



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

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

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

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

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

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

UTILITY PROVIDERS

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

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

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

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

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



UNAUTHORIZED CHANGES & USES

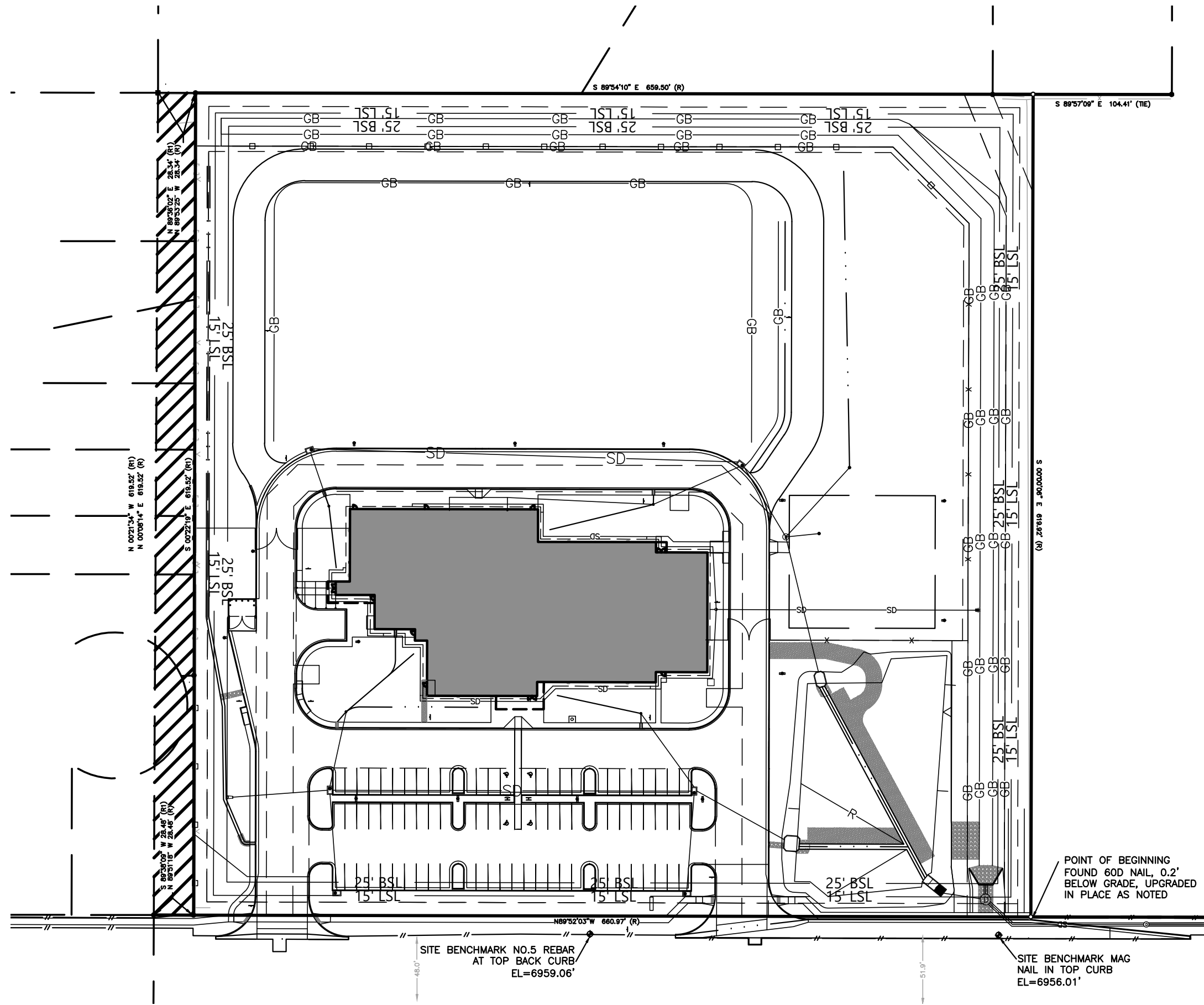
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH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

NOTE TO CONTRACTOR

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

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

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



SITE MAP

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

LEGAL DESCRIPTION

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

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1S 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 1/4S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH FORTY (40) FEET OF THE NORTH ONE-HALF OF SAID S 1/2 NE 1/4; THENCE N 89 DEGREES 52 MINUTES 03 SECONDS W ALONG SAID NORTH LINE, 1979.60 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE N 89 DEGREES 52 MINUTES 03 SECONDS W ALONG SAID NORTH LINE, 660.97 FEET TO A POINT ON THE WEST LINE OF SAID S 1/2 NE 1/4; THENCE N 00 DEGREES 08 MINUTES 14 SECONDS E ALONG SAID S 1/2 NE 1/4S 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 NCSC001536-ES, WITH AN EFFECTIVE DATE OF JULY 16, 2025 AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.)

WOODMEN HILLS METROPOLITAN DISTRICT
WATER DESIGN APPROVAL

DATE: _____ BY: _____

PROJECT NO. _____

WOODMEN HILLS METROPOLITAN DISTRICT
WASTEWATER DESIGN APPROVAL

DATE: _____ BY: _____

PROJECT NO. _____

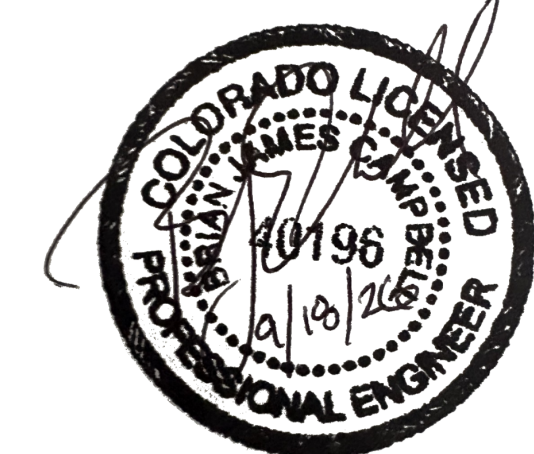
EL PASO COUNTY:
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT 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 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.

JOSHUA J. PALMER, PE
COUNTY ENGINEER

DATE _____

PCD FILE NO. PPR2615

RECAPED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

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COVER SHEET

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

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

1
OF
38

2/6/2024 Internal Review #1

Sep 18, 2026 - 2:11pm by rromstetter x:\ENGINEERING\CD\CD15170 - Honor Charter School - Payton, CO\ENR\Construction Drawings\CD1517_25.dwg

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 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 (0041, NPDES, FLOODPLAIN I, 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 WQCD - 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 9' LONG. CROSSWALKS SHALL BE INLAID 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.

GEOTECHNICAL & GEOLOGY REPORTS

REFER TO THE GEOTECHNICAL EVALUATION REPORT PREPARED BY VIVID ENGINEERING GROUP AND DATED 03/30/2026.

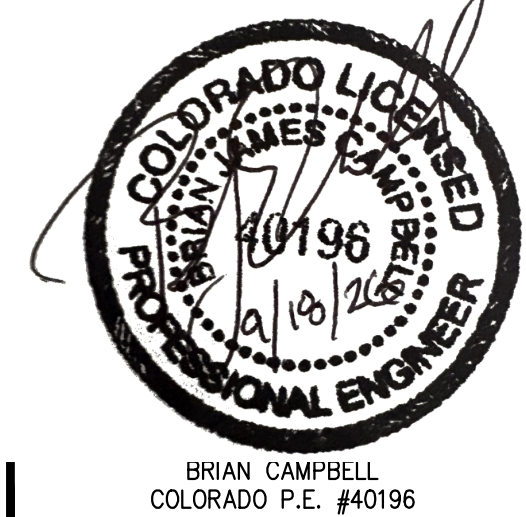
REFER ALSO TO THE GEOLOGY AND SOILS EVALUATION REPORT PREPARED BY VIVID ENGINEERING GROUP AND DATED 07/27/2026.

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.

PCD FILE NO. PPR2615

RECEIVED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

GENERAL NOTES

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

DRAWING C.W.
DATE: 11/11/2024
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DEMOLITION PLAN

UNAUTHORIZED CHANGES & USES

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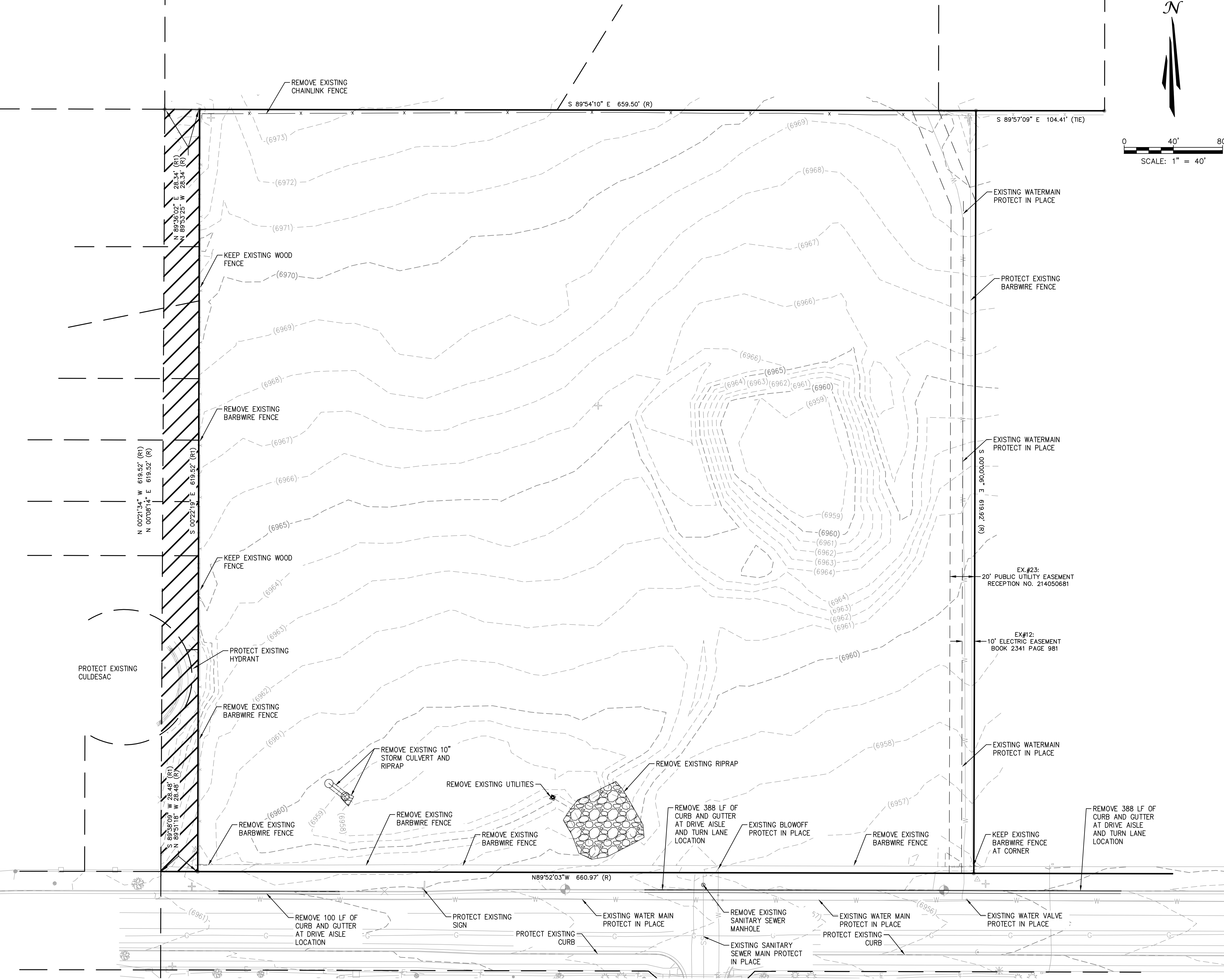


BRIAN CAMPBELL
COLORADO P.E. #40196

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SYMBOLS LEGEND

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

DEMOLITION PLAN

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

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SITE PLAN

UNAUTHORIZED CHANGES & USES

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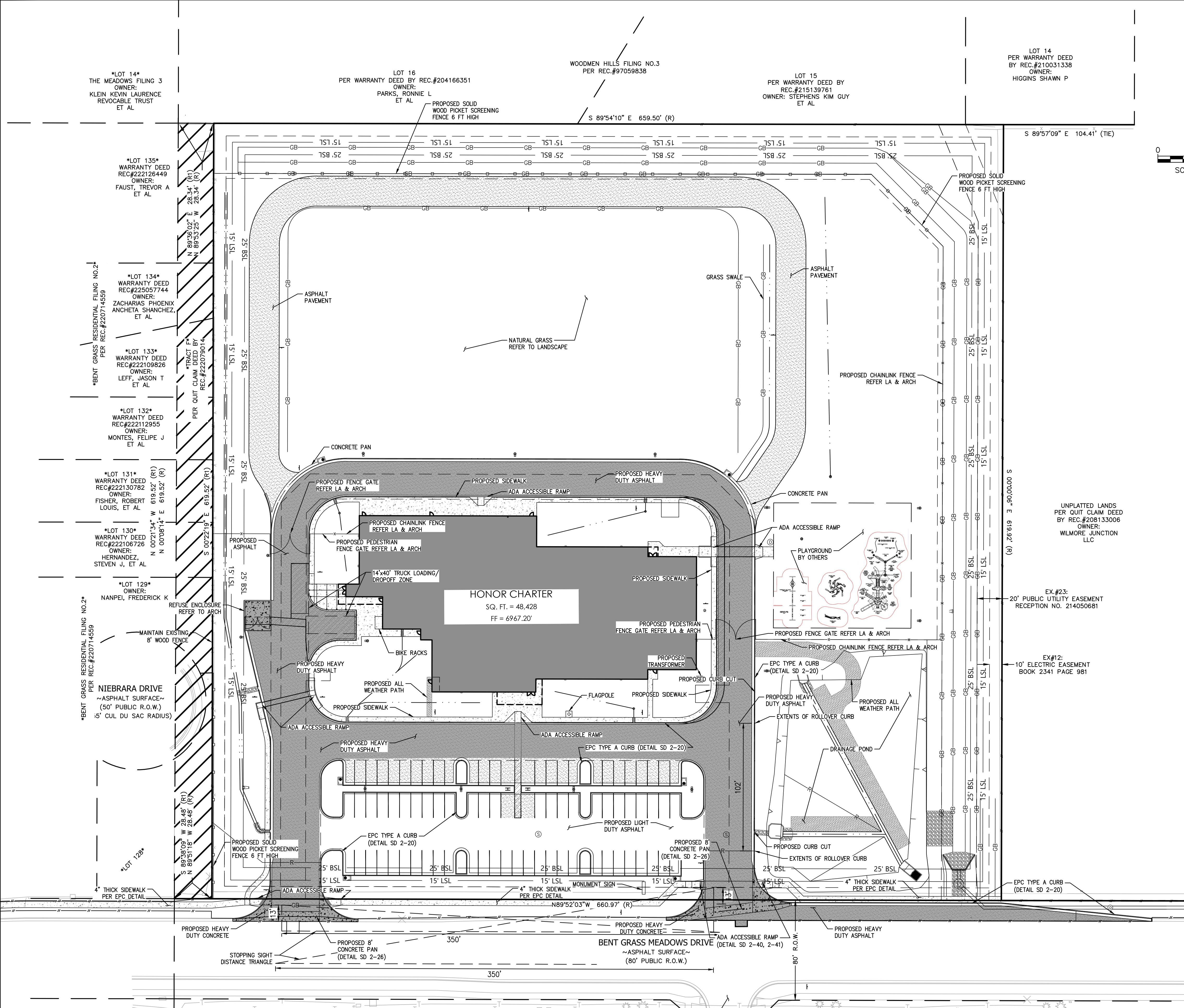
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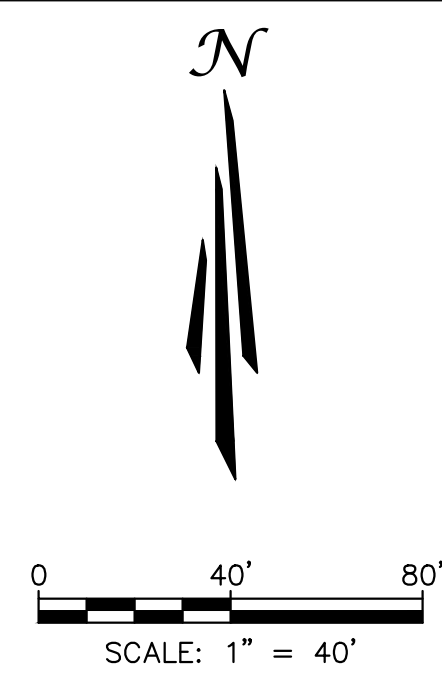
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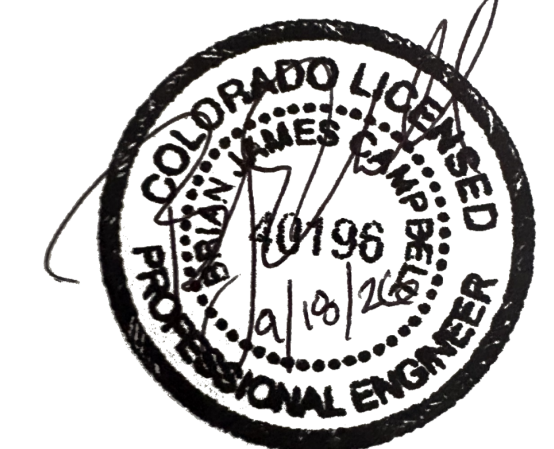
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- PROPOSED EASEMENT
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- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED RIP RAP
- STOPPING SIGHT TRIANGLE
- CAR FOR STACKING



PCD FILE NO. PPR2615

RECORDED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

SITE PLAN

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

DRAWING C.W.
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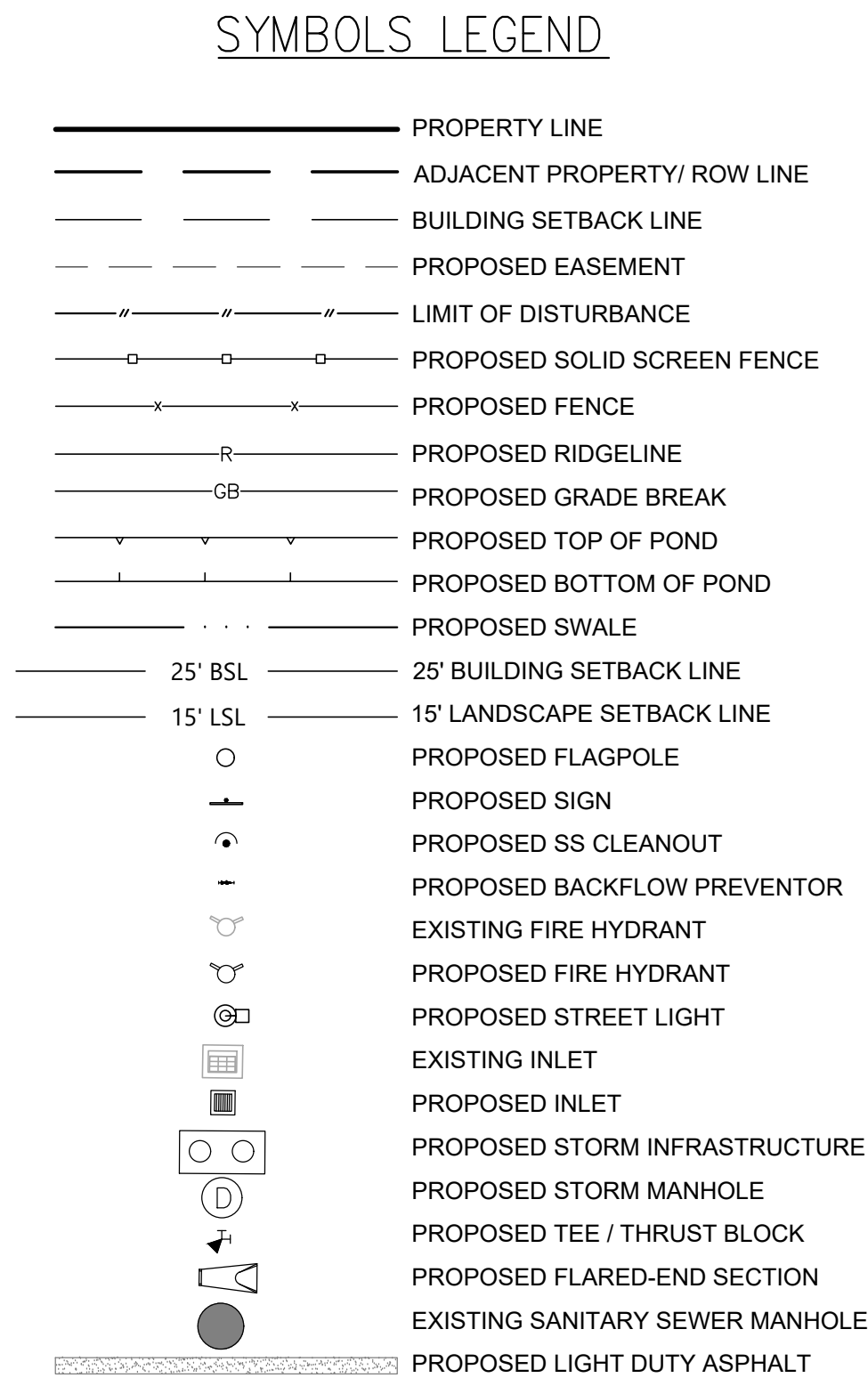


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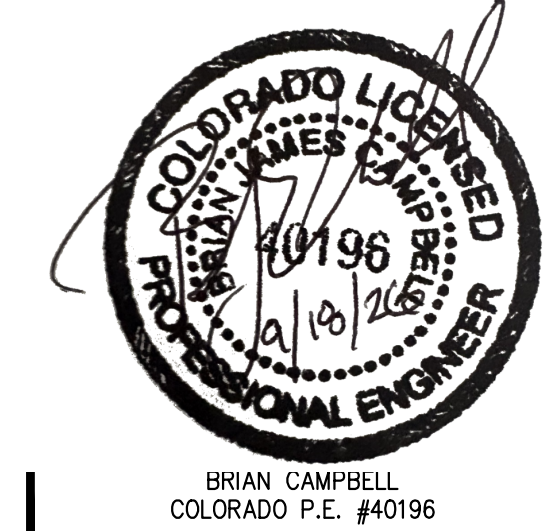
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CURVE TABLE						LINE TABLE		
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	NUMBER	BEARING	LENGTH
C1	90° 08' 23"	47.20	30.00	N45° 11' 35"E	42.48	L1	N0° 07' 24"E	67.71
C2	13° 24' 04"	7.02	30.00	N06° 34' 38"W	7.00	L2	N13° 16' 40"W	45.85
C3	36° 14' 58"	34.16	54.00	S18° 00' 05"E	33.60	L3	N0° 07' 24"E	53.16
C4	36° 14' 58"	24.67	39.00	S18° 00' 05"E	24.26	L4	S0° 07' 24"E	167.81
C5	90° 00' 00"	84.82	54.00	S45° 07' 24"W	76.37	L5	N89° 52' 36"W	336.88
C6	90° 00' 00"	84.82	54.00	N44° 52' 36"W	76.37	L6	N0° 07' 24"E	143.67
C7	34° 27' 47"	32.48	54.00	N17° 21' 17"E	31.99	L7	N34° 35' 11"E	42.47
C8	34° 27' 47"	24.06	40.00	N17° 21' 17"E	23.70	L8	N89° 56' 12"W	0.00
C9	90° 12' 42"	47.23	30.00	S44° 58' 58"E	42.50	L9	S89° 52' 36"E	167.67
C10	90° 00' 00"	15.71	10.00	N44° 52' 36"W	14.14	L10	N0° 07' 24"E	13.44
C11	90° 00' 00"	4.71	3.00	S45° 07' 24"W	4.24	L11	N89° 52' 36"W	72.00
C12	90° 00' 00"	4.71	3.00	N44° 52' 36"W	4.24	L12	N89° 52' 36"W	90.00
C13	90° 00' 00"	15.71	10.00	S45° 07' 24"W	14.14	L13	N89° 52' 36"W	90.00
C14	90° 00' 00"	4.71	3.00	S45° 07' 24"W	4.24	L14	S0° 07' 24"W	15.37
C15	90° 00' 00"	15.71	10.00	N44° 52' 36"W	14.14	L15	N0° 07' 24"E	21.00
C16	90° 00' 00"	23.56	15.00	N45° 07' 24"E	21.21	L16	S89° 52' 36"E	90.00
C17	90° 00' 00"	4.71	3.00	S44° 52' 36"E	4.24	L17	S89° 52' 36"E	72.00
C18	90° 00' 00"	4.71	3.00	N45° 07' 24"E	4.24	L18	S0° 07' 24"W	21.00
C19	90° 00' 00"	23.56	15.00	S44° 52' 36"E	21.21	L19	N89° 52' 36"W	72.00
C20	90° 00' 00"	15.71	10.00	S45° 07' 24"W	14.14	L20	N89° 52' 36"W	90.00
C21	90° 00' 00"	4.71	3.00	N44° 52' 36"W	4.24	L21	N89° 52' 36"W	266.35
C22	90° 00' 00"	7.07	4.50	S45° 07' 24"W	6.36	L22	N0° 07' 24"E	10.94
C23	90° 00' 00"	47.12	30.00	N44° 52' 36"W	42.43	L23	N0° 07' 24"E	39.70
C24	90° 00' 00"	39.27	25.00	N45° 07' 24"E	35.36	L24	S89° 52' 36"E	266.35
C25	90° 00' 00"	25.13	16.00	N44° 52' 36"W	22.63	L25	S0° 07' 24"W	120.61
C26	90° 00' 00"	47.12	30.00	N45° 07' 24"E	42.43	L26	N0° 07' 24"E	167.81
C27	90° 00' 00"	47.12	30.00	S44° 52' 36"E	42.43	L27	S89° 52' 36"E	336.88
C28	90° 00' 00"	47.12	30.00	S45° 07' 24"W	42.43	L28	S0° 07' 24"W	143.67
C29	94° 24' 06"	24.71	15.00	N47° 04' 39"W	22.01	L29	S34° 35' 25"W	29.56
C30	90° 00' 00"	47.12	30.00	N45° 07' 24"E	42.43			
C31	90° 00' 00"	47.12	30.00	S44° 52' 36"E	42.43			
C32	34° 28' 01"	18.05	30.00	S17° 21' 24"W	17.78			
C33	62° 35' 37"	10.92	10.00	S65° 52' 59"W	10.39			
C34	48° 36' 16"	50.90	60.00	S24° 10' 44"E	49.39			
C35	90° 02' 26"	47.15	30.00	N45° 08' 37"E	42.44			
C36	90° 06' 51"	47.18	30.00	S44° 56' 02"E	42.47			
C37	68° 11' 47"	71.41	60.00	N34° 13' 17"E	67.27			

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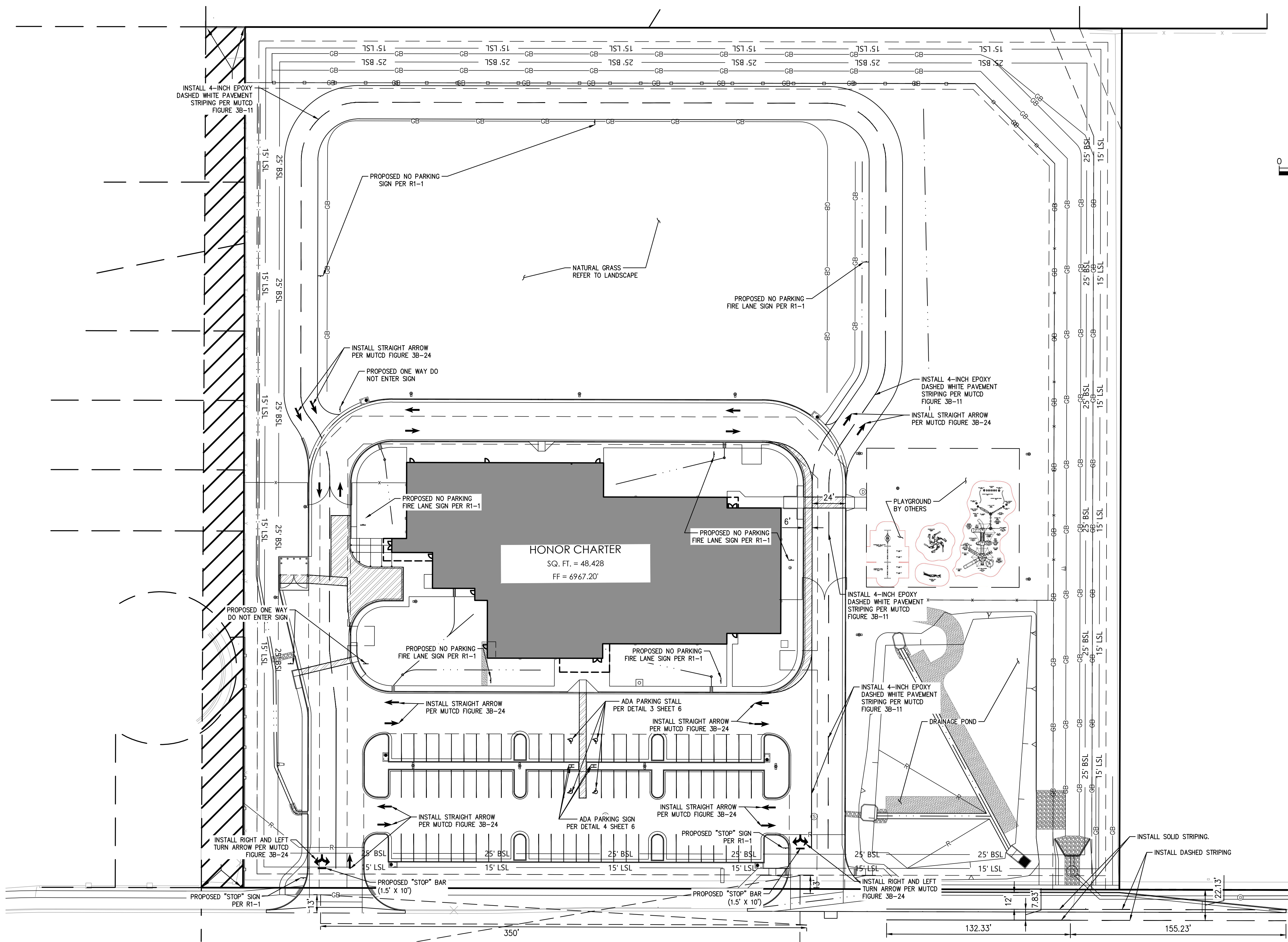
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SIGNAGE AND STRIPING PLAN



SYMBOLS LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY/ ROW LINE
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	PROPOSED EASEMENT
	LIMIT OF DISTURBANCE
	PROPOSED SOLID SCREEN FENCE
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	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY CONCRETE
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED RIP RAP
	STOPPING SIGHT TRIANGLE
	CAR FOR STACKING

NOTES:

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

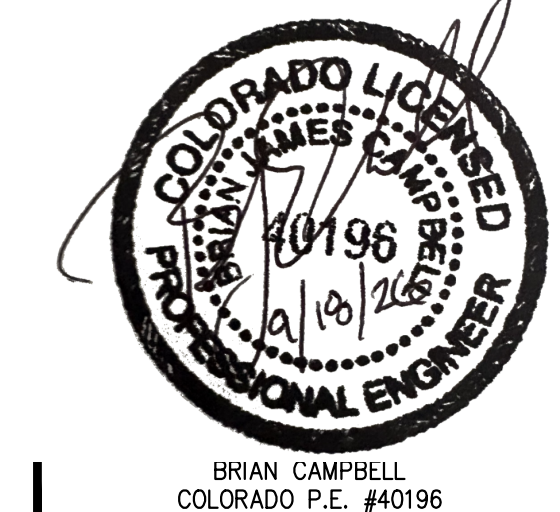
WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT NO PARKING-FIRE LANE SIGNS APPROVED BY THE FIRE CODE OFFICIAL AND COMPLY WITH THE MOST CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS. SIGNS SHALL HAVE A MINIMUM DIMENSION 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
3B-11	4-INCH EPOXY SOLID WHITE PAVEMENT
3B-24	RIGHT AND LEFT TURN ARROW
R8-31	NO PARKING FIRE LANE
R1-1	STOP

PCD FILE NO. PPR2615

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SIGNAGE AND STRIPING PLAN

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

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

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OF
38

2/6/2024 Internal Review #1

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GRADING PLAN



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BENCHMARK:

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

SYMBOLS LEGEND

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

ABBREVIATIONS:

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

PCD FILE NO. PPR2615

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BRIAN CAMPBELL
COLORADO P.E. #40196

GRADING PLAN

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

DRAWING C.W.
DATE: 11/11/2024
CHECKED:
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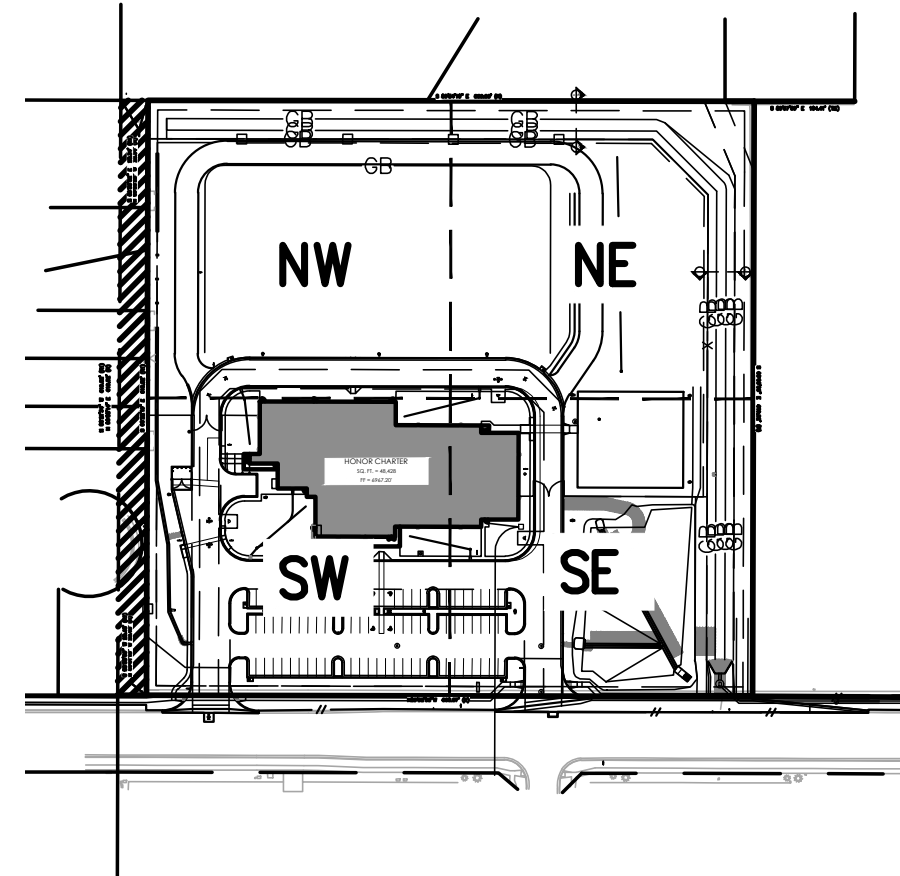
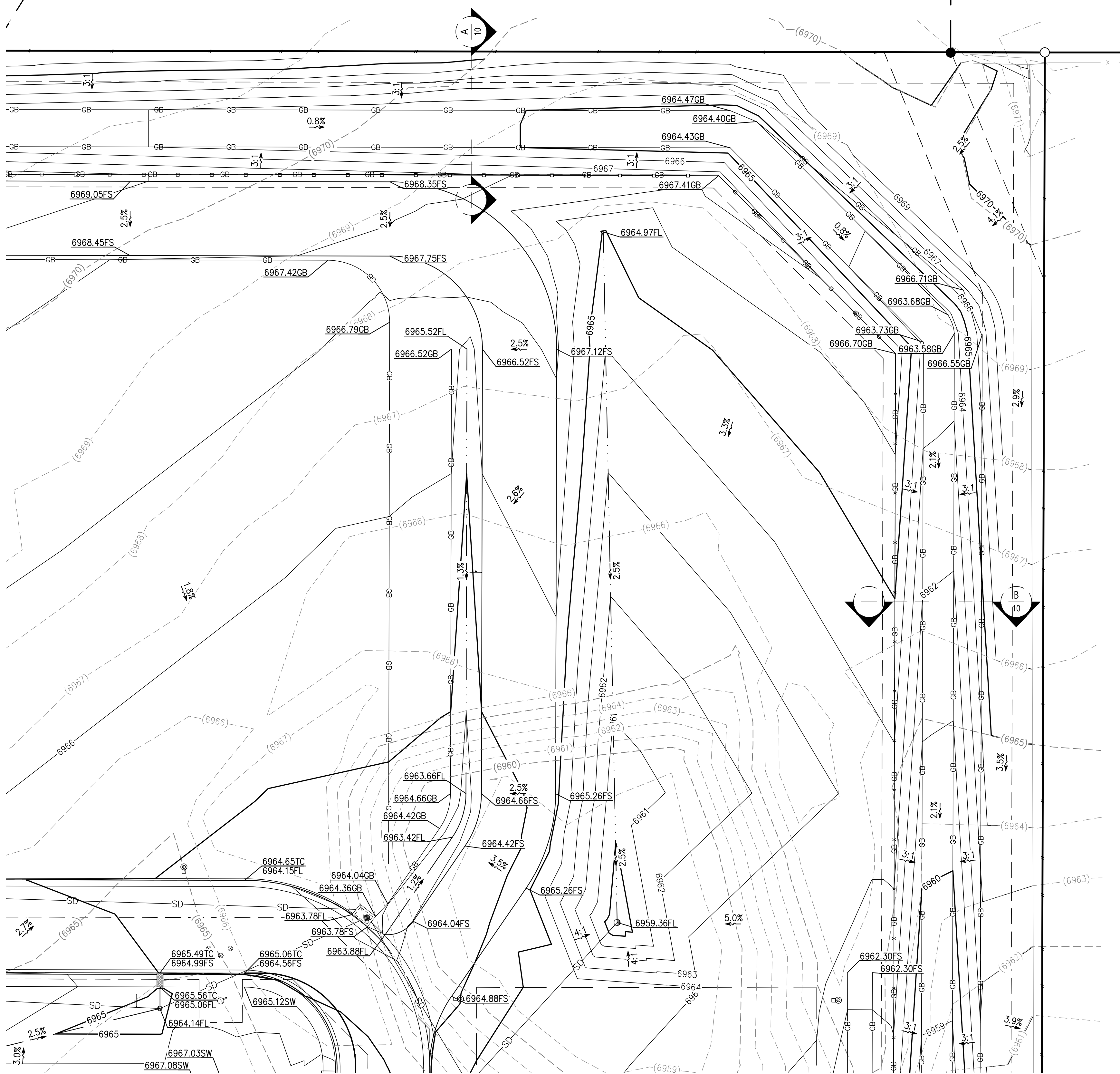
NORTHEAST GRADING PLAN

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

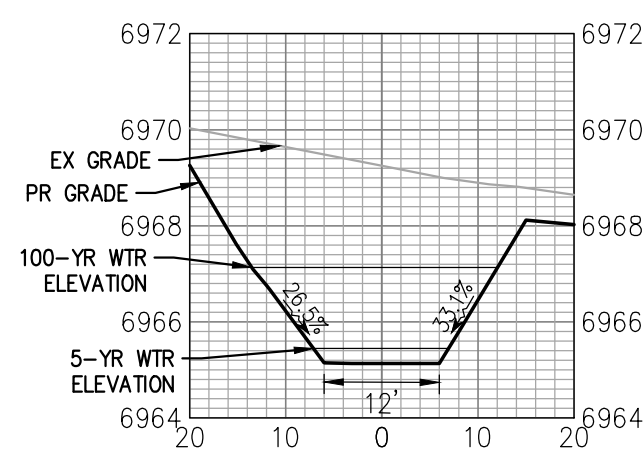
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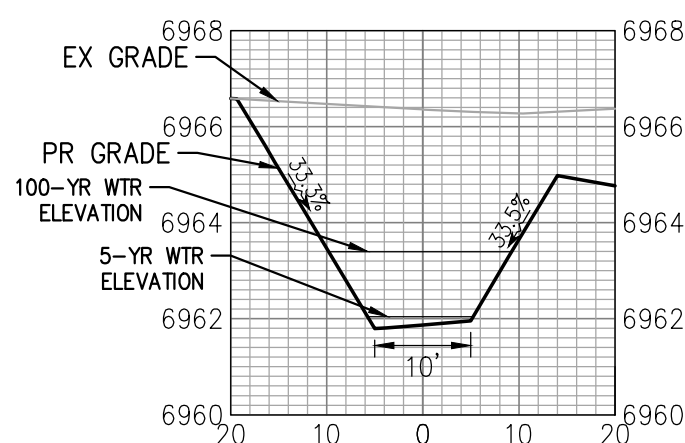
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KEY MAP

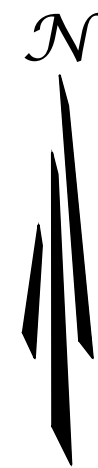


SECTION A - SWALE



SECTION B - SWALE

0 20' 40'
SCALE: 1" = 20'



SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ ROW LINE
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- INVERT
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- TOP OF CURB
- CF
- EF
- EG
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- FF
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- FS
- INV
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- TC

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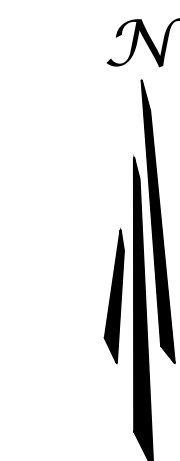
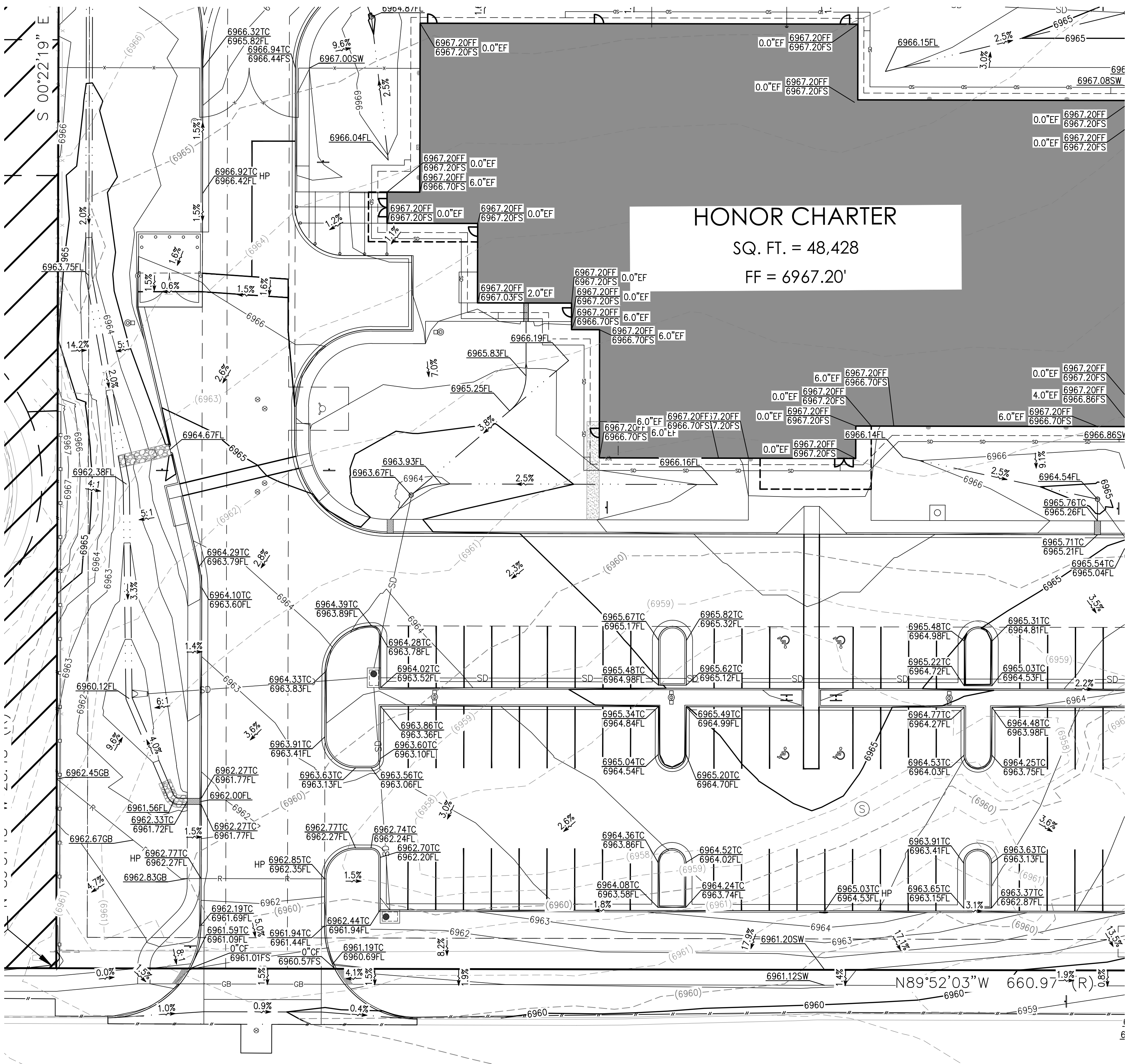
SOUTHWEST GRADING PLAN

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HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

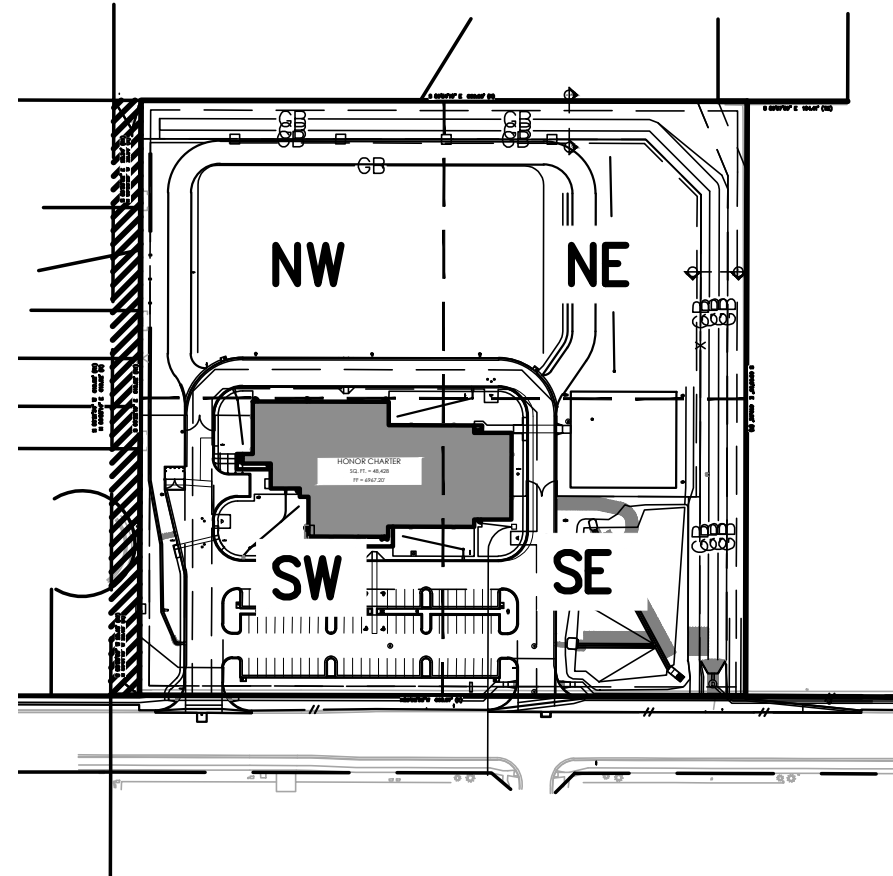
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2/6/2024 Internal Review #1



0 20' 40'
SCALE: 1" = 20'



KEY MAP

SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ ROW LINE
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CF
EF
EG
ES
FL
FS
INV
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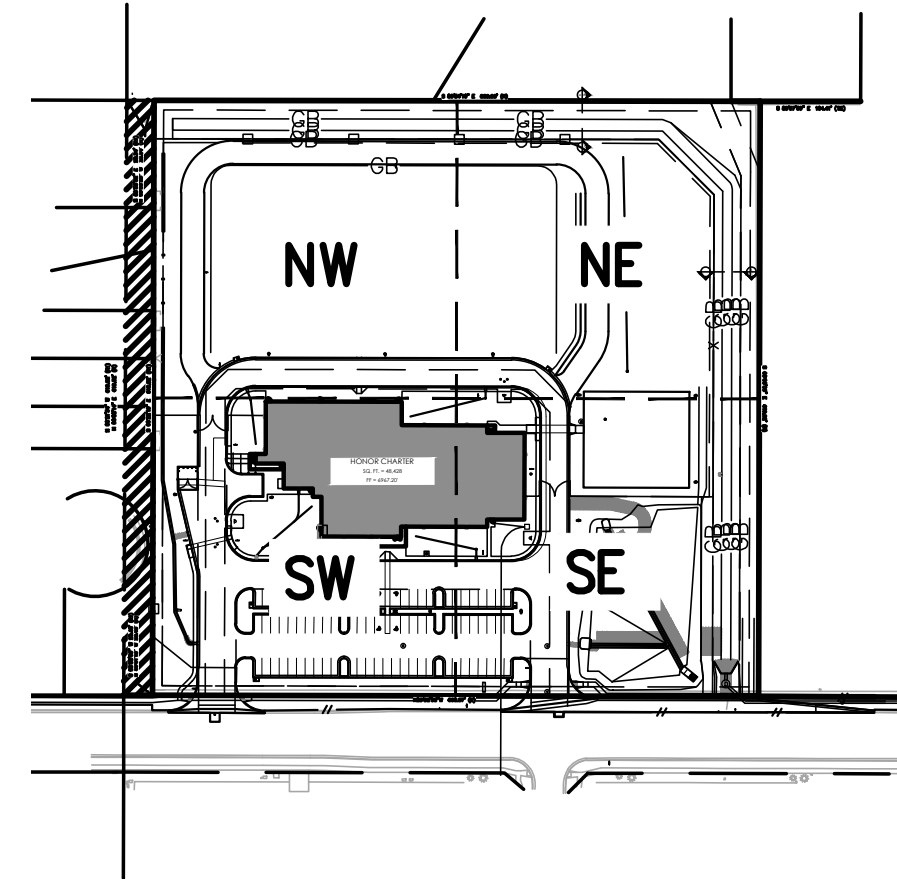
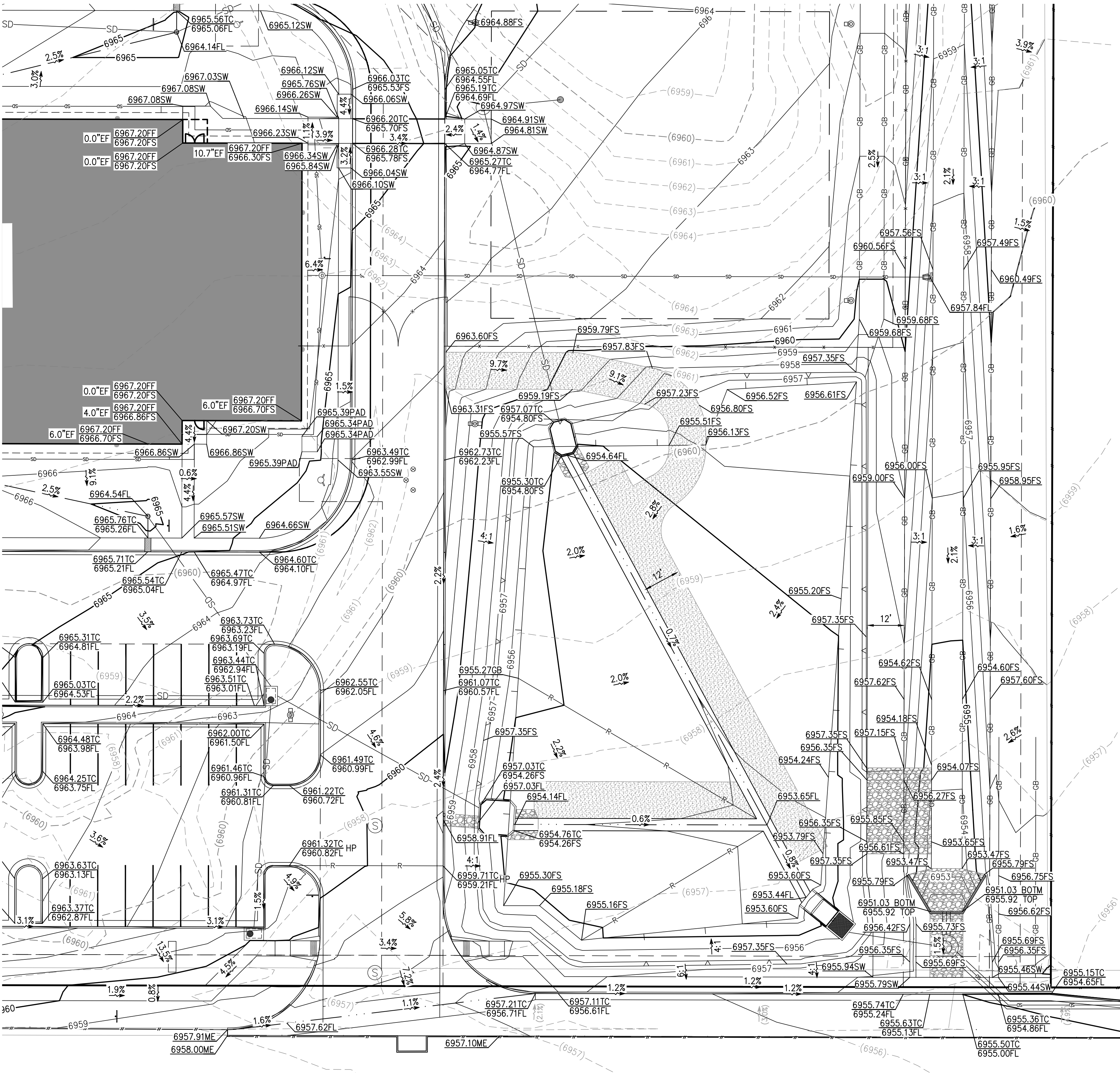
Yonkers

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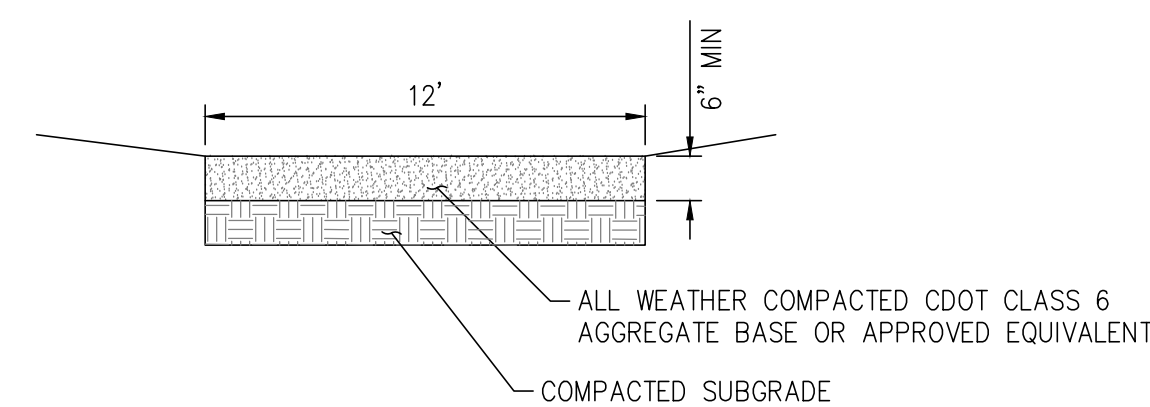


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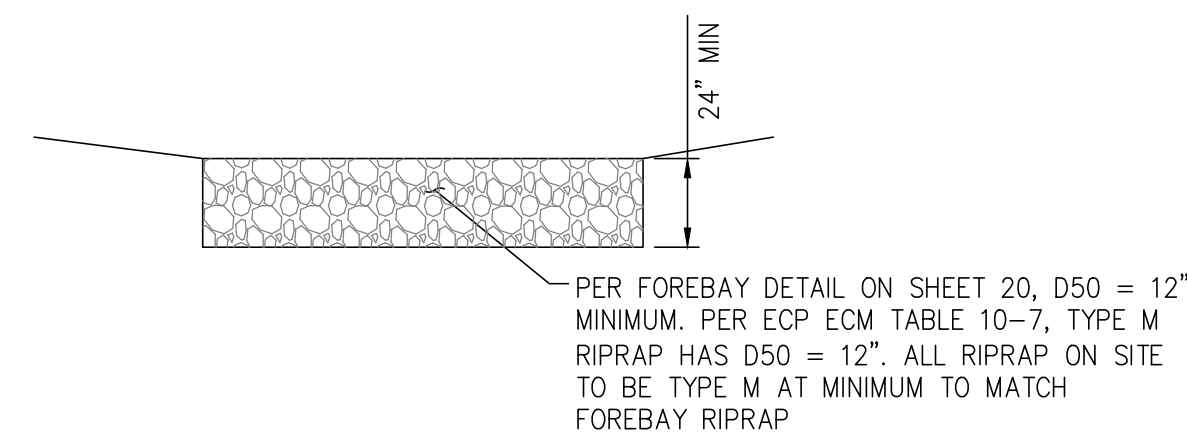
SOUTHEAST GRADING PLAN



KEY MAP



DRIVE ACCESS DETAIL



RIPRAP DETAIL



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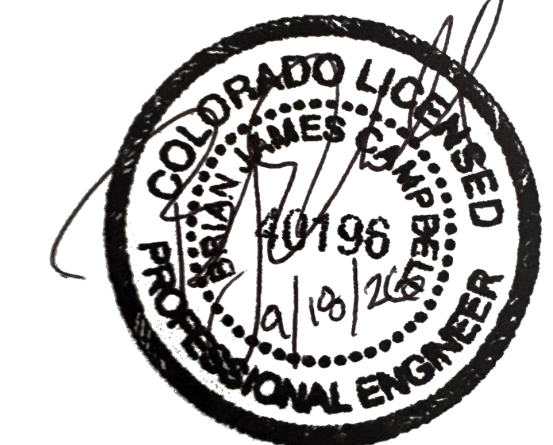
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COLORADO P.E. #40196

SOUTHEAST GRADING PLAN

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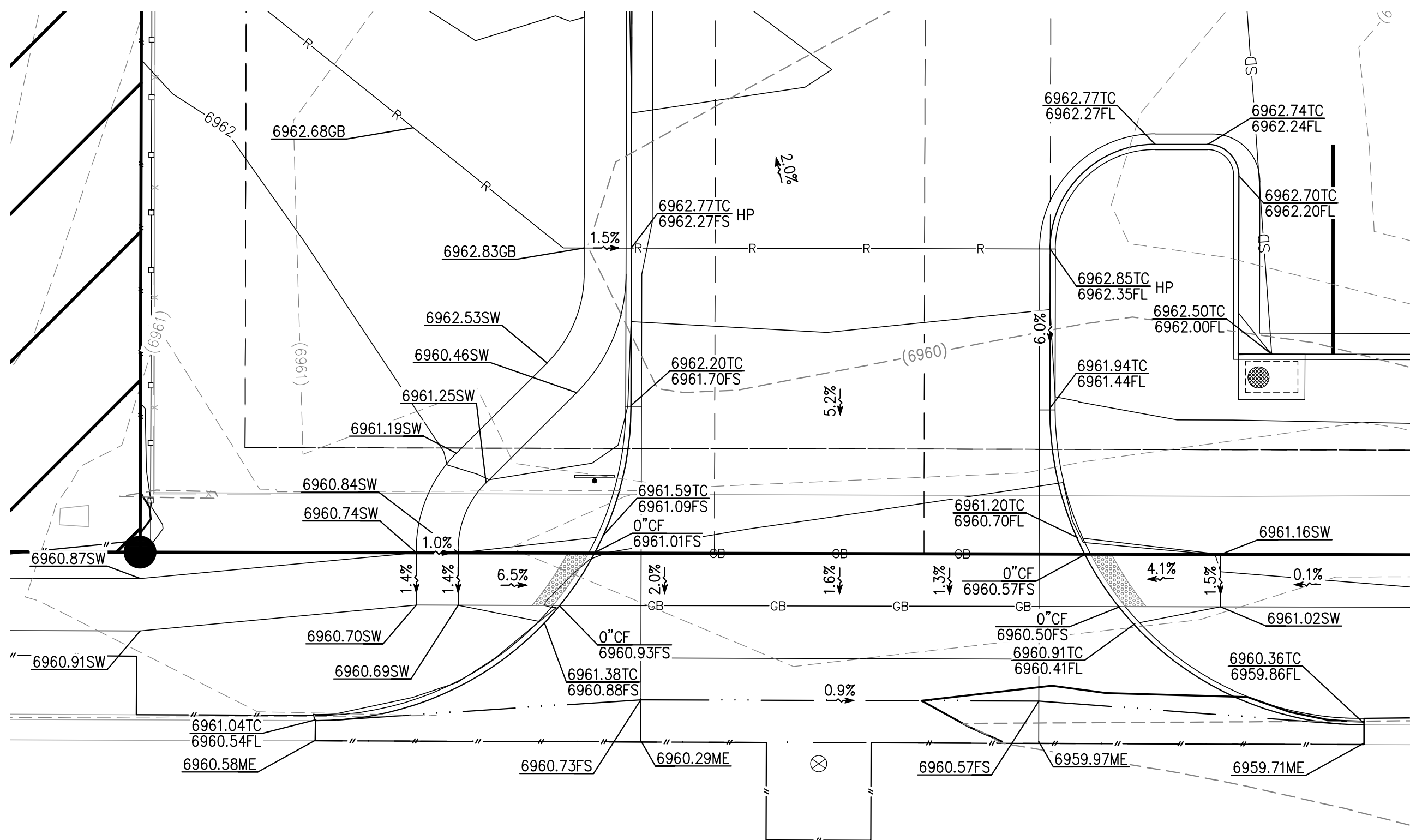
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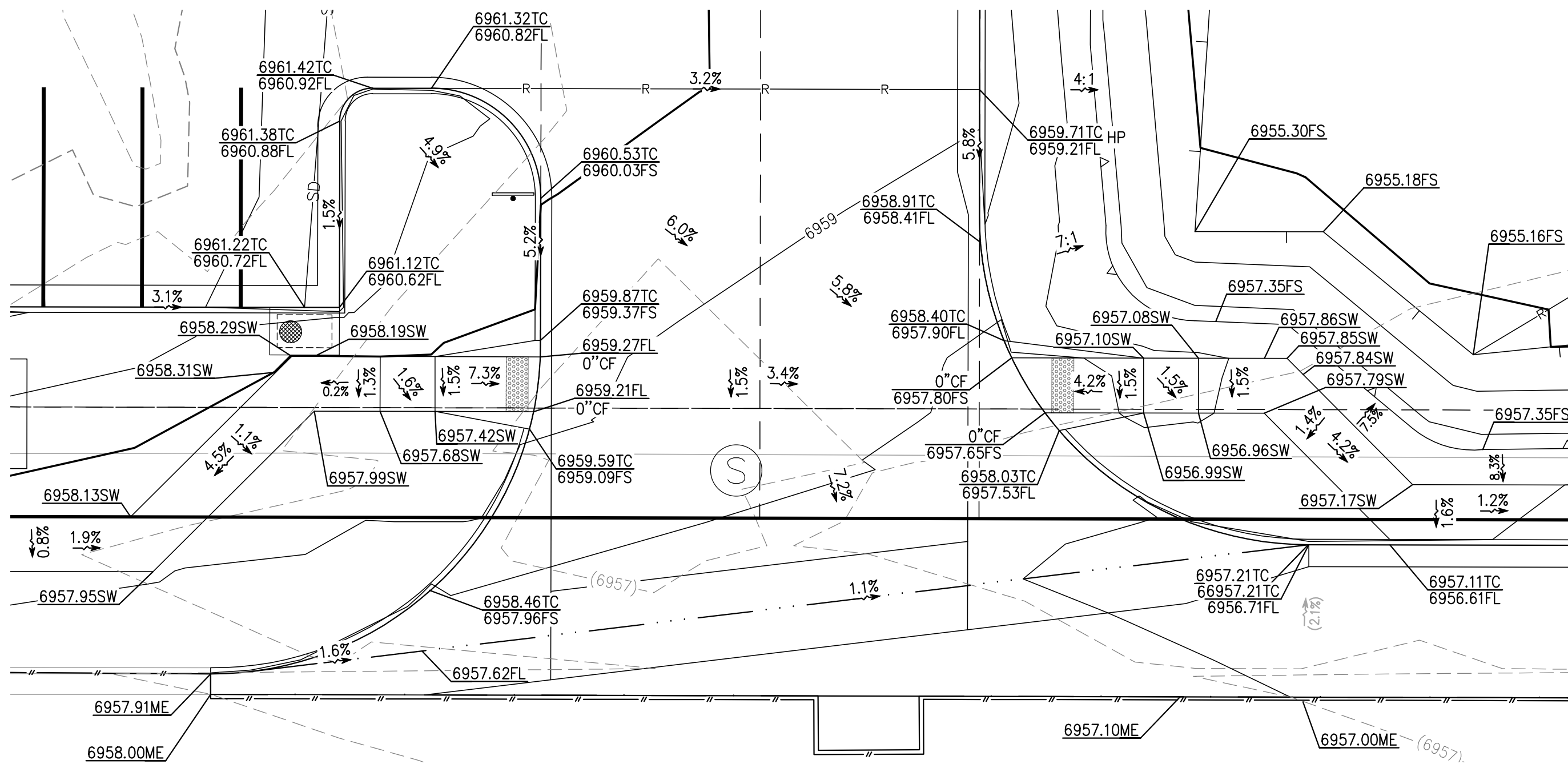
BEARINGS ARE BASED ON THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL COINCIDENT WITH THE EASTERLY BOUNDARY OF THE BENT GRASS RESIDENTIAL FILING NO.2, MONUMENTED ON THE NORTH END WITH A NO.5 REBAR & 1-3/8" RED PLASTIC CAP MARKED "ALC PLS 38087", FOUND FLUSH WITH GRADE, AND ON THE SOUTH END WITH A NO. 4 REBAR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

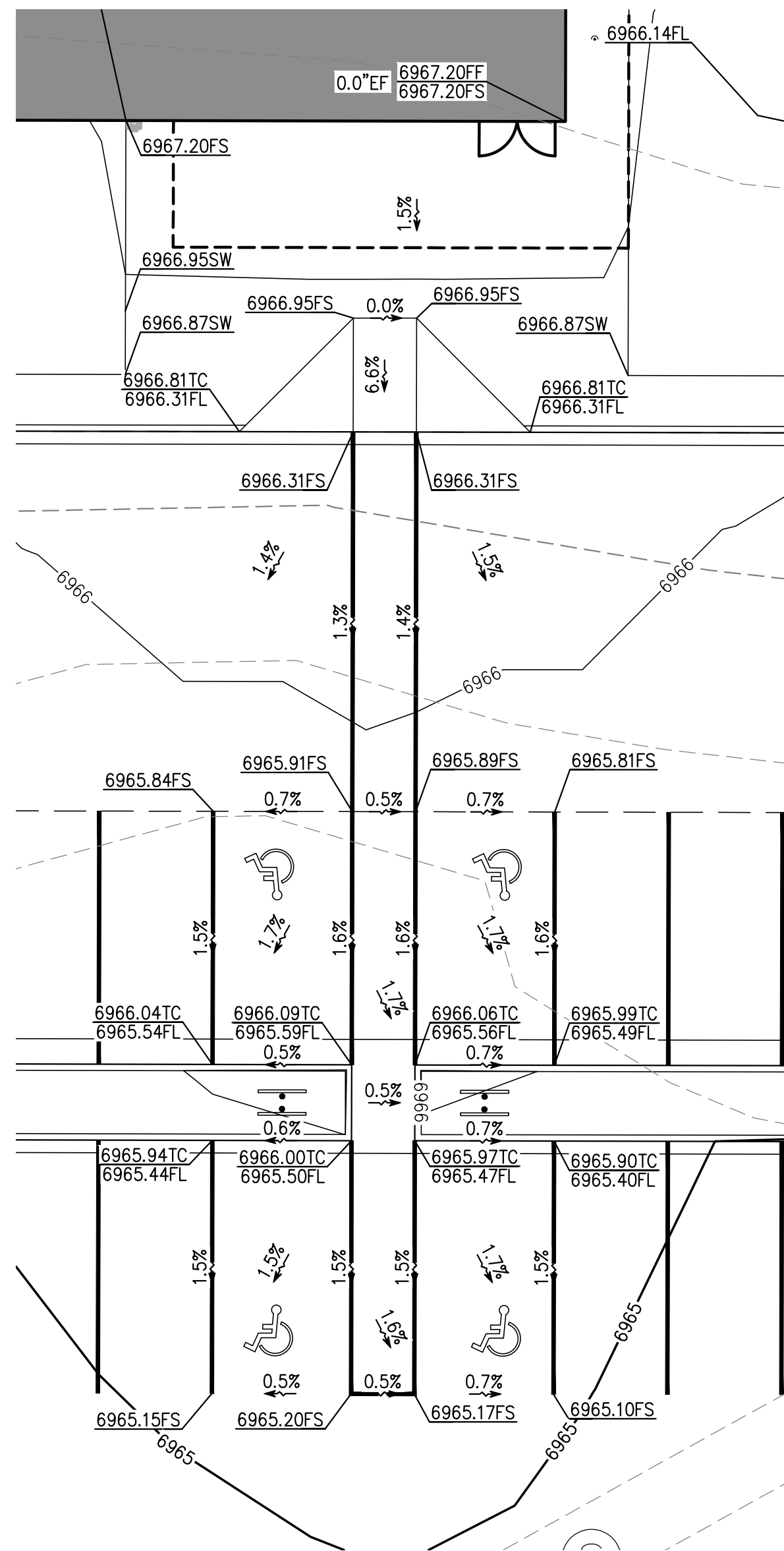
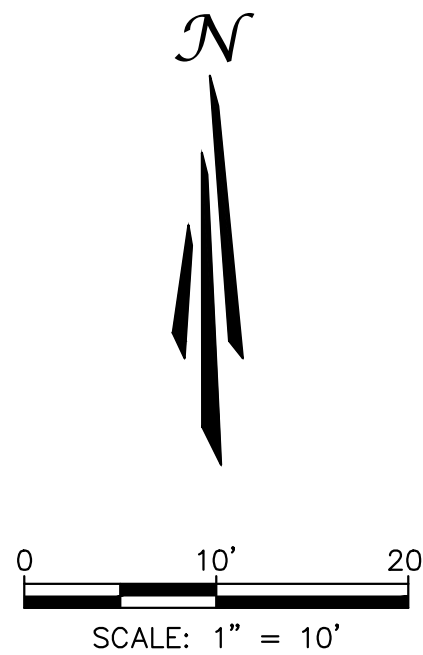
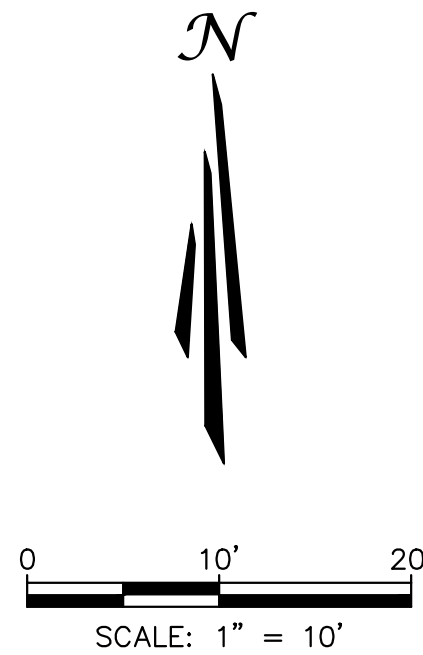
ELEVATIONS ARE BASED ON THE PROJECT BENCHMARK IDENTIFIED AS JK0239 ELEVATION=6902.3'(NAVD88), PER DATA PUBLISHED BY THE NATIONAL GEODETIC SURVEY.



GRADING DETAIL 1



GRADING DETAIL 2



GRADING DETAIL 3

SYMBOLS LEGEND

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

ABBREVIATIONS:

- CURB FACE
- EXPOSED FOUNDATION
- EXISTING GROUND
- EXISTING SURFACE
- FINISHED FLOOR
- FLOW LINE
- FINISHED SURFACE
- INVERT
- SIDEWALK
- TOP OF CURB

- CF
- EF
- EG
- ES
- FF
- FL
- FS
- INV
- SW
- TC

PCD FILE NO. PPR2615

RECORDED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

GRADING DETAILS

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

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

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DESCRIPTION

BY

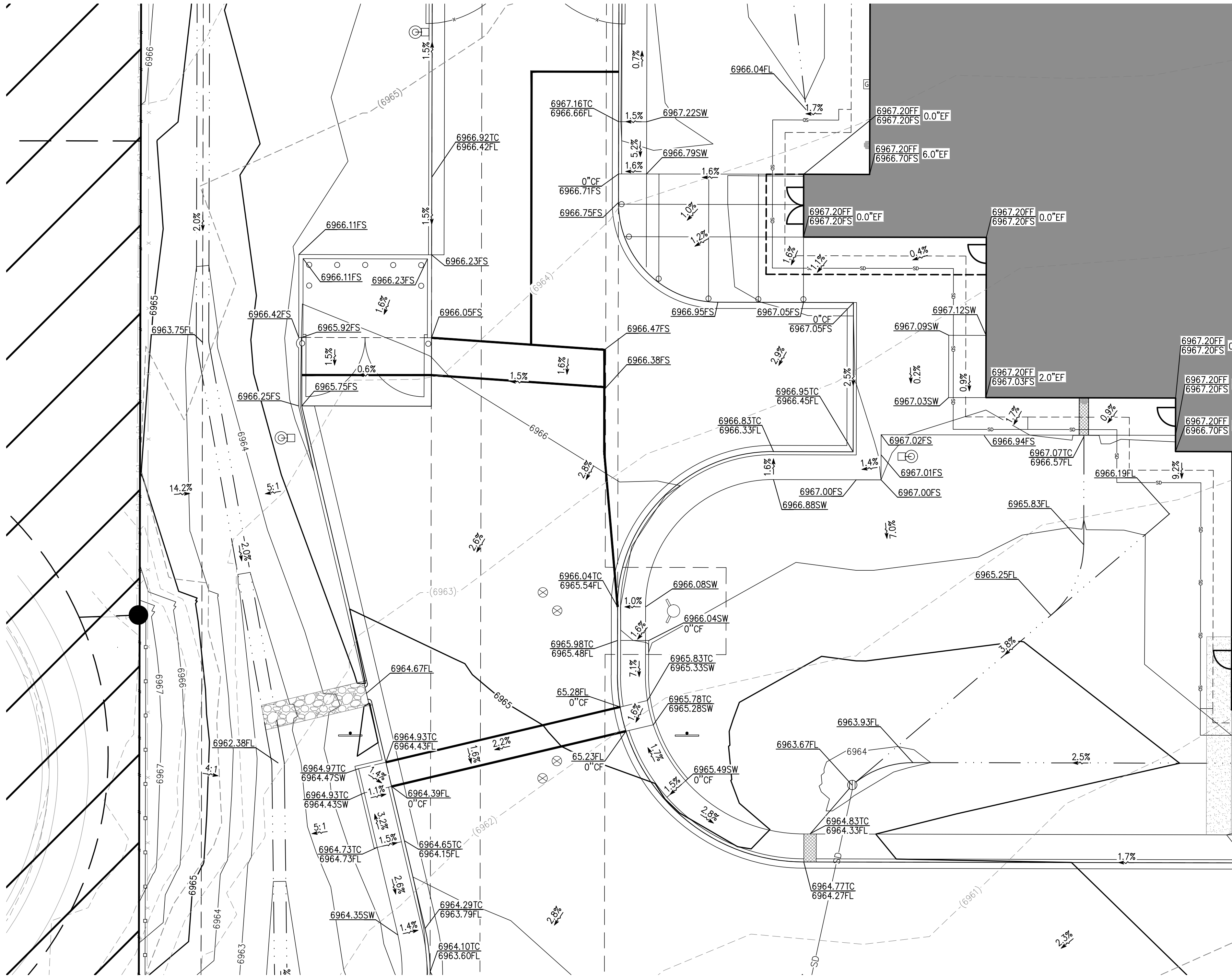
DATE

Sep 18, 2026 - 2:15pm by rrmstetter X:\ENGINEERING\CO\CO15170 - Honor Charter School - Payton, CO\ENG\Construction Drawings\CO1517_02.dwg



Know what's below
Call before you dig.

GRADING DETAIL 4



SYMBOLS LEGEND

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

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

UNAUTHORIZED CHANGES & USES

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BASIS OF BEARINGS:

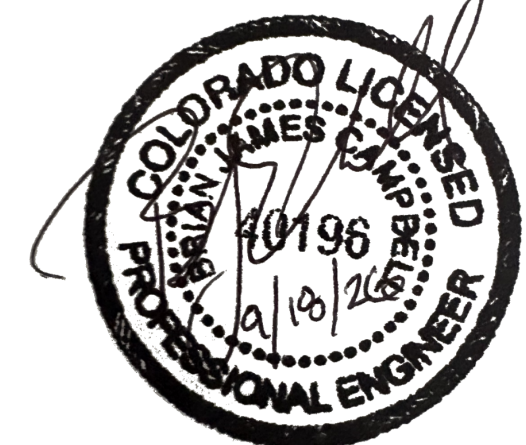
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BENCHMARK:

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PCD FILE NO. PPR2615

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BRIAN CAMPBELL
COLORADO P.E. #40196

GRADING DETAILS (2)

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

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

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38

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Call before you dig.

STORMWATER 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.

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BASIS OF BEARINGS:

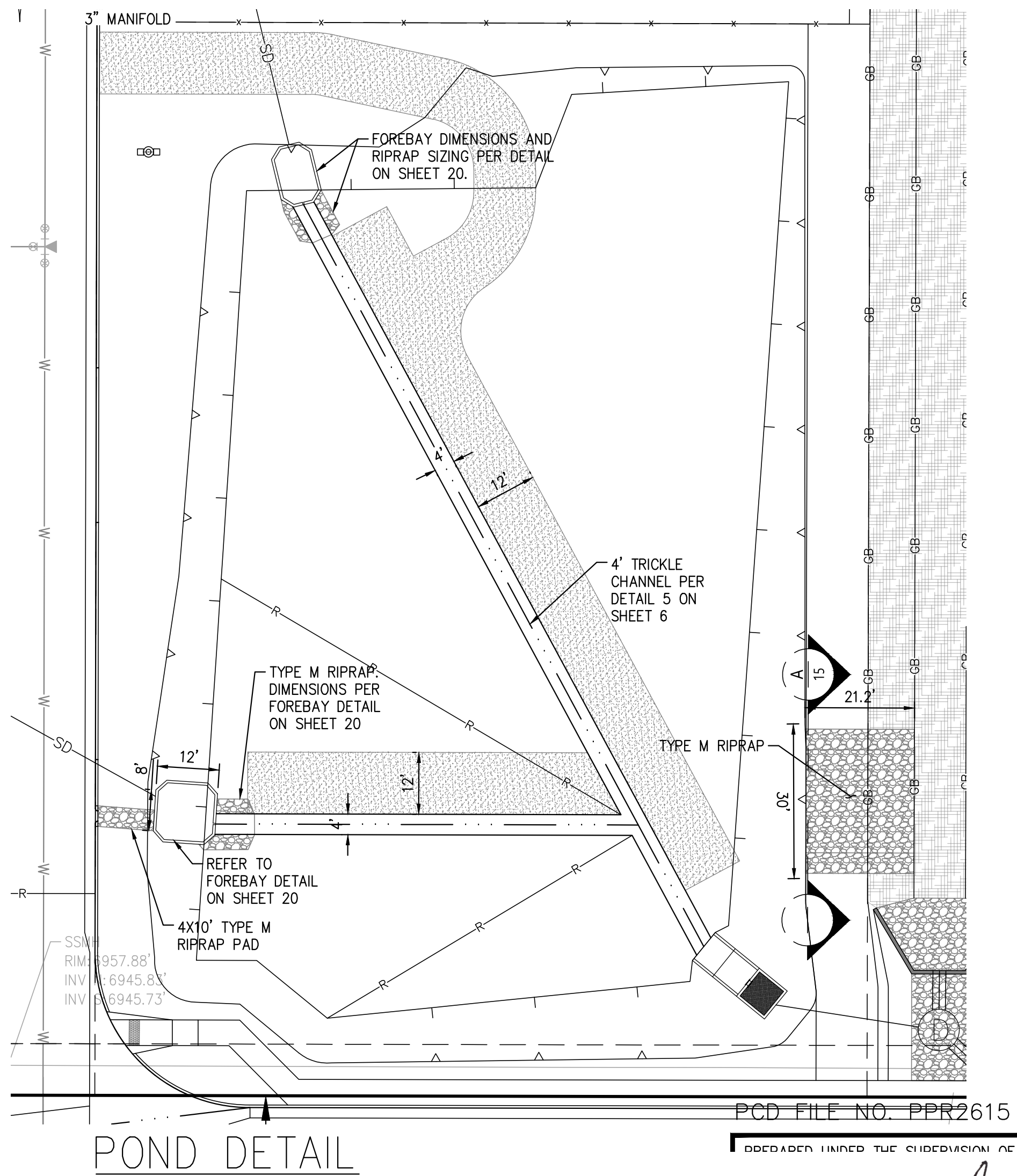
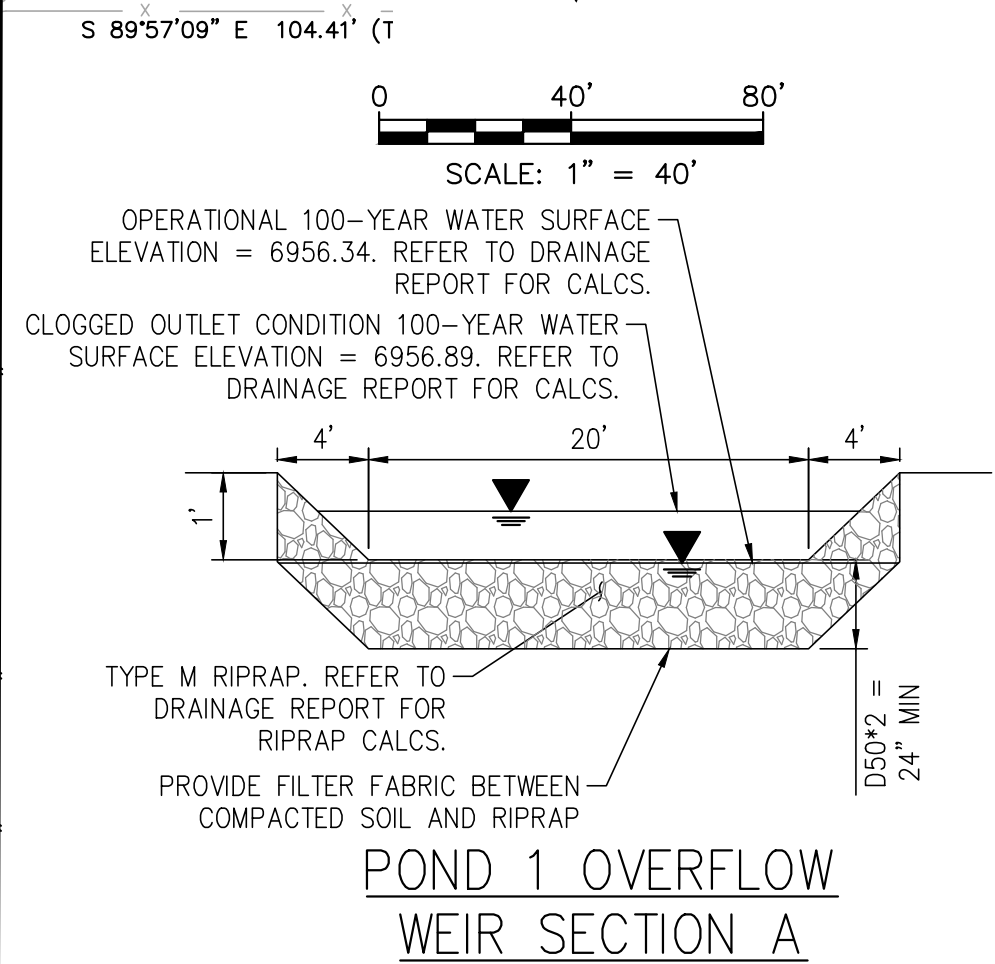
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SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROW LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT
- LIMIT OF DISTURBANCE
- EXISTING WATER LINE
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- PROPOSED BACKFLOW PREVENTOR
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- PROPOSED STORM INFRASTRUCTURE
- PROPOSED STORM MANHOLE
- PROPOSED TEE / THRUST BLOCK
- PROPOSED FLARED-END SECTION
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED TURF REINFORCEMENT MAT



BRIAN CAMPBELL
COLORADO P.E. #40196

STORMWATER PLAN

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

DRAWN BY: DATE: 11/11/2024
CHECKED: DATE:
DESIGNED: DATE:
REVISION #: DATE:
JOB NO. CO1517

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38

2/6/2024 Internal Review #1

Sep 18, 2026 - 2:17pm by rrmstetter X:\ENGINEERING\CO\CO15170 - Honor Charter School - Pylon, CO\ENG\Construction Drawings\CO1517_PPR-ST.dwg



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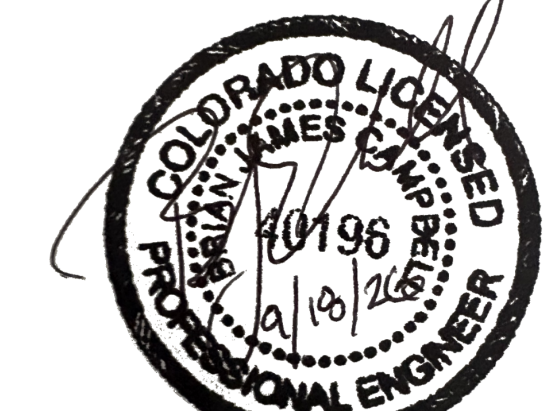
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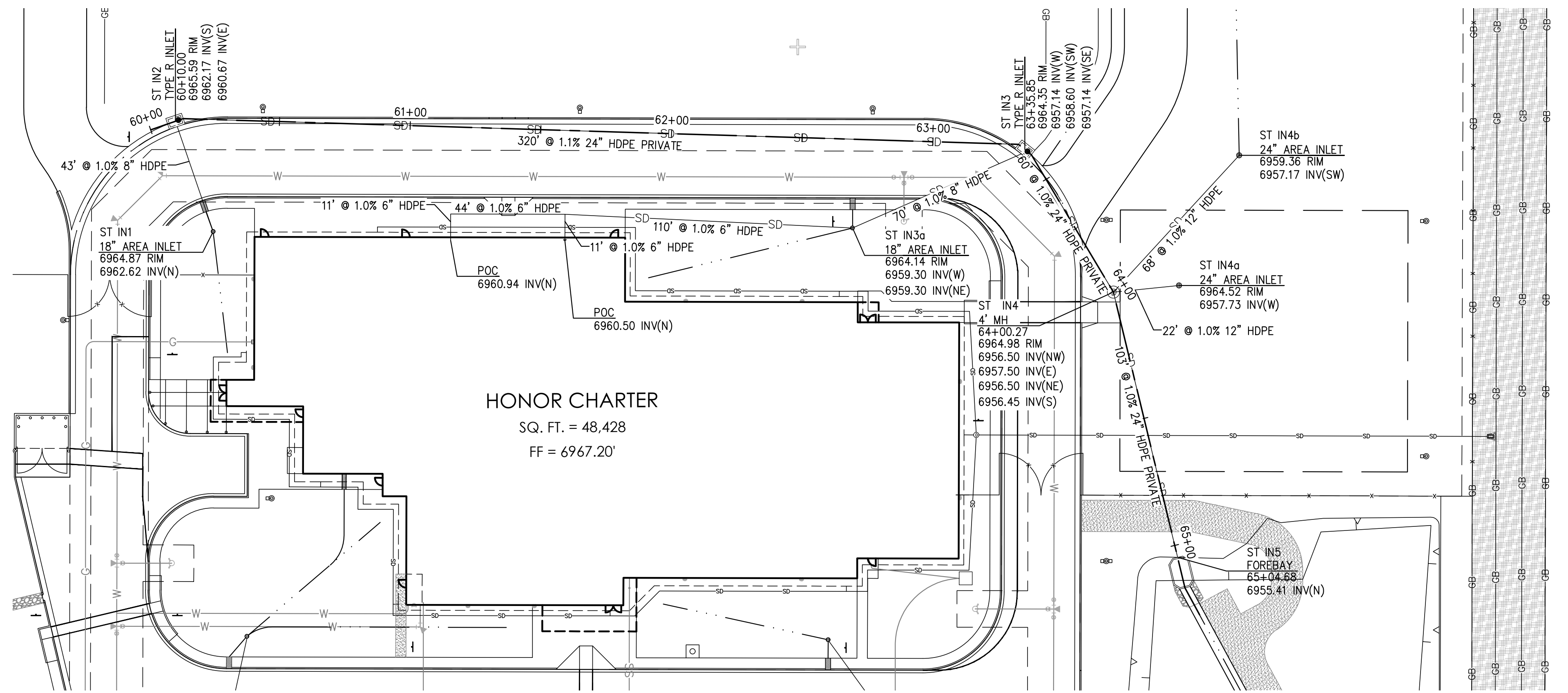


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COLORADO P.E. #40196

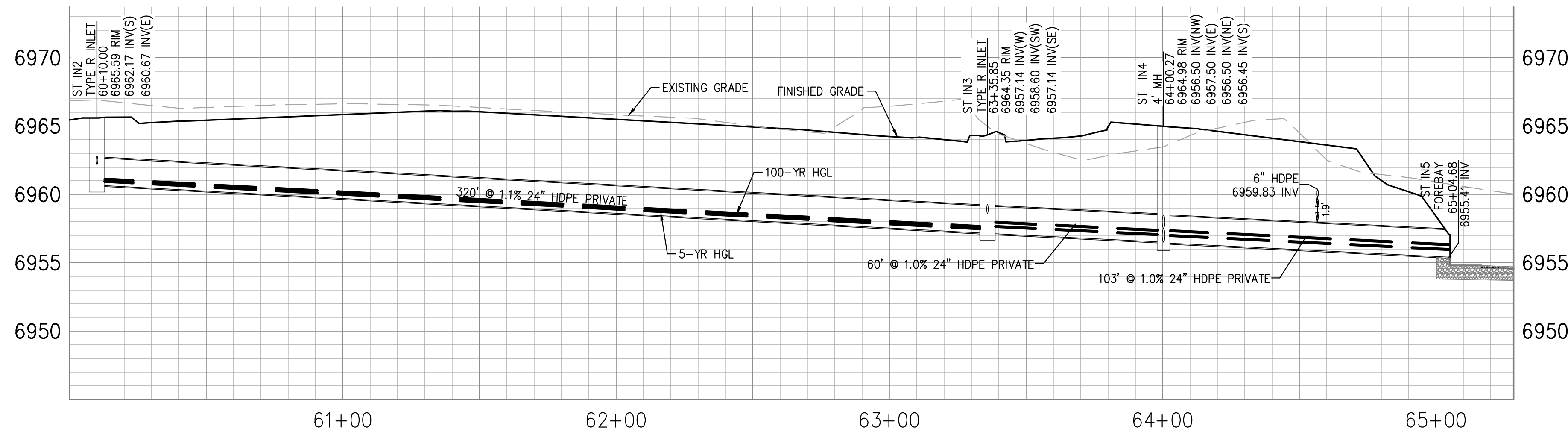
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OF
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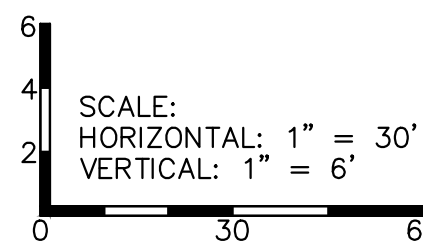
2/6/2024 Internal Review #1



STORMWATER PLAN 1



STORMWATER PROFILE 1



SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROW LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT
- LIMIT OF DISTURBANCE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED TELEPHONE SERVICE LINE
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- PROPOSED GRADE BREAK
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- 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

STORMWATER P&P

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



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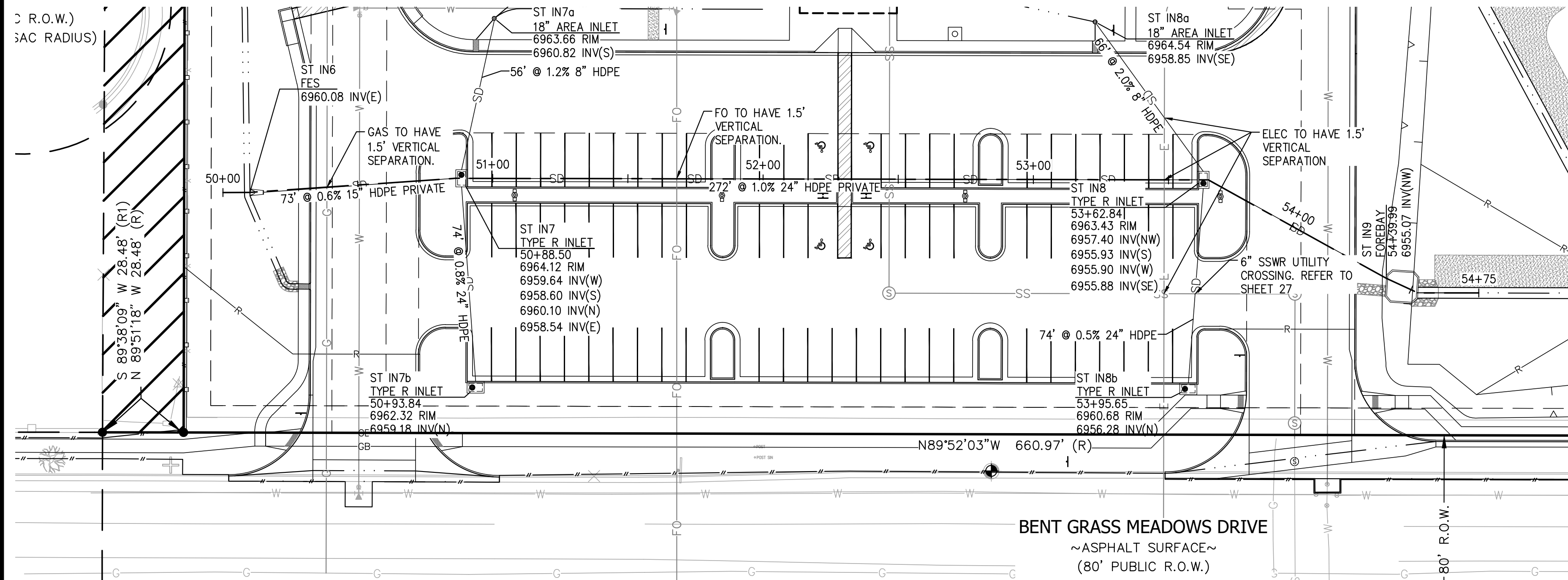
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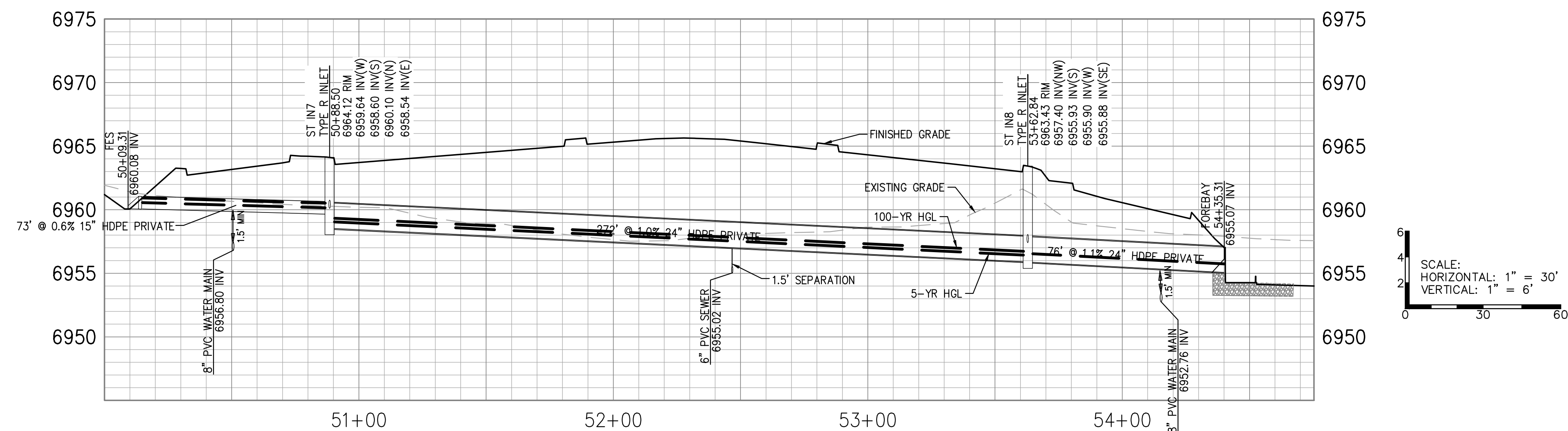
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STORMWATER PLAN 2



STORMWATER PROFILE 2



UNAUTHORIZED CHANGES & USES

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 BENCHMARK

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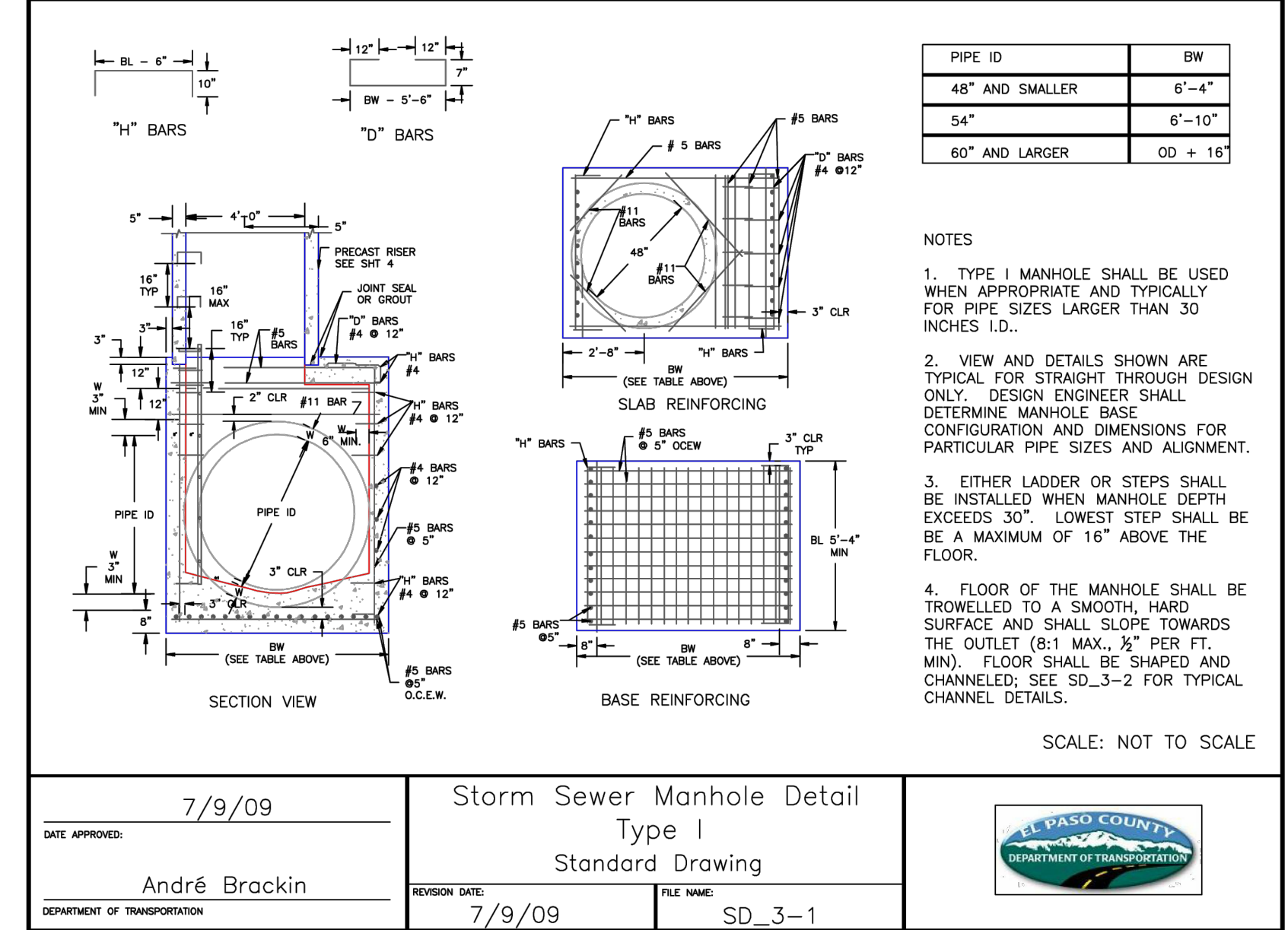
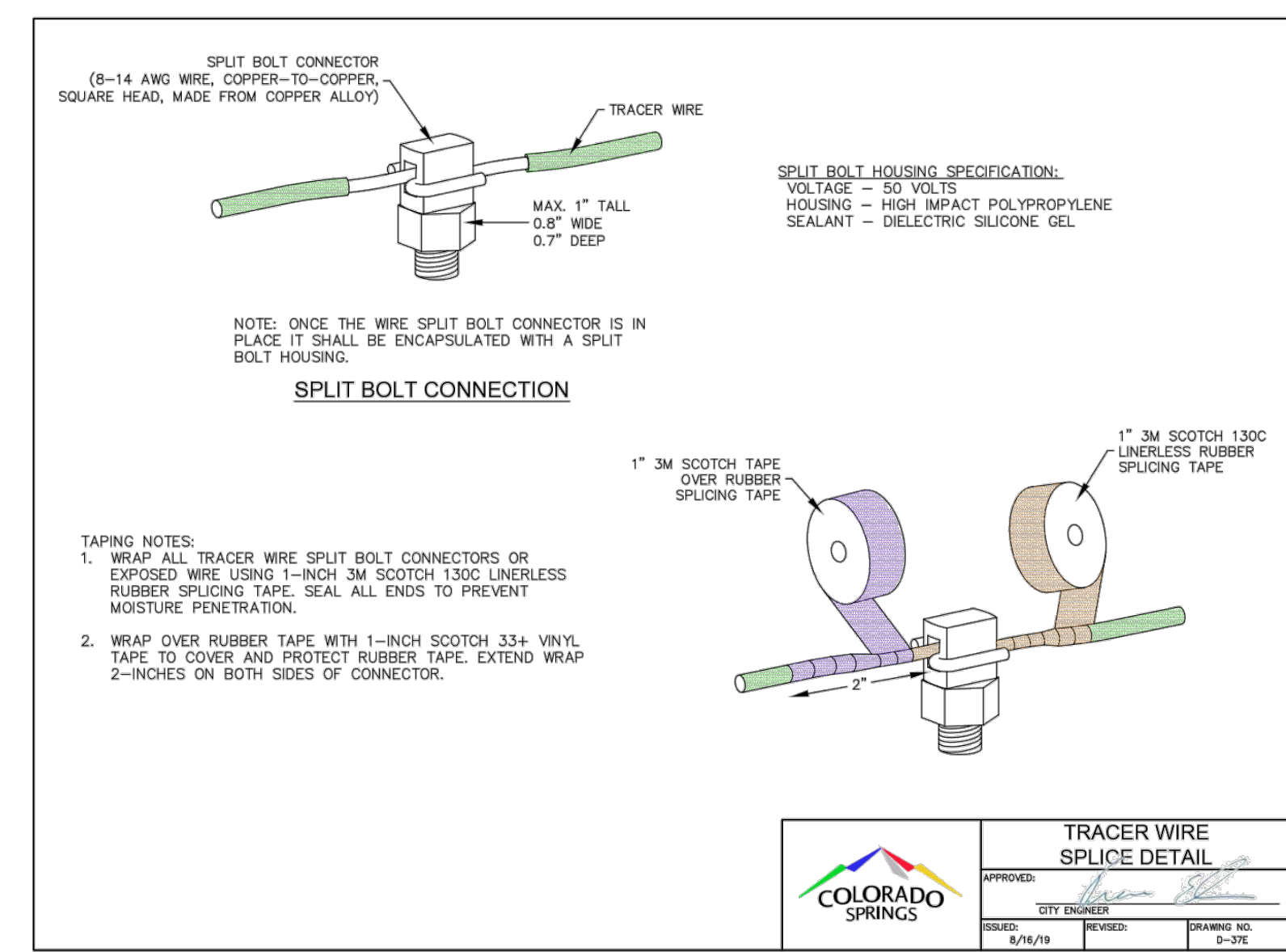
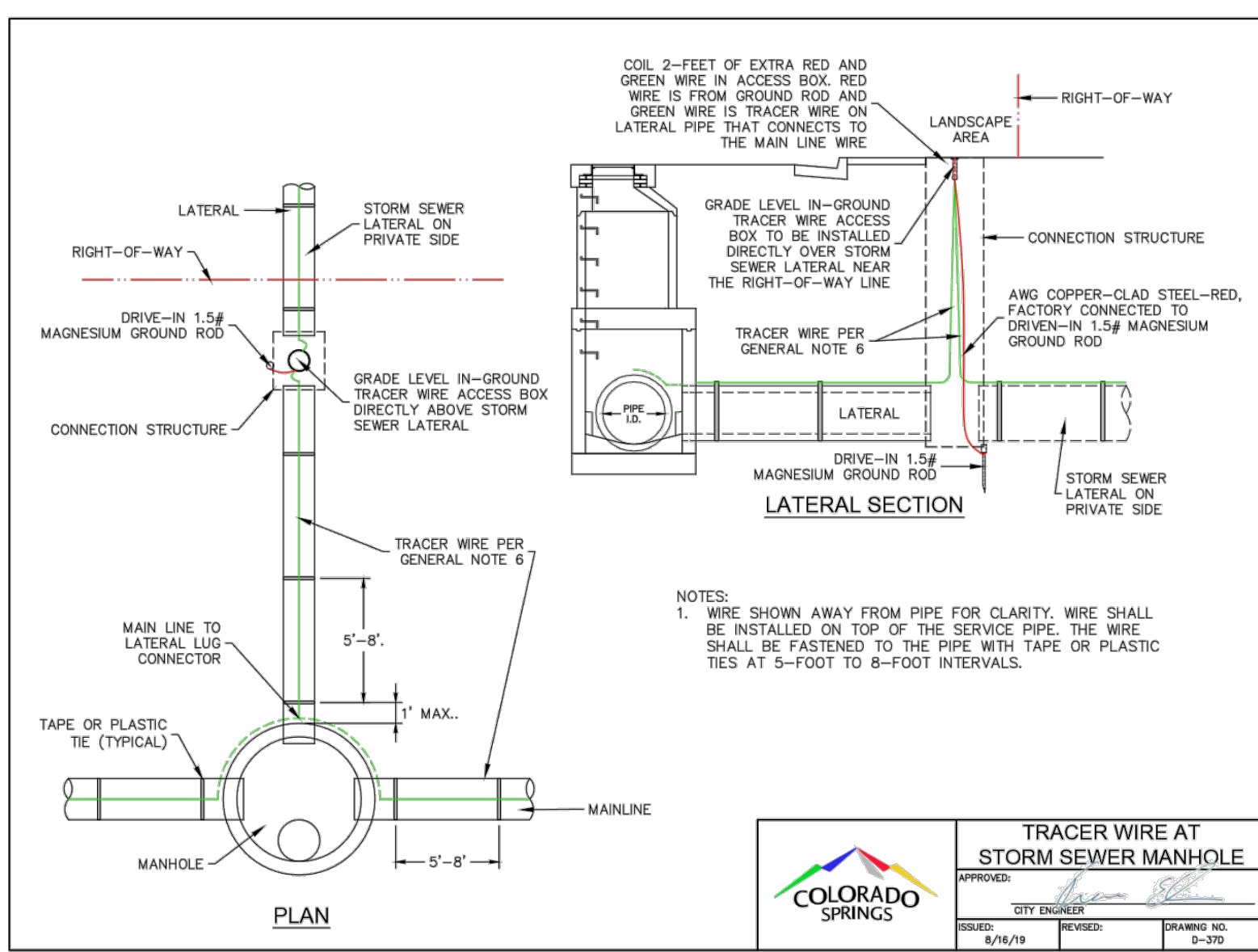
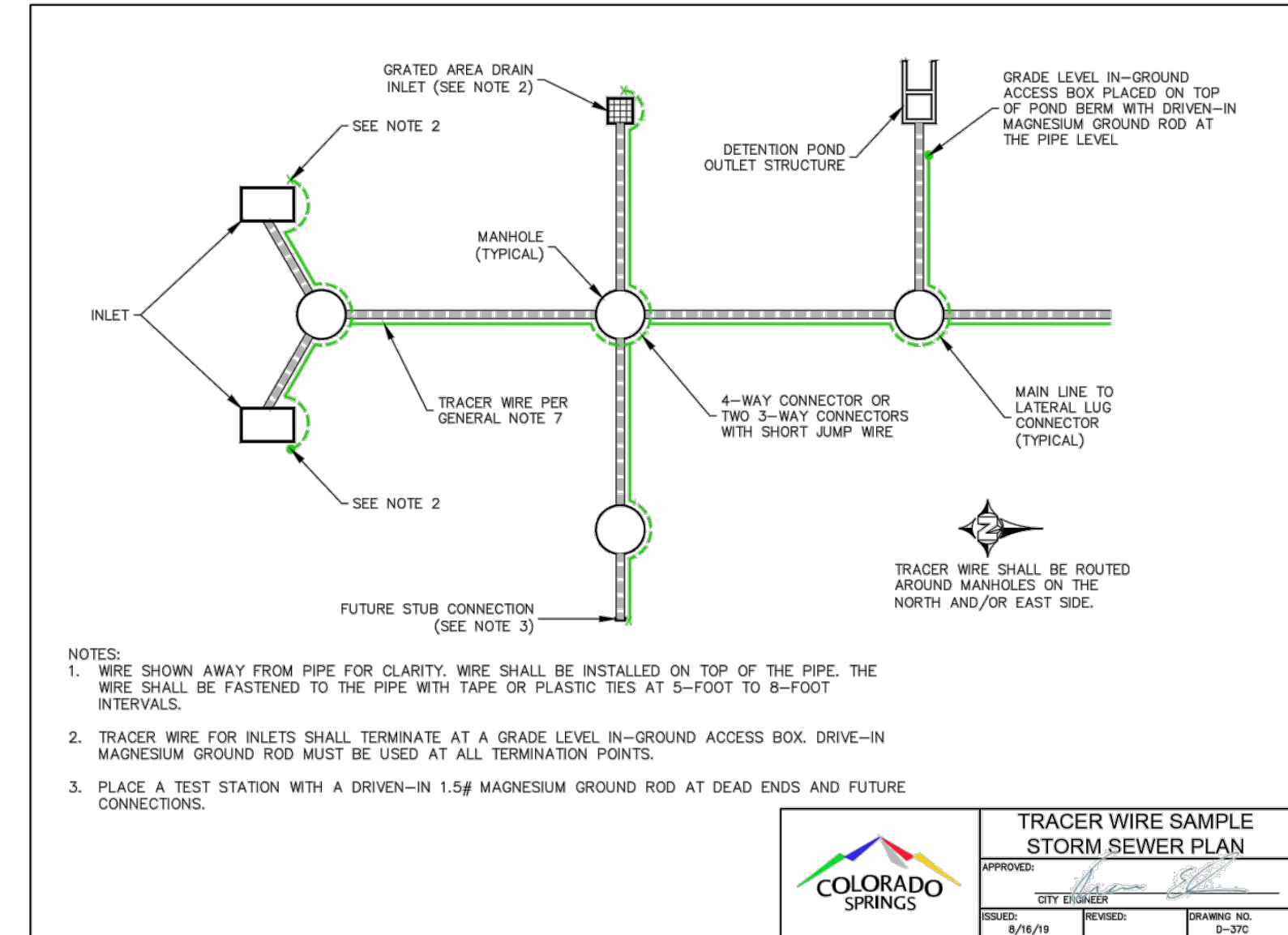
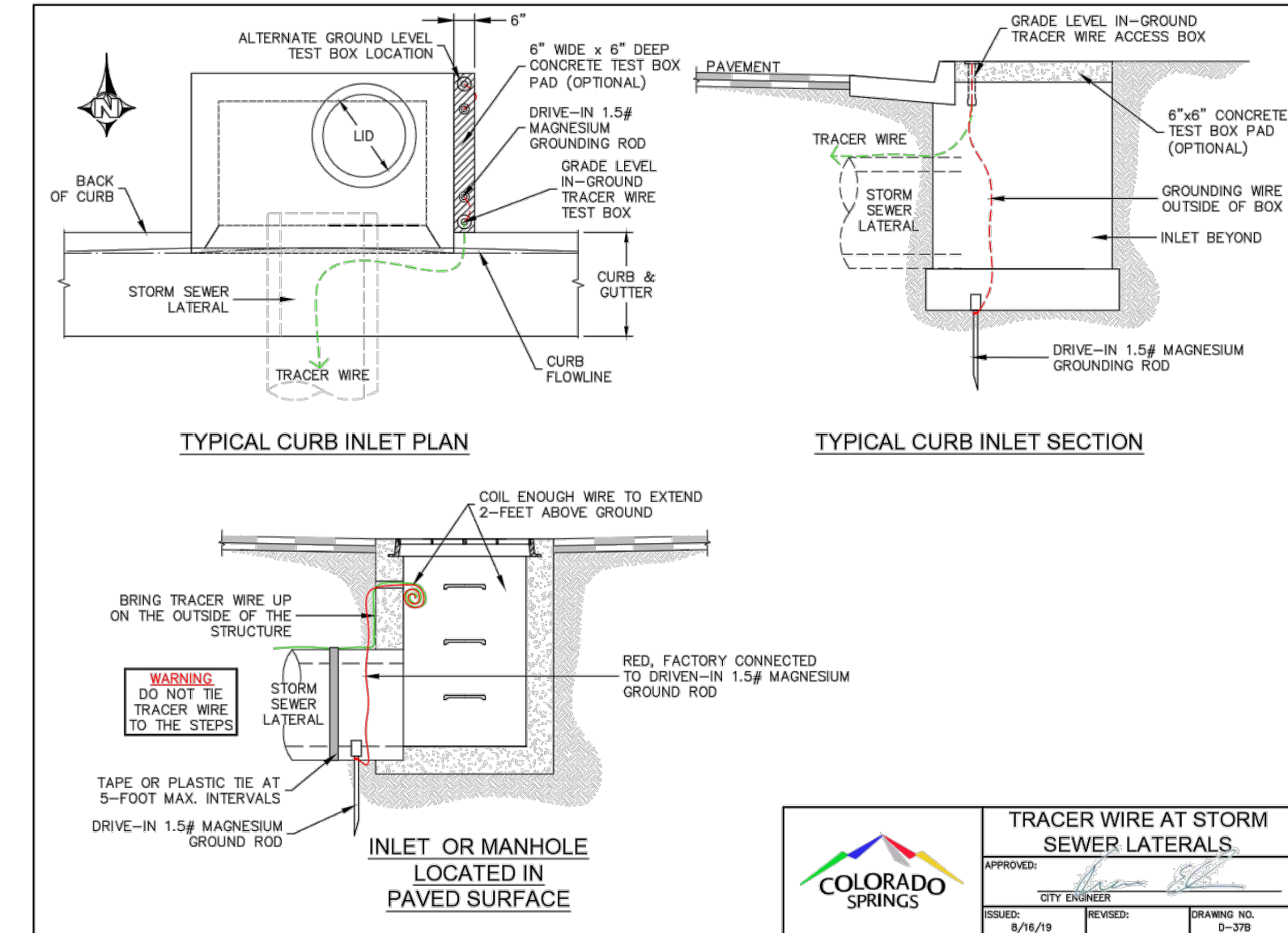
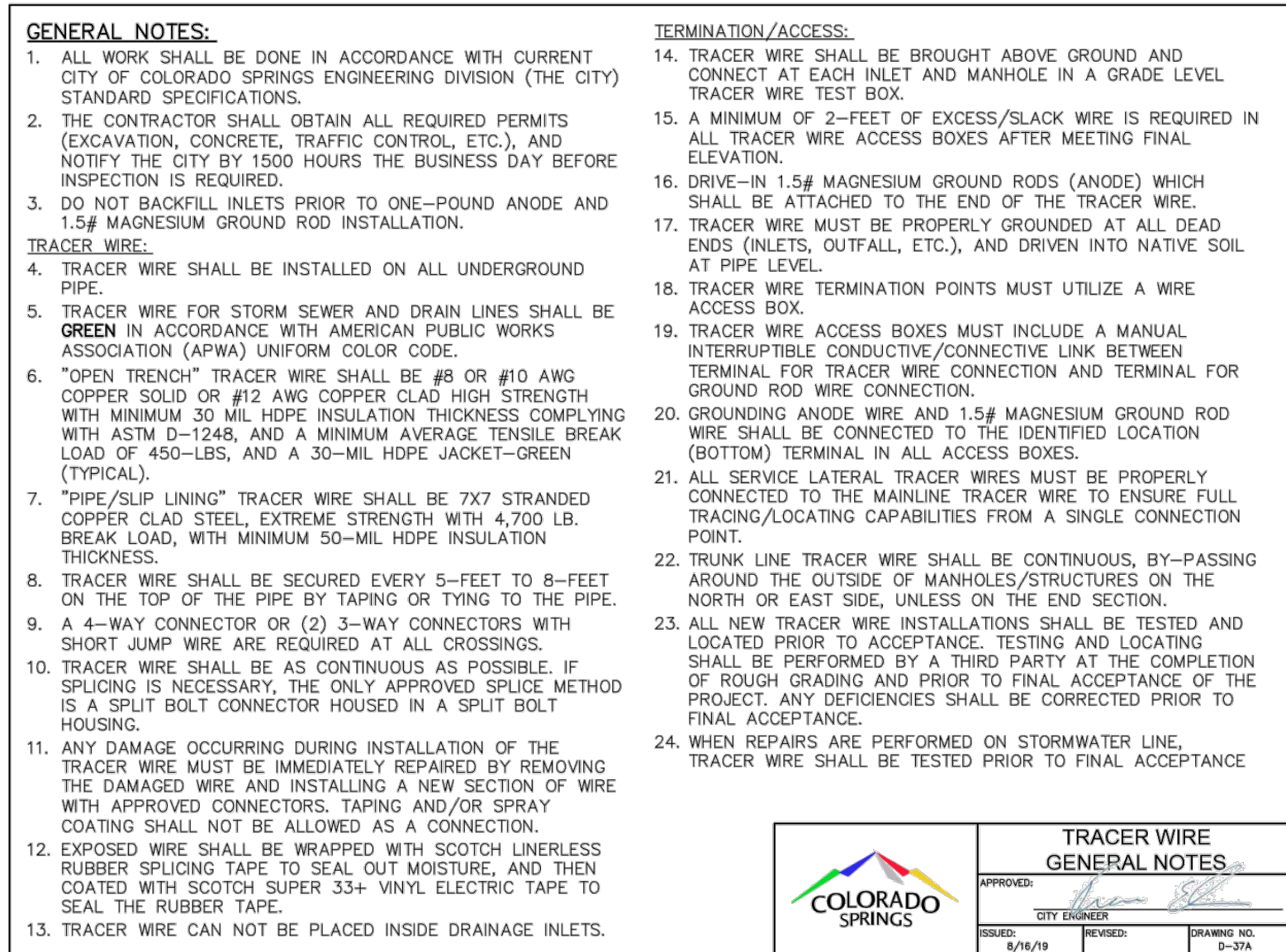
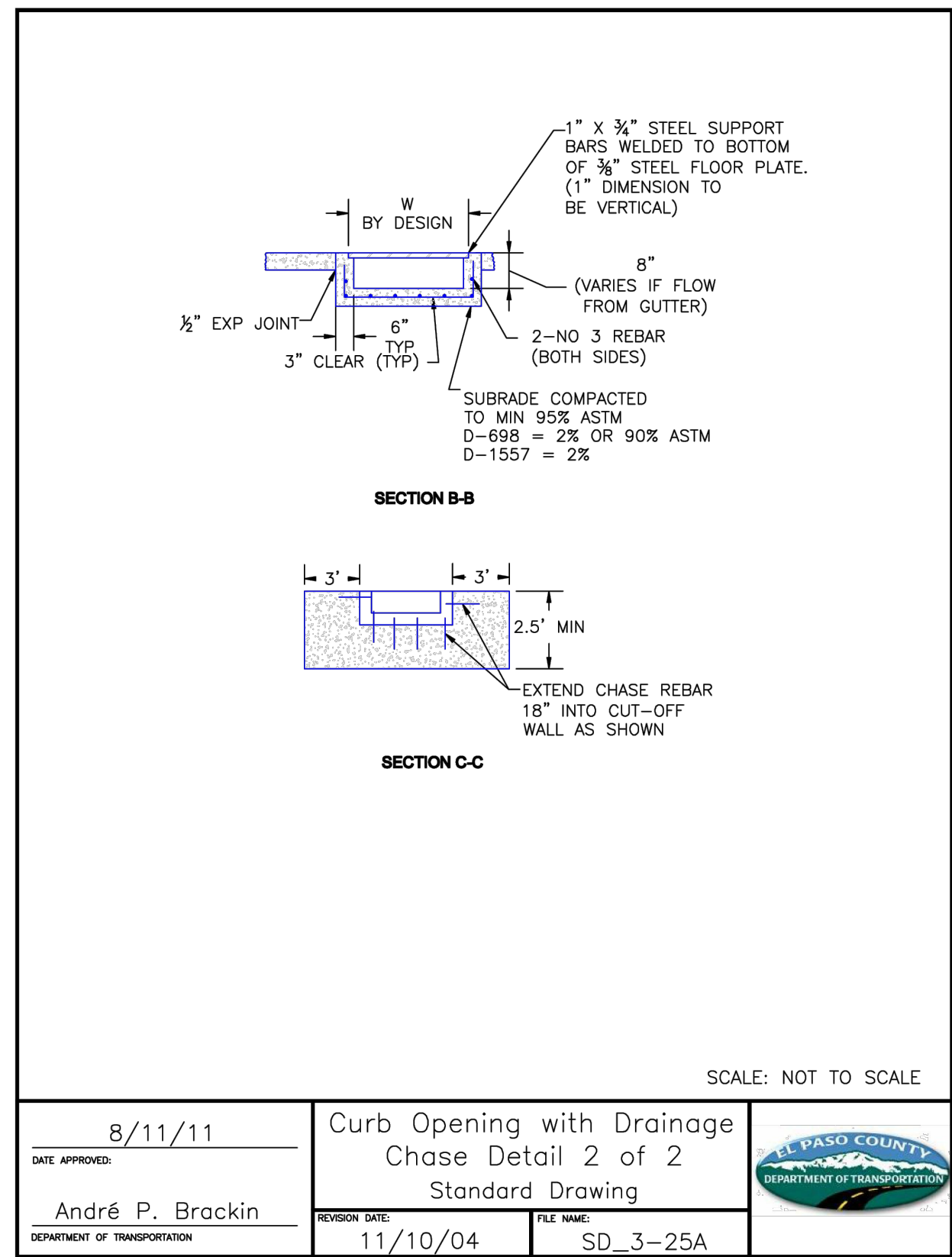
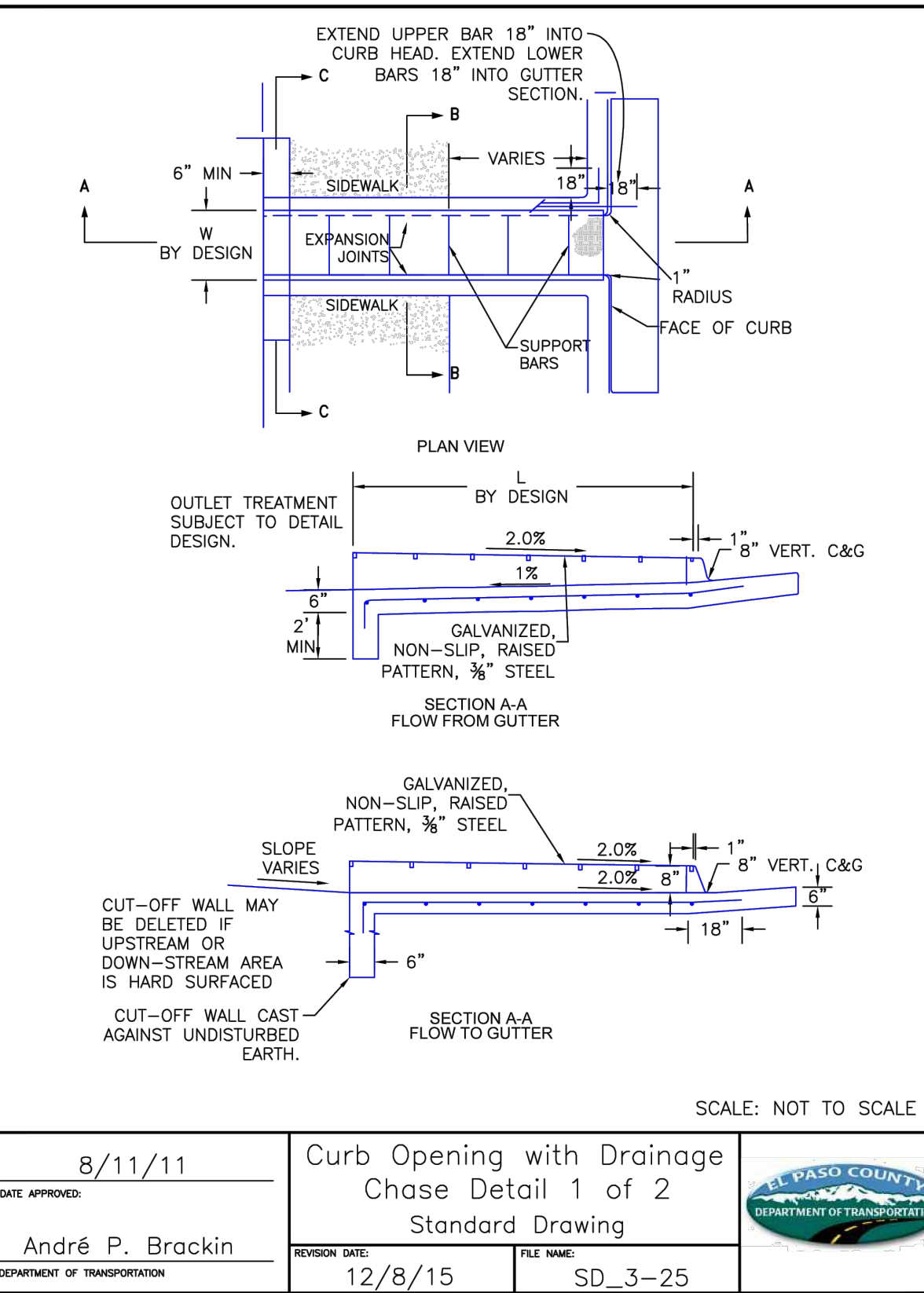
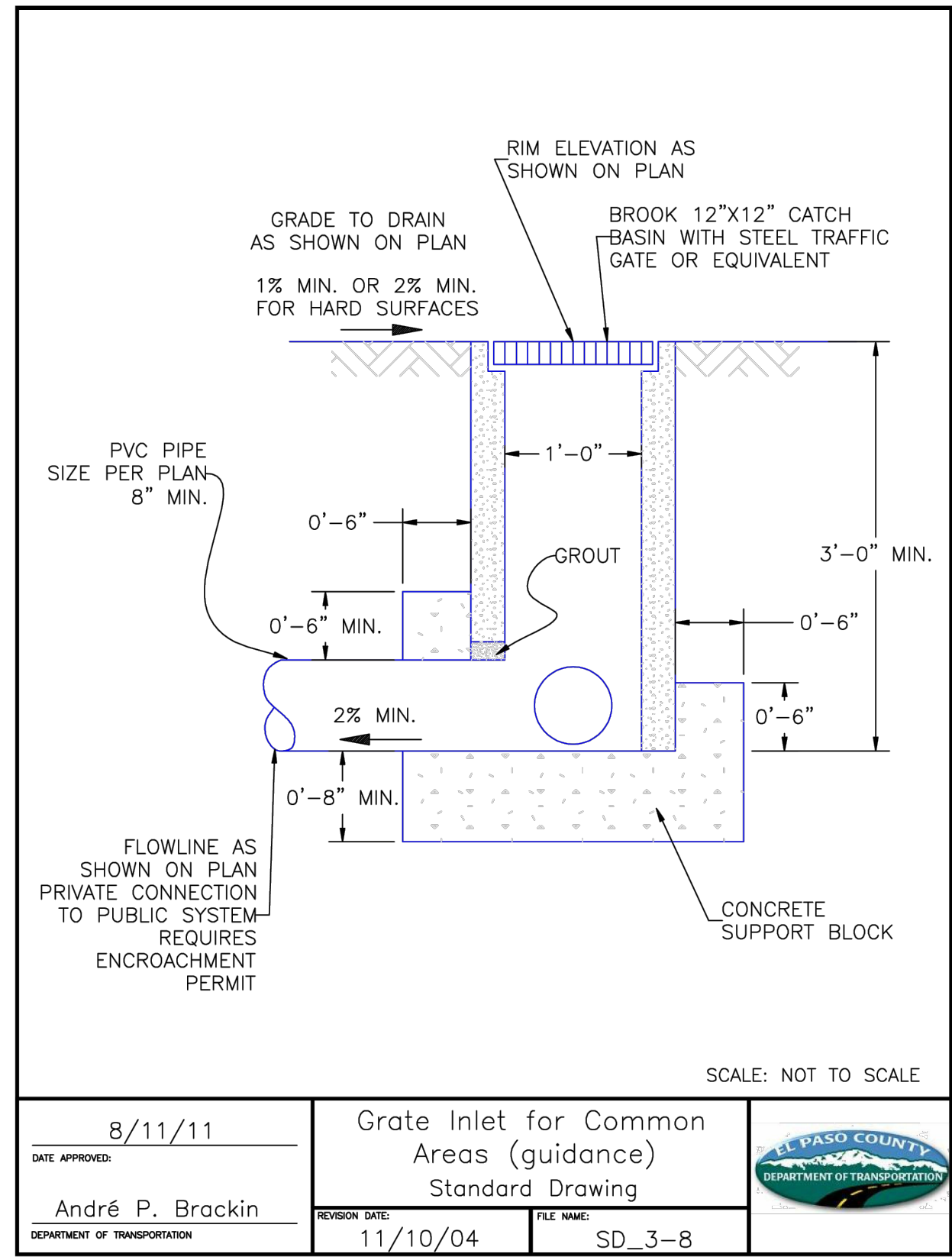
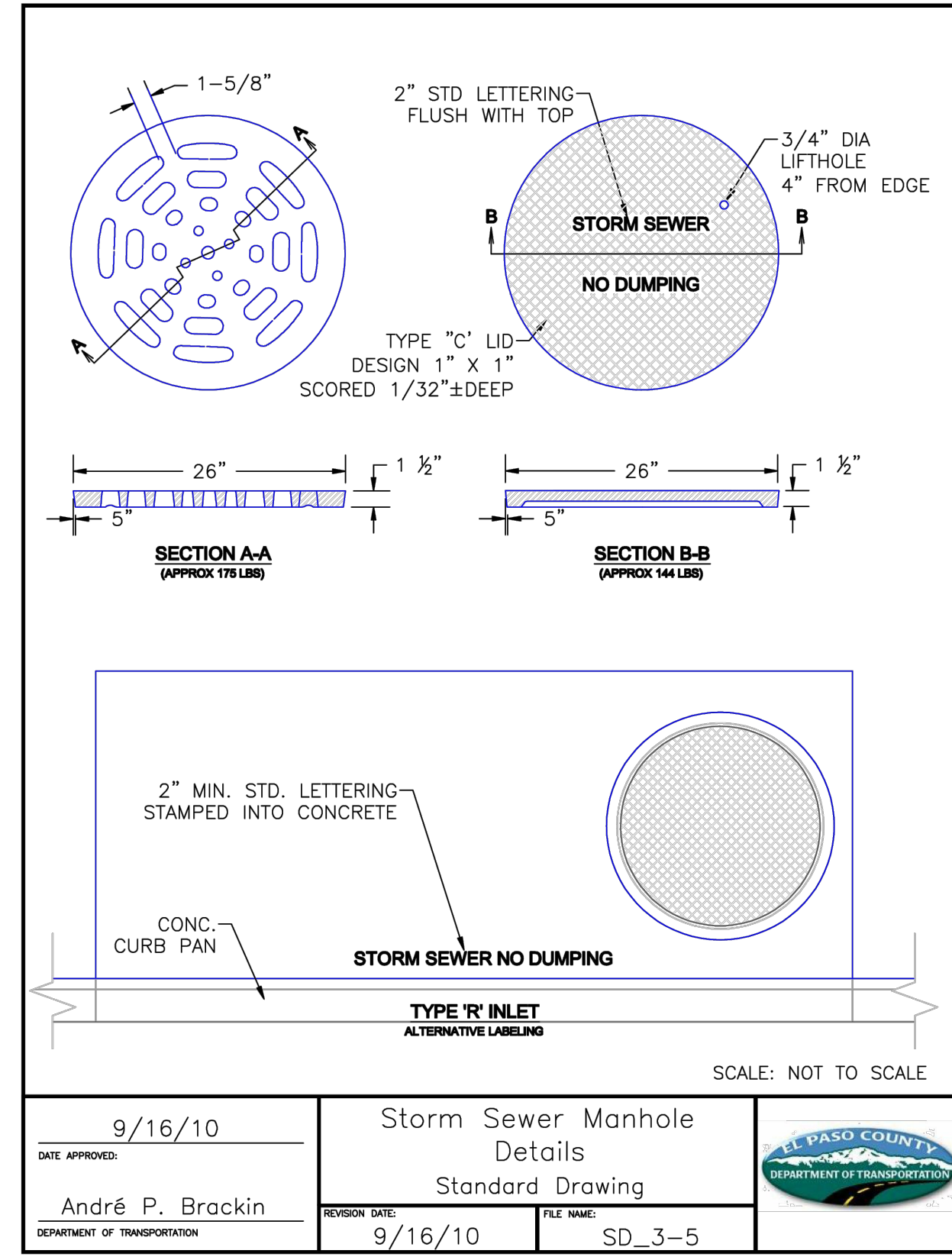


BRIAN CAMPBELL
COLORADO P.E. #40196

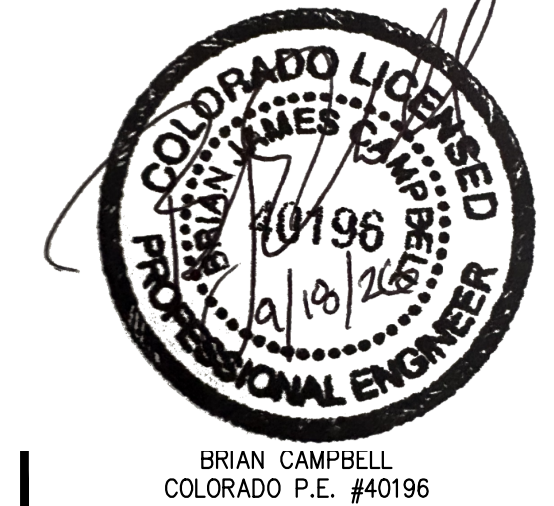
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CHECKED:
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JOB NO: CO1517

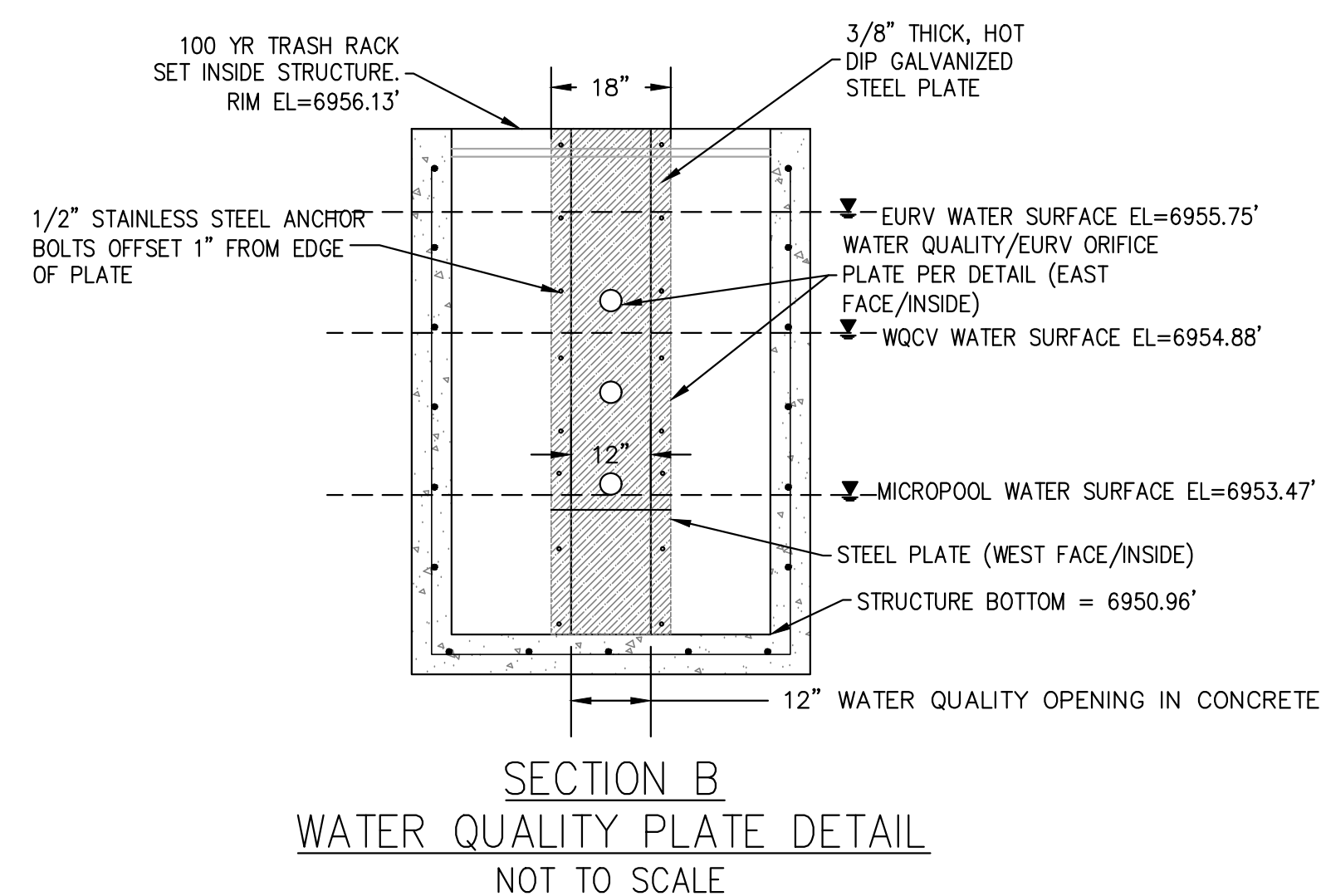
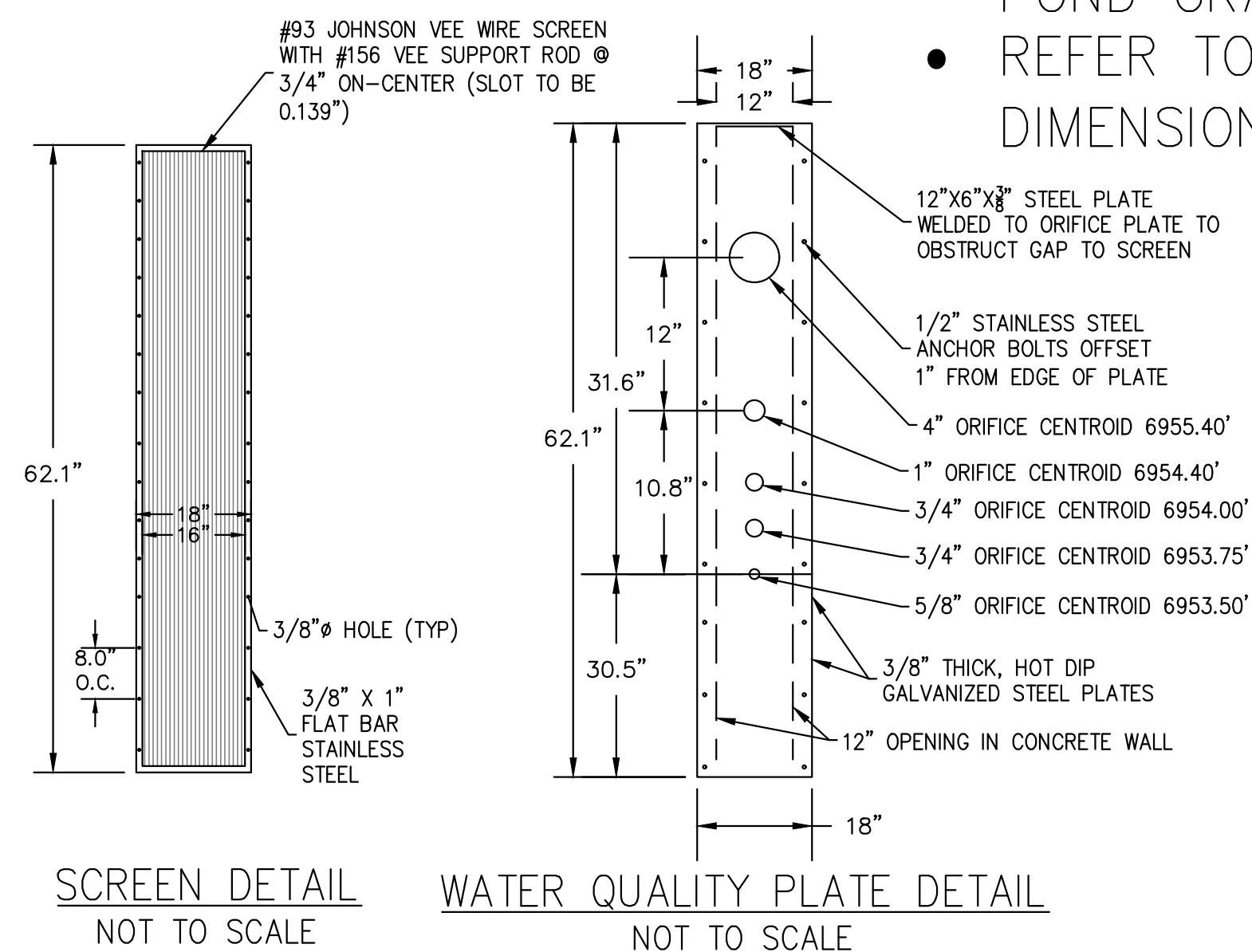
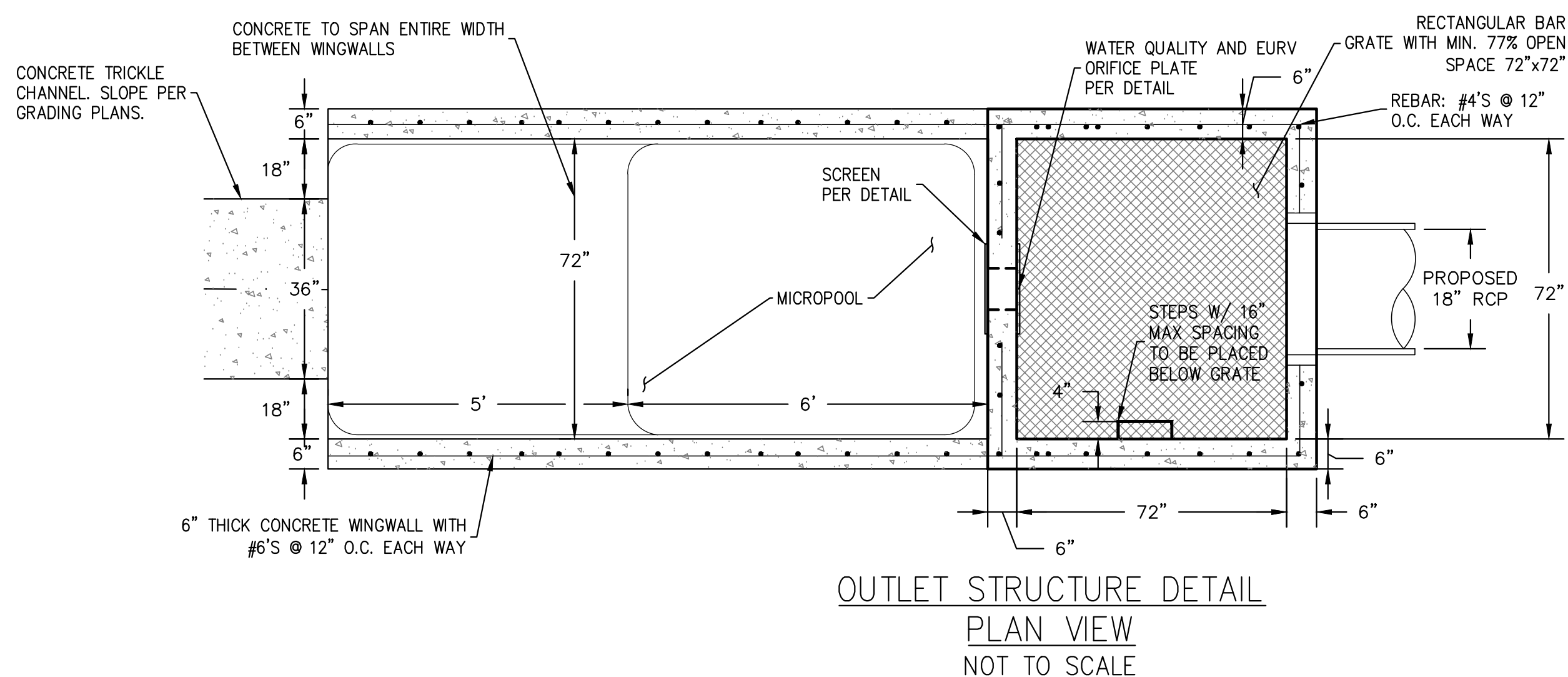
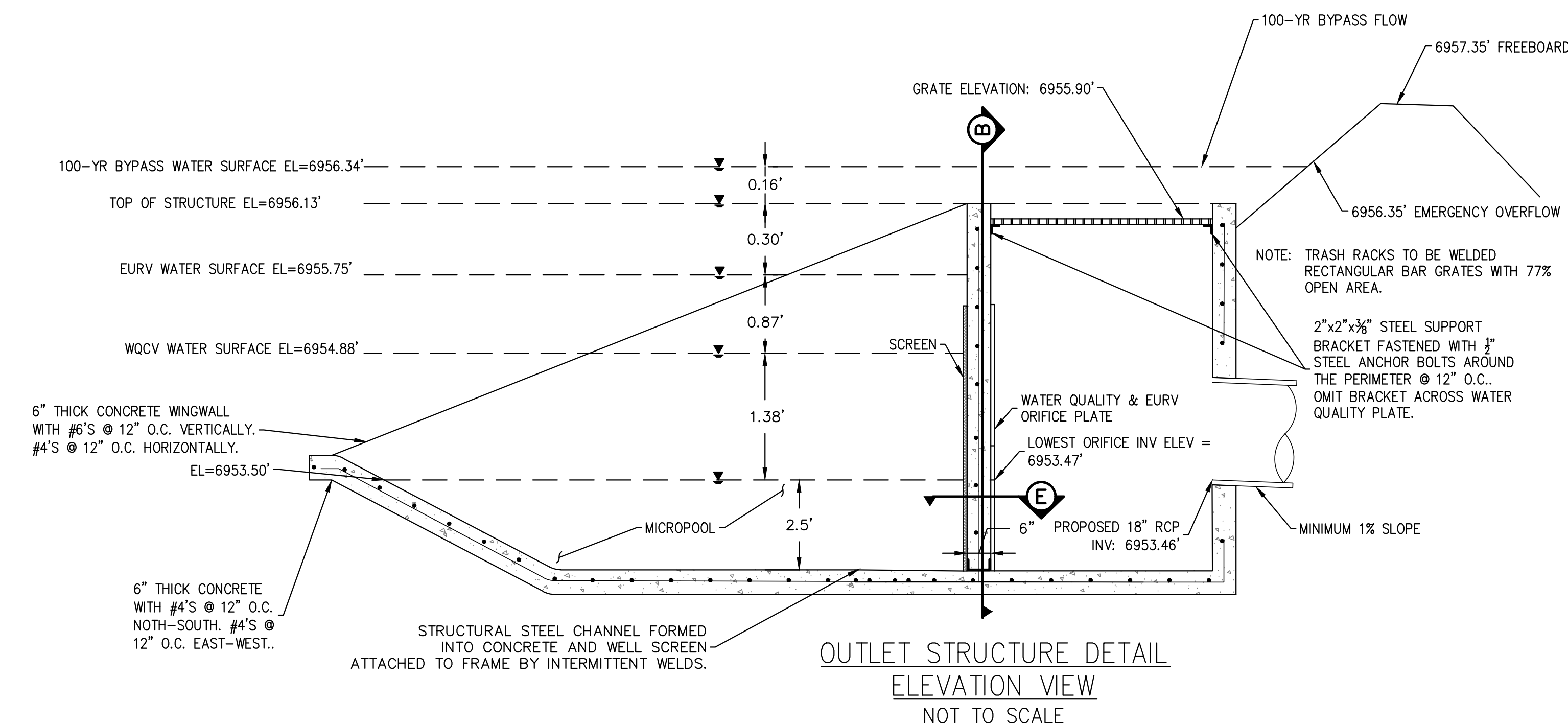
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2/6/2024 Internal Review #1



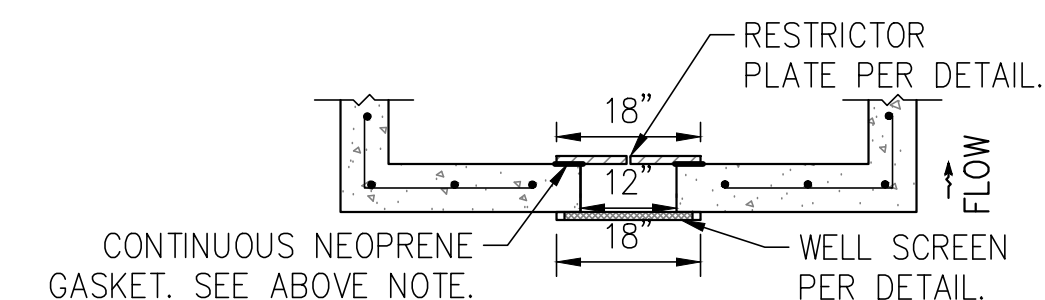
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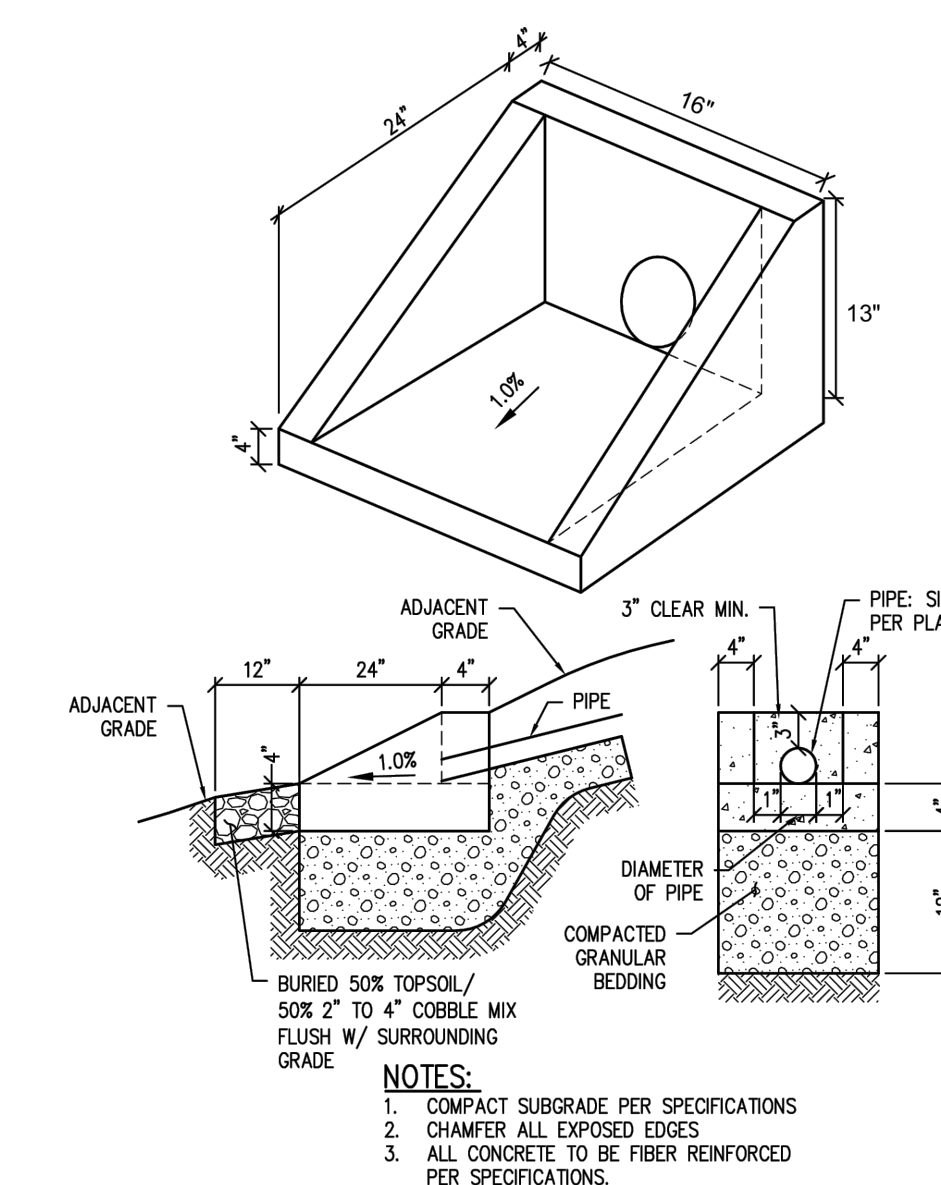
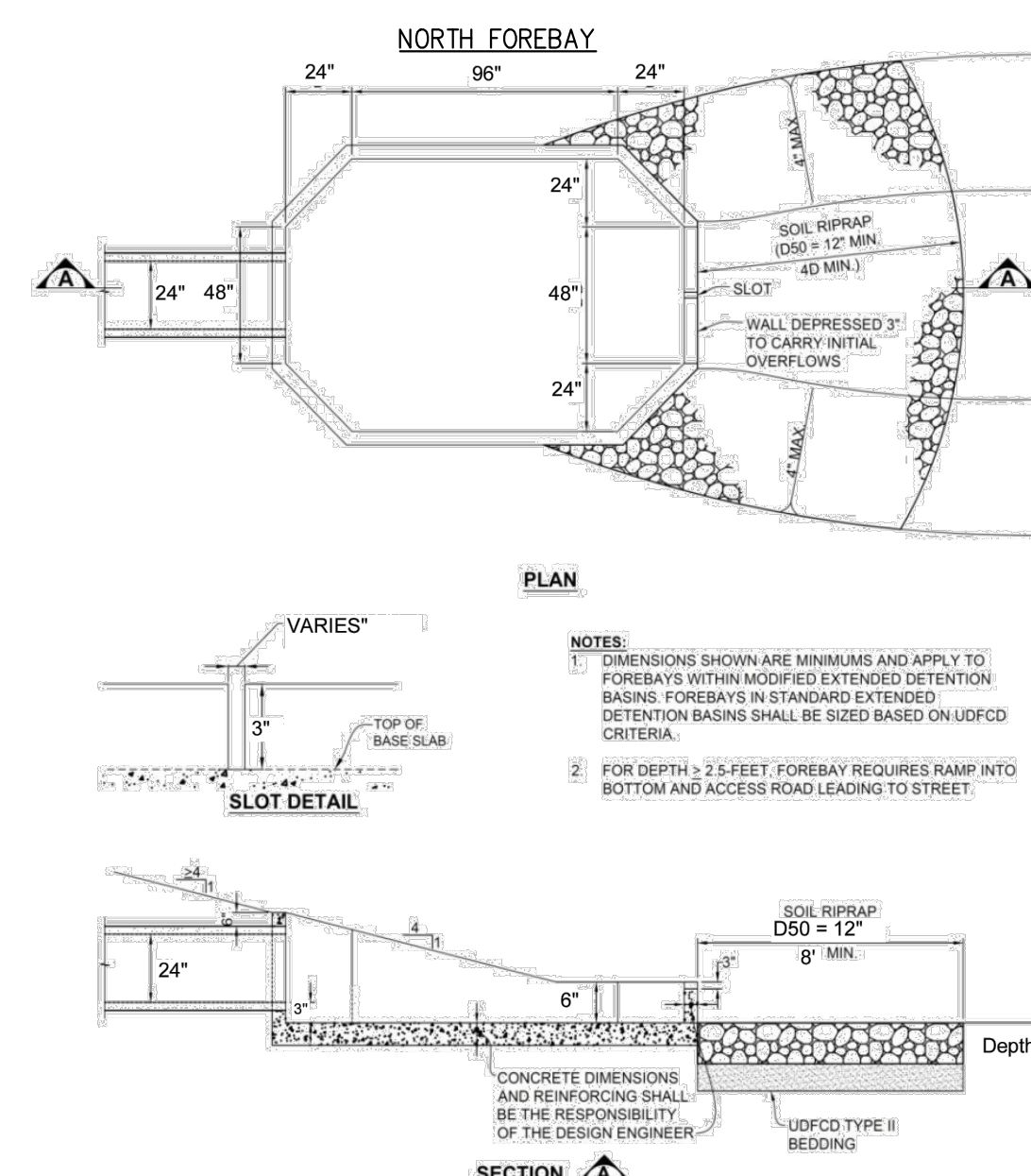
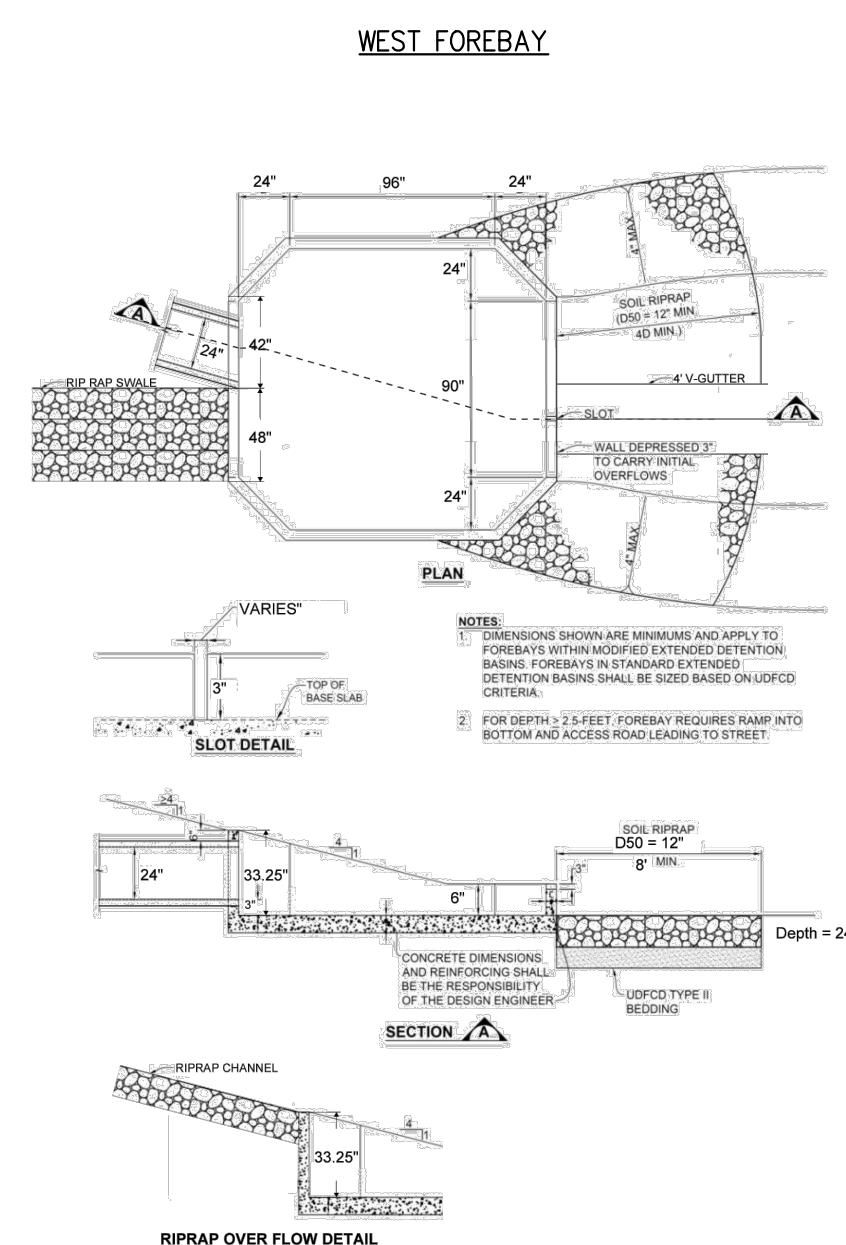
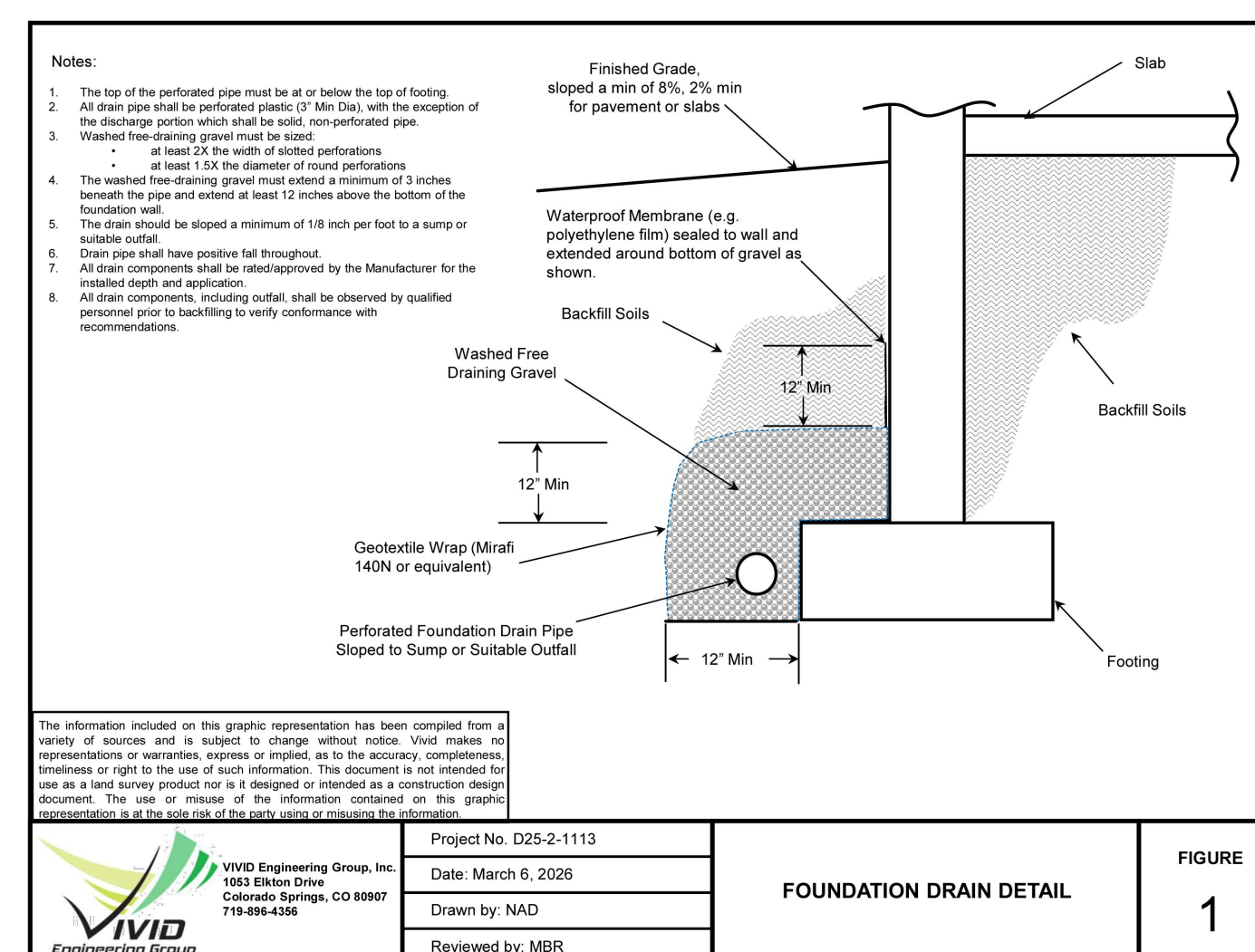


GASKET NOTE:
THE GASKET SHALL BE MADE OF 1/4-IN THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND THE CONCRETE WALL, WITH THE WIDTH OF THE OVERLAPPING BETWEEN THE PLATE AND CONCRETE. OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING TO THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING. CUTS WILL BE MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER.

GASKET WILL MEET ABOVE STATEMENT OR BE AN EQUIVALENT GASKET APPROVED BY EPC. NOTE THAT CAULK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EPC

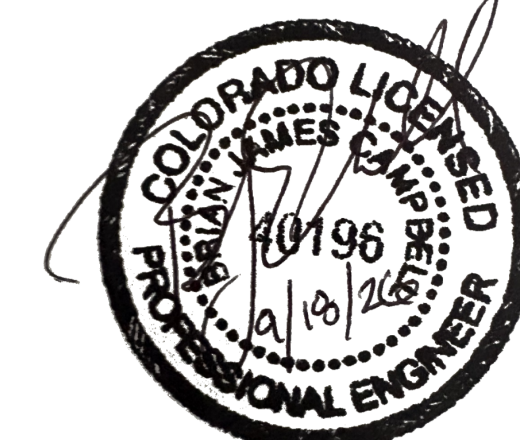


1 OUTLET STRUCTURE DETAIL



PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF



STORM DETAILS 2

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

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

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2/8/2024 Internal Review #11

Sep 18, 2028 -- 2:18pm by rrmrskteller x:\ENGINEERING\CD\CD015170 -- Honor Charter School -- Payton, CO\ENR\Construction Drawings\CD015170_C5.dwg

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

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

NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WOODMAN HILLS METRO DISTRICT GENERAL NOTES:

GENERAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22. TESTING OF FACILITIES:

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

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

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

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

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

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

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

25. ACCEPTANCE

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

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

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

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

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

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

WATER SYSTEM INSTALLATION NOTES

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

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

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

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

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

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

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

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

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

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

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

WASTEWATER SYSTEM INSTALLATION NOTES

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

39. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP, OR APPROVED EQUAL, AND COATED.

40. ALL SEWER LINES MUST BE BEDDED WITH SQUEEGEE OR ¾" CRUSHED ROCK.

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

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

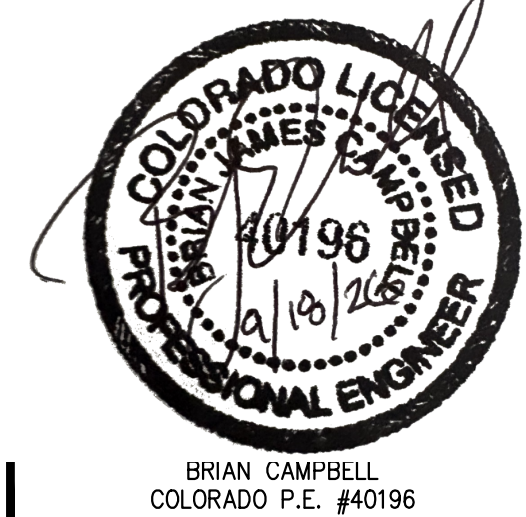
b) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.

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

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

PCD FILE NO. PPR2615

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BRIAN CAMPBELL
COLORADO P.E. #40196

UTILITY NOTES

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
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GENERAL UTILITY PLAN



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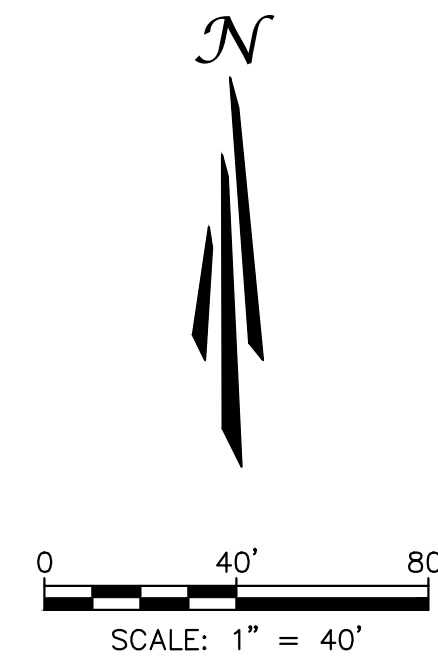
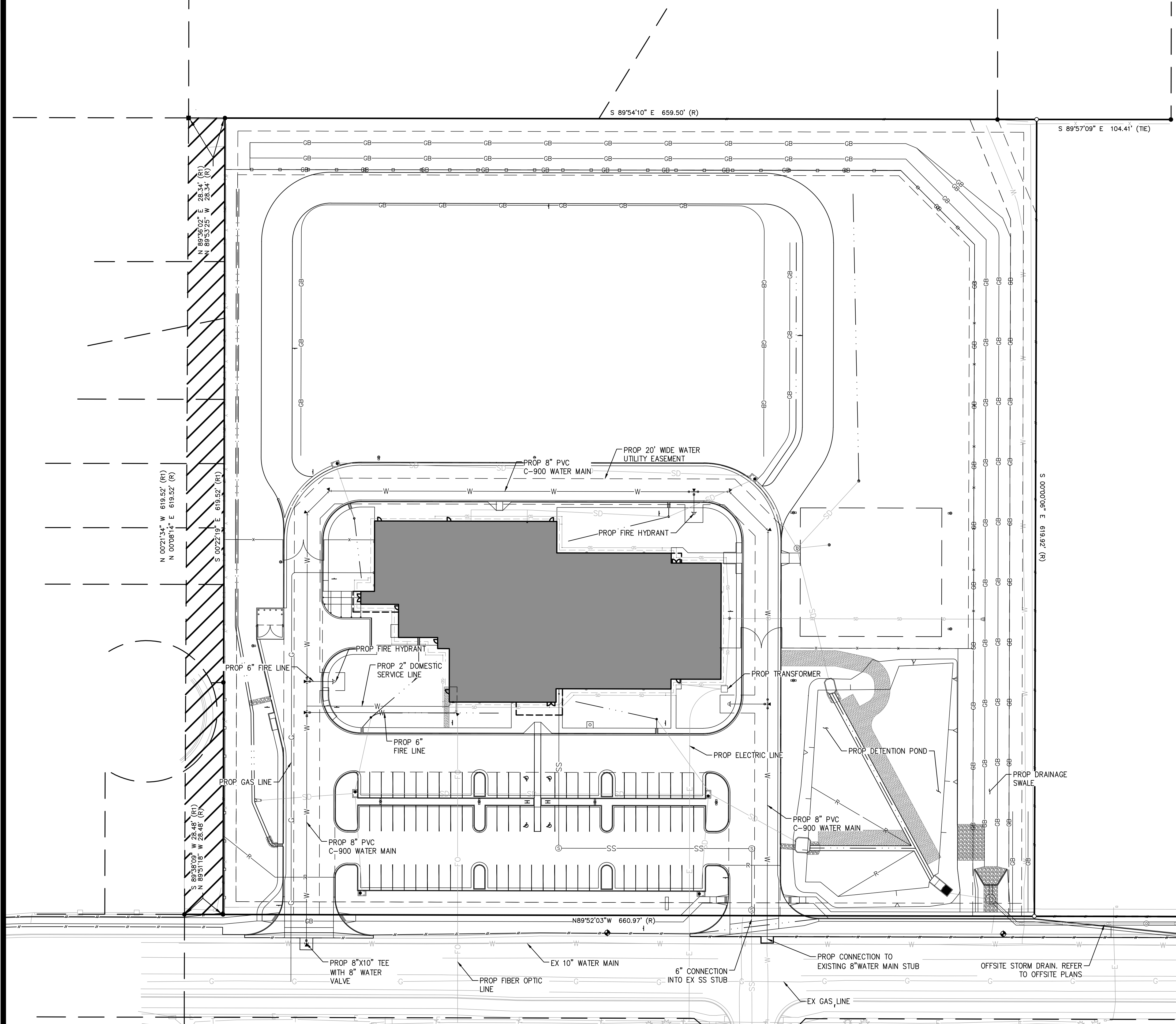
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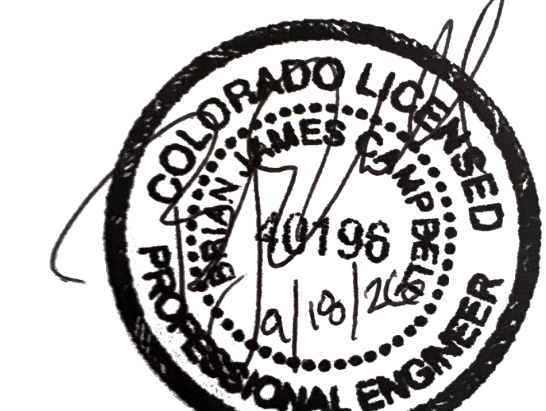
SYMBOLS LEGEND

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

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

PCD FILE NO. PPR2615

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BRIAN CAMPBELL
COLORADO P.E. #40196

GENERAL UTILITY PLAN

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

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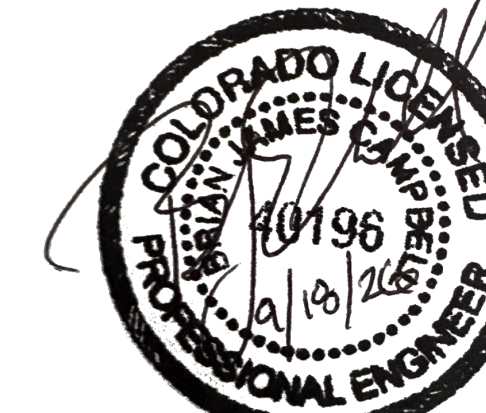
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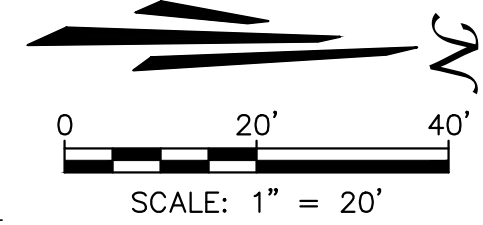
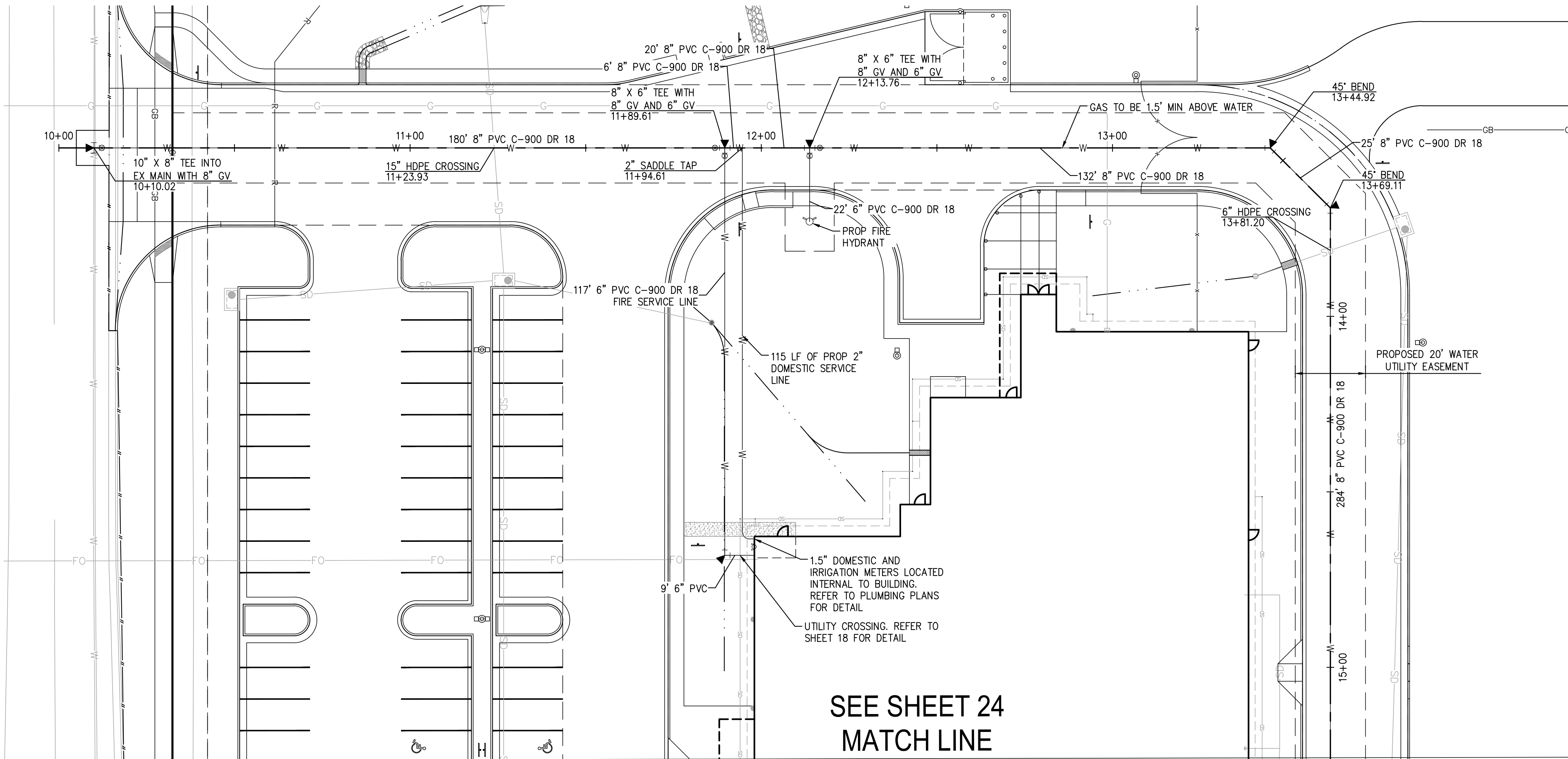


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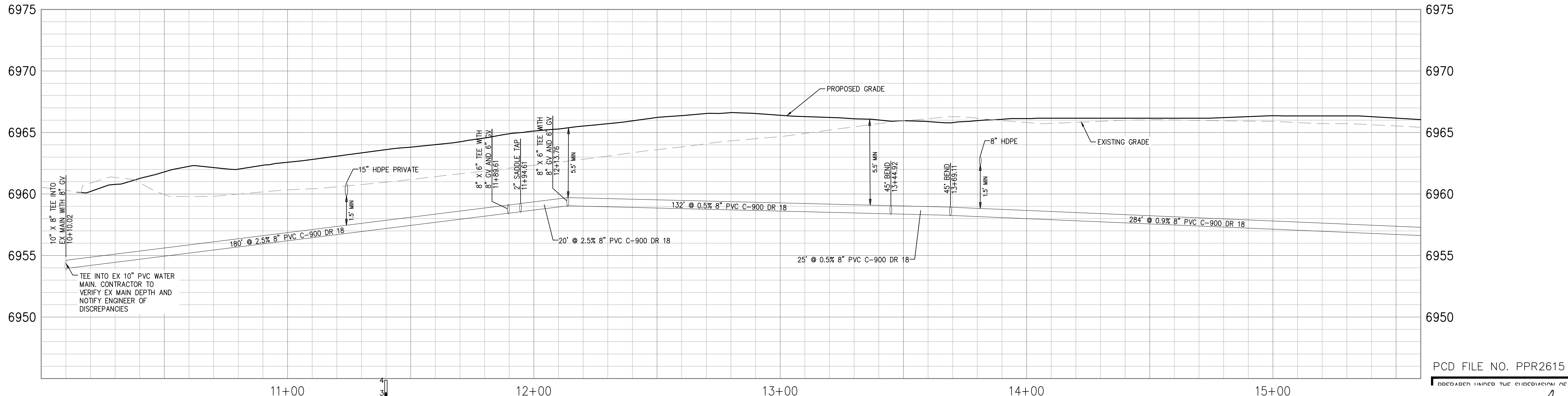
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SYMBOLS LEGEND	
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	ADJACENT PROPERTY LINE
	ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	LIMIT OF DISTURBANCE
	EXISTING WATER LINE
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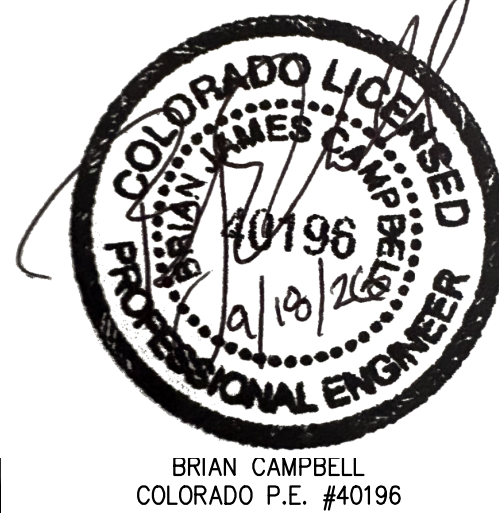
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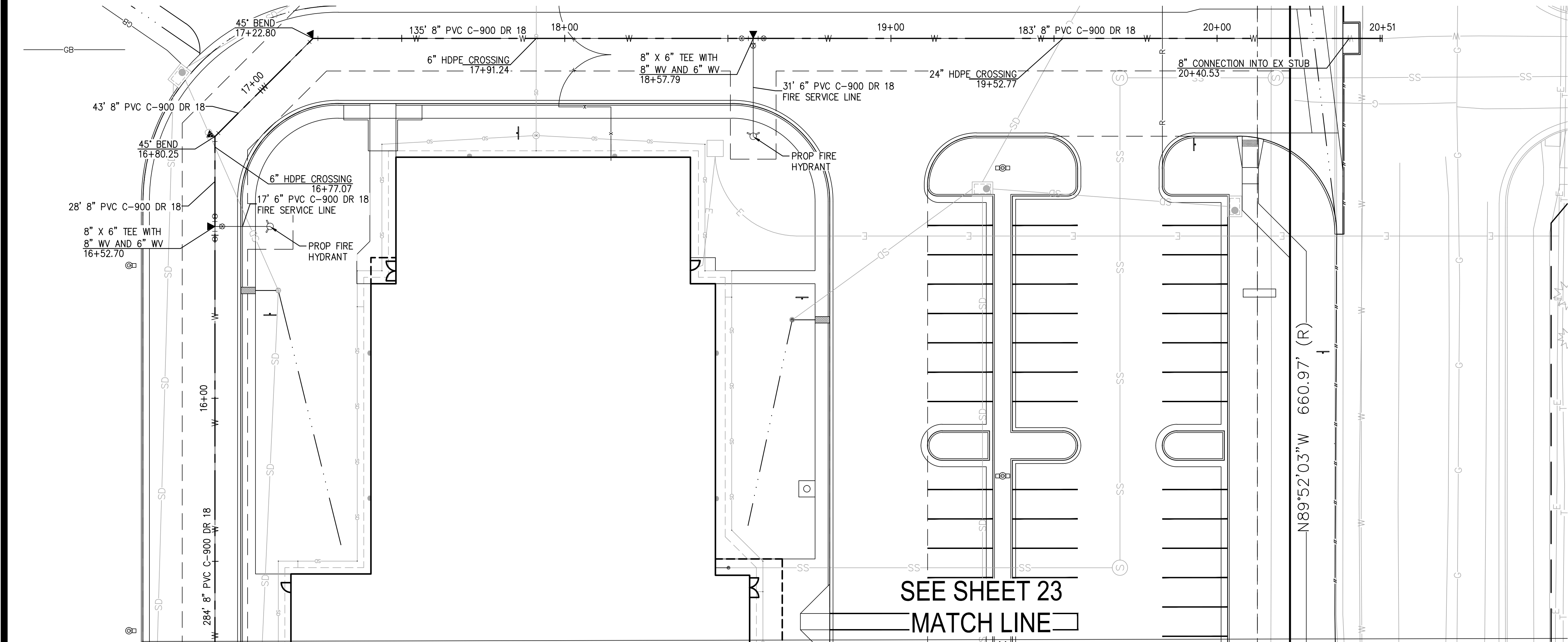
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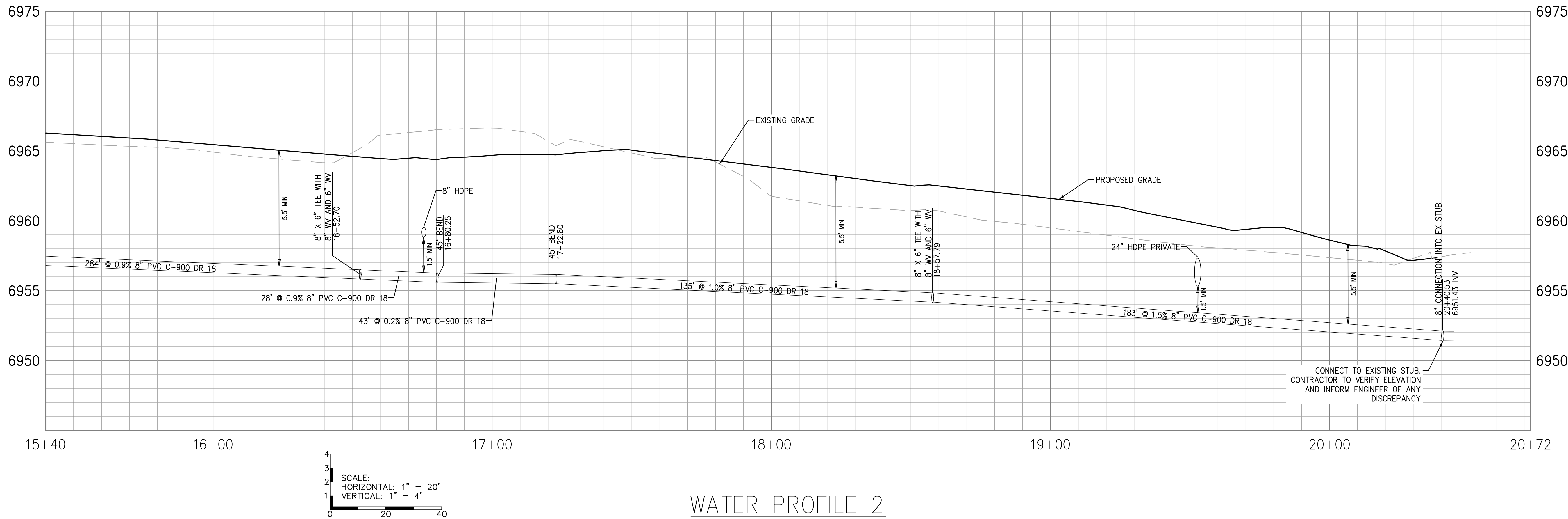
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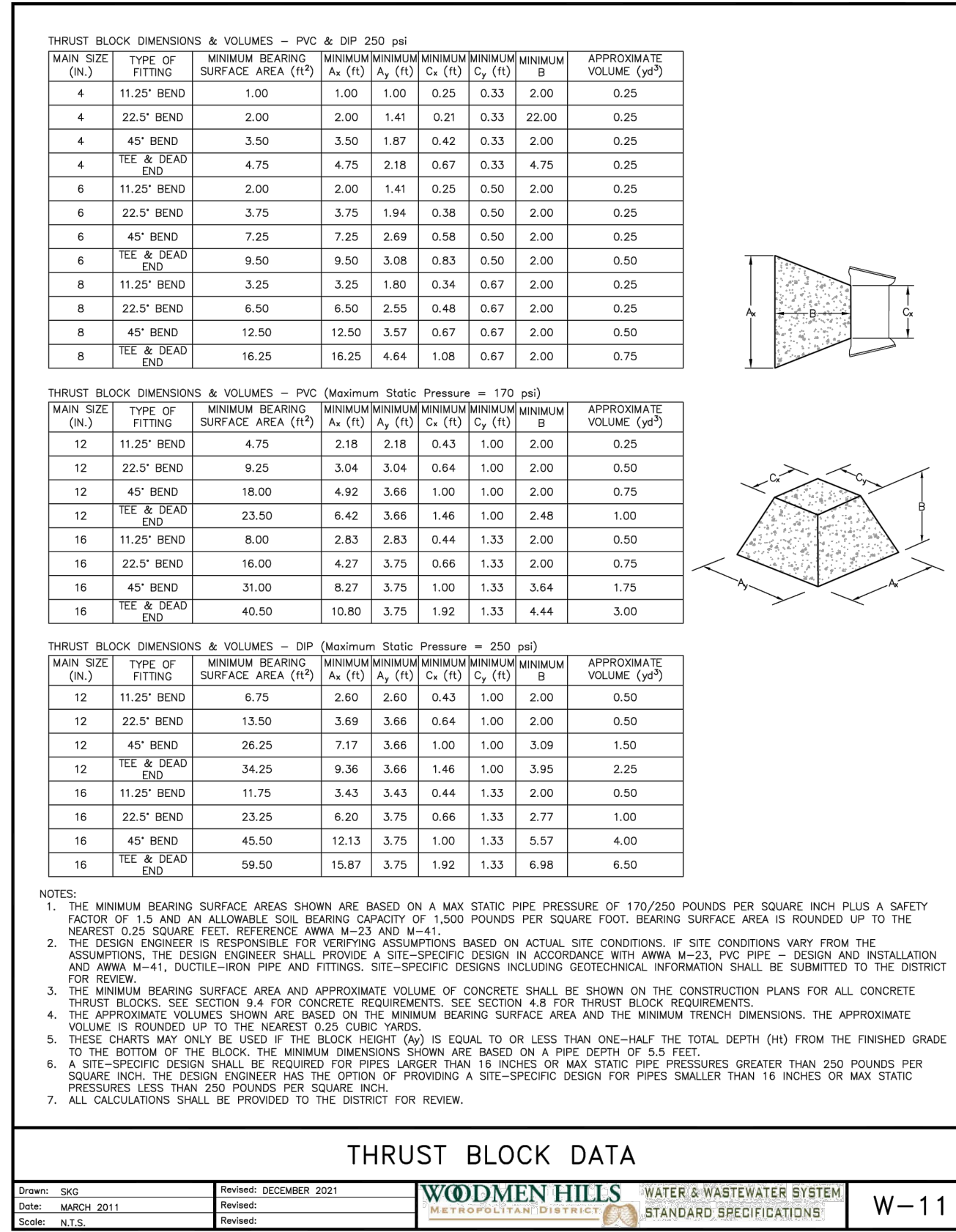
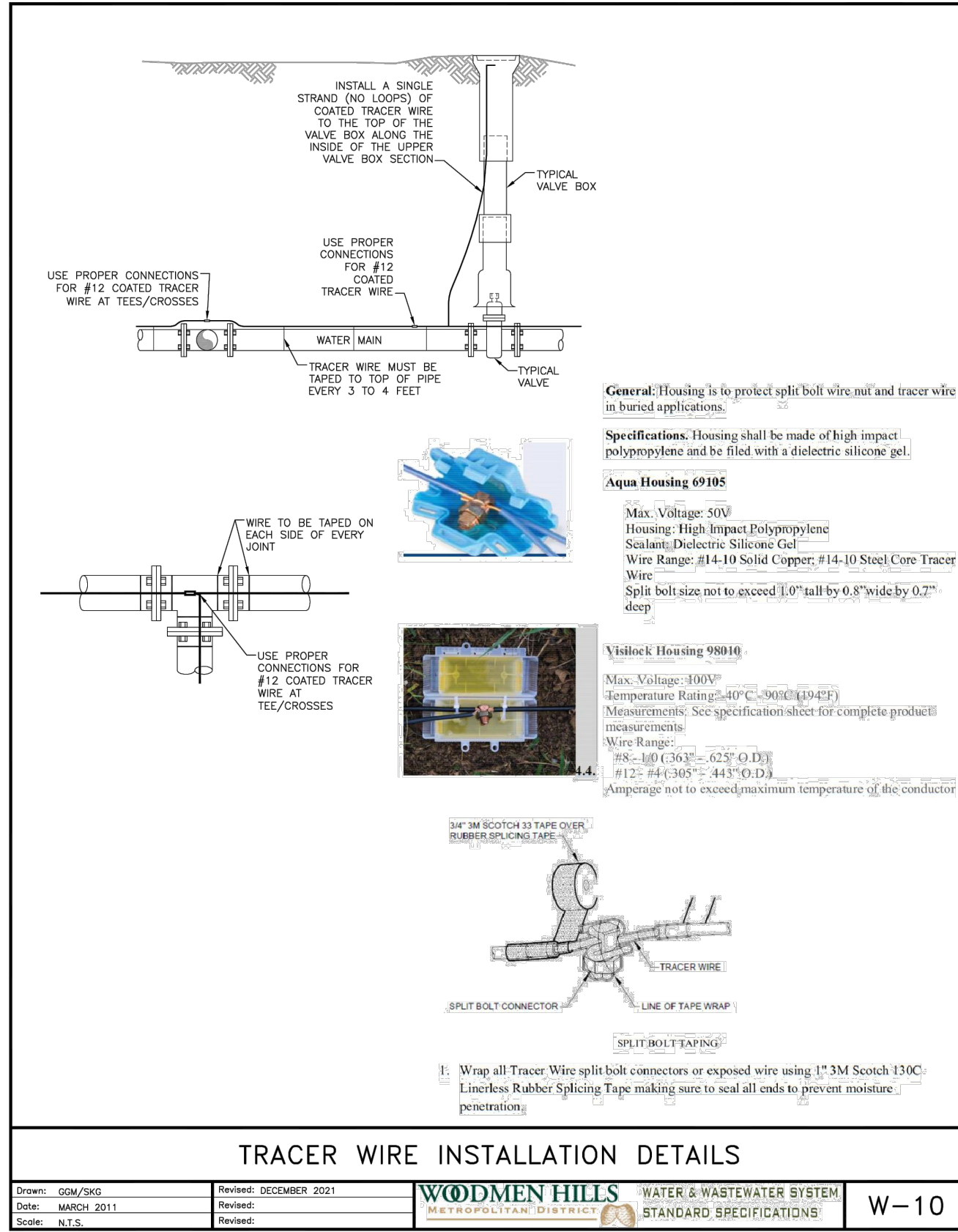
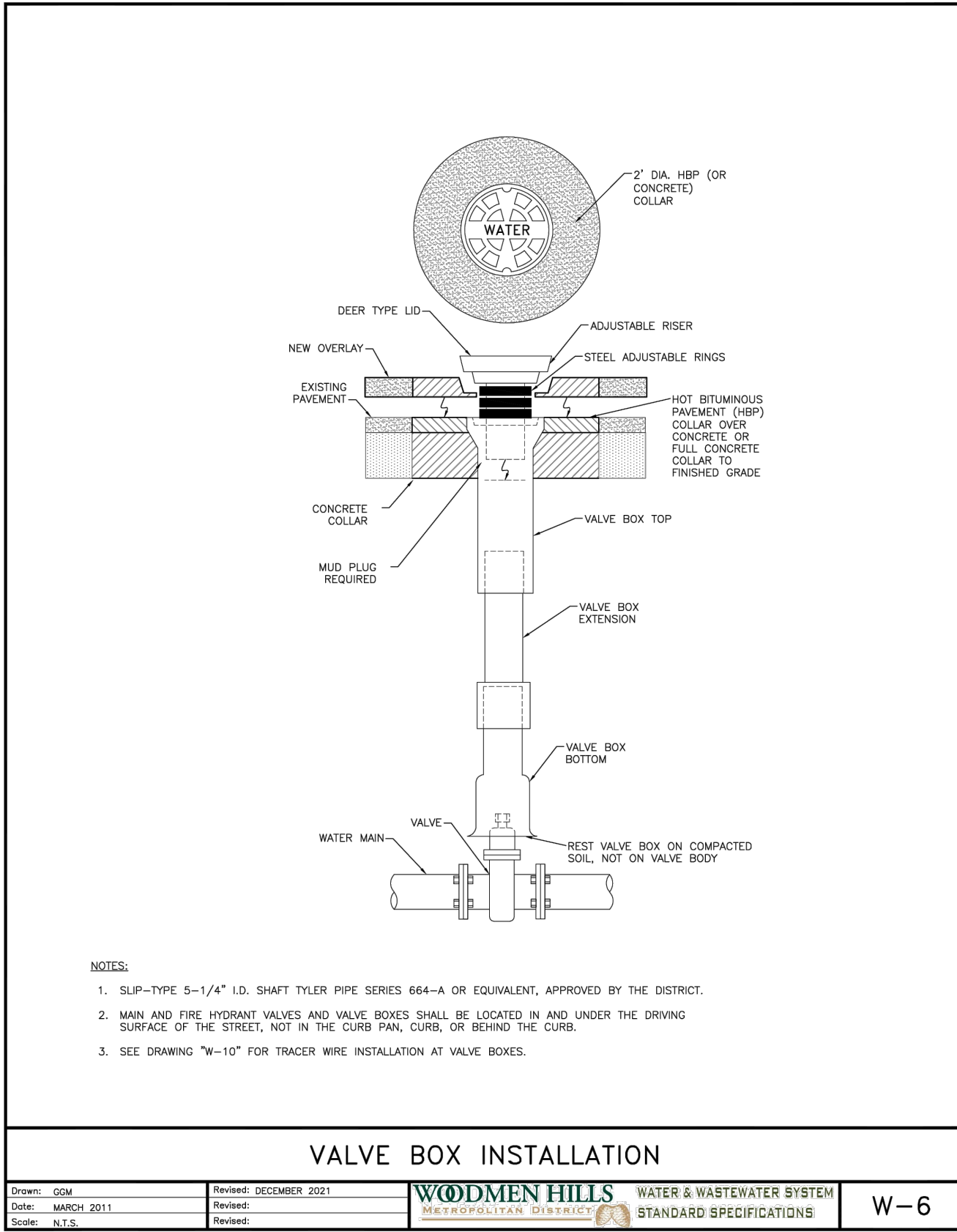
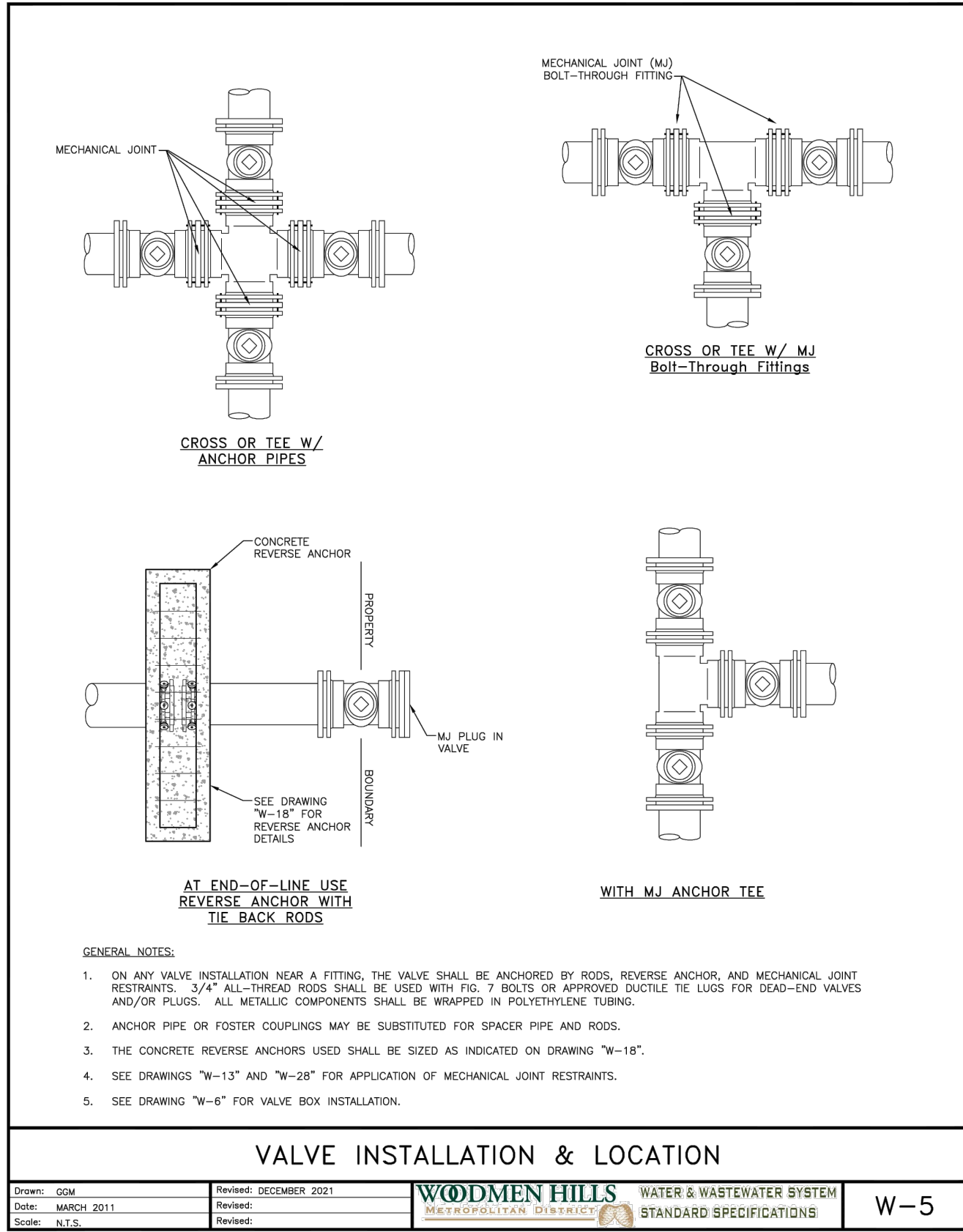
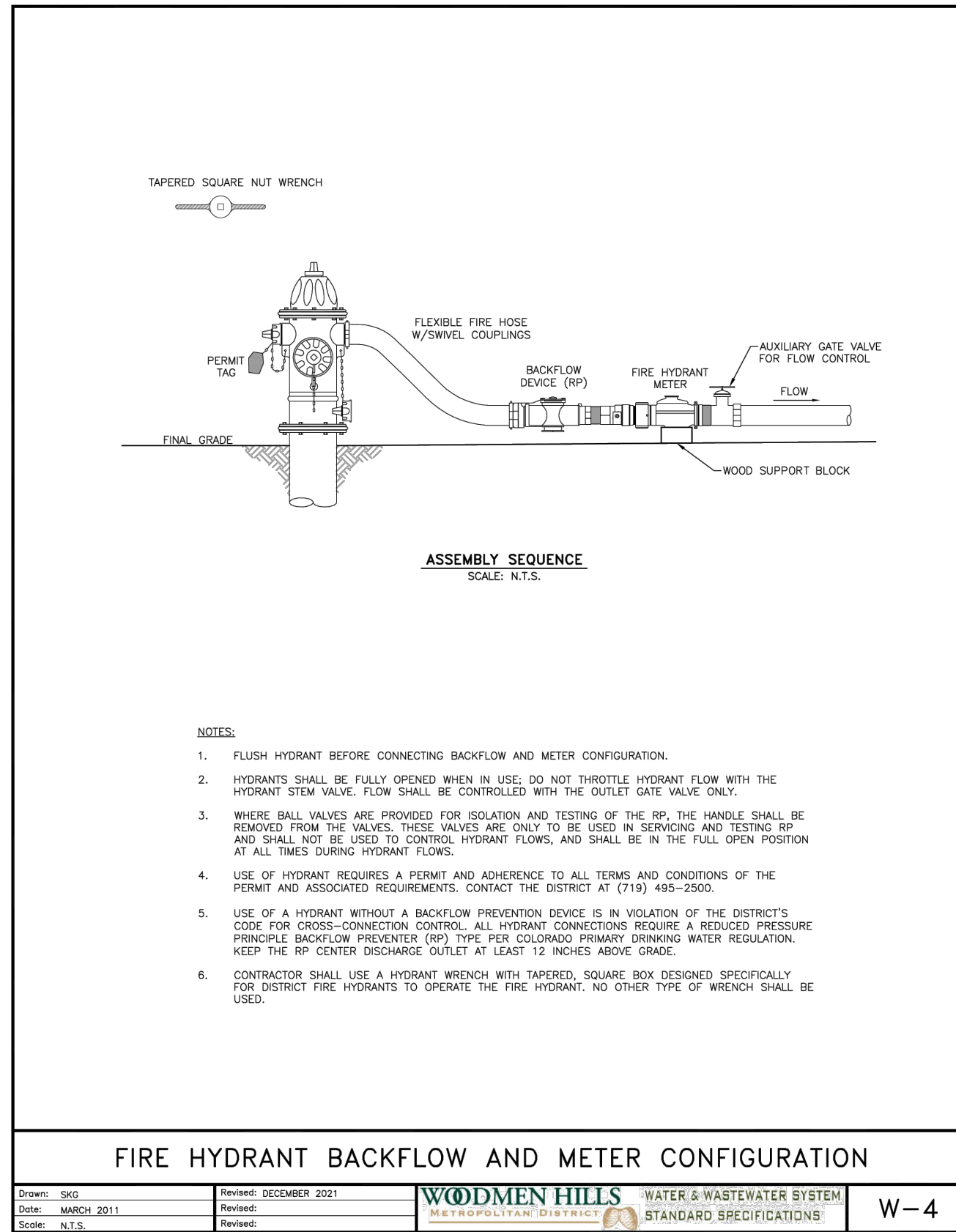
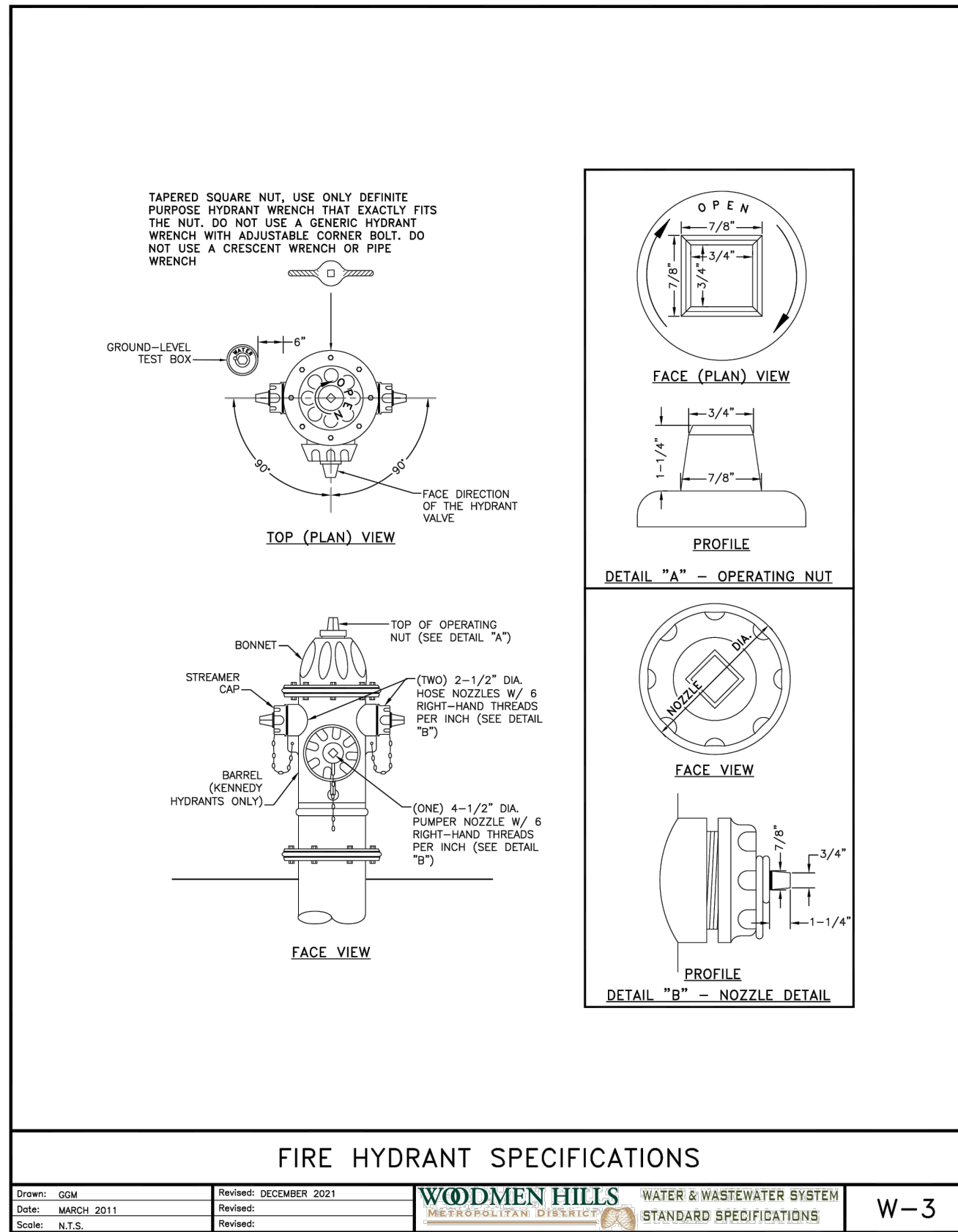
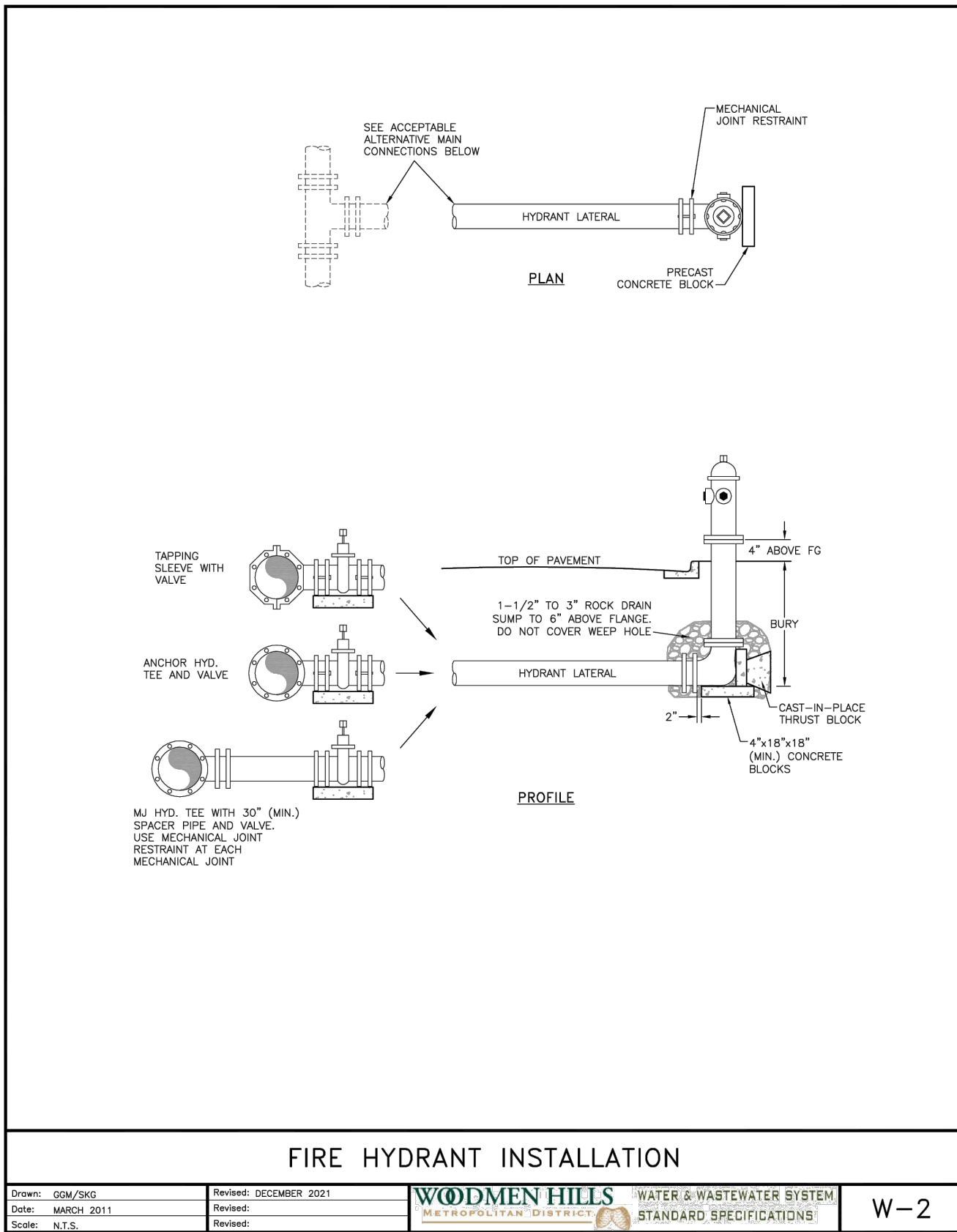
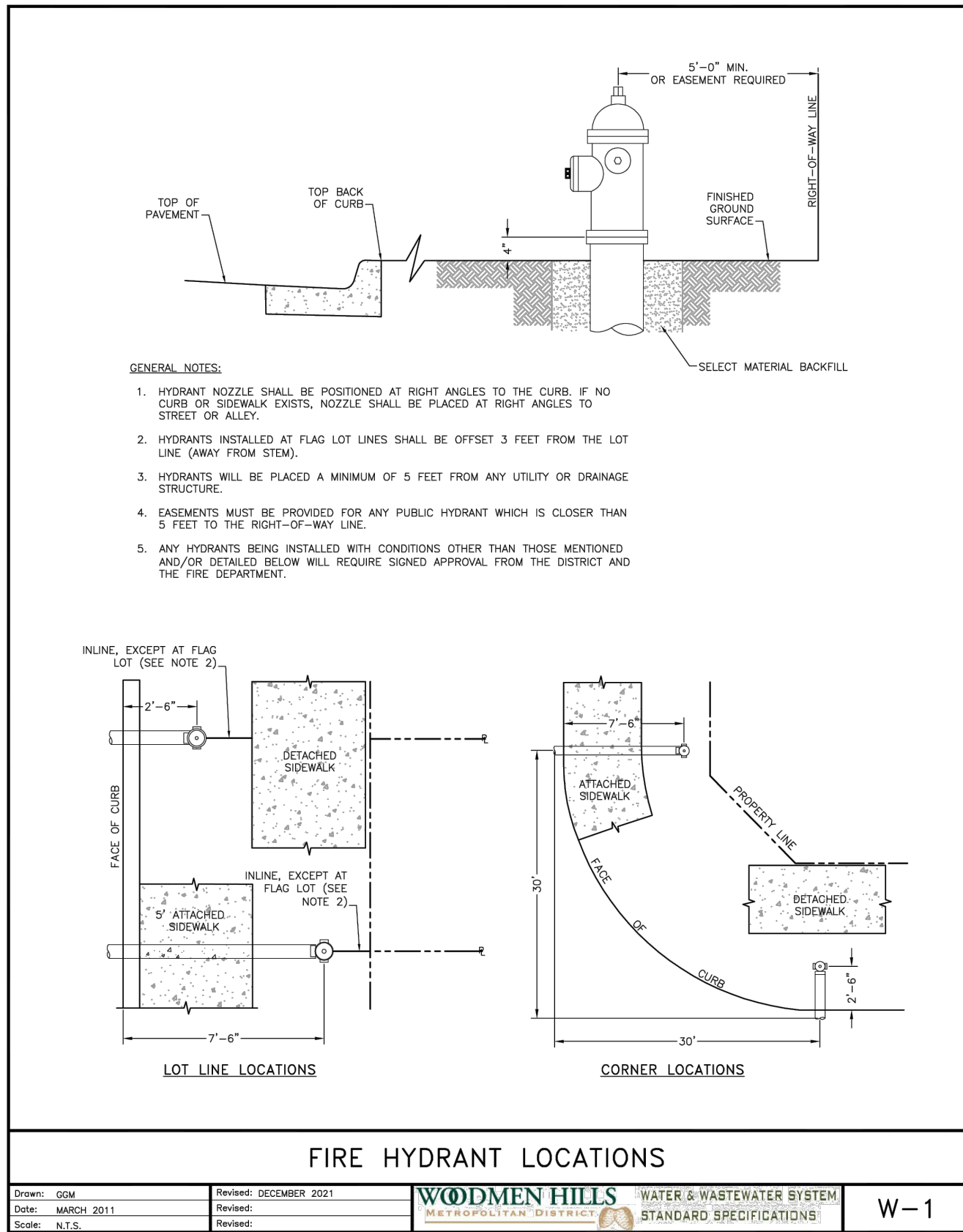
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WATER PLAN 2



WATER PROFILE 2

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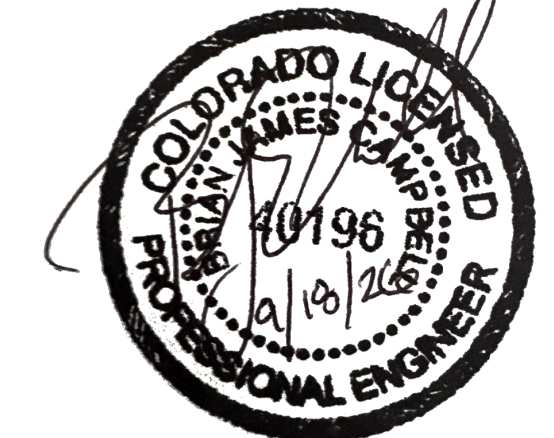
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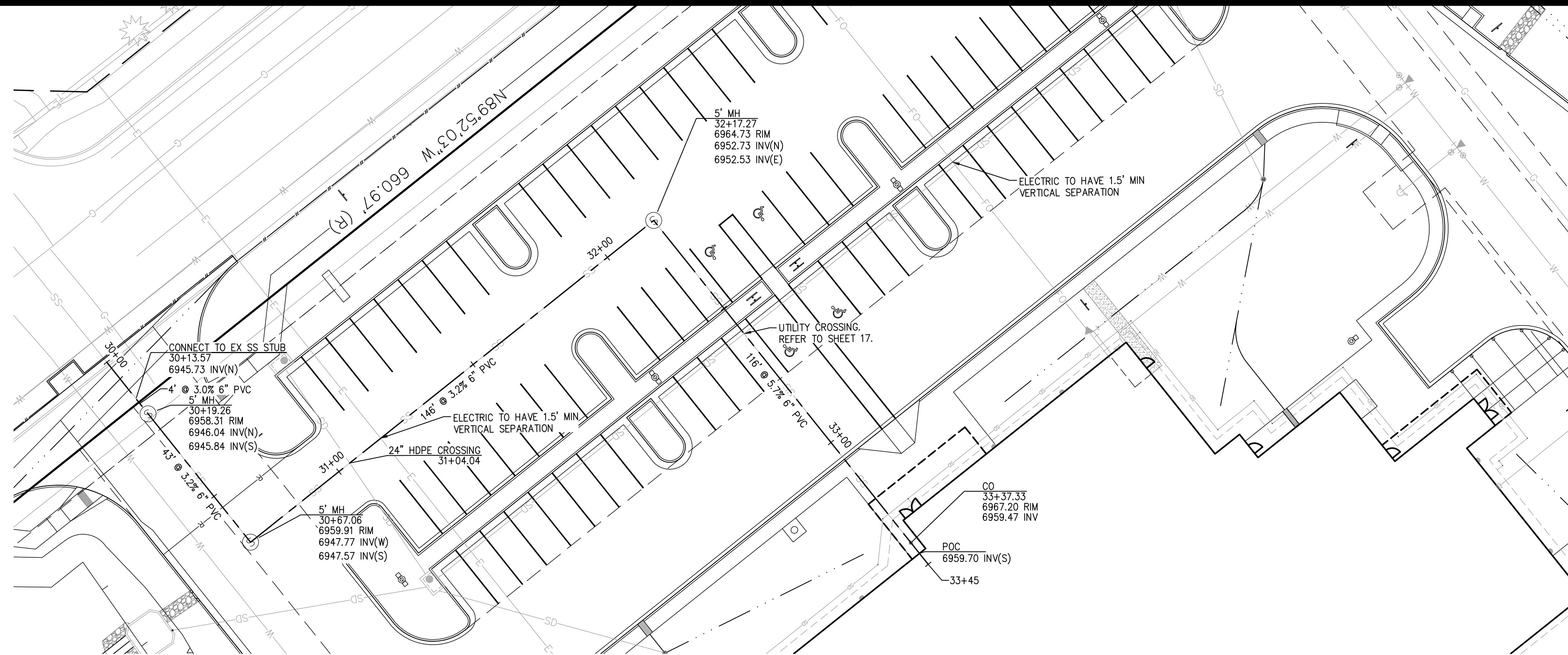
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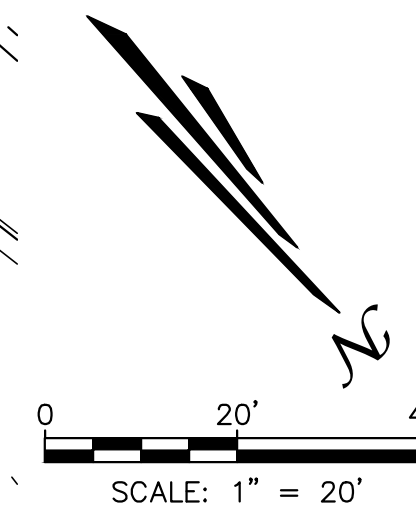
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SANITARY SEWER PROFILE



SANITARY SEWER PLAN



SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROW LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT
- LIMIT OF DISTURBANCE
- EXISTING WATER LINE
- EXISTING SEWER LINE
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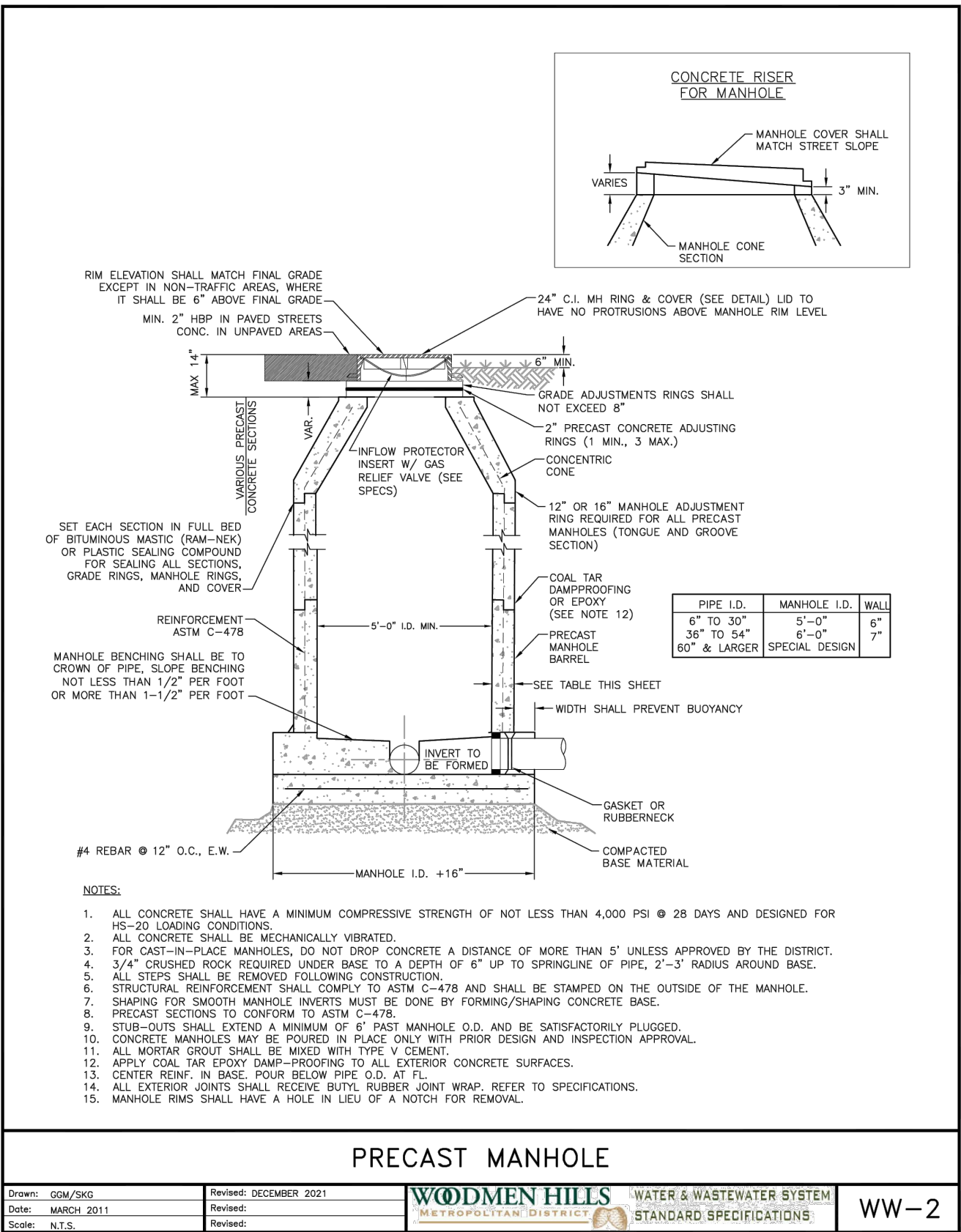
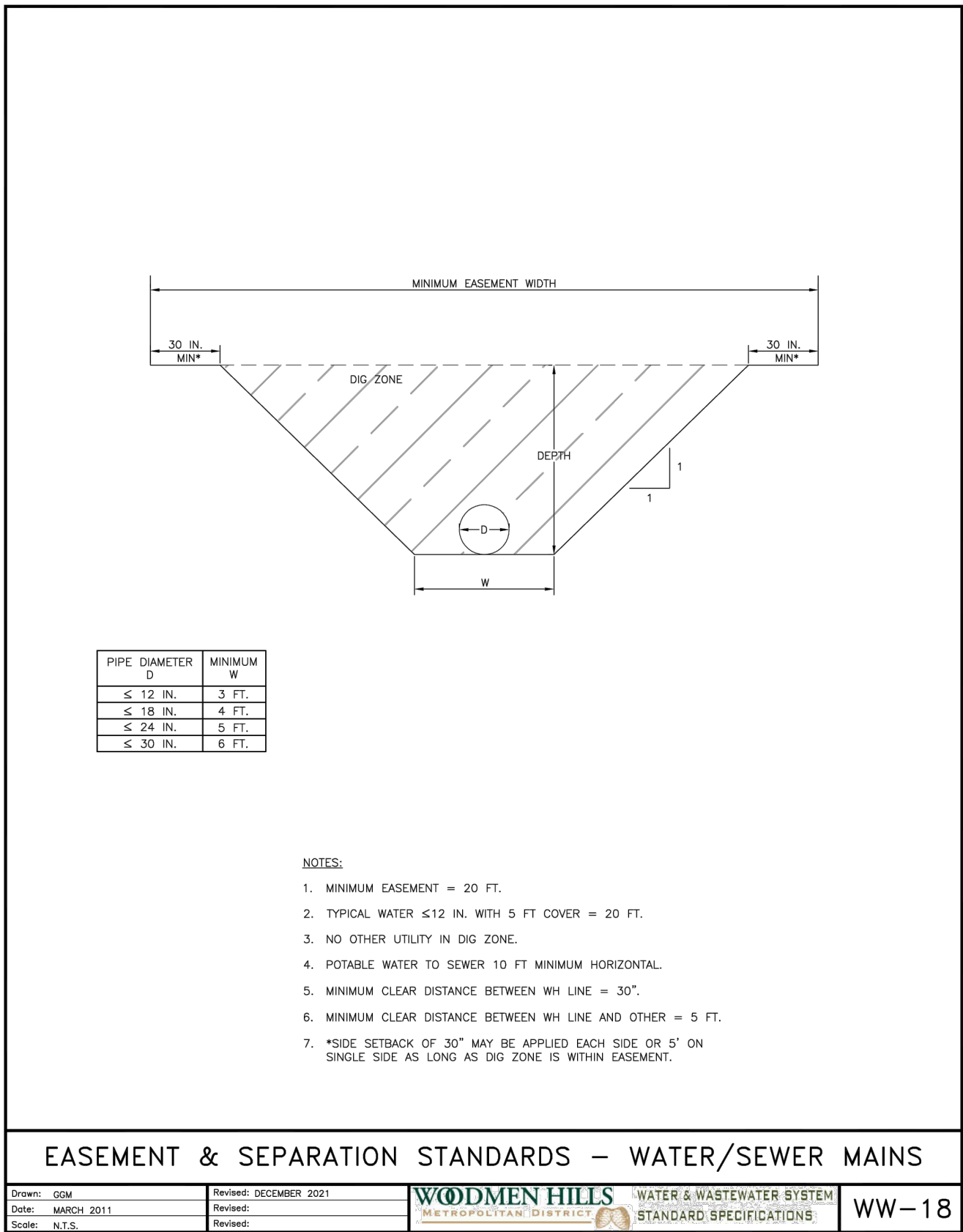
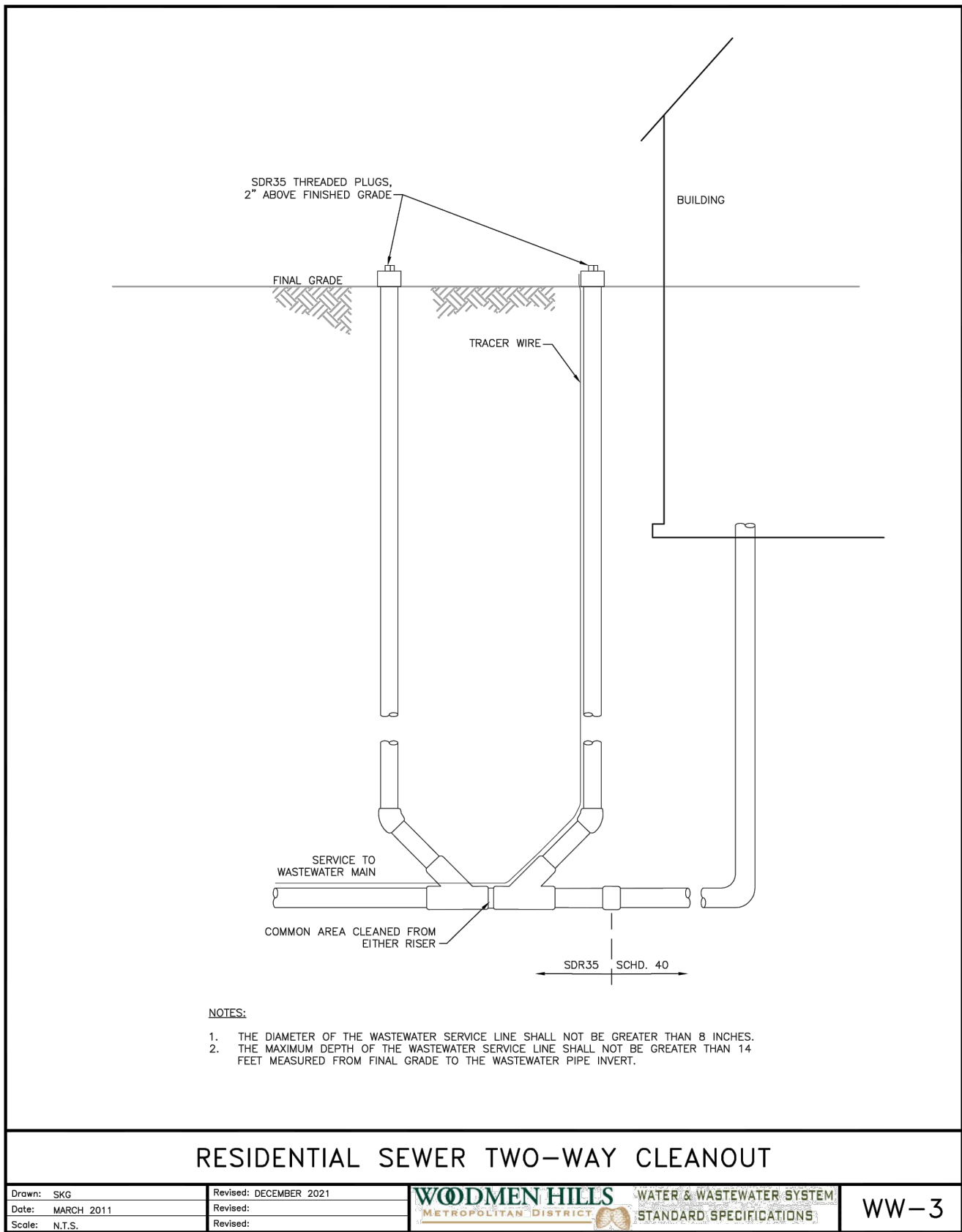
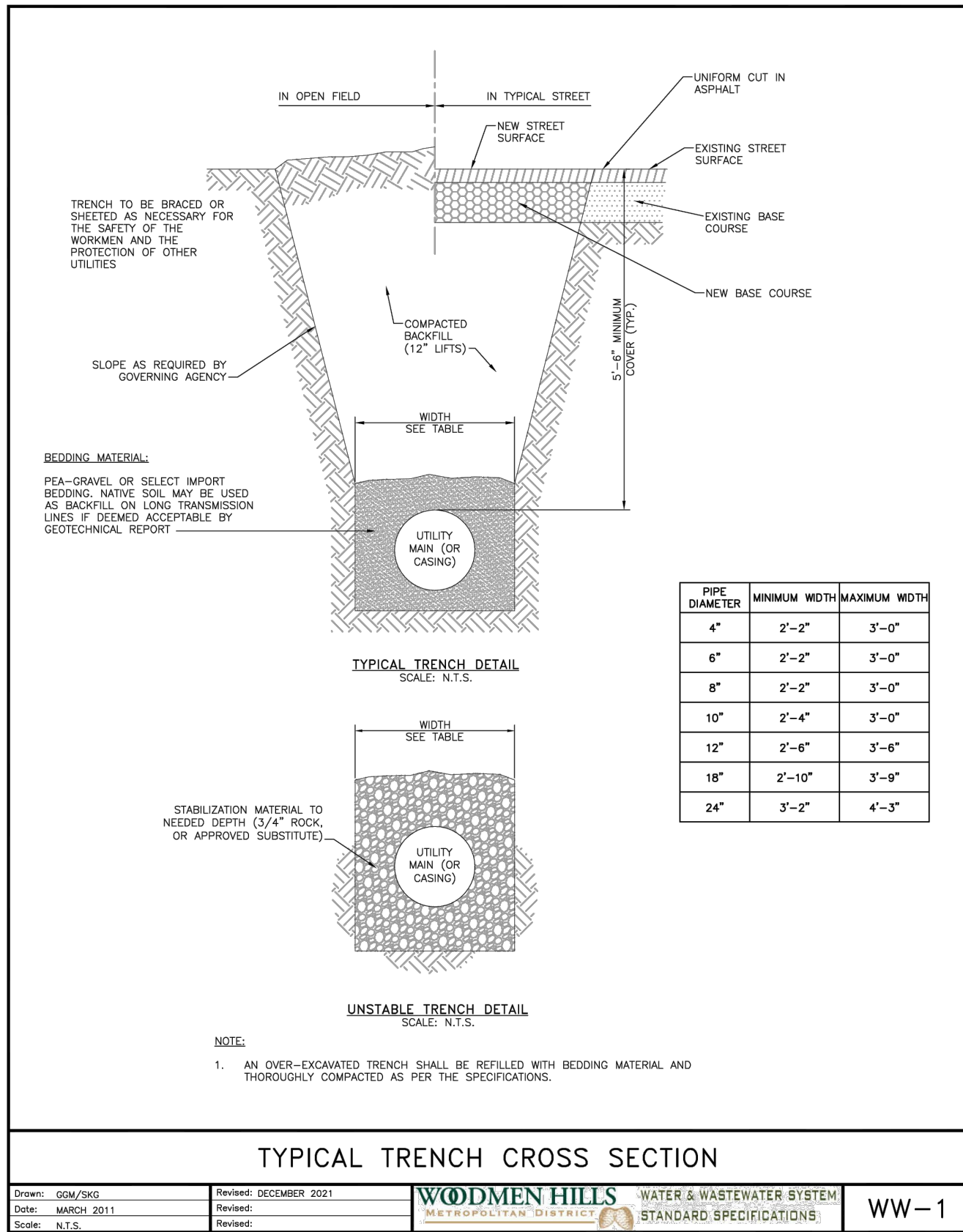
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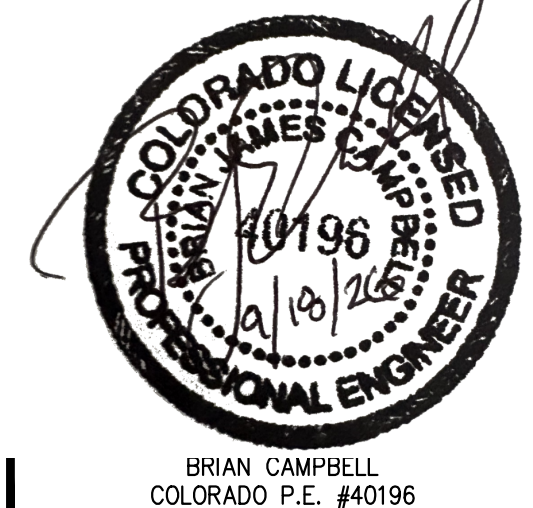
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PCD FILE NO. PPR2615

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BRIAN CAMPBELL
COLORADO P.E. #40196



SEWER DETAILS

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

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

28
OF
38

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BASIS OF BEARINGS:

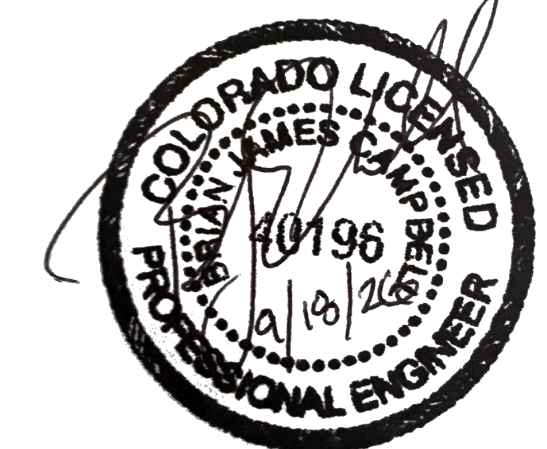
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BENCHMARK:

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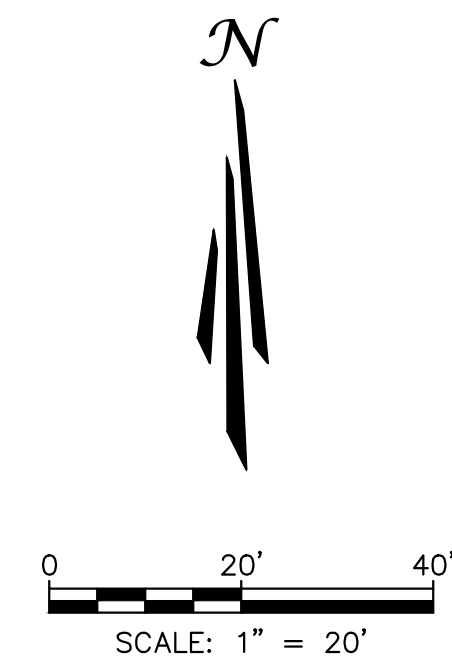
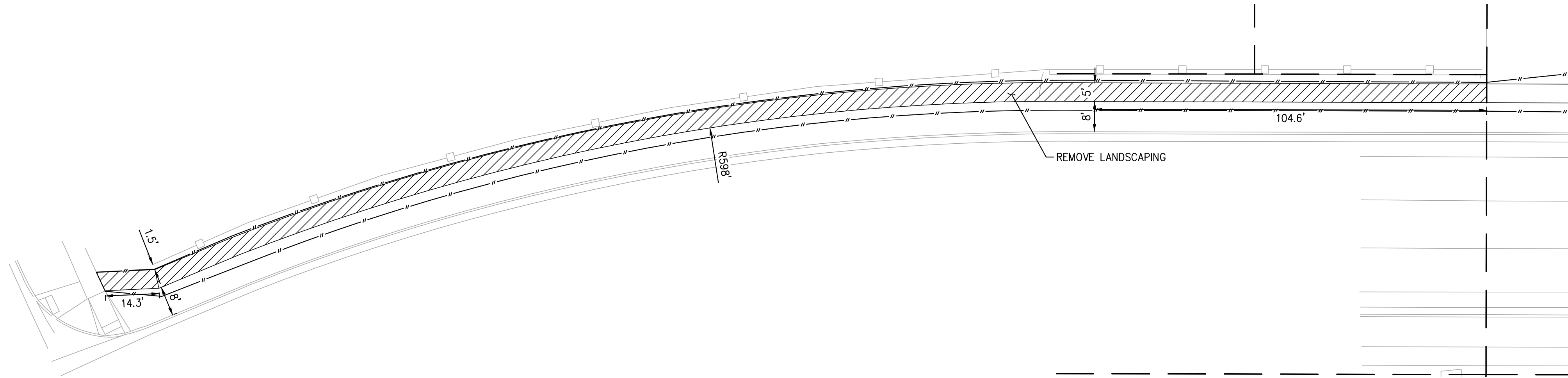
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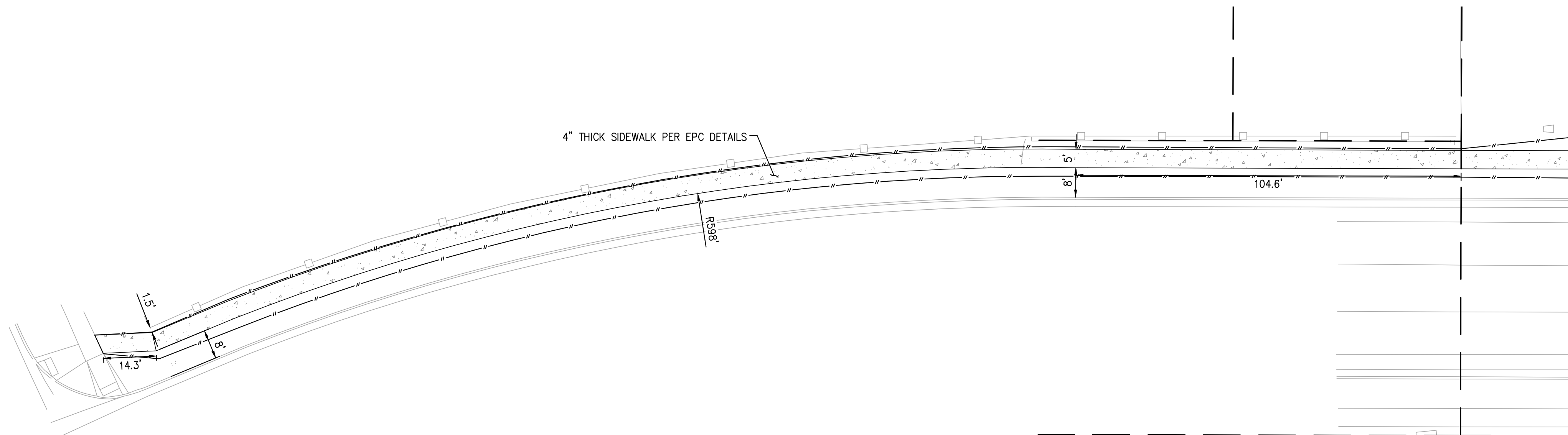
OFFSITE PED DEMO PLAN



SYMBOLS LEGEND

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

OFFSITE PED HORIZONTAL CONTROL PLAN



OFFSITE SIDEWALK HORIZONTAL CONTROL PLAN

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

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BASIS OF BEARINGS:

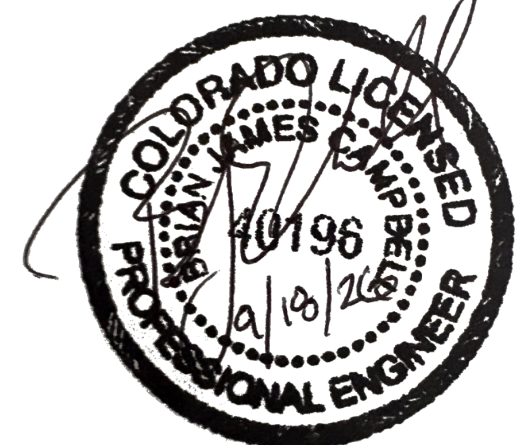
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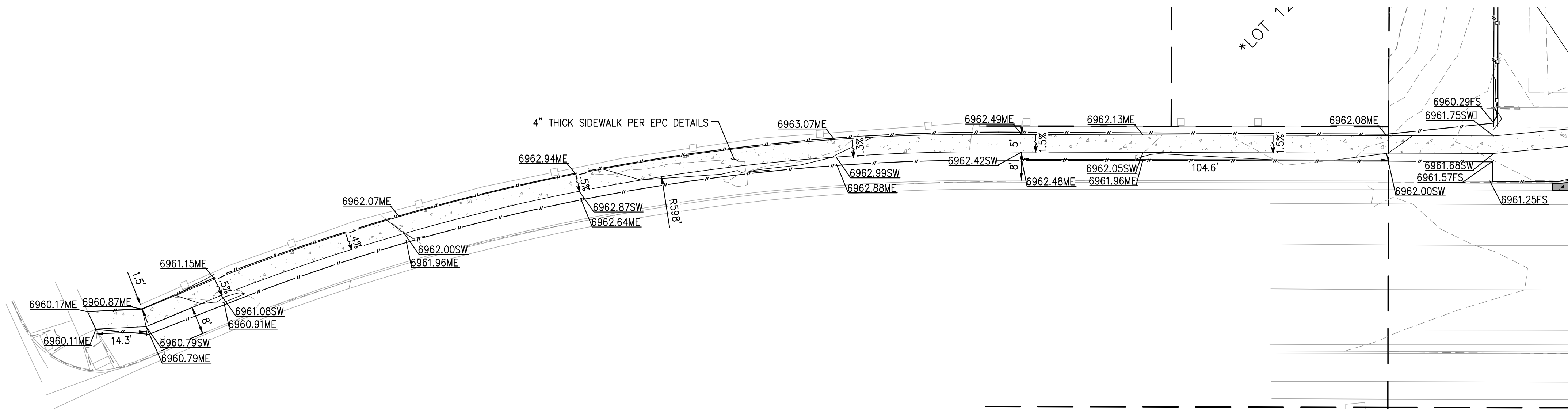
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COLORADO P.E. #40196

OFFSITE PED GRADING PLAN



SYMBOLS LEGEND

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

OFFSITE SIDEWALK GRADING PLAN

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

DRAWING CW
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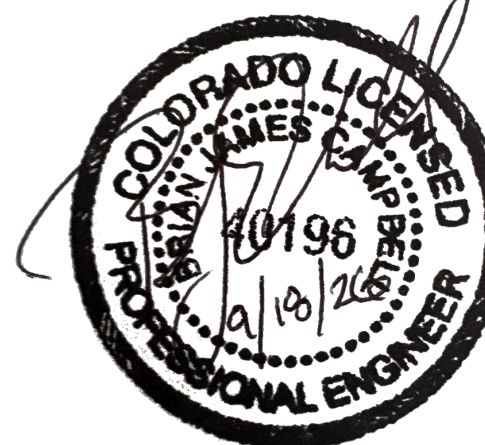
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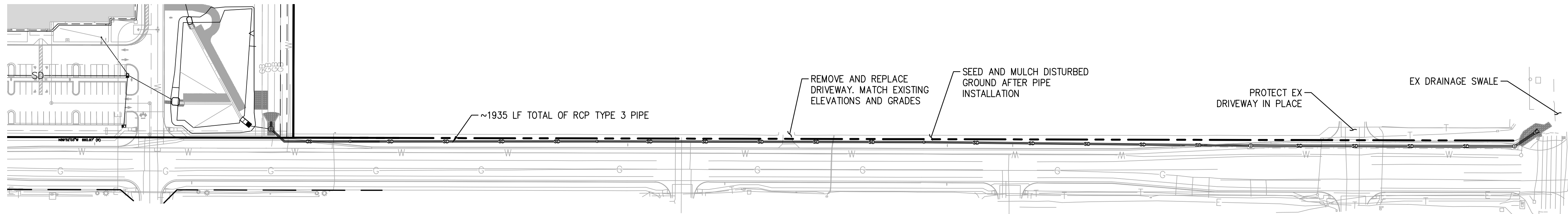
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BRIAN CAMPBELL
COLORADO P.E. #40196



OFFSITE OVERALL STORM PLAN

0 100' 200'
SCALE: 1" = 100'



SYMBOLS LEGEND

—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	ROW LINE
—	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
---	LIMIT OF DISTURBANCE
—W—	EXISTING WATER LINE
—SS—	EXISTING SEWER LINE
—T—	PROPOSED TELEPHONE SERVICE LINE
—E—	PROPOSED ELECTRIC SERVICE LINE
—W—	PROPOSED WATER SERVICE LINE
—SS—	PROPOSED SS SERVICE LINE
—SD—	PROPOSED STORM DRAIN
—R—	PROPOSED RIDGELINE
—GB—	PROPOSED GRADE BREAK
—	PROPOSED TOP OF POND
—	PROPOSED BOTTOM OF POND
—	PROPOSED SIGN
—	PROPOSED SS CLEANOUT
—	PROPOSED BACKFLOW PREVENTOR
—	EXISTING FIRE HYDRANT
—	PROPOSED FIRE HYDRANT
—	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 OVERALL STORM PLAN

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

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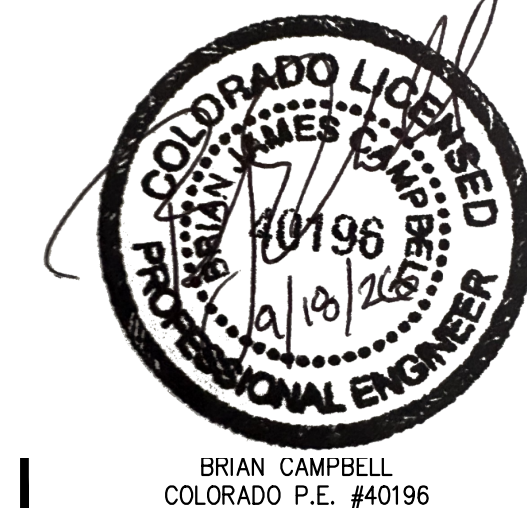
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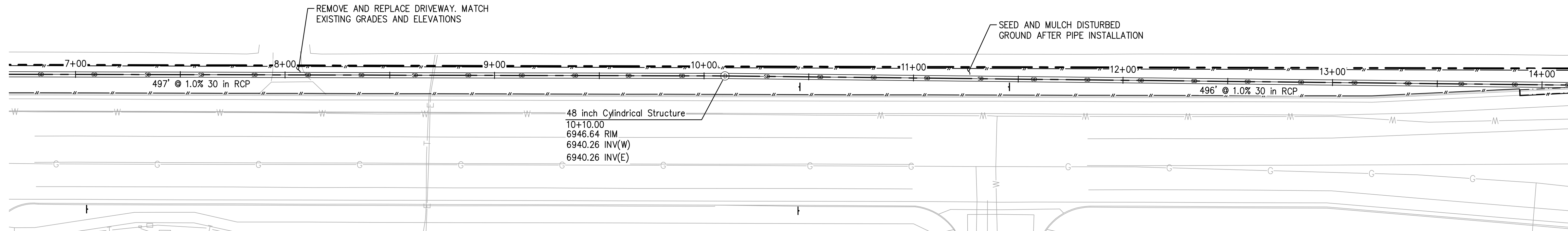
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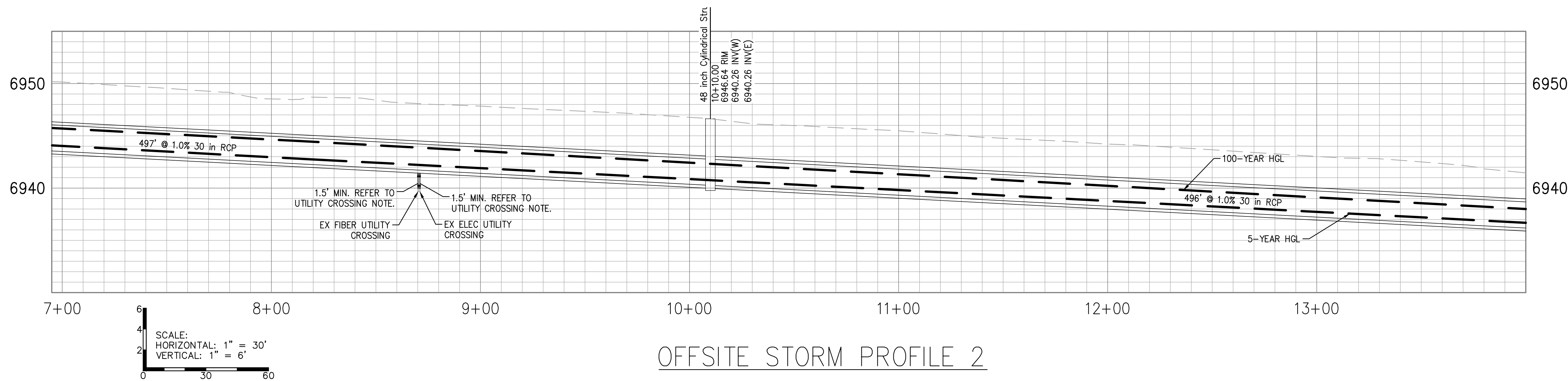
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OFFSITE STORM PLAN 2



OFFSITE STORM PROFILE 2

SYMBOLS LEGEND

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

UTILITY CROSSING NOTE:
UTILITY CROSSING DEPTHS ARE UNKNOWN. 1.5' OF SEPARATION MUST BE KEPT BETWEEN THE OFFSITE STORM SYSTEM AND ANY UTILITY CROSSING. CONTRACTOR TO VERIFY THE UTILITY LOCATION AND DEPTHS OF ALL UTILITIES. UTILITIES THAT HAVE LESS THAN 1.5' SEPARATION MUST BE LOWERED PER DETAIL W-19/W-20 ON SHEET 35.

OFFSITE STORM P&P 2

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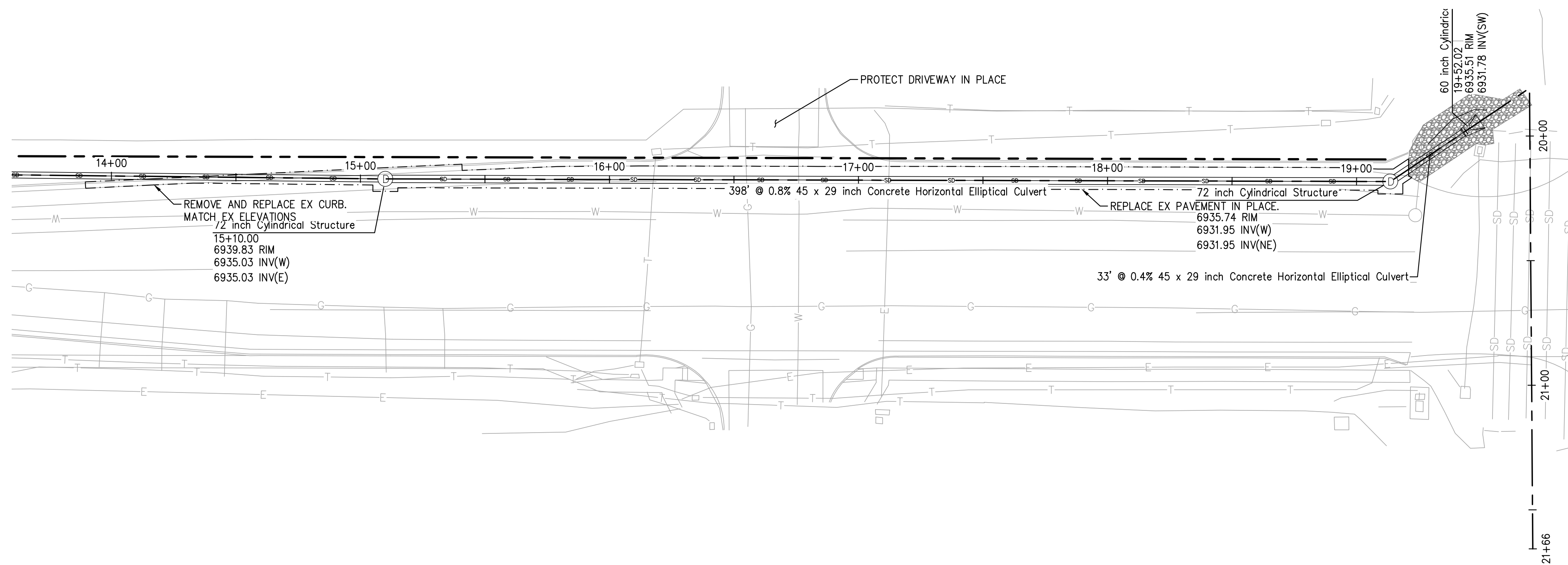
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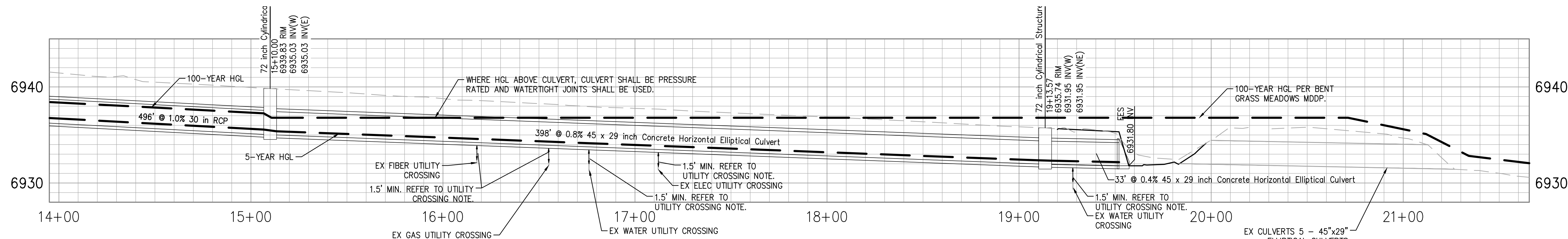
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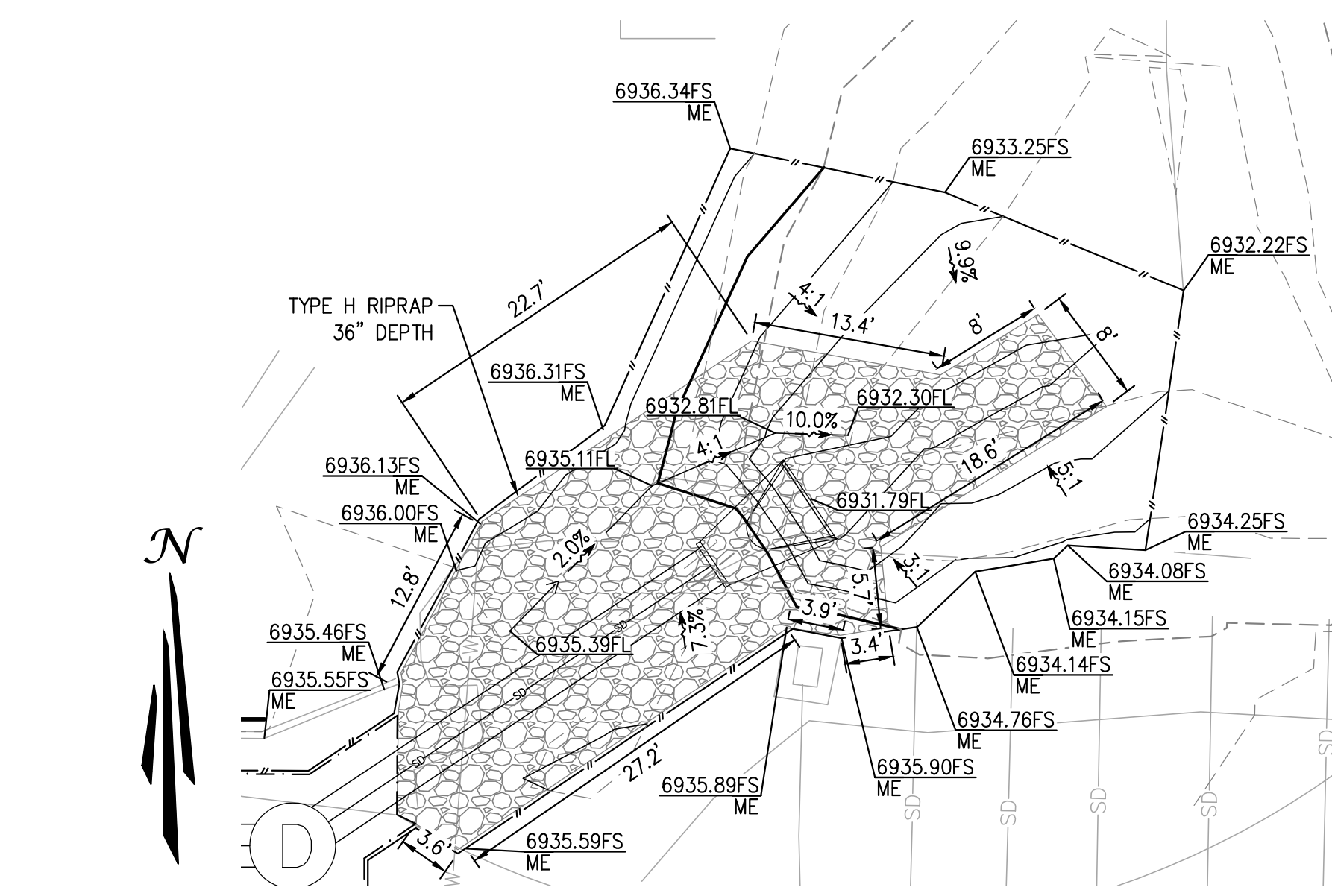
OFFSITE STORM PLAN 3



OFFSITE STORM PROFILE 3

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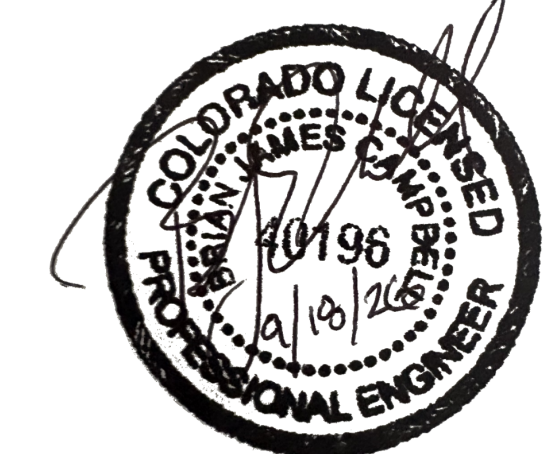
FES GRADING DETAIL

SYMBOLS LEGEND

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

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COLORADO P.E. #40196

OFFSITE STORM P&P 3

HONOR CHARTER SCHOOL
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2/6/2024 Internal Review #1

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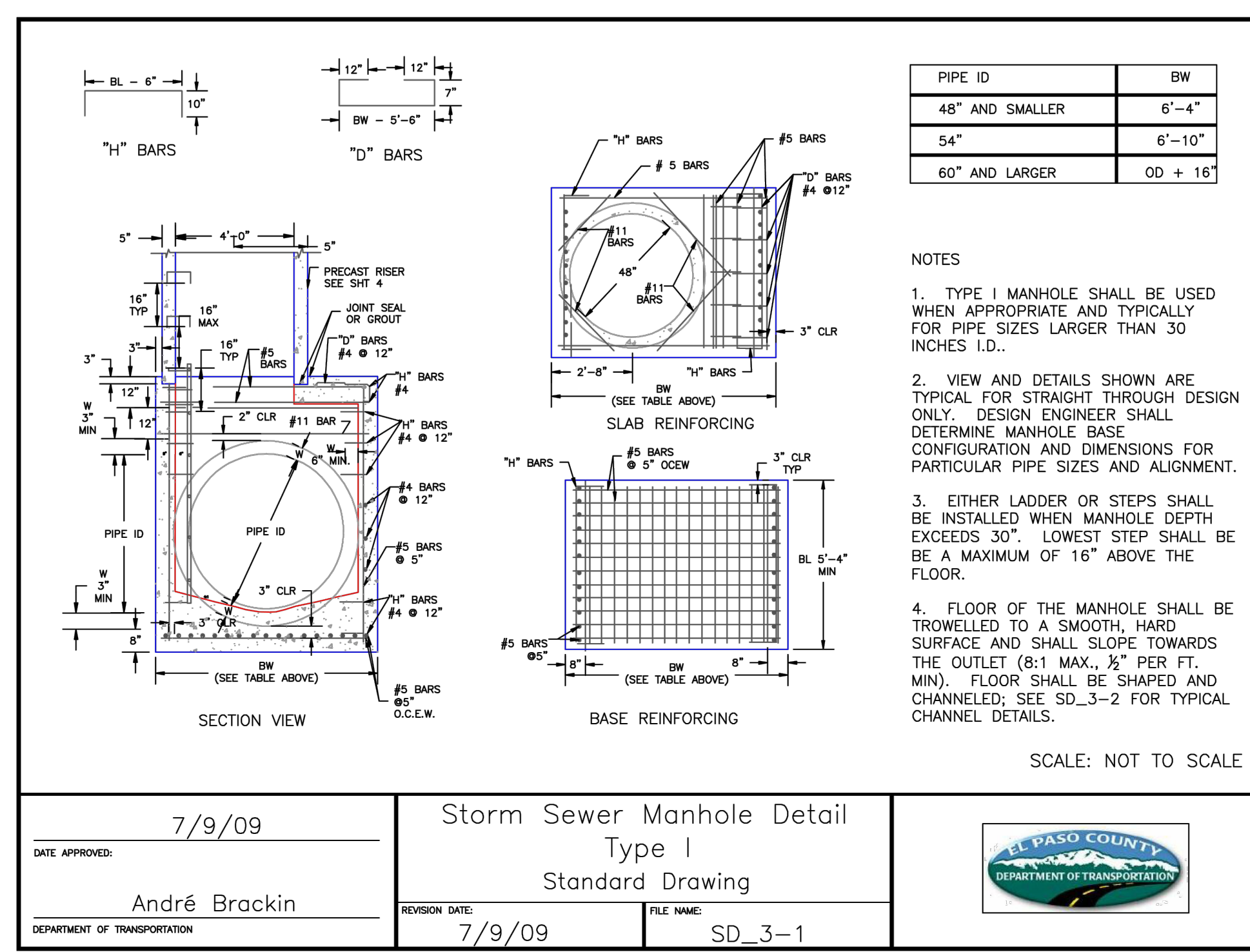
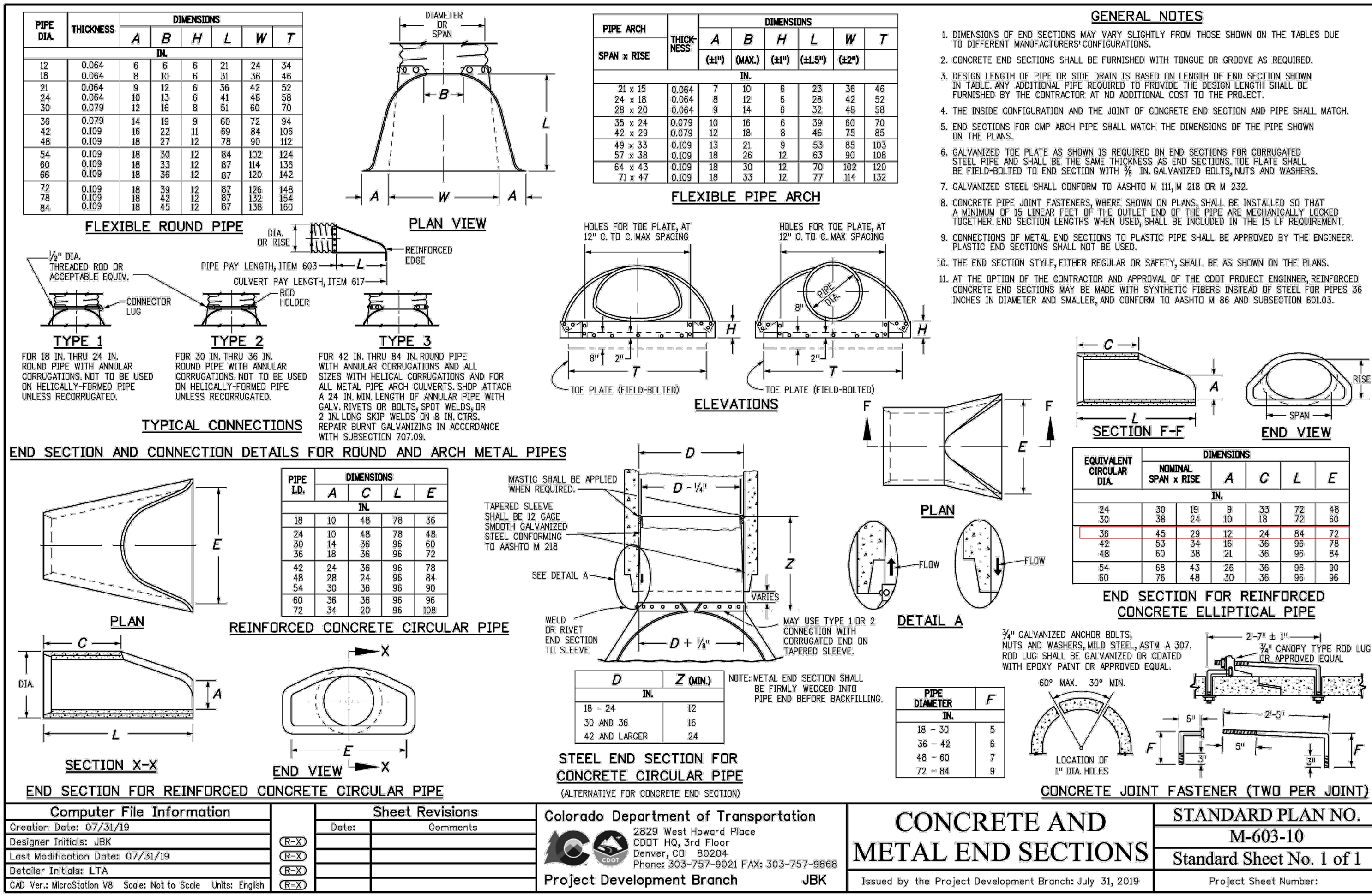
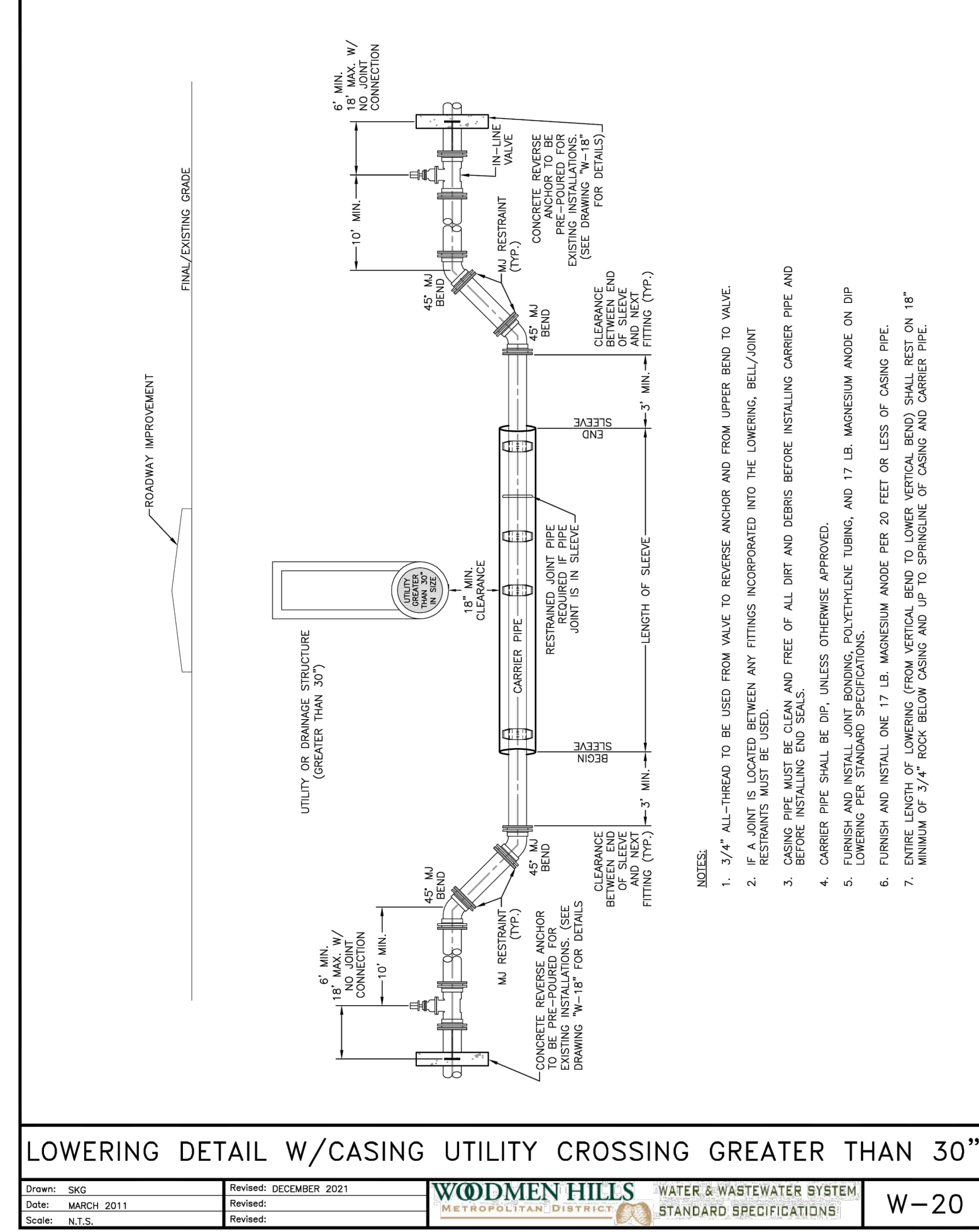
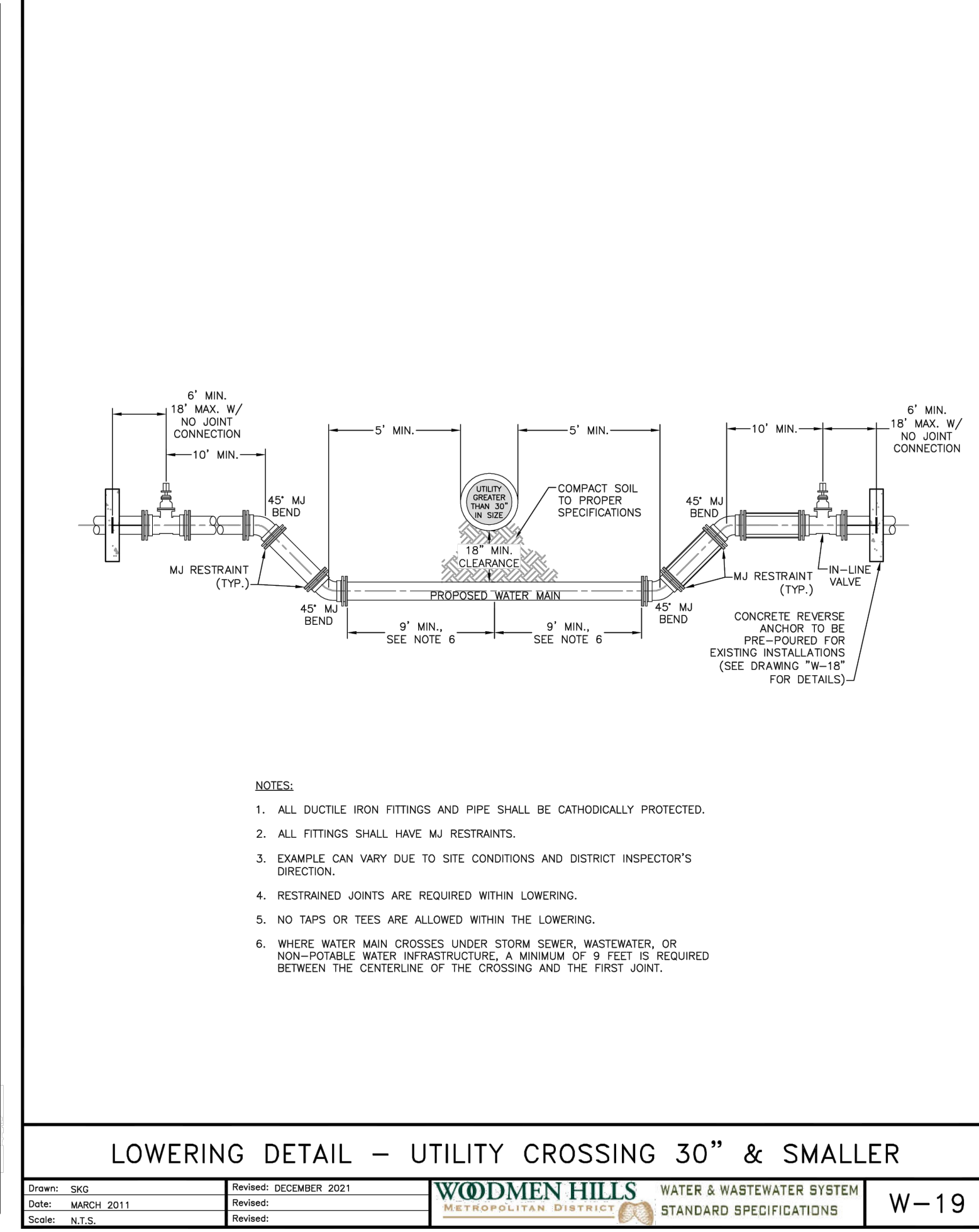
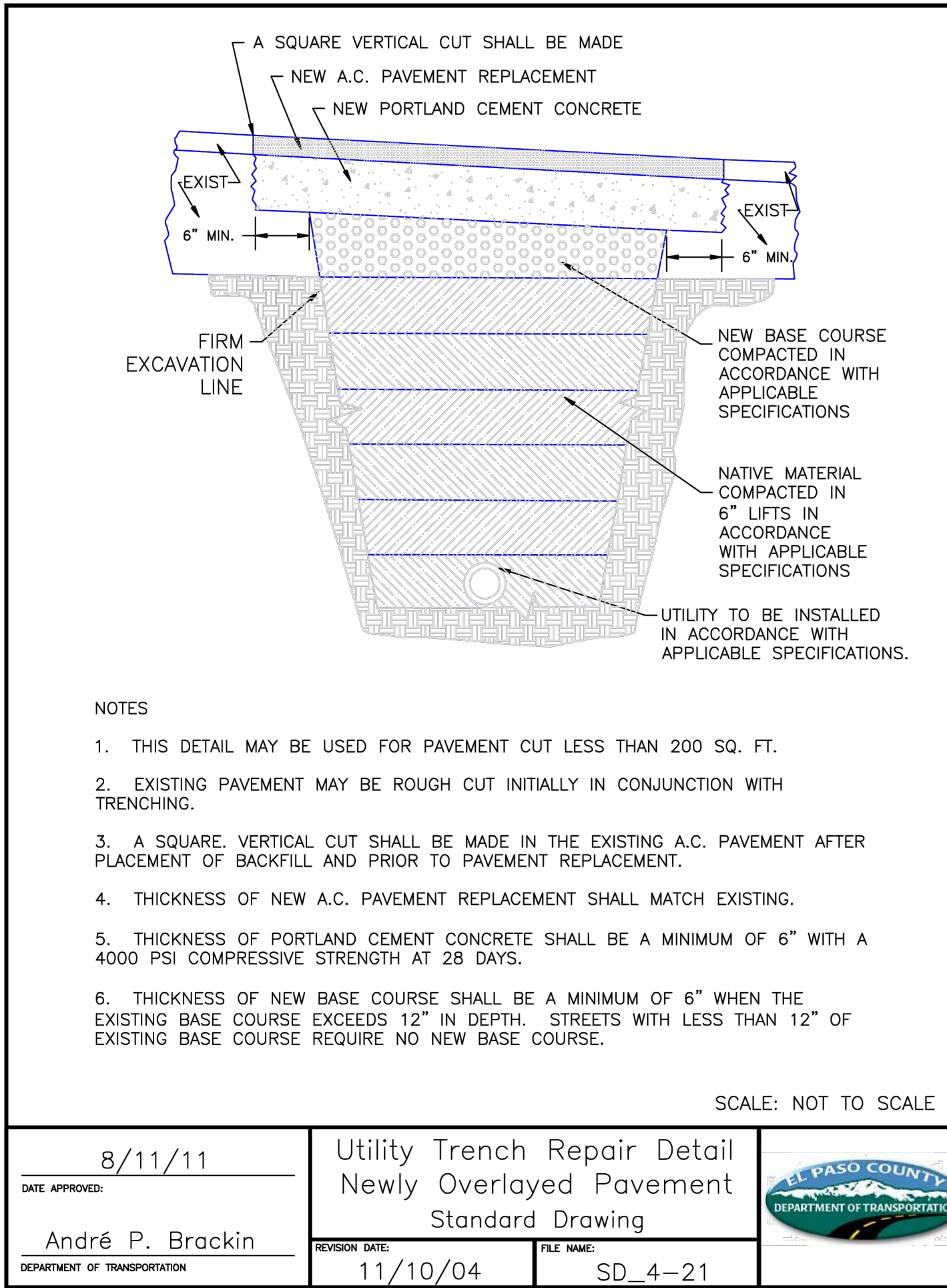
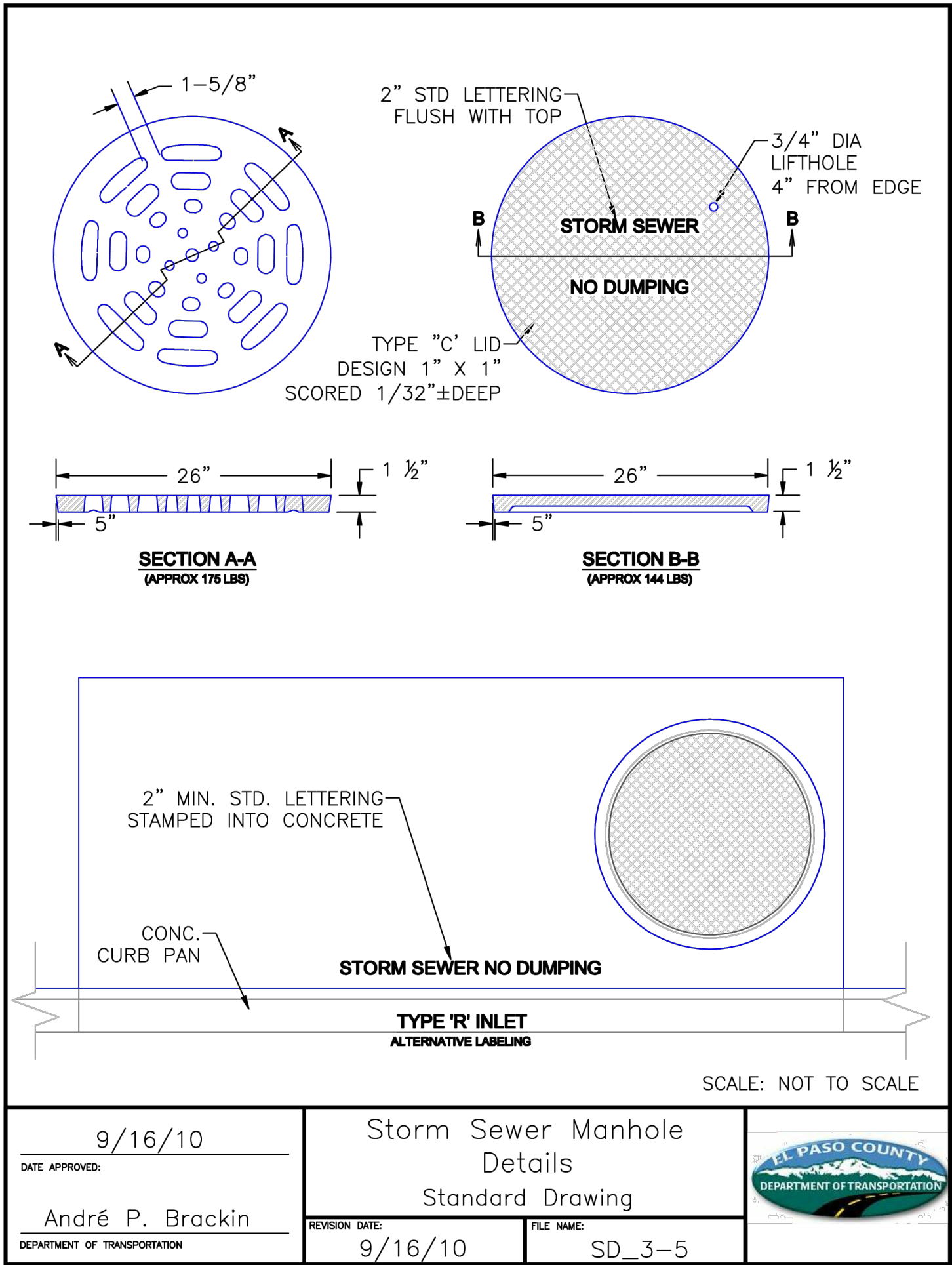
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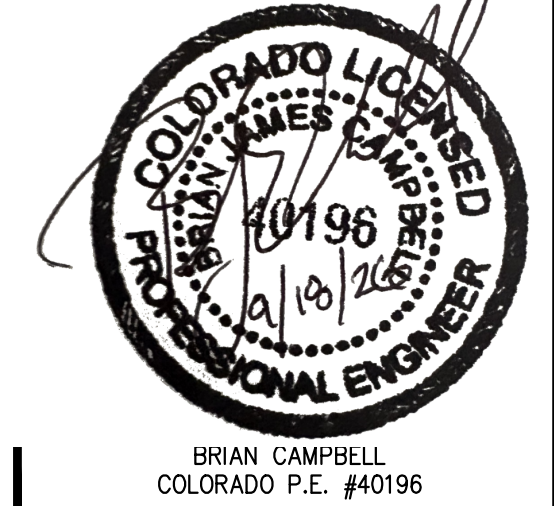
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Sep 18, 2026 - 2:26pm by mrmattler x:\ENGINEERING\CO\CO15170 - Honor Charter School - Payton, CO\NCS Construction Drawings\CO1517-DT-UTL.dwg



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

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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.

OFFSITE SIGNAGE AND STRIPING PLAN

NOTES:

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

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

DRAWING DETAIL LIST (DDL)

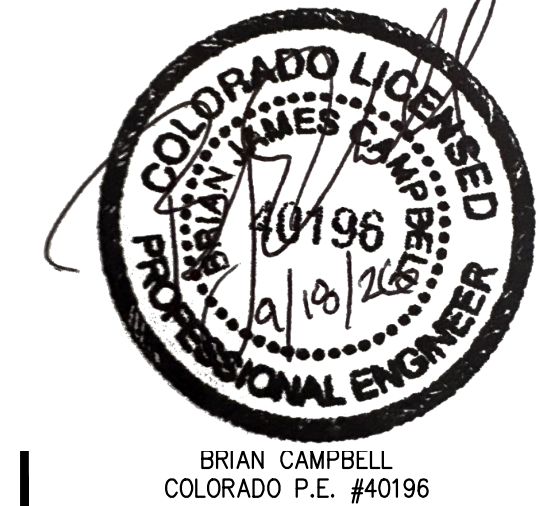
SIGN NAME	MUTCD DETAIL	SIGN SIZES
R2-1	SPEED LIMIT 20	24"x 30"
S5-2	END SCHOOL ZONE	24"x 30"
S4-3P	SCHOOL PLAQUE	24"x 10"
S4-1P	APPLICABLE TIME PLAQUE	24"x 10"
S4-6P	MON-FRI PLAQUE	24"x 10"
S4-5	REDUCED SCHOOL SPEED LIMIT AHEAD	30"x 30"

SYMBOLS LEGEND

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

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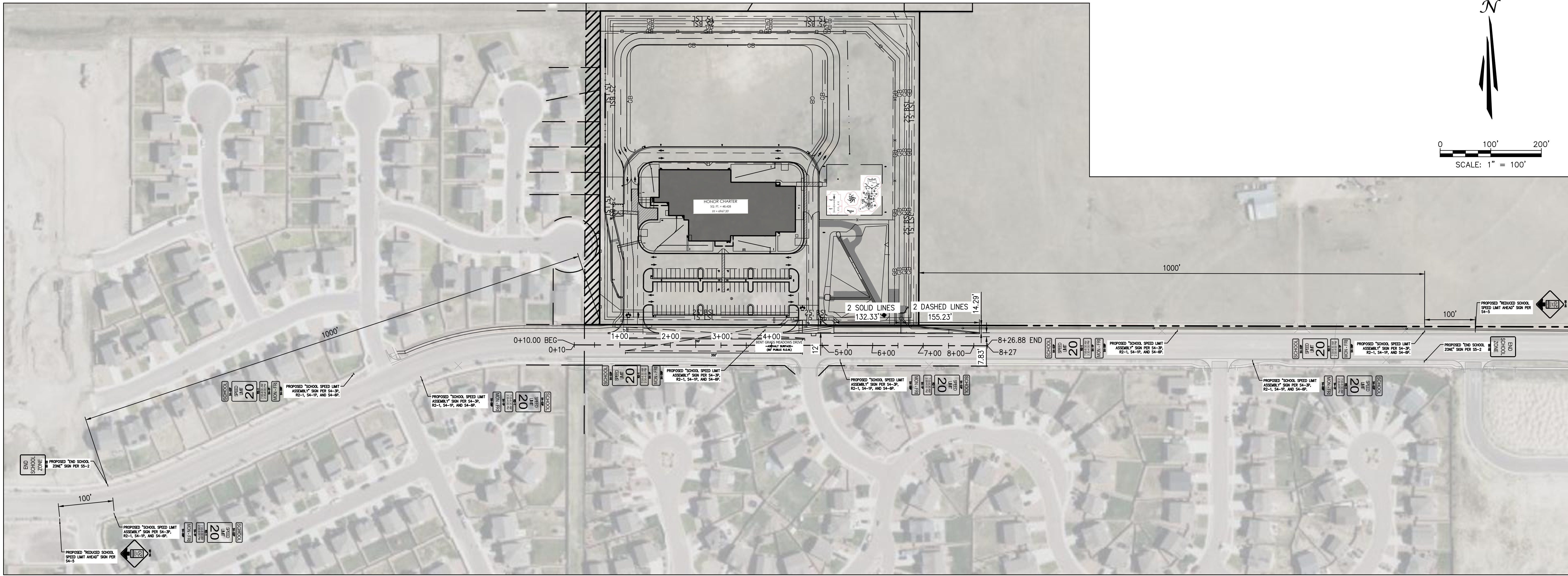
OFFSITE SIGNAGE AND STRIPING PLAN

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

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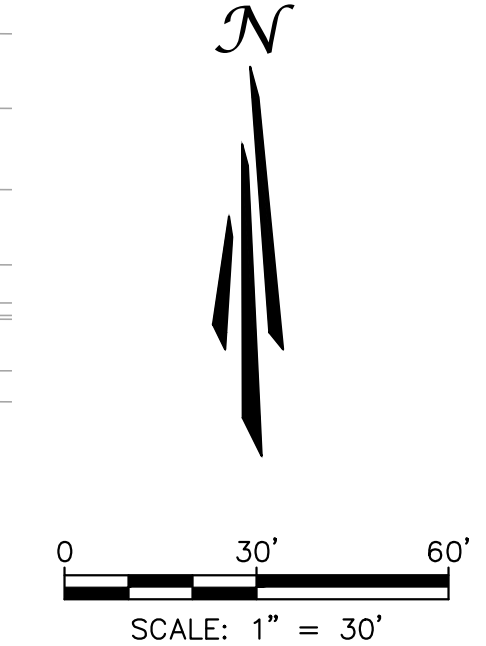
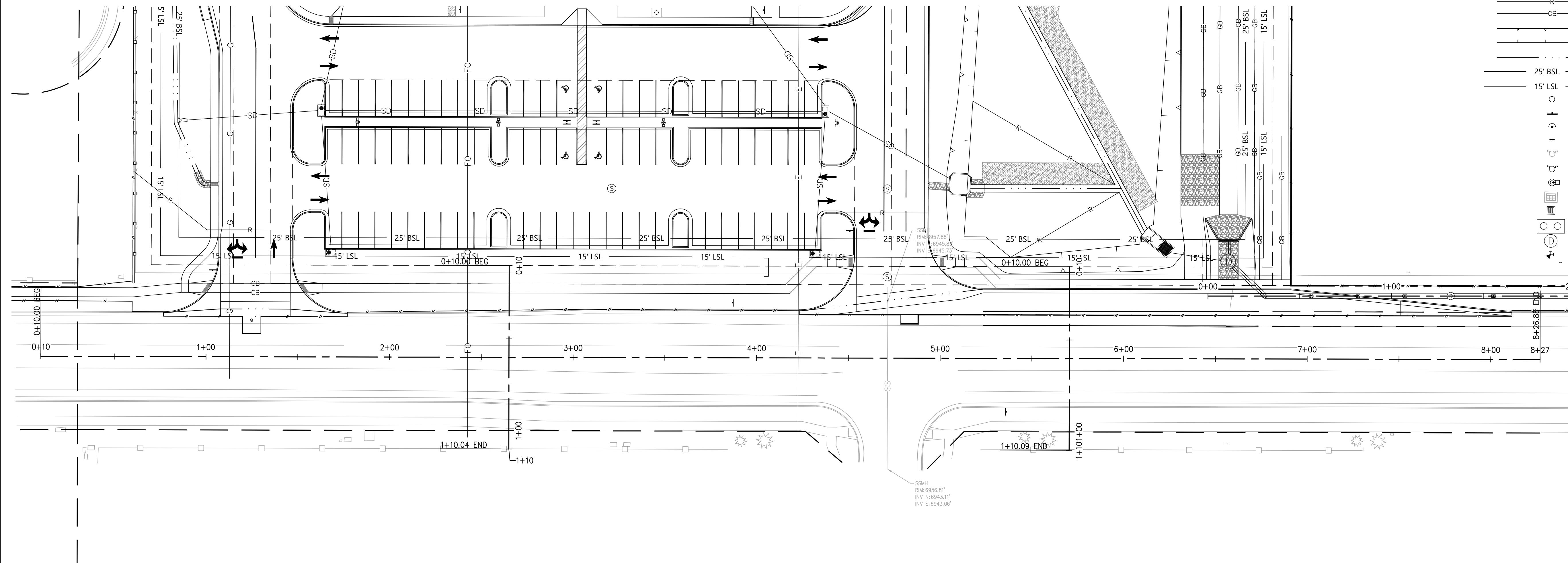


BRIAN CAMPBELL
COLORADO P.E. #40196

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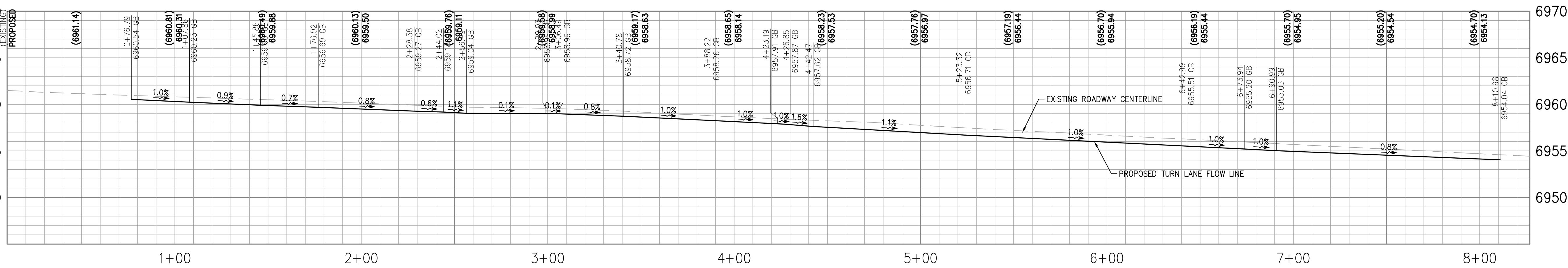
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SYMBOLS LEGEND

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

ROADWAY HORIZONTAL CONTROL PLAN



ROADWAY HORIZONTAL CONTROL PLAN

PCD FILE NO. PPR2615

RECORDED UNDER THE SUBDIVISION ACT

BENT GRASS MEADOWS DRIVE HORIZONTAL CONTROL PLAN

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

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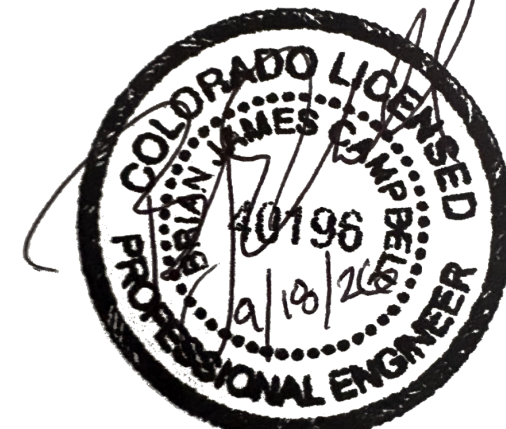
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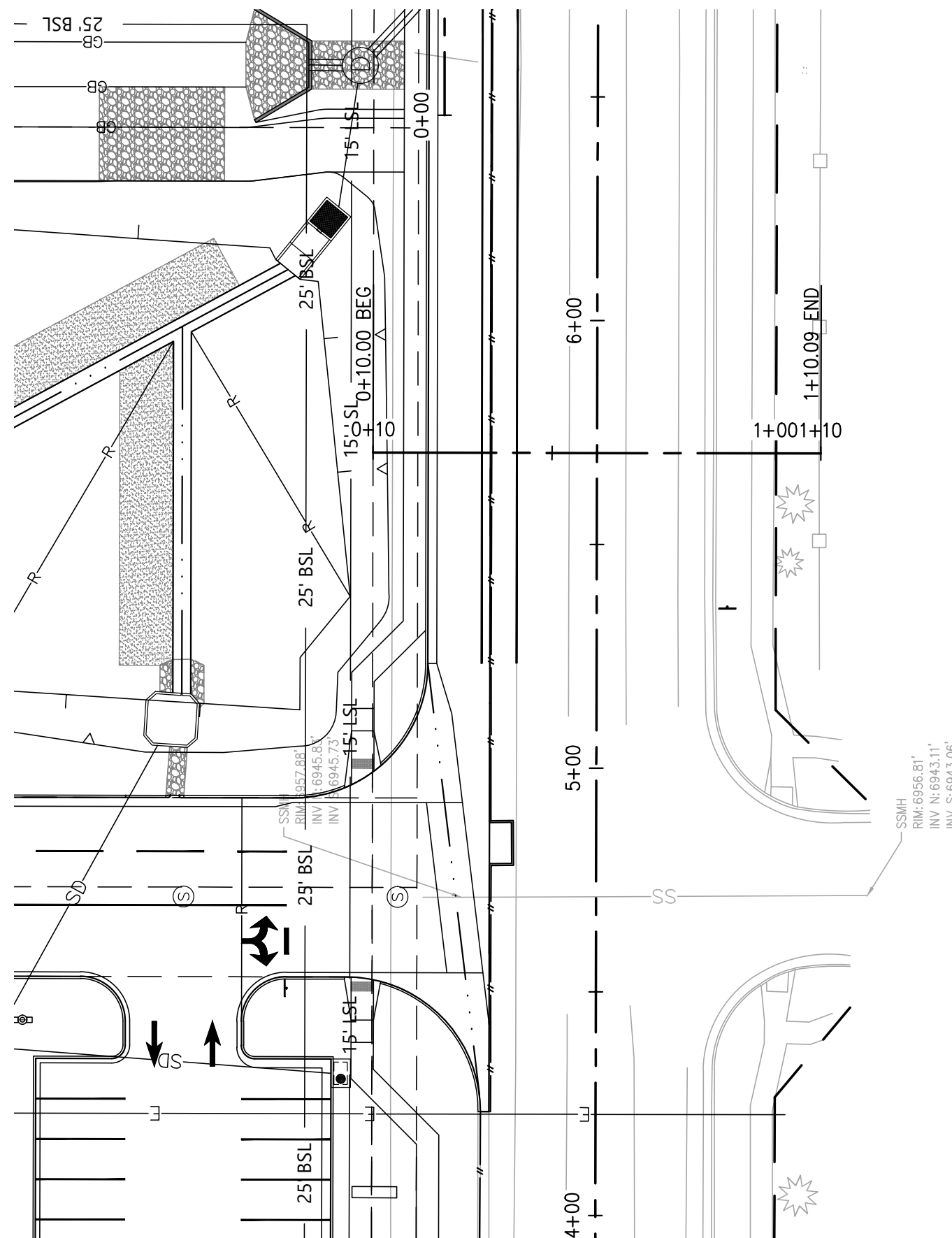
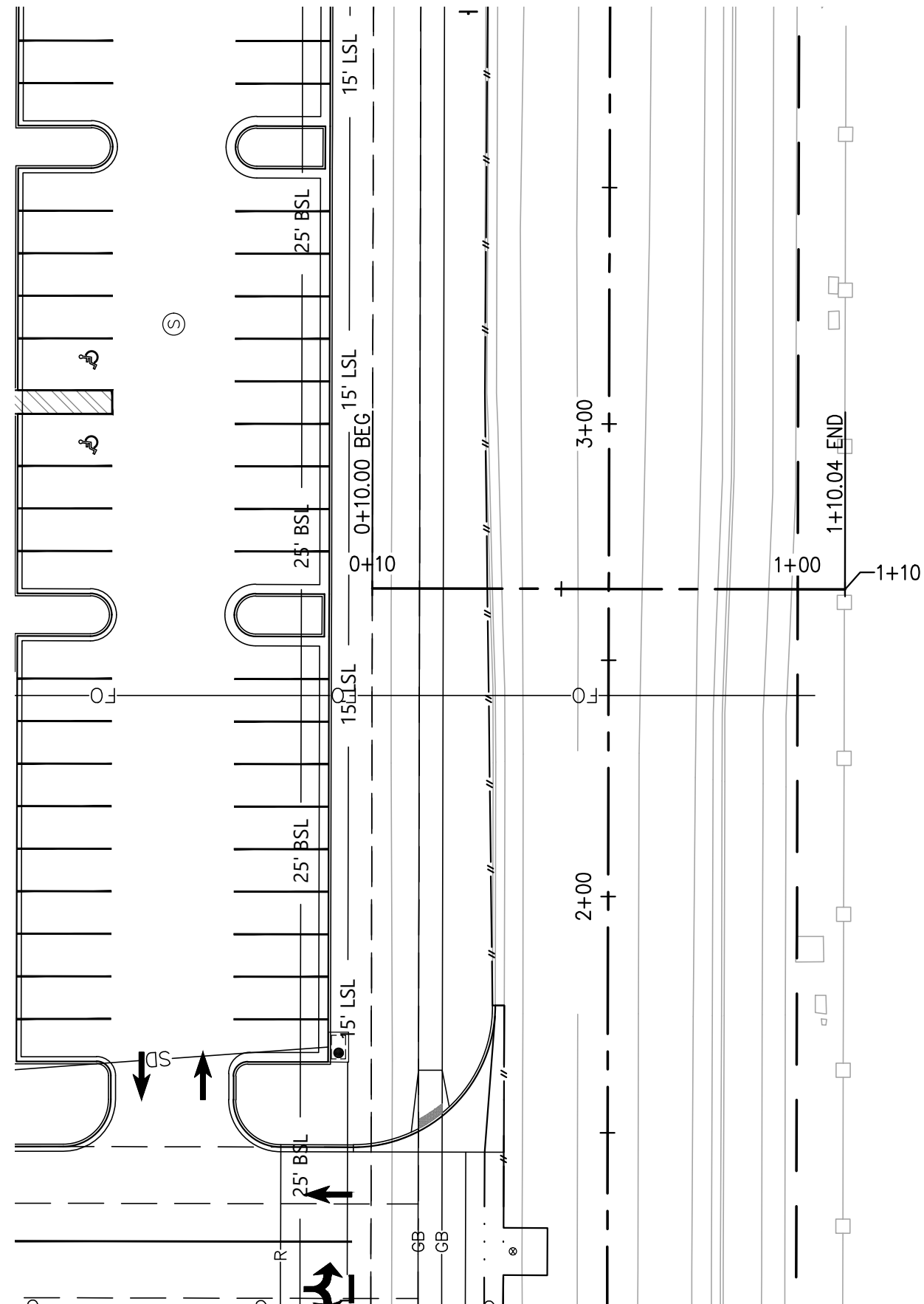
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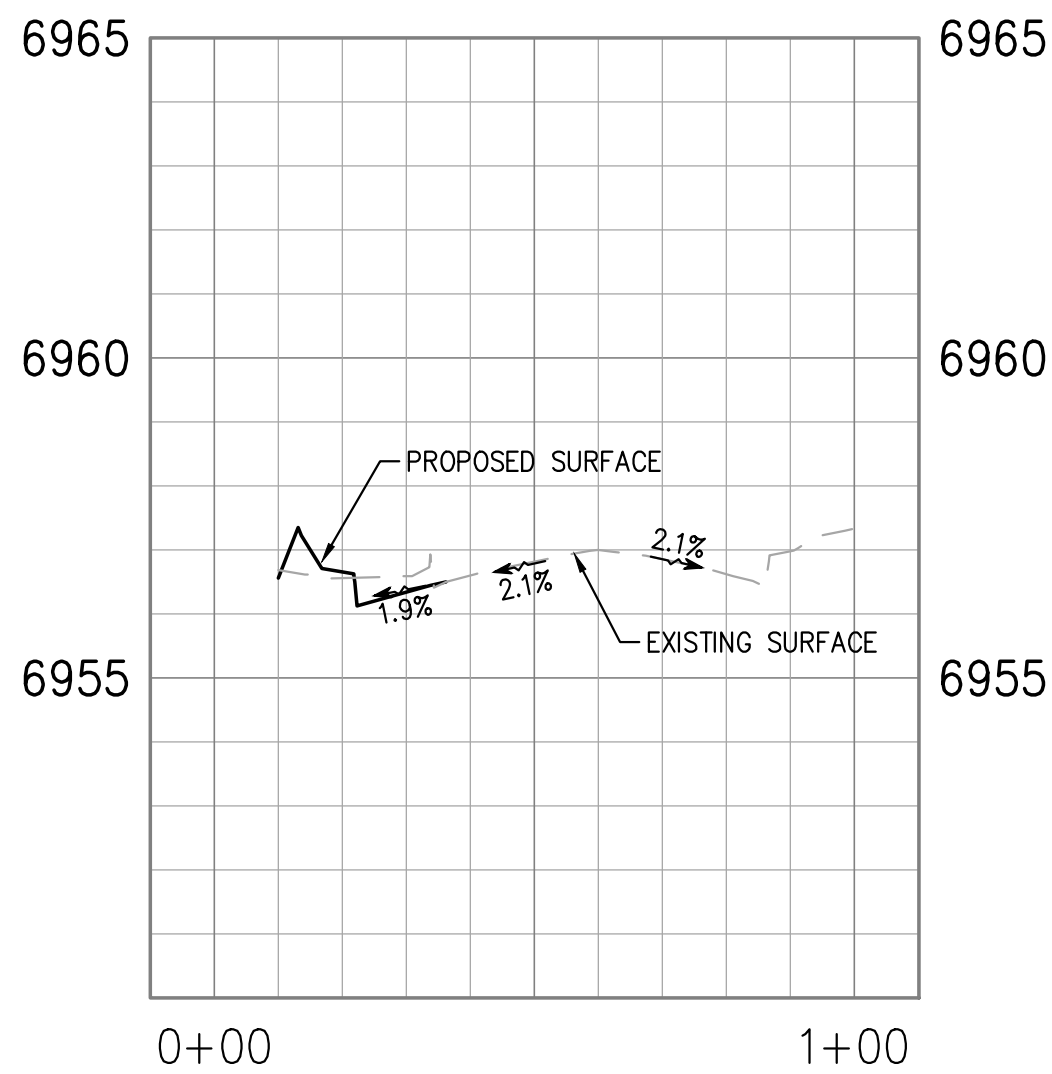
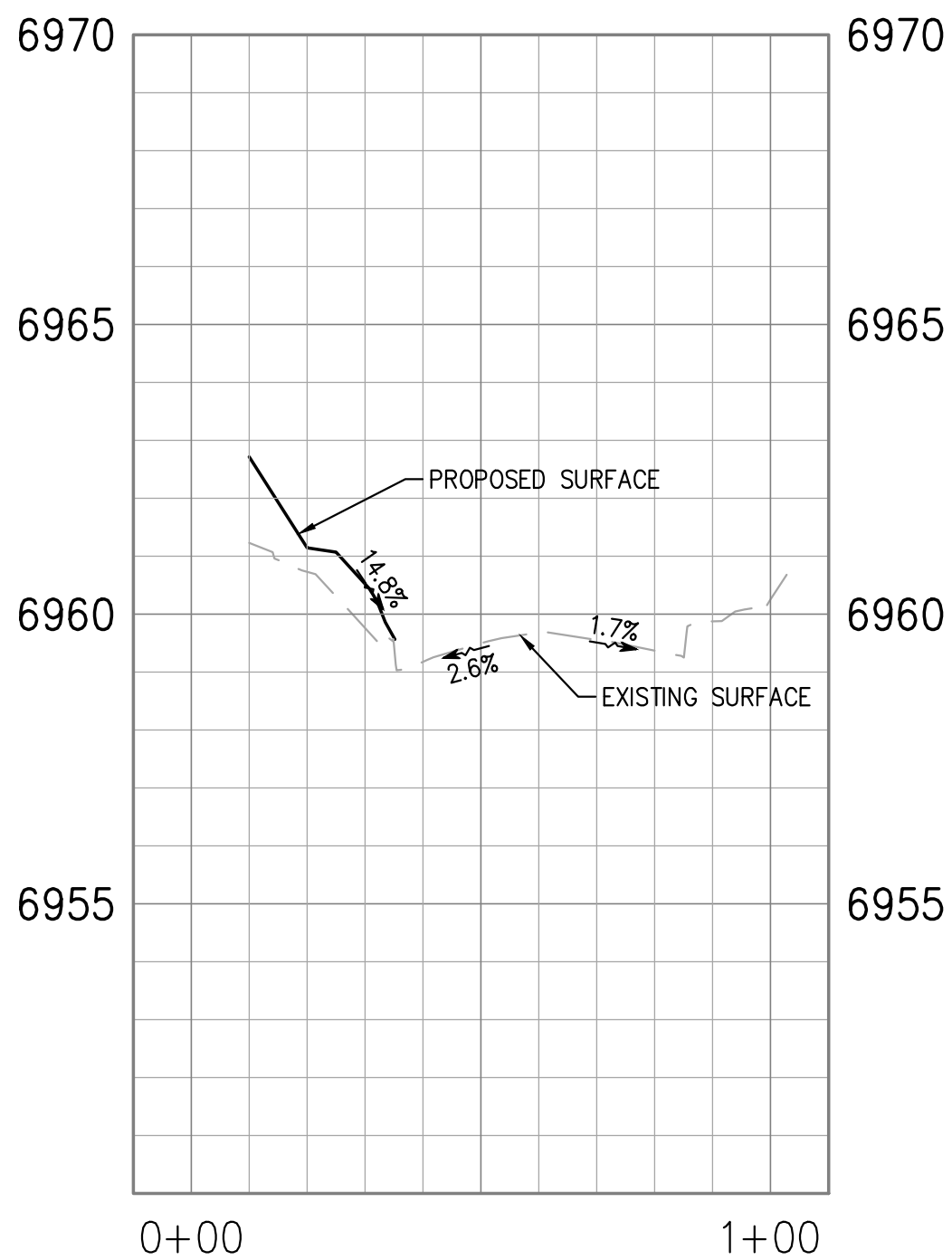
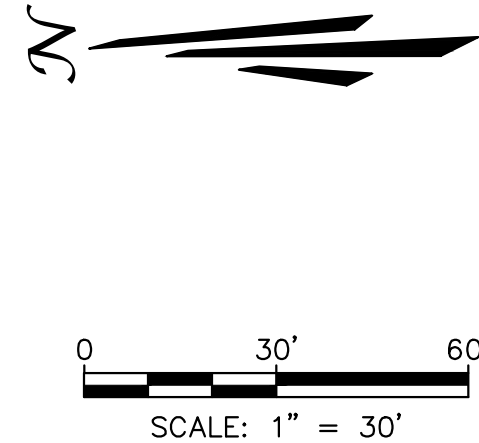


BRIAN CAMPBELL
COLORADO P.E. #40196

ROADWAY HORIZONTAL CONTROL PLAN



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



ROADWAY CROSS SECTIONS

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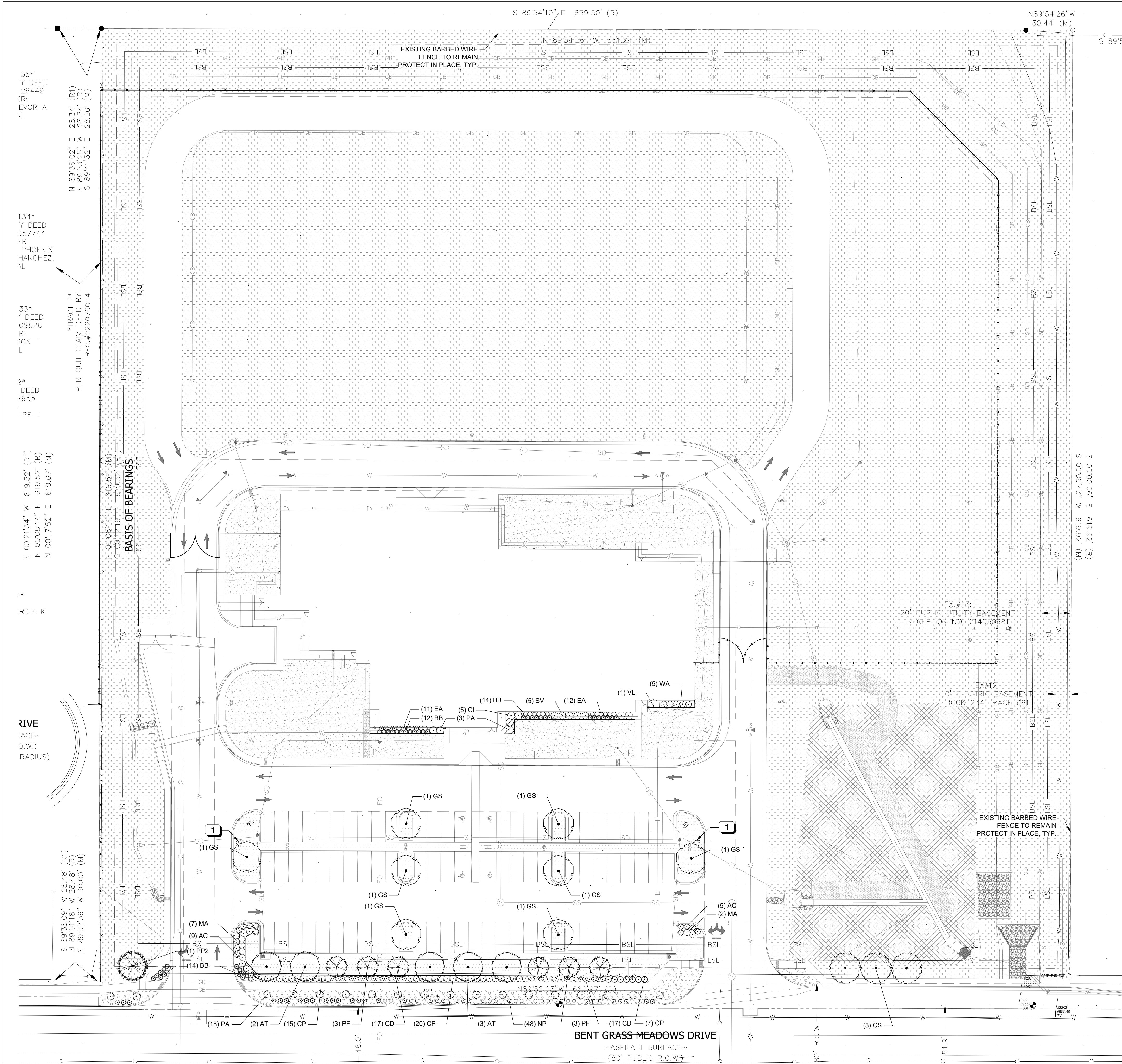
ROADWAY CROSS SECTIONS

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

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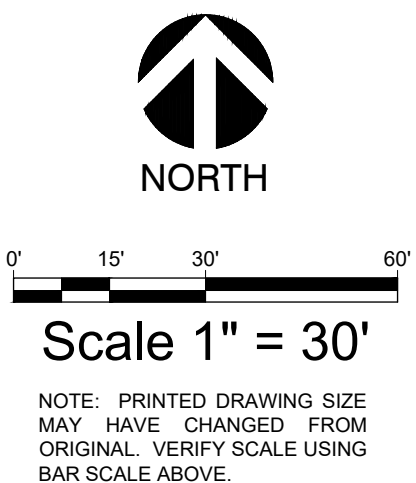
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2/6/2024 Internal Review #1



LANDSCAPE CALCULATIONS

SITE INFORMATION: AUTHORITY HAVING JURISDICTION: ZONING: TOTAL SITE AREA:		EL PASO COUNTY, COLORADO BENT GRASS PLANNED UNIT DEVELOPMENT (PUD142) 391,129 SF	
STREETSCAPE LANDSCAPE STREETSCAPE @ BENT GRASS MEADOWS DRIVE: SETBACK REQUIRED: SETBACK PROVIDED: TREES REQUIRED: DECIDUOUS TREES PROVIDED: EVERGREEN TREES: TOTAL TREES:		631 LF 10 LF 10 21 TREES (1 PER 30 LF) 9 TREES 7 TREES (41%) 16 TREE CREDITS*	
PARKING LOT ISLANDS: NUMBER OF PARKING SPACES: TREES REQUIRED: TREES PROVIDED: PARKING LOT SCREENING:		82 6 TREES (1 PER 15 PARKING SPACES) 8 TREES PROVIDED	
INTERNAL LANDSCAPE: LANDSCAPE AREA REQUIRED: LANDSCAPE AREA PROVIDED: TREES REQUIRED: TREES PROVIDED: SHRUBS PROVIDED: LIVE GROUNDCOVER REQUIRED: LIVE GROUNDCOVER PROVIDED: TOTAL TREES:		19,557 SF (5%) 290,626 SF (74.3%) 39 TREES (1 TREE PER 500 SF) 27 TREES 255 SHRUBS (10 SHRUBS EQUALS 1 TREE) 5,887 SF (30%) 244,712 SF (1251.27%) 52 TREE CREDITS	
BUFFER LANDSCAPE: NORTH BUFFER: BUFFER WIDTH REQUIRED: BUFFER WIDTH PROVIDED: TREES REQUIRED: DECIDUOUS TREES PROVIDED: EVERGREEN TREES: TOTAL TREES: - BUFFER PROVIDED WITH A NEW 6-FT HT. OPAQUE WOOD FENCING.		631LF 15 LF 15 LF 25 TREES (1 PER 25 LF) 0 TREES 0 TREES 0 TREES 0 TREE CREDITS*	
EAST BUFFER: BUFFER WIDTH REQUIRED: BUFFER WIDTH PROVIDED: TREES REQUIRED: DECIDUOUS TREES PROVIDED: EVERGREEN TREES: TOTAL TREES:		620 LF 15 LF 15 LF 21 TREES (1 PER 30 LF) 0 TREES 0 TREES 0 TREES 0 TREE CREDIT*	
WEST BUFFER: BUFFER WIDTH REQUIRED: BUFFER WIDTH PROVIDED: TREES REQUIRED: DECIDUOUS TREES PROVIDED: EVERGREEN TREES: TOTAL TREES: - BUFFER PROVIDED WITH EXISTING AND NEW 6-FT HT. OPAQUE WOOD FENCING.		620 LF 15 LF 15 LF 25 TREES (1 PER 25 LF) 0 TREES 0 TREES 0 TREES 0 TREE CREDIT*	
* PROJECT IS ZONING EXEMPT.			



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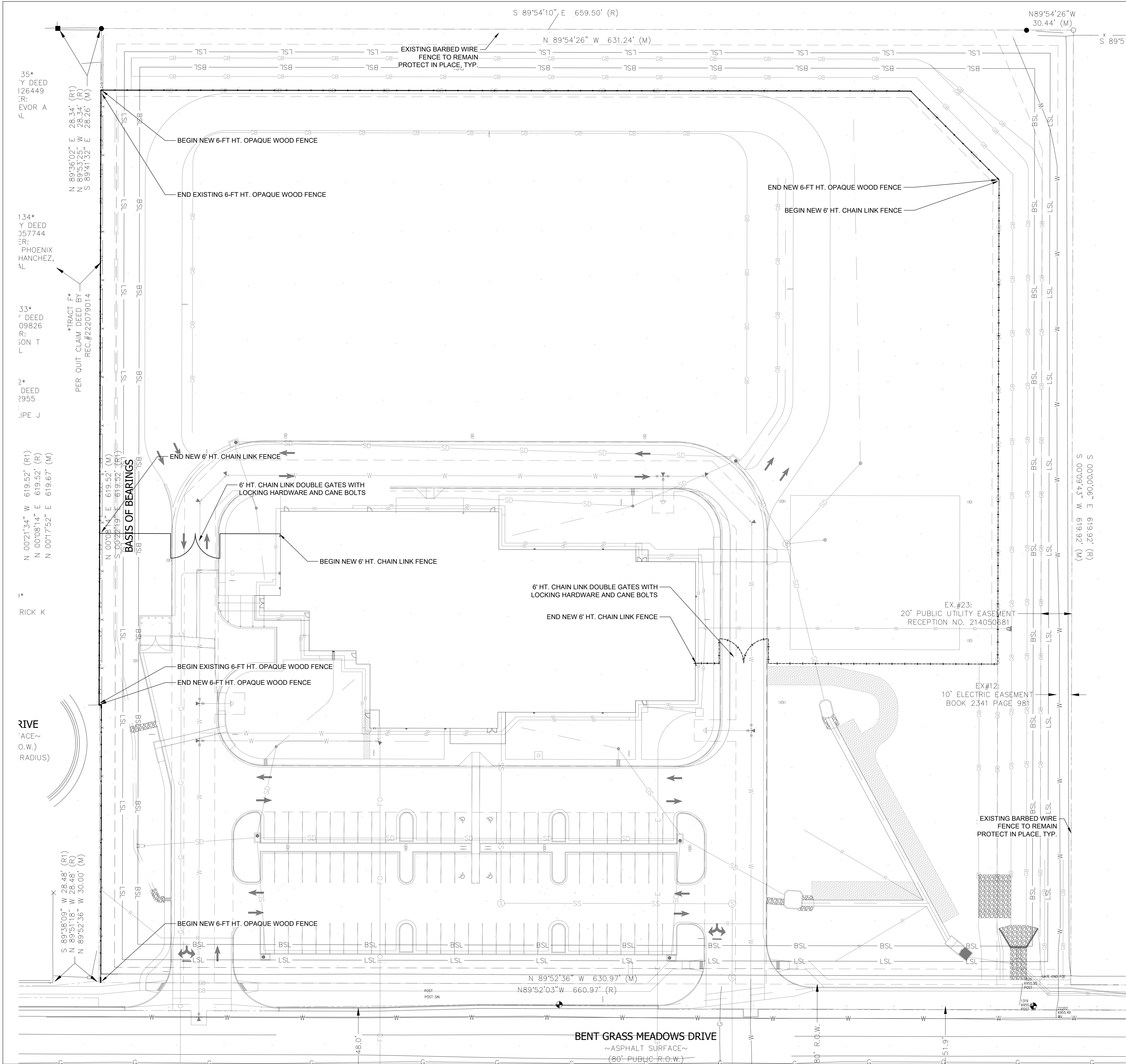
HONOR CHARTER
ACADEMY
BENT GRASS MEADOWS DRIVE
PEYTON, CO

SCHEMATIC
LANDSCAPE
PLANTING PLAN

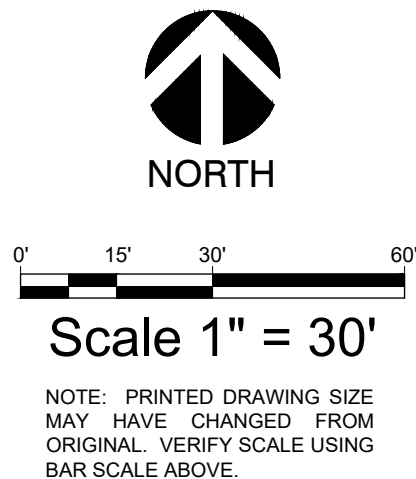
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LP-1



SEE ARCHITECT SHEET
AS501 FOR ALL FENCING
DETAILS



HONOR CHARTER
ACADEMY
BENT GRASS MEADOWS DRIVE
PEYTON, CO

SCHEMATIC
FENCING PLAN

Date	Comment

Project Number	
Date	09/17/2026
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Checked By	KB

LP-2

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM
1. CONCERNED IN LANDSCAPE PLANNING
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION INFORMATION
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTORS 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 COMPLETION, INSTALLATION, MAINTENANCE OF ALL WORK, SPECIFIED HEREIN OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. THE CONTRACTOR SHALL BE FAMILIAR 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, INSTALLATION AND MAINTENANCE OF ALL LANDSCAPE PLANT 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 WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. ALL NURSERY-GROWN PLANTS MUST COMPLY WITH ANSI Z60 1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A 10' CIRCUMFERENCE SHALL HAVE A MINIMUM OF 10% OF THE PLANT'S TOTAL LEAF AREA. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ALL SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POD-BOUND, FREE FROM ENCRUSTING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. PLANTS MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (BAB) PLANTS 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF THE 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 ADEQUACY OF ANY MATERIAL. ALL PLANTS SHALL BE OBTAINED FROM THE SAME SOURCE. ANY PLANTS OBTAINED FROM OTHER 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. FOR MULCH TREES, CALIPER MEASUREMENTS SHALL BE TAKEN 3/4" TO 1" FAR 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. ALL TREES OR SHRUBS WITH A CALIPER OF 10 INCH OR MORE, PLACED ON THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, FULLY TURFED TURF, THICK ENOUGH TO BE 3/4" TO 1" THICK. SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BAGS OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGE OF PURE SEED, GERMINATION PERCENTAGE, AND DATE OF ANALYSIS AS NOTED ON THE PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. MULCH: CONFORM TO THE FOLLOWING: 1. 100% PINE NEEDLE POISSON, FIVE OF STONES LARGER THAN 1/4" INCH, FOREIGN MATERIAL, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATERIAL, pH RANGE OF 5.5 TO 8.0, WITH A MINIMUM OF 10% PERCENT BY WEIGHT, 10% PERCENT PASSING THROUGH 3/4-INCH SIEVE, SOLUBLE SALT CONTENT 5.0 TO 10.0 DECISEMSIM; NOT EXCEEDING 0.5 PERCENT IONIC CONTAMINANTS AND FREEZE OF SUBSTANCES TOXIC TO PLANTINGS. NO NITROGEN 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 TESTING LABORATORY.
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS. FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS TOP DRESSING OF TREES AND SHRUBS.
- I. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN NET, T-POSTS
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED STEEL WIRE, 1/2-INCH, TWISTED, 0.106 INCH DIAMETER
3. STRAP CHAFING GARD: REINFORCED NYLON OR CANVAS AT LEAST 2-12 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE
- J. STEEL: PROFESSIONAL STEEL, 1/4" THICK, 4 X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDING: COL-MET OR APPROVED EQUAL.
- K. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR USE ON TURF GRASS. GRANULAR PRE-EMERGENT HERBICIDES SHALL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.0' OF FINISH GRADE. IF THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.**
- 2. SOIL TESTING:**
- a. **IF THE 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 PART OF SOIL TAKEN FROM EACH OF THE FINISH SURFACE AND ONE PART OF THE SUBGRADE. 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 SAMPLES ANALYZED TO PRODUCE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM 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 PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING AS WELL AS PRELIMINARY SOIL AMENDMENT RECOMMENDATIONS. THE 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, SHALL BE INCLUDED. 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.**
4. **FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:**
- a. **TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-IRRIPIG:**
- 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.**
- iii. **"CLAY BUSTER" OR "J" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE FOR TREES, SHRUBS AND PERENNIALS. INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-IRRIPIG:**
- i. **NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.**
 - ii. **12-12 FERTILIZER (OR SIMILAR) - 15 LBS PER 1,000 S.F.**
- b. **"CLAY BUSTER" OR "J" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE**
- iv. **IRON SULPHATE - 2 LBS. PER CU. YD.**
- c. **THE CONTEXT OF THESE NOTES, SPECIFICATIONS, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.**
- d. **BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN THE TOLERANCE OF FINISH GRADE. THE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING ARE BEYOND PREPARATION.**
- e. **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 GRASSES AND ELIMINATE PONDING POTENTIAL.**
- f. **THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED. TAKING INTO ACCOUNT THE TOLERANCE OF FINISH GRADE, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.**
- g. **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. TAPE THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.**
- h. **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. TAPE THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.**
- i. **DO NOT ANY CONTACTS AND/OR OBSTRUCTIONS BE PLACED 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.**

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL OF SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STRIP FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FOR SOIL TESTS. TEST RESULTS SHALL INCLUDE pH, AVAILABLE NITRATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE.
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- G. GENERAL PLANTING**
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. BEFORE ANY AREA TO BE PLANTED WITH PERMANENT GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRECHING**
1. REMOVE EXISTING TREES:
- a. REMOVE THE CONTRACTOR SHALL REMOVE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL 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 2" 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 TREMORING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. AFTER 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 EXPOSED ROOTS WITH PROTECTIVE PANTS UNLESS IF LOCAL JURISDICTION CLOSE ALL TRENCES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. NEVER USE ANY SORT OF FIRE OR BURNING PANTS UNLESS IF LOCAL JURISDICTION.
- REQUIRED ROSES OR OAK TREES LOCATED IN OAK 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 TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE.
3. MULCH AND GLAZING MAY BE USED TO PROTECT THE EXCAVATION OF THE HOLE.
4. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL JUST BEFORE PLACING IT INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
5. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE PLANTING GRADE.
6. 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 COMPLETE 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.
7. TREES SHALL NOT BE EXPOSED UNLESS NECESSARY TO THE WORK, 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) IT WILL BE LEFT TO THE LANDSCAPE CONTRACTORS DISCRETION. SHOWING OF THE PLANT 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:
- | | |
|-------------------|-----------------------|
| 1-2" TREES | THREE STAKES PER TREE |
| 2-1/2" - 4" TREES | THREE STAKES PER TREE |
| 4" - 6" TREES | THREE STAKES PER TREE |
| 6" - 8" TREES | THREE STAKES PER TREE |
| 8" - 10" TREES | THREE STAKES PER TREE |
| 10" - 12" TREES | THREE STAKES PER TREE |
| 12" - 14" TREES | THREE STAKES PER TREE |
| 14" - 16" TREES | THREE STAKES PER TREE |
| 16" - 18" TREES | THREE STAKES PER TREE |
| 18" - 20" TREES | THREE STAKES PER TREE |
| 20" - 22" TREES | THREE STAKES PER TREE |
| 22" - 24" TREES | THREE STAKES PER TREE |
| 24" - 26" TREES | THREE STAKES PER TREE |
| 26" - 28" TREES | THREE STAKES PER TREE |
| 28" - 30" TREES | THREE STAKES PER TREE |
| 30" - 32" TREES | THREE STAKES PER TREE |
| 32" - 34" TREES | THREE STAKES PER TREE |
| 34" - 36" TREES | THREE STAKES PER TREE |
| 36" - 38" TREES | THREE STAKES PER TREE |
| 38" - 40" TREES | THREE STAKES PER TREE |
| 40" - 42" TREES | THREE STAKES PER TREE |
| 42" - 44" TREES | THREE STAKES PER TREE |
| 44" - 46" TREES | THREE STAKES PER TREE |
| 46" - 48" TREES | THREE STAKES PER TREE |
| 48" - 50" TREES | THREE STAKES PER TREE |
| 50" - 52" TREES | THREE STAKES PER TREE |
| 52" - 54" TREES | THREE STAKES PER TREE |
| 54" - 56" TREES | THREE STAKES PER TREE |
| 56" - 58" TREES | THREE STAKES PER TREE |
| 58" - 60" TREES | THREE STAKES PER TREE |
| 60" - 62" TREES | THREE STAKES PER TREE |
| 62" - 64" TREES | THREE STAKES PER TREE |
| 64" - 66" TREES | THREE STAKES PER TREE |
| 66" - 68" TREES | THREE STAKES PER TREE |
| 68" - 70" TREES | THREE STAKES PER TREE |
| 70" - 72" TREES | THREE STAKES PER TREE |
| 72" - 74" TREES | THREE STAKES PER TREE |
| 74" - 76" TREES | THREE STAKES PER TREE |
| 76" - 78" TREES | THREE STAKES PER TREE |
| 78" - 80" TREES | THREE STAKES PER TREE |
| 80" - 82" TREES | THREE STAKES PER TREE |
| 82" - 84" TREES | THREE STAKES PER TREE |
| 84" - 86" TREES | THREE STAKES PER TREE |
| 86" - 88" TREES | THREE STAKES PER TREE |
| 88" - 90" TREES | THREE STAKES PER TREE |
| 90" - 92" TREES | THREE STAKES PER TREE |
| 92" - 94" TREES | THREE STAKES PER TREE |
| 94" - 96" TREES | THREE STAKES PER TREE |
| 96" - 98" TREES | THREE STAKES PER TREE |
| 98" - 100" TREES | THREE STAKES PER TREE |
7. 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 TO A DEPTH OF 2" AROUND THE PLANT.
- E. SHRUB, PERENNIAL, AND GROUNDCOVER 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 MULCH ENDED 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. WATER PLANTING IS TO BE DONE WITH A 1/2" INCH MULCH (TYPE AND DEPTH PER PLANTS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING**
1. SOIL VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD TO FILL 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. TRIM TO A 1/4" OVERLAP. STAGGON JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S 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 MIX**
- a. WATER HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:

1/2" CELLULOSE FIBER MULCH	50#
UNHILLED BERMUDA SEED	50#
ANNUAL RYE SEED	25#
15-15-15 WATER SOLUBLE FERTILIZER	50#
 - b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)

1/2" CELLULOSE FIBER MULCH	50#
HILLED BERMUDA SEED	50#
15-15-15 WATER SOLUBLE FERTILIZER	50#
2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
- a. GENERAL

1/2" CELLULOSE FIBER MULCH	50#
15-15-15 WATER SOLUBLE FERTILIZER	50#
SEED RATE PER LEGEND	
- H. DRILL SEEDING**
1. ALL SEED SHALL BE DRILL SEED 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:

1/2" CELLULOSE FIBER MULCH	50#
15-15-15 WATER SOLUBLE FERTILIZER	50#
ORGANIC BINDER	4#
- I. MULCH**
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND AREAS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLEET AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND DRIVEWAYS SHALL NOT BE OVERLAP. STAGGON JOINTS IN ADJACENT COURSES. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- J. CLEAN UP**
1. DO NOT ALLOW PLANTING PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. LEGALLY DISPOSE

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK

- DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED OTHERWISE) FROM THE PROJECT SITE. THE LANDSCAPE ARCHITECT HAS REVIEWED THE EXISTING VEGETATION 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.
3. THE CONTRACTOR SHALL MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AT THE VERY END OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS.
4. THE CONTRACTOR SHALL MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL BE CONSTRUCTIVE DRAINAGE. THE CONTRACTOR SHALL MAINTAIN THE FINISH GRADE SURFACE TO PREVENT 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.
5. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A PROPOSED SCHEDULE OF SOIL ANALYSIS 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 AS ESTABLISHED.
6. 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 GRADE. IN ORDER TO PREPARE FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADES, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
7. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADES, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
8. THE CONTRACTOR SHALL REVIEW THE GRADING PLANS AND SPECIFICATIONS FOR DISCREPANCIES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY BY BRIGHT ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
9. ALL PLANTING LOCATIONS, 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, AND PLANTING METHODS).
10. 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 PLANTING QUANTITIES AND THE PLANTING METHODS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
11. ALL PLANTING 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 (VA PROPER CHANNELS).
12. THE CONTRACTOR SHALL ADVISE THE LANDSCAPE ARCHITECT AT A MINIMUM 14 DAYS PRIOR TO THE PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS AND MATERIALS TO BE USED IN THE PROJECT. REFERENCE TO THE SPECIFICATIONS FOR SUBMITTALS.
13. THE CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOIL UNDER ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOTED OTHERWISE) BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
14. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE 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.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

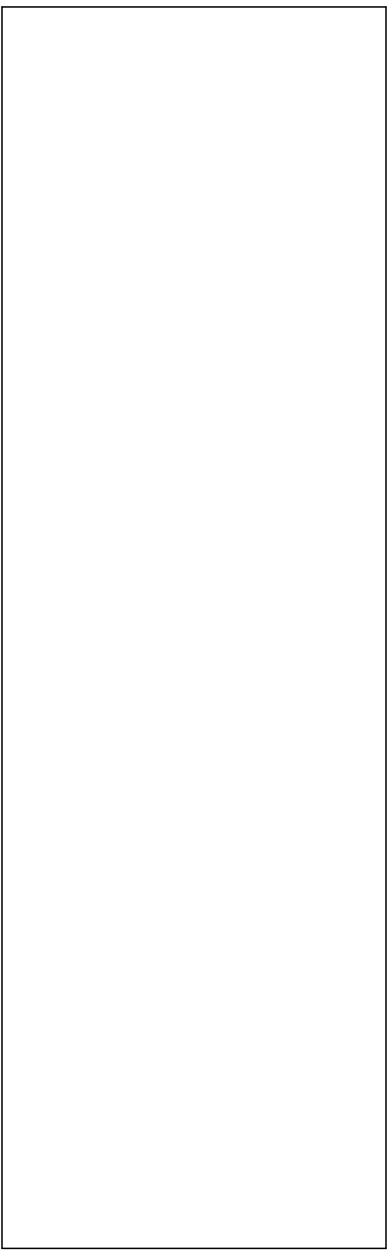
1. AN AUTOMATIC IRRIGATION SYSTEM S

- 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.
3. 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.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE SCHEDULING ON ROTOR AND SPRAY IRRIGATION SYSTEMS; SCHEDULING BASED ON WEATHER AND MULTI-PROGRAM CONTROLLED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

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 ENCIRCLE THE ROOTBALL.

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).

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.



HONOR CHARTER
ACADEMY
BENT GRASS MEADOWS DRIVE
PEYTON, CO

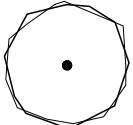
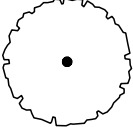
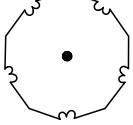
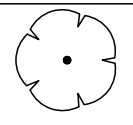
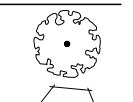
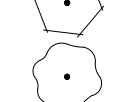
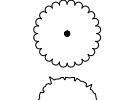
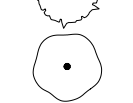
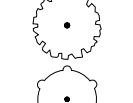
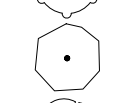
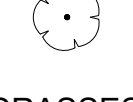
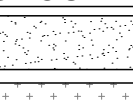
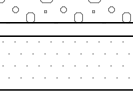
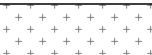
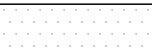
LANDSCAPE
SCHEDULE

Date	Comment

Project Number
Date09/17/2026
Drawn ByJML
Checked ByKB

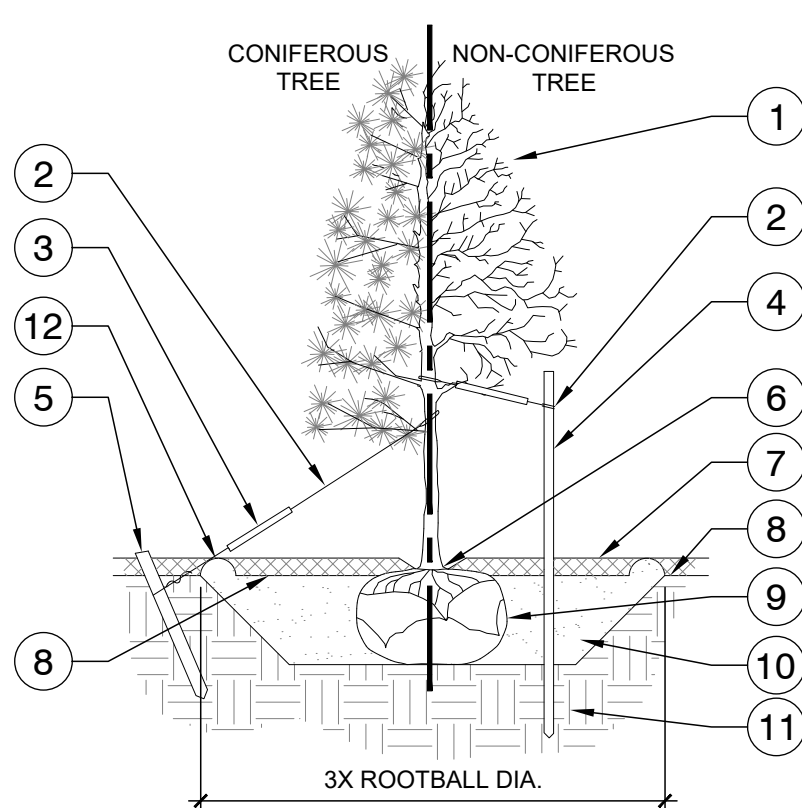
LP-4

PLANT SCHEDULE

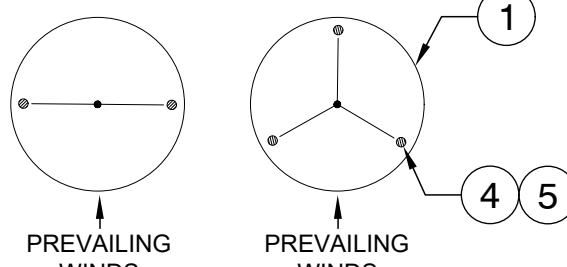
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES							
	AT	Acer tataricum / Tatarian Maple	1.5" Cal.	Cont. or B&B	5	15 - 25ft. ht.	15 - 25ft. w.
	CS	Catalpa speciosa / Northern Catalpa	1.5" Cal.	Cont. or B&B	3	40 - 65ft. ht.	25 - 40ft. w.
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	1.5" Cal.	Cont. or B&B	9	40 - 65ft. ht.	25 - 40ft. w.
EVERGREEN TREES							
	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	6' Ht.	Cont. or B&B	6	25 - 40ft. ht.	10 - 15ft. w.
	PP2	Pinus ponderosa / Ponderosa Pine	6' Ht.	Cont. or B&B	1	> 65ft. ht.	25 - 40ft. w.
ORNAMENTAL TREES							
	CC	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	1" Cal.	Cont. or B&B	2	15 - 25ft. ht.	15 - 25ft. w.
SHRUBS							
	AC	Arctostaphylos x coloradensis 'Chieftain' / Chieftain Mock Bearberry Manzanita	5 gal.	Cont.	14	3 - 6ft. ht.	3 - 6ft. w.
	CD	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	5 gal.	Cont.	34	18 - 36in. ht.	1 - 3ft. w.
	CI	Cercocarpus intricatus / Littleleaf Mountain Mahogany	5 gal.	Cont.	5	3 - 6ft. ht.	3 - 6ft. w.
	CP	Cytisus purgans / Broom	5 gal.	Cont.	42	3 - 6ft. ht.	3 - 6ft. w.
	EA	Ericameria nauseosa nauseosa / Baby Blue Rabbitbrush	5 gal.	Cont.	23	18 - 36in. ht.	1 - 3ft. w.
	MA	Mahonia aquifolium / Oregon Grape	5 gal.	Cont.	9	3 - 6ft. ht.	3 - 6ft. w.
	PA	Perovskia atriplicifolia / Russian Sage	5 gal.	Cont.	21	3 - 6ft. ht.	3 - 6ft. w.
	SV	Spiraea x vanhouttei / Vanhoutte Spirea	5 gal.	Cont.	5	3 - 1ft. ht.	3 - 1ft. w.
	VL	Viburnum lantana 'Mohican' / Mohican Wayfaring Tree	15 gal.	Cont.	1	6 - 10ft. ht.	6 - 10ft. w.
	WA	Weigela florida 'Alexandra' / Wine & Roses® Weigela	5 gal.	Cont.	5	3 - 6ft. ht.	3 - 6ft. w.
GRASSES							
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal.		40	18 - 36in. ht.	1 - 3ft. w.
	NP	Nassella tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal.		48	18 - 36in. ht.	1 - 3ft. w.
GROUND COVERS							
	BL	Buchloe dactyloides 'Legacy' / Legacy Buffalo Grass	Seed or Sod		17,700 sf	< - 1ft. ht.	
	BG2	Native Grass / El Paso Native Shotgun Grass Seed Mix application rate of 10lbs / acre for broadcast application or 5lbs / acre for drilled application.	seed		209,976 sf	18 - 36in. ht.	1 - 3ft. w.
	GR	Riparian Seed Mix	seed		15,030 sf		
ROCK/STONE							
	CS2	2"-4" Local Cobblestone			3,481 sf		
	CS2	2"-4" Local Cobblestone over weed barrier/landscape fabric. 4" Depth.	---				
	CF	Crushed Granite			7,605 sf		
	CF	Crushed Granite over weed barrier/landscape fabric. 2" Depth.	---				

SITE AMENITY SCHEDULE

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



STAKING EXAMPLES (PLAN VIEW)



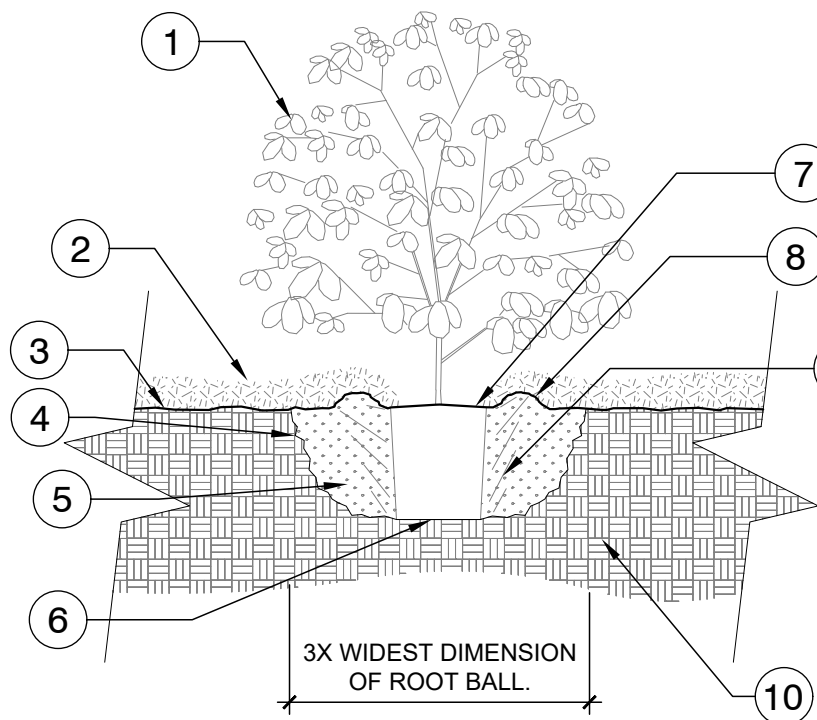
NOTES:

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. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET 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



SECTION VIEW

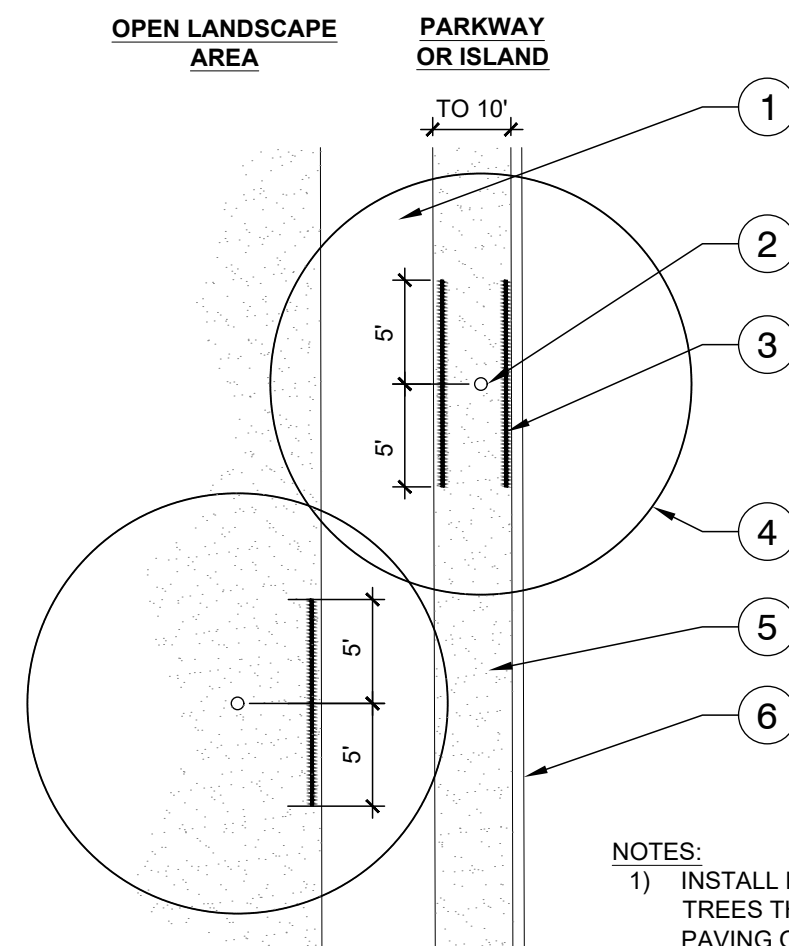
NOTES:

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

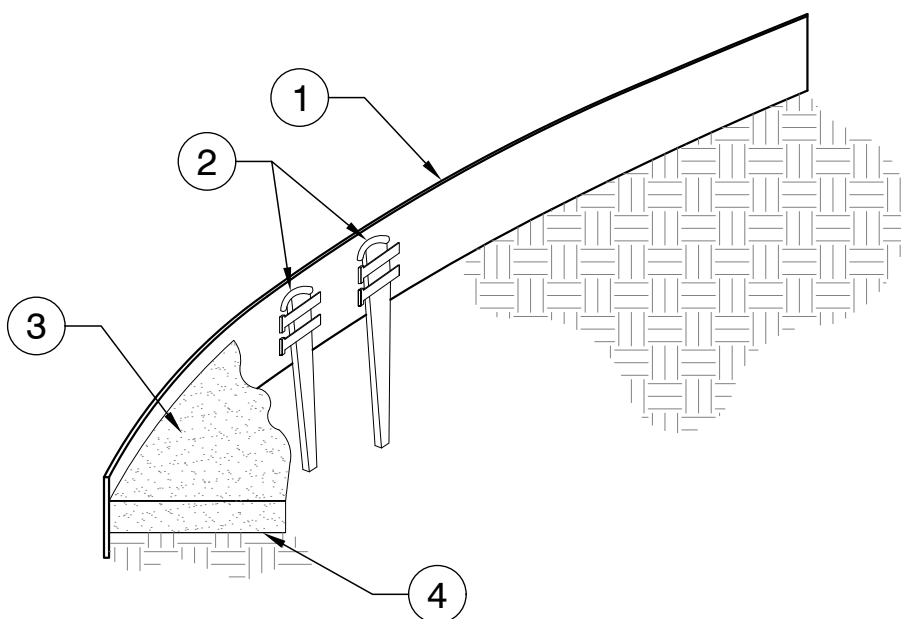


NOTES:

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.

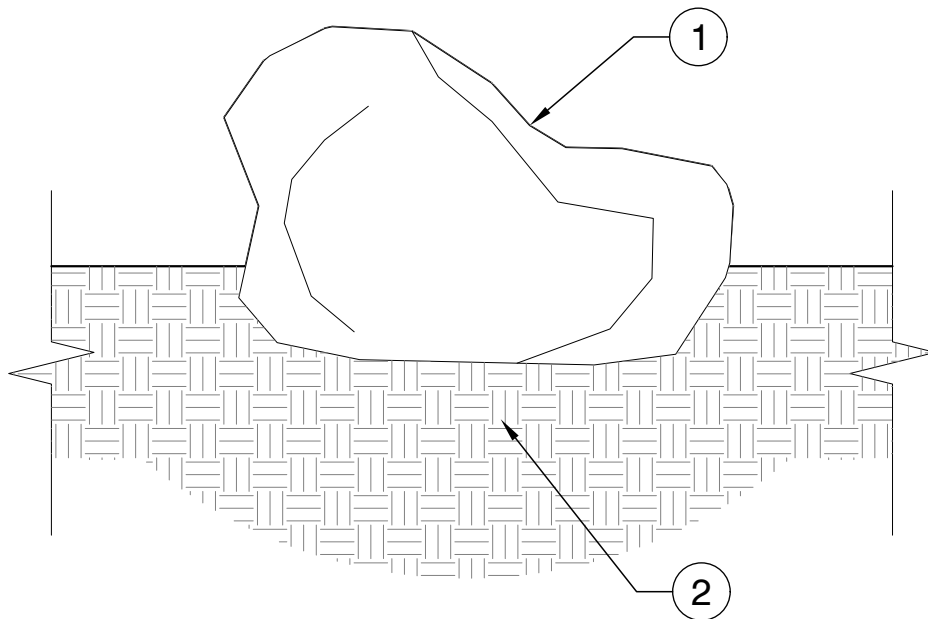
NOTES:

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

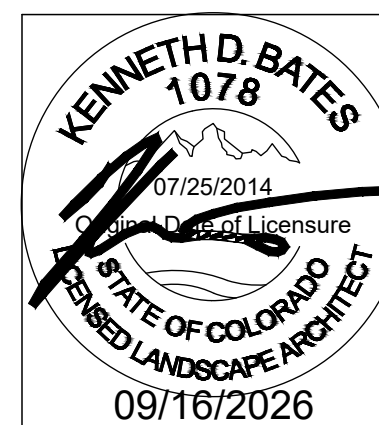
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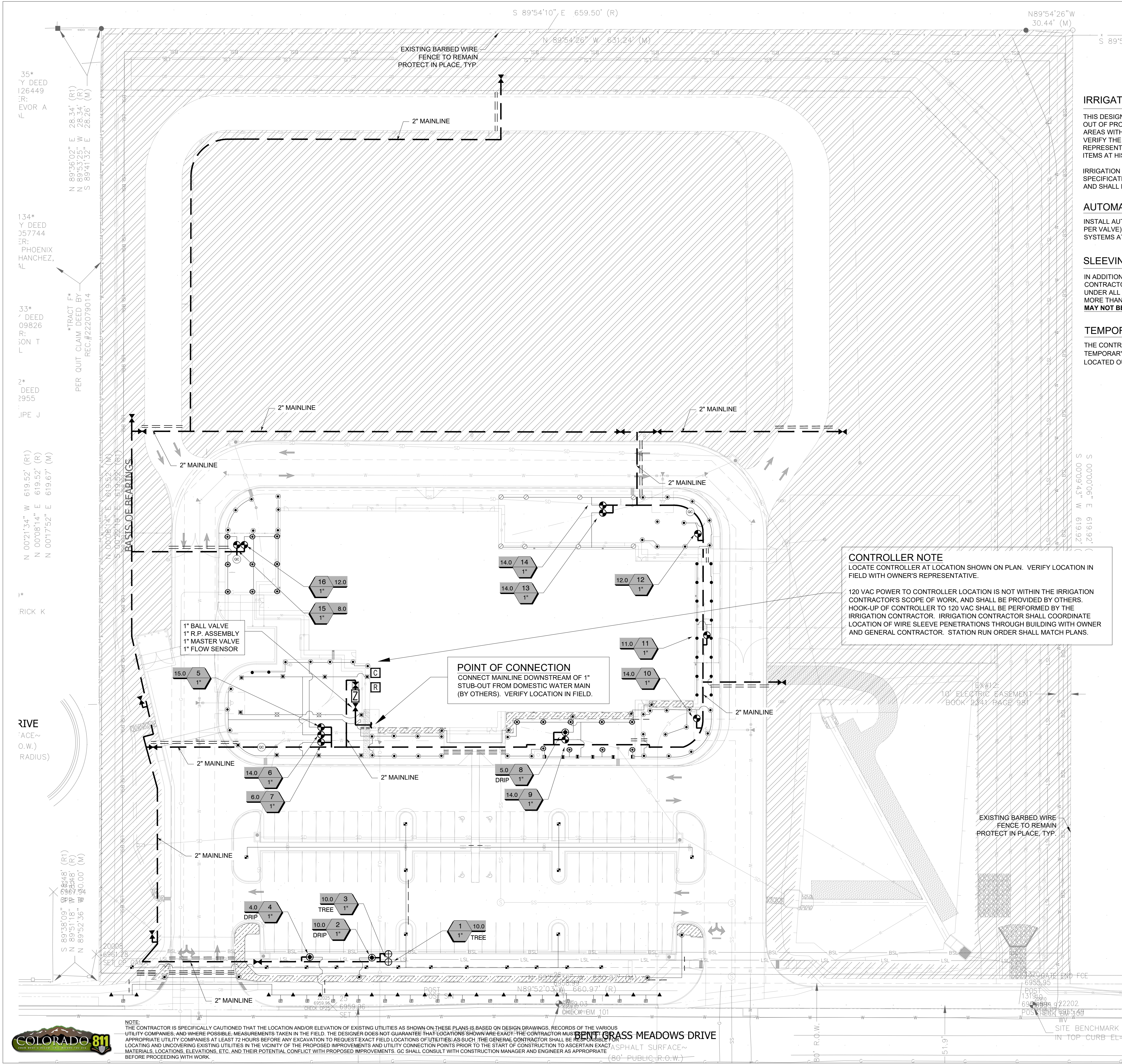
HONOR CHARTER
ACADEMY
BENT GRASS MEADOWS DRIVE
PEYTON, CO

LANDSCAPE
DETAILS

Date	Comment

Project Number	
Date	09/17/2026
Drawn By	JML
Checked By	KB

LP-5



IRRIGATION DISCLAIMER

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

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

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

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

SLEEVING / WIRING NOTES:

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

TEMPORARY IRRIGATION

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

CONTROLLER NOTE

LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

POINT OF CONNECTION

CONNECT MAINLINE DOWNSTREAM OF 1" STUB-OUT FROM DOMESTIC WATER MAIN (BY OTHERS). VERIFY LOCATION IN FIELD.

1" BALL VALVE
1" R.P. ASSEMBLY
1" MASTER VALVE
1" FLOW SENSOR

EXISTING BARBED WIRE
FENCE TO REMAIN
PROTECT IN PLACE, TYP.

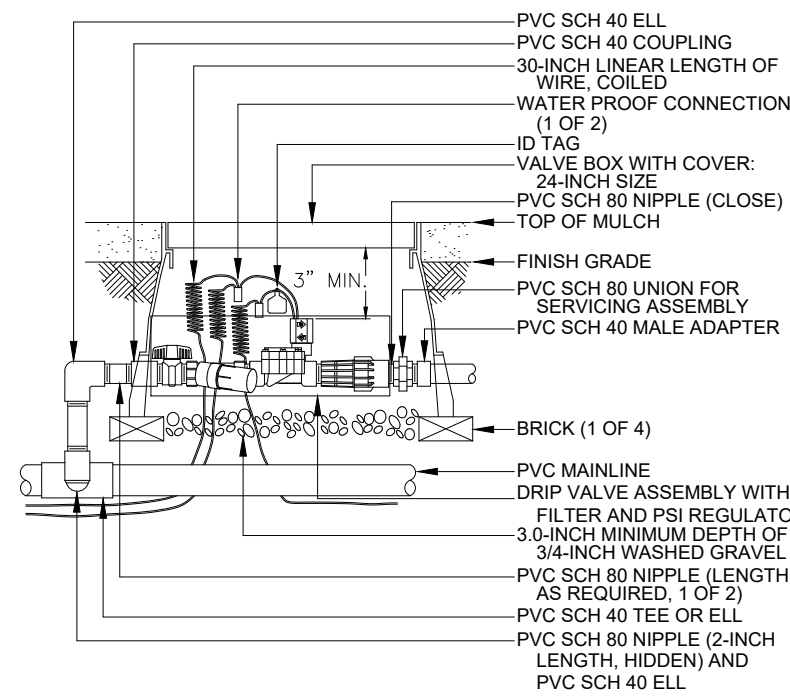


Scale 1" = 30'

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

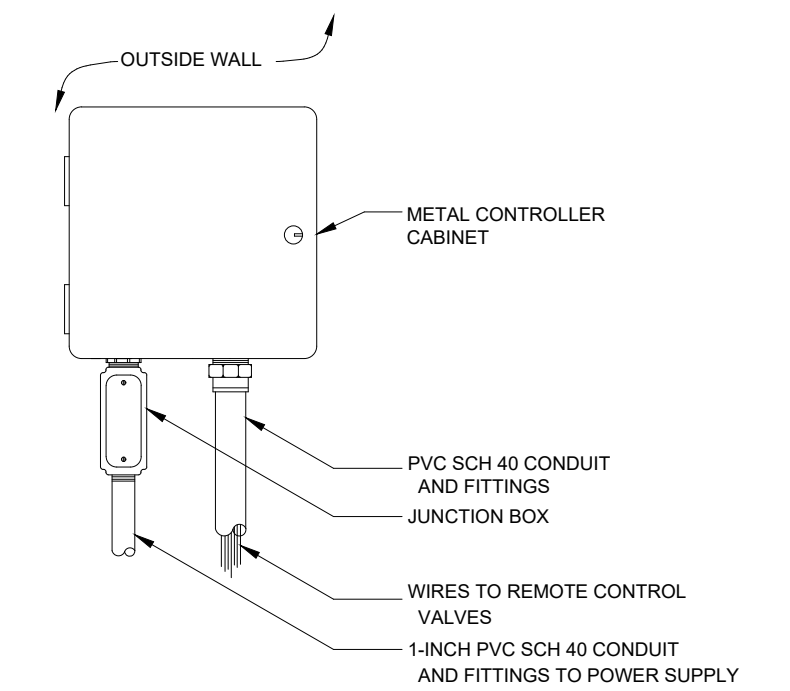
Date	Comment

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



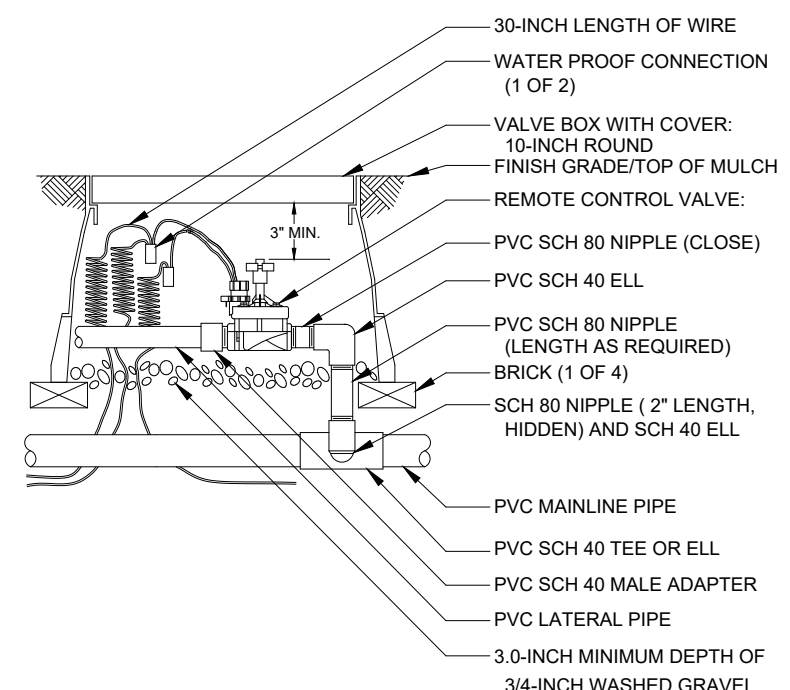
CONTROL ZONE KIT

N.T.S.



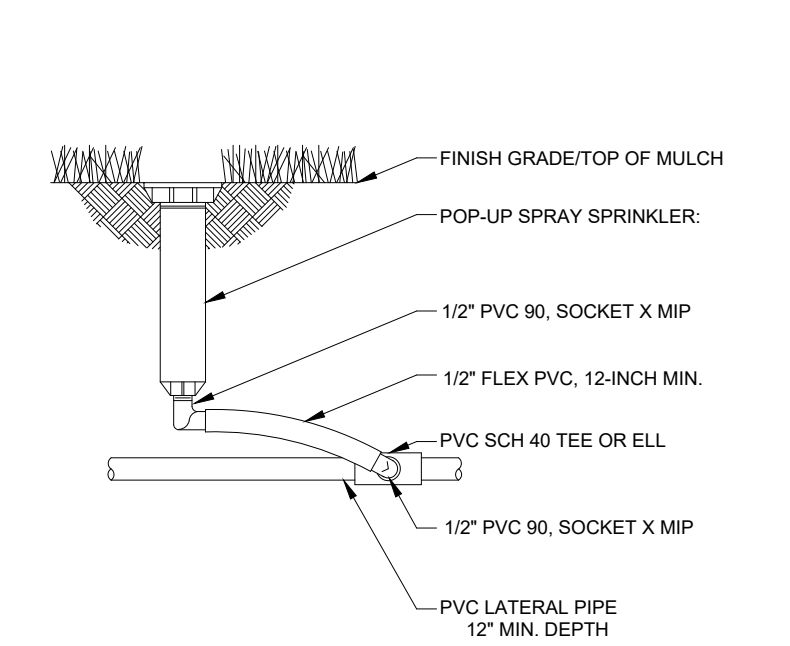
WALL MOUNT CONTROLLER

N.T.S.



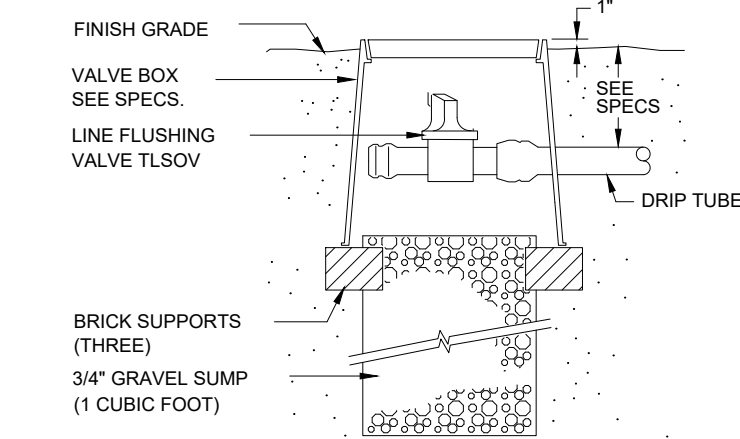
REMOTE CONTROL VALVE

N.T.S.



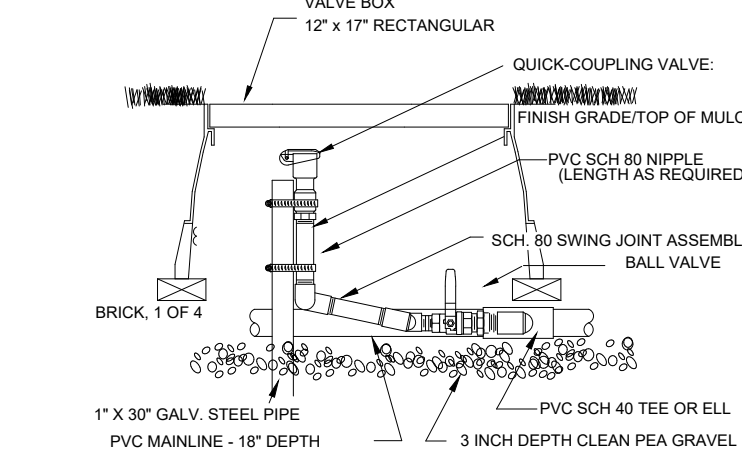
POP-UP SPRAY HEAD

N.T.S.



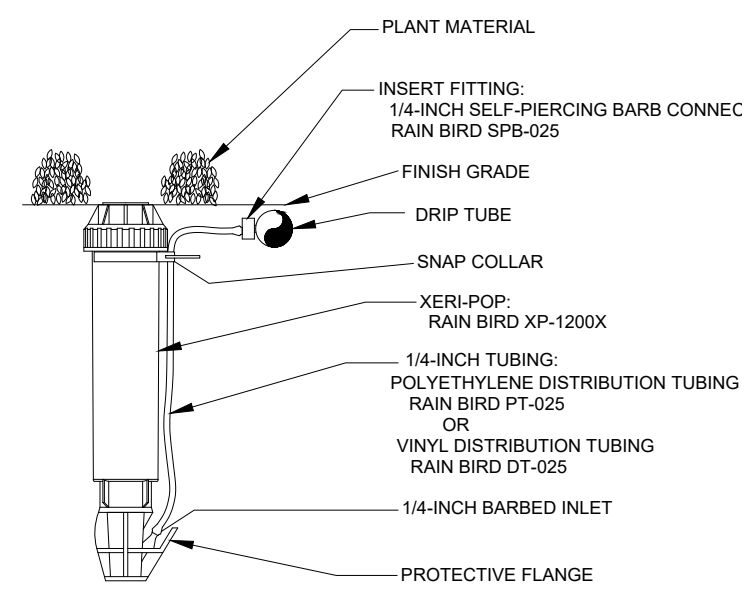
MANUAL LINE FLUSH VALVE

N.T.S.



QUICK COUPLER VALVE WITH PVC BALL VALVE

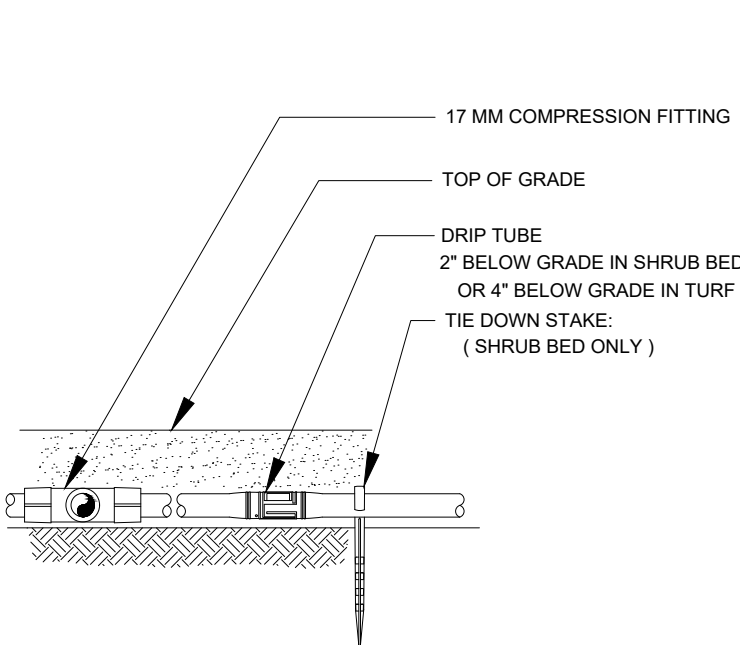
N.T.S.



NOTE:
USE XERIMAN TOOL XM-T001 TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
LOCATE AT FURTHEST DISTANCE FROM DRIP VALVE ASSEMBLY, ADJACENT TO EDGING OR WITHIN LOW PLANTINGS FOR OPTIMUM VIEWING, WITH CLOSED SPRAY NOZZLE.

ROOT WATERING SYSTEM

N.T.S.

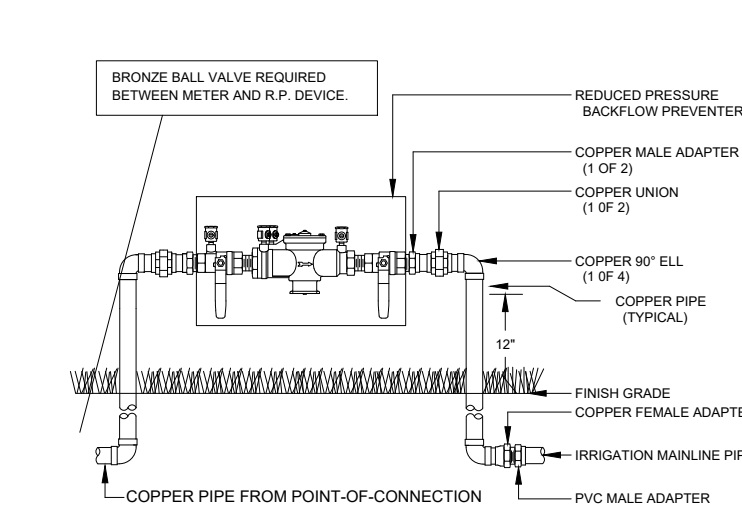


DRIP TUBE

N.T.S.

DRIP ZONE INDICATOR

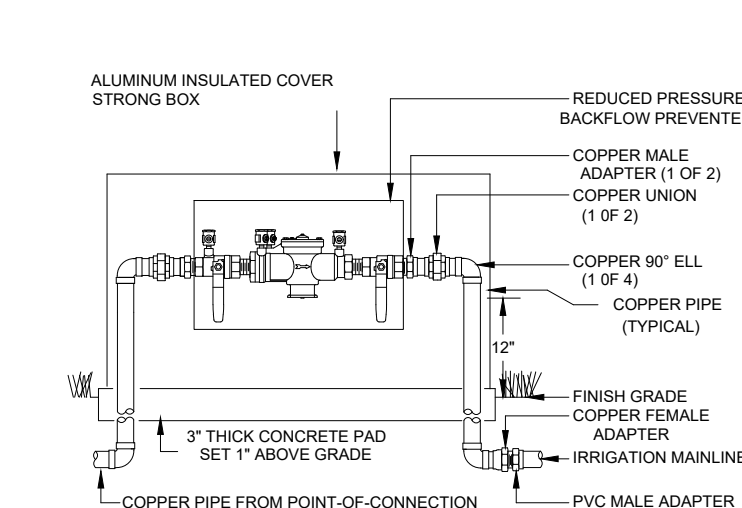
N.T.S.



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP DEVICE

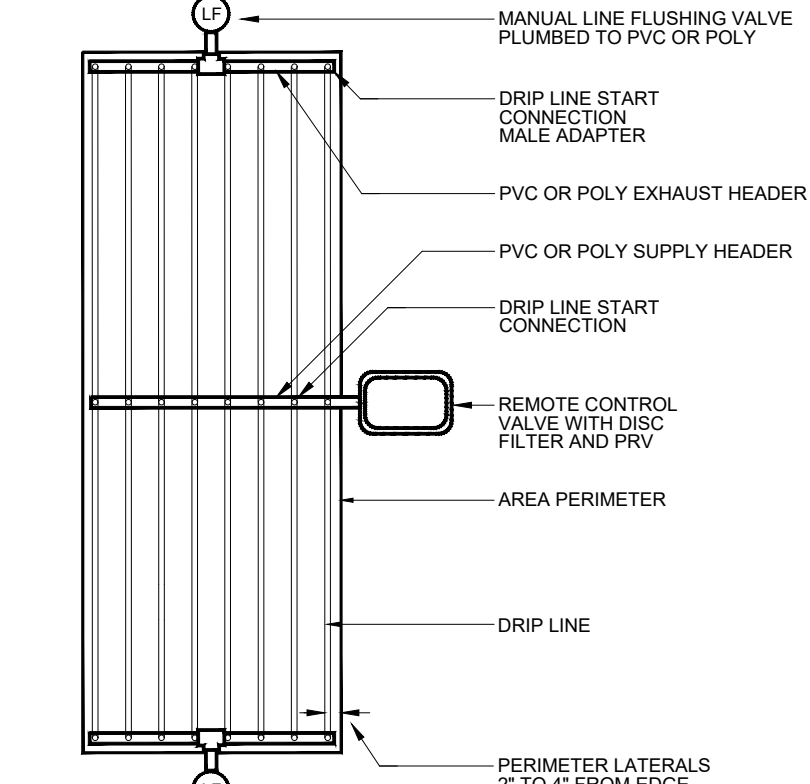
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NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP DEVICE WITH INSULATED COVER

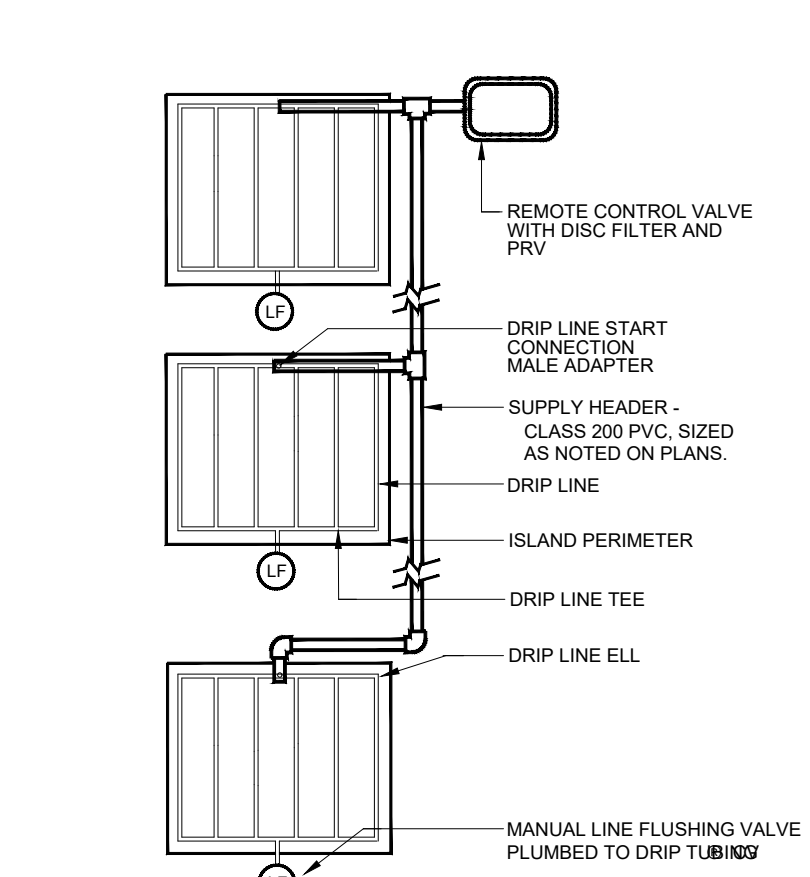
N.T.S.



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP CENTER FEED LAYOUT

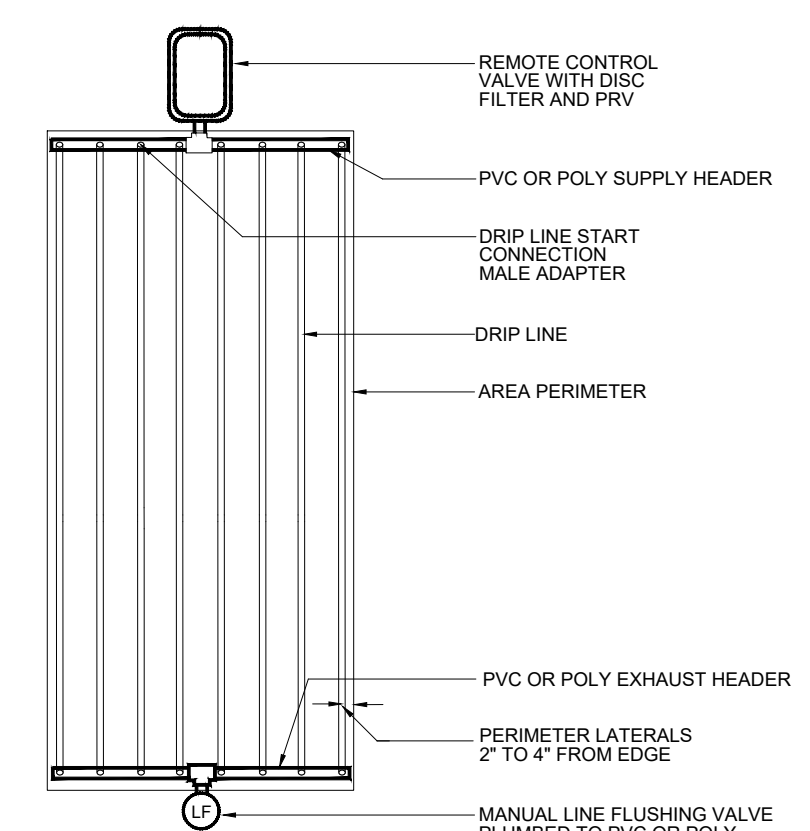
N.T.S.



USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP ISLAND LAYOUT

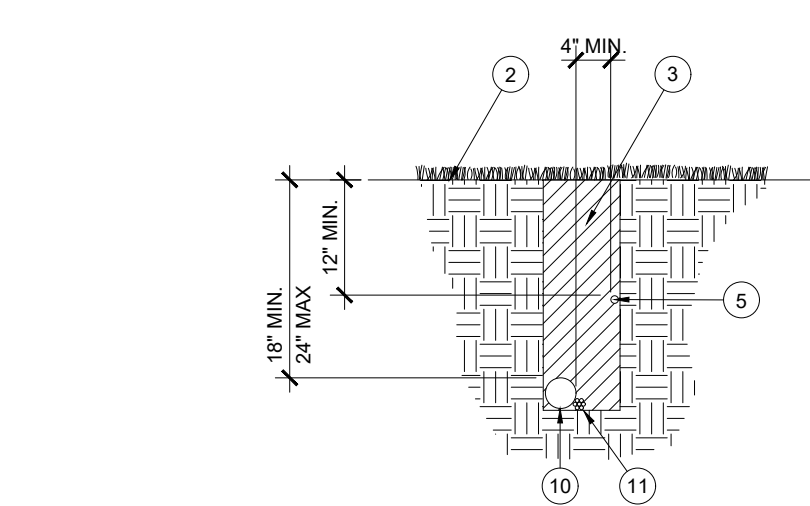
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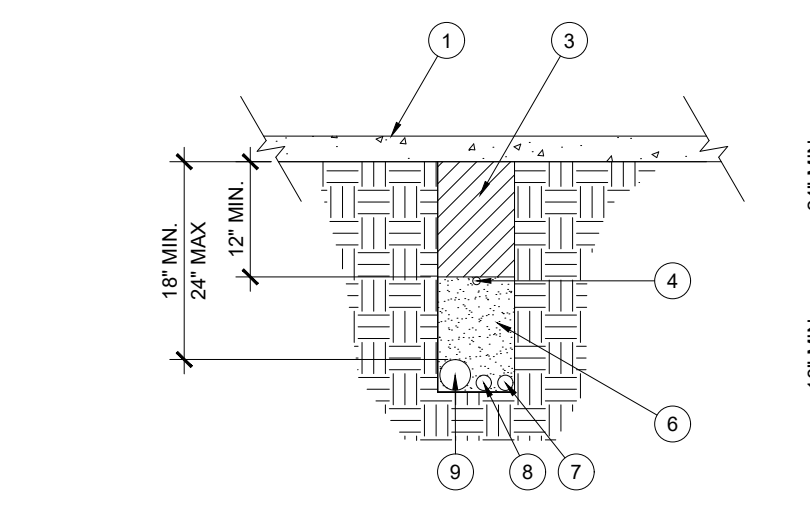
SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP END FEED LAYOUT

N.T.S.



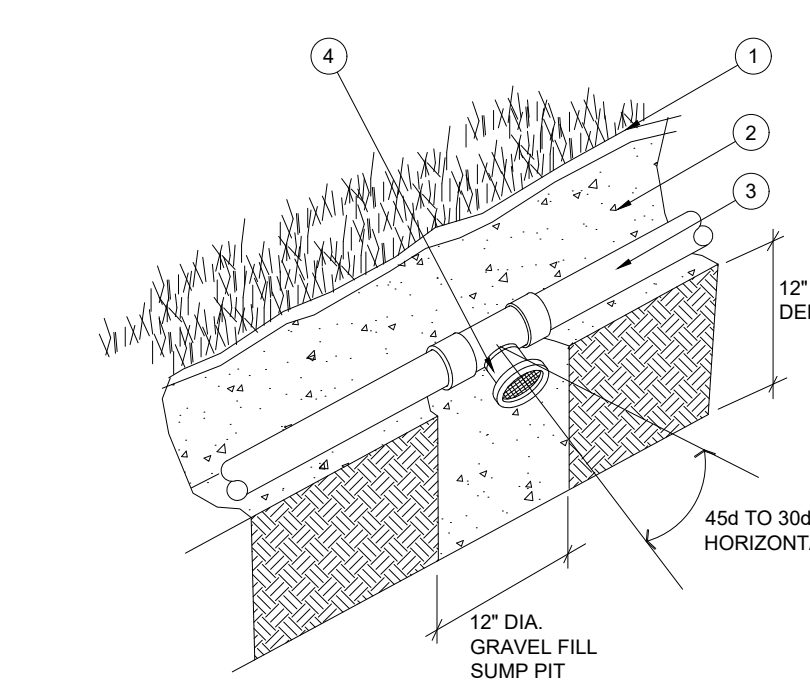
TRENCHING



SLEEING

PIPE AND SLEEVE INSTALLATION

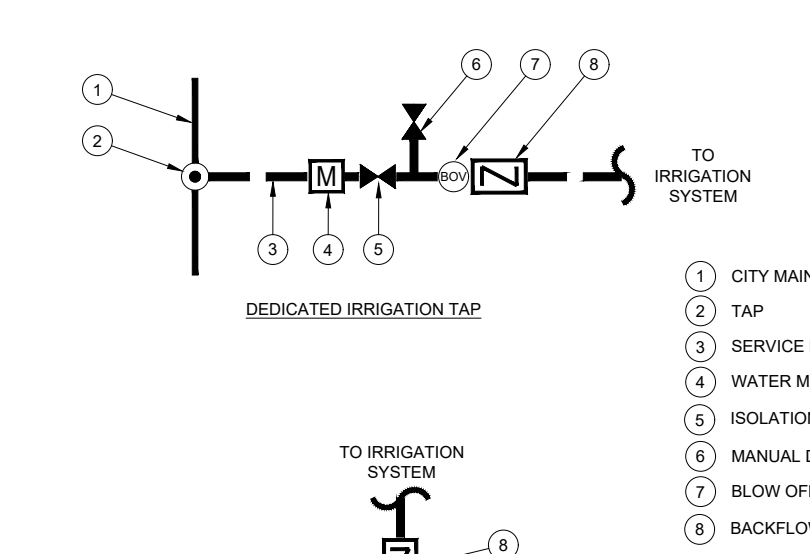
N.T.S.



NOTE:
AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS OF LATERAL LINES.
LOCATE END DRAIN VALVE 12\"/>

AUTOMATIC DRAIN VALVE

N.T.S.

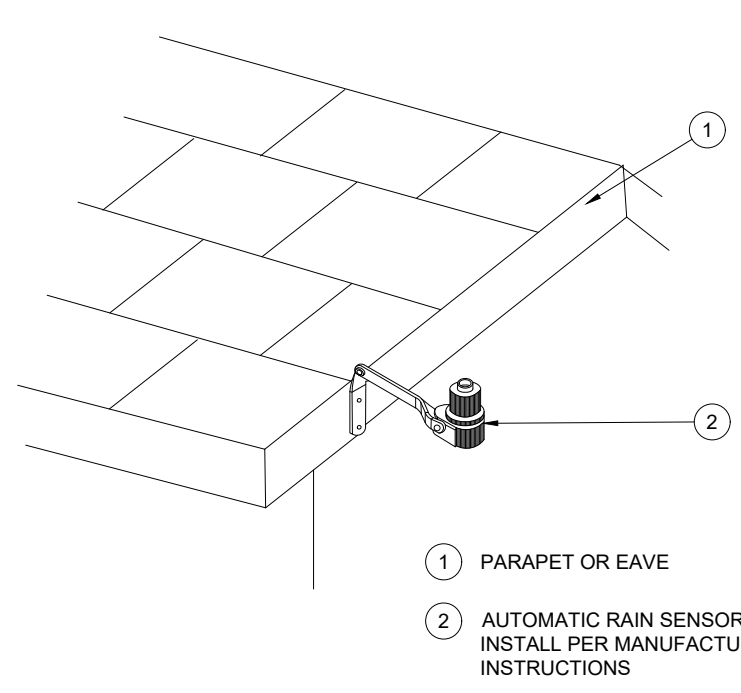


WINTERIZATION PROCEDURE:
1. TURN OFF EITHER THE METER AND ISOLATION VALVE (DEDICATED IRRIGATION METER) OR ISOLATION VALVE (DOMESTIC TAP).
2. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE.
3. SLOWLY OPEN MANUAL DRAIN VALVE.
4. REPEAT PROCEDURE FOR ALL MANUAL DRAIN VALVES ALONG IRRIGATION MAINLINE.
5. CLOSE MANUAL DRAIN VALVES AND BLOW OUT REMAINING WATER FROM THE BLOWOUT VALVE. SLOWLY INCREASE AIR PRESSURE. NOT TO EXCEED 80 PSI. DO NOT BLOWOUT SYSTEM FROM BACKFLOW. BLOWOUT SYSTEM TWICE BUT NOT TO EXCEED AT MORE THAN 2 MIN. INTERVALS.

WATER TAP DIAGRAM

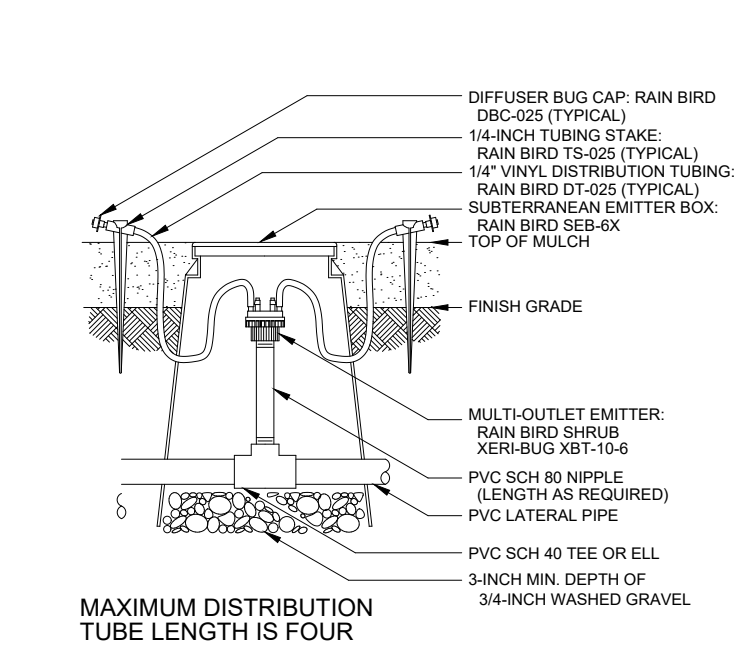
N.T.S.

- PAVEMENT SURFACE
- FINISH GRADE
- TRENCH BACKFILL
- LOCATOR WIRE W/ BURIED CAUTION TAPE
- PVC IRRIGATION LATERAL
- SAND BACKFILL
- SCH. 40 PVC LATERAL SLEEVE - SEE PLANS FOR SIZE
- SCH. 40 PVC WIRE SLEEVE FOR CONTROL WIRES, MIN. 2" DIA.
- SCH. 40 PVC MAINLINE SLEEVE - SEE PLANS FOR SIZE
- PVC IRRIGATION MAINLINE
- CONTROL WIRES - TAPE TO MAINLINE AT 10' INTERVALS
- PVC CAP, SOLVENT WELDED



RAIN SENSOR, ROOF MOUNT

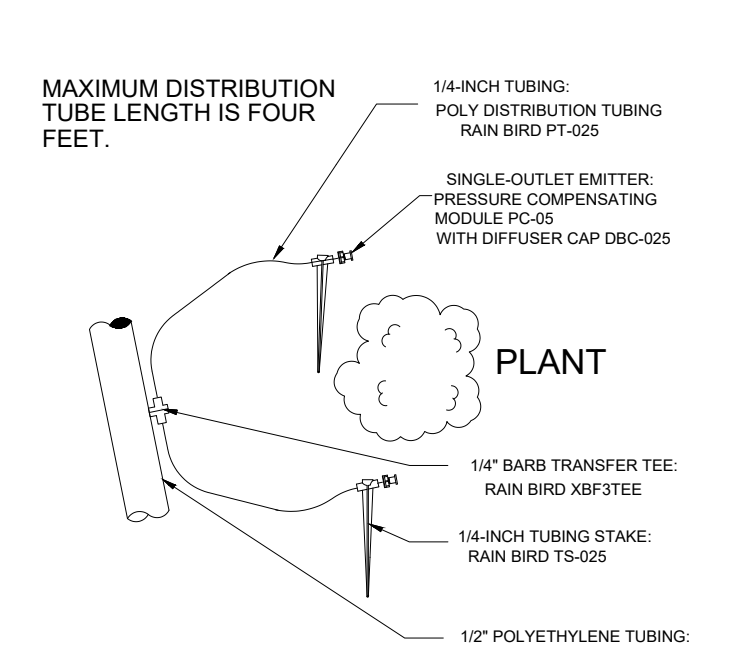
N.T.S.



MAXIMUM DISTRIBUTION TUBE LENGTH IS FOUR FEET.

XBT MULTI-OUTLET EMITTER / BOX

N.T.S.



XERI-BUG EMITTER

N.T.S.

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BENT GRASS MEADOWS DRIVE
PEYTON, CO

IRRIGATION
DETAILS

Date	Comment

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

LI-2



IRRIGATION SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION 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. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC. COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

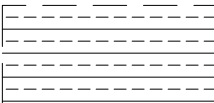
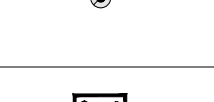
PRODUCTS

- A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN APPROVED EQUAL BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
- B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- C. PIPING
1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
- a. SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
- b. CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
- c. CLASS 200 PVC, CASKED, FOR ALL PIPE 3" AND LARGER
2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
3. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.
- D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
- E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.
- F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
- G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
- H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
- I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
- J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL. SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
1. STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
2. COMMON WIRE - WHITE
3. EXTRA COMMON WIRES - BLUE
- K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
- L. RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

- A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PLANTING LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
- B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY.
- C. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
- D. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- E. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIVE ACTIONS. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
- F. THE IRRIGATION 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. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
- G. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
- H. TRENCING NEAR EXISTING TREES:
1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL 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).
2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
3. 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 EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
4. 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.
- V. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
- W. WARRANTY
1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
- X. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
●	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14" 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⦿	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18" 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⦿	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24" 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⌘	RAINBIRD RWS ROOT WATERING SYSTEM MODEL RWS-M-B-C-1402 WITH RWS-SOCK. (TWO PER TREE) SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
⌘	RAINBIRD XERI-BUG MULTI OUTLET (XBT-10-6) POINT SOURCE DRIP EMITTERS. RAIN BIRD XBT-6 SIX MULTI-OUTLET DRIP EMITTER/BUBBLER SIX-OUTLET, PRESSURE COMPENSATING, DRIP EMITTER. REFERENCE LANDSCAPE PLAN FOR DRIP EMITTER QUANTITIES
▲	RAINBIRD XERI-BUG SINGLE POINT SOURCE DRIP EMITTERS (XBT-10PC) REFERENCE LANDSCAPE PLAN FOR DRIP EMITTER QUANTITIES
⊗	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE
⊗	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, FULL CIRCLE, #3.0 LA NOZZLE UNLESS NOTED OTHERWISE
⊗	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #4.0 NOZZLE UNLESS NOTED OTHERWISE
⦿	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
⊕	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
⦿	RAINBIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
	TEMPORARY IRRIGATION
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLOSURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION BLOW OFF VALVE TO BE INSTALLED BETWEEN THE METER AND BACKFLOW DEVICE FOR SYSTEM WINTERIZATION
⌘	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
⊗	RAINBIRD 33DLRC QUICK COUPLER, 3/4"
⊗	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH TWO ESPLXMSM12 STATION MODULES
⊗	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR - CONFIRM SENSOR LOCATION WITH OWNERS REPRESENTATIVE
⌘	1" MASTER VALVE MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100P SERIES

- IRRIGATION LATERAL LINE: CLASS 200 PVC
- IRRIGATION MAINLINE: SCHEDULE 40 PVC
- == == == == IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

IRRIGATION NOTES:

1. L.I.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
2. ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS
3. IRRIGATION CONTRACTOR SHALL PROVIDE 3/4" OF WATER FOR THE REAR PRACTICE FIELD TO LIMIT THE OVERALL WATERING RUN TIME.

WATER CONSERVATION

IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:

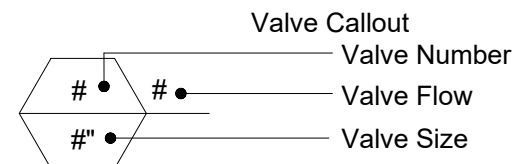
1. SEPARATE TURF / SHRUB ZONES FOR SCHEDULING ADJUSTMENT
2. NO OVERSPRAY ONTO PAVEMENT PERMITTED
3. USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE

LATERAL PIPE SIZE CHART

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

FLOW IN GPM	LATERAL PIPE SIZE
UP TO 5 GPM	3/4" CLASS 200
6 - 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4" CLASS 200
29 - 35 GPM	1 1/2" CLASS 200
36 - 54 GPM	2" CLASS 200
55 - 81 GPM	2 1/2" CLASS 200
82 - 120 GPM	3" CLASS 200

VALVE KEY



CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information: Irrigation Meter, By Others

FLOW AVAILABLE
Domestic Water Meter Size: 3/4"
Flow Available: 18 gpm

PRESSURE AVAILABLE
Static Pressure at POC (est.): 68.00 psi
Elevation Change: NA
Service Line Size: NA
Length of Service Line: NA
Pressure Available: 65.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 14.0 gpm
Flow Available at POC: 18.0 gpm
Residual Flow Available: 4.0 gpm

Critical Station: 9
Head Pressure Required: 35.0 psi
Lateral Loss: 3.5 psi
Loss through Valve: 4.8 psi
Pressure Req. at Critical Station: 40.3 psi
Loss for Main Line: 1.6 psi
Loss for Fittings 20% (Main Line): 0.32 psi
Loss for Master Valve: 1.7 psi
Loss for Backflow: 11.0 psi
Loss for Water Meter: 3.1 psi
Critical Station Pressure at POC: 57.92 psi
Pressure Available: 65.00 psi
Residual Pressure Available: 7.08 psi

HONOR CHARTER
ACADEMY
BENT GRASS MEADOWS DRIVE
PEYTON, CO

IRRIGATION SPECIFICATIONS

Date	Comment

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

LI-3