

OVERLOOK AT HOMESTEAD FILING NO. 1 PRE DEVELOPMENT GRADING AND EROSION CONTROL PLAN

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE SOUTH HALF OF THE NORTHEAST QUARTER;
AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 11 SOUTH,
RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

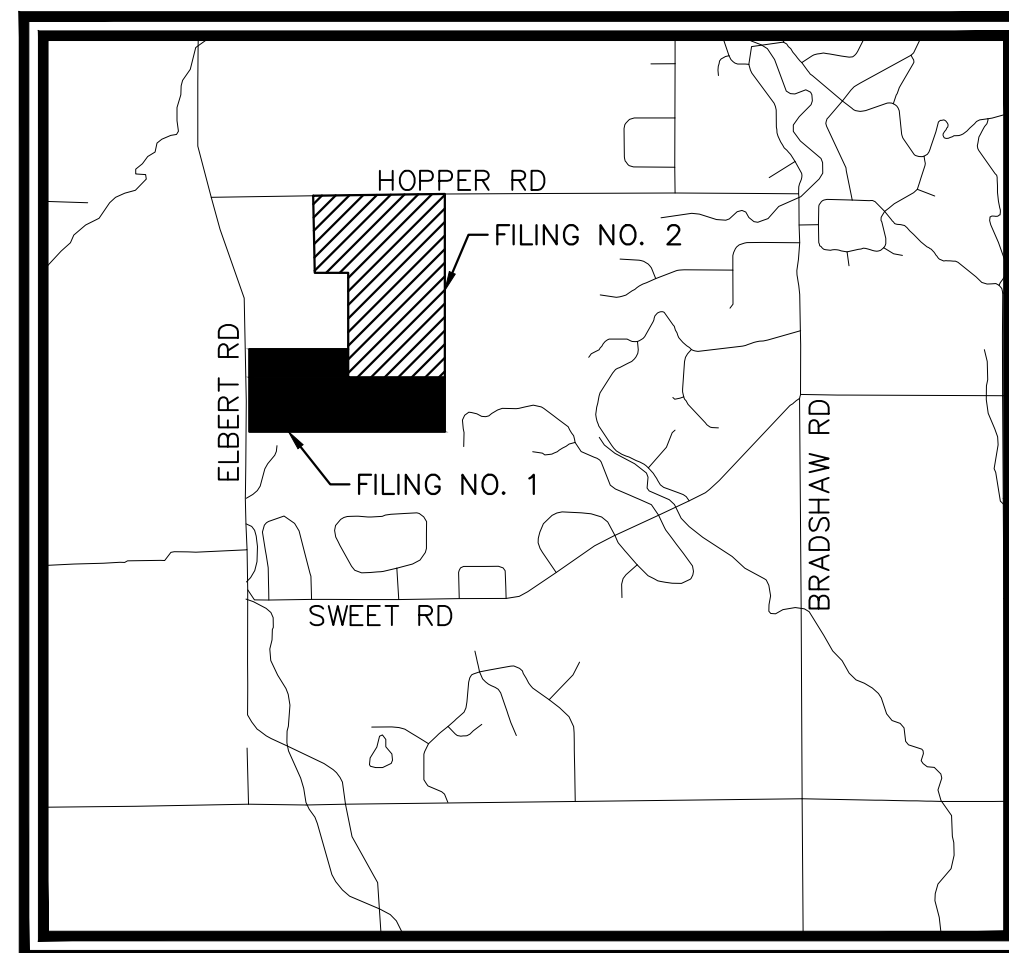
CONTACTS:

OWNER:
PT OVERLOOK LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132
CONTACT: JOE DESJARDIN
TEL: 719-476-0800

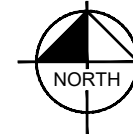
ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
CONTACT: KEVIN KOFFORD, PE
TEL: 719-453-0180

SURVEYOR:
EDWARD-JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
CONTACT: JON TESSIN, PLS
TEL: (719) 576-1216

EL PASO COUNTY:
EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-6300



VICINITY MAP
SCALE: 1"=5000'



BENCHMARK

A 2.5" ALUMINUM CAP BEING A 30 FOOT WITNESS CORNER NORTH OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6 PRINCIPAL MERIDIAN MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED 'LS 28658' AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED 'LS 12103' BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY, COLORADO.

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE SOUTH HALF OF THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; EXCEPTING THEREFROM THE PORTION OF LAND CONVEYED IN DEED RECORDED OCTOBER 4, 2005 UNDER RECEPTION NO. 205156836, COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID QUARTER SECTION LYING NORTHWEST OF THE FORMER RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILWAY COMPANY, COUNTY OF EL PASO, STATE OF COLORADO AND EXCEPTING ANY PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS IN DEED RECORDED MARCH 26, 1959 IN BOOK 1734 AT PAGE 504.

CONTAINING A CALCULATED AREA OF 350.830 ACRES.

Sheet Number	Sheet Title
1.0	COVER SHEET
1.1	NOTES
1.2	CUT AND FILL PLAN
1.3	GEC INITIAL PLAN
1.4	GEC INITIAL PLAN
1.5	GEC INITIAL PLAN
1.6	GEC INITIAL PLAN
1.7	GEC INTERIM PLAN
1.8	GEC INTERIM PLAN
1.9	GEC INTERIM PLAN
1.10	GEC INTERIM PLAN
1.11	GEC FINAL PLAN
1.12	GEC FINAL PLAN
1.13	GEC FINAL PLAN
1.14	GEC FINAL PLAN
1.15	CULVERT PLAN
1.16	CULVERT PLAN
1.17	CULVERT PLAN
1.18	CULVERT END TREATMENT
1.19	DETAIL SHEET (1 OF 7)
1.20	DETAIL SHEET (2 OF 7)
1.21	DETAIL SHEET (3 OF 7)
1.22	DETAIL SHEET (4 OF 7)
1.23	DETAIL SHEET (5 OF 7)
1.24	DETAIL SHEET (6 OF 7)
1.25	DETAIL SHEET (7 OF 7)

FLOODPLAIN NOTE

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041003500, EFFECTIVE DECEMBER 7, 2018 INDICATES THE PROJECT AREA TO BE IN ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).

SOIL TYPE

THE SOIL ON SITE IS USGS HYDROLOGIC SOIL GROUP B.

SITE INFORMATION

TIMING:
ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:
START: SUMMER 2025
END: SUMMER 2026
EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETE:
SUMMER 2026

AREAS:
TOTAL FILING NO. 1 DISTURBED AREA: 31.52 ACRES

RECEIVING WATERS:
NAME OF RECEIVING WATERS: UPPER BLACK SQUIRREL, LA VEGA RANCH

DESCRIPTION OF EXISTING VEGETATION:
THE EXISTING SITE IS CURRENTLY UNDEVELOPED AND GROUND COVER CONSISTS OF 90% NATIVE GRASSES, SHRUBS, AND TREES.

DESCRIPTION OF PERMANENT BMPS:
THREE (3) FULL SPECTRUM EXTENDED DETENTION BASIN

LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE = ±30.94 ACRES
OFFSITE DISTURBANCE = ±0.58 ACRES
TOTAL = ±31.52 ACRES

GEC PLAN SIGNATURES:

DEVELOPER'S/OWNER'S SIGNATURE BLOCK

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

PT OVERLOOK, LLC

DATE

ENGINEER'S SIGNATURE BLOCK

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.



KEVIN KOFFORD, P.E. 57234 - KIMLEY-HORN AND ASSOCIATES, INC. 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 DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E. - COUNTY ENGINEER/ECM ADMINISTRATOR DATE

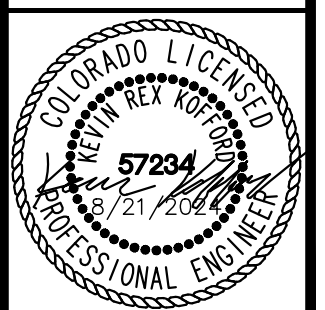
Owner signature required

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GEC PLAN
COVER SHEET



PROJECT NO.
196239003

SHEET

1.0



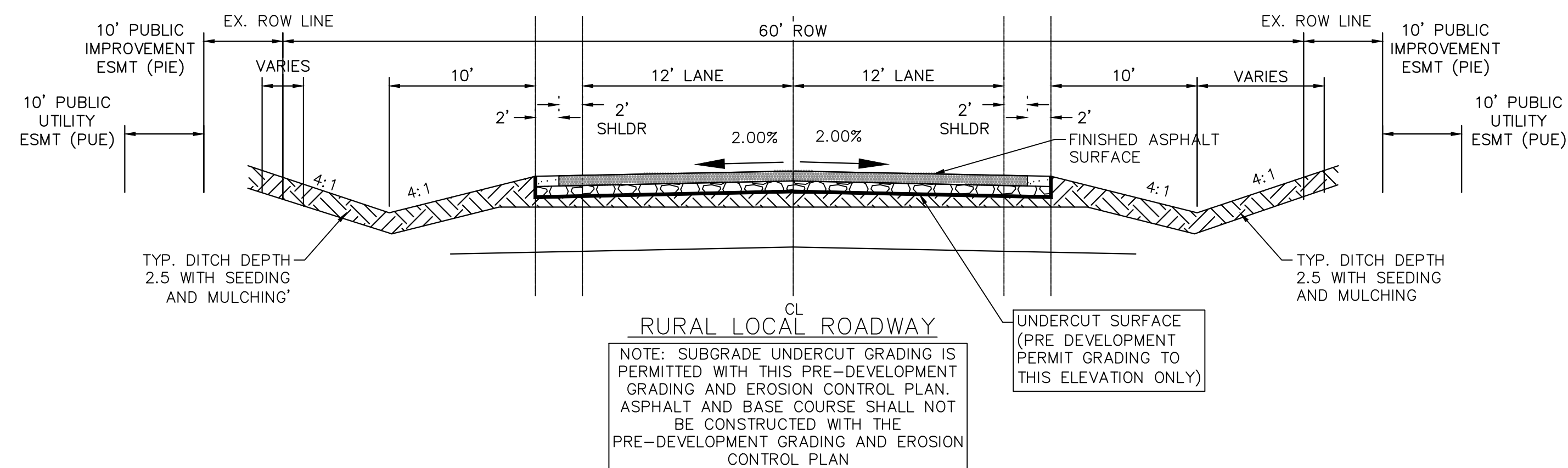
EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS 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.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- 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.
- 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.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 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.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. DATED AUGUST 2, 2023 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
 WATER QUALITY CONTROL DIVISION
 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

TYPICAL ROADWAY CROSS SECTION



k:\cos_civil\196239003_overlook\PlanSheets\EG\EG_CV.dwg Kofford, Kevin 8/22/2024 8:51 AM



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

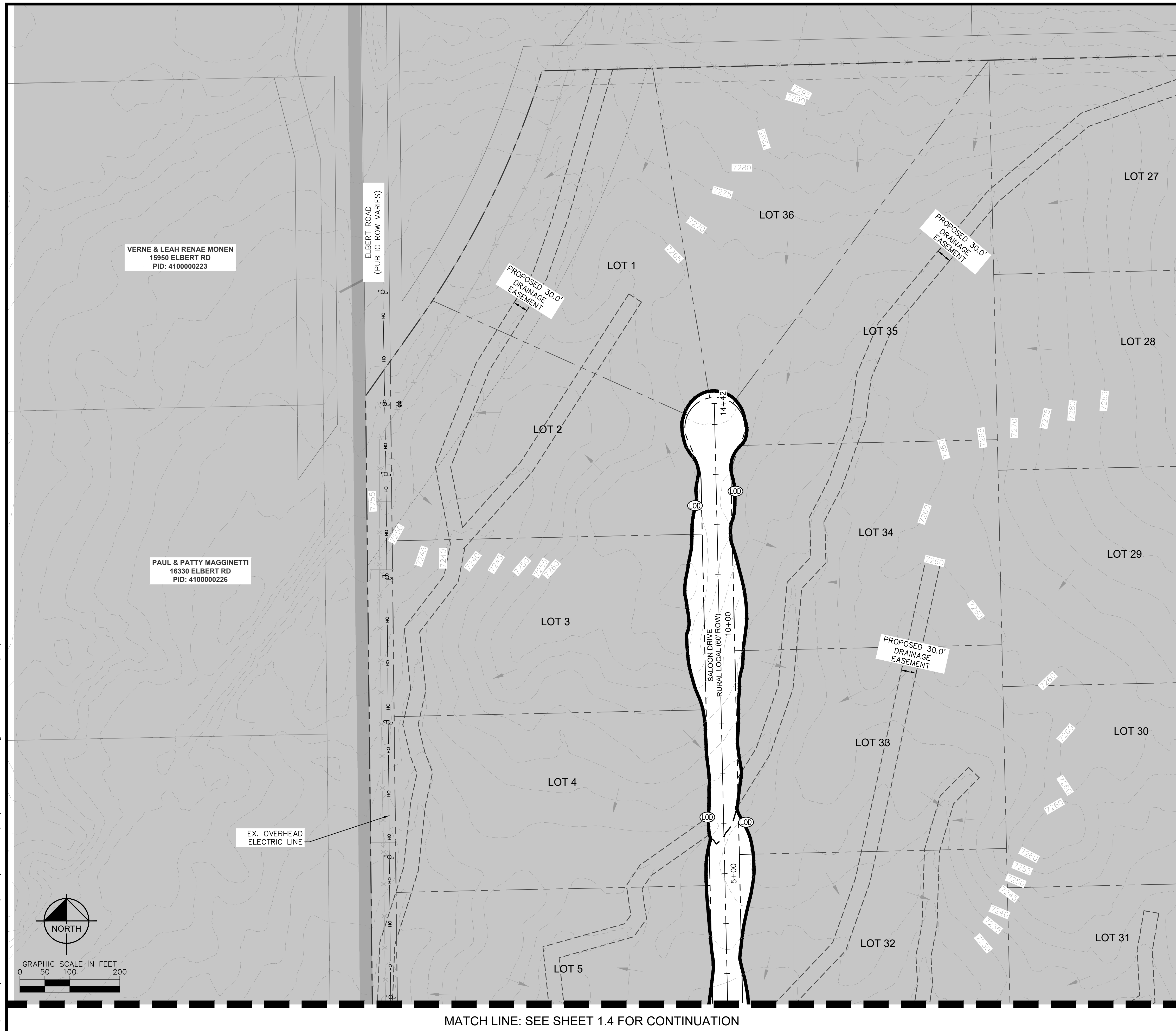
DESIGNED BY: KRK
 DRAWN BY: AJL
 CHECKED BY: KRK
 DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
 EL PASO COUNTY, COLORADO
 PRE DEVELOPMENT GESC PLAN
NOTES



PROJECT NO.
196239003
 SHEET
1.1

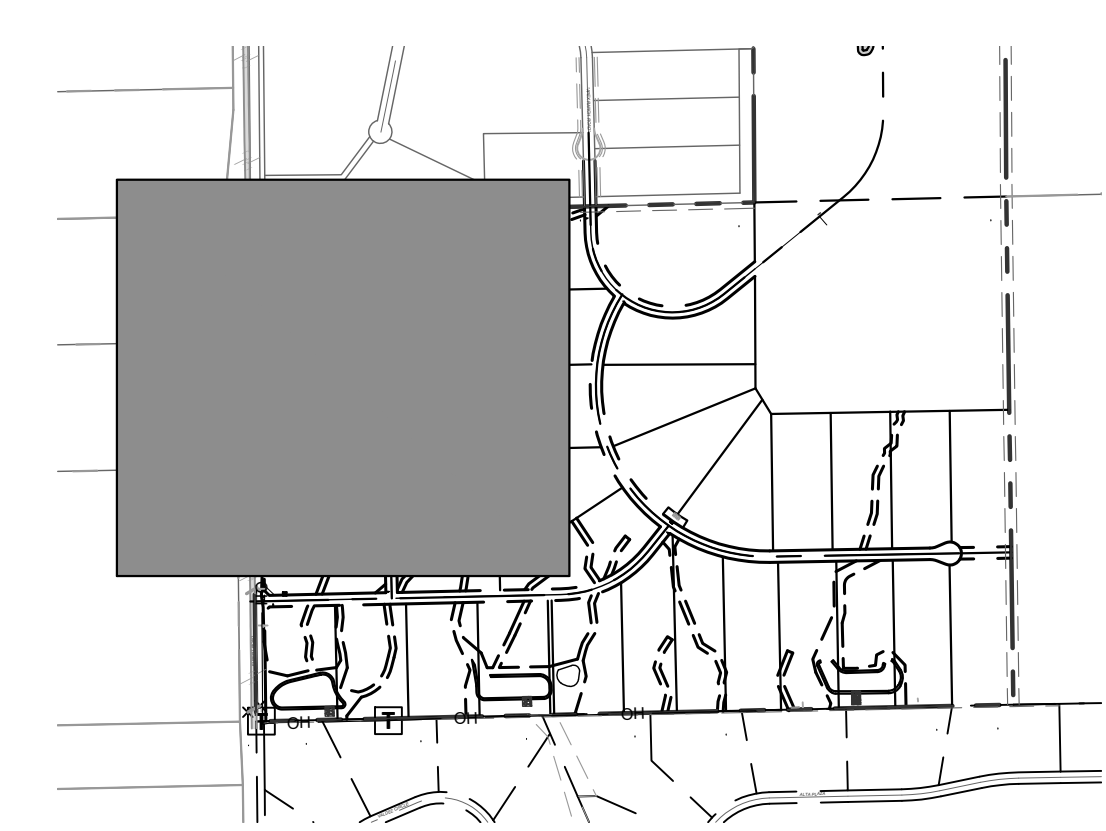
k:\cos_civil\196239003_overlook\CADD\PlanSheets\EG\EG_GEC_INITIAL.dwg Kofford, Kevin 8/22/2024 8:51 AM



LEGEND

---	LOT BOUNDARY LINE
---	LOT BOUNDARY LINE
XXXX	EXISTING MAJOR CONTOUR
XXXX	EXISTING MINOR CONTOUR
XXXX	PROPOSED MAJOR CONTOUR
XXXX	PROPOSED MINOR CONTOUR
LOD	LIMITS OF CONSTRUCTION/DISTURBANCE
SF	SILT FENCE
---	CUT/FILL DEMARCATION
SP	SOIL STOCKPILE
SSA	STABILIZED STAGING AREA
VTC	VEHICLE TRACKING CONTROL
SM	SEEDING AND MULCHING
---	TEMPORARY SEDIMENT BASIN
---	FILING NO. 2 (NOT A PART OF THIS PLAN)
ECB	EROSION CONTROL BLANKET (SEE NOTE 4)
SM	SEEDING AND MULCHING
→	EXISTING FLOW DIRECTION ARROW
→	PROPOSED FLOW DIRECTION ARROW
IP	INLET PROTECTION
CD	CHECK DAM (SEE NOTE 8)
CWA	CONCRETE WASHOUT

- NOTES**
1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 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 (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
 5. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
 6. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
 7. VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
 8. ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTORS.
 9. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.



MATCH LINE: SEE SHEET 1.5 FOR CONTINUATION

MATCH LINE: SEE SHEET 1.4 FOR CONTINUATION

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
GEC INITIAL PLAN

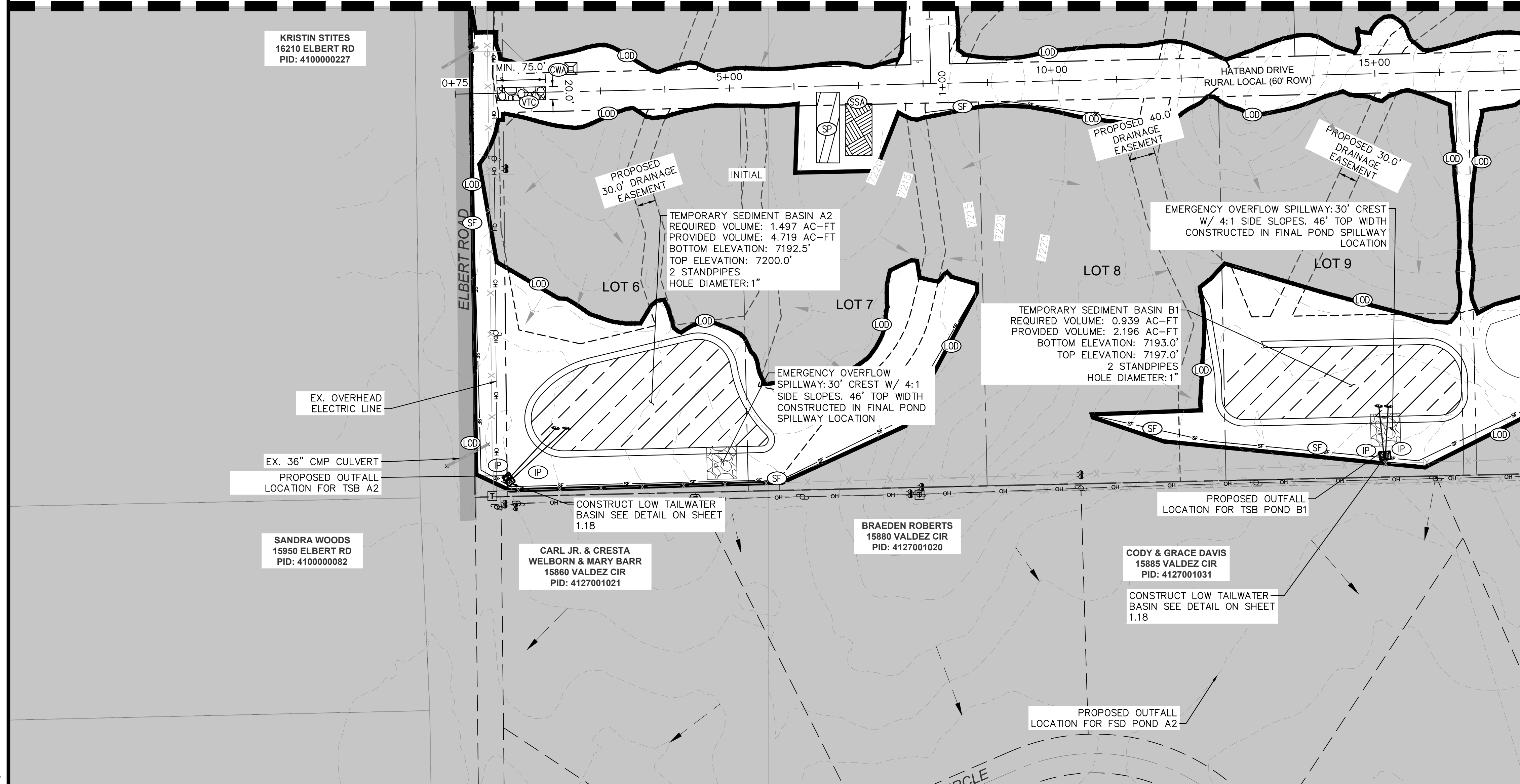
COLORADO LICENSED PROFESSIONAL ENGINEER
57234
8/21/2024

PROJECT NO.
196239003

SHEET
1.3

k:\cos_civil\196239003_overlook\cadd\PlanSheets\EG\EG_GEC_INITIAL.dwg Kofford, Kevin 8/22/2024 8:51 AM

MATCH LINE: SEE SHEET 1.3 FOR CONTINUATION

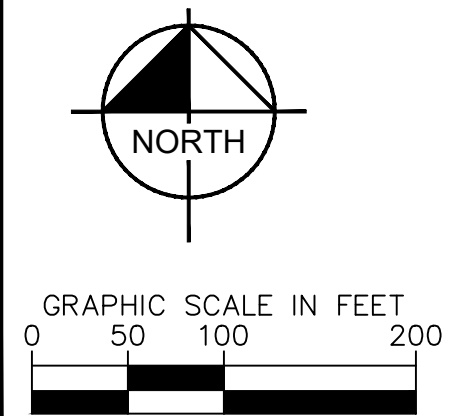


LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- SF SILT FENCE
- CUT/FILL DEMARCATION
- SP SOIL STOCKPILE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- SM SEEDING AND MULCHING
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
- ECB EROSION CONTROL BLANKET (SEE NOTE 4)
- SM SEEDING AND MULCHING
- EXISTING FLOW DIRECTION ARROW
- IP INLET PROTECTION
- CD CHECK DAM (SEE NOTE 8)
- CWA CONCRETE WASHOUT

NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
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 (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
5. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
6. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
7. VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION.
8. ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTORS.
9. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.



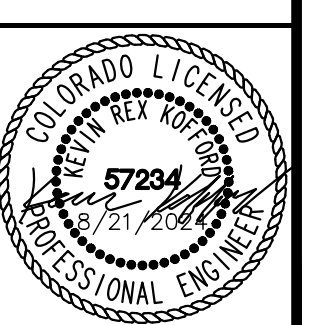
MATCH LINE: SEE SHEET 1.6 FOR CONTINUATION

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

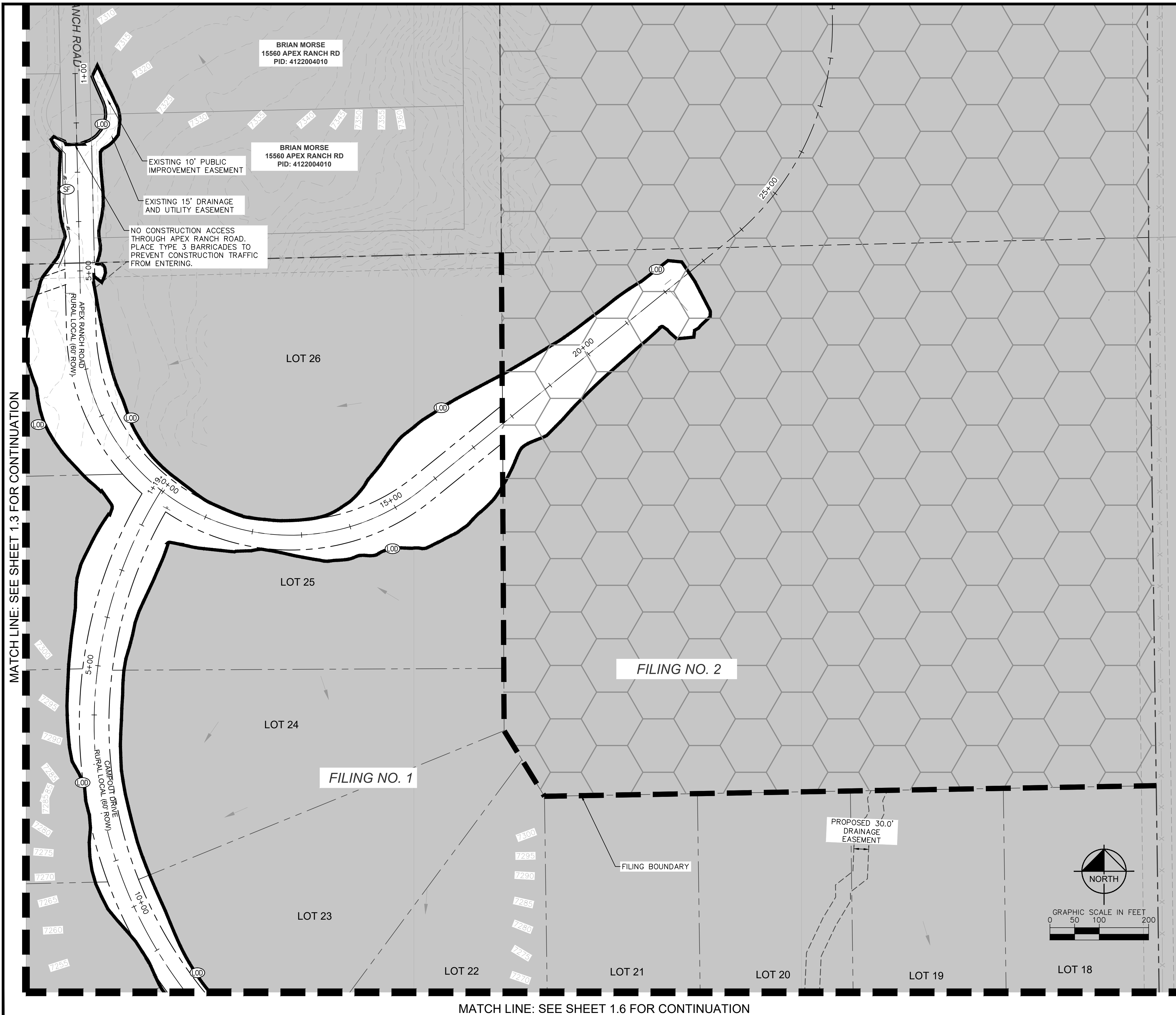
DESIGNED BY: KRK
 DRAWN BY: AJL
 CHECKED BY: KRK
 DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
 EL PASO COUNTY, COLORADO
 PRE DEVELOPMENT GESC PLAN
 GEC INITIAL PLAN



PROJECT NO.
196239003
 SHEET
1.4

k:\cos_civil\196239003_overlook\CADD\PlanSheets\EG\EG_GEC_INITIAL.dwg Kofford, Kevin 8/22/2024 8:52 AM



LEGEND

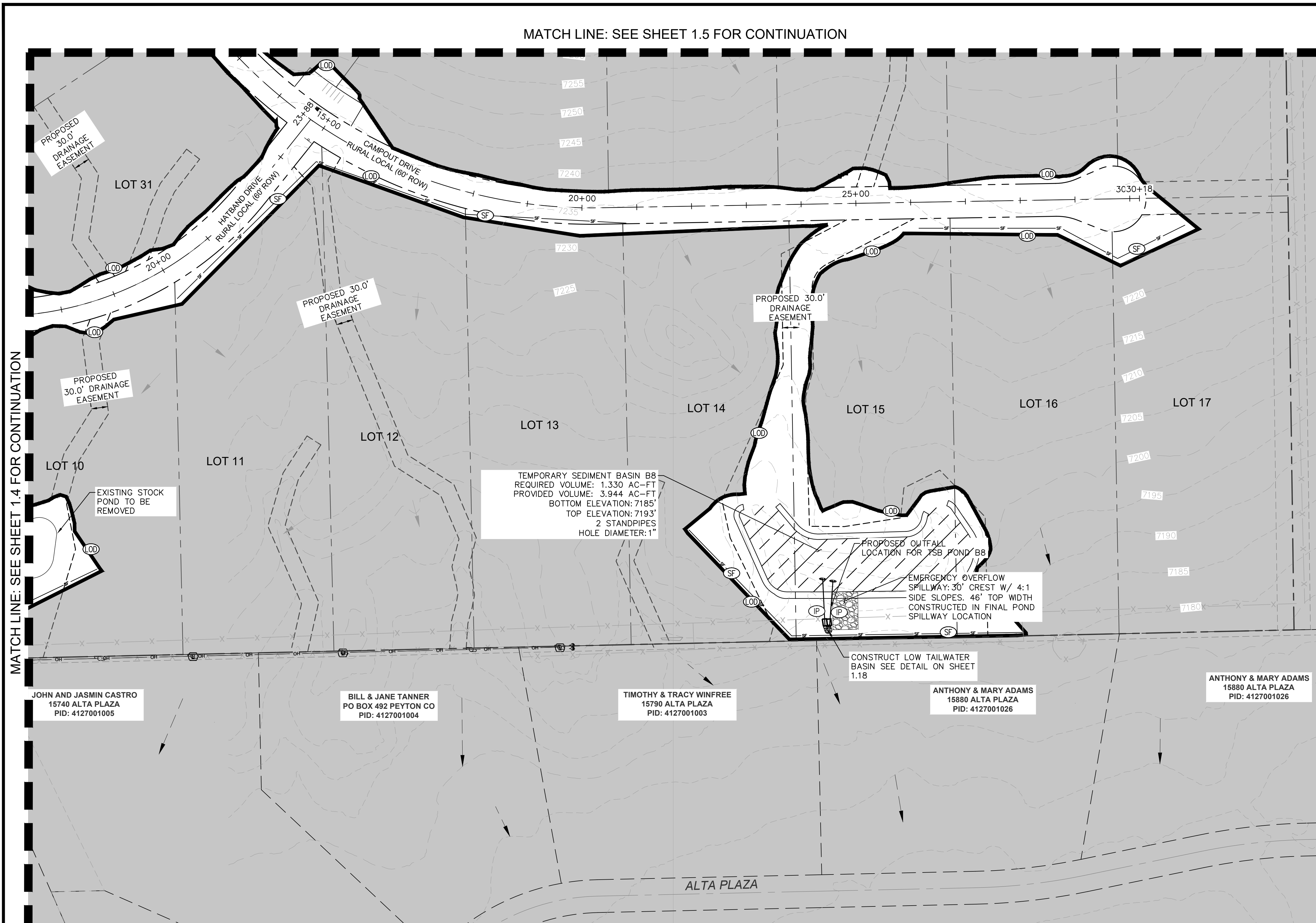
---	LOT BOUNDARY LINE
---	LOT BOUNDARY LINE
----	EXISTING MAJOR CONTOUR
----	EXISTING MINOR CONTOUR
----	PROPOSED MAJOR CONTOUR
----	PROPOSED MINOR CONTOUR
---	LOD LIMITS OF CONSTRUCTION/DISTURBANCE
---	SF SILT FENCE
---	CUT/FILL DEMARCATION
SP	SOIL STOCKPILE
SSA	STABILIZED STAGING AREA
VTIC	VEHICLE TRACKING CONTROL
SM	SEEDING AND MULCHING
---	TEMPORARY SEDIMENT BASIN
---	FILING NO. 2 (NOT A PART OF THIS PLAN)
---	ECB EROSION CONTROL BLANKET (SEE NOTE 4)
SM	SEEDING AND MULCHING
→	EXISTING FLOW DIRECTION ARROW
IP	INLET PROTECTION
CD	CHECK DAM (SEE NOTE 8)
CWA	CONCRETE WASHOUT

- NOTES**
1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 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 (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
 5. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
 6. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
 7. VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
 8. ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTORS.
 9. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.



	BY: DATE: APPR:
	REVISION: NO.
2024 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180	
DESIGNED BY: KRK DRAWN BY: AJL CHECKED BY: KRK DATE: 08/01/2024	
OVERLOOK AT HOMESTEAD FILING NO. 1 EL PASO COUNTY, COLORADO PRE DEVELOPMENT GESC PLAN GEC INITIAL PLAN	
PROJECT NO. 196239003	
SHEET 1.5	

MATCH LINE: SEE SHEET 1.5 FOR CONTINUATION

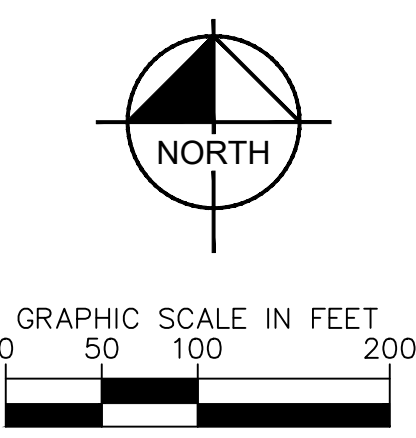


- LEGEND
LOT BOUNDARY LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
LIMITS OF CONSTRUCTION/DISTURBANCE
SILT FENCE
CUT/FILL DEMARCATION
SOIL STOCKPILE
STABILIZED STAGING AREA
VEHICLE TRACKING CONTROL
SEEDING AND MULCHING
TEMPORARY SEDIMENT BASIN
FILING NO. 2 (NOT A PART OF THIS PLAN)
EROSION CONTROL BLANKET (SEE NOTE 4)
SEEDING AND MULCHING
EXISTING FLOW DIRECTION ARROW
INLET PROTECTION
CHECK DAM (SEE NOTE 8)
CONCRETE WASHOUT

- 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...
3. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION...
4. CONSTRUCTION SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS...
5. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING...
6. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS...
7. VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS...
8. ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL)...
9. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.

MATCH LINE: SEE SHEET 1.4 FOR CONTINUATION

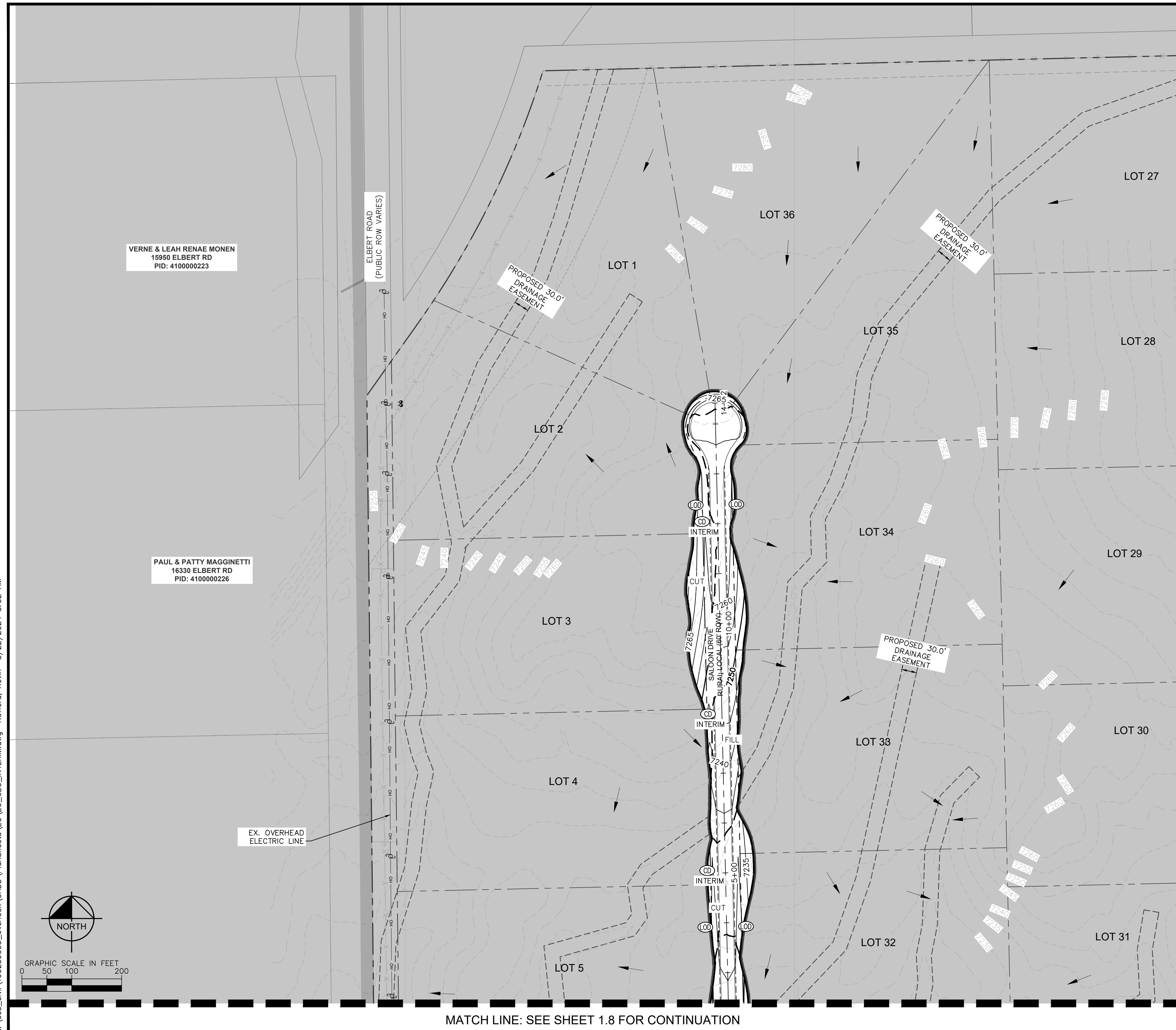
k:\cos_civil\196239003_overlook\CADD\PlanSheets\EG\EG_GEC_INITIAL.dwg Kofford, Kevin 8/22/2024 8:52 AM



KEY MAP SCALE: 1" = 1000'

Kimley-Horn logo and contact information. Project details: OVERLOOK AT HOMESTEAD FILING NO. 1, EL PASO COUNTY, COLORADO, PRE DEVELOPMENT GESC PLAN, GEC INITIAL PLAN. Designer: KRK, Drawn by: AJL, Checked by: KRK, Date: 08/01/2024. License No. 57234. Project No. 196239003, Sheet 1.6.

k:\cos_civil\196239003_overlook\CADD\PlanSheets\EG\EG_GEC_INTERIM.dwg Kofford, Kevin 8/22/2024 8:52 AM

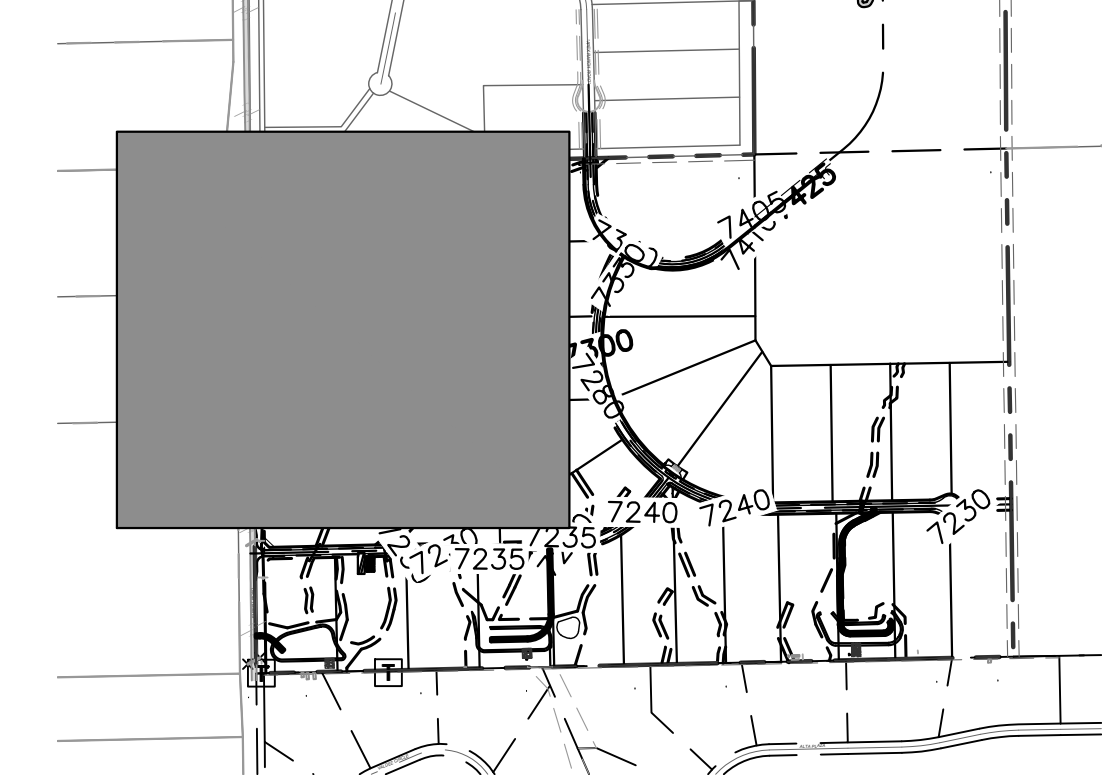


LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- SF SILT FENCE
- CUT/FILL DEMARCATION
- SP SOIL STOCKPILE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- SM SEEDING AND MULCHING
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
- ECB EROSION CONTROL BLANKET (SEE NOTE 4)
- SM SEEDING AND MULCHING
- EXISTING FLOW DIRECTION ARROW
- IP INLET PROTECTION
- CD CHECK DAM (SEE NOTE 8)
- CWA CONCRETE WASHOUT

- NOTES**
- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 - 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 (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
 - SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
 - DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
 - VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
 - ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTORS.
 - NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.

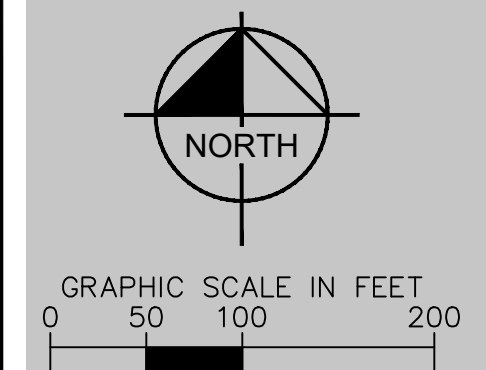
SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
9 INCH	1.5 FEET
12 INCH	2 FEET
16 INCH	2.67 FEET



KEY MAP
SCALE: 1" = 1000'

MATCH LINE: SEE SHEET 1.9 FOR CONTINUATION

MATCH LINE: SEE SHEET 1.8 FOR CONTINUATION

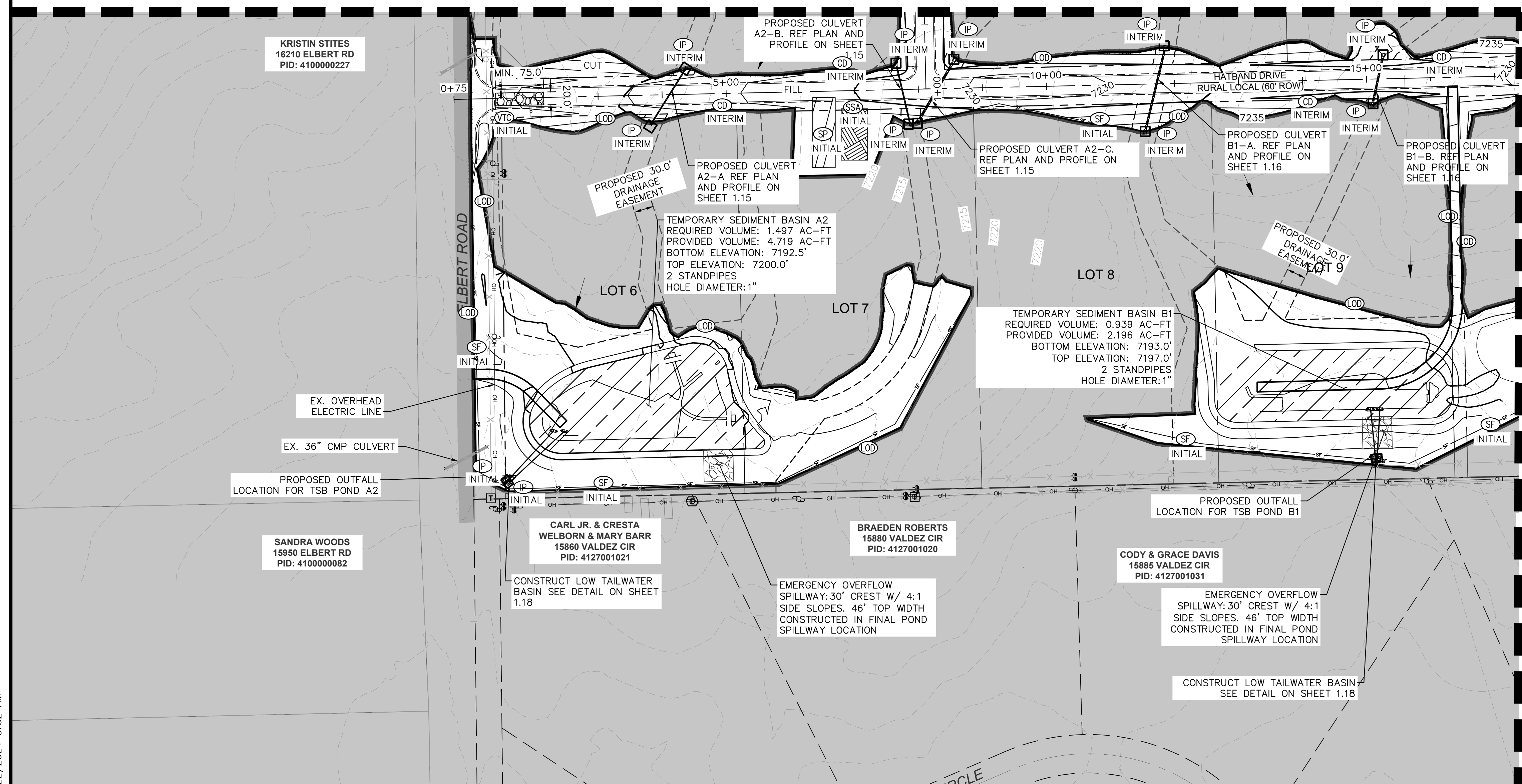


VERNE & LEAH RENAE MONEN
15950 ELBERT RD
PID: 4100000223

PAUL & PATTY MAGGINETTI
16330 ELBERT RD
PID: 4100000226

		NO.	REVISION	BY	DATE	APPR.
<p>DESIGNED BY: KRK DRAWN BY: AUL CHECKED BY: KRK DATE: 08/01/2024</p>						
<p>OVERLOOK AT HOMESTEAD FILING NO. 1 EL PASO COUNTY, COLORADO PRE DEVELOPMENT GESC PLAN GEC INTERIM PLAN</p>						
<p>PROJECT NO. 196239003</p>						
<p>SHEET 1.7</p>						

MATCH LINE: SEE SHEET 1.7 FOR CONTINUATION

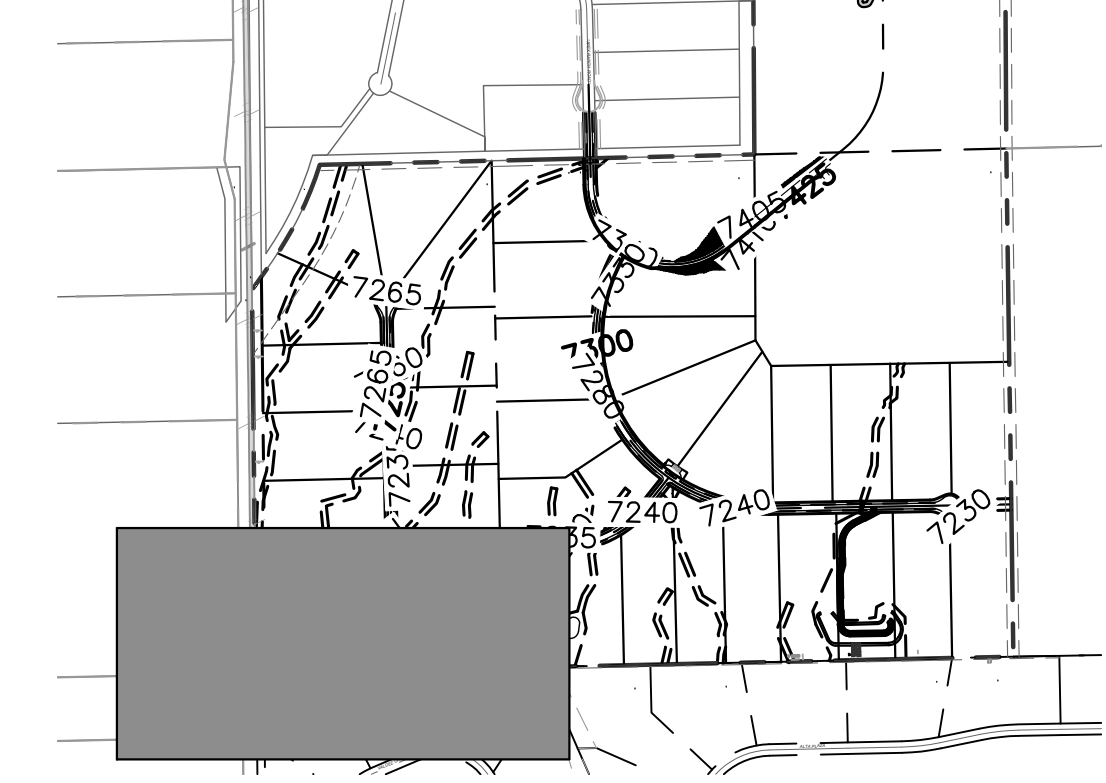


LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- SF SILT FENCE
- CUT/FILL DEMARCATION
- SP SOIL STOCKPILE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- SM SEEDING AND MULCHING
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
- ECB EROSION CONTROL BLANKET (SEE NOTE 4)
- SM SEEDING AND MULCHING
- EXISTING FLOW DIRECTION ARROW
- IP INLET PROTECTION
- CD CHECK DAM (SEE NOTE 8)
- CWA CONCRETE WASHOUT

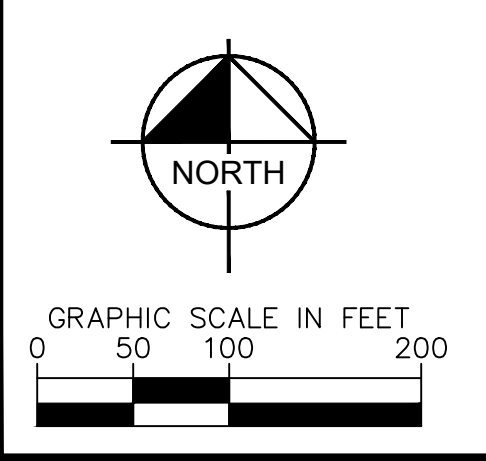
- NOTES**
- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 - TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS 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 (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
 - SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
 - DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
 - VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
 - ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTORS.
 - NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.

SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
9 INCH	1.5 FEET
12 INCH	2 FEET
16 INCH	2.67 FEET



MATCH LINE: SEE SHEET 1.10 FOR CONTINUATION

k:\cos_civil\196239003_overlook\CADD\PlanSheets\EG\EG_GEC_INTERIM.dwg Kofford, Kevin 8/22/2024 8:52 AM



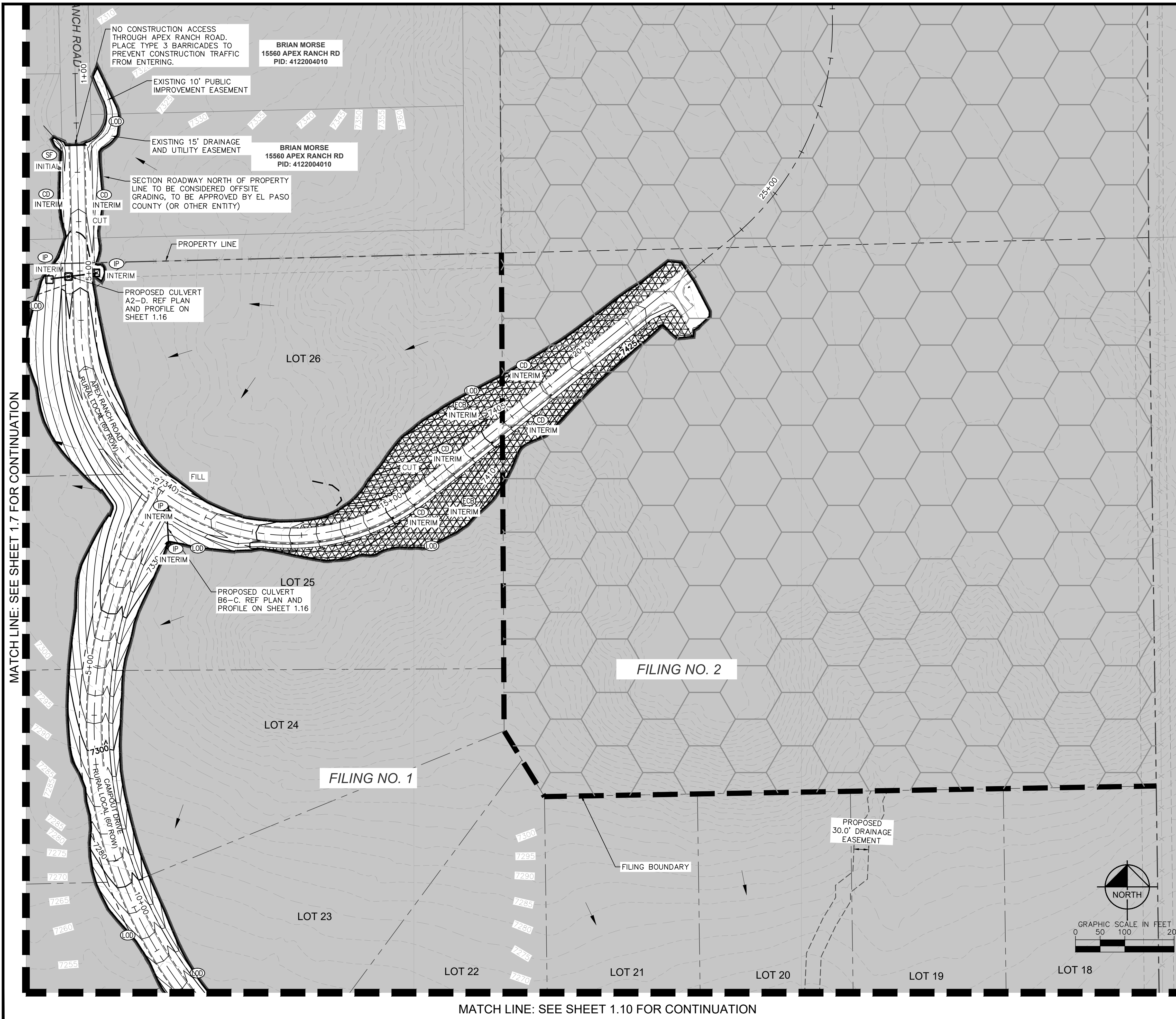
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
GEC INTERIM PLAN

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 08/01/2024

PROJECT NO. 196239003
SHEET 1.8

NO.	REVISION	BY	DATE	APPR.

k:\cos_civil\196239003_overlook\cadd\PlanSheets\EG\EG_GEC_INTERIM.dwg Kofford, Kevin 8/22/2024 8:52 AM



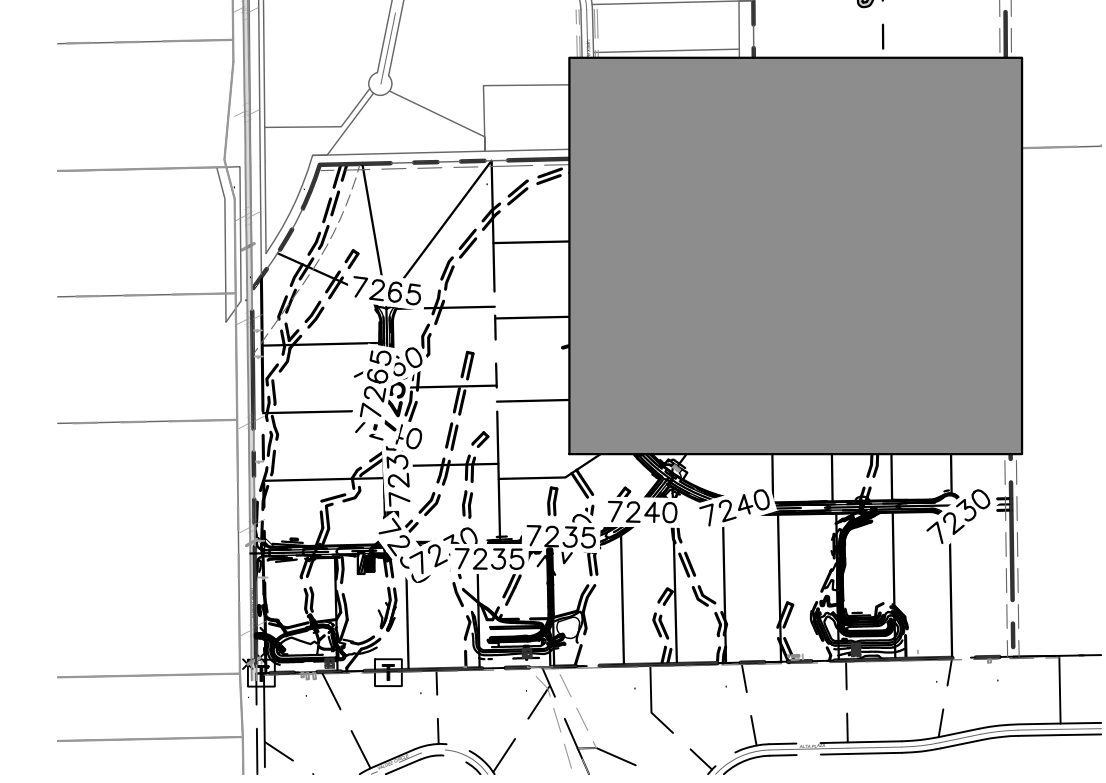
LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- SF SILT FENCE
- CUT/FILL DEMARCATION
- SP SOIL STOCKPILE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- SM SEEDING AND MULCHING
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
- ECB EROSION CONTROL BLANKET (SEE NOTE 4)
- SM SEEDING AND MULCHING
- EXISTING FLOW DIRECTION ARROW
- IP INLET PROTECTION
- CD CHECK DAM (SEE NOTE 8)
- CWA CONCRETE WASHOUT

NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
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 (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
5. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
6. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
7. VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
8. ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTORS.
10. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.

SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
9 INCH	1.5 FEET
12 INCH	2 FEET
16 INCH	2.67 FEET



NO. _____ BY _____ DATE _____
REVISION _____

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AUL
CHECKED BY: KRK
DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
GEC INTERIM PLAN

COLORADO LICENSED
57234
PROFESSIONAL ENGINEER

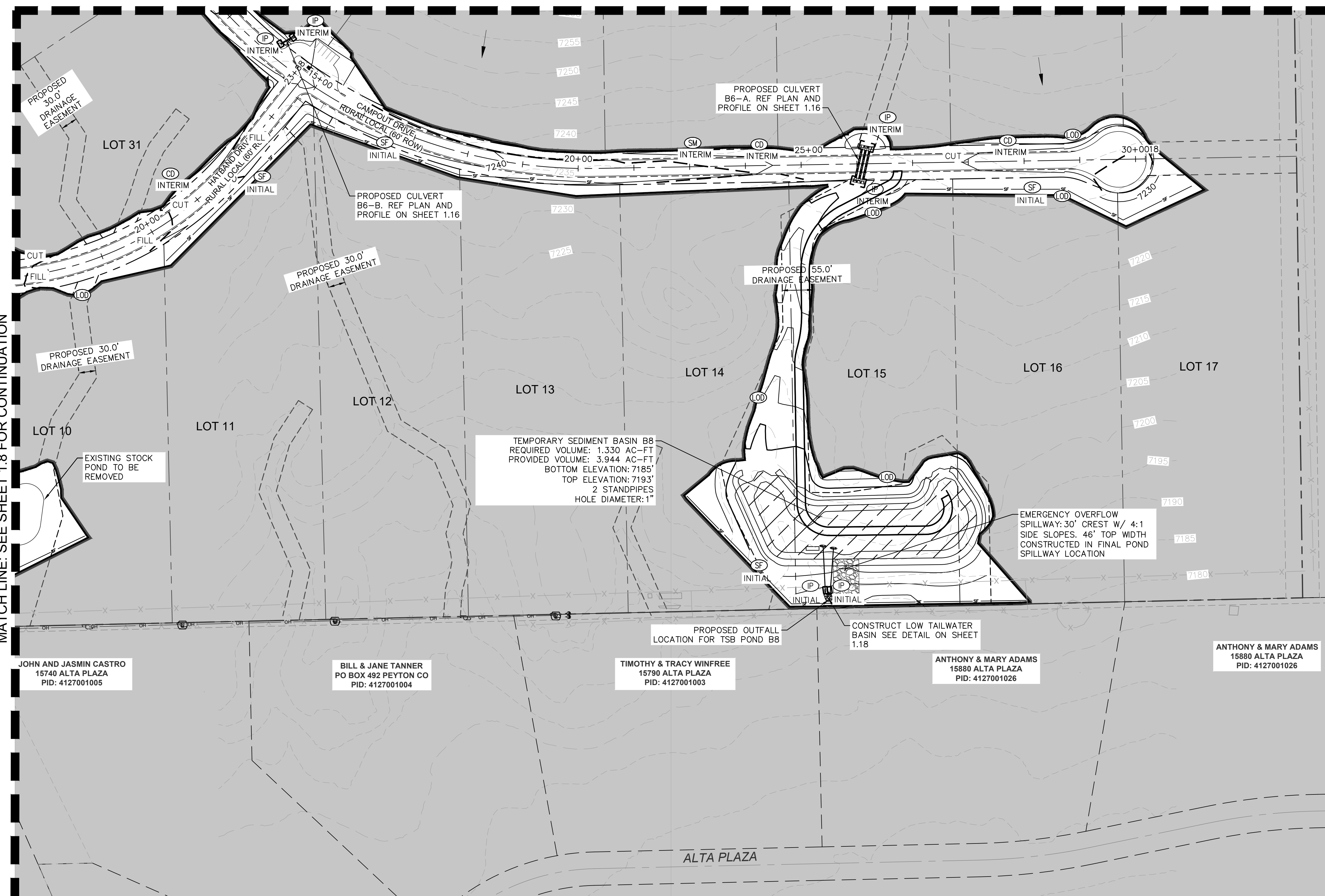
PROJECT NO.
196239003

SHEET
1.9

k:\cos_civil\196239003_overlook\CADD\PlanSheets\EG\EG_GEC_INTERIM.dwg Kofford, Kevin 8/22/2024 8:53 AM

MATCH LINE: SEE SHEET 1.8 FOR CONTINUATION

MATCH LINE: SEE SHEET 1.9 FOR CONTINUATION



LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- SF SILT FENCE
- CUT/FILL DEMARCATION
- SP SOIL STOCKPILE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- SM SEEDING AND MULCHING
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
- ECB EROSION CONTROL BLANKET (SEE NOTE 4)
- SM SEEDING AND MULCHING
- EXISTING FLOW DIRECTION ARROW
- IP INLET PROTECTION
- CD CHECK DAM (SEE NOTE 8)
- CWA CONCRETE WASHOUT

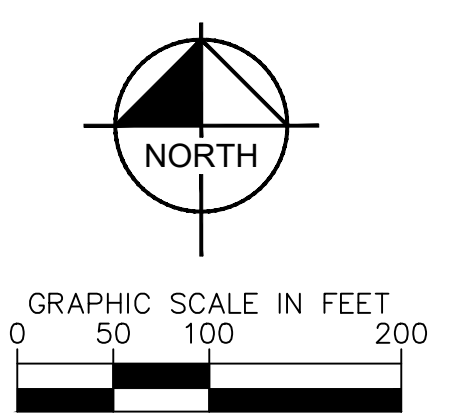
NOTES

- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- 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 (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
- SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
- DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
- VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
- ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTORS.
- NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.

SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
9 INCH	1.5 FEET
12 INCH	2 FEET
16 INCH	2.67 FEET



KEY MAP SCALE: 1" = 1000'



OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
GEC INTERIM PLAN

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 08/01/2024

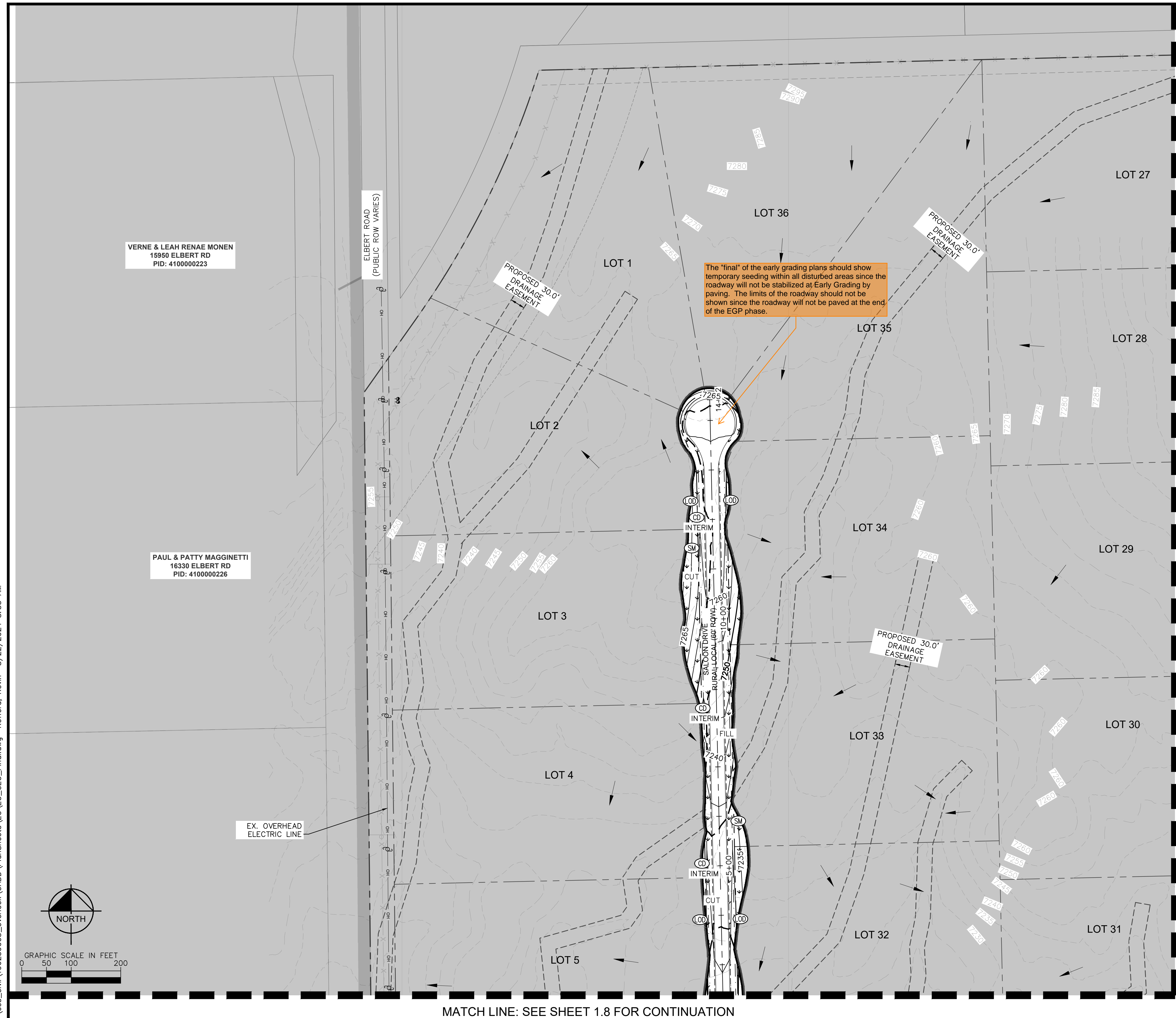
Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

COLORADO LICENSED PROFESSIONAL ENGINEER
57234

PROJECT NO. 196239003
SHEET 1.10

NO.	REVISION	BY	DATE	APPR.

k:\cos_civil\196239003_overlook\CADD\PlanSheets\EG\EG_GEC_Final.dwg Kofford, Kevin 8/22/2024 8:53 AM



VERNE & LEAH RENAE MONEN
15950 ELBERT RD
PID: 4100000223

PAUL & PATTY MAGGINETTI
16330 ELBERT RD
PID: 4100000226

The "final" of the early grading plans should show temporary seeding within all disturbed areas since the roadway will not be stabilized at Early Grading by paving. The limits of the roadway should not be shown since the roadway will not be paved at the end of the EGP phase.

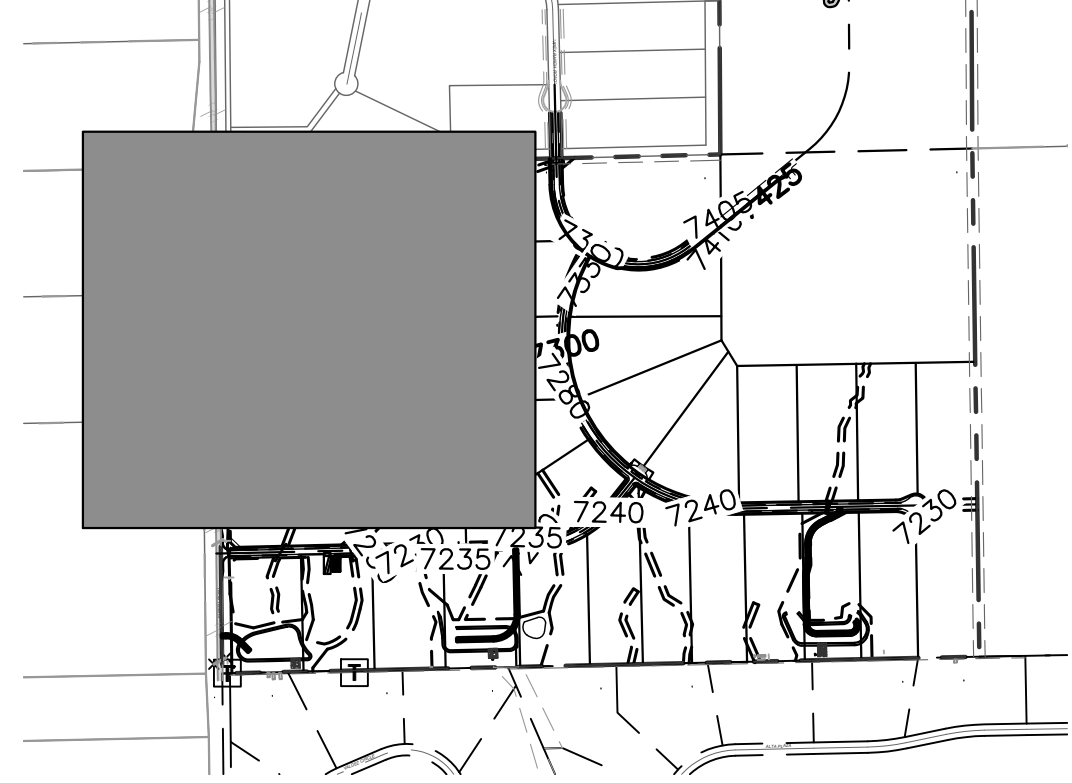
LEGEND

- LOT BOUNDARY LINE
- - - - LOT BOUNDARY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- SF SILT FENCE
- CUT/FILL DEMARCATION
- SP SOIL STOCKPILE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- SM SEEDING AND MULCHING (SEE NOTE 2 & 3)
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
- ECB EROSION CONTROL BLANKET (SEE NOTE 4)
- SM SEEDING AND MULCHING
- EXISTING FLOW DIRECTION ARROW
- IP INLET PROTECTION
- CD CHECK DAM (SEE NOTE 8)
- CWA CONCRETE WASHOUT

NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
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. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
5. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
6. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
7. VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
8. ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTORS.
10. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.

SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
9 INCH	1.5 FEET
12 INCH	2 FEET
16 INCH	2.67 FEET



KEY MAP
SCALE: 1" = 1000'

MATCH LINE: SEE SHEET 1.9 FOR CONTINUATION

MATCH LINE: SEE SHEET 1.8 FOR CONTINUATION

DESIGNED BY: KRK
DRAWN BY: AUL
CHECKED BY: KRK
DATE: 08/01/2024

NO. _____ REVISION _____ BY _____ DATE _____

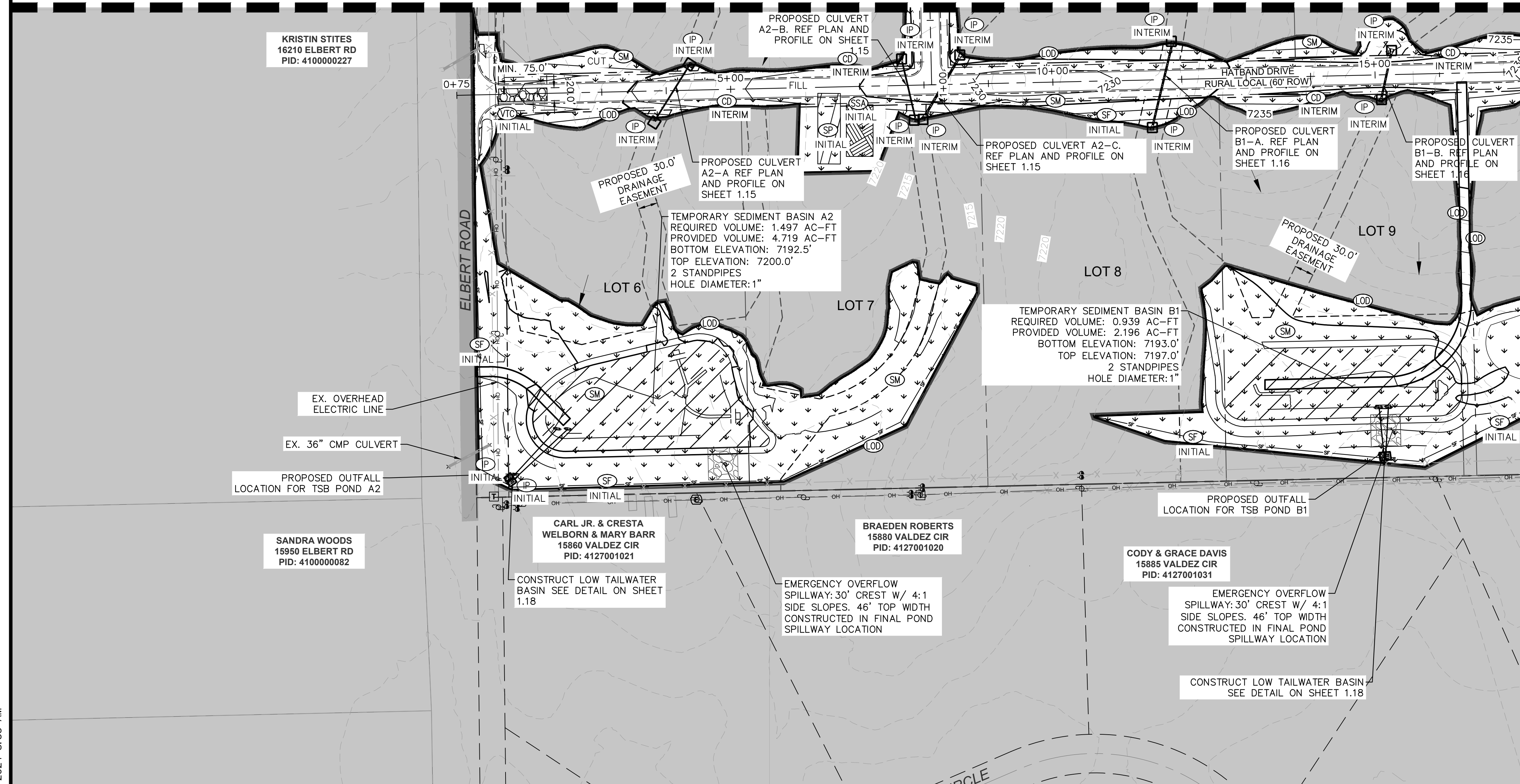
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
GEC FINAL PLAN

PROJECT NO.
196239003

SHEET
1.11

k:\cos_civil\196239003_overlook\CADD\PlanSheets\EG\EG_GEC_Final.dwg Kofford, Kevin 8/22/2024 8:53 AM

MATCH LINE: SEE SHEET 1.7 FOR CONTINUATION

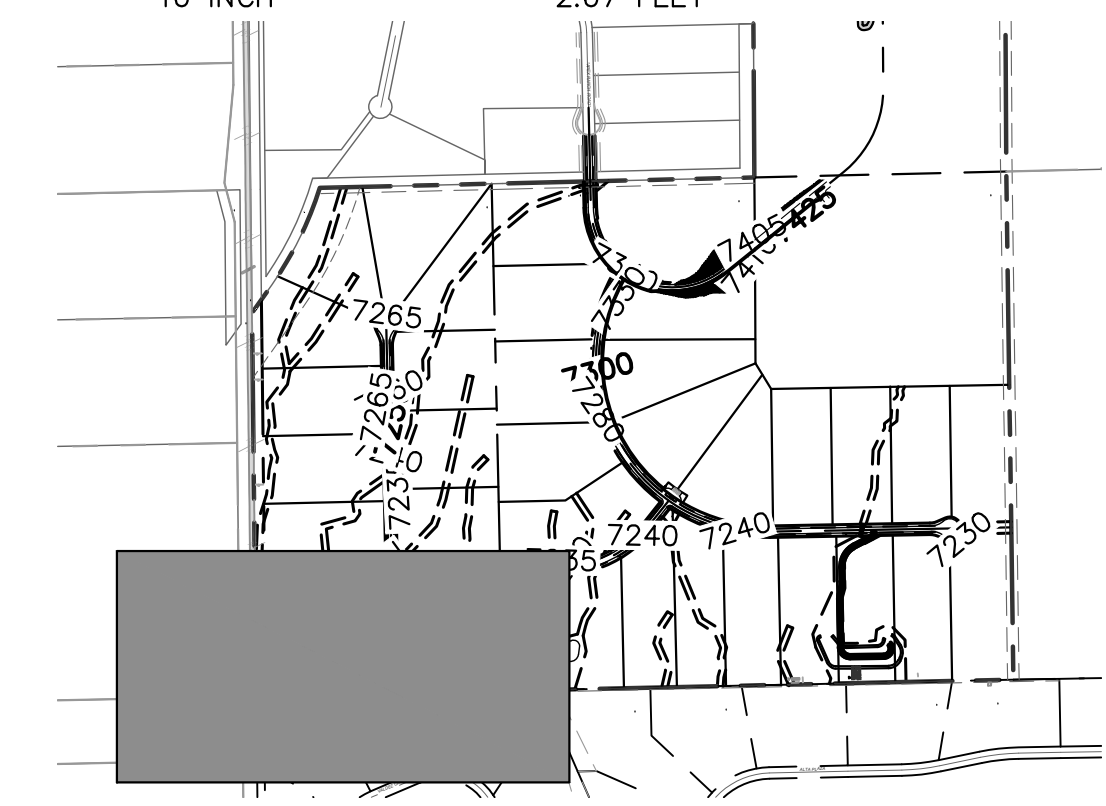


LEGEND

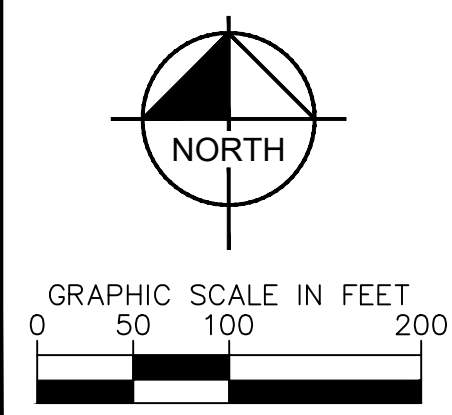
- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- SF SILT FENCE
- CUT/FILL DEMARCATION
- SP SOIL STOCKPILE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- SM SEEDING AND MULCHING (SEE NOTE 2 & 3)
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
- ECB EROSION CONTROL BLANKET (SEE NOTE 4)
- SM SEEDING AND MULCHING
- EXISTING FLOW DIRECTION ARROW
- IP INLET PROTECTION
- CD CHECK DAM (SEE NOTE 8)
- CWA CONCRETE WASHOUT

- NOTES**
- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 - 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 (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
 - SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
 - DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
 - VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
 - ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTORS.
 - NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.

SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
9 INCH	1.5 FEET
12 INCH	2 FEET
16 INCH	2.67 FEET



KEY MAP
SCALE: 1" = 1000'



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

NO.	REVISION	BY	DATE	APPR.

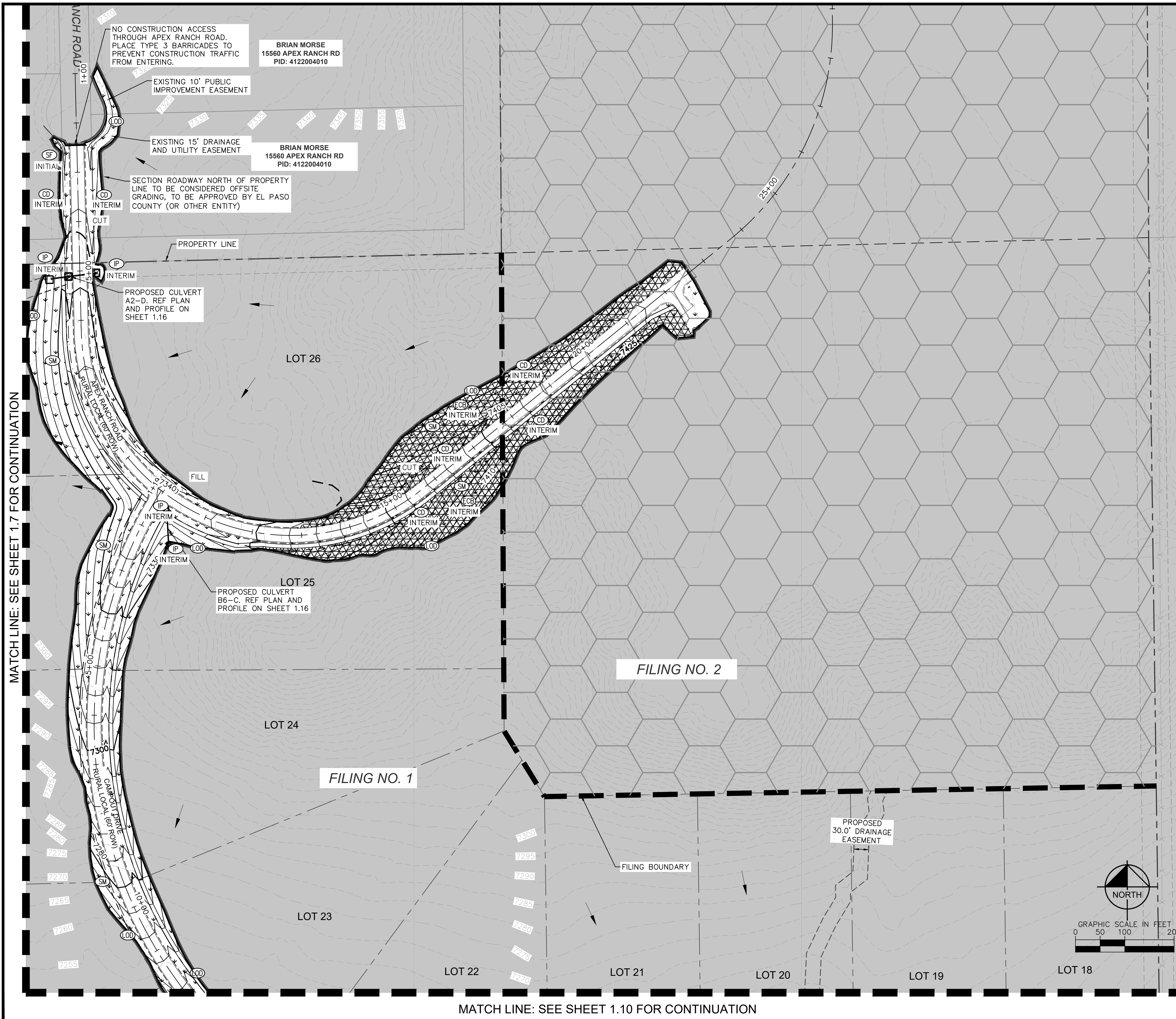
DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
GEC FINAL PLAN

PROJECT NO.
196239003

SHEET
1.12

k:\cos_civil\196239003_overlook\cadd\PlanSheets\EG\EG_GEC_Final.dwg Kofford, Kevin 8/22/2024 8:53 AM

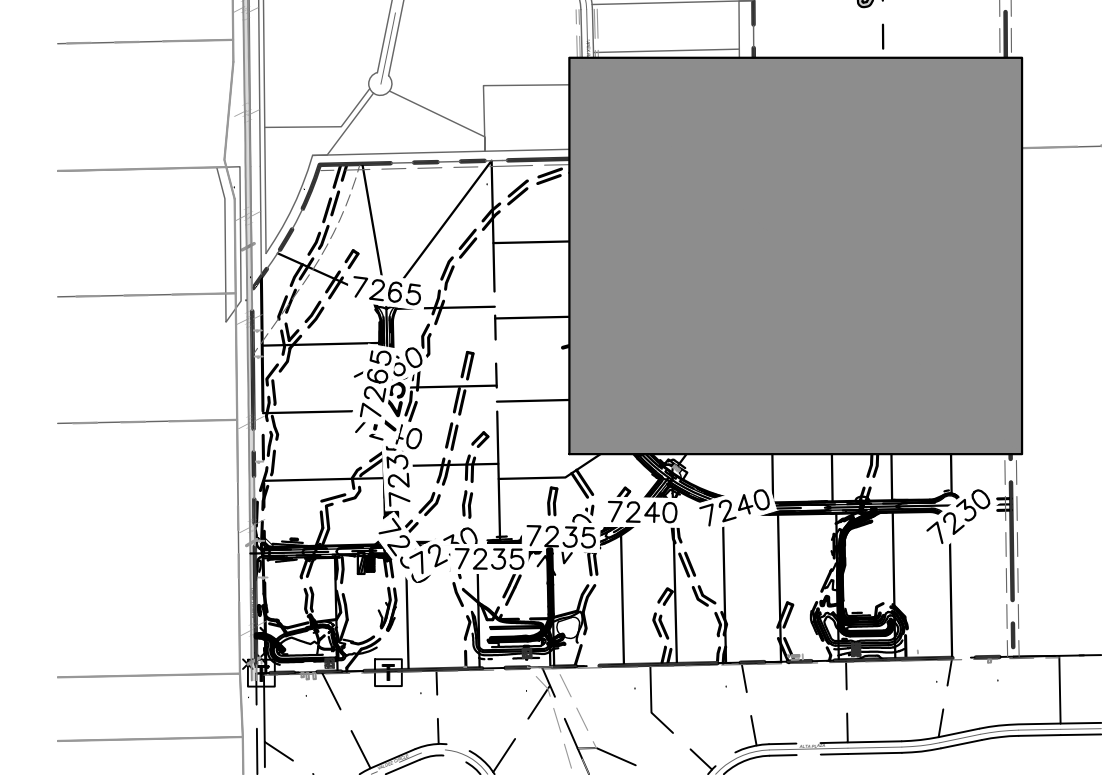


LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- XXXX ----- EXISTING MAJOR CONTOUR
- XXXX ----- EXISTING MINOR CONTOUR
- XXXX ----- PROPOSED MAJOR CONTOUR
- XXXX ----- PROPOSED MINOR CONTOUR
- LOD --- LIMITS OF CONSTRUCTION/DISTURBANCE
- SF --- SILT FENCE
- CUT/FILL DEMARCATION
- SP SOIL STOCKPILE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- SM SEEDING AND MULCHING (SEE NOTE 2 & 3)
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
- ECB EROSION CONTROL BLANKET (SEE NOTE 4)
- SM SEEDING AND MULCHING
- EXISTING FLOW DIRECTION ARROW
- IP INLET PROTECTION
- CD CHECK DAM (SEE NOTE 8)
- CWA CONCRETE WASHOUT

- NOTES**
- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 - 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 (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
 - SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
 - DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
 - VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
 - ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTORS.
 - NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.

SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
9 INCH	1.5 FEET
12 INCH	2 FEET
16 INCH	2.67 FEET



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AUL
CHECKED BY: KRK
DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
GEC FINAL PLAN

PROJECT NO.
196239003

SHEET
1.13

MATCH LINE: SEE SHEET 1.9 FOR CONTINUATION

LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- SF SILT FENCE
- CUT/FILL DEMARCATION
- SP SOIL STOCKPILE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- SM SEEDING AND MULCHING (SEE NOTE 2 & 3)
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
- ECB EROSION CONTROL BLANKET (SEE NOTE 4)
- SM SEEDING AND MULCHING
- EXISTING FLOW DIRECTION ARROW
- IP INLET PROTECTION
- CD CHECK DAM (SEE NOTE 8)
- CWA CONCRETE WASHOUT

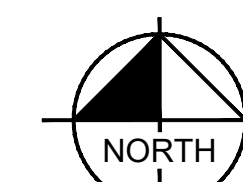
NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
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 (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
5. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
6. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
7. VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
8. ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTORS.
10. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.

SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
9 INCH	1.5 FEET
12 INCH	2 FEET
16 INCH	2.67 FEET



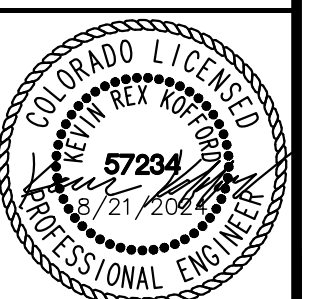
KEY MAP
SCALE: 1" = 1000'



Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
GEC FINAL PLAN



PROJECT NO.
196239003

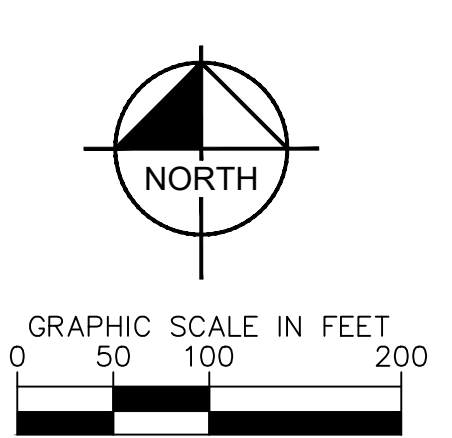
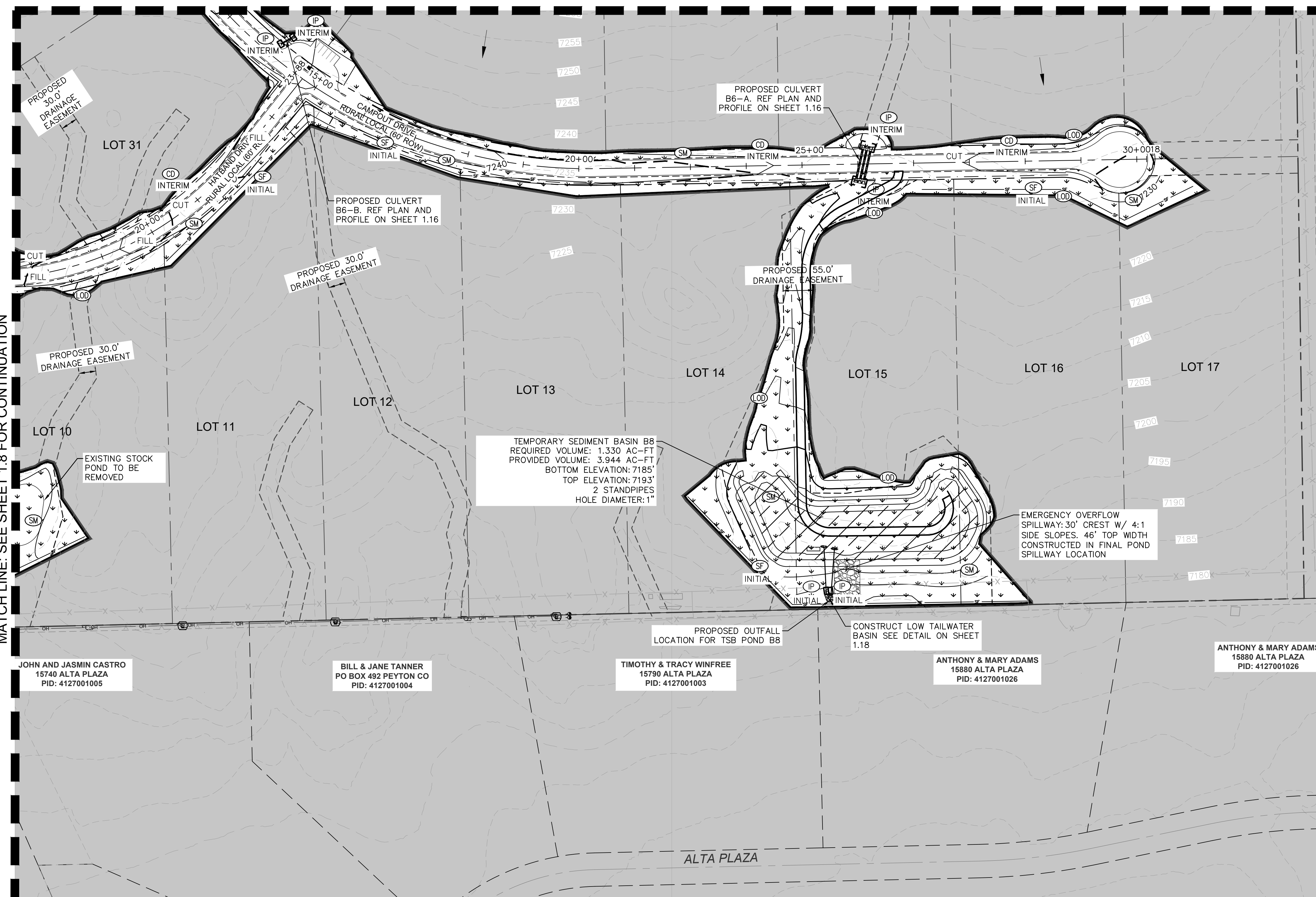
SHEET

1.14

NO.	REVISION	BY	DATE	APPR.

k:\cos_civil\196239003_overlook\CADD\PlanSheets\EG\EG_GEC_GEC_Final.dwg Kofford, Kevin 8/22/2024 8:53 AM

MATCH LINE: SEE SHEET 1.8 FOR CONTINUATION



JOHN AND JASMIN CASTRO
15740 ALTA PLAZA
PID: 4127001005

BILL & JANE TANNER
PO BOX 492 PEYTON CO
PID: 4127001004

TIMOTHY & TRACY WINFREE
15790 ALTA PLAZA
PID: 4127001003

ANTHONY & MARY ADAMS
15880 ALTA PLAZA
PID: 4127001026

ANTHONY & MARY ADAMS
15880 ALTA PLAZA
PID: 4127001026

TEMPORARY SEDIMENT BASIN B8
REQUIRED VOLUME: 1,330 AC-FT
PROVIDED VOLUME: 3,944 AC-FT
BOTTOM ELEVATION: 7193'
TOP ELEVATION: 7195'
2 STANDPIPES
HOLE DIAMETER: 1"

EMERGENCY OVERFLOW
SPILLWAY: 30' CREST W/ 4:1
SIDE SLOPES. 46' TOP WIDTH
CONSTRUCTED IN FINAL POND
SPILLWAY LOCATION

PROPOSED OUTFALL
LOCATION FOR TSB POND B8

CONSTRUCT LOW TAILWATER
BASIN SEE DETAIL ON SHEET
1.18

ALTA PLAZA

PROPOSED CULVERT
B6-B. REF PLAN AND
PROFILE ON SHEET 1.16

PROPOSED CULVERT
B6-A. REF PLAN AND
PROFILE ON SHEET 1.16

PROPOSED 30.0'
DRAINAGE EASEMENT

PROPOSED 30.0'
DRAINAGE EASEMENT

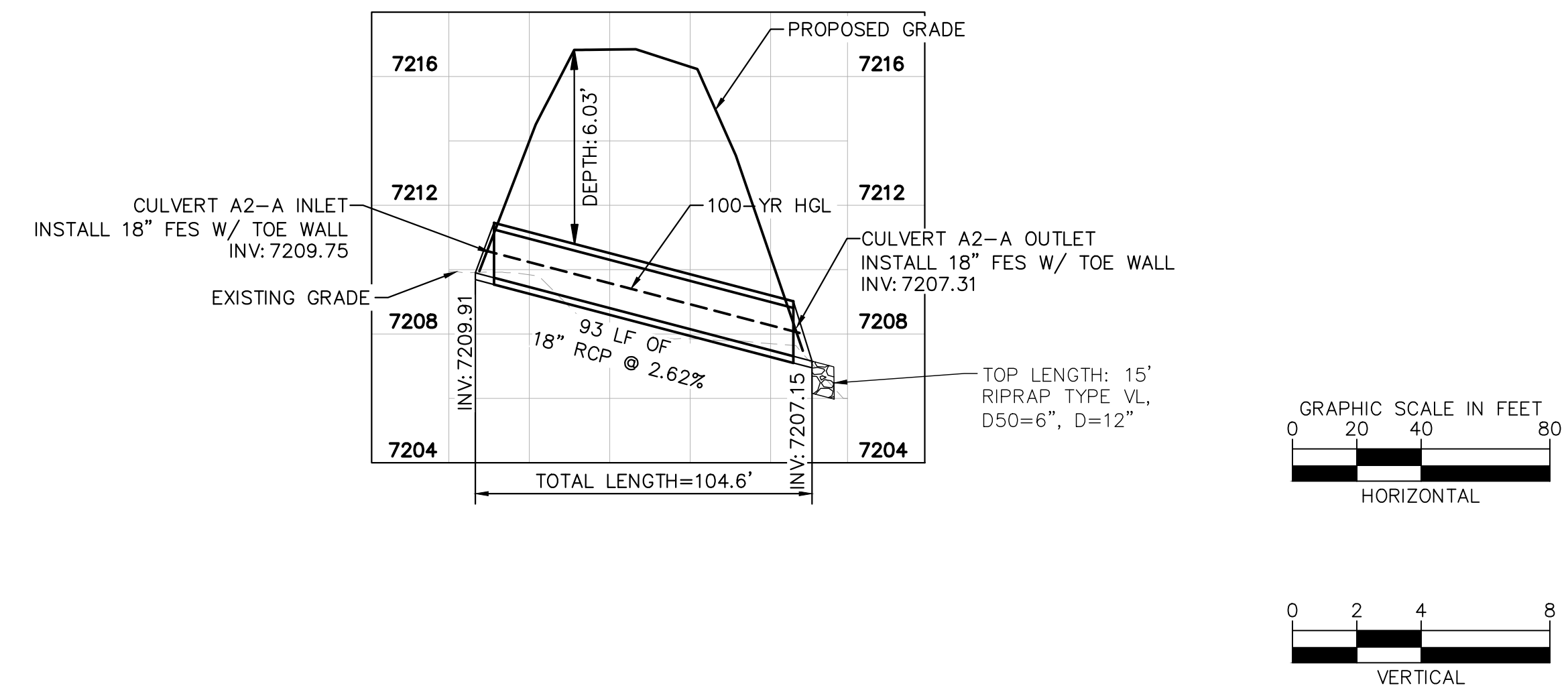
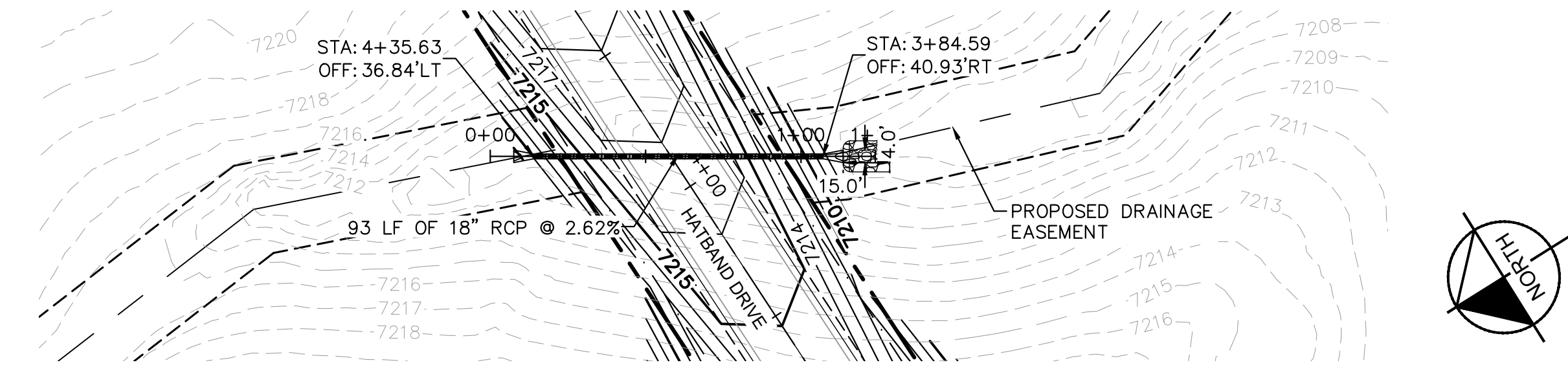
PROPOSED 55.0'
DRAINAGE EASEMENT

PROPOSED 30.0'
DRAINAGE EASEMENT

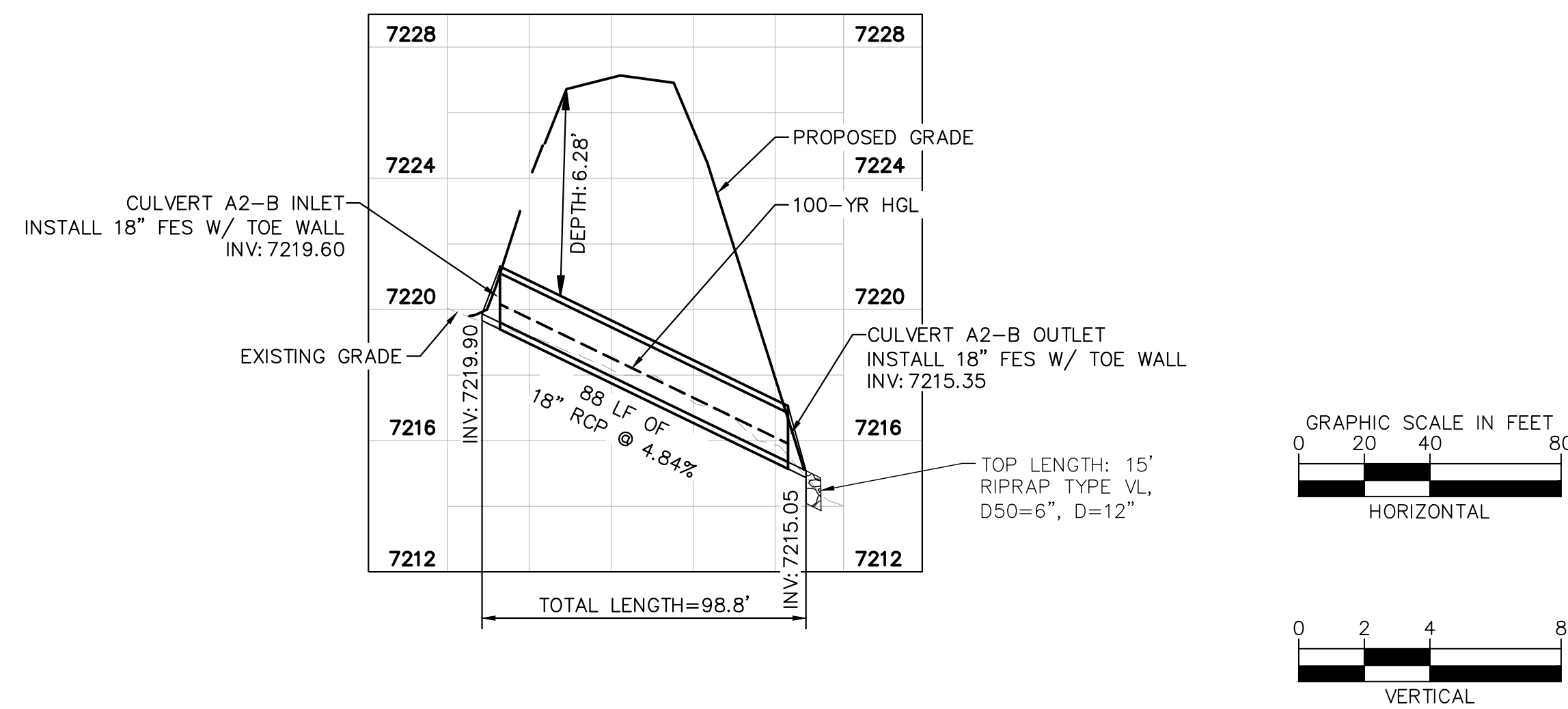
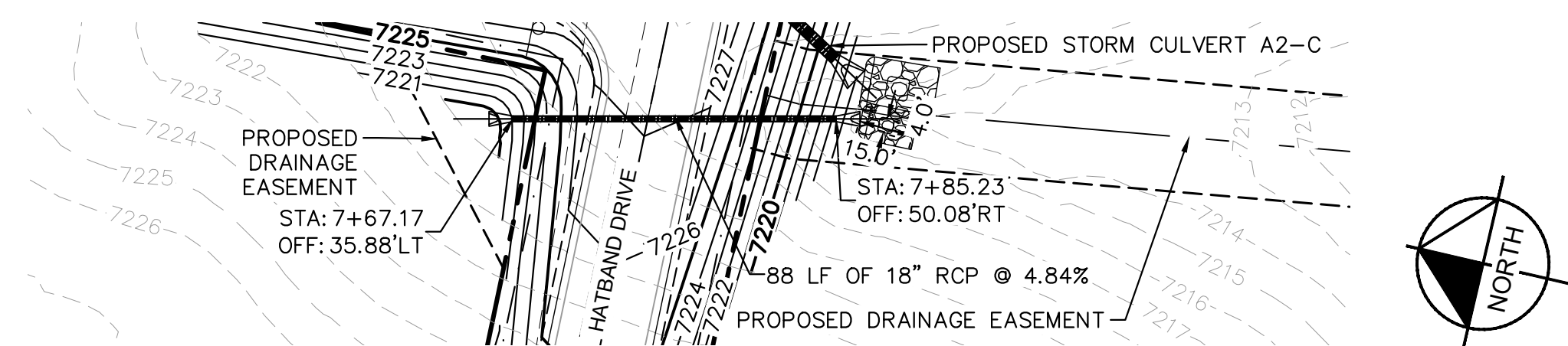
EXISTING STOCK
POND TO BE
REMOVED

NOTES

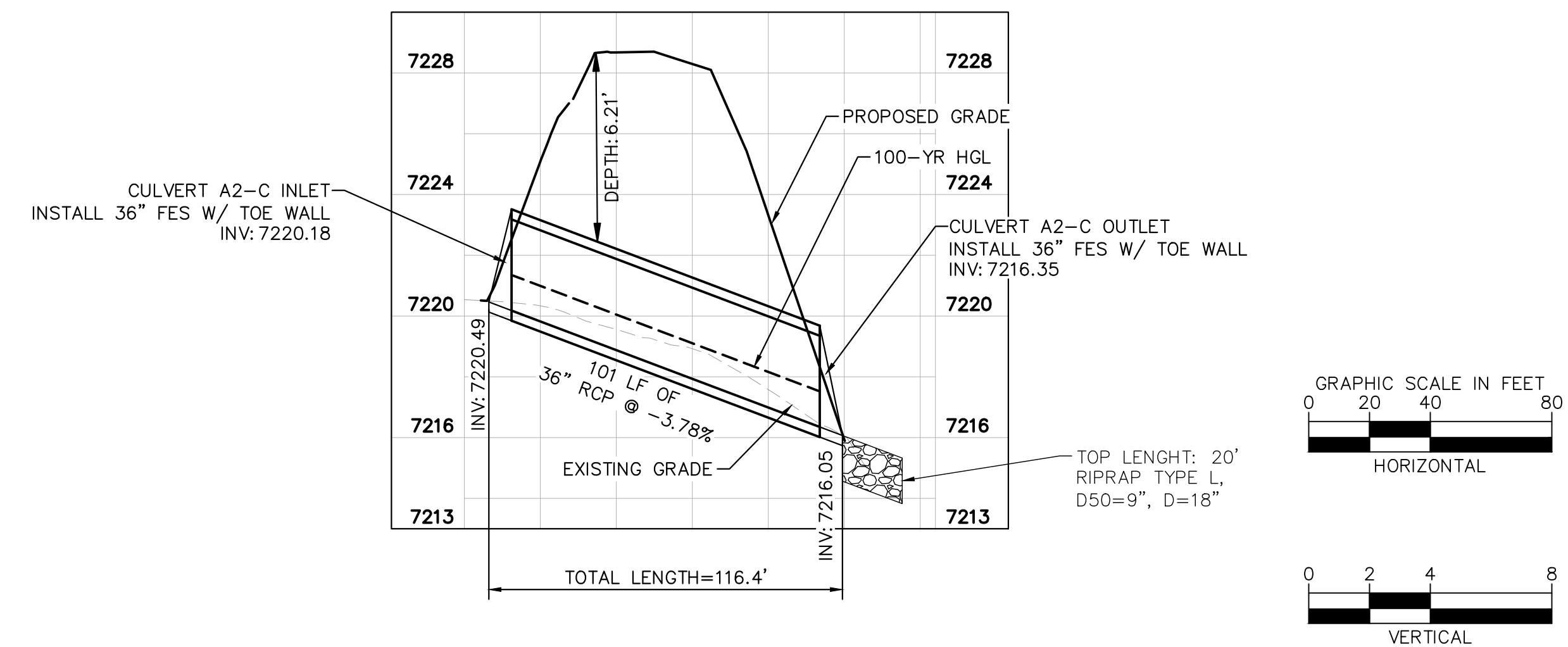
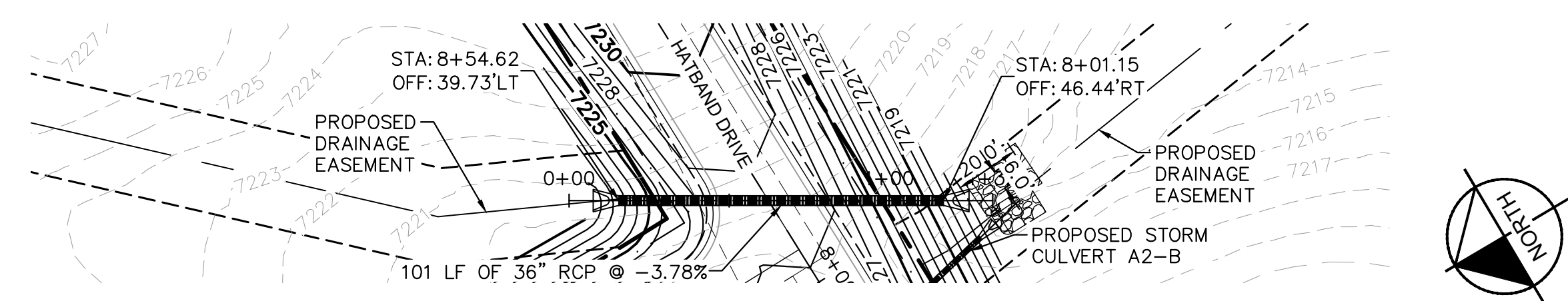
1. PIPE LENGTH SHOWN IS 2D PIPE LENGTH. CONTRACTOR TO VERIFY QUANTITIES FOR ACTUAL LENGTH.
2. ASSUMED FLARED END SECTIONS (FES) LENGTHS ARE THE FOLLOWING:
 6'-1": 18"-30" FES
 8'-1": 30" FES
 8'-2": 42"-48" FES



CULVERT A2-A PLAN AND PROFILE



CULVERT A2-B PLAN AND PROFILE



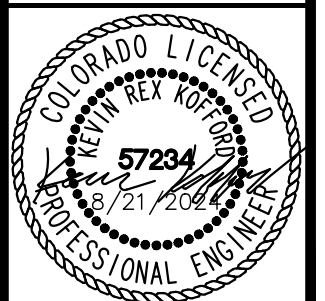
CULVERT A2-C PLAN AND PROFILE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: A.JL
 CHECKED BY: KRK
 DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
 EL PASO COUNTY, COLORADO
 PRE DEVELOPMENT GESC PLAN
 CULVERT PLAN

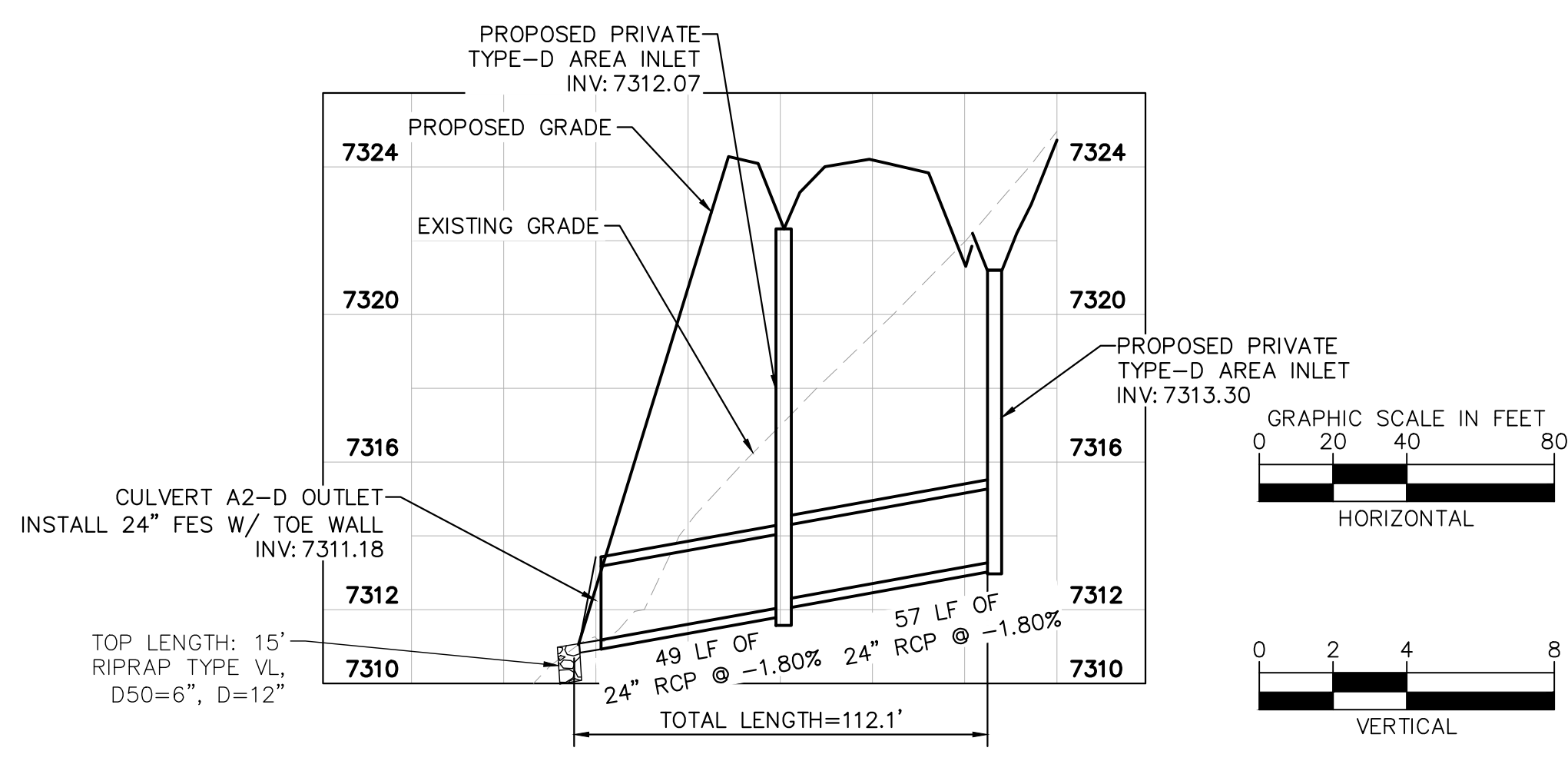
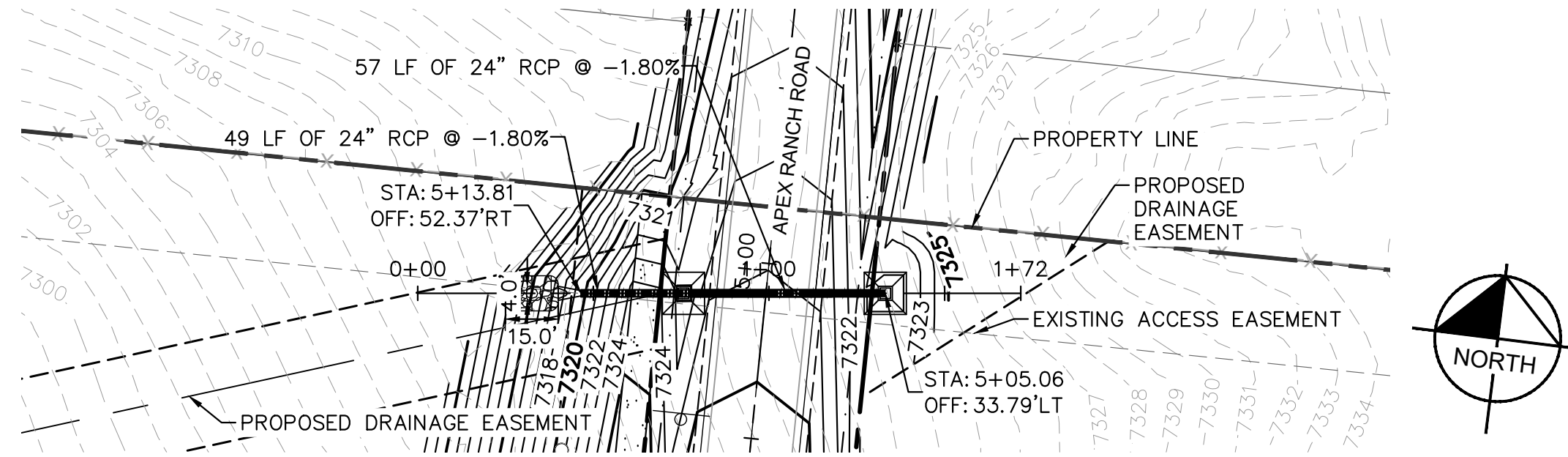


PROJECT NO.
196239003

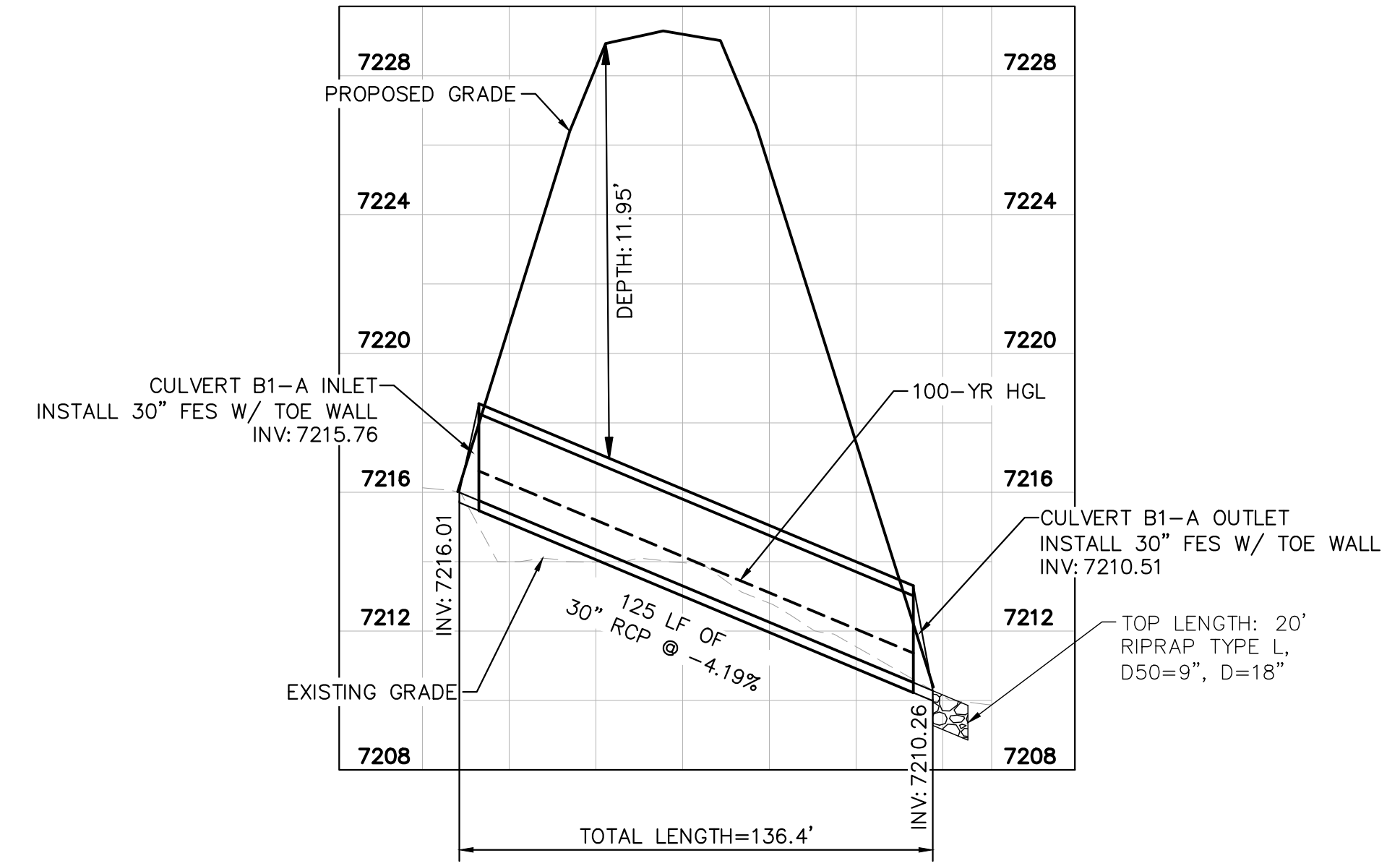
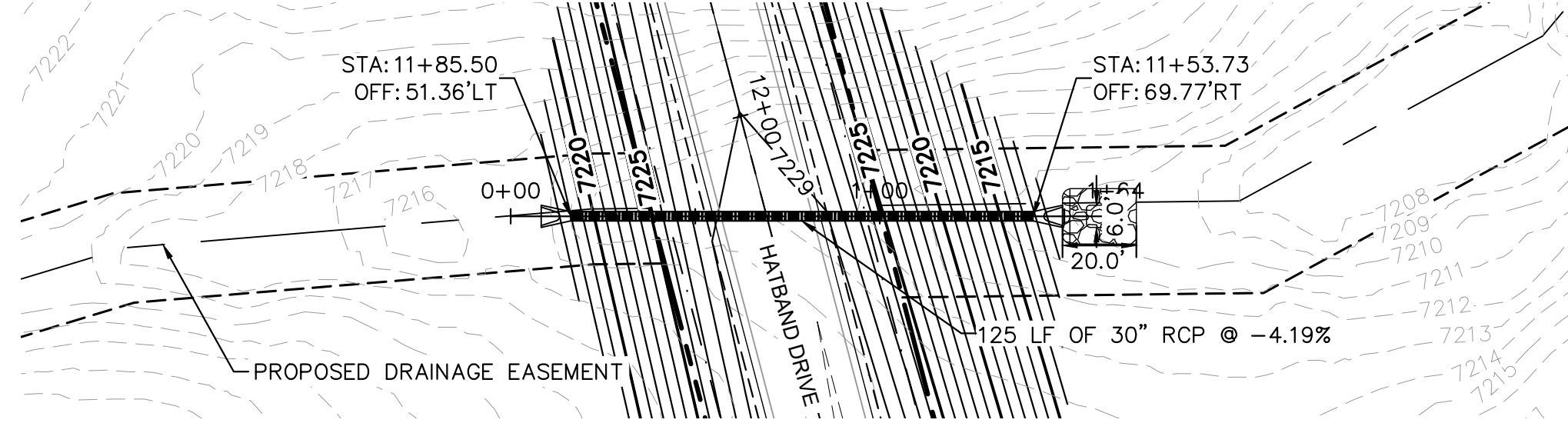
SHEET
1.15

NOTES

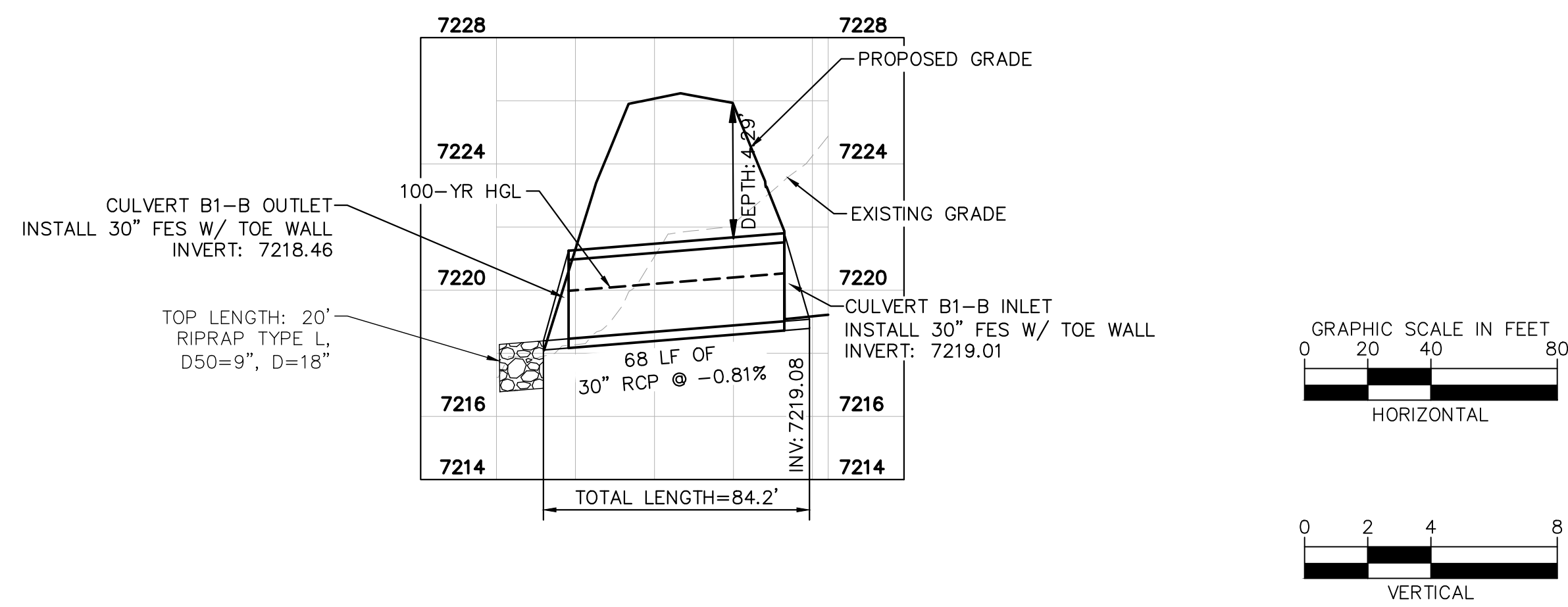
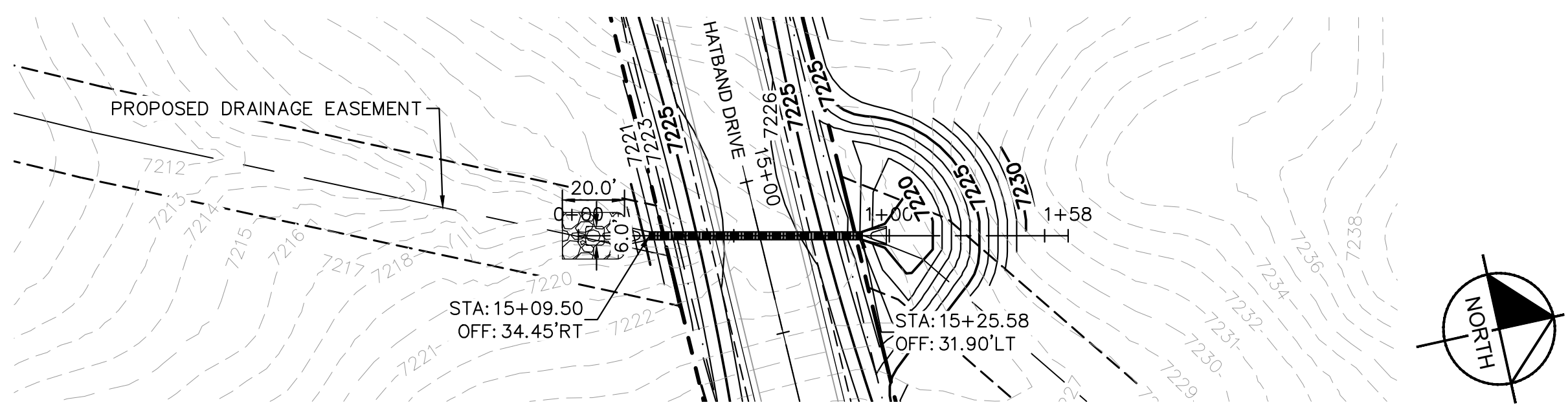
- PIPE LENGTH SHOWN IS 2D PIPE LENGTH. CONTRACTOR TO VERIFY QUANTITIES FOR ACTUAL LENGTH.
- ASSUMED FLARED END SECTIONS (FES) LENGTHS ARE THE FOLLOWING:
 6'-1": 18"-30" FES
 8'-1": 30" FES
 8'-2": 42"-48" FES



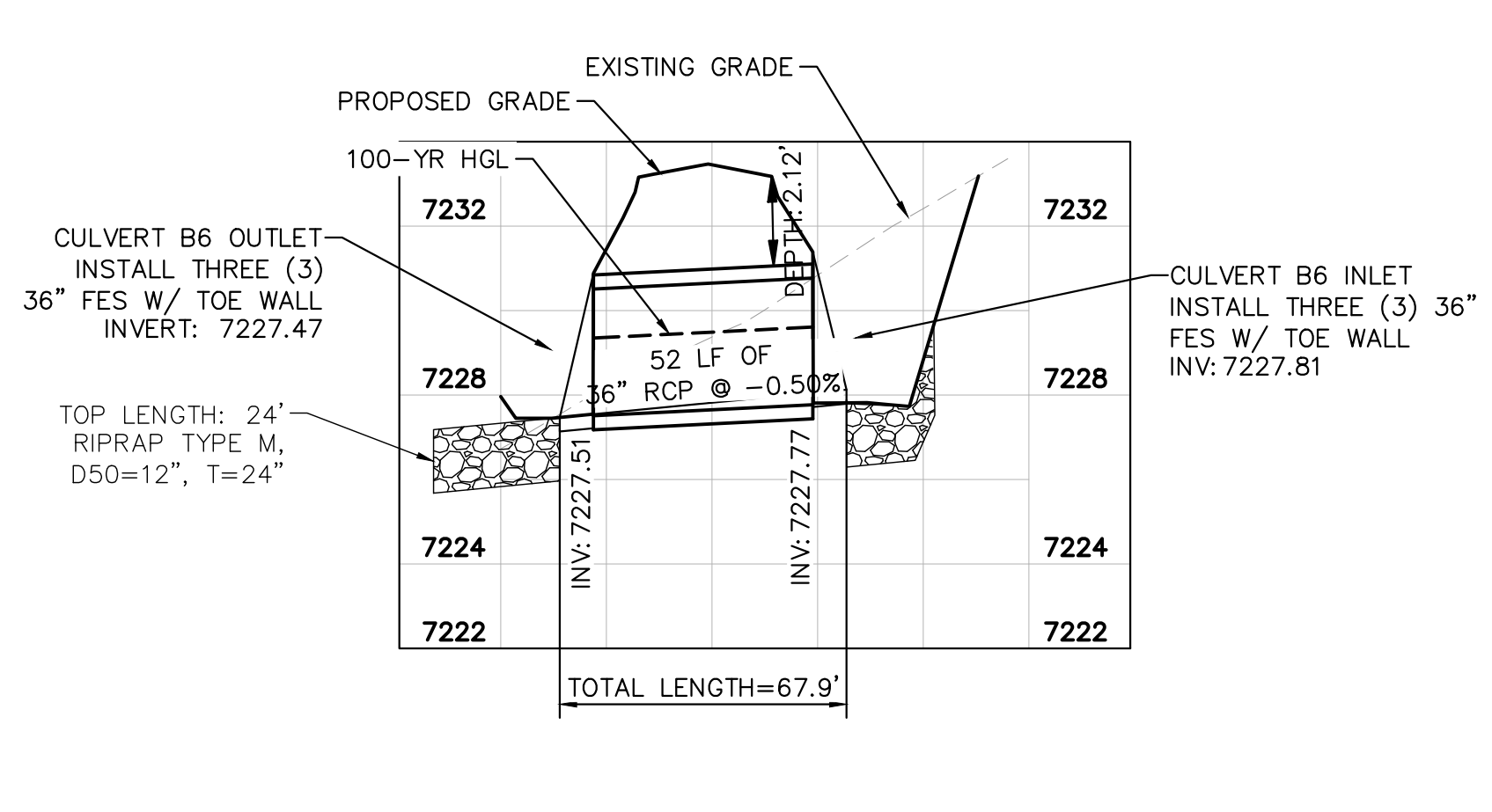
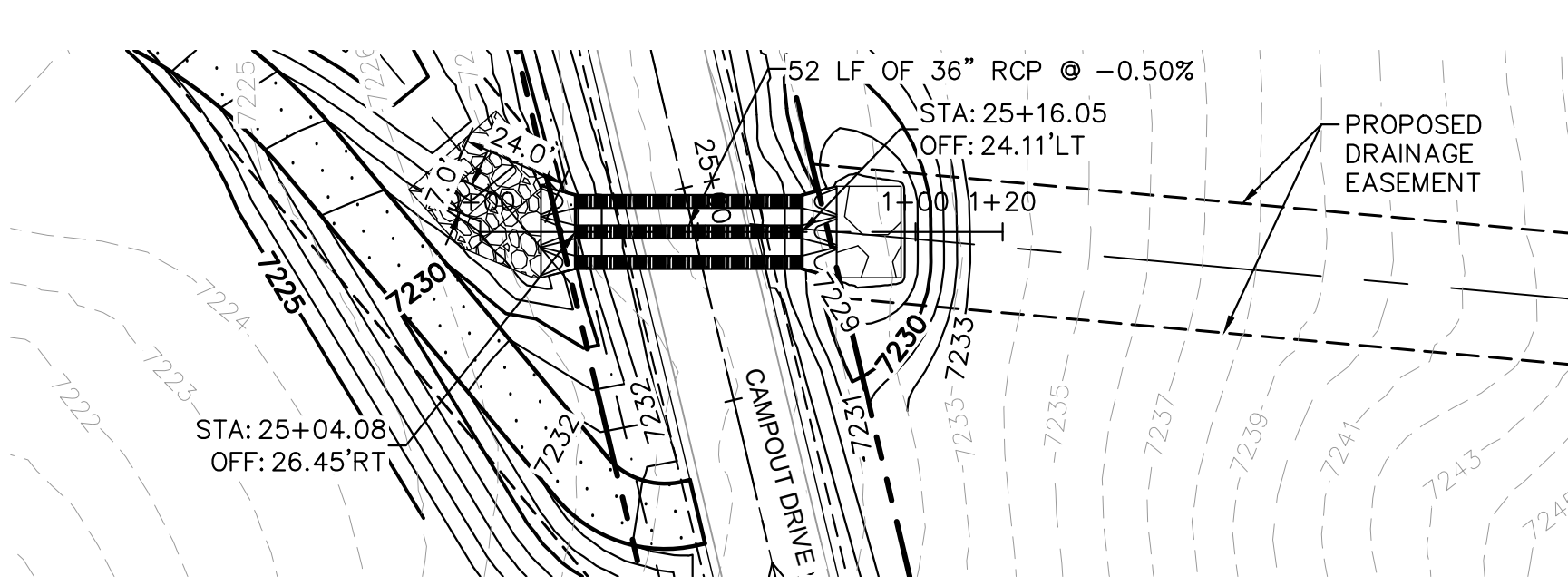
CULVERT A2-D PLAN AND PROFILE



CULVERT B1-A PLAN AND PROFILE



CULVERT B1-B PLAN AND PROFILE



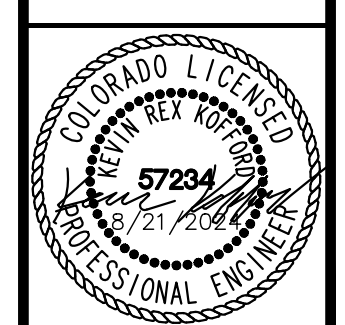
CULVERT B6-A PLAN AND PROFILE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: A.JL
 CHECKED BY: KRK
 DATE: 08/01/2024

**OVERLOOK AT HOMESTEAD FILING NO. 1
 EL PASO COUNTY, COLORADO
 PRE DEVELOPMENT GESC PLAN
 CULVERT PLAN**



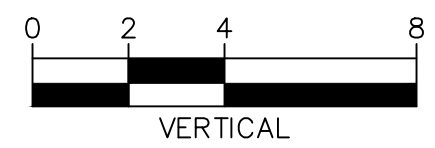
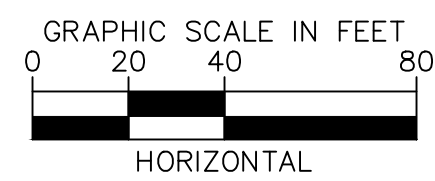
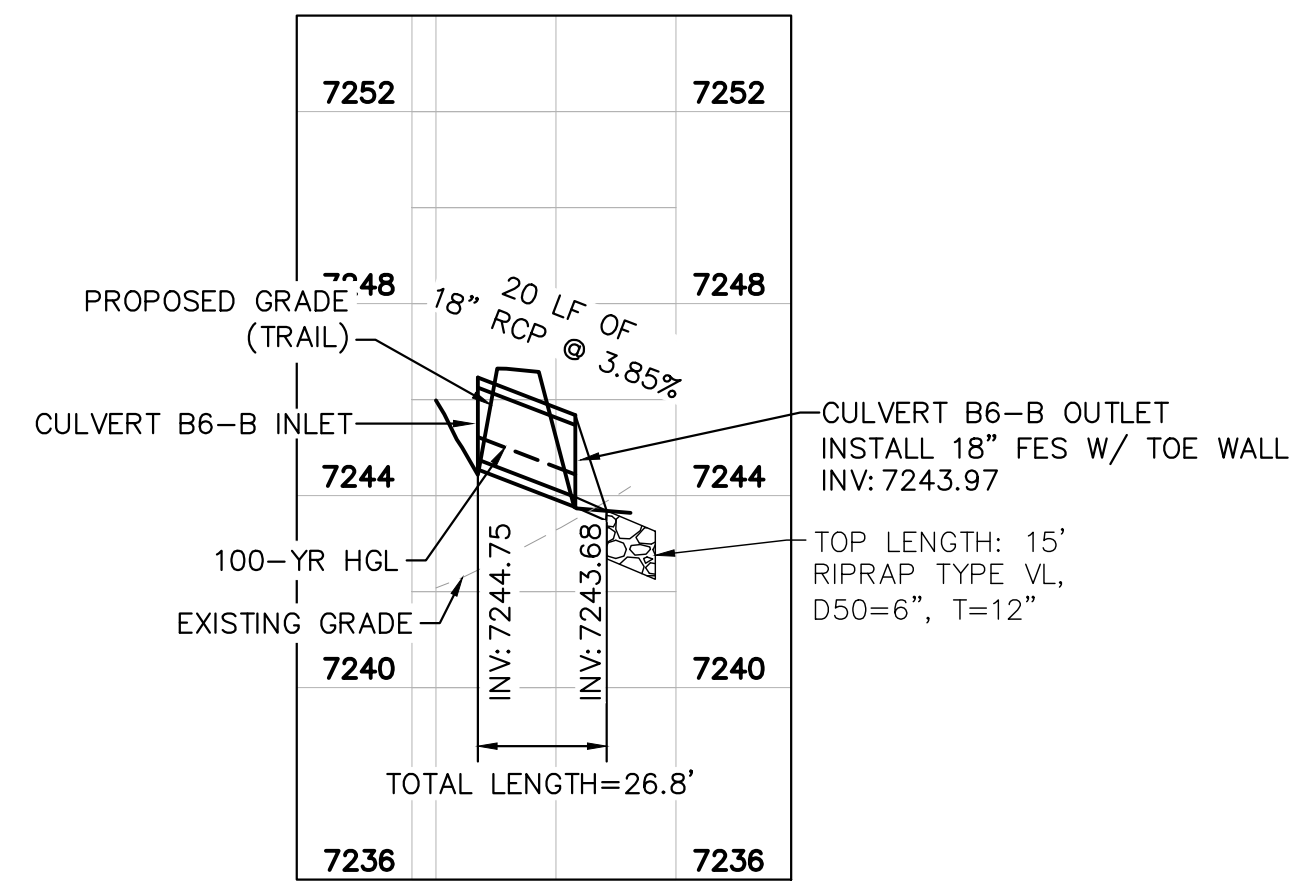
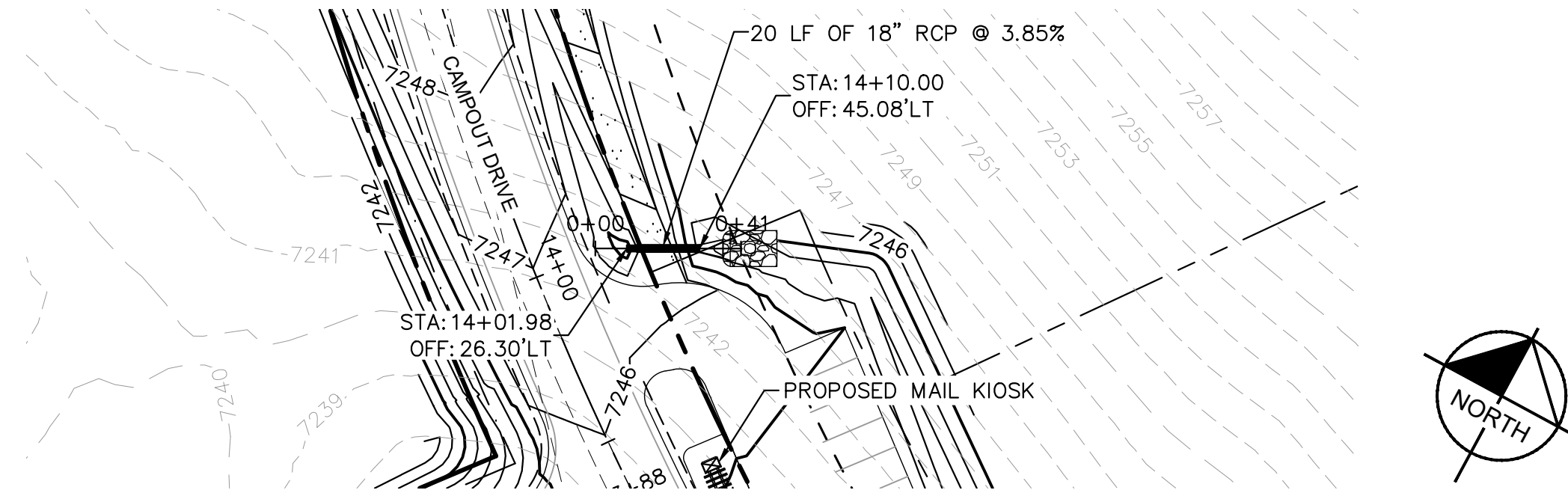
PROJECT NO.
196239003

SHEET
1.16

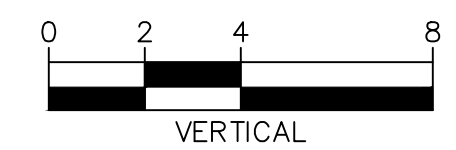
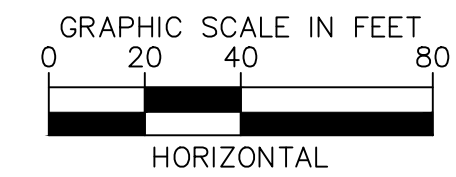
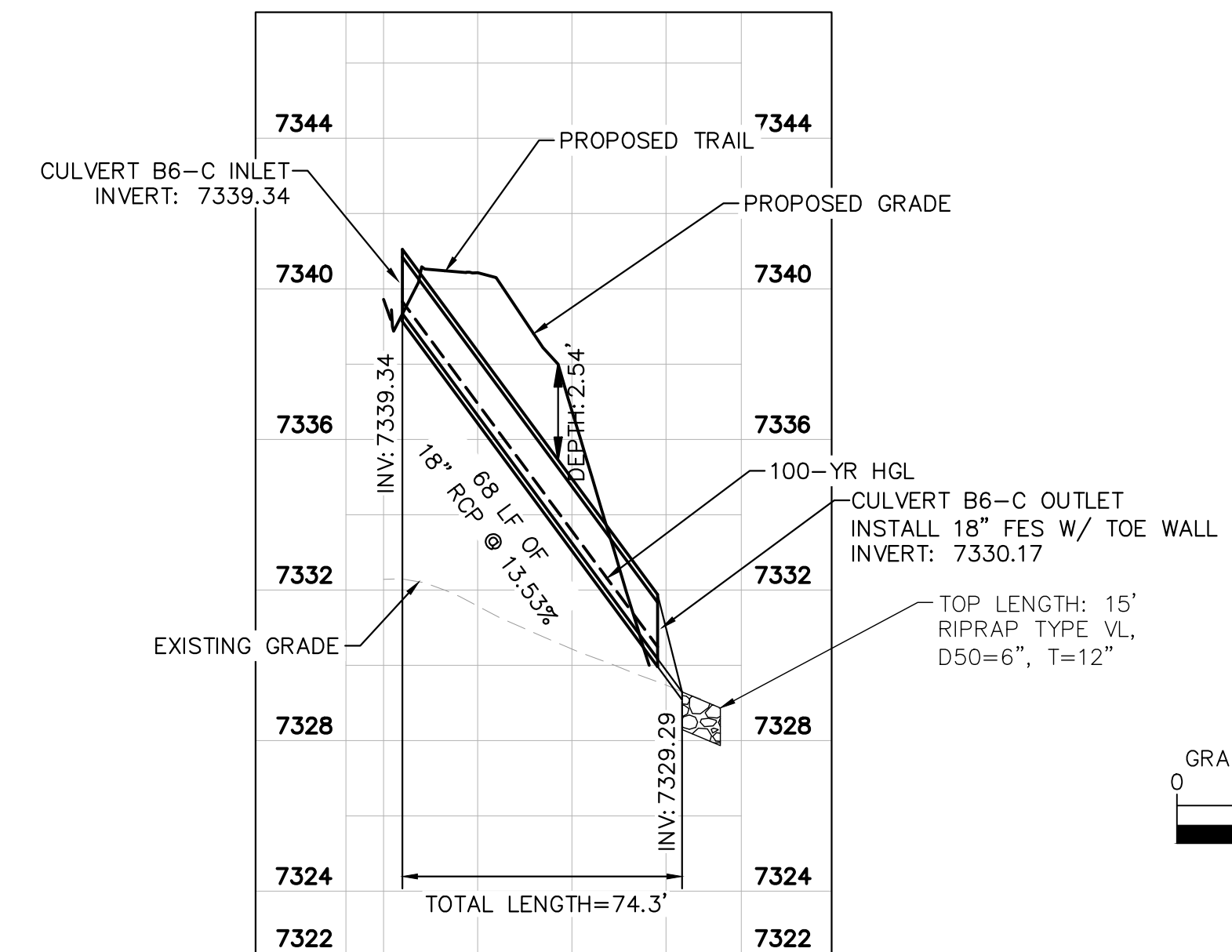
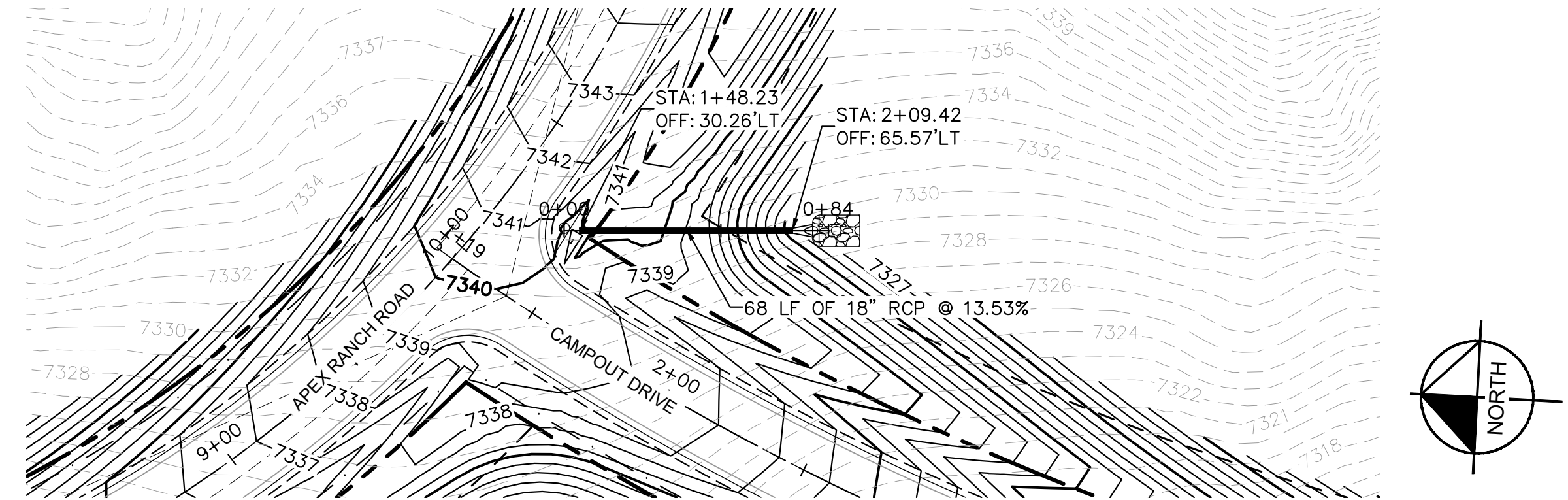
k:\cos_civil\196239003_overlook\CADD\PlanSheets\EG\EG_GEC_CULVERT.dwg Kofford, Kevin 8/22/2024 8:54 AM

NOTES

1. PIPE LENGTH SHOWN IS 2D PIPE LENGTH. CONTRACTOR TO VERIFY QUANTITIES FOR ACTUAL LENGTH.
2. ASSUMED FLARED END SECTIONS (FES) LENGTHS ARE THE FOLLOWING:
 6'-1": 18"-30" FES
 8'-1": 30" FES
 8'-2": 42"-48" FES



CULVERT B6-B PLAN AND PROFILE



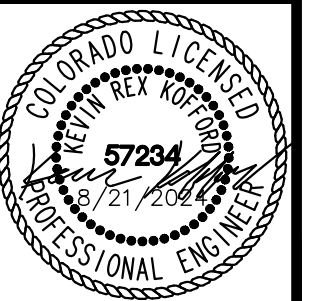
CULVERT B6-C PLAN AND PROFILE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: A.JL
 CHECKED BY: KRK
 DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
 EL PASO COUNTY, COLORADO
 PRE DEVELOPMENT GESC PLAN
CULVERT PLAN



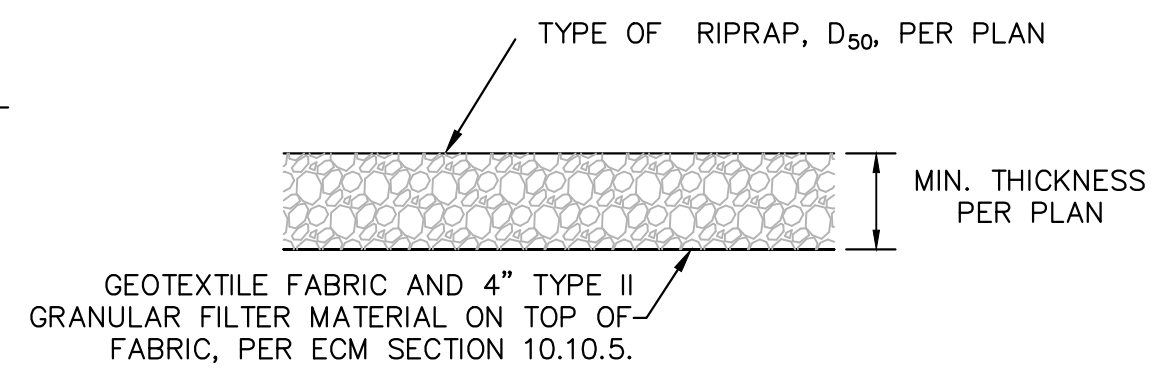
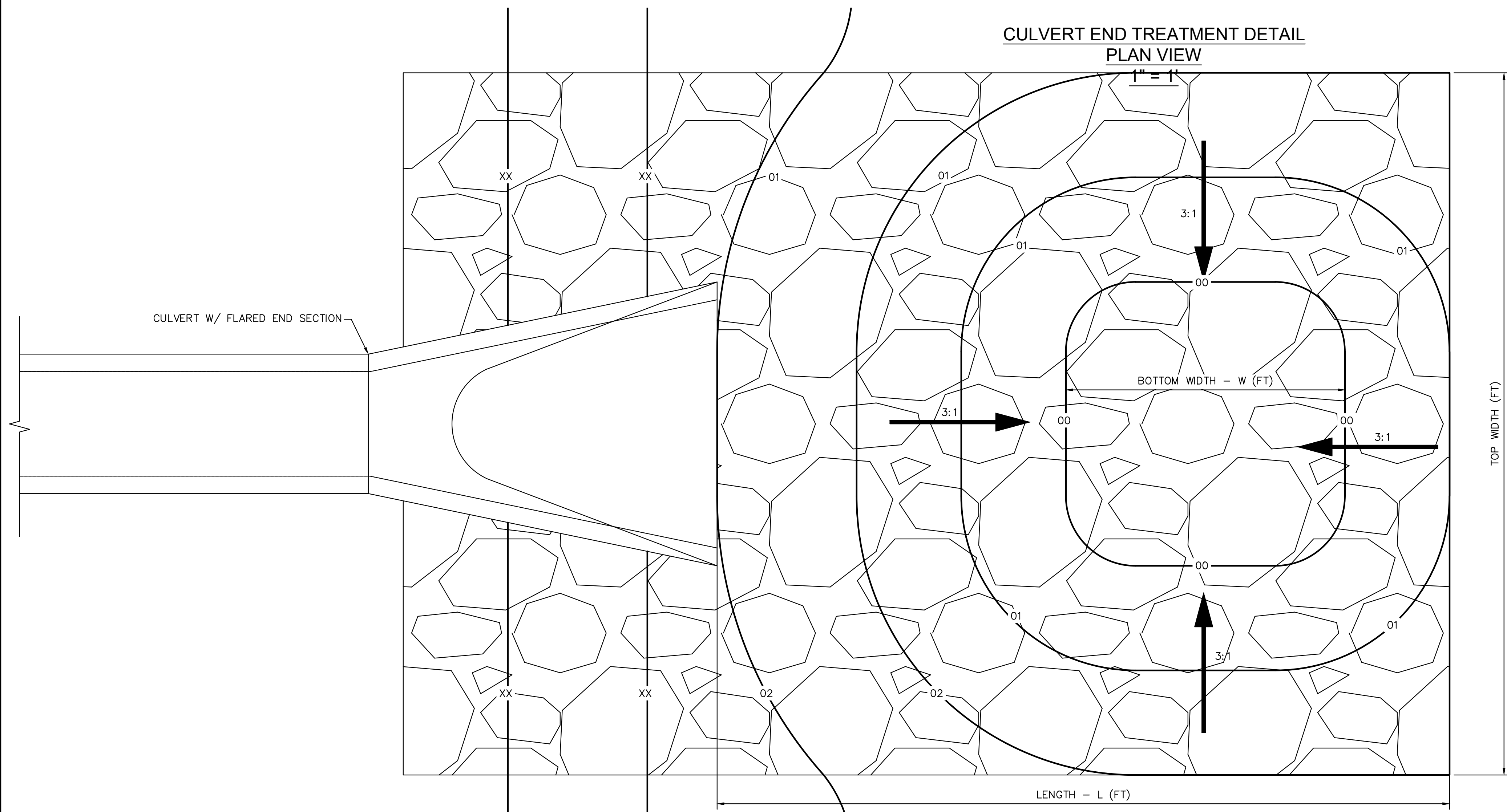
PROJECT NO.
196239003

SHEET

1.17

k:\cos_civil\196239003_overlook\CADD\PlanSheets\EG\EG_GEC_CULVERT.dwg Kofford, Kevin 8/22/2024 8:54 AM

**CULVERT END TREATMENT DETAIL
PLAN VIEW**
1" = 1'



1. D50 = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.
2. RIP RAP SHALL BE PER PLAN AND SHALL BE MIXED WITH 30% SOIL TO 70% RIP RAP.
3. RIP RAP SECTION THICKNESS SHALL BE 2.0 TIMES THE SPECIFIED MEAN PARTICLE SIZE (I.E. D50 X 2.0 MINIMUM) PER ECM SECTION 10.10.3.
4. ALL RIP RAP SHALL BE UNDERLAIN WITH GEOTEXTILE FILTER FABRIC FOR STABILIZATION.
5. RIP RAP SHALL WRAP AROUND AND EXTEND 2' MIN. BEHIND FLUME AND FLARED END SECTIONS.

TYPICAL RIPRAP SECTION DETAIL

Table 506-2

Pay Item	Stone Size d50 ¹ (Inches)	Percent of Material Smaller Than Typical Stone ²	Typical Stone Dimensions ³ (Inches)	Typical Stone Weight ⁴ (Pounds)
Riprap	6	70-100	12	85
		50-70	9	35
		35-50	6	10
		2-10	2	0.4
Riprap	9	70-100	15	160
		50-70	12	85
		35-50	9	35
		2-10	3	1.3
Riprap	12	70-100	21	440
		50-70	18	275
		35-50	12	85
		2-10	4	3
Riprap	18	100	30	1280
		50-70	24	650
		35-50	18	275
		2-10	6	10
Riprap	24	100	42	3500
		50-70	33	1700
		35-50	24	650
		2-10	9	35

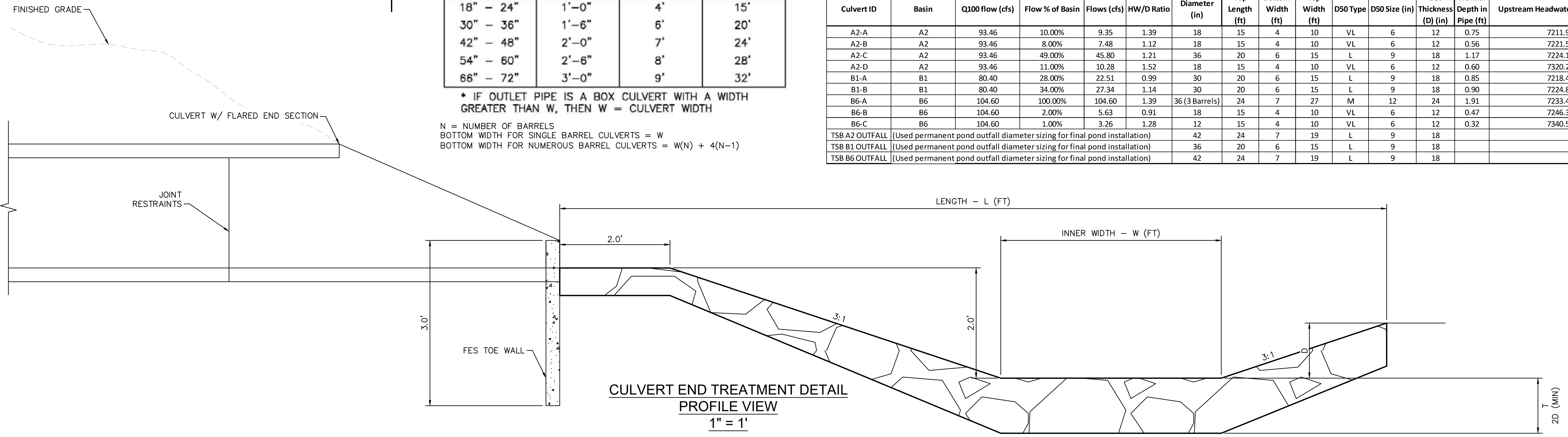
¹d50 = nominal stone size
²based on typical rock mass
³equivalent spherical diameter
⁴based on a specific gravity = 2.5

PIPE SIZE OR BOX HEIGHT	D	W*	L
18" - 24"	1'-0"	4'	15'
30" - 36"	1'-6"	6'	20'
42" - 48"	2'-0"	7'	24'
54" - 60"	2'-6"	8'	28'
66" - 72"	3'-0"	9'	32'

* IF OUTLET PIPE IS A BOX CULVERT WITH A WIDTH GREATER THAN W, THEN W = CULVERT WIDTH
 N = NUMBER OF BARRELS
 BOTTOM WIDTH FOR SINGLE BARREL CULVERTS = W
 BOTTOM WIDTH FOR NUMEROUS BARREL CULVERTS = W(N) + 4(N-1)

Culvert & Riprap Summary														
Culvert ID	Basin	Culvert Details					Riprap Details (Low Tailwater Basin Design)							
		Q10 flow (cfs)	Flow % of Basin	Flows (cfs)	HW/D Ratio	Diameter (in)	Top Length (ft)	Bottom Width (ft)	Top Width (ft)	D50 Type	D50 Size (in)	D50 Thickness (D) (in)	Normal Depth in Pipe (ft)	Upstream Headwater Elevation (ft)
A2-A	A2	93.46	10.00%	9.35	1.39	18	15	4	10	VL	6	12	0.75	7211.99
A2-B	A2	93.46	8.00%	7.48	1.12	18	15	4	10	VL	6	12	0.56	7221.58
A2-C	A2	93.46	49.00%	45.80	1.21	36	20	6	15	L	9	18	1.17	7224.11
A2-D	A2	93.46	11.00%	10.28	1.52	18	15	4	10	VL	6	12	0.60	7320.27
B1-A	B1	80.40	28.00%	22.51	0.99	30	20	6	15	L	9	18	0.85	7218.48
B1-B	B1	80.40	34.00%	27.34	1.14	30	20	6	15	L	9	18	0.90	7224.85
B6-A	B6	104.60	100.00%	104.60	1.39	36 (3 Barrels)	24	7	27	M	12	24	1.91	7233.42
B6-B	B6	104.60	2.00%	5.63	0.91	18	15	4	10	VL	6	12	0.47	7246.36
B6-C	B6	104.60	1.00%	3.26	1.28	12	15	4	10	VL	6	12	0.32	7340.58
TSB A2 OUTFALL	(Used permanent pond outfall diameter sizing for final pond installation)					42	24	7	19	L	9	18		
TSB B1 OUTFALL	(Used permanent pond outfall diameter sizing for final pond installation)					36	20	6	15	L	9	18		
TSB B6 OUTFALL	(Used permanent pond outfall diameter sizing for final pond installation)					42	24	7	19	L	9	18		

**CULVERT END TREATMENT DETAIL
PROFILE VIEW**
1" = 1'



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: A.JL
 CHECKED BY: KRK
 DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
 EL PASO COUNTY, COLORADO
 PRE DEVELOPMENT GESC PLAN
 CULVERT END TREATMENT

COLORADO LICENSED PROFESSIONAL ENGINEER
 57234
 KEVIN KOFFORD

PROJECT NO. 196239003
 SHEET 1.18

Construction Fence (CF) SM-3

Description

A construction fence restricts site access to designated entrances and exits, delineates construction site boundaries, and keeps construction out of sensitive areas such as natural areas to be preserved as open space, wetlands and riparian areas.



Photograph CF-1. A construction fence helps delineate areas where existing vegetation is being protected. Photo courtesy of Douglas County.

Appropriate Uses

A construction fence can be used to delineate the site perimeter and locations within the site where access is restricted to protect natural resources such as wetlands, waterbodies, trees, and other natural areas of the site that should not be disturbed.

If natural resource protection is an objective, then the construction fencing should be used in combination with other perimeter control BMPs such as silt fence, sediment control logs or similar measures.

Design and Installation

Construction fencing may be chain link or plastic mesh and should be installed following manufacturer's recommendations. See Detail CF-1 for typical installations.

Do not place construction fencing in areas within work limits of machinery.

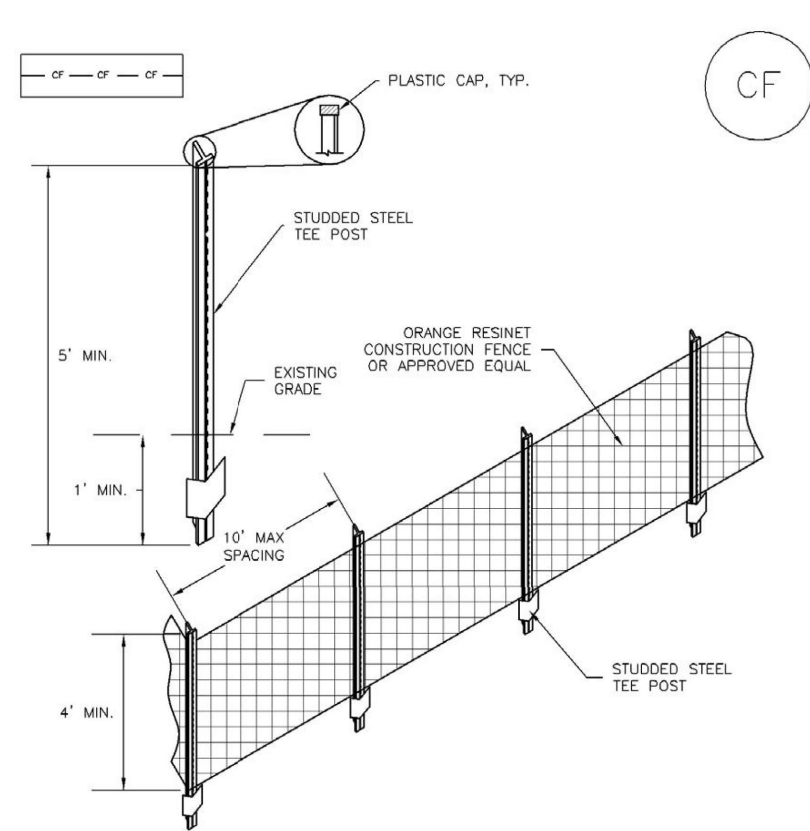
Maintenance and Removal

- Inspect fences for damage; repair or replace as necessary.
- Fencing should be tight and any areas with slumping or fallen posts should be reinstalled.
- Fencing should be removed once construction is complete.

Construction Fence	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CF-1

SM-3 Construction Fence (CF)



CF-1. PLASTIC MESH CONSTRUCTION FENCE

- CONSTRUCTION FENCE INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF CONSTRUCTION FENCE.
 - CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 - 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.
 - STudded steel tee posts shall be utilized to support the construction fence. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
 - CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

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

Construction Fence (CF) SM-3

CONSTRUCTION FENCE 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.
 - CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS KIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USPED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAIL ADAPTED FROM USPED BMPs, COLORED, NOT AVAILABLE IN AUTOCAD)

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

Vehicle Tracking Control (VTC) SM-4

Description

Vehicle tracking controls provide stabilized construction site access where vehicles exit the site onto paved public roads. An effective vehicle tracking control helps remove sediment (mud or dirt) from vehicles, reducing tracking onto the paved surface.



Photograph VTC-1. A vehicle tracking control pad constructed with properly sized rock reduces off-site sediment tracking.

Appropriate Uses

Implement a stabilized construction entrance or vehicle tracking control where frequent heavy vehicle traffic exits the construction site onto a paved roadway. An effective vehicle tracking control is particularly important during the following conditions:

- Wet weather periods when mud is easily tracked off site.
- During dry weather periods where dust is a concern.
- When poorly drained, clayey soils are present on site.

Although wheel washes are not required in designs of vehicle tracking controls, they may be needed at particularly muddy sites.

Design and Installation

Construct the vehicle tracking control on a level surface. Where feasible, grade the tracking control towards the construction site to reduce off-site runoff. Place signage, as needed, to direct construction vehicles to the designated exit through the vehicle tracking control. There are several different types of stabilized construction entrances including:

- VTC-1. Aggregate Vehicle Tracking Control.** This is a coarse-aggregate surfaced pad underlain by a geotextile. This is the most common vehicle tracking control, and when properly maintained can be effective at removing sediment from vehicle tires.
- VTC-2. Vehicle Tracking Control with Construction Mat or Turf Reinforcement Mat.** This type of control may be appropriate for site access at very small construction sites with low traffic volume over vegetated areas. Although this application does not typically remove sediment from vehicles, it helps protect existing vegetation and provides a stabilized entrance.

Vehicle Tracking Control	
Erosion Control	Moderate
Sediment Control	Yes
Site/Material Management	Yes

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-1

SM-4 Vehicle Tracking Control (VTC)

VTC-3. Stabilized Construction Entrance/Exit with Wheel Wash. This is an aggregate pad, similar to VTC-1, but includes equipment for tire washing. The wheel wash equipment may be as simple as hand-held power washing equipment to more advanced proprietary systems. When a wheel wash is provided, it is important to direct wash water to a sediment trap prior to discharge from the site.

Vehicle tracking controls are sometimes installed in combination with a sediment trap to treat runoff.

Maintenance and Removal

Inspect the area for degradation and replace aggregate or material used for a stabilized entrance/exit as needed. If the area becomes clogged and ponds water, remove and dispose of excess sediment or replace material with a fresh layer of aggregate as necessary.



Photograph VTC-2. A vehicle tracking control pad with wheel wash facility. Photo courtesy of Tom Gore.

With aggregate vehicle tracking controls, ensure rock and debris from this area do not enter the public right-of-way.

Remove sediment that is tracked onto the public right of way daily or more frequently as needed. Excess sediment in the roadway indicates that the stabilized construction entrance needs maintenance.

Ensure that drainage ditches at the entrance/exit area remain clear.

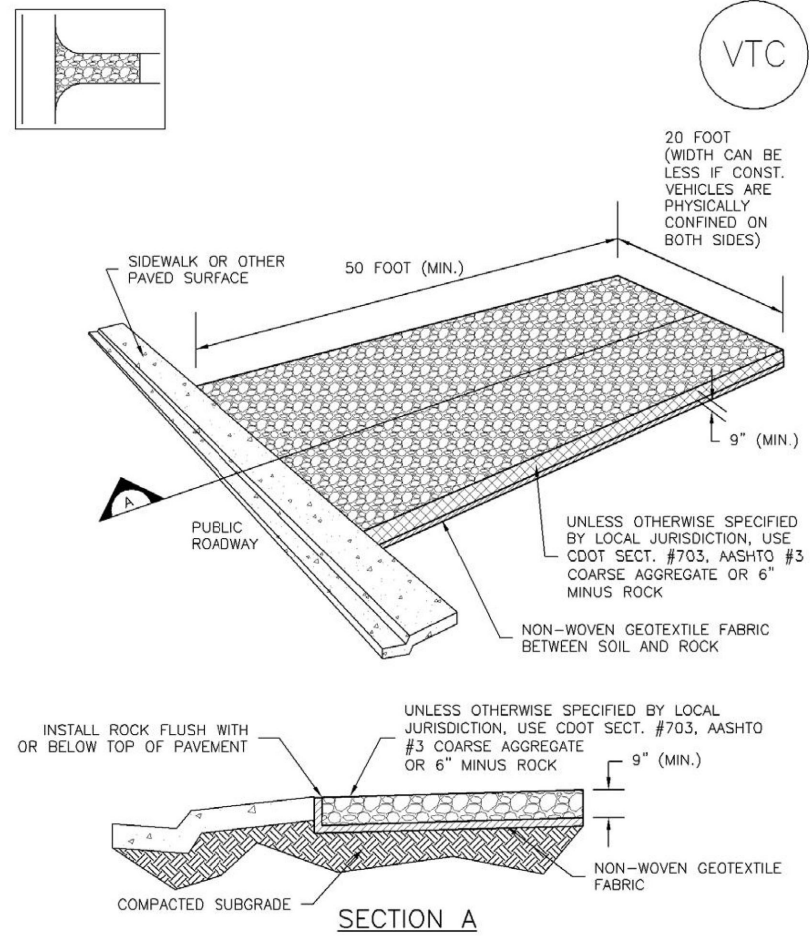
A stabilized entrance should be removed only when there is no longer the potential for vehicle tracking on access. This is typically after the site has been stabilized.

When wheel wash equipment is used, be sure that the wash water is discharged to a sediment trap prior to discharge. Also inspect channels conveying the water from the wash area to the sediment trap and stabilize areas that may be eroding.

When a construction entrance/exit is removed, excess sediment from the aggregate should be removed and disposed of appropriately. The entrance should be promptly stabilized with a permanent surface following removal, typically by paving.

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

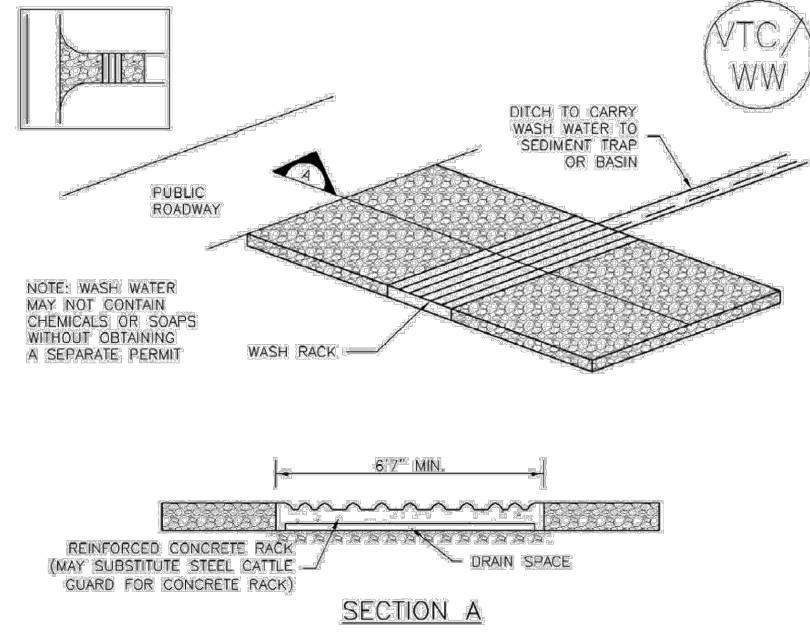
Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

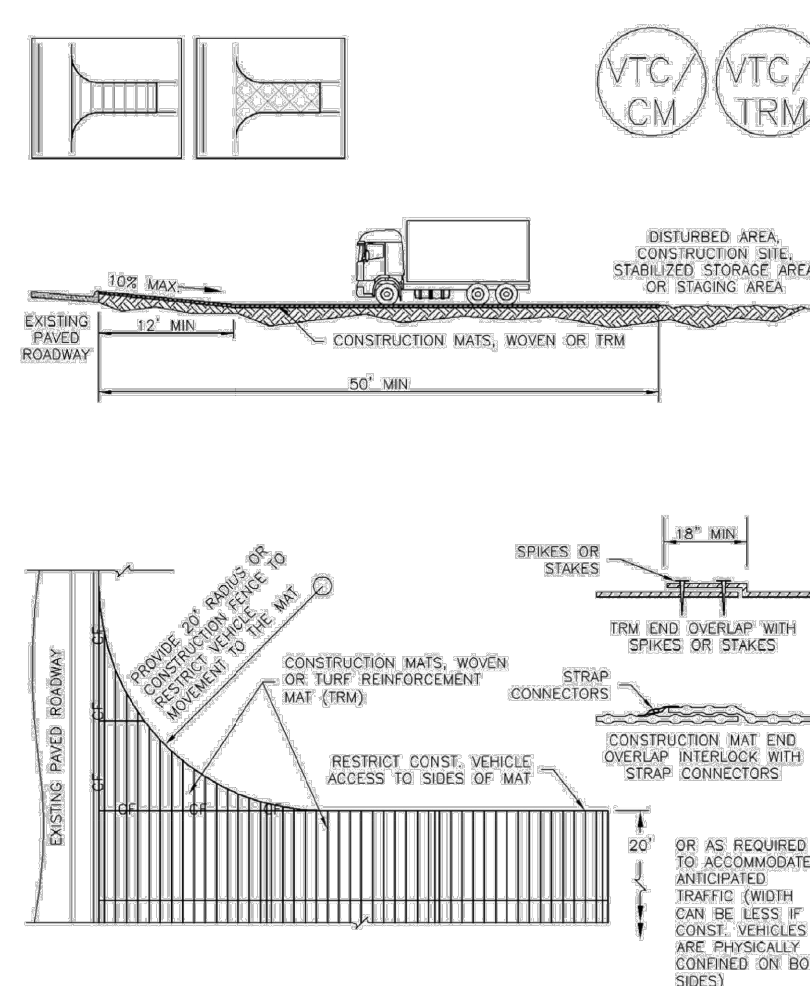
SM-4 Vehicle Tracking Control (VTC)



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

- 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).
- 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.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6\"/>

- STABILIZED CONSTRUCTION ENTRANCE/EXIT 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.
 - ROCK SHALL BE REAPPALLED OR REGRADED AS NECESSARY TO THE STABILIZED CONSTRUCTION ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
 - 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 USPED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM USPED BMPs, COLORED, NOT AVAILABLE IN AUTOCAD)

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

SM-6 Stabilized Staging Area (SSA)

Description

A stabilized staging area is a clearly designated area where construction equipment and vehicles, stockpiles, waste bins, and other construction-related materials are stored. The contractor office trailer may also be located in this area. Depending on the size of the construction site, more than one staging area may be necessary.



Photograph SSA-1. Example of a staging area with a gravel surface to prevent mud tracking and reduce runoff. Photo courtesy of Douglas County.

Appropriate Uses

Most construction sites will require a staging area, which should be clearly designated in SWMP drawings. The layout of the staging area may vary depending on the type of construction activity. Staging areas located in roadways due to space constraints require special measures to avoid materials being washed into storm inlets.

Design and Installation

Stabilized staging areas should be completed prior to other construction activities beginning on the site. Major components of a stabilized staging area include:

- Appropriate space to contain storage and provide for loading/unloading operations, as well as parking if necessary.
- A stabilized surface, either paved or covered, with 3-inch diameter aggregate or larger.
- Perimeter controls such as silt fence, sediment control logs, or other measures.
- Construction fencing to prevent unauthorized access to construction materials.
- Provisions for Good Housekeeping practices related to materials storage and disposal, as described in the Good Housekeeping BMP Fact Sheet.
- A stabilized construction entrance/exit, as described in the Vehicle Tracking Control BMP Fact Sheet, to accommodate traffic associated with material delivery and waste disposal vehicles.

Over-sizing the stabilized staging area may result in disturbance of existing vegetation in excess of that required for the project. This increases costs, as well as requirements for long-term stabilization following the construction period. When designing the stabilized staging area, minimize the area of disturbance to the extent practical.

Stabilized Staging Area	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	Yes

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-1

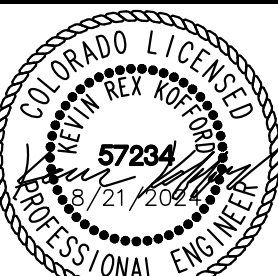
k:\cos_civil\196239003_silverbrook\CADD\PlanSheets\EG\EG_GEC_DT.dwg Korford, Kevin 8/22/2024 8:54 AM

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
DETAIL SHEET (1 OF 7)

DESIGNED BY: KRK
DRAWN BY: A.JL
CHECKED BY: KRK
DATE: 08/01/2024

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

NO.	REVISION	DATE	APPR.



PROJECT NO.
196239003

SHEET
1.19

SSA-6 Stabilized Staging Area (SSA)

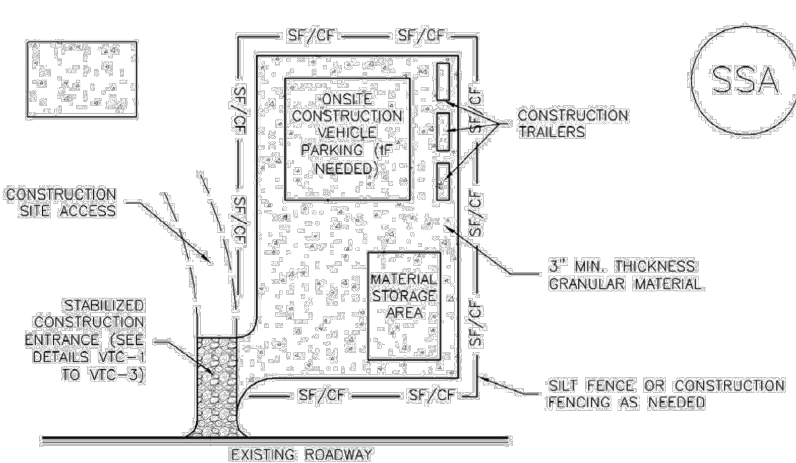
- Minimizing Long-Term Stabilization Requirements**
- Utilize off-site parking and restrict vehicle access to the site.
 - Use construction mats in lieu of rock when staging is provided in an area that will not be disturbed otherwise.
 - Consider use of a bermed contained area for materials and equipment that do not require a stabilized surface.
 - Consider phasing of staging areas to avoid disturbance in an area that will not be otherwise disturbed.

See Detail SSA-1 for a typical stabilized staging area and SSA-2 for a stabilized staging area when materials staging in roadways is required.

Maintenance and Removal

Maintenance of stabilized staging areas includes maintaining a stable surface cover of gravel, repairing perimeter controls, and following good housekeeping practices. When construction is complete, debris, unused stockpiles and materials should be recycled or properly disposed. In some cases, this will require disposal of contaminated soil from equipment leaks in an appropriate landfill. Staging areas should then be permanently stabilized with vegetation or other surface cover planned for the development.

SSA-1 Stabilized Staging Area (SSA)



SSA-1. STABILIZED STAGING AREA

- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREAS
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
 - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSEEING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
 - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
 - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
 - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

- STABILIZED STAGING AREA 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.
 - ROCK SHALL BE REPAVING OR REGRADING AS NECESSARY IF RUTTING OCCURS OR UNDERLIES SUBGRADE RECORDS EXPOSED.

SSA-4 Stabilized Staging Area (SSA)

- STABILIZED STAGING AREA MAINTENANCE NOTES**
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 - 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.
 - MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION BY ISSUE WHEN RECYCLED CONCRETE WAS PLACED.
 - MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAIL ADAPTED FROM SOULAR COUNTY, COLORADO, NOT AVAILABLE IN JURISDICTION)

CWA-1 Concrete Washout Area (CWA)

Description

Concrete waste management involves designating and properly managing a specific area of the construction site as a concrete washout area. A concrete washout area can be created using one of several approaches designed to receive wash water from washing of tools and concrete mixer chutes, liquid concrete waste from dump trucks, mobile batch mixers, or pump trucks. Three basic approaches are available: excavation of a pit in the ground, use of an above ground storage area, or use of prefabricated haul-away concrete washout containers. Surface discharges of concrete washout water from construction sites are prohibited.



Photograph CWA-1. Example of concrete washout area. Note gravel tracking pad for access and sign.

Appropriate Uses

Concrete washout areas must be designated on all sites that will generate concrete wash water or liquid concrete waste from onsite concrete mixing or concrete delivery.

Because pH is a pollutant of concern for washout activities, when unlined pits are used for concrete washout, the soil must have adequate buffering capacity to result in protection of state groundwater standards; otherwise, a liner/containment must be used. The following management practices are recommended to prevent an impact from unlined pits to groundwater:

- The use of the washout site should be temporary (less than 1 year), and
- The washout site should be located in an area where shallow groundwater may be present, such as near natural drainages, springs, or wetlands.

Design and Installation

Concrete washout activities must be conducted in a manner that does not contribute pollutants to surface waters or stormwater runoff. Concrete washout areas may be lined or unlined excavated pits in the ground, commercially manufactured prefabricated washout containers, or aboveground holding areas constructed of berms, sandbags or straw bales with a plastic liner.

Although unlined washout areas may be used, lined pits may be required to protect groundwater under certain conditions.

Do not locate an unlined washout area within 400 feet of any natural drainage pathway or waterbody or within 1,000 feet of any wells or drinking water sources. Even for lined concrete washouts, it is advisable to locate the facility away from waterbodies and drainage paths. If site constraints make these:

Concrete Washout Area	
Functions	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

MM-1 Concrete Washout Area (CWA)

retacks infeasible or if highly permeable soils exist in the area, then the pit must be installed with an impermeable liner (16 mil minimum thickness) or surface storage alternatives using prefabricated concrete washout devices or a lined aboveground storage area should be used.

Design details with notes are provided in Detail CWA-1 for pits and CWA-2 for aboveground storage areas. Pre-fabricated concrete washout container information can be obtained from vendors.

Maintenance and Removal

A key consideration for concrete washout areas is to ensure that adequate signage is in place identifying the location of the washout area. Part of inspecting and maintaining washout areas is ensuring that adequate signage is provided and in good repair and that the washout area is being used, as opposed to washout in non-designated areas of the site.

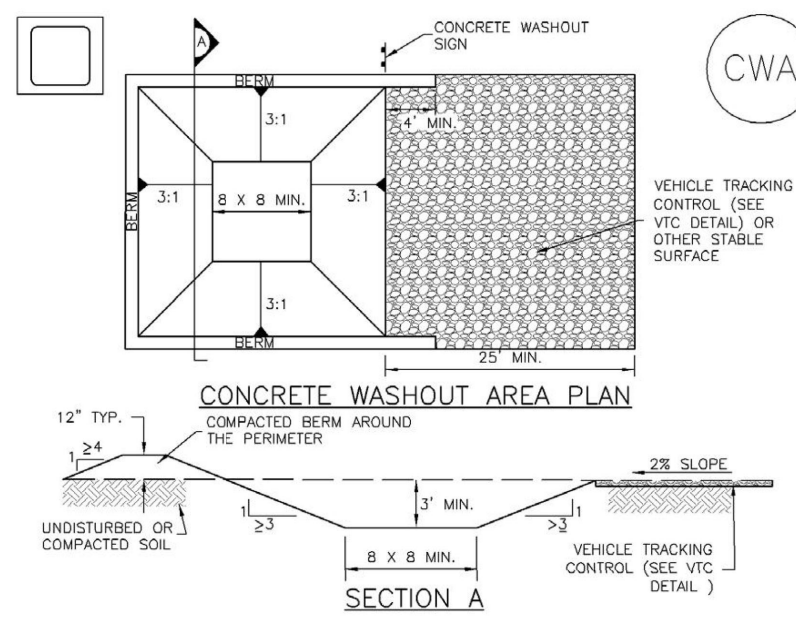
Remove concrete waste in the washout area, as needed to maintain BMP function (typically when filled to about two-thirds of its capacity). Collect concrete waste and deliver offsite to a designated disposal location.

Upon termination of use of the washout site, accumulated solid waste, including concrete waste and any contaminated soils, must be removed from the site to prevent on-site disposal of solid waste. If the wash water is allowed to evaporate and the concrete hardens, it may be recycled.



Photograph CWA-2. Prefabricated concrete washout. Photograph CWA-3. Earthen concrete washout.

CWA-1 Concrete Washout Area (CWA)



CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONDITIONS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE-GROUND STORAGE AREA SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - STONES 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 TRUCKS.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MM-1 Concrete Washout Area (CWA)

- CWA 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.
 - 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 MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - 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 SOULAR COUNTY, COLORADO, NOT AVAILABLE IN JURISDICTION)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SP-1 Stockpile Management (SP)

Description

Stockpile management includes measures to minimize erosion and sediment transport from soil stockpiles.

Appropriate Uses

Stockpile management should be used when soils or other erodible materials are stored at the construction site. Special attention should be given to stockpiles in close proximity to natural or manmade storm systems.

Design and Installation

Locate stockpiles away from all drainage system components including storm sewer inlets. Where practical, choose stockpile locations that will remain undisturbed for the longest period of time as the phases of construction progress. Place sediment control BMPs around the perimeter of the stockpile, such as sediment control logs, rock socks, silt fence, straw bales and sand bags. See Detail SP-1 for guidance on proper establishment of perimeter controls around a stockpile. For stockpiles in active use, provide a stabilized designated access point on the upgradient side of the stockpile.

Stabilize the stockpile surface with surface roughening, temporary seeding and mulching, erosion control blankets, or soil binders. Soils stockpiled for an extended period (typically for more than 60 days) should be seeded and mulched with a temporary grass cover once the stockpile is placed (typically within 14 days). Use of mulch only or a soil binder is acceptable if the stockpile will be in place for a more limited time period (typically 30-60 days). Timeframes for stabilization of stockpiles noted in this fact sheet are "typical" guidelines. Check permit requirements for specific federal, state, and/or local requirements that may be more prescriptive.

Stockpiles should not be placed in streets or paved areas unless no other practical alternative exists. See the Stabilized Staging Area Fact Sheet for guidance when staging in roadways is unavoidable due to space or right-of-way constraints. For paved areas, rock socks must be used for perimeter control and all inlets with the potential to receive sediment from the stockpile (even from vehicle tracking) must be protected.

Maintenance and Removal

Inspect perimeter controls and inlet protection in accordance with their respective BMP Fact Sheets. Where seeding, mulch and/or soil binders are used, reseeding or reapplication of soil binder may be necessary.

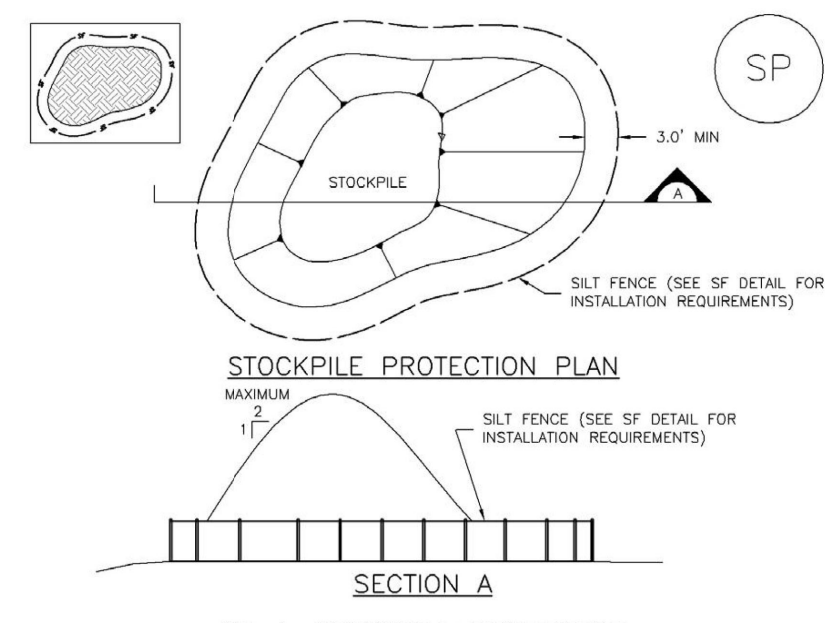
When temporary removal of a perimeter BMP is necessary to access a stockpile, ensure BMPs are reinstalled in accordance with their respective design detail sheet.

Stockpile Management	
Functions	
Erosion Control	Yes
Sediment Control	Yes
Site/Material Management	Yes

MM-2 Stockpile Management (SM)

When the stockpile is no longer needed, properly dispose of excess materials and revegetate or otherwise stabilize the ground surface where the stockpile was located.

MM-2 Stockpile Management (SP)



SP-1. STOCKPILE PROTECTION

- STOCKPILE PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILE.
 - TYPE OF STOCKPILE PROTECTION.
 - INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLIPS AGAINST THE PERIMETER, AND OTHER FACTORS.
 - STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING. EROSION CONTROL BLANKETS OR SOIL BINDERS, SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDING AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
 - FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROLS, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

k:\coss_civil\196239003_coversheet\CADD\PlanSheets\EG\EG_GEC-DT.dwg Kofford, Kevin 8/22/2024 8:55 AM

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
DETAIL SHEET (2 OF 7)

DESIGNED BY: KRK
DRAWN BY: AUL
CHECKED BY: KRK
DATE: 08/01/2024

PROJECT NO.
196239003
SHEET
1.20

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

NO. REVISION BY DATE APPR.

MM-2 Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

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

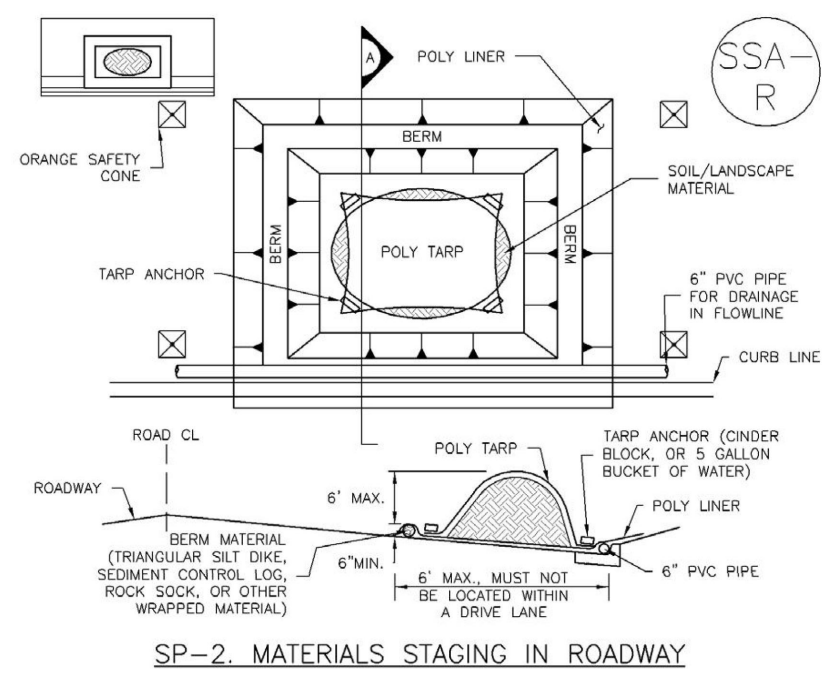
STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PAPER, COLORADO, NOT AVAILABLE IN AUTODO)

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.

Stockpile Management (SP) MM-2



SP-2 MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF MATERIAL STAGING AREA(S)
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.
3. MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
4. POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.
5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE POLY LINER.
6. FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.
7. THIS FEATURE CAN BE USED FOR:
 - UTILITY REPAIRS
 - OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
 - OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

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

MM-2 Stockpile Management (SM)

MATERIALS STAGING IN ROADWAYS 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. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUATING.

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 PAPER, COLORADO)

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

Good Housekeeping Practices (GH) MM-3

Description

Implement construction site good housekeeping practices to prevent pollution associated with solid, liquid and hazardous construction-related materials and wastes. Stormwater Management Plans (SWMPs) should clearly specify BMPs including these good housekeeping practices:

- Provide for waste management.
- Establish proper building material staging areas.
- Designate paint and concrete washout areas.
- Establish proper equipment/vehicle fueling and maintenance practices.
- Control equipment/vehicle washing and allowable non-stormwater discharges.
- Develop a spill prevention and response plan.

Acknowledgment: This Fact Sheet is based directly on EPA guidance provided in *Diverting Your Stormwater Pollution Prevention Plan* (EPA 2007).

Appropriate Uses

Good housekeeping practices are necessary at all construction sites.

Design and Installation

The following principles and actions should be addressed in SWMPs:

- **Provide for Waste Management.** Implement management procedures and practices to prevent or reduce the exposure and transport of pollutants in stormwater from solid, liquid and sanitary wastes that will be generated at the site. Practices such as trash disposal, recycling, proper material handling, and cleanup measures can reduce the potential for stormwater runoff to pick up construction site wastes and discharge them to surface waters. Implement a comprehensive set of waste-management practices for hazardous or toxic materials, such as paints, solvents, petroleum products, pesticides, wood preservatives, acids, roofing tar, and other materials. Practices should include storage, handling, inventory, and cleanup procedures, in case of spills. Specific practices that should be considered include:

Solid or Construction Waste

- o Designate trash and bulk waste-collection areas on-site.



Photographs GH-1 and GH-2. Proper materials storage and secondary containment for fuel tanks are important good housekeeping practices. Photos courtesy of CDDP and City of Aurora.

Good Housekeeping	
Function	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

GH-1 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

MM-3 Good Housekeeping Practices (GH)

- o Recycle materials whenever possible (e.g., paper, wood, concrete, oil).
- o Segregate and provide proper disposal options for hazardous material wastes.
- o Clean up litter and debris from the construction site daily.

- o Locate waste-collection areas away from streets, gutters, watercourses, and storm drains. Waste-collection areas (dumpsters, and such) are often best located near construction site entrances to minimize traffic on disturbed soils. Consider secondary containment around waste collection areas to minimize the likelihood of contaminated discharges.
- o Empty waste containers before they are full and overflowing.

Sanitary and Septic Waste

- o Provide convenient, well-maintained, and properly located toilet facilities on-site.
- o Locate toilet facilities away from storm drain inlets and waterways to prevent accidental spills and contamination of stormwater.
- o Maintain clean restroom facilities and empty portable toilets regularly.
- o Where possible, provide secondary containment pans under portable toilets.
- o Provide tie-downs or stake-downs for portable toilets.
- o Educate employees, subcontractors, and suppliers on locations of facilities.
- o Treat or dispose of sanitary and septic waste in accordance with state or local regulations. Do not discharge or bury wastewater at the construction site.
- o Inspect facilities for leaks. If found, repair or replace immediately.
- o Special care is necessary during maintenance (pump out) to ensure that waste and/or biocide are not spilled on the ground.

Hazardous Materials and Wastes

- o Develop and implement employee and subcontractor education, as needed, on hazardous and toxic waste handling, storage, disposal, and cleanup.
- o Designate hazardous waste-collection areas on-site.
- o Place all hazardous and toxic material wastes in secondary containment.



Photograph GH-3. Locate portable toilet facilities on level surfaces away from waterways and storm drains. Photo courtesy of WVI.

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

Good Housekeeping Practices (GH) MM-3

- o Hazardous waste containers should be inspected to ensure that all containers are labeled properly and that no leaks are present.

- **Establish Proper Building Material Handling and Staging Areas.** The SWMP should include comprehensive handling and management procedures for building materials, especially those that are hazardous or toxic. Paints, solvents, pesticides, fuels and oils, other hazardous materials or building materials that have the potential to contaminate stormwater should be stored indoors or under cover whenever possible or in areas with secondary containment. Secondary containment measures prevent a spill from spreading across the site and may include dikes, berms, curbing, or other containment methods. Secondary containment techniques should also ensure the protection of groundwater. Designate staging areas for activities such as fueling vehicles, mixing paints, plaster, mortar, and other potential pollutants. Designated staging areas enable easier monitoring of the use of materials and clean up of spills. Training employees and subcontractors is essential to the success of this pollution prevention principle. Consider the following specific materials handling and staging practices:

- o Train employees and subcontractors in proper handling and storage practices.
- o Clearly designate site areas for staging and storage with signs and on construction drawings. Staging areas should be located in areas central to the construction site. Segment the staging area into sub-areas designated for vehicles, equipment, or stockpiles. Construction entrances and exits should be clearly marked so that delivery vehicles enter/exit through stabilized areas with vehicle tracking controls (See Vehicle Tracking Control Fact Sheet).
- o Provide storage in accordance with Spill Protection, Control and Countermeasures (SPCC) requirements and plans and provide cover and impermeable perimeter control, as necessary, for hazardous materials and contaminated soils that must be stored on site.
- o Ensure that storage containers are regularly inspected for leaks, corrosion, support or foundation failure, or other signs of deterioration and tested for soundness.
- o Reuse and recycle construction materials when possible.

- **Designate Concrete Washout Areas.** Concrete contractors should be encouraged to use the washout facilities at their own plants or dispatch facilities when feasible; however, concrete washout commonly occurs on construction sites. If it is necessary to provide for concrete washout areas on-site, designate specific washout areas and design facilities to handle anticipated washout water. Washout areas should also be provided for paint and stucco operations. Because washout areas can be a source of pollutants from leaks or spills, care must be taken with regard to their placement and proper use. See the Concrete Washout Area Fact Sheet for detailed guidance.

Both self-constructed and prefabricated washout containers can fill up quickly when concrete, paint, and stucco work are occurring on large portions of the site. Be sure to check for evidence that contractors are using the washout areas and not dumping materials onto the ground or into drainage facilities. If the washout areas are not being used regularly, consider posting additional signage, relocating the facilities to more convenient locations, or providing training to workers and contractors.

When concrete, paint, or stucco is part of the construction process, consider these practices which will help prevent contamination of stormwater. Include the locations of these areas and the maintenance and inspection procedures in the SWMP.

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

MM-3 Good Housekeeping Practices (GH)

- o Do not washout concrete trucks or equipment into storm drains, streets, gutters, uncontained areas, or streams. Only use designated washout areas.
- o Establish washout areas and advertise their locations with signs. Ensure that signage remains in good repair.
- o Provide adequate containment for the amount of wash water that will be used.
- o Inspect washout structures daily to detect leaks or tears and to identify when materials need to be removed.

- o Dispose of materials properly. The preferred method is to allow the water to evaporate and to recycle the hardened concrete. Full service companies may provide dewatering services and should dispose of wastewater properly. Concrete wash water can be highly polluted. It should not be discharged to any surface water, storm sewer system, or allowed to infiltrate into the ground in the vicinity of waterbodies. Washwater should not be discharged to a sanitary sewer system without first receiving written permission from the system operator.

- **Establish Proper Equipment/Vehicle Fueling and Maintenance Practices.** Create a clearly designated on-site fueling and maintenance area that is clean and dry. The on-site fueling area should have a spill kit, and staff should know how to use it. If possible, conduct vehicle fueling and maintenance activities in a covered area. Consider the following practices to help prevent the discharge of pollutants to stormwater from equipment/vehicle fueling and maintenance. Include the locations of designated fueling and maintenance areas and inspection and maintenance procedures in the SWMP.

- o Train employees and subcontractors in proper fueling procedures (stay with vehicles during fueling, proper use of pumps, emergency shutoff valves, etc.).
- o Inspect on-site vehicles and equipment regularly for leaks, equipment damage, and other service problems.
- o Clearly designate vehicle/equipment service areas away from drainage facilities and watercourses to prevent stormwater run-on and runoff.
- o Use drip pans, drip cloths, or absorbent pads when replacing spent fluids.
- o Collect all spent fluids, store in appropriate labeled containers in the proper storage areas, and recycle fluids whenever possible.

- **Control Equipment/Vehicle Washing and Allowable Non-Stormwater Discharges.** Implement practices to prevent contamination of surface and groundwater from equipment and vehicle wash water. Representative practices include:

- o Educate employees and subcontractors on proper washing procedures.
- o Use off-site washing facilities, when available.
- o Clearly mark the washing areas and inform workers that all washing must occur in this area.
- o Contain wash water and treat it using BMPs. Infiltrate washwater when possible, but maintain separation from drainage pans and waterbodies.

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

Good Housekeeping Practices (GH) MM-3

- o Use high-pressure water spray at vehicle washing facilities without detergents. Water alone can remove most dirt adequately.
- o Do not conduct other activities, such as vehicle repairs, in the wash area.
- o Include the location of the washing facilities and the inspection and maintenance procedures in the SWMP.

- **Develop a Spill Prevention and Response Plan.** Spill prevention and response procedures must be identified in the SWMP. Representative procedures include identifying ways to reduce the chance of spills, stop the source of spills, contain and clean up spills, dispose of materials contaminated by spills, and train personnel responsible for spill prevention and response. The plan should also specify material handling procedures and storage requirements and ensure that clear and concise spill cleanup procedures are provided and posted for areas in which spills may potentially occur. When developing a spill prevention plan, include the following:

- o Note the locations of chemical storage areas, storm drains, tributary drainage areas, surface waterbodies on or near the site, and measures to stop spills from leaving the site.
- o Provide proper handling and safety procedures for each type of waste. Keep Material Safety Data Sheets (MSDSs) for chemical used on site with the SWMP.
- o Establish an education program for employees and subcontractors on the potential hazards to humans and the environment from spills and leaks.
- o Specify how to notify appropriate authorities, such as police and fire departments, hospitals, or municipal sewage treatment facilities to request assistance. Emergency procedures and contact numbers should be provided in the SWMP and posted at storage locations.
- o Describe the procedures, equipment and materials for immediate cleanup of spills and proper disposal.
- o Identify personnel responsible for implementing the plan in the event of a spill. Update the spill prevention plan and clean up materials as changes occur to the types of chemicals stored and used at the facility.

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

MM-3 Good Housekeeping Practices (GH)

Spill Prevention, Control, and Countermeasure (SPCC) Plan

Construction sites may be subject to 40 CFR Part 112 regulations that require the preparation and implementation of a SPCC Plan to prevent oil spills from aboveground and underground storage tanks. The facility is subject to this rule if it is a non-transportation-related facility that:

- Has a total storage capacity greater than 1,320 gallons or a completely buried storage capacity greater than 42,000 gallons.
- Could reasonably be expected to discharge oil in quantities that may be harmful to navigable waters of the United States and adjoining shorelines.

Furthermore, if the facility is subject to 40 CFR Part 112, the SWMP should reference the SPCC Plan. To find out more about SPCC Plans, see EPA's website on SPCC at www.epa.gov/spillspcc.htm.

Reporting Oil Spills

In the event of an oil spill, contact the National Response Center toll free at 1-800-424-8802 for assistance, or for more details, visit their website: www.nrc.usg.mil.

Maintenance and Removal

Effective implementation of good housekeeping practices is dependent on clear designation of personnel responsible for supervising and implementing good housekeeping programs, such as site cleanup and disposal of trash and debris, hazardous material management and disposal, vehicle and equipment maintenance, and other practices. Emergency response "drills" may aid in emergency preparedness. Checklists may be helpful in good housekeeping efforts.

Staging and storage areas require permanent stabilization when the areas are no longer being used for construction-related activities. Construction-related materials, debris and waste must be removed from the construction site once construction is complete.

Design Details

See the following Fact Sheets for related Design Details:

- MM-1 Concrete Washout Area
- MM-2 Stockpile Management
- SM-4 Vehicle Tracking Control

Design details are not necessary for other good housekeeping practices; however, be sure to designate where specific practices will occur on the appropriate construction drawings.

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

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
DETAIL SHEET (3 OF 7)



PROJECT NO. 196239003

SHEET

1.21

NO.	REVISION	DATE	APPR.

Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
2024 Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AUL
CHECKED BY: KRK
DATE: 08/01/2024

Temporary and Permanent Seeding (TS/PS) EC-2

Description

Temporary seeding can be used to stabilize disturbed areas that will be inactive for an extended period. Permanent seeding should be used to stabilize areas at final grade that will not be otherwise stabilized.



Photograph TS/PS-1. Equipment used to drill seed. Photo courtesy of Douglas County.

Appropriate Uses

When the soil surface is disturbed and will remain inactive for an extended period (typically determined by local government requirements), protective stabilization measures, including planting a temporary seed mix, should be implemented.

The USDCM Volume 2 Revegetation Chapter contains suggested annual grains and native seed mixes to use for temporary seeding. Alternatively, local governments may have their own seed mixes and timelines for seeding.

Design and Installation

Effective seeding requires proper seedbed preparation, selecting an appropriate seed mixture, using appropriate seeding equipment to ensure proper coverage and density, and protecting seeded areas with mulch or fabric until plants are established.

The USDCM Volume 2 Revegetation Chapter contains detailed seed mixes, soil preparation practices, and seeding and mulching recommendations that should be referenced to supplement this Fact Sheet.

Drill seeding is the preferred seeding method. Hydrosowing is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in these instances it is preferable to hand seed and mulch.

Seedbed Preparation

Prior to seeding, ensure that areas to be revegetated have soil conditions capable of supporting vegetation. Overly graded areas result in loss of topsoil and compaction, resulting in poor quality subsoils at the ground surface that

Table with 2 columns: Functions and Temporary and Permanent Seeding. Rows include Erosion Control (Yes), Sediment Control (No), and Site/Material Management (No).

Metadata table for TS/PS-1 including date (January 2021) and source (Urban Drainage and Flood Control District).

EC-2 Temporary and Permanent Seeding (TS/PS)

have low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well digested compost, can be added to improve soil characteristics conducive to plant growth.

If the disturbed ground surface is compacted, rip or rototill the upper 12 inches of the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary.

Prior to seeding, the soil surface should be rough and the seedbed should be firm, but neither too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and conducive to plant growth.

Refer to MHPD's Topsoil Management Guidance for detailed information on topsoil assessment, design, and construction.

Temporary Vegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or wooded for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and mulch the planted areas.

Permanent Revegetation

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Permanent seeding should be performed promptly (typically within 14 days) after reaching final grade.

Metadata table for TS/PS-2 including date (January 2021) and source (Urban Drainage and Flood Control District).

Temporary and Permanent Seeding (TS/PS) EC-2

recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

If desired for wildlife habitat or landscape diversity, shrubs such as rubber rabbitbrush (Chrysolepis monensis), fourwing saltbush (Atriplex canescens), and skunkbush sumac (Rhus trilobata) could be added to the upland seed mixes at 0.25, 0.5 and 1 pound PLS/acre, respectively.

Timing of seeding is an important aspect of the revegetation process. For upland and riparian areas on the Colorado Front Range, the suitable timing for seeding is from October through May.

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.

Metadata table for TS/PS-3 including date (January 2021) and source (Urban Drainage and Flood Control District).

EC-2 Temporary and Permanent Seeding (TS/PS)

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

Table with 5 columns: Species/Season, Growth Season, Pounds of Pure Live Seed (PLS)/acre, Planting Depth (inches), and values for various grasses like Oats, Spring wheat, Spring barley, etc.

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.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist.

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

Metadata table for TS/PS-4 including date (January 2021) and source (Urban Drainage and Flood Control District).

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

Table with 5 columns: Seeding Dates, Annual Grasses (Warm/Cool), and Perennial Grasses (Warm/Cool). Rows include dates from January 1 to October 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-woven tackifier.

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.

If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area.

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

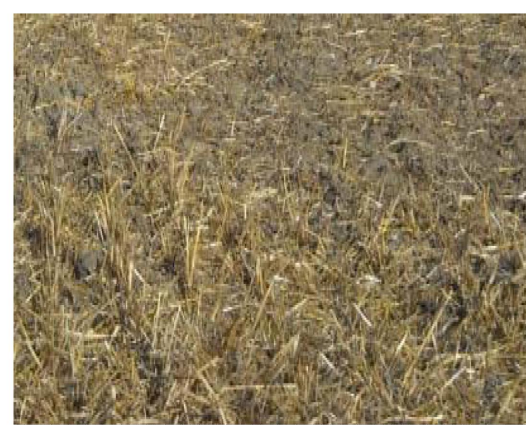
Protect seeded areas from construction equipment and vehicle access.

Metadata table for TS/PS-5 including date (January 2021) and source (Urban Drainage and Flood Control District).

Mulching (MU) EC-4

Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures.



Photograph MU-1. An area that was recently seeded, mulched, and crimped.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.

Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeding.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

Design and Installation

Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:

Table with 2 columns: Functions and Mulch. Rows include Erosion Control (Yes), Sediment Control (Moderate), and Site/Material Management (No).

Metadata table for MU-1 including date (June 2012) and source (Urban Drainage and Flood Control District).

EC-4 Mulching (MU)

- Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site.

- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place.

- Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre.

- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways.

- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers.

- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation.

Maintenance and Removal

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

Metadata table for MU-2 including date (June 2012) and source (Urban Drainage and Flood Control District).

Check Dams (CD) EC-12

Description

Check dams are temporary grade control structures placed in drainage channels to limit the velocity of stormwater by reducing flow velocity.



Photograph CD-1. Rock check dams in a roadside ditch. Photo courtesy of WVE.

Appropriate Uses

Use as a grade control for temporary drainage ditches or swales until final soil stabilization measures are established upstream and downstream.

- Along temporary check dam facilities along waterways until final stabilization is established.
- Along permanent swales that need protection prior to installation of a non-erodible lining.

Design and Installation

Place check dams at regularly spaced intervals along the drainage swale or ditch. Check dams heights should allow for pools to develop upstream of each check dam.

When rock is used for the check dam, place rock mechanically or by hand. Do not dump rocks into the drainage channel.

When reinforced check dams are used, install erosion control fabric under and around the check dam to prevent erosion on the upstream and downstream sides.

Table with 2 columns: Functions and Check Dams. Rows include Erosion Control (Yes), Sediment Control (Moderate), and Site/Material Management (No).

Metadata table for CD-1 including date (November 2010) and source (Urban Drainage and Flood Control District).

EC-12 Check Dams (CD)

Design details with notes are provided for the following types of check dams:

- Rock Check Dams (CD-1)
- Reinforced Check Dams (CD-2)

Sediment control logs may also be used as check dams; however, silt fence is not appropriate for use as a check dam.

Maintenance and Removal

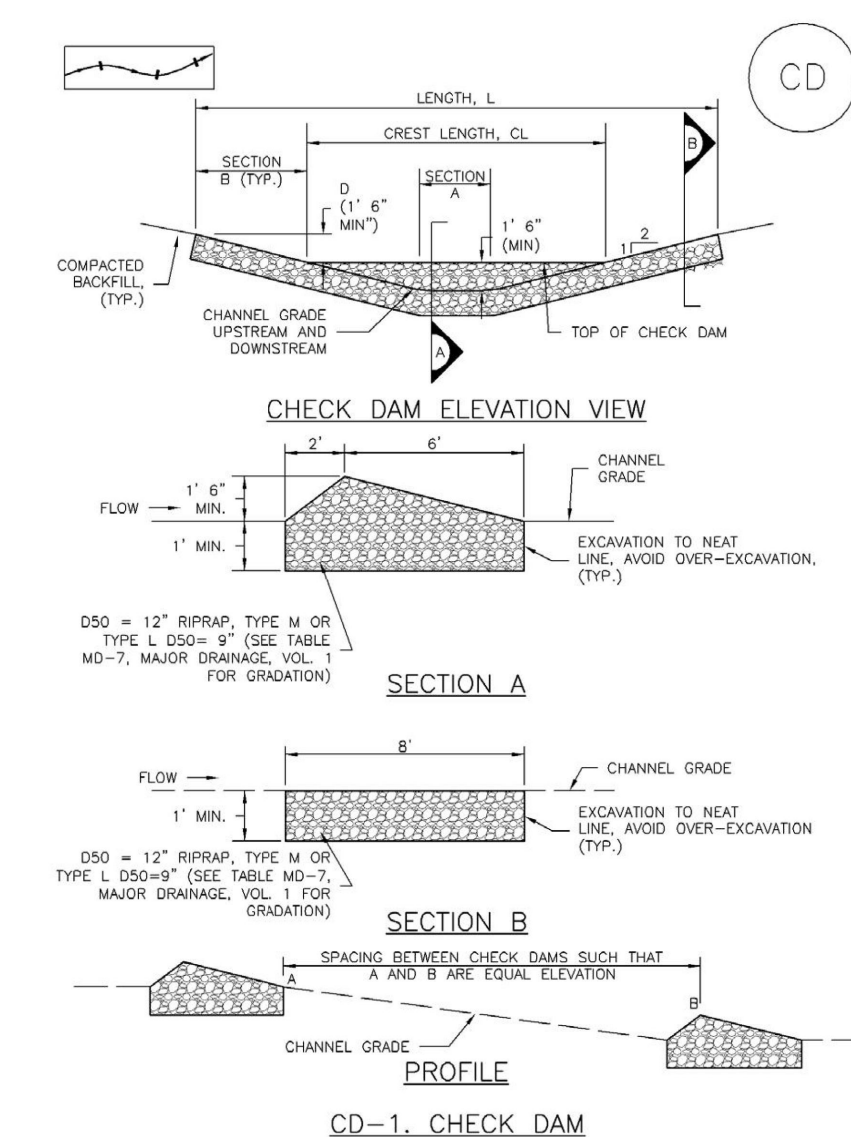
Replace missing rocks causing voids in the check dam. If gravel bags or sandbags are used, replace or repair torn or displaced bags.

Remove accumulated sediment, as needed to maintain BMP effectiveness, typically before the sediment depth upstream of the check dam is within 1/3 of the crest height.

- Reinforced check dams should be used in areas subject to high flow velocities.

Metadata table for CD-2 including date (November 2010) and source (Urban Drainage and Flood Control District).

Check Dams (CD) EC-12

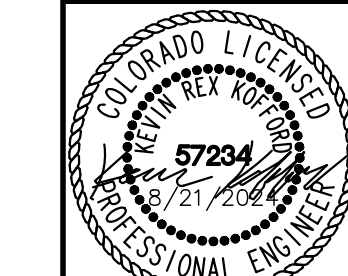


Metadata table for CD-3 including date (November 2010) and source (Urban Drainage and Flood Control District).

OVERLOOK AT HOMESTEAD FILING NO. 1 EL PASO COUNTY, COLORADO PRE DEVELOPMENT GESC PLAN DETAIL SHEET (4 OF 7)

Kimley-Horn & Associates, Inc. 2024 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK DRAWN BY: A.JL CHECKED BY: KRK DATE: 08/01/2024



PROJECT NO. 196239003 SHEET

1.22

Revision table with columns for NO., REVISION, DATE, and APPR.

EC-12 Check Dams (CD)

CHECK DAM INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CHECK DAMS
 - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM)
 - LENGTH (L), CREST LENGTH (CL), AND DEPTH (D)
- CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
- RRAPAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RRAPAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 8").
- RRAPAP PWD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.
- THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

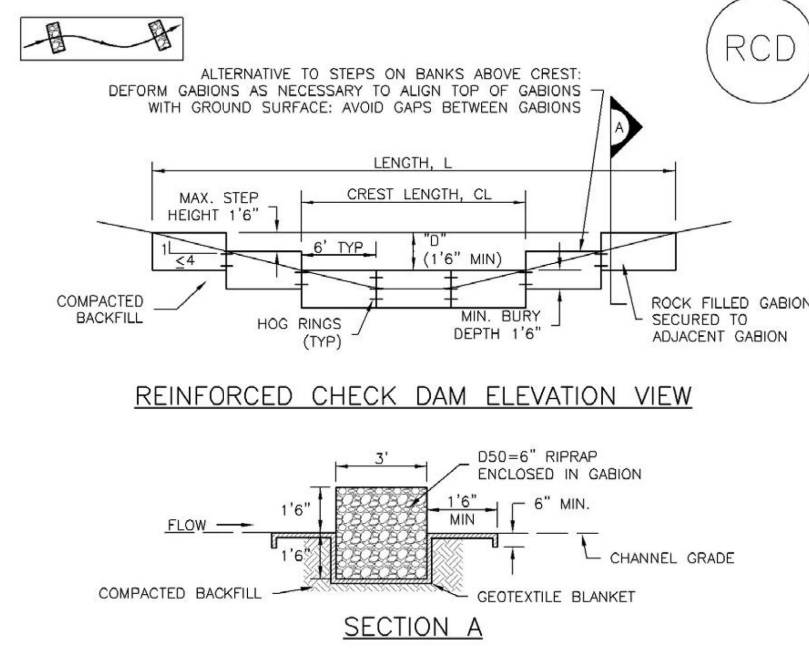
CHECK DAM MAINTENANCE NOTES

- 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.
- SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
- CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS 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.

Check Dams (CD) EC-12



REINFORCED CHECK DAM INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATIONS OF CHECK DAMS
 - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM)
 - LENGTH (L), CREST LENGTH (CL), AND DEPTH (D)
- CHECK DAMS INDICATED ON THE SWMP SHALL BE INSTALLED PRIOR TO AN UPSTREAM LAND-DISTURBING ACTIVITIES.
- REINFORCED CHECK DAMS, GABIONS SHALL HAVE GALVANIZED TWISTED WIRE NETTING WITH A MAXIMUM OPENING DIMENSION OF 40% AND A MINIMUM WIRE THICKNESS OF 0.10". WIRE "HOD RINGS" AT 4' SPACING OR OTHER APPROVED MEANS SHALL BE USED AT ALL GABION SEAMS AND TO SECURE THE GABION TO THE ADJACENT SECTION.
- THE CHECK DAM SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1' 6".
- GEOTEXTILE BLANKET SHALL BE PLACED IN THE REINFORCED CHECK DAM TRENCH EXTENDING A MINIMUM OF 1' 6" ON BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF THE REINFORCED CHECK DAM.

CD-2. REINFORCED CHECK DAM

EC-12 Check Dams (CD)

REINFORCED CHECK DAM 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.
- SEDIMENT ACCUMULATED UPSTREAM OF REINFORCED CHECK DAMS SHALL BE REMOVED AS NEEDED TO MAINTAIN THE EFFECTIVENESS OF BMP. TYPICALLY WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
- REPAIR OR REPLACE REINFORCED CHECK DAMS WHEN THERE ARE SIGNS OF DAMAGE SUCH AS HOLES IN THE GABION OR UNDOINGING.
- REINFORCED CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN REINFORCED CHECK DAMS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED, AND COVERED WITH A GEOTEXTILE BLANKET, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS 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.

Silt Fence (SF) SC-1

Description

A silt fence is a woven geotextile fabric attached to wooden posts and trenched into the ground. It is designed as a sediment barrier to intercept sheet flow runoff from disturbed areas.

Appropriate Uses

- A silt fence can be used where runoff is conveyed from a disturbed area as sheet flow. Silt fence is not designed to receive concentrated flow or to be used as a filter fabric. Typical uses include:
 - Down slope of a disturbed area to accept sheet flow.
 - Along the perimeter of a receiving water such as a stream, pond or wetland.
 - At the perimeter of a construction site.

Design and Installation

Silt fence should be installed along the contour of slopes so that it intercepts sheet flow. The maximum recommended tributary drainage area per 100 linear feet of silt fence, installed along the contour, is approximately 0.25 acres with a disturbed slope length of up to 150 feet and a tributary slope gradient no steeper than 3:1. Longer and steeper slopes require additional measures. This recommendation only applies to silt fence installed along the contour. Silt fence installed for other uses, such as perimeter control, should be installed in a way that will not produce concentrated flows. For example, a "J-hook" installation may be appropriate to force runoff to pond and evaporate or infiltrate in multiple areas rather than concentrate and cause erosive conditions parallel to the silt fence.

See Detail SF-1 for proper silt fence installation, which involves proper trenching, staking, securing the fabric to the stakes, and backfilling the silt fence. Properly installed silt fence should not be easily pulled out by hand and there should be no gaps between the ground and the fabric.

Silt fence must meet the minimum allowable strength requirements, depth of installation requirement, and other specifications in the design details. Improper installation of silt fence is a common reason for silt fence failure; however, when properly installed and used for the appropriate purposes, it can be highly effective.

Silt Fence	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	No



Photograph SF-1. Silt fence creates a sediment barrier, forcing sheet flow runoff to evaporate or infiltrate.

SC-1 Silt Fence (SF)

Maintenance and Removal

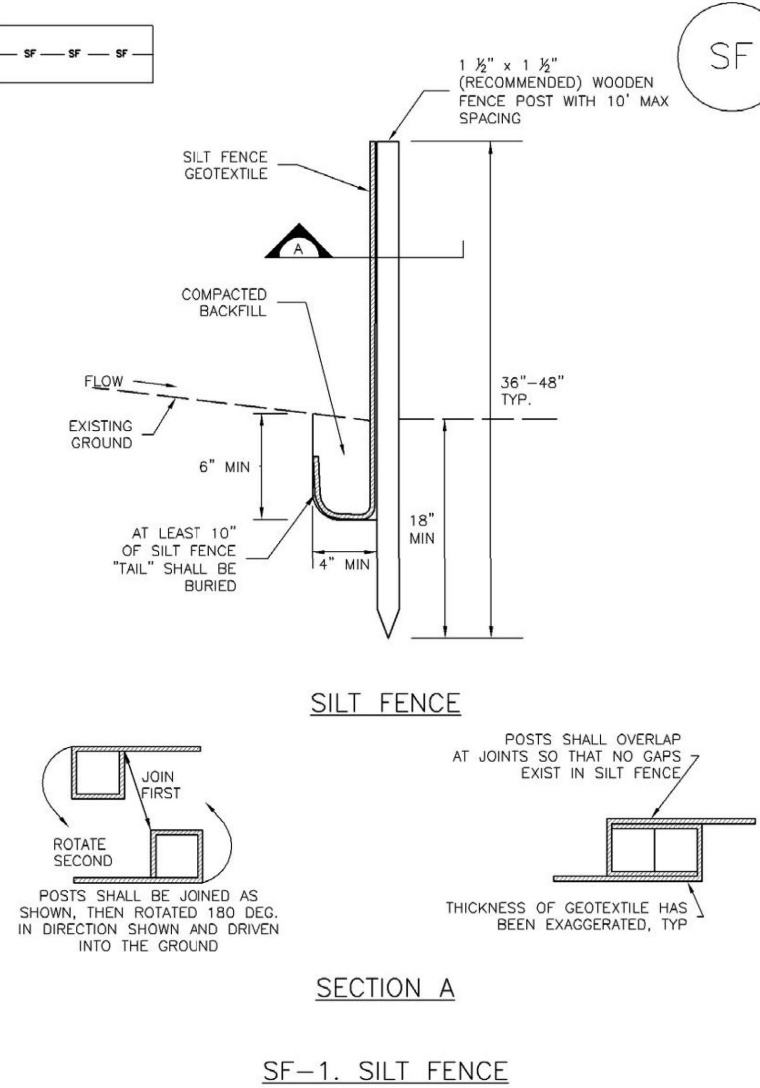
Inspection of silt fence includes observing the material for tears or holes and checking for slumping fence and undercut areas bypassing flows. Repair of silt fence typically involves replacing the damaged section with a new section. Sediment accumulated behind silt fence should be removed, as needed to maintain BMP effectiveness, typically before it reaches a depth of 6 inches.

Silt fence may be removed when the upstream area has reached final stabilization.

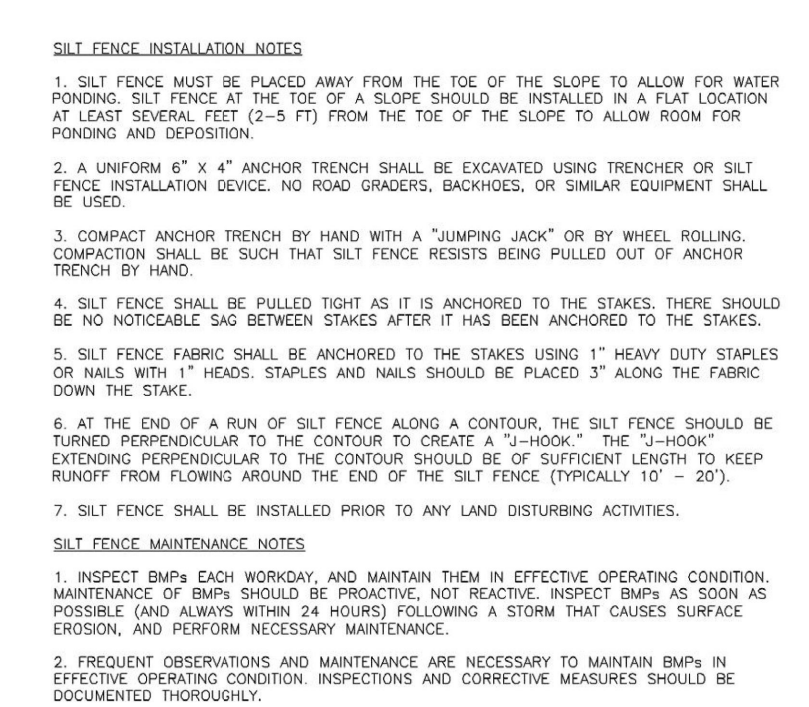


Photograph SF-2. When silt fence is not installed along the contour, a "J-hook" installation may be appropriate to ensure that the BMP does not create concentrated flow parallel to the silt fence. Photo courtesy of Tom Gore.

Silt Fence (SF) SC-1



SC-1 Silt Fence (SF)



- SILT FENCE 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.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
 - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM NEW MEXICO, COLORADO AND CITY OF DENVER, 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.

Sediment Control Log (SCL) SC-2

Description

A sediment control log is a linear roll made of natural materials such as straw, coconut fiber, or compost. The most common type of sediment control log has straw filling and is often referred to as a "straw wattle." All sediment control logs are used as a sediment barrier to intercept sheet flow runoff from disturbed areas.

Appropriate Uses

- Sediment control logs can be used in the following applications to trap sediment:
 - As perimeter control for stockpiles and the site.
 - As part of inlet protection designs.
 - As check dams in small drainage ditches. (Sediment control logs are not intended for use in channels with high flow velocities.)
 - On disturbed slopes to shorten flow lengths (as an erosion control).
 - As part of multi-layered perimeter control along a receiving water such as a stream, pond or wetland.

Sediment control logs work well in combination with other layers of erosion and sediment controls.

Design and Installation

Sediment control logs should be installed along the contour to avoid concentrating flows. The maximum allowable tributary drainage area per 100 linear feet of sediment control log, installed along the contour, is approximately 0.25 acres with a disturbed slope length of up to 150 feet and a tributary slope gradient no steeper than 3:1. Longer and steeper slopes require additional measures. This recommendation only applies to sediment control logs installed along the contour. When installed for other uses, such as perimeter control, it should be installed in a way that will not produce concentrated flows. For example, a "J-hook" installation may be appropriate to force runoff to pond and evaporate or infiltrate in multiple areas rather than concentrate and cause erosive conditions parallel to the BMP.

Sediment Control Log	
Erosion Control	Moderate
Sediment Control	Yes
Site/Material Management	No



Photographs SCL-1 and SCL-2. Sediment control logs used as 1) a perimeter control around a stockpile and, 2) as a "J-hook" perimeter control at the corner of a construction site.

SC-2 Sediment Control Log (SCL)

Although sediment control logs initially allow runoff to flow through the BMP, they can quickly become a barrier and should be installed as if they are impermeable.

Design details and notes for sediment control logs are provided in the following details. Sediment logs must be properly installed per the detail to prevent undercutting, bypassing and displacement. When installed on slopes, sediment control logs should be installed along the contours (i.e., perpendicular to flow).

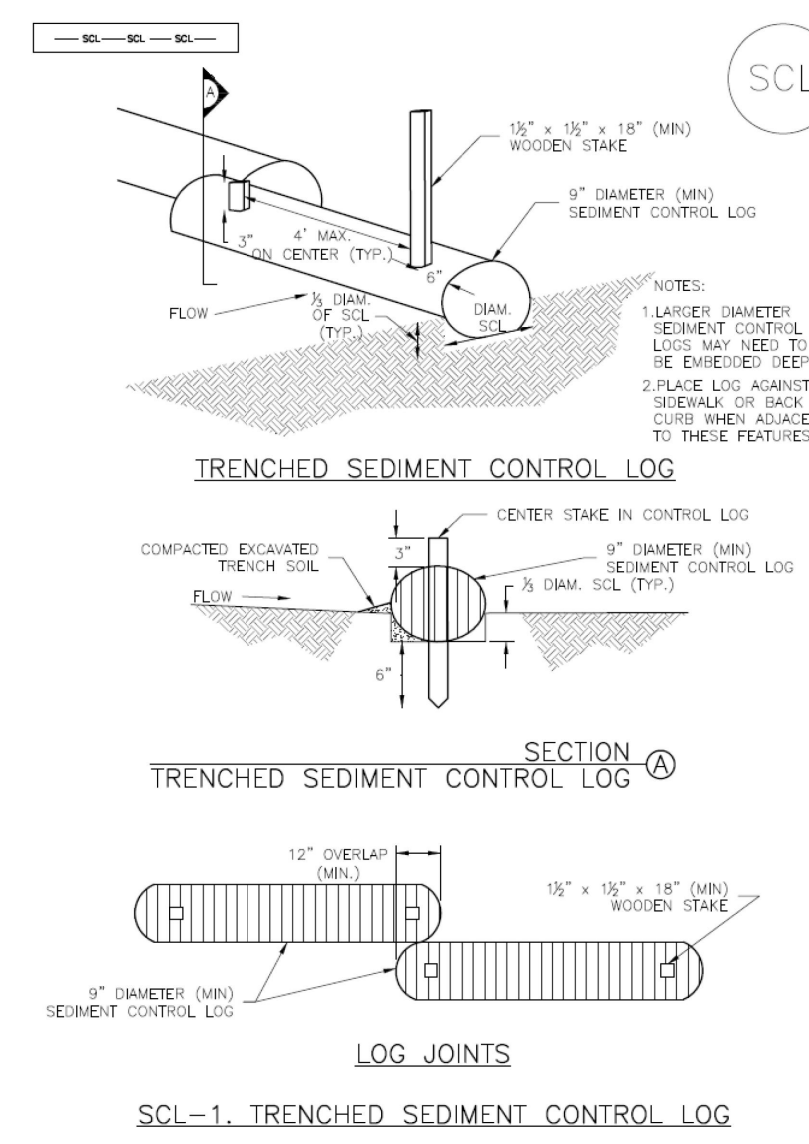
Proper installation can lead to poor performance. Be sure that sediment control logs are properly trenched (if higher than 6 h/f/ft), anchored and tightly joined.

Maintenance and Removal

Be aware that sediment control logs will eventually degrade. Remove accumulated sediment before the depth is one-half the height of the sediment log and repair damage to the sediment log, typically by replacing the damaged section.

Once the upstream area is stabilized, remove and properly dispose of the logs. Areas disturbed beneath the logs may need to be seeded and mulched. Sediment control logs that are biodegradable may occasionally be left in place (e.g., when logs are used in conjunction with erosion control blankets as permanent slope breaks). However, removal of sediment control logs after final stabilization is typically appropriate when used in perimeter control, inlet protection and check dam applications. Compost from compost sediment control logs may be spread over the area and seeded as long as this does not cover newly established vegetation.

SC-2 Sediment Control Log (SCL)

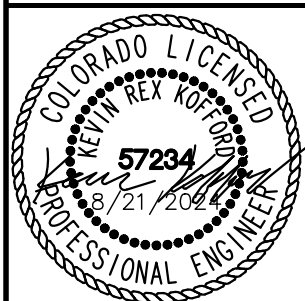


NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

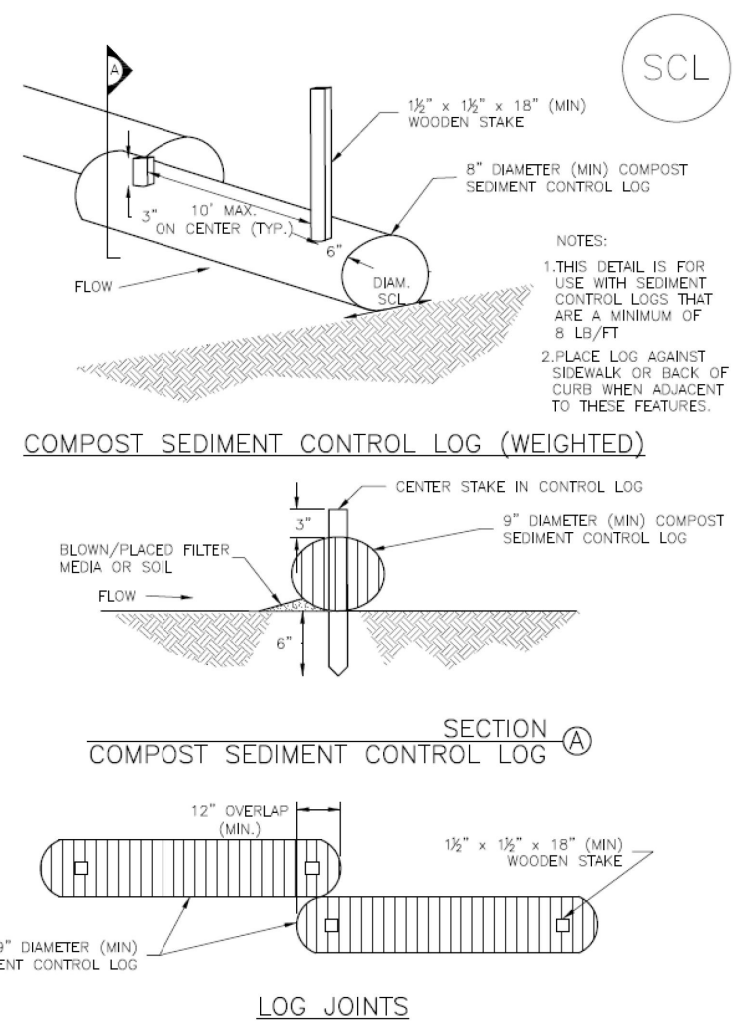
DESIGNED BY: KRK
DRAWN BY: AUL
CHECKED BY: KRK
DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
DETAIL SHEET (5 OF 7)



PROJECT NO.
196239003
SHEET
1.23

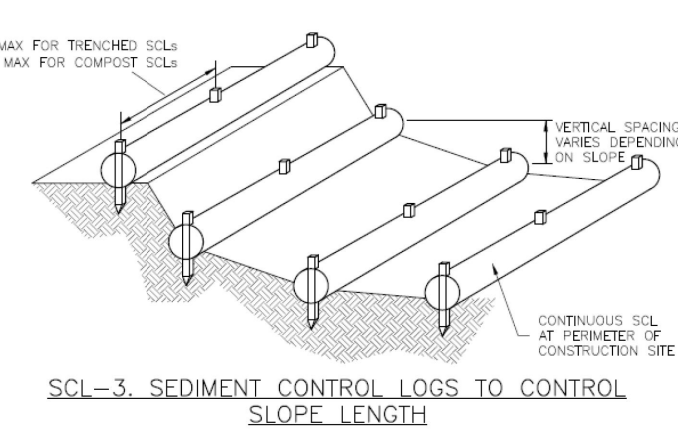
SC-2 Sediment Control Log (SCL)



SC-2 COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

SC-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2015

Sediment Control Log (SCL) SC-2



SC-3 SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

SC-3 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2015

SC-2 Sediment Control Log (SCL)

- SEDIMENT CONTROL LOG INSTALLATION NOTES**
- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
 - SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADE/ LAND- DISTURBING ACTIVITIES.
 - SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELBSOR OR COCONUT FIBER AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR INSECTS INCLUDING WIPES, HOLES AND OBVIOUS WEAR.
 - SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
 - IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH SOILS NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
 - THE UP-HILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE THOROUGHLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
 - FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 1" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

- SEDIMENT CONTROL LOG 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.
 - SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
 - 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 SEEDS IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDS, AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM TOWN OF PARKS, COLORADO, PUEBLO COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF ARDEN, COLORADO, NOT AVAILABLE IN JURISDICTION)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SC-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2015

Inlet Protection (IP) SC-6

Description

Inlet protection consists of permeable barriers installed around an inlet to filter runoff and remove sediment prior to entering a storm drain inlet. Inlet protection can be constructed from rock socks, sediment control logs, silt fence, block and rock socks, or other materials approved by the local jurisdiction. Area inlets can also be protected by over-excavating around the inlet to form a sediment trap.



Photograph IP-1. Inlet protection for a curb opening inlet.

Appropriate Uses

Install protection at storm sewer inlets that are operable during construction. Consider the potential for tracked-out sediment or temporary stockpile areas to contribute sediment to inlets when determining which inlets must be protected. This may include inlets in the general proximity of the construction area, not limited to downgradient inlets. Inlet protection is not a stand-alone BMP and should be used in conjunction with other upstream BMPs.

Design and Installation

To function effectively, inlet protection measures must be installed to ensure that flows do not bypass the inlet protection and enter the storm drain without treatment. However, designs must also enable the inlet to function without completely blocking flows into the inlet in a manner that causes localized flooding. When selecting the type of inlet protection, consider factors such as type of inlet (e.g., curb or area, sump or on-grade conditions), traffic, anticipated flows, ability to secure the BMP properly, safety and other site-specific conditions. For example, block and rock socks will be better suited to a curb and gutter along a roadway, as opposed to silt fence or sediment control logs, which cannot be properly secured in a curb and gutter setting, but are effective area inlet protection measures.

Several inlet protection designs are provided in the Design Details. Additionally, a variety of proprietary products are available for inlet protection that may be approved for use by local governments. If proprietary products are used, design details and installation procedures from the manufacturer must be followed. Regardless of the type of inlet protection selected, inlet protection is most effective when combined with other BMPs such as curb socks and check dams. Inlet protection is often the last barrier before runoff enters the storm sewer or receiving water.

Inlet Protection (various forms)	
Functions	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	No

- Design details with notes are provided for these forms of inlet protection:
- IP-1. Block and Rock Sock Inlet Protection for Sump or On-grade Inlets
 - IP-2. Curb (Rock) Socks Upstream of Inlet Protection, On-grade Inlets

IP-1 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 August 2013

SC-6 Inlet Protection (IP)

- IP-3. Rock Sock Inlet Protection for Sump/Area Inlet
- IP-4. Silt Fence Inlet Protection for Sump/Area Inlet
- IP-5. Over-excavation Inlet Protection
- IP-6. Straw Bale Inlet Protection for Sump/Area Inlet
- CIP-1. Culvert Inlet Protection

Proprietary inlet protection devices should be installed in accordance with manufacturer specifications. More information is provided below on selecting inlet protection for sump and on-grade locations.

Inlets Located in a Sump

When applying inlet protection in sump conditions, it is important that the inlet continue to function during larger runoff events. For curb inlets, the maximum height of the protective barrier should be lower than the top of the curb opening to allow overflow into the inlet during larger storms without excessive localized flooding. If the inlet protection height is greater than the curb elevation, particularly if the filter becomes clogged with sediment, runoff will not enter the inlet and may bypass it, possibly causing localized flooding, public safety issues, and downstream erosion and damage from bypassed flows.

Area inlets located in a sump setting can be protected through the use of silt fence, concrete block and rock socks (on paved surfaces), sediment control logs/straw wattles embedded in the adjacent soil and stacked around the area inlet (on pervious surfaces), over-excavation around the inlet, and proprietary products providing equivalent functions.

Inlets Located on a Slope

For curb and gutter inlets on paved sloping streets, block and rock sock inlet protection is recommended in conjunction with curb socks in the gutter leading to the inlet. For inlets located along unpaved roads, also see the Check Dam Fact Sheet.

Maintenance and Removal

- Inspect inlet protection frequently. Inspection and maintenance guidance includes:
- Inspect for tears that can result in sediment directly entering the inlet, as well as result in the contents of the BMP (e.g., gravel) washing into the inlet.
 - Check for improper installation resulting in untreated flows bypassing the BMP and directly entering the inlet or bypassing to an unprotected downstream inlet. For example, silt fence that has not been properly trenched around the inlet can result in flows under the silt fence and directly into the inlet.
 - Look for displaced BMPs that are no longer protecting the inlet. Displacement may occur following larger storm events that wash away or reposition the inlet protection. Traffic or equipment may also crush or displace the BMP.
 - Monitor sediment accumulation upgradient of the inlet protection.

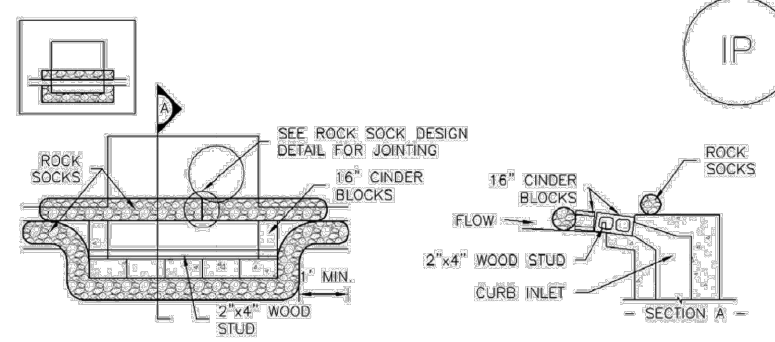
IP-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 August 2013

Inlet Protection (IP) SC-6

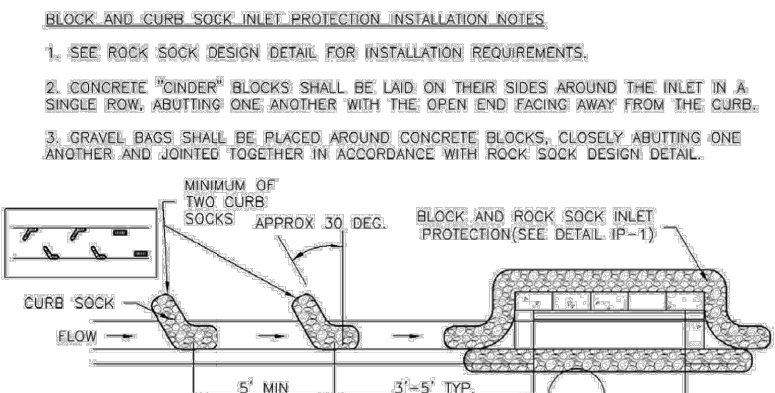
- Remove sediment accumulation from the area upstream of the inlet protection, as needed to maintain BMP effectiveness, typically when it reaches no more than half the storage capacity of the inlet protection. For silt fence, remove sediment when it accumulates to a depth of no more than 6 inches. Remove sediment accumulation from the area upstream of the inlet protection as needed to maintain the functionality of the BMP.
 - Proprietary inlet protection devices should be inspected and maintained in accordance with manufacturer specifications. If proprietary inlet devices are used, sediment should be removed in a timely manner to prevent devices from breaking and spilling sediment into the storm drain.
- Inlet protection must be removed and properly disposed of when the drainage area for the inlet has reached final stabilization.

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

SC-6 Inlet Protection (IP)



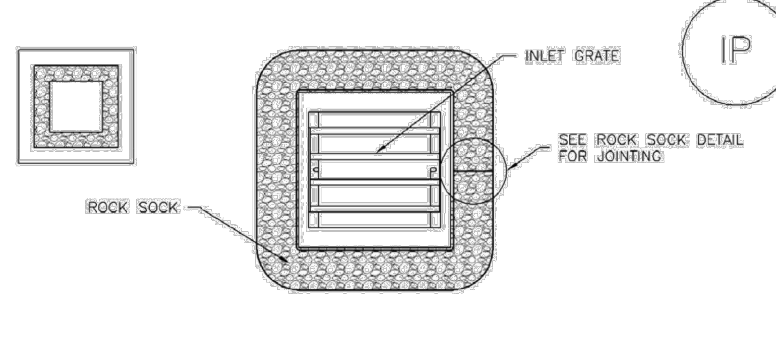
IP-1. BLOCK AND ROCK SOCK SUMP OR ON-GRADE INLET PROTECTION



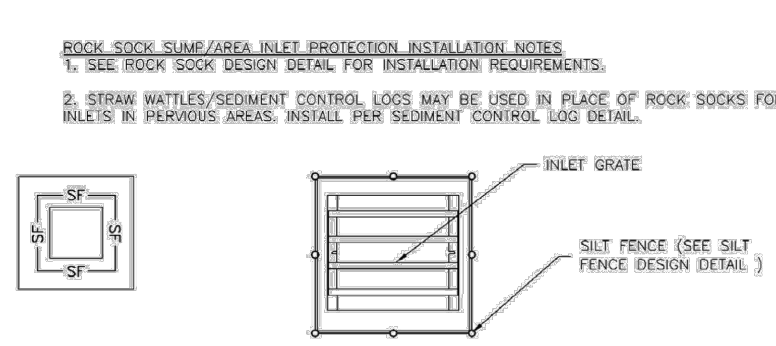
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

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

Inlet Protection (IP) SC-6



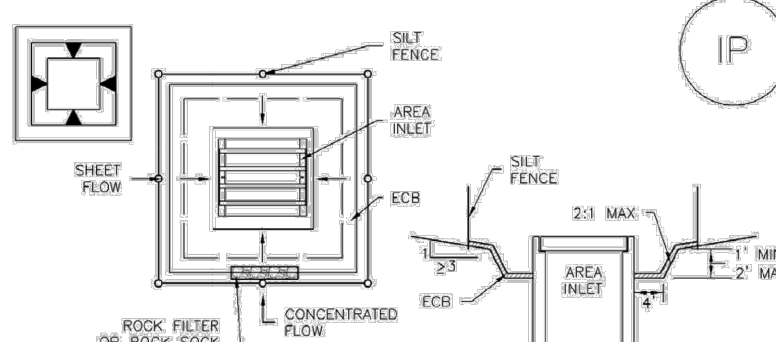
IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION



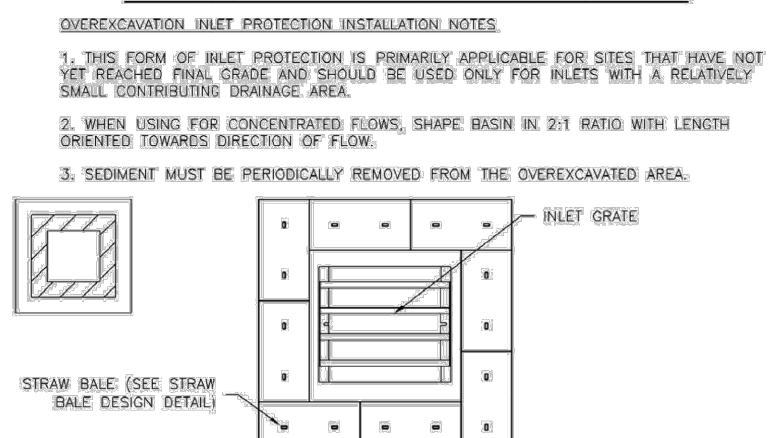
IP-4. SILT FENCE FOR SUMP INLET PROTECTION

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

SC-6 Inlet Protection (IP)



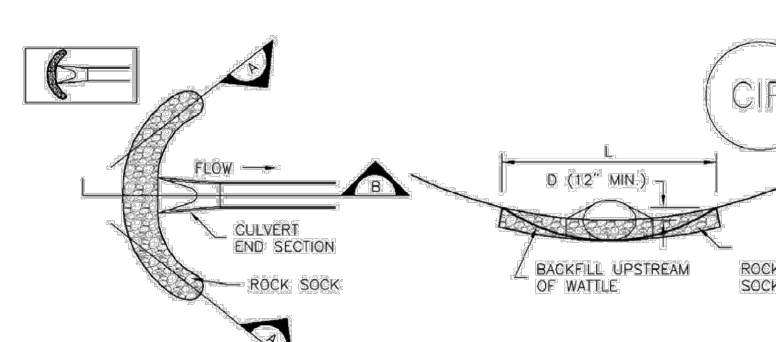
IP-5. OVEREXCAVATION INLET PROTECTION



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

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

Inlet Protection (IP) SC-6



CIP-1. CULVERT INLET PROTECTION

- CULVERT INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR "LOCATION OF CULVERT INLET PROTECTION."
 - SEE ROCK SOCK DESIGN DETAIL FOR ROCK EXHAUSTION REQUIREMENTS AND JOINING DETAIL.
- CULVERT INLET PROTECTION 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.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
 - CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM ARDEN, COLORADO, NOT AVAILABLE IN JURISDICTION)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

K:\cos_civil\196239003_overlook\PlanSheets\EG\EG_GEC_DT.dwg Kofford, Kevin 8/22/2024 8:55 AM

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
DETAIL SHEET (6 OF 7)

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AUL
CHECKED BY: KRK
DATE: 08/01/2024



PROJECT NO.
196239003
SHEET
1.24

SC-6 Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6).
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR FINISH IS COMPLETE (TYPICALLY WITHIN 48 HOURS) IF A RAINFALL/RUNOFF EVENT IS FORECAST. INSTALL INLET PROTECTION PRIOR TO DISEST OF ERODE.
- 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.

INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. REPAIR 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.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. THRESHOLD WHEN STORAGE VOLUME REACHES ONE-THIRD CAPACITY, A DEPTH OF 6" WHEN SILTY FENCE IS USED, OR 3/4 OF THE HEIGHT FOR STRAW BALES.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM FORMS OF PARKS, COGNADO AND CITY OF ARLON, COLORADO, NOT AVAILABLE IN AUSTRIAS)

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.

NOTE: THE DETAILS INCLUDED WITH THIS SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DOWNSTREAM AREA. THERE ARE MANY ALTERNATIVE METHODS OF INLET PROTECTION. HOWEVER, IN THE DOWNSTREAM AREA, PROPERLY DESIGNED AND MAINTAINED BMPs ARE ENCOURAGED. THE DETAILS FROM THE MANUFACTURER MUST BE INCLUDED IN THE SHOP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MANUFACTURERS DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

Sediment Basin (SB) SC-7

Description

A sediment basin is a temporary pond built on a construction site to capture eroded or disturbed soil transported in storm runoff prior to discharge from the site. Sediment basins are designed to capture site runoff and slowly release it to allow time for settling of sediment prior to discharge. Sediment basins are often constructed in locations that will later be modified to serve as post-construction stormwater basins.



Photograph SB-1. Sediment basin at the toe of a slope. Photo courtesy of UDFCD.

Appropriate Uses

Most large construction sites (typically greater than 2 acres) will require one or more sediment basins for effective management of construction site runoff. On linear construction projects, sediment basins may be impractical. Instead, sediment traps or other combinations of BMPs may be more appropriate.

Sediment basins should not be used as stand-alone sediment controls. Erosion and other sediment controls should also be implemented upstream.

When feasible, the sediment basin should be installed in the same location where a permanent post-construction detention pond will be located.

Design and Installation

The design procedure for a sediment basin includes these steps:

- Basin Storage Volume:** Provide a storage volume of at least 3,600 cubic feet per acre of drainage area. To the extent practical, undisturbed and/or off-site areas should be diverted around sediment basins to prevent "clean" runoff from mixing with runoff from disturbed areas. For undisturbed areas (both on-site and off-site) that cannot be diverted around the sediment basin, provide a minimum of 500 ft³ acre of storage for undeveloped (but stable) off-site areas in addition to the 3,600 ft³ acre for disturbed areas. For stable, developed areas that cannot be diverted around the sediment basin, storage volume requirements are summarized in Table SB-1.
- Basin Geometry:** Design basin with a minimum length-to-width ratio of 2:1 (L:W). If this cannot be achieved because of site space constraints, baffling may be required to extend the effective distance between the inflow point(s) and the outlet to minimize short-circuiting.
- Dam Embankment:** It is recommended that embankment slopes be 4:1 (H:V) or flatter and no steeper than 3:1 (H:V) in any location.

Sediment Basins	
Function(s)	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	No

SC-7 Sediment Basin (SB)

- Inflow Structure:** For concentrated flow entering the basin, provide energy dissipation at the point of inflow.

Table SB-1. Additional Volume Requirements for Undisturbed and Developed Tributary Areas Draining through Sediment Basin

Imperviousness (%)	Additional Storage Volume (ft ³) Per Acre of Tributary Area
Undeveloped	500
10	800
20	1230
30	1600
40	2030
50	2470
60	2980
70	3560
80	4340
90	5300
100	6460

- Outlet Works:** The outlet pipe shall extend through the embankment at a minimum slope of 0.5 percent. Outlet works can be designed using one of the following approaches:
 - Riser Pipe (Simplified Detail):** Detail SB-1 provides a simplified design for basins treating no more than 15 acres.
 - Outlet Plate or Riser Pipe:** Follow the design criteria for Full Spectrum Detection outlets in the EDD Fact Sheet provided in Chapter 4 of this manual for sizing of outlet perforations with an emptying time of approximately 72 hours. In lieu of the trash rack, pack uniformly sized 1/2- to 2-inch gravel in front of the plate or surrounding the riser pipe. This gravel will need to be cleaned out frequently during the construction period as sediment accumulates within it. The gravel pack will need to be removed and disposed of following construction to reclaim the basin for use as a permanent detention facility. If the basin will be used as a permanent extended detention basin for the site, a trash rack will need to be installed once contributing drainage areas have been stabilized and the gravel pack and accumulated sediment have been removed.
 - Floating Skimmer:** If a floating skimmer is used, install it using manufacturer's recommendations. Illustration SB-1 provides an illustration of a Faircloth Skimmer Floating Outlet™, one of the more commonly used floating skimmer outlets. A skimmer should be designed to release the design volume in no less than 48 hours. The use of a floating skimmer outlet can increase the sediment capture efficiency of a basin significantly. A floating outlet continually decants cleanest water off the surface of the pond and releases cleaner water than would discharge from a perforated riser pipe or plate.

Sediment Basin (SB) SC-7

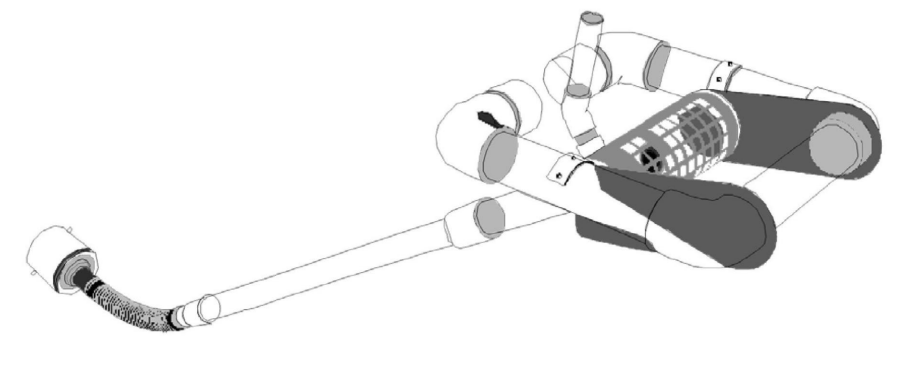


Illustration SB-1. Outlet structure for a temporary sediment basin - Faircloth Skimmer Floating Outlet. Illustration courtesy of J. W. Faircloth & Sons, Inc., FairclothSkimmer.com.

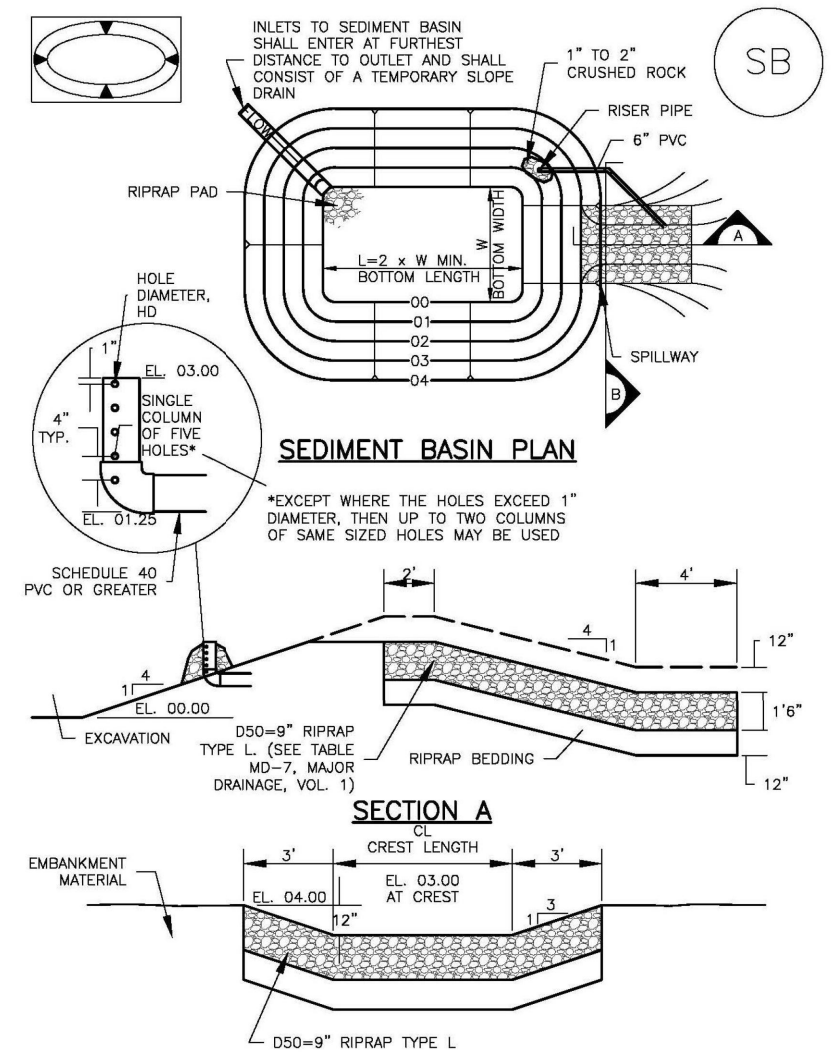
- Outlet Protection and Spillway:** Consider all flow paths for runoff leaving the basin, including protection at the typical point of discharge as well as overtopping.
 - Outlet Protection:** Outlet protection should be provided where the velocity of flow will exceed the maximum permissible velocity of the material of the waterway into which discharge occurs. This may require the use of a riprap apron at the outlet location and/or other measures to keep the waterway from eroding.
 - Emergency Spillway:** Provide a stabilized emergency overflow spillway for rainstorms that exceed the capacity of the sediment basin volume and its outlet. Protect basin embankments from erosion and overtopping. If the sediment basin will be converted to a permanent detention basin, design and construct the emergency spillway(s) as required for the permanent facility. If the sediment basin will not become a permanent detention basin, it may be possible to substitute a heavy polyvinylidene fluoride or properly bedded rock cover to line the spillway and downstream embankment, depending on the height, slope, and width of the embankments.

SC-7 Sediment Basin (SB)

Maintenance and Removal

- Maintenance activities include the following:
- Dredge sediment from the basin, as needed to maintain BMP effectiveness, typically when the design storage volume is no more than one-third filled with sediment.
 - Inspect the sediment basin embankments for stability and seepage.
 - Inspect the inlet and outlet of the basin, repair damage, and remove debris. Remove, clean and replace the gravel around the outlet on a regular basis to remove the accumulated sediment within it and keep the outlet functioning.
 - Be aware that removal of a sediment basin may require dewatering and associated permit requirements.
 - Do not remove a sediment basin until the upstream area has been stabilized with vegetation.
- Final disposition of the sediment basin depends on whether the basin will be converted to a permanent post-construction stormwater basin or whether the basin area will be returned to grade. For basins being converted to permanent detention basins, remove accumulated sediment and reconfigure the basin and outlet to meet the requirements of the final design for the detention facility. If the sediment basin is not to be used as a permanent detention facility, fill the excavated area with soil and stabilize with vegetation.

Sediment Basin (SB) SC-7



SC-7 Sediment Basin (SB)

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Drainage Area (Acres)	Basin Bottom Width (ft)	Spillway Crest Length (ft)	Gate Diameter (ft)
1	12.5	3	36
2	21	3	48
3	27	3	60
4	33	3	72
5	39	3	84
6	45	3	96
7	51	3	108
8	57	3	120
9	63	3	132
10	69	3	144
11	75	3	156
12	81	3	168
13	87	3	180
14	93	3	192
15	99	3	204

SEDIMENT BASIN INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH, CREST LENGTH, GATE, AND HOLE DIAMETER.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT, NUMBER OF COLUMNS, HOLE DIAMETER, AND PIPE DIAMETER.
- FOR STANDARD BASIN, BOTTOM DIMENSIONS MAY BE ADJUSTED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RESULTS IN OR RESULTS AS A SEDIMENT CONTROL.
- 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.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 85 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557.
- PVC SOIL 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASINS FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASINS THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

Sediment Basin (SB) SC-7

SEDIMENT BASIN MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. REPAIR 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.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS. THRESHOLD WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

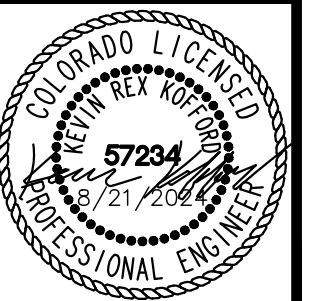
(DETAILS ADAPTED FROM INDUSTRY COMPANY DRAWINGS)

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.



DESIGNED BY: KRK
DRAWN BY: A.JL
CHECKED BY: KRK
DATE: 08/01/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
PRE-DEVELOPMENT GESC PLAN
DETAIL SHEET (7 OF 7)



PROJECT NO.
196239003
SHEET
1.25