

EARLY GRADING AND EROSION CONTROL PLANS

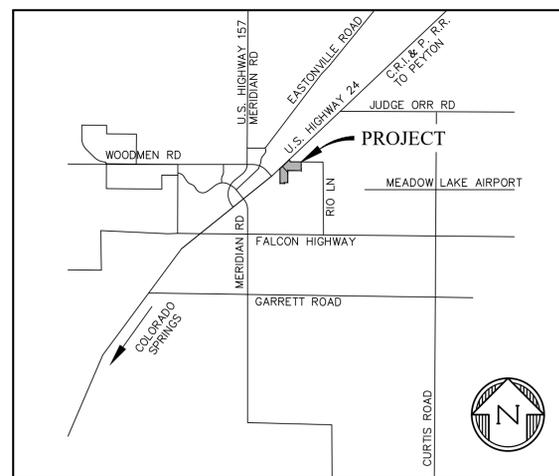
THE COMMONS AT FALCON FIELD

SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.

PEYTON, EL PASO COUNTY, COLORADO

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. 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.
2. 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) 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 THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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).
12. 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.
13. 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.
14. DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER 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.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. 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.
17. 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.



VICINITY MAP
NTS

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. 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.
20. 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.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE 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.
22. 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 ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. 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.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INCORPORATED, JANUARY 20, 2021 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 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

SHEET INDEX

- CVR - GRADING AND EROSION CONTROL COVER SHEET
- EC1-4 - INITIAL EROSION CONTROL PLAN
- DT1-2 - EROSION CONTROL DETAILS

BENCHMARK:

TO BE DECIDED.

ENGINEER'S STATEMENT

THIS EROSION CONTROL/GRADING PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.

TIM D. MCCONNELL, P.E.

DATE

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

OWNER/DEVELOPER

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 DOCUMENTS 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, 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 PALMER, COUNTY ENGINEER

DATE

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWATCH ST. SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719) 475-7474
COLORADO SPRINGS • LAFAYETTE

CLIENT:

FALCON FIELD, LLC.

3230 ELECTRA DR N.
COLORADO SPRINGS, CO 80906
(719) 475-7474
CONTACT: PJ ANDERSON

EARLY G.E.C. PLANS FOR:
**THE COMMONS AT
FALCON FIELD**
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/12/24

DESIGNED BY: TDM
DRAWN BY: CGH
CHECKED BY: TDM
FILE NAME: 21604-00EGCV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

GRADING AND
EROSION CONTROL
COVER SHEET

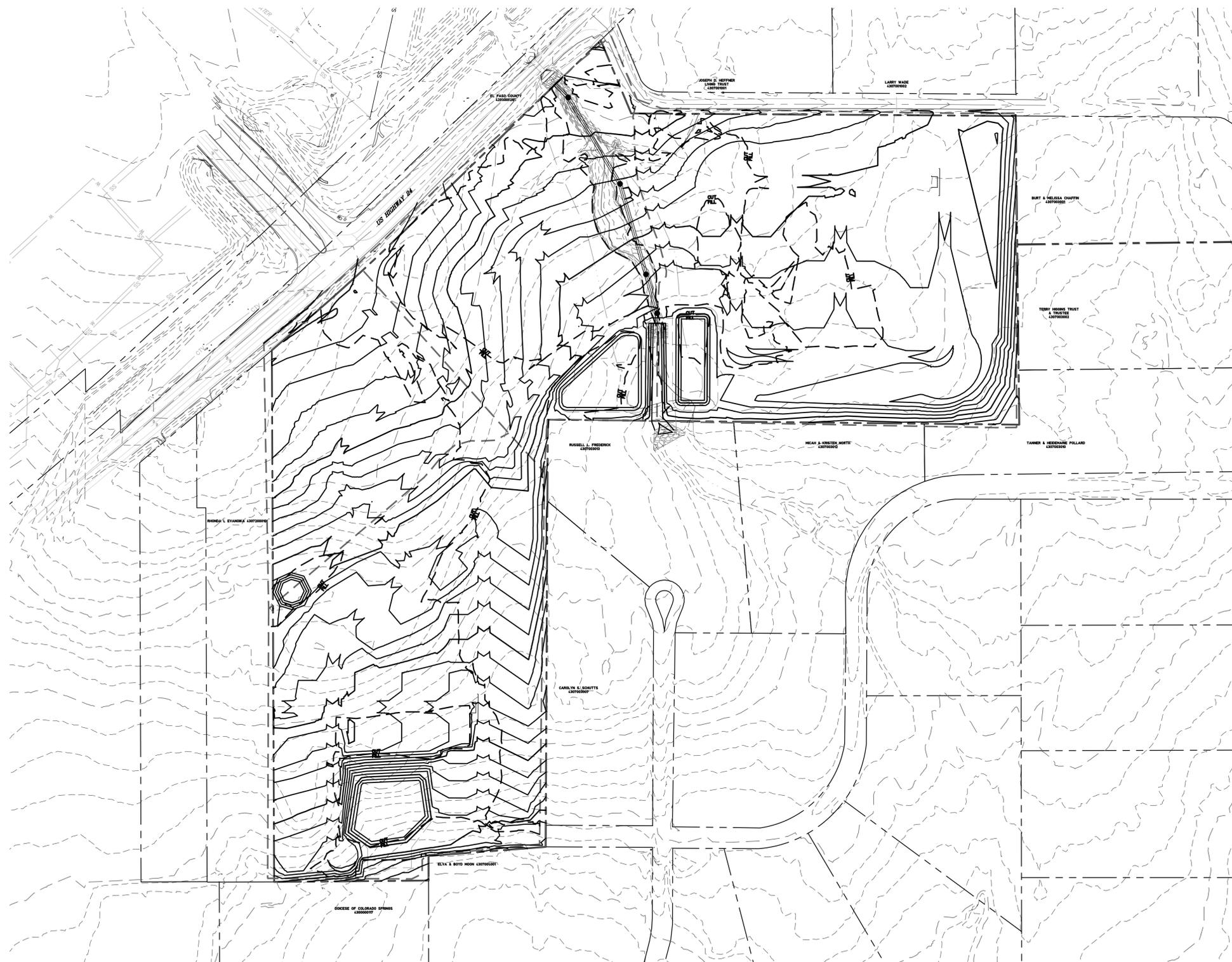
PROJECT NO. 21604-00CSCV
DRAWING NO.

CVR

SHEET: 1 OF 8



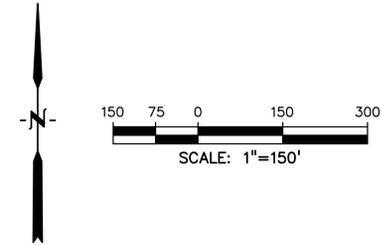
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Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



LEGEND

PROPOSED INTERMEDIATE CONTOUR.....	5522
PROPOSED INDEX CONTOUR.....	5520
EX. INTERMEDIATE CONTOUR.....	5364
EX. INDEX CONTOUR.....	5365
DIRECTION OF FLOW.....	←
HIGH POINT.....	HP
LOW POINT.....	LP
PROPOSED STORM SEWER.....	—+—+—+—+—
PROPOSED INLET.....	■
PROPOSED MANHOLE.....	●
LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY.....	- - - - -
CUT/FILL LINE.....	—+—+—+—+—
100-YR FLOODPLAIN.....	—+—+—+—+—

- NOTES:**
- OVERLOT GRADING WILL OCCUR ACROSS THE ENTIRETY OF THE SITE.
 - WASTE DISPOSAL BIN LOCATIONS ARE TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
 - ONSITE LOCATION OF THE SWMP IS TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
 - IN THE EVENT THAT DEWATERING BECOMES NECESSARY THE CONTRACTOR, WITH INPUT FROM THE COUNTY STORMWATER INSPECTOR, WILL DESIGN THE LOCATIONS OF DIVERSION, PUMP & DISCHARGES.
 - NO BATCH PLANTS WILL BE UTILIZED ONSITE.
 - THE SITE CURRENTLY IS MADE UP OF ROUGHLY 98% NATIVE GRASSES AND VEGETATION.



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EARLY G.E.C. PLANS FOR:
**THE COMMONS AT
 FALCON FIELD**
 12445 RIO LANE, AND VACANT LAND
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/12/24

DESIGNED BY: KGV
 DRAWN BY: CGH
 CHECKED BY: TDM
 FILE NAME: 21604-01EG1-4

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 150'
 VERTICAL: N/A

**OVERALL INITIAL
 EROSION
 CONTROL PLAN**

PROJECT NO. 21604-00CSCV
 DRAWING NO.

811 Know what's below.
 Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR
 EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.

OVR

PREPARED BY:



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EARLY G.E.C. PLANS FOR: THE COMMONS AT FALCON FIELD 12445 RIO LANE, AND VACANT LAND PEYTON, EL PASO COUNTY, COLORADO

TEMPORARY SEEDING NOTES

- 1. SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER OR LIME.
2. SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. COMPACT SOILS ESPECIALLY NEED TO BE LOOSENEED.
3. SEEDBED DEPTH IS TO BE 4 INCHES FOR SLOPES FLATTER THAN 2:1 AND 1 INCH FOR SLOPES STEEPER THAN 2:1.
4. ANNUAL GRASSES LISTED IN THE TABLE BELOW ARE TO BE USED FOR TEMPORARY SEEDING. SEED MIXES ARE NOT TO CONTAIN ANY NOXIOUS WEED SEEDS INCLUDING RUSSIAN OR CANADIAN THISTLE, KNAPWEED, PURPLE LOOSESTRIPE, EUROPEAN BINDWEED, JOHNSON GRASS, AND LEAFY SPURGE.
5. THE TABLE BELOW ALSO PROVIDES REQUIREMENTS FOR SEEDING RATES, SEEDING DATES, AND PLANTING DEPTHS FOR THE APPROVED TYPES OF ANNUAL GRASSES.
6. SEEDING IS TO BE APPLIED USING MECHANICAL TYPE DRILLS EXCEPT WHERE SLOPES ARE STEEP OR ACCESS IS LIMITED THEN HYDRAULIC SEEDING MAY BE USED.
7. ALL SEEDED AREAS ARE TO BE MULCHED.
8. IF HYDRAULIC SEEDING IS USED THEN HYDRAULIC MULCHING SHALL BE DONE SEPARATELY TO AVOID SEEDS BECOMING ENCAPSULATED IN THE MULCH.

MULCHING NOTES

INSTALLATION REQUIREMENTS

1. MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN, WEED-AND SEED-FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE, OR TRITICALE CERTIFIED BY THE COLORADO DEPARTMENT OF AGRICULTURE WEED FREE FORAGE CERTIFICATION PROGRAM.

- 2. HYDRAULIC MULCHING MATERIAL SHALL CONSIST OF VIRGIN WOOD FIBER MANUFACTURED FROM CLEAN WHOLE WOOD CHIPS. WOOD CHIPS CANNOT CONTAIN ANY GROWTH OR GERMINATION INHIBITORS OR BE PRODUCED FROM RECYCLED MATERIAL.
3. MULCH IS TO BE APPLIED EVENLY AT A RATE OF 2 TONS PER ACRE.
4. MULCH IS TO BE ANCHORED EITHER BY CRIMPING (TUCKING MULCH FIBERS 4 INCHES INTO THE SOIL), USING NETTING (USED ON SMALL AREAS WITH STEEP SLOPES) OR WITH A TACKIFIER.
5. HYDRAULIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FREE SURFACE WATER.

MAINTENANCE REQUIREMENTS

- 1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS.
2. MULCH IS TO BE REPLACED IMMEDIATELY IN THOSE AREAS IT HAS BEEN REMOVED, AND IF NECESSARY THE AREA SHOULD BE RESEEDED.

SEEDING PLAN

NATIVE SEEDING MIX

SOIL PREPARATION, FERTILIZER, SEEDING, MULCHING AND MULCH TACKIFIER WILL BE REQUIRED FOR DISTURBED AREAS EXCLUDING THE RIGHT-OF-WAYS.

THE FOLLOWING TYPES AND RATES SHALL BE USED:

Table with 3 columns: COMMON NAME, SCIENTIFIC NAME, LBS PLS/ACRE. Lists various native grasses and their seeding rates.

Table with 2 columns: FERTILIZER, RATE PER ACRE. Lists Nitrogen and Phosphorus rates.

SEEDING APPLICATION: DRILL SEED 0.25"-0.5" INTO TOPSOIL. AREA NOT ACCESSIBLE TO A DRILL SEEDER AND SLOPES STEEPER THAN 2:1 SHALL BE HAND BROADCAST AT DOUBLE THE ABOVE SEED RATE AND RAKED AT 1/4 TO 1/2 INTO THE TOPSOIL.

MULCHING APPLICATION: 1 1/2 TONS CERTIFIED WEED FREE NATIVE HAY PER ACRE MECHANICALLY CRIMED IN TOPSOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.

Table with 2 columns: ISSUE, DATE. Shows initial issue date of 2/12/24.

DESIGNED BY: TDM
DRAWN BY: CGH
CHECKED BY: TDM
FILE NAME: 21604-00EGDT1-2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

EROSION CONTROL DETAILS

PROJECT NO. 21604-00CSCV
DRAWING NO.

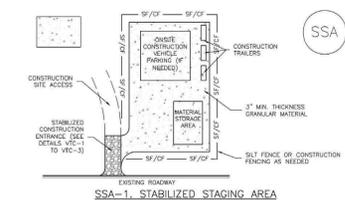
DT-2

SHEET: 8 OF 8



Know what's below. Call before you dig. CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Stabilized Staging Area (SSA) SM-6



SSA-1 STABILIZED STAGING AREA
1. SEE PLAN VIEW FOR LOCATION OF STAGING AREAS.
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 SPEC #201 ASPHALT #3 COARSE AGGREGATE OR 6" (MAX) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
STABILIZED STAGING AREA MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REPLACED OR REGRASSED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBSTRATE BECOMES EXPOSED.

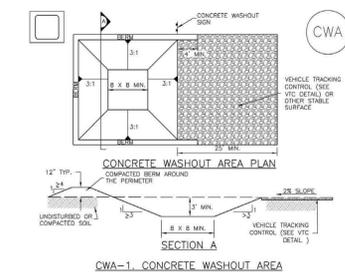
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES
3. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
NOTE: MANY JURISDICTIONS PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO ITS PRACTICE WITH AN ESTABLISHMENT OF VEGETATION WHERE RECYCLED CONCRETE WAS PLACED.
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM LOCAL STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
(DETAILS ADAPTED FROM SIOUX FALLS, S.D., NOT AVAILABLE IN AUTOSCAD)

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

Concrete Washout Area (CWA) MM-1



CWA-1 CONCRETE WASHOUT AREA
1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNARMED CWA WITHIN 100' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL FOLLOW A FLAT SUBSURFACE WITH THAT IS AT LEAST 1% BY 1% SLOPES LEADING OUT OF THE SUBSURFACE.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE AT THE CWA, AND SIGNAGE IS NECESSARY TO CLARIFY AND INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

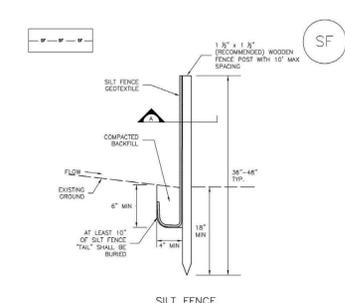
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE UNDERLIEING AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM LOCAL 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 CWA-4

Silt Fence (SF) SC-1



SILT FENCE INSTALLATION NOTES
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING.
4. SILT FENCE SHALL BE INSTALLED TIGHT AS IT IS ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS.
6. AT THE END OF A ROW OF SILT FENCE ALONG A CONTIGUOUS, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTIGUOUS TO CREATE A "J-HOOK".
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
SILT FENCE MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SIGNIFICANT ACCUMULATED SEDIMENT OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP.
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM LOCAL STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

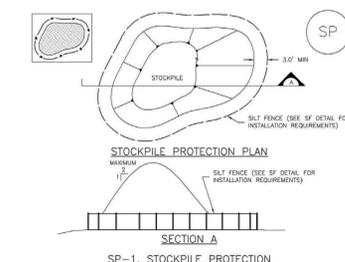
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

SC-1 Silt Fence (SF)

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6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
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November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-4

Stockpile Management (SP) MM-2



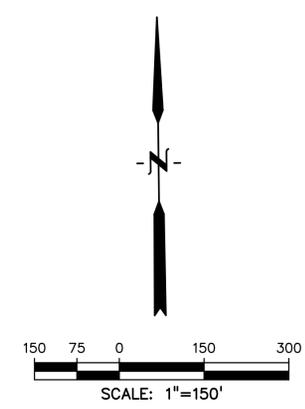
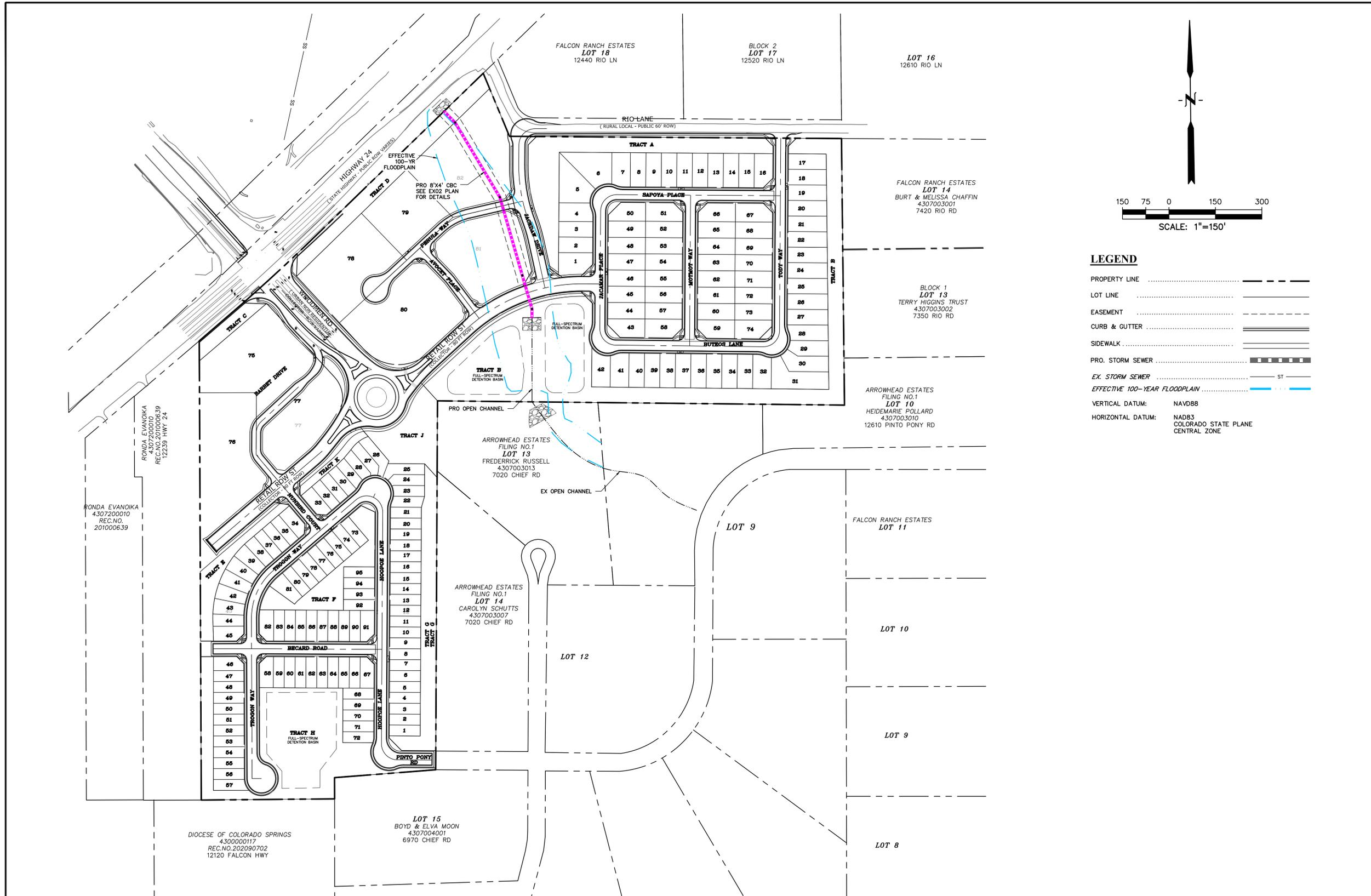
STOCKPILE PROTECTION PLAN
SP-1 STOCKPILE PROTECTION
1. SEE PLAN VIEW FOR LOCATION OF STOCKPILES.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROCKING, TEMPORARY SEEDING AND MULCHING.
4. FOR TEMPORARY STOCKPILES ON THE REMOVED PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNSTREAM CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.
6. THE STOCKPILE SURFACE SHALL BE STABILIZED WITH SURFACE ROCKING, TEMPORARY SEEDING AND MULCHING.
7. STOCKPILE PERIMETER CONTROLS SHALL BE MAINTAINED THROUGHOUT THE STOCKPILE'S LIFE.
8. STOCKPILE PERIMETER CONTROLS SHALL BE MAINTAINED THROUGHOUT THE STOCKPILE'S LIFE.
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10. STOCKPILE PERIMETER CONTROLS SHALL BE MAINTAINED THROUGHOUT THE STOCKPILE'S LIFE.

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



LEGEND

PROPERTY LINE	---
LOT LINE	---
EASEMENT	---
CURB & GUTTER	---
SIDEWALK	---
PRO. STORM SEWER	█
EX. STORM SEWER	ST
EFFECTIVE 100-YEAR FLOODPLAIN	---
VERTICAL DATUM:	NAVD88	
HORIZONTAL DATUM:	NAD83 COLORADO STATE PLANE CENTRAL ZONE	

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EXHIBIT FOR:
THE COMMONS AT FALCON FIELD
 12445 RIO LANE, AND VACANT LAND
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	8/20/2023
REVISED	12/15/2023

DESIGNED BY: KGV
 DRAWN BY: CGH
 CHECKED BY: TDM
 FILE NAME: 21604-00STM

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

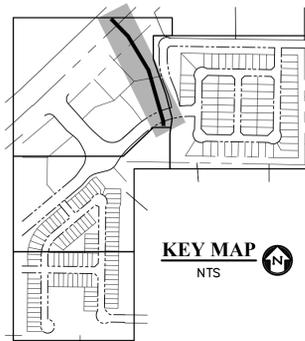
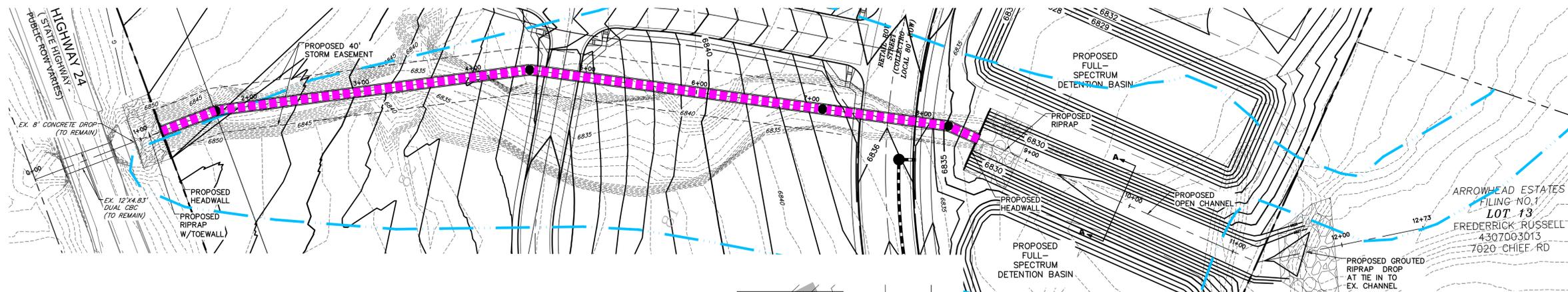
NOT FOR CONSTRUCTION

DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

SITE PLAN

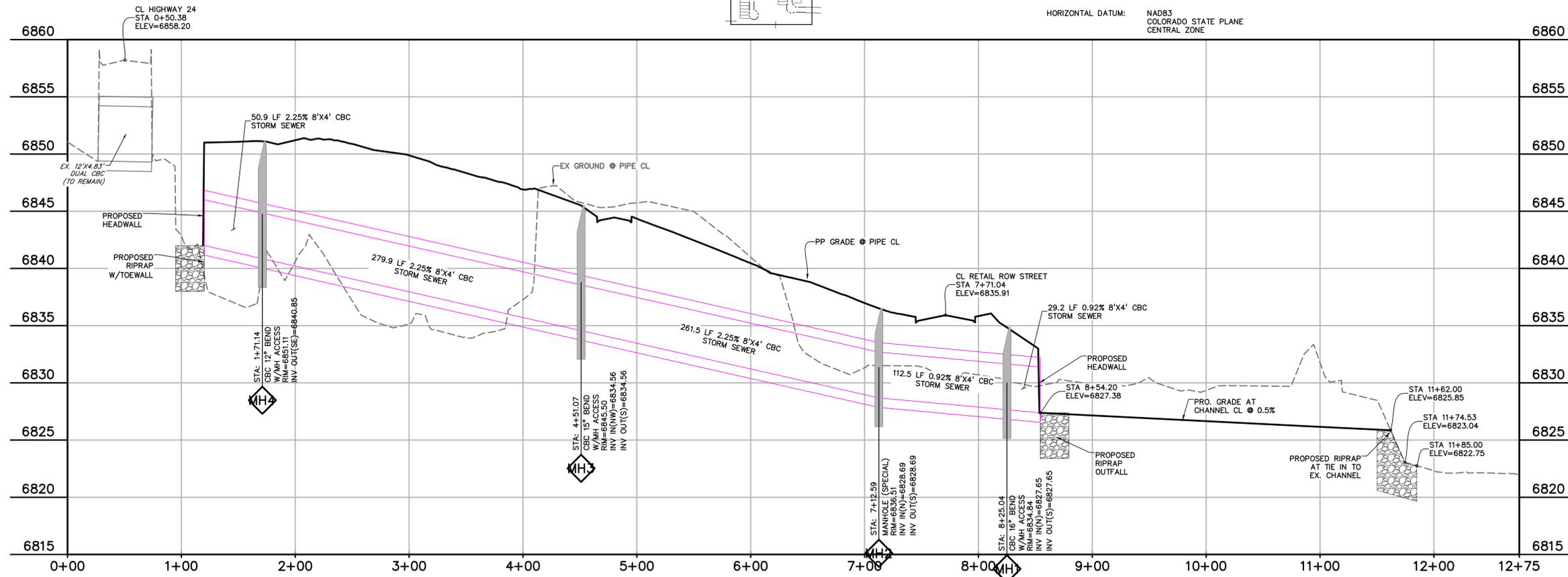
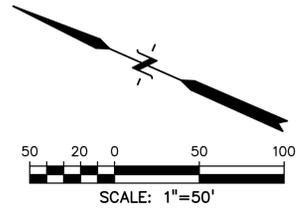
PROJECT NO. 21604-00CSCV
 DRAWING NO.

SP



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK
- PRO. STORM SEWER
- EX. STORM SEWER
- EFFECTIVE 100-YEAR FLOODPLAIN
- VERTICAL DATUM: NAVD88
- HORIZONTAL DATUM: NAD83 COLORADO STATE PLANE CENTRAL ZONE



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NOT FOR CONSTRUCTION

DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PIPE SYSTEM EXHIBIT

PROJECT NO. 21604-00CSCV
 DRAWING NO.

EX01

SHEET: 1 OF 3

GENERAL NOTES

- CONCRETE SHALL BE CLASS B.
- HEADWALL SHALL BE PERPENDICULAR TO THE PIPE UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE MAINTAINED FOR REVISIONS.
- FOR HEADWALL DETAILS, SEE STANDARD PLAN M-601-10.
- HEADWALLS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4" IN.
- ALL REINFORCING BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- WHEN TWO OR MORE PIPES ARE LAD SIDE BY SIDE, THEY SHALL BE SPACED AT LEAST 12" FROM EACH OTHER AND 12" FROM THE HEADWALL UNLESS OTHERWISE NOTED.
- ADD 0.05' TO OR 0.10' (AS APPLICABLE) WHEN APRON IS REQUIRED.

TYPICAL BAR LAYOUT FOR CONCRETE HEADWALLS

HEADWALL FOR RIGID ROUND PIPE

HEADWALL FOR FLEXIBLE PIPE ARCH

HEADWALL FOR FLEXIBLE ROUND PIPE

HEADWALL FOR STRUCTURAL PLATE ARCH

SKYW FACTOR TABLE

SKYW ANGLE (°)	90	85	80	75	70	65	60	55	50	45	40	35	30
CONCRETE	1.000	1.004	1.008	1.013	1.018	1.023	1.028	1.033	1.038	1.044	1.050	1.056	1.063
STEEL	1.000	1.004	1.008	1.013	1.018	1.023	1.028	1.033	1.038	1.044	1.050	1.056	1.063

Computer File Information

Creation Date: 07/04/12
 Last Modification Date: 07/04/12
 Drawing File Name: 42000010.dwg
 CAD User: MicroStation V8

Sheet Revisions

Date	Comments

Colorado Department of Transportation
 4201 East Arkansas Avenue
 Denver, Colorado 80222
 Phone: (303) 757-9085
 Fax: (303) 757-9850

HEADWALLS AND PIPE OUTLET PAVING
 STANDARD PLAN NO. M-601-12
 Sheet No. 1 of 1

GENERAL NOTES

- FOR SIZE AND LOCATION OF PIPES, SEE THE PLANS.
- ALL CONCRETE SHALL BE CLASS B.
- FITTINGS IN ROCK SHALL BE REBAR OUT TO ROCK AND SET IN PLACE IN ACCORDANCE WITH SUBSECTION 601.04.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4" IN.
- HEADWALL SHALL HAVE REINFORCING STEEL INSTALLED IN A PATTERN SIMILAR TO STANDARD PLAN M-601-10.
- THE COST OF REINFORCING STEEL SHALL BE INCLUDED IN THE BIDDING PRICES. THE QUANTITIES ARE LISTED IN THE PLANS AND ARE PAID FOR SEPARATELY.

CONCRETE HEADWALL INSTALLATIONS

PIPE OUTLET PAVING

CONCRETE QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)

THICKNESS	MATERIAL	18"	24"	30"	36"	42"	48"
4"	CONCRETE	0.4	0.8	1.2	2.6	2.6	4.7
18"	RRPMP	2.0	3.5	5.4	7.8	10.7	15.8

PIPE OUTLET PAVING (CUBIC YARDS)

TYPE OF PIPE HEADWALL DIMENSIONS

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HEADWALLS AND PIPE OUTLET PAVING
 STANDARD PLAN NO. M-601-12
 Sheet No. 1 of 1

NOTE

TYPE III MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE FOLLOWING CONDITIONS ARE MET:

- PIPE IS 48" OR LARGER INSIDE DIAMETER.
- NO CHANGE IN PIPE SIZE.
- NO CHANGE IN PIPE MATERIAL.
- NO CHANGE IN HORIZONTAL ALIGNMENT.
- SLOPE IS FLAT AND CONTINUOUS.

2. TYPE III MANHOLES SHALL BE FABRICATED BY THE MANUFACTURER/SUPPLIER AND DELIVERED TO THE SITE AS A SINGLE UNIT. FIELD FABRICATION SHALL NOT BE PERMITTED.

3. EITHER LADDER OR STEPS SHALL BE INSTALLED. LOWEST STEP SHALL BE A MAXIMUM OF 30" ABOVE THE INVERT OF THE PIPE.

PLAN VIEW

R.C.P. CONNECTION DETAIL

SECTION VIEW

SPECIAL LID FOR USE WITH C.S.P. RISER

SCALE: NOT TO SCALE

Computer File Information

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 Denver, Colorado 80222
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Storm Sewer Manhole Detail Type III Standard Drawing
 SD_3-3

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

REVISION DATE: 11/10/04
 FILE NAME: SD_3-3

OPEN CHANNEL SECTION A-A

NORTH HEADWALL

SOUTH HEADWALL

TIE IN TO EX. CHANNEL

Computer File Information

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PIPE SYSTEM DETAILS

PREPARED BY:



CLIENT:

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NOT FOR CONSTRUCTION

DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

PIPE SYSTEM DETAILS

PROJECT NO. 21604-00SCV
 DRAWING NO.

DTL