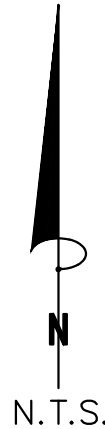


1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS, ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT 9E90CQP1 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 IN THE FIELD.
4. ONCE THE ESOP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRE-CONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY EARTH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY ANY CHANGES TO THOSE CONTROL MEASURES ARE REQUIRED TO ENSURE THAT EFFECTIVE EROSION CONTROL PERFORMANCE OF THE CONTROL MEASURES. ANY CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN THE EXPOSED SURFACES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DEFENSE OF 70% OR PRE-EXISTING VEGETATION OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT FROM THE SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED AND PROPERLY DISPOSED IMMEDIATELY.
19. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS, AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED 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.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
23. THE PERSON SHALL TAKE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. A DUST CONTROL PLAN FOR THIS SITE HAS BEEN PREPARED BY RMG ENGINEERS AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OF MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION, THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

PCD FILING NO.: PUDSP-20-08



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C2.0	COVER SHEET
C2.1	GENERAL NOTES
C2.2	INITIAL EROSION CONTROL PLAN
C2.3	INTERIM EROSION CONTROL PLAN
C2.4	FINAL EROSION CONTROL PLAN
C2.4	DETAILED GRADING PLAN
C2.5	DETAILED GRADING PLAN
C2.6	EROSION CONTROL DETAILS
C2.7	EROSION CONTROL DETAILS
C2.8	EROSION CONTROL DETAILS
C2.9	EROSION CONTROL DETAILS
C2.10	EROSION CONTROL DETAILS
C2.11	EROSION CONTROL DETAILS
C2.12	EROSION CONTROL DETAILS
C2.13	EROSION CONTROL DETAILS
C4.14	EROSION CONTROL DETAILS

BASIS OF BEARING:
MEASURED BETWEEN THE NW CORNER OF TRACT 1, 94/24 BUSINESS PARK
FILING NO. 1, MONUMENTED WITH A NO. 4 REBAR WITH 1" RED PLASTIC CAP
MARKED PLS 37928, AND THE SOUTHWEST CORNER OF LOT 1, MONUMENTED
WITH A FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP MARKED WITH PLS
32820, AS SHOW AND MEASURED TO BEAR N51°20'13"E.

NORTHWEST CORNER OF TRACT A AND IS MONUMENTED AS A NO. 4 REBAR
WITH RED PLASTIC CAP FLUSH WITH THE GROUND EL. 6321.70

TRACT A, 94/24 BUSINESS PARK FILING NO. 1, EL PASO COUNTY, STATE OF COLORADO

THE SOIL ON SITE IS CLASSIFIED WITH THE USCS AS NATIVE SILTY TO CLAYEY SAND (SM-SC) AS HYDROLOGIC SOIL GROUP A.

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0752G EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.

INITIAL GRADING TO BEGIN IN JUNE 2021 AND FINAL GRADING TO BE COMPLETED JUNE 2022.

OWNER:
MEADOWBROOK, LLC
90 S. NEVADA AVENUE
COLORADO SPRINGS, CO 80903
TEL: (719) 475-7621
CONTACT: DANNY MIENKA

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0182
CONTACT: JOHN HEIBERGER, P.E.

CLARK LAND SURVEYING, INC.
177 S. TIFFANY DRIVE, UNIT 1
PUEBLO WEST, CO 81007
TEL: (719) 582-1270
CONTACT: STEWART L. MAPES JR., PLS

EL PASO COUNTY:
EL PASO COUNTY
DEVELOPMENT SERVICES DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-3600

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

NAME _____ DATE _____

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.

JOHN HEIBERGER, PE
KIMLEY-HORN AND ASSOCIATES, INC.

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, DIMENSION, 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 A CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF THE 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.

JENNIFER IRVINE, COUNTY ENGINEER/ ECM ADMINISTRATOR DATE

[illegible]

Kimley»»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

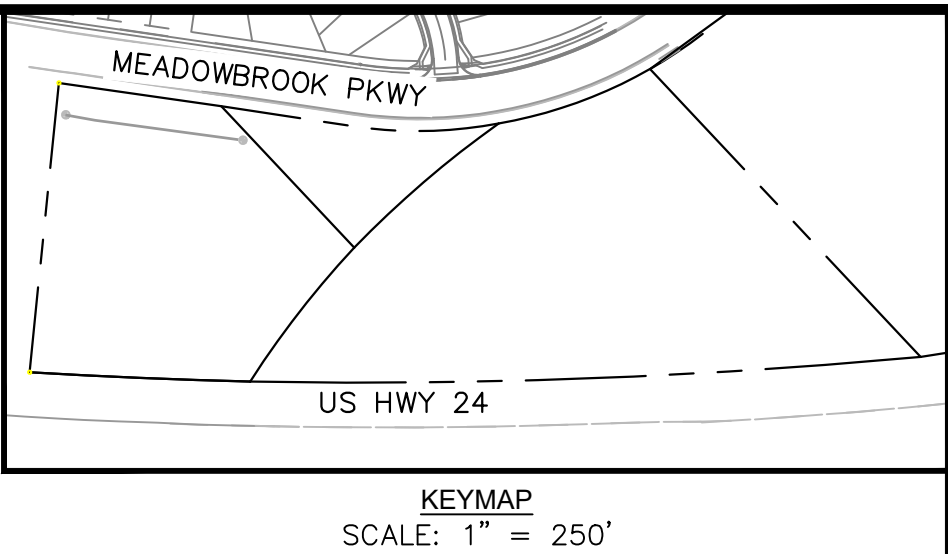
DESIGNED BY: FSA
DRAWN BY: FSA
CHECKED BY: JH
DATE: 10/09/2020

MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN
COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 096956009
SHEET C2.0

MEADOWBROOK PARK
GRADING AND EROSION CONTROL PLANS
TRACT A, 94/24 BUSINESS PARK FILING NO. 1
EL PASO COUNTY, STATE OF COLORADO



LEGEND

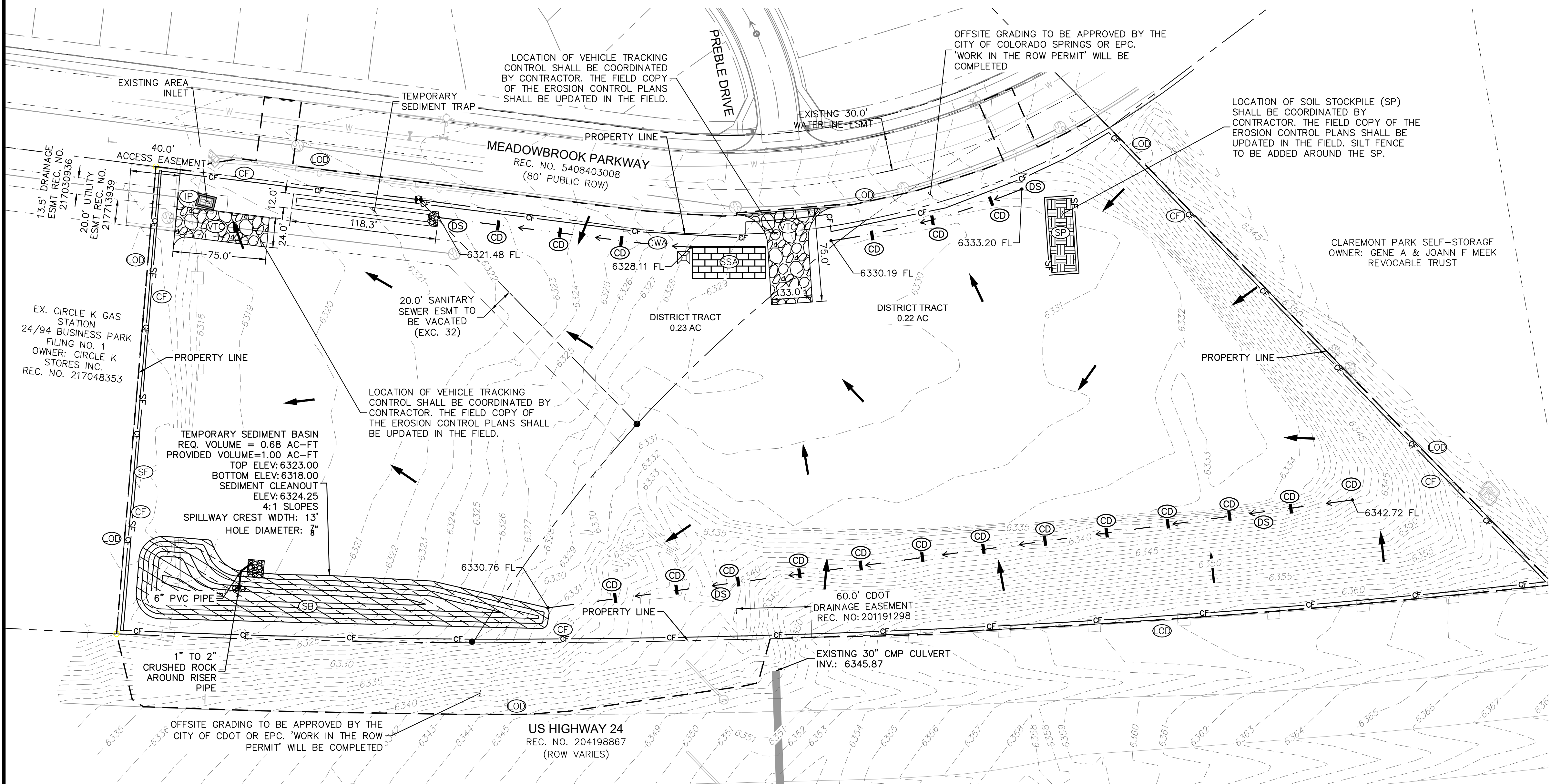
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LIMITS OF DISTURBANCE/
CONSTRUCTION BOUNDARY
DRAINAGE SWALE
SILT FENCE
CONSTRUCTION FENCE
CHECK DAM
STABILIZED STAGING AREA
VEHICLE TRACKING CONTROL
SOIL STOCKPILE
TEMPORARY SEDIMENT BASIN
EXISTING FLOW ARROW
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
INLET PROTECTION
CONCRETE WASHOUT

LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE	= ±8.07 ACRES
OFFSITE DISTURBANCE	= ±0.95 ACRES
TOTAL	= ±9.02 ACRES

NOTES:

1. IN EXISTING CONDITIONS, THE SITE IS UNDEVELOPED WITH LITTLE TO NO VEGETATION. REFERENCE GEOTECH FOR ADDITIONAL INFORMATION ON EXISTING VEGETATION AND SOIL CONDITIONS.
2. SITE IS IN ZONE X (OUTSIDE OF FEMA FLOODPLAIN).



Kimley»Horn

2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: FSA
DRAWN BY: FSA
CHECKED BY: JH
DATE: 10/09/2020

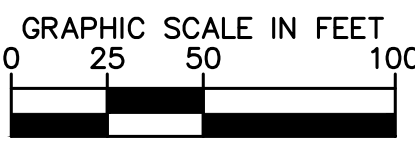
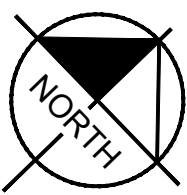
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN
INITIAL EROSION CONTROL PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096956009

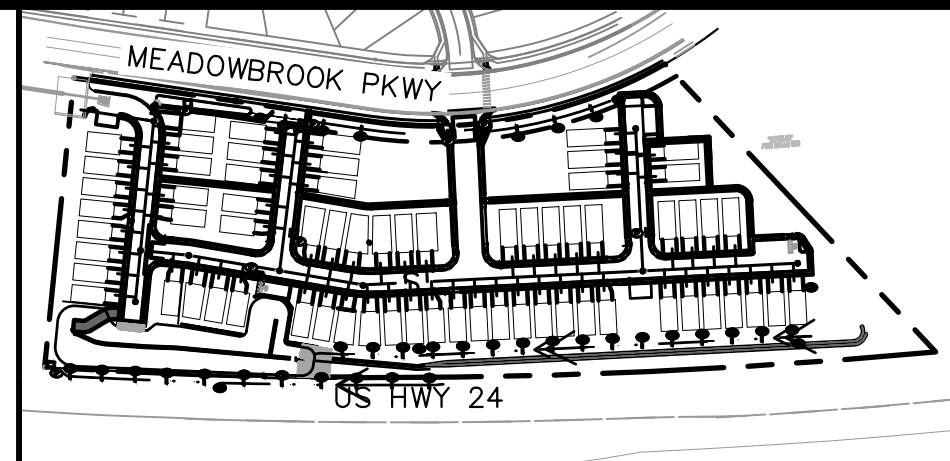
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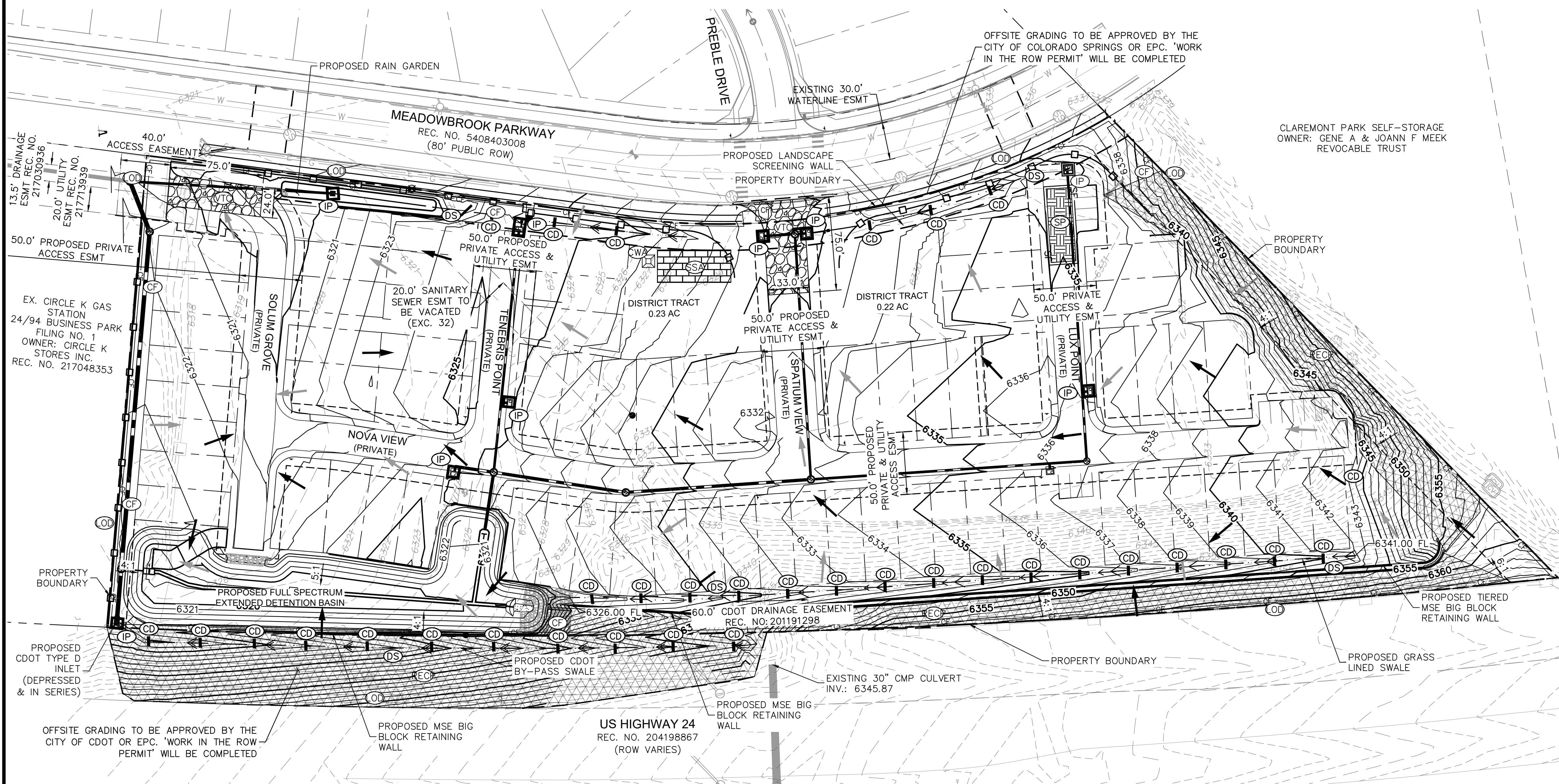
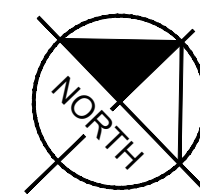


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MEADOWBROOK PARK
GRADING AND EROSION CONTROL PLANS
TRACT A, 94/24 BUSINESS PARK FILING NO. 1
EL PASO COUNTY, STATE OF COLORADO



KEYMAP
SCALE: 1" = 250'



LEGEND

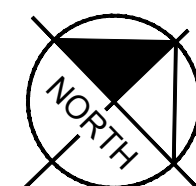
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---	PROPERTY SETBACK LINE
- - - -	CUT/FILL LINE
---	LIMITS OF DISTURBANCE
---	DRAINAGE SWALE
---	SILT FENCE
---	CHECK DAM
---	STABILIZED STAGING AREA
---	VEHICLE TRACKING CONTROL
---	SOIL STOCKPILE
---	TEMPORARY SEDIMENT BASIN
---	ROLLED EROSION CONTROLLED PRODUCTS
---	PERMANENT SEEDING
---	ROOF
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	PROP. FLOW ARROW
---	EX. FLOW ARROW
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	INLET PROTECTION
---	CONCRETE WASHOUT AREA

LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE	= ±8.07 ACRES
OFFSITE DISTURBANCE	= ±0.95 ACRES
TOTAL	= ±9.02 ACRES

NOTES

- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED.
- TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
- PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
- CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
- CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH COUNTY AND STATE REQUIREMENT.
- CONTRACTOR SHALL MAINTAIN STABILIZED STAGING AREA (SSA) AND VEHICLE TRACKING CONTROL (VTC) AT THE CONSTRUCTION ENTRANCE AT ALL TIMES.
- CONTRACTOR SHALL UPDATE THE EROSION CONTROL PLAN IN THE FIELD TO INDICATE THE LOCATION OF THE SOIL STOCKPILE AREA AS MINING SEQUENCING DICTATES.
- CHECK DAMS TO BE SPACED ALONG DRAINAGE SWALES PER UDFCD DETAILS. SCL MAY BE USED IN PLACE OF RIP RAP.



GRAPHIC SCALE IN FEET
0 25 50 100

Kimley»Horn

2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: FSA
DRAWN BY: FSA
CHECKED BY: JH
DATE: 10/09/2020

MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN
INTERIM EROSION CONTROL PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096956009
SHEET

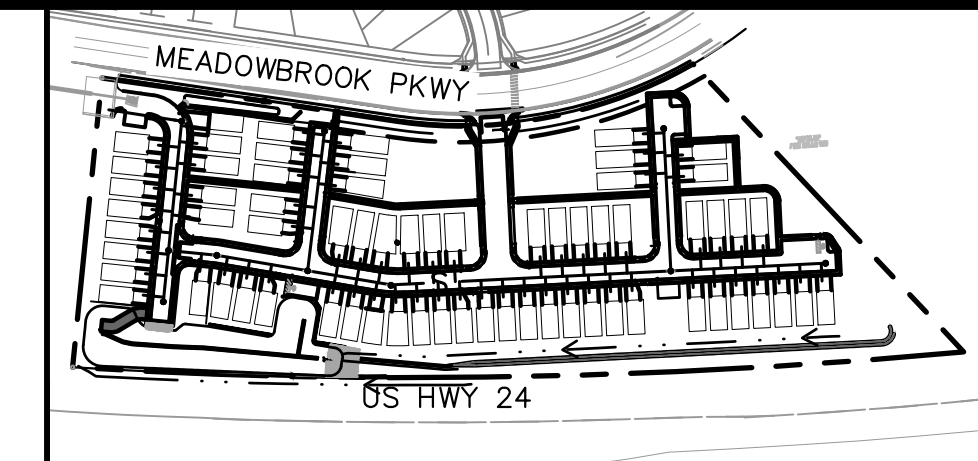
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MEADOWBROOK PARK

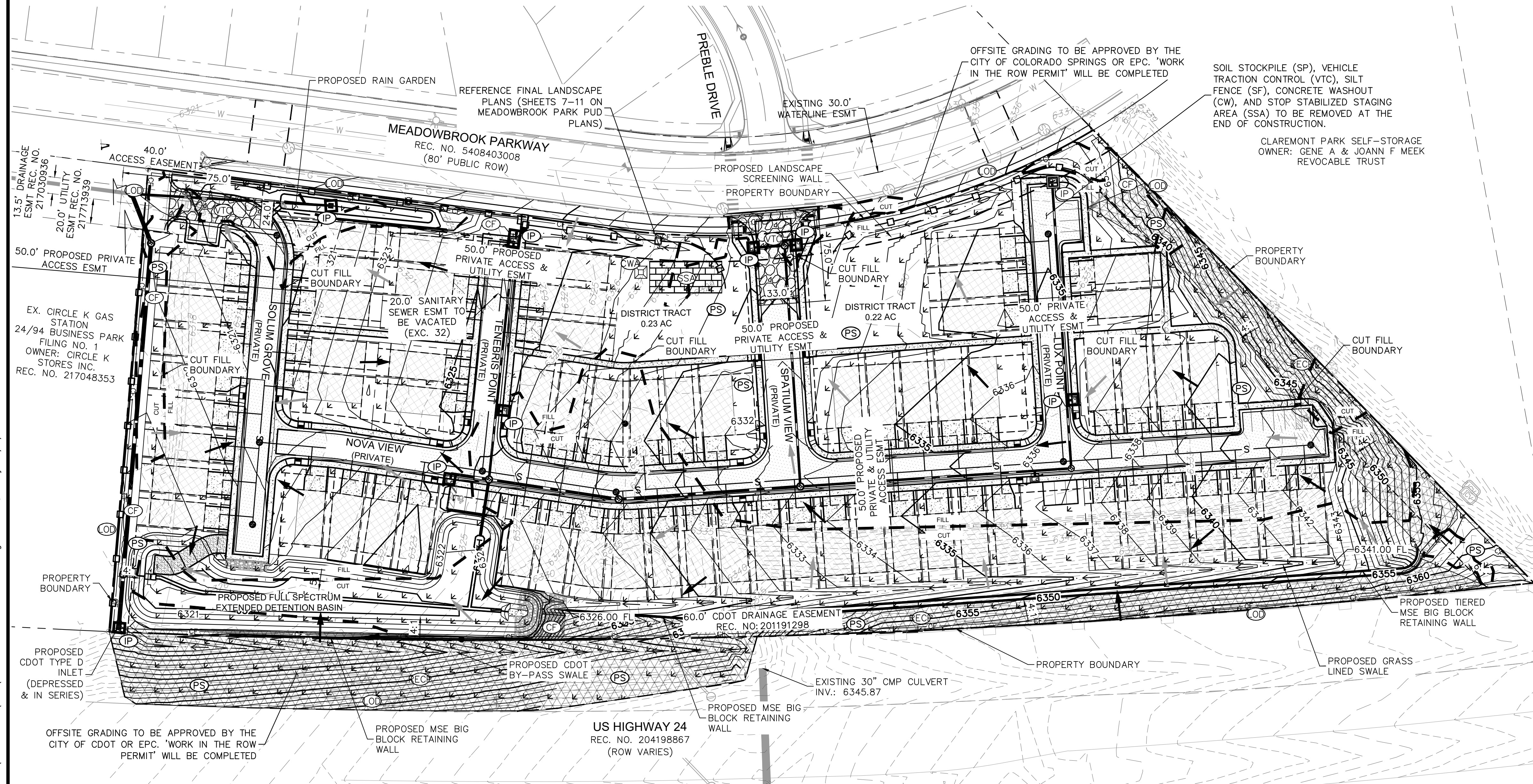
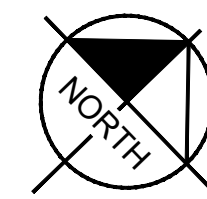
GRADING AND EROSION CONTROL PLANS

TRACT A, 94/24 BUSINESS PARK FILING NO. 1

EL PASO COUNTY, STATE OF COLORADO



KEYMAP
SCALE: 1" = 250'



LEGEND

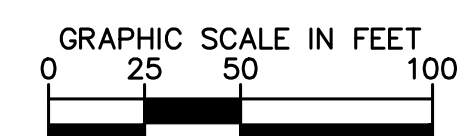
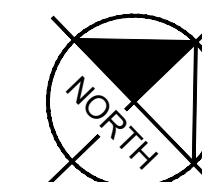
---	PROPERTY LINE
---	PROPERTY SETBACK LINE
- - -	CUT/FILL LINE
- - -	OD LIMITS OF DISTURBANCE/CONSTRUCTION BOUNDARY
→	DS DRAINAGE SWALE
SF	SF SILT FENCE
CD	CD CHECK DAM
SSA	SSA STABILIZED STAGING AREA
VTC	VTC VEHICLE TRACKING CONTROL
SP	SP SOIL STOCKPILE
SB	SB TEMPORARY SEDIMENT BASIN
EC	EC ROLLED EROSION CONTROL PRODUCTS
PS	PS PERMANENT SEEDING/FINAL STABILIZATION ROOF
CP	CP CONCRETE PAVEMENT
AP	AP ASPHALT PAVEMENT
→	PROP. FLOW ARROW
→	EX. FLOW ARROW
64XX	PROPOSED MAJOR CONTOUR
64XX	PROPOSED MINOR CONTOUR
64XX	EXISTING MAJOR CONTOUR
64XX	EXISTING MINOR CONTOUR
IP	IP INLET PROTECTION
CWA	CWA CONCRETE WASHOUT AREA

LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE	= ±0.07 ACRES
OFFSITE DISTURBANCE	= ±0.95 ACRES
TOTAL	= ±9.02 ACRES

NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED.
2. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
3. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
4. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
5. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH COUNTY AND STATE REQUIREMENT.
6. CONTRACTOR SHALL MAINTAIN STABILIZED STAGING AREA (SSA) AND VEHICLE TRACKING CONTROL (VTC) AT THE CONSTRUCTION ENTRANCE AT ALL TIMES.
7. CONTRACTOR SHALL UPDATE THE EROSION CONTROL PLAN IN THE FIELD TO INDICATE THE LOCATION OF THE SOIL STOCKPILE AREA AS MINING SEQUENCING DICTATES.
8. CHECK DAMS TO BE SPACED ALONG DRAINAGE SWALES PER UDPCD DETAILS. SCL MAY BE USED IN PLACE OF RIP RAP.



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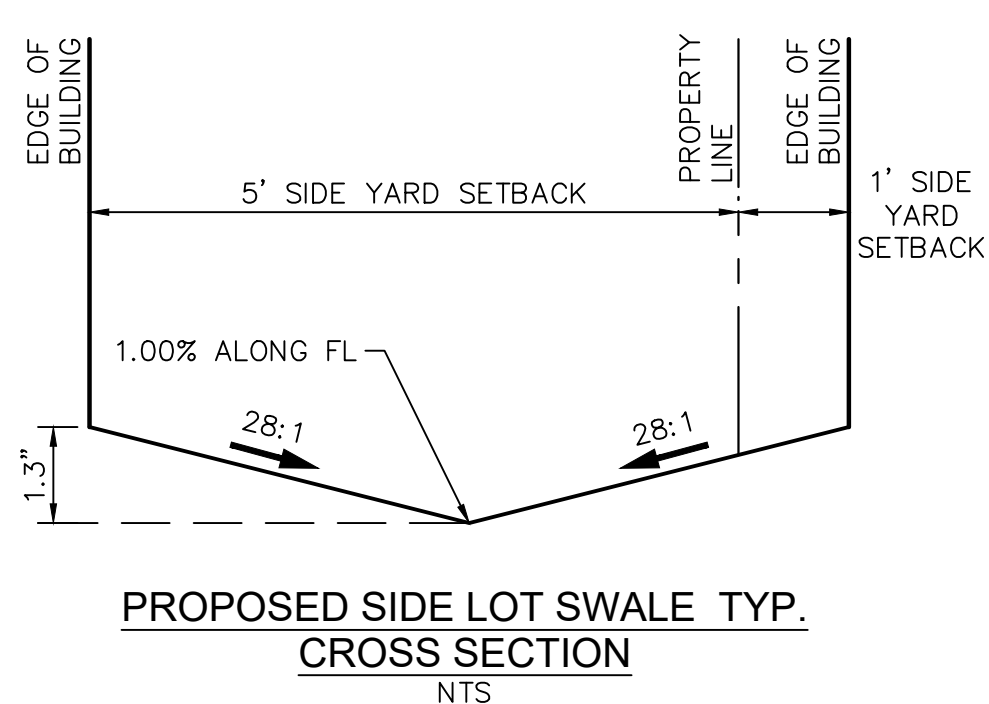
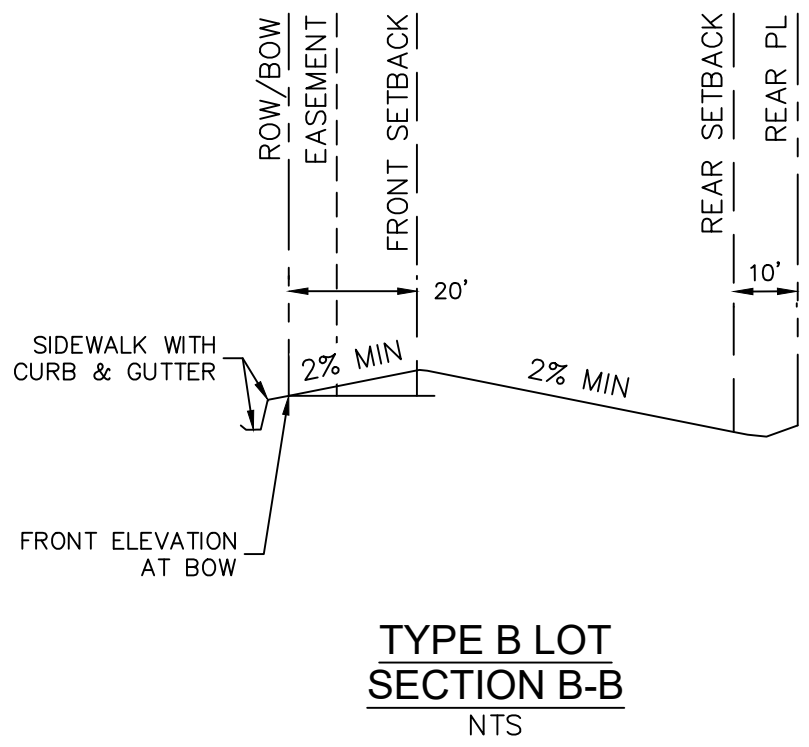
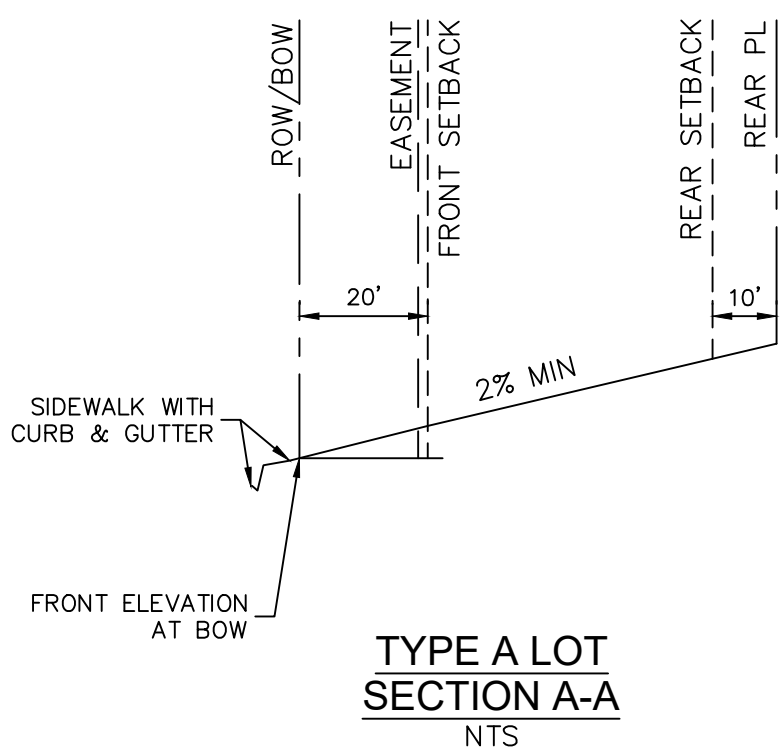
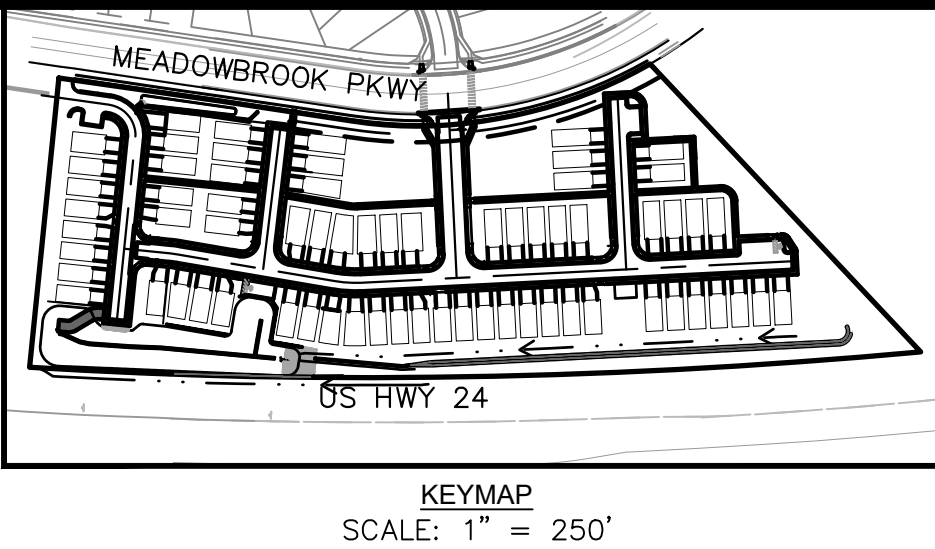
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN
FINAL EROSION CONTROL PLAN

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PROJECT NO.
096956009
SHEET

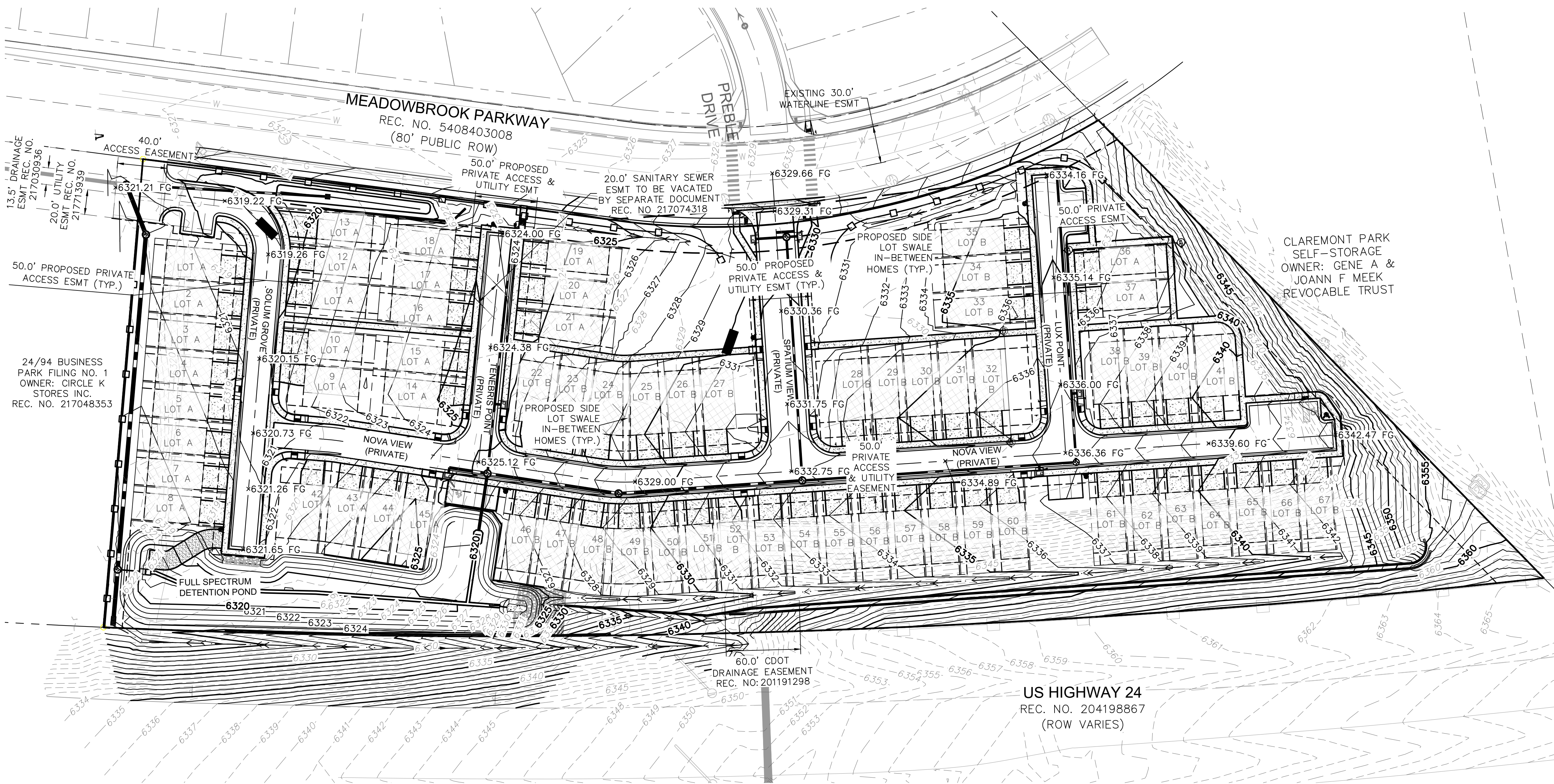
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MEADOWBROOK PARK
GRADING AND EROSION CONTROL PLANS
TRACT A, 94/24 BUSINESS PARK FILING NO. 1
EL PASO COUNTY, STATE OF COLORADO



NOTES

1. ALL BUILDINGS, LOTS 1-67, WILL BE CONSTRUCTED AS, SLAB ON GRADE, LOTS ARE NOT PERMITTED TO HAVE BASEMENTS.
2. SIDE LOT SWALES ARE REQUIRED WITHIN EACH 6-FT CORRIDOR BETWEEN HOMES, PER THE TYPICAL DETAIL SHOWN HEREON. CORRIDORS BETWEEN HOMES SHALL NOT BE GRADED FLAT.



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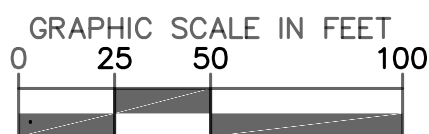
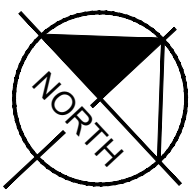
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN
OVERALL OVERLOT GRADING PLAN

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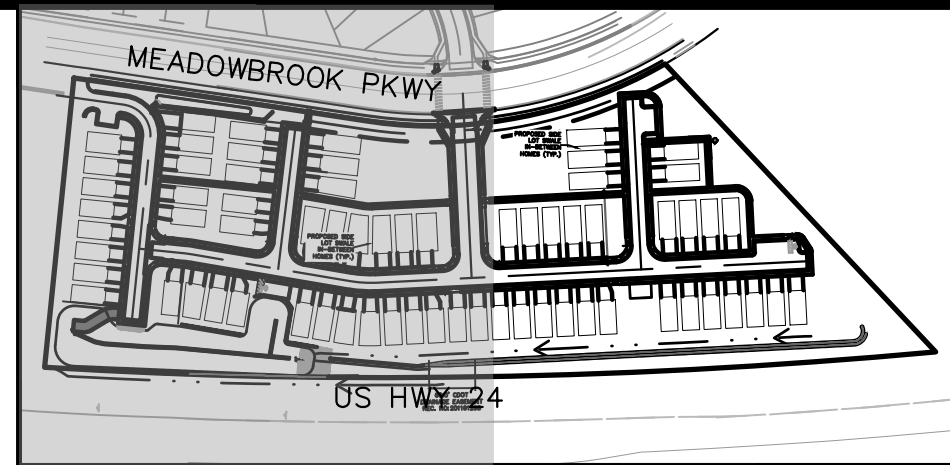
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MEADOWBROOK PARK
GRADING AND EROSION CONTROL PLANS
TRACT A, 94/24 BUSINESS PARK FILING NO. 1
EL PASO COUNTY, STATE OF COLORADO



LEGEND

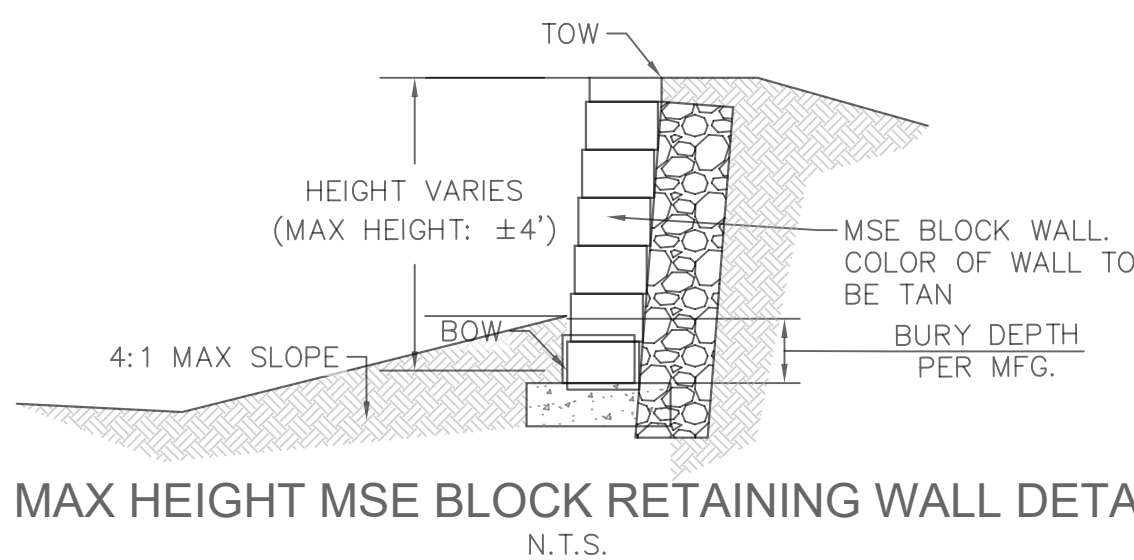
	PROPERTY LINE
	200' SETBACK LINE
	LIMITS OF DISTURBANCE
	PROPOSED SWALE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	STORM SEWER PIPE
	STORM SEWER CURB INLET
	STORM SEWER AREA INLET
	STORM SEWER MANHOLE
	STORM SEWER XXXX
	STORM SEWER DETENTION POND OUTLET STRUCTURE

ABBREVIATIONS LEGEND

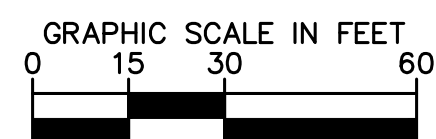
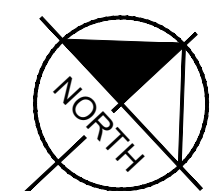
FG	FINISH GRADE
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
ME	MATCH EXISTING
SW	SIDEWALK
TOW	TOP OF WALL FINISH GRADE
BOW	BOTTOM OF WALL FINISH GRADE
PL	PROPERTY LINE

NOTES

- REFERENCE SHEETS C1.10-C1.16 FOR PLAN AND PROFILE AND DETAILED GRADING FOR PUBLIC ROADWAYS AND SIDEWALKS.
- PROPOSED GRADING CONTOURS AND SPOT ELEVATIONS SHOWN REPRESENT OVERLOT GRADING FOR AREAS OUTSIDE OF THE PROPOSED ROADWAYS.
- DETAILED LOT GRADING PLANS TO BE PROVIDED FOR EACH LOT DURING THE BUILDING PERMIT PHASE.
- RETAINING WALLS SHOWN HEREON TO BE MSE BLOCK PER DETAIL THIS SHEET.
- ALL BUILDINGS, LOTS 1-67, WILL BE CONSTRUCTED AS, SLAB ON GRADE, LOTS ARE NOT PERMITTED TO HAVE BASEMENTS.
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SITE KEYNOTES	
1	PROPOSED STORM SEWER MANHOLE
2	PROPOSED TYPE R INLET CURB INLET
3	PROPOSED AREA INLET
4	PROPOSED STORM SEWER
5	PROPOSED 4' MAX HEIGHT MSE BLOCK RETAINING WALL (SEE DETAIL THIS SHEET)
6	PROPOSED 10' MAX HEIGHT SINGLE TIER BIG BLOCK RETAINING WALL (SEE DETAIL SHEET C1.21)
7	PROPOSED 10' MAX HEIGHT TWO TIER BIG BLOCK RETAINING WALL (SEE DETAIL SHEET C1.21)



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MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN
DETAILED OVERLOT GRADING PLAN

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C2.5

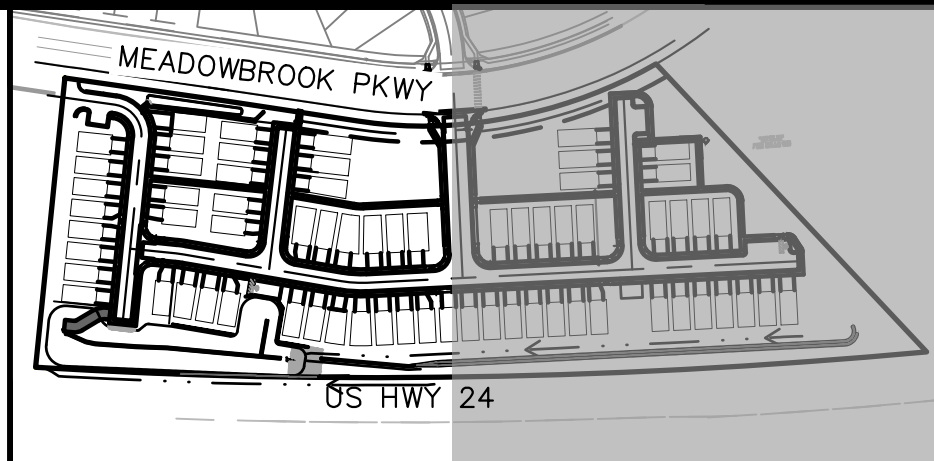
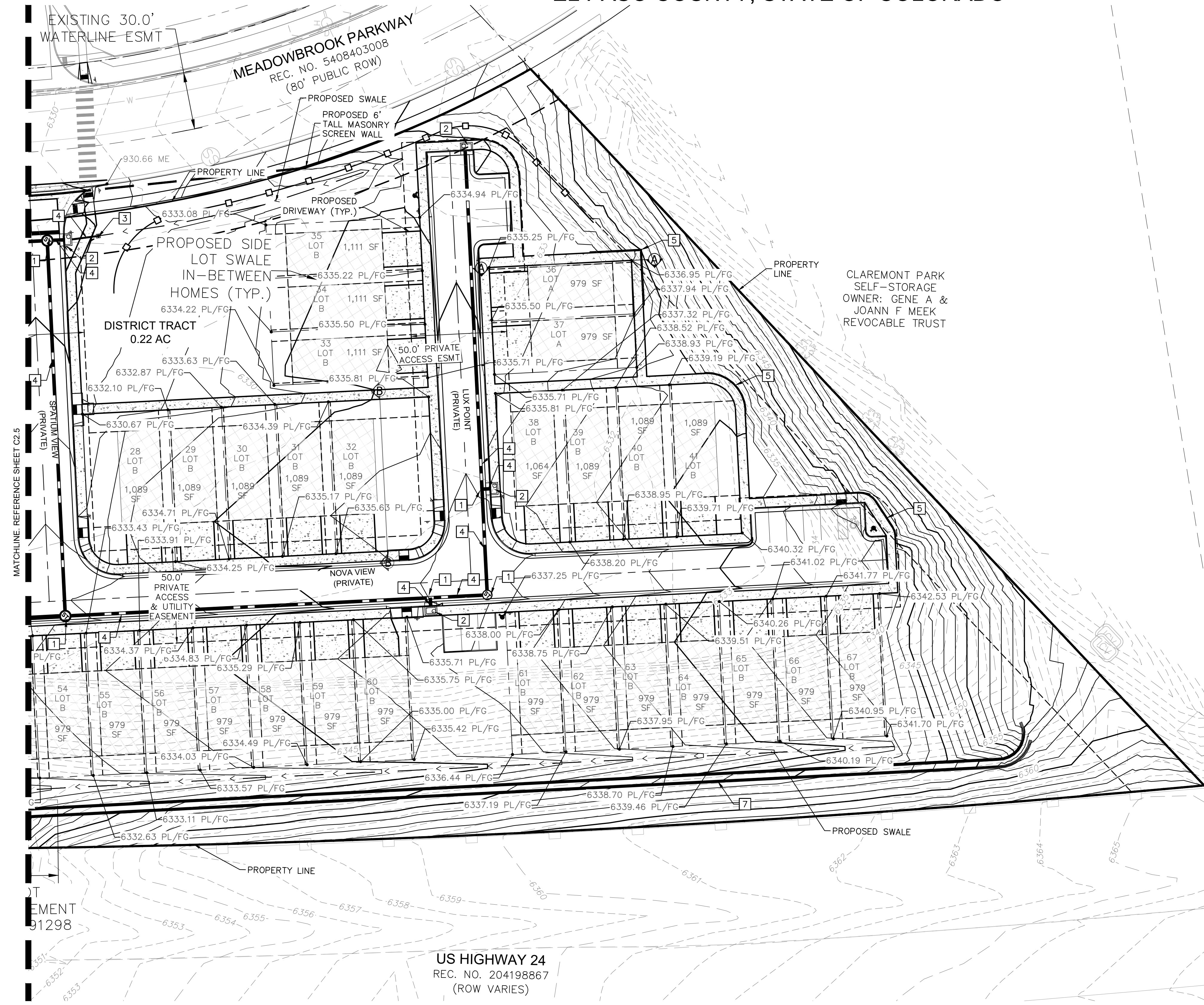
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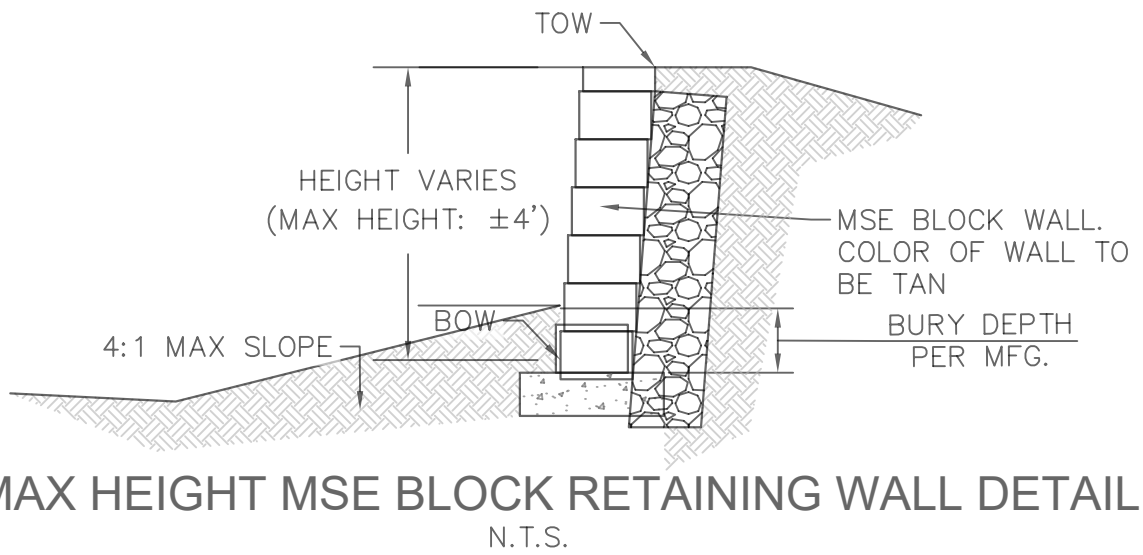
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MEADOWBROOK PARK
GRADING AND EROSION CONTROL PLANS
TRACT A, 94/24 BUSINESS PARK FILING NO. 1
EL PASO COUNTY, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - 200' SETBACK LINE
 - LIMITS OF DISTURBANCE
 - PROPOSED SWALE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - STORM SEWER PIPE
 - STORM SEWER CURB INLET
 - STORM SEWER AREA INLET
 - STORM SEWER MANHOLE
 - STORM SEWER XXXX
 - STORM SEWER XXXX

- ABBREVIATIONS LEGEND**
- FG - FINISH GRADE
 - FL - FLOW LINE
 - LP - LOW POINT
 - HP - HIGH POINT
 - ME - MATCH EXISTING
 - SW - SIDEWALK
 - TOW - TOP OF WALL FINISH GRADE
 - BOW - BOTTOM OF WALL FINISH GRADE
 - PL - PROPERTY LINE
- NOTES**
- REFERENCE SHEETS C1.10-C1.16 FOR PLAN AND PROFILE AND DETAILED GRADING FOR PUBLIC ROADWAYS AND SIDEWALKS.
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DETAILED OVERLOT GRADING PLAN

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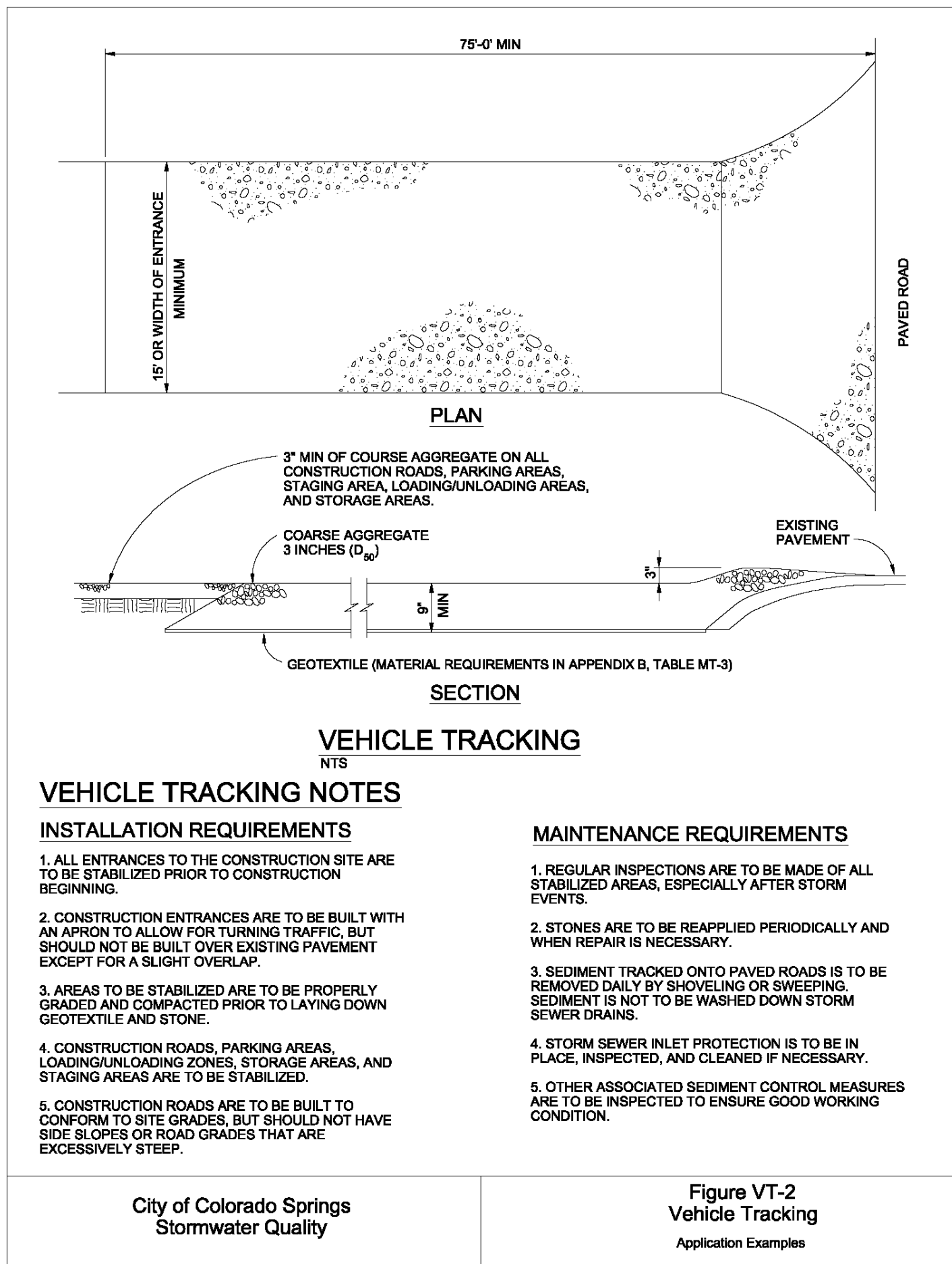
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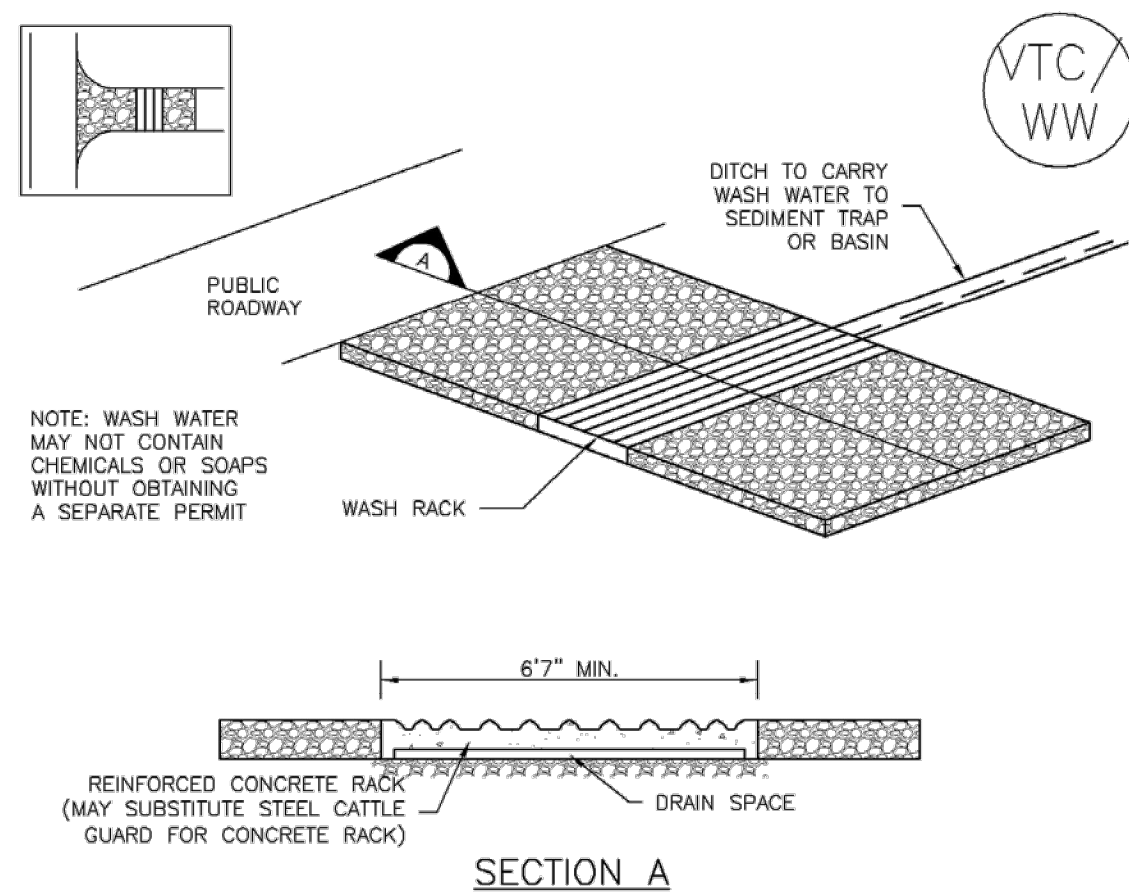
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GRADING AND EROSION CONTROL PLANS
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EL PASO COUNTY, STATE OF COLORADO



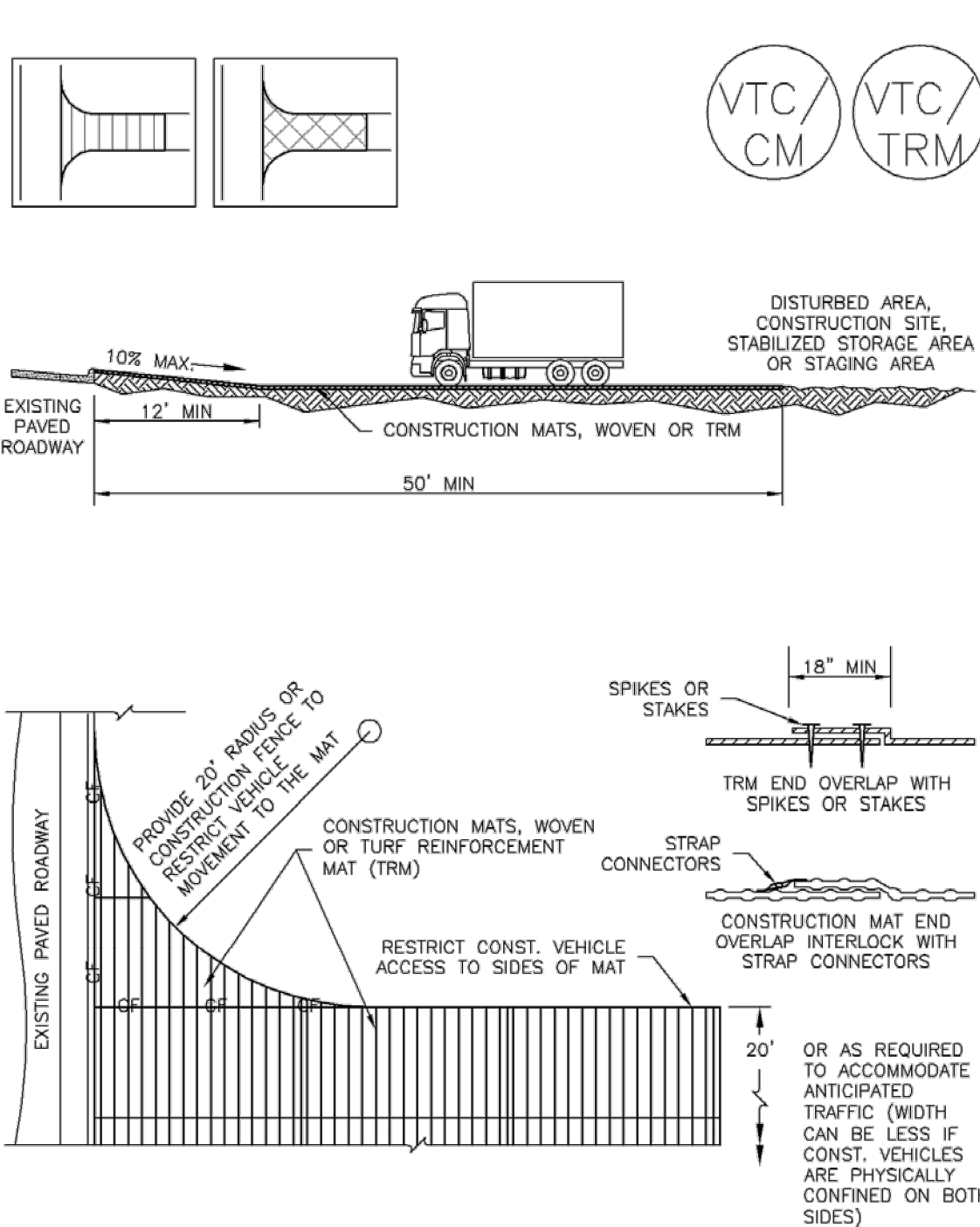
SM-4 Vehicle Tracking Control (VTC)



VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

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

Vehicle Tracking Control (VTC) SM-4



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-5

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, ASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT 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 TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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 CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

VTC-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

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MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS

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PROJECT NO.
096956009

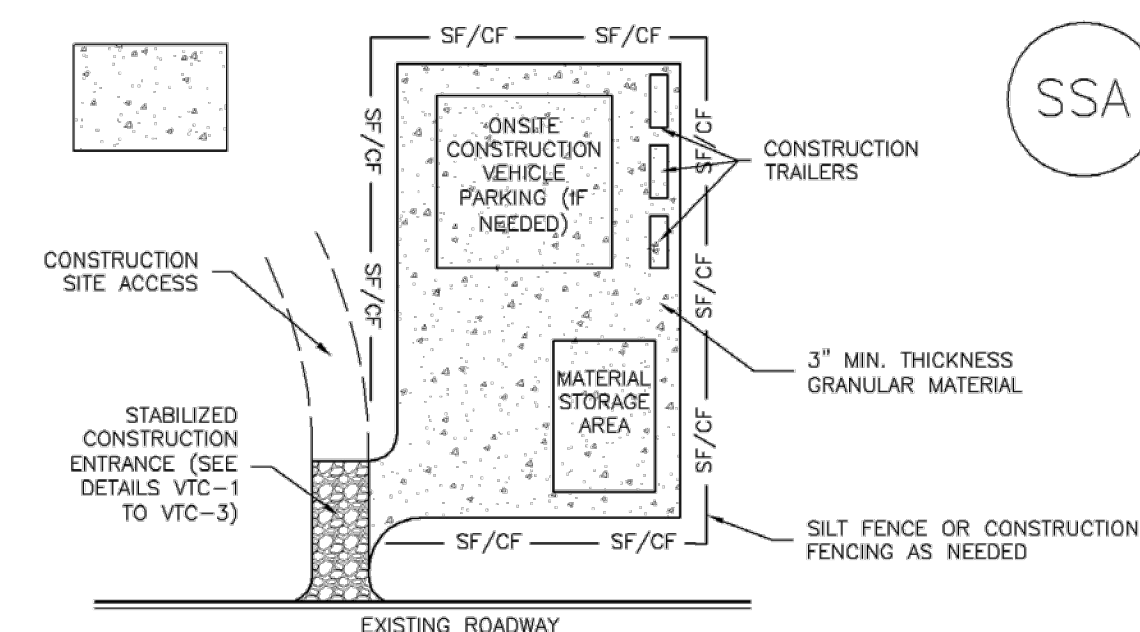
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MEADOWBROOK PARK
GRADING AND EROSION CONTROL PLANS
TRACT A, 94/24 BUSINESS PARK FILING NO. 1
EL PASO COUNTY, STATE OF COLORADO

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

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

MM-1

Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION AND REQUIRES NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE TRENCH LEVELS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PILES OF CONCRETE AND ALL OTHER DEBRIS FROM THE SURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

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.

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

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**MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS**

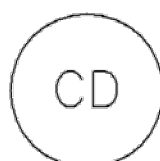
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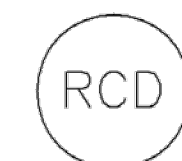
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NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS
CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN
DIFFERENCES ARE NOTED.



CD-2. REINFORCED CHECK DAM

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.

CD-6	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	November 2010
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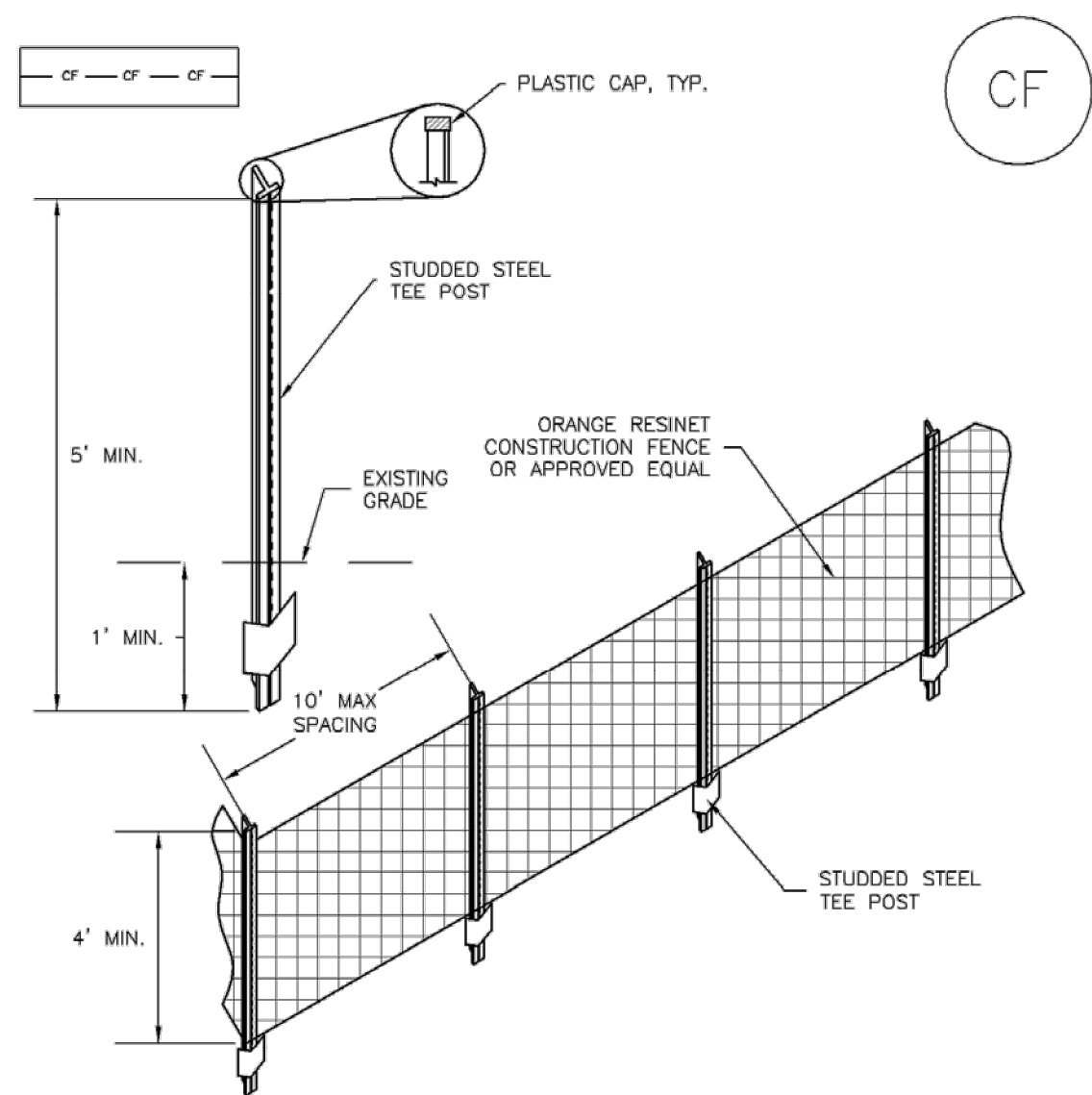
MEADOWBROOK PARK

GRADING AND EROSION CONTROL PLANS

TRACT A, 94/24 BUSINESS PARK FILING NO. 1

EL PASO COUNTY, STATE OF COLORADO

SM-3 Construction Fence (CF)



CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CF-2 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Construction Fence (CF) SM-3

CONSTRUCTION FENCE 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. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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Urban Storm Drainage Criteria Manual Volume 3

Compost Blanket and Filter Berm (CB) EC-5

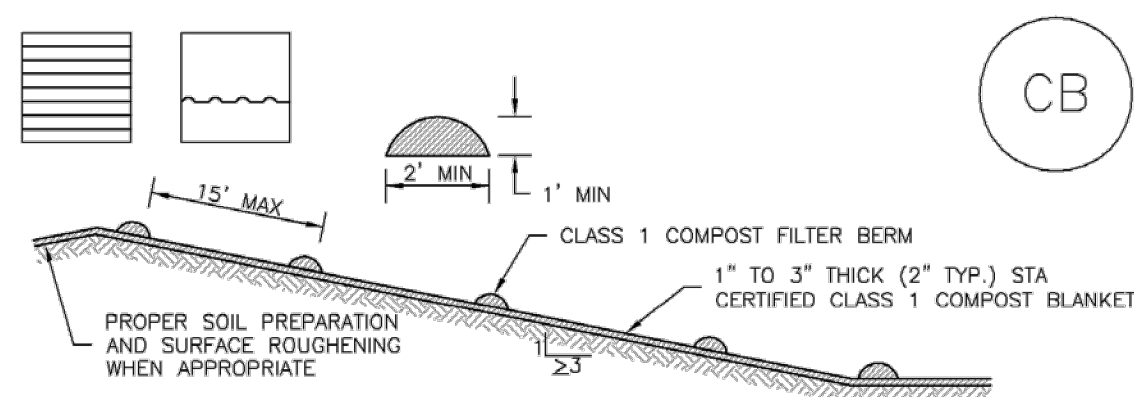


TABLE CB-1. CLASS 1 COMPOST	
PARAMETERS	CHARACTERISTIC
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE
SOLUBLE SALTS	MAXIMUM 5 mmhos/cm
PH	6.0 - 8.0
AG INDEX	> 10
MATURITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/VIGOR	80+/80+
MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	< 4
MATURITY INDEX AS CARBON TO NITROGEN RATIO	20:1
TESTED FOR CLOPYRALID	YES/NEGATIVE RESULT
MOISTURE CONTENT	30-60%
ORGANIC MATTER CONTENT	25-45% OF DRY WEIGHT
PARTICLE SIZE DISTRIBUTION	3" (75mm) 100% PASSING
PRIMARY, SECONDARY NUTRIENTS; TRACE ELEMENTS	MUST BE REPORTED
TESTING AND TEST REPORT SUBMITTAL REQUIREMENTS	STA + CLOPYRALID
ORGANIC MATTER PER CUBIC YARD	MUST REPORT
CHEMICAL CONTAMINANTS	COMPLY WITH US EPA CLASS A STANDARD, 40 CFR 503.1 TABLES 1 & 3 LEVELS
MINIMUM MANUFACTURING/PRODUCTION REQUIREMENT	FULLY PERMITTED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION
RISK FACTOR RELATING TO PLANT GERMINATION AND HEALTH	LOW

CB-1. COMPOST BLANKET AND COMPOST FILTER BERM

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EC-5 Compost Blanket and Filter Berm (CB)

COMPOST FILTER BERM AND COMPOST BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF COMPOST FILTER BERM(S).
-LENGTH OF COMPOST FILTER BERM(S).
2. COMPOST BERMS AND BLANKETS MAY BE USED IN PLACE OF STRAW MULCH OR GEOTEXTILE FABRIC IN AREAS WHERE ACCESS TO LANDSCAPING IS DIFFICULT DUE TO LANDSCAPING OR OTHER OBJECTS OR IN AREAS WHERE A SMOOTH TURF GRASS FINISH IS DESIRED.
3. FILTER BERMS SHALL RUN PARALLEL TO THE CONTOUR.
4. FILTER BERMS SHALL BE A MINIMUM OF 1 FEET HIGH AND 2 FEET WIDE.
5. FILTER BERMS SHALL BE APPLIED BY PNEUMATIC BLOWER OR BY HAND.
6. FILTER BERMS SHALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL AND NOT IN AREAS OF CONCENTRATED FLOW.
7. COMPOST BLANKETS SHALL BE APPLIED AT A DEPTH OF 1 -3 INCHES (TYPICALLY 2 INCHES). FOR AREAS WITH EXISTING VEGETATION THAT ARE TO BE SUPPLEMENTED BY COMPOST, A THIN 0.5-INCH LAYER MAY BE USED.
8. SEEDING SHALL BE PERFORMED PRIOR TO THE APPLICATION OF COMPOST. ALTERNATIVELY, SEED MAY BE COMBINED WITH COMPOST AND BLOWN WITH THE PNEUMATIC BLOWER.
9. WHEN TURF GRASS FINISH IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO COMPOST APPLICATION.
10. COMPOST SHALL BE A CLASS 1 COMPOST AS DEFINED BY TABLE CB-1.

COMPOST FILTER BERM 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. COMPOST BERMS AND BLANKETS SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RILLING IN THE COMPOST SURFACE OCCURS.

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

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.

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

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DESIGNED BY: FSA
DRAWN BY: FSA
CHECKED BY: JH
DATE: 10/09/2020

MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS

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Kimley»Horn
Kimley-Horn and Associates, Inc.

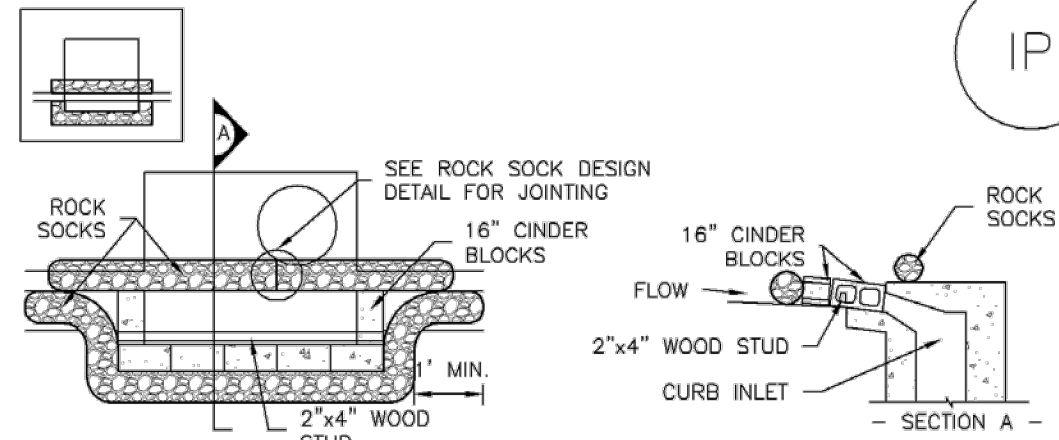
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EL PASO COUNTY, STATE OF COLORADO

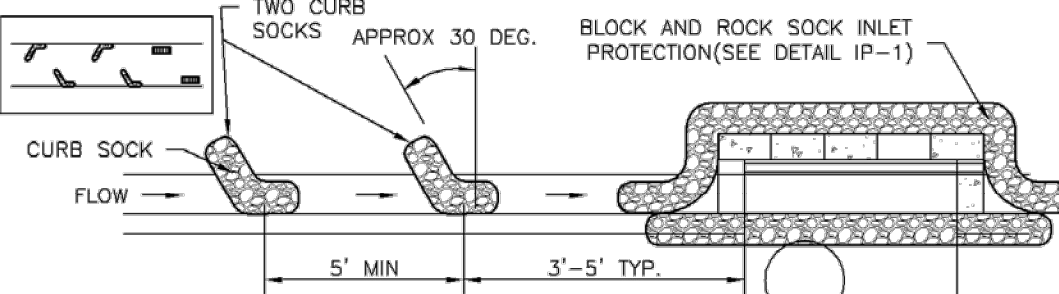
Inlet Protection (IP)



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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTE:

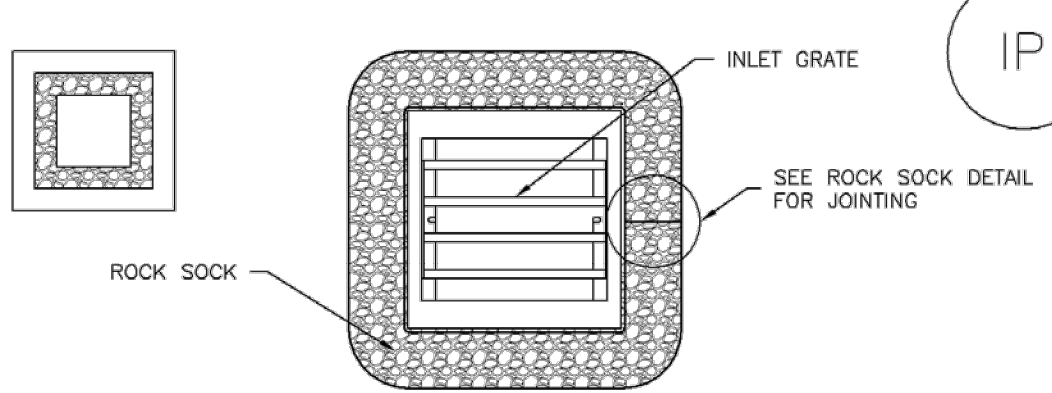
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF
INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

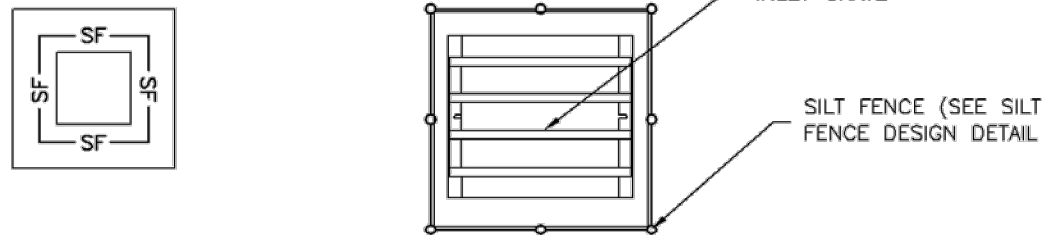
1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.



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

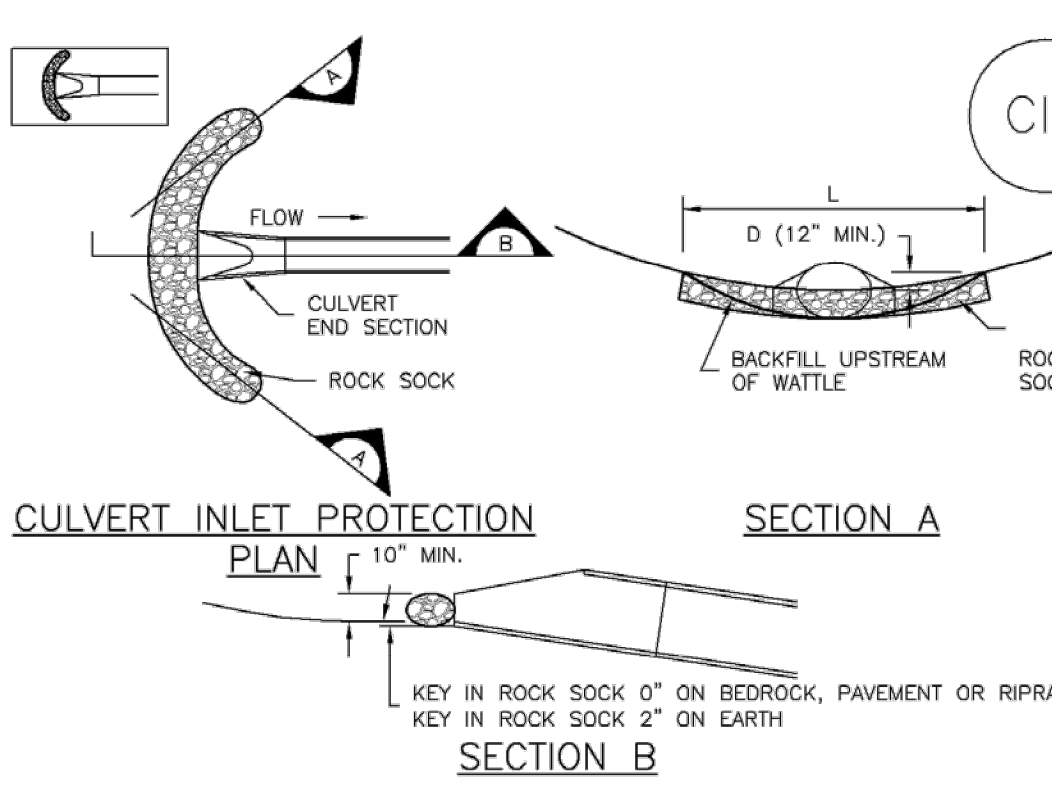
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

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

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. INSPECTIONS 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. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS $\frac{1}{2}$ THE HEIGHT OF THE ROCK SOD.
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS FULLY STABILIZED AND PERMITTED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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.

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

August 2013	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	IP-5
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August 2013	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	IP-7
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IP-8	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	August 2013
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**MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS**

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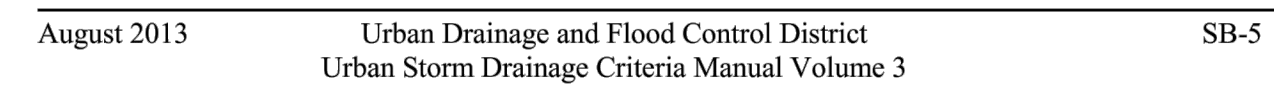
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SC-7



Sediment Basin (SB)

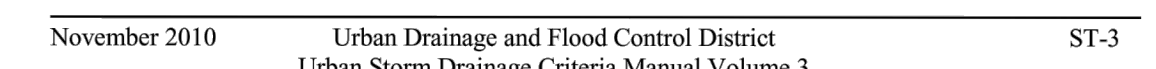
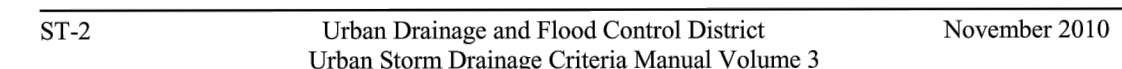
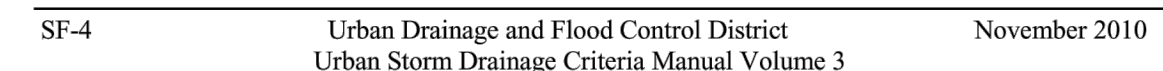
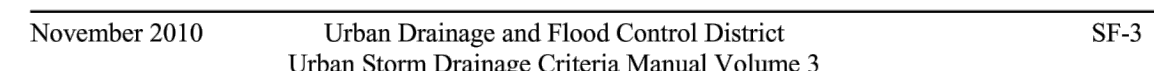
SB-6 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

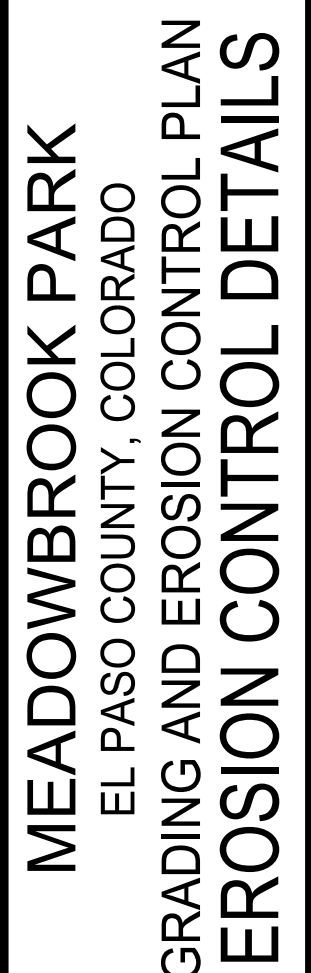
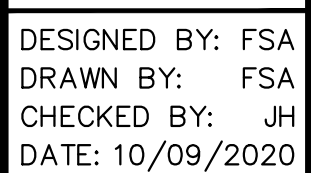
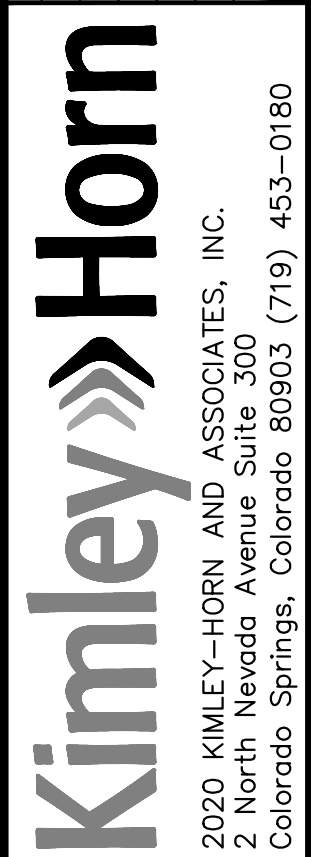
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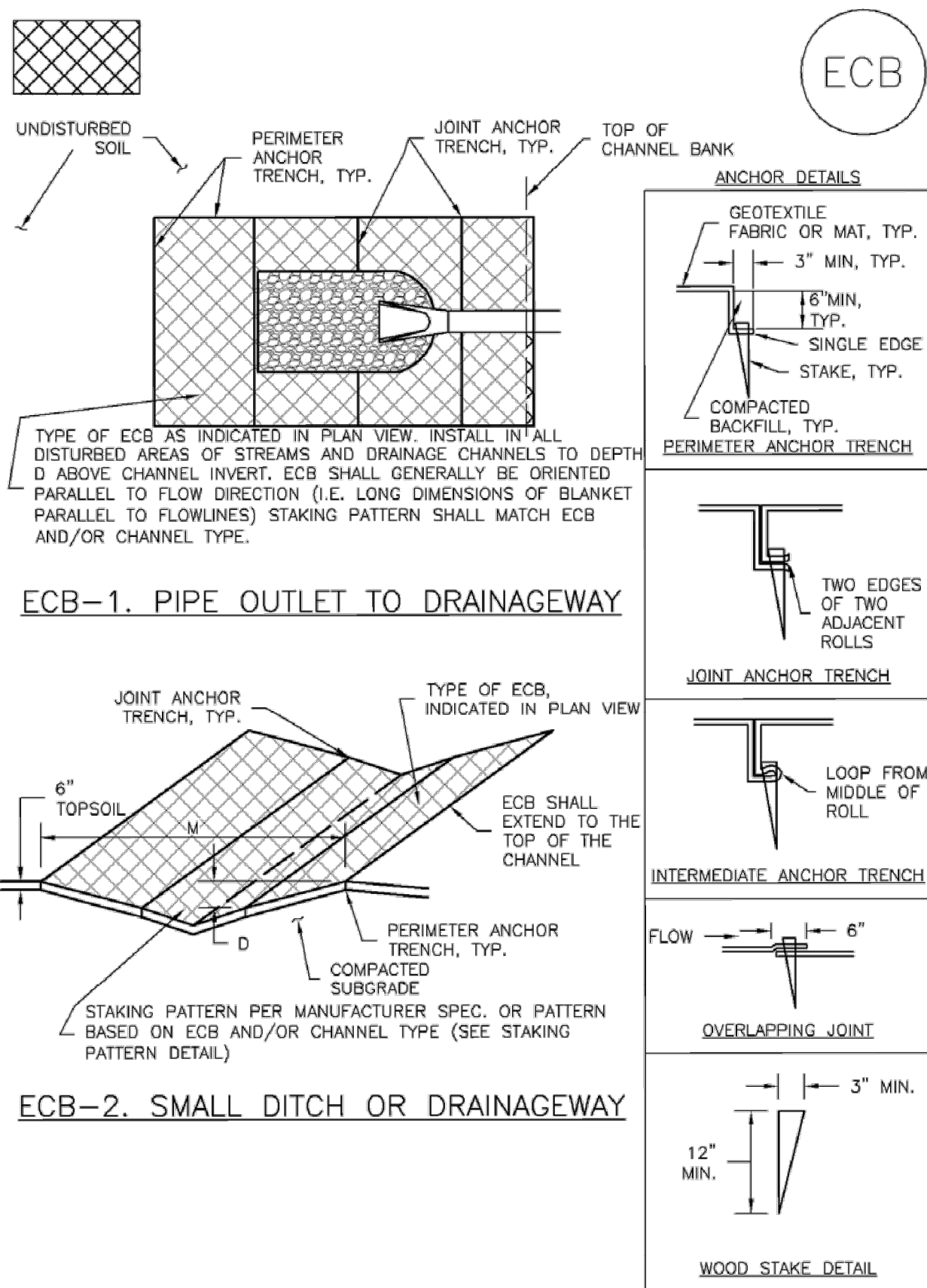
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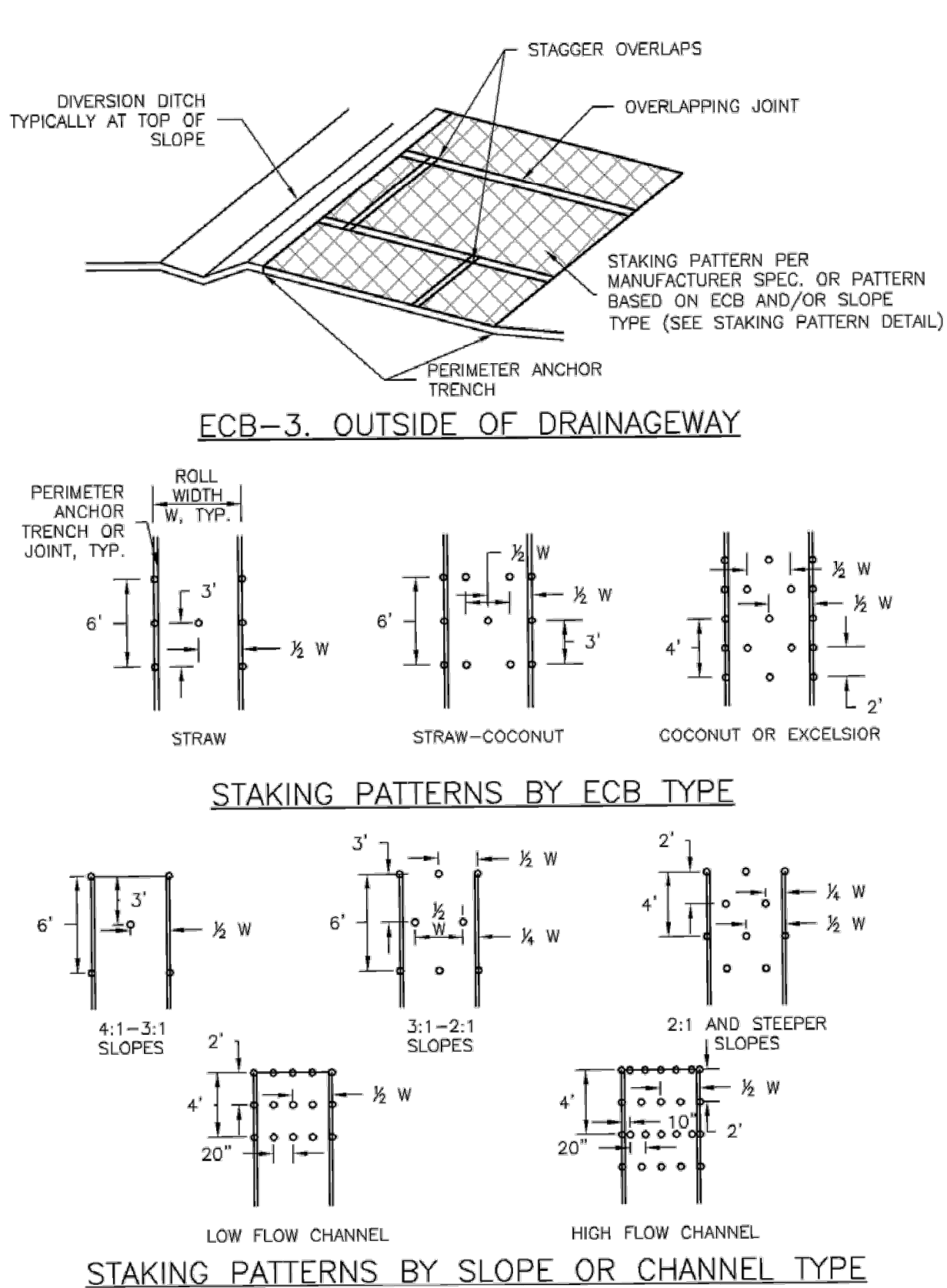
MEADOWBROOK PARK
GRADING AND EROSION CONTROL PLANS
TRACT A, 94/24 BUSINESS PARK FILING NO. 1
EL PASO COUNTY, STATE OF COLORADO

EC-6 Rolled Erosion Control Products (RECP)



RECP-6 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Roller Erosion Control Products (RECP)



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EC-6

EC-6 Rolled Erosion Control Products (RECP)

- EROSION CONTROL BLANKET INSTALLATION NOTES
- SEE PLAN VIEW FOR:
 - LOCATION OF ECB.
 - TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
 - AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
 - 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
 - IN AREAS WHERE ECBs 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 ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
 - PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
 - JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
 - INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
 - OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
 - MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
 - ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.
 - DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB 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

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNEL.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

RECP-8 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Roller Erosion Control Products (RECP)

- EROSION CONTROL BLANKET MAINTENANCE NOTES
- 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.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
 - ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.
- 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 AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

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

EC-6

EC-6

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DRAWN BY: FSA
CHECKED BY: JH
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