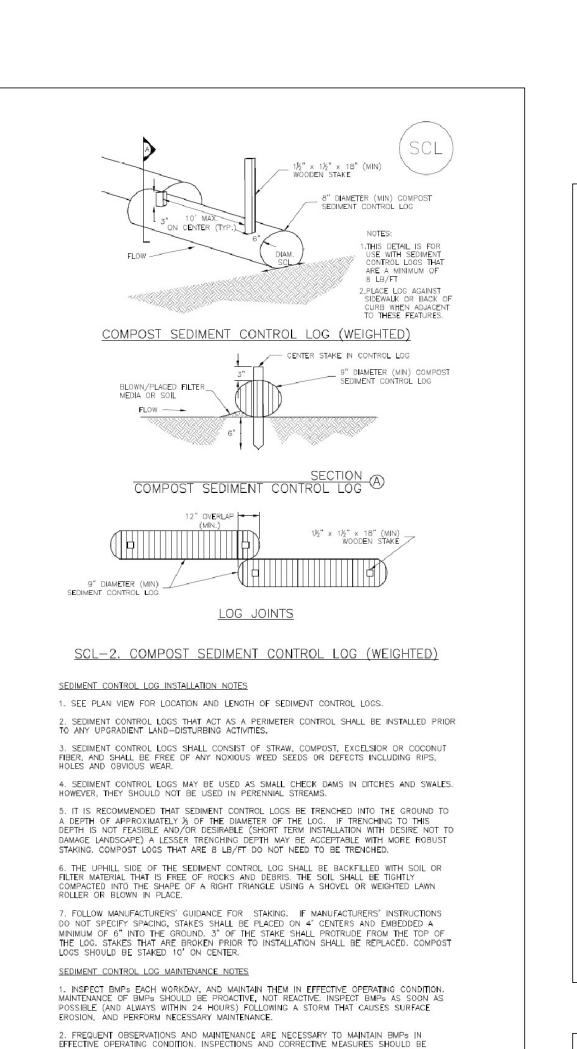


Eldorado Springs at Cheyenne Mountain Filing No. 1 ADMINISTRATIVE SITE DEVELOPMENT PLAN GRADING & EROSION CONTROL DETAILS



3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

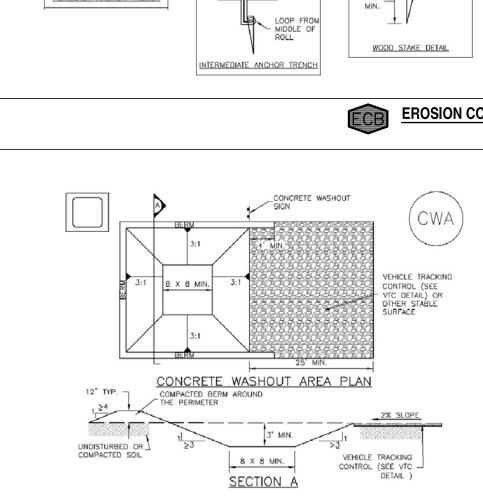
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED

5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO,

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.

SEDIMENT CONTROL LOG



5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

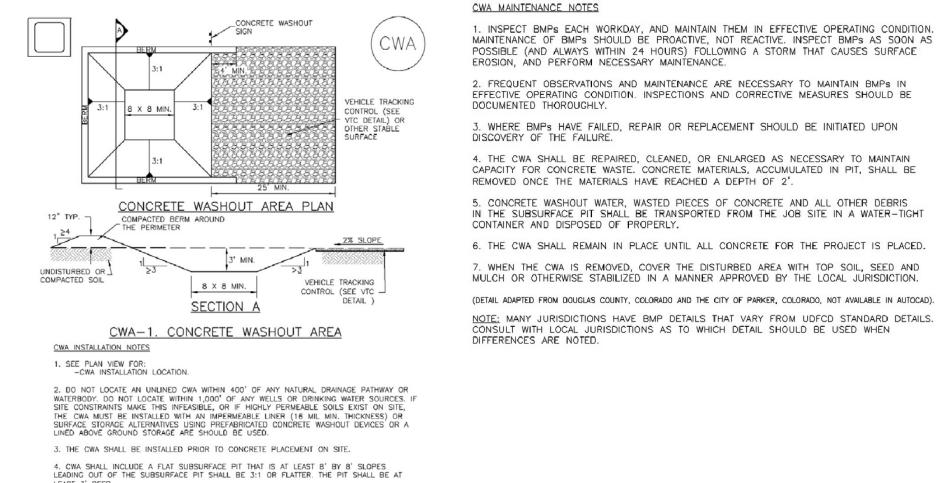
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

OVERLAPPING JOINT MANUFACTURER SPEC. OR PATTERN BASED ON ECB AND/OR SLOPE TYPE (SEE STAKING PATTERN DETAIL) ECB-3. OUTSIDE OF DRAINAGEWAY STRAW-COCONUT COCONUT OR EXCELSIOR STAKING PATTERNS BY SLOPE OR CHANNEL TYPE GEOTEXTILE FABRIC OR MAT, TY 3" MIN, TYP. 6'MIN, TYP. SINGLE EDGE OVERLAPPING JOINT STAKE, TYP. JOINT ANCHOR TRENCH PERIMETER ANCHOR TRENCH

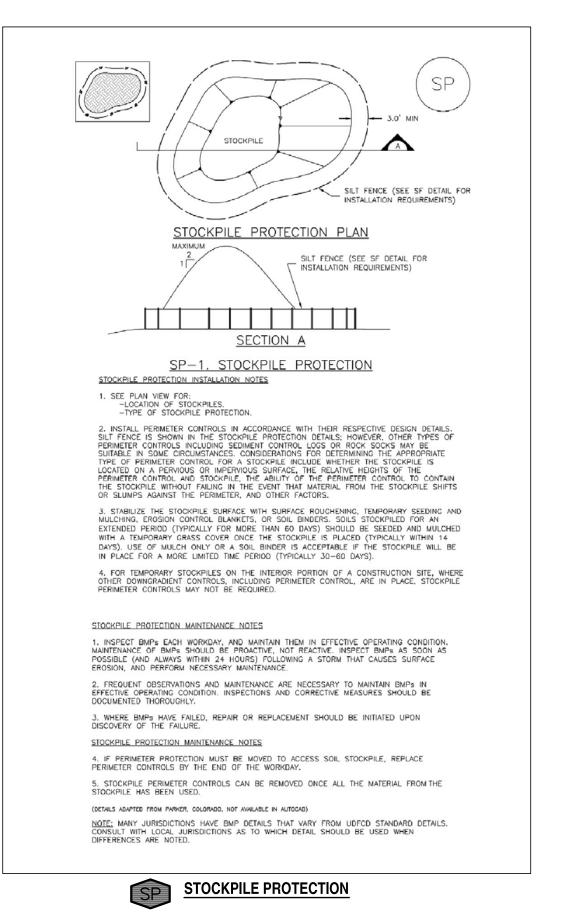
EROSION CONTROL BLANKET INSTALLATION NOTES -TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
-AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB. 3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL CRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. 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 4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL 5. 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. 6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs. 7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES. 8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1. 9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED. 10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE. TABLE ECB-1. ECB MATERIAL SPECIFICATIONS 100% 30% MIN 70% MAX COCONUT 100% - 100% EROSION CONTROL BLANKET MAINTENANCE NOTES 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.

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. 4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION. 5. 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.

EROSION CONTROL BLANKET



ONSITE CONSTRUCTION VEHICLE PARKING (1F NEEDED) STABILIZED CONSTRUCTION — SF/CF — SF/CF → SSA-1. STABILIZED STAGING AREA STABILIZED STAGING AREA INSTALLATION NOTES -LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION. 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 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. 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, USEO 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. (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



STABILIZED STAGING AREA

SEEDING GENERAL GUIDELINES:

- -SEE APPROVED LANDSCAPE AND IRRIGATION PLAN DETAILS FOR PLANTED TREES, SHRUBS, GROUND COVER,
- 1. SEED MIXES SHOULD BE SOWN AT THE PROPER TIME OF YEAR FOR THE MIXTURE. GENERALLY, THERE ARE TWO OPTIMAL SEEDING PERIODS DURING THE YEAR. THE FIRST PERIOD IS IN THE SPRING, MARCH TO MAY. THE SECOND PERIOD IS IN LATE SUMMER TO EARLY FALL, AUGUST TO SEPTEMBER.
- 2. SEED SHOULD BE DRILL-SEEDED, WHENEVER POSSIBLE.
- 3. BROADCAST SEEDING OR HYDRO-SEEDING MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
- 4. SEEDING RATES SHOULD BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A
- BRILLION DRILL OR HYDRO-SEEDING.
- 5. BROADCAST SEED SHOULD BE LIGHTLY HAND-RAKED INTO THE SOIL.
- 6. SEED DEPTH SHOULD BE 1/3 TO 1/2 INCH FOR MOST MIXTURES.
- 7. SEEDED AREAS SHOULD BE MULCHED, AND THE MULCH SHOULD BE ADEQUATELY SECURED.
- 8. IF HYDRO—SEEDING IS CONDUCTED, MULCHING SHOULD BE CONDUCTED AS A SEPARATE, SECOND

MULCHING:

PLANTED AREAS SHOULD BE MULCHED IMMEDIATELY FOLLOWING PLANTING, BUT IN NO CASE LATER THAN 14 DAYS FROM PLANTING.

- 1. ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE STRAW MULCH SHOULD BE USED (GRASS HAY OFTEN CONTAINS WEEDY EXOTIC SPECIES). MULCH SHOULD BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING, TACKIFIER, OR USED OF ROLLED EROSION CONTROL PRODUCTS SUCH AS NETTING OR EROSION CONTROL BLANKETS.
- 2. CRIMPING IS APPROPRIATE ON SLOPES OF 3:1 OR FLATTER AND MUST TUCK MULCH FIBERS INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
- 3. TACKIFIER OR ROLLED EROSION CONTROL PRODUCTS SUCH AS PROPERLY SECURED NETTING OR EROSION CONTROL BLANKETS SHOULD BE USED ON SLOPES STEEPER THAN 3:1.
- 4. HYDRAULIC MULCHING MAY ALSO BE USED ON STEEP SLOPES OR WHERE ACCESS IS LIMITED. WOOD CELLULOSE FIBERS MIXED WITH WATER AT 2,000 TO 2,500 POUNDS/ACRE AND ORGANIC TACKIFIER AT 100 POUNDS/ACRE SHOULD BE APPLIED WITH A HYDRAULIC MULCHER.

Table A-1. Upland area seed mix – loamy to clay soils

		Growth	Growth	% Mix	Lb/ac
Common Name	Scientific Name	Season	Form		(PLS¹)
	Grasse	es			
Blue grama	Bouteloua gracilis	Warm	Sod	25	1.8
Sand dropseed	Sporobolus cryptandrus	Warm	Bunch	20	0.2
Sideoats grama	Bouteloua curtipendula	Warm	Sod	20	6.3
Western wheatgrass	Pascopyrum smithii	Cool	Sod	15	8.2
Buffalograss	Bouteloua dactyloides	Warm	Sod	10	10.7
Inland saltgrass	Distichlis spicata	Warm	Sod	5	0.6
<u>-</u>	Her baceous/Wi	ildflowers			
Pasture sage	Artemisia frigida			1	0.01
Blanket flower	Gaillardia aristata			1	0.5
Prairie coneflower	Ratibida columnifera			1	0.1
Purple prairieclover	Dalea (Petalostemum) purpurea			1	0.3
Blue flax	Linum lewisii			1	0.4
TOTAL PLS POUNDS/ACRE					29.11

CONCRETE WASHOUT DETAIL



2727 N. CASCADE AVE., SUITE #160

COLORADO SPRINGS, CO 80907 WWW.ALTITUDELANDCO.COM





Eldorado Springs

ADMINISTRATIVE SITE DEVELOPMENT PLAN SOUTH VENETUCCI BOULEVARD EL PASO COUNTY, STATE OF COLORADO

DATE: DRAWN BY: CHECKED BY:	06.27.2019	REV.	DESCRIPTION		
	MGP CDK				
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