

GRADING AND EROSION CONTROL DOCUMENTS FOR HONOR CHARTER SCHOOL

THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)

CONTACT LIST

OWNER — DEVELOPER
HIGHMARK SCHOOL DEVELOPMENT
10808 S. RIVER FRONT PKWY SUITE 3126B
SOUTH JORDAN, UTAH 84095
ATTN: TAMMY SWEERIS
(616) 240-3566

SURVEYOR
TAIT & ASSOCIATES, INC.
320 N LINCOLN AVE
LOVELAND, CO 80537
ATTN: KAT STAMP
(970) 612-5457

LANDSCAPE ARCHITECT
EVERGREEN DESIGN SERVICES
1340 ENVIRON WAY CHAPEL HILL,
NC 27517-4430
ATTN: KENN BATES PLA, FASLA
(970) 461-5799

CONTRACTOR
WALTZ CONSTRUCTION
449 S. 48TH STREET SUITE 105
TEMPE, AZ 85281
ATTN: MALCOLM MULRONEY
(480) 759-9622

CIVIL ENGINEER
TAIT & ASSOCIATES, INC.
320 N LINCOLN AVE
LOVELAND, CO 80537
ATTN: BRIAN CAMPBELL, PE
(970) 613-1447

GEOTECHNICAL ENGINEER
VIVID ENGINEERING GROUP, INC.
1053 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
ATTN: NATHAN A. DOWDEN
(719) 896-4356

MUNICIPALITY
EL PASO COUNTY PLANNING DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110,
COLORADO SPRINGS, CO 80910
ATT: JEN UHLER
(719) 520-6300

WATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
719-495-2500

SEWER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
719-495-2500

STORM DRAIN
EL PASO COUNTY DEVELOPMENT DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110,
COLORADO SPRINGS, CO 80910
719-520-6300

SITE MAP

0 80' 160'
SCALE: 1" = 80'

UTILITY PROVIDERS

GAS
COLORADO SPRINGS UTILITES (CSU)
7710 DURANT DRIVE, P.O. BOX 1103,
MAIL CODE 2150
COLORADO SPRINGS, CO 80947-2150
719-668-5573

POWER
MOUNTAIN VIEW ELECTRIC
11140 E WOODMEN RD
FALCON, CO 80831
719-495-2283

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S 1/2 NE 1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1S S 1/2 NE 1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID S 1/2 NE 1/4, WHICH BEARS S 00 DEGREES 00 MINUTES 06 SECONDS W ASSUMED); THENCE S 00 DEGREES 00 MINUTES 06 SECONDS W ALONG SAID S 1/2 NE 1/4'S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH FORTY (40) FEET OF THE NORTH ONE-HALF OF SAID S 1/2 NE 1/4; THENCE N 89 DEGREES 52 MINUTES 03 SECONDS W ALONG SAID NORTH LINE, 1979.60 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE N 89 DEGREES 52 MINUTES 03 SECONDS W ALONG SAID NORTH LINE, 660.97 FEET TO A POINT ON THE WEST LINE OF SAID S 1/2 NE 1/4; THENCE N 00 DEGREES 08 MINUTES 14 SECONDS E ALONG SAID S 1/2 NE 1/4'S WEST LINE, 619.52 FEET TO THE NORTHWEST CORNER OF SAID S 1/2 NE 1/4; THENCE S 89 DEGREES 54 MINUTES 10 SECONDS E ALONG THE NORTH LINE OF SAID S 1/2 NE 1/4, 659.50 FEET; THENCE S 00 DEGREES 00 MINUTES 06 SECONDS W, 619.92 FEET TO THE POINT OF BEGINNING.

(PER TITLE COMMITMENT NCS0001536-ES, WITH AN EFFECTIVE DATE OF JULY 16, 2025 AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.)

ENGINEER'S STATEMENT:
THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. 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.

ENGINEER OF RECORD SIGNATURE _____ DATE _____

OWNER'S STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN

OWNER SIGNATURE _____ DATE _____

EL PASO COUNTY:
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.
IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

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

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GEC COVER SHEET

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

DRAWING C.W.
DATE: 11/11/2024
CHECKED:
DATE:
REVISION #:
DATE:
JOB NO. C01517

G-1
OF
14

BRIAN CAMPBELL
COLORADO P.E. #40196

320 North Lincoln Avenue
Loveland, CO 80537

p: 970.613.1447
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ENGINEERING ENVIRONMENTAL BUILDING LAND
SOUTH JORDAN, UTAH 84095
DENVER, COLORADO 80202

TAIT
& ASSOCIATES
Since 1944



NO.	DESCRIPTION	REVISIONS	BY	DATE
1	ADD SHEET G-10			

Jul 24, 2026 - 1:12pm by transletter 1:\ENGINEERING\03\031517D - Honor Charter School - Payson, CO\ENG\Construction Drawings\031517_C3.dwg

THE FOLLOWING STANDARD EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES SHALL BE INCLUDED, AS APPLICABLE:

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 (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).

CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).

ALL CCMs SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMs AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMs ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMs.

PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMs OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMs ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.

EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMs UPGRADIENT OF THE VEGETATIVE BUFFER.

TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.

EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.

VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCs MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

ANY TEMPORARY OR PERMANENT CONTROL MEASURE DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.

NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).

FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMs SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.

STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.

CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.

DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT C0G080000 WILL BE REQUIRED.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S

MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.

NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

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

FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.

PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD -PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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.
- 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) -INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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 FLOTIVIE DUST PERMITS.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.
- EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

DRAWING C.W.
DATE: 11/11/2024
CHECKED:
DATE:
REVISION #:
DATE:
JOB NO. C01517

G-2
OF
14

BRIAN CAMPBELL
COLORADO P.E. #40196

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

GEC GENERAL NOTES



320 North Lincoln Avenue
Loveland, CO 80537
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www.tait.com

ENGINEERING ENVIRONMENTAL BUILDING LAND
SCIENCE ARCHITECTURE PLANNING
SINCE 1944
Denver
Boulder
Dillon

NO.	DESCRIPTION	REVISIONS	BY	DATE
1	1	1	1	1

Jul 24, 2026 - 1:22pm by transmittal: I:\ENGINEERING\CD\CD15170 - Honor Charter School - Payson, CO\ENG\Construction Drawings\CD15170_EC.dwg



Know what's below
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UNAUTHORIZED CHANGES & USES

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BENCHMARK:

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INITIAL EROSION CONTROL PLAN NORTH

NOTES:

NO NOTABLE VEGETATION EXISTS ON THIS SITE ONLY GRASSES AND WEEDS, THUS NO EXISTING VEGETATION IS NOT SHOWN ON THE PLANS.

SYMBOLS LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY/ ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	LIMIT OF CONSTRUCTION/DISTURBANCE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED TELEPHONE SERVICE LINE
	PROPOSED ELECTRIC SERVICE LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED SS SERVICE LINE
	PROPOSED STORM DRAIN
	PROPOSED RIDGELINE
	PROPOSED GRADE BREAK
	PROPOSED CURB
	PROPOSED TOP OF POND
	PROPOSED BOTTOM OF POND
	GRADING DETAIL BOUNDARY
	PROPOSED SS CLEANOUT
	PROPOSED BACKFLOW PREVENTOR
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SLOPE
	EXISTING INLET
	PROPOSED INLET
	PROPOSED STORM INFRASTRUCTURE
	PROPOSED STORM MANHOLE
	PROPOSED TEE / THRUST BLOCK
	PROPOSED FLARED-END SECTION
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED FILL AREA
	PROPOSED CUT AREA

EROSION CONTROL LEGEND

TITLE	KEY	SYMBOL	PHASE
CONCRETE WASHOUT	(CW)		INITIAL
PORTABLE TOILET	(PT)		INITIAL
VEHICLE TRACKING CONTROL	(VTC)		INITIAL
STABILIZED STAGING AREA	(SSA)		INITIAL
SILT FENCE	(SF)		INITIAL
RIPRAP	(RR)		INITIAL
EROSION CONTROL BLANKET	(ECB)		INITIAL
EROSION LOG	(EL)		INITIAL
DIVERSION DITCH	(DD)		INITIAL
SEDIMENT BASIN	(SB)		INITIAL

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BRIAN CAMPBELL
COLORADO P.E. #40196

INITIAL EROSION CONTROL PLAN NORTH

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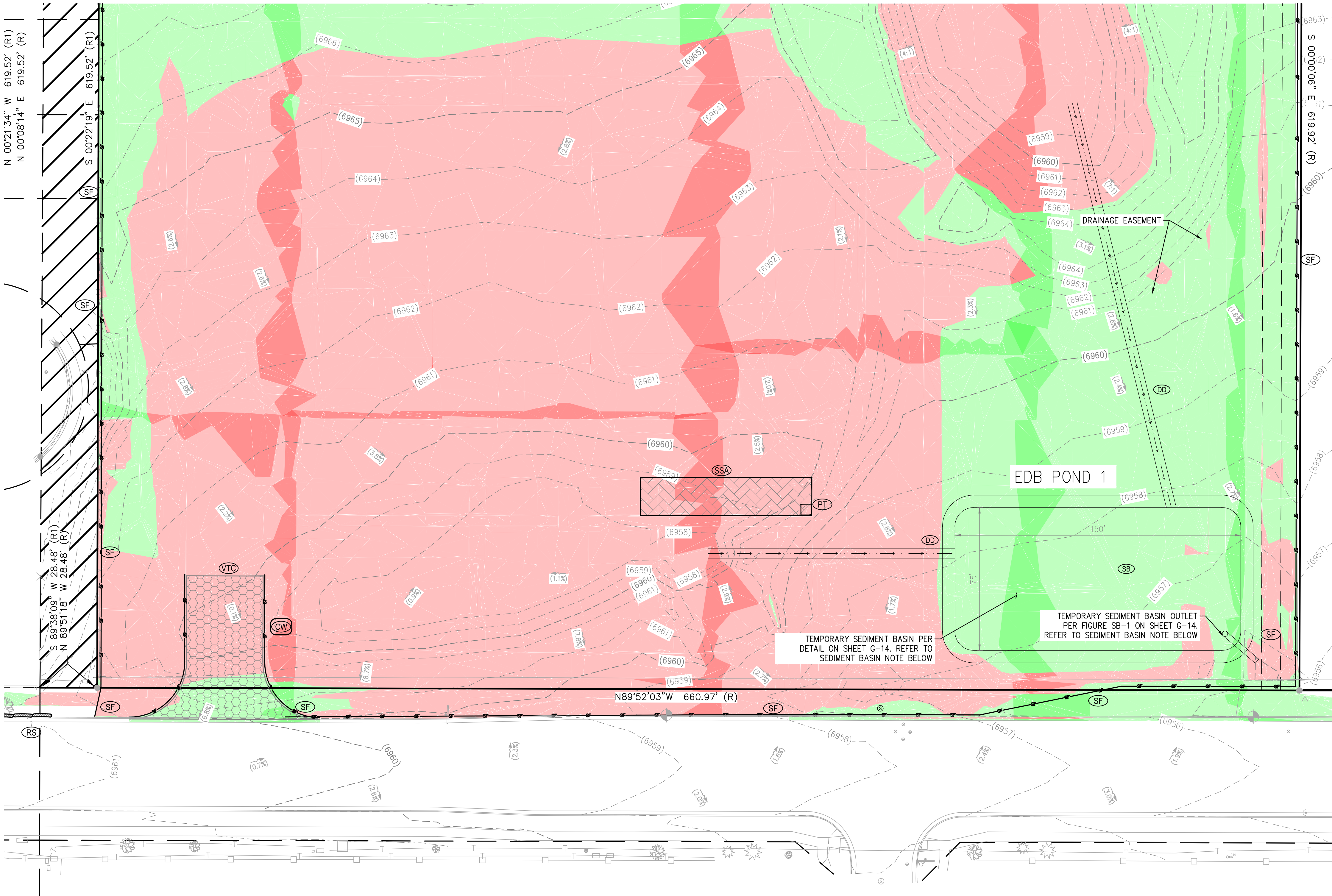
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INITIAL EROSION CONTROL PLAN SOUTH

SEDIMENT BASIN NOTES:

SEDIMENT BASIN TO BE BUILT TO THE SPECIFICATIONS SHOWN IN DETAIL SB-1 ON SHEET G-13. BASED ON THE 8 ACRE AREA DRAINING TO THE BASIN, AND THE CRITERIA IN THE PREVIOUSLY MENTIONED DETAILS, THE REQUIRED VOLUME FOR THIS BASIN IS 14,400 CF. USING THE PROVIDED TABLES THE HOLE DIAMETER IS 1 IN WITH THE NUMBER OF PERFORATIONS BEING 2, AS SHOWN IN THE PROVIDED DETAILS.

DUE TO THE FLAT SITE GRADES, A GRAVITY (DAYLIGHT) OUTLET FOR THE SEDIMENT BASIN MAY NOT BE FEASIBLE. THE CONTRACTOR SHALL FIELD VERIFY WHETHER A DAYLIGHT OUTLET CAN BE ACHIEVED. IF A GRAVITY OUTLET IS DETERMINED TO BE INFEASIBLE, THE CONTRACTOR SHALL DEWATER THE SEDIMENT BASIN BY PUMPING IN ACCORDANCE WITH MHFD BMP SW-9 AND SHALL REVISE THE SWMP TO REFLECT THE APPROVED DEWATERING METHOD.

SYMBOLS LEGEND

—	PROPERTY LINE
—	ADJACENT PROPERTY/ ROW LINE
—	BUILDING SETBACK LINE
- - -	PROPOSED EASEMENT
— / — / —	LIMIT OF CONSTRUCTION/DISTURBANCE
W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
T	PROPOSED TELEPHONE SERVICE LINE
E	PROPOSED ELECTRIC SERVICE LINE
W	PROPOSED WATER SERVICE LINE
SS	PROPOSED SS SERVICE LINE
SD	PROPOSED STORM DRAIN
R	PROPOSED RIDGELINE
GB	PROPOSED GRADE BREAK
—	PROPOSED CURB
—	PROPOSED TOP OF POND
—	PROPOSED BOTTOM OF POND
—	GRADING DETAIL BOUNDARY
—	PROPOSED SS CLEANOUT
—	PROPOSED BACKFLOW PREVENTOR
—	EXISTING FIRE HYDRANT
—	PROPOSED FIRE HYDRANT
—	PROPOSED STREET LIGHT
(40.00)ES	EXISTING ELEVATION
40.00FS	PROPOSED ELEVATION
(2940)	EXISTING CONTOUR
5.2%	PROPOSED SLOPE
5.4%	EXISTING SLOPE
—	PROPOSED INLET
—	PROPOSED STORM INFRASTRUCTURE
—	PROPOSED STORM MANHOLE
—	PROPOSED TEE / THRUST BLOCK
—	PROPOSED FLARED-END SECTION
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EROSION CONTROL LEGEND

TITLE	KEY	SYMBOL	PHASE
CONCRETE WASHOUT	(CW)	—	INITIAL
PORTABLE TOILET	(PT)	—	INITIAL
VEHICLE TRACKING CONTROL	(VTC)	—	INITIAL
STABILIZED STAGING AREA	(SSA)	—	INITIAL
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RIPRAP	(RR)	—	INITIAL
EROSION CONTROL BLANKET	(ECB)	—	INITIAL
EROSION LOG	(EL)	—	INITIAL
DIVERSION DITCH	(DD)	—	INITIAL
SEDIMENT BASIN	(SB)	—	INITIAL

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COLORADO P.E. #40196

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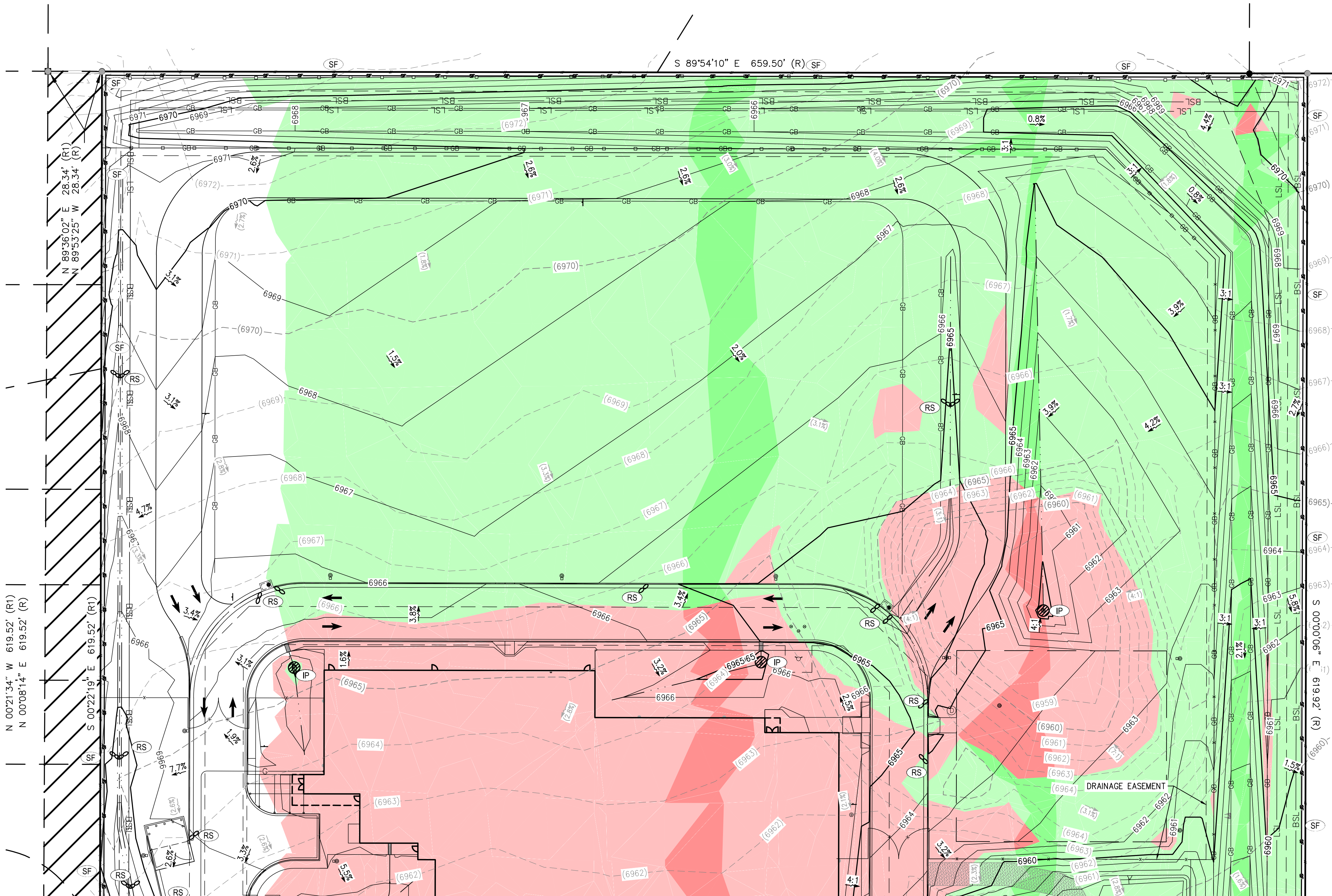
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INTERIM EROSION CONTROL PLAN NORTH



SYMBOLS LEGEND

---	PROPERTY LINE
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---	PROPOSED EASEMENT
---	LIMIT OF CONSTRUCTION/DISTURBANCE
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---	PROPOSED CONTOUR
---	EXISTING SLOPE
---	PROPOSED SLOPE
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EROSION CONTROL LEGEND

TITLE	KEY	SYMBOL	PHASE
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SILT FENCE	SF	—	INITIAL
RIPRAP	RR	⊞	INITIAL
EROSION CONTROL BLANKET	ECB	⊞	INITIAL
EROSION LOG	EL	—	INITIAL
DIVERSION DITCH	DD	—	INITIAL
SEDIMENT BASIN	SB	⊞	INITIAL
DRAIN INLET PROTECTION	IP	⊞	INTERIM
ROCK/CURB SOCK	RS	⊞	INTERIM

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COLORADO P.E. #40196

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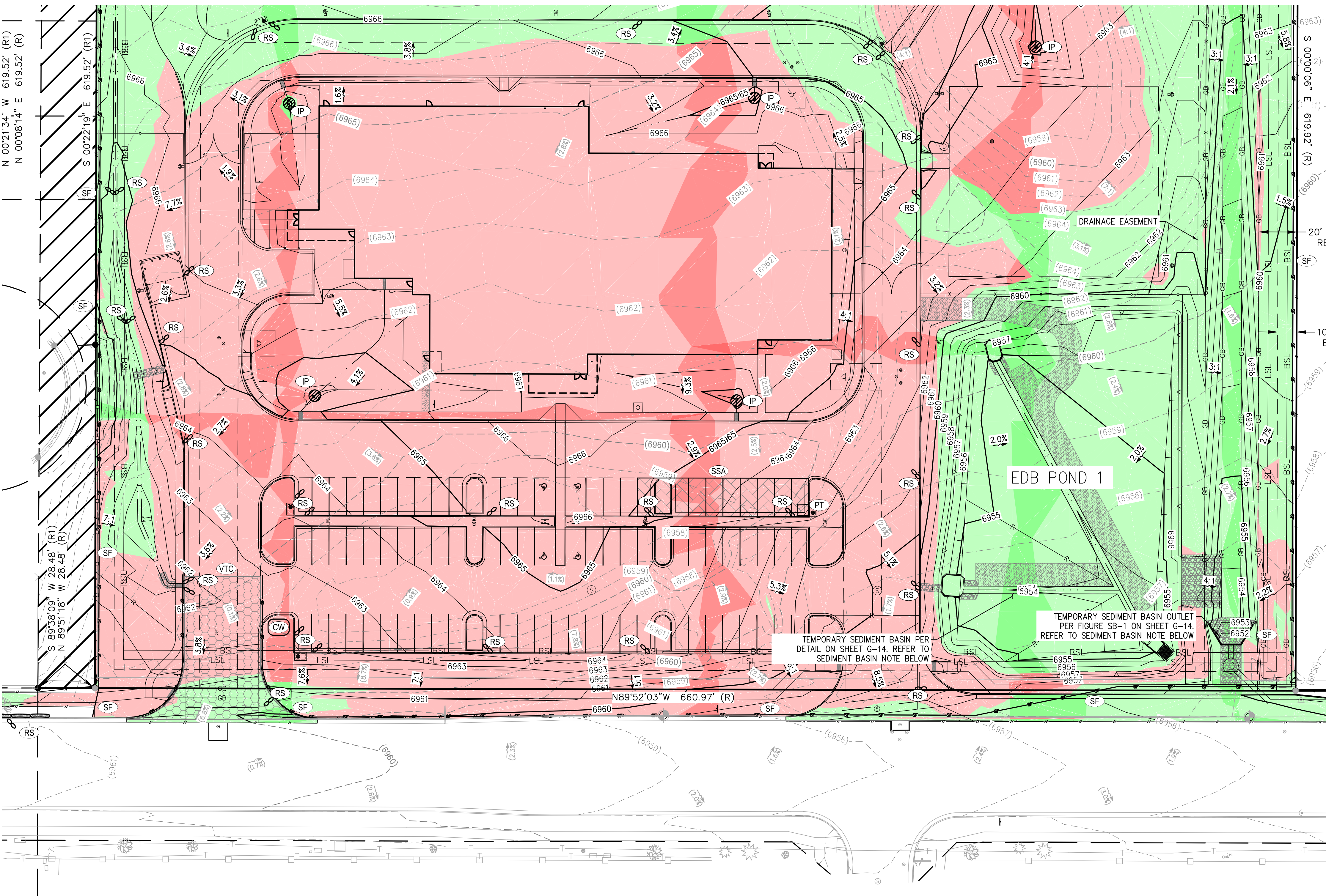
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0 30' 60'
SCALE: 1" = 30'

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---	PROPERTY LINE
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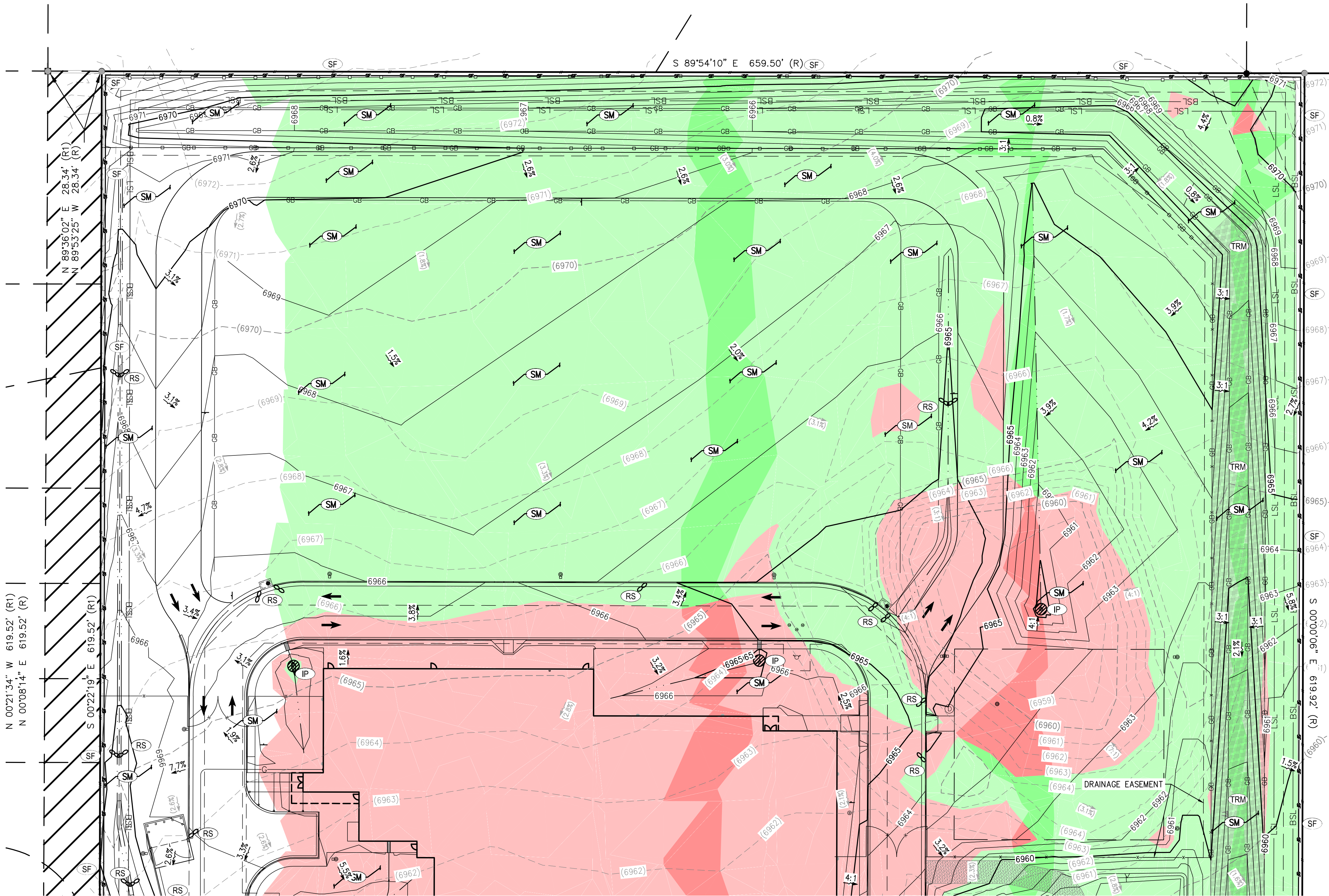
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FINAL EROSION CONTROL PLAN NORTH



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---	PROPOSED BOTTOM OF POND
---	GRADING DETAIL BOUNDARY
---	PROPOSED SS CLEANOUT
---	PROPOSED BACKFLOW PREVENTOR
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	PROPOSED STREET LIGHT
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING SLOPE
---	PROPOSED SLOPE
---	EXISTING INLET
---	PROPOSED INLET
---	PROPOSED STORM INFRASTRUCTURE
---	PROPOSED STORM MANHOLE
---	PROPOSED TEE / THRUST BLOCK
---	PROPOSED FLARED-END SECTION
---	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED FILL AREA
---	PROPOSED CUT AREA

EROSION CONTROL LEGEND

TITLE	KEY	SYMBOL	PHASE
CONCRETE WASHOUT	(CW)	□	INITIAL
PORTABLE TOILET	(PT)	□	INITIAL
VEHICLE TRACKING CONTROL	(VTC)	□	INITIAL
STABILIZED STAGING AREA	(SSA)	□	INITIAL
SILT FENCE	(SF)	—	INITIAL
RIPRAP	(RR)	□	INITIAL
EROSION CONTROL BLANKET	(ECB)	□	INITIAL
EROSION LOG	(EL)	—	INITIAL
DIVERSION DITCH	(DD)	—	INITIAL
SEDIMENT BASIN	(SB)	□	INITIAL
DRAIN INLET PROTECTION	(IP)	□	INTERIM
ROCK/CURB SOCK	(RS)	□	INTERIM
SEEDING AND MULCHING	(SM)	—	FINAL
TURF REINFORCEMENT MAT (VMAX S200 OR EQUIVALENT)	(TRM)	□	FINAL

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BRIAN CAMPBELL
COLORADO P.E. #40196

FINAL EROSION CONTROL PLAN NORTH

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

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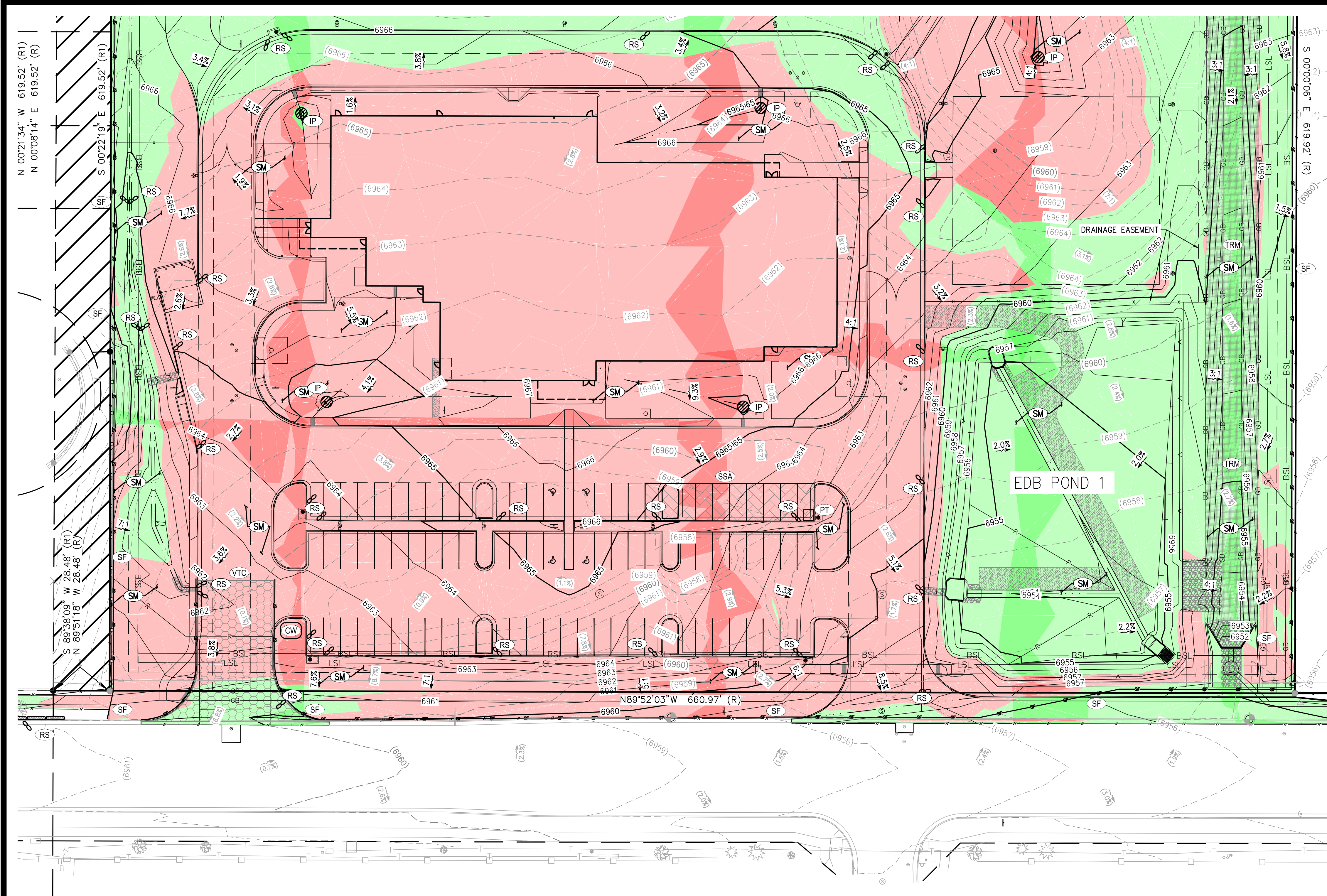
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0 30' 60'
SCALE: 1" = 30'

SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ ROW LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT
- LIMIT OF CONSTRUCTION/DISTURBANCE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED TELEPHONE SERVICE LINE
- PROPOSED ELECTRIC SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED SS SERVICE LINE
- PROPOSED STORM DRAIN
- PROPOSED RIDGELINE
- PROPOSED GRADE BREAK
- PROPOSED CURB
- PROPOSED TOP OF POND
- PROPOSED BOTTOM OF POND
- GRADING DETAIL BOUNDARY
- PROPOSED SS CLEANOUT
- PROPOSED BACKFLOW PREVENTOR
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SLOPE
- PROPOSED SLOPE
- EXISTING INLET
- PROPOSED INLET
- PROPOSED STORM INFRASTRUCTURE
- PROPOSED STORM MANHOLE
- PROPOSED TEE / THRUST BLOCK
- PROPOSED FLARED-END SECTION
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FILL AREA
- PROPOSED CUT AREA

EROSION CONTROL LEGEND

TITLE	KEY	SYMBOL	PHASE
CONCRETE WASHOUT	(CW)		INITIAL
PORTABLE TOILET	(PT)		INITIAL
VEHICLE TRACKING CONTROL	(VTC)		INITIAL
STABILIZED STAGING AREA	(SSA)		INITIAL
SILT FENCE	(SF)		INITIAL
RIPRAP	(RR)		INITIAL
EROSION CONTROL BLANKET	(ECB)		INITIAL
EROSION LOG	(EL)		INITIAL
DIVERSION DITCH	(DD)		INITIAL
SEDIMENT BASIN	(SB)		INITIAL
DRAIN INLET PROTECTION	(IP)		INTERIM
ROCK/CURB SOCK	(RS)		INTERIM
SEEDING AND MULCHING	(SM)		FINAL
TURF REINFORCEMENT MAT (VMAX S200 OR EQUIVALENT)	(TRM)		FINAL

FINAL EROSION CONTROL PLAN SOUTH

UNAUTHORIZED CHANGES & USES

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NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL COINCIDENT WITH THE EASTERLY BOUNDARY OF THE BENT GRASS RESIDENTIAL FILING NO.2, MONUMENTED ON THE NORTH END WITH A NO.5 REBAR & 1-3/8" RED PLASTIC CAP MARKED "ALC PLS 38087", FOUND FLUSH WITH GRADE, AND ON THE SOUTH END WITH A NO. 4 REBAR & 1" ORANGE PLASTIC CAP MARKED "PLS 38141", RECOVERED 0.6 BELOW GRADE, AND IS ASSUMED TO BEAR N 00°08'14" E A MEASURED DISTANCE OF 619.52 FEET.

BENCHMARK:
ELEVATIONS ARE BASED ON THE PROJECT BENCHMARK IDENTIFIED AS JK0239 ELEVATION=6902.3'(NAVD88), PER DATA PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

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FINAL EROSION CONTROL PLAN SOUTH
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
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NOTE TO CONTRACTOR

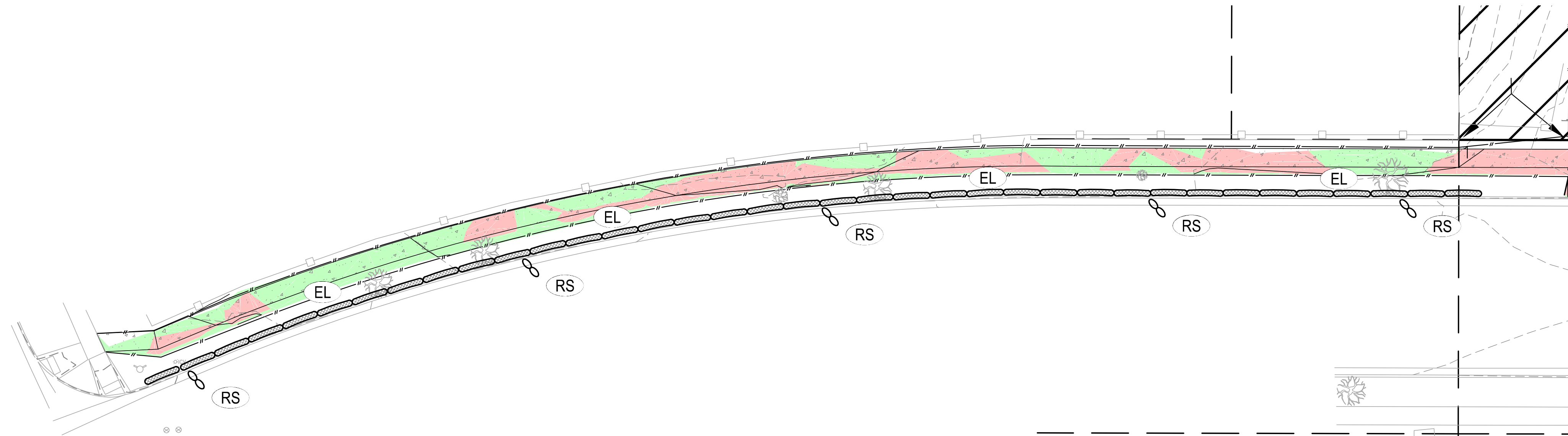
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BASIS OF BEARINGS:

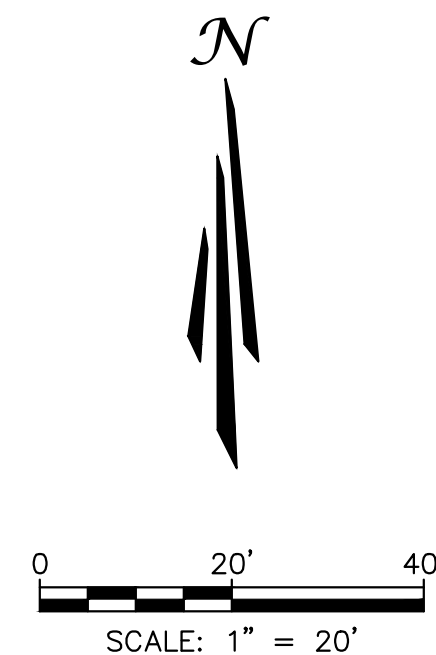
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OFFSITE PEDESTRIAN EROSION CONTROL PLAN



SYMBOLS LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY/ ROW LINE
---	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
---	LIMIT OF CONSTRUCTION/DISTURBANCE
W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
T	PROPOSED TELEPHONE SERVICE LINE
E	PROPOSED ELECTRIC SERVICE LINE
W	PROPOSED WATER SERVICE LINE
SS	PROPOSED SS SERVICE LINE
SD	PROPOSED STORM DRAIN
R	PROPOSED RIDGELINE
GB	PROPOSED GRADE BREAK
---	PROPOSED CURB
---	PROPOSED TOP OF POND
---	PROPOSED BOTTOM OF POND
---	GRADING DETAIL BOUNDARY
---	PROPOSED SS CLEANOUT
---	PROPOSED BACKFLOW PREVENTOR
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	PROPOSED STREET LIGHT
(40.00)ES	EXISTING ELEVATION
40.00FS	PROPOSED ELEVATION
(2940)	EXISTING CONTOUR
2940	PROPOSED CONTOUR
(5.2%)	EXISTING SLOPE
5.4%	PROPOSED SLOPE
---	EXISTING INLET
---	PROPOSED INLET
---	PROPOSED STORM INFRASTRUCTURE
---	PROPOSED STORM MANHOLE
---	PROPOSED TEE / THRUST BLOCK
---	PROPOSED FLARED-END SECTION
---	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED FILL AREA
---	PROPOSED CUT AREA

EROSION CONTROL LEGEND

TITLE	KEY	SYMBOL	PHASE
CONCRETE WASHOUT	(CW)	○	INITIAL
PORTABLE TOILET	(PT)	□	INITIAL
VEHICLE TRACKING CONTROL	(VTC)	⊞	INITIAL
STABILIZED STAGING AREA	(SSA)	⊞	INITIAL
SILT FENCE	(SF)	—	INITIAL
RIPRAP	(RR)	▨	INITIAL
EROSION CONTROL BLANKET	(ECB)	▨	INITIAL
EROSION LOG	(EL)	—	INITIAL
DIVERSION DITCH	(DD)	—	INITIAL
SEDIMENT BASIN	(SB)	□	INITIAL
DRAIN INLET PROTECTION	(IP)	⊞	INTERIM
ROCK/CURB SOCK	(RS)	⊞	INTERIM
SEEDING AND MULCHING	(SM)	—	FINAL

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BRIAN CAMPBELL
COLORADO P.E. #40196

OFFSITE PEDESTRIAN EROSION CONTROL PLAN

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

DRAWING CW
DATE: 11/11/2024
CHECKED:
DATE:
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REVISION #:
DATE:
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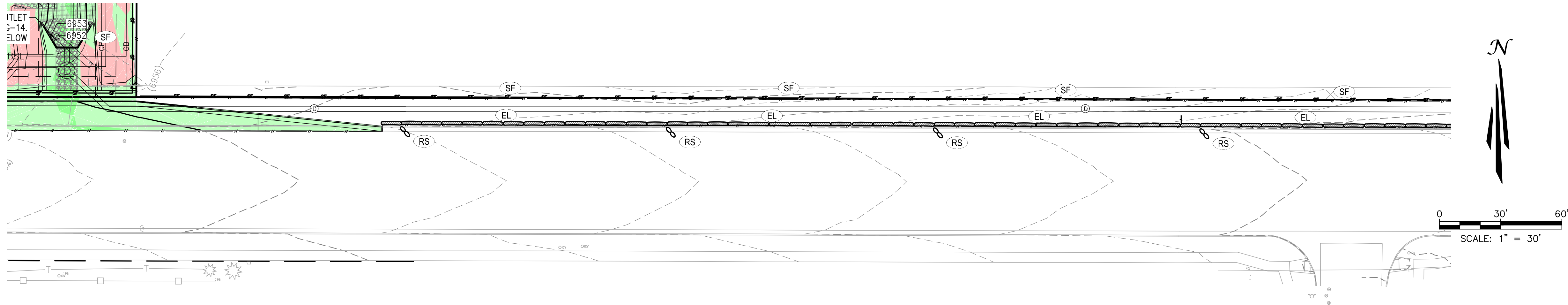
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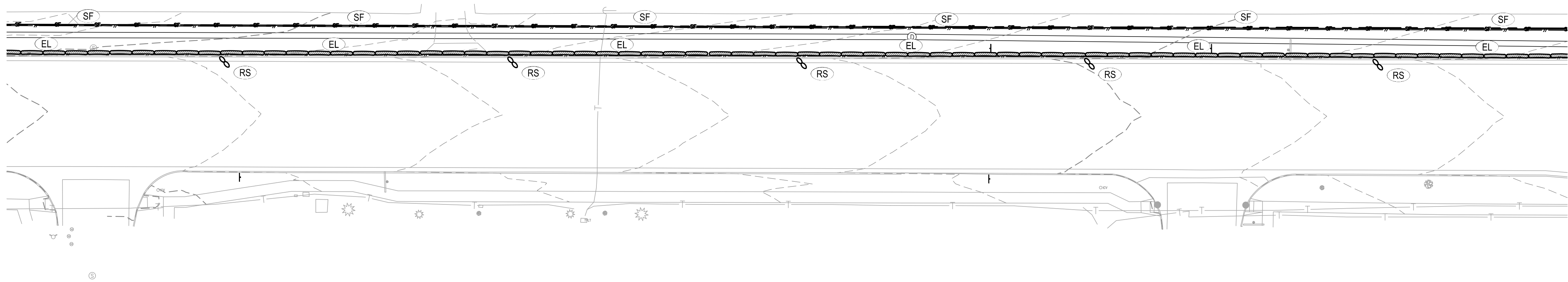
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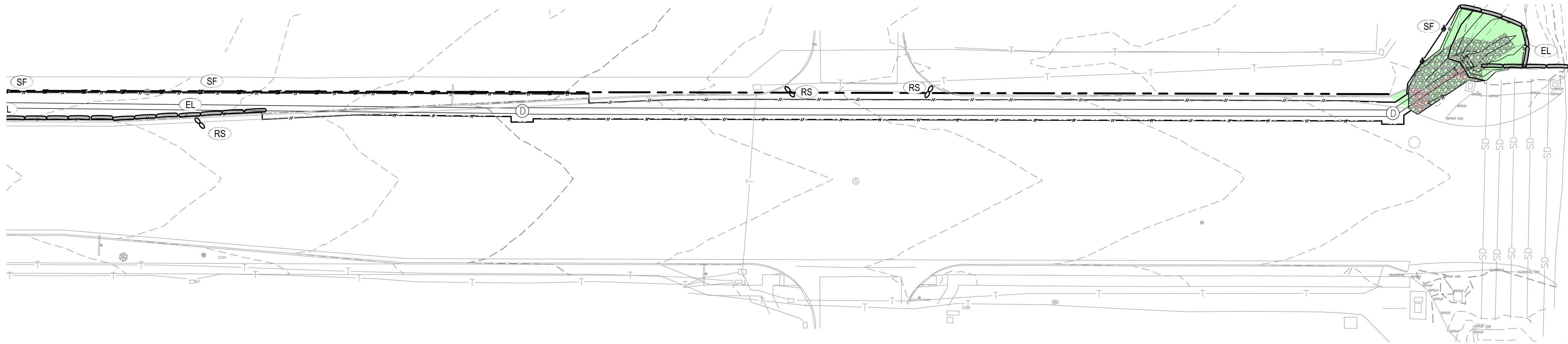
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OFFSITE STORM EROSION CONTROL PLAN 1



OFFSITE STORM EROSION CONTROL PLAN 2



OFFSITE STORM EROSION CONTROL PLAN 3

SYMBOLS LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY/ ROW LINE
---	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
---	LIMIT OF CONSTRUCTION/DISTURBANCE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
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---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	PROPOSED STREET LIGHT
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING SLOPE
---	PROPOSED SLOPE
---	EXISTING INLET
---	PROPOSED INLET
---	PROPOSED STORM INFRASTRUCTURE
---	PROPOSED STORM MANHOLE
---	PROPOSED TEE / THRUST BLOCK
---	PROPOSED FLARED-END SECTION
---	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED FILL AREA
---	PROPOSED CUT AREA

EROSION CONTROL LEGEND

TITLE	KEY	SYMBOL	PHA
CONCRETE WASHOUT	(CW)	○	INITIA
PORTABLE TOILET	(PT)	□	INITIA
VEHICLE TRACKING CONTROL	(VTC)	⊞	INITIA
STABILIZED STAGING AREA	(SSA)	⊞	INITIA
SILT FENCE	(SF)	—	INITIA
RIPRAP	(RR)	⊞	INITIA
EROSION CONTROL BLANKET	(ECB)	⊞	INITIA
EROSION LOG	(EL)	—	INITIA
DIVERSION DITCH	(DD)	—	INITIA
SEDIMENT BASIN	(SB)	⊞	INITIA
DRAIN INLET PROTECTION	(IP)	⊞	INTER
ROCK/CURB SOCK	(RS)	⊞	INTER
SEEDING AND MULCHING	(SM)	—	FINAL

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BENCHMARK:

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OFFSITE STORM EROSION CONTROL PLAN

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

DRAWING C/W
DATE: 11/11/2024
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JOB NO. C01517

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COLORADO P.E. #40196

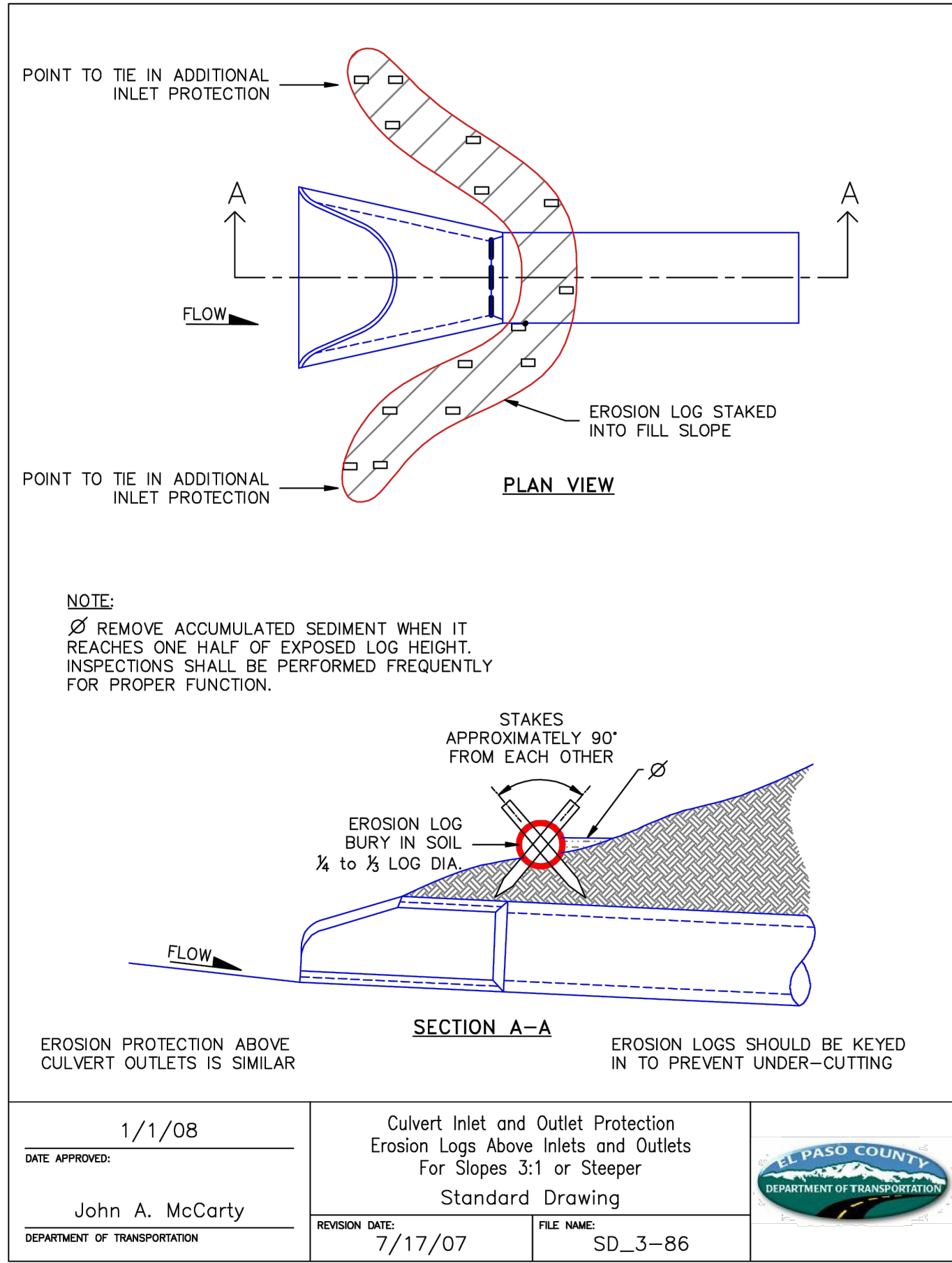
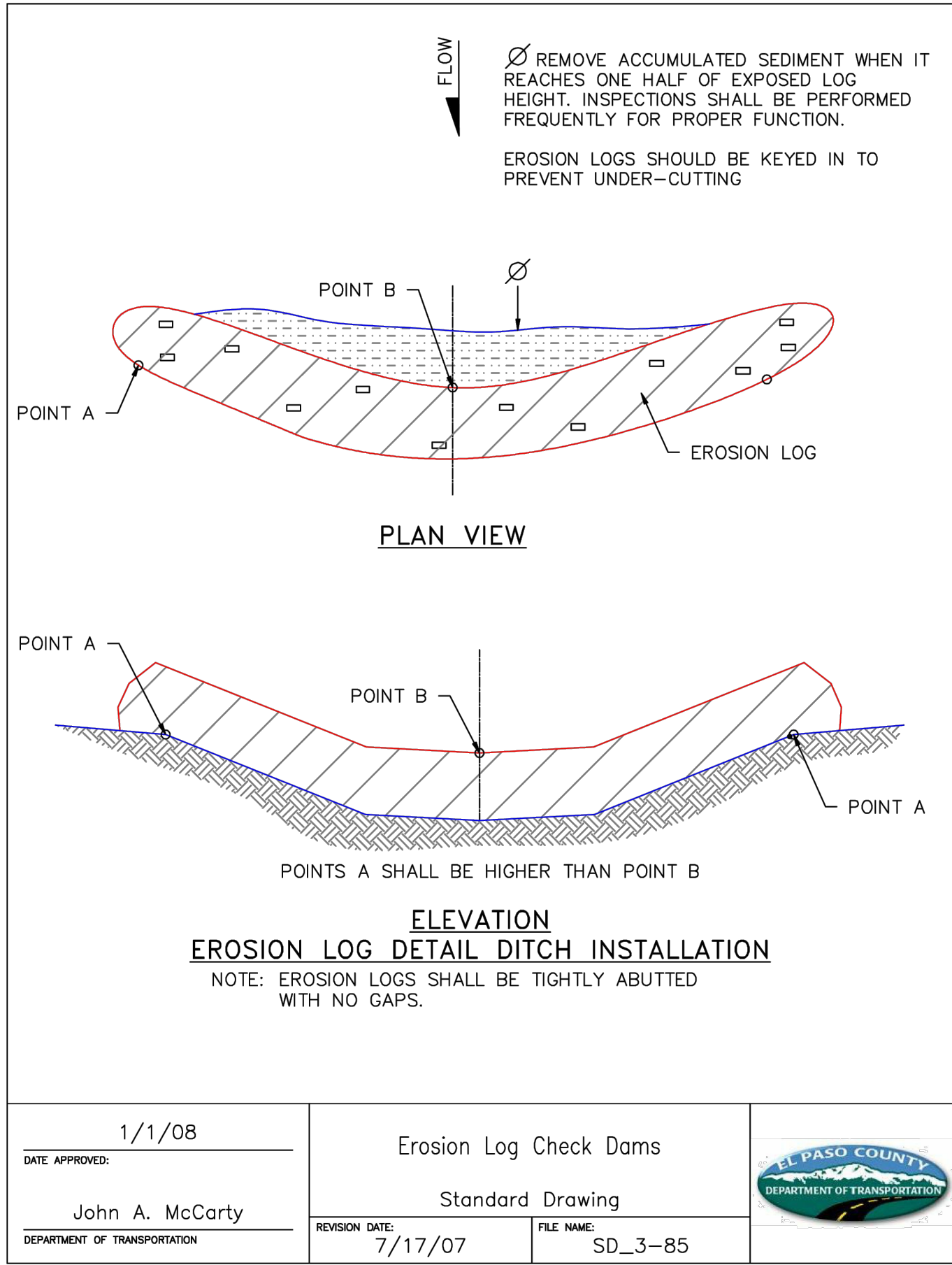
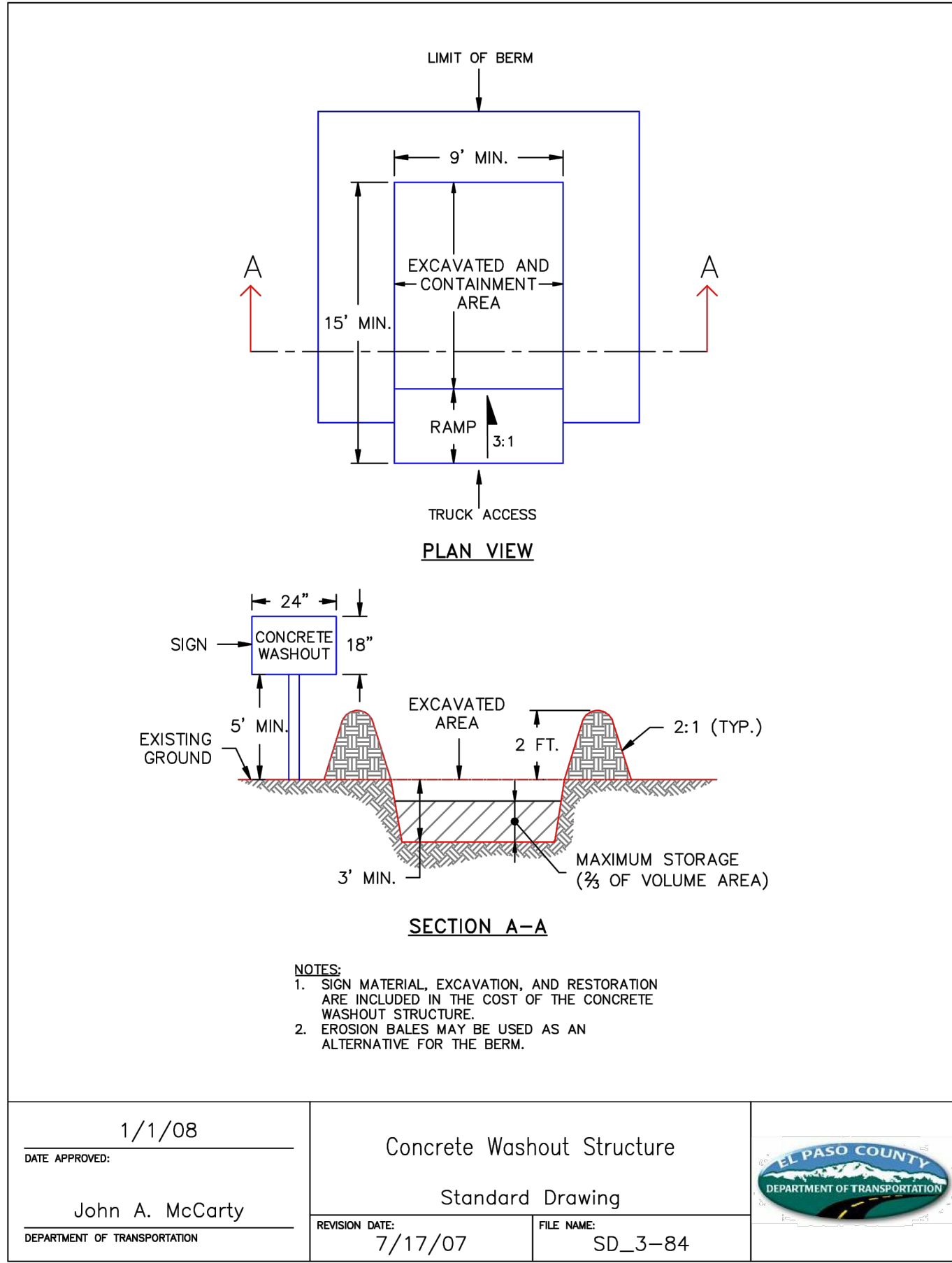
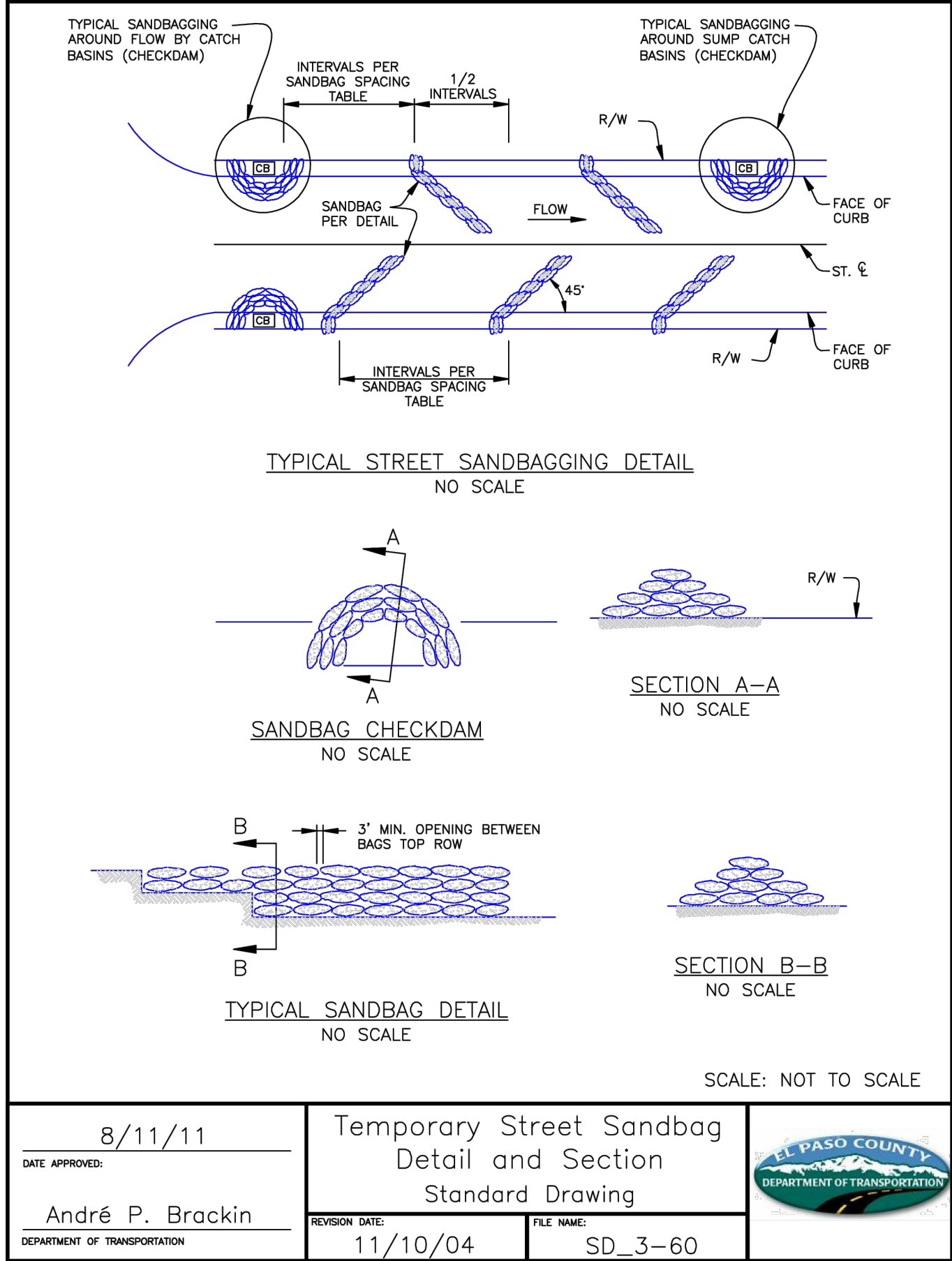
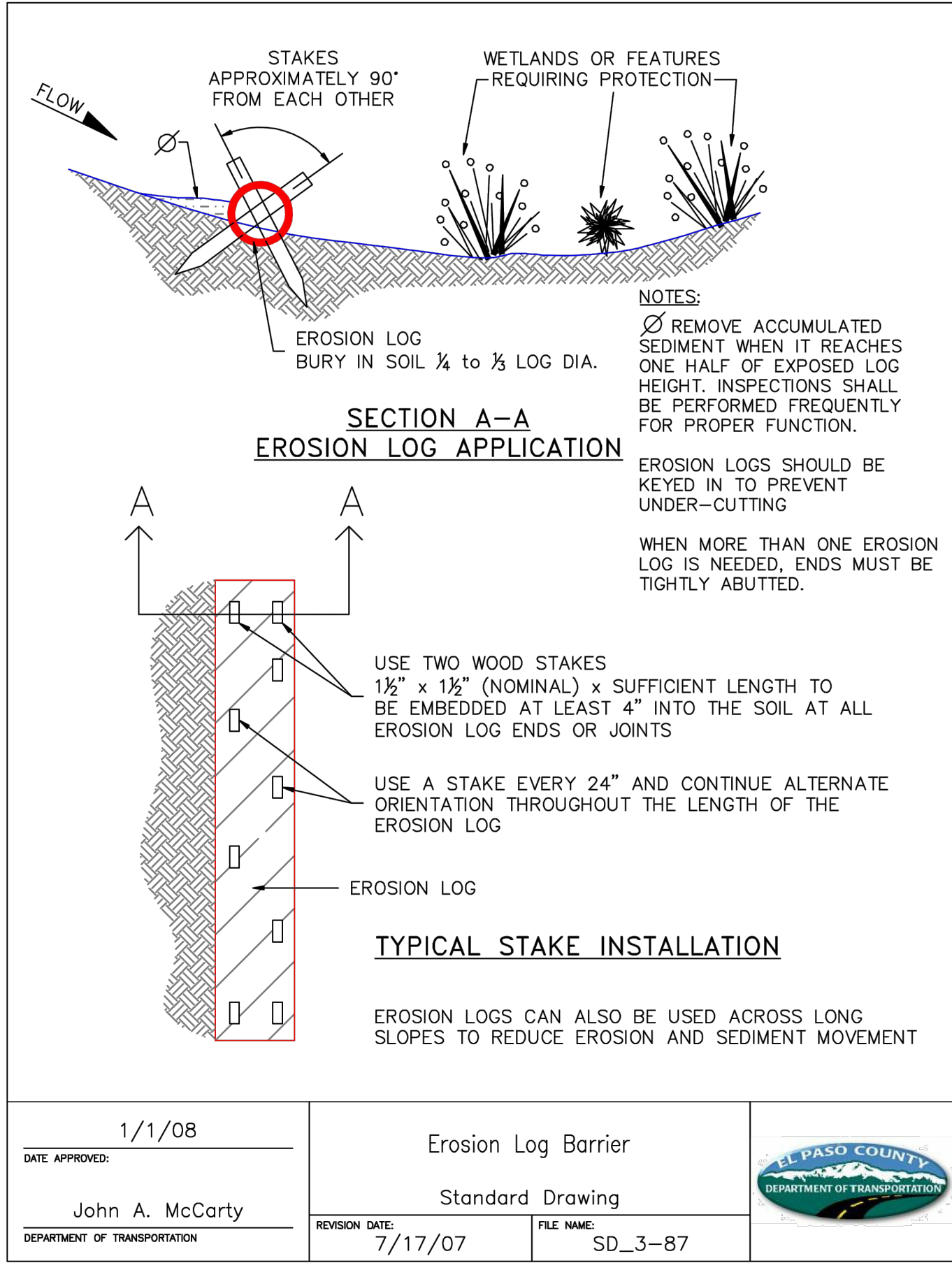
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ECP DETAILS 1

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

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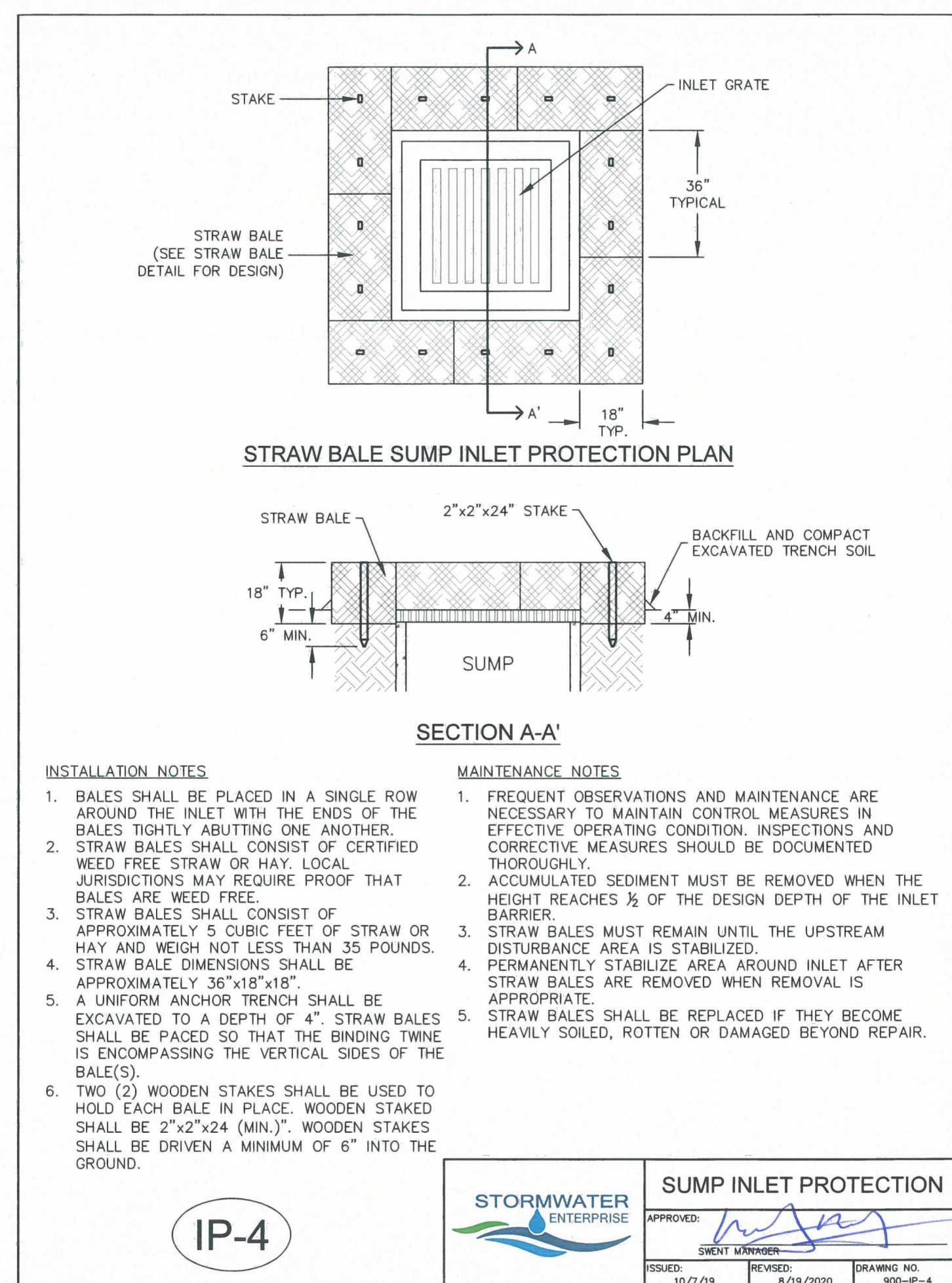
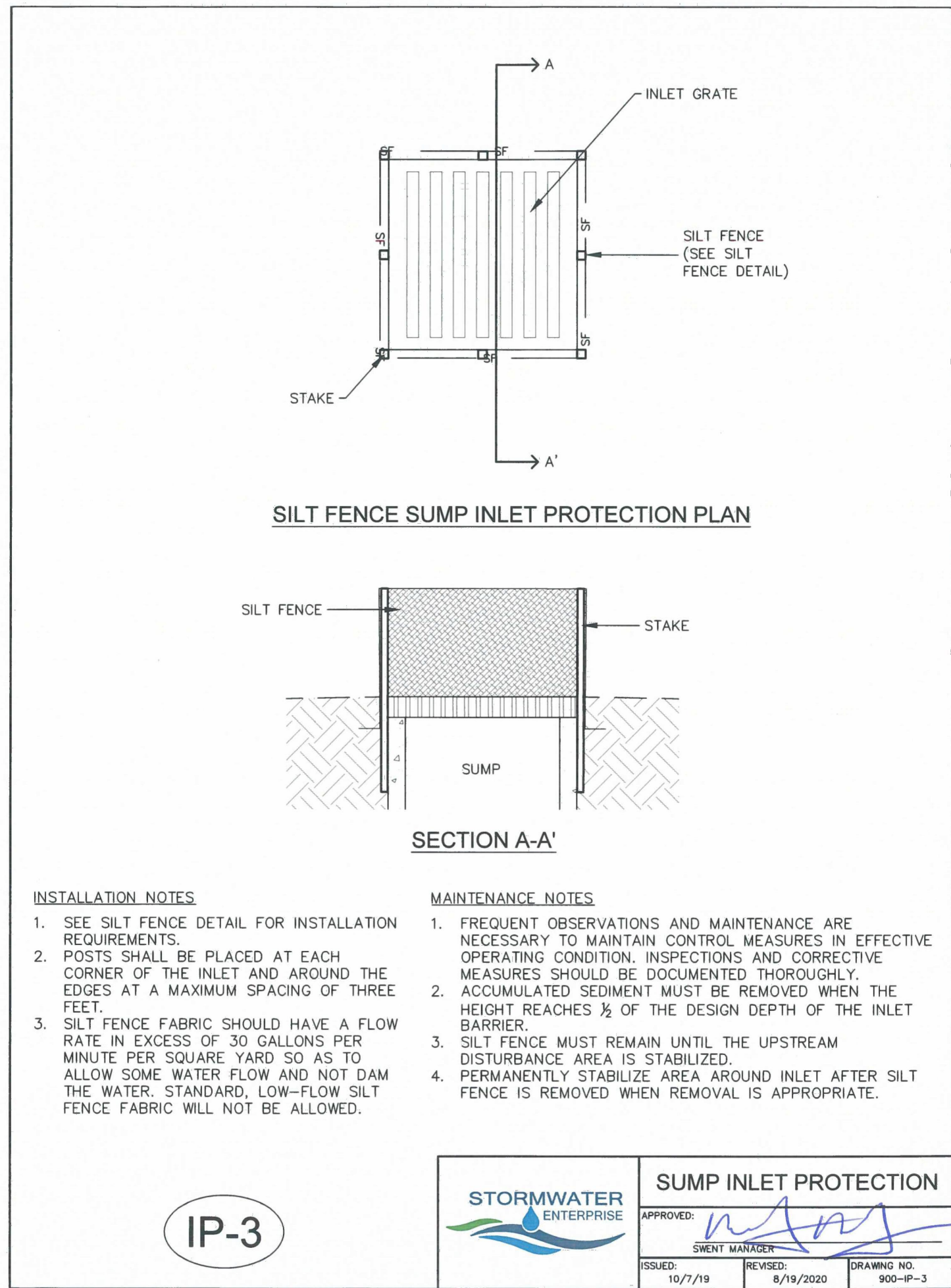
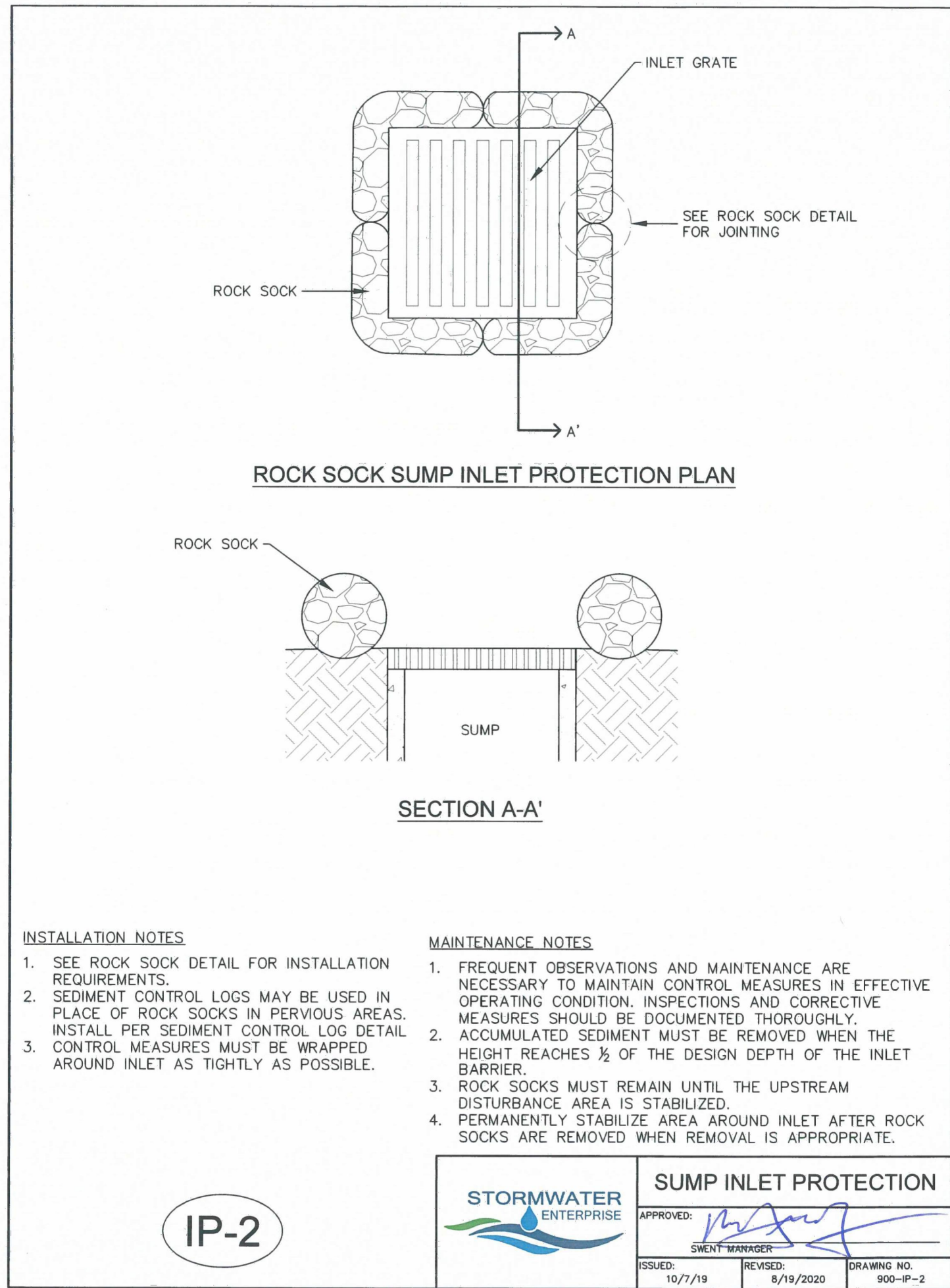
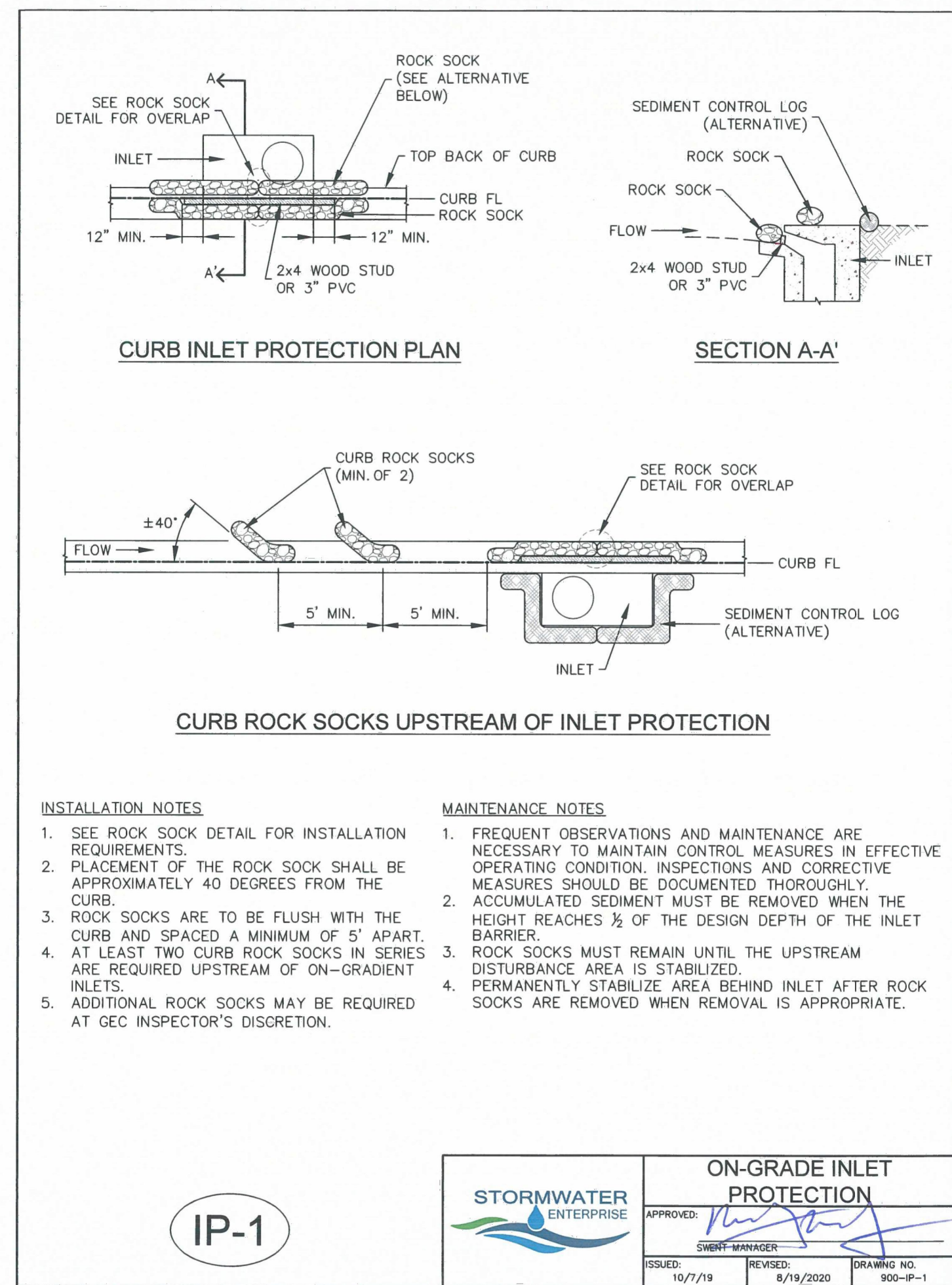
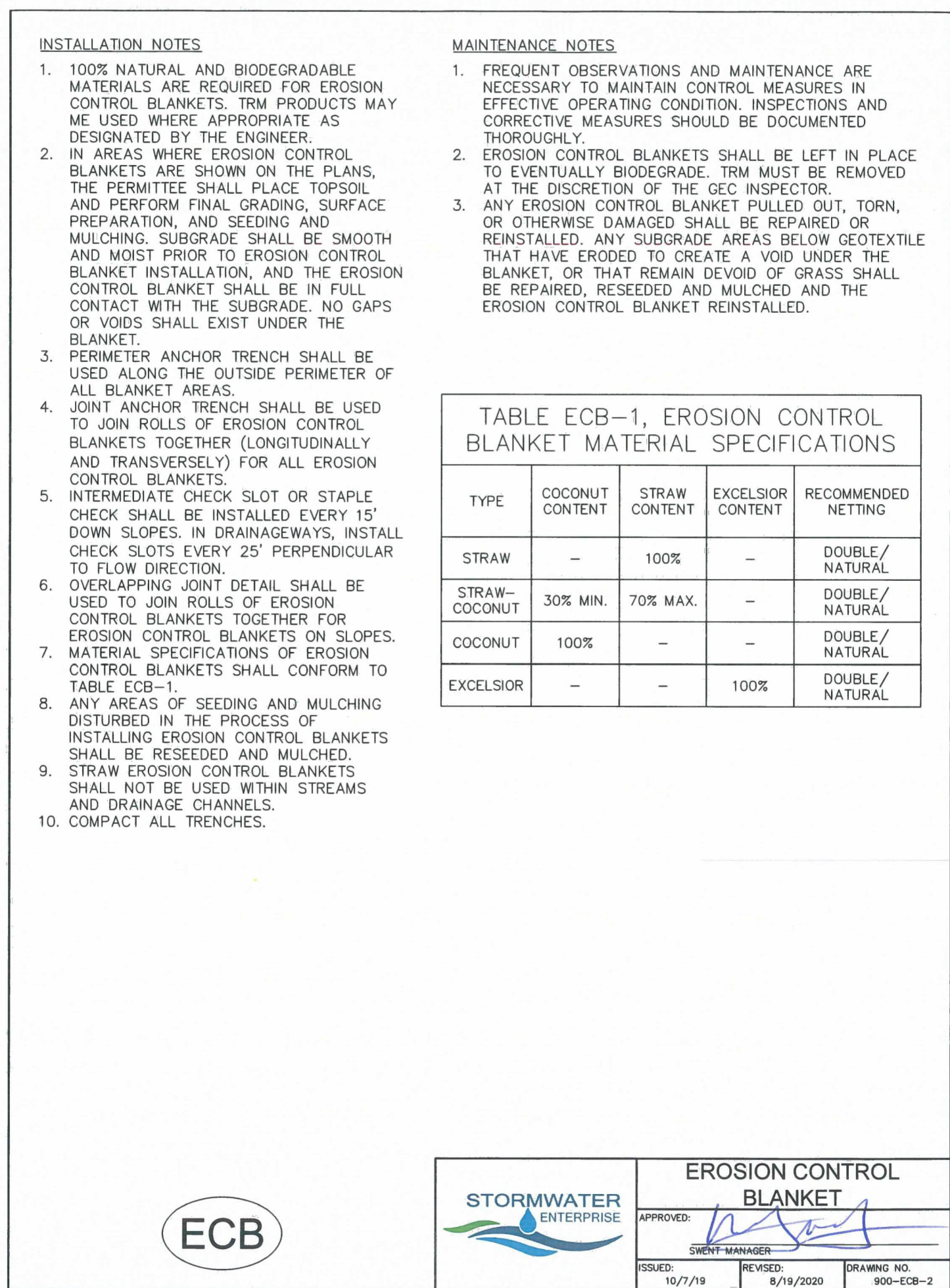
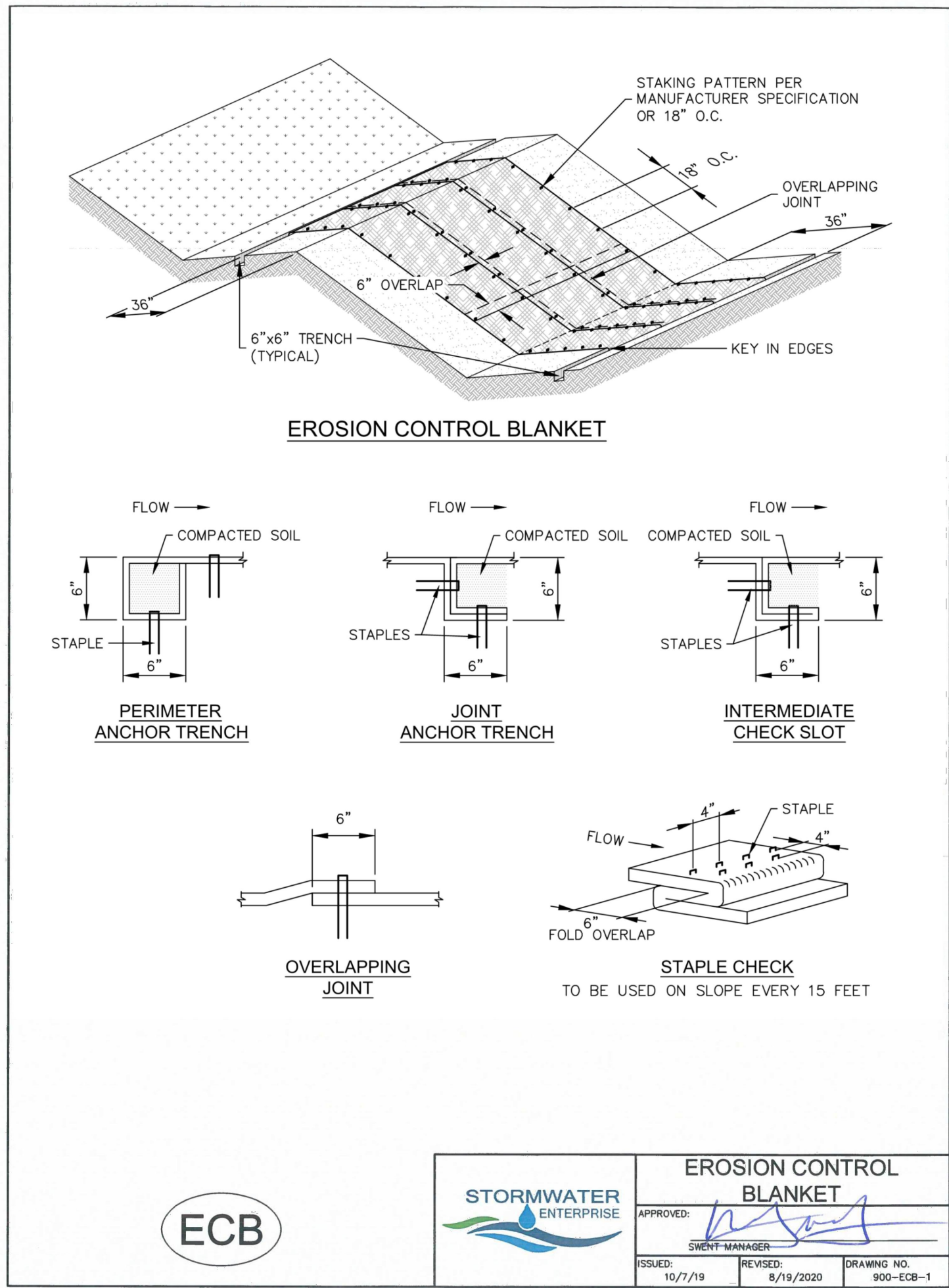
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ECP DETAILS 2

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

DRAWING C.W.
DATE: 11/11/2024
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DATE:
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REVISION #:
DATE:
JOB NO. C01517

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OF
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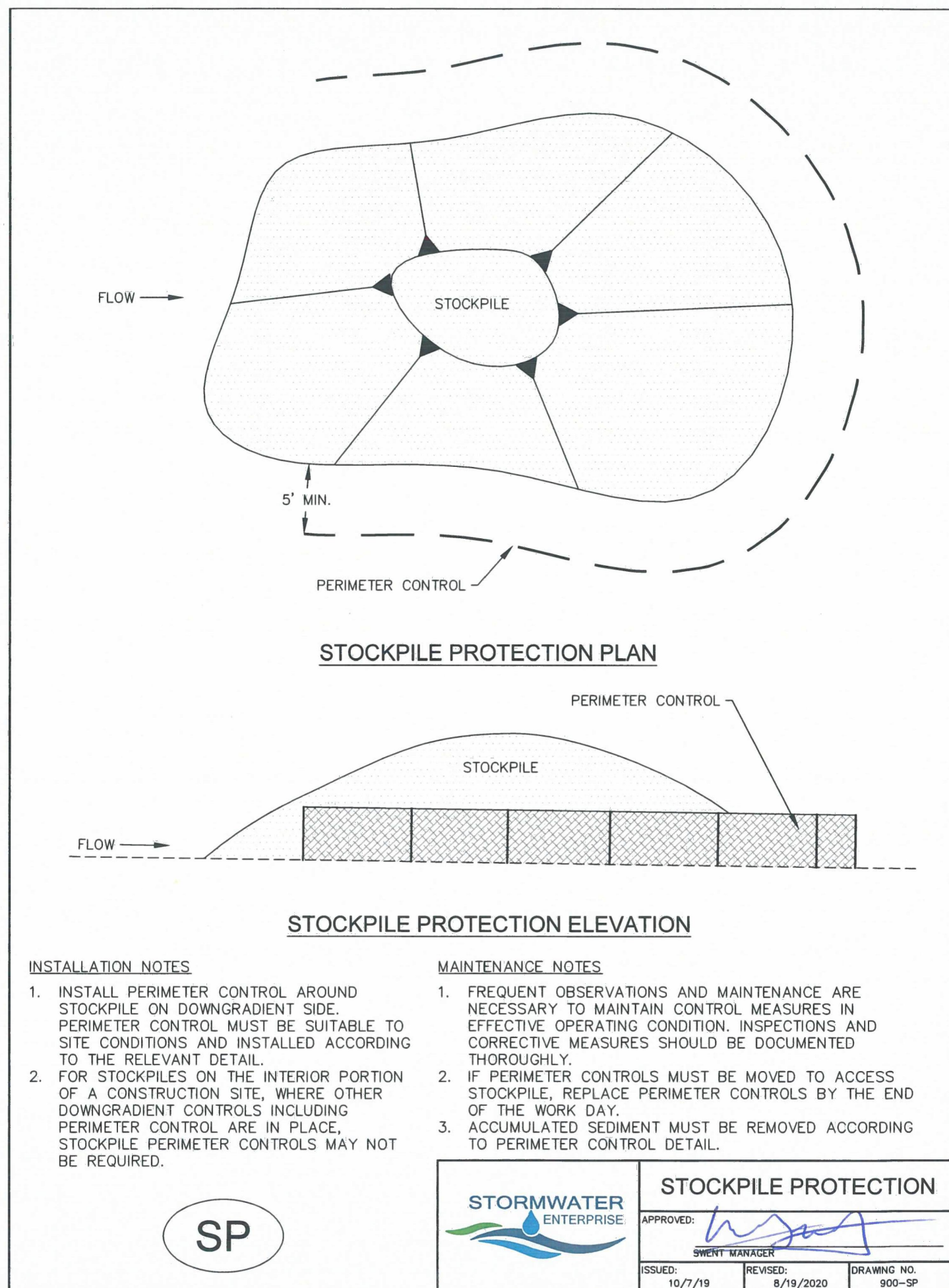
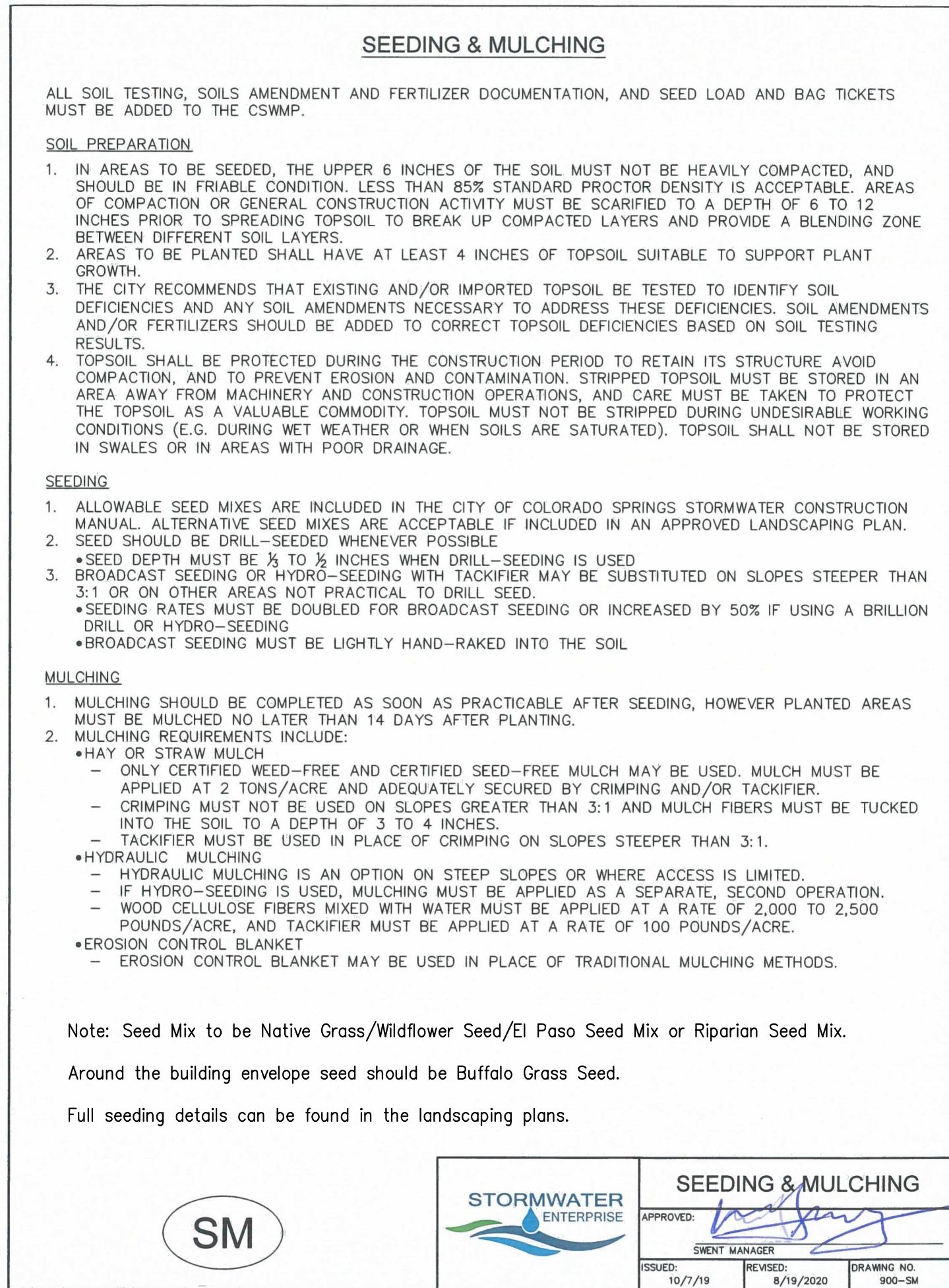
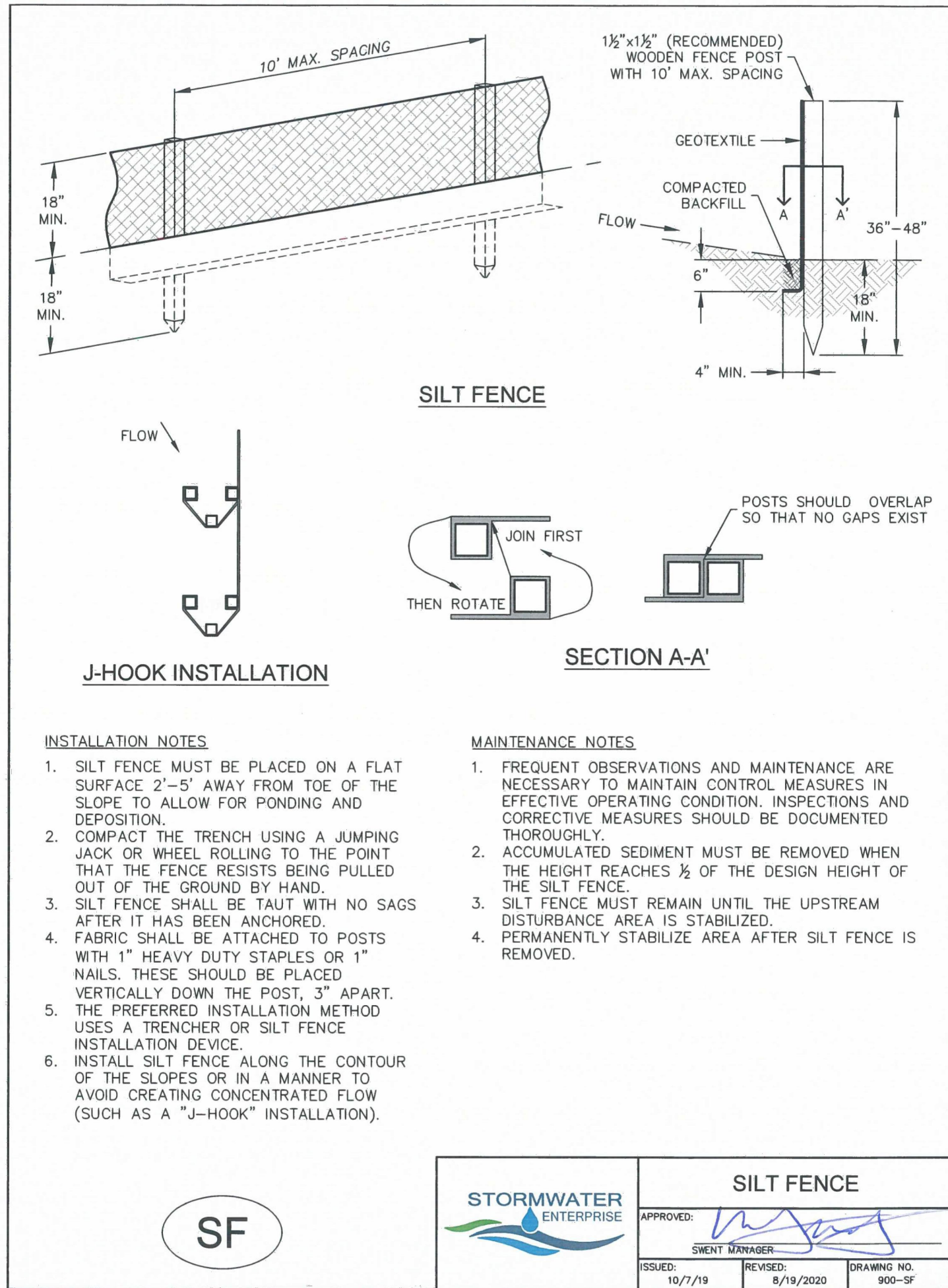
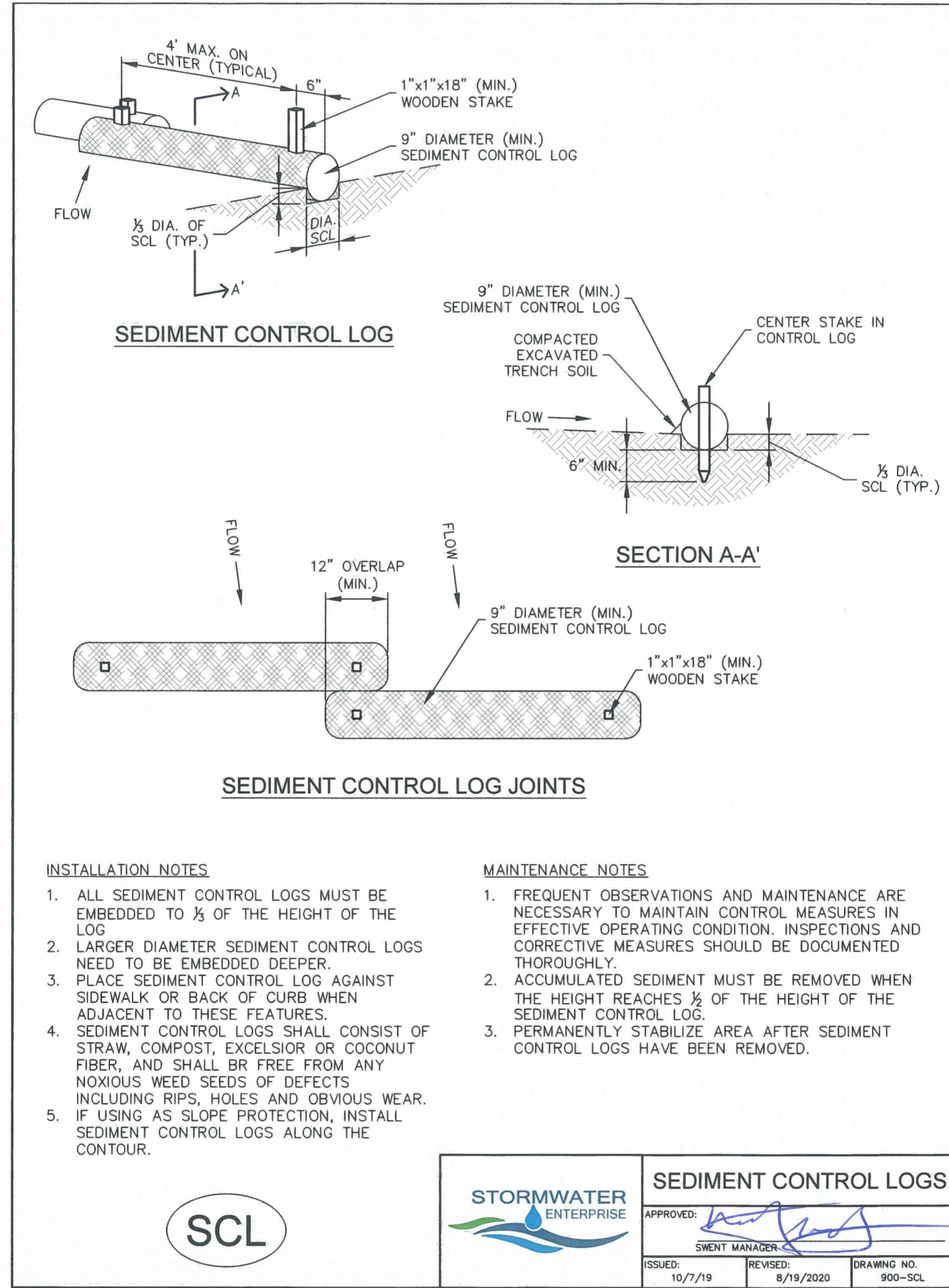
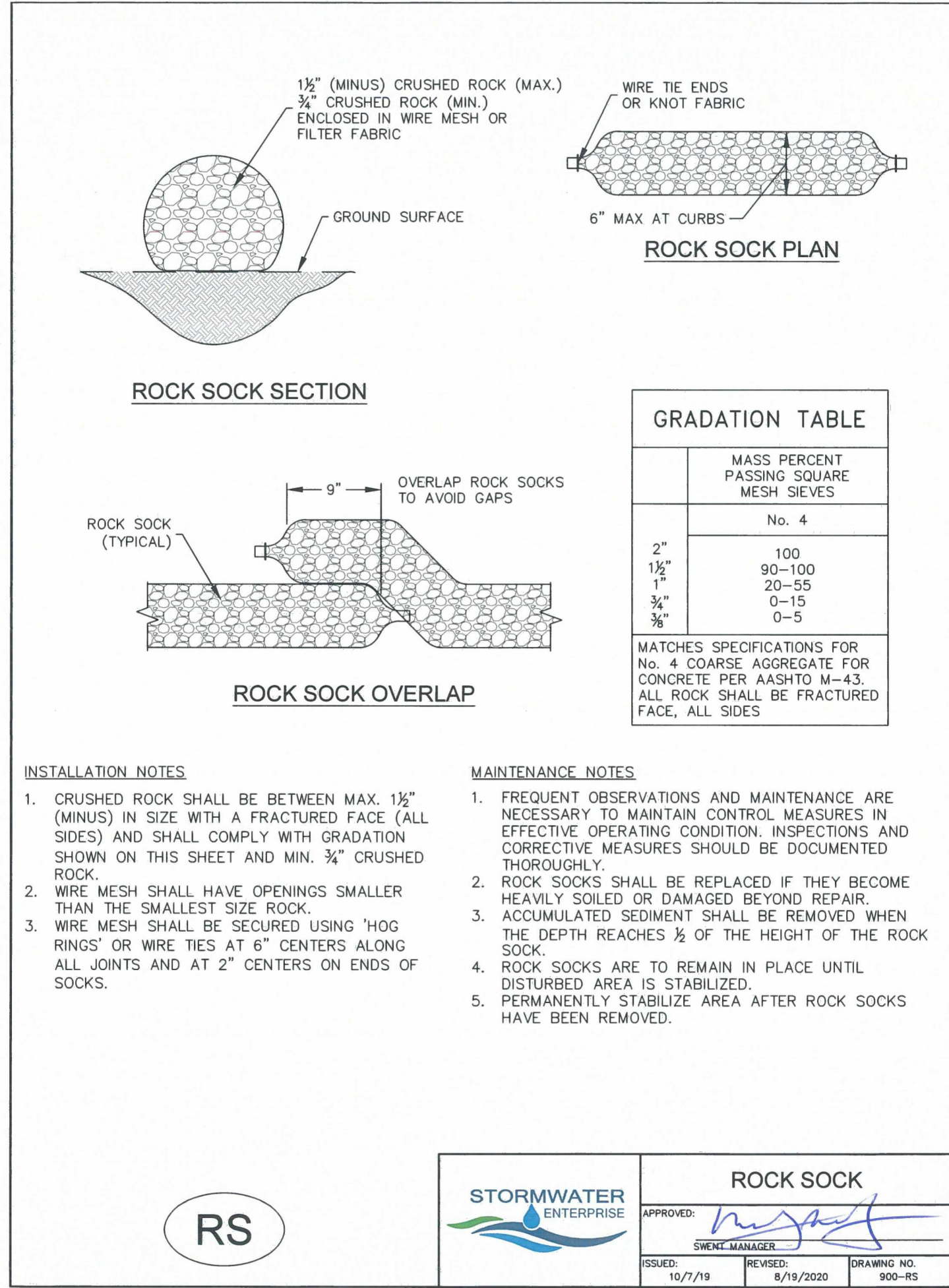
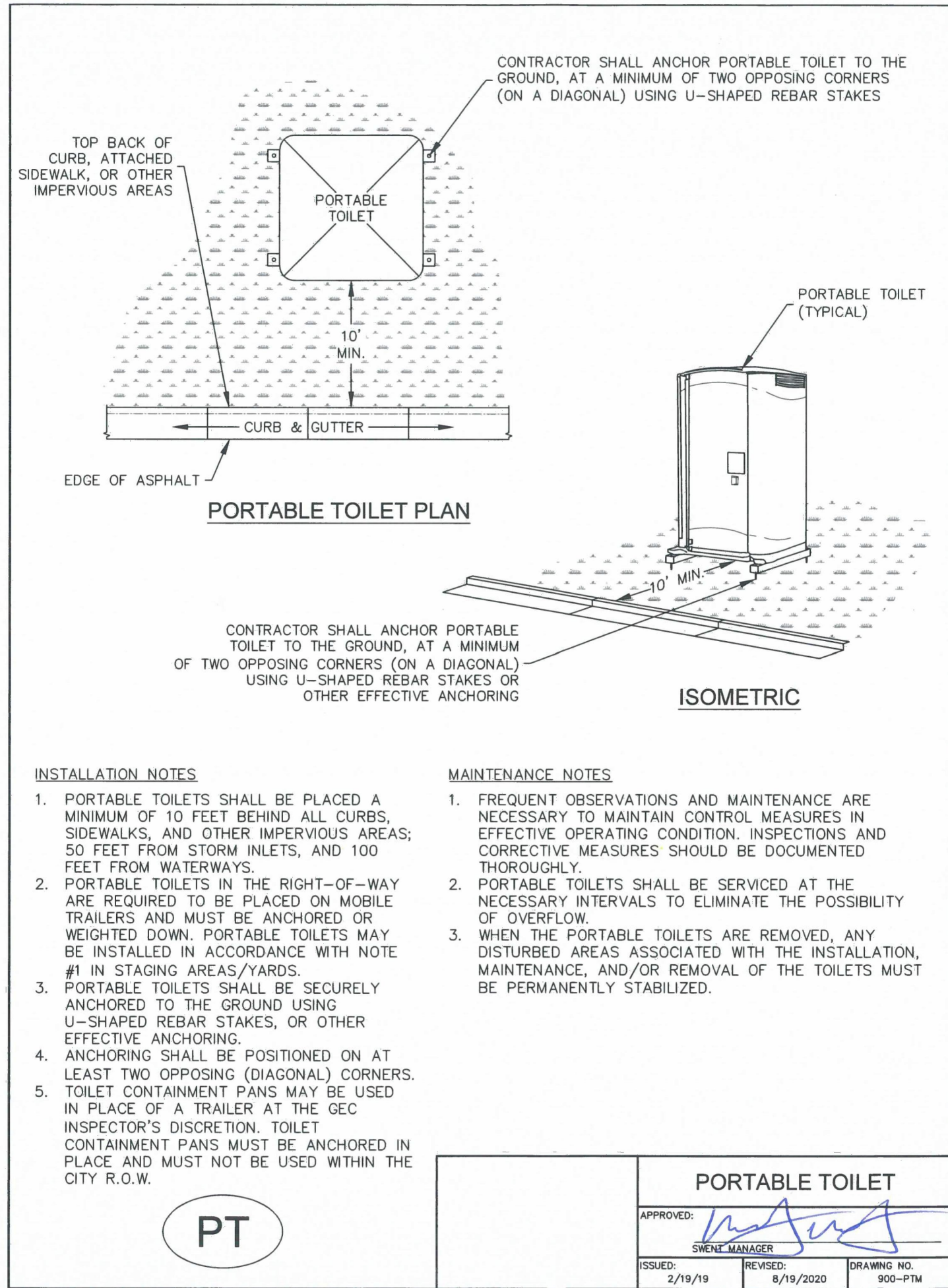
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BRIAN CAMPBELL
COLORADO P.E. #40196

ECP DETAILS 3

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

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CHECKED: [Signature]
DATE: [Signature]
REVISION #:
DATE: [Signature]
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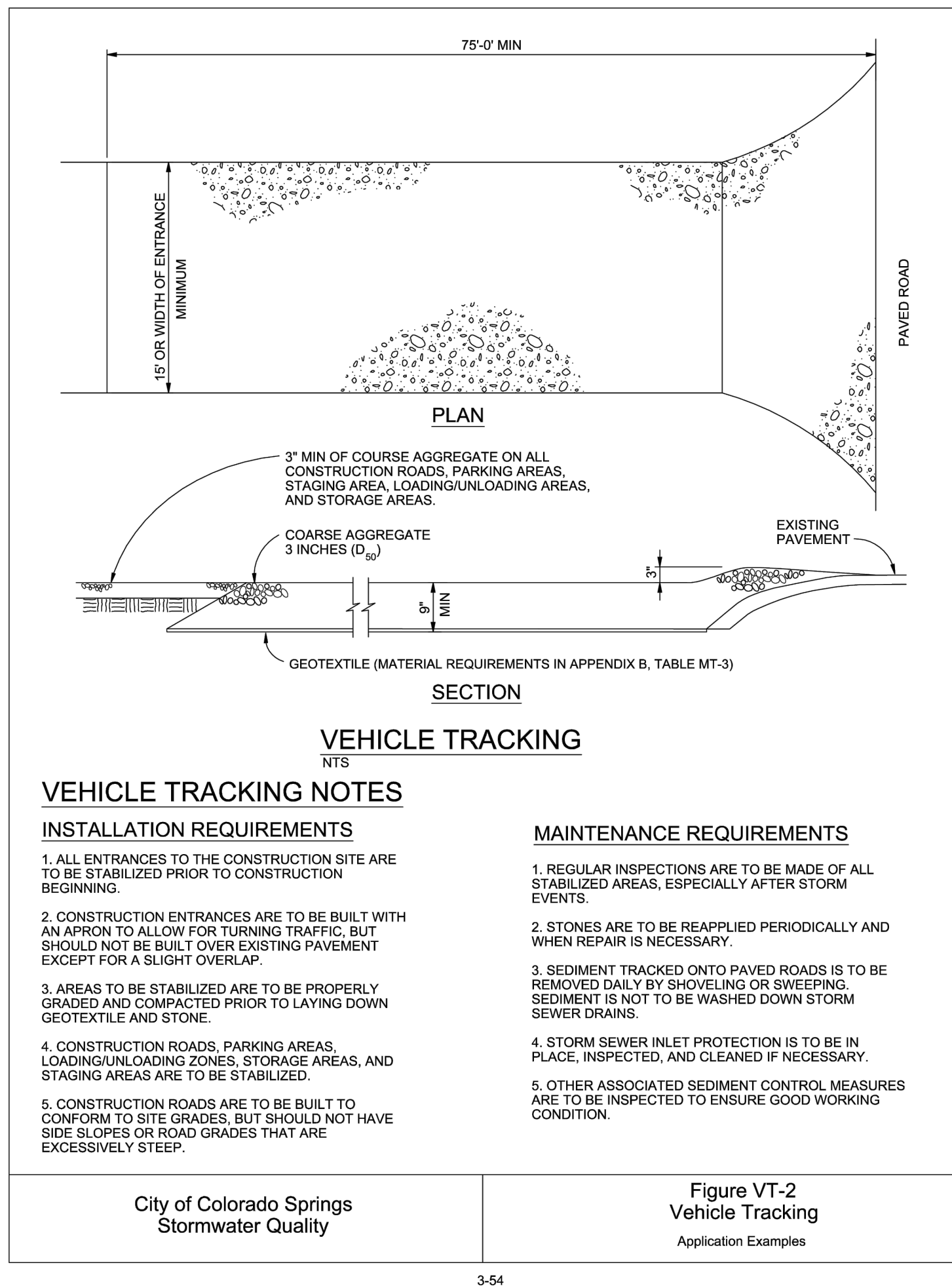
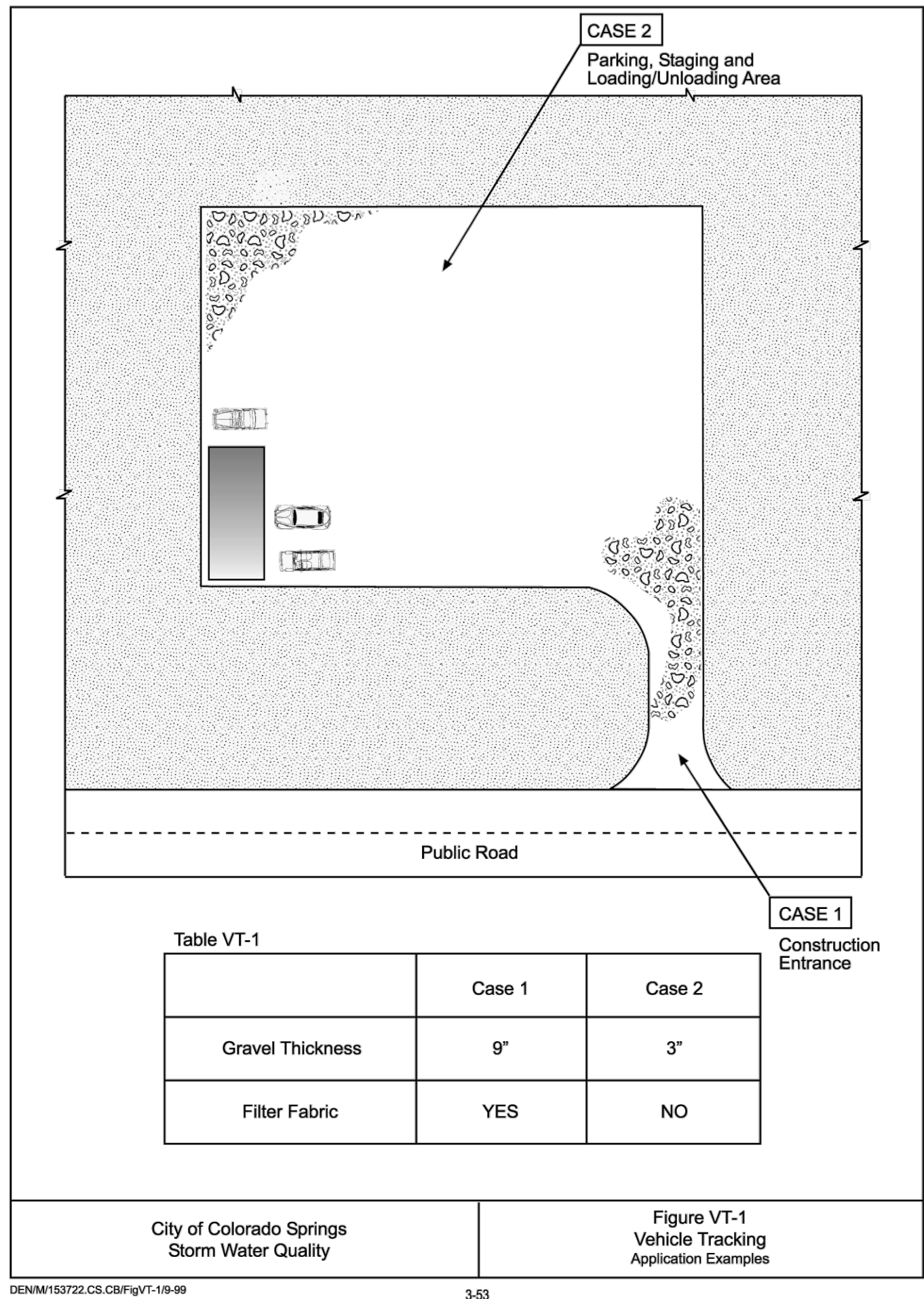
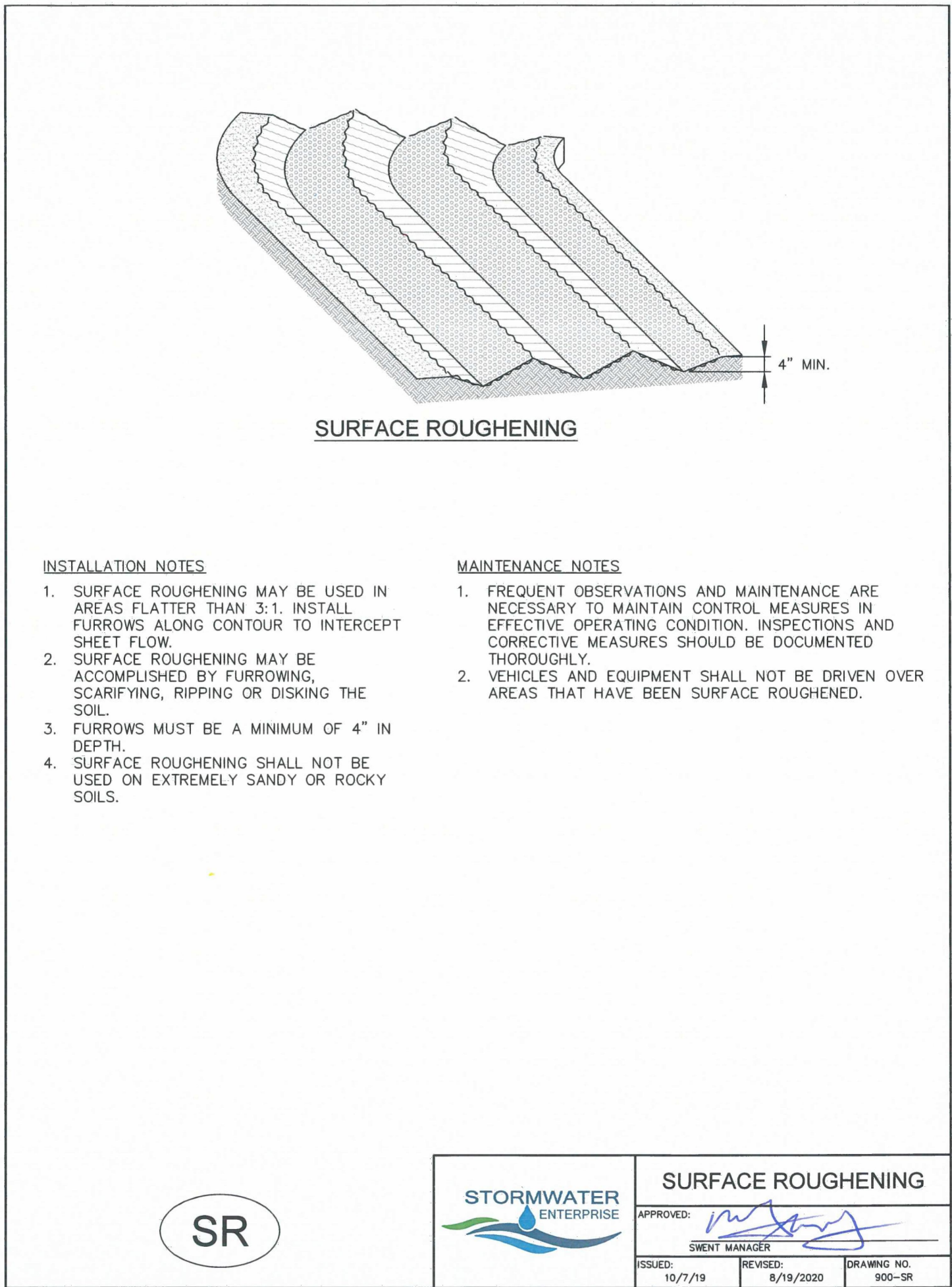
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Sediment Basin

What it is

A temporary sediment basin detains sediment-laden runoff long enough to allow much of the sediment to settle out. Sediment basins are constructed by excavation and/or by placing an earthen embankment across a low area or drainage swale. Basins can be designed to maintain a permanent pool or to drain completely dry through a controlled outlet structure.



When and Where to use it

- Required in disturbed areas draining more than one acre.
- Where there is sufficient space and appropriate topography.
- In areas that allow access for maintenance and sediment removal.
- Positioned so that it captures sediment from the entire upstream disturbed area.
- Where a permanent detention basin is planned for the site.

When and Where NOT to use it

- Sediment basins are not to be installed in active streams.



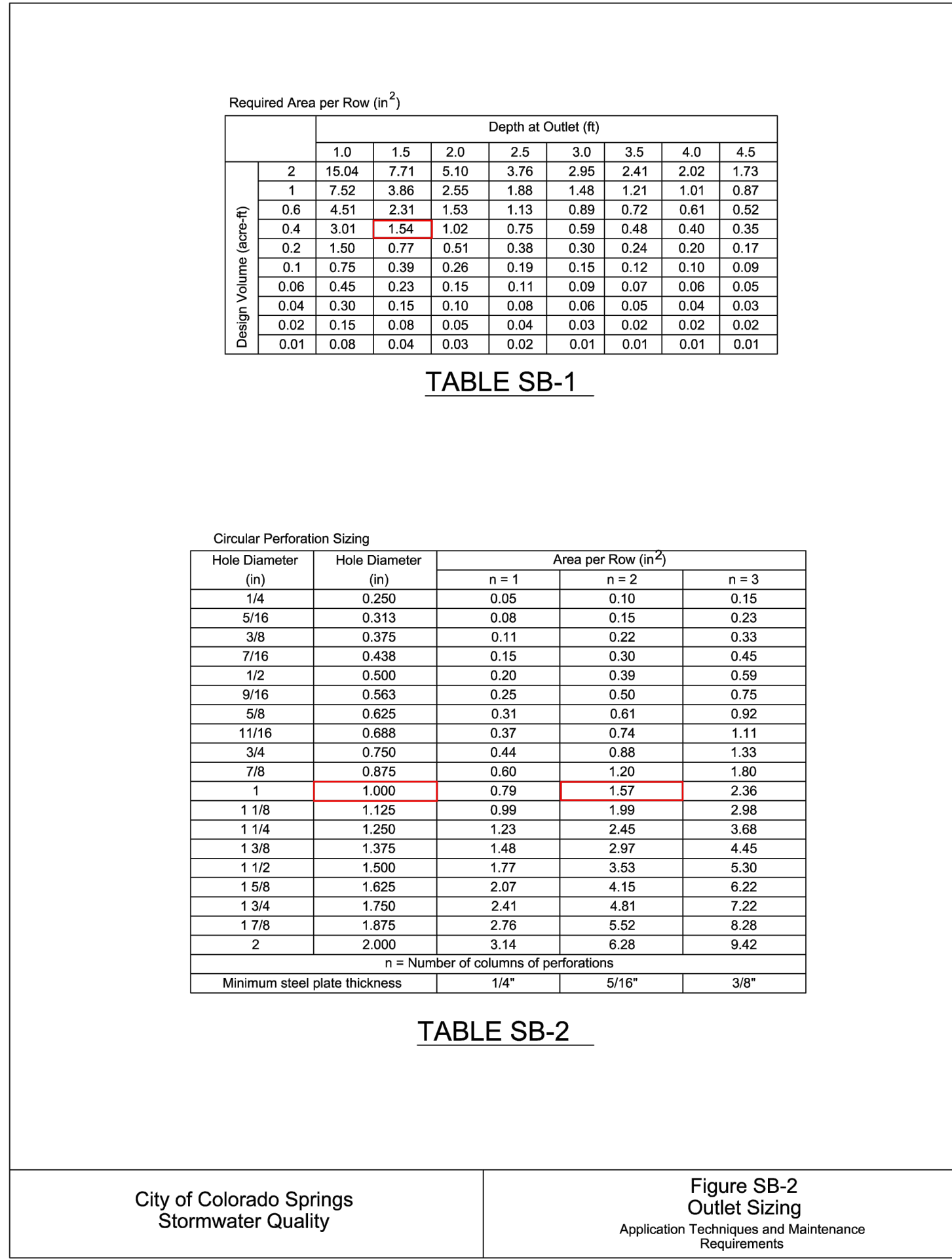
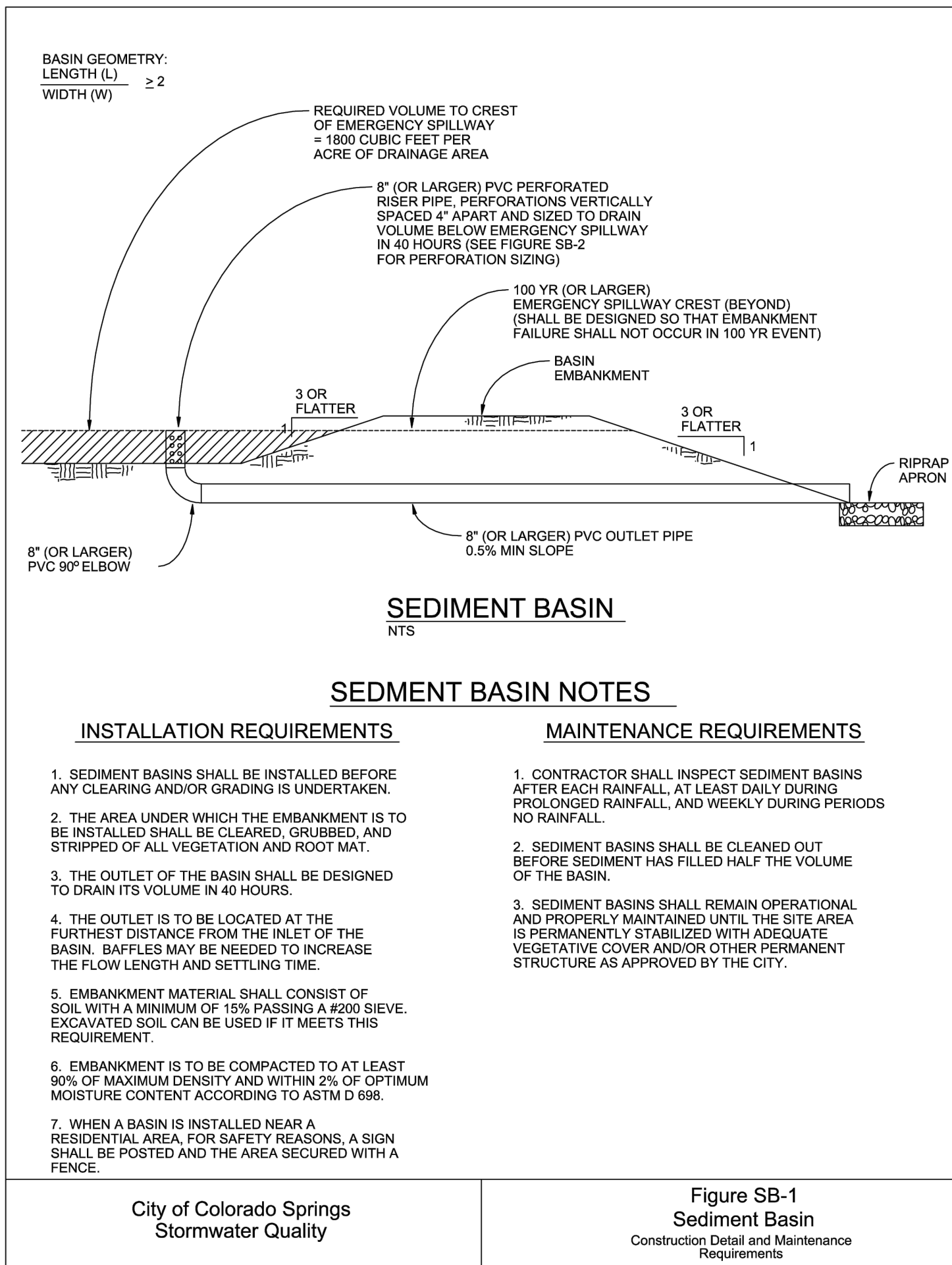
This low area will provide for some removal of sediment; however, it lacks a designed outlet structure.

Construction Detail and Maintenance Requirements

Figure SB-1 provides a construction detail and maintenance requirements for a sediment basin.

STORMWATER QUALITY BMP MANUAL

3-31



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COLORADO P.E. #40196

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8250 BENT GRASS MEADOWS DR.

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