

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.

2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT, ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.

5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.

6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.

7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.

8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.

9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.

11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).

12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.

13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.

14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.

15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.

21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.

23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.

26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG-ROCKY MOUNTAIN GROUP DATED AUGUST 18, 2020, REVISED MARCH 3, 2021, AND SHALL BE CONSIDERED A PART OF THESE PLANS.

29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:  
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WQCD – PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

QUALIFIED STORMWATER MANAGER'S INSPECTIONS AND MAINTENANCE OF BMP'S:

1. MAKE THOROUGH INSPECTION OF THE STORMWATER MANAGEMENT SYSTEM AFTER EACH PRECIPITATION EVENT THAT CAUSES RUNOFF.

2. IF ANY DEFICIENCIES ARE NOTED, THEY MUST BE CORRECTED IMMEDIATELY AFTER BEING NOTED

3. RECORDS OF THE SIGNED SITE INSPECTIONS OR MODIFICATIONS MUST BE KEPT AT THE SITE UNLESS AN ALTERNATE PLACE IS APPROVED BY THE EL PASO COUNTY INSPECTOR AND MUST BE MADE AVAILABLE UPON REQUEST.

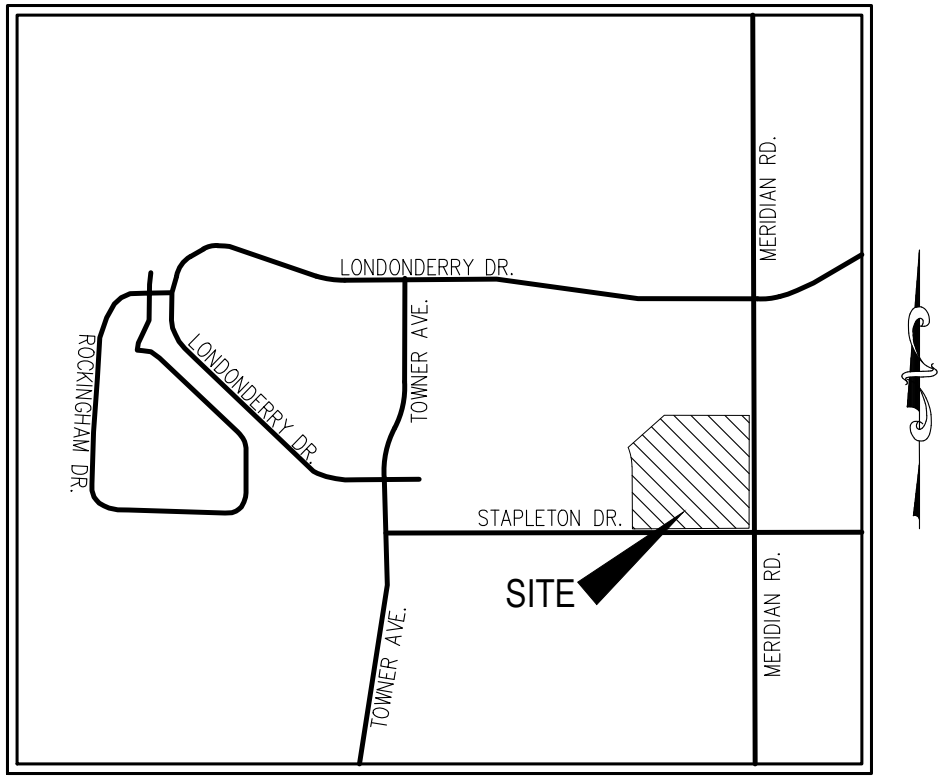
4. INSPECTIONS MUST TAKE PLACE WHERE CONSTRUCTION ACTIVITY IS COMPLETE, BUT LOT IS NOT SOLD

5. MONTHLY INSPECTIONS MUST TAKE PLACE ON SITE WHERE CONSTRUCTION ACTIVITY IS COMPLETE, BUT VEGETATIVE COVER IS STILL BEING ESTABLISHED.

FALCON RESERVE FILING NO. 1  
COUNTY OF EL PASO, STATE OF COLORADO  
FINAL GRADING AND EROSION  
CONTROL PLANS

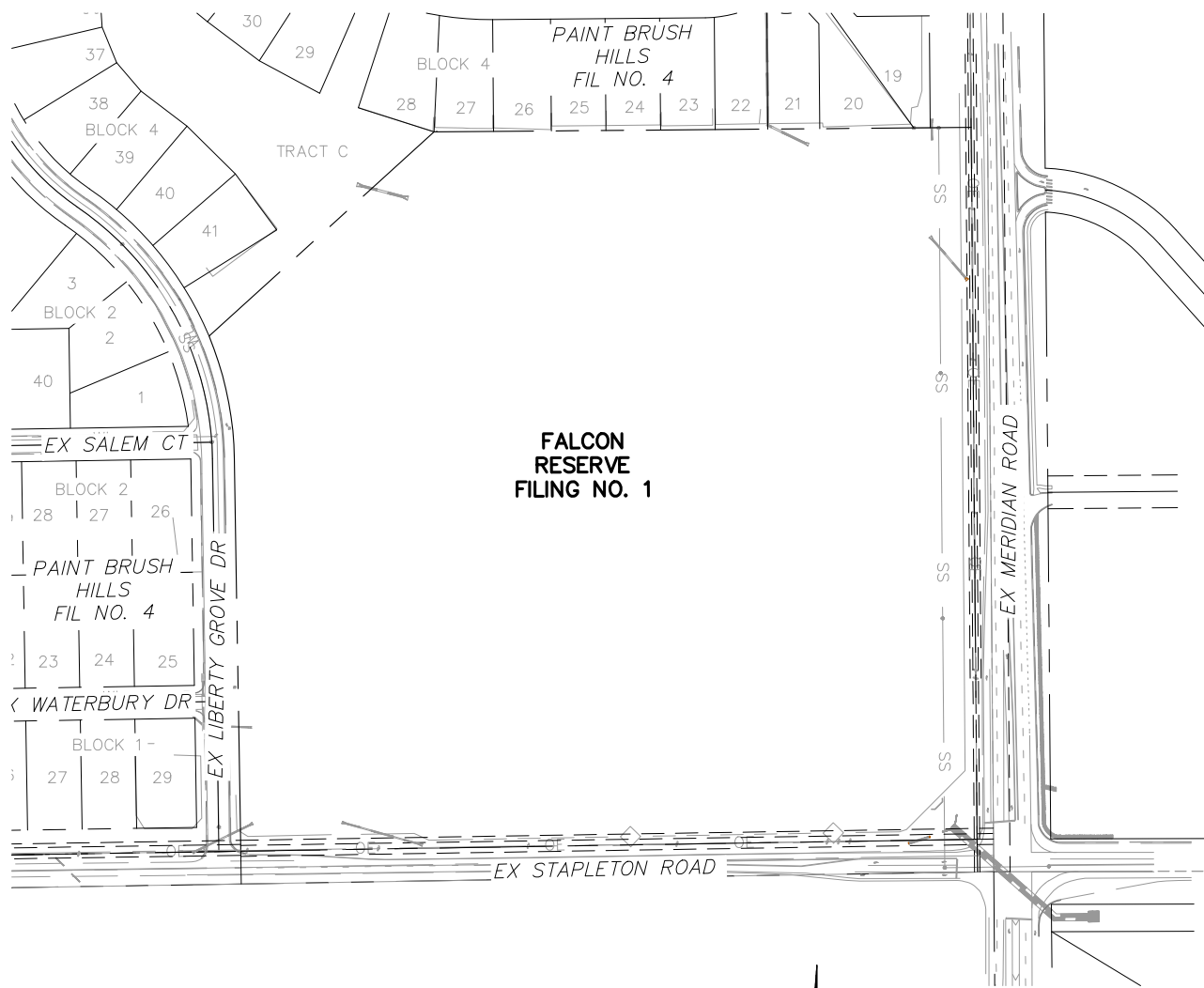
JULY 2026

Use up to date standard GEC Notes as listed in Part II of the GEC Checklist. These notes are available on the County's Stormwater website in word format for ease of commenting.  
<https://publicworks.elpasoco.com/stormwater/>



VICINITY MAP

N.T.S.



SITE MAP

N.T.S.

STANDARD CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO SPRINGS.

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIME INCLUDING THE FOLLOWING:  
3.1 EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)  
3.2 CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.  
3.3 COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.  
3.4 CDOT M&S STANDARDS.

4. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.

5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY PCO INSPECTIONS STAFF.

6. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORM WATER QUALITY CONTROL PERMIT (ESQCP), US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.

7. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE CONSTRUCTION SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

8. ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOW AND MUTCD CRITERIA.

9. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRE BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

10. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

BASIS OF BEARINGS:

BASIS OF BEARINGS: A PORTION OF THE EAST RIGHT-OF-WAY LINE OF LIBERTY GROVE DRIVE AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" RECORDED IN PLAT BOOK C-4 AT PAGE 172, RECEPTION NO. 1674239, IN THE RECORDS OF EL PASO COUNTY, COLORADO, THE SOUTHEAST CORNER BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", FROM WHICH A POINT OF CURVE BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", BEARS N00°55'35"W, A DISTANCE OF 720.00 U.S. SURVEY FEET.

BENCHMARKS:

- BENCHMARKS (DATUM IS NAVD-88)

1. THE INTERSECTION OF THE EAST LINE OF LIBERTY GROVE DRIVE AND THE NORTH LINE OF STAPLETON DRIVE MONUMENTED WITH A NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED M&S CIVIL PLS 25966 ELEVATION 7113.45

2. THE NORTHWEST CORNER OF THE SUBJECT PROPERTY BEING A POINT ON THE EAST LINE OF LIBERTY GROVE DRIVE MONUMENTED BY A WHITE PLASTIC CAP ON NO. 5 REBAR 0.5' BELOW GRADE, ELEVATION 7135.20

3. THE NORTHEAST CORNER OF THE SUBJECT PROPERTY BEING A POINT ON THE WEST LINE OF MERIDIAN ROAD MONUMENTED BY A NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED M&S CIVIL PLS 25966 ELEVATION 7105.09

4. THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY BEING A POINT AT THE INTERSECTION OF THE NORTH LINE OF STAPLETON DRIVE AND THE WEST LINE OF MERIDIAN ROAD MONUMENTED BY A NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED M&S CIVIL PLS 25966 ELEVATION 7085.06

ADDITIONAL NOTES:

STAGING, PORTABLE TOILETS, STOCKPILE, AND CONCRETE WASHOUT AREAS TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.

THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.

EXISTING SITE TERRIAN GENERALLY SLOPES FROM NORTHWEST TO SOUTHEAST AT GRADE RATES THAT VARY BETWEEN 2% TO 6%.

THERE ARE NO BATCH PLANTS ON SITE.

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS (FIRM) 08041C0551G EFFECTIVE DATES DECEMBER 7, 2018.

EXISTING VEGETATION:

EXISTING, ON-SITE VEGETATION CONSISTS OF SPARSE NATIVE GRASSES (APPROX. 60% COVER). A VISUAL, POST CONSTRUCTION OCMPARISON CAN BE MADE TO ADJACENT, UNDEVELOPED PROPERTY.

TIMING: FALCON RESERVE

|                                                                   |             |
|-------------------------------------------------------------------|-------------|
|                                                                   | WINTER 2026 |
| ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:  |             |
|                                                                   | WINTER 2027 |
| EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: |             |

AREAS: FALCON RESERVE

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: ~42 AC

RECEIVING WATERS:

BLACK SQUIRREL

SOIL TYPES:

STAPLETON SANDY LOAM-HYDROLOGIC SOIL GROUP B

AGENCIES

|                      |                                                                                                                                                           |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER:               | BABCOCK LAND CORP<br>212 N. WAHSATCH AVENUE, SUITE 301<br>COLORADO SPRINGS, CO 80903<br>JEFF MARK (719) 635-3200                                          |
| CIVIL ENGINEER:      | M & S CIVIL CONSULTANTS, INC.<br>212 N. WAHSATCH AVENUE, SUITE 305<br>COLORADO SPRINGS, CO 80903<br>VIRGIL A. SANCHEZ P.E. (719) 955-5485                 |
| COUNTY ENGINEERING:  | EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT<br>2880 INTERNATIONAL CIRCLE, SUITE 110<br>COLORADO SPRINGS, CO 80910<br>GILBERT LAFORCE (719)-520-7945 |
| TRAFFIC ENGINEERING: | EL PASO COUNTY PUBLIC SERVICES & TRANS. DEPT.<br>3275 AKERS DRIVE<br>COLORADO SPRINGS, CO 80922<br>JENNIFER IRVINE, P.E. (719) 520-6460                   |
| WATER RESOURCES:     | PAINT BRUSH HILLS METROPOLITAN DISTRICT<br>9985 TOWNER AVENUE<br>FALCON, CO 80831<br>ROBERT GUEVARA (719) 495-8188                                        |
| GAS DEPARTMENT:      | MOUNTAIN VIEW ELECTRIC<br>11140 E. WOODMEN ROAD<br>FALCON, CO 80831<br>(719) 495-2283                                                                     |
| ELECTRIC DEPARTMENT: | MOUNTAIN VIEW ELECTRIC<br>11140 E. WOODMEN ROAD<br>FALCON, CO 80831<br>(719) 495-2283                                                                     |
| COMMUNICATIONS:      | QWEST COMMUNICATIONS<br>(U.N.C.C. LOCATORS) (800) 922-1987<br>AT&T (LOCATORS) (719) 635-3674                                                              |

ENGINEER'S STATEMENT:

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

DEVELOPER'S STATEMENT:

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

JEFF MARK, THE LANDHUIS COMPANY  
212 N. WAHSATCH AVENUE, SUITE 301 COLORADO SPRINGS, CO 80903

EL PASO COUNTY:

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

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

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

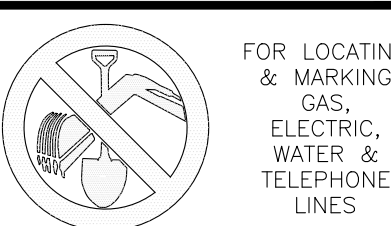
JOSHUA PALMER, P.E.  
COUNTY ENGINEER / ECM ADMINISTRATOR

SHEET INDEX

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EL PASO COUNTY FILE NO. SP252

DATE



FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987

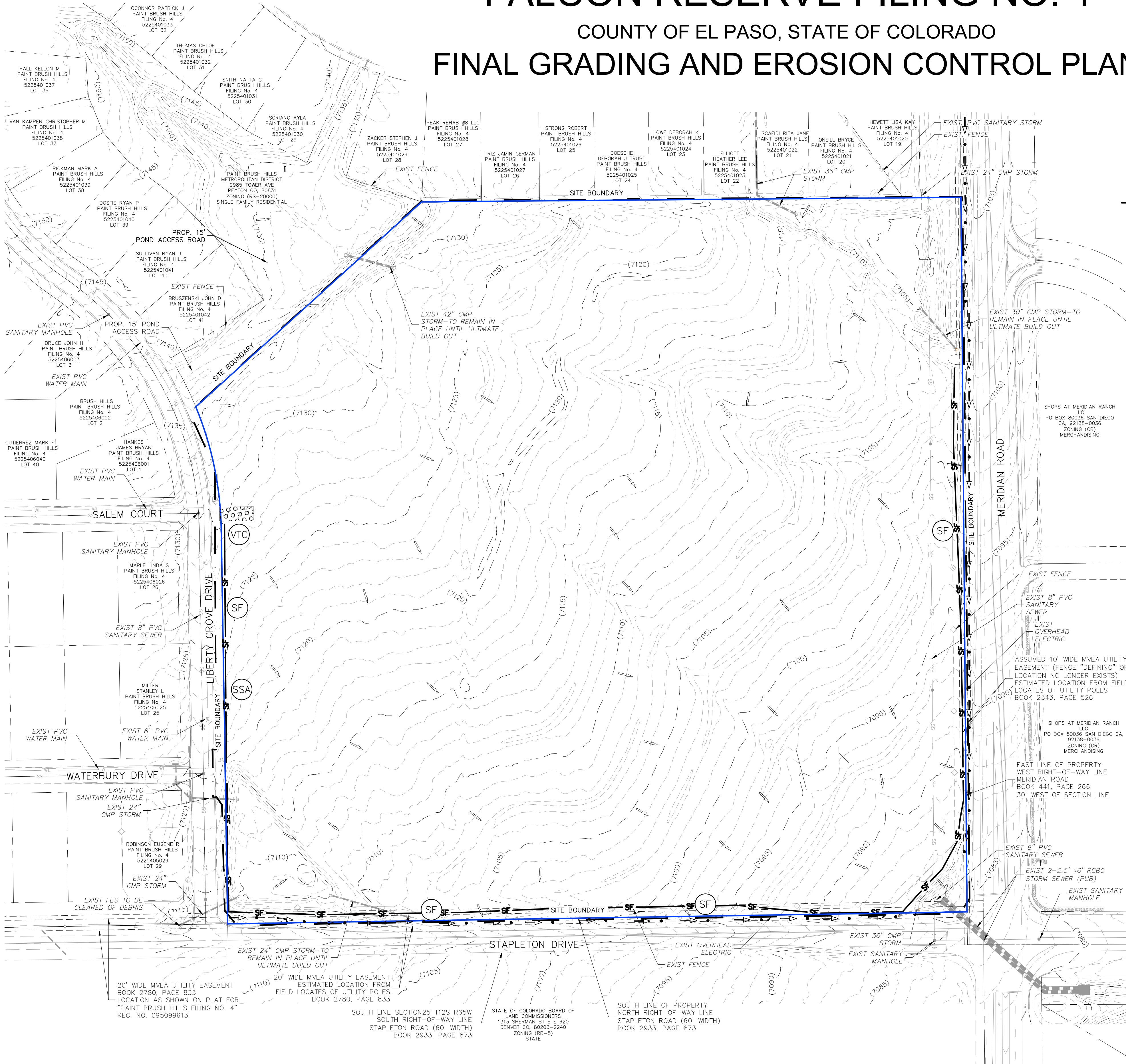
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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------|--|------------------|--|--------------|--|----------------|--|
| FALCON RESERVE FILING NO. 1                                                                                                                                                                                                |  | GRADING & EROSION CONTROL TITLE SHEET |  | DATE: 07/27/2026 |  | SHEET 1 OF 7 |  | CR01           |  |
| PROJECT NO. 43-144A                                                                                                                                                                                                        |  | SCALE: HORIZONTAL: N/A VERTICAL: N/A  |  | DESIGNED BY: GT  |  | DRAWN BY: ST |  | CHECKED BY: GT |  |
| 212 N. WAHSATCH AVE. STE 305<br>COLORADO SPRINGS CO 80903<br>PHONE: 719.955.5485                                                                                                                                           |  |                                       |  |                  |  |              |  |                |  |
|                                                                                                                                                                                                                            |  |                                       |  |                  |  |              |  |                |  |
| FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.                                                                                                                                                                               |  |                                       |  |                  |  |              |  |                |  |
| VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160                                                                                                                                                                                 |  |                                       |  |                  |  |              |  |                |  |
| REVIEWS: NO. DATE: BY: DESCRIPTION: APP'D. BY: DATE:                                                                                                                                                                       |  |                                       |  |                  |  |              |  |                |  |
| THE ENGINEER PREPARED THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS. |  |                                       |  |                  |  |              |  |                |  |
| CAUTION                                                                                                                                                                                                                    |  |                                       |  |                  |  |              |  |                |  |



# FALCON RESERVE FILING NO. 1

## COUNTY OF EL PASO, STATE OF COLORADO

### FINAL GRADING AND EROSION CONTROL PLAN



#### LEGEND

|  |                                                    |  |                                    |
|--|----------------------------------------------------|--|------------------------------------|
|  | SITE BOUNDARY                                      |  | CUT/FILL LINE                      |
|  | PROP PHASE 1 MAJ CONT                              |  | LIMITS OF DISTURBANCE/CONSTRUCTION |
|  | PROP PHASE 1 MIN CONT                              |  | PROPOSED DRAINAGE SWALE            |
|  | PROP PHASE 2 MAJ CONT                              |  | EXISTING DRAINAGE SWALE            |
|  | PROP PHASE 2 MIN CONT                              |  | ADJACENT PROPERTY BOUNDARY         |
|  | EXIST MAJ CONT                                     |  | SEDIMENT BASIN TRIBUTARY AREA      |
|  | EXIST MIN CONT                                     |  | PROPOSED PRIVATE UTILITY EASEMENT  |
|  | PROP STORM SEWER PIPE                              |  | *PROPOSED MVEA EASEMENT            |
|  | EXISTING STORM SEWER PIPE                          |  | LOT LINE                           |
|  | SILT FENCE—INITIAL, INTERIM, FINAL                 |  | EXISTING FIRE HYDRANT              |
|  | SEDIMENT CONTROL LOG — FINAL                       |  | EXISTING SANITARY MANHOLE          |
|  | VEHICLE TRACKING CONTROL—INITIAL, INTERIM, FINAL   |  | EXISTING SIGN                      |
|  | TEMPORARY SEDIMENT BASIN—INTERIM                   |  | EXISTING WATER VALVE               |
|  | INLET PROTECTION—FINAL                             |  | PROPOSED INLET                     |
|  | CONCRETE WASHOUT—INITIAL                           |  | EXISTING FLOW DIRECTION ARROW      |
|  | SOIL STOCKPILE — INITIAL, INTERIM                  |  | PROPOSED FLOW DIRECTION ARROW      |
|  | STABILIZED STAGING AREA — INITIAL, INTERIM, FINAL  |  | FLARED END SECTION                 |
|  | EROSION CONTROL BLANKET, N.A.G SC150 OR EQUIVALENT |  | H.P. X                             |
|  |                                                    |  | L.P. X                             |
|  |                                                    |  | "A"                                |
|  |                                                    |  | "B"                                |
|  |                                                    |  | "T"                                |
|  |                                                    |  | 9                                  |
|  |                                                    |  | LOT NUMBER                         |

#### NARRATIVE NOTES:

1. STABILIZED STAGING AREA, STORAGE EQUIPMENT, TEMPORARY DISPOSAL AREAS, STOCKPILE, AND WASHOUT AREAS TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN.
2. BY THE CONTRACTOR AND SHALL REMAIN WITHIN THE LIMITS OF DISTURBANCE AS INDICATED. PLAN SHALL BE UPDATED BY THE CONTRACTOR UPON DETERMINATION OF EXACT LOCATION LOCATION.
3. THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
4. ALL TEMPORARY OR PERMANENT GRADING DISTURBANCES SHALL BE RE-SEEDING AND MULCHED PER EL PASO COUNTY CRITERIA AND SPECIFICATIONS.
5. ALL 4:1 SLOPES TO BE SEEDING AND MULCHED
6. ALL 3:1 SLOPES SHALL HAVE NORTH AMERICAN GREEN SC150 TEMPORARY EROSION CONTROL BLANKET (OR APPROVED EQUAL)—PERMANENT
7. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND SHRUBS
8. CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF THE CONSTRUCTION LIMITS WITH SILT FENCE OR OTHER METHOD TO PROTECT UNDISTURBED AREAS FROM EROSION

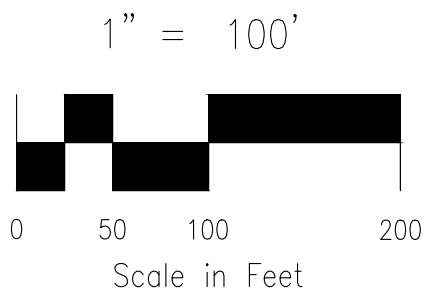
#### NOTES:

1. PONDS 1, 2, AND 3 HAVE BEEN RESIZED AND POND 4 HAS BEEN SIZED FOR FULLY DEVELOPED CONDITIONS
2. THE 4 DETENTION PONDS SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO UTILITY CONSTRUCTION
3. LOCATION OF STOCKPILES SHALL BE DETERMINED BY CONTRACTOR. ALL STOCKPILES SHALL REMAIN WITHIN THE CONSTRUCTION BOUNDARY AS INDICATED ON THE SITE MAP.
4. THE EXACT LOCATION FOR THE STORAGE EQUIPMENT AND TEMPORARY DISPOSAL AREAS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. EP MAYBE REQUIRED AROUND THIS FACILITY.

#### VEGETATION:

EXISTING VEGETATION: NATIVE GRASSES.

GRADING & EROSION CONTROL PLAN  
FALCON RESERVE FILING NO. 1  
JOB NO. 43-144  
DATE PREPARED: JULY 2025  
DATE REVISED:



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FALCON RESERVE FILING NO. 1

INITIAL GRADING PLAN

DATE: 07/27/2026

SCALE: HORIZONTAL: 1"=100'

VERTICAL: N/A

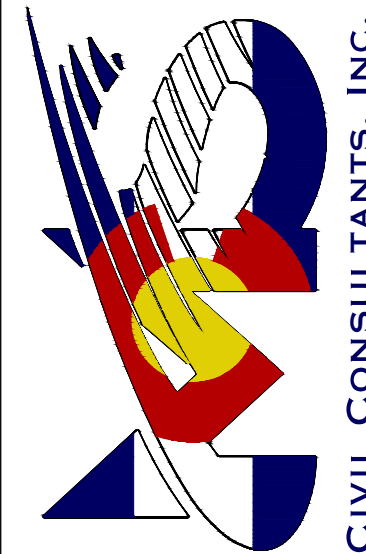
DESIGNED BY: GT

DRAWN BY: ST

CHECKED BY: GT

GR02

210 N WAHATCH AVE, STE 305  
COLORADO SPRINGS CO 80903  
PHONE: 719.555.5465



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VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF  
CIVIL CONSULTANTS, INC.

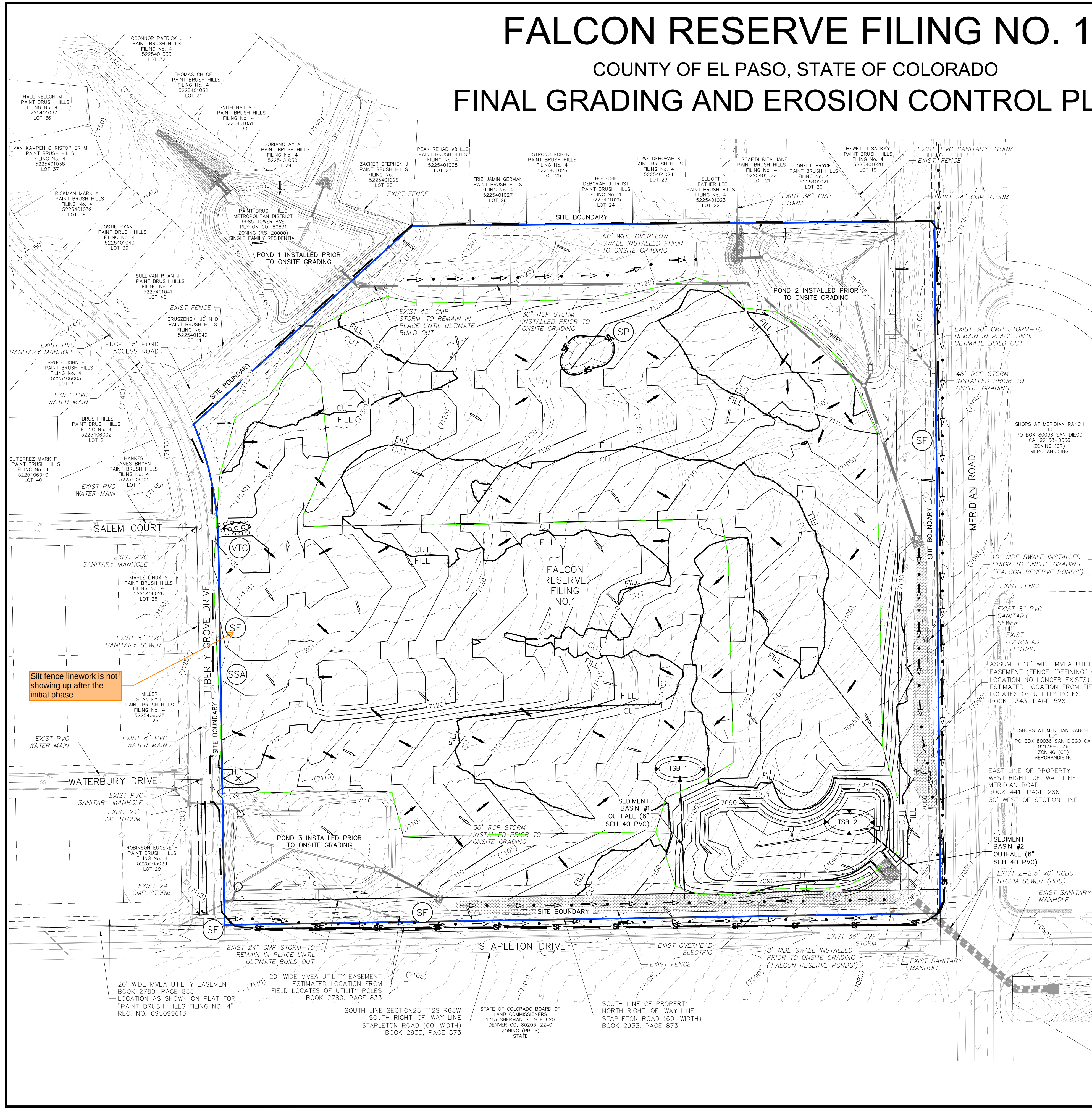
REVISIONS: NO. DATE: BY: DESCRIPTION:

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CAUTION



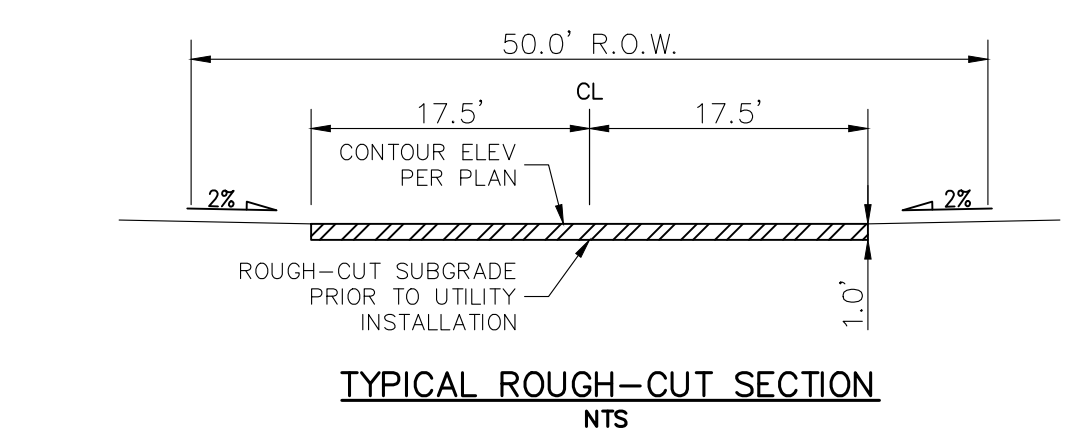
FALCON RESERVE FILING NO. 1  
COUNTY OF EL PASO, STATE OF COLORADO  
FINAL GRADING AND EROSION CONTROL PLAN



## LEGEND

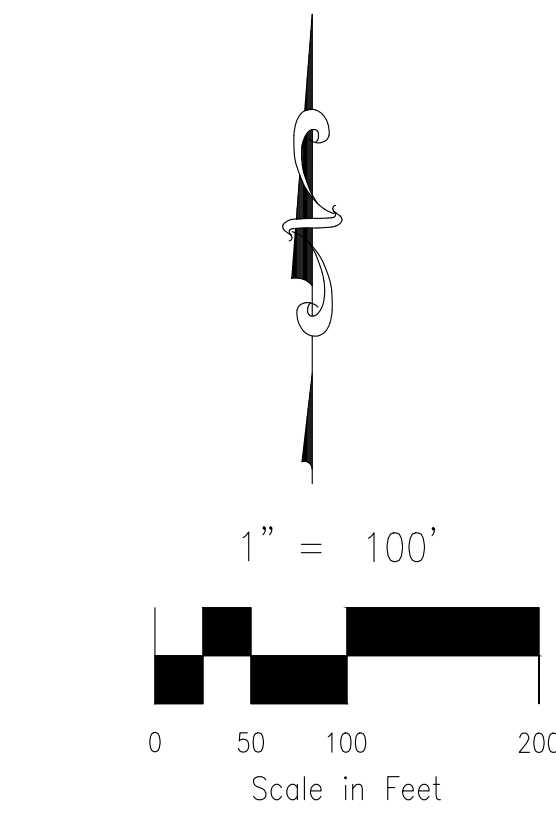
|  |                                                    |  |                                    |
|--|----------------------------------------------------|--|------------------------------------|
|  | SITE BOUNDARY                                      |  | CUT/FILL LINE                      |
|  | MAJ CONT PRIOR TO ONSITE GRADING                   |  | LIMITS OF DISTURBANCE/CONSTRUCTION |
|  | MIN CONT PRIOR TO ONSITE GRADING                   |  | TEMPORARY DRAINAGE SWALE           |
|  | PROP ONSITE MAJ CONT                               |  | EXISTING DRAINAGE SWALE            |
|  | PROP ONSITE MIN CONT                               |  | ADJACENT PROPERTY BOUNDARY         |
|  | EXIST MAJ CONT                                     |  | SEDIMENT BASIN TRIBUTARY AREA      |
|  | EXIST MIN CONT                                     |  | PROPOSED PRIVATE UTILITY EASEMENT  |
|  | PROP STORM SEWER PIPE                              |  | *PROPOSED MVEA EASEMENT            |
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|  | EROSION CONTROL BLANKET, N.A.G SC150 OR EQUIVALENT |  | H.P.                               |
|  |                                                    |  | LOW POINT                          |
|  |                                                    |  | TYPE A LOT                         |
|  |                                                    |  | TYPE B LOT                         |
|  |                                                    |  | TRANSITION LOT                     |
|  |                                                    |  | LOT NUMBER                         |

| SEDIMENT BASIN TABLE (MINIMUM) |                        |             |              |                     |              |                 |           |                            |
|--------------------------------|------------------------|-------------|--------------|---------------------|--------------|-----------------|-----------|----------------------------|
| SEDIMENT BASIN                 | UPSTREAM DRAINAGE AREA | BASIN WIDTH | BASIN LENGTH | ANTIC. MAX WATER HT | REQ'D VOLUME | SPILLWAY LENGTH | HOLE DIA. | ROWS OF HOLES IN STANDPIPE |
| NO.                            | AC.                    | FT.         | FT.          | FT.                 | C.F.         | FT.             | IN.       |                            |
| 1                              | 13.1                   | 67          | 135          | 3                   | 35,234       | 13              | 1-1/16    | 1                          |
| 2                              | 15.5                   | 73.25       | 146.5        | 3                   | 40,673       | 22              | 1-3/16    | 1                          |



1. **NARRATIVE NOTES:**
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  7. ALL 3:1 SLOPES SHALL HAVE NORTH AMERICAN GREEN SC150 TEMPORARY EROSION CONTROL BLANKET (OR APPROVED EQUAL)-PERMANENT
  8. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND SHRUBS
- VEGETATION:**
- EXISTING VEGETATION: NATIVE GRASSES.
- GRADING & EROSION CONTROL PLAN  
FALCON RESERVE FILING NO. 1  
JOB NO. 43-144  
DATE PREPARED: 2025  
DATE REVISED:

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  5. POND 1-3, ASSOCIATED STORM SEWER, AND GRADING SHALL BE COMPLETED PRIOR TO ANY ON-SITE GRADING CONSTRUCTION.



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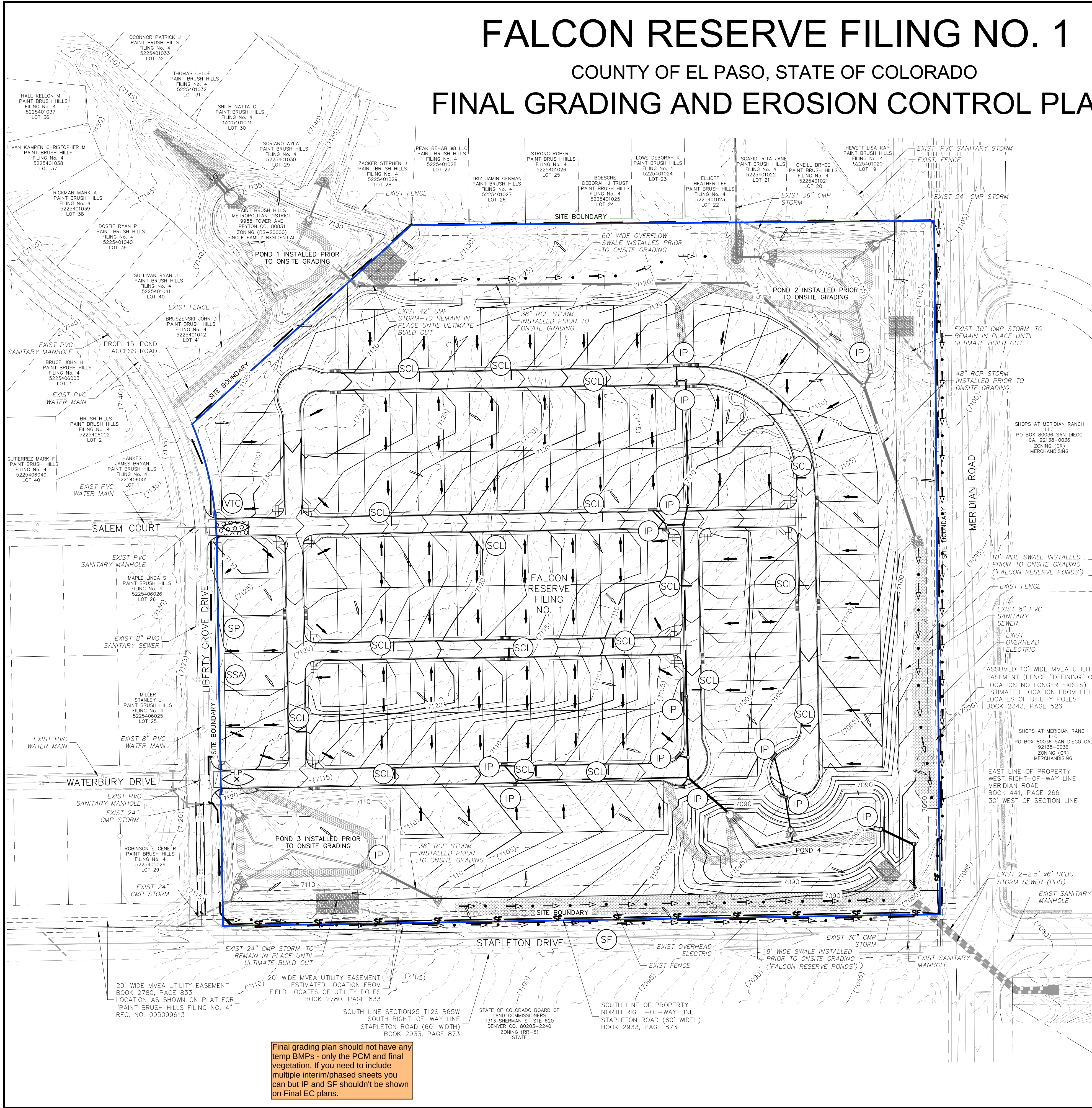


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# FALCON RESERVE FILING NO. 1

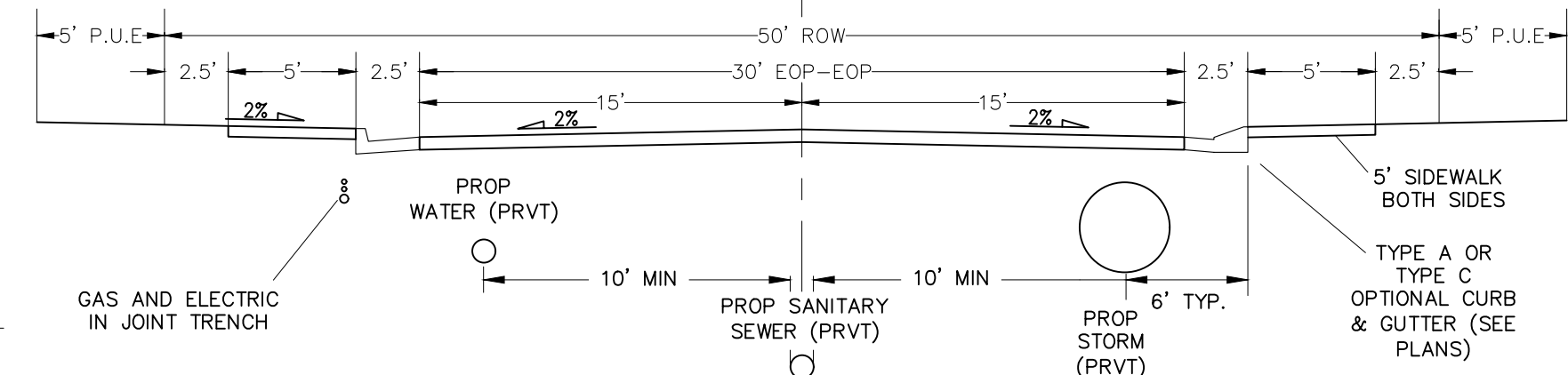
## COUNTY OF EL PASO, STATE OF COLORADO

### FINAL GRADING AND EROSION CONTROL PLAN

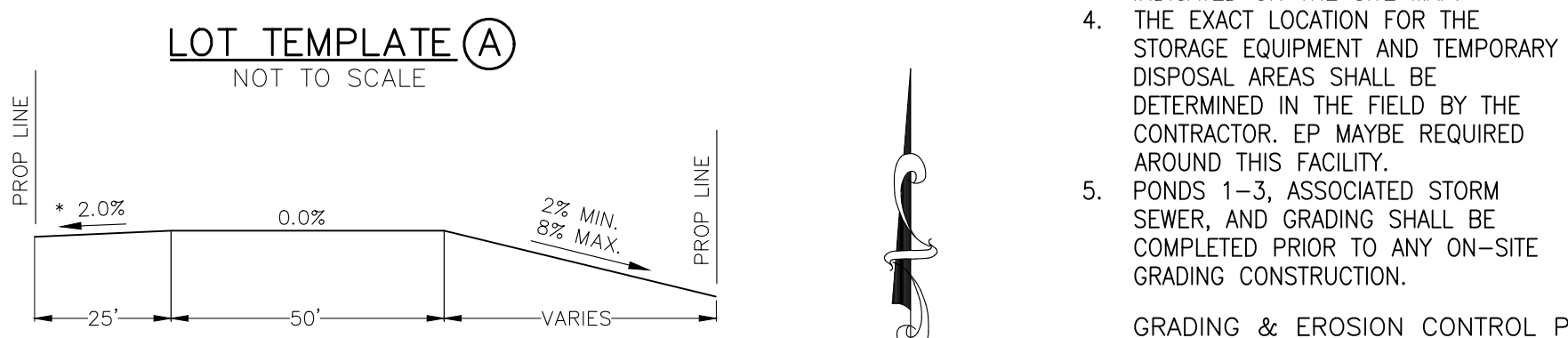
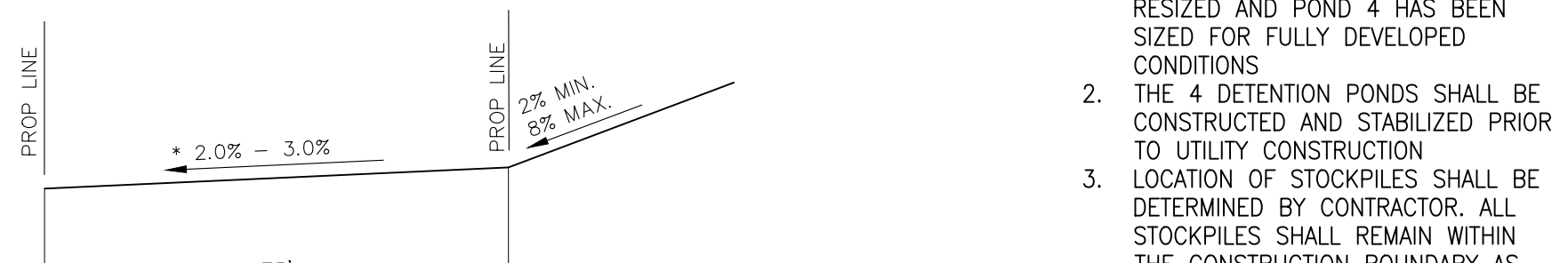


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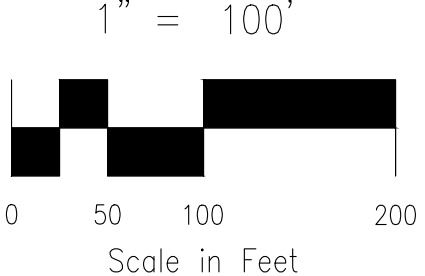
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|  |                                                    |  | L.P. X                             |
|  |                                                    |  | "A"                                |
|  |                                                    |  | "B"                                |
|  |                                                    |  | "T"                                |
|  |                                                    |  | 9                                  |



TYPICAL INTERNAL  
PUBLIC ROADS (PUB) 30' MAT  
SCALE: NTS

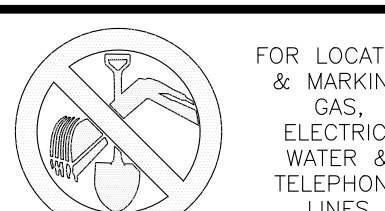


LOT TEMPLATE B  
NOT TO SCALE  
\* UNLESS OTHERWISE NOTED



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GRADING & EROSION CONTROL PLAN  
FALCON RESERVE FILING NO. 1  
JOB NO. 43-144  
DATE PREPARED: JULY 2025  
DATE REVISED:



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TELEPHONE  
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FALCON RESERVE FILING NO. 1

FINAL GRADING PLAN

DATE: 07/27/2026

SCALE: HORIZONTAL: 1"=100' VERTICAL: N/A

PROJECT NO. 43-144A

DESIGNED BY: GT

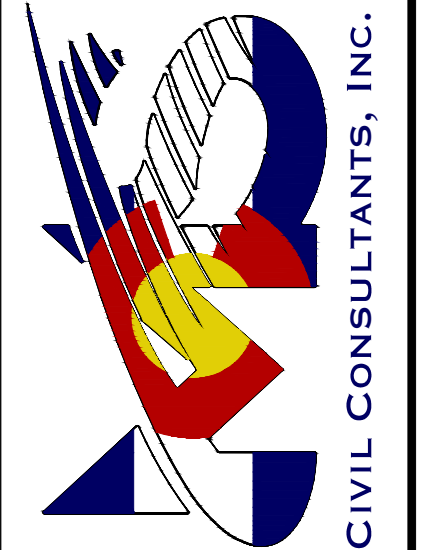
DRAWN BY: ST

CHECKED BY: GT

GR04

SHEET 4 OF 7

210 N WAHATCH AVE, STE 305  
COLORADO SPRINGS CO 80903  
PHONE: 719.555.5465

**CIVIL CONSULTANTS, INC.**

FOR AND ON  
BEHALF OF  
CIVIL CONSULTANTS,  
INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:  
NO. DATE BY DESCRIPTION

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CAUTION







## MM-1



## CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
  - CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL, DRAINAGE PATHWAY OR WATERBODIES. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR WITH STORAGE ALTERNATIVES SUCH AS PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDS AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

|               |                                                                                            |       |
|---------------|--------------------------------------------------------------------------------------------|-------|
| November 2010 | Urban Drainage and Flood Control District<br>Urban Storm Drainage Criteria Manual Volume 3 | CWA-3 |
|---------------|--------------------------------------------------------------------------------------------|-------|

### Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE AFTER A STORM. WITHIN 24 HOURS FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WITHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

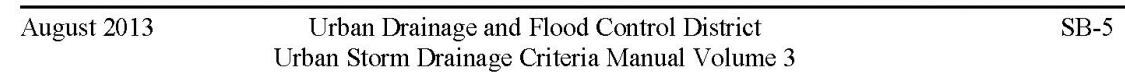
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CWA-4
Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3
November 2010

EURV ELEVATIONS

- POND 1 - 7130.34'  
POND 2 - 7105.36'  
POND 3 - 7110.79'  
POND 4 - 7085.90'

## SC-7



### Sediment Basin (SB)

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

| Upstream Drainage Area (rounded to nearest acre), (ac) | Basin Bottom Width (W), (ft) | Spillway Crest Length (CL), (ft) | Hole Diameter (HD), (in) |
|--------------------------------------------------------|------------------------------|----------------------------------|--------------------------|
| 1                                                      | 12                           | 3                                | 9 $\frac{1}{2}$          |
| 2                                                      | 21                           | 3                                | 1 $\frac{1}{4}$          |
| 3                                                      | 28                           | 5                                | 8 $\frac{1}{2}$          |
| 4                                                      | 33                           | 6                                | 8 $\frac{1}{2}$          |
| 5                                                      | 38                           | 8                                | 2 $\frac{1}{2}$          |
| 6                                                      | 43                           | 9                                | 2 $\frac{1}{2}$          |
| 7                                                      | 47                           | 11                               | 2 $\frac{1}{2}$          |
| 8                                                      | 51                           | 12                               | 2 $\frac{1}{2}$          |
| 9                                                      | 55                           | 13                               | 2 $\frac{1}{2}$          |
| 10                                                     | 58                           | 14                               | 1 $\frac{1}{2}$          |
| 11                                                     | 61                           | 16                               | 3 $\frac{1}{2}$          |
| 12                                                     | 64                           | 18                               | 7                        |
| 13                                                     | 67                           | 19                               | 1 $\frac{1}{2}$          |
| 14                                                     | 70                           | 21                               | 1 $\frac{1}{2}$          |
| 15                                                     | 73                           | 22                               | 1 $\frac{1}{2}$          |

## SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
  - LOCATION OF SEDIMENT BASIN.
  - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
  - FOR STANDARD BASIN, BOTTOM WIDTH W, GREST LENGTH CL, AND HOLE DIAMETER, HD.
  - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASIN SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON BASINS AS A STORMWATER CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE S40 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

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

### Sediment Basin (SB)

## Maintenance and Removal

Maintenance activities include the following

- Dredge sediment from the basin, as needed to maintain BMP effectiveness, typically when the design storage volume is no more than one-third filled with sediment.
- Inspect the sediment basin embankments for stability and seepage.
- Inspect the inlet and outlet of the basin, repair damage, and remove debris. Remove, clean and replace the gravel around the outlet on a regular basis to remove the accumulated sediment within it and keep the outlet functioning.
- Be aware that removal of a sediment basin may require dewatering and associated permit requirements.
- Do not remove a sediment basin until the upstream area has been stabilized with vegetation.

Final disposition of the sediment basin depends on whether the basin will be converted to a permanent post-construction stormwater basin or whether the basin area will be returned to grade. For basins being converted to permanent detention basins, remove accumulated sediment and reconfigure the basin and outlet to meet the requirements of the final design for the detention facility. If the sediment basin is not to be used as a permanent detention facility, fill the excavated area with soil and stabilize with vegetation.

|      |                                                                                            |             |
|------|--------------------------------------------------------------------------------------------|-------------|
| SB-4 | Urban Drainage and Flood Control District<br>Urban Storm Drainage Criteria Manual Volume 3 | August 2013 |
|------|--------------------------------------------------------------------------------------------|-------------|

### Sediment Basin (SB)

- **Inflow Structure:** For concentrated flow entering the basin, provide energy dissipation at the point of inflow.

**Table SB-1. Additional Volume Requirements for Undisturbed and Developed Tributary Areas  
Draining through Sediment Basins**

| Imperviousness (%) | Additional Storage Volume (ft <sup>3</sup> )<br>Per Acre of Tributary Area |
|--------------------|----------------------------------------------------------------------------|
| Undeveloped        | 500                                                                        |
| 10                 | 800                                                                        |
| 20                 | 1230                                                                       |
| 30                 | 1600                                                                       |
| 40                 | 2030                                                                       |
| 50                 | 2470                                                                       |
| 60                 | 2980                                                                       |
| 70                 | 3560                                                                       |
| 80                 | 4360                                                                       |
| 90                 | 5300                                                                       |
| 100                | 6460                                                                       |

- **Outlet Works:** The outlet pipe shall extend through the embankment at a minimum slope of 0.5 percent. Outlet works can be designed using one of the following approaches:
  - **Riser Pipe (Simplified Detail):** Detail SB-1 provides a simplified design for basins treating no more than 15 acres.
  - **Orifice Plate or Riser Pipe:** Follow the design criteria for Full Spectrum Detention outlets in the EDB Fact Sheet provided in Chapter 4 of this manual for sizing of outlet perforations with an emptying time of approximately 72 hours. In lieu of the trash rack, pack uniformly sized 1½" to 2-inch gravel in front of the plate or surrounding the riser pipe. This gravel will need to be cleaned out frequently during the construction period as sediment accumulates within it. The gravel pack will need to be removed and disposed of following construction to reclaim the basin for use as a permanent detention facility. If the basin will be used as a permanent extended detention basin for the site, a trash rack will need to be installed once contributing drainage areas have been stabilized and the gravel pack and accumulated sediment have been removed.
  - **Floating Skimmer:** If a floating skimmer is used, install it using manufacturer's recommendations. Illustration SB-1 provides an illustration of a Faircloth Skimmer Floating Outlet™, one of the most commonly used floating skimmer outlets. A skimmer should be designed to release the design volume in no less than 48 hours. The use of a floating skimmer outlet can increase the sediment capture efficiency of a basin significantly. A floating outlet continually decants cleanest water off the surface of the pond and releases cleaner water than would discharge from a perforated riser pipe or plate.

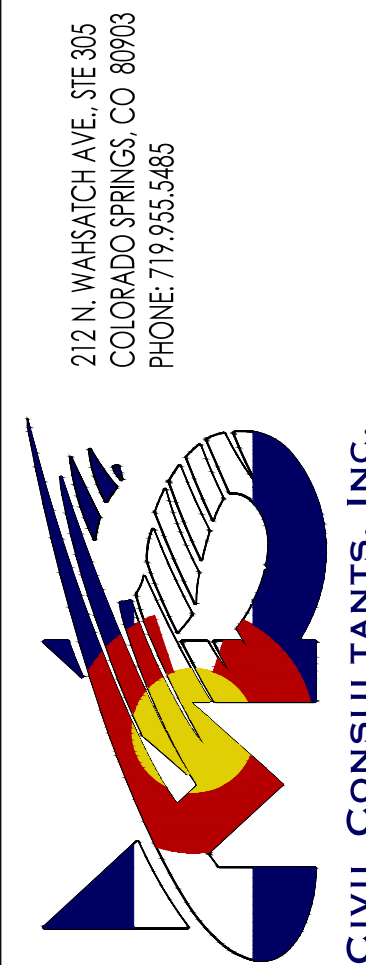
|      |                                                                                            |             |
|------|--------------------------------------------------------------------------------------------|-------------|
| SB-2 | Urban Drainage and Flood Control District<br>Urban Storm Drainage Criteria Manual Volume 3 | August 2013 |
|------|--------------------------------------------------------------------------------------------|-------------|

FALCON RESERVE FILING NO. 1

## GRADING & EROSION CONTROL DETAILS

|                     |        |                  |
|---------------------|--------|------------------|
| PROJECT NO. 43-144A | SCALE: | DATE: 07/27/2026 |
|---------------------|--------|------------------|

SHEET 6 OF 7



VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON  
BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC.

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

### CAUTION



