

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

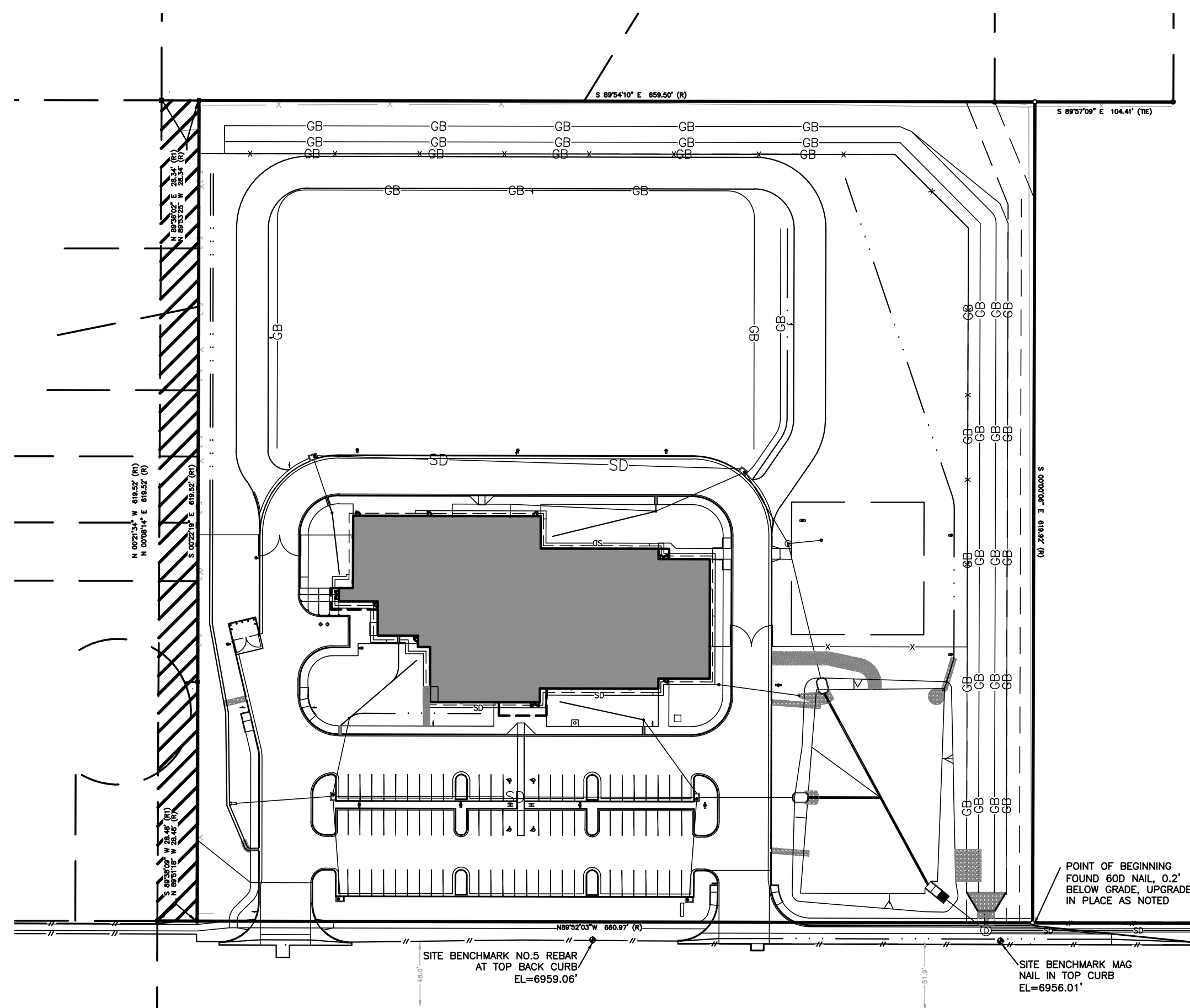
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND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

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

ENGINEER OF RECORD SIGNATURE _____ DATE _____

OWNER'S STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER SIGNATURE _____ DATE _____

EL PASO COUNTY:
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, A/D, 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.
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 ECM 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.

COUNTY PROJECT ENGINEER SIGNATURE _____ DATE _____

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

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ENGINEERING ENVIRONMENTAL BUILDING LAND
SANTA ANA SACRAMENTO DENVER
SAN LUIS OBISPO INVERNESS DALLAS

TAIT & ASSOCIATES
Since 1944

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
48

2/6/2024 Internal Review #1



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

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
- 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.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
- 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 IN-LAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
- WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- 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.
- ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 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

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
- EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

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2
OF
48

BRIAN CAMPBELL
COLORADO P.E. #40196


320 North Lincoln Avenue
Loveland, CO 80537

p: 970.613.1447
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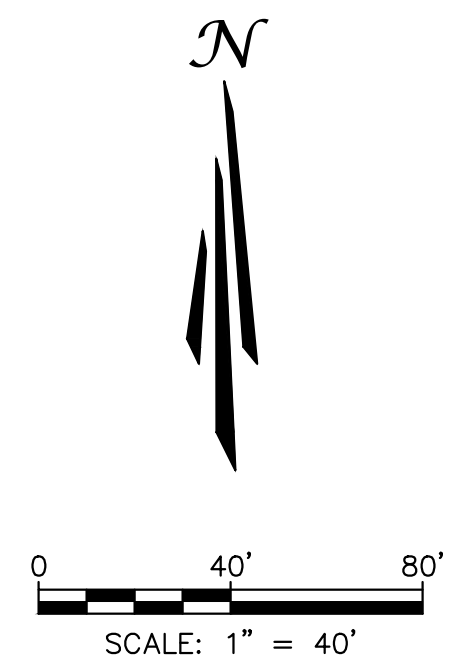
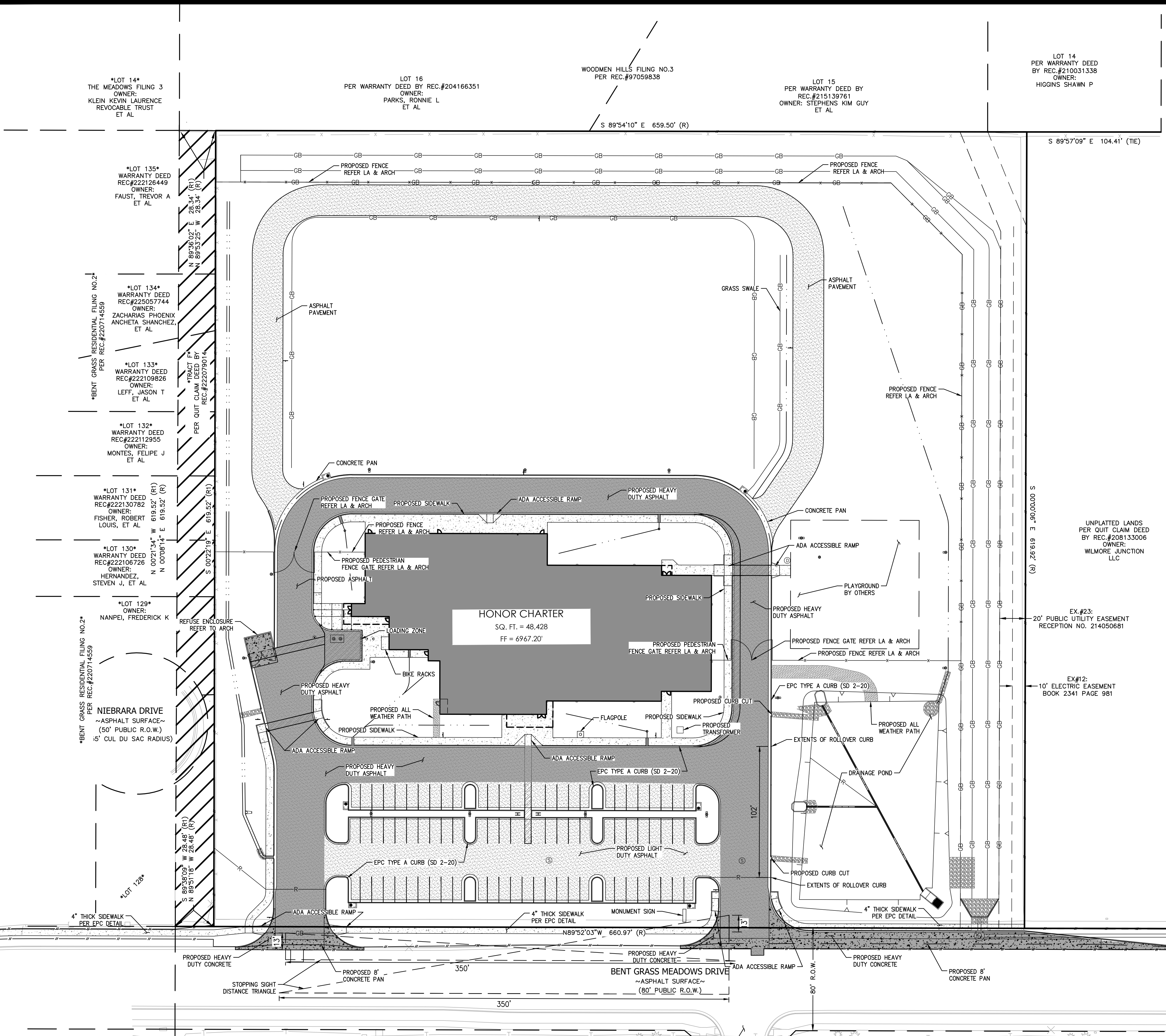
GENERAL NOTES

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
	PROPOSED FENCE
	PROPOSED RIDGELINE
	PROPOSED GRADE BREAK
	PROPOSED TOP OF POND
	PROPOSED BOTTOM OF POND
	PROPOSED SWALE
	PROPOSED FLAGPOLE
	PROPOSED SIGN
	PROPOSED SS CLEANOUT
	PROPOSED BACKFLOW PREVENTOR
	EXISTING 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

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

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 COLORADO P.E. #40196

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UNAUTHORIZED CHANGES & USES
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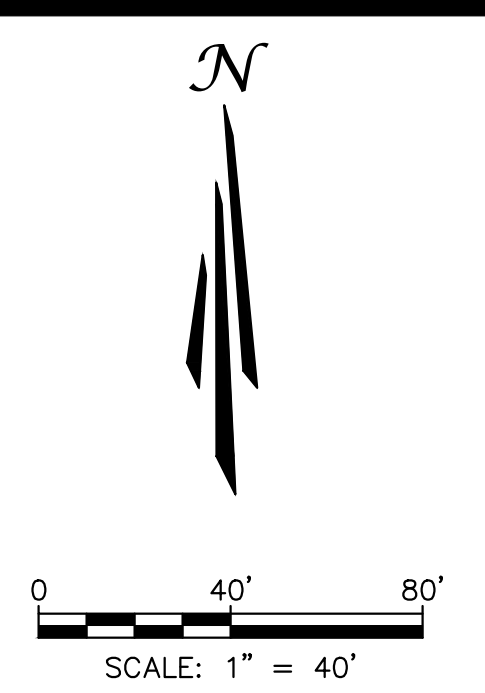
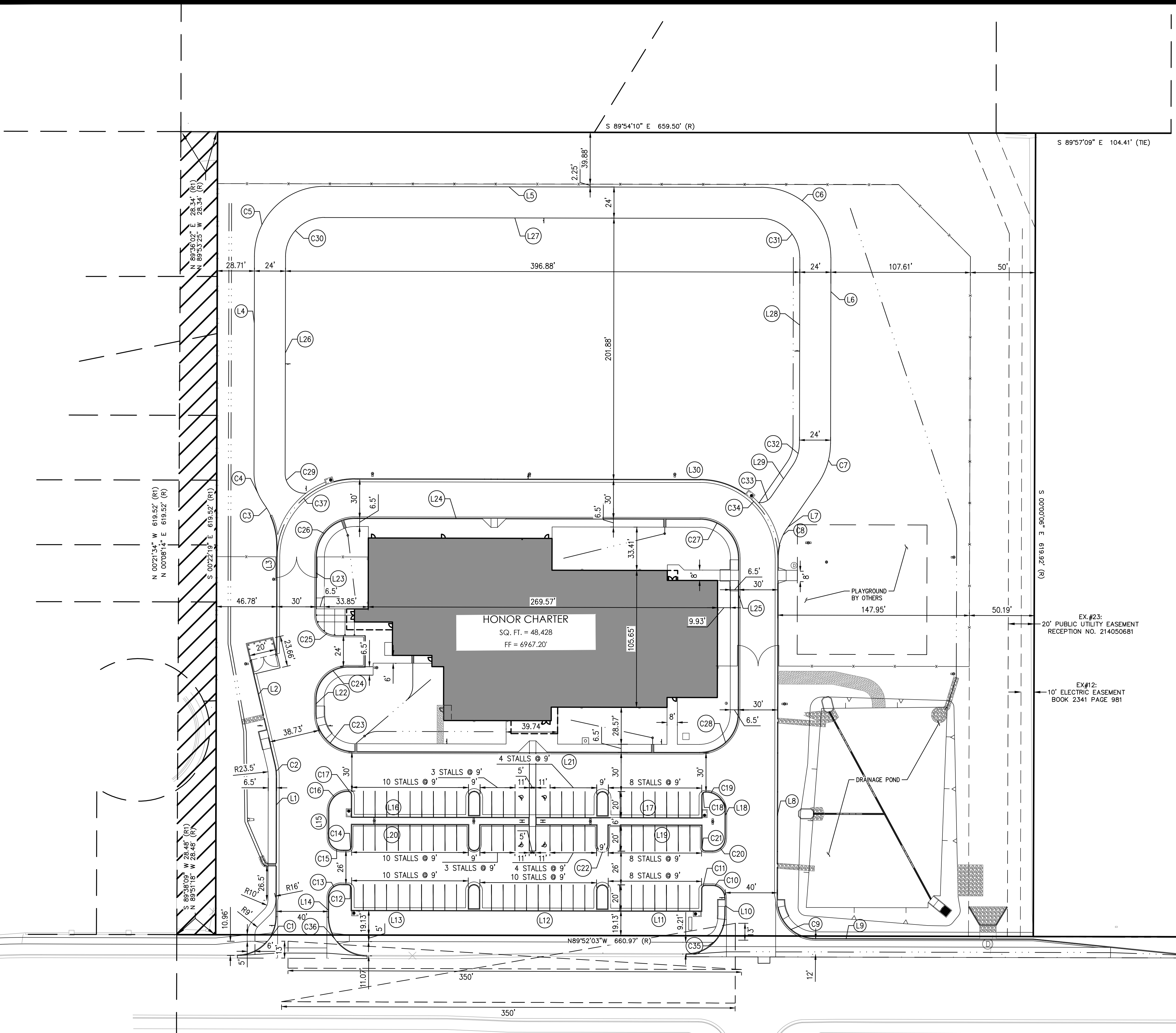
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BENCHMARK:
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SYMBOLS LEGEND table listing various symbols for property lines, easements, fences, and utilities.

LINE AND CURVE TABLE

Table with two columns: CURVE TABLE and LINE TABLE, listing curve and line data including delta, length, radius, chord 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...

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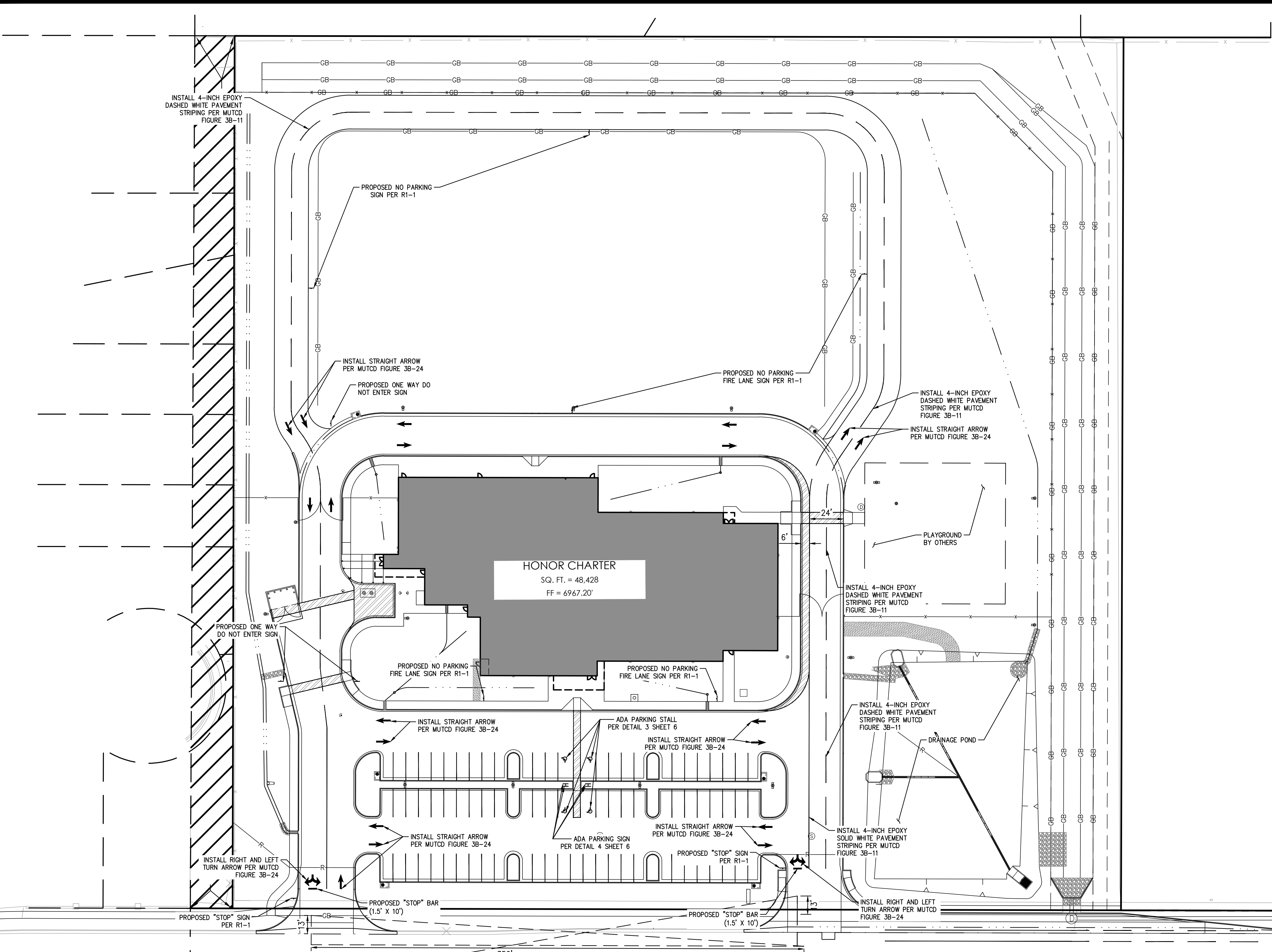


Vertical sidebar containing TAIT & ASSOCIATES logo, project name 'HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR.', drawing number '5 OF 48', and date '2/6/2024'.

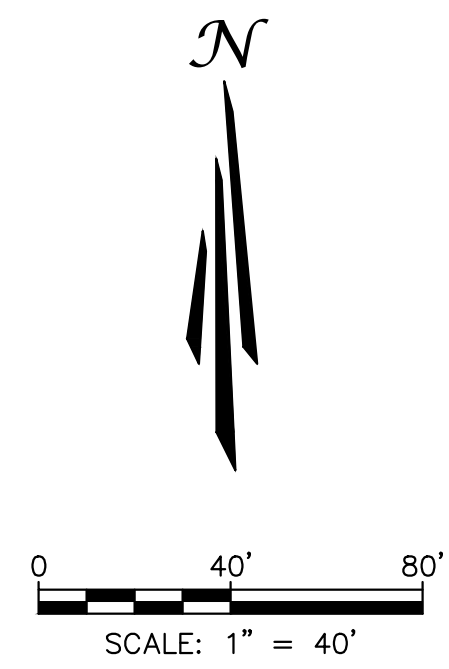
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SIGNAGE AND STRIPING PLAN



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
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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

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

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BRIAN CAMPBELL
COLORADO P.E. #40196

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SIGNAGE AND STRIPING PLAN
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

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GRADING PLAN



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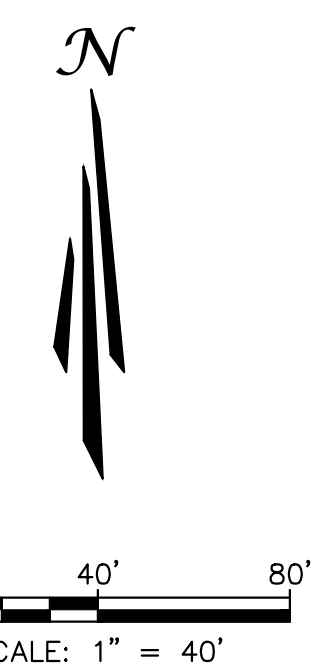
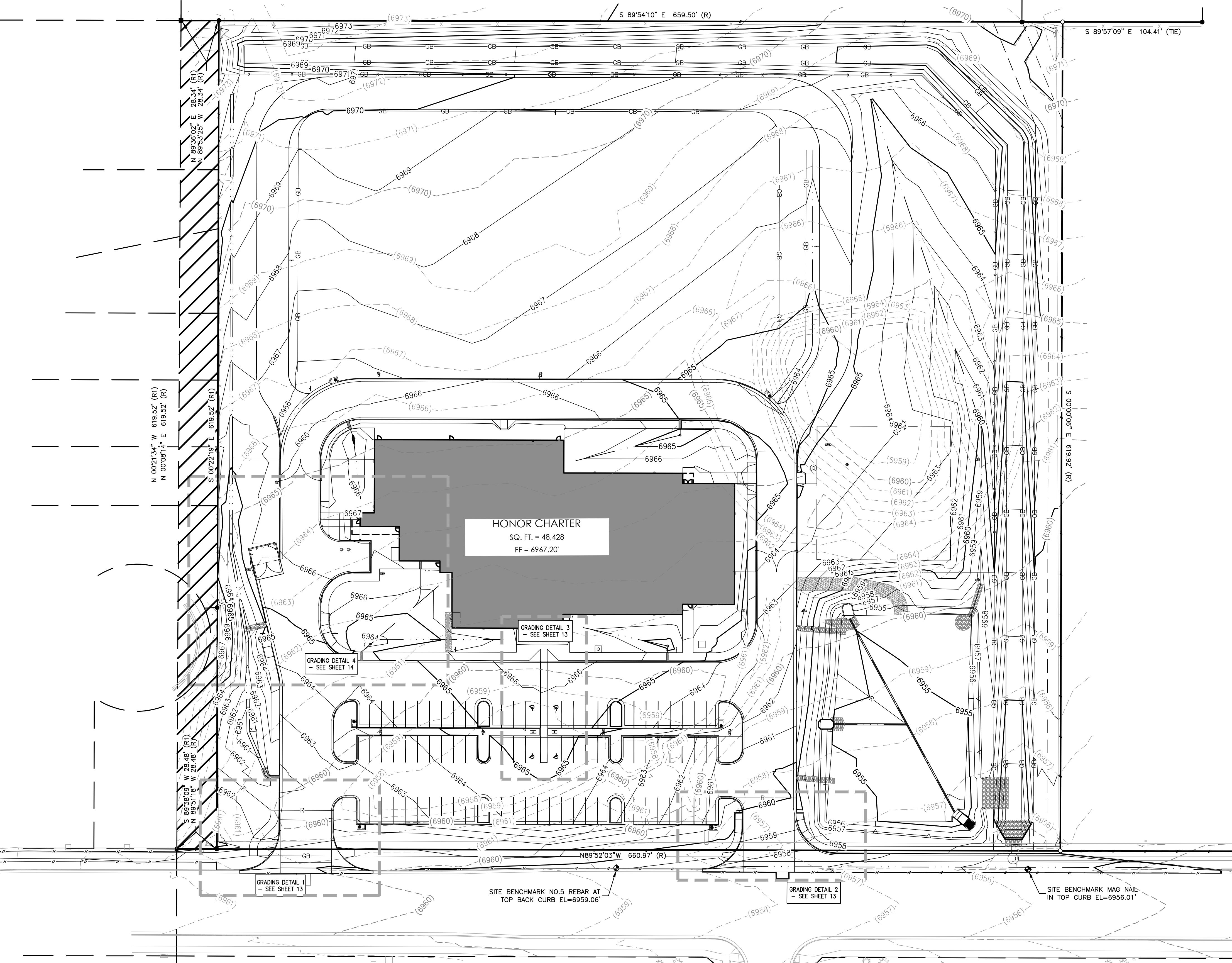
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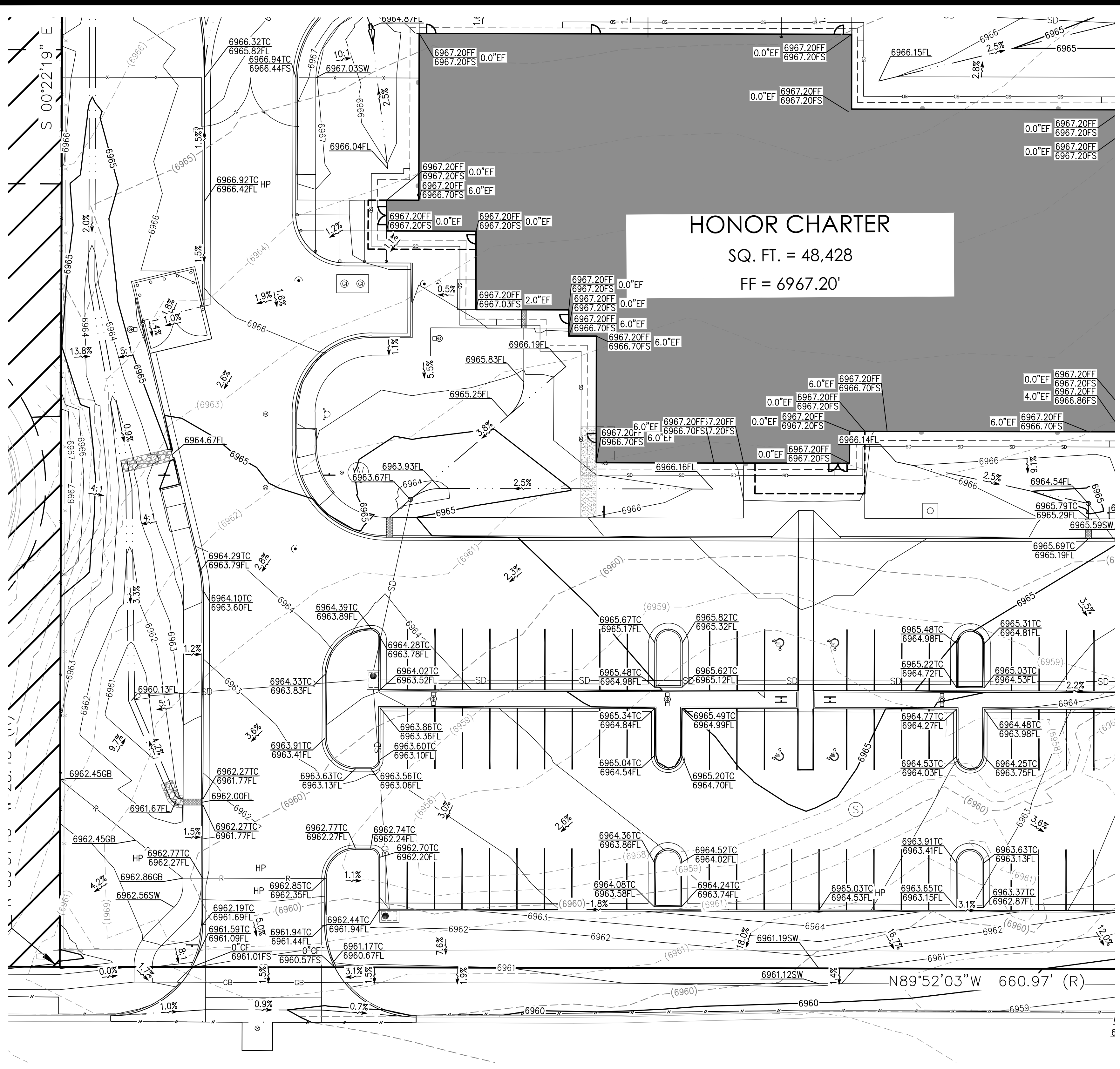
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- - - LIMIT OF DISTURBANCE
- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE
- T — PROPOSED TELEPHONE SERVICE LINE
- E — PROPOSED ELECTRIC SERVICE LINE
- W — PROPOSED WATER SERVICE LINE
- SS — PROPOSED SS SERVICE LINE
- SD — PROPOSED STORM DRAIN
- R — PROPOSED RIDGELINE
- GB — PROPOSED GRADE BREAK
- - - PROPOSED TOP OF POND
- - - PROPOSED BOTTOM OF POND
- - - 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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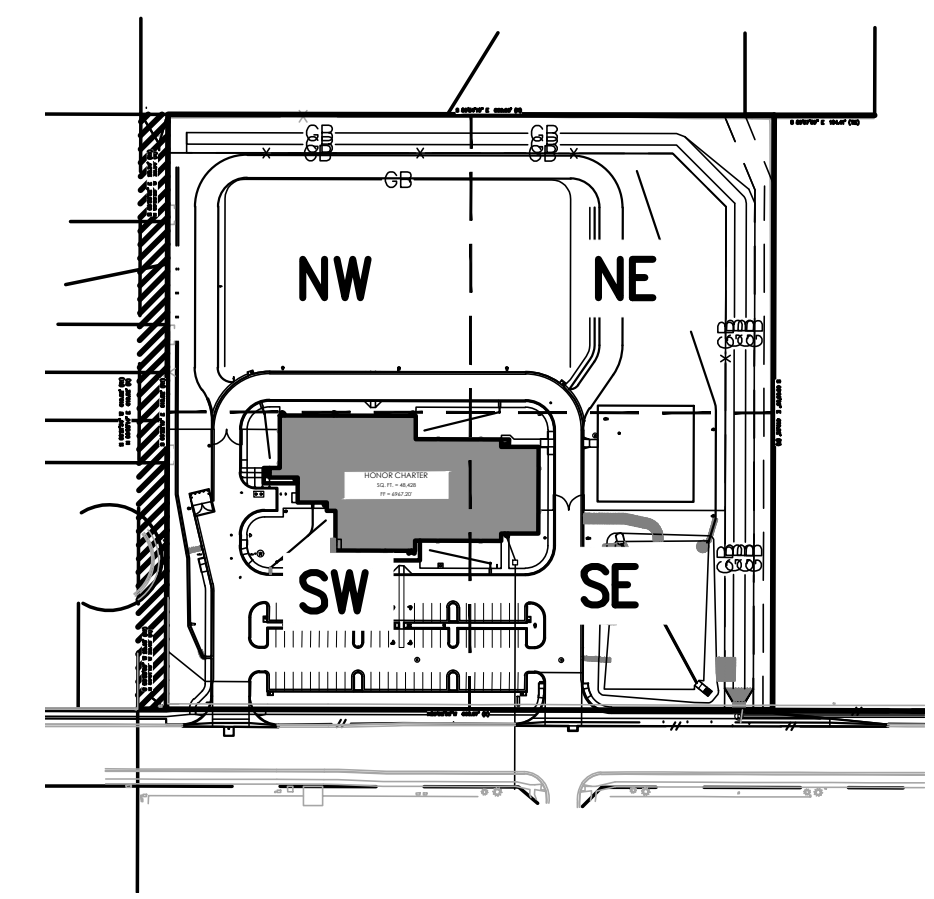
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SOUTHWEST GRADING PLAN

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



KEY MAP

SYMBOLS LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY/ ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	LIMIT OF DISTURBANCE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED TELEPHONE SERVICE LINE
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	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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SOUTHWEST GRADING PLAN
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

NO.	DESCRIPTION	BY	DATE

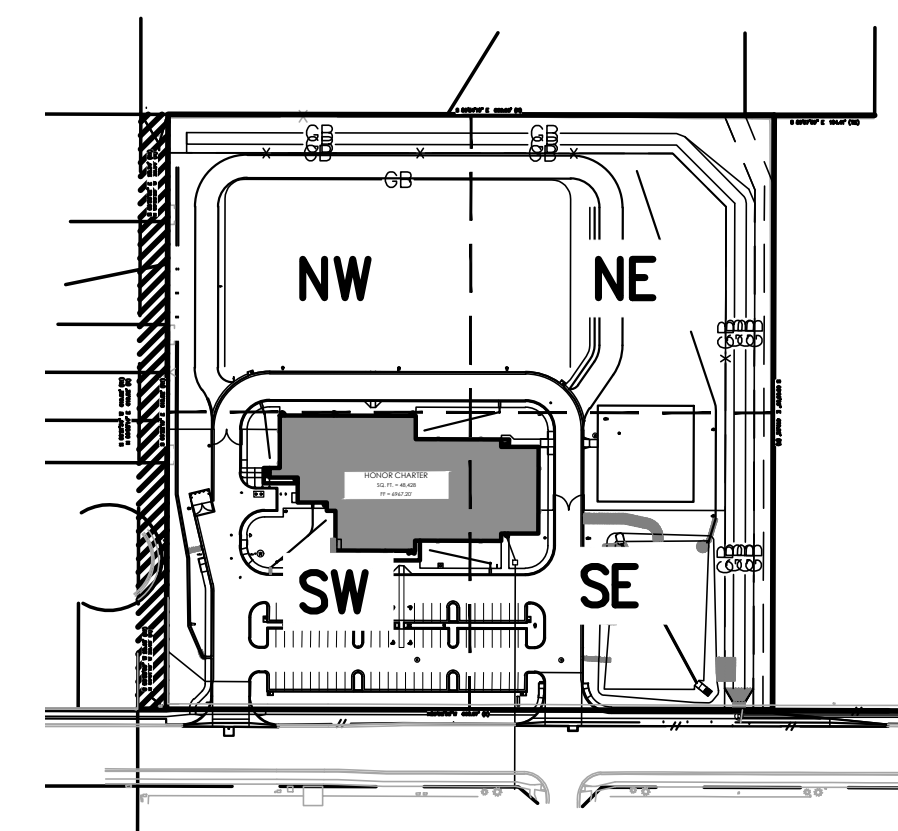
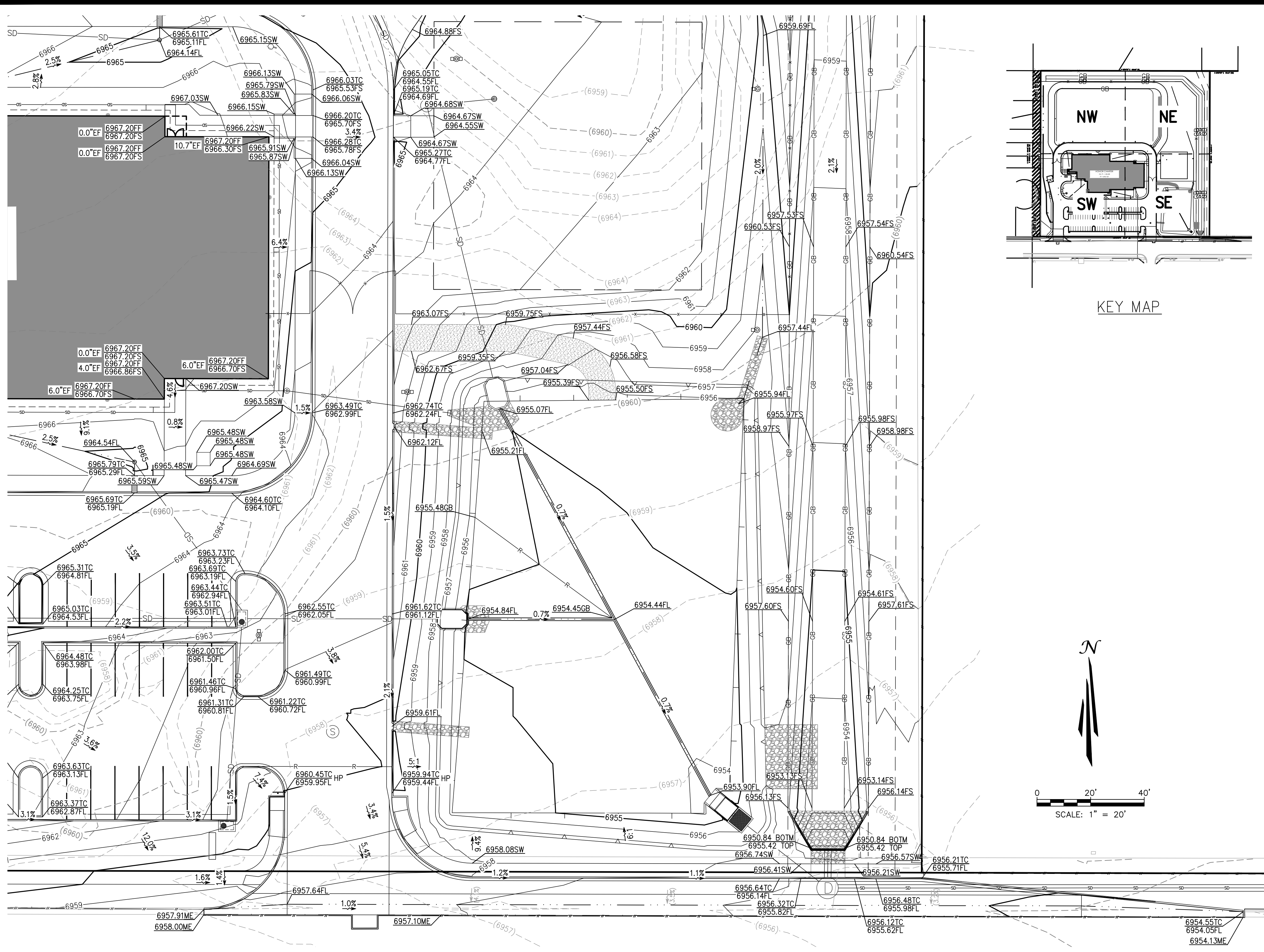
DRAWING C.W.
DATE: 11/11/2024
CHECKED:
DATE:
REVISION #:
DATE:
JOB NO. CO1517

BRIAN CAMPBELL
COLORADO P.E. #40196

2/6/2024 Internal Review #1

11 OF 48

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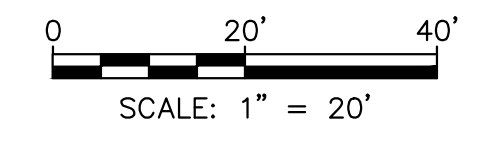
KEY MAP

SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY / ROW LINE
- BUILDING SETBACK LINE
- - - PROPOSED EASEMENT
- - - LIMIT OF DISTURBANCE
- W EXISTING WATER LINE
- SS EXISTING SEWER LINE
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- 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
- INVERT
- INW SIDEWALK
- SW TOP OF CURB
- TC



SOUTHEAST GRADING PLAN

UNAUTHORIZED CHANGES & USES

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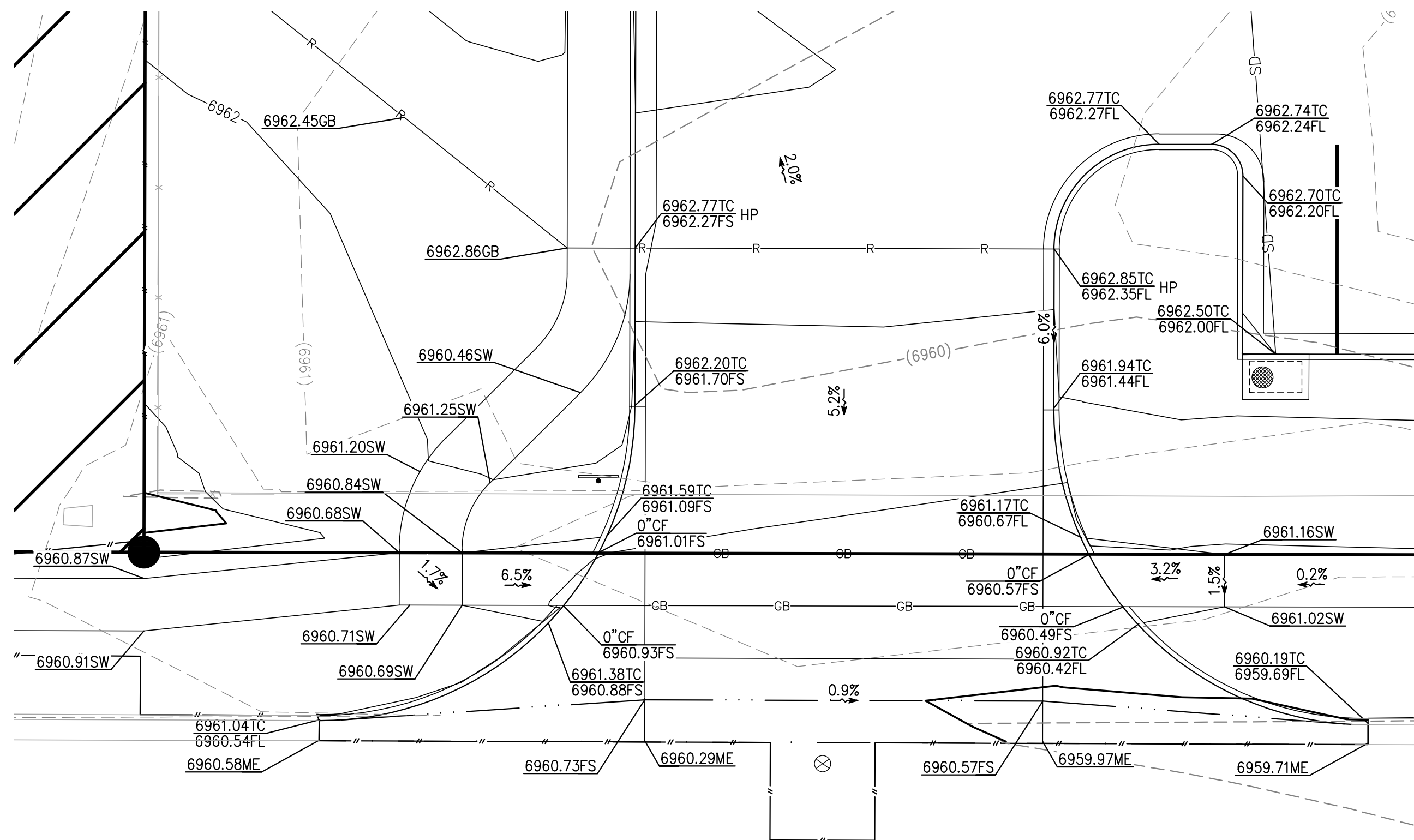
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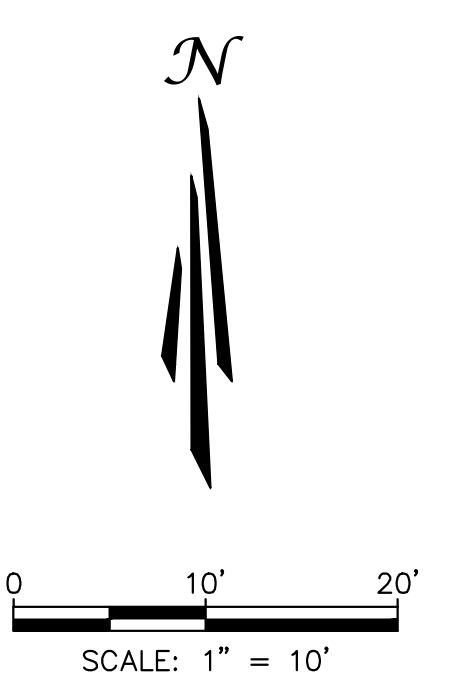
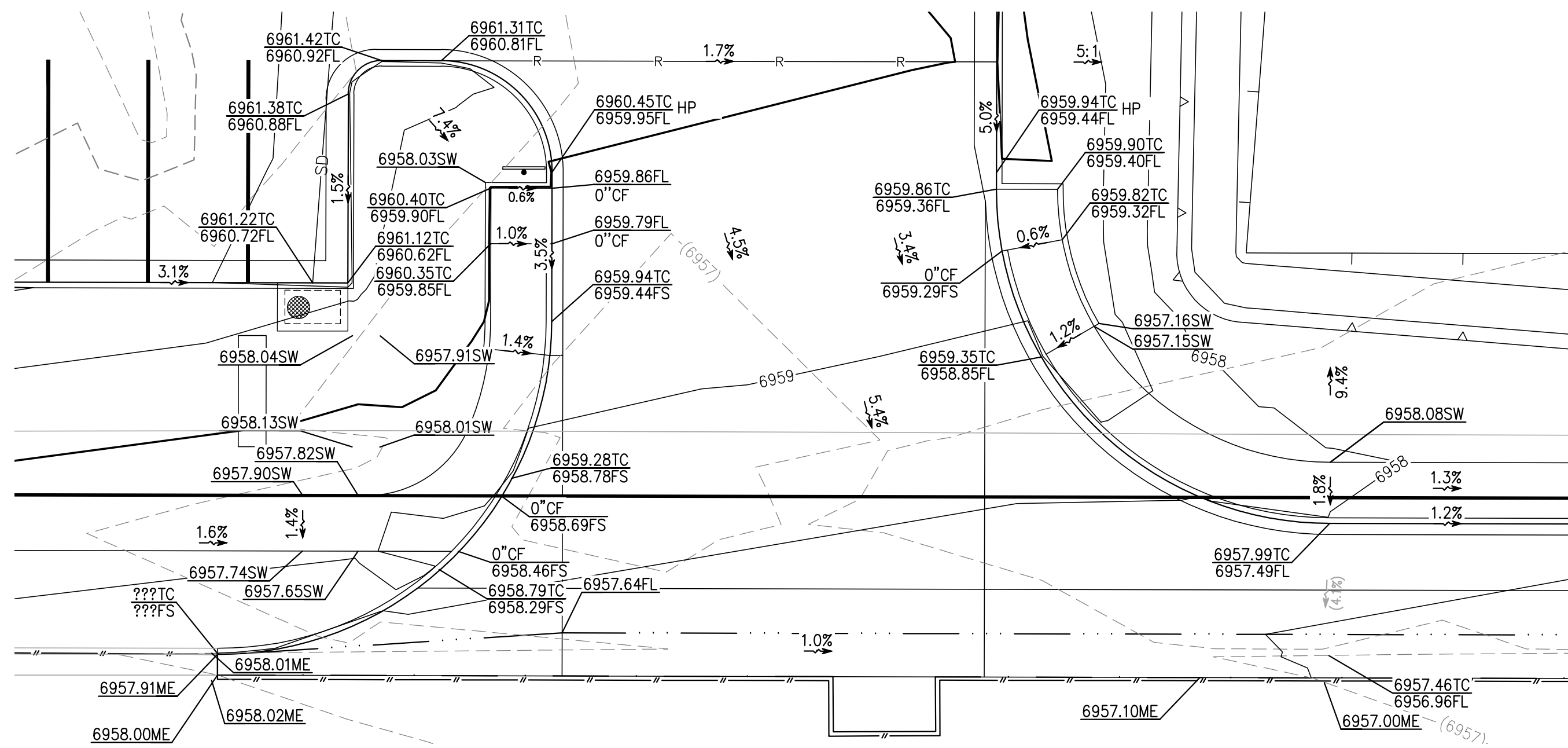
<p>320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com ENGINEERING ENVIRONMENTAL BUILDING LAND 3000 Ardenway Denver 3000 Ardenway Denver</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <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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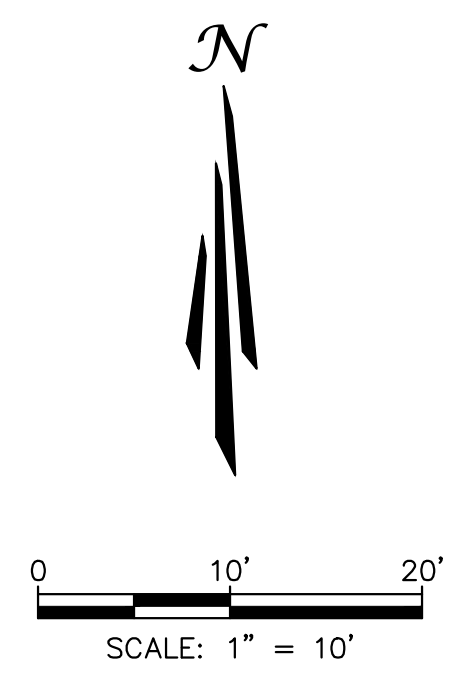
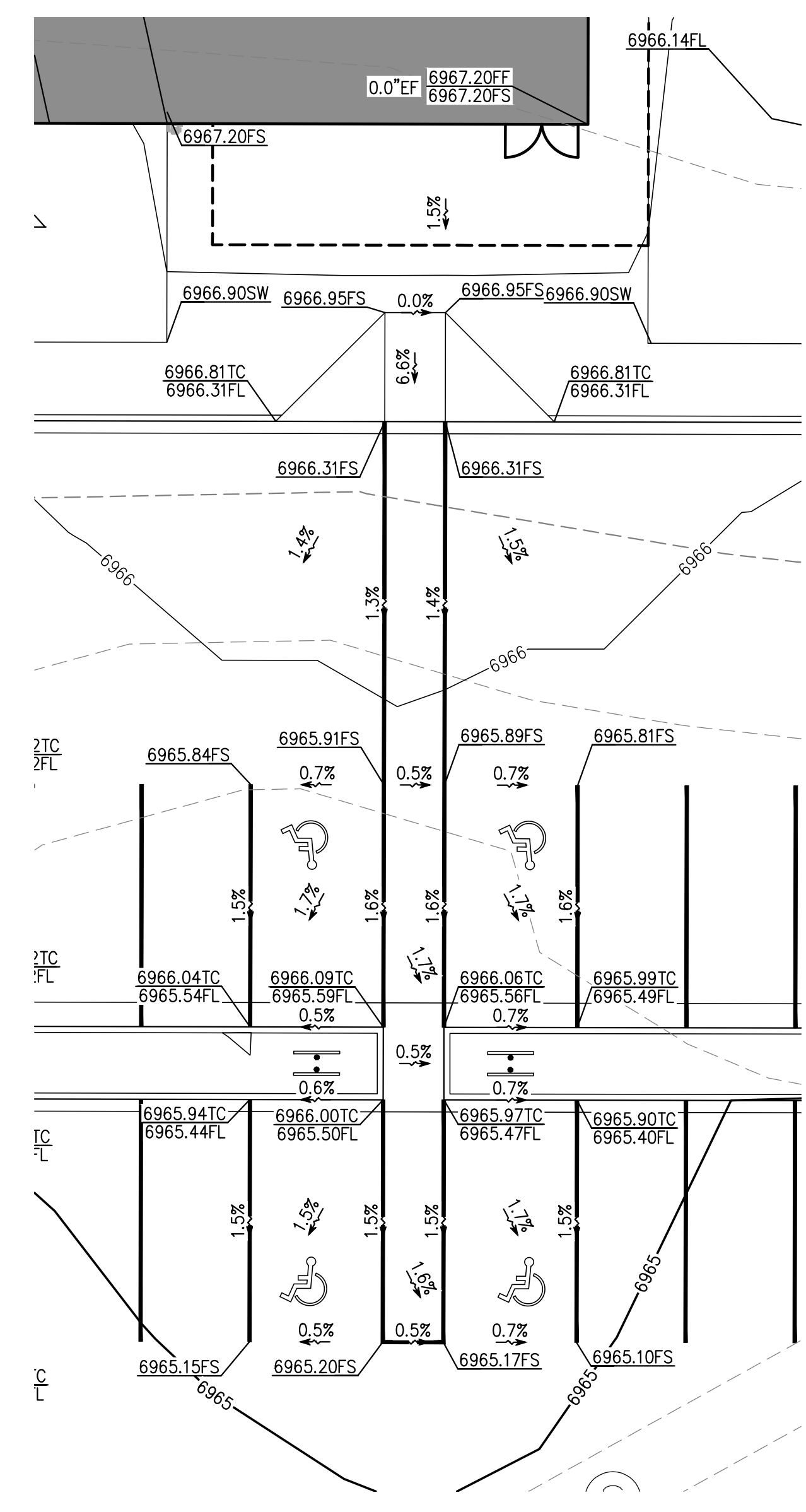
2/6/2024 Internal Review #1



GRADING DETAIL 1



GRADING DETAIL 2



GRADING DETAIL 3

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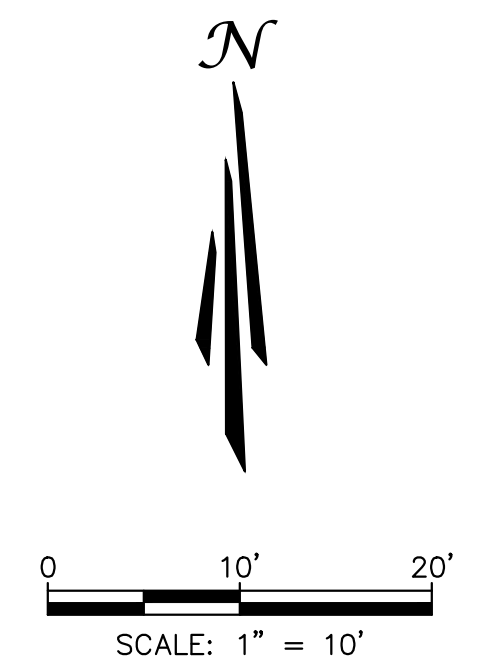
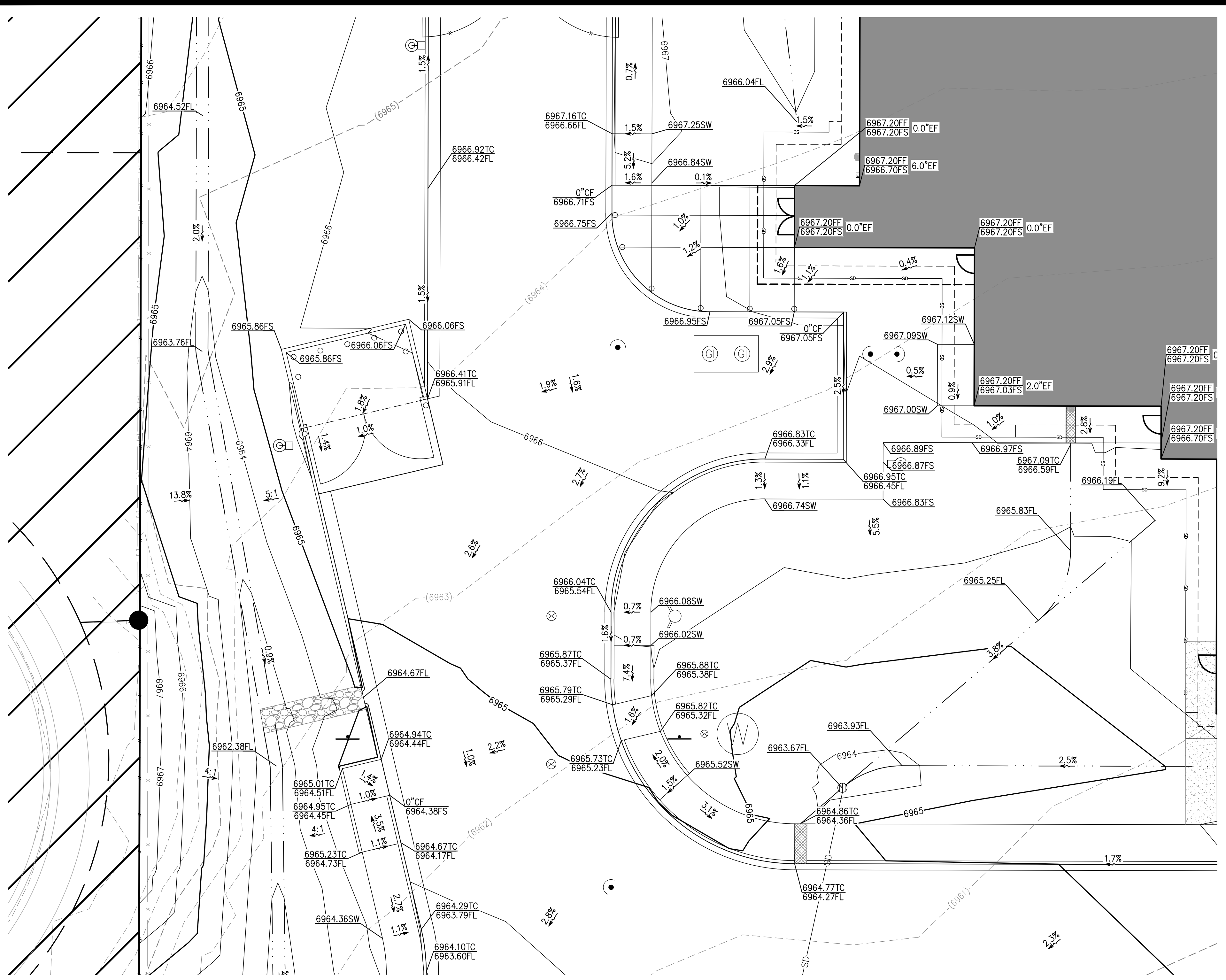
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<p>BRIAN CAMPBELL COLORADO P.E. #40196</p>									

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GRADING DETAIL 4

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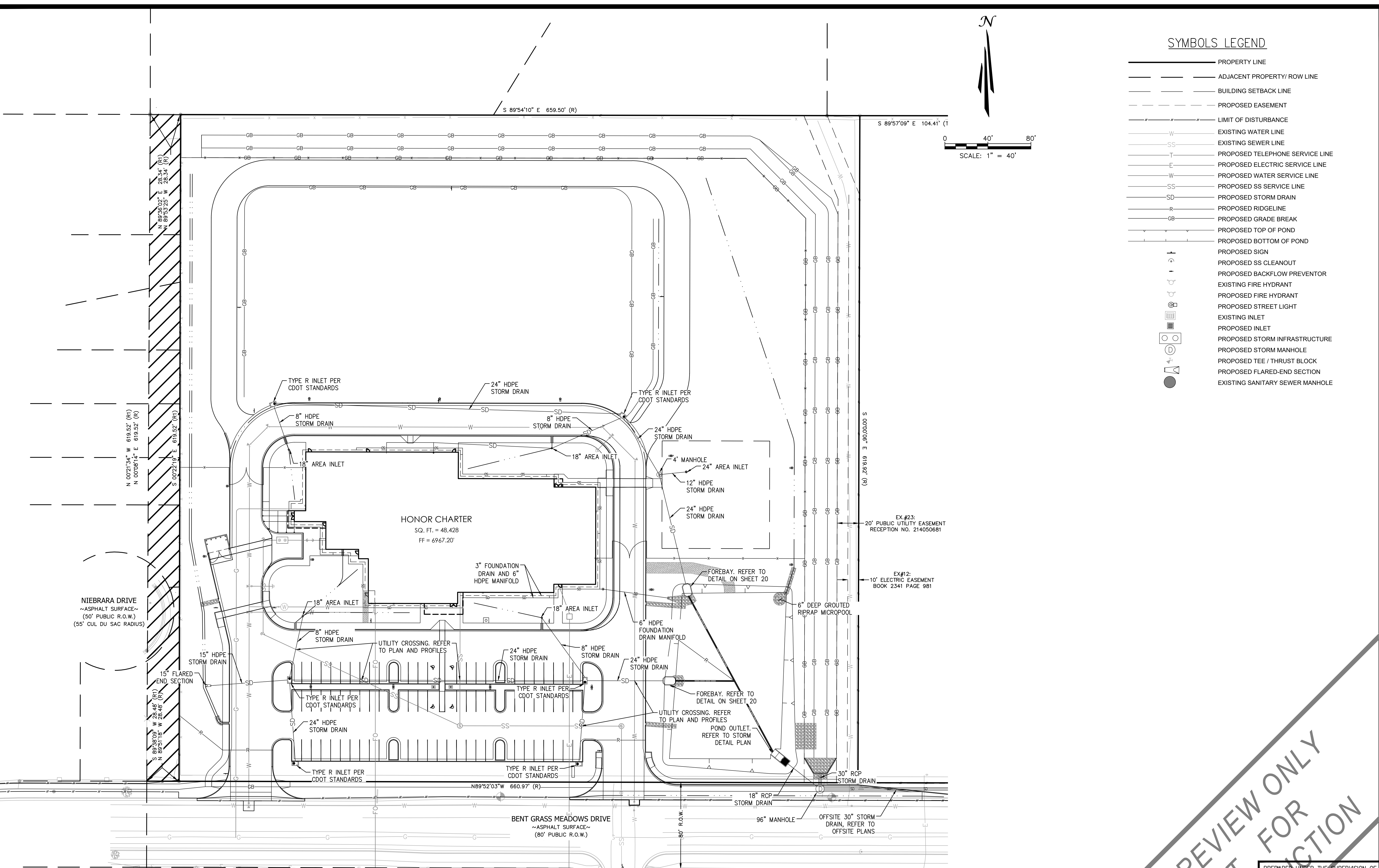
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STORMWATER PLAN
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STORMWATER PLAN

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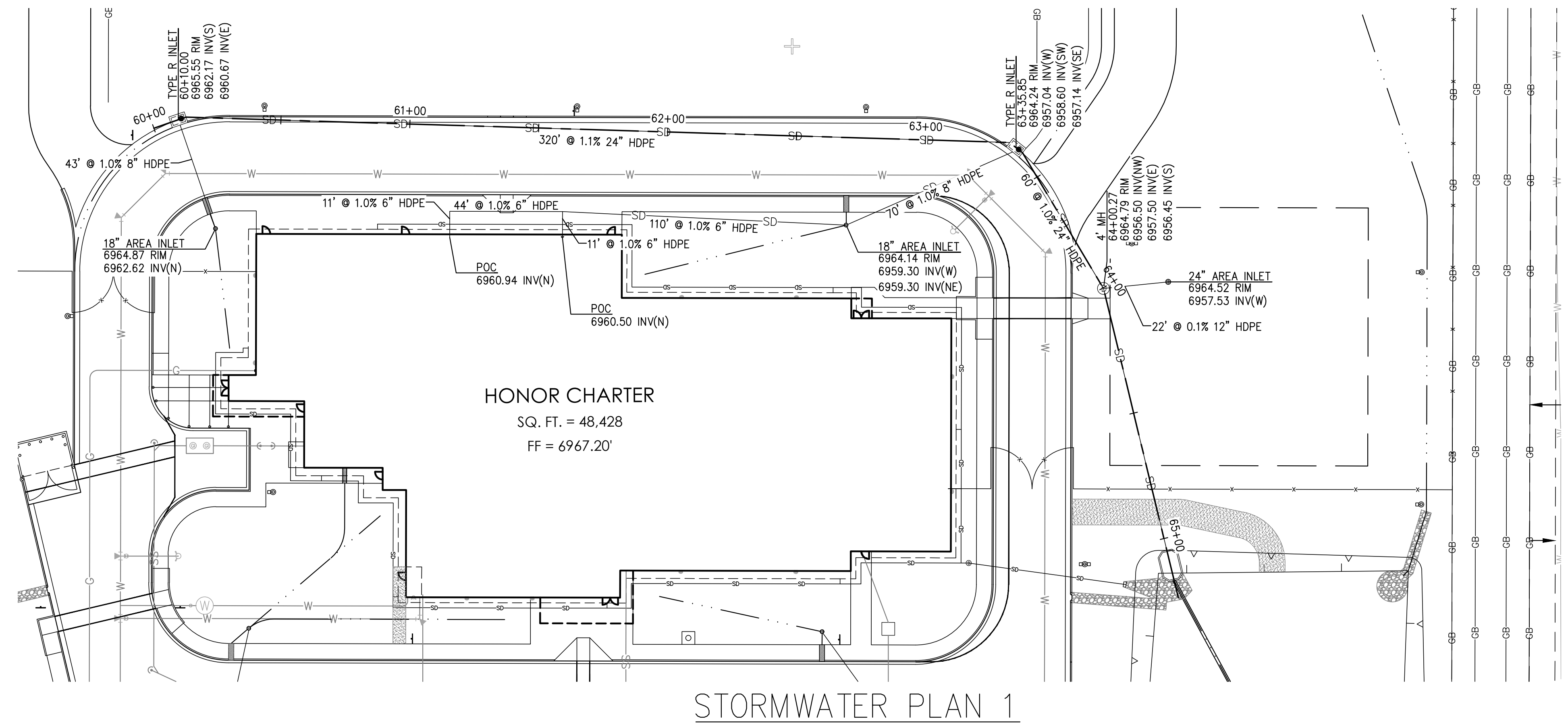
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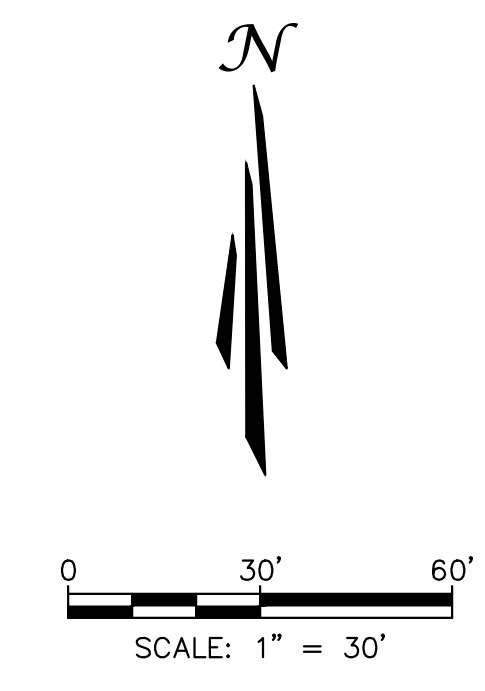
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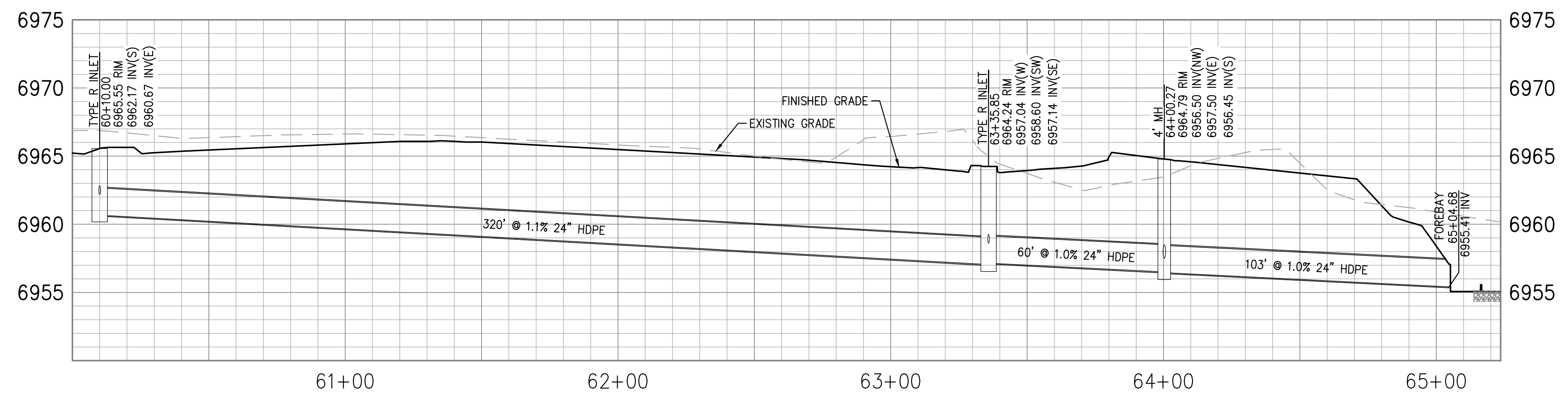


STORMWATER PLAN 1

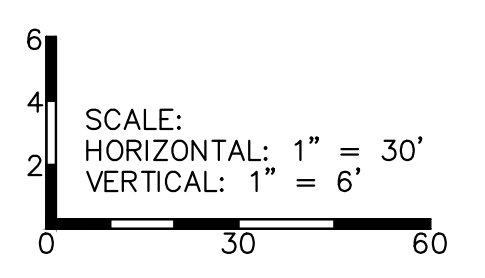


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STORMWATER PROFILE 1



UNAUTHORIZED CHANGES & USES

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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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CHECKED:	DATE:
REVISION #:	DATE:
JOB NO. CO1517	

16 OF 48

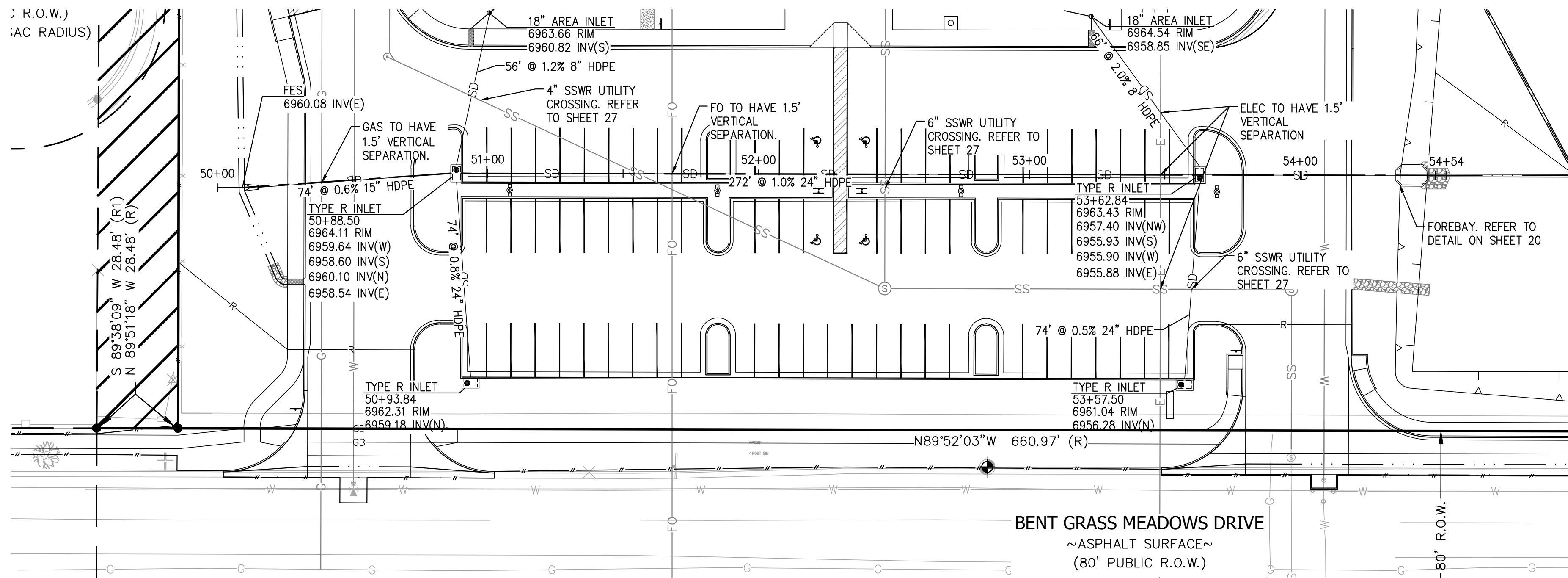
BRIAN CAMPBELL
COLORADO P.E. #40196

STORMWATER P&P
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

TAIT & ASSOCIATES
320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
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ENGINEERING ENVIRONMENTAL BUILDING LAND
Sacramento Denver
San Luis Obispo Houston Dallas

NO.	DESCRIPTION	BY	DATE

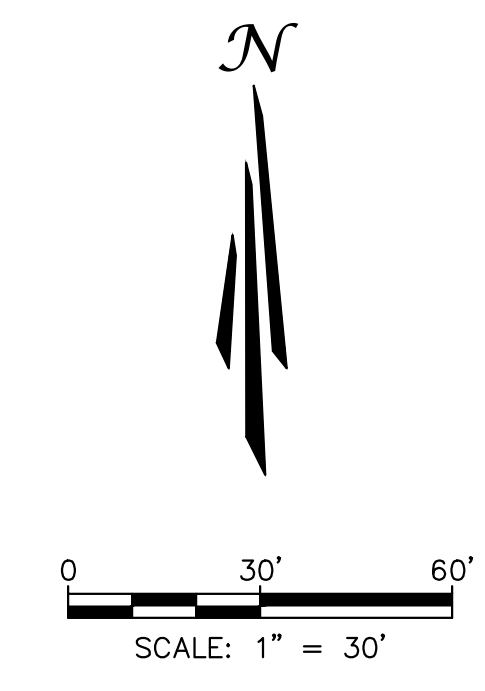
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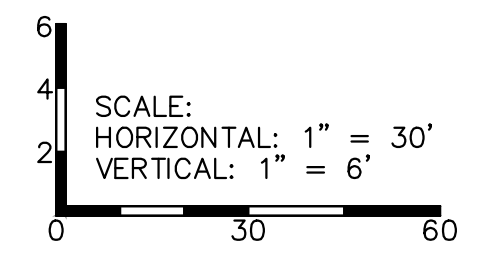
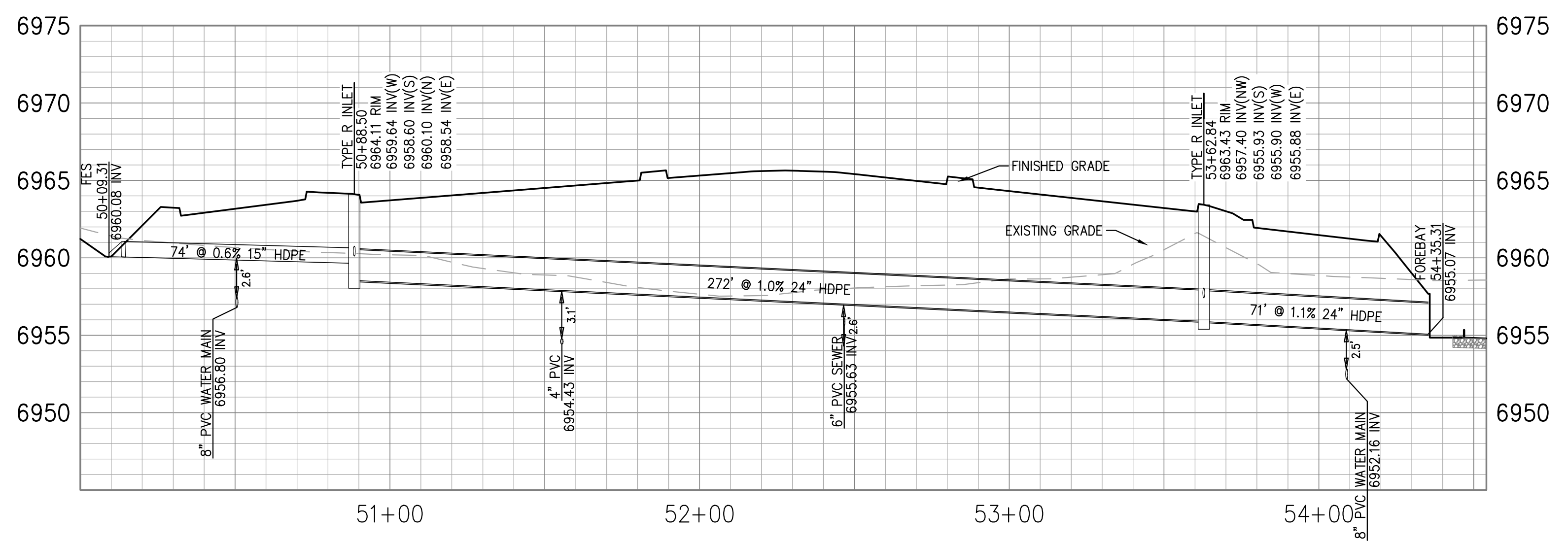
STORMWATER PLAN 2

SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ 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
- OB 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



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



STORMWATER PROFILE 2

NO.	DESCRIPTION	BY	DATE

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 ENGINEERING, ENVIRONMENTAL, BUILDING, LAND
 320 North Lincoln Avenue
 Loveland, CO 80537
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 www.tait.com
 Denver, Colorado
 Since 1964

STORMWATER 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



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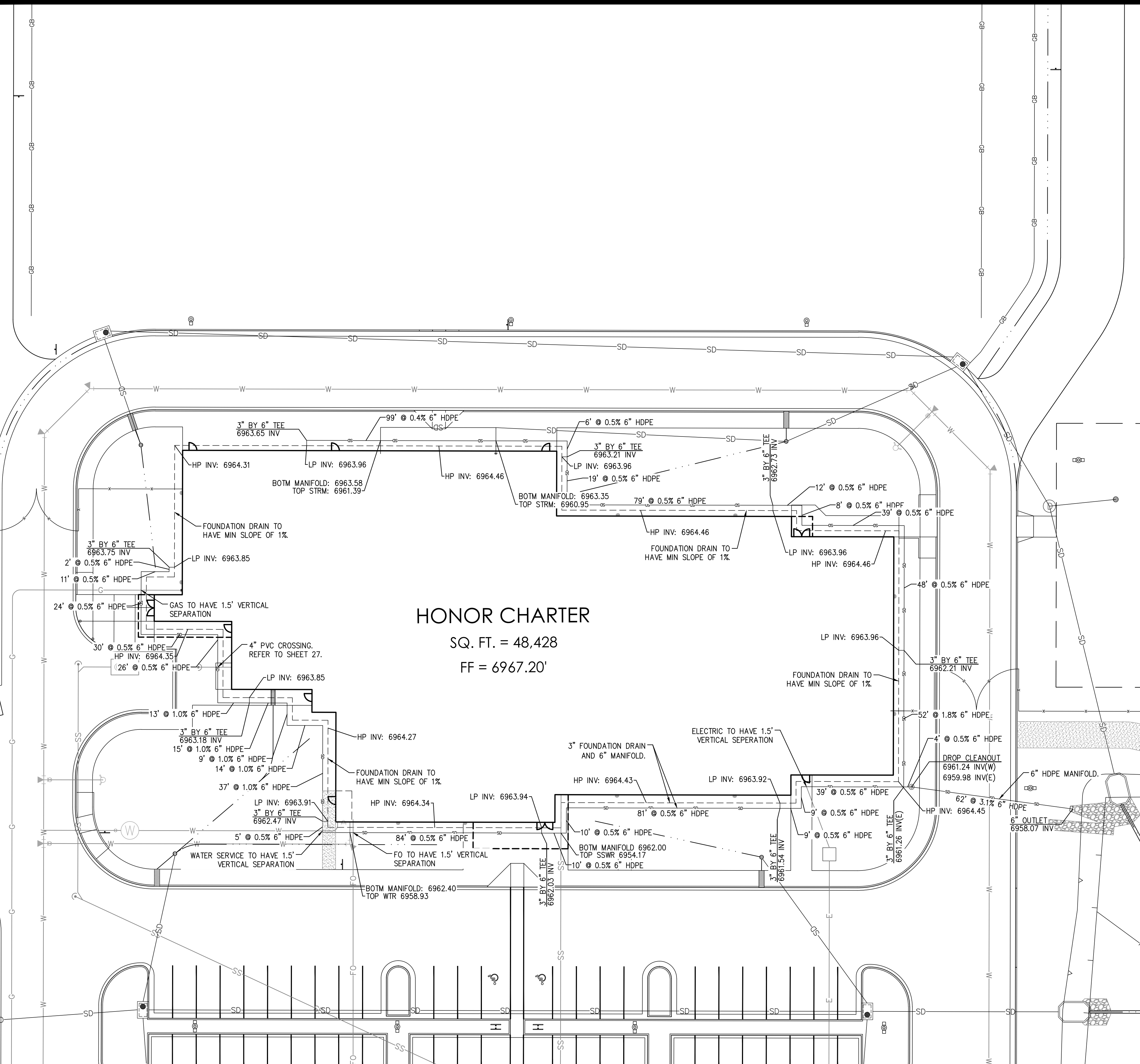
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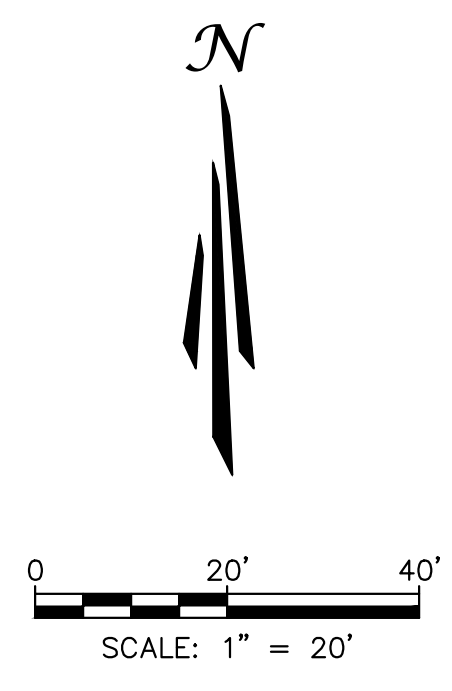
BRIAN CAMPBELL
 COLORADO P.E. #40196

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

Apr 30, 2026 - 5:26pm by cmlerson X:\ENGINEERING\CO\CO1517D - Honor Charter School - Payson, CO\ENR\Construction Drawings\CO1517D_PP-ST.dwg



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



SYMBOLS LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY/ ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	LIMIT OF DISTURBANCE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED TELEPHONE SERVICE LINE
	PROPOSED ELECTRIC SERVICE LINE
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p: 970.613.1447 www.tait.com
Denver Sacramento San Luis Obispo Inverness

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

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DATE: []
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DATE: []
JOB NO.: CO1517

18 OF 48

BRIAN CAMPBELL
COLORADO P.E. #40196

2/6/2024 Internal Review #1

FOUNDATION DRAIN PLAN



UNAUTHORIZED CHANGES & USES

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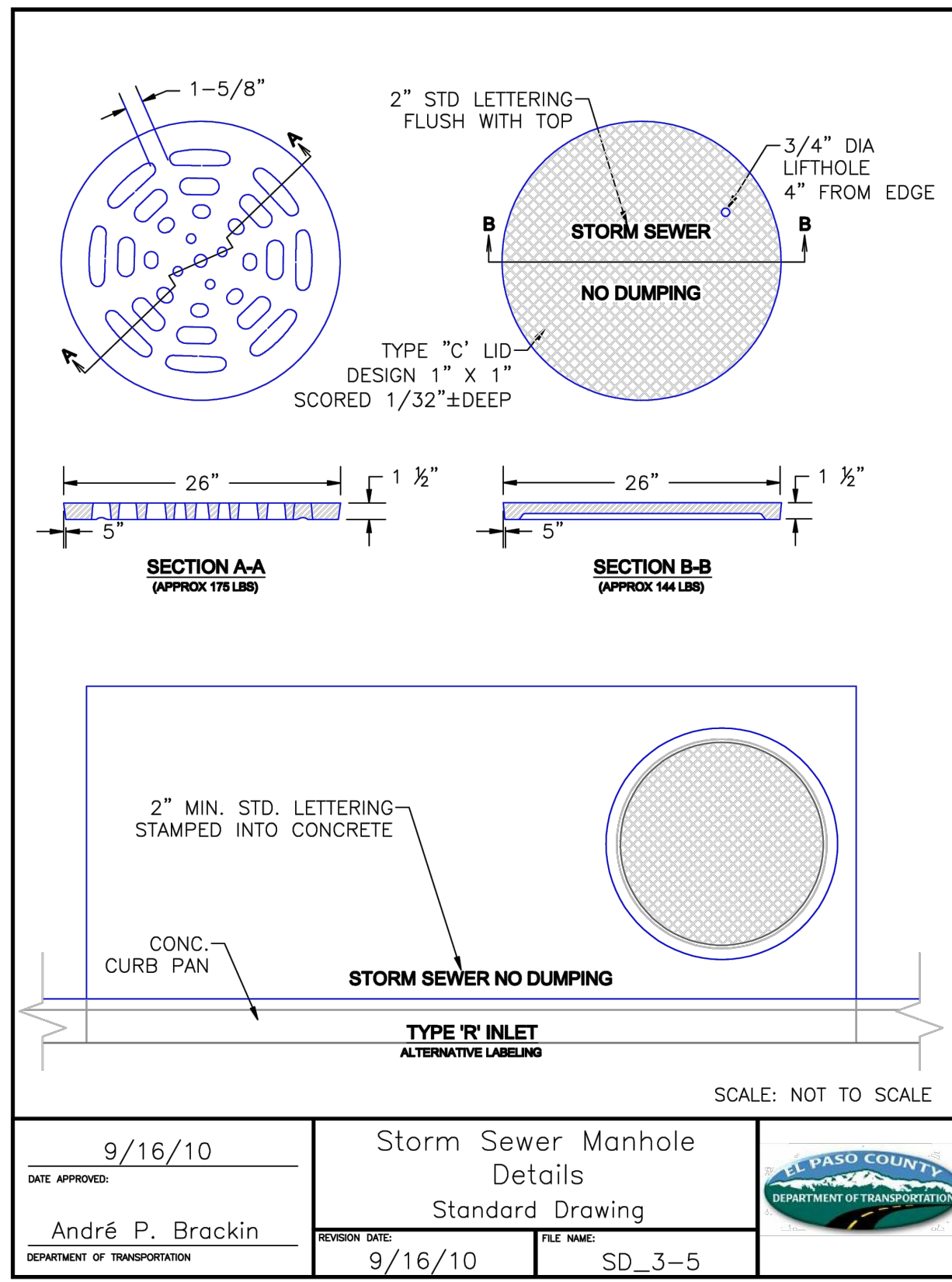
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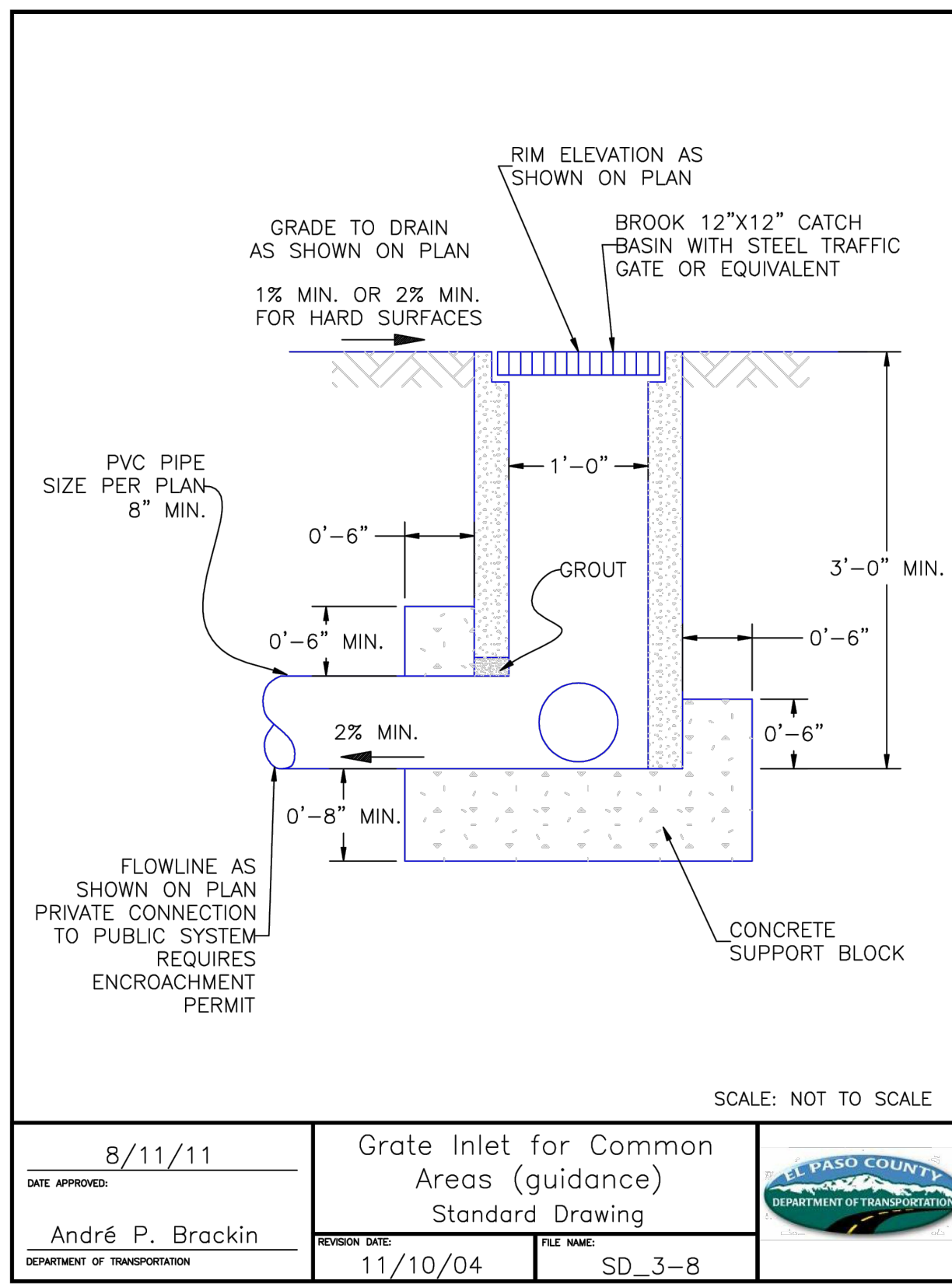
BENCHMARK:
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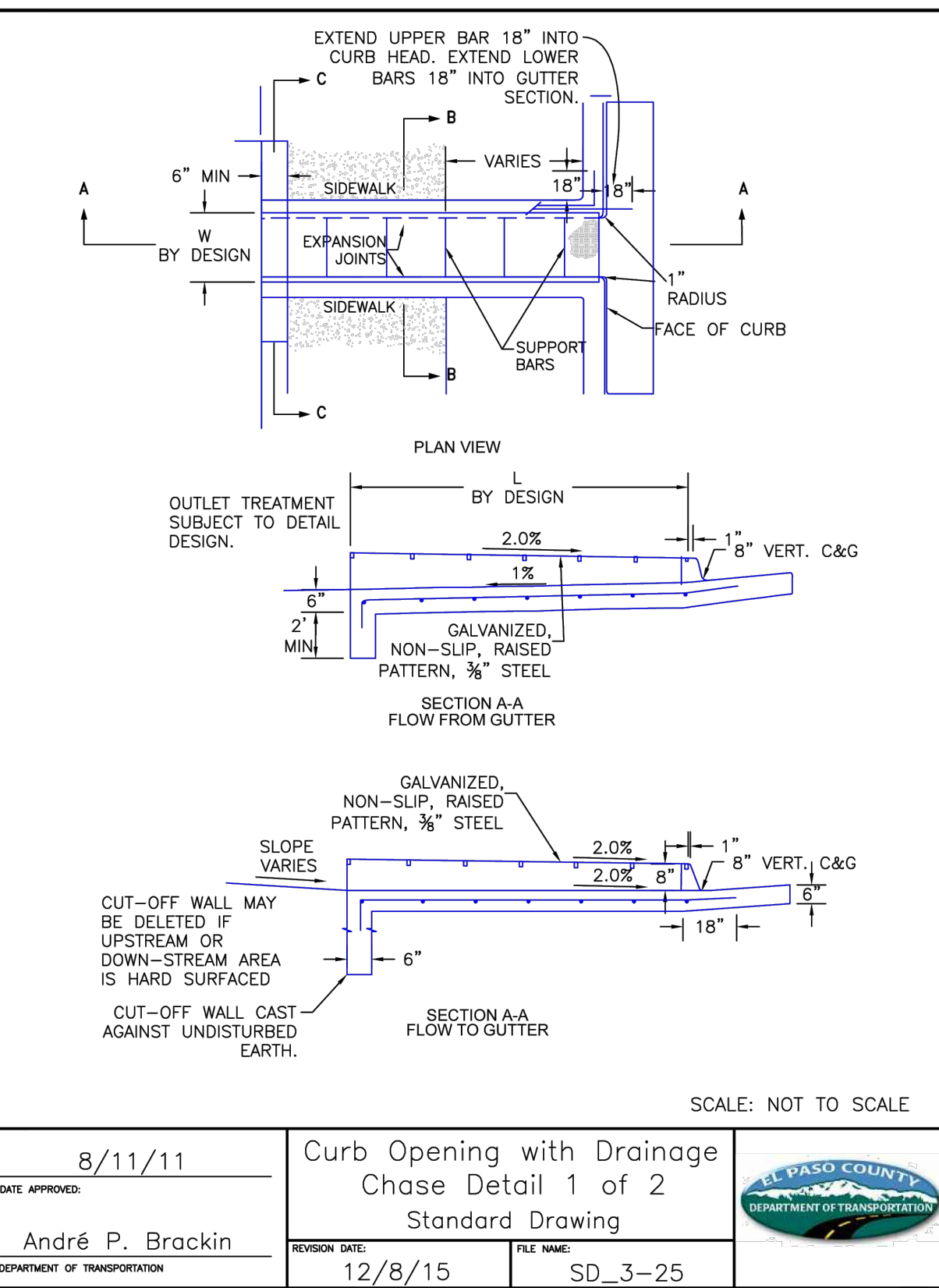
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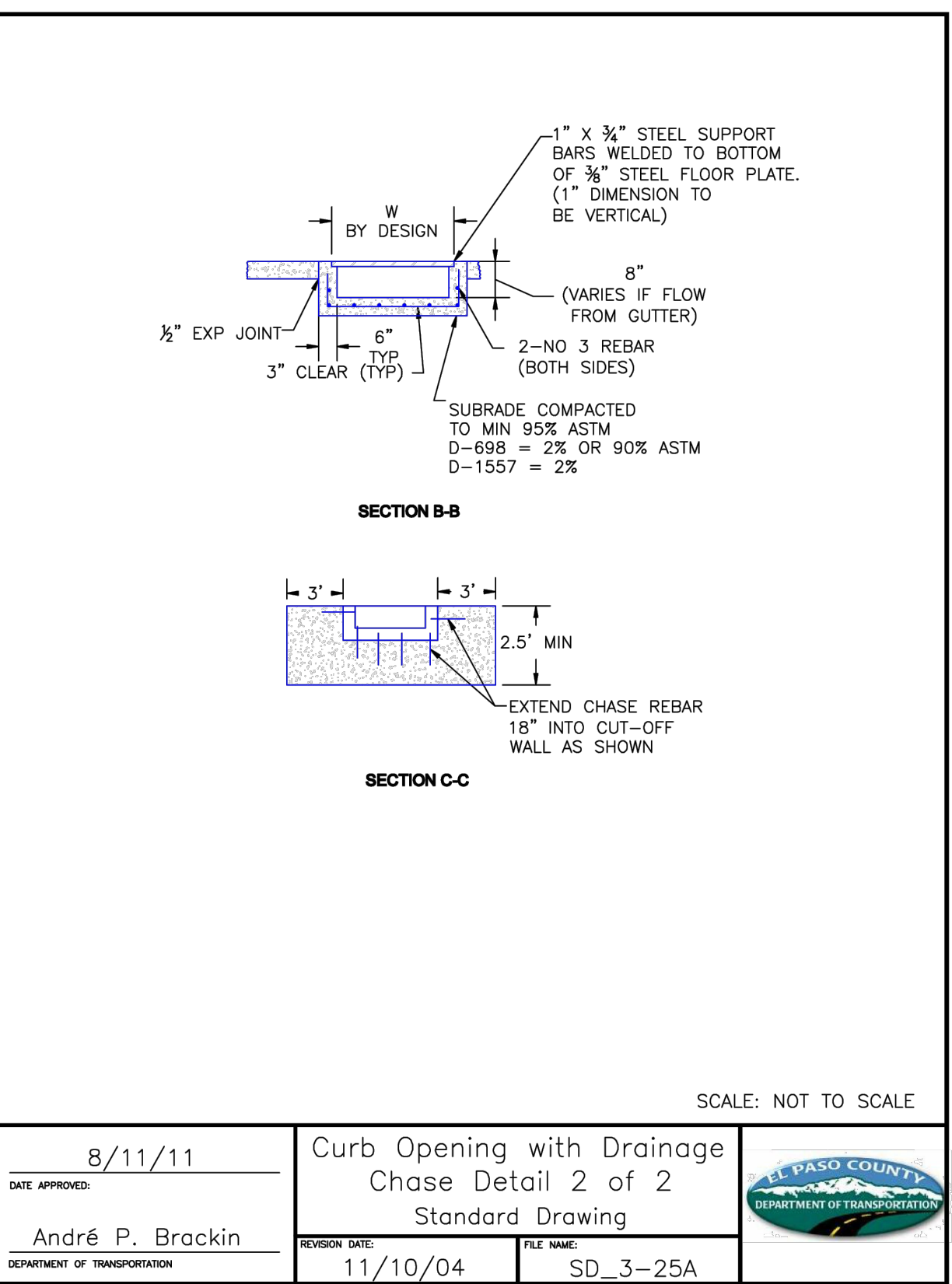
DATE APPROVED: 9/16/10	Storm Sewer Manhole Details	FILE NAME: SD_3-5
APPROVED: André P. Brackin	REVISION DATE: 9/16/10	DEPARTMENT OF TRANSPORTATION



DATE APPROVED: 8/11/11	Grate Inlet for Common Areas (guidance)	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	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	FILE NAME: SD_3-25A
APPROVED: André P. Brackin	REVISION DATE: 11/10/04	DEPARTMENT OF TRANSPORTATION

GENERAL NOTES:

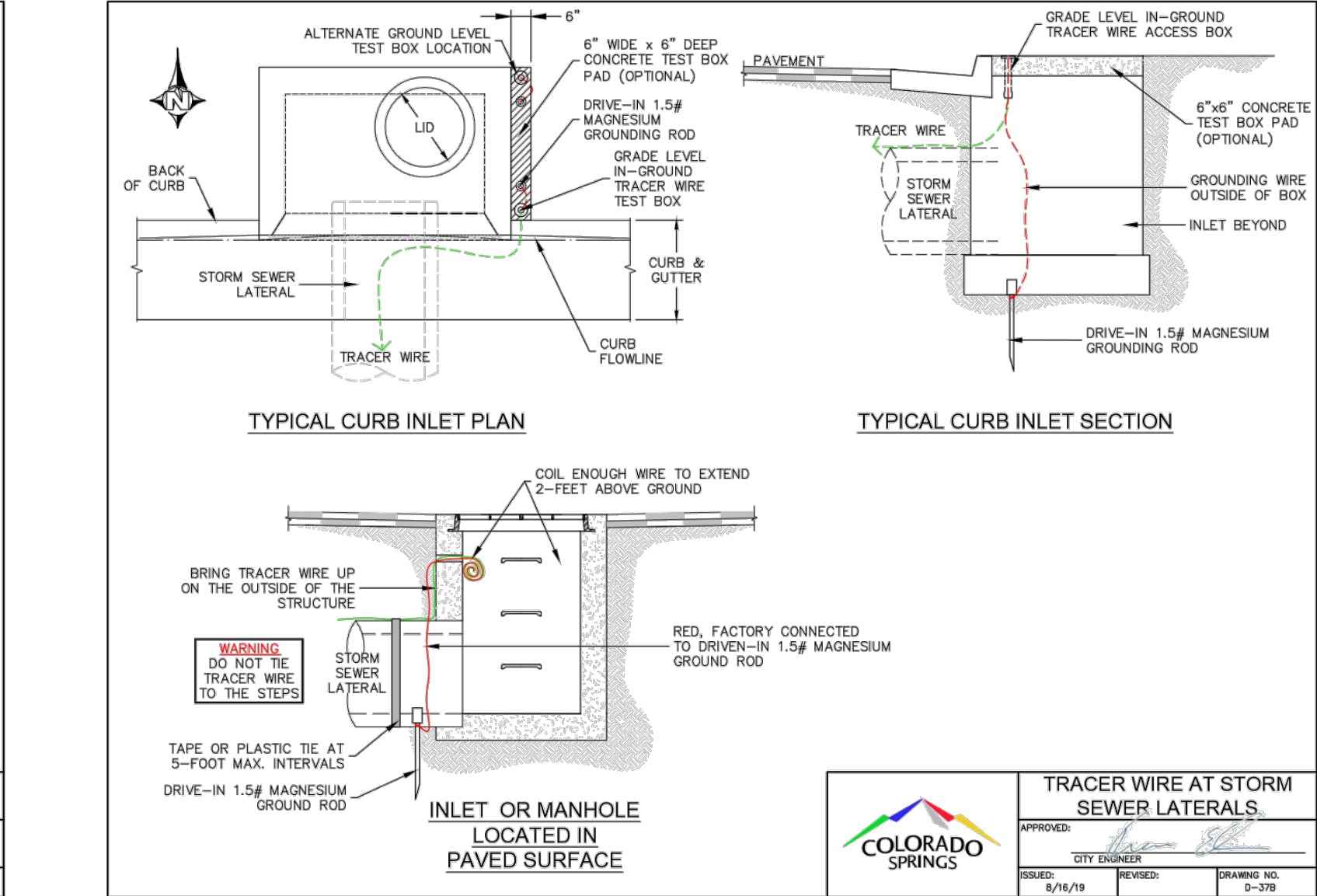
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.), AND NOTIFY THE CITY BY 1500 HOURS THE BUSINESS DAY BEFORE INSPECTION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

TRACER WIRE:

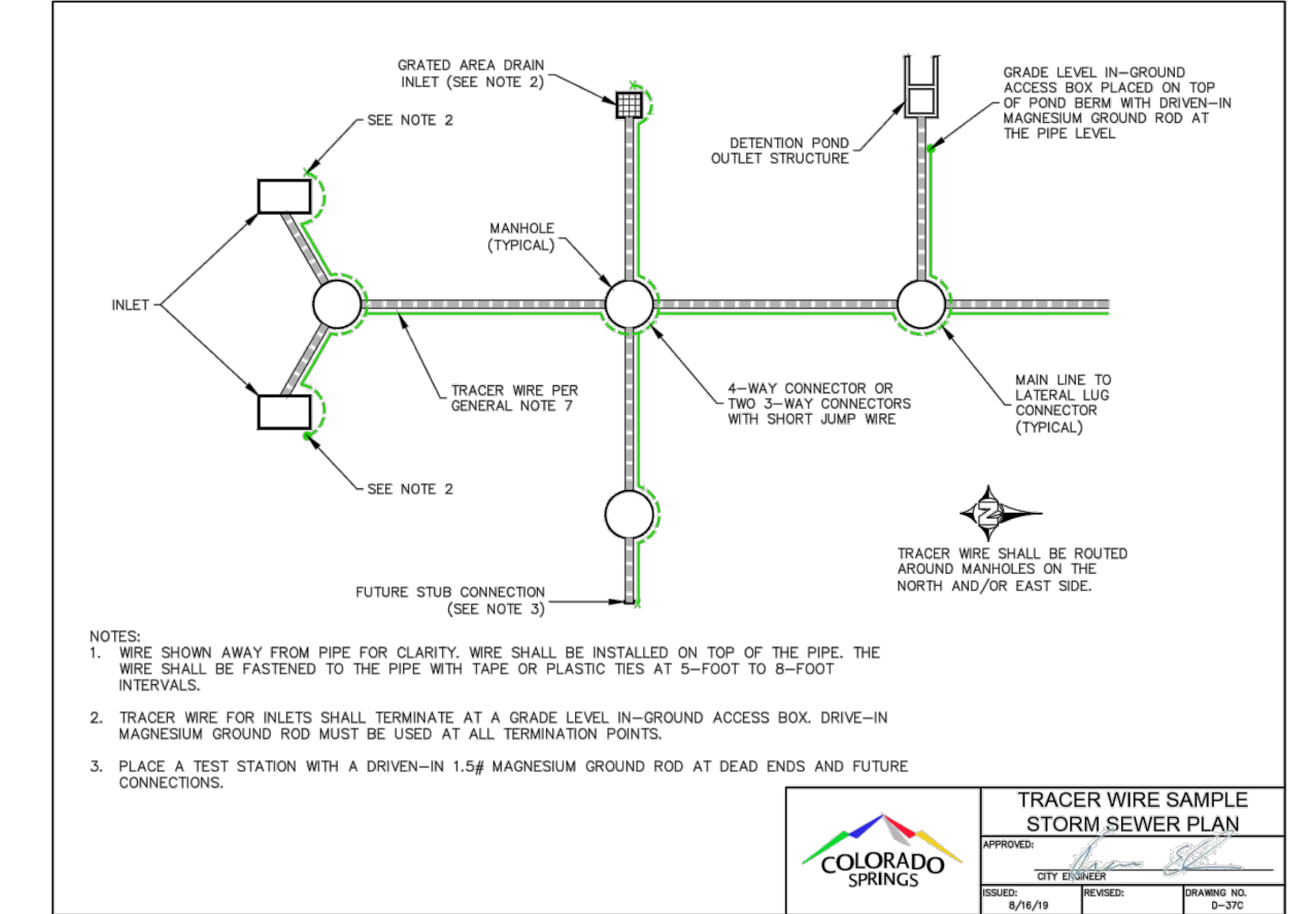
- TRACER WIRE SHALL BE INSTALLED ON ALL UNDERGROUND PIPE.
- TRACER WIRE FOR STORM SEWER AND DRAIN LINES SHALL BE GREEN IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE.
- "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH 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:

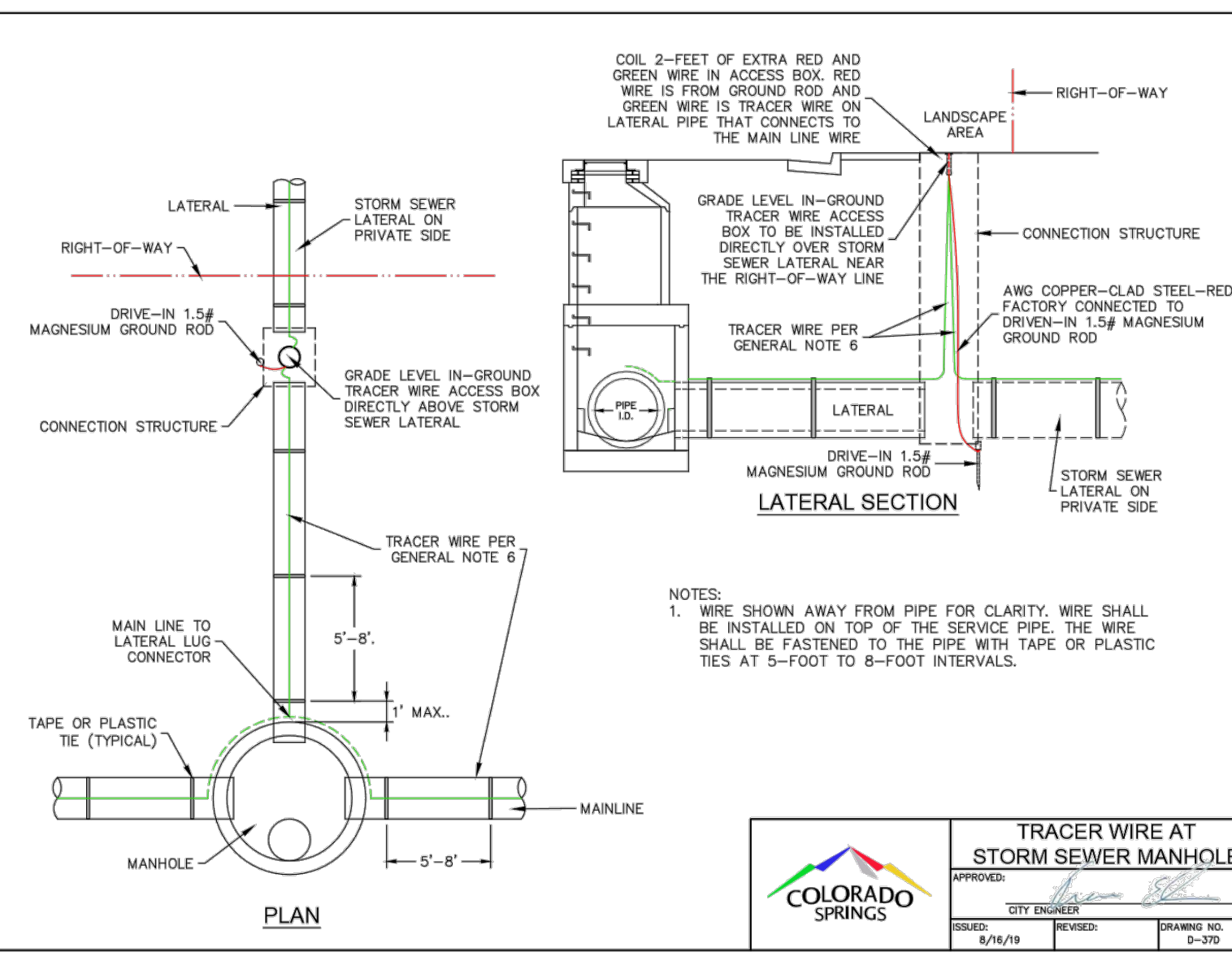
- TRACER WIRE SHALL BE BROUGHT ABOVE GROUND AND CONNECT AT EACH INLET AND MANHOLE IN A GRADE LEVEL TRACER WIRE TEST BOX.
- A MINIMUM OF 2- FEET OF EXCESS/SLOACK WIRE IS REQUIRED IN ALL TRACER WIRE ACCESS BOXES AFTER MEETING FINAL ELEVATION.
- DRIVE-IN 1.5# MAGNESIUM GROUND RODS (ANODE) WHICH SHALL BE 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.



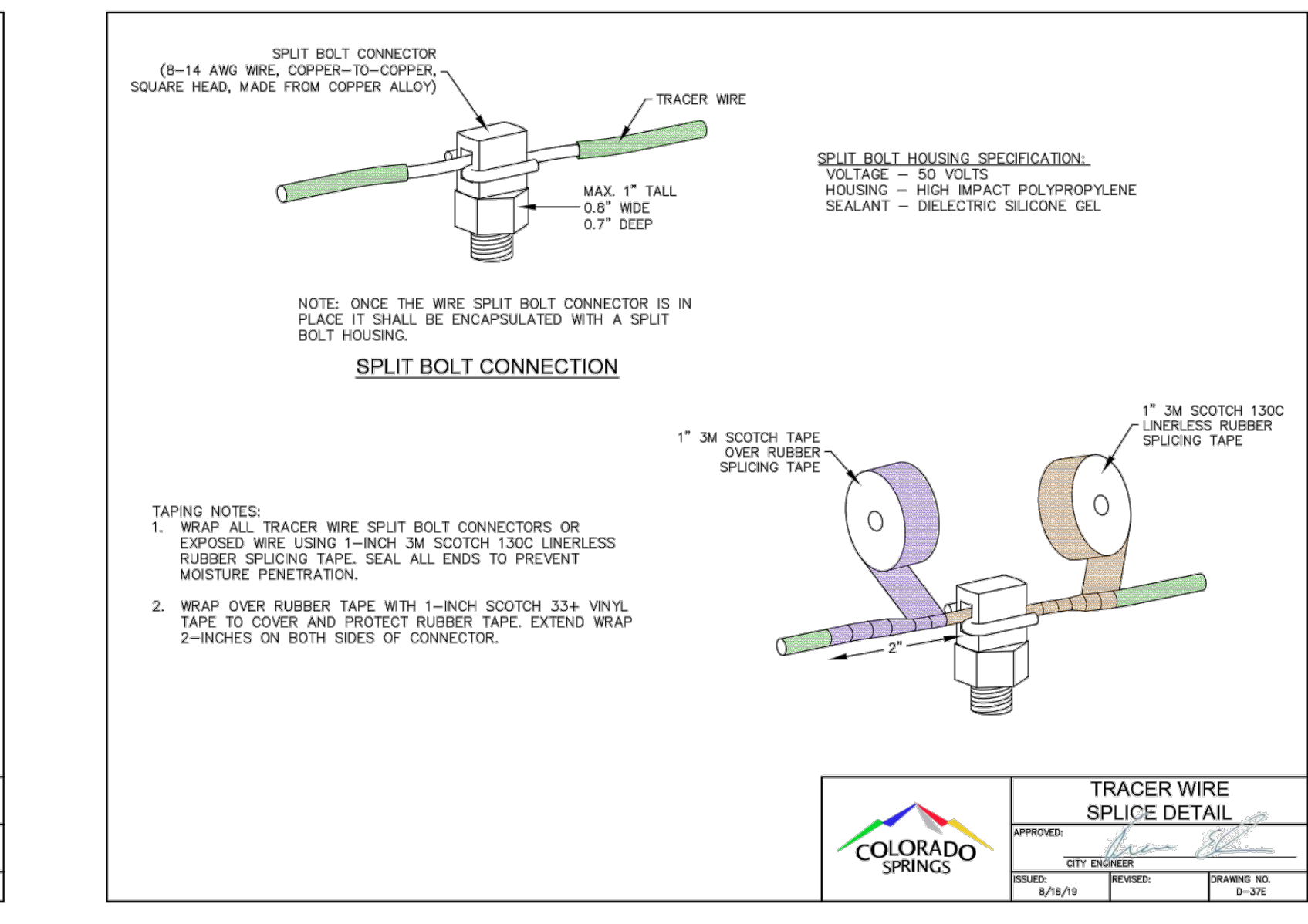
APPROVED: COLORADO SPRINGS	TRACER WIRE AT STORM SEWER MANHOLE	FILE NAME: D-29
ISSUED: 8/9/19	REVISION: 8/9/19	DEPARTMENT OF TRANSPORTATION



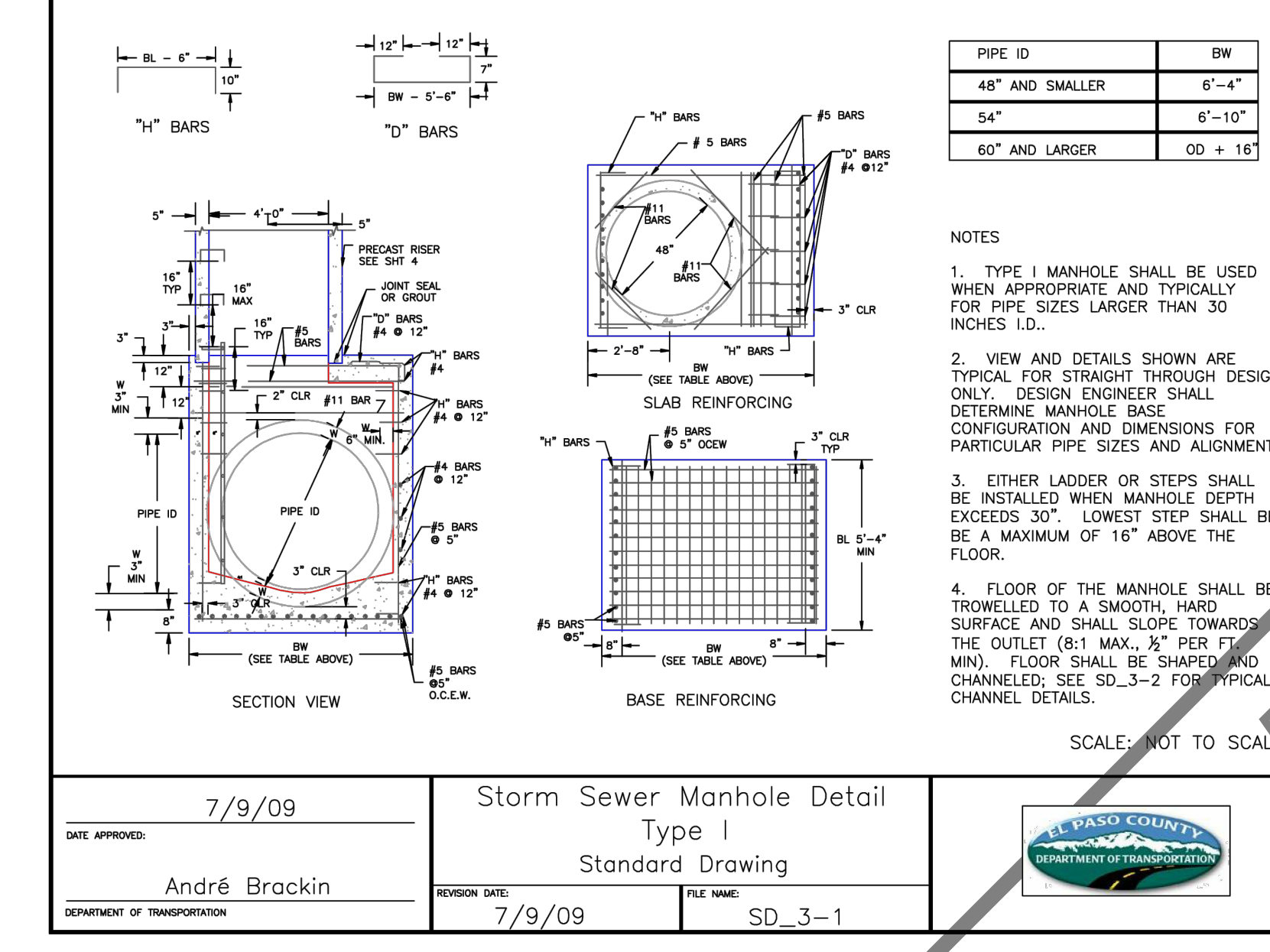
APPROVED: COLORADO SPRINGS	TRACER WIRE SAMPLE STORM SEWER PLAN	FILE NAME: D-30
ISSUED: 8/9/19	REVISION: 8/9/19	DEPARTMENT OF TRANSPORTATION



APPROVED: COLORADO SPRINGS	TRACER WIRE AT STORM SEWER MANHOLE	FILE NAME: D-29
ISSUED: 8/9/19	REVISION: 8/9/19	DEPARTMENT OF TRANSPORTATION



APPROVED: COLORADO SPRINGS	TRACER WIRE SPLICE DETAIL	FILE NAME: D-29C
ISSUED: 8/9/19	REVISION: 8/9/19	DEPARTMENT OF TRANSPORTATION



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

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ENGINEERING ENVIRONMENTAL BUILDING LAND
Sacramento Denver
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TAIT & ASSOCIATES
Since 1964

REVISIONS

NO.	DESCRIPTION	BY	DATE

STORM DETAILS

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

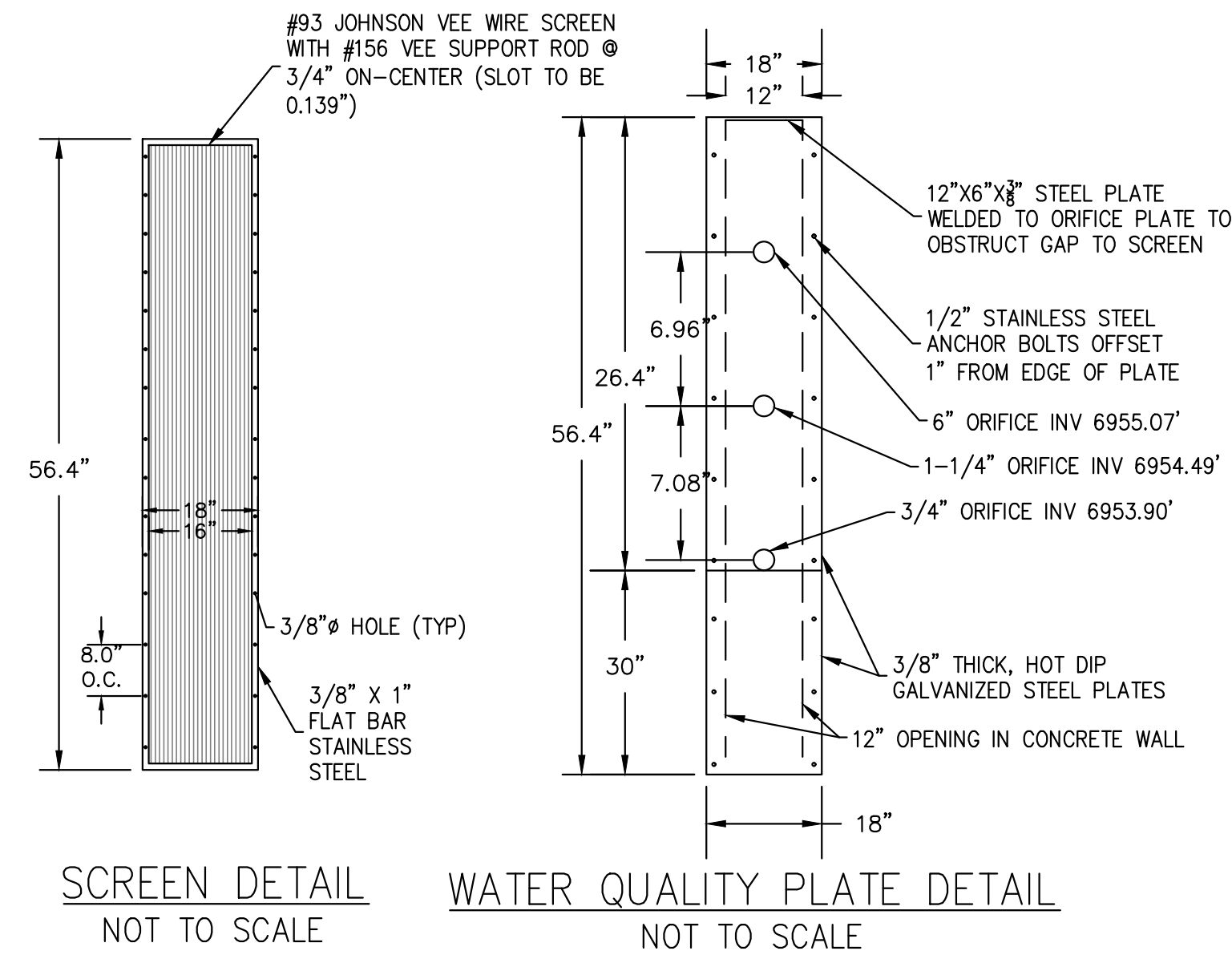
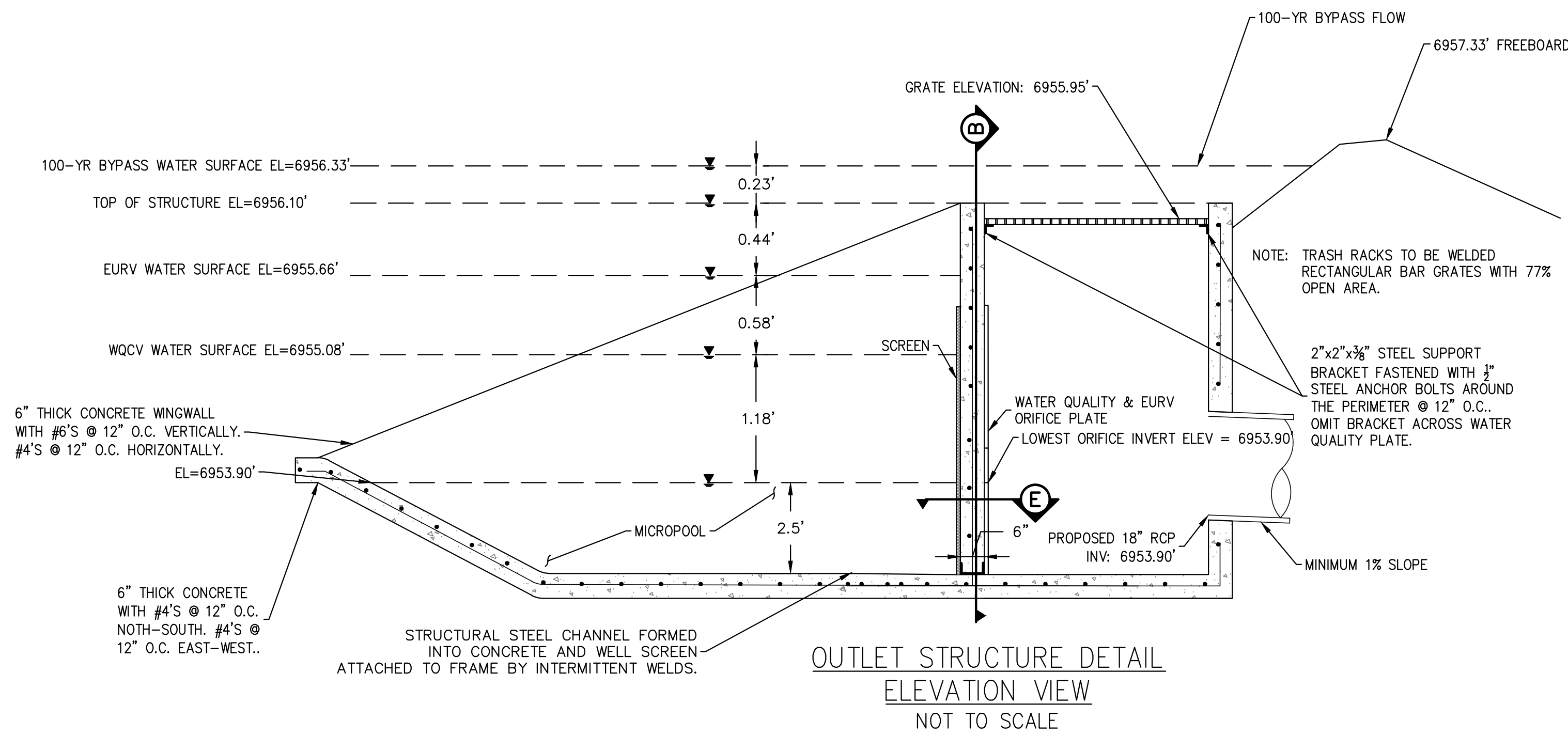
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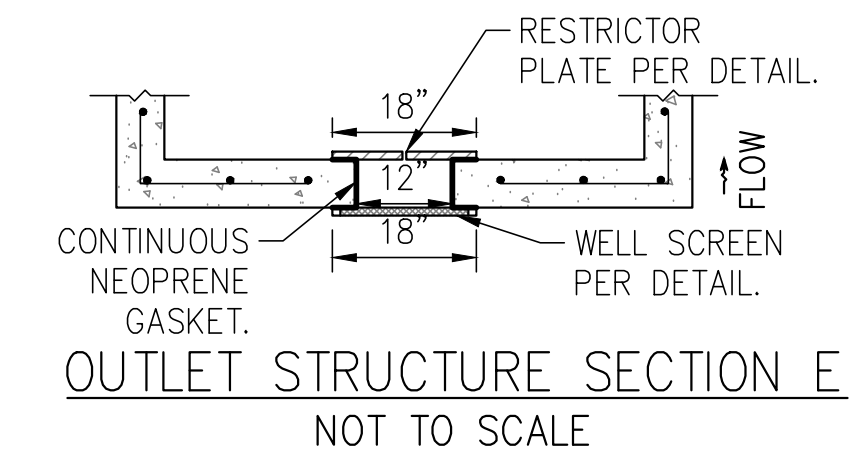
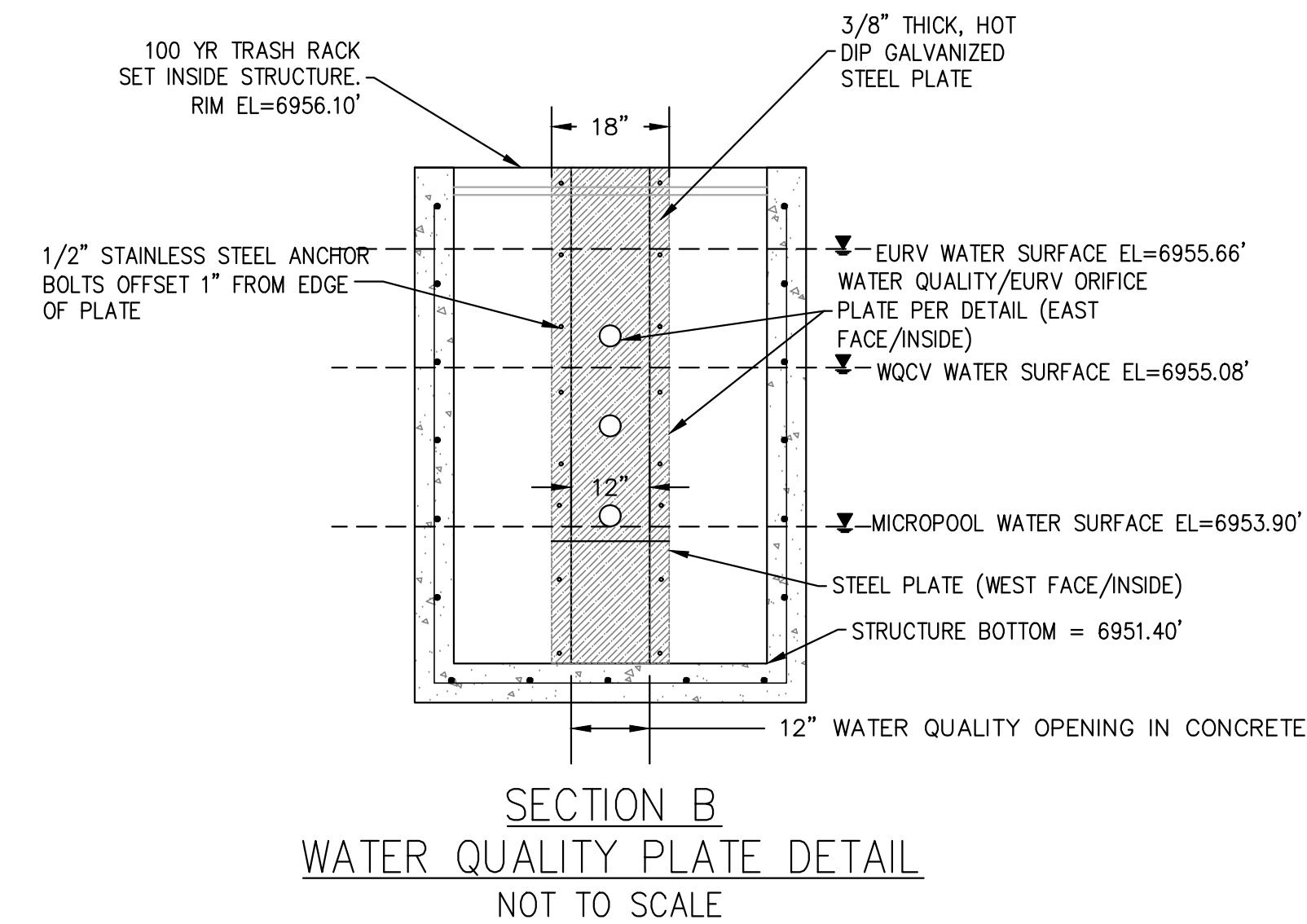
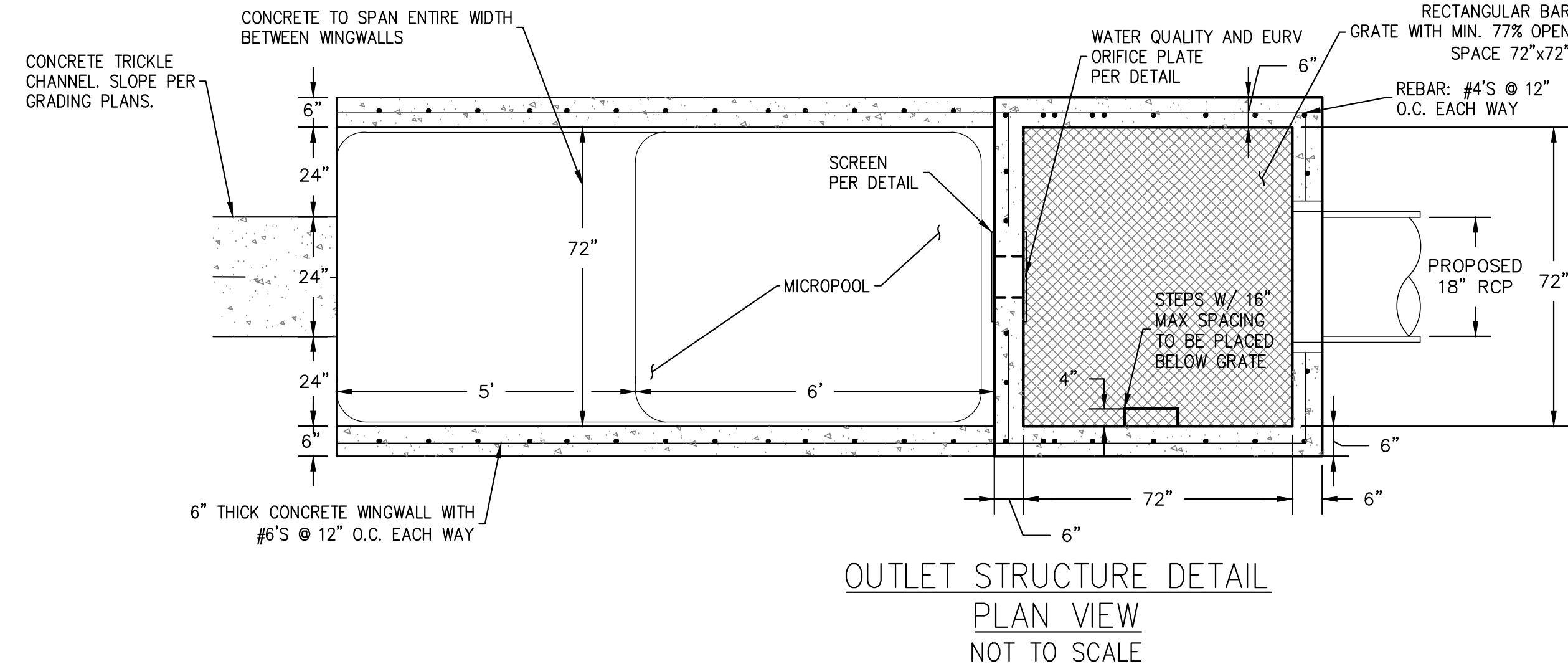
BRIAN CAMPBELL
COLORADO P.E. #40196

2/6/2024 Internal Review #1

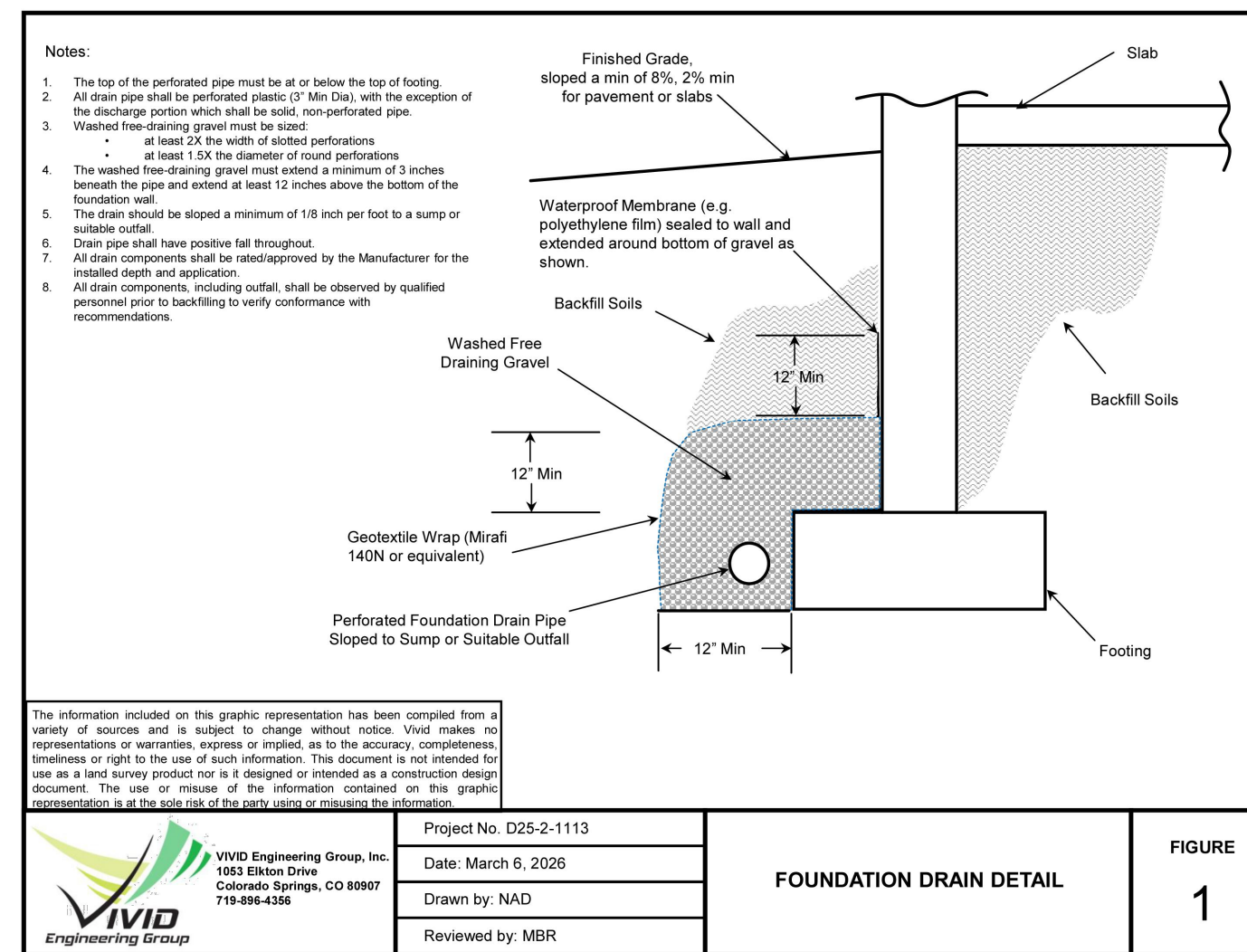
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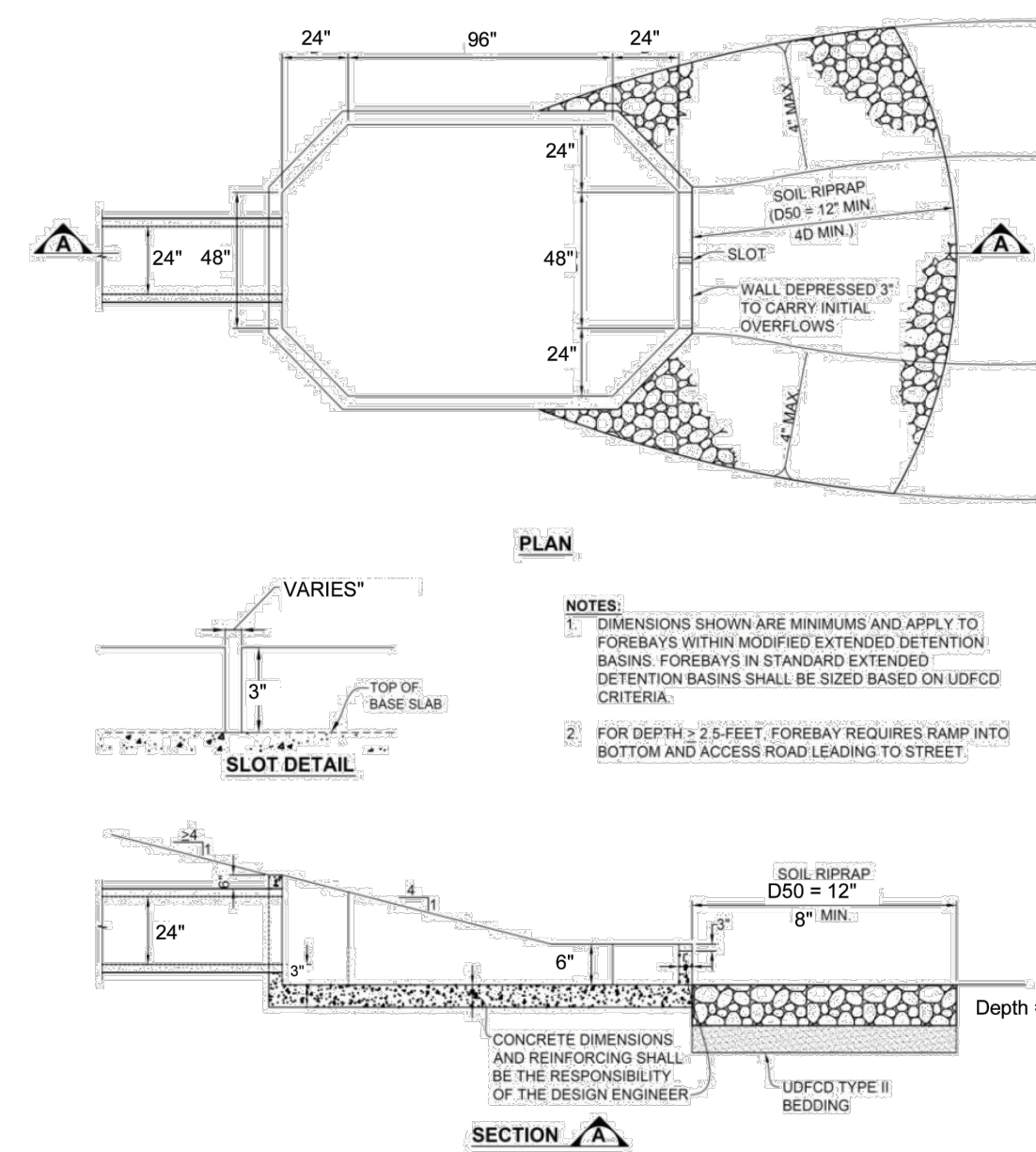
NOTE:
 • MINIMUM COMPRESSIVE STRENGTH = 4,000 PSI



1 OUTLET STRUCTURE DETAIL
 NTS



2 FOUNDATION DRAIN DETAIL
 NTS



3 FOREBAY DETAIL
 NTS

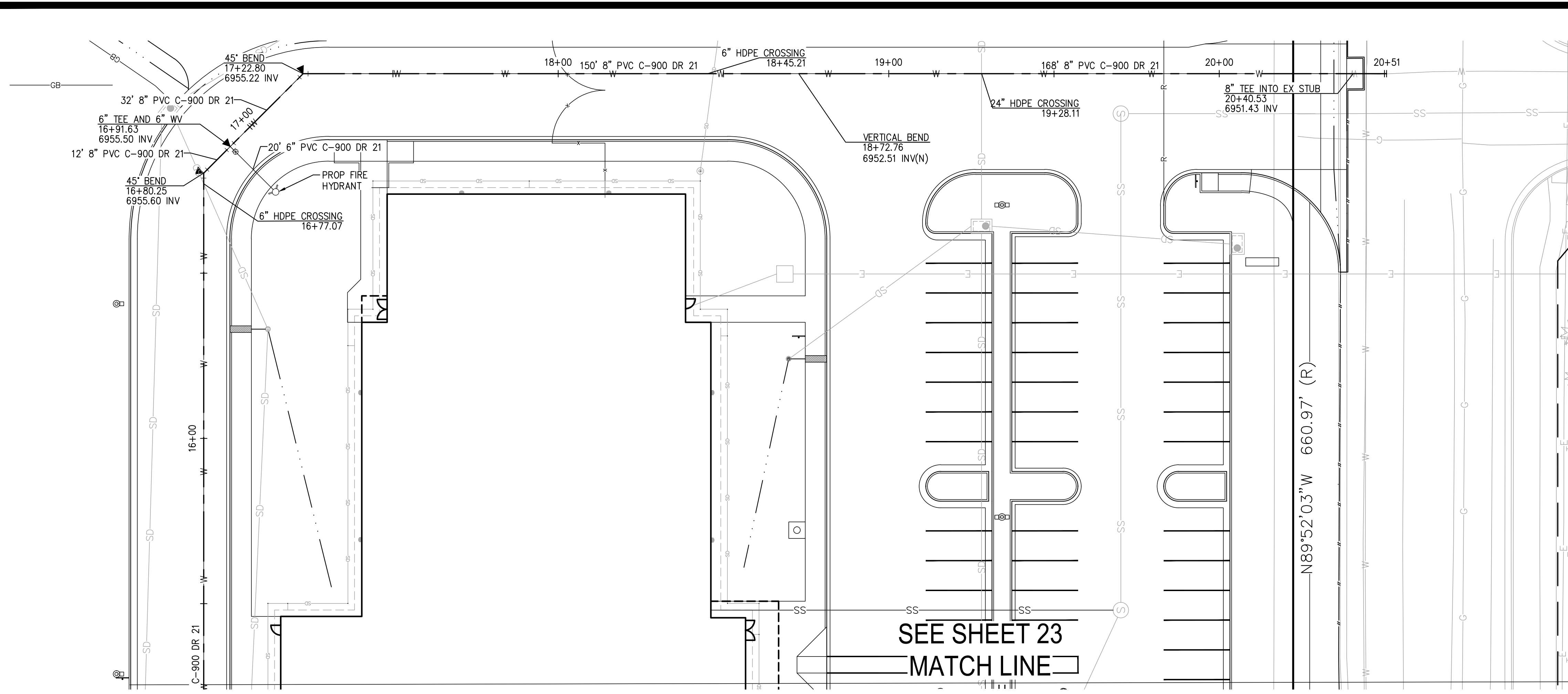
320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com	ENGINEERING ENVIRONMENTAL BUILDING LAND SACRAMENTO DENVER SAN LEAN OMAHA INDIANAPOLIS	REVISIONS	DATE
		NOI	
OUTLET STRUCTURE DETAIL HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR.		DESCRIPTION	
PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.		DATE	
DRAWING CW DATE: 11/11/2024		REVISION #	
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REVIEW:		DATE	
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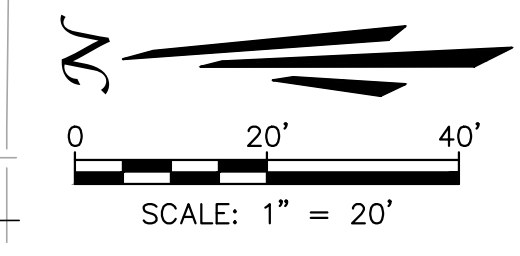
BRIAN CAMPBELL
 COLORADO P.E. #40196

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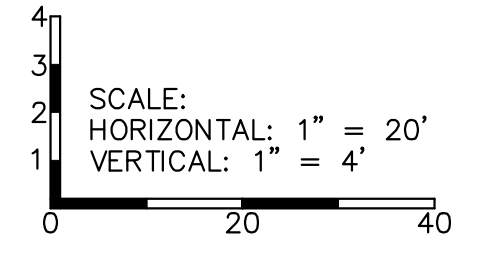
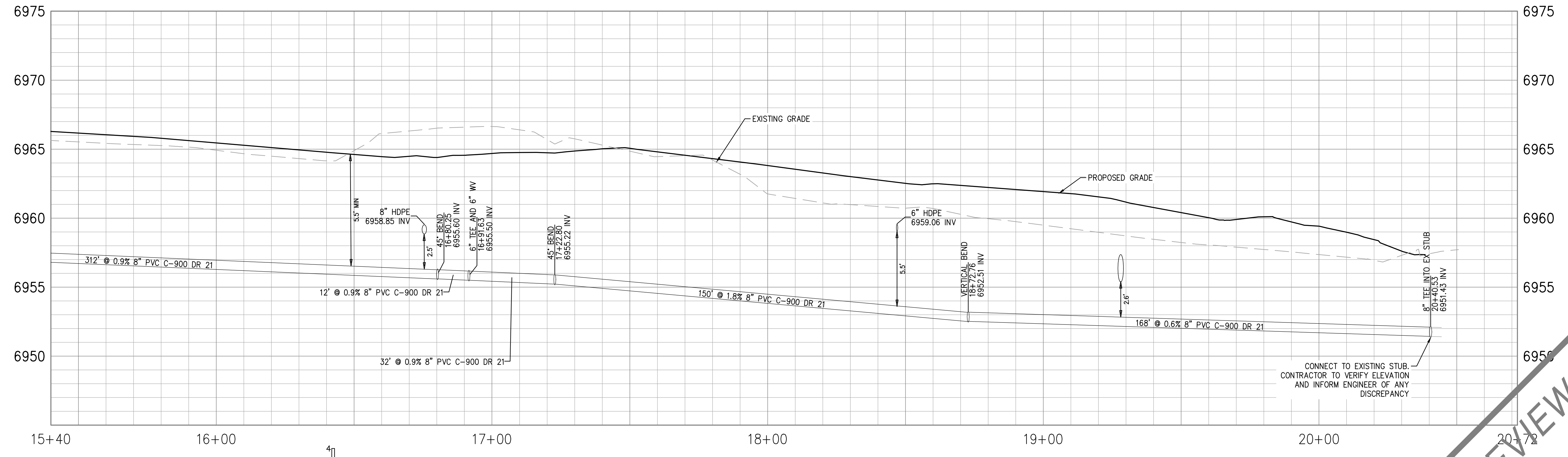
SYMBOLS LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY/ ROW LINE
---	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
---	LIMIT OF 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
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---	EXISTING INLET
---	PROPOSED INLET
---	PROPOSED STORM INFRASTRUCTURE
---	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

UNAUTHORIZED CHANGES & USES

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BENCHMARK:
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<p>WATER P&P 2</p>	<p>HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR.</p>
<p>DRAWING CW DATE: 11/11/2024 CHECKED: DATE: REVISION #: DATE: JOB NO. C01517</p>	<p>PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.</p>
<p>24 OF 48</p>	<p>BRIAN CAMPBELL COLORADO P.E. #40196</p>

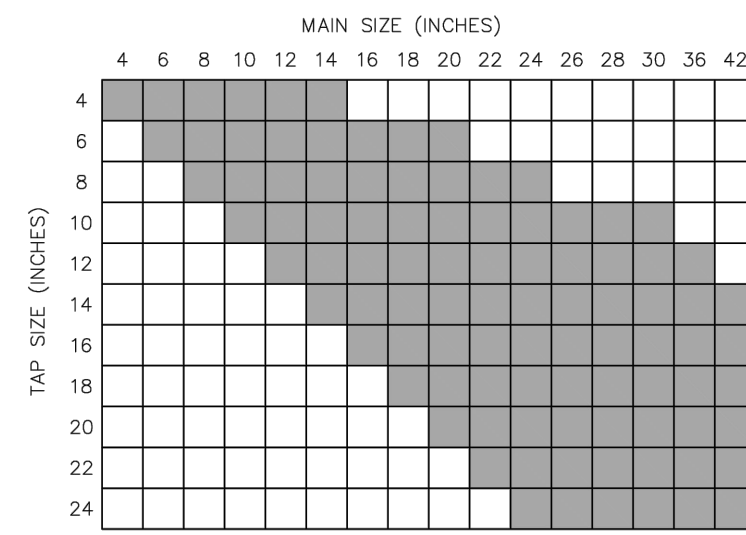
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CONCRETE THRUST BLOCKS

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

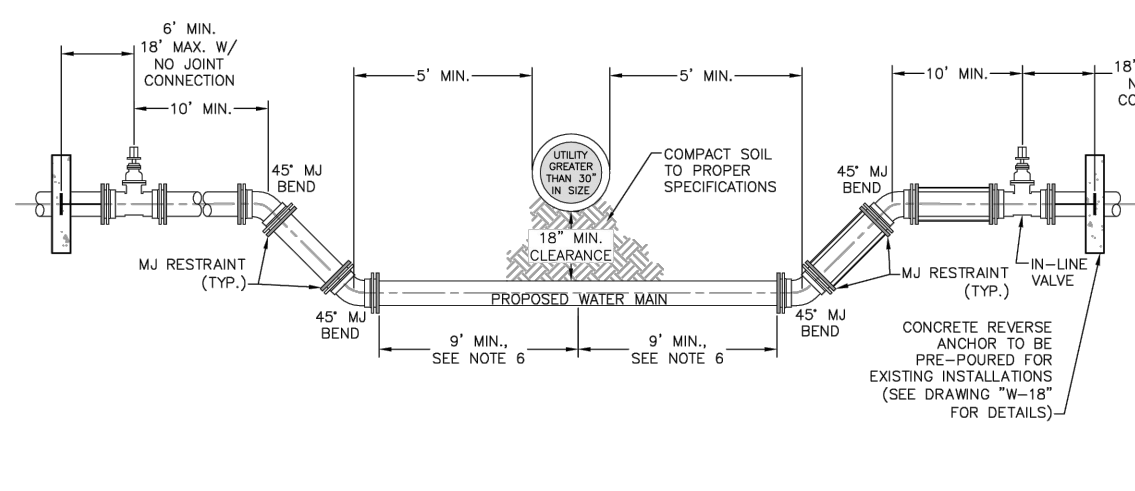
INDICATES CONCRETE THRUST BLOCK REQUIRED



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

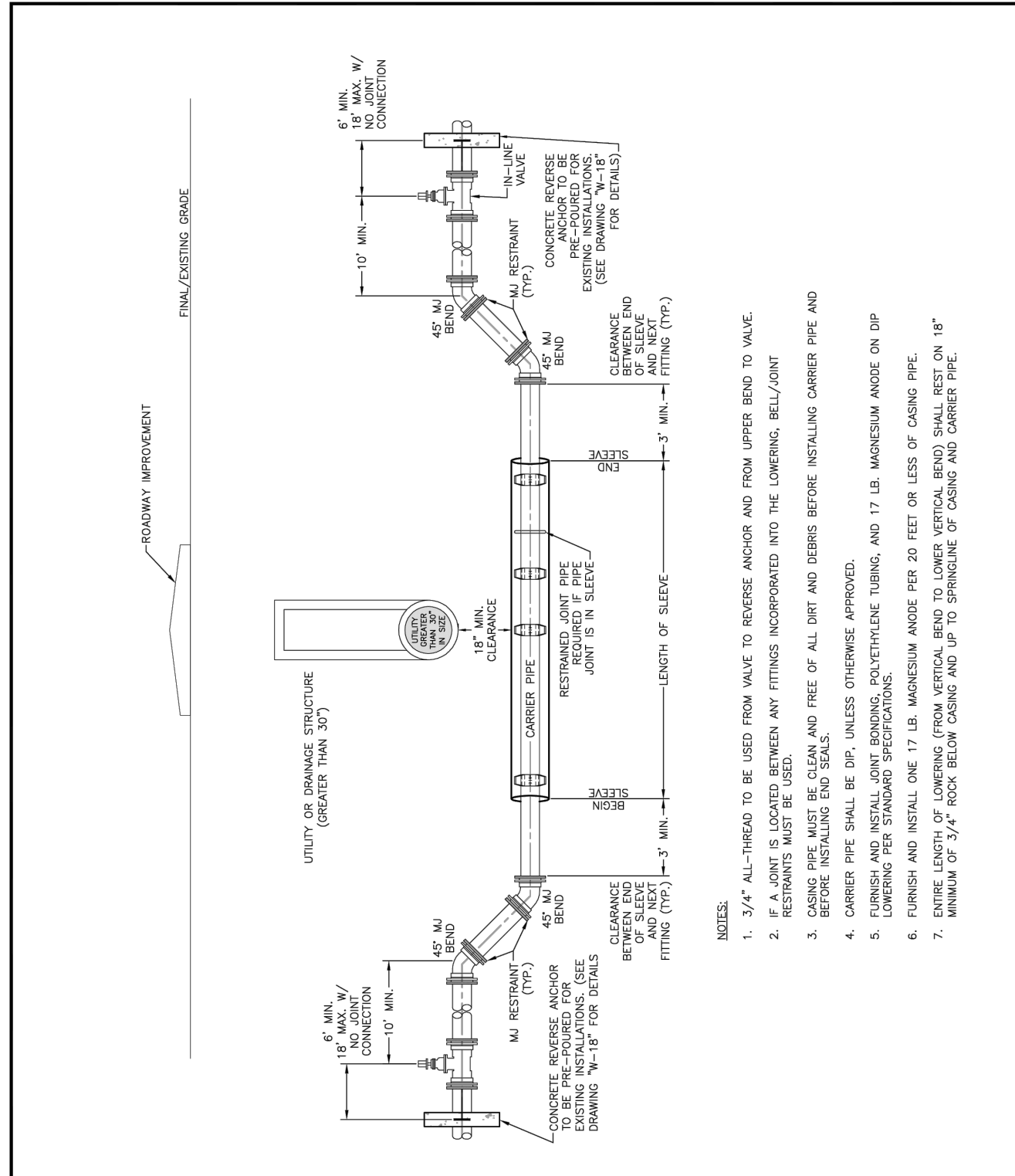
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Date: MARCH 2011
Scale: N.T.S.
Revised: DECEMBER 2021
WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS
W-12



- NOTES:
1. ALL DUCTILE IRON FITTINGS AND PIPE SHALL BE CATHODICALLY PROTECTED.
 2. ALL FITTINGS SHALL HAVE M.J. RESTRAINTS.
 3. EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND DISTRICT INSPECTOR'S DISCRETION.
 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

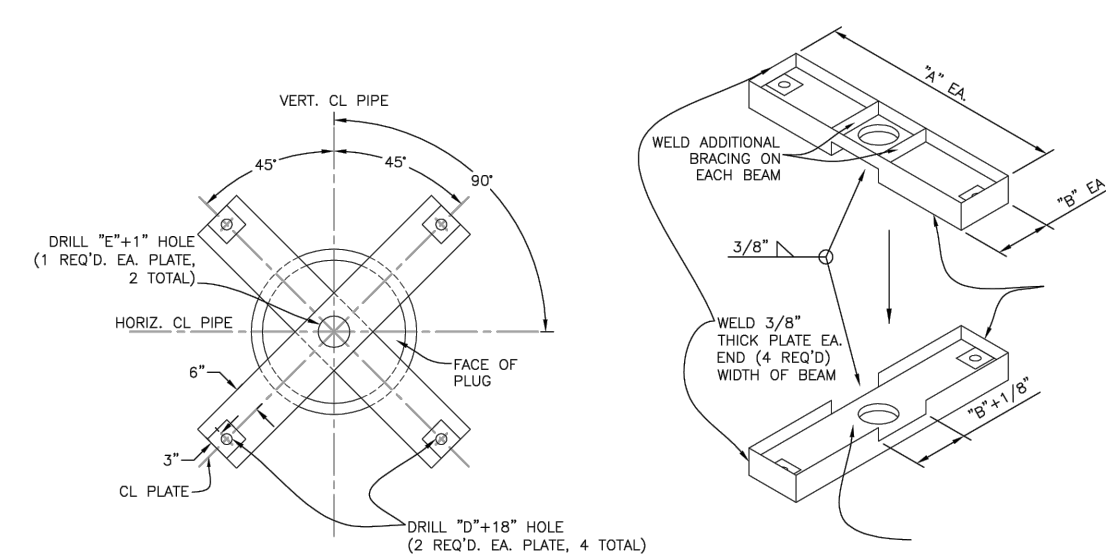
Drawn: SMS
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WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS
W-19



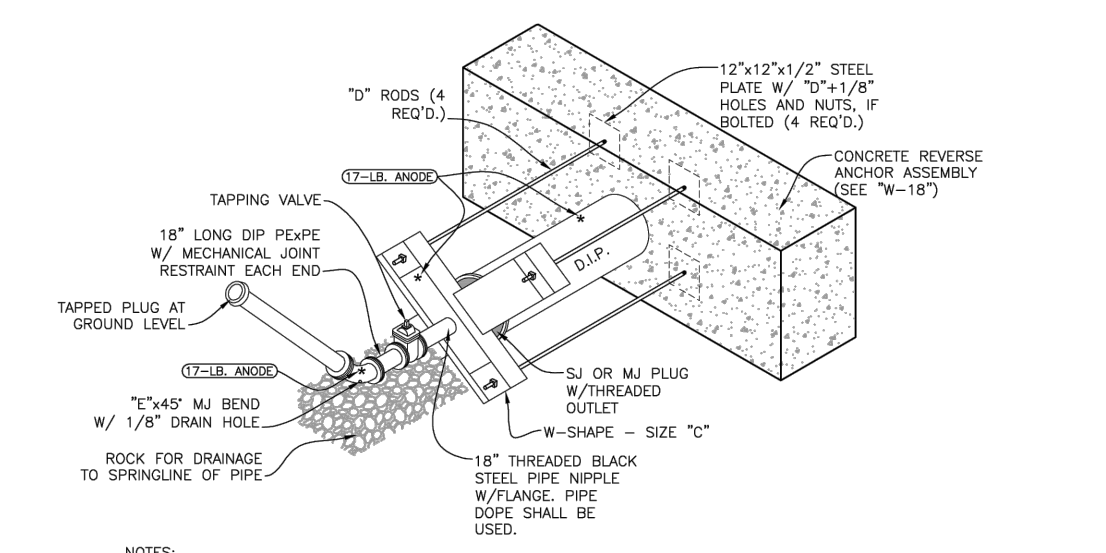
- NOTES:
1. 3/4" ALL-THREAD TO BE USED FROM VALVE TO REVERSE ANCHOR AND FROM UPPER BEND TO VALVE.
 2. IF A JOINT IS LOCATED BETWEEN ANY FITTINGS INCORPORATED INTO THE LOWERING, BELL/Joint RESTRAINTS MUST BE USED.
 3. BEFORE INSTALLING END SEALS.
 4. CARRIER PIPE SHALL BE DIP, UNLESS OTHERWISE APPROVED.
 5. CARRIER AND INSTALLATION SHALL BE PROTECTED WITH POLYETHYLENE TUBING, AND 17 LB. MANTLEMAN INSIDE OR DIP.
 6. FINISH AND INSTALL ONE 17 LB. MANTLEMAN INSIDE 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: SMS
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WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS
W-20



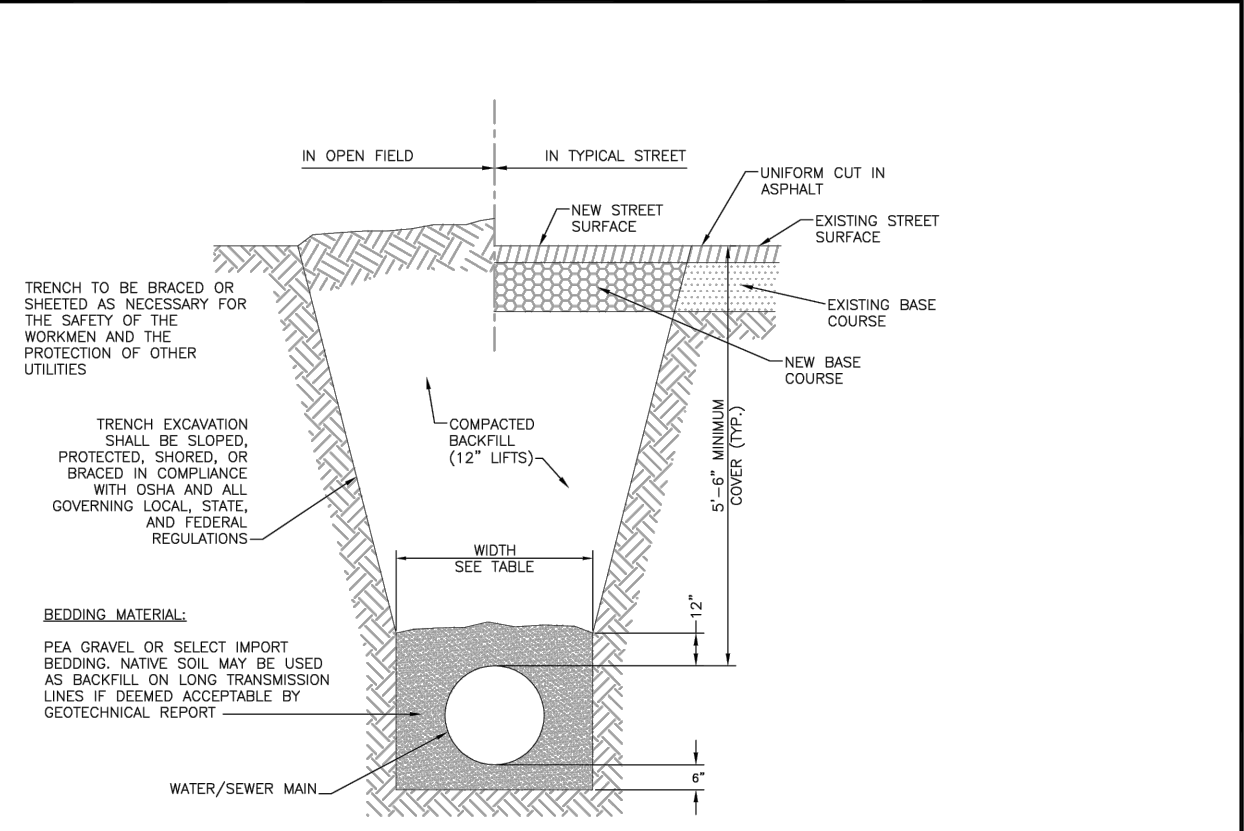
REFER TO W-24 FOR ALL DIMENSIONS & SIZES
"E" = SIZE OF BLOW-OFF ASSEMBLY
(WHERE "E"=2", USE STANDARD BLOW-OFF ASSEMBLY, W-22)



- 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" & LARGER

Drawn: GDM/SMS
Date: MARCH 2011
Scale: N.T.S.
Revised: DECEMBER 2021
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

Drawn: GDM/SMS
Date: MARCH 2011
Scale: N.T.S.
Revised: DECEMBER 2021
WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS
W-14



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"
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TYPICAL TRENCH CROSS-SECTION

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

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BRIAN CAMPBELL
COLORADO P.E. #40196

26
OF
48

WATER DETAILS (2)

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

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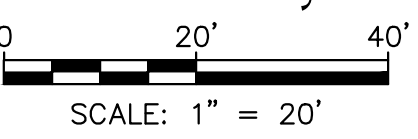
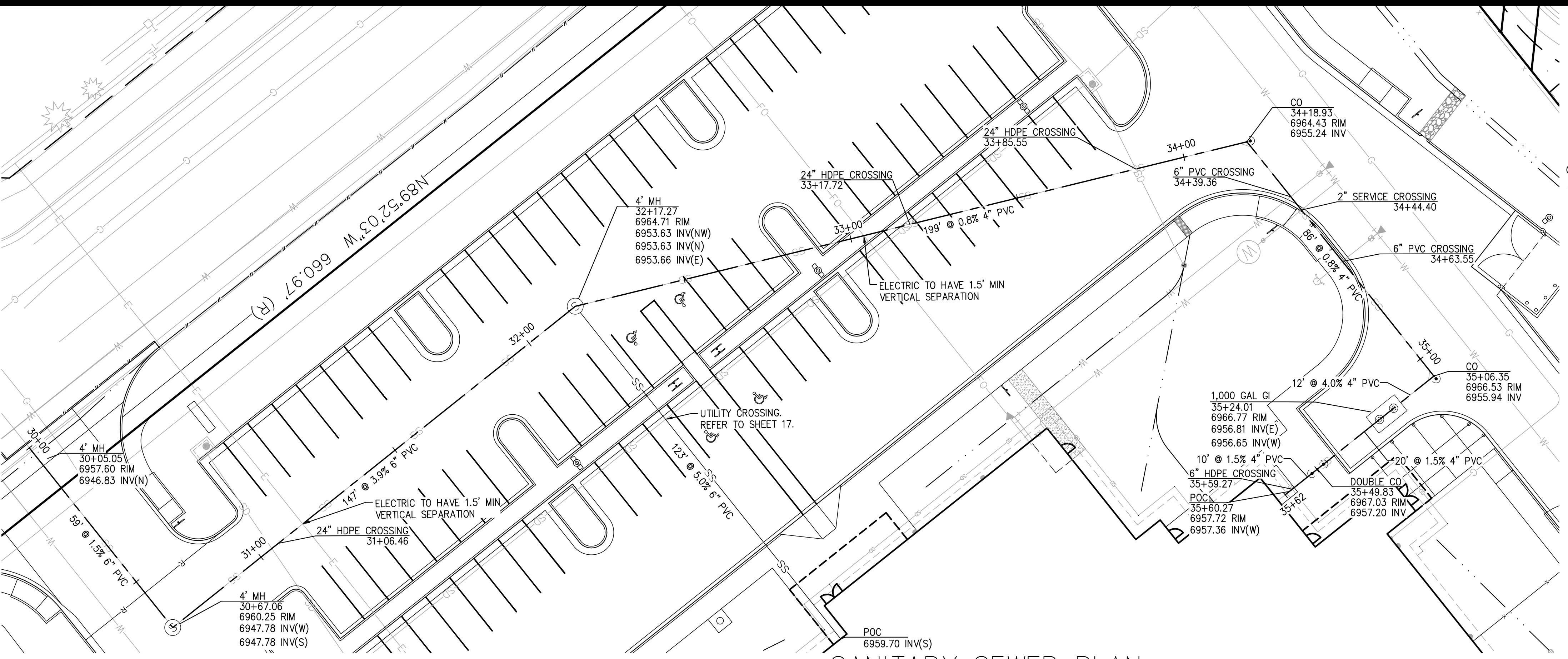


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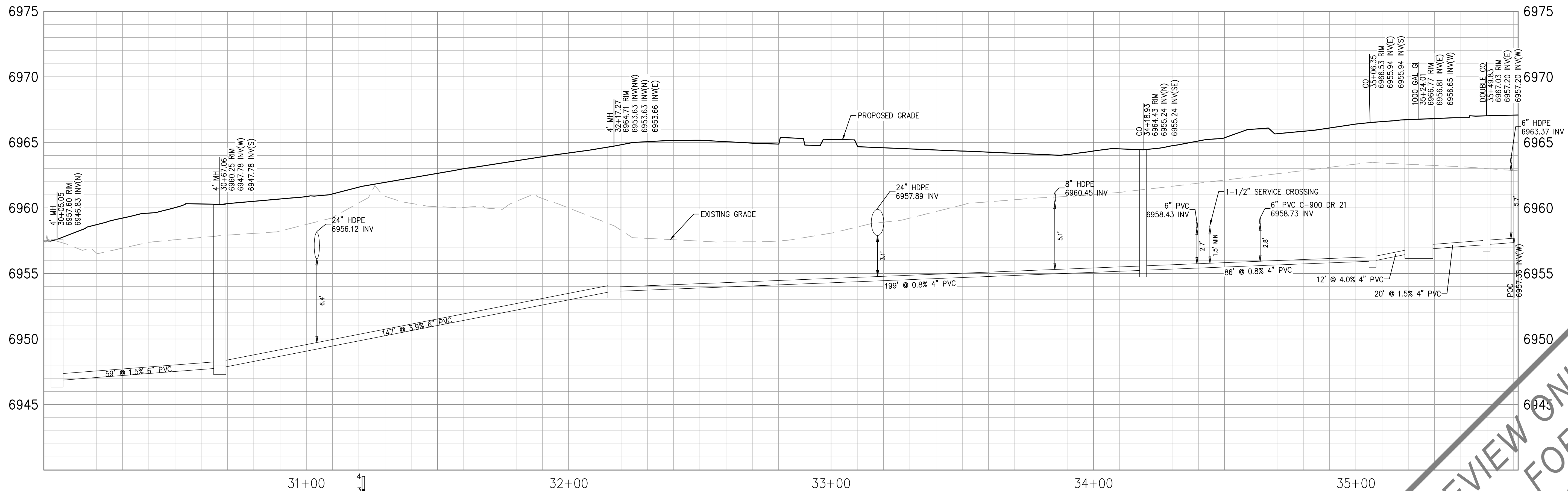
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SYMBOLS LEGEND

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

SANITARY SEWER PLAN



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

SANITARY SEWER PROFILE

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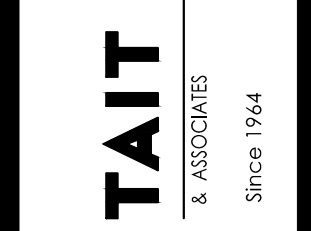
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SEWER P&P
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

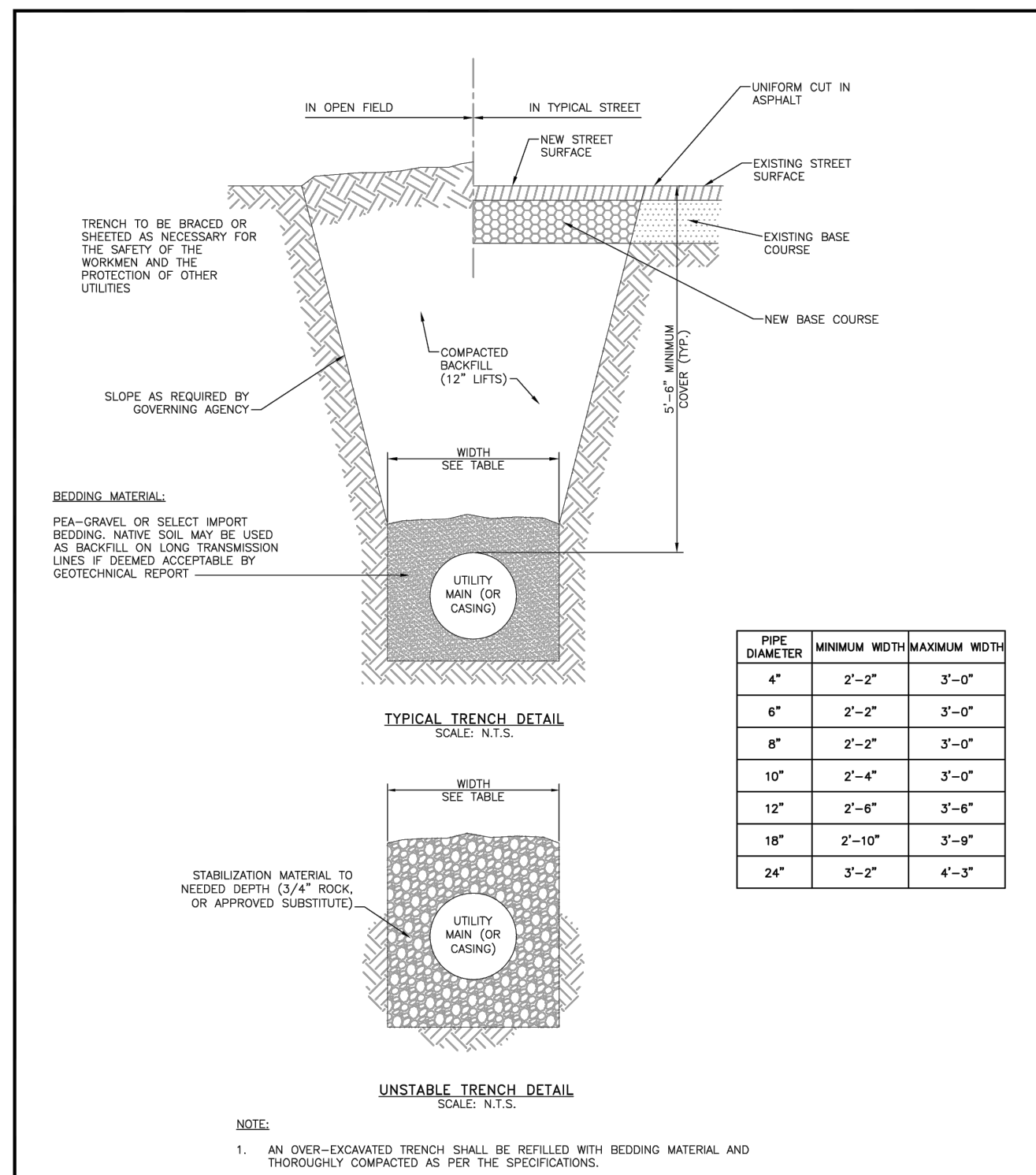


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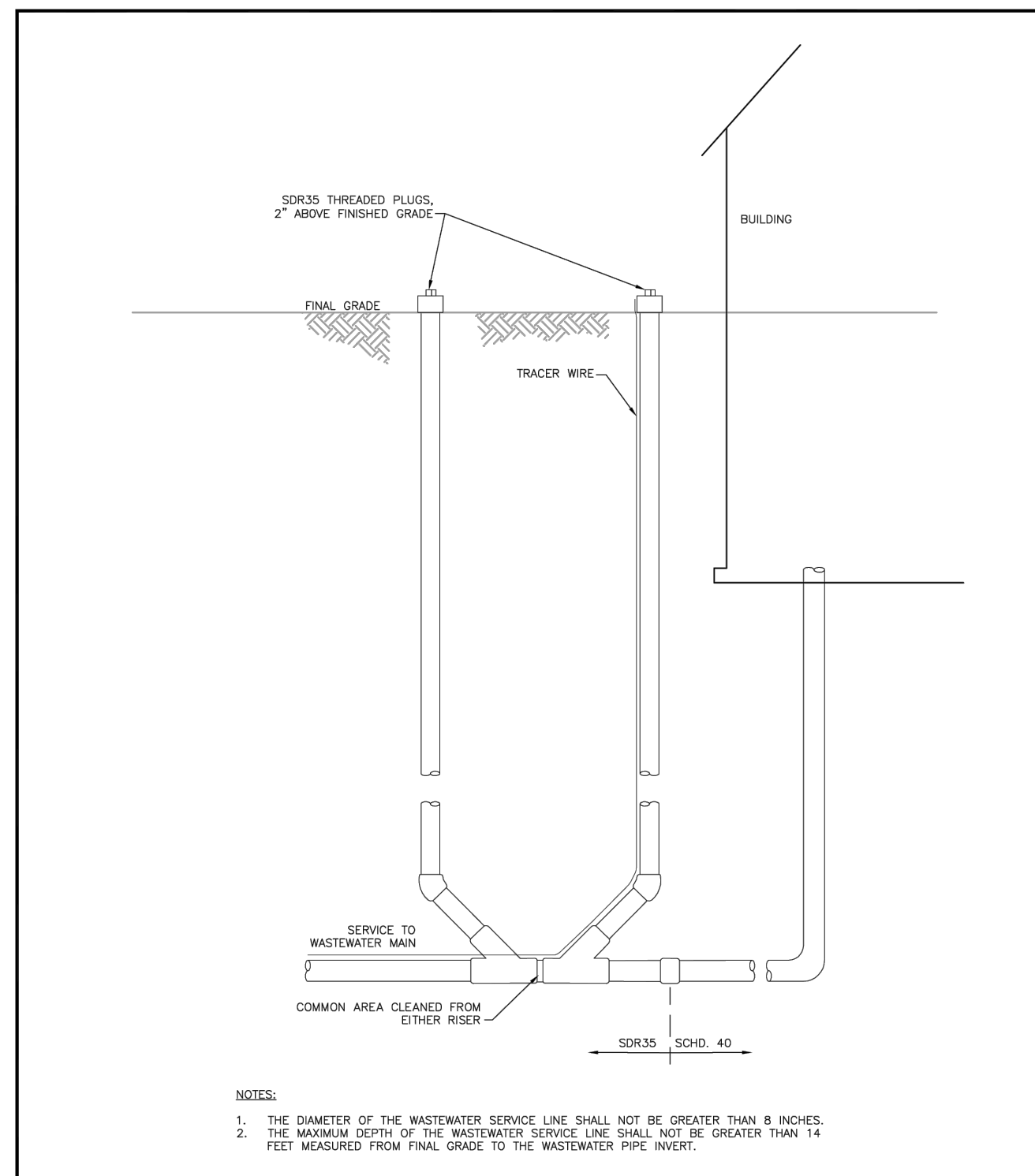
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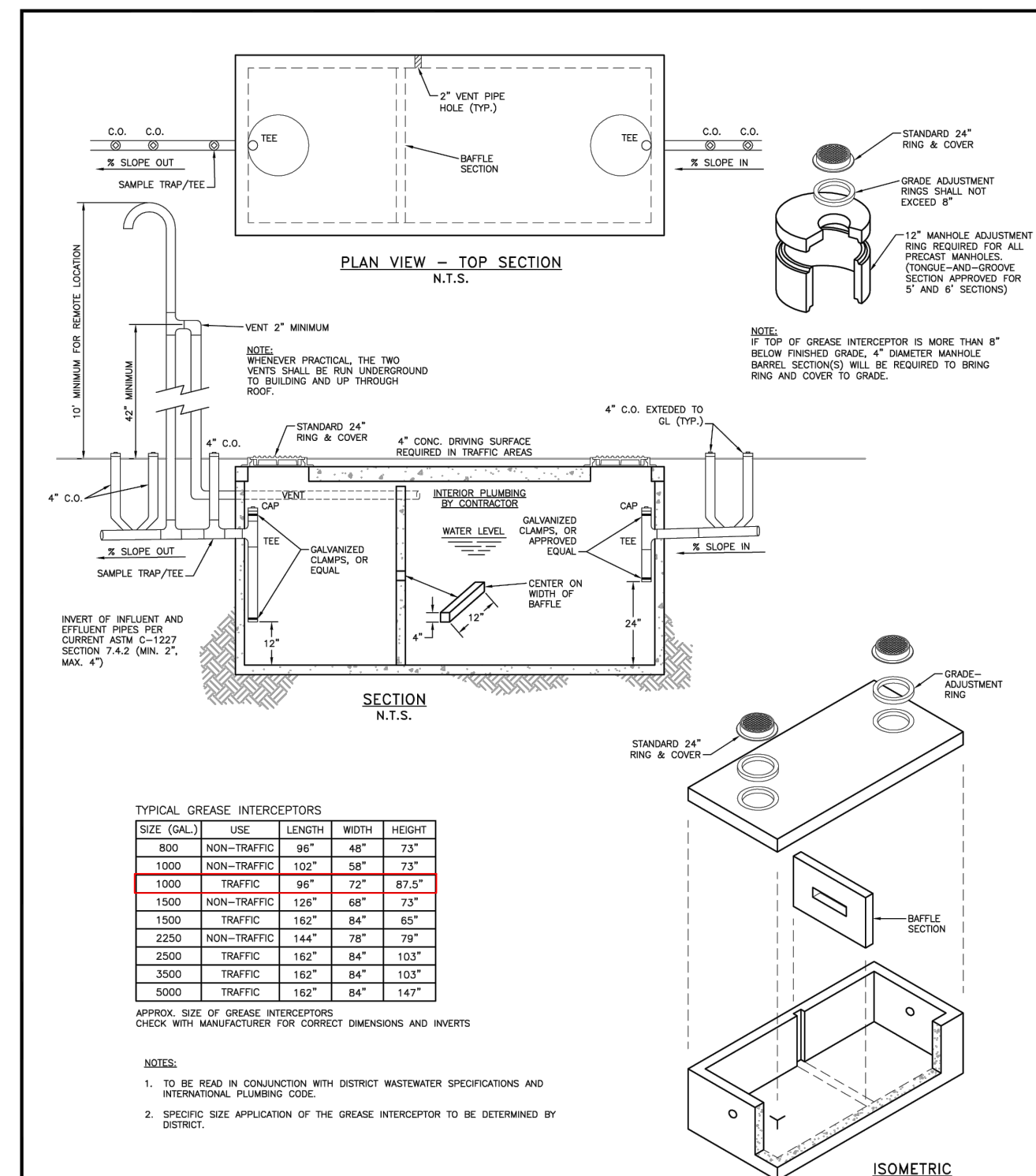
WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS

WW-1



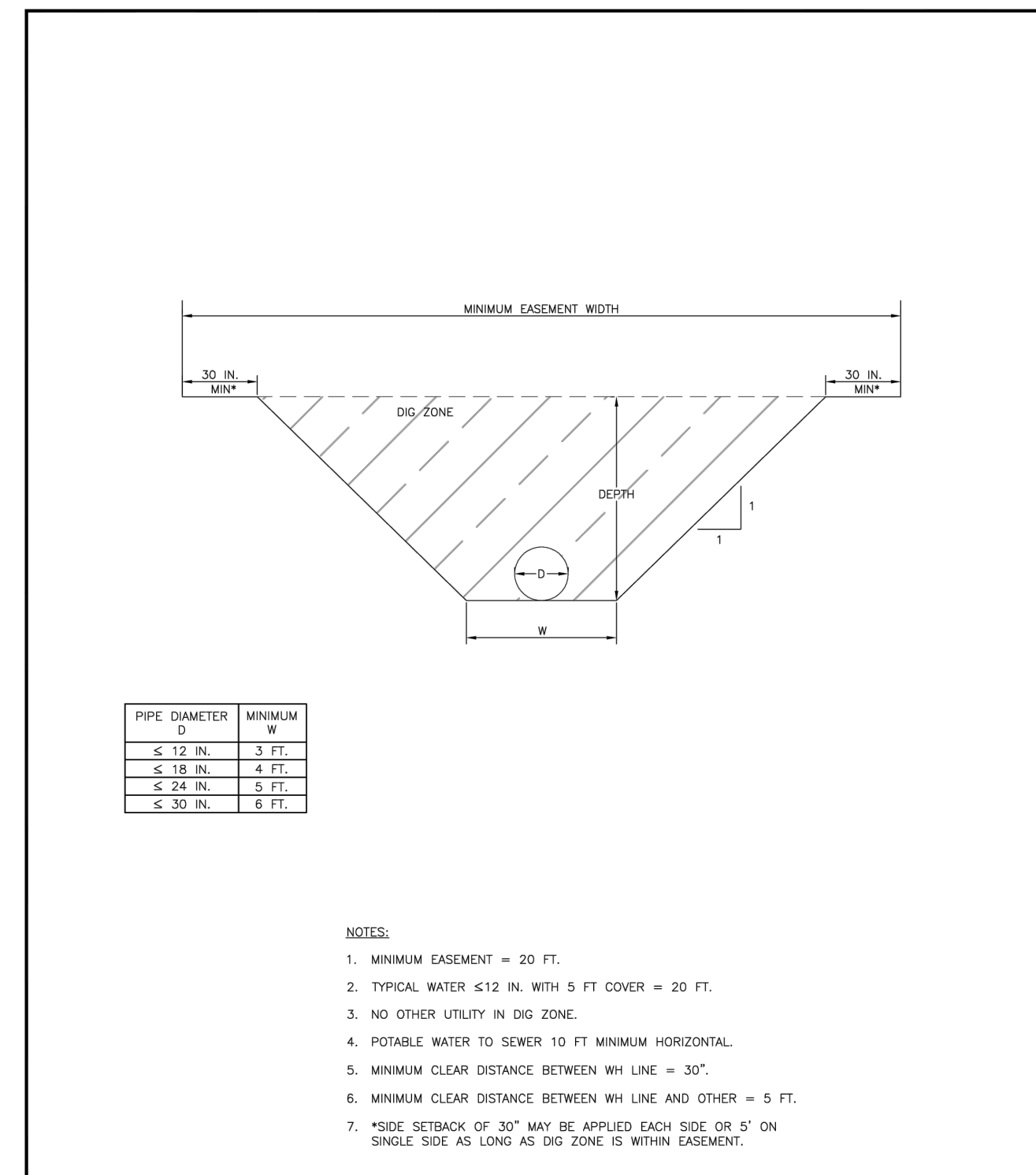
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METROPOLITAN DISTRICT STANDARD SPECIFICATIONS

WW-3



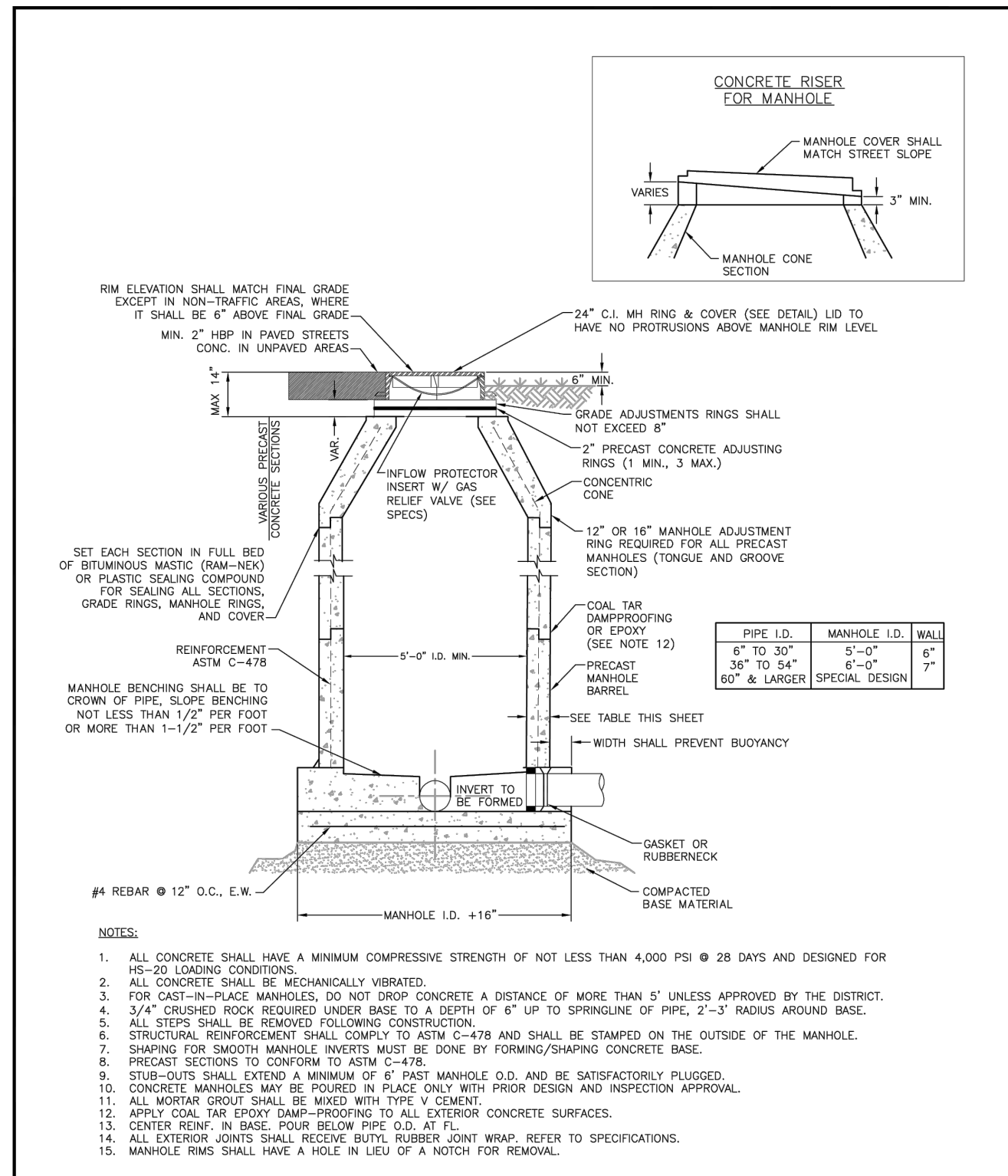
WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS

WW-12



WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS

WW-18



WOODMEN HILLS WATER & WASTEWATER SYSTEM
METROPOLITAN DISTRICT STANDARD SPECIFICATIONS

WW-2

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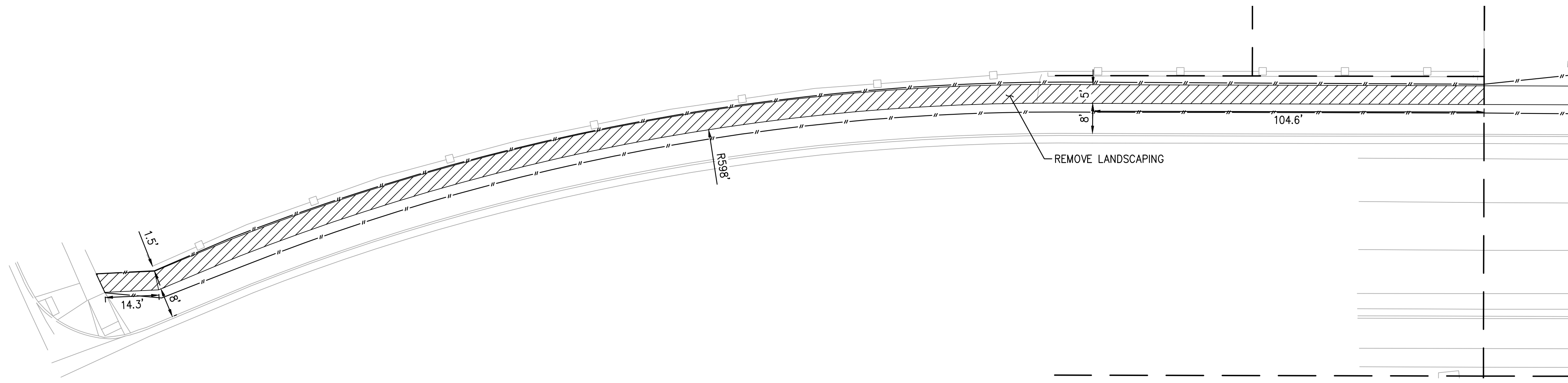
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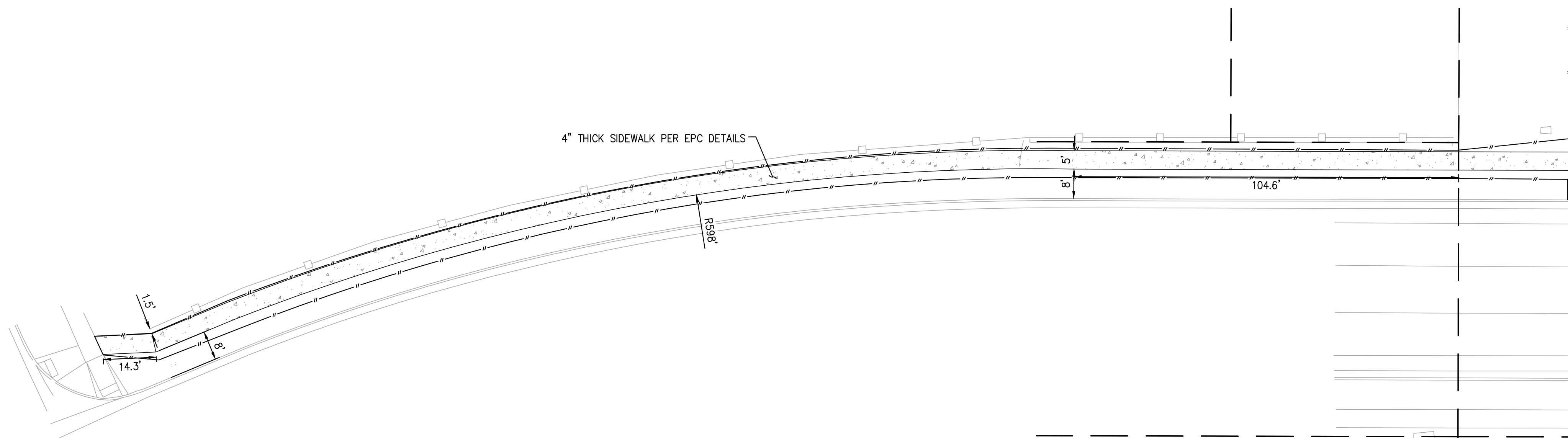
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Denver
80202

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OFFSITE PED DEMO PLAN



OFFSITE PED HORIZONTAL CONTROL PLAN

SYMBOLS LEGEND

- PROPERTY LINE
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- - - PROPOSED EASEMENT
- LIMIT OF DISTURBANCE
- PROPOSED FENCE
- PROPOSED RIDGELINE
- PROPOSED GRADE BREAK
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- ▨ PROPOSED LIGHT DUTY ASPHALT
- ▨ PROPOSED HEAVY DUTY ASPHALT
- ▨ PROPOSED LIGHT DUTY CONCRETE
- ▨ PROPOSED HEAVY DUTY CONCRETE

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OFFSITE PED HORIZONTAL CONTROL PLAN
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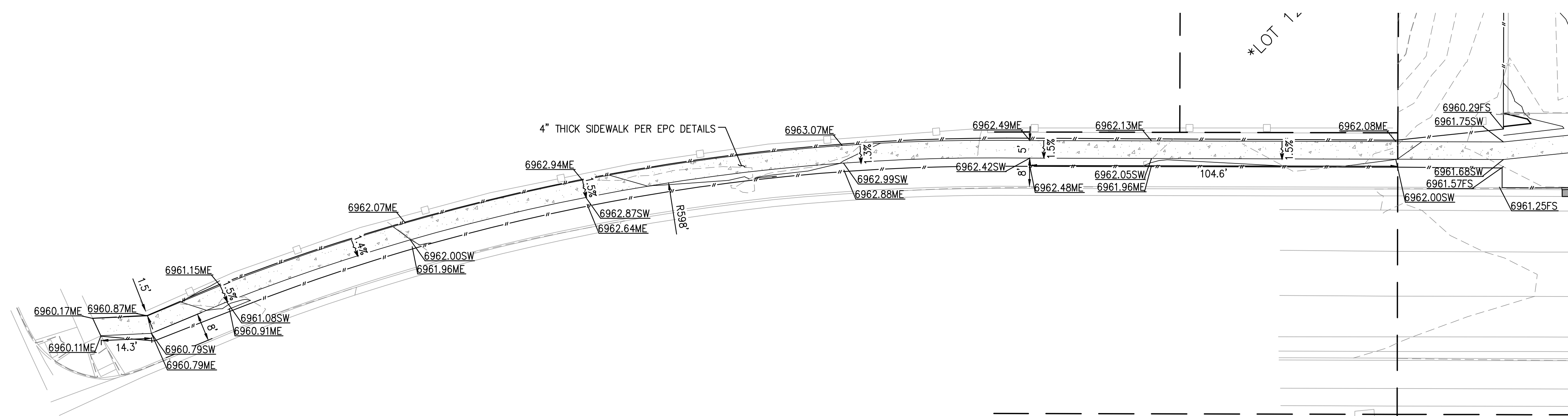
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BRIAN CAMPBELL
COLORADO P.E. #40196

OFFSITE PED GRADING PLAN



SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ ROW LINE
- BUILDING SETBACK LINE
- - - PROPOSED EASEMENT
- - - LIMIT OF 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
- 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



OFFSITE PED GRADING PLAN

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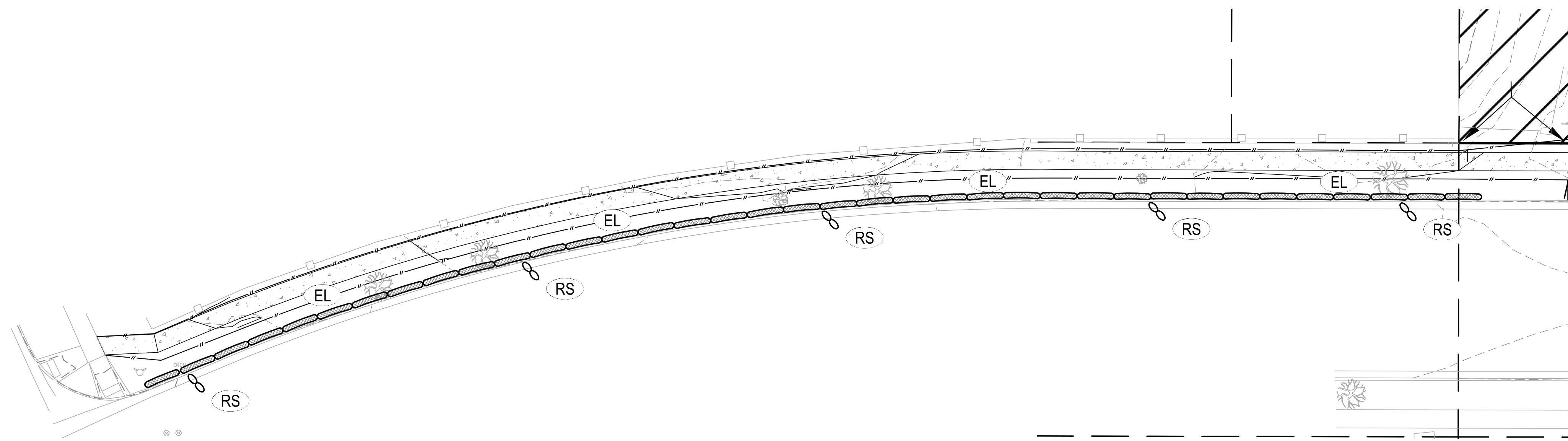
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OFFSITE PEDESTRIAN EROSION CONTROL PLAN

SYMBOLS LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY/ 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
	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

EROSION CONTROL LEGEND

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

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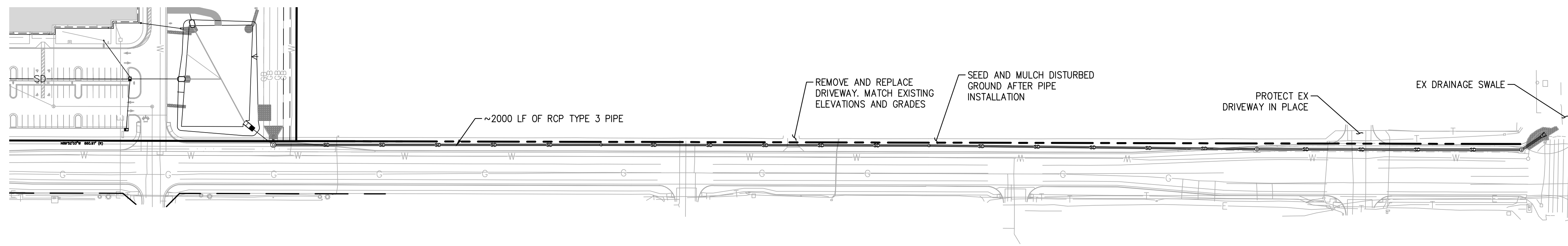
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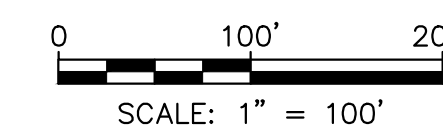
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OFFSITE OVERALL STORM PLAN



SYMBOLS LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY/ ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	LIMIT OF DISTURBANCE
	EXISTING WATER LINE
	EXISTING SEWER LINE
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OFFSITE OVERALL STORM PLAN

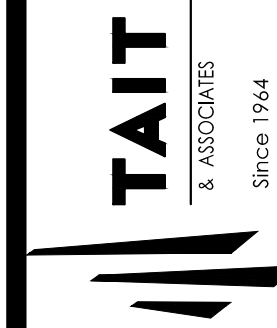
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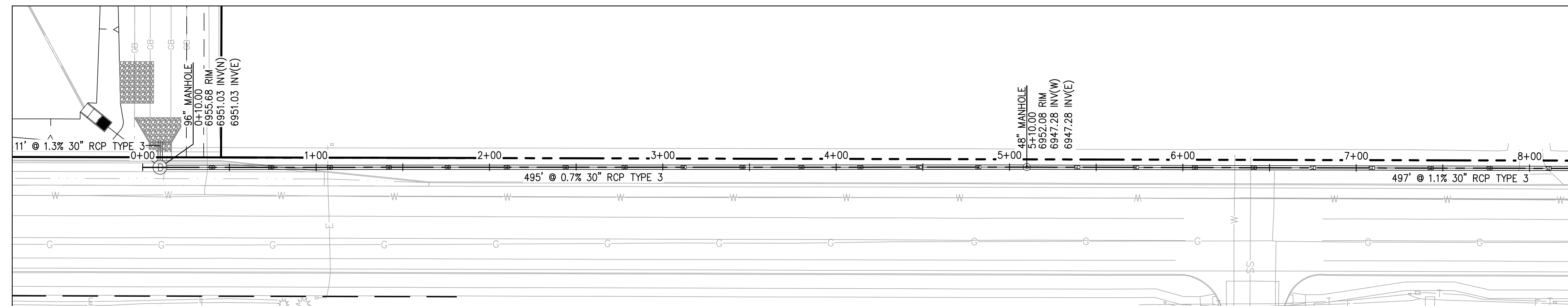
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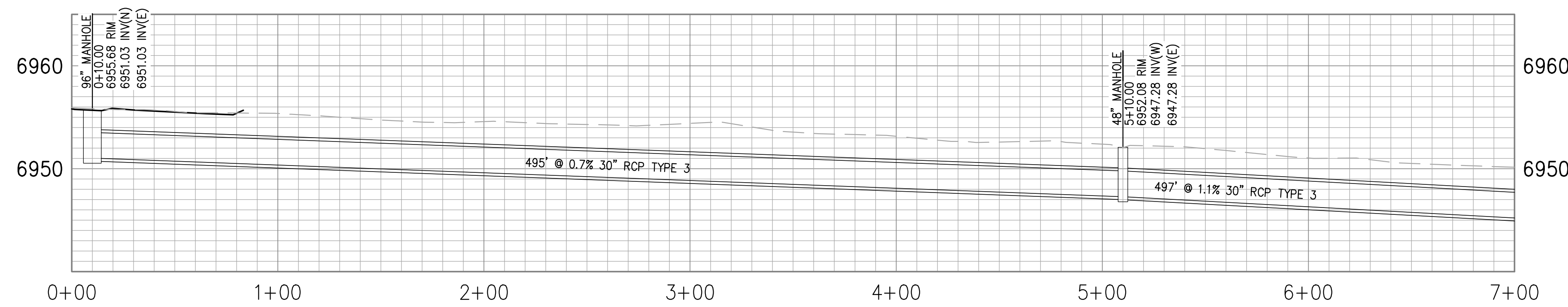
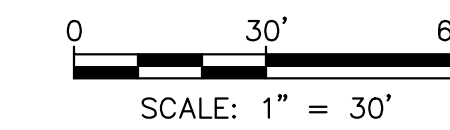
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SYMBOLS LEGEND

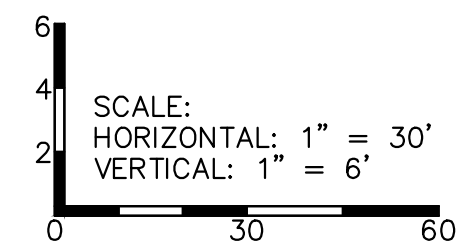
- PROPERTY LINE
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- PROPOSED STORM MANHOLE
- PROPOSED TREE / THRUST BLOCK
- PROPOSED FLARED-END SECTION
- EXISTING SANITARY SEWER MANHOLE



OFFSITE STORM PLAN 1



OFFSITE STORM PROFILE 1



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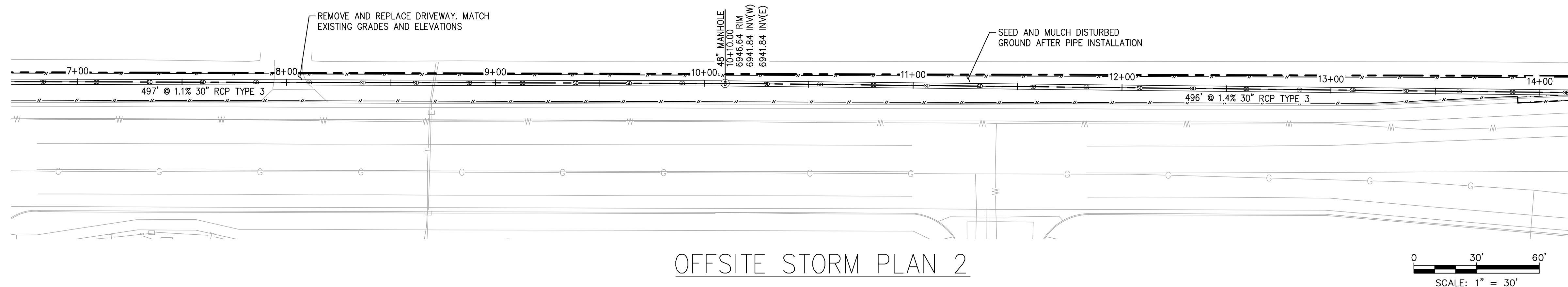
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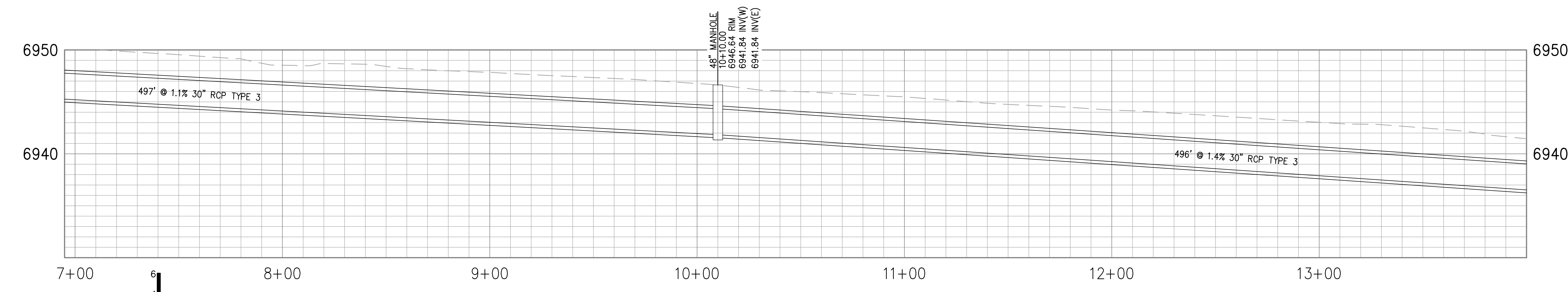
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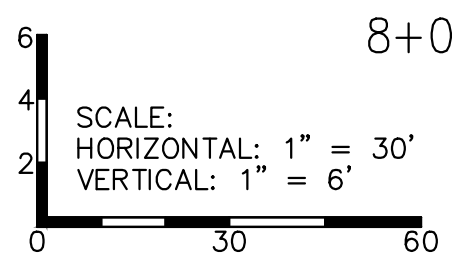
2/6/2024 Internal Review #1



OFFSITE STORM PLAN 2



OFFSITE STORM PROFILE 2



SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ 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
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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:

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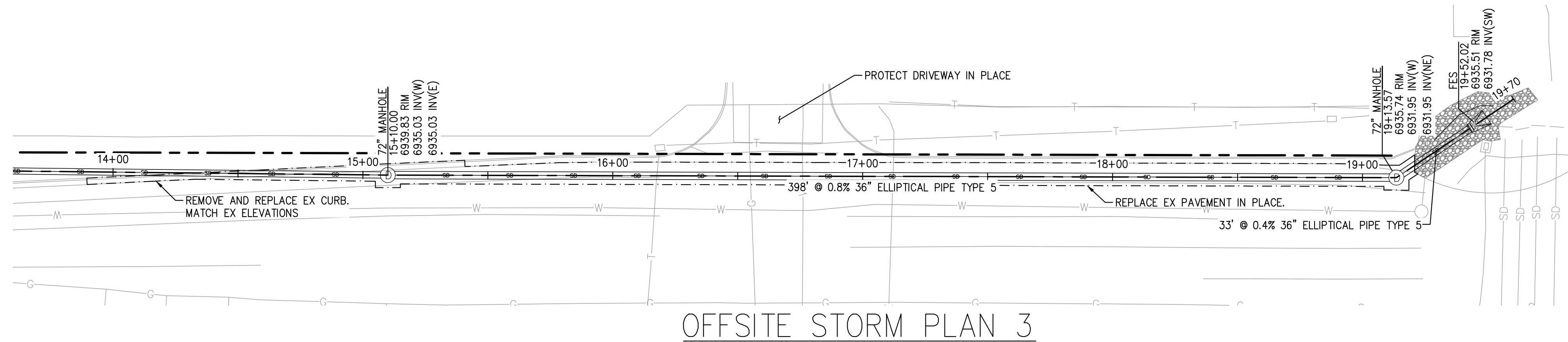
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BRIAN CAMPBELL
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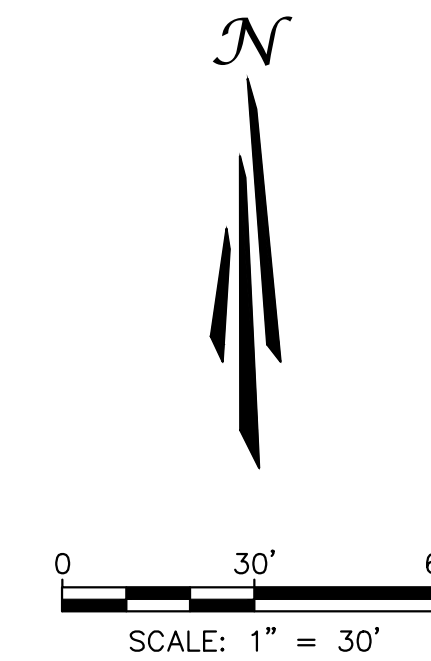
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DATE: 11/11/2024
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JOB NO.: C01517

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2/6/2024 Internal Review #1

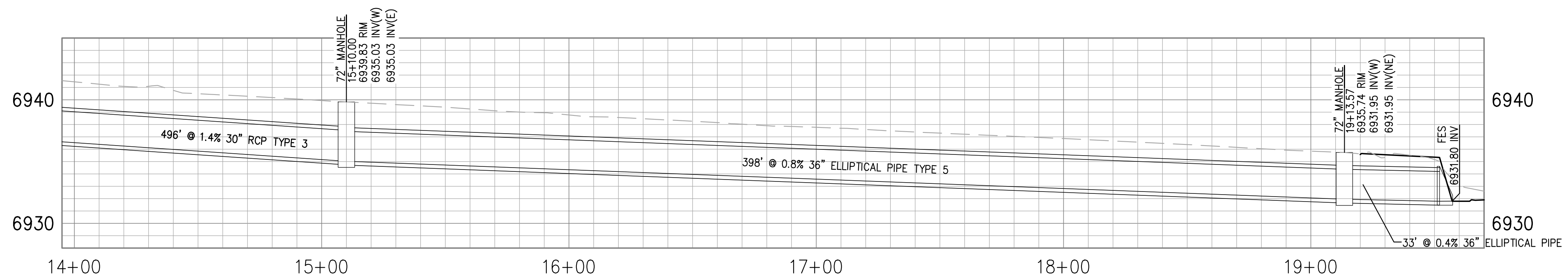


OFFSITE STORM PLAN 3

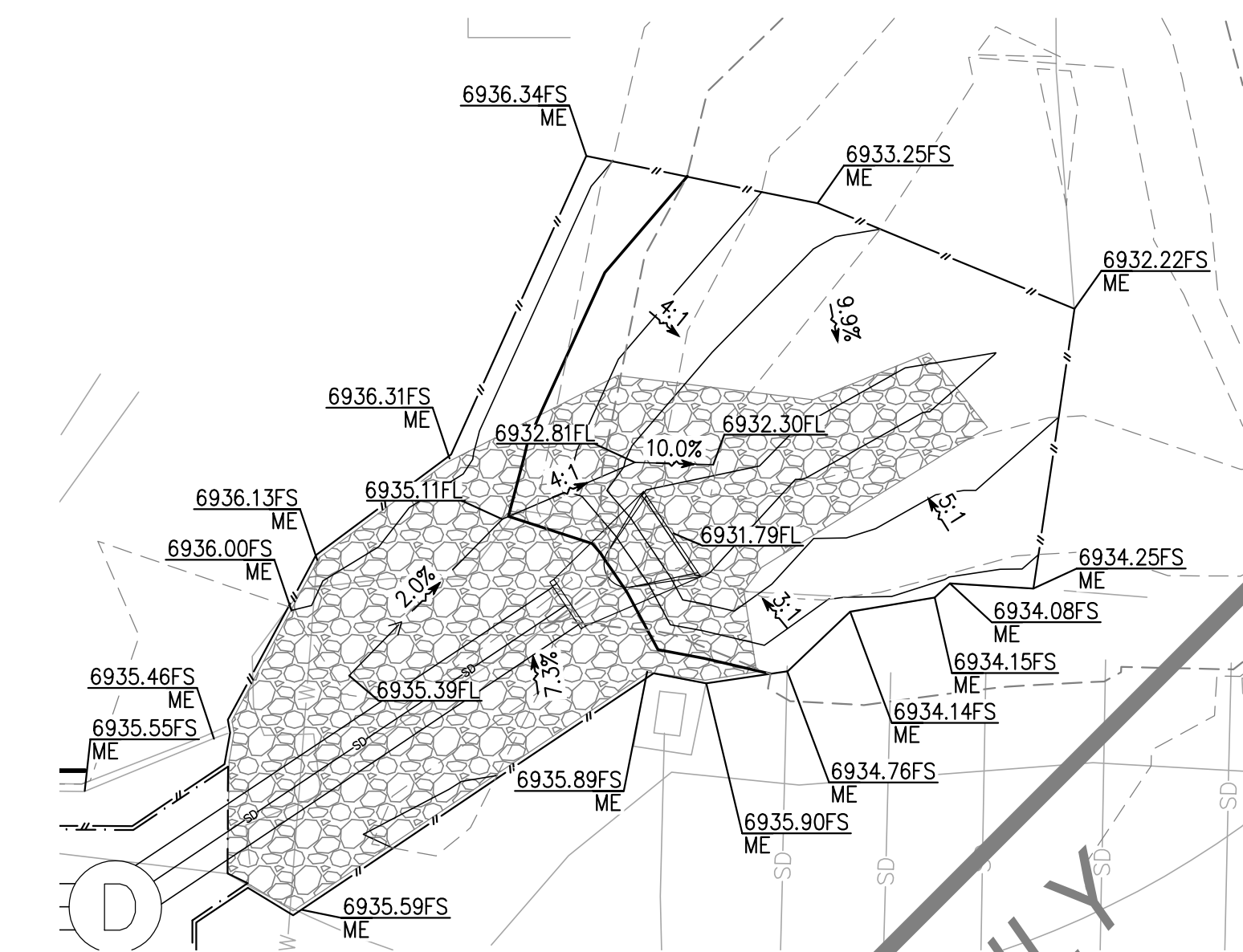
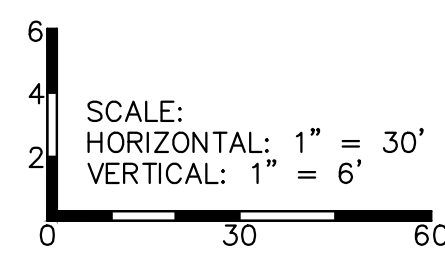


SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ 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
- 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



OFFSITE STORM PROFILE 3



FES GRADING DETAIL

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CONSTRUCTION

OFFSITE STORM P&P 3
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

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Loveland, CO 80537
p: 970.613.1447
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ENGINEERING ENVIRONMENTAL BUILDING LAND
into a Colorado Denver
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Since 1964
REVISIONS
BY DATE

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9/16/10
DATE APPROVED: André P. Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Details
Standard Drawing
REVISION DATE: 9/16/10 FILE NAME: SD_3-5

TAIT & ASSOCIATES
DEPARTMENT OF TRANSPORTATION

8/11/11
DATE APPROVED: André P. Brackin
DEPARTMENT OF TRANSPORTATION

Utility Trench Repair Detail
Newly Overlayed Pavement
Standard Drawing
REVISION DATE: 11/10/04 FILE NAME: SD_4-21

TAIT & ASSOCIATES
DEPARTMENT OF TRANSPORTATION

PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

7/9/09
DATE APPROVED: André Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail
Type I
Standard Drawing
REVISION DATE: 7/9/09 FILE NAME: SD_3-1

TAIT & ASSOCIATES
DEPARTMENT OF TRANSPORTATION

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.
- 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" IN. 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.
- CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
- 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 86 AND SUBSECTION 604.03.

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: _____

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

CONCRETE AND METAL END SECTIONS
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-603-10
Standard Sheet No. 1 of 1
Project Sheet Number: _____

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OFFSITE STORM DETAILS

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

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

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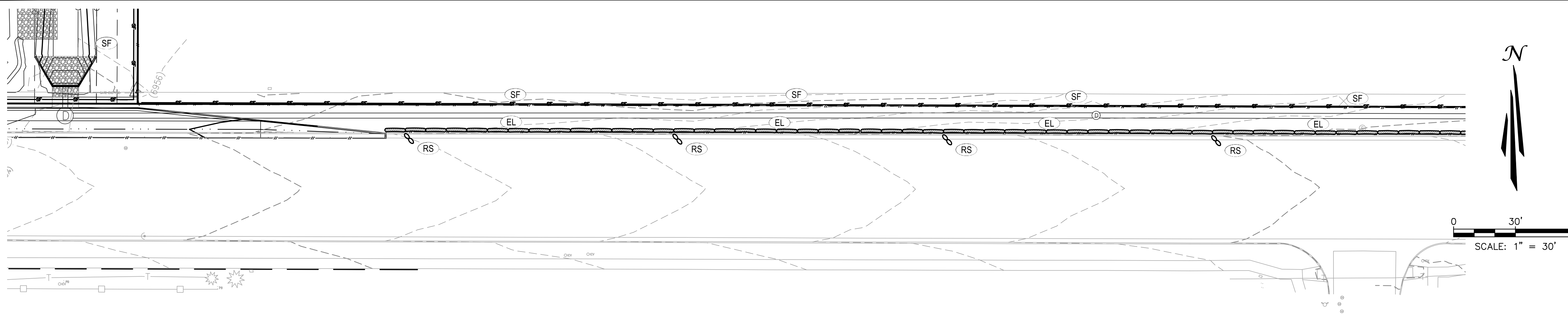
BRIAN CAMPBELL
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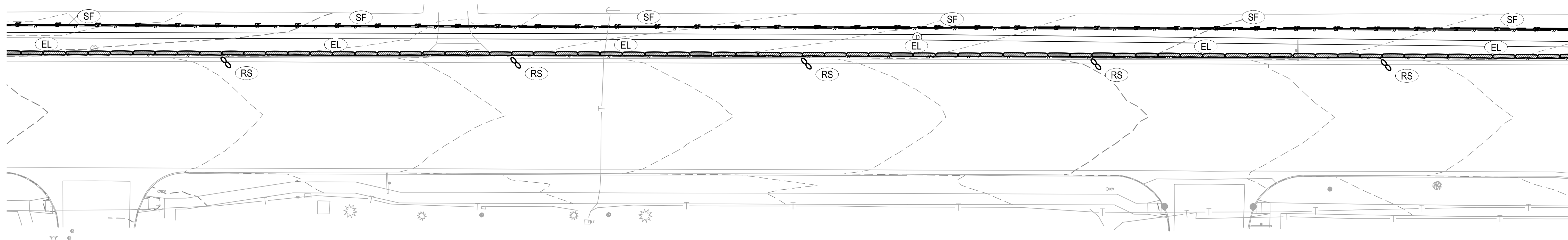
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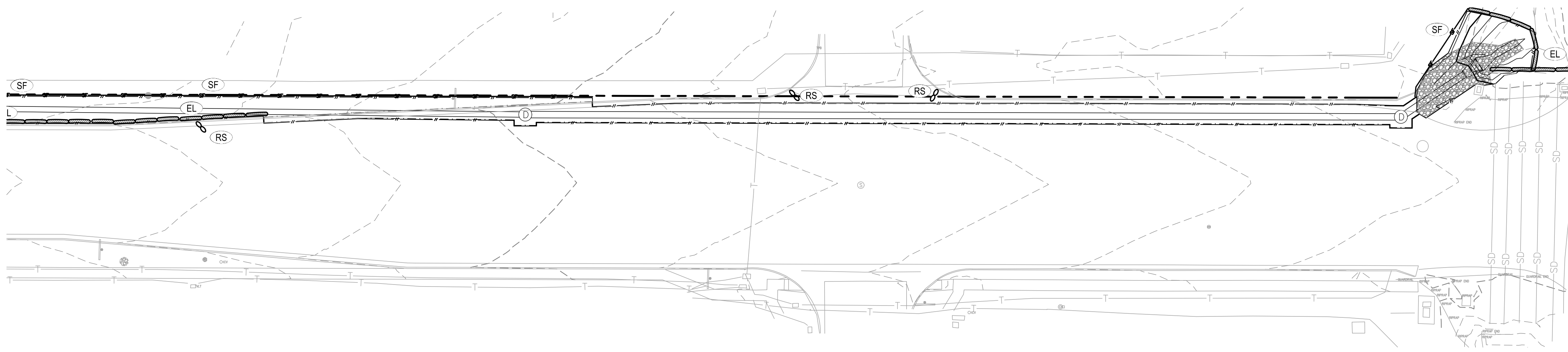
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OFFSITE STORM EROSION CONTROL PLAN 1



OFFSITE STORM EROSION CONTROL PLAN 2



OFFSITE STORM EROSION CONTROL PLAN 3



SYMBOLS LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY/ ROW LINE
---	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
---	LIMIT OF 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
---	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

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)	SM	FINAL

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OFFSITE STORM EROSION CONTROL PLAN
 HONOR CHARTER SCHOOL
 HIGHMARK SCHOOL DEVELOPMENT
 8250 BENT GRASS MEADOWS DR.

REVISIONS

NO.	DESCRIPTION	BY	DATE

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

PREPARED UNDER THE SUPERVISION OF
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BRIAN CAMPBELL
 COLORADO P.E. #40196

Apr 30, 2025 - 5:22pm by cwhenson X:\ENGINEERING\C01517\Construction Drawings\C01517_EC.dwg



UNAUTHORIZED CHANGES & USES

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NOTE TO CONTRACTOR

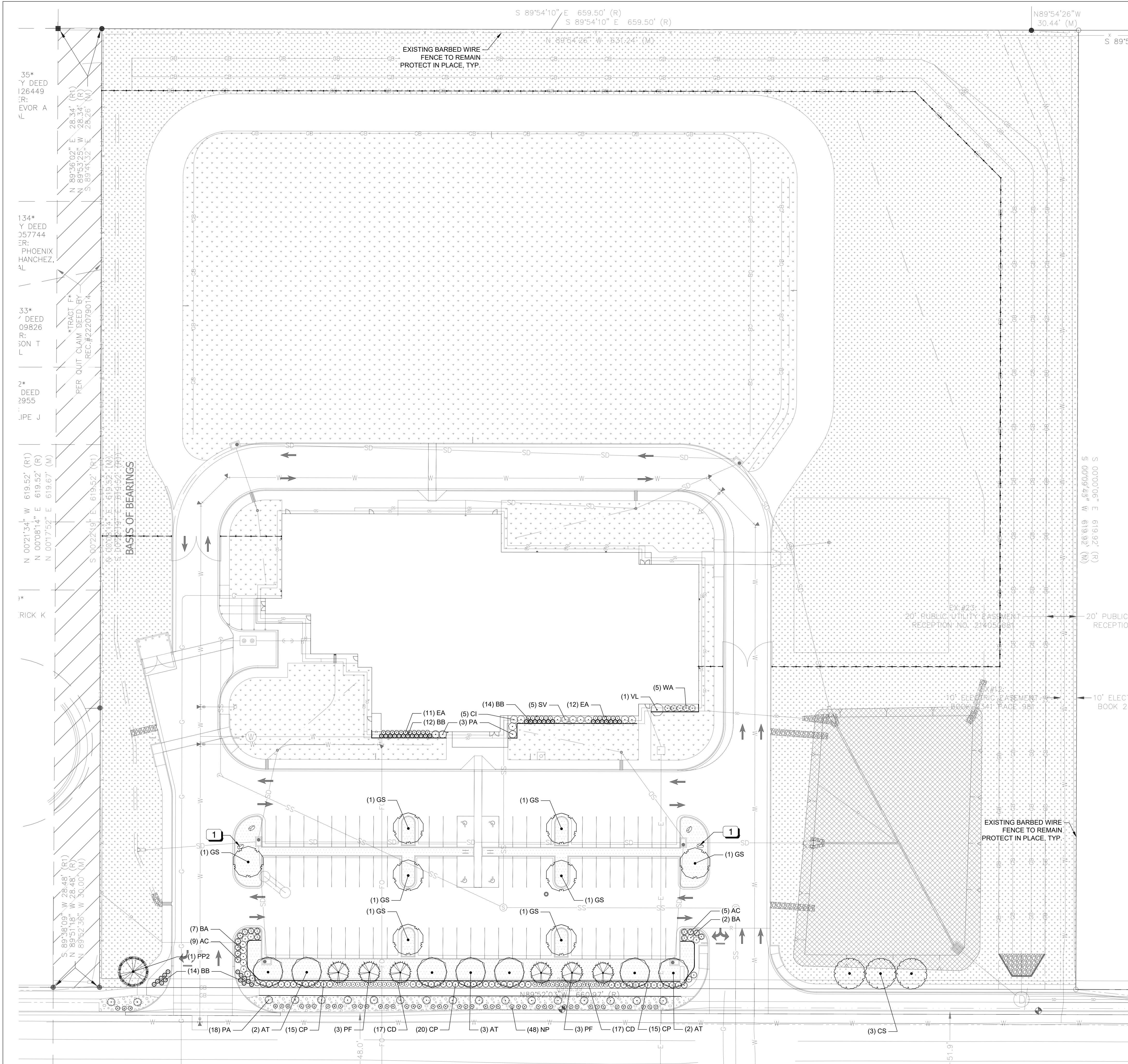
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2/6/2024 Internal Review #1 FOR REVIEW ONLY - NOT FOR CONSTRUCTION



LANDSCAPE CALCULATIONS

SITE INFORMATION:

AUTHORITY HAVING JURISDICTION:	CITY OF PEYTON, CO
ZONING:	BENT GRASS PLANNED UNIT DEVELOPMENT (PUD142)
TOTAL SITE AREA:	391,129 SF
LANDSCAPE AREA REQUIRED:	19,657 SF (5%)
LANDSCAPE AREA PROVIDED:	290,626 SF (74.3%)

GENERAL GRADING AND PLANTING NOTES

- 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 WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS 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 SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - 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. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- 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 (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - 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 DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER 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.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- 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.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- 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 CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING 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.

SEE SHEET LP-3 FOR PLANT SCHEDULE

NORTH

Scale 1" = 30'

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

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01/25/2014
Professional Engineer License
STATE OF COLORADO
RESIDED LANDSCAPE ARCHITECT
04/30/2026

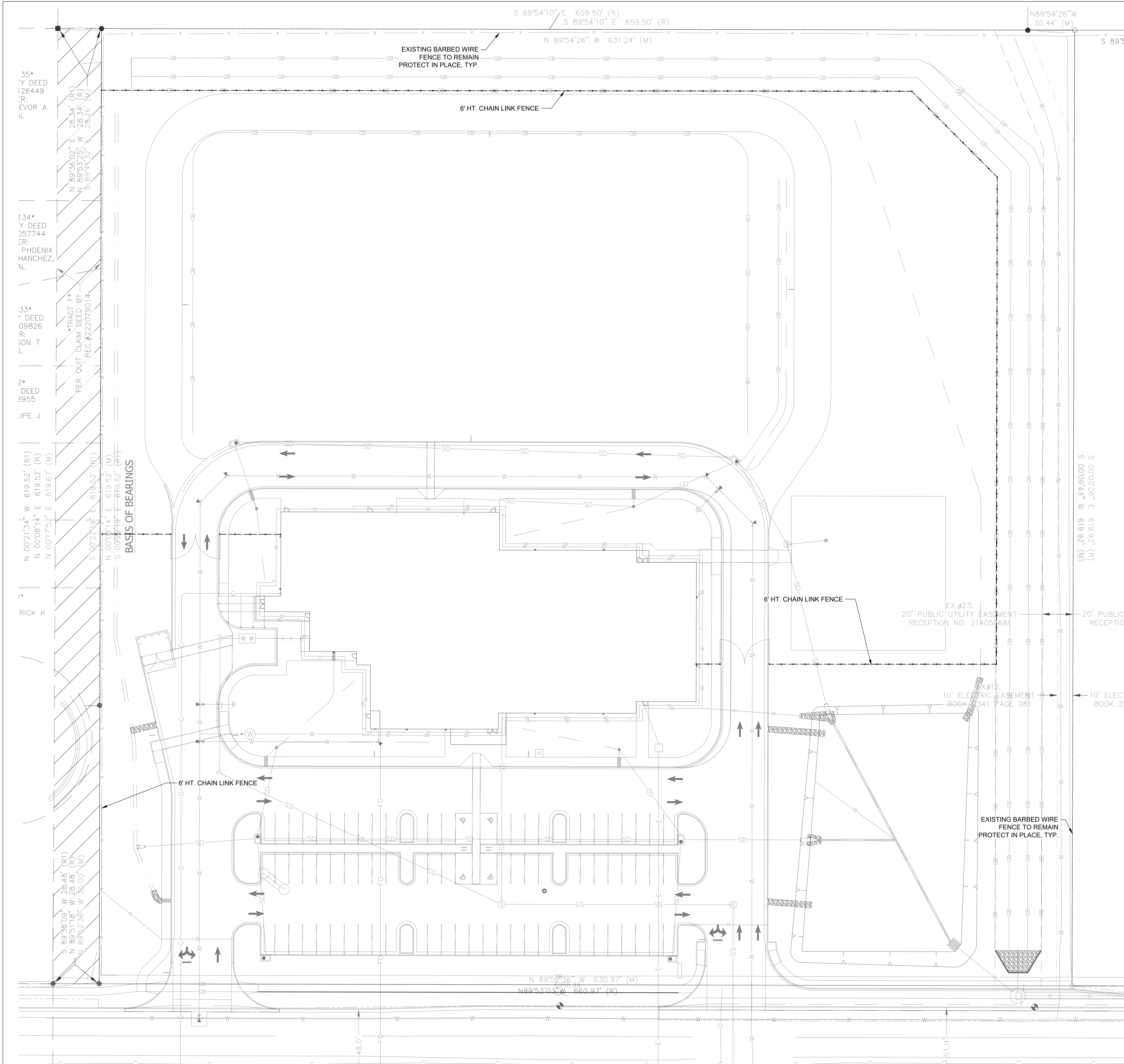
HONOR CHARTER
ACADEMY
BENT GRASS MEADOWS DRIVE
PEYTON, CO

SCHEMATIC
LANDSCAPE
PLANTING PLAN

Date	Comment

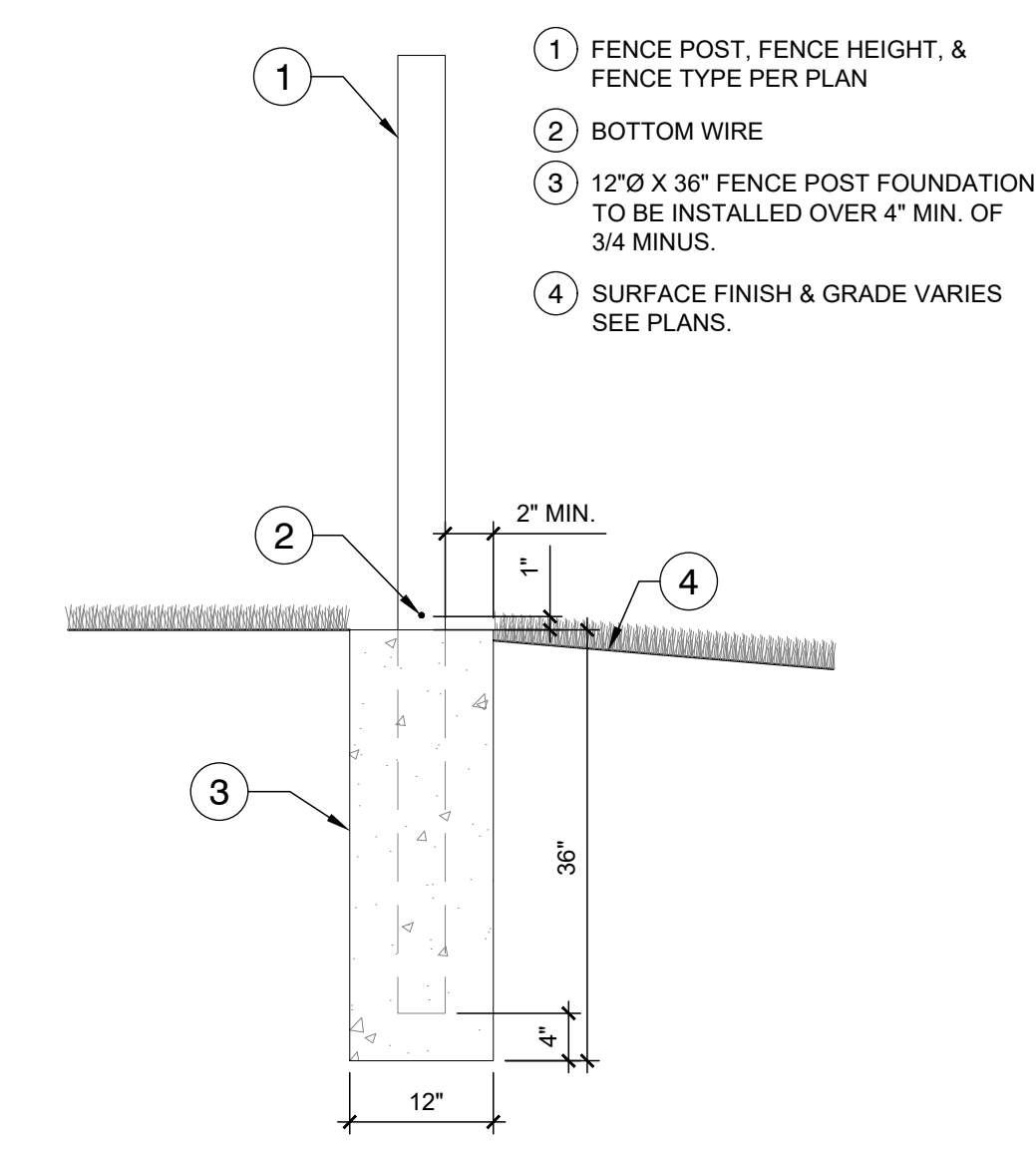
Project Number
Date 04/30/2026
Drawn By JML
Checked By KB

LP-1



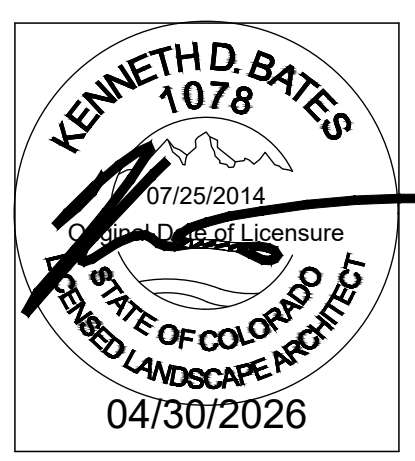
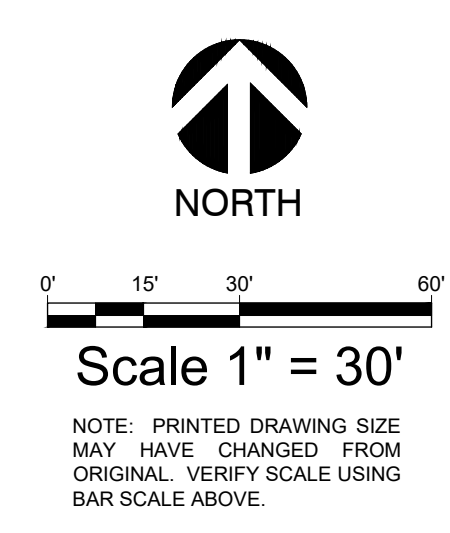
FENCING

FENCE TO BE 6 CHAIN LINK FENCE, SCHEDULE 40 PIPE POWDER COATED BLACK, 1 5/8" Ø TOP RAIL AND BRACING, 2 3/8" Ø LINE POSTS, 2 7/8" Ø CORNER AND TERMINAL POSTS, 4" Ø PM GATE LEAFS EXCEEDING 8' WIDE, 2" MESH CHAIN LINK FABRIC 9 GA. CORE 8 GA. FINISH FUSE BONDED BLACK, CORNER AND TERMINAL POST MID BRACING AND TRUSS ROD, 7 GA. BOTTOM WIRE, WITH PRIVACY SLATS.



A FENCE POST FOUNDATION

NTS 000-HA-02



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

SCHEMATIC
FENCING PLAN

Date	Comment

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

LP-2

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
 1. 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, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, 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 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM BURGLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOIL: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6; MOISTURE CONTENT 35 TO 65 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/8-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. TREE STAKING AND TYPING:
 1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
 1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" 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.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIMB, SULPHUR ADSORPTION RATIO (SAR), AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - b. "CLAY BUSTER" OR 3/4" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE
 - c. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR 3/4" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS 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 SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. 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. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. 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 6" OF SOIL.

SUBMITTALS

- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE:
 - a. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 - b. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIE WIRE, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 - c. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE A POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOS'D ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS UNLESS IT IS LOCAL JURISDICTION REQUIRES OR ON OAK TREES LOCATED IN WILT SUSCEPTIBLE AREAS.
- D. TREE PLANTING
 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL, LESS TWO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS CUT FROM OTHER TREES.
 2. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 3. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 4. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1-2" TREES: TWO STAKES PER TREE
 - b. 2-12" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE (IF ANY NUMBER, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE)
 - e. #15 CONT. - 24" BOX TREES: TWO STAKES PER TREE
 - f. 36"-48" BOX TREES: THREE STAKES PER TREE
 - g. OVER 48" BOX TREES: GUY AS NEEDED
 - h. MULTI-TRUNK TREES: THREE STAKES PER TREE (MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE)
 5. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL AND GROUP OVER PLANTING
 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS AND ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOILS ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. HYDROMULCHING
 1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. WINTER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 2# UNHILLED BERMUDA SEED
 - 2# ANNUAL RYE SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 2# HILLED BERMUDA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. GENERAL
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED RATE PER LEGEND
- H. DRILL SEEDING
 1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
 2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - 4# ORGANIC BINDER
- H. MULCH
 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- I. CLEAN UP
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- J. INSPECTION AND ACCEPTANCE
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN REINSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- K. LANDSCAPE MAINTENANCE
 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWN, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1-1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS/HYDROMULCHED AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, APPENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	AT	Acer tataricum / Tatarian Maple	1.5" Cal.	Cont. or B&B	7
	CS	Catalpa speciosa / Northern Catalpa	1.5" Cal.	Cont. or B&B	3
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	1.5" Cal.	Cont. or B&B	9
EVERGREEN TREES					
	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	6' Ht.	Cont. or B&B	6
	PP2	Pinus ponderosa / Ponderosa Pine	6' Ht.	Cont. or B&B	1
ORNAMENTAL TREES					
	CC	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	1" Cal.	Cont. or B&B	2
SHRUBS					
	AC	Arctostaphylos x coloradensis 'Chieftain' / Chieftain Mock Bearberry Manzanita	5 gal.	Cont.	14
	BA	Berberis aquifolium / Oregon Grape	5 gal.	Cont.	9
	CD	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	5 gal.	Cont.	34
	CI	Cercocarpus intricatus / Littleleaf Mountain Mahogany	5 gal.	Cont.	5
	CP	Cytisus purgans / Broom	5 gal.	Cont.	50
	EA	Ericameria nauseosa nauseosa / Baby Blue Rabbitbrush	5 gal.	Cont.	23
	PA	Perovskia atriplicifolia / Russian Sage	5 gal.	Cont.	21
	SV	Spiraea x vanhouttei / Vanhoutte Spirea	5 gal.	Cont.	5
	VL	Viburnum lantana 'Mohican' / Mohican Wayfaring Tree	15 gal.	Cont.	1
	WA	Weigela florida 'Alexandra' / Wine & Roses® Weigela	5 gal.	Cont.	5
GRASSES					
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal.		40
	NP	Nassella tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal.		48
GROUND COVERS					
	BG2	Native Grass / Wildflower Seed / El Paso Seed Mix Contractor to submit seed to owner/landscape architect for approval.	seed		132,151 sf
	GR	Riparian Seed Mix	seed		19,152 sf
ROCK/STONE					
	CS2	2"-4" Local Cobblestone	---		2,931 sf
	CF	2"-4" Local Cobblestone over weed barrier/landscape fabric. 4" Depth. Crushed Granite	---		7,612 sf
SOD/SEED					
	LN	Sod Contractor to submit sod to owner/landscape architect for approval.	sod		96,407 sf
SITE AMENITY SCHEDULE					
SYMBOL	CODE	DESCRIPTION	QTY		
	1	3'-4" Granite Boulder	4		

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LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

07/25/2014
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
04/30/2026

HONOR CHARTER
ACADEMY
 BENT GRASS MEADOWS DRIVE
 PEYTON, CO

LANDSCAPE SCHEDULE & SPECIFICATIONS

Date	Comment

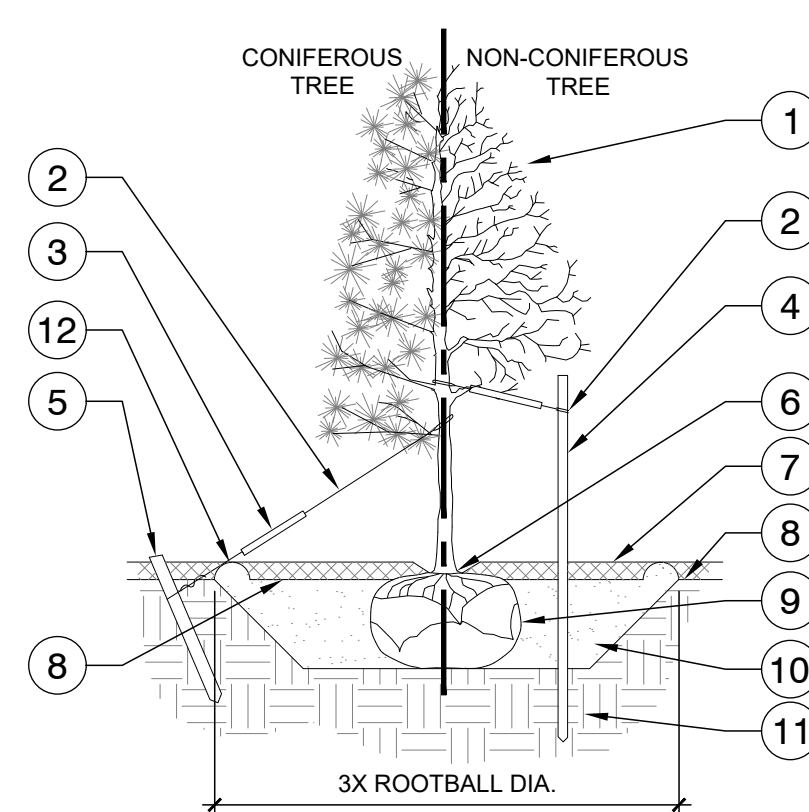
Project Number

Date **04/30/2026**

Drawn By **JML**

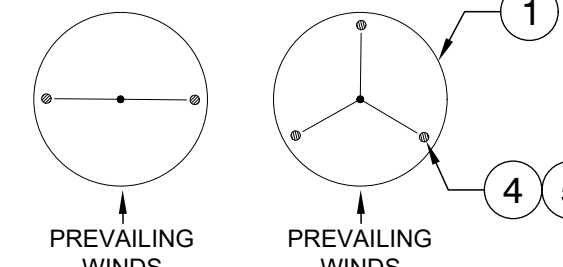
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LP-3



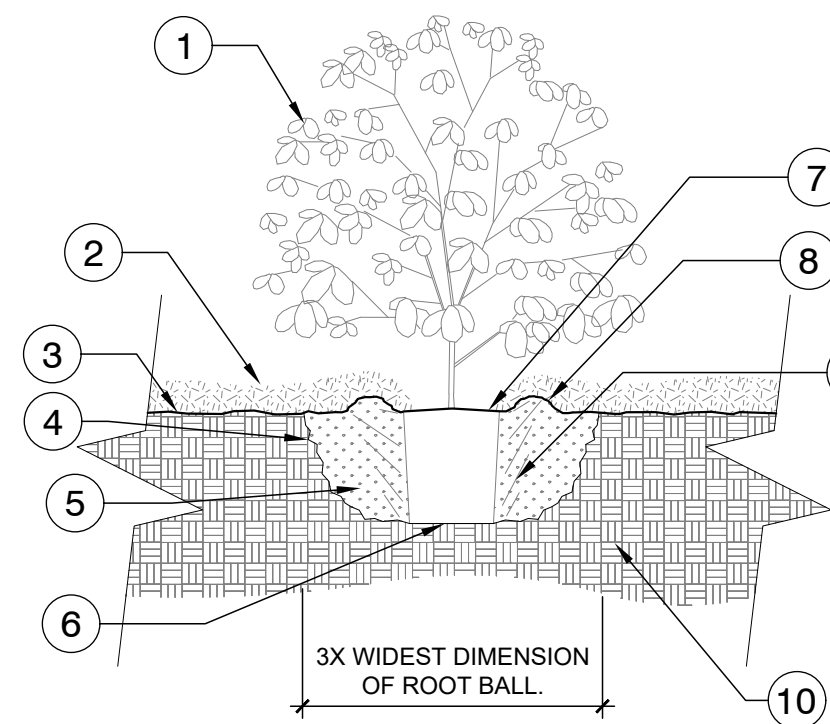
- 1 TREE CANOPY.
- 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6 TRUNK FLARE.
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8 FINISH GRADE.
- 9 ROOT BALL.
- 10 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.

STAKING EXAMPLES (PLAN VIEW)



- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS REQUIRE STAKES TO KEEP TREES UPRIGHT. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.
 6. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

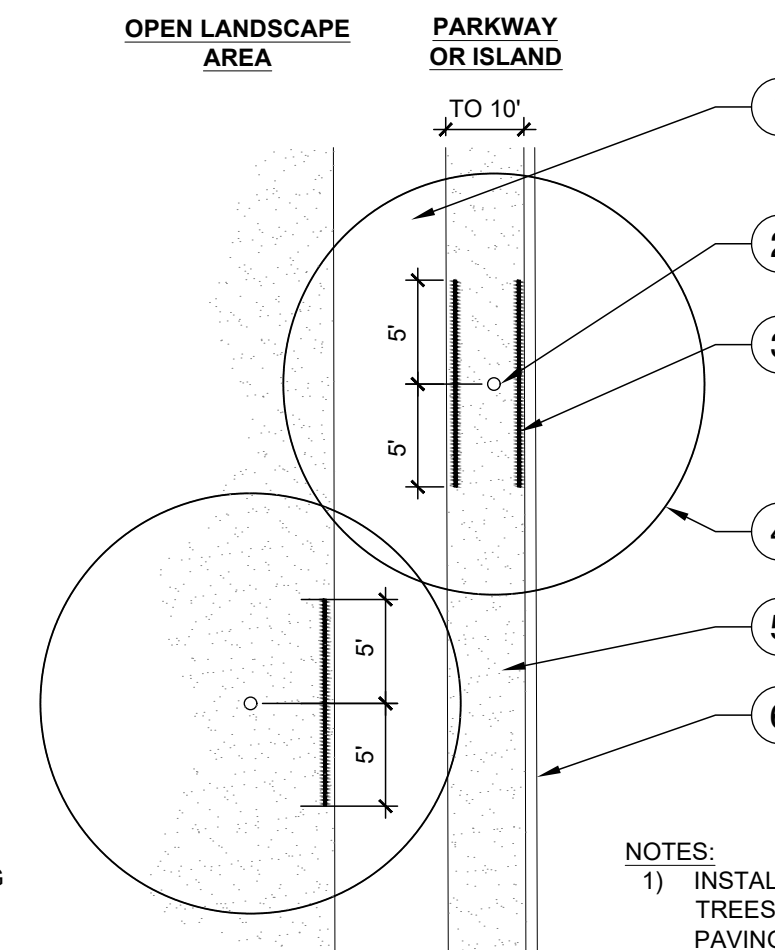
A TREE PLANTING
NTS 000-PL-06



- 1 SHRUB.
- 2 MULCH TYPE & DEPTH PER PLANS. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
- 3 FINISHED GRADE.
- 4 SLOPE SIDES OF LOOSENED SOIL.
- 5 LOOSENED SOIL. DIG AN TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
- 6 ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
- 7 ROOT BALL.
- 8 4" HIGH X 8" WIDE ROUND-TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- 9 PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- 10 EXISTING SOIL.

- NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

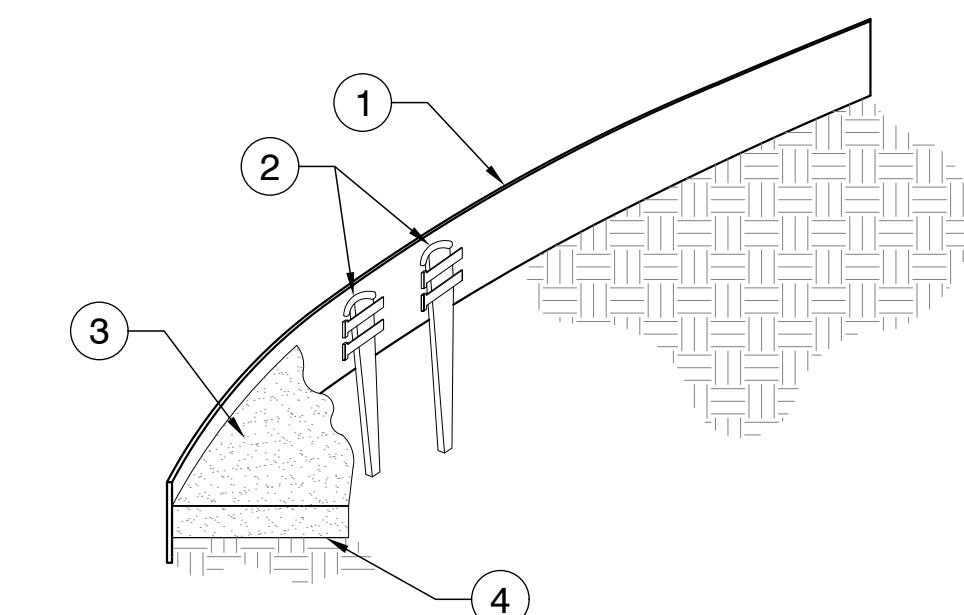
B SHRUB PLANTING
NTS 000-PL-02



- 1 TYPICAL WALKWAY OR PAVING.
- 2 TREE TRUNK.
- 3 LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 4 TREE CANOPY.
- 5 TYPICAL PLANTING AREA.
- 6 TYPICAL CURB AND GUTTER.

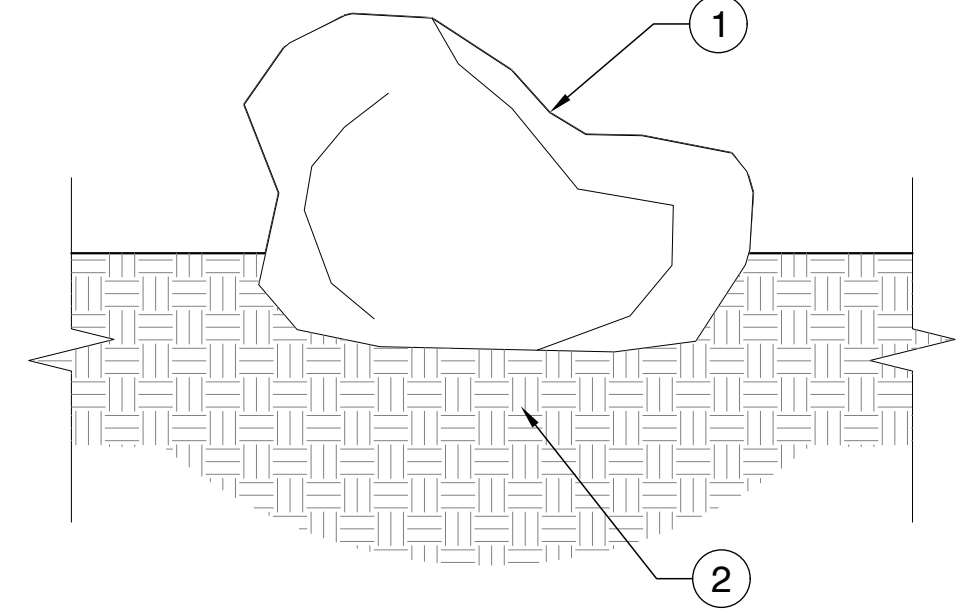
- NOTES:
1. INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
 2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

C ROOT BARRIER - PLAN VIEW
NTS



- 1 STEEL EDGING PER PLANS.
 - 2 TAPERED STEEL STAKES.
 - 3 MULCH, TYPE AND DEPTH PER PLANS.
 - 4 FINISH GRADE.
- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.
 4. STEEL EDGING SHOULD BE SMOOTH & CONSISTENT AT CURVES & SHOULD JOIN AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.

D STEEL EDGING
NTS 000-ED-12



- 1 INSTALL LANDSCAPE BOULDER WITH WEATHERED FACE EXPOSED AND A MIN. OF 1/3 OF STONE BELOW FINISH GRADE, TYPICAL.
 - 2 COMPACTED NATIVE SOIL BELOW BOULDER.
- NOTES:
1. BOULDER SIZES SHALL BE AS NOTED ON THE PLANS. SUBMIT PHOTOS (MIN. OF 4) OF TYPICAL BOULDERS (CLOSE UP & AT DISTANCE) PRIOR TO DELIVERY FOR APPROVAL.

E LANDSCAPE BOULDER
NTS 000-HA-13

Date	Comment

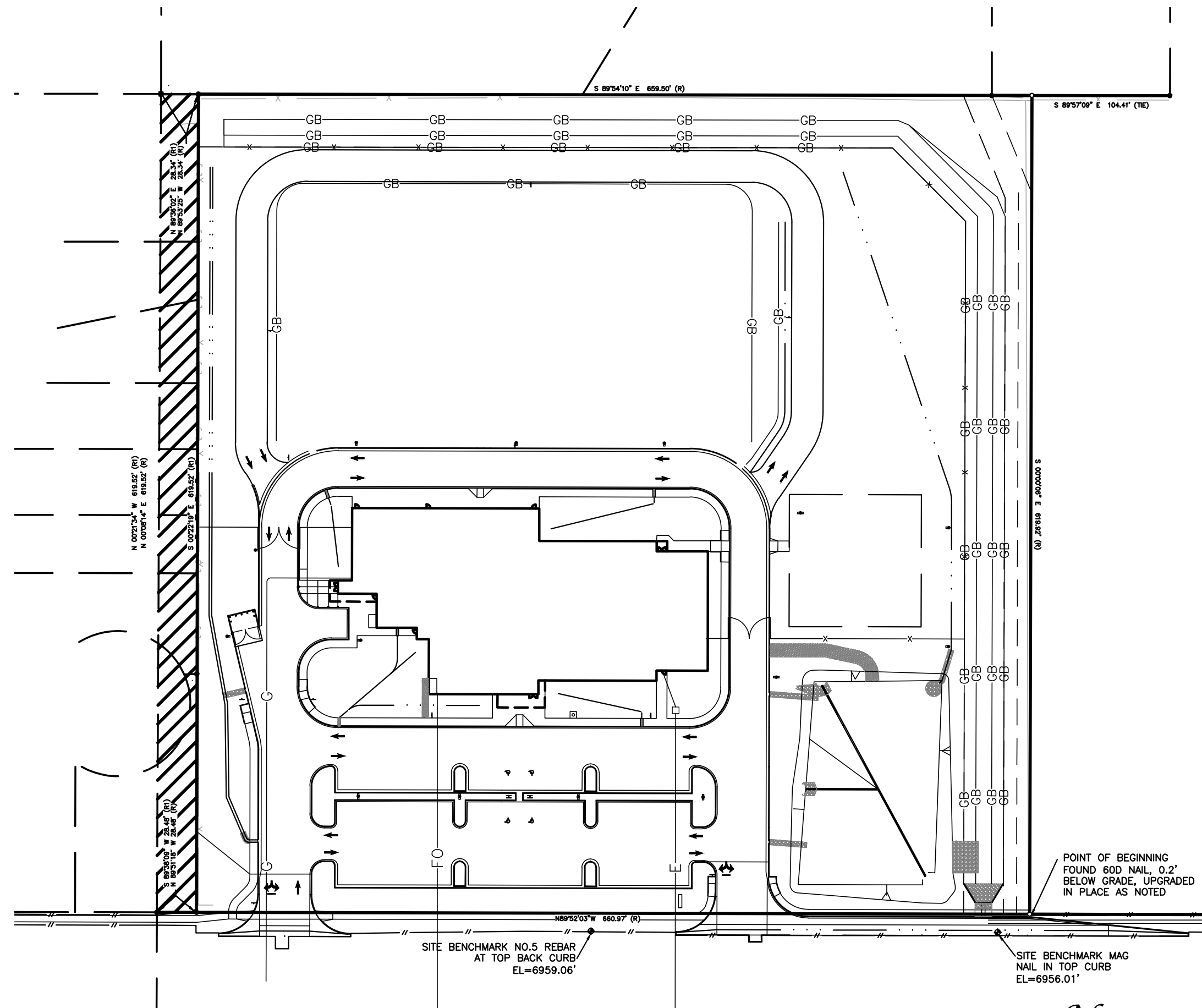
Project Number
Date 04/30/2026
Drawn By JML
Checked By KB

GRADING AND EROSION CONTROL DOCUMENTS FOR HONOR CHARTER SCHOOL

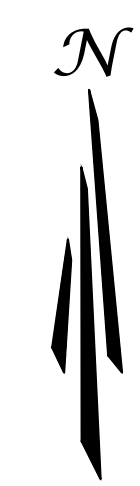
THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)



SITE MAP



UTILITY PROVIDERS

- 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

- GAS**
COLORADO SPRINGS UTILITIES (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 1 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, 821.14 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 NCS001536-ES, WITH AN EFFECTIVE DATE OF JULY 16, 2025 AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.)

SHEET INDEX

- 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 ECP DETAILS 1
- G-10 ECP DETAILS 2
- G-11 ECP DETAILS 3
- G-12 ECP DETAILS 4

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

ENGINEER OF RECORD SIGNATURE _____ DATE _____

OWNER'S STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER SIGNATURE _____ DATE _____

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

COUNTY PROJECT ENGINEER SIGNATURE _____ DATE _____

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

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

NO.	DESCRIPTION	BY	DATE

320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
SOUTH JORDAN, UTAH 84095
DENVER, COLORADO 80202
SINCE 1964

TAIT & ASSOCIATES

GEC COVER SHEET
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

DRAWING CW	DATE: 11/17/2024
CHECKED:	DATE:
REVISION #:	DATE:
JOB NO. C01517	

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

BRIAN CAMPBELL
COLORADO P.E. #40196

G-1
OF
48

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 LOOSENED 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 (0041, 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 WQCD - PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) -INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
- EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND _____ [XX METROPOLITAN DISTRICT, OR YY PROPERTY OWNERS ASSOCIATION]_____

Apr 30, 2026 - 5:22pm by cmlerson, X:\ENGINEERING\03\001517\03\001517.DWG - Payson, CO\ENR\Construction Drawings\001517_GS.dwg

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

G-2
OF
48

BRIAN CAMPBELL
COLORADO P.E. #40196

GEC GENERAL NOTES
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BEAT GRASS MEADOWS DR.

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Loveland, CO 80537

p: 970.613.1447
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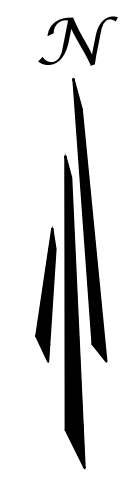
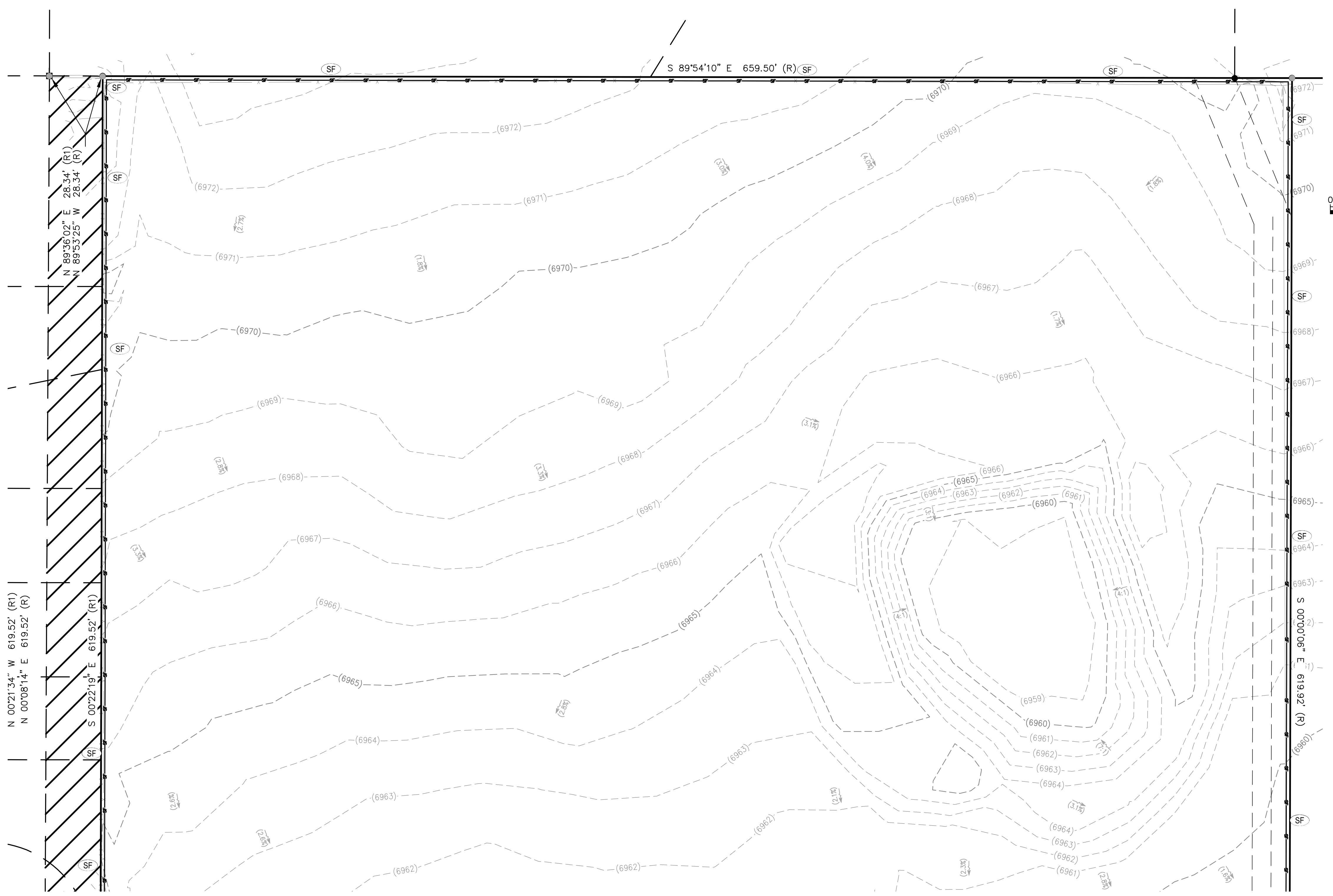
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SCALE: 1" = 30'

SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ ROW LINE
- BUILDING SETBACK LINE
- - - PROPOSED EASEMENT
- LIMIT OF DISTURBANCE
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- PROPOSED BACKFLOW PREVENTOR
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING ELEVATION
- 40.00FS PROPOSED ELEVATION
- (2940) EXISTING CONTOUR
- 2940 PROPOSED CONTOUR
- (3.2%) EXISTING SLOPE
- 3.4% PROPOSED SLOPE
- EXISTING INLET
- PROPOSED INLET
- PROPOSED STORM INFRASTRUCTURE
- PROPOSED STORM MANHOLE
- PROPOSED TEE / THRUST BLOCK
- PROPOSED FLARED-END SECTION
- EXISTING SANITARY SEWER MANHOLE

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

INITIAL EROSION CONTROL PLAN NORTH

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.

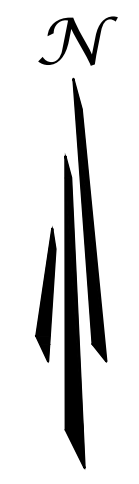
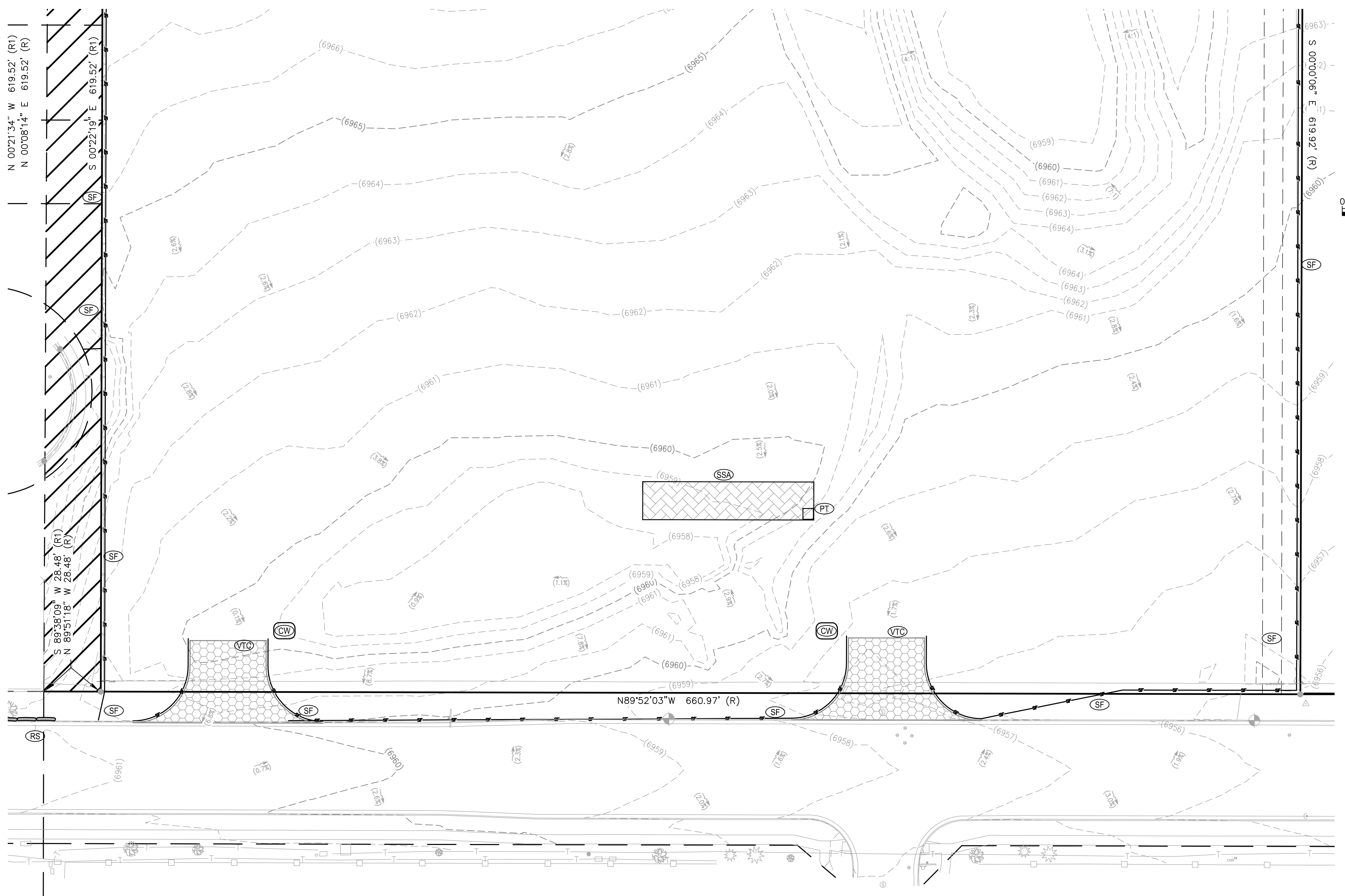


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NOI	DESCRIPTION	BY	DATE						
<p>INITIAL EROSION CONTROL PLAN NORTH</p> <p>HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR.</p>									
<p>PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.</p>									
<p>DRAWING CW DATE: 11/11/2024 CHECKED: DATE: REVISION #: DATE: JOB NO. C01517</p>									
<p>G-3 OF 48</p>									
<p>BRIAN CAMPBELL COLORADO P.E. #40196</p>									

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SCALE: 1" = 30'

SYMBOLS LEGEND

- PROPERTY LINE
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PROPOSED EASEMENT
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PROPOSED FLARED-END SECTION
EXISTING SANITARY SEWER MANHOLE

EROSION CONTROL LEGEND

Table with 4 columns: TITLE, KEY, SYMBOL, PHASE. Lists items like CONCRETE WASHOUT, PORTABLE TOILET, VEHICLE TRACKING CONTROL, etc.

INITIAL EROSION CONTROL PLAN SOUTH

UNAUTHORIZED CHANGES & USES

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BENCHMARK: ELEVATIONS ARE BASED ON THE PROJECT BENCHMARK IDENTIFIED AS JK0239...



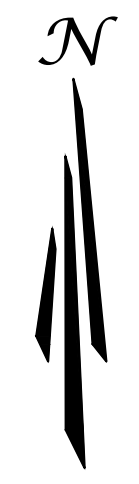
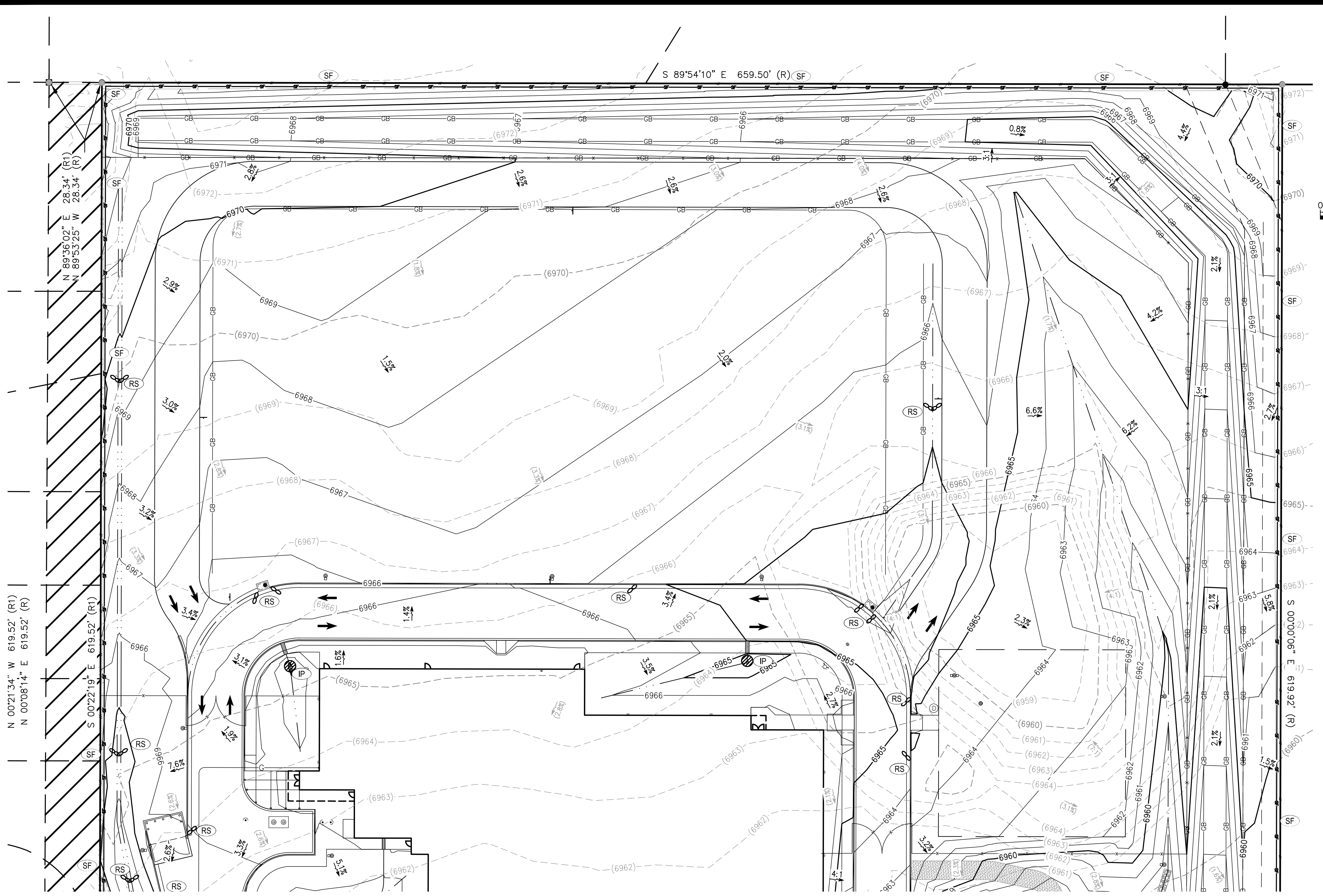
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Vertical sidebar containing project title 'INITIAL EROSION CONTROL PLAN SOUTH', client 'HONOR CHARTER SCHOOL', and a revision table.

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DIVERSION DITCH	DD	—	INITIAL
SEDIMENT BASIN	SB	□	INITIAL
DRAIN INLET PROTECTION	IP	○	INTERIM
ROCK/CURB SOCK	RS	○	INTERIM

INTERIM EROSION CONTROL PLAN NORTH

UNAUTHORIZED CHANGES & USES

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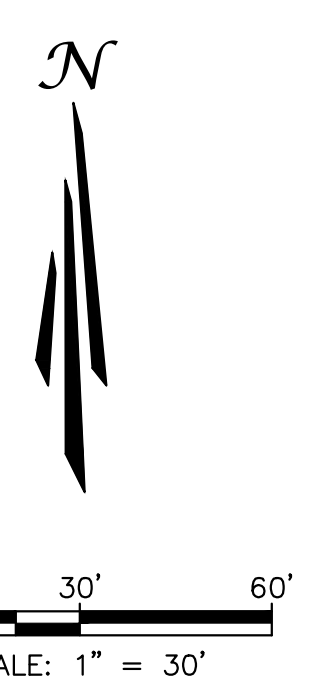
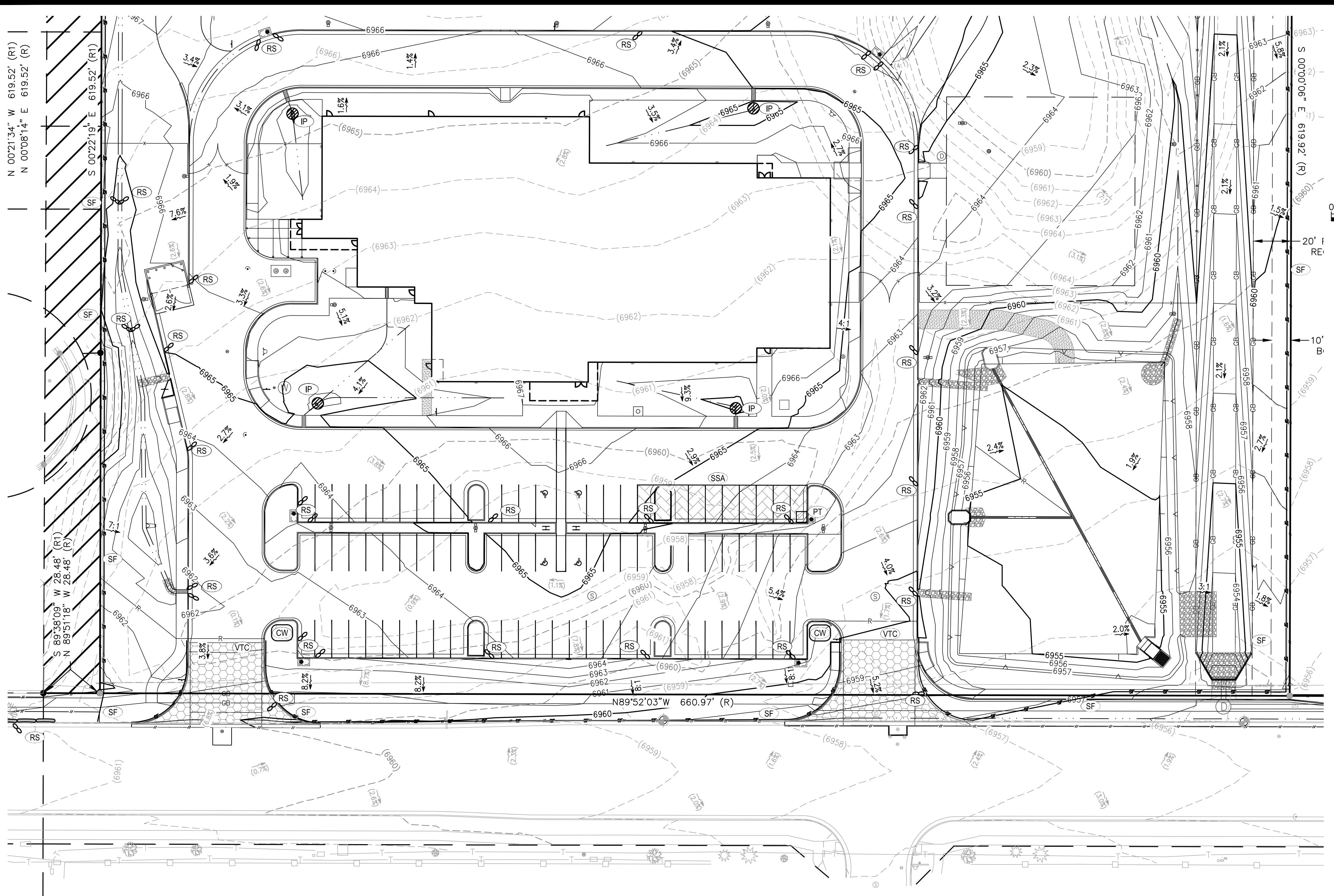
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<p>PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.</p>									
<p>DRAWING: CW DATE: 11/11/2024 CHECKED: DATE: REVISION #: DATE: JOB NO.: CO1517</p>									
<p>G-5 OF 48</p>									
<p>BRIAN CAMPBELL COLORADO P.E. #40196</p>									
<p>2/6/2024 Internal Review #1</p>									

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SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ ROW LINE
- BUILDING SETBACK LINE
- - - PROPOSED EASEMENT
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EROSION CONTROL LEGEND

TITLE	KEY	SYMBOL	PHASE
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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
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ROCK/CURB SOCK	RS	○	INTERIM

INTERIM EROSION CONTROL PLAN SOUTH

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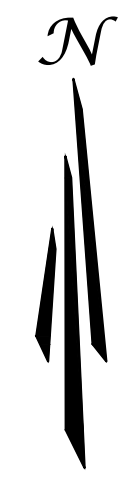
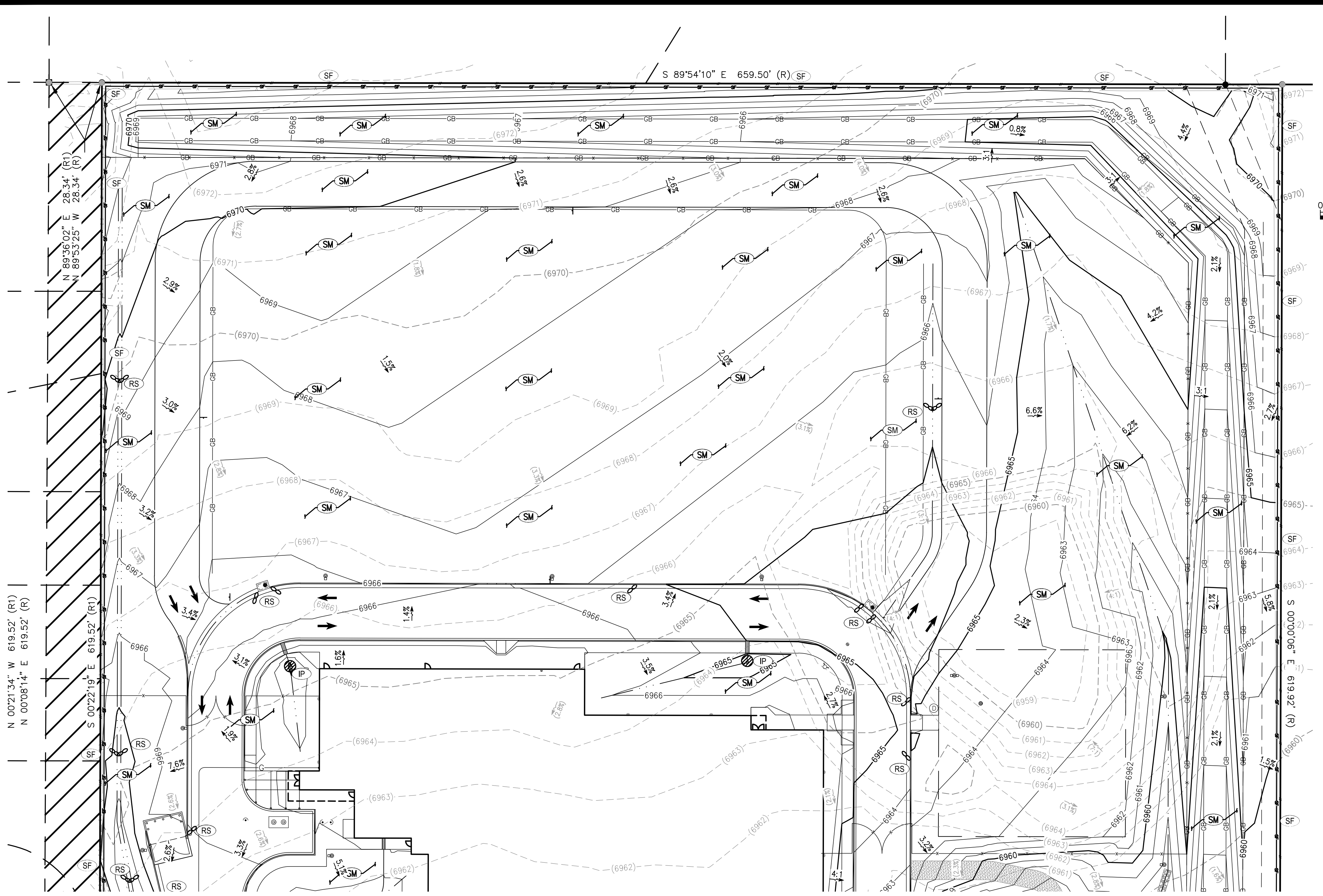
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SCALE: 1" = 30'

SYMBOLS LEGEND

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FINAL EROSION CONTROL PLAN NORTH

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TAIT
& ASSOCIATES
Since 1964

NO.	DESCRIPTION	BY	DATE

FINAL EROSION CONTROL PLAN NORTH

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

DRAWING CW	CHECKED	DATE

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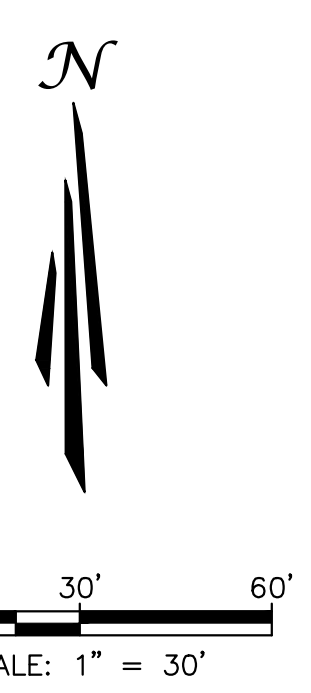
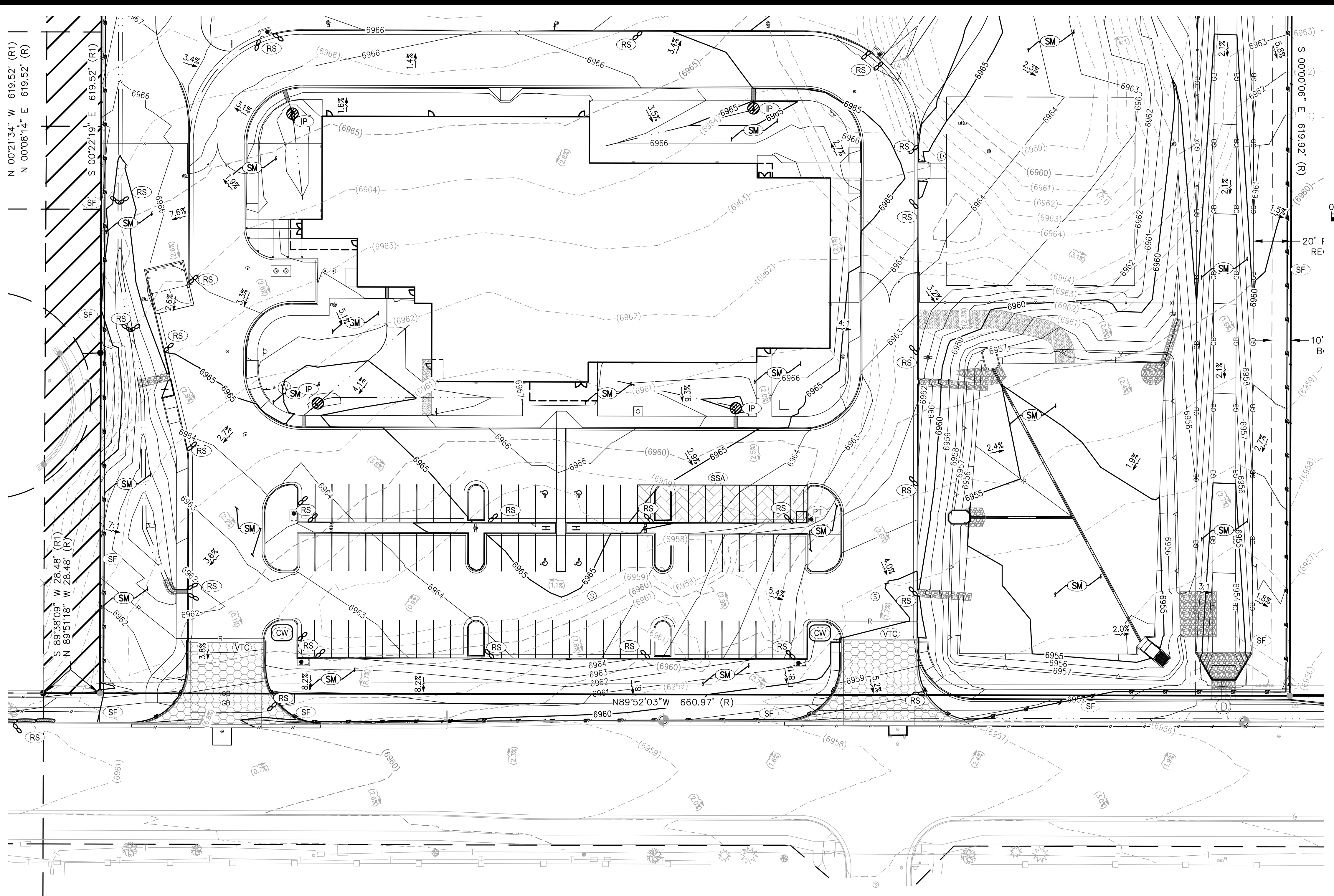
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COLORADO P.E. #40196

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SANTA FE COLORADO DENVER
SINCE 1964

NO.	DESCRIPTION	BY	DATE

FINAL EROSION CONTROL PLAN SOUTH

HONOR CHARTER SCHOOL
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REVISIONS

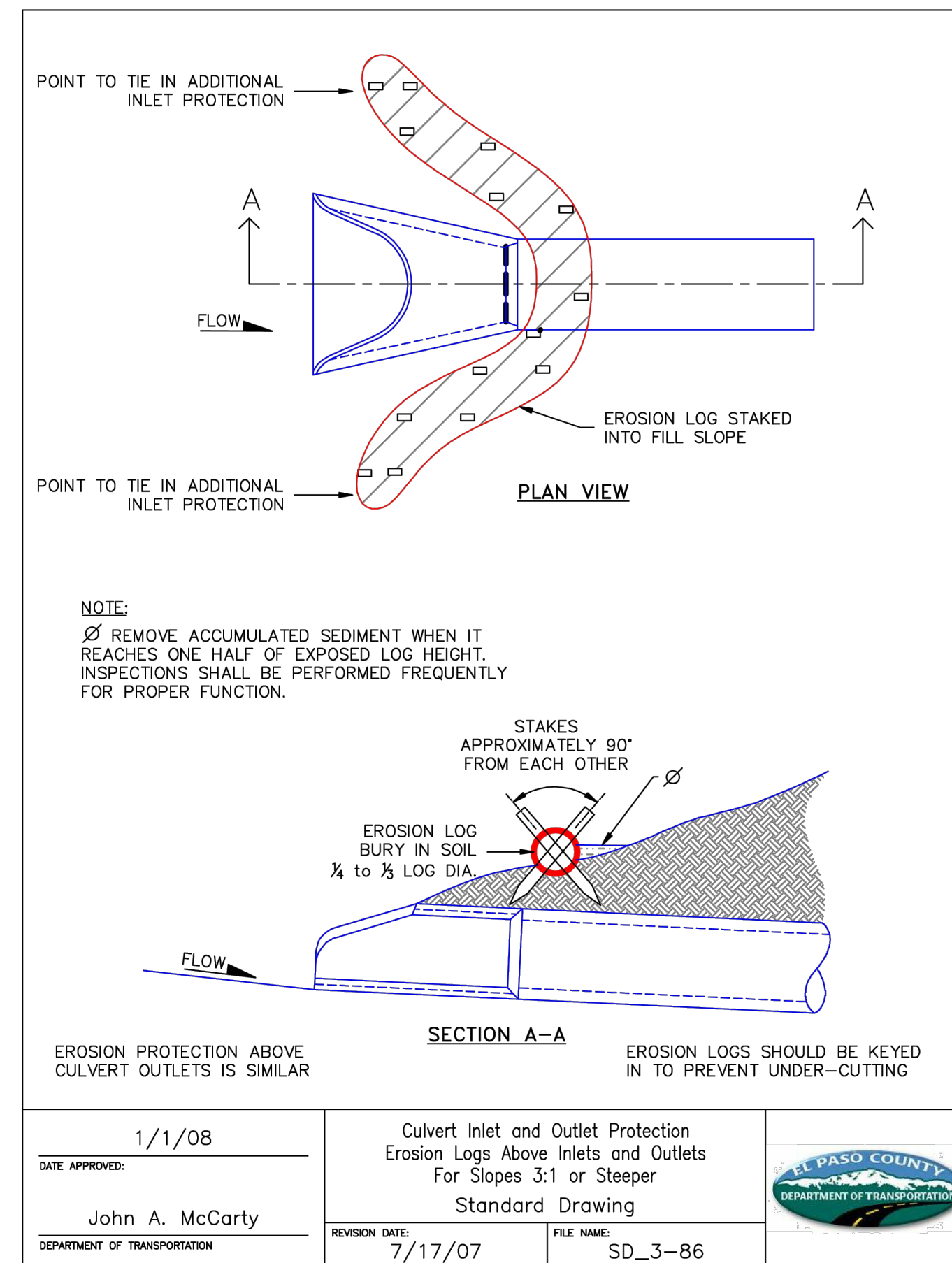
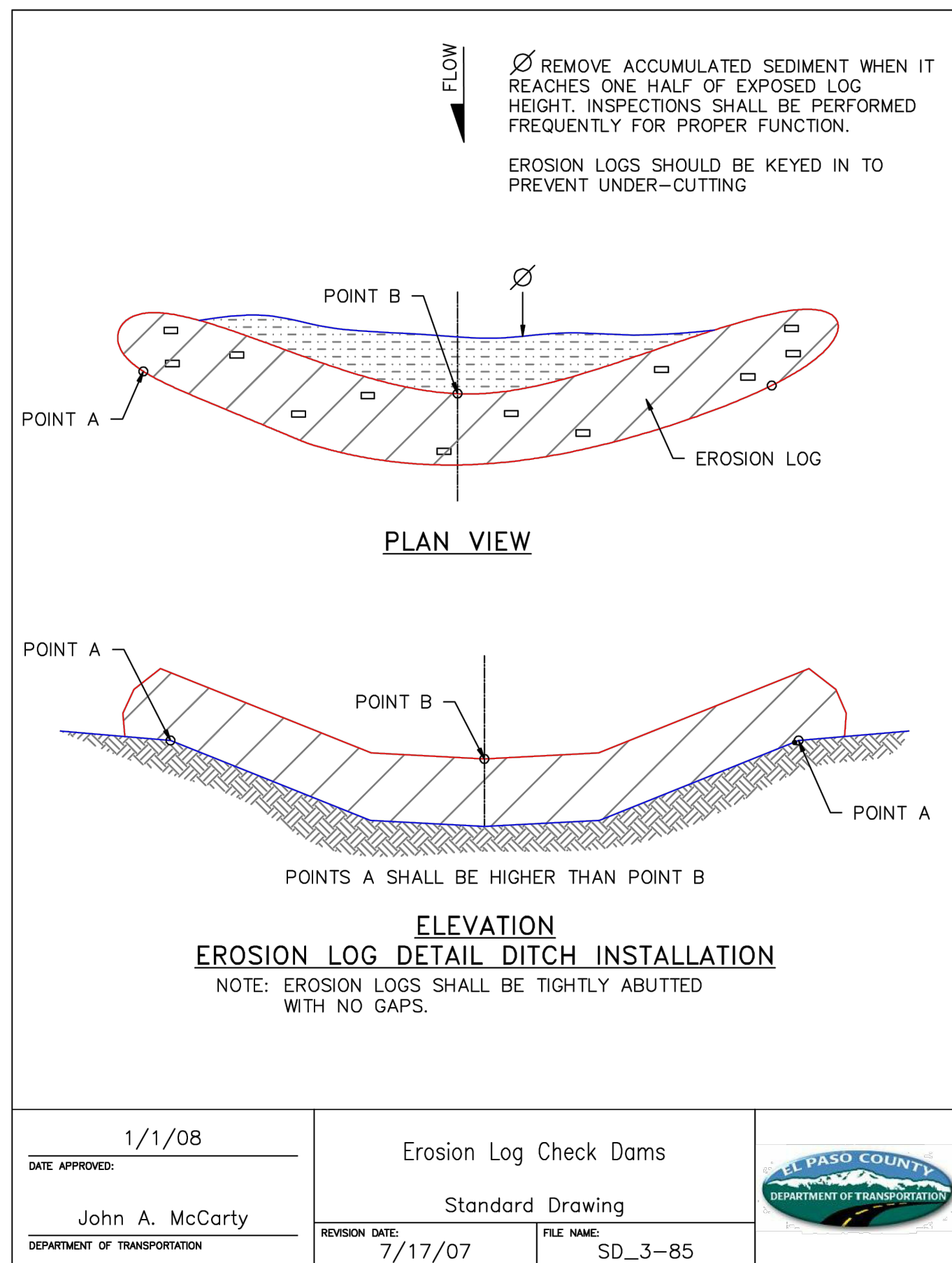
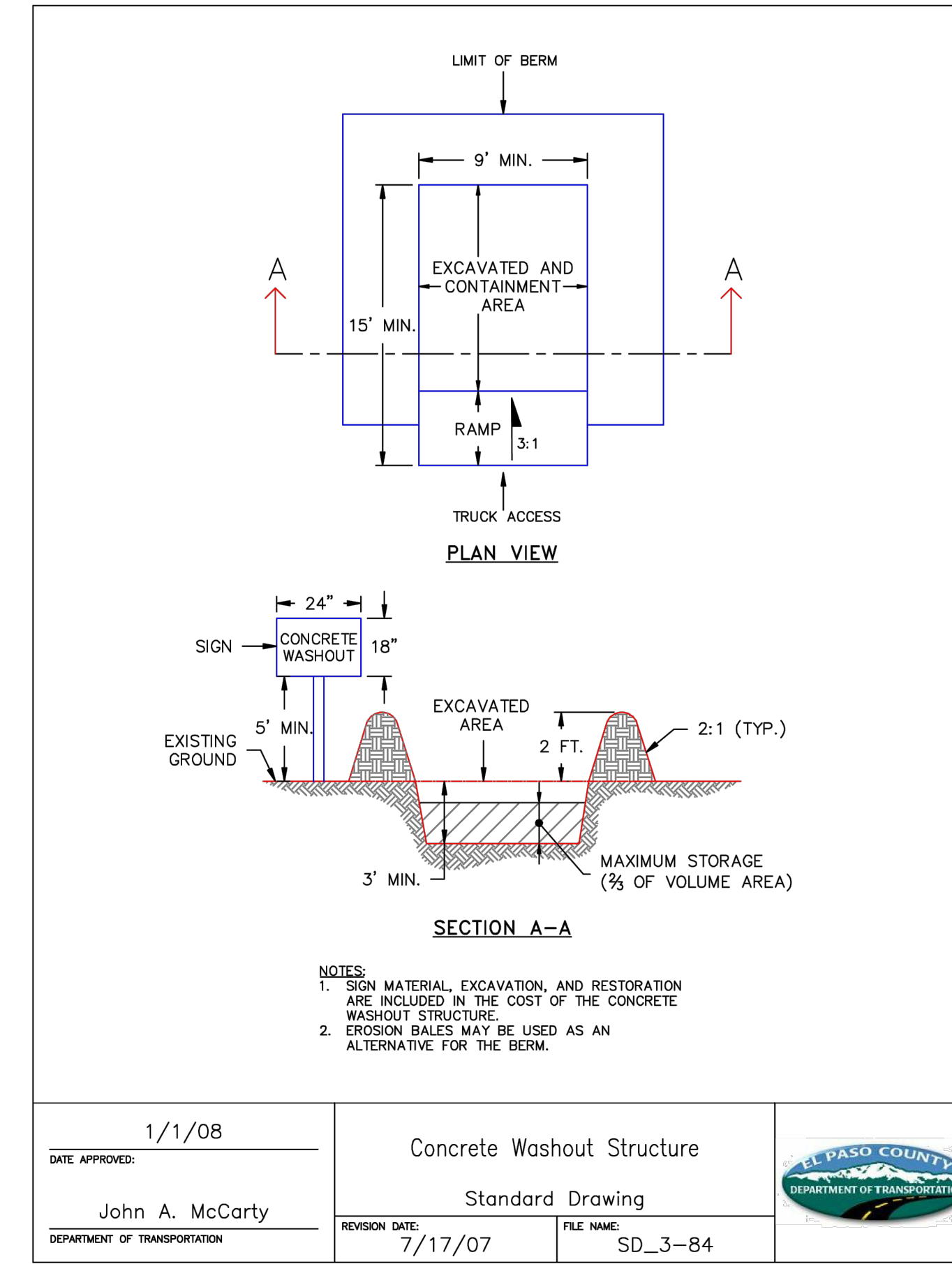
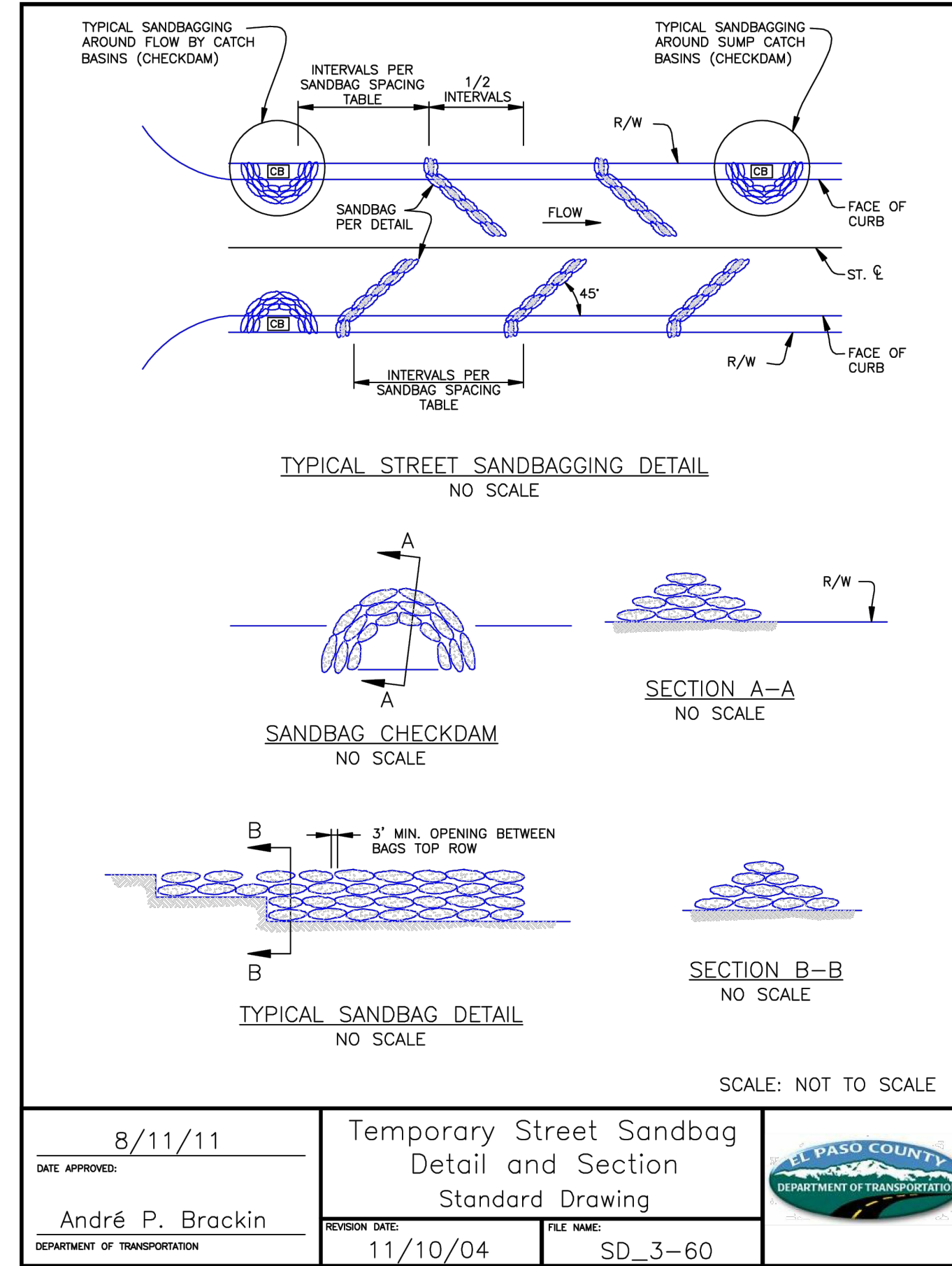
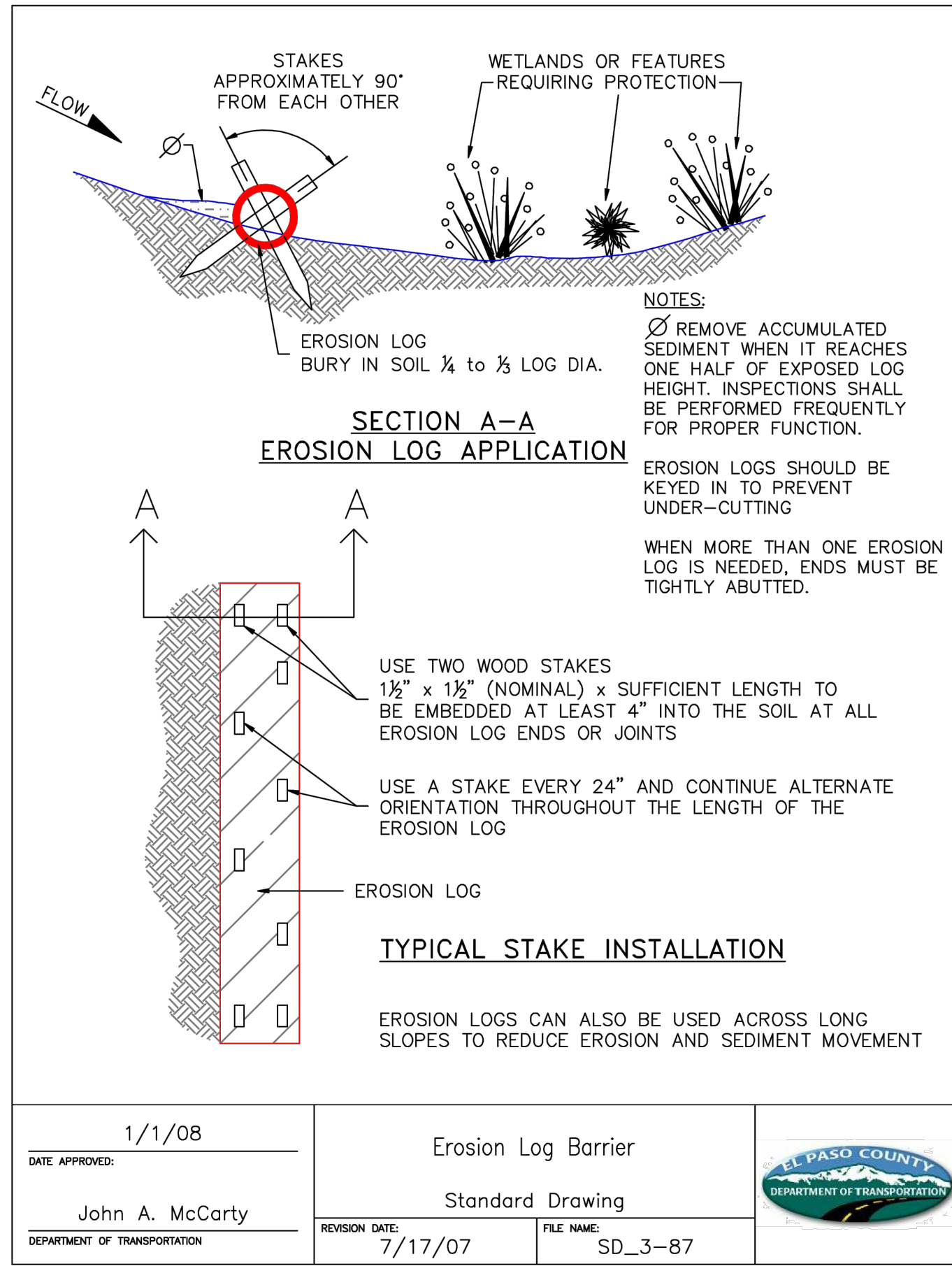
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COLORADO P.E. #40196

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EROSION CONTROL BLANKET

INSTALLATION NOTES

- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRM PRODUCTS MAY BE USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
- IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERMITEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
- INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES. IN DRAINAGEWAYS, INSTALL CHECK SLOTS EVERY 25' PERPENDICULAR TO FLOW DIRECTION.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR EROSION CONTROL BLANKETS ON SLOPES.
- MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDED AND MULCHED.
- STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITHIN STREAMS AND DRAINAGE CHANNELS.
- COMPACT ALL TRENCHES.

MAINTENANCE NOTES

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

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

STORMWATER ENTERPRISE

EROSION CONTROL BLANKET

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-ECB-1

CURB INLET PROTECTION PLAN

SECTION A-A'

CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

INSTALLATION NOTES

- SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
- PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
- ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
- AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADIENT INLETS.
- ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

STORMWATER ENTERPRISE

ON-GRADE INLET PROTECTION

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-IP-1

ROCK SOCK SUMP INLET PROTECTION PLAN

SECTION A-A'

INSTALLATION NOTES

- SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
- SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL. CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-IP-2

SILT FENCE SUMP INLET PROTECTION PLAN

SECTION A-A'

INSTALLATION NOTES

- SEE SILT FENCE DETAIL FOR INSTALLATION REQUIREMENTS.
- POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF THREE FEET.
- SILT FENCE FABRIC SHOULD HAVE A FLOW RATE IN EXCESS OF 30 GALLONS PER MINUTE PER SQUARE YARD SO AS TO ALLOW SOME WATER FLOW AND NOT DAM THE WATER. STANDARD, LOW-FLOW SILT FENCE FABRIC WILL NOT BE ALLOWED.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AROUND INLET AFTER SILT FENCE IS REMOVED WHEN REMOVAL IS APPROPRIATE.

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-IP-3

STRAW BALE SUMP INLET PROTECTION PLAN

SECTION A-A'

INSTALLATION NOTES

- BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE ENDS OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
- STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
- STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
- STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
- A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PAGED SO THAT THE BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S).
- TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKED SHALL BE 2"x2"x24" (MIN.) WOODEN STAKES SHALL BE DRIVEN A MINIMUM OF 6" INTO THE GROUND.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- STRAW BALES MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AROUND INLET AFTER STRAW BALES ARE REMOVED WHEN REMOVAL IS APPROPRIATE.
- STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN OR DAMAGED BEYOND REPAIR.

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-IP-4

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Since 1964

TAIT & ASSOCIATES

DRAWING NO. 900-IP-4
DATE: 11/11/2024
CHECKED: [Signature]
DATE: [Signature]
REVISION #:
DATE: [Signature]
JOB NO. CO1517

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

BRIAN CAMPBELL
COLORADO P.E. #40196

G-10
OF
48

2/6/2024 Internal Review #1

PORTABLE TOILET PLAN

CONTRACTOR SHALL ANCHOR PORTABLE TOILET TO THE GROUND, AT A MINIMUM OF TWO OPPOSING CORNERS (ON A DIAGONAL) USING U-SHAPED REBAR STAKES OR OTHER EFFECTIVE ANCHORING

ISOMETRIC

PORTABLE TOILET

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-PTM

INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS; 50 FEET FROM STORM INLETS, AND 100 FEET FROM WATERWAYS.
2. PORTABLE TOILETS IN THE RIGHT-OF-WAY ARE REQUIRED TO BE PLACED ON MOBILE TRAILERS AND MUST BE ANCHORED OR WEIGHED DOWN. PORTABLE TOILETS MAY BE INSTALLED IN ACCORDANCE WITH NOTE #1 IN STAGING AREAS/YARDS.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES, OR OTHER EFFECTIVE ANCHORING.
4. ANCHORING SHALL BE POSITIONED ON AT LEAST TWO OPPOSING (DIAGONAL) CORNERS.
5. TOILET CONTAINMENT PANS MAY BE USED IN PLACE OF A TRAILER AT THE GEC INSPECTOR'S DISCRETION. TOILET CONTAINMENT PANS MUST BE ANCHORED IN PLACE AND MUST NOT BE USED WITHIN THE CITY R.O.W.

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. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
3. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

ROCK SOCK SECTION

ROCK SOCK OVERLAP

GRADATION TABLE

SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
No. 4	100
2"	90-100
1 1/2"	20-55
1"	0-15
3/4"	0-5

MATCHES SPECIFICATIONS FOR No. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M-43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES

ROCK SOCK

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-RS

INSTALLATION NOTES

1. CRUSHED ROCK SHALL BE BETWEEN MAX. 1 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET AND MIN. 3/4" CRUSHED ROCK.
2. WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
3. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

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. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES 1/2 OF THE HEIGHT OF THE ROCK SOCK.
4. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL DISTURBED AREA IS STABILIZED.
5. PERMANENTLY STABILIZE AREA AFTER ROCK SOCKS HAVE BEEN REMOVED.

SEDIMENT CONTROL LOG

SECTION A-A'

SEDIMENT CONTROL LOG JOINTS

SEDIMENT CONTROL LOGS

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-SCL

INSTALLATION NOTES

1. ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO 1/2 OF THE HEIGHT OF THE LOG.
2. LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
3. PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
4. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELISIOR OR COCONUT FIBER, AND SHALL BE FREE FROM ANY NOXIOUS WEED SEEDS OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
5. IF USING AS SLOPE PROTECTION, INSTALL SEDIMENT CONTROL LOGS ALONG THE CONTOUR.

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. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
3. PERMANENTLY STABILIZE AREA AFTER SEDIMENT CONTROL LOGS HAVE BEEN REMOVED.

J-HOOK INSTALLATION

SECTION A-A'

SILT FENCE

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-SF

INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
5. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

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. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SEEDING & MULCHING

STOCKPILE PROTECTION PLAN

STOCKPILE PROTECTION ELEVATION

SEEDING & MULCHING

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-SM

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

1. IN AREAS TO BE SEEDDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
3. THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
4. TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
2. SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
3. BROADCAST SEEDING OR HYDRO-SEEDED WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
4. SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDED.
5. BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. MULCHING REQUIREMENTS INCLUDE:
 - HAY OR STRAW MULCH
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
 - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
 - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
 - HYDRAULIC MULCHING
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - IF HYDRO-SEEDED IS USED, MULCHING MUST BE APPLIED AS A SEPARATE SECOND OPERATION.
 - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
3. EROSION CONTROL BLANKET
 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

STOCKPILE PROTECTION PLAN

STOCKPILE PROTECTION ELEVATION

STOCKPILE PROTECTION

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-SP

INSTALLATION NOTES

1. INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
2. FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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. IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
3. ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

Apr 30, 2026 - 5:25pm by cwikerson_x\ENGINEERING\CO\CO\1517\1517-D1-05-05.dwg

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NO.	DESCRIPTION	BY	DATE

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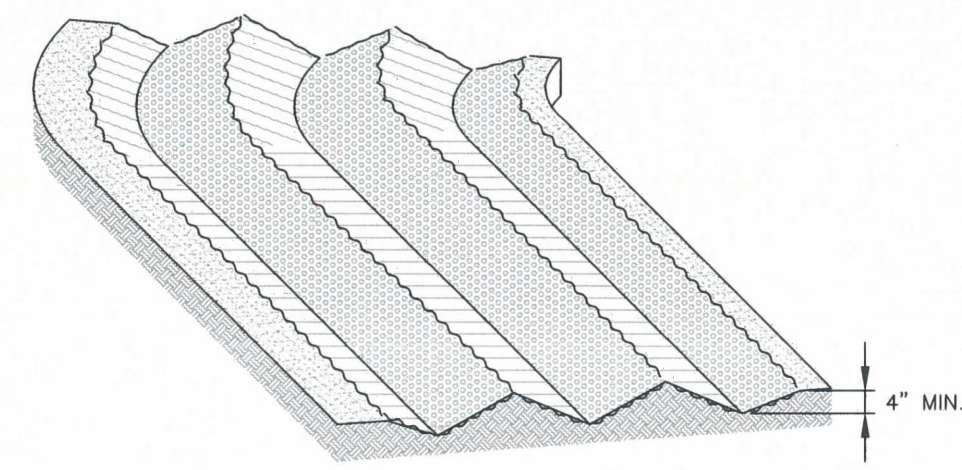
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DATE: 11/11/2024
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JOB NO. CO1517

G-11
OF
48

BRIAN CAMPBELL
COLORADO P.E. #40196

ECP DETAILS 3
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.



SURFACE ROUGHENING

INSTALLATION NOTES

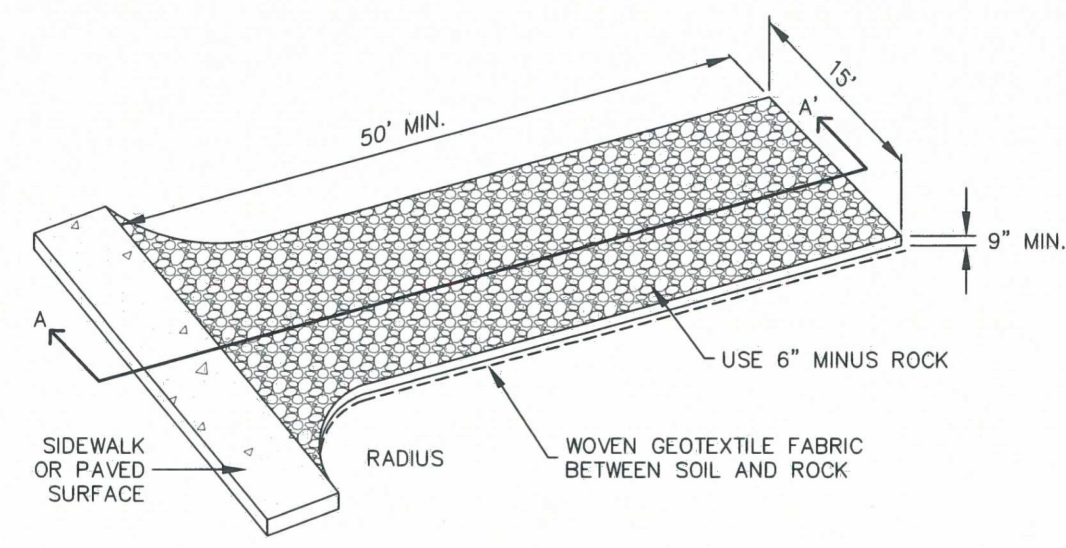
1. SURFACE ROUGHENING MAY BE USED IN AREAS FLATTER THAN 3:1. INSTALL FURROWS ALONG CONTOUR TO INTERCEPT SHEET FLOW.
2. SURFACE ROUGHENING MAY BE ACCOMPLISHED BY FURROWING, SCARIFYING, RIPPING OR DISKING THE SOIL.
3. FURROWS MUST BE A MINIMUM OF 4" IN DEPTH.
4. SURFACE ROUGHENING SHALL NOT BE USED ON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

MAINTENANCE NOTES

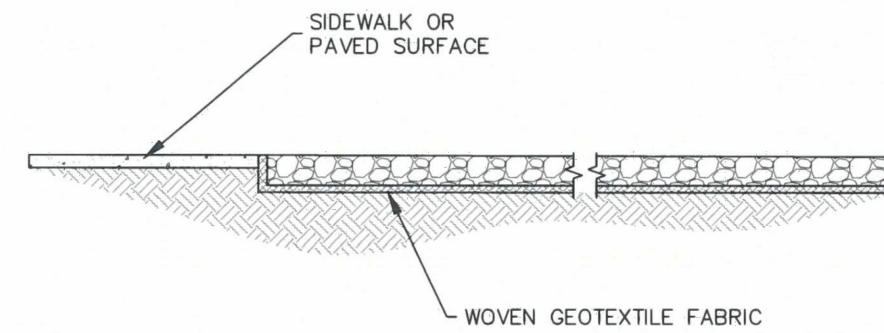
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.

SR

		SURFACE ROUGHENING	
APPROVED:		SHEET MANAGER:	
ISSUED:	10/7/19	REVISED:	8/19/2020
DRAWING NO.		900-SR	



AGGREGATE VEHICLE TRACKING CONTROL



SECTION A-A'

INSTALLATION NOTES

1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
2. STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
4. ROCK SHOULD CONSIST OF 6" MINUS ROCK.
5. INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

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. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
4. PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

		VEHICLE TRACKING CONTROL	
APPROVED:		SHEET MANAGER:	
ISSUED:	10/7/19	REVISED:	8/19/2020
DRAWING NO.		900-VTC	

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OF
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BRIAN CAMPBELL
COLORADO P.E. #40196

ECP DETAILS 4

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

320 North Lincoln Avenue
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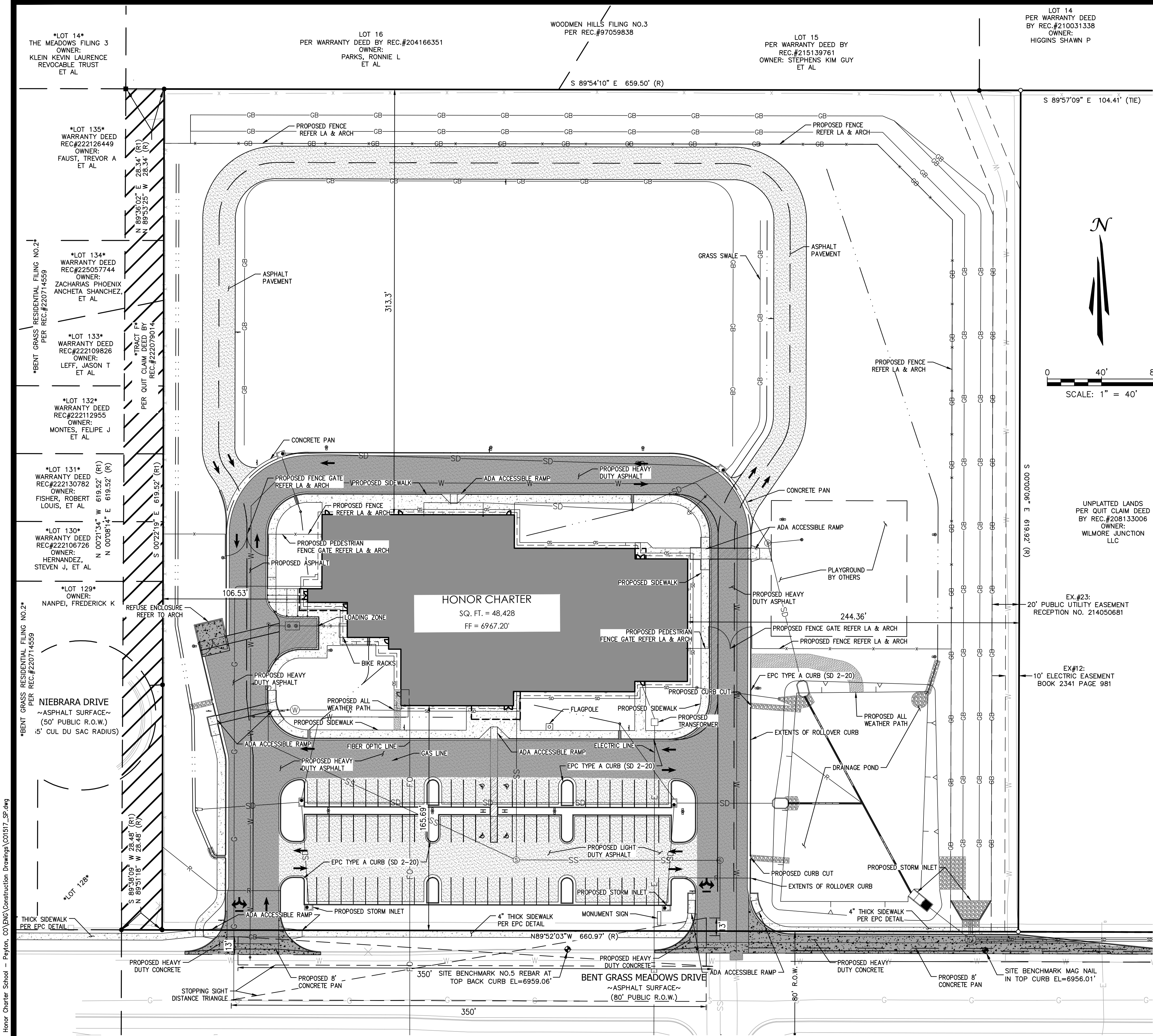
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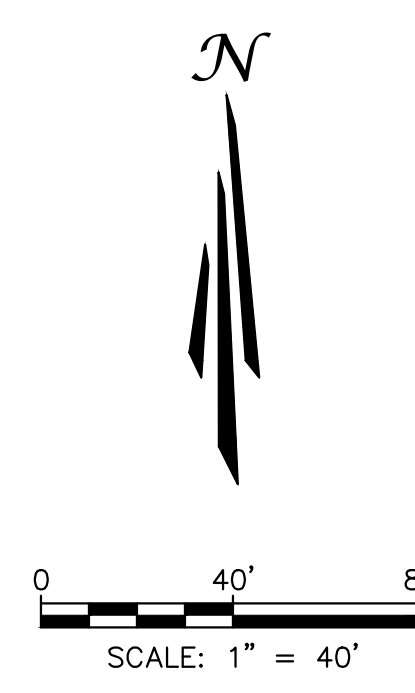


SUMMARY TABLE

CITY	PEYTON
COUNTY	EL PASO COUNTY
PROPERTY ADDRESS	8250 BENT GRASS MEADOWS DRIVE
PROPERTY TAX SCHEDULE NUMBER	PARCEL NO. 5301000038
CURRENT ZONING	PUD, PLANNED USE DEVELOPMENT, MIXED WITH RESIDENTIAL TR IN S2NE4 SEC 1-13-65 DESC AS FOLS: COM AT NE COR OF SD SEC 1'S S2NE4, TH S 00-00'06" W 621.14 FT TO A PT ON N LN OF THE S 40.0 FT OF THE N2S2NE4, TH N 89-52'03" W 1979.60 FT FOR POB, TH CONT N 89-52'03" W 660.97 FT, N 00-08'14" E 619.52 FT, S 89-54'10" E 659.50 FT, S 00-00'06" W 619.92 FT TO POB *** NEW PARCEL NUMBERS FOR 2020 ARE PLATTED TO #14559 BENT GRASS RESIDENTIAL FIL NO 2 53012-01-009 THRU 015, 060 (LEFTOVER 53010-00-038) ***
LEGAL DESCRIPTION	
LOT/PARCEL SIZE	391,129 SQ FT. 8.98 ACRES
LOT AREA COVERAGE	7.6% BUILDING COVERAGE
EXISTING/PROPOSED LAND USE ZONING	PUD
TOTAL GROSS BUILDING SQUARE FOOTAGE	44,794
OPEN SPACE PERCENTAGE	38.6%
LANDSCAPING PERCENTAGE	27.4%
IMPERMEABLE SURFACE PERCENTAGE	34%
REQUIRED PARKING	54 STALLS

SYMBOLS LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY / 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



OWNER INFORMATION

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

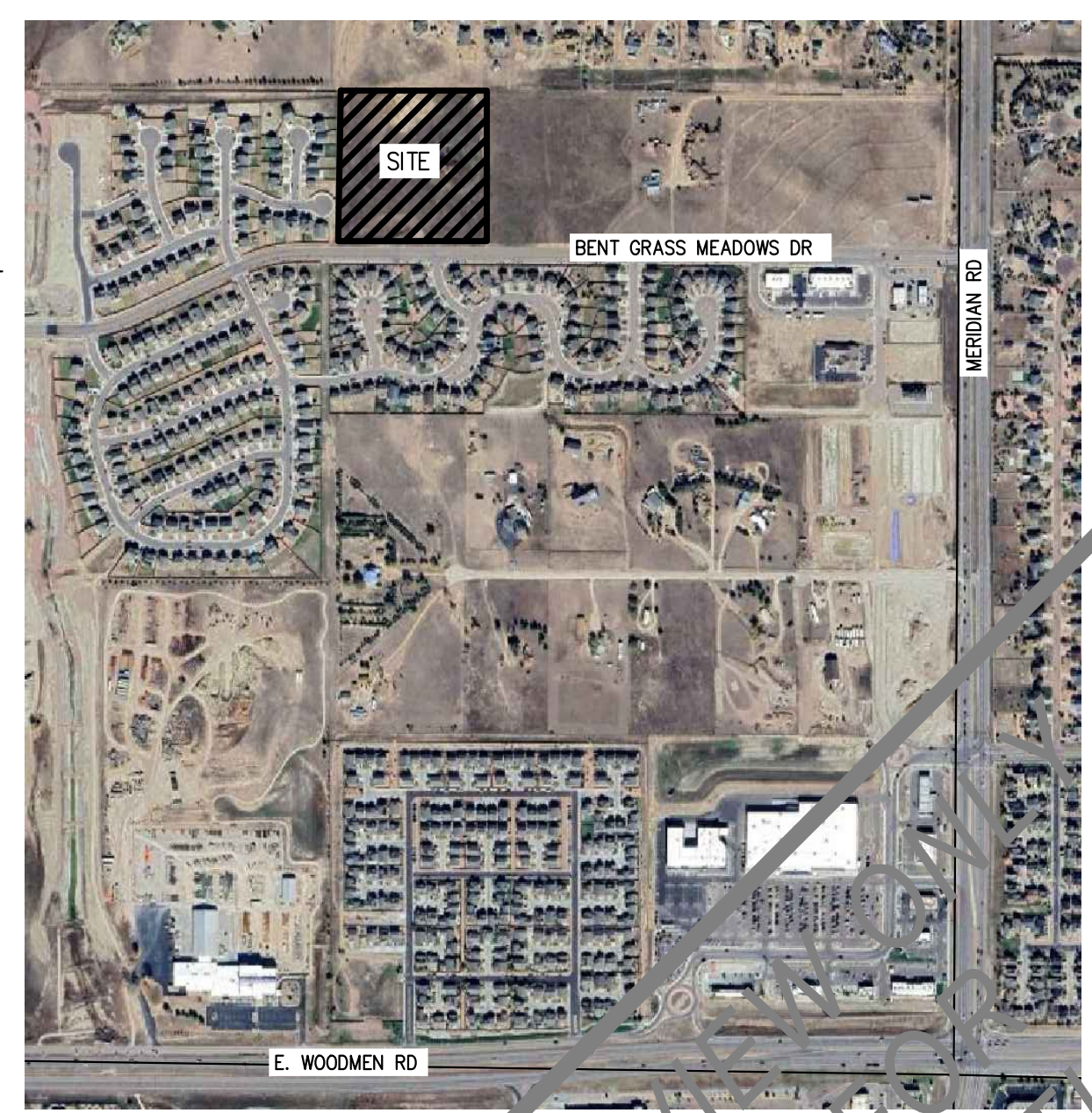
APPLICANT INFORMATION

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

DEVELOPER

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

THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.



SITE DEVELOPMENT 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'(NAVDD83), PER DATA PUBLISHED BY THE NATIONAL GEODETIC SURVEY.



320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com ENGINEERING ENVIRONMENTAL BUILDING LAND 3000 Arapahoe Blvd Suite 100 Denver, CO 80202 Since 1964	TAIT & ASSOCIATES
SITE DEVELOPMENT PLAN HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR.	DRAWING CW DATE: 11/11/2024 CHECKED: [] DATE: [] REVISION #: [] DATE: [] JOB NO. C01517
PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.	S-1 OF 48

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Apr 30, 2026 - 5:23pm by cwikerson X:\ENGINEERING\C01517\Construction Drawings\C01517_08.dwg

FOR REVIEW ONLY - NOT FOR CONSTRUCTION