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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission
Jim Egbert, Chair**

**FROM: Len Kendall Planner I
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director**

**RE: Project File #: U-18-001
Project Name: Liberty Tree Academy
Parcel No.: 42323-02-001**

OWNER:	REPRESENTATIVE:
Gathering Stones Comm. Church Inc. PO Box 63541 Colorado Springs, CO 80962	Philip Carhuff 3040 N. 44th St. Ste. 4 Phoenix, AZ 85018

Commissioner District: 2

Planning Commission Hearing Date:	8/7/2018
Board of County Commissioners Hearing Date:	N/A

EXECUTIVE SUMMARY

A request by Philip Carhuff on behalf of Gathering Stones Community Church, dba Liberty Tree Academy for approval of location to allow a public charter school located at 8579 Eastonville Road. The approval of location application is made pursuant to C.R.S. § 30-28-110 and Section 5.3.3 of the El Paso County Land Development Code (2017). The 10.71 acre parcel, known as Lot 1178 of Woodmen Hills Filing Number 10 , is zoned RR-5 (Residential Rural) and is located on Eastonville Road approximately one-quarter mile northeast of the intersection of Eastonville Road with Meridian Ranch Boulevard and Judge Orr Road. The Planning Commission formally requested that a public hearing be scheduled with School District 49 (School District) to discuss concerns



which were identified during the initial submittal of the site development plan for the charter school. The hearing was held with the School District on June 27th 2018, where four members of the Planning Commission attended the public hearing. The School District as well as the Board of the Liberty Tree Academy took the concerns of the Planning Commission into consideration and are being addressed by Liberty Tree during the approval of location and the site development plan process.

A. REQUEST/WAIVERS

Request: A request by Liberty Tree Academy for approval of location to allow a public charter school pursuant to C.R.S. § 30-28-110 and Section 5.3.3 of the El Paso County Land Development Code (2017).

Waiver(s): There are no waivers associated with the approval of location.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

Section 5.3.3.J, Approval of Location, Review Standards, of the Land Development Code (2016) states:

The application for a public use, structure or utility is reviewed for conformity with the submittal and processing requirements included within this Code and Procedures Manual and for conformity with the adopted Master Plan.

D. LOCATION

North: RR-0.5 (Residential Rural) and A-35 (Agricultural)
Agricultural/Residential

South: RR-5 (Residential Rural) Residential

East: A-35 (Agricultural) Agricultural/Residential

West: RR-0.5 (Residential Rural) Residential

E. BACKGROUND

The 10.71 acre property was platted as part of the Woodmen Hills Filing No. 10 subdivision on February 8, 2001, and is located within the boundaries of Falcon School District 49. The Liberty Tree Academy is a proposed public charter elementary school with an initial kindergarten through 8th grade enrollment of 486 students in one building on approximately 3.4 acres of the site. The facility is scheduled to open in 2019 with full enrollment anticipated in 5 years. The school proposes future expansion to include high school enrollment of an additional 264 students for a total of 750 students. The remaining portion of the site may be developed at a later date to include a church, but due to development uncertainty is not included in the application. Future expansion, as noted in the site development plan, as an addition to the elementary school, to include the High School will need to go through a minor site Development plan process.

At the request of the Planning Commission, on June 27, 2018, the School District No. 49 held a public hearing regarding the location of the Liberty Tree Academy with four El Paso County Planning Commissioners and three representatives from the El Paso County Planning and Community Development Department in attendance. The Chair of the Planning Commission presented the questions and concerns of the Planning Commission, and members of the School District and Liberty Tree Academy answered those questions and noted the concerns. The Planning Commission Chair stated in an email that the Liberty Tree Academy team (architect, engineer, and traffic engineer) answered the Planning Commissioners questions and concerns regarding access, parking on Eastonville Road, and security, leaving no additional issues to address.

F. ANALYSIS

1. LAND DEVELOPMENT CODE ANALYSIS

The request for approval of location is reviewed for conformity with the requirements of El Paso County Land Development Code (2017) and for conformity with the adopted Master Plan. Staff finds that the proposed use complies with Section 5.3.3 of the Land Development Code regarding approval of location and C.R.S. 30-28-110, with the conditions and notation.

2. ZONING COMPLIANCE

A public use or facility is permitted in any zoning district, subject to the approval of location process. The density and dimensional standards of the zoning district should be considered in the siting of the structures to ensure compatibility with surrounding land uses. The proposed public charter school is consistent with the

RR-5 (Residential Rural) zoning district setback requirements of 25 feet on all sides and the maximum height of 40 feet.

3. POLICY PLAN ANALYSIS

The Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County master plan. Relevant policies are as follows:

***Policy 12.3.1** Support innovative planning approaches which allow school sites and educational facilities to be provided in an efficient and cost-effective manner.*

***Policy 12.3.2** Designate school sites early in the planning process and promote complementary adjoining uses and access patterns.*

The approval of location will allow the Liberty Tree Academy to establish the location of a public charter school. The site development plan application will need to be finalized and administratively approved in order to ensure that the structure and uses are properly sited, accessed, and screened.

4. SMALL AREA PLAN ANALYSIS

Falcon/Peyton Small Area Master Plan (2006)

***Policy 3.2.3** Recognize interrelatedness to other issues (i.e. schools, transportation, public safety).*

***Policy 3.4.1** Encourage development in urban areas where adequate public facilities or services exist or can be provided in an efficient manner.*

***Policy 3.4.3** Encourage the availability of facilities and services within the planning area, close to the residents.*

This charter school would serve up to 486 K-8 students at full capacity, with a potential to expand to serve 750 K-12 students. The parcel is currently vacant. Staff believes that the subject property conforms to the Policy Plan and the Falcon/Peyton Small Area Master Plan due to alignment with the policies regarding schools.

Planning and Community Development is in the process of reviewing the applicant's site development plan for compliance with the Code and Engineering Criteria Manual (2016).

5. OTHER MASTER PLAN ELEMENTS

The El Paso County Wildlife Habitat Descriptors (1996) identifies the development property as having a low wildlife impact potential.

The Master Plan for Mineral Extraction (1996) indicates upland deposits of sand, gravel with silt and clay to be in the area. With the residential zoning district, and close proximity to the Woodmen Hills Subdivision it is improbable that a mining effort would occur on this site.

G. PHYSICAL SITE CHARACTERISTICS

1. HAZARDS

No hazards were identified in the review of the application.

2. WILDLIFE

The El Paso County Wildlife Habitat Descriptors (1996) identifies development of the property as having a low wildlife impact potential.

3. FLOODPLAIN

The property is not located within a defined floodplain as determined by FEMA Flood Insurance Rate Map panel number 08041C0575F and as amended by the FEMA approved Letter of Map Revision (LOMR) Case Number 12-08-0659, effective date of July 12, 2013.

4. DRAINAGE AND EROSION

The property is located within the Bennett Ranch (CHWS1200) drainage basin, which is a studied basin. The property drains to the southeast to the Bennett Ranch drainage way. A drainage report was submitted with the site development plan which provides the design of an onsite full spectrum detention pond. Drainage basin fees do not apply on approval of location. The property includes a 240 feet wide drainage easement along the eastern boundary associated with the Bennett Ranch drainage way. Woodmen Hills Metro District had no comments regarding the proposed design within their drainage easement.

5. TRANSPORTATION

The property is accessed via Eastonville Road which is a County maintained road by a single access location. A traffic impact study was submitted with the

site development plan. The study shows that Eastonville Road is expected to operate at a level of service C or better in the near range and long range traffic conditions. The study also concludes that the site traffic queue can be accommodated internally within the site drive aisles. The road impact fee does not apply since they are not subdividing the lot and are not going through a zoning action as defined in the El Paso County Road Impact Fee resolution.

I. SERVICES

1. WATER

Water services will be provided by Woodmen Hills Metropolitan District.

2. SANITATION

Wastewater services will be provided by Woodmen Hills Metropolitan District.

3. EMERGENCY SERVICES

The parcel is within the Falcon Fire Protection District. The Fire District is prepared to provide fire protection for the facilities.

4. UTILITIES

Mountain View Electric Association (MVEA) and Black Hills Energy provide electric and natural gas service in this area of the County.

5. METROPOLITAN DISTRICTS

The property is located within the Woodmen Hills Metropolitan District.

6. PARKS/TRAILS

Park land dedication or fees in lieu of dedication are not required for location of approval requests.

7. SCHOOLS

Land dedication or fees in lieu of dedication are not required for location of approval requests.

I. APPLICABLE RESOLUTIONS

Approval Page 9

Disapproval Page 10

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission find that the request meets the criteria for approval outlined in 5.3.3 of the El Paso County Land Development Code (2016), staff recommends the following conditions and notations:

CONDITIONS OF APPROVAL

1. No substantial expansion, enlargement, or modification of the approval of location, as depicted on the approval of location site plan, shall be allowed except upon reevaluation and public hearing in the form of an additional approval of location hearing as specified in the El Paso County Land Development Code.
2. Prior to authorization of building permit or construction of the facility, applicant must apply for and receive approval of an El Paso County driveway access permit.
3. The applicant shall receive approval from the Planning and Community Development Department of a site development plan within ninety (90) days of approval unless otherwise administratively extended by the Planning and Community Development Department Director.
4. If the Liberty Tree Academy expands to include a High School, or any other type of expansion, an additional site development plan application and approval will be necessary.
5. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations.

NOTATIONS

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified ten (10) adjoining property owners on July 24, 2018, for the August 7, 2018 meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Site Plan

Approval of Location Regulations – Public Schools and Private Schools (LDC 5.3.3.G)

El Paso County Parcel Information

File Name: U-18-001

PARCEL	NAME
4232302001	GATHERING STONES COMM CHURCH INC

Zone Map No.: --

ADDRESS	CITY	STATE
PO BOX 63541	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80962	3541

Date: July 20, 2018



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (919) 520-6600



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May 4, 2018

From: Liberty Tree Academy c/o Carhuff and Cueva Architects, LLC
8579 Eastonville Road
Peyton, CO 80831

To: El Paso County Planning Department

RE: Letter of Intent – Liberty Tree Academy

Site Address: 8579 Eastonville Road

Legal Description:
Lot 1178, Woodmen Hills Filing No. 10
County of El Paso
State of Colorado

Tax Schedule Number: 201098618

Project Size: 3.4 Acres (Total Parcel Size: 10.7 Acres)
Zoning: Rural Residential (RR-5)

Project Overview:

The Liberty Tree Academy is a proposed public charter elementary school with an initial kindergarten through 8th grade enrolment of 486 student in one building on approximately 3.4 acres of undeveloped land. The facility is scheduled to be open in January 2019 with full enrollment anticipated in 5 years. The school may be expanded to include high school enrollment of an additional 264 students for a total of 750 students. The remaining site may be developed at a later date to include and alternate use, but due to development uncertainty is not included in the application

The proposed site is bounded on the west by Eastonville Road, on the east by a water district drainage easement, on the north by undeveloped property, on the south by a residential property. Access to the Site is propose through one primary location, at the existing Eastonville Road/Motley Road intersection.

Phase 1 of Liberty Tree Academy is proposed as a single two story building and includes, administrative offices, class rooms, gymnasium, warming kitchen, and ancillary rooms. The Phase 1 building area is 39,676 square feet. Phase 2 is proposed as an attached building with an additional 11,640 square feet of class rooms. The total building area of both Phase 1 and Phase 2 is 51,316 square feet. Adjacent to and south of the building is a fenced play area for younger aged children. Exterior to the building the facility includes a circular one way drive aisle, with a near side drop off lane. Parking is located along the northwest and north portion of the site. Pedestrian are accommodate with sidewalks and curb ramps. Bicyclists share the drive aisle.

The site improvements include 36 parking stalls, asphalt paving, grading, storm sewer improvements, and landscaping improvements. Site utilities will be provided through connection to existing facilities within Eastonville Road, with water and sanitary sewer being provided by Woodmen Hills Metropolitan District. Black Hills Energy will provide gas service, and Xcel Energy will provide electrical service.

Building Architecture:

The proposed Liberty Tree School is illustrated on the attached elevations and renderings to be a classic Colorado style building with a bold entrance statement with pitched metal roofs over heavy timber construction. The main 2 story portion of the building will be constructed from wood frame with integrally colored synthetic stucco (EFIS) as the primary finish in two colors with vertical accents in colored metal panels. The Gym portion will be constructed from masonry, steel and colored metal panels as the primary finish. The exterior windows will be made from high quality commercial aluminum with dual pane glass.

All exterior doors and entrances will be covered with metal panel roofs to protect them from the elements. The south residential property will be screened from view with a 6' integrally colored masonry wall with color variation and accents in addition to tree screening.

The roof will be made from a commercial grade coated spray foam system. All mechanical equipment is positioned behind parapet walls to be screened from view.

A small outdoor play area located on the south side of the building will be fenced with painted wrought iron and paved with irrigated sod. All exterior lighting will be shielded and directed so as not to leave the school property.

We look forward to addressing any of El Paso County's questions and concerns on the submittal.

Very truly yours,



Philip A. Carhuff, AIA Project AE Team Leader

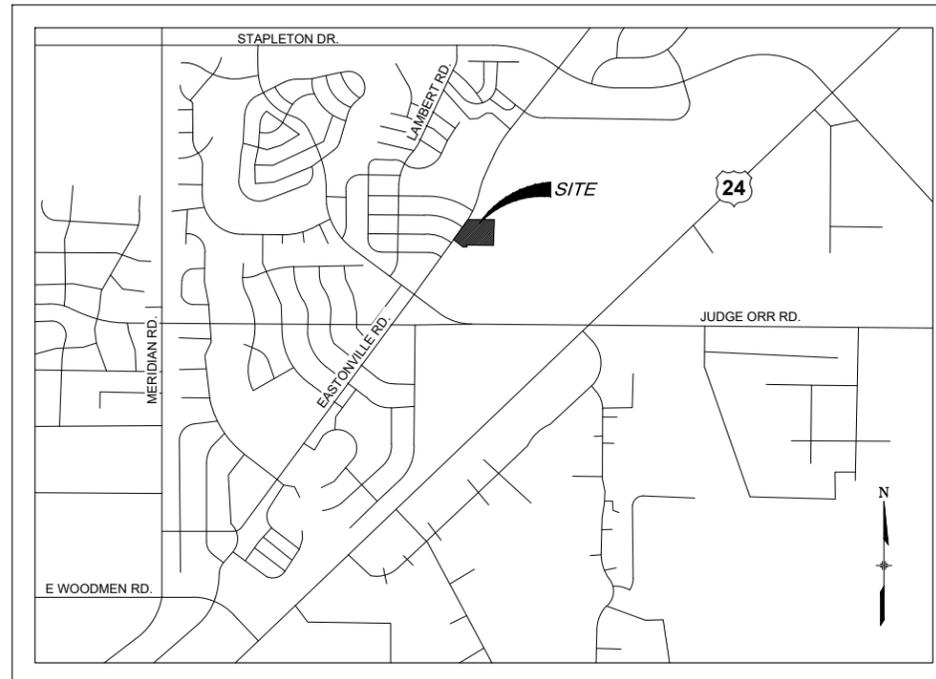
LIBERTY TREE ACADEMY CONSTRUCTION DOCUMENTS

TOWN OF PEYTON, EL PASO COUNTY PRELIMINARY DESIGN MAY 2018

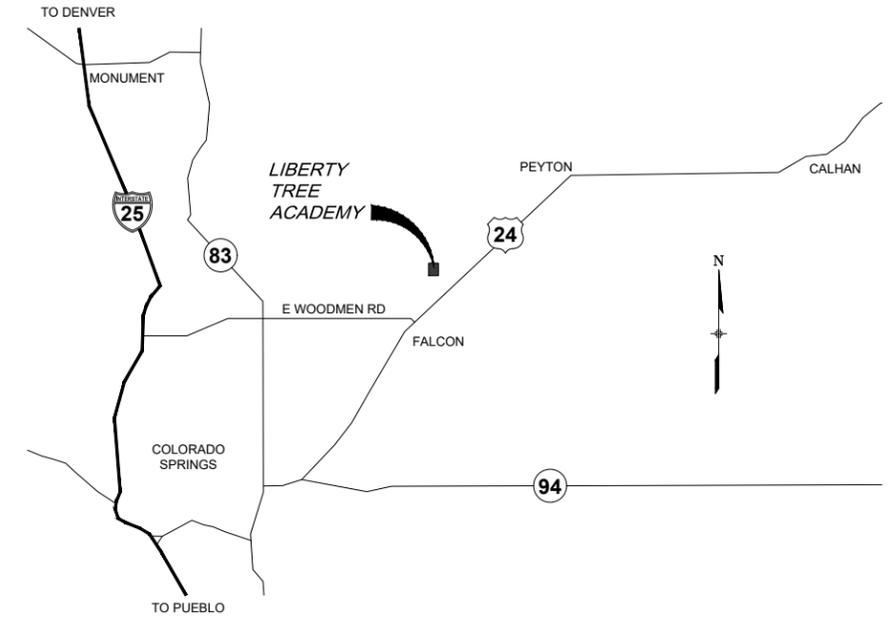


INDEX OF SHEETS

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LOCATION MAP
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.

CIVIL ENGINEER
MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
PH: 303-572-0200
FAX: 303-572-0202
CONTACT: DAVE KLINE, P.E., PTOE
DAVE_KLINE@MATRIXDESIGNGROUP.COM

LANDSCAPE ARCHITECT
MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
PH: 303-572-0200
FAX: 303-572-0202
CONTACT: TERESA ROBERSON
TERESA_ROBERSON@MATRIXDESIGNGROUP.COM

BASIS OF BEARING:

BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE CENTRAL ZONE, BASED ON THE EAST LINE OF LOT 1178 OF THE PLAT OF WOODMEN HILLS FILING NO. 10 AS RECORDED ON JULY 13, 2001 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 201098618, MONUMENTED ON THE NORTH END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 38160" AND ON THE SOUTH END BY A FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 32822", AND BEARS SOUTH 00°24'21" EAST A DISTANCE OF 1116.46 FEET.

BENCHMARK:

BENCHMARK IS DERIVED FROM AN ONLINE POSITIONING USER SERVICE PROVIDED BY THE NATIONAL GEODETIC SURVEY PERFORMED ON A SET #5 REBAR LOCATED ON THE EAST SIDE OF EASTONVILLE ROAD NEAR THE SOUTH PCR APPROXIMATELY 20 FEET SOUTH OF A SANITARY MANHOLE AND 12 FEET EAST OF A FIRE HYDRANT. THE ELEVATION DERIVED FROM THE STATIC SOLUTION IS 6960.52 U.S. SURVEY FEET (NAVD 88).

DESIGN ENGINEER'S STATEMENT:

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

DAVID KLINE, P.E., PTOE

DATE

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH 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 DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.

DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

LIBERTY TREE ACADEMY COMPANY

DATE

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-995-MDG22x34				
COMPUTER FILE MANAGEMENT				
FILE NAME: R:\18.995.001 (Liberty Tree Academy)\Dwg\Construction Plans\TS01.dwg				
CTB FILE: ---				
PLOT DATE: May 1, 2018 3:41:00 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

SHEET KEY



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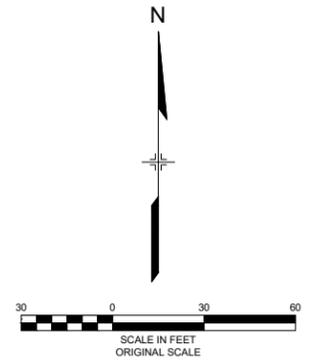
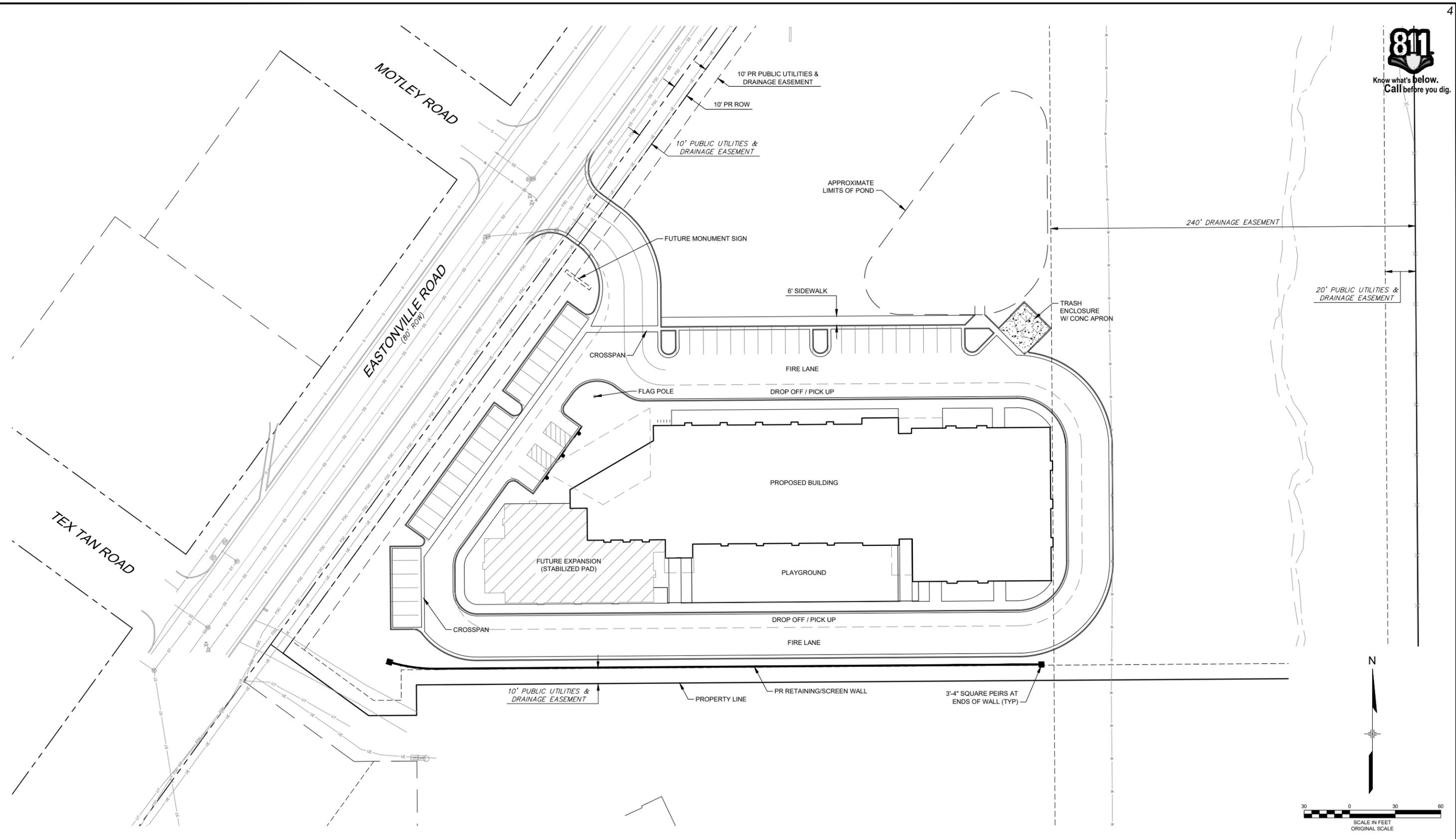
LIBERTY TREE ACADEMY			
TOWN OF PEYTON, EL PASO COUNTY CONSTRUCTION DOCUMENTS			
TITLE SHEET			
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 18.995.001	DESIGNED BY: ACR DRAWN BY: DRK CHECKED BY: VERT.	SCALE HORIZ VERT.	DATE ISSUED: MAY 2018 SHEET 1 OF 18 DRAWING No. TS01



REFERENCE DRAWINGS X-995-MDG22x34					SHEET KEY 	SEAL PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE	LIBERTY TREE ACADEMY TOWN OF PEYTON, EL PASO COUNTY CONSTRUCTION DOCUMENTS			
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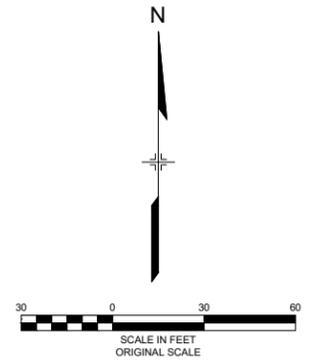
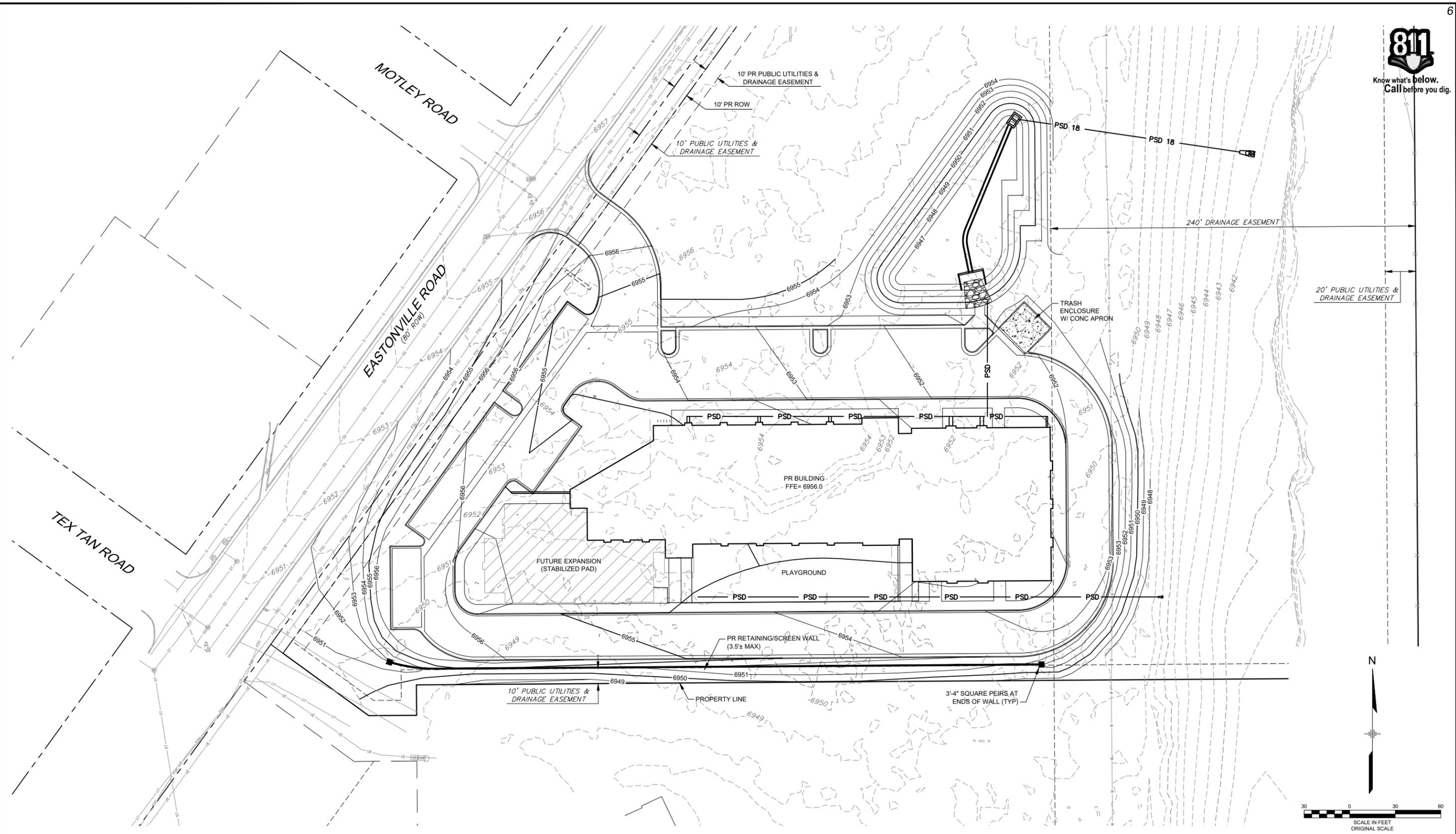
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SITE PLAN			
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X-995-EX-BASE			
X-995-EX-MAP			
X-995-PR-UTIL			

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REVISIONS			

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LIBERTY TREE ACADEMY

TOWN OF PEYTON, EL PASO COUNTY
CONSTRUCTION DOCUMENTS

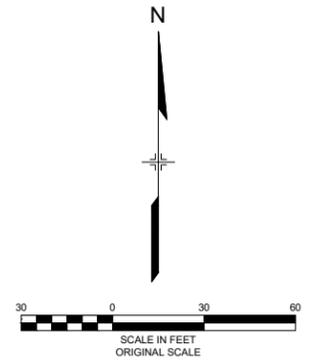
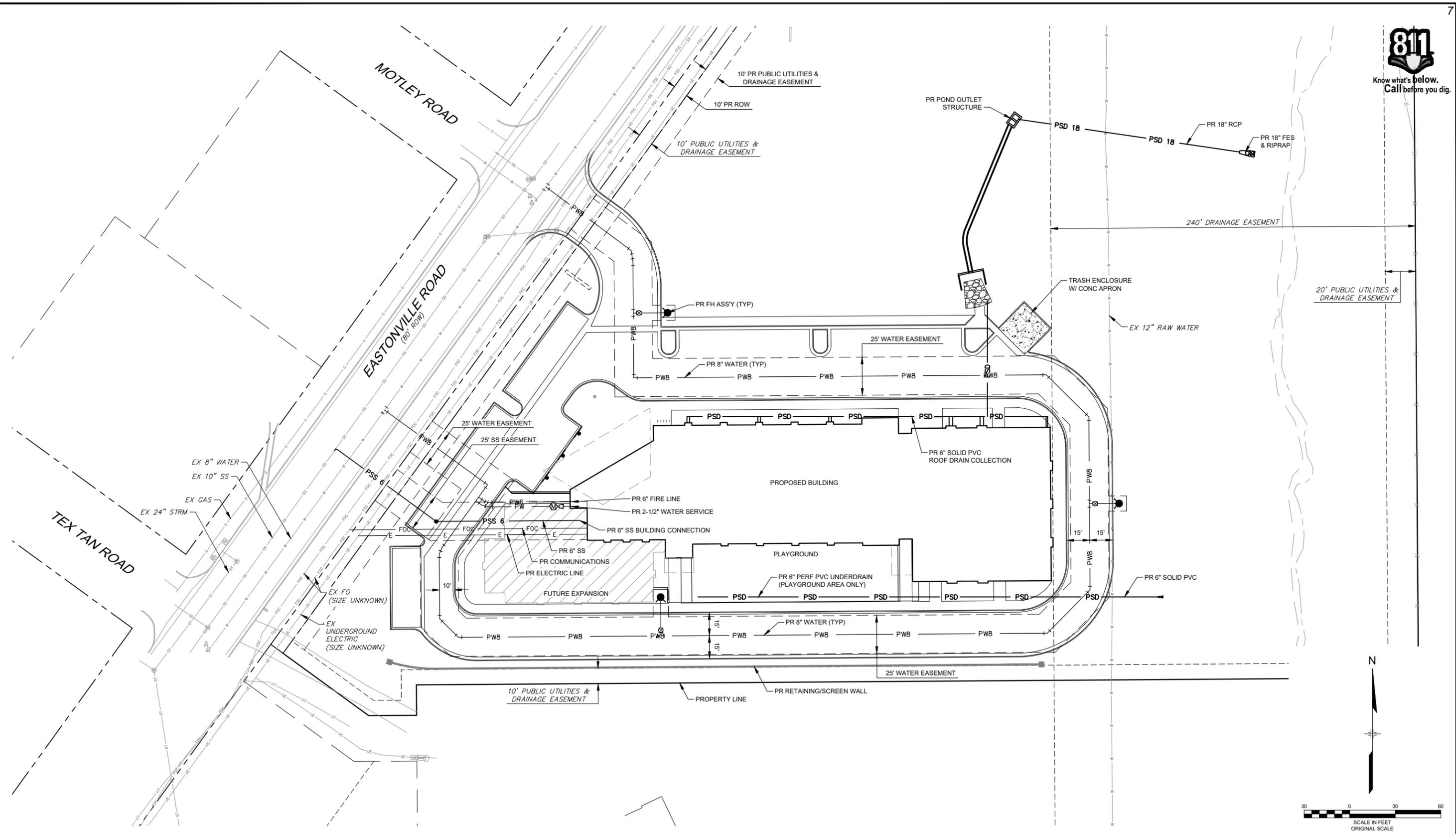
GRADING PLAN

DESIGNED BY: ACR	SCALE:	DATE ISSUED: MAY 2018	DRAWING No.:
CHECKED BY: DRK	HORIZ. VERT.	SHEET 6 OF 18	GR01

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 18.995.001



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LIBERTY TREE ACADEMY

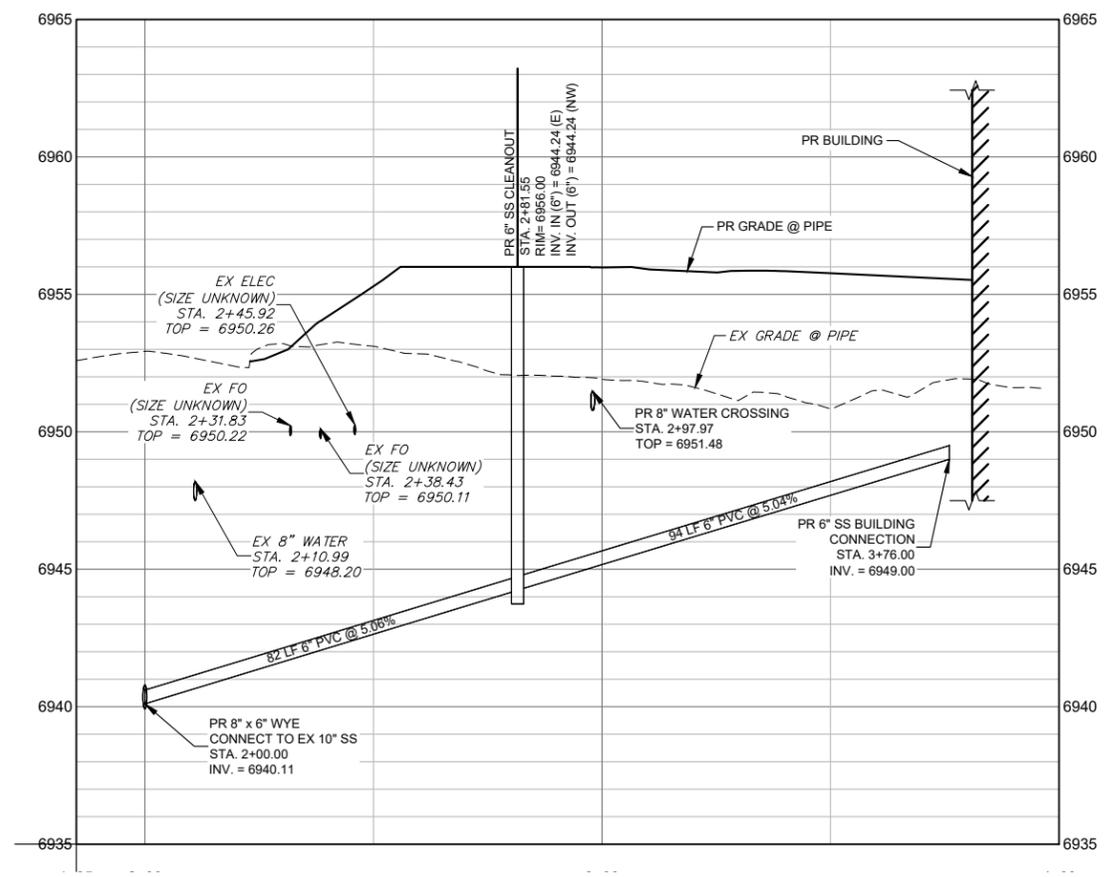
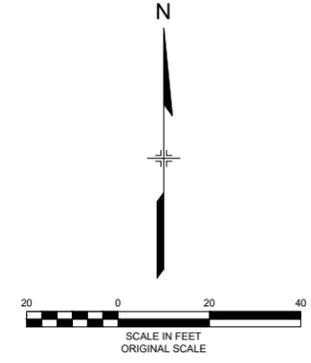
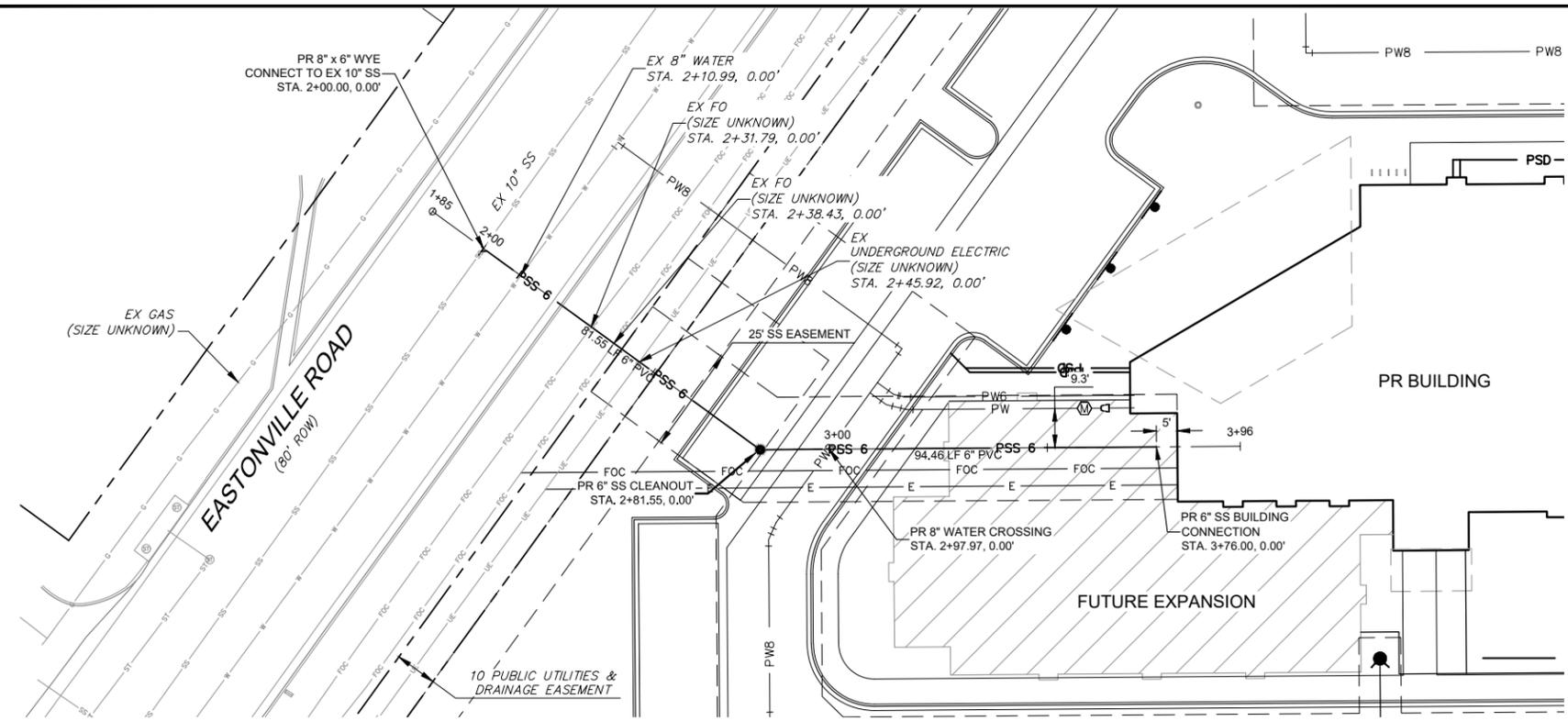
TOWN OF PEYTON, EL PASO COUNTY
CONSTRUCTION DOCUMENTS

OVERALL UTILITY PLAN

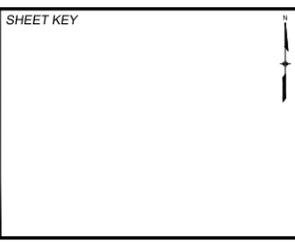
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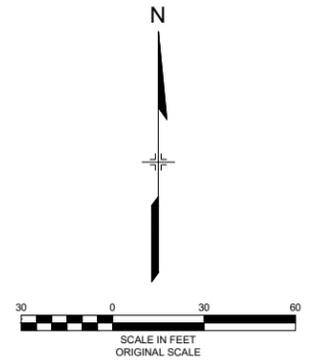
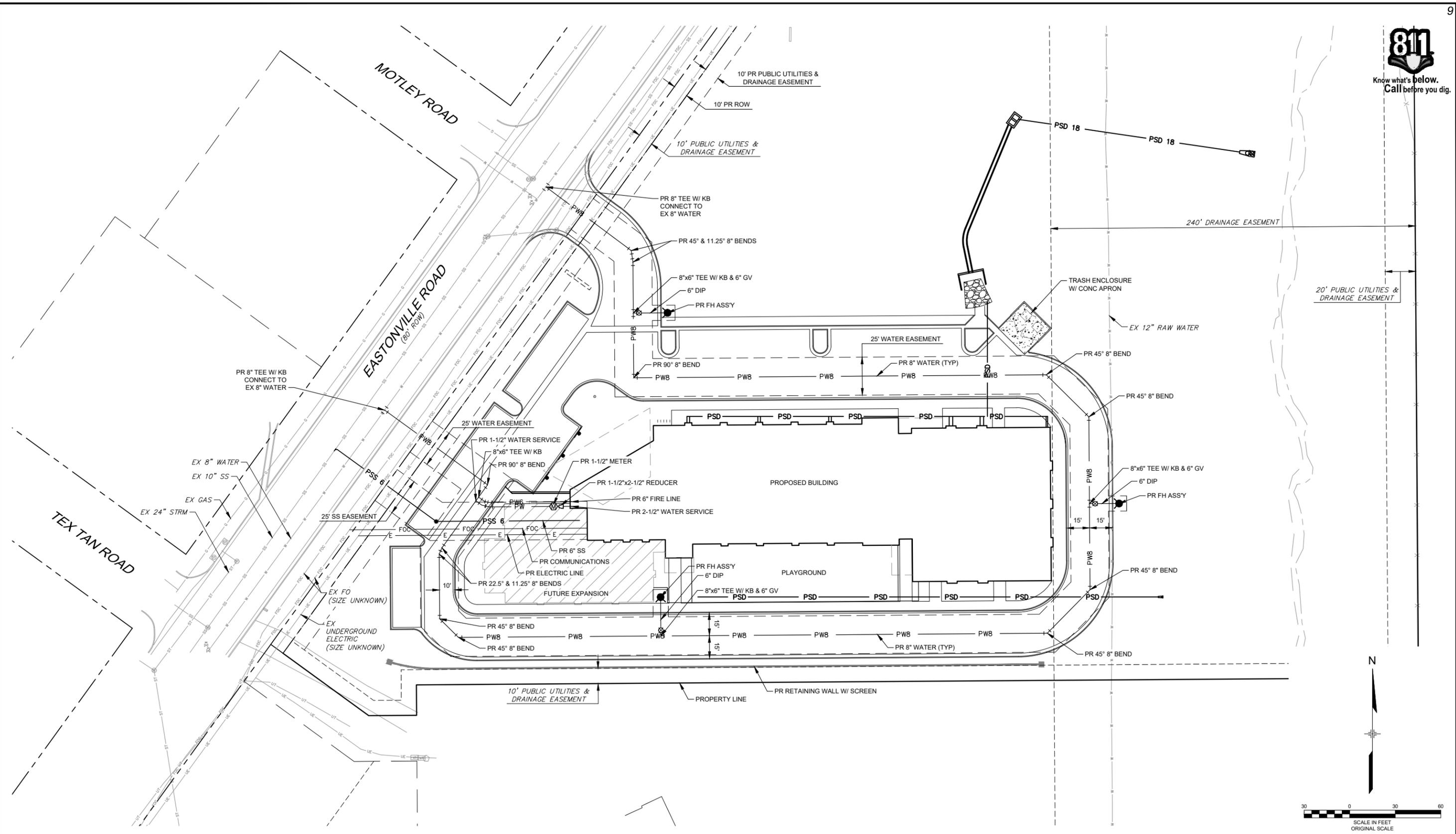
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FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 18.995.001

LIBERTY TREE ACADEMY			
TOWN OF PEYTON, EL PASO COUNTY CONSTRUCTION DOCUMENTS			
SANITARY SEWER PLAN & PROFILE			
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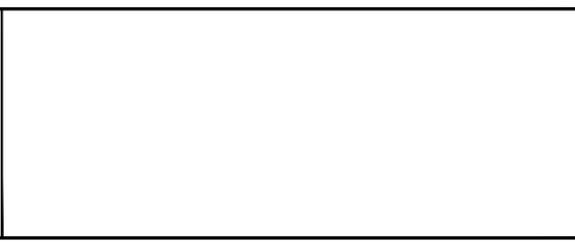


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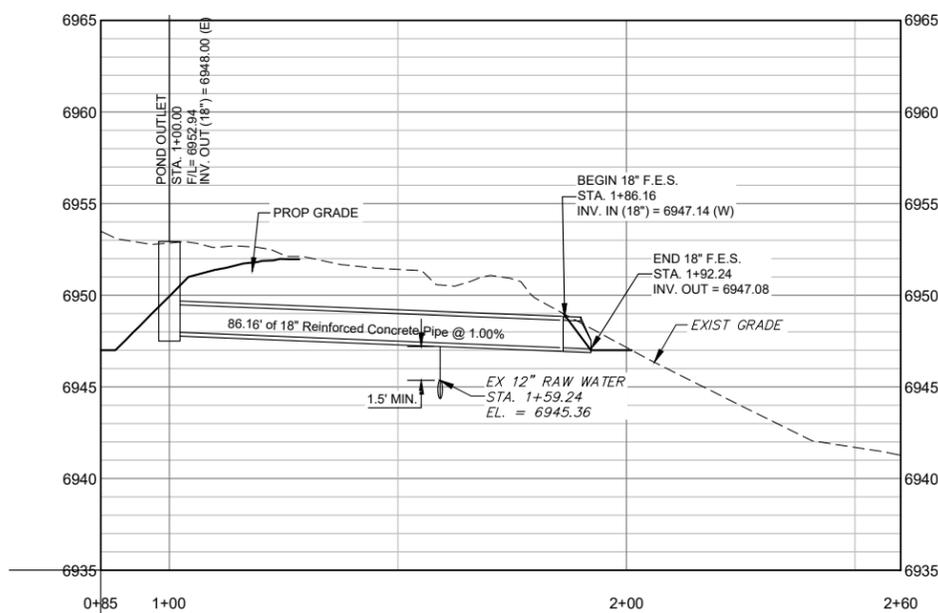
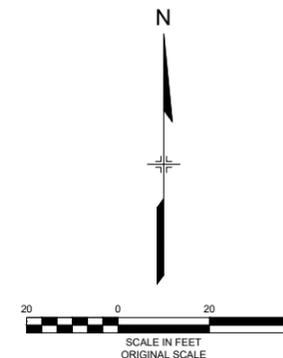
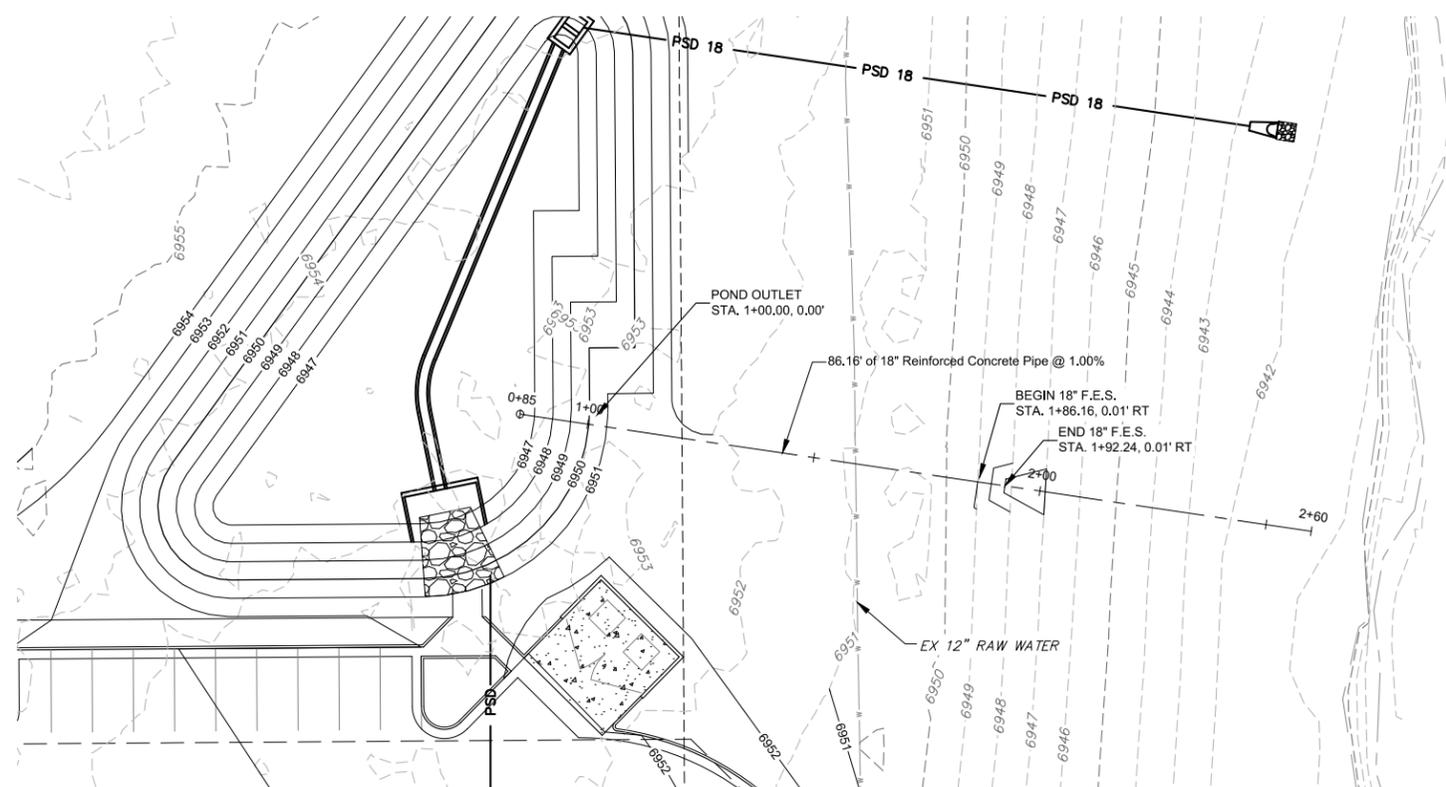
LIBERTY TREE ACADEMY

TOWN OF PEYTON, EL PASO COUNTY
CONSTRUCTION DOCUMENTS

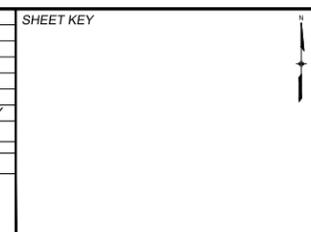
SITE WATER MAIN PLAN

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PROJECT No. 18.995.001

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STORMWATER PLAN & PROFILE			
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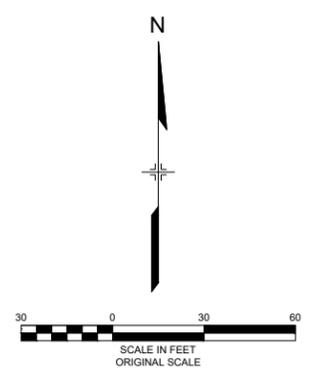
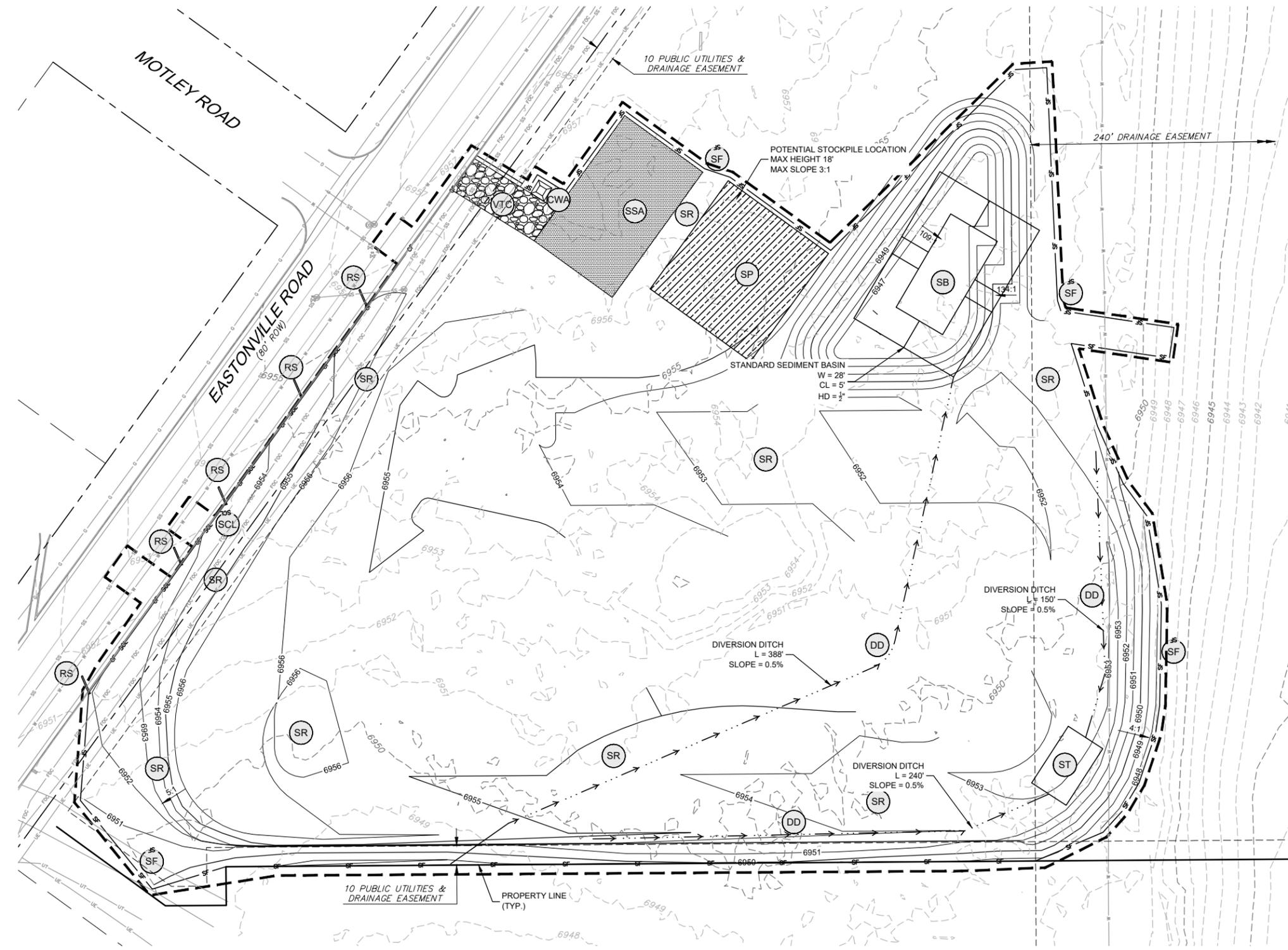


BMP LEGEND

- CWA CONCRETE WASHOUT AREA
- DD DIVERSION DITCH
- ECB EROSION CONTROL BLANKET
- SB SEDIMENT BASIN
- SCL SEDIMENT CONTROL LOG
- ST SEDIMENT TRAP
- SM SEEDING AND MULCHING
- SF SILT FENCE
- SSA STABILIZED STAGING AREA
- SR SURFACE ROUGHING
- VTC VEHICLE TRACKING CONTROL
- RS ROCK SOCK
- CF CONSTRUCTION FENCE
- LOC LIMITS OF CONSTRUCTION
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PROPOSED 1' CONTOURS
- PROPOSED 5' CONTOURS

NOTES:

1. SUGGESTED VTC LOCATIONS ARE SHOWN ON THE PLAN. THE EXACT LOCATIONS MAY VARY DUE TO PHASING, BUT MUST BE PROVIDED AT ALL POINTS OF ACCESS.
2. SUGGESTED STOCKPILE LOCATIONS ARE SHOWN ON PLAN. EXACT LOCATIONS MAY VARY WITHIN THE PROJECT LIMITS. SEE THE STOCKPILE MANAGEMENT DETAIL FOR ADDITIONAL INFORMATION.
3. SUGGESTED CONCRETE WASHOUT AND STABILIZED STAGING AREAS ARE SHOWN ON PLAN. EXACT LOCATIONS MAY VARY WITHIN THE PROJECT LIMITS. SEE THE CONCRETE WASHOUT AND STABILIZED STAGING AREA DETAIL FOR ADDITIONAL INFORMATION.
4. INLET PROTECTION, CURB SOCKS, AND PERIMETER CONTROL TO BE INSTALLED PRIOR TO DEMOLITION. SILT FENCE MAY BE USED AS PERIMETER CONTROL IN LANDSCAPED AREAS. ROCK SOCKS AND CONSTRUCTION FENCING SHOULD BE USED AS PERIMETER CONTROL ON IMPERVIOUS SURFACES.



REFERENCE DRAWINGS					
X-995-PR-SWMP X-995-EX-BASE X-995-EX-MAP X-995-MDG22-34					
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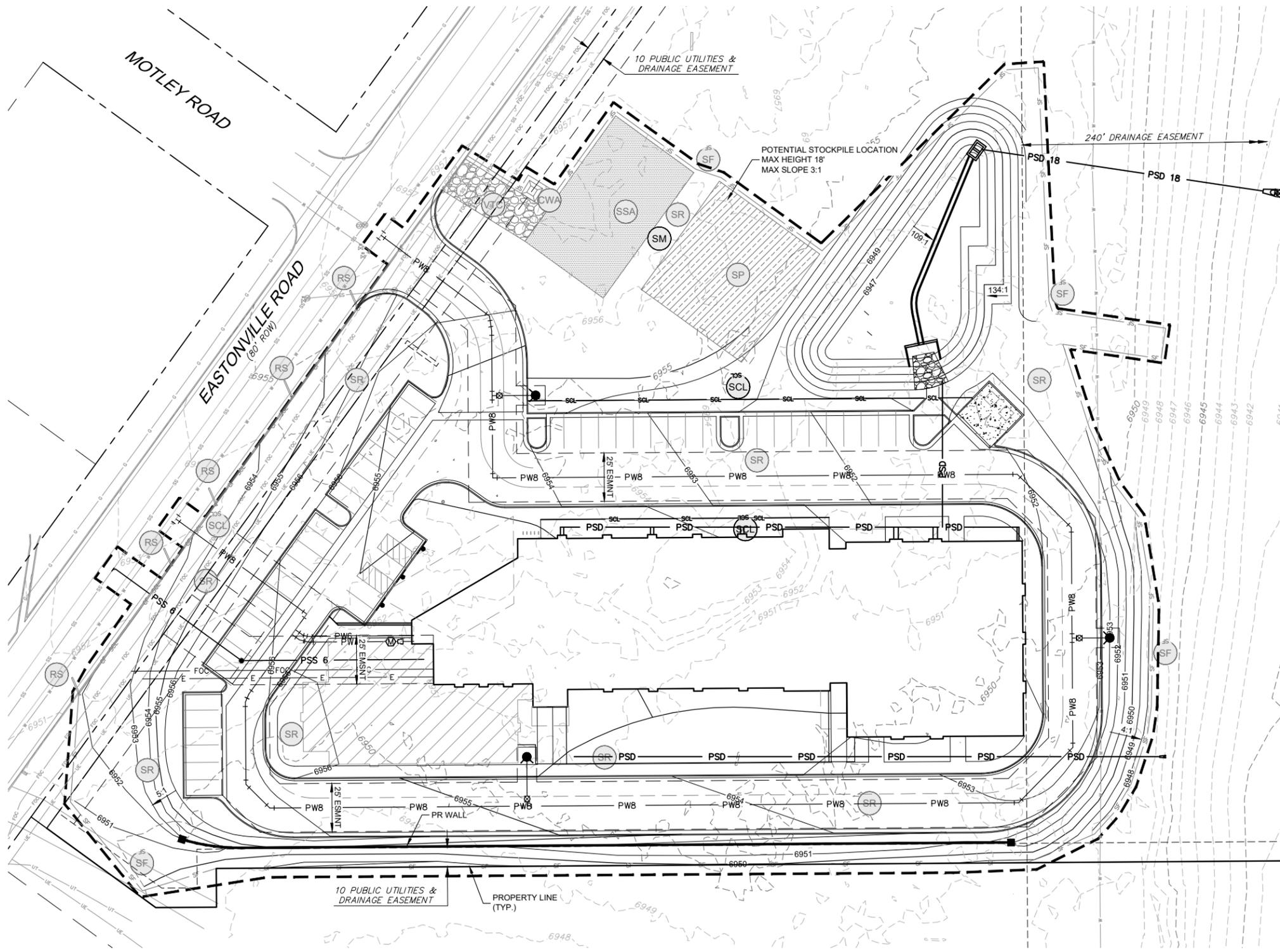
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LIBERTY TREE ACADEMY
TOWN OF PEYTON, EL PASO COUNTY
CONSTRUCTION DOCUMENTS

INITIAL EROSION CONTROL PLAN
SITE PREP, DEMO, AND GRADING

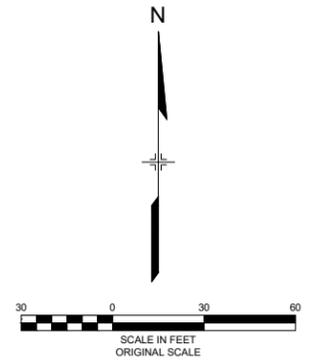
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BMP LEGEND

	(CWA)	CONCRETE WASHOUT AREA
	(DD)	DIVERSION DITCH
	(ECB)	EROSION CONTROL BLANKET
	(SB)	SEDIMENT BASIN
	(SCL)	SEDIMENT CONTROL LOG
	(ST)	SEDIMENT TRAP
	(SM)	SEEDING AND MULCHING
	(SF)	SILT FENCE
	(SSA)	STABILIZED STAGING AREA
	(SR)	SURFACE ROUGHING
	(VTC)	VEHICLE TRACKING CONTROL
	(RS)	ROCK SOCKS
	(CF)	CONSTRUCTION FENCE
	(LOC)	LIMITS OF CONSTRUCTION
		EXISTING 1' CONTOURS
		EXISTING 5' CONTOURS
		PROPOSED 1' CONTOURS
		PROPOSED 5' CONTOURS

- NOTES:**
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REFERENCE DRAWINGS			
X-995-PR-SWMP			
X-995-EX-BASE			
X-995-EX-MAP			
X-995-MDG22-34			
X-995-PR-UTIL			
X-995-PR-BASE			
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LIBERTY TREE ACADEMY
TOWN OF PEYTON, EL PASO COUNTY
CONSTRUCTION DOCUMENTS

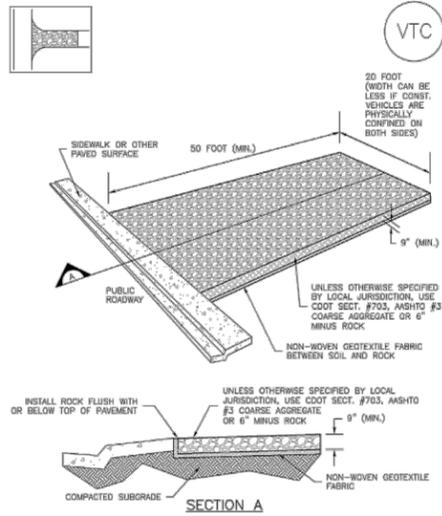
**FINAL EROSION CONTROL PLAN
PERMANENT SITE STABILIZATION**

DESIGNED BY: ACR	SCALE: HORIZ	DATE ISSUED: MAY 2018	DRAWING No. EC02
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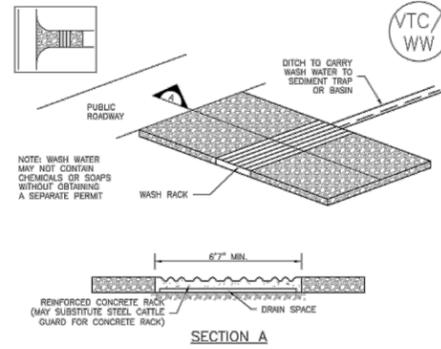
Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

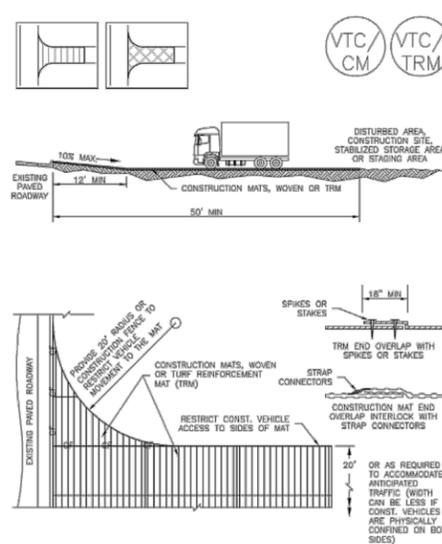
SM-4 Vehicle Tracking Control (VTC)



VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

VTC-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Vehicle Tracking Control (VTC) SM-4



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-5

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
 - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

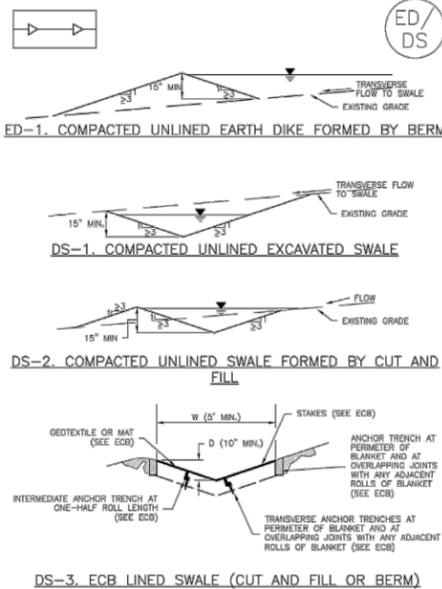
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AURORA)

VTC-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

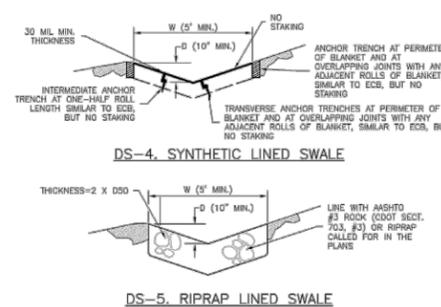
Earth Dikes and Drainage Swales (ED/DS) EC-10



DS-3. ECB LINED SWALE (CUT AND FILL OR BERM)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ED/DS-3

EC-10 Earth Dikes and Drainage Swales (ED/DS)



DS-5. RIPRAP LINED SWALE

EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES

- SEE SITE PLAN FOR:
 - LOCATION OF DIVERSION SWALE
 - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED).
 - LENGTH OF EACH SWALE
 - DEPTH, D, AND WIDTH, W DIMENSIONS.
 - FOR ECB/TRM LINED DITCH, SEE ECB DETAIL.
 - FOR RIPRAP LINED DITCH, SEE ECB DETAIL.
- SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
- EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
- EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
- SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
- FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
- WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

ED/DS-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Earth Dikes and Drainage Swales (ED/DS) EC-10

EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.
- WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDS, AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF COLORADO SPRINGS, COLORADO, NOT AVAILABLE IN AURORA)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ED/DS-5

Mulching (MU) EC-4

Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.



Photograph MU-1. An area that was recently seeded, mulched, and crimped.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.

Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mid slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeded. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

Design and Installation

Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:

Mulch	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 MU-1

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PROJECT No. 18.995.001

DESIGNED BY: ACR
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DATE ISSUED: MAY 2018
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DRAWING No. ECDT01

LIBERTY TREE ACADEMY

TOWN OF PEYTON, EL PASO COUNTY
CONSTRUCTION DOCUMENTS

EROSION CONTROL DETAILS



EC-4 Mulching (MU)

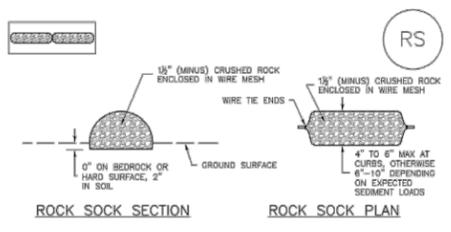
- Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.
- Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).
- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.
- Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydromulching. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.
- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)
- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)
- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be placed on a disturbed area for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

Maintenance and Removal

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

MU-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 June 2012

SC-5 Rock Sock (RS)



ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1/2" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK, AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS.

GRADATION TABLE

SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
2"	100
1 1/2"	90 - 100
1"	50 - 85
3/4"	0 - 15
3/8"	0 - 5

- ROCK SOCK INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION(S) OF ROCK SOCKS.
 - CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
 - WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
 - WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
 - SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

RS-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Rock Sock (RS)

ROCK SOCK MAINTENANCE NOTES

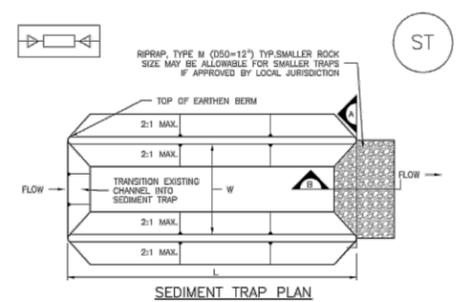
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- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PEYTON, COLORADO AND CITY OF AUSTIN, COLORADO, NOT AVAILABLE IN AUSTIN)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 RS-3

SC-8 Sediment Trap (ST)



SEDIMENT TRAP PLAN

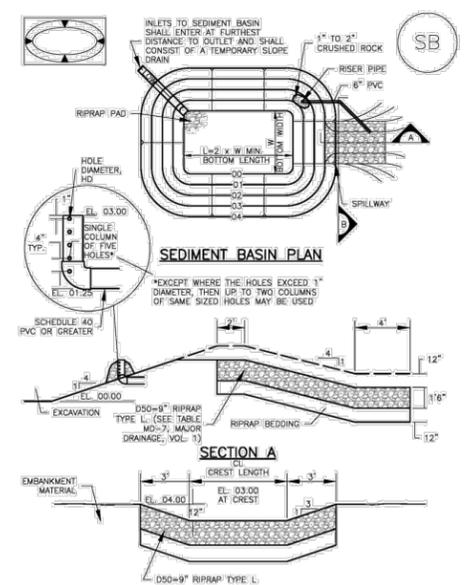
SECTION A

SECTION B

ST-1. SEDIMENT TRAP

ST-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Sediment Basin (SB) SC-7



August 2013 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SB-5

SC-7 Sediment Basin (SB)

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	9 1/2
2	21	3	15 1/2
3	28	3	18
4	33 1/2	4	18 1/2
5	38 1/2	4	19 1/2
6	43	4	19 1/2
7	47 1/2	5	19 1/2
8	51	5	19 1/2
9	55	5	19 1/2
10	58 1/2	6	19 1/2
11	61	6	19 1/2
12	64	6	19 1/2
13	67 1/2	6	19 1/2
14	70 1/2	6	19 1/2
15	73 1/2	6	19 1/2

- SEDIMENT BASIN INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLLARS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
 - FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
 - SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS A STORMWATER CONTROL.
 - EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
 - EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
 - PIPE SCH 40 OR GREATER SHALL BE USED.
 - THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASINS FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASINS THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SB-6 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 August 2013

Sediment Basin (SB) SC-7

SEDIMENT BASIN MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM BOULDER COUNTY, COLORADO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

August 2013 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SB-7

Sediment Trap (ST) SC-8

SEDIMENT TRAP INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
- ONLY USE FOR DRAINAGE AREAS LESS THAN 1 ACRE.
- SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO ANY UPGRADENT LAND-DISTURBING ACTIVITIES.
- SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION, THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- SEDIMENT TRAP OUTLET TO BE CONSTRUCTED OF RIPRAP, TYPE M (D50=12") TYP. SMALLER ROCK SIZE MAY BE ALLOWABLE FOR SMALLER TRAPS IF APPROVED BY LOCAL JURISDICTION.
- THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
- THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE A MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- REMOVE SEDIMENT ACCUMULATED IN TRAP AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN THE SEDIMENT DEPTH REACHES 1/2 THE HEIGHT OF THE RIPRAP OUTLET.
- SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT TRAPS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM BOULDER COUNTY, COLORADO, NOT AVAILABLE IN AUSTIN)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 ST-3

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LIBERTY TREE ACADEMY

TOWN OF PEYTON, EL PASO COUNTY
CONSTRUCTION DOCUMENTS

EROSION CONTROL DETAILS

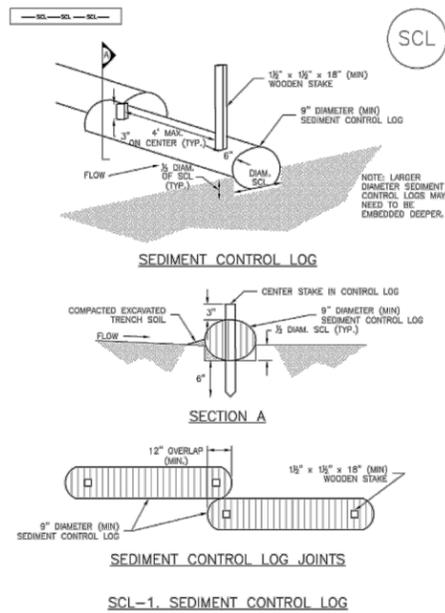
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 18.995.001	DESIGNED BY: ACR DRAWN BY: ACR CHECKED BY: DRK	SCALE HORIZ VERT.	DATE ISSUED: MAY 2018 SHEET 14 OF 18	DRAWING No. ECDT02
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Know what's below.
Call before you dig.

Sediment Control Log (SCL)

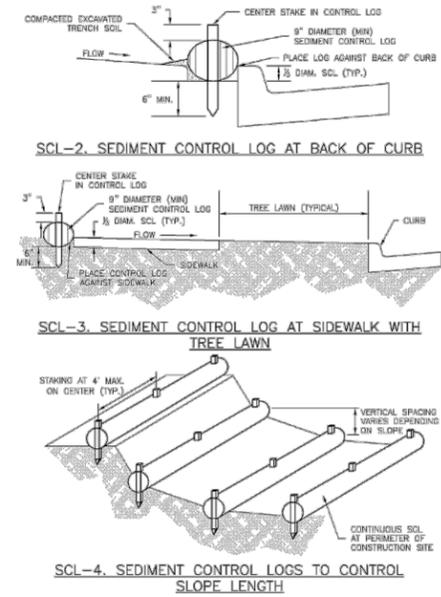
SC-2



November 2010 Urban Drainage and Flood Control District SC-3
 Urban Storm Drainage Criteria Manual Volume 3

Sediment Control Log (SCL)

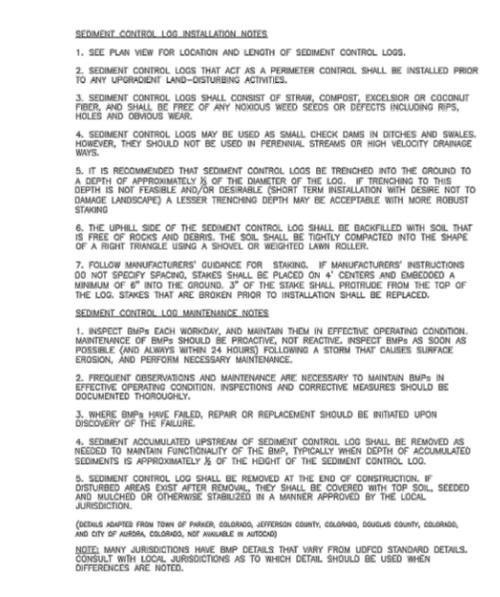
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November 2010 Urban Drainage and Flood Control District SC-4
 Urban Storm Drainage Criteria Manual Volume 3

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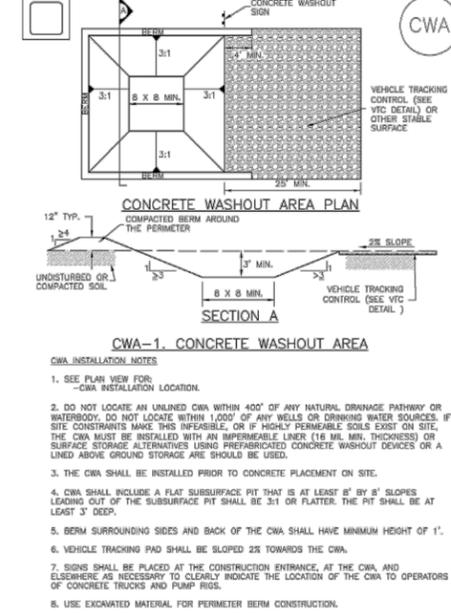
SC-2



November 2010 Urban Drainage and Flood Control District SC-5
 Urban Storm Drainage Criteria Manual Volume 3

Concrete Washout Area (CWA)

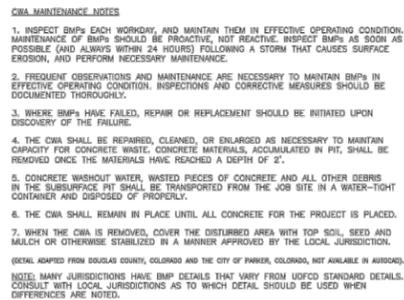
MM-1



November 2010 Urban Drainage and Flood Control District CWA-3
 Urban Storm Drainage Criteria Manual Volume 3

Concrete Washout Area (CWA)

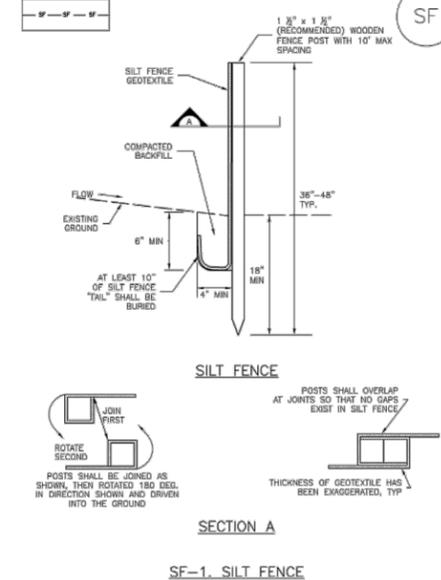
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November 2010 Urban Drainage and Flood Control District CWA-4
 Urban Storm Drainage Criteria Manual Volume 3

Silt Fence (SF)

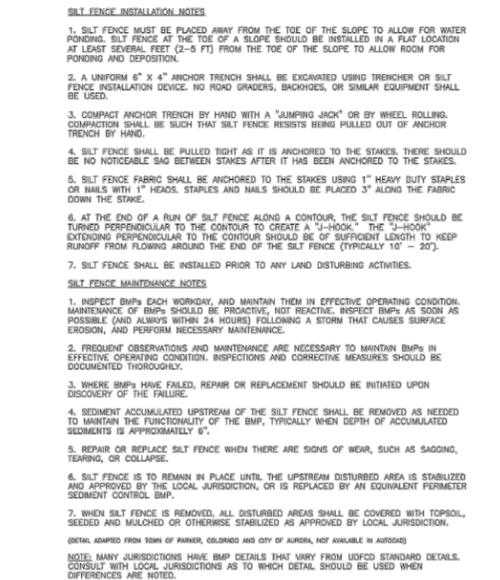
SC-1



November 2010 Urban Drainage and Flood Control District SF-3
 Urban Storm Drainage Criteria Manual Volume 3

Silt Fence (SF)

SC-1



November 2010 Urban Drainage and Flood Control District SF-4
 Urban Storm Drainage Criteria Manual Volume 3

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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
 PROJECT No. 18.995.001

DESIGNED BY: ACR
 DRAWN BY: ACR
 CHECKED BY: DRK

SCALE: HORIZ
 DATE ISSUED: MAY 2018
 SHEET: 15 OF 18

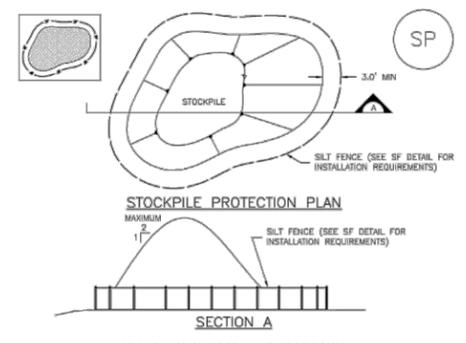
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LIBERTY TREE ACADEMY
 TOWN OF PEYTON, EL PASO COUNTY
 CONSTRUCTION DOCUMENTS

EROSION CONTROL DETAILS



Stockpile Management (SP) MM-2



- Stockpile Protection Installation Notes: 1. See plan view for location of stockpiles... 2. Install perimeter controls... 3. Stabilize the stockpile surface... 4. For temporary stockpiles on interior portion of a construction site...

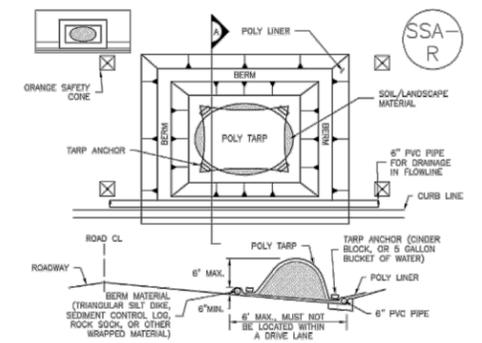
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-3

MM-2 Stockpile Management (SM)

- Stockpile Protection Maintenance Notes: 1. Inspect BMPs each workday... 2. Frequent observations and maintenance are necessary... 3. Where BMPs have failed, repair or replacement should be initiated... 4. If perimeter protection must be moved to access soil stockpile... 5. Stockpile perimeter controls can be removed once all the material from the stockpile has been used.

SP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Stockpile Management (SP) MM-2



- Materials Staging in Roadway Installation Notes: 1. See plan view for location of material staging area(s)... 2. Feature must be installed prior to excavation... 3. Materials must be stationed on the poly liner... 4. Poly liner and tarp cover should be of significant thickness... 5. Sand bags may be substituted to anchor the cover tarp... 6. Feature is not intended for use with wet material... 7. This feature can be used for: -Utility repairs, -When other staging locations and options are limited, -Other limited application and short duration staging.

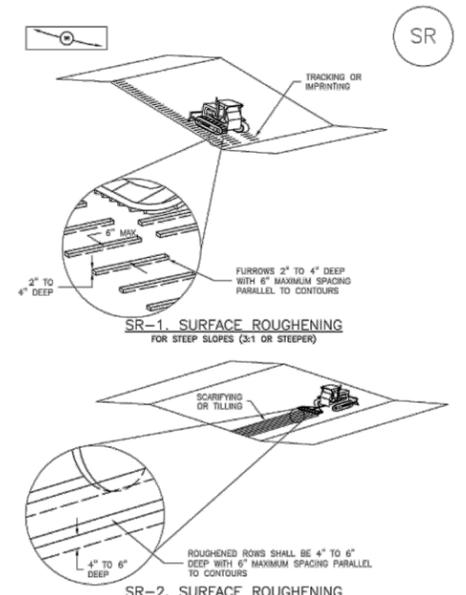
SP-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

MM-2 Stockpile Management (SM)

- Materials Staging in Roadway Maintenance Notes: 1. Inspect BMPs each workday... 2. Frequent observations and maintenance are necessary... 3. Where BMPs have failed, repair or replacement should be initiated... 4. Inspect PVC pipe along curb line for clogging... 5. Clean material from paved surfaces by sweeping or vacuuming.

SP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Surface Roughening (SR) EC-1



- Surface Roughening Installation Notes: 1. See plan view for location(s) of surface roughening... 2. Surface roughening shall be provided promptly after completion of finished grading... 3. Areas where building foundations, pavement, or sod will be placed without delay... 4. Disturbed surfaces shall be roughened using ripping or tilling equipment... 5. A farming disk shall not be used for surface roughening.

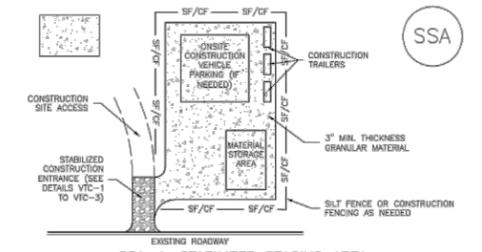
SR-1 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-1 Surface Roughening (SR)

- Surface Roughening Maintenance Notes: 1. Inspect BMPs each workday... 2. Frequent observations and maintenance are necessary... 3. Where BMPs have failed, repair or replace upon discovery of the failure... 4. Vehicles and equipment shall not be driven over areas that have been surface roughened... 5. In non-turf grass finished areas, seeding and mulching shall take place directly over surface roughened areas... 6. In areas not seeded and mulched after surface roughening, surfaces shall be re-roughened as necessary to maintain groove depth and smooth over fill erosion.

SR-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Stabilized Staging Area (SSA) SM-6



- Stabilized Staging Area Installation Notes: 1. See plan view for location of staging area(s)... 2. Stabilized staging area should be appropriate for the needs of the site... 3. Staging area shall be stabilized prior to other operations on the site... 4. The stabilized staging area shall consist of a minimum 3" thick granular material... 5. Unless otherwise specified by local jurisdiction, rock shall consist of dot sect. #703, AASHTO #3 coarse aggregate or 6" (minus) rock.

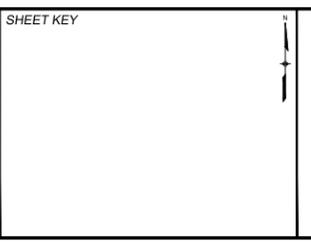
SSA-1 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

SM-6 Stabilized Staging Area (SSA)

- Stabilized Staging Area Maintenance Notes: 1. Inspect BMPs each workday... 2. Frequent observations and maintenance are necessary... 3. Where BMPs have failed, repair or replacement should be initiated... 4. Rock shall be reapplied or regraded as necessary if rutting occurs or underlying subgrade becomes exposed.

SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Table with columns: No., DATE, DESCRIPTION REVISIONS, BY. Includes 'COMPUTER FILE MANAGEMENT' section with file name and plot date.



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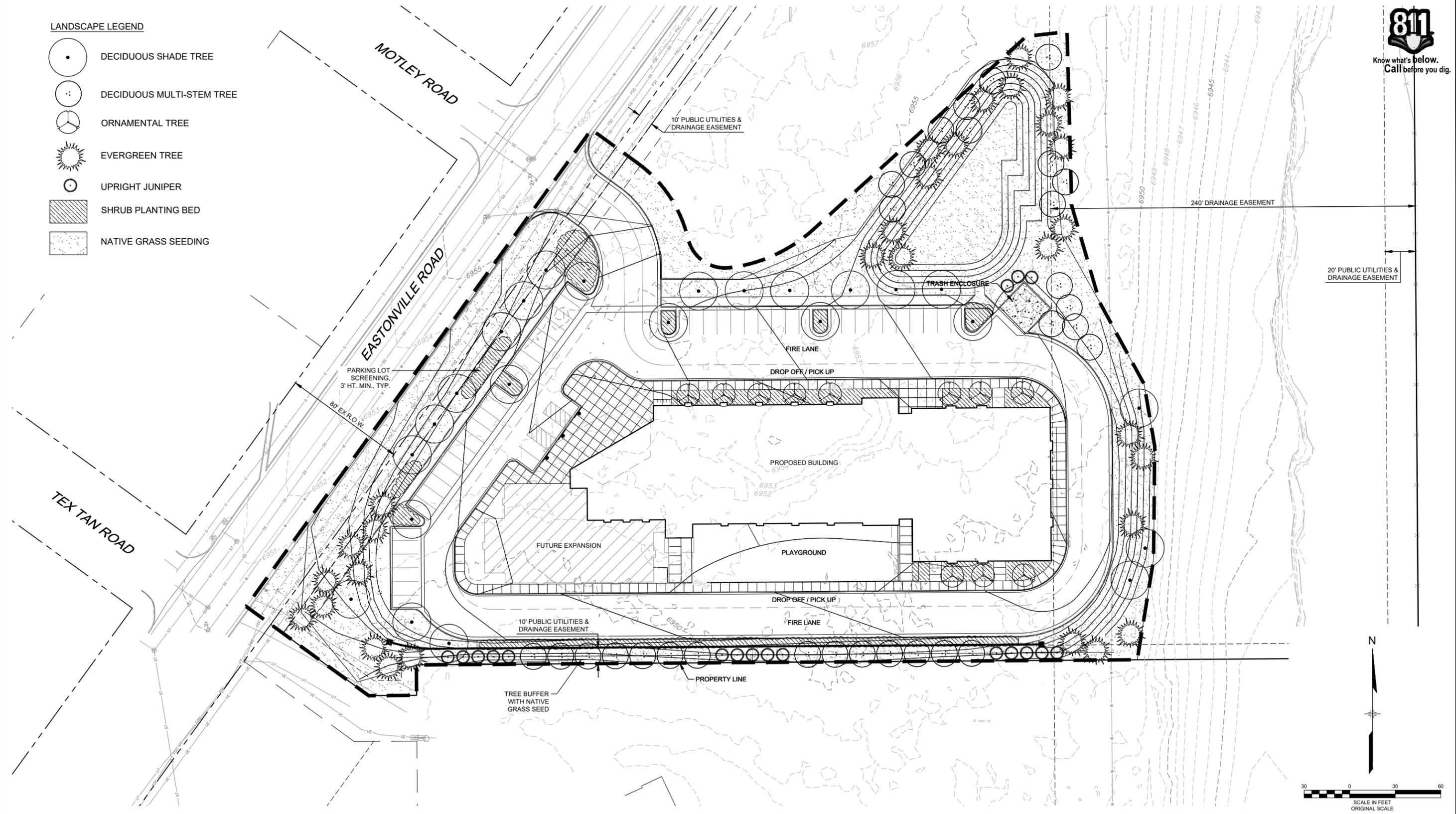
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LIBERTY TREE ACADEMY TOWN OF PEYTON, EL PASO COUNTY CONSTRUCTION DOCUMENTS EROSION CONTROL DETAILS



LANDSCAPE LEGEND

-  DECIDUOUS SHADE TREE
-  DECIDUOUS MULTI-STEM TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  UPRIGHT JUNIPER
-  SHRUB PLANTING BED
-  NATIVE GRASS SEEDING



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TOWN OF PEYTON, EL PASO COUNTY
CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN

DESIGNED BY: ACR	SCALE: HORIZ	DATE ISSUED: MAY 2018	DRAWING No.:
CHECKED BY: DRK	VERT.	SHEET 18 OF 18	LS01

(2) **Notice of Revocation Hearing**

Notice of the public hearing on the suspension or revocation of a special use permit shall be in accordance the Procedures Manual, and given by conspicuously posting the subject property for a period of at least 10 days prior to the public hearing, and mailing a copy of the written notice to the holder of the special use permit and any complaining party at least 10 days prior to the public hearing.

(3) **Determination of Suspension or Revocation**

In determining whether suspension or revocation is warranted, the BoCC shall consider, among other factors, the nature and magnitude of the violations found to exist; the impact of the violations on the health, safety and welfare of adjacent property owners and surrounding communities; and any other evidence presented in aggravation or mitigation of the violations committed.

(4) **Suspension or Revocation in Addition to Other Penalties**

Suspension or revocation is in addition to any other remedies and enforcement provisions provided by this Code or by law.

(M) Permit Transferability

The special use permit is valid only for the lot or parcel identified on the special use permit and may be transferred to a new property owner.

5.2.3. Approval of Location

(A) Purpose

The purpose of this Section is to determine if a public use, structure or utility proposed for location in unincorporated El Paso County conforms to the adopted Master Plan, and to provide procedures for the timely review of the Approval of Location of public facilities or uses as provided by C.R.S. §§30-28-110, et seq.

(B) Determination of Public Use

A public use is considered to be any activity primarily funded by taxes, or of an entity which has the capability to levy taxes, or is of benefit to the public such as airports, schools, parks, utilities, and other similar public areas or structures.

(C) Applicability

The Planning Commission is required to review and approve construction of or plans for the construction of any road, park, or other public way, ground, or space, public building or structure, or public utility, whether publicly or privately owned prior to the construction of any facility. This procedure shall not apply to the following:

- Where such activity is subject to the provisions of Appendix B Guidelines and Regulations for Areas and Activities of State Interest of El Paso County (hereinafter “Appendix B” Guidelines and Regulations); and
- Routine extensions of public utility lines and minor modifications to existing uses or facilities.

The following projects require Approval of Location review to the extent they are not subject to Appendix B Guidelines and Regulations:

- Public schools (including Charter Schools);
- Public roads, public parks, trails and trail heads, public ways, grounds and spaces, public buildings and structures and utilities, whether public or privately owned;
- Public building where the building, facility or use provides or fulfills a governmental function the governmental unit is legally authorized to provide including publicly-owned jail or prison facilities;
- Water storage facility including a reservoir, pond, lake, tank or basin, natural or man-made, used for the storage, regulation or control of water;
- Central office buildings of telephone utilities;
- Fiber optic cable regeneration buildings; and
- Cable TV buildings and satellite receiving areas.

(D) Specific Facilities or Actions Exempted from the Approval of Location Permit

The following facilities or actions are exempted from the approval of location permit, but shall comply with any other permit or development requirements:

- Operation, maintenance, repair and replacement of existing water and sewage collection, treatment, storage and delivery facilities and associated works, provided that improvements or replacements of existing facilities do not expand the level of service beyond existing design capacity and do not materially alter the location of the existing facility;
- Projects addressed by an intergovernmental agreement which the County has approved will be subject to this Code unless otherwise provided by the terms of the intergovernmental agreement;
- Any facility necessary to serve any subdivision or other use approved under this Code provided that the BoCC specifies in its approval of the subdivision or other use that separate review of the system, extension, or proposal is not necessary under this Code;

- A facility identified within a PUD, where the Site Development Plan has been submitted and reviewed concurrently with PUD application.
- Expansion of existing facilities does not require submittal of a new application if the expansion was identified and approved in the original application.

(E) Federal or State Reviewed or Approved Facilities

Review or approval of a project by a federal or state agency does not prevent, and will not substitute for, the need to obtain a permit for that project under this Code. Where in the opinion of the Planning Commission, federal or State review and approval processes adequately address the impacts that this Code is designed to address, the County may agree to rely on that review and approval.

(F) Public Facilities Identified as an Allowed or Special Use in the Zoning District

Where the public facility is identified as an allowed or special use in the zoning district, the Approval of Location process shall be controlling for the authorization of the facility.

(G) Public Schools and Charter Schools

(1) Prior to Acquisition of Land for School Site

Prior to acquiring land or contracting for the purchase of land for a school site, the school district shall consult with and advise the Planning Commission in writing to ensure that the proposed site conforms to the adopted Master Plan as far as is feasible.

(2) Prior to Construction of a Structure

Prior to construction of any structure or building, the school district shall submit a site development plan for review and comment to the Planning Commission.

(3) Request by Planning Commission for Public Hearing

The Planning Commission may request a public hearing before the school district on the proposed site location or site development plan. If the Planning Commission requires a hearing, the school district shall promptly schedule the hearing, publish at least one notice in advance of the hearing and provide written notice of the hearing to the Planning Commission.

(4) Information to be Considered and Recommendation

The Planning Commission will consider all information presented at the hearing. If no hearing is requested, the Planning Commission will consider all information provided by the school district and provide to the school district its recommendations and conclusions.

(5) School District Responsible for Facility Locations

The authority to make final determinations as to the location of public schools and to erect buildings and structures is the school district's.

(H) Other Requirements and Clarifications

(1) Site Development Plan Required

A proposed site development plan shall be submitted to the Planning Commission for approval before construction or authorization of any public road, public park, trail or trail head, public way, ground or space, public building or structure or utility, whether public or privately owned.

(2) Disapproval of County-Funded Project

In case of disapproval of a County-funded project, the Planning Commission shall communicate its reasons to the BoCC. The BoCC is authorized to overrule the disapproval by a majority vote. Upon overruling, the BoCC may proceed with construction or authorization of the project.

(3) Non-County Projects

If the project is one that is not required to be authorized or financed by the County, the Planning Commission's disapproval may be overruled by the body or official having jurisdiction over the authorization and financing of the project by a majority vote. In the case of a utility owned by an entity other than a political subdivision, the Planning Commission's disapproval may be overruled by the public utilities commission by not less than a majority of its entire membership.

(4) County Projects Subject to Review

Applicable County-funded or County-authorized projects shall be approved pursuant to C.R.S. § 30-28-110, other applicable statutes and laws, and interpretation of the same by the PCD Director and the OCA.

(5) Failure of the Planning Commission to Act

Failure of the Planning Commission to act within 30 days after the date of official submission to it is deemed an approval, unless a longer period is granted by the submitting board, body or official.

(I) Special Process for Recording Plats Involving Roads

All plans of roads for public use, and all plans, plats, plots, and replats of land laid out in subdivision or building lots and the roads, alleys, or other portions intended to be dedicated to a public use or the use of purchasers or owners of lots, shall be submitted to the BoCC for review and subsequent approval, conditional approval, or disapproval. It is not lawful to record any such plan or plat in any public office unless the same bears, by endorsement or otherwise, the approval of the BoCC after review by the Planning Commission.

(J) Review Standards

The application for a public use, structure or utility is reviewed for conformity with the submittal and processing requirements included within this Code and Procedures Manual and for conformity with the adopted Master Plan.

(K) Effect of Approval

Issuance of an approval of location permit shall authorize only the particular use and activity for which it is issued, in accordance with the permit conditions imposed. The approval of location permit runs with the land. The applicant shall be subject to all other permits, standards and regulations of this Code, including but not limited to Appendix B Guidelines and Regulations, except to the extent expressly modified in the permit approval, in order to use the land in accordance with the approval of location permit and associated site plan. No building permit shall be authorized to implement the use until the approval of location permit is issued.

(L) Conversion of Public Facility to Private Facility

A conversion of a public facility with an approval of location to a private facility shall be completed in conformance with the applicable zoning district standards.

(M) Post Approval Requirements**(1) Satisfaction of Conditions**

Prior to beginning any construction or the commencement of the approved use, the applicant shall satisfy any required conditions.

(2) Site Development Plan Review or Site Plan Review

Site development plan review or site plan review is required before an application for a building permit can be authorized by the PCD. Site development plan or site plan review may be concurrent with the approval of location process; however, the final site development plan or site plan shall be modified by the applicant to reflect the conditions of approval.

(N) Abandonment**(1) Determination of Abandonment of Use**

Unless otherwise specified by the Planning Commission, an approval of location shall be deemed abandoned, and the approval of location permit shall be of no further force and effect, if: (1) the primary intended use or activity has not been substantially implemented within 2 years of the Planning Commission approval; or (2) the primary intended use or activity has been discontinued for a period of 2 consecutive years. For purposes of this provision, an approval of location shall be deemed discontinued if the primary intended use has not been actively and regularly conducted on the approved site.

(2) **Extension of Approval of Use Permit**

Prior to the expiration of approval of use permit, a one year time extension may be granted by the PCD Director for good cause shown after receiving a written request for extension.

5.2.4. Variance of Use

(A) Purpose

Occasionally, a use is proposed that is not allowed in the applicable zoning district. The BoCC may grant a variance of use to allow the proposed use if it determines that it meets the criteria contained in this Code.

(B) Applicability

Those uses that are not otherwise an allowed use or special use in a zoning district, except in a PUD Zoning District, may be considered for a variance of use. A variance of use may not be considered in a PUD Zoning District. The power of the BoCC to vary the provisions of this Code is permissive, not mandatory, and shall not be exercised in such a way as to frustrate the scheme or intent of this Code. The power to grant variances shall be exercised sparingly.

(C) Criteria

In approving a variance of use, the following criteria may be considered:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;
- The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project;
- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action;
- The proposed use will not adversely affect wildlife or wetlands;
- The applicant has addressed all off-site impacts;
- The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or