

## GRADING AND EROSION CONTROL PLANS

# THE COMMONS AT FALCON FIELD - FILING NO. 1

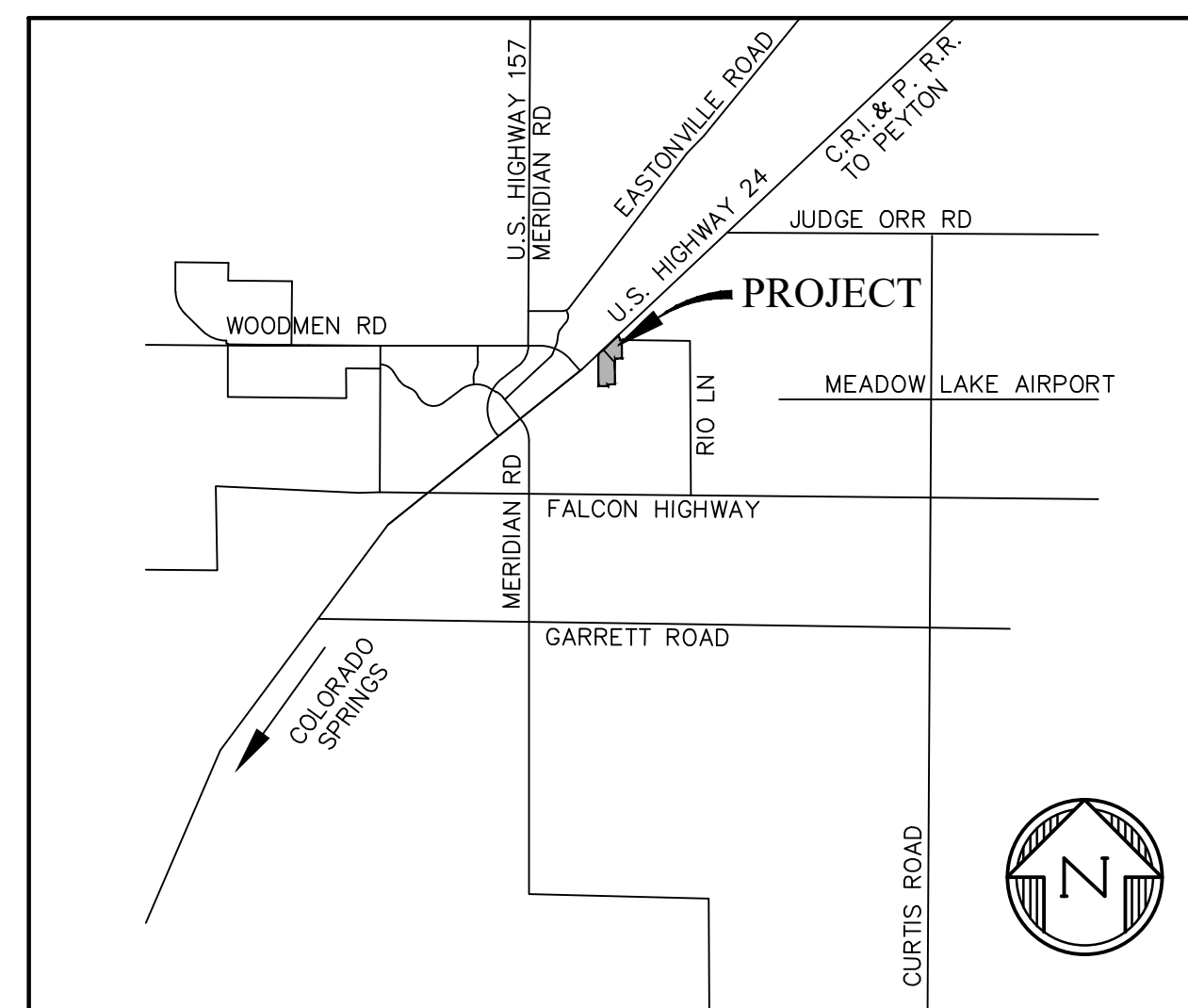
SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.

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 ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE 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.

Replace with note 17 from the GEC Checklist



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

add P.E. and County Engineer/ECM administrator



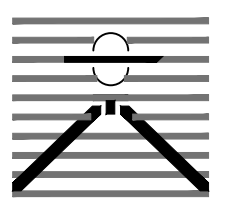
Know what's below. Call before you dig.

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

EPC File No. SF2435

Note: offsite drainage and construction easements are needed prior to approval

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
101 SAWHATCH 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.

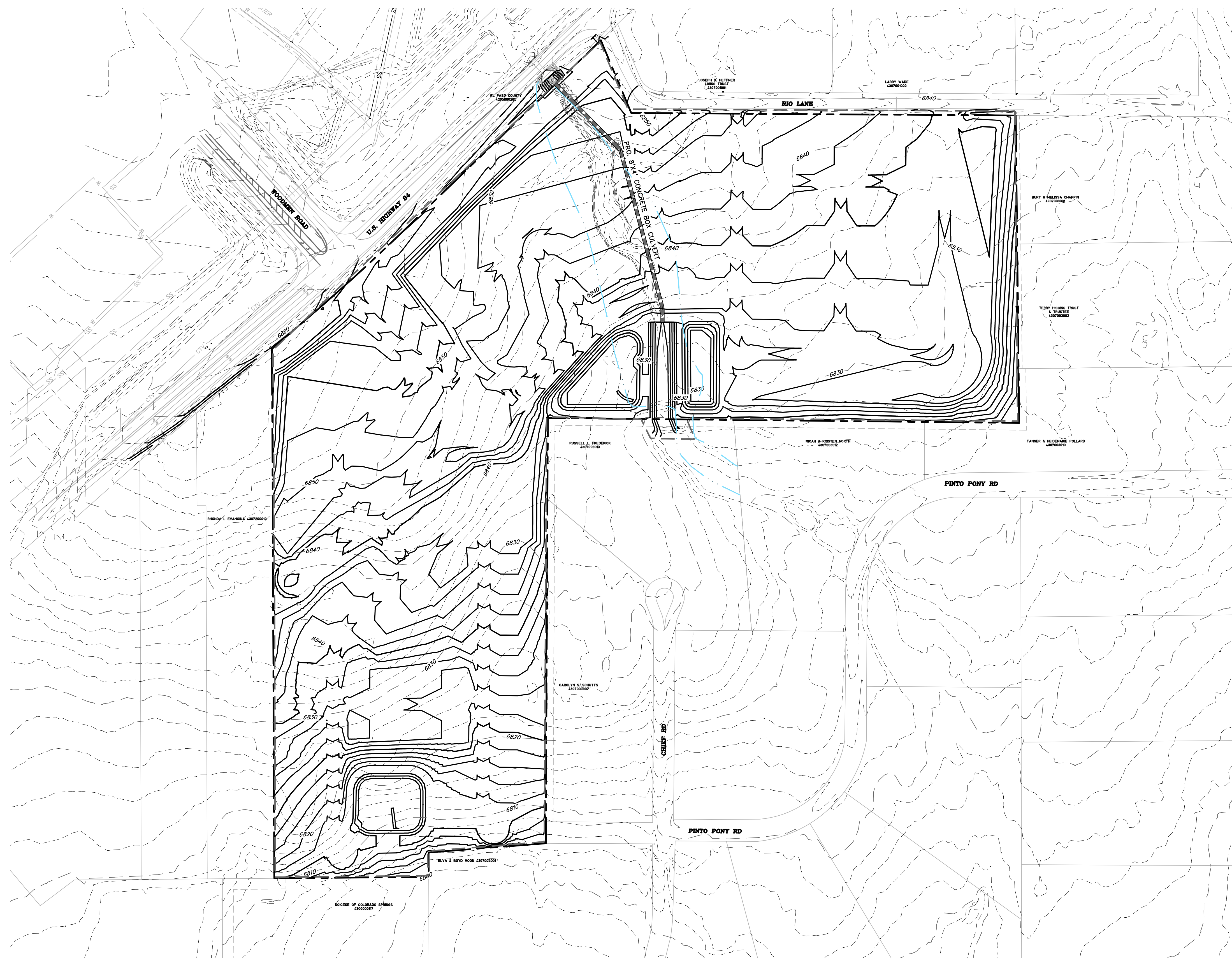
DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

GRADING AND EROSION CONTROL COVER SHEET

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**CVR**

SHEET: 1 OF 16



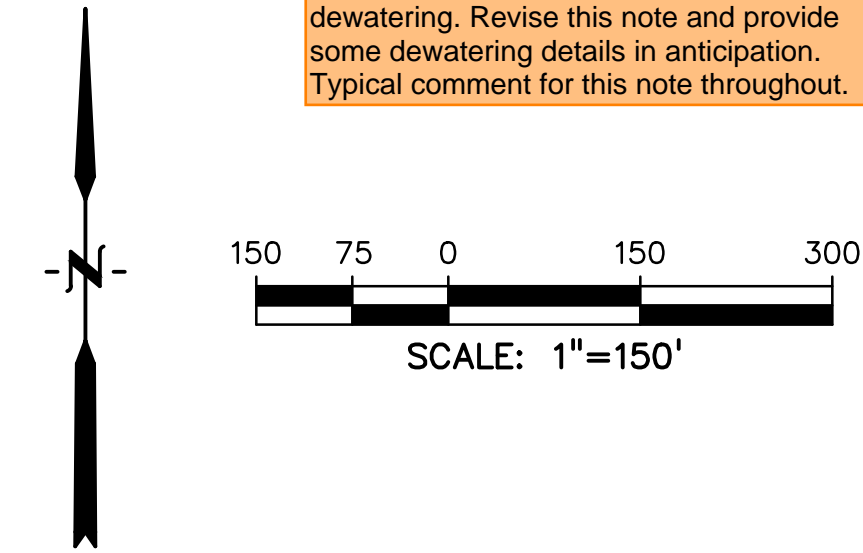
**LEGEND**

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

on planview this shows up as blue. Update either to ensure they both match.

- 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.

The Soils Report says multiple times that dewatering is likely to occur/be needed. The ponds themselves when dug will likely need dewatering. Revise this note and provide some dewatering details in anticipation. Typical comment for this note throughout.



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
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

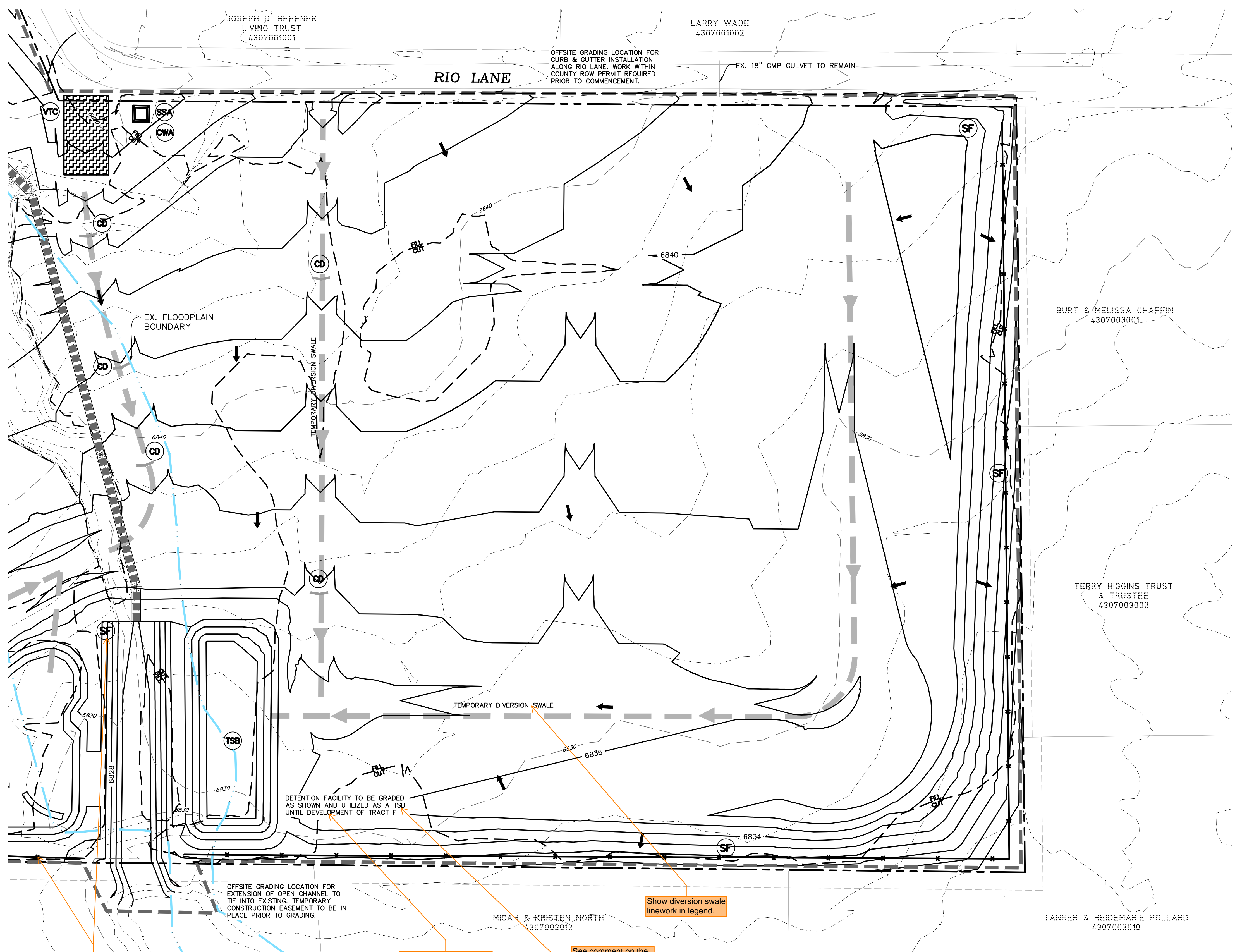
**OVERALL EROSION CONTROL PLAN**

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**EC-1**



Typical comment: provide details with minimum dimensions for all proposed temporary diversion swales.



Silt fence appears to be located further south. Adjust label.

Provide name identifier for future pond as well. The PBMP Form and Drainage Report reference pond names.

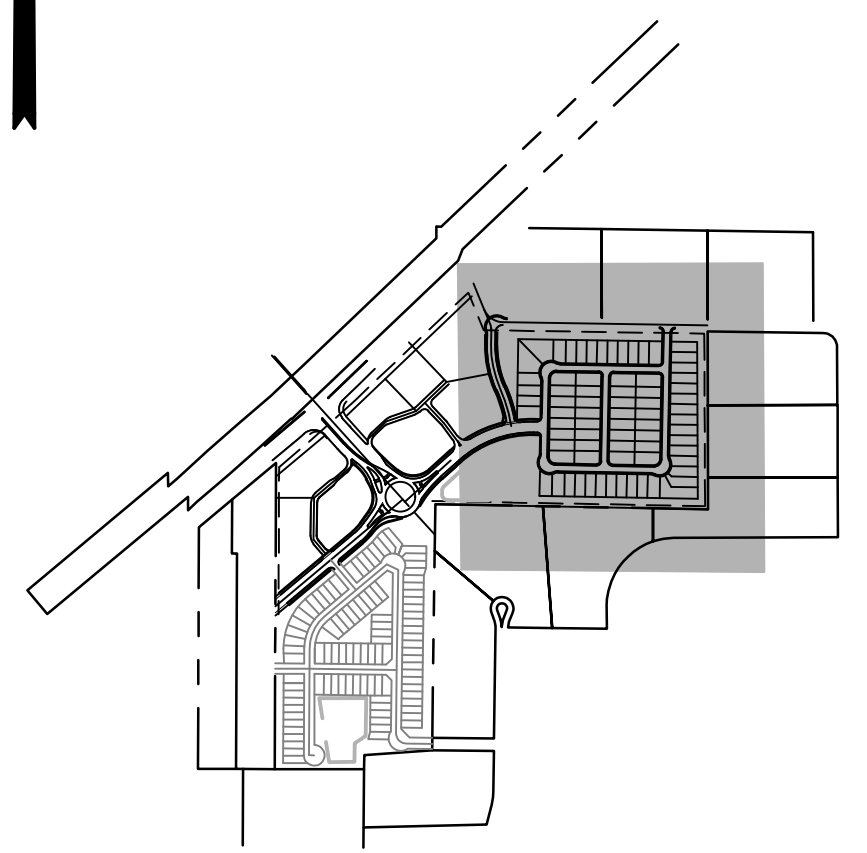
See comment on the detail sheets, provide sizing and dimensions

Show diversion swale linework in legend.

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- PROPOSED MANHOLE ..... ●
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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) [Wavy Line]
- INITIAL/INTERIM STABILIZED STAGING AREA ..... (SSA) [Dotted Box]

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PREPARED BY:

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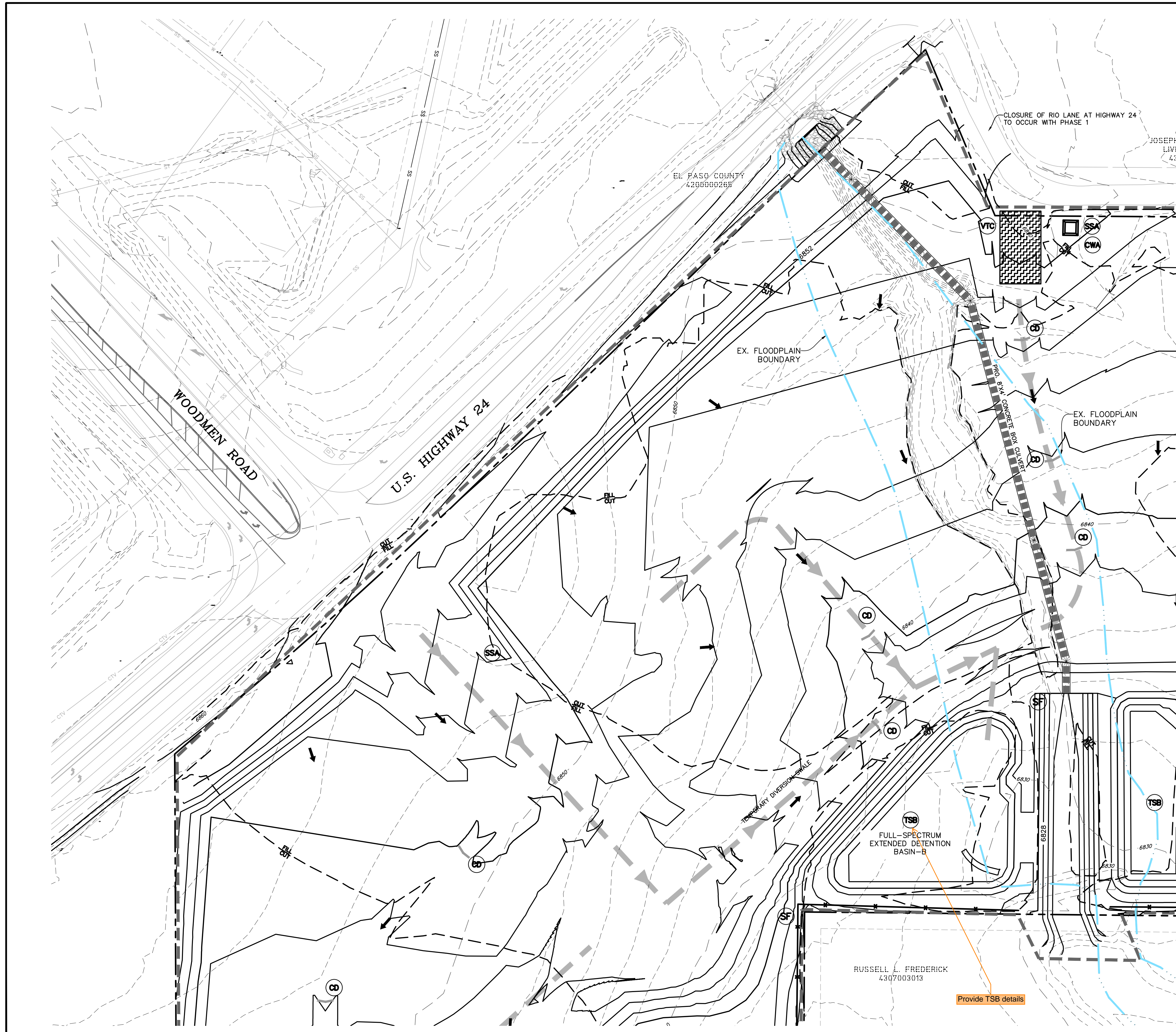
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

**INITIAL/INTERIM EROSION CONTROL PLAN**

PROJECT NO. 21604-00CSCV  
DRAWING NO.

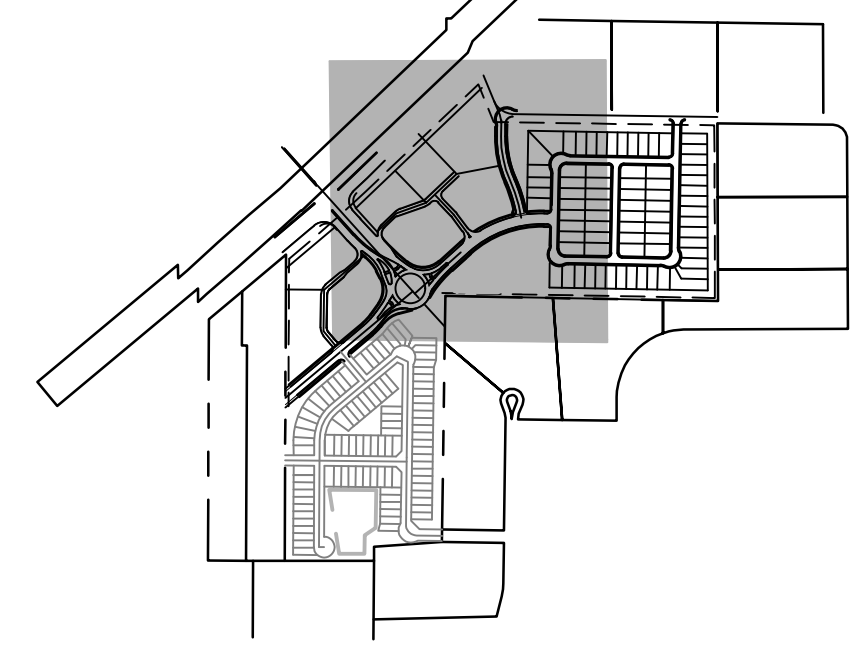
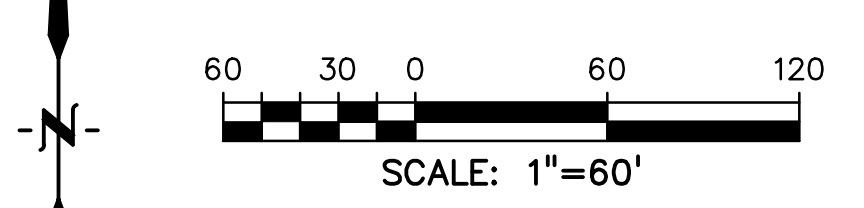
**EC-2**



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- INITIAL/INTERIM CONCRETE WASHOUT AREA ..... [Symbol]
- INITIAL/INTERIM TEMPORARY SEDIMENT BASIN ..... [Symbol]
- INITIAL/INTERIM VEHICLE TRACKING CONTROL ..... [Symbol]
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**PREPARED BY:**

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 Engineers & Surveyors  
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 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

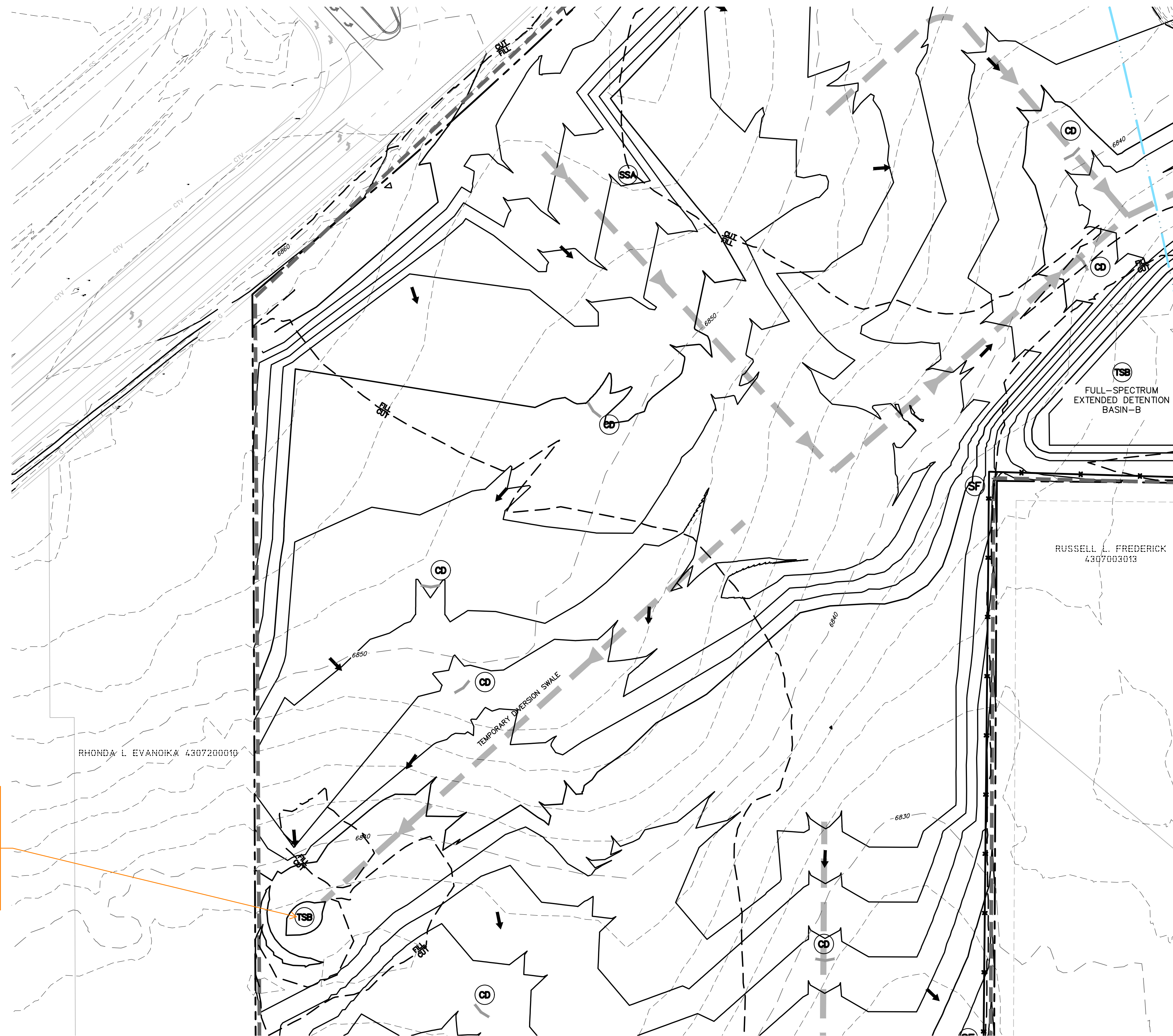
**INITIAL/INTERIM EROSION CONTROL PLAN**

PROJECT NO. 21604-00CSV  
 DRAWING NO.

**EC-3**

RUSSELL L. FREDERICK  
 4397603013

Provide TSB details

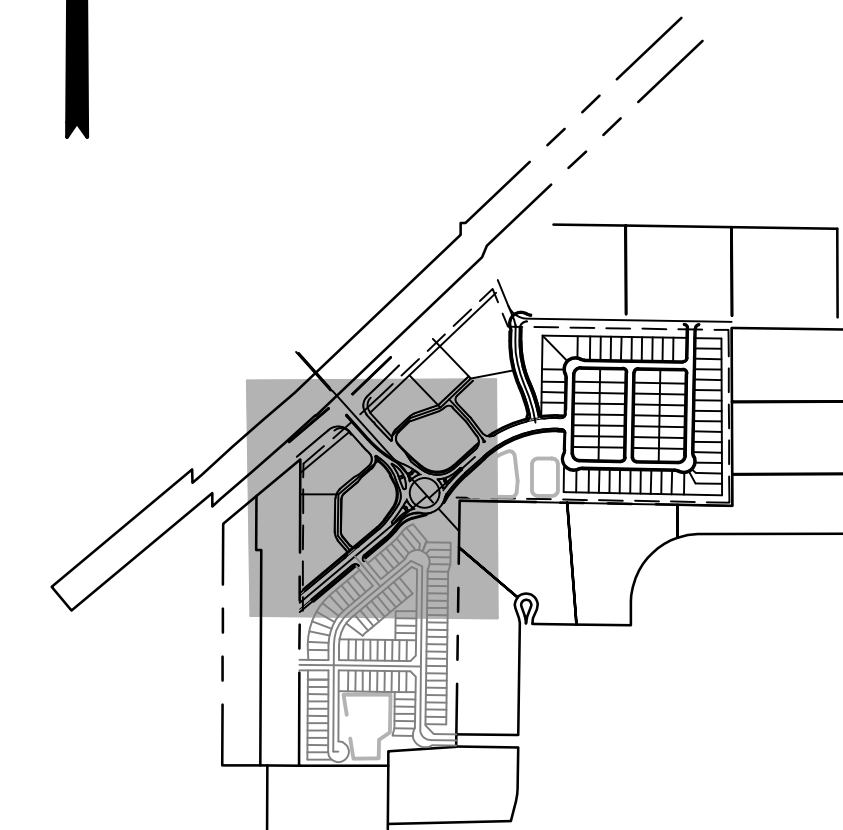
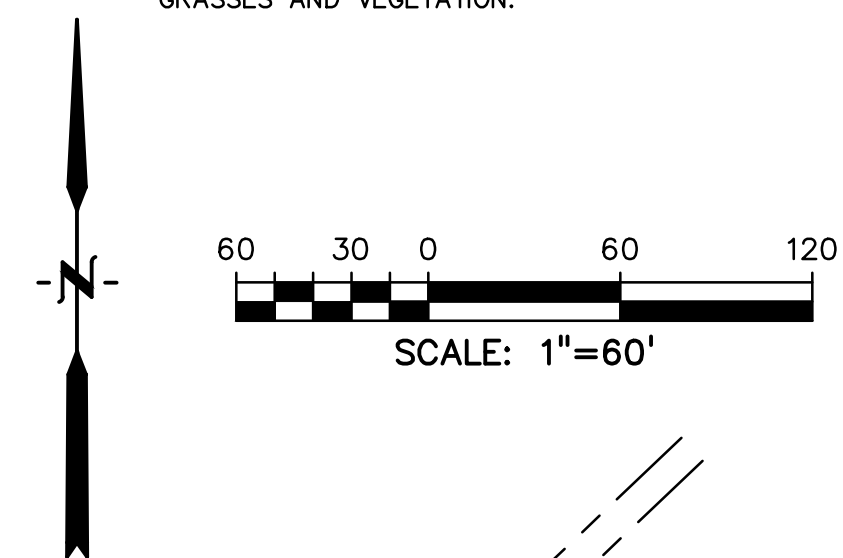


Provide details of temporary sediment basin including riser pipe diameter and perforation sizing, number of rows of holes, required volume, location of outlet pipe and spillway, and tributary area to the sediment basin. And provide contours for sediment basin.

**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.....
- INITIAL/INTERIM CONCRETE WASHOUT AREA ....
- INITIAL/INTERIM TEMPORARY SEDIMENT BASIN .
- INITIAL/INTERIM VEHICLE TRACKING CONTROL....
- INITIAL/INTERIM STRAW BALE CHECK DAM.....
- INITIAL/INTERIM STABILIZED STAGING AREA.....

- 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.
  3. ONSITE LOCATION OF THE SSA IS TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
  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.



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:



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

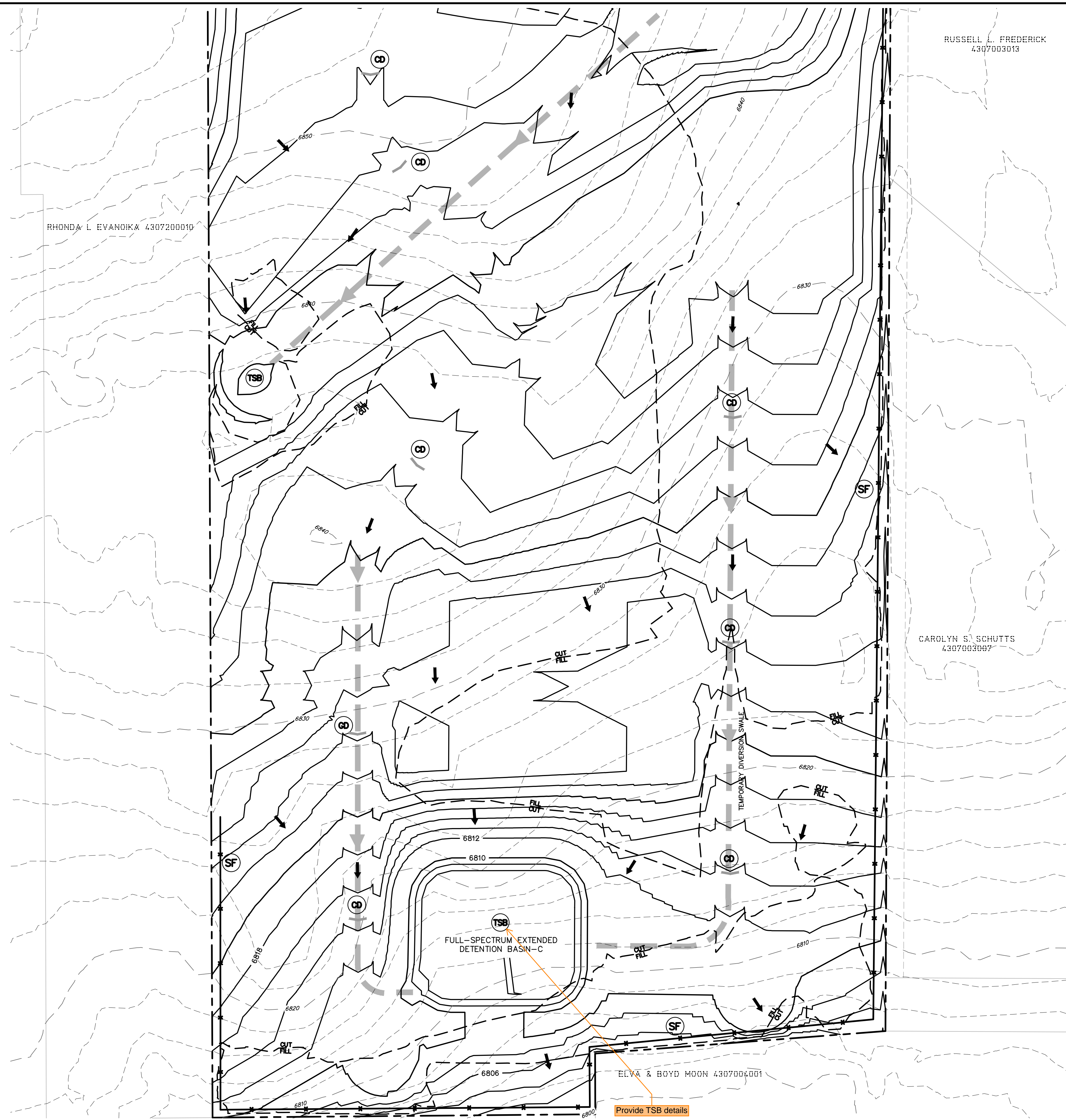
INITIAL/INTERIM EROSION CONTROL PLAN

PROJECT NO. 21604-00CSCV

DRAWING NO.

**EC-4**

SHEET: 5 OF 16



RUSSELL L. FREDERICK  
4307003013

RHONDA L. EVANOFF 4307200010

CAROLYN S. SCHUTTS  
4307003007

ELVA & BOYD MOON 4307004001

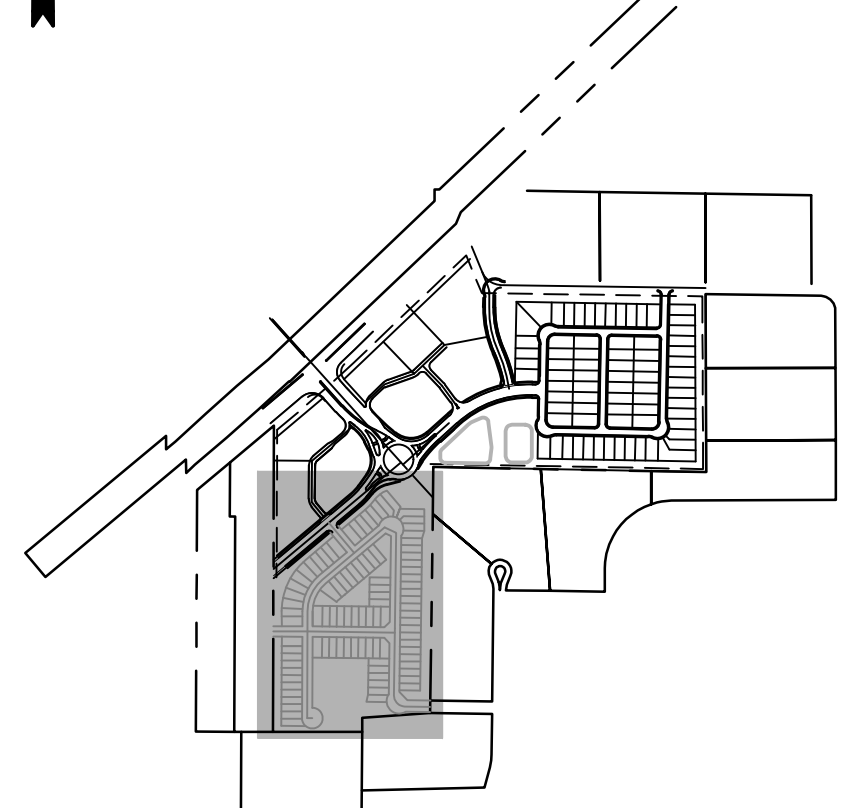
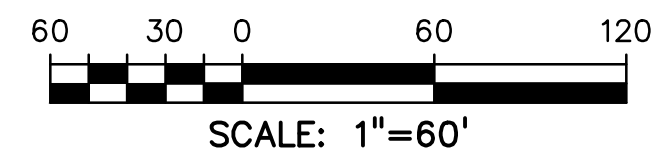
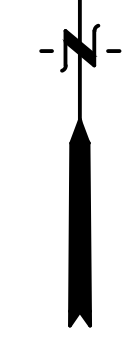
Provide TSB details

**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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UNDERGROUND MEMBER UTILITIES.

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

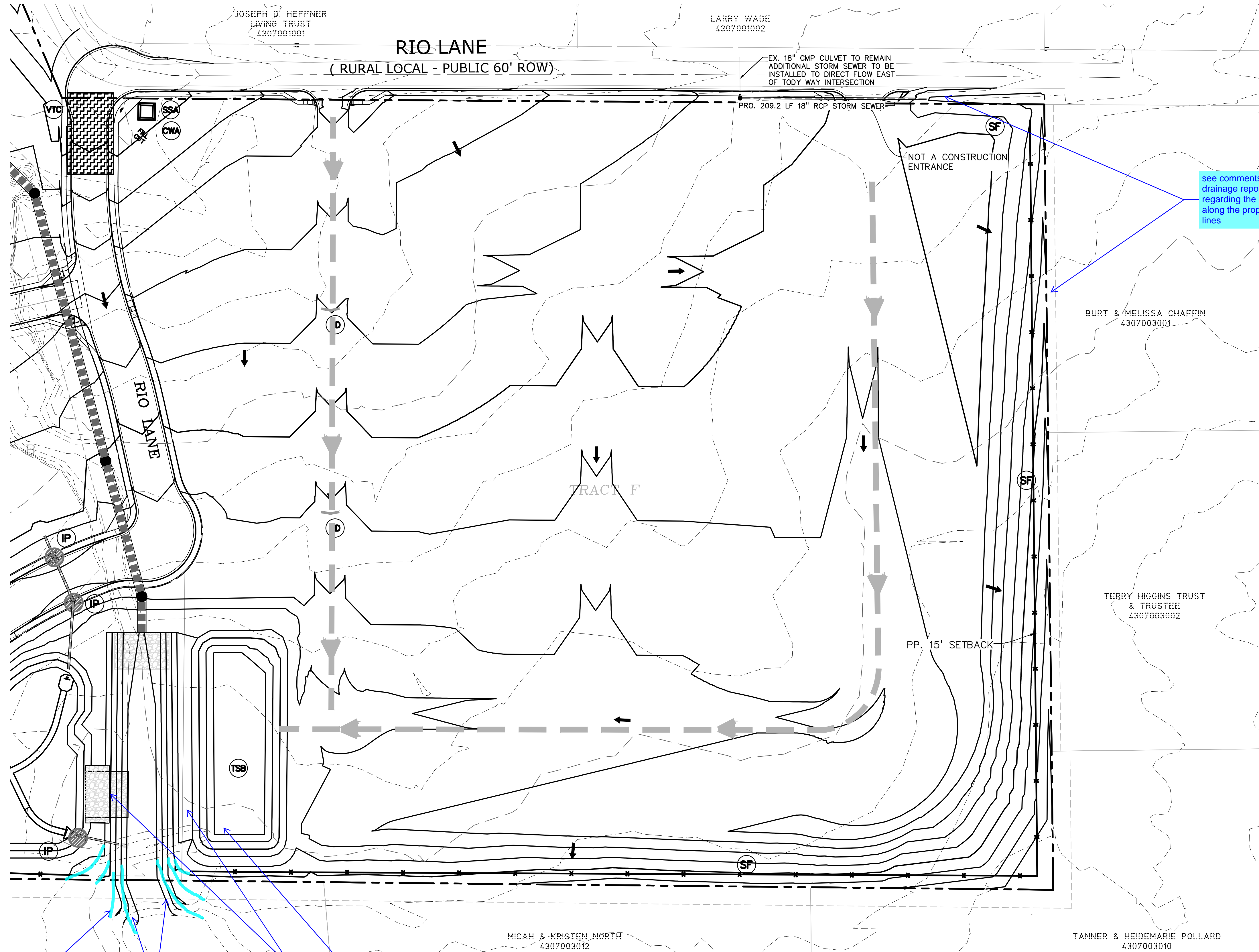
PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.

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

**INITIAL/INTERIM  
EROSION  
CONTROL PLAN**

PROJECT NO. 21604-00CSCV  
DRAWING NO.

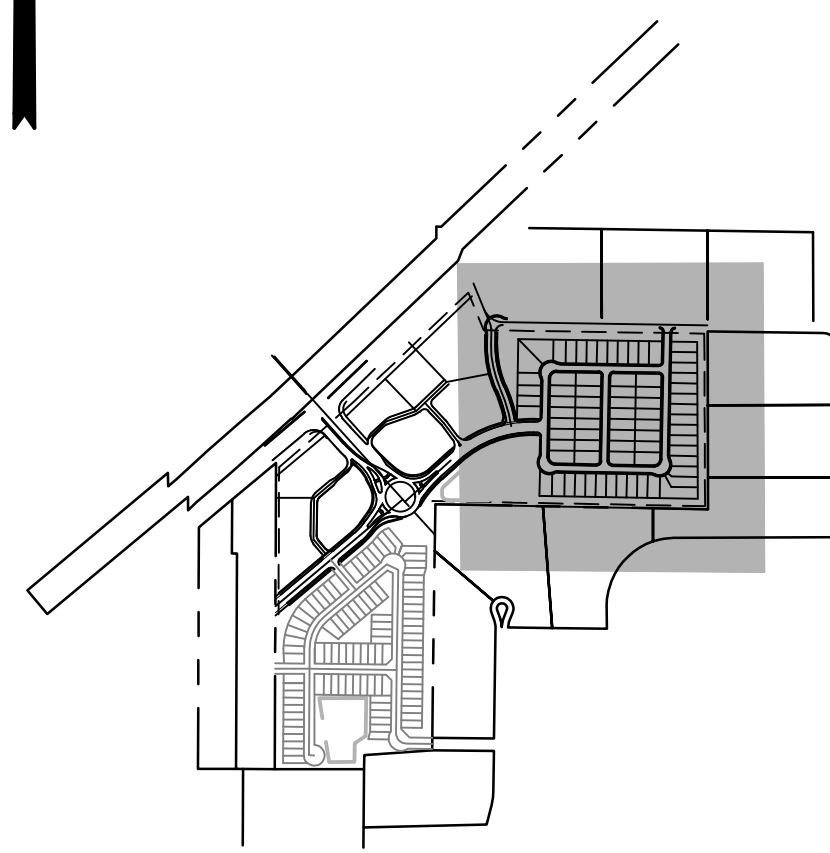
**EC-5**



**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 (SEE DETAIL SHEET 12)	SP
INITIAL/INTERIM SILT FENCE (SEE DETAIL SHEET 12)	SF
INITIAL/INTERIM CONCRETE WASHOUT AREA (SEE DETAIL SHEET 12)	CWA
INITIAL/INTERIM TEMPORARY SEDIMENT BASIN (SEE DETAIL SHEET 12)	TSB
INITIAL/INTERIM VEHICLE TRACKING CONTROL (SEE DETAIL SHEET 11)	VTC
INITIAL/INTERIM STRAW BALE CHECK DAM (SEE DETAIL SHEET 11)	CD
INITIAL/INTERIM STABILIZED STAGING AREA (SEE DETAIL SHEET 12)	SSA

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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  
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GRADING AND EROSION CONTROL PLANS FOR:  
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ISSUE	DATE
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DESIGNED BY: KGV  
 DRAWN BY: CGH  
 CHECKED BY: TDM  
 FILE NAME: 21604-01FEC5-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**  
**TRACT A**

PROJECT NO. 21604-00CSCV  
 DRAWING NO.

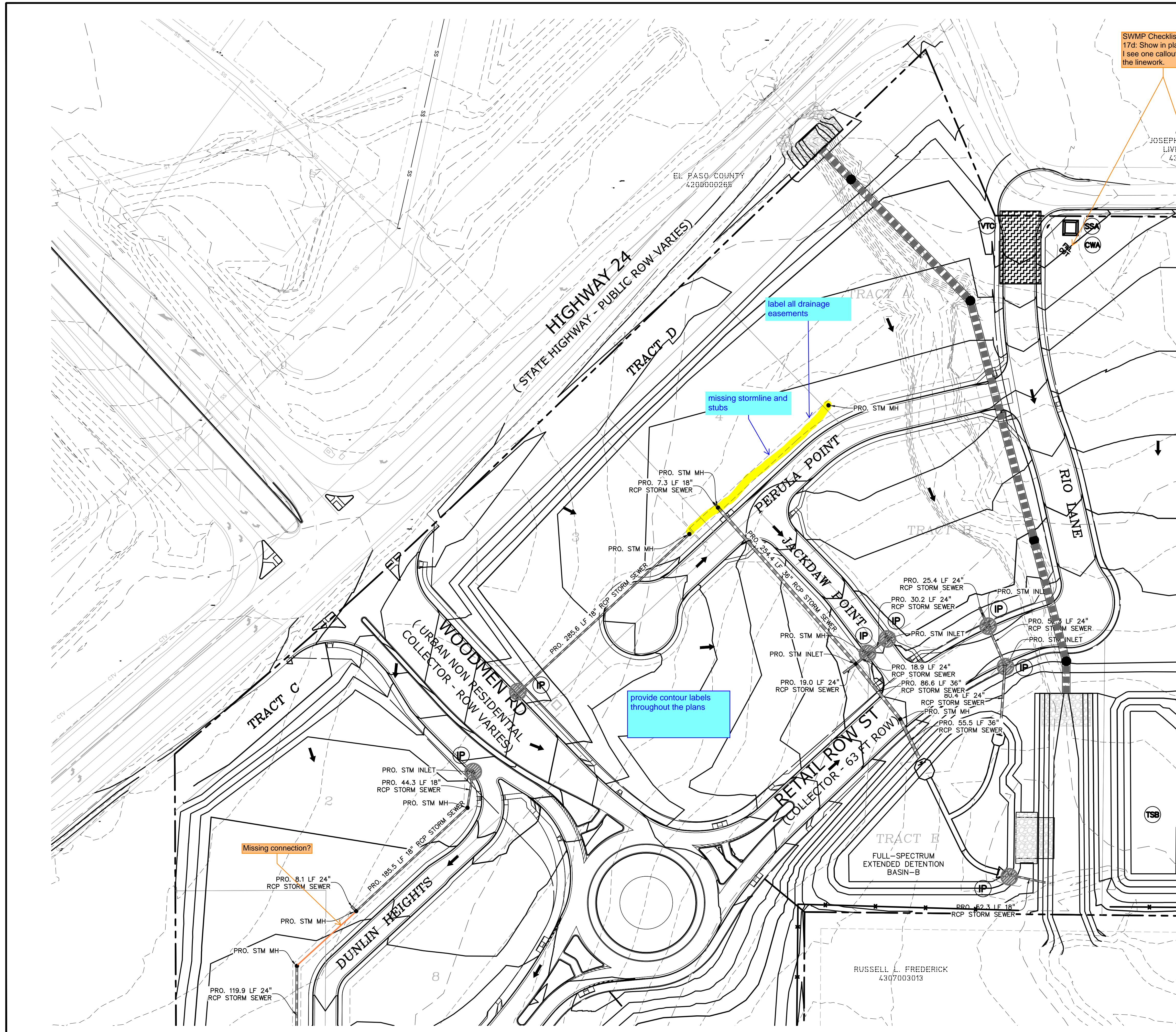
**EC-6**

SHEET: 7 OF 16

show and call out offsite drainage and construction easements  
 See comment about smoothing out grading in the drainage report. Minimize the addition of fill.  
 Label spillways and provide all details for the TSB  
 Provide TSB outlet details

see comments on the drainage report regarding the swales along the property lines



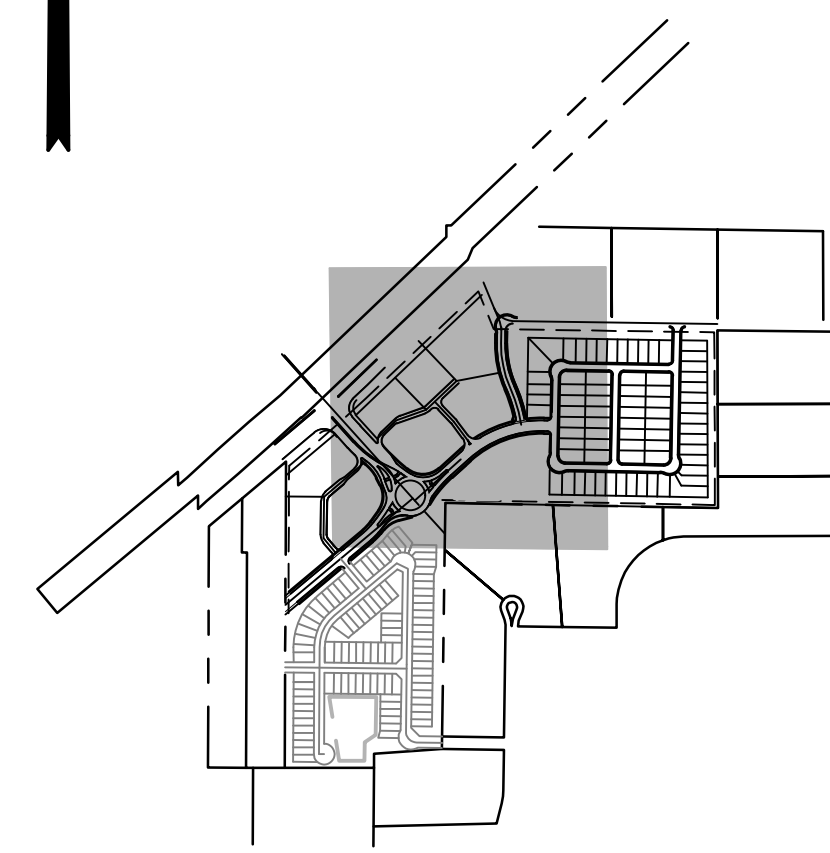


SWMP Checklist Item 17d: Show in planview - I see one callout but not the linework.

**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/INTERM STOCKPILE (SEE DETAIL SHEET 12)	.....	SP
INITIAL/INTERM SILT FENCE (SEE DETAIL SHEET 12)	.....	SF
INITIAL/INTERM CONCRETE WASHOUT AREA (SEE DETAIL SHEET 12)	.....	CWA
INITIAL/INTERM TEMPORARY SEDIMENT BASIN (SEE DETAIL SHEET 12)	.....	TSB
INITIAL/INTERM VEHICLE TRACKING CONTROL (SEE DETAIL SHEET 11)	.....	VTC
INITIAL/INTERM STRAW BALE CHECK DAM (SEE DETAIL SHEET 11)	.....	CD
INITIAL/INTERM STABILIZED STAGING AREA (SEE DETAIL SHEET 12)	.....	SSA

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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 COMMERCIAL**

PROJECT NO. 21604-00CSV  
 DRAWING NO.

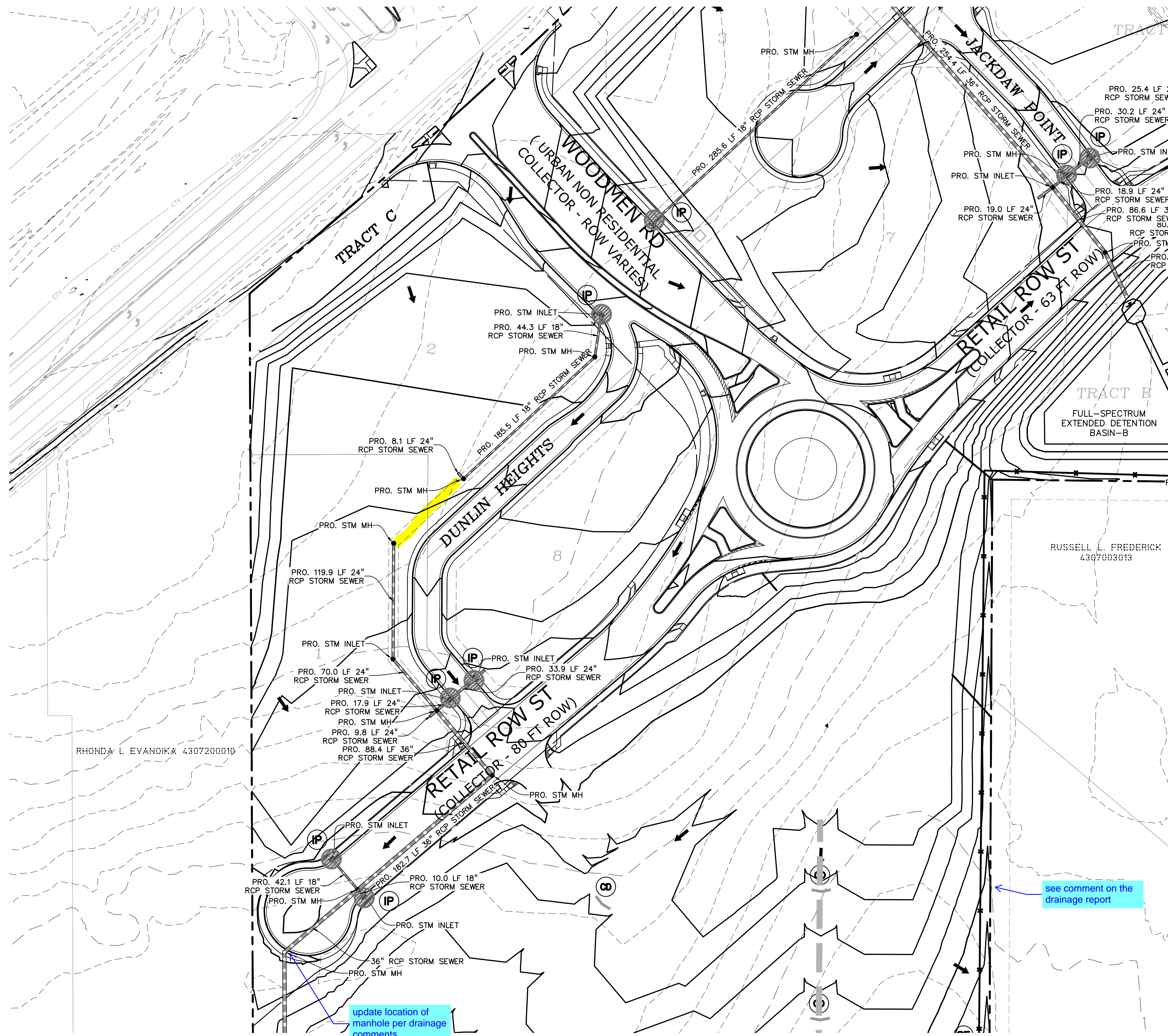
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**EC-7**

SHEET: 8 OF 16

RUSSELL L. FREDERICK  
 4397603013

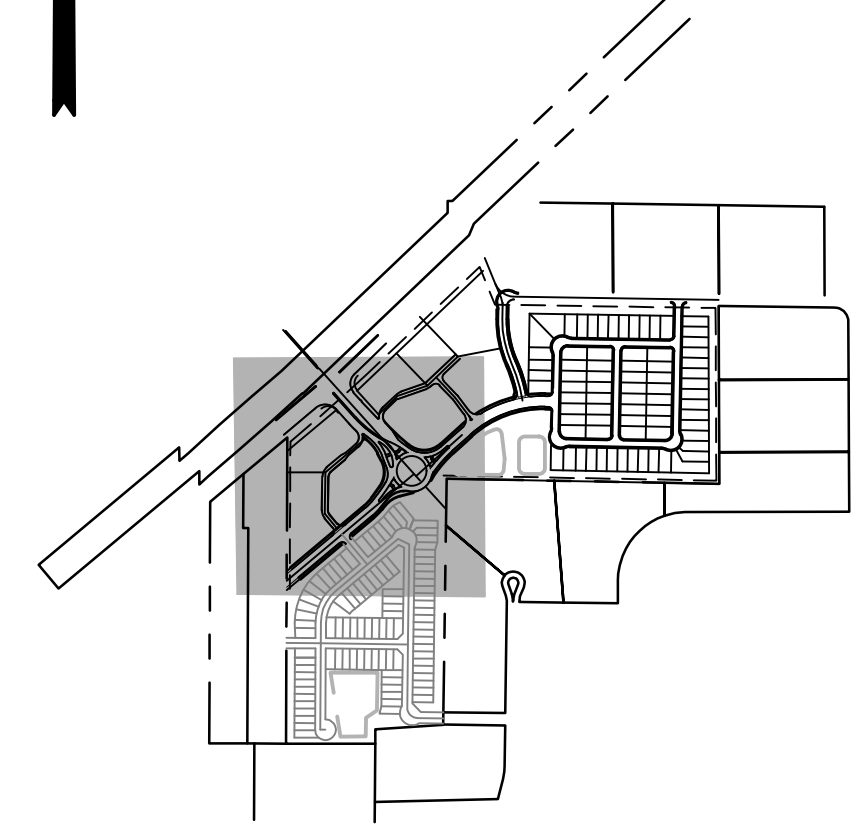
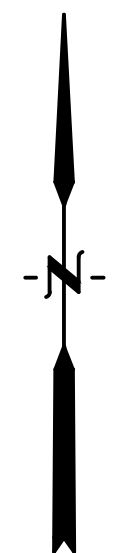
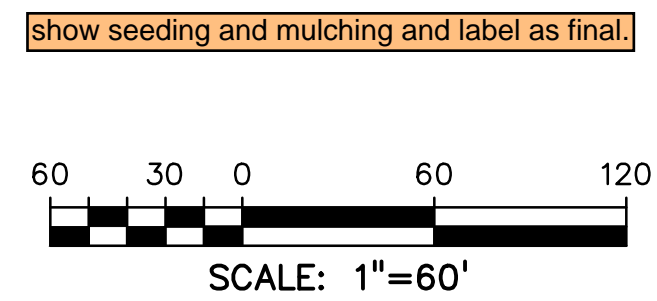




**LEGEND**

- 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 ..... [Symbol]
- PROPOSED INLET ..... [Symbol]
- PROPOSED MANHOLE ..... [Symbol]
- LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY ..... [Symbol]
- CUT/FILL LINE ..... [Symbol]
- 100-YR FLOODPLAIN ..... [Symbol]
- 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:
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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:  
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ISSUE	DATE
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DESIGNED BY: KGV  
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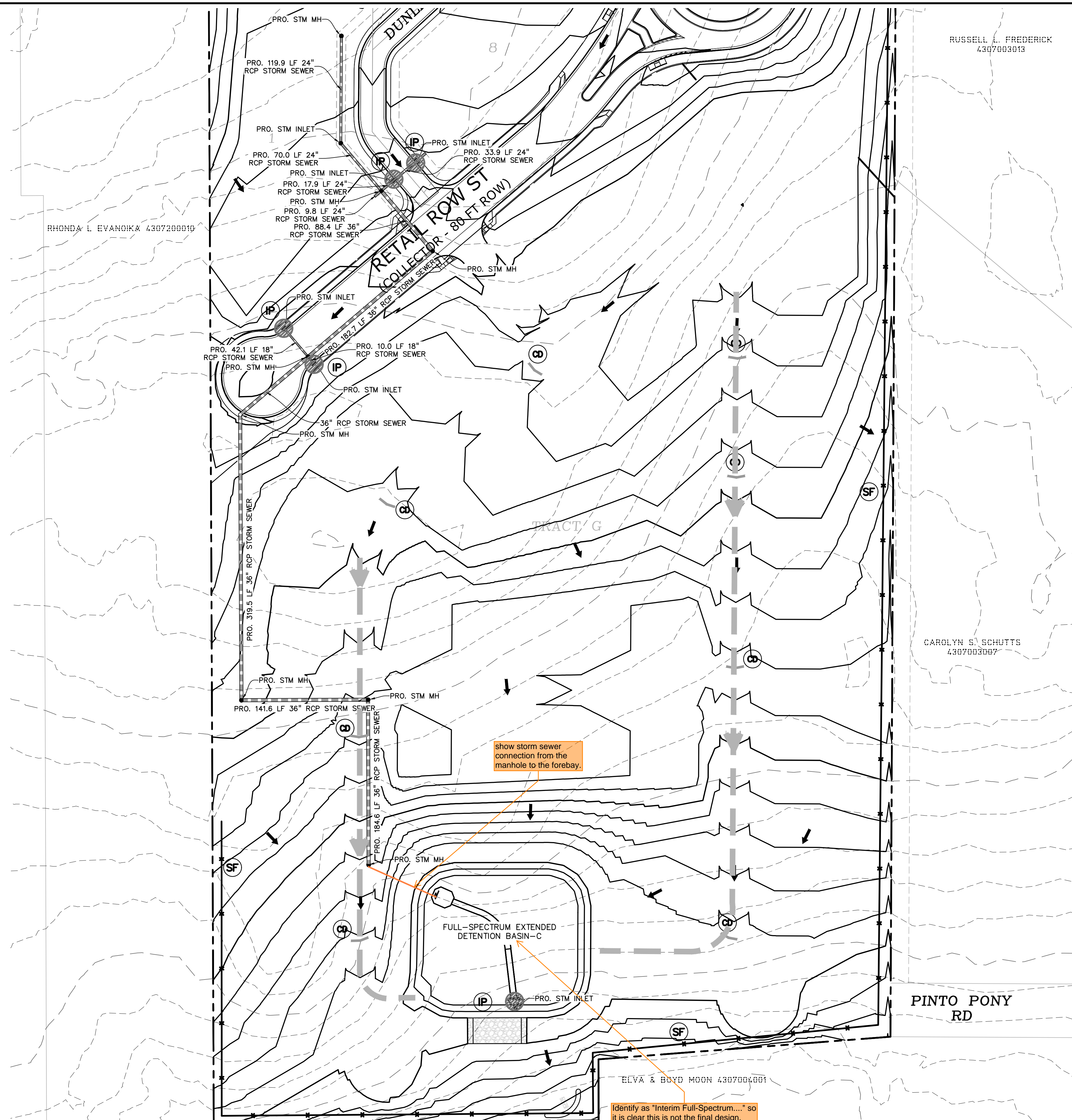
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DRAWING SCALE:  
HORIZONTAL: 1" = 60'  
VERTICAL: N/A

**FINAL EROSION CONTROL PLAN COMMERCIAL**

PROJECT NO. 21604-00CSCV  
DRAWING NO.

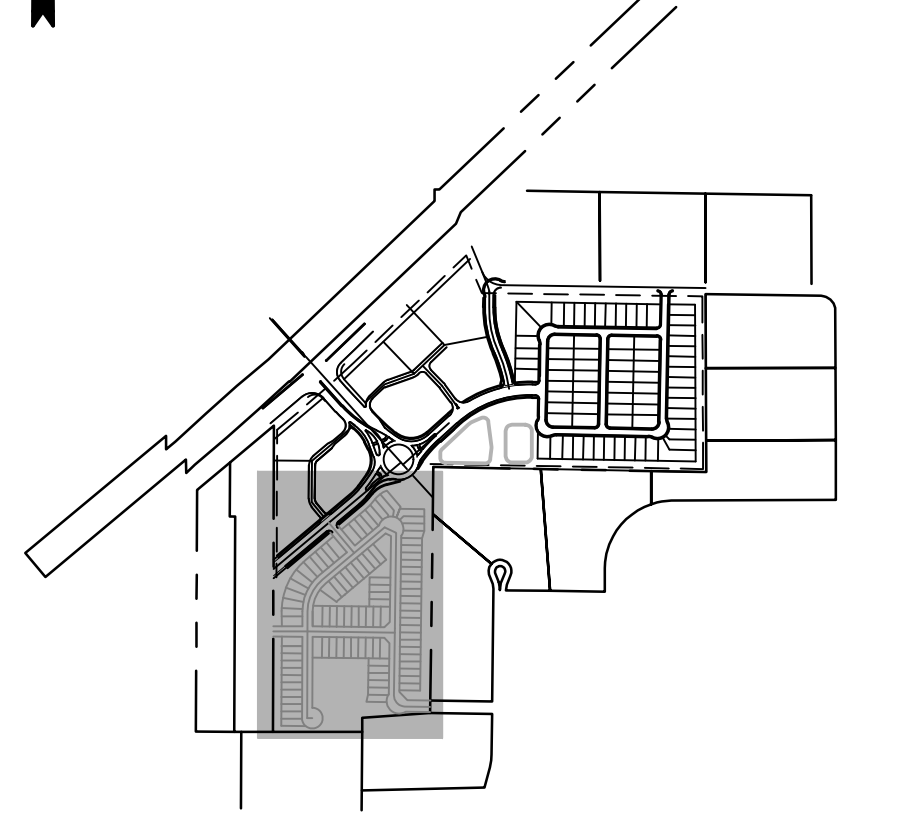
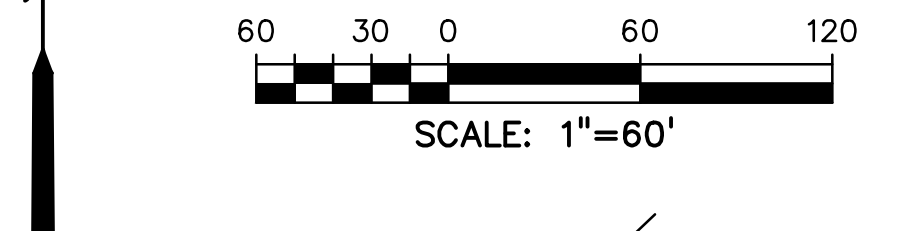
**EC-8**



- ### LEGEND
- PROPOSED INTERMEDIATE CONTOUR ..... 5522
  - PROPOSED INDEX CONTOUR ..... 5520
  - EX. INTERMEDIATE CONTOUR ..... 5364
  - EX. INDEX CONTOUR ..... 5365
  - DIRECTION OF FLOW ..... ←
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  - LOW POINT ..... LP
  - PROPOSED STORM SEWER ..... [Symbol]
  - PROPOSED INLET ..... [Symbol]
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  - INITIAL/INTERIM STRAW BALE CHECK DAM ..... CD
  - INITIAL/INTERIM STABILIZED STAGING AREA ..... SSA

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PREPARED BY:



CLIENT:

**PROTERRA PROPERTIES**

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MONUMENT, CO 80132  
(719) 476-0800  
CONTACT: STEVE ROSSOLL

GRADING AND EROSION CONTROL PLANS FOR:  
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ISSUE	DATE
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DESIGNED BY: KGV  
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PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
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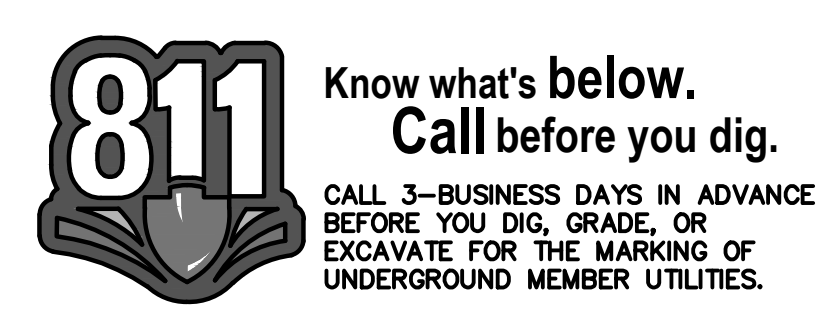
DRAWING SCALE:  
HORIZONTAL: 1" = 60'  
VERTICAL: N/A

**FINAL EROSION CONTROL PLAN  
TRACT B**

PROJECT NO. 21604-00CSCV  
DRAWING NO.

**EC-9**

SHEET: 10 OF 16



Typical comment for all ponds: GEC Checklist Item q - incorporate conclusions from soils/geotechnical report.

The report identifies very high groundwater that will flow into the ponds. "Based on the current grading plans the proposed cuts in the ponds will extend into the current groundwater levels potentially limiting the capacity of the full-spectrum detention ponds."

This high groundwater will need to be mitigated for because groundwater is not allowed to flow into stormwater conveyance facilities and it will reduce the capacity and function of the ponds. See excerpts from MHFD's DCM Volume 2 and 3 for potential concerns with groundwater in an EDB and the recommended mitigation options (like a clay or geomembrane liner).

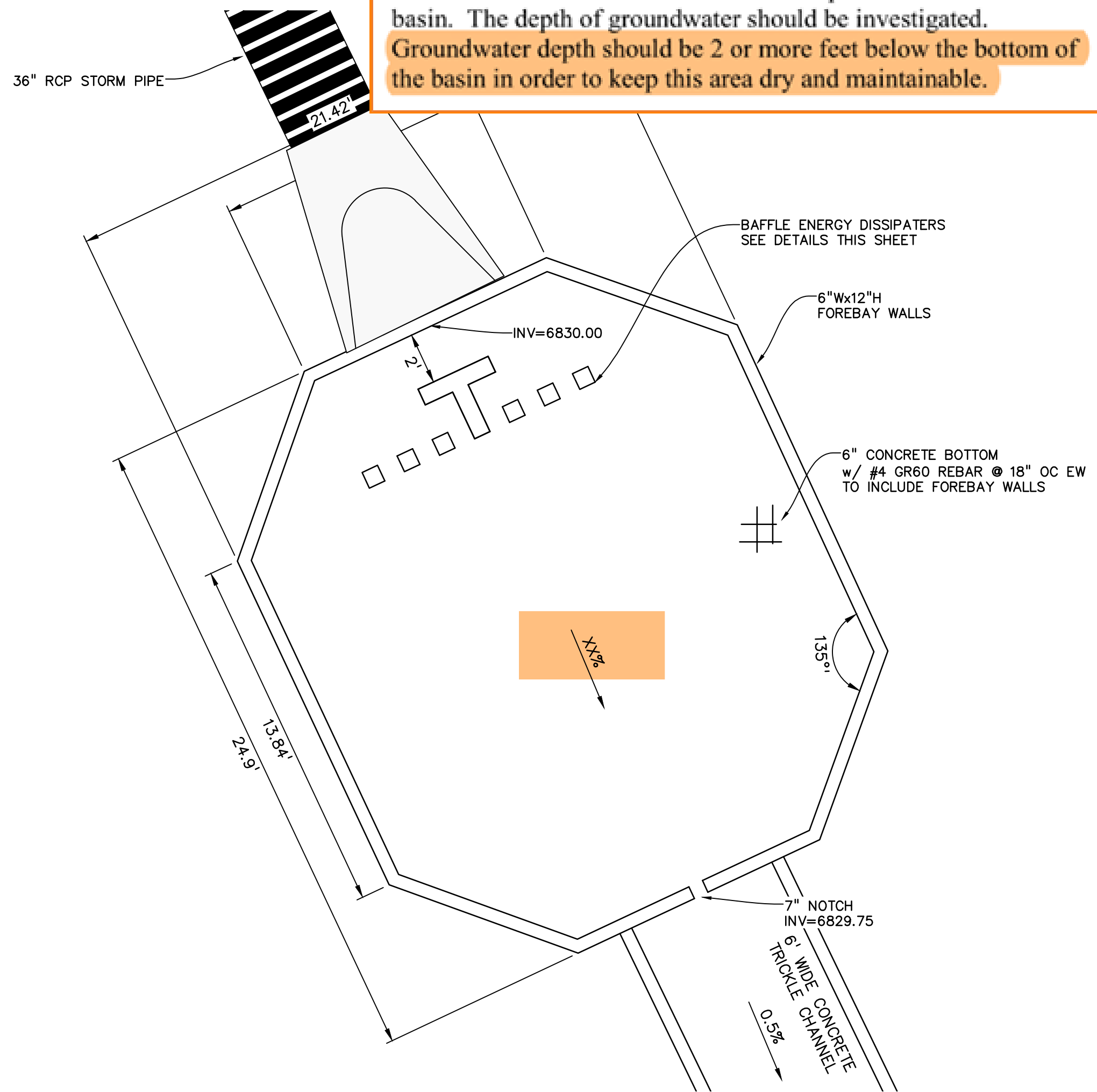
### Site Selection

EDBs are well suited for watersheds with at least five impervious acres up to approximately one square mile of watershed. Smaller watersheds can result in an orifice size prone to clogging. Larger watersheds and watersheds with baseflows can complicate the design and reduce the level of treatment provided. EDBs are also well suited where flood detention is incorporated into the same basin. The depth of groundwater should be investigated. Groundwater depth should be 2 or more feet below the bottom of the basin in order to keep this area dry and maintainable.

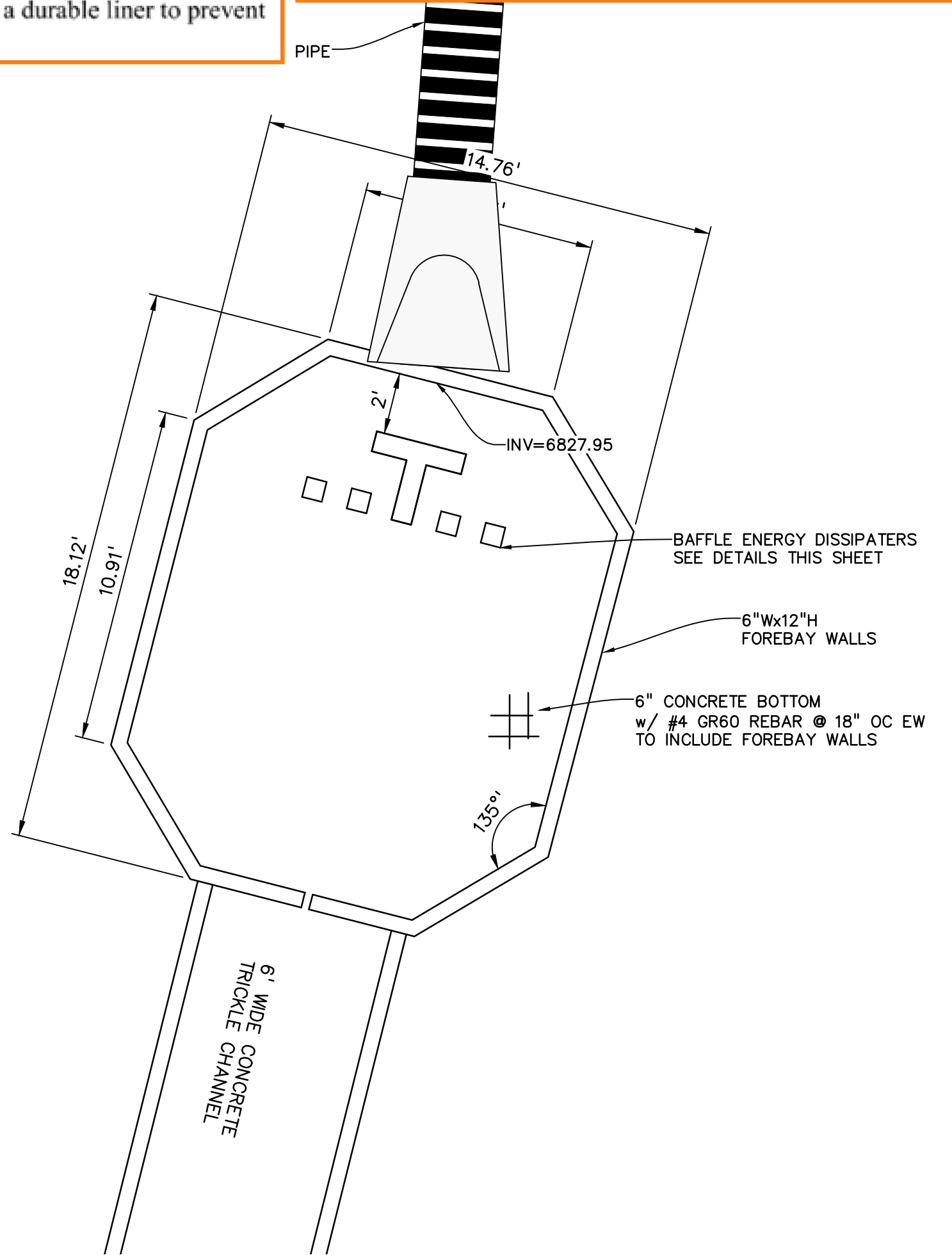
- Groundwater:** Shallow groundwater on a site presents challenges for BMPs that rely on infiltration and for BMPs that are intended to be dry between storm events. Shallow groundwater may limit the ability to infiltrate runoff or result in unwanted groundwater storage in areas intended for storage of the WQCV (e.g., porous sub-base of a permeable pavement system or in the bottom of an otherwise dry facility such as an extended detention basin). Conversely, for some types of BMPs such as wetland channels or constructed wetland basins, groundwater can be beneficial by providing saturation of the root zone and/or a source of baseflow. Groundwater quality protection is an issue that should be considered for infiltration-based BMPs. Infiltration BMPs may not be appropriate for land uses that involve storage or use of materials that have the potential to contaminate groundwater underlying a site (i.e., "hot spot" runoff from fueling stations, materials storage areas, etc.). If groundwater or soil contamination exists on a site and it will not be remediated or removed as a part of construction, it may be necessary to avoid infiltration-based BMPs or use a durable liner to prevent infiltration into contaminated areas.

### 5.12 Linings

Sometimes an impermeable clay or synthetic liner is necessary. Stormwater detention and retention facilities have the potential to raise the groundwater level in the vicinity of the basin. Where there is concern for damage to adjacent structures due to rising ground water, consider lining the basin with an impermeable liner. An impermeable liner may also be warranted for a retention pond where the designer seeks to limit seepage from the permanent pool. Note that if left uncovered, synthetic lining on side slopes creates a serious impediment to egress and a potential drowning hazard. See the Retention Pond Fact Sheet in Volume 3 of the USDCM for guidance and benefits associated with the constructing a safety wetland bench.

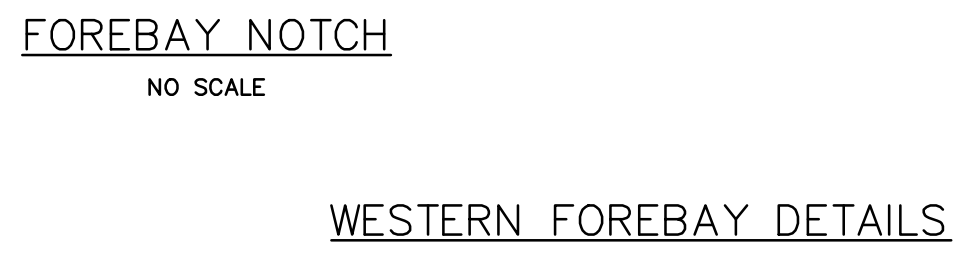
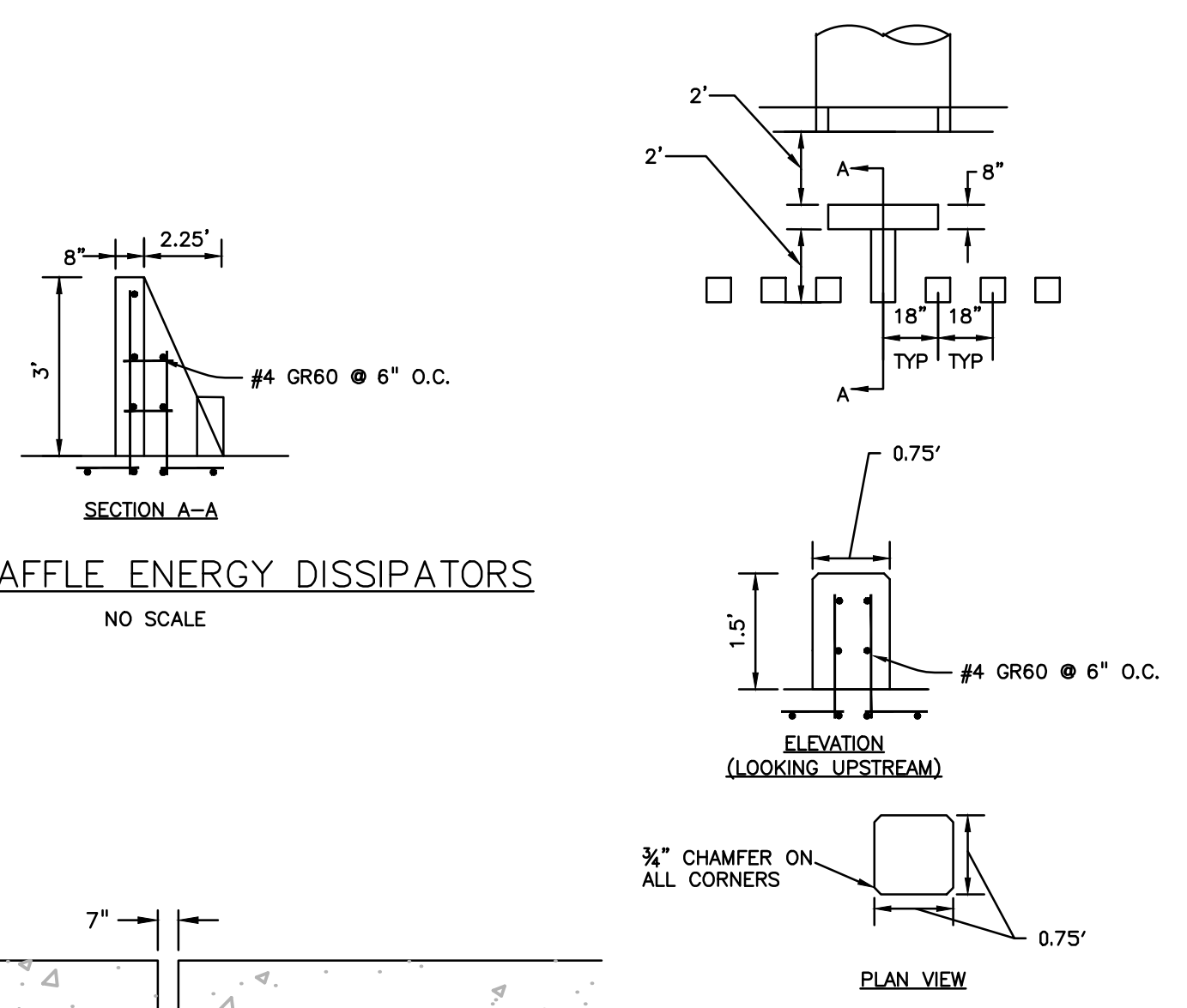


POND B - WEST FOREBAY  
SCALE: 1"=4'

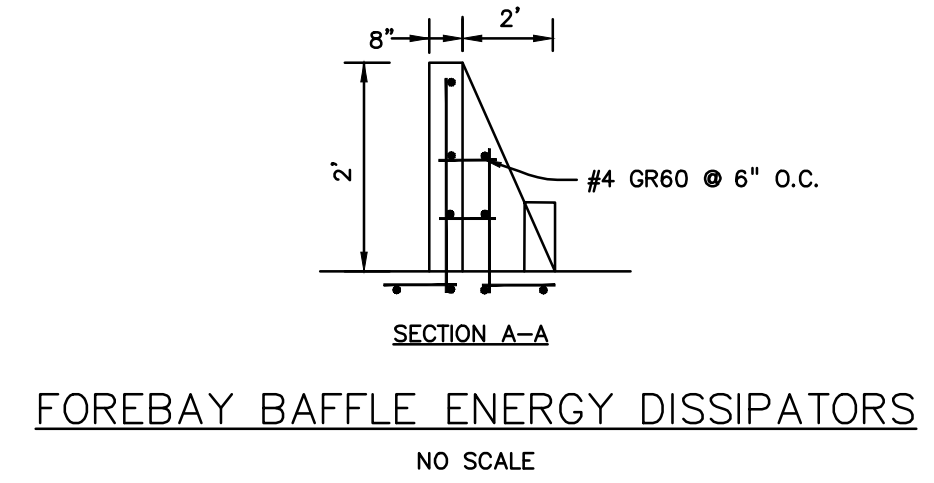


POND B - EAST FOREBAY  
SCALE: 1"=4'

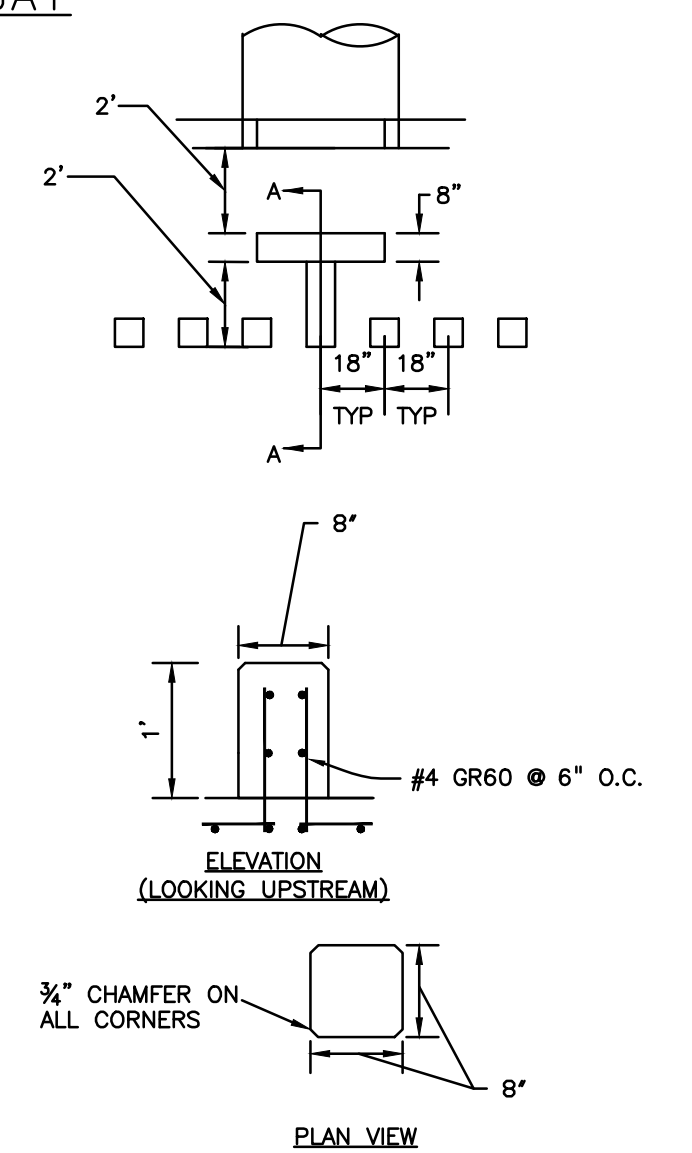
Forebays will be reviewed further once calcs are provided.



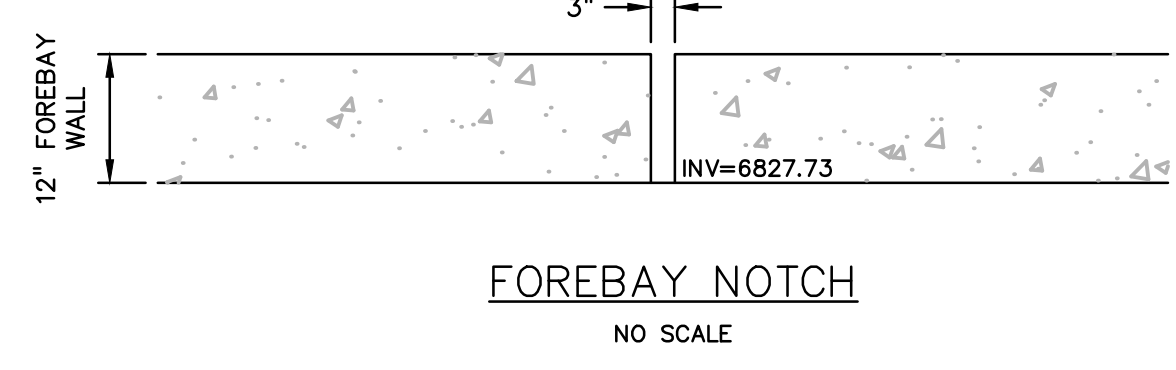
WESTERN FOREBAY DETAILS



FOREBAY BAFFLE ENERGY DISSIPATORS



EASTERN FOREBAY DETAILS



FOREBAY NOTCH

DREXEL, BARRELL & CO.  
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CLIENT:  
  
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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: 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

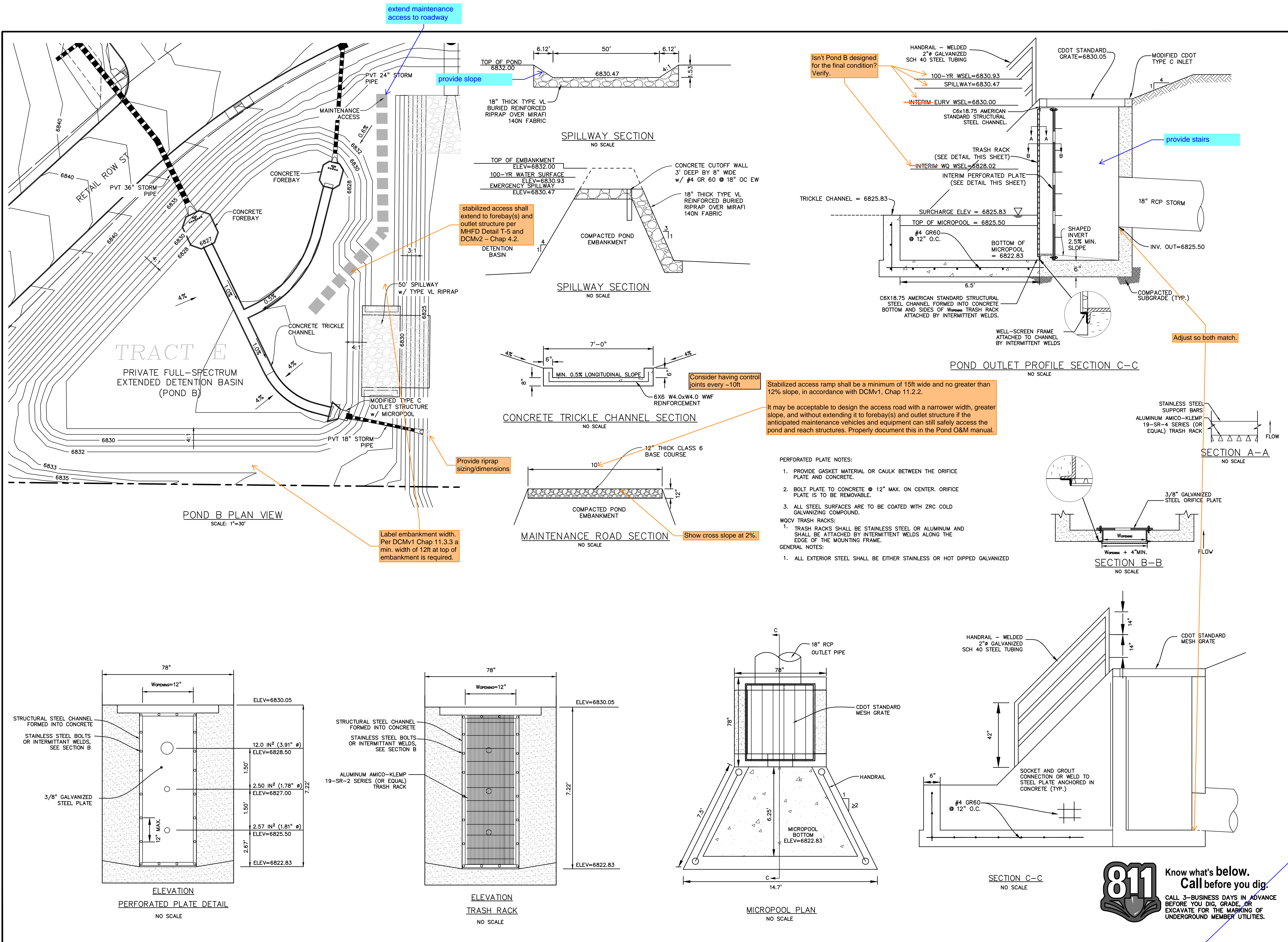
### POND B FOREBAY DETAILS

PROJECT NO. 21604-00CSCV  
DRAWING NO.

# PD-1

SHEET: 11 OF 16





extend maintenance access to roadway

provide slope

stabilized access shall extend to forebay(s) and outlet structure per MHFD Detail T-5 and DCMv2 - Chap 4.2.

Provide riprap sizing/dimensions

Label embankment width. Per DCMv1 Chap 11.3.3 a min. width of 12ft at top of embankment is required.

Isn't Pond B designed for the final condition? Verify.

Consider having control joints every -10ft

Stabilized access ramp shall be a minimum of 15ft wide and no greater than 12% slope, in accordance with DCMv1, Chap 11.2.2.

It may be acceptable to design the access road with a narrower width, greater slope, and without extending it to forebay(s) and outlet structure if the anticipated maintenance vehicles and equipment can still safely access the pond and reach structures. Properly document this in the Pond O&M manual.

- 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

provide stairs

Adjust so both match.

**PREPARED BY:**

**DREXEL, BARRELL & CO.**  
Engineers & Surveyors  
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**CLIENT:**

**PROTERRA PROPERTIES**  
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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

ISSUE	DATE
INITIAL ISSUE	12/13/24

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

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**DREXEL, BARRELL & CO.**

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

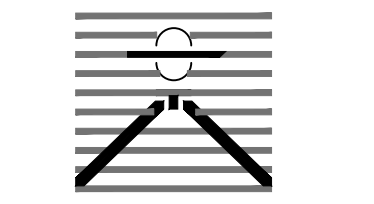
**FINAL CENTRAL POND OUTLET DETAILS**

**PROJECT NO. 21604-00CSV**  
**DRAWING NO.**

**PD-2**

**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.

PREPARED BY:



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PROTERRA  
 PROPERTIES

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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:	SBN
DRAWN BY:	SBN
CHECKED BY:	KGV
FILE NAME:	21604-01PND1

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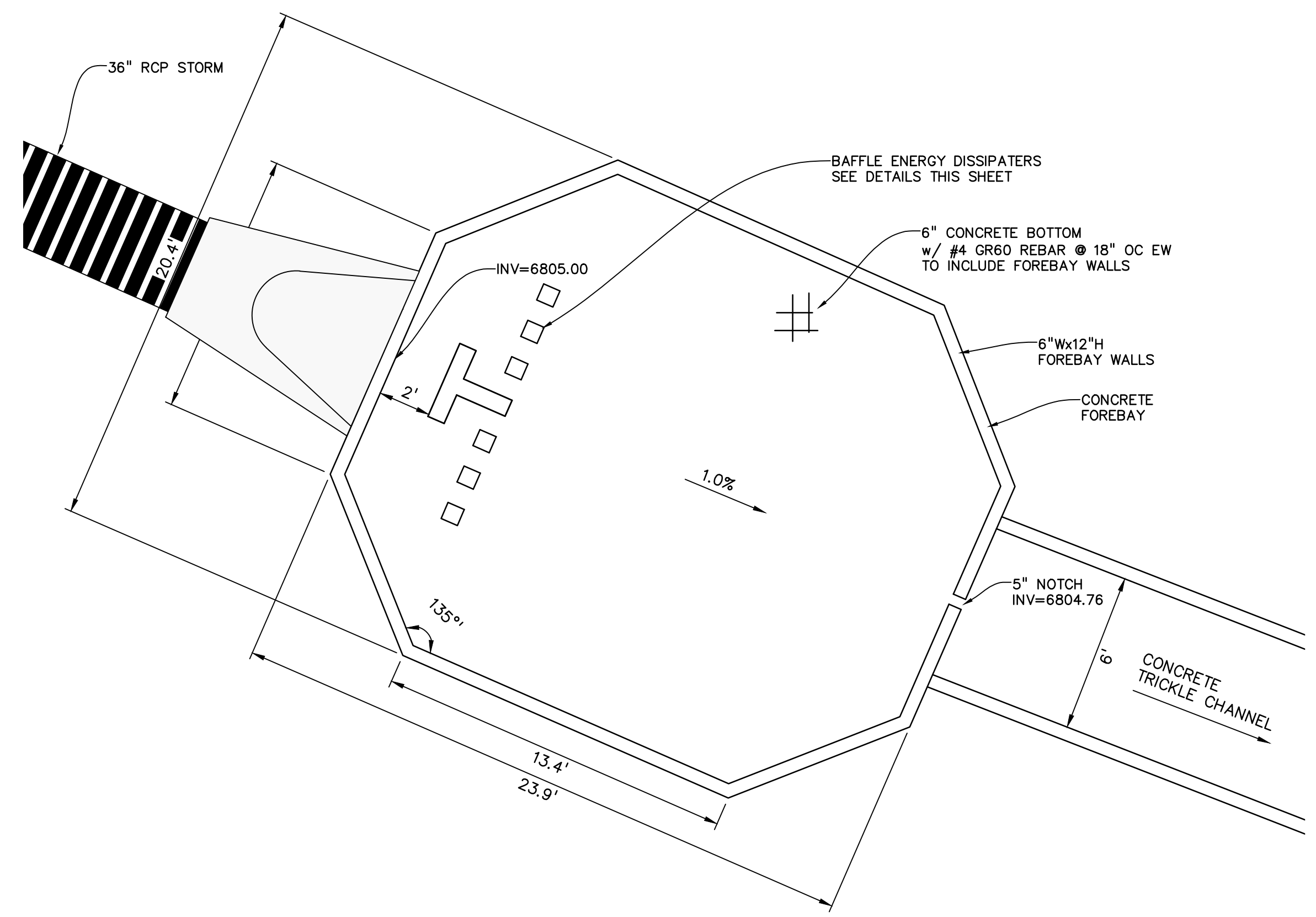
DRAWING SCALE:  
 HORIZONTAL: 1"=10'  
 VERTICAL: N/A

POND C  
 FOREBAY DETAILS

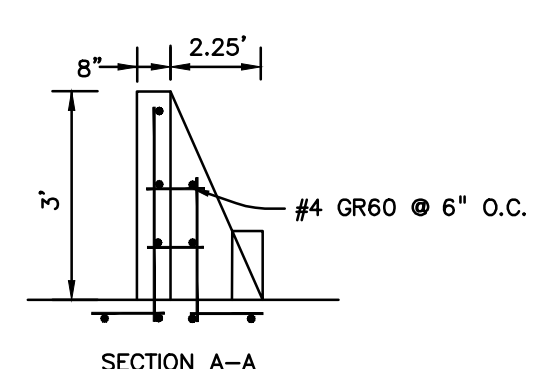
PROJECT NO. 21604-00CSCV  
 DRAWING NO.

**PD-3**

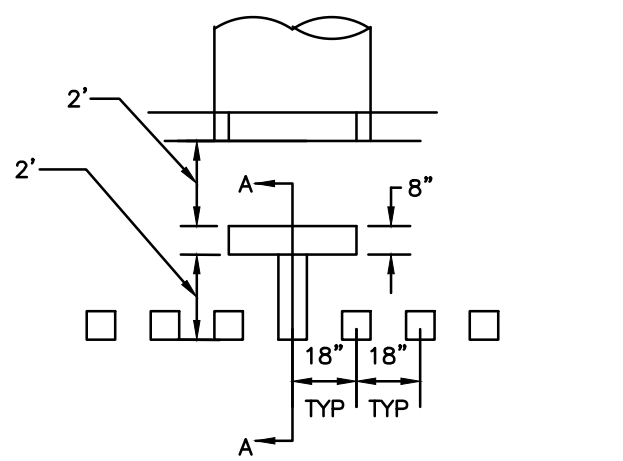
SHEET: 13 OF 16



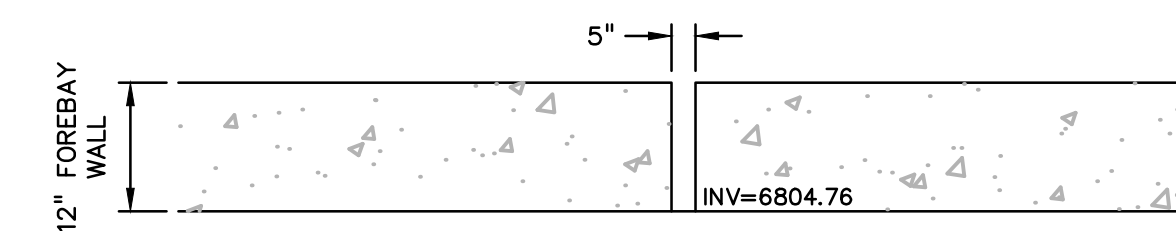
NORTH FOREBAY PLAN VIEW  
 SCALE: 1"=10'



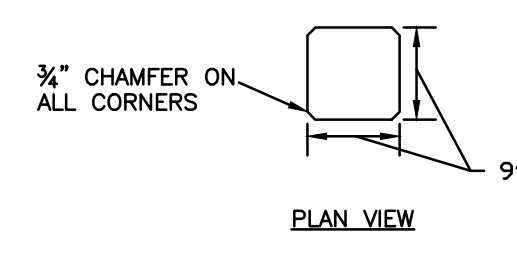
FOREBAY BAFFLE ENERGY DISSIPATORS  
 NO SCALE



ELEVATION  
 (LOOKING UPSTREAM)



FOREBAY NOTCH  
 NO SCALE



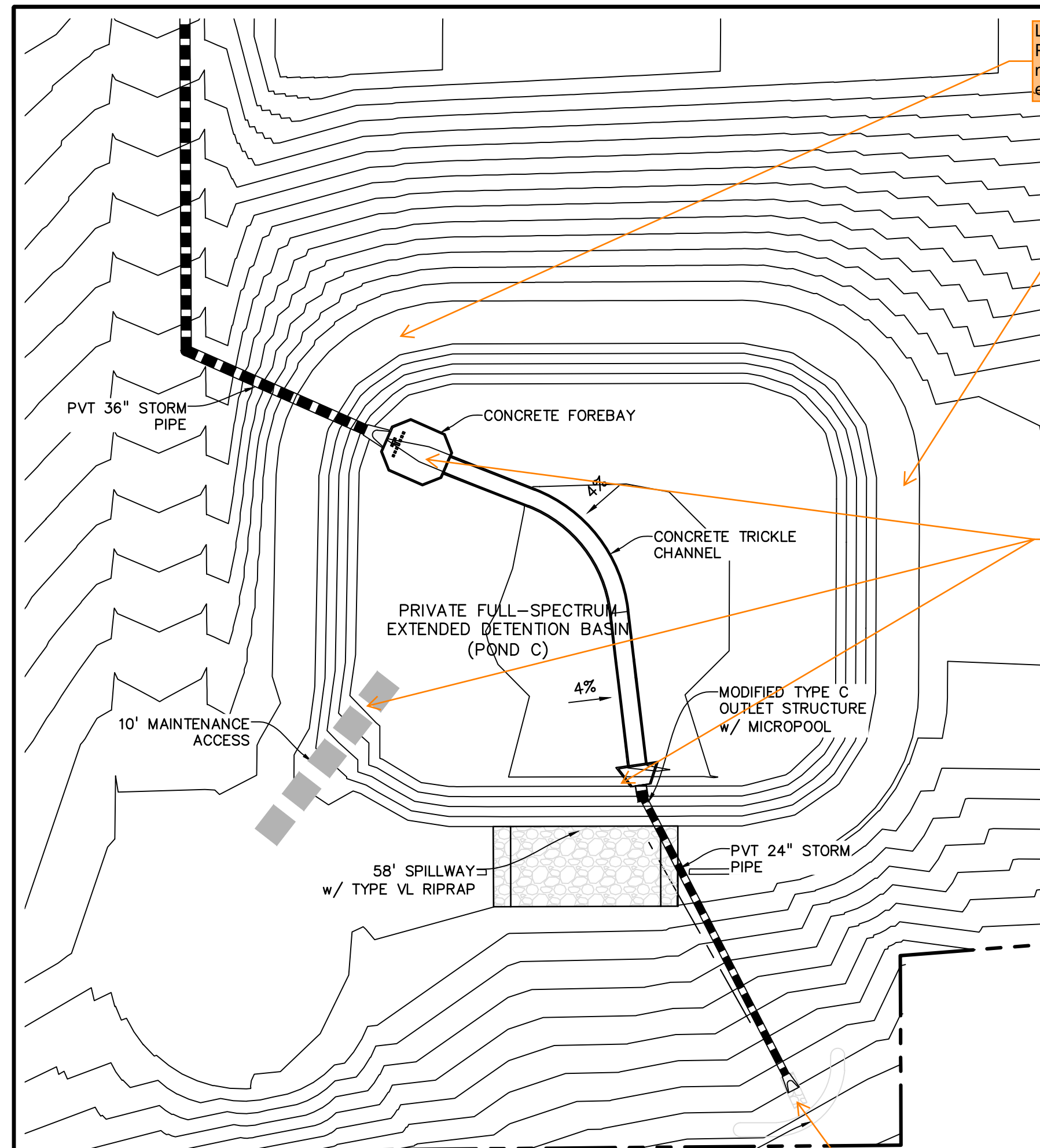
PLAN VIEW

NORTH FOREBAY DETAILS

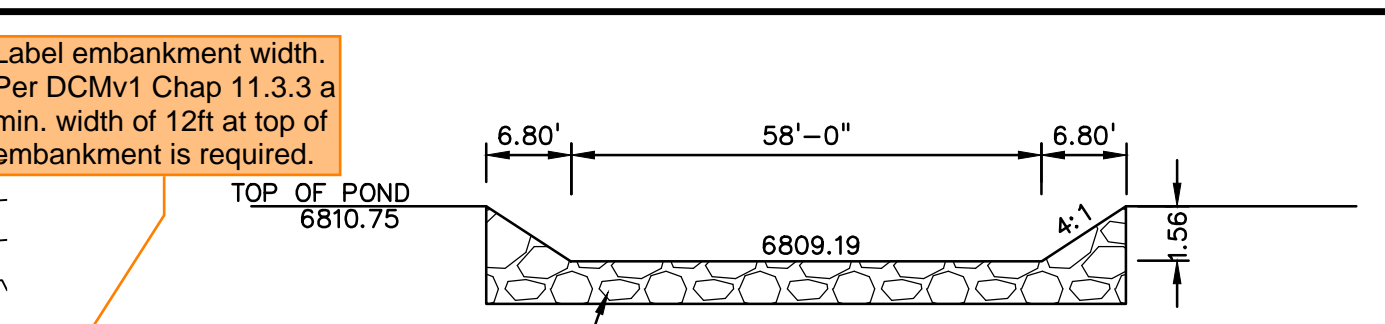
Forebays will be reviewed further once calcs are provided.



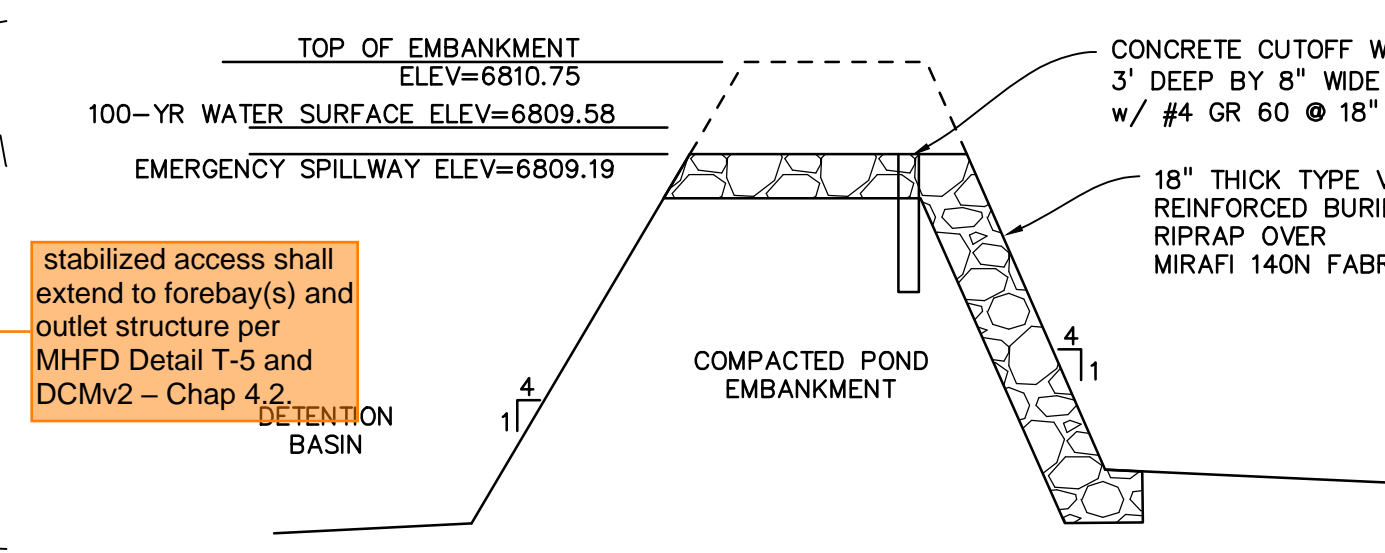
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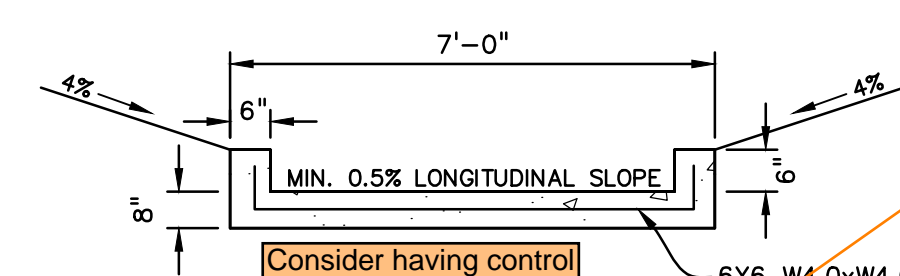
**NORTH POND PLAN VIEW**  
SCALE: 1"=40'



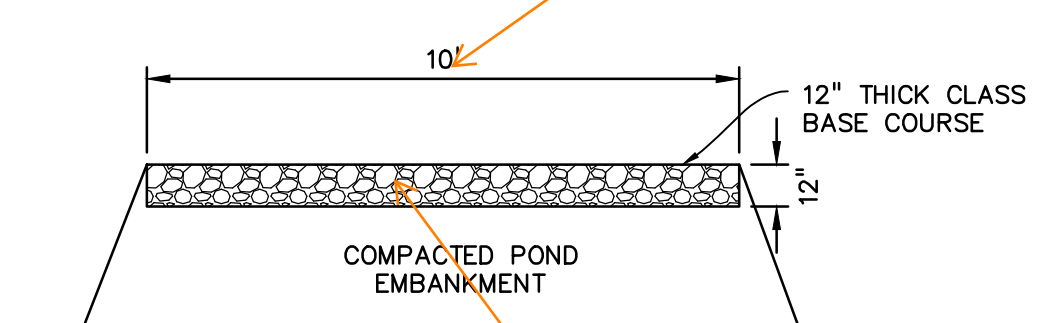
**SPILLWAY SECTION**  
NO SCALE



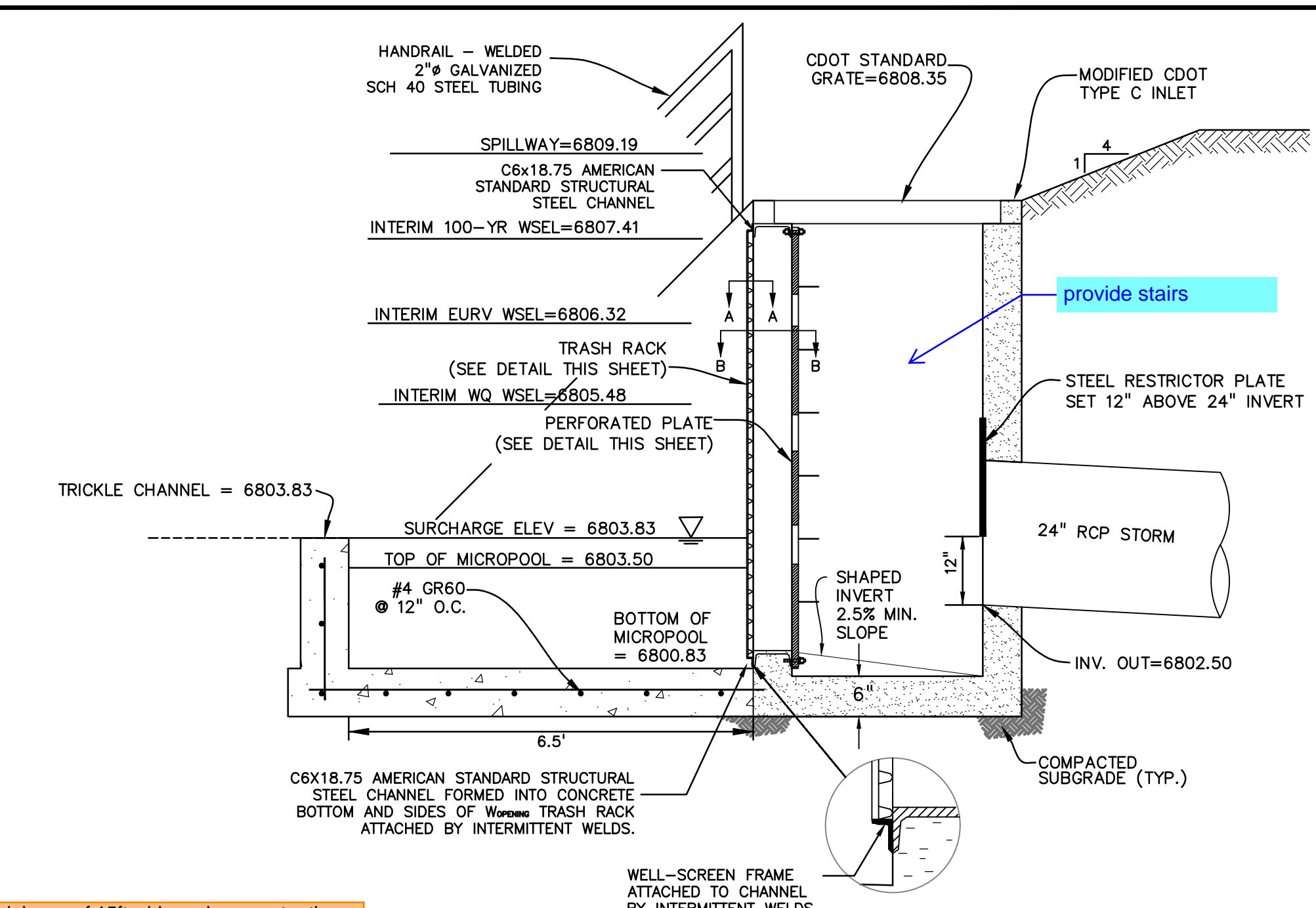
**SPILLWAY SECTION**  
NO SCALE



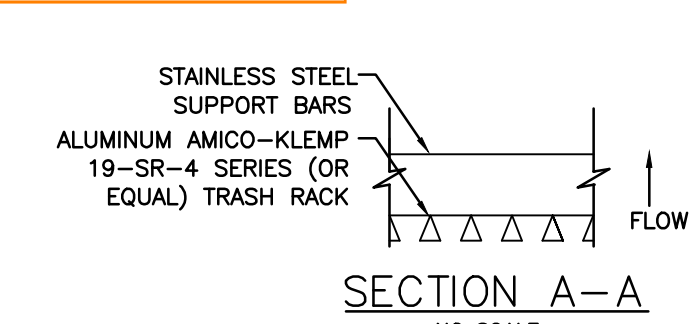
**CONCRETE TRICKLE CHANNEL SECTION**  
NO SCALE



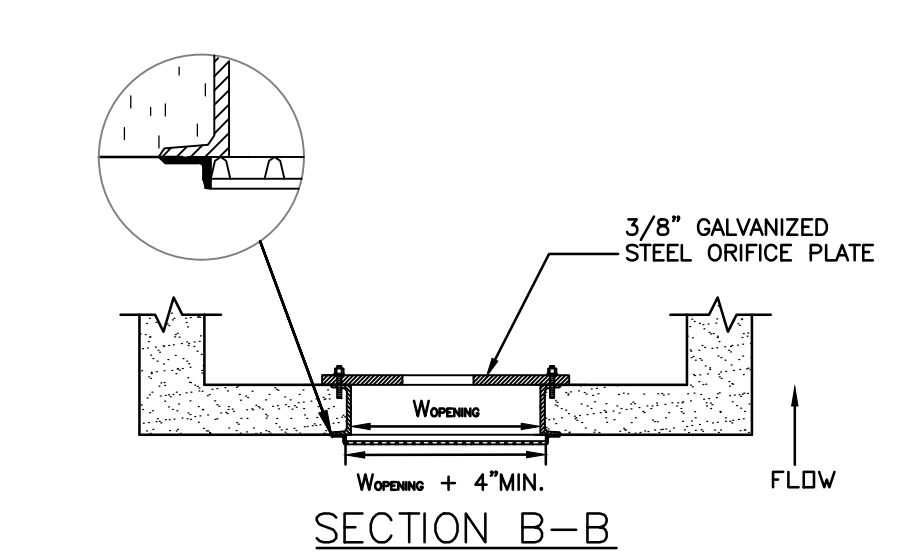
**MAINTENANCE ROAD SECTION**  
NO SCALE



**POND OUTLET PROFILE SECTION C-C**  
NO SCALE



**SECTION A-A**  
NO SCALE



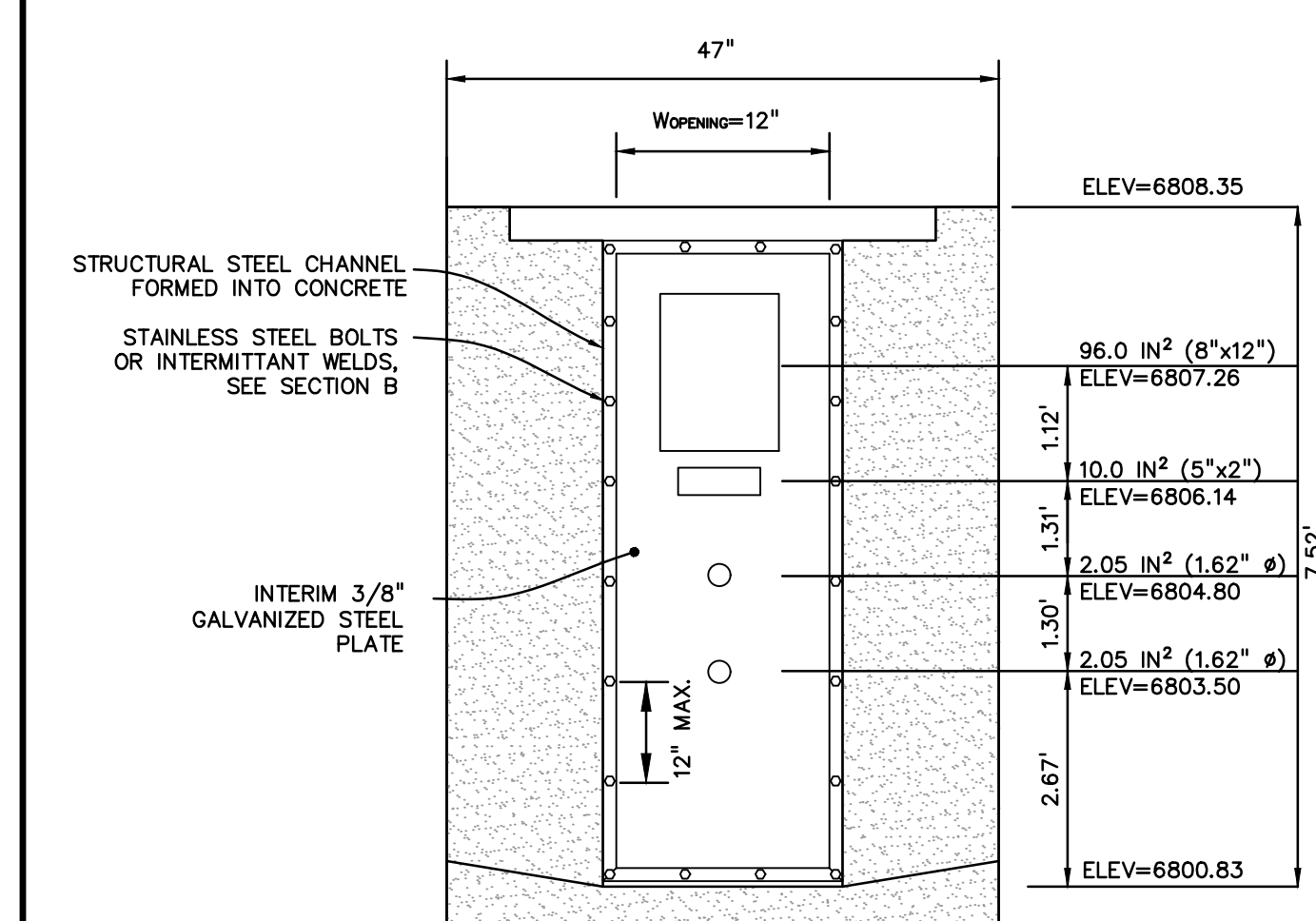
**SECTION B-B**  
NO SCALE

Stabilized access ramp shall be a minimum of 15ft wide and no greater than 12% slope, in accordance with DCMv1, Chap 11.2.2.

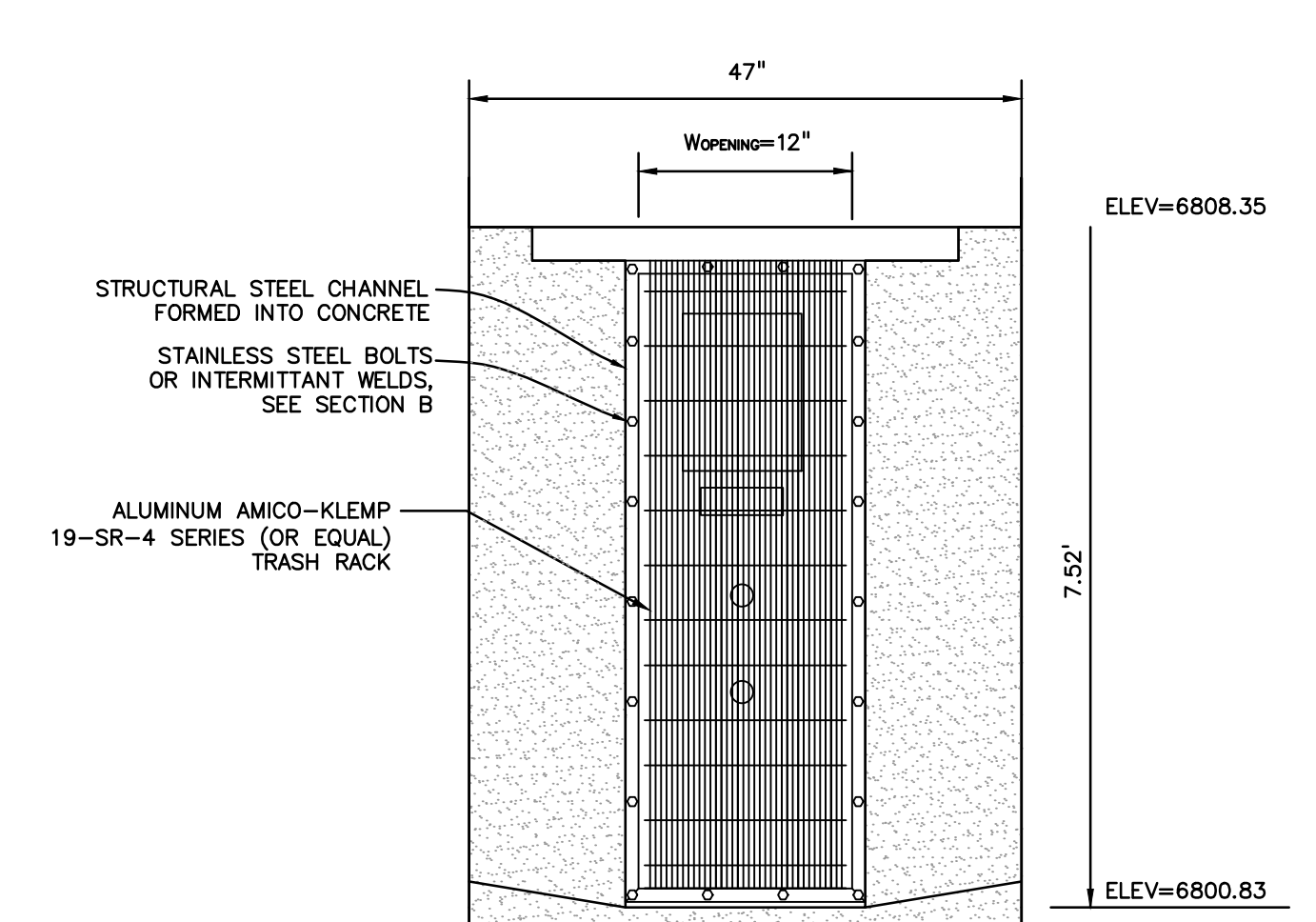
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- WCVY TRASH RACKS:**
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1. ALL EXTERIOR STEEL SHALL BE EITHER STAINLESS OR HOT DIPPED GALVANIZED

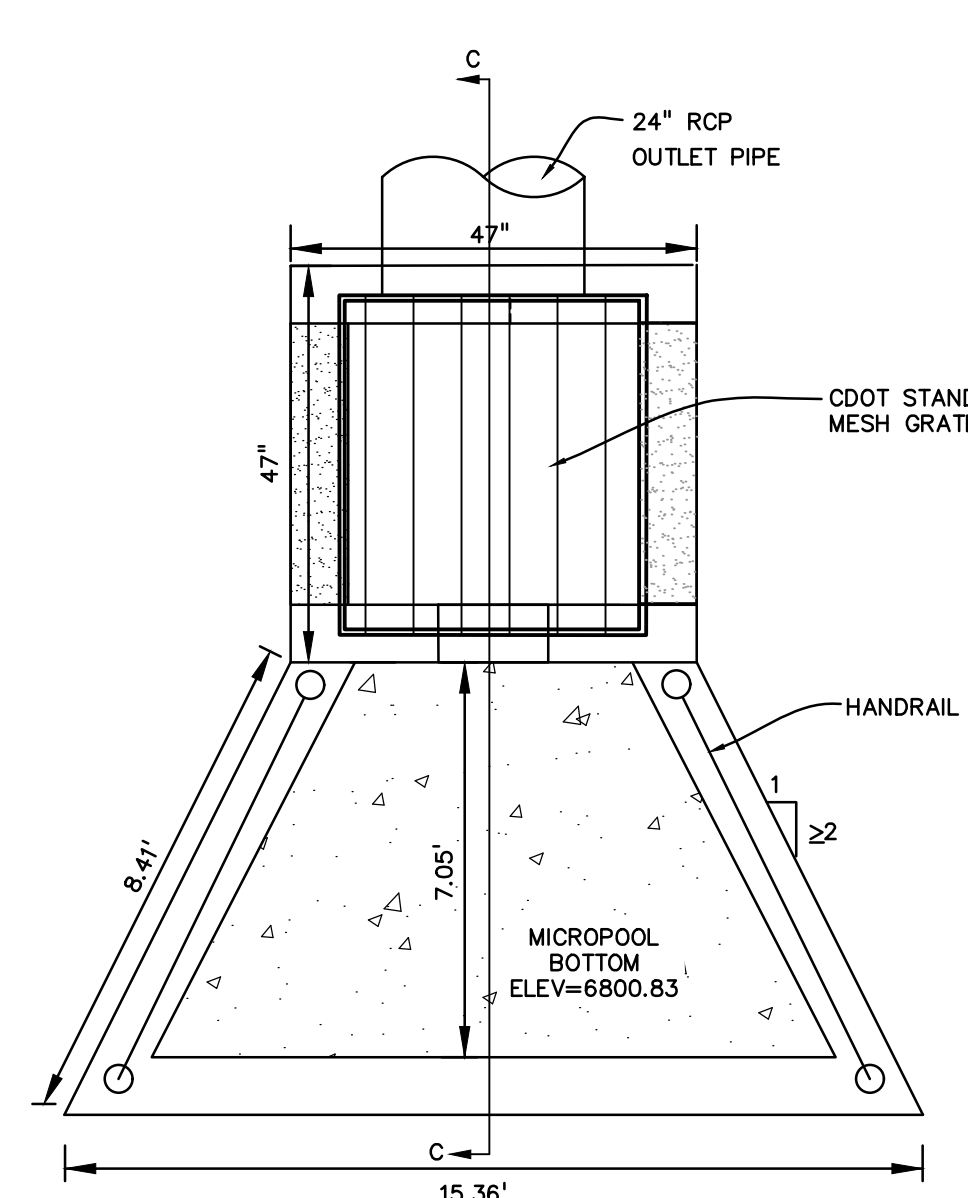
INTERIM OUTLET PLATE TO REMAIN UNTIL FINAL DESIGN FOR FUTURE FILING NO. 3



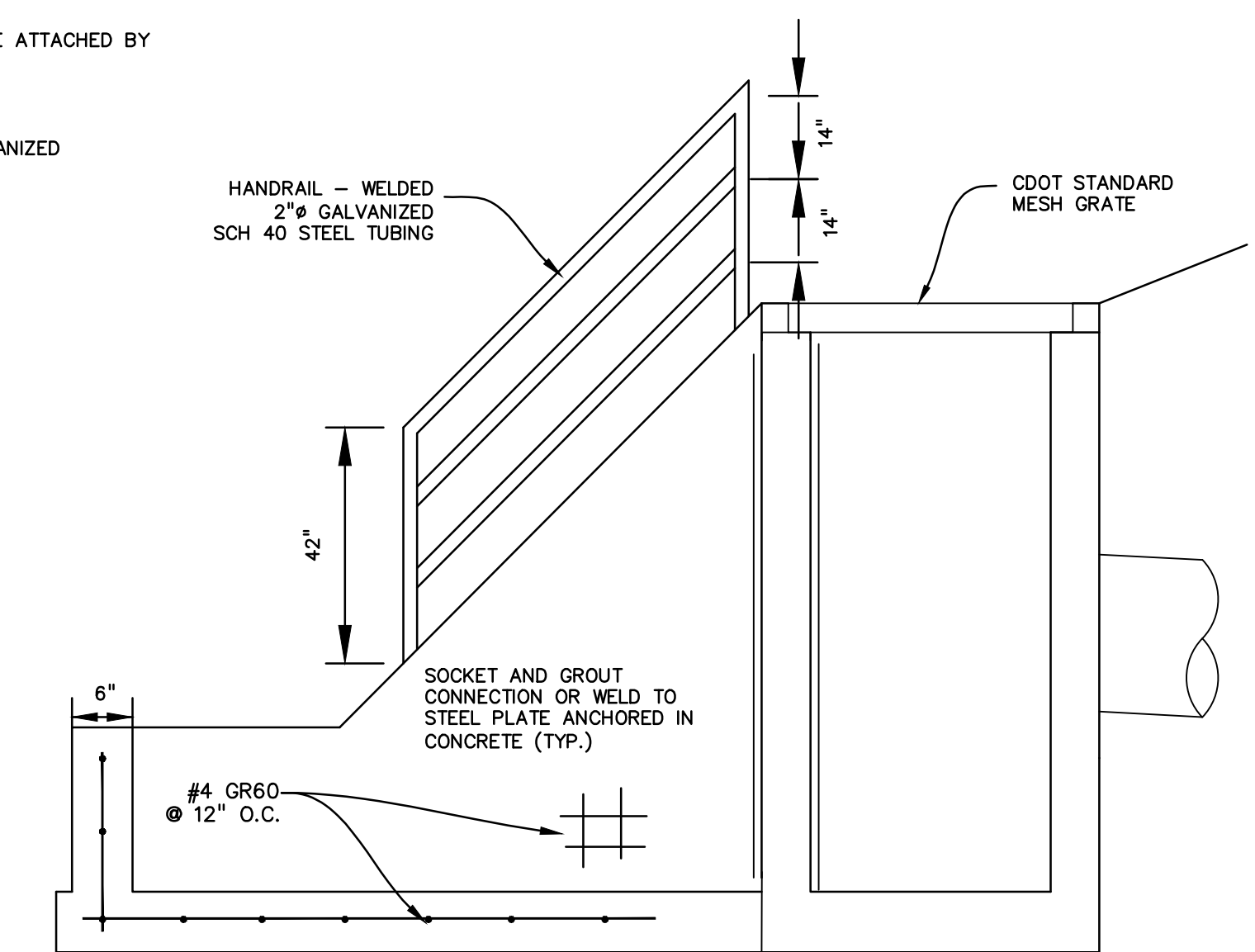
**ELEVATION INTERIM PERFORATED PLATE DETAIL**  
NO SCALE



**ELEVATION TRASH RACK**  
NO SCALE



**MICROPOOL PLAN**  
NO SCALE



**SECTION C-C**  
NO SCALE

**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.

**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:** 21604-01PND1

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**DREXEL, BARRELL & CO.**

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

**INTERIM SOUTHERN POND OUTLET DETAILS**

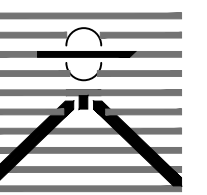
**PROJECT NO.** 21604-00CSV  
**DRAWING NO.**

**PD-4**

**SHEET: 14 OF 16**

Pond C?

PREPARED BY:



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PROPERTIES

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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: TDM

DRAWN BY: KGV

CHECKED BY: TDM

FILE NAME: 21604-01ECDT1-2

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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

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

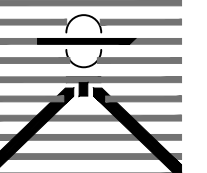
Vehicle Tracking Control (VTC) SM-4
VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

PREPARED BY:



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PROPERTIES

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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

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

Table with 2 columns: DESIGNED BY, DRAWN BY, CHECKED BY, FILE NAME. Values: TDM, KGV, TDM, 21604-01EGCDT1-2

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

EROSION CONTROL
DETAILS

PROJECT NO. 21604-00CSCV
DRAWING NO.

DT-2

SHEET: 16 OF 16

Stabilized Staging Area (SSA) SM-6. Includes plan view diagram, maintenance notes, and installation notes.

Stabilized Staging Area (SSA) SM-6. Includes maintenance notes and installation notes.

Concrete Washout Area (CWA) MM-1. Includes plan view diagram, maintenance notes, and installation notes.

Concrete Washout Area (CWA) MM-1. Includes maintenance notes and installation notes.

Silt Fence (SF) SC-1. Includes plan view diagram, maintenance notes, and installation notes.

Silt Fence (SF) SC-1. Includes maintenance notes and installation notes.

Stockpile Management (SP) MM-2. Includes plan view diagram, maintenance notes, and installation notes.

Stockpile Management (SP) MM-2. Includes maintenance notes and installation notes.

Sediment Basin (SB) SC-7. Includes plan view diagram, maintenance notes, and installation notes.

Sediment Basin (SB) SC-7. Includes maintenance notes and installation notes.

Sediment Basin (SB) SC-7. Includes maintenance notes and installation notes.

Sediment Basin (SB) SC-7. Includes maintenance notes and installation notes.

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

MULCHING NOTES
INSTALLATION REQUIREMENTS
1. MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN, WEED-AND SEED-FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE, OR TRITICALE CERTIFIED BY THE COLORADO DEPARTMENT OF AGRICULTURE WEED FREE FORAGE CERTIFICATION PROGRAM.
2. HYDRAULIC MULCHING MATERIAL SHALL CONSIST OF VIRGIN WOOD FIBER MANUFACTURED FROM CLEAN WHOLE WOOD CHIPS. WOOD CHIPS CANNOT CONTAIN ANY GROWTH OR GERMINATION INHIBITORS OR BE PRODUCED FROM RECYCLED MATERIAL.
3. MULCH IS TO BE APPLIED EVENLY AT A RATE OF 2 TONS PER ACRE.
4. MULCH IS TO BE ANCHORED EITHER BY CRIMPING (TUCKING MULCH FIBERS 4 INCHES INTO THE SOIL), USING NETTING (USED ON SMALL AREAS WITH STEEP SLOPES) OR WITH A TACKIFIER.
5. HYDRAULIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FREE SURFACE WATER.
MAINTENANCE REQUIREMENTS
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS.
2. MULCH IS TO BE REPLACED IMMEDIATELY IN THOSE AREAS IT HAS BEEN REMOVED, AND IF NECESSARY THE AREA SHOULD BE RESEDED.

SEEDING PLAN
NATIVE SEEDING MIX
SOIL PREPARATION, FERTILIZER, SEEDING, MULCHING AND MULCH TACKIFIER WILL BE REQUIRED FOR DISTURBED AREAS EXCLUDING THE RIGHT-OF-WAYS.
THE FOLLOWING TYPES AND RATES SHALL BE USED:

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

Table with 2 columns: FERTILIZER, RATE PER ACRE. Lists Nitrogen (27) and Phosphorus (69).

SEEDING APPLICATION: DRILL SEED 0.25"-0.5" INTO TOPSOIL. AREA NOT ACCESSIBLE TO A DRILL SEEDER AND SLOPES STEEPER THAN 2:1 SHALL BE HAND BROADCAST AT DOUBLE THE ABOVE SEED RATE AND RAKED AT 1/4 TO 1/2 INTO THE TOPSOIL.
MULCHING APPLICATION: 1 1/2 TONS CERTIFIED WEED FREE NATIVE HAY PER ACRE MECHANICALLY CRIMED IN TOPSOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.



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.

Select what sizing is proposed for each TSB. If the drainage areas are greater than what is shown in this table provide sizing for all pond components (riser pipe diameter and perforation sizing, number of rows of holes, required volume, location of outlet pipe and spillway, and tributary area to the sediment basin)

Table with 4 columns: Inlet/Outlet Diameter, Basin Bottom Width, Riser Crest Length, Riser Diameter. Lists various sizes for standard basins.