

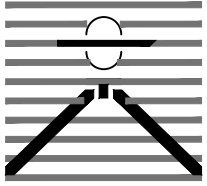
OWL MARKETPLACE

11745 OWL PLACE

EL PASO COUNTY, COLORADO

GRADING & EROSION CONTROL DOCUMENTS

PREPARED BY:



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

CLIENT:

BH RE INVESTMENTS, LLC
 450 N MCCLINTOCK DRIVE
 CHANDLER, AZ 85226
 (480) 313-2724

GRADING & EROSION CONTROL PLANS FOR:

OWL MARKETPLACE

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	8/11/2023
RESUBMITTAL	6/23/2024
DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21611-01-ECCV



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

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

COVER SHEET

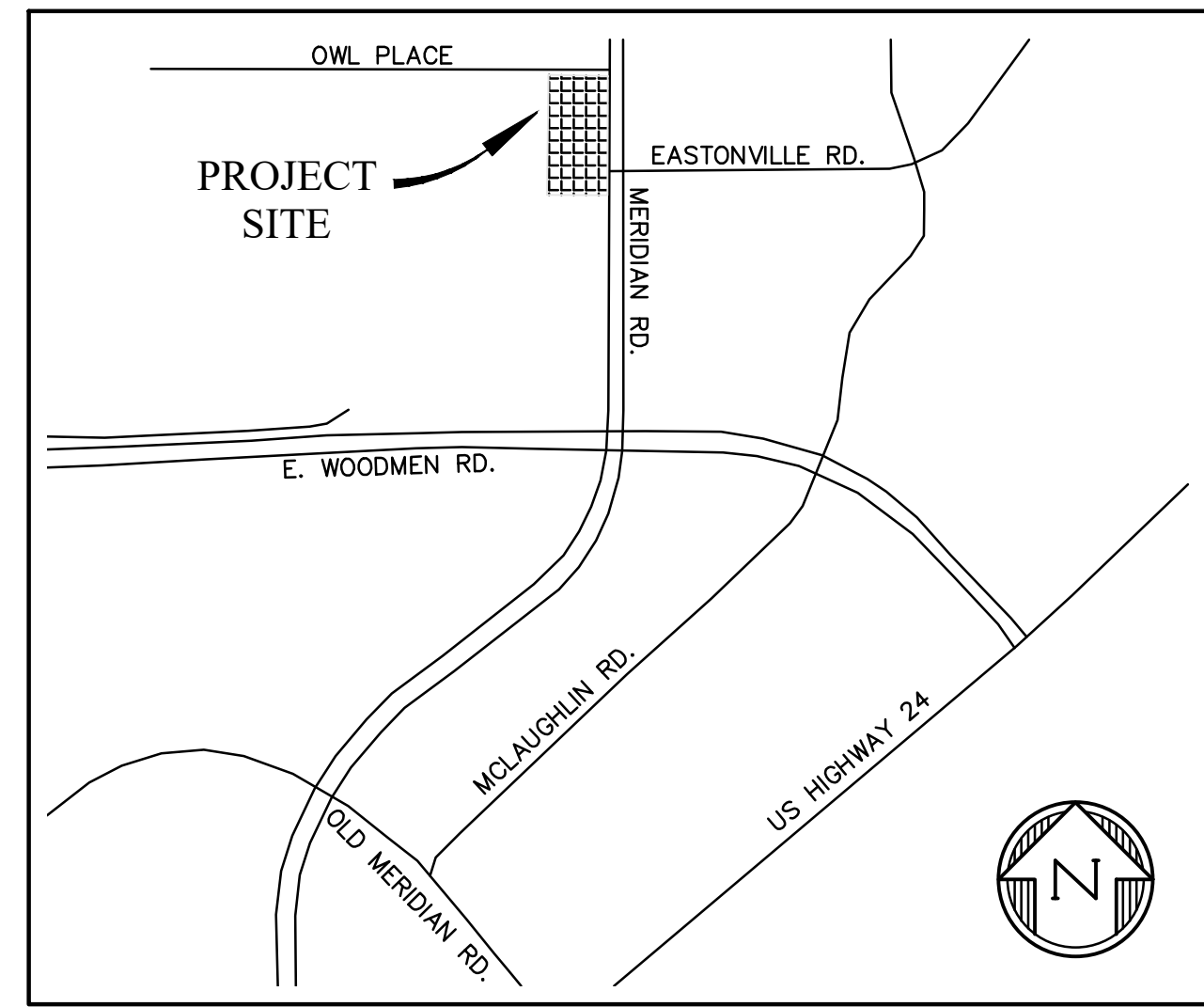
PROJECT NO. 21611-01CSCV
 DRAWING NO.

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SHEET: 1 OF 6

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



VICINITY MAP
NTS

SHEET INDEX

- | | | |
|---|-----|--|
| 1 | CV | COVER SHEET |
| 2 | EC1 | INITIAL GRADING & EROSION CONTROL PLAN |
| 3 | EC2 | INTERIM GRADING & EROSION CONTROL PLAN |
| 4 | EC3 | FINAL GRADING & EROSION CONTROL PLAN |
| 5 | DT1 | EROSION CONTROL DETAILS |
| 6 | DT2 | EROSION CONTROL DETAILS |

LEGAL DESCRIPTION

LOT 14 AND 15 FALCON RANCHETTES

BENCHMARK

ELEVATIONS ARE BASED ON A 2.5" ALUMINUM CAP SET BY DREXEL, BARRELL & CO. "CONTROL POINT 300", AT THE NORTHWEST CORNER OF MERIDIAN ROAD AND EASTONVILLE ROAD, WITH AN ELEVATION OF 6921.03 (NGVD 29)

DESIGN ENGINEER'S STATEMENT

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

Katherine G. Varnum
 6/23/2024
 DATE

KATHERINE G. VARNUM, P.E.
 P.E.# 53459

OWNER'S STATEMENT

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

Joshua Palmer
 6/23/2024
 DATE

OWNER

EL PASO COUNTY

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

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

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

JOSHUA PALMER, P.E.
 COUNTY ENGINEER
 DATE

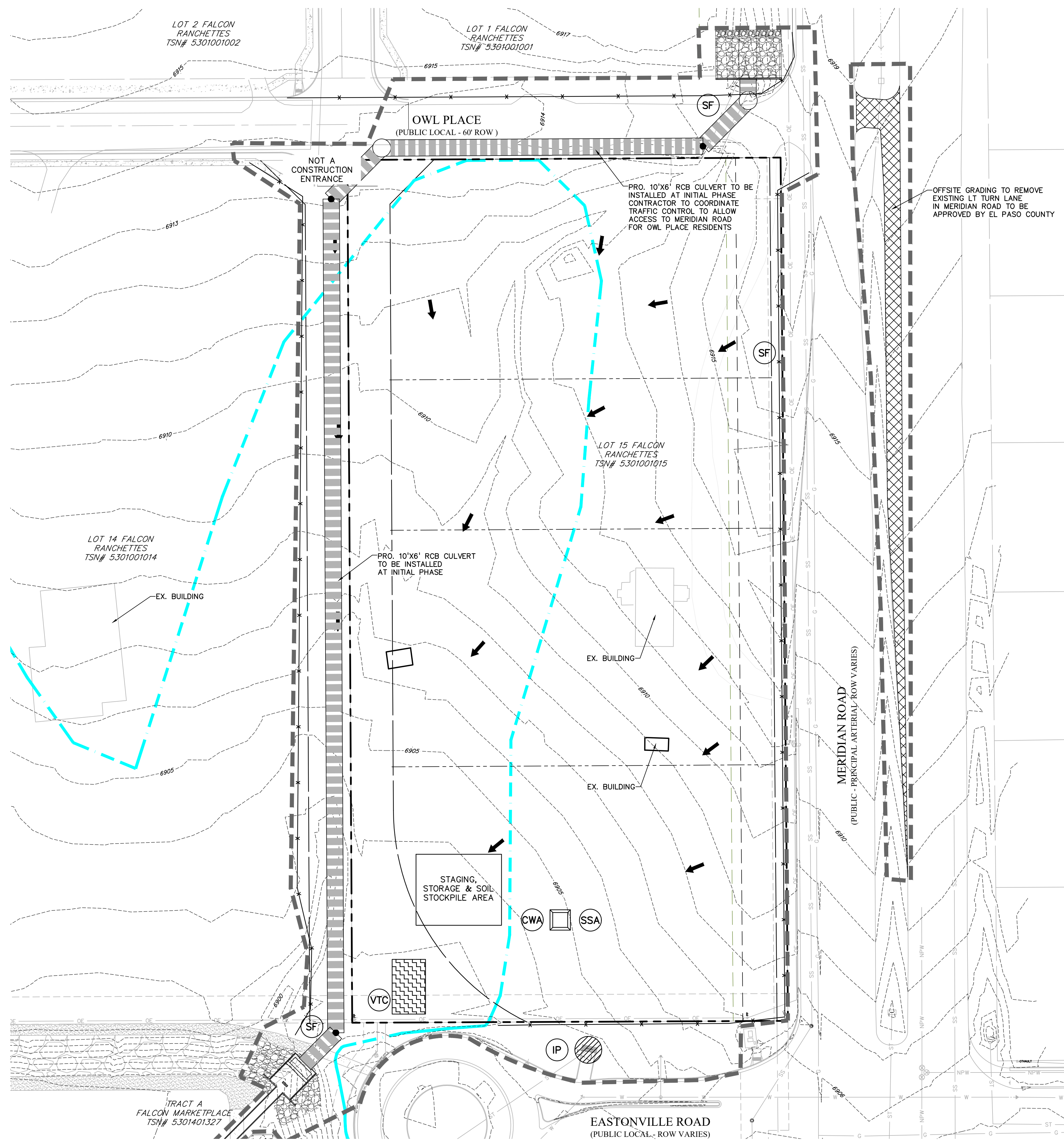
CAUTION NOTE TO CONTRACTOR

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Know what's below.
 Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 PCD FILE: VR2321



LEGEND

PROPOSED INTERMEDIATE CONTOUR.....	5522
PROPOSED INDEX CONTOUR.....	5520
EX INTERMEDIATE CONTOUR.....	5364
EX INDEX CONTOUR.....	5365
DIRECTION OF FLOW.....	←
EX. 100-YEAR FLOODPLAIN.....	
PROJECT BOUNDARY/PROPERTY LINE.....	
ROW.....	
LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY.....	
CUT/FILL LINE.....	
INTERIM/FINAL INLET PROTECTION.....	
INITIAL/INTERIM SILT FENCE.....	
INITIAL/INTERIM CONCRETE WASHOUT AREA.....	
INITIAL/INTERIM VEHICLE TRACKING CONTROL.....	
INITIAL/INTERIM STABILIZED STAGING AREA.....	
INITIAL/INTERIM STRAW BALE CHECK DAM.....	
INITIAL/INTERIM TEMPORARY SEDIMENT BASIN.....	

- NOTES:**
1. WASTE DISPOSAL BIN LOCATIONS ARE TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
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GRADING & EROSION CONTROL PLANS FOR:
OWL MARKETPLACE
EL PASO COUNTY, COLORADO

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DRAWN BY: KGV
CHECKED BY: TDM
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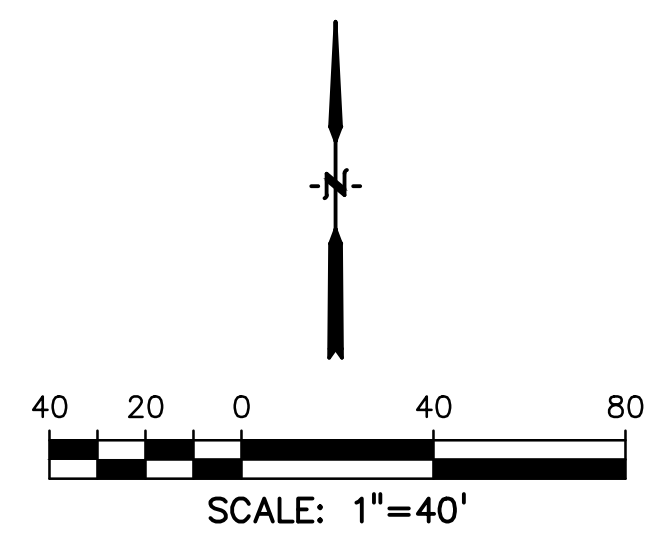
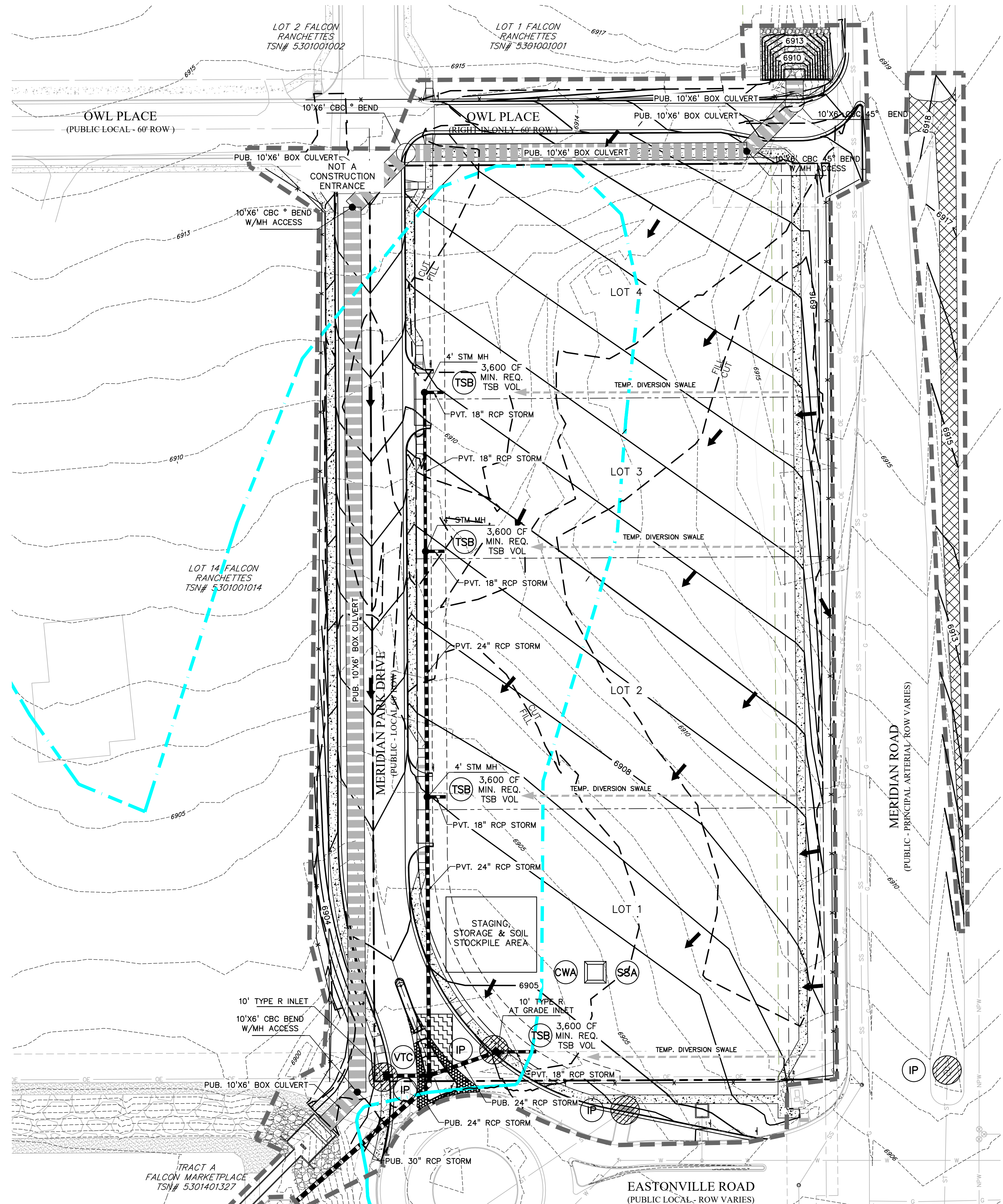
PREPARED UNDER DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

INITIAL GRADING & EROSION CONTROL PLAN

PROJECT NO. 21611-01CSCV
DRAWING NO.

EC1



LEGEND

PROPOSED INTERMEDIATE CONTOUR.....	5522
PROPOSED INDEX CONTOUR.....	5520
EX INTERMEDIATE CONTOUR.....	5364
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DIRECTION OF FLOW.....	←

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TEMPORARY SEDIMENT BASINS

ALL TEMPORARY SEDIMENT BASINS SHALL BE STANDARD BASINS WITH A MIN. 3600-CF VOLUME AND INSTALLED PER DETAILS ON SHEET DT1. SEE TABLE BELOW FOR MINIMUM DIMENSIONS.

LOCATION	TRIBUTARY AREA (AC)	BASIN BOTTOM WIDTH (FT)	SPILLWAY CREST LENGTH (FT)	HOLE DIAMETER (IN)
LOT 1	1.1	21	3	13/16
LOT 2	1.1	21	3	13/16
LOT 3	0.7	12.5	2	9/32
LOT 4	1.3	21	3	13/16

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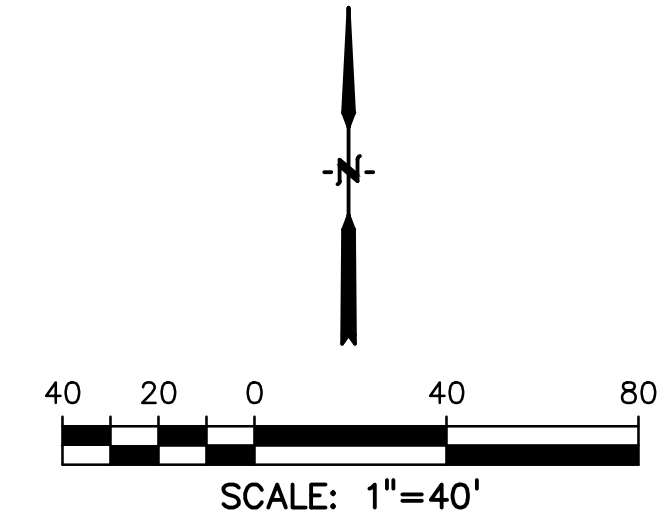
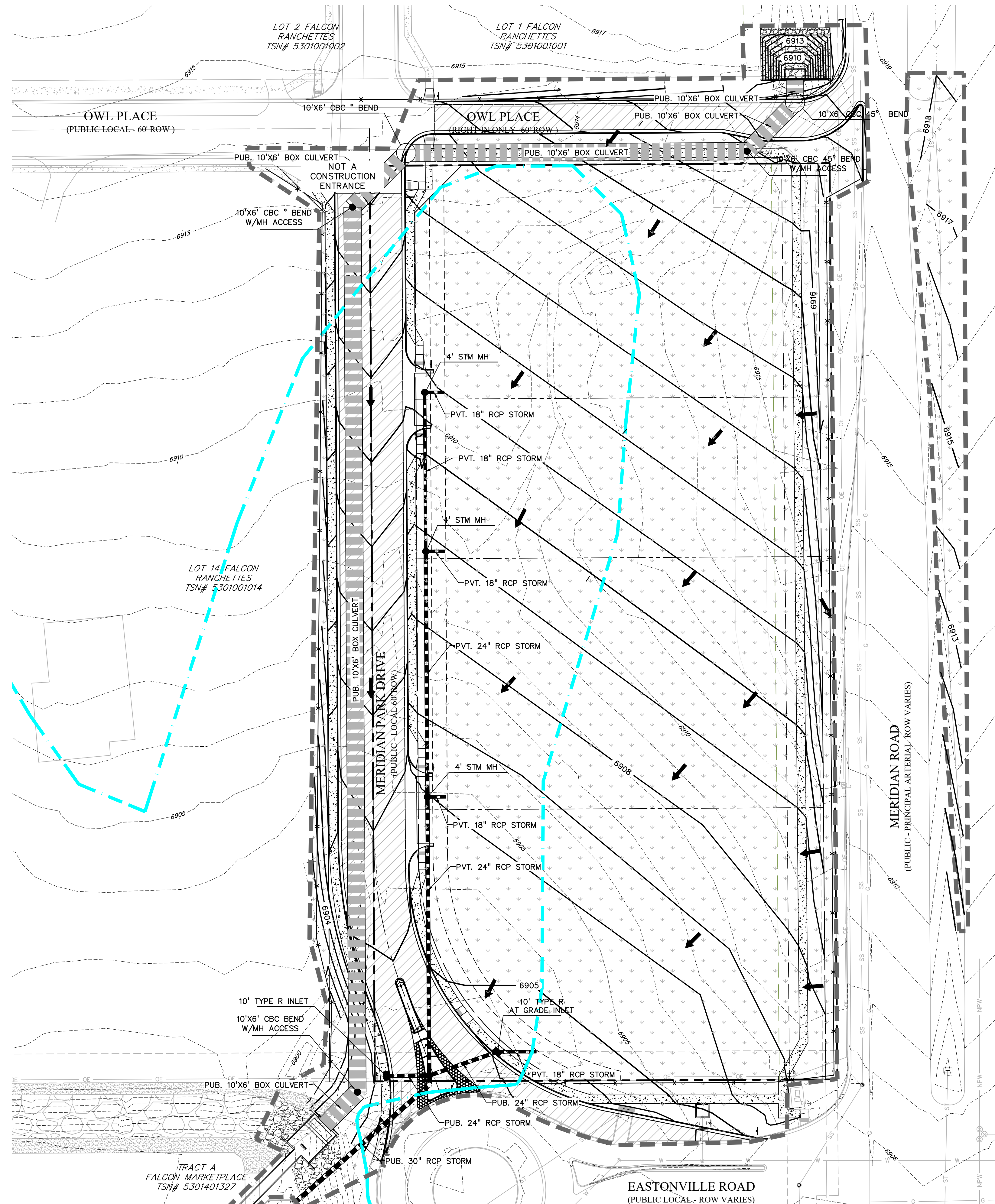
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CHECKED BY: TDM
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DRAWING SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

INTERIM GRADING & EROSION CONTROL PLAN

PROJECT NO. 21611-01CSCV
DRAWING NO.



LEGEND

- PROPOSED INTERMEDIATE CONTOUR..... 5522
- PROPOSED INDEX CONTOUR..... 5520
- EX INTERMEDIATE CONTOUR..... 5364
- EX INDEX CONTOUR..... 5365
- DIRECTION OF FLOW..... ←

- EX. 100-YEAR FLOODPLAIN..... [Blue dashed line symbol]
- PROJECT BOUNDARY/PROPERTY LINE..... [Dashed line symbol]
- ROW..... [Solid line symbol]
- LIMITS OF DISTURBANCE/
CONSTRUCTION SITE BOUNDARY..... [Dotted line symbol]
- FINAL ASPHALT..... [Hatched area symbol]
- FINAL SEEDING & MULCHING..... [Stippled area symbol]

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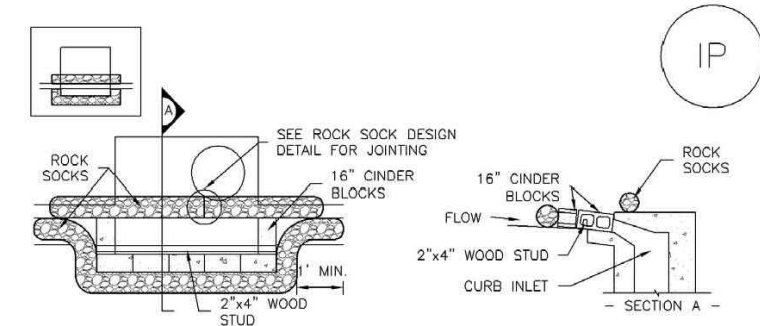
DRAWING SCALE:
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VERTICAL: N/A

FINAL GRADING & EROSION CONTROL PLAN

PROJECT NO. 21611-01CSCV
DRAWING NO.

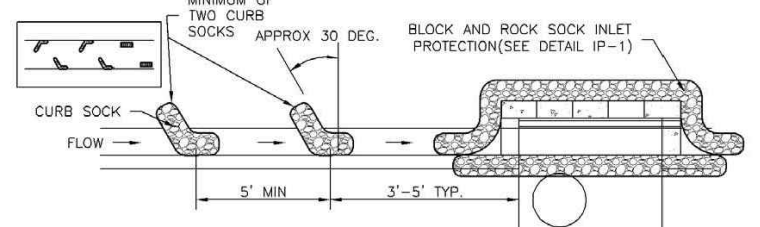
EC3

SC-6 Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE 'CHERRY' BLOCKS SHALL BE LAD ON THEIR SIDES AROUND THE INLET IN A SHAPE THAT JOINING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

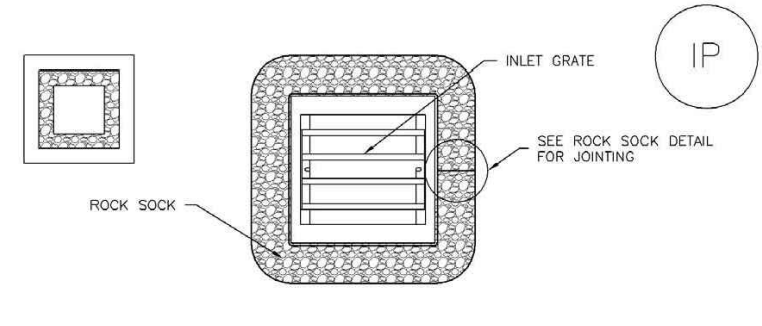


IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

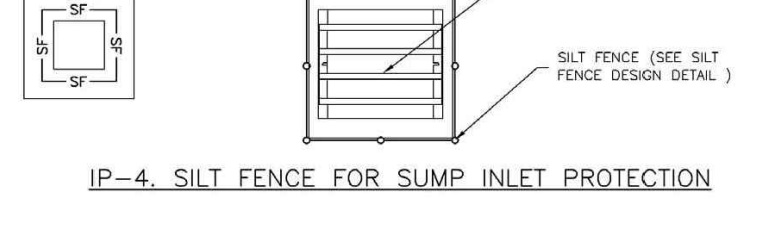
IP-4 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

Inlet Protection (IP) SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

- ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW MATS/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

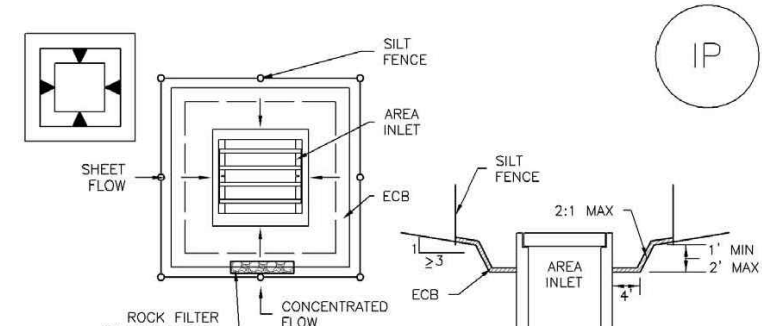


IP-4. SILT FENCE FOR SUMP INLET PROTECTION

- SILT FENCE INLET PROTECTION INSTALLATION NOTES
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW MATS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MINIMUM SPACING OF 3 FEET.

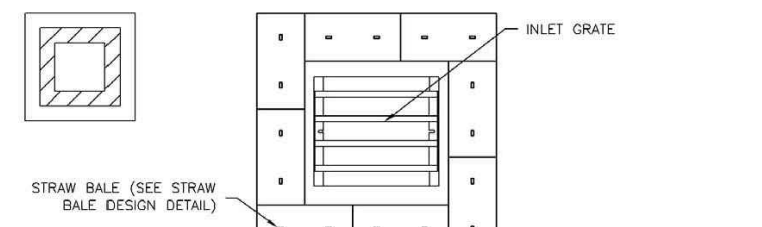
IP-5 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

SC-6 Inlet Protection (IP)



IP-5. OVEREXCAVATION INLET PROTECTION

- OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES
1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.

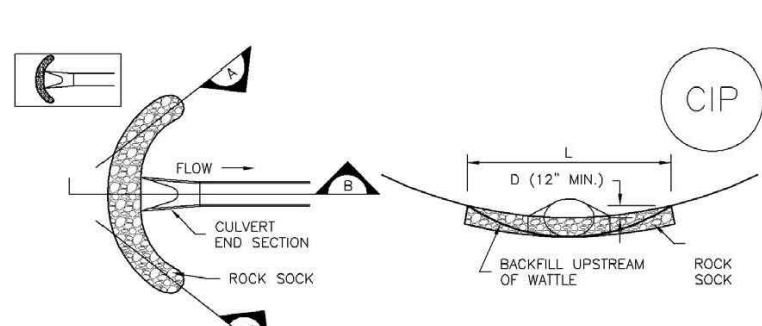


IP-6. STRAW BALE FOR SUMP INLET PROTECTION

- STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES
1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ADJUTING ONE ANOTHER.

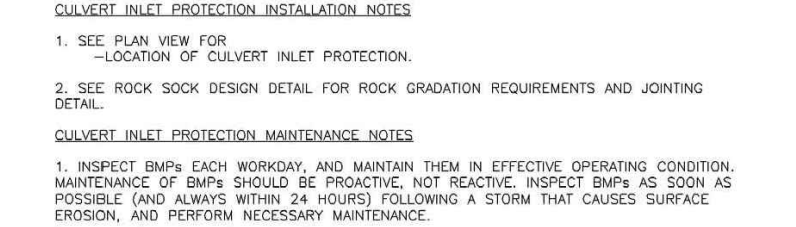
IP-6 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

Inlet Protection (IP) SC-6



CIP-1. CULVERT INLET PROTECTION

- CULVERT INLET PROTECTION INSTALLATION NOTES
1. SEE PLAN VIEW FOR LOCATION OF INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINING DETAIL.

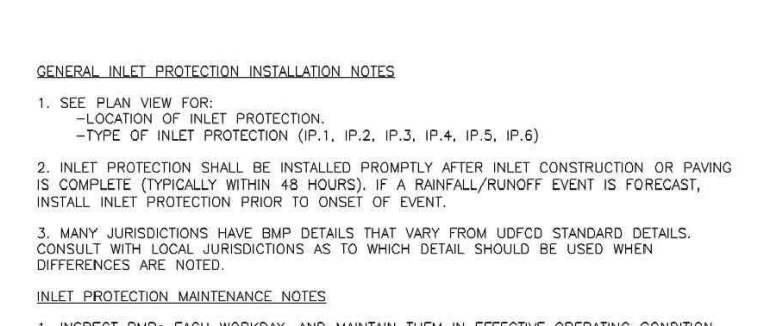


CIP-1. CULVERT INLET PROTECTION

- CULVERT INLET PROTECTION MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

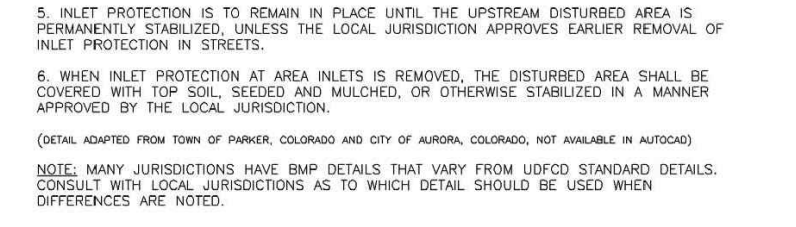
IP-7 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

SC-6 Inlet Protection (IP)



CIP-1. CULVERT INLET PROTECTION

- CULVERT INLET PROTECTION INSTALLATION NOTES
1. SEE PLAN VIEW FOR LOCATION OF INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINING DETAIL.



CIP-1. CULVERT INLET PROTECTION

- CULVERT INLET PROTECTION MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

IP-8 Urban Drainage and Flood Control District August 2013
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Sediment Basin (SB) SC-7

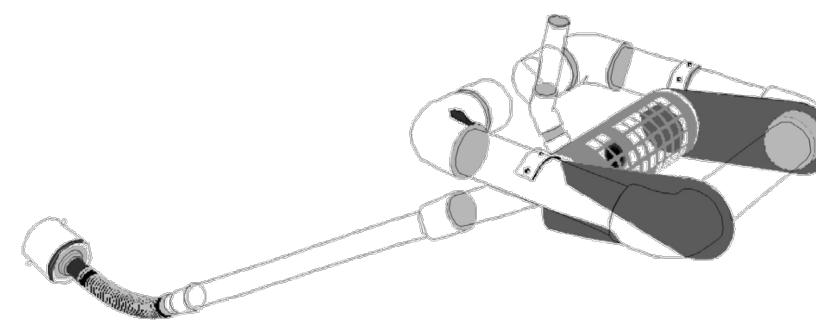


Illustration SB-1. Outlet structure for a temporary sediment basin - Faircloth Skimmer Floating Outlet. Illustration courtesy of J. W. Faircloth & Sons, Inc., FairclothSkimmer.com.

- Outlet Protection and Spillways: Consider all flow paths for runoff leaving the basin, including protection at the typical point of discharge as well as overtopping.
Emergency Spillway: Provide a stabilized emergency overflow spillway for rainstorms that exceed the capacity of the sediment basin volume and its outlet.

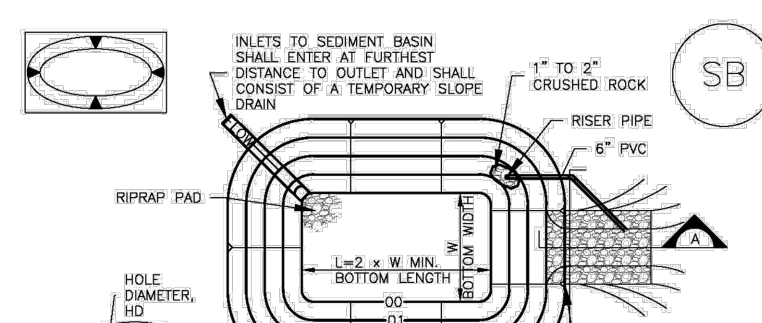
SB-3 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

SC-7 Sediment Basin (SB)

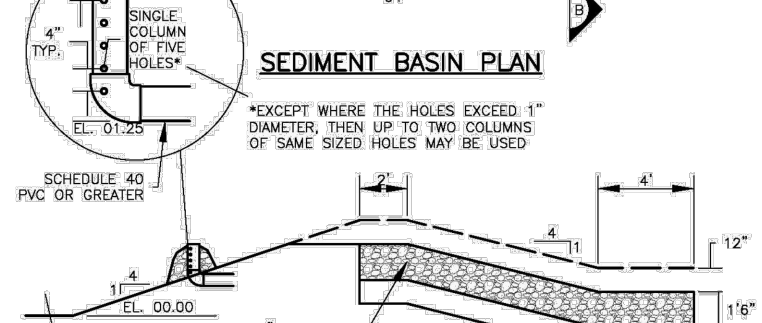
- Maintenance and Removal
Maintenance activities include the following:
Dredge sediment from the basin, as needed to maintain BMP effectiveness, typically when the design storage volume is no more than one-third filled with sediment.

SB-4 Urban Drainage and Flood Control District August 2013
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Sediment Basin (SB) SC-7



SEDIMENT BASIN PLAN



SECTION A

SB-5 Urban Drainage and Flood Control District August 2013
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SC-7 Sediment Basin (SB)

Table with 4 columns: Inlet Diameter, Basin Area, Basin Bottom Width, Spillway Crest Length, Hole Diameter. Rows 1-10.

- SEDIMENT BASIN INSTALLATION NOTES
1. SEE PLAN VIEW FOR LOCATION OF SEDIMENT BASIN.
2. FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
3. FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISSER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.

SB-6 Urban Drainage and Flood Control District August 2013
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Sediment Basin (SB) SC-7

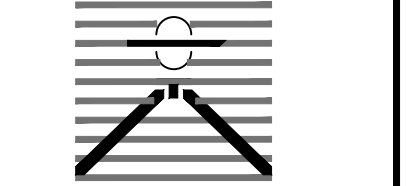
- SEDIMENT BASIN MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

SB-7 Urban Drainage and Flood Control District August 2013
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- NOTES:
1. WASTE DISPOSAL BIN LOCATIONS ARE TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
2. ONSITE LOCATION OF THE SWMP IS TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
3. THE NEED FOR DEWATERING IS NOT ANTICIPATED. IN THE EVENT THAT DEWATERING BECOMES NECESSARY THE CONTRACTOR, WITH INPUT FROM THE COUNTY STORMWATER INSPECTOR, WILL DESIGN THE LOCATIONS OF DIVERSION, PUMP & DISCHARGES.

811 Know what's below. Call before you dig. CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES. PCD FILE: VR2321

PREPARED BY:



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

CLIENT:

BH RE INVESTMENTS, LLC
450 N MCCLINTOCK DRIVE
CHANDLER, AZ 85226
(480) 313-2724

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

Table with 2 columns: ISSUE, DATE. Rows: INITIAL ISSUE 8/11/2023, RESUBMITTAL 6/23/2024.

DESIGNED BY: KGV
DRAWN BY: KGV
CHECKED BY: TDM
FILE NAME: 21611-01-DT1-2



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

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

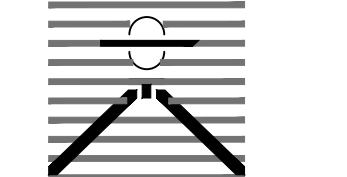
GRADING & EROSION CONTROL DETAILS

PROJECT NO. 21611-01CSGV
DRAWING NO.

DT1

SHEET: 5 OF 6

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
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GRADING & EROSION CONTROL PLANS FOR:
OWL MARKETPLACE
EL PASO COUNTY, COLORADO

Table with columns: ISSUE, DATE. Rows include INITIAL ISSUE (8/11/2023) and RESUBMITTAL (6/23/2024).

DESIGNED BY: KGV

DRAWN BY: KGV

CHECKED BY: TDM

FILE NAME: 21611-01-DT1-2



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

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

GRADING &
EROSION CONTROL
DETAILS

PROJECT NO. 21611-01CSGV

DRAWING NO.

DT2

SHEET: 6 OF 6

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 LOOSENED.
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 LOOSESTRIPE, 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

- 6. REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS.
7. MULCH IS TO BE REPLACED IMMEDIATELY IN THOSE AREAS IT HAS BEEN REMOVED, AND IF
NECESSARY THE AREA SHOULD BE RESEEDED.

SEEDING PLAN

NATIVE SEEDING MIX

SOIL PREPARATION, FERTILIZER, SEEDING, MULCHING AND MULCH TACKIFIER WILL BE
REQUIRED FOR DISTURBED AREAS EXCLUDING THE RIGHT-OF-WAYS.

THE FOLLOWING TYPES AND RATES SHALL BE USED:

Table with columns: COMMON NAME, SCIENTIFIC NAME, LBS PLS/ACRE. Lists various grasses like SAND BLUESTEM, WESTERN WHEATGRASS, etc.

Table with columns: FERTILIZER, RATE PER ACRE. Lists Nitrogen and Phosphorus (P205) rates.

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.

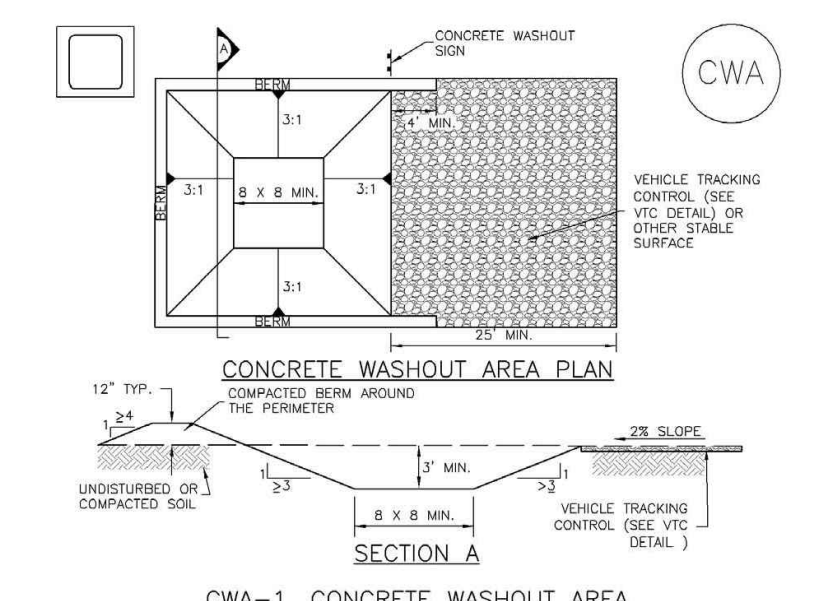
MULCHING APPLICATION: 1 1/2 TONS CERTIFIED WEED FREE NATIVE HAY PER ACRE
MECHANICALLY CRIMED IN TOPSOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.

NOTES:

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

Concrete Washout Area (CWA) MM-1

Concrete Washout Area (CWA) MM-1



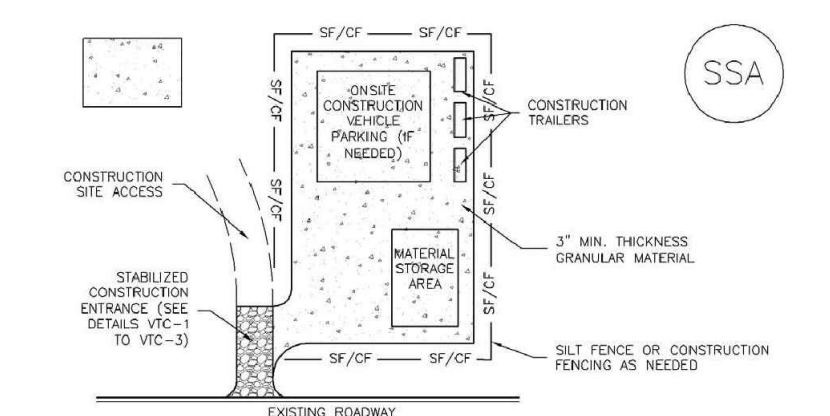
CWA-1. CONCRETE WASHOUT AREA
CWA INSTALLATION NOTES
1. SEE PLAN VIEW FOR
-CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR
WATERBODY. DO NOT LOCATE WITHIN 100' OF ANY WELLS OR DRINKING WATER SOURCES. IF
SITE CONDITIONS MAKE THIS UNFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE,
THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OF
SURFACE STORAGE ALTERNATIVES USING 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 SURFACE WITH A MINIMUM SLOPE OF 1% IN ALL DIRECTIONS. THE CWA SHALL BE AT LEAST 3' DEEP.
5. BETHN SURROUNDING SIDES 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
UPSTREAM AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS
OF CONCRETE TRUCKS AND PUMP TRUCKS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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Stabilized Staging Area (SSA) SM-6

Stabilized Staging Area (SSA) SM-6



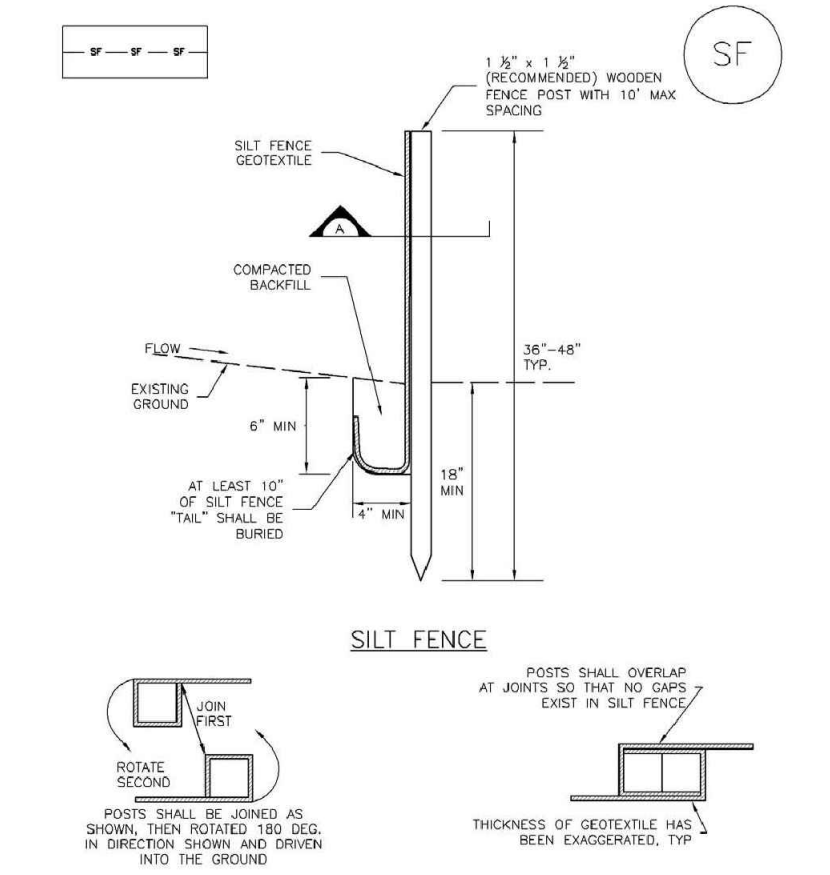
SSA-1. STABILIZED STAGING AREA
STABILIZED STAGING AREA INSTALLATION NOTES
1. SEE PLAN VIEW FOR
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL
FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE.
OVERSEEDING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR
MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT
SECT #703. MASHTO #3 COARSE AGGREGATE OR 6" MINUS ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT
FENCE AND CONSTRUCTION FENCING AS NEEDED.
STABILIZED STAGING AREA MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS
POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE
EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN
EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE
DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON
DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRASSED AS NECESSARY IF RUTTING OCCURS OR
UNDERLYING SUBGRADE BECOMES EXPOSED.

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Silt Fence (SF) SC-1

Silt Fence (SF) SC-1



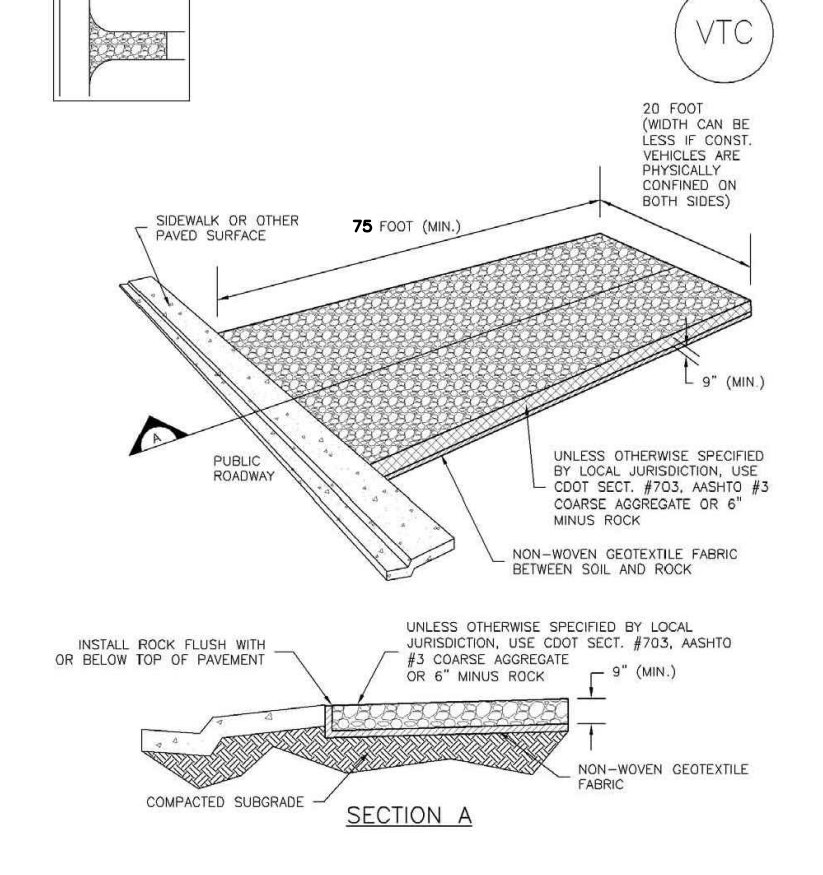
SF-1. SILT FENCE
POSTS SHALL OVERLAP
AT JOINTS SO THAT NO GAPS
EXIST IN SILT FENCE.
THICKNESS OF GEOTEXTILE HAS
BEEN EXAGGERATED. TYP.

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

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

Vehicle Tracking Control (VTC) SM-4

Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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Urban Storm Drainage Criteria Manual Volume 3 VTC-6