

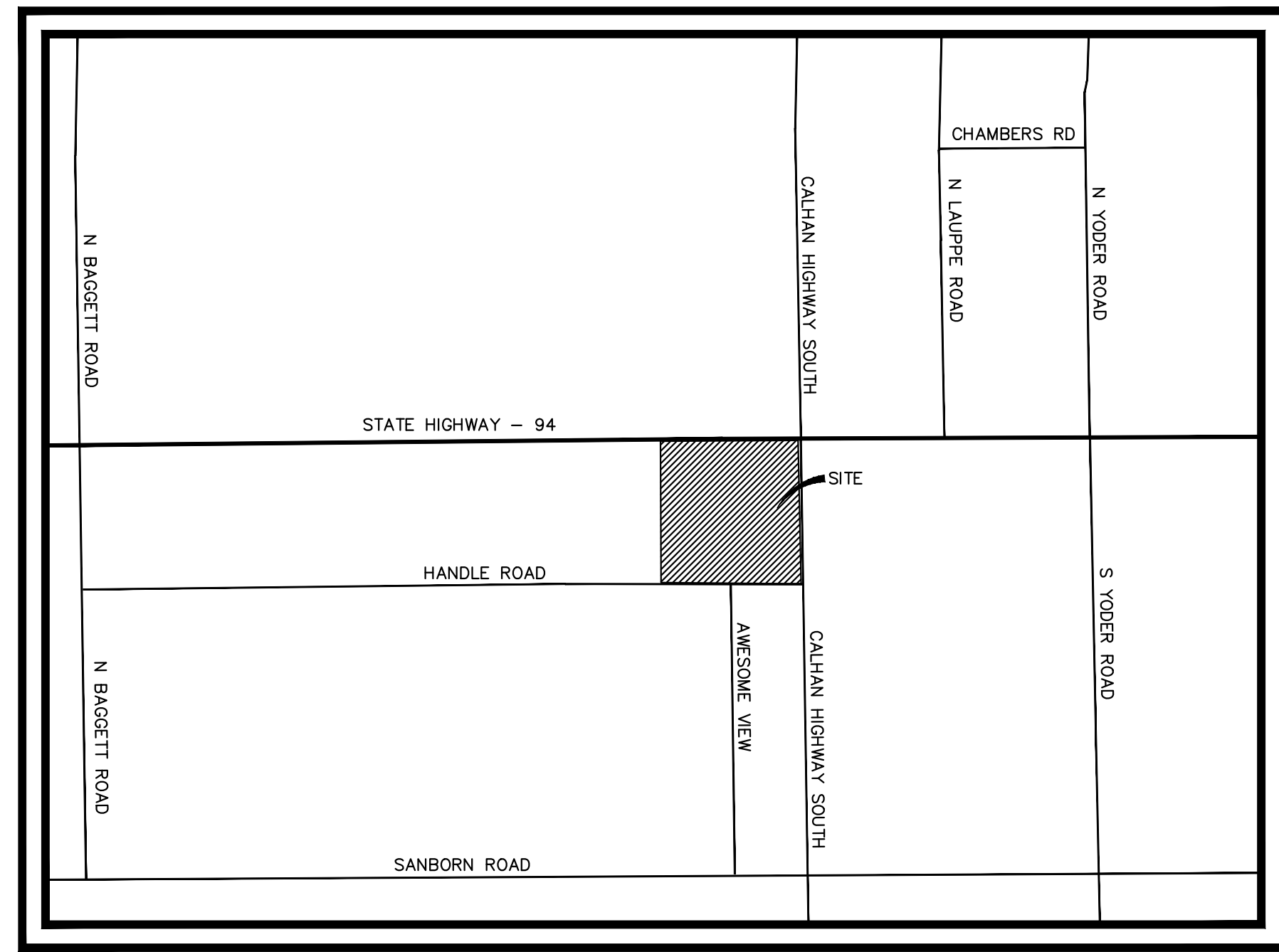
EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRE-CONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

TANNER RANCH FILING NO. 1

GRADING AND EROSION CONTROL PLANS

SECTION 18, TOWNSHIP 14 SOUTH, RANGE 61 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
N.T.S.

GEC Checklist Part II - Use current checklist notes. The most current notes are available in a Word document on EPC's stormwater website for copying.
<https://publicworks.elpasoco.com/stormwater/>

SHEET TABLE	
SHEET TITLE	SHEET LIST
COVER	1
INITIAL GEC PLAN	2-11
INTERIM GEC PLAN	12-21
FINAL GEC PLAN	22-31
GEC DETAILS	32-38

CONTINUED...

- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG - ROCKY MOUNTAIN GROUP, DATED OCTOBER 23, 2023 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

OWNER/DEVELOPER'S STATEMENT

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

ENGINEER'S STATEMENT

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

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

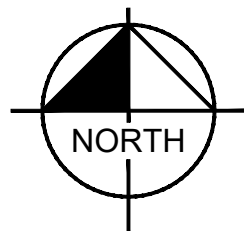
EL PASO COUNTY 4/1/26

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.

JOSHUA PALMER, PE COUNTY ENGINEER/ECM ADMINISTRATOR DATE _____



LEGAL DESCRIPTION

THAT TANNER RANCH LLC, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN SECTION 18, T 14 S, R 61 W, 6TH. P.M. 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 SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 2575.48 FT. TO THE CENTER OF SAID SECTION 18; THENCE: S 36°47'28" W, 103.43 FT. THENCE: S 28°43'11" W, 627.43 FT. TO THE NORTHERLY RIGHT-OF-WAY OF THE ROAD KNOWN AS DINNER BELL DRIVE; THENCE: ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS N 67°32'25" W, 191.81 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°17'27" W, 535.00 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.

CONTACTS:

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

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

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

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



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

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

 Kimley-Horn and Associates, Inc.

PROJECT NO.
 296172000
 SHEET
 1

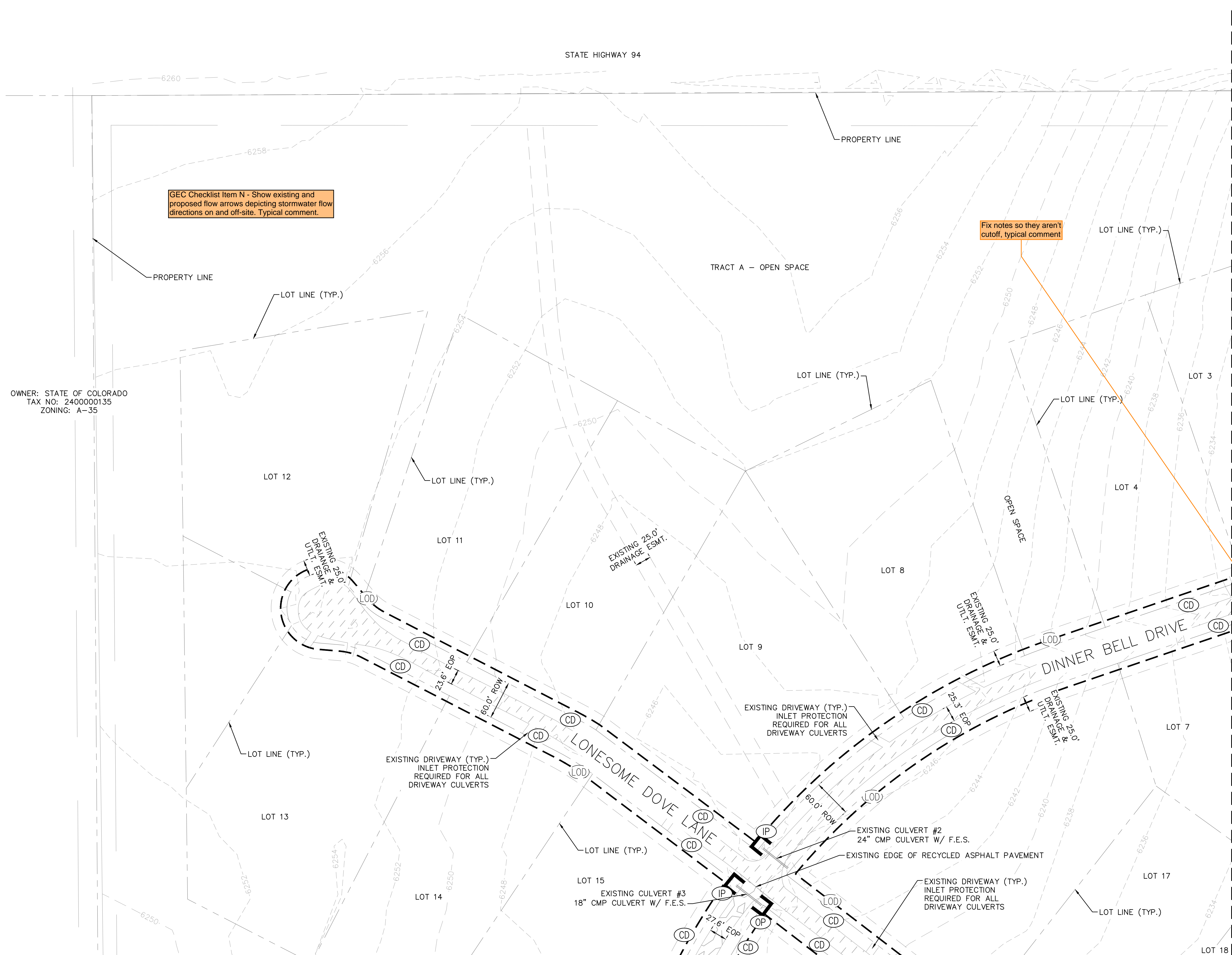
DESIGNED BY: MEL
 DRAWN BY: MEL
 CHECKED BY: KRK
 DATE: 4/1/26

NO. _____
 REVISION _____
 BY _____
 DATE _____
 APPR. _____

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

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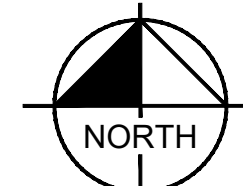
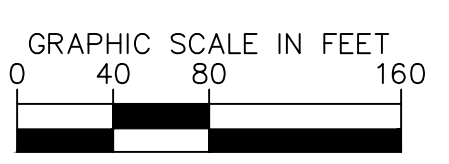


GEC Checklist Item N - Show existing and proposed flow arrows depicting stormwater flow directions on and off-site. Typical comment.

Fix notes so they aren't cutoff, typical comment

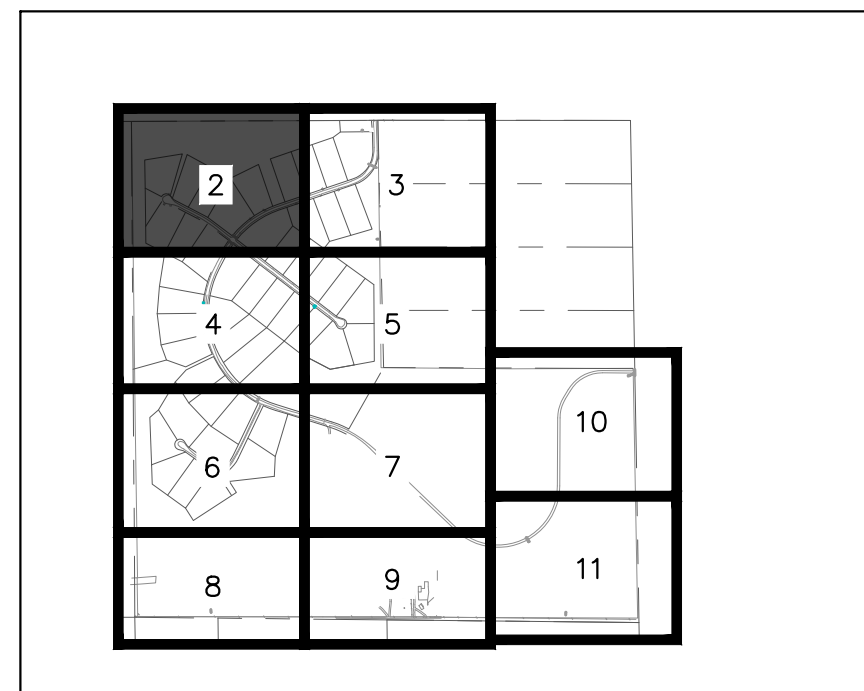
OWNER: STATE OF COLORADO
TAX NO: 240000135
ZONING: A-35

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



MATCHLINE - SEE SHEET 4

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
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
 - (LOD) — LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
 - (SF) — SILF FENCE
 - — — — — CONSTRUCTION FENCE
 - (SCL) — (SCL) — SEDIMENT CONTROL LOG
 - XX EXISTING MAJOR CONTOUR
 - XX EXISTING MINOR CONTOUR
 - ▨ (VTC) — VEHICLE TRACKING CONTROL
 - ▨ (SSA) — STABILIZED STAGING AREA
 - ▨ (SP) — STOCK PILING
 - ▨ (SB) — SEDIMENT BASIN (TEMPORARY)
 - (CWA) — CONCRETE WASHOUT
 - (CD) — CHECK DAM
 - (IP) □ (OP) — INLET/OUTLET PROTECTION
 - — — — — — EXISTING 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.
 - ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
 - TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
 - PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
 - CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
 - 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.
 - 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: KKK
DATE: 4/1/26

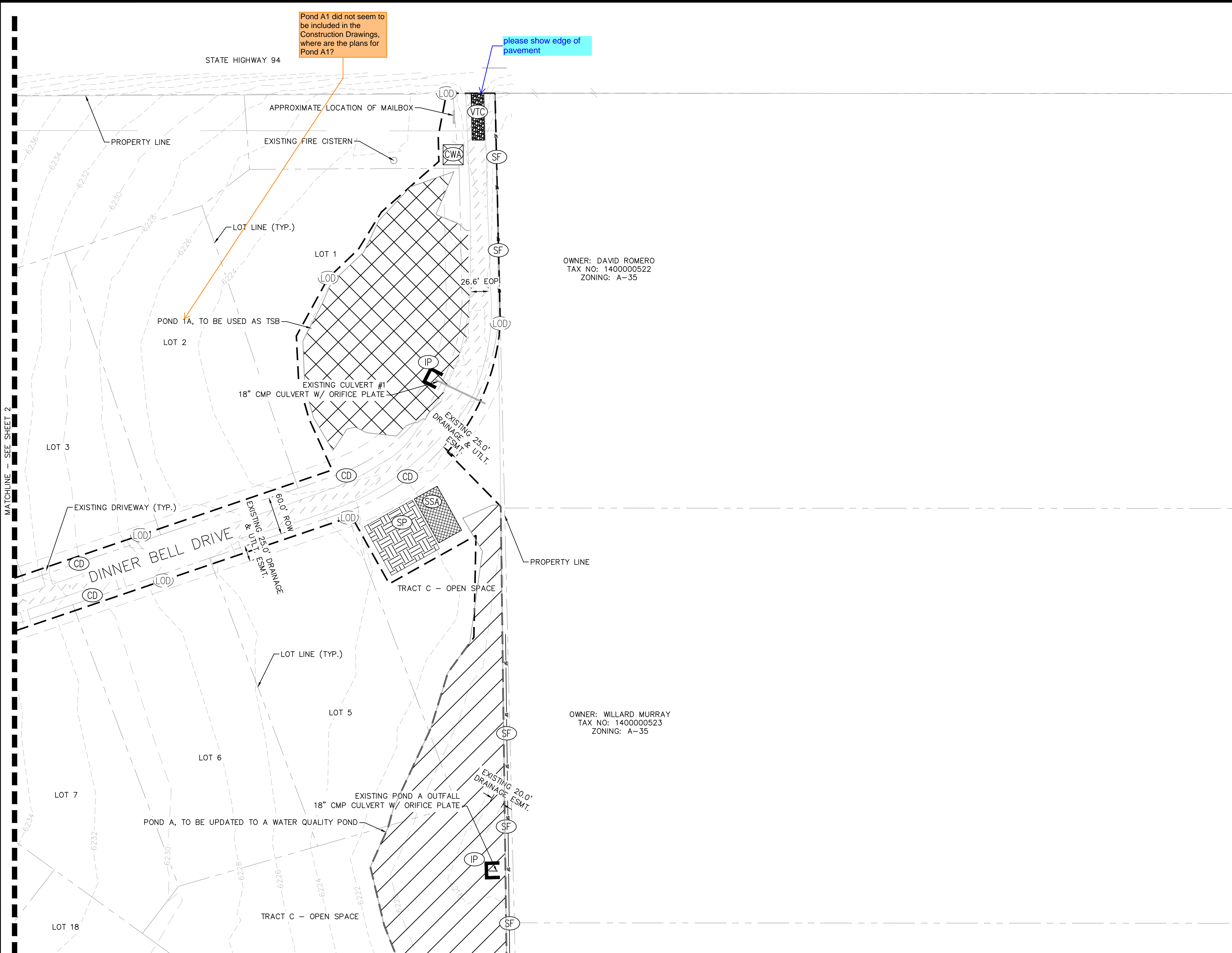
TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INITIAL GEC PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT NO.
296172000
SHEET
2

NO.	REVISION	BY	DATE	APPR.

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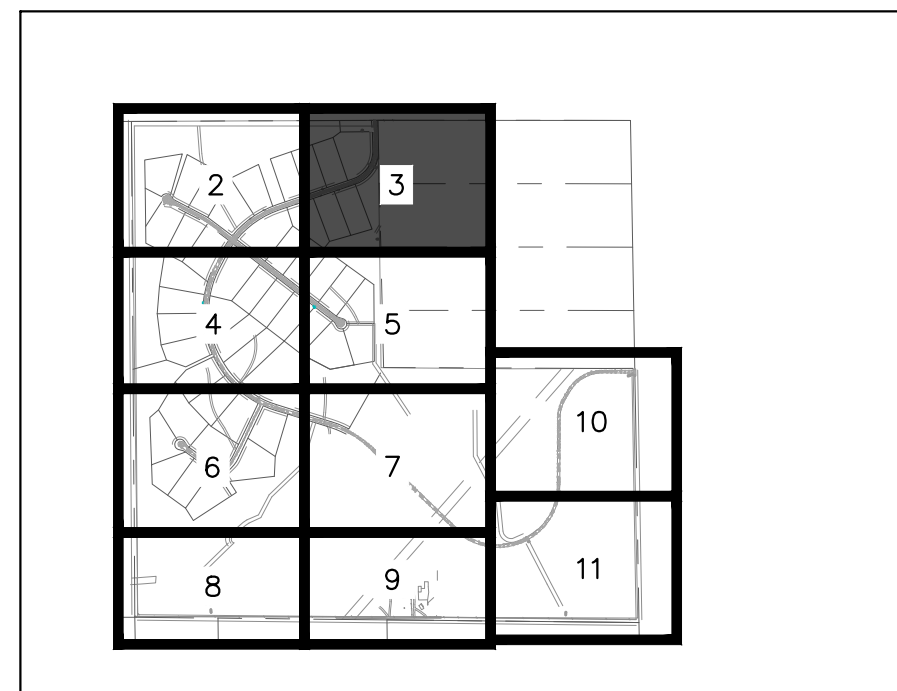


Pond A1 did not seem to be included in the Construction Drawings, where are the plans for Pond A1?

please show edge of pavement

OWNER: DAVID ROMERO
TAX NO: 140000522
ZONING: A-35

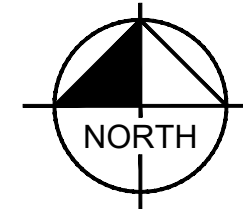
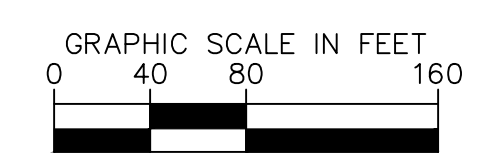
OWNER: WILLARD MURRAY
TAX NO: 140000523
ZONING: A-35



KEYMAP
SCALE: 1" = 2000'

- LEGEND**
- — — — — PROPERTY LINE
 - - - - - PR. LOT LINE
 - - - - - RIGHT-OF-WAY LINE
 - - - - - EX. EASEMENT LINE
 - - - - - PR. EASEMENT LINE
 - ▨▨▨▨▨▨▨▨▨▨ PR. ASPHALT ROAD
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 - - - - - (SCL) SEDIMENT CONTROL LOG
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 - ▨▨▨▨▨▨▨▨▨▨ STOCK PILING
 - ▨▨▨▨▨▨▨▨▨▨ SEDIMENT BASIN (TEMPORARY)
 - ▨▨▨▨▨▨▨▨▨▨ (CWA) CONCRETE WASHOUT
 - ▨▨▨▨▨▨▨▨▨▨ (CD) CHECK DAM
 - ▨▨▨▨▨▨▨▨▨▨ (IP) (OP) INLET/OUTLET PROTECTION
 - EXISTING 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.
 - ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
 - TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
 - PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
 - CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
 - 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 ON-SITE 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.
 - 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.



MATCHLINE - SEE SHEET 5

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
TOTAL	= ±48.10 ACRES	16 INCH	2.67 FEET

DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KKK
DATE: 4/1/26

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

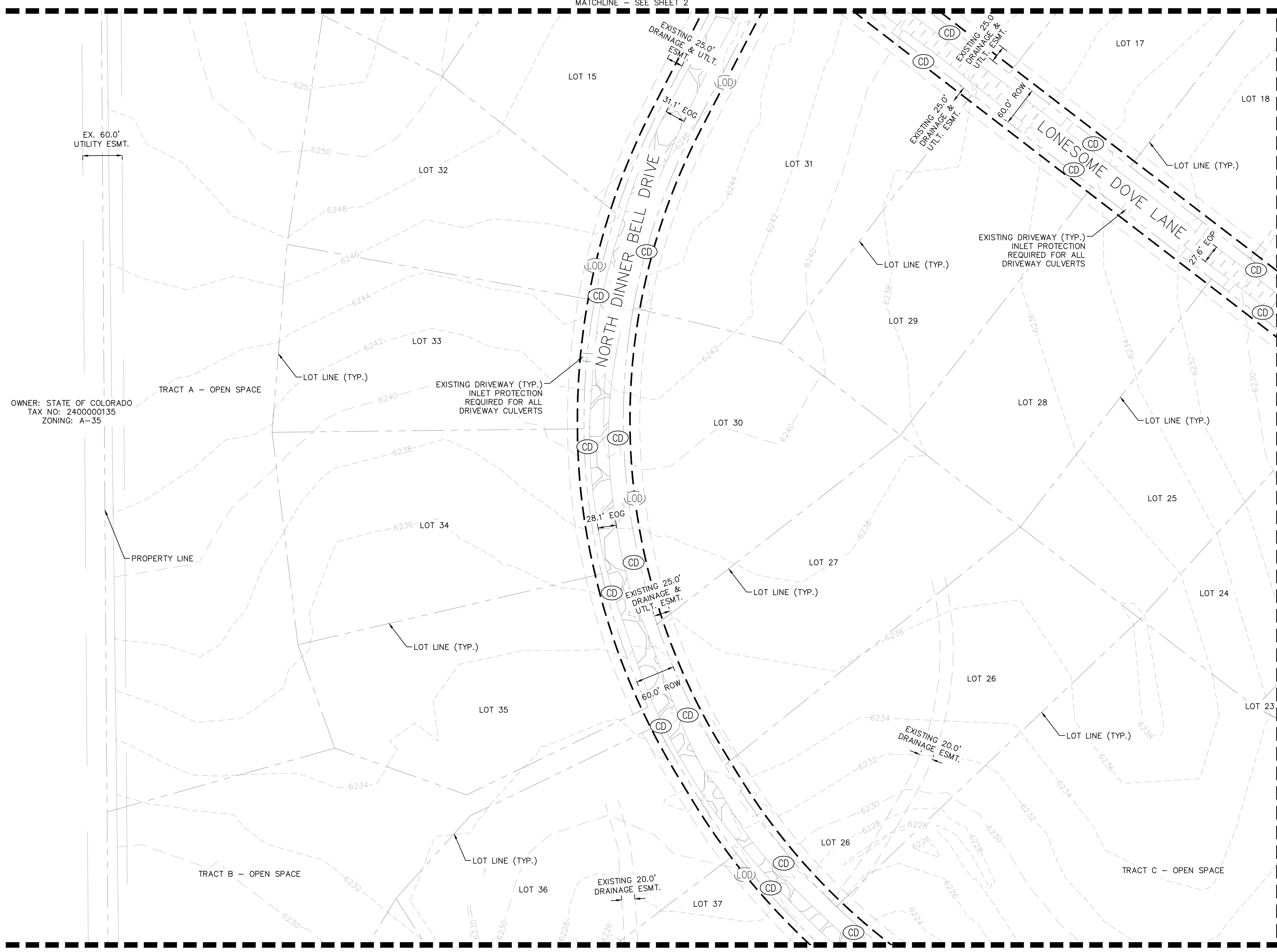
TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INITIAL GEC PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT NO. 296172000
SHEET 3

NO.	REVISION	BY	DATE	APPR.

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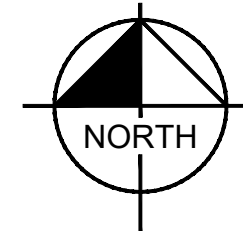
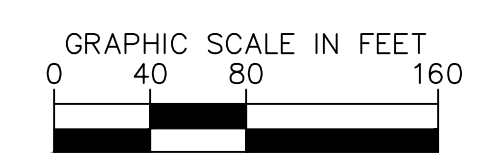
OWNER: STATE OF COLORADO
TAX NO: 2400000135
ZONING: A-35

TRACT A - OPEN SPACE

PROPERTY LINE

TRACT B - OPEN SPACE

TRACT C - OPEN SPACE



LIMITS OF DISTURBANCE		SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
ONSITE DISTURBANCE	= ±48.10 ACRES	9 INCH	1.5 FEET
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TOTAL	= ±48.10 ACRES	16 INCH	2.67 FEET



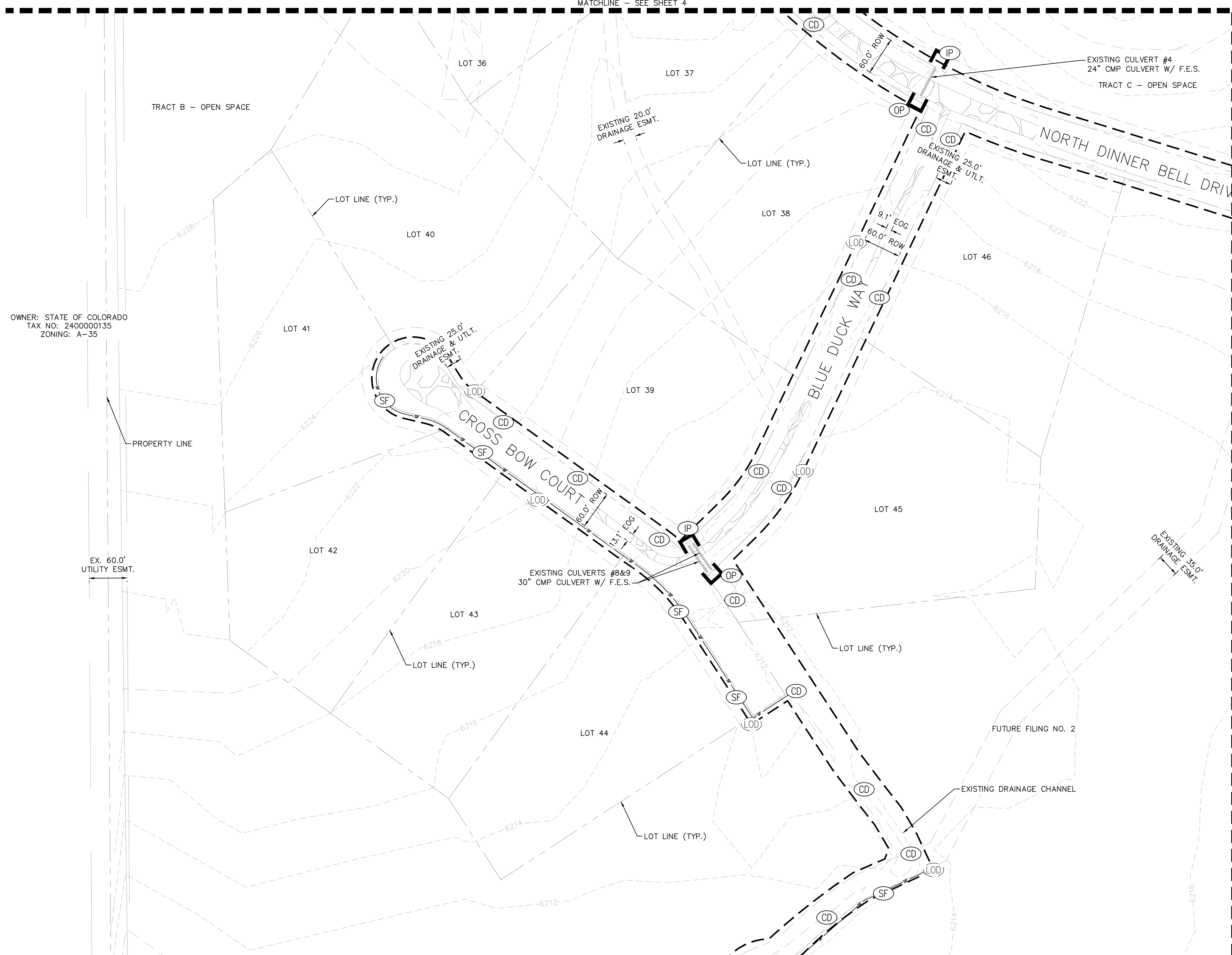
KEYMAP
SCALE: 1" = 2000'

- 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

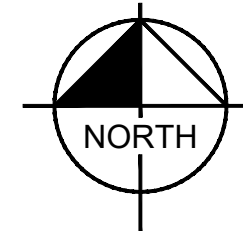
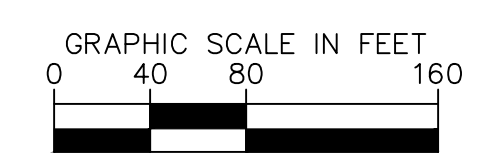
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 - SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
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 - NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
 - ROCK CHECK DAMS (CD) MAY 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.

<p>2025 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180</p>	<p>DESIGNED BY: MEL DRAWN BY: MEL CHECKED BY: KKK DATE: 4/1/26</p>
<p>TANNER RANCH FILING NO. 1 EL PASO COUNTY, COLORADO GRADING AND EROSION CONTROL PLANS INITIAL GEC PLAN</p>	
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>	
<p>PROJECT NO. 296172000</p> <p>SHEET 4</p>	
<p>NO. _____</p> <p>REVISION _____</p> <p>BY _____ DATE _____</p> <p>APPR. _____</p>	

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OWNER: STATE OF COLORADO
TAX NO: 240000135
ZONING: A-35



MATCHLINE - SEE SHEET 8

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
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

MATCHLINE - SEE SHEET 7

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.
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7. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
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NO.
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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
INITIAL GEC PLAN

PRELIMINARY

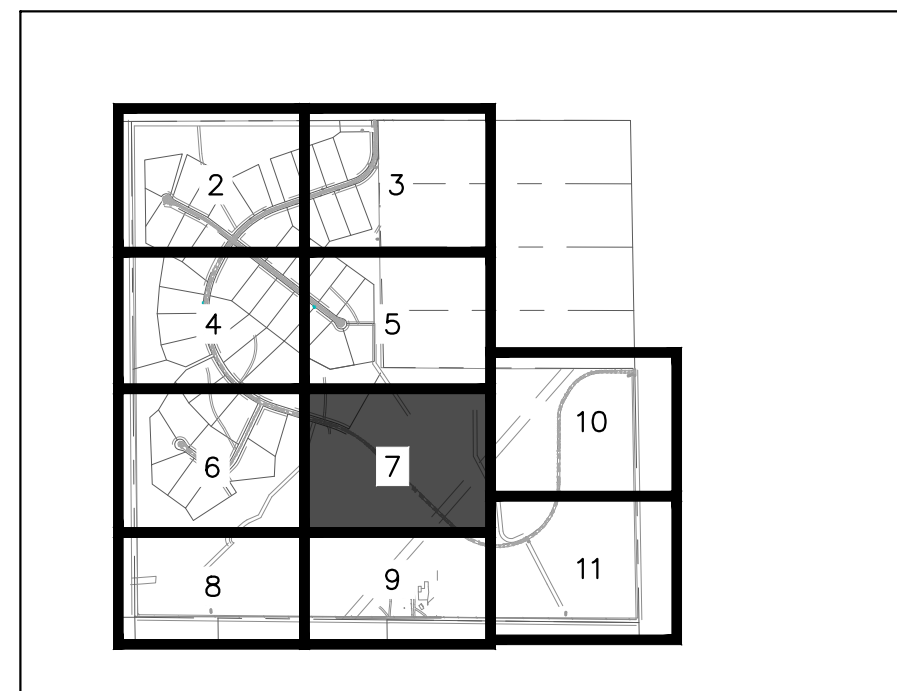
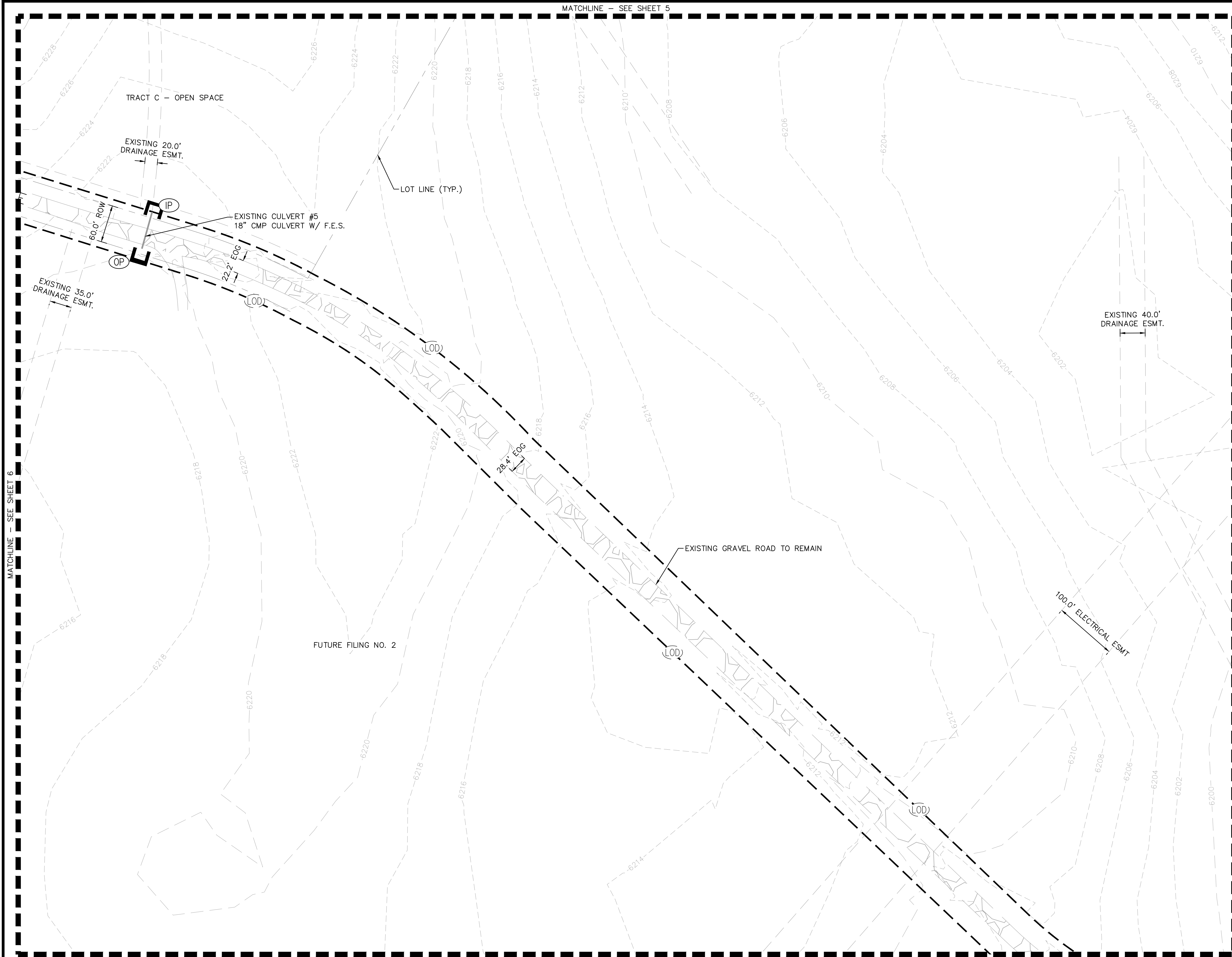
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Kimley-Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296172000

SHEET
6

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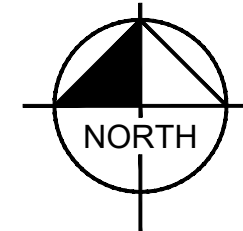
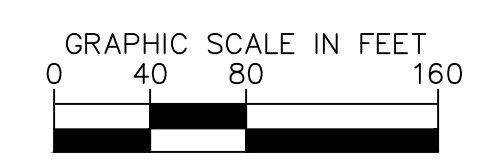
KEYMAP
SCALE: 1" = 2000'

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

MATCHLINE - SEE SHEET 10
MATCHLINE - SEE SHEET 11

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.
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MATCHLINE - SEE SHEET 9

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
TOTAL	= ±48.10 ACRES	16 INCH	2.67 FEET

NO.
REVISION
BY
DATE
APPR.

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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: KKK
DATE: 4/1/26

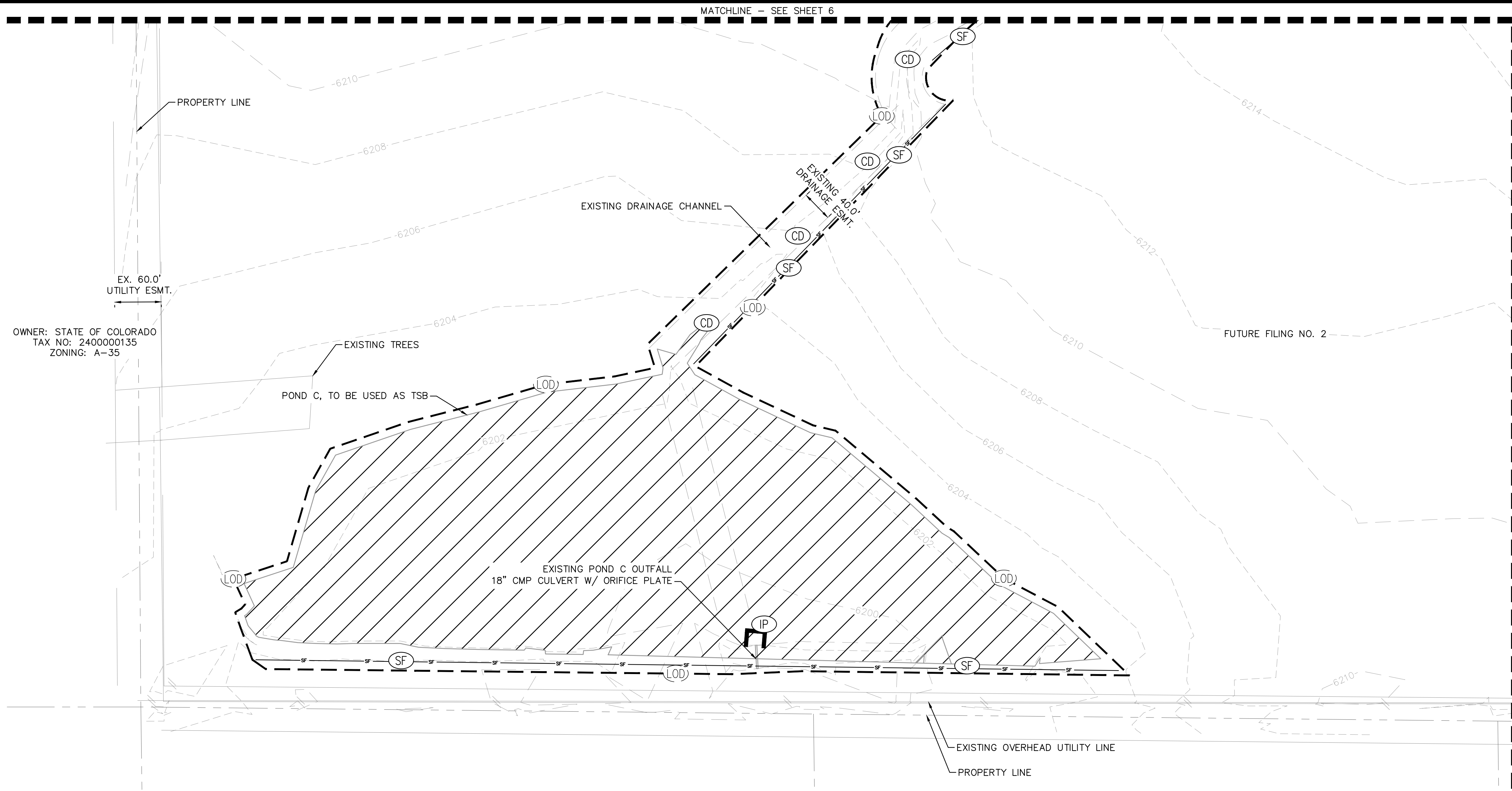
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PROJECT NO.
296172000

SHEET
7

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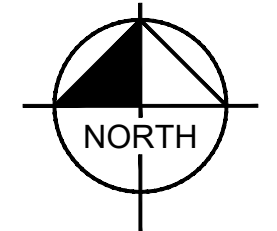
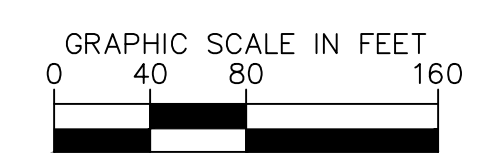


OWNER: STATE OF COLORADO
TAX NO: 2400000135
ZONING: A-35

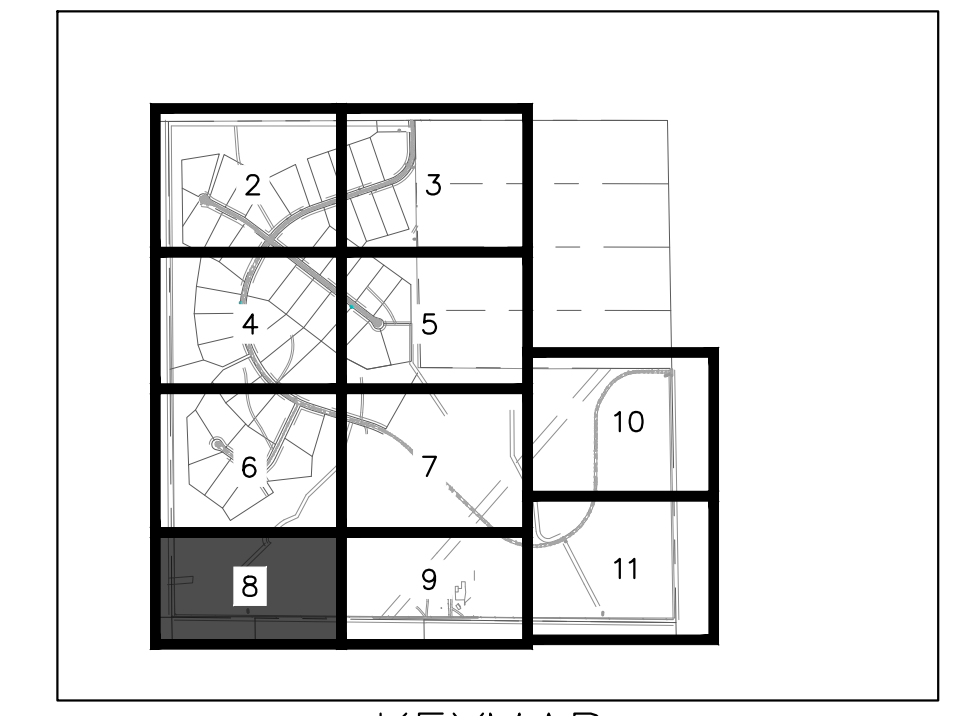
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DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KKK
DATE: 4/1/26

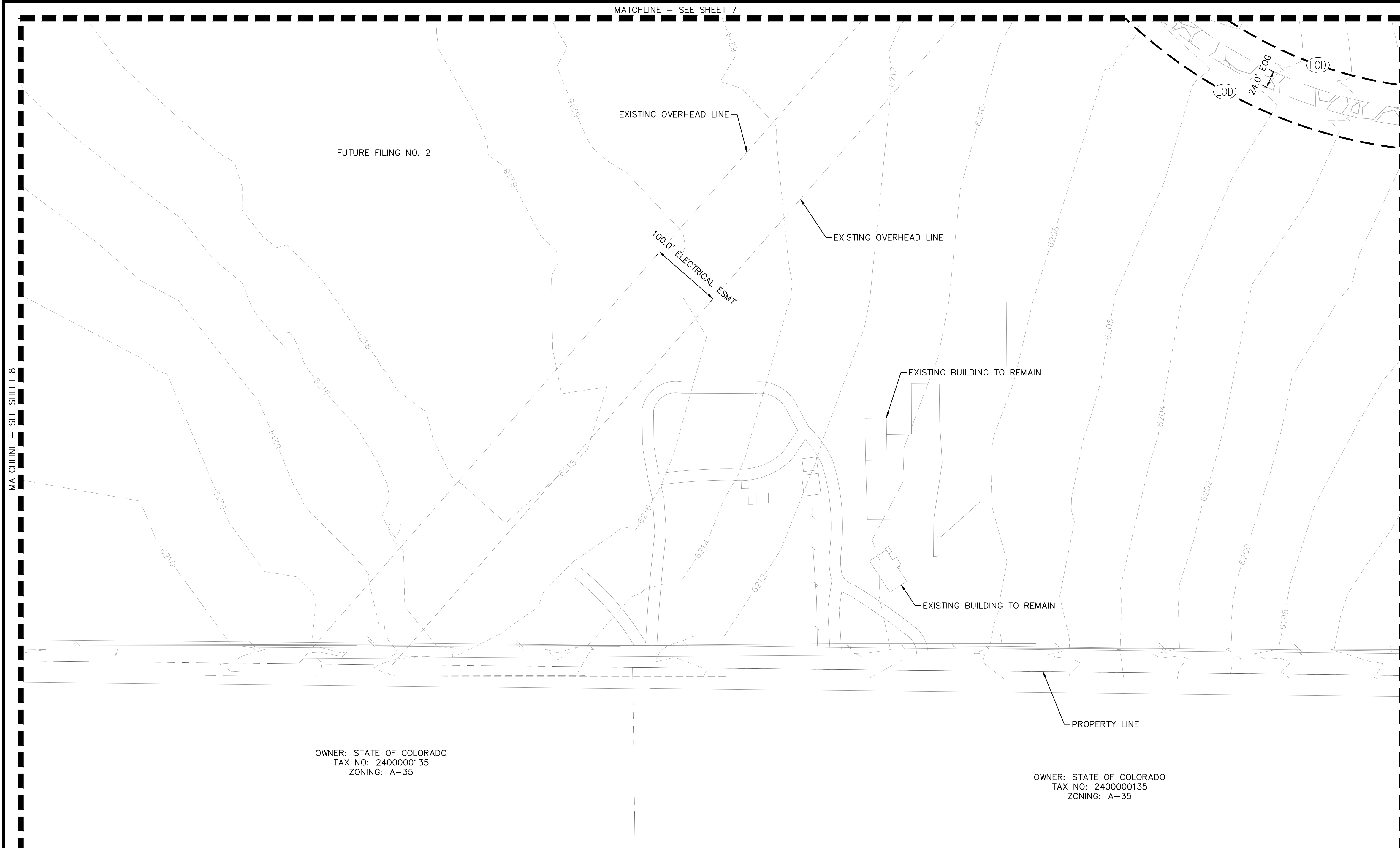
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SHEET
8

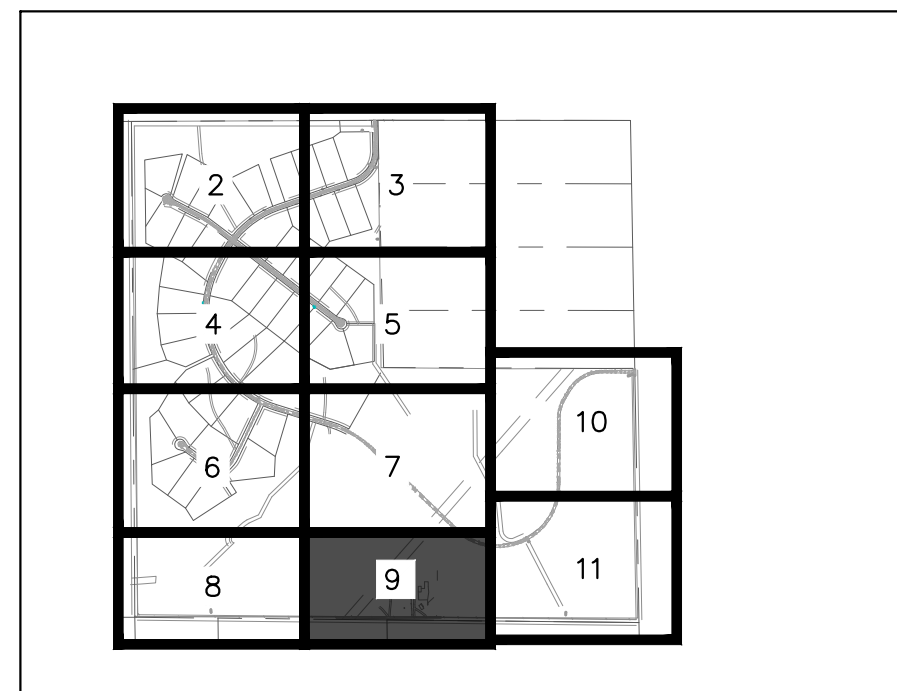
NO.	REVISION	BY	DATE	APPR.

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

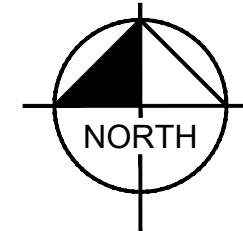
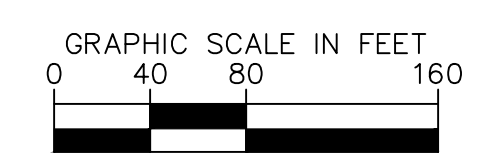
OWNER: STATE OF COLORADO
TAX NO: 2400000135
ZONING: A-35



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
 - 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.
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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
TOTAL = ±48.10 ACRES	16 INCH	2.67 FEET

NO. _____ BY _____ DATE _____
REVISION _____

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: 4/1/26

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

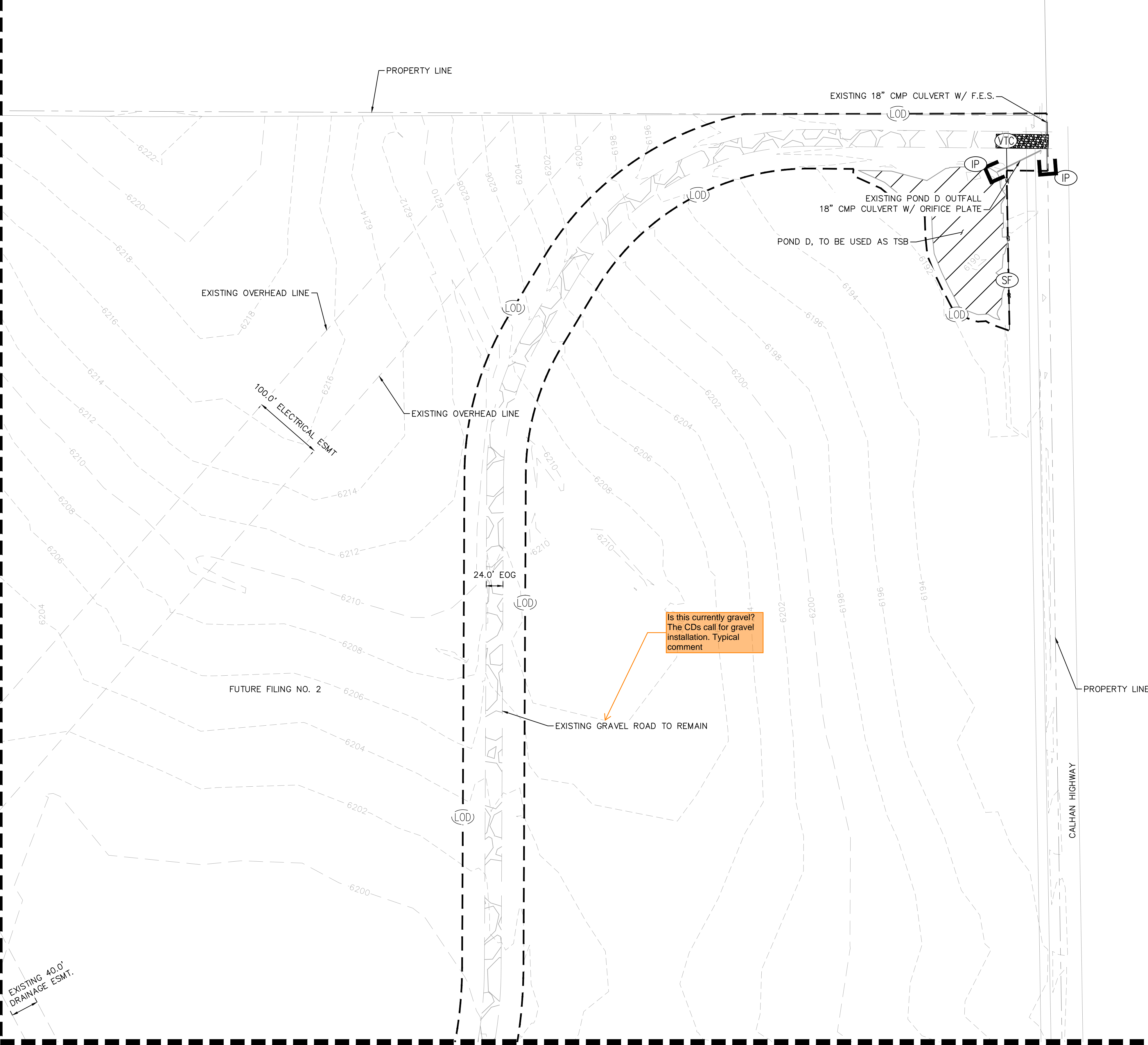
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PROJECT NO.
296172000
SHEET
9

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MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7



Is this currently gravel?
The CDs call for gravel
installation. Typical
comment

OWNER: CHARLES REED
TAX NO: 140000593
ZONING: A-35

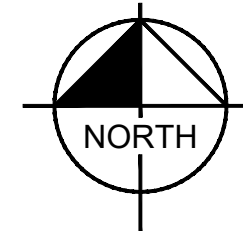
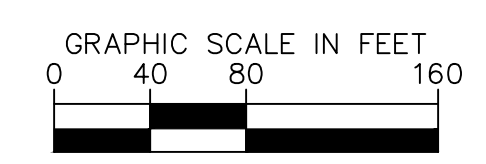


KEYMAP
SCALE: 1" = 2000'

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 - - - - - PR. EASEMENT LINE
 - ▨ PR. ASPHALT ROAD
 - ▨ EX. RECYCLED ASPHALT ROAD
 - ▨ EX. GRAVEL ROAD
 - (LOD) — LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
 - (SF) — SILF FENCE
 - — — — — CONSTRUCTION FENCE
 - (SCL) — SEDIMENT CONTROL LOG
 - — — — — EXISTING MAJOR CONTOUR
 - — — — — EXISTING MINOR CONTOUR
 - ▨ (VTC) VEHICLE TRACKING CONTROL
 - ▨ (SSA) STABILIZED STAGING AREA
 - ▨ (SP) STOCK PILING
 - ▨ (SB) SEDIMENT BASIN (TEMPORARY)
 - ▣ (CWA) CONCRETE WASHOUT
 - (CD) CHECK DAM
 - ▭ (IP) INLET/OUTLET PROTECTION
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES



MATCHLINE - SEE SHEET 11

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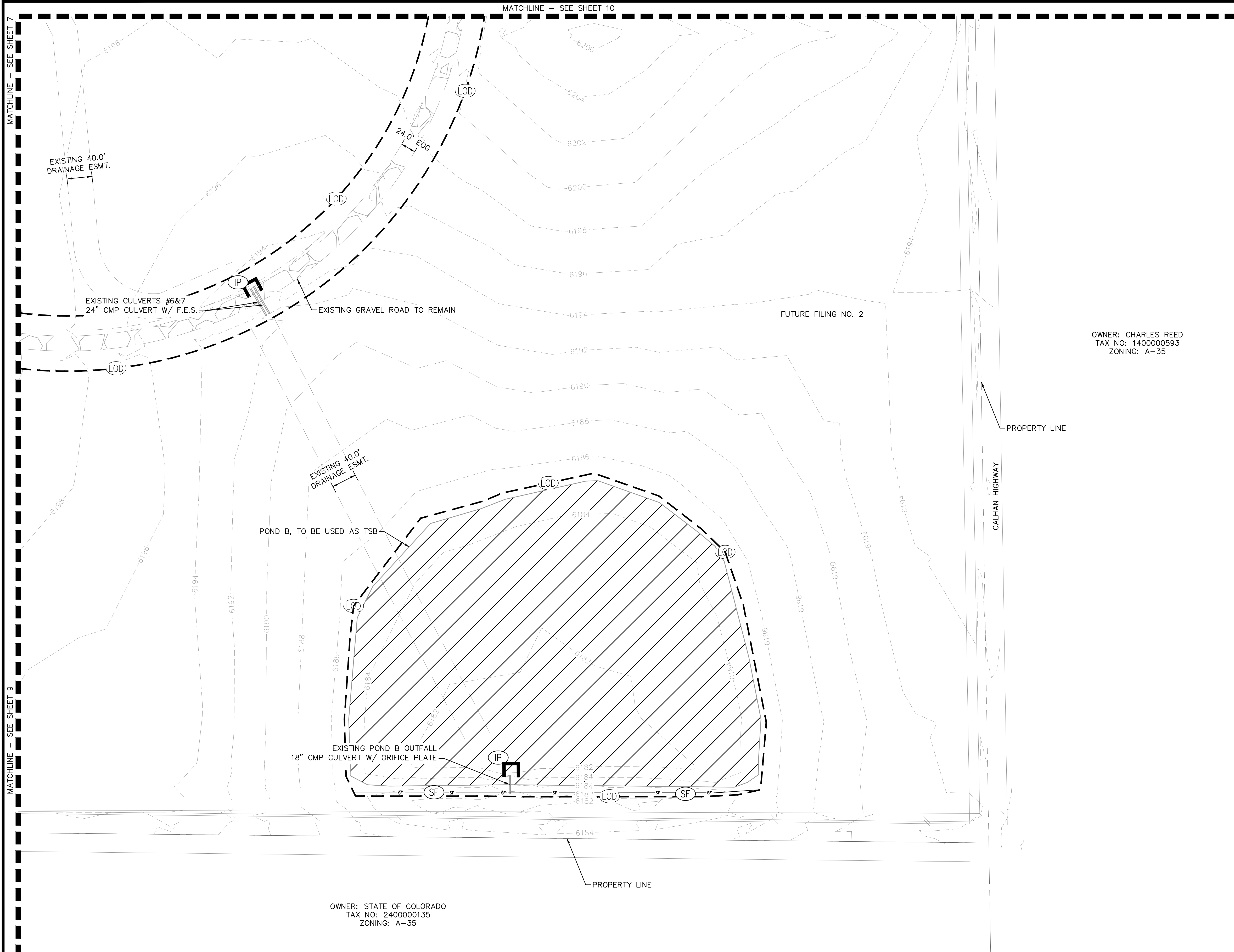
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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INITIAL GEC PLAN**

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Kimley»Horn
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PROJECT NO.
296172000
SHEET
10

NO.	REVISION	BY	DATE	APPR.

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KEYMAP
SCALE: 1" = 2000'

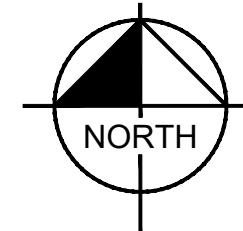
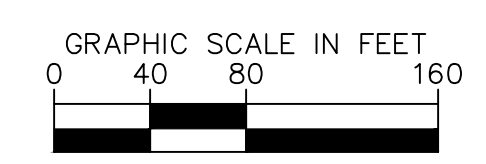
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 - CONSTRUCTION FENCE
 - SCL SEDIMENT CONTROL LOG
 - XX EXISTING MAJOR CONTOUR
 - XX EXISTING MINOR CONTOUR
 - ▨ VTC VEHICLE TRACKING CONTROL
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 - ▨ SP STOCK PILING
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 - CWA CONCRETE WASHOUT
 - CD CHECK DAM
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OWNER: CHARLES REED
TAX NO: 1400000593
ZONING: A-35

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



LIMITS OF DISTURBANCE

	SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
ONSITE DISTURBANCE	= ±48.10 ACRES 9 INCH	1.5 FEET
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TOTAL	= ±48.10 ACRES 16 INCH	2.67 FEET

BY: DATE: APPR:

NO. REVISION

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: KKR
DATE: 4/1/26

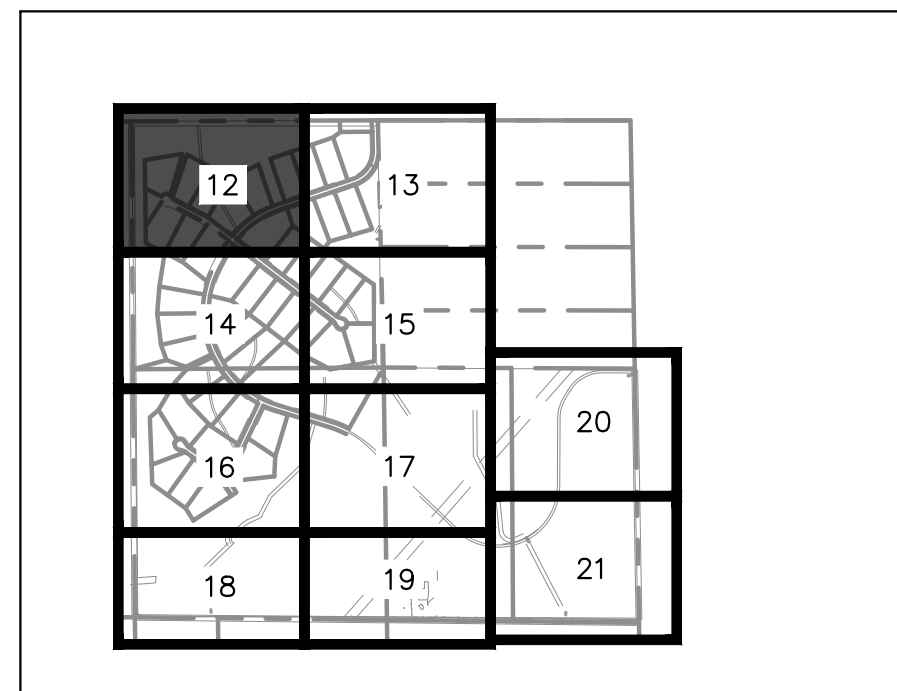
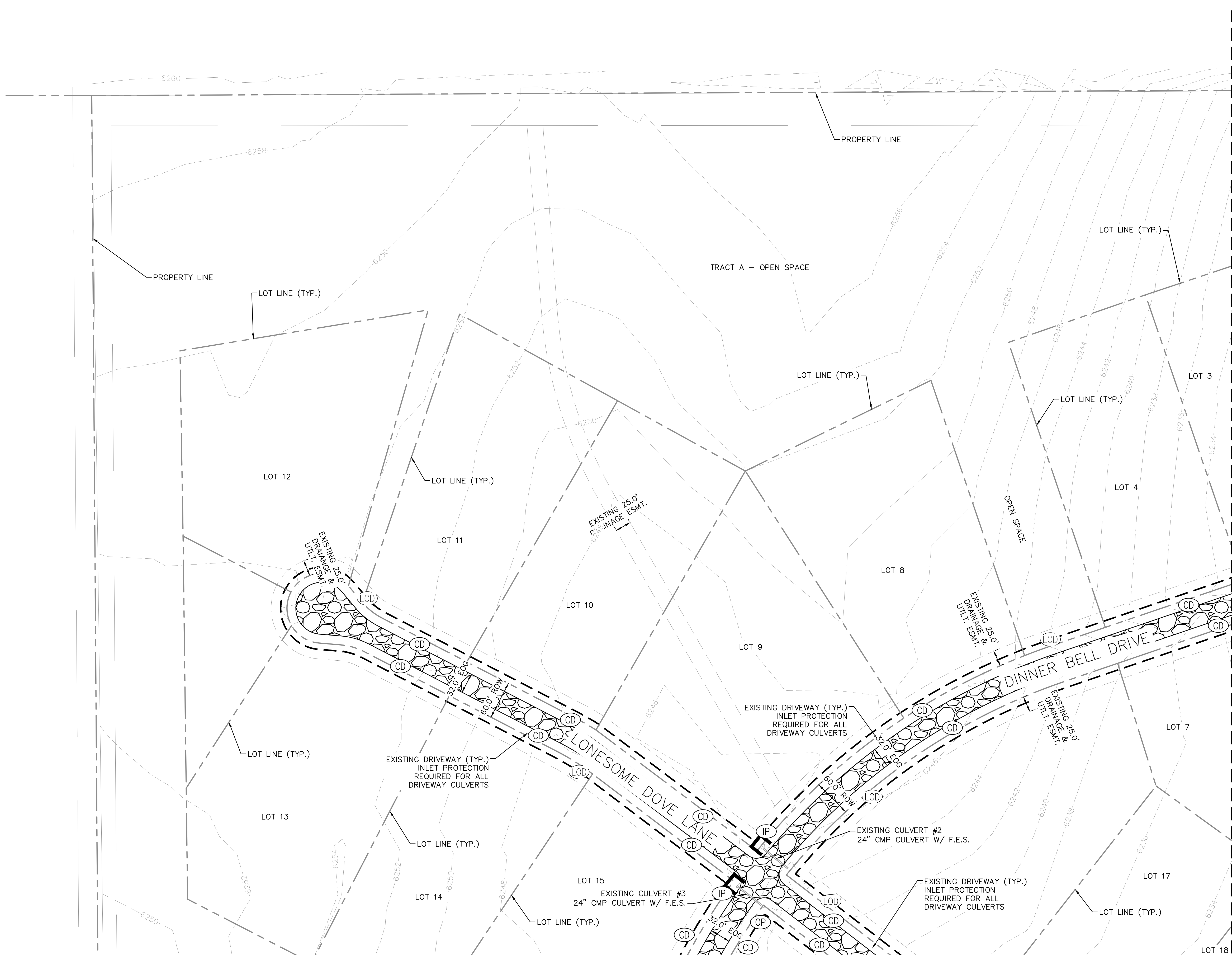
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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INITIAL GEC PLAN**

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

PROJECT NO.
296172000
SHEET
11

K:\COS_LA\296172000-Tanner Ranch\CADD\PlanSheets\GEC\GEC_INTERIM.dwg Olesen, Maria (Longer) 4/1/2026 11:29 AM

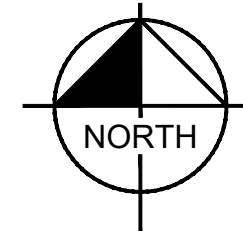
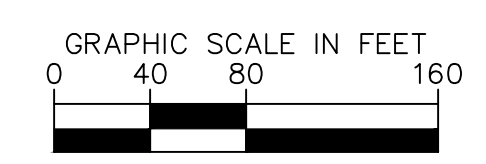


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MATCHLINE - SEE SHEET 14

LIMITS OF DISTURBANCE		SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
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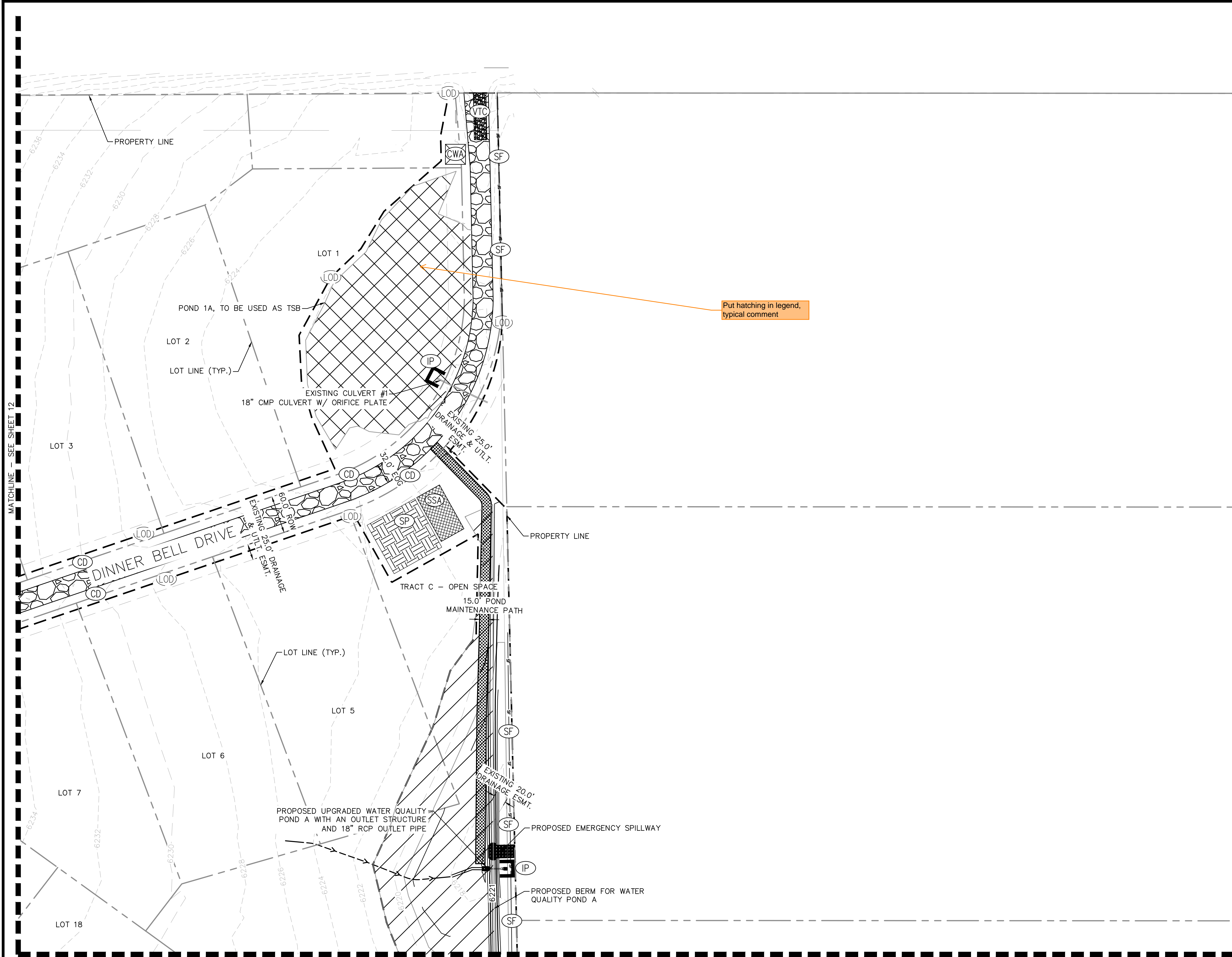
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Put hatching in legend, typical comment

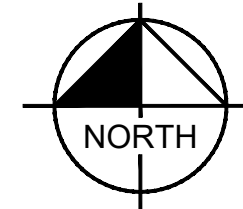
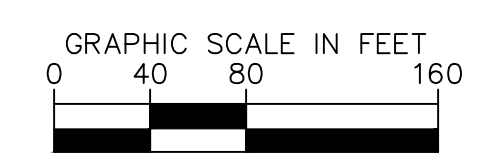


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CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



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
TOTAL	= ±48.10 ACRES	16 INCH	2.67 FEET

NO. _____ BY _____ DATE _____
REVISION _____

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

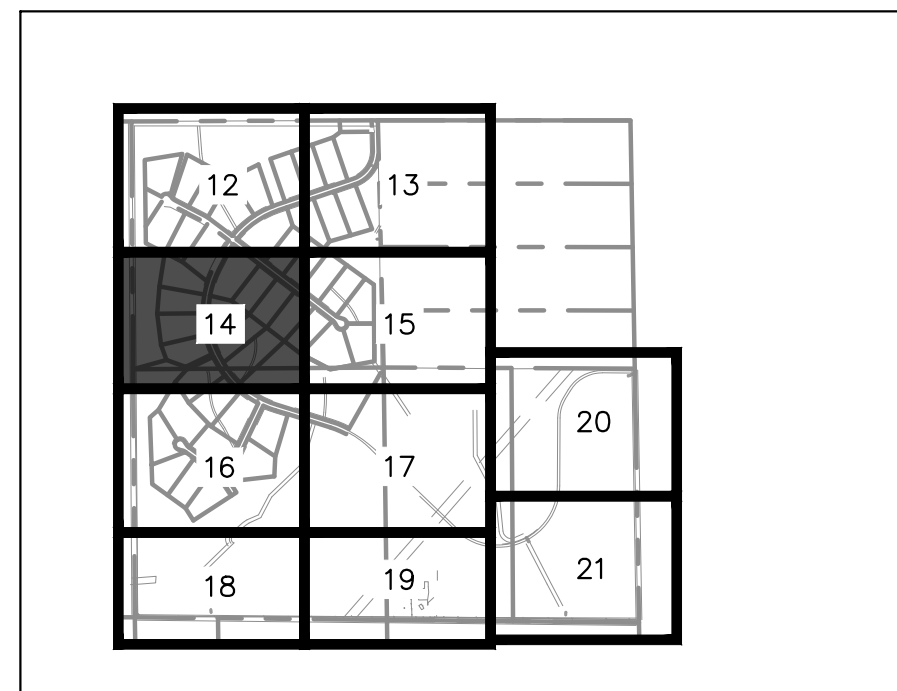
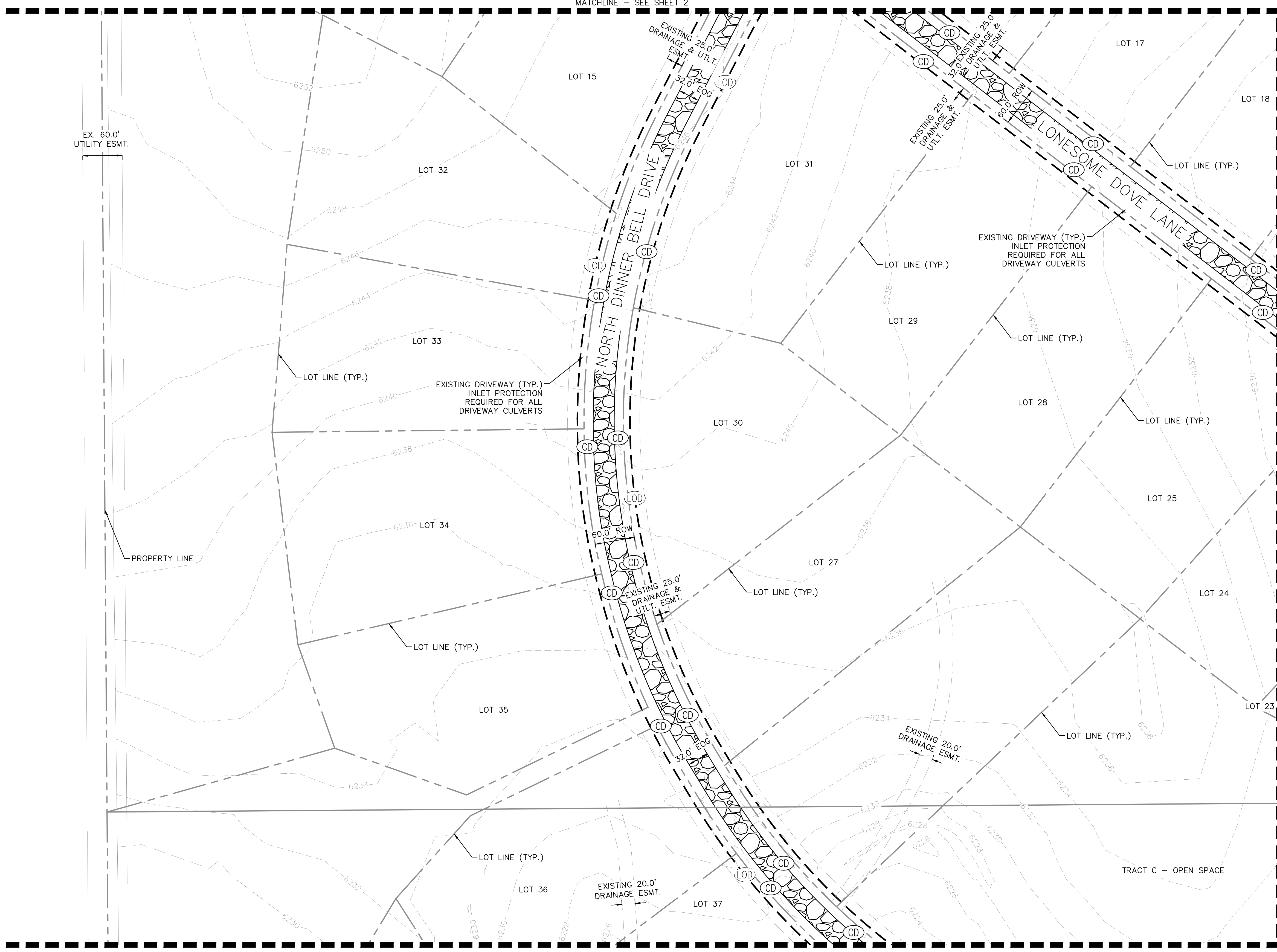
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DRAWN BY: MEL
CHECKED BY: KKK
DATE: 4/1/26

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
13

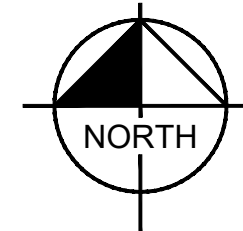
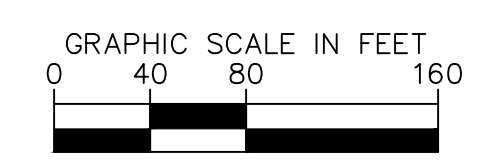
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KEYMAP
SCALE: 1" = 2000'

- LEGEND**
- PROPERTY LINE
 - PR. LOT LINE
 - RIGHT-OF-WAY LINE
 - EX. EASEMENT LINE
 - PR. EASEMENT LINE
 - PR. 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

- NOTES**
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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
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 4/1/26

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

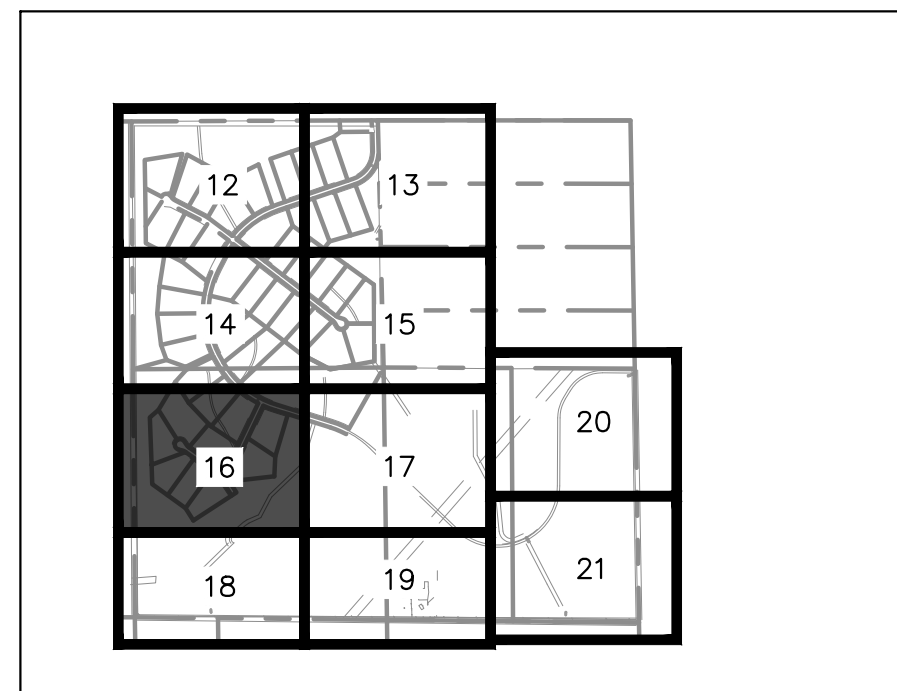
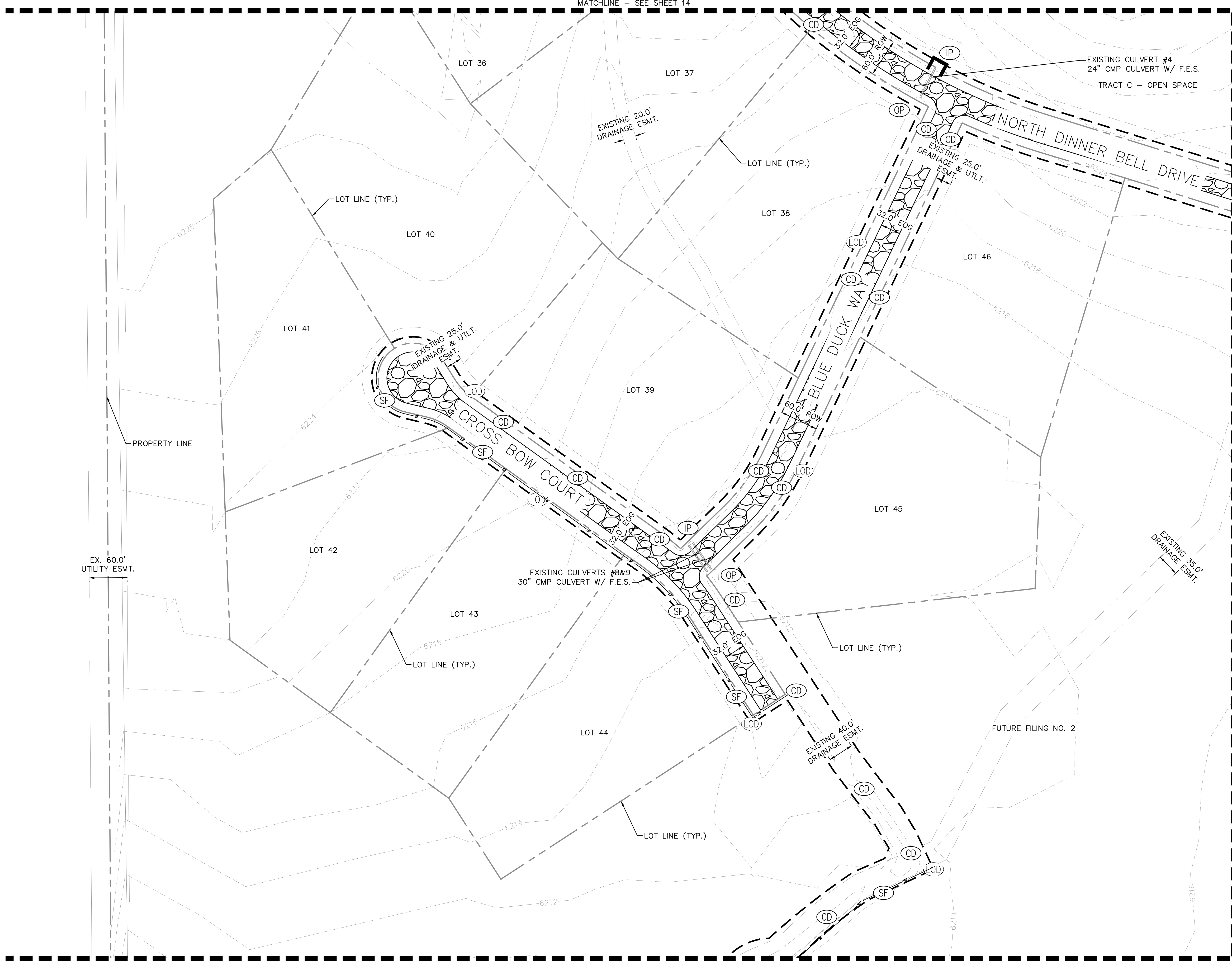
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Kimley-Horn and Associates, Inc.

PROJECT NO.
296172000

SHEET
14

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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
- (LOD)--- LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
- SILF FENCE
- CONSTRUCTION FENCE
- SCL — SCL SEDIMENT CONTROL LOG
- XX EXISTING MAJOR CONTOUR
- XX EXISTING MINOR CONTOUR
- ▨ VTC VEHICLE TRACKING CONTROL
- ▨ SSA STABILIZED STAGING AREA
- ▨ SP STOCK PILING
- ▨ SB SEDIMENT BASIN (TEMPORARY)
- ◻ CWA CONCRETE WASHOUT
- CD CHECK DAM
- ◻ IP ◻ OP INLET/OUTLET PROTECTION
- EXISTING SLOPE ARROW

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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 18

LIMITS OF DISTURBANCE	SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
ONSITE DISTURBANCE = ±48.10 ACRES	9 INCH	1.5 FEET
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NO. BY DATE APPR.

REVISION

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
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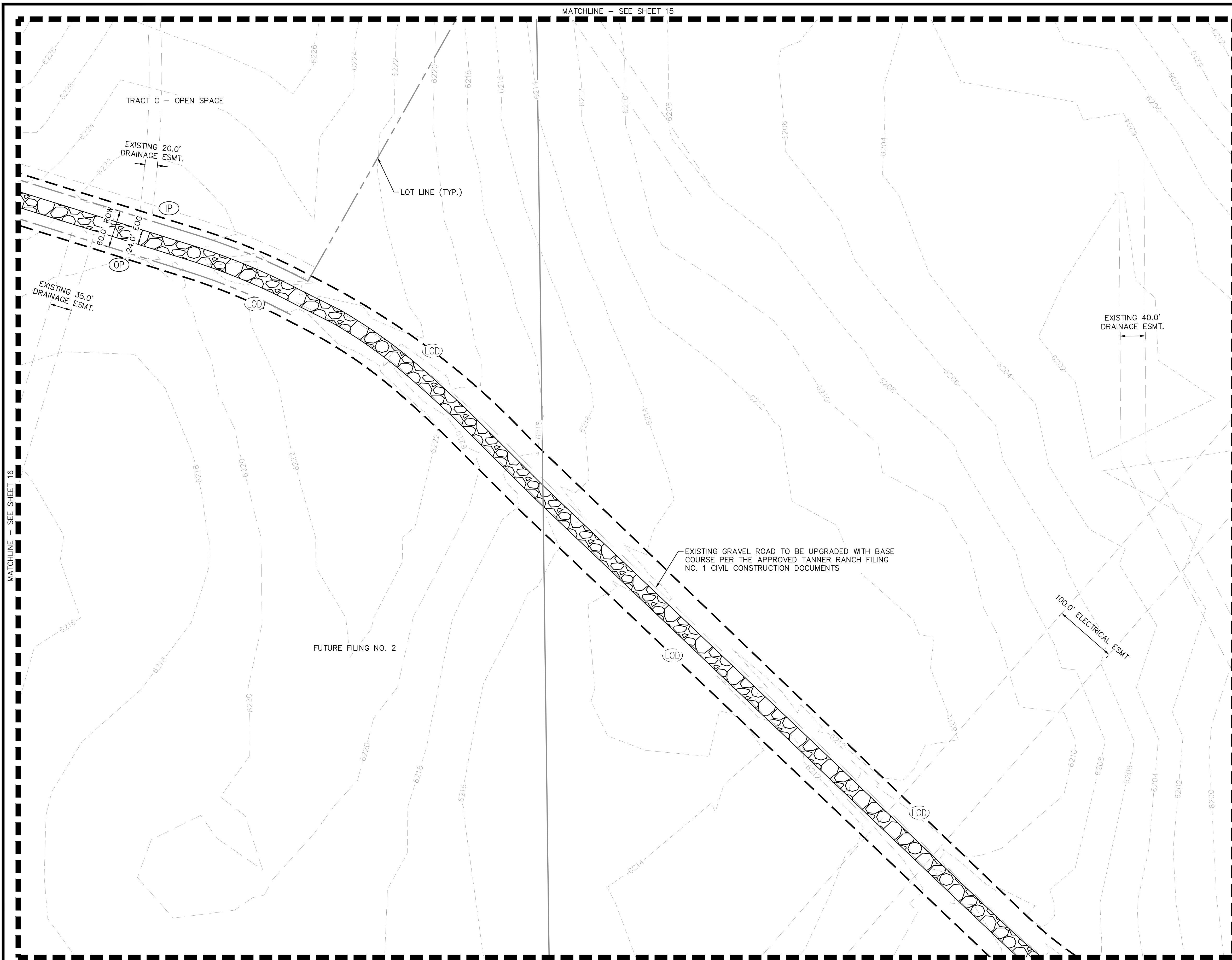
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DRAWN BY: MEL
CHECKED BY: KKK
DATE: 4/1/26

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

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PROJECT NO.
296172000
SHEET
16

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KEYMAP
SCALE: 1" = 2000'

LEGEND

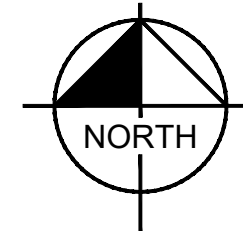
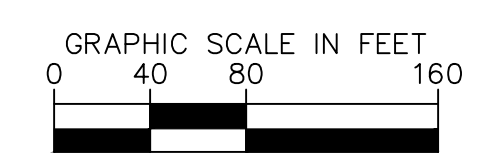
	PROPERTY LINE
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	STABILIZED STAGING AREA
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	SEDIMENT BASIN (TEMPORARY)
	CWA CONCRETE WASHOUT
	CD CHECK DAM
	IP INLET/OUTLET PROTECTION
	OP EXISTING SLOPE ARROW

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 20

NOTES

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MATCHLINE - SEE SHEET 21

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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
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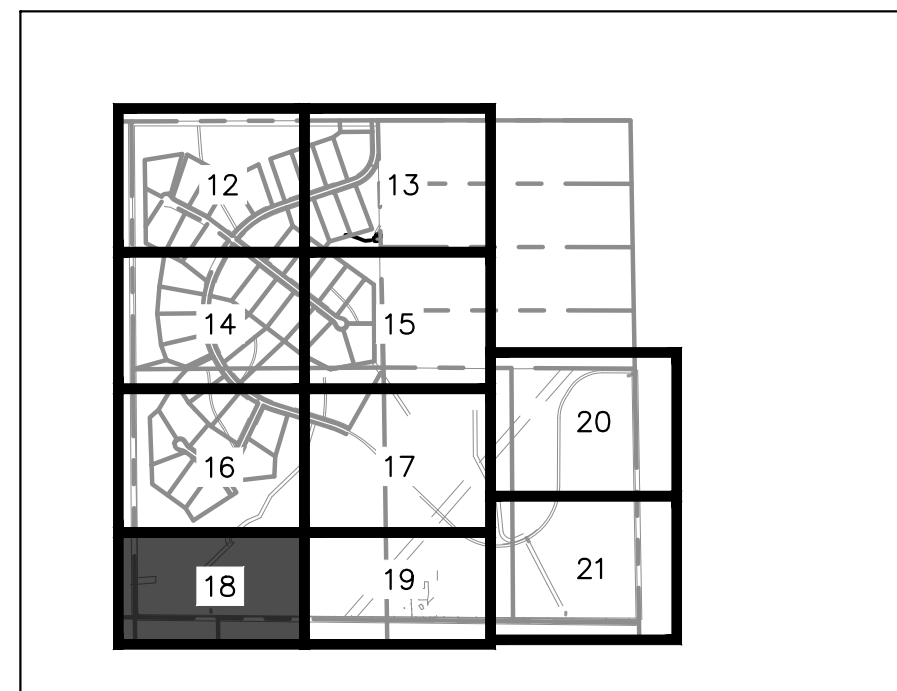
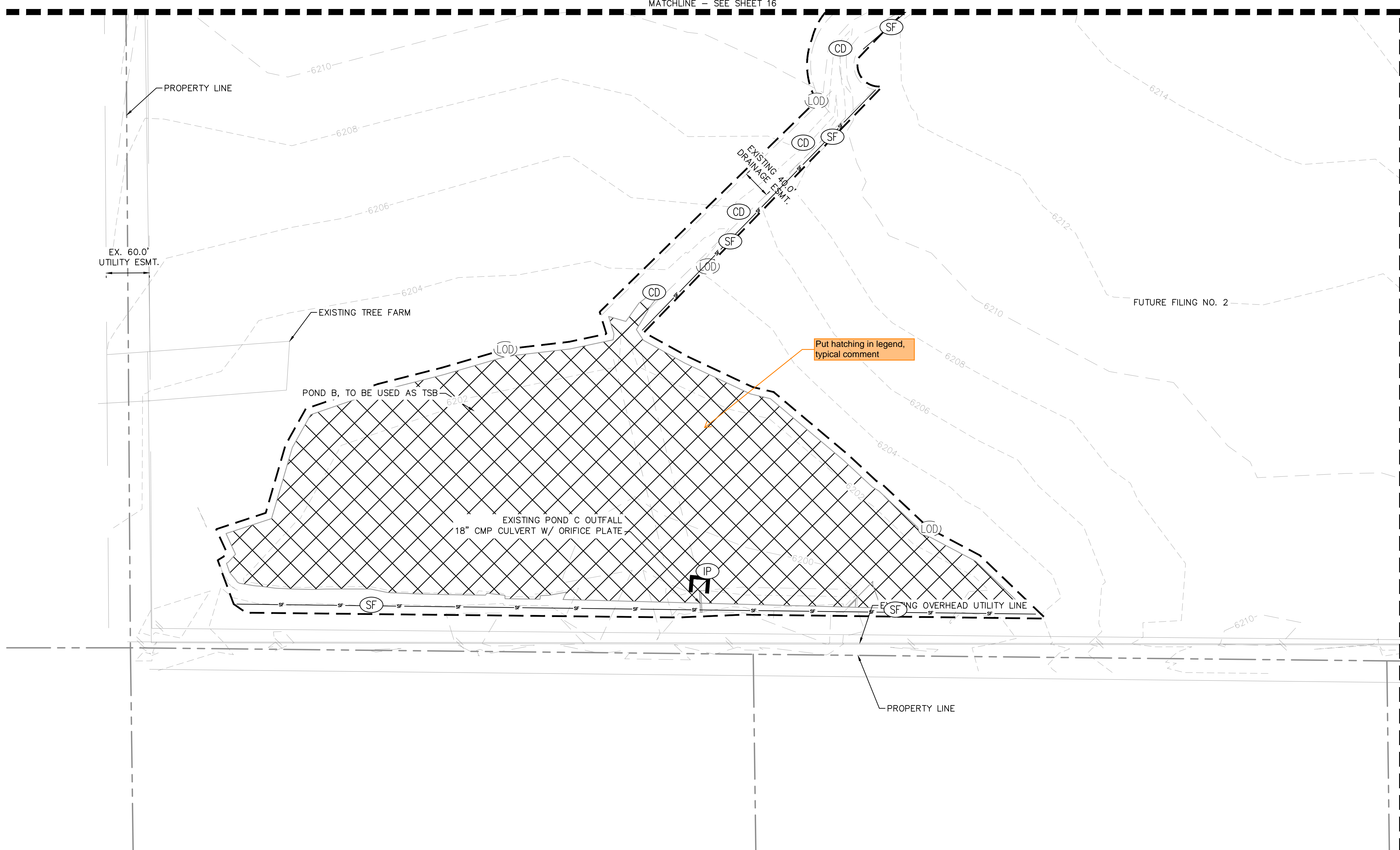
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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
INTERIM GEC PLAN**

PRELIMINARY
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PROJECT NO.
296172000
SHEET
17

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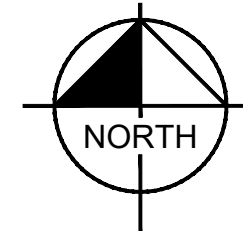
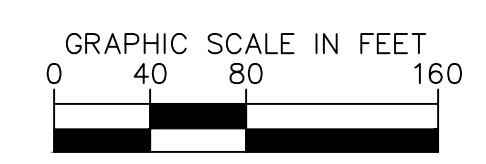


KEYMAP
SCALE: 1" = 2000'

- LEGEND**
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 - PR. LOT LINE
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 - EX. EASEMENT LINE
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 - PR. GRAVEL ROAD
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 - SILF FENCE
 - CONSTRUCTION FENCE
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 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
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Put hatching in legend, typical comment



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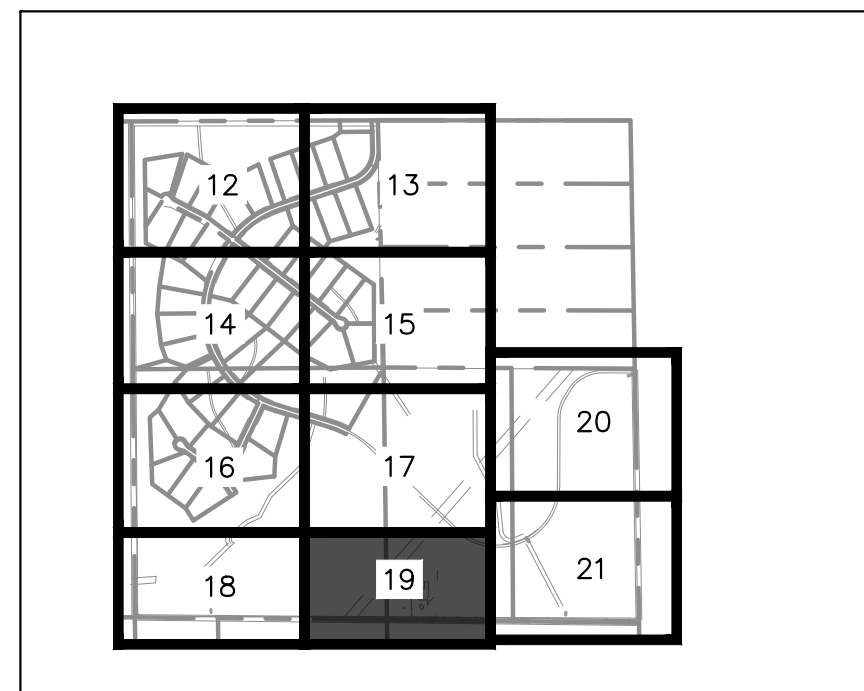
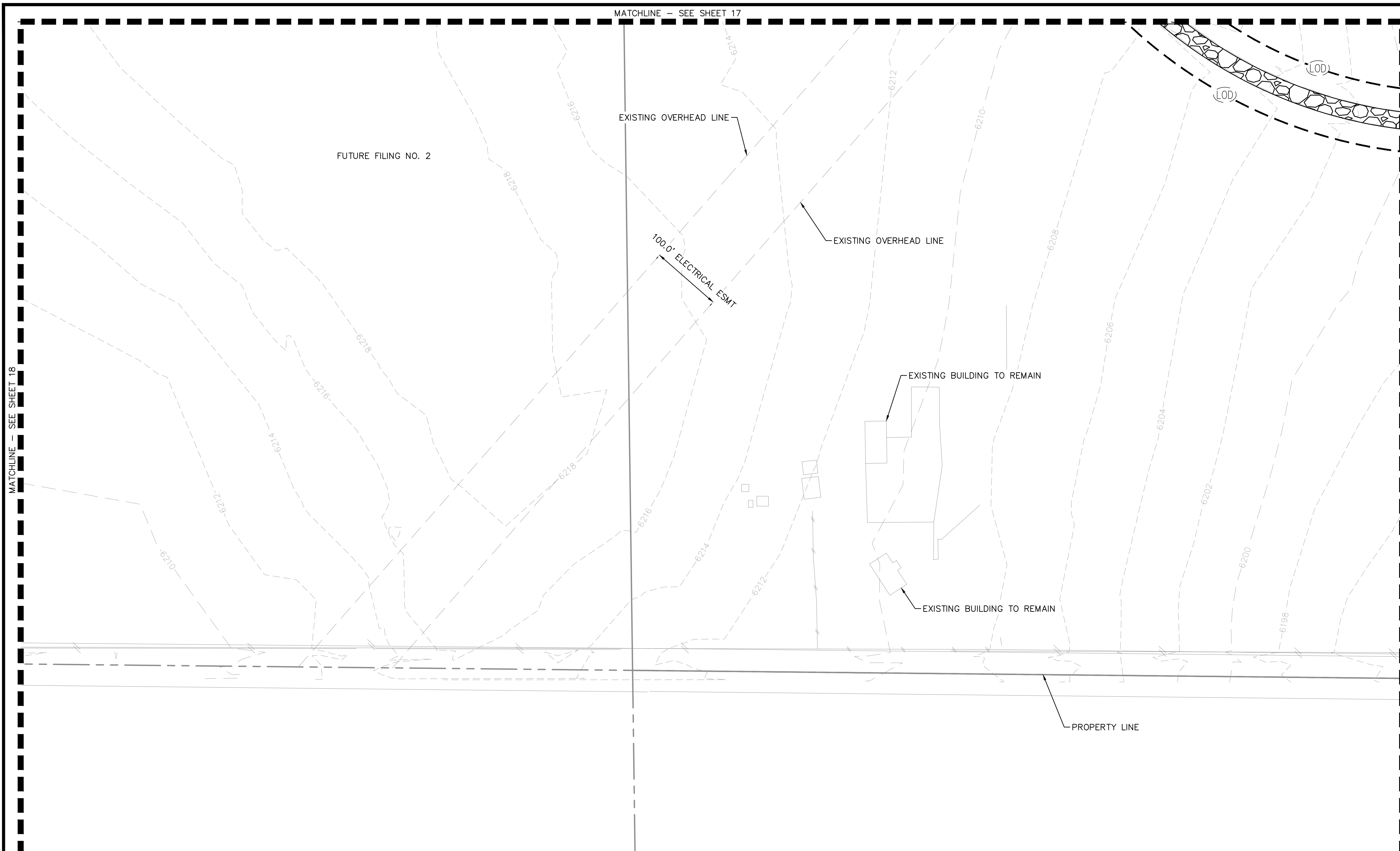
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 296172000
SHEET 18

NO.	REVISION	BY	DATE	APPR.

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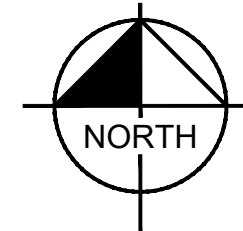
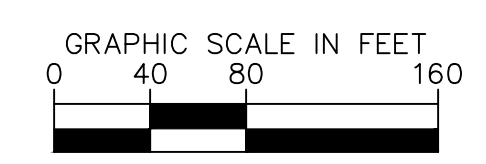


KEYMAP
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 - SCL — SCL — SEDIMENT CONTROL LOG
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 - TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
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 - 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.
 - 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.
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 - 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.
 - 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.

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
TOTAL = ±48.10 ACRES	16 INCH	2.67 FEET

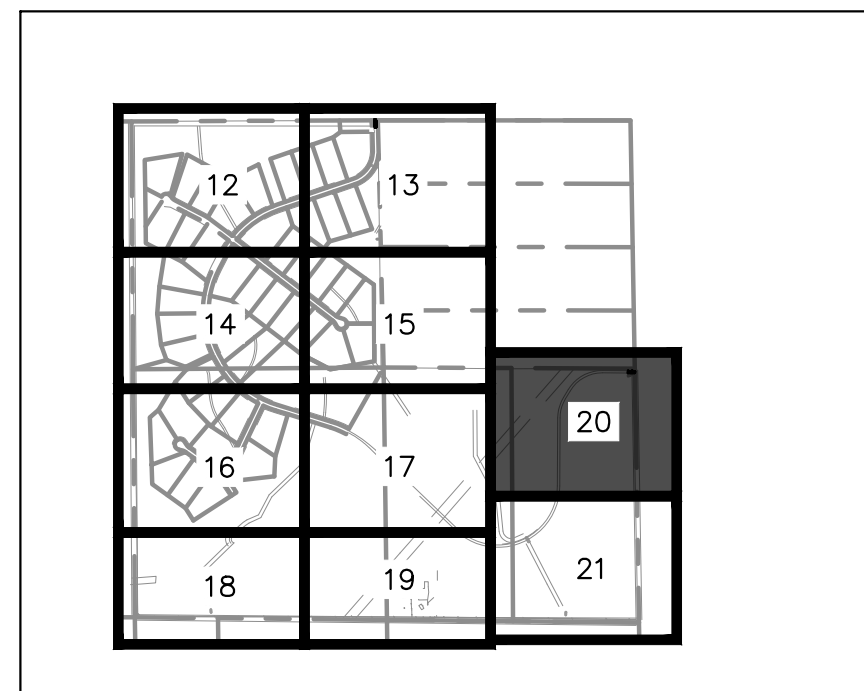
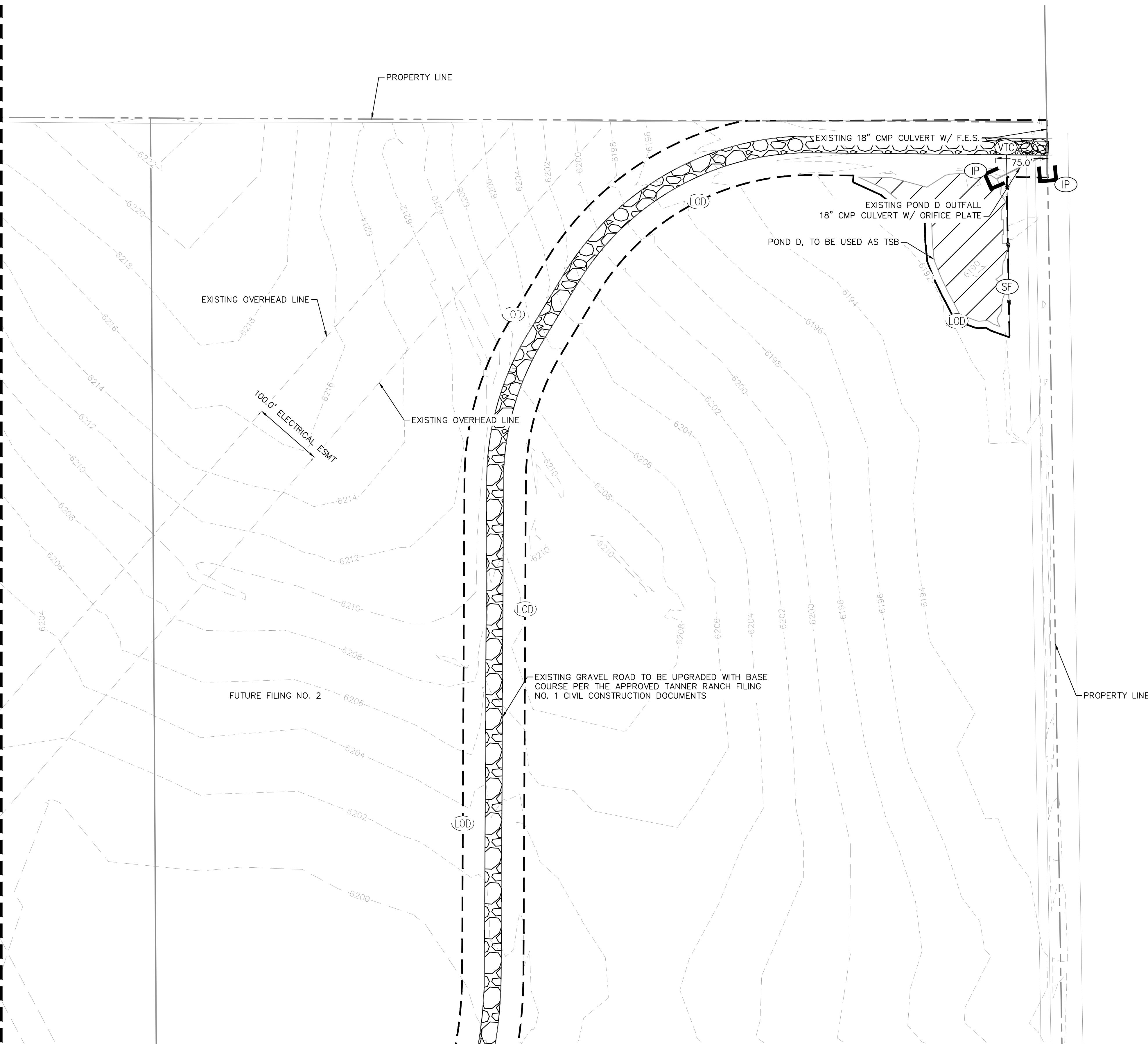


<p>Kimley»Horn 2025 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180</p>	<p>DESIGNED BY: MEL DRAWN BY: MEL CHECKED BY: KRK DATE: 4/1/26</p>
<p>TANNER RANCH FILING NO. 1 EL PASO COUNTY, COLORADO GRADING AND EROSION CONTROL PLANS INTERIM GEC PLAN</p>	
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>	
<p>PROJECT NO. 296172000</p>	
<p>SHEET 19</p>	
<p>NO. _____</p> <p>REVISION _____</p> <p>BY _____ DATE _____</p> <p>APPR. _____</p>	

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MATCHLINE - SEE SHEET 15

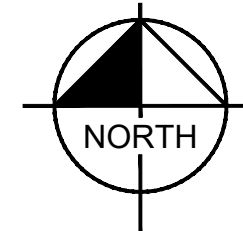
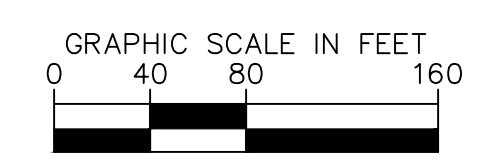
MATCHLINE - SEE SHEET 17



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
 - 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

- 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.
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 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.



MATCHLINE - SEE SHEET 20

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
TOTAL	= ±48.10 ACRES	16 INCH	2.67 FEET

NO. _____ BY _____ DATE _____
REVISION _____

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

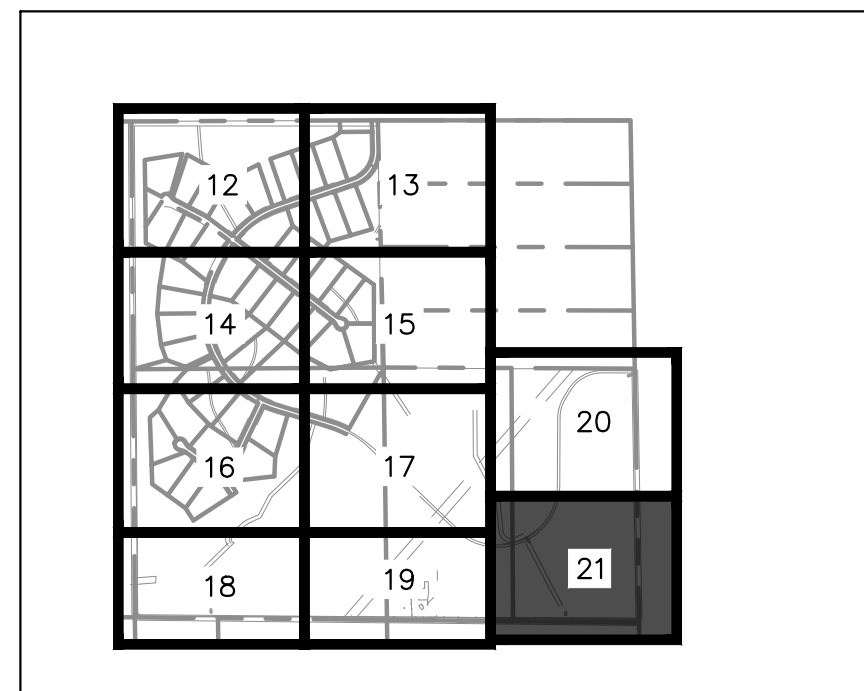
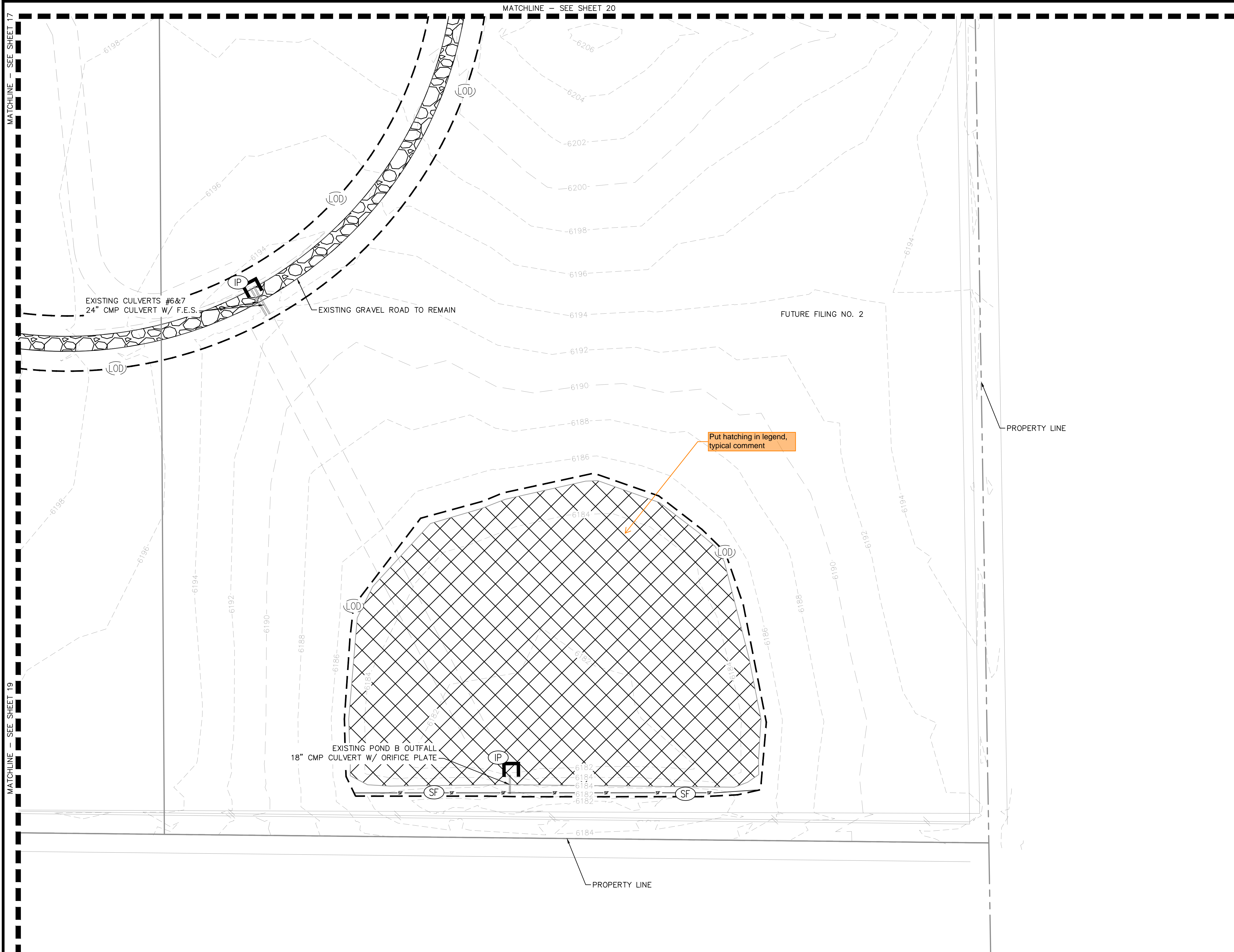
DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 4/1/26

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

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

PROJECT NO.
296172000
SHEET
20

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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. ASPHALT ROAD
 - ▨ EX. RECYCLED ASPHALT ROAD
 - ▨ PR. GRAVEL ROAD
 - (LOD)--- LIMITS OF DISTURBANCE/LIMITS OF CONSTRUCTION
 - SILF FENCE
 - CONSTRUCTION FENCE
 - (SCL)---(SCL) SEDIMENT CONTROL LOG
 - XX --- EXISTING MAJOR CONTOUR
 - XX --- EXISTING MINOR CONTOUR
 - ▨(VTC)▨ VEHICLE TRACKING CONTROL
 - ▨(SSA)▨ STABILIZED STAGING AREA
 - ▨(SP)▨ STOCK PILING
 - ▨(SB)▨ SEDIMENT BASIN (TEMPORARY)
 - ▣(CWA) CONCRETE WASHOUT
 - (CD) CHECK DAM
 - ▣(IP) ○(OP) 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.
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NO.	REVISION	BY	DATE	APPR.

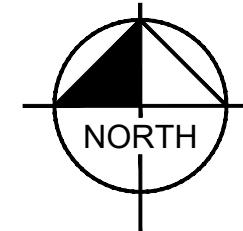
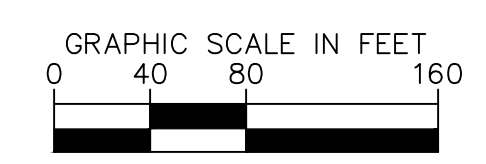
Kimley»Horn
 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEL
 DRAWN BY: MEL
 CHECKED BY: KKK
 DATE: 4/1/26

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

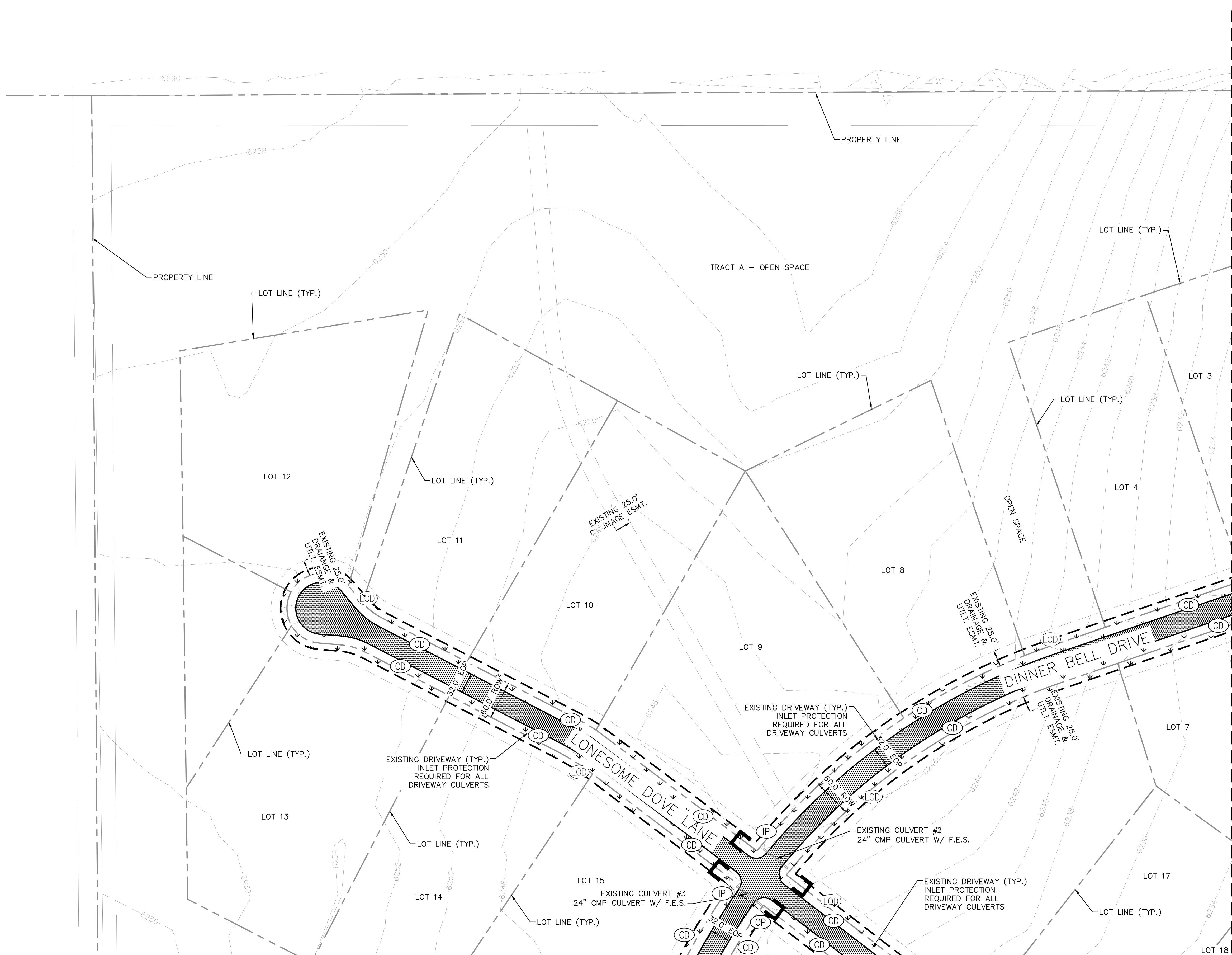
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 NOT FOR
 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
296172000
 SHEET
21



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
TOTAL = ±48.10 ACRES	16 INCH	2.67 FEET

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- 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
 - 5048.8 FT — BASE FLOOD ELEVATION
 - REGULATORY FLOODWAY LINE WITHIN ZONE AE
 - ▨ PROPOSED PAVEMENT
- Limits of Construction like the rest of the sheets? Typical comment for final GEC Plan*

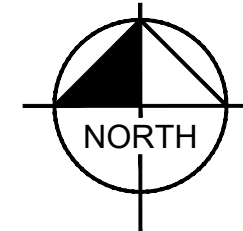
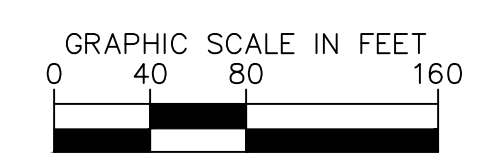
- GEC LEGEND**
- (LOD)— LIMITS OF DISTURBANCE
 - XX— EXISTING MAJOR CONTOUR
 - XX— EXISTING MINOR CONTOUR
 - XX— PROPOSED MAJOR CONTOUR
 - XX— PROPOSED MINOR CONTOUR
 - (SM)— SEEDING AND MULCHING
 - EXISTING SLOPE ARROW
 - PROPOSED SLOPE ARROW

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.
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12. 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



MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 23

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: 4/1/26

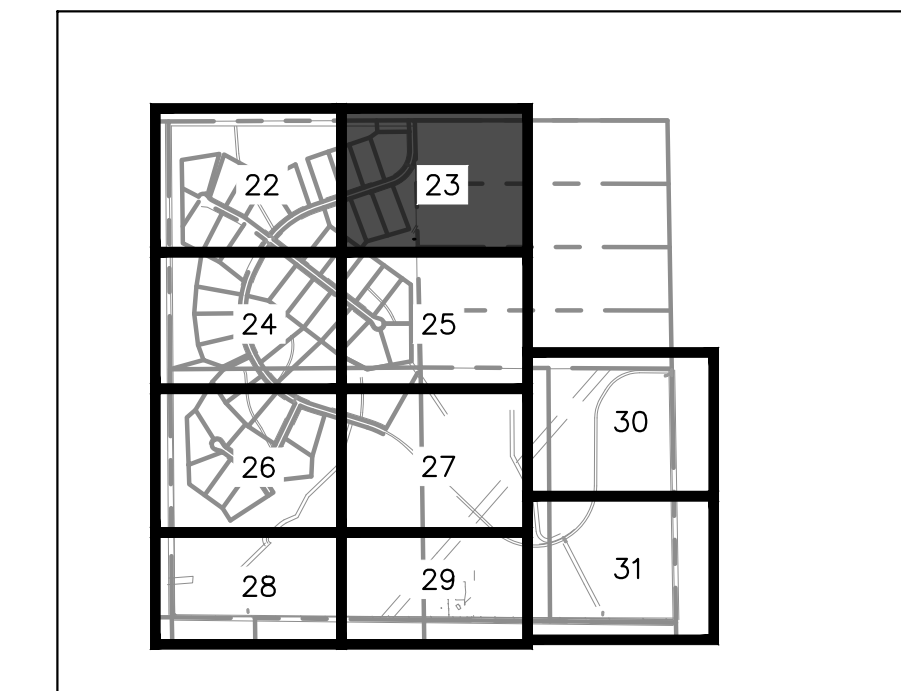
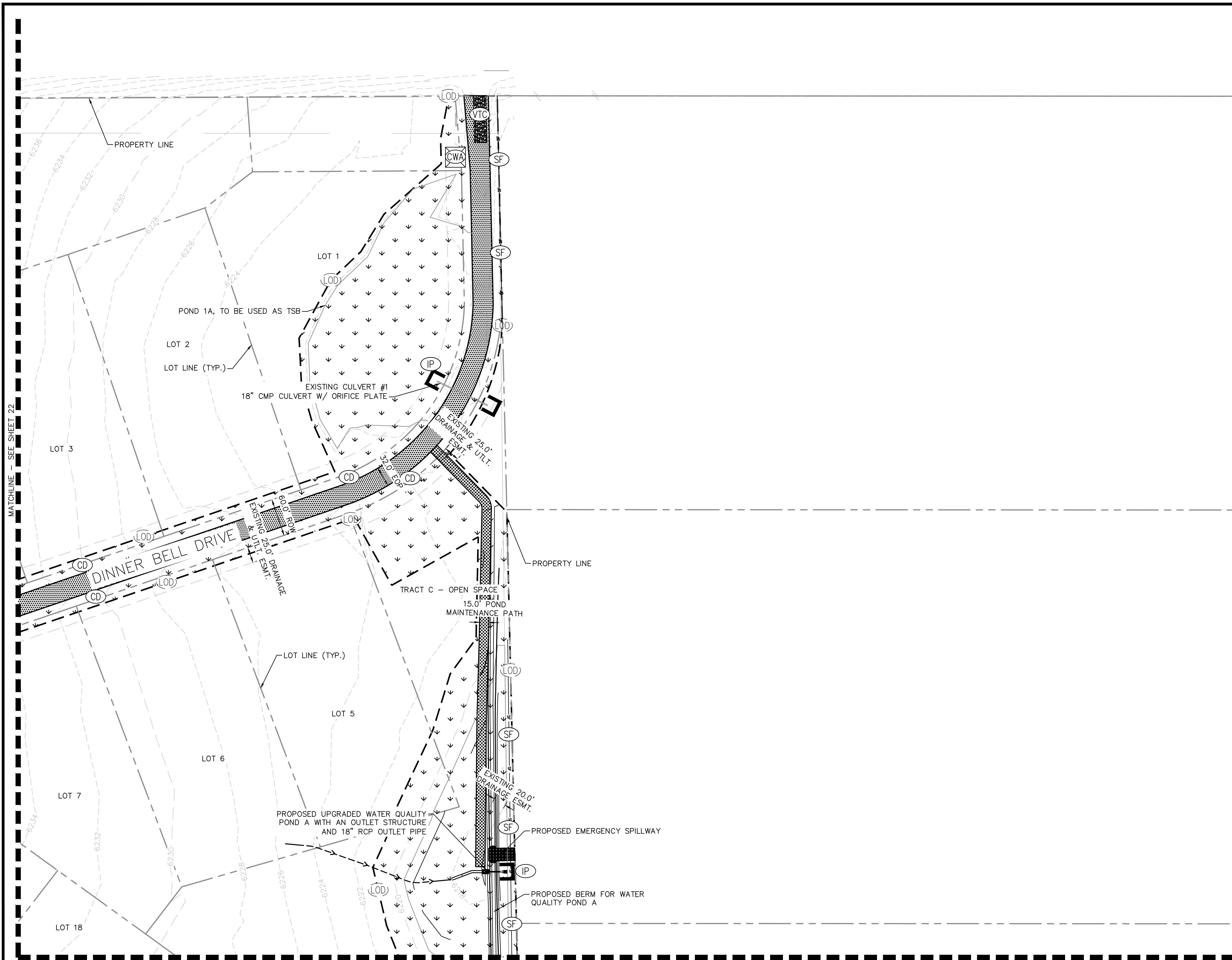
TANNER RANCH FILING NO. 1
 EL PASO COUNTY, COLORADO
 GRADING AND EROSION CONTROL PLANS
 FINAL GEC PLAN

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

PROJECT NO.
 296172000
 SHEET
 22

NO.	REVISION	BY	DATE	APPR.

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KEYMAP
SCALE: 1" = 2000'

- LEGEND**
- PROPERTY LINE
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 - - - ROAD CENTER LINE
 - BASE FLOOD ELEVATION
 - REGULATORY FLOODWAY LINE WITHIN ZONE AE
 - PROPOSED PAVEMENT

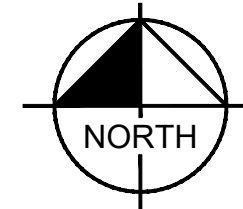
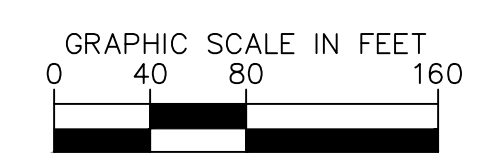
- GEC LEGEND**
- - - LOD LIMITS OF DISTURBANCE
 - - - XX EXISTING MAJOR CONTOUR
 - - - XX EXISTING MINOR CONTOUR
 - - - XX PROPOSED MAJOR CONTOUR
 - - - XX PROPOSED MINOR CONTOUR
 - SM SEEDING AND MULCHING
 - EXISTING SLOPE ARROW
 - PROPOSED SLOPE ARROW

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.
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LIMITS OF DISTURBANCE

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



MATCHLINE - SEE SHEET 25

NO.	REVISION	BY	DATE	APPR.

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

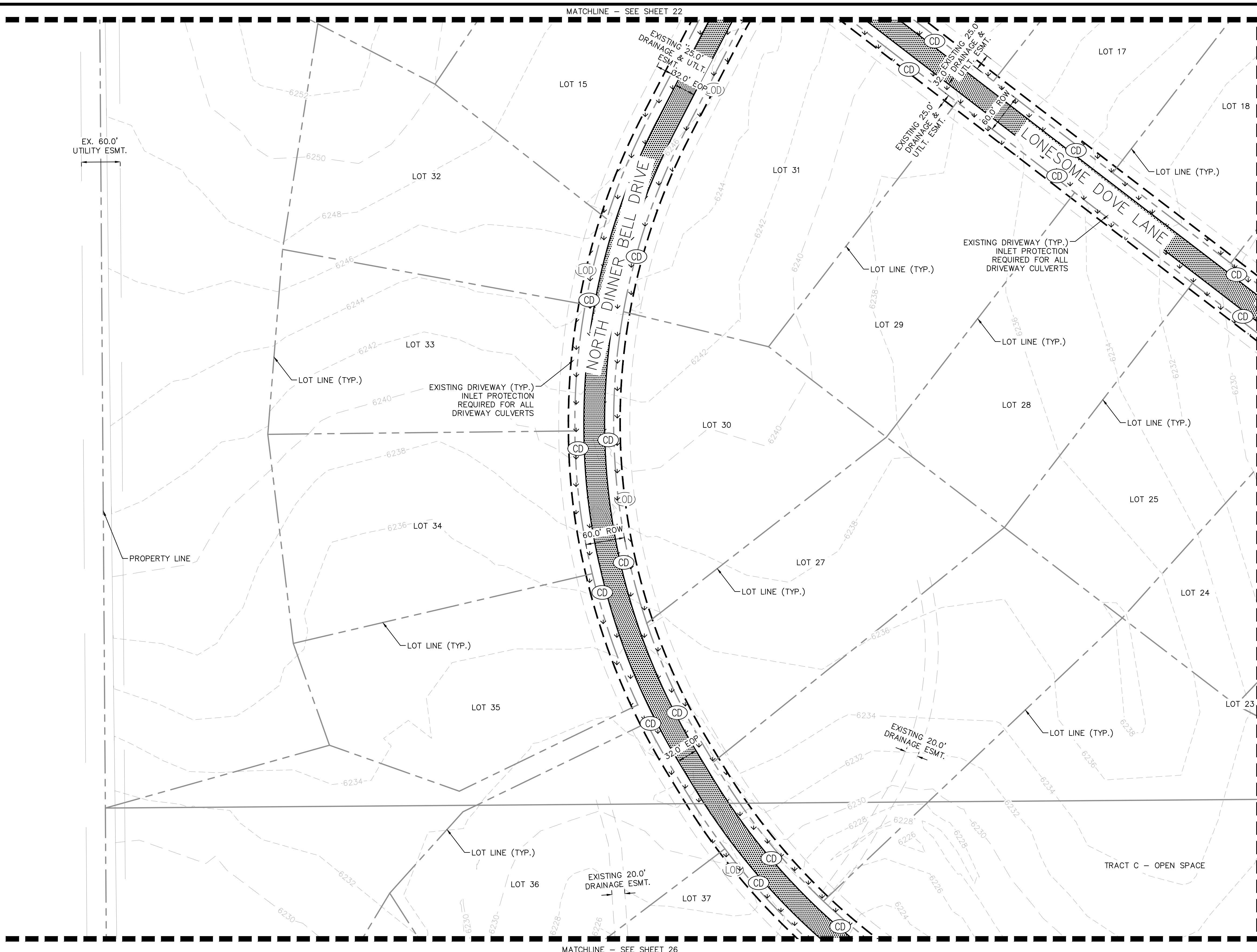
DESIGNED BY: MEL
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TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
FINAL GEC PLAN

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Kimley-Horn and Associates, Inc.

PROJECT NO.
296172000
SHEET
23

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KEYMAP
SCALE: 1" = 2000'

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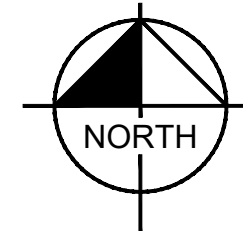
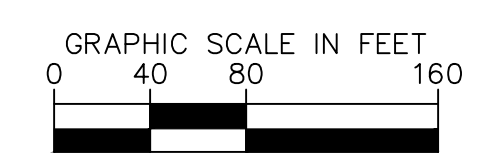
- GEC LEGEND**
- LIMITS OF DISTURBANCE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - SEEDING AND MULCHING
 - EXISTING SLOPE ARROW
 - PROPOSED SLOPE ARROW

NOTES

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12. 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. _____ BY _____ DATE _____
REVISION _____

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

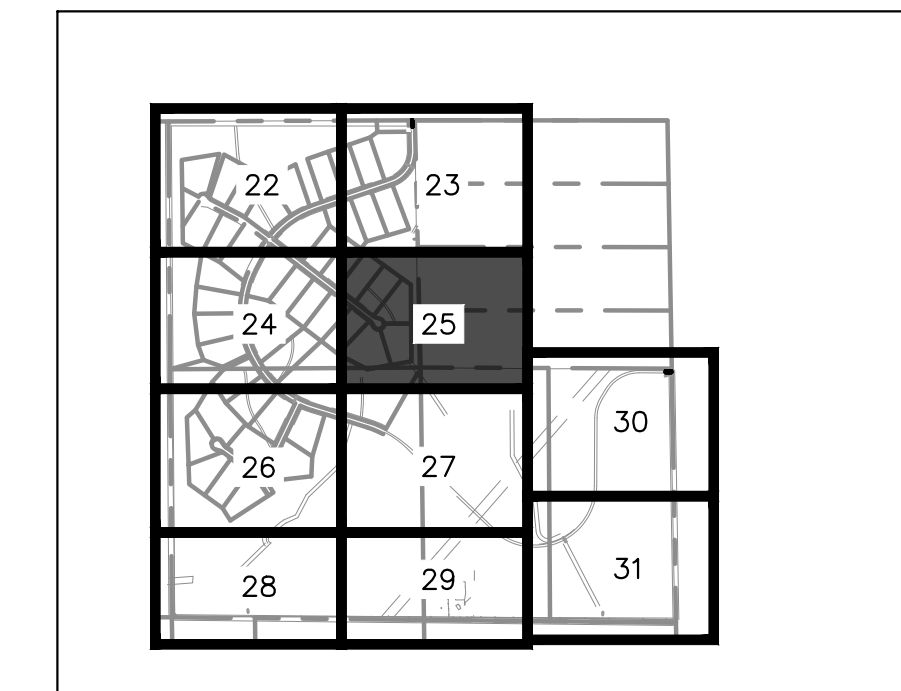
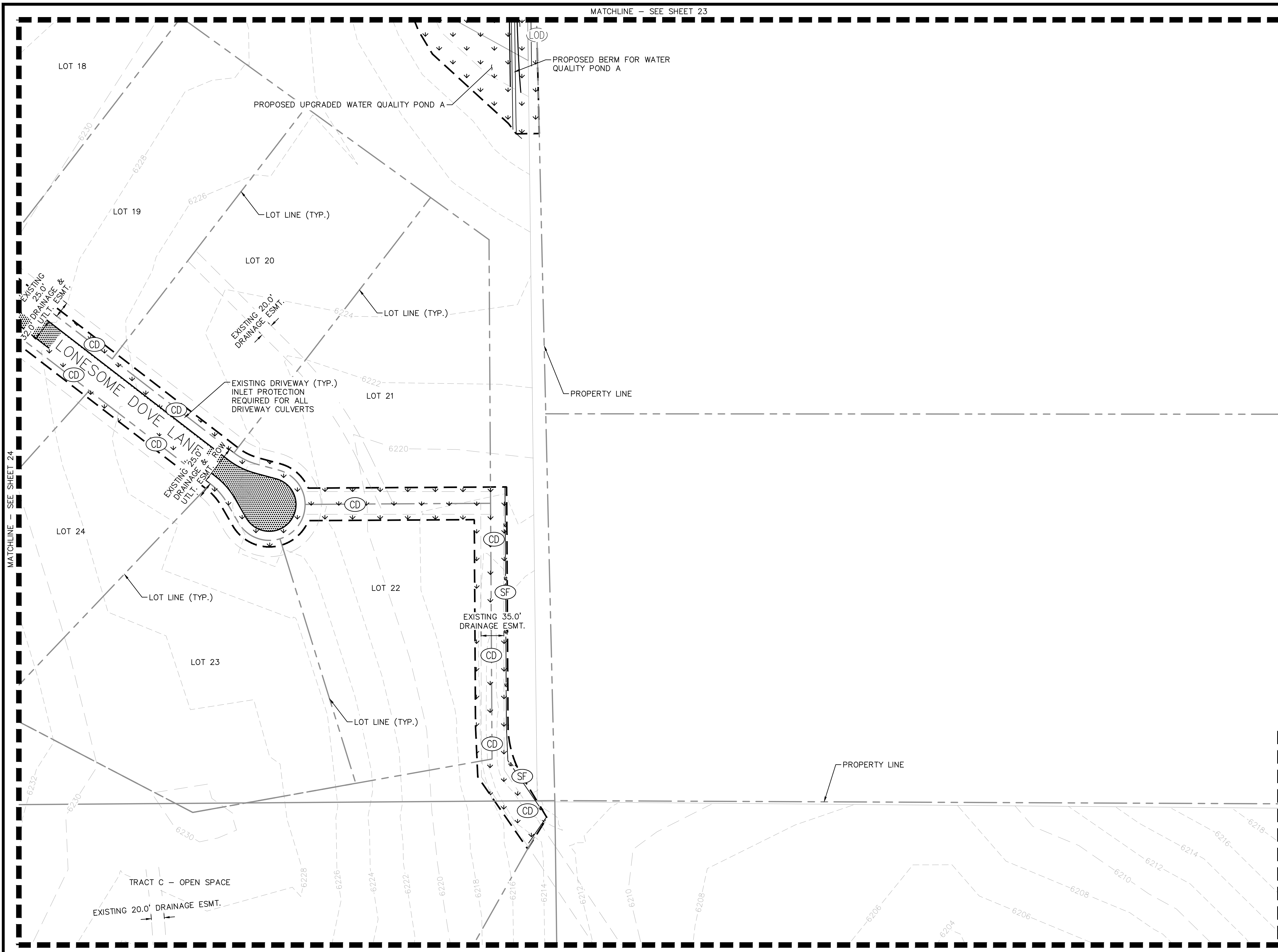
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DRAWN BY: MEL
CHECKED BY: KRK
DATE: 4/1/26

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
24

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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
 - 5048.8 FT BASE FLOOD ELEVATION
 - REGULATORY FLOODWAY LINE WITHIN ZONE AE
 - ▨ PROPOSED PAVEMENT

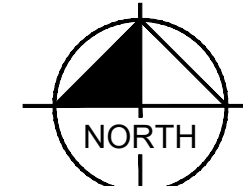
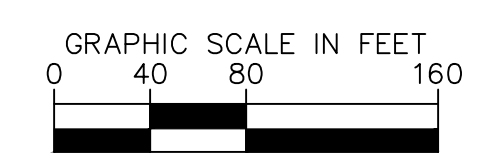
- GEC LEGEND**
- - - (LOD) LIMITS OF DISTURBANCE
 - - - XX EXISTING MAJOR CONTOUR
 - - - XX EXISTING MINOR CONTOUR
 - - - XX PROPOSED MAJOR CONTOUR
 - - - XX PROPOSED MINOR CONTOUR
 - ▨ (SM) SEEDING AND MULCHING
 - EXISTING SLOPE ARROW
 - PROPOSED SLOPE ARROW

NOTES

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LIMITS OF DISTURBANCE

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OFFSITE DISTURBANCE	= ±0.00 ACRES
TOTAL	= ±48.10 ACRES



NO.	REVISION	BY	DATE	APPR.

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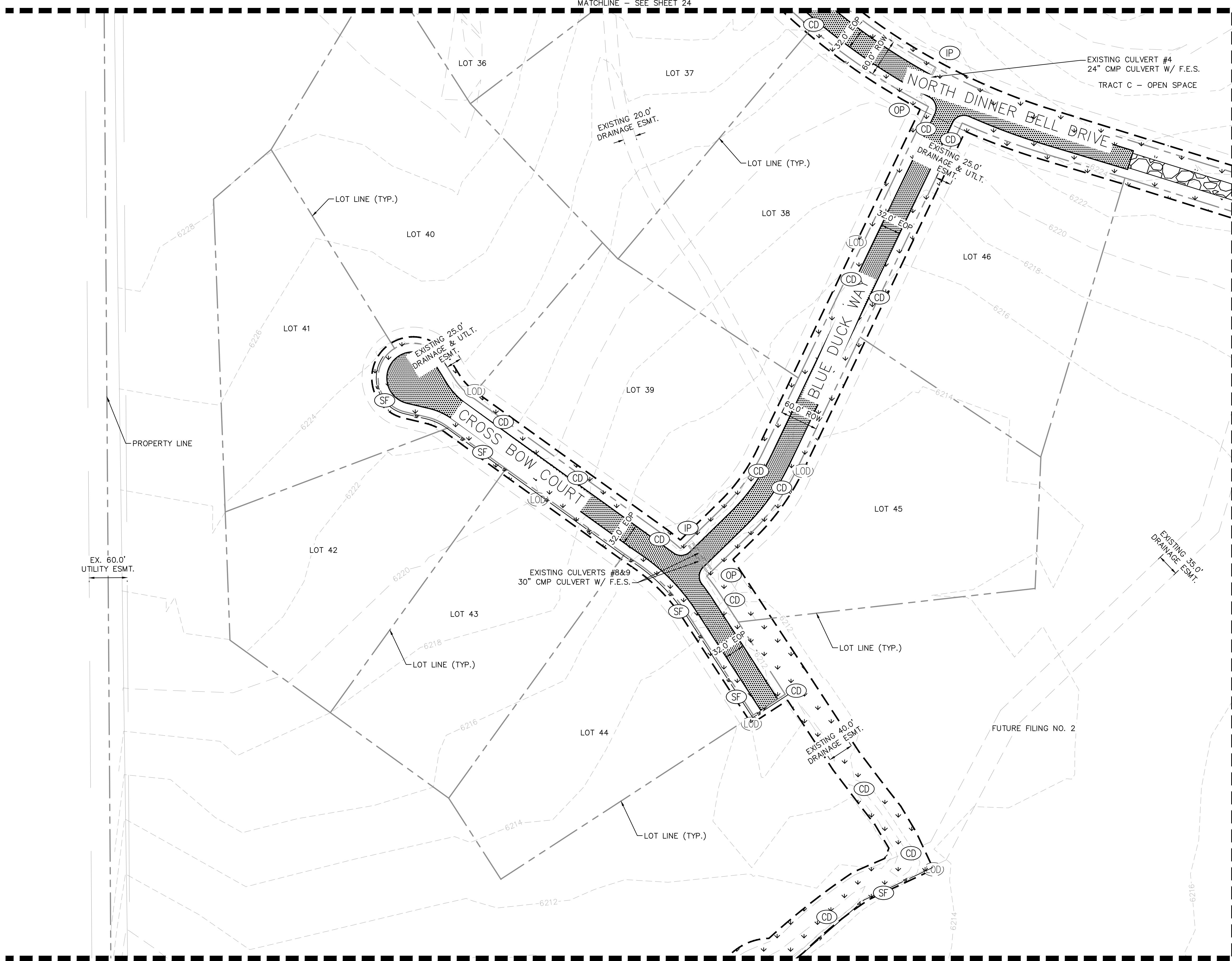
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EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
FINAL GEC PLAN

PRELIMINARY
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PROJECT NO.
296172000
SHEET
25

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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
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SEEDING AND MULCHING
	EXISTING SLOPE ARROW
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TOTAL	= ±48.10 ACRES

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

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

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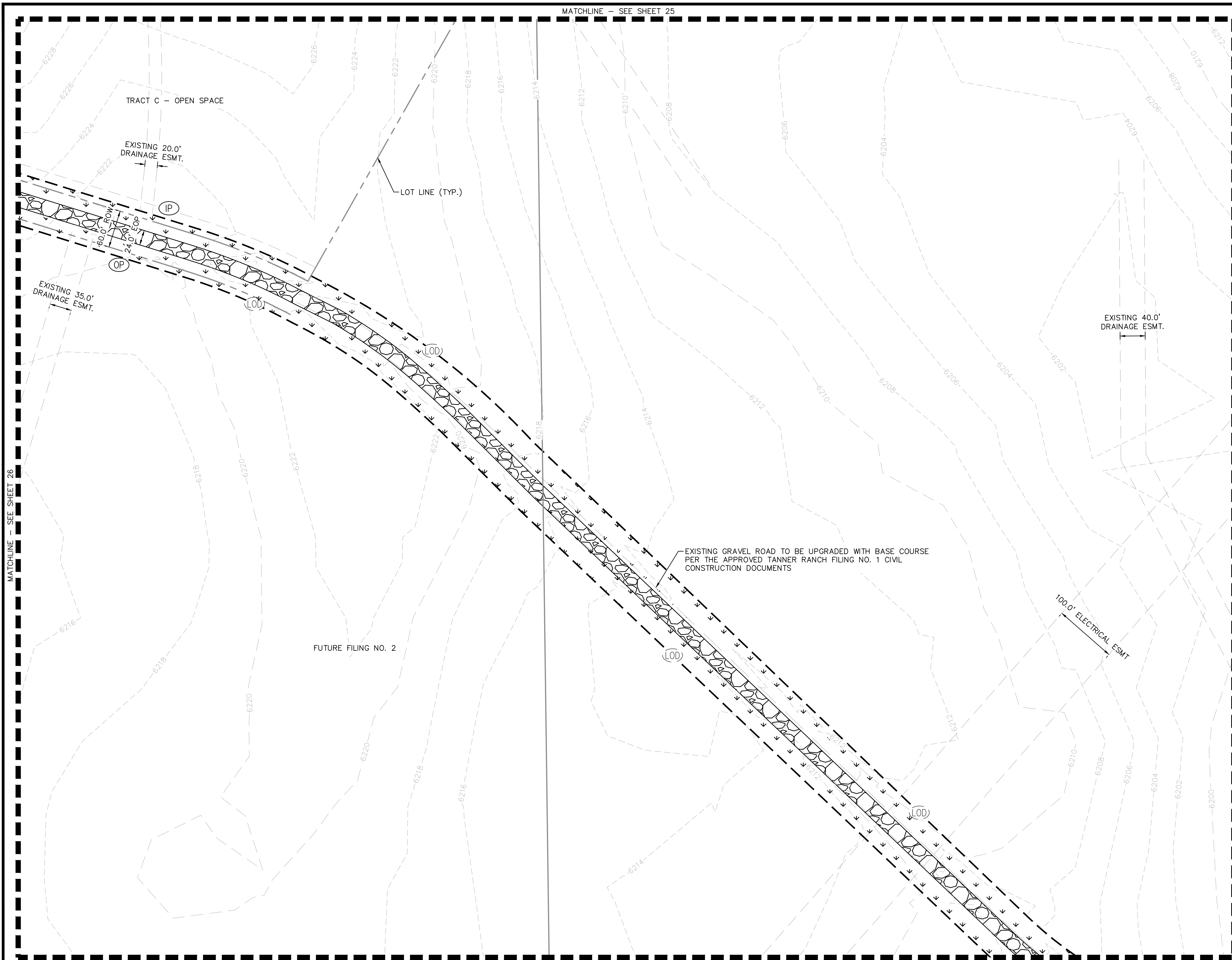
TANNER RANCH FILING NO. 1
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
FINAL GEC PLAN

PRELIMINARY
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PROJECT NO. 296172000
SHEET 26

NO.	REVISION	BY	DATE	APPR.

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KEYMAP
SCALE: 1" = 2000'

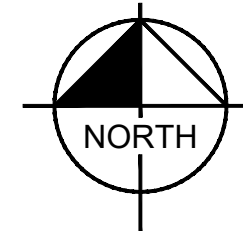
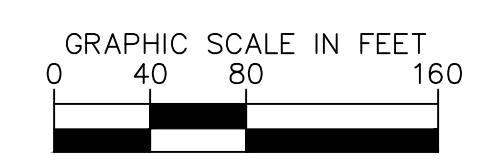
- LEGEND**
- +—+—+— PROPERTY LINE
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 - PROPOSED PAVEMENT

- GEC LEGEND**
- (LOD)--- LIMITS OF DISTURBANCE
 - XX--- EXISTING MAJOR CONTOUR
 - XX--- EXISTING MINOR CONTOUR
 - XX--- PROPOSED MAJOR CONTOUR
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LIMITS OF DISTURBANCE

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

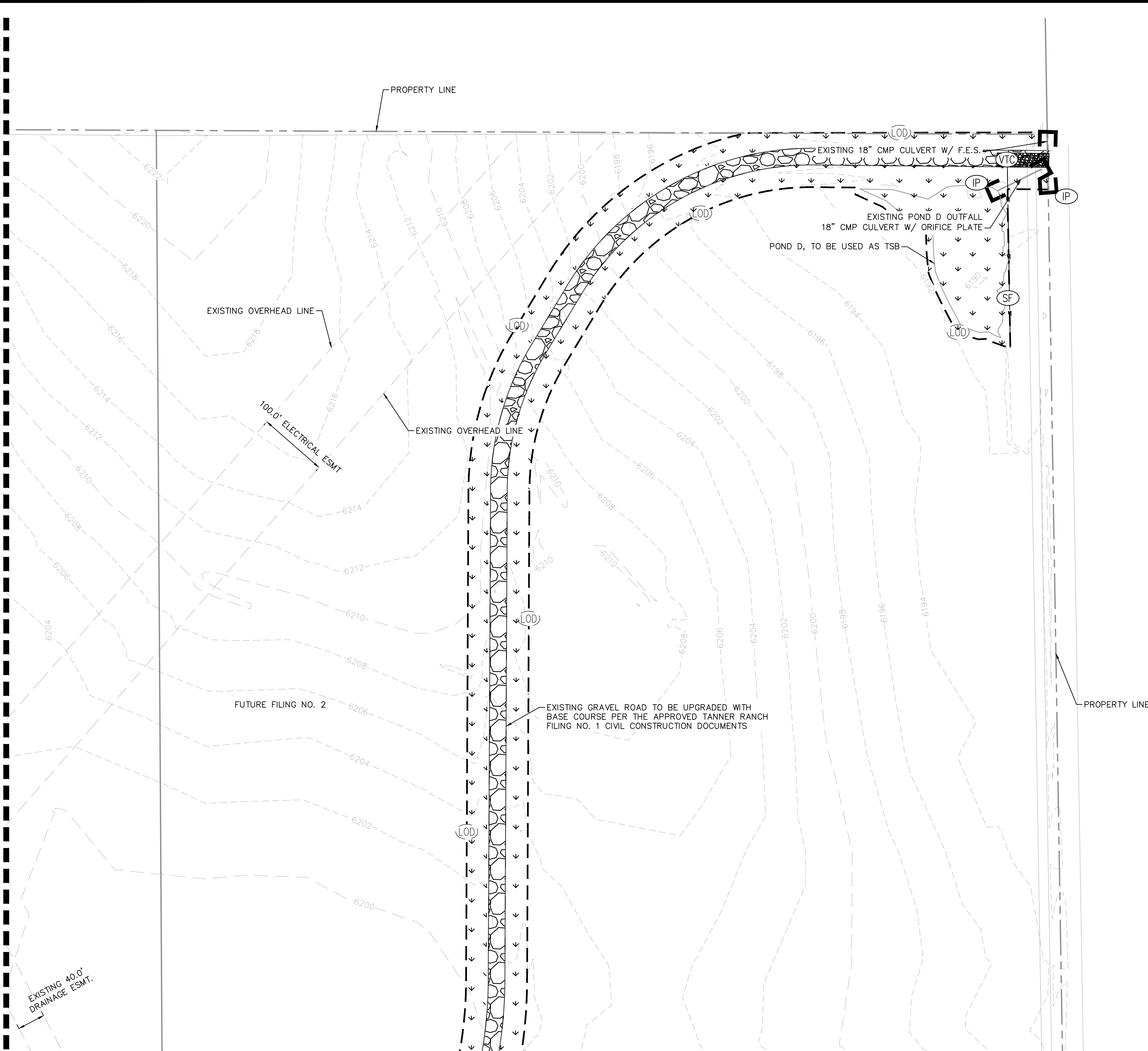
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PROJECT NO.
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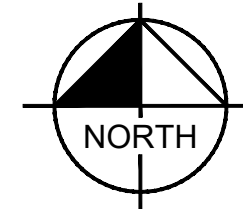
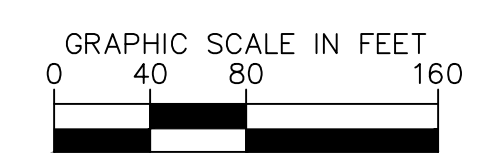
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MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 27



MATCHLINE - SEE SHEET 30



LIMITS OF DISTURBANCE

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KEYMAP
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 - — — — — BASE FLOOD ELEVATION
 - — — — — REGULATORY FLOODWAY LINE WITHIN ZONE AE
 - [Hatched Box] PROPOSED PAVEMENT

- GEC LEGEND**
- [Dashed Line with LOD] LIMITS OF DISTURBANCE
 - [Solid Line with XX] EXISTING MAJOR CONTOUR
 - [Solid Line with XX] EXISTING MINOR CONTOUR
 - [Dashed Line with XX] PROPOSED MAJOR CONTOUR
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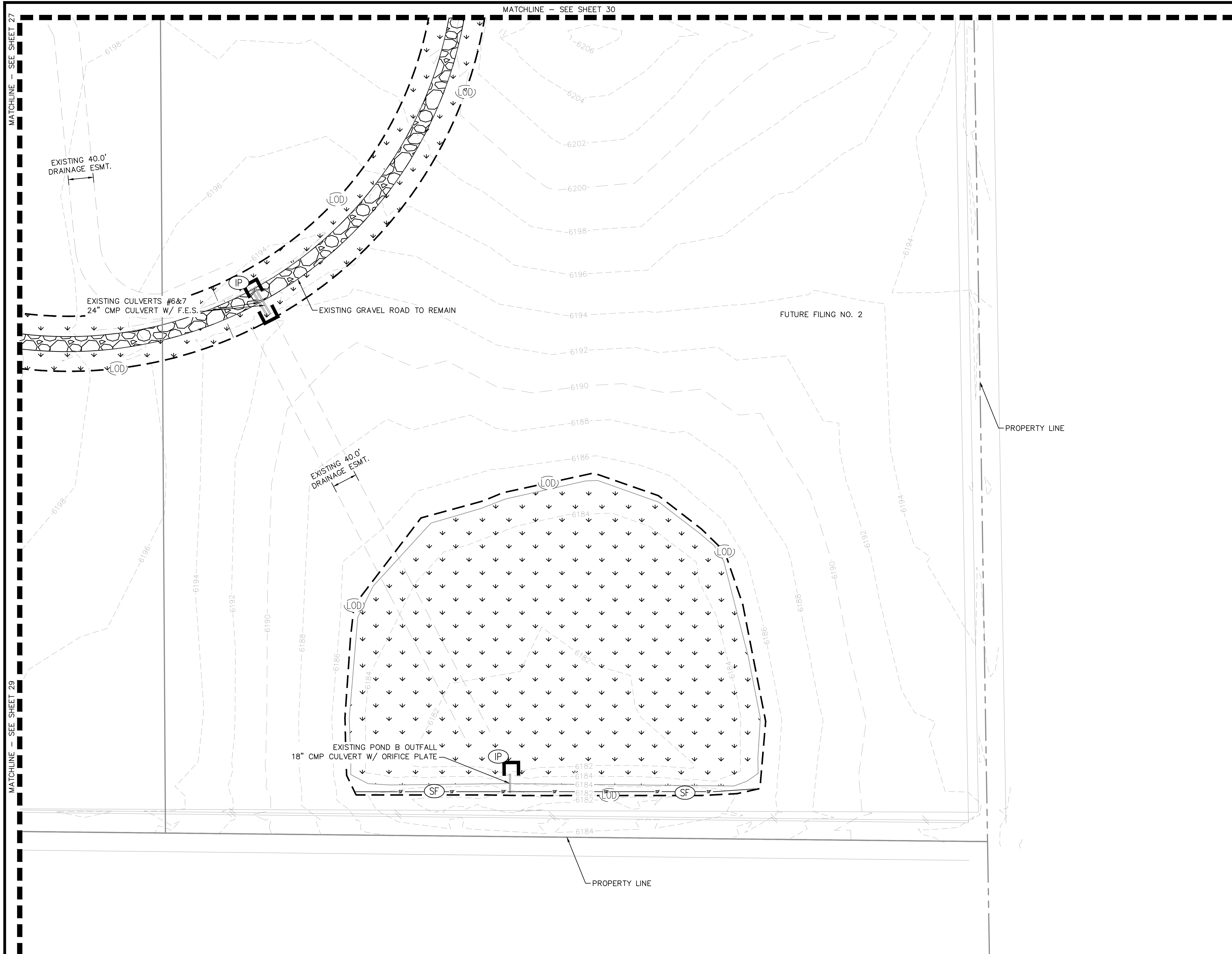
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FINAL GEC PLAN**

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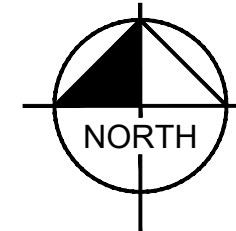
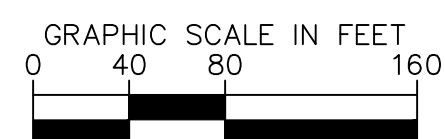
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- LIMITS OF DISTURBANCE
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10. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL 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.

LIMITS OF DISTURBANCE

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



NO.	REVISION	BY	DATE	APPR.

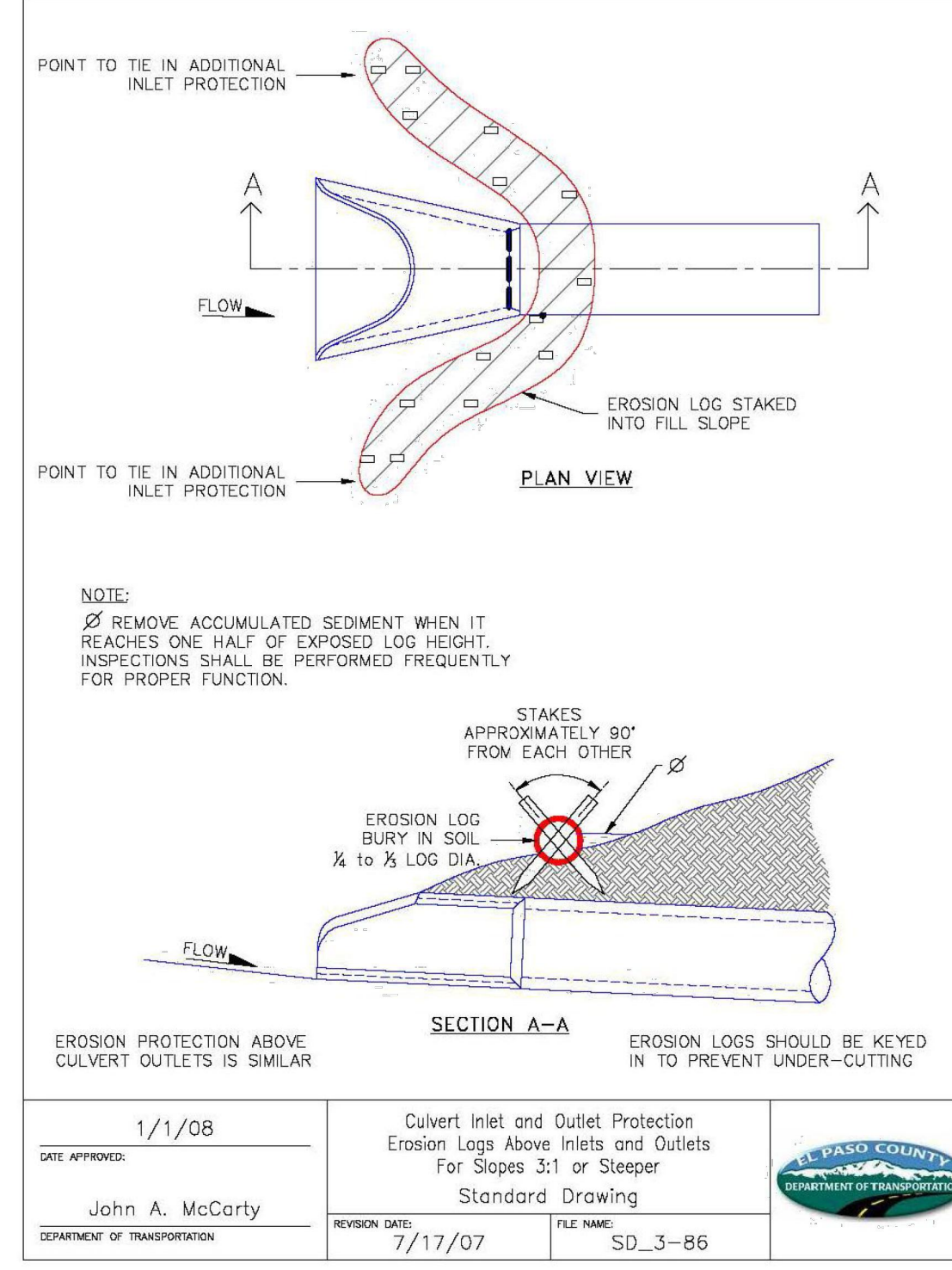
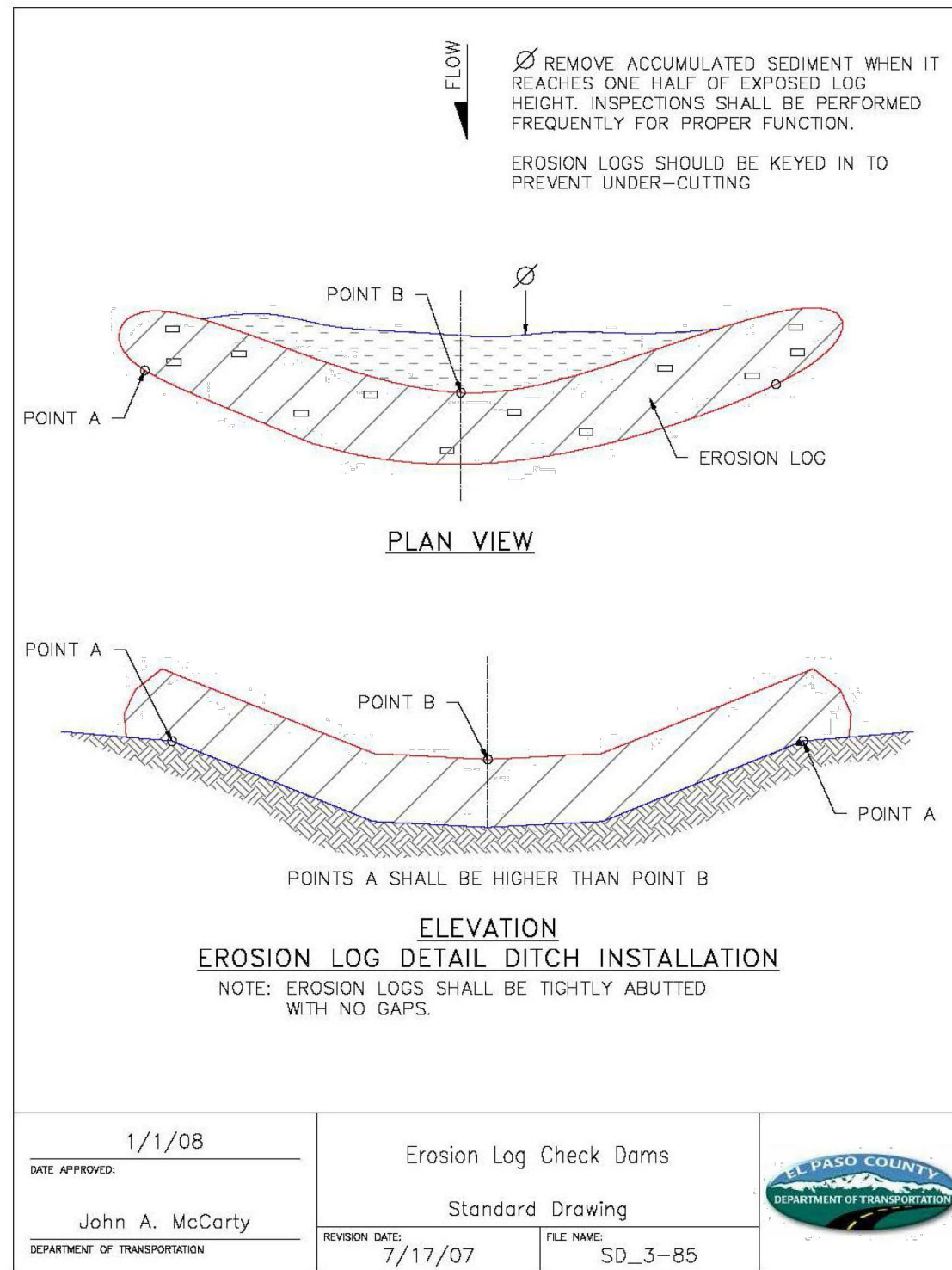
Kimley»Horn
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Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MEL
DRAWN BY: MEL
CHECKED BY: KRK
DATE: 4/1/26

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

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296172000
SHEET
31



Check Dams (CD)

EC-12

Description

Check dams are temporary grade control structures placed in drainage channels to limit the erosivity of stormwater by reducing flow velocity. Check dams are typically constructed from rock, gravel bags, sand bags, or sometimes, proprietary devices. Reinforced check dams are typically constructed from rock and wire gabion. Although the primary function of check dams is to reduce the velocity of concentrated flows, a secondary benefit is sediment trapping upstream of the structure.



Appropriate Uses

Use as a grade control for temporary drainage ditches or swales until final soil stabilization measures are established upstream and downstream. Check dams can be used on mild or moderately steep slopes. Check dams may be used under the following conditions:

- As temporary grade control facilities along waterways until final stabilization is established.
- Along permanent swales that need protection prior to installation of a non-erodible lining.
- Along temporary channels, ditches or swales that need protection where construction of a non-erodible lining is not practicable.
- Reinforced check dams should be used in areas subject to high flow velocities.

Design and Installation

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

When rock is used for the check dam, place rock mechanically or by hand. Do not dump rocks into the drainage channel. Where multiple check dams are used, the top of the lower dam should be at the same elevation as the toe of the upper dam.

When reinforced check dams are used, install erosion control fabric under and around the check dam to prevent erosion on the upstream and downstream sides. Each section of the dam should be keyed in to reduce the potential for washout or undermining. A rock apron upstream and downstream of the dam may be necessary to further control erosion.

Check Dams	
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 CD-1

EC-12

Check Dams (CD)

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

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

Sediment control logs may also be used as check dams; however, silt fence is not appropriate for use as a check dam. Many jurisdictions also prohibit or discourage use of straw bales for this purpose.

Maintenance and Removal

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

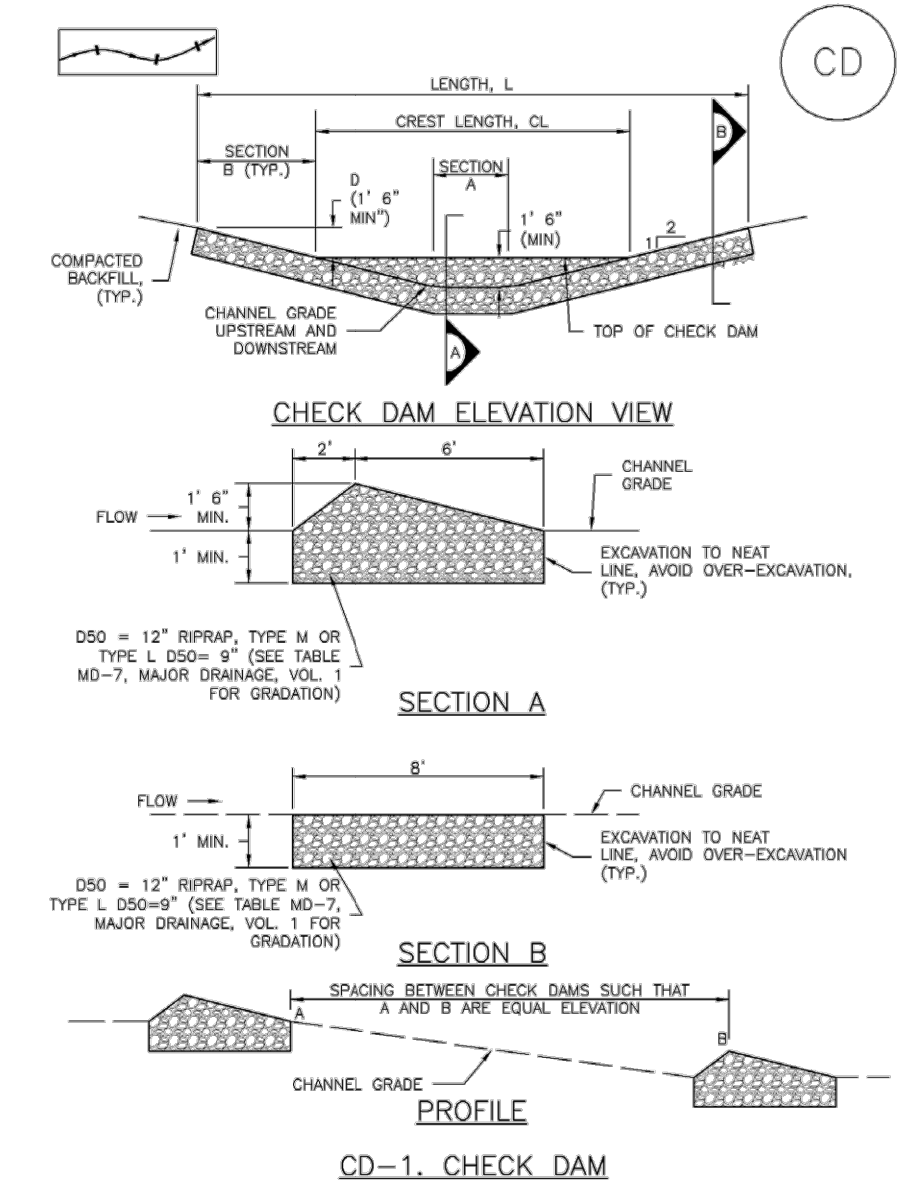
Remove accumulated sediment, as needed to maintain BMP effectiveness, typically before the sediment depth upstream of the check dam is within 1/2 of the crest height. Remove accumulated sediment prior to mulching, seeding, or chemical soil stabilization. Removed sediment can be incorporated into the earthwork with approval from the Project Engineer, or disposed of at an alternate location in accordance with the standard specifications.

Check dams constructed in permanent swales should be removed when perennial grasses have become established, or immediately prior to installation of a non-erodible lining. All of the rock and accumulated sediment should be removed, and the area seeded and mulched, or otherwise stabilized.

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Check Dams (CD)

EC-12



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

EC-12

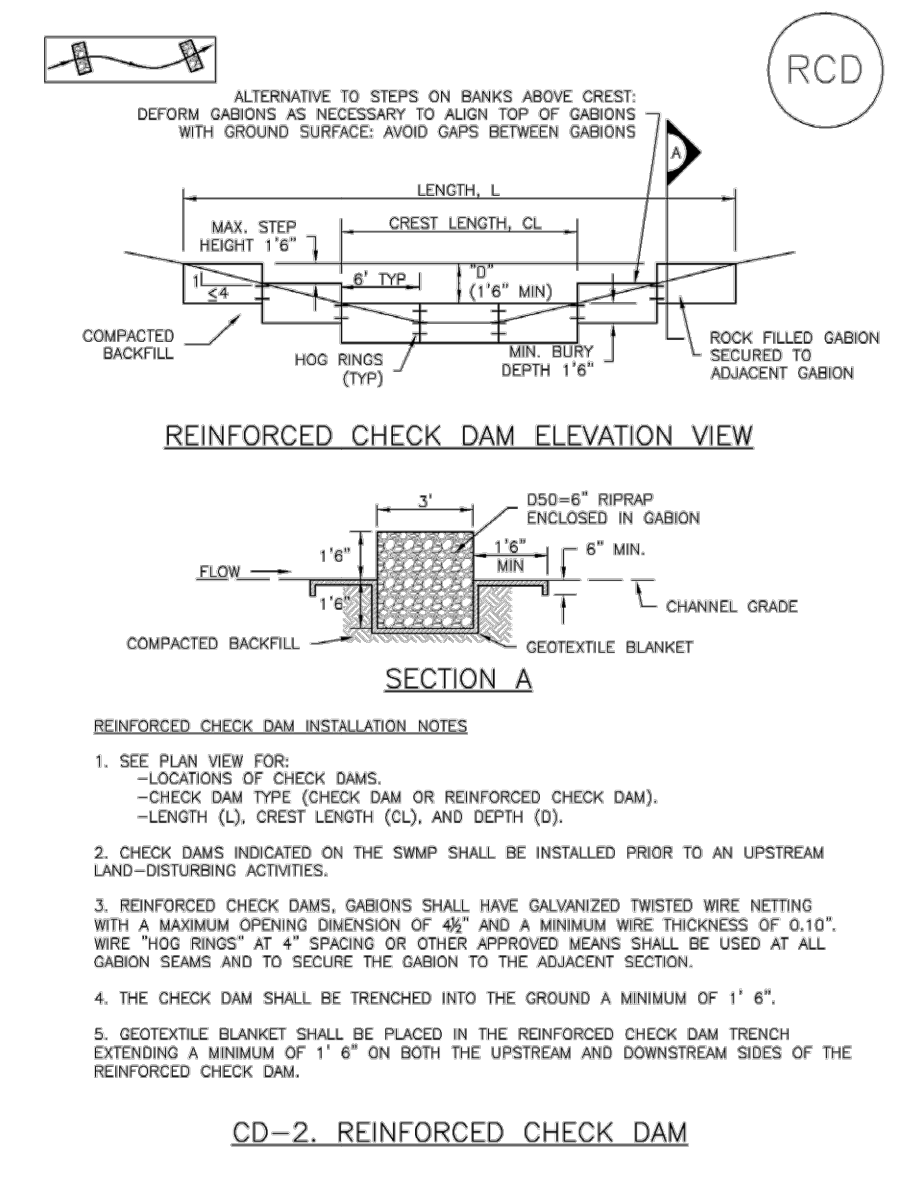
Check Dams (CD)

- CHECK DAM INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF CHECK DAMS
 - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM)
 - LENGTH (L), CREST LENGTH (CL), AND DEPTH (D)
 - CHECK DAMS INDICATED ON INITIAL SWAMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
 - RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").
 - RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.
 - THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.
- CHECK DAM MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
 - CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION. (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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Check Dams (CD)

EC-12



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

EC-12

Check Dams (CD)

- REINFORCED CHECK DAM MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF REINFORCED CHECK DAMS SHALL BE REMOVED AS NEEDED TO MAINTAIN THE EFFECTIVENESS OF BMP, TYPICALLY WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
 - REPAIR OR REPLACE REINFORCED CHECK DAMS WHEN THERE ARE SIGNS OF DAMAGE SUCH AS HOLES IN THE GABION OR UNDERCUTTING.
 - REINFORCED CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN REINFORCED CHECK DAMS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED AND COVERED WITH A GEOTEXTILE BLANKET, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION. (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND CITY OF ALBANY, COLORADO, NOT AVAILABLE IN AUTOCAD)
- 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.

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

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NO.	REVISION	BY	DATE	APPR.

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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.



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

Appropriate Uses

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

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

Design and Installation

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

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

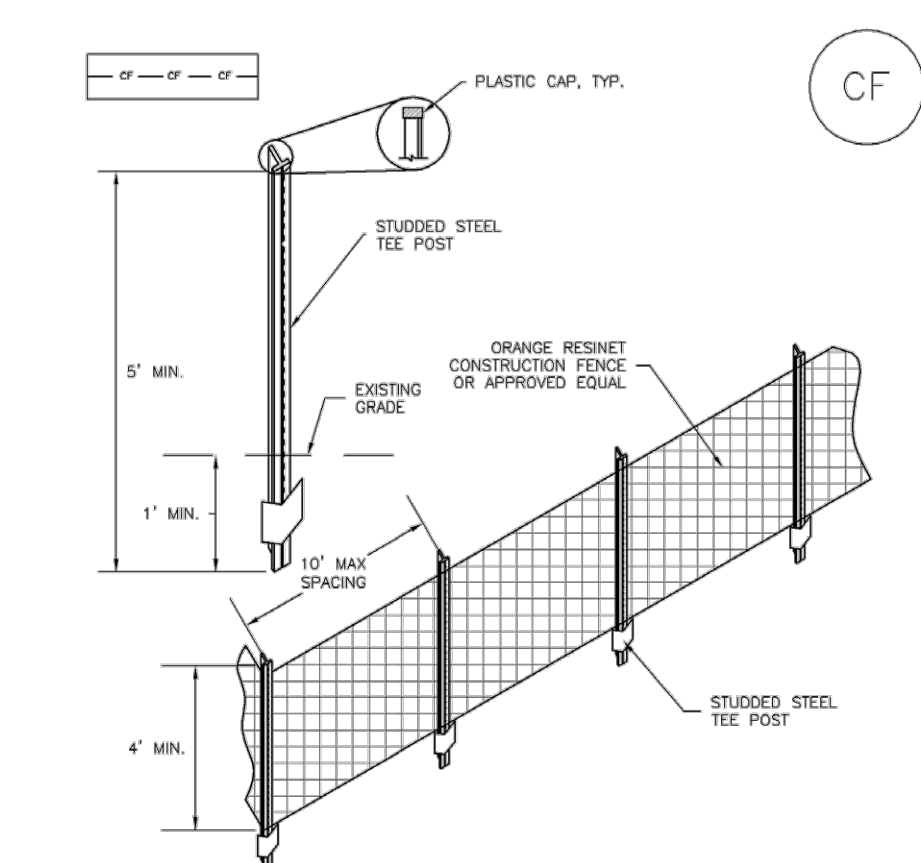
Maintenance and Removal

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

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

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

Construction Fence (CF)



CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

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

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

Construction Fence (CF)

SM-3

CONSTRUCTION FENCE MAINTENANCE NOTES

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

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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 located in an area where shallow groundwater may be present, such as near natural drainages, springs, or wetlands.

Design and Installation

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

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

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

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

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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.

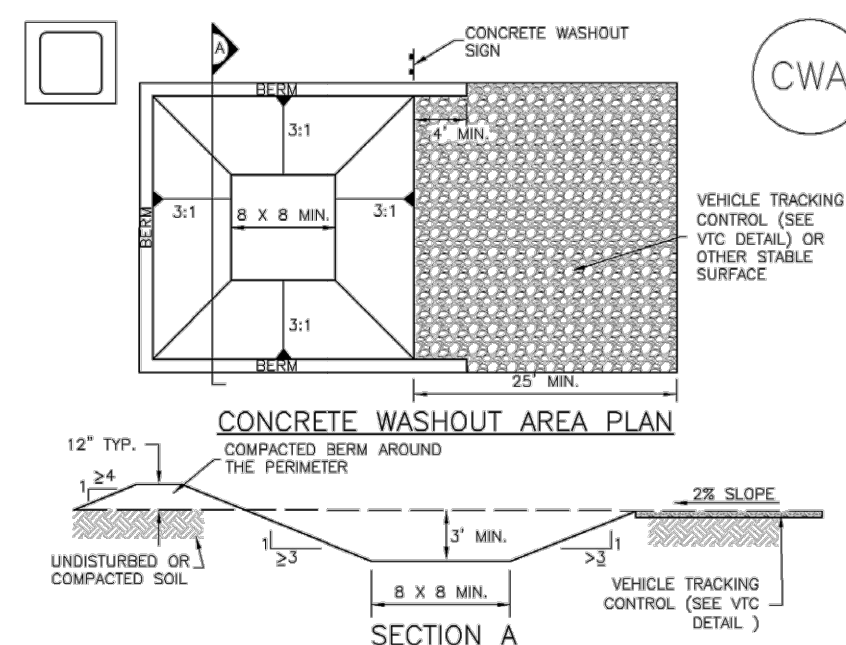


Photograph CWA-2. Prefabricated concrete washout. Photo courtesy of CDOT. Photograph CWA-3. Earthen concrete washout. Photo courtesy of CDOT.

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

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 UNFEASIBLE, 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 ESPECIALLY NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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MM-1 Concrete Washout Area (CWA)

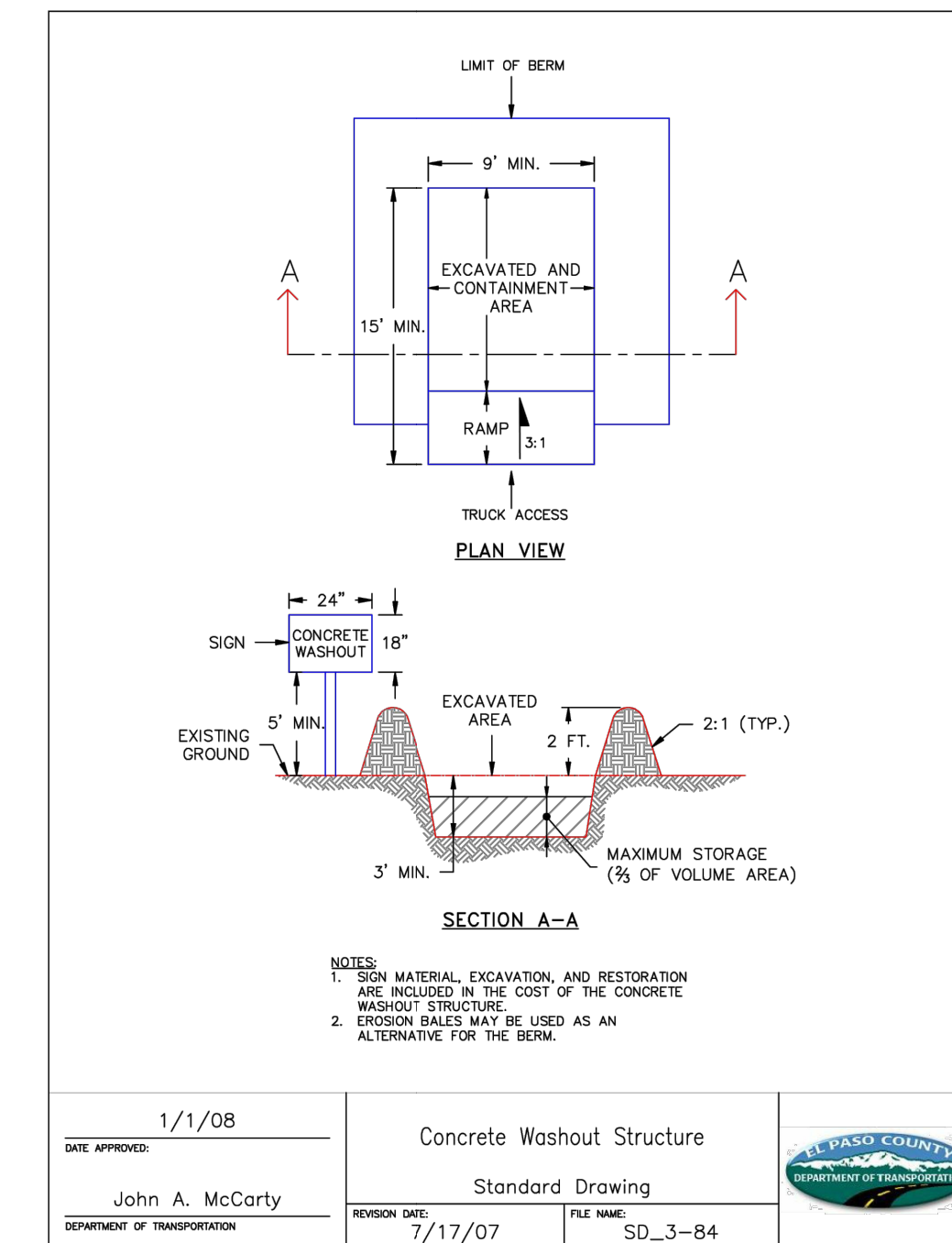
CWA MAINTENANCE NOTES

- 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 USDFD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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DATE APPROVED: 1/1/08	CONCRETE WASHOUT STRUCTURE	
DESIGNED BY: John A. McCarty	Standard Drawing	
GOVERNMENT OF COLORADO	REVISION DATE: 7/17/07	FILE NAME: SD_3-84

NO.	REVISION	BY	DATE	APPR.

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DESIGNED BY: MEL
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PROJECT NO.
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SHEET
33

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.



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

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 upstage 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.

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

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

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.

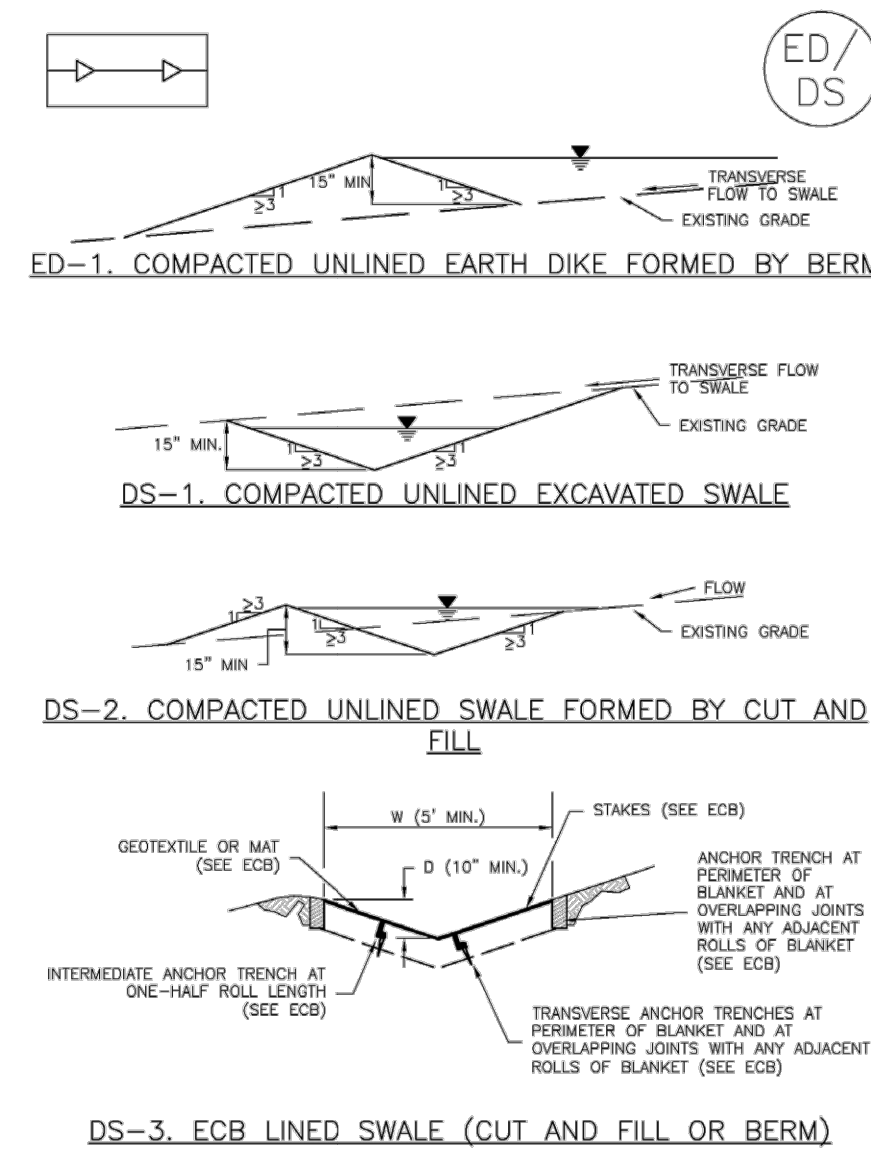
Maintenance and Removal

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 disturbed area immediately following removal by revegetation or other permanent stabilization method approved by the local jurisdiction.

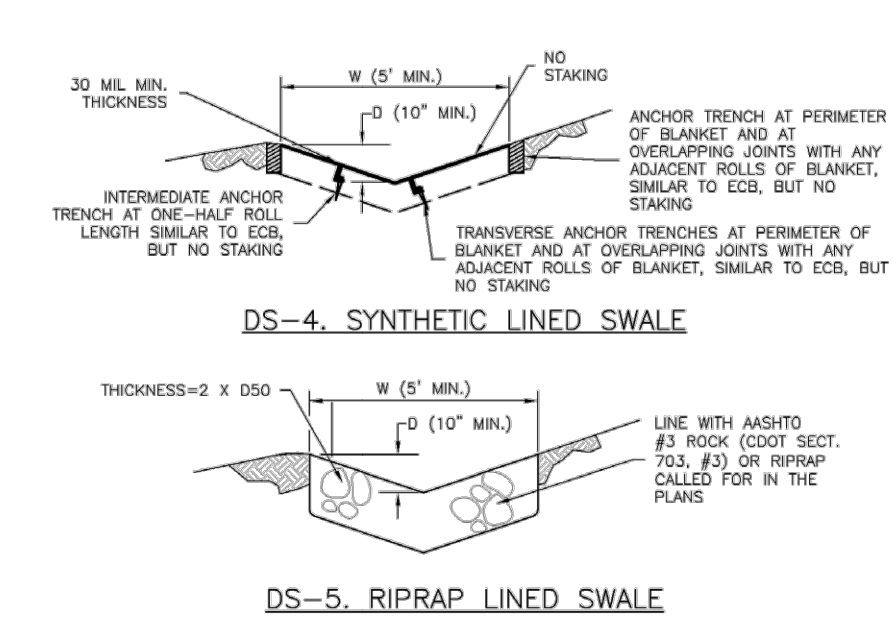
November 2010 Urban Drainage and Flood Control District EDD/DS-2
Urban Storm Drainage Criteria Manual Volume 3

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



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

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



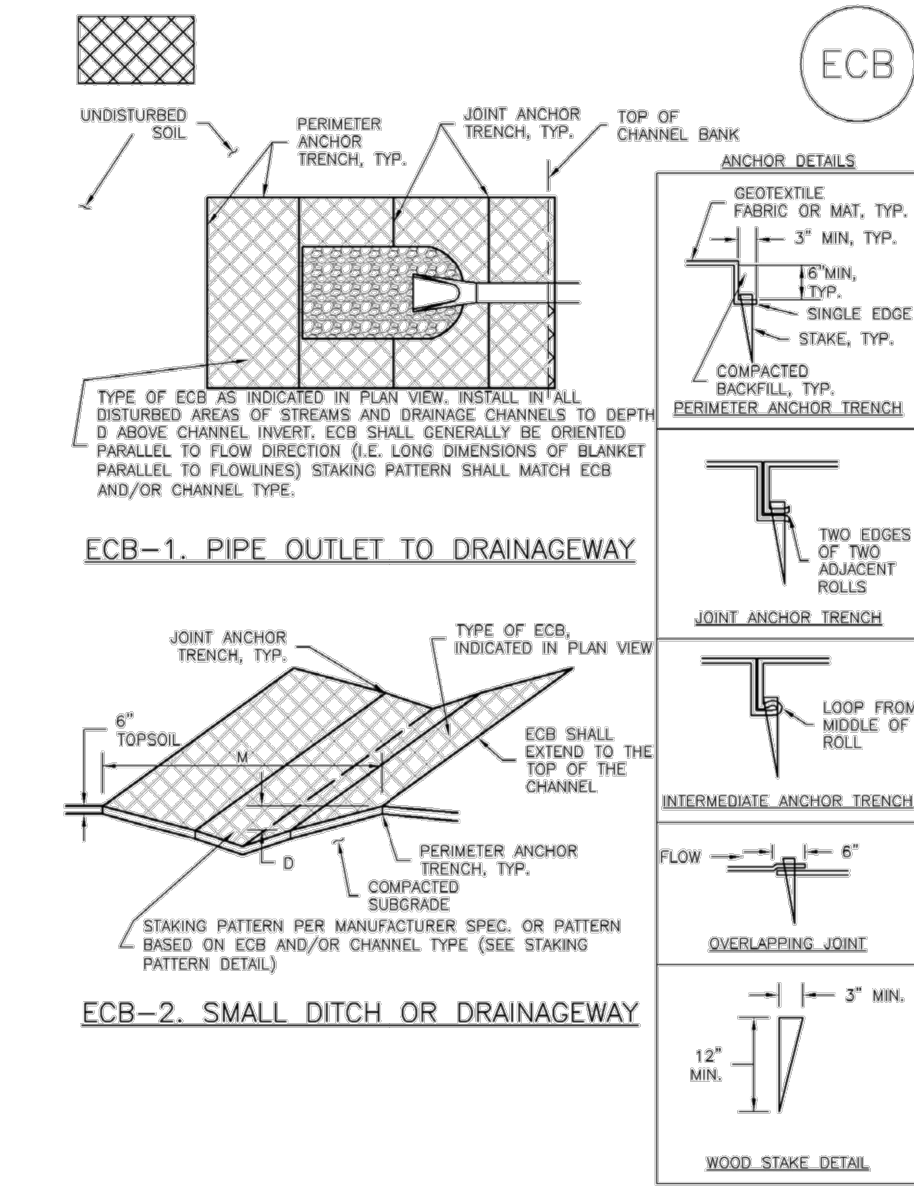
- EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND 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, SEEDS, AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES**
- SEE SITE PLAN FOR:
 - LOCATION OF DIVERSION SWALE
 - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED)
 - LENGTH OF EACH SWALE
 - DEPTH, D, AND WIDTH, W DIMENSIONS
 - FOR ECB/TRIM 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/TRIM 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.

November 2010 Urban Drainage and Flood Control District EDD/DS-4
Urban Storm Drainage Criteria Manual Volume 3

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

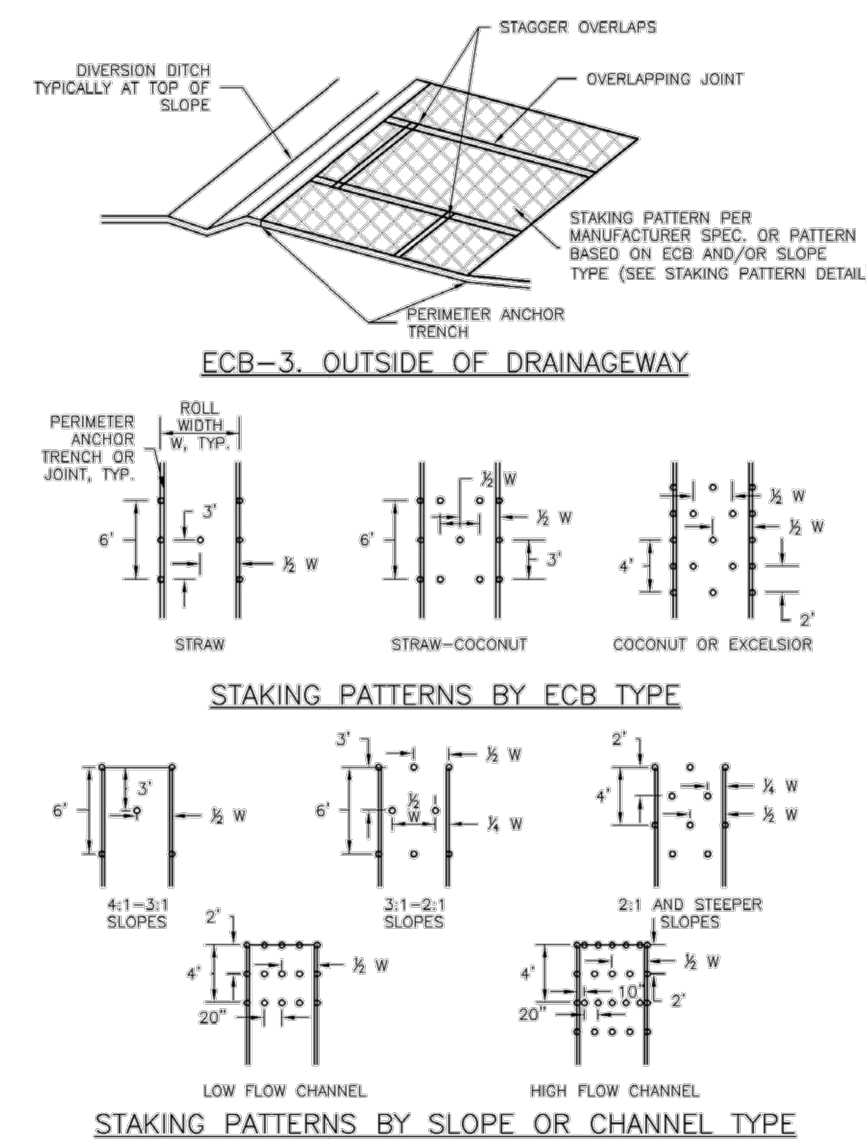
November 2010 Urban Drainage and Flood Control District EDD/DS-5
Urban Storm Drainage Criteria Manual Volume 3

EC-6 Rolled Erosion Control Products (RECP)



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

EC-6 Rolled Erosion Control Products (RECP)



November 2010 Urban Drainage and Flood Control District RECP-7
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EC-6 Rolled Erosion Control Products (RECP)

- EROSION CONTROL BLANKET INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF ECB
 - TYPE OF ECB (STRAW, STRAW-COCOONIT, 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. SURFACE 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 RESEEDS AND MULCHED.
 - DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING*
STRAW	-	100%	-	DOUBLE/NATURAL
STRAW-COCOONIT	30% MIN	70% MAX	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELSIOR	-	-	100%	DOUBLE/NATURAL

*NETTING TYPE AND MESH SIZE VARY BY JURISDICTION. LOCAL JURISDICTIONS SHOULD BE CONSULTED FOR MESH SIZE AND TYPE.

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

EC-6 Rolled Erosion Control Products (RECP)

- 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 ECBs THAT HAVE EXPOSED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN EXPOSED OF GRASS SHALL BE REPAIRED, RESEEDS AND MULCHED AND THE ECB REINSTALLED.
- NOTES:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PRIMER, COLORADO, NOT AVAILABLE IN AUTOCAD)

November 2010 Urban Drainage and Flood Control District RECP-9
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SC-6 Inlet Protection (IP)

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

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

Inlets Located in a Sump

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

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

Inlets Located on a Slope

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

Maintenance and Removal

Inspect inlet protection frequently. Inspection and maintenance guidance includes:

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

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NO.	REVISION	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: 4/1/26

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
 34

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
- IP-2. Curb (Rock) Socks Upstream of Inlet Protection, On-grade Inlets

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Inlet Protection (IP)

SC-6

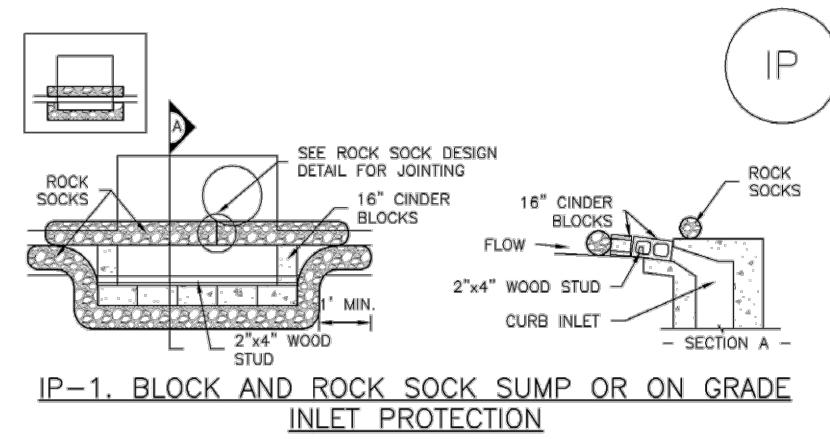
- Remove sediment accumulation from the area upstream of the inlet protection, as needed to maintain BMP effectiveness, typically when it reaches no more than half the storage capacity of the inlet protection. For silt fence, remove sediment when it accumulates to a depth of no more than 6 inches. Remove 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.

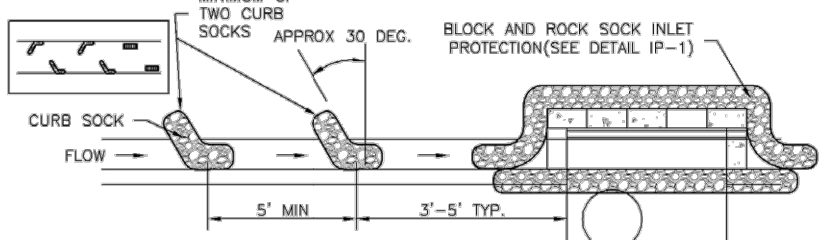
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Inlet Protection (IP)



- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - CONCRETE "CHAPER" 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.
 - CHAPER BARS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

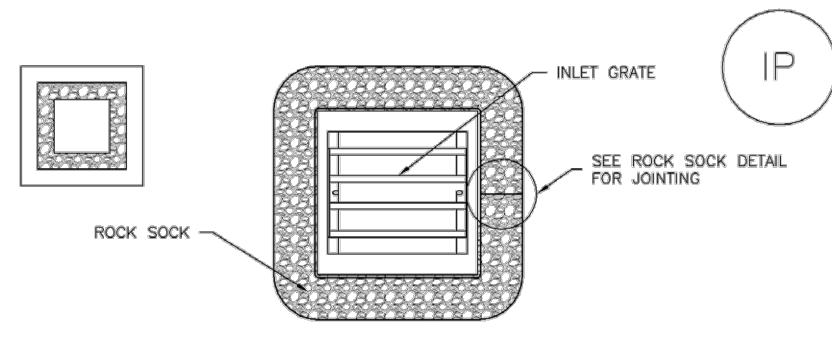


- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
 - SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.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

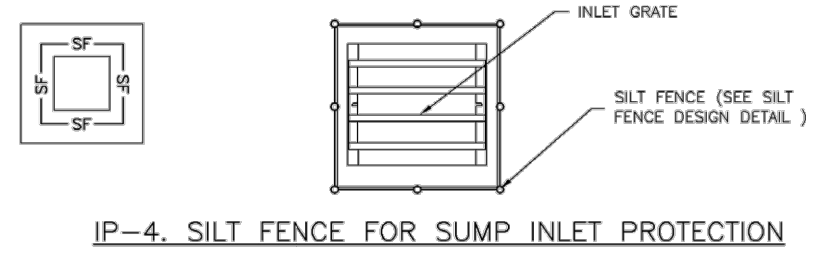
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Inlet Protection (IP)

SC-6



- 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.

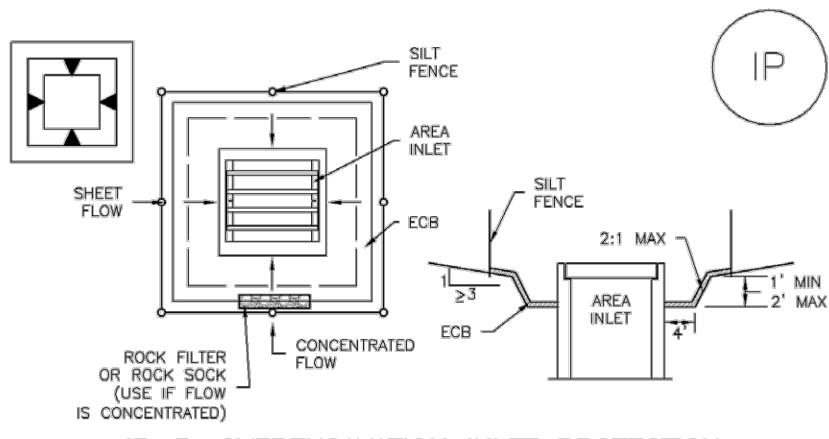


- SILT FENCE INLET PROTECTION INSTALLATION NOTES**
- SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
 - STRAW MATS/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS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

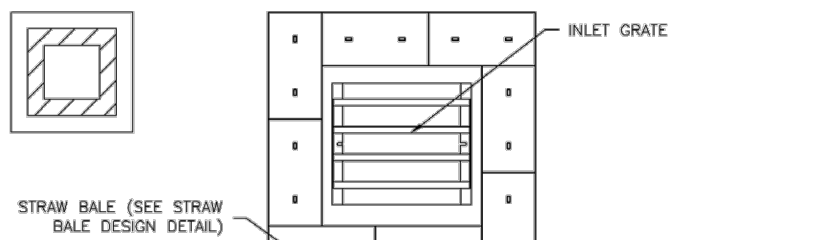
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SC-6

Inlet Protection (IP)



- 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.

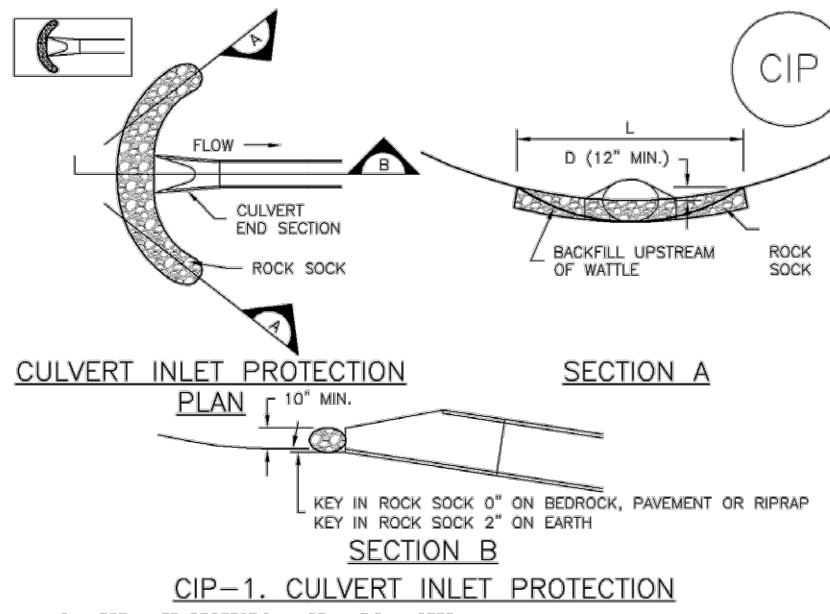


- STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES**
- SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

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Inlet Protection (IP)

SC-6



- CULVERT INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR -LOCATION OF CULVERT INLET PROTECTION.
 - SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINING DETAIL.

- CULVERT INLET PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS $\frac{1}{2}$ 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.

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SC-6

Inlet Protection (IP)

- GENERAL INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION
 - TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
 - INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR 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 SOAK OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR $\frac{1}{2}$ OF THE HEIGHT FOR STRAW BALES.
 - INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
 - WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDING 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.**
- NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.**
- NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.**

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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.

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.

Seedbed Preparation

Prior to seeding, ensure that areas to be revegetated have soil conditions capable of supporting vegetation. Over-rot 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

TS/PS-1 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 June 2012

Temporary and Permanent Seeding (TS/PS)

EC-2

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.

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 sumac (*Rhus trilobata*) 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 woodii*), plains cottonwood (*Populus sargentii*), and willow (*Populus spp.*) may be considered. On non-topsoiled upland sites, a legume such as Ladak alfalfa at 1 pound PLS/acre can be included as a source of nitrogen for perennial grasses.

TS/PS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 June 2012

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 Drifton Drill or by hydraulic seeding.

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

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

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

Common Name	Botanical Name	Growth Season*	Growth Form	Seeds/Pound	Pounds of PLS/acre
Alkali Soil Seed Mix					
Alkali meadow	<i>Sporobolus airoides</i>	Cool	Bunch	1,750,000	0.25
Basin wildrye	<i>Elymus cinereus</i>	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	<i>Agropyron riparium 'Sodar'</i>	Cool	Sod	170,000	2.5
Jose tall wheatgrass	<i>Agropyron elongatum 'Jose'</i>	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	<i>Agropyron multii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					17.75
Fertile Loamy Soil Seed Mix					
Ephraim crested wheatgrass	<i>Agropyron cristatum 'Ephraim'</i>	Cool	Sod	175,000	2.0
Dural hard fescue	<i>Festuca ovina 'Duralensis'</i>	Cool	Bunch	565,000	1.0
Lincoln smooth brome	<i>Bromus inermis 'Lincoln'</i>	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	<i>Agropyron riparium 'Sodar'</i>	Cool	Sod	170,000	2.5
Arriba western wheatgrass	<i>Agropyron multii 'Arriba'</i>	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	5,000,000	0.25
Reed canarygrass	<i>Phalaris arundinacea</i>	Cool	Sod	68,000	0.5
Lincoln smooth brome	<i>Bromus inermis 'Lincoln'</i>	Cool	Sod	130,000	3.0
Pantifinder wildgrass	<i>Panicum virgatum 'Pantifinder'</i>	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	<i>Agropyron elongatum 'Alkar'</i>	Cool	Bunch	79,000	5.5
Total					10.75
Transition Turf Seed Mix*					
Rushes Canadian bluegrass	<i>Poa compressa 'Rushes'</i>	Cool	Sod	2,500,000	0.5
Dural hard fescue	<i>Festuca ovina 'Duralensis'</i>	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	<i>Lolium perenne 'Citation'</i>	Cool	Sod	247,000	3.0
Lincoln smooth brome	<i>Bromus inermis 'Lincoln'</i>	Cool	Sod	130,000	3.0
Total					7.5

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

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

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

* All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Britton 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.
 † See Table TS/PS-3 for seeding dates.
 ‡ If site is to be irrigated, the transition turf seed rates should be doubled.
 § Crested wheatgrass should not be used on slopes steeper than 6:1 to 1V.
 * Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

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

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

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

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

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

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

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

Protect seeded areas from construction equipment and vehicle access.

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

SC-1 Silt Fence (SF)

Maintenance and Removal

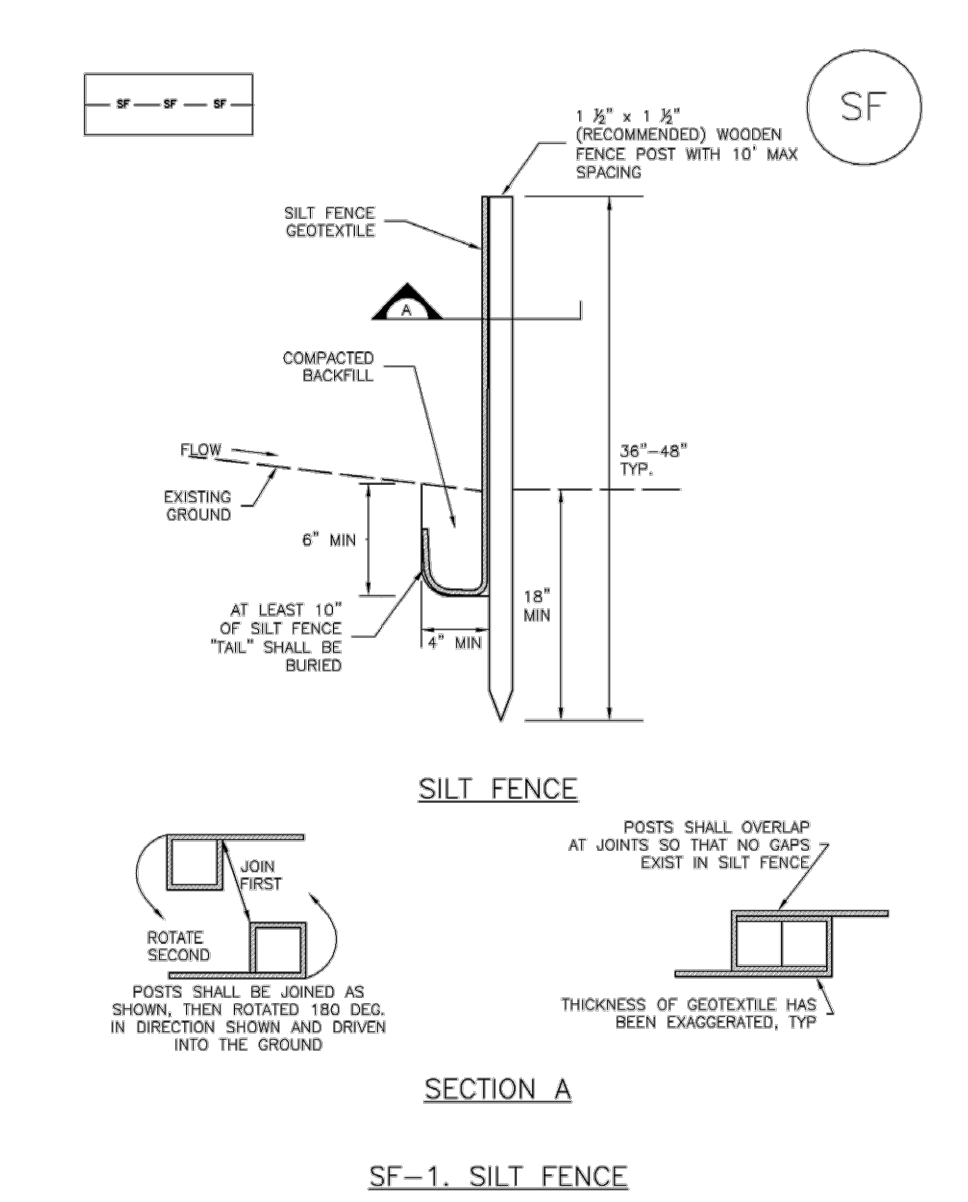
Inspection of silt fence includes observing the material for tears or holes and checking for slumping fence and undercut areas bypassing flows. Repair of silt fence typically involves replacing the damaged section with a new section. Sediment accumulated behind silt fence should be removed, as needed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

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



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

Silt Fence (SF) SC-1



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

SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

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

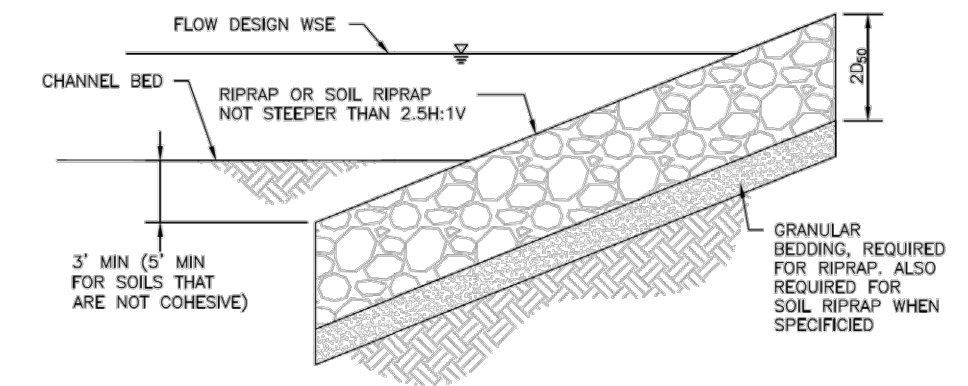
SILT FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- PREVENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 4".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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

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Open Channels Chapter 8



RRIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ * (INCHES)
TYPE VL	70 - 100	12	6
	50 - 70	9	
	35 - 50	6	
TYPE L	70 - 100	15	9
	50 - 70	12	
	35 - 50	9	
TYPE M	70 - 100	21	12
	50 - 70	18	
	35 - 50	12	
TYPE H	70 - 100	30	18
	50 - 70	24	
	35 - 50	18	
*D ₅₀ = MEAN ROCK SIZE			

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

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Open Channels Chapter 8

SOIL RIPRAP NOTES:

- 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 2-INCHES GREATER THAN THE THICKNESS SHOWN.
- 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: SEPERENT RIPRAP AND 35 PERCENT SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15 PERCENT. THE SOIL RIPRAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE, INTERLOCKING LAYER OF RIPRAP WITH RIPRAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL COMPACT TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
- WHERE SPECIFIED (TYPICALLY AS "BURIED SOIL RIPRAP"), A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIPRAP ACCORDING TO THE THICKNESS SPECIFIED ON THE CONTRACT DRAWINGS. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
- ALL SOIL RIPRAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.

U.S. STANDARD SIEVE SIZE	GRADATION FOR GRANULAR BEDDING	
	PERCENT PASSING BY WEIGHT	
	TYPE I (LOWER LAYER)	TYPE II (UPPER LAYER)
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	—
#200	0 - 2	0 - 3

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

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Open Channels Chapter 8

RRIPRAP DESIGNATION	THICKNESS REQUIREMENTS FOR GRANULAR BEDDING		
	MINIMUM BEDDING THICKNESS (INCHES)		
	FINE-GRAINED SOILS ¹	COARSE-GRAINED SOILS ²	
	TYPE I (LOWER LAYER)	TYPE II (UPPER LAYER)	TYPE II
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	5	8
VH (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 #4 SIEVE.

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

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Silt Fence (SF) SC-1

Description

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

Appropriate Uses

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

Design and Installation

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

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

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

Silt Fence	
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 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.

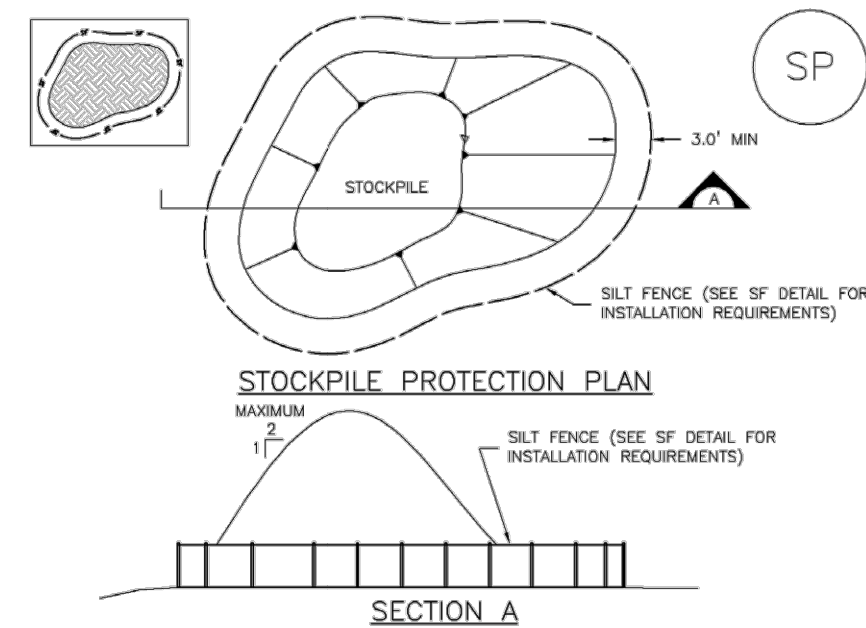
MM-2

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.

Stockpile Management (SM)

Stockpile Management (SP)

MM-2



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

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

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MM-2

Stockpile Management (SM)

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

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

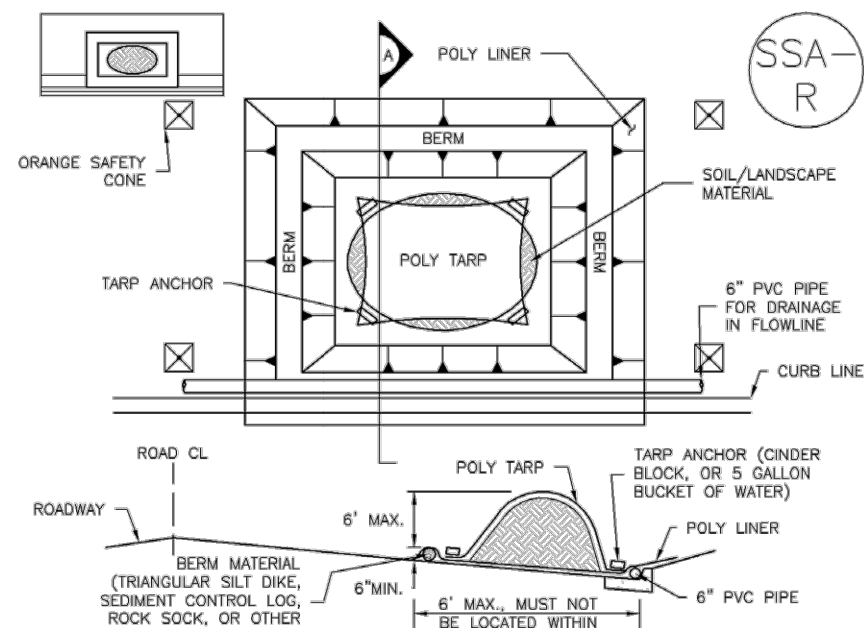
(DETAILS ADAPTED FROM HAWKS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

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Stockpile Management (SP)

MM-2



SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF MATERIAL STAGING AREA(S).
- CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.
- MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
- POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.
- SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.
- FEATURE IS NOT INTENDED FOR USE WITH MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.
- 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

- 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.
 - INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
 - CLEAN MATERIAL FROM PAVED SURFACES BY SHEEPING 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 HAWKS COUNTY, 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.

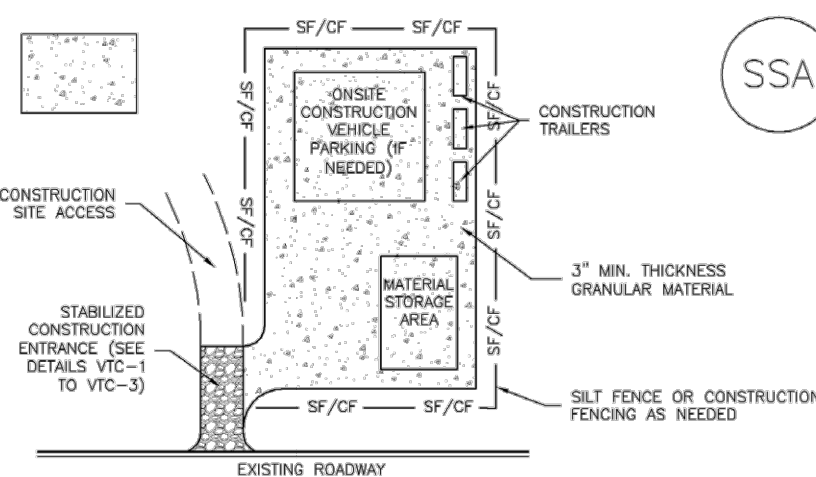
Maintenance and Removal

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

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

STABILIZED STAGING AREA MAINTENANCE NOTES

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

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SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

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

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 CHECKED BY: KKK
 DATE: 4/1/26

TANNER RANCH FILING NO. 1
 EL PASO COUNTY, COLORADO
 GRADING AND EROSION CONTROL PLANS
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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 of storage for undisturbed (but stable) off-site areas in addition to the 3,600 ft³ per 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 position and the outlet to minimize short-circuiting.

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

- 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.

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SC-7 Sediment Basin (SB)

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

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

Imperviousness (%)	Additional Storage Volume (ft ³) Per Acre of Tributary Area
Undeveloped	500
10	800
20	1230
30	1660
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.
- Outlet Protection 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 of the surface of the pond and releases cleaner water than would discharge from a perforated riser pipe or plate.

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Sediment Basin (SB) SC-7

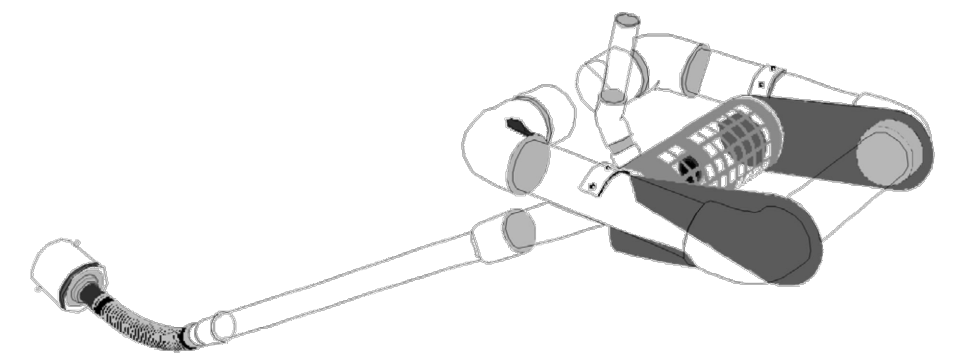


Illustration SB-1. Outlet structure for a temporary sediment basin - Faircloth Skimmer Floating Outlet. Illustration courtesy of W. W. Faircloth & Sons, Inc., FairclothSkimmer.com.

- 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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SC-7 Sediment Basin (SB)

Maintenance and Removal

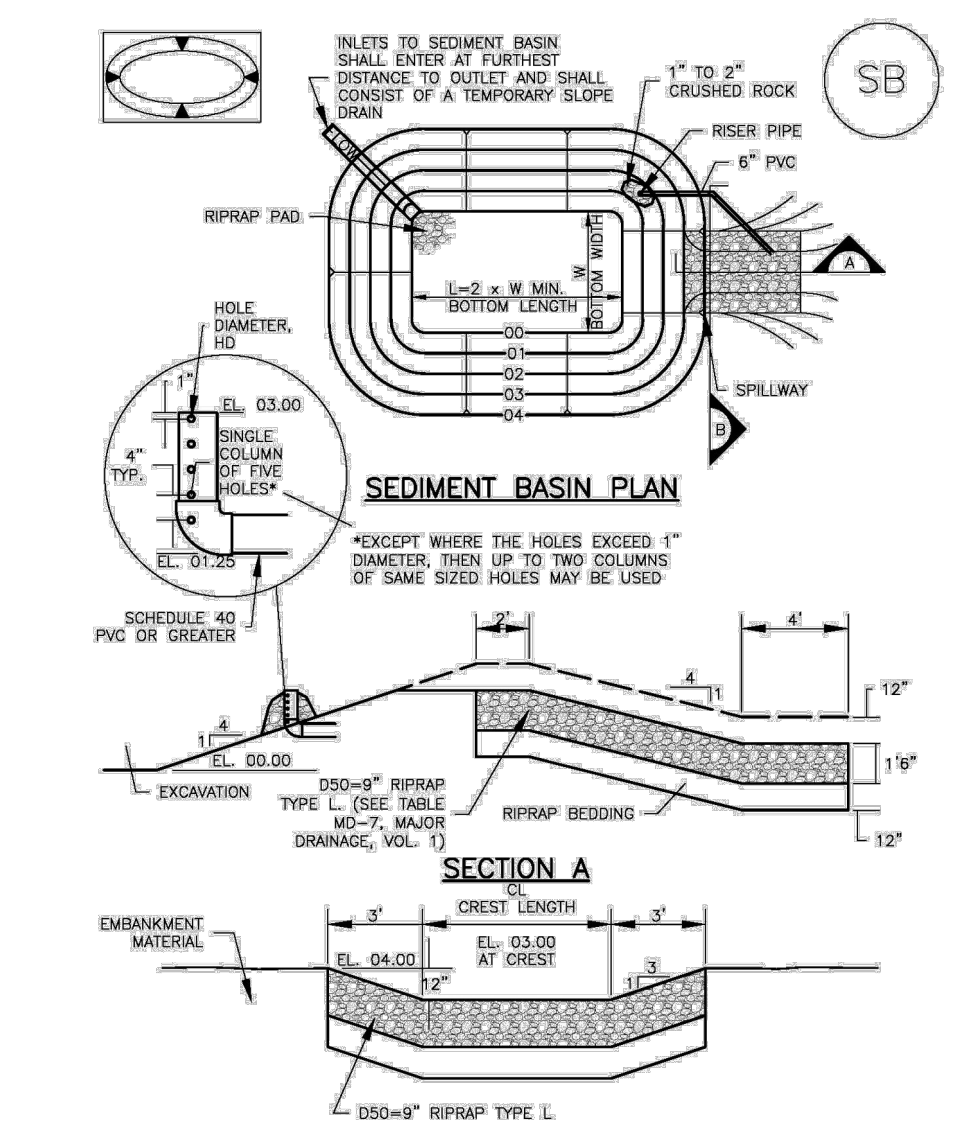
Maintenance activities include the following:

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

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

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Sediment Basin (SB) SC-7



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SC-7 Sediment Basin (SB)

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

SEDIMENT BASIN INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PVC 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 30" HD 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) SC-7

SEDIMENT BASIN MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
 - SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
 - WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM BOULDER 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.



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

Appropriate Uses

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

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

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

Design and Installation

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

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

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

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

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SM-4 Vehicle Tracking Control (VTC)

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

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

Maintenance and Removal

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



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

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

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

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

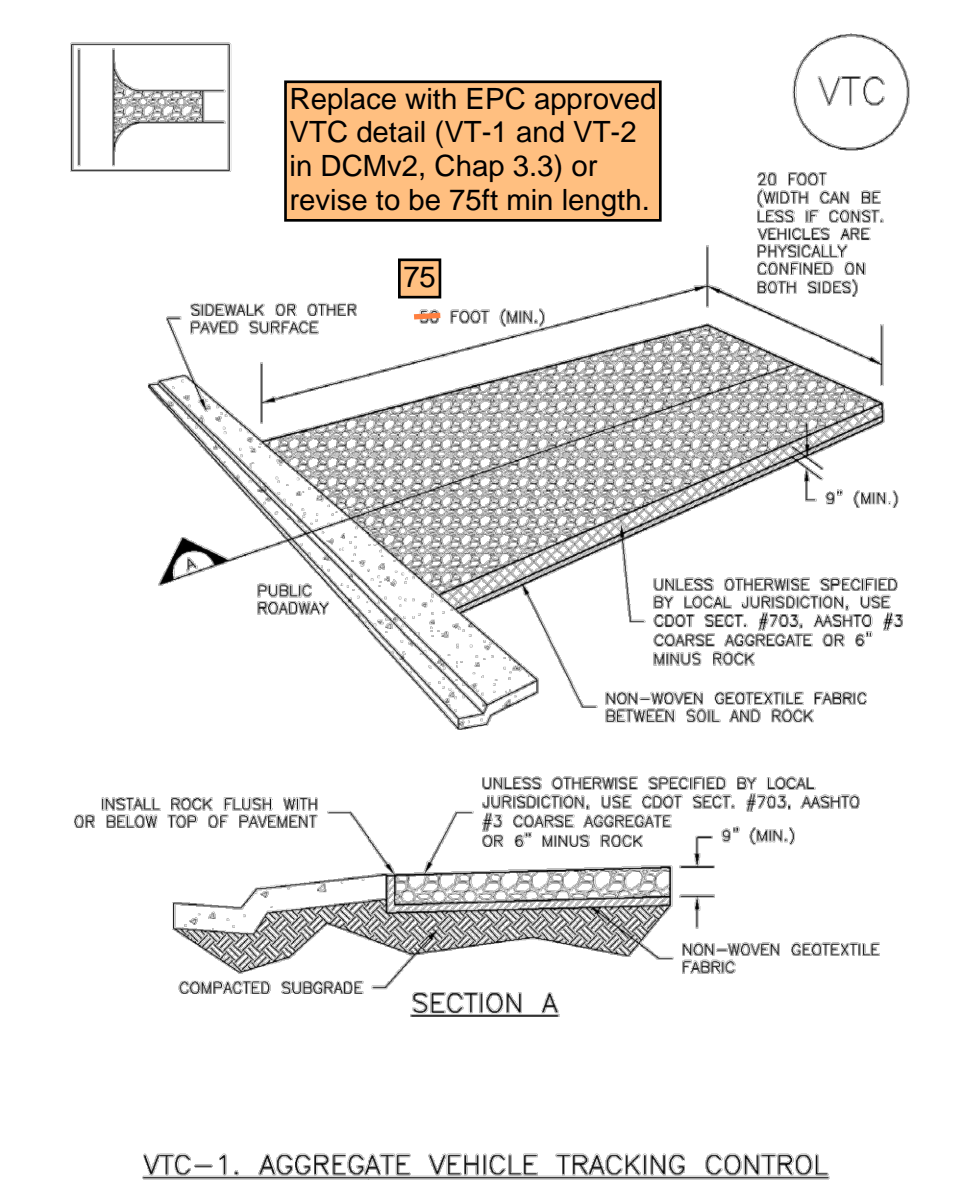
A stabilized entrance should be removed only when there is no longer the potential for vehicle tracking to occur. This is typically after the site has been stabilized.

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.

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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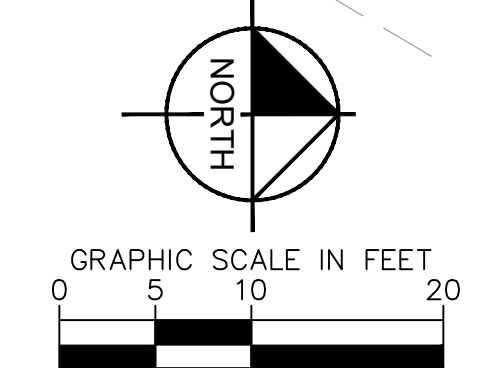
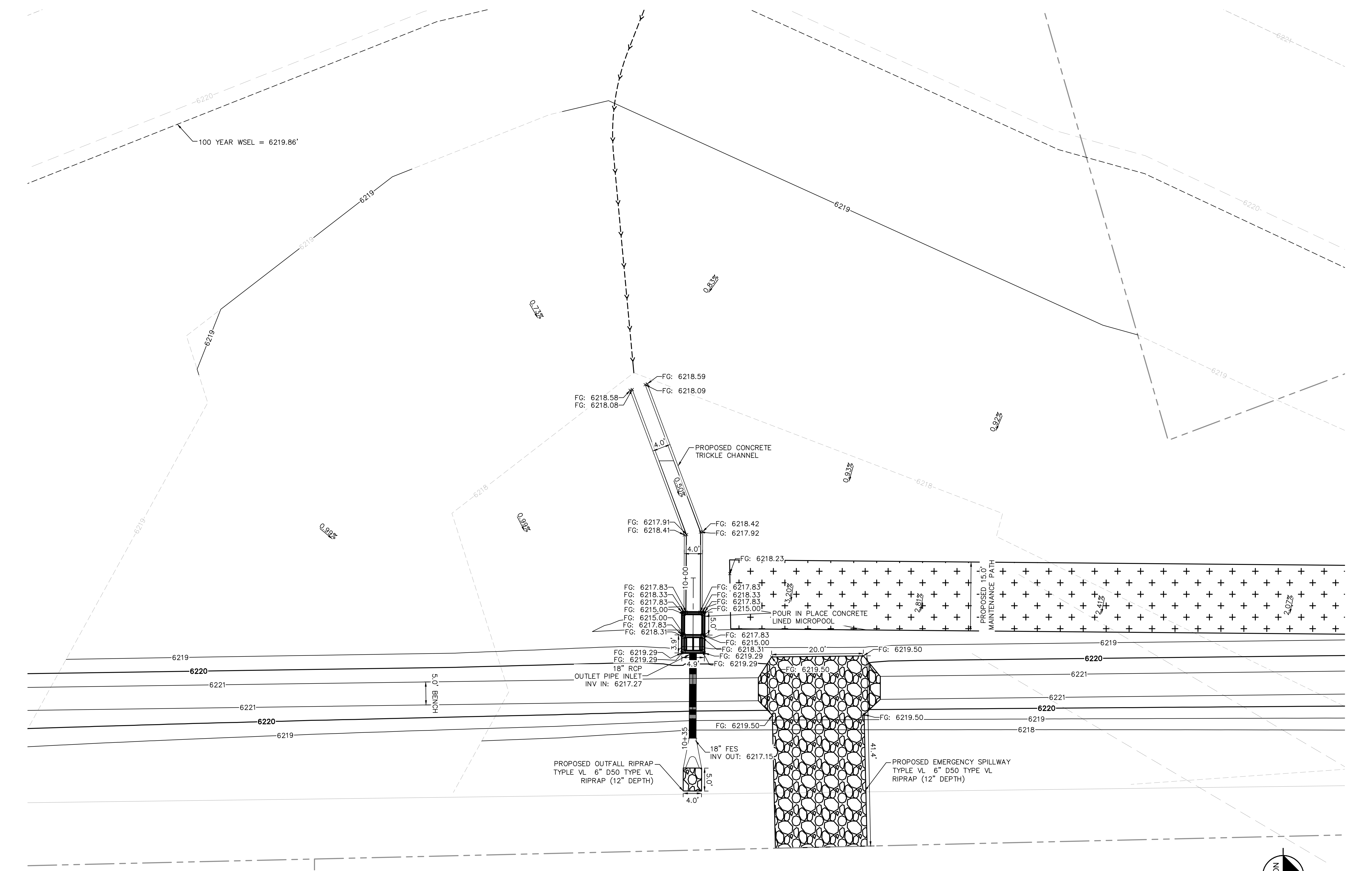
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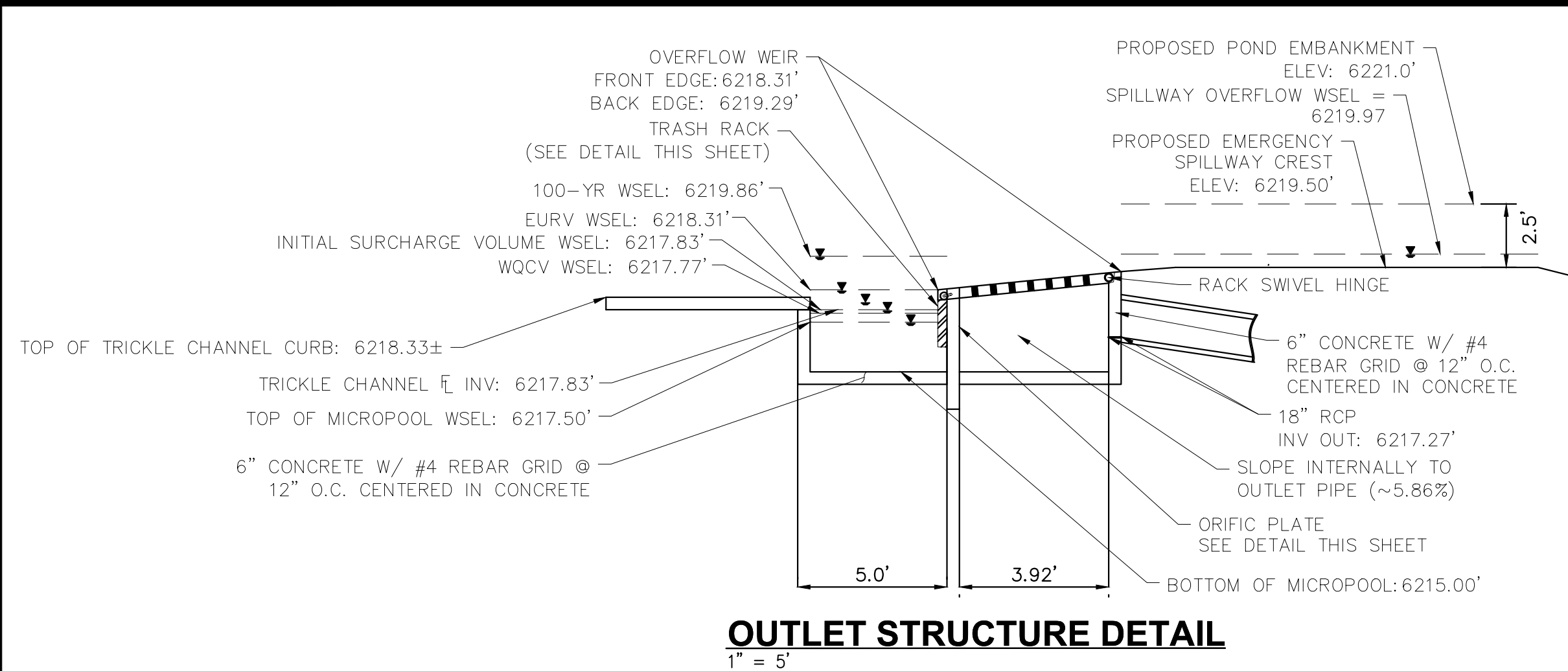
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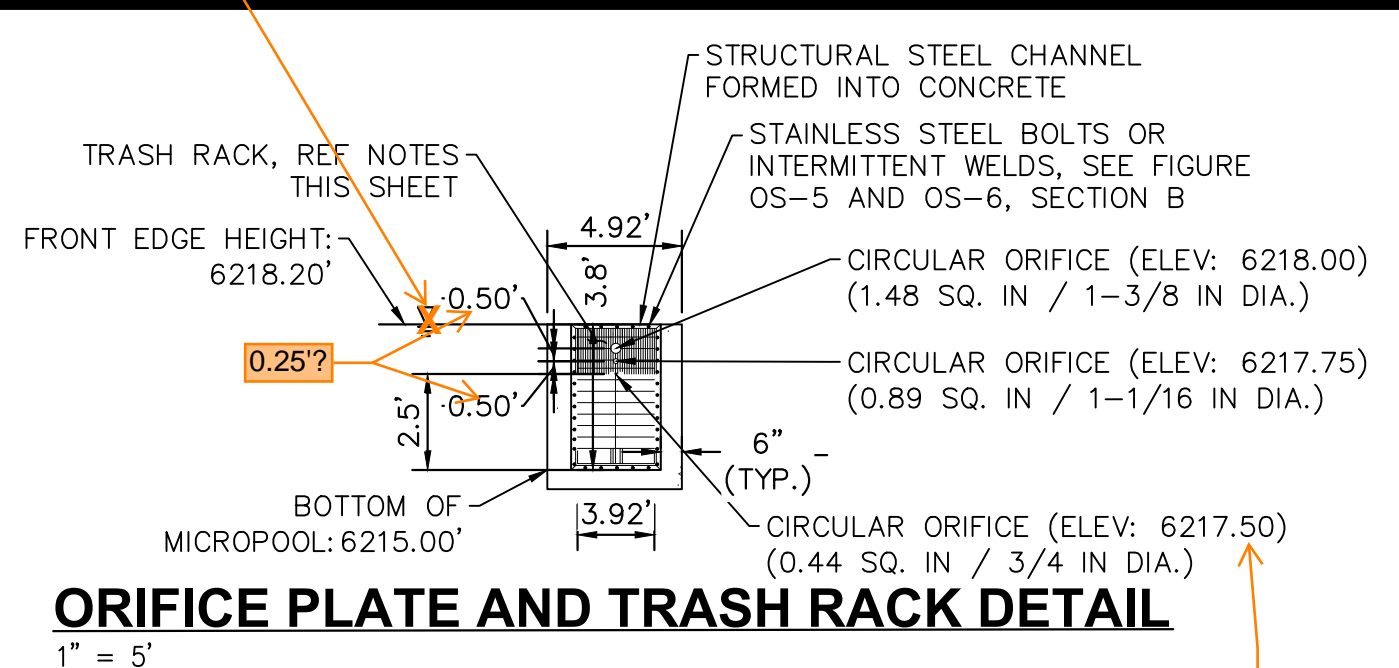
 Kimley-Horn and Associates, Inc.

PROJECT NO.
296172000
 SHEET
40

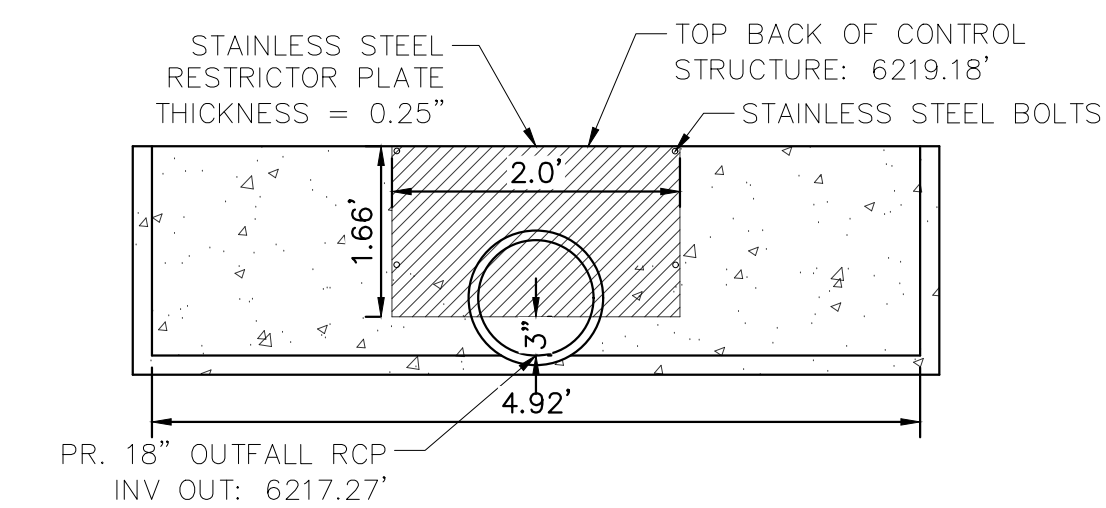
K:\COS_LA\296172000-Tanner Ranch\CADD\PlanSheets\GEC\GEC_POND A PLANS.dwg Olesen, Maria (Langer) 4/1/2026 11:34 AM



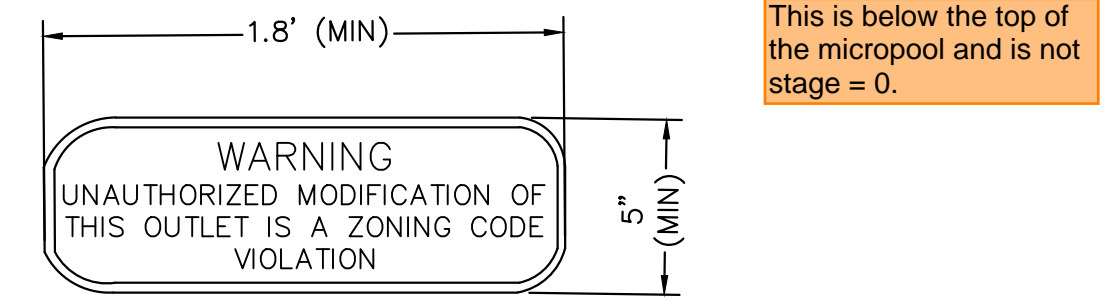
OUTLET STRUCTURE DETAIL
1" = 5'



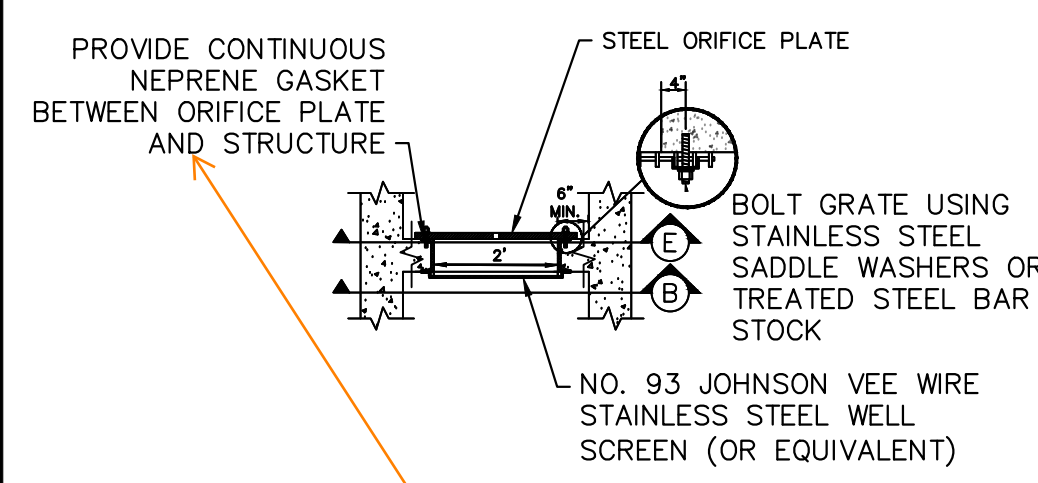
ORIFICE PLATE AND TRASH RACK DETAIL
1" = 5'



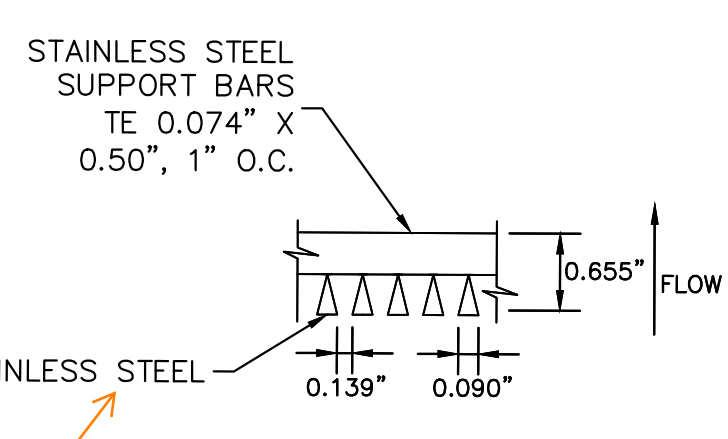
RESTRICTOR PLATE



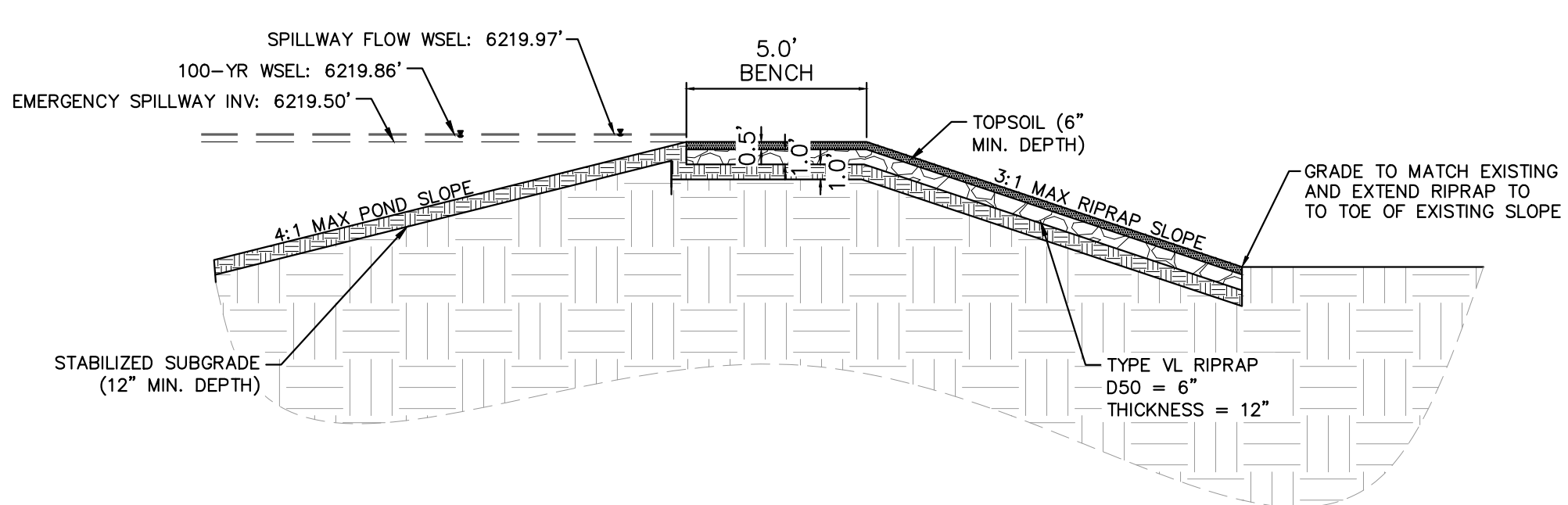
OUTLET SIGNAGE
N.T.S.



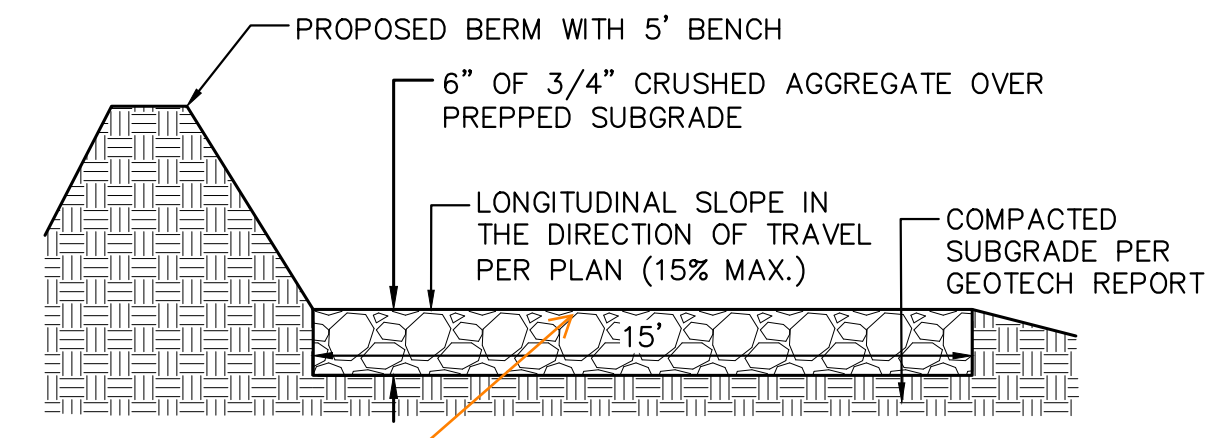
SECTION A



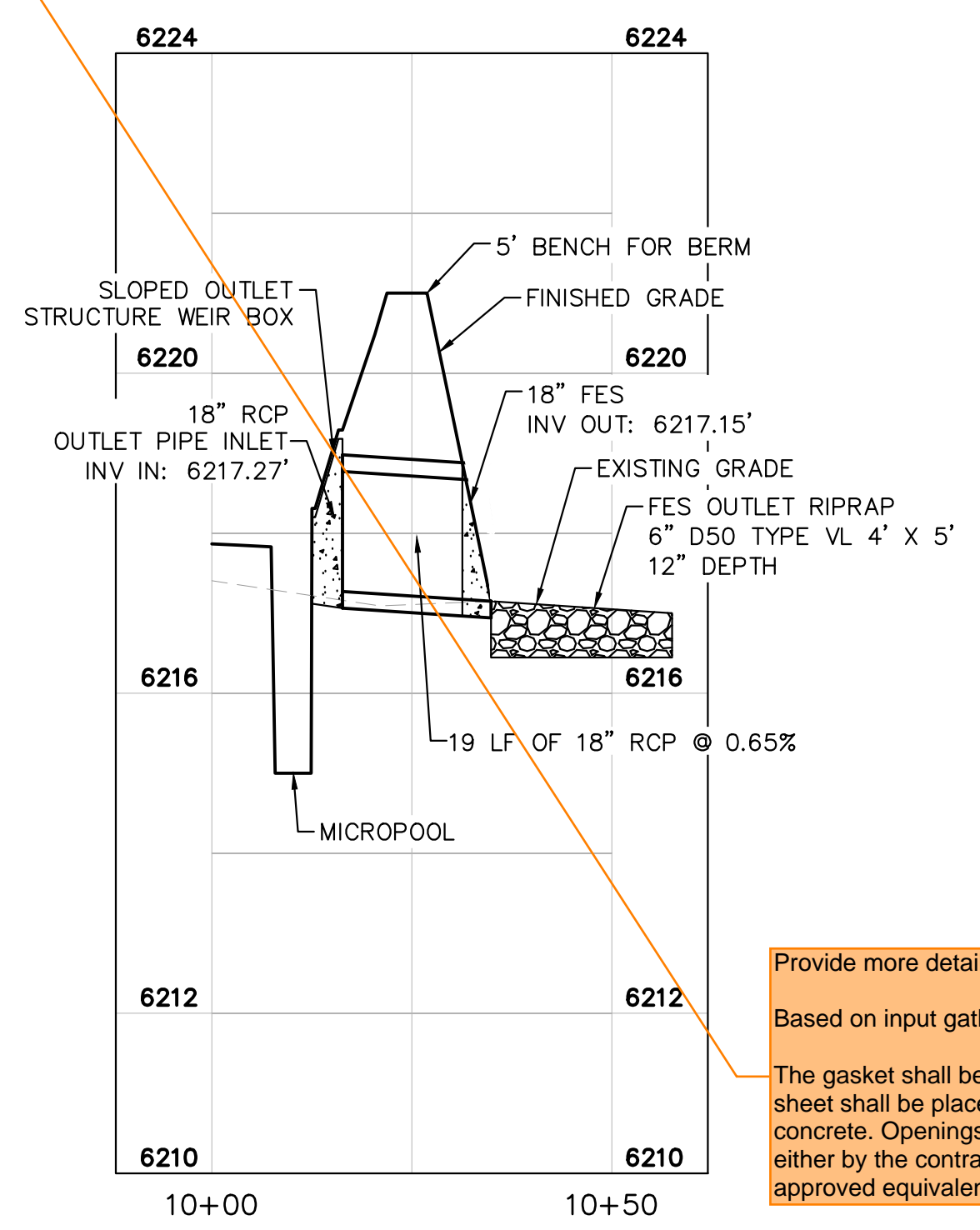
WELL SCREEN
N.T.S.



EMERGENCY SPILLWAY - PROFILE VIEW
1" = 10'



MAINTENANCE ACCESS RD DETAIL
N.T.S.



OUTLET STRUCTURE PROFILE
1" = 10'

Provide more detailed gasket info like thickness, width, brand/model, etc.
Based on input gathered from industry experts, below is the recommended gasket spec:
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. Note that caulk is not an approved equivalent and will not be accepted by EPC.



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: 4/1/26

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

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
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SHEET
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