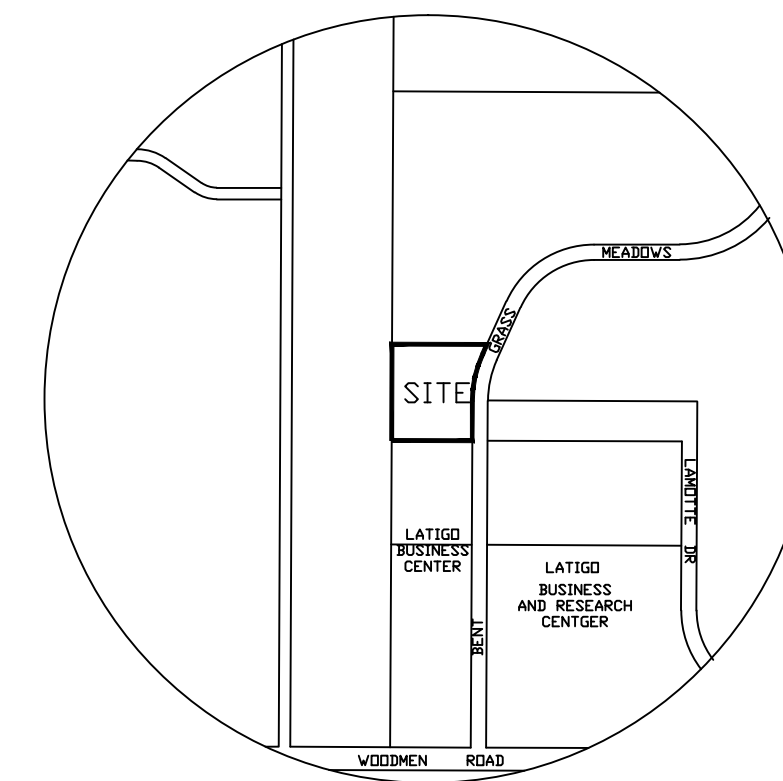


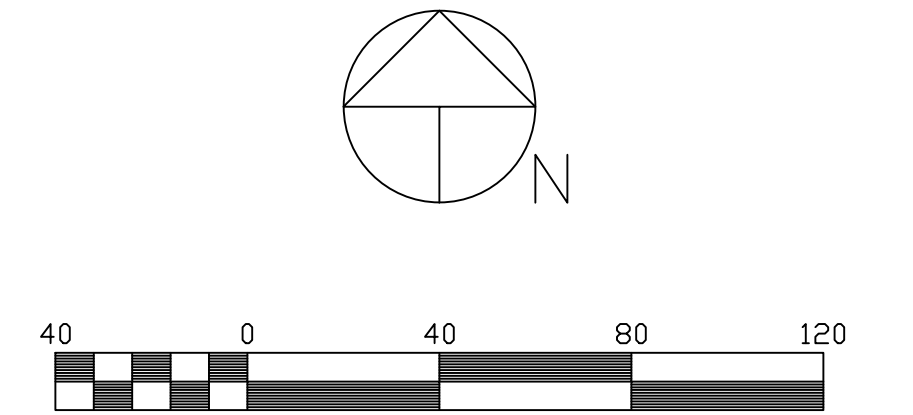
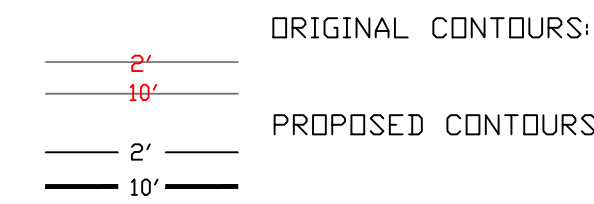
UNPLATTED
FALCON MEADOWS AT BENT GRASS
53010 00 019



REGIONAL DETENTION POND FOR THIS
SIDE IS POND WU, SOUTH OF WOODMEN ROAD

VICINITY MAP
1"=1000'

CONTOUR LEGEND:



Scale 1" = 40'

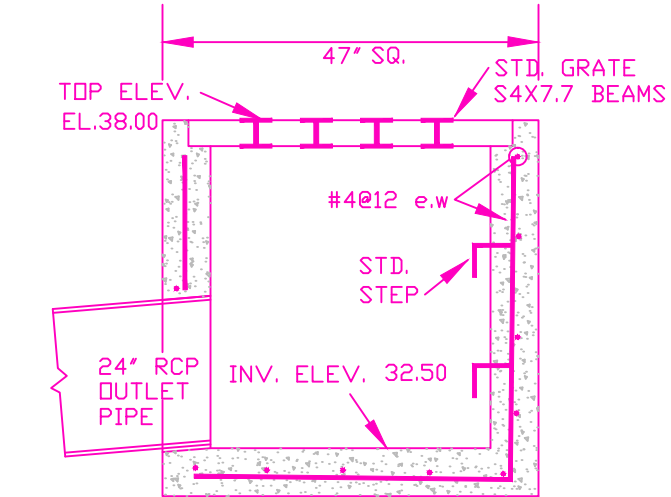
Contour Interval: 1'

BENCH MARK: SE CORNER SECTION 1
1-1/2" AL. CAP, EL. 6901.70

LEGEND:

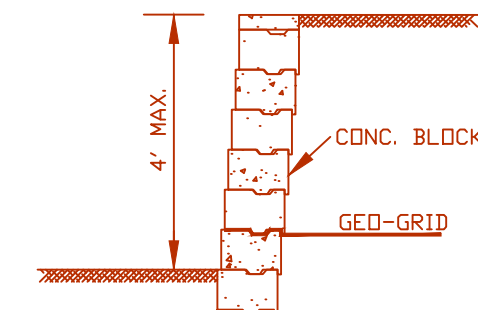
- ◁ FOUND RED LDC CAP ON #4 REBAR
- ⊙ SEWER MANHOLE (EXISTING)
- WATER MANHOLE (EXISTING)
- ⊗ WATER VALVE (EXISTING)
- ◇ FIRE HYDRANT (EXISTING)
- ✕ RV DUMP SITE (EXISTING)
- ⊠ ELECTRICAL VAULT (EXISTING)

GRADED AREAS NOT COVERED BY CONCRETE, ASPHALT OR LANDSCAPE SHALL BE RESEEDED (FINAL) SEE LANDSCAPE PLAN FOR DETAILS. NO BATCH PLANTS WILL BE UTILIZED ON THIS SITE. THERE ARE NO SURFACE WATERS ON THIS SITE.



GRADED INLET

1/2"=1'-0"
INLET SHALL CONFORM TO
CDOT TYPE C INLET

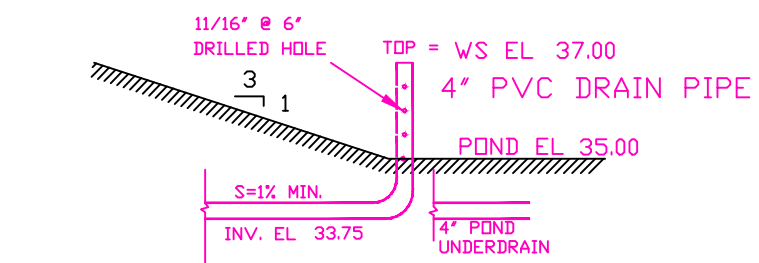


WARP SECTION

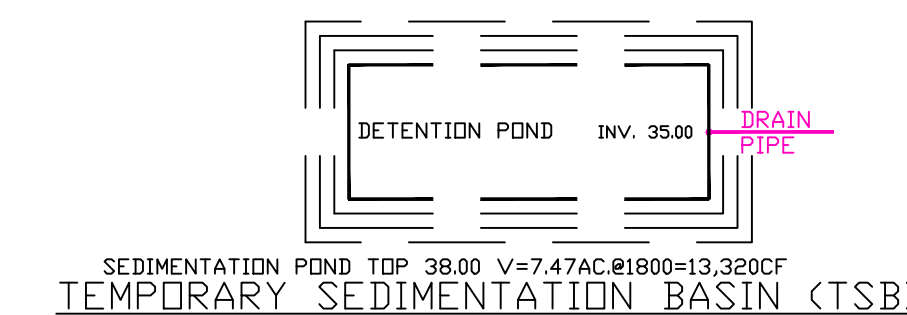
1/2"=1'-0"
THIS IS A NON-ENGINEERED
WALL AND SIMILAR WALLS
MAY BE SUBSTITUTED

EROSION CONTROL LEGEND:

- SILT FENCE (SF) (INITIAL/INTERIM)
- VEHICLE TRACKING CONTROL (VTC) (INITIAL/INTERIM)
- STOCK PILE PROTECTION (SP) (INTERIM)
- LIMIT OF DISTURBANCE 4.860 AC, (INTERIM)
- EASEMENT LINE (FINAL)
- STABILIZED STAGING AREA (SSA) (INITIAL/INTERIM)
- DIRECTION OF RUNOFF (FINAL)
- PROPERTY BOUNDARY (FINAL)
- CONCRETE WASHOUT (CWD) (INTERIM)
- TEMPORARY SEDIMENTATION BASIN (TSB) (INTERIM)
SEE DETAIL THIS SHEET



DRAIN PIPE



SEDIMENTATION POND TOP 38.00 V=7.47AC@1800=13.200CF
TEMPORARY SEDIMENTATION BASIN (TSB)

INTERIM CONDITION: TEMPORARY SEDIMENT
BASIN DURING CONSTRUCTION, TO BE
CONVERTED TO SAND FILTER BASIN
UPON COMPLETION

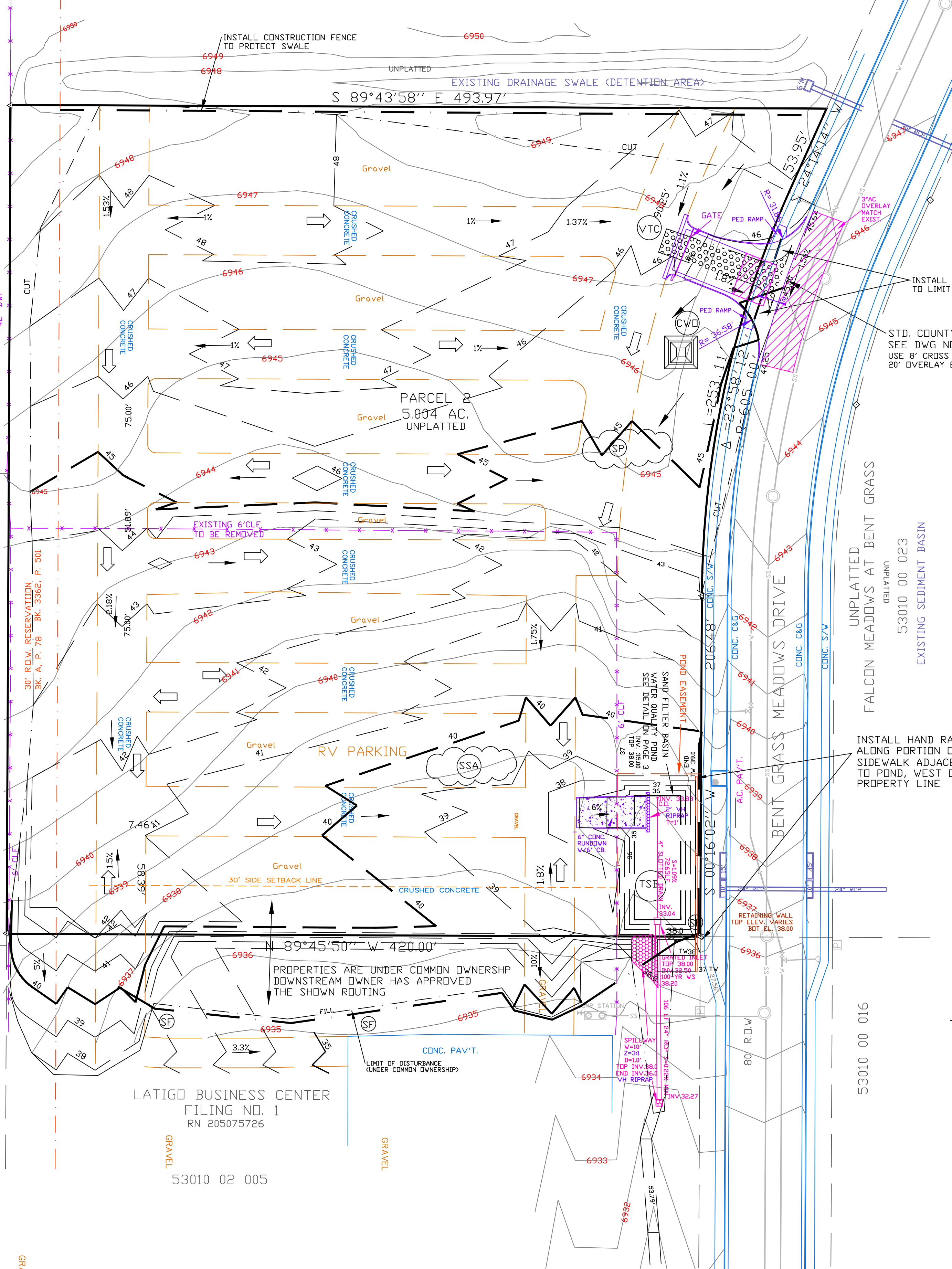
THE MEADOWS FILING NO. 1
PLAT BK N-3, P. 125

30' R.O.W. RESERVATION
BK A, P. 78 BK 3862, P. 301

Lot 8

THE MEADOWS FILING NO. 1
(Plat Book N-3, Page 125)

Lot 7



DRAWN BY: D.E. WATTS DATE: 1-29-21 DWG. NO.: 20-5523-03 SURVEYED BY: DEW, ESW, 10-6-20	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS 8-22-23 REVISED PER CITY REVIEW COMMENTS DEW 12-15-23 REVISED PER CITY REVIEW COMMENTS DEW 3-5-24 REVISED PER CITY REVIEW COMMENTS DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT FALCON STORAGE PARCEL PART W 1/2 SEC. 1, T.13S., R.65W., 6TH P.M. EL PASO COUNTY	SHEET NO. GRADING AND EROSION CONTROL PLAN 1 OF 3	PCID PROJECT NO: PPR2232 & MS232
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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 (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 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 Pre-reconstruction 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 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 loosened 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. SOIL AND GEOLOGICAL CONDITIONS:
 A Soil and Geology Study of the site was conducted by RMG engineers, dated June 23, 2023 a copy of which is available for review under County File No. MS-23-002 at the El Paso County Planning and Community Development Department. The following potential geologic constraints may exist and mitigation procedures employed, based on test borings performed on the site. No buildings are proposed at this time.
 Compressible Soils: Sand with variable amount of silt and clay underlay the entire site and may be encountered within building excavations, which might require removal and replacement of up to 2 to 3 feet of soil and use of low ground pressure equipment.
 Springs and Groundwater: Conditions may be encountered requiring perimeter drains around structures or storage spaces.
 Uncontrolled / Undocumented Fill Placement: Stockpiles of soil exist on the site requiring removal and replacement with newly placed and compacted structural fill.
 Seismicity: The site should be classified as Site Class B, with shear wave velocities from 2500 to 5000 fps for materials in the upper 100 feet.
 Radon: Elevated levels of radon from naturally occurring sources are not anticipated.
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

Engineer's Statement (for GEC Plan within Construction Drawing set):

These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.

 Engineer of Record Signature Date

Oliver E. Watts, COLO PELS#9853
 Oliver E. Watts Consulting Engineer, Inc.
 614 Elkton Drive Colorado Springs, CO 80907
 719-593-0173
 olliewatts@aol.com

Owner's Statement (for GEC Plan within Construction Drawing set):

I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

 Richard Graham, Falcon Storage Partners, LLLP date

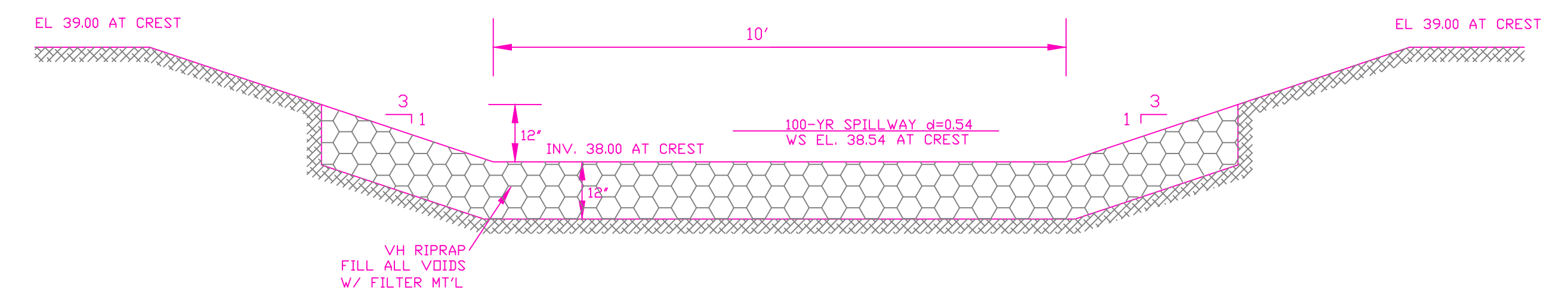
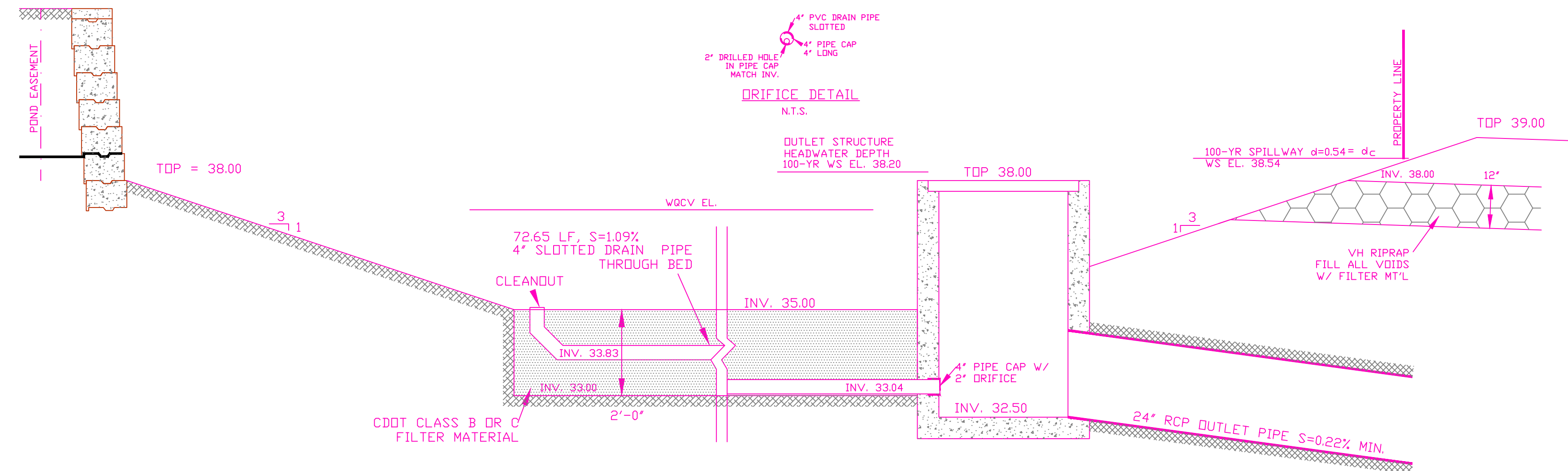
El Paso County (standalone GEC Plan):

County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility for completeness and/or accuracy of this document.
 Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual Volumes 1 and 2, and Engineering Criteria Manual, as amended.

In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Director's discretion.

 JOSHUA PALMER, PE County Engineer / ECM Administrator date

DRAWN BY: O.E. WATTS DATE: 1-29-21 DWG. NO.: 20-5523-05 SURVEYED BY: DEW, ESW, 10-6-20	APPROVED BY: PROJ. NO. DWG.	REVISIONS 3-5-24 REVISED PER CITY REVIEW COMMENTS DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT FALCON STORAGE PARCEL PART W 1/2 SEC. 1, T.13S., R.65W., 6TH P.M. EL PASO COUNTY	SHT. NAME GRADING AND EROSION CONTROL PLAN	SHT. NO. 2 OF 3
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DRAWN BY: O.E. WATTS DATE: 1-29-21 DWG. NO.: 20-5523-06 SURVEYED BY: DEW, ESW, 10-6-20	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS 12-15-23 REVISED PER CITY REVIEW COMMENTS DEW 3-5-24 REVISED PER CITY REVIEW COMMENTS DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT FALCON STORAGE PARCEL PART W 1/2 SEC. 1, T.13S., R.65W., 6TH P.M. EL PASO COUNTY	SHT. NAME GRADING AND EROSION CONTROL PLAN	SHT. NO. 3 OF 3
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