
The aggregate materials used in the making process should be clean, hard, and angular. They should be free of fines and organic matter. The aggregate should be well graded and should meet the requirements of the Utah Department of Transportation (UDOT) for road construction.

Stabilizing Agent
The stabilizing agent used in the making process should be a cementitious material that is suitable for use in the aggregate. It should be applied in a uniform layer over the aggregate and should be well mixed with the aggregate.

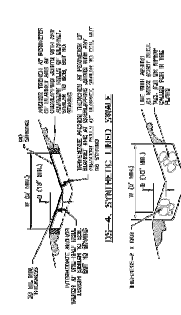
Item	Quantity	Unit
Aggregate	1000	cu yd
Stabilizing Agent	100	cu yd

EC-10 Earth Dikes and Drainage Swales (EDDS)

Description
Earth dikes and drainage swales (EDDS) are used to control erosion and sediment transport. They are constructed from compacted earth and are designed to collect and transport sediment and debris from the site. They are typically used in conjunction with other erosion control measures such as silt fences and straw bales.

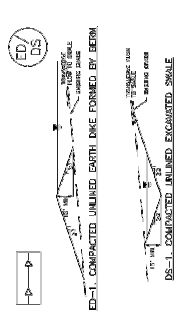
Construction
EDDS should be constructed from compacted earth and should be designed to handle the expected flow of sediment and debris. They should be installed in a series of parallel lines across the site and should be spaced at intervals of 10 to 20 feet.

EC-10 Earth Dikes and Drainage Swales (EDDS)



DS-1. COMPACTED LINED EXCAVATED SWALE
DS-2. COMPACTED LINED SWALE FORMED BY CUT AND FILL
DS-3. LOG LINED SWALE (CUT AND FILL OR BERM)

EC-10 Earth Dikes and Drainage Swales (EDDS)



DS-1. COMPACTED LINED EXCAVATED SWALE
DS-2. COMPACTED LINED SWALE FORMED BY CUT AND FILL
DS-3. LOG LINED SWALE (CUT AND FILL OR BERM)

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

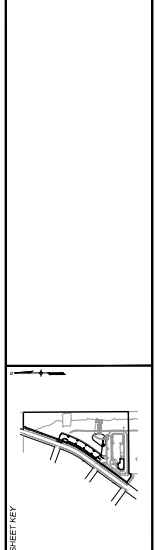
EROSION CONTROL DETAILS

DESIGNED BY: [Name]
DRAWN BY: [Name]
SCALE: [Scale]
DATE ISSUED: [Date]
SHEET NO.: [Sheet No.] OF [Total Sheets]

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY THE TOWN OF PEYTON AND IS SUBJECT TO CHANGE.

LIBERTY TREE ACADEMY
ACADEMY
PREPARED FOR: [Name]
PREPARED BY: [Name]

Matrix
Excellence by Design



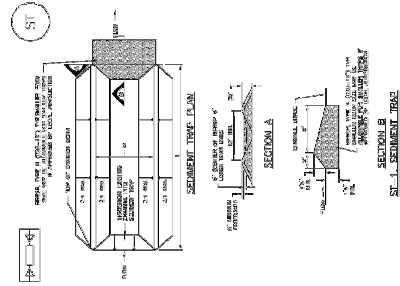
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[List of drawings]

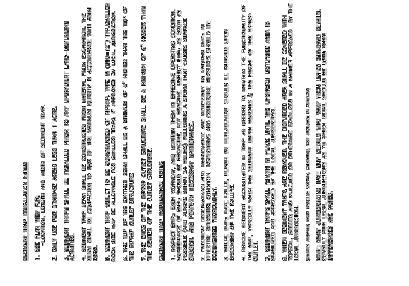


SC-3 Sediment Trap (ST)



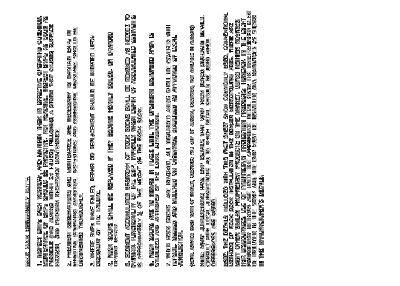
UTAH DESIGN AND PROJECT CONSULTANTS
 1100 SOUTH 200 WEST, SUITE 200, SALT LAKE CITY, UT 84143
 November 2011

SC-9 Sediment Trap (ST)



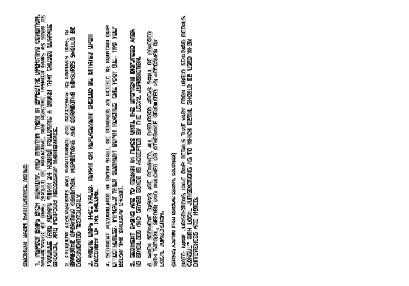
UTAH DESIGN AND PROJECT CONSULTANTS
 1100 SOUTH 200 WEST, SUITE 200, SALT LAKE CITY, UT 84143
 November 2011

SC-5 Rock Rock (RS)



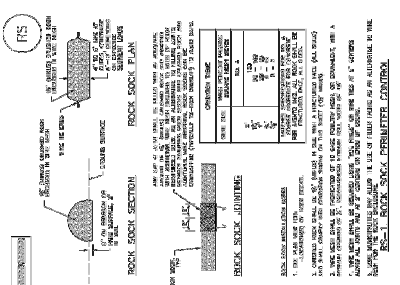
UTAH DESIGN AND PROJECT CONSULTANTS
 1100 SOUTH 200 WEST, SUITE 200, SALT LAKE CITY, UT 84143
 November 2011

SC-7 Sediment Basin (SB)



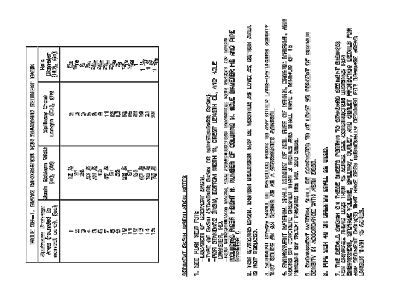
UTAH DESIGN AND PROJECT CONSULTANTS
 1100 SOUTH 200 WEST, SUITE 200, SALT LAKE CITY, UT 84143
 November 2011

SC-3 Rock Rock (RS)



UTAH DESIGN AND PROJECT CONSULTANTS
 1100 SOUTH 200 WEST, SUITE 200, SALT LAKE CITY, UT 84143
 November 2011

SC-7 Sediment Basin (SB)



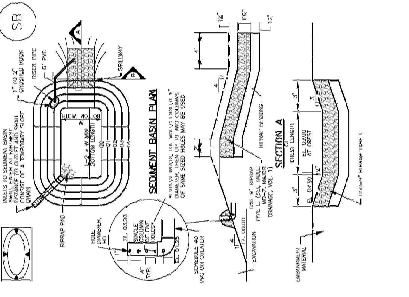
UTAH DESIGN AND PROJECT CONSULTANTS
 1100 SOUTH 200 WEST, SUITE 200, SALT LAKE CITY, UT 84143
 November 2011

PC-4 Mitrching (MU)

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 10. Check for any...

UTAH DESIGN AND PROJECT CONSULTANTS
 1100 SOUTH 200 WEST, SUITE 200, SALT LAKE CITY, UT 84143
 June 2011

SC-7 Sediment Basin (SB)



UTAH DESIGN AND PROJECT CONSULTANTS
 1100 SOUTH 200 WEST, SUITE 200, SALT LAKE CITY, UT 84143
 June 2011

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

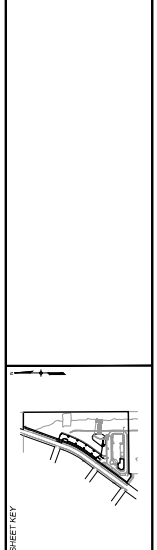
EROSION CONTROL DETAILS

DATE ISSUED: APRIL 2011
 SHEET NO. 13 OF 18
 PROJECT NO. 20156102
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

PRELIMINARY
 THIS DRAWING HAS BEEN APPROVED BY THE GOVERNING AGENCIES AND IS SUBJECT TO CHANGE.

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
 PROJECT NO. 20156102

LIBERTY TREE ACADEMY
 PREPARED FOR: Matrix
 EXCELLENCE BY DESIGN

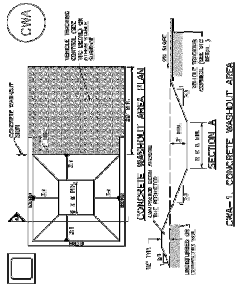


NO.	DATE	DESCRIPTION	REVISIONS

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 PLOT SCALE: 1/8" = 1'-0"



Concrete Washout Area (CWA) MM-1



- CONCRETE WASHOUT AREA**
1. SEE PLAN FOR LOCATION AND SIZE OF WASHOUT AREA.
 2. ALL WASHOUT AREAS SHALL BE CONCRETE.
 3. THE CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
 4. THE WASHOUT AREA SHALL BE SLOPED TO THE CURB AND THEN TO THE CATCHMENT BASIN.
 5. THE CATCHMENT BASIN SHALL BE 18" DEEP AND SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
 6. THE CATCHMENT BASIN SHALL BE SLOPED TO THE CURB AND THEN TO THE CATCHMENT BASIN.
 7. THE CATCHMENT BASIN SHALL BE SLOPED TO THE CURB AND THEN TO THE CATCHMENT BASIN.
 8. USE APPROVED MATERIALS FOR WASHOUT AREA CONSTRUCTION.

November 2012 CWA-1

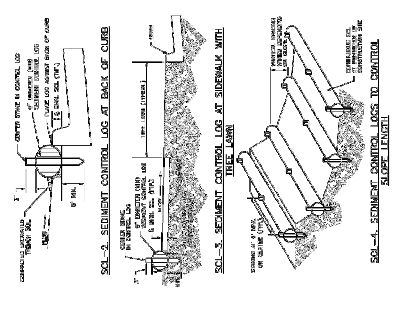
Sediment Control Log (SCL) SC-1

SEDIMENT CONTROL LOG (SCL)

1. THE SCL SHALL BE MAINTAINED AT ALL TIMES.
2. THE SCL SHALL BE SIGNED BY THE OPERATOR OF THE EQUIPMENT.
3. THE SCL SHALL BE SIGNED BY THE OPERATOR OF THE EQUIPMENT.
4. THE SCL SHALL BE SIGNED BY THE OPERATOR OF THE EQUIPMENT.
5. THE SCL SHALL BE SIGNED BY THE OPERATOR OF THE EQUIPMENT.
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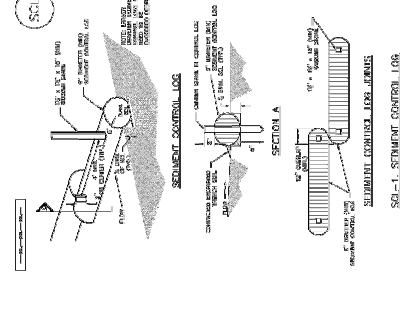
November 2012 SCL-1

Sediment Control Log (SCL) SC-2



November 2012 SCL-2

Sediment Control Log (SCL) SC-3



November 2012 SCL-3

Concrete Washout Area (CWA) MM-1

CONCRETE WASHOUT AREA

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8. USE APPROVED MATERIALS FOR WASHOUT AREA CONSTRUCTION.

November 2012 CWA-1

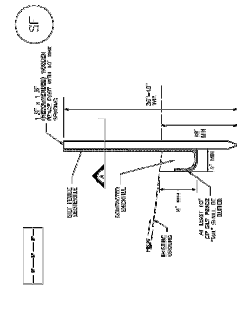
Silt Fence (SF) SC-1

SILT FENCE (SF)

1. THE SILT FENCE SHALL BE MAINTAINED AT ALL TIMES.
2. THE SILT FENCE SHALL BE SIGNED BY THE OPERATOR OF THE EQUIPMENT.
3. THE SILT FENCE SHALL BE SIGNED BY THE OPERATOR OF THE EQUIPMENT.
4. THE SILT FENCE SHALL BE SIGNED BY THE OPERATOR OF THE EQUIPMENT.
5. THE SILT FENCE SHALL BE SIGNED BY THE OPERATOR OF THE EQUIPMENT.
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8. THE SILT FENCE SHALL BE SIGNED BY THE OPERATOR OF THE EQUIPMENT.
9. THE SILT FENCE SHALL BE SIGNED BY THE OPERATOR OF THE EQUIPMENT.
10. THE SILT FENCE SHALL BE SIGNED BY THE OPERATOR OF THE EQUIPMENT.

November 2012 SF-1

Silt Fence (SF) SC-1



November 2012 SF-1

Concrete Washout Area (CWA) MM-1

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November 2012 CWA-1

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

EROSION CONTROL DETAILS

DESIGNED BY: [Name] DATE ISSUED: [Date]
DRAWN BY: [Name] SCALE: [Scale]
CHECKED BY: [Name] DATE: [Date]
PROJECT NO.: 20-956-002 SHEET NO. [Number] OF [Total]

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY THE TOWN OF PEYTON. IT IS SUBJECT TO CHANGE.

LIBERTY TREE ACADEMY
ACADEMY
Matrix
Excellence by Design

LIBERTY TREE ACADEMY
ACADEMY
Matrix
Excellence by Design

LIBERTY TREE ACADEMY
ACADEMY
Matrix
Excellence by Design

NO.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT

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PLOT BY: [Name]

REFERENCE DRAWINGS

NO. [Number] DATE [Date] DESCRIPTION [Description]



Stockpile Management (SM)

- 1. EXPOSED SOILS SHALL BE PROTECTED FROM EROSION BY THE USE OF STOCKPILE MANAGEMENT TECHNIQUES.
- 2. STOCKPILE MANAGEMENT TECHNIQUES SHALL BE DESIGNED TO PREVENT EROSION OF EXPOSED SOILS AND TO PREVENT POLLUTION OF ADJACENT AREAS.
- 3. STOCKPILE MANAGEMENT TECHNIQUES SHALL BE DESIGNED TO PREVENT POLLUTION OF ADJACENT AREAS BY THE USE OF STOCKPILE MANAGEMENT TECHNIQUES.
- 4. STOCKPILE MANAGEMENT TECHNIQUES SHALL BE DESIGNED TO PREVENT POLLUTION OF ADJACENT AREAS BY THE USE OF STOCKPILE MANAGEMENT TECHNIQUES.

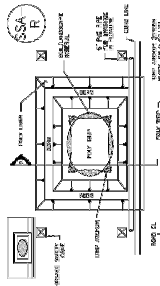
November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

Stockpile Management (SM)



- 1. THE STOCKPILE SHALL BE PROTECTED FROM EROSION BY THE USE OF STOCKPILE MANAGEMENT TECHNIQUES.
- 2. STOCKPILE MANAGEMENT TECHNIQUES SHALL BE DESIGNED TO PREVENT EROSION OF EXPOSED SOILS AND TO PREVENT POLLUTION OF ADJACENT AREAS.
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November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

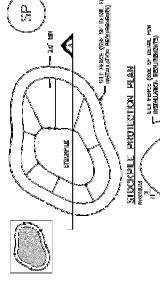
November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

Stockpile Management (SM)

- 1. EXPOSED SOILS SHALL BE PROTECTED FROM EROSION BY THE USE OF STOCKPILE MANAGEMENT TECHNIQUES.
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November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

Stockpile Management (SM)



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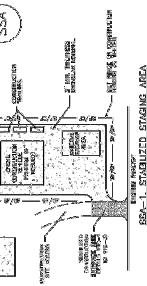
November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

Stabilized Singing Area (SSA)

- 1. THE SINGING AREA SHALL BE PROTECTED FROM EROSION BY THE USE OF STABILIZED SINGING AREA TECHNIQUES.
- 2. STABILIZED SINGING AREA TECHNIQUES SHALL BE DESIGNED TO PREVENT EROSION OF EXPOSED SOILS AND TO PREVENT POLLUTION OF ADJACENT AREAS.
- 3. STABILIZED SINGING AREA TECHNIQUES SHALL BE DESIGNED TO PREVENT POLLUTION OF ADJACENT AREAS BY THE USE OF STABILIZED SINGING AREA TECHNIQUES.
- 4. STABILIZED SINGING AREA TECHNIQUES SHALL BE DESIGNED TO PREVENT POLLUTION OF ADJACENT AREAS BY THE USE OF STABILIZED SINGING AREA TECHNIQUES.

November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

Stabilized Singing Area (SSA)



- 1. THE SINGING AREA SHALL BE PROTECTED FROM EROSION BY THE USE OF STABILIZED SINGING AREA TECHNIQUES.
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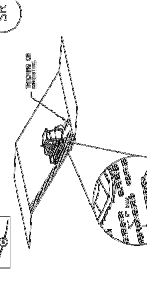
November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

Surface Roughening (SR)

- 1. THE SURFACE SHALL BE PROTECTED FROM EROSION BY THE USE OF SURFACE ROUGHENING TECHNIQUES.
- 2. SURFACE ROUGHENING TECHNIQUES SHALL BE DESIGNED TO PREVENT EROSION OF EXPOSED SOILS AND TO PREVENT POLLUTION OF ADJACENT AREAS.
- 3. SURFACE ROUGHENING TECHNIQUES SHALL BE DESIGNED TO PREVENT POLLUTION OF ADJACENT AREAS BY THE USE OF SURFACE ROUGHENING TECHNIQUES.
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November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

Surface Roughening (SR)



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November 2013
Urban Planning and Field Control Division
Urban Design/Engineering/Construction Division - Volume 1

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

EROSION CONTROL DETAILS

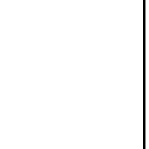
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DRAWN BY: [Name]
CHECKED BY: [Name]
DATE ISSUED: [Date]
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SHEET NO.: [Sheet No.]

PROJECT NO.: 20-95602

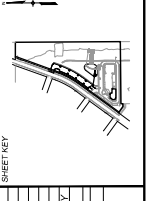
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY THE GOVERNING AGENCIES AND IS SUBJECT TO CHANGE.

FOR AND ON BEHALF OF:
MATRIX DESIGN GROUP, INC.
PROJECT NO.: 20-95602

LIBERTY TREE ACADEMY
ACADEMY
PREPARED BY:
Matrix
Excellence by Design



NO.	DATE	DESCRIPTION	BY
REVISIONS			

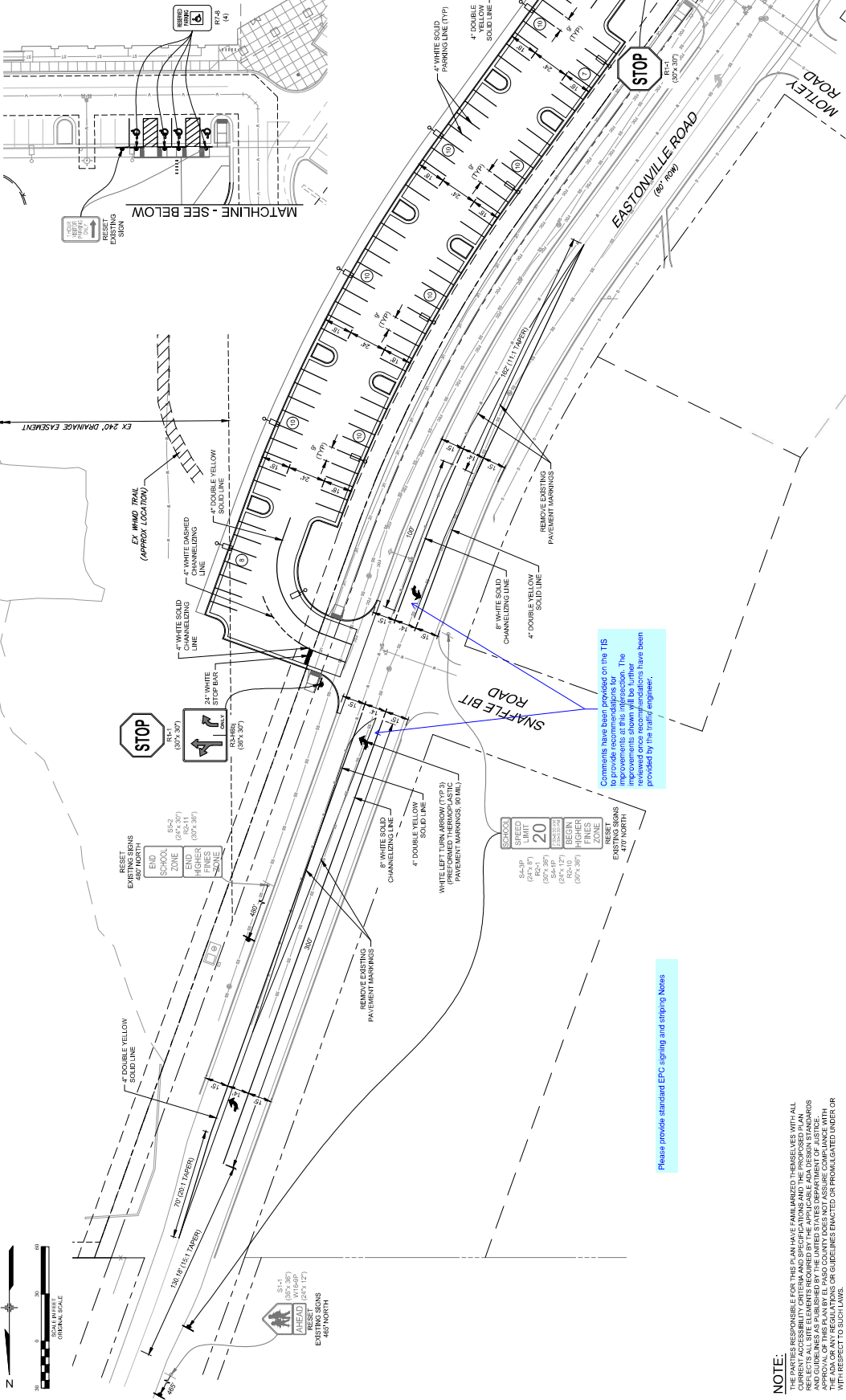


NO.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT

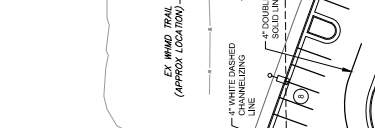
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PLOT DATE: 4/29/2021 2:00 PM
PLOT BY: [Name]

REFERENCE DRAWINGS



MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE



Comments have been provided on the IIS to provide recommendations for improvements. The improvements shown will be limited reviewed once recommendations have been provided by the traffic engineer.

Please provide standard EPC signing and striping notes

NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL THE APPLICABLE AND CURRENTLY EFFECTIVE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES THAT APPLY TO THIS PROJECT. THE PARTIES REPRESENTING THE CLIENT ACKNOWLEDGE THAT THEY HAVE BEEN ADVISED OF ALL SUCH REGULATIONS AND ORDINANCES AND HAVE AGREED TO COMPLY WITH THEM. THE PARTIES REPRESENTING THE CLIENT ACKNOWLEDGE THAT THEY HAVE BEEN ADVISED OF ALL SUCH REGULATIONS AND ORDINANCES AND HAVE AGREED TO COMPLY WITH THEM.

LIBERTY TREE ACADEMY - PHASE 2

TOWN OF PEYTON, EL PASO COUNTY

CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-XXX

SIGNING & STRIPING PLAN

DESIGNED BY	DATE ISSUED	SCALE	DATE REVISION
DRAWN BY	DATE	AS SHOWN	NO.
CHECKED BY	DATE	BY	NO.

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT NO. 20-956-002

DATE: APRIL 2020 SHEET NO. 16 OF 14

CONTRACT NO. ST01

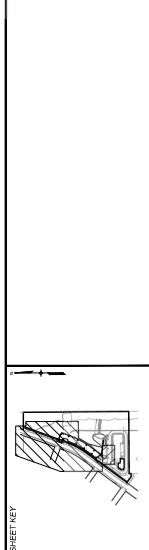
PREPARED FOR:

LIBERTY TREE ACADEMY

PREPARED BY:

Matrix
Excellence by Design

PRELIMINARY DESIGN HAS BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE.



NO.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
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PLOT DATE: 4/29/2020 2:02 PM			
USER: D:\WORKING\CD\ST01_P16.dwg			



Know what's below.
Call before you dig.

8/16/10
 Author: J. P. Bracklin
 Standard Drawing: SD_2-40
 Title: Pedestrian Intersection Standard Drawing

Notes:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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Scale: NOT TO SCALE

8/16/10
 Author: J. P. Bracklin
 Standard Drawing: SD_2-40
 Title: Pedestrian Intersection Standard Drawing

Notes:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
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Scale: NOT TO SCALE

8/17/11
 Author: J. P. Bracklin
 Standard Drawing: SD_2-20
 Title: Typical Curb and Gutter Standard Drawing

Notes:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
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 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

Scale: NOT TO SCALE

8/17/11
 Author: J. P. Bracklin
 Standard Drawing: SD_2-42
 Title: Truncated Dome Standard Drawing

Notes:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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Scale: NOT TO SCALE

8/17/11
 Author: J. P. Bracklin
 Standard Drawing: SD_3-20
 Title: Deepening Basin Outlet Standard Drawing

Notes:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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Scale: NOT TO SCALE

8/17/11
 Author: J. P. Bracklin
 Standard Drawing: SD_3-25A
 Title: Curb Opening with Drainages Standard Drawing

Notes:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
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Scale: NOT TO SCALE

8/17/11
 Author: J. P. Bracklin
 Standard Drawing: SD_3-25B
 Title: Curb Opening with Drainages Standard Drawing

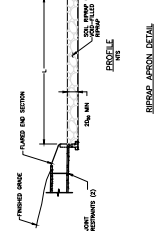
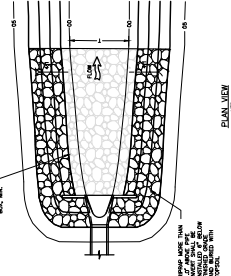
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 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

Scale: NOT TO SCALE

8/17/11
 Author: J. P. Bracklin
 Standard Drawing: SD_2-42
 Title: Truncated Dome Standard Drawing

Notes:
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Scale: NOT TO SCALE



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

DETAILS

DESIGNED BY: J. P. BRACKLIN
 DRAWN BY: J. P. BRACKLIN
 SCALE: AS SHOWN
 DATE ISSUED: APRIL 2010
 SHEET NO. 17 OF 18
 PROJECT NO. 20-956002

PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY THE GOVERNING AGENCIES AND IS SUBJECT TO CHANGE.

LIBERTY TREE ACADEMY
 PHASE 2

Matrix
 Excellence by Design

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
 PROJECT NO. 20-956002

8/16/10
 Author: J. P. Bracklin
 Standard Drawing: SD_2-40
 Title: Pedestrian Intersection Standard Drawing

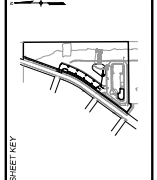
8/17/11
 Author: J. P. Bracklin
 Standard Drawing: SD_3-20
 Title: Deepening Basin Outlet Standard Drawing

8/17/11
 Author: J. P. Bracklin
 Standard Drawing: SD_3-25A
 Title: Curb Opening with Drainages Standard Drawing

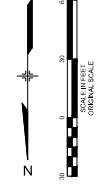
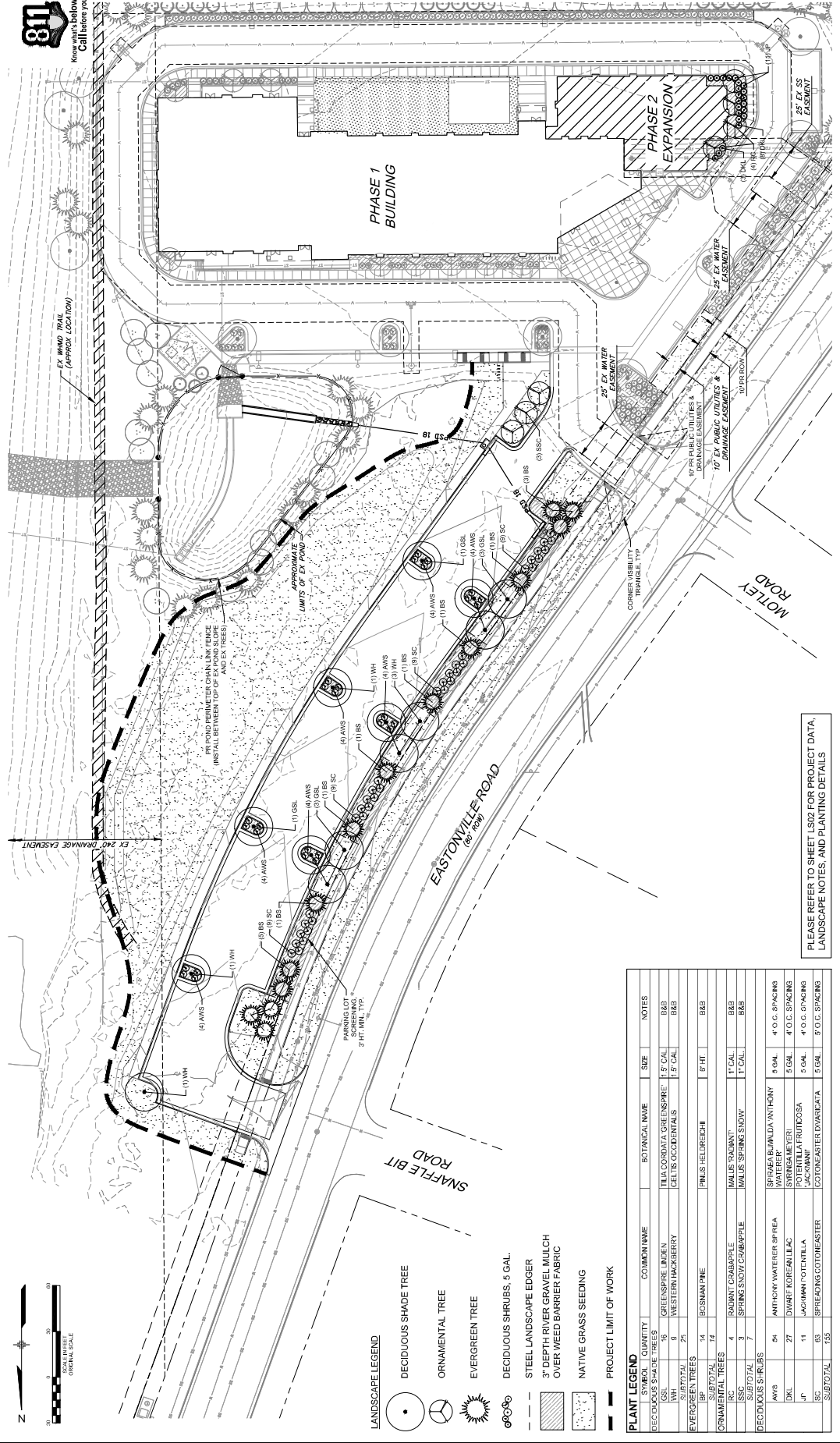
8/17/11
 Author: J. P. Bracklin
 Standard Drawing: SD_3-25B
 Title: Curb Opening with Drainages Standard Drawing

8/17/11
 Author: J. P. Bracklin
 Standard Drawing: SD_2-20
 Title: Typical Curb and Gutter Standard Drawing

8/17/11
 Author: J. P. Bracklin
 Standard Drawing: SD_2-42
 Title: Truncated Dome Standard Drawing



NO.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: R:\20-956002 (Liberty Tree Academy Additional Swys)\Dwg\Sheet\CD0101_P16.dwg			
PLOT DATE: 4/29/2010 2:53 PM			
PLOT SCALE: 1/8" = 1'-0"			
PLOT SHEET: 17 OF 18			



- LANDSCAPE LEGEND**
- DECIDUOUS SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - DECIDUOUS SHRUBS, 5 GAL.
 - STEEL LANDSCAPE EDGER
 -
 - NATIVE GRASS SEEDING
 - PROJECT LIMIT OF WORK

PLANT LEGEND

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
DECIDUOUS SHADE TREES	9	GREENSIEBELINDEN	ILIX COROLATA GREENSPR	1.5 CAL.	BBB
	8	WESTERN HACKBERRY	CELTIS OCCIDENTALS	1.5 CAL.	BBB
	25				
EVERGREEN TREES	14	BOSMAN PINE	PNUS HELDREICHII	8' FT.	BBB
	14				
ORNAMENTAL TREES	4	RAJANT CRABAPPLE	MALUS 'RADANT'	1' CAL.	BBB
	7	SPRING SNOW DROPPLE	IMLUS 'SPRING SNOW'	1' CAL.	BBB
	24	ANTHONY WATERER SPIREA	SPIRREA BURNALDA ANTHONY	3 GAL.	F.O.C. SPACING
DKL	27	DWARF KOREAN LILAC	WATERER 'SIBELI'	5 GAL.	4' O.C. SPACING
	11	JACQUINI POTENTILLA	POTENTILLA FRUTICOSA	5 GAL.	4' O.C. SPACING
ISC	83	SPREADING COTONEASTER	COTONEASTER DIVARICATA	5 GAL.	F.O.C. SPACING
	739				

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

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

LANDSCAPE PLAN

DESIGNED BY: [Name] SCALE: [Scale]
 DRAWN BY: [Name] DATE ISSUED: [Date]
 CHECKED BY: [Name] DATE: [Date]

FOR AND ON BEHALF OF: [Company Name]
 PROJECT NO.: 20-956002

DATE: APRIL 2020
 SHEET NO. 18 OF 18
 DRAWN BY: [Name]
 PROJECT NO.: 20-956002

PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE.

LIBERTY TREE ACADEMY
 PEYTON, TEXAS

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SHEET KEY

NO.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT
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 PLOT BY: [Name]

REFERENCE DRAWINGS

NO.	DATE	DESCRIPTION	BY

DATE: [Date]
 SHEET NO. 18 OF 18

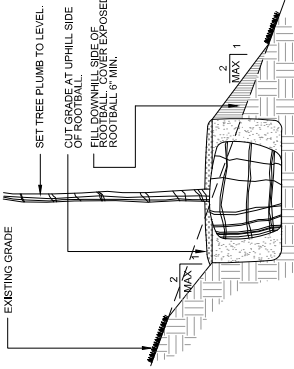


PROJECT DATA	
DESCRIPTION	QUANTITY
PROPERTY AS DELINEATED ON PLAN	191,038 S.F.
BUILDING	25,279 S.F.
PARKING & OTHER VEHICULAR USE AREAS	47,391 S.F.
LANDSCAPE	85,698 S.F.
PARKING STALLS	49

ONE (1) PORTION OF THE TOTAL QUANTITY BEING DEVELOPED AT THIS TIME. THEREFORE, THE QUANTITY SHOWN ABOVE IS ONLY THAT PORTION BEING DEVELOPED AT THIS TIME.

LANDSCAPE NOTES:

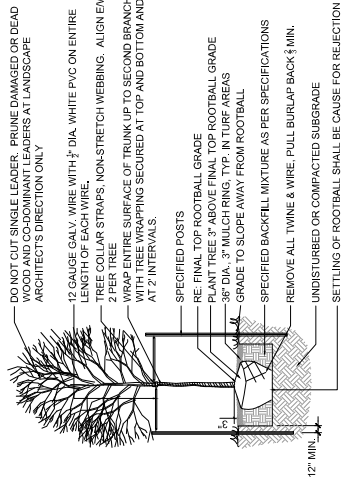
1. ALL CONSTRUCTION SHALL BE DONE PER REGULATIONS OF GOVERNING AGENCIES.
2. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS. SHADY IRRIGATION WILL BE PROVIDED FOR ALL GRASS AREAS; DRIP IRRIGATION WILL BE PROVIDED FOR ALL SHRUB BEDS AND TREE AREAS.
3. NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
4. DISTANCE OF TREES FROM WET UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
5. ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOOD OR GRASS AREAS BY 3" DEPTH 1/2" GRAVEL MULCH (1/2") SHALL BE PLACED OVER A SUITABLE WEED BARRIER FABRIC IN ALL SHRUB PLANTING BEDS.
6. 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 FEET PER 100 S.F. OF AREA TO BE PLANTED TO A DEPTH OF 12" TO THE SOIL.
7. SHRUB BEDS SHALL BE AMENDED AND TILLED IN THEIR ENTIRETY.
8. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.
9. CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE UTILITY ENGINEER'S PLAN. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE UTILITY ENGINEER'S PLAN. ALL CONSTRUCTION DOES NOT CONFLICT WITH OR PRECLUDE FORM DRAINAGE OR OTHER CONSTRUCTION ELEMENTS AS DESIGNATED ON THIS PLAN.
10. INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
11. TOPSOIL IF DISTURBED SHALL BE STOCKPILED AND RE-USED ON THE SITE.



NOTE: REFER TO VARIOUS SPECIFIC TREE INSTALLATION DETAILS FOR STAKING, CUYING, MULCHING, ETC.
NOTE: THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1.

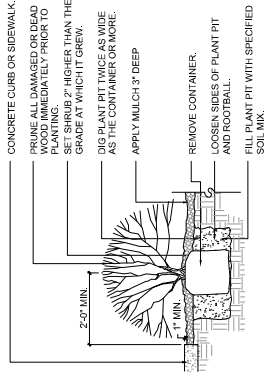
DECIDUOUS TREE PLANTING

NTS



EVERGREEN TREE PLANTING

NTS



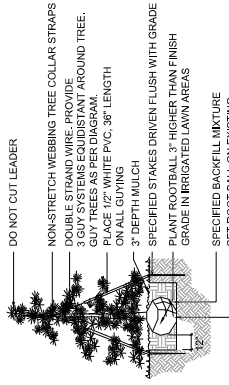
NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

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

NTS



NOTE: 1. INSTALL SPECIFIED MULCH TO DRIPLENE OF TREE WHERE PLANTED IN GRASS AREAS.
2. SET ROOTBALL ON EXISTING GRADE IN IRRIGATED LAWN AREAS.
3. PLANT TOP OF ROOTBALL AT FINAL GRADE OF WATERING BASIN IN NATIVE GRASS AREAS.

TREE PLANTING ON SLOPE

NTS



NO.	DATE	DESCRIPTION	BY
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PLOT SCALE: 1/8" = 1'-0"			
PLOT SHEET: 19 OF 19			

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

LIBERTY TREE ACADEMY
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

Matrix
Excellence by Design

DESIGNED BY: ACR
DRAWN BY: JRM
CHECKED BY: JRM
DATE ISSUED: APRIL 2020
SCALE: AS SHOWN
SHEET NO. 19 OF 19
PROJECT NO. 20-986-002
CONTRACT NO. L502

LANDSCAPE NOTES