

LATIGO PRESERVE FILING 10

A PARCEL OF LAND LOCATED IN THE SOUTH QUARTER OF SECTION S17 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

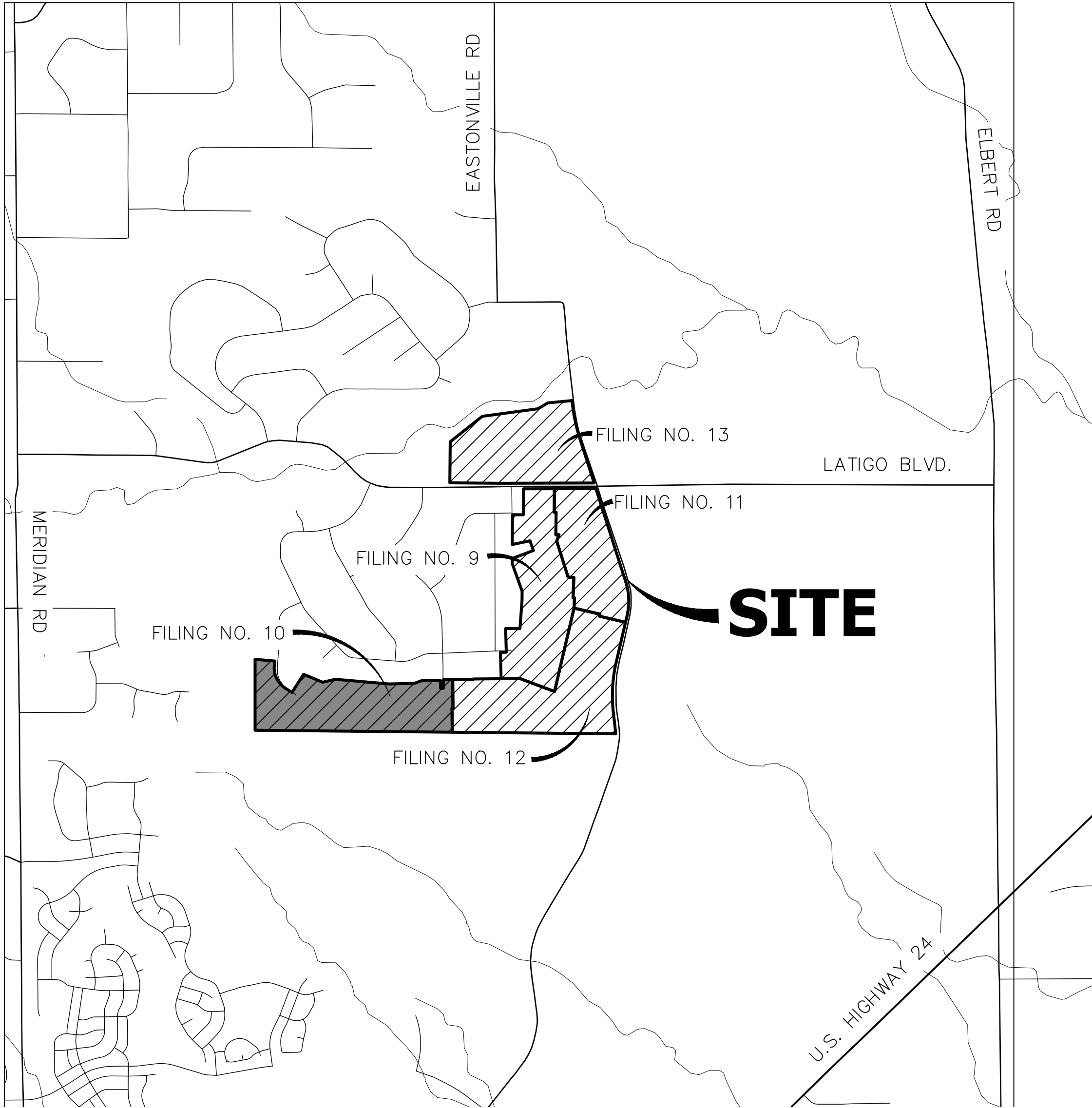
GRADING AND EROSION CONTROL

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
 - CDOT M&S STANDARDS
- 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 VERSIONS 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

ABBREVIATIONS

AC	ACRE	FL	FLOWLINE	RT	RIGHT
AD	ALGEBRAIC DIFFERENCE	FIL	FILING	S	SOUTH
AH	AHEAD	FO	FIBER OPTIC CABLE	STE	STEEL
ARCH	ARCHITECT	GB	GRADE BREAK	SAN	SANITARY SEWER
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	GE	GAS EASEMENT	SF	SQUARE FOOT
ASSY	ASSEMBLY	GIS	GEOGRAPHIC INFORMATION SYSTEM	ST	STREET
AVE	AVENUE	GL	GAS LINE	STA	STATION
BB	BOX BASE	GPS	GLOBAL POSITIONING SYSTEM	SY	SQUARE YARD
BK	BACK	GV	GATE VALVE	SY-IN	SQUARE YARD INCH
BNDY	BOUNDARY	HBP	HOT BITUMINOUS PAVEMENT	TB	THRUST BLOCK
BOP	BOTTOM OF PIPE	HC	HANDICAP	TBC	TOP BACK OF CURB
BOV	BLOW OFF VALVE	HDC	HIGH DEFLECTION COUPLING	TBW	TOP BACK OF WALK
BFV	BUTTERFLY VALVE	HDPE	HIGH DENSITY POLYETHYLENE	TEL	TELEPHONE
BLVD	BOULEVARD	HGL	HYDRAULIC GRADE LINE	TN	TON
BW	BOTTOM OF WALL	HMA	HOT MIX ASPHALT	TOA	TOP OF ASPHALT
C&G	CURB & GUTTER	HOA	HOME OWNERS ASSOCIATION	TOB	TOP OF BOX
CATV	CABLE TELEVISION	HP	HIGH POINT	TOC	TOP OF CURB OR CONCRETE
CB	CATCH BASIN	HR	HOUR	TOF	TOP OF FOUNDATION
CBG	CONCRETE BOX CULVERT	I	INLET	TOP	TOP OF PIPE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	IE	IRRIGATION EASEMENT	TW	TOP OF WALL
CDS	CUL-DE-SAC	INT	INTERSECTION	TYP	TYPICAL
CF	CUBIC FOOT	INV	INVERT	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
CFS	CUBIC FEET PER SECOND	IRR	IRRIGATION	UE	UTILITY EASEMENT
QIP	COMPLETE IN PLACE	KB	KICK (THRUST) BLOCK	U&DE	UTILITY & DRAINAGE EASEMENT
CL	CENTER LINE	LB	POUND	UGE	UNDERGROUND ELECTRIC
CLMR	CONDITIONAL LETTER OF MAP REVISION	LE	LANDSCAPE EASEMENT	VCF	VITRIFIED CLAY PIPE
		LF	LINEAR FOOT	VCP	VERTICAL POINT OF CURVATURE
		LN	LANE	VPI	VERTICAL POINT OF INTERSECTION
CLR	CLEAR	LOMR	LETTER OF MAP REVISION	VPT	VERTICAL POINT OF TANGENCY
CMO	CORRUGATED METAL PIPE	LP	LOW POINT	VTC	VEHICLE TRACKING CONTROL
CO	CLEAN OUT	LS	LUMP SUM	W	WEST
COCs	CITY OF COLORADO SPRINGS	LT	LEFT	WL	WATER LINE
CONC	CONCRETE	MAX	MAXIMUM	WM	WATER MAIN
CR	CIRCLE	M/D	MOISTURE DENSITY	WRD	WATER RESOURCES DEPARTMENT
CSP	CORRUGATED STEEL PIPE	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN	WS	WATER SURFACE
CSU	COLORADO SPRINGS UTILITIES			WSE	WATER SURFACE ELEVATION
CT	COURT	MH	MANHOLE	WTR	WATER
CTRB	CONCRETE THRUST REDUCER BLOCK	MIN	MINIMUM	YR	YEAR
CY	CUBIC YARD	MS	MOUNTABLE SIDEWALK		
DBPS	DRAINAGE BASIN PLANNING STUDY	N	NORTH		
		NRCP	NON-REINFORCED CONCRETE		
DE	DRAINAGE EASEMENT	ODP	OFFICIAL DEVELOPMENT PLAN		
DIA	DIAMETER	OHE	OVERHEAD ELECTRIC		
DIP	DUCTILE IRON PIPE	OHU	OVERHEAD UTILITY		
DR	DRIVE	PC	POINT OF CURVATURE		
DRG	DESIGN REVIEW COMMITTEE	PCC	POINT OF COMPOUND CURVATURE		
DU	DWELLING UNITS				
DY	DAY	PCR	POINT OF CURB RETURN		
E	EAST	PDP	PRELIMINARY DEVELOPMENT PLAN		
EGL	ENERGY GRADE LINE	PE	PROFESSIONAL ENGINEER		
EL	ELEVATION	PI	POINT OF INTERSECTION		
ELEC	ELECTRIC	PKWY	PARKWAY		
EOA	EDGE OF ASPHALT	PL	PROPERTY LINE		
EPC	EL PASO COUNTY	PP	PROPOSED		
ERCP	ELLIPTICAL RCP	PRC	POINT OF REVERSE CURVATURE		
ESMT	EASEMENT	PT	POINT OF TANGENCY		
EST	ESTIMATE	PV	PLUG VALVE		
EX	EXISTING	PVC	POLYVINYL CHLORIDE		
FDP	FINAL DEVELOPMENT PLAN	R	RADIUS		
FDR	FINAL DRAINAGE REPORT	RCBC	REINFORCED CONCRETE BOX CULVERT		
FES	FLARED END SECTION	RCP	REINFORCED CONCRETE PIPE		
FF	FINISHED FLOOR ELEVATION	RD	ROAD		
FG	FINISHED GRADE	ROW	RIGHT OF WAY		
FH	FIRE HYDRANT				



VICINITY MAP

SCALE: 1"=2000'

SHEET INDEX

- : COVER SHEET
- : LEGEND
- : TYPICAL SECTIONS
- 6 : GRADING AND EROSION CONTROL PLAN
- 11: GRADING AND EROSION CONTROL DETAILS

CONTACTS:

OWNER/DEVELOPER:	BRJM, LLC ATTN: BOB IRWIN 101 N. CASCADE, SUITE 200 COLORADO SPRINGS, CO 80903 P~719-475-7474
ENGINEER/SURVEYOR:	JR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~303-267-6240
FIRE PROTECTION DISTRICT:	FALCON FIRE FPD 7030 N MERIDIAN RD FALCON, CO 80831 P~719-494-4050
DISTRICT:	MERIDIAN SERVICE METROPOLITAN DISTRICT 11886 STAPLETON DR PEYTON, CO 80831 P~719-495-6567
EL PASO COUNTY:	PLANNING AND COUNTY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, COLORADO 80910 P ~ (719) 520-6819 DEPARTMENT OF PUBLIC WORKS 3257 AKERS DR COLORADO SPRINGS, CO 80910 P ~ (719) 529-6460
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC ASSOC., INC. 11140 EAST WOODMEN ROAD FALCON, COLORADO 80831 (719) 495-2283

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF TRACT, B, WOODMOOR PLACER, BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE AT BOTH ENDS. SAID LINE BEARING N26°20'33"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BENCHMARK

NGS MONUMENT T 294 BEING MONUMENTED BY A 3-1/4" BRASS DISC SET IN A 4'X4' BOULDER, LOCATED 1.8 MILES EAST ALONG HIGBY ROAD FROM ITS INTERSECTION WITH JACKSON CREEK PARKWAY, 40 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 6 FEET SOUTH OF A FENCE, AND 6.2 FEET SOUTH OF A WITNESS POST. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 7247.10 FEET, NAVD88.

OWNER/DEVELOPER STATEMENT

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

BOB IRWIN _____ DATE _____

BRJM, LLC
101 N. CASCADE
COLORADO SPRINGS, CO 80903

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

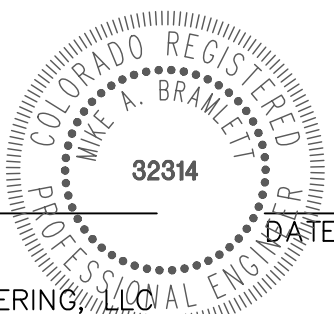
JENNIFER IRVINE, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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 PLANS.

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BRJM, LLC
101 N. CASCADE, SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: BOB IRWIN
P~(719)-475-7474

J.R. ENGINEERING
A Western Company



Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

DATE
BY

REVISION
No.

1"=2000'
H-SCALE
V-SCALE

N/A
09/17/21
DATE

DESIGNED BY
DRAWN BY
CHECKED BY

XXX
QNL

LATIGO PRESERVE FILING 10

COVER SHEET

SHEET 1 OF 11

JOB NO. 25175.01

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	---	---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
MASONRY FENCE	---	---
GUARDRAIL	---	---
CONC. BARRIER	---	---
CABLE TV	---	---
ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
IRRIGATION MAIN	---	---
OIL/PETRO. MAIN	---	---
OVERHEAD UTILITY	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
WATER MAIN	---	---
RAW WATER LINE	---	---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	---	---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	---	---
SILT FENCE	---	---
100 YEAR FLOODPLAIN	---	---
500 YEAR FLOODPLAIN	---	---
FLOODWAY	---	---
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	■	■
AREA INLET - SQUARE	□	□
AREA INLET - ROUND	○	○
FLARED END SECTION	▷	▷
RIPRAP	⬢	⬢
SANITARY SEWER		
LINE MARKER	Mkr San ^o	
SERVICE MARKER	△	
CLEAN-OUT	○	○
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	⊙
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	
FIRE HYDRANT	⊙	●
FIRE CONNECTION	⊙	●
MANHOLE	⊙	●
BEND	⊙	●
BLOW-OFF VALVE	⊙	●
WELL	⊙	●
METER	⊙	●
VALVE	⊙	●
REDUCER	⊙	●
THRUST BLOCK	⊙	●
CROSS	⊙	●
PLUG W/ THRUST BLOCK	⊙	●
TEE	⊙	●
REVERSE ANCHOR	⊙	●
ANODE	⊙	●
AIR & VACUUM VALVE ASSEMBLY	⊙	●
TRANSMISSION BLOW-OFF ASSEMBLY	⊙	●
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⊙	●
PLUG	⊙	●
TEE	⊙	●
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊙	●
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊙	●
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊙	●
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊙	●
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊙	●
GUY ANCHOR	⊙	●
GUY POLE	⊙	●
MISC. UTILITIES		
VENT PIPE	⊙	●
TEST HOLE DESIGNATOR	⊙	●

STORM WATER MANAGEMENT

KEY	SYMBOL
CHECK DAM	⊙
CONSTRUCTION ROAD STABILIZATION	⊙
CURB SOCK INLET PROTECTION	⊙
CONCRETE WASHOUT AREA	⊙
DIVERSION DITCH AND DIKE, TEMPORARY	⊙
DIVERSION CHANNEL, TEMPORARY	⊙
DEWATERING	⊙
EROSION CONTROL BLANKET	⊙
INLET FILTER	⊙
INLET PROTECTION	⊙
MULCHING	⊙
OUTLET PROTECTION	⊙
PAVED FLUME	⊙
PERMENTENT SEEDING	⊙
REINFORCED CONCRETE DAM	⊙
ROUGH CUT STREET CONTROL	⊙
SEDIMENT BASIN	⊙
SEDIMENT CONTROL LOG	⊙
SILT FENCE	⊙
SURFACE ROUGHENING	⊙
STABILIZED STAGING AREA	⊙
SEDIMENT TRAP	⊙
STRAW BALE BARRIER	⊙
TERRACING	⊙
TEMPORARY SEEDING	⊙
TEMPORARY STREAM CROSSING CULVERT/BRIDGE	⊙
TEMPORARY STREAM CROSSING FORD TYPE	⊙
TEMPORARY SLOPE DRAIN	⊙
VEHICLE TRACKING CONTROL	⊙
VEHICLE TRACKING CONTROL WITH WASH RACK	⊙

GRADING AND EROSION CONTROL STANDARD 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 AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM 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 DISTURBANCE 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 ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM 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 ONSITE 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, DOM VOLUME II AND THE EGM 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 04/07/2020) 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



Know what's below.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



LATIGO PRESERVE FILING 10

LEGEND

SHEET 2 OF 11

JOB NO. 25175.01

BY DATE

No. REVISION

H-SCALE 1"=XX'
V-SCALE 1"=X'
DATE 09/17/21
DESIGNED BY XXX
DRAWN BY QNL
CHECKED BY

PREPARED FOR

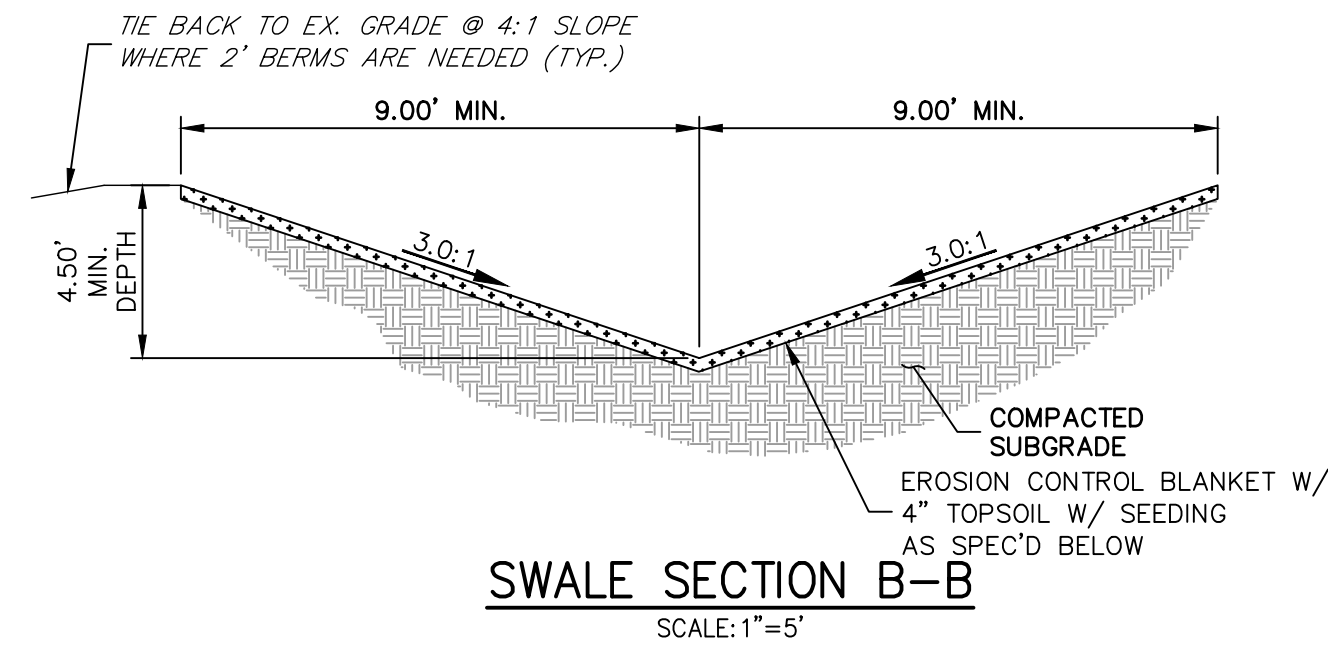
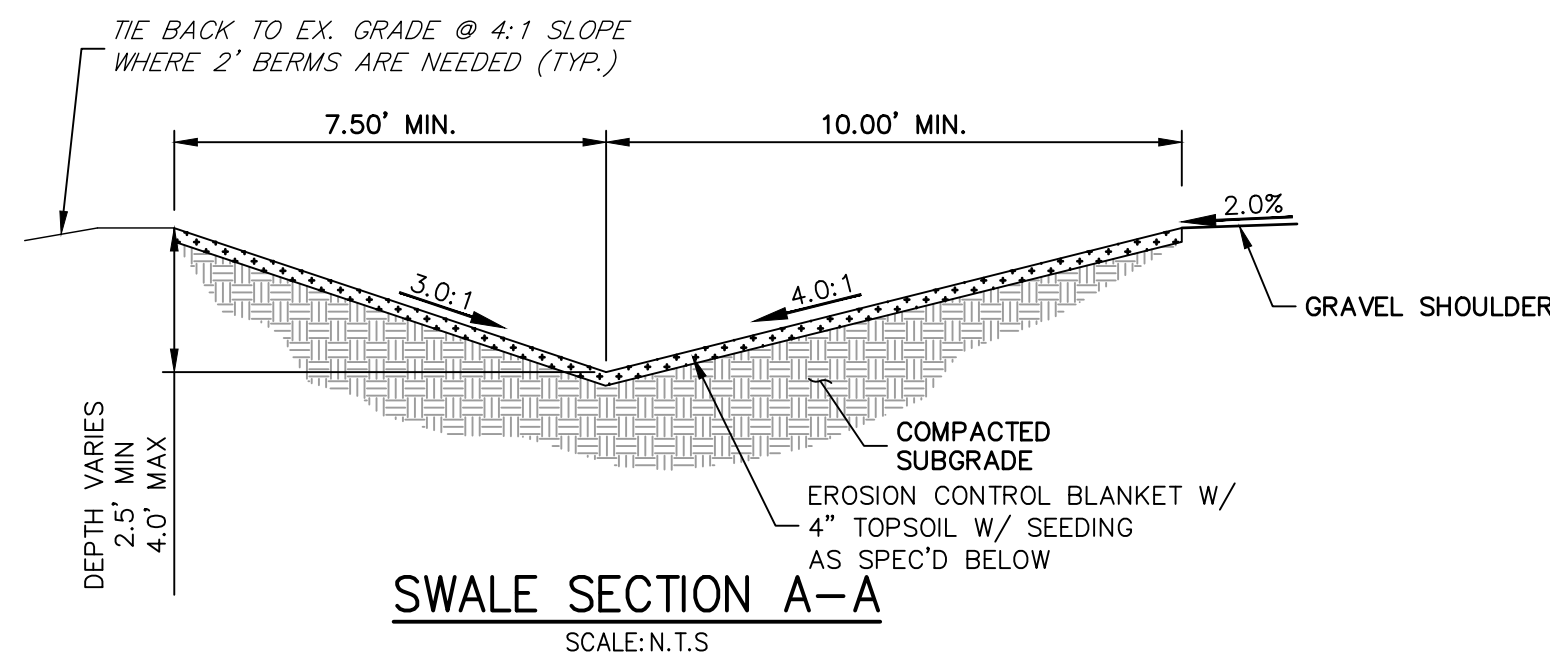
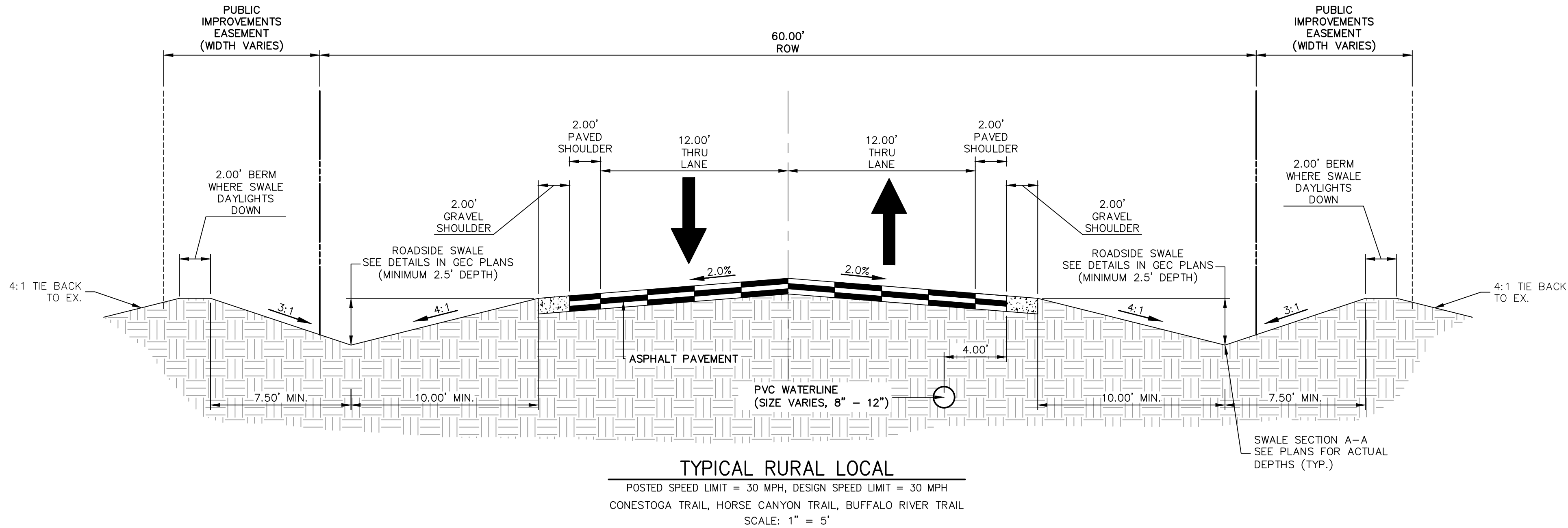


J.R. ENGINEERING
A Westman Company
101 N. CASCADE, SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: BOB IRWIN
P~(719)-475-7474

Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

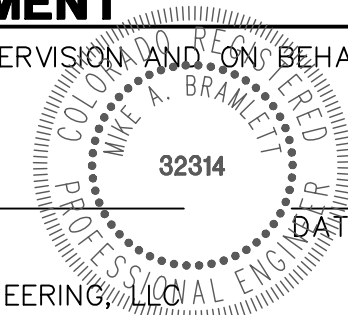
BRUM, LLC
101 N. CASCADE, SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: BOB IRWIN
P~(719)-475-7474



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



LATIGO PRESERVE FILING 10

TYPICAL SECTIONS

SHEET 3 OF 11

JOB NO. 25175.01

BY DATE

No. REVISION

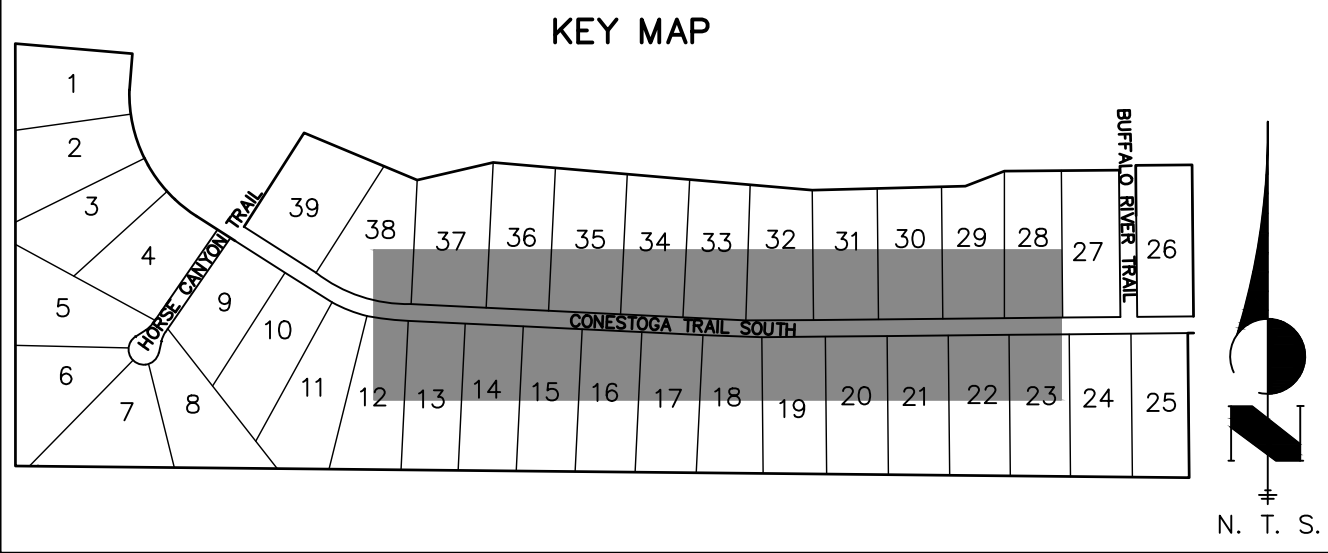
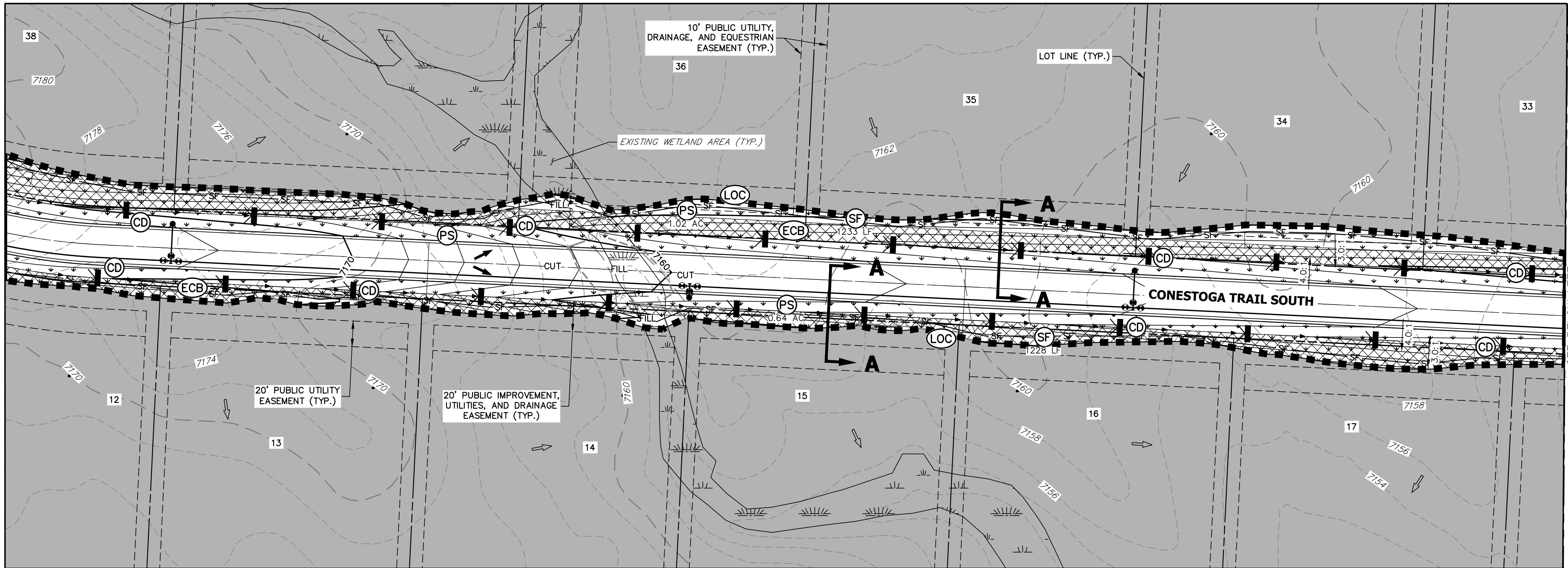
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V-SCALE 1"=5'
DATE 09/17/21
DESIGNED BY APL
DRAWN BY RWK
CHECKED BY

PREPARED FOR

J.R. ENGINEERING
A Western Company
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BRJM, LLC
101 N. CASCADE, SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: BOB IRWIN
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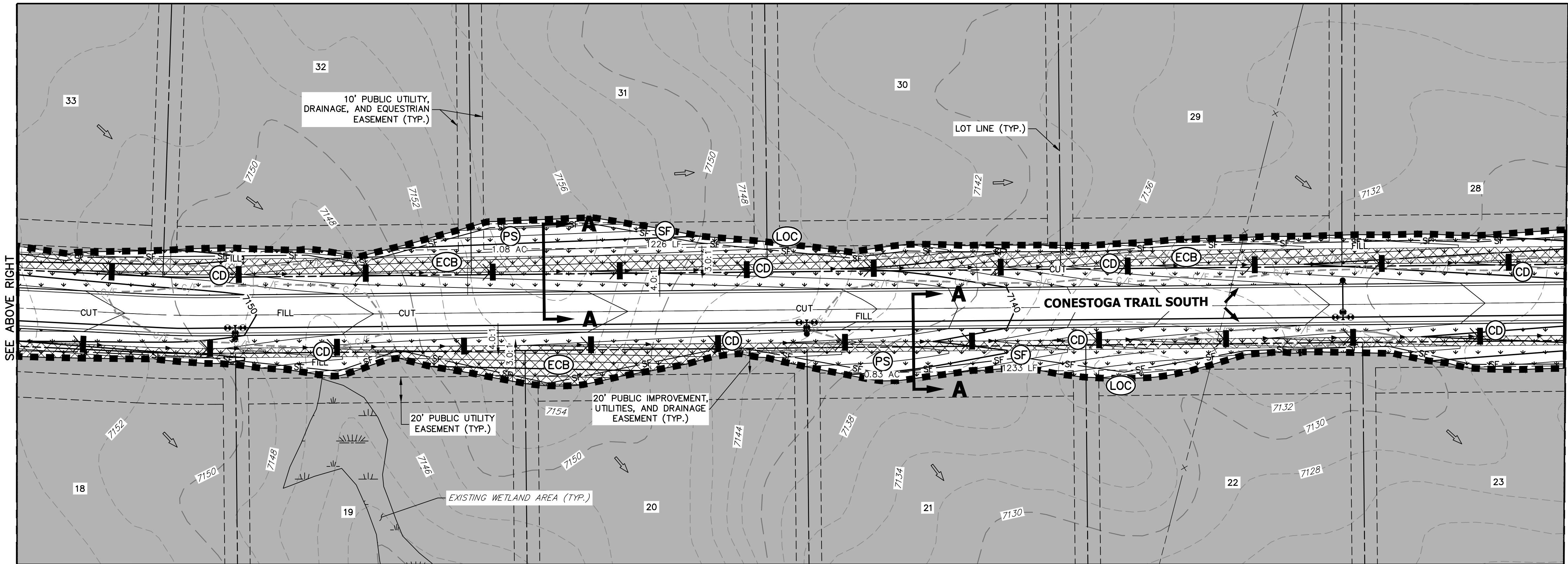
LEGEND

STRAW BALE BARRIER	(STB)	
CONSTRUCTION FENCE	(CF)	
CONCRETE WASHOUT AREA	(CWA)	
INLET PROTECTION	(IP)	
LIMITS OF CONSTRUCTION/DISTURBANCE	(LOC)	
OUTLET PROTECTION	(OP)	
PERMANENT SEEDING & MULCHING	(PS) (MU)	
SEDIMENT BASIN	(SB)	
SILT FENCE	(SF)	
STABILIZED STAGING AREA	(SSA)	
TEMPORARY STOCK PILE	(TSP)	
TEMPORARY SWALE	(TSW)	
VEHICLE TRACKING CONTROL	(VTC)	
EROSION CONTROL BLANKET	(ECB)	
ROUGH CUT STREET CONTROL	(RCS)	
SEDIMENT CONTROL LOG (WATTLE)	(SCL)	
CUT AND FILL LINE		

50 25 0 50
ORIGINAL SCALE: 1" = 50'



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BMP PHASING

INITIAL (DATE TBD):

1. INSTALL VTC
2. INSTALL CWA
3. ESTABLISH SSA
4. INSTALL CONSTRUCTION FENCE
5. INSTALL SILT FENCE
6. INSTALL ROUGH CUT STREET CONTROL
7. INSTALL SEDIMENT BASINS
8. INSTALL TEMPORARY SWALES
9. INSTALL CHECK DAMS

INTERIM (DATE TBD):

1. LOCATE/INSTALL TEMPORARY STOCKPILE
2. MAINTAIN ALL BMP'S
3. INSTALL INLET AND OUTLET PROTECTION
4. INSTALL EROSION CONTROL BLANKETS

FINAL (DATE TBD):

1. INSTALL MULCH AND PERMANENT SEEDING IN ALL DISTURBED AREAS
2. REMOVE ALL TEMPORARY BMP'S AFTER FINAL STABILIZATION HAS BEEN REACHED.

FINAL STABILIZATION ANTICIPATED TBD.

NOTES

1. EXISTING VEGETATION ON THE PROJECT SITE CONSISTS OF SPARSE GRASS.
2. THE PROJECT SITE IS OUTSIDE OF THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NUMBER 08041C0278G, REVISED DECEMBER 7, 2018.
3. THE MAXIMUM PROPOSED GRADE ON THE PROJECT SITE IS 3:1, WHICH COMPLIES WITH THE SOILS REPORT, PERFORMED BY ENTECH ENGINEERING, INC. DATED APRIL 7, 2020.
4. THERE ARE NO DEDICATED ASPHALT OR CONCRETE BATCH PLANTS PROPOSED AS PART OF THIS PROJECT.
5. DEWATERING OPERATIONS ARE NOT ANTICIPATED FOR THIS PROJECT.
6. THERE ARE NO OFFSITE STORMWATER CONTROL MEASURES UNDER THE DIRECT CONTROL OR OWNERSHIP OF THE OWNER OR OPERATOR PROPOSED AS PART OF THIS PROJECT.
7. ALL SLOPES 3:1 OR GREATER REQUIRE EROSION CONTROL BLANKET.
8. REFER TO SHEET 3 FOR TYPICAL SECTIONS FOR PROPOSED ROADS AND SWALES.

OWNER/DEVELOPER STATEMENT

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

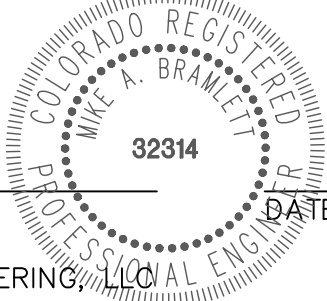
BOB IRWIN DATE

BRJM, LLC
101 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903

ENGINEER'S STATEMENT

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 PLANS.

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



LATIGO PRESERVE FILING 10

GRADING AND EROSION
CONTROL PLAN

SHEET 5 OF 11

JOB NO. 25175.01

CF-2	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	November 2010
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RECP-6 Urban Drainage and Flood Control District November 2010
 Urban Storm Drainage Criteria Manual Volume 3

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

November 2010 Urban Drainage and Flood Control District RECP-7
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Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
CWA-3

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

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

November 2010 Urban Drainage and Flood Control District RECP-9
Urban Storm Drainage Criteria Manual Volume 3

ENGINEER'S STATEMENT
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR
APPLICATION ON THIS PROJECT

32314

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

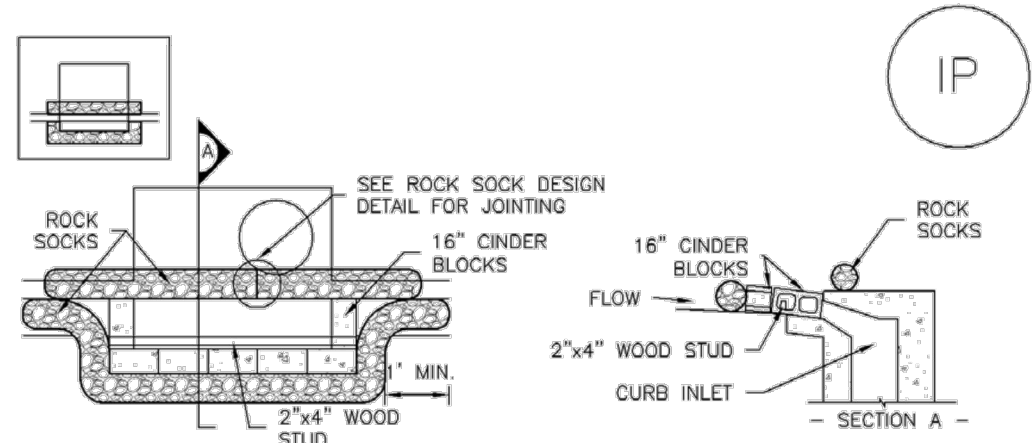
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SC-6

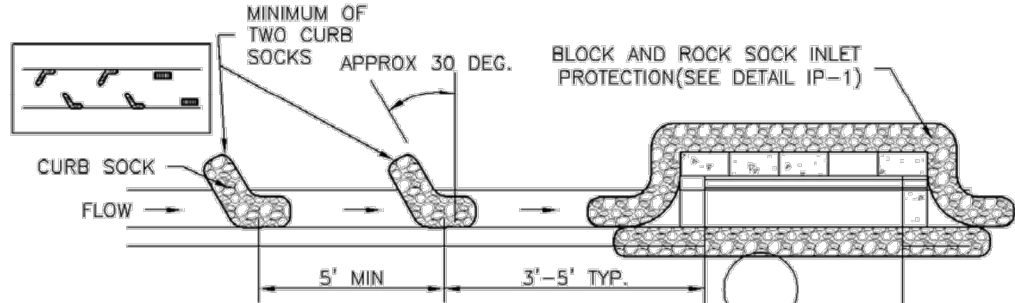
Inlet Protection (IP)



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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

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



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

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

IP-4

Urban Drainage and Flood Control District
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SC-6

Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

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

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 INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
5. 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.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

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

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

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

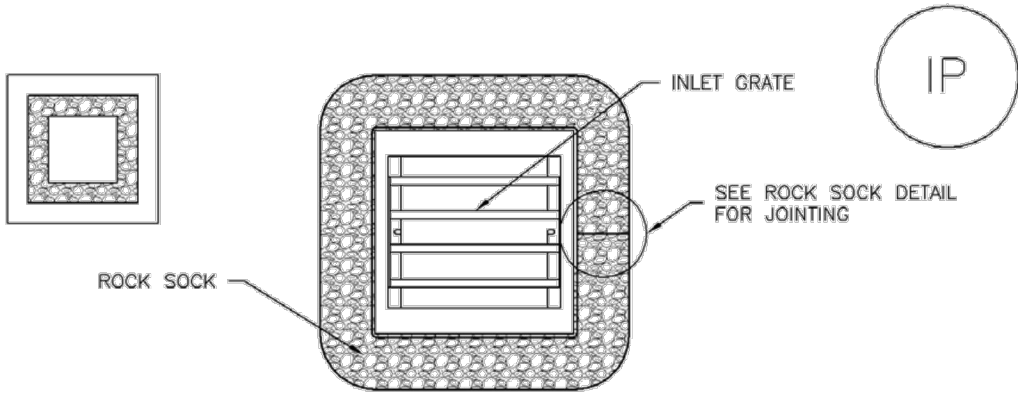
IP-8

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August 2013

Inlet Protection (IP)

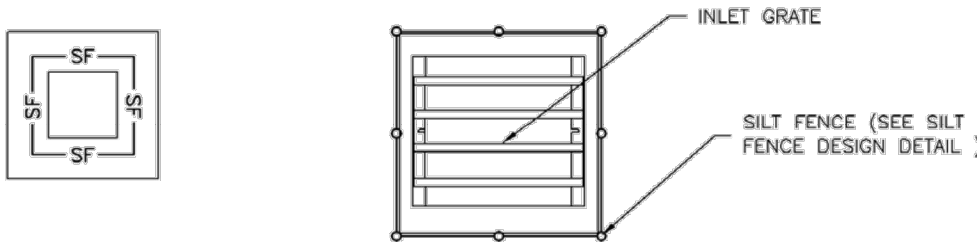
SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

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



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

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

August 2013

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IP-5

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 hydrosedding. 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.

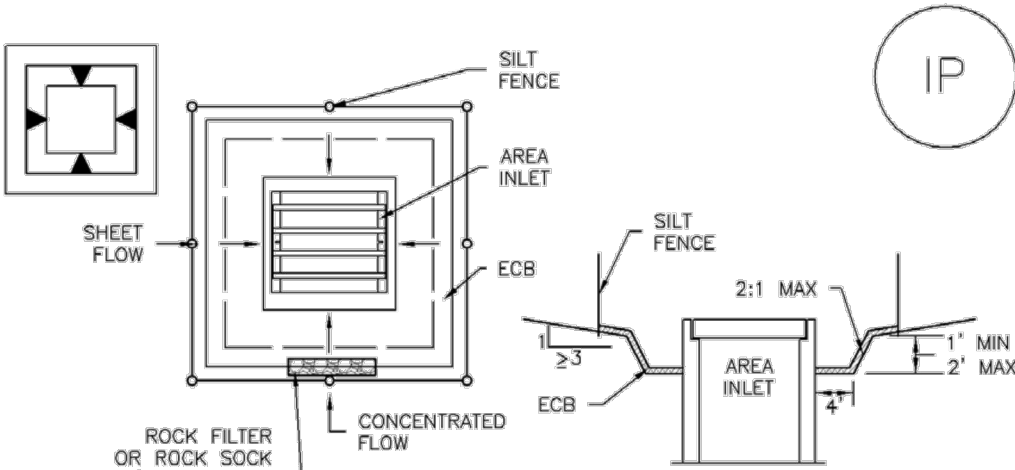
MU-2

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June 2012

SC-6

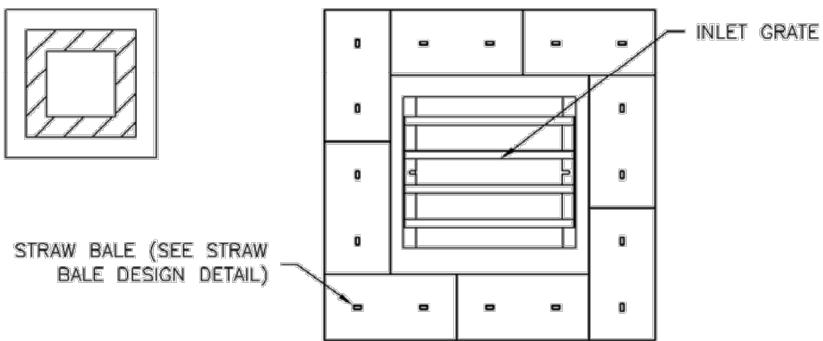
Inlet Protection (IP)



IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

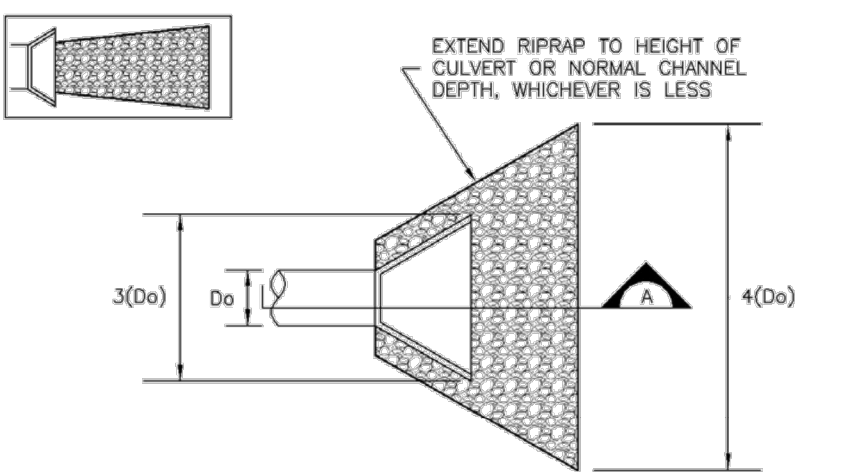
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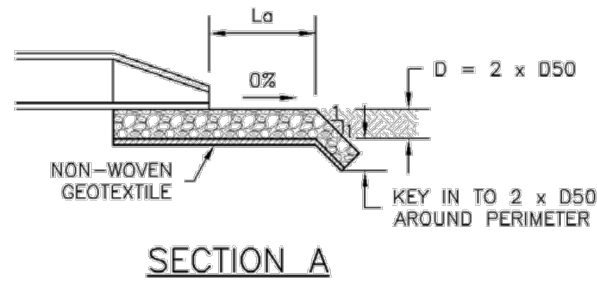
August 2013

EC-8

Temporary Outlet Protection (TOP)



TEMPORARY OUTLET PROTECTION PLAN



SECTION A

TABLE OP-1. TEMPORARY OUTLET PROTECTION SIZING TABLE				
PIPE DIAMETER, D _o (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, L _a (FT)	RIPRAP D ₅₀ DIAMETER MIN (INCHES)	
8	2.5	5	4	
	5	10	6	
12	5	10	4	
	10	13	6	
	20	16	9	
	30	23	12	
18	40	28	16	
	30	16	9	
	40	26	9	
24	50	26	12	
	60	30	16	

OP-1. TEMPORARY OUTLET PROTECTION

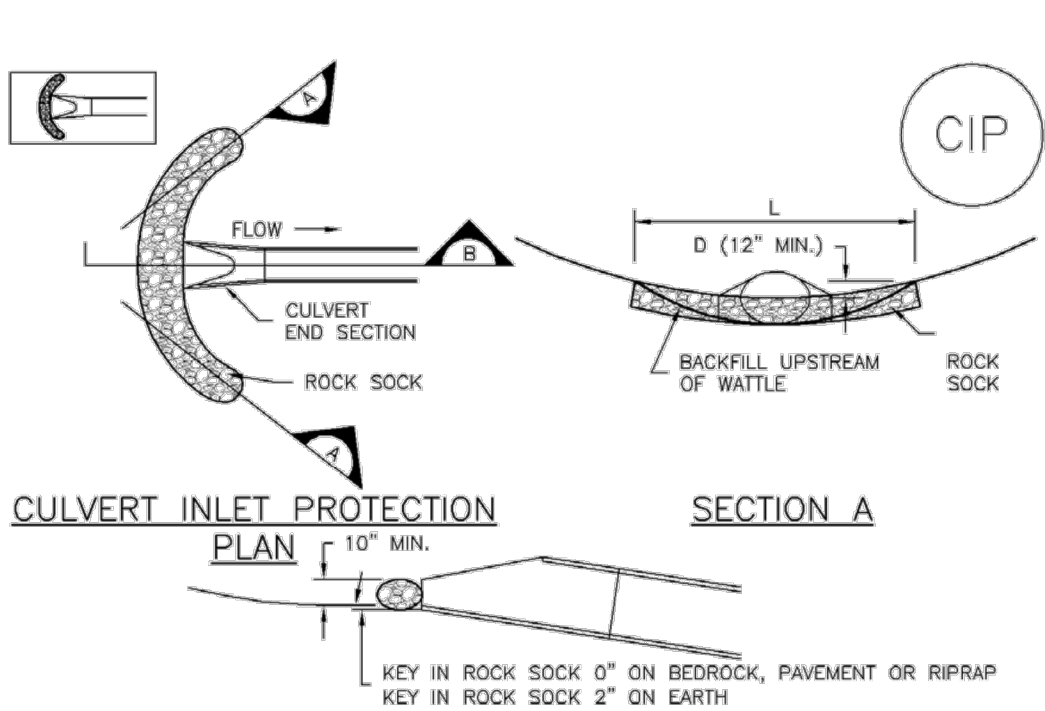
TOP-2

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November 2010

Inlet Protection (IP)

SC-6



CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

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

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. 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 CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

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

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

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Temporary Outlet Protection (TOP)

EC-8

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF OUTLET PROTECTION.
-DIMENSIONS OF OUTLET PROTECTION.
2. DETAIL IS INTENDED FOR PIPES WITH SLOPE \leq 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.
3. TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND 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.

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 AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)

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TOP-3



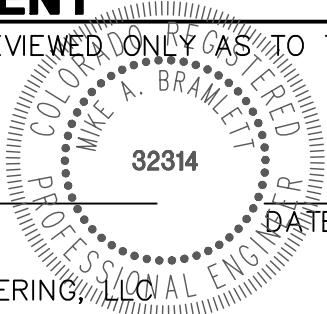
Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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BY DATE

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09/17/21

RPD

RPD

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LATIGO PRESERVE FILING 10

GRADING AND EROSION
CONTROL DETAILS

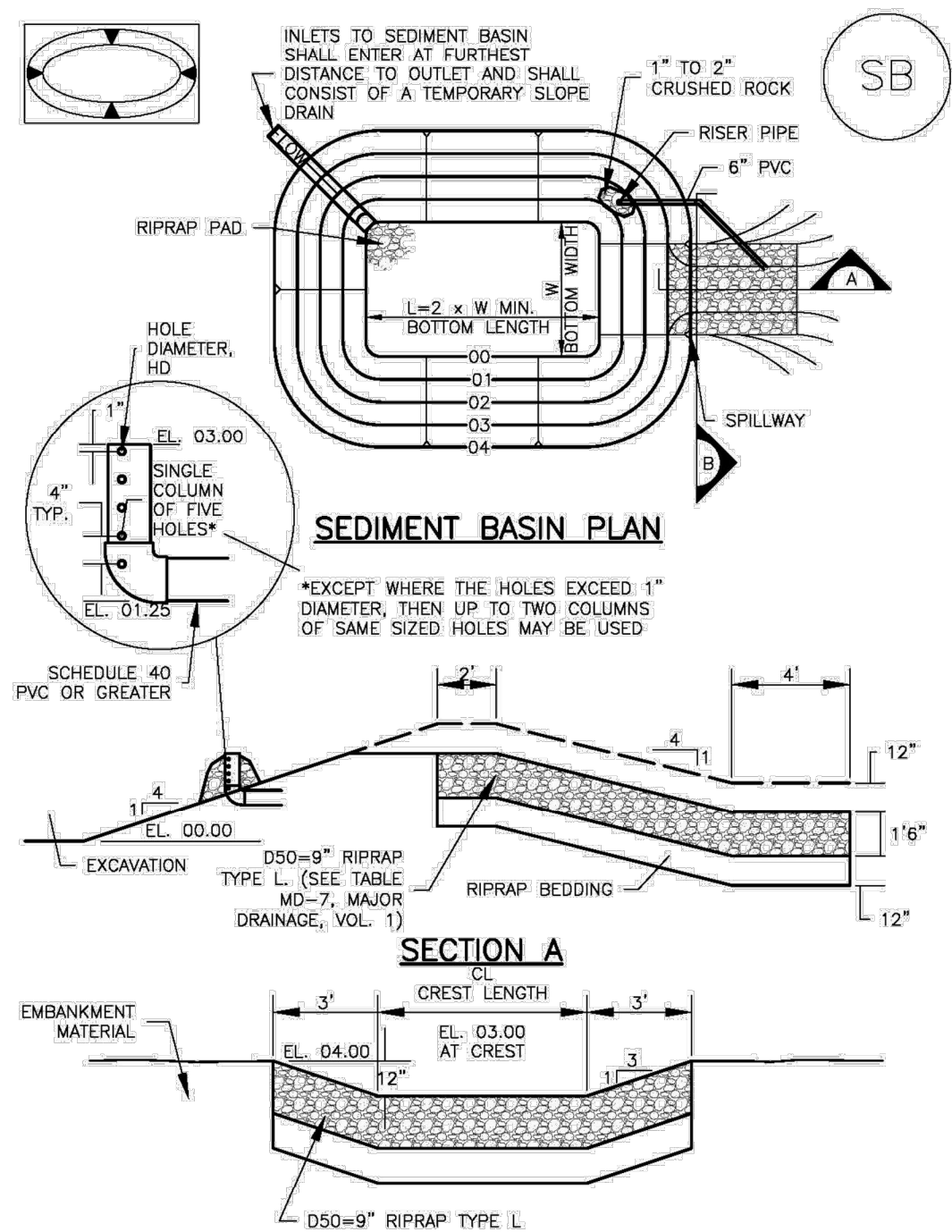
GEC PLANS

SHEET 8 OF 11

JOB NO. 25175.01

Sediment Basin (SB)

SC-7



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SC-7

Sediment Basin (SB)

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN				
Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)	
1	12 1/2	2	3/4	
2	21	3	1 1/4	
3	28	5	1 1/2	
4	33 1/2	6	1 3/4	
5	38 1/2	8	2 1/4	
6	43	9	2 1/2	
7	47 1/4	11	2 3/4	
8	51	12	2 3/4	
9	55	13	3	
10	58 1/4	15	3 1/4	
11	61	16	3 1/2	
12	64	18	3 3/4	
13	67 1/2	19	4	
14	70 1/2	21	4 1/4	
15	73 1/4	22	4 1/2	

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 W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS A STORMWATER 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 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- PIPE SCH 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

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Sediment Basin (SB)

SC-7

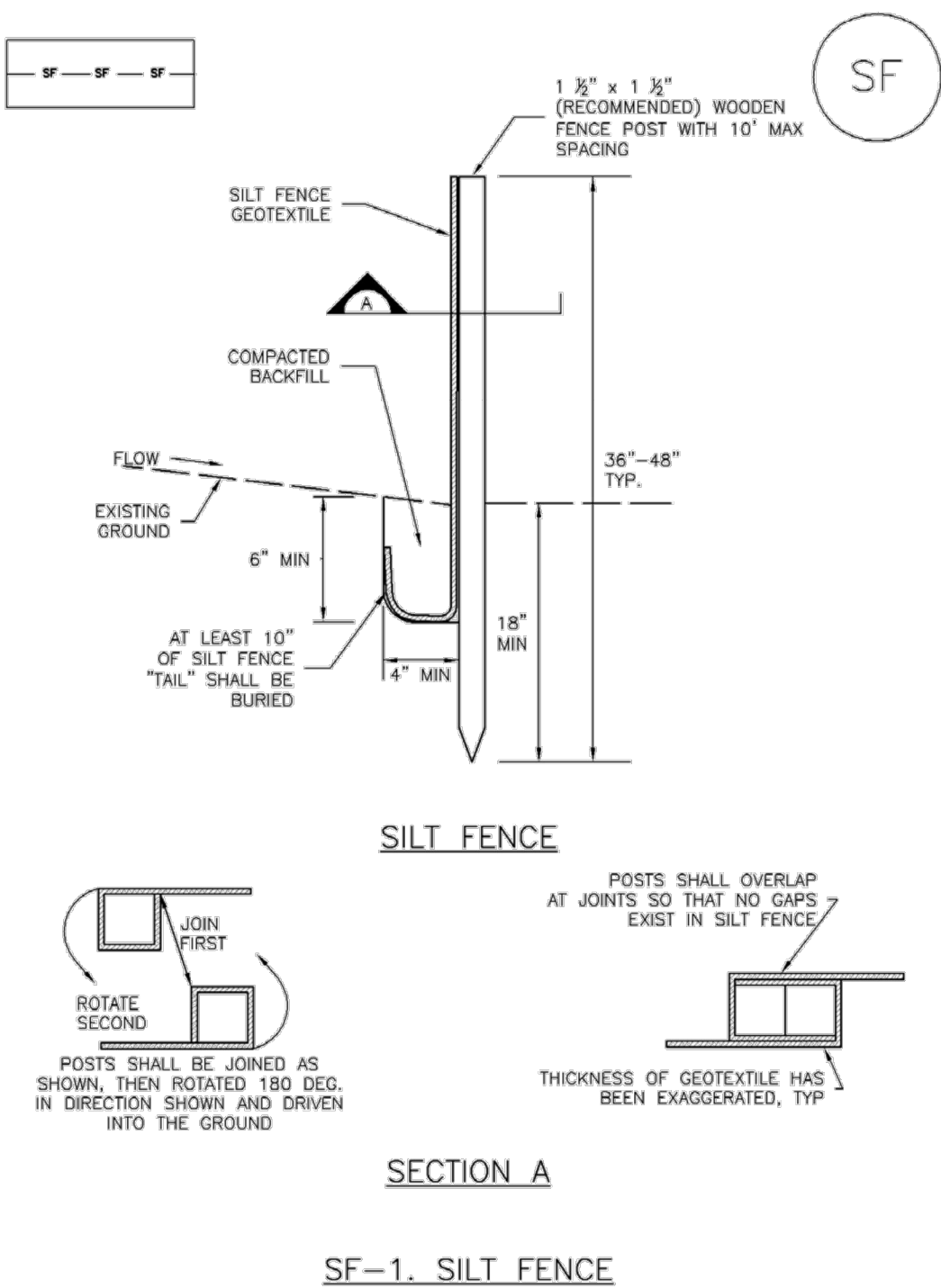
SEDIMENT BASIN MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. 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 IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY 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 STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
 - WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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Silt Fence (SF)

SC-1



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SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

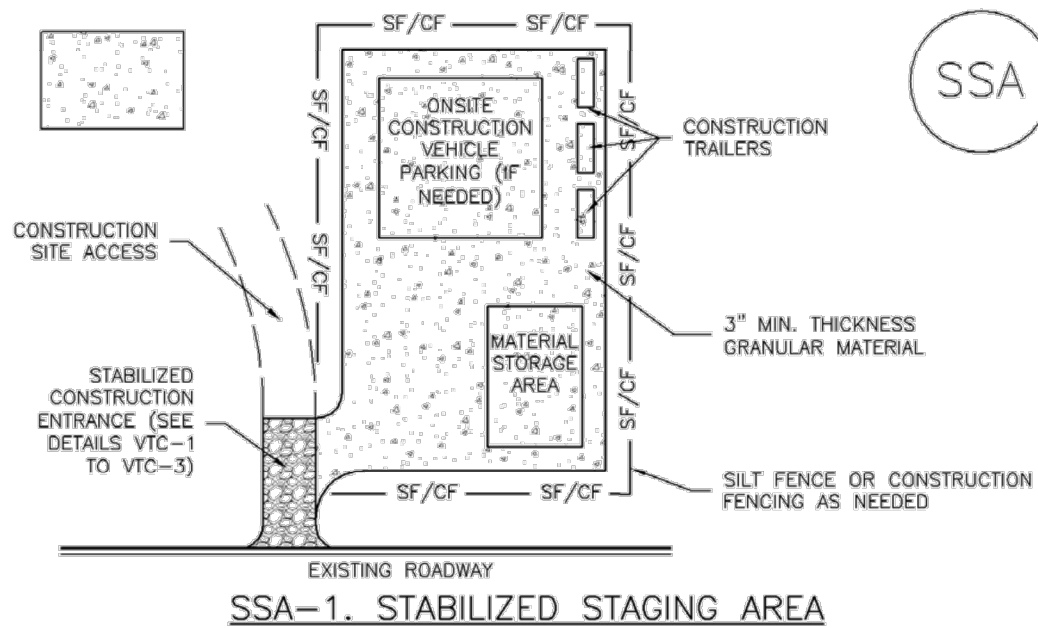
SILT FENCE MAINTENANCE NOTES

- 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, 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.

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Stabilized Staging Area (SSA)

SM-6



STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - 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. OVERSIZING 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, AASHTO #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 REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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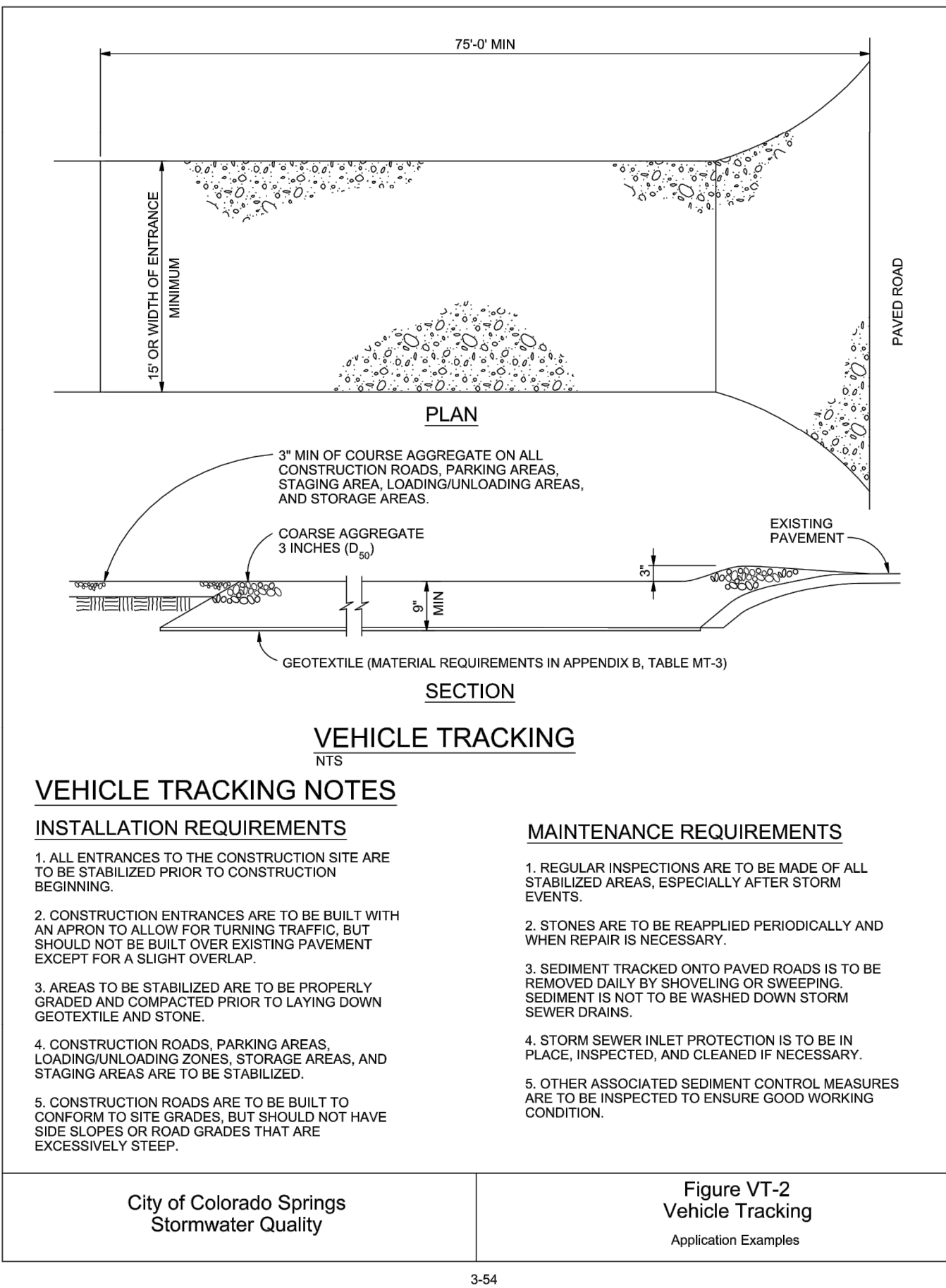
SM-6

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.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

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



VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.



ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE NOT TO BE DESIGNATED BY WRITTEN AUTHORIZATION.

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V-SCALE

DATE

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DRAWN BY

CHECKED BY

N/A

N/A

09/17/21

RPD

RPD

NTS

VEHICLE TRACKING

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.

2. STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.

3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.

4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.

5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

3-54

LATIGO PRESERVE FILING 10

GRADING AND EROSION
CONTROL DETAILS

GEC PLANS

SHEET 9 OF 11

JOB NO. 25175.01

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

^e Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sidecoats grama.

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

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

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

Mulch

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

Maintenance and Removal

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

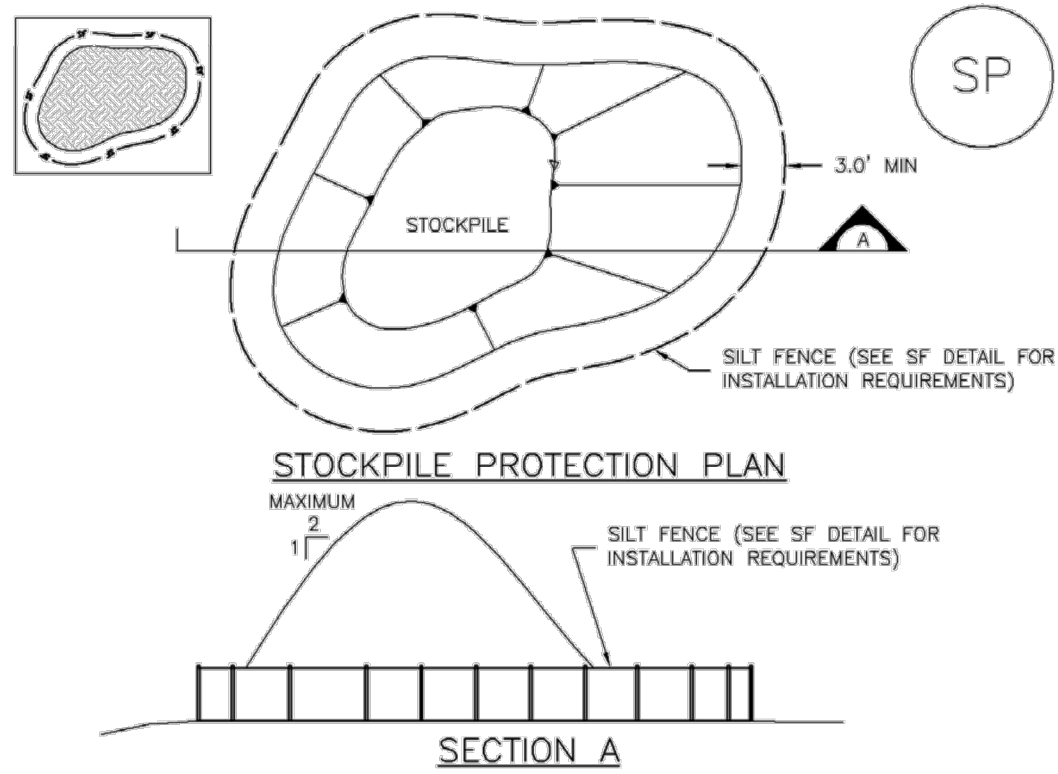
An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

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

Protect seeded areas from construction equipment and vehicle access.

June 2012 Urban Drainage and Flood Control District TS/PS-3
Urban Storm Drainage Criteria Manual Volume 3

Stockpile Management (SP) MM-2



SP-1. STOCKPILE PROTECTION

- STOCKPILE PROTECTION INSTALLATION NOTES
- SEE PLAN VIEW FOR:
—LOCATION OF STOCKPILES
—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 SLUMPS 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 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).
 - 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

TS/PS-4 Urban Drainage and Flood Control District June 2012
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.

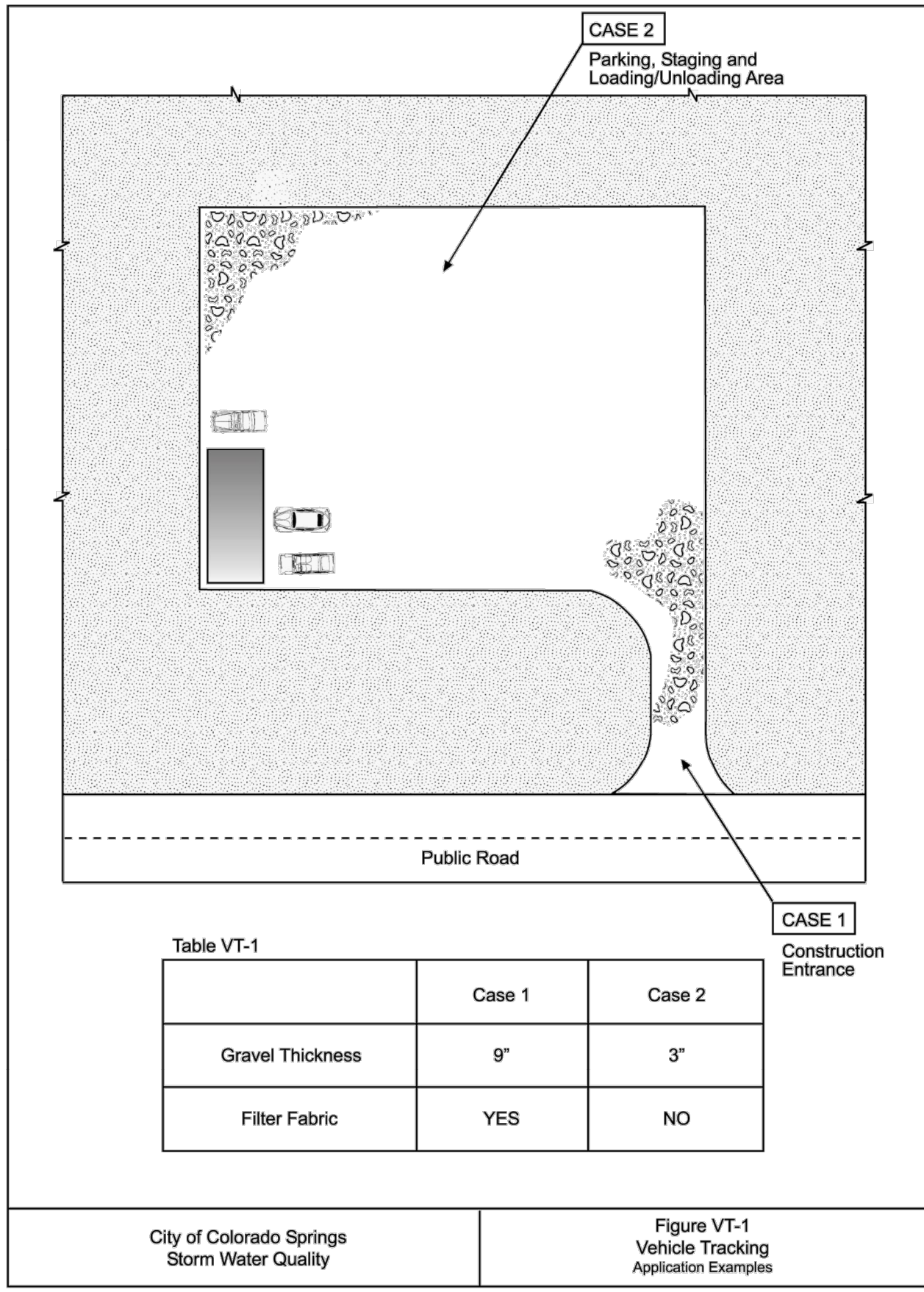


Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

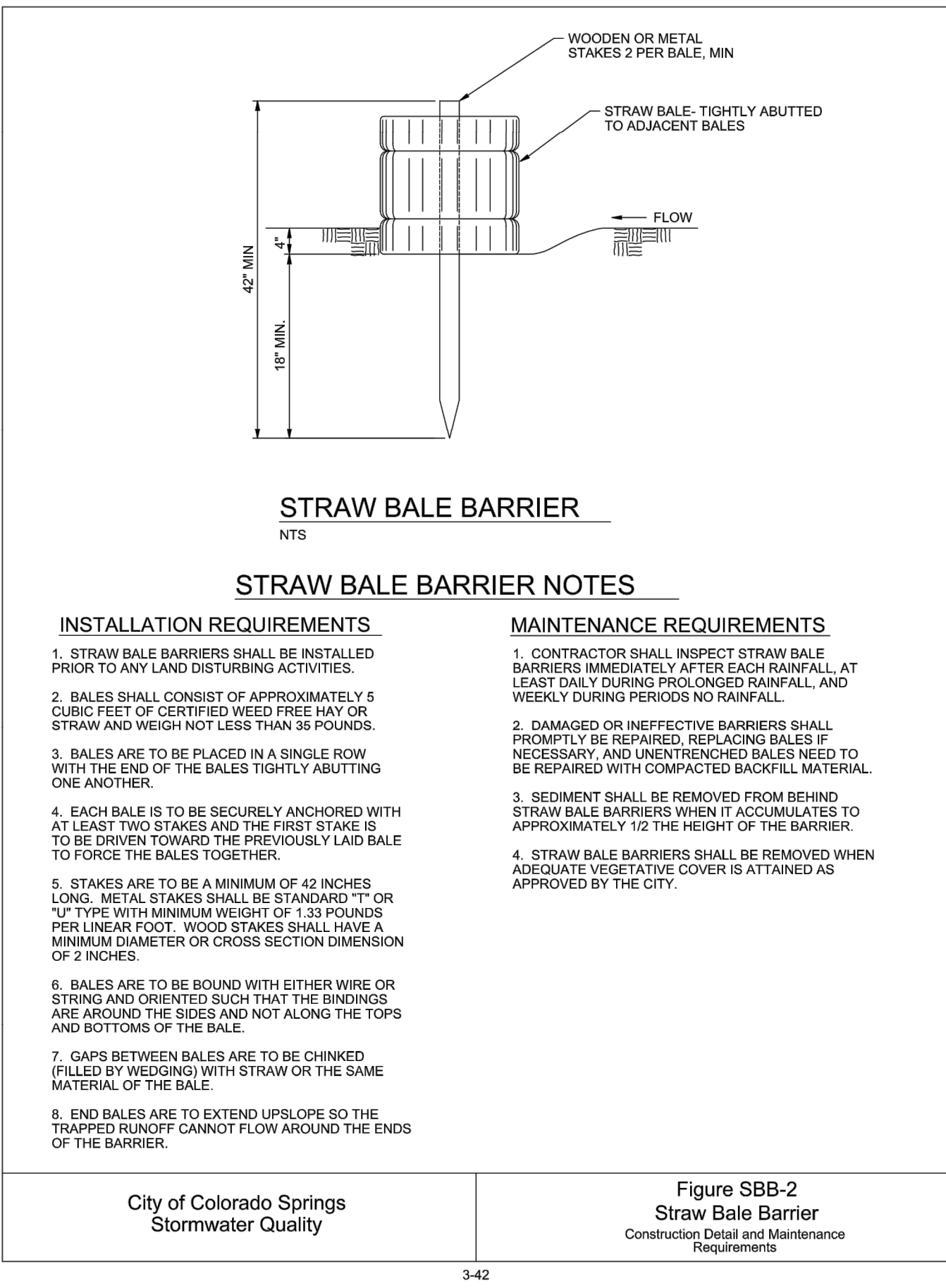
City of Colorado Springs
Storm Water Quality

Figure VT-1
Vehicle Tracking
Application Examples

DENM193722.CS:CBF/gvt/1-19-99

3-83

TS/PS-6 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3



STRAW BALE BARRIER

STRAW BALE BARRIER NOTES

INSTALLATION REQUIREMENTS

- STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
- BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
- EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
- STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "T" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
- GAPS BETWEEN BALES ARE TO BE CHIMNED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
- END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL ONE ANOTHER.
- SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
- STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure SBB-2
Straw Bale Barrier
Construction Detail and Maintenance
Requirements

3-42

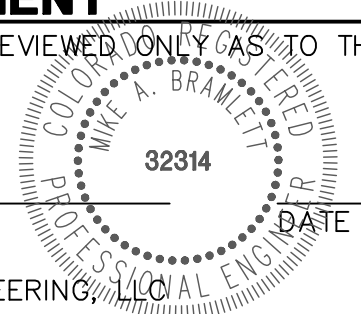


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



UNTIL SUCH TIME AS
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PREPARED FOR

BRJM, LLC

101 N. CASCADE, SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: BOB IRWIN
P~(719)~475~7474

J.R. ENGINEERING
A Westman Company



Centennial 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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REVISION

No.

H-SCALE

V-SCALE

DATE

DESIGNED BY

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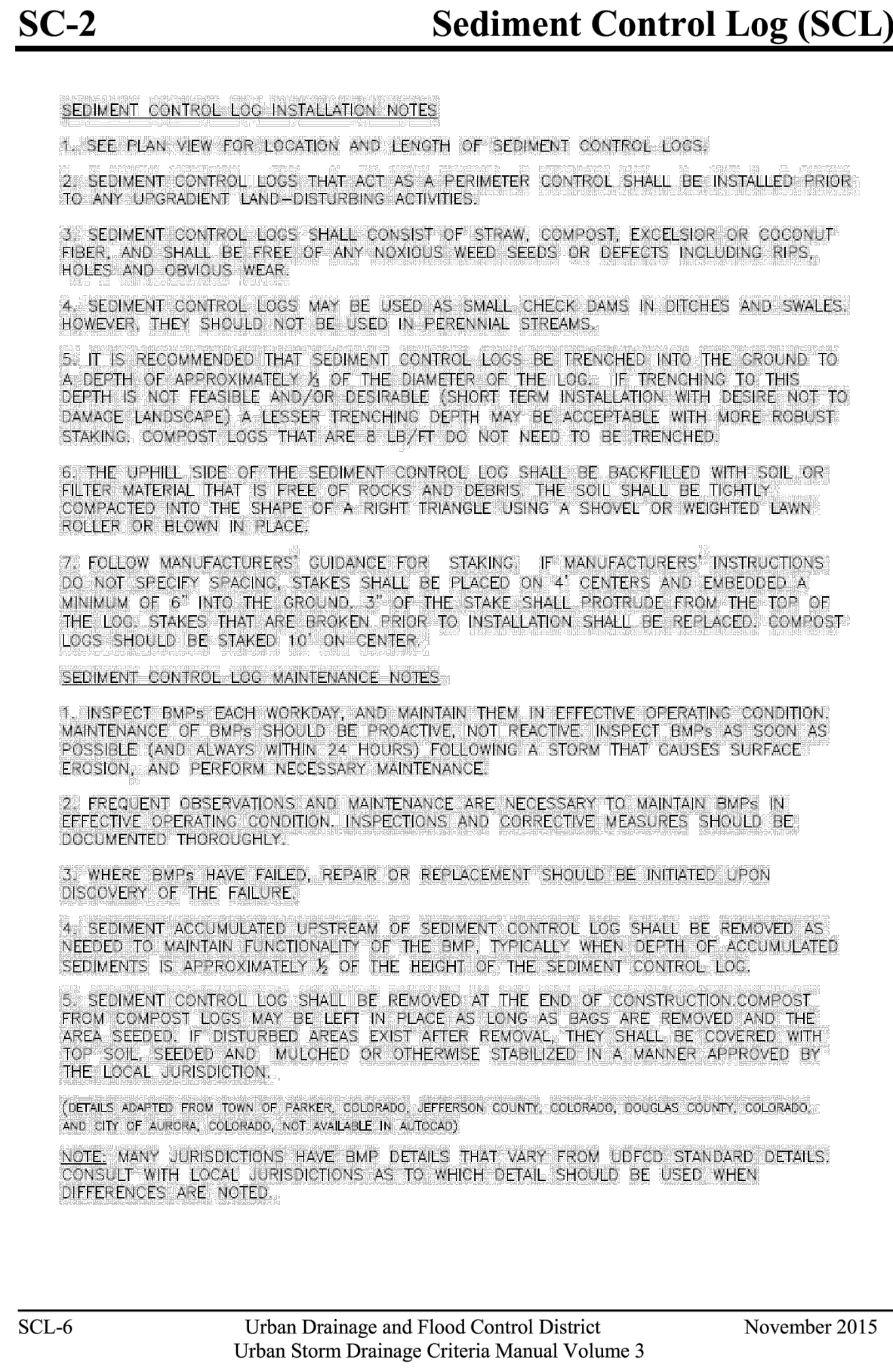
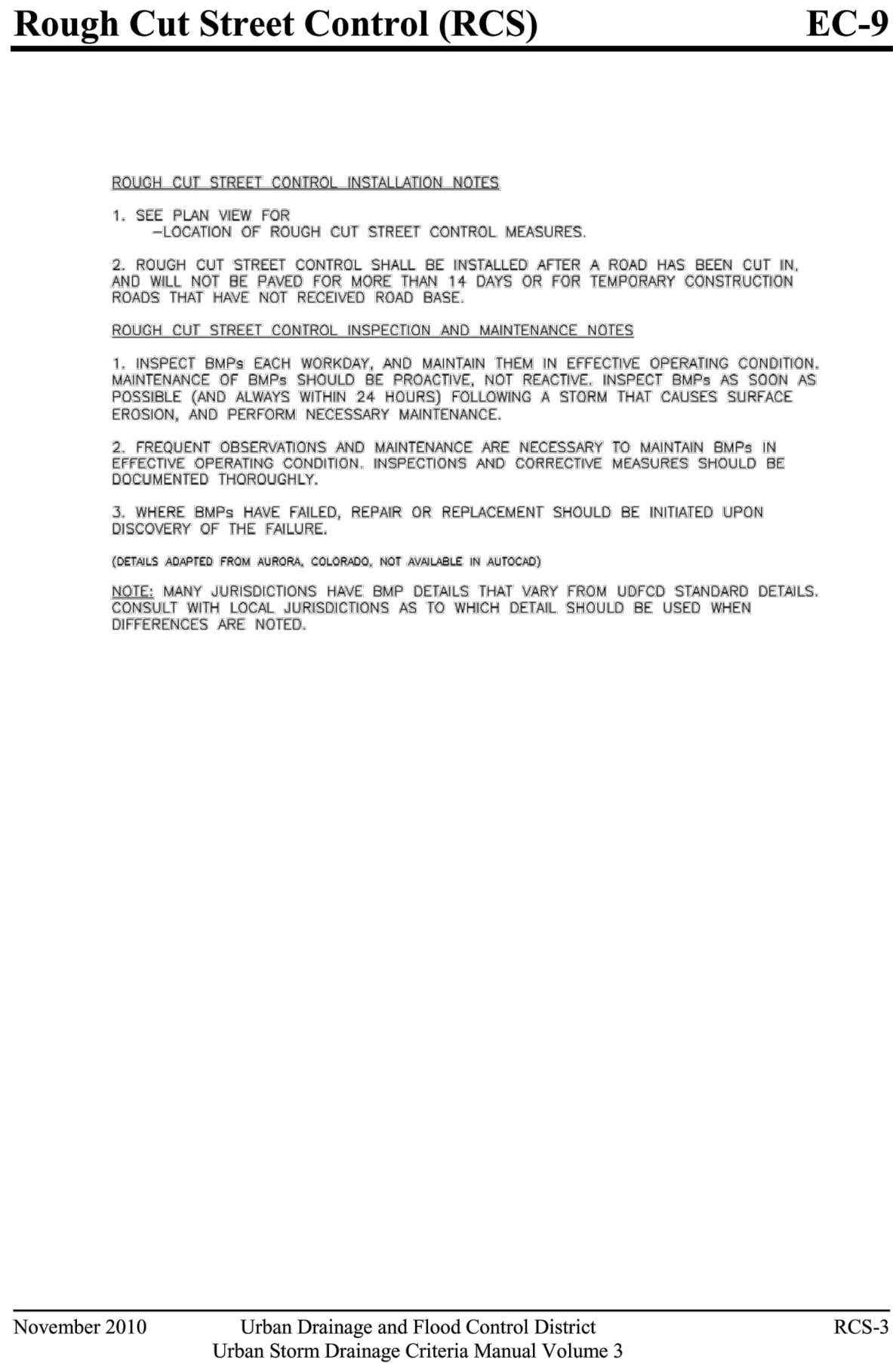
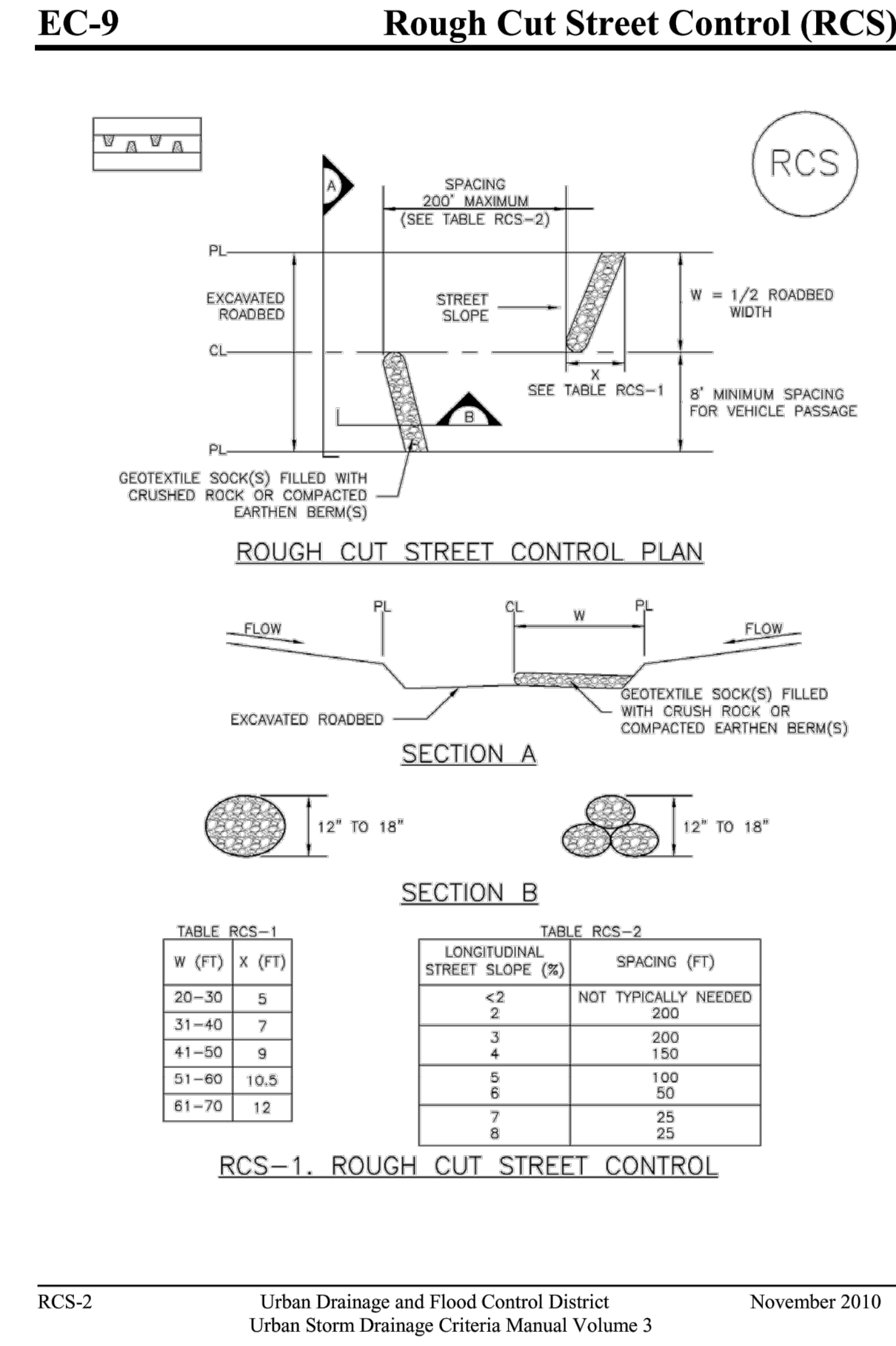
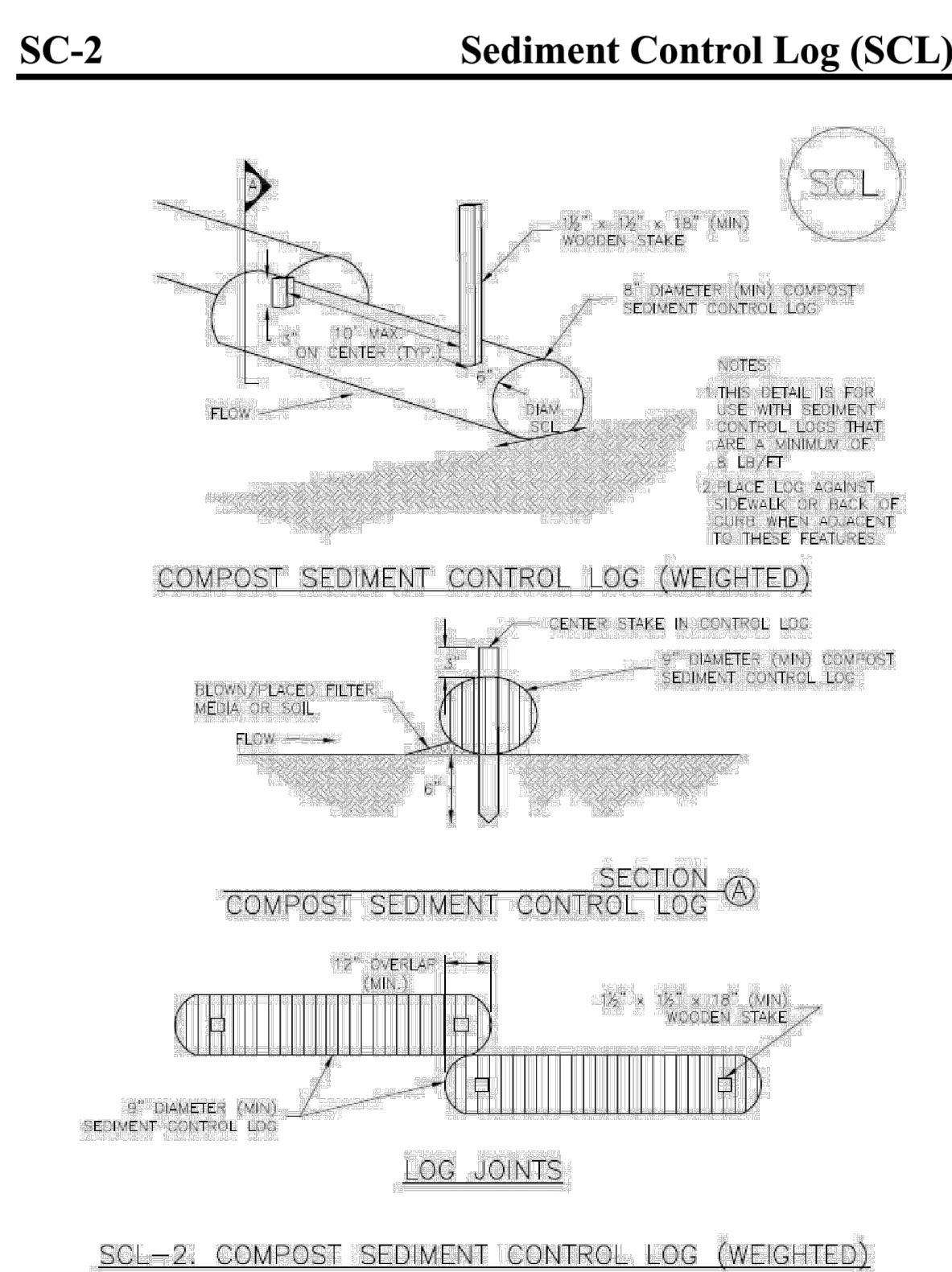
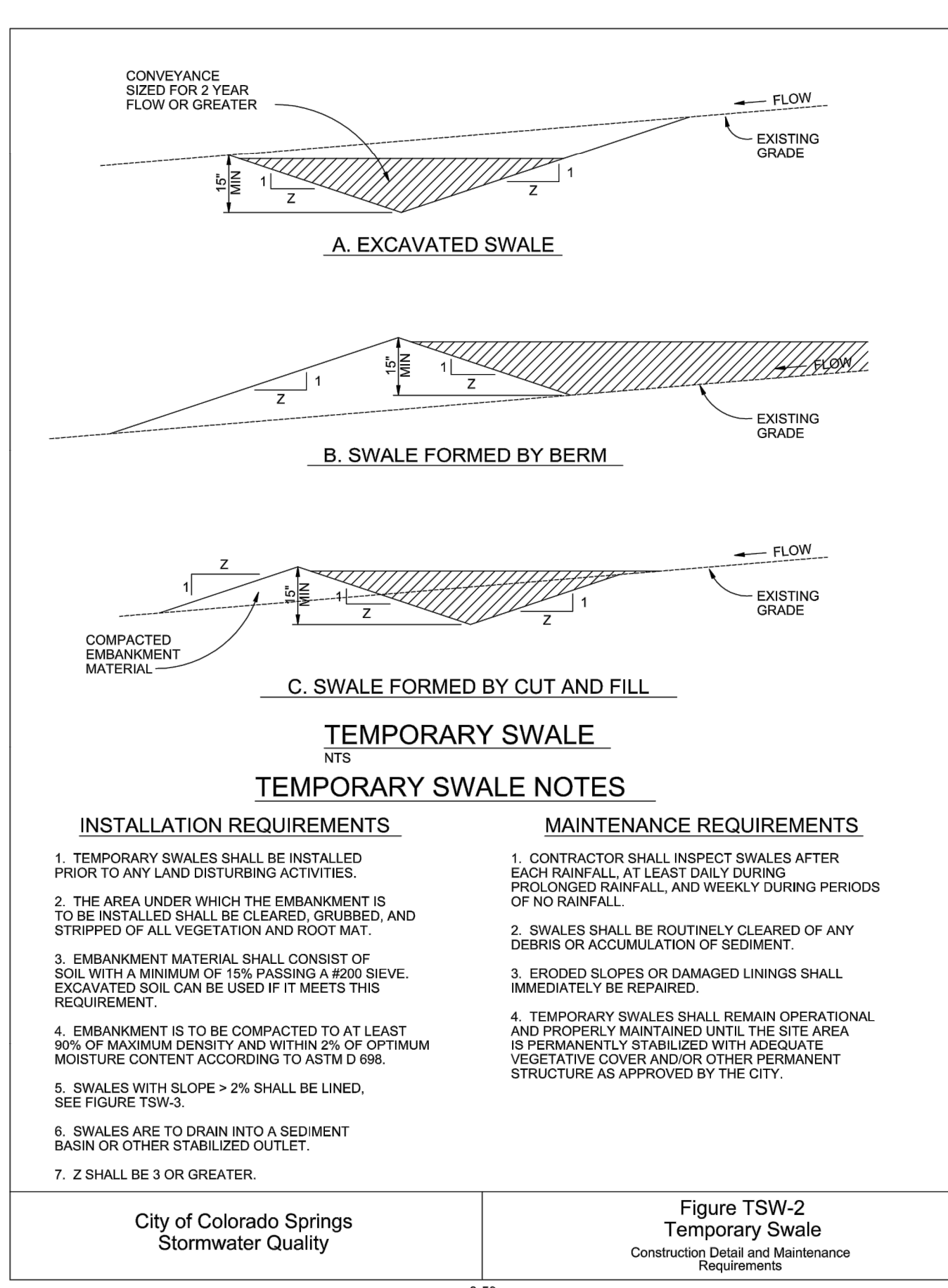
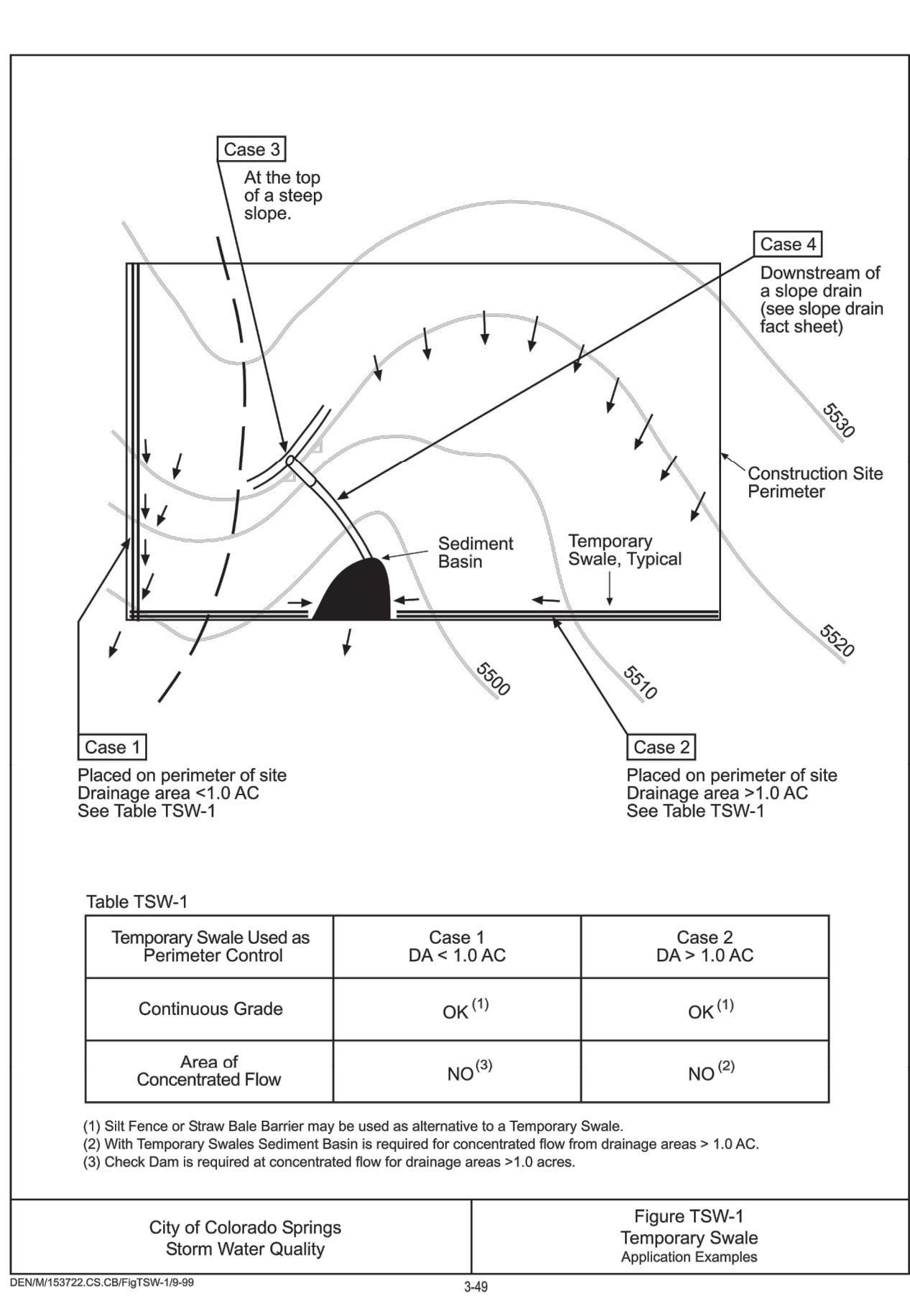
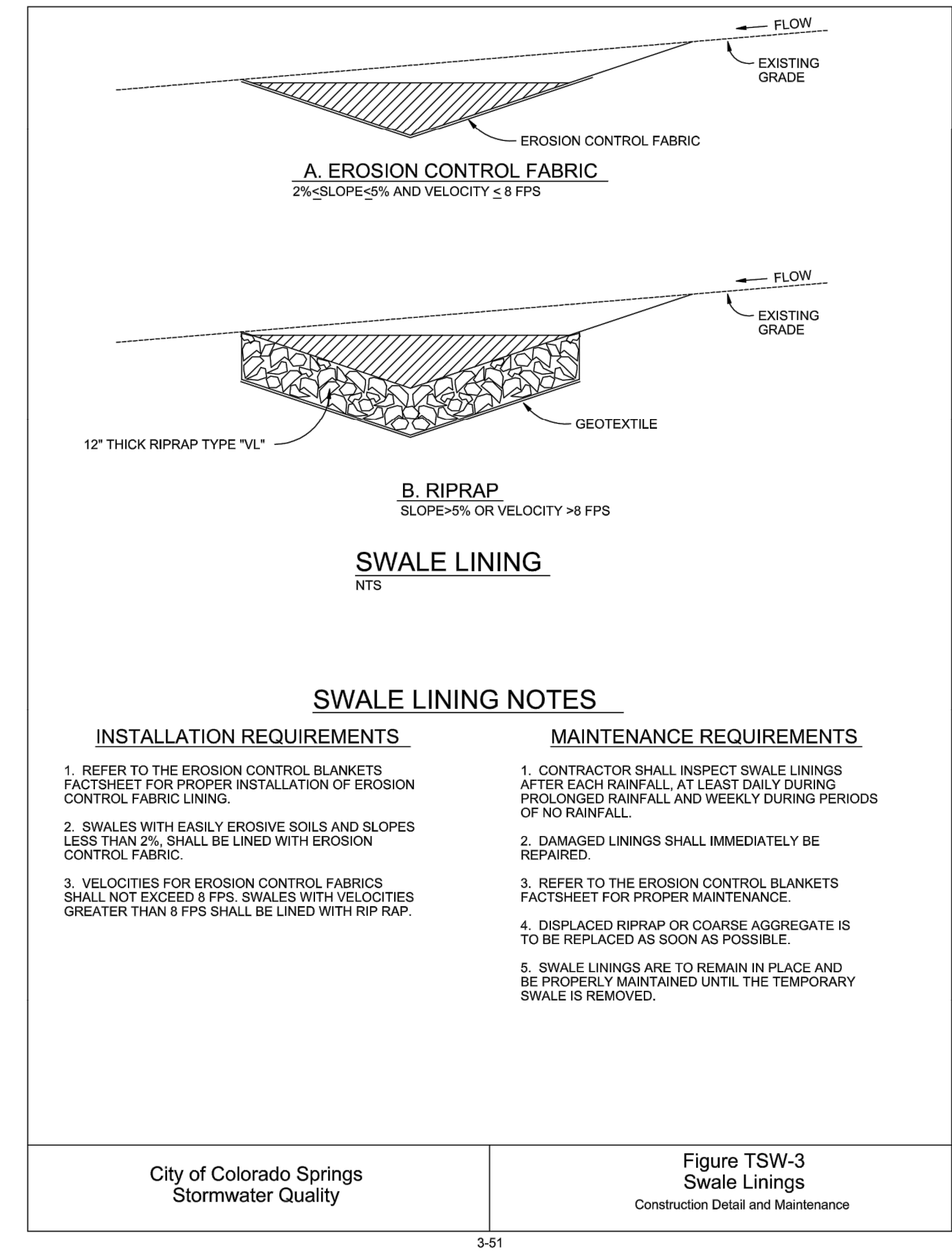
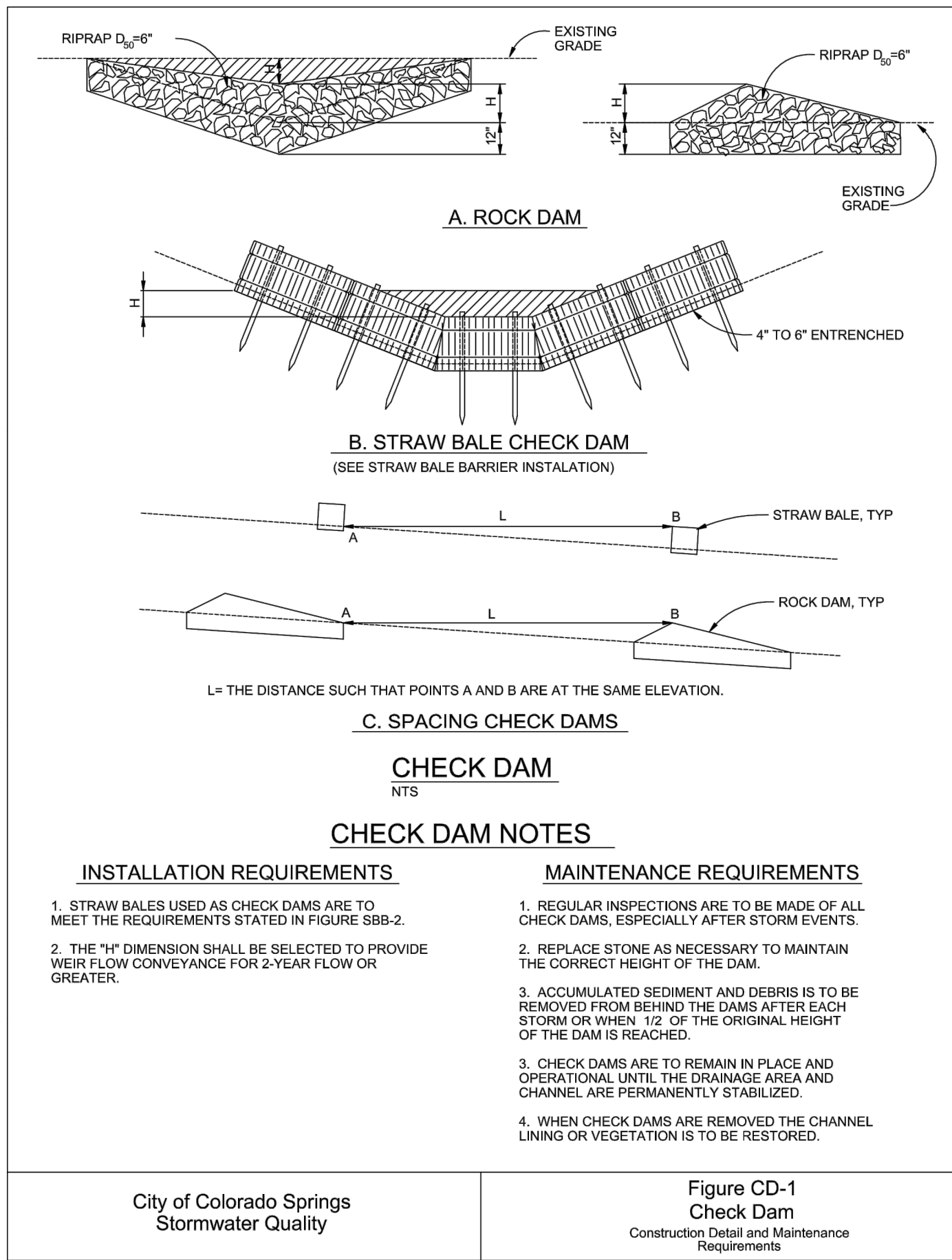
LATIGO PRESERVE FILING 10

GRADING AND EROSION
CONTROL DETAILS

GEC PLANS

SHEET 10 OF 11

JOB NO. 25158.01



ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, LLC

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	DESIGNED BY	RPD						
	DRAWN BY	RPD						
GEC PLANS	CHECKED BY							
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