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TRINITY RANCH
PRE DEVELOPMENT GRADING AND EROSION CONTROL PLAN
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 63
WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

FLOODPLAIN NOTE

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0805G, EFFECTIVE SEPTEMBER 07, 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

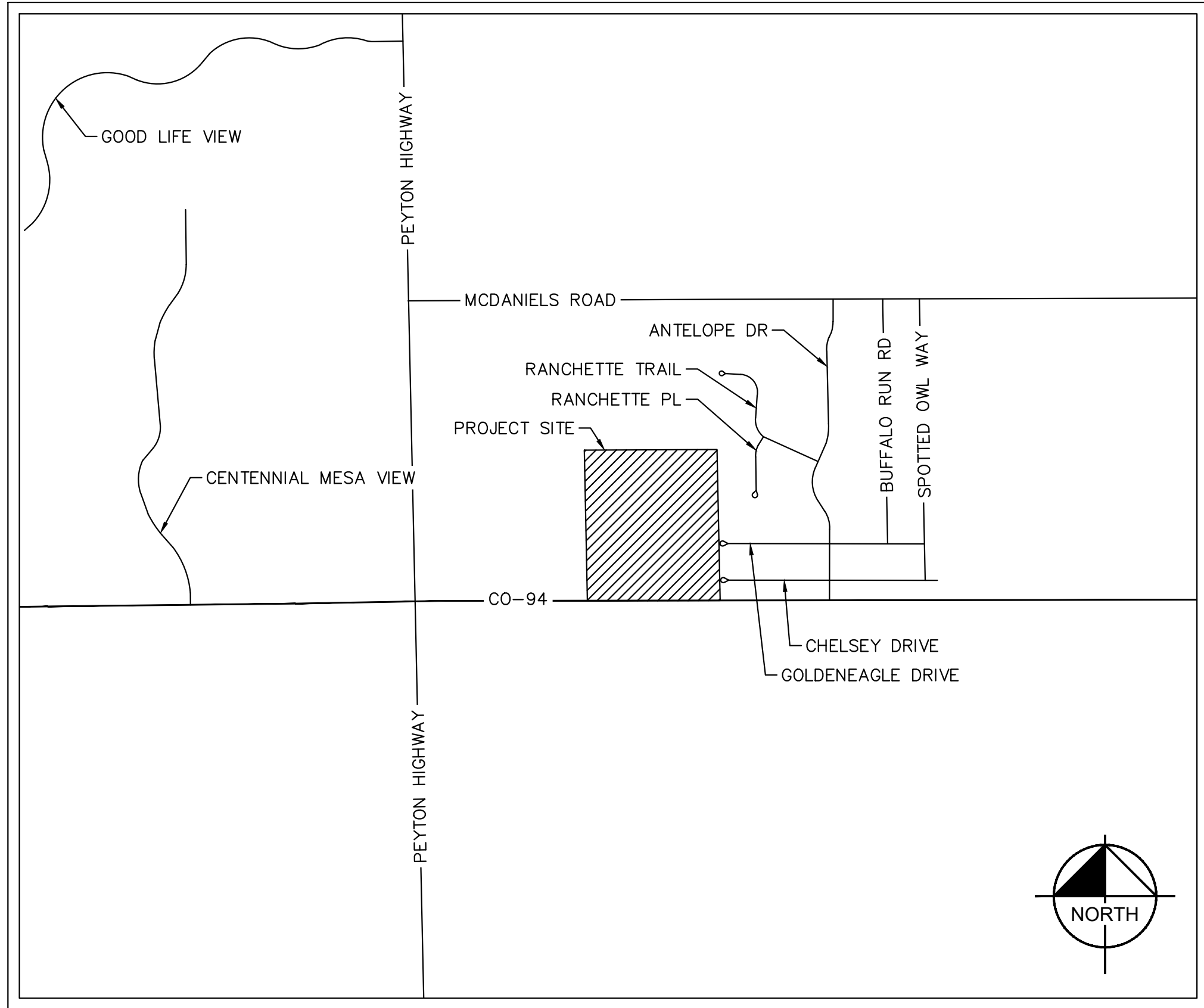
TIMING:
ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:
START: FALL 2027 (FILING NO. 1)
END: FALL 2028
EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETE:
FALL 2028

AREAS:
TOTAL FILING NO. 1 DISTURBED AREA: 9.62 ACRES
DESCRIPTION OF EXISTING VEGETATION:
THE EXISTING SITE IS CURRENTLY UNDEVELOPED AND GROUND COVER
CONSISTS OF 90% NATIVE GRASSES AND/OR AGRICULTURE.

DESCRIPTION OF PERMANENT BMPS:
TWO FULL SPECTRUM DETENTION PONDS TO RELEASE FLOWS AT LESS
THAT HISTORIC RATES.

LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE = 9.62 ACRES
OFFSITE DISTURBANCE = 0.14 ACRES
TOTAL = 9.76 ACRES



VICINITY MAP
SCALE 1" = 2000'

SHEET INDEX	
Sheet Title	Sheet Number
GEC COVER	1.0
GENERAL NOTES	1.1
INITIAL	1.2
INITIAL	1.3
INTERIM	1.4
INTERIM	1.5
FINAL	1.6
FINAL	1.7
CULVERT PLAN & PROFILE	1.8
DETAILS	1.9
DETAILS	1.10
DETAILS	1.11

Add PCD File No. SP268

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., ALSO BEING A PORTION OF THAT TRACT DESCRIBED BY DOCUMENT (RECEPTION NO. 224041723, EL PASO COUNTY, COLORADO RECORDS), SITUATED IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO A LINE BETWEEN THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 2, ANTELOPE PARK RANCHETTES (PLAT BOOK Y-2, PAGE 51, SAID EL PASO COUNTY RECORDS) AND THE NORTHWESTERLY CORNER OF LOT 71, VIEWPOINT ESTATES (RECEPTION NO. 099189220, SAID RECORDS), SAID LINE ALSO BEING CONSIDERED THE EAST LINE OF SAID SECTION 9, SAID LINE BETWEEN THEM ASSUMED TO BEAR S01°10'40"E, A DISTANCE OF 2935.36 FEET; THENCE S89°47'17"W ALONG THE SOUTH LINE OF SAID SECTION 9, SAID LINE ALSO BEING CONSIDERED THE CENTERLINE OF COLORADO STATE HIGHWAY 94 (100' R.O.W.), 2320.00 FEET; THENCE N01°10'40"W, PARALLEL WITH SAID SECTION 9'S EAST LINE, 707.25 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE N01°10'40"W, PARALLEL WITH SAID SECTION 9'S EAST LINE, 1932.75 FEET; THENCE N89°47'17"E, PARALLEL WITH SAID SECTION 9'S SOUTH LINE, 2320.00 FEET TO A POINT ON SAID SECTION 9'S EAST LINE, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY LINE OF SAID ANTELOPE PARK RANCHETTES; THENCE S01°10'40"E ALONG SAID SECTION 9'S EAST LINE AND COINCIDENT ANTELOPE PARK RANCHETTES' WESTERLY BOUNDARY LINE AND THE COINCIDENT WESTERLY BOUNDARY LINE OF SAID VIEWPOINT ESTATES, 1932.75 FEET; THENCE S89°47'17"W, PARALLEL WITH SAID SECTION 9'S SOUTH LINE, 2320.00 FEET TO THE POINT OF BEGINNING AND THE TERMINUS POINT OF THIS DESCRIPTION;

CONTAINING 102.923 ACRES (4,483,342 SQUARE FEET), MORE OR LESS

DESIGN TEAM CONTACTS:

PROPERTY OWNER/DEVELOPER:
20165 HOWLE STREET LLC
8576 VIA GWYNN WAY
FAIR OAKS, CA 95528
CONTACT: TERRY STREET
EMAIL: TERRYSTREET2012@GMAIL.COM

SURVEYOR
LAND DEVELOPMENT CONSULTANTS, INC.
3898 MAZELAND ROAD
COLORADO SPRINGS, CO 80909
CONTACT: DAVE HOSTETLER, PLS
TEL: (719) 528-6133
EMAIL: DHOSTETLER@LDC-INC.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
CONTACT: KEVIN KOFFORD, P.E.
PHONE: (719) 453-0180
EMAIL: KEVIN.KOFFORD@KIMLEY-HORN.COM

LAND PLANNER
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
CONTACT: JENNIFER SHAGIN
TEL: (719) 453-0180
EMAIL: JENNIFER.SAHGIN@KIMLEY-HORN.COM

DEVELOPER'S/OWNER'S SIGNATURE BLOCK

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

20165 HOWLE STREET LLC DATE

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Execute this sheet

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

Joshua J. Palmer, P.E.

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

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEO
DRAWN BY: MEO
CHECKED BY: KRK
DATE: 7/31/26

TRINITY RANCH
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GRADING AND
EROSION CONTROL PLAN
GEC COVER

PRELIMINARY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
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SHEET

1.0

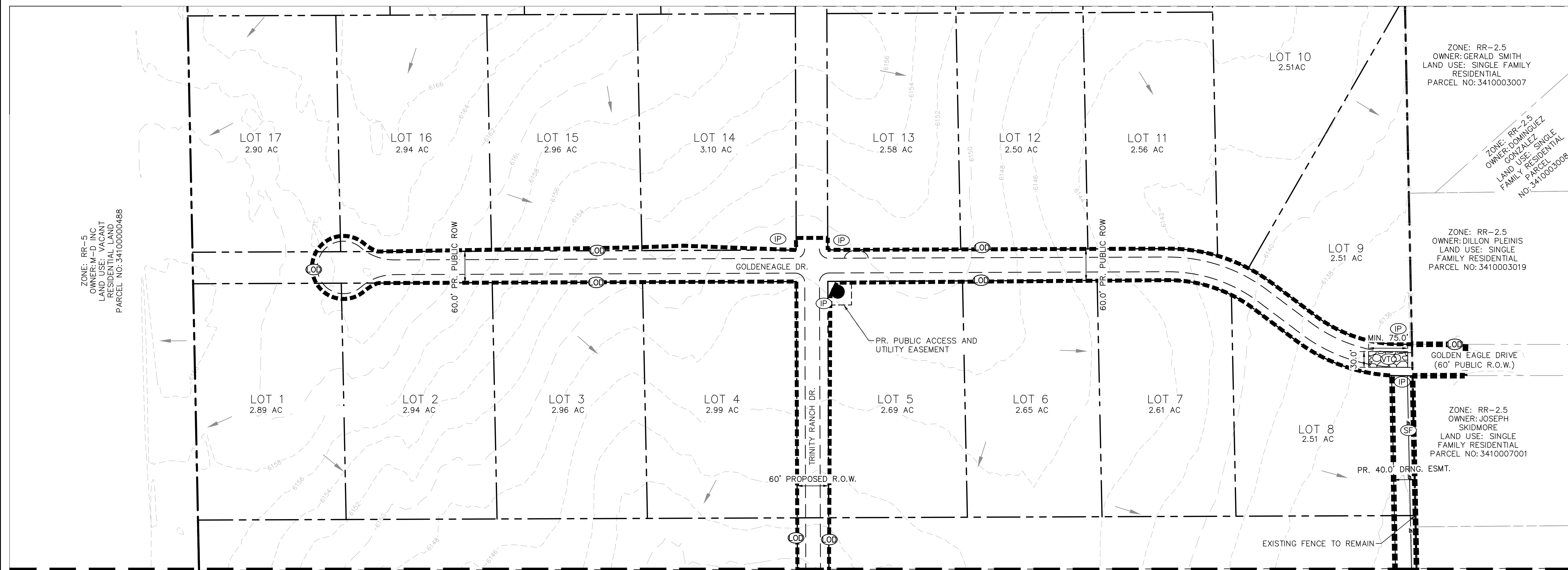


7. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. 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.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICABLE, TO THE QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF ANY FEDERAL, STATE, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. 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.
29. 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 ACTIVITIES SHALL PREPARE AND SUBMIT TO THE EARTHWORK DIVISION, 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:

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

SHEET

1.1



Kimley»»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEO
DRAWN BY: MEO
CHECKED BY: KRK
DATE: 7/31/26

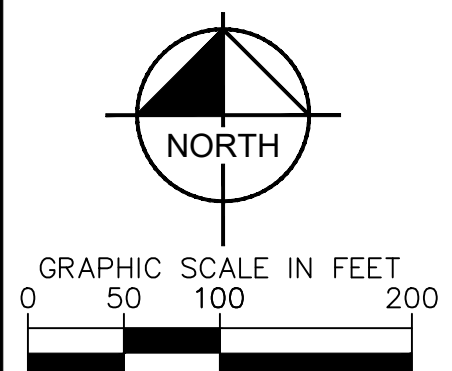
TRINITY RANCH
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GRADING AND
EROSION CONTROL PLAN
INITIAL (1 OF 2)

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Kimley-Horn and Associates, Inc.

PROJECT NO.
096726003

SHEET

1.2



Show existing vegetation (a note is acceptable where there is no notable vegetation, only grasses/weeds)

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. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES. CONTRACTOR SHALL PERFORM STREET SWEEPING AT ALL TIMES DURING ACTIVE TRACKING AND AT A MINIMUM ON A DAILY BASIS AT THE END OF EACH CONSTRUCTION DAY.
3. 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.
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7. WORK IN THE COLORADO STATE HIGHWAY 94 ROW REQUIRES A ROW PERMIT FROM ADAMS COUNTY. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
8. CONTRACTOR SHALL REFER TO THE APPROVED GEOTECHNICAL REPORT FOR OVEREXCAVATION REQUIREMENTS AND ADDITIONAL INFORMATION.
9. CONTRACTOR SHALL MAINTAIN STABILIZED STAGING AREA (SSA), VEHICLE TRACKING CONTROL (VTC), AND CONCRETE WASHOUT AREA (CWA) AT THE CONSTRUCTION ENTRANCE AT ALL TIMES. CONTRACTOR SHALL UPDATE THE EROSION CONTROL PLAN IN THE FIELD TO INDICATE THE LOCATION OF THE SSA, VTC, AND CWA BMPS AS EXCAVATION SEQUENCING DICTATES.
10. CONTRACTOR MAY SUBSTITUTE SEDIMENT CONTROL LOGS (SCL) FOR SILT FENCE (SF) AS PERIMETER CONTROL, DEPENDING UPON SITE CONDITIONS. SCL AND SF MAY BE INTERCHANGED DEPENDING ON SITE CONDITIONS.

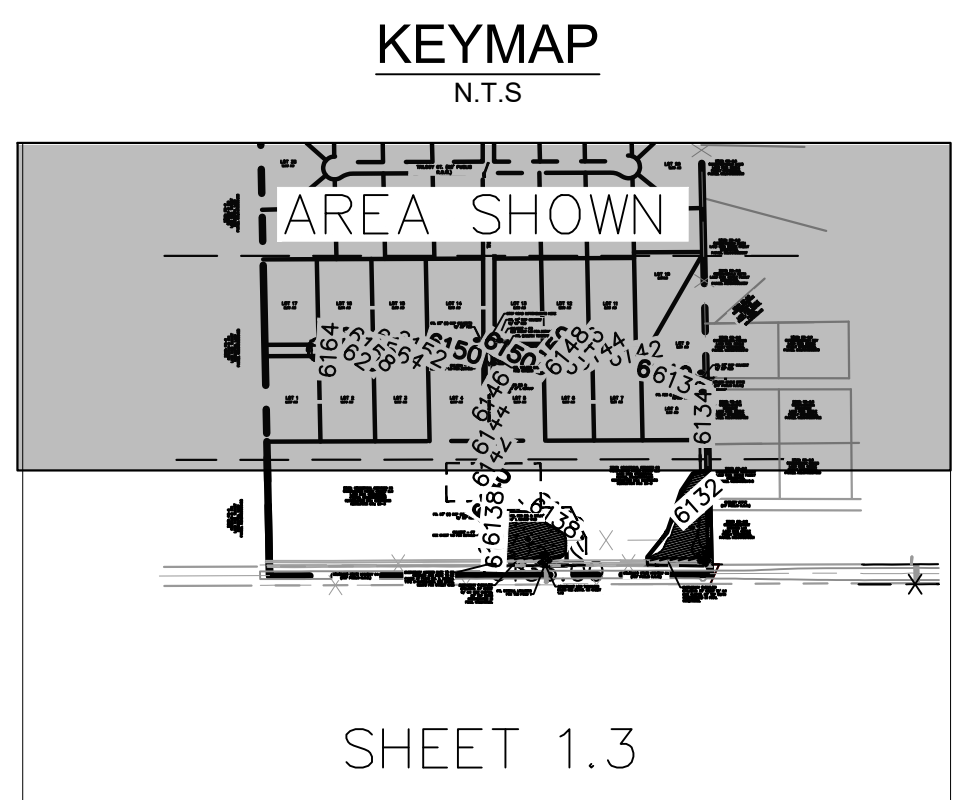
LIMITS OF DISTURBANCE

IMPROVEMENTS = 9.76 ACRES

If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure.

LEGEND

- | | |
|--|-------------------------------|
| | PROPERTY LINE |
| | LOT LINE |
| | LIMITS OF DISTURBANCE |
| | SILT FENCE |
| | EASEMENT LINE |
| | EXISTING FENCE LINE |
| | EXISTING COMMUNICATIONS LINE |
| | PROPOSED STORM LINE |
| | STABILIZED STAGING AREA |
| | CONCRETE WASHOUT |
| | VEHICLE TRACKING CONTROL |
| | SOIL STOCKPILE |
| | INLET PROTECTION |
| | SEEDING & MULCHING |
| | TEMPORARY SEDIMENT BASIN |
| | CHECK DAM |
| | PORTABLE TOILET |
| | EXISTING FLOW DIRECTION ARROW |
| | PROPOSED FLOW DIRECTION ARROW |



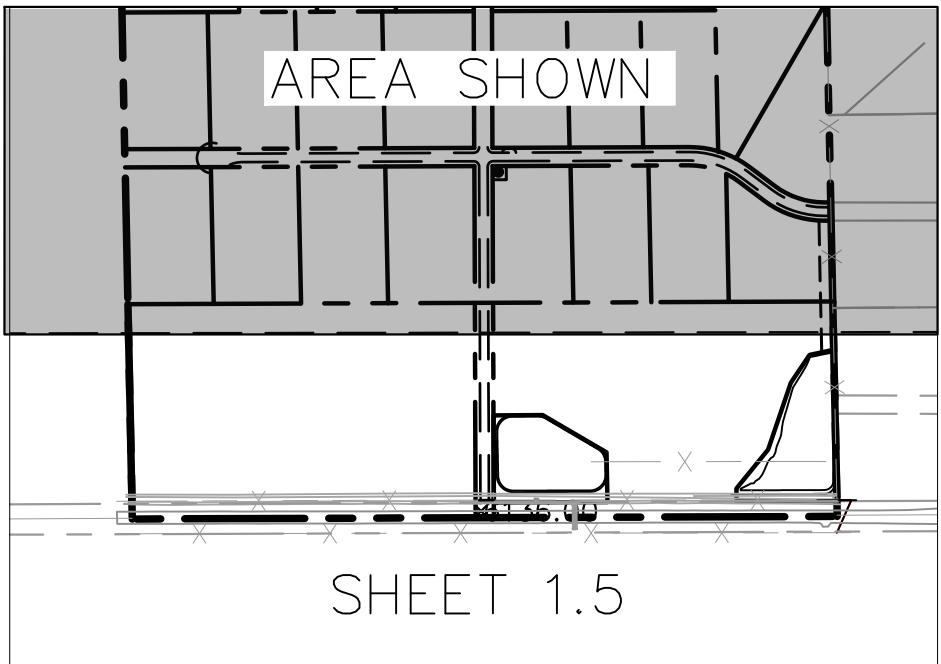


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IMPROVEMENTS = 9.76 ACRES

	PROPERTY LINE
	LOT LINE
	LIMITS OF DISTURBANCE
	SILT FENCE
	EASEMENT LINE
	EXISTING FENCE LINE
	EXISTING COMMUNICATIONS LINE
	PROPOSED STORM LINE
	SSA
	CWA
	CONCRETE SHAWOUT
	VTC
	VEHICLE TRACKING CONTROL
	SP
	SOIL STOCKPILE
	IP
	INLET PROTECTION
	SM
	SEEDING & MULCHING
	SB
	TEMPORARY SEDIMENT BASIN
	CD
	CHECK DAM
	PT
	PORTABLE TOILET
	EXISTING FLOW DIRECTION ARROW
	PROPOSED FLOW DIRECTION ARROW

N.T.S



TRINITY RANCH
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GRADING AND
EROSION CONTROL PLAN
INTERIM (1 OF 2)

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Kimley»Horn
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PROJECT NO.
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SHEET

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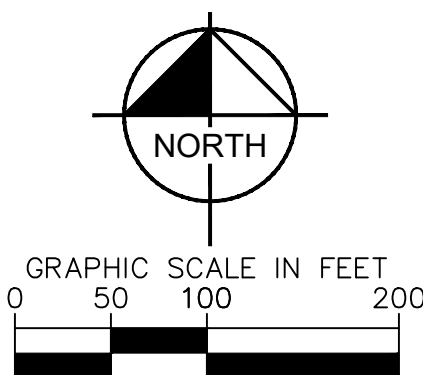
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2 North Nevada Avenue, Suite 900
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DESIGNED BY: MEO
DRAWN BY: MEO
CHECKED BY: KRK
DATE: 7/31/26

[illegible]

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R5-11

NOTES

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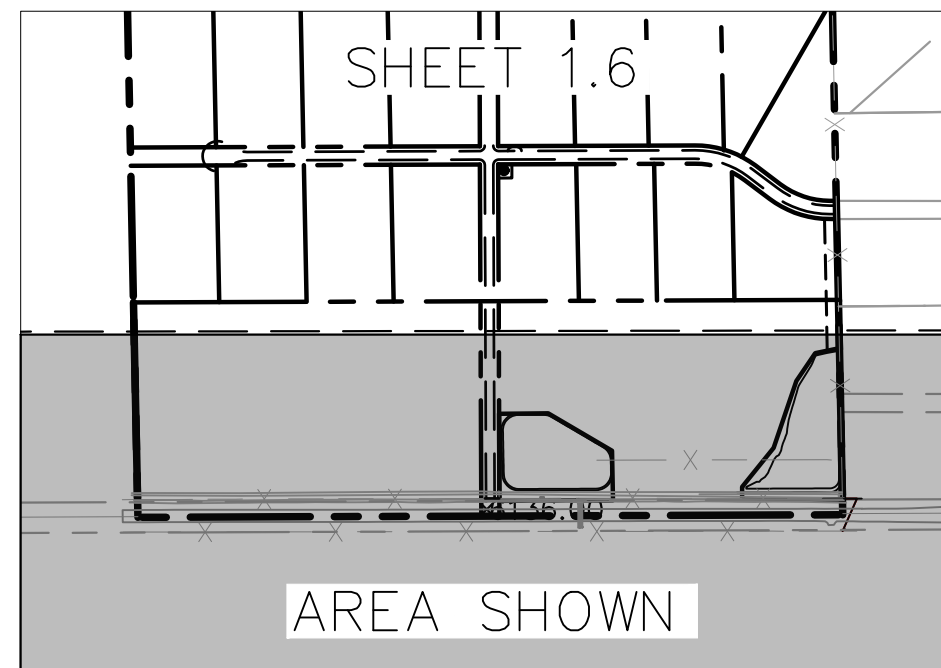
IMPROVEMENTS = 9.76 ACRES

LEGEND

	PROPERTY LINE
	LOT LINE
	LIMITS OF DISTURBANCE
	SILT FENCE
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	SEEDING & MULCHING
	TEMPORARY SEDIMENT BASIN
	CHECK DAM
	PORTABLE TOILET
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	PROPOSED FLOW DIRECTION ARROW

KEYMAP

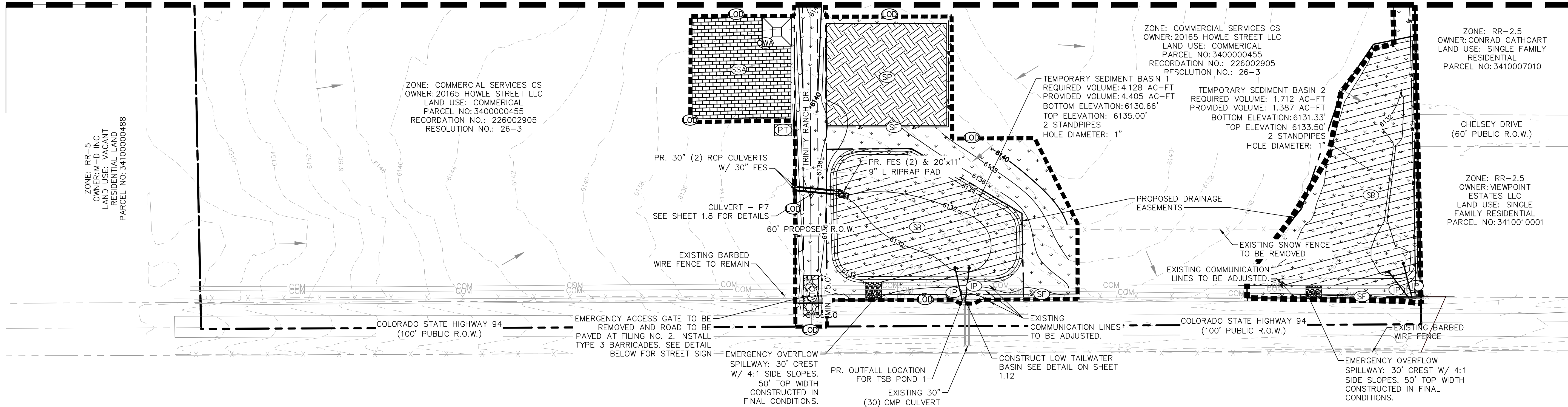
N.T.S.



All temporary control measures should be shown as removed in the final condition. Grey out, remove from sheet, or add "remove" bubble to TCNs that should be removed. The exception to this would be the sediment basins that require the pipe to remain to prevent injury to downstream water rights.

If the final plat project follows the early grading project soon enough to share controls it will be specified on the final plat GEC plans.

MATCH LINE: SEE SHEET 1.6 FOR CONTINUATION



Kimley»Horn

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TRINITY RANCH
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GRADING AND
EROSION CONTROL PLAN
FINAL (2 OF 2)

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FOR REVIEW ONLY
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PROJECT NO.
096726003

SHEET

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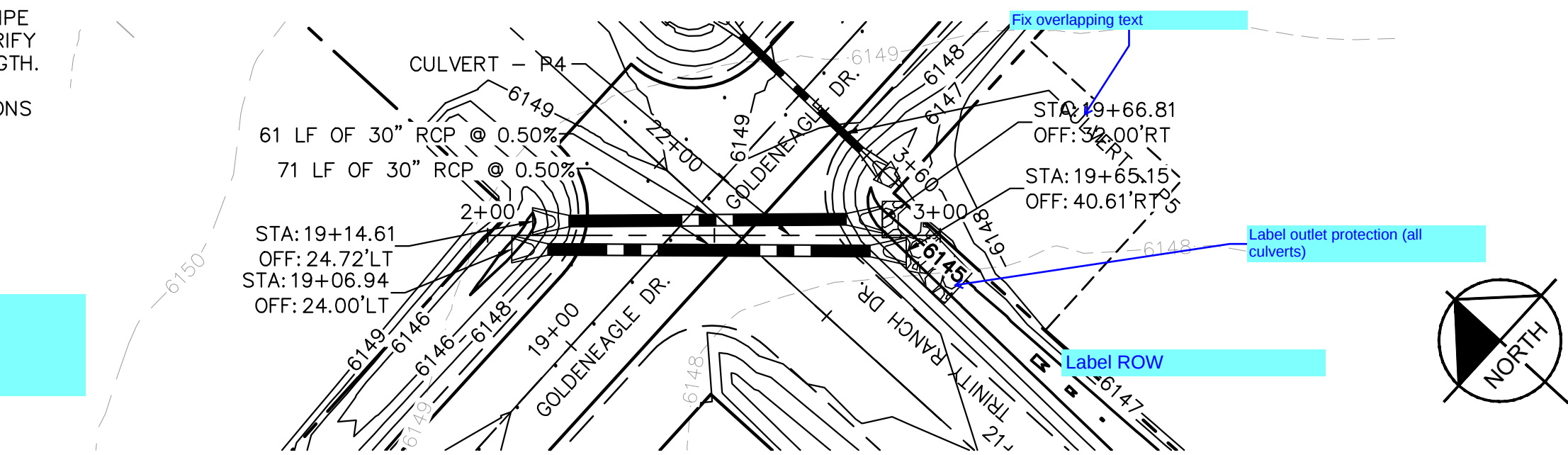
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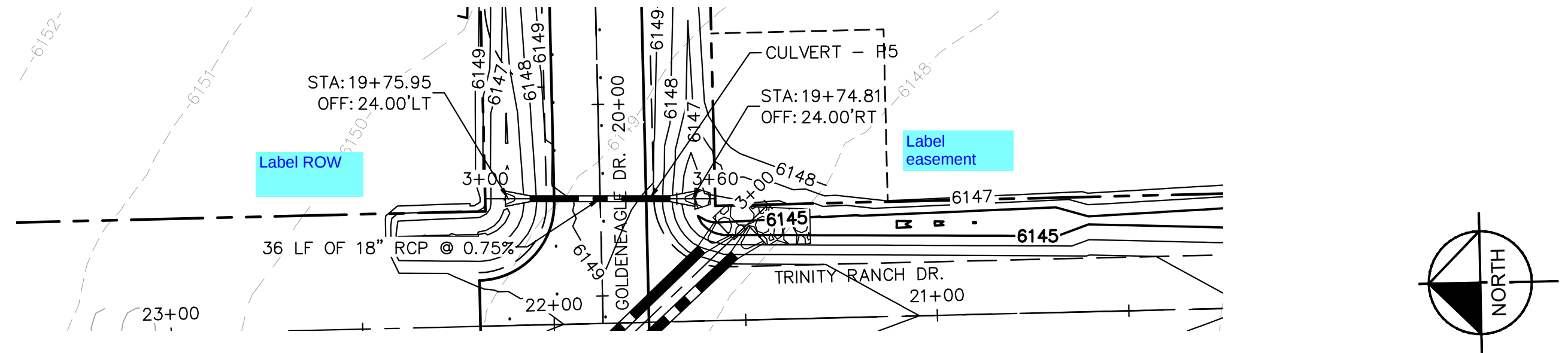
NOTES

- 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

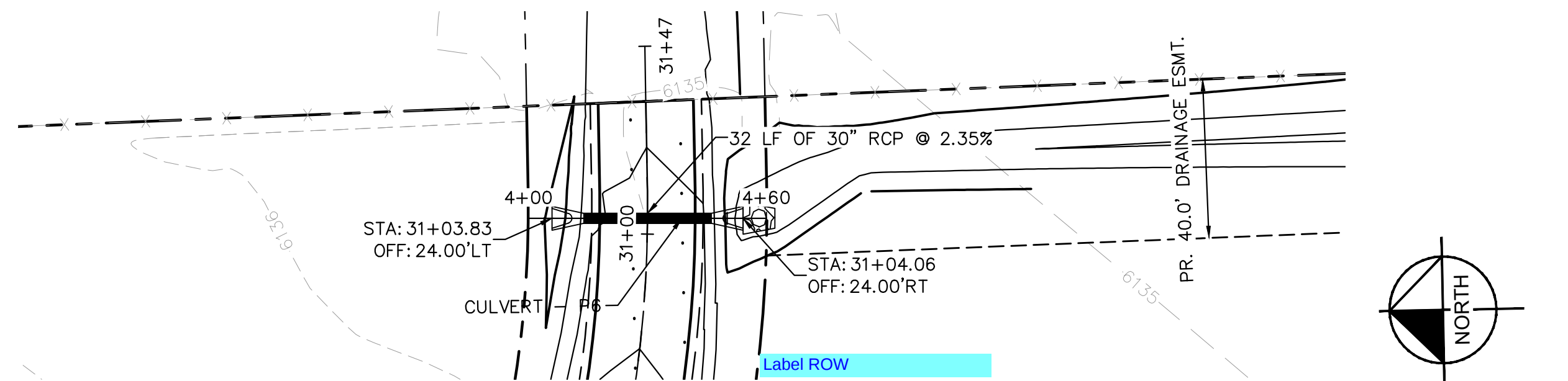
Missing Pipe P-2 as shown in PDR



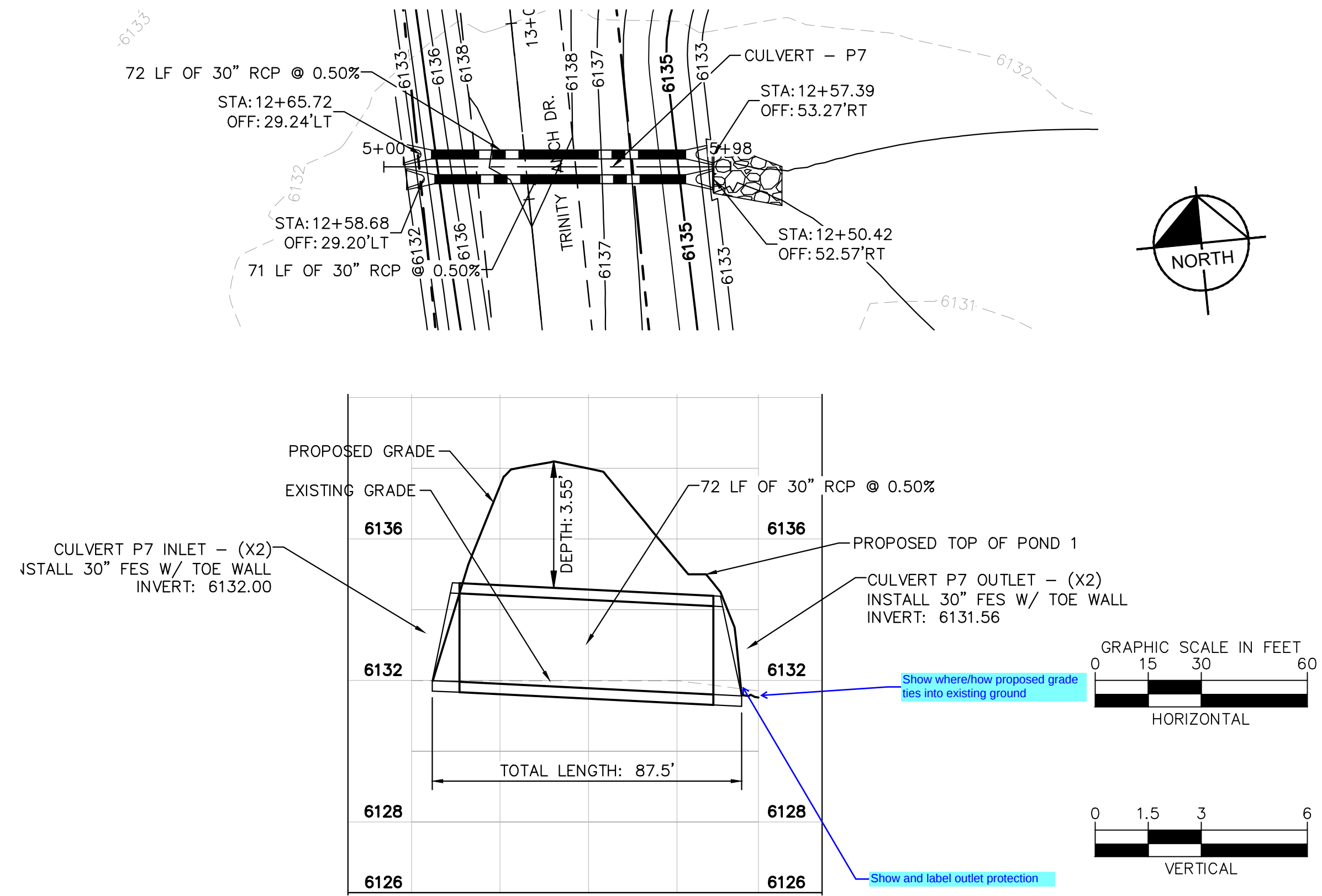
CULVERT P4 PLAN AND PROFILE



CULVERT P5 PLAN AND PROFILE



CULVERT P6 PLAN AND PROFILE



CULVERT P7 PLAN AND PROFILE

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEO
DRAWN BY: MEO
CHECKED BY: KKR
DATE: 7/31/26

TRINITY RANCH
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GRADING AND
EROSION CONTROL PLAN
CULVERT PLAN & PROFILE

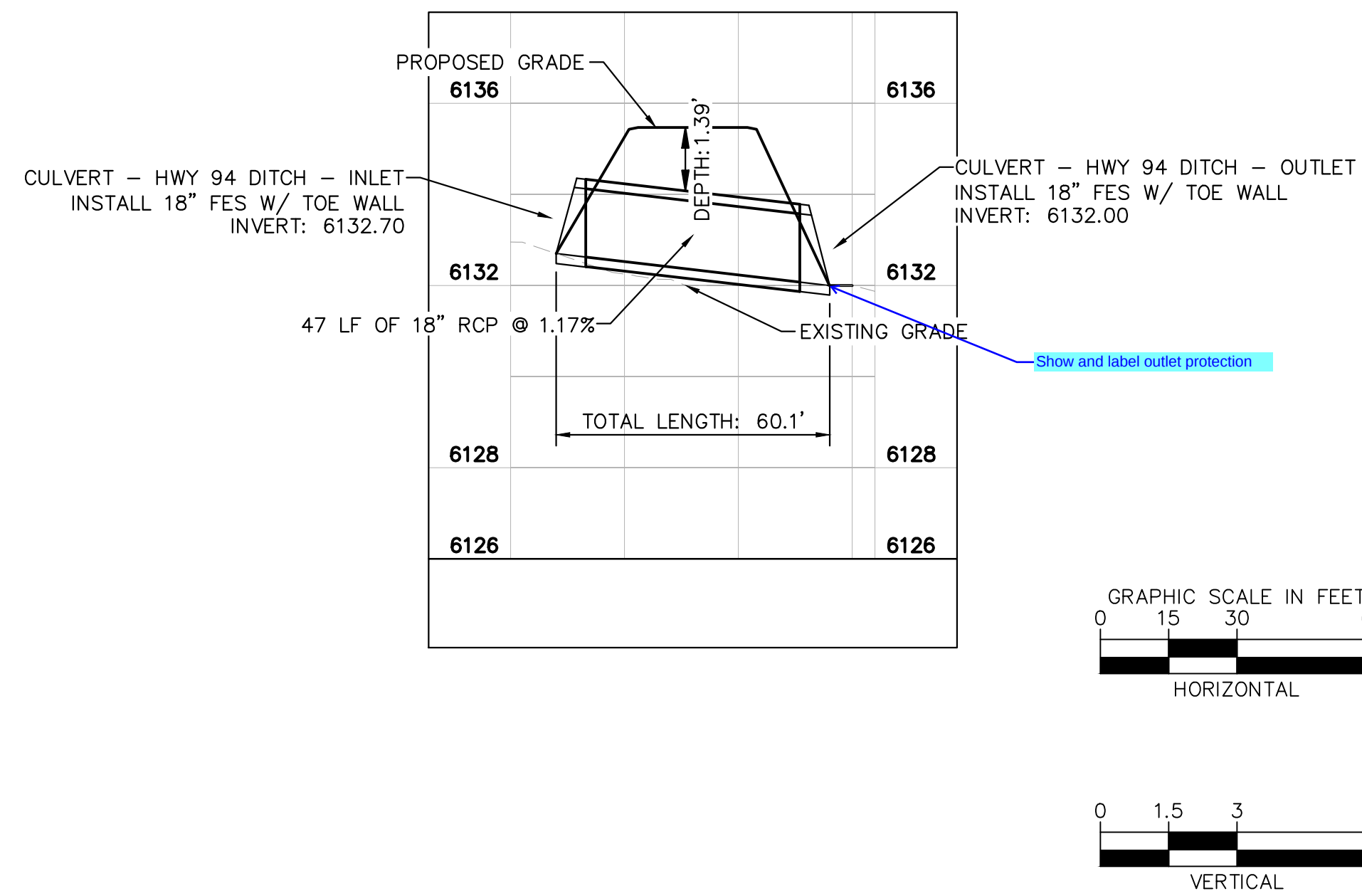
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PROJECT NO.
096726003

SHEET

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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



HIGHWAY 94 - CULVERT

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SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

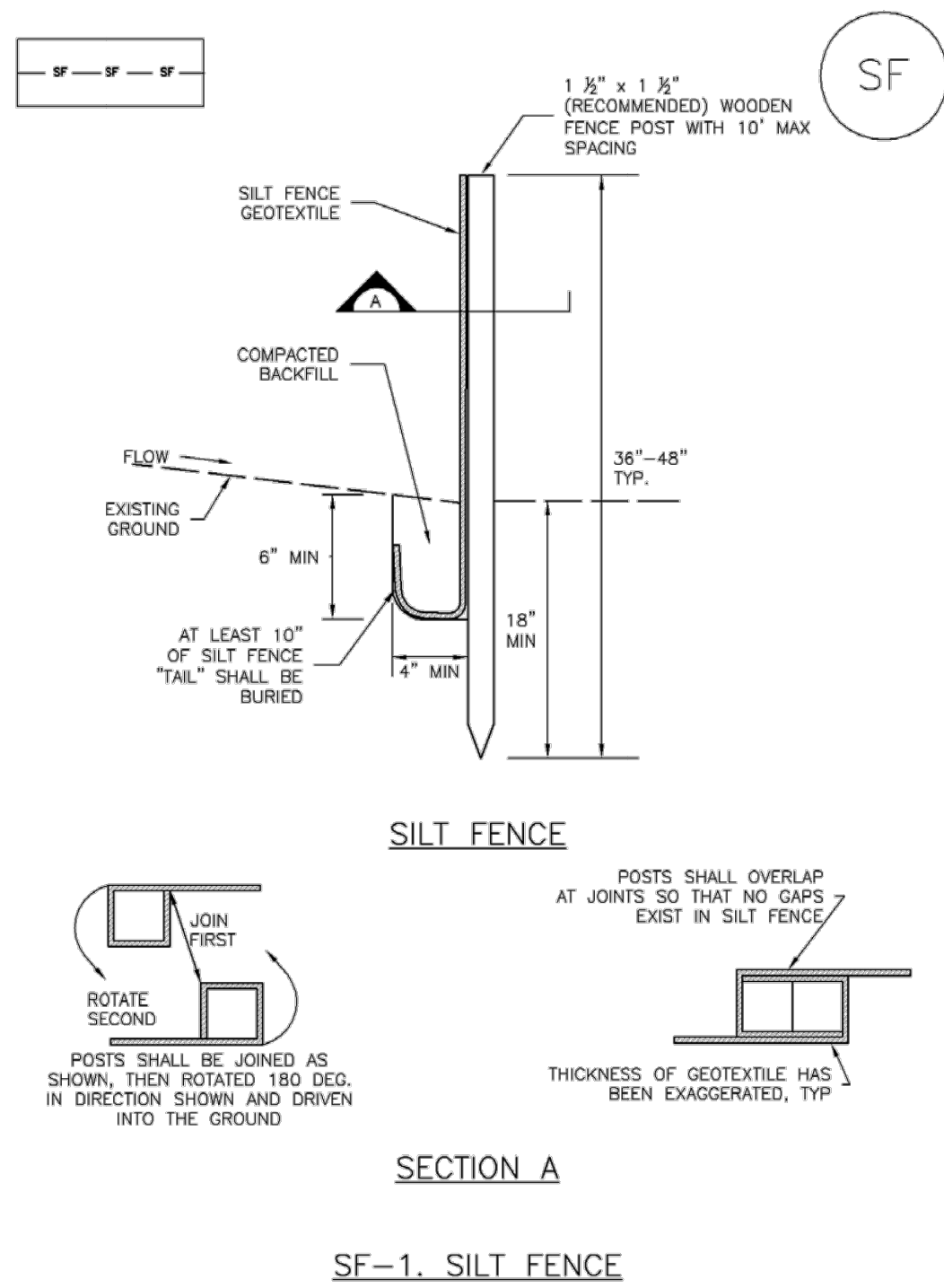
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. 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".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. 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.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, 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



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

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. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.

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 reseeded. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

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:

Mulch	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

June 2012 Urban Drainage and Flood Control District MU-1
Urban Storm Drainage Criteria Manual Volume 3

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. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.
- Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).
- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.
- 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 (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydroseeding. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.
- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)
- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)
- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

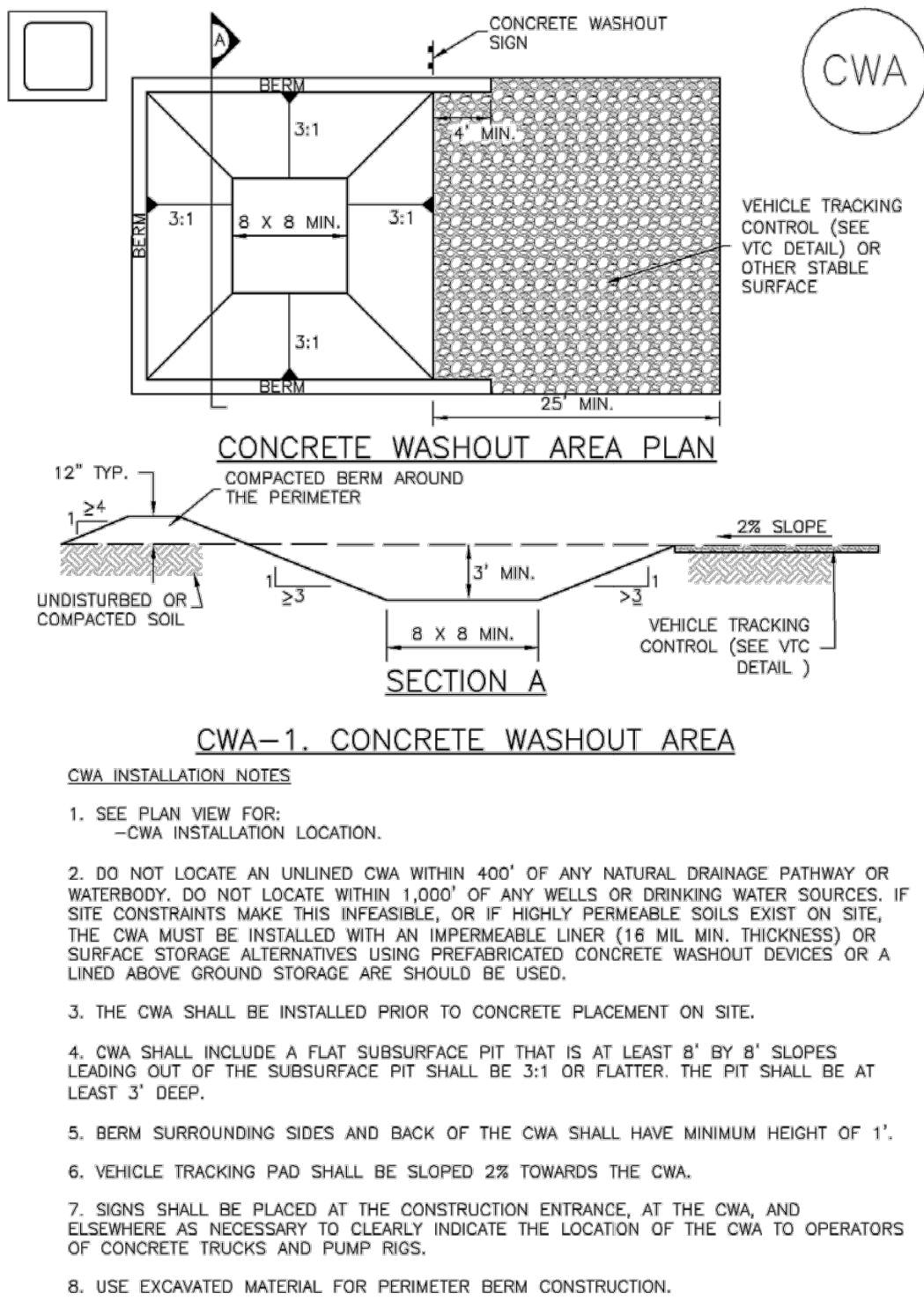
Maintenance and Removal

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

MU-2 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

Concrete Washout Area (CWA)

MM-1



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

MM-1

Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND 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. 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'.
5. 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.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

Include seed mix detail. MHFD TS/PS detail does not include a permanent seed mix. Need to specify a seed mix & application rate specific to those species appropriate for this project location. See COS SCM Table 5-1 and 5-2 for recommended mixes for the area.

Provide a standard detail for inlet protection as it is shown in the plans

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEO
DRAWN BY: MEO
CHECKED BY: KRK
DATE: 7/31/26

TRINITY RANCH
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GRADING AND
EROSION CONTROL PLAN
DETAILS (1 OF 2)

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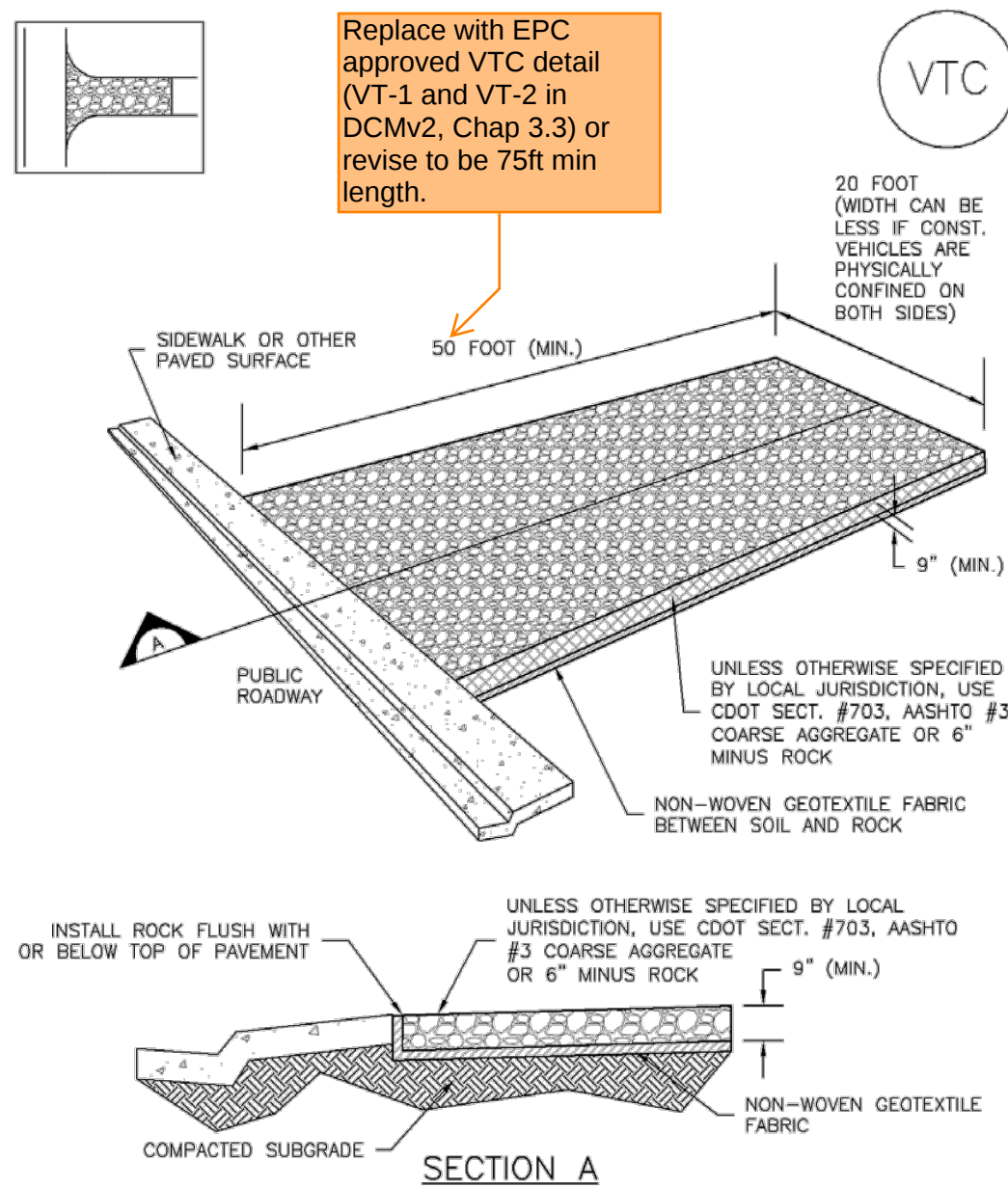
PROJECT NO.
096726003

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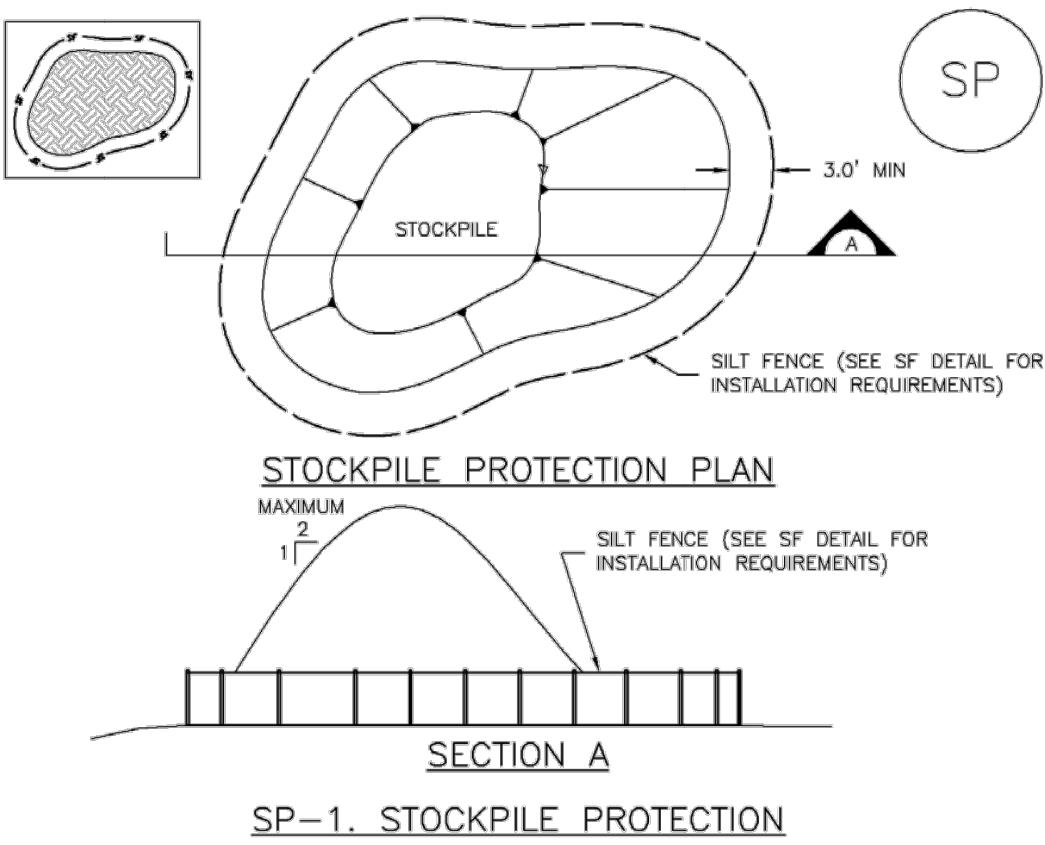
Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

Stockpile Management (SP) MM-2



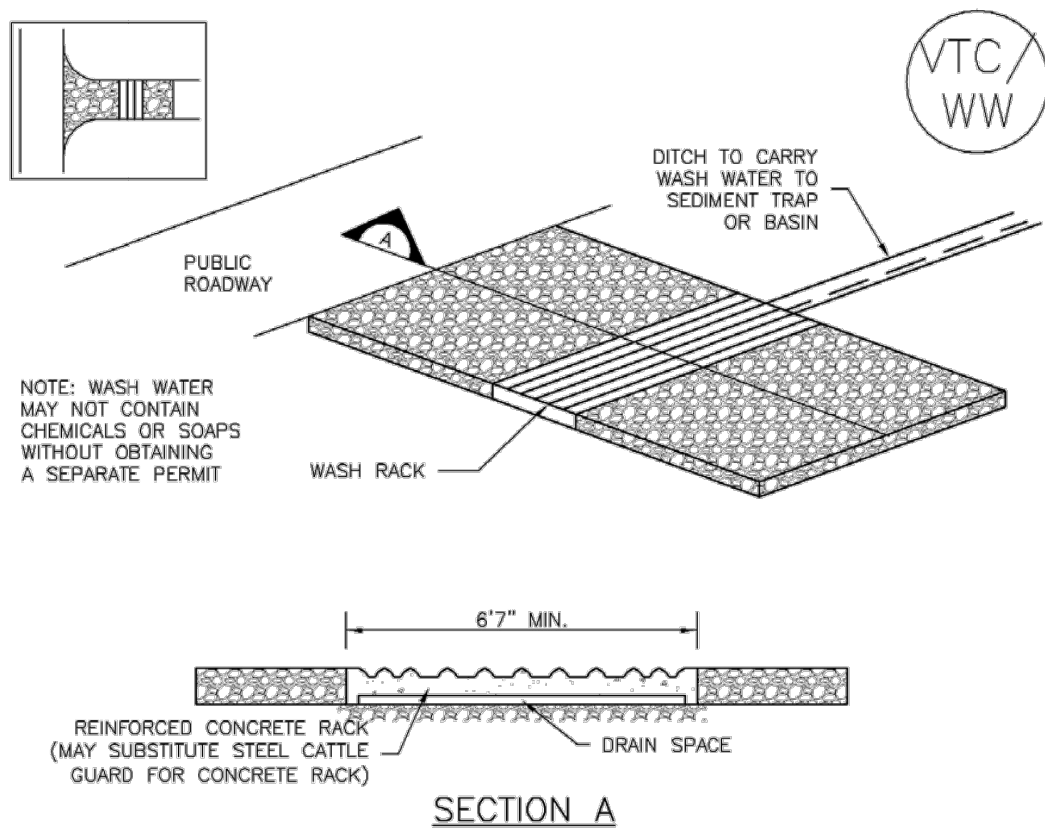
SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF STOCKPILES.
-TYPE OF STOCKPILE PROTECTION.
2. 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 SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. 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).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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

SM-4 Vehicle Tracking Control (VTC)



VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

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

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

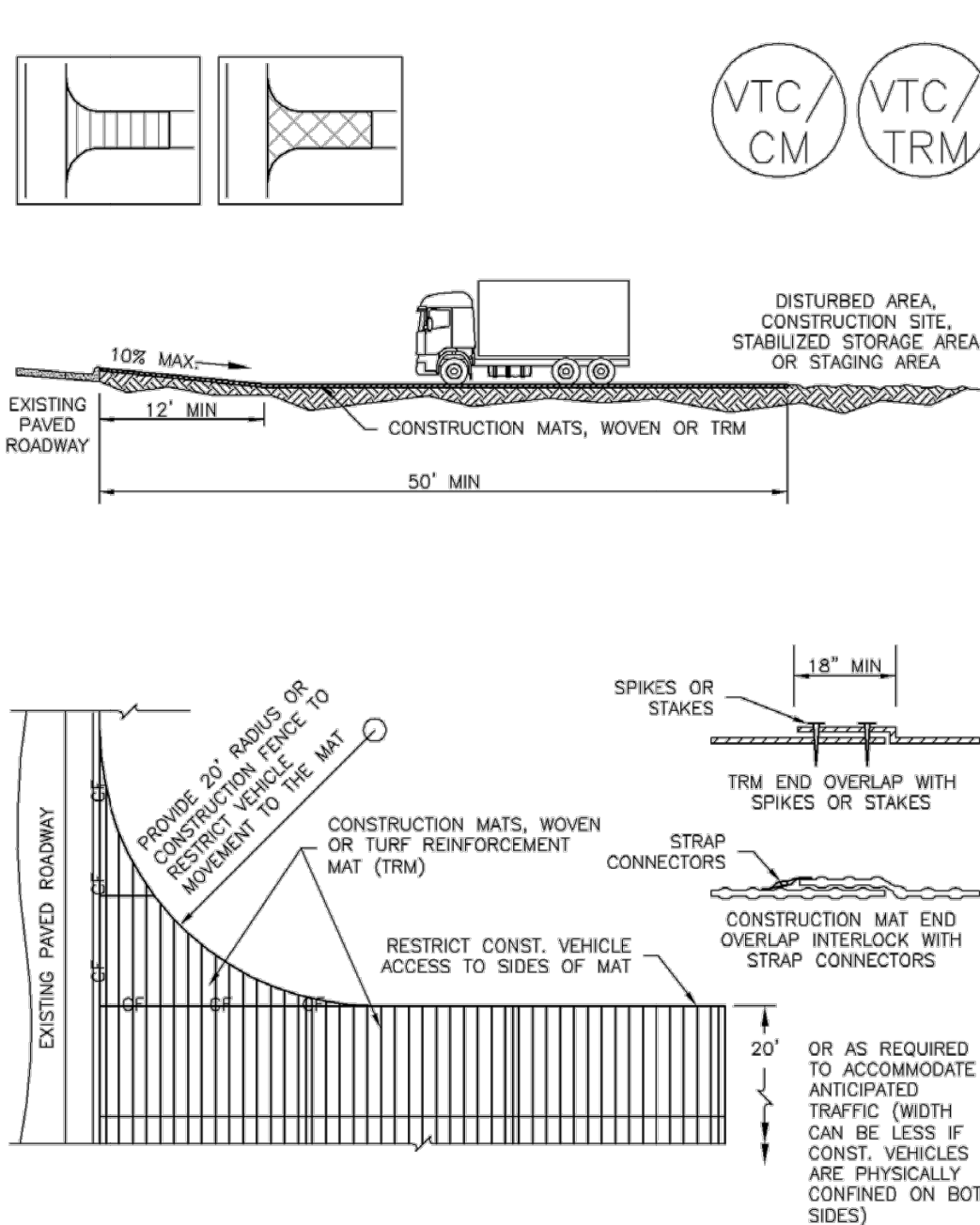
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

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

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

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

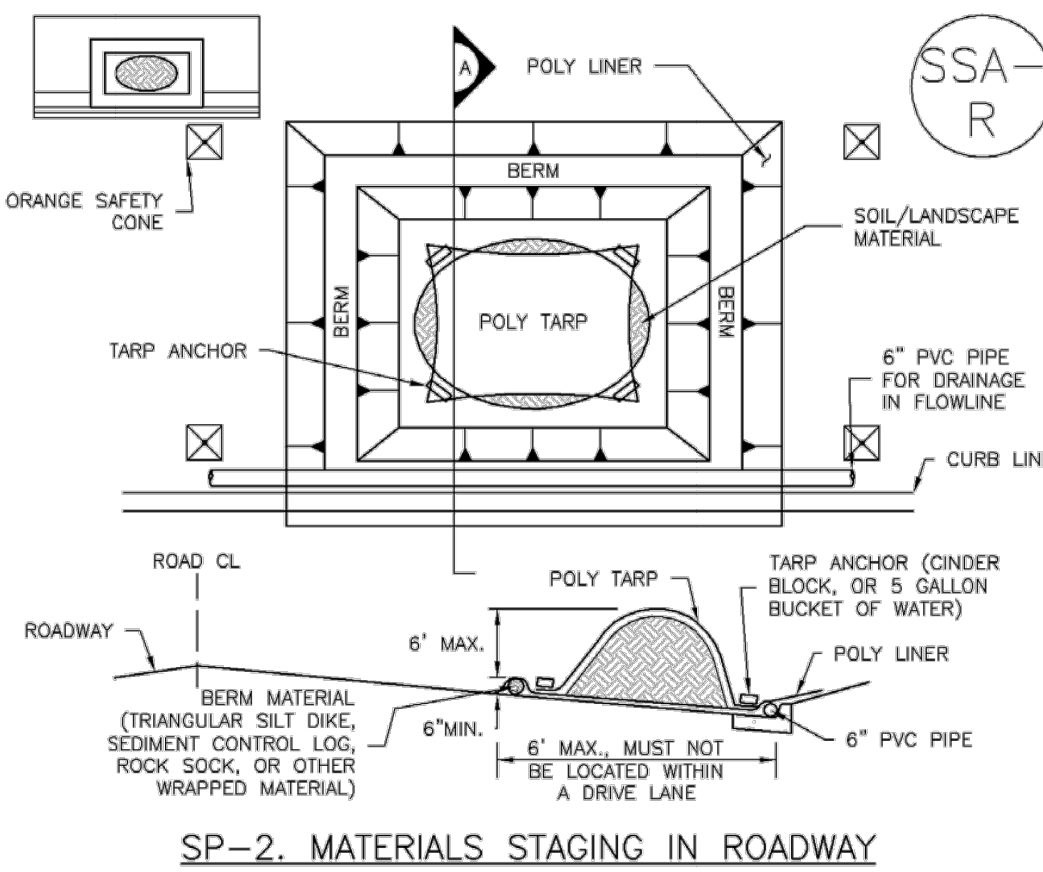
Vehicle Tracking Control (VTC) SM-4



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

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

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 BASE 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.
-WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
-OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

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

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

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

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

MM-2 Stockpile Management (SM)

MATERIALS STAGING IN ROADWAY 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 VACUUMING.

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 AURORA, COLORADO)

SP-6 Urban Drainage and Flood Control District November 2010
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2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

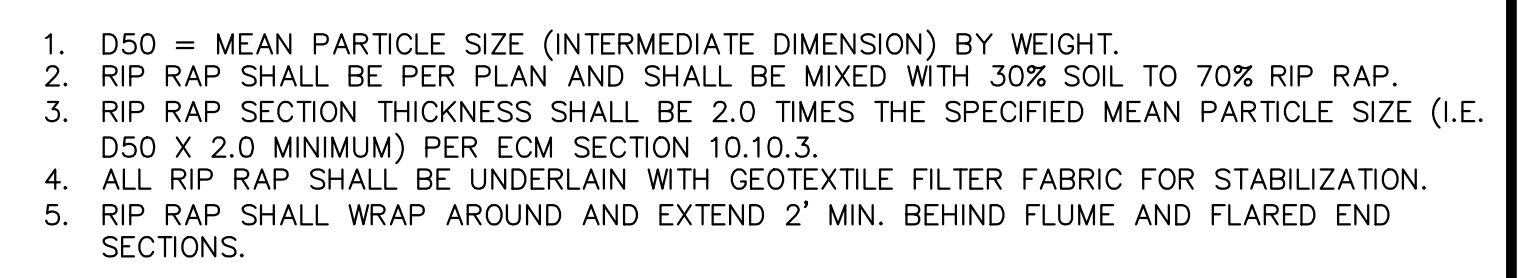
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TRINITY RANCH
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GRADING AND
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DETAILS (2 OF 2)

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PROJECT NO.
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SHEET
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TYPICAL RIPRAP SECTION DETAIL

Pay Item		Percent of Material Smaller Than Typical Stone²	Typical Stone Dimensions³ (Inches)	Typical Stone Weight⁴ (Pounds)
	Stone Size d50¹ (Inches)			
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

Since there is calculations for riprap width, length, etc for each culvert, I would remove this general table and use the calculated information. Details is good, remove just the table.

TRINITY RANCH
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GRADING AND
EROSION CONTROL PLAN
DETAILS

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

PROJECT NO.	096726003
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1.12

Kimley»»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEO
DRAWN BY: MEO
CHECKED BY: KRK
DATE: 7/31/26

[illegible]