

**STORMWATER MANAGEMENT PLAN**  
for  
**THE COMMONS AT FALCON FIELD FILING No. 1**  
E Highway 24  
El Paso County, Colorado

December, 2024

PCD File No.: ~~SP232~~ **SF2435**

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**STORMWATER MANAGEMENT PLAN  
THE COMMONS AT FALCON FIELD FILING NO. 1**

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**SOILS INFORMATION**

**CONSTRUCTION STORMWATER SITE INSPECTION REPORT**

**SITE MAP**

## 1.0 STORMWATER QUALITY STATEMENT & OBJECTIVES

Stormwater quality best management practices shall be implemented to minimize soil erosion, sedimentation, increased pollutant loads and changed water flow characteristics resulting from land disturbing activity, to the maximum extent practicable, so as to minimize pollution of receiving waters.

Per Appendix A of the Colorado Department of Health, Water Quality Control Division's (the Division) "General Permit Application for Stormwater Discharge Associated with Construction Activities", the goal of the Stormwater Management Plan (SWMP) is:

"To identify possible pollutant sources that may contribute pollutants to stormwater, and identify Best Management Practices (BMPs) that, when implemented, will reduce or eliminate any possible water quality impacts. The SWMP must be completed and implemented at the time the project breaks ground, and revised if necessary as construction proceeds to accurately reflect the conditions and practices at the site."

This document is not intended to address training, site specific operational procedures, logistics, or other "means and methods" required to construct this project.

This document must be kept at the construction site at all times. Inspections are to be made at least every 14 days and after any precipitation event. El Paso County requires that the inspector be contacted 48 hours prior to initial and final inspections. An inspection log entry shall be completed with each inspection performed. The inspection log shall be kept with the SWMP. The conditions of the SWMP and General Permit for Stormwater Discharges associated with the construction activity will remain in effect until final stabilization is achieved, and a notice of inactivation is sent to CDPHE Stormwater Quality Division. All pertinent records must be kept for at least 3 years from the date the site is stabilized.

Drexel, Barrell & Co. has been retained to provide civil engineering services for the design of this project. Drexel, Barrell & Co. is not responsible for implementation and maintenance of the Stormwater Management Plan.

## **2.0 SITE DESCRIPTION**

### **2.1 DESCRIPTION OF CONSTRUCTION ACTIVITIES**

The project involves the development of The Commons at Falcon Field Filing No. 1 in El Paso County, CO.. The proposed development consists of approximately 57.7 acres in total. The entire project area will be disturbed by overlot grading, but the development is limited to the proposed commercial area. The actual area of disturbance is required to be updated by the Contractor on the SWMP as changes occur.

The site work will be phased with overlot grading and storm culvert installation occurring initially, followed by utility and drainage infrastructure, and roadway construction for the commercial area. Development of the residential filings will occur by separate plat. Initial overlot grading is anticipated to be in the Spring 2025 with completion by Spring 2026. This SWMP report will be required to be updated accordingly at that time.

### **2.2 EXISTING SITE CONDITIONS**

The site is covered in roughly 98% native grasses and vegetation, as determined visual site inspection. Historically, this site drains to the south and southeast. There is a stream crossing through the center of the site from north to south.

### **2.3 ADJACENT AREAS**

The site is bounded by U.S. Highway 24 along the northwest, a school to the south, and large-lot residential to the east and northeast. The majority of the construction activities are to take place on the site. Utility connections and grading for the open channel will occur offsite and are required to take place within established easements.

### **2.4 SOILS**

From the Natural Resources Conservation Service (NRCS), the soils on the site as mapped by the Soil Conservation Service (SCS) are of the Blakeland sandy loam and Columbine gravelly sandy loam, which are both hydrologic soil group A soils. These soils have an erosion K factor of 0.28, which indicates that they have a moderate erosion potential.

Hydrologic Soil Group A soils have a high infiltration rate when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission. Potential effects of soil erosion include compaction, loss of soil structure, nutrient degradation, soil salinity and increased sediment load downstream.

## 2.5 AREAS AND VOLUME STATEMENT

The project site consists of approximately 57.7 acres. Unadjusted overlot earthwork volumes within the construction site are approximately 77,009 CY of cut and 196,647 CY of fill.

## 2.6 CONTROLS AND MEASURES DURING CONSTRUCTION

Stabilization activities are anticipated to begin in the Spring of 2025. A construction schedule will be prepared by the contractor prior to land disturbing activities. Installation of stabilization measures will be completed in one phase. The general sequence of major construction activities is as follows:

1. Temporary Erosion Control Measures – Temporary erosion control measures, such as silt fence and construction of the vehicle tracking pad and staging area will be completed prior to any other large scale activity. The vehicle tracking pad will ensure a reduction of tracking of soil on and off the construction site. The staging area will house the materials, petroleum product storage (if any), trash dumpster, sanitary facilities and hazardous spill clean-up areas. These are all potential pollutants that are not sediment related.
2. Trash and Debris Removal – Existing trash and debris shall be removed from the site and hauled to designated receiving facility.
3. Site Clearing – The area to be disturbed for construction will be cleared and grubbed, as necessary to the perimeter of erosion control. The sequence of the areas to be cleared and grubbed are subject to the contractor's means and methods of construction of the site; however, the general plan is to work towards where the vehicle tracking pads are located in order to eliminate backtracking over areas that have already been completed.

Item 6. This section needs to incorporate information regarding the implementation/timing of TSBs, CDs, IPs, and PCMs.

4. Overlot Grading – Overlot grading will occur to bring the site to the proposed sub-grade elevations in paved areas, and to finished grade elevations in the landscape and detention areas. Spoils from the site will be removed from the site and hauled to a designated receiving facility or location.
5. Utility Installation – Utility installation will consist of water, sanitary sewer, electric, and telephone and natural gas service lines. Storm drain lines will also be installed. Utility locations will be obtained prior to commencement of construction activities.

Item 23. Please clarify. Temporary control measures may be removed once final stabilization has been achieved. In areas using vegetation for final stabilization, vegetation cover must be equal to at least 70% of pre-disturbance vegetation.

6. Final Grading – The site will be brought to final elevations with the installation of the proposed paving and final blending to existing grades on the perimeter of the improvement area.

All disturbed areas must be permanently stabilized

7. Permanent Re-vegetation – Erosion control blanket will be installed at all areas graded to a 3:1 slope and greater. Areas not paved will be re-vegetated and/or landscaped by the contractor or owner on an as-needed basis. Vegetation and stabilization of soil will aid in the trapping of sediment and reducing soil erosion.

8. Removal of Temporary BMP's – Temporary erosion control measures may be removed once the site has achieved final 70 percent of pre disturbance levels and vegetation cover is capable of reducing soil erosion. All permanent BMPs shall be cleaned and functioning before any temporary BMPs are removed.

9. Housekeeping – The best BMP for a job site is good housekeeping around the site. Routine site trash pickup and routine BMP inspection and maintenance are paramount for keeping a job site clean and tidy. All petroleum storage areas in the staging area should be checked daily for leaks. Any leaks shall be reported to the site foreman for clean up. All personnel on site for both the contractor and subcontractors should be briefed on spill cleanup and containment procedures. Employees shall also be briefed as to where the spill cleanup materials can be found if a spill should occur. The spill plan shall be produced by the general contractor for the project and remain onsite for the duration of the project.

Contractor shall coordinate with the County to obtain the necessary contacts in the case that a spill occurs.

This project does not rely on control measures owned or operated by another entity.

Item 18. Please revise to include control measures specific to this project.

## 2.7 POTENTIAL POLLUTION SOURCES

Any substances with the potential to contaminate either the ground or ground surface water shall be cleaned up immediately following discovery, or contained until appropriate cleanup methods can be employed. Manufacturer's recommended methods for cleanup shall be followed, along with proper disposal methods. All waste and debris created by construction at the site or removed from the site shall be disposed of in accordance with all laws, regulations and ordinances of the Federal, State and local agencies. The following is a summary of potential pollution sources and their associated measures intended to minimize the risk of pollution for this project.

- 1) Disturbed and stored soils: Straw waddles/fiber rolls, straw bale check dams and gravel bag check dams.
- 2) Vehicle tracking and sediments: VTC and Street Sweeping
- 3) Vehicle and equipment maintenance and fueling: Spill prevention procedures.
- 4) Dust or particulate generation from earthmoving activities and vehicle movement: water trucks for site watering.
- 5) On site waste management of solid wastes (construction debris): Waste container placement, covering and disposal.
- 6) Worker trash and portable toilets: Container placement, covering and disposal.
- 7) Equipment repair or maintenance beyond normal fueling operations: Spill prevention procedures.

Item 14. These non-stormwater discharges are not allowable under the COR400000 Permit. Reference COR400000 Part I.A.1.b.ii for more information if needed. Discharge of concrete wash water to ground (e.g. a CWA) is anticipated.

The following items are not anticipated to be potential pollution sources for this project:

- 1) Management of contaminated soils.
- 2) Outdoor storage of fertilizers, chemicals or potentially polluting construction material.
- 3) Dedicated asphalt or concrete batch plants.

## 2.8 NON-STORMWATER DISCHARGES

Non-stormwater discharges possibly encountered during construction may include: watering down of the site to minimize dust, construction staging area, and excess dirt storage during high winds to minimize wind erosion and water utilized in soil compaction efforts.

## 2.9 RECEIVING WATER

Runoff generated by the proposed project will be passed to the onsite storm sewer system and detention ponds prior to discharging into the existing stream that continues to the southeast. The existing stream that continues to the southeast eventually flows into Black Squirrel Creek.

## 3.0 SITE MAP

Attached as part of this plan is a Site Map (See Appendix C). The drawing identifies the following:

- 1) Project area boundary
- 2) Area used for staging area
- 3) Location of erosion control facilities or structures (BMP's)
- 4) Boundaries of 100-year floodplains (if applicable)

The following items may not be indicated on the attached drawings, but will be determined by the individual contractors prior to and during construction activities:

- 1) Areas used for storage of construction materials, soils, or wastes



- 2) Location of portable toilets and waste receptacles (required to be a minimum of 50 feet from state waters. They shall be adequately staked and cleaned on a weekly basis. They will be inspected daily for spills).
- 3) Location of additional BMP's that may become necessary as work progresses

These items shall be added to the Site Map by the Contractor.

#### **4.0 BMP's FOR STORMWATER POLLUTION PREVENTION**

Best management practices (BMPs) used throughout the site shall include: silt fence, inlet protection, vehicle tracking control, temporary sediment basins, straw bale check dams, mulching and reseeding and concrete washout.

##### **4.1 EROSION CONTROL – STRUCTURAL PRACTICES**

A list of the Structural BMP's for erosion and sediment control implemented on the site to minimize erosion and sediment are as follows. Refer to the SWMP Drawings for installation and maintenance requirements and location for each structural BMP.

- a) Concrete Washout Area (CWA): A shallow excavation with a small perimeter berm to isolate concrete truck washout operations.
- b) Erosion Control Blanket (ECB): Slopes steeper than or equal to 3 (horizontal) to 1 (vertical) shall be protected with an erosion control blanket.
- c) Inlet Protection (IP): Installed to filter stormwater before entering any watercourses.
- d) Temporary Sediment Basin (TSB): An impoundment that captures sediment laden runoff and releases it slowly, providing prolonged settling times to capture coarse and fine grained soil particles.
- e) Straw Bale Check Dams (CD): Consists of straw bales designed to form a semi-porous filter able to withstand overtopping.
- f) Seeding and Mulching (SM): Temporary seeding and mulching can be used to stabilize disturbed areas that will be inactive for an extended period of time. Permanent seeding should be used to stabilize areas at final grade that will not otherwise be stabilized.

- g) Silt Fence (SF): A temporary sediment barrier constructed of woven fabric stretched across supporting posts.
- h) Stabilized Staging Area (SSA): Consists of stripping the topsoil and spreading a layer of granular material in the area to be used for a trailer, parking, storage, unloading and loading.
- i) Temporary Stockpile Areas (SP): Temporary stockpiles of excess excavated material and stockpiles for imported materials. Slopes shall not be steeper than 3 to 1.
- j) Vehicle Tracking Control (VTC): Consists of a rock pad that is intended to help strip mud from tires prior to vehicles leaving the construction site. Installed at all entrance/exit points to the site. The number of access points shall be minimized.

Minimal clearing and grubbing may be necessary prior to installing the initial erosion control features.

No clearing, grading, excavation, filling or other land disturbing activities shall be permitted until signoff and acceptance of the Grading and Erosion Control Plan is received from the County.

Once signoff and acceptance is received the approved erosion and sediment control measures must be installed before land-disturbing activities are initiated so that no adverse effect of site alteration will impact surrounding property.

#### 4.2 EROSION CONTROL – NON-STRUCTURAL PRACTICES

Non-structural practices for erosion and sediment control to be used to minimize erosion and sediment transport are:

- a) Seeding and mulching and landscape installation in areas that will not be hard surfaced, while minimizing the amount of vegetation to be removed during construction, leaving native vegetation in place when possible.
- b) Street sweeping around the construction site will be utilized when tracking of mud occurs on paved streets. The sweeping will be required after any significant tracking has occurred; significant meaning any visible amount that cannot be completely cleaned by hand. The adjacent offsite paved drive

surfaces will be cleaned at the end of each day of construction activities. Sweeping efforts will continue as necessary until construction operations are completed.

#### 4.3 MATERIALS HANDLING & SPILL PREVENTION

The SWMP administrator will inspect daily to ensure proper use and disposal of materials on site including building materials, paints, solvents, fertilizers, chemicals, waste materials and equipment maintenance or fueling procedures. All materials stored onsite will be stored in a neat and orderly manner in the original containers with the original manufacturer's label, and if possible under a roof or other enclosure to prevent contact with stormwater. Chemicals should be stored within berms or other secondary containment devices to prevent leaks and spills from contacting stormwater runoff. Before disposing of the container, all of a product will be used up whenever possible and manufacturer's recommendations for proper disposal will be followed according to state and local regulations.

Material and equipment necessary for spill cleanup will be kept in the material storage area on site. Manufacturer's recommendations for spill cleanup will be posted and site personnel will be made aware of the procedures along with the location of the information and cleanup supplies.

The contractor shall have spill prevention and response procedures that include the following:

- a) Notification procedures to be used in the event of an accident. At the very least, the SWMP administrator should be notified. Depending on the nature of the spill and the material involved, the Colorado Department of Public Health and Environment (24-hour spill reporting line (877) 518-5608), downstream water users or other agencies may also need to be informed.
- b) Instructions for clean up procedures and identification of spill kit location(s).
- c) Provisions for absorbents to be made available for use in fuel areas and for containers to be available for used absorbents.

- d) Procedures for properly washing out concrete truck chutes and other equipment in a manner and location so that the materials and wash water cannot discharge from the site and never into a storm drain system or stream.

#### 4.4 DEDICATED CONCRETE OR ASPHALT BATCH PLANTS

No dedicated concrete or asphalt batch plants will be used.

#### 4.5 GROUNDWATER & STORMWATER DEWATERING

In the event that groundwater is encountered or stormwater enters an excavation and dewatering is necessary, a separate CDPHE construction discharge (dewatering) permit will be required for groundwater dewatering and shall be obtained by the SWMP administrator. During groundwater or stormwater dewatering, locations and practices to be implemented to control stormwater pollution from excavations, etc., must be noted on the SWMP. Construction dewatering cannot be discharged to surface water or to storm sewer systems without separate permit coverage. The discharge of Construction Dewatering water to the ground, under specific conditions, may be allowed by the Stormwater Construction Permit when appropriate BMP's are implemented. Refer to USDCM Volume III (UDFCD) for County acceptable means of dewatering.

#### 5.0 TIMING SCHEDULE

Item 23. Please clarify. In areas where vegetation is used to achieve final stabilization, vegetation coverage must be at a minimum equal to 70% of pre-existing vegetation cover.

The project is anticipated to begin construction in the Spring of 2025 with completion by Spring of 2026. The contractor shall be responsible for producing a schedule that will show at a minimum: start and completion times including site grading operations, utility construction and the removal of the temporary erosion and sediment control measures.

#### 6.0 FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT

Final stabilization shall not be considered complete until 70% of new vegetated cover is established on areas not to be hard-surfaced. Temporary sediment and erosion control measures listed in Section 4.0 installed prior to the construction phase will remain in place until this time. Any sediment that collects within the site's drainage system is considered unstabilized soil and must be removed prior to the site being considered finally stabilized.

At final stabilization, stormwater pollutants will be controlled by on site landscaping and by the detention ponds located at the center and the southern end of the site.

## 7.0 INSPECTION AND MAINTENANCE

A site inspection of all erosion control facilities will be conducted by the Qualified Stormwater Manager every 14 days and within 24 hours after every precipitation event or snowmelt event that causes surface erosion. The entrance to the construction site shall be inspected daily and existing street cleaned, as necessary, of all materials tracked out of the site.

The construction site perimeter, disturbed areas, and areas used for material storage that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWMP shall be observed to ensure that they are operating correctly.

All temporary and permanent erosion and sediment control facilities shall be maintained and repaired per manufacturer's specifications to assure continued performance of their intended function. Repairs should be completed within 24 to 48 hours. Silt fences may require periodic replacement.

Based on the results of the inspection, the description of potential pollutant sources and the pollution prevention and control measures that are identified in this plan shall be revised and modified as appropriate as soon as practicable after such inspection. Modification to control measures shall be implemented in a timely manner, but in no case more than seven (7) calendar days after the inspection.

The Qualified Stormwater Manager shall be responsible for documenting inspections, maintaining records and signing the inspection logs. Uncontrolled releases of mud or muddy water or measurable quantities of sediment found off the site shall be recorded with a brief explanation as to the measures taken to prevent future releases as well as any measure taken to clean up the sediment that has left the site. All signed inspection record/logs should be kept on site and made available to the El Paso County or CDPHE personnel upon request. Per ECM Appendix I.5, all inspections will be performed by the Qualified Stormwater Manager. The Qualified Stormwater Manager shall have documentation of their credentials (PE, certified erosion control inspector/specialist, certified in a City-approved inspection training program, etc.), which will be provided and attached to the SWMP once the Qualified Stormwater Manager has been determined.

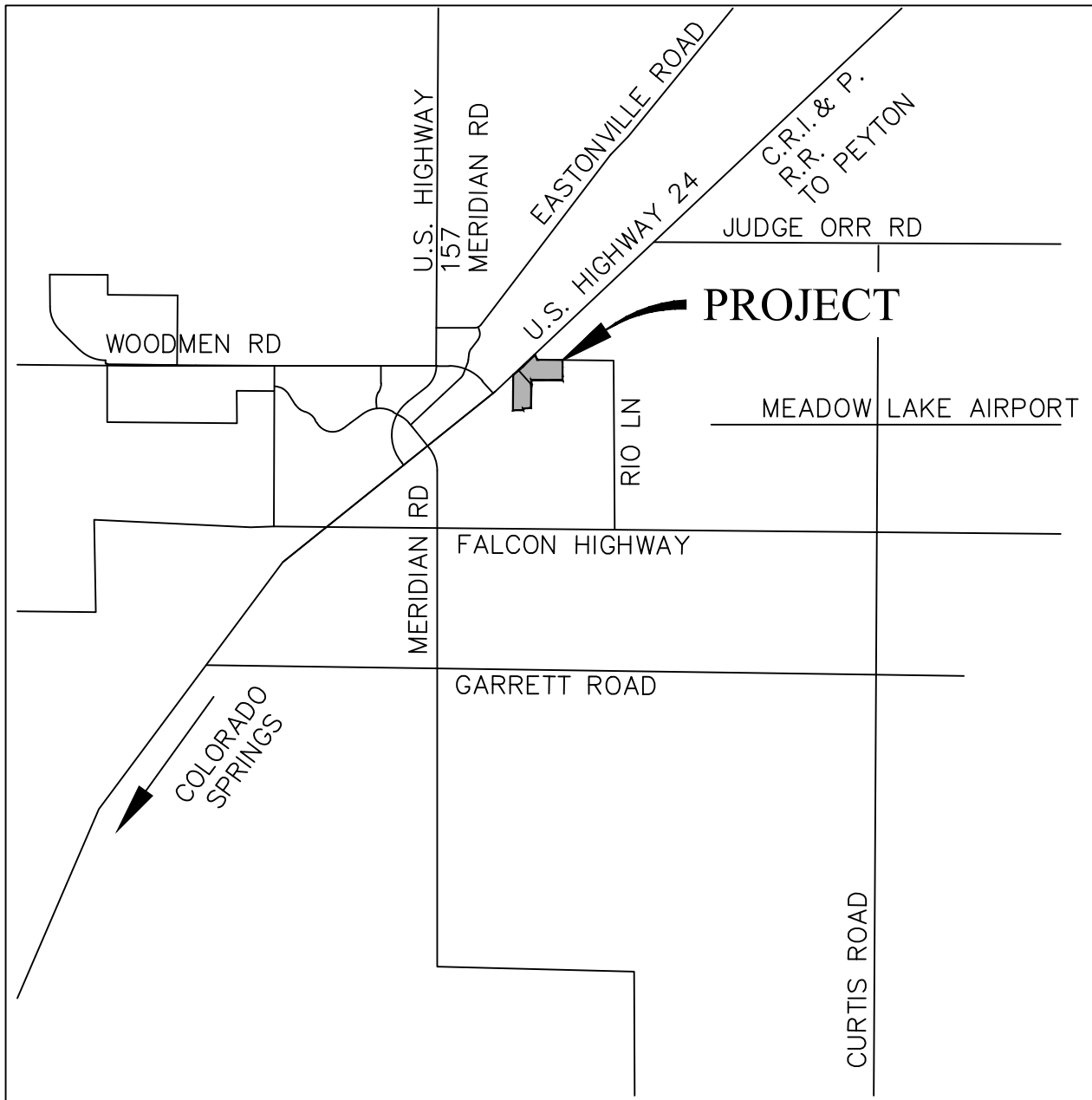
The inspection logs shall be kept with the SWMP onsite (the exact location is TBD). This document is to be viewed as a "living document" and shall be updated regularly and kept currently accurate. It is to be revised and maintained in order to evaluate and manage the ongoing stormwater quality issues at the site. The Qualified Stormwater Manager shall amend the SWMP when there is a change in design, construction, operation or maintenance of the site which would require the implementation of new or revised BMPs or if this document proves to be ineffective in achieving the general objectives of controlling pollutants in stormwater discharges associated with construction activity of when BMPs are no longer necessary and are removed.

Item 21. Add text stating that the QSM shall maintain a record of amendments made to the SWMP that includes the date and identification of the changes.

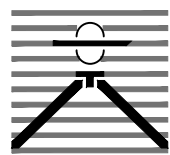
## 8.0 REFERENCES

- [1] General Permit Application and Stormwater Management Plan Preparation Guidance for Stormwater Discharges Associated with Construction Activities. Prepared by the Colorado Department of Health, Water Quality Control Division. Revised 7/2009.
- [2] City of Colorado Springs– Drainage Criteria Manual, Volume 2 “Stormwater Quality Procedures and Best Management Practices (BMPs). November 1, 2002, amended August 10, 2010.
- [3] NRCS Web Soil Survey, [www.websoilsurvey.nrcs.usda.gov](http://www.websoilsurvey.nrcs.usda.gov)

**APPENDIX**



*Vicinity Map*  
Not to scale



THE COMMONS AT FALCON FIELD  
EL PASO COUNTY, CO  
VICINITY MAP

Drexel, Barrell & Co.  
Engineers • Surveyors

DATE:

DWG. NO.

JOB NO:

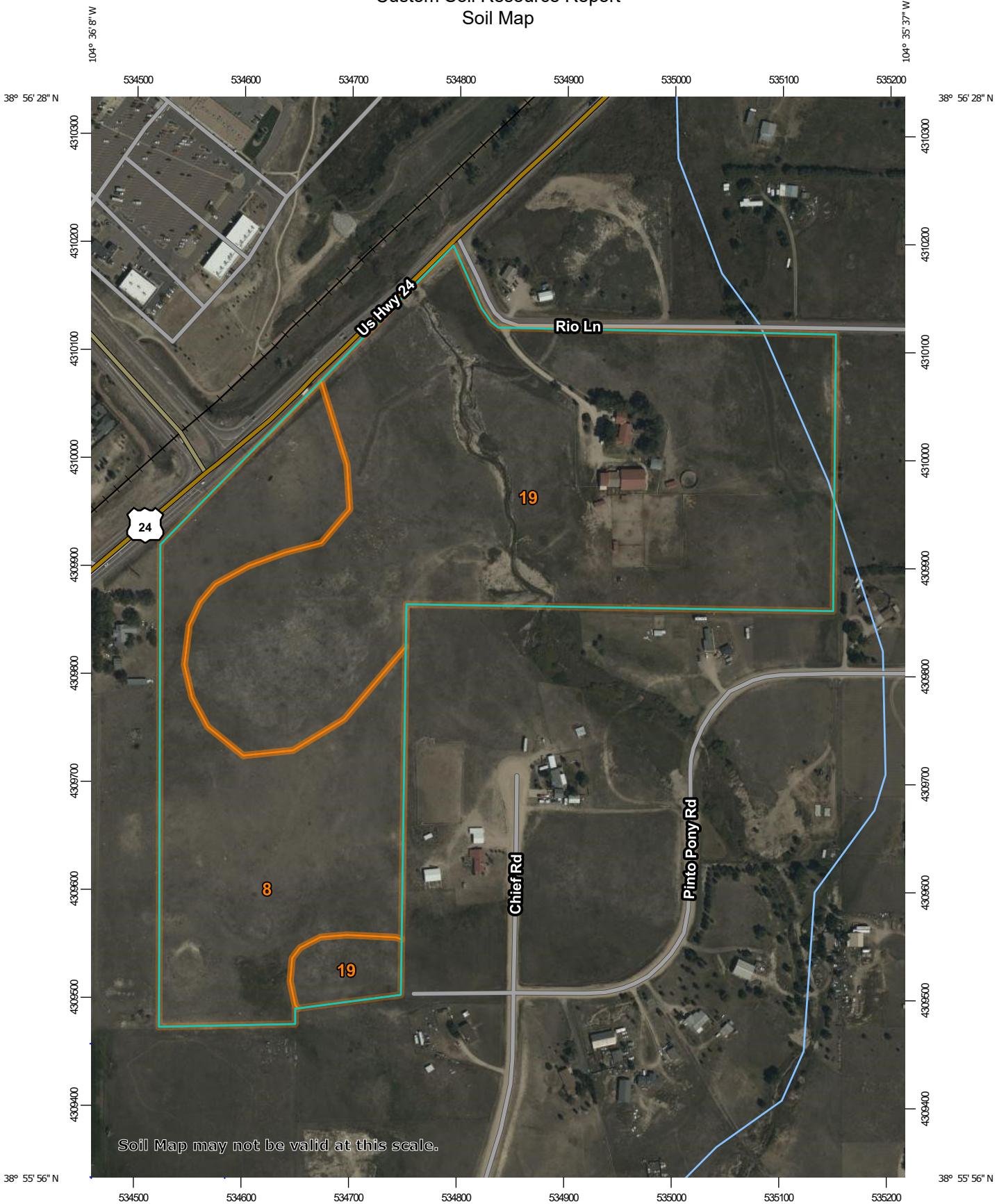
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**VMAP**

SHEET 1 OF 1

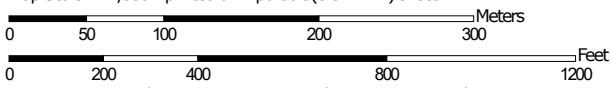


# Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.


Map Scale: 1:4,880 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado  
 Survey Area Data: Version 19, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2018—Oct 20, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Blakeland loamy sand, 1 to 9 percent slopes	18.8	32.8%
19	Columbine gravelly sandy loam, 0 to 3 percent slopes	38.6	67.2%
<b>Totals for Area of Interest</b>		<b>57.4</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

## Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## El Paso County Area, Colorado

### 8—Blakeland loamy sand, 1 to 9 percent slopes

#### Map Unit Setting

*National map unit symbol:* 369v  
*Elevation:* 4,600 to 5,800 feet  
*Mean annual precipitation:* 14 to 16 inches  
*Mean annual air temperature:* 46 to 48 degrees F  
*Frost-free period:* 125 to 145 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Blakeland and similar soils:* 98 percent  
*Minor components:* 2 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Blakeland

##### Setting

*Landform:* Hills, flats  
*Landform position (three-dimensional):* Side slope, talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from sedimentary rock and/or eolian deposits derived from sedimentary rock

##### Typical profile

*A - 0 to 11 inches:* loamy sand  
*AC - 11 to 27 inches:* loamy sand  
*C - 27 to 60 inches:* sand

##### Properties and qualities

*Slope:* 1 to 9 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Somewhat excessively drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 5 percent  
*Available water supply, 0 to 60 inches:* Low (about 4.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 3e  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* A  
*Ecological site:* R049XB210CO - Sandy Foothill  
*Hydric soil rating:* No

#### Minor Components

##### Other soils

*Percent of map unit:* 1 percent

## Custom Soil Resource Report

*Hydric soil rating:* No

### **Pleasant**

*Percent of map unit:* 1 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

## **19—Columbine gravelly sandy loam, 0 to 3 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 367p

*Elevation:* 6,500 to 7,300 feet

*Mean annual precipitation:* 14 to 16 inches

*Mean annual air temperature:* 46 to 50 degrees F

*Frost-free period:* 125 to 145 days

*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Columbine and similar soils:* 97 percent

*Minor components:* 3 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Columbine**

#### **Setting**

*Landform:* Flood plains, fan terraces, fans

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium

#### **Typical profile**

*A - 0 to 14 inches:* gravelly sandy loam

*C - 14 to 60 inches:* very gravelly loamy sand

#### **Properties and qualities**

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Very low (about 2.5 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* 4e

*Land capability classification (nonirrigated):* 6e

*Hydrologic Soil Group:* A

*Ecological site:* R049XY214CO - Gravelly Foothill

## Custom Soil Resource Report

*Hydric soil rating:* No

### **Minor Components**

#### **Fluvaquentic haplaquolls**

*Percent of map unit:* 1 percent

*Landform:* Swales

*Hydric soil rating:* Yes

#### **Other soils**

*Percent of map unit:* 1 percent

*Hydric soil rating:* No

#### **Pleasant**

*Percent of map unit:* 1 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

# CONSTRUCTION STORMWATER SITE INSPECTION REPORT

Facility Name		Permittee					
Date of Inspection		Weather Conditions					
Permit Certification #		Disturbed Acreage					
Phase of Construction		Inspector Title					
Inspector Name							
Is the above inspector a qualified stormwater manager? (permittee is responsible for ensuring that the inspector is a qualified stormwater manager)			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	YES	NO	<input type="checkbox"/>	<input type="checkbox"/>
YES	NO						
<input type="checkbox"/>	<input type="checkbox"/>						

INSPECTION FREQUENCY					
Check the box that describes the minimum inspection frequency utilized when conducting each inspection					
At least one inspection every 7 calendar days	<input type="checkbox"/>				
At least one inspection every 14 calendar days, with post-storm event inspections conducted within 24 hours after the end of any precipitation or snowmelt event that causes surface erosions	<input type="checkbox"/>				
<ul style="list-style-type: none"> <li>• This is this a post-storm event inspection. Event Date: _____</li> </ul>	<input type="checkbox"/>				
Reduced inspection frequency - Include site conditions that warrant reduced inspection frequency	<input type="checkbox"/>				
<ul style="list-style-type: none"> <li>• Post-storm inspections at temporarily idle sites</li> </ul>	<input type="checkbox"/>				
<ul style="list-style-type: none"> <li>• Inspections at completed sites/area</li> </ul>	<input type="checkbox"/>				
<ul style="list-style-type: none"> <li>• Winter conditions exclusion</li> </ul>	<input type="checkbox"/>				
Have there been any deviations from the minimum inspection schedule? If yes, describe below.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	YES	NO	<input type="checkbox"/>	<input type="checkbox"/>
YES	NO				
<input type="checkbox"/>	<input type="checkbox"/>				

INSPECTION REQUIREMENTS*
i. Visually verify all implemented control measures are in effective operational condition and are working as designed in the specifications
ii. Determine if there are new potential sources of pollutants
iii. Assess the adequacy of control measures at the site to identify areas requiring new or modified control measures to minimize pollutant discharges
iv. Identify all areas of non-compliance with the permit requirements, and if necessary, implement corrective action
*Use the attached <b>Control Measures Requiring Routine Maintenance</b> and <b>Inadequate Control Measures Requiring Corrective Action</b> forms to document results of this assessment that trigger either maintenance or corrective actions

AREAS TO BE INSPECTED			
Is there evidence of, or the potential for, pollutants leaving the construction site boundaries, entering the stormwater drainage system or discharging to state waters at the following locations?			
	NO	YES	If "YES" describe discharge or potential for discharge below. Document related maintenance, inadequate control measures and corrective actions <b>Inadequate Control Measures Requiring Corrective Action</b> form
Construction site perimeter	<input type="checkbox"/>	<input type="checkbox"/>	
All disturbed areas	<input type="checkbox"/>	<input type="checkbox"/>	
Designated haul routes	<input type="checkbox"/>	<input type="checkbox"/>	
Material and waste storage areas exposed to precipitation	<input type="checkbox"/>	<input type="checkbox"/>	
Locations where stormwater has the potential to discharge offsite	<input type="checkbox"/>	<input type="checkbox"/>	
Locations where vehicles exit the site	<input type="checkbox"/>	<input type="checkbox"/>	
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	







## REPORTING REQUIREMENTS

The permittee shall report the following circumstances orally within twenty-four (24) hours from the time the permittee becomes aware of the circumstances, and shall mail to the division a written report containing the information requested within five (5) working days after becoming aware of the following circumstances. The division may waive the written report required if the oral report has been received within 24 hours.

<b>All Noncompliance Requiring 24-Hour Notification per Part II.L.6 of the Permit</b>		
<b>a. Endangerment to Health or the Environment</b> Circumstances leading to any noncompliance which may endanger health or the environment regardless of the cause of the incident (See Part II.L.6.a of the Permit) <i>This category would primarily result from the discharge of pollutants in violation of the permit</i>		
<b>b. Numeric Effluent Limit Violations</b> <ul style="list-style-type: none"> <li>o Circumstances leading to any unanticipated bypass which exceeds any effluent limitations (See Part II.L.6.b of the Permit)</li> <li>o Circumstances leading to any upset which causes an exceedance of any effluent limitation (See Part II.L.6.c of the Permit)</li> <li>o Daily maximum violations (See Part II.L.6.d of the Permit)</li> </ul> <i>Numeric effluent limits are very uncommon in certifications under the COR400000 general permit. This category of noncompliance only applies if numeric effluent limits are included in a permit certification.</i>		

Has there been an incident of noncompliance requiring 24-hour notification?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	If "YES" document below

Date and Time of Incident	Location	Description of Noncompliance	Description of Corrective Action	Date and Time of 24 Hour Oral Notification	Date of 5 Day Written Notification *

\*Attach copy of 5 day written notification to report. Indicate if written notification was waived, including the name of the division personnel who granted waiver.

After adequate corrective action(s) and maintenance have been taken, or where a report does not identify any incidents requiring corrective action or maintenance, the individual(s) designated as the Qualified Stormwater Manager, shall sign and certify the below statement:

"I verify that, to the best of my knowledge and belief, all corrective action and maintenance items identified during the inspection are complete, and the site is currently in compliance with the permit."

\_\_\_\_\_  
Name of Qualified Stormwater Manager

\_\_\_\_\_  
Title of Qualified Stormwater Manager

\_\_\_\_\_  
Signature of Qualified Stormwater Manager

\_\_\_\_\_  
Date

Notes/Comments

GRADING AND EROSION CONTROL PLANS

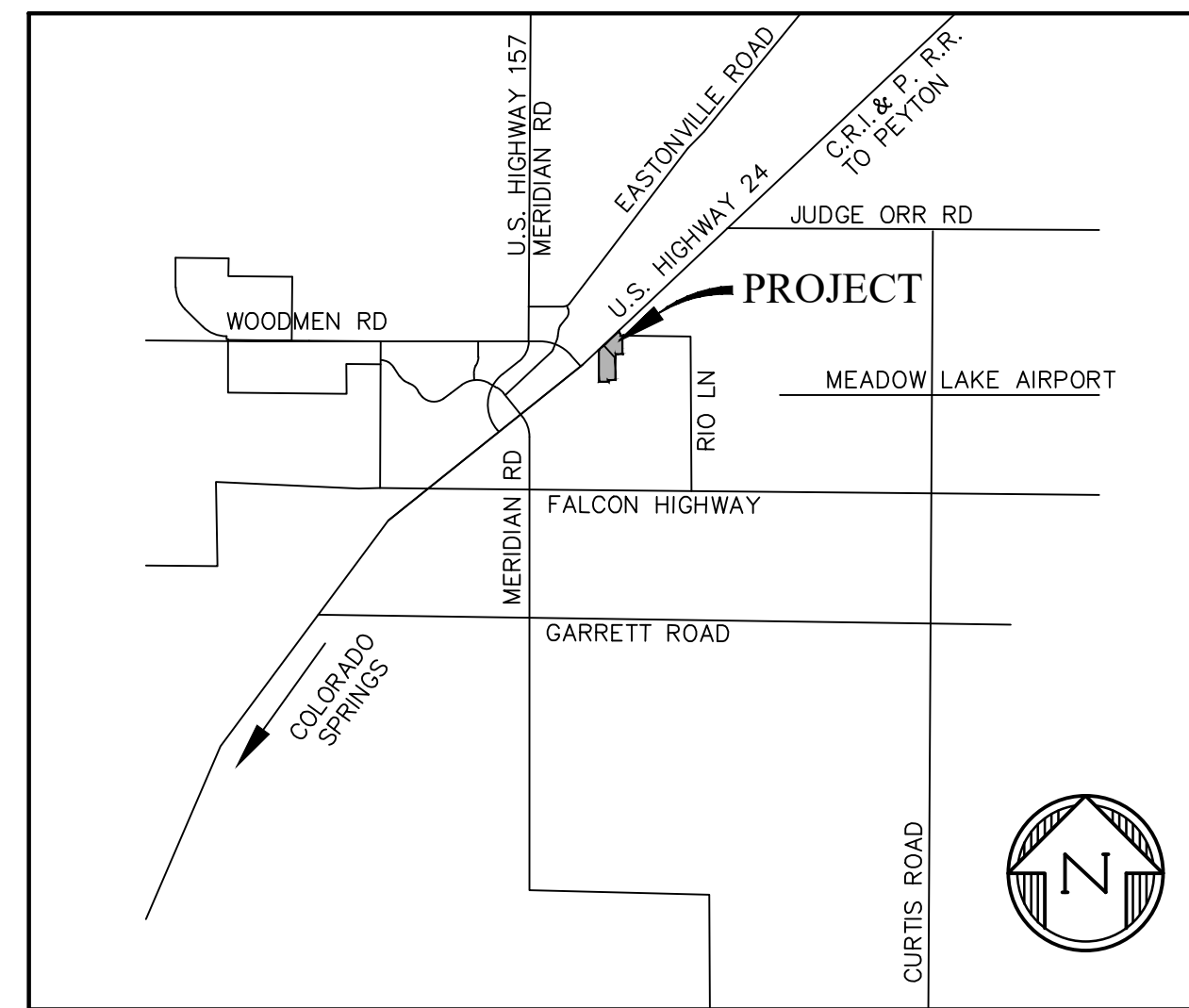
THE COMMONS AT FALCON FIELD - FILING NO. 1

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

- 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 (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.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS, 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.
- 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

- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED 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 II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INCORPORATED, JANUARY 20, 2021 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- 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
- EC1-5 - INITIAL/INTERIM EROSION CONTROL PLAN
- EC6-9 - FINAL EROSION CONTROL PLAN
- PD1-4 - POND INLET/OUTLET DETAILS
- DT1-2 - EROSION CONTROL DETAILS

BENCHMARK:

ELEVATIONS ARE BASED ON A 2" ALUMINUM CAP STAMPED "DREXEL BARRELL CONTROL POINT". LOCATED 59-FT OF SOUTH ANGLE POINT OF RIO LANE SOUTH RIGHT-OF-WAY. N: 1404005.87, E: 3256504.201, ELEVATION: 6849.06, NAVD88.

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.

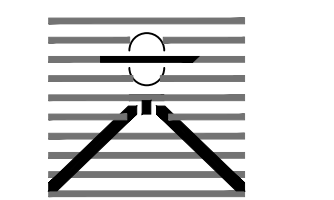
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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. #100  
COLORADO SPGS, COLORADO 80903  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 476-0800  
COLORADO SPRINGS • LAFAYETTE

CLIENT:

PROTERRA  
PROPERTIES

1864 WOODMOOR DR, SUITE 100  
MONUMENT, CO 80132  
(719) 476-0800  
CONTACT: STEVE ROSSOLL

GRADING AND EROSION CONTROL PLANS FOR:  
THE COMMONS AT FALCON  
FIELD - FILING NO. 1  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/13/24

DESIGNED BY: TDM  
DRAWN BY: GES  
CHECKED BY: TDM  
FILE NAME: 21604-01ECCV

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.

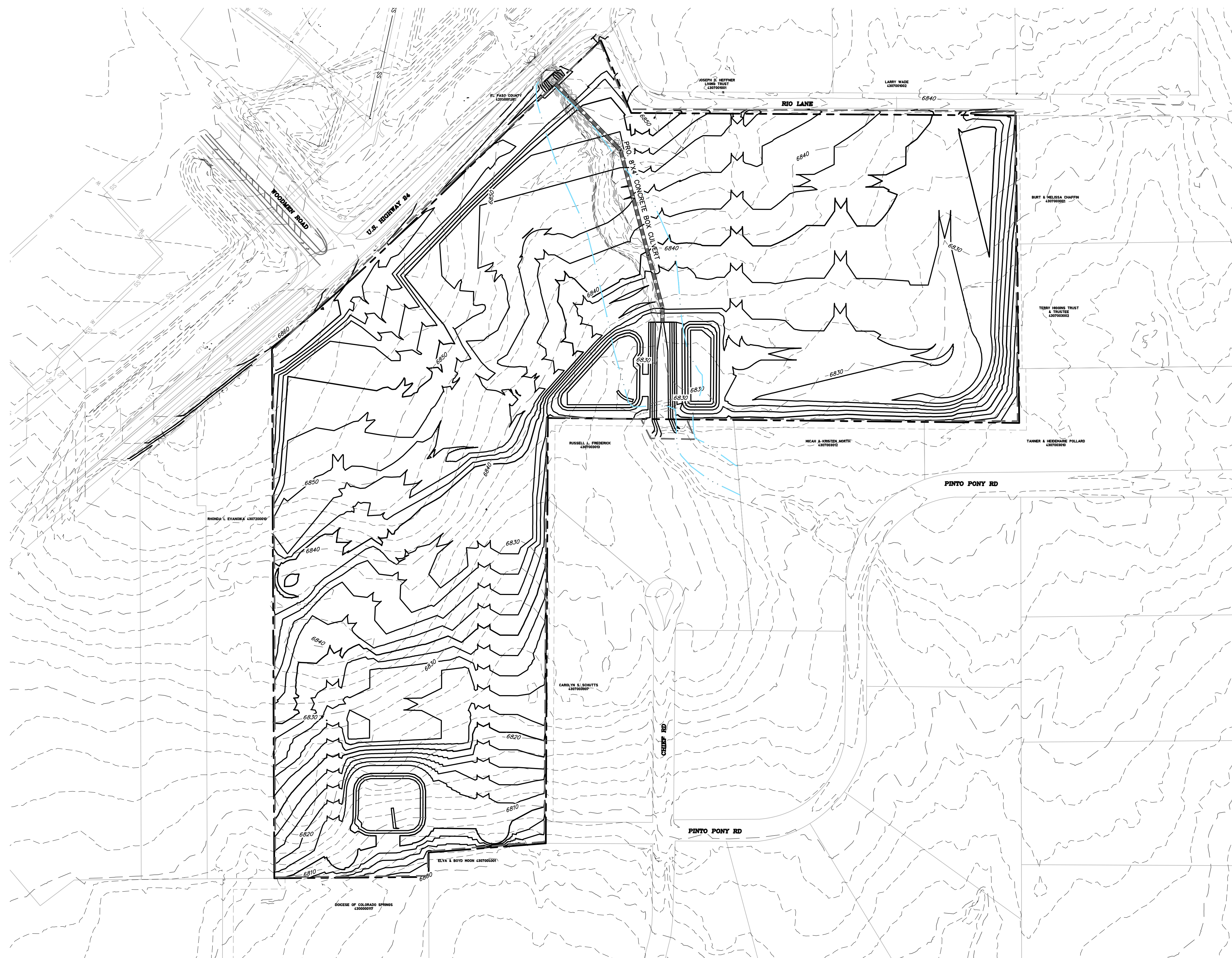
CVR

SHEET: 1 OF 16



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.



**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..... [Symbol]

PROPOSED INLET..... [Symbol]

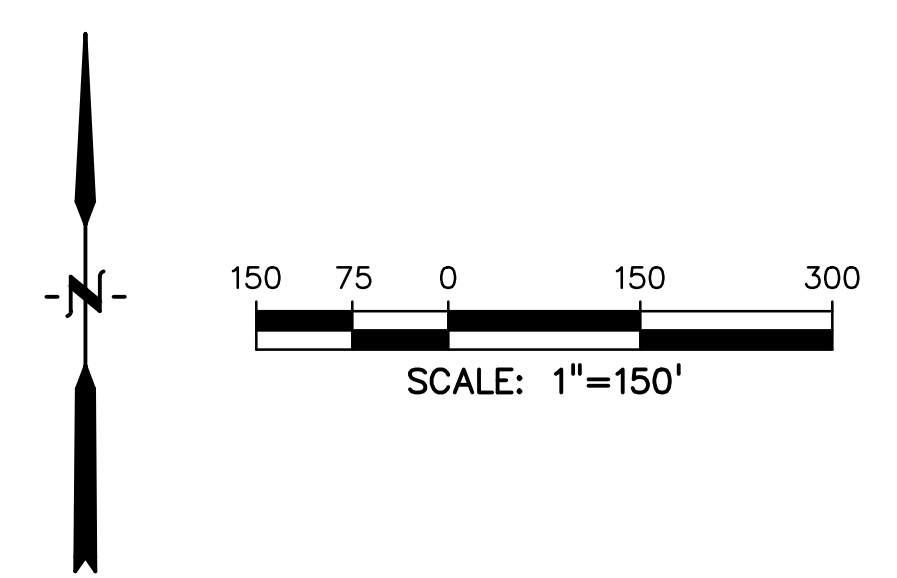
PROPOSED MANHOLE..... [Symbol]

LIMITS OF DISTURBANCE/  
CONSTRUCTION SITE BOUNDARY..... [Symbol]

CUT/FILL LINE..... [Symbol]

100-YR FLOODPLAIN..... [Symbol]

- 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.
  - 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.
  - NO BATCH PLANTS WILL BE UTILIZED ONSITE.
  - THE SITE CURRENTLY IS MADE UP OF ROUGHLY 98% NATIVE GRASSES AND VEGETATION.
  - ANY WORK WITHIN THE FLOODPLAIN WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT.



PREPARED BY:

**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
101 SAWATCH ST. #100  
COLORADO SPGS, COLORADO 80903  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 476-0800  
COLORADO SPRINGS • LAFAYETTE

CLIENT:

**PROTERRA PROPERTIES**  
1864 WOODMOOR DR, SUITE 100  
MONUMENT, CO 80132  
(719) 476-0800  
CONTACT: STEVE ROSSOLL

GRADING AND EROSION CONTROL PLANS FOR:  
**THE COMMONS AT FALCON  
FIELD - FILING NO. 1**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/13/24

DESIGNED BY: KGV  
DRAWN BY: CGH  
CHECKED BY: TDM  
FILE NAME: 21604-01EC1-4

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

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

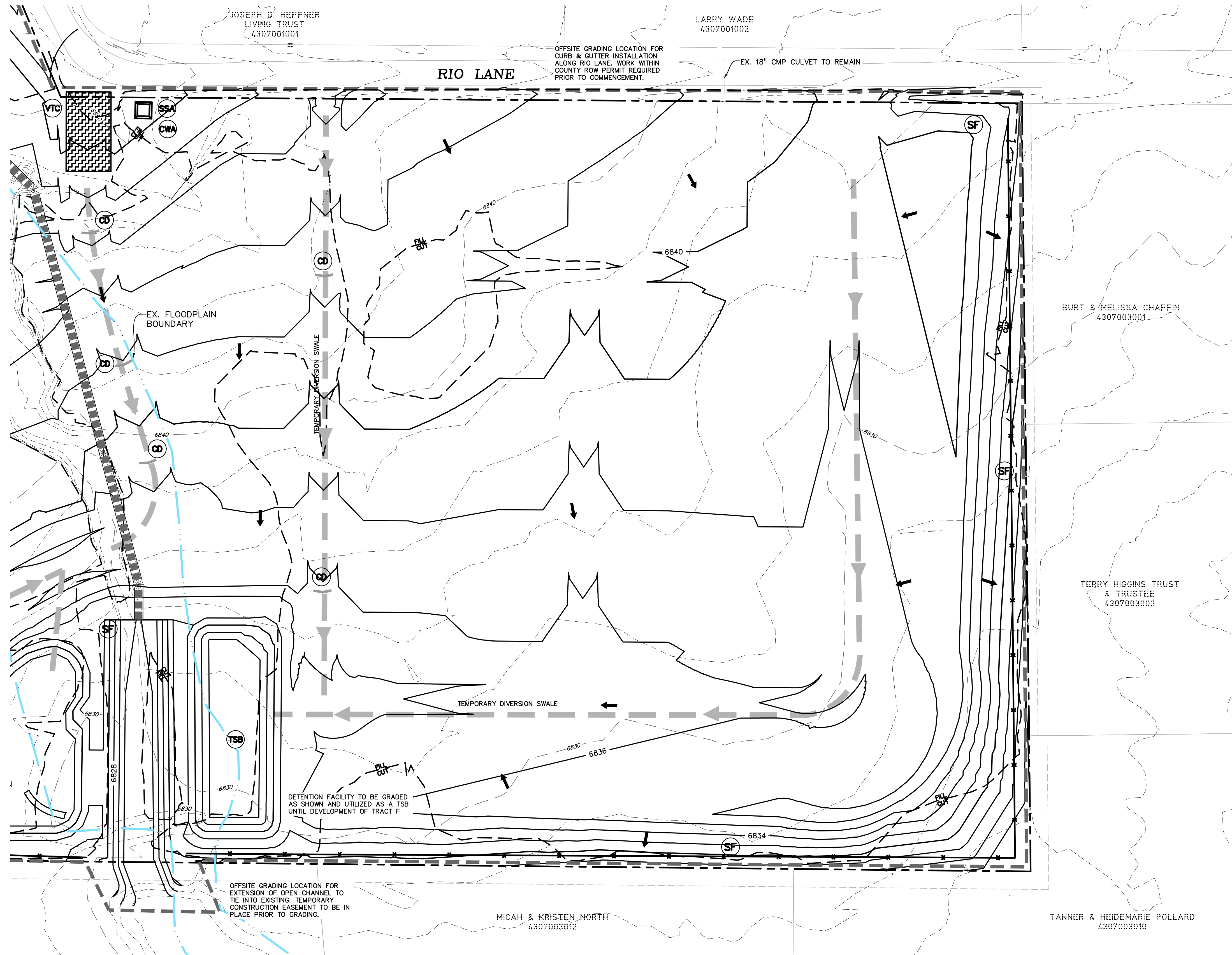
**OVERALL  
EROSION  
CONTROL PLAN**

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**EC-1**

SHEET: 2 OF 16

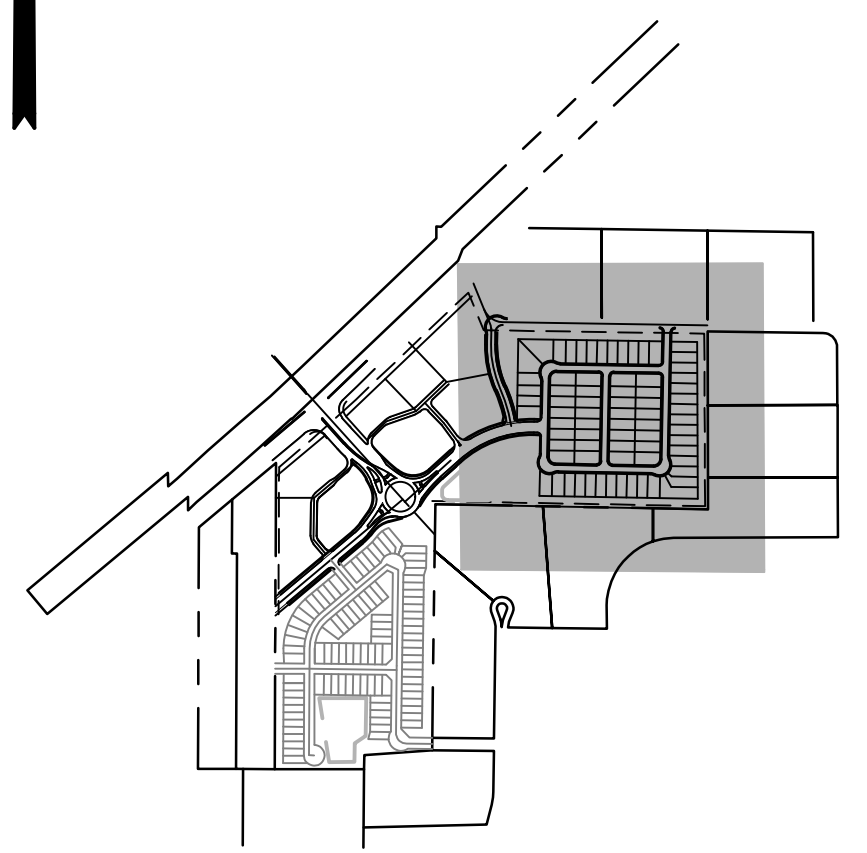
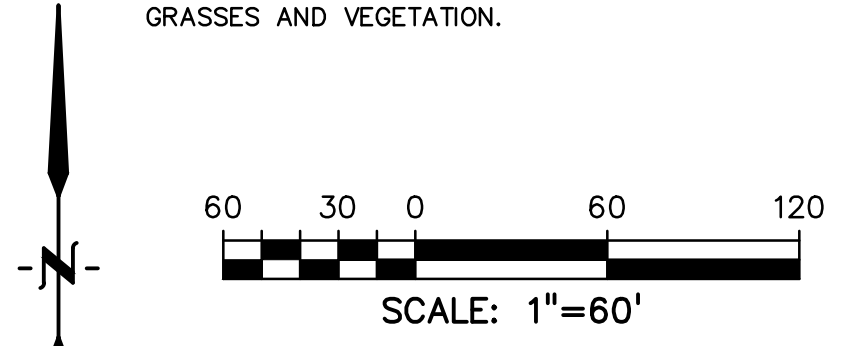
**811** Know what's below.  
Call before you dig.  
CALL 3-BUSINESS DAYS IN ADVANCE  
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EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.



**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 ..... ———— CUT / ———— FILL
- 100-YR FLOODPLAIN ..... - - - -
- INITIAL/INTERIM SILT FENCE ..... (SF) — x
- INITIAL/INTERIM CONCRETE WASHOUT AREA ..... (CWA) □
- INITIAL/INTERIM TEMPORARY SEDIMENT BASIN ..... (TSB) □
- INITIAL/INTERIM VEHICLE TRACKING CONTROL ..... (VTC) [hatched box]
- INITIAL/INTERIM STRAW BALE CHECK DAM ..... (CB) —
- INITIAL/INTERIM STABILIZED STAGING AREA ..... (SSA) □

- 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 SSA IS TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
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  - NO BATCH PLANTS WILL BE UTILIZED ONSITE.
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PREPARED BY:



**DREXEL, BARRELL & CO.**  
Engineers & Surveyors  
101 SAWATCH ST. #100  
COLORADO SPGS, COLORADO 80903  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 476-0800  
COLORADO SPRINGS • LAFAYETTE

CLIENT:

**PROTERRA PROPERTIES**  
1864 WOODMOOR DR, SUITE 100  
MONUMENT, CO 80132  
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CONTACT: STEVE ROSSOLL

GRADING AND EROSION CONTROL PLANS FOR:  
**THE COMMONS AT FALCON**  
**FIELD - FILING NO. 1**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/13/24

DESIGNED BY: KGV  
DRAWN BY: CGH  
CHECKED BY: TDM  
FILE NAME: 21604-01EC1-4

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

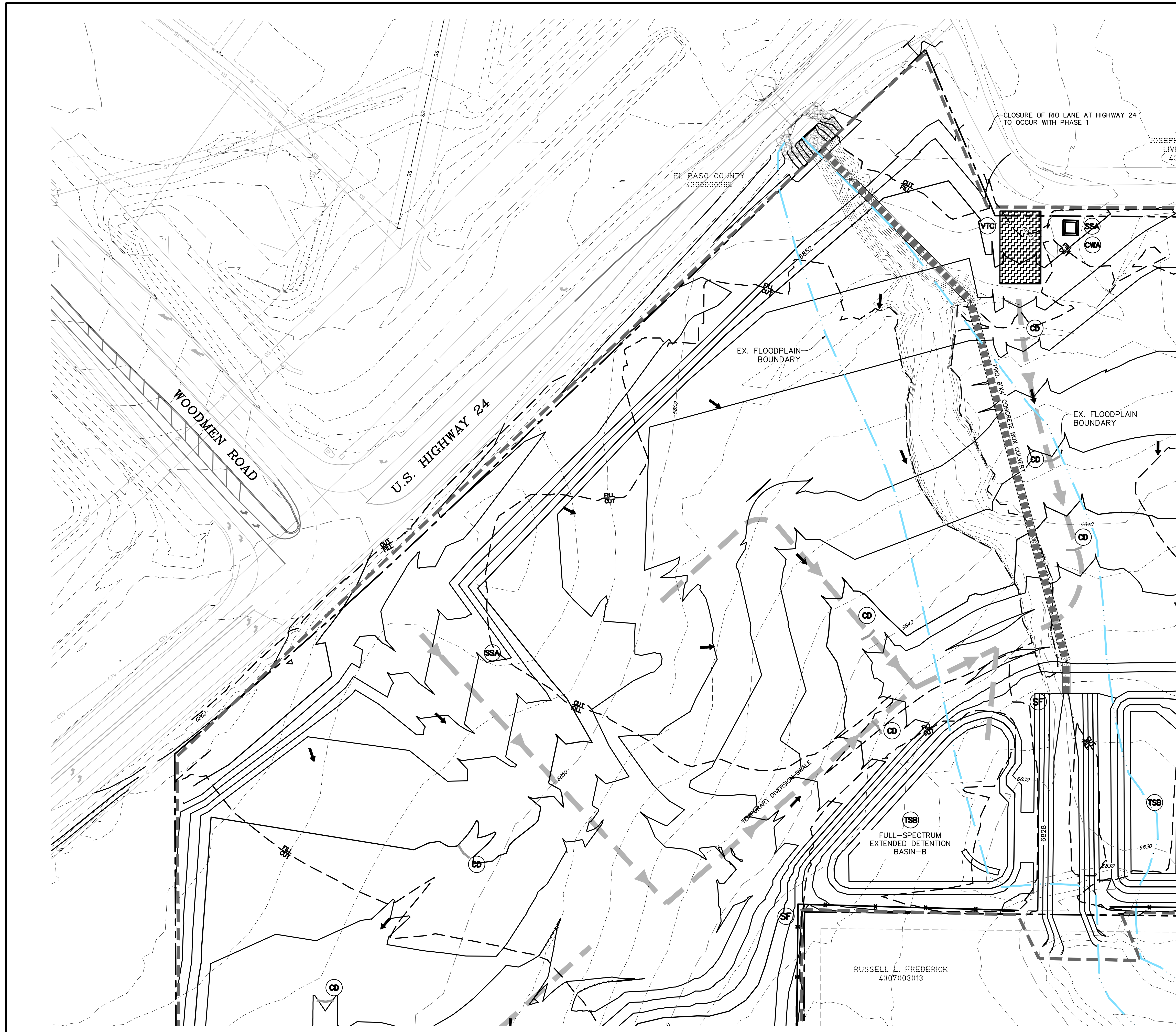
DRAWING SCALE:  
HORIZONTAL: 1" = 60'  
VERTICAL: N/A

**INITIAL/INTERIM EROSION CONTROL PLAN**

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**EC-2**





**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 ..... ————

INITIAL/INTERIM SILT FENCE ..... (SF) ————

INITIAL/INTERIM CONCRETE WASHOUT AREA ..... (CWA) □

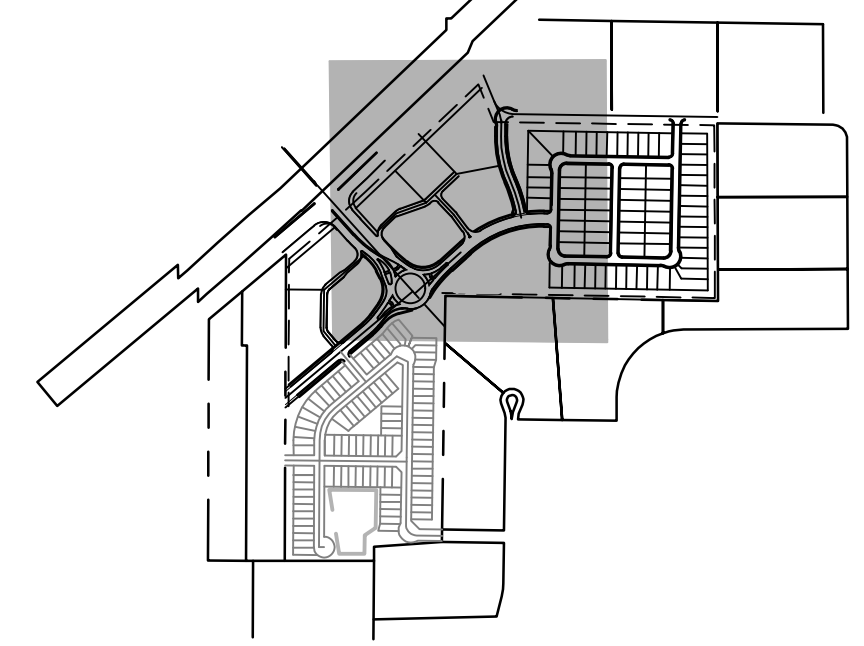
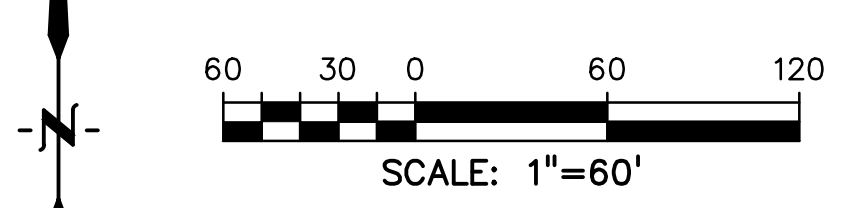
INITIAL/INTERIM TEMPORARY SEDIMENT BASIN ..... (TSB) □

INITIAL/INTERIM VEHICLE TRACKING CONTROL ..... (VTC) □

INITIAL/INTERIM STRAW BALE CHECK DAM ..... (CB) ————

INITIAL/INTERIM STABILIZED STAGING AREA ..... (SSA) □

- NOTES:**
- OVERLOT GRADING WILL OCCUR ACROSS THE ENTIRETY OF THE SITE.
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**DREXEL, BARRELL & CO.**  
Engineers & Surveyors  
101 SAWATCH ST. #100  
COLORADO SPGS, COLORADO 80903  
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COLORADO SPRINGS • LAFAYETTE

CLIENT:

**PROTERRA PROPERTIES**  
1864 WOODMOOR DR, SUITE 100  
MONUMENT, CO 80132  
(719) 476-0800  
CONTACT: STEVE ROSSOLL

GRADING AND EROSION CONTROL PLANS FOR:  
**THE COMMONS AT FALCON**  
**FIELD - FILING NO. 1**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/13/24

DESIGNED BY: KGV  
DRAWN BY: CGH  
CHECKED BY: TDM  
FILE NAME: 21604-01EC1-4

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

DRAWING SCALE:  
HORIZONTAL: 1" = 60'  
VERTICAL: N/A

INITIAL/INTERIM  
EROSION  
CONTROL PLAN

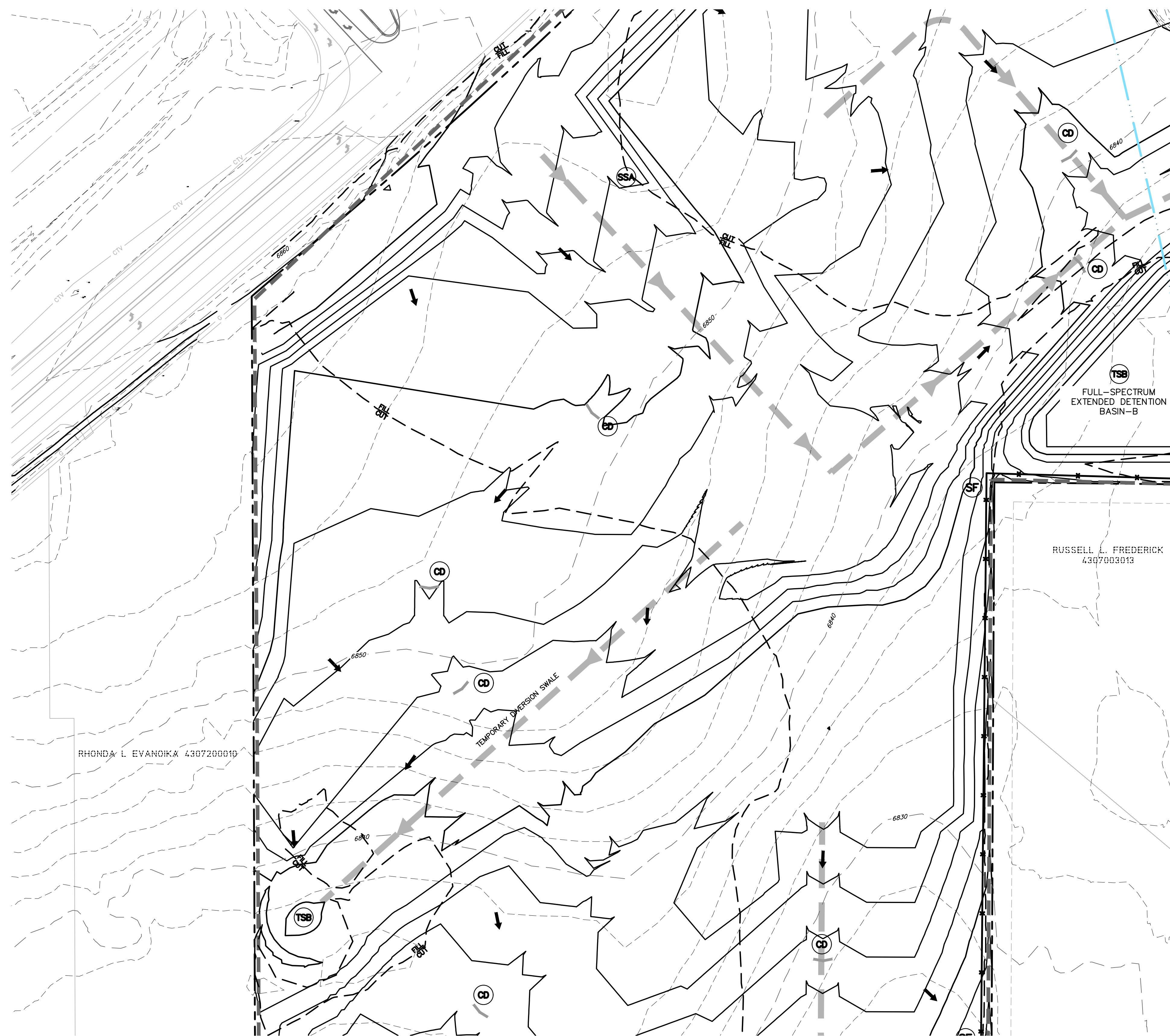
PROJECT NO. 21604-00CSV  
DRAWING NO.

**EC-3**

SHEET: 4 OF 16

RUSSELL L. FREDERICK  
4397603013

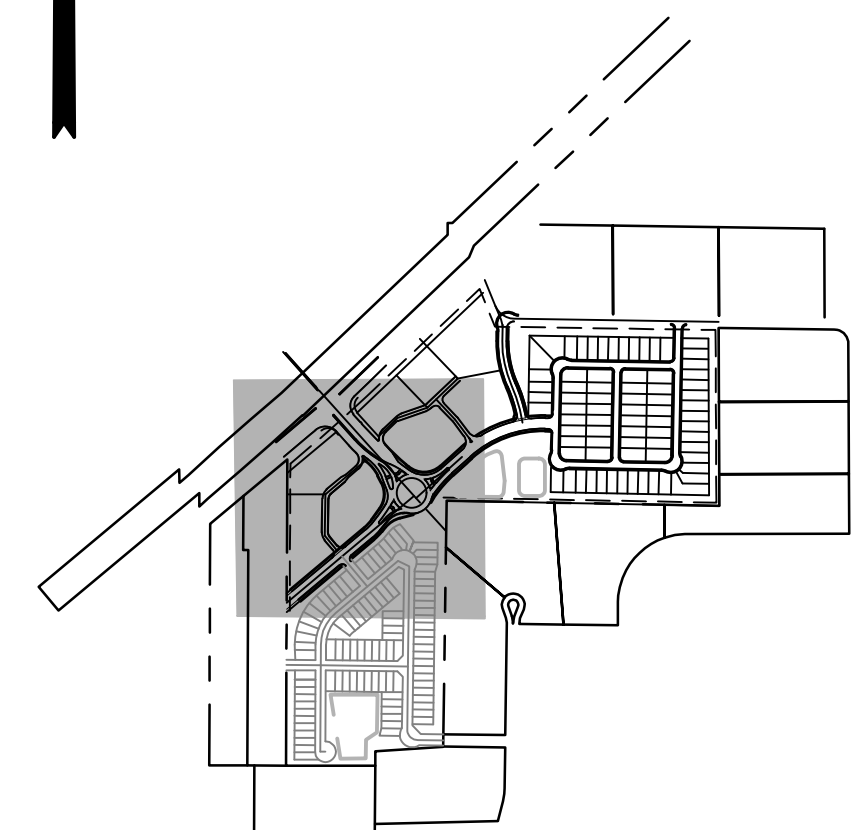
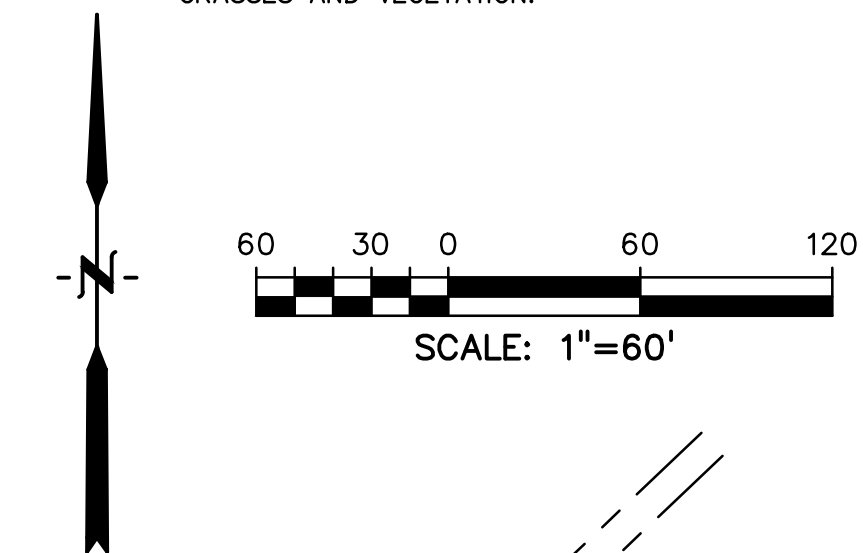




**LEGEND**

- 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 ..... —·—·—·—·—
- INITIAL/INTERIM SILT FENCE ..... (SF) —x—
- INITIAL/INTERIM CONCRETE WASHOUT AREA ..... (CWA) □
- INITIAL/INTERIM TEMPORARY SEDIMENT BASIN ..... (TSB) □
- INITIAL/INTERIM VEHICLE TRACKING CONTROL ..... (VTC) [grid pattern]
- INITIAL/INTERIM STRAW BALE CHECK DAM ..... (CD) —|—
- INITIAL/INTERIM STABILIZED STAGING AREA ..... (SSA) □

- NOTES:
1. OVERLOT GRADING WILL OCCUR ACROSS THE ENTIRETY OF THE SITE.
  2. WASTE DISPOSAL BIN LOCATIONS ARE TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
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PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 101 SAWATCH ST. #100  
 COLORADO SPGS, COLORADO 80903  
 CONTACT: TIM D. McCONNELL, P.E.  
 (719) 476-0800  
 COLORADO SPRINGS • LAFAYETTE

---

CLIENT:  
**PROTERRA PROPERTIES**  
 1864 WOODMOOR DR, SUITE 100  
 MONUMENT, CO 80132  
 (719) 476-0800  
 CONTACT: STEVE ROSSOLL

GRADING AND EROSION CONTROL PLANS FOR:  
**THE COMMONS AT FALCON**  
**FIELD - FILING NO. 1**  
 12445 RIO LANE, AND VACANT LAND  
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/13/24

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	21604-01EC1-4

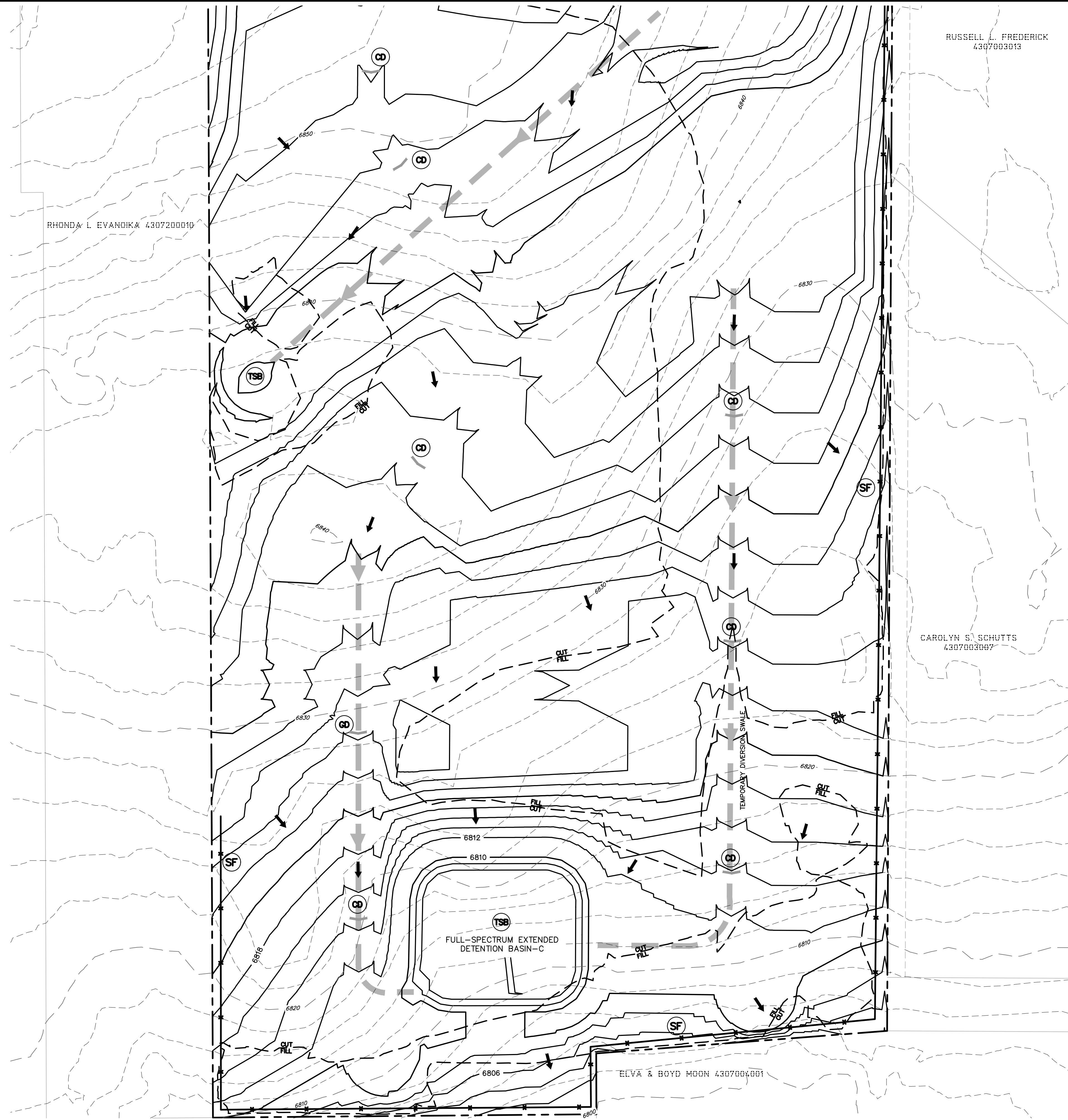
PREPARED UNDER MY DIRECT  
 SUPERVISION FOR AND ON  
 BEHALF OF  
**DREXEL, BARRELL & CO.**

DRAWING SCALE:  
 HORIZONTAL: 1" = 60'  
 VERTICAL: N/A

**INITIAL/INTERIM  
 EROSION  
 CONTROL PLAN**

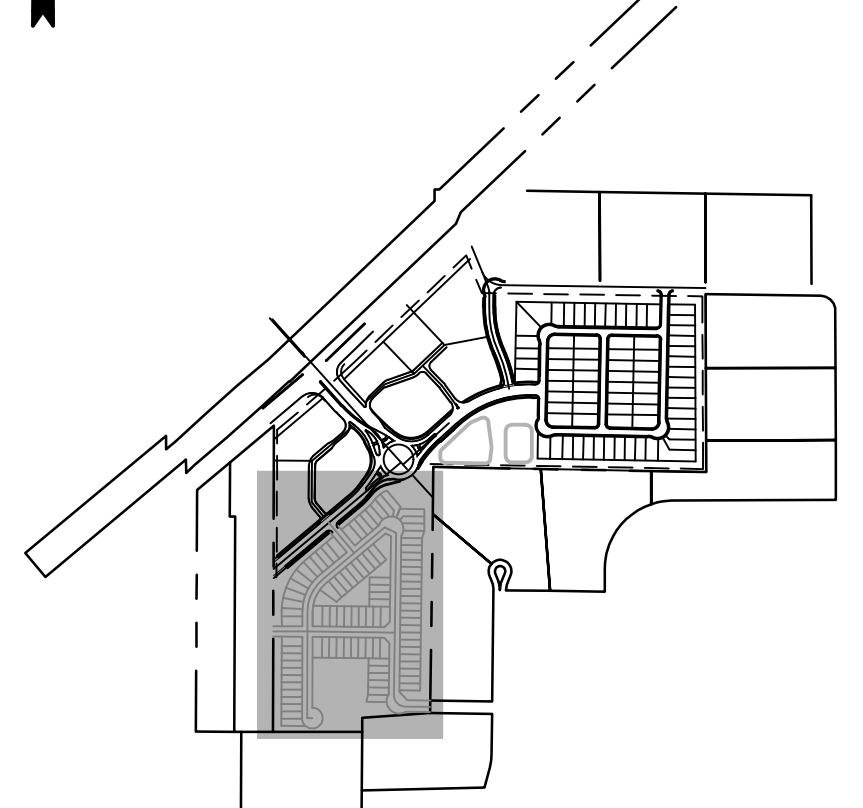
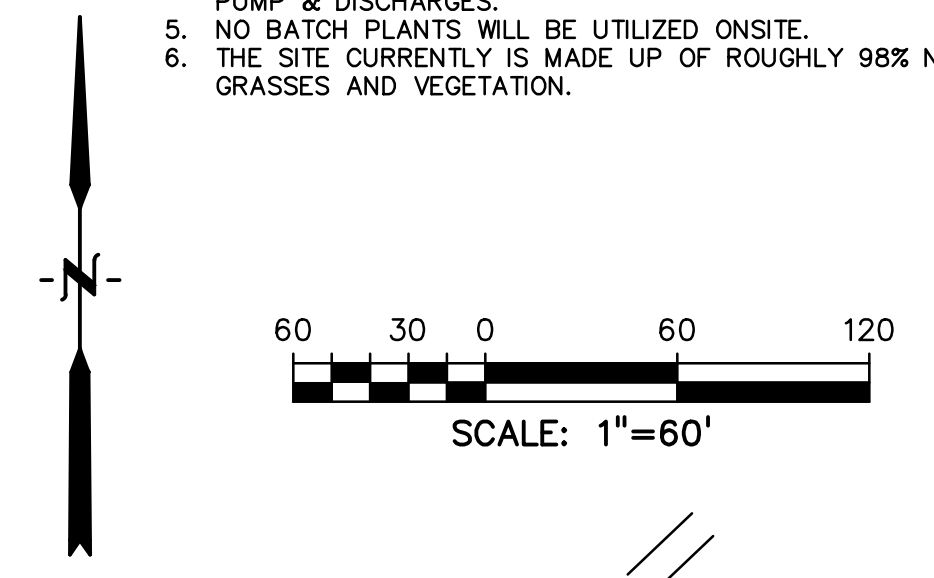
PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**EC-4**



- 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 ..... [Symbol]
  - PROPOSED INLET ..... [Symbol]
  - PROPOSED MANHOLE ..... [Symbol]
  - LIMITS OF DISTURBANCE/  
CONSTRUCTION SITE BOUNDARY ..... [Symbol]
  - CUT/FILL LINE ..... [Symbol]
  - 100-YR FLOODPLAIN ..... [Symbol]
  - INITIAL/INTERIM SILT FENCE ..... [Symbol] SF
  - INITIAL/INTERIM CONCRETE WASHOUT AREA ..... [Symbol] CWA
  - INITIAL/INTERIM TEMPORARY SEDIMENT BASIN ..... [Symbol] TSB
  - INITIAL/INTERIM VEHICLE TRACKING CONTROL ..... [Symbol] VTC
  - INITIAL/INTERIM STRAW BALE CHECK DAM ..... [Symbol] CD
  - INITIAL/INTERIM STABILIZED STAGING AREA ..... [Symbol] SSA

- NOTES:**
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PREPARED BY:

**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
101 SAWATCH ST. #100  
COLORADO SPGS, COLORADO 80903  
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CLIENT:

**PROTERRA PROPERTIES**  
1864 WOODMOOR DR, SUITE 100  
MONUMENT, CO 80132  
(719) 476-0800  
CONTACT: STEVE ROSSOLL

GRADING AND EROSION CONTROL PLANS FOR:  
**THE COMMONS AT FALCON FIELD - FILING NO. 1**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/13/24

DESIGNED BY: KGV  
DRAWN BY: CGH  
CHECKED BY: TDM  
FILE NAME: 21604-01EC1-4

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

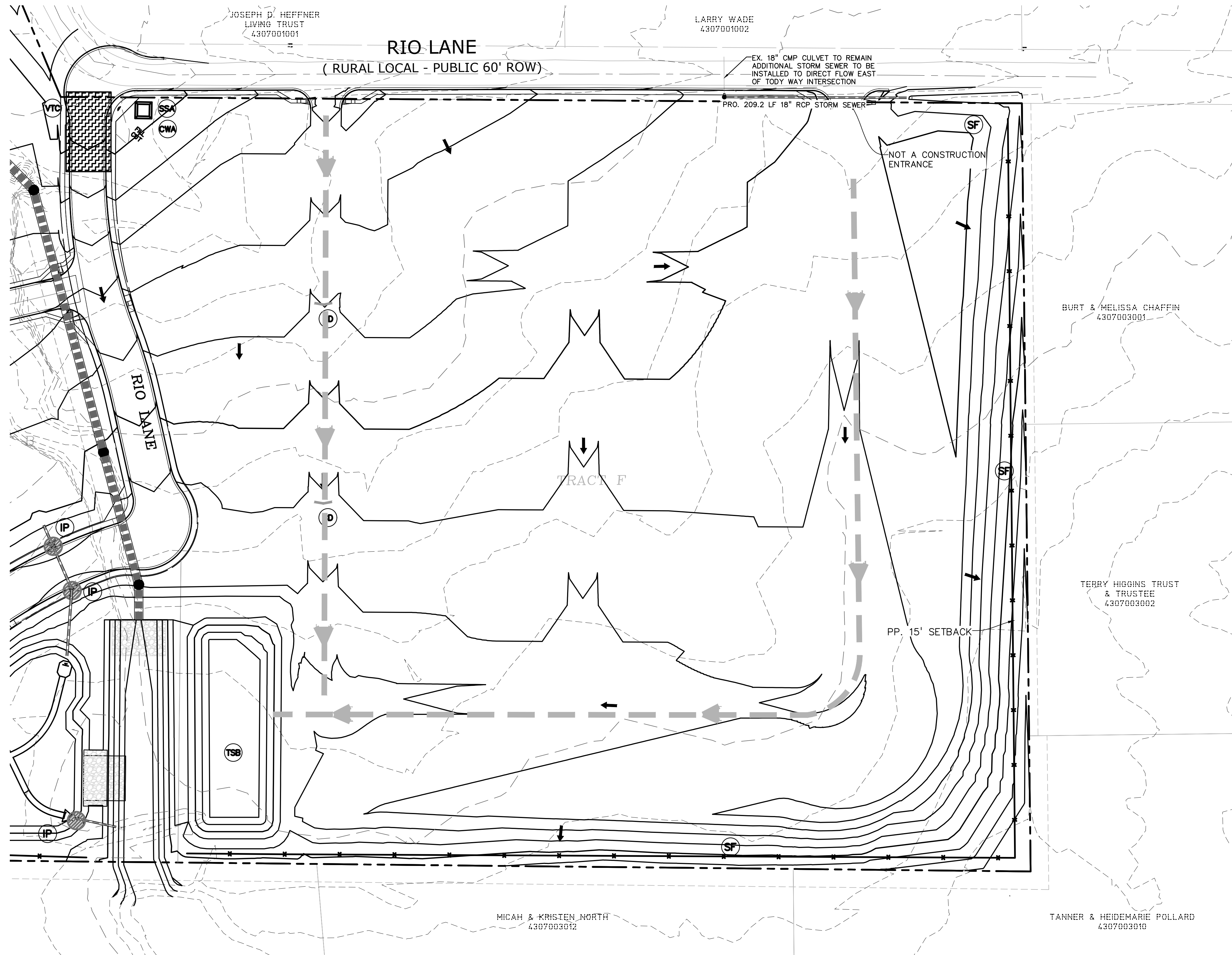
DRAWING SCALE:  
HORIZONTAL: 1" = 60'  
VERTICAL: N/A

INITIAL/INTERIM EROSION CONTROL PLAN

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**EC-5**

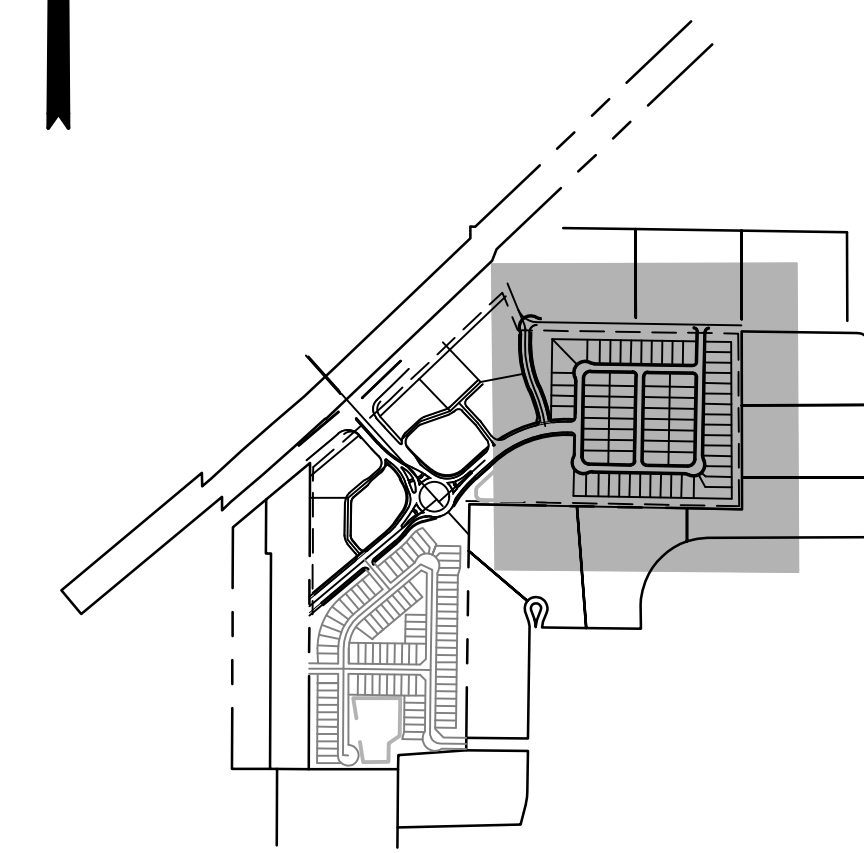
SHEET: 6 OF 16



**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 ..... ———— CUT / ———— FILL
- 100-YR FLOODPLAIN ..... ————
- INITIAL/INTERIM STOCKPILE ..... (SP)
- INITIAL/INTERIM SILT FENCE ..... (SF) ————
- INITIAL/INTERIM CONCRETE WASHOUT AREA ..... (CWA) □
- INITIAL/INTERIM TEMPORARY SEDIMENT BASIN ..... (TSB) □
- INITIAL/INTERIM VEHICLE TRACKING CONTROL ..... (VTC) □
- INITIAL/INTERIM STRAW BALE CHECK DAM ..... (CD) ————
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GRADING AND EROSION CONTROL PLANS FOR:  
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**FIELD - FILING NO. 1**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/13/24

DESIGNED BY: KGV  
DRAWN BY: CGH  
CHECKED BY: TDM  
FILE NAME: 21604-01FEC5-8

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

DRAWING SCALE:  
HORIZONTAL: 1" = 60'  
VERTICAL: N/A

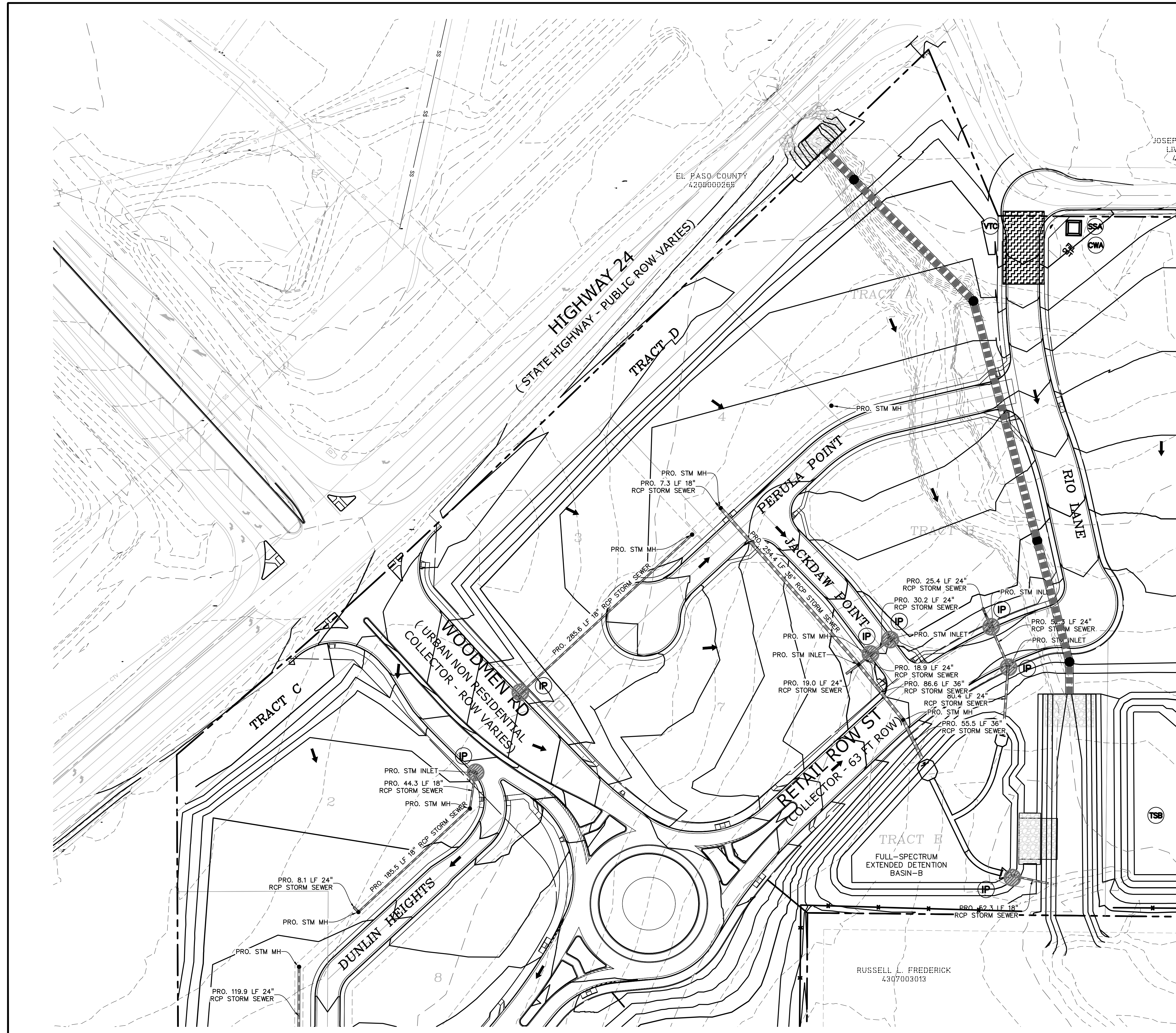
**FINAL EROSION CONTROL PLAN**  
**TRACT A**

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**EC-6**

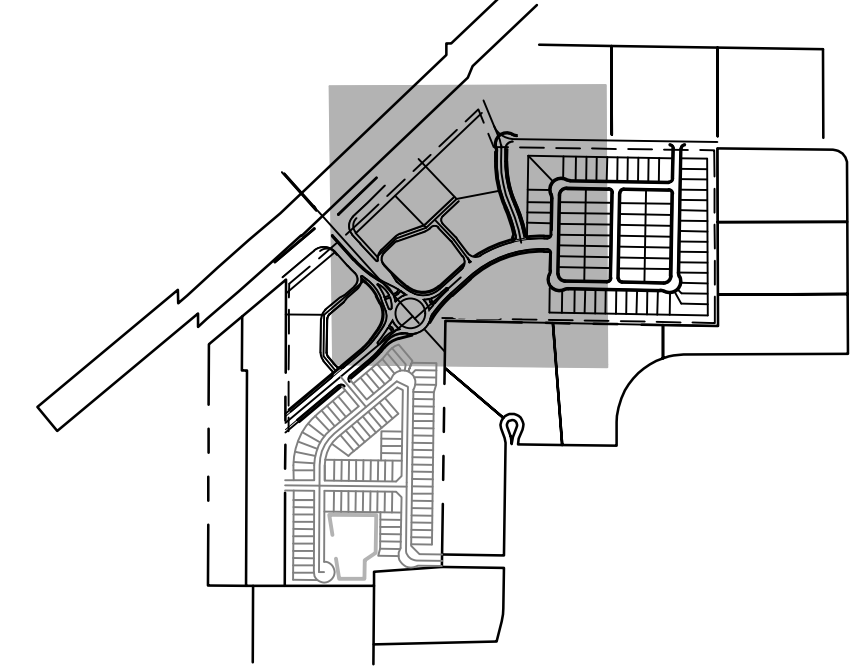
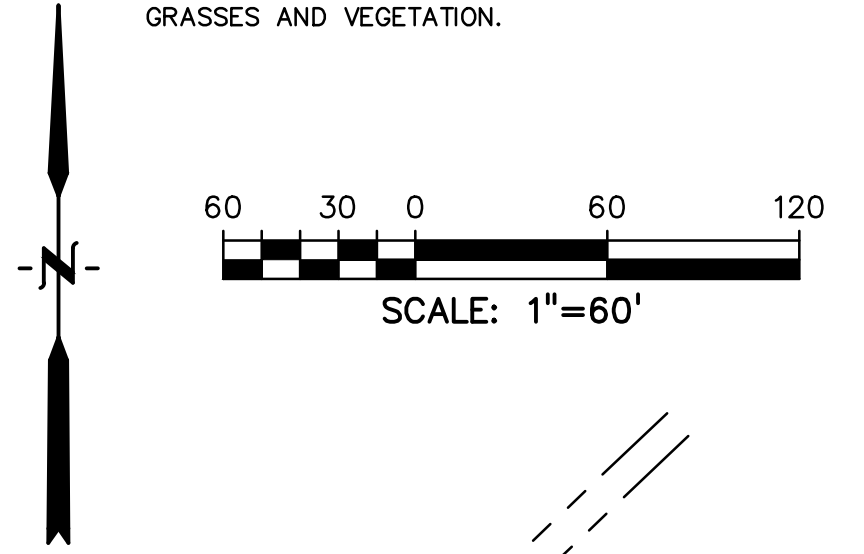
SHEET: 7 OF 16

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- ### LEGEND
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  - PROPOSED INDEX CONTOUR ..... 5520
  - EX. INTERMEDIATE CONTOUR ..... 5364
  - EX. INDEX CONTOUR ..... 5365
  - DIRECTION OF FLOW ..... ←
  - HIGH POINT ..... HP
  - LOW POINT ..... LP
  - PROPOSED STORM SEWER ..... [Dashed Line]
  - PROPOSED INLET ..... [Circle]
  - PROPOSED MANHOLE ..... [Circle]
  - LIMITS OF DISTURBANCE/  
CONSTRUCTION SITE BOUNDARY ..... [Dashed Line]
  - CUT/FILL LINE ..... [Line with 'C' or 'F']
  - 100-YR FLOODPLAIN ..... [Dashed Line]
  - INITIAL/INTERIM STOCKPILE ..... (SP)
  - INITIAL/INTERIM SILT FENCE ..... (SF)
  - INITIAL/INTERIM CONCRETE WASHOUT AREA ..... (CWA)
  - INITIAL/INTERIM TEMPORARY SEDIMENT BASIN ..... (TSB)
  - INITIAL/INTERIM VEHICLE TRACKING CONTROL ..... (VTC)
  - INITIAL/INTERIM STRAW BALE CHECK DAM ..... (CD)
  - INITIAL/INTERIM STABILIZED STAGING AREA ..... (SSA)

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  4. 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.
  5. NO BATCH PLANTS WILL BE UTILIZED ONSITE.
  6. THE SITE CURRENTLY IS MADE UP OF ROUGHLY 98% NATIVE GRASSES AND VEGETATION.



PREPARED BY:

  
**DREXEL, BARRELL & CO.**  
 Engineers & Surveyors  
 101 SAWATCH ST. #100  
 COLORADO SPGS, COLORADO 80903  
 CONTACT: TIM D. MCCONNELL, P.E.  
 (719) 476-0800  
 COLORADO SPRINGS • LAFAYETTE

CLIENT:

**PROTERRA**  
**PROPERTIES**  
 1864 WOODMOOR DR, SUITE 100  
 MONUMENT, CO 80132  
 (719) 476-0800  
 CONTACT: STEVE ROSSOLL

**GRADING AND EROSION CONTROL PLANS FOR:**  
**THE COMMONS AT FALCON**  
**FIELD - FILING NO. 1**  
 12445 RIO LANE, AND VACANT LAND  
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/13/24
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	21604-01FEC5-8

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

DRAWING SCALE:  
 HORIZONTAL: 1" = 60'  
 VERTICAL: N/A

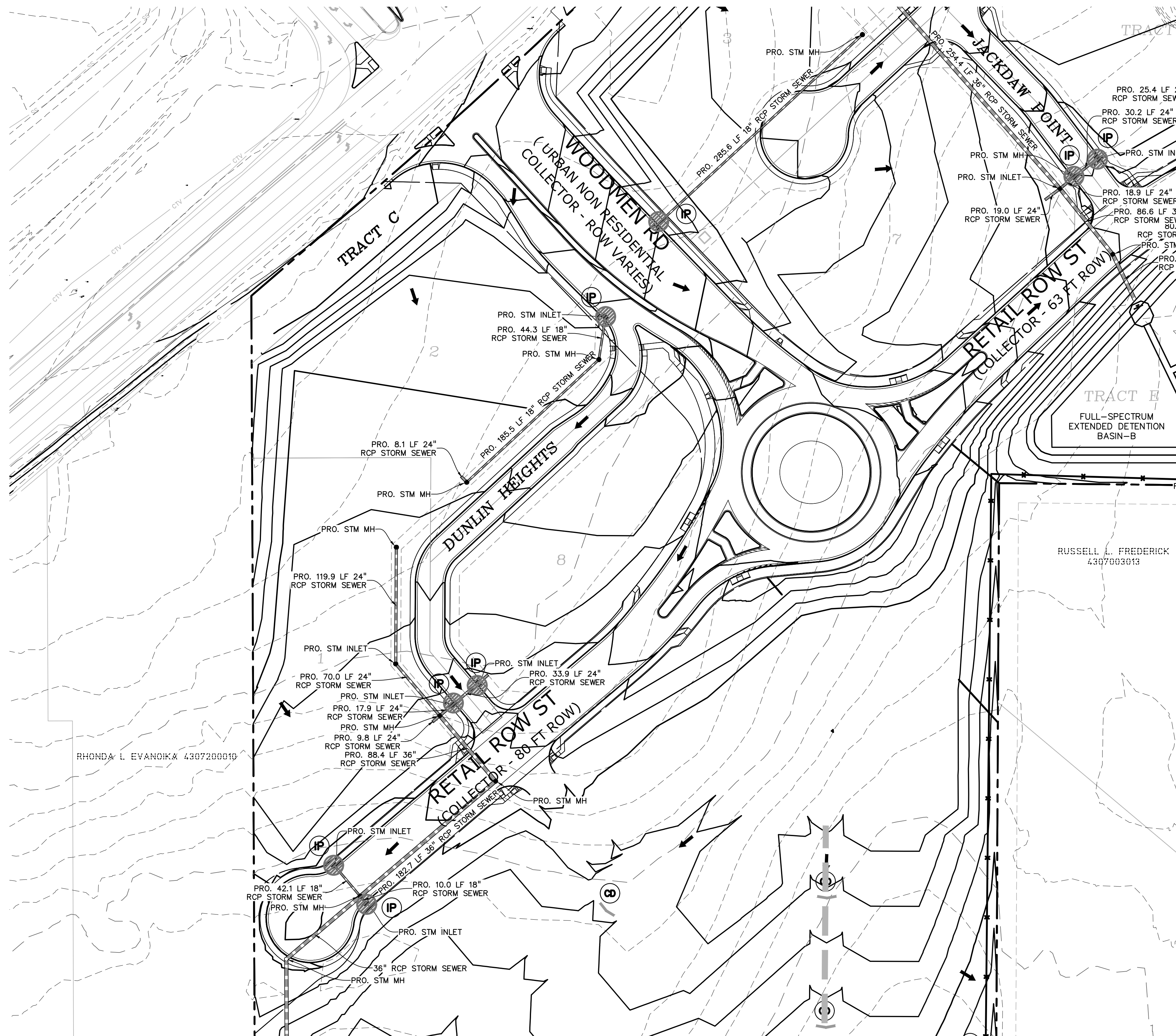
**FINAL EROSION CONTROL PLAN COMMERCIAL**

PROJECT NO. 21604-00CSV  
 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.

**EC-7**

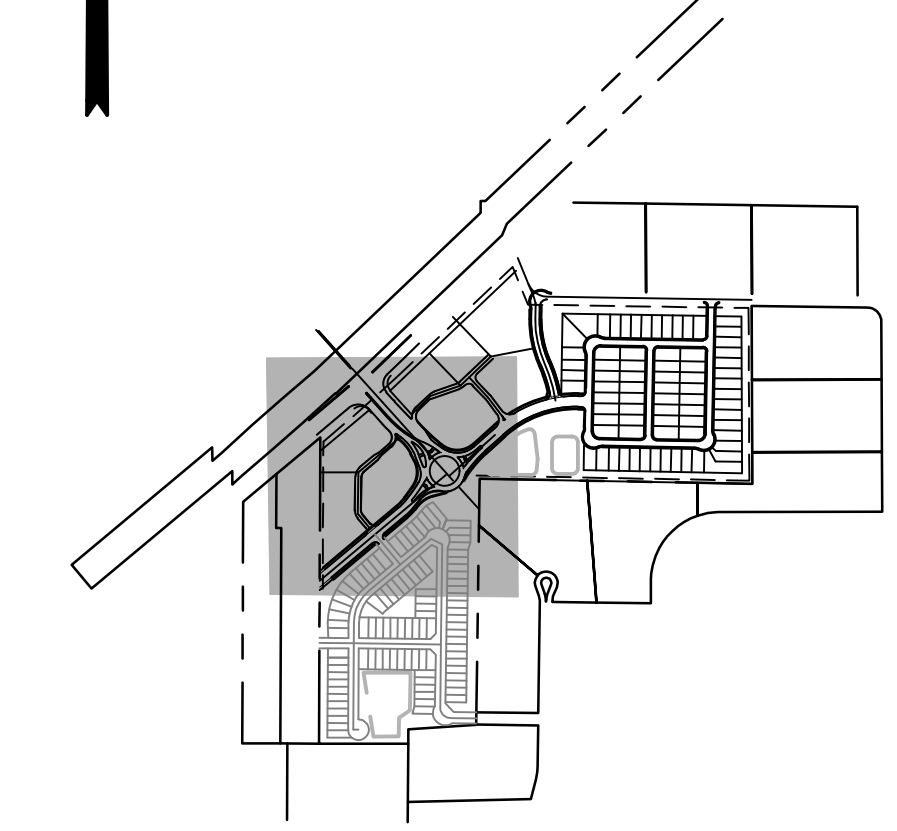
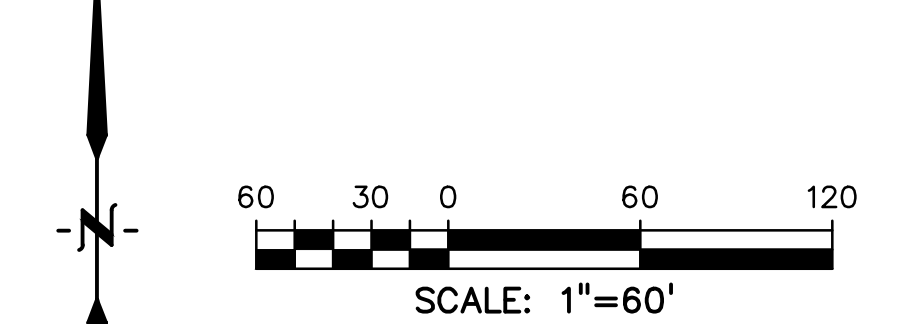
SHEET: 8 OF 16



**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 ..... - - - - -
- INITIAL/INTERIM STOCKPILE ..... (SP)
- INITIAL/INTERIM SILT FENCE ..... (SF)
- INITIAL/INTERIM CONCRETE WASHOUT AREA ..... (CWA)
- INITIAL/INTERIM TEMPORARY SEDIMENT BASIN ..... (TSB)
- INITIAL/INTERIM VEHICLE TRACKING CONTROL ..... (VTC)
- INITIAL/INTERIM STRAW BALE CHECK DAM ..... (CD)
- INITIAL/INTERIM STABILIZED STAGING AREA ..... (SSA)

- 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 SSA IS TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
  - IN 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.
  - NO BATCH PLANTS WILL BE UTILIZED ONSITE.
  - THE SITE CURRENTLY IS MADE UP OF ROUGHLY 98% NATIVE GRASSES AND VEGETATION.



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

PREPARED BY:



CLIENT:

PRO TERRA PROPERTIES  
1864 WOODMOOR DR, SUITE 100  
MONUMENT, CO 80132  
(719) 476-0800  
CONTACT: STEVE ROSSOLL

GRADING AND EROSION CONTROL PLANS FOR:  
**THE COMMONS AT FALCON FIELD - FILING NO. 1**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/13/24

DESIGNED BY: KGV  
DRAWN BY: CGH  
CHECKED BY: TDM  
FILE NAME: 21604-01FECS-B

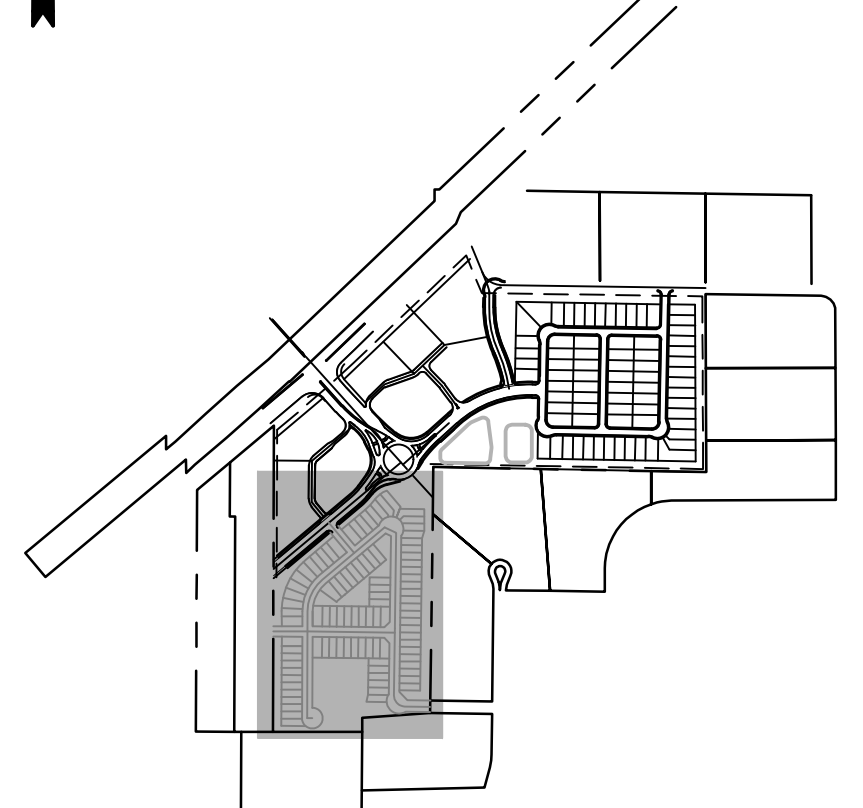
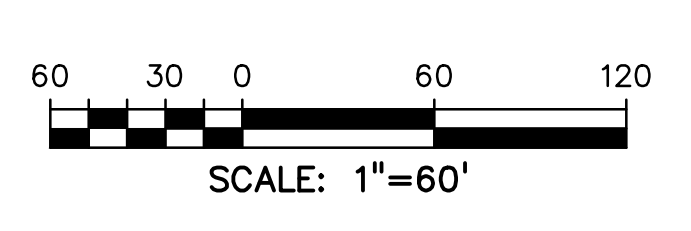
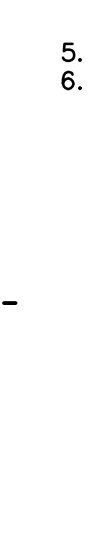
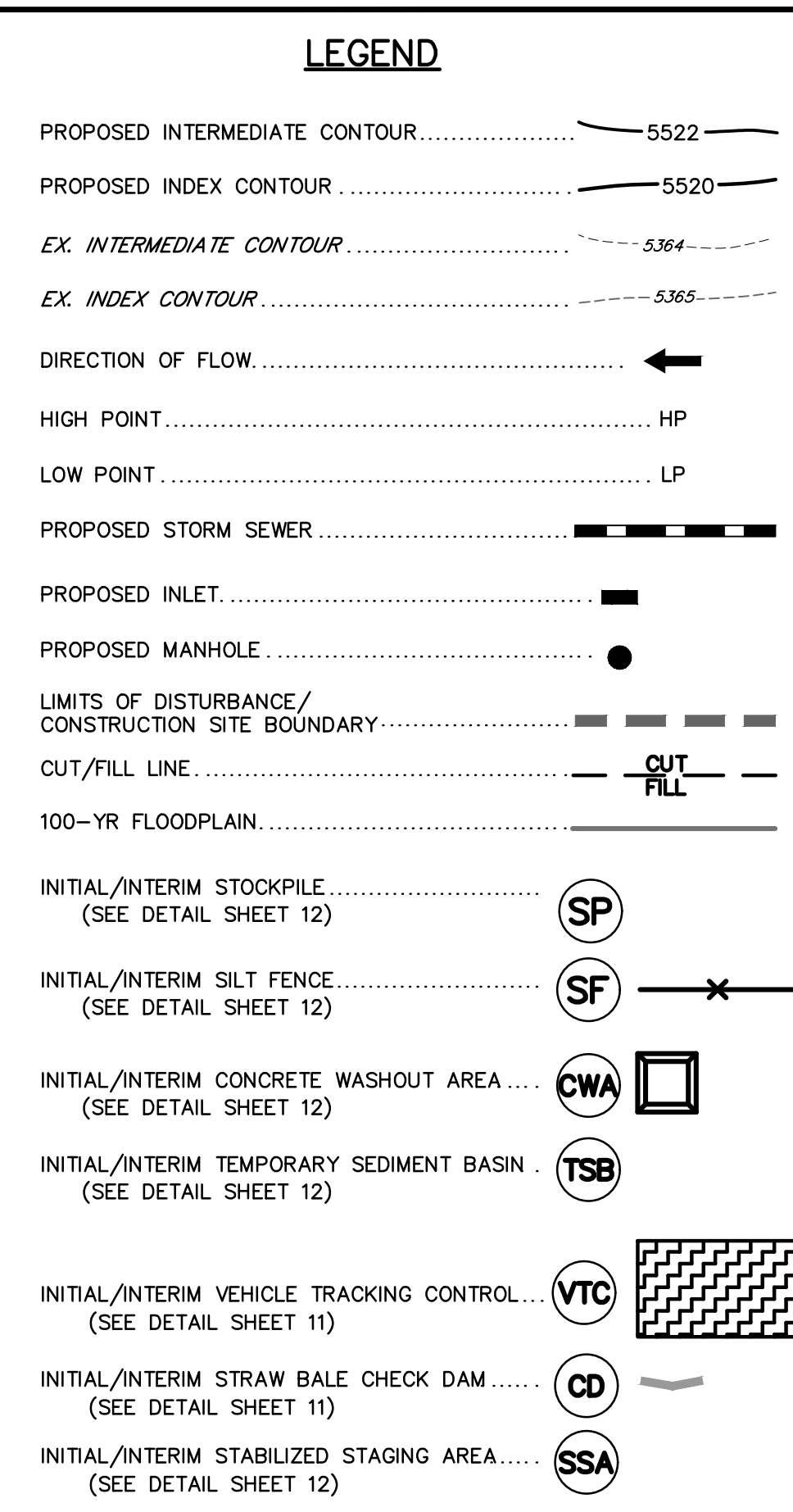
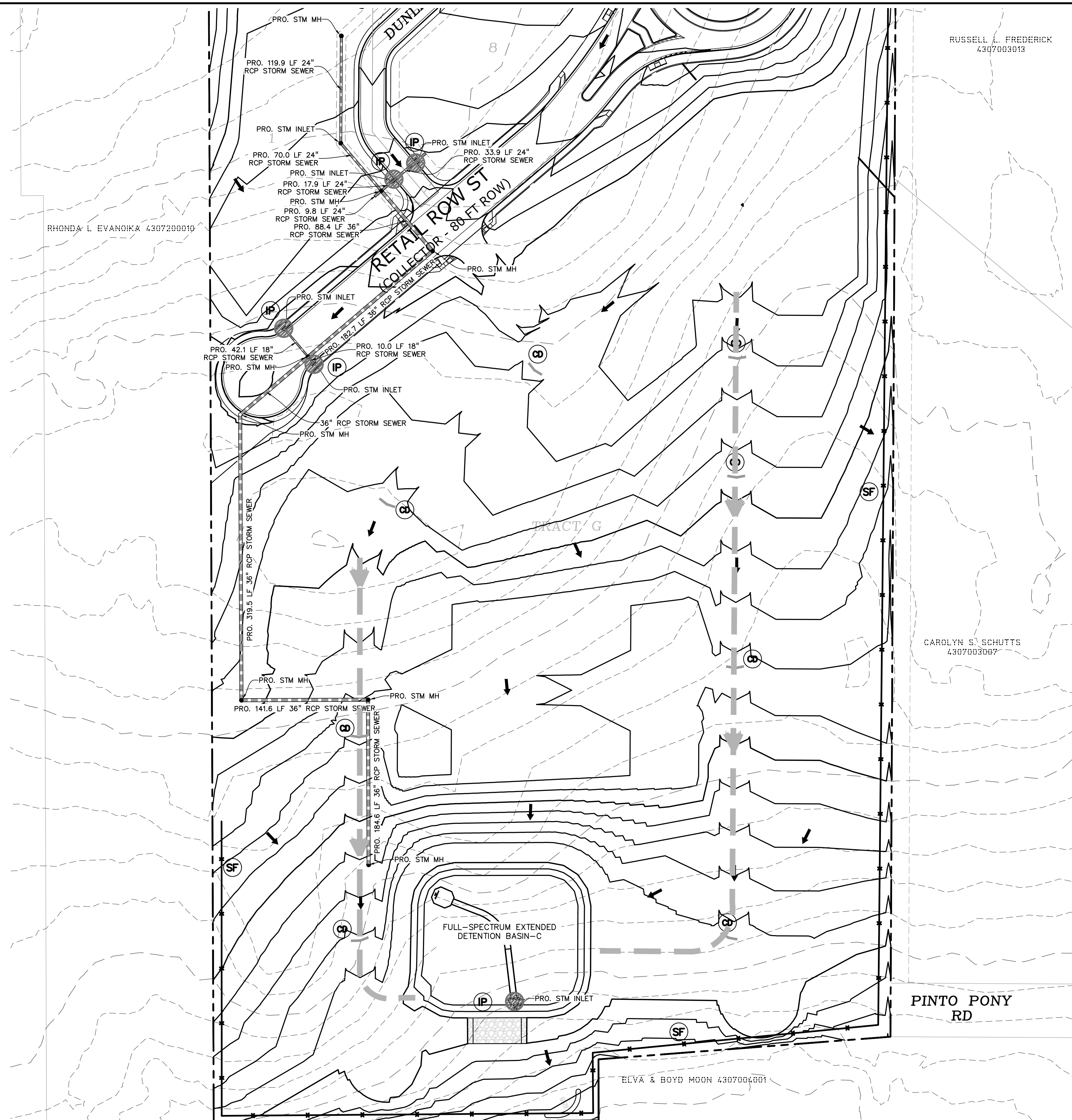
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: 1" = 60'  
VERTICAL: N/A

FINAL EROSION CONTROL PLAN COMMERCIAL

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**EC-8**



RUSSELL L. FREDERICK  
4307009013

RHONDA L. EVANOVICH 4307200010

CAROLYN S. SCHUTTS  
4307003087

ELVA & BOYD MOON 4307004001

PREPARED BY:



CLIENT:

**PROTERRA PROPERTIES**  
1864 WOODMOOR DR., SUITE 100  
MONUMENT, CO 80132  
(719) 476-0800  
CONTACT: STEVE ROSSOLL

GRADING AND EROSION CONTROL PLANS FOR:  
**THE COMMONS AT FALCON FIELD - FILING NO. 1**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
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DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	21604-01FEC5-8

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

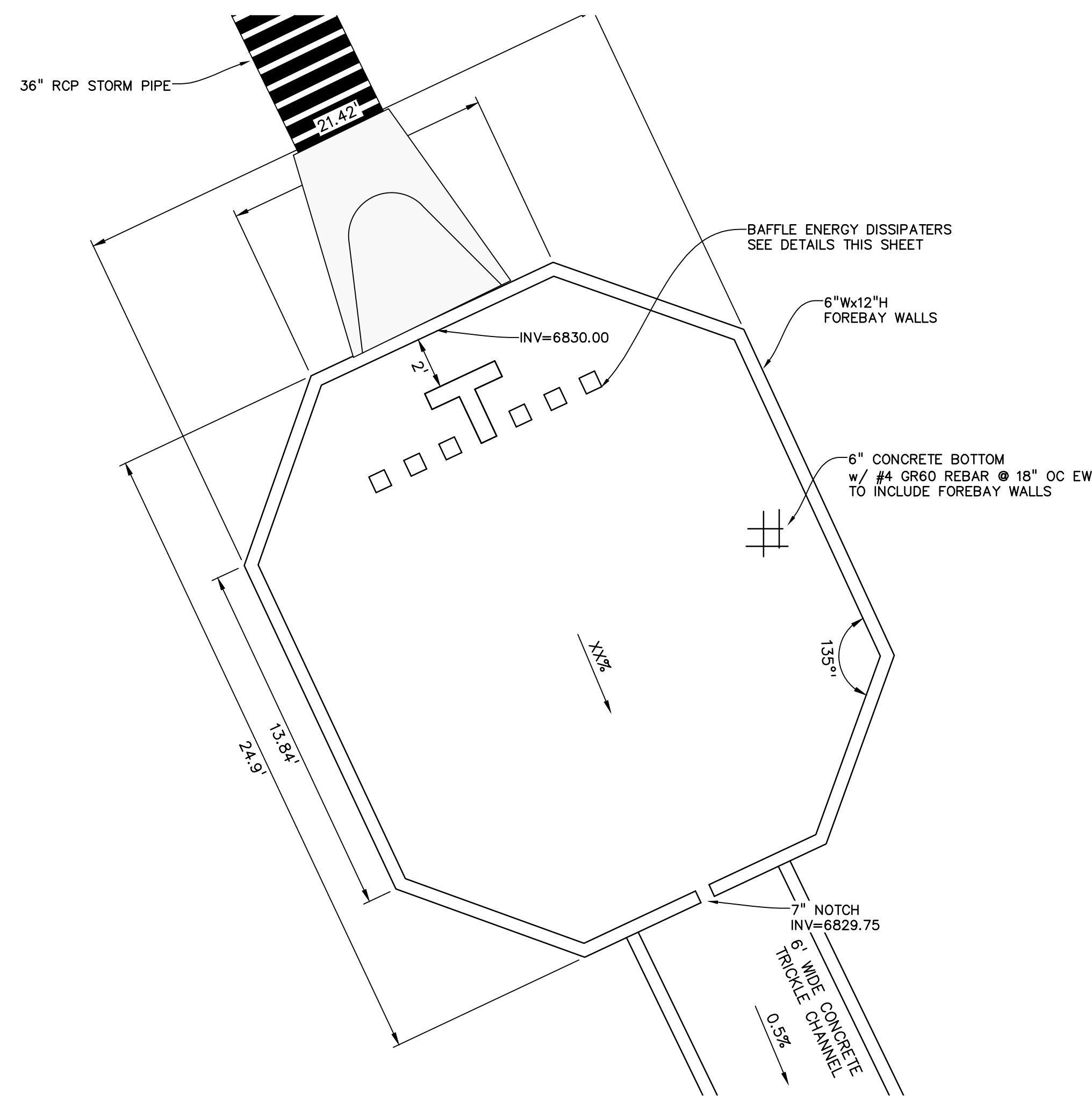
DRAWING SCALE:  
HORIZONTAL: 1" = 60'  
VERTICAL: N/A

**FINAL EROSION CONTROL PLAN**  
TRACT B

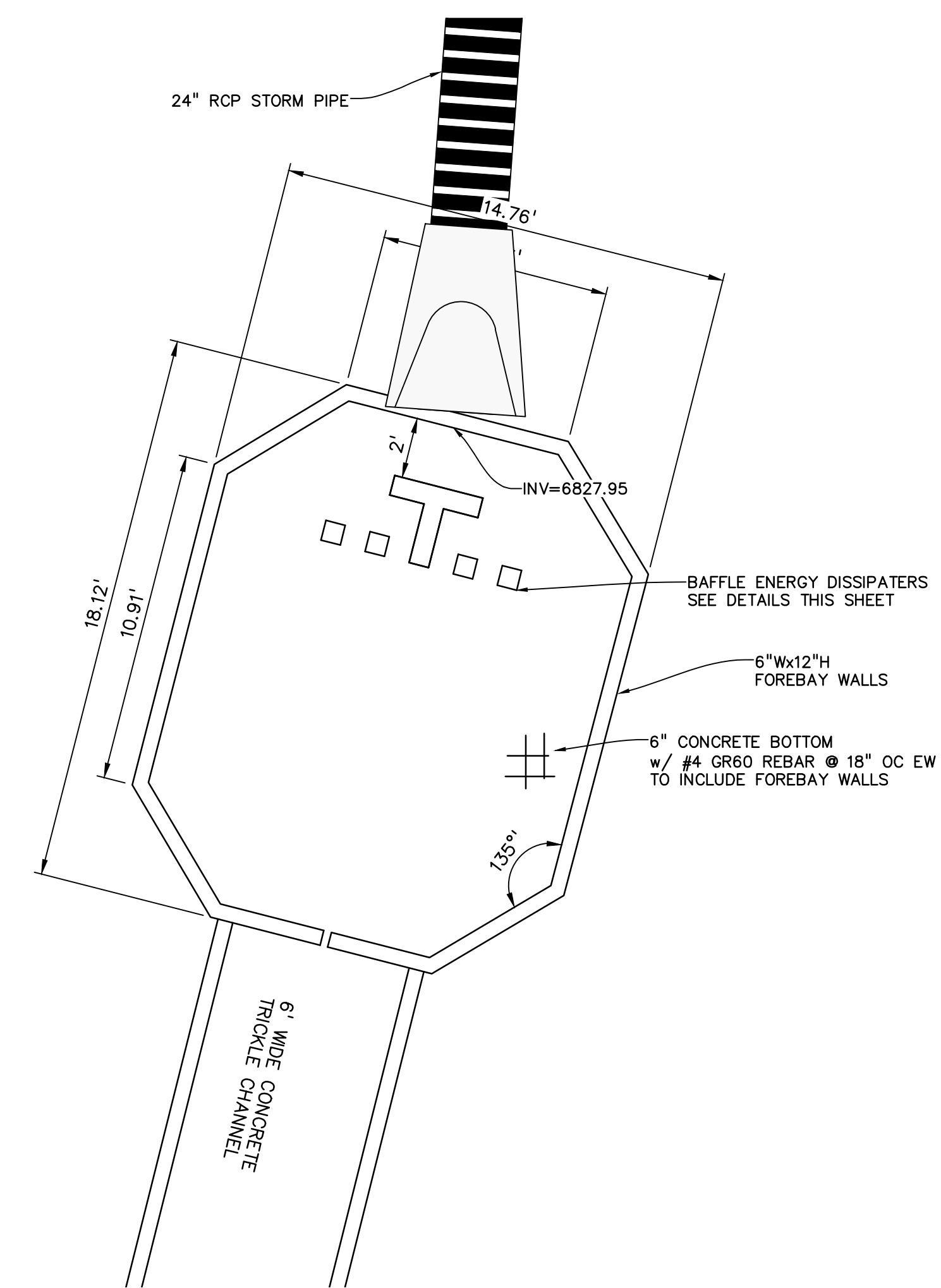
PROJECT NO. 21604-00CSCV  
DRAWING NO.

**EC-9**

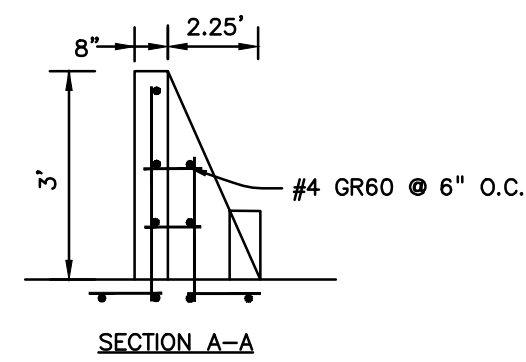
SHEET: 10 OF 16



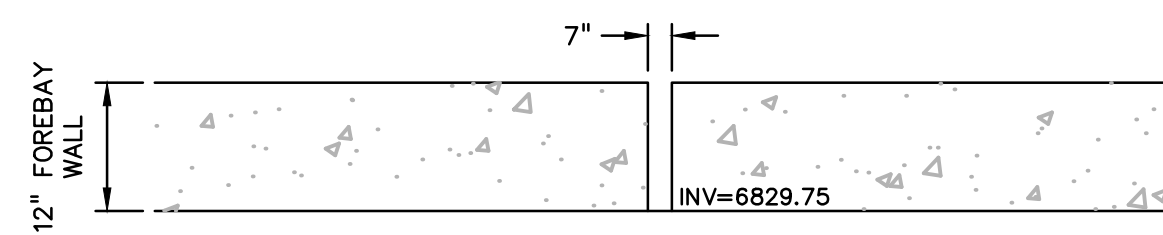
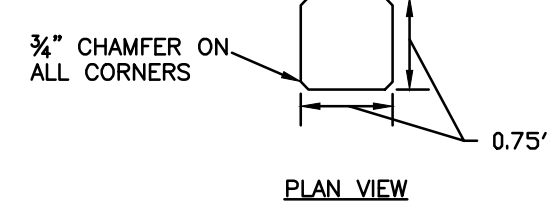
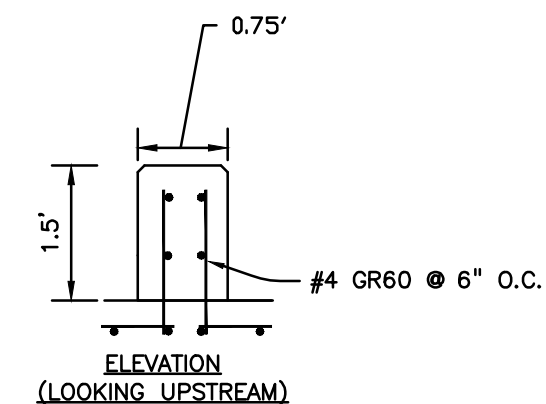
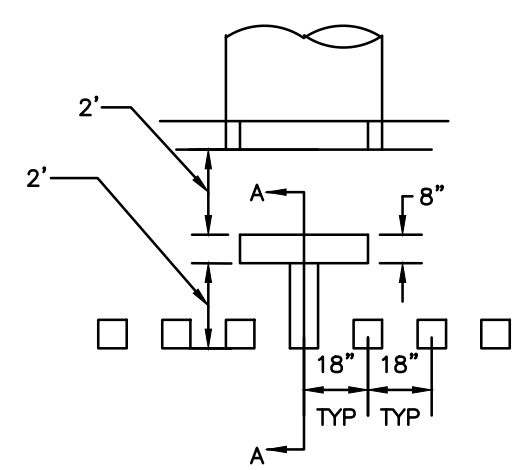
POND B - WEST FOREBAY  
SCALE: 1"=4'



POND B - EAST FOREBAY  
SCALE: 1"=4'

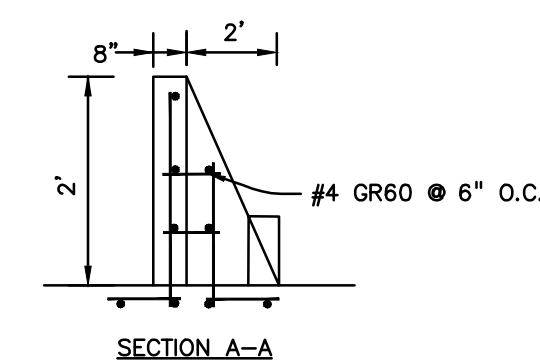


FOREBAY BAFFLE ENERGY DISSIPATORS  
NO SCALE

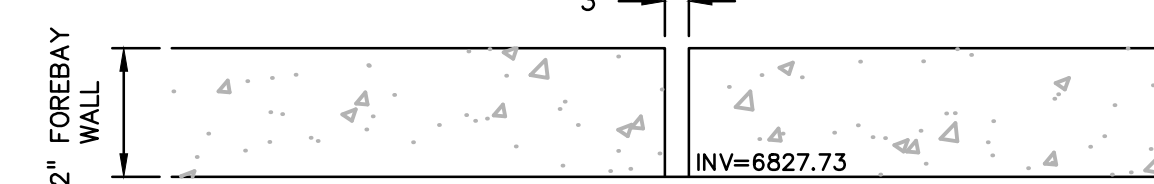
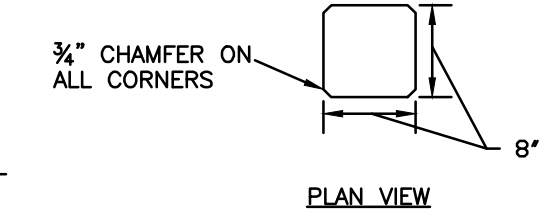
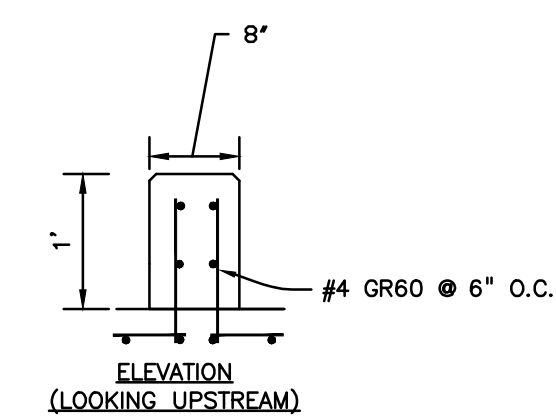
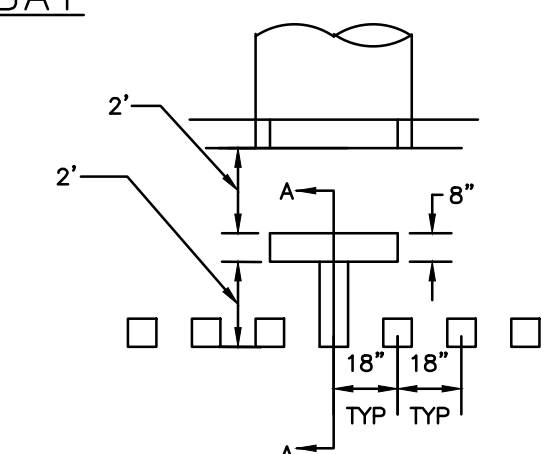


FOREBAY NOTCH  
NO SCALE

WESTERN FOREBAY DETAILS



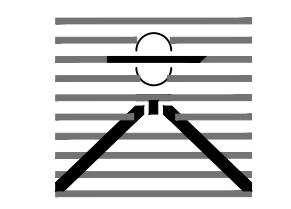
FOREBAY BAFFLE ENERGY DISSIPATORS  
NO SCALE



FOREBAY NOTCH  
NO SCALE

EASTERN FOREBAY DETAILS

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
101 SAHWATCH ST. #100  
COLORADO SPGS, COLORADO 80903  
CONTACT: TIM D. McCONNELL, P.E.  
(719) 476-0800  
COLORADO SPRINGS • LAFAYETTE

CLIENT:

PROTERRA  
PROPERTIES

1864 WOODMOOR DR, SUITE 100  
MONUMENT, CO 80132  
(719) 476-0800  
CONTACT: STEVE ROSSOLL

GRADING AND EROSION CONTROL PLANS FOR:  
**THE COMMONS AT FALCON**  
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12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE DATE

INITIAL ISSUE 12/13/24

DESIGNED BY: KGV

DRAWN BY: SBN

CHECKED BY: KGV

FILE NAME: 21604-01PND1

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

DRAWING SCALE:  
HORIZONTAL: 1"=4'  
VERTICAL: N/A

POND B  
FOREBAY DETAILS

PROJECT NO. 21604-00CSCV

DRAWING NO.

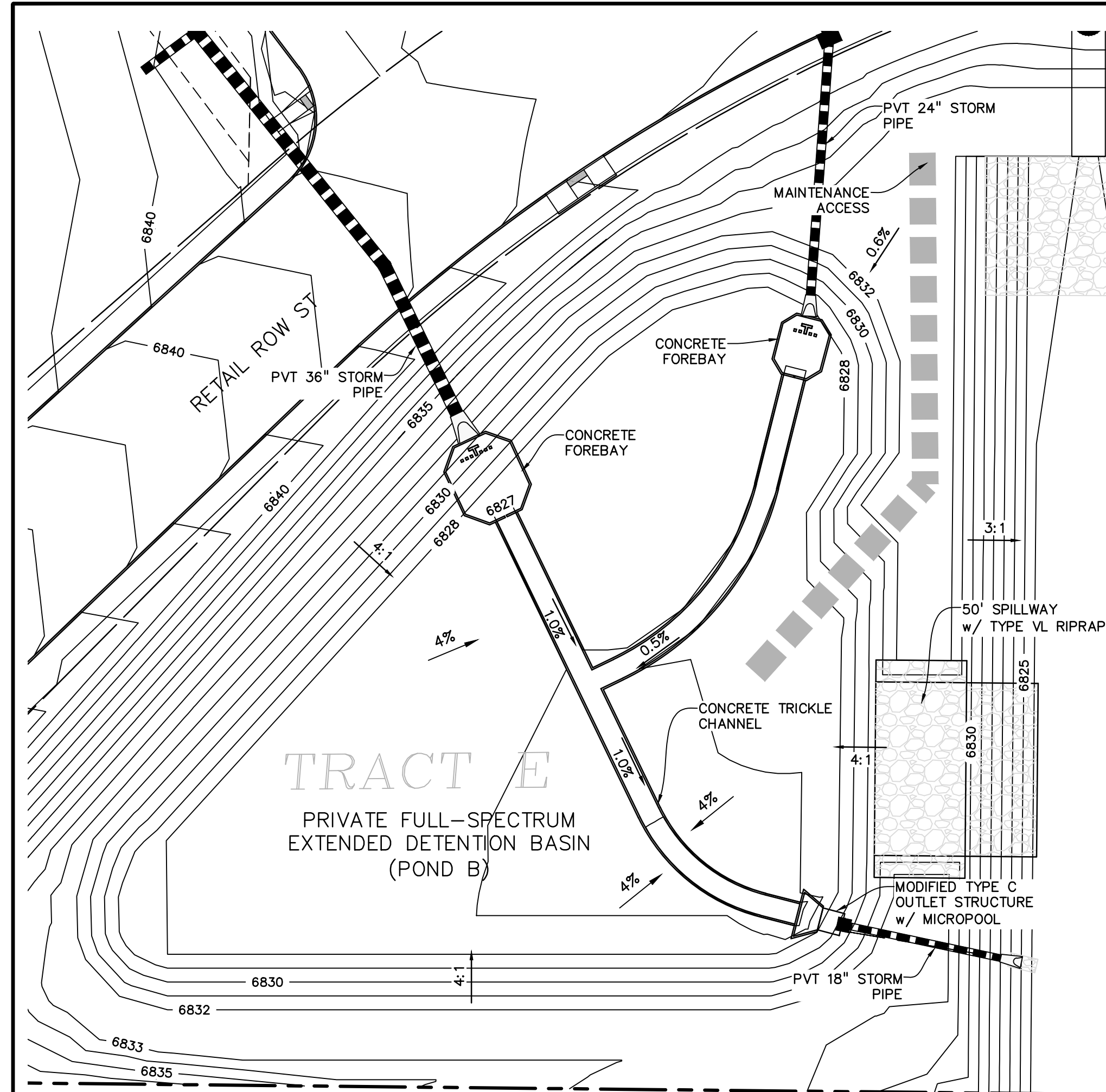
**PD-1**

SHEET: 11 OF 16

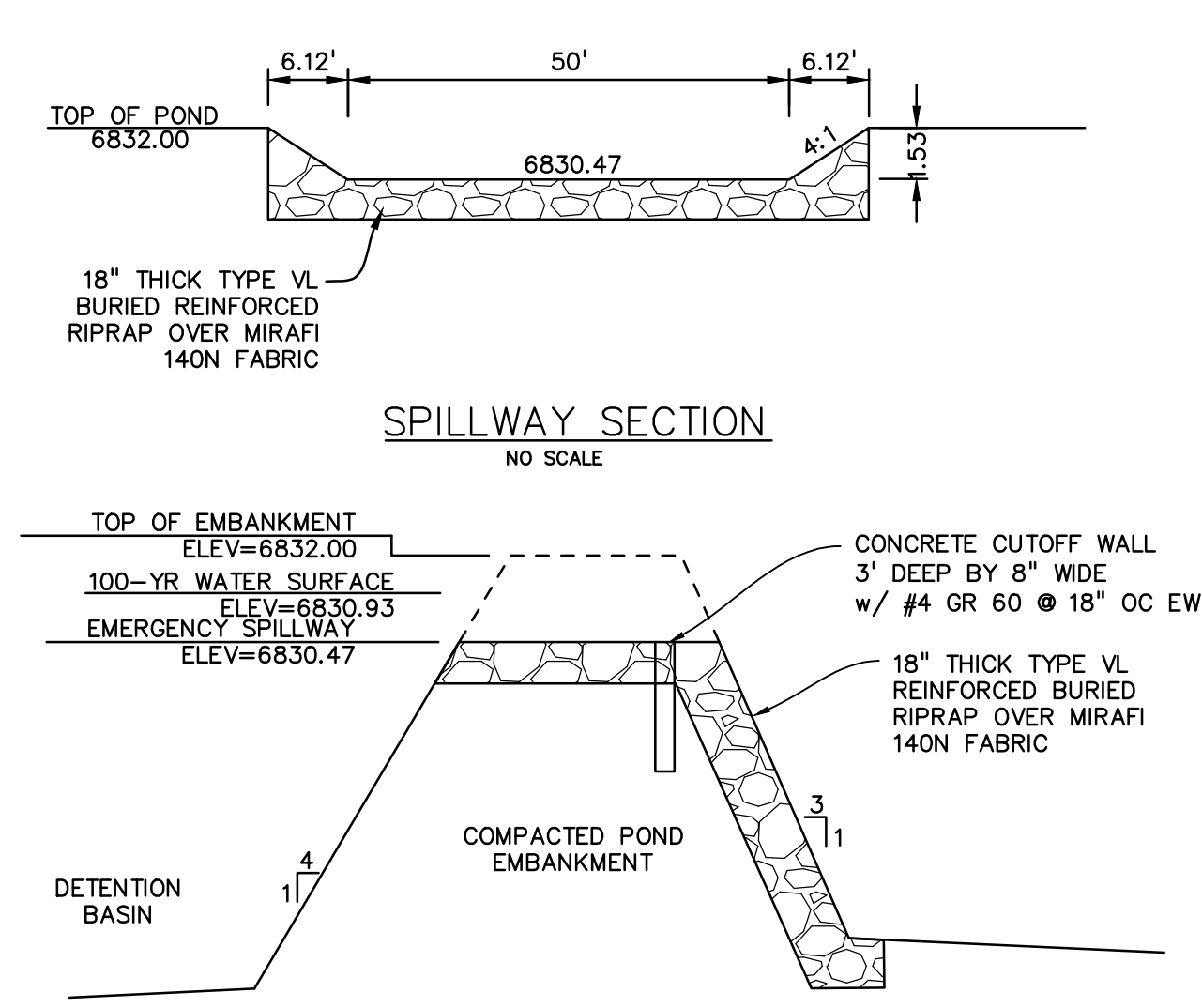


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EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

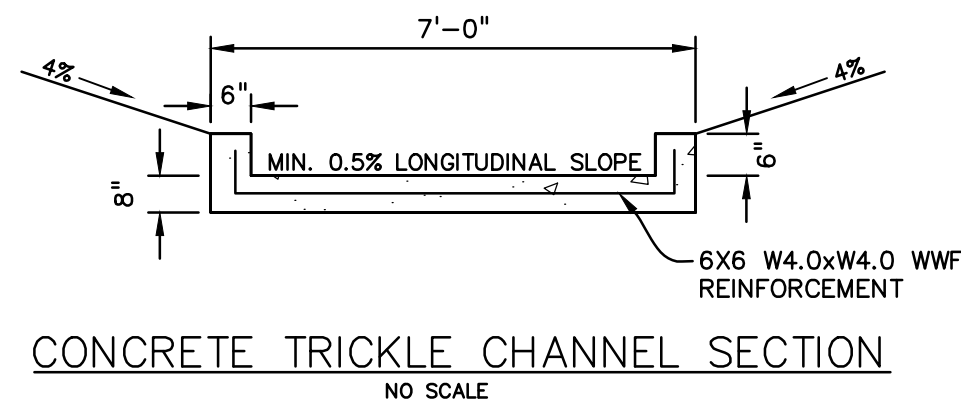


POND B PLAN VIEW  
SCALE: 1"=30'

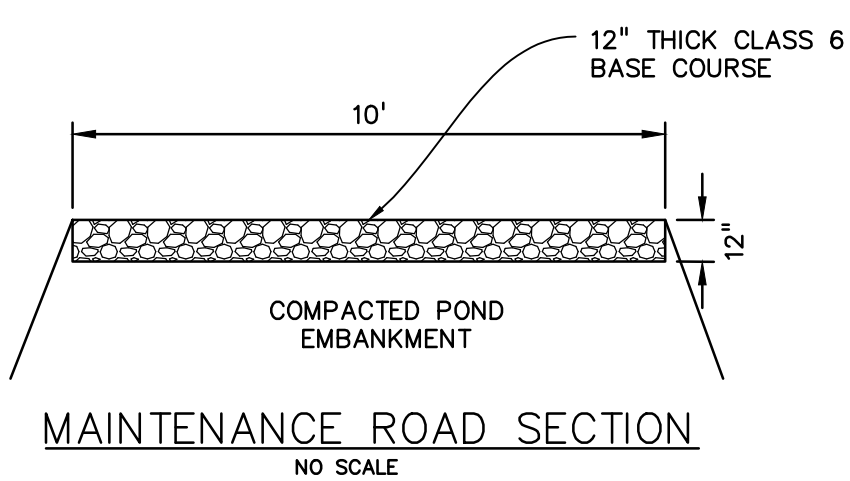


SPILLWAY SECTION  
NO SCALE

SPILLWAY SECTION  
NO SCALE

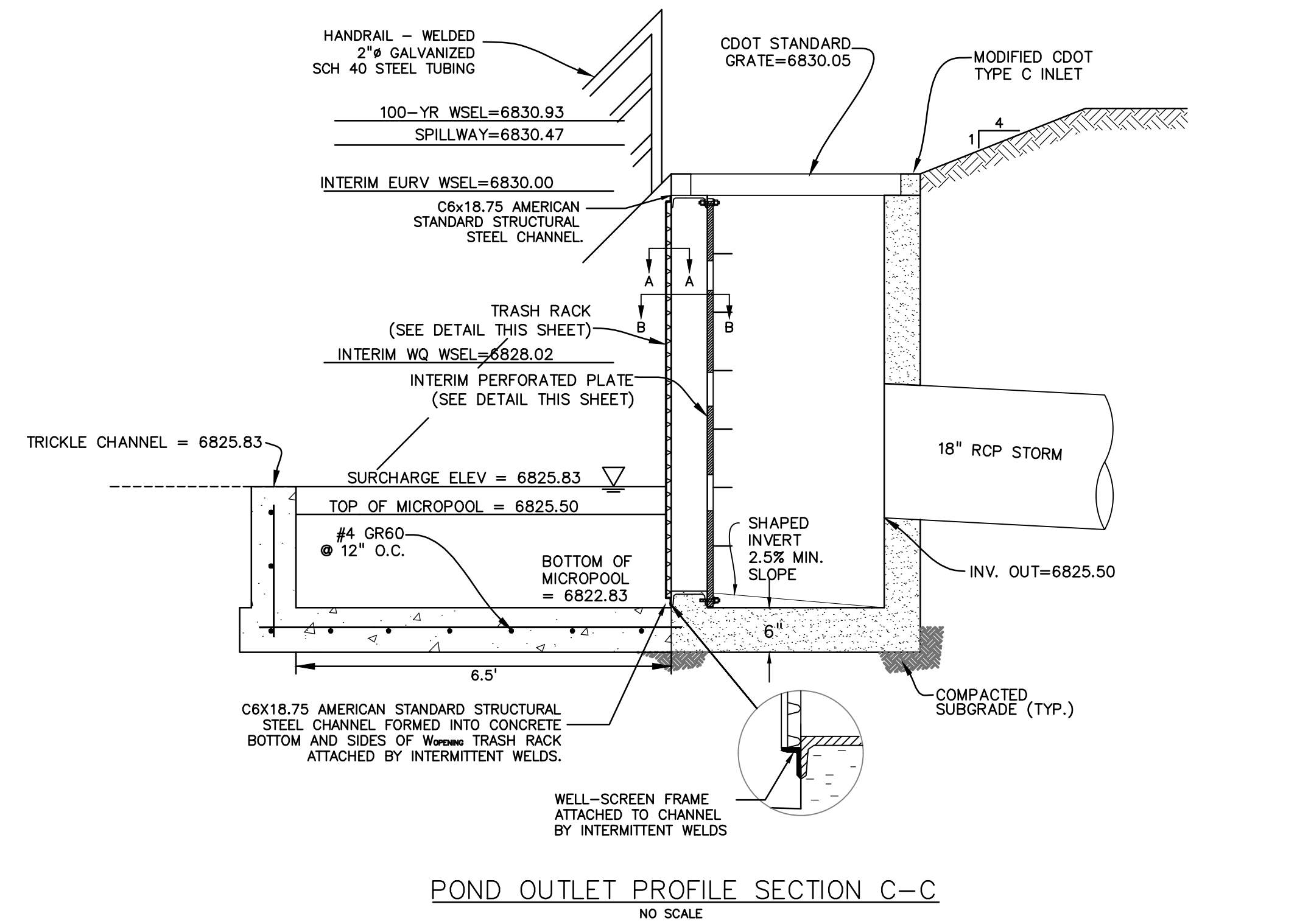


CONCRETE TRICKLE CHANNEL SECTION  
NO SCALE

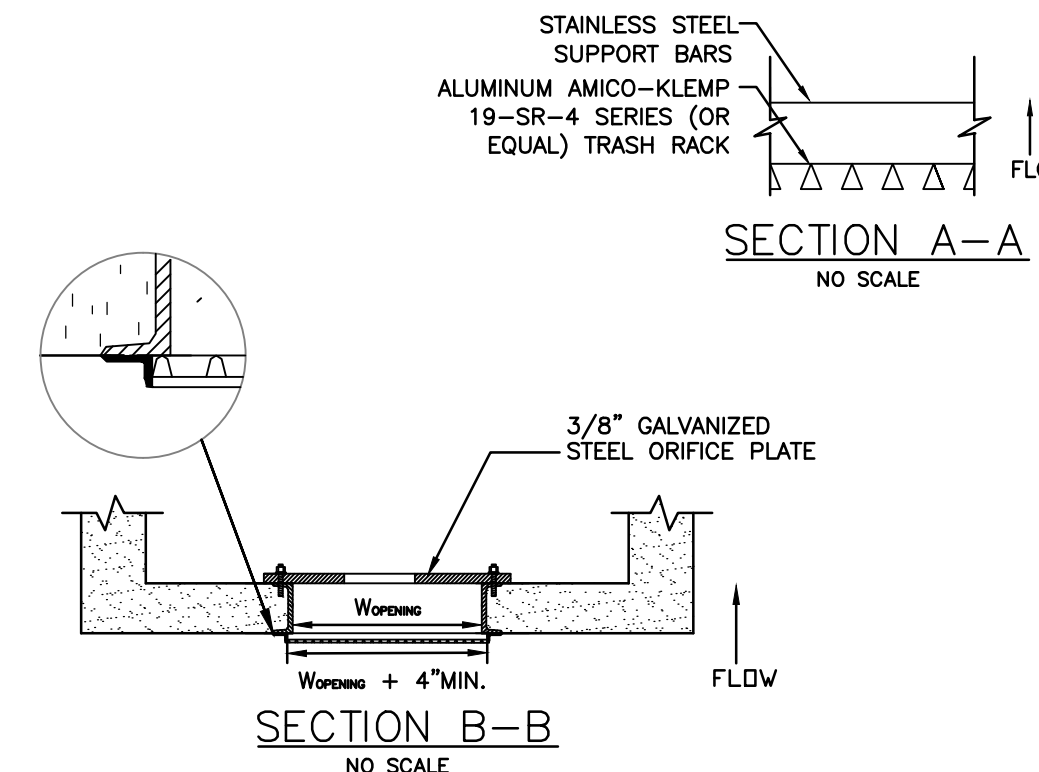


MAINTENANCE ROAD SECTION  
NO SCALE

- PERFORATED PLATE NOTES:
1. PROVIDE GASKET MATERIAL OR CAULK BETWEEN THE ORIFICE PLATE AND CONCRETE.
  2. BOLT PLATE TO CONCRETE @ 12" MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
  3. ALL STEEL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.
- WCV TRASH RACKS:
1. TRASH RACKS SHALL BE STAINLESS STEEL OR ALUMINUM AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
- GENERAL NOTES:
1. ALL EXTERIOR STEEL SHALL BE EITHER STAINLESS OR HOT DIPPED GALVANIZED

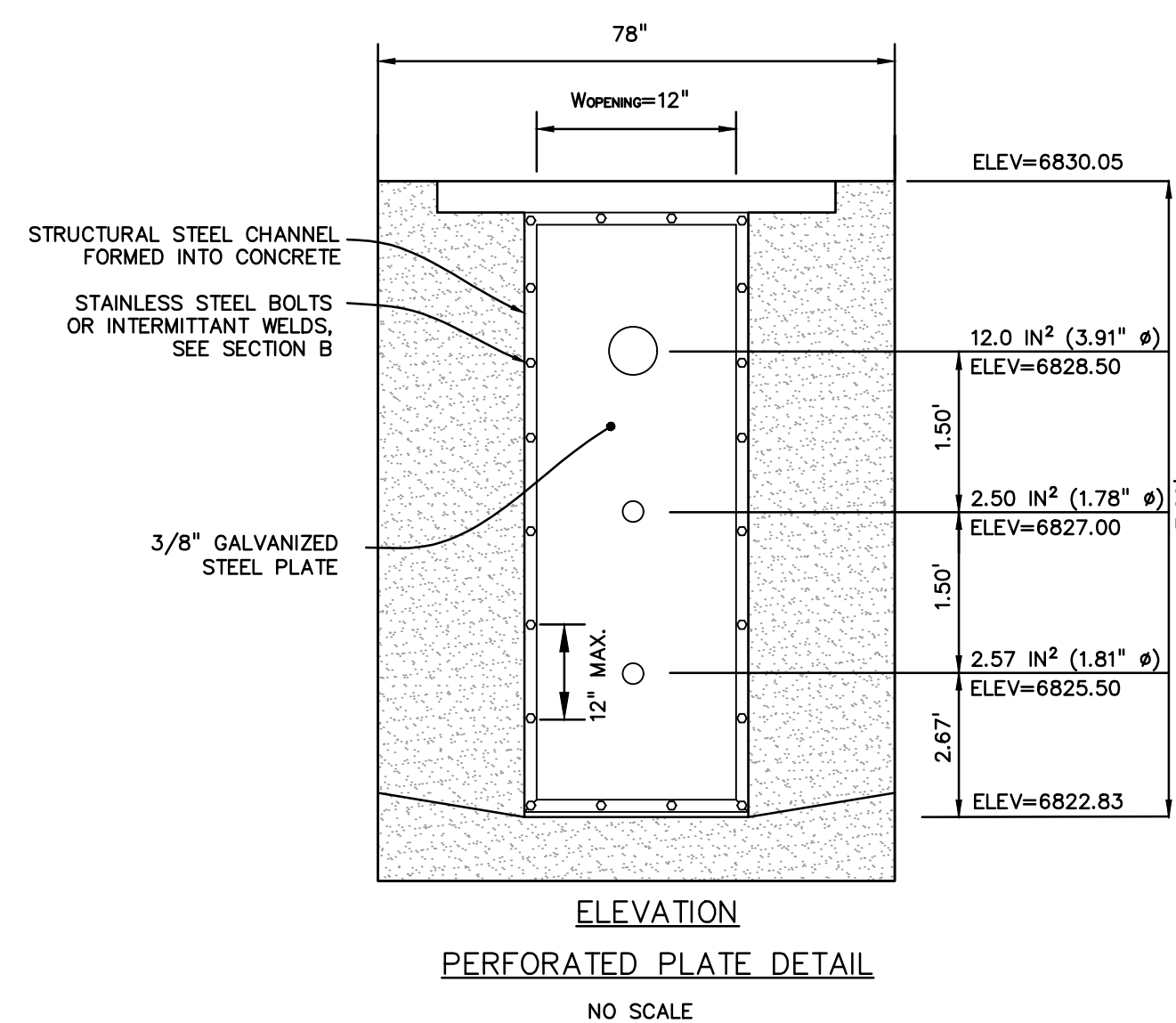


POND OUTLET PROFILE SECTION C-C  
NO SCALE

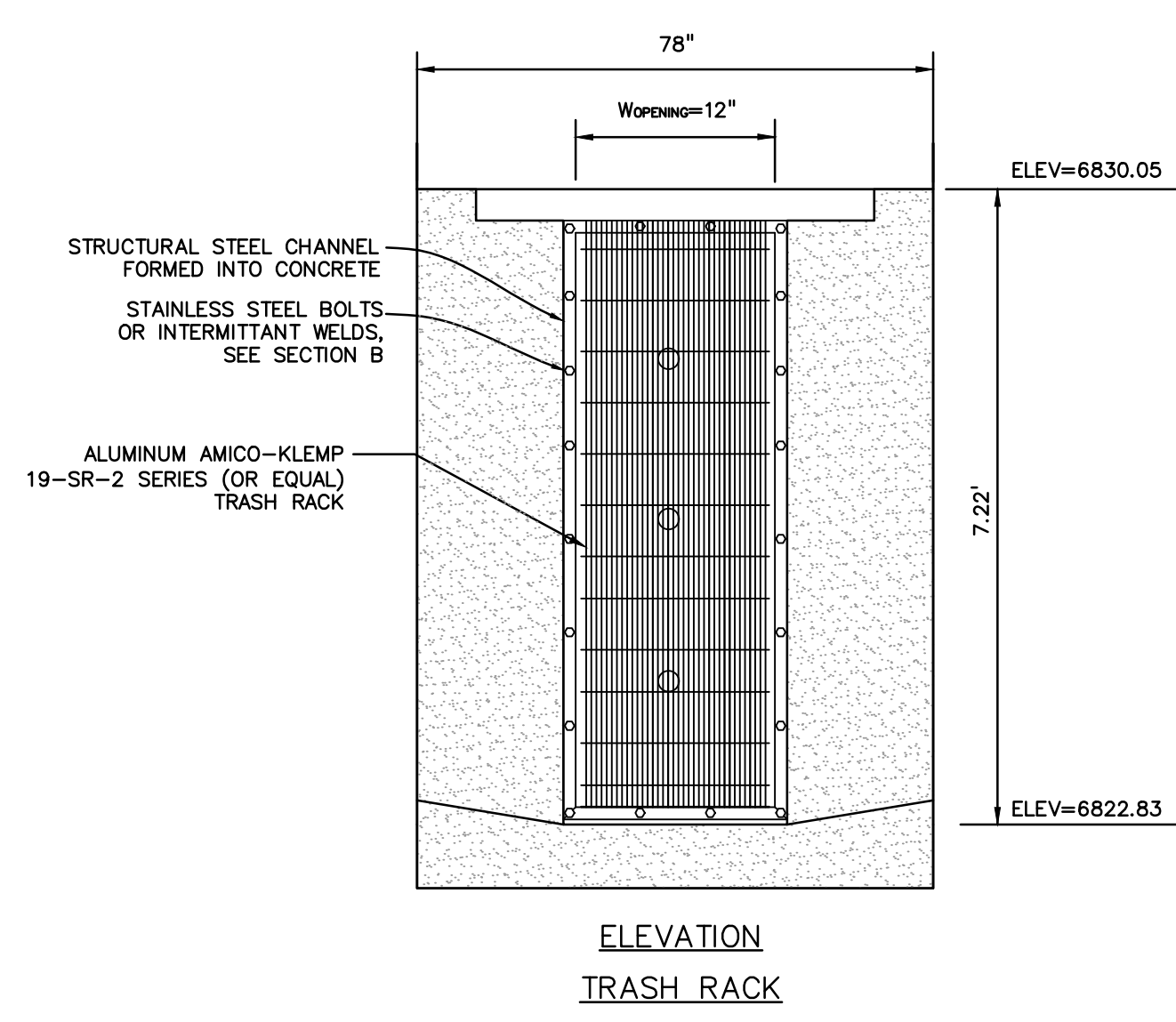


SECTION A-A  
NO SCALE

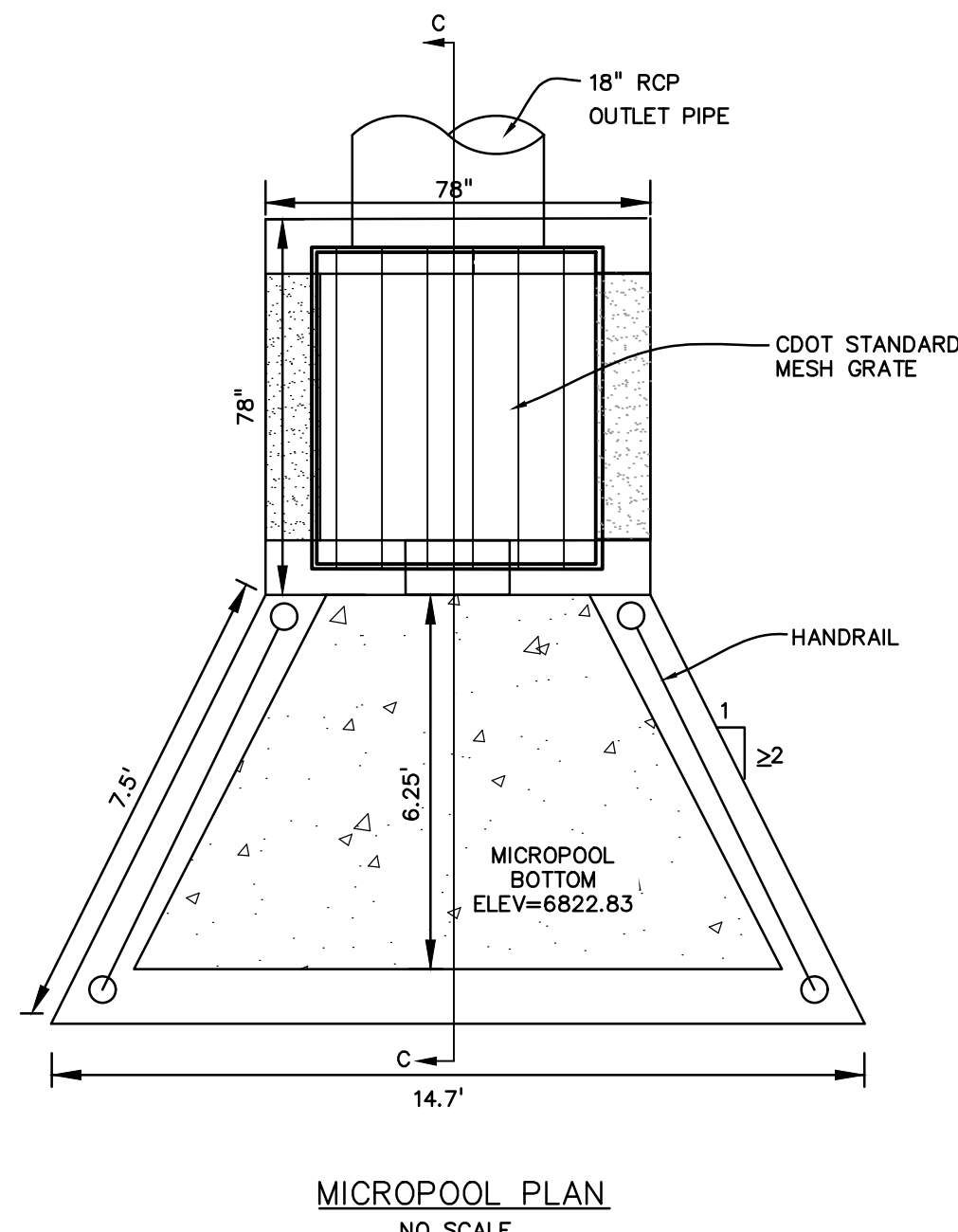
SECTION B-B  
NO SCALE



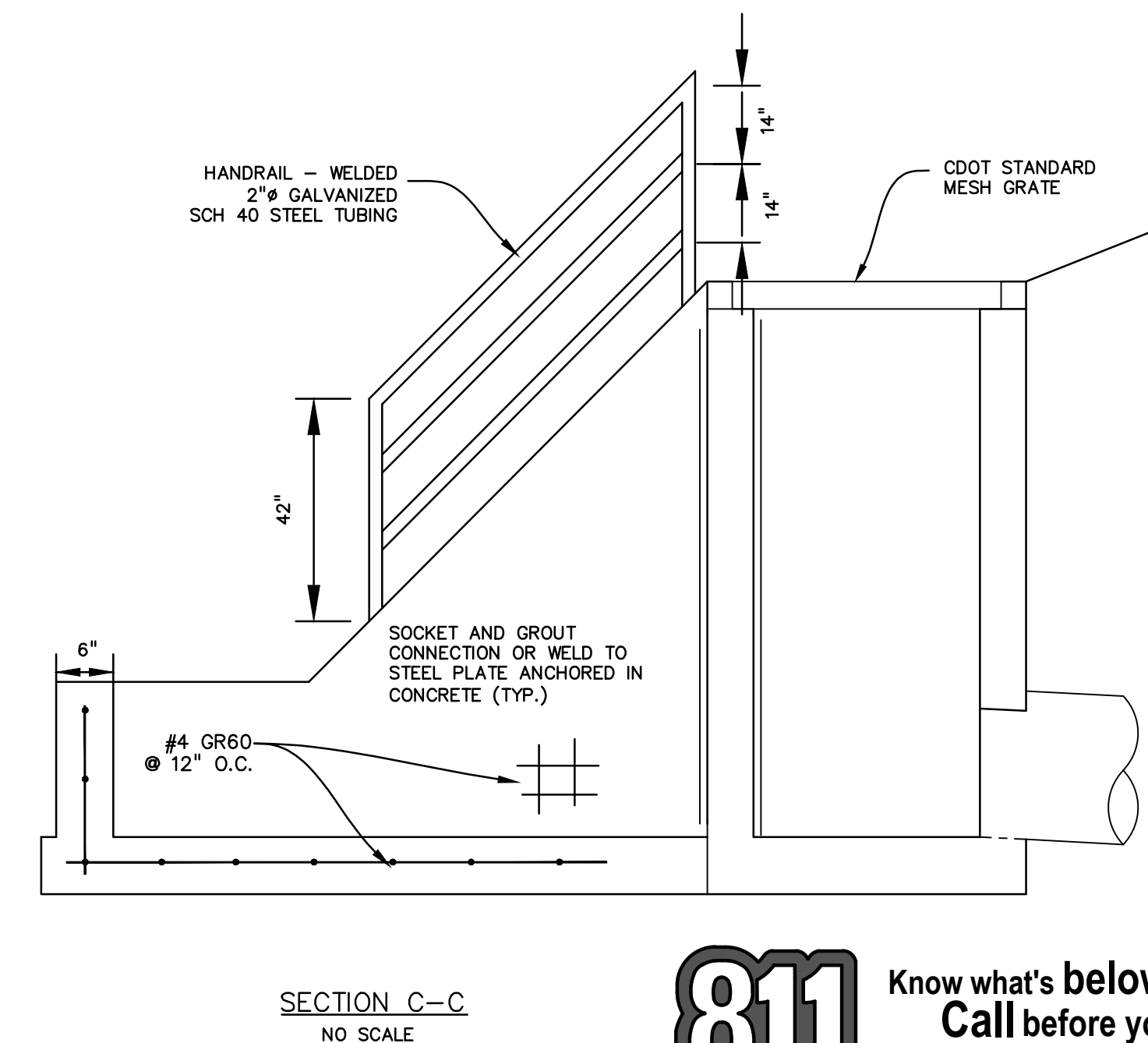
ELEVATION  
PERFORATED PLATE DETAIL  
NO SCALE



ELEVATION  
TRASH RACK  
NO SCALE



MICROPOOL PLAN  
NO SCALE



SECTION C-C  
NO SCALE



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PREPARED BY:  
**DREXEL, BARRELL & CO.**  
Engineers + Surveyors  
101 SAWATCH ST. #100  
COLORADO SPGS, COLORADO 80903  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 478-0800  
COLORADO SPRINGS • LAFAYETTE

CLIENT:  
**PRO TERRA PROPERTIES**  
1864 WOODMOOR DR, SUITE 100  
MONUMENT, CO 80132  
(719) 478-0800  
CONTACT: STEVE ROSSOLL

GRADING AND EROSION CONTROL PLANS FOR:  
**THE COMMONS AT FALCON FIELD - FILING NO. 1**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/13/24

DESIGNED BY: KGV  
DRAWN BY: CGH  
CHECKED BY: TDM  
FILE NAME: 21604-01PND1

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

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

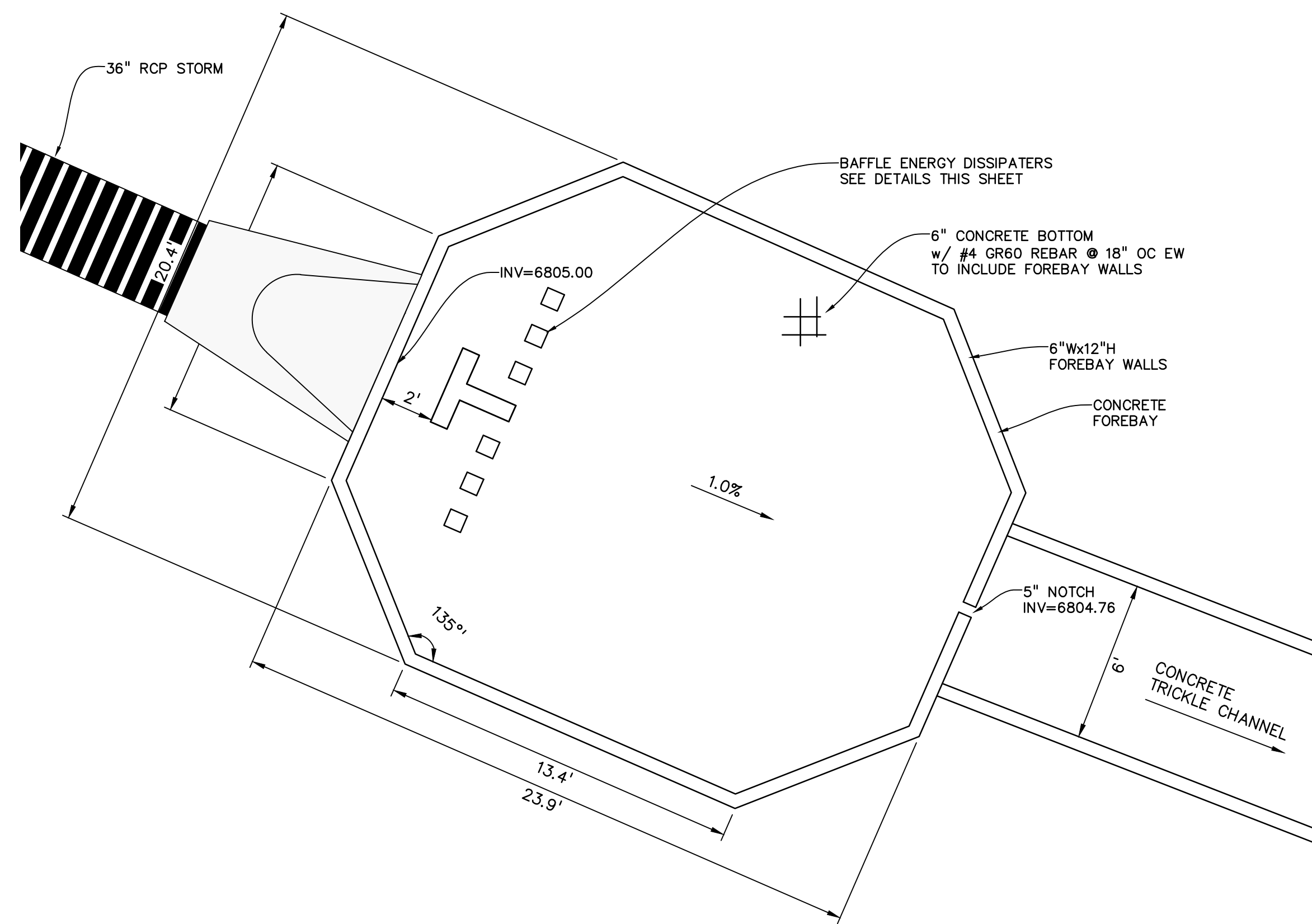
**FINAL CENTRAL POND OUTLET DETAILS**

PROJECT NO. 21604-00CSCV  
DRAWING NO.

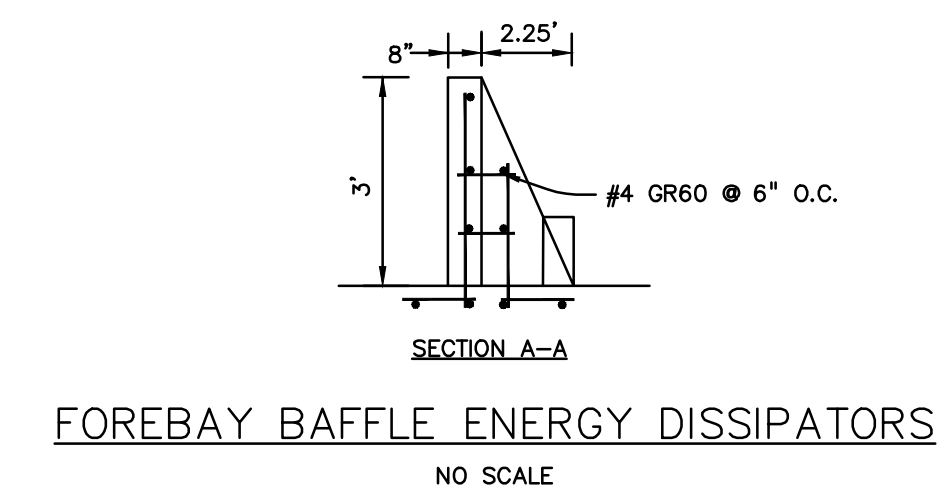
**PD-2**

SHEET: 12 OF 16

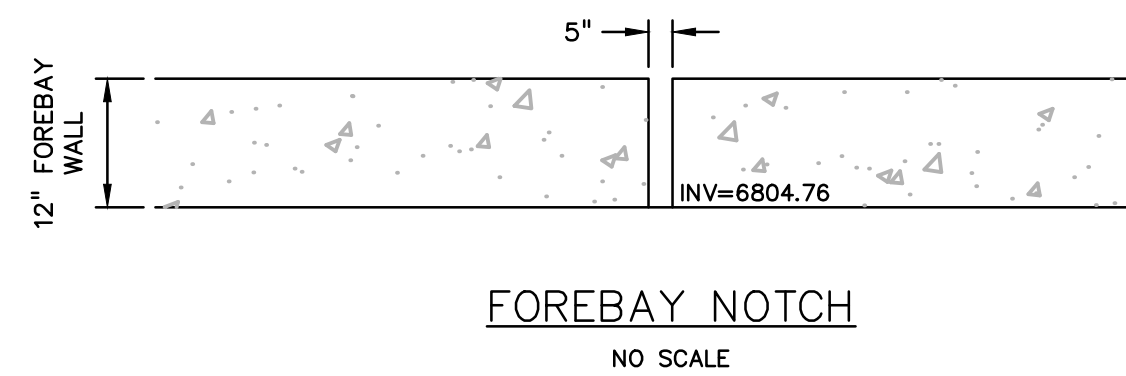




NORTH FOREBAY PLAN VIEW  
SCALE: 1"=10'

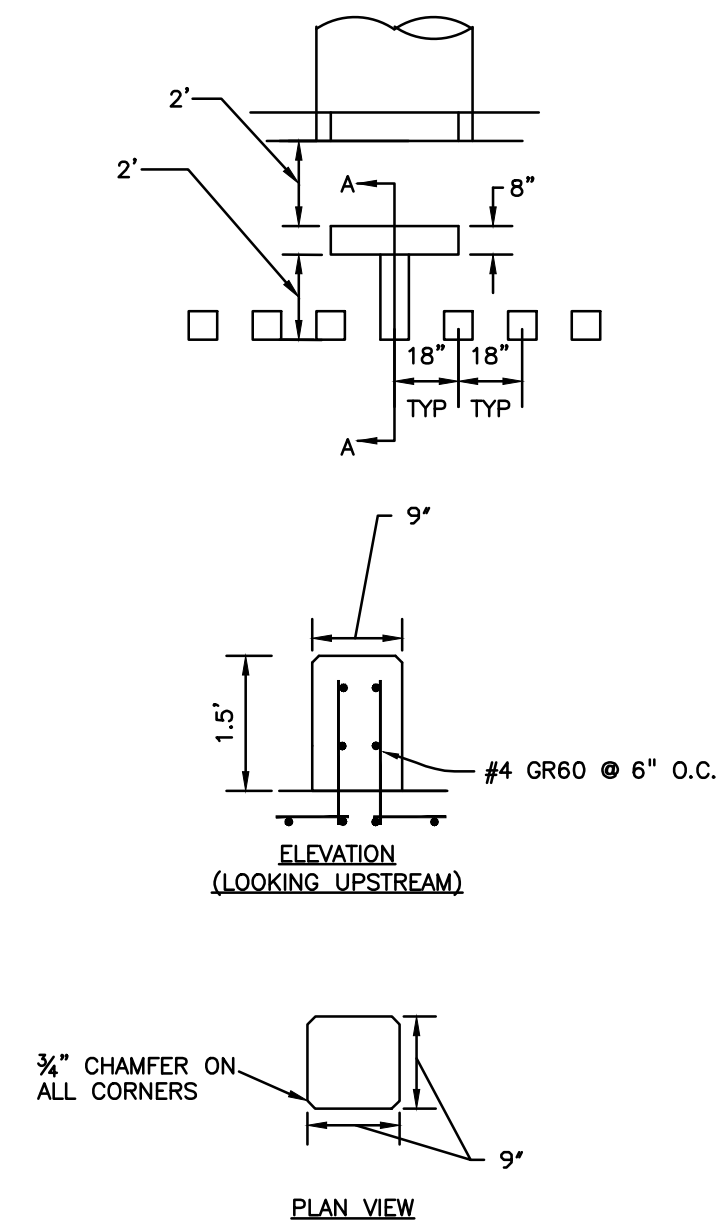


FOREBAY BAFFLE ENERGY DISSIPATORS  
NO SCALE



FOREBAY NOTCH  
NO SCALE

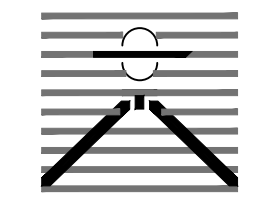
NORTH FOREBAY DETAILS



ELEVATION  
(LOOKING UPSTREAM)

PLAN VIEW

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers & Surveyors  
101 SAHWATCH ST. #100  
COLORADO SPRGS, COLORADO 80903  
CONTACT: TIM D. McCONNELL, P.E.  
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CLIENT:

PROTERRA  
PROPERTIES

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CONTACT: STEVE ROSSOLL

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PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/13/24
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	KGV
FILE NAME:	21604-01PND1

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

DRAWING SCALE:  
HORIZONTAL: 1"=10'  
VERTICAL: N/A

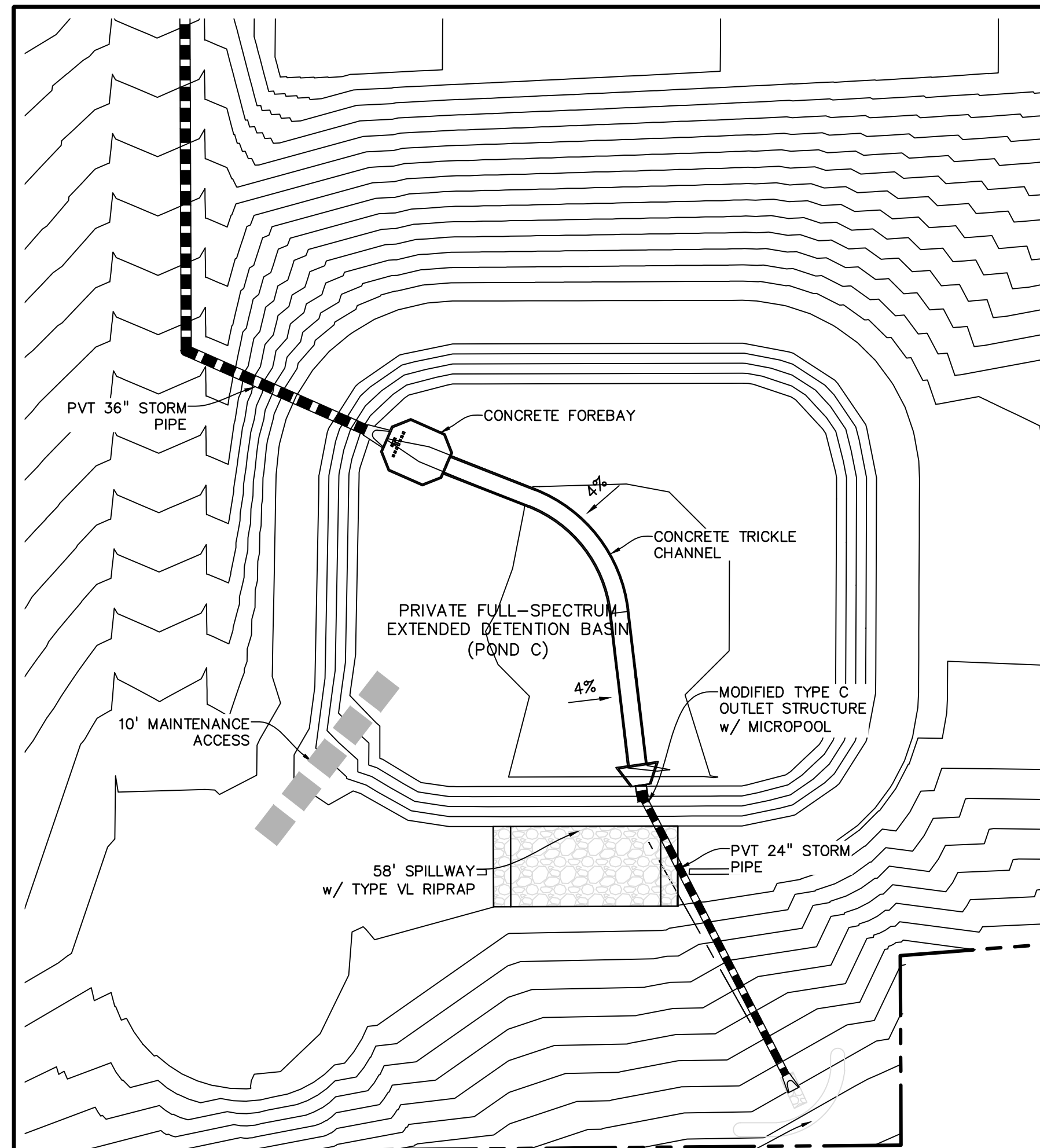
POND C  
FOREBAY DETAILS

PROJECT NO. 21604-00CSCV  
DRAWING NO.

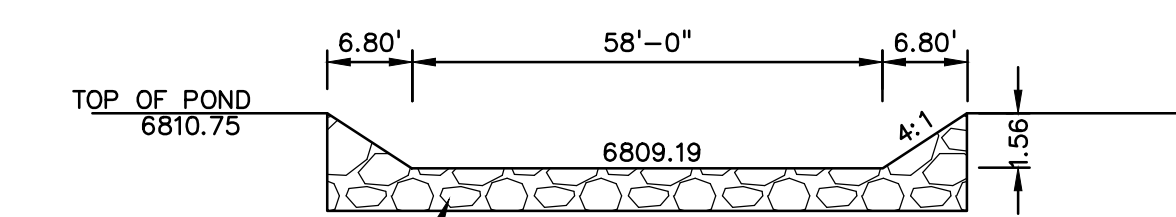
**PD-3**

SHEET: 13 OF 16

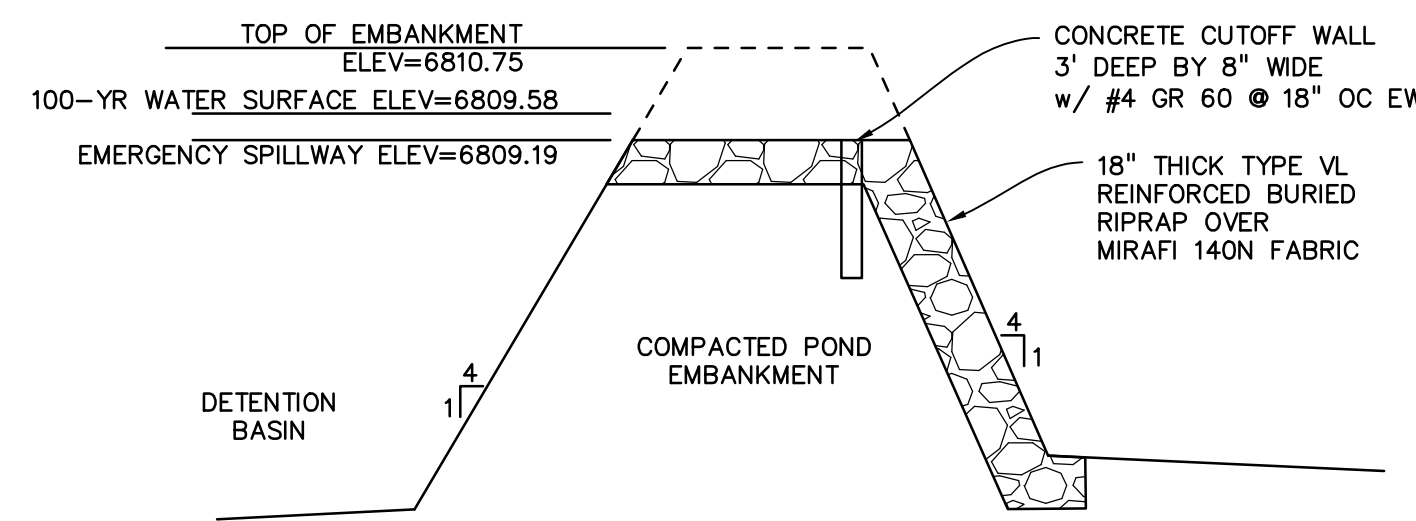




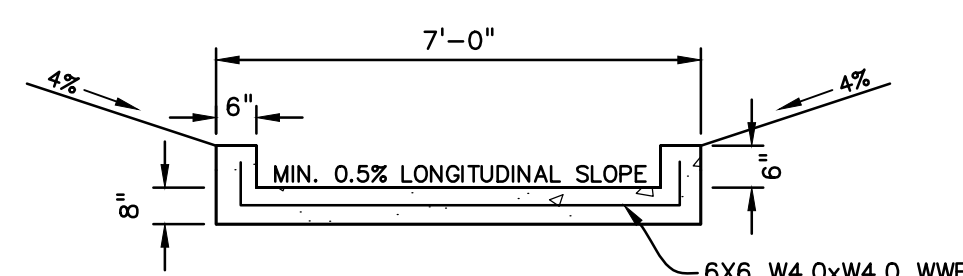
NORTH POND PLAN VIEW  
SCALE: 1"=40'



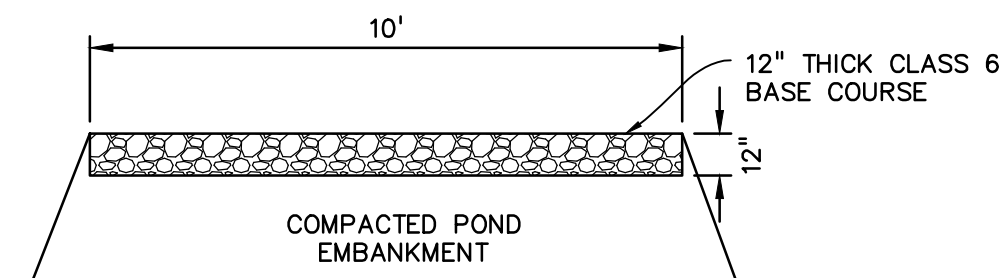
SPILLWAY SECTION  
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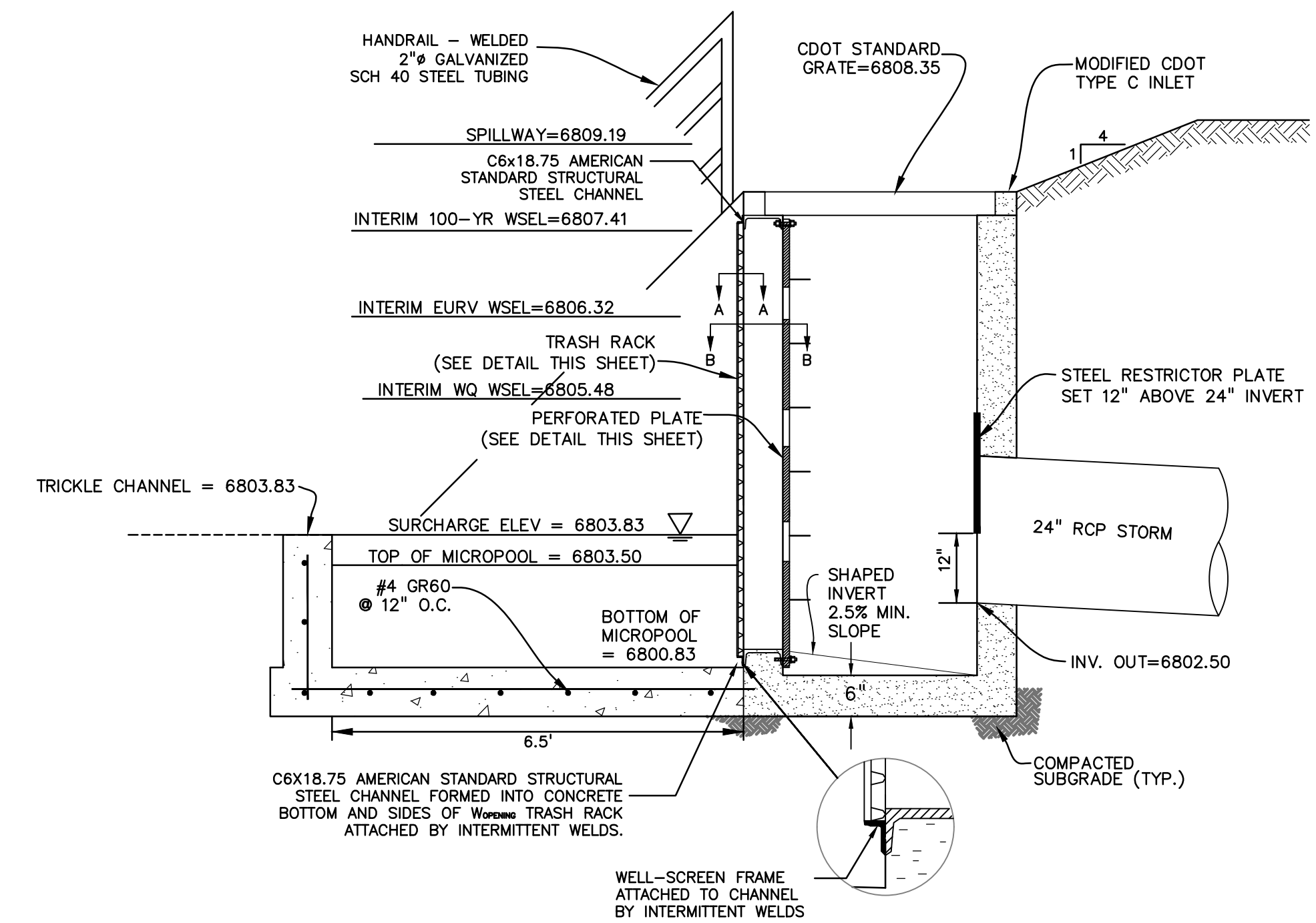
SPILLWAY SECTION  
NO SCALE



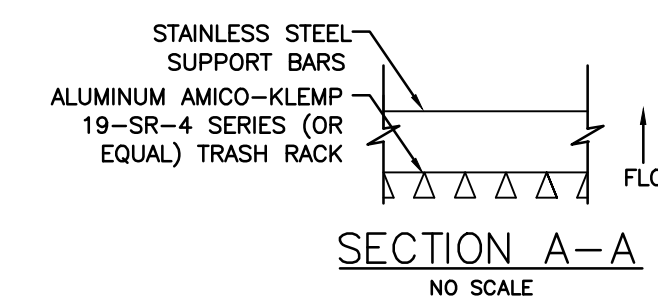
CONCRETE TRICKLE CHANNEL SECTION  
NO SCALE



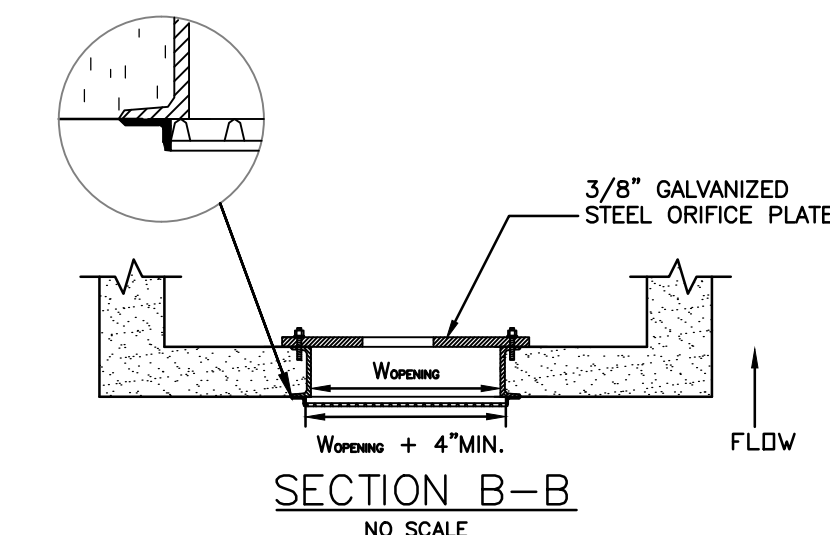
MAINTENANCE ROAD SECTION  
NO SCALE



POND OUTLET PROFILE SECTION C-C  
NO SCALE



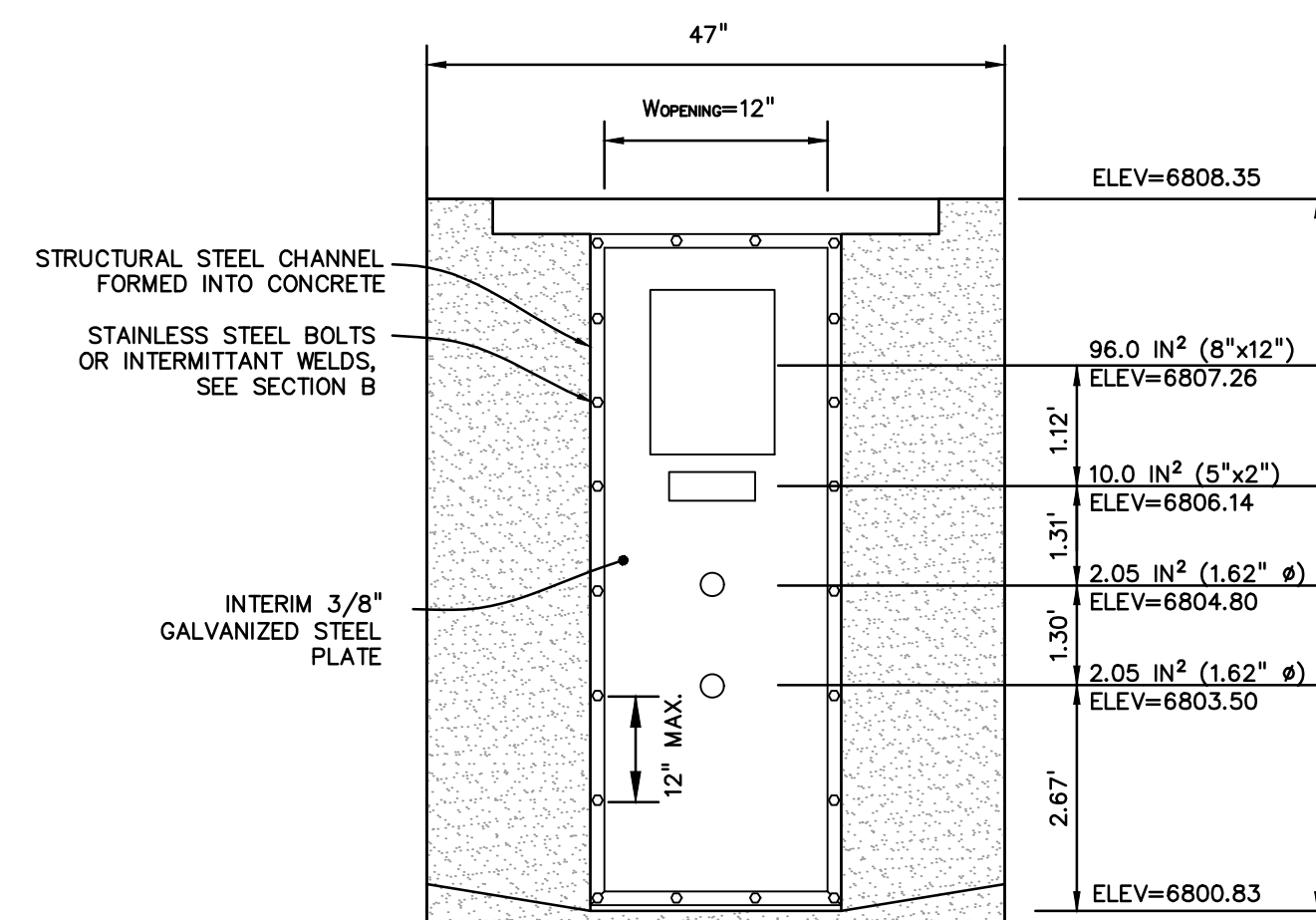
SECTION A-A  
NO SCALE



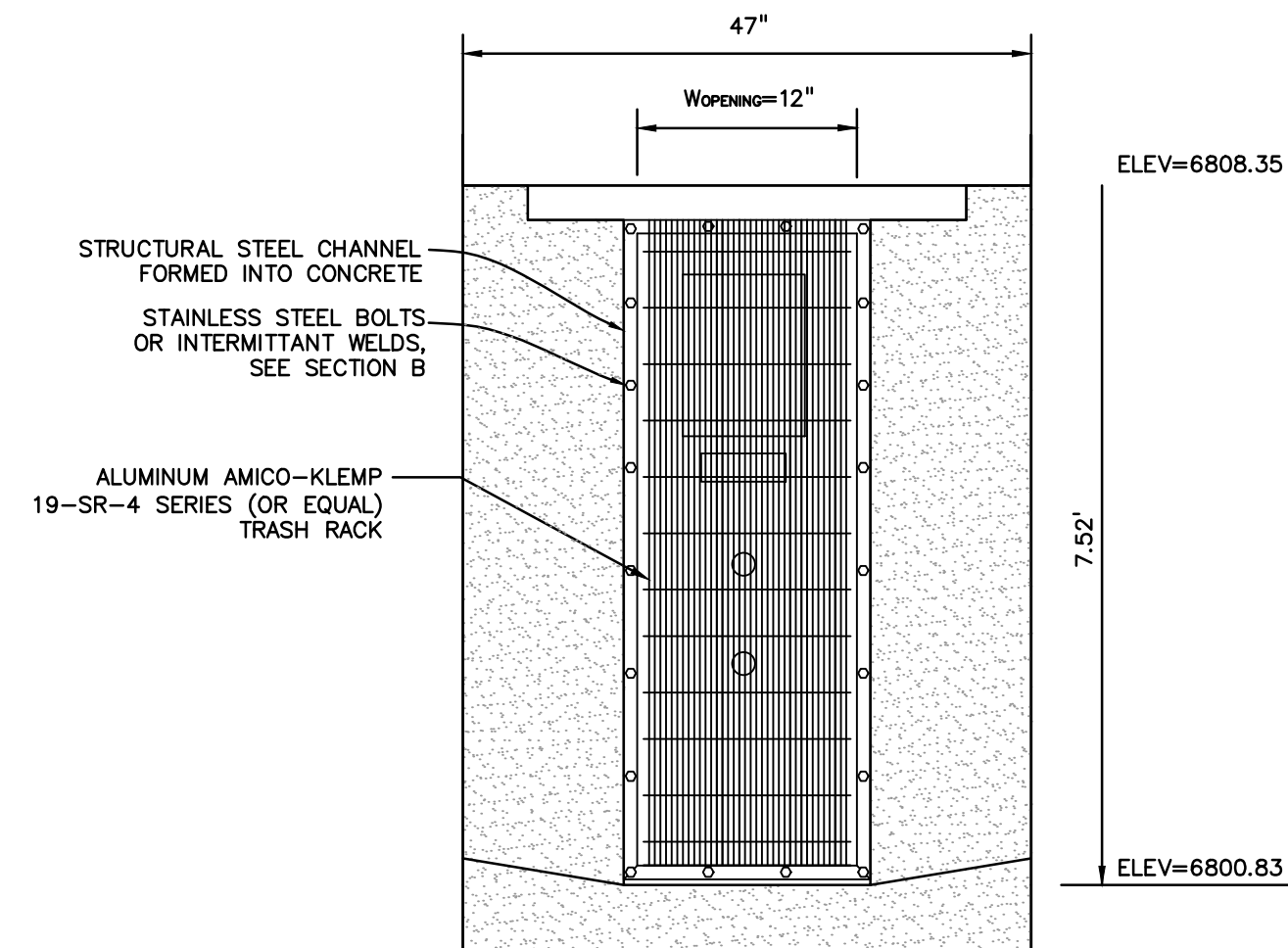
SECTION B-B  
NO SCALE

- PERFORATED PLATE NOTES:
1. PROVIDE GASKET MATERIAL OR CAULK BETWEEN THE ORIFICE PLATE AND CONCRETE.
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- GENERAL NOTES:
1. ALL EXTERIOR STEEL SHALL BE EITHER STAINLESS OR HOT DIPPED GALVANIZED

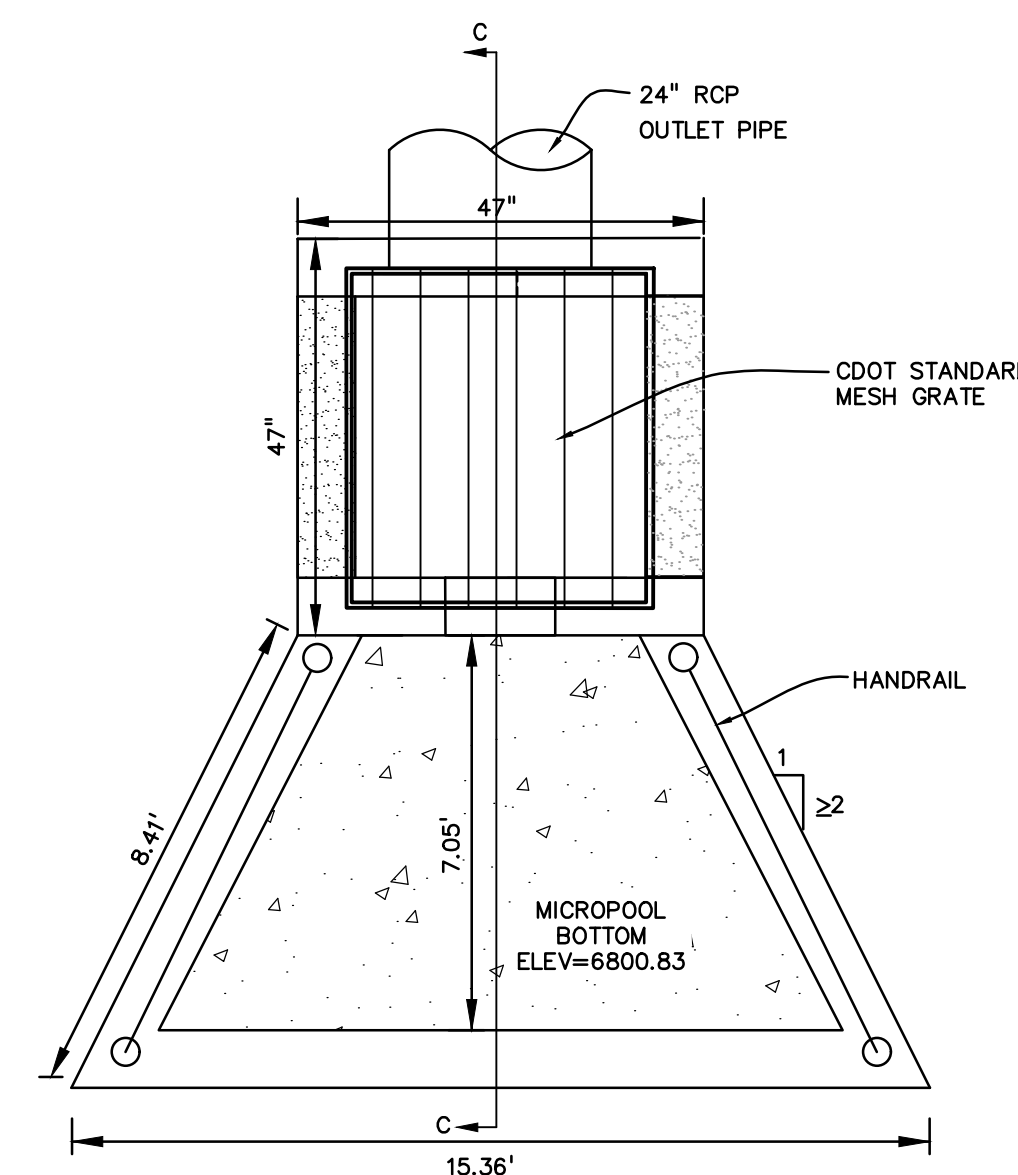
INTERIM OUTLET PLATE TO REMAIN UNTIL FINAL DESIGN FOR FUTURE FILING NO. 3



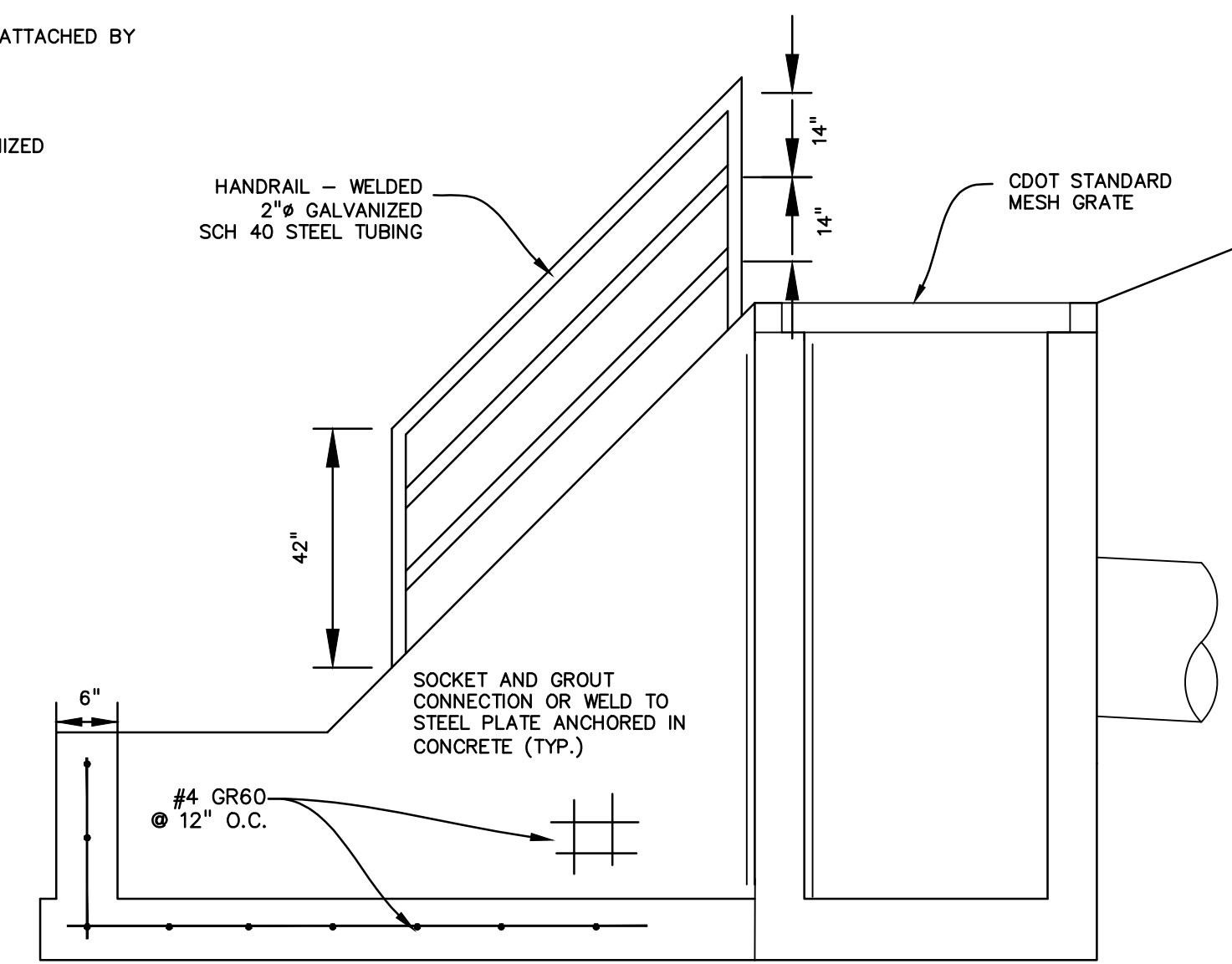
ELEVATION  
INTERIM PERFORATED PLATE DETAIL  
NO SCALE



ELEVATION  
TRASH RACK  
NO SCALE



MICROPOOL PLAN  
NO SCALE

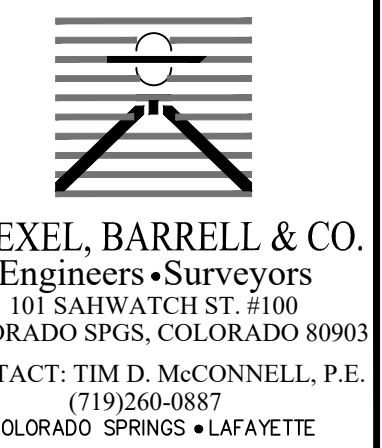


SECTION C-C  
NO SCALE



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.

PREPARED BY:



DREXEL, BARRELL & CO.  
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101 SAWATCH ST. #100  
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CLIENT:

PROTERRA PROPERTIES

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MONUMENT, CO 80132  
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CONTACT: STEVE ROSSOLL

GRADING AND EROSION CONTROL PLANS FOR:  
**THE COMMONS AT FALCON FIELD - FILING NO. 1**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	12/13/24

DESIGNED BY: KGV  
DRAWN BY: CGH  
CHECKED BY: TDM  
FILE NAME: 21604-01PND1

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

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

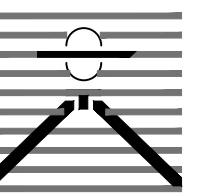
INTERIM SOUTHERN POND OUTLET DETAILS

PROJECT NO. 21604-00CSCV  
DRAWING NO.

PD-4

SHEET: 14 OF 16

PREPARED BY:



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GRADING AND EROSION CONTROL PLANS FOR:
THE COMMONS AT FALCON
FIELD - FILING NO. 1
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

Table with 2 columns: ISSUE, DATE. Row 1: INITIAL ISSUE, 12/13/24

DESIGNED BY: TDM
DRAWN BY: KGV
CHECKED BY: TDM
FILE NAME: 21604-01ECDT1-2

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-1

SHEET: 15 OF 16



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.

SC-6 Inlet Protection (IP)
IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION
IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION
IP-4. SILT FENCE FOR SUMP INLET PROTECTION

Inlet Protection (IP) SC-6
IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION
IP-4. SILT FENCE FOR SUMP INLET PROTECTION
IP-6. STRAW BALE FOR SUMP INLET PROTECTION

SC-6 Inlet Protection (IP)
IP-5. OVEREXCAVATION INLET PROTECTION
IP-6. STRAW BALE FOR SUMP INLET PROTECTION

Inlet Protection (IP) SC-6
CIP-1. CULVERT INLET PROTECTION

SC-6 Inlet Protection (IP)
GENERAL INLET PROTECTION INSTALLATION NOTES
INLET PROTECTION MAINTENANCE NOTES

Vehicle Tracking Control (VTC) SM-4
VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 Vehicle Tracking Control (VTC)
STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES
STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

EC-12 Check Dams (CD)
A. ROCK DAM
B. STRAW BALE CHECK DAM
C. SPACING CHECK DAMS
CHECK DAM NOTES
INSTALLATION REQUIREMENTS
MAINTENANCE REQUIREMENTS

EC-12 Check Dams (CD)
CHECK DAM INSTALLATION NOTES
CHECK DAM MAINTENANCE NOTES

