

**THE GARDENS AT NORTH CAREFREE
STORMWATER MANAGEMENT PLAN
EL PASO COUNTY, COLORADO**

PROJECT NO. 187608744



Prepared for:
MULE DEER INVESTMENTS, LLC
2727 GLEN ARBOR DRIVE
COLORADO SPRINGS, CO 80124

Prepared by:
STANTEC CONSULTING, INC
5725 MARK DABLING BLVD, SUITE 190
COLORADO SPRINGS, CO 80919
719.432.6880

December 2, 2019

PCD File No. SF195

EPC 1/14/20

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Introduction

This Stormwater Management Plan is being submitted on behalf of Mule Deer Investments, LLC for a tract of land known as:

TRACT IN EASTERN HALF OF SECTION 29 TOWNSHIP 13 SOUTH RANGE 65 WEST
DESCRIPTION AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF SAID SECTION, THENCE S 89°10'57"W 215.32 FEET, S 04°23'18"W 3857.57 FEET TO POINT OF BEGINNING, THENCE CONTINUE ON SAID LINE 1456.87 FEET, N 89°19'38" E 1240.25 FT, N 00°02'55" E 1451.73 FT, S 89°18'20" W 1391.65 FEET TO POINT OF BEGINNING, EXISTING POINT PLATTED TO NORTH CAREFREE CIRCLE, EX THAT PT CONV BY REC #26084137

TOGETHER WITH:

LOT 2, MULE DEER BUSINESS PARK FILING NO. 1

THE TOTAL AREA BEING 11.64 +/- ACRES.

The purpose of this Stormwater Management Plan (SWMP) is to identify possible pollutant sources that may contribute pollutants to stormwater and identify Best Management Practices (BMPs) that will reduce or eliminate any possible water quality impacts.

General Location and Description

The site lies in the eastern portion of Section 29, Township 13 South, Range 65 West. The proposed site is south of North Carefree Circle, north of Sika Deer Place, and east of Akers Drive. The site is currently zoned RR-5.

Other development in the area includes residential and commercial development. Mule Deer Filing No. 2 is on the west side of Akers Drive and Pronghorn Meadows Filing No. 1 on the north side of North Carefree Circle. Undeveloped land owned by City of Colorado Springs is to the east of the site and Mule Deer Business Park is located south of the site.

The proposed site encompasses 11.6 acres. The topography of the site and surrounding area is typical of a high desert; short prairie grass and weeds with slopes generally ranging from 3% to 9%. The area generally drains to the south and west. This development is in the Sand Creek Drainage Basin.

There are no stream crossings located within the project area. (Item 16 EPC SWMP Checklist)

Description of Construction

Construction will consist of site grading, utility installation, and road paving. The majority of the site will be disturbed. Erosion control will be provided prior to construction.

Phasing

All of the site will be graded at one time due to the need to balance the site. There will be no phased construction.

The site will be graded initially as part of the Early Grading Permit issued by El Paso County with the Gardens at North Carefree Preliminary Plan approval.

Work on the property will continue with Gardens at North Carefree Final Plat approval. Once the site is graded and Final Plat is approved, utility construction will begin. Road construction and paving will follow.

Description of Drainage Conveyance

All of the site drains to the west. Storm sewer facilities will be installed throughout the site and streets. Storm flow will be collected and conveyed to an existing storm system located in Akers Drive. This system conveys storm water to an existing Detention Pond constructed for this site and other development to the west.

Steps for Construction

	<u>Estimated Start</u>	<u>Estimated End</u>
• Clearing and grubbing	Sept 1, 2019	Nov 1, 2019
• Rough grading for lots and roads	Sept 15, 2019	Nov 15, 2019
• Utility Installation	Dec 1, 2019	Feb 15, 2019
• Final grading, curb and gutter and paving	March 1, 2020	April 30, 2020
• Final Stabilization		May 1, 2020

Estimates of Excavation

The proposed site encompasses 11.6 acres. Approximately the entire site will be graded during construction activities. Approximately 15,000 yards of soil will be excavated and placed all within the site boundary.

Soil Properties

The site is comprised of several different soil types. From the Soil Survey of El Paso County, the site falls into the following soil types:

97 – Truckton sandy loam (3-9%) – Type A Soil

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

Estimated Runoff Coefficients

Average Prior to Construction	C5=0.08 and C100=0.35
Average After Construction	C5=0.45 and C100=0.59

Potential for soil erosion during construction is moderate and focused primarily on the steep slopes. The erosion control plan includes measures to reduce this potential. Two sedimentation basins are located at the site boundaries to reduce or eliminate soil leaving the site. The existing storm sewer in Akers Drive is the primary drainage structure for the site; the storm sewer will eventually be connected to this system. The storm system ultimately drains to an existing detention pond.

Vegetation

The topography of the site and surrounding area is typical of a high desert; short prairie grass and weeds with slopes generally ranging from 3% to 9%. The estimated vegetative coverage is about 70%. There are no mature trees on site. The surrounding land use is predominantly residential development. The site is currently vacant.

Pollutants

During construction, the largest possible source of non-stormwater pollution will be during equipment refueling operations. The contractor shall be responsible for any spill cleanup while refueling, in accordance with applicable local, county and state regulations. The contractor will also be responsible for cleanup of any off-site vehicle tracking on paved roads. Tracking control will be provided at the entrance to the site. No other source of pollution such as vehicle washing, chemical storage or waste disposal is anticipated. No batch plants will be onsite.

After construction any pollutants will be captured in either of the two water quality ponds built on site; specifically, in the fore bay and will be dealt with as part of regular maintenance by the Gardens at North Carefree Metropolitan District.

Discharge

There are no anticipated non-stormwater components of the discharge. The receiving waters for this discharge Sand Creek and ultimately the Arkansas River.

Grading and Erosion Control Plan

A map is provided with this SWMP application that details the site, limits of construction and erosion control measures. This map will be used by the contractor to track installation, maintenance and removal of BMP's during construction; including any field changes that are required during construction.

Best Management Practices

Structural BMP's

Silt fences will be installed prior to any grading occurring on the site. The silt fence will be installed in the areas shown on the provided map. Vehicle tracking control will be provided at the entrances to the site at Fallow Land and Running Deer Way. As construction moves forward and storm sewer is installed inlet protection will be installed to help control sediment leaving the site.

Two Sedimentation Basins will be installed on either side of the Running Deer Way intersection until the storm sewer system is installed and the site transitions to inlet protection. The drainage report and Grading and Erosion Control plan provides details for the construction of these basins.

Non-structural BMP's

Non-structure practices to control erosion and sedimentation will include reseeding of ground cover in disturbed areas according to the erosion control plan. Seeding of bank slopes and mulching along steep embankments will be performed as required. Seeding of disturbed areas will be mitigated until growth has reached 70% of pre-disturbed levels: $.7 \times .8 = 56\%$

Material Handling and Spill Prevention

The most probable source of non-stormwater pollution is refueling and daily maintenance operations. If mobile fuel trucks are used to service equipment, absorbent materials and containers for the storage of used absorbent material will be close by. If a fuel tank is left on site, berms will be built around the tank to capture any spilled fuel. Again, absorbent materials and their containers will be on hand.

Final Stabilization and Long Term Storm Water Management

The silt fence installed on site will not be removed until the site is stabilized, and the entire site is established with vegetation growth of 70% of pre-disturbed levels: $.7 \times .8 = 56\%$.

Other Controls

There are several best management practices that can be employed to prevent or mitigate the source of pollutants and contamination of stormwater runoff. Some of these are:

- All refuse dumpsters and receptacles shall be equipped with functional lids to prevent rain and snow from entering.
- Storage containers, drums and bags shall be stored away from direct traffic routes to prevent accidental spills.
- Empty drums shall be covered to prevent collection of precipitation.
- Containers shall be stored on pallets or other dunnage to prevent corrosion of containers, which can result when containers come in contact with moisture on the ground.
- Regularly scheduled removal of construction trash and debris.

The contractor is certainly not limited to these good housekeeping measures and may implement further controls as prudence and good judgement deem necessary.

Inspection and Maintenance

A thorough inspection of the storm water management system shall be performed every 14 days as well as after any rain or snowmelt event that causes surface erosion:

- Erosion of channels and side slopes shall be repaired.

- Silt fences shall be cleaned whenever sediment has reached a depth of 6" at the fence and broken wooden parts or torn fabric shall be repaired or replaced.
- Any accumulated trash or debris shall be removed from the site.
- Sedimentation basin shall be cleaned when sediment has reached a depth of 6-inches.
- Inspections will include the existing storm system and the channel where the system discharges. Any sediment leaving the site and being left in the channel bottom, will be removed

An Inspection and Maintenance Log follows this Storm Water Management Plan.

SWMP Revisions

Revisions to the SWMP will occur from time to time as construction proceeds. The contractor will be responsible for revisions to the plan to include the following:

1. Changes to the plan will be tracked by marking changes on the plan with date and note of the responsible party requesting/requiring the change.
2. Dates and responsible party for addition or removal of BMP's will be noted on the plan.
3. If there are any changes the contractor deems to be a significant modification of the approved GEC plan, he must contact the owner prior to proceeding.
4. The SWMP will be kept on site and up to date at all times.

Inspection and Maintenance Log

STORMWATER MANAGEMENT PLAN
The Gardens at North Carefree
INSPECTION AND MAINTENANCE LOG

(Record inspections, items found maintenance and corrective actions taken. Also record any training received by Contractor personnel with regard to erosion control, materials handling and any inspections by outside agencies)

[illegible]

Site Map and Erosion Control Plan

LEGAL DESCRIPTION:

BEING LOT 2, MULE DEER BUSINESS PARK FILING NO. 1 AND A TRACT OF LAND LOCATED IN THE EAST 1/4 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AKERS DRIVE (80 FEET WIDE) AS PLATTED IN MULE DEER BUSINESS PARK FILING NO. 1, RECORDED WITH RECEPTION NO. 206712353 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH CAREFREE CIRCLE (120 FEET WIDE) AS PLATTED IN PRONGHORN MEADOWS FILING NO. 1, RECORDED WITH RECEPTION NO. 202165571 OF SAID RECORDS:

THE FOLLOWING FIVE (5) COURSES ARE ON THE EASTERLY RIGHT-OF-WAY OF SAID AKERS DRIVE:

- 1) THENCE S00°41'40"E A DISTANCE OF 552.96 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A DELTA ANGLE OF 04°35'19", AN ARC LENGTH OF 76.88 FEET, WHOSE LONG CHORD BEARS S02°59'19"E A DISTANCE OF 76.88 FEET;
- 3) THENCE S05°16'59"E A DISTANCE OF 277.56 FEET TO THE NORTHWEST CORNER OF LOT 2, OF SAID MULE DEER BUSINESS PARK FILING NO. 1;
- 4) THENCE S05°16'59"E ON THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 142.31 FEET TO A POINT OF CURVE TO THE RIGHT;
- 5) THENCE ON THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF LOT 2, HAVE A RADIUS OF 1040.00 FEET, A DELTA ANGLE OF 03°59'26", AN ARC LENGTH OF 72.43 FEET, WHOSE LONG CHORD BEARS S03°17'16"E A DISTANCE OF 72.42 FEET TOT HE SOUTHWEST CORNER OF SAID LOT 2;

THENCE N88°42'27"E ONO THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 413.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

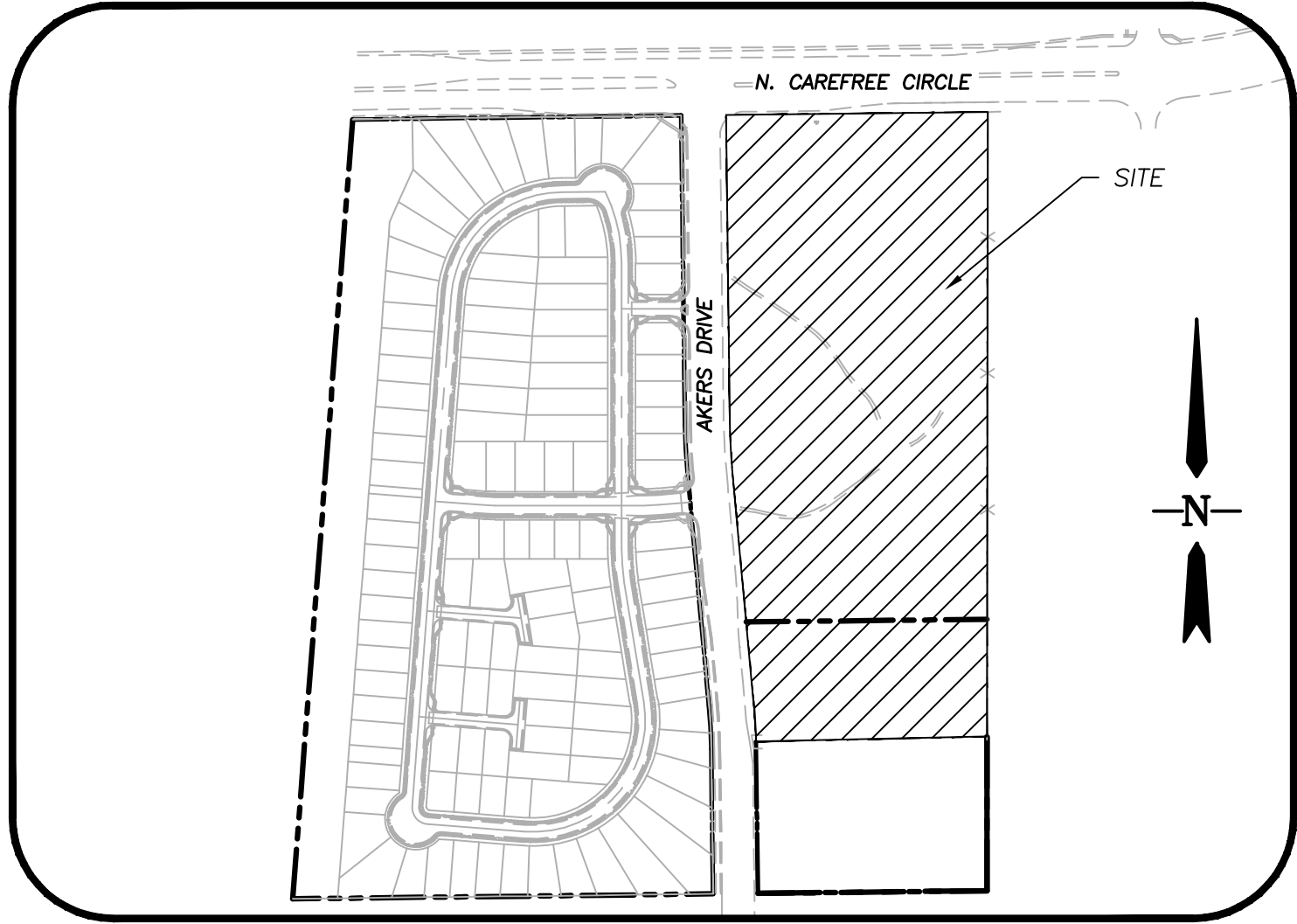
THENCE N00°02'55"E ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 209.74 FEET TOT HE NORTHEAST CORNER OF SAID LOT 2;

THENCE N00°02'55"E A DISTANCE OF 906.69 FEET TO A POINT ON THE SOUSTHERLY RIGHT-OF-WAY OF SAID NORTH CAREFREE CIRCLE;

THENCE S896°18'20"W ON SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 467.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 503,669 SQUARE FEET OR 11.563 ACRES, MORE OR LESS.

THE GARDENS AT NORTH CAREFREE
GRADING AND EROSION CONTROL PLAN
EL PASO COUNTY, STATE OF COLORADO



LOCATION MAP

SCALE: 1"=300'

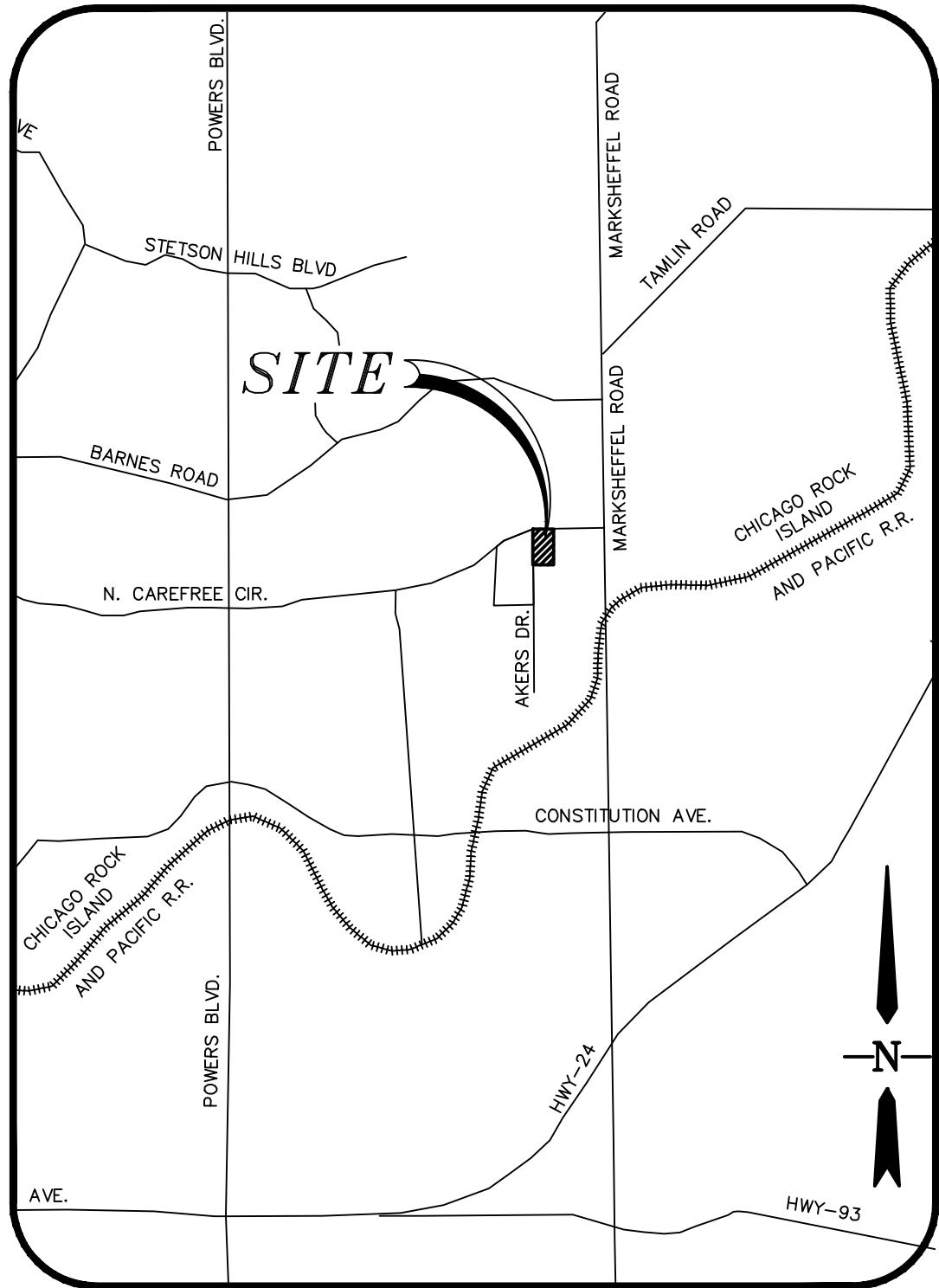
CONTACT INFORMATION:

OWNER / DEVELOPER:

MULE DEER INVESTMENTS LLC
2727 GLEN ARBOR DR.
COLORADO SPRINGS, CO 80920-1466

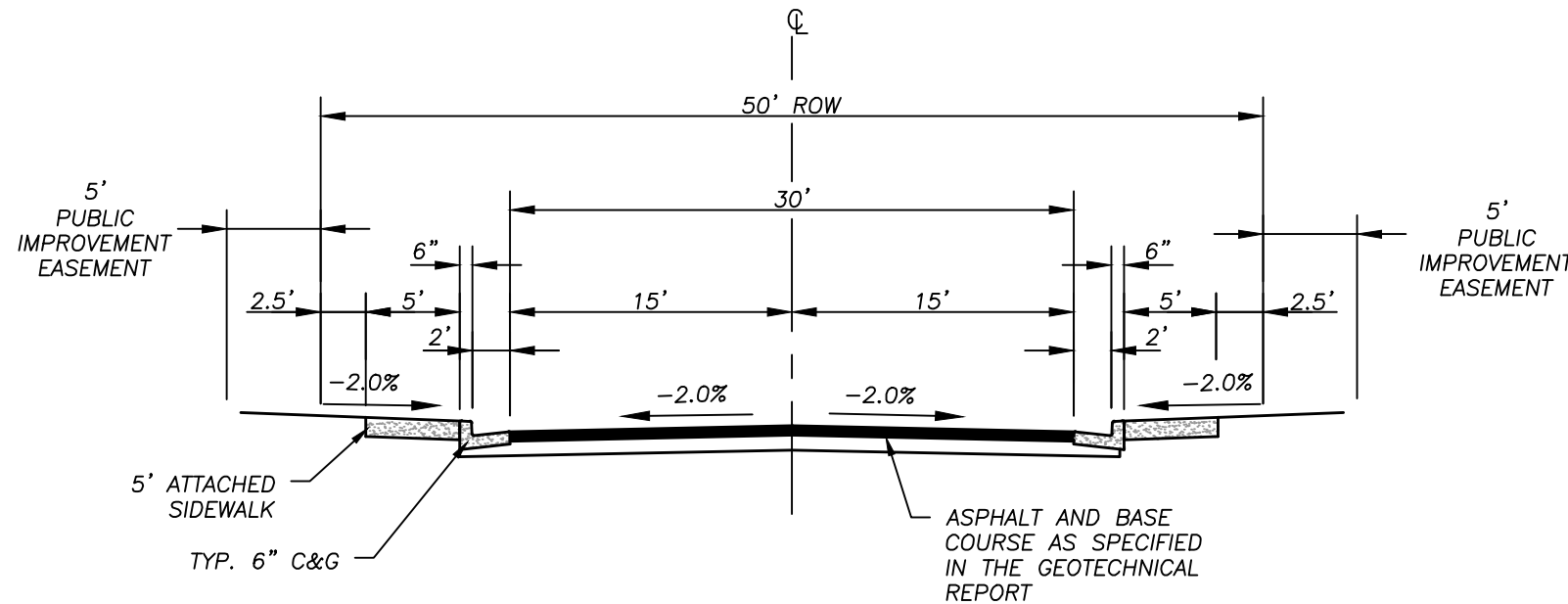
ENGINEER:

STANTEC CONSULTING INC.
5725 MARK DABLING BLVD SUITE 190
COLORADO SPRINGS, CO 80919



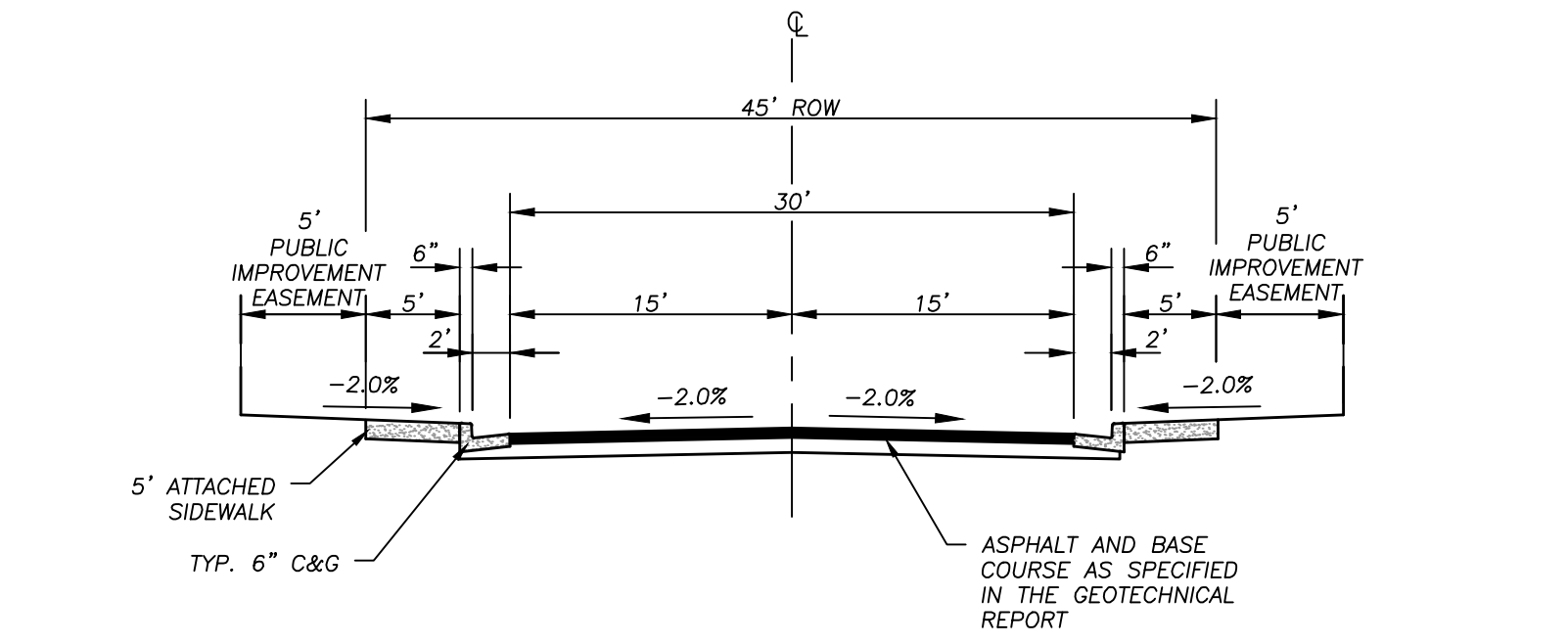
VICINITY MAP

N.T.S.



TYPICAL STREET SECTION

(URBAN LOCAL) - FALLOW LANE
RUNNING DEER WAY N.T.S.

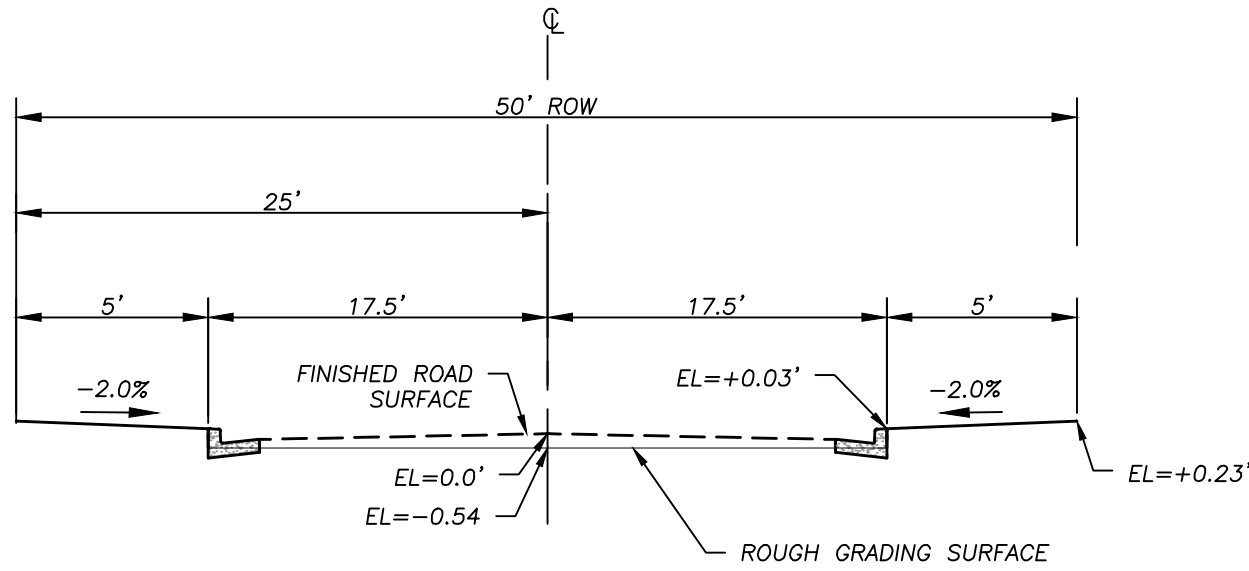


TYPICAL STREET SECTION

(URBAN LOCAL) - VINEYARD CIR. N.T.S.

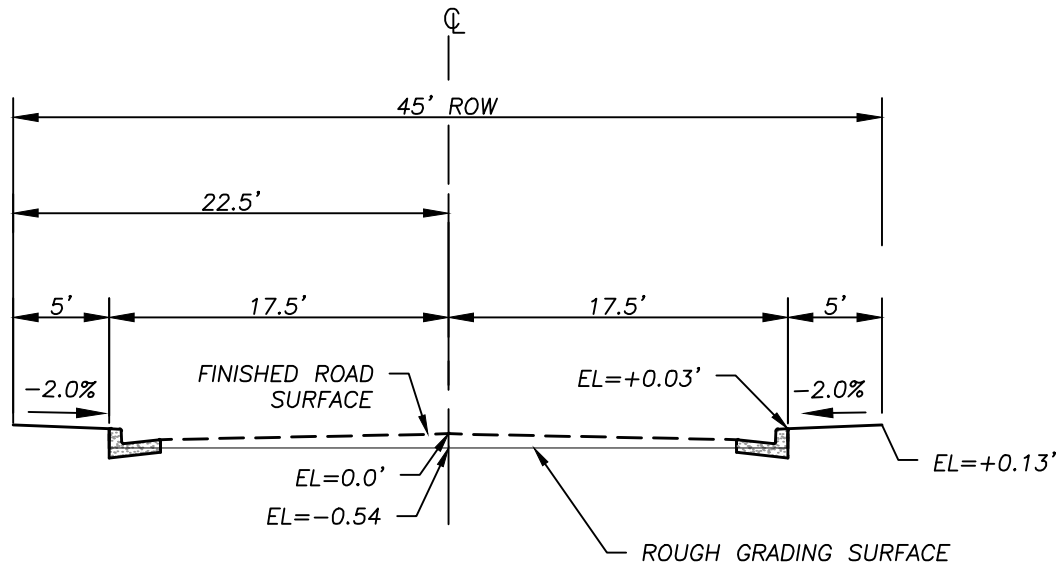
NOTE:

CROSS SECTIONS SHOWN ARE FOR ROUGH GRADING LIMITS. THIS PRE-DEVELOPMENT GRADING PLAN IS FOR ROUGH GRADING ONLY.



ROUGH GRADING LIMITS

FALLOW LANE & RUNNING DEER WAY N.T.S.



ROUGH GRADING LIMITS

VINEYARD CIR. N.T.S.

SHEET INDEX

1. TITLE SHEET
2. GRADING AND EROSION CONTROL PLAN
3. GRADING AND EROSION CONTROL DETAILS 1 OF 4
4. GRADING AND EROSION CONTROL DETAILS 2 OF 4
5. GRADING AND EROSION CONTROL DETAILS 3 OF 4
6. GRADING AND EROSION CONTROL DETAILS 4 OF 4

SITE DATA:

NAME OF SUBDIVISION: THE GARDENS AT CAREFREE NORTH
CURRENT ZONING: PUD
PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL
AREA(GROSS): 11.56 AC
NUMBER OF UNITS: 70
DENSITY 6.06 DU/AC
BUILDING HEIGHT: 30' MAX
LANDSCAPE SETBACKS/BUFFERS:
NORTH CAREFREE CIRCLE 25' LANDSCAPE SETBACK
AKERS DRIVE 15' LANDSCAPE SETBACK
SOUTH ZONE DISTRICT BOUNDARY 15' LANDSCAPE BUFFER
EAST BOUNDARY 15' LANDSCAPE BUFFER
LOT BUILDING SETBACK:
FRONT 10' MIN. (20' FROM BACK OF SIDEWALK TO FRONT OF GARAGE)
SIDE 5' MIN. (15' ON CORNER LOTS)
REAR 10' MIN.

CHARLENE M. DURHAM, P.E. 36727

DATE

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

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

OWNER/REPRESENTATIVE

DATE

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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH EMC 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.
COUNTY ENGINEER/ECM ADMINISTRATOR

DATE

Computer File Information

Creation Date: 4-25-17 Initials: CMD

Last Modification Date: Initials:

Full Path & Drawing File Name:

Acad Ver. 2014 Scale: Units: Feet

Index of Revisions



Stantec
Stantec Consulting Inc.
5725 MARK DABLING BLVD
Suite 190
Colorado Springs, CO 80919
Tel. (719) 594-4535
Fax.
www.stantec.com

THE GARDENS AT NORTH CAREFREE
GRADING & EROSION CONTROL PLAN

Designer: CD

Detailer: MB

Sheet Subst:

Structure

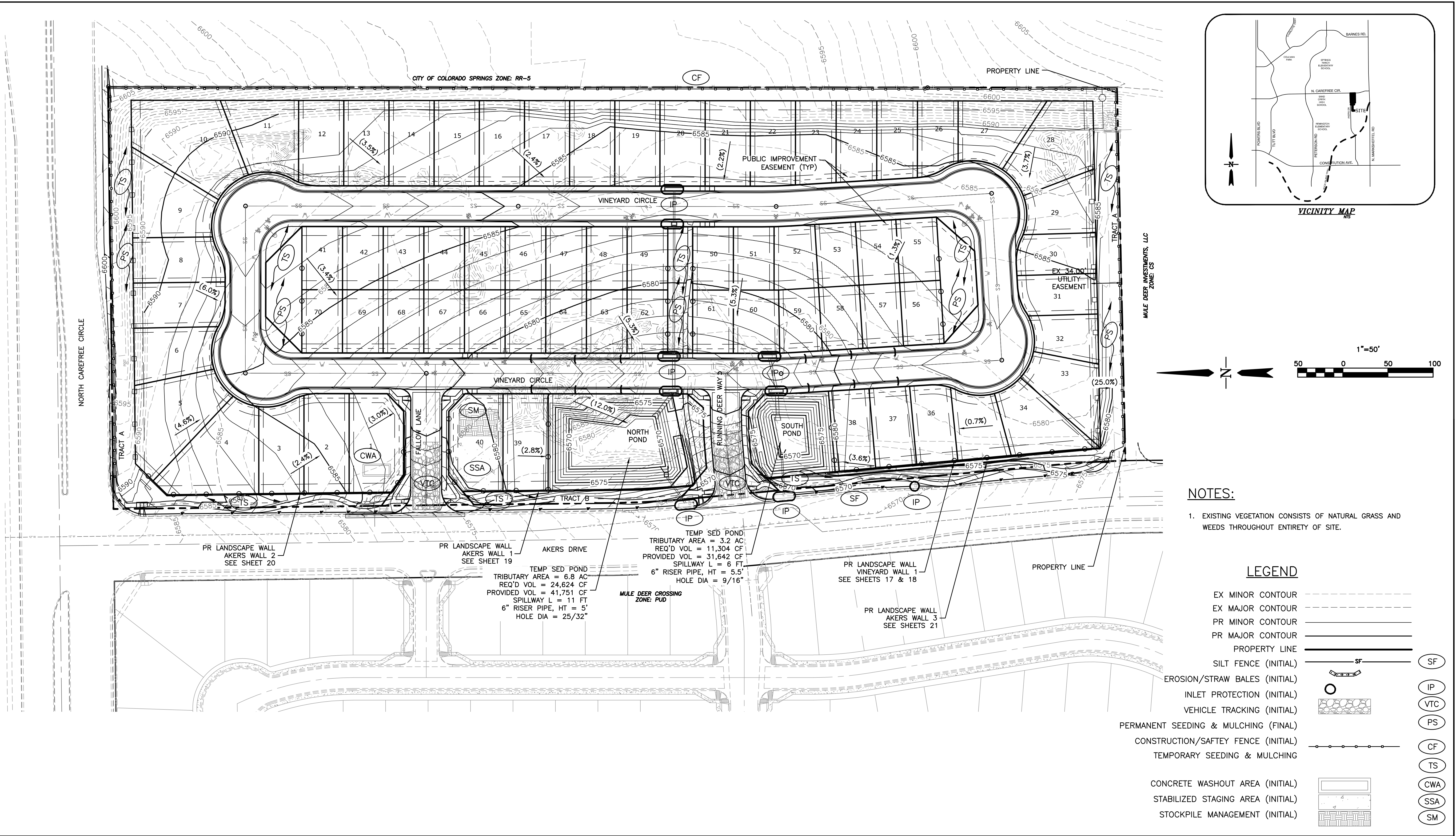
Numbers


Project No./Code

187608744

SHEET 1 OF 6

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2019/11/22 9:32 AM By: Pearce, Taylor



Computer File Information			Index of Revisions			<div>NOTE: ALL SLOPES ARE 3:1 MAXIMUM UNLESS OTHERWISE INDICATED. PROPOSED CONTOURS SHOWN ARE 1 FOOT CONTOURS.</div> <div><div>Stantec Stantec Consulting Inc. 5725 MARK DABLING BLVD Suite 190 Colorado Springs, CO 80919 Tel. (719) 594-4535 Fax. www.stantec.com</div></div>	THE GARDENS AT NORTH CAREFREE GRADING & EROSION CONTROL PLAN			Project No./Code
Creation Date: 4-25-17		Initials: CMD	<div></div>					187608744		
Last Modification Date:		Initials:	<div></div>							
Full Path & Drawing File Name:			<div></div>							
Acad Ver. 2014	Scale:	Units: Feet	<div></div>							SHEET 2 OF 6

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2019/11/22 9:40 AM By: Pearce, Taylor

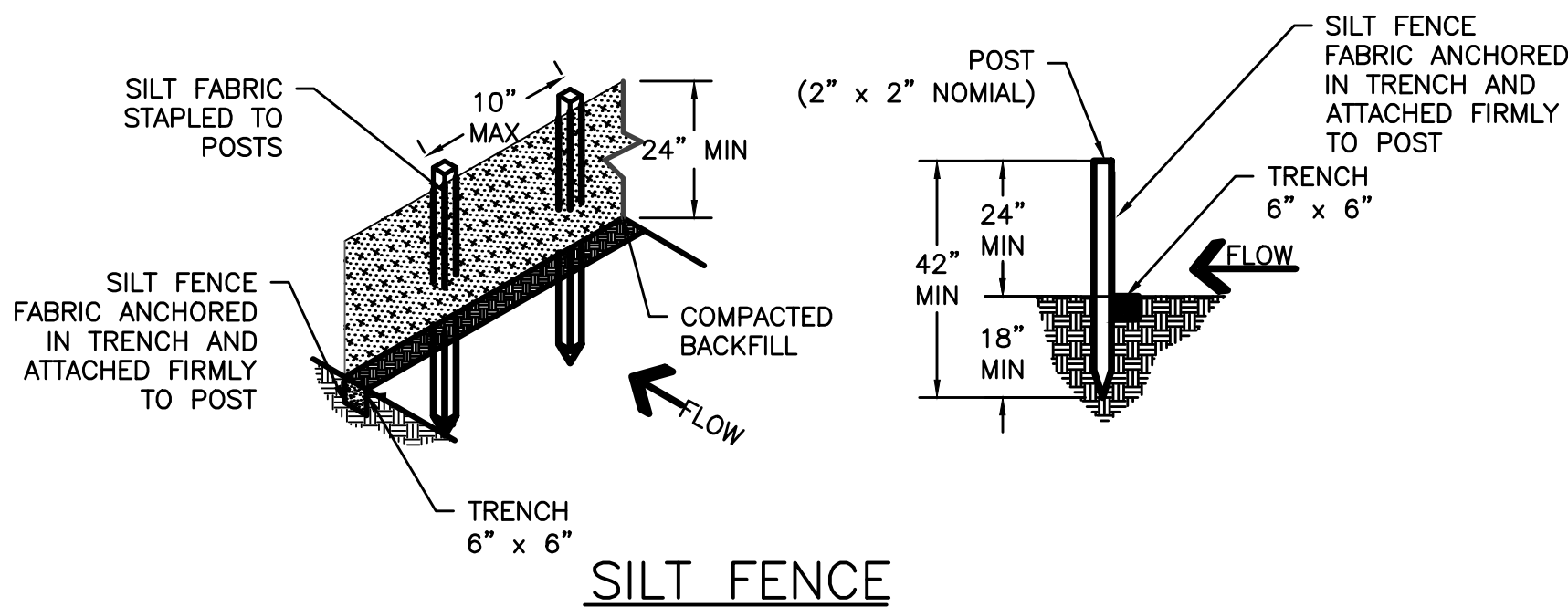
STANDARD NOTES FOR EL PASO COUNTY
GRADING AND EROSION CONTROL PLANS

- 1.Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.
- 2.Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing.
- 3.A separate Stormwater Management Plan (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.
- 4.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.
- 5.Control measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.
- 6.All temporary sediment and erosion control measures shall be maintained and remain in effective operating condition until permanent soil erosion control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify 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.
- 7.Temporary stabilization shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.
- 8.Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when 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.
- 9.All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that effect the design or function of permanent stormwater management structures must be approved by the ECM Administrator prior to implementation.
- 10.Earth disturbances shall be conducted in such a manner so as to effectively minimize accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time. Pre-existing vegetation shall be protected and maintained within 50 horizontal feet of a waters of the state unless shown to be infeasible and specifically requested and approved.
- 11.Compaction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall also be protected from sedimentation during construction until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measure(s).
- 12.Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment off site.
- 13.Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete washouts shall not be located in an area where shallow groundwater may be present, or within 50 feet of a surface water body, creek or stream.
- 14.During dewatering operations of uncontaminated ground water may be discharged on site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.
- 15.Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.

- 16.Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
- 17.Waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. control measures may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
- 18.Tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned 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 practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.
- 21.No chemical(s) having the potential to be released in stormwater are to be stored or used 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 other Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.
- 25.All construction traffic must enter/exit the site only at approved construction access points.
- 26.Prior to construction the permittee shall verify the location of existing utilities.
- 27.A water source shall be available on site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.
- 28.The soils report for this site has been prepared by ENTECH ENGINEERING, INC 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 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

GRADING AND EROSION CONTROL
DETAILS AND NOTES



SILT FENCE

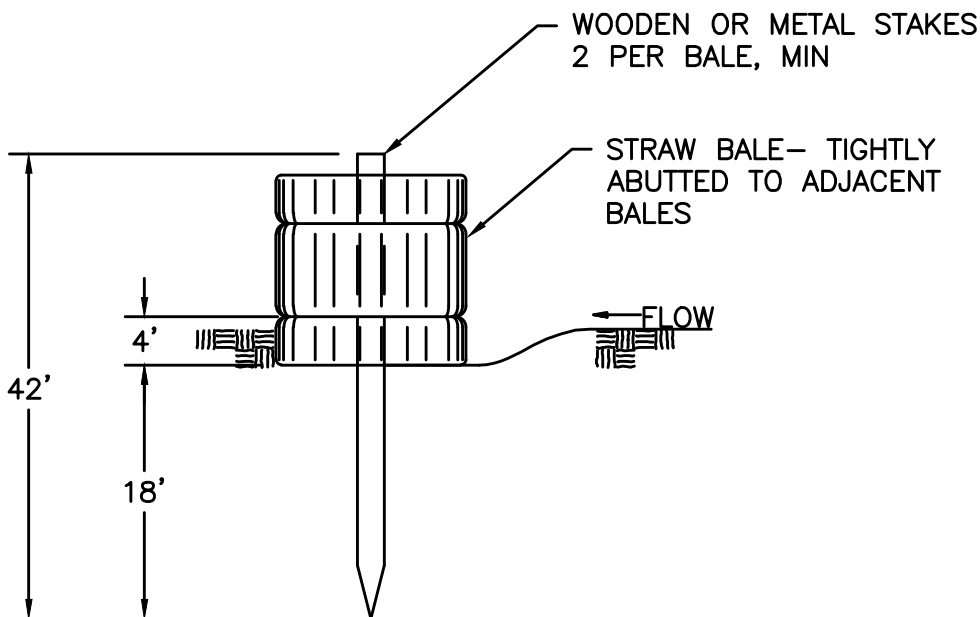
SILT FENCE NOTES

INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.
- ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
- THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

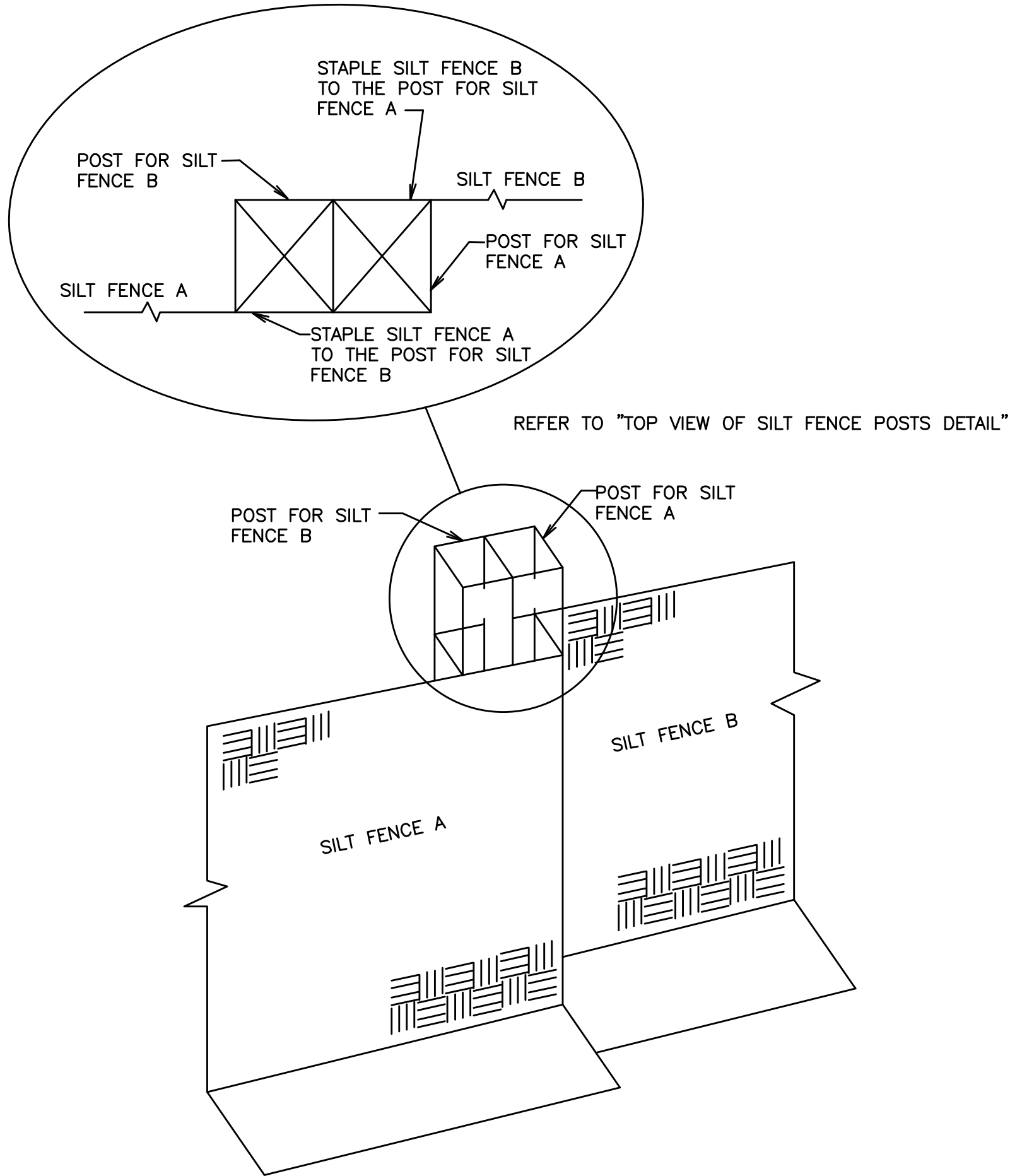
MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL, DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.



STRAW BALE BARRIER
NTS

TOP VIEW OF SILT FENCE POSTS DETAIL



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 OF SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
- GAPS BETEWWN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
- END BALES ARE TO BE EXTENDED 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 OF 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.
- SEDIMENT SHALL BE REMOVED FROM BEHIND STRAY BALE BARRIERS WHEN IN 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.

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Last Modification Date: Initials:

Full Path & Drawing File Name:

Acad Ver. 2014 Scale: Units: Feet

Index of Revisions



GARDENS AT NORTH CAREFREE
GRADING AND EROSION DETAILS

Designer: CD

Detailer: MB

Structure

Numbers

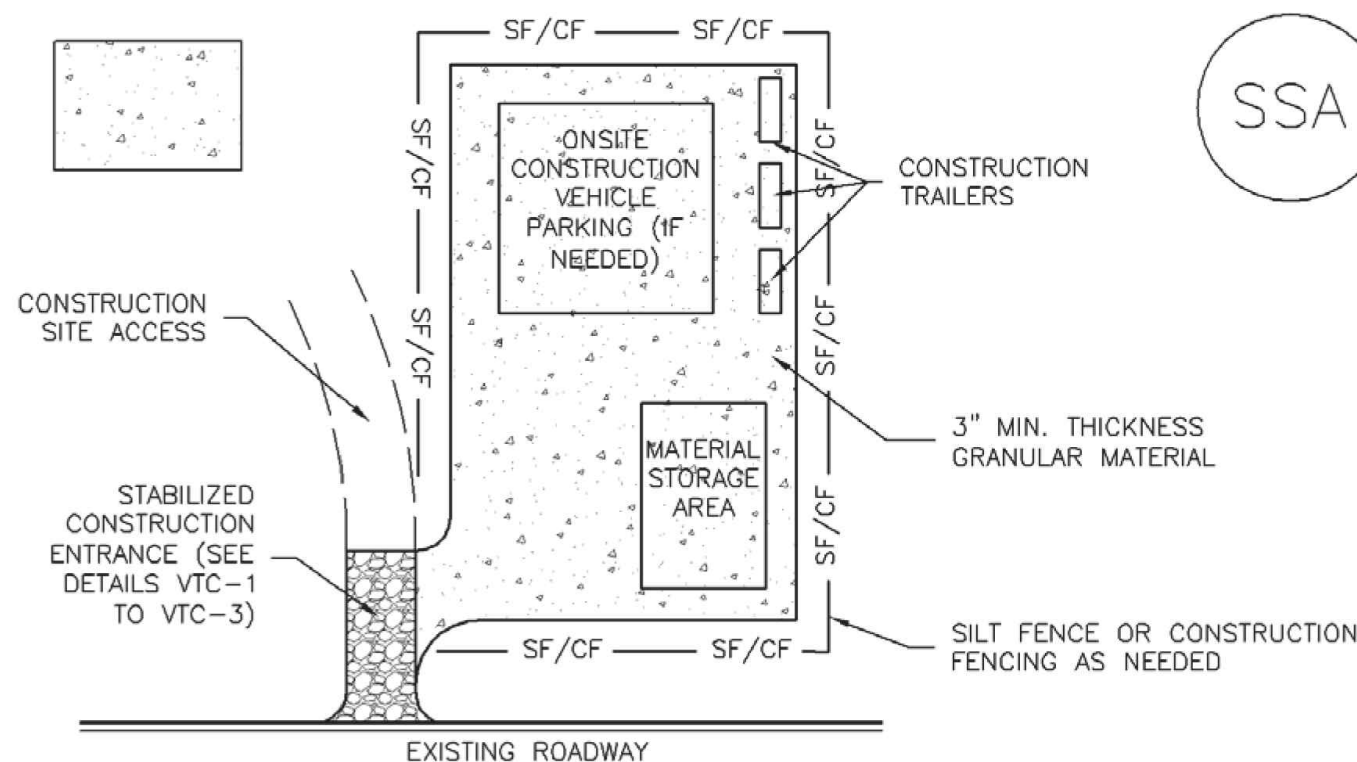
Sheet Subst:

Project No./Code

187608744

SHEET 3 OF 6

GRADING AND EROSION CONTROL
DETAILS AND NOTES



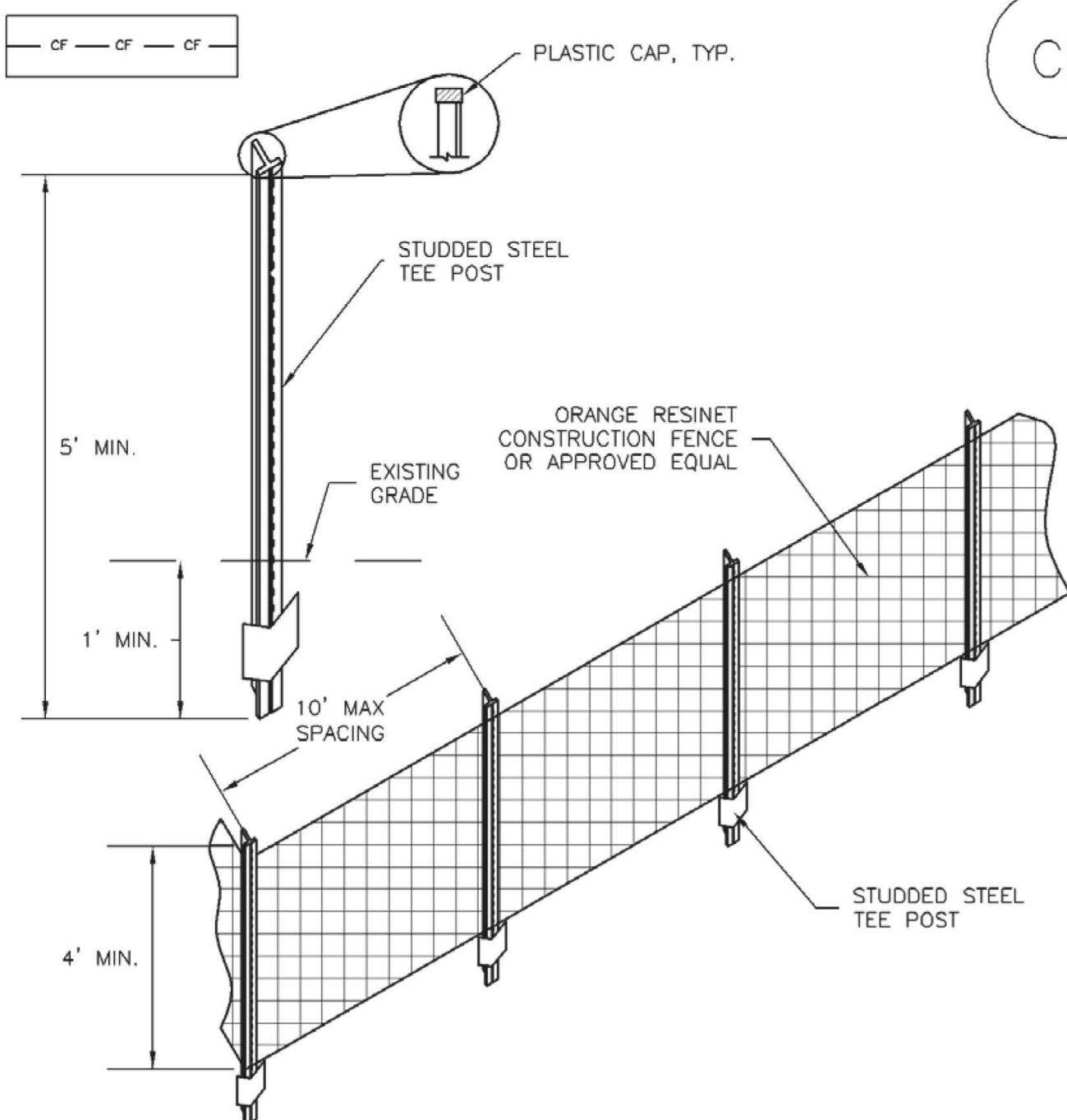
SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

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

STABILIZED STAGING AREA MAINTENANCE NOTES

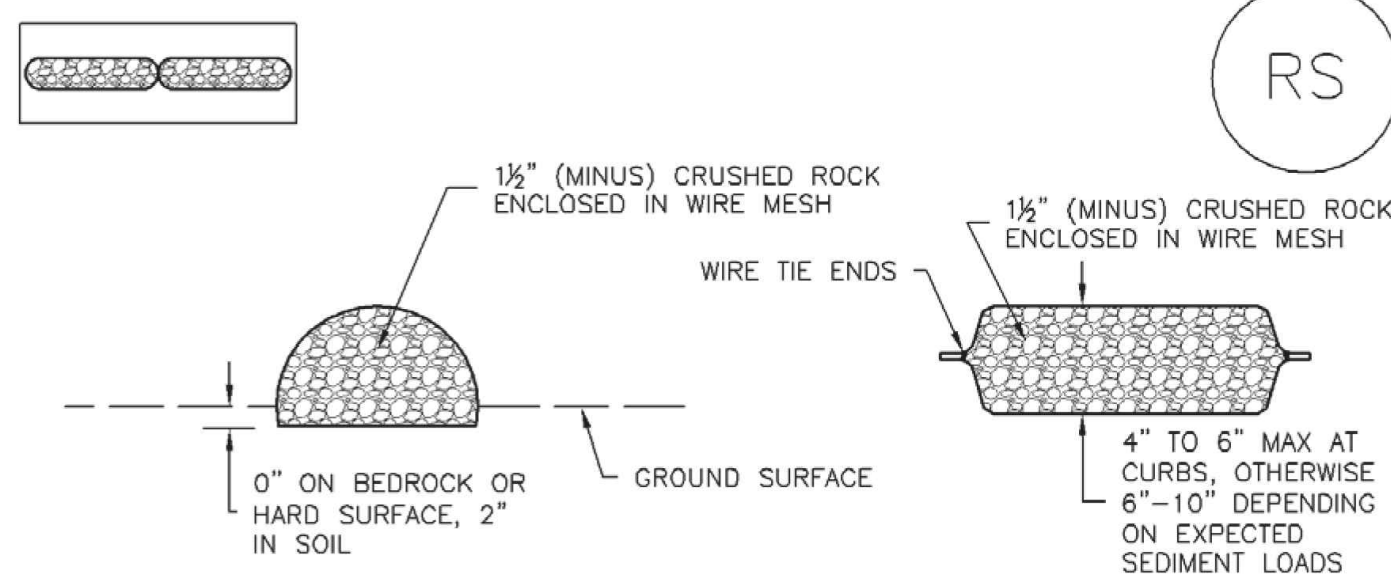
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.



CF-1. PLASTIC MESH CONSTRUCTION FENCE

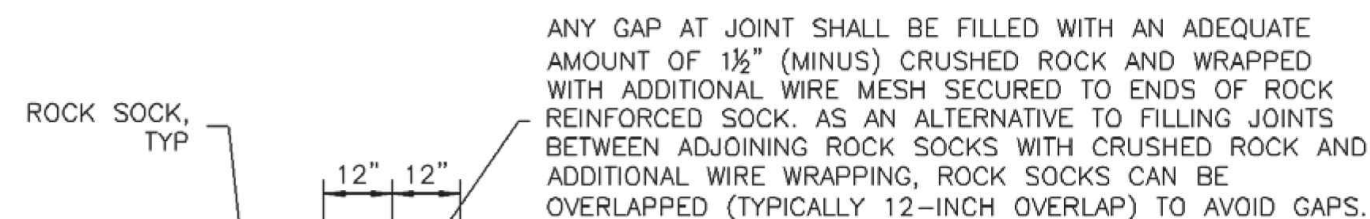
CONSTRUCTION FENCE INSTALLATION NOTES

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



ROCK SOCK SECTION

ROCK SOCK PLAN



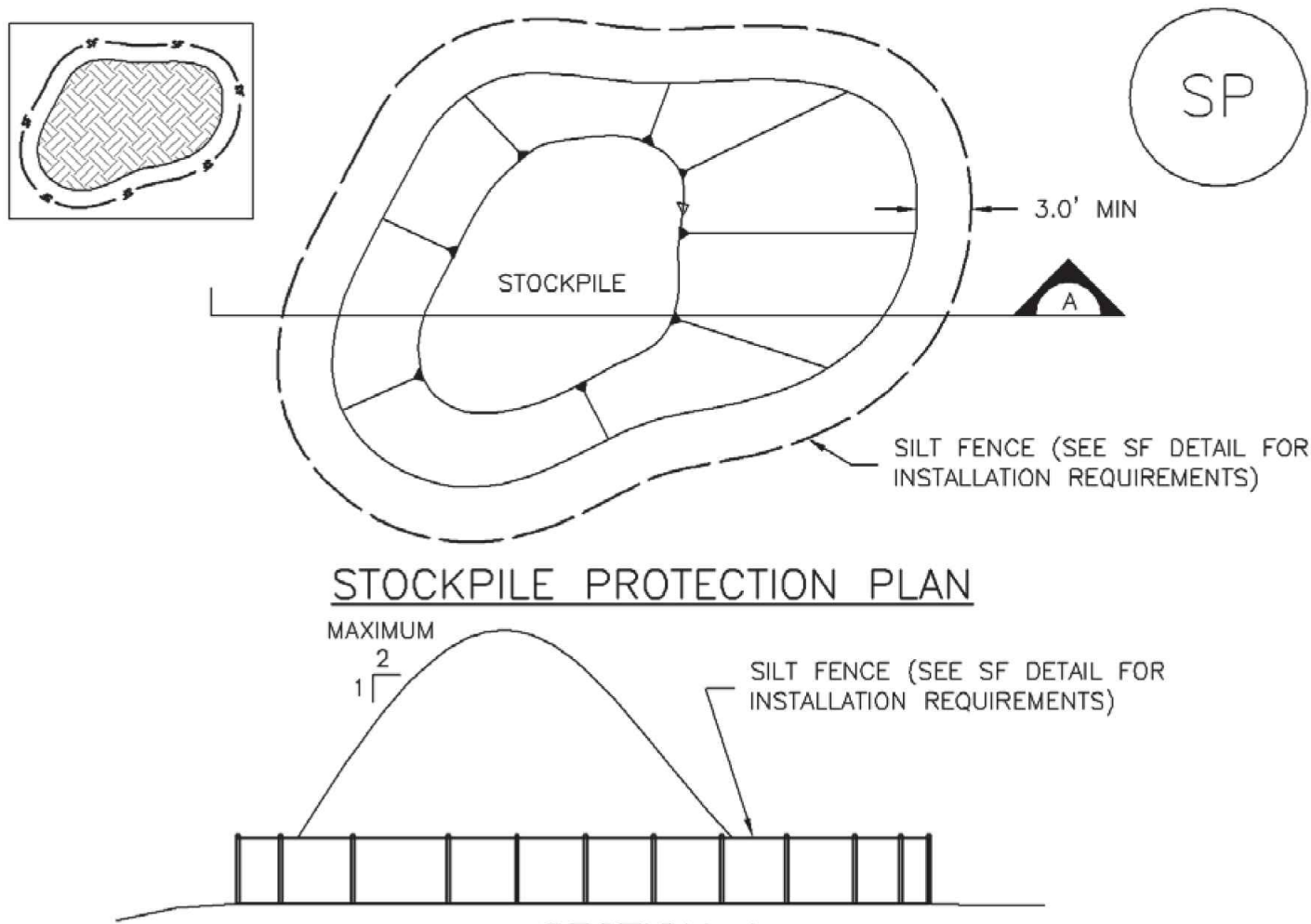
ROCK SOCK JOINTING

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
NO. 4	
2"	100
1 1/2"	90 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5



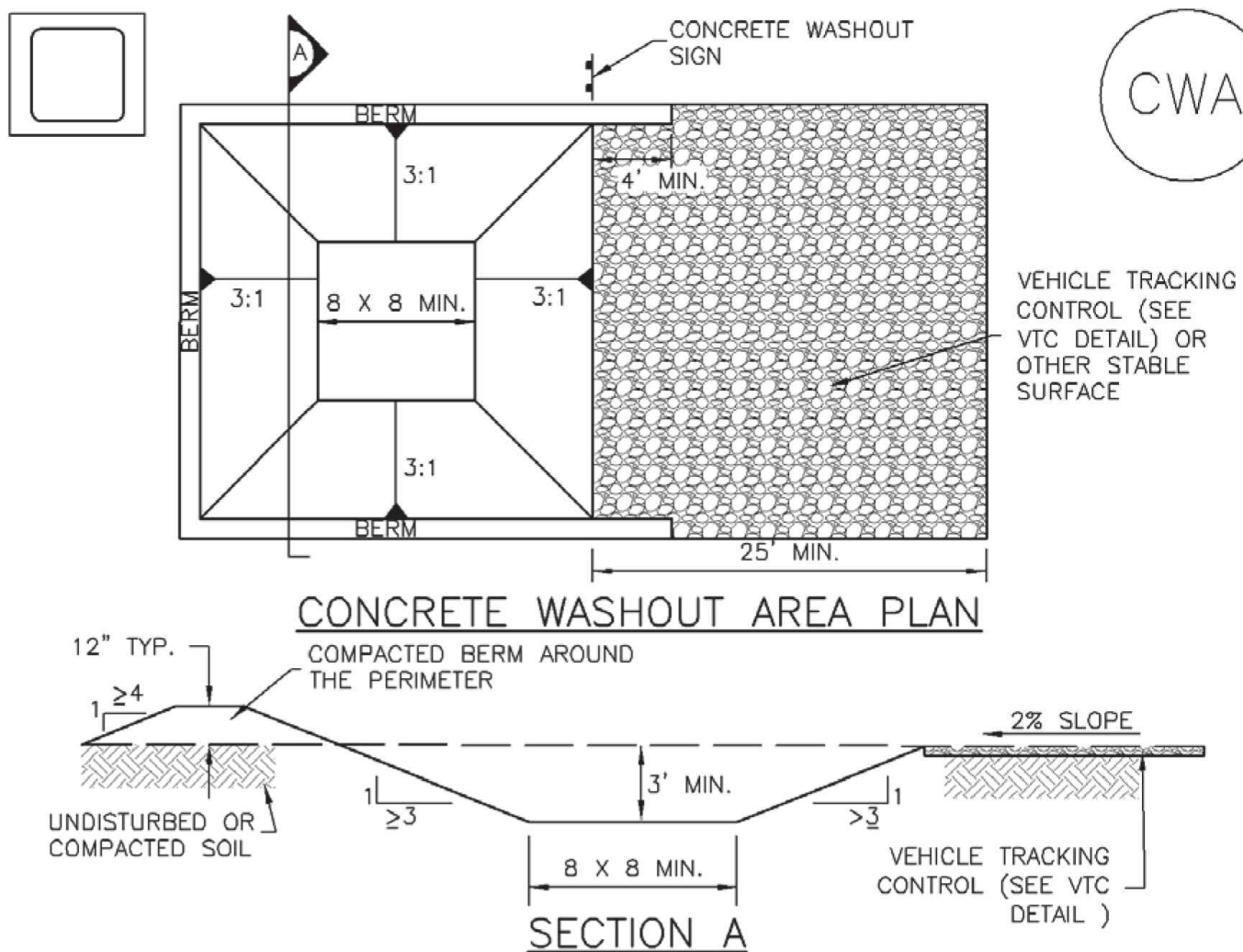
STOCKPILE PROTECTION PLAN

SECTION A

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 IMPVIOUS 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 SEEDD 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.



CONCRETE WASHOUT AREA PLAN

SECTION A

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

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

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Index of Revisions



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GARDENS AT NORTH CAREFREE
GRADING AND EROSION DETAILS

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Detailer: MB
Sheet Subset:

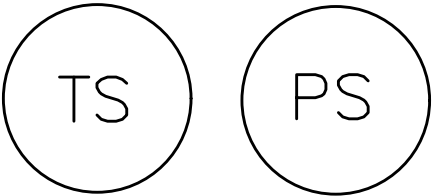
Structure
Numbers

Project No./Code
187608744

SHEET 4 OF 6

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2019/11/22 9:41 AM By: Pearce, Taylor

GRADING AND EROSION CONTROL DETAILS AND NOTES



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 ^a (Common name)	Growth Season ^b	Pounds of Pure Live Seed (PLS)/acre ^c	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
^a 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.			

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.

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
Alkali 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 'Sodar'</i>	Cool	Sod	170,000	2.5
Jose tall wheatgrass	<i>Agropyron elongatum 'Jose'</i>	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</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 leyss 'Lincoln'</i>	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	<i>Agropyron riparium 'Sodar'</i>	Cool	Sod	170,000	2.5
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</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 leyss '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 leyss 'Lincoln'</i>	Cool	Sod	130,000	3.0
Total					7.5

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

Common Name	Botanical Name	Growth Season ^b	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 sideoats grama	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</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 sideoats grama ^e	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Lincoln smooth brome	<i>Bromus inermis leyss 'Lincoln'</i>	Cool	Sod	130,000	3.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</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 sideoats grama.					

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

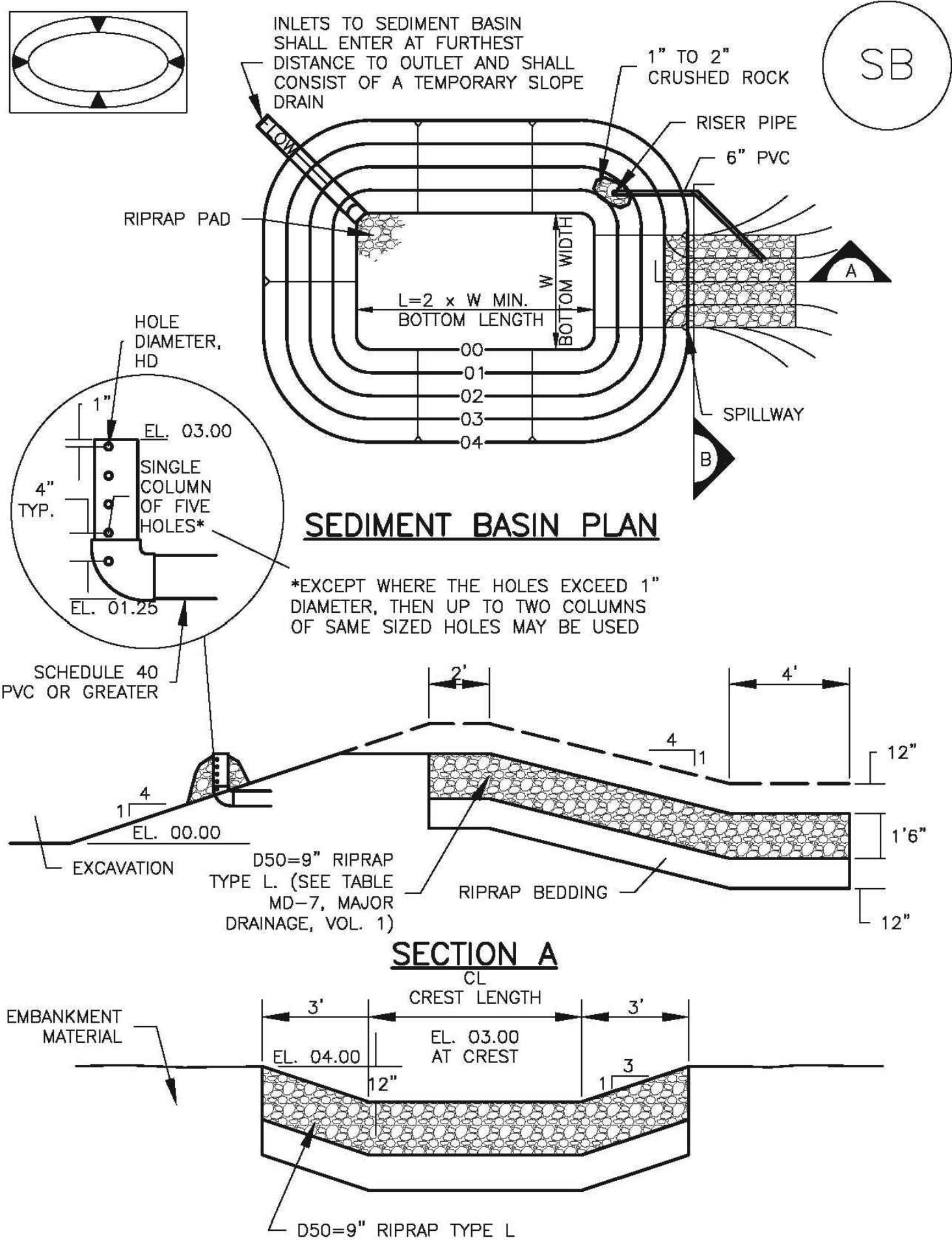
Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11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

TEMPORARY AND PERMANENT SEEDING

Computer File Information			Index of Revisions			 <div>Stantec Stantec Consulting Inc. 5725 MARK DABLING BLVD Suite 190 Colorado Springs, CO 80919 Tel. (719) 594-4535 Fax. www.stantec.com</div>	GARDENS AT NORTH CAREFREE GRADING AND EROSION DETAILS			Project No./Code	
Creation Date: 4-25-17	Initials: CMD		<div></div>				187608744			SHEET 5 OF 6	
Last Modification Date:	Initials:		<div></div>				Designer: CD	Structure			
Full Path & Drawing File Name:			<div></div>				Detailer: MB	Numbers			
Acad Ver. 2014	Scale:	Units: Feet	<div></div>				Sheet Subset:				

GRADING AND EROSION CONTROL

DETAILS AND NOTES



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	9 3/2
2	21	3	1 1/8
3	28	5	1 1/2
4	33 1/2	6	2 1/8
5	38 1/2	8	2 1/2
6	43	9	2 3/2
7	47 1/4	11	2 3/2
8	51	12	2 3/2
9	55	13	7/8
10	58 1/4	15	1 1/8
11	61	16	1 1/2
12	64	18	1 1/2
13	67 1/2	19	1 1/2
14	70 1/2	21	1 1/2
15	73 1/4	22	1 1/2

SEDIMENT BASIN INSTALLATION NOTES

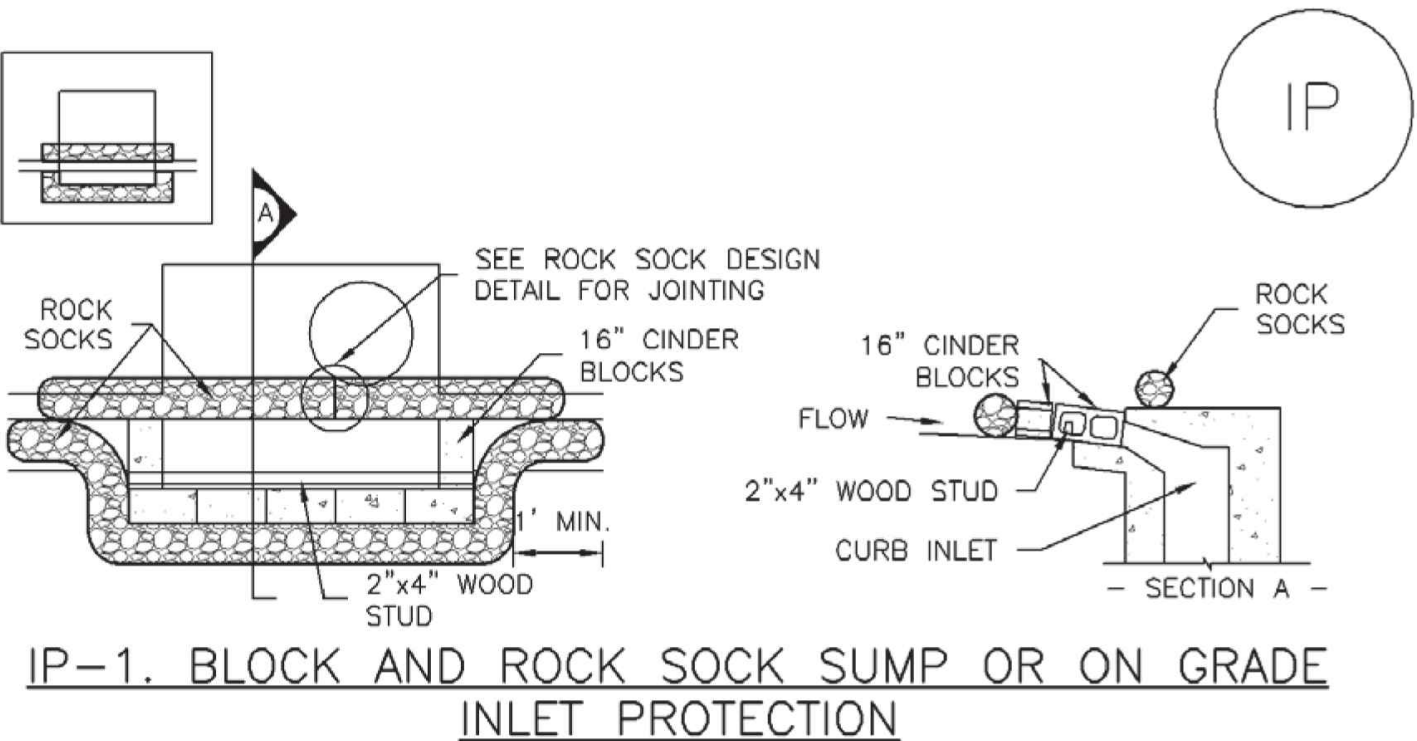
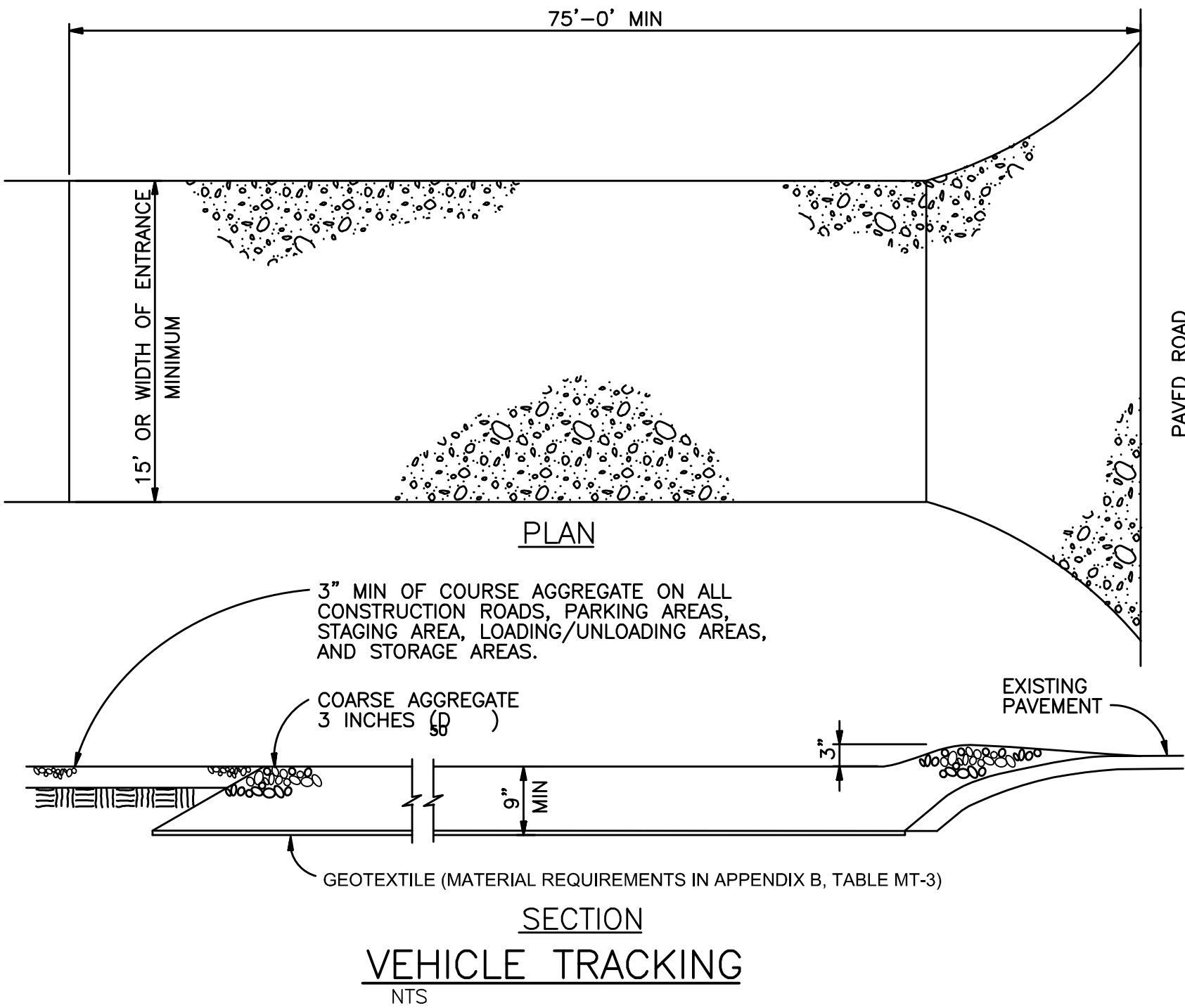
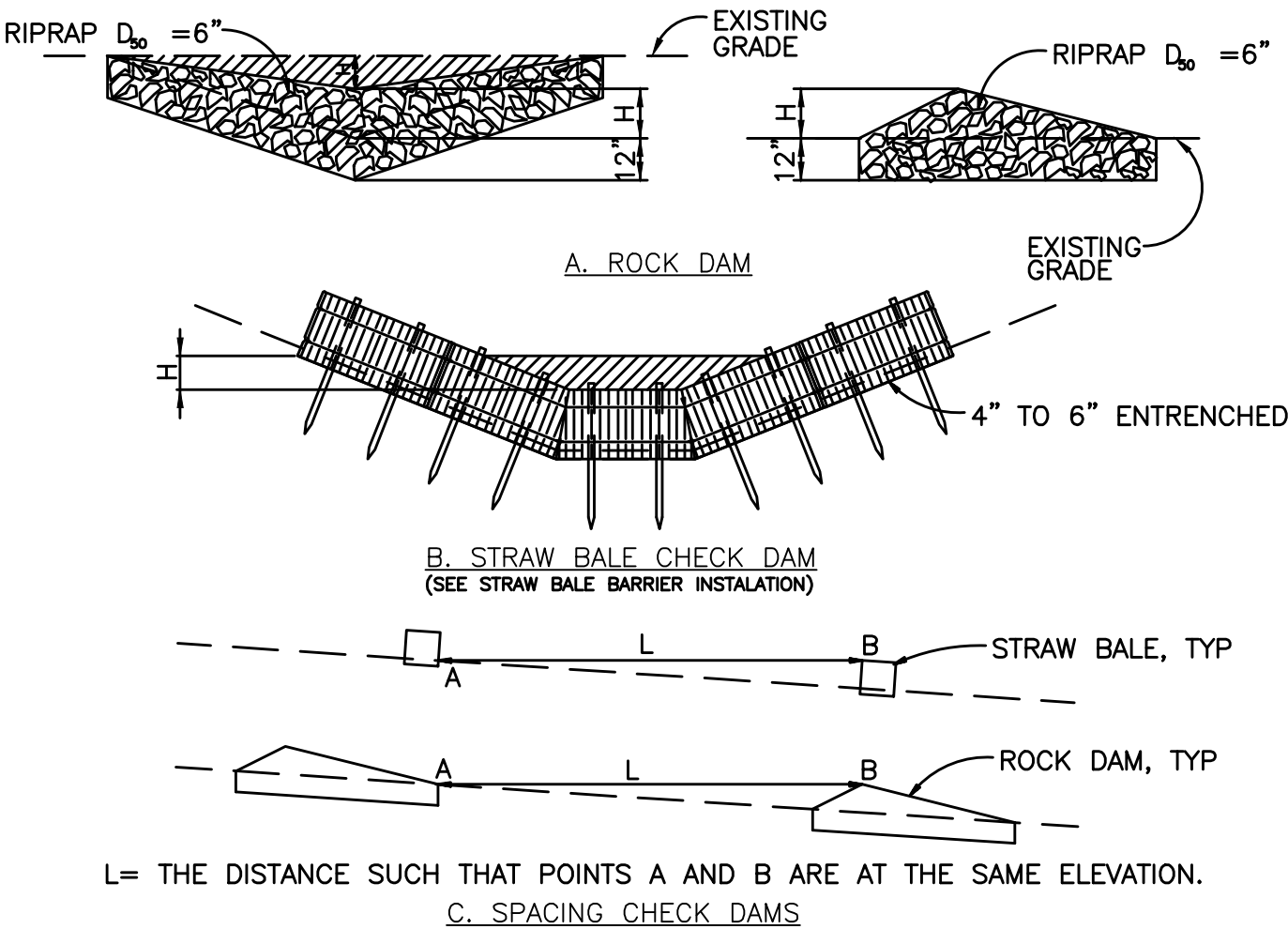
- SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS 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 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.

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.

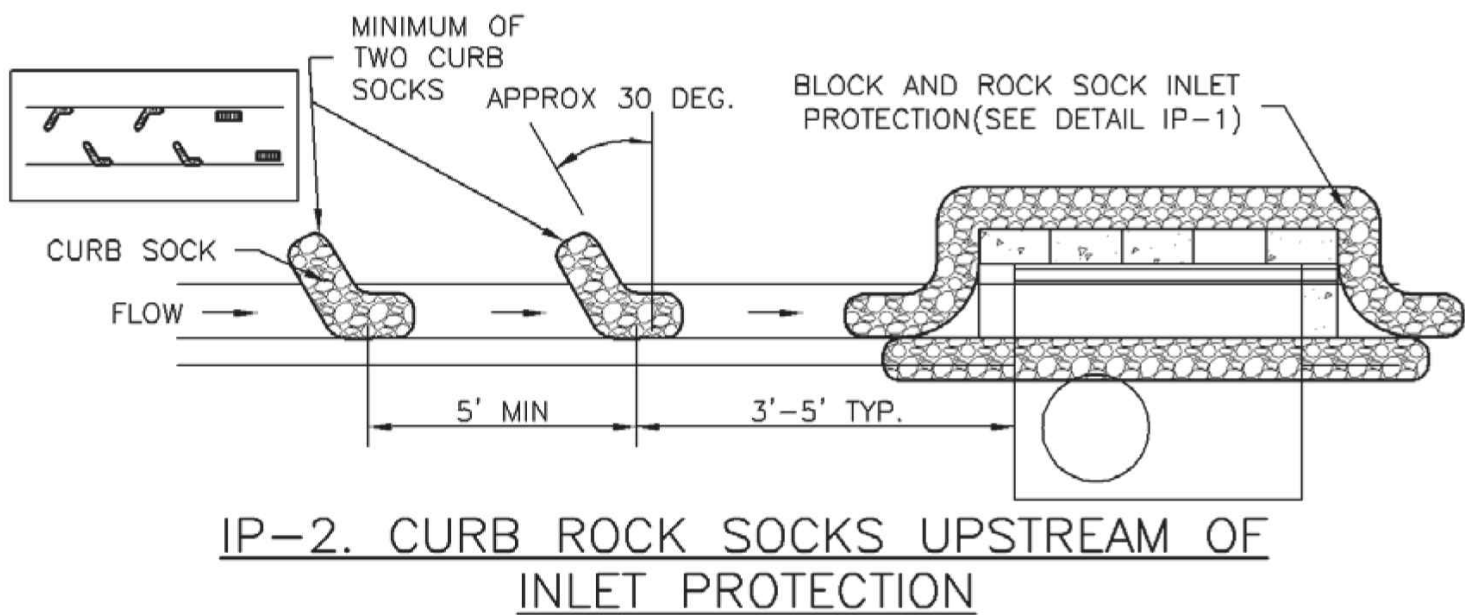
(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

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.



BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- 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.
- GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

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

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General Permit Application