

CONSTRUCTION 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
HONOR CHARTER SCHOOL BUILDING CORPORATION
12577 E CALEY AVE CENTENNIAL, CO 80111
ATTN: TAMMY SWEERIS
(616) 250-3566

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

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

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

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

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

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

FIRE AUTHORITY
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD,
PEYTON CO 80831
ATTN: CHIEF HARWIG
(719) 495-4050

UTILITY PROVIDERS

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

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

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

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

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

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NOTE TO CONTRACTOR

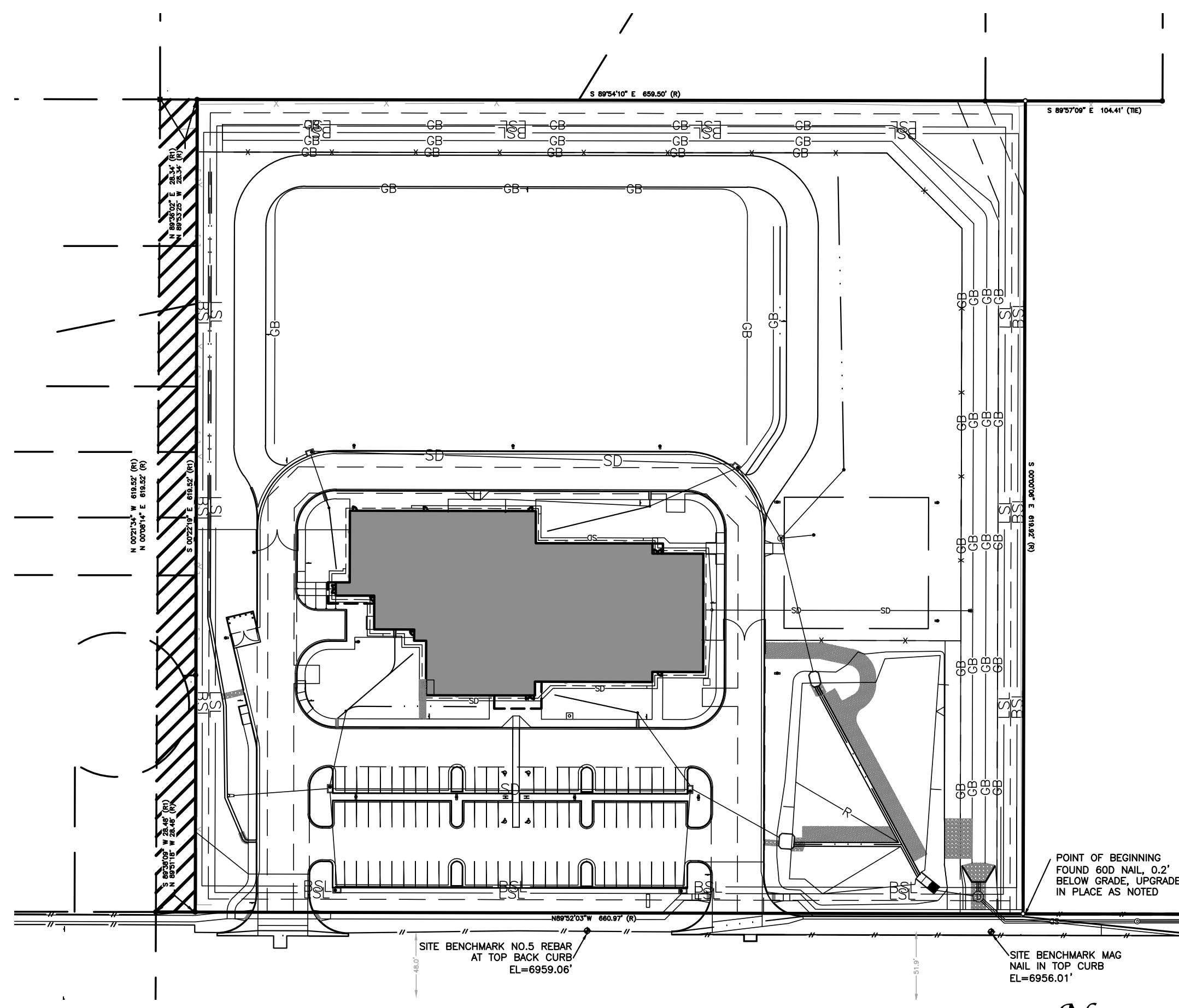
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND 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.



SITE MAP

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

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 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 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 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 NCS001536-ES, WITH AN EFFECTIVE DATE OF JULY 16, 2025 AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.)

WOODMEN HILLS METROPOLITAN DISTRICT
WATER DESIGN APPROVAL

DATE: _____ BY: _____

PROJECT NO. _____

WOODMEN HILLS METROPOLITAN DISTRICT
WASTEWATER DESIGN APPROVAL

DATE: _____ BY: _____

PROJECT NO. _____

FIRE AUTHORITY APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FIRE PROTECTION DISTRICT _____

SIGNED _____ DATE _____
FIRE PROTECTION DISTRICT

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COVER SHEET

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

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

1
OF
38

BRIAN CAMPBELL
COLORADO P.E. #40196

NO.	DESCRIPTION	BY	DATE
1	NOI		

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Loveland, CO 80537
p: 970.613.1447
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
SANTA ANITA AVENUE Sacramento Denver
SANTA FE AVENUE Durango
Since 1964



TAIT & ASSOCIATES

Since 1964

REVISIONS

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

2/6/2024 Internal Review #1



Know what's below
Call before you dig.

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

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.

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.

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. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

ONCE THE ESQCP IS APPROVED AND A 'NOTICE TO PROCEED' HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.

CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.

ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.

TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS. FINAL STABILIZATION IS ACHIEVED WHEN ALL FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.

ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.

COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).

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

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

DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.

EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

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

WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

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

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

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

BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.

NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY VIVID ENGINEERING GROUP AND SHALL BE CONSIDERED A PART OF THESE PLANS.

AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A part. FOR INFORMATION OR APPLICATION MATERIALS CONTACT: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WOOD -PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

STANDARD SIGNAGE AND STRIPING NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE 'D' SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 8' LONG. CROSSWALKS SHALL BE INLAIN IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO
16. AND UPON COMPLETION OF SIGNING AND STRIPING.
17. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD 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 REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE 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 ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING 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 EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND 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 ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY 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.
16. 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.

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DATE: 11/11/2024
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DATE:
JOB NO. C01517

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BRIAN CAMPBELL
COLORADO P.E. #40196

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320 North Lincoln Avenue
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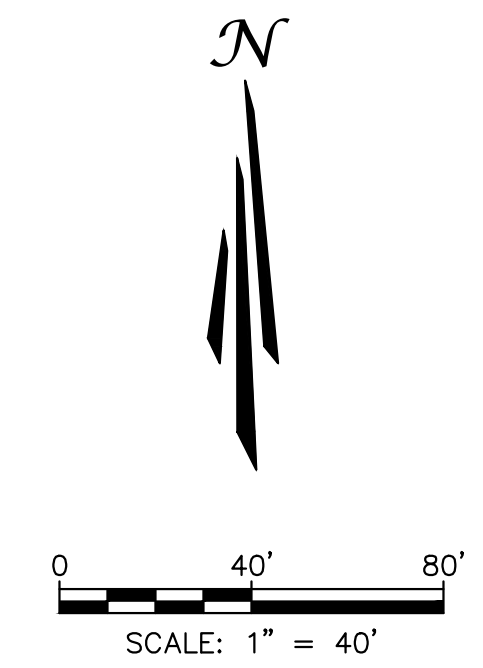
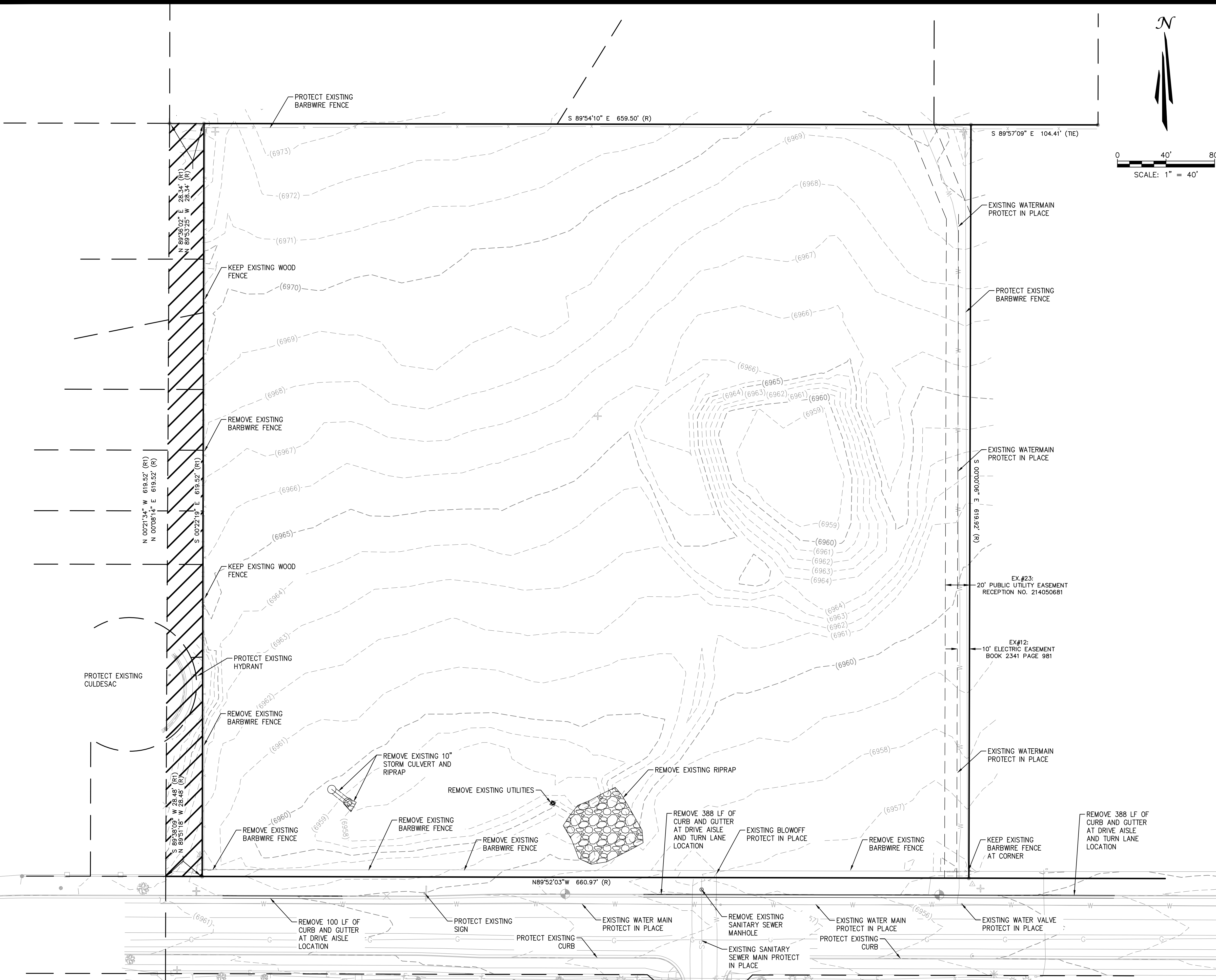
GENERAL NOTES

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

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SYMBOLS LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY/ ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	LIMIT OF DISTURBANCE
	REMOVE EXISTING RIPRAP
	REMOVE EXISTING CURB
	REMOVE EXISTING FENCE
	EXISTING WATERLINE PROTECT IN PLACE
	EXISTING SEWER LINE PROTECT IN PLACE
	EXISTING RIP RAP TO BE REMOVED

NO.	DESCRIPTION	BY	DATE

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

DEMOLITION PLAN



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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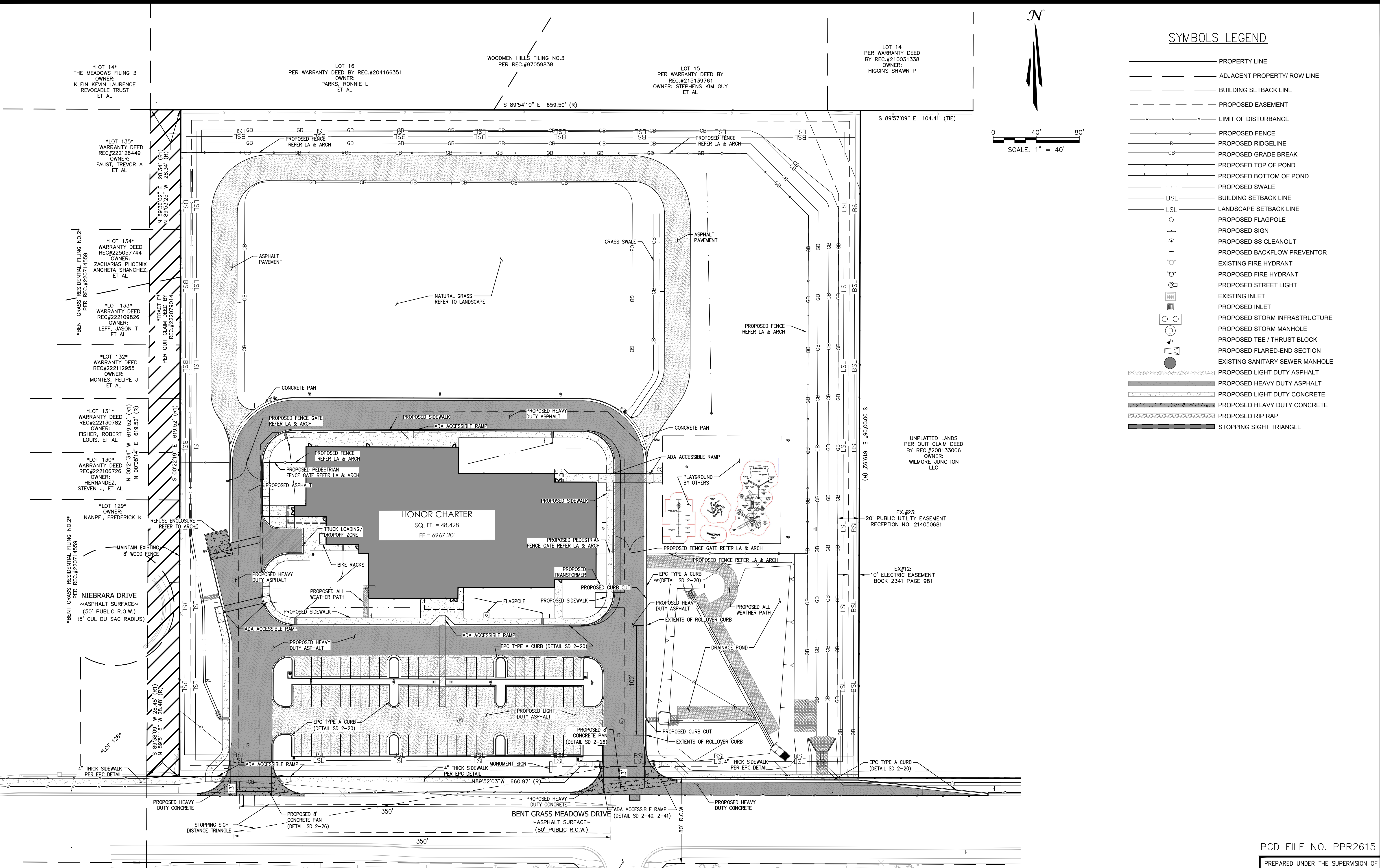
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SYMBOLS LEGEND

- PROPERTY LINE
ADJACENT PROPERTY/ ROW LINE
BUILDING SETBACK LINE
PROPOSED EASEMENT
LIMIT OF DISTURBANCE
PROPOSED FENCE
PROPOSED RIDGELINE
PROPOSED GRADE BREAK
PROPOSED TOP OF POND
PROPOSED BOTTOM OF POND
PROPOSED SWALE
BUILDING SETBACK LINE
LANDSCAPE SETBACK LINE
PROPOSED FLAGPOLE
PROPOSED SIGN
PROPOSED SS CLEANOUT
PROPOSED BACKFLOW PREVENTOR
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
EXISTING INLET
PROPOSED INLET
PROPOSED STORM INFRASTRUCTURE
PROPOSED STORM MANHOLE
PROPOSED TEE / THRUST BLOCK
PROPOSED FLARED-END SECTION
EXISTING SANITARY SEWER MANHOLE
PROPOSED LIGHT DUTY ASPHALT
PROPOSED HEAVY DUTY ASPHALT
PROPOSED LIGHT DUTY CONCRETE
PROPOSED HEAVY DUTY CONCRETE
PROPOSED RIP RAP
STOPPING SIGHT TRIANGLE



SITE PLAN

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS...

NOTE TO CONTRACTOR

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

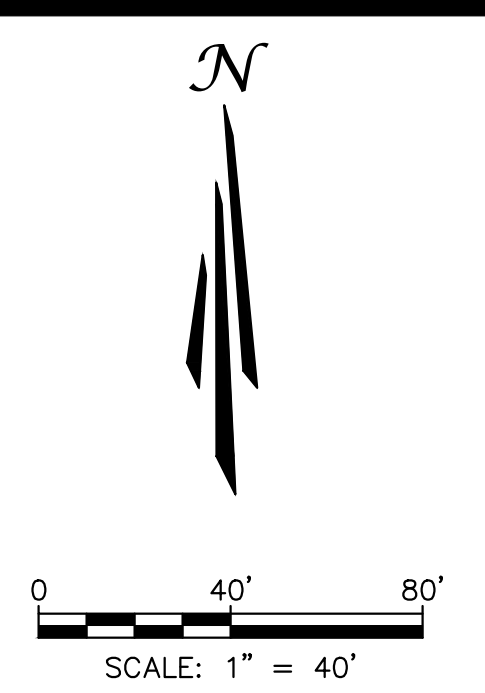
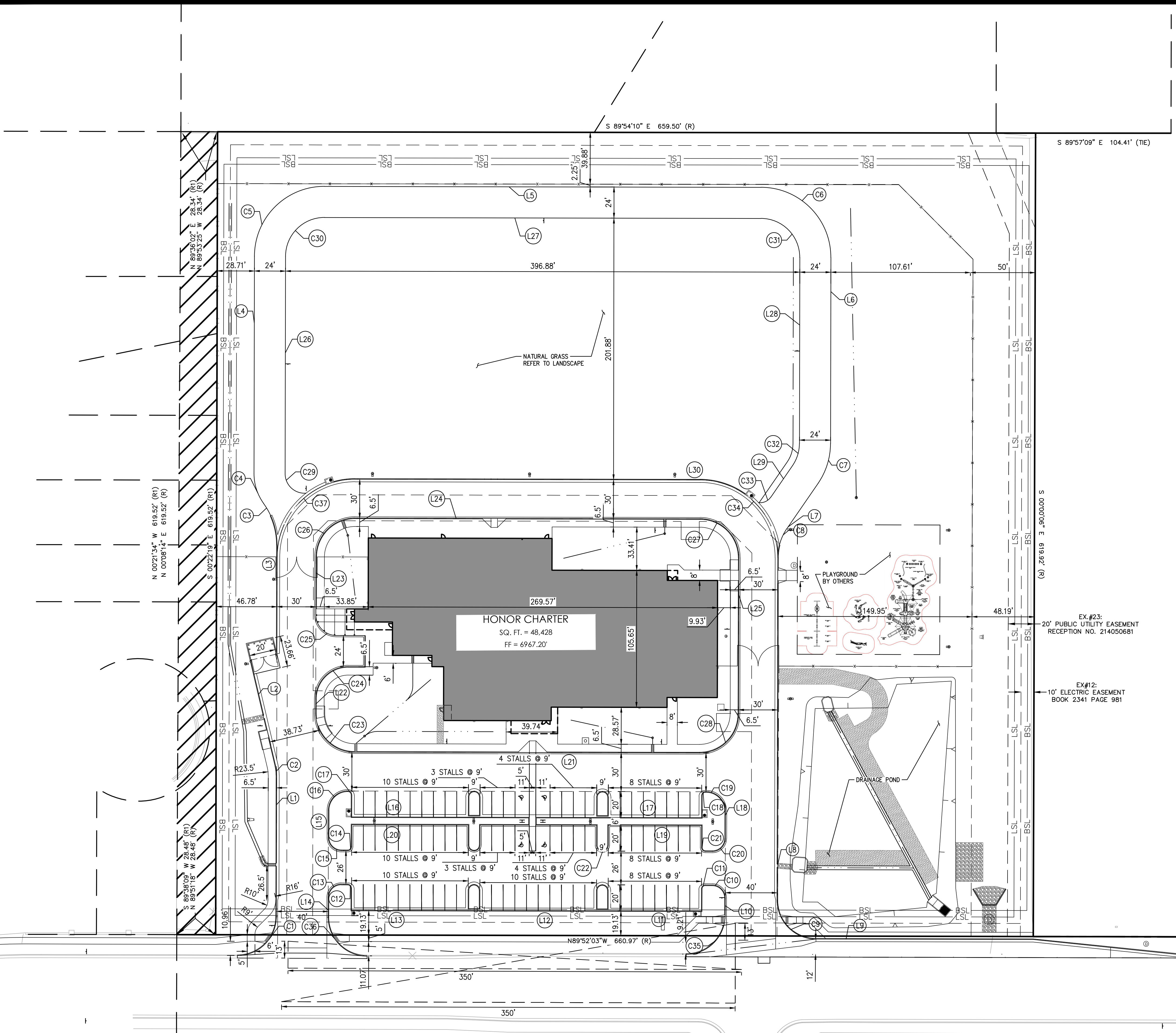


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Vertical sidebar containing project title 'HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR.', company logo 'TAIT & ASSOCIATES', address '320 North Lincoln Avenue Loveland, CO 80537', contact info 'p: 970.613.1447 www.tait.com', and a table for 'REVISIONS' with columns for NO., DESCRIPTION, BY, and DATE.

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SYMBOLS LEGEND table listing various symbols for property lines, setbacks, easements, and proposed infrastructure.

LINE AND CURVE TABLE

Table with two sections: CURVE TABLE and LINE TABLE. The CURVE TABLE lists curve data including curve number, delta, length, radius, chord bearing, and chord length. The LINE TABLE lists line data including line number, bearing, and length.

HORIZONTAL CONTROL PLAN

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION.

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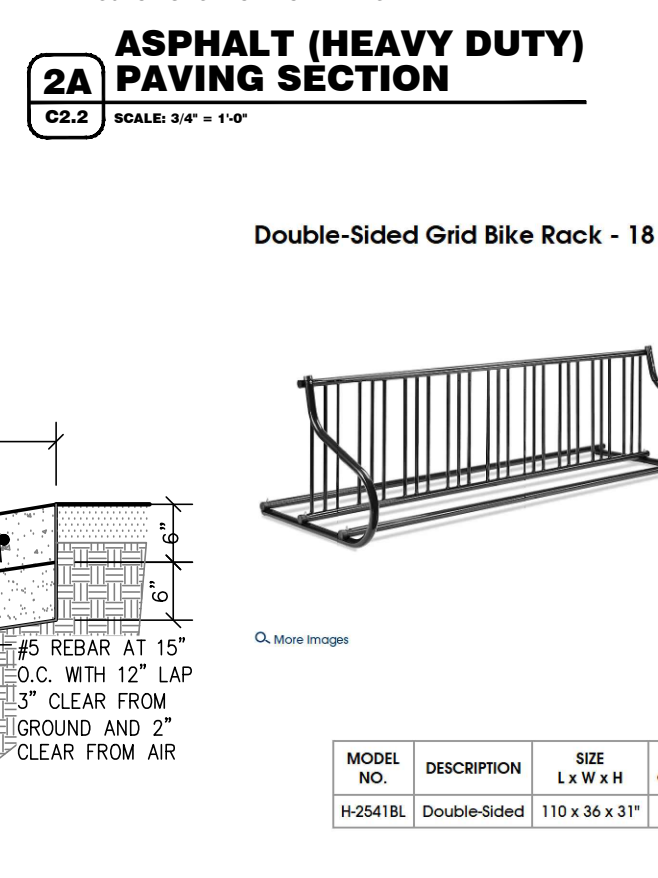
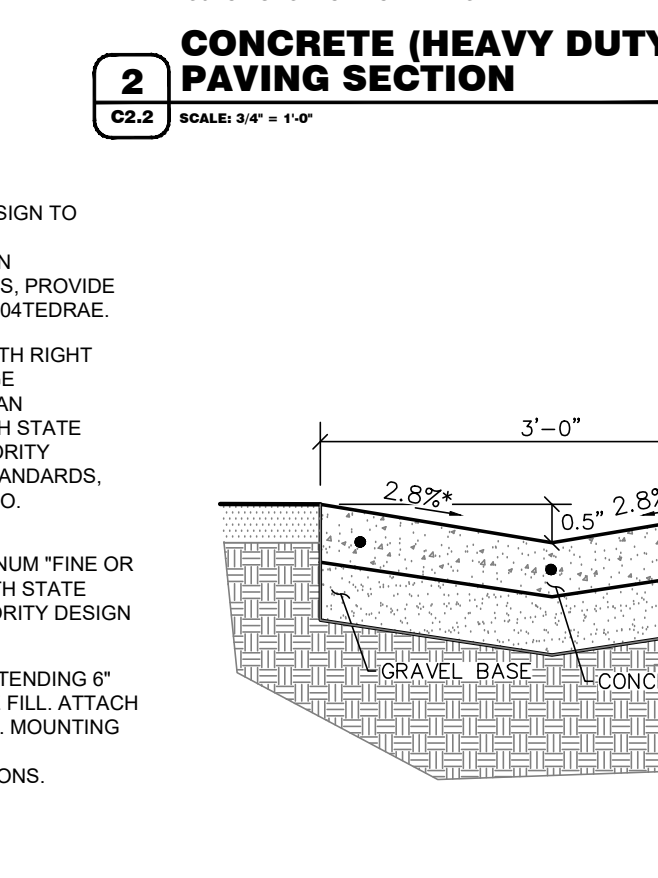
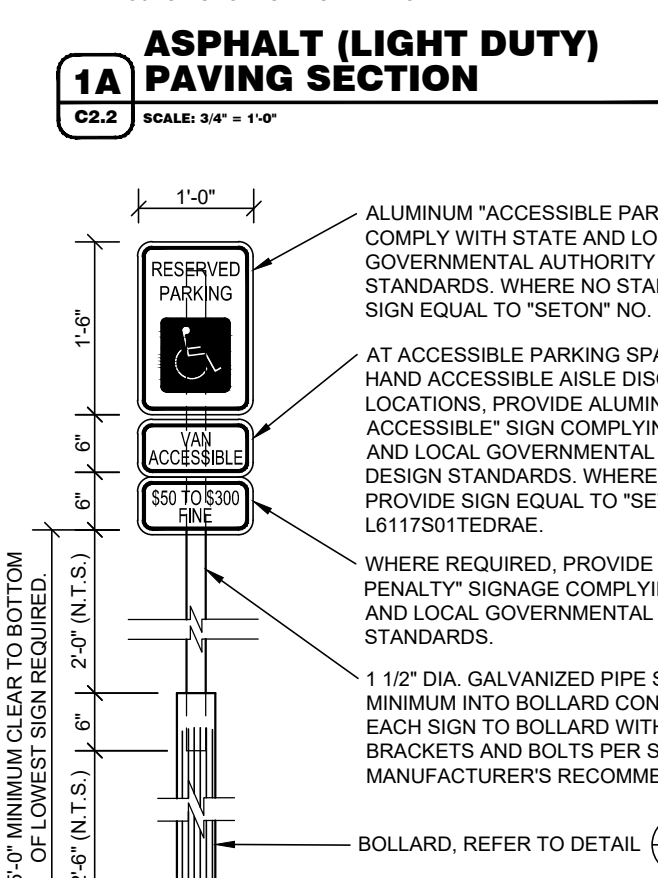
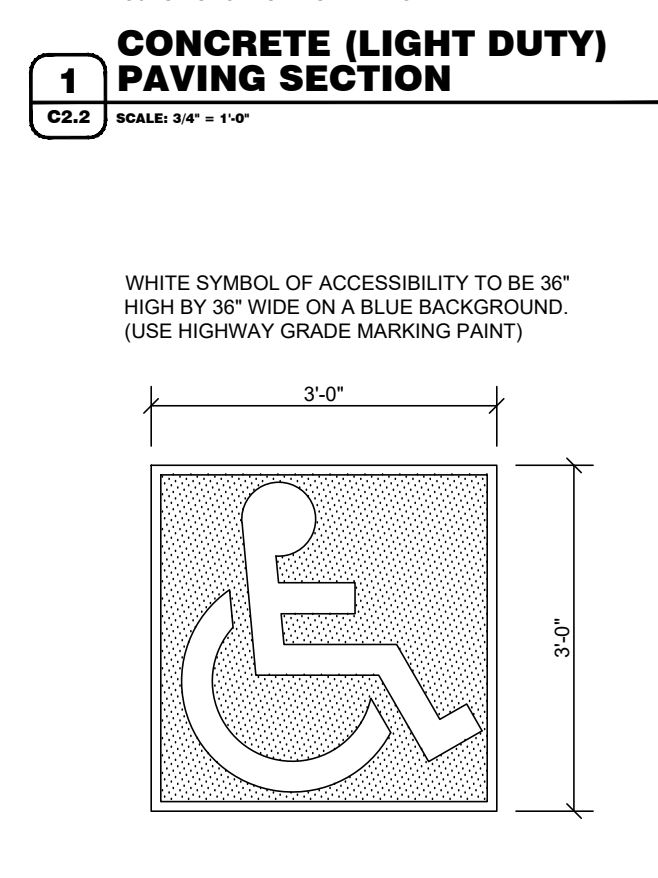
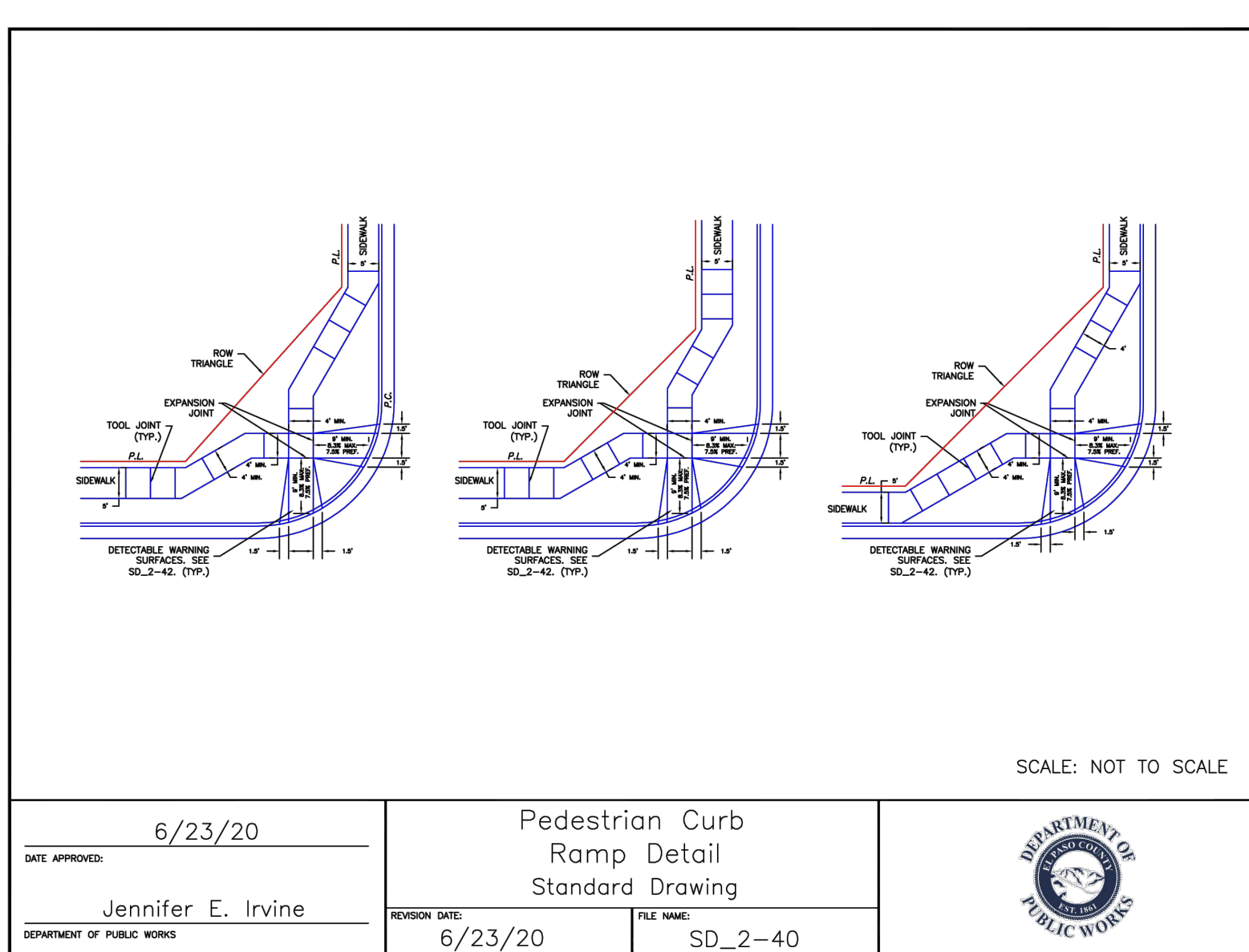
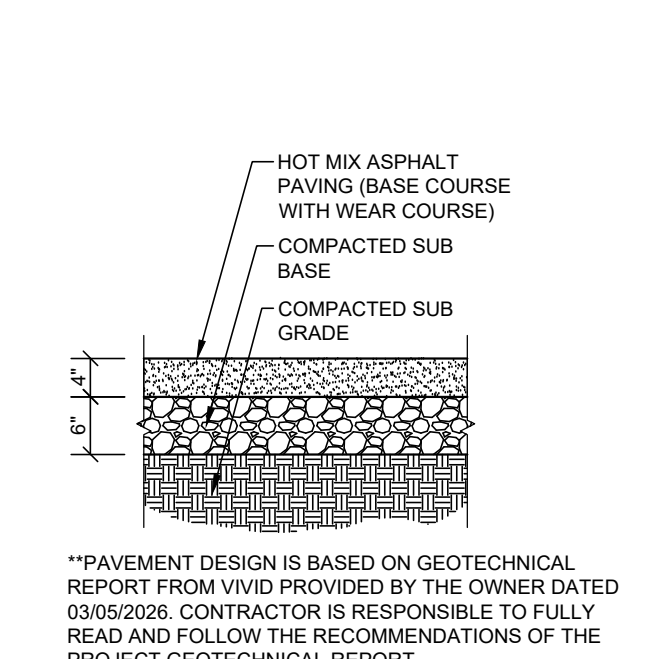
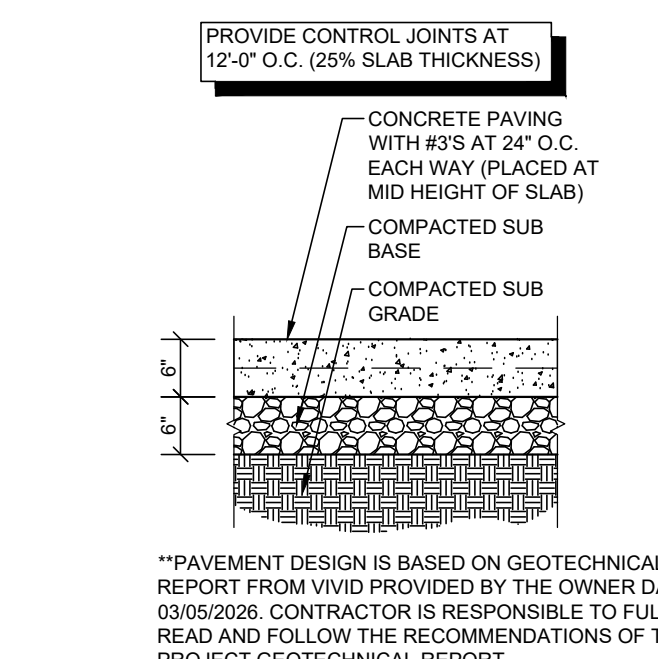
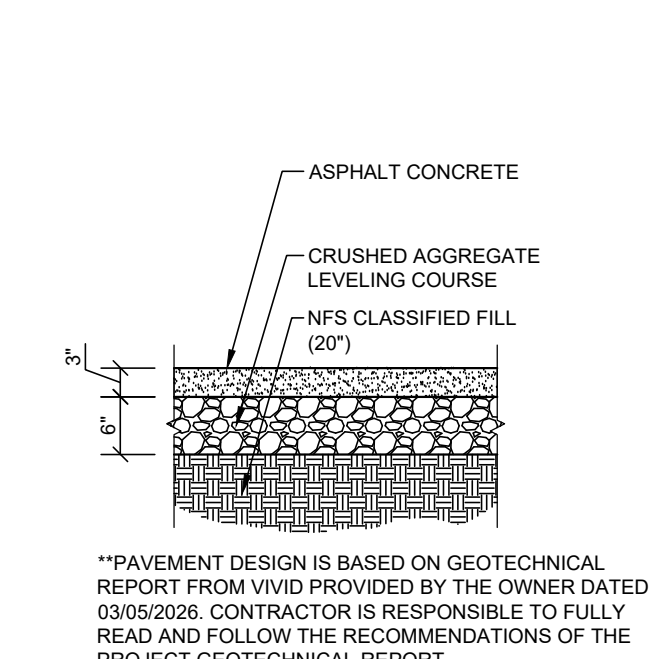
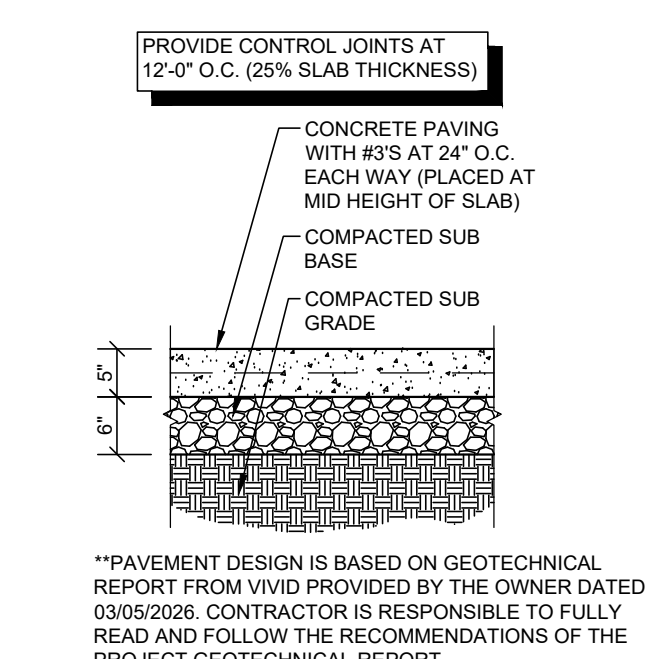
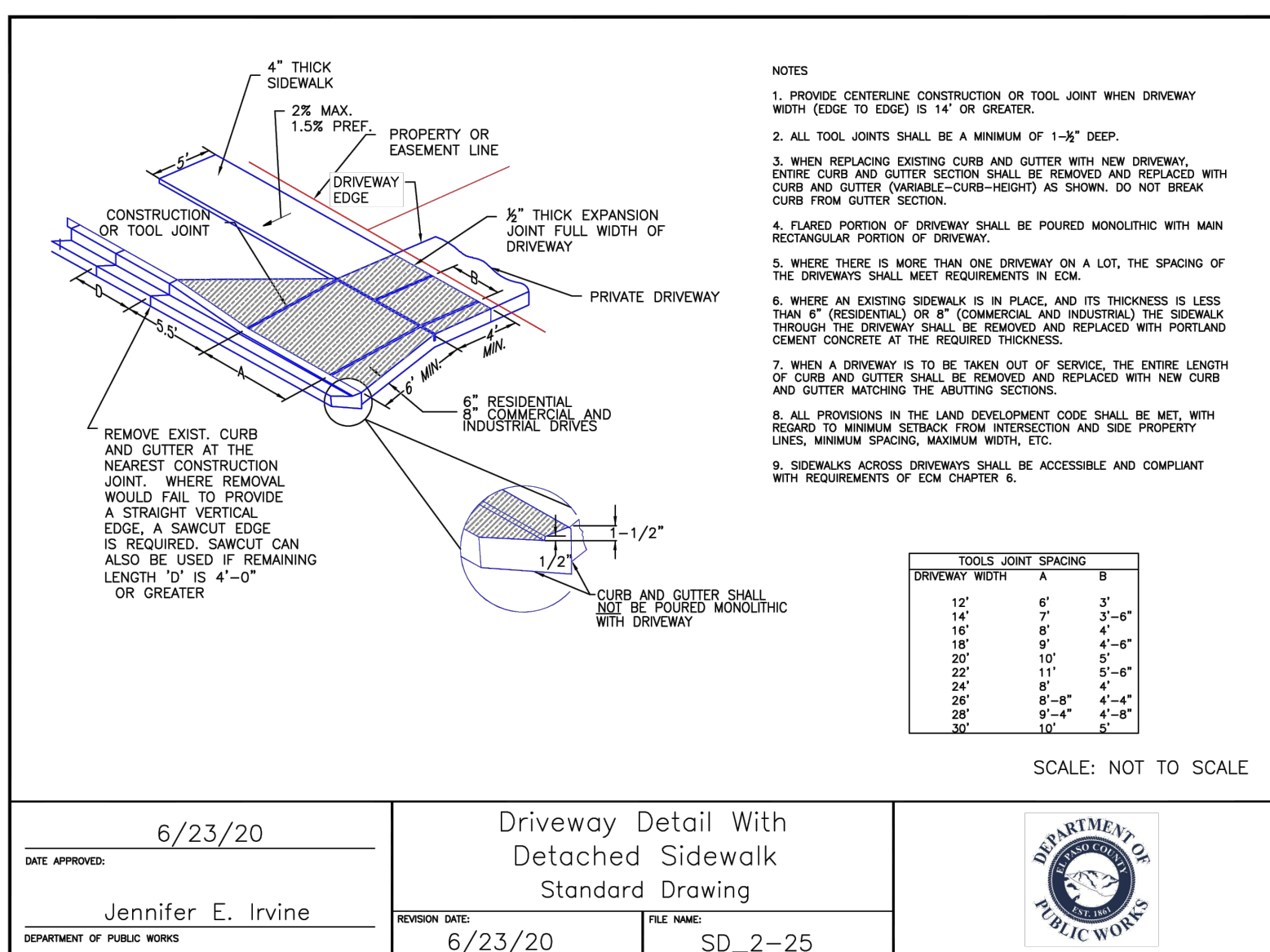
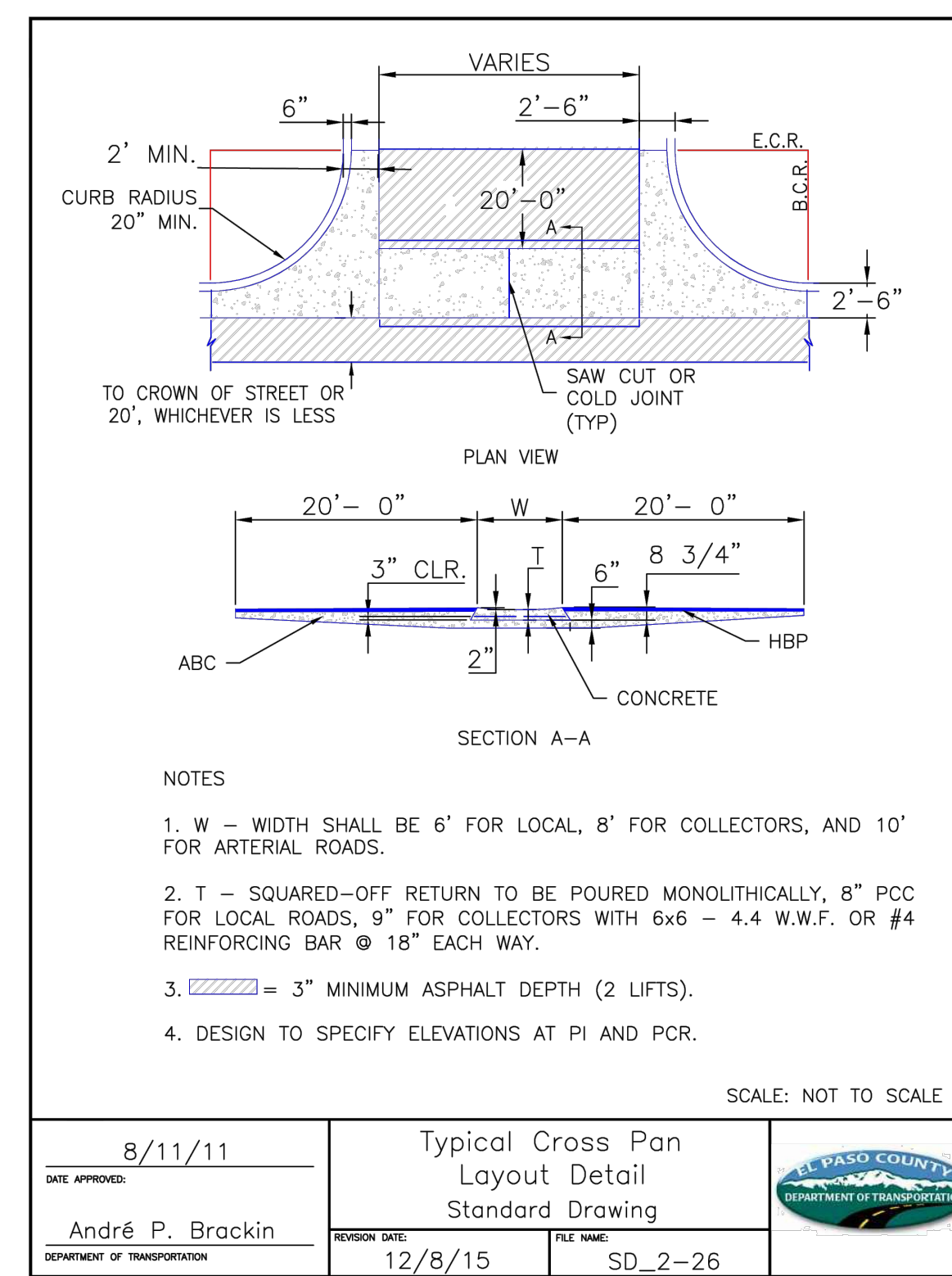
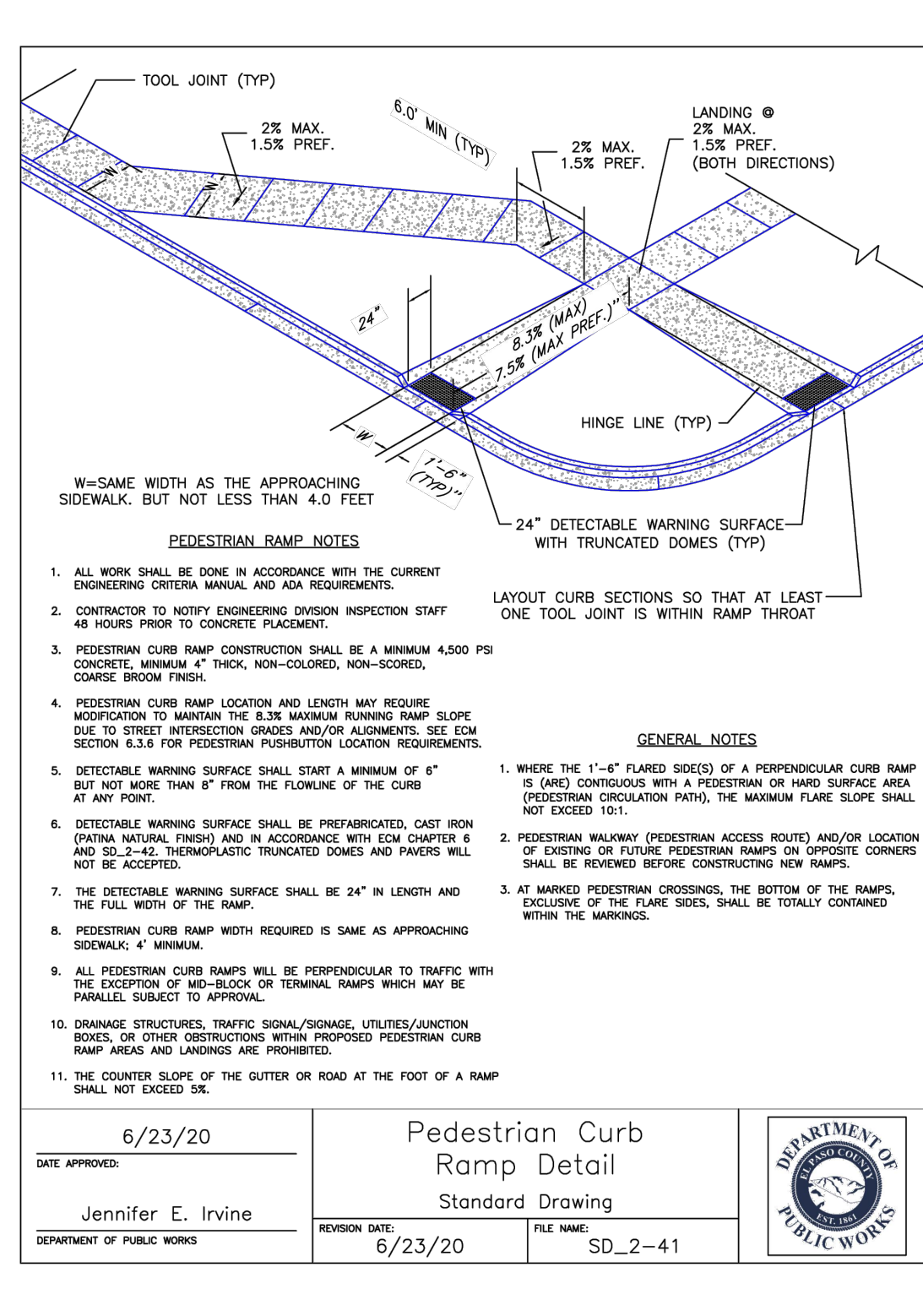
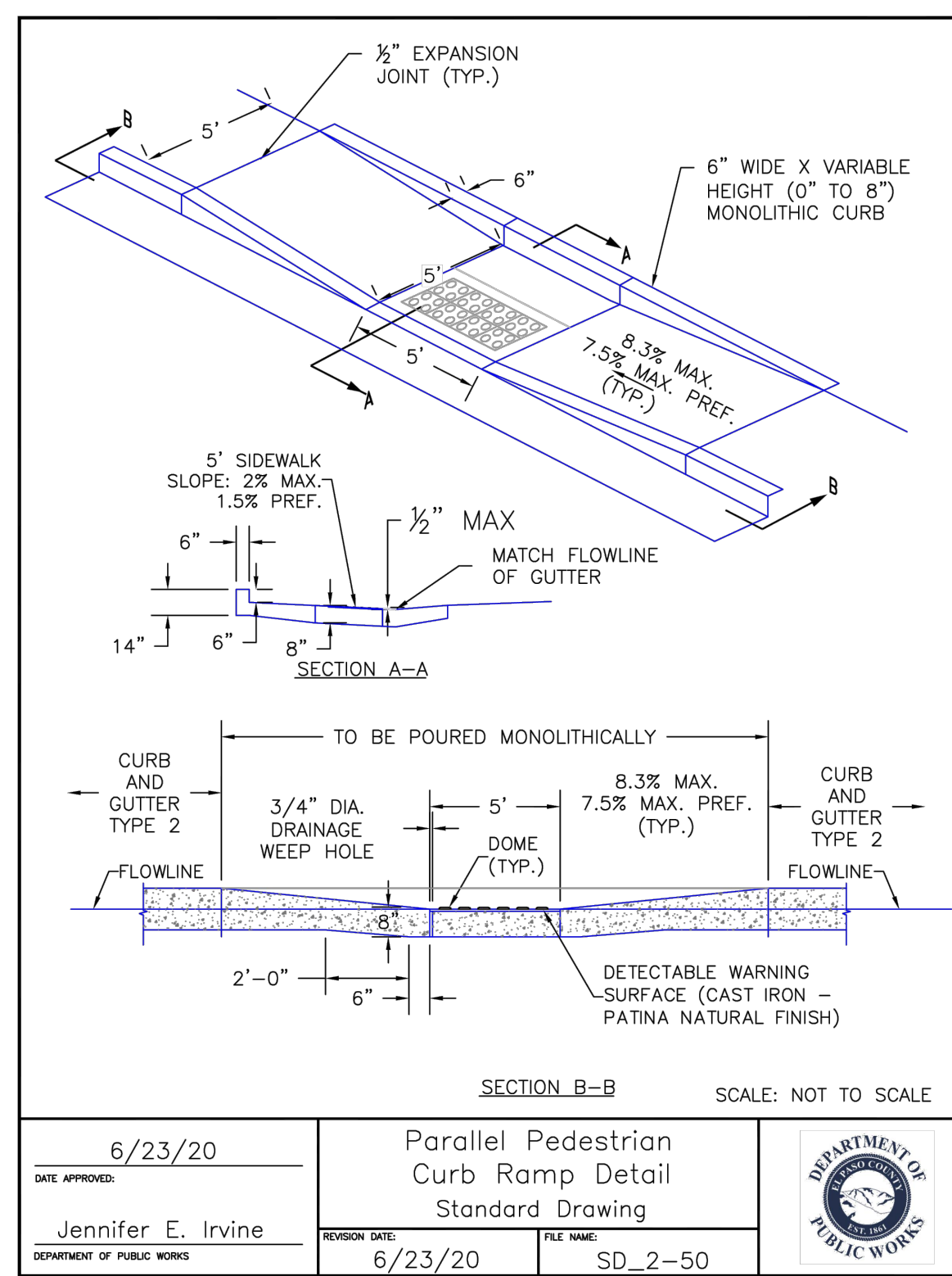
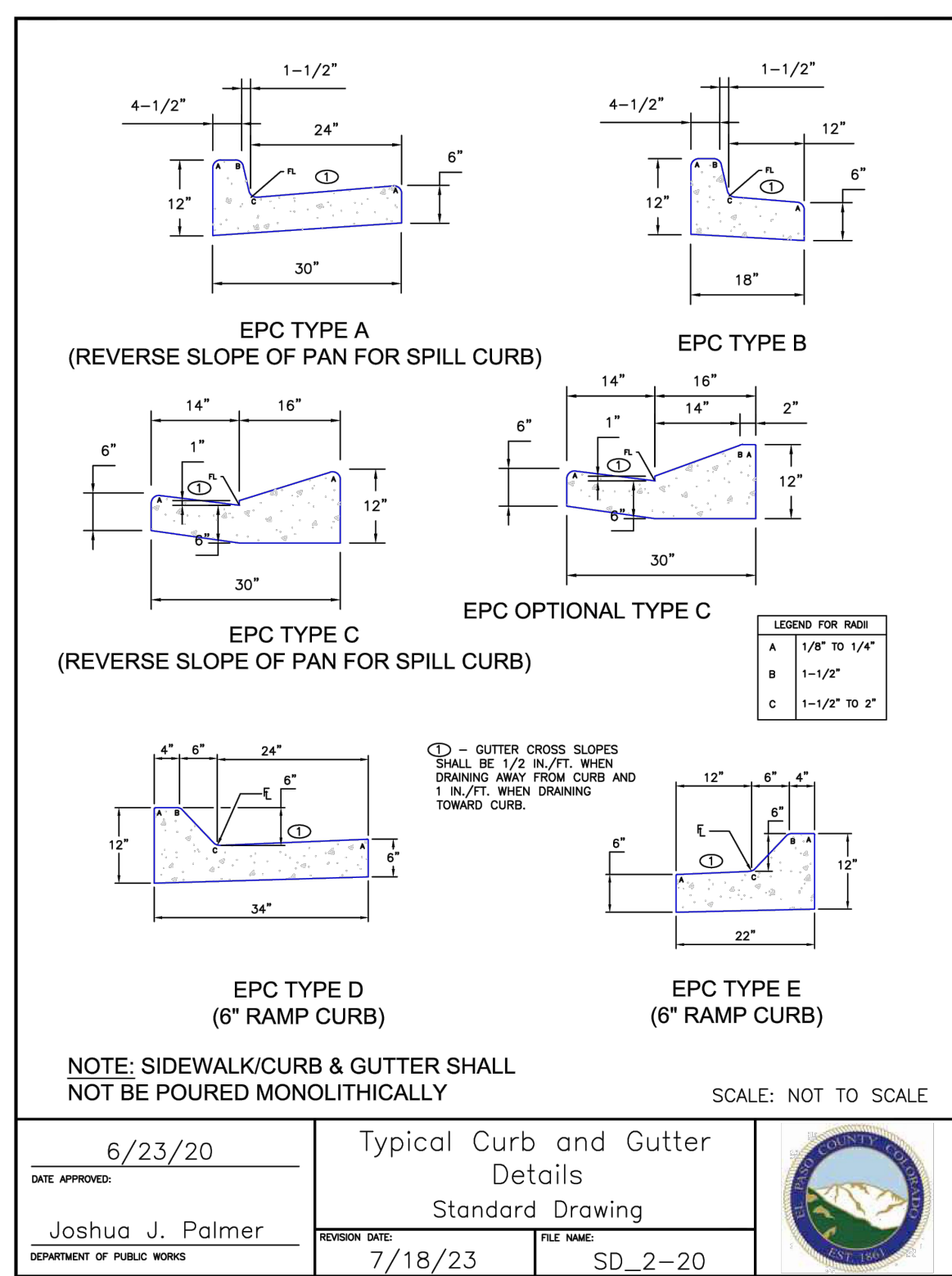
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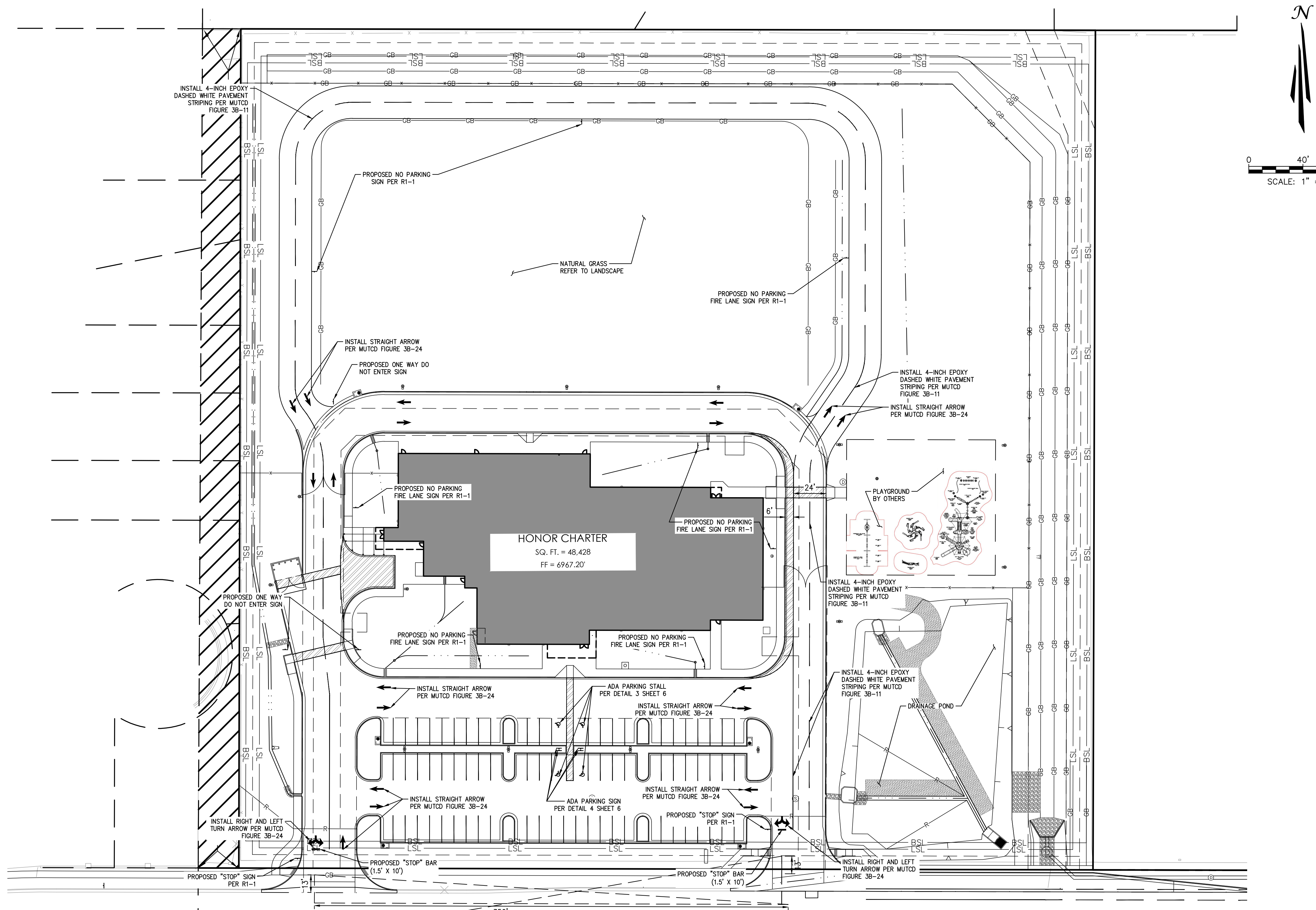
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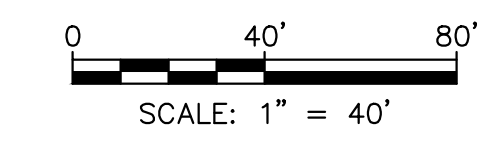
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SYMBOLS LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY/ ROW LINE
- - - BUILDING SETBACK LINE
- - - PROPOSED EASEMENT
- - - LIMIT OF DISTURBANCE
- - - PROPOSED FENCE
- - - PROPOSED RIDGELINE
- - - PROPOSED GRADE BREAK
- - - PROPOSED TOP OF POND
- - - PROPOSED BOTTOM OF POND
- - - PROPOSED SWALE
- - - BUILDING SETBACK LINE
- - - LANDSCAPE SETBACK LINE
- PROPOSED FLAGPOLE
- ⊕ PROPOSED SIGN
- ⊕ PROPOSED SS CLEANOUT
- ⊕ PROPOSED BACKFLOW PREVENTOR
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED STREET LIGHT
- ⊕ EXISTING INLET
- ⊕ PROPOSED INLET
- ⊕ PROPOSED STORM INFRASTRUCTURE
- ⊕ PROPOSED STORM MANHOLE
- ⊕ PROPOSED TEE / THRUST BLOCK
- ⊕ PROPOSED FLARED-END SECTION
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ▨ PROPOSED LIGHT DUTY ASPHALT
- ▨ PROPOSED HEAVY DUTY ASPHALT
- ▨ PROPOSED LIGHT DUTY CONCRETE
- ▨ PROPOSED HEAVY DUTY CONCRETE
- ▨ PROPOSED RIP RAP
- ▨ STOPPING SIGHT TRIANGLE



NOTES:

ALL INSTALL PAVEMENT STRIPING TO BE 4-INCH EPOXY SOLID WHITE PER MUTCD FIGURE 3B-11.

WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT NO PARKING-FIRE LANE SIGNS APPROVED BY THE FIRE CODE OFFICIAL AND COMPLY WITH THE MOST CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY SECTION D103.6.1, D103.6.2, OR D103.6.3, AND INDICATE THE EXTENT OF THE NO PARKING ZONE.

DRAWING DETAIL LIST (DDL)

SIGN NAME	MUTCD DETAIL
SD 2-20	TYPICAL CURB AND GUTTER DETAILS
3B-11	4-INCH EPOXY SOLID WHITE PAVEMENT
3B-24	RIGHT AND LEFT TURN ARROW
R1-1	NO PARKING FIRE LANE
R1-1	STOP

SIGNAGE AND STRIPING PLAN

UNAUTHORIZED CHANGES & USES

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BENCHMARK:
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SIGNAGE AND STRIPING PLAN

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

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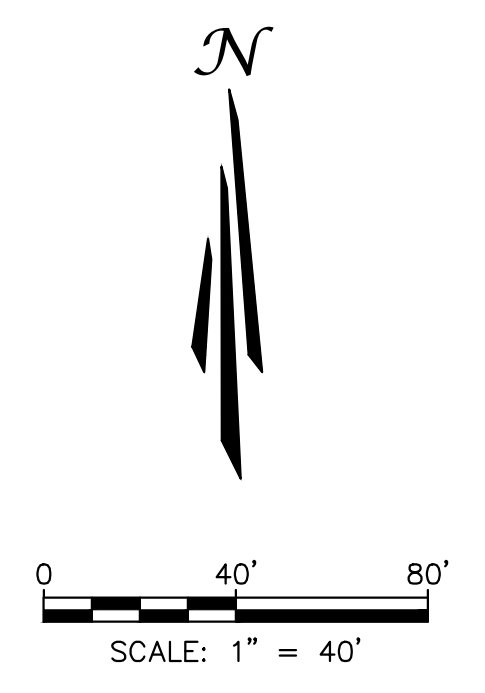
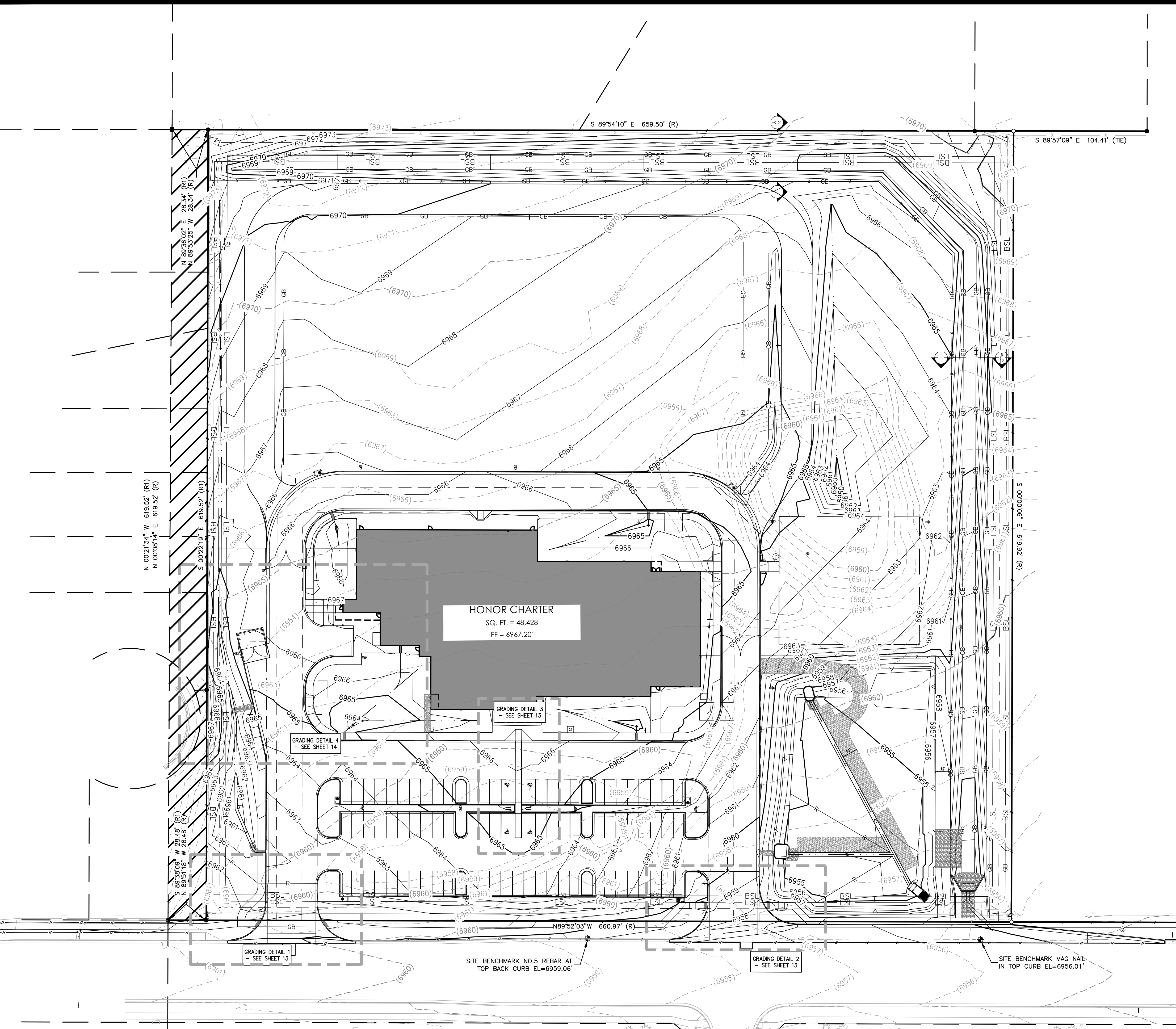
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COLORADO P.E. #40196

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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

- ABBREVIATIONS:
- CF CURB FACE
 - EF EXPOSED FOUNDATION
 - EG EXISTING GROUND
 - ES EXISTING SURFACE
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - FS FINISHED SURFACE
 - INV INVERT
 - SW SIDEWALK
 - TC TOP OF CURB

GRADING PLAN

UNAUTHORIZED CHANGES & USES

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BENCHMARK:

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TAIT & ASSOCIATES, INC.

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CHECKED:	DATE:
DESIGNED:	DATE:
REVISION #:	DATE:
JOB NO. C01517	

8
OF
38

BRIAN CAMPBELL
COLORADO P.E. #40196

GRADING PLAN

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

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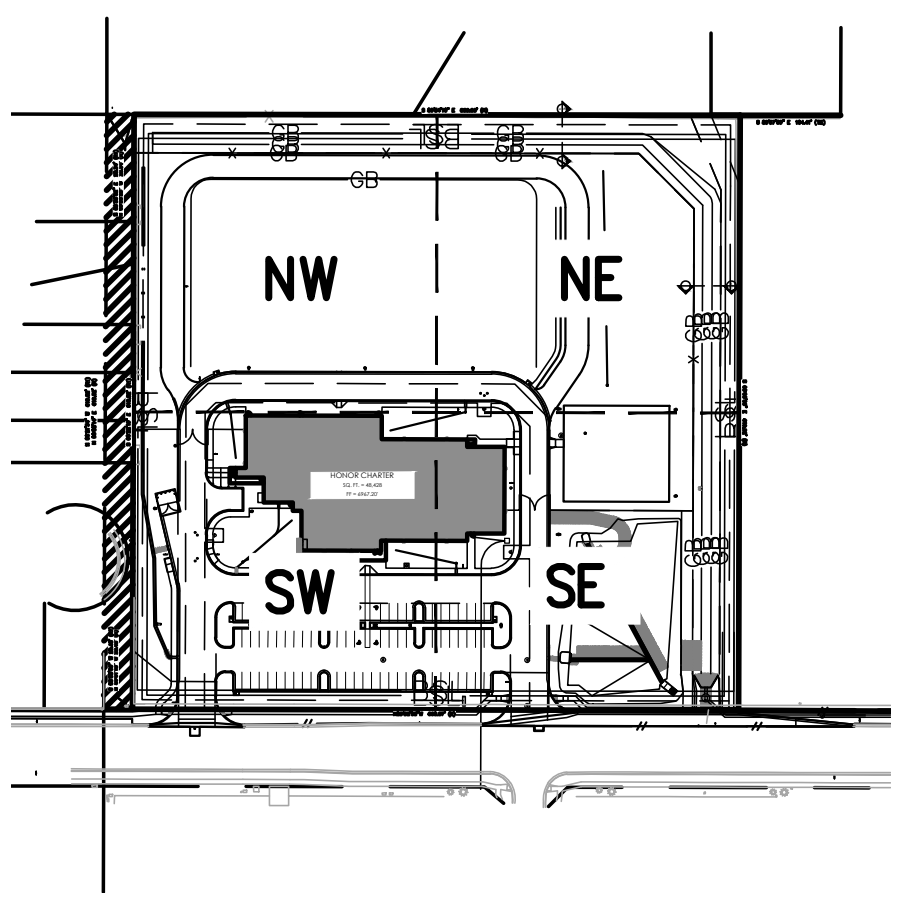
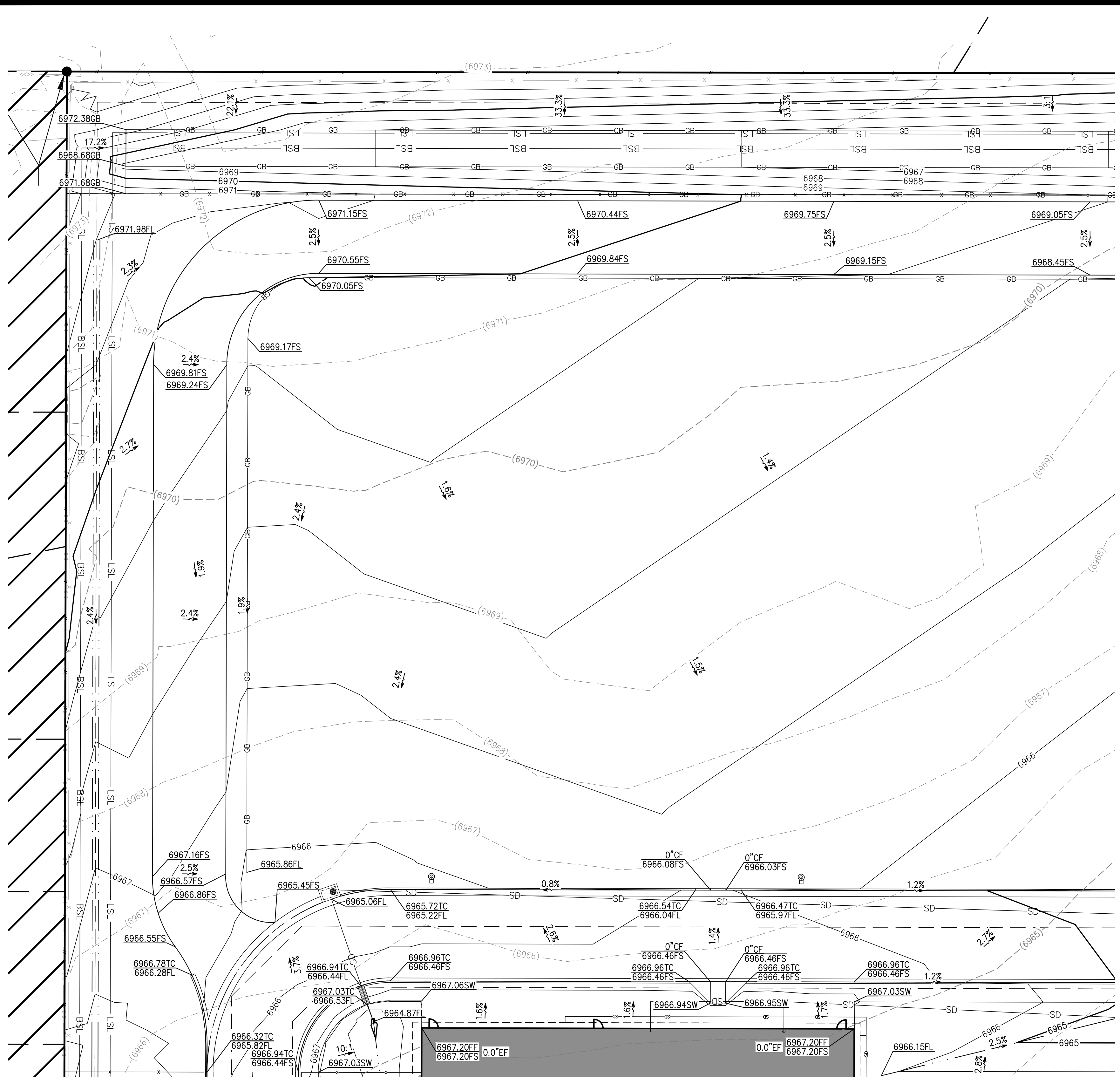


NO.	DESCRIPTION	REVISIONS	BY	DATE

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2/6/2024 Internal Review #1

Jun 26, 2024 - 3:11pm by emerson X:\ENGINEERING\CO\015170 - Honor Charter School - Payson, CO\ENG\Construction Drawings\015170.dwg



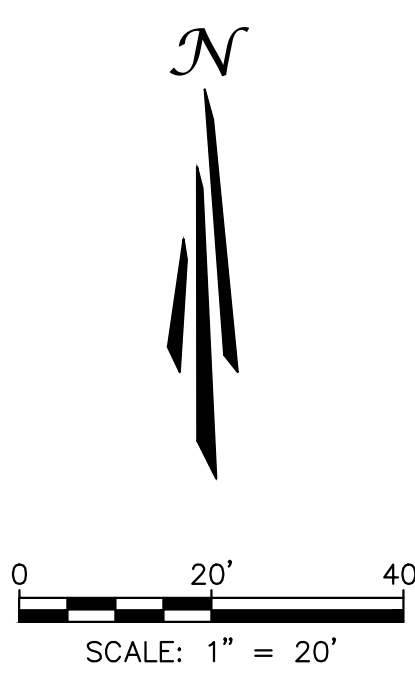
KEY MAP

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
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PROPOSED STORM MANHOLE
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PROPOSED FLARED-END SECTION
EXISTING SANITARY SEWER MANHOLE

ABBREVIATIONS:

- CURB FACE CF
EXPOSED FOUNDATION EF
EXISTING GROUND EG
EXISTING SURFACE ES
FINISHED FLOOR FF
FLOW LINE FL
FINISHED SURFACE FS
INVERT INV
SIDEWALK SW
TOP OF CURB TC



NORTHWEST GRADING PLAN

UNAUTHORIZED CHANGES & USES

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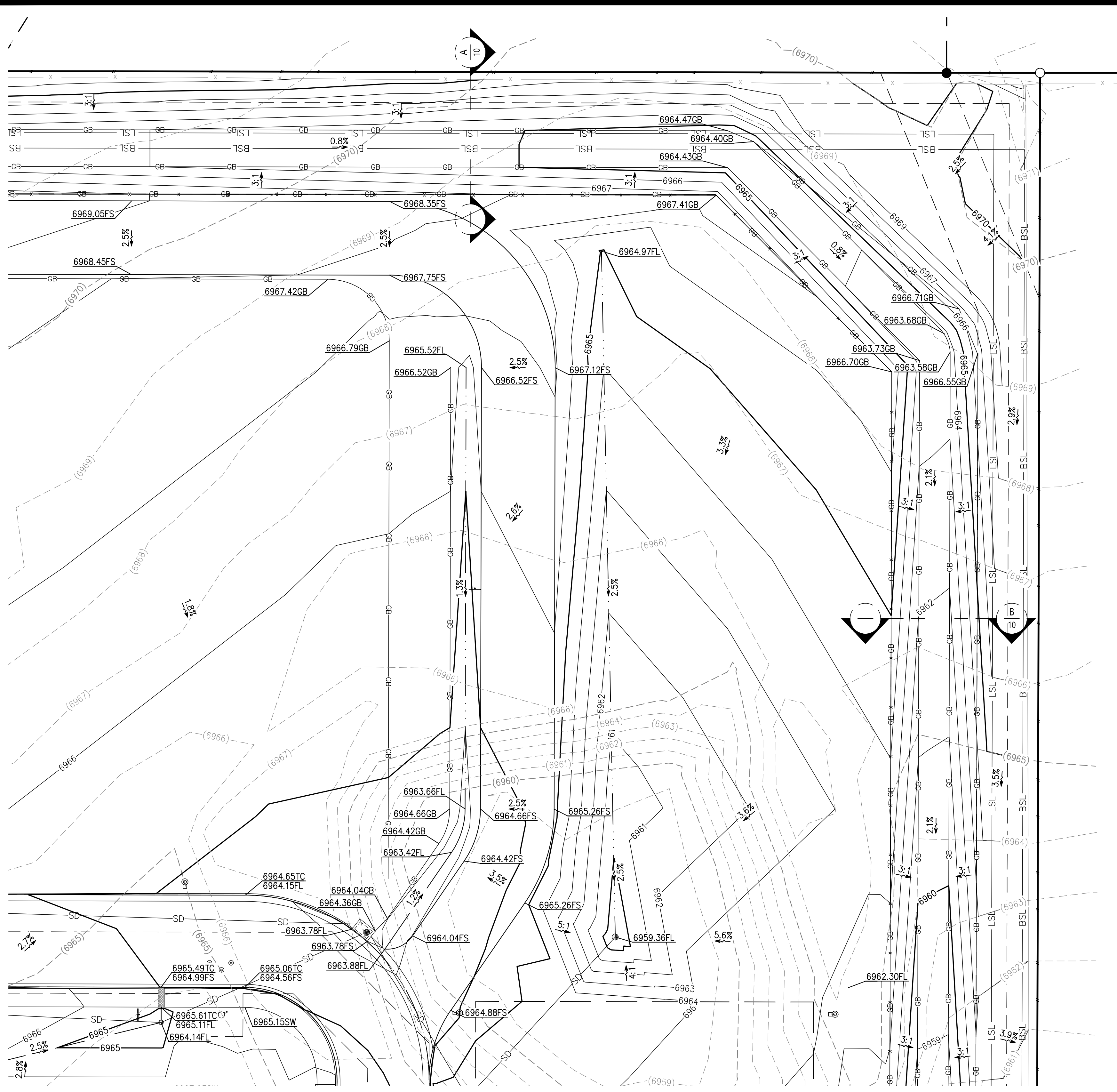
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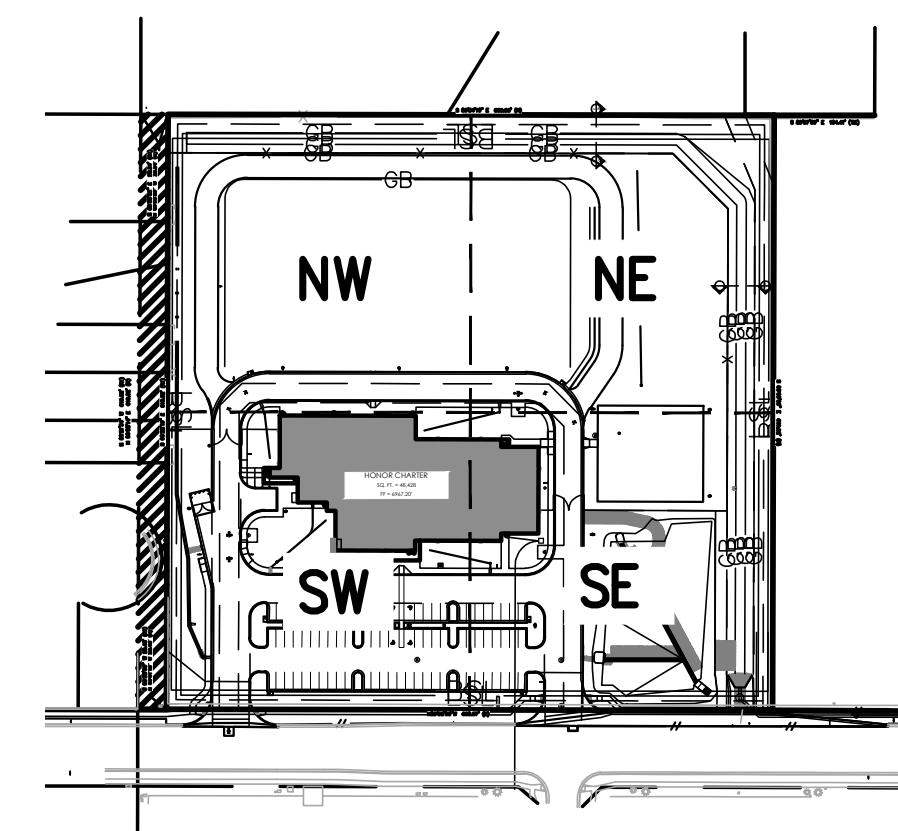
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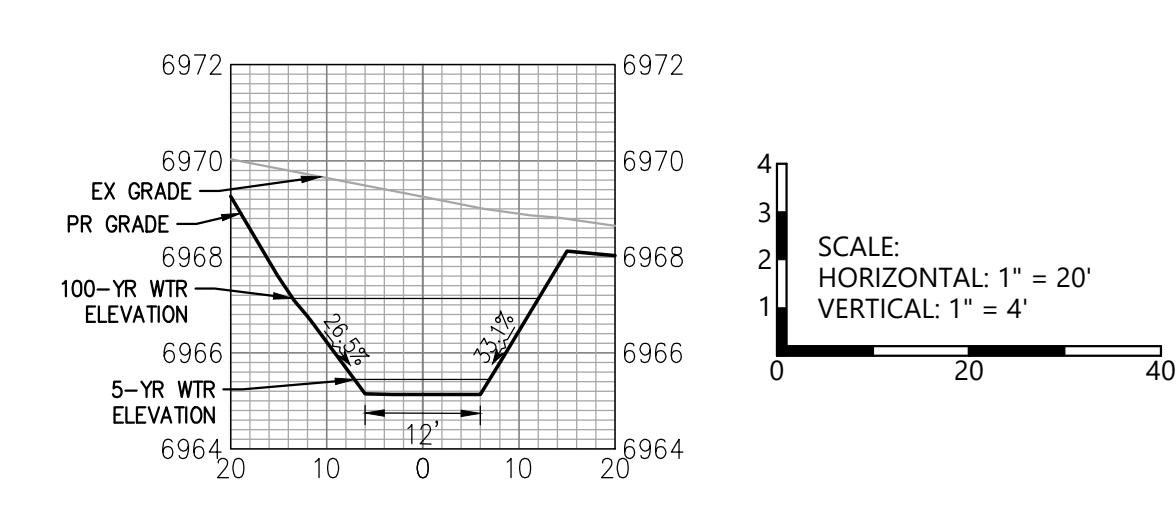
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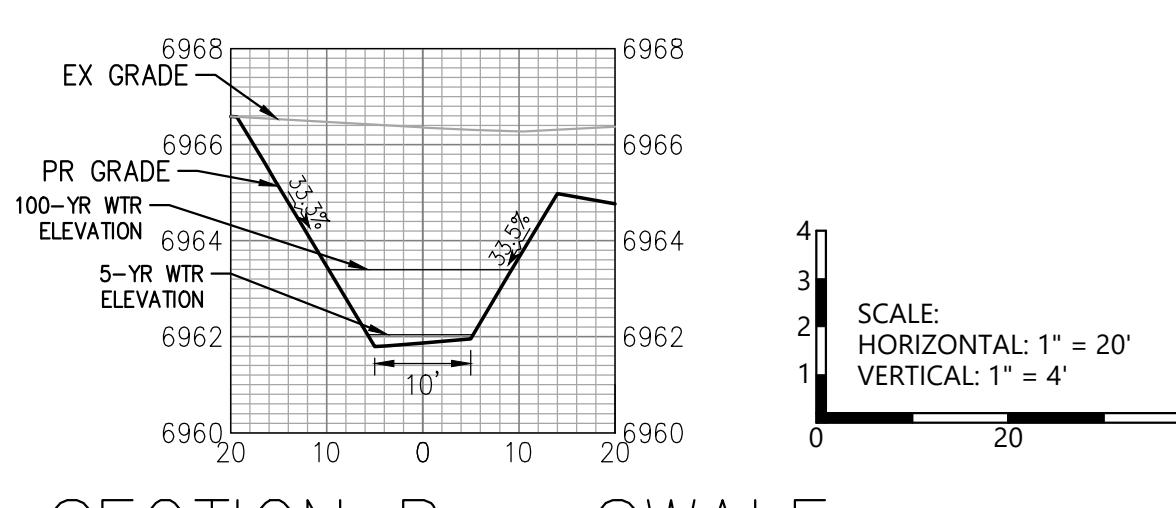
NORTHEAST GRADING PLAN



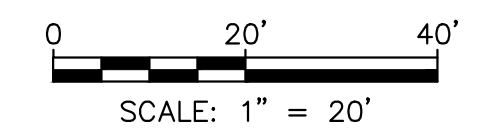
KEY MAP



SECTION A - SWALE



SECTION B - SWALE



SYMBOLS LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY/ ROW LINE
- - - BUILDING SETBACK LINE
- - - PROPOSED EASEMENT
- - - LIMIT OF CONSTRUCTION/DISTURBANCE
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- SS PROPOSED SS SERVICE LINE
- SD PROPOSED STORM DRAIN
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- 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
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SLOPE
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- PROPOSED FLARED-END SECTION
- EXISTING SANITARY SEWER MANHOLE

ABBREVIATIONS:

- CF CURB FACE
- EF EXPOSED FOUNDATION
- EG EXISTING GROUND
- ES EXISTING SURFACE
- FF FINISHED FLOOR
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- INVERT INVERT
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- TC TOP OF CURB

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TAIT & ASSOCIATES, INC.

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

10
OF
38

BRIAN CAMPBELL
COLORADO P.E. #40196

NORTHEAST GRADING PLAN
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

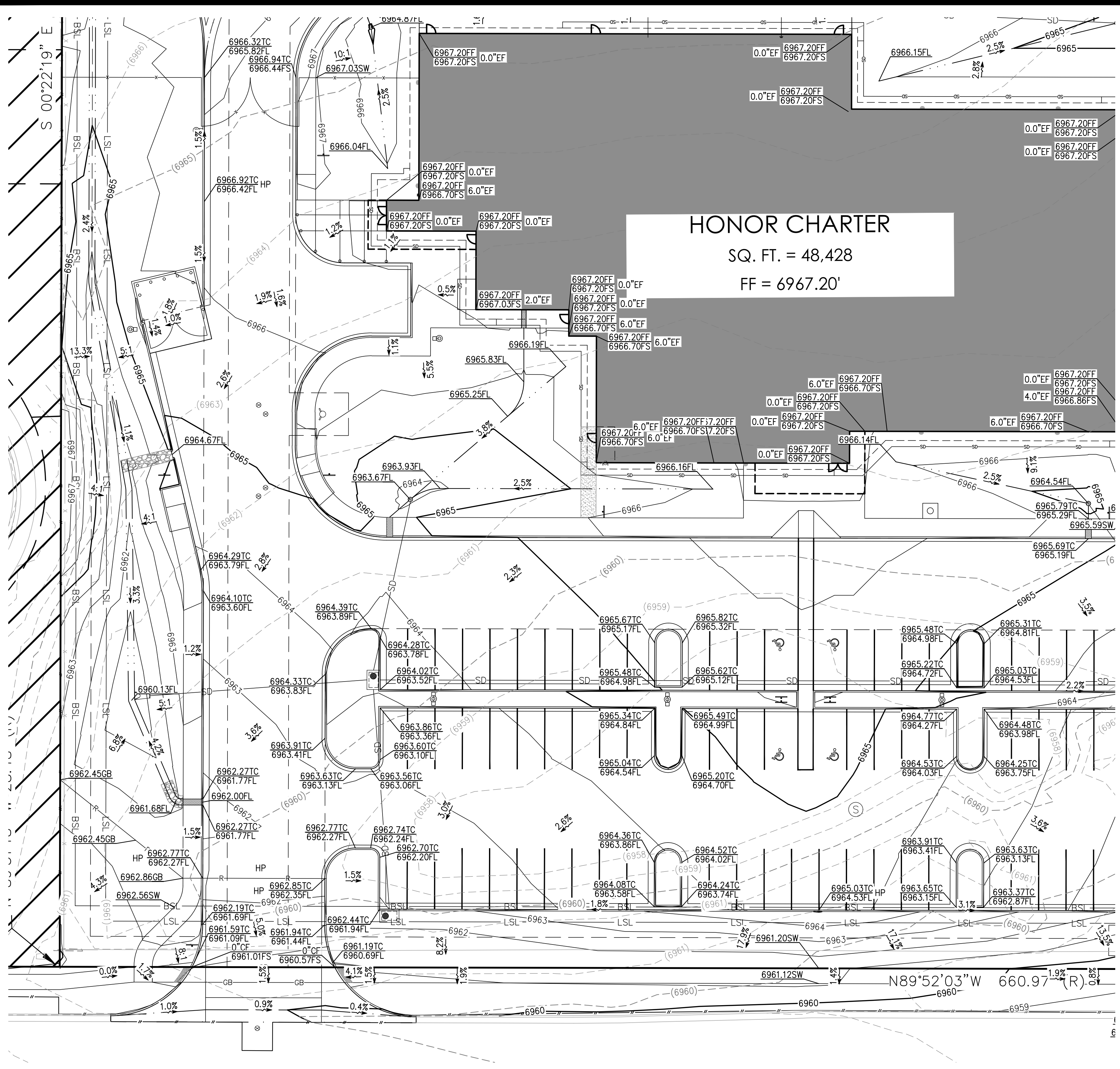
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Since 1964

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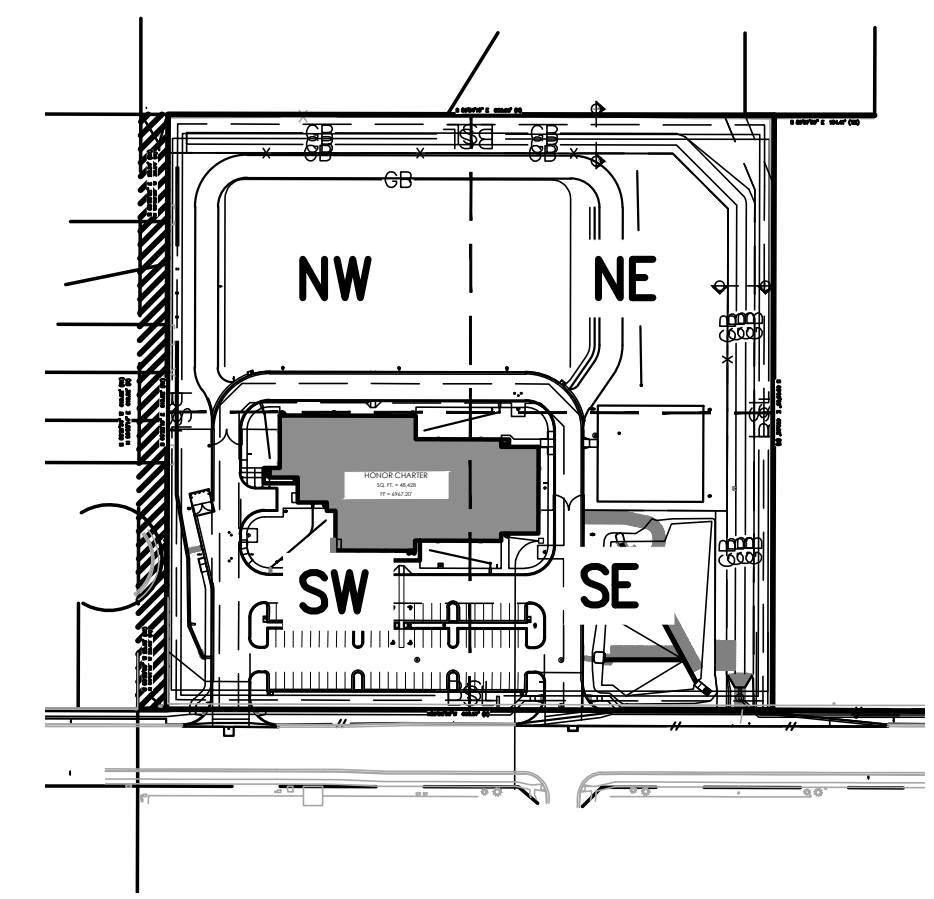


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SOUTHWEST GRADING PLAN



KEY MAP

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

- ABBREVIATIONS:
CURB FACE CF
EXPOSED FOUNDATION EF
EXISTING GROUND EG
EXISTING SURFACE ES
FINISHED FLOOR FF
FLOW LINE FL
FINISHED SURFACE FS
INVERT INW
SIDEWALK SW
TOP OF CURB TC

HONOR CHARTER
SQ. FT. = 48,428
FF = 6967.20'



UNAUTHORIZED CHANGES & USES

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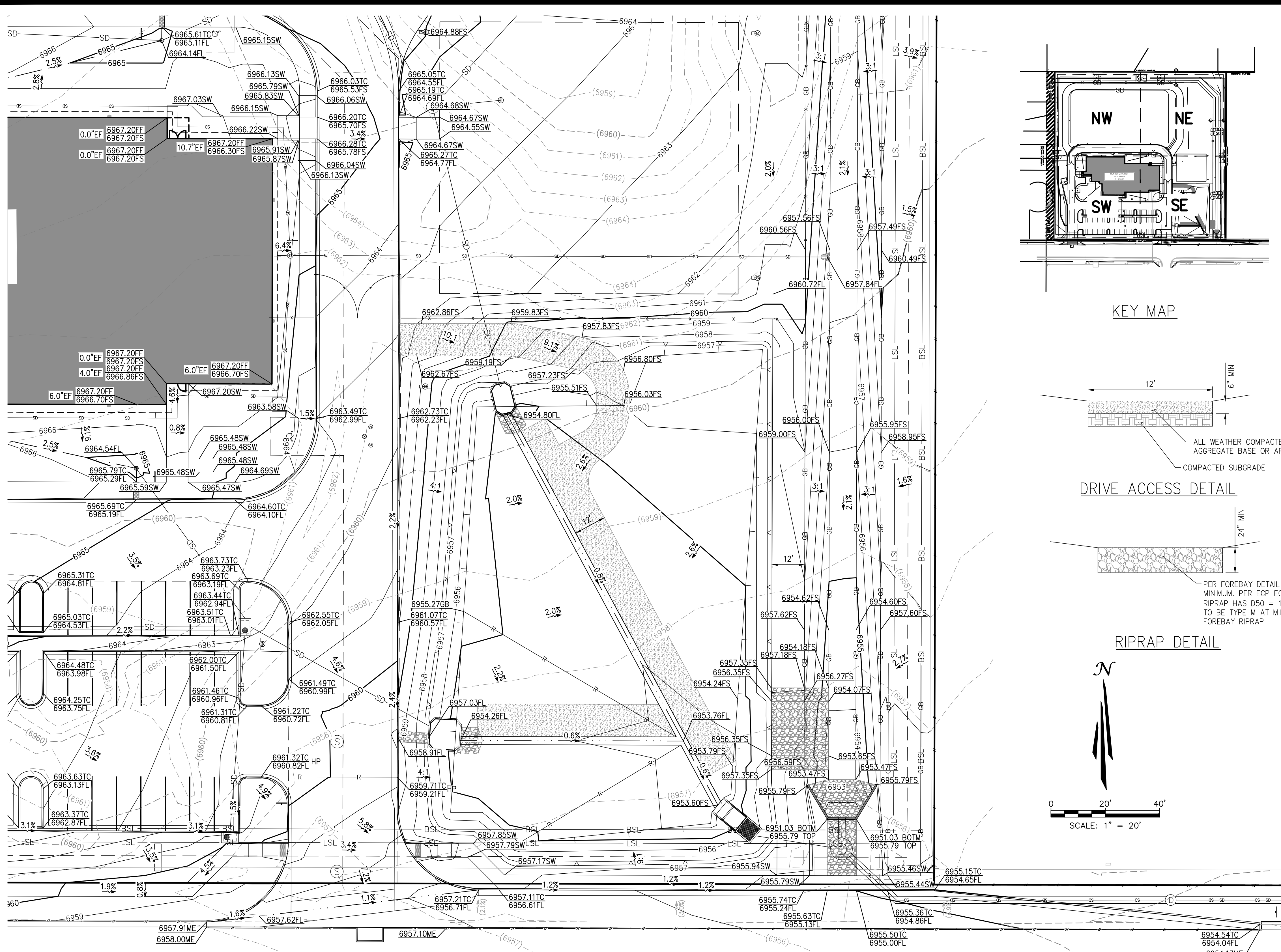
SOUTHWEST GRADING PLAN

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

DRAWING: CW
DATE: 11/11/2024
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REVISION #:
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JOB NO.: CO1517

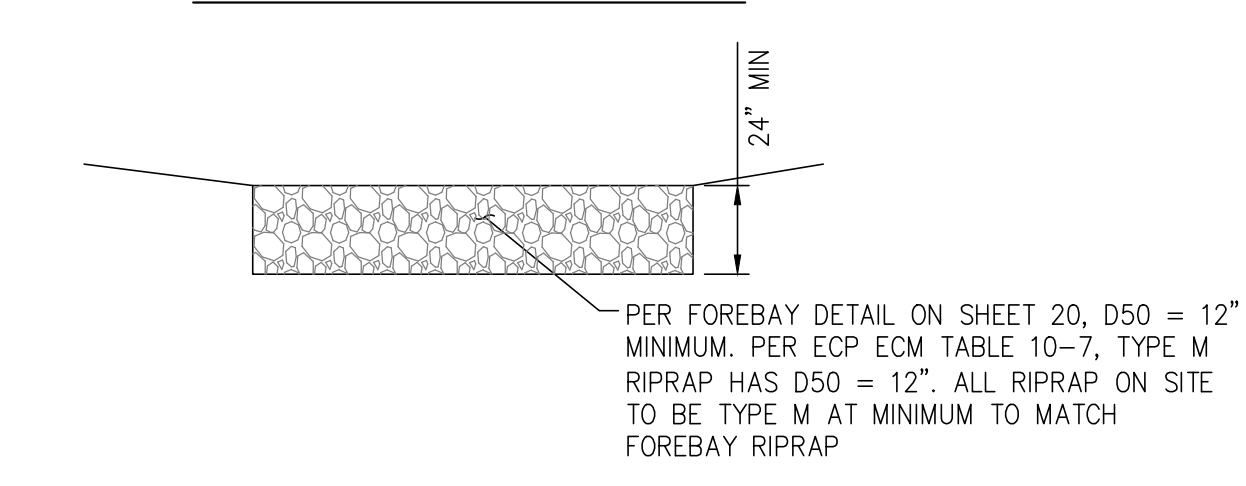
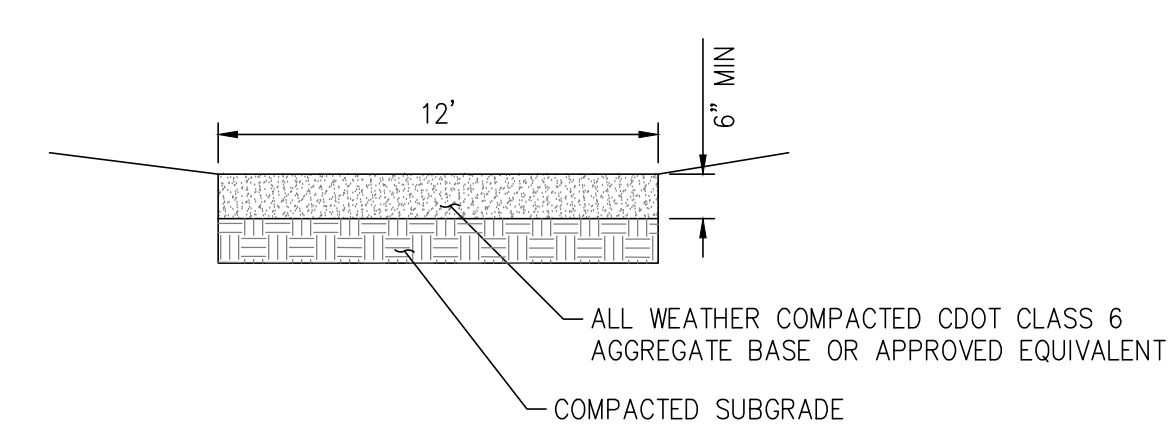
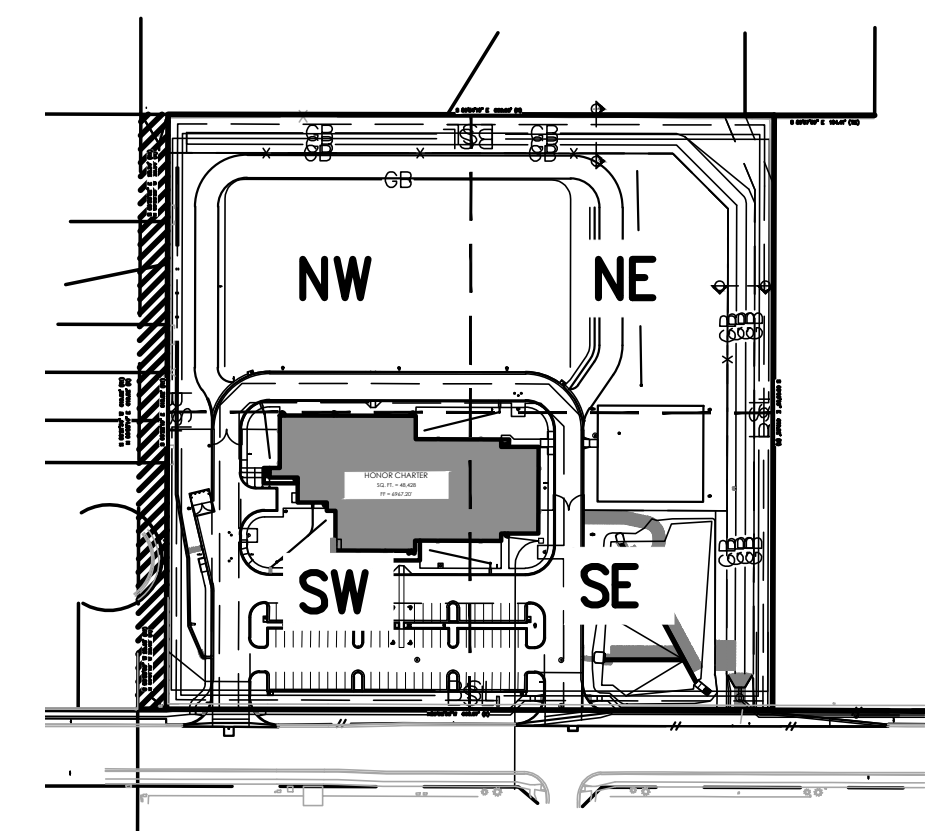
11 OF 38
BRIAN CAMPBELL
COLORADO P.E. #40196

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SYMBOLS LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY / ROW LINE
- - - BUILDING SETBACK LINE
- - - PROPOSED EASEMENT
- - - LIMIT OF CONSTRUCTION/DISTURBANCE
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 - INVERT INVERT
 - INW SIDEWALK
 - SW TOP OF CURB
 - TC

SOUTHEAST GRADING PLAN

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SOUTHEAST GRADING PLAN

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

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p: 970.613.1447
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REVISIONS

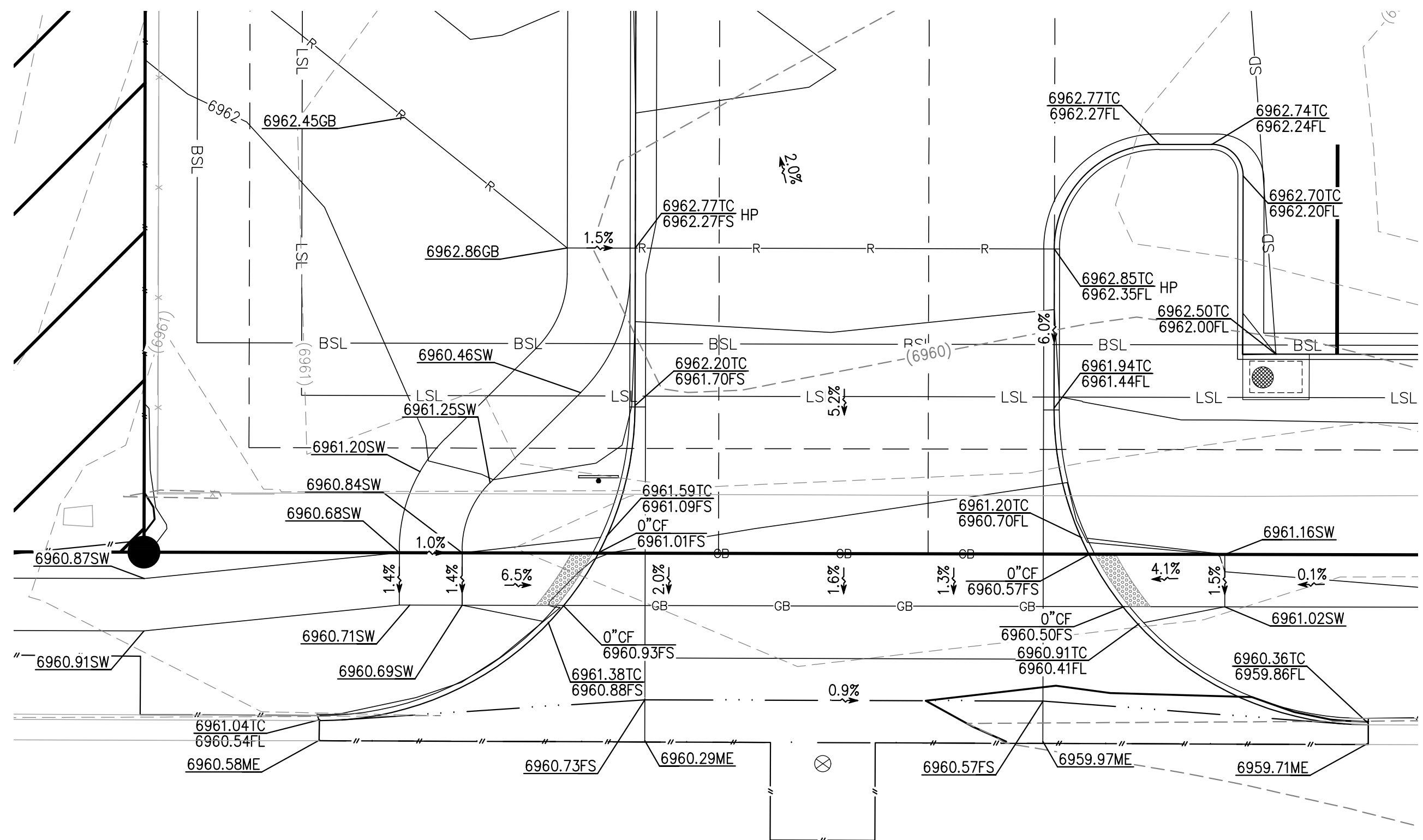
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DRAWING: CW
DATE: 11/11/2024
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DATE:
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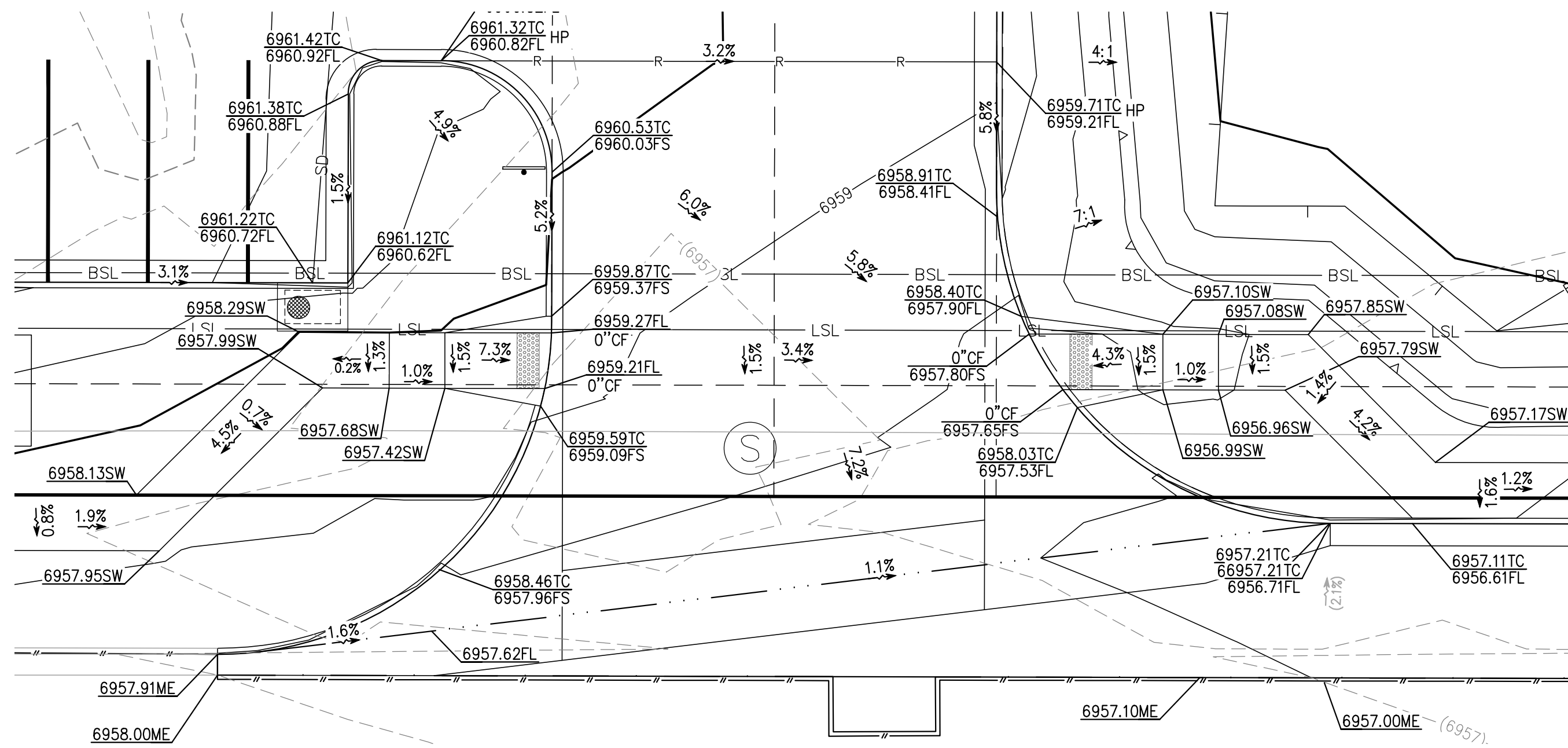
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COLORADO P.E. #40196

2/6/2024 Internal Review #1

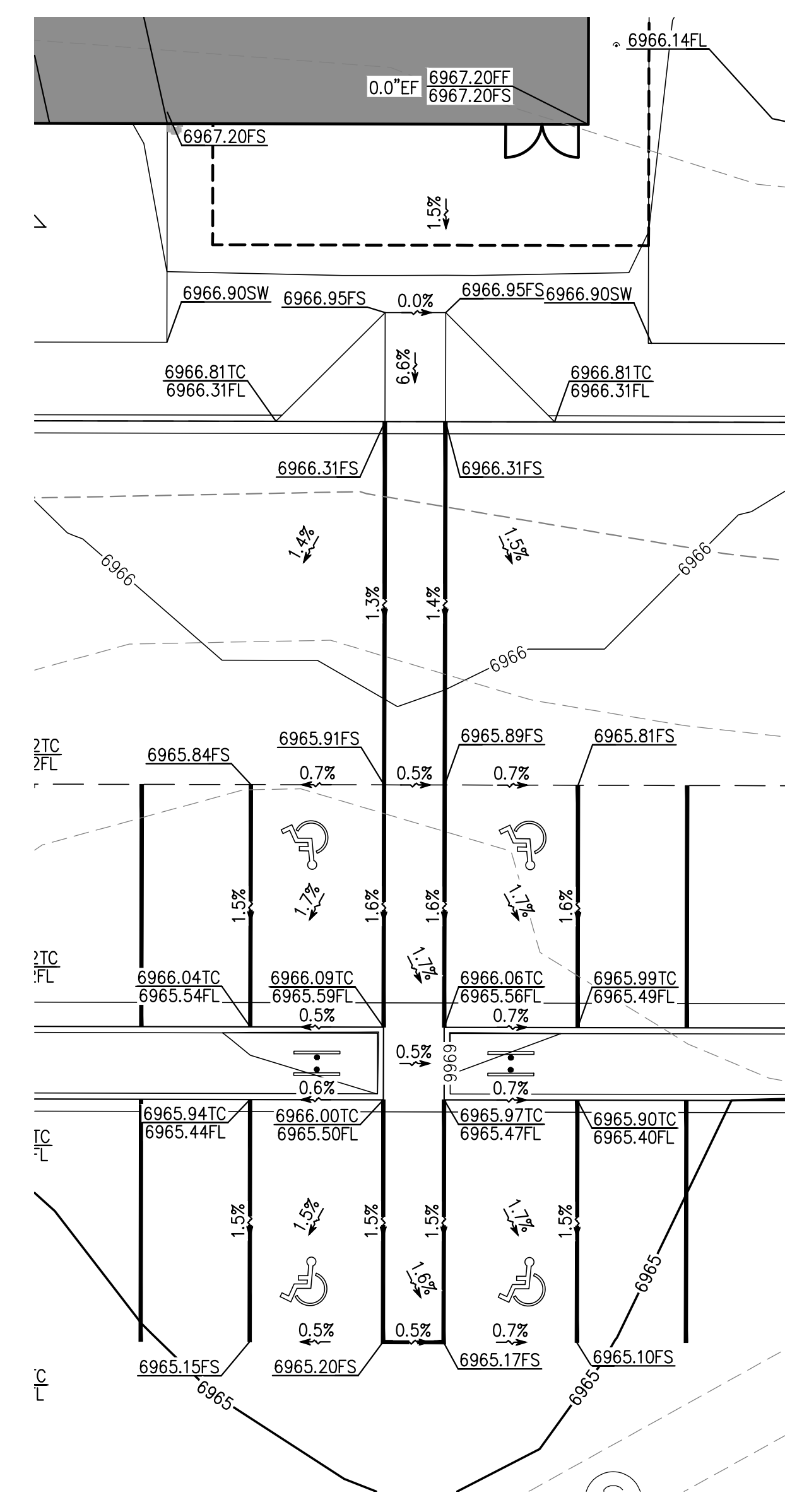
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OF
38



GRADING DETAIL 1



GRADING DETAIL 2

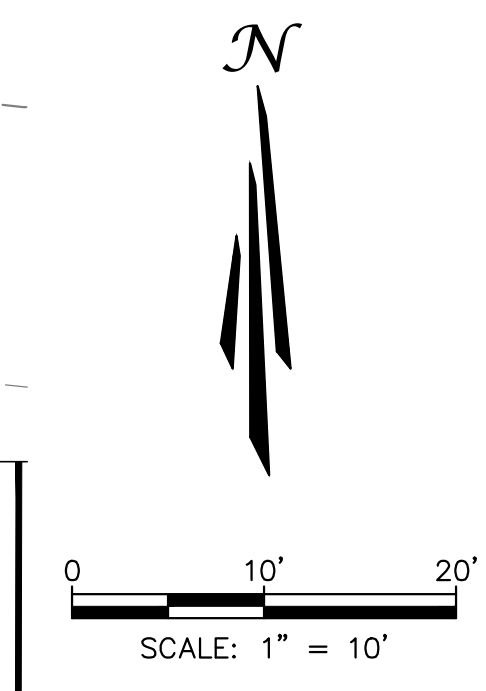
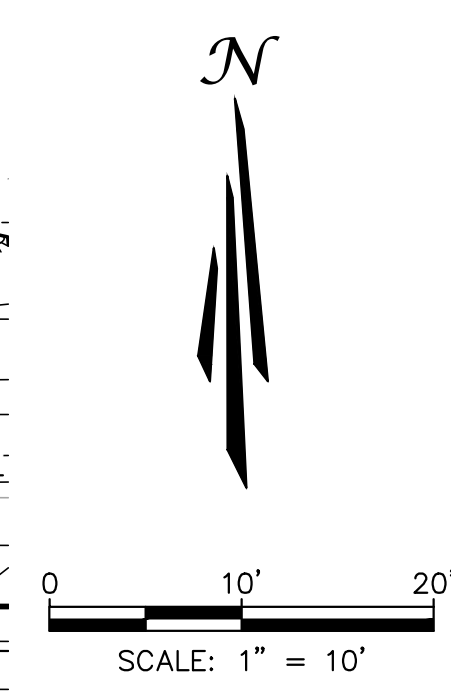


GRADING DETAIL 3

SYMBOLS LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY/ ROW LINE
- - - BUILDING SETBACK LINE
- - - PROPOSED EASEMENT
- - - LIMIT OF CONSTRUCTION/DISTURBANCE
- W — EXISTING WATER LINE
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- 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

- ABBREVIATIONS:**
- CF CURB FACE
 - EF EXPOSED FOUNDATION
 - EG EXISTING GROUND
 - ES EXISTING SURFACE
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - FS FINISHED SURFACE
 - INW INVERT
 - SW SIDEWALK
 - TC TOP OF CURB



UNAUTHORIZED CHANGES & USES

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BENCHMARK:
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JOB NO. C01517	

13
OF
38

BRIAN CAMPBELL
COLORADO P.E. #40196

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

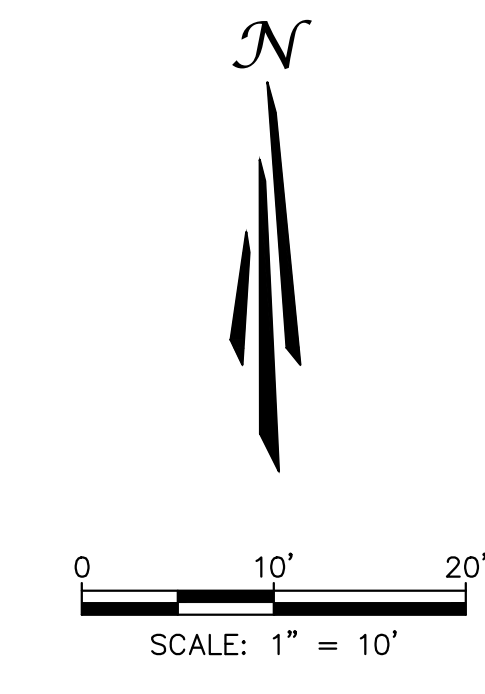
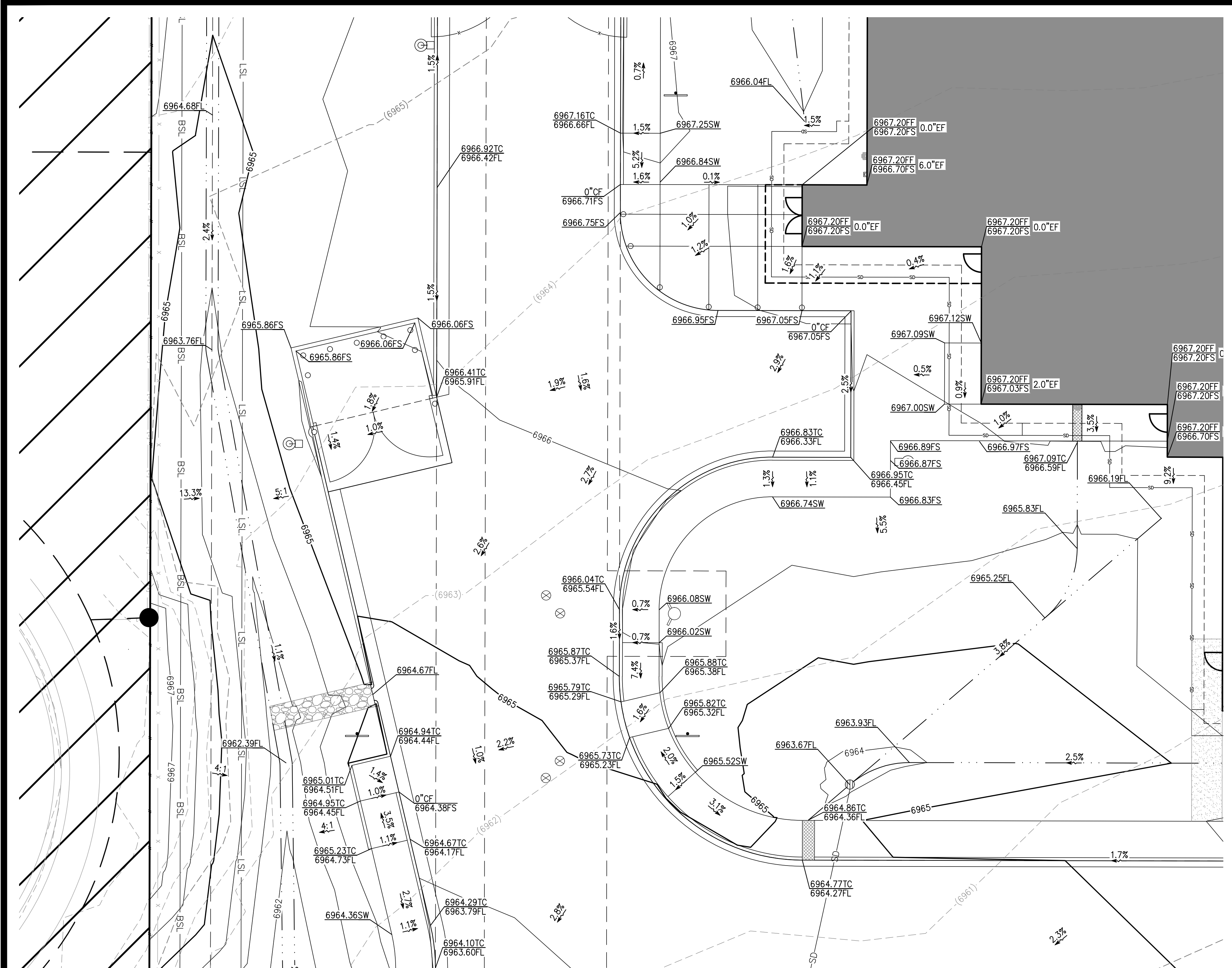
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SYMBOLS LEGEND

- 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
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 - FF FINISHED FLOOR
 - FL FLOW LINE
 - FS FINISHED SURFACE
 - INV INVERT
 - INVW INVERT SIDEWALK
 - SW SIDEWALK
 - TC TOP OF CURB

GRADING DETAIL 4

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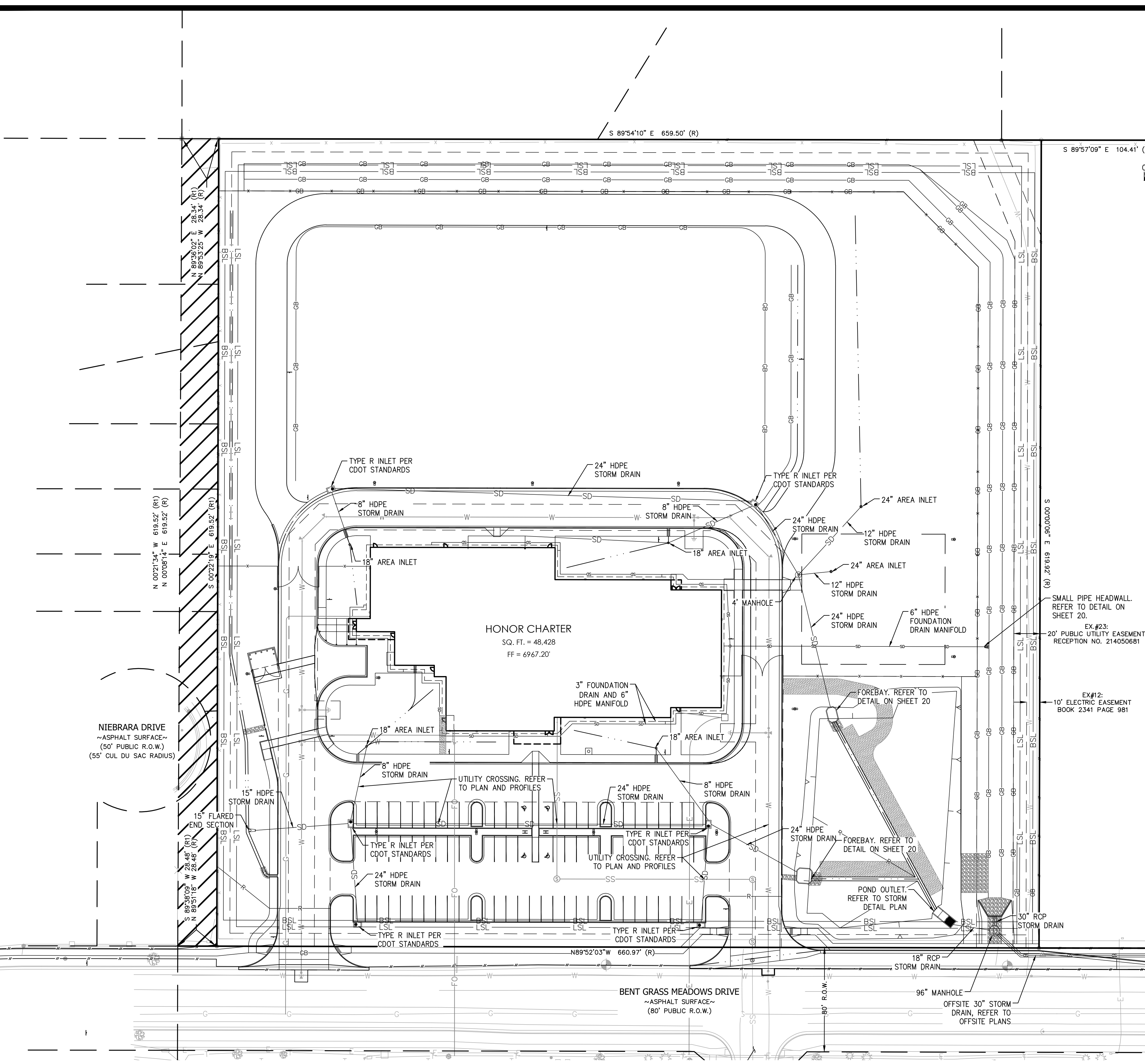
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<p>DRAWING CW DATE: 11/11/2024 CHECKED: DATE: REVISION #: DATE: JOB NO. C01517</p>									
<p>14 OF 38</p>									
<p>BRIAN CAMPBELL COLORADO P.E. #40196</p>									

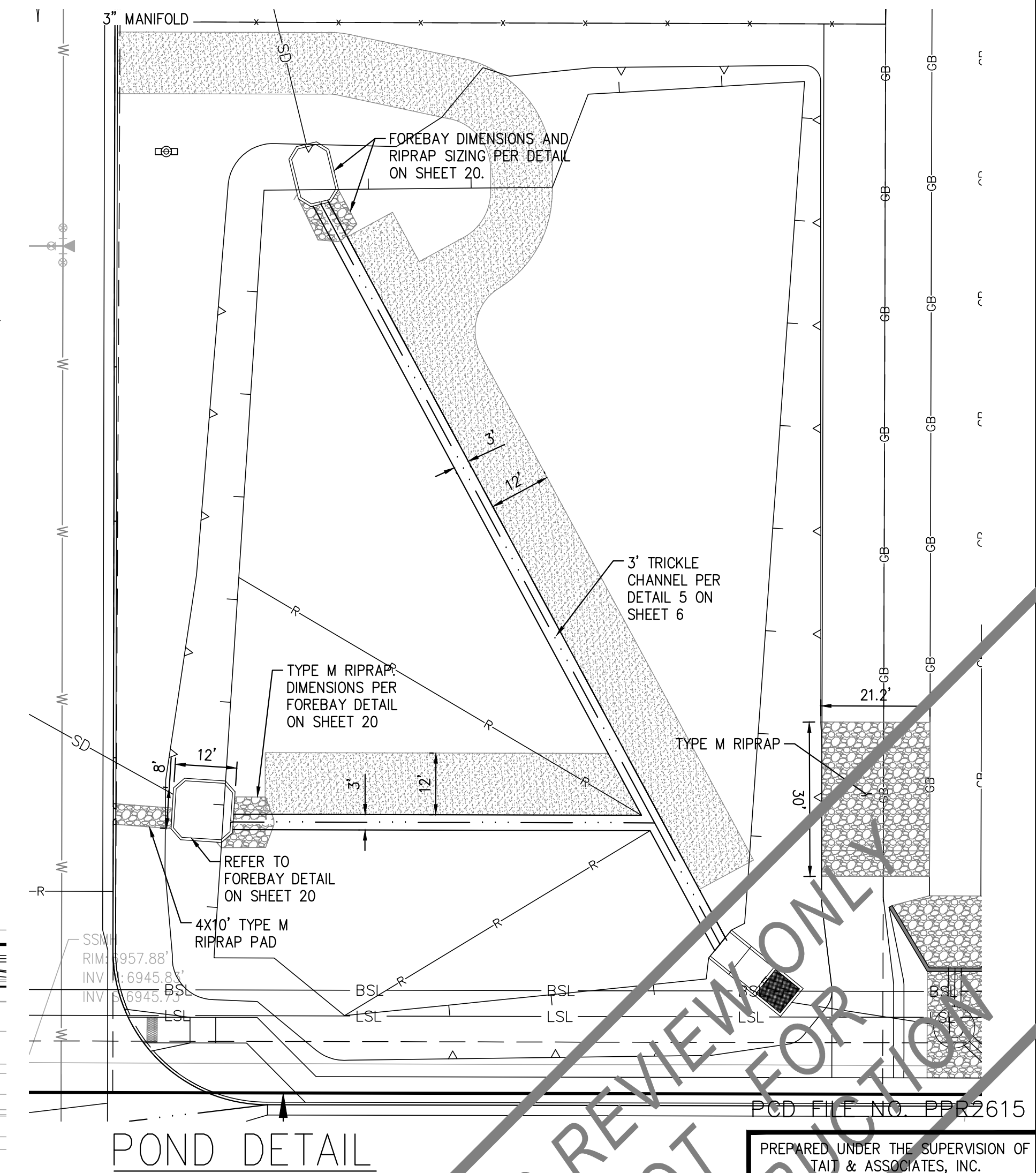
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SYMBOLS LEGEND

	PROPERTY LINE
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	ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	LIMIT OF DISTURBANCE
	EXISTING WATER LINE
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STORMWATER PLAN



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STORMWATER PLAN

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

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p: 970.613.1447
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ENGINEERING ENVIRONMENTAL BUILDING LAND
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15 OF 48

BRIAN CAMPBELL
COLORADO P.E. #40196

2/6/2024 Internal Review #1

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UNAUTHORIZED CHANGES & USES

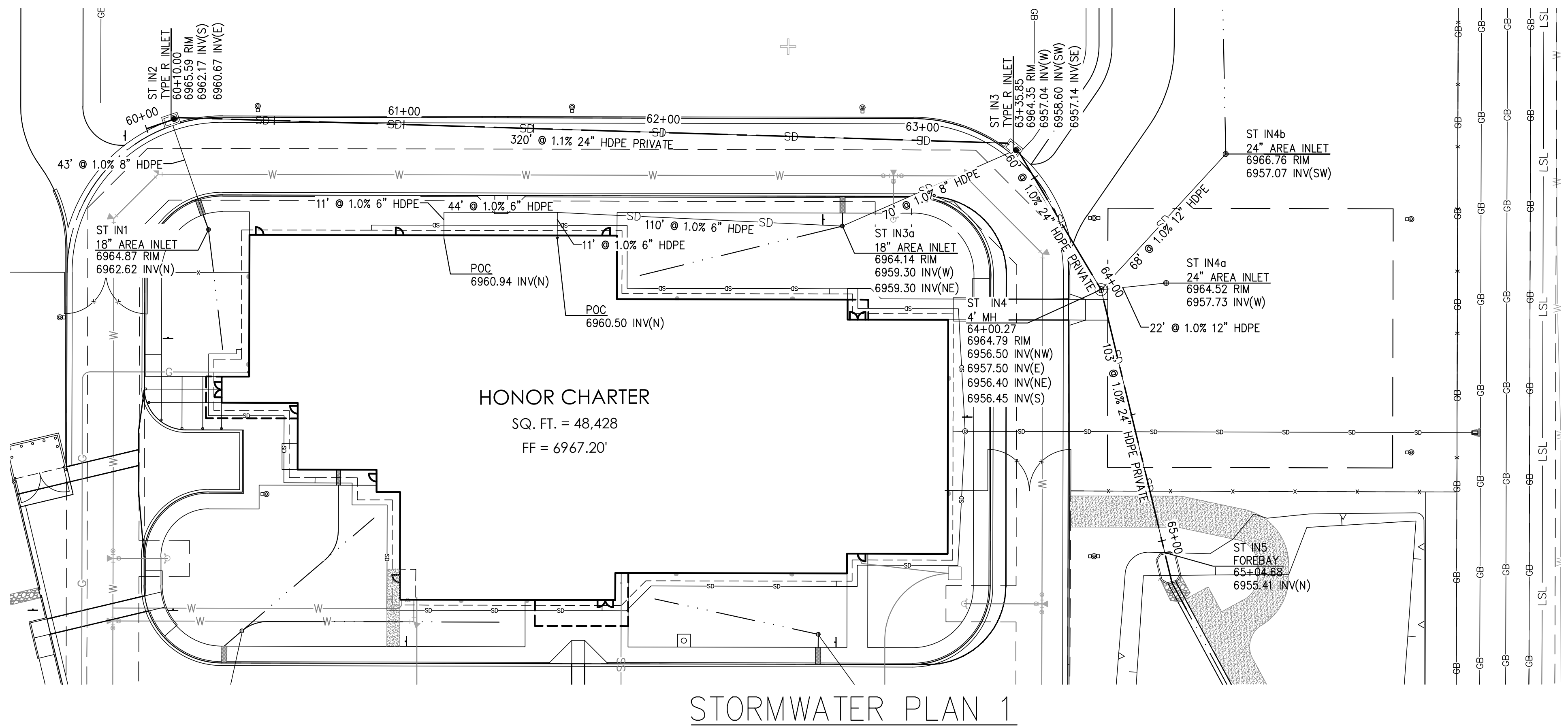
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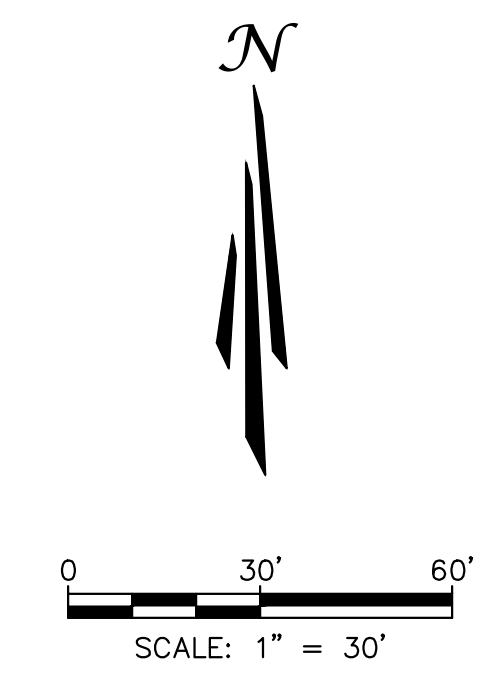
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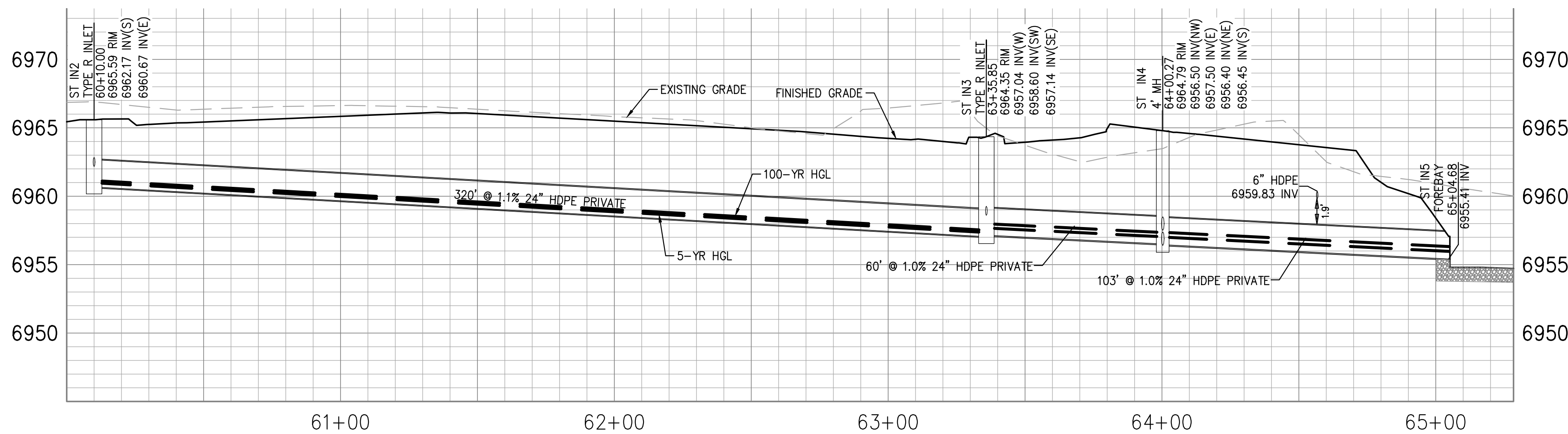


STORMWATER PLAN 1

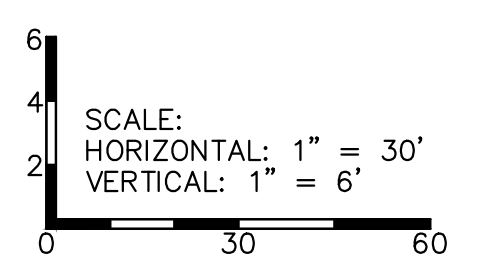


SYMBOLS LEGEND

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- - - ROW LINE
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- - - LIMIT OF DISTURBANCE
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STORMWATER PROFILE 1



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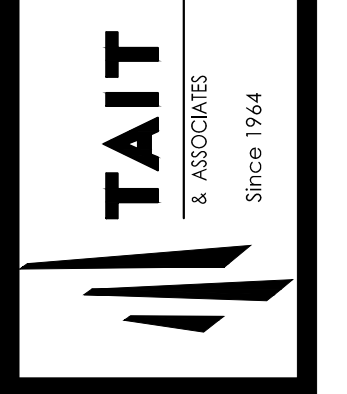
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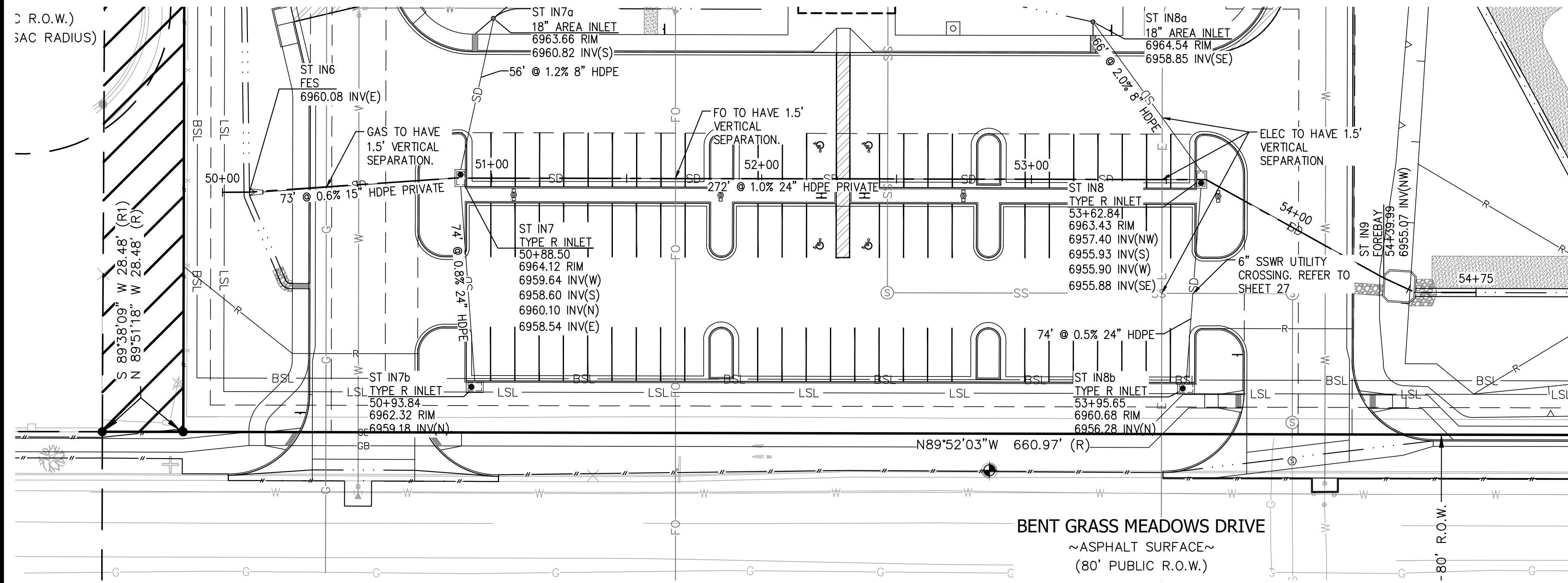
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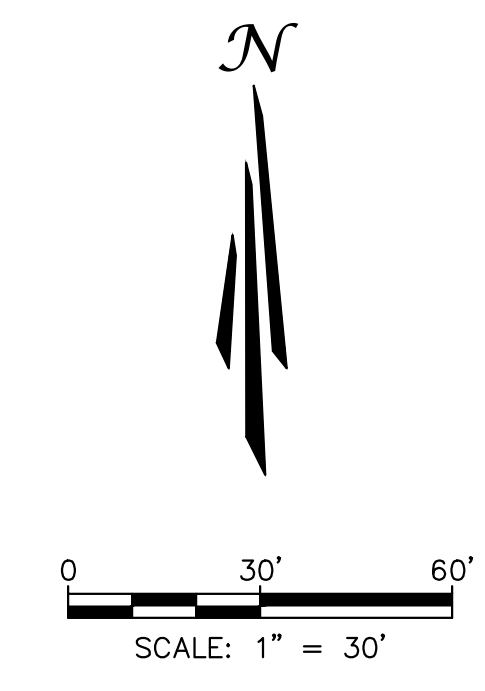
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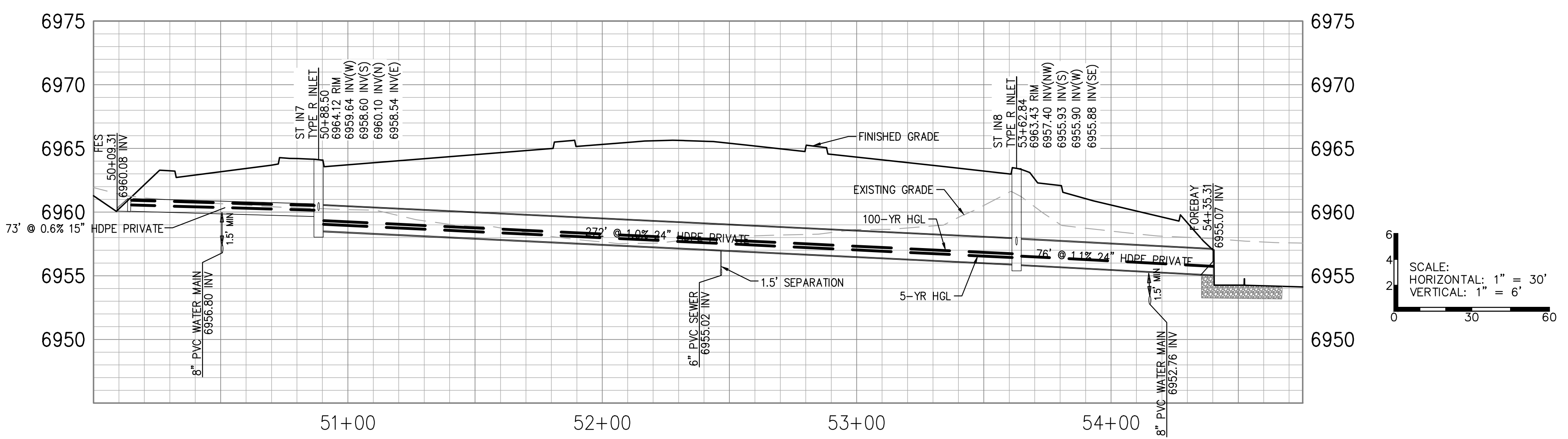
STORMWATER PLAN 2

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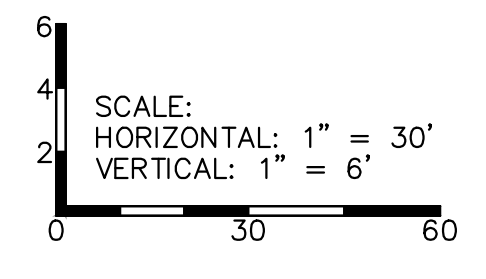
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BENT GRASS MEADOWS DRIVE
~ ASPHALT SURFACE ~
(80' PUBLIC R.O.W.)



STORMWATER PROFILE 2



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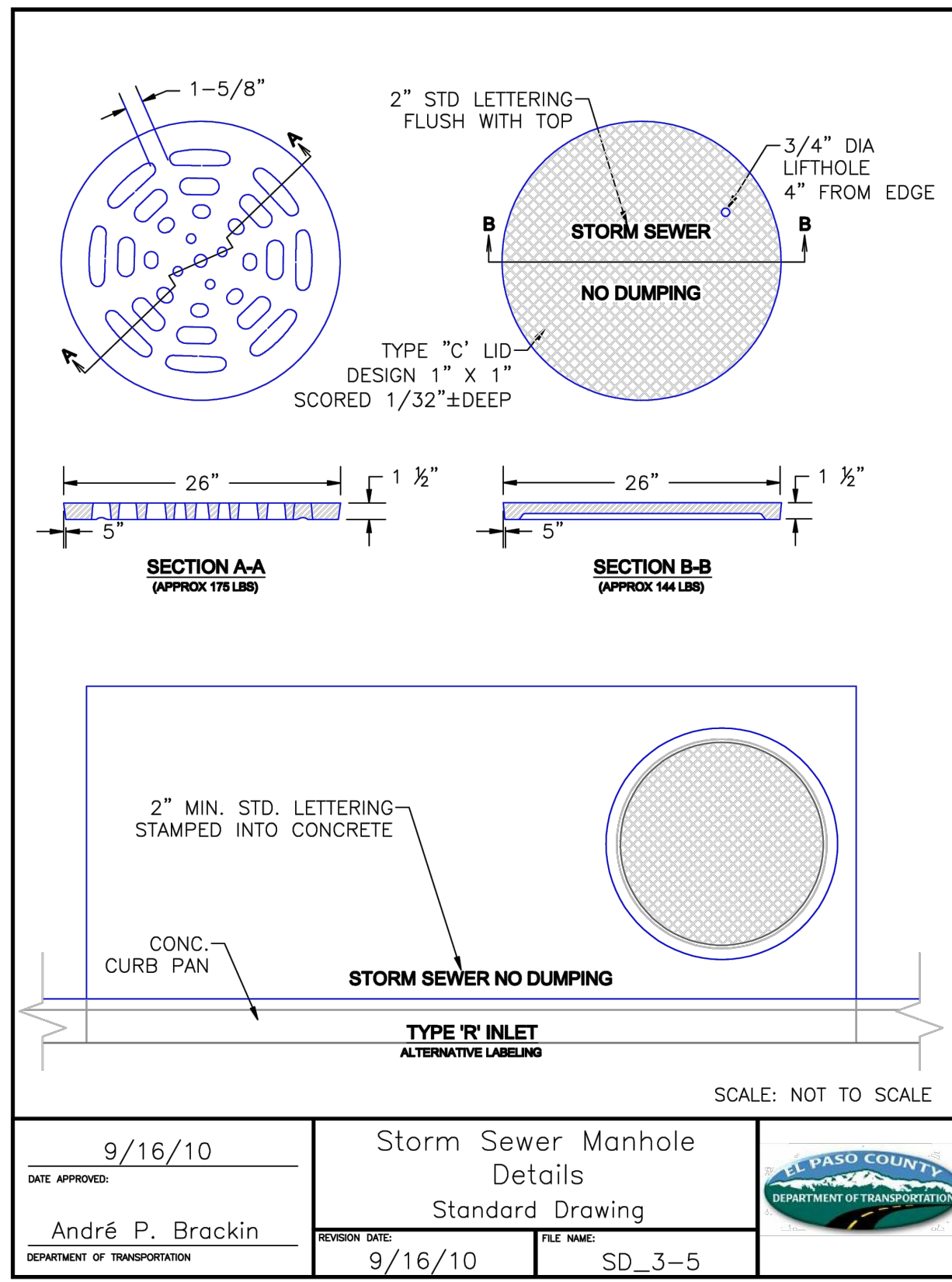
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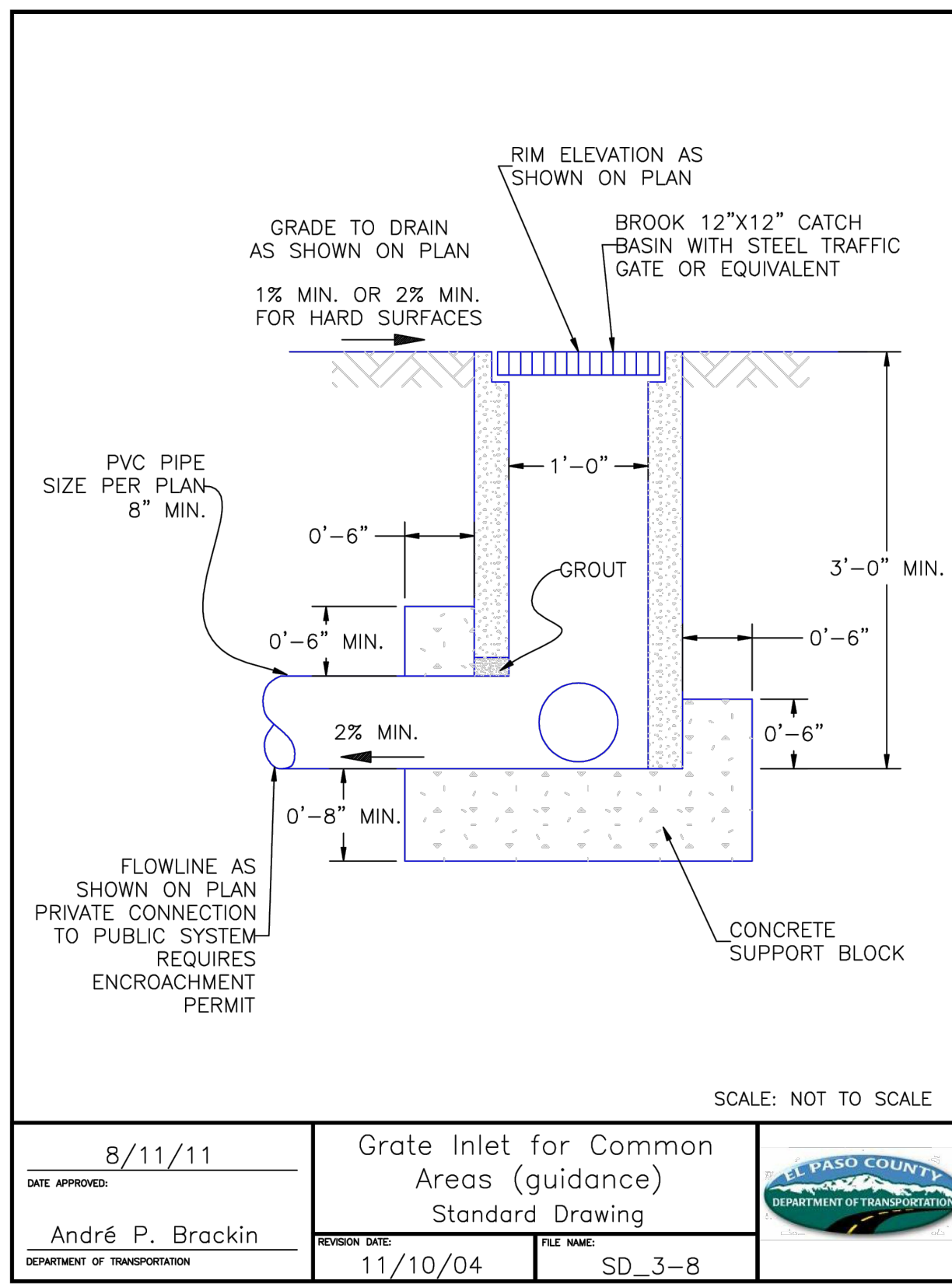


<p>TAIT & ASSOCIATES ENGINEERING ENVIRONMENTAL BUILDING LAND 3001 Lodi Drive Sacramento, CA 95833 916.486.1100 www.tait.com</p>	<p>320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com</p>
<p>STORMWATER P&P 2</p>	<p>HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR.</p>
<p>DRAWN: CW DATE: 11/11/2024 CHECKED: DATE: REVISION #: DATE: JOB NO. C01517</p>	<p>REVISIONS NO. DESCRIPTION BY DATE</p>
<p>2/6/2024 Internal Review #1</p>	

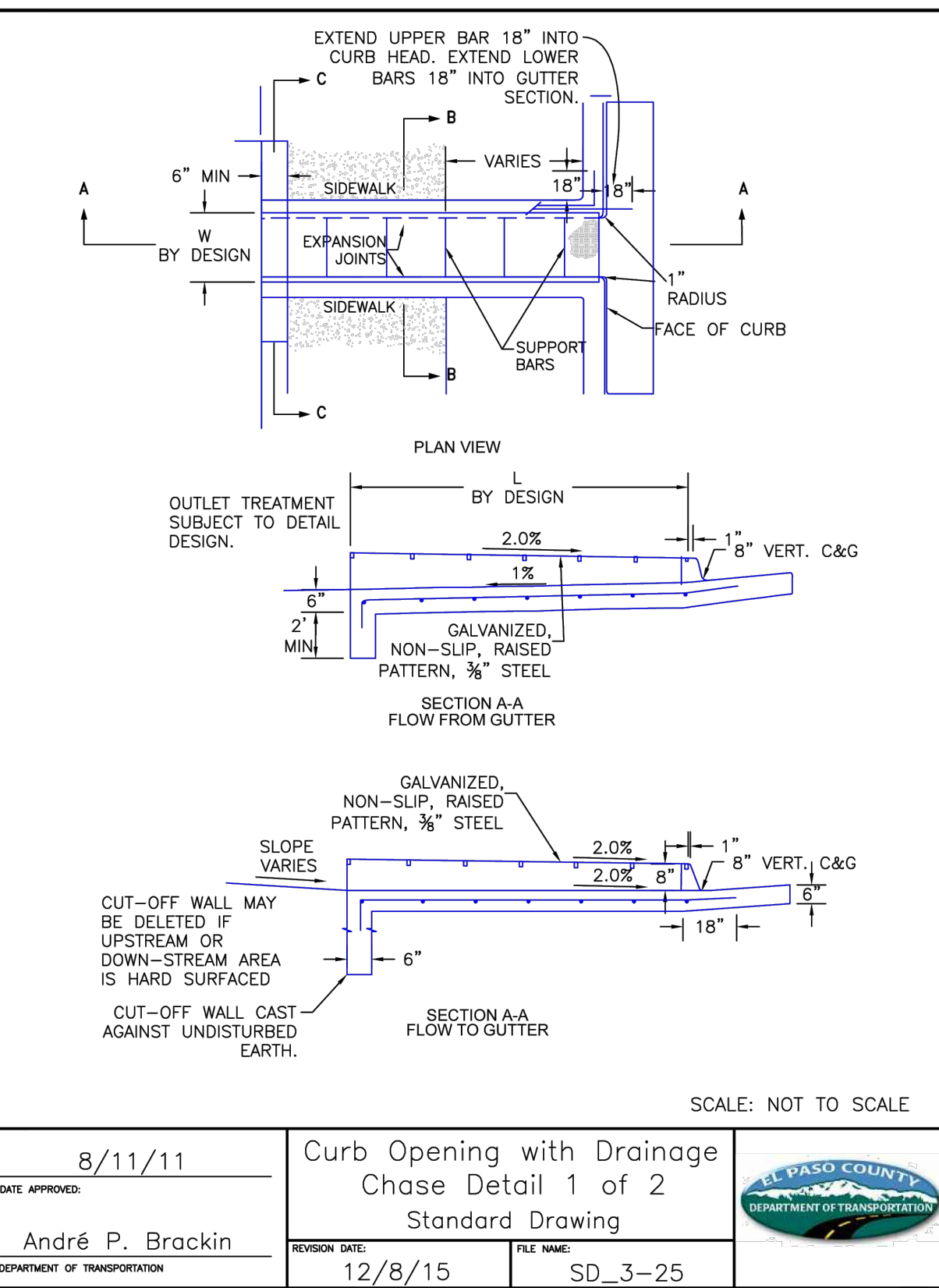
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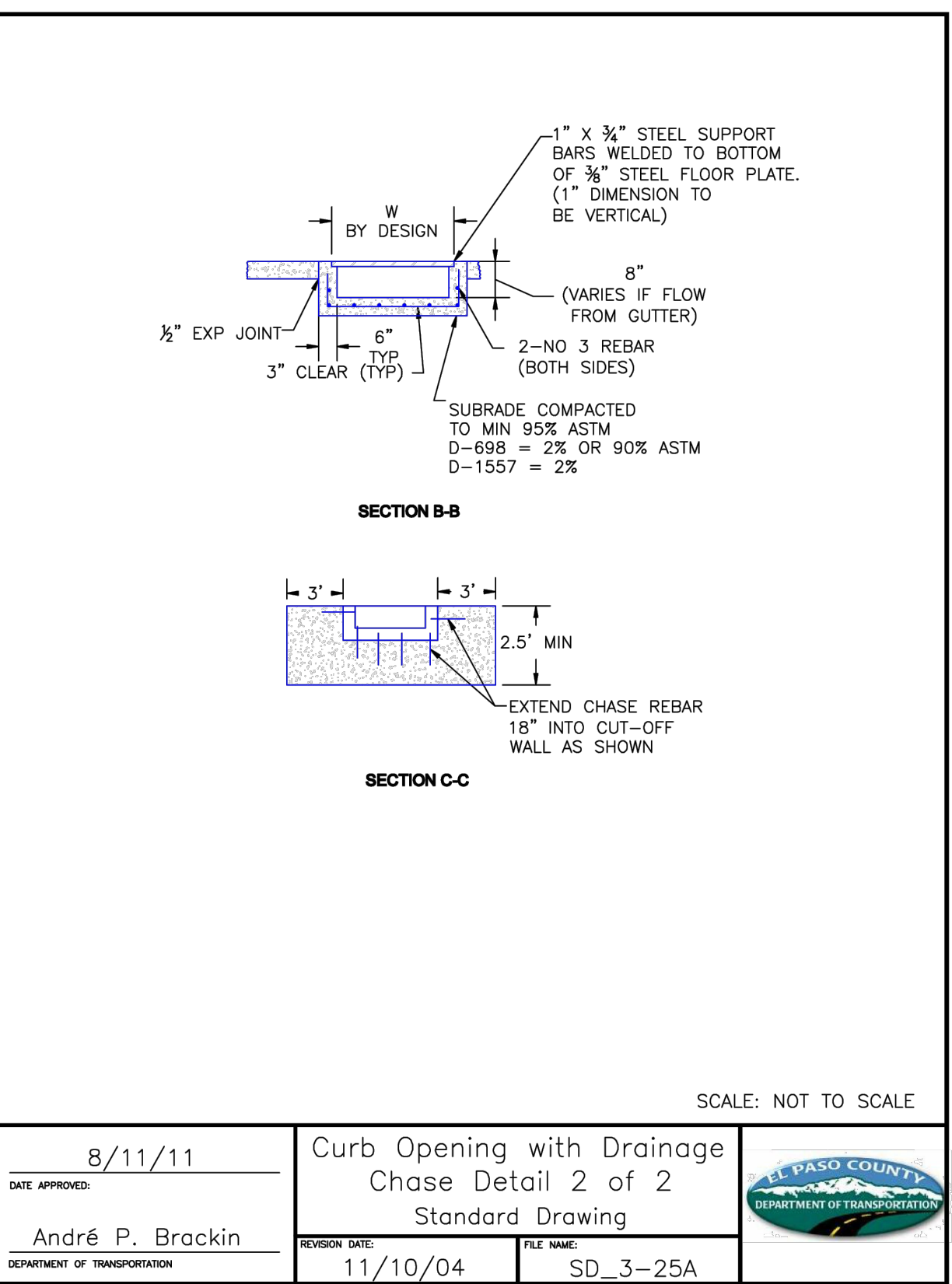
DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing	FILE NAME: SD_3-5
APPROVED: André P. Brackin	REVISION DATE: 9/16/10	DEPARTMENT OF TRANSPORTATION



DATE APPROVED: 8/11/11	Grate Inlet for Common Areas (guidance) Standard Drawing	FILE NAME: SD_3-8
APPROVED: André P. Brackin	REVISION DATE: 11/10/04	DEPARTMENT OF TRANSPORTATION



DATE APPROVED: 8/11/11	Curb Opening with Drainage Chase Detail 1 of 2 Standard Drawing	FILE NAME: SD_3-25
APPROVED: André P. Brackin	REVISION DATE: 12/8/15	DEPARTMENT OF TRANSPORTATION



DATE APPROVED: 8/11/11	Curb Opening with Drainage Chase Detail 2 of 2 Standard Drawing	FILE NAME: SD_3-25A
APPROVED: André P. Brackin	REVISION DATE: 11/10/04	DEPARTMENT OF TRANSPORTATION

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.), AND NOTIFY THE CITY BY 1500 HOURS THE BUSINESS DAY BEFORE INSPECTION IS REQUIRED.
- DO NOT BACKFILL INLETS PRIOR TO ONE-POUND ANODE AND 1.5# MAGNESIUM GROUND ROD INSTALLATION.

TRACER WIRE:

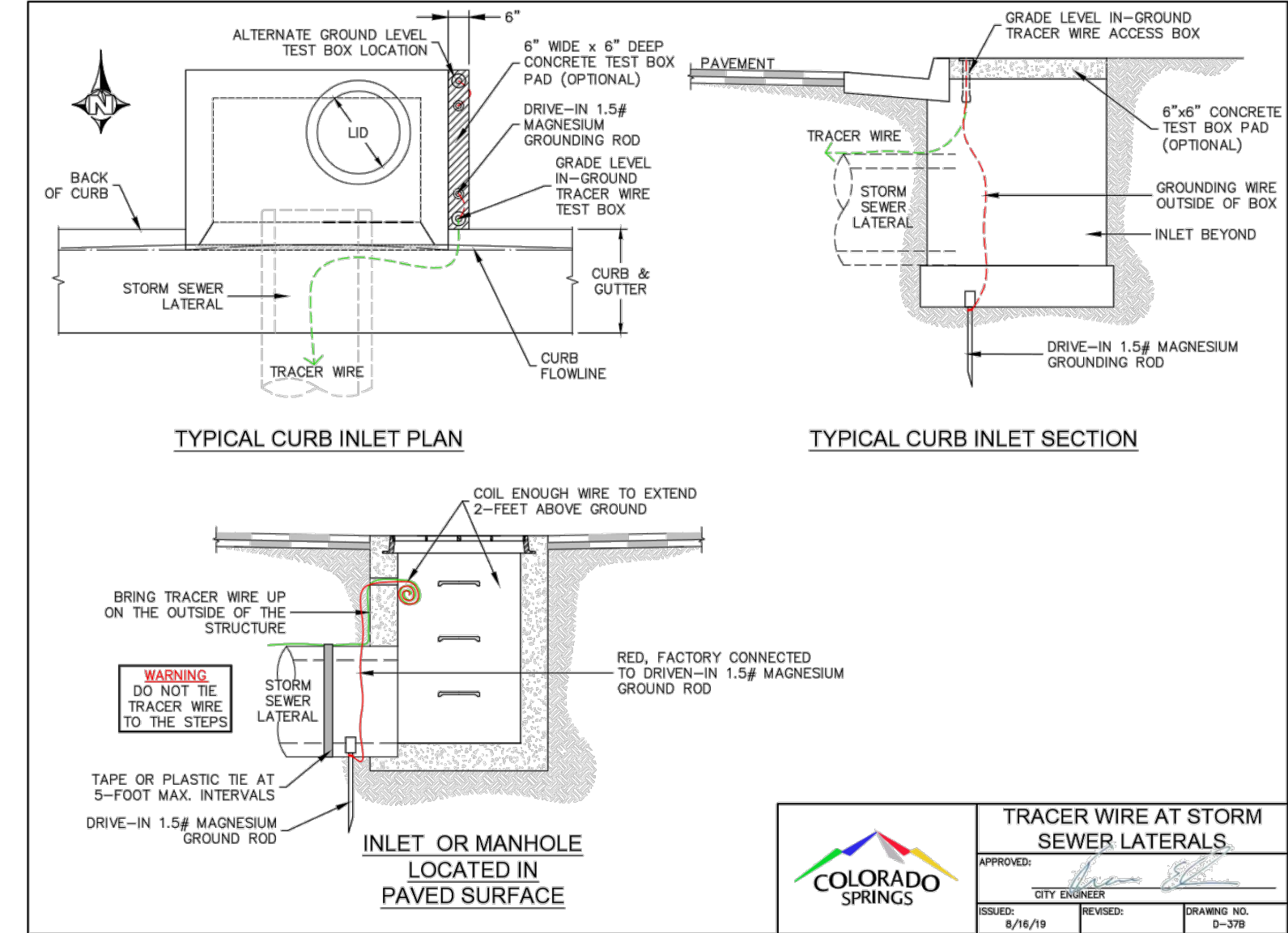
- TRACER WIRE SHALL BE INSTALLED ON ALL UNDERGROUND PIPE.
- TRACER WIRE FOR STORM SEWER AND DRAIN LINES SHALL BE GREEN IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE.
- "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30 MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248 AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450-LBS, AND A 30-MIL HDPE JACKET-GREEN (TYPICAL).
- "PIPE SLIP LINING" TRACER WIRE SHALL BE 7X7 STRANDED COPPER CLAD STEEL, EXTREME STRENGTH WITH 4,700 LB. BREAK LOAD, WITH MINIMUM 50-MIL HDPE INSULATION THICKNESS.
- TRACER WIRE SHALL BE SECURED EVERY 5- FEET TO 8- FEET ON THE TOP OF THE PIPE BY TAPING OR TYING TO THE PIPE.
- A 4-WAY CONNECTOR OR (2) 3-WAY CONNECTORS WITH SHORT JUMP WIRE ARE REQUIRED AT ALL CROSSINGS.
- TRACER WIRE SHALL BE AS CONTINUOUS AS POSSIBLE. IF SPLICING IS NECESSARY, THE ONLY APPROVED SPLICE METHOD IS A SPLIT BOLT CONNECTOR HOUSED IN A SPLIT BOLT HOUSING.
- ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS, TAPING AND/OR SPRAY COATING SHALL NOT BE ALLOWED AS A CONNECTION.
- EXPOSED WIRE SHALL BE WRAPPED WITH SCOTCH LINERLESS RUBBER SPLICING TAPE TO SEAL OUT MOISTURE, AND THEN COATED WITH SCOTCH SUPER 33+ VINYL ELECTRIC TAPE TO SEAL THE RUBBER TAPE.
- TRACER WIRE CAN NOT BE PLACED INSIDE DRAINAGE INLETS.

TERMINATION/ACCESS:

- TRACER WIRE SHALL BE BROUGHT ABOVE GROUND AND CONNECT AT EACH INLET AND MANHOLE IN A GRADE LEVEL TRACER WIRE TEST BOX.
- A MINIMUM OF 2- FEET OF EXCESS/SLOTTED WIRE IS REQUIRED IN ALL TRACER WIRE ACCESS BOXES AFTER MEETING FINAL ELEVATION.
- DRIVE-IN 1.5# MAGNESIUM GROUND RODS (ANODE) WHICH SHALL BE ATTACHED TO THE END OF THE TRACER WIRE.
- TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS (INLETS, OUTFALL, ETC.), AND DRIVEN INTO NATIVE SOIL AT PIPE LEVEL.
- TRACER WIRE TERMINATION POINTS MUST UTILIZE A WIRE ACCESS BOX.
- TRACER WIRE ACCESS BOXES MUST INCLUDE A MANUAL INTERRUPTIBLE CONDUCTIVE/CONNECTIVE LINK BETWEEN TERMINAL FOR TRACER WIRE CONNECTION AND TERMINAL FOR GROUND ROD WIRE CONNECTION.
- GROUNDING ANODE WIRE AND 1.5# MAGNESIUM GROUND ROD WIRE SHALL BE CONNECTED TO THE IDENTIFIED LOCATION (BOTTOM) TERMINAL IN ALL ACCESS BOXES.
- ALL SERVICE LATERAL TRACER WIRES MUST BE PROPERLY CONNECTED TO THE MAINLINE TRACER WIRE TO ENSURE FULL TRACING/LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
- LINE TRACER WIRE SHALL BE CONTINUOUS, BY-PASSING AROUND THE OUTSIDE OF MANHOLES/STRUCTURES ON THE NORTH OR EAST SIDE, UNLESS ON THE END SECTION.
- ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY A THIRD PARTY AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.
- WHEN REPAIRS ARE PERFORMED ON STORMWATER LINE, TRACER WIRE SHALL BE TESTED PRIOR TO FINAL ACCEPTANCE.

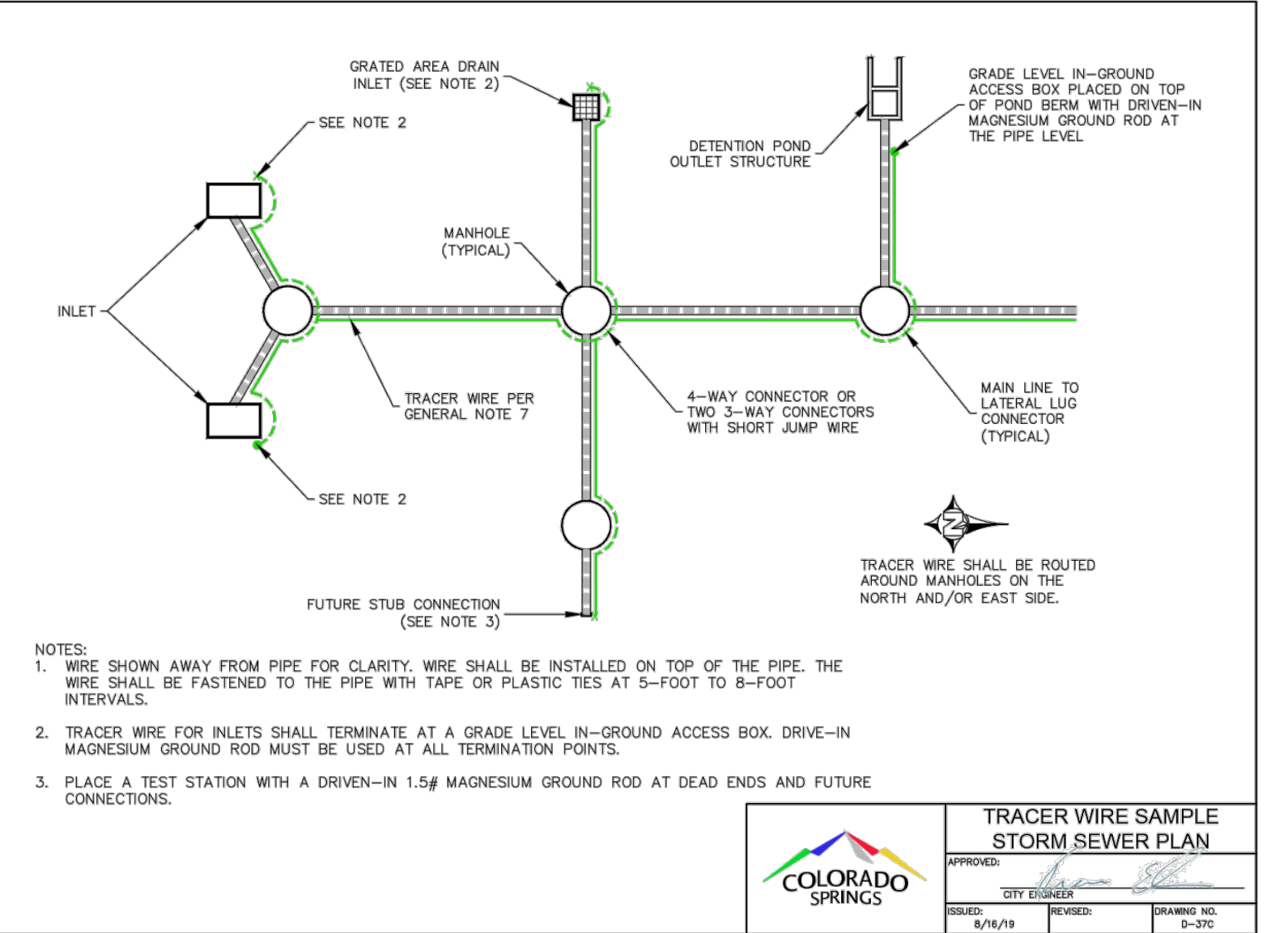
TRACER WIRE GENERAL NOTES

APPROVED:	DATE:	REVISION:	DRAWING NO.:
	8/16/10		D-20A



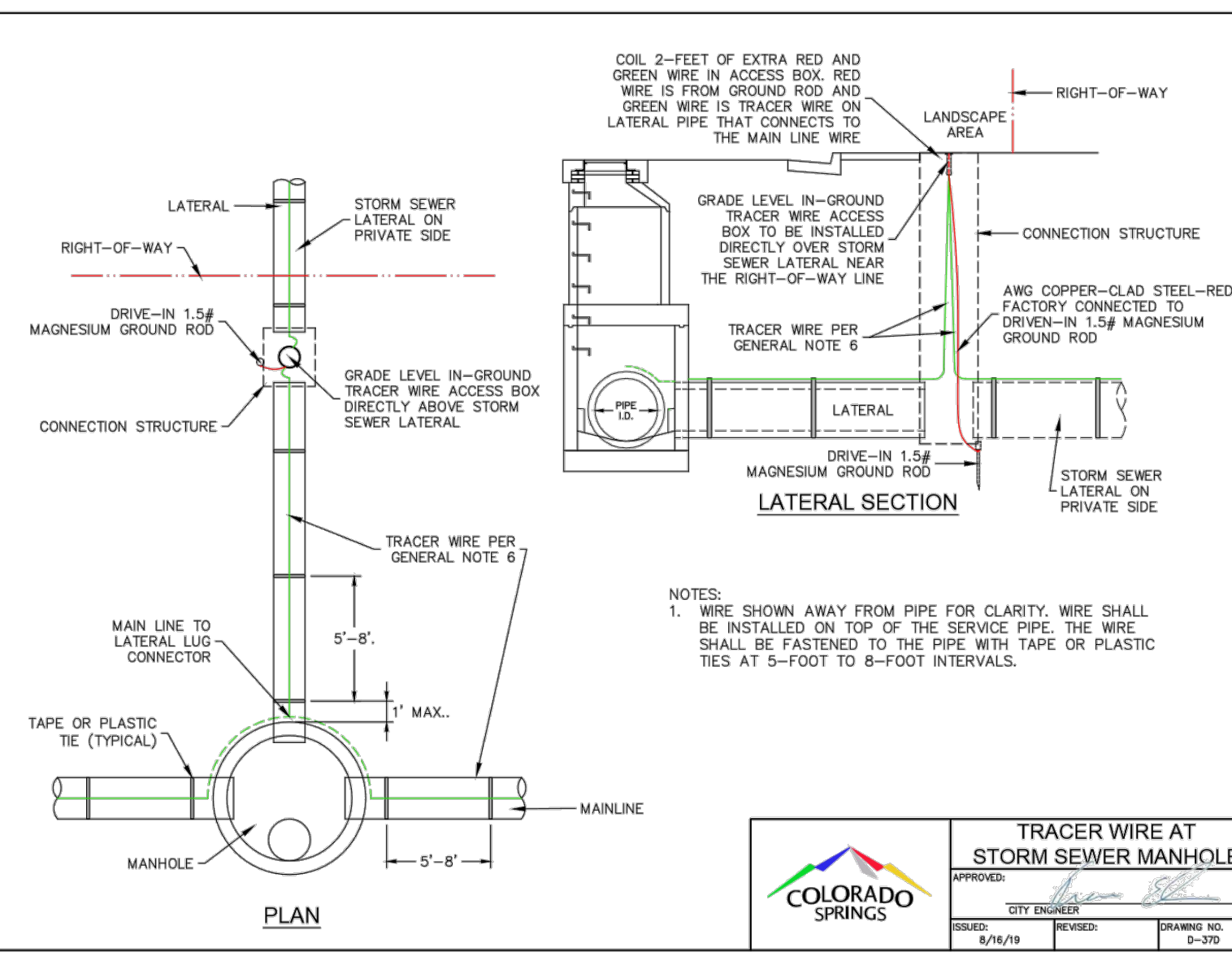
TRACER WIRE AT STORM SEWER LATERALS

APPROVED:	DATE:	REVISION:	DRAWING NO.:
	8/16/10		D-20B



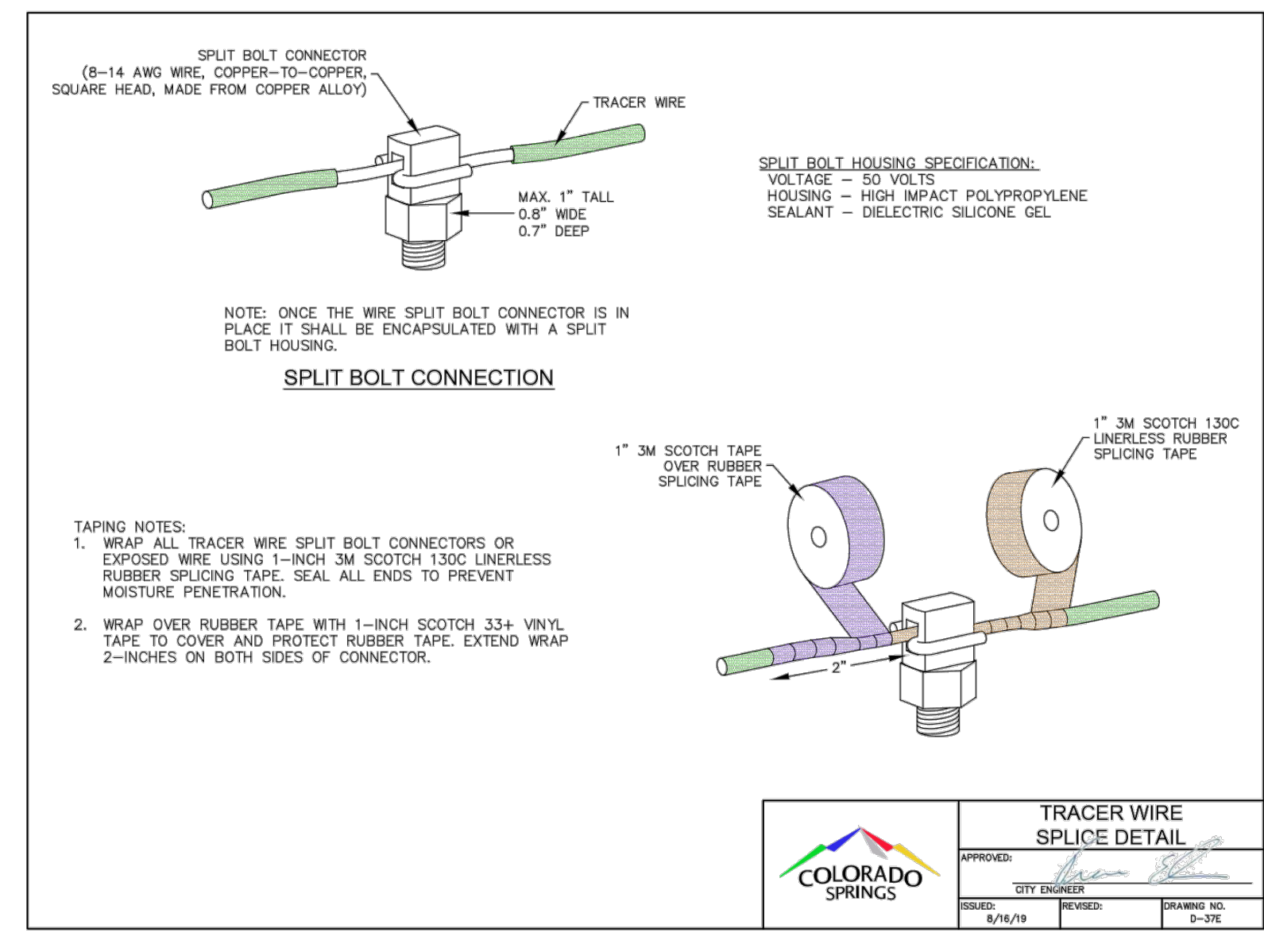
TRACER WIRE SAMPLE STORM SEWER PLAN

APPROVED:	DATE:	REVISION:	DRAWING NO.:
	8/16/10		D-20C



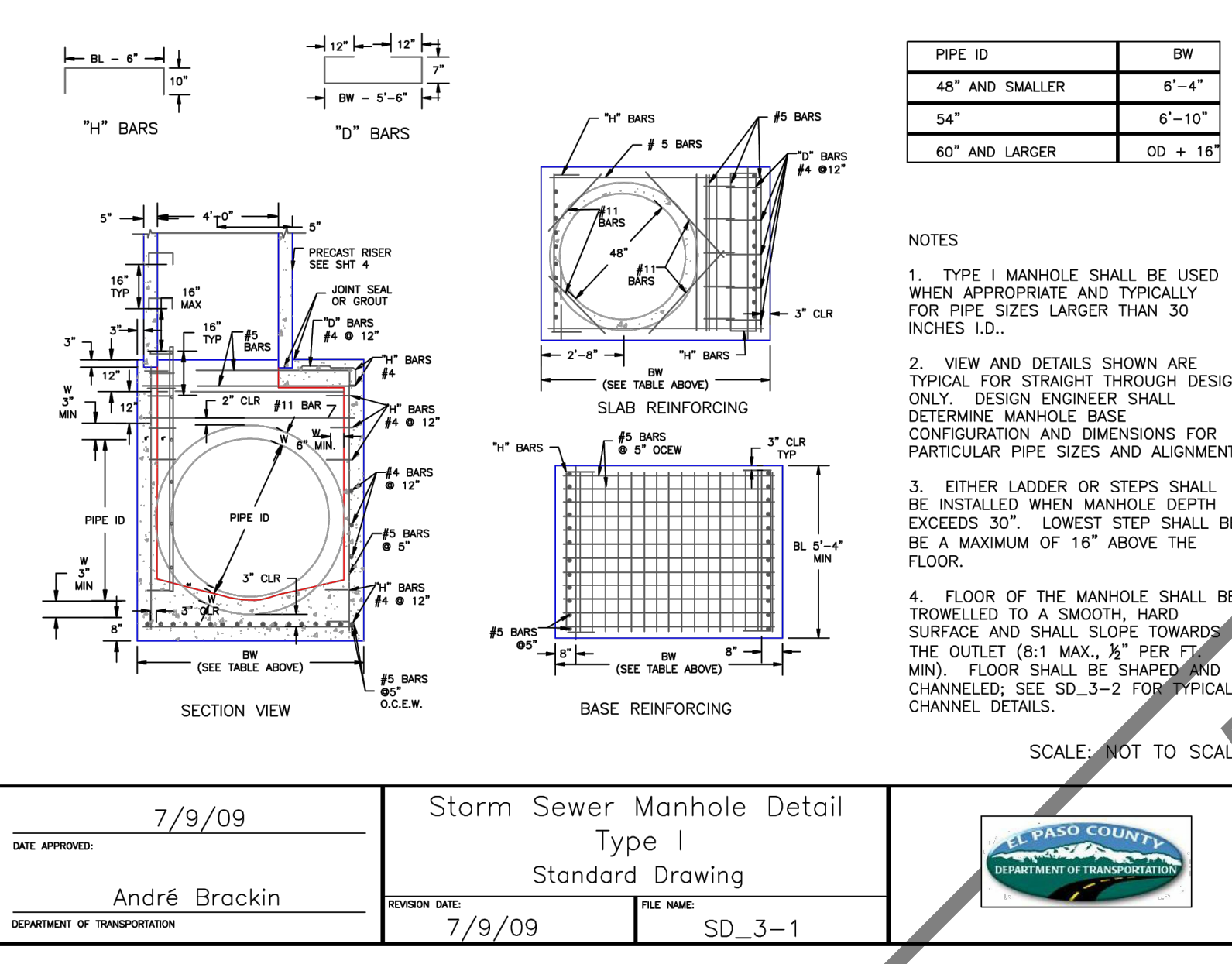
TRACER WIRE AT STORM SEWER MANHOLE

APPROVED:	DATE:	REVISION:	DRAWING NO.:
	8/16/10		D-20D



TRACER WIRE SPLICE DETAIL

APPROVED:	DATE:	REVISION:	DRAWING NO.:
	8/16/10		D-20E



Storm Sewer Manhole Detail Type I Standard Drawing

DATE APPROVED: 7/9/09	Storm Sewer Manhole Detail Type I Standard Drawing	FILE NAME: SD_3-1
APPROVED: André Brackin	REVISION DATE: 7/9/09	DEPARTMENT OF TRANSPORTATION

Jun 26, 2024 - 3:15pm by enlerson_x3.ENG\ENR\CON\CO\0015170 - Honor Charter School - Payson, CO\ENG\CON\CON\0015170 - 01-UTL-Long

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NO.	DESCRIPTION	BY	DATE

STORM DETAILS

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

DRAWING: CW
DATE: 11/11/2024
CHECKED:
DATE:
DATE:
DATE:
JOB NO. CO1517

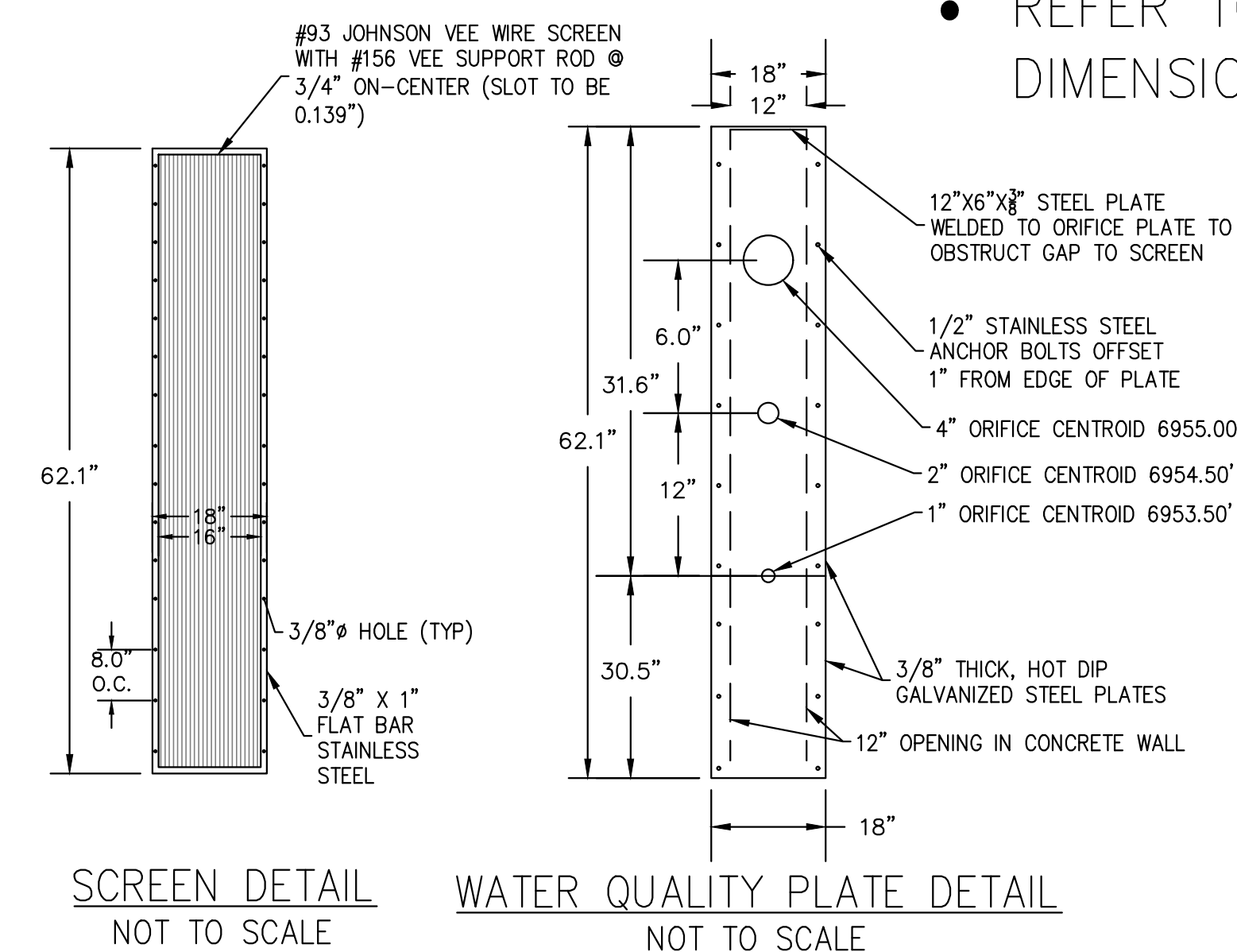
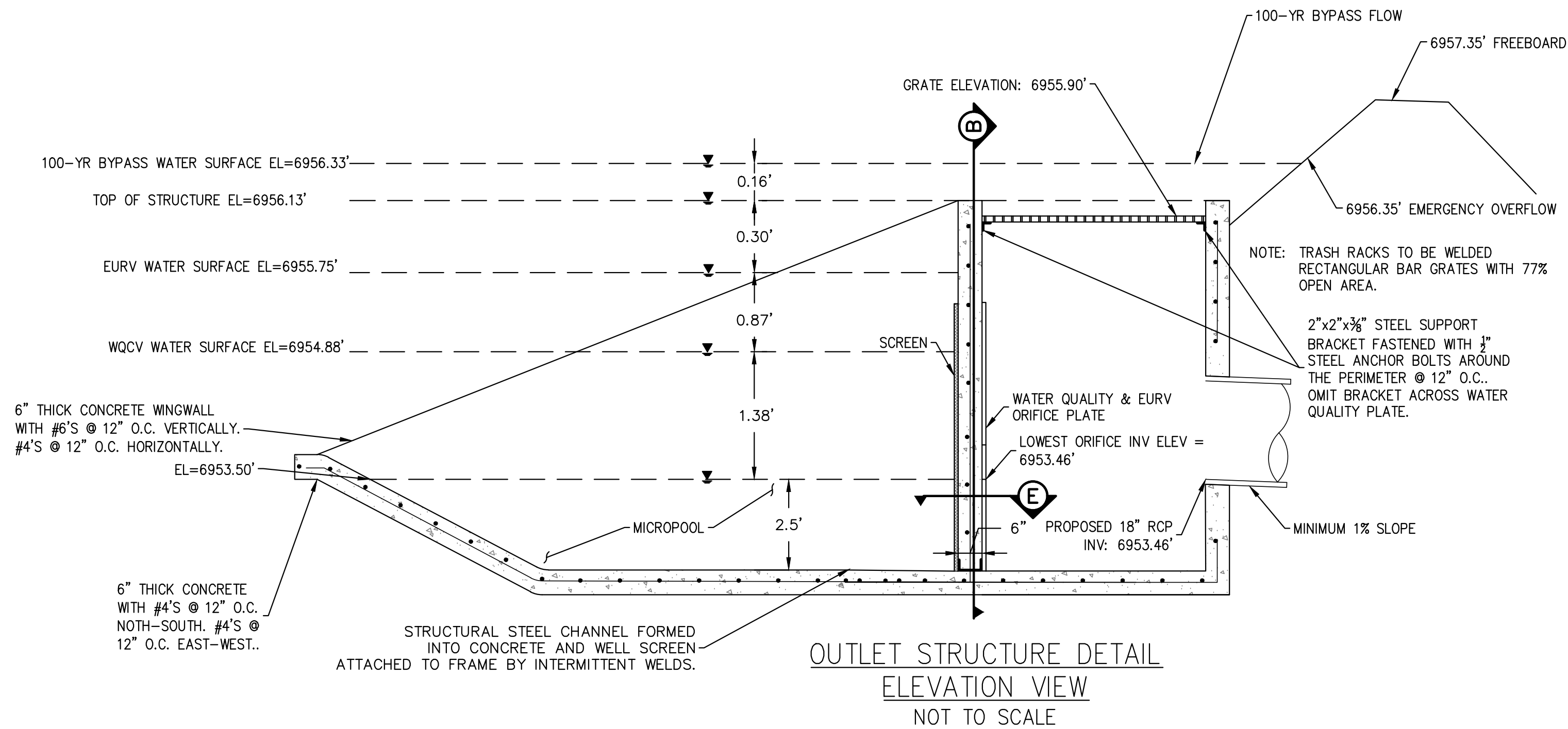
PCD FILE NO. PPR2615
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BRIAN CAMPBELL
COLORADO P.E. #40196

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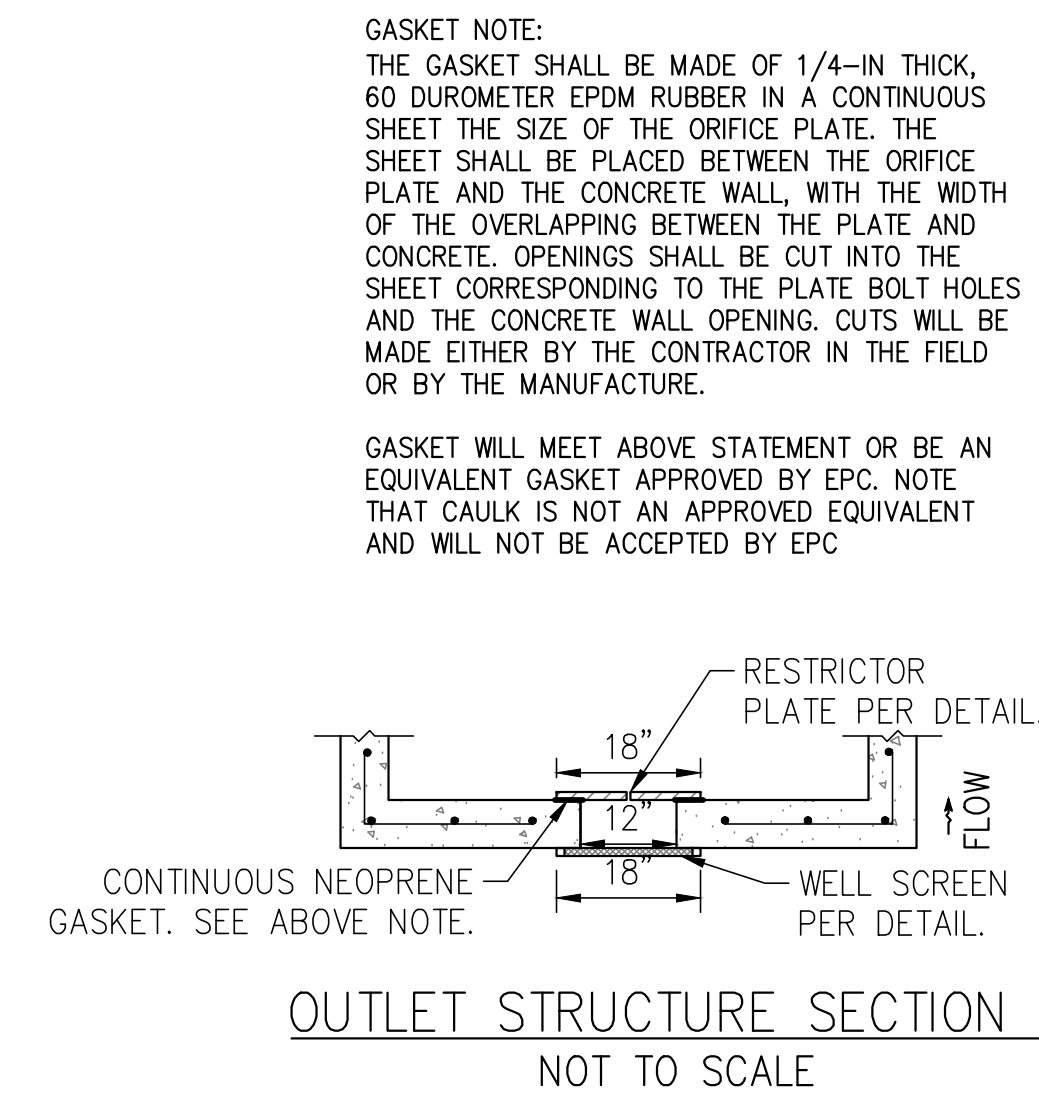
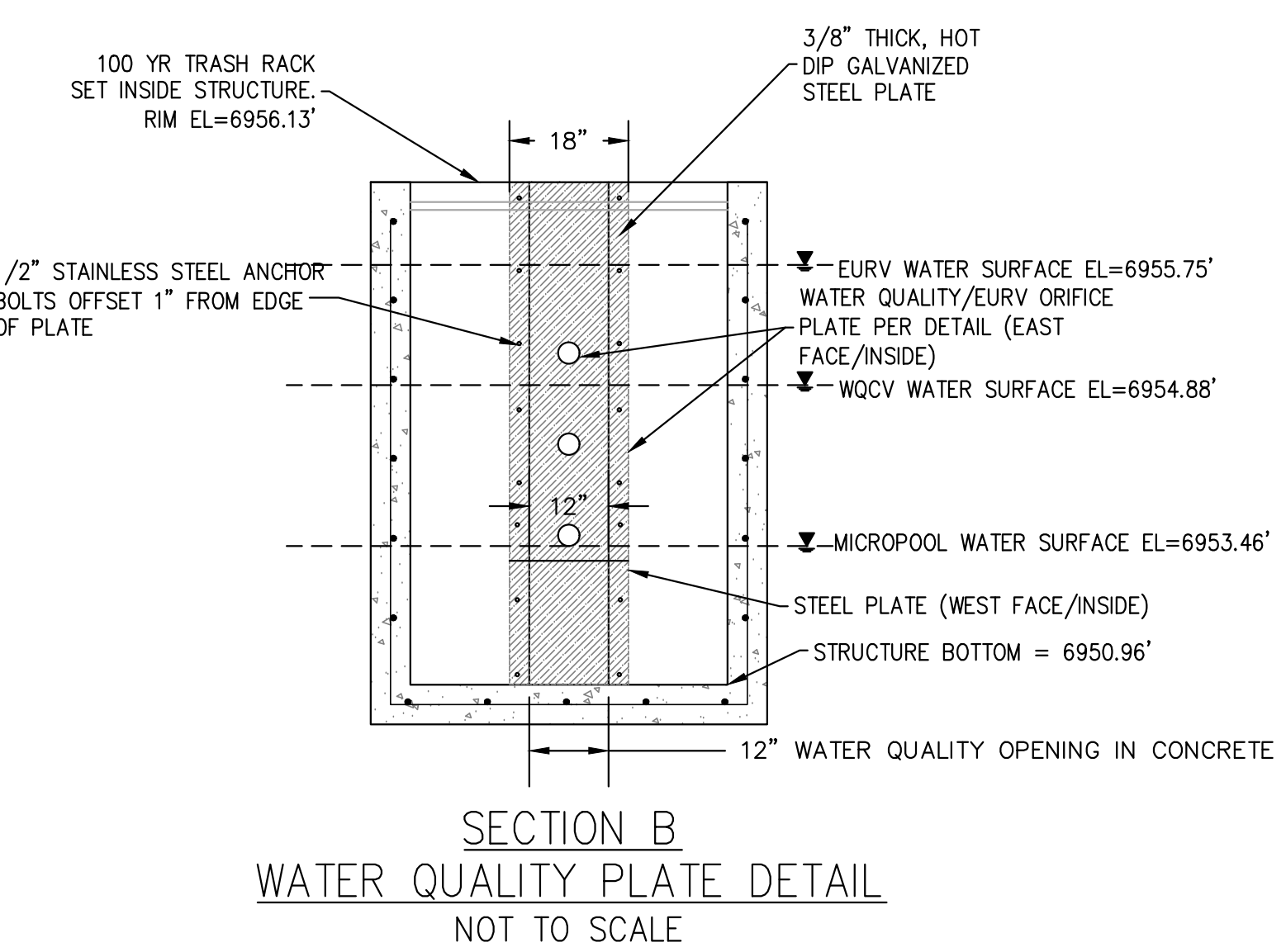
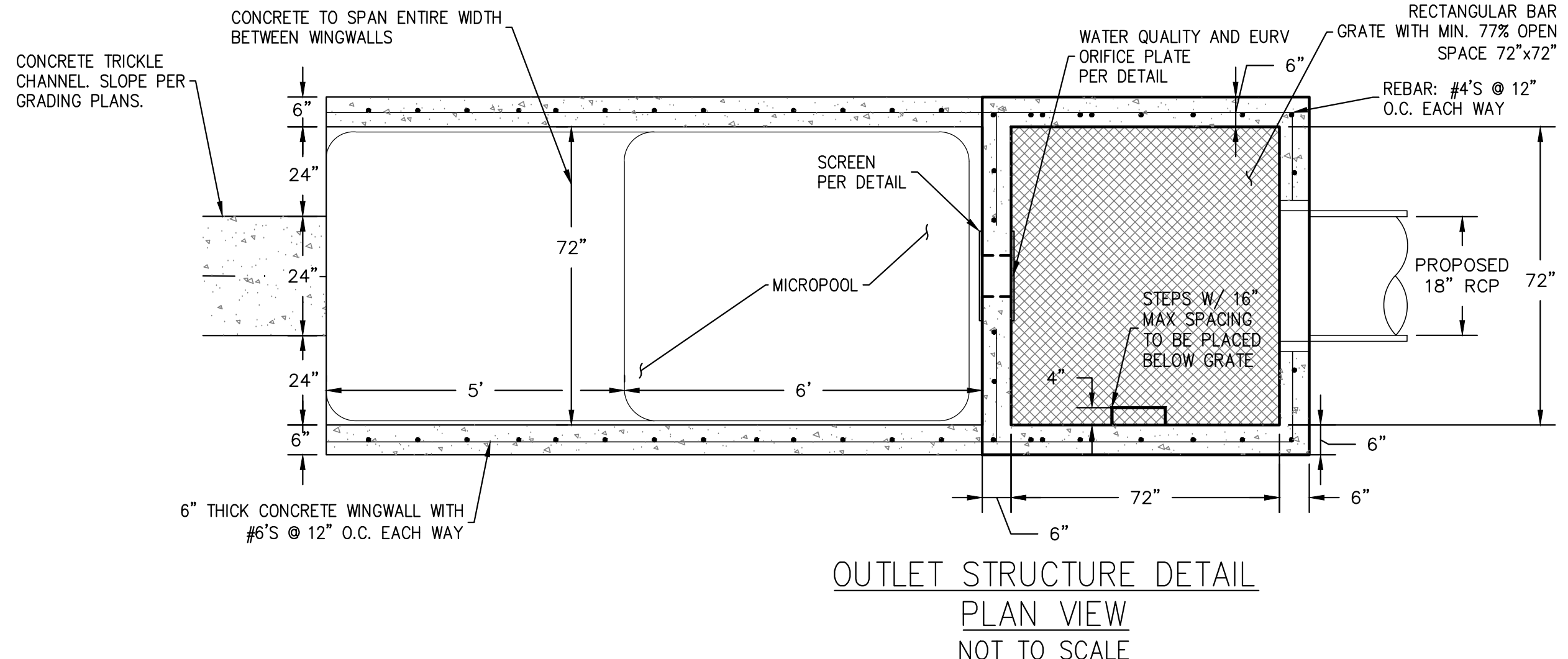
2/6/2024 Internal Review #1

Jun 26, 2024 - 3:15pm by cmlkerson, X:\ENGINEERING\CO\0015170 - Honor Charter School - Payson, CO\ENG\Construction Drawings\001517-01-UTL.dwg

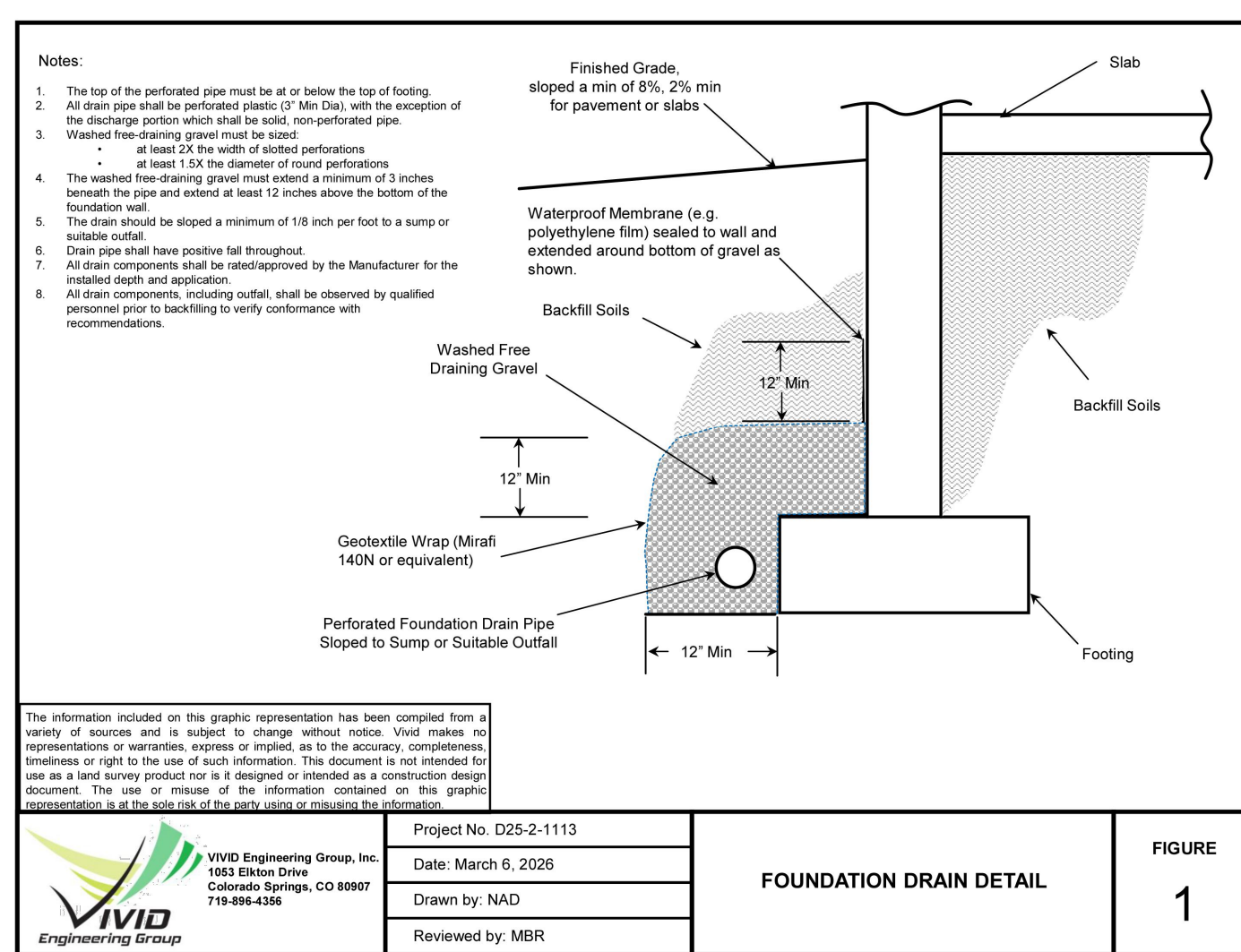


NOTE:

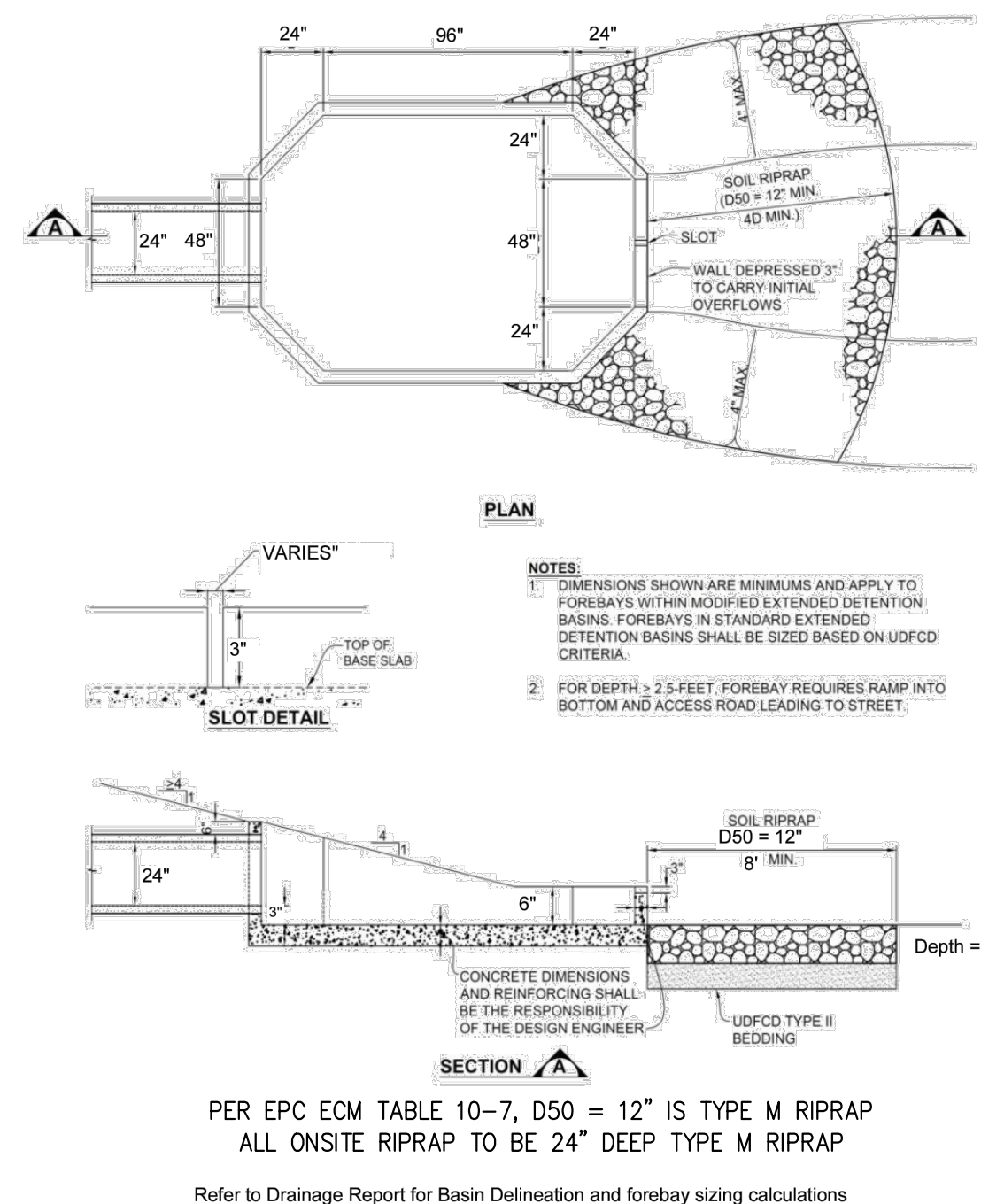
- MINIMUM COMPRESSIVE STRENGTH = 4,000 PSI
- REFER TO GRADING DETAILS SHEETS FOR POND GRADING
- REFER TO STORMWATER PLAN FOR DIMENSIONS ON POND/POND COMPONENTS



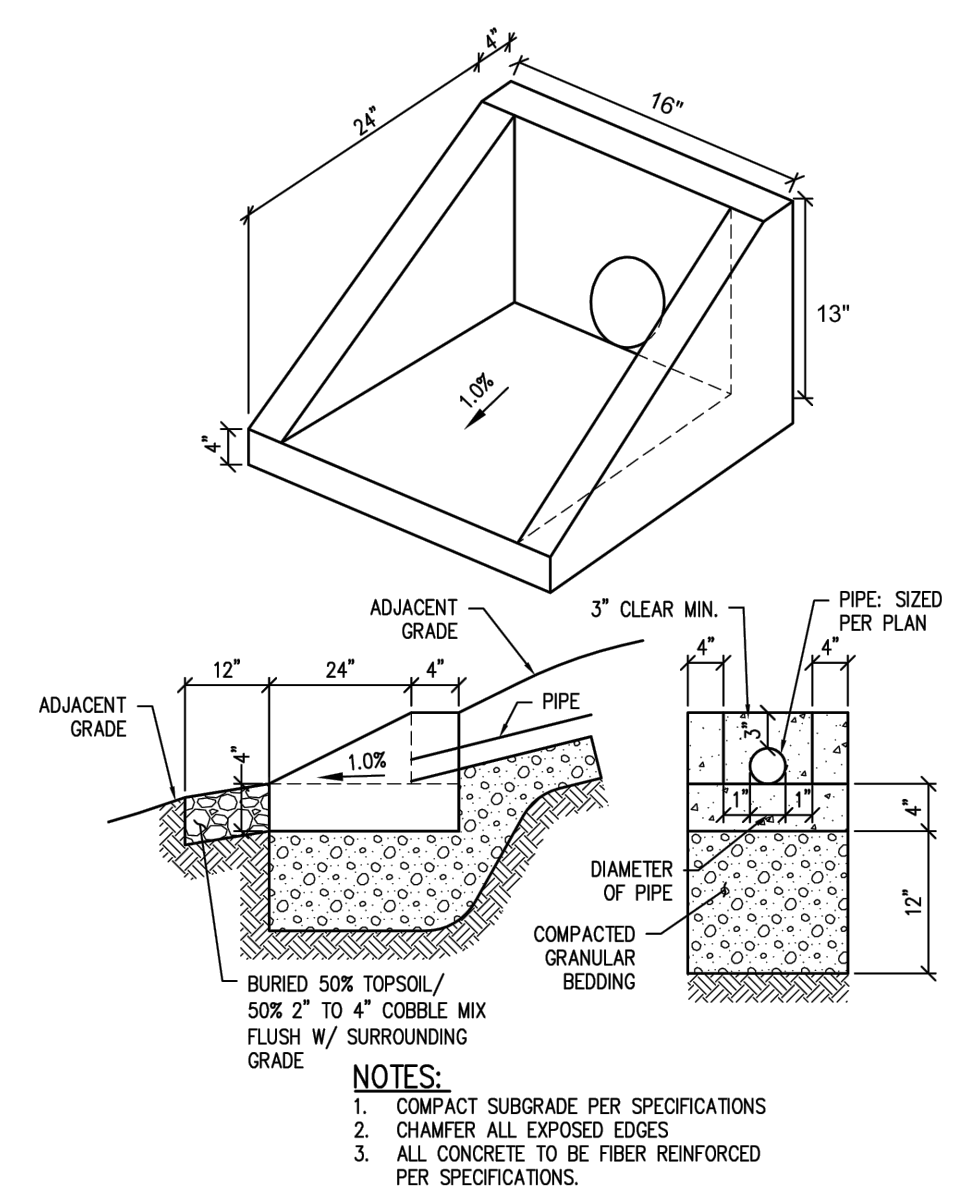
1 OUTLET STRUCTURE DETAIL
NTS



2 FOUNDATION DRAIN DETAIL
NTS



3 FOREBAY DETAIL
NTS



4 SMALL PIPE HEADWALL DETAIL
NTS

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2/6/2024 Internal Review #1

STORM DETAILS 2

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

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

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.

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.

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. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.

CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.

ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.

TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.

ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.

COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).

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

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

DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.

EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

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

WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

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

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

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

BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.

NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DOM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY _____ AND SHALL BE CONSIDERED A PART OF THESE PLANS.

AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WOOD -PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

WOODMAN HILLS METRO DISTRICT GENERAL NOTES:

GENERAL

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.

2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED 'NOT VALID.'

3. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

5. ALL OVER-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.

6. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN 'S' FOR SEWER AND A 'W' FOR WATER.

7. DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES, AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT, AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.

8. ALL DUCTILE IRON PIPE LESS THAN TWELVE INCHES (12") AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO (2) NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE TWELVE INCHES (12") AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO (2) NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.

9. ALL PIPE MATERIAL, BACKFILL, AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE DISTRICT, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES, AND THE GEOTECHNICAL ENGINEER.

10. COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES, AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.

11. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD-VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.

12. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.

13. BENDS, DEFLECTION, AND CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT TWENTY-FIVE FEET (25') INTERVALS ALONG CURVES TO ENSURE LOCATION OF PIPELINE CONSTRUCTION.

14. AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.

15. ALL UNUSED, SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.

16. AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.

17. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.

18. THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER, AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.

19. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICT'S OFFICE.

20. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.

21. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:

a) PRIOR TO THE START OF CONSTRUCTION, A PRECONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR, AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRECONSTRUCTION MEETING. NO PRECONSTRUCTION MEETING CAN BE SCHEDULED BEFORE FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.

b) THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.

22. TESTING OF FACILITIES:

a) THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.

b) ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS

- TEST 100% OF ALL LINES.
- MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).

c) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS:

- ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING.
- ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
- SEWER MAINS TO BE PRESSURE TESTED PRIOR TO CCTV INSPECTION.
- ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.

23. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTOR'S COST.

24. FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.

25. ACCEPTANCE

a) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THROUGH HAS OCCURRED.

b) A SECOND ACCEPTANCE MAY OCCUR ONCE THE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THROUGH OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).

26. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.

27. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT-INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.

28. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES, AND/OR SERVICES, CONSTRUCTION MUST HAVE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.

29. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WATER SYSTEM INSTALLATION NOTES

30. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR APPROVED EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE-AND-ONE-HALF (5.5) FEET.

31. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.

32. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB-OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.

33. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: GREASE. ACCEPTABLE BRAND IS KENNEDY GUARDIAN (K81D, K81A, AND K81AM). EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.

34. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN FIVE HUNDRED FEET (500) (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).

35. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.

36. IRRIGATION SERVICES SHALL HAVE A STOP-AND-WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.

37. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:

a) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-TTESTING, AND COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.

b) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.

c) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES

38. SANITARY SEWER LENGTHS ARE MH CENTER -MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR APPROVED EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED, INLINE PVC PUSH-ON WYES. SINGLE SADDLE TAP ALLOWED ON EXISTING MAINS. MULTIPLE SADDLE TAPS ON EXISTING MAINS MUST BE APPROVED BY THE DISTRICT ON A CASE BY CASE BASIS.

39. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RUT16 - RUBR-NEK JOINT WRAP, OR APPROVED EQUAL, AND COATED.

40. ALL SEWER LINES MUST BE BEDDED WITH SQUEEGEE OR 3/4" CRUSHED ROCK.

41. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:

a) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, AND COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.

b) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.

c) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

d) DOWNSTREAM PLUG CAN BE REMOVED ONCE THE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE COATED.

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PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

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UTILITY NOTES

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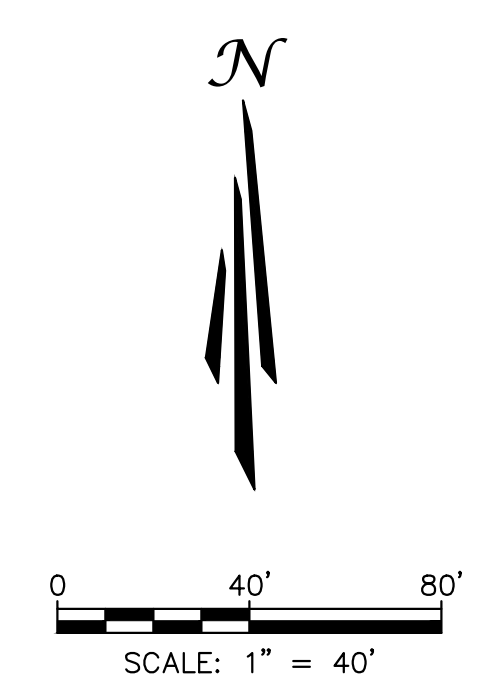
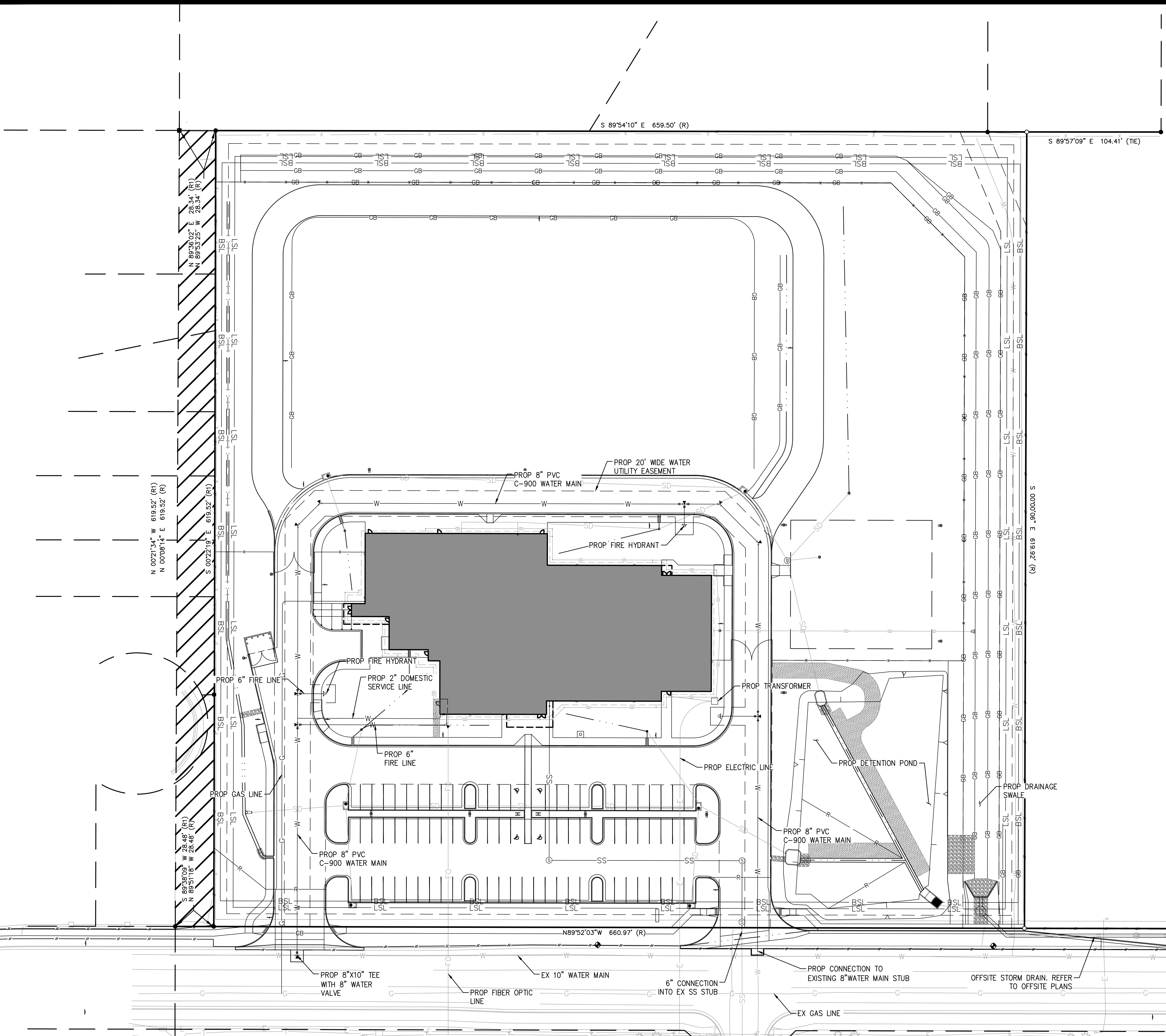
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JOB NO.: CO1517

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OF
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BRIAN CAMPBELL
COLORADO P.E. #40196

2/6/2024 Internal Review #1

Jun 26, 2024 - 3:15pm by enlerson X:\ENGINEERING\CO\0015170 - Honor Charter School - Payson, CO\ENG\Construction Drawings\001517_PP-UILL.dwg



SYMBOLS LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	LIMIT OF 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 TOP OF POND
	PROPOSED BOTTOM OF POND
	PROPOSED SIGN
	PROPOSED SS CLEANOUT
	PROPOSED BACKFLOW PREVENTOR
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	EXISTING INLET
	PROPOSED INLET
	PROPOSED STORM INFRASTRUCTURE
	PROPOSED STORM MANHOLE
	PROPOSED TEE / THRUST BLOCK
	PROPOSED FLARED-END SECTION
	EXISTING SANITARY SEWER MANHOLE

NOTES:
REFER TO SHEET 15 FOR MORE INFORMATION REGARDING STORMWATER PLANS

GENERAL UTILITY PLAN

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NOTE TO CONTRACTOR

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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.



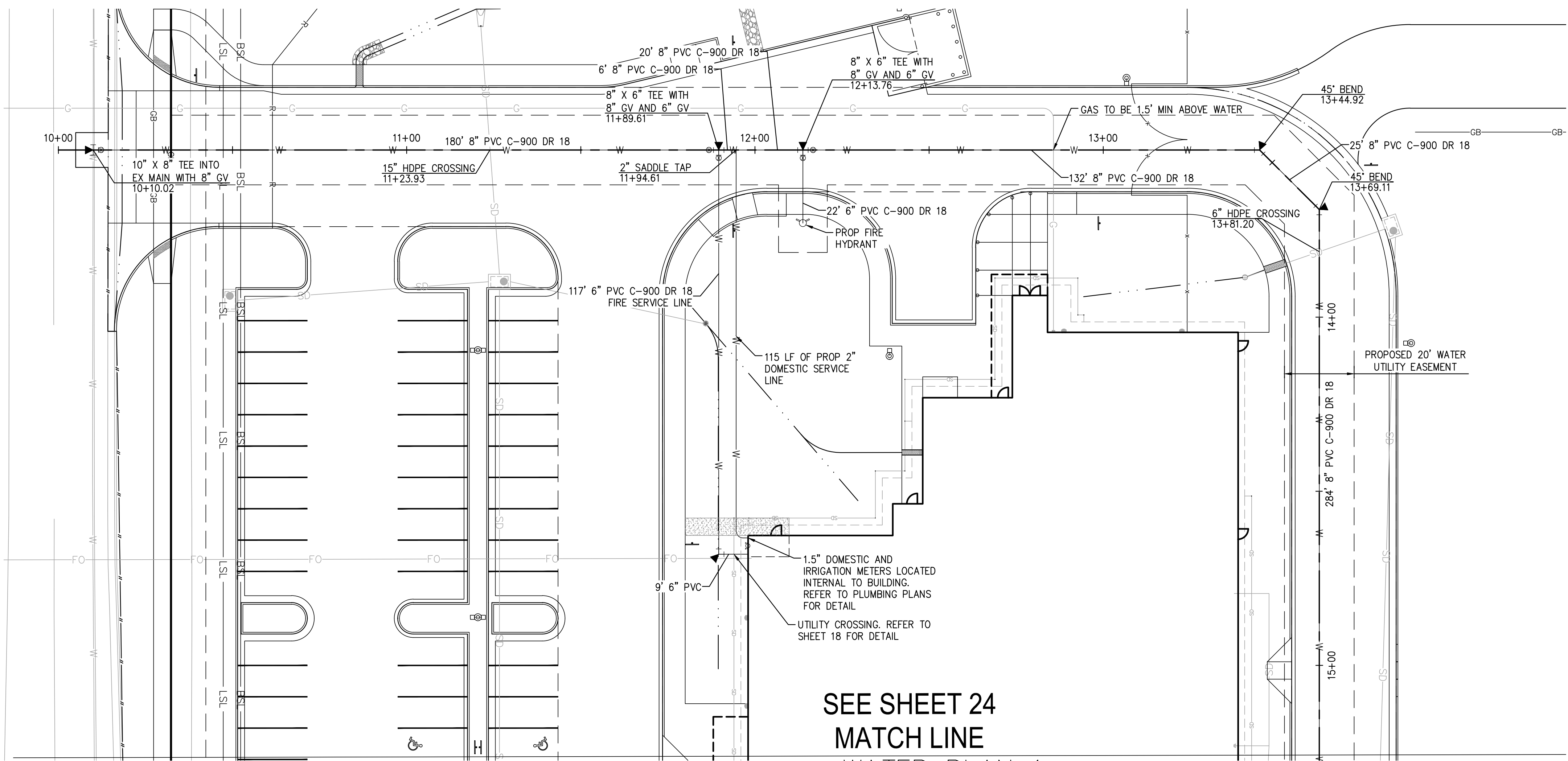
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BRIAN CAMPBELL COLORADO P.E. #40196	
2/6/2024 Internal Review #1	

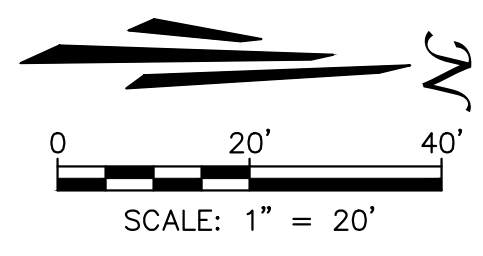
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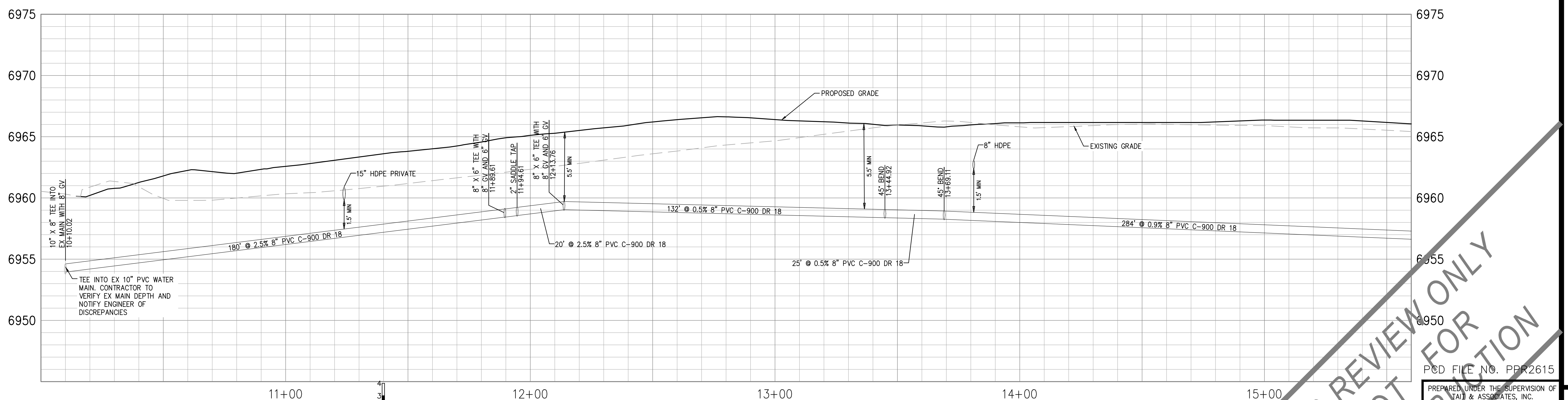


SYMBOLS LEGEND

---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
---	ROW LINE
---	BUILDING SETBACK LINE
- - - -	PROPOSED EASEMENT
---	LIMIT OF 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 TOP OF POND
---	PROPOSED BOTTOM OF POND
---	PROPOSED SIGN
---	PROPOSED SS CLEANOUT
---	PROPOSED BACKFLOW PREVENTOR
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	PROPOSED STREET LIGHT
---	EXISTING INLET
---	PROPOSED INLET
---	PROPOSED STORM INFRASTRUCTURE
---	PROPOSED STORM MANHOLE
---	PROPOSED TEE / THRUST BLOCK
---	PROPOSED FLARED-END SECTION
---	EXISTING SANITARY SEWER MANHOLE



SEE SHEET 24
MATCH LINE
WATER PLAN 1



SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 4'

WATER PROFILE 1

UNAUTHORIZED CHANGES & USES

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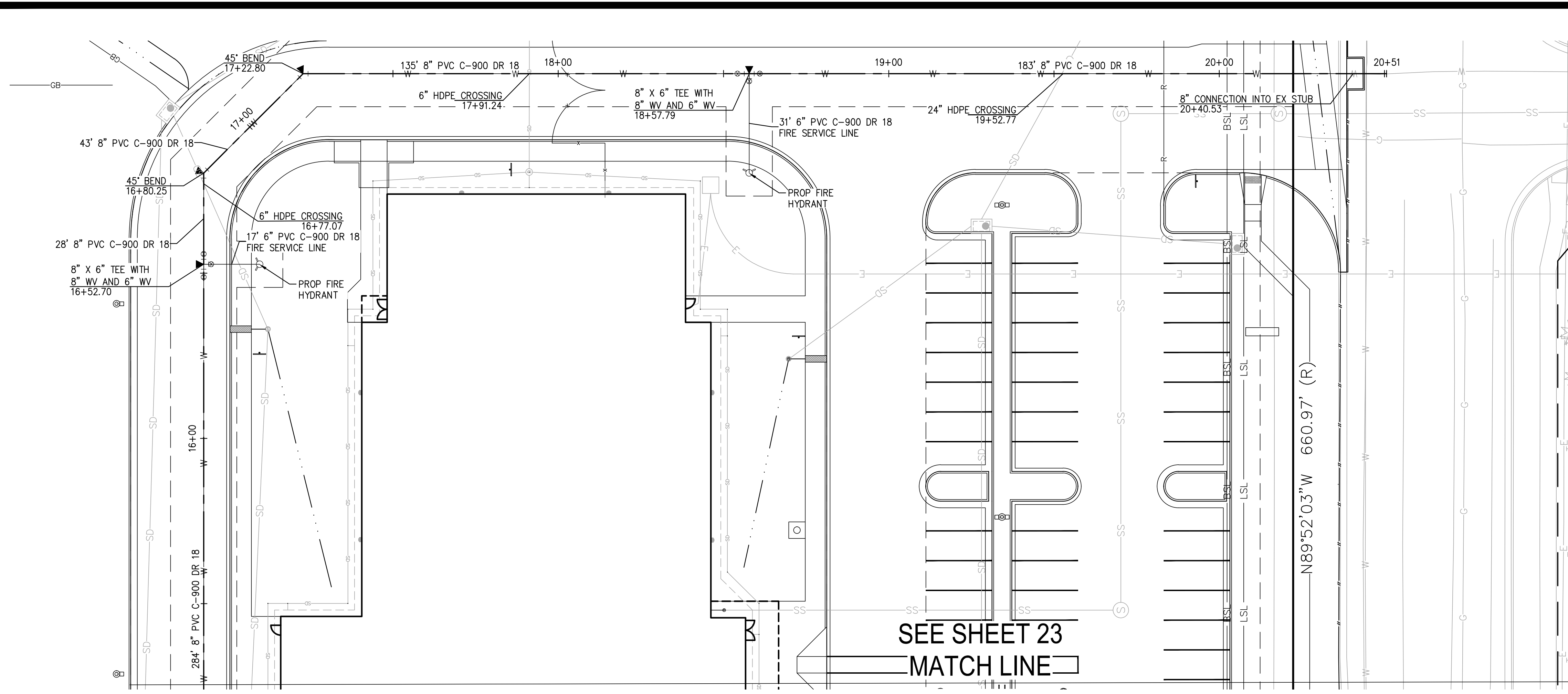
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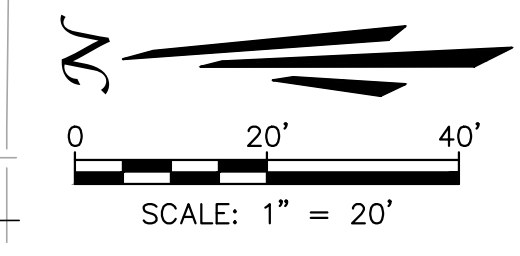
<p>320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com</p> <p>TAIT & ASSOCIATES ENGINEERING ENVIRONMENTAL BUILDING LAND SANTA FE SPRING, COLORADO DENVER SANTA FE, COLORADO INVERCITY</p> <p>Since 1964</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE				
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<p>WATER P&P</p> <p>HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR.</p>									
<p>PCD FILE NO. PPR2615</p> <p>PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.</p>									
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<p>23 OF 38</p>									
<p>BRIAN CAMPBELL COLORADO P.E. #40196</p>									
<p>2/6/2024 Internal Review #1</p>									

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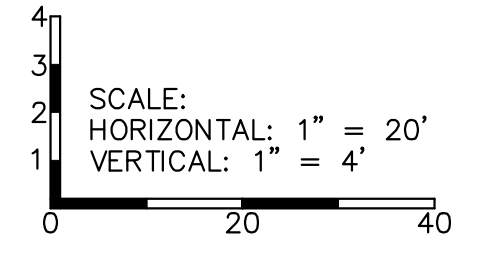
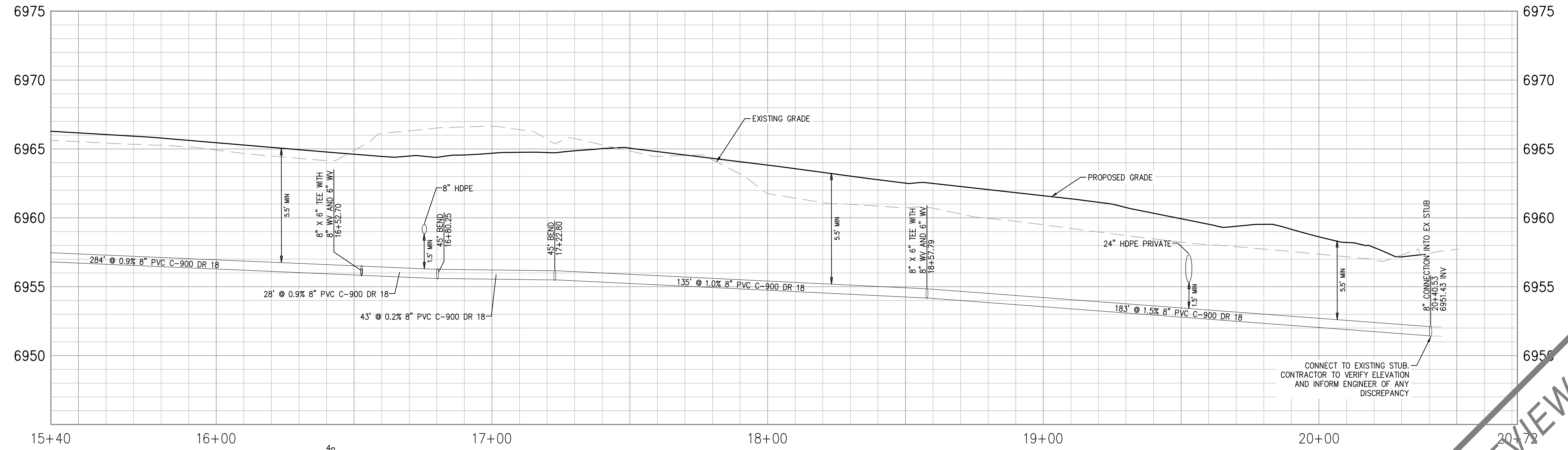
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	PROPERTY LINE
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	PROPOSED STORM MANHOLE
	PROPOSED TEE / THRUST BLOCK
	PROPOSED FLARED-END SECTION
	EXISTING SANITARY SEWER MANHOLE



SEE SHEET 23
MATCH LINE

WATER PLAN 2



WATER PROFILE 2

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UNAUTHORIZED CHANGES & USES

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

PCD FILE NO. PPR2615

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 320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com ENGINEERING ENVIRONMENTAL BUILDING LAND SURVEYING SURVEYING SURVEYING SURVEYING Since 1964	DESCRIPTION NO1	REVISIONS BY DATE
	WATER P&P 2 HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR.	
DRAWING CW DATE: 11/11/2024 CHECKED: DATE: REVISION #: DATE: JOB NO. C01517	24 OF 38	
BRIAN CAMPBELL COLORADO P.E. #40196		

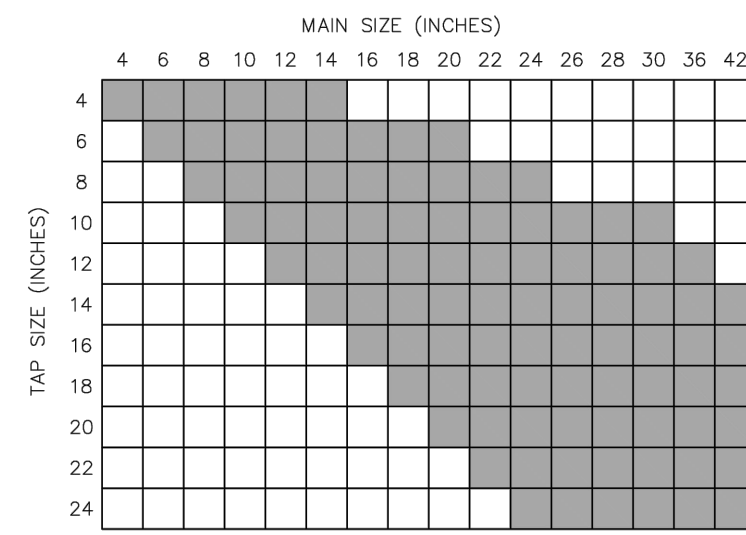
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CONCRETE THRUST BLOCKS

WATER MAIN AND TAP SIZE COMBINATIONS WHICH REQUIRE A CONCRETE THRUST REACTION BLOCK BEHIND THE MAN AT THE TAPPING SLEEVE OR SADDLE.

ALL WATER MAINS

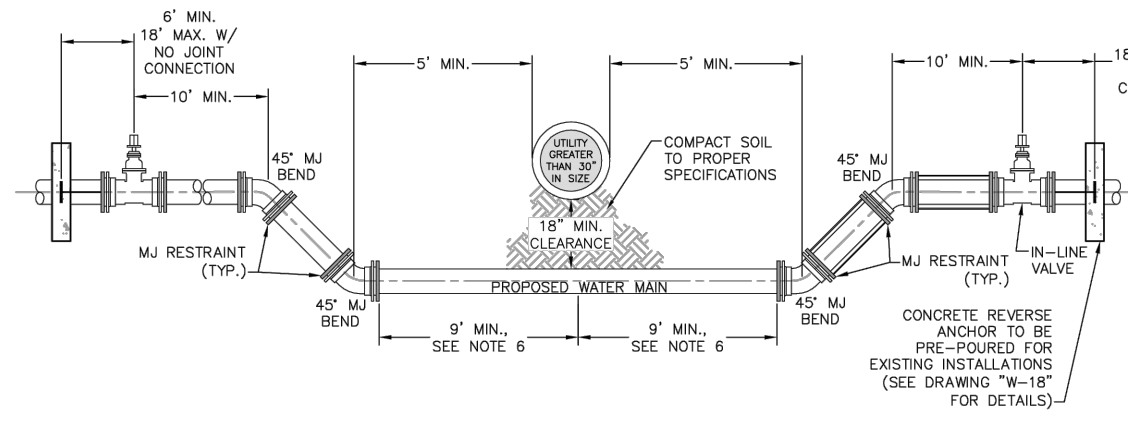
INDICATES CONCRETE THRUST BLOCK REQUIRED



ANY THRUST REACTION BLOCK REQUIREMENTS FOR WATER MAIN AND TAP SIZE COMBINATIONS OTHER THAN THOSE SHOWN ABOVE WILL REQUIRE SPECIAL DESIGN APPROVAL BY THE DISTRICT.

THRUST BLOCKS REQUIRED FOR TAPS

Drawn: GDM/SMS
Date: MARCH 2011
Scale: N.T.S.
Revised: DECEMBER 2021
WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS
W-12

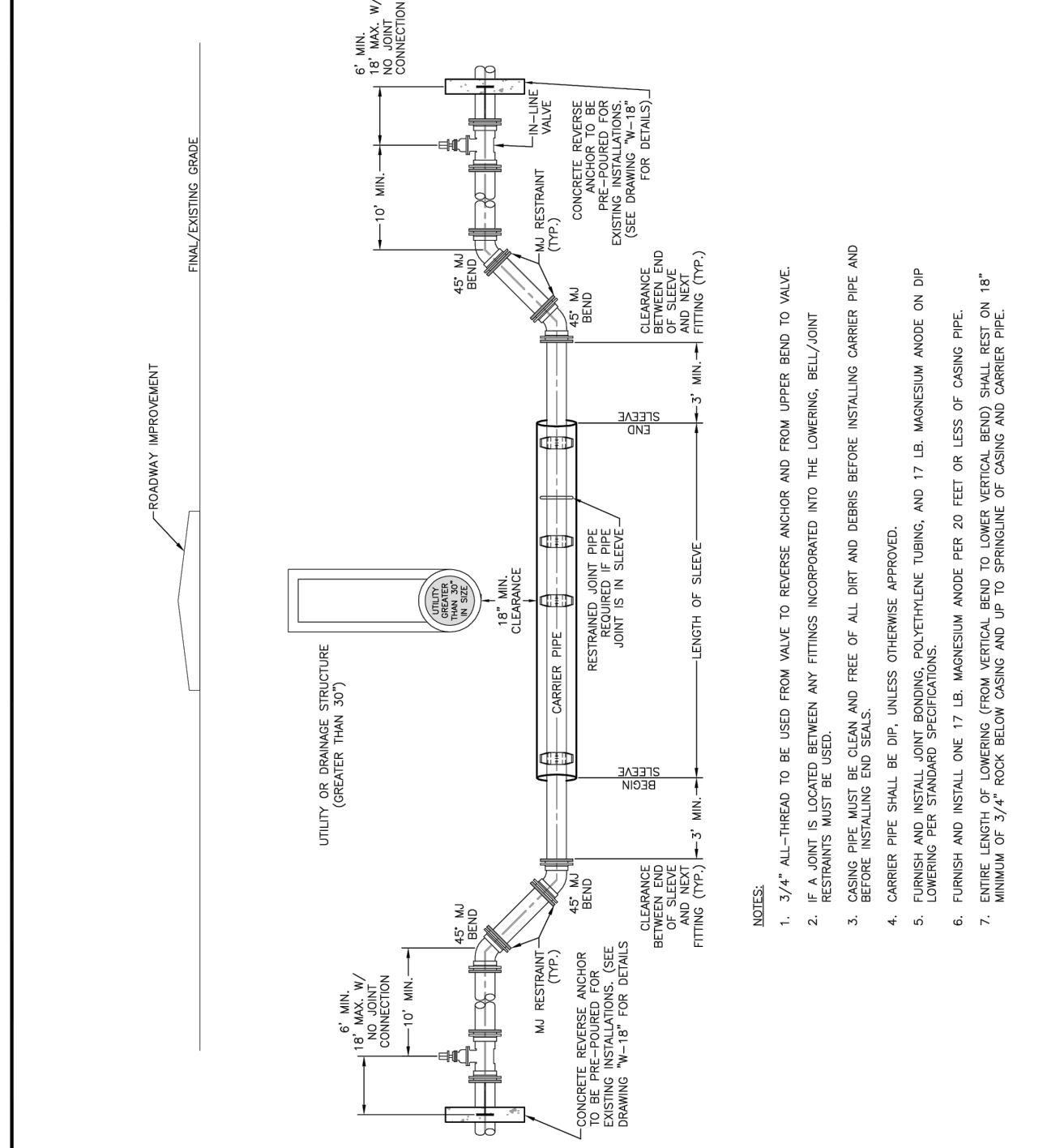


NOTES:

1. ALL DUCTILE IRON FITTINGS AND PIPE SHALL BE CATHODICALLY PROTECTED.
2. ALL FITTINGS SHALL HAVE MU RESTRAINTS.
3. EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND DISTRICT INSPECTOR'S DIRECTION.
4. RESTRAINED JOINTS ARE REQUIRED WITHIN THE LOWERING.
5. NO TAPS OR TEES ARE ALLOWED WITHIN THE LOWERING.
6. WHERE WATER MAIN CROSSES UNDER STORM SEWER, WASTEWATER, OR NON-POTABLE WATER INFRASTRUCTURE A MINIMUM OF 9 FEET IS REQUIRED BETWEEN THE CENTERLINE OF THE CROSSING AND THE FIRST JOINT.

LOWERING DETAIL - UTILITY CROSSING 30" & SMALLER

Drawn: SPS
Date: MARCH 2011
Scale: N.T.S.
Revised: DECEMBER 2021
WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS
W-19

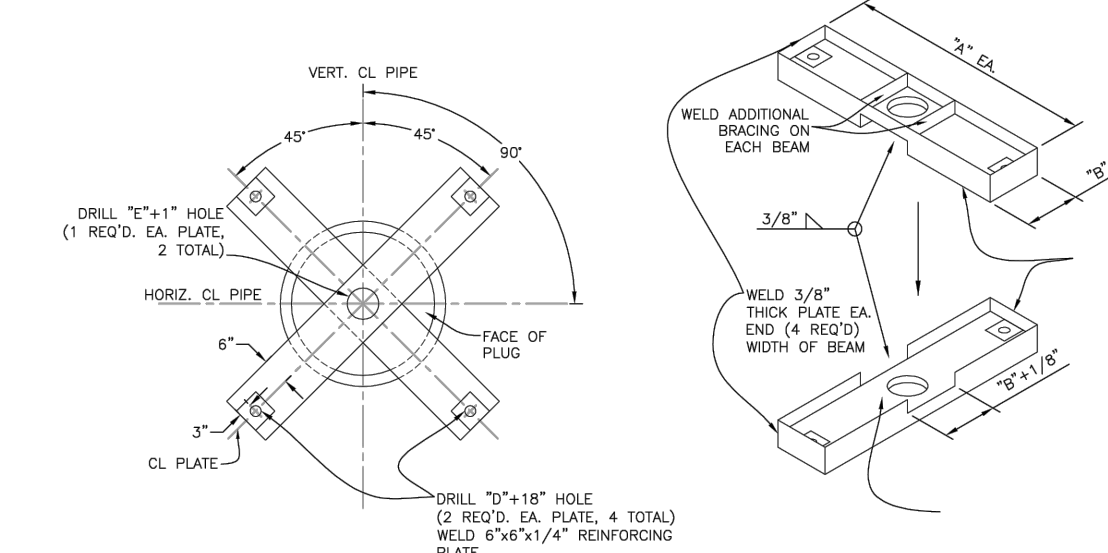


NOTES:

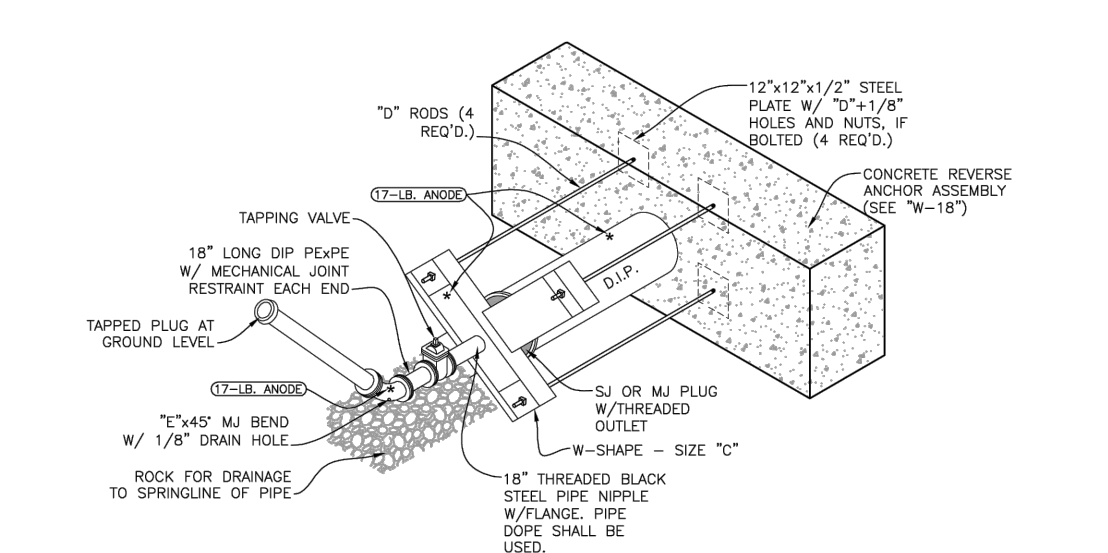
1. 3/4" ALL-THREAD TO BE USED FROM VALVE TO REVERSE ANCHOR AND FROM UPPER BEND TO VALVE.
2. IF A JOINT IS LOCATED BETWEEN ANY FITTINGS INCORPORATED INTO THE LOWERING, BELL/Joint RESTRAINTS MUST BE USED.
3. BEFORE INSTALLING END SEALS.
4. CARRIER PIPE SHALL BE DIP, UNLESS OTHERWISE APPROVED.
5. LOWERING AND INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE DISTRICT'S STANDARD SPECIFICATIONS FOR LOWERING.
6. FINISH AND INSTALL ONE 17 LB. MANDRELL ANCHOR PER 20 FEET OR LESS OF CARRYING PIPE.
7. ENTIRE LENGTH OF LOWERING (FROM VERTICAL BEND TO LOWER VERTICAL BEND) SHALL REST ON 18" MINIMUM OF 3/4" ROCK BELOW GRADING AND UP TO SPRINGLINE OF CARRYING AND CARRIER PIPE.

LOWERING DETAIL W/CASING UTILITY CROSSING GREATER THAN 30"

Drawn: SPS
Date: MARCH 2011
Scale: N.T.S.
Revised: DECEMBER 2021
WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS
W-20



REFER TO W-24 FOR ALL DIMENSIONS & SIZES
"E" = SIZE OF BLOW-OFF ASSEMBLY
(WHERE "E"=2", USE STANDARD BLOW-OFF ASSEMBLY, W-22)

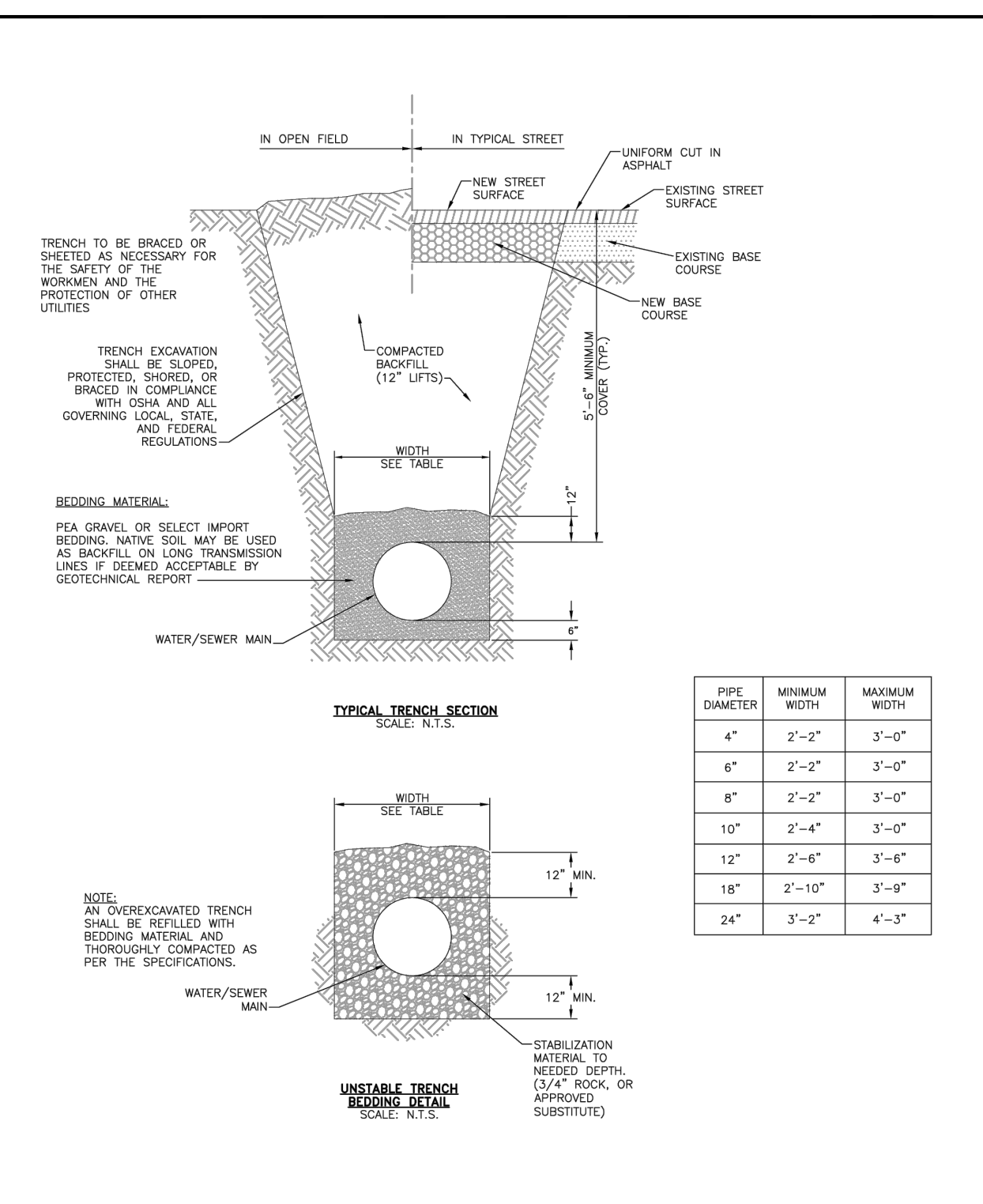


NOTES:

1. PIPE DOPE APPROVED FOR USE IN POTABLE WATER SYSTEMS MUST BE USED ON ALL THREADED JOINTS.
2. ENTIRE BLOW-OFF ASSEMBLY MUST BE FULLY SUPPORTED SO NO LOAD BEARS ON BLOW-OFF PIPING.
3. IF APPROPRIATE LOCATION FOR DISCHARGED WATER CANNOT BE REACHED BY ROLLING THE BEND, ADDITIONAL BENDS MAY BE REQUIRED.
4. COAT TE-RODS, BEAMS, AND BLACK IRON PIPE WITH EPOXY POLYAMIDE COATING, 10 MILS THICK MIN.

TEMP & PERMANENT BLOW-OFF ASSEMBLIES FOR MAINS 12" & GREATER

Drawn: GDM/SMS
Date: MARCH 2011
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WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS
W-23



PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	2'-2"	3'-0"
6"	2'-2"	3'-0"
8"	2'-2"	3'-0"
10"	2'-4"	3'-0"
12"	2'-6"	3'-6"
18"	2'-10"	3'-9"
24"	3'-2"	4'-3"

TYPICAL TRENCH CROSS-SECTION

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WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS
W-14

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WATER DETAILS (2)
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

PCD FILE NO. PPR2615
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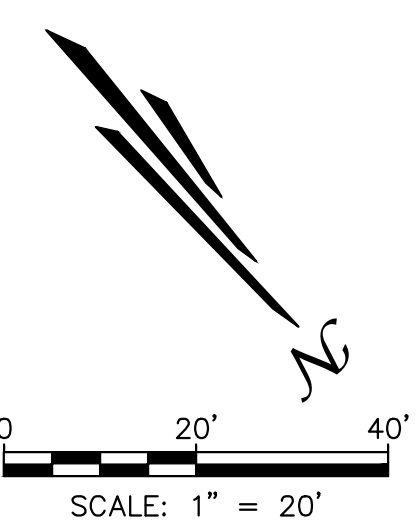
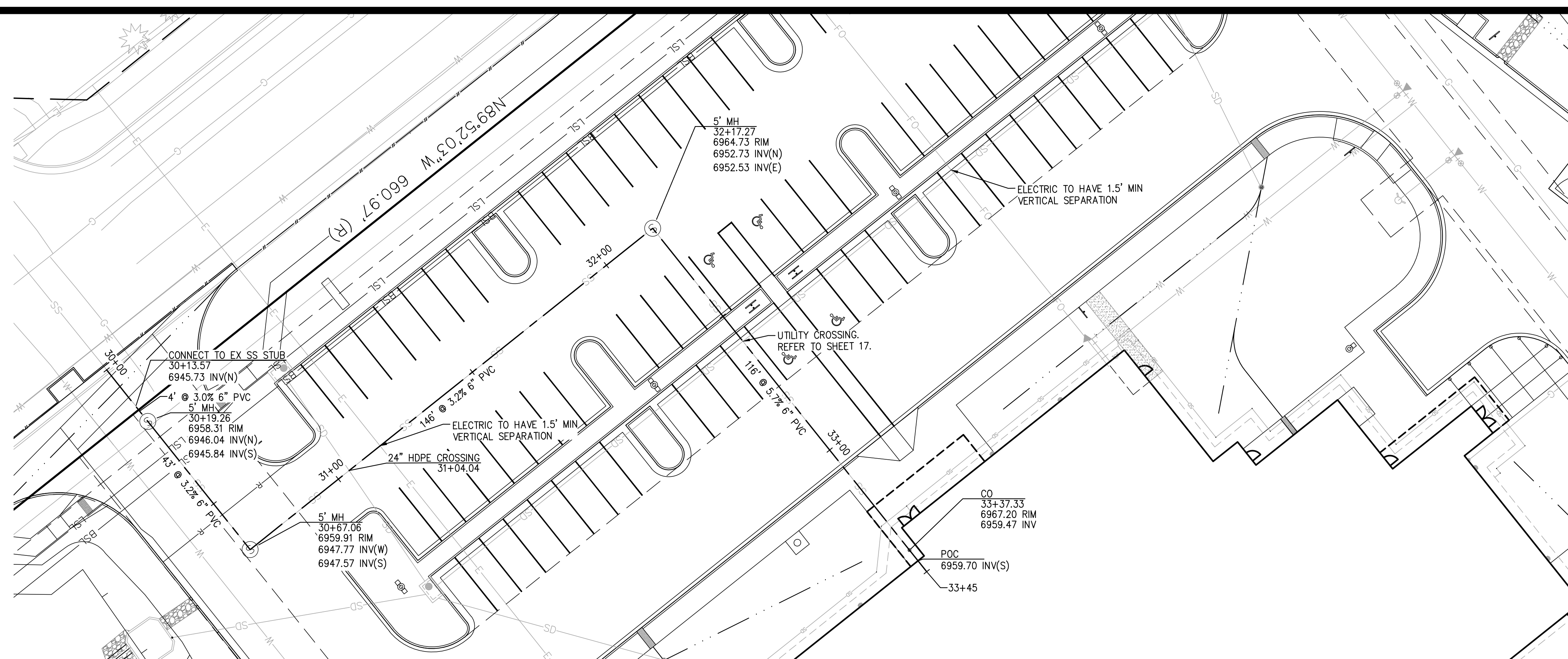
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JOB NO.: C01517

26 OF 38
BRIAN CAMPBELL
COLORADO P.E. #40196

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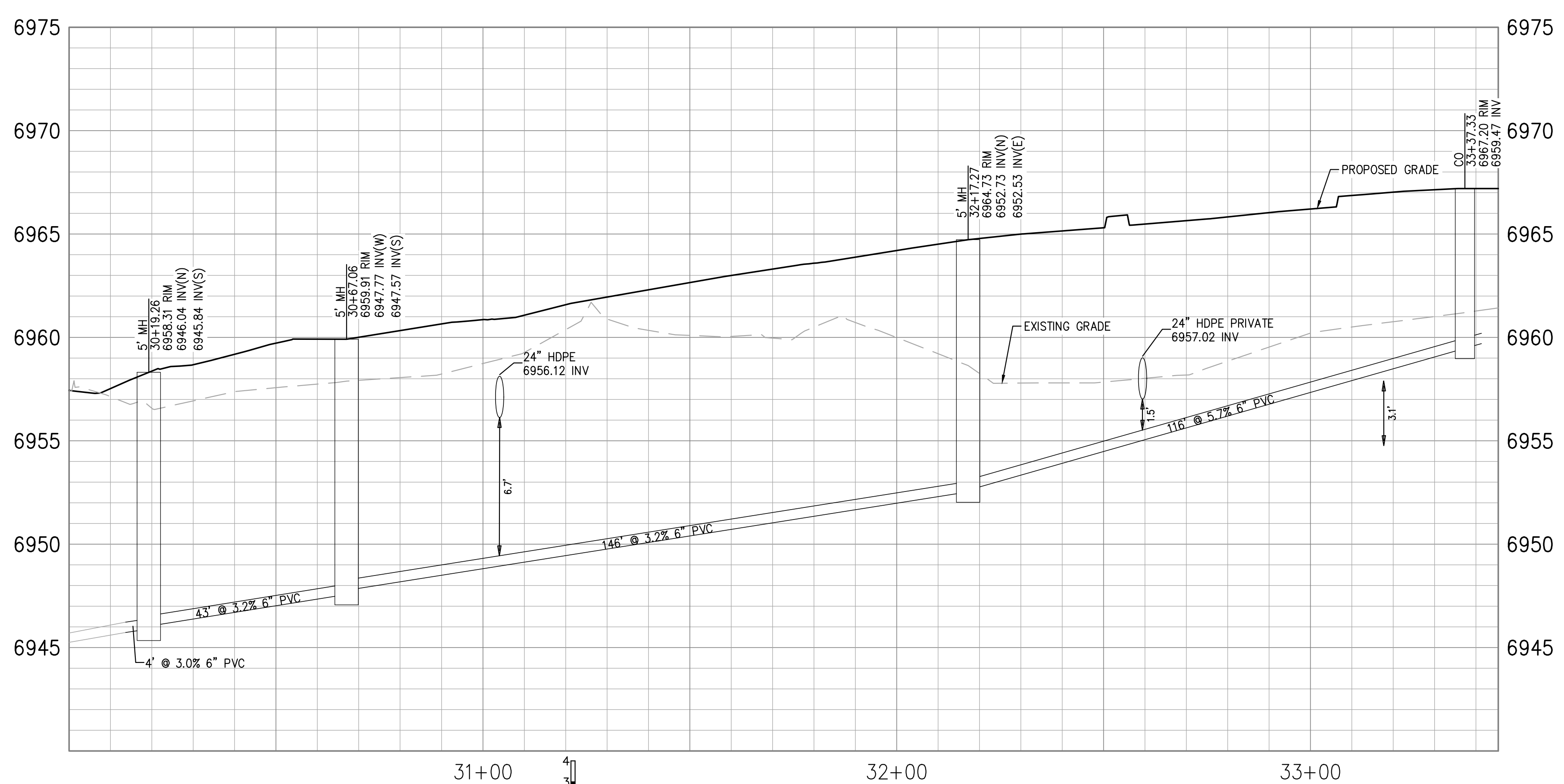
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SYMBOLS LEGEND

---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
---	ROW LINE
---	BUILDING SETBACK LINE
- - - -	PROPOSED EASEMENT
---	LIMIT OF 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 TOP OF POND
---	PROPOSED BOTTOM OF POND
---	PROPOSED SIGN
---	PROPOSED SS CLEANOUT
---	PROPOSED BACKFLOW PREVENTOR
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	PROPOSED STREET LIGHT
---	EXISTING INLET
---	PROPOSED INLET
---	PROPOSED STORM INFRASTRUCTURE
---	PROPOSED STORM MANHOLE
---	PROPOSED TEE / THRUST BLOCK
---	PROPOSED FLARED-END SECTION
---	EXISTING SANITARY SEWER MANHOLE

SANITARY SEWER PLAN



SANITARY SEWER PROFILE

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BENCHMARK:
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JOB NO. C01517	

27
OF
38

BRIAN CAMPBELL
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SEWER P&P
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HIGHMARK SCHOOL DEVELOPMENT
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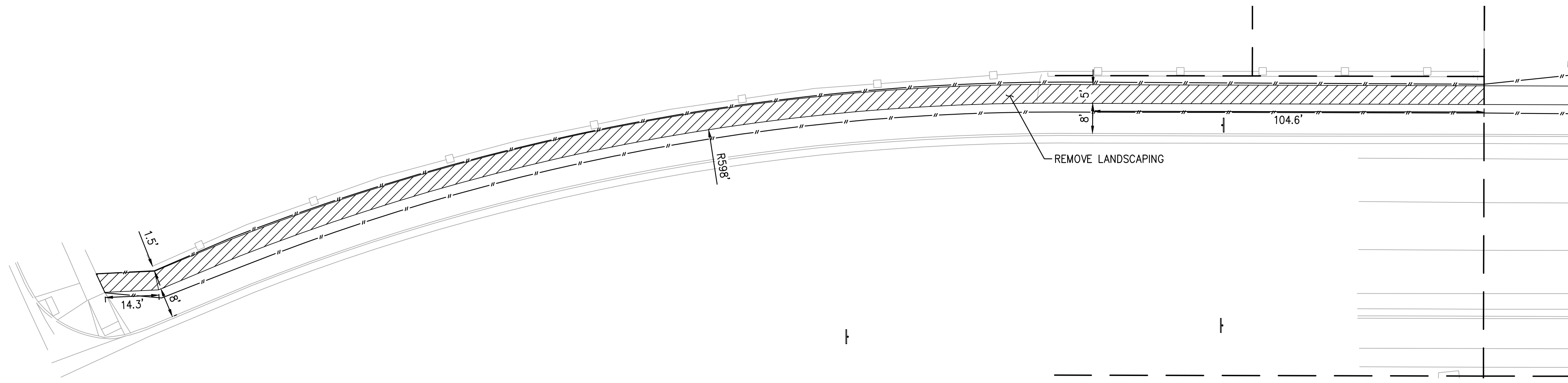
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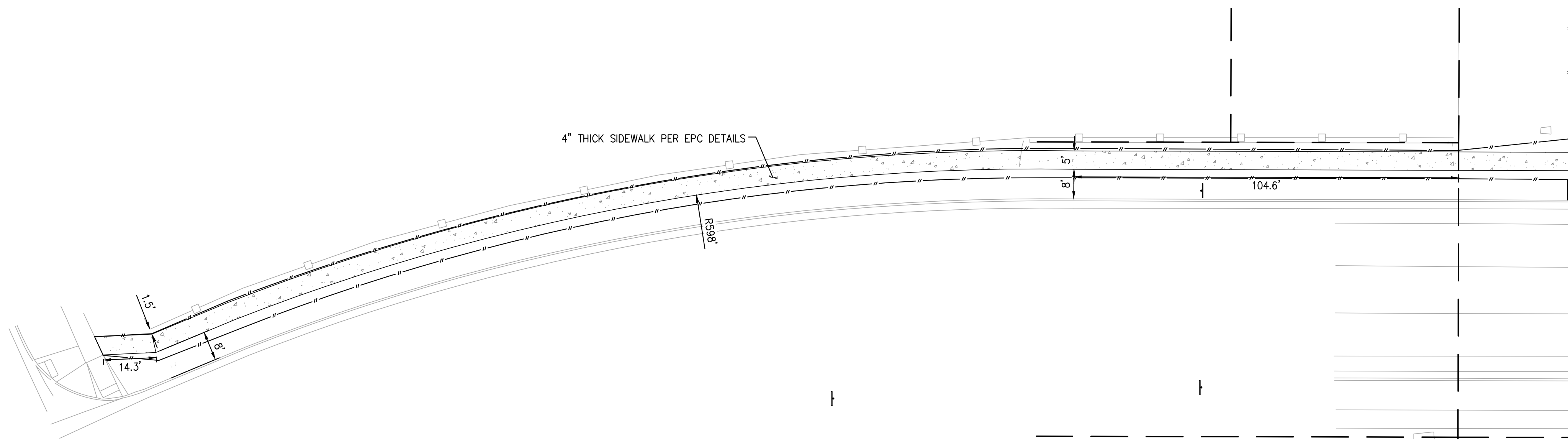
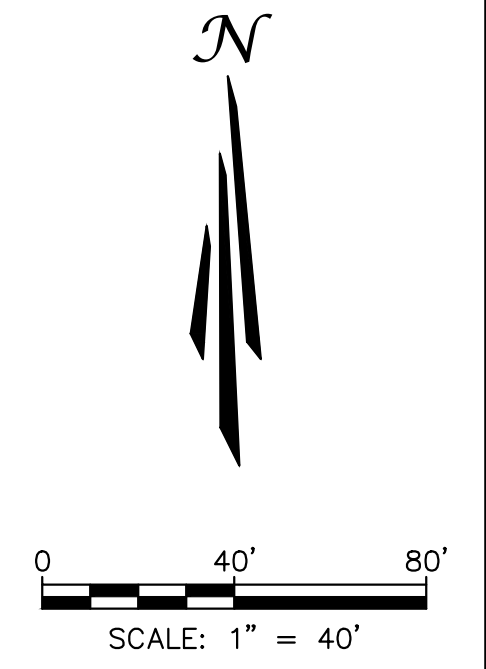
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OFFSITE PED DEMO PLAN



OFFSITE PED HORIZONTAL CONTROL PLAN

SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ ROW LINE
- BUILDING SETBACK LINE
- - - PROPOSED EASEMENT
- LIMIT OF DISTURBANCE
- PROPOSED FENCE
- PROPOSED RIDGELINE
- PROPOSED GRADE BREAK
- PROPOSED TOP OF POND
- PROPOSED BOTTOM OF POND
- PROPOSED SWALE
- BSL — BUILDING SETBACK LINE
- LSL — LANDSCAPE SETBACK LINE
- PROPOSED FLAGPOLE
- ⊕ PROPOSED SIGN
- ⊙ PROPOSED SS CLEANOUT
- ⊙ PROPOSED BACKFLOW PREVENTOR
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED STREET LIGHT
- ⊙ EXISTING INLET
- ⊙ PROPOSED INLET
- ⊙ PROPOSED STORM INFRASTRUCTURE
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED TEE / THRUST BLOCK
- ⊙ PROPOSED FLARED-END SECTION
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ PROPOSED LIGHT DUTY ASPHALT
- ⊙ PROPOSED LIGHT DUTY ASPHALT

NO.	DESCRIPTION	BY	DATE

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Dellis

OFFSITE SIDEWALK HORIZONTAL CONTROL PLAN

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

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COLORADO P.E. #40196

2/6/2024 Internal Review #1 FOR REVIEW ONLY - NOT FOR CONSTRUCTION

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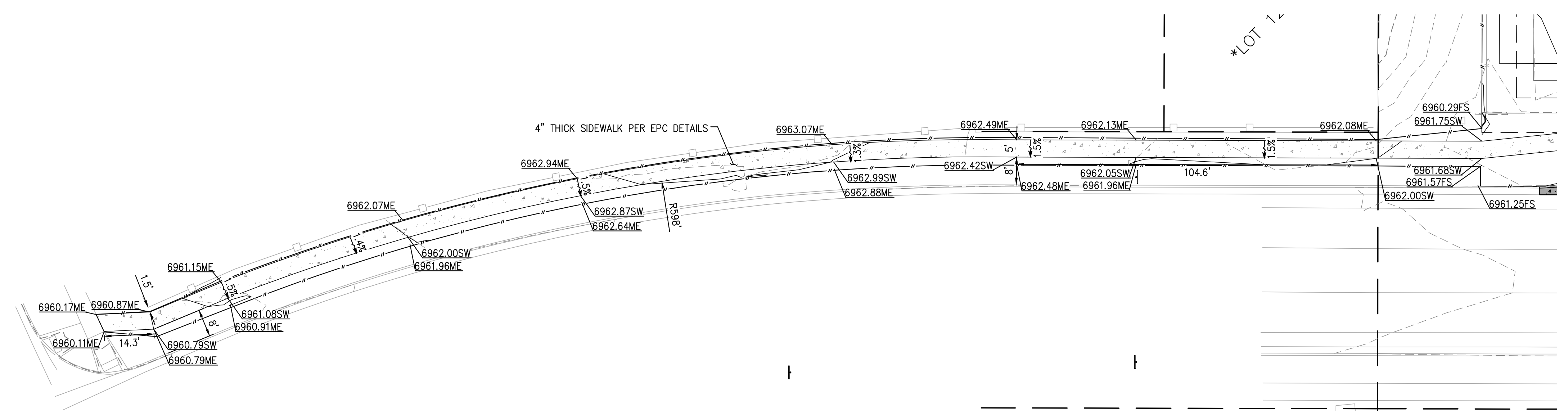
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DATE:	JOB NO. C01517

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BRIAN CAMPBELL
COLORADO P.E. #40196

OFFSITE PED GRADING 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
- 5.2% — PROPOSED SLOPE
- EXISTING INLET
- PROPOSED INLET
- PROPOSED STORM INFRASTRUCTURE
- PROPOSED STORM MANHOLE
- PROPOSED TEE / THRUST BLOCK
- PROPOSED FLARED-END SECTION
- EXISTING SANITARY SEWER MANHOLE

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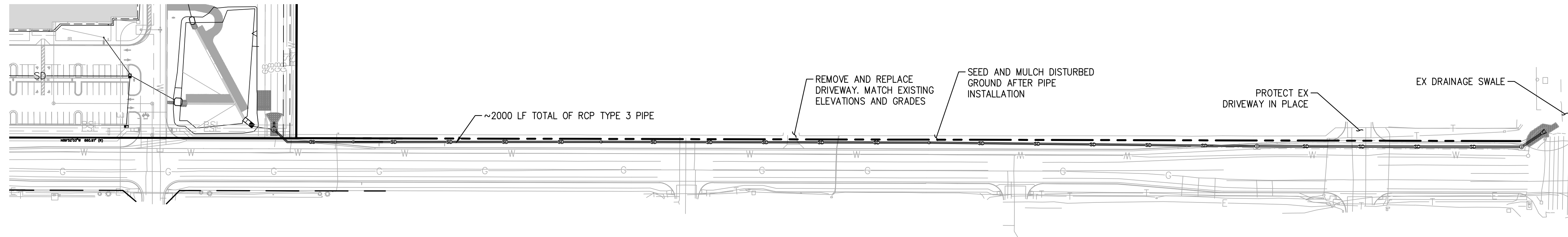
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2/6/2024 Internal Review #1

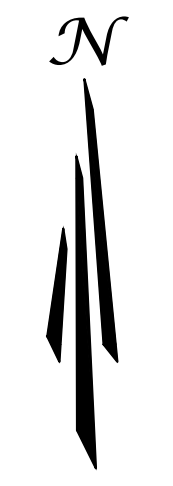
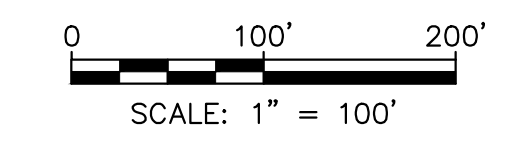
Jun 26, 2024 - 3:13pm by emilsson X:\ENGINEERING\01\015170 - Honor Charter School - Payson, CO\ENG\Construction Drawings\015170_00.dwg



OFFSITE OVERALL STORM PLAN

SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROW LINE
- BUILDING SETBACK LINE
- - - PROPOSED EASEMENT
- - - LIMIT OF 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 TOP OF POND
- — PROPOSED BOTTOM OF POND
- — PROPOSED SIGN
- — PROPOSED SS CLEANOUT
- — PROPOSED BACKFLOW PREVENTOR
- — EXISTING FIRE HYDRANT
- — PROPOSED FIRE HYDRANT
- — EXISTING STREET LIGHT
- — EXISTING INLET
- — PROPOSED INLET
- — PROPOSED STORM INFRASTRUCTURE
- — PROPOSED STORM MANHOLE
- — PROPOSED TEE / THRUST BLOCK
- — PROPOSED FLARED-END SECTION
- — EXISTING SANITARY SEWER MANHOLE



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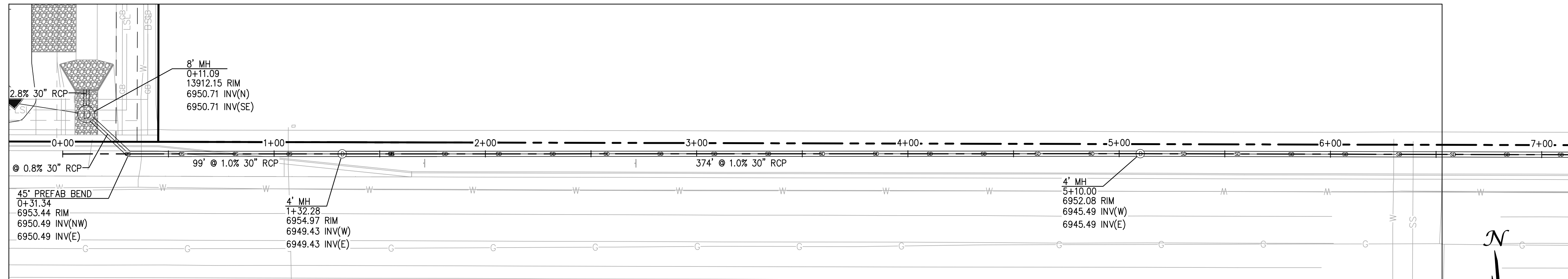
BASIS OF BEARINGS:
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BENCHMARK:
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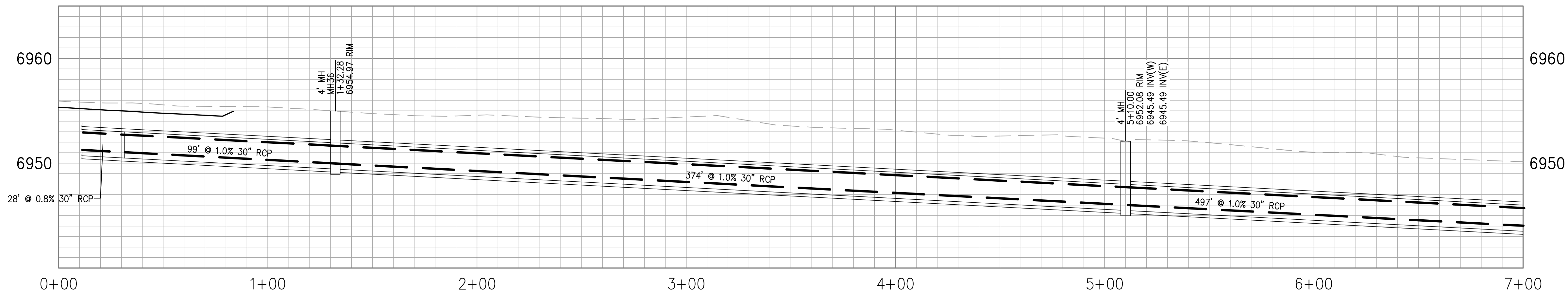
 320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com ENGINEERING ENVIRONMENTAL BUILDING LAND SURVEYING SURVEILLANCE 3001 East Cobble Denver 80112 Colorado Since 1964	OFFSITE OVERALL STORM PLAN HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR. PCD FILE NO. PPR2615 PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC. DRAWING CW DATE 11/11/2024 CHECKED DATE REVISION # DATE JOB NO. C01517
811 Know what's below Call before you dig.	UNAUTHORIZED CHANGES & USES NOTE TO CONTRACTOR BASIS OF BEARINGS: BENCHMARK:
OFFSITE OVERALL STORM PLAN	31 OF 38

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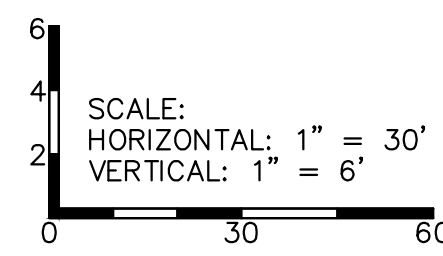
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OFFSITE STORM PLAN 1



OFFSITE STORM PROFILE 1



SYMBOLS LEGEND

- PROPERTY LINE
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- - - PROPOSED EASEMENT
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OFFSITE STORM P&P

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

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COLORADO P.E. #40196

32
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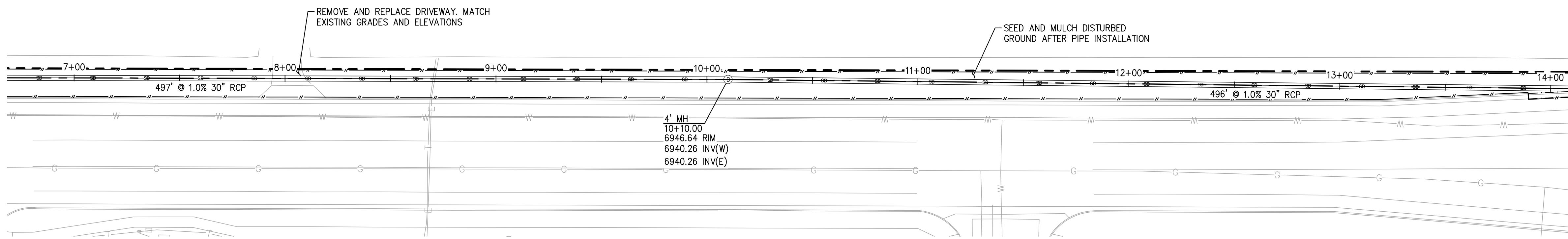
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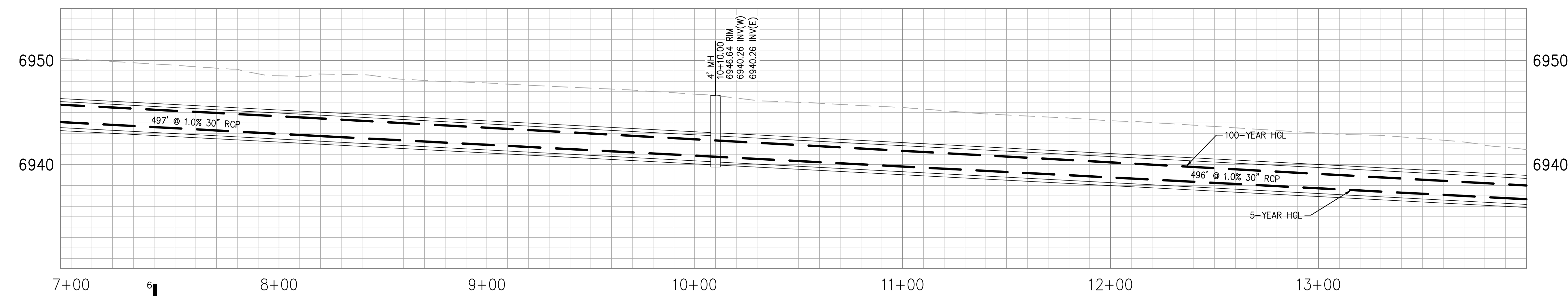
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- PROPOSED STORM MANHOLE
- PROPOSED TEE / THRUST BLOCK
- PROPOSED FLARED-END SECTION
- EXISTING SANITARY SEWER MANHOLE



OFFSITE STORM PLAN 2

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



OFFSITE STORM PROFILE 2

SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 6'

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1	NOI		

OFFSITE STORM P&P 2

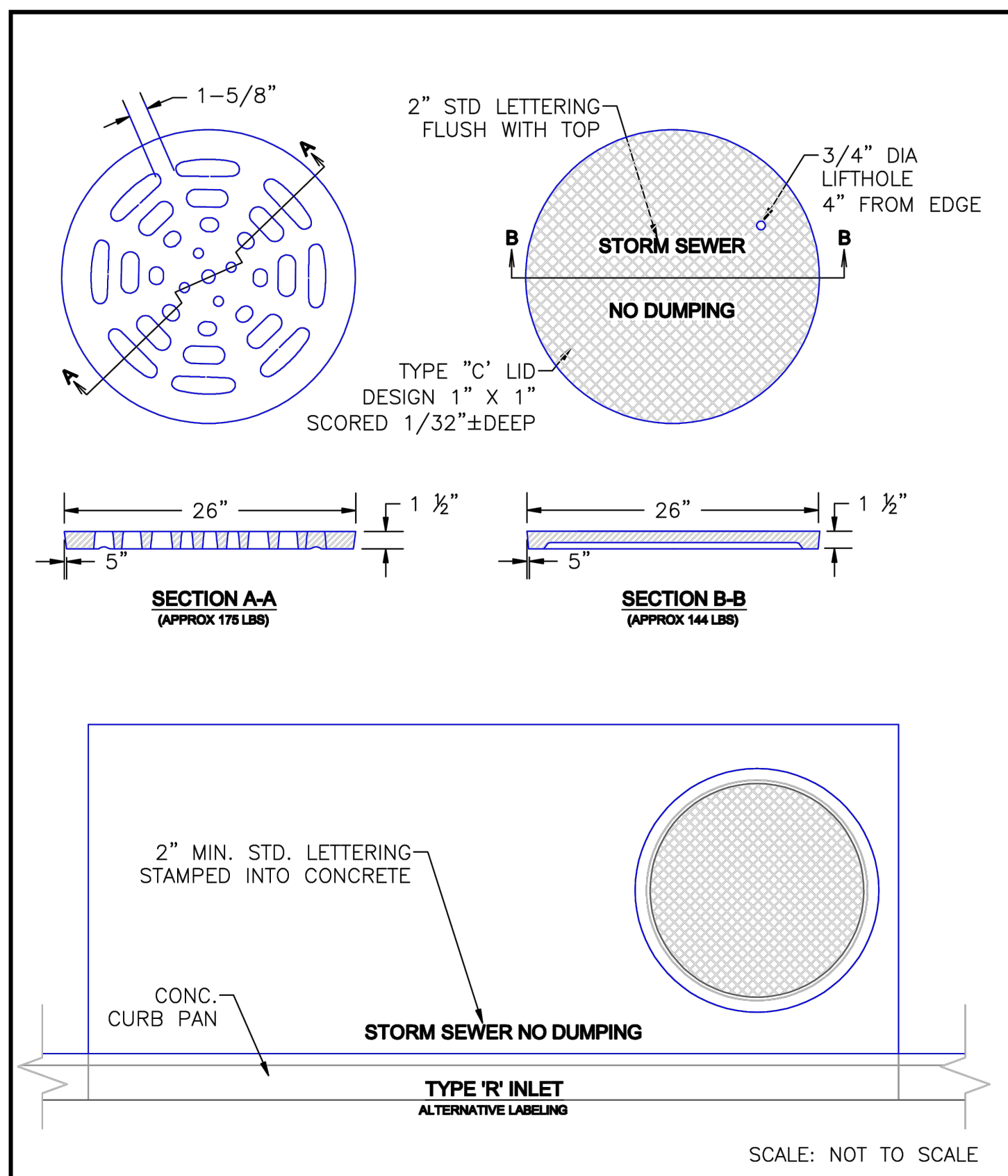
HONOR CHARTER SCHOOL
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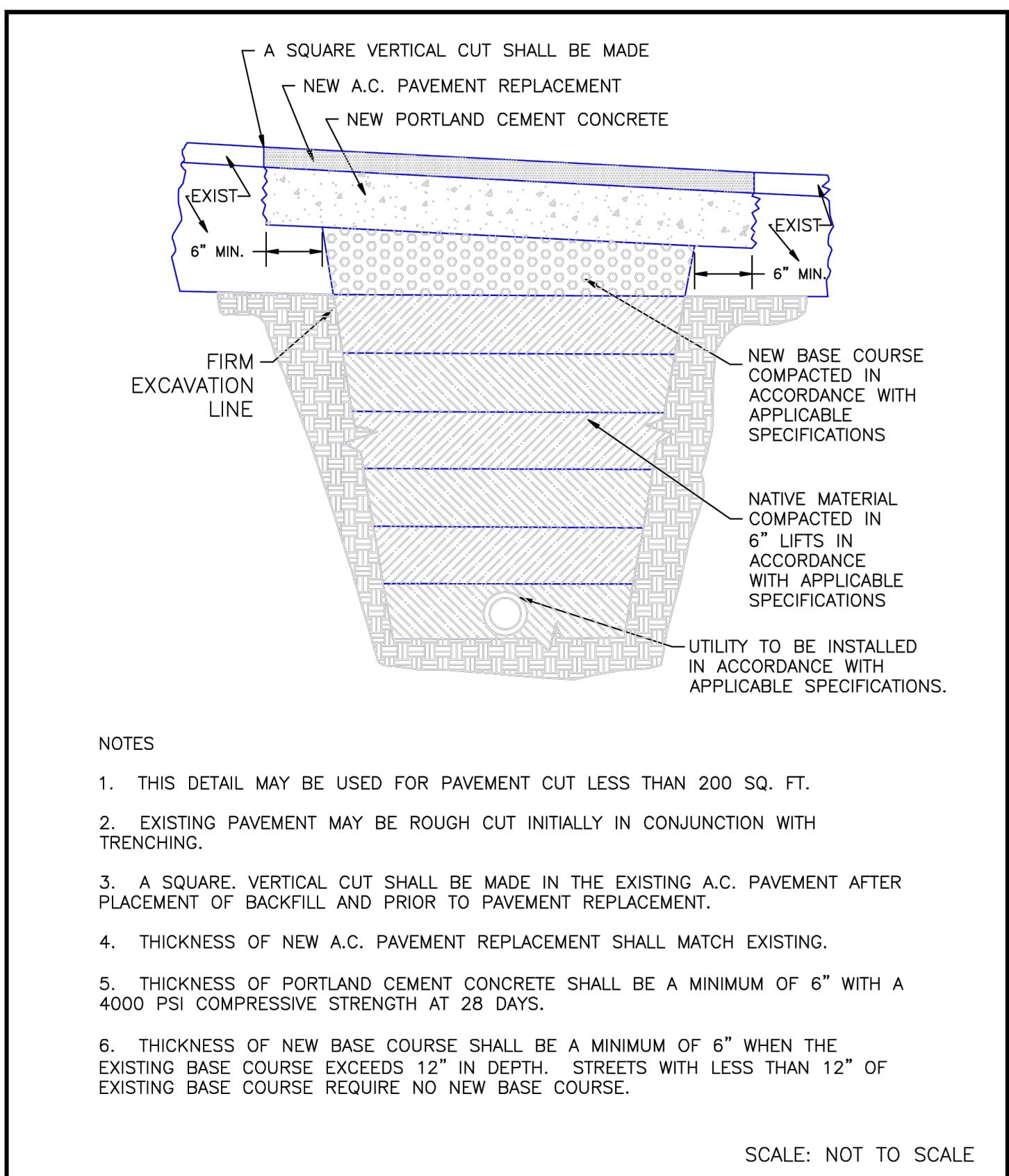
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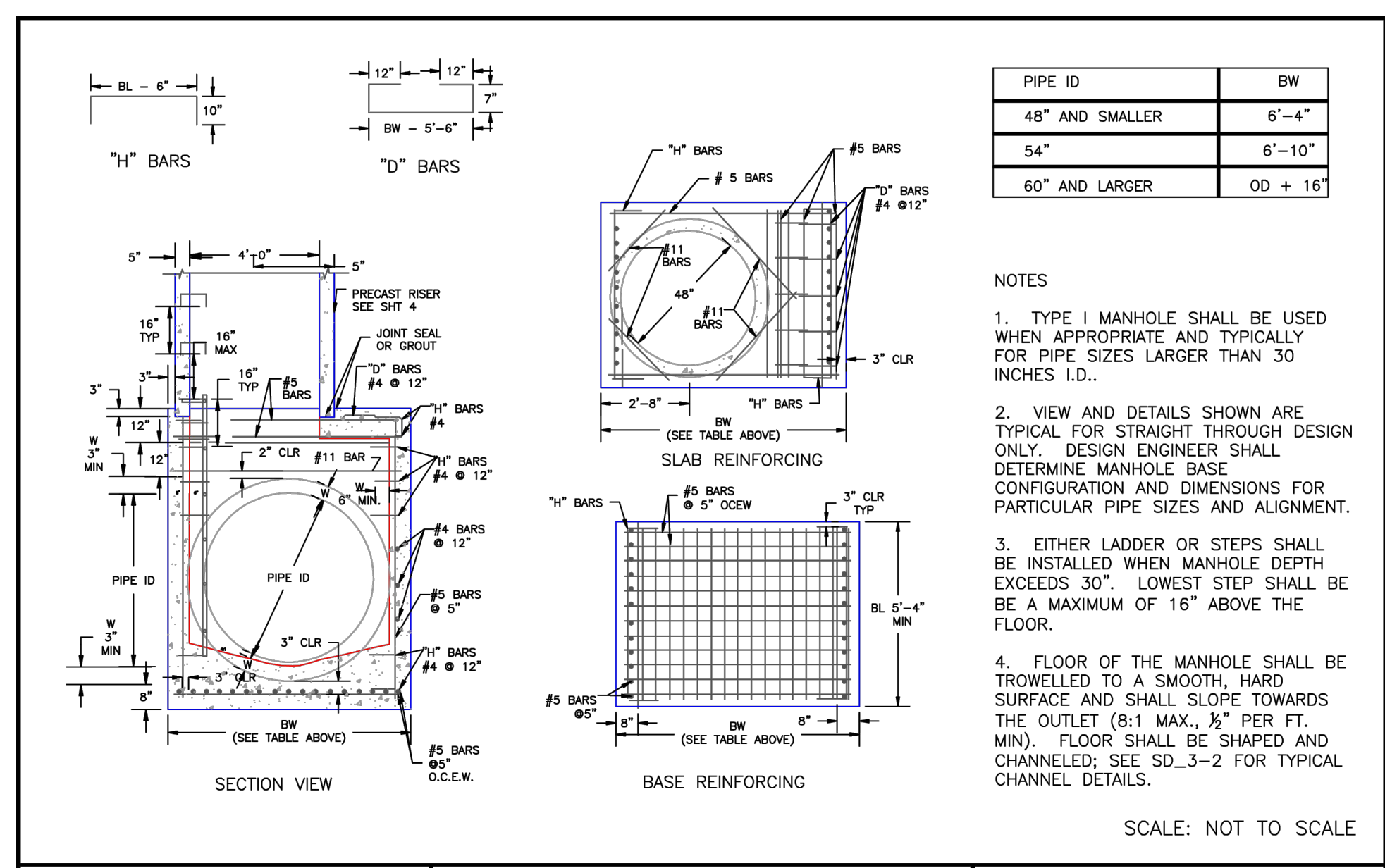
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DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing	FILE NAME: SD_3-5
APPROVED: André P. Brackin	REVISION DATE: 9/16/10	DEPARTMENT OF TRANSPORTATION



DATE APPROVED: 8/11/11	Utility Trench Repair Detail Newly Overlayed Pavement Standard Drawing	FILE NAME: SD_4-21
APPROVED: André P. Brackin	REVISION DATE: 11/10/04	DEPARTMENT OF TRANSPORTATION



DATE APPROVED: 7/9/09	Storm Sewer Manhole Detail Type I Standard Drawing	FILE NAME: SD_3-1
APPROVED: André Brackin	REVISION DATE: 7/9/09	DEPARTMENT OF TRANSPORTATION

OFFSITE STORM DETAILS

GENERAL NOTES

- DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN IN THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
- CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
- DESIGN LENGTH OF PIPE OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH ON THE PLANS.
- END SECTIONS FOR CURB ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
- GALVANIZED TOE PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH 3/8" DIA. GALVANIZED BOLTS, NUTS AND WASHERS.
- GALVANIZED STEEL SHALL CONFORM TO A513, M 218 OR M 232.
- CONCRETE PIPE JOINT FASTENERS WHERE SHOWN ON PLANS SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE 15 LF REQUIREMENT. PLASTIC END SECTIONS SHALL NOT BE USED.
- CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER.
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- THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
- AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE CDDT PROJECT ENGINEER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO A513, M 218 OR M 232.

CONCRETE AND METAL END SECTIONS

STANDARD PLAN NO. M-603-10

Standard Sheet No. 1 of 1

Issued by the Project Development Branch: July 31, 2019

Project Sheet Number:

Computer File Information Creation Date: 07/31/19 Designer Initials: JBK Last Modification Date: 07/31/19 Detailer Initials: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Date: _____ Comments: _____ Date: _____ Comments: _____ Date: _____ Comments: _____	Colorado Department of Transportation 2828 West Howard Place CDDT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9921 FAX: 303-757-9968 Project Development Branch JBK	PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC. BRIAN CAMPBELL COLORADO P.E. #40196
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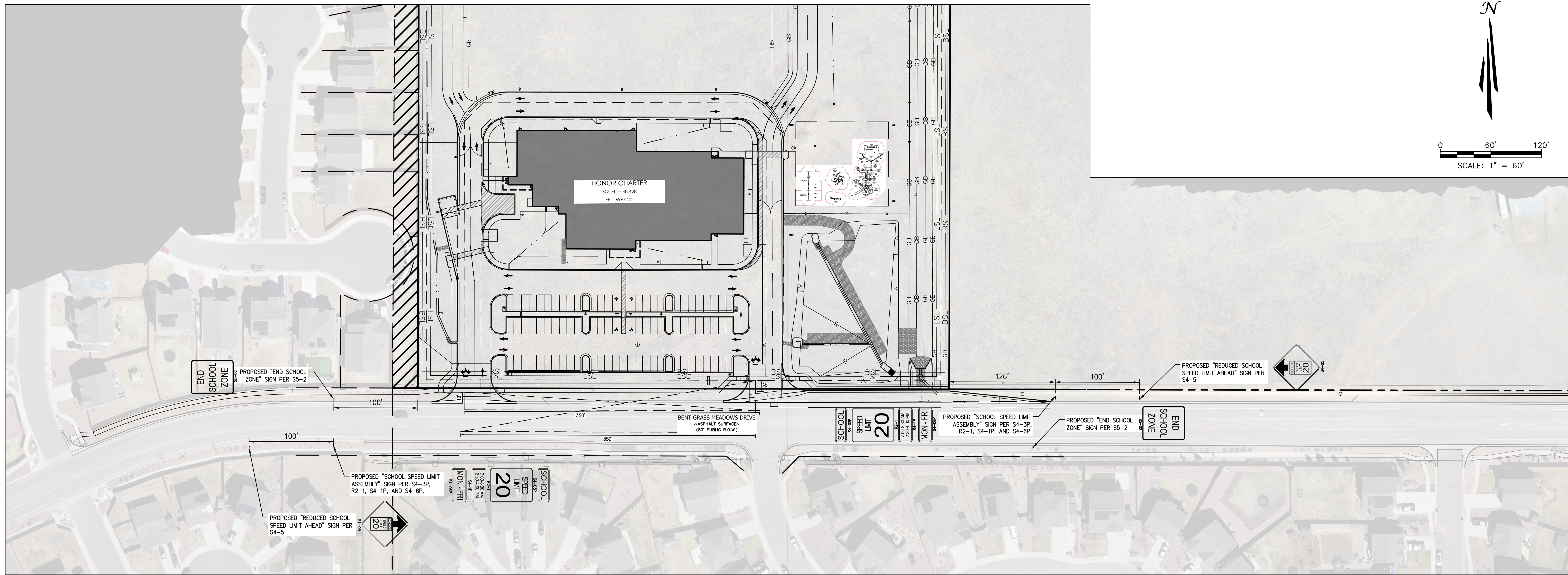
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OFFSITE SIGNAGE AND STRIPING PLAN

NOTES:

ALL INSTALL PAVEMENT STRIPING TO BE 4-INCH EPOXY SOLID WHITE PER MUTCD FIGURE 3B-11.

WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT NO PARKING-FIRE LANE SIGNS APPROVED BY THE FIRE CODE OFFICIAL AND COMPLY WITH THE MOST CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY SECTION D103.6.1, D103.6.2, OR D103.6.3, AND INDICATE THE EXTENT OF THE NO PARKING ZONE.

DRAWING DETAIL LIST (DDL)

SIGN NAME	MUTCD DETAIL
R2-1	SPEED LIMIT 20
S5-2	END SCHOOL ZONE
S4-3P	SCHOOL PLAQUE
S4-1P	APPLICABLE TIME PLAQUE
S4-6P	MON-FRI PLAQUE
S4-5	REDUCED SCHOOL SPEED LIMIT AHEAD

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- LIMIT OF DISTURBANCE
- PROPOSED FENCE
- PROPOSED RIDGELINE
- PROPOSED GRADE BREAK
- PROPOSED TOP OF POND
- PROPOSED BOTTOM OF POND
- PROPOSED SWALE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED FLAGPOLE
- PROPOSED SIGN
- PROPOSED SS CLEANOUT
- PROPOSED BACKFLOW PREVENTOR
- EXISTING FIRE HYDRANT
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- PROPOSED FLARED-END SECTION
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED RIP RAP
- △ STOPPING SIGHT TRIANGLE

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DATE:

JOB NO. C01517

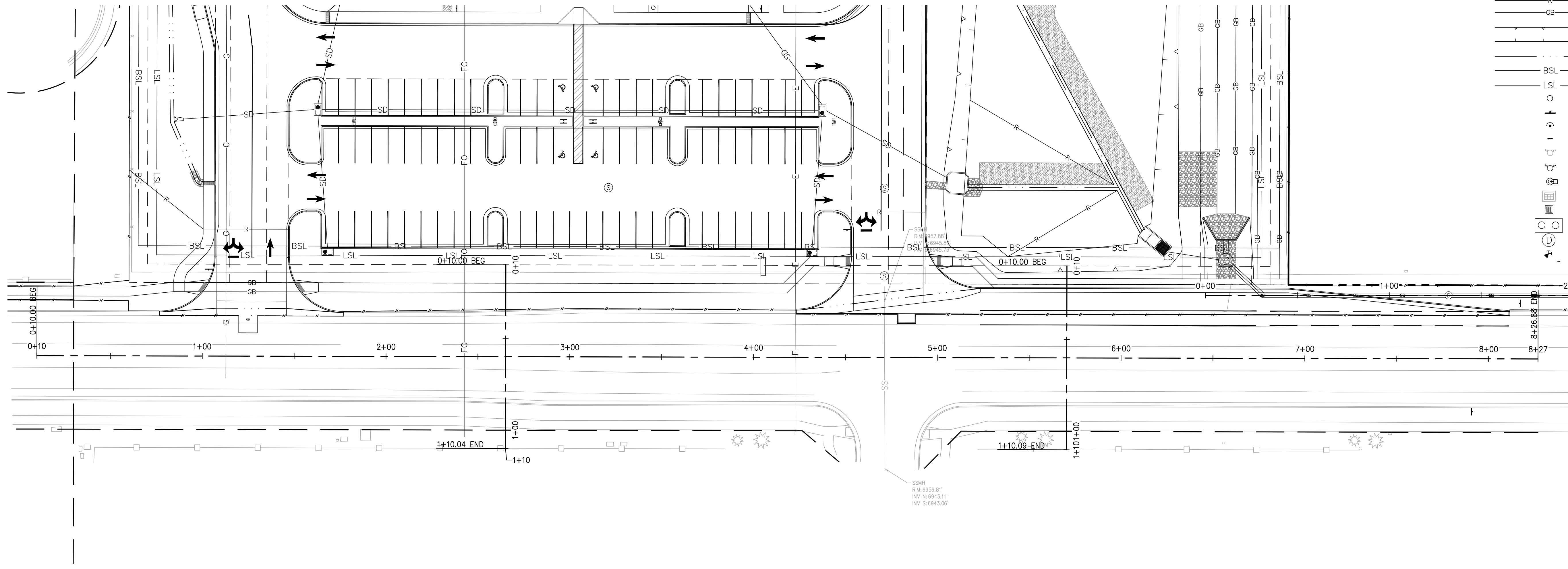
2/6/2024 Internal Review #1

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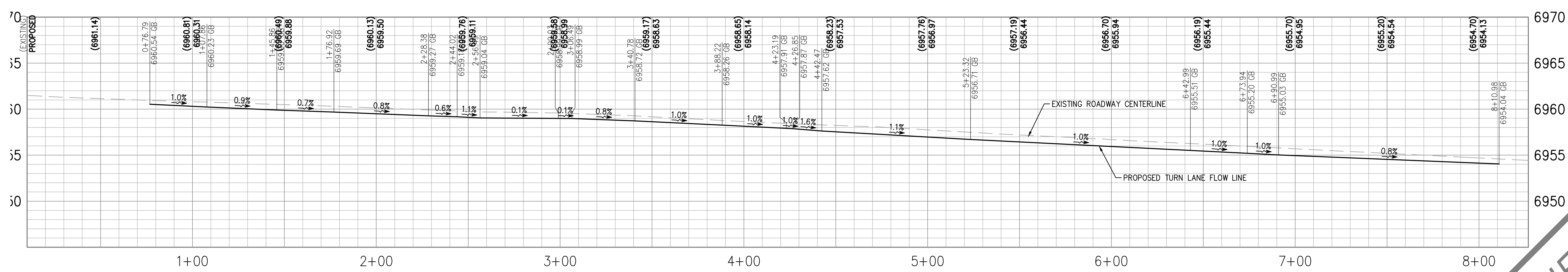
BRIAN CAMPBELL
COLORADO P.E. #40196

SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ ROW LINE
- BUILDING SETBACK LINE
- - - PROPOSED EASEMENT
- LIMIT OF DISTURBANCE
- PROPOSED FENCE
- PROPOSED RIDGELINE
- PROPOSED GRADE BREAK
- PROPOSED TOP OF POND
- PROPOSED BOTTOM OF POND
- PROPOSED SWALE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED FLAGPOLE
- PROPOSED SIGN
- PROPOSED SS CLEANOUT
- PROPOSED BACKFLOW PREVENTOR
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING INLET
- PROPOSED INLET
- PROPOSED STORM INFRASTRUCTURE
- PROPOSED STORM MANHOLE
- PROPOSED TEE / THRUST BLOCK



ROADWAY HORIZONTAL CONTROL PLAN



ROADWAY HORIZONTAL CONTROL PLAN

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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.

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PCD FILE NO. PPR2615

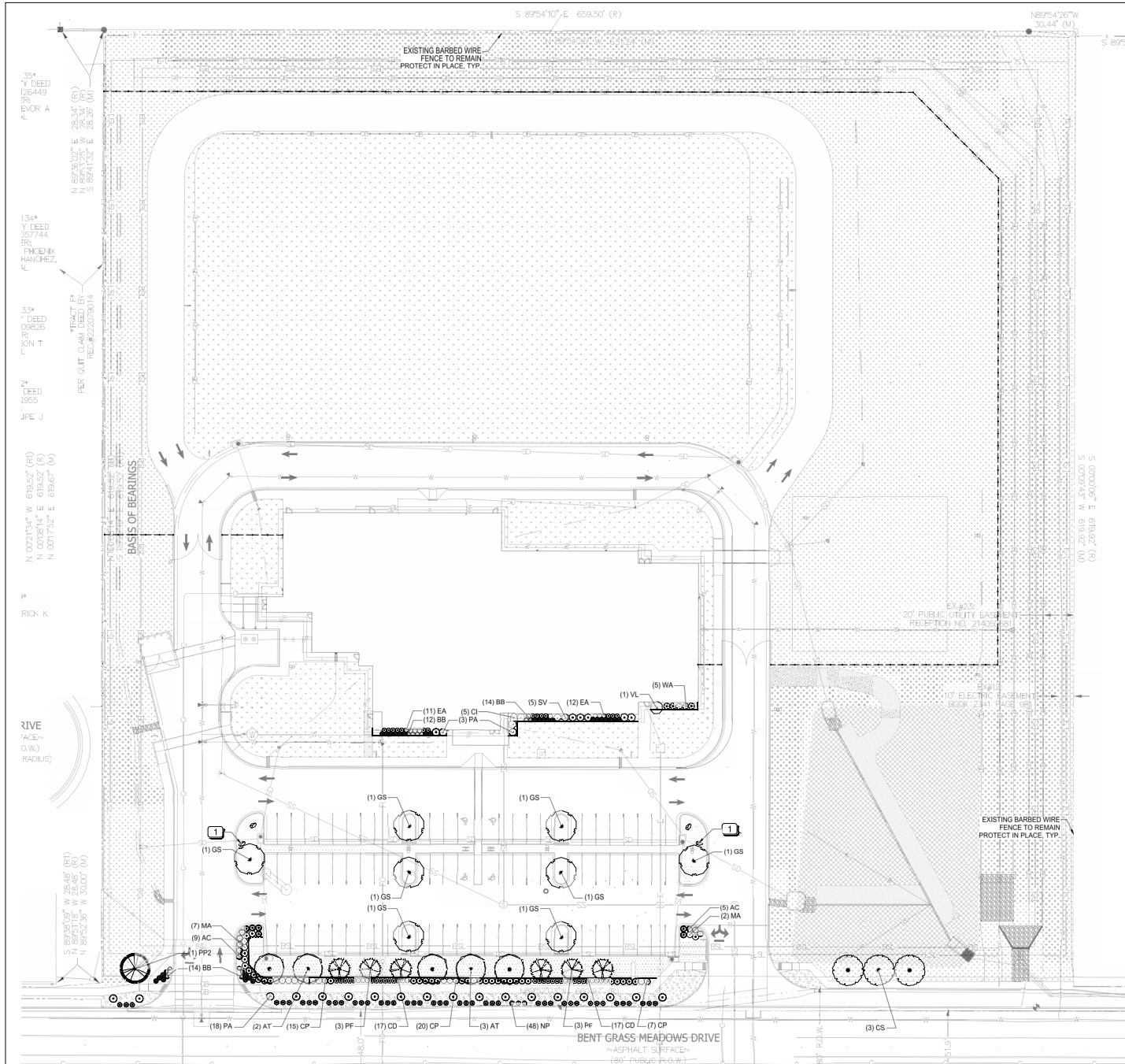
PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.



Jun 26, 2024 - 3:14pm by emerson_x3.ENGINEERING.CO\015170 - Honor Charter School - Payson, CO\ENGINEERING.CO\015170 - Bent Grass Meadows Drive Horizontal Control Plan Drawings\015170_255C.dwg

<p>TAIT & ASSOCIATES ENGINEERING ENVIRONMENTAL BUILDING LAND 3001 East Colfax, Denver, Colorado 80202 www.tait.com p: 970.613.1447</p>	<p>320 North Lincoln Avenue Loveland, CO 80537</p>
<p>BENT GRASS MEADOWS DRIVE HORIZONTAL CONTROL PLAN</p>	<p>HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR.</p>
<p>DATE: 11/11/2024 CHECKED: [] DATE: [] REVISION #: [] DATE: [] JOB NO. C01517</p>	<p>REVISIONS NO. DESCRIPTION BY DATE</p>
<p>2/6/2024 Internal Review #1</p>	<p>FOR REVIEW ONLY - NOT FOR CONSTRUCTION</p>

BRIAN CAMPBELL
COLORADO P.E. #40196

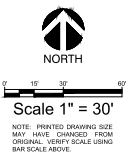


LANDSCAPE CALCULATIONS

SITE INFORMATION:	
AUTHORITY HAVING JURISDICTION:	CITY OF PEYTON, CO
ZONING:	BENT GRASS PLANNED UNIT DEVELOPMENT (PUD142)
TOTAL SITE AREA:	381,129 SF
STREETSCAPE LANDSCAPE	
STREETSCAPE @ BENT GRASS MEADOWS DRIVE:	631 LF
SETBACK REQUIRED:	10 LF
SETBACK PROVIDED:	10
TREES REQUIRED:	21 TREES (1 PER 30 LF)
DECIDUOUS TREES PROVIDED:	9 TREES
EVERGREEN TREES:	7 TREES (41%)
TOTAL TREES:	16 TREE CREDITS*
PARKING LOT ISLANDS:	
NUMBER OF PARKING SPACES:	82
TREES REQUIRED:	6 TREES (1 PER 15 PARKING SPACES)
TREES PROVIDED:	8 TREES
PARKING LOT SCREENING:	PROVIDED
INTERNAL LANDSCAPE:	
LANDSCAPE AREA REQUIRED:	10,587 SF (3%)
LANDSCAPE AREA PROVIDED:	230,625 SF (74.3%)
TREES REQUIRED:	39 TREES (1 TREE PER 500 SF)
TREES PROVIDED:	27 TREES
SHRUBS PROVIDED:	255 SHRUBS (10 SHRUBS EQUALS 1 TREE)
LIVE GROUNDCOVER REQUIRED:	5,887 SF (3%)
LIVE GROUNDCOVER PROVIDED:	244,712 SF (1251.27%)
TOTAL TREES:	52 TREE CREDITS
BUFFER LANDSCAPE:	
NORTH BUFFER:	
LANDSCAPE AREA REQUIRED:	631 LF
LANDSCAPE AREA PROVIDED:	15 LF
TREES REQUIRED:	21 TREES (1 PER 25 LF)
DECIDUOUS TREES PROVIDED:	0 TREES
EVERGREEN TREES:	0 TREES
TOTAL TREES:	0 TREE CREDITS*
EAST BUFFER:	
LANDSCAPE AREA REQUIRED:	620 LF
LANDSCAPE AREA PROVIDED:	15 LF
TREES REQUIRED:	21 TREES (1 PER 30 LF)
DECIDUOUS TREES PROVIDED:	0 TREES
EVERGREEN TREES:	0 TREES
TOTAL TREES:	0 TREE CREDIT*
WEST BUFFER:	
LANDSCAPE AREA REQUIRED:	620 LF
LANDSCAPE AREA PROVIDED:	15 LF
TREES REQUIRED:	25 TREES (1 PER 25 LF)
DECIDUOUS TREES PROVIDED:	0 TREES
EVERGREEN TREES:	0 TREES
TOTAL TREES:	0 TREE CREDIT*

* PROJECT IS ZONING EXEMPT.

SEE SHEET LP-4 FOR PLANT SCHEDULE



National Professional Landscaper

EVERGREEN DESIGN GROUP
855.445.6457
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTS

KENNETH BLARES
2022014
06/26/2026

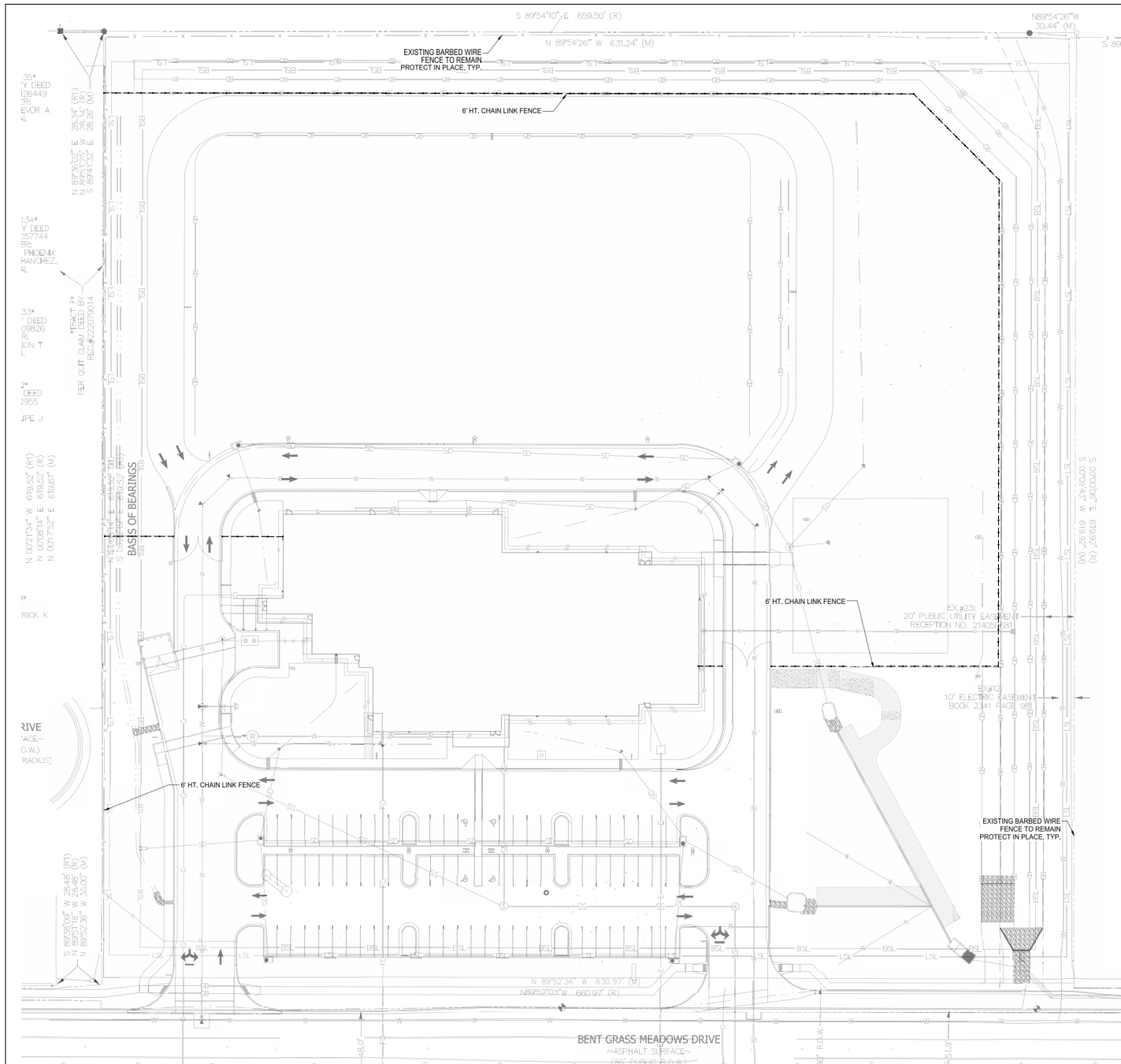
HONOR CHARTER
ACADEMY
BENT GRASS MEADOWS DRIVE
PEYTON, CO

SCHEMATIC LANDSCAPE PLANTING PLAN

Date	Comment

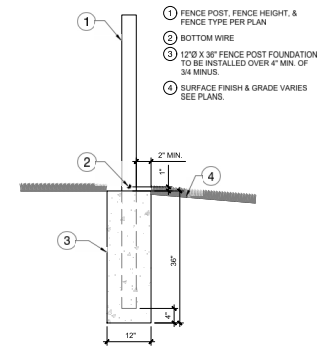
Project Number
Date 06/26/2026
Drawn By JML
Checked By KB

LP-1



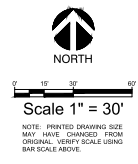
FENCING

FENCE TO BE 6 CHAIN LINK FENCE
 SCHEDULE 40 PIPE POWDER COATED BLACK, 1.58" Ø TOP RAIL AND BRACING, 2.38" Ø LINE POSTS, 2.78" Ø
 CORNER AND TERMINAL POSTS, 4" Ø PM GATE LEAFS EXCEEDING 8' WIDE, 2" MESH CHAIN LINK FABRIC 9 GA. CORE
 4 GA. FINISH FENCE SCREENS BLACK, CORNER AND TERMINAL POST END BRACING AND TRUSS ROD, 1/4" BOTTOM
 WIRE, WITH PRIVACY SLATS.



A FENCE POST FOUNDATION

NTS 000-HA-02



NOTE: PRINTED DRAWING SIZE
 MAY HAVE CHANGED FROM
 ORIGINAL. VERIFY SCALE USING
 BAR SCALE ABOVE.

National Professional Land Experts

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 DENVER, COLORADO 80202

06/26/2026

**HONOR CHARTER
 ACADEMY**
 BENT GRASS MEADOWS DRIVE
 PEYTON, CO

**SCHEMATIC
 FENCING PLAN**

Date	Comment

Project Number
 Date 06/26/2026
 Drawn By JML
 Checked By KB

LP-2

PLANTING SPECIFICATIONS

- GENERAL**
- 1. QUANTIFICATION OF LANDSCAPE CONTRACTOR**
 - a. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZED IN LANDSCAPE DESIGN AND CONSTRUCTION.
 - b. A LIST OF SUCCESSFUL COMPLETED PROJECTS OF THIS TYPE AND SIZE NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION INFORMATION.
 - c. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTORS LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
 - 2. SCOPE OF WORK**
 - a. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION AND INSTALLATION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THESE PLANS.
 - b. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY APPLICABLE FEDERAL JURISDICTION OVER SUCH WORK INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - c. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

- PRODUCTS**
- 1. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
 - 2. CONTAINERS AND BURLS AND BURL-IMPREGNATED BAGS SHALL BE:**
 - a. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z601.2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, WOODRICH STOCK FREE OF BARK DAMAGE, SPORES, LARVAE AND PARASITES SUCH AS INCHES, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 50 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - b. ROOT SYSTEM SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON POT FOUND, FREE FROM ROT, DIEBACK AND/OR OTHER DISEASES AND FREE FROM ANY OTHER ROOT DEFECTS SUCH AS JUMPED ROOTS.
 - c. TREES MAY BE PLANTED FROM CONTAINERS OR BURLS AND BURL-IMPREGNATED BAGS, UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE ROOT TREES ARE NOT ACCEPTABLE.
 - d. PLANTING LEGEND SHALL BE REFINISHED WITH AN ACCEPTABLE FINISH OR OWNER SHALL BE RESPONSIBLE TO REFINISH WITH AN ACCEPTABLE FINISH. FINISH SHALL BE LIKE TYPE AND SIZE AT THE CONTRACTORS OWN EXPENSE. ANY PLANTS APPEARING TO BE DAMAGED OR DEFECTIVE SHALL BE REJECTED AND REPLACED AT THE LANDSCAPE ARCHITECTS AND OWNERS RISK. THE SOIL JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - e. ALL TREES SHALL BE STAKED IN FORMS UNLESS OTHERWISE SPECIFIED. TREES WITH BRANCHED ARCHITECTS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - f. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES TO TWO INCHES FOUR INCHES ABOVE THE ROOT FLARE AND FIVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - g. MULTI TRUNK TREES SHALL BE MEASURED TO THEIR OUTERMOST LIMB MEASURED FROM THE TOP OF THE ROOT FLARE, WHERE CALIPER MEASUREMENTS ARE USED. THE CALIPER SHALL BE CALIBRATED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.
 - h. ANY TREE OR SHRUB SHALL HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL SO THAT THE ROOT BALL IS EVEN WITH THE GROUND SURFACE. EXCESS SOIL SHALL BE REJECTED.
 - i. ALL PLANTS SHALL BE HEALTHY, MATURE, FULLY GROWN AND COVERED. SHALL BE SELECTED FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3" TO 1" - EACH POUND OF SOIL SHALL BE ACCOMPANIED BY A CERTAIN PERCENTAGE OF NITROGEN, PHOSPHORUS AND POTASSIUM.
 - j. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS WITH MAXIMUM PERCENTAGE OF PLANTS GERMINATING AND MINIMUM PERCENTAGE ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER IDENTIFYING THE COMPOSITION OF THE SEED.
 - k. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/4" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 - l. FERTILIZER: WELL-COMPOSTED, STABLE AND WEED FREE ORGANIC MATTER, pH RANGE OF 6.5 TO 8. MOISTURE CONTENT IS TO PERCENT BY WEIGHT. TO PERCENT PASSING THROUGH 20 MESH SIEVE. SOLUBLE SALTY CONTENT OF 10 TO 20 PERCENT. NO EXCESSIVE AMMONIUM NITROGEN OR PHOSPHORUS. SOLUBLE SALTY CONTENT OF 10 TO 20 PERCENT. NO EXCESSIVE AMMONIUM NITROGEN OR PHOSPHORUS. NO MANURE OR MANURE DERIVED PRODUCTS AND FREE OF SUBSTANCES TOXIC TO PLANTS. NO MANURE OR MANURE DERIVED PRODUCTS.
 - m. FERTILIZER: GRANULAR FERTILIZER CONSISTS OF NITROGEN, PHOSPHORUS, POTASSIUM AND OTHER NUTRIENT IN PROPORTIONS AS SPECIFIED. GRANULAR FERTILIZER IS TO BE APPLIED TO SOIL PERFORMED QUANTIFIED SOIL TESTING AGENCY (SEE BELOW).
 - n. MULCH: SIX" AND TYPE X CERTIFIED MULCH, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS TO PLANTING OF TREES AND SHRUBS.
 - o. TREE STAKING AND SHIELDS:
 - 1. THREE STAKES AND SHIELDS
 - 2. STAKES: 1/2" LONG GREEN METAL T-POSTS
 - 3. SHIELD: TWO 1/2" WIDE, ASTHAIK GLASS, 1/4" GALVANIZED STEEL, W/2" STRAND, TWISTED, 1/4" INCH DIAMETER
 - 4. STRAP: CHAINING GUARD, REINFORCED NYLON OR CANVAS AT LEAST 1/4" INCH WIDE, WITH CLOSURES TO PROTECT IT FROM TORNING FROM DAMAGE.
 - p. STEEL END CAPS: GALVANIZED STEEL END CAPS, 1/4" INCH WIDE, FACTORY PAINTED DARK BLUE OR BLACK.
 - q. OTHER PLANTING MATERIALS INCLUDE: COLLECTOR TUBES, 4" APPROXIMATE DIAMETER.
 - r. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC PLANTS TO BE PLANTED. PRE-EMERGENT HERBICIDES THAT IS LABELED SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATE.

- METHODS**
- 1. SOIL PREPARATION**
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN 1/4" OF FINISH GRADE. THE OWNER SHALL VERIFY THE GRADE OF ANY AREAS IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - b. TEST FINISH GRADES HAVE BEEN ESTABLISHED. CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECTS LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SHALL BE TESTED TO DETERMINE THE SOIL PH, ORGANIC MATTER, NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENT. A QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 4" DEPTH, IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - c. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALTY (EC) LIME, ZINC/MAAG ABSORPTION RATIO(S) AND MOISTURE CONTENT.
 - d. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - e. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING: SOIL PREPARATION, GRANULAR FERTILIZER APPLICATION, PRE-EMERGENT HERBICIDES, ORGANIC MULCH, PLANTING, PLANTS, TURF, AND WATER SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR AND FOR OTHER PLANTING MATERIALS. THE REPORT SHALL ALSO INCLUDE A FERTILIZER APPLICATION PLAN FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - f. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS FOR THE SOIL REPORT AND RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITHIN 14 DAYS OF THE SOIL REPORT'S EXPIRES ONLY. THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - 1. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP OF SOIL BY MEANS OF ROTOTILLAGE AFTER CROSS-BREAKING:
 - a. NITROGEN ESTABLISHED ORGANIC AMENDMENT: 4 CU. YDS. PER 1,000 SF.
 - b. PRE-PLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC): 11.8LBS PER 1,000 SF.
 - c. "CLAY SLURRY" OR F LANDSCAPERS COMPOST: USE MANUFACTURERS RECOMMENDED RATE.
 - d. TREE, SHRUBS, AND PERENNIAL: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLAGE AFTER CROSS-BREAKING:
 - 1. NITROGEN ESTABLISHED ORGANIC AMENDMENT: 4 CU. YDS. PER 1,000 SF.
 - 2. 10-10-10 PER LBS (OR SIMILAR, SLOW RELEASE): 10.8LBS PER CU. YD.
 - 3. "CLAY SLURRY" OR F LANDSCAPERS COMPOST: USE MANUFACTURERS RECOMMENDED RATE.
 - 2. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINISH ELEVATION OF THE SOIL SURFACE. THE TOP OF MOUND IS INDICATED ON THE GRADING PLANS AND GRADES OF ALL LANDSCAPE AREAS ARE WITHIN 1/4" OF FINISH GRADE.**
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE HEIGHTS GRADES OF ALL LANDSCAPE AREAS ARE WITHIN 1/4" OF FINISH GRADE.
 - b. FOR MORE DETAILED INSTRUCTION ON TURF AREAS AND PLANTING BED PREPARATION, CONSULT AND MAINTAIN FINISHING NOTES SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM AS SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL FLOODING SHALL BE REDESIGNED TO BLEND WITH THE SURROUNDING GRASSES AND ELUIMATE FLOODING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL, SUBJECT TO THE APPLICABLE LAWS, CODES AND REGULATIONS, AND THE FINISH GRADING AMENDMENTS TO BE ADDED **BASED ON A SOIL TEST**.
 - d. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. WALKS THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1" AWAY FROM THE WALKS.
 - e. IF ANY CONFLICTS OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH MATTERS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 - 3. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP OF SOIL.**

- SUBMITTALS**
- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND/OR TO THE LOCAL JURISDICTION, FOR APPROVAL PRIOR TO CONSTRUCTION.**
 - 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOGRAPHS AND SAMPLES SHALL BE PROVIDED FOR APPROVAL PRIOR TO CONSTRUCTION. RECOMMENDATIONS FROM THE TESTING LAB, INCLUDING COMPOST AND FERTILIZER RATES AND SOIL PH, AND OTHER RECOMMENDATIONS FROM THE TESTING LAB, AND ANY OTHER RECOMMENDATIONS FROM THE TESTING LAB, SHALL BE APPROVED.**
 - 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TREE, ENDING, AND LARGER DIAMETER SHALL CLEARLY INDICATE THE ITEM BEING SUBMITTED.**
- GENERAL PLANTING**
- 1. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS**
 - 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AS SPECIFIED ON THESE PLANS.**
 - 3. TREES AND SHRUBS SHALL BE PLANTED AS FOLLOWS:**
 - a. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - b. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - c. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
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 - l. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
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 - o. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - p. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - q. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - r. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - s. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - t. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - u. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - v. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - w. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - x. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - y. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS
 - z. THE MANUFACTURER'S LABELS AND STAKES FROM PLANTS

GENERAL GRADING AND PLANTING NOTES

- 1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITHIN THIS PROJECT.**
 - 2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED OTHERWISE).**
 - 3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE. THE TOP OF MOUND IS INDICATED ON THE GRADING PLANS AND GRADES OF ALL LANDSCAPE AREAS ARE WITHIN 1/4" OF FINISH GRADE.**
 - 4. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE HEIGHT GRADES OF ALL LANDSCAPE AREAS ARE WITHIN 1/4" OF FINISH GRADE.**
 - 5. FOR MORE DETAILED INSTRUCTION ON TURF AREAS AND PLANTING BED PREPARATION, CONSULT AND MAINTAIN FINISHING NOTES SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM AS SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL FLOODING SHALL BE REDESIGNED TO BLEND WITH THE SURROUNDING GRASSES AND ELUIMATE FLOODING POTENTIAL.**
 - 6. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL, SUBJECT TO THE APPLICABLE LAWS, CODES AND REGULATIONS, AND THE FINISH GRADING AMENDMENTS TO BE ADDED **BASED ON A SOIL TEST**.**
 - 7. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. WALKS THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1" AWAY FROM THE WALKS.**
 - 8. IF ANY CONFLICTS OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH MATTERS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, CONTRACTOR, AND OWNER.**
 - 9. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E.G., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).**
 - 10. QUANTITIES SHOWN ON GRADING PLANS AND GRADING PLANS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT AND PLANT LEGEND, THE PLANT QUANTITIES SHOWN ON GRADING PLANS SHALL TAKE PRECEDENCE OVER THE PLANT LEGEND. PLANTING PATTERNS SHALL TAKE PRECEDENCE OVER THE PLANT LEGEND.**
 - 11. ALL PLANTING MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF NONE OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (BY PHONE OR BY EMAIL) AND THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS SUBMITTED TO THE OWNER. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.**
 - 12. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOIL ON ALL RIGHT OF WAY AND PARWAYS (UNLESS NOT ALTERNATE) TO THE LOCATION OF PLANTS. WATERING AND MAINTENANCE UNTIL THE PLANTS ARE ESTABLISHED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. OWNER'S ACCEPTANCE BY THE OWNER, REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.**
 - 13. SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.**
- IRRIGATION AND DETAILS**
- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.**
 - 2. THE IRRIGATION SYSTEM SHALL OPERATE AT POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.**
 - 3. ALL NON TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SOODED AND SEEDBED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 80% HEAD TO HEAD COVERAGE.**
 - 4. ALL PLANTS SHOWING SIGNIFICANT HYDROLOGIC CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROTYPE.**
 - 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION SYSTEMS FOR FURTHER EFFICIENCY AND CAPABILITY.**
- ROOT BARRIERS**
- THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL MOUNTAIN TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE 20" WIDE OR "DEEP" 30" SPREAD PANELS WITH 20" BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURERS RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.
- MULCHES**
- ALL PLANTING AREAS COMPLETE, CONTRACTOR SHALL INSTALL 1" THICK LAYER OF 1/4" BRANCHED WOOD MULCH, UNWEED, OVERLANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDBED AREAS). CONTRACT SHALL PROVIDE IDENTICAL SAMPLES OF ALL MULCHES AND/OR OTHER MATERIALS APPROVED PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWN ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE GENERAL GRADING AND PLANTING NOTES) AND SPECIFICATIONS.
- PLANTING & IRRIGATION GUARANTEE**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.



06/20/2026
























HONOR CHARTER ACADEMY
BENT GRASS MEADOWS DRIVE
PELTON, CO

LANDSCAPE NOTES & SPECIFICATIONS

Date	Comment
Project Number	
Date	06/26/2026
Drawn By	JML
Checked By	KB

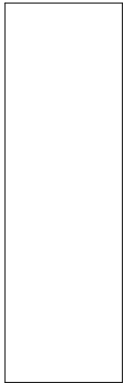
LP-3

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES							
	AT	Acer tataricum / Tatarian Maple	1.5" Cal.	Cont. or B&B	5	15 - 25ft. ht.	15 - 25ft. w.
	CS	Catalpa speciosa / Northern Catalpa	1.5" Cal.	Cont. or B&B	3	40 - 65ft. ht.	25 - 40ft. w.
	GS	Gleditsia triacanthos inermis "Shademaster" / Shademaster Honey Locust	1.5" Cal.	Cont. or B&B	9	40 - 65ft. ht.	
EVERGREEN TREES							
	PF	Pinus flexilis "Vanderwolf's Pyramid" / Vanderwolf's Pyramid Limber Pine	6" Ht.	Cont. or B&B	6	25 - 40ft. ht.	10 - 15ft. w.
	PP2	Pinus ponderosa / Ponderosa Pine	6" Ht.	Cont. or B&B	1	> 65ft. ht.	25 - 40ft. w.
ORNAMENTAL TREES							
	CC	Crataegus laevigata "Crimson Cloud" / Crimson Cloud Hawthorn	1" Cal.	Cont. or B&B	2	15 - 25ft. ht.	15 - 25ft. w.
SHRUBS							
	AC	Arctostaphylos x coloradensis "Chieftain" / Chieftain Mock Bearberry Manzanita	5 gal.	Cont.	14	18 - 36in. ht.	3 - 6ft. w.
	CD	Caryopteris x clandonensis "Dark Knight" / Dark Knight Bluebeard	5 gal.	Cont.	34	18 - 36in. ht.	1 - 3ft. w.
	CI	Cercocarpus intricatus / Littleleaf Mountain Mahogany	5 gal.	Cont.	5	3 - 6ft. ht.	3 - 6ft. w.
	CP	Cytisus purgans / Broom	5 gal.	Cont.	42	3 - 6ft. ht.	3 - 6ft. w.
	EA	Ericameria nauseosa nauseosa / Baby Blue Rabbitbrush	5 gal.	Cont.	23	18 - 36in. ht.	1 - 3ft. w.
	MA	Mahonia aquifolium / Oregon Grape	5 gal.	Cont.	9	3 - 6ft. ht.	3 - 6ft. w.
	PA	Perovskia atriplicifolia / Russian Sage	5 gal.	Cont.	21	3 - 6ft. ht.	3 - 6ft. w.
	SV	Spiraea x vanhouttei / Vanhoutte Spirea	5 gal.	Cont.	5	3 - 1ft. ht.	3 - 1ft. w.
	VL	Viburnum lentana "Mohican" / Mohican Wayfaring Tree	15 gal.	Cont.	1	6 - 10ft. ht.	6 - 10ft. w.
	WA	Weigela florida "Alexandra" / Wine & Roses® Weigela	5 gal.	Cont.	5	3 - 6ft. ht.	3 - 6ft. w.
GRASSES							
	BB	Bouteloua gracilis "Blonde Ambition" / Blonde Ambition Blue Grama	5 gal.		40	18 - 36in. ht.	1 - 3ft. w.
	NP	Nassella tenuissima "Pony Tails" / Pony Tails Mexican Feather Grass	5 gal.		48	18 - 36in. ht.	1 - 3ft. w.
GROUND COVERS							
	BG2	Native Grass / El Paso Native Shotgun Grass Seed Mix application rate of 10lbs / acre for broadcast application or 5lbs / acre for drilled application.	seed		129,701 sf	18 - 36in. ht.	1 - 3ft. w.
	GR	Riparian Seed Mix	seed		16,042 sf		
ROCK/STONE							
	CS2	2"-4" Local Cobblestone			3,481 sf		
	CF	2"-4" Local Cobblestone over weed barrier/landscape fabric. 4" Depth. Crushed Granite			7,605 sf		
SOD/SEED							
	LN	BTF Sod / Sod Contractor to submit sod to owner/landscape architect for approval.	sod		96,407 sf	< 6in. ht.	

SITE AMENITY SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	3'-4" Granite Boulder	4



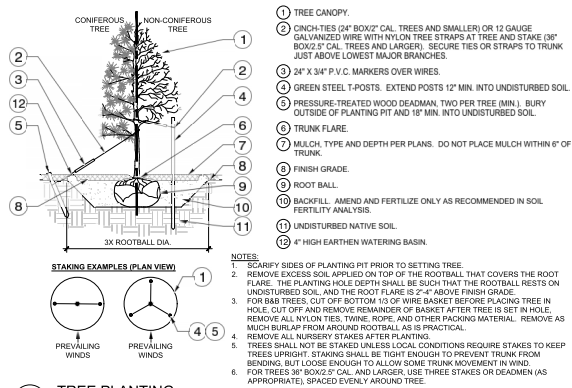
HONOR CHARTER ACADEMY
 BENT GRASS MEADOWS DRIVE
 PEYTON, CO

LANDSCAPE SCHEDULE

Date	Comment

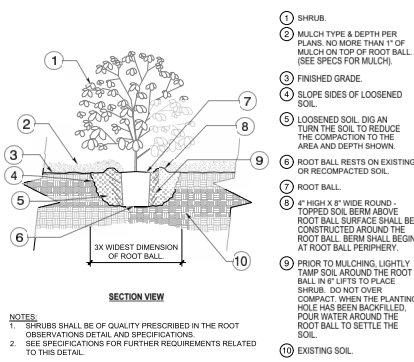
Project Number	
Date	06/26/2026
Drawn By	JML
Checked By	KB

LP-4



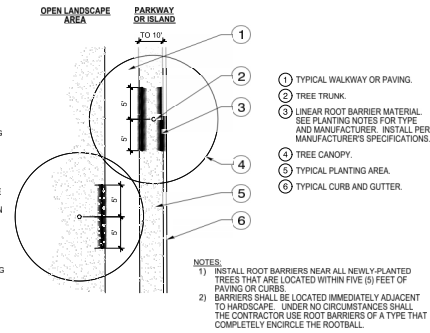
A TREE PLANTING
NTS

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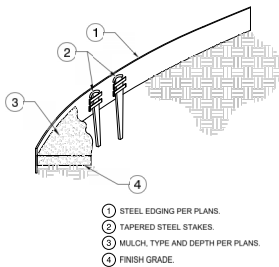


B SHRUB PLANTING
NTS

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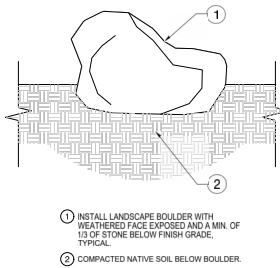


C ROOT BARRIER - PLAN VIEW
NTS



D STEEL EDGING
NTS

000-ED-12

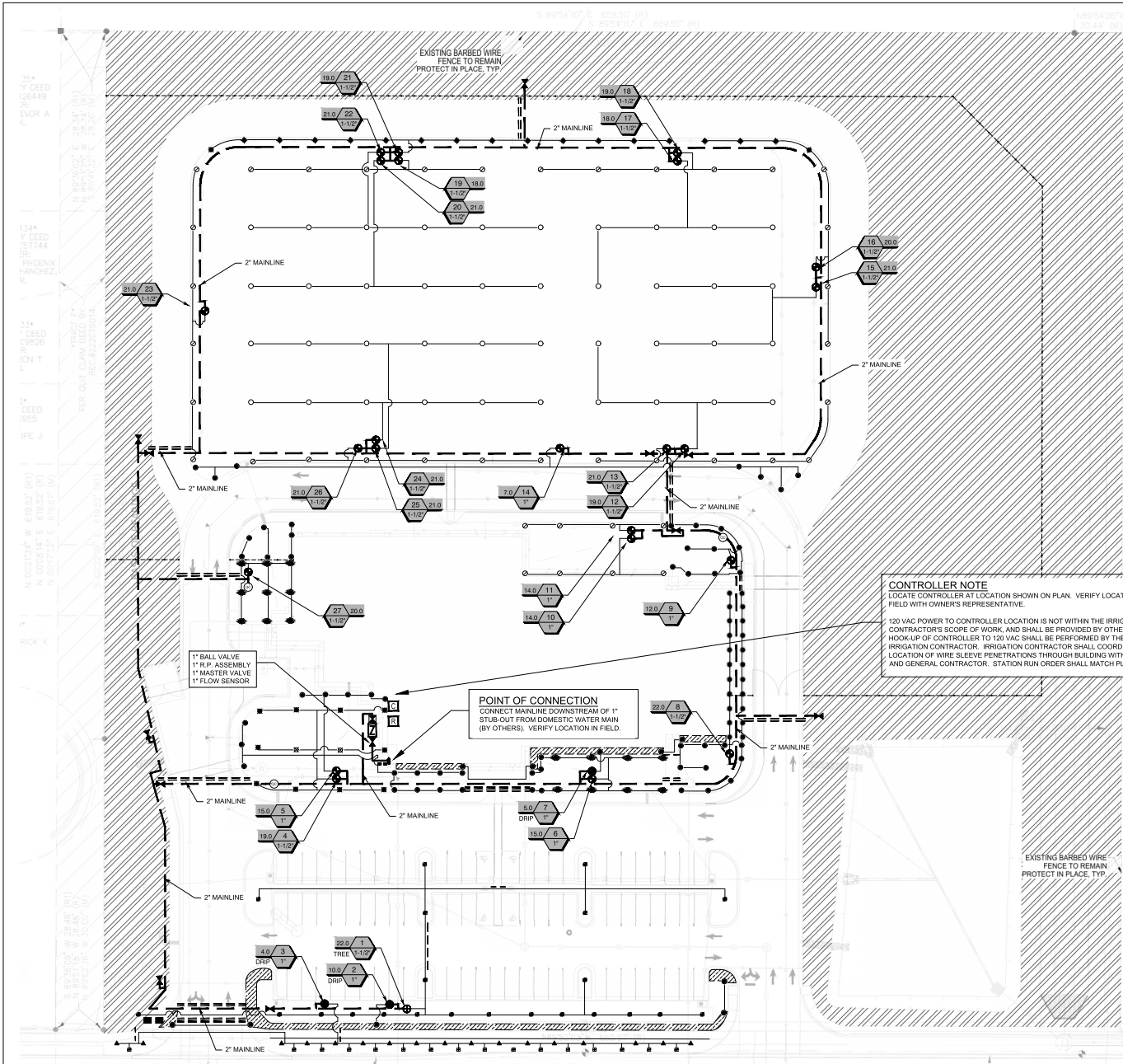


E LANDSCAPE BOULDER
NTS

000-HA-13

Date	Comment

Project Number _____
 Date 06/26/2026
 Drawn By JML
 Checked By KB



IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS PER DETAILS.

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SUCH 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. **FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN, SOME SLEEVES MAY NOT BE SHOWN.**

TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES, AS SUCH. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

Evergreen Design Group

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HONETH BARBERS

 06/26/2026

**HONOR CHARTER
ACADEMY**
 BENT GRASS MEADOWS DRIVE
 PEYTON, CO

**SCHEMATIC
IRRIGATION
PLAN**

Date	Comment

Project Number
 Date: 04/30/2026
 Drawn By: JML
 Checked By: KB

NORTH

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

LI-1

IRRIGATION SPECIFICATIONS

GENERAL

1. ALL WORK UNDER THESE PLANS SHALL BE PERFORMED BY A SINGLE LICENSED IRRIGATION CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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DETAILS

1. ALL MATERIALS SHALL BE FREE FROM DEFECTS AND OF THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MANUFACTURER'S DEFECTS. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
2. ALL VALVES AND DRIP VALVE ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
3. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

METHODS

1. THE DESIGN IS DIAGNOSTIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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1. BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBER, ROCK LARGER THAN 1/2" LARGEST STONES, BRUSH, SOIL, FIBERS, NAILS, OR OTHER IMPROPER SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILL OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1/2" IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO BE BACKFILLED. LANDSCAPING COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TREMING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT OF CONNECTION TO THE MAIN LINE, SHALL BE CLASS 200 PVC, UNLESS OTHERWISE NOTED.
2. VALVES AND DRIP VALVE ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
●	RAIN BIRD R-VAN14 1800-SAM-P45, TURF ROTARY, 8'-14" 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.
■	RAIN BIRD R-VAN18 1800-SAM-P45, TURF ROTARY, 13'-18" 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.
▲	RAIN BIRD R-VAN24 1800-SAM-P45, TURF ROTARY, 17'-24" 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.
■	RAINBIRD RWS ROOT WATERING SYSTEM MODEL RWS-M-B-C-1402 WITH RWS-CO (TWO PER TREE) SEE INSTALLATION NOTE #N-6 REGARDING TREE BURBLER LATERAL PIPE.
■	RAINBIRD XERI-BUG MULTI OUTLET (XBT-10-6) POINT SOURCE DRIP EMITTERS. RAIN BIRD XBT-6 SIX MULTI-OUTLET DRIP EMITTER/BUBBLER SIX-OUTLET, PRESSURE COMPENSATING, DRIP EMITTER. REFERENCE LANDSCAPE PLAN FOR DRIP EMITTER QUANTITIES.
▲	RAINBIRD XERI-BUG SINGLE POINT SOURCE DRIP EMITTERS (XBT-10-6) REFERENCE LANDSCAPE PLAN FOR DRIP EMITTER QUANTITIES.
■	RAINBIRD 5004PCSMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE.
■	RAINBIRD 5004PCSMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, FULL CIRCLE, #3.0 LA NOZZLE UNLESS NOTED OTHERWISE.
○	RAINBIRD 5004PCSMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, FULL CIRCLE, #4.0 NOZZLE UNLESS NOTED OTHERWISE.
■	RAINBIRD XCC-1200-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCC-1200-PRB-COM - 1" BALL VALVE WITH 1" PESS VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHANGE BASKET FILTER, 3/8" NPT TO 3/8" NPT.
■	RAINBIRD PER SERIES ELECTRIC REMOTE CONTROL, "TREE BURBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BURBLER LATERAL PIPE.
○	RAINBIRD PER SERIES 1" x 1/2" 2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.

1. AREA TO RECEIVE DRIP LINE RAINBIRD XFS-CV-08-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
1. TEMPORARY IRRIGATION PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.

TEMPORARY IRRIGATION

1. ZURN / WILKINS 375XL SERIES REDUCED PRESSURE, TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLOSURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. G.P.C. TO COORDINATE NUMBER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION.

BLow OFF VALVE TO BE INSTALLED BETWEEN THE METER AND BACKFLOW DEVICE FOR SYSTEM WINTERIZATION

1. LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE RAINBIRD 3DRIC QUICK COUPLER, 3/4"

1. RAINBIRD ESPI1LMEFP2 SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH TWO ESPLXMS12 STATION MODULES

1. RAINBIRD WR2-RFC RAIN / FREEZE SENSOR - CONFIRM SENSOR LOCATION WITH OWNERS REPRESENTATIVE

1. 1" MASTER VALVE MODEL # 100-EFP-CV WITH RAINBIRD FLOW SENSOR MODEL #FS100P SERIES

1. IRRIGATION LATERAL LINE: CLASS 200 PVC

1. IRRIGATION MAINLINE: SCHEDULE 40 PVC

1. IRRIGATION SLEEVES, SCH. 40 PVC, MIN. THICK. SIZE OF PIPE TO BE INSERTED

IRRIGATION NOTES:

1. L.I.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY INTO WALLS AND WALLS. NO OVERSPRAY INTO STREETS IS PERMITTED.
2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
3. IRRIGATION CONTRACTOR SHALL PROVIDE 3/4" OF WATER FOR THE REAR PRACTICE FIELD TO LIMIT THE OVERALL WATERING RUN TIME.

WATER CONSERVATION

1. SEPARATE TURF / SHRUB ZONES FOR SCHEDULING ADJUSTMENT
2. NO OVERSPRAY INTO PAVEMENT PERMITTED
3. USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE

LATERAL PIPE SIZE CHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART

FLOW (GPM)	LATERAL PIPE SIZE
10 - 15 GPM	3/4" CLASS 200
15 - 20 GPM	1" CLASS 200
20 - 30 GPM	1 1/4" CLASS 200
30 - 40 GPM	1 1/2" CLASS 200
40 - 50 GPM	2" CLASS 200
50 - 60 GPM	2 1/2" CLASS 200
60 - 100 GPM	3" CLASS 200

1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED LABOR AND MATERIALS TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE, DURING THIS PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
2. THE WARRANTY PERIOD FOR ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENT SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AT THE CONTRACTOR'S EXPENSE.
3. IRRIGATION PARTS DAMAGED OR BURNED DUE TO NATURE OF SOIL, WINDS, HAIL, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.

CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR AT NO ADDITIONAL COST TO THE OWNER.

National Professional Seal Expires

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06/20/2026

HONOR CHARTER ACADEMY
BENT GRASS MEADOWS DRIVE
PEYTON, CO

IRRIGATION SPECIFICATIONS

Date	Comment

Project Number: 04/30/2026
Date: 04/30/2026
Drawn By: JML
Checked By: KB

Pressure Available: 65.00 psi
Residual Pressure Available: 6.48 psi

LI-3