THE MARKETS AT BENT GRASS GRADING & EROSION CONTROL PLANS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR., FALCON, COLORADO

SP262

SHEET INDEX	
SHEET NO.	SHEET TITLE
C4.0	EROSION CONTROL COVER SHEET
C4.1	EROSION CONTROL (INITIAL PHASE)
C4.2	EROSION CONTROL (INITIAL PHASE)
C4.3	EROSION CONTROL (INTERUM PHASE)
C4.4	EROSION CONTROL (INTERUM PHASE)
C4.5	EROSION CONTROL (FINAL PHASE)
C4.6	EROSION CONTROL (FINAL PHASE)
C4.7	EROSION CONTROL DETAILS
C4.8	EROSION CONTROL DETAILS
C4.9	EROSION CONTROL DETAILS
C4.10	EROSION CONTROL DETAILS

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983(11) AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST BEARING N89°45'24"E, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED 'DREXEL BARRELL 1985 LS 17664', AND AS MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED 'DREXEL BARRELL & CO 1985 LS 17664'.

BENCHMARK

COLORADO SPRINGS UTILITIES (CSU) FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK BL75, BEING A 2" ALUMINUM CAP IN CONCRETE HEADWALL ON THE SOUTH SIDE OF E. WOODMEN ROAD, 1,600 FEET WEST OF THE INTERSECTION OF FOXTAIL MEADOW LANE.
NGVD29 ELEVATION: 6892.53

SITE BENCHMARK #1:
CHISELED CROSS IN CONCRETE INLET SHOWN HEREON.
NGVD29 ELEVATION: 6920.74

SITE BENCHMARK #2:
NAIL WITH 1-1/2" ALUMINUM DISC STAMPED "CSAM LLC PLS 32439".
NGVD29 ELEVATION: 6899.33

LEGAL DESCRIPTION

NOTE: THIS SURVEY'S BASIS OF BEARINGS IS BASED ON STATE PLANE GRID CENTRAL ZONE AND DIFFERS IN ROTATION TO THE DEED OF RECORD BY -0°31'48. THE PROPERTY DESCRIBED BY THIS PLATFORM IS THE SAME PROPERTY AS DESCRIBED BY THE DEED OF RECORD.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH / PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1, THENCE N89°45'24"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 500.02 FEET; THENCE DEPARTING SAID SECTION LINE, N00°14'36"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WOODMEN ROAD AND THE EAST RIGHT-OF-WAY LINE OF BENT GRASS MEADOW DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N00°13'46"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1898.43 FEET TO THE SOUTHWEST CORNER OF TRACT D, FALCON MEADOWS AT BENT GRASS FILING NO. 1;

THENCE N89°47'22"E ALONG THE SOUTH LINE OF SAID TRACT D AND TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 1, A DISTANCE OF 1190.72 FEET TO THE SOUTHEAST CORNER OF TRACT B, BENTGRASS RESIDENTIAL FILING NO. 2;

THENCE ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED BY WARRANTY DEED RECEPTION NO. 0006022776 THE FOLLOWING FIVE (5) COURSES:

1. S00°22'01"E, A DISTANCE OF 1180.38 FEET TO A POINT OF TANGENT CURVATURE;
2. ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25°15'43", A RADIUS OF 490.87 FEET, A LENGTH OF 216.43 FEET, A CHORD BEARING OF S12°59'53"E WITH A CHORD DISTANCE OF 214.68 FEET;
3. S25°37'44"E, A DISTANCE OF 365.00 FEET TO A POINT OF TANGENT CURVATURE;
4. ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 25°25'06", A RADIUS OF 266.04 FEET, A LENGTH OF 118.02 FEET, A CHORD BEARING OF S12°55'11"E WITH A CHORD DISTANCE OF 117.06 FEET;
5. S00°12'38"E, A DISTANCE OF 64.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WOODMEN RD;

THENCE S89°45'24"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1423.26 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS 2,348,507 SQUARE FEET OR 53.91 ACRES, MORE OR LESS.

ALL LINEAR DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

SURVEY NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.

LIST OF ABBREVIATIONS

SHT – SHEET
Δ – DEFLECTION ANGLE
L – LENGTH
R – RADIUS
CB – CHORD BEARING
C – CHORD LENGTH
N – NORTH/NORTHING
W – WEST
E – EAST/EASTING
S – SOUTH
DET – DETAIL
EX – EXISTING
W/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWF – WELDED WIRE FABRIC
VERT – VERTICAL
OC – ON CENTER
FDC – FIRE DEPARTMENT CONNECTION
CT – COURT
DR – DRIVE
TYP – TYPICAL
REC – RECEPTION NUMBER
ø, DIA – DIAMETER
PT – POINT OF TANGENCY
MIN – MINIMUM
MAX – MAXIMUM
HDPE – HIGH DENSITY POLYETHYLENE
REF – REFERENCE

PROJECT CONTACTS

DEVELOPER & APPLICANT
EVERGREEN DEVELOPMENT
1873 SOUTH BELLAIRE ST., SUITE 1200
DENVER, CO 80222
CONTACT: SEAN MURPHY
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TEL: (303) 757-0414

CIVIL ENGINEER
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1155 KELLY JOHNSON BLVD., SUITE 305
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CONTACT: JEFFREY ODOR, PE
EMAIL: JEFFREYODOR@GALLOWAYUS.COM
TEL: (719) 308-2519

SURVEYOR
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1155 KELLY JOHNSON BLVD., SUITE 305
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EMAIL: BRIANDENNIS@GALLOWAYUS.COM
TEL: (719) 900-7232

TRAFFIC ENGINEER
SM ROCHA, LLC
6 SOUTH TEJON STREET, SUITE 618
COLORADO SPRINGS, COLORADO 80903
CONTACT: MIKE ROCHA
EMAIL:
TEL: (719) 203-6639

GEOTECHINCAL ENGINEER
VIVID ENGINEERING GROUP
1053 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
CONTACT: NATE DOWDEN, PE
EMAIL: NDOWDEN@VIVIDEG.COM
TEL: (719) 896-4356

ECOLOGIST
BRISTLECONE ECOLOGY, LLC
2023 W SCOTT PLACE
DENVER, CO 80211
CONTACT: DAN MAYNARD
EMAIL: DMAYNARD@BRISTLECONEECOLOGY.COM
TEL: (971) 237-3906

AGENCY CONTACTS

EL PASO COUNTY
EL PASO COUNTY PLANNING & COMMUNITY DEVELOP.
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6300

FIRE PROTECTION
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN RD.,
FALCON, CO 80831
CONTACT: TRENT HARWIG
EMAIL: THARWIG@FALCONFIREPD.ORG
TEL: (719) 495-4050

WATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORG
TEL: (719) 495-2500

WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORG
TEL: (719) 495-2500

ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 E WOODMEN RD.,
FALCON, CO 80831
CONTACT: LAURA J. HUTSON
EMAIL:
TEL: (800) 388-9881

GAS
COLORADO SPRINGS UTILITIES
1521 SOUTH HANCOCK EXPRESSWAY, MC 1812
COLORADO SPRINGS, CO 80903
CONTACT: MATTHEW ALGURAN
EMAIL: (719) 668-8261

DESIGN ENGINEER'S STATEMENT

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

OWNER/DEVELOPER'S STATEMENT

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.

OWNER SIGNATURE — DATE

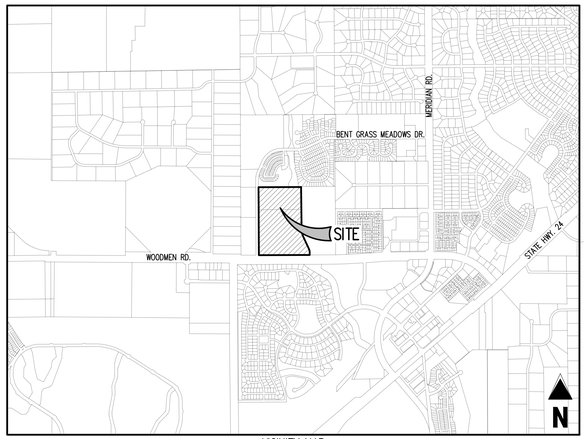
EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS 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 J. PALMER, P.E. — DATE
COUNTY ENGINEER / ECM ADMINISTRATOR



VICINITY MAP
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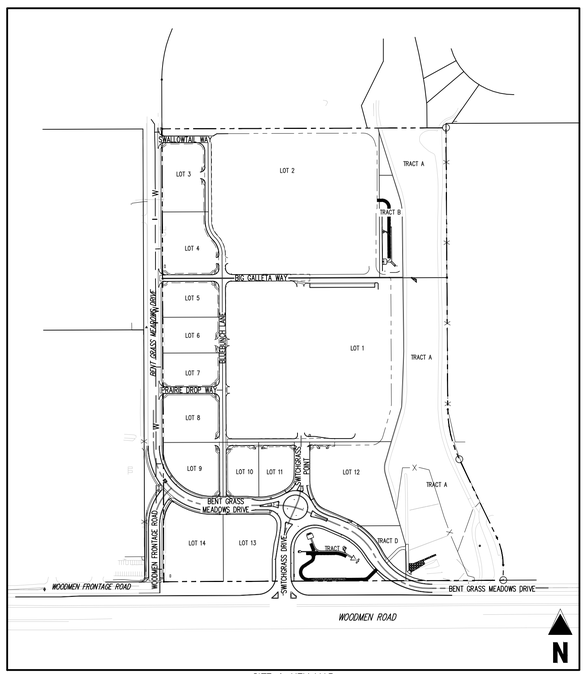
SCALE: 1"=2000'



SITE & KEY MAP
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SCALE: 1"=300'

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. 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 (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
4. ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
7. 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 RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.
8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCS MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE 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.
12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
13. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
16. 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.
17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS 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.
18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE 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.
20. THE PERMIT HOLDER(S) 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.
21. 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.
22. 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. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
24. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. PERMIT HOLDER(S) 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, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. 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.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC 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

GENERAL NOTES

1. ALL EXISTING INFORMATION SHOWN HEREON IS FROM AN ALTA SURVEY, PREPARED BY GALLOWAY & COMPANY, LLC, DATED 07/01/2025.
2. ALL SITE GRADING, UTILITIES, AND PUBLIC ROADWAY CONNECTIONS WILL BE CONSTRUCTED IN ONE PHASE. FORTHCOMING PAD LOT DEVELOPMENTS WILL REQUIRE SEPARATE SITE DEVELOPMENT PLAN (PPR) APPLICATIONS SUBMITTED TO EL PASO COUNTY FOR REVIEW AND APPROVAL.
3. NO RAILROAD RIGHTS-OF-WAY EXIST ON THE PROPERTY.
4. NO MINERAL RESOURCE AREAS NOR HISTORIC OR ARCHEOLOGICAL SIGNIFICANT SITES WERE LOCATED ON THE PROPERTY.
5. NO MAJOR ROCK OUTCROPPINGS NOR WOODED AREAS EXIST ON THE PROPERTY.
6. THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE WETLAND DELINEATION REPORT BY BRISTLECONE ECOLOGY, LLC DATED 02/26/2026, IN FILE SP262 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
7. THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE NOXIOUS WEED MANAGEMENT PLAN BY BRISTLECONE ECOLOGY, LLC DATED 02/26/2026, IN FILE SP262 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT
8. CROSS-LOT ACCESS AND PARKING WILL BE PROVIDED BY SHARED ACCESS EASEMENTS AS PART OF THE FORTHCOMING FINAL PLAT APPLICATION.

FLOODPLAIN NOTES

1. A PORTION OF THE SITE IS LOCATED WITH ZONE AE AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08041C0553G, EFFECTIVE DATE 12/7/2018. THE EFFECTIVE 100-YEAR FLOODPLAIN IS PRIMARILY LOCATED ON THE EASTERN SIDE OF THE SITE, AS DEPICTED ON THIS PRELIMINARY PLAN AND PRELIMINARY DRAINAGE REPORT.
2. A LETTER OF MAP REVISION (LOMR) IS IN PROCESS DUE TO RECENT CHANNEL IMPROVEMENTS TO THE UNNAMED TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2. THESE CHANNEL IMPROVEMENTS ARE ASSOCIATED WITH FALCON MEADOWS AT BENT GRASS DRAINAGE CHANNEL PROJECT (EPC FILE NOS. CDR0114 & A0825025). THE CORRECTED 100-YEAR FLOODPLAIN IS CONTAINED WITHIN PROPOSED TRACT A.
3. ALL PROPOSED IMPROVEMENTS SHOWN IN THIS PRELIMINARY PLAN REMAIN OUTSIDE OF THE CORRECTED 100-YEAR FLOODPLAIN. THE LOMR IS EXPECTED TO BE PROCESSED WITH FEMA PRIOR TO CONSTRUCTION STARTING FOR THIS DEVELOPMENT. THEREFORE, NO FLOODPLAIN DEVELOPMENT PERMIT IS EXPECTED TO BE REQUIRED FOR THIS PROJECT.

SOILS & GEOLOGY NOTES

1. THE PROPERTY(S) IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE GEOLOGY AND SOILS EVALUATION REPORT BY VIVID ENGINEERING GROUP, DATED 02/25/2026 & REVISION 1, DATED 05/08/2026. THE PROJECT SITE EXHIBITS NO GEOLOGIC HAZARDS THAT POSE A SIGNIFICANT RISK TO THE PROPOSED PROJECT OR ADJACENT PROPERTIES THAT CANNOT BE MITIGATED THROUGH PROPER LAND USAGE PLANNING, FOUNDATION DESIGN, ENGINEERING DESIGN, AND/OR CONSTRUCTION PRACTICE GENERALLY DISCUSSED IN SAID REPORT. RECOMMENDATIONS REGARDING MITIGATION OF THE IDENTIFIED POTENTIAL HAZARDS MUST BE ADDRESSED IN THE LOT SPECIFIC GEOTECHNICAL INVESTIGATION REPORT, OR THROUGH THE USE OF CURRENT BUILDING DESIGN CODES. ADDITIONAL RECOMMENDATIONS PERTINENT TO THIS DEVELOPMENT ARE PROVIDED IN SAID REPORT.
2. THE

TRACT D
FALCON MEADOWS AT BENT GRASS
FILING NO. 1
OWNER: CHALLENGER COMMUNITIES LLC.

TRACT E
FALCON MEADOWS AT BENT GRASS
FILING NO. 1
OWNER: BENT GRASS METROPOLITAN DISTRICT

TRACT B
BENT GRASS RESIDENTIAL
FILING NO. 2
OWNER: CHALLENGER COMMUNITIES LLC

EX. DRAINAGE SWALE (PRIVATE)
EX. 24" RCP STORM (PUBLIC)
EX. 10' & 15' TYPE 'R' INLET W/ MH (PUBLIC, ON-GRADE)
EX. 10' & 15' TYPE 'R' INLET W/ MH (PUBLIC, ON GRADE)
EX. 30" FES W/ RIP-RAP PAD (PUBLIC)
EX. DIVERSION DITCH (PRIVATE)
EX. FOREBAY W/ ENERGY DISSIPATOR (PRIVATE)
EX. SPILLWAY W/ CUTOFF WALL (PRIVATE)
EX. 18" FES (PUBLIC)
EX. 36" FES (PUBLIC)
PROPERTY LINE
APPROX. 75 LF CURB & GUTTER TO BE REMOVED
EX. 8" PVC WASTEWATER (PUBLIC)
BARBED WIRE FENCE TO BE REMOVED
DRAINAGE EASEMENT REC. 223007810
INGRESS & EGRESS MOUNTAIN VIEW ELECTRIC EASEMENT BOOK 3265 PAGE 517
WARRANTY DEED REC. 000602276 OWNER: MOUNTAIN VIEW ELECTRIC ASSOCIATION INC.
80' MOUNTAIN VIEW ELEC. ACCESS ESMT. BOOK 3265, PAGE 517
DRAINAGE EASEMENT REC. 220115831 (TO BE VACATED)
BENT GRASS MEADOWS DRIVE
80' PUBLIC R.O.W. WIDTH
MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. EASEMENT
PROPERTY LINE
EX. 8" PVC WATER
LOT 1
LATIGO BUSINESS CENTER
FILING NO. 1
OWNER: FALCON STORAGE PARTNERS LLLP
GRAVEL PATH TO BE REMOVED
REC. 224094908
OWNER: RANDY & CINDY DEYOUNG
17.17 ACRES
(748,055.73 SQ. FT.)
NO BUILDINGS
NO ADDRESS POSTED
EX. SOIL STOCKPILES
APPROX. 78 LF CURB & GUTTER TO BE REMOVED
STORM PIPE TO BE REMOVED
EX. 18" RCP STORM
EX. 20' TYPE 'R' INLET W/ MH (PUBLIC, ON-GRADE)
EX. 15' TYPE 'R' INLET W/ MH (PUBLIC, ON-GRADE)
EX. 36" RCP STORM
EX. 36" FES (PUBLIC)
TEMPORARY DRAINAGE EASEMENT REC. 205075723 (TO BE VACATED)
20' UTILITY EASEMENT REC. 724174 (TO BE VACATED)
DRAINAGE EASEMENT REC. 220115831 REC. 221232317 (TO BE VACATED)
BARBED WIRE FENCE TO BE REMOVED
DRAINAGE EASEMENT REC. 220115830 REC. 221232318 (TO BE VACATED)
WATER LINE EASEMENT REC. 208077201
EX. DROP STRUCTURE TYP. (PUBLIC)
30' UTILITY EASEMENT REC. 220031403
EX. NATURALLY FORMED DRAINAGE SWALE
REC. 219113681
OWNER: LENA GAIL CASE
36.74 ACRES
(1,600,450.80 SQ. FT.)
NO BUILDINGS
NO ADDRESS POSTED
20' UTILITY EASE REC. 724174
WARRANTY DEED REC. 000602276 OWNER: MOUNTAIN VIEW ELECTRIC ASSOCIATION INC.

MATCHLINE – SEE SHEET C4.2

N
0 10 30 60
SCALE: 1"=60'

KEYMAP
NOT TO SCALE

LEGEND

- EXISTING MAJOR CONTOUR (6940)
- EXISTING MINOR CONTOUR (41)
- PROPOSED MAJOR CONTOUR (6960)
- PROPOSED MINOR CONTOUR (58)
- EXISTING LOT LINE
- OVERALL PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- 100-YEAR FEMA FLOODPLAIN (100YR)
- EXISTING FLOW ARROW
- FLOW ARROW

EROSION CONTROL LEGEND

- DS — DRAINAGE SWALE
- LOC — LIMITS OF DISTURBANCE/CONSTRUCTION
- SF — SILT FENCE
- VEHICLE TRACKING CONTROL
- CONCRETE WASHOUT AREA
- STABILIZED STAGING AREA
- SP — STOCK PILE
- PORTABLE TOILET
- SITE POSTING
- ECB — EROSION CONTROL BLANKET
- SM — SEED AND MULCH
- SB — SAND BAGS
- IPS — SUMP INLET PROTECTION (IP-3)
- IPO — ON GRADE INLET PROTECTION (IP-4)
- SD — TEMPORARY SLOPE DRAIN
- SB — TEMPORARY SEDIMENT BASIN
- SEDIMENT CONTROL LOG
- CHECK DAM
- RCS — ROUGH CUT STREET CONTROL
- HP — HIGHPOINT
- LP — LOW POINT
- TSB TRIBUTARY AREA
- TSB-4 / #### — TEMPORARY SEDIMENT BERM

CAUTION – NOTICE TO CONTRACTOR

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1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
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GallowayUS.com

Galloway & Company, LLC

NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL
(INITIAL PHASE)

C4.1

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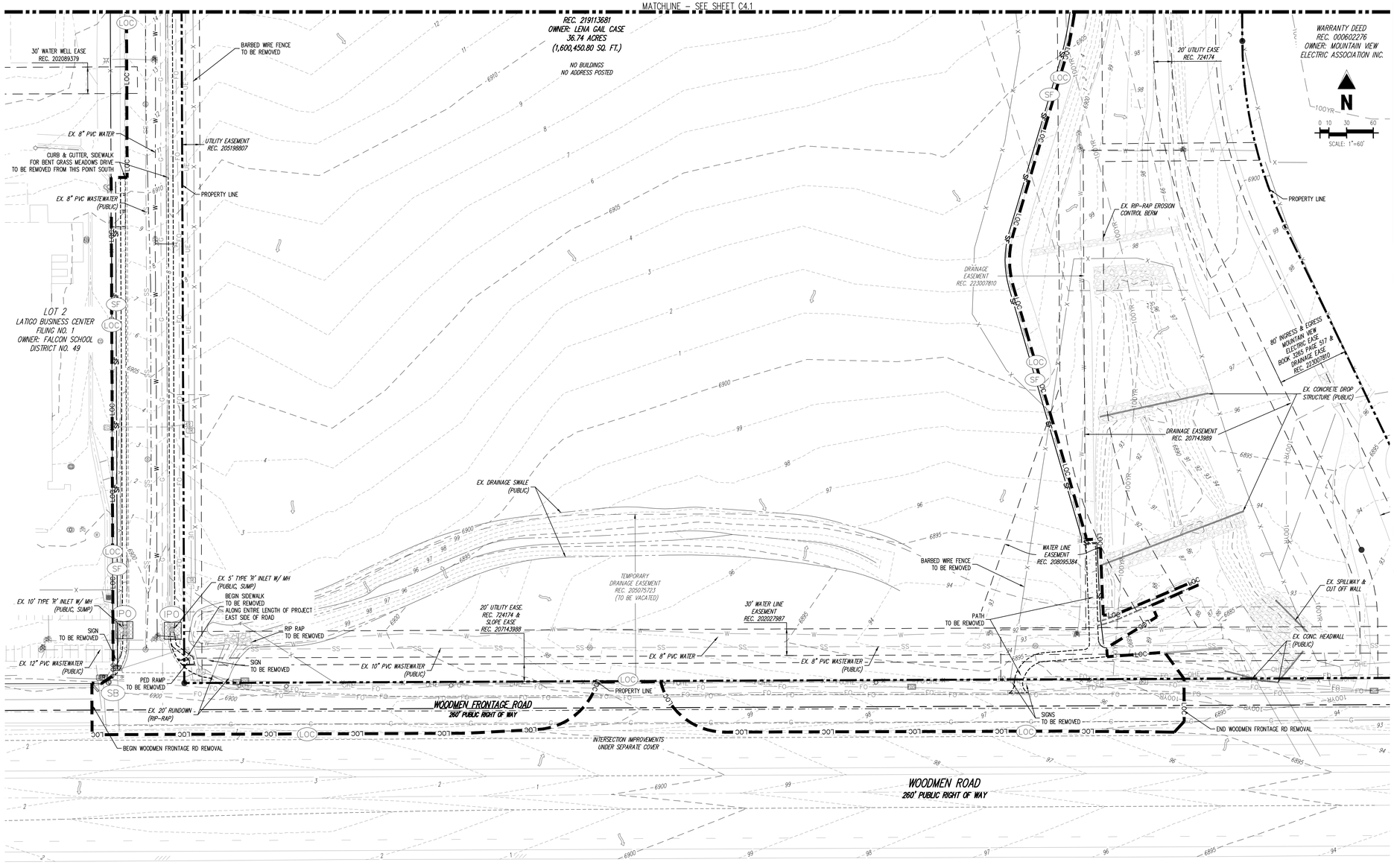

KEYMAP
NOT TO SCALE

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING LOT LINE
- OVERALL PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- 100-YEAR FEMA FLOODPLAIN
- EXISTING FLOW ARROW
- FLOW ARROW

EROSION CONTROL LEGEND

- DS — DRAINAGE SWALE
- LOC — LIMITS OF DISTURBANCE/CONSTRUCTION
- SF — SILT FENCE
- VEHICLE TRACKING CONTROL
- CONCRETE WASHOUT AREA
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- IPS — SUMP INLET PROTECTION (IP-3)
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- SD — TEMPORARY SLOPE DRAIN
- SB — TEMPORARY SEDIMENT BASIN
- SEDIMENT CONTROL LOG
- CHECK DAM
- RCS — ROUGH CUT STREET CONTROL
- HP — HIGHPOINT
- LP — LOW POINT
- TSB TRIBUTARY AREA
- TSB-4 / #### — TEMPORARY SEDIMENT BERM

EROSION CONTROL PHASING SCHEDULE

PHASE	DESCRIPTION
INITIAL	CLEAR SITE AND DEMO ITEMS (SEE DEMOLITION PLAN). INSTALL PRE-CONSTRUCTION BMPS THROUGHOUT SITE INCLUDING SILT FENCE, VEHICLE TRACKING CONTROLS, CONCRETE WASHOUT AREAS, STABILIZED STAGING AREA, STOCKPILE AREA, PORTABLE TOILETS, SITE POSTING, SANDBAGS AND INLET PROTECTION ON EXISTING INLETS.
INTERIM	OVERLOT GRADE THE ENTIRE PROJECT SITE, INSTALL TEMPORARY DRAINAGE SWALES AND SEDIMENTATION BASINS, EROSION CONTROL BLANKET, TEMPORARY SLOPE DRAINS, SEDIMENT CONTROL LOGS, AND CHECK DAMS.
FINAL	INSTALL STORM SEWER SYSTEM AND ALL UNDERGROUND UTILITIES, INLET PROTECTION ON NEW INLETS, REMOVE TEMPORARY SWALES AND SEDIMENTATION BASINS, GRADE IN THE PERMANENT DETENTION BASINS, CONSTRUCT CURB & GUTTER AND ROADWAY PAVEMENT, SEED & MULCH, INSTALL LANDSCAPING (SEE LANDSCAPE PLANS). REMOVE CONSTRUCTION BMPS ONCE VERTICAL CONSTRUCTION AND LANDSCAPING ARE COMPLETE AND FINAL STABILIZATION IS ACHIEVED.

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NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL
(INITIAL PHASE)

C4.2

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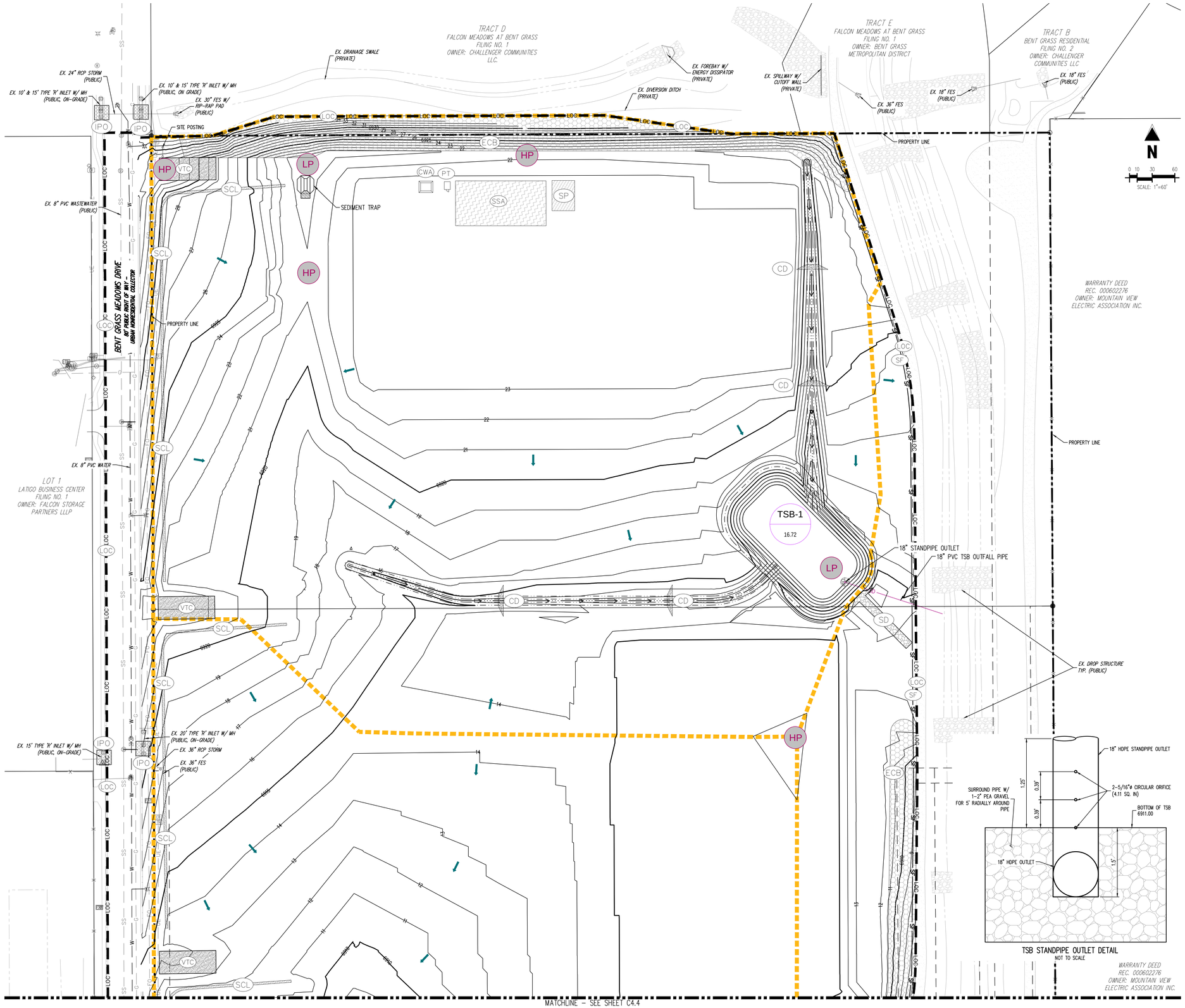
I:\EE\Evergreen Development\EDI1 - El Paso County - EDI102\01 - Bent Grass Commercial\05\CAD\EXHIBITS\C4.2 Erosion Control Initial Phase.dwg, Brad Bishop, 11/19/2026



TSB STANDPIPE OUTLET DETAIL
NOT TO SCALE

KEYMAP
NOT TO SCALE

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING LOT LINE
- OVERALL PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- 100-YEAR FEMA FLOODPLAIN
- EXISTING FLOW ARROW
- FLOW ARROW

EROSION CONTROL LEGEND

- DS — DRAINAGE SWALE
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- SEDIMENT CONTROL LOG
- CHECK DAM
- RCS — ROUGH CUT STREET CONTROL
- HP — HIGHPOINT
- LP — LOW POINT
- TSB-4 / #### — TSB TRIBUTARY AREA
- TEMPORARY SEDIMENT BERM

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

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1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL
(INTERIM PHASE)

C4.3

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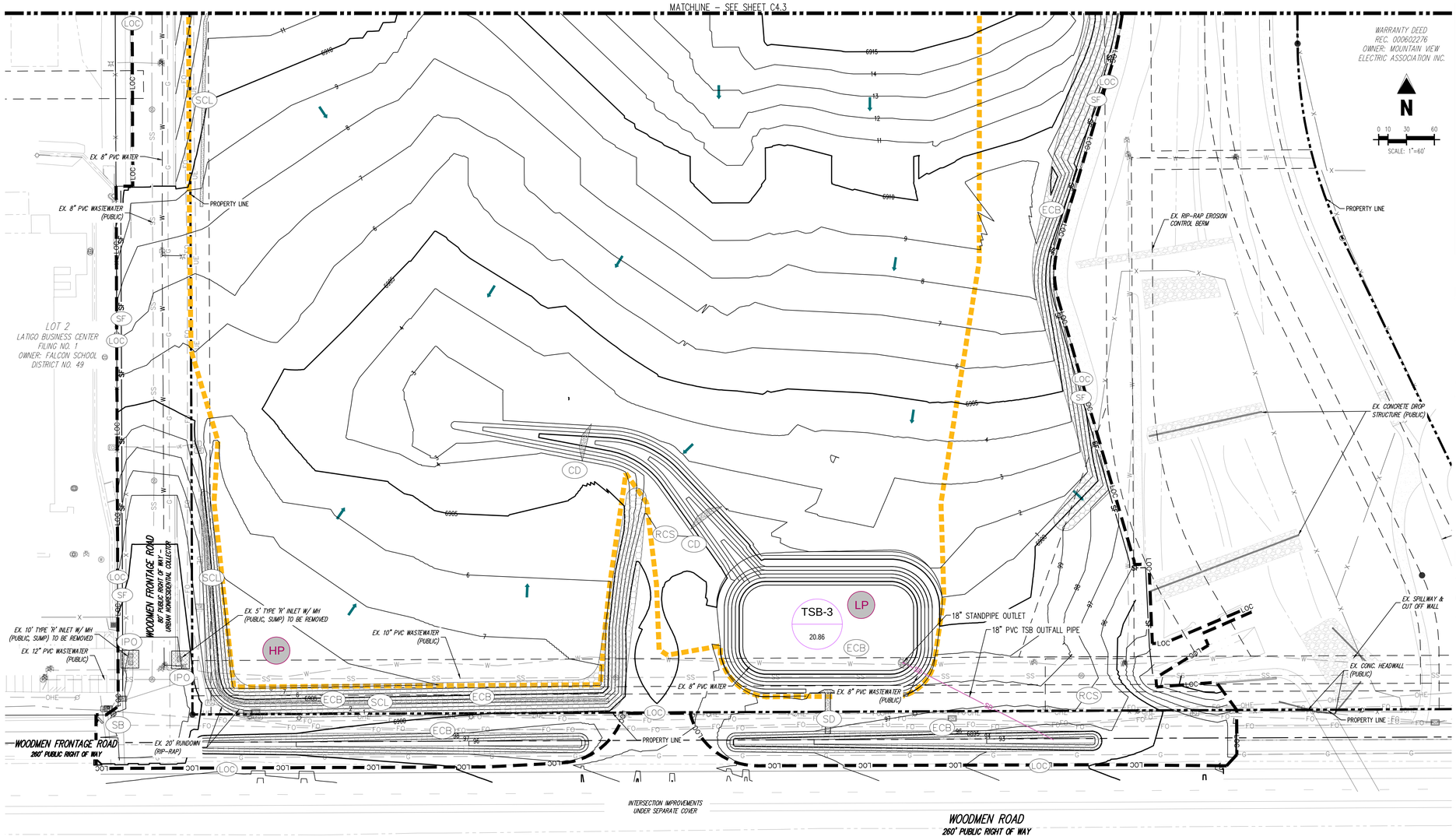
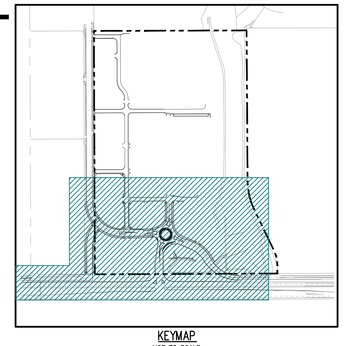
MATCHLINE – SEE SHEET C4.3





KEYMAP
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- PROPOSED STORM DRAIN PIPE
- EXISTING DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
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- EXISTING FLOW ARROW
- FLOW ARROW

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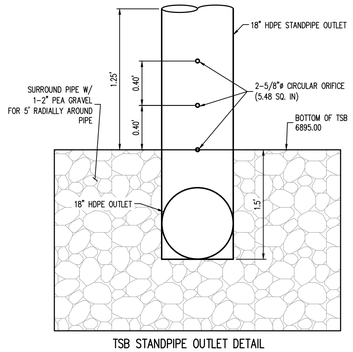
- HP – HIGHPOINT
- LP – LOW POINT
- TSB TRIBUTARY AREA
- TSB-4 ### – TEMPORARY SEDIMENT BERM



TSB STANDPIPE OUTLET DETAIL
NOT TO SCALE

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CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: ED102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL
(INTERIM PHASE)

C4.4

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TRACT D
FALCON MEADOWS AT BENT GRASS
FILING NO. 1
OWNER: CHALLENGER COMMUNITIES LLC.

TRACT E
FALCON MEADOWS AT BENT GRASS
FILING NO. 1
OWNER: BENT GRASS METROPOLITAN DISTRICT

TRACT B
BENT GRASS RESIDENTIAL
FILING NO. 2
OWNER: CHALLENGER COMMUNITIES LLC

EX. DRAINAGE SWALE (PRIVATE)
EX. 24" RCP STORM (PUBLIC)
EX. 10' & 15' TYPE 'R' INLET W/ MH (PUBLIC, ON-GRADE)
EX. 10' & 15' TYPE 'R' INLET W/ MH (PUBLIC, ON GRADE)
EX. 30" FES W/ RIP-RAP PAD (PUBLIC)
EX. DIVERSION DITCH (PRIVATE)
EX. FOREBAY W/ ENERGY DISSIPATOR (PRIVATE)
EX. SPILLWAY W/ CUTOFF WALL (PRIVATE)
EX. 36" FES (PUBLIC)
EX. 18" FES (PUBLIC)
EX. 18" FES (PUBLIC)
PROPERTY LINE
SWALLOWTAIL WAY (29' PUBLIC ACCESS EASEMENT)
EX. 8" PVC WASTEWATER (PUBLIC)
EX. 8" PVC WATER
BENT GRASS MEADOWS DRIVE
60' PUBLIC MEDIAN ONE-WAY URBAN HOMESCHOOL COLLECTOR
LOT 1
LATIGO BUSINESS CENTER
FILING NO. 1
OWNER: FALCON STORAGE PARTNERS LLLP
LOT 2
450,366 SF
10.339 AC
LOT 3
56,002 SF
1.286 AC
LOT 4
63,098 SF
1.449 AC
LOT 5
41,133 SF
0.944 AC
LOT 6
37,500 SF
0.861 AC
LOT 7
38,884 SF
0.893 AC
TRACT F
5,046 SF
0.116 AC
TRACT B
38,650 SF
0.887 AC
BIG GALLETA WAY (29' PUBLIC ACCESS EASEMENT)
BLUEBUNCH LANE (29' PUBLIC ACCESS EASEMENT)
PRAIRIE DROP WAY (29' PUBLIC ACCESS EASEMENT)
EX. 15' TYPE 'R' INLET W/ MH (PUBLIC, ON-GRADE)
EX. 20' TYPE 'R' INLET W/ MH (PUBLIC, ON-GRADE)
EX. 36" RCP STORM (PUBLIC)
EX. 36" FES (PUBLIC)
EX. DROP STRUCTURE TYP. (PUBLIC)
WARRANTY DEED
REC. 000602276
OWNER: MOUNTAIN VIEW ELECTRIC ASSOCIATION INC.
MATCHLINE – SEE SHEET C4.6

N
0 10 30 60
SCALE: 1"=60'

KEYMAP
NOT TO SCALE

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
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- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- 100-YEAR FEMA FLOODPLAIN
- EXISTING FLOW ARROW
- FLOW ARROW

EROSION CONTROL LEGEND

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- TSB TRIBUTARY AREA
- TSB-4 / #### — TEMPORARY SEDIMENT BERM

CAUTION – NOTICE TO CONTRACTOR

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL
(FINAL PHASE)

C4.5

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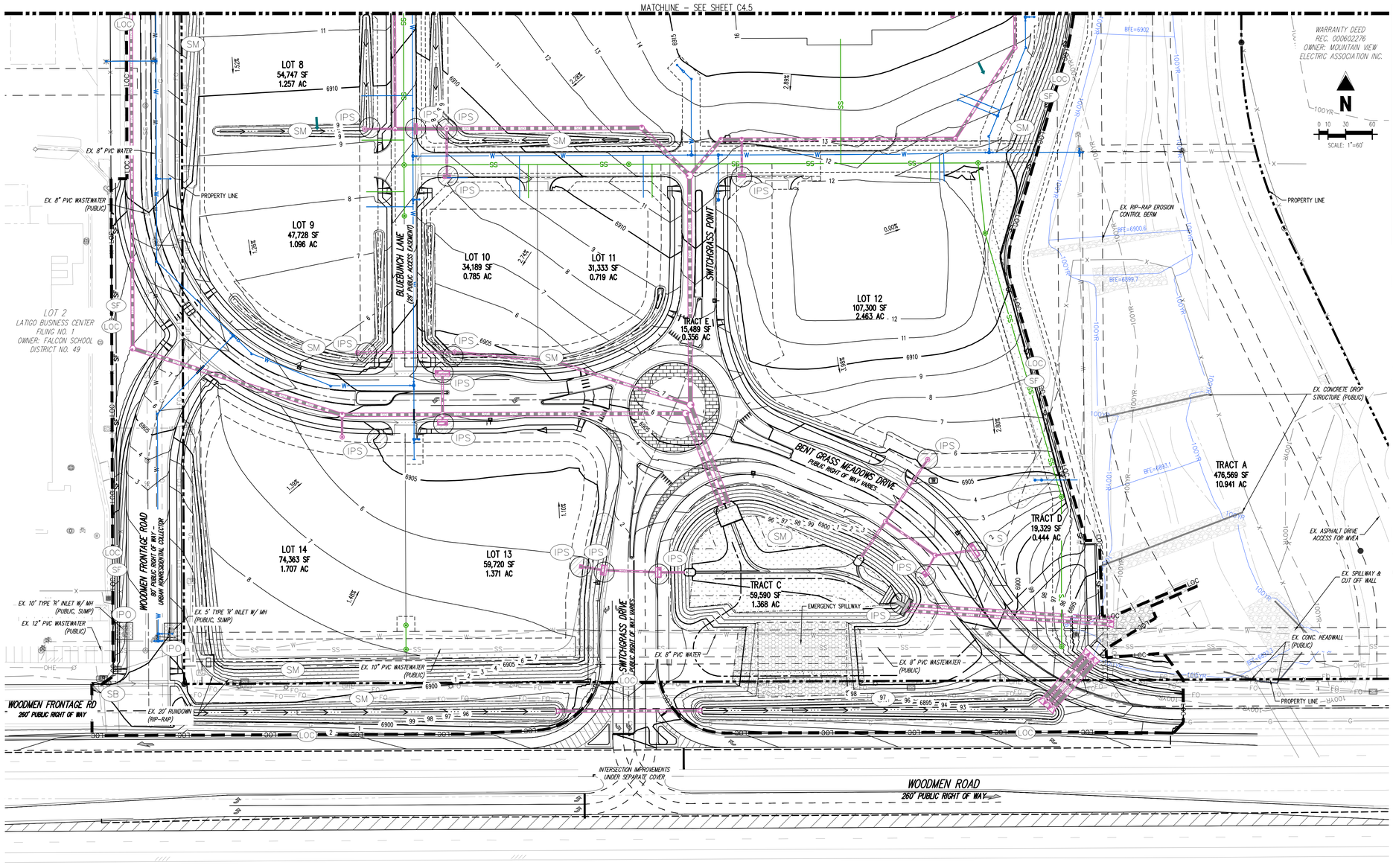

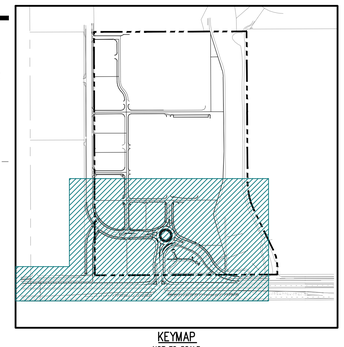

KEYMAP
NOT TO SCALE

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING LOT LINE
- OVERALL PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING DRAINAGE FEATURE OUTLINE
- EXISTING SWALE WITH FLOW DIRECTION
- 100-YEAR FEMA FLOODPLAIN
- EXISTING FLOW ARROW
- FLOW ARROW

EROSION CONTROL LEGEND

- DS – DRAINAGE SWALE
- LOC – LIMITS OF DISTURBANCE/CONSTRUCTION
- SF – SILT FENCE
- VEHICLE TRACKING CONTROL
- CONCRETE WASHOUT AREA
- STABILIZED STAGING AREA
- SP – STOCK PILE
- PORTABLE TOILET
- SITE POSTING
- ECB – EROSION CONTROL BLANKET
- SM – SEED AND MULCH
- SB – SAND BAGS
- IPS – SUMP INLET PROTECTION (IP-3)
- IPO – ON GRADE INLET PROTECTION (IP-4)
- SD – TEMPORARY SLOPE DRAIN
- SB – TEMPORARY SEDIMENT BASIN
- SEDIMENT CONTROL LOG
- CHECK DAM
- RCS – ROUGH CUT STREET CONTROL
- HP – HIGHPOINT
- LP – LOW POINT
- TSB TRIBUTARY AREA
- TSB-4 / #### – TEMPORARY SEDIMENT BERM

EROSION CONTROL PHASING SCHEDULE

PHASE	DESCRIPTION
INITIAL	CLEAR SITE AND DEMO ITEMS (SEE DEMOLITION PLAN). INSTALL PRE-CONSTRUCTION BMPS THROUGHOUT SITE INCLUDING SILT FENCE, VEHICLE TRACKING CONTROLS, CONCRETE WASHOUT AREAS, STABILIZED STAGING AREA, STOCKPILE AREA, PORTABLE TOILETS, SITE POSTING, SANDBAGS AND INLET PROTECTION ON EXISTING INLETS.
INTERIM	OVERLOT GRADE THE ENTIRE PROJECT SITE, INSTALL TEMPORARY DRAINAGE SWALES AND SEDIMENTATION BASINS, EROSION CONTROL BLANKET, TEMPORARY SLOPE DRAINS, SEDIMENT CONTROL LOGS, AND CHECK DAMS.
FINAL	INSTALL STORM SEWER SYSTEM AND ALL UNDERGROUND UTILITIES, INLET PROTECTION ON NEW INLETS, REMOVE TEMPORARY SWALES AND SEDIMENTATION BASINS, GRADE IN THE PERMANENT DETENTION BASINS, CONSTRUCT CURB & GUTTER AND ROADWAY PAVEMENT, SEED & MULCH, INSTALL LANDSCAPING (SEE LANDSCAPE PLANS). REMOVE CONSTRUCTION BMPS ONCE VERTICAL CONSTRUCTION AND LANDSCAPING ARE COMPLETE AND FINAL STABILIZATION IS ACHIEVED.

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Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL
(FINAL PHASE)

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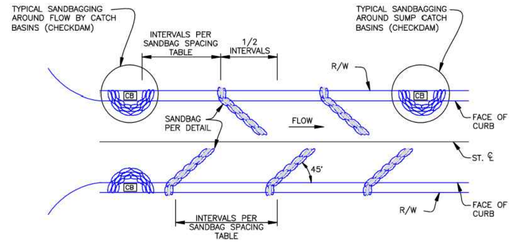
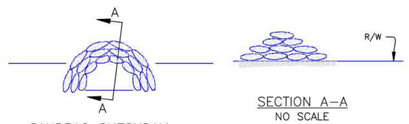
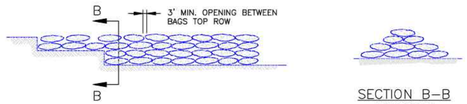


TYPICAL STREET SANDBAGGING DETAIL
NO SCALE



SANDBAG CHECKDAM
NO SCALE

SECTION A–A
NO SCALE

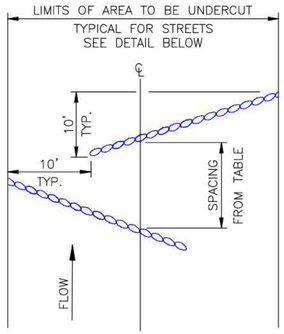


TYPICAL SANDBAG DETAIL
NO SCALE

SECTION B–B
NO SCALE

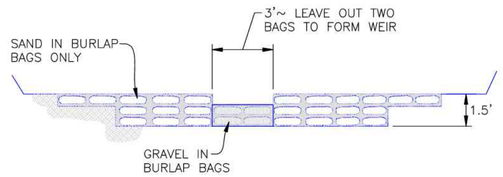
SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Temporary Street Sandbag Detail and Section Standard Drawing	REVISION DATE: 11/10/04 FILE NAME: SD_3–60



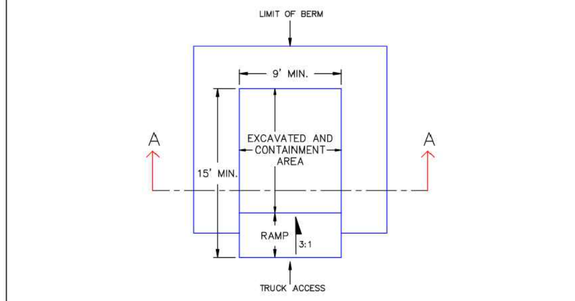
SANDBAG ROW SPACING TABLE

STREET GRADE %	INTERVAL (FT)
0–2	500
2–4	200
4–6	120
6–8	90
8–10	70
10–12	50
12–15	35

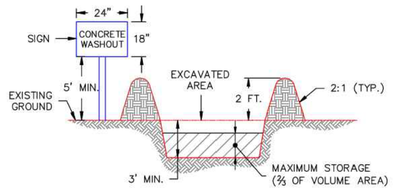


SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Check Dam Detail Standard Drawing	REVISION DATE: 11/10/04 FILE NAME: SD_3–62



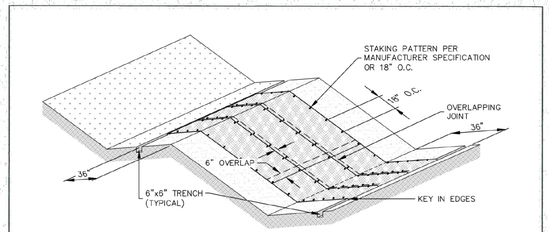
PLAN VIEW



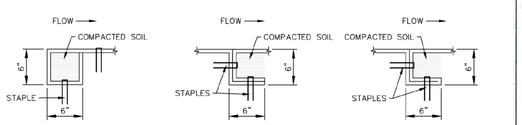
SECTION A–A

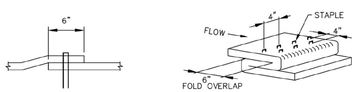
NOTES:
1. SIGN MATERIAL, EXCAVATION, AND RESTORATION ARE INCLUDED IN THE COST OF THE CONCRETE WASHOUT STRUCTURE.
2. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Concrete Washout Structure Standard Drawing	REVISION DATE: 7/17/07 FILE NAME: SD_3–84



EROSION CONTROL BLANKET





ECB

STORMWATER ENTERPRISE	EROSION CONTROL BLANKET
APPROVED: SWENT MANAGER	
ISSUED: 10/7/19	REVISED: 8/19/2020
DRAWING NO. 900–ECB–1	

INSTALLATION NOTES

1. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRM PRODUCTS MAY ME USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
2. IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
3. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
4. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
5. INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES. IN DRAINAGEWAYS, INSTALL CHECK SLOTS EVERY 25' PERPENDICULAR TO FLOW DIRECTION.
6. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR EROSION CONTROL BLANKETS ON SLOPES.
7. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB–1.
8. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDED AND MULCHED.
9. STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITHIN STREAMS AND DRAINAGE CHANNELS.
10. COMPACT ALL TRENCHES.

MAINTENANCE NOTES

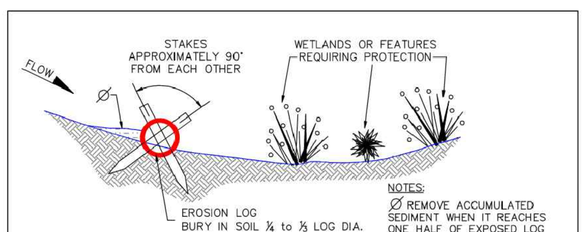
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE CEC INSPECTOR.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

TABLE ECB–1, EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING
STRAW	–	100%	–	DOUBLE/ NATURAL
STRAW–COCONUT	30% MIN.	70% MAX.	–	DOUBLE/ NATURAL
COCONUT	100%	–	–	DOUBLE/ NATURAL
EXCELSIOR	–	–	100%	DOUBLE/ NATURAL

ECB

STORMWATER ENTERPRISE	EROSION CONTROL BLANKET
APPROVED: SWENT MANAGER	
ISSUED: 10/7/19	REVISED: 8/19/2020
DRAWING NO. 900–ECB–2	

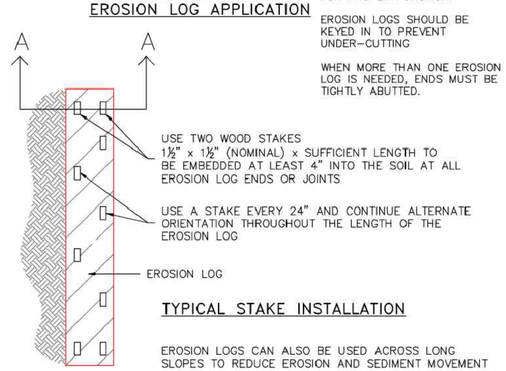


SECTION A–A
EROSION LOG APPLICATION

NOTES:
Ø REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE HALF OF EXPOSED LOG HEIGHT. INSPECTIONS SHALL BE PERFORMED FREQUENTLY FOR PROPER FUNCTION.

EROSION LOGS SHOULD BE KEYED IN TO PREVENT UNDER–CUTTING

WHEN MORE THAN ONE EROSION LOG IS NEEDED, ENDS MUST BE TIGHTLY ABUTTED.



TYPICAL STAKE INSTALLATION

EROSION LOGS CAN ALSO BE USED ACROSS LONG SLOPES TO REDUCE EROSION AND SEDIMENT MOVEMENT

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Erosion Log Barrier Standard Drawing	REVISION DATE: 7/17/07 FILE NAME: SD_3–87

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1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL DETAILS

C4.7

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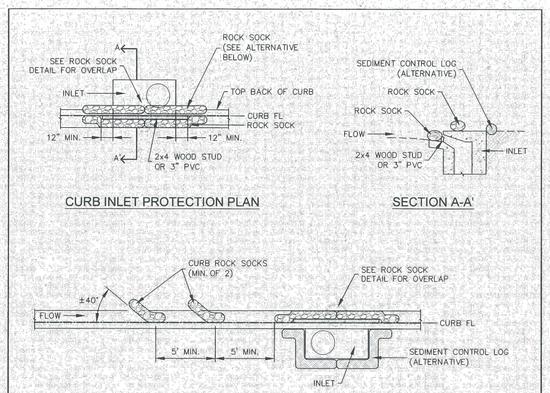
I:\Evergreen Development\PCS\ El Paso County\ EDI000035 - Bent Grass Evergreen\ADMIN\CONSTRUCTION\C4.7 Erosion Control Details.dwg, Brad Bishop, 11/19/2026



CURB INLET PROTECTION PLAN

SECTION A-A'

CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
3. ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
4. AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADIENT INLETS.
5. ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

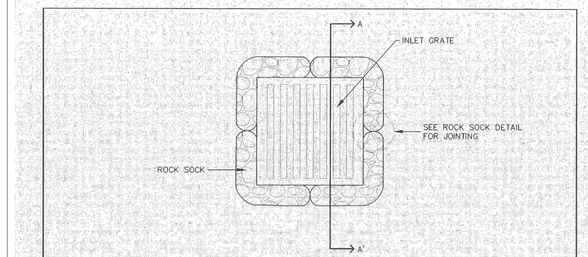
IP-1

STORMWATER ENTERPRISE

ON-GRADE INLET PROTECTION

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-IP-1



ROCK SOCK SUMP INLET PROTECTION PLAN

SECTION A-A'

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.
3. CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

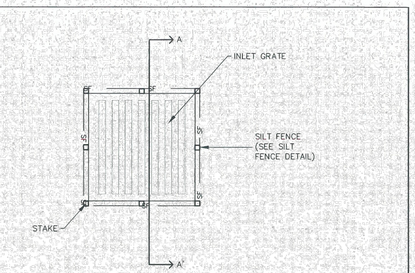
IP-2

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-IP-2



SILT FENCE SUMP INLET PROTECTION PLAN

SECTION A-A'

INSTALLATION NOTES

1. SEE SILT FENCE DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF THREE FEET.
3. SILT FENCE FABRIC SHOULD HAVE A FLOW RATE IN EXCESS OF 30 GALLONS PER MINUTE PER SQUARE YARD SO AS TO ALLOW SOME WATER FLOW AND NOT DAM THE WATER. STANDARD, LOW-FLOW SILT FENCE FABRIC WILL NOT BE ALLOWED.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER SILT FENCE IS REMOVED WHEN REMOVAL IS APPROPRIATE.

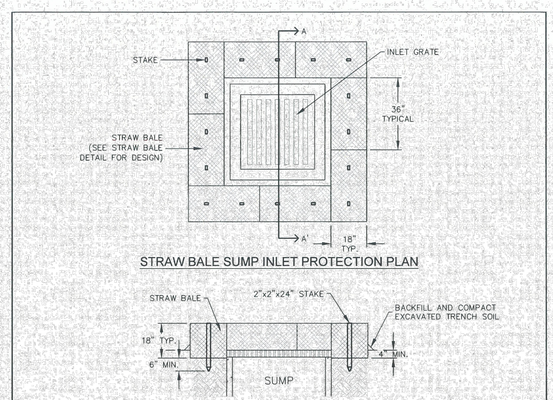
IP-3

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-IP-3



STRAW BALE SUMP INLET PROTECTION PLAN

SECTION A-A'

INSTALLATION NOTES

1. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE ENDS OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
5. A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PACED SO THAT THE BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S).
6. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKED SHALL BE 2"x2"x24 (MIN.)". WOODEN STAKES SHALL BE DRIVEN A MINIMUM OF 6" INTO THE GROUND.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. STRAW BALES MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER STRAW BALES ARE REMOVED WHEN REMOVAL IS APPROPRIATE.
5. STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN OR DAMAGED BEYOND REPAIR.

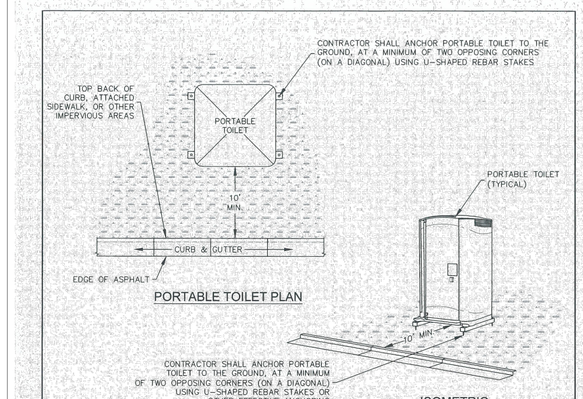
IP-4

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-IP-4



PORTABLE TOILET PLAN

ISOMETRIC

INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS; 50 FEET FROM STORM INLETS, AND 100 FEET FROM WATERWAYS.
2. PORTABLE TOILETS IN THE RIGHT-OF-WAY ARE REQUIRED TO BE PLACED ON MOBILE TRAILERS AND MUST BE ANCHORED OR WEIGHTED DOWN. PORTABLE TOILETS MAY BE INSTALLED IN ACCORDANCE WITH NOTE #1 IN STAGING AREAS/YARDS.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES, OR OTHER EFFECTIVE ANCHORING.
4. ANCHORING SHALL BE POSITIONED ON AT LEAST TWO OPPOSING (DIAGONAL) CORNERS.
5. TOILET CONTAINMENT PANS MAY BE USED IN PLACE OF A TRAILER AT THE GEC INSPECTOR'S DISCRETION. TOILET CONTAINMENT PANS MUST BE ANCHORED IN PLACE AND MUST NOT BE USED WITHIN THE CITY R.O.W.

MAINTENANCE NOTES

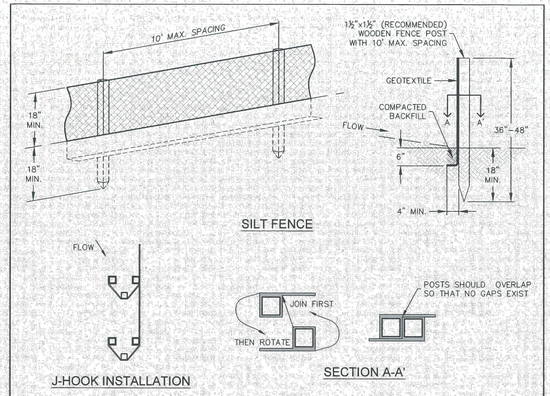
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
3. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

PT

PORTABLE TOILET

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
2/19/19	8/19/2020	900-PTM



J-HOOK INSTALLATION

SILT FENCE

SECTION A-A'

INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SF

STORMWATER ENTERPRISE

SILT FENCE

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-SF

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL DETAILS

C4.8

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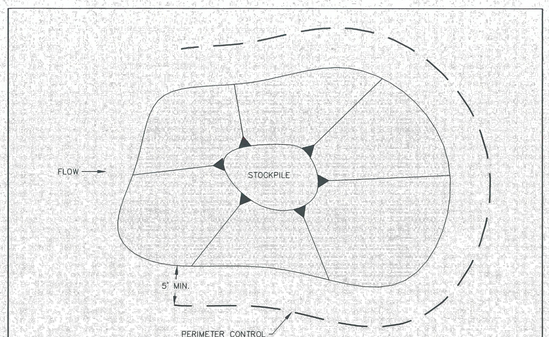
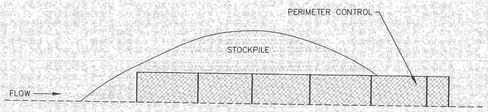


STOCKPILE PROTECTION PLAN



STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES

1. INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
2. FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
3. ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

SP

STORMWATER ENTERPRISE

STOCKPILE PROTECTION

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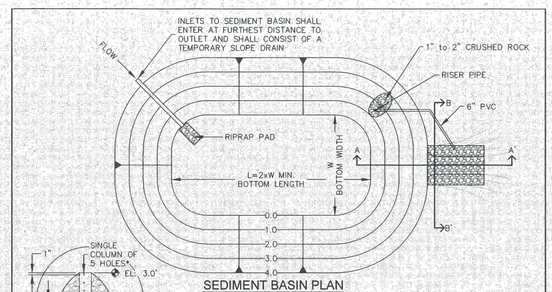
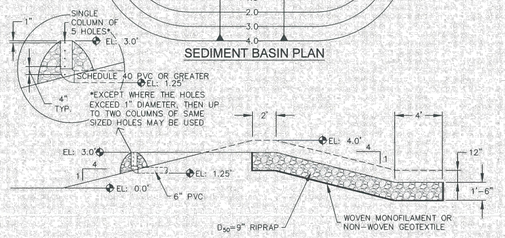
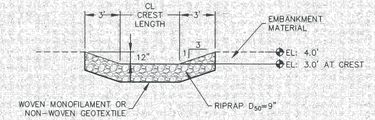
ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-SP



SEDIMENT BASIN PLAN



SECTION A-A'



SECTION B-B'

TSB

STORMWATER ENTERPRISE

TEMPORARY SEDIMENT BASIN

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-TSB-1

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	12½"	2	9/32
2	21	3	7/16
3	28	5	½
4	33½	6	9/16
5	38½	8	25/32
6	43	9	25/32
7	47¼	11	25/32
8	51	12	27/32
9	55	13	¾
10	58¾	15	13/16
11	61	16	25/32
12	64	18	1"
13	67½	19	1 1/16
14	70½	21	1 1/8
15	73¼	22	1 3/16

INSTALLATION NOTES

1. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
2. 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
3. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.
4. PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
5. 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. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

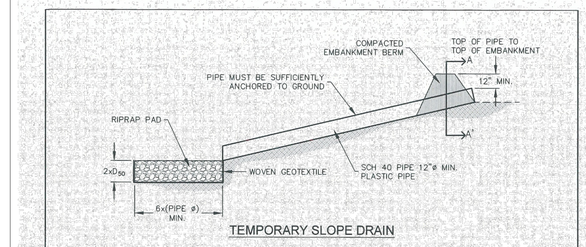
TSB

STORMWATER ENTERPRISE

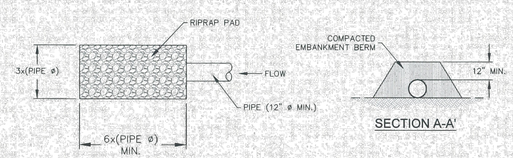
TEMPORARY SEDIMENT BASIN

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-TSB-2



TEMPORARY SLOPE DRAIN



SECTION A-A'

RIPRAP PAD PLAN

INSTALLATION NOTES

1. THE LISTED DIMENSIONS ARE CONSIDERED A MINIMUM; LARGER DRAINS CAN BE IMPLEMENTED BY THE CONTRACTOR.
2. DETAILS SHOW MINIMUM COVER; INCREASE COVER AS NECESSARY.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. INSPECT INLETS AND OUTLETS AFTER STORMS TO PREVENT EXCESS CLOGGING. BREACHES IN PIPE SHOULD BE REPAIRED AS SOON AS FEASIBLY POSSIBLE.
3. INSPECT RIPRAP PAD AT OUTLET FOR SIGNS OF EROSION. IF SIGNS OF EROSION EXIST, ADDITIONAL ARMORING MAY BE INSTALLED.
4. TEMPORARY SLOPE DRAINS SHOULD REMAIN UNTIL THEY ARE NOT NEEDED, BUT SHOULD BE REMOVED BEFORE THE END OF CONSTRUCTION.
5. PERMANENTLY STABILIZE AREA AFTER TEMPORARY SLOPE DRAINS ARE REMOVED.

TSD

STORMWATER ENTERPRISE

TEMPORARY SLOPE DRAIN

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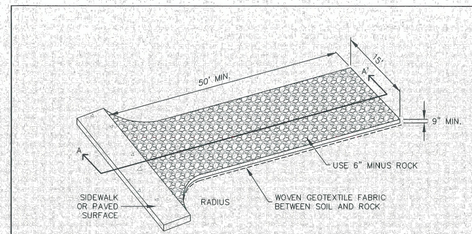
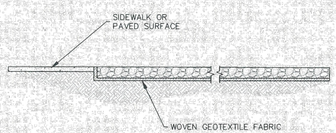
10/7/19	8/19/2020	900-TSD



AGGREGATE VEHICLE TRACKING CONTROL



SECTION A-A'

INSTALLATION NOTES

1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
2. STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
4. ROCK SHOULD CONSIST OF 6" MINUS ROCK.
5. INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
4. PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

STORMWATER ENTERPRISE

VEHICLE TRACKING CONTROL

APPROVED: SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-VTC

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Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL DETAILS

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* E:\Evergreen Development\EDI Files\County - EDI\EDI035 - Bent Grass Elementary\ACAD\CIVIL\03 Cad Files\Erosion Control Details.dwg, Brad Bishop - 11/19/2026

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species[a] (Common name)	Growth Season[b]	Pounds of Pure Live Seed (PLS)/acre[c]	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5–10	½ - ¾
7. Sorghum	Warm	5–10	½ - ¾
8. Winter wheat	Cool	20–35	1 - 2
9. Winter barley	Cool	20–35	1 - 2
10. Winter rye	Cool	20–35	1 - 2
11. Triticale	Cool	25–40	1 - 2

[a] Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

[b] See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

[c] Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common[a] Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alakali Soil Seed Mix					
Alkali sacaton	*Sporobolus airoides*	Cool	Bunch	1,750,000	0.25
Basin wildrye	*Elymus cinereus*	Cool	Bunch	165,000	2.5
Sodar streambunk wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Jose tall wheatgrass	*Agropyron elongatum 'Jose'*	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.75**
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	2.0
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Lincoln smooth bromе	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Sodar streambunk wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	7.0
Total					**15.5**
High Water Table Soil Seed Mix					
Meadow foxtail	*Alopecurus pratensis*	Cool	Sod	900,000	0.5
Redtop	*Agrostis alba*	Warm	Open sod	5,000,000	0.25
Reed canarygrass	*Phalaris arundinacea*	Cool	Sod	68,000	0.5
Lincoln smooth bromе	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Pathfinder switchgrass	*Panicum virgatum 'Pathfinder'*	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	*Agropyron elongatum 'Alkar'*	Cool	Bunch	79,000	5.5
Total					**10.75**
Transition Turf Seed Mix[c]					
Ruebens Canadian bluegrass	*Poa compressa 'Ruebens'*	Cool	Sod	2,500,000	0.5
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	*Lolium perenne 'Citation'*	Cool	Sod	247,000	3.0
Lincoln smooth bromе	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Total					**7.5**

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	*Bouteloua gracilis*	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	*Schizachyrium scoparium 'Camper'*	Warm	Bunch	240,000	1.0
Prairie sandreed	*Calamovilfa longifolia*	Warm	Open sod	274,000	1.0
Sand dropseed	*Sporobolus cryptandrus*	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**10.25**
Heavy Clay, Rocky Foothill Seed Mix					
Ephriam crested wheatgrass[d]	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	*Agropyron intermedium 'Oahe'*	Cool	Sod	115,000	5.5
Vaughn sideoats grama[e]	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Lincoln smooth bromе	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.5**

[a] All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

[b] See Table TS/PS-3 for seeding dates.

[c] If site is to be irrigated, the transition turf seed rates should be doubled.

[d] Crested wheatgrass should not be used on slopes steeper than 6H to 1V.

[e] Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
Seeding Dates	**Warm**	**Cool**	**Warm**	**Cool**
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

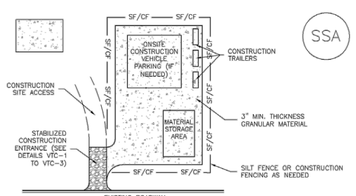
Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.



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. OVERSIZING 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, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

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 REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

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NOT FOR CONSTRUCTION

Evergreen Multifamily Retail Industrial

CONSTRUCTION DOCUMENTS
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #:
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	11/19/26	1st Issuance	

Project No: EDI102
Drawn By: SBN
Checked By: JAO
Date: 11/19/26

EROSION CONTROL DETAILS

C4.10

I:\Evergreen Development\PCS, El Paso County (EDI000028 - Bent Grass Commercial)\CAD\EDI028 C4.10 Erosion Control Details.dwg, Plot Plot By - 11/19/2026

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