

1. 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 (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2, ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COMPLETE THE MEETING TIME AND PLACE WITH COUNTY STAFF, NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCMS TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
4. ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE QUALITY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL SUBMIT ANY AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
7. 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 RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADEMENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND UNAPPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADEMENT OF THE RECEIVING BUFFER.
8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1
10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCs MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE 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.
12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
13. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. TEMPORARY PCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT REITERATION.
16. 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.
17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS 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.
18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENTS (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT C06080000 WILL BE REQUIRED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, INCLUDING SOIL, BUILDING MATERIAL WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, PERMITTED, OR DISCHARGED AT THE SITE.
20. THE PERMIT HOLDER(S) 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 map shows a grid of roads. State Highway 94 runs horizontally across the center. Calhan Highway South runs vertically through the center. To the north of State Highway 94, from west to east, are N Baggett Road, a large open area, Chambers Rd, N LaPpe Road, and N Yoder Road. To the south of State Highway 94, from west to east, are N Baggett Road, Handle Road, Sanborn Road, and S Yoder Road. A small rectangular area, shaded with diagonal lines, is located at the intersection of Calhan Highway South and Handle Road. An arrow points to this shaded area with the label 'SITE'. To the east of the shaded area, along Calhan Highway South, is a small rectangular area labeled 'AWESOME VIEW'.

N.T.S.

SHEET TABLE	
SHEET TITLE	SHEET LIST
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INTERIM GEC PLAN	12-21
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21. 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.
22. 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. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ANY SPILLS AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
24. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIFIC CONDITIONS AND MONITORING MAY BE REQUIRED.
25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. PERMIT HOLDER(S) 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, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. 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.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR4000000 PERMIT) TO THE CPDPE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

OWNER SIGNATURE _____ DATE _____

PUSAN HOLDINGS, LLC
5801 N. UNION BLVD, SUITE 100
COLORADO SPRINGS, CO 80918
CONTACT: BEN WILBOR

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

KEVIN KOFFORD, PE (CO #57234) – KIMLEY-HORN AND ASSOCIATES, INC. DATE

7/10/26

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

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

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

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JOSHUA J. PALMER, PE COUNTY ENGINEER/ECM ADMINISTRATOR DATE

THAT TANNER RANCH LLC, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN SECTION 18, T 14 S, R 61 W, 6TH. PM. IN EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 18; THENCE: N00°24'09"W, 2551.52 FT. ALONG THE WEST LINE OF SAID SECTION 18, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 94, AS RECORDED IN BOOK 978 AT PAGE 392; THENCE: S 89°56'30" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 2566.98 FT. TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18; THENCE: S 01°00'41" E, ALONG THE NORTH-SOUTH CENTERLINE A DISTANCE OF 2575.48 FT. TO THE CENTER OF SAID SECTION 18; THENCE: S67°42'28" W, 103.43 FT. THENCE: S28°43'11" W, 62.74 FT. TO THE NORTHERLY RIGHT-OF-WAY OF THE ROAD KNOWN AS DINNER BELT DRIVE; THENCE: ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS N 67°32'25" W, 51.91 FT., DELTA = 10°41'08" FOR A DISTANCE OF 192.09 FT.; THENCE: N 72°52'59" W, 460.69 FT.; THENCE: LEAVING SAID NORTHERLY RIGHT-OF-WAY S 17°06'51" W, 519.81 FT.; THENCE: S 02°32'02" W, 208.26 FT.; THENCE: S 83°53'00" W, 471.59 FT.; THENCE: S 32°42'30" E, 136.12 FT.; THENCE: S 57°12'27" W, 535.05 FT.; THENCE: N 32°26'17" W, 152.62 FT.; THENCE: N 53°50'41" W, 425.95 FT.; THENCE: N 89°25'14" W, 170.26 FT. TO THE WEST LINE OF SAID SECTION 18; THENCE: N 00°24'09" W, 1227.26 FT. TO THE WEST 1/4 CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 208.51 ACRES.

OWNER:
PUSAN HOLDINGS, LLC
5801 N. UNION BLVD
COLORADO SPRINGS, CO 80918
CONTACT: BEN WILBOR

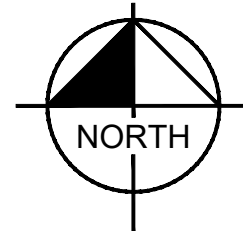
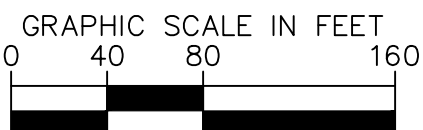
SURVEYOR:
ALESSI AND ASSOCIATES, INC.
2989 BROADMOOR VALLEY ROAD, SUITE C
COLORADO SPRINGS, CO 80906
CONTACT: JOSEPH ALESSI III, PLS
TEL: (719) 540-8832

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
CONTACT: KEVIN R. KOFFORD, P.E.
TEL: (719) 453-0180

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



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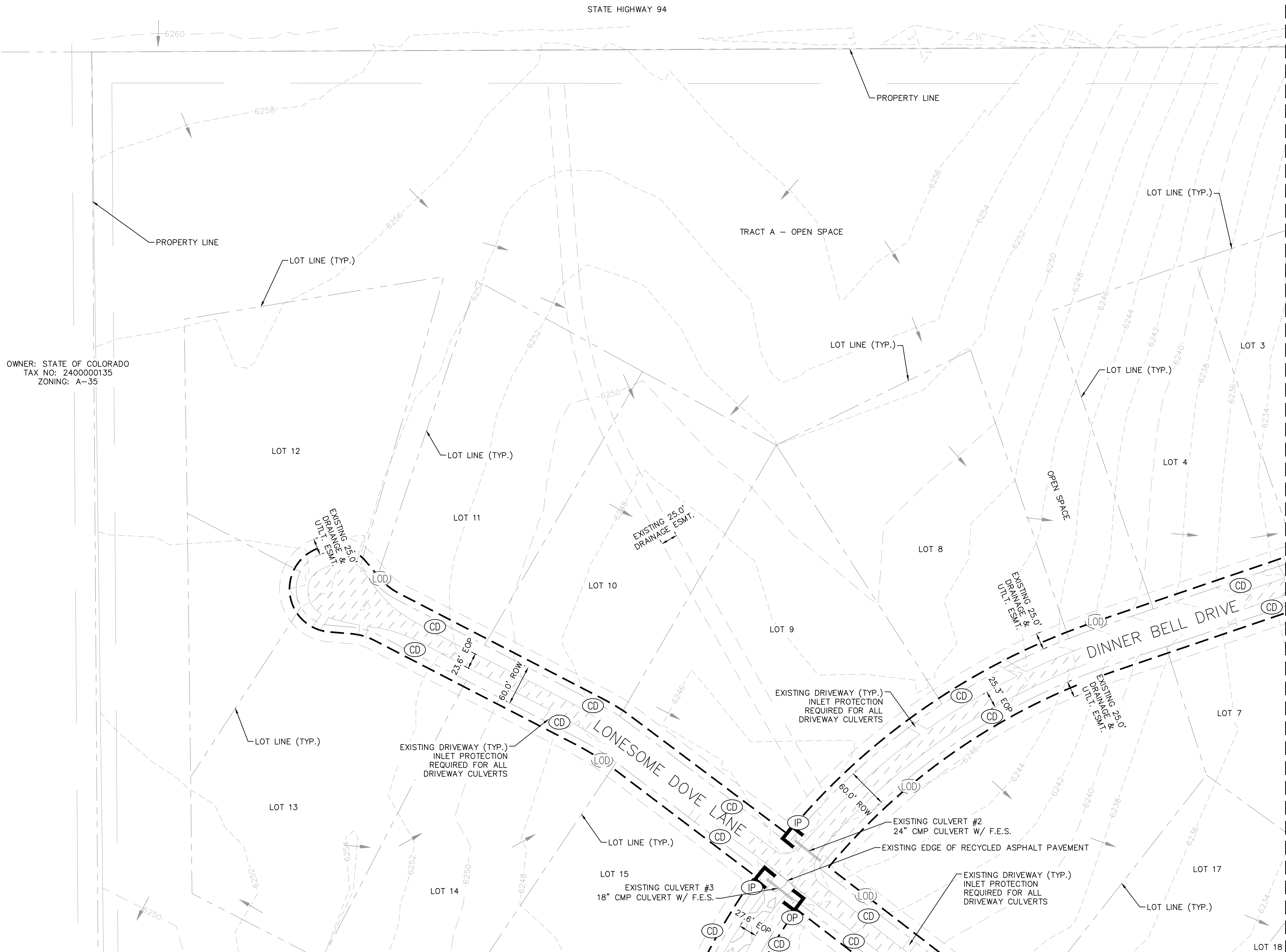
MATCHLINE - SEE SHEET 4

LIMITS OF DISTURBANCE

ONSITE DISTURBANCE	= ±48.10 ACRES
OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES

SIZE OF SCL (STRAW WADDLE)
9 INCH
12 INCH
16 INCH

SPACING (PER VERTICAL FEET OF FALL)
1.5 FEET
2 FEET
2.67 FEET



KEYMAP
SCALE: 1" = 2000'

LEGEND

	PROPERTY LINE
	PR. LOT LINE
	RIGHT-OF-WAY LINE
	EX. EASEMENT LINE
	PR. EASEMENT LINE
	PR. ASPHALT ROAD
	EX. RECYCLED ASPHALT ROAD
	EX. GRAVEL ROAD
	LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
	SILF FENCE
	CONSTRUCTION FENCE
	SEDIMENT CONTROL LOG
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	VEHICLE TRACKING CONTROL
	STABILIZED STAGING AREA
	STOCK PILING
	SEDIMENT BASIN (TEMPORARY)
	CWA CONCRETE WASHOUT
	CD CHECK DAM
	IP INLET PROTECTION
	OP OUTLET PROTECTION
	EXISTING SLOPE ARROW

NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
2. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
3. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
4. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
5. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITHIN OWNER REQUIREMENTS.
6. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
7. SEDIMENT CONTROL LOGS (SCL) SHALL BE TRENCHED IN DURING INSTALLATION. IF SCL CANNOT BE TRENCHED IN, AGGREGATE BAGS SHALL BE USED (OVERTOP COMPACTED GRAVEL SURFACES).
8. SEDIMENT BASIN (SB) SHALL BE INSPECTED DAILY AND SHALL UNDERGO SEDIMENT REMOVAL AS NECESSARY TO MITIGATE SEDIMENT BUILD UP OR TRANSPORTATION.
9. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
10. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
11. ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTION.

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRR
DATE: 7/10/26

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INITIAL GEC PLAN

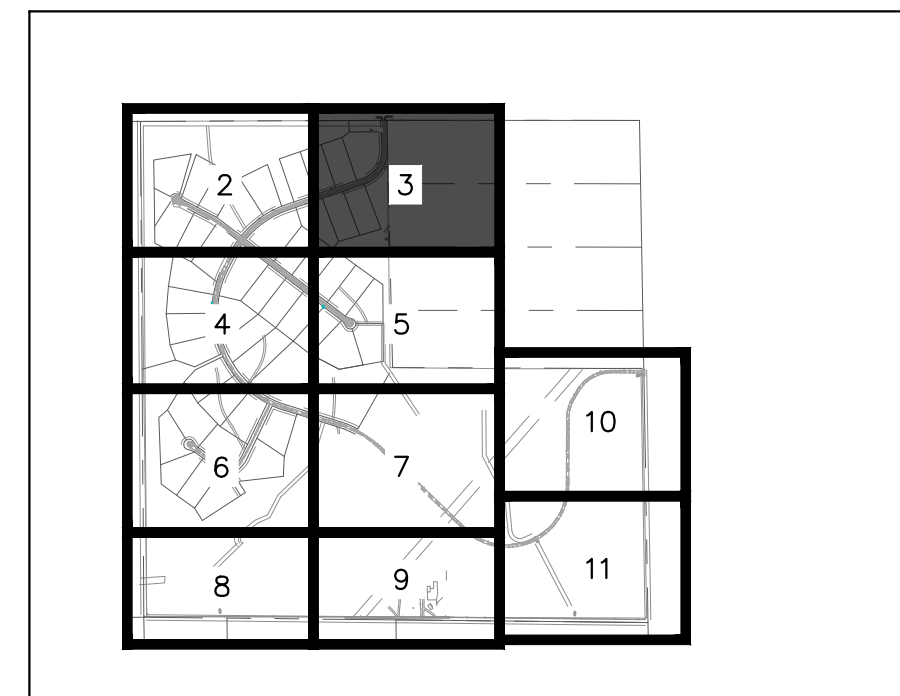
PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296172000

SHEET

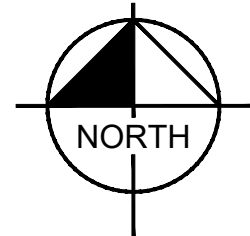
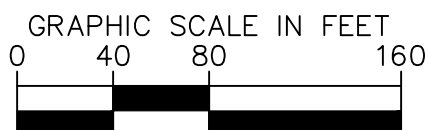
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NO. BY DATE APPR.



ONSITE DISTURBANCE	= ±48.10 ACRES	(<u>STRAW WHEDDLE</u>)	(<u>OF FILL</u>)
		9 INCH	1.5 FEET
<u>OFFSITE DISTURBANCE</u>	= ±0.00 ACRES	12 INCH	2 FEET
TOTAL	= ±48.10 ACRES	16 INCH	2.67 FEET

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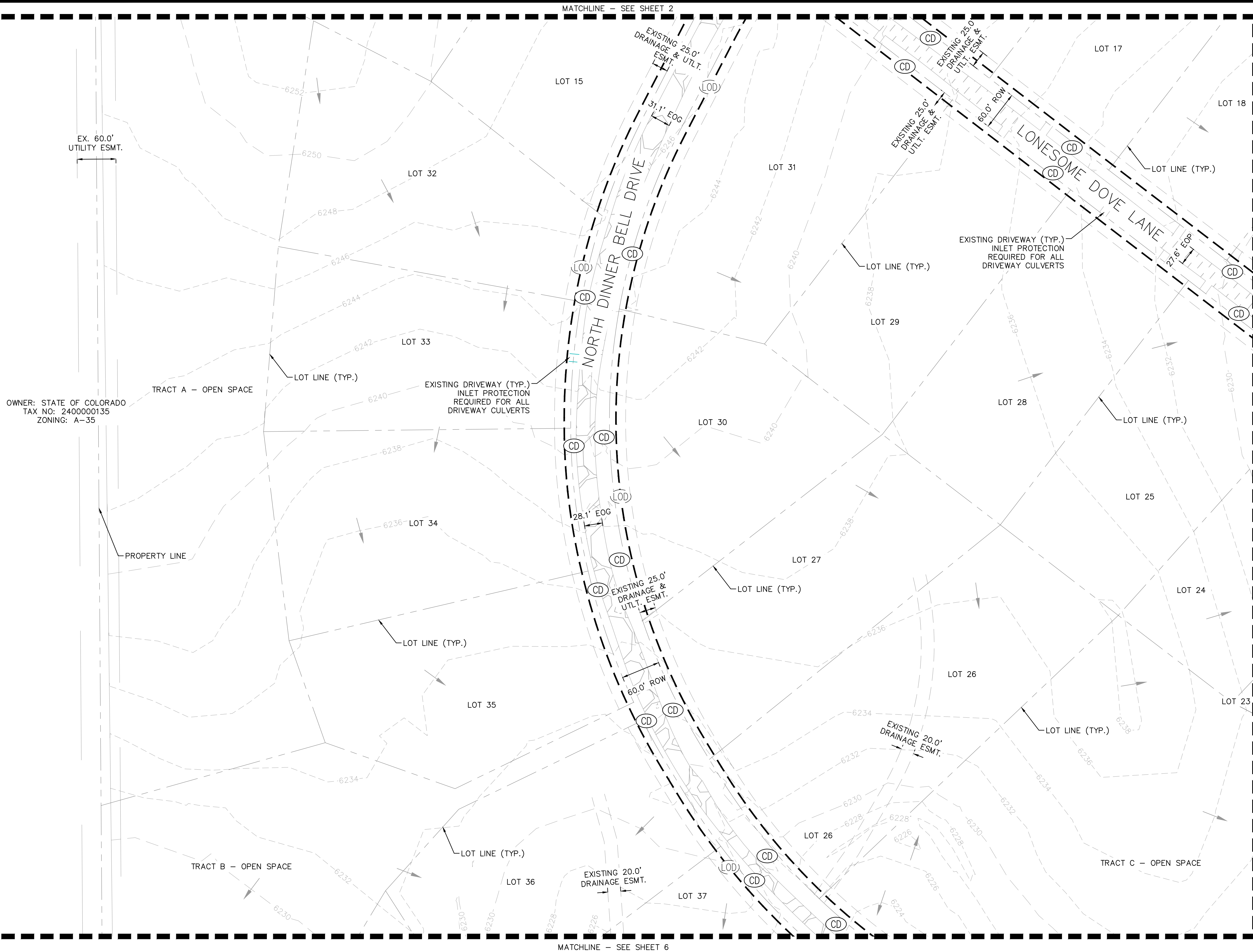


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KEYMAP
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LEGEND

	PROPERTY LINE
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	RIGHT-OF-WAY LINE
	EX. EASEMENT LINE
	PR. EASEMENT LINE
	PR. ASPHALT ROAD
	EX. RECYCLED ASPHALT ROAD
	EX. GRAVEL ROAD
	LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
	SILF FENCE
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	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	VEHICLE TRACKING CONTROL
	STABILIZED STAGING AREA
	STOCK PILING
	SEDIMENT BASIN (TEMPORARY)
	CONCRETE WASHOUT
	CHECK DAM
	INLET/OUTLET PROTECTION
	EXISTING SLOPE ARROW

NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH OWNER REQUIREMENTS.
7. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
8. SEDIMENT CONTROL LOGS (SCL) SHALL BE TRENCHED IN, DURING INSTALLATION. IF SCL CANNOT BE TRENCHED IN, AGGREGATE BAGS SHALL BE USED (OVERTOP COMPACTED GRAVEL SURFACES).
9. SEDIMENT BASIN (SB) SHALL BE INSPECTED DAILY AND SHALL UNDERGO SEDIMENT REMOVAL AS NECESSARY TO MITIGATE SEDIMENT BUILD UP OR TRANSPORTATION.
10. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
11. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
12. ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTION.

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Colorado Springs, Colorado 80903 (719) 453-0180

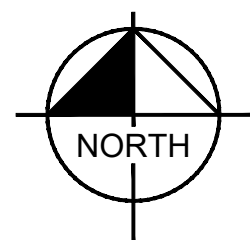
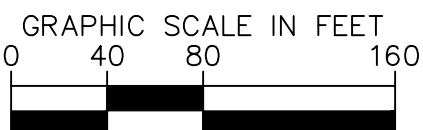
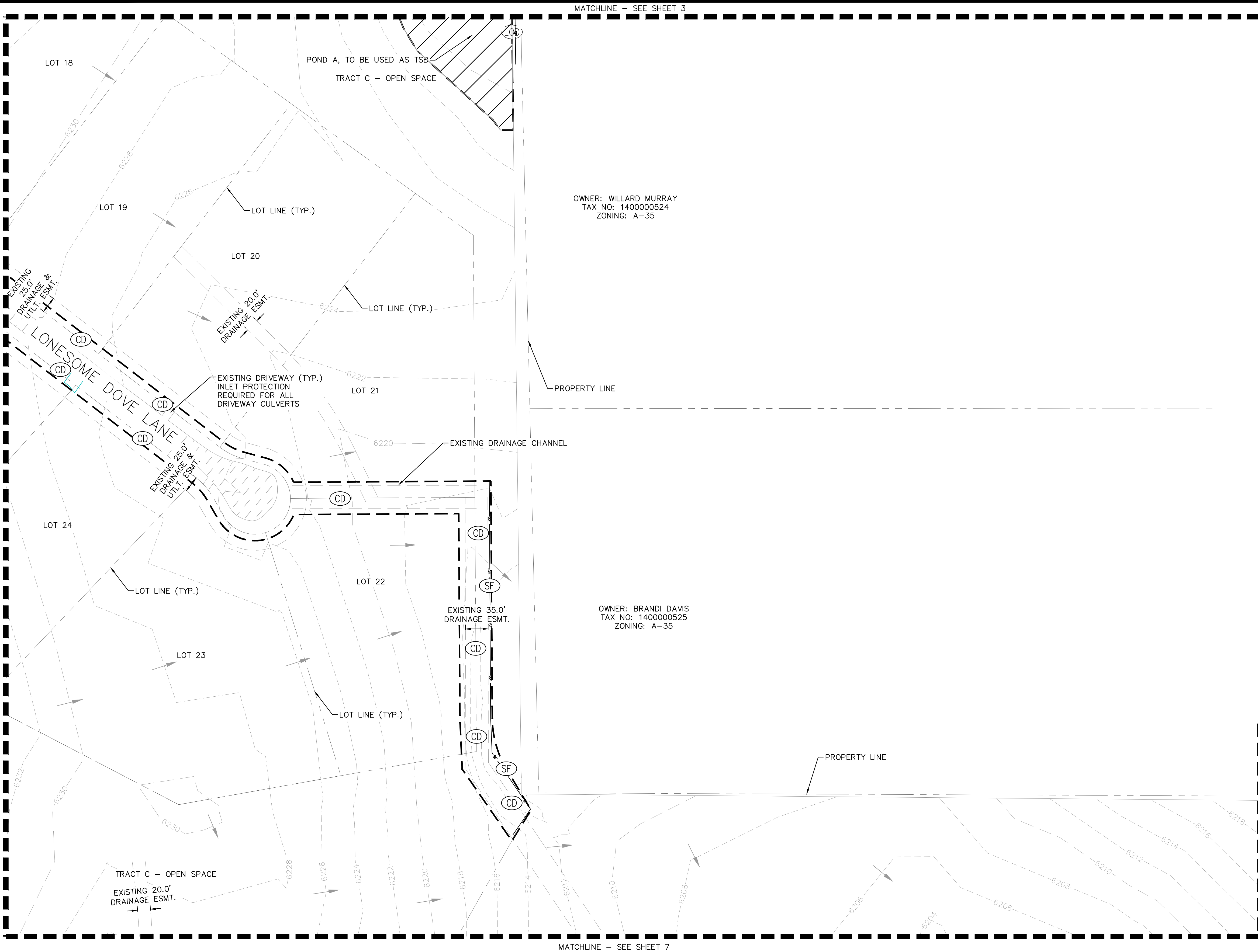
DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 7/10/26

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INITIAL GEC PLAN

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

PROJECT NO.
296172000
SHEET
4

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LIMITS OF DISTURBANCE

ONSITE DISTURBANCE	= ±48.10 ACRES
OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES

SIZE OF SCL (STRAW WADDLE)

9 INCH
12 INCH
16 INCH

SPACING (PER VERTICAL FEET OF FALL)

1.5 FEET
2 FEET
2.67 FEET



KEYMAP
SCALE: 1" = 2000'

LEGEND

	PROPERTY LINE
	PR. LOT LINE
	RIGHT-OF-WAY LINE
	EX. EASEMENT LINE
	PR. EASEMENT LINE
	PR. ASPHALT ROAD
	EX. RECYCLED ASPHALT ROAD
	EX. GRAVEL ROAD
	LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
	SILT FENCE
	CONSTRUCTION FENCE
	SEDIMENT CONTROL LOG
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	VEHICLE TRACKING CONTROL
	STABILIZED STAGING AREA
	STOCK PILING
	SEDIMENT BASIN (TEMPORARY)
	CONCRETE WASHOUT
	CHECK DAM
	INLET/OUTLET PROTECTION
	EXISTING SLOPE ARROW

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9. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
10. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
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NO.	REVISION	BY	DATE	APPR.

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2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

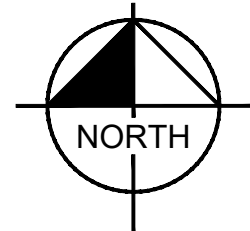
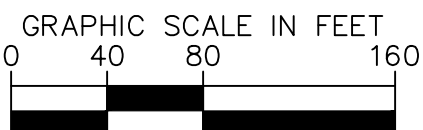
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GRADING AND EROSION CONTROL PLANS
INITIAL GEC PLAN

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PROJECT NO.
296172000
SHEET
5

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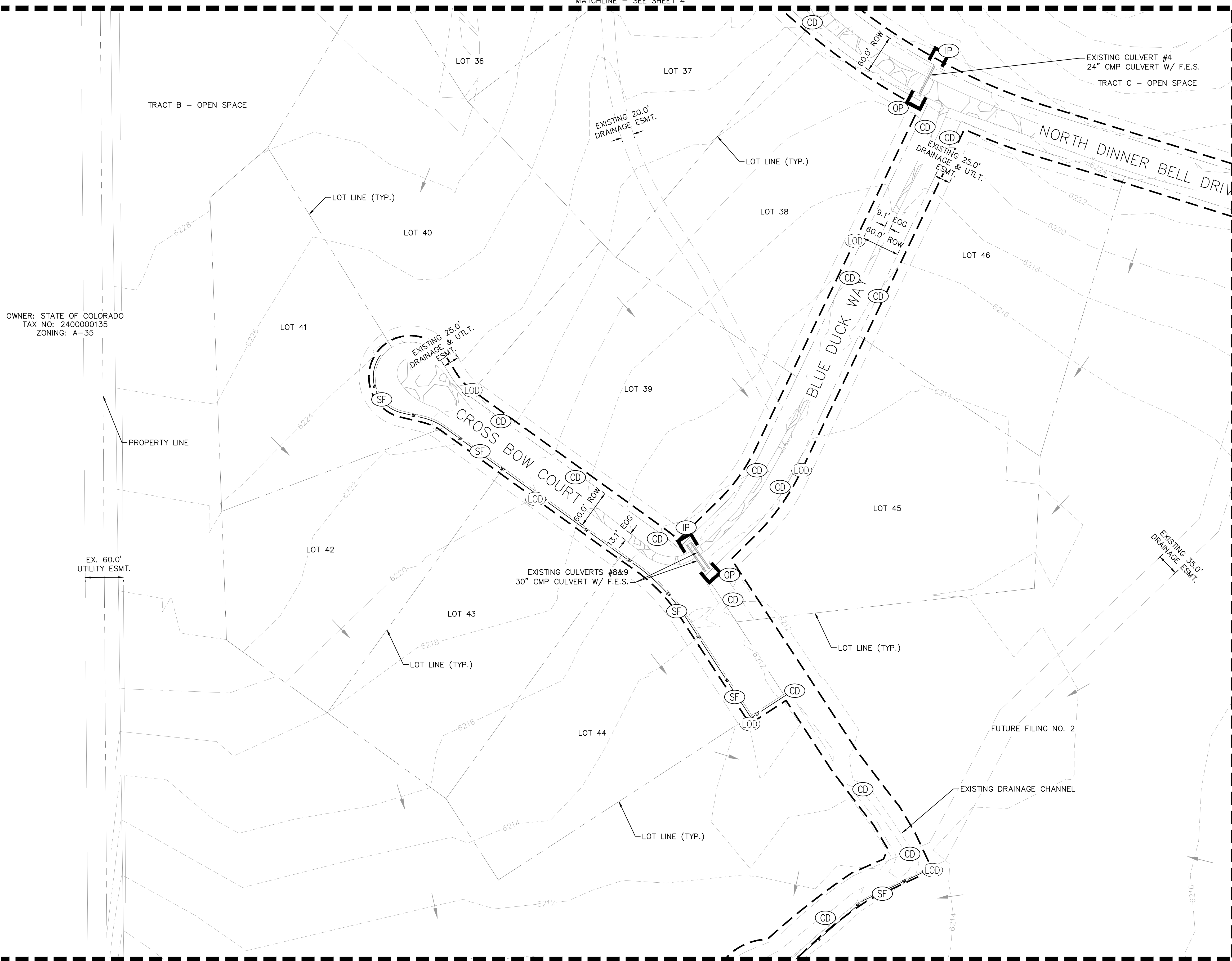
MATCHLINE - SEE SHEET 8

LIMITS OF DISTURBANCE

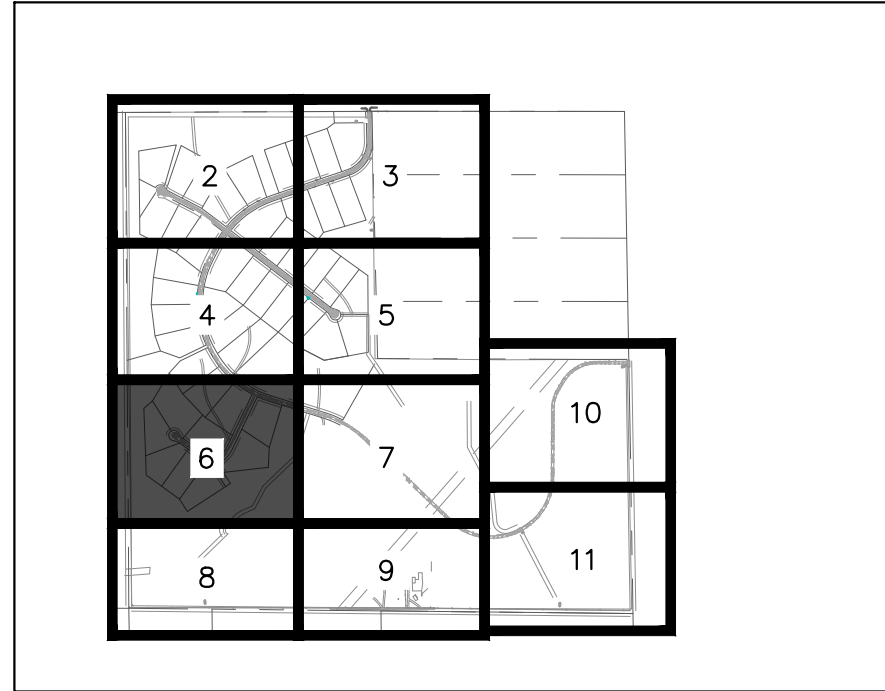
ONSITE DISTURBANCE	= ±48.10 ACRES
OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES

SIZE OF SCL (STRAW WADDLE)
9 INCH
12 INCH
16 INCH

SPACING (PER VERTICAL FEET OF FALL)
1.5 FEET
2 FEET
2.67 FEET



MATCHLINE - SEE SHEET 7



KEYMAP
SCALE: 1" = 2000'

LEGEND

	PROPERTY LINE
	PR. LOT LINE
	RIGHT-OF-WAY LINE
	EX. EASEMENT LINE
	PR. EASEMENT LINE
	PR. ASPHALT ROAD
	EX. RECYCLED ASPHALT ROAD
	EX. GRAVEL ROAD
	LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
	SILT FENCE
	CONSTRUCTION FENCE
	SEDIMENT CONTROL LOG
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Kimley»Horn

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2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 7/10/26

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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INITIAL GEC PLAN

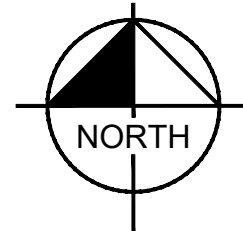
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Kimley-Horn and Associates, Inc.

PROJECT NO.
296172000

SHEET

6

NO. BY DATE APPR.

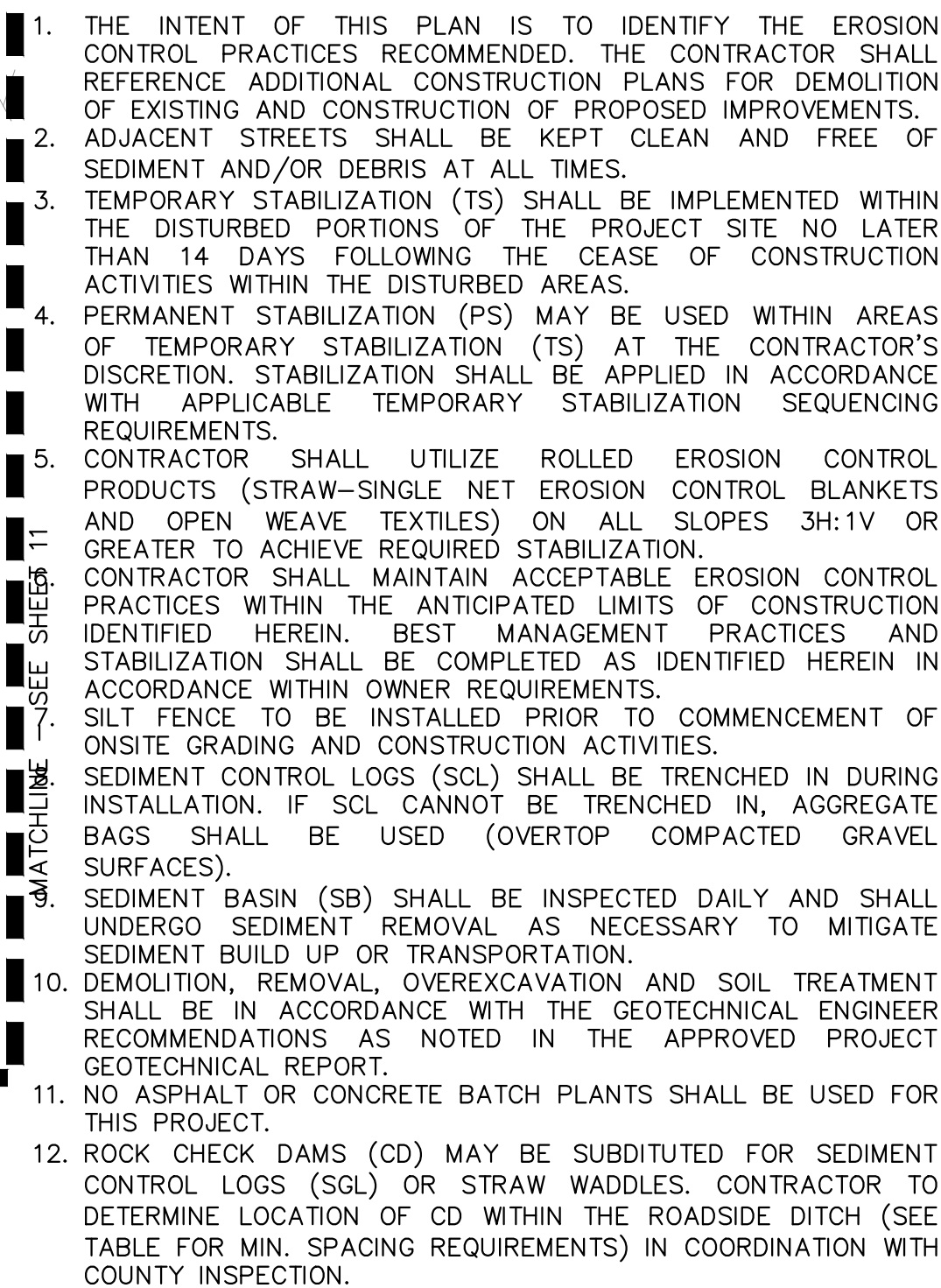


SPACING (PER VERTICAL FEET
OF FALL)

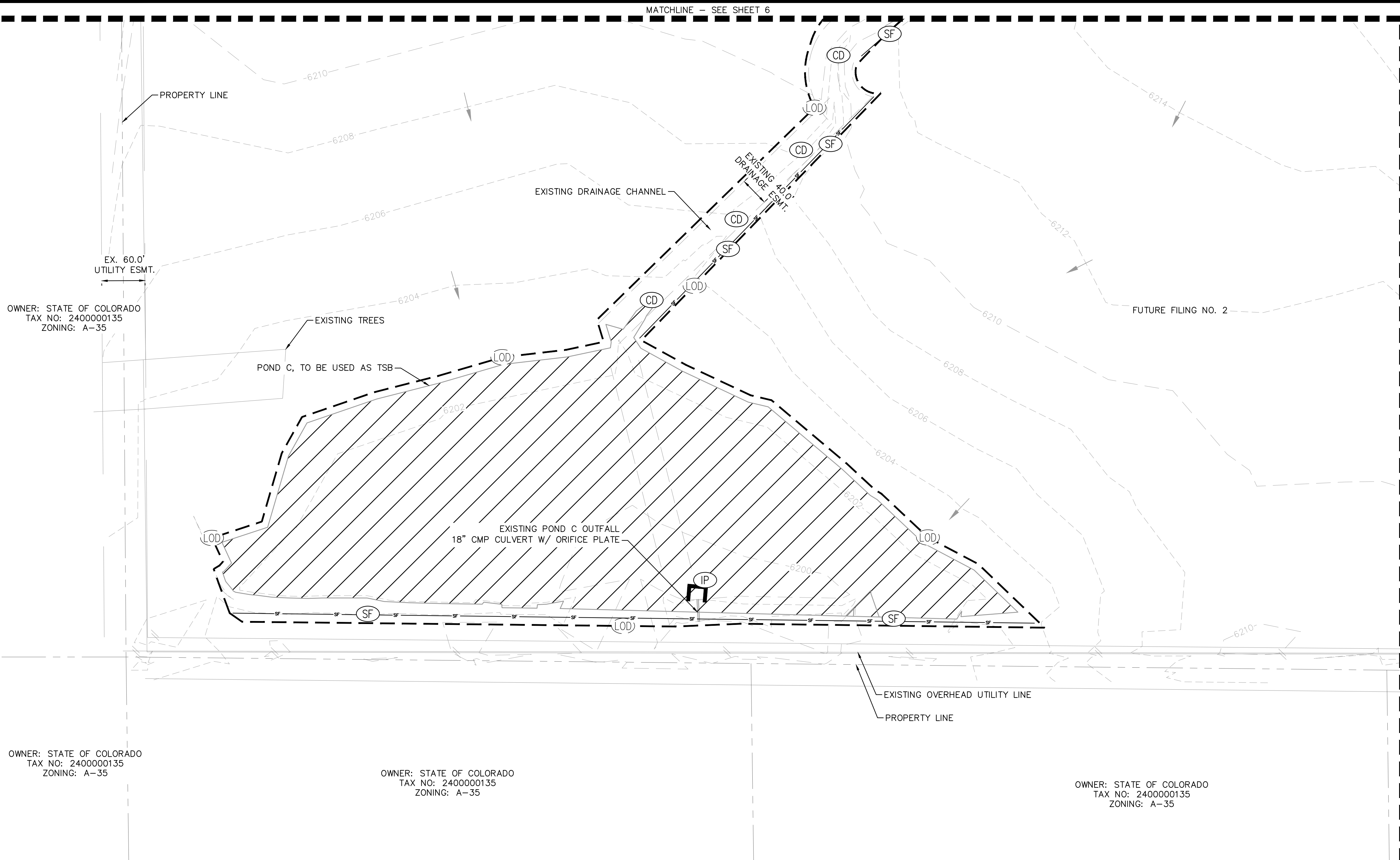
1.5 FEET

2 FEET

2.67 FEET



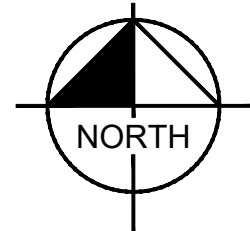
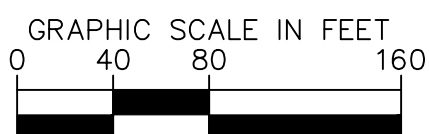
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OWNER: STATE OF COLORADO
TAX NO: 2400000135
ZONING: A-35

OWNER: STATE OF COLORADO
TAX NO: 2400000135
ZONING: A-35

OWNER: STATE OF COLORADO
TAX NO: 2400000135
ZONING: A-35

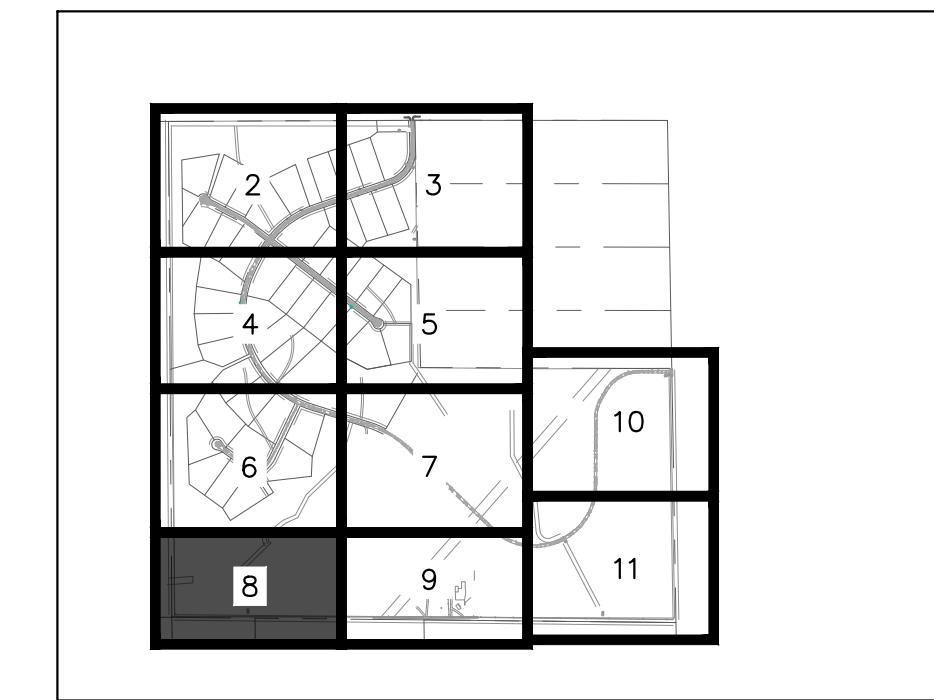


LIMITS OF DISTURBANCE

ONSITE DISTURBANCE	= ±48.10 ACRES
OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES

SIZE OF SCL (STRAW WADDLE)
9 INCH
12 INCH
16 INCH

SPACING (PER VERTICAL FEET OF FALL)
1.5 FEET
2 FEET
2.67 FEET



KEYMAP
SCALE: 1" = 2000'

LEGEND

	PROPERTY LINE
	PR. LOT LINE
	RIGHT-OF-WAY LINE
	EX. EASEMENT LINE
	PR. EASEMENT LINE
	PR. ASPHALT ROAD
	EX. RECYCLED ASPHALT ROAD
	EX. GRAVEL ROAD
	LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
	SILF FENCE
	CONSTRUCTION FENCE
	SEDIMENT CONTROL LOG
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	VEHICLE TRACKING CONTROL
	STABILIZED STAGING AREA
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NO.	REVISION	BY	DATE	APPR.

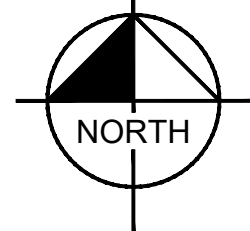
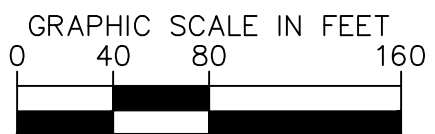
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PROJECT NO.
296172000
SHEET
8



<u>LIMITS OF DISTURBANCE</u>		<u>SIZE OF SCL</u> <u>(STRAW WADDLE)</u>	<u>SPACING (PER VERTICAL FEET</u> <u>OF FALL)</u>
ONSITE DISTURBANCE	= ±48.10 ACRES	9 INCH	1.5 FEET
<u>OFFSITE DISTURBANCE</u>	= ±0.00 ACRES	12 INCH	2 FEET
TOTAL	= ±48.10 ACRES	16 INCH	2.67 FEET



KEYMAP
SCALE: 1" = 2000'

LEGEND

- | | | | | |
|---|---|---|---|--|
|  |  |  |  | PROPERTY LINE |
|  |  |  |  | PR. LOT LINE |
|  |  |  |  | RIGHT-OF-WAY LINE |
|  |  |  |  | EX. EASEMENT LINE |
|  |  |  |  | PR. EASEMENT LINE |
|  |  |  |  | PR. ASPHALT ROAD |
|  |  |  |  | EX. RECYCLED ASPHALT ROAD |
|  |  |  |  | EX. GRAVEL ROAD |
|  |  |  |  | LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION |
|  |  |  |  | SILF FENCE |
|  |  |  |  | CONSTRUCTION FENCE |
|  |  |  |  | SEDIMENT CONTROL LOG |
|  |  |  |  | EXISTING MAJOR CONTOUR |
|  |  |  |  | EXISTING MINOR CONTOUR |
|  |  |  |  | VEHICLE TRACKING CONTROL |
|  |  |  |  | STABILIZED STAGING AREA |
|  |  | | | STOCK PILING |
| | | | | SEDIMENT BASIN (TEMPORARY) |
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- SEEDING AND CONTROL LOGS (CD) SHALL BE TRENCHED IN DURING INSTALLATION. IF LOGS CANNOT BE TRENCHED IN, AGGREGATE BAGS SHALL BE USED (OVERTOP COMPACTED GRAVEL SURFACES).
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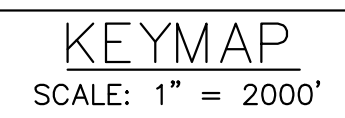
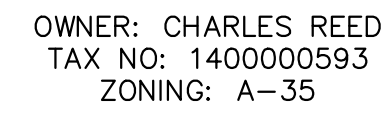
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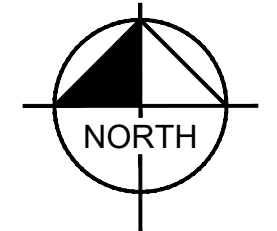
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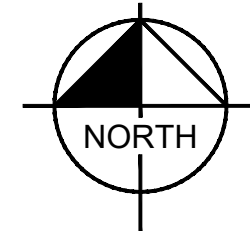


- NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREA.
4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS (STRAW-SINGLE NEST EROSION CONTROL BLANKETS AND OPEN WEEVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH OWNER REQUIREMENTS.
7. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
8. SEDIMENT CONTROL LOGS (SCL) SHALL BE TRENCHED IN DURING INSTALLATION. IF SCL CANNOT BE TRENCHED IN, AGGREGATE BAGS SHALL BE USED (OVERTOP COMPACTED GRAVEL SURFACES).
9. SEDIMENT BASIN (SB) SHALL BE INSPECTED DAILY AND SHALL UNDERGO SEDIMENT REMOVAL AS NECESSARY TO MITIGATE SEDIMENT BUILD UP OR TRANSPORTATION.
10. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
11. ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
12. ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTION.

<u>LIMITS OF DISTURBANCE</u>		<u>SIZE OF SCL</u> <u>(STRAW WADDLE)</u>	<u>SPACING (PER VERTICAL FEET</u> <u>OF FALL)</u>
ONSITE DISTURBANCE	= ±48.10 ACRES	9 INCH	1.5 FEET
<u>OFFSITE DISTURBANCE</u>	<u>= ±0.00 ACRES</u>	12 INCH	2 FEET
TOTAL	= ±48.10 ACRES	16 INCH	2.67 FEET





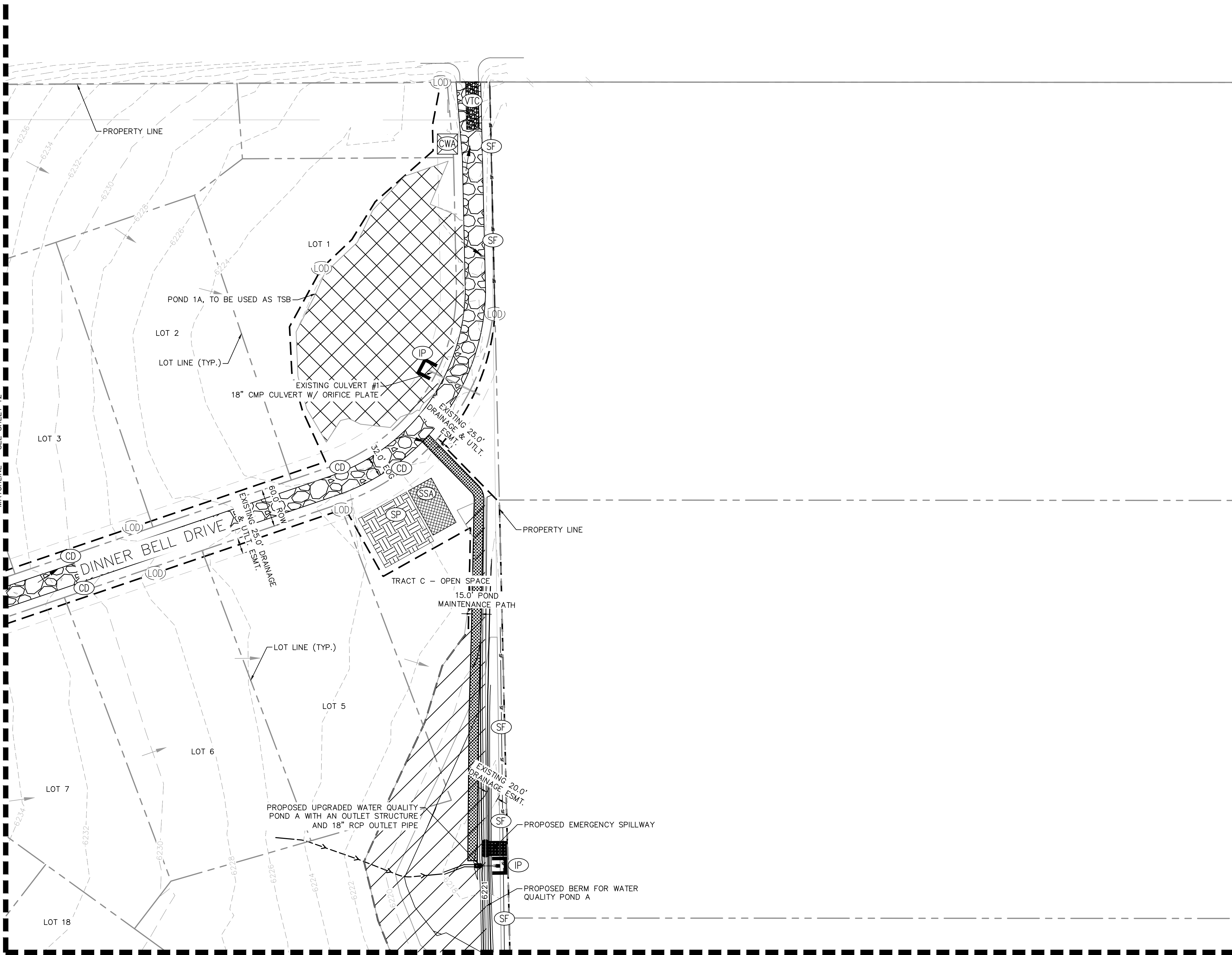
KEYMAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- PR. LOT LINE
- RIGHT-OF-WAY LINE
- EX. EASEMENT LINE
- PR. EASEMENT LINE
- PR. ASPHALT ROAD
- EX. RECYCLED ASPHALT ROAD
- EX. GRAVEL ROAD
- LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
- SILF FENCE
- CONSTRUCTION FENCE
- SEDIMENT CONTROL LOG
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- VEHICLE TRACKING CONTROL
- STABILIZED STAGING AREA
- STOCK PILING
- SEDIMENT BASIN (TEMPORARY)
- CONCRETE WASHOUT
- CHECK DAM
- INLET/OUTLET PROTECTION
- EXISTING SLOPE ARROW

- [illegible]

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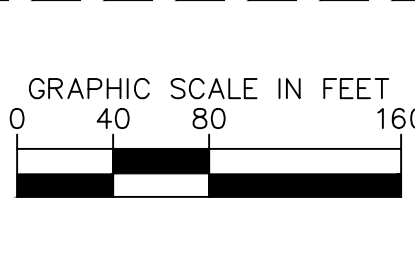




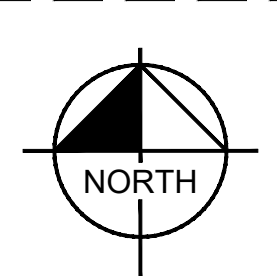
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES



811 Know what's below.
Call before you dig.



GRAPHIC SCALE IN FEET
0 40 80 160



NORTH

MATCHLINE - SEE SHEET 15

LIMITS OF DISTURBANCE		SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
ONSITE DISTURBANCE	= ±48.10 ACRES	9 INCH	1.5 FEET
OFFSITE DISTURBANCE	= ±0.00 ACRES	12 INCH	2 FEET
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LEGEND

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- SILF FENCE
- CONSTRUCTION FENCE
- SEDIMENT CONTROL LOG
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- VEHICLE TRACKING CONTROL
- STABILIZED STAGING AREA
- STOCK PILING
- SEDIMENT BASIN (TEMPORARY)
- CWA
- CD
- IP
- OP
- EXISTING SLOPE ARROW
- PROPOSED SLOPE ARROW

NOTES

- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
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DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KKK
DATE: 7/10/26

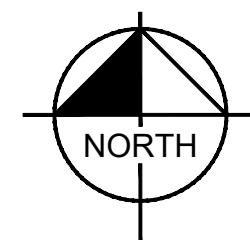
Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INTERIM GEC PLAN

PRELIMINARY
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CONSTRUCTION

PROJECT NO.
296172000
SHEET
13

NO. BY DATE APPR.



KEYMAP

SCALE: 1" = 200'

LEGEND

	PROPERTY LINE
	PR. LOT LINE
	RIGHT-OF-WAY LINE
	EX. EASEMENT LINE
	PR. EASEMENT LINE
	PR. ASPHALT ROAD
	EX. RECYCLED ASPHALT ROAD
	PR. GRAVEL ROAD
	LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
	SILF FENCE
	CONSTRUCTION FENCE
	SEDIMENT CONTROL LOG
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	VEHICLE TRACKING CONTROL
	STABILIZED STAGING AREA
	STOCK PILING
	SEDIMENT BASIN (TEMPORARY)
	CONCRETE WASHOUT
	CHECK DAM
	INLET/OUTLET PROTECTION
	EXISTING SLOPE ARROW
	PROPOSED SLOPE ARROW

- [illegible]

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Colorado Springs, Colorado 80903 (719) 453-0180

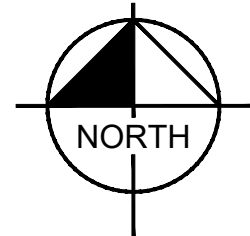
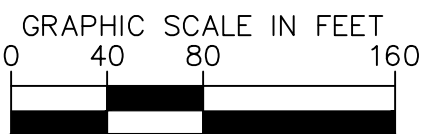
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DRAWN BY: MEL
CHECKED BY: KRK
DATE: 7/10/26

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INTERIM GEC PLAN

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Kimley-Horn and Associates, Inc.

PROJECT NO. 296172000
SHEET 15

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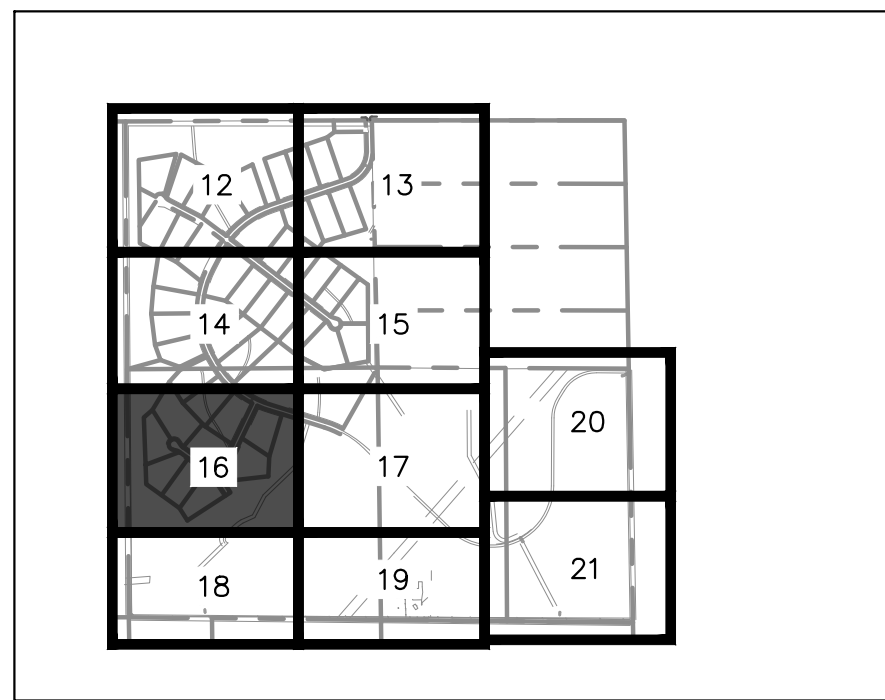
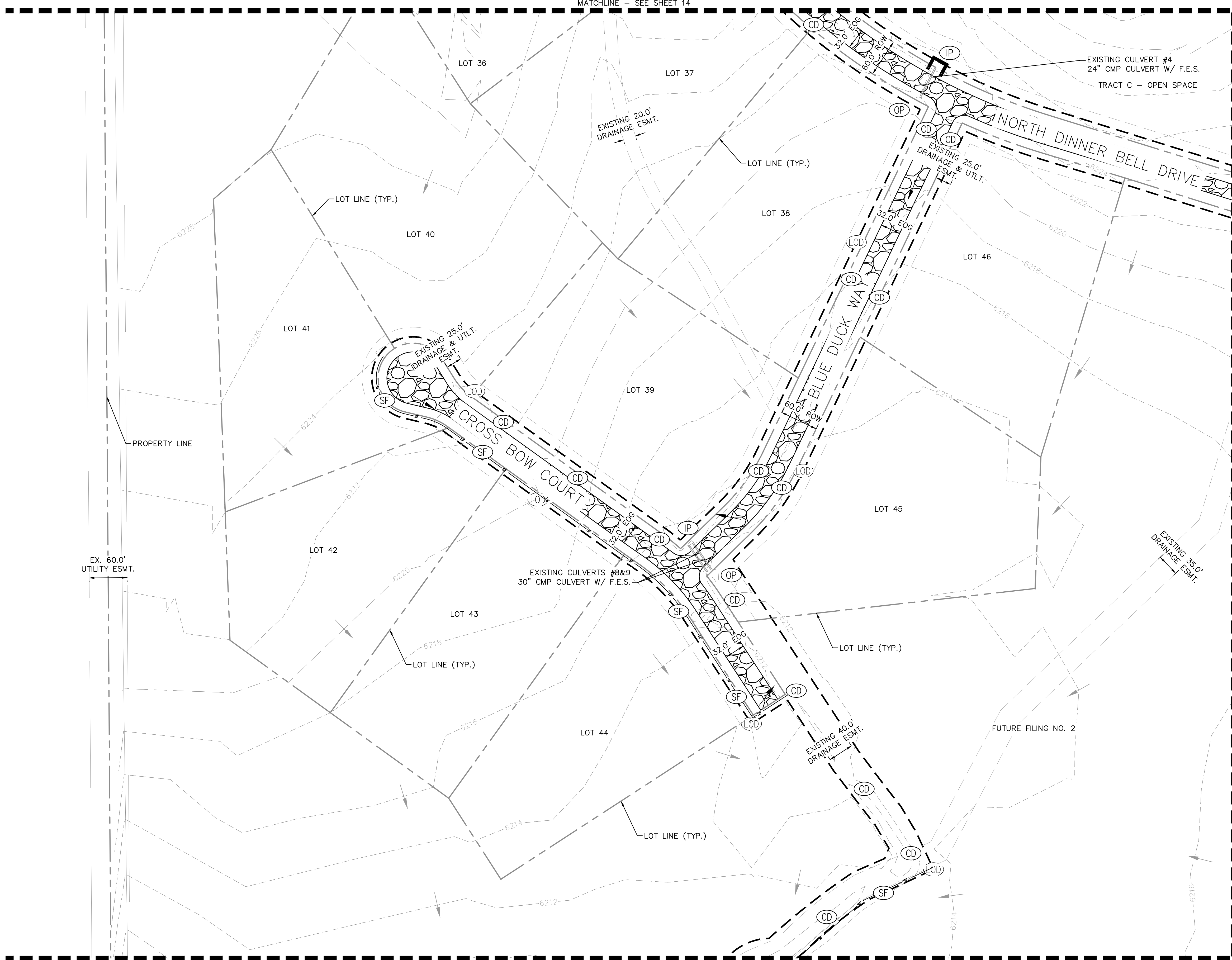
MATCHLINE - SEE SHEET 18

LIMITS OF DISTURBANCE

ONSITE DISTURBANCE	= ±48.10 ACRES
OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES

SIZE OF SCL (STRAW WADDLE)
9 INCH
12 INCH
16 INCH

SPACING (PER VERTICAL FEET OF FALL)
1.5 FEET
2 FEET
2.67 FEET



KEYMAP

SCALE: 1" = 2000'

LEGEND

	PROPERTY LINE
	PR. LOT LINE
	RIGHT-OF-WAY LINE
	EX. EASEMENT LINE
	PR. EASEMENT LINE
	PR. ASPHALT ROAD
	EX. RECYCLED ASPHALT ROAD
	PR. GRAVEL ROAD
	LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
	SILF FENCE
	CONSTRUCTION FENCE
	SEDIMENT CONTROL LOG
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	VEHICLE TRACKING CONTROL
	STABILIZED STAGING AREA
	STOCK PILING
	SEDIMENT BASIN (TEMPORARY)
	CONCRETE WASHOUT
	CHECK DAM
	INLET/OUTLET PROTECTION
	EXISTING SLOPE ARROW
	PROPOSED SLOPE ARROW

NOTES

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2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

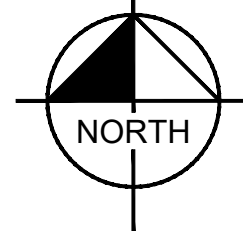
DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRR
DATE: 7/10/26

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INTERIM GEC PLAN

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Kimley-Horn and Associates, Inc.

PROJECT NO.
296172000
SHEET
16

NO. BY DATE APPR.



SEDIMENT BASIN (SB) SHALL BE INSPECTED DAILY AND SHALL BE MAINTAINED TO PREVENT SEDIMENT REMOVAL AS NECESSARY TO MITIGATE EROSION DURING RAIN OR TRANSPORTATION. AFTER CONSTRUCTION, DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.

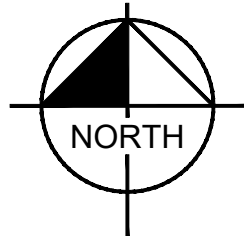
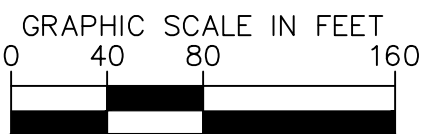
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Colorado Springs, Colorado 80903 (719) 453-0180

NO	REVISION	BY	DATE	ADDR
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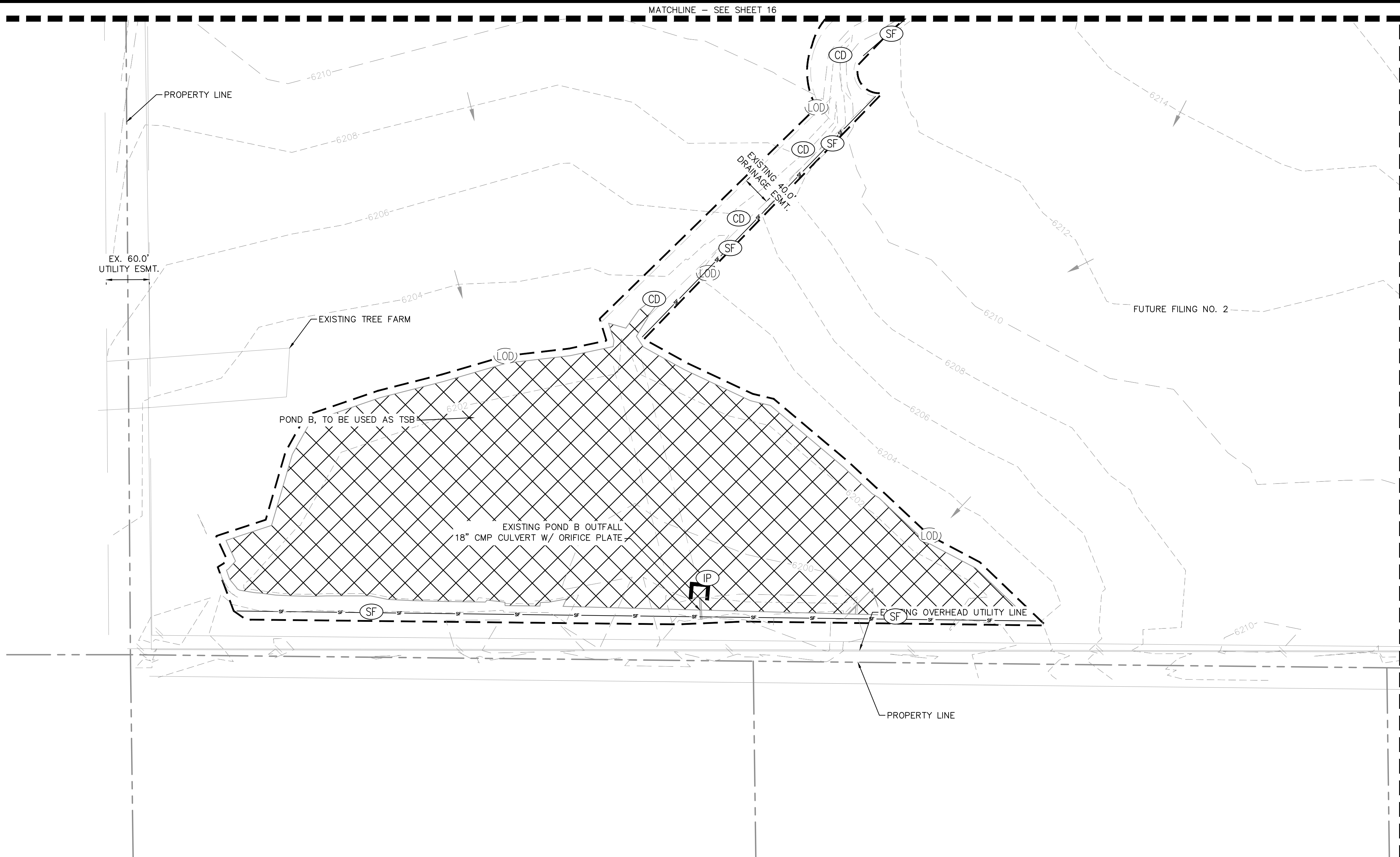


LIMITS OF DISTURBANCE

ONSITE DISTURBANCE	= ±48.10 ACRES
OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES

SIZE OF SCL (STRAW WADDLE)
9 INCH
12 INCH
16 INCH

SPACING (PER VERTICAL FEET OF FALL)
1.5 FEET
2 FEET
2.67 FEET



LEGEND	
	PROPERTY LINE
	PR. LOT LINE
	RIGHT-OF-WAY LINE
	EX. EASEMENT LINE
	PR. EASEMENT LINE
	PR. ASPHALT ROAD
	EX. RECYCLED ASPHALT ROAD
	PR. GRAVEL ROAD
	LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
	SILF FENCE
	CONSTRUCTION FENCE
	SEDIMENT CONTROL LOG
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	VEHICLE TRACKING CONTROL
	STABILIZED STAGING AREA
	STOCK PILING
	SEDIMENT BASIN (TEMPORARY)
	CONCRETE WASHOUT
	CHECK DAM
	INLET/OUTLET PROTECTION
	EXISTING SLOPE ARROW
	PROPOSED SLOPE ARROW

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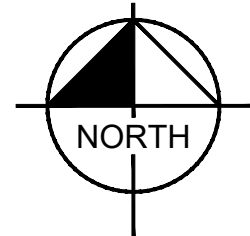
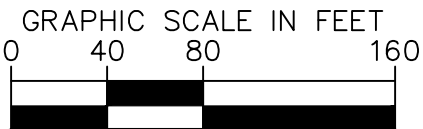
DESIGNED BY: MEL
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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INTERIM GEC PLAN

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PROJECT NO.
296172000
SHEET
18

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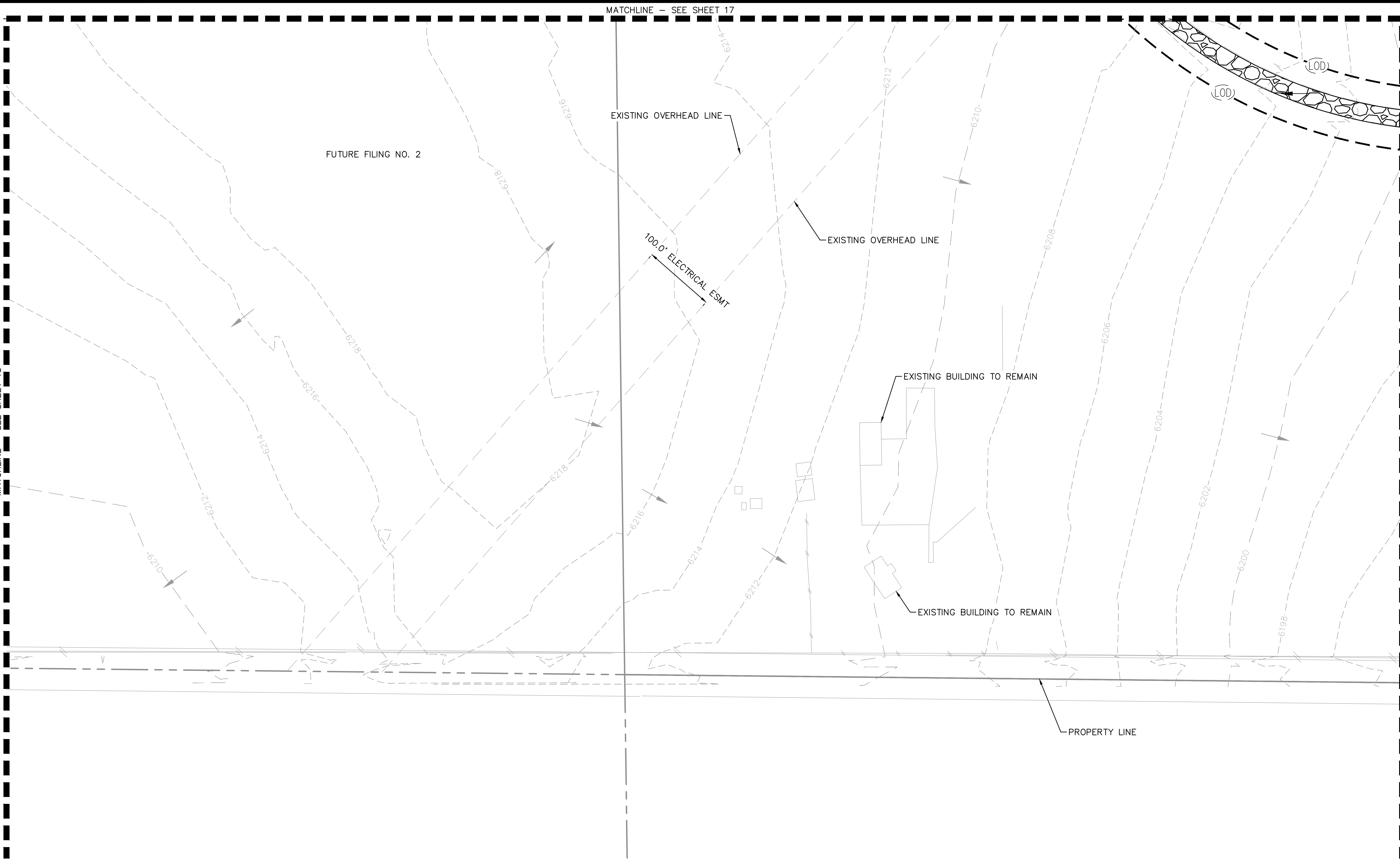


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TOTAL	= ±48.10 ACRES

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12 INCH
16 INCH

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1.5 FEET
2 FEET
2.67 FEET



LEGEND

	PROPERTY LINE
	PR. LOT LINE
	RIGHT-OF-WAY LINE
	EX. EASEMENT LINE
	PR. EASEMENT LINE
	PR. ASPHALT ROAD
	EX. RECYCLED ASPHALT ROAD
	PR. GRAVEL ROAD
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	STABILIZED STAGING AREA
	STOCK PILING
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6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH OWNER REQUIREMENTS.
7. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
8. SEDIMENT CONTROL LOGS (SCL) SHALL BE TRENCHED IN DURING INSTALLATION. IF SCL CANNOT BE TRENCHED IN, AGGREGATE BAGS SHALL BE USED (OVERTOP COMPACTED GRAVEL SURFACES).
9. SEDIMENT BASIN (SB) SHALL BE INSPECTED DAILY AND SHALL UNDERGO SEDIMENT REMOVAL AS NECESSARY TO MITIGATE SEDIMENT BUILD UP OR TRANSPORTATION.
10. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
11. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
12. ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTION.

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 7/10/26

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INTERIM GEC PLAN

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

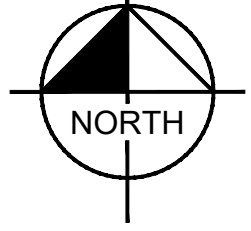
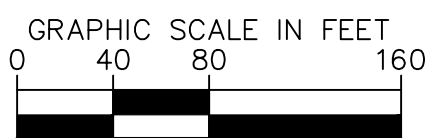
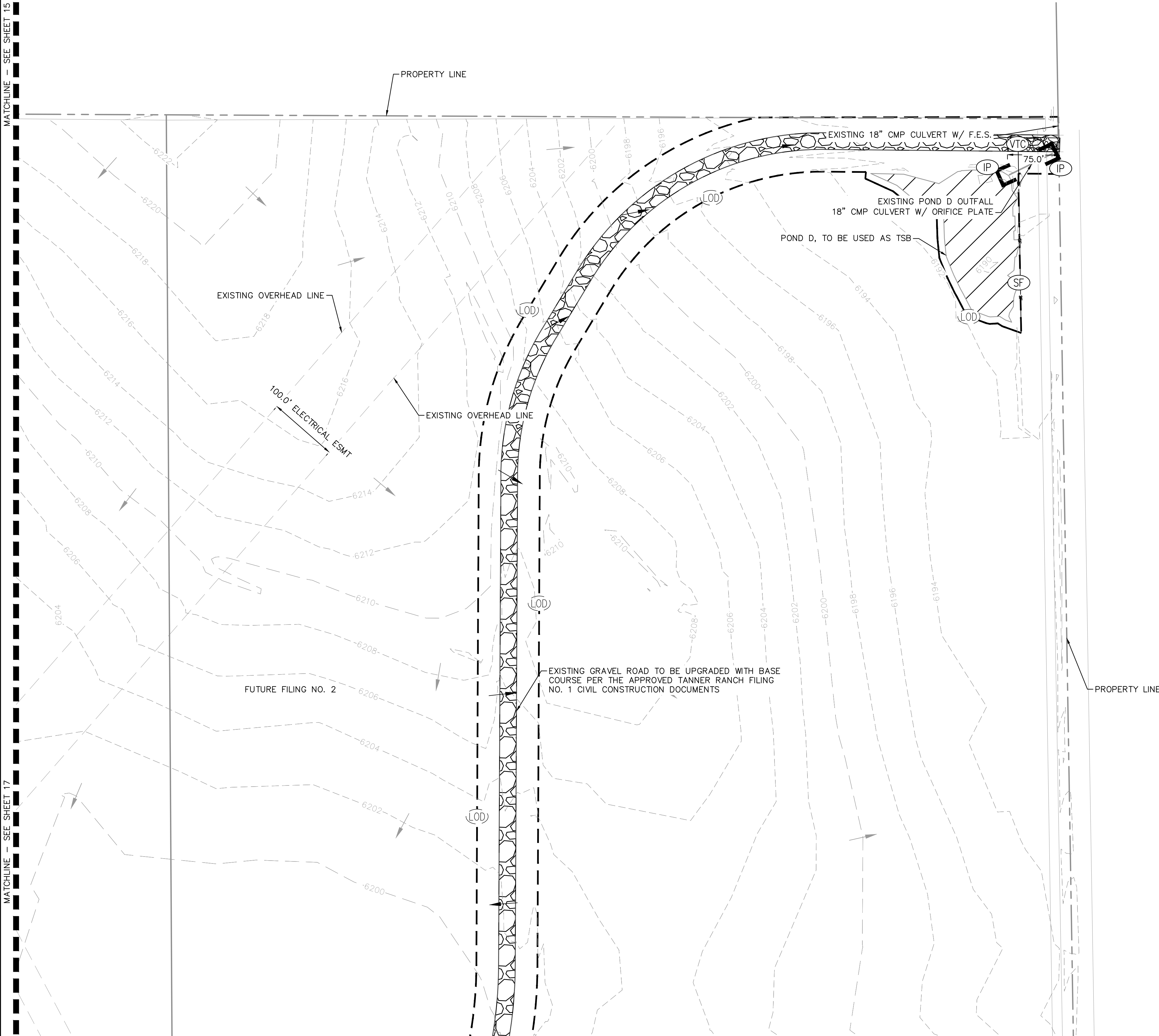
PROJECT NO.
296172000

SHEET

19

NO. BY DATE APPR.

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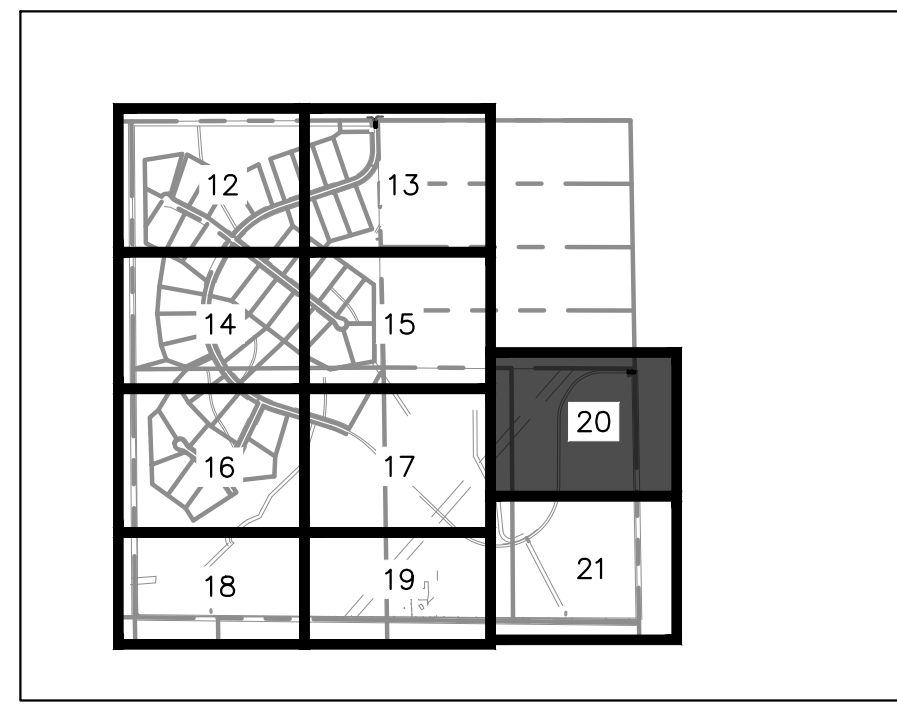
MATCHLINE - SEE SHEET 20

LIMITS OF DISTURBANCE

ONSITE DISTURBANCE	= ±48.10 ACRES
OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES

SIZE OF SCL (STRAW WADDLE)
9 INCH
12 INCH
16 INCH

SPACING (PER VERTICAL FEET OF FALL)
1.5 FEET
2 FEET
2.67 FEET



- LEGEND**
SCALE: 1" = 2000'
- PROPERTY LINE
 - PR. LOT LINE
 - RIGHT-OF-WAY LINE
 - EX. EASEMENT LINE
 - PR. EASEMENT LINE
 - PR. ASPHALT ROAD
 - EX. RECYCLED ASPHALT ROAD
 - PR. GRAVEL ROAD
 - LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
 - SILF FENCE
 - CONSTRUCTION FENCE
 - SEDIMENT CONTROL LOG
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - VEHICLE TRACKING CONTROL
 - STABILIZED STAGING AREA
 - STOCK PILING
 - SEDIMENT BASIN (TEMPORARY)
 - CONCRETE WASHOUT
 - CHECK DAM
 - INLET/OUTLET PROTECTION
 - EXISTING SLOPE ARROW
 - PROPOSED SLOPE ARROW

NOTES

- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
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NO.

BY

DATE

APPR.

REVISION

NO.

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEL
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CHECKED BY: KRK
DATE: 7/10/26

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INTERIM GEC PLAN

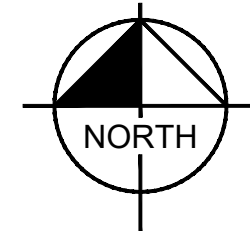
PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296172000

SHEET
20



KEYMAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- PR. LOT LINE
- RIGHT-OF-WAY LINE
- EX. EASEMENT LINE
- PR. EASEMENT LINE
- PR. ASPHALT ROAD
- EX. RECYCLED ASPHALT ROAD
- PR. GRAVEL ROAD
- LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
- SILF FENCE
- CONSTRUCTION FENCE
- SEDIMENT CONTROL LOG
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- VEHICLE TRACKING CONTROL
- STABILIZED STAGING AREA
- STOCK PILING
- SEDIMENT BASIN (TEMPORARY)
- CONCRETE WASHOUT
- CHECK DAM
- INLET/OUTLET PROTECTION
- EXISTING SLOPE ARROW
- PROPOSED SLOPE ARROW

- [illegible]

DESIGNED BY: MEL
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296172000

SHEET
21



KEYMAP
SCALE: 1" = 2000'

LEGEND

- | | |
|---|---|
|  | PROPERTY LINE |
|  | PR. LOT LINE |
|  | RIGHT-OF-WAY LINE |
|  | EX. EASEMENT LINE |
|  | PR. EASEMENT LINE |
|  | PR. EDGE OF GRAVEL ROAD |
|  | EX. EDGE OF GRAVEL ROAD |
|  | ROAD CENTER LINE |
|  | BASE FLOOD ELEVATION |
|  | REGULATORY FLOODWAY LINE WITHIN ZONE AE |
|  | PROPOSED PAVEMENT |

GEC LEGEND

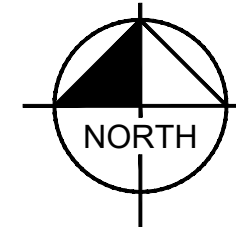
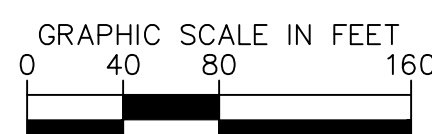
- | | |
|---|--|
|  | LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | PROPOSED MAJOR CONTOUR |
|  | PROPOSED MINOR CONTOUR |
|  | SEEDING AND MULCHING |
|  | EXISTING SLOPE ARROW |
|  | PROPOSED SLOPE ARROW |

NOTES

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11. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
12. SEE SHEET #9 FOR EL PASO COUNTY SEED MIXTURE DETAILS.

LIMITS OF DISTURBANCE

ONSITE DISTURBANCE	= ±48.10 ACRES
<u>OFFSITE DISTURBANCE</u>	<u>= ±0.00 ACRES</u>
TOTAL	= ±48.10 ACRES



MATCHLINE - SEE SHEET 24

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 7/10/26

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
FINAL GEC PLAN

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

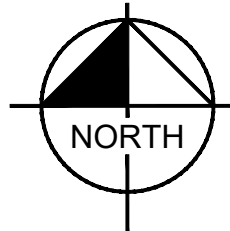
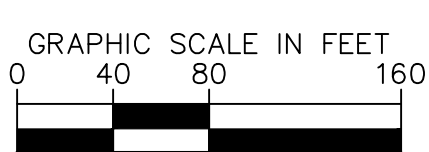
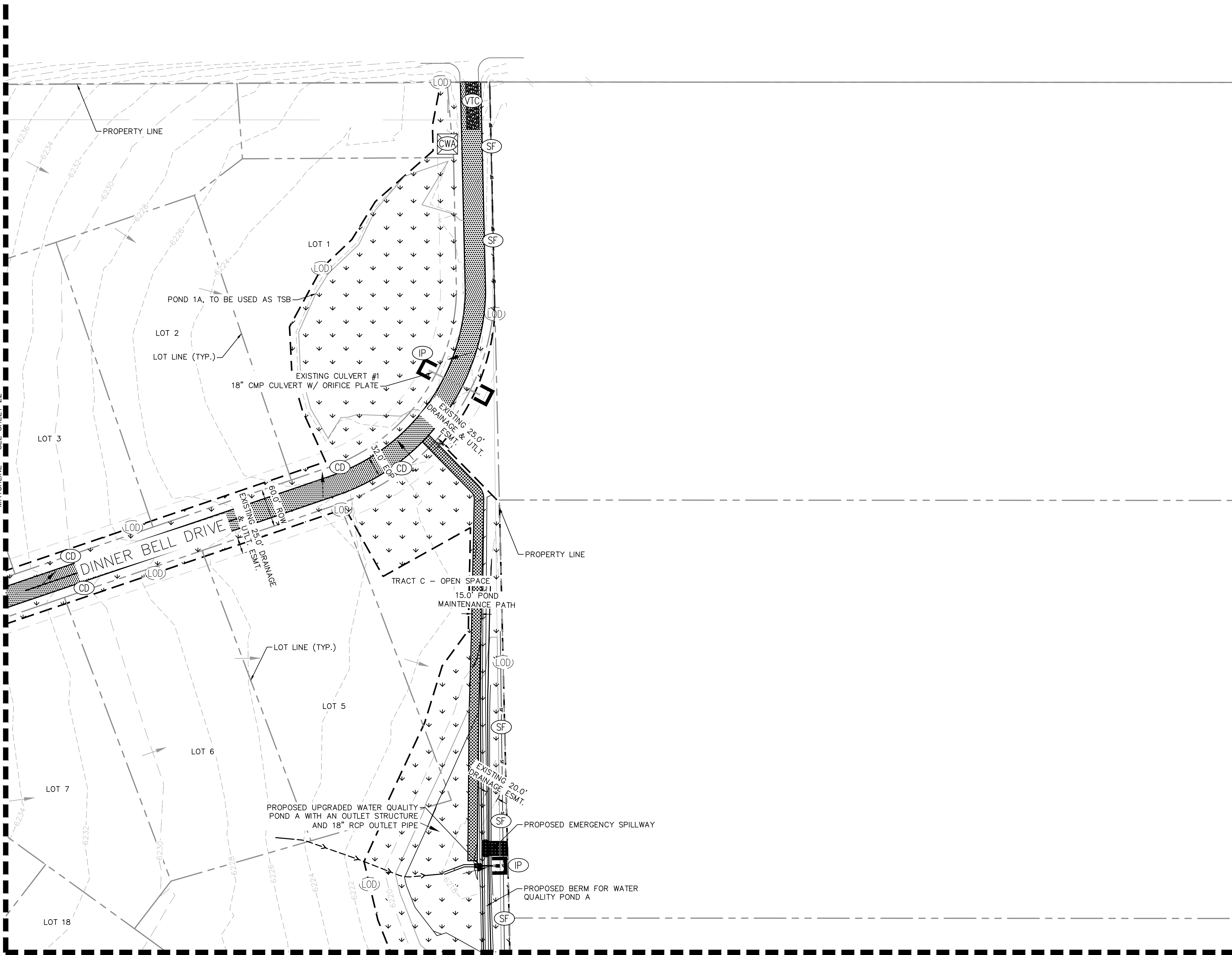
PROJECT NO.
296172000

SHEET

22

FINAL GEC PLAN

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MATCHLINE - SEE SHEET 25

LIMITS OF DISTURBANCE	
ONSITE DISTURBANCE	= ±48.10 ACRES
OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES



KEYMAP
SCALE: 1" = 2000'

- LEGEND**
- PROPERTY LINE
 - PR. LOT LINE
 - RIGHT-OF-WAY LINE
 - EX. EASEMENT LINE
 - PR. EASEMENT LINE
 - PR. EDGE OF GRAVEL ROAD
 - EX. EDGE OF GRAVEL ROAD
 - ROAD CENTER LINE
 - BASE FLOOD ELEVATION
 - REGULATORY FLOODWAY LINE WITHIN ZONE AE
 - PROPOSED PAVEMENT

- GEC LEGEND**
- LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - SEEDING AND MULCHING
 - EXISTING SLOPE ARROW
 - PROPOSED SLOPE ARROW

- NOTES**
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 - NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
 - SEE SHEET 6 FOR EL PASO COUNTY SEED MIXTURE DETAILS.

NO.

REVISION

BY

DATE

APPR.

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KKK
DATE: 7/10/26

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
FINAL GEC PLAN

PRELIMINARY

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CONSTRUCTION

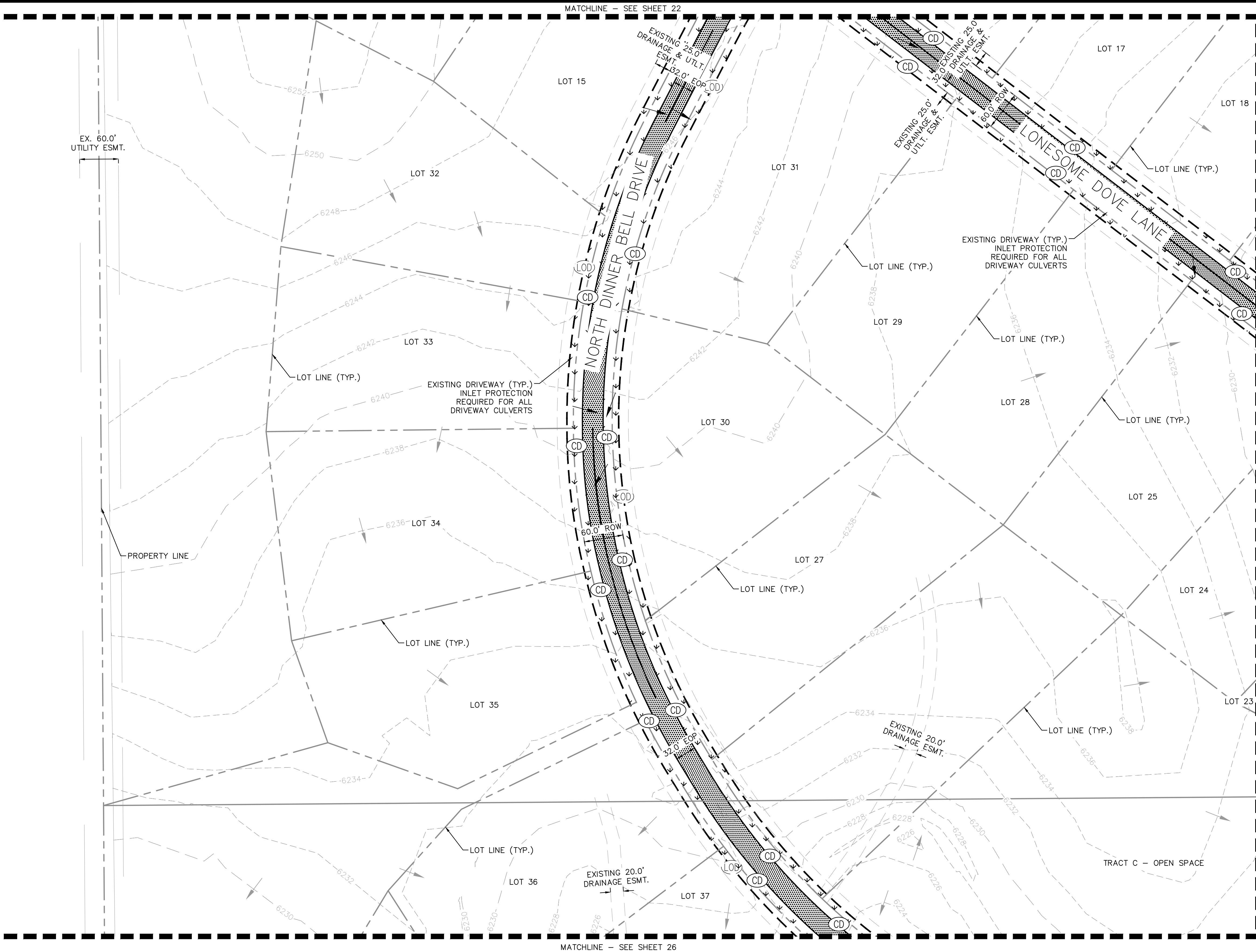
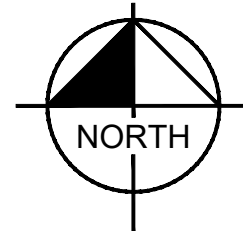
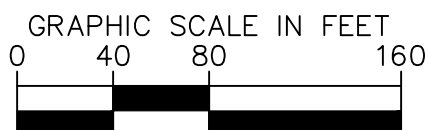
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296172000

SHEET

23

K:\COS_LA\296172000-Tanner Ranch\PlanSheets\GEC\GEC_FINAL.dwg Olesen, Maria (Langer) 7/10/2026 3:36 PM



KEYMAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- PR. LOT LINE
- RIGHT-OF-WAY LINE
- EX. EASEMENT LINE
- PR. EASEMENT LINE
- PR. EDGE OF GRAVEL ROAD
- EX. EDGE OF GRAVEL ROAD
- ROAD CENTER LINE
- BASE FLOOD ELEVATION
- REGULATORY FLOODWAY LINE WITHIN ZONE AE
- PROPOSED PAVEMENT

GEC LEGEND

- LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SEEDING AND MULCHING
- EXISTING SLOPE ARROW
- PROPOSED SLOPE ARROW

NOTES

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TOTAL	= ±48.10 ACRES

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GRADING AND EROSION CONTROL PLANS
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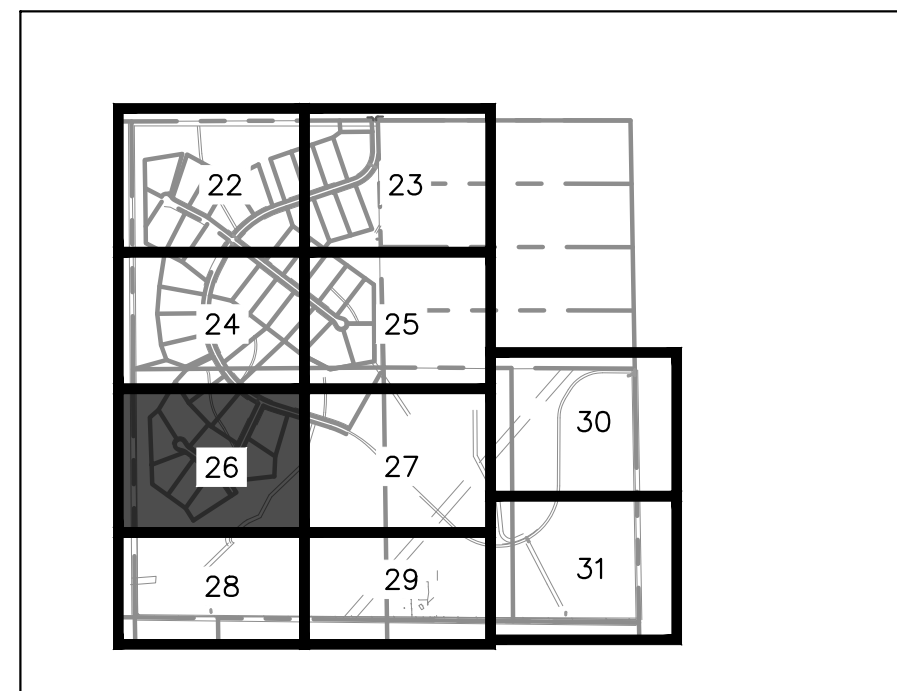
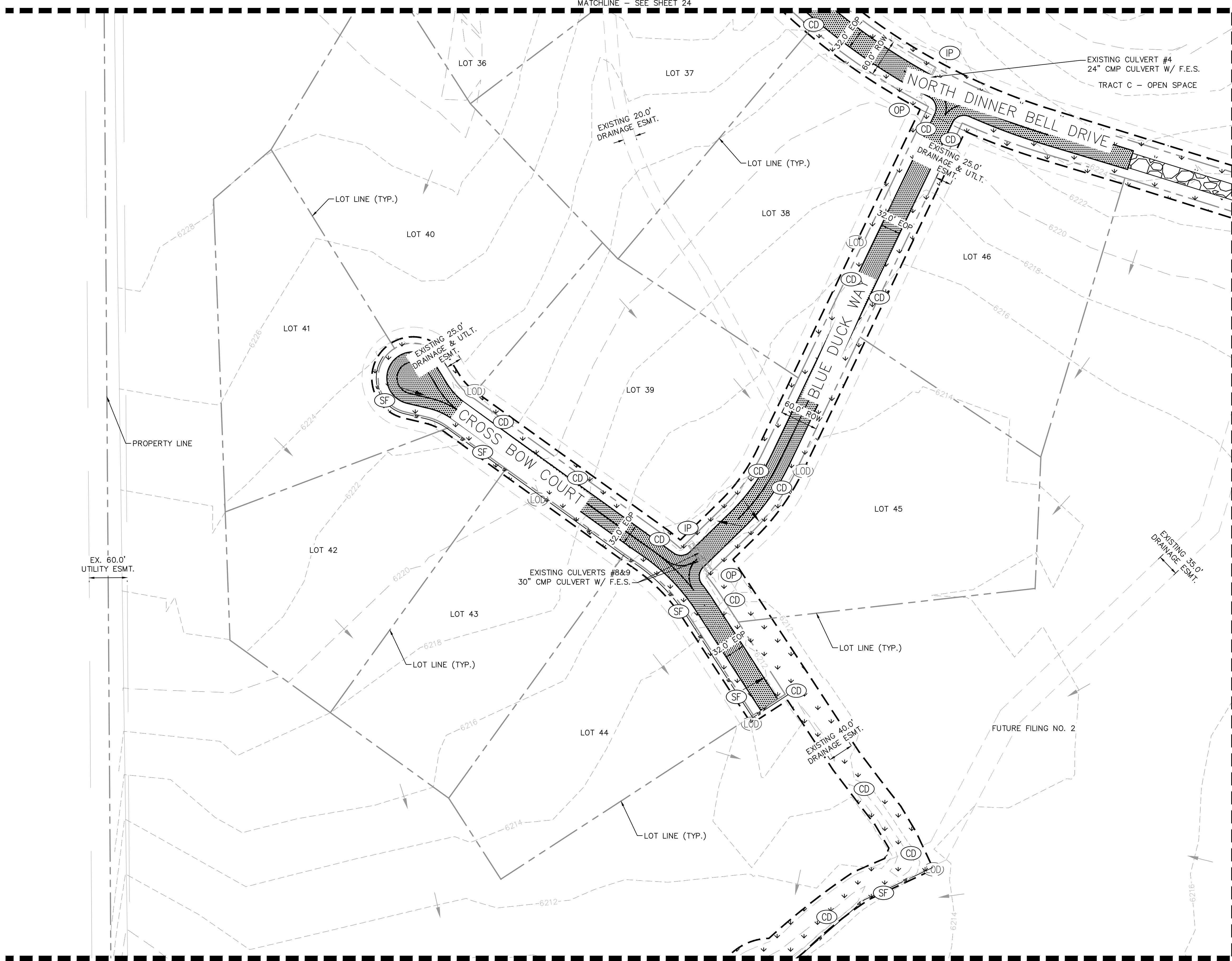
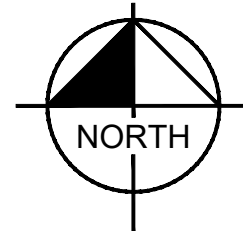
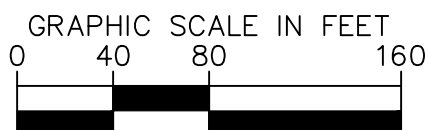
PROJECT NO.
296172000

SHEET

24

NO. BY DATE APPR.

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KEYMAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- PR. LOT LINE
- RIGHT-OF-WAY LINE
- EX. EASEMENT LINE
- PR. EASEMENT LINE
- PR. EDGE OF GRAVEL ROAD
- EX. EDGE OF GRAVEL ROAD
- ROAD CENTER LINE
- BASE FLOOD ELEVATION
- REGULATORY FLOODWAY LINE WITHIN ZONE AE
- PROPOSED PAVEMENT

GEC LEGEND

- LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SEEDING AND MULCHING
- EXISTING SLOPE ARROW
- PROPOSED SLOPE ARROW

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- CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH OWNER REQUIREMENTS.
- SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
- SEDIMENT CONTROL LOGS (SCL) SHALL BE TRENCHED IN DURING INSTALLATION. IF SCL CANNOT BE TRENCHED IN, AGGREGATE BAGS SHALL BE USED (OVERTOP COMPACTED GRAVEL SURFACES).
- SEDIMENT BASIN (SB) SHALL BE INSPECTED DAILY AND SHALL UNDERGO SEDIMENT REMOVAL AS NECESSARY TO MITIGATE SEDIMENT BUILD UP OR TRANSPORTATION.
- DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
- NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
- SEE SHEET 6 FOR EL PASO COUNTY SEED MIXTURE DETAILS.

LIMITS OF DISTURBANCE

ONSITE DISTURBANCE	= ±48.10 ACRES
OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 7/10/26

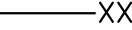
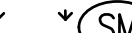
TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
FINAL GEC PLAN

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

PROJECT NO.
296172000
SHEET
26



- | | |
|---------------|---|
| LEGEND | SCALE: 1" = 2000' |
| | PROPERTY LINE |
| | PR. LOT LINE |
| | RIGHT-OF-WAY LINE |
| | EX. EASEMENT LINE |
| | PR. EASEMENT LINE |
| | PR. EDGE OF GRAVEL ROAD |
| | EX. EDGE OF GRAVEL ROAD |
| | ROAD CENTER LINE |
| | BASE FLOOD ELEVATION |
| | REGULATORY FLOODWAY LINE WITHIN ZONE AE |
| | PROPOSED PAVEMENT |

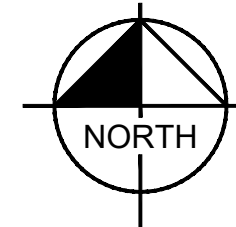
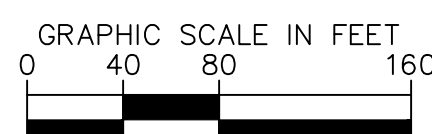
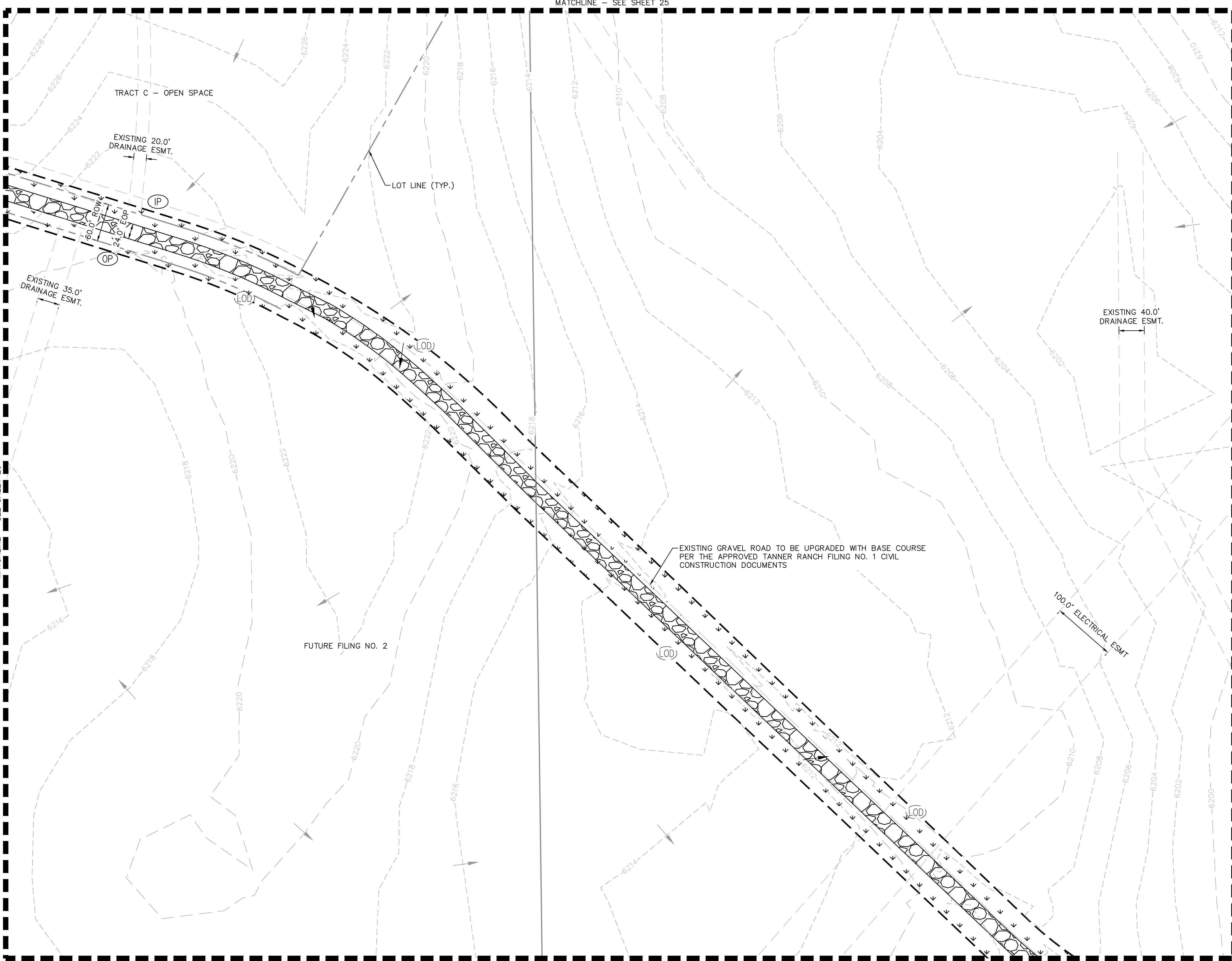
- ## GEC LEGEND
- | | |
|---|--|
|  | LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | PROPOSED MAJOR CONTOUR |
|  | PROPOSED MINOR CONTOUR |
|  | SEEDING AND MULCHING |
|  | EXISTING SLOPE ARROW |
|  | PROPOSED SLOPE ARROW |

NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE EROSION STABILIZATION.
6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH OWNER REQUIREMENTS.
7. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
8. SEDIMENT LOGS SHALL BE TRENCHED IN TRENCHES DURING INSTALLATION. SOIL CANNOT BE TRENCHED IN AGGREGATE BAGS SHALL BE USED (OVERTOP COMPACTED GRAVEL SURFACES).
9. SEDIMENT BASIN (SB) SHALL BE INSPECTED DAILY AND SHALL UNDERGO SEDIMENT REMOVAL AS NECESSARY TO MITIGATE SEDIMENT BUILD UP OR TRANSPORTATION.
10. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT TECHNICAL REPORT.
11. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
12. SEE SHEET 6 FOR EL PASO COUNTY SEED MIXTURE DETAILS.

LIMITS OF DISTURBANCE

ONSITE DISTURBANCE	= ±48.10 ACRES
<u>OFFSITE DISTURBANCE</u>	<u>= ±0.00 ACRES</u>
TOTAL	= ±48.10 ACRES



DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 7/10/26

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
FINAL GEC PLAN

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Kimley»Horn
Kimley-Horn and Associates, Inc.

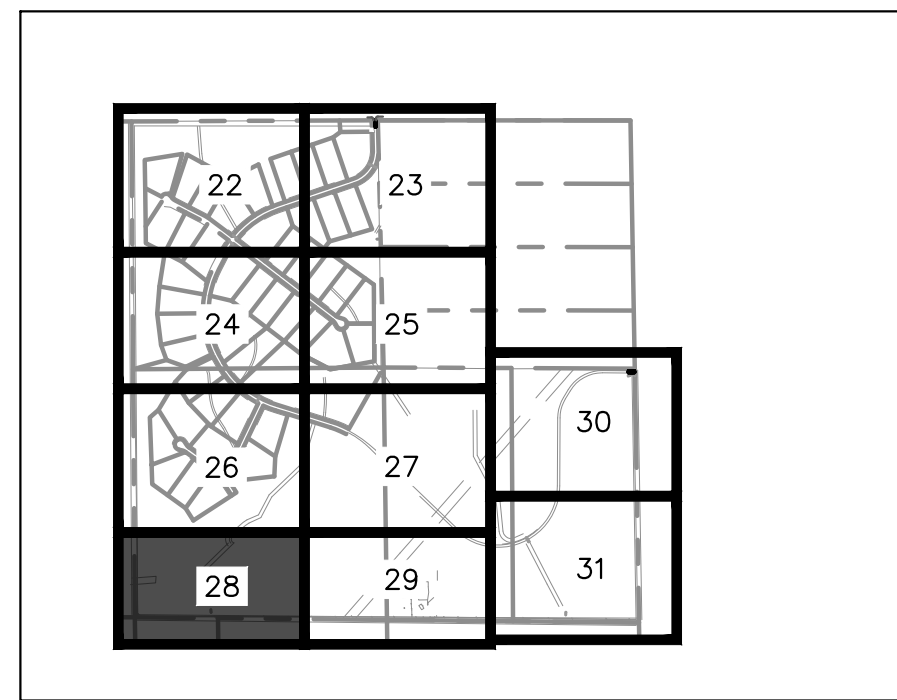
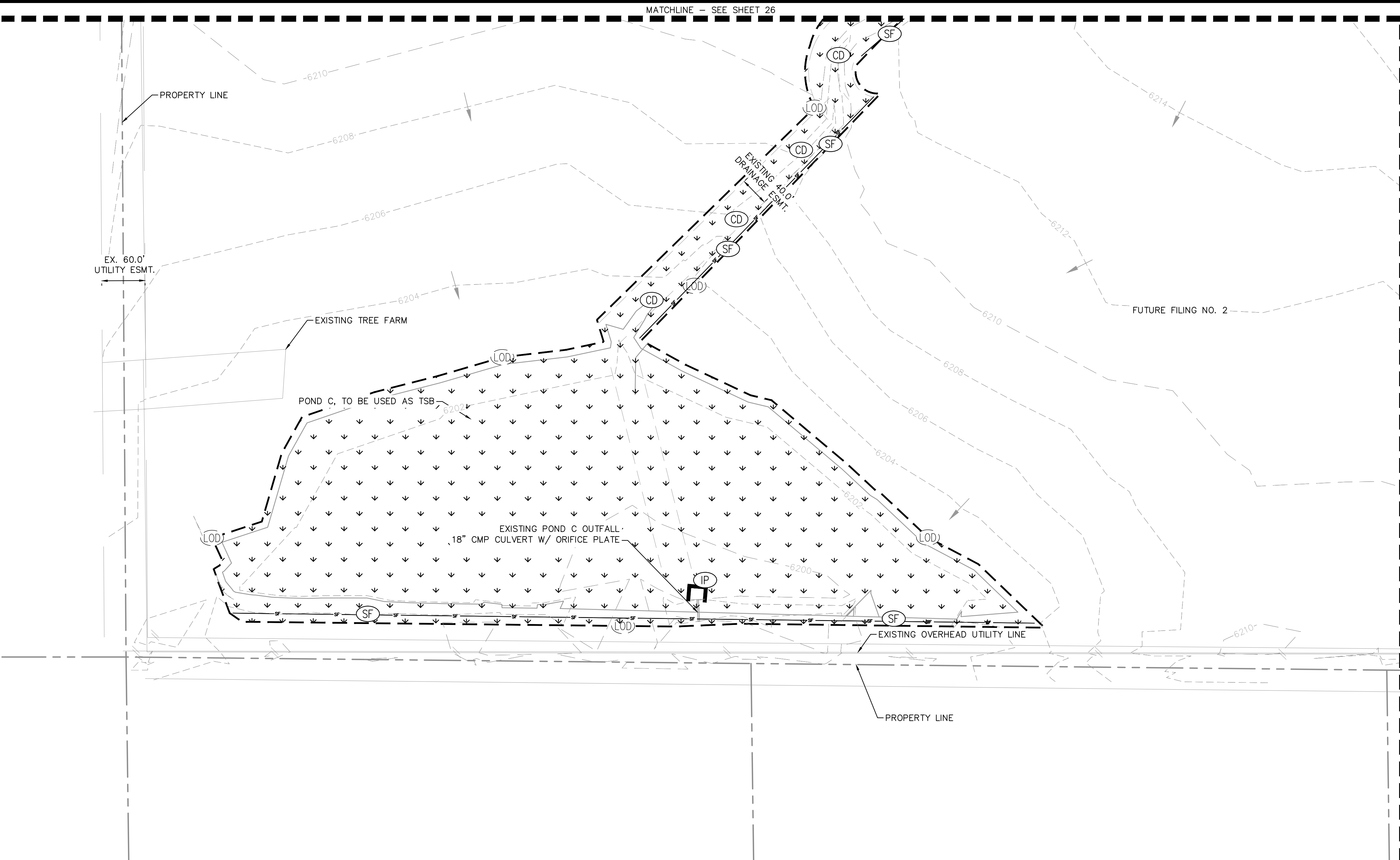
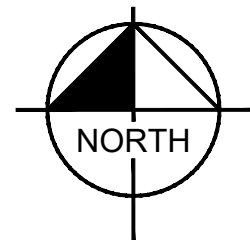
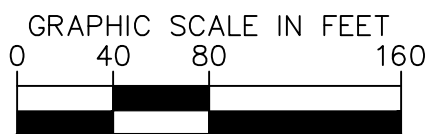
PROJECT NO	296172000
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SHEET

27

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KEYMAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- PR. LOT LINE
- RIGHT-OF-WAY LINE
- EX. EASEMENT LINE
- PR. EASEMENT LINE
- PR. EDGE OF GRAVEL ROAD
- EX. EDGE OF GRAVEL ROAD
- ROAD CENTER LINE
- BASE FLOOD ELEVATION
- REGULATORY FLOODWAY LINE WITHIN ZONE AE
- PROPOSED PAVEMENT

GEC LEGEND

- LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SEEDING AND MULCHING
- EXISTING SLOPE ARROW
- PROPOSED SLOPE ARROW

NOTES

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- NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
- SEE SHEET 6 FOR EL PASO COUNTY SEED MIXTURE DETAILS.

LIMITS OF DISTURBANCE

ONSITE DISTURBANCE	= ±48.10 ACRES
OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES

NO.	REVISION	BY	DATE	APPR.

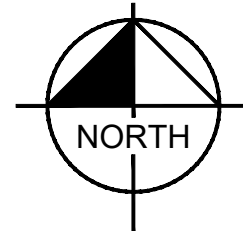
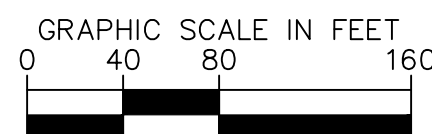
Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 7/10/26

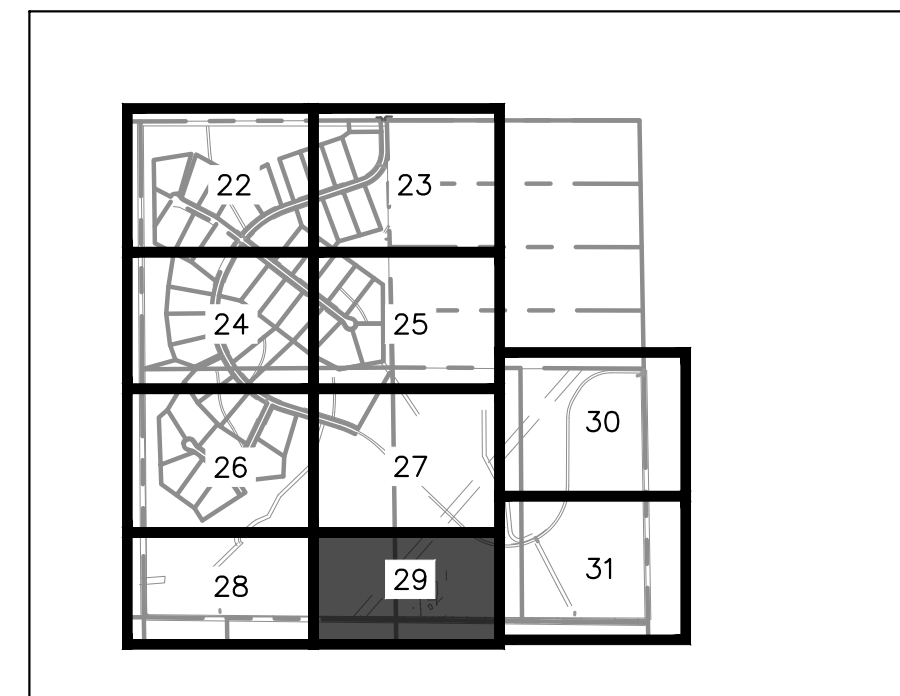
TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
FINAL GEC PLAN

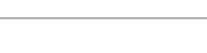
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Kimley-Horn and Associates, Inc.

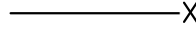
PROJECT NO.
296172000
SHEET
28



ONSITE DISTURBANCE	= ±48.10 ACRES
<u>OFFSITE DISTURBANCE</u>	<u>= ±0.00 ACRES</u>
TOTAL	= ±48.10 ACRES



- | | |
|---|--|
| LEGEND | SCALE: 1" = 2000' |
|  | PROPERTY LINE |
|  | PR. LOT LINE |
|  | RIGHT-OF-WAY LINE |
|  | EX. EASEMENT LINE |
|  | PR. EASEMENT LINE |
|  | PR. EDGE OF GRAVEL ROAD |
|  | EX. EDGE OF GRAVEL ROAD |
|  | ROAD CENTER LINE |
|  | BASE FLOOD ELEVATION |
|  | REGULATORY FLOODWAY
LINE WITHIN ZONE AE |
|  | PROPOSED PAVEMENT |

- ## GEC LEGEND
- | | |
|---|--|
|  | LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | PROPOSED MAJOR CONTOUR |
|  | PROPOSED MINOR CONTOUR |
|  | SEEDING AND MULCHING |
|  | EXISTING SLOPE ARROW |
|  | PROPOSED SLOPE ARROW |

NOTES

1. THE INTENT OF THIS PLANS IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
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7. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY EROSION CONTROL AND CONSTRUCTION ACTIVITIES.
8. SEDIMENT CONTROL LOGS (SCL) SHALL BE TRENCHED IN DURING INSTALLATION. IF SCL CANNOT BE TRENCHED IN, AGGREGATE BAGS SHALL BE USED (OVERTOP COMPACTED GRAVEL SURFACES).
9. SEDIMENT BASIN (SB) SHALL BE INSPECTED DAILY AND SHALL UNDERGO SEDIMENT REMOVAL AS NECESSARY TO MITIGATE SEDIMENT BUILD UP OR TRANSPORTATION.
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11. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
12. SEE SHEET 6 FOR EL PASO COUNTY SEED MIXTURE DETAILS.

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 451-1100

DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 7/10/26

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
FINAL GEC PLAN

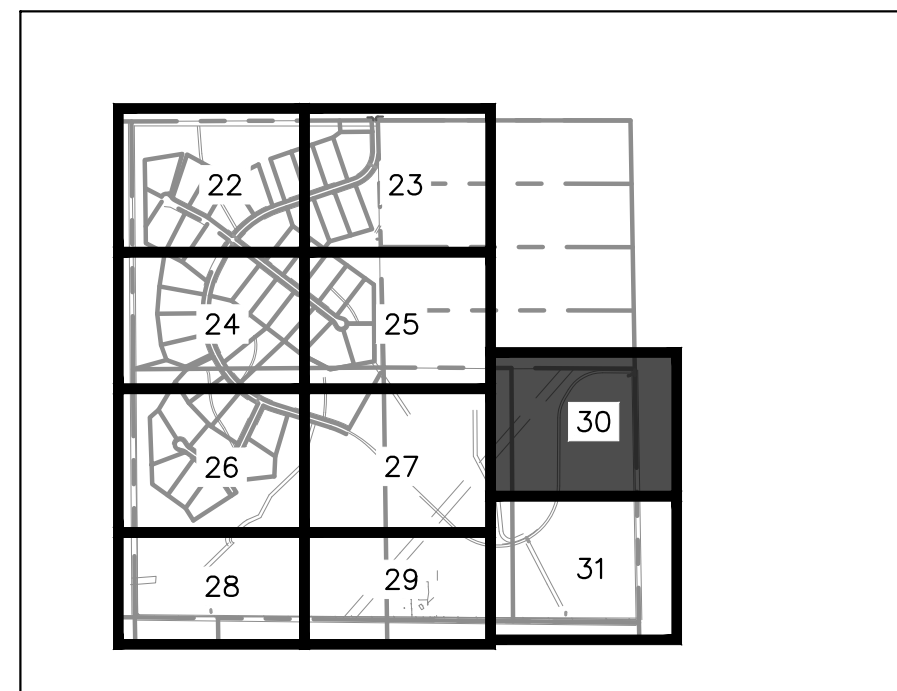
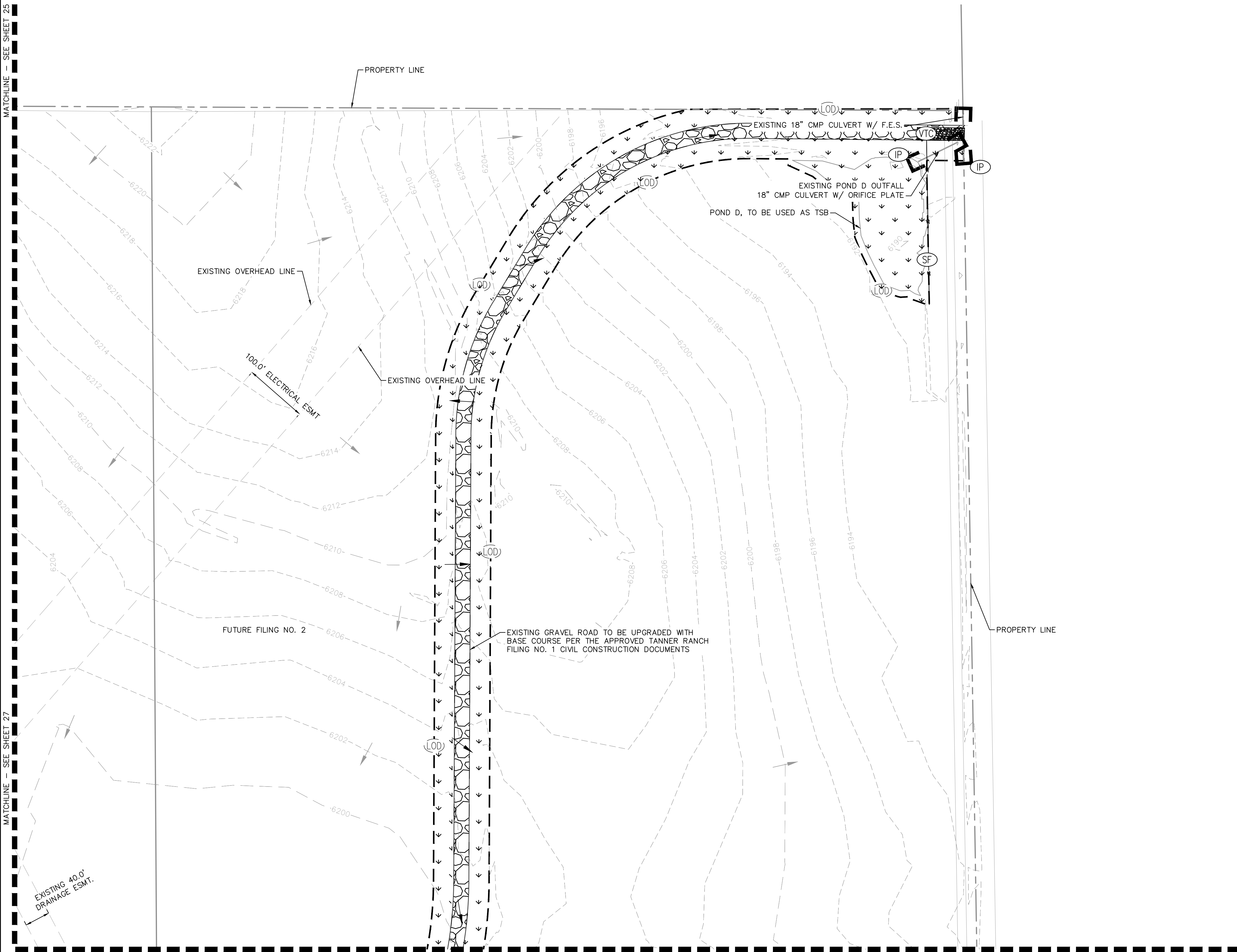
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296172000

SHEET

29

K:\COS_LA\296172000-Tanner Ranch\PlanSheets\GEC\GEC_FINAL.dwg Olesen, Maria (Langer) 7/10/2026 3:37 PM



KEYMAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- PR. LOT LINE
- RIGHT-OF-WAY LINE
- EX. EASEMENT LINE
- PR. EASEMENT LINE
- PR. EDGE OF GRAVEL ROAD
- EX. EDGE OF GRAVEL ROAD
- ROAD CENTER LINE
- BASE FLOOD ELEVATION
- REGULATORY FLOODWAY LINE WITHIN ZONE AE
- PROPOSED PAVEMENT

GEC LEGEND

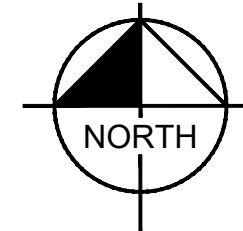
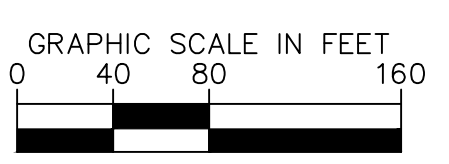
- LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SEEDING AND MULCHING
- EXISTING SLOPE ARROW
- PROPOSED SLOPE ARROW

NOTES

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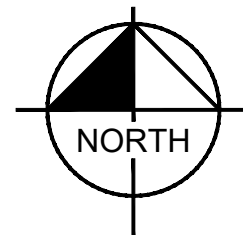
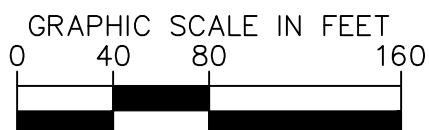
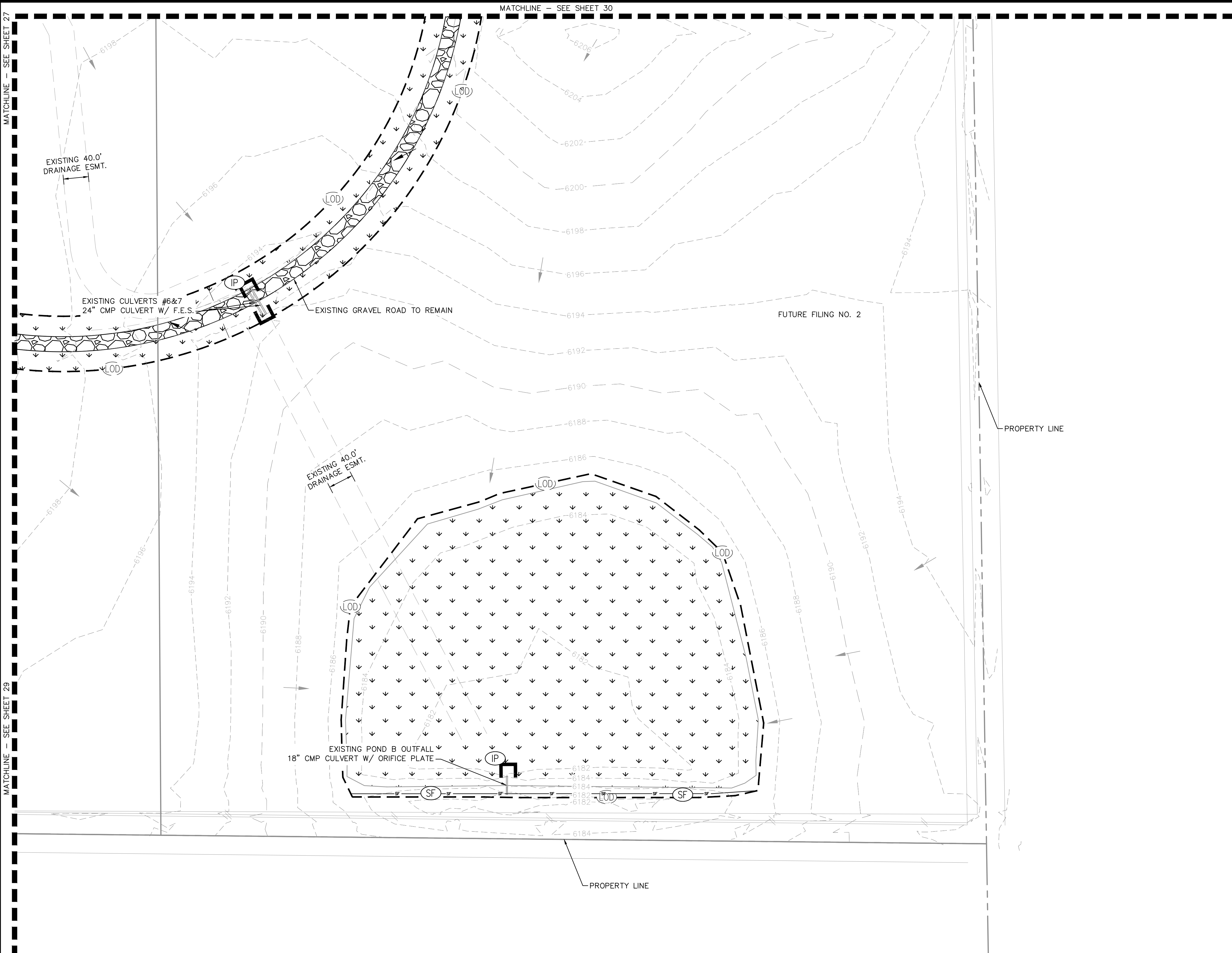
LIMITS OF DISTURBANCE

ONSITE DISTURBANCE	= ±48.10 ACRES
OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES



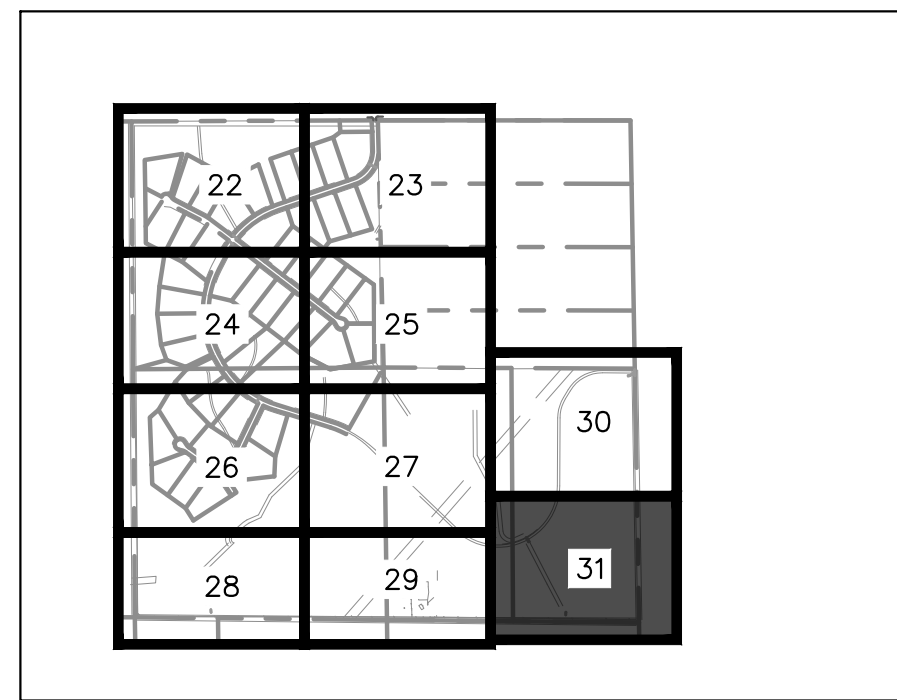
DESIGNED BY: MEL		NO.	REVISION	BY	DATE	APPR.
DRAWN BY: MEL						
CHECKED BY: KKK						
DATE: 7/10/26						
Kimley»Horn 2025 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180						
TANNER RANCH FILING NO. 1 EL PASO COUNTY, COLORADO GRADING AND EROSION CONTROL PLANS FINAL GEC PLAN						
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.						
PROJECT NO. 296172000						
SHEET 30						

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LIMITS OF DISTURBANCE

ONSITE DISTURBANCE	= ±48.10 ACRES
OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES



KEYMAP

SCALE: 1" = 2000'

LEGEND

	PROPERTY LINE
	PR. LOT LINE
	RIGHT-OF-WAY LINE
	EX. EASEMENT LINE
	PR. EASEMENT LINE
	PR. EDGE OF GRAVEL ROAD
	EX. EDGE OF GRAVEL ROAD
	ROAD CENTER LINE
	BASE FLOOD ELEVATION
	REGULATORY FLOODWAY LINE WITHIN ZONE AE
	PROPOSED PAVEMENT

GEC LEGEND

	LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
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	PROPOSED SLOPE ARROW

NOTES

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6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH OWNER REQUIREMENTS.
7. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
8. SEDIMENT CONTROL LOGS (SCL) SHALL BE TRENCHED IN DURING INSTALLATION. IF SCL CANNOT BE TRENCHED IN, AGGREGATE BAGS SHALL BE USED (OVERTOP COMPACTED GRAVEL SURFACES).
9. SEDIMENT BASIN (SB) SHALL BE INSPECTED DAILY AND SHALL UNDERGO SEDIMENT REMOVAL AS NECESSARY TO MITIGATE SEDIMENT BUILD UP OR TRANSPORTATION.
10. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
11. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
12. SEE SHEET 6 FOR EL PASO COUNTY SEED MIXTURE DETAILS.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 7/10/26

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
FINAL GEC PLAN

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

PROJECT NO.
296172000
SHEET
31

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Construction Fence (CF)

SM-3

Description

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

Appropriate Uses

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

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

Design and Installation

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

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

Maintenance and Removal

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



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

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

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

MM-1

Concrete Washout Area (CWA)

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

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

Maintenance and Removal

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

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

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



Photograph CWA-2. Prefabricated concrete washout. Photo courtesy of CDOT.

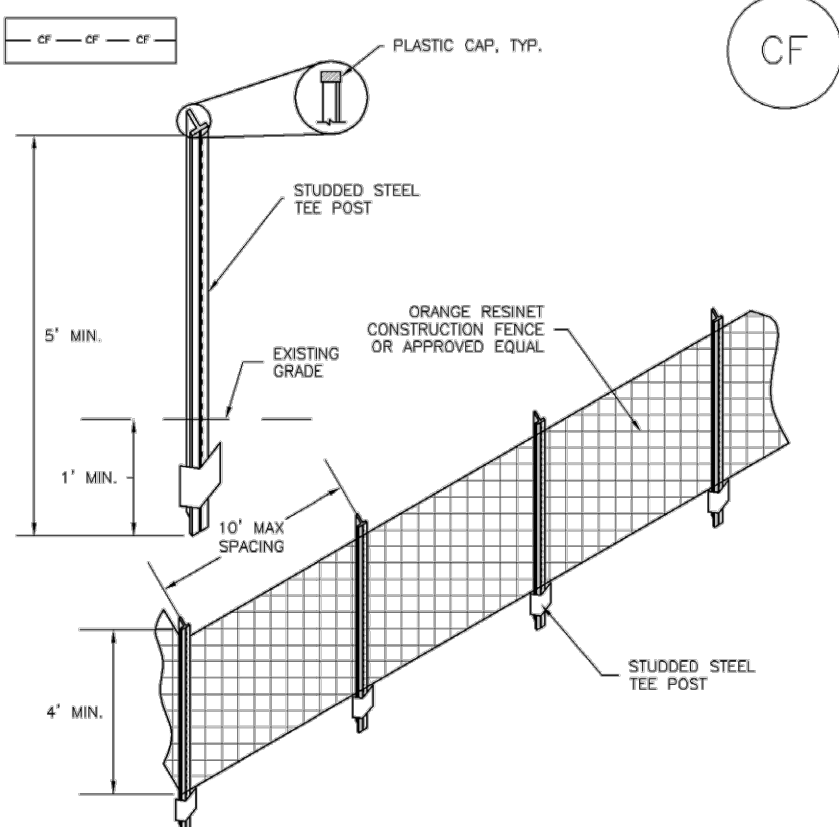


Photograph CWA-3. Earthen concrete washout. Photo courtesy of CDOT.

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

Construction Fence (CF)

SM-3



CF-1. PLASTIC MESH CONSTRUCTION FENCE

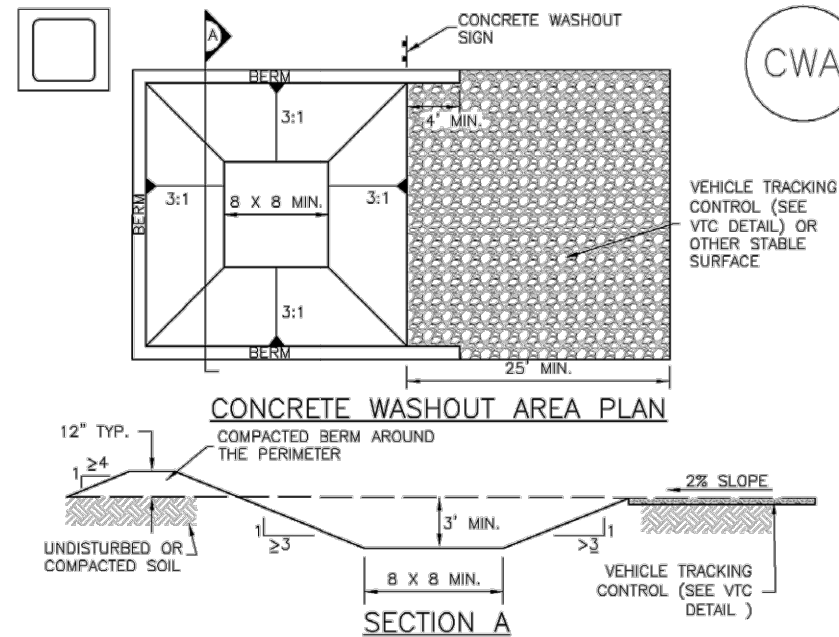
CONSTRUCTION FENCE INSTALLATION NOTES

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

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

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE 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.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- 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 TRUCKS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

Construction Fence (CF)

SM-3

CONSTRUCTION FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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

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

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

MM-1

Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

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

Concrete Washout Area (CWA)

MM-1

Description

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



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

Appropriate Uses

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

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

- The use of the washout site should be temporary (less than 1 year), and
- The washout site should be not be located in an area where shallow groundwater may be present, such as near natural drainages, springs, or wetlands.

Design and Installation

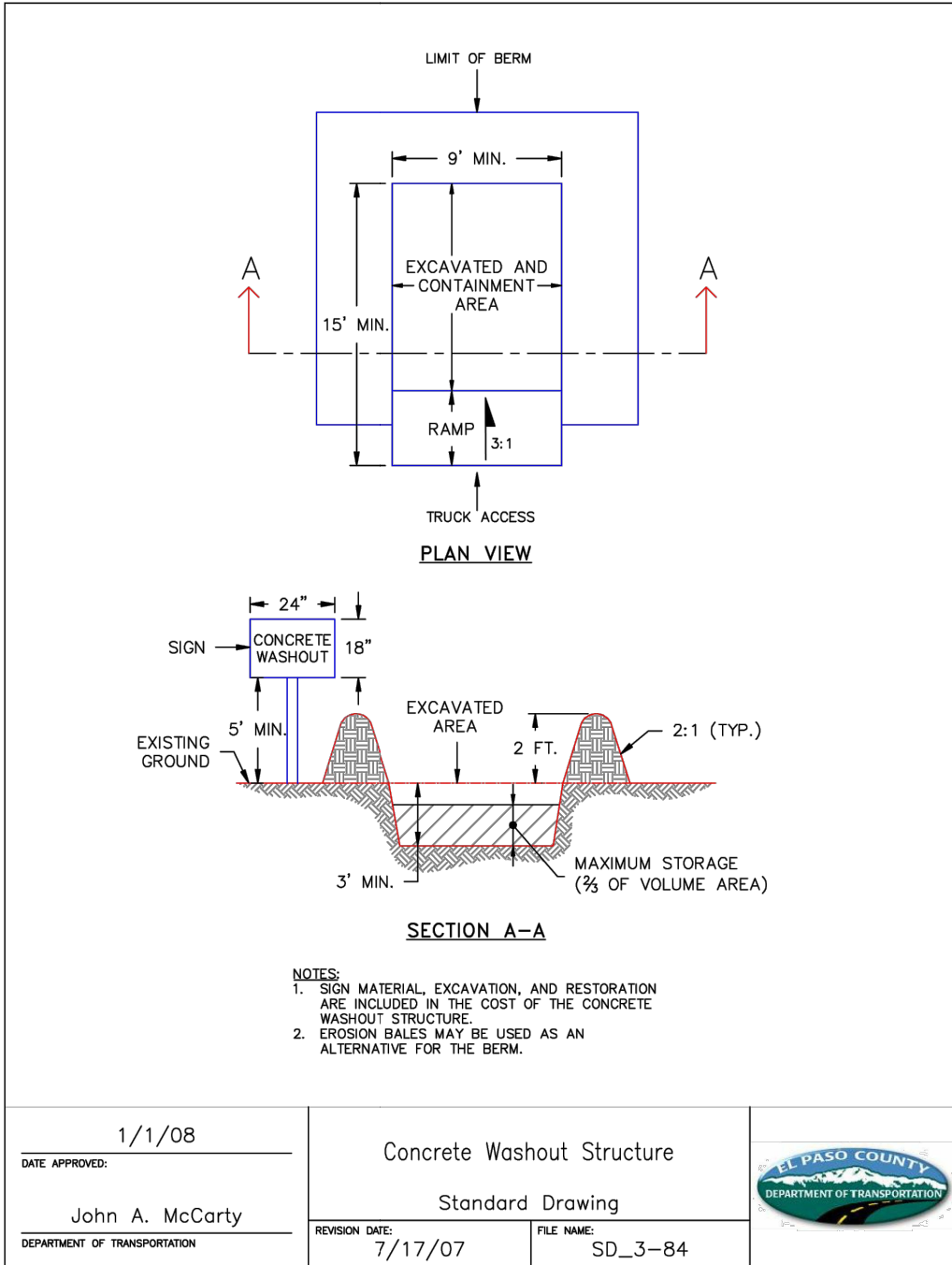
Concrete washout activities must be conducted in a manner that does not contribute pollutants to surface water or stormwater runoff. Concrete washout areas may be lined or unlined excavated pits in the ground, commercially manufactured prefabricated washout containers, or aboveground holding areas constructed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

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

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

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

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- NOTES
- SIGN MATERIAL, EXCAVATION, AND RESTORATION ARE INCLUDED IN THE COST OF THE CONCRETE WASHOUT STRUCTURE.
 - EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.

DATE APPROVED	1/1/08	Concrete Washout Structure	
DESIGNED BY	John A. McCarty	Standard Drawing	
REVISION DATE	7/17/07	FILE NAME: SD_3-84	

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
GEC DETAILS

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

PROJECT NO.
296172000

SHEET

33

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DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 7/10/26

BY DATE APPR

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Earth Dikes and Drainage Swales (ED/DS) EC-10

Description

Earth dikes and drainage swales are temporary storm conveyance channels constructed either to divert runoff around slopes or to convey runoff to additional sediment control BMPs prior to discharge of runoff from a site. Drainage swales may be lined or unlined, but if an unlined swale is used, it must be well compacted and capable of resisting erosive velocities.

Appropriate Uses

Earth dikes and drainage swales are typically used to control the flow path of runoff at a construction site by diverting runoff around areas prone to erosion, such as steep slopes. Earth dikes and drainage swales may also be constructed as temporary conveyance features. This will direct runoff to additional sediment control treatment BMPs, such as sediment traps or basins.

Design and Installation

When earth dikes are used to divert water for slope protection, the earth dike typically consists of a horizontal ridge of soil placed perpendicular to the slope and angled slightly to provide drainage along the contour. The dike is used in conjunction with a swale or a small channel upslope of the berm to convey the diverted water. Temporary diversion dikes can be constructed by excavation of a V-shaped trench or ditch and placement of the fill on the downslope side of the cut. There are two types of placement for temporary slope diversion dikes:

- A dike located at the top of a slope to divert upland runoff away from the disturbed area and convey it in a temporary or permanent channel.
- A diversion dike located at the base or mid-slope of a disturbed area to intercept runoff and reduce the effective slope length.

Depending on the project, either an earth dike or drainage swale may be more appropriate. If there is a need for cut on the project, then an excavated drainage swale may be better suited. When the project is primarily fill, then a conveyance constructed using a berm may be the better option.

All dikes or swales receiving runoff from a disturbed area should direct stormwater to a sediment control BMP such as a sediment trap or basin.



Photograph ED/DS-1. Example of an earth dike used to divert flows at a construction site. Photo courtesy of CDOT.

Earth Dikes and Drainage Swales	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ED/DS-1

EC-10 Earth Dikes and Drainage Swales (ED/DS)

Unlined dikes or swales should only be used for intercepting sheet flow runoff and are not intended for diversion of concentrated flows.

Details with notes are provided for several design variations, including:

- ED-1. Unlined Earth Dike formed by Berm
- DS-1. Unlined Excavated Swale
- DS-2. Unlined Swale Formed by Cut and Fill
- DS-3. ECB-lined Swale
- DS-4. Synthetic-lined Swale
- DS-5. Riprap-lined Swale

The details also include guidance on permissible velocities for cohesive channels if unlined approaches will be used.

Maintenance and Removal

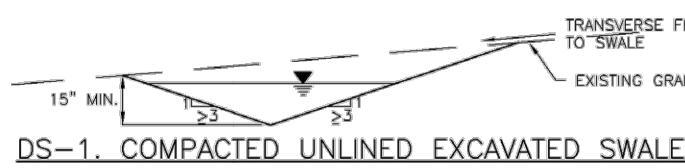
Inspect earth dikes for stability, compaction, and signs of erosion and repair. Inspect side slopes for erosion and damage to erosion control fabric. Stabilize slopes and repair fabric as necessary. If there is recurring extensive damage, consider installing rock check dams or lining the channel with riprap.

If drainage swales are not permanent, remove dikes and fill channels when the upstream area is stabilized. Stabilize the fill or disturbed area immediately following removal by revegetation or other permanent stabilization method approved by the local jurisdiction.

Earth Dikes and Drainage Swales (ED/DS) EC-10



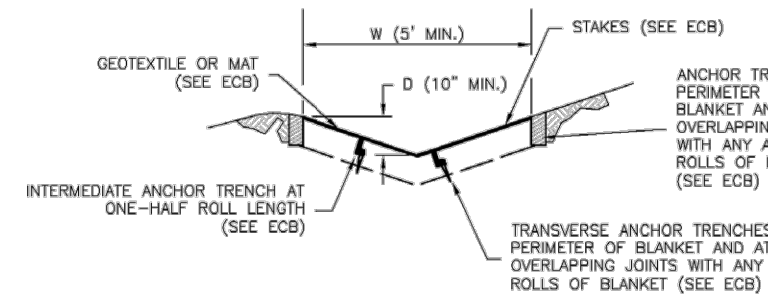
ED-1. COMPACTED UNLINED EARTH DIKE FORMED BY BERM



DS-1. COMPACTED UNLINED EXCAVATED SWALE



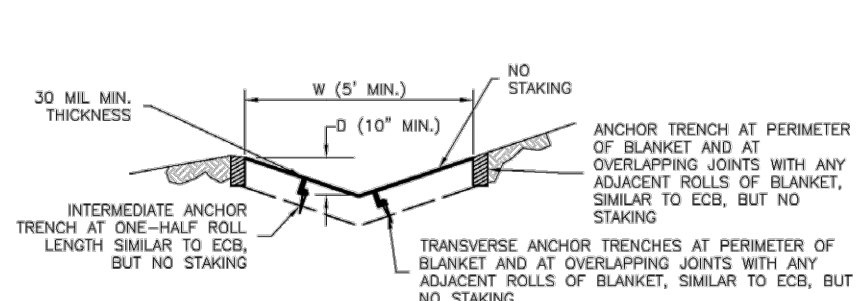
DS-2. COMPACTED UNLINED SWALE FORMED BY CUT AND FILL



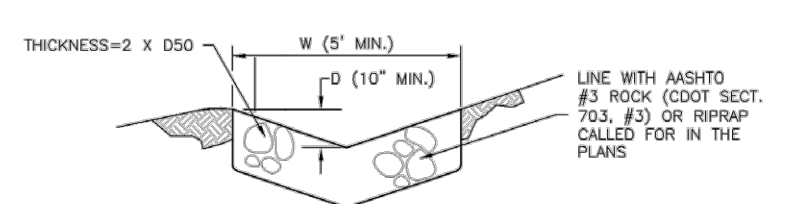
DS-3. ECB LINED SWALE (CUT AND FILL OR BERM)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ED/DS-3

EC-10 Earth Dikes and Drainage Swales (ED/DS)



DS-4. SYNTHETIC LINED SWALE



DS-5. RIPRAP LINED SWALE

EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES

- SEE SITE PLAN FOR:
 - LOCATION OF DIVERSION SWALE
 - TYPE OF SWALE (UNLINED, COMPACTED AND/OR UNLINED).
 - LENGTH OF EACH SWALE
 - DEPTH, D, AND WIDTH, W DIMENSIONS
 - FOR ECB/TRM LINED DITCH, SEE ECB DETAIL FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50.
- SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
- EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
- EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
- SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
- FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
- WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

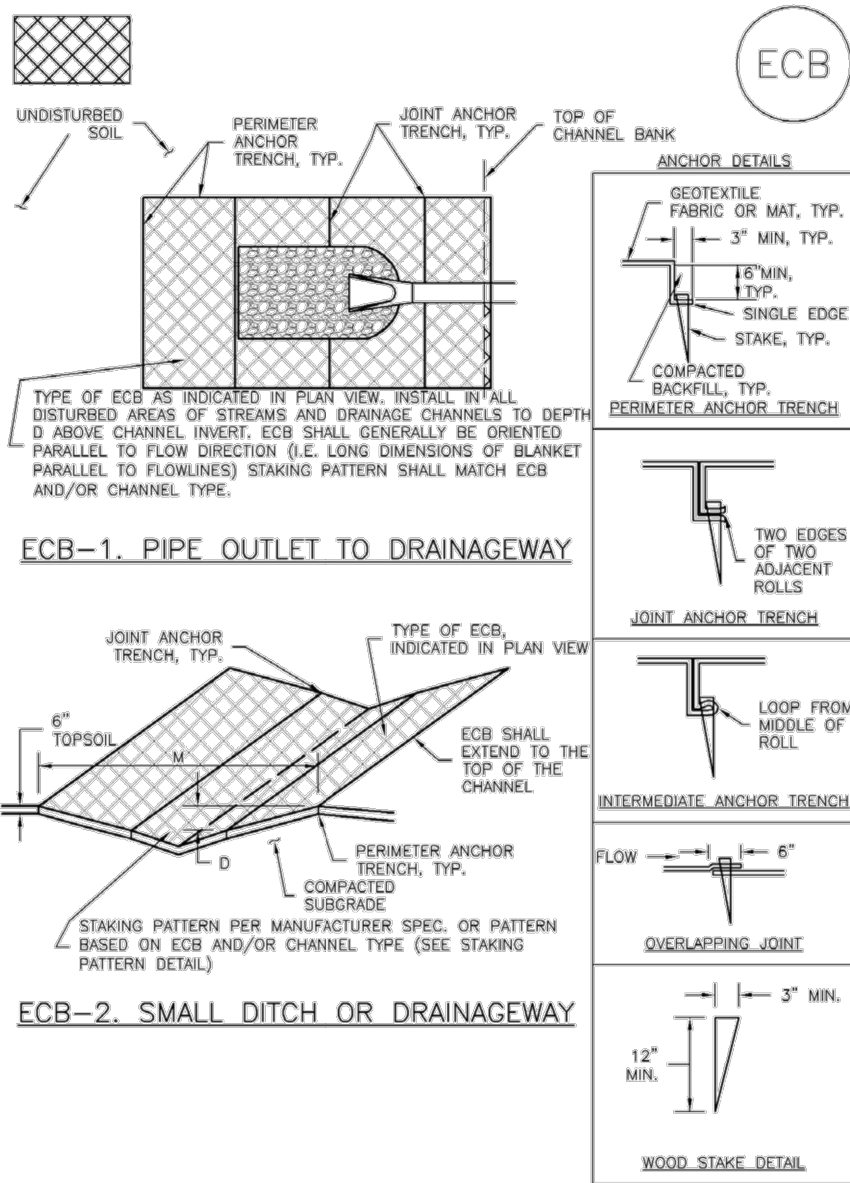
EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES

- 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.
 - SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.
 - WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF COLORADO SPRINGS, 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.

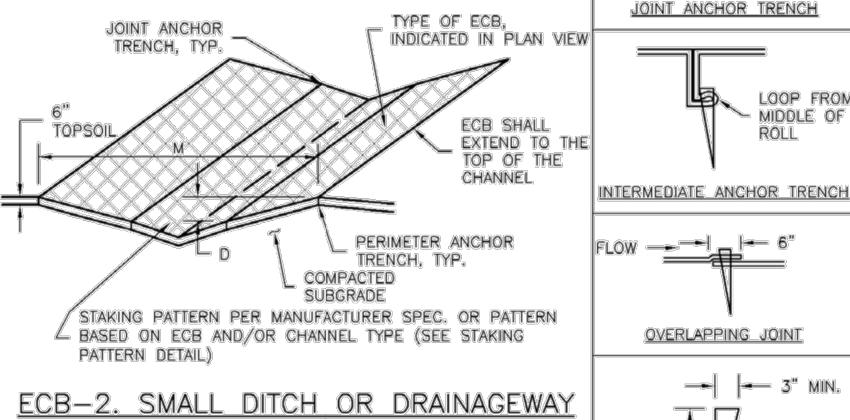
Earth Dikes and Drainage Swales (ED/DS) EC-10

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ED/DS-5

EC-6 Rolled Erosion Control Products (RECP)



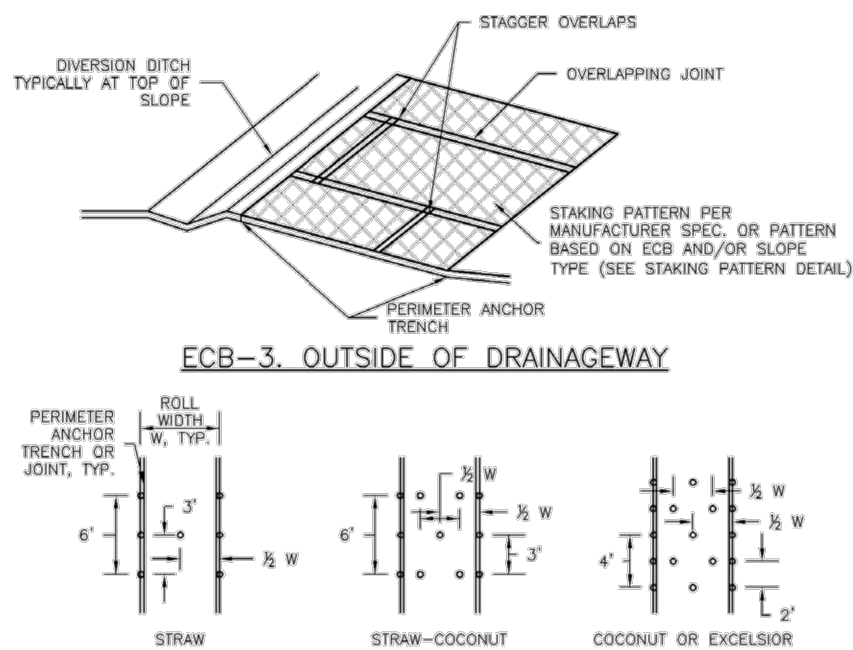
ECB-1. PIPE OUTLET TO DRAINAGEWAY



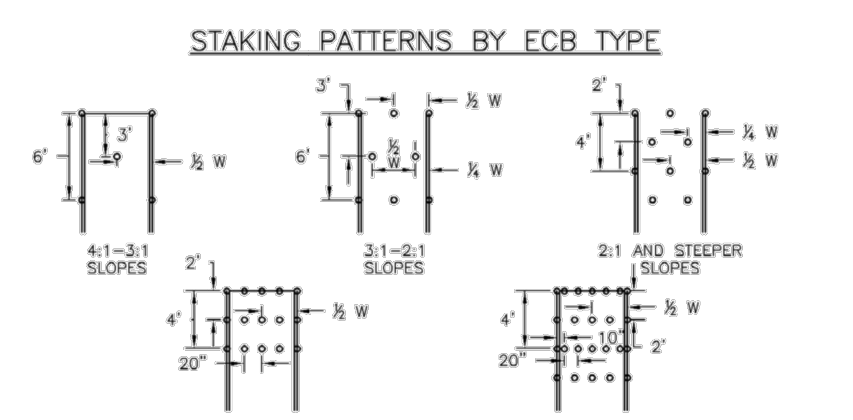
ECB-2. SMALL DITCH OR DRAINAGEWAY

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

Rolled Erosion Control Products (RECP) EC-6



ECB-3. OUTSIDE OF DRAINAGEWAY



STAKING PATTERNS BY ECB TYPE



STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

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

EC-6 Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF ECB.
 - TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
 - AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
- IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
- INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
- MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.
- DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS			
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT
STRAW*	—	100%	—
STRAW-COCONUT	30% MIN	70% MAX	—
COCONUT	100%	—	—
EXCELSIOR	—	—	100%

*STRAW TYPE MAY ONLY BE USED OUTSIDE OF SLOPE OR CHANNEL CHANNEL.

*ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS.

Rolled Erosion Control Products (RECP) EC-6

EROSION CONTROL BLANKET 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.
 - ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
 - ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REPLACED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE EXPOSED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN EXPOSED OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLLED.
- 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 AND TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

SC-6 Inlet Protection (IP)

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

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

Inlets Located in a Sump

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

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

Inlets Located on a Slope

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

Maintenance and Removal

Inspect inlet protection frequently. Inspection and maintenance guidance includes:

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

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

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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
GEC-DETAILS

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Inlet Protection (IP)

SC-6

Description

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



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

Appropriate Uses

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

Design and Installation

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

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

Design details with notes are provided for these forms of inlet protection:

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

IP-1. Block and Rock Sock Inlet Protection for Sump or On-grade Inlets

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IP-1

Inlet Protection (IP)

SC-6

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

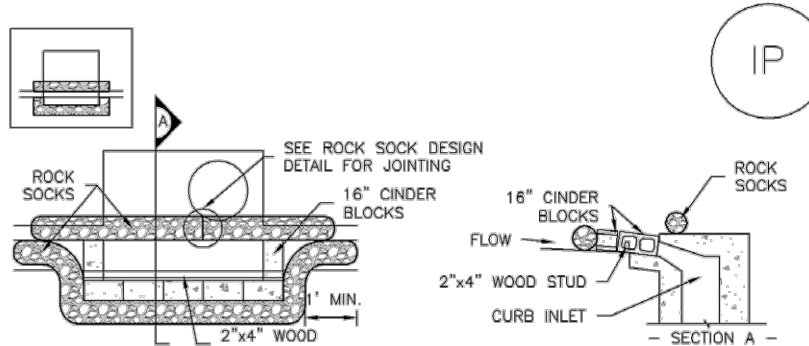
Inlet protection must be removed and properly disposed of when the drainage area for the inlet has reached final stabilization.

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SC-6

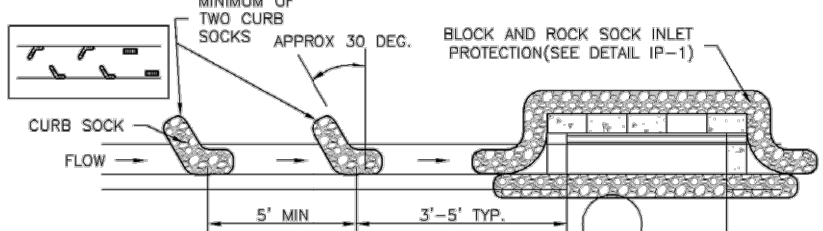
Inlet Protection (IP)



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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CHINER" 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 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

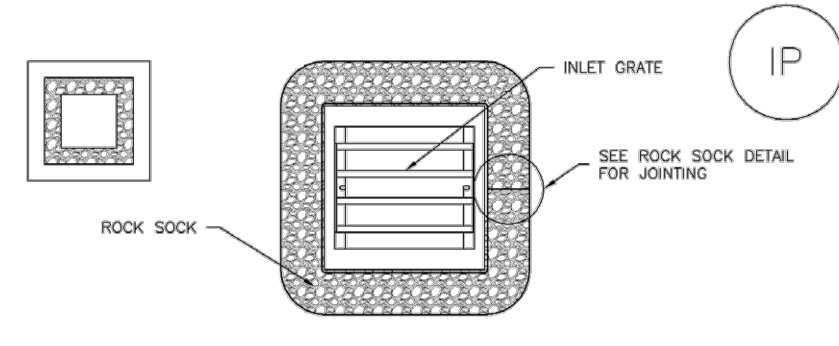
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
- SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
- AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM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

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Inlet Protection (IP)

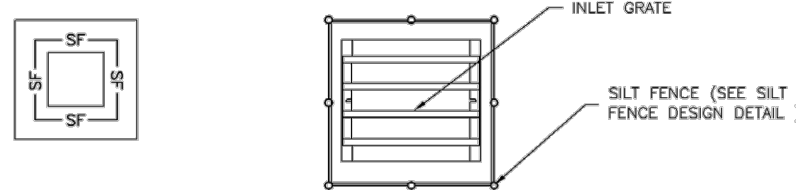
SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- STRAW MATS/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

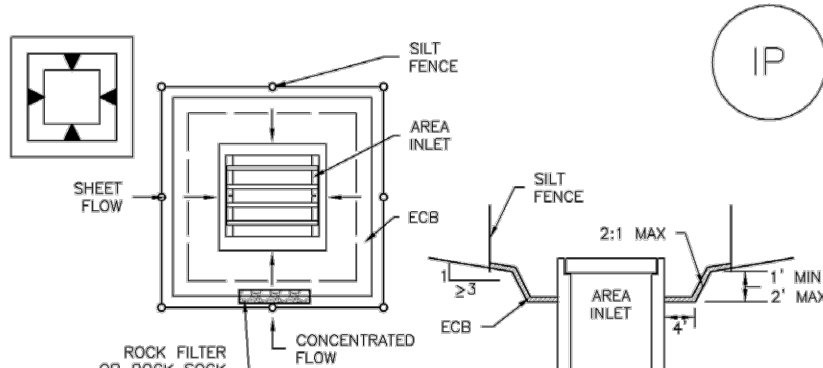
- SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MINIMUM SPACING OF 3 FEET.
- STRAW MATS/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

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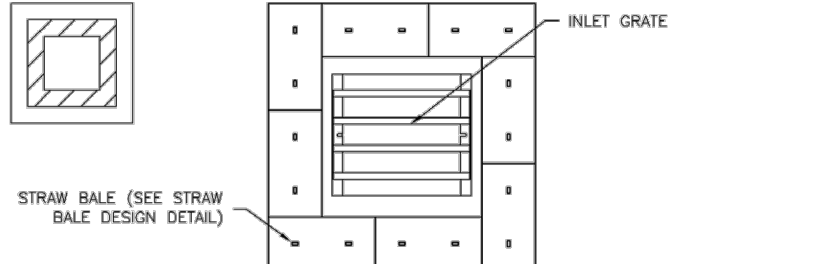
Inlet Protection (IP)



IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

- 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.
- WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
- SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

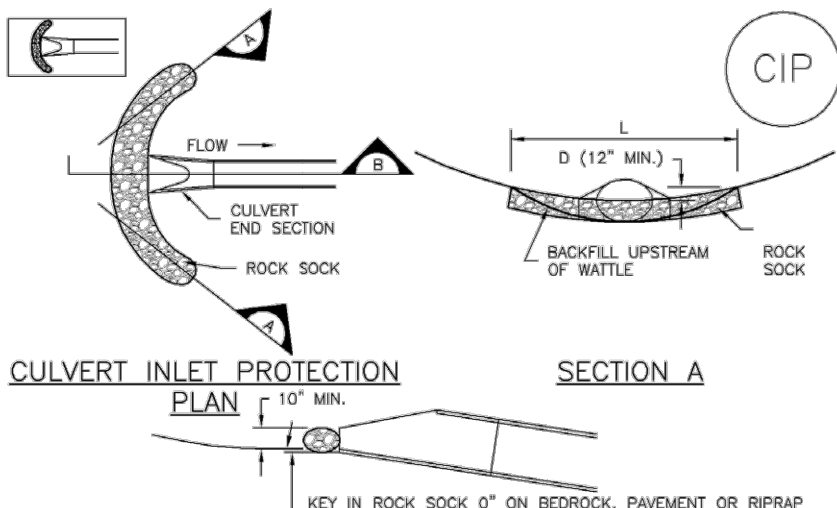
- SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

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Inlet Protection (IP)

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CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

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

CULVERT INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

- SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS $\frac{1}{2}$ THE HEIGHT OF THE ROCK SOCK.
- CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

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

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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Inlet Protection (IP)

- SEE PLAN VIEW FOR: -LOCATION OF INLET PROTECTION. -TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. 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 INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES SOX OF CAPACITY. A DEPTH OF 6\"/>

- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PUEBLO, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AURORA)

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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August 2013

Temporary and Permanent Seeding (TS/PS)

EC-2

Description

Temporary seeding can be used to stabilize disturbed areas that will be inactive for an extended period. Permanent seeding should be used to stabilize areas at final grade that will not be otherwise stabilized. Effective seeding includes preparation of a seedbed, selection of an appropriate seed mixture, proper planting techniques, and protection of the seeded area with mulch, geotextiles, or other appropriate measures.



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

Appropriate Uses

When the soil surface is disturbed and will remain inactive for an extended period (typically 30 days or longer), proactive stabilization measures should be implemented. If the inactive period is short-lived (on the order of two weeks), techniques such as surface roughening may be appropriate. For longer periods of inactivity, temporary seeding and mulching can provide effective erosion control. Permanent seeding should be used on finished areas that have not been otherwise stabilized. Typically, local governments have their own seed mixes and timelines for seeding. Check jurisdictional requirements for seeding and temporary stabilization.

Design and Installation

Effective seeding requires proper seedbed preparation, selection of an appropriate seed mixture, use of appropriate seeding equipment to ensure proper coverage and density, and protection with mulch or fabric until plants are established.

The USDCM Volume 2 *Revegetation* Chapter contains detailed seed mix, soil preparations, and seeding and mulching recommendations that may be referenced to supplement this Fact Sheet.

Drill seeding is the preferred seeding method. Hydros seeding is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in these instances it is preferable to hand seed and mulch. Some jurisdictions do not allow hydros seeding or hydro mulching.

Seedbed Preparation

Prior to seeding, ensure that areas to be revegetated have soil conditions capable of supporting vegetation. Overlot grading can result in loss of topsoil, resulting in poor quality subsoils at the ground surface that have low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide stockpiled topsoil, compost, or other

Temporary and Permanent Seeding	
Functions	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	No

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TS/PS-1

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

soil amendments and rototill them into the soil to a depth of 6 inches or more.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment, due to its water-holding capacity, structure, texture, organic matter content, biological activity, and nutrient content. The rooting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 18 inches. At a minimum, the upper 6 inches of topsoil should be stripped, stockpiled, and ultimately respread across areas that will be revegetated.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well digested compost, can be added to improve soil characteristics conducive to plant growth. Other treatments can be used to adjust soil pH conditions when needed. Soil testing, which is typically inexpensive, should be completed to determine and optimize the types and amounts of amendments that are required.

If the disturbed ground surface is compacted, rip or rototill the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary. Surface roughening will assist in placement of a stable topsoil layer on steeper slopes, and allow infiltration and root penetration to greater depth. Prior to seeding, the soil surface should be rough and the seedbed should be firm, but neither too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and conducive to plant growth. Seed-to-soil contact is the key to good germination.

Seed Mix for Temporary Vegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or worked for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and mulch the planted areas. Annual grasses suitable for the Denver metropolitan area are listed in Table TS/PS-1. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

Seed Mix for Permanent Revegetation

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Permanent seeding should be performed promptly (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for a specific site. In lieu of a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season listed in Table TS/PS-2 can be used. The pure live seed (PLS) rates of application recommended in these tables are considered to be absolute minimum rates for seed applied using proper drill-seeding equipment.

If desired for wildlife habitat or landscape diversity, shrubs such as rubber rabbitbrush (*Chrysothamnus nauseosus*), fourwing saltbush (*Atriplex canescens*) and shadscale shrubs (*Baccharis pilularis*) could be added to the upland seedmixes at 0.25, 0.5 and 1 pound PLS/acre, respectively. In riparian zones, planting root stock of such species as American plum (*Prunus americana*), woods rose (*Rosa woodsii*), plains cottonwood (*Populus sargentii*), and willow (*Populus spp.*) may be considered. On non-sloped upland sites, a legume such as Ladak alfalfa at 1 pound PLS/acre can be included as a source of nitrogen for perennial grasses.

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EC-2 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	$\frac{1}{2}$
5. Millet	Warm	3 - 15	$\frac{1}{2}$ - $\frac{3}{4}$
6. Sudangrass	Warm	5 - 10	$\frac{1}{2}$ - $\frac{3}{4}$
7. Sorghum	Warm	5 - 10	$\frac{1}{2}$ - $\frac{3}{4}$
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.

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

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

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TS/PS-3

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Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses						
Common Name	Botanical Name	Growth Season	Growth Form	Seeds/Pound	Pounds of Seed	
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	
Southern bluegrass	<i>Agropyron elipticum</i> 'Soda'	Cool	Sod	170,000	2.5	
Sierrita wildrye	<i>Agropyron elipticum</i> 'Sierr'	Cool	Bunch	79,000	7.0	
Archa western wheatgrass	<i>Agropyron amabilis</i> 'Arche'	Cool	Sod	110,000	5.5	
Total						17.75
Fertile Loamy Soil Seed Mix						
Epiphrim crested wheatgrass	<i>Agropyron cristatum</i> 'Epiph'	Cool	Sod	175,000	2.0	
Dural hard fescue	<i>Festuca ovina</i> 'Varicoups'	Cool	Bunch	565,000	1.0	
Lincoln smooth brome	<i>Bromus inermis</i> loys	Cool	Sod	130,000	3.0	
Southern bluegrass	<i>Agropyron elipticum</i> 'Soda'	Cool	Sod	170,000	2.5	
Archa western wheatgrass	<i>Agropyron amabilis</i> 'Arche'	Cool	Sod	110,000	7.0	
Total						16.5
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	6,000,000	0.25	
Red canarygrass	<i>Phalaris arvensis</i>	Cool	Sod	60,000	0.5	
Lincoln smooth brome	<i>Bromus inermis</i> loys	Cool	Sod	130,000	3.0	
Partridge peeweegrass	<i>Panicum virgatum</i> 'Partridge'	Warm	Sod	389,000	1.0	
Albar tall wheatgrass	<i>Agropyron elongatum</i> 'Albar'	Cool	Bunch	79,000	5.5	
Total						10.75
Transition Turf Seed Mix¹						
Brenner Canadian bluegrass	<i>Poa compressa</i> 'Brenner'	Cool	Sod	2,500,000	0.3	
Dural hard fescue	<i>Festuca ovina</i> 'Varicoups'	Cool	Bunch	565,000	1.0	
Clinton perennial ryegrass	<i>Lolium perenne</i> 'Clinton'	Cool	Sod	247,000	3.0	
Lincoln smooth brome	<i>Bromus inermis</i> loys	Cool	Sod	130,000	3.0	
Total						7.5

SC-1	Silt Fence (SF)
------	-----------------

Common Name	Botanical Name	Growth Season ¹	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grass	<i>Bouteloua gracilis</i>	Warm	Sod-forming bunchgrasses	825,000	0.5
Copper little bluestem	<i>Schizachyria scoparium</i> (warm)	Warm	Bunch	264,000	1.0
Parish sandreed	<i>Calamovilfa longifolia</i>	Warm	Open sod	274,000	1.0
Sand dune shrub	<i>Sporobolus corymbosus</i>	Cool	Bunch	528,000	0.25
Vaughn sidlegrass	<i>Bouteloua curtipendula</i> "Vaughn"	Warm	Sod	191,000	2.0
Western wheatsgrass	<i>Agropyron smithii</i> "Arriba"	Cool	Sod	118,000	5.5
Total					10.25
Heavy Clay, Rocky Foothill Seed Mix					
Epilrhem crested wheatsgrass ²	<i>Agropyron cristatum</i> "Epilrhem"	Cool	Sod	175,000	1.5
Oahe intermediate wheatsgrass	<i>Agropyron intermedium</i> "Oahe"	Cool	Sod	111,500	5.5
Vaughn sidlegrass ³	<i>Bouteloua curtipendula</i> "Vaughn"	Warm	Sod	191,000	2.0
Lincoln smooth brome	<i>Bromus inermis</i> laevis "Lincoln"	Cool	Sod	130,000	3.0
Arriba western wheatsgrass	<i>Agropyron smithii</i> "Arriba"	Cool	Sod	118,000	5.5
Total					17.5

¹ At the above seeding rates and rates are based on soil seedling followed by clipped straw mulch. These rates should be doubled if used in 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.

² See Table TSP/SP-3 for seeding dates.

³ If site is to be irrigated, the transition turf seed rates should be doubled.

⁴ Crested wheatsgrass should not be used on slopes steeper than 6:1 to 1V.

⁵ Can substitute 0.5 lbs of blue grass for the 2.0 lbs of PLS of Vaughn sidlegrass.

Channels Chapter 8

Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1–March 15	4	✓	✓	✓
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			✓	✓

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.

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.

Protect seeded areas from construction equipment and vehicle access.

Chapter 8 Open Channels

Maintenance and Removal

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

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



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

Channels Chapter 8

The drawing includes a cross-section of a silt fence and a plan view of its installation. The cross-section shows a silt fence post (1 3/4" x 1 1/2" recommended) driven into the ground. A silt fence geotextile is attached to the post, and a compacted backfill is shown behind it. The geotextile is 34" - 48" typical in height. The post is 18" minimum in diameter. The geotextile is 6" minimum in width. The post is driven into the ground at least 10" of silt fence "tail" shall be buried. The plan view shows the silt fence being joined at joints, with the geotextile overlapping at the joints so that no gaps exist in the silt fence. The thickness of the geotextile has been exaggerated. The plan view also shows the silt fence being joined at joints, with the geotextile overlapping at the joints so that no gaps exist in the silt fence. The thickness of the geotextile has been exaggerated.

Cross-Section Details:

- SILT FENCE GEOTEXTILE
- 1 3/4" x 1 1/2" (RECOMMENDED) WOODEN FENCE POST WITH 10" MAX SPACING
- 34" - 48" TYP.
- 18" MIN
- 6" MIN
- 4" MIN
- AT LEAST 10" OF SILT FENCE "TAIL" SHALL BE BURIED
- COMPACTED BACKFILL
- FLOW
- EXISTING GROUND

Plan View Details:

- JOIN FIRST
- ROTATE SECOND
- POSTS SHOULD OVERLAP AT JOINTS SO THAT NO GAPS EXIST IN SILT FENCE
- THICKNESS OF GEOTEXTILE HAS BEEN EXAGGERATED, TYP

SECTION A

SF-1. SILT FENCE

Silt Fence (SF) SC-1

Silt Fence (SF)

FLOW DESIGN WISE

CHANNEL BED

RIPRAP OR SOIL RIPRAP NOT STEEPER THAN 2.5H:1V

20in

3" MIN (5" MIN FOR SOILS THAT ARE NOT COHESIVE)

GRANULAR BEDDING, REQUIRED FOR RIPRAP, ALSO REQUIRED FOR SOIL RIPRAP WHEN SPECIFIED

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ * (INCHES)
TYPE V-L	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12
TYPE H	70 - 100 50 - 70 35 - 50 2 - 10	30 24 18 6	18

*D₅₀ = MEAN ROCK SIZE

Figure 8-34. Riprap and soil riprap placement and gradation (part 1 of 3)

1. ELEVATION TOLERANCES FOR THE SOIL RIPRAP SHALL BE 0.10 FEET. THICKNESS OF SOIL RIPRAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 1.0 INCH GREATER.
2. WHERE SOIL RIPRAP IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP Voids ARE TO BE FILLED WITH NATIVE SOIL. THE RIPRAP SHALL BE PRE-MIXED WITH THE NATIVE SOIL AT THE FOLLOWING PROPORTIONS BY VOLUME: 65PERCENT RIPRAP AND 35PERCENT NATIVE SOIL. THE RIPRAP SHALL BE NATIVE TOPSOIL, AND ALSO SHALL HAVE A MINIMUM FINES CONTENT OF 15 PERCENT. THE SOIL RIPRAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE, INTERLOCKED LAYER OF RIPRAP. NATIVE RIPRAP SHALL NOT BE USED. NATIVE SOIL SHALL BE USED. ALL MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL BE COMPACTED TO A DENSITY GREATER THAN THAT OF THE NATIVE SOIL. RIPRAP IN THE MIXED MATERIAL SOIL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITHOUT SOIL.
3. WHERE SPECIFIED (TYPICALLY AS "BURIED SOIL RIPRAP"), A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIPRAP ACCORDING TO THE THICKNESS SHOWN ON THE CONTRACT DRAWINGS. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO FEET OF THE POINTS OF ELEVATION CONTROL SHALL BE COMPACTED TO 95% DENSITY. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
4. ALL SOIL RIPRAP THAT IS BURNED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.

GRADATION FOR GRANULAR BEDDING		
U.S. STANDARD SIEVE SIZE	PERCENT PASSING BY WEIGHT	
	TYPE I CDOT SECT. 703.01	TYPE II CDOT SECT. 703.09 CLASS A
3 INCHES	—	90 — 100
1½ INCHES	—	—
¾ INCHES	—	20 — 90
¾ INCHES	100	—
#4	95 — 100	0 — 20
#16	45 — 80	—
#50	10 — 30	—
#100	2 — 10	—
	0 — 2	—
#200		0 — 3

RIPRAP BEDDING

Figure 8-34. Riprap and soil riprap placement and gradation (part 2 of 3)

RIPRAP DESIGNATION	MINIMUM BEDDING THICKNESS (INCHES)		
	FINE-GRAINED SOILS ¹		COARSE-GRAINED SOILS ²
	TYPE I (LOWER LAYER)	TYPE II (UPPER LAYER)	
VL ($D_{50} = 6$ IN)	4	4	6
L ($D_{50} = 9$ IN)	4	4	6
M ($D_{50} = 12$ IN)	4	4	6
H ($D_{50} = 18$ IN)	4	6	8
WH ($D_{50} = 24$ IN)	4	6	8

NOTES:

1. MAY SUBSTITUTE ONE 12-INCH LAYER OF TYPE II BEDDING. THE SUBSTITUTION OF ONE LAYER OF TYPE II BEDDING SHALL NOT BE PERMITTED AT DROP STRUCTURES. THE USE OF A COMBINATION OF FILTER FABRIC AND TYPE II BEDDING AT DROP STRUCTURES IS ACCEPTABLE.
2. FIFTY PERCENT OR MORE BY WEIGHT RETAINED ON THE #40 SIEVE.

Figure 8-34. Riprap and soil riprap placement and gradation (part 3 of 3)

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

Appropriate Uses

A silt fence can be used where runoff is conveyed from a disturbed area as sheet flow. Silt fence is not designed to receive concentrated flow or to be used as a filter fabric. Typical uses include:

- Down slope of a disturbed area to accept sheet flow.
- Along the perimeter of a receiving water such as a stream, pond or wetland.
- At the perimeter of a construction site.



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



sheet flow runoff to evaporate or infiltrate.

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

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

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

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Stockpile Management (SP)

MM-2

Description

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

Appropriate Uses

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

Design and Installation

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

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

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

Maintenance and Removal

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

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

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

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Photograph SP-1. A topsoil stockpile that has been partially revegetated and is protected by silt fence perimeter control.

MM-2

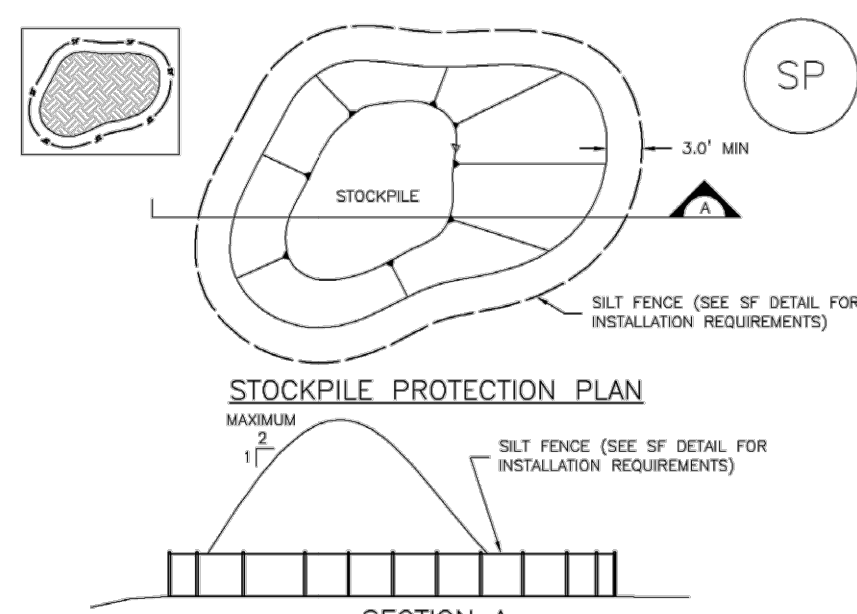
Stockpile Management (SM)

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

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Stockpile Management (SP)

MM-2



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF STOCKPILES. TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE 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).
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.

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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.
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.

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.
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.

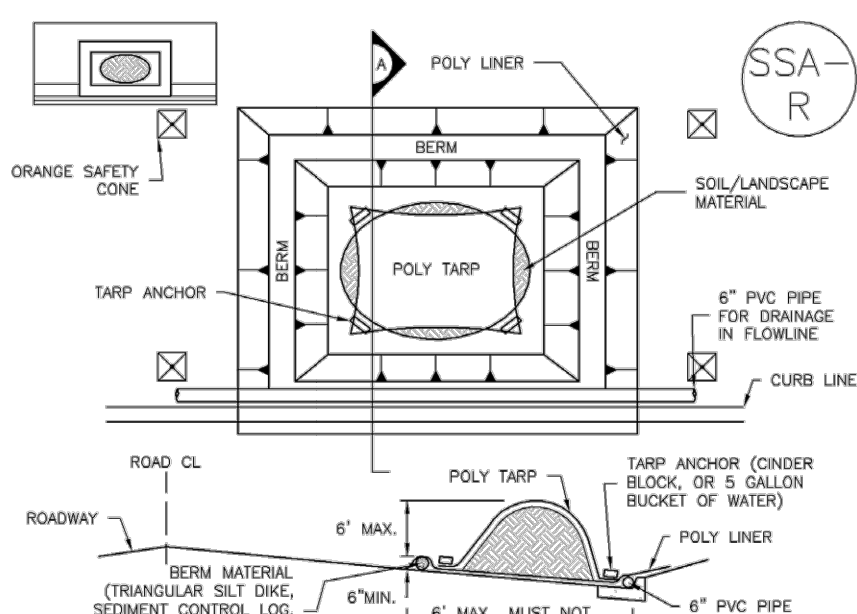
(DETAILS ADAPTED FROM HORN, COLORADO, NOT AVAILABLE IN AUTOCAD)

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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Stockpile Management (SP)

MM-2



SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

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

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MM-2 Stockpile Management (SM)

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
 5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM HORN, COLORADO)

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Stabilized Staging Area (SSA)

SM-6

Description

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

Appropriate Uses

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

Design and Installation

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

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

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

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

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

SM-6 Stabilized Staging Area (SSA)

Minimizing Long-Term Stabilization Requirements

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

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

Maintenance and Removal

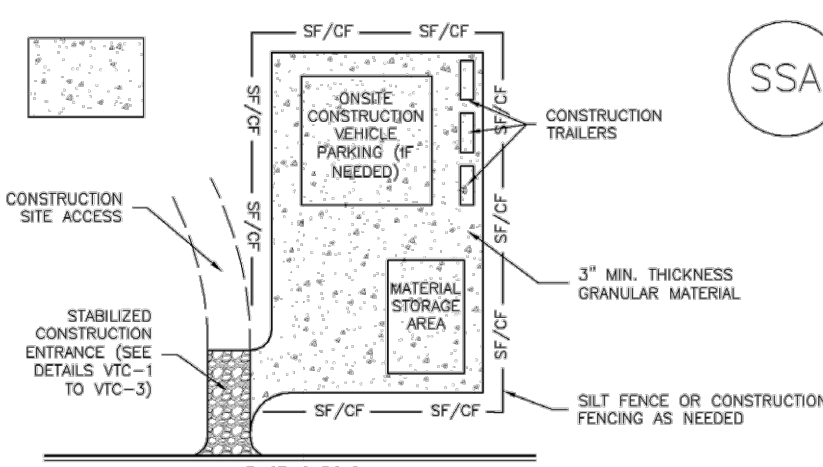
Maintenance of stabilized staging areas includes maintaining a stable surface cover of gravel, repairing perimeter controls, and following good housekeeping practices.

When construction is complete, debris, unused stockpiles and materials should be recycled or properly disposed. In some cases, this will require disposal of contaminated soil from equipment leaks in an appropriate landfill. Staging areas should then be permanently stabilized with vegetation or other surface cover planned for the development.

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Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF STAGING AREAS. -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\"/>
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6\"/>
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.

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SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDS 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

TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
GEC DETAILS

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

PROJECT NO.
296172000

SHEET

37

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRR
DATE: 7/10/26

NO. REVISION BY DATE APPR

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Sediment Basin (SB)

SC-7

Description

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



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

Appropriate Uses

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

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

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

Design and Installation

The design procedure for a sediment basin includes these steps:

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

Sediment Basins	
Functions	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	No

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Sediment Basin (SB)

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

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

Imperviousness (%)	Additional Storage Volume (ft ³) Per Acre of Tributary Area
Undeveloped	500
10	800
20	1230
30	1690
40	2030
50	2470
60	2980
70	3560
80	4360
90	5300
100	6460

- Outlet Works:** The outlet pipe shall extend through the embankment at a minimum slope of 0.5 percent. Outlet works can be designed using one of the following approaches:
 - Riser Pipe (Simplified Detail):** Detail SB-1 provides a simplified design for basins treating no more than 15 acres.
 - Orifice Plate or Riser Pipe:** Follow the design criteria for Full Spectrum Detention outlets in the EDB Fact Sheet provided in Chapter 4 of this manual for sizing of outlet perforations with an emptying time of approximately 72 hours. In lieu of the trash rack, pack uniformly sized 1½- to 2-inch gravel in front of the plate or surrounding the riser pipe. This gravel will need to be cleaned out frequently during the construction period as sediment accumulates within it. The gravel pack will need to be removed and disposed of following construction to reclaim the basin for use as a permanent detention facility. If the basin will be used as a permanent extended detention basin for the site, a trash rack will need to be installed once contributing drainage areas have been stabilized and the gravel pack and accumulated sediment have been removed.
 - Floating Skimmer:** If a floating skimmer is used, install it using manufacturer's recommendations. Illustration SB-1 provides an illustration of a Faircloth Skimmer Floating Outlet™, one of the more commonly used floating skimmer outlets. A skimmer should be designed to release the design volume in no less than 48 hours. The use of a floating skimmer outlet can increase the sediment capture efficiency of a basin significantly. A floating outlet continually decants cleanest water off the surface of the pond and releases cleaner water than would discharge from a perforated riser pipe or plate.

SB-2 Urban Drainage and Flood Control District
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Sediment Basin (SB)

SC-7

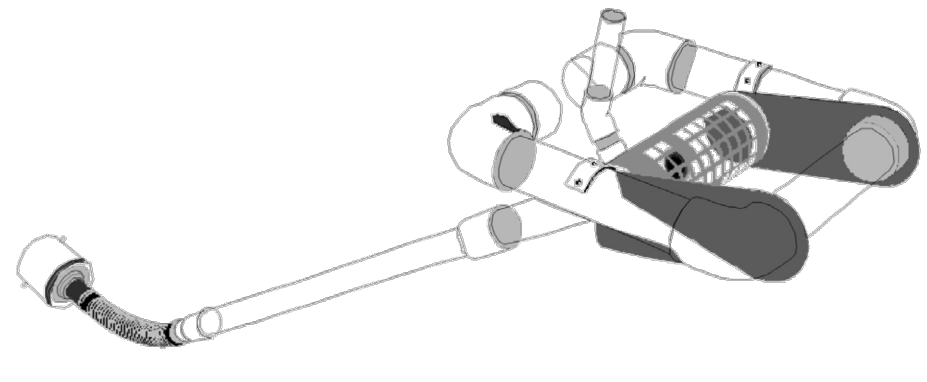


Illustration SB-1. Outlet structure for a temporary sediment basin - Faircloth Skimmer Floating Outlet. Illustration courtesy of J. W. Faircloth & Sons, Inc., FairclothSkimmer.com.

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

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Sediment Basin (SB)

Maintenance and Removal

Maintenance activities include the following:

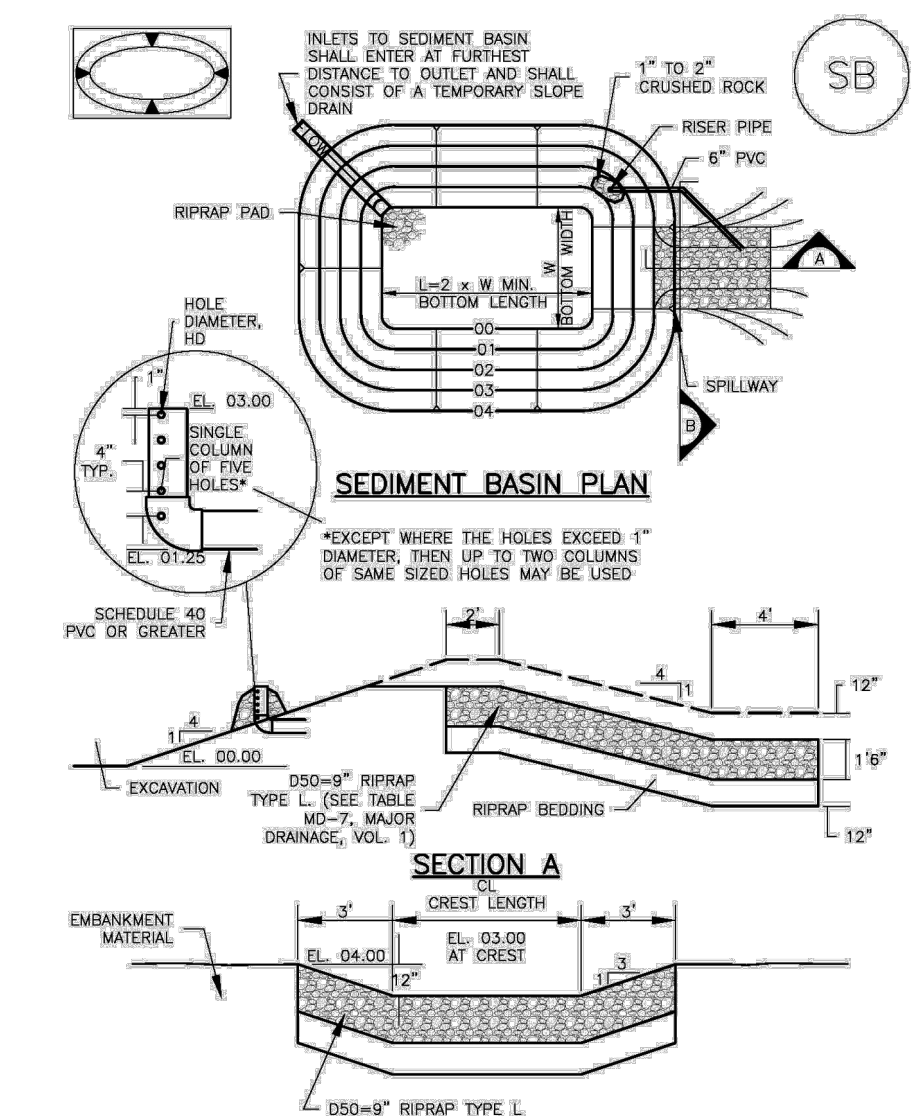
- Dredge sediment from the basin, as needed to maintain BMP effectiveness, typically when the design storage volume is no more than one-third filled with sediment.
- Inspect the sediment basin embankments for stability and seepage.
- Inspect the inlet and outlet of the basin, repair damage, and remove debris. Remove, clean and replace the gravel around the outlet on a regular basis to remove the accumulated sediment within it and keep the outlet functioning.
- Be aware that removal of a sediment basin may require dewatering and associated permit requirements.
- Do not remove a sediment basin until the upstream area has been stabilized with vegetation.

Final disposition of the sediment basin depends on whether the basin will be converted to a permanent post-construction stormwater basin or whether the basin area will be returned to grade. For basins being converted to permanent detention basins, remove accumulated sediment and reconfigure the basin and outlet to meet the requirements of the final design for the detention facility. If the sediment basin is not to be used as a permanent detention facility, fill the excavated area with soil and stabilize with vegetation.

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Sediment Basin (SB)

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Sediment Basin (SB)

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN				
Upstream Drainage Area (Furthest to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)	
1	12 ½	2	2 ½	
2	21	3	3 ½	
3	28	4	4 ½	
4	33 ½	5	5 ½	
5	38	6	6 ½	
6	43	7	7 ½	
7	47 ½	8	8 ½	
8	51	9	9 ½	
9	55	10	10 ½	
10	58 ½	11	11 ½	
11	61	12	12 ½	
12	64	13	13 ½	
13	67 ½	14	14 ½	
14	70 ½	15	15 ½	
15	73 ½	16	16 ½	

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 R, 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 OR BAINS 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 BASINS. FOR DRAINAGE AREAS LESS THAN 15 ACRES, SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASINS THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

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Sediment Basin (SB)

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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, SEEDS, AND MULCH OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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Vehicle Tracking Control (VTC)

SM-4

Description

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

Appropriate Uses

- Implement a stabilized construction entrance or vehicle tracking control where frequent heavy vehicle traffic exits the construction site onto a paved roadway. An effective vehicle tracking control is particularly important during the following conditions:
- Wet weather periods when mud is easily tracked off site.
 - During dry weather periods where dust is a concern.
 - When poorly drained, clayey soils are present on site.

Design and Installation

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

VTC-1. Aggregate Vehicle Tracking Control. This is a coarse-aggregate surfaced pad underlain by a geotextile. This is the most common vehicle tracking control, and when properly maintained can be effective at removing sediment from vehicle tires.

VTC-2. Vehicle Tracking Control with Construction Mat or Turf Reinforcement Mat. This type of control may be appropriate for site access at very small construction sites with low traffic volume over vegetated areas. Although this application does not typically remove sediment from vehicles, it helps protect existing vegetation and provides a stabilized entrance.

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

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Urban Storm Drainage Criteria Manual Volume 3 VTC-1

SM-4

Vehicle Tracking Control (VTC)

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

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

Maintenance and Removal

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

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

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

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

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

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

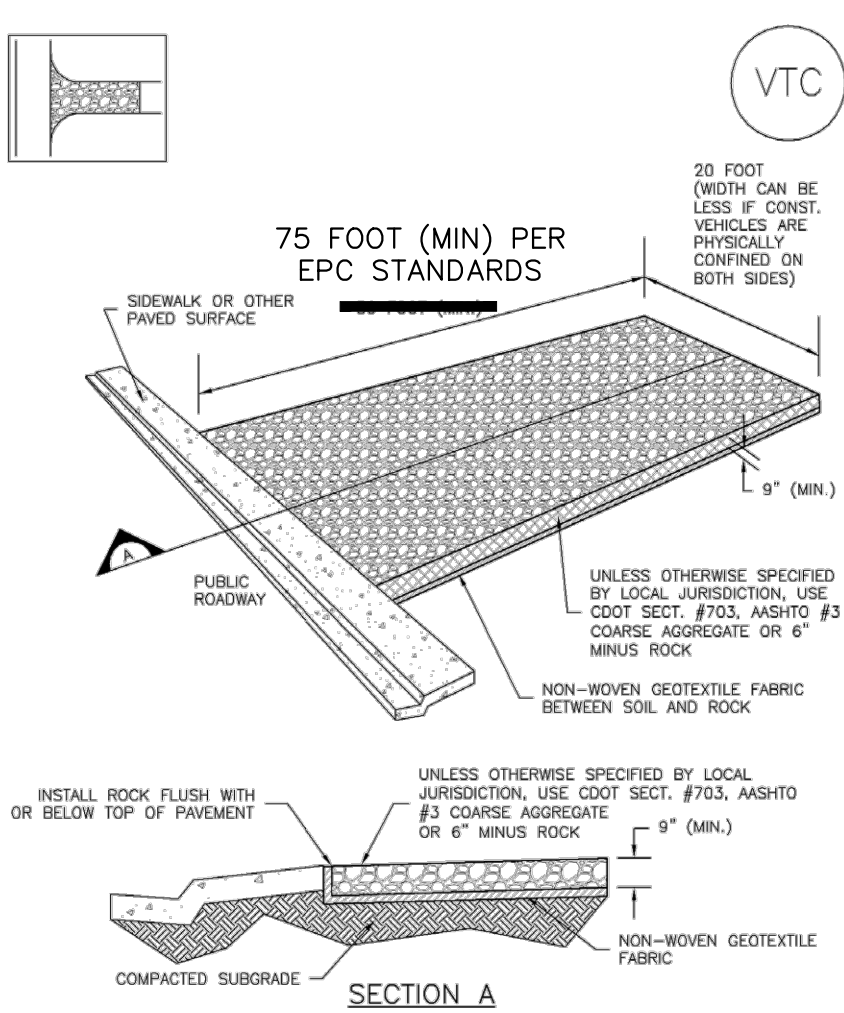
When a construction entrance/exit is removed, excess sediment from the aggregate should be removed and disposed of appropriately. The entrance should be promptly stabilized with a permanent surface following removal, typically by paving.

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

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

Vehicle Tracking Control (VTC)

SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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Urban Storm Drainage Criteria Manual Volume 3 VTC-3

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DRAWN BY: MEL
CHECKED BY: KRR
DATE: 7/10/26

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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
GEC DETAILS

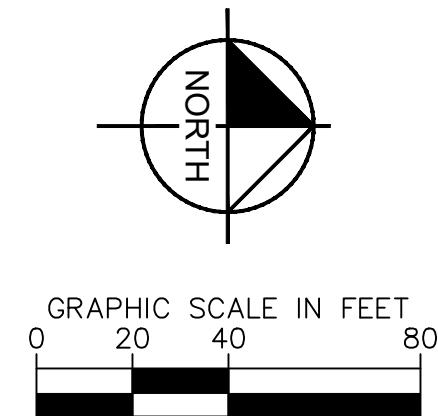
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**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES



Know what's **below**.
Call before you dig.



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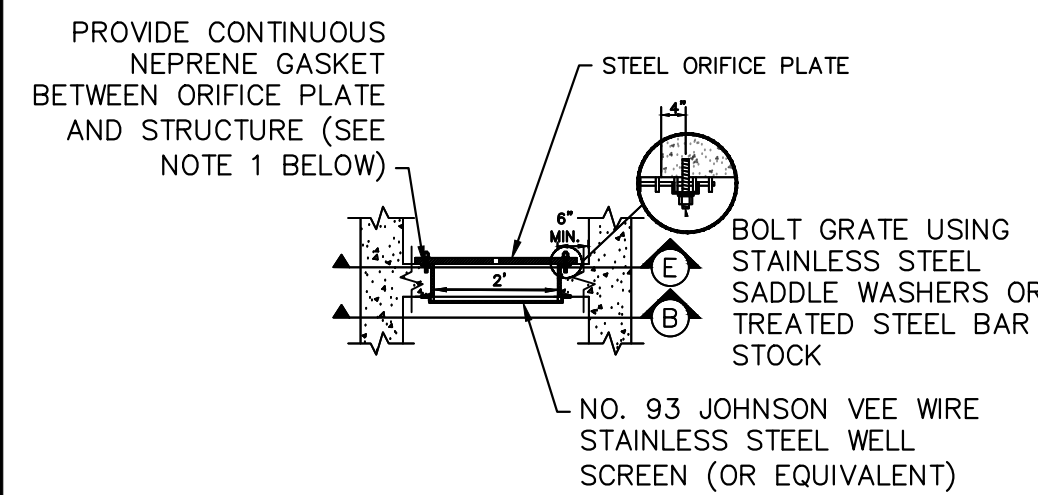
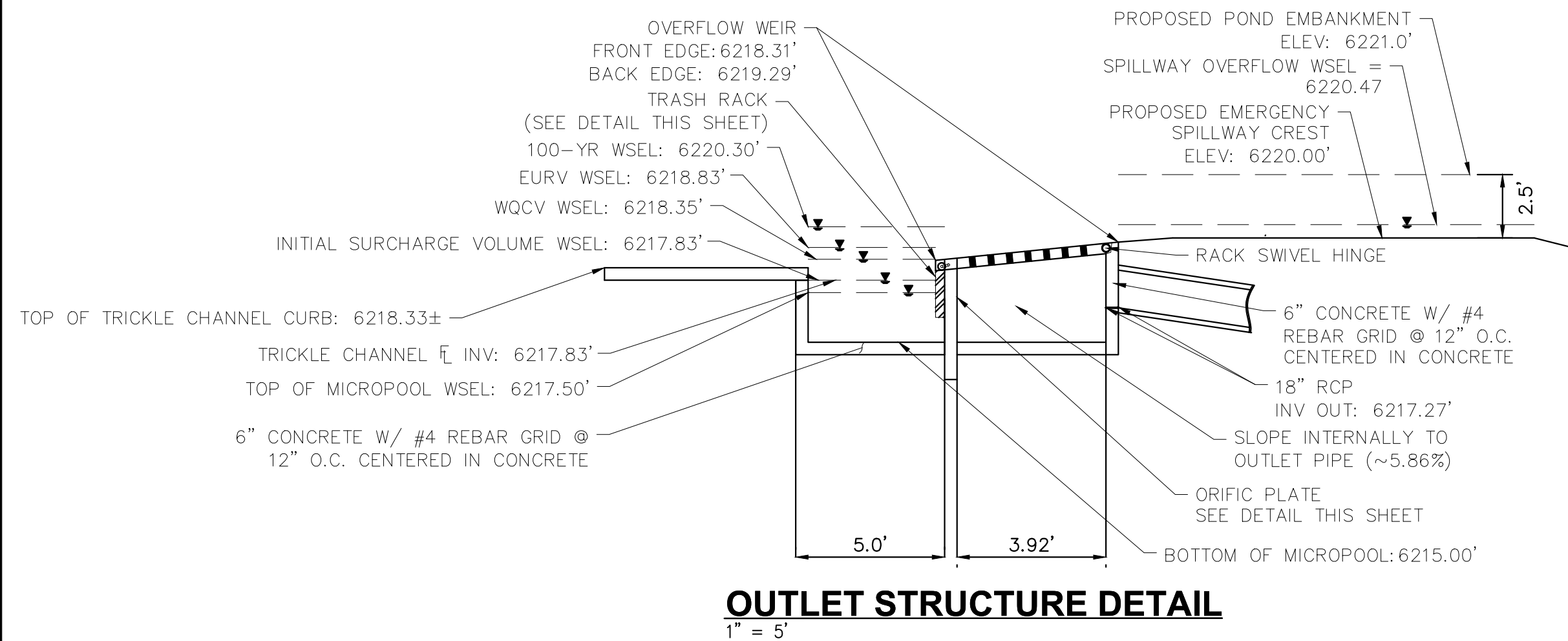
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**TANNER RANCH FILING NO. 1
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OVERALL POND A PLAN**

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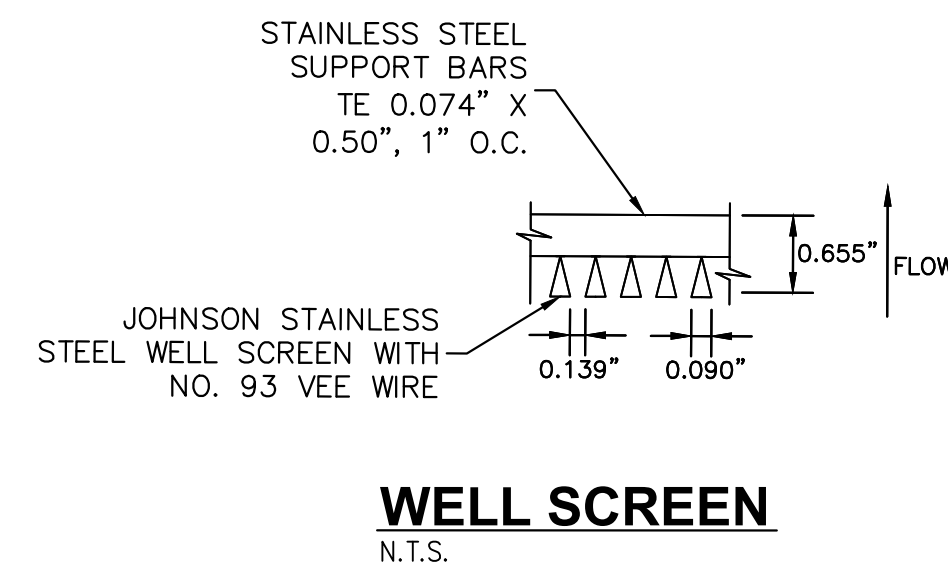
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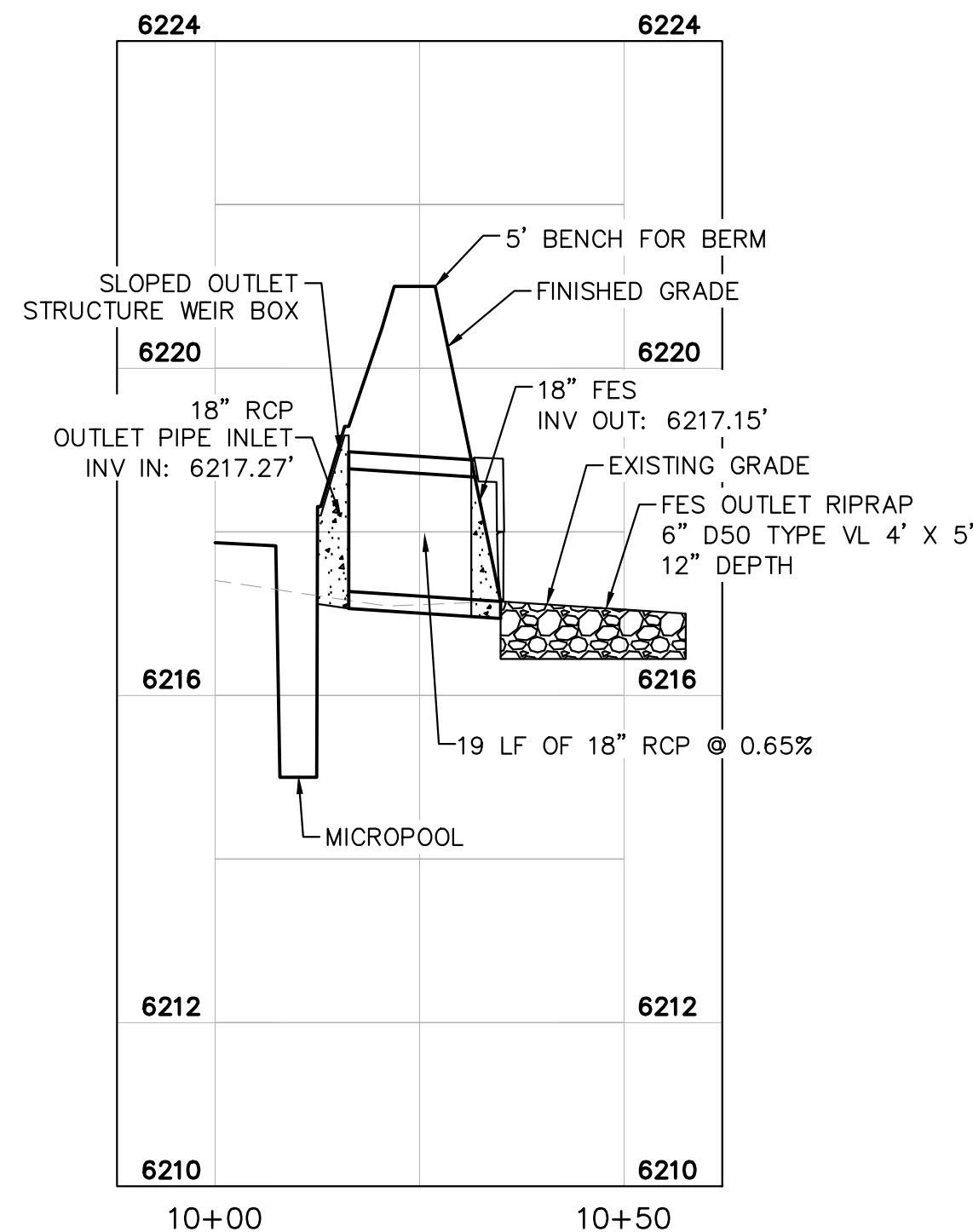
SECTION A

- NOTES:
1. THE GASKET SHALL BE MADE OF 1/4-INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND THE CONCRETE WALL, WITH THE WIDTH OF THE OVERLAP BETWEEN THE PLATE AND THE CONCRETE. OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING TO THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING, CUTS MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER. OR EQUIVALENT GASKET APPROVED BY EPC.



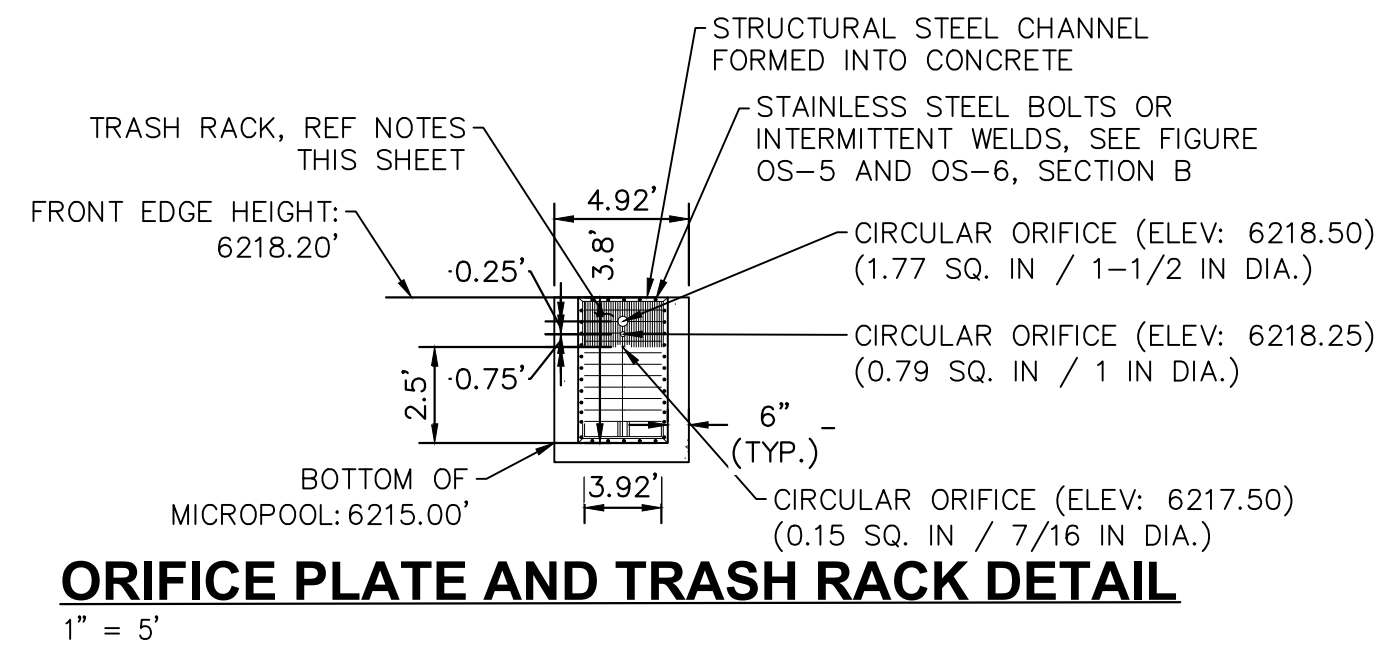
WELL SCREEN

N.T.S.



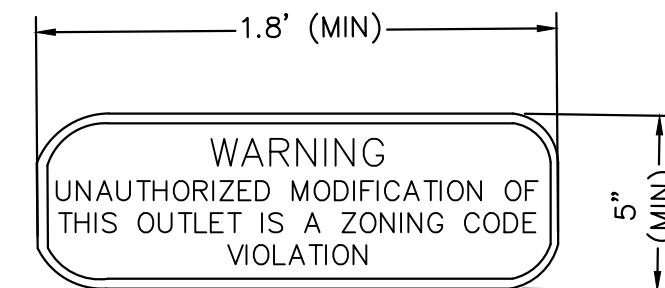
OUTLET STRUCTURE PROFILE

1" = 10'



ORIFICE PLATE AND TRASH RACK DETAIL

1" = 5'

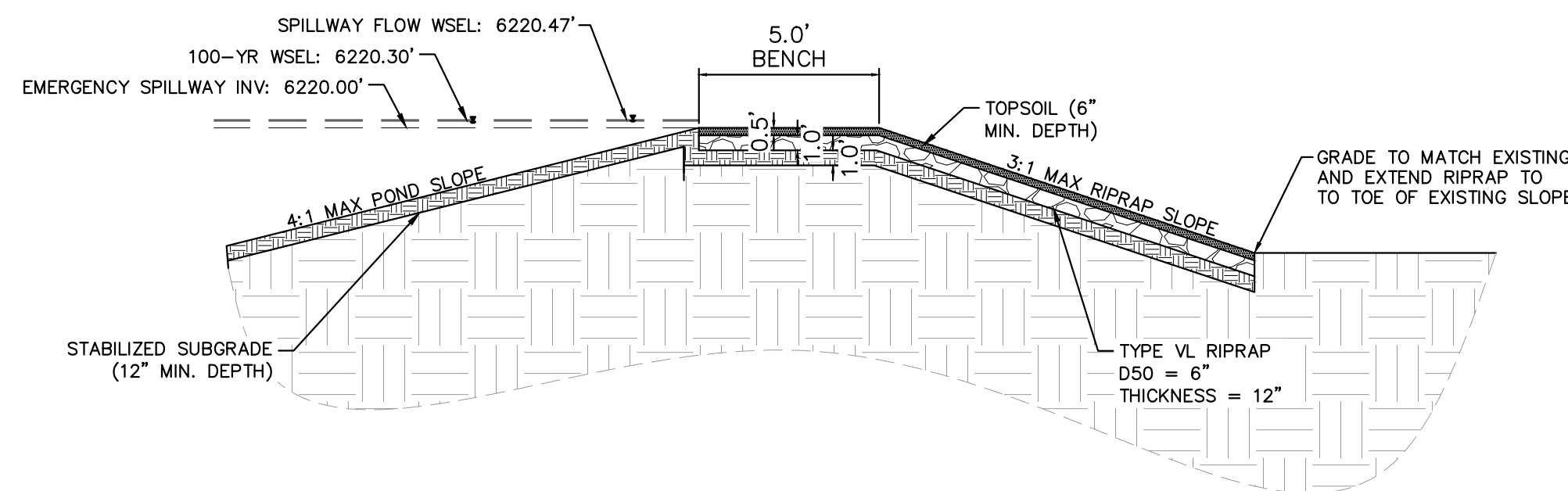


OUTLET SIGNAGE

N.T.S.

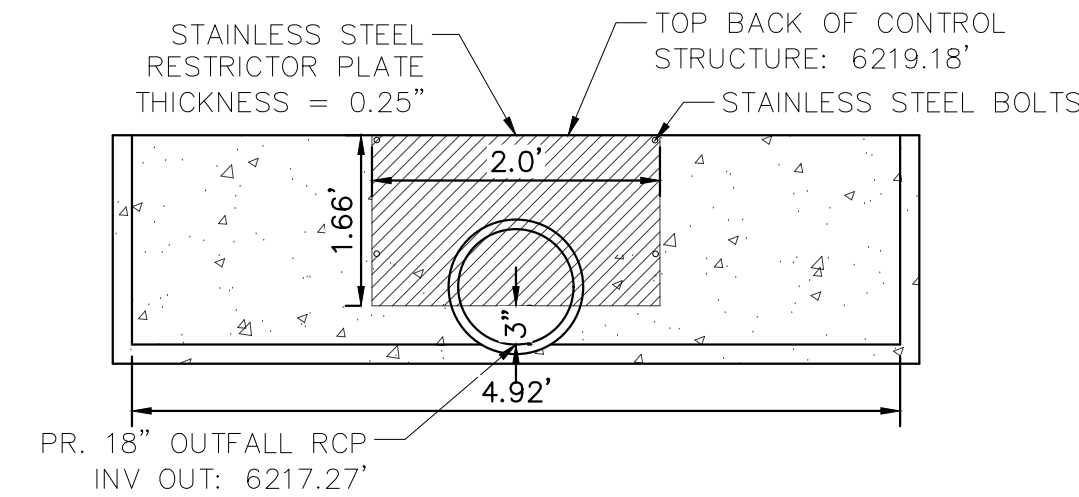
OUTLET SIGNAGE NOTES

1. SIGN SHALL BE A MINIMUM OF 0.75 SQUARE FEET AND SHALL BE ATTACHED TO THE OUTLET OR POSTED NEARBY.

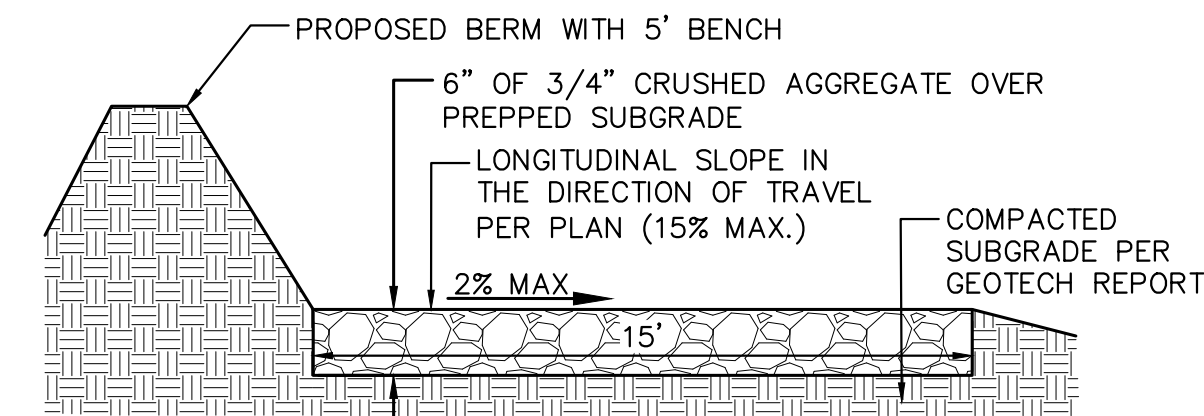


EMERGENCY SPILLWAY - PROFILE VIEW

1" = 10'

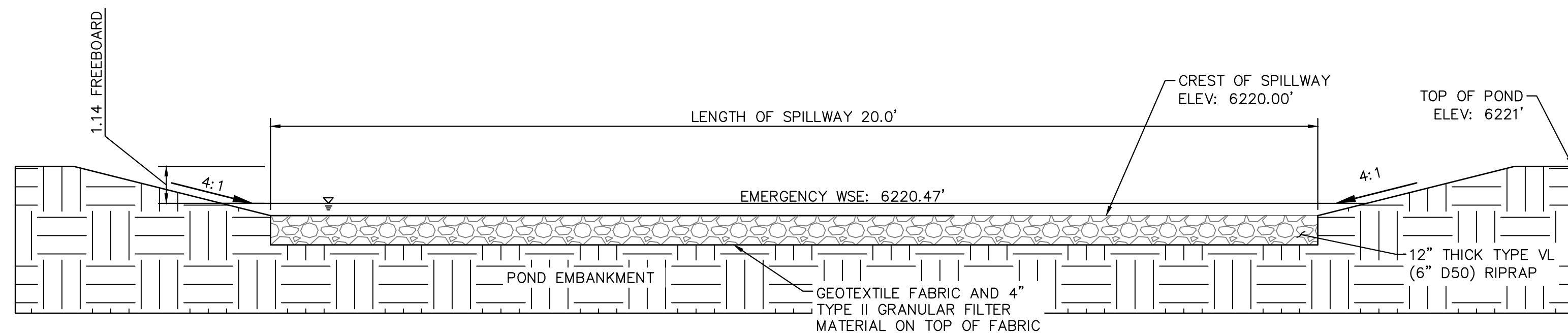


RESTRICTOR PLATE



MAINTENANCE ACCESS RD DETAIL

N.T.S.



EMERGENCY SPILLWAY DETAIL

N.T.S.



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