

# LOT 2, OWL MARKETPLACE

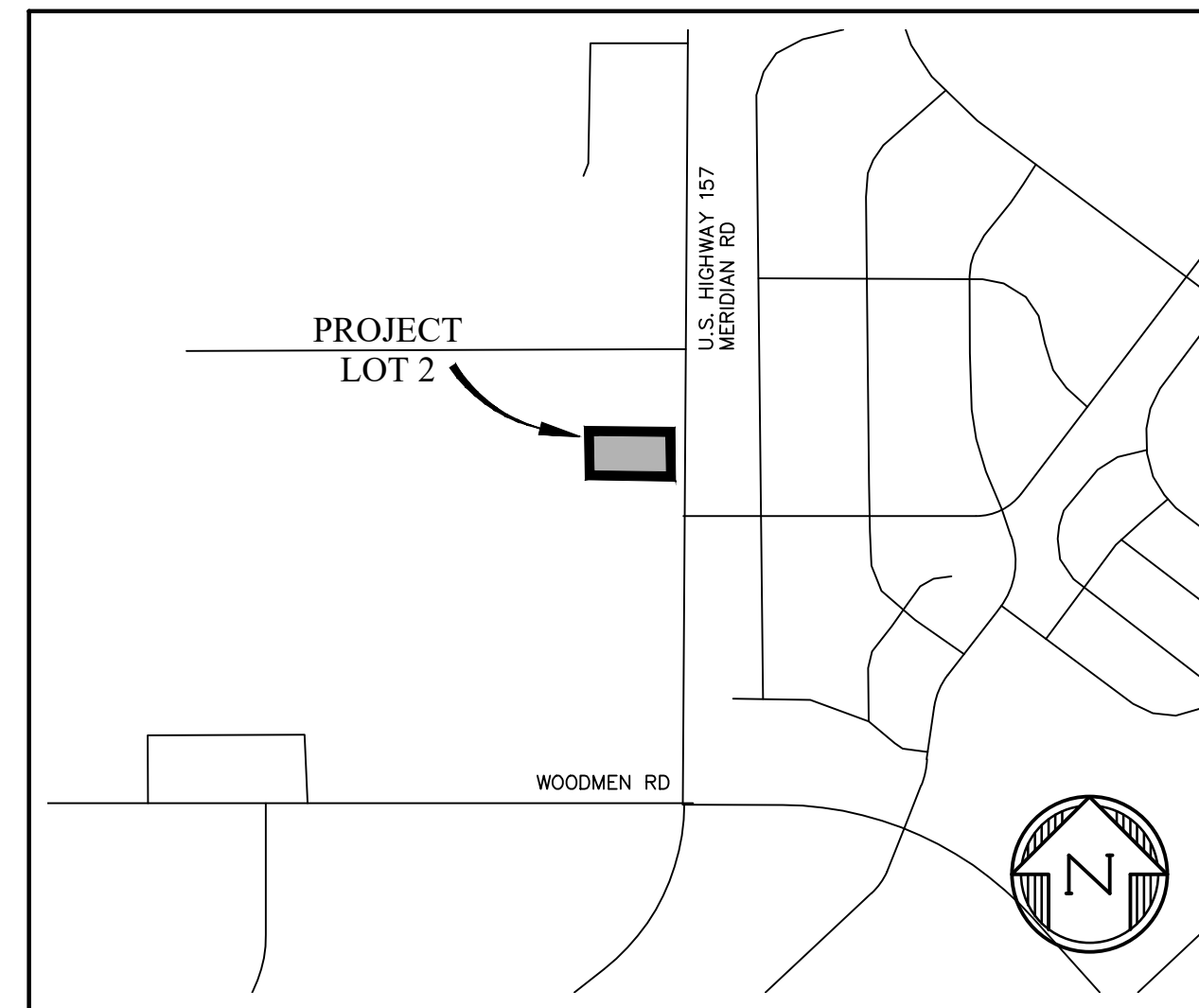
## 11745 OWL PLACE

### EL PASO COUNTY, COLORADO

# GRADING & EROSION CONTROL DOCUMENTS

#### STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFESIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS, 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.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.



**VICINITY MAP**  
NTS

- 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.
- 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.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME III AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA 1, DATED MARCH 17, 2017 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN(SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:  
  
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

#### DESIGN ENGINEER'S STATEMENT

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

\_\_\_\_\_  
TIM MCCONNELL, P.E. DATE  
P.E.# 33797

#### OWNER'S STATEMENT

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

\_\_\_\_\_  
OWNER 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.

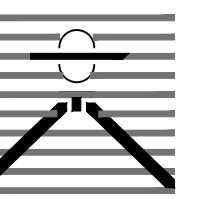
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

\_\_\_\_\_  
JOSHUA PALMER, P.E. DATE  
INTERIM COUNTY ENGINEER

#### SHEET INDEX

- |   |     |  |
|---|-----|--|
| 1 | CV  | COVER SHEET                                  |
| 2 | EC1 | INITIAL GRADING & EROSION CONTROL PLAN       |
| 3 | EC2 | INTERIM/FINAL GRADING & EROSION CONTROL PLAN |
| 4 | DT1 | EROSION CONTROL DETAILS                      |
| 5 | DT2 | EROSION CONTROL DETAILS                      |

PREPARED BY:



**DREXEL, BARRELL & CO.**  
Engineers & Surveyors  
101 SAWATCH STREET, #100  
COLORADO SPGS, COLORADO 80903  
CONTACT: TIM D. MCCONNELL, P.E.  
(719)260-0887  
COLORADO SPRINGS • LAFAYETTE

CLIENT:

**BURGER WORKS**

908 N. JOHN REDDITT  
LUFKIN, TX 75904  
(936) 632-8296

GRADING & EROSION CONTROL PLANS FOR:  
**LOT 2, OWL MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/20/2024
DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21611-02-ECCV

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

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

COVER SHEET

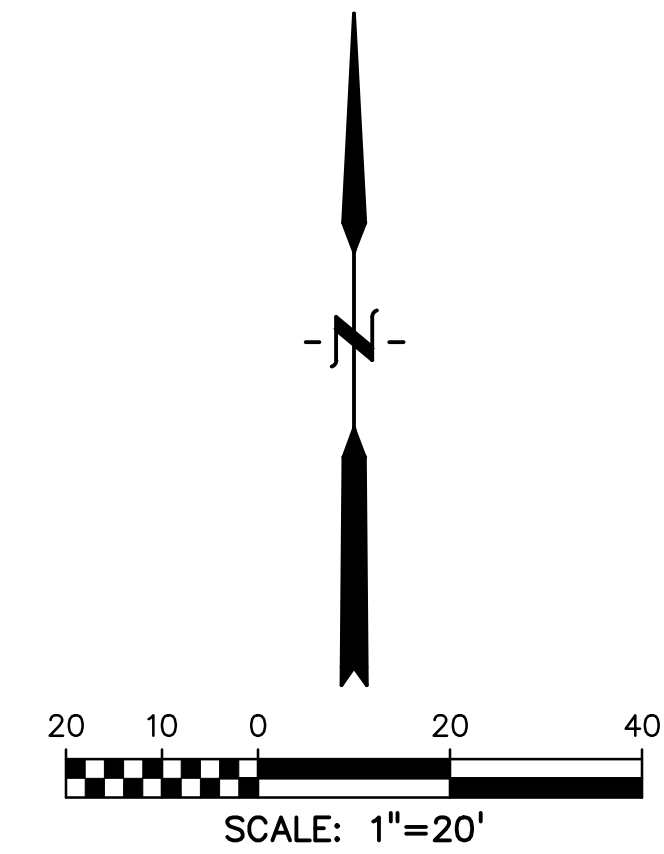
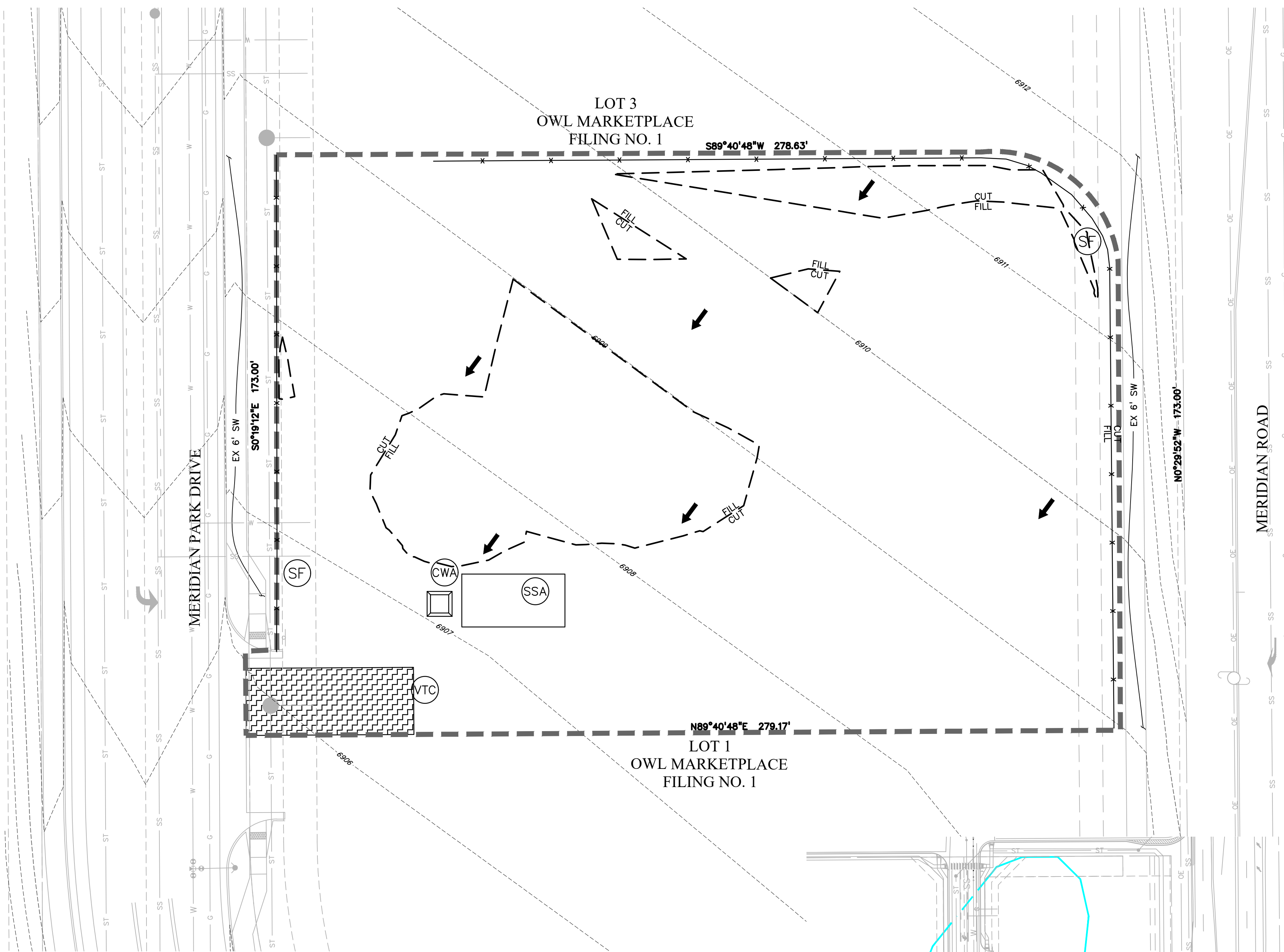
PROJECT NO. 21611-02CSCV  
DRAWING NO.

# CV

SHEET: 1 OF 5



LOT 14  
FALCON RANCHETTES



**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 INLET.....
- PROPOSED MANHOLE.....
- PROJECT BOUNDARY/PROPERTY LINE.....
- ROW.....
- LIMITS OF DISTURBANCE/  
CONSTRUCTION SITE BOUNDARY.....
- CUT/FILL LINE.....
- FINAL SEEDING/MULCHING..... (SEE DETAIL SHEET 4)
- INTERIM/FINAL INLET PROTECTION..... (SEE DETAIL SHEET 3)
- INITIAL/INTERIM SILT FENCE..... (SEE DETAIL SHEET 4)
- INITIAL/INTERIM CONCRETE WASHOUT AREA..... (SEE DETAIL SHEET 4)
- INITIAL/INTERIM VEHICLE TRACKING CONTROL..... (SEE DETAIL SHEET 3)
- INITIAL/INTERIM STABILIZED STAGING AREA..... (SEE DETAIL SHEET 4)

**SITE NOTES:**

1. LOT 5 IS CURRENTLY WITHIN THE 100-YR FLOODPLAIN LIMITS. CONSTRUCTION TO MODIFY THE FLOODPLAIN HAS BEEN COMPLETED AND THE LOMR HAS BEEN SUBMITTED TO FEMA FOR APPROVAL. ONCE THE LOMR IS APPROVED THE FLOODPLAIN WILL BE REMOVED FROM THE BUILDABLE AREA OF LOT 5 AND RELOCATED TO WITHIN THE DRAINAGE EASEMENT AND TRACT B AS SHOWN

**NOTES:**

1. WASTE DISPOSAL BIN LOCATIONS ARE TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
2. ONSITE LOCATION OF THE SWMP IS TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
3. THE NEED FOR DEWATERING IS NOT ANTICIPATED. IN THE EVENT THAT DEWATERING BECOMES NECESSARY THE CONTRACTOR, WITH INPUT FROM THE COUNTY STORMWATER INSPECTOR, WILL DESIGN THE LOCATIONS OF DIVERSION, PUMP & DISCHARGES.
4. SITE HAS BEEN RECENTLY OVERLOT GRADED AND RESEEDED. VEGETATION COVERAGE IS CURRENTLY SPARSE GRASSES.
5. NO BATCH PLANTS WILL BE UTILIZED ONSITE.
6. THE SITE IS NOT WITHIN 50FT OF ANY SURFACE WATERS

Please show direction of flow

STORM SEWER ROUTING TO WATER QUALITY FACILITY

WATER QUALITY FACILITY

WATER QUALITY POND LOCATION  
SCALE: 1"=100'

PREPARED BY:



CLIENT:

**BURGER WORKS**  
908 N. JOHN REDDITT  
LUFKIN, TX 75904  
(936) 632-8296

GRADING & EROSION CONTROL PLANS FOR:  
**LOT 2, OWL MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/20/2024

DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21611-02-EC1-2

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

DRAWING SCALE:  
HORIZONTAL: 1"=20'  
VERTICAL: N/A

**INITIAL GRADING & EROSION CONTROL PLAN**

PROJECT NO. 21611-02CSCV  
DRAWING NO.

**EC1**

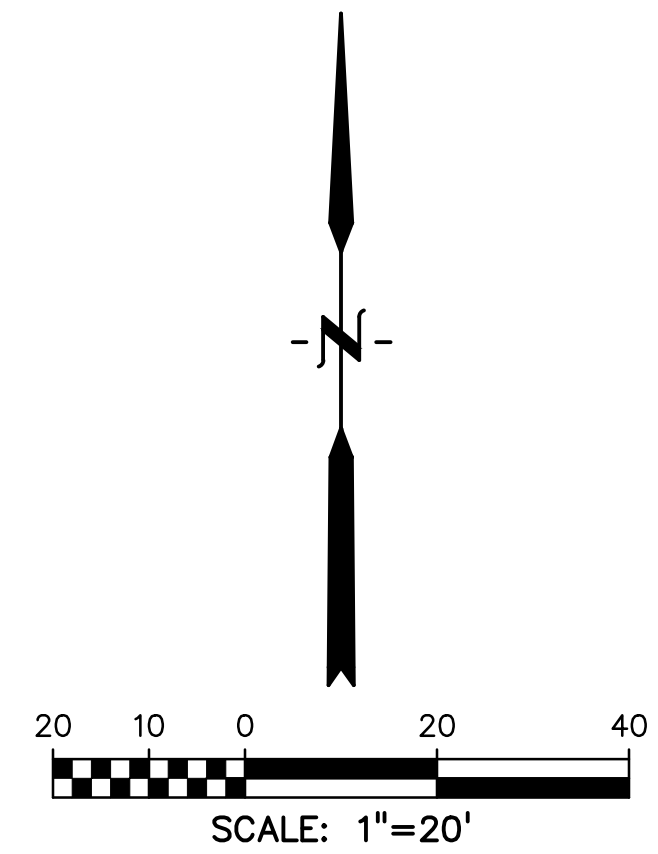
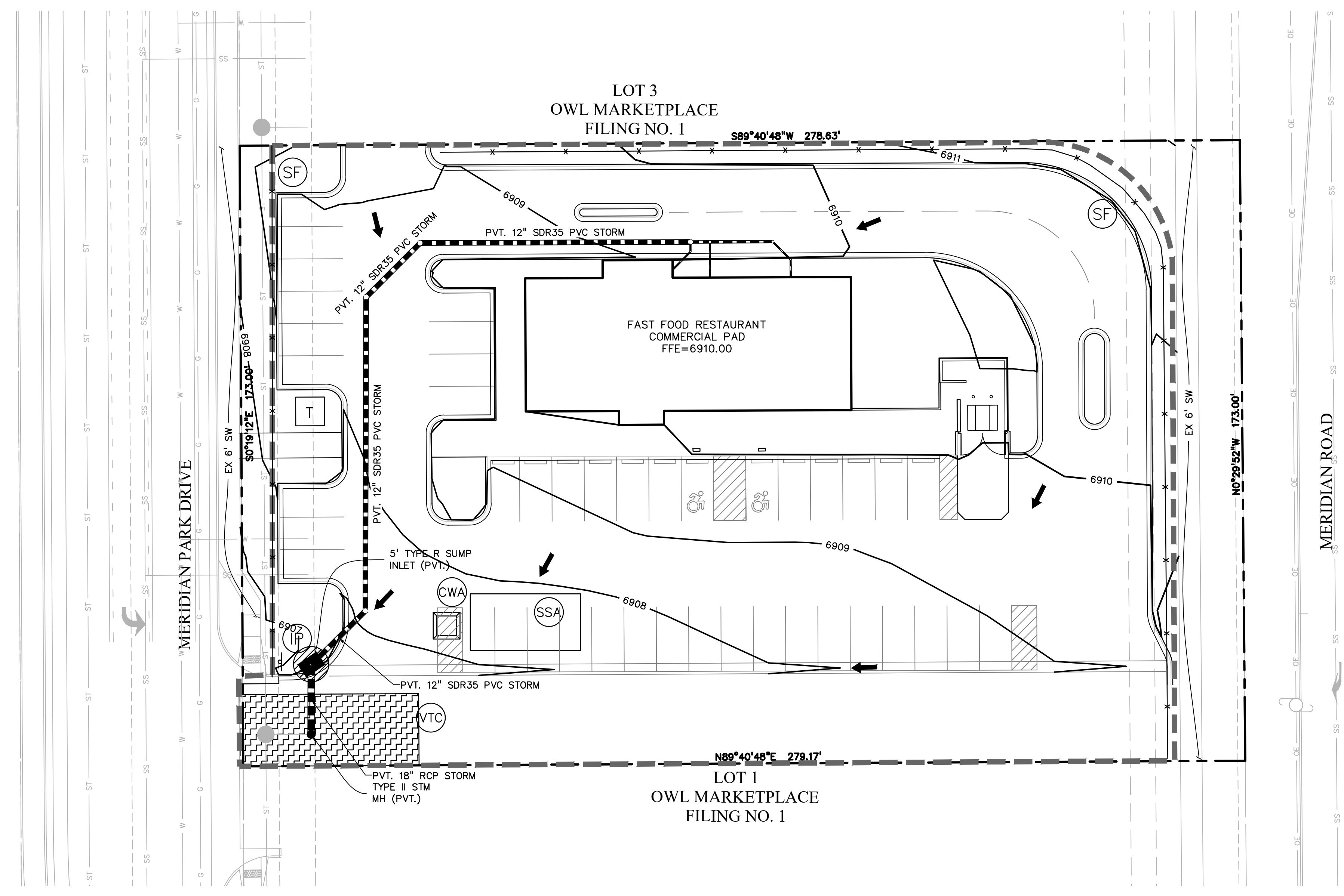
SHEET: 2 OF 5



EL PASO COUNTY PCD FILE NO: PPR-####



LOT 14  
FALCON RANCHETTES



**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 INLET.....
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- ROW.....
- LIMITS OF DISTURBANCE/  
CONSTRUCTION SITE BOUNDARY.....
- CUT/FILL LINE.....
- FINAL SEEDING/MULCHING..... (SEE DETAIL SHEET 4)
- INTERIM/FINAL INLET PROTECTION..... (SEE DETAIL SHEET 3)
- INITIAL/INTERIM SILT FENCE..... (SEE DETAIL SHEET 4)
- INITIAL/INTERIM CONCRETE WASHOUT AREA..... (SEE DETAIL SHEET 4)
- INITIAL/INTERIM VEHICLE TRACKING CONTROL..... (SEE DETAIL SHEET 3)
- INITIAL/INTERIM STABILIZED STAGING AREA..... (SEE DETAIL SHEET 4)

Show limits. You can also show limits, but reference the landscape plan if SM outside of the landscape areas are not anticipated.

**SITE NOTES:**

1. LOT 5 IS CURRENTLY WITHIN THE 100-YR FLOODPLAIN LIMITS. CONSTRUCTION TO MODIFY THE FLOODPLAIN HAS BEEN COMPLETED AND THE LOMR HAS BEEN SUBMITTED TO FEMA FOR APPROVAL. ONCE THE LOMR IS APPROVED THE FLOODPLAIN WILL BE REMOVED FROM THE BUILDABLE AREA OF LOT 5 AND RELOCATED TO WITHIN THE DRAINAGE EASEMENT AND TRACT B AS SHOWN

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**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.

EL PASO COUNTY PCD FILE NO: PPR-####

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers-Surveyors  
101 SAWATCH STREET, #100  
COLORADO SPGS, COLORADO 80903  
CONTACT: TIM D. MCCONNELL, P.E.  
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GRADING & EROSION CONTROL PLANS FOR:  
**LOT 2, OWL MARKETPLACE**  
EL PASO COUNTY, COLORADO

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DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21611-02-EC1-2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
DRAWING SCALE:  
HORIZONTAL: 1"=20'  
VERTICAL: N/A

**INTERIM/FINAL GRADING & EROSION CONTROL PLAN**

PROJECT NO. 21611-02CSCV  
DRAWING NO.

**EC2**

SHEET: 3 OF 5



ISSUE	DATE
INITIAL ISSUE	9/20/2024

DESIGNED BY: KGV  
DRAWN BY: SDM  
CHECKED BY: TDM  
FILE NAME: 21611-02-DT1-2

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

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

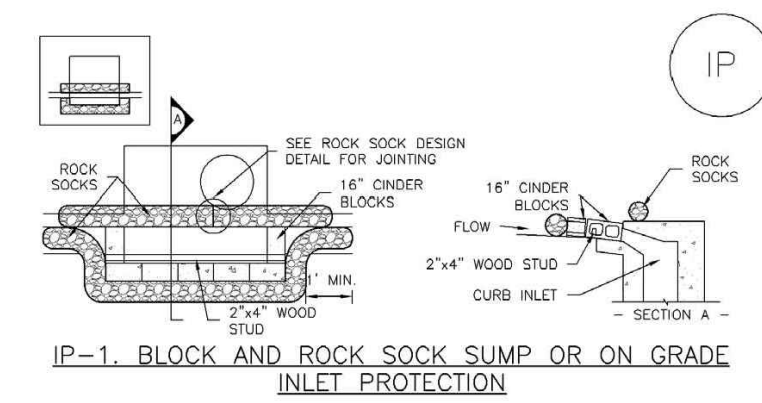
**GRADING &  
EROSION CONTROL  
DETAILS**

PROJECT NO. 21611-02CSCV  
DRAWING NO.

**DT1**

SHEET: 4 OF 5

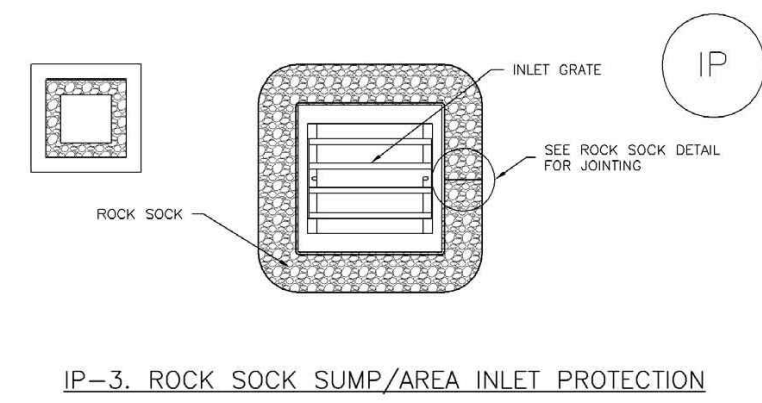
**SC-6      Inlet Protection (IP)**



**IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION**  
BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES  
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.  
2. CONCRETE "CHANDER" BLOCKS SHALL BE Laid ON THEIR SIDES AROUND THE INLET IN A SHADE ROW JOINTING ONE ANOTHER WITH THE DRIP END FACING AWAY FROM THE CURB.  
3. GRVEL BASE SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY JOINTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.  
MINIMUM OF TWO CURB SOCKS APPROX 30 DEG. BLOCK AND ROCK SOCK INLET PROTECTION (SEE DETAIL IP-1)  
CURB SOCK  
FLOW  
5' MIN.      3'-5' TYP.  
**IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION**  
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES  
1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.  
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.  
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 3 FEET APART.  
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4      Urban Drainage and Flood Control District      August 2013  
Urban Storm Drainage Criteria Manual Volume 3

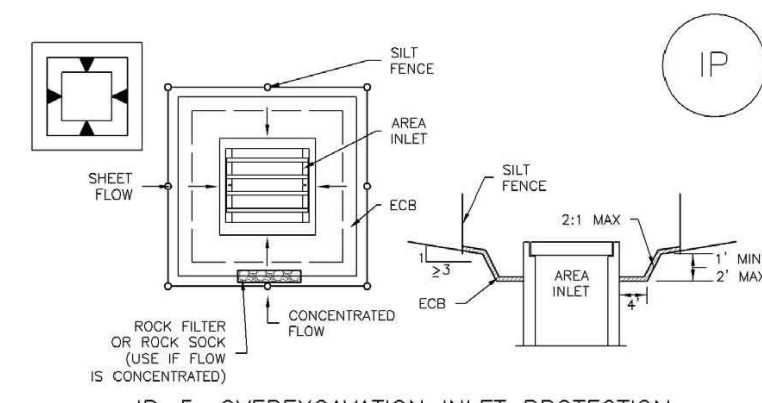
**Inlet Protection (IP)      SC-6**



**IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION**  
ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES  
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.  
2. STRAW MATS/SEDIMENT CONTROL LOSSES MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PREVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.  
MINIMUM OF TWO CURB SOCKS APPROX 30 DEG. BLOCK AND ROCK SOCK INLET PROTECTION (SEE DETAIL IP-1)  
CURB SOCK  
FLOW  
5' MIN.      3'-5' TYP.  
**IP-4. SILT FENCE FOR SUMP INLET PROTECTION**  
SILT FENCE INLET PROTECTION INSTALLATION NOTES  
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.  
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.  
3. STRAW MATS/SEDIMENT CONTROL LOSSES MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PREVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.  
SILT FENCE INLET PROTECTION INSTALLATION NOTES  
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.  
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.  
3. STRAW MATS/SEDIMENT CONTROL LOSSES MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PREVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

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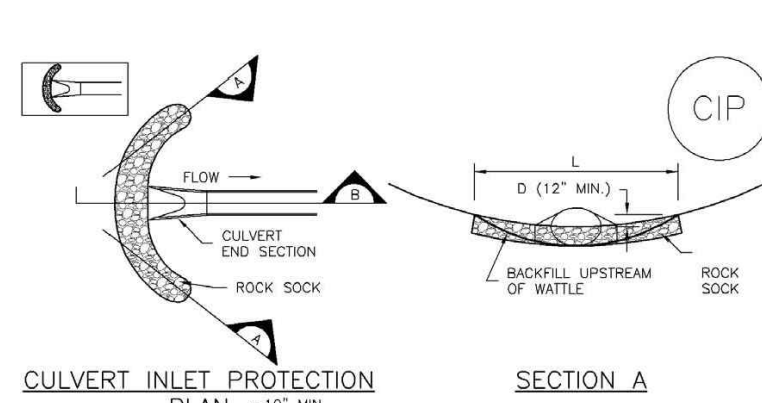
**SC-6      Inlet Protection (IP)**



**IP-5. OVEREXCAVATION INLET PROTECTION**  
OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES  
1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.  
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARD DIRECTION OF FLOW.  
3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.  
SHEET FLOW  
SILT FENCE  
AREA INLET  
CONCENTRATED FLOW  
ROCK FILTER OR ROCK SOCK (SIZE OF FLOW IS CONCENTRATED)  
2:1 MAX.  
1' MIN.  
2' MIN.  
**IP-6. STRAW BALE FOR SUMP INLET PROTECTION**  
STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES  
1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.  
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ADJUTING ONE ANOTHER.

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**Inlet Protection (IP)      SC-6**



**CIP-1. CULVERT INLET PROTECTION**  
CULVERT INLET PROTECTION INSTALLATION NOTES  
1. SEE PLAN VIEW FOR:  
- LOCATION OF INLET PROTECTION.  
- LOCATION OF CULVERT INLET PROTECTION.  
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.  
CULVERT INLET PROTECTION MAINTENANCE NOTES  
1. 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.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS  $\frac{1}{2}$  THE HEIGHT OF THE ROCK SOCK.  
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.  
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.  
NOTE: THESE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS  $\frac{1}{2}$  THE HEIGHT OF THE ROCK SOCK.  
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.  
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.  
NOTE: THESE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

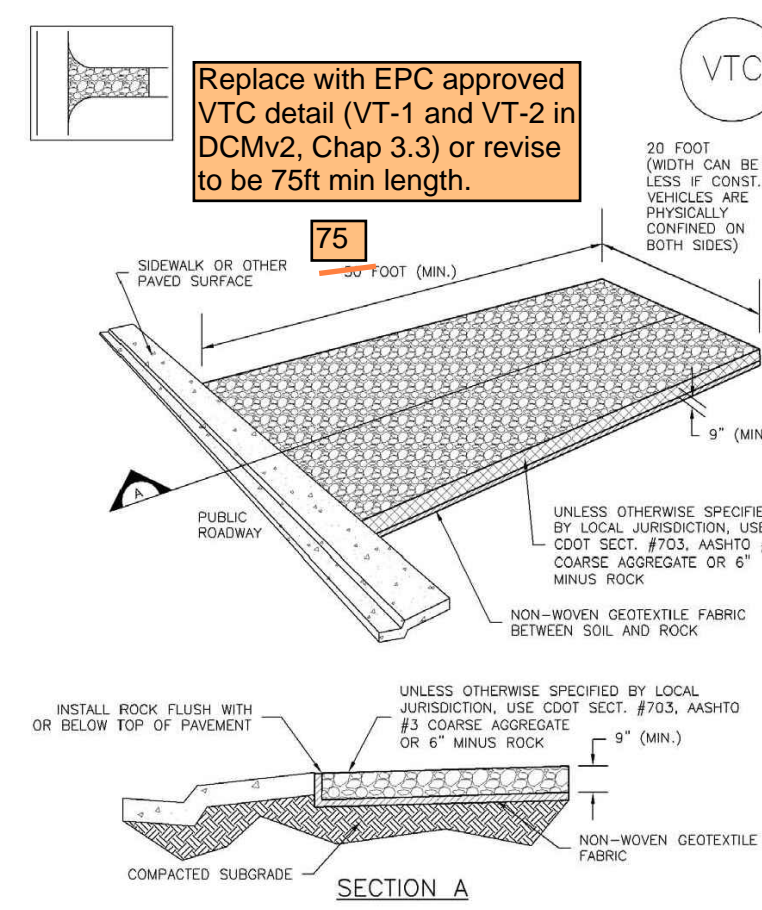
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**SC-6      Inlet Protection (IP)**

GENERAL INLET PROTECTION INSTALLATION NOTES  
1. SEE PLAN VIEW FOR:  
- LOCATION OF INLET PROTECTION.  
- TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)  
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS, IF A RAINFALL/RUNOFF EVENT IS FORECAST), INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.  
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.  
INLET PROTECTION MAINTENANCE NOTES  
1. 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.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR  $\frac{1}{2}$  OF THE HEIGHT FOR STRAW BALES.  
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES REMOVAL OF INLET PROTECTION IN STREETS.  
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDS AND MULCHES, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.  
NOTE: THESE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS  $\frac{1}{2}$  THE HEIGHT OF THE ROCK SOCK.  
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.  
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.  
NOTE: THESE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

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**Vehicle Tracking Control (VTC)      SM-4**



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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**SM-4      Vehicle Tracking Control (VTC)**

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES  
1. 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).  
2. 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.  
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.  
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.  
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.  
6. 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  
1. 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.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. ROCK SHALL BE REAPPLIED OR REGRADDED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.  
5. 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 USDFD 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 AUTOCAD)

VTC-6      Urban Drainage and Flood Control District      November 2010  
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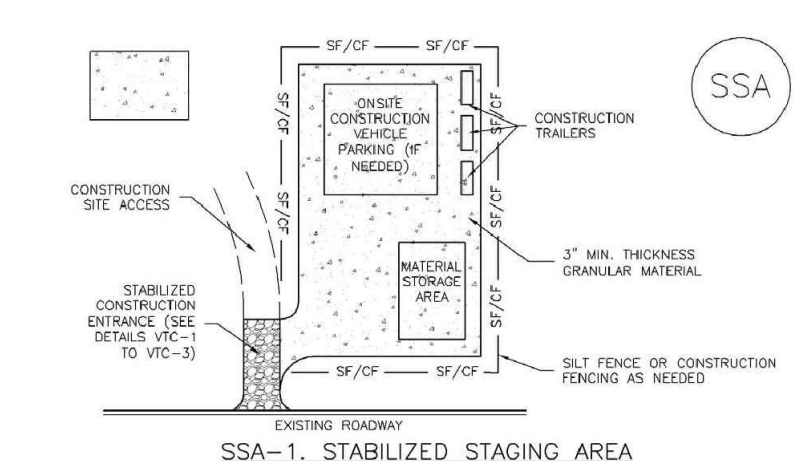
**NOTES:**

- ONSITE LOCATION OF THE SWMP IS TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
- THE NEED FOR DEWATERING IS NOT ANTICIPATED. IN THE EVENT THAT DEWATERING BECOMES NECESSARY THE CONTRACTOR, WITH INPUT FROM THE COUNTY STORMWATER INSPECTOR, WILL DESIGN THE LOCATIONS OF DIVERSION, PUMP & DISCHARGES.

 **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**

**STABILIZED STAGING AREA INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION OF STAGING AREA.
- CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SPECIFIED GRADE 57 OR EQUIVALENT OR 4" (MINIMUM) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

**STABILIZED STAGING AREA 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 REPLISHED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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**SM-6 Stabilized Staging Area (SSA)**

**STABILIZED STAGING AREA MAINTENANCE NOTES**

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE AND THE AREA COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

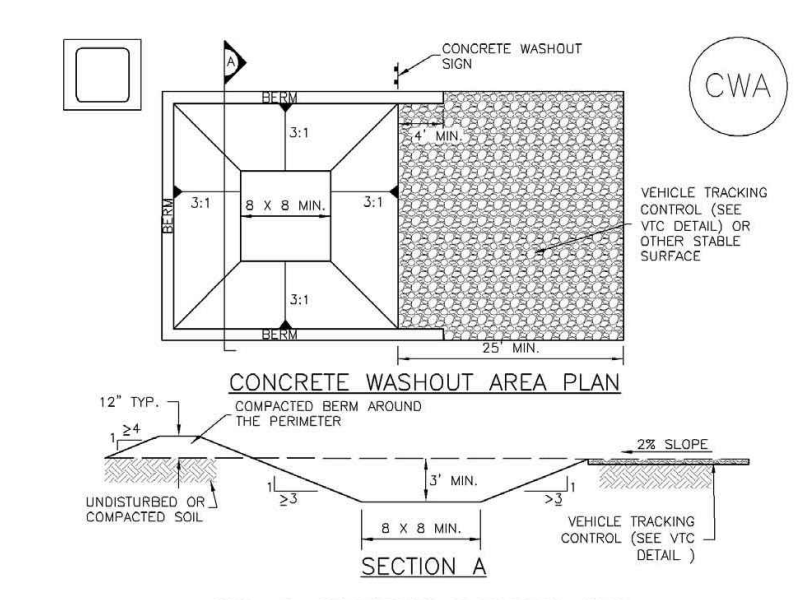
**NOTE:** MANY JURISDICTIONS PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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

(DETAIL ADAPTED FROM COLORADO COUNTY, COLORADO, NOT AVAILABLE IN ILLUSTRATION)

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**Concrete Washout Area (CWA) MM-1**



**CWA-1. CONCRETE WASHOUT AREA**

**CWA INSTALLATION NOTES**

- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 100' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS UNFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (E.G. 1/4" MIN. THICKNESS) OF SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINER ABOVE GRADING STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" DEEP. IF SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER, THE PIT SHALL BE AT LEAST 3' DEEP.
- IF ANY SUBSURFACE SIZES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PITS SHALL BE SLOPED 2% TOWARD THE CWA.
- STONES SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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**MM-1 Concrete Washout Area (CWA)**

**CWA 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.
- THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASHOUT. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED REMAINS OF CONCRETE AND ALL OTHER SOLIDS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED 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 LISTED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAIL ADAPTED FROM COLORADO COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN ILLUSTRATION)

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**NOTES:**

- ONSITE LOCATION OF THE SWMP IS TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
- THE NEED FOR DEWATERING IS NOT ANTICIPATED, IN THE EVENT THAT DEWATERING BECOMES NECESSARY THE CONTRACTOR, WITH INPUT FROM THE COUNTY STORMWATER INSPECTOR, WILL DESIGN THE LOCATIONS OF DIVERSION, PUMP & DISCHARGES.

**TEMPORARY SEEDING NOTES**

- SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER OR LIME.
- SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. COMPACT SOILS ESPECIALLY NEED TO BE LOOSENED.
- SEEDBED DEPTH IS TO BE 4 INCHES FOR SLOPES FLATTER THAN 2:1 AND 1 INCH FOR SLOPES STEEPER THAN 2:1.
- 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.
- THE TABLE BELOW ALSO PROVIDES REQUIREMENTS FOR SEEDING RATES, SEEDING DATES, AND PLANTING DEPTHS FOR THE APPROVED TYPES OF ANNUAL GRASSES.
- SEEDING IS TO BE APPLIED USING MECHANICAL TYPE DRILLS EXCEPT WHERE SLOPES ARE STEEP OR ACCESS IS LIMITED THEN HYDRAULIC SEEDING MAY BE USED.
- ALL SEEDED AREAS ARE TO BE MULCHED.
- IF HYDRAULIC SEEDING IS USED THEN HYDRAULIC MULCHING SHALL BE DONE SEPARATELY TO AVOID SEEDS BECOMING ENCAPSULATED IN THE MULCH.

**MULCHING NOTES**

**INSTALLATION REQUIREMENTS**

- 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.
- 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.
- MULCH IS TO BE APPLIED EVENLY AT A RATE OF 2 TONS PER ACRE.
- 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.
- HYDRAULIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FREE SURFACE WATER.

**MAINTENANCE REQUIREMENTS**

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS.
- 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:

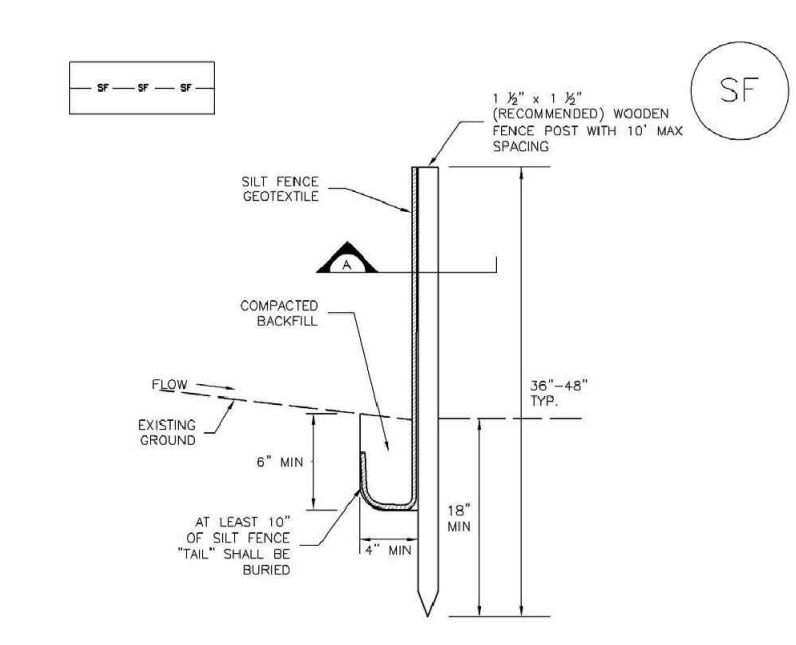
COMMON NAME	SCIENTIFIC NAME	LBS PLS/ACRE
SAND BLUESTEM V. ELIDA	ANDROPOGON HALLII	2.0
WESTERN WHEATGRASS V. ARRIBA	PASCOPYRUM SMITHII	7.0
SIDE OATS GRAMA V. VAUGHN	BOUTELOUA CURTIPENDULA	4.0
GALLETA V. VIVA (CARYOPSIS)	HILARIA JAMESII	1.0
LITTLE BLUESTEM V. PASTURE	SCHIZACHYRIUM SCOPARIUM	3.0
PRARIE SANDREED V. GASHEN	CALAMOVILFA LONGIFOLIA	2.0
SWITCHGRASS V. NEBR 28	PANICUM VIRGATUM	1.0
BLANKETFLOWER	GALLARDIA ARISTATA	1.0
PRARIE CONEFLOWER	RATIBIDA COLUMINIFERA	0.5
BLUE FLAX	LINUM LEWISII	1.0
OATS	AVENA SATIVA	3.0
WINTER WHEAT	TRITICUM AESTIVUM	3.0
TOTAL/POUNDS/ACRE		28.5

FERTILIZER	RATE PER ACRE
NITROGEN	27
PHOSPHORUS (P205)	69

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.

**Silt Fence (SF) SC-1**



**SILT FENCE**

**SECTION A**

**SF-1. SILT FENCE**

**SILT FENCE INSTALLATION NOTES**

- SILT FENCE MUST BE FINISHED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER FORNINGS. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVEN FEET (21.3 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR FORNINGS AND DEPOSITION.
- A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROCK, GRINDERS, BROOMS, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY WIND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO HORIZONTAL GAP BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TIED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK". THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP BLOWOFF FROM PULLING AWAY THE END OF THE SILT FENCE TYPICALLY 10' - 20'.
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

**SILT FENCE 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 UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, Tearing, OR COLLAPSE.
- 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.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF PARKER, COLORADO, NOT AVAILABLE IN ILLUSTRATION)

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**SC-1 Silt Fence (SF)**

**SILT FENCE INSTALLATION NOTES**

- SILT FENCE MUST BE FINISHED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER FORNINGS. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVEN FEET (21.3 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR FORNINGS AND DEPOSITION.
- A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROCK, GRINDERS, BROOMS, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY WIND.
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PREPARED BY:



CLIENT:

BURGER WORKS  
908 N. JOHN REDDITT  
LUFKIN, TX 75904  
(936) 632-8296

GRADING & EROSION CONTROL PLANS FOR:  
**LOT 2, OWL MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/20/2024
DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21611-02-DT1-2

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

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

**GRADING & EROSION CONTROL DETAILS**

PROJECT NO. 21611-02CSCV  
DRAWING NO.

**DT2**

SHEET: 5 OF 5



EL PASO COUNTY PCD FILE NO: PPR-####