

GRADING AND EROSION CONTROL DOCUMENTS FOR HONOR CHARTER SCHOOL

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



VICINITY MAP
(NOT TO SCALE)

CONTACT LIST

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

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

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

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

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

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

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

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

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

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

SITE MAP

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

UTILITY PROVIDERS

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

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

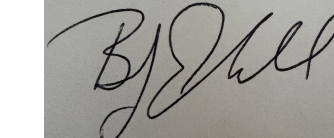
LEGAL DESCRIPTION

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

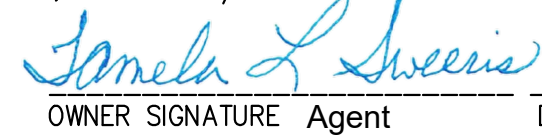
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1S S 1/2 NE 1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID S 1/2 NE 1/4, WHICH BEARS S 00 DEGREES 00 MINUTES 06 SECONDS W ASSUMED); THENCE S 00 DEGREES 00 MINUTES 06 SECONDS W ALONG SAID S 1/2 NE 1/4'S EAST LINE, 621.14 FEET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

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

ENGINEER'S STATEMENT:
THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

 SIGNATURE
09/18/2026 DATE

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

 SIGNATURE
9/18/26 DATE
OWNER SIGNATURE Agent

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

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

Sheet List Table

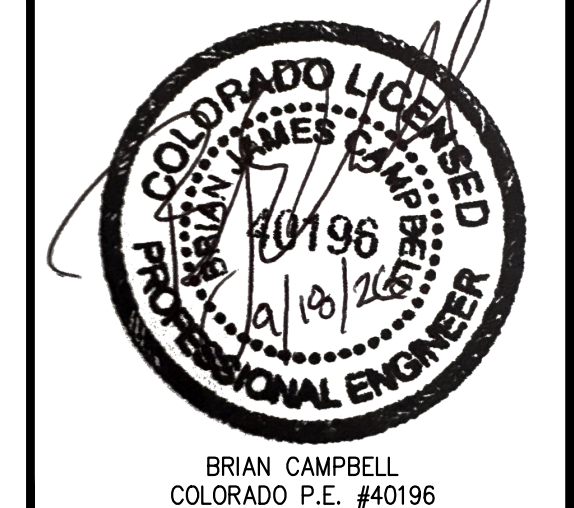
Sheet Number	Sheet Title
G-10	Offsite Pedestrian Grading Plan
G-1	GEC Cover Sheet
G-2	GEC General Notes
G-3	Initial Erosion Control Plan North
G-4	Initial Erosion Control Plan South
G-5	Interim Erosion Control Plan North
G-6	Interim Erosion Control Plan South
G-7	Final Erosion Control Plan North
G-8	Final Erosion Control Plan South
G-9	Offsite Pedestrian Erosion Control Plan
G-10	Offsite Storm Erosion Control Plan
G-11	ECP Details 1
G-12	ECP Details 2
G-13	ECP Details 3
G-14	ECP Details 4

GEC COVER SHEET

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

PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

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

G-1
OF
14

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

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

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

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

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

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

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

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.

DURING CONSTRUCTION Dewatering operations, uncontaminated groundwater may be discharged on-site in accordance with the Colorado Department of Public Health and Environments (CDPHE) Low Risk Discharge Guidance Policy for discharges of uncontaminated groundwater to land. If construction dewatering operations are unable to meet all criteria, conditions, and control measure requirements of the Low Risk Discharge Guidance Policy, a Colorado Discharge Permit System (CDPS) General Permit C060800000 will be required.

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

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

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

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

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. ANYSTANDING AMONG 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, 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.
16. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ALL ADJACENT PROPERTY OWNERS PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
17. 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.

G-2 OF 14	DRAWING CIV. DATE: 11/11/2024 CHECKED: DATE: REVISION #: DATE: JOB NO. C01517	GEC GENERAL NOTES HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR.	 TAIT & ASSOCIATES ENGINEERING ENVIRONMENTAL BUILDING LAND www.tait.com p: 970.613.1447 320 North Lincoln Avenue Loveland, CO 80537 Since 1944 Santa Ana Sacramento San Luis Obispo Denver Wichita Falls	<			
--	--	---	--	---	--	--	--

PREPARED UNDER THE SUPERVISION OF



G-2
OF
14

Sep 23, 2026 - 11:46am by rromstetter X:\ENGINEERING\20\2015170 - Honor Charter School - Peyton, CO\ENG Construction Drawings\2015170_ECD.dwg



Know what's below
Call before you dig.

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.

INITIAL EROSION CONTROL PLAN NORTH

NOTES:

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

SYMBOLS LEGEND

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

EROSION CONTROL LEGEND

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

PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

INITIAL EROSION CONTROL PLAN NORTH

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

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

G-3
OF
14

2/6/2024 Internal Review #1

320 North Lincoln Avenue
Loveland, CO 80537

p: 970.613.1447
www.tait.com

ENGINEERING ENVIRONMENTAL BUILDING LAND
SACRAMENTO DENVER
SANTA ANA CHICAGO NEWPORT

Since 1944

TAIT
& ASSOCIATES

Dollars

REVISIONS
NOI DESCRIPTION BY DATE

Sep 23, 2026 - 11:56am by rromstetter X:\ENGINEERING\20\CO15170 - Honor Charter School - Peyton, CO\DWG Construction Drawings\CO15170_EC.dwg



Know what's below
Call before you dig.

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

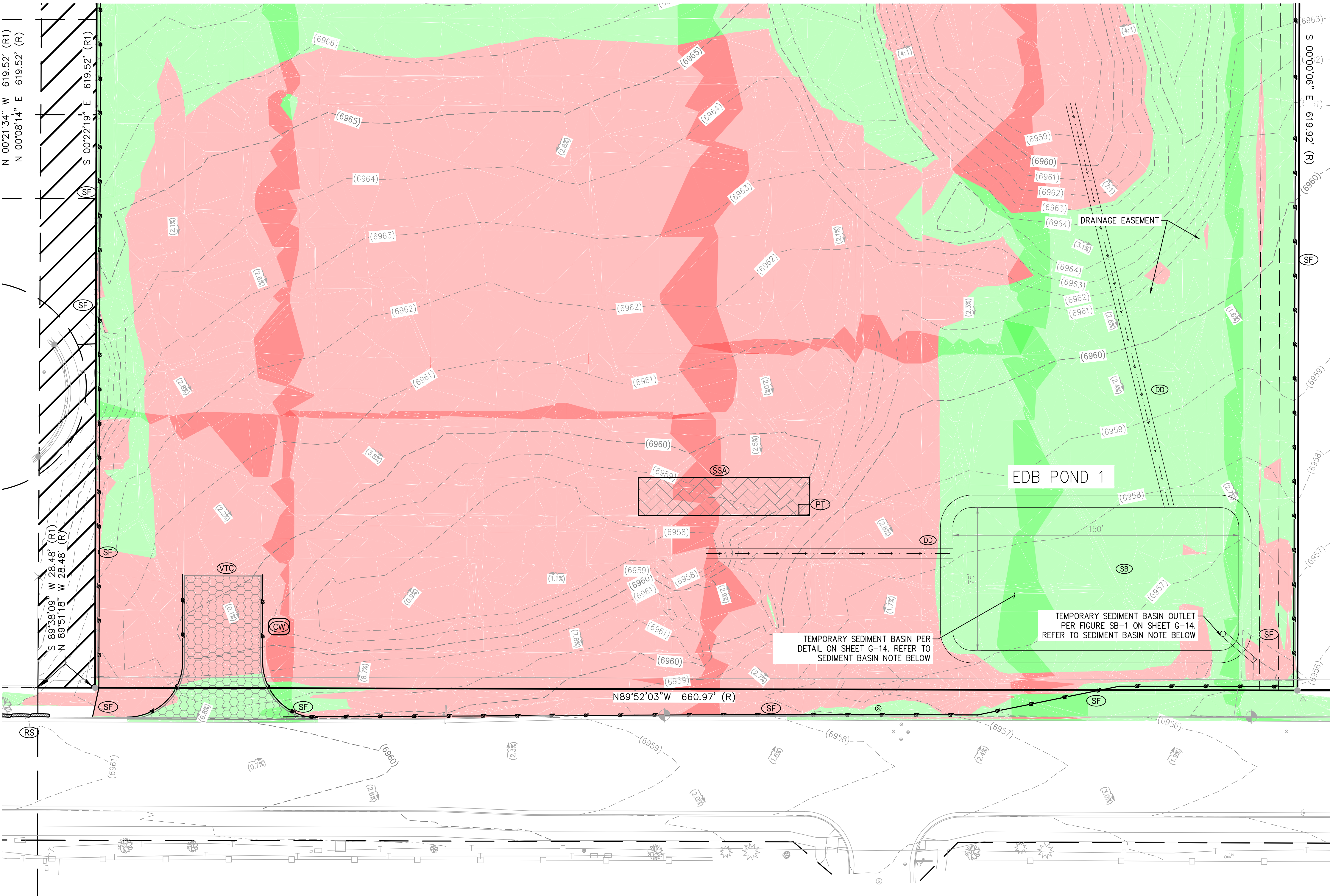
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND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



INITIAL EROSION CONTROL PLAN SOUTH

SEDIMENT BASIN NOTES:

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

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

SYMBOLS LEGEND

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

EROSION CONTROL LEGEND

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

PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

INITIAL EROSION CONTROL PLAN SOUTH

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

DRAWING BY: rromstetter
DATE: 11/11/2024
CHECKED: [Signature]
DATE: [Blank]
REVISION #: [Blank]
DATE: [Blank]
JOB NO. CO1517

G-4
OF
14

2/6/2024 Internal Review #1

Sep 18, 2026 - 2:55pm by mrmiller X:\ENGINEERING\CO\CO15170 - Honor Charter School - Pylon, CO\ENG\Construction Drawings\CO1517_ECD.dwg



Know what's below
Call before you dig.

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.

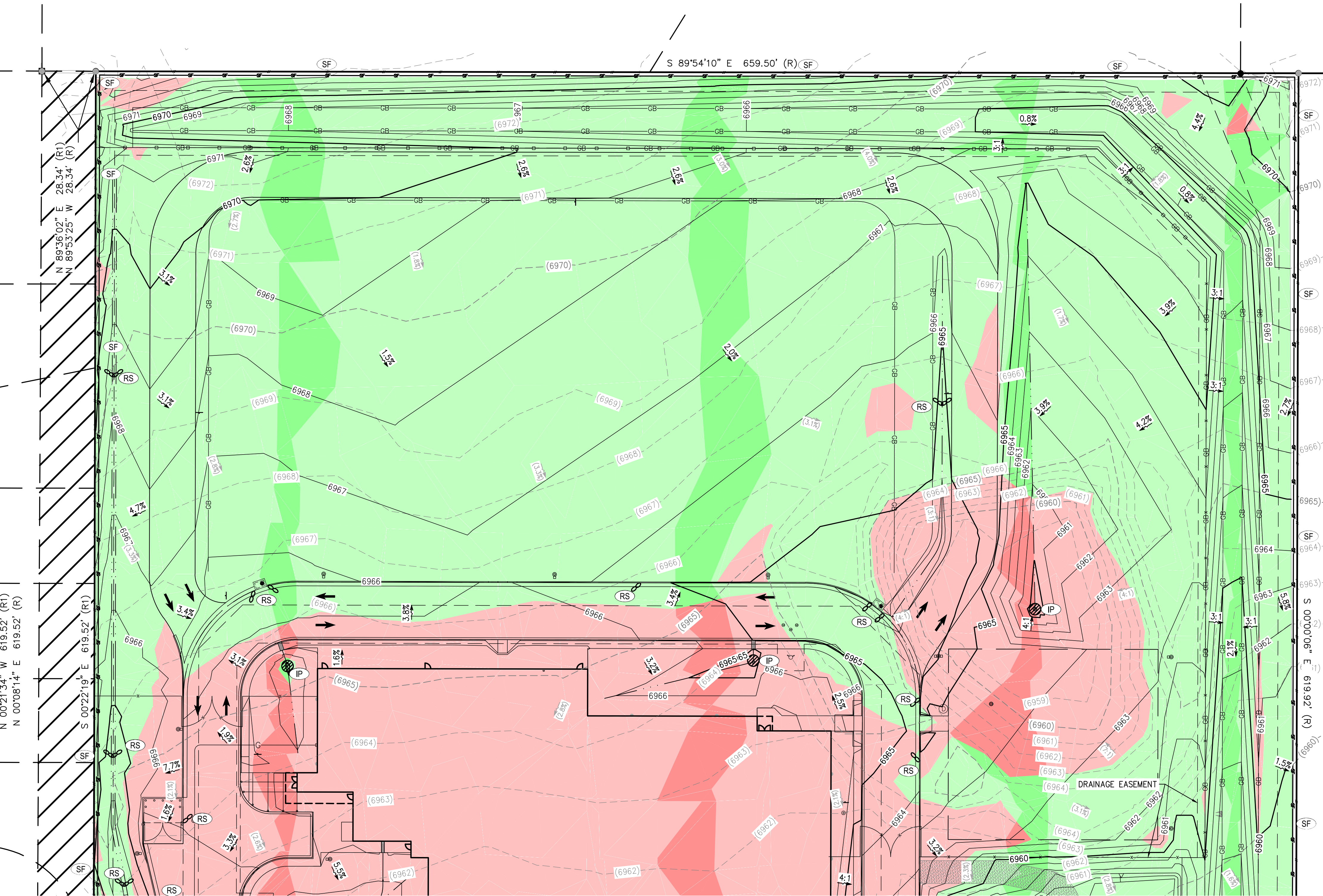
BASIS OF BEARINGS:

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.

INTERIM EROSION CONTROL PLAN NORTH



SYMBOLS LEGEND

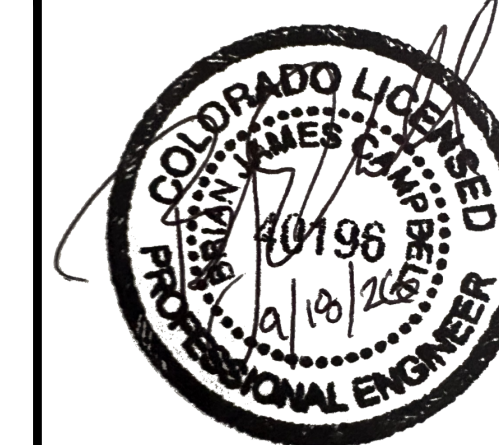
---	PROPERTY LINE
---	ADJACENT PROPERTY/ ROW LINE
---	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
---	LIMIT OF CONSTRUCTION/DISTURBANCE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	PROPOSED TELEPHONE SERVICE LINE
---	PROPOSED ELECTRIC SERVICE LINE
---	PROPOSED WATER SERVICE LINE
---	PROPOSED SS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

EROSION CONTROL LEGEND

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

PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

INTERIM EROSION CONTROL PLAN NORTH

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

DRAWING BY: 11/11/2024
CHECKED: 11/11/2024
DATE: 11/11/2024
REVISION #: 1
DATE: 11/11/2024
JOB NO. CO1517

G-5
OF
14

2/6/2024 Internal Review #1

Sep 23, 2026 - 11:55am by rromstetter X:\ENGINEERING\20\CO15170 - Honor Charter School - Peyton, CO\ENG Construction Drawings\CO15170_EC.dwg



Know what's below
Call before you dig.

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

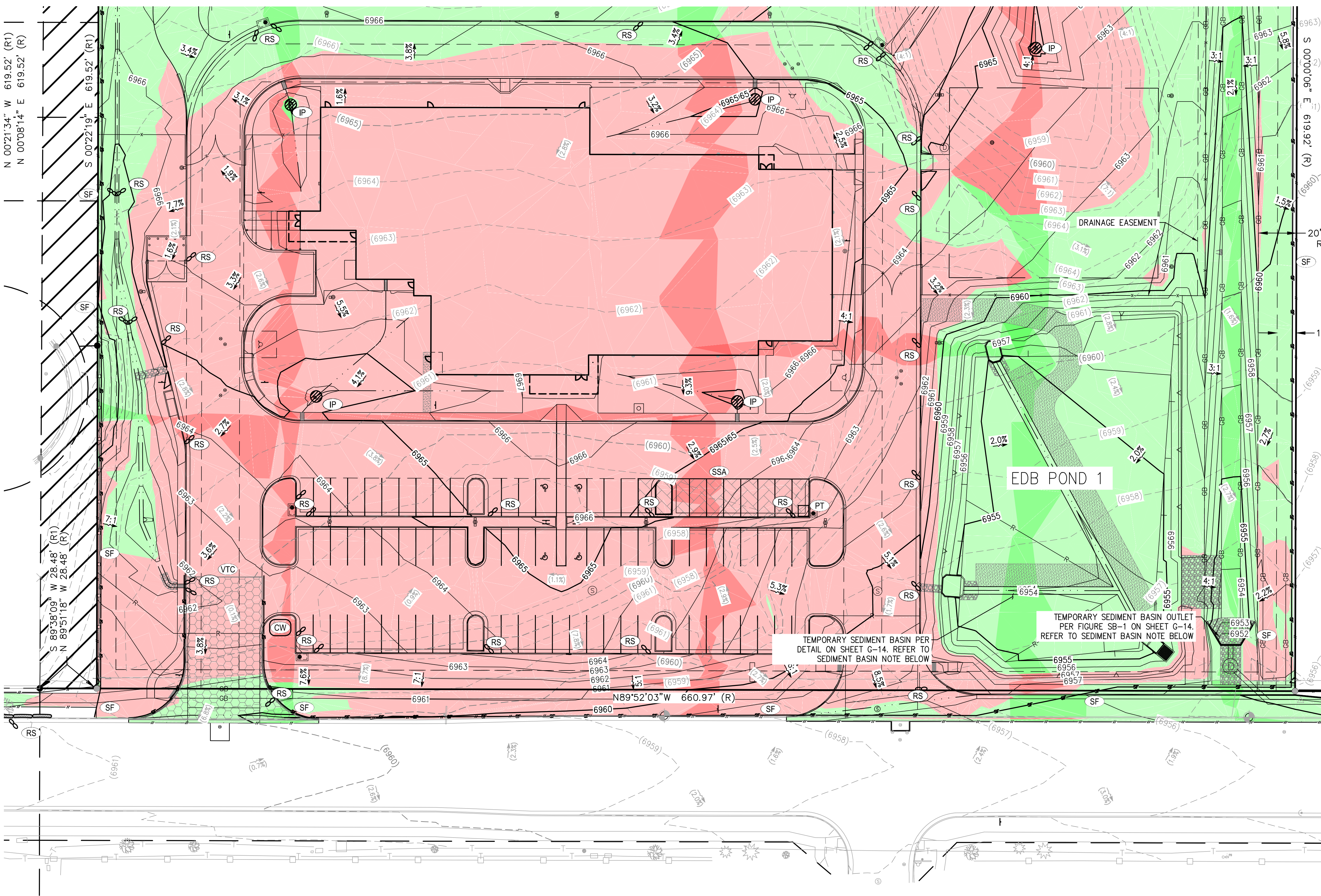
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND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



SYMBOLS LEGEND

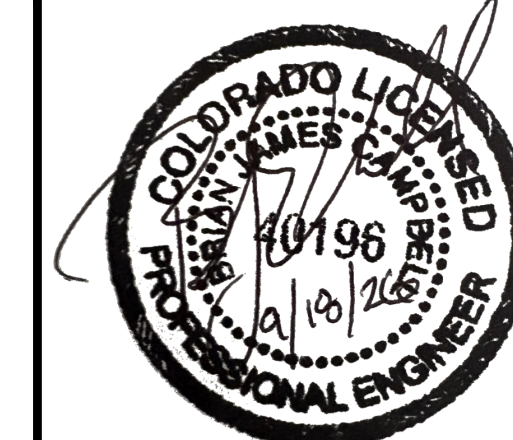
---	PROPERTY LINE
---	ADJACENT PROPERTY/ ROW LINE
---	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
---	LIMIT OF CONSTRUCTION/DISTURBANCE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	PROPOSED TELEPHONE SERVICE LINE
---	PROPOSED ELECTRIC SERVICE LINE
---	PROPOSED WATER SERVICE LINE
---	PROPOSED SS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

EROSION CONTROL LEGEND

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

PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

INTERIM EROSION CONTROL PLAN SOUTH

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

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

G-6
OF
14

2/6/2024 Internal Review #1

Sep 18, 2026 - 2:58pm by mrmiller X:\ENGINEERING\CO\CO15170 - Honor Charter School - Final Construction Drawings\CO1517_ECD.dwg



Know what's below
Call before you dig.

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.

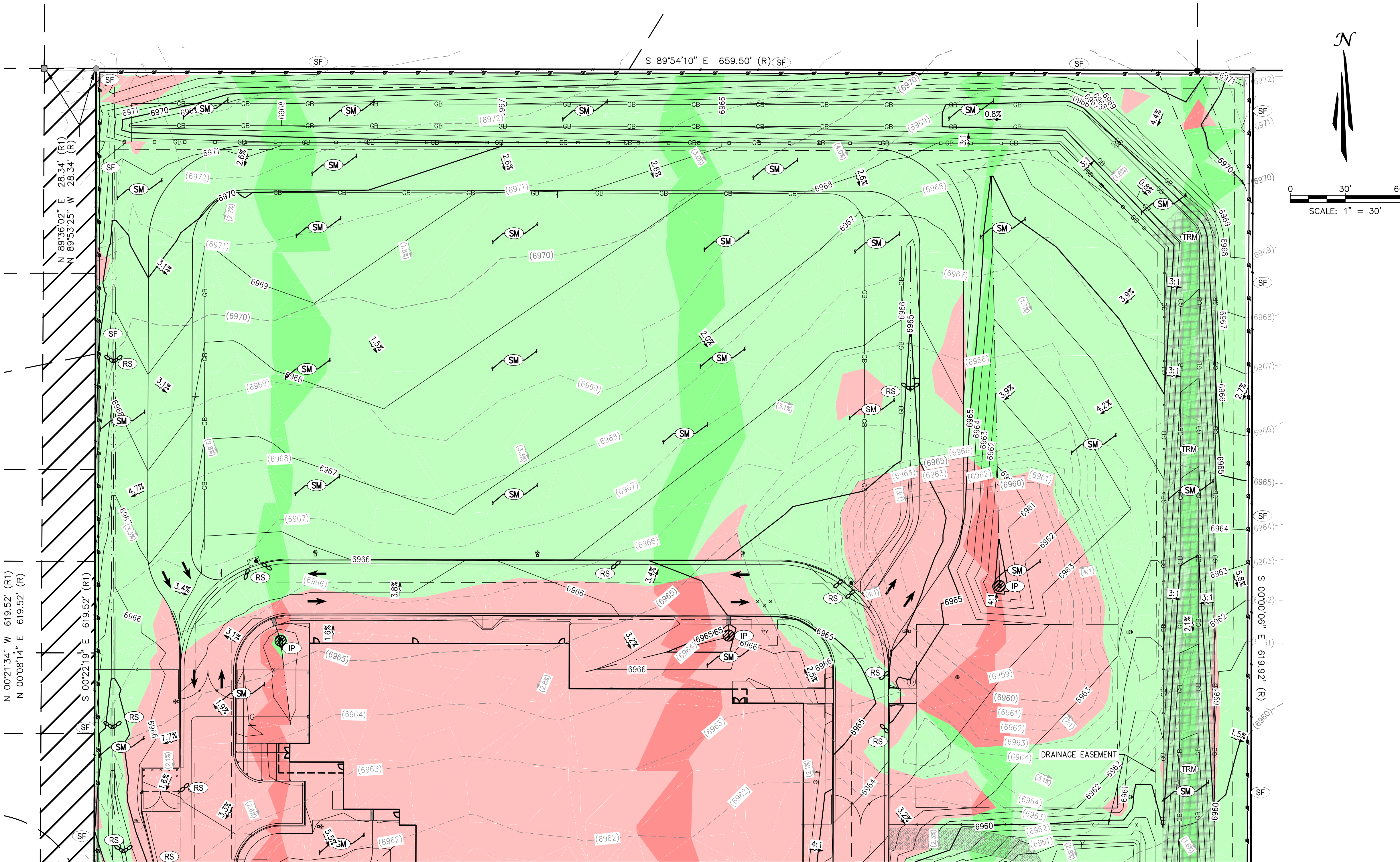
BASIS OF BEARINGS:

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.

FINAL EROSION CONTROL PLAN NORTH



SYMBOLS LEGEND

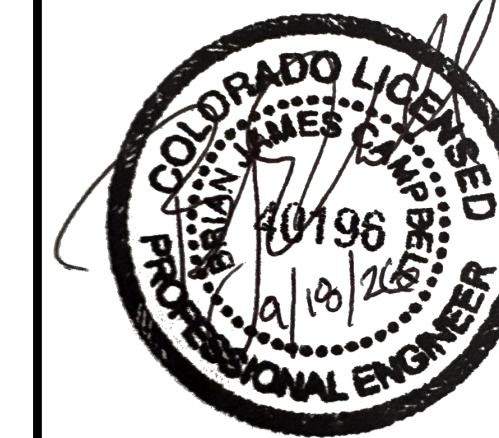
---	PROPERTY LINE
---	ADJACENT PROPERTY/ ROW LINE
---	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
---	LIMIT OF CONSTRUCTION/DISTURBANCE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	PROPOSED TELEPHONE SERVICE LINE
---	PROPOSED ELECTRIC SERVICE LINE
---	PROPOSED WATER SERVICE LINE
---	PROPOSED SS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

EROSION CONTROL LEGEND

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

PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

FINAL EROSION CONTROL PLAN NORTH

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

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

G-7
OF
14

2/6/2024 Internal Review #1

Sep 23, 2026 - 11:56am by rromstetter X:\ENGINEERING\20\CO15170 - Honor Charter School - Peyton, CO\ENG Construction Drawings\CO15170_EC.dwg



Know what's below
Call before you dig.

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

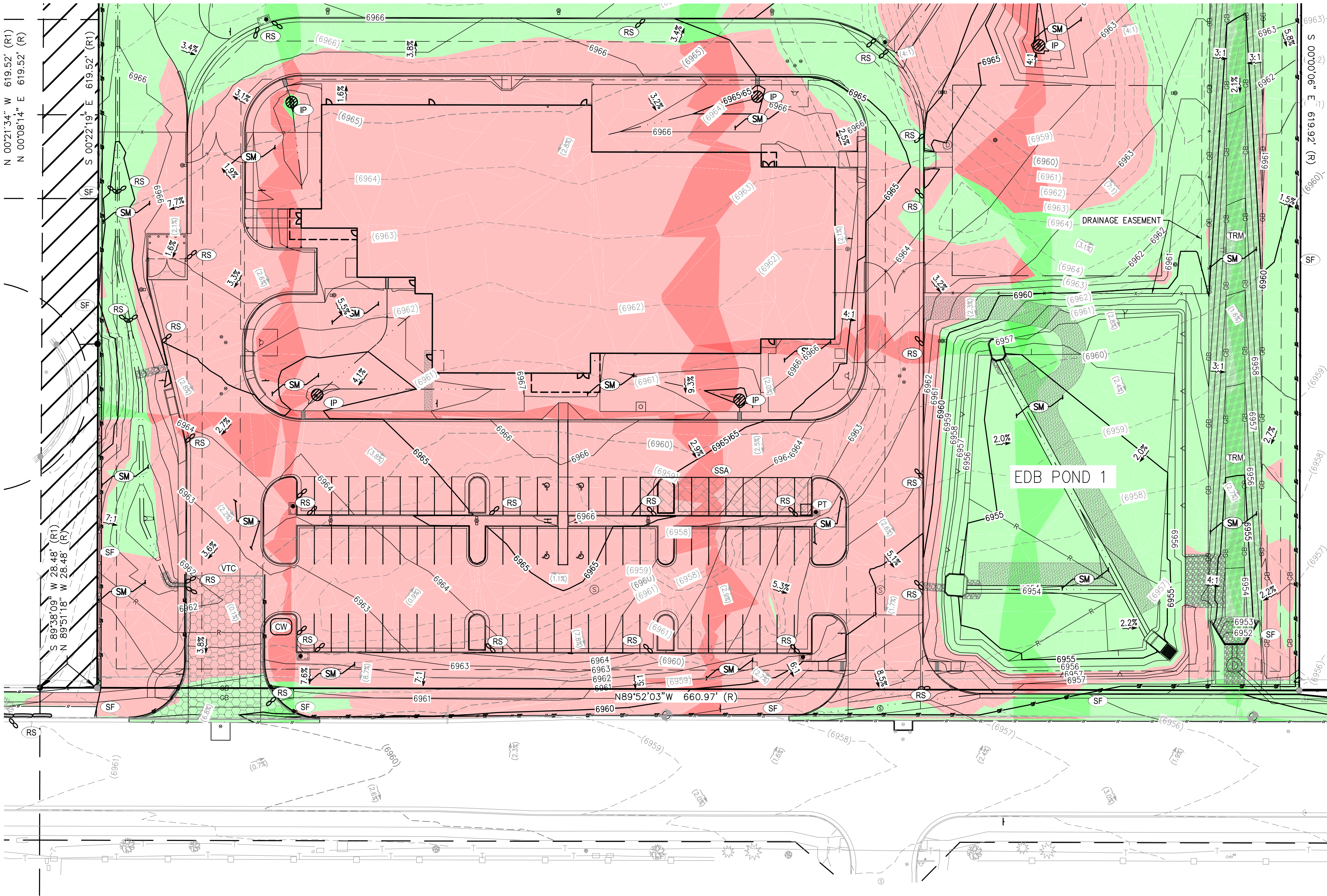
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND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



SCALE: 1" = 30'

SYMBOLS LEGEND

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

EROSION CONTROL LEGEND

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

PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

FINAL EROSION CONTROL PLAN SOUTH

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

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

G-8
OF
14

2/6/2024 Internal Review #1

Sep 23, 2026 - 11:17am by rromstetter X:\ENGINEERING\CO\CO15170 - Honor Charter School - Peyton, CO\ENG Construction Drawings\CO1517_EC.dwg



Know what's below
Call before you dig.

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

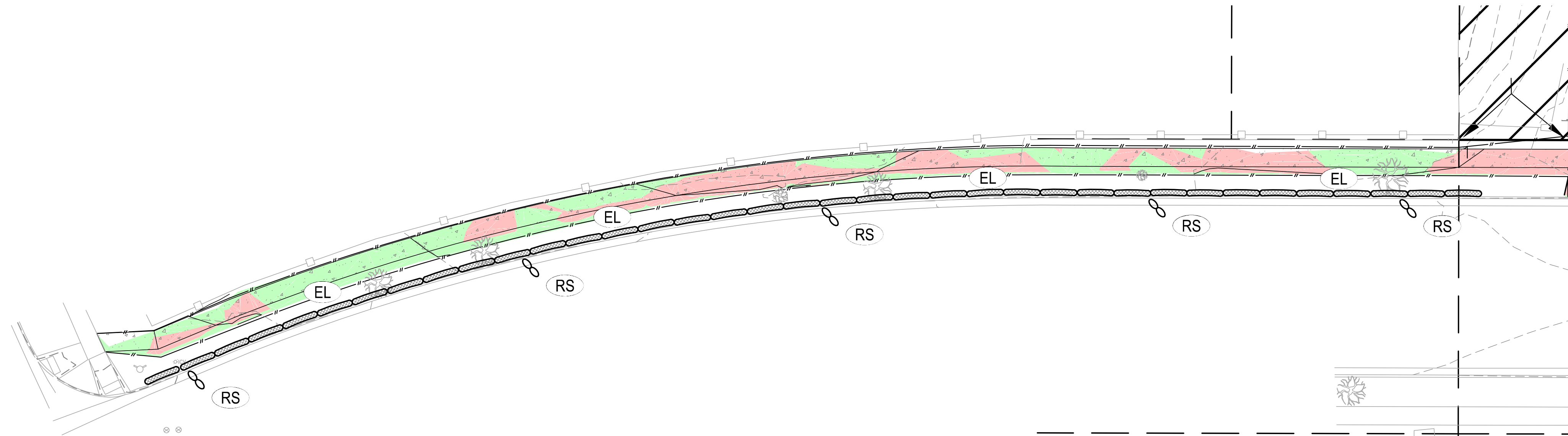
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND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



SYMBOLS LEGEND

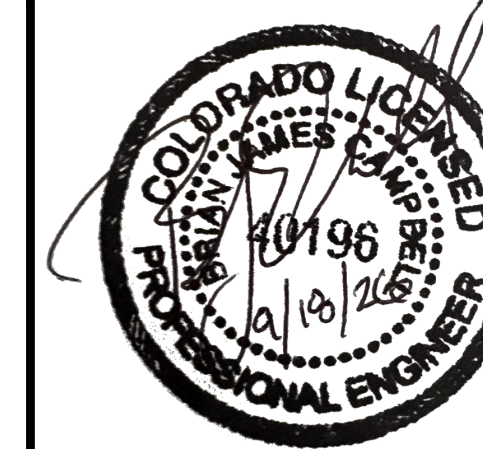
---	PROPERTY LINE
---	ADJACENT PROPERTY/ ROW LINE
---	BUILDING SETBACK LINE
- - - -	PROPOSED EASEMENT
==	LIMIT OF CONSTRUCTION/DISTURBANCE
W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
T	PROPOSED TELEPHONE SERVICE LINE
E	PROPOSED ELECTRIC SERVICE LINE
W	PROPOSED WATER SERVICE LINE
SS	PROPOSED SS SERVICE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

EROSION CONTROL LEGEND

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

PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

OFFSITE PEDESTRIAN EROSION CONTROL PLAN

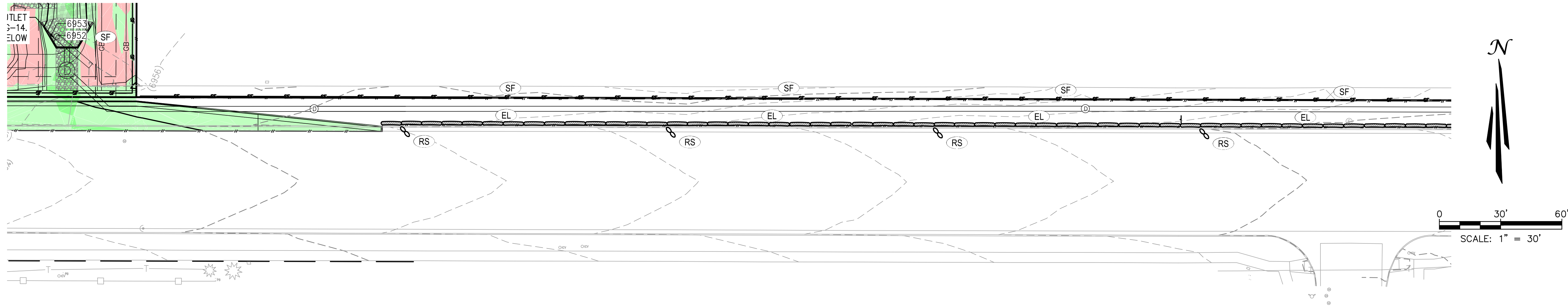
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

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

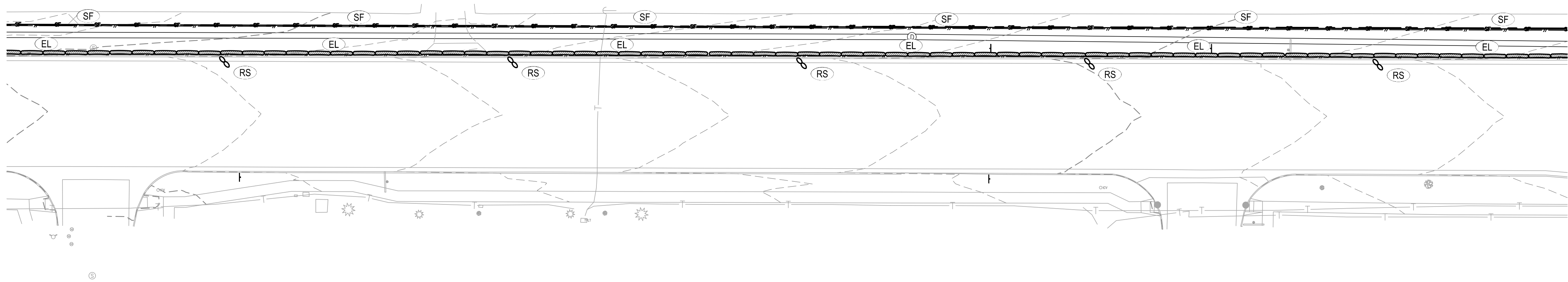
G-9
OF
14

2/6/2024 Internal Review #1

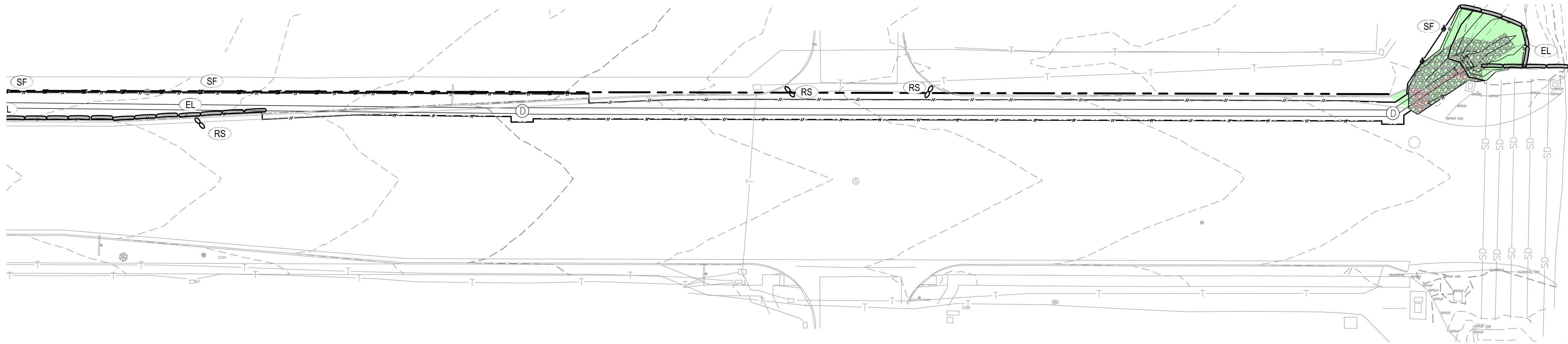
Sep 23, 2026 - 11:17am by rromstetter X:\ENGINEERING\CO\CO15170 - Honor Charter School - Pylon, CO\ENG Construction Drawings\CO15170_EC.dwg



OFFSITE STORM EROSION CONTROL PLAN 1



OFFSITE STORM EROSION CONTROL PLAN 2



OFFSITE STORM EROSION CONTROL PLAN 3

SYMBOLS LEGEND

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

EROSION CONTROL LEGEND

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



Know what's below
Call before you dig.

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:

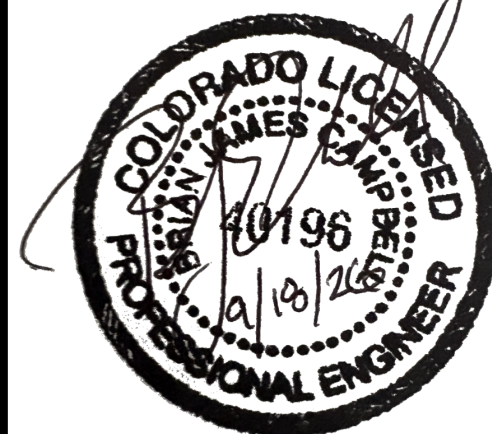
BEARINGS ARE BASED ON THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL COINCIDENT WITH THE EASTERLY BOUNDARY OF THE BENT GRASS RESIDENTIAL FILING NO.2, MONUMENTED ON THE NORTH END WITH A NO.5 REBAR & 1-3/8" RED PLASTIC CAP MARKED "ALC PLS 38087", FOUND FLUSH WITH GRADE, AND ON THE SOUTH END WITH A NO. 4 REBAR & 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.

PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

OFFSITE STORM EROSION CONTROL PLAN

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

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

G-10
OF
14

2/6/2024 Internal Review #1

320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com

TAIT
& ASSOCIATES
Since 1944

ENGINEERING ENVIRONMENTAL BUILDING LAND
SACRAMENTO DENVER
SANTA ANA CHICAGO INVERTESS
DALLAS

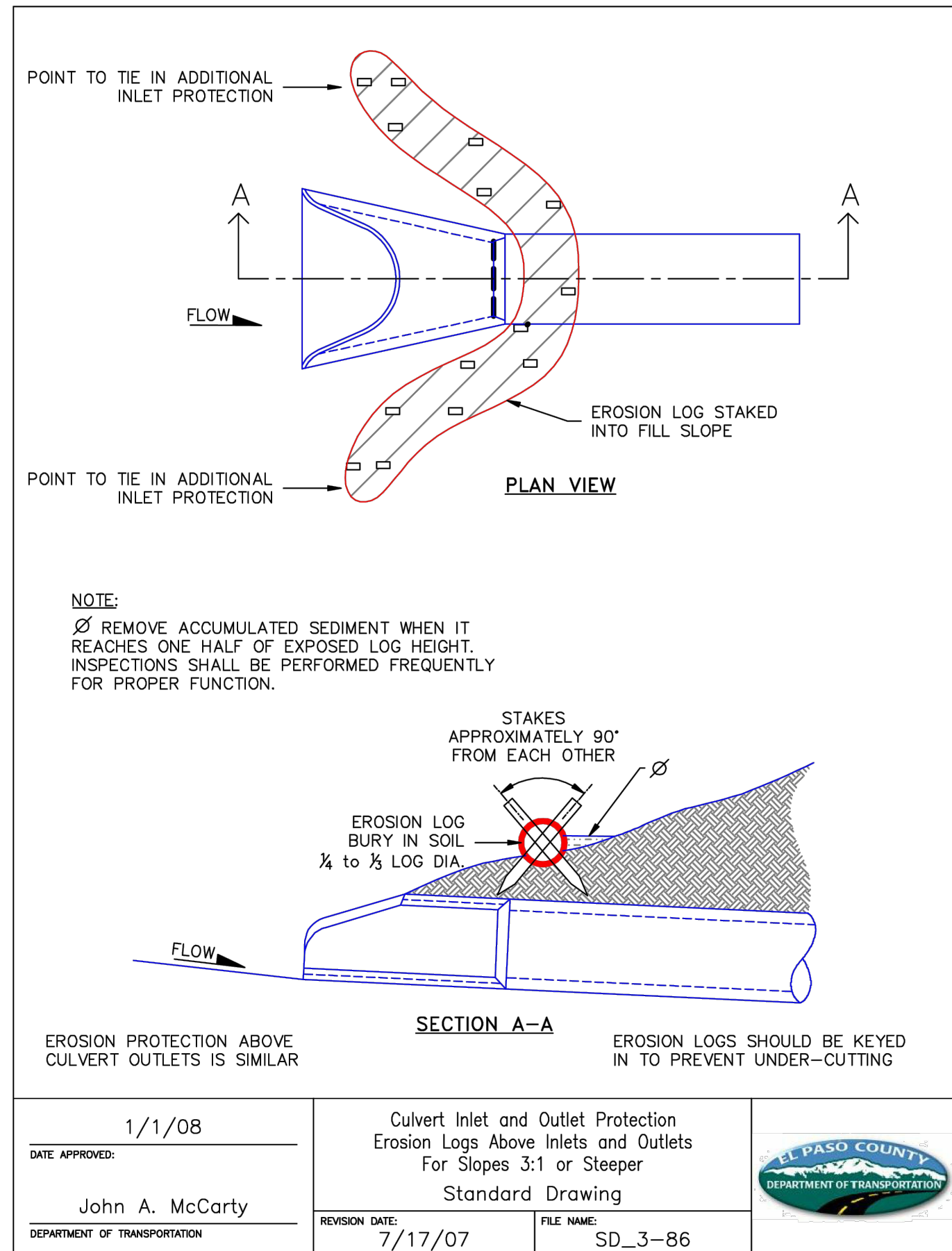
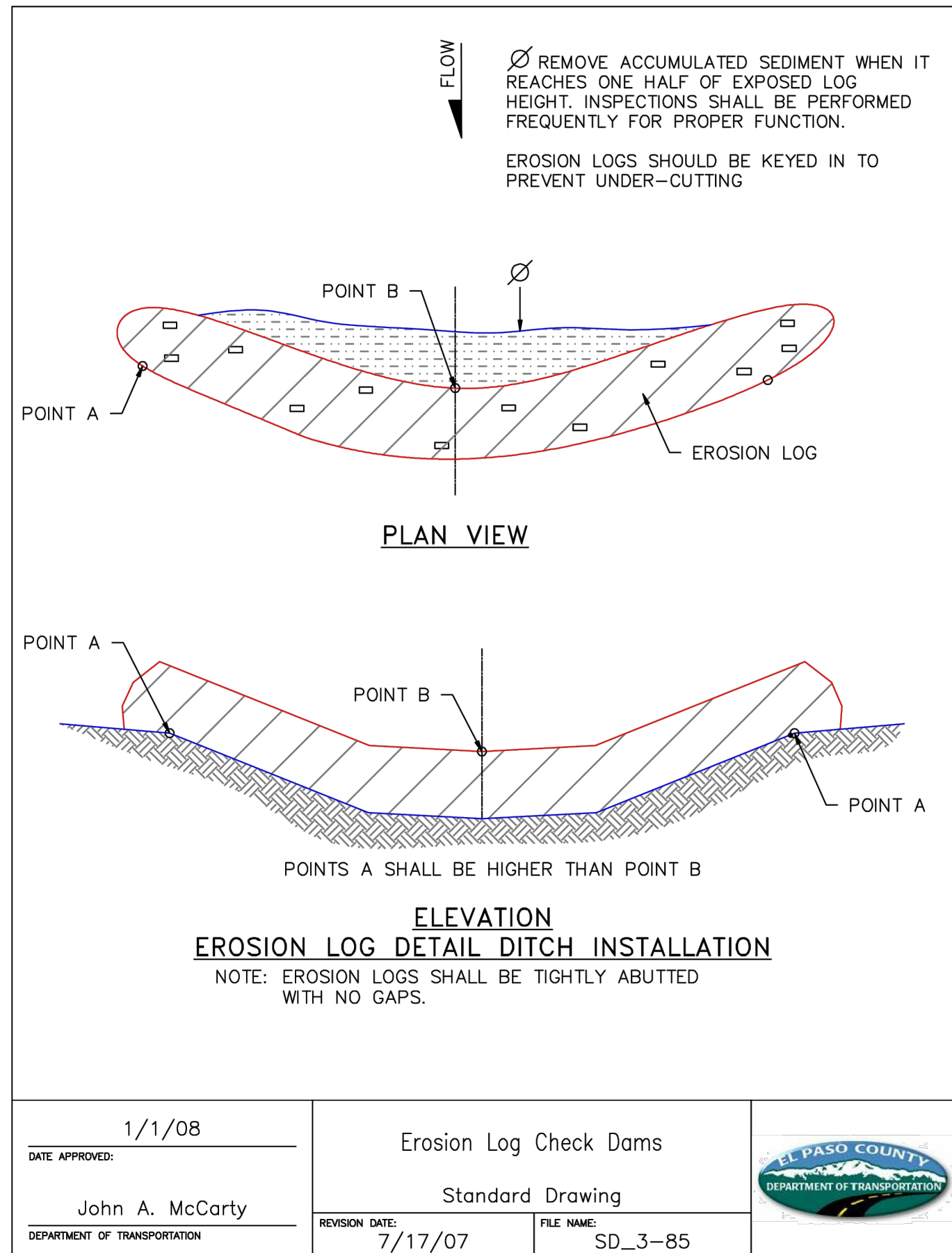
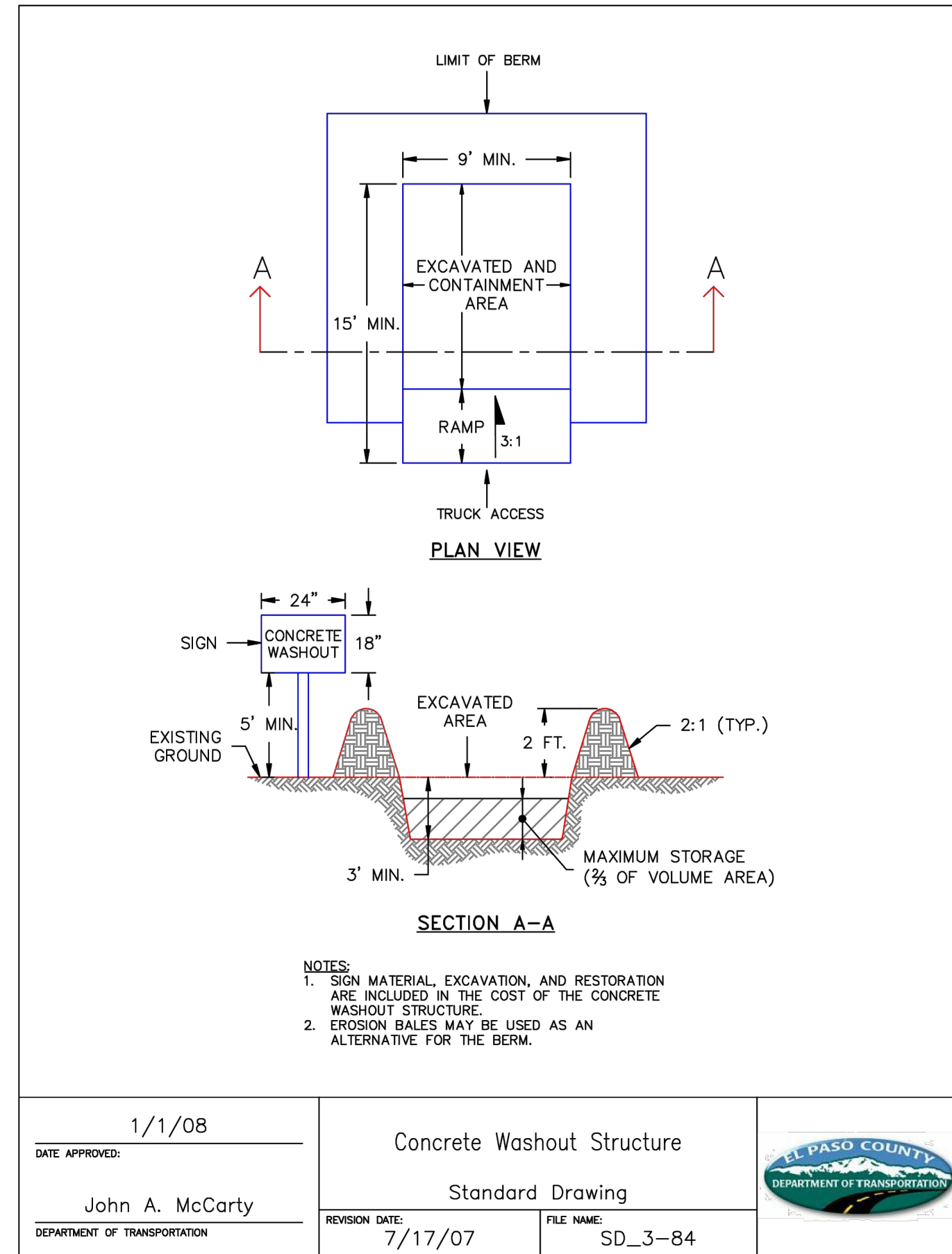
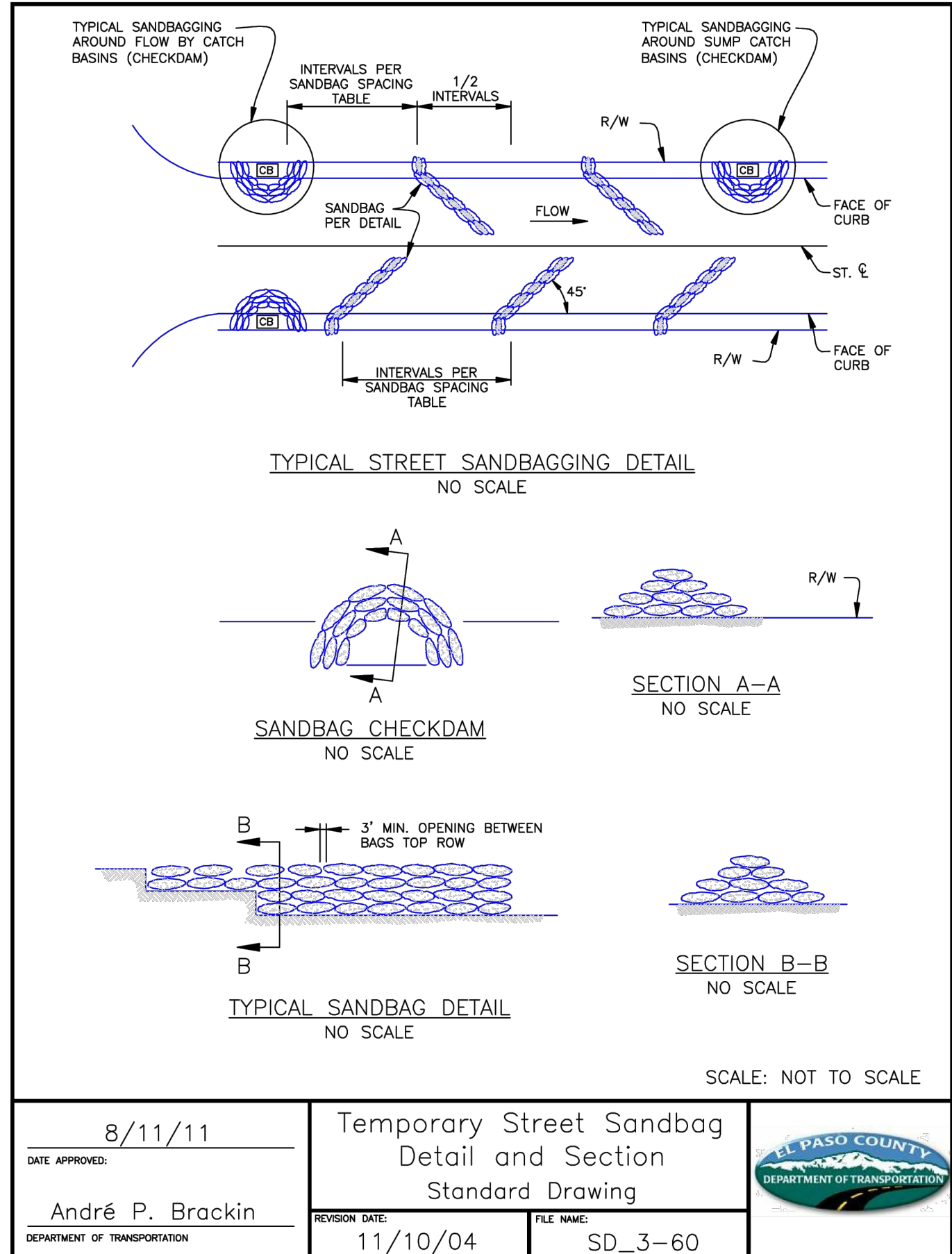
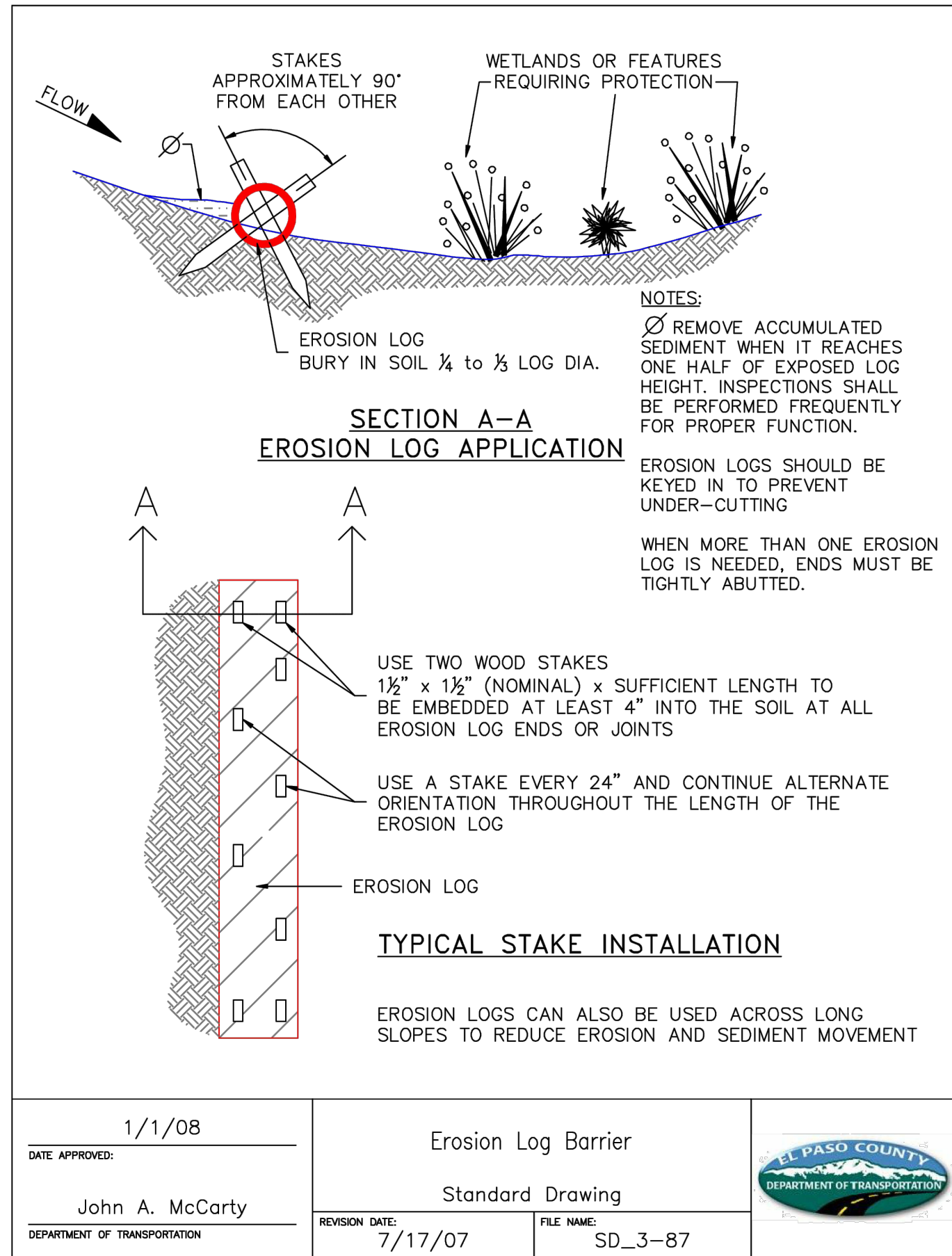
REVISIONS

DESCRIPTION

BY

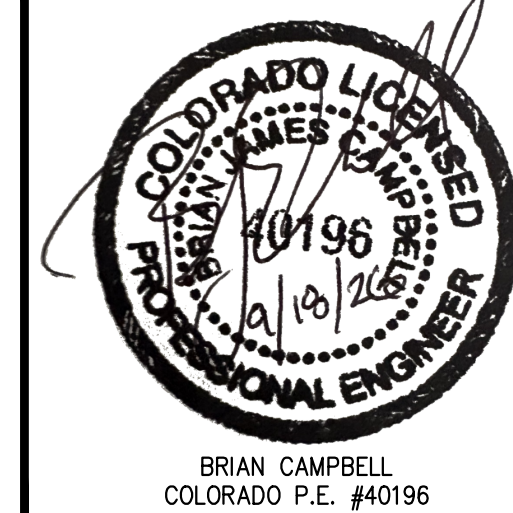
DATE

Sep 23, 2026 - 11:58am by rromer@elc X:\ENGINEERING\CO\CONSTRUCTION Drawings\CO1517-DT-SEC.dwg



PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



DRAWING: CW
DATE: 11/11/2024
CHECKED: [Signature]
DATE: [Signature]
REVISION #:
DATE: [Signature]
JOB NO. CO1517

G-11
OF
14

ECP DETAILS 1

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



320 North Lincoln Avenue
Loveland, CO 80537

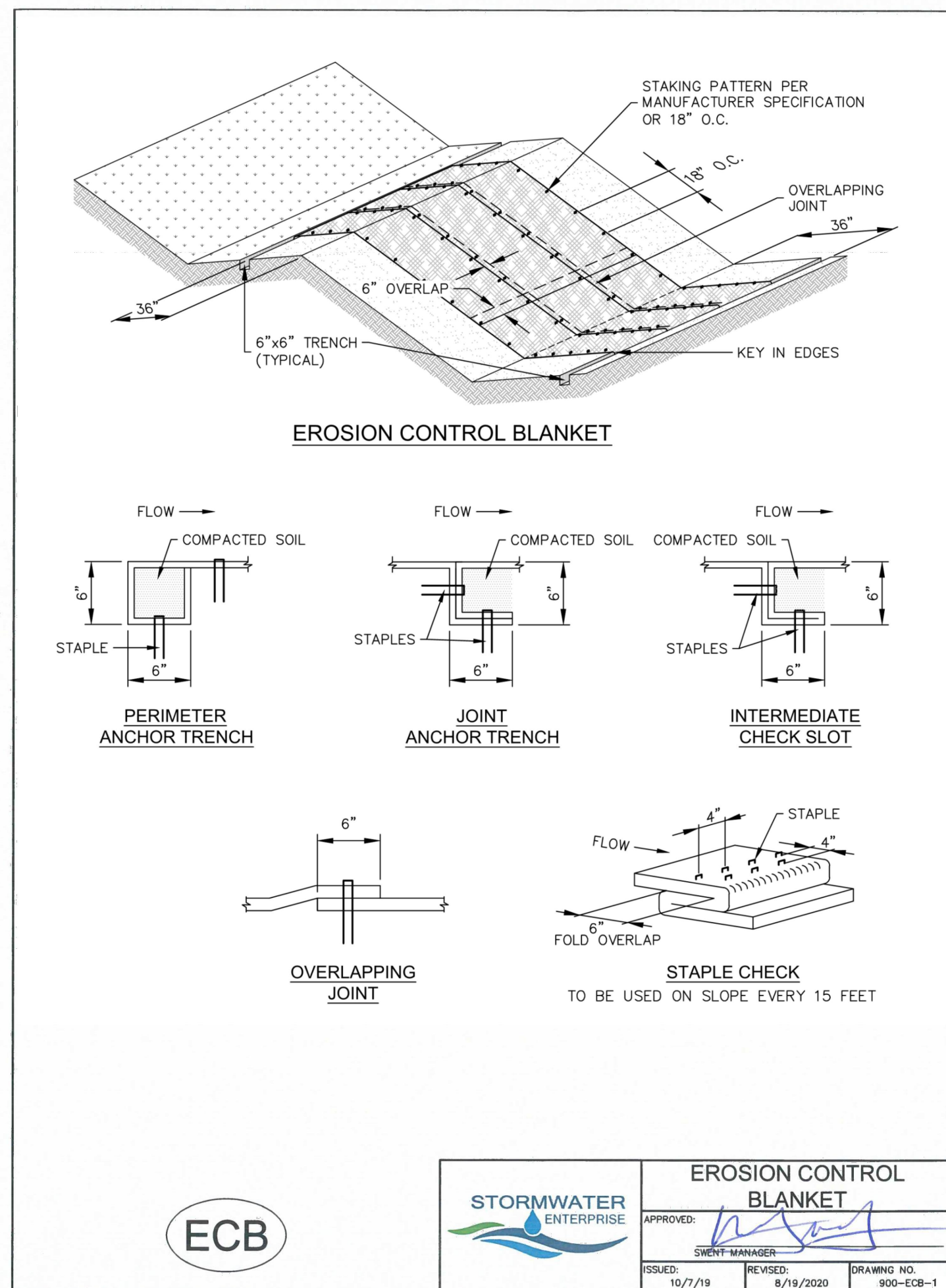
p: 970.613.1447
www.tait.com

ENGINEERING ENVIRONMENTAL BUILDING LAND
SCAPE ARCHITECTURE
3001 1st Avenue
Denver, CO 80202

Since 1964

Dallas

NO.	DESCRIPTION	REVISIONS	BY	DATE



INSTALLATION NOTES

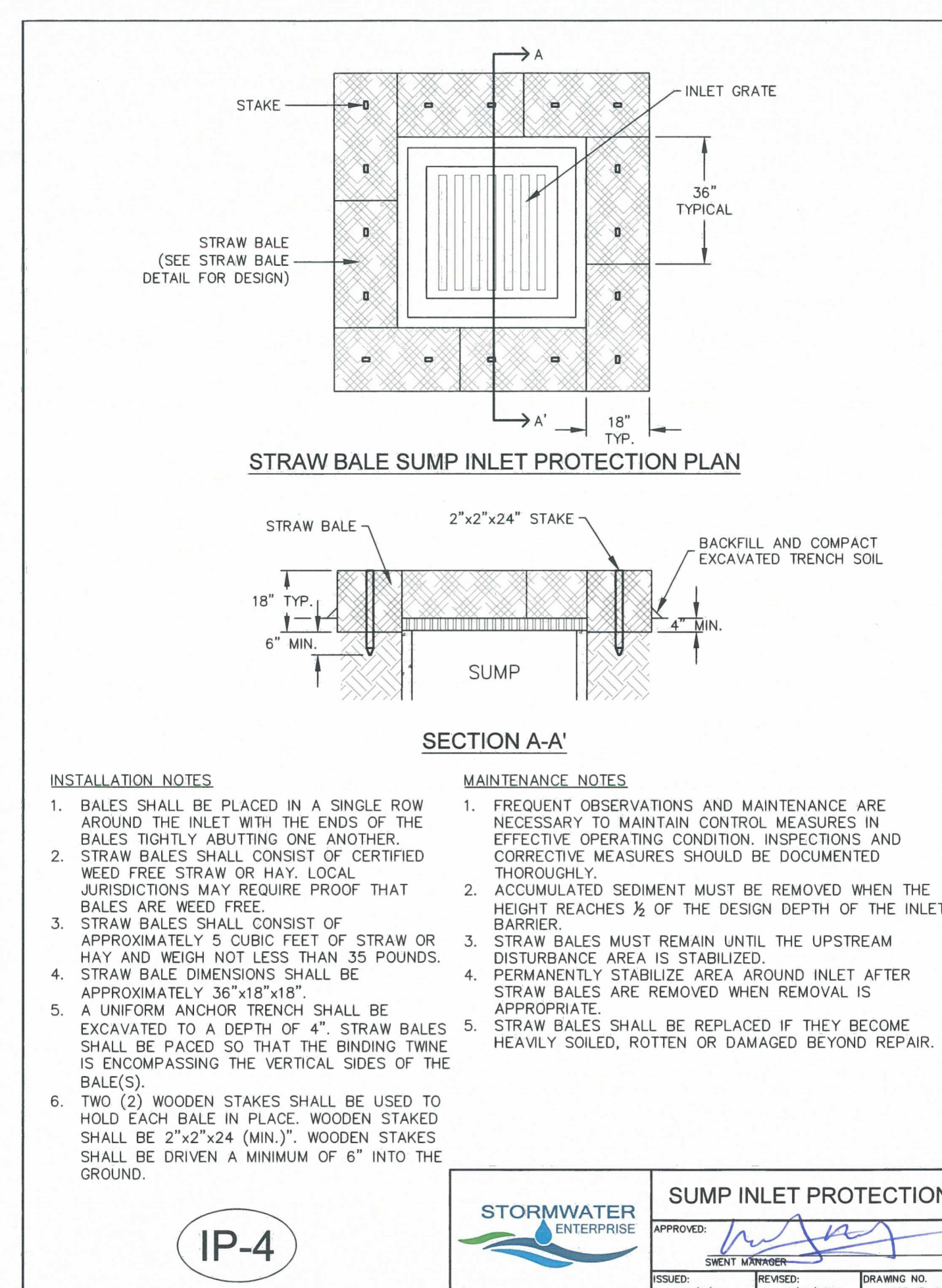
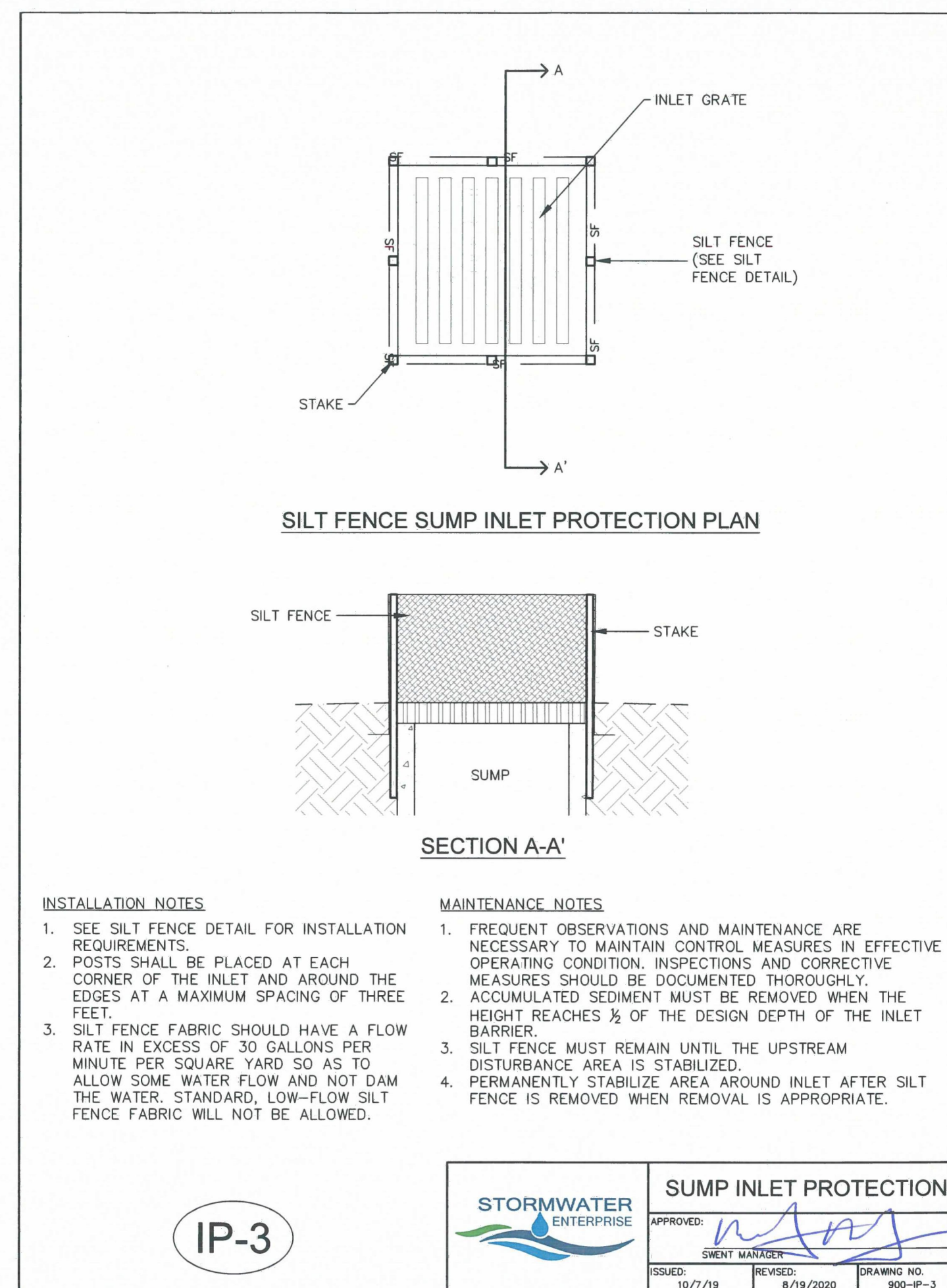
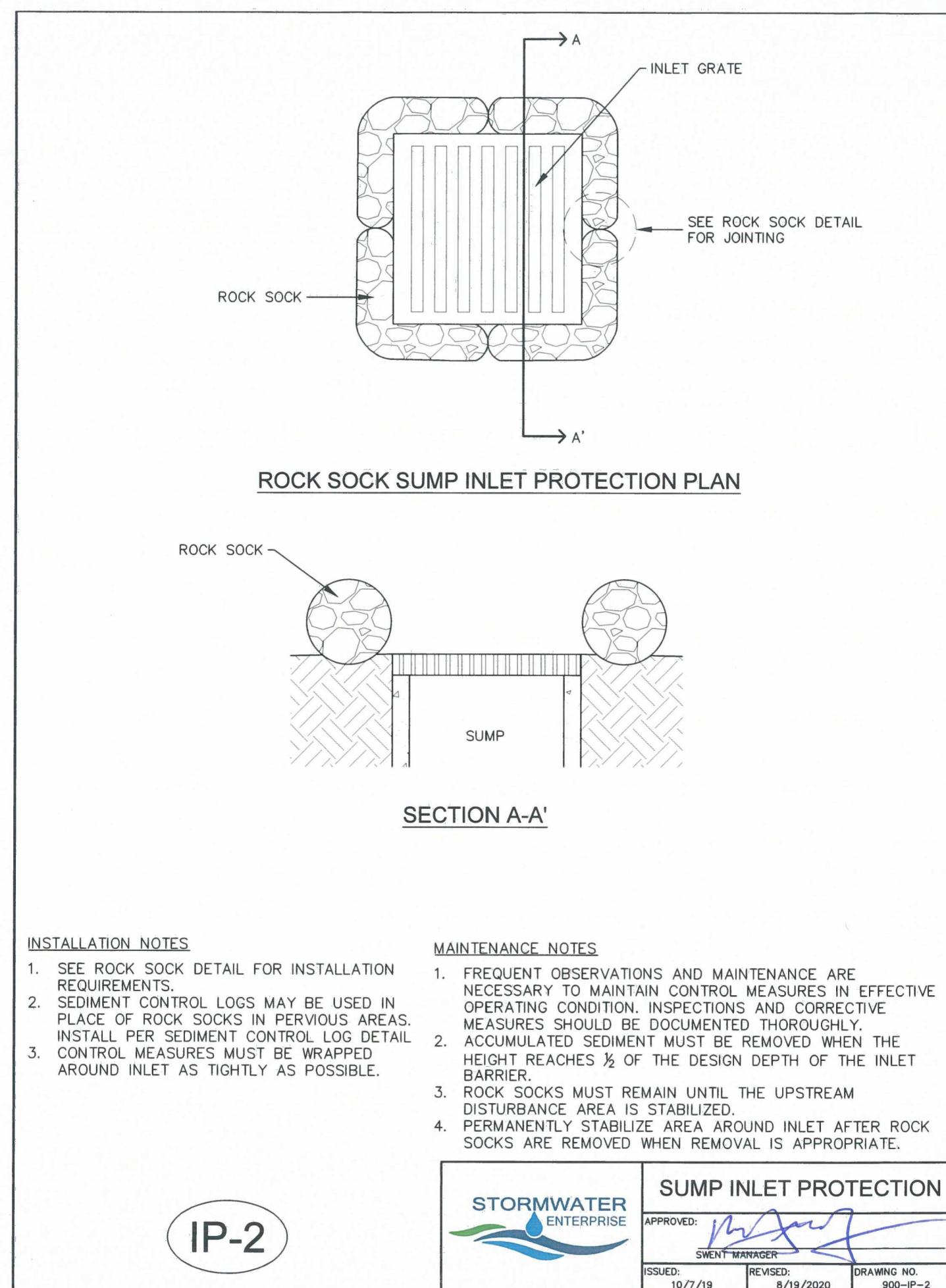
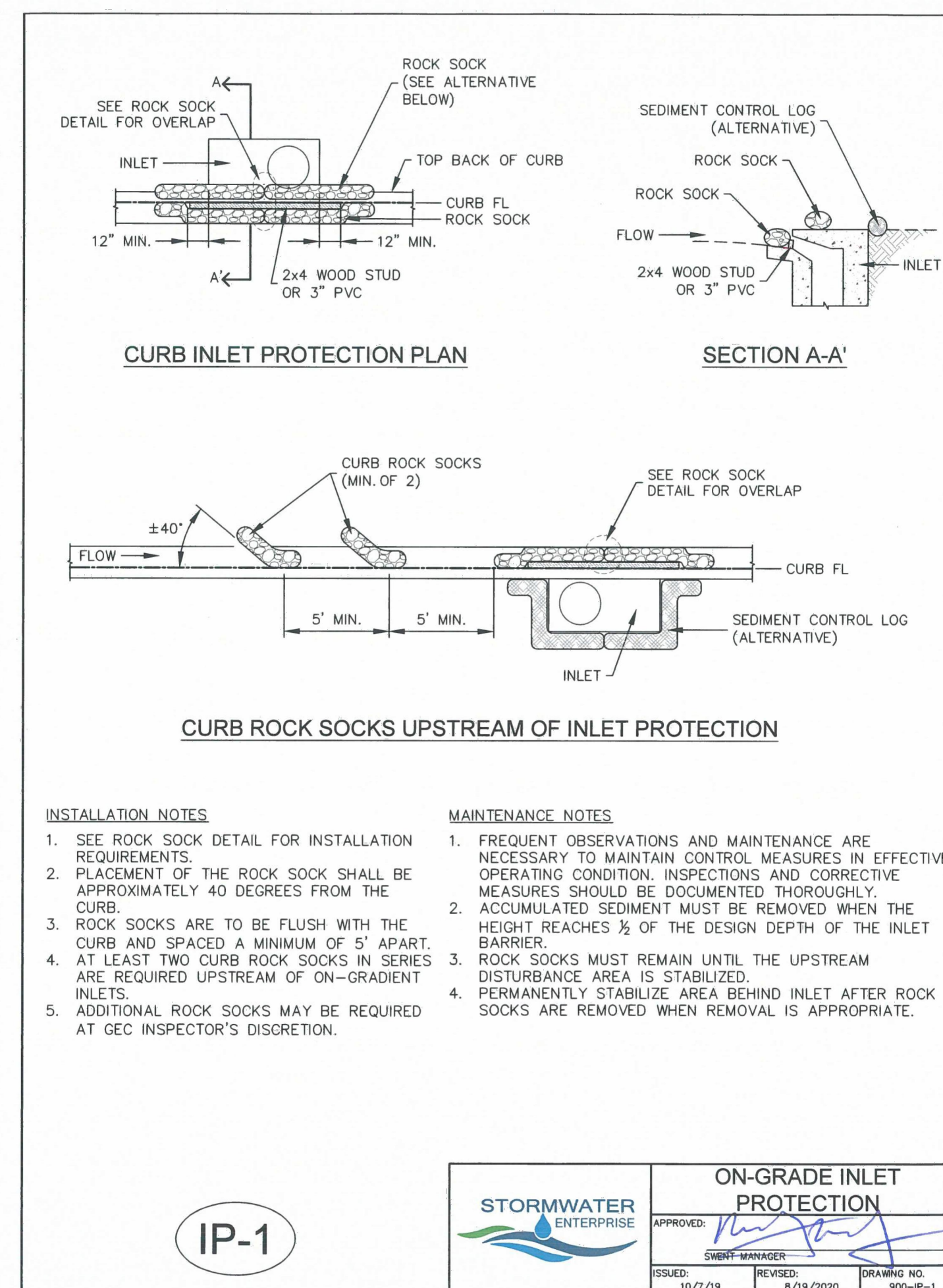
1. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL. BLANKETS, TRM PRODUCTS MAY BE USED WHERE APPROPRIATE IS DESIGNATED BY THE ENGINEER.
2. IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PROTECTED SHALL PLACE TOPSOIL, AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBSIDIARY AREAS TO BE SMOOTH AND MOIST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBSTRATE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
3. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
4. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL. EROSION CONTROL BLANKETS SHALL BE LAPPED (AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
5. INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES. IN FLAT AREAS, INSTALL CHECK SLOTS EVERY 25' PERPENDICULAR TO OVERLAPPING JOINT.
6. TO FLOW DRAIN DETAIL, SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR EROSION CONTROL BLANKETS ON SLOPES.
7. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB-1.
8. ANY AREAS OF EROSION AND BULKING DISRUPTED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDD AND MULCHED.
9. STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED IN WET STREAMS AND DRAINAGE CHANNELS.
10. COMPACT ALL TRENCHES.

MAINTENANCE NOTES

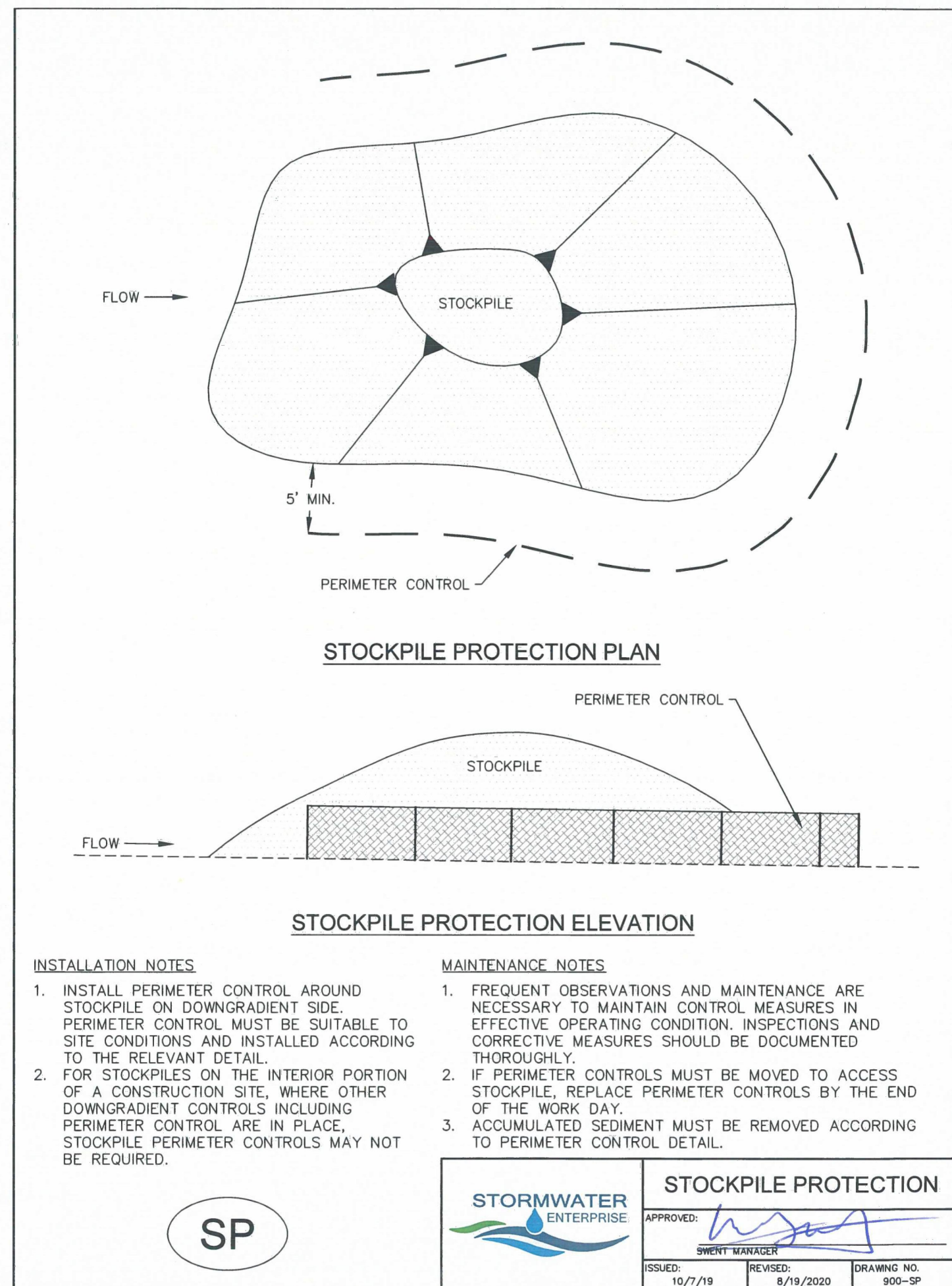
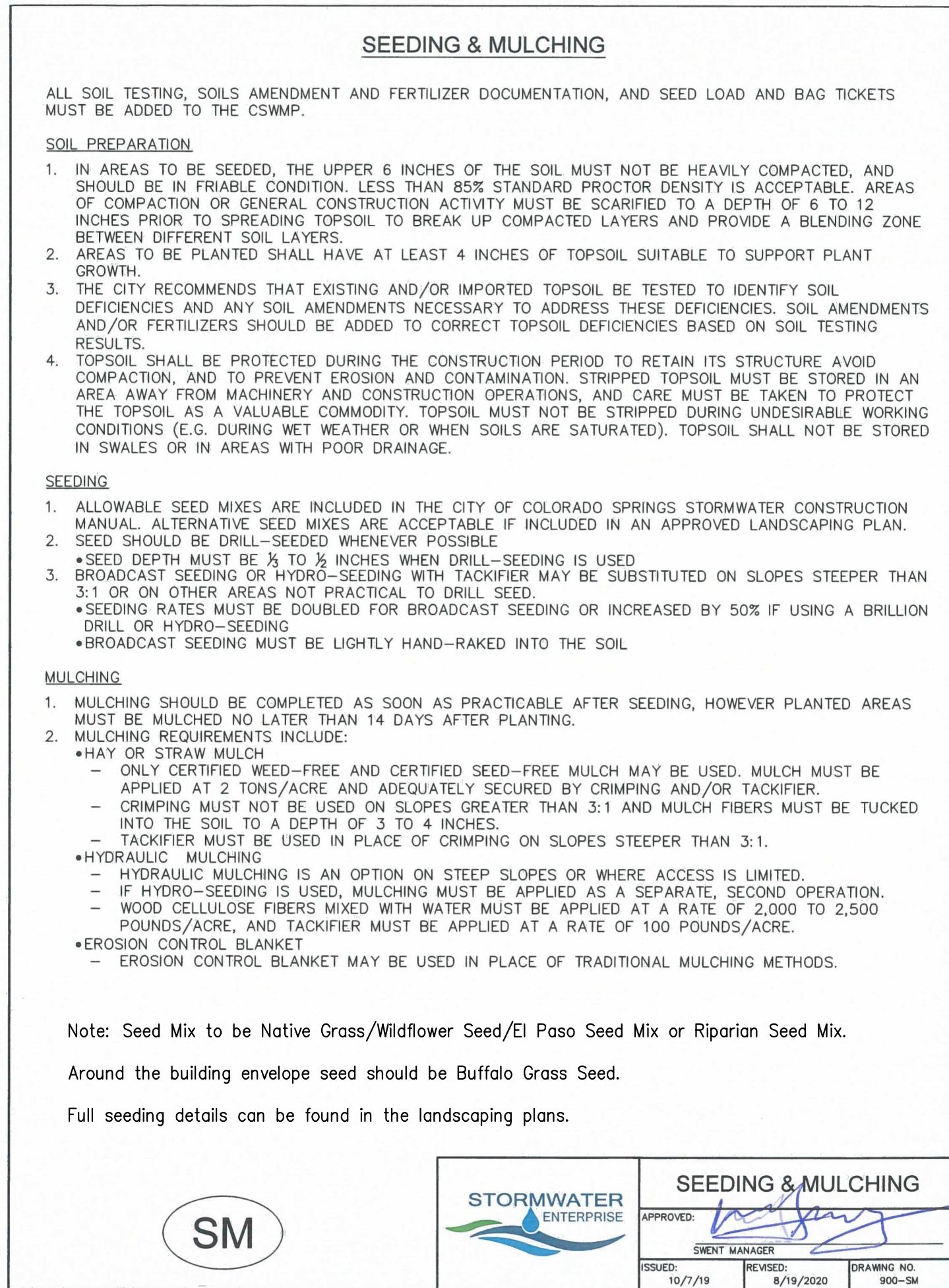
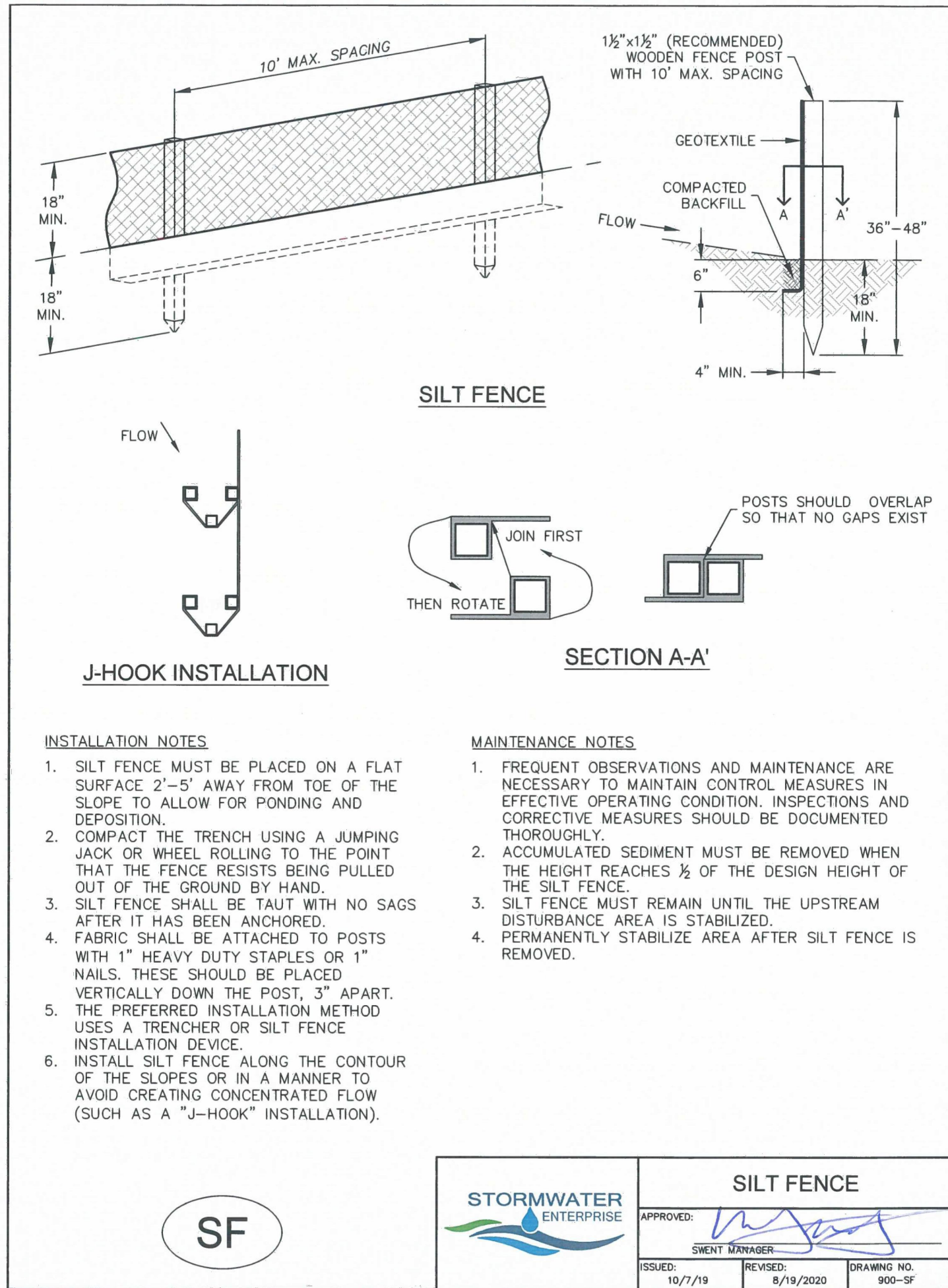
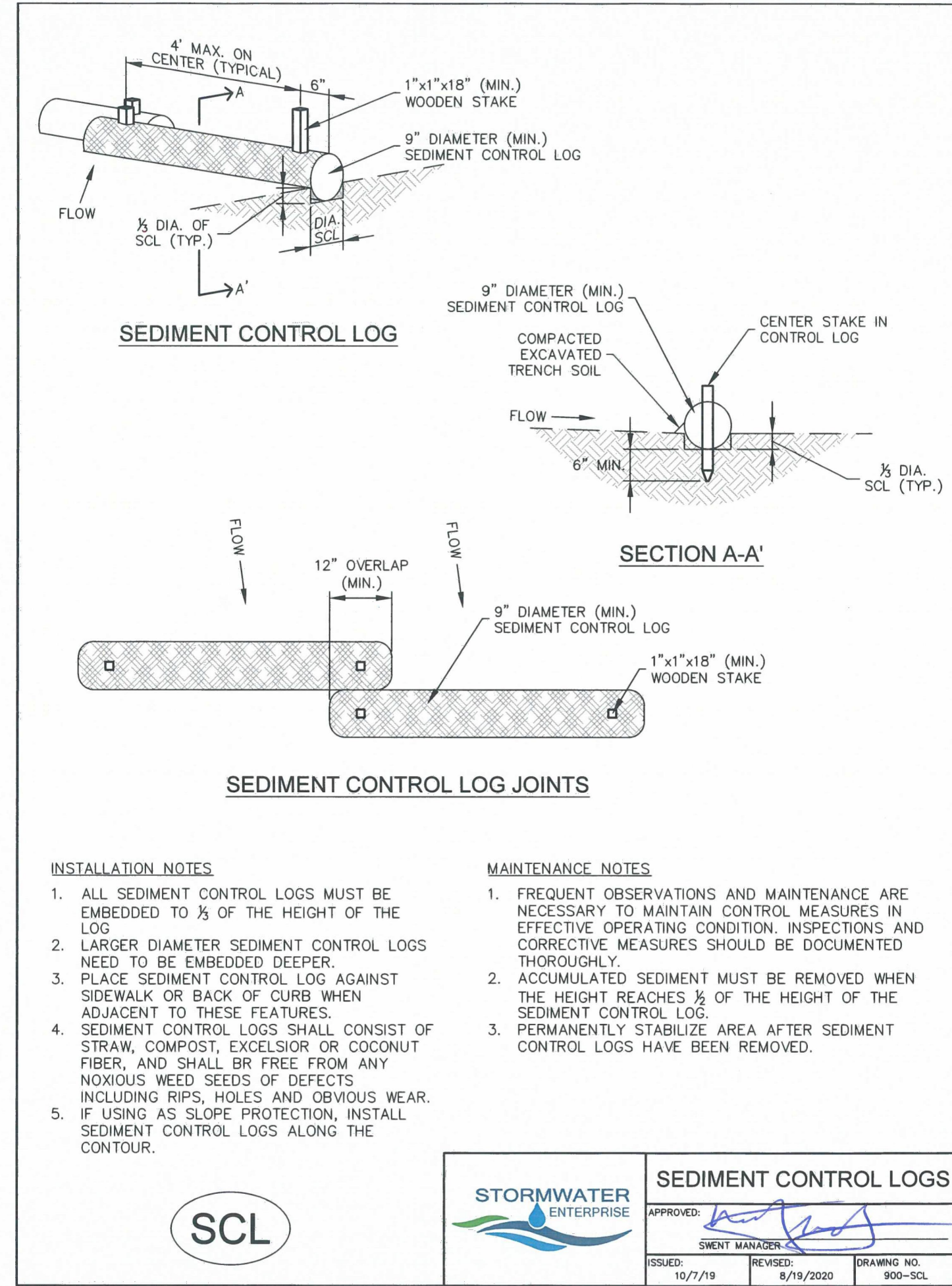
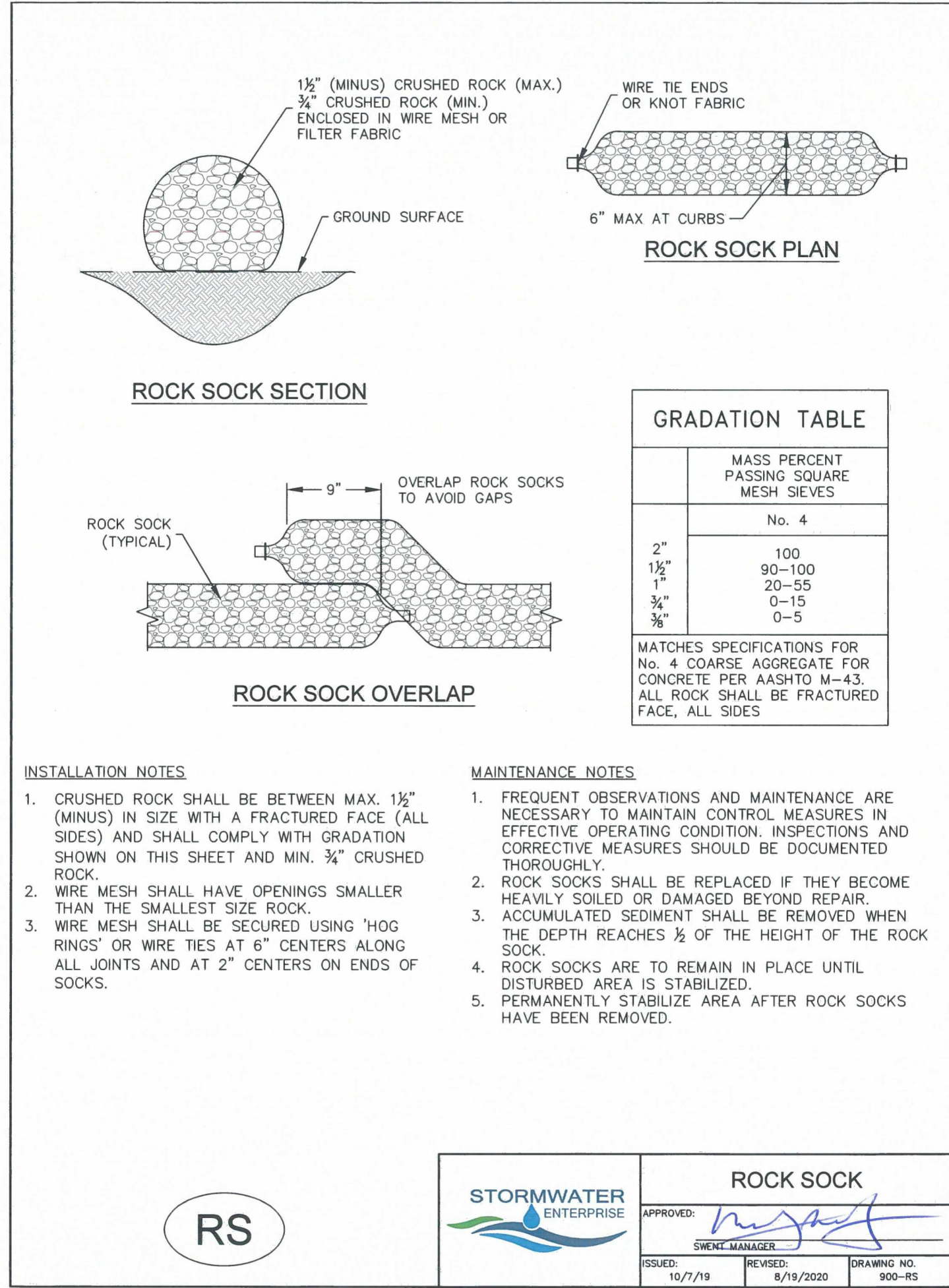
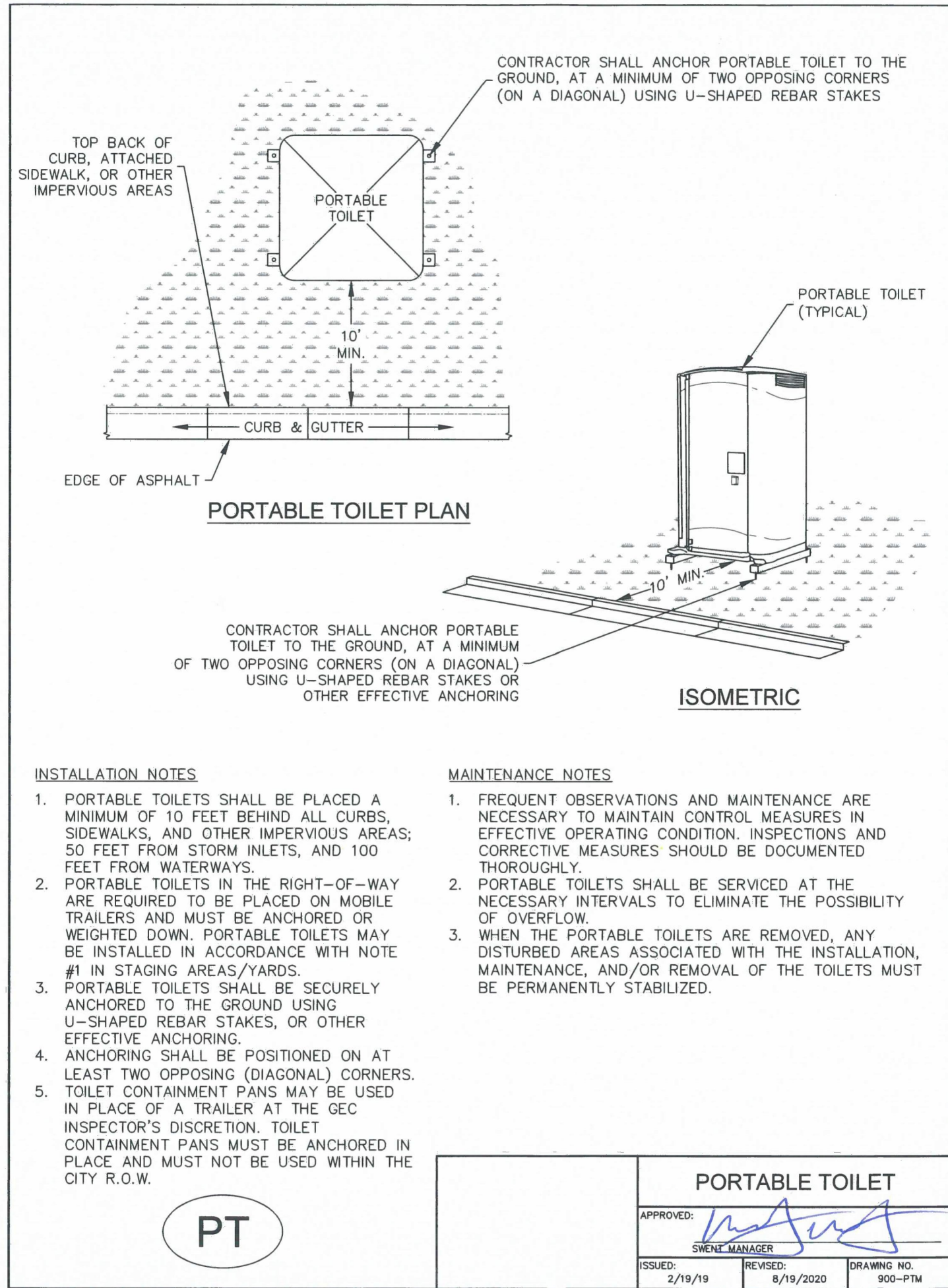
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE EIC INSPECTOR.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REQUIRE REPAIR, SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

TABLE ECB-1, EROSION CONTROL
BLANKET MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING
STRAW	—	100%	—	DOUBLE/ NATURAL
STRAW— COCONUT	30% MIN.	70% MAX.	—	DOUBLE/ NATURAL
COCONUT	100%	—	—	DOUBLE/ NATURAL
EXCELSIOR	—	—	100%	DOUBLE/ NATURAL

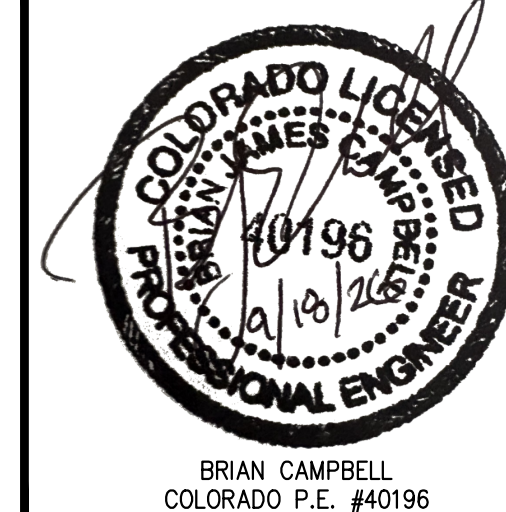


Sep 23, 2026 - 11:58am by rromstetter X:\ENGINEERING\CD\CD15170 - Honor Charter School - Peyton, CO\ENG Construction Drawings\CD15170-DT-gc.dwg



PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



DRAWING C.W.
DATE: 11/11/2024
CHECKED: *[Signature]*
DATE: *[Signature]*
REVISION #:
DATE: *[Signature]*
JOB NO. C01617

G-13
OF
14

ECP DETAILS 3

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

320 North Lincoln Avenue
Loveland, CO 80537

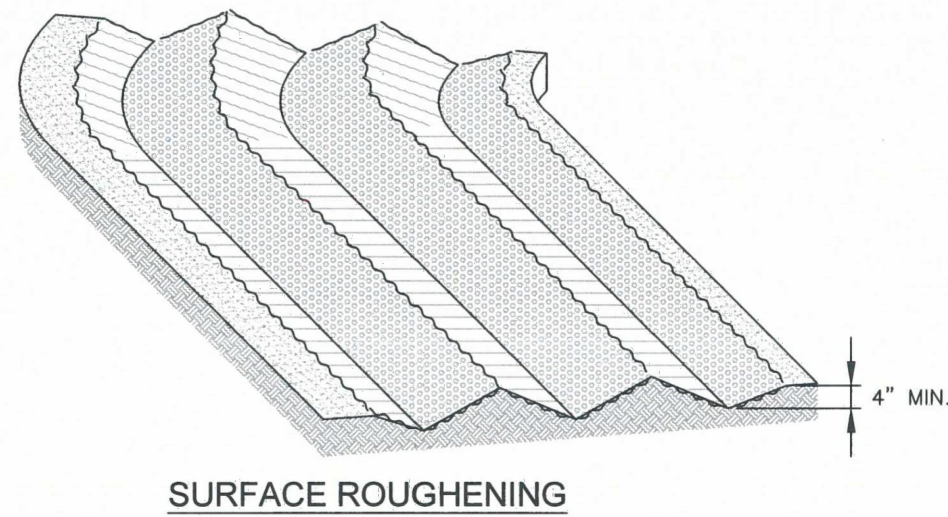
p: 970.613.1447
www.tait.com

ENGINEERING ENVIRONMENTAL BUILDING LAND
SCAPE ARCHITECTURE
320 North Lincoln Avenue
Loveland, CO 80537

TAIT
& ASSOCIATES
Since 1964

NO.	DESCRIPTION	BY	DATE

Sep 23, 2026 - 11:20am by rromettehler X:\ENGINEERING\CO\CO15170 - Honor Charter School - Peyton, CO\DWG Construction Drawings\CO1517_01-66C.dwg



SURFACE ROUGHENING

INSTALLATION NOTES

1. SURFACE ROUGHENING MAY BE USED IN AREAS FLATTER THAN 3:1. INSTALL FURROWS ALONG CONTOUR TO INTERCEPT SHEET FLOW.
2. SURFACE ROUGHENING MAY BE ACCOMPLISHED BY FURROWING, SCARIFYING, RIPPING OR DISKING THE SOIL.
3. FURROWS MUST BE A MINIMUM OF 4" IN DEPTH.
4. SURFACE ROUGHENING SHALL NOT BE USED ON EXTREMELY SANDY OR ROCKY SOILS.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.



SURFACE ROUGHENING
APPROVED: [Signature]
SHEK MANAGER
ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO.: 900-SR

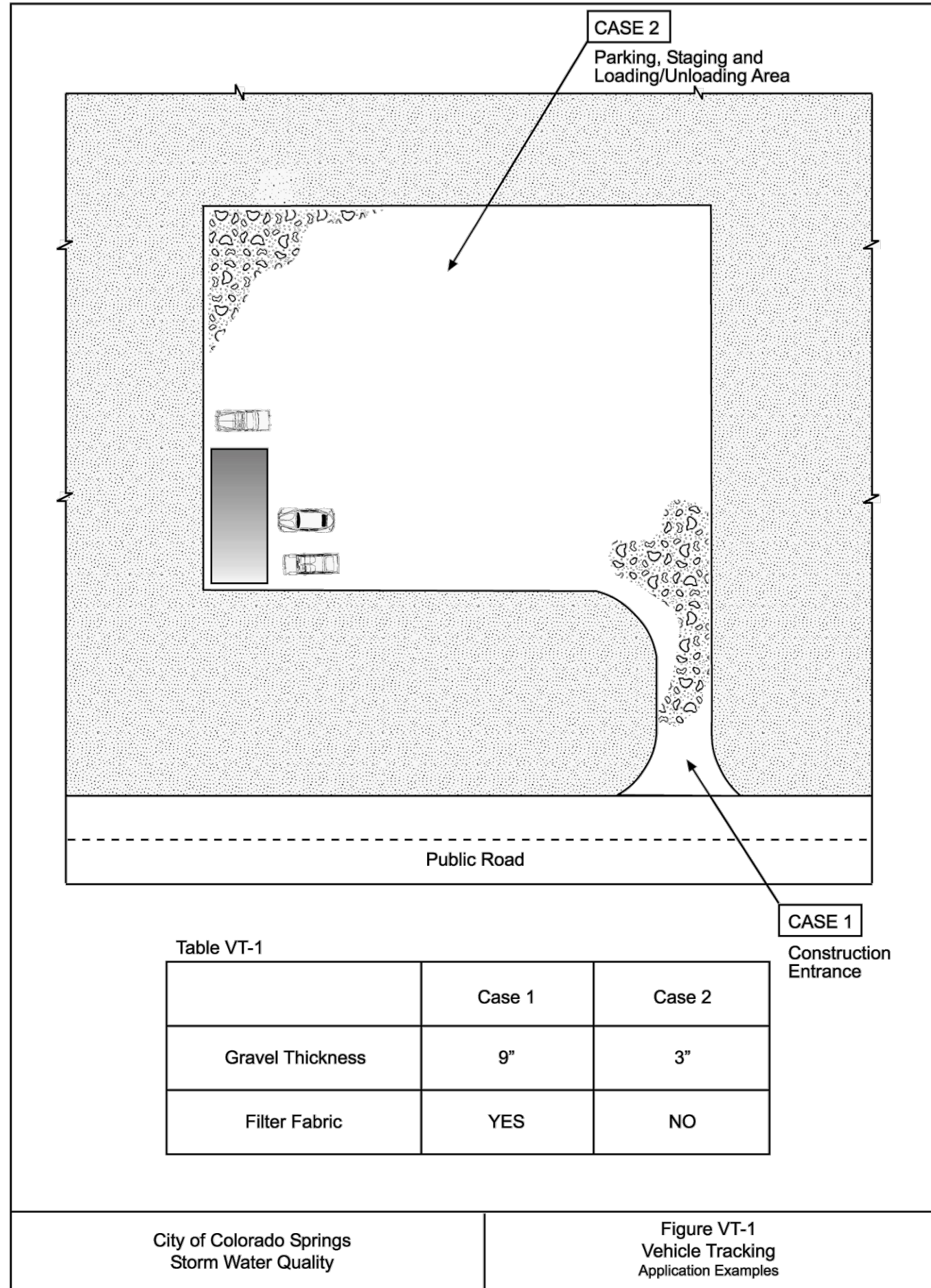


Table VT-1

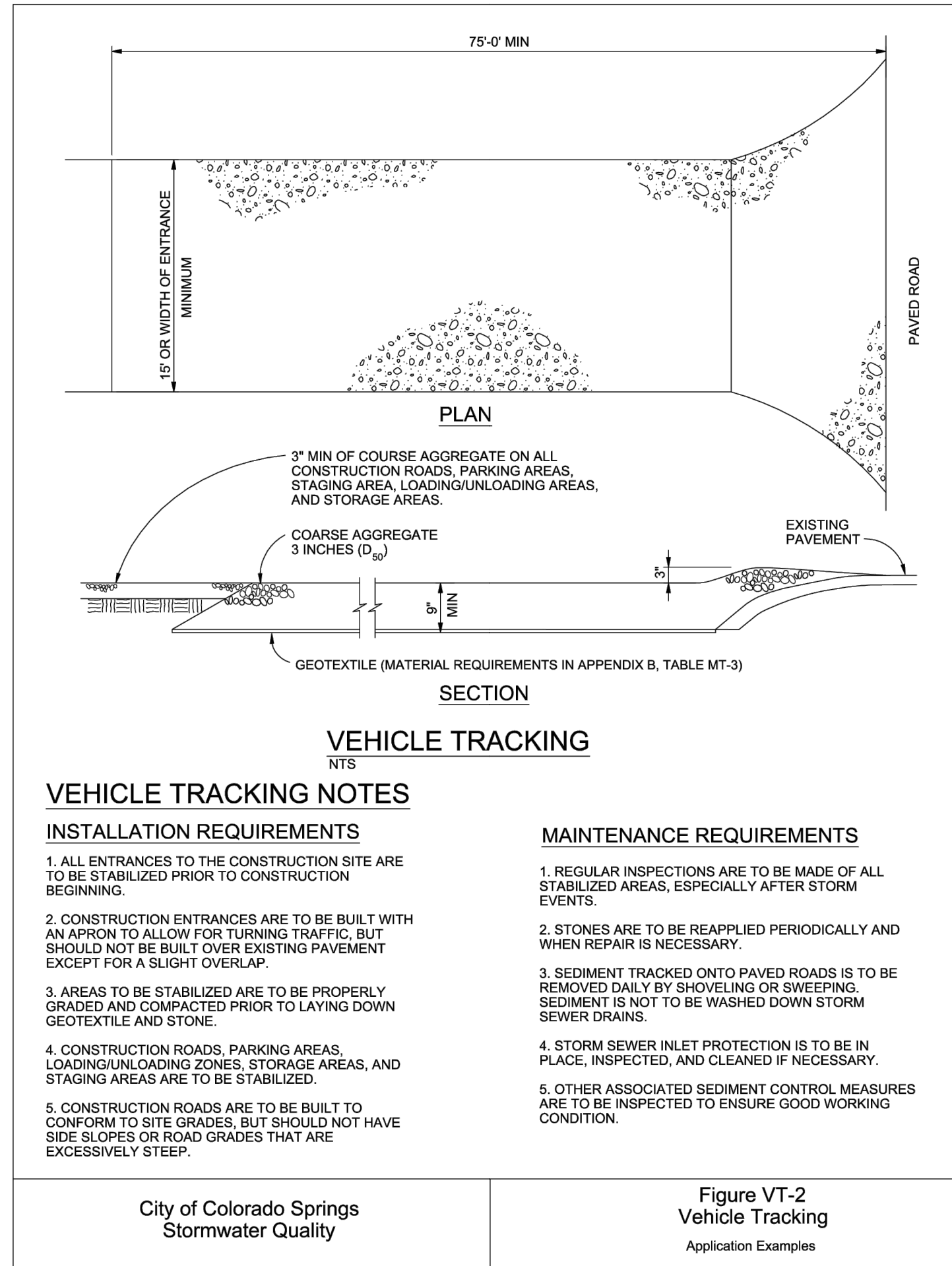
	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs
Storm Water Quality

Figure VT-1
Vehicle Tracking
Application Examples

DEN\NM153722-CS-CB\FigVT-119-99

3-53



VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

3-54

Sediment Basin

What it is

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



When and Where to use it

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

When and Where NOT to use it

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



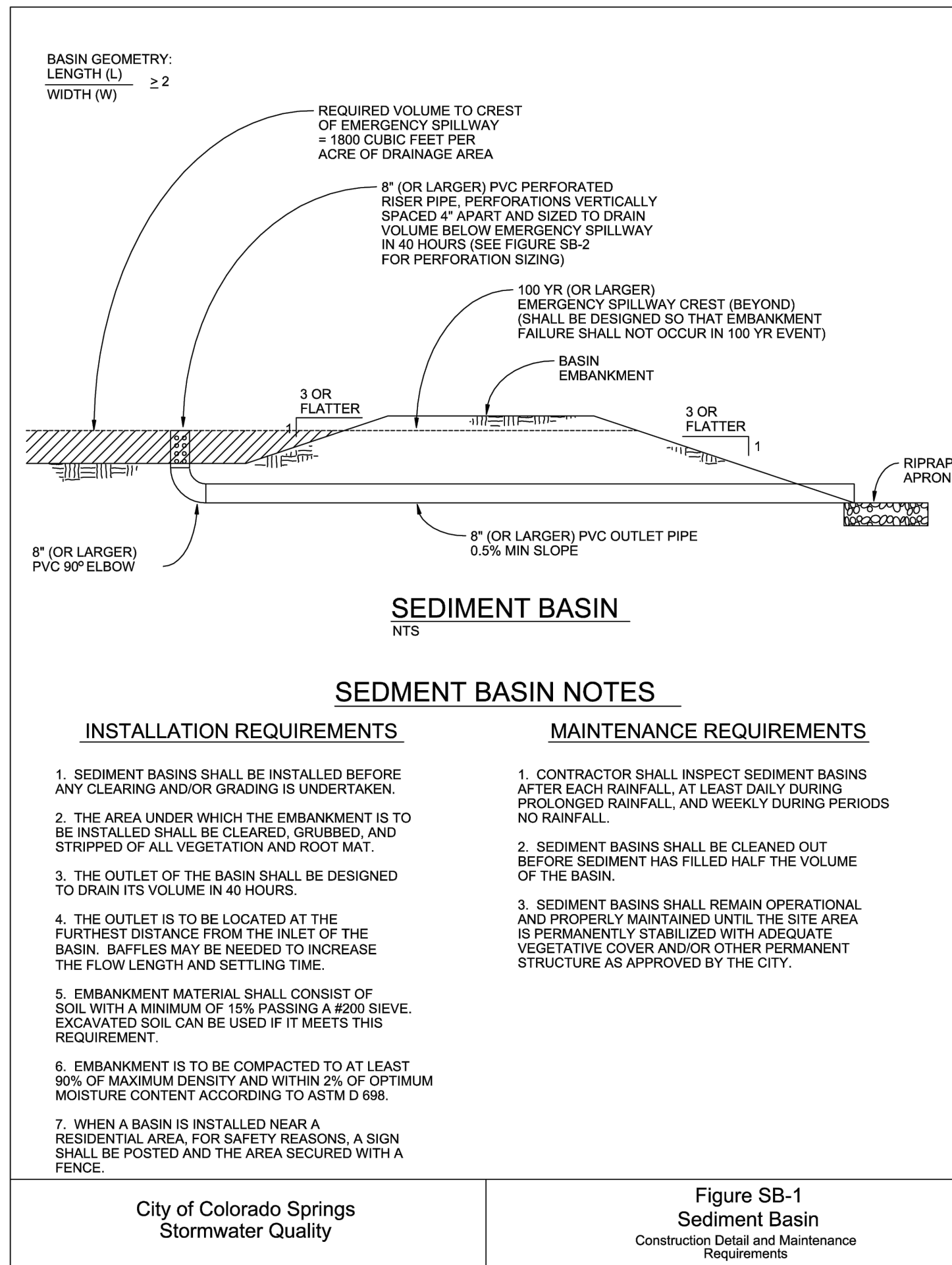
This low area will provide for some removal of sediment; however, it lacks a designed outlet structure.

Construction Detail and Maintenance Requirements

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

STORMWATER QUALITY BMP MANUAL

3-31



SEDIMENT BASIN

SEDIMENT BASIN NOTES

INSTALLATION REQUIREMENTS

1. SEDIMENT BASINS SHALL BE INSTALLED BEFORE ANY CLEARING AND/OR GRADING IS UNDERTAKEN.
2. THE AREA UNDER WHICH THE EMBANKMENT IS TO BE INSTALLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ALL VEGETATION AND ROOT MAT.
3. THE OUTLET OF THE BASIN SHALL BE DESIGNED TO DRAIN ITS VOLUME IN 40 HOURS.
4. THE OUTLET IS TO BE LOCATED AT THE FURTHEST DISTANCE FROM THE INLET OF THE BASIN. BAFFLES MAY BE NEEDED TO INCREASE THE FLOW LENGTH AND SETTLING TIME.
5. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 15% PASSING A #200 SIEVE. EXCAVATED SOIL CAN BE USED IF IT MEETS THIS REQUIREMENT.
6. EMBANKMENT IS TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D 698.
7. WHEN A BASIN IS INSTALLED NEAR A RESIDENTIAL AREA, FOR SAFETY REASONS, A SIGN SHALL BE POSTED AND THE AREA SECURED WITH A FENCE.

City of Colorado Springs
Stormwater Quality

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SEDIMENT BASINS AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. SEDIMENT BASINS SHALL BE CLEANED OUT BEFORE SEDIMENT HAS FILLED HALF THE VOLUME OF THE BASIN.
3. SEDIMENT BASINS SHALL REMAIN OPERATIONAL AND PROPERLY MAINTAINED UNTIL THE SITE AREA IS PERMANENTLY STABILIZED WITH ADEQUATE VEGETATIVE COVER AND/OR OTHER PERMANENT STRUCTURE AS APPROVED BY THE CITY.

Figure SB-1
Sediment Basin
Construction Detail and Maintenance
Requirements

3-32

Design Volume (acre-ft)	Depth at Outlet (ft)									
	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5		
2	16.04	7.71	5.10	3.76	2.95	2.41	2.02	1.73		
1	7.52	3.86	2.55	1.88	1.48	1.21	1.01	0.87		
0.6	4.51	2.31	1.53	1.13	0.89	0.72	0.61	0.52		
0.4	3.01	1.54	1.02	0.75	0.59	0.48	0.40	0.35		
0.2	1.50	0.77	0.51	0.38	0.30	0.24	0.20	0.17		
0.1	0.75	0.38	0.26	0.19	0.15	0.12	0.10	0.09		
0.06	0.45	0.23	0.15	0.11	0.09	0.07	0.06	0.05		
0.04	0.30	0.15	0.10	0.08	0.06	0.05	0.04	0.03		
0.02	0.15	0.08	0.05	0.04	0.03	0.02	0.02	0.02		
0.01	0.08	0.04	0.03	0.02	0.01	0.01	0.01	0.01		

TABLE SB-1

Circular Perforation Sizing		Area per Row (in ²)			
Hole Diameter (in)	Hole Diameter (in)	n = 1	n = 2	n = 3	
1/4	0.250	0.05	0.10	0.15	
5/16	0.313	0.08	0.15	0.23	
3/8	0.375	0.11	0.22	0.33	
7/16	0.438	0.15	0.30	0.45	
1/2	0.500	0.20	0.39	0.59	
9/16	0.563	0.25	0.50	0.75	
5/8	0.625	0.31	0.61	0.92	
11/16	0.688	0.37	0.74	1.11	
3/4	0.750	0.44	0.88	1.33	
7/8	0.875	0.60	1.20	1.80	
1	1.000	0.79	1.57	2.36	
1 1/8	1.125	0.99	1.99	2.98	
1 1/4	1.250	1.23	2.45	3.68	
1 3/8	1.375	1.48	2.97	4.45	
1 1/2	1.500	1.77	3.53	5.30	
1 5/8	1.625	2.07	4.15	6.22	
1 3/4	1.750	2.41	4.81	7.22	
1 7/8	1.875	2.76	5.52	8.28	
2	2.000	3.14	6.28	9.42	
n = Number of columns of perforations					
Minimum steel plate thickness		1/4"	5/16"	3/8"	

TABLE SB-2

City of Colorado Springs
Stormwater Quality

Figure SB-2
Outlet Sizing
Application Techniques and Maintenance
Requirements

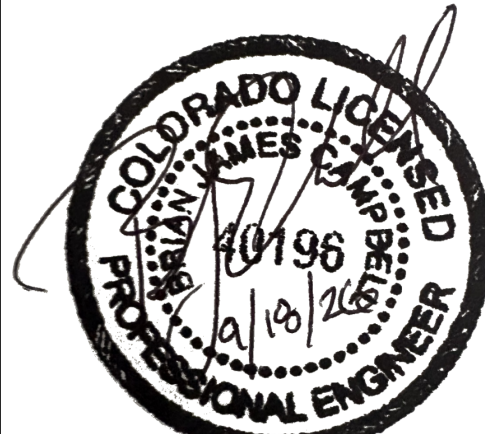
3-33

ECP DETAILS 4

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

PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

DRAWING C/W
DATE: 11/11/2024
CHECKED:
DATE:
REVISION #:
DATE:
JOB NO. CO1517

G-14
OF
14

2/6/2024 Internal Review #1