



INNOVATIVE DESIGN. CLASSIC RESULTS.

**STORMWATER MANAGEMENT PLAN
FOR
RETREAT AT PRAIRIERIDGE FILING NO. 1
SF257**

Prepared for:
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Job No. 1305.11

Qualified Stormwater Manager:

Contractor:



STORMWATER MANAGEMENT PLAN FOR
RETREAT AT PRAIRIERIDGE FILING NO. 1

COLORADO DISCHARGE PERMIT SYSTEM STATEMENT (CDPS)/
STORMWATER MANAGEMENT PLAN (SWMP)

Site Inspector

The following Stormwater Management Plan (SWMP) is a detailed account of the requirements of the City of Colorado Springs El Paso County Drainage Criteria Manual, Volume 2 – Stormwater Quality Policies, Procedures and Best Management Practices as amended by the ECM. The main objective of this plan is to help mitigate the increased soil erosion and subsequent deposition of sediment off-site and other potential stormwater quality impacts during the period of construction from start of earth disturbance until final landscaping and other potential permanent stormwater quality measures are effectively in place.

This document must be kept at the construction site at all times and be made available to the public and any representative of the Colorado Department of Health - Water Quality Control Division, if requested.

This report is also proposed to meet all requirements of the Colorado Discharge Permit System for Construction Activity. If any discrepancies between this report and Volume 2 exist, the City/County Manual will prevail.



STORMWATER MANAGEMENT PLAN FOR
RETREAT AT PRAIRIERIDGE FILING NO. 1

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APPENDIX

VICINITY MAP

COPY OF GENERAL PERMIT APPLICATION

CONTRACTOR SEQUENCE OF ACTIVITIES

OPERATION & MAINTENANCE INSPECTION RECORD

SPILL PREVENTION & RESPONSE PLAN (Provided by Contractor)

STANDARD BMP DETAILS w/ INSTALLATION & MAINTENANCE REQUIREMENTS

SWMP Item 26 - include agreement letter
in appendices per SWMP text.



SITE DESCRIPTION

Retreat at PrairieRidge Filing No. 1 has a total acreage of 44.458 acres located in Sections 28 and 33, Township 12 South, Range 65 West of the Sixth Principal Meridian in the County of El Paso, and State of Colorado. The site is bounded on the north by proposed development for Retreat at PrairieRidge Filing No. 2, south and east by existing Vollmer Road (Public ROW varies) and west by existing platted large lot residential properties (RR-5 zoning). The property has multiple zones that were recently approved along with the Preliminary Plan. (SP239, P2313, P2314, and P2316) The majority of the property is zoned RS-6000 with just the west edge zoned RR-0.5. 46 urban single family residential lots and associated public roadway are planned within the plat for Filing 1 along with a 2.6 ac. park, a 6.2 ac. SWQ/detention pond tract and a 13.3 ac. future development tract. Overlot grading will take place for all the proposed urban lots, roadways, park and pond. No overlot grading will take place within the future development Tract D.

This property is located in the upper portion of the Sand Creek Drainage Basin. Based on a field investigation, the property contains approximately 80% ground cover made up of primarily field grasses, weeds, cacti and yuccas. No structures currently exist on-site. The Natural Resource Conservation Service has mapped the general soil type as coarse sandy loam. More specifically described as Type 71 – Pring coarse sandy loam with 3 to 8% slopes. The soils have generally been described to have moderate to moderately rapid permeabilities. Possible hazards with soil erosion are present on-site but can be controlled with vegetation. The majority of the soils have been described to have slight to moderate erosion hazards. (Reference: taken from Soils Report prepared by Entech Engineering, January 2025)

If overlot grading for all filings is going to occur under F1, submit other SWMP for the overlot grading portion of the work. This SWMP only covers F1.

The site currently drains as sheet flow in a southerly direction towards Vollmer Road. The total disturbance area is approximately 34.83 acres. There are off-site flows from large lot rural residential properties north of Poco Road that drain onto the property through multiple existing culverts under Poco Road. These off-site flows travel through the future development property within natural ravines along the western edge. A wetlands delineation report was prepared by CORE Consultants, Inc. in 2022 to evaluate these natural ravines crossing the site. A Jurisdictional Determination – Action No. SPA-2022-00123 dated June 30, 2022 determined that the site does NOT contain waters of the U.S. subject to regulation under Section 404 of the Clean Water Act. (See Appendix) The identified wetlands were deemed to be isolated and therefore NOT regulated by the



U.S. Army Corps of Engineers. Given the isolated nature of these wetlands, the Supreme Court Sackett decision in 2023 does not affect the status of these wetlands as waters of the State.

No streams, springs, landscape irrigation return flows or construction dewatering is anticipated within the limits of construction of this site. Should any of the above items occur unexpectedly, BMPs shall be implemented immediately. The local regulatory agency shall be notified for approval of the BMPs and methods.

Unresolved from previous Submittal:
 Item 16. There are Colorado State Waters within the site limits per the CDPHE State Waters GIS data available here:
<https://cdphe.maps.arcgis.com/apps/Viewer/index.html?appid=f1541d2f21834642ba1551c674fd4a79>. This needs to be discussed in the SWMP even if the waters aren't federally regulated, any streams in the project area should be discussed (even unnamed tributaries).

- **RECEIVING WATERS**

Name of Receiving Water(s)	Sand Creek
Size/Type/Location of Outfall(s)	42" RCP outfall from the on-site EDB (Pond 1) that connects to an ex. 54" RCP storm system that routes the flows directly to Sand Creek
Discuss discharge connection to Municipal system (include system name, location, and ultimate receiving water(s):	As described above, treated flows from the on-site Pond 1 release directly into Sand Creek within the Sterling Ranch subd. Ultimate release to (Fountain Creek)

- **PROPOSED CONSTRUCTION ACTIVITY**

Proposed construction activities within this project include grading of the proposed lots, roadways, extended detention basin Pond 1 and utility/road installation for the construction of single-family homes. See "Final Stabilization and Long-term Storm-water Management" section below for final stabilization activities.

- **PROPOSED SEQUENCE OF ACTIVITY/CONSTRUCTION TIMING**

Sequence of activities will be based upon site contractor timing and scheduling. Upon site contractor selection, contractor to include sequence of activities schedule in the section provided in the Appendix of this report. A standard sequence of events typically includes the following:



- 1) Install perimeter, interior & exterior BMPs (Immediately upon plan approval/permitting – Late Summer 2025) – **Initial Phase** (VTC, Silt Fence)
- 2) Clear and grub site for grading of the proposed lots, roadways and BMP areas (After installation of perimeter BMPs – Late Summer 2025) – **Initial Phase** (SCL, TSBs)
- 3) Excavation & installation of utilities (Fall 2025) – **Interim Phase** (IP, ECB, CWA)
- 4) Curb & gutter and Paving within the urban roadways (Spring 2026) – **Interim Phase**
- 5) Homebuilding construction. (Spring 2026 thru Summer 2027) – **Final Phase**

The anticipated start and completion time period for site grading operations is to start in Late Summer 2025 with site final site stabilization by Summer 2026. This time schedule could vary depending on individual home sales and construction schedules.

- **EROSION AND SEDIMENT CONTROL**

Erosion control measures shall be implemented in a manner that will protect properties and public facilities from the adverse effects of erosion and sedimentation as a result of construction and earthwork activities. In order to prevent a net increase of sediment load, Best Management Practices will be implemented during the construction life of this project. A silt fence will be installed per the approved grading and erosion control plan in order to protect undisturbed areas. All roads will be inspected to ensure that sediment from on-site construction activity is not being discharged with the stormwater. Roadways shall be swept as needed for controlling tracking of mud onto public roadways. Vehicle tracking control pads will aid in minimizing soil tracking onto roadways. All disturbed areas, not sodded, will be reseeded with a native seed mix and watered until a mature stand is established. All areas disturbed will be protected with silt fence, sediment control logs, erosion control blanket, inlet protection and temporary sediment basins until such time as the site has been re-vegetated. Vegetation and vegetated buffers shall be preserved as much as possible. Wherever feasible, vegetated buffers shall be maintained free from vehicle/equipment parking, storage, stockpiles, or other impacts.

- **DEVELOPMENT AREA/AREAS AND VOLUME STATEMENT**

Total Platted Site Area	<u>44.46</u> Acres
Initial Site area to be disturbed	<u>34.83</u> Acres for lots/roads/park/BMP
Percent disturbance	<u>78.34</u> %

The total volume of earthwork cut/fill operations is more than 500 CY.

- **SOILS INFORMATION**

The average soil condition reflects Hydrologic Group “B” (Type 71 – Pring coarse sandy loam with 3 to 8% slopes), as determined by the “Soil Survey of El Paso County Area,” prepared by the Soil Conservation Service. The soils have been described to have rapid permeabilities and well suited for homesites. There are possible moderate hazards with soils erosion but able to be controlled by vegetation. Permissible velocities of 4 to 7 ft/sec. allowed with re-established vegetation. Synthetic channel lining materials or small check dams may be utilized if velocities are anticipated to exceed these values. Based upon the current proposed development of this site, the following 100-year runoff coefficients would be realized:

Existing site runoff coefficient =	= <u>.35</u>
Developed site runoff coefficient	= <u>.55</u> lots and yard areas
Percent disturbance	= <u>.90</u> driveway / paved areas

- **EXISTING SITE CONDITIONS**

This overall property is located in the upper portion of the Sand Creek Drainage Basin. Based on a field investigation, the property contains approximately 80% ground cover made up of primarily field grasses, weeds, cacti and yuccas, with some evergreen trees along the north end of the property. There are a few existing structures on-site that will be removed prior to overlot grading. Existing slopes range from approximately 3 to 8 percent. Reference the Site Description portion of this report for further site conditions.

SITE MAP

With approval of this report is the approved grading, erosion and stormwater quality control plan for the subject property which will serve as the SWMP site map. This document contains site specific grading and erosion control BMP measures as required and approved by the El Paso County. Limits of disturbance, areas of cuts/fills, proposed stockpile areas, areas used for storage of materials, equipment, soil, or waste, batch plants, minimum and maximum cut/fill slopes, existing limits of significant vegetation, locations of springs, streams, and/or wetlands, and existing facilities (including but not limited to: house, shed and misc. structures, retaining walls, gas main, electric and telecom vaults and fences) will be represented on this plan. The site map will depict locations of specific interim and ultimate stormwater management BMPs throughout the lifetime of the project. Erosion control cost assurances must be posted to the county in the amount listed on Financial Assurance Estimate Form. The site map/grading plan shall be amended to include any additional interim or phased BMPs over and above measures included on the site map, as required by contractor's construction schedule. All construction BMP details will be included in the appendix of this report. Detail sheets include installation and maintenance requirements. Also, reference "Drainage Criteria Manual, Volume 2 Stormwater Quality Policies, Procedure, and Best Management Practices" and the El Paso County ECM for additional information and guidance regarding construction BMPs.

STORMWATER MANAGEMENT

- **QUALIFIED STORMWATER MANAGER**

The Qualified Stormwater Manager can be an individual(s), position, or title – this entity is responsible for developing, implementing, maintaining, and revising the SWMP. The Qualified Stormwater Manager is the contact for all SWMP related issues and is the entity responsible for its accuracy, completeness, and implementation. Therefore, the Qualified Stormwater Manager should be a person with authority to adequately manage and direct day to day stormwater quality management activities on the subject site. Reference the Appendix of this report for the SWMP permit application which names the individual/entity applying for the permit and naming the Qualified Stormwater Manager of the SWMP. This individual will be sufficiently qualified for these duties per the ECM Appendix I.5.2.A.

- **POTENTIAL POLLUTANT SOURCES**

Potential pollutant sources which shall be evaluated for potential to contribute pollutants to stormwater discharge from the subject site may include the following:

- Disturbed and stored soils
- Vehicle tracking of sediments
- Management of contaminated soils
- Loading and unloading operations
- Outdoor storage activities (building materials, utility piping and appurtenances, etc.)
- Vehicle and equipment maintenance and fueling
- Significant dust or particulate generating processes
- On-site waste management practices (waste piles, liquid wastes, dumpsters)
- Concrete truck/equipment washing, including the concrete truck chute associated fixtures and equipment
- Non-industrial waste sources such as worker trash and portable toilets
- Other areas or procedures where potential spills can occur.

The location and description of these areas are shown on the attached SWMP Site Map.

- **BMPS FOR POLLUTANT PREVENTION**

The following are common practices to mitigate potential pollutants:

Structural Measures

- Sanitary facilities shall be placed at a minimum of 10' from any curblines and 50' from any inlet or state waters. They will be secured on all four corners to prevent overturning, cleaned on a weekly basis and inspected daily for spills. If not feasible for the project, use of a secondary containment shall be implemented.
- Equipment loading/unloading, fueling and Maintenance Services – a designated loading/unloading and fueling area will be established to contain any spill resulting from loading/unloading, fueling, maintenance, or repair of equipment. Contractors will be responsible for containment, cleanup, and disposal of any leak or spill in this designated area and any costs associated with the cleanup and disposal.
- Concrete washout area will be established on site for all concrete truck/equipment washing. Contractor responsible for cleanup and maintenance of this area.

- Outdoor storage activities – a designated storage area for all building materials, utility piping and appurtenances will be established and maintained by the contractors. Contractors responsible for all cleanup and containment of trash/debris in this area.
- Material stockpiles (soils, soil amendments, debris/trash piles) – All construction trash and debris will be deposited in the dumpster. Dumpster inspected daily for leaks and capacity. Dumpster emptied on a weekly basis or when capacity exceeds the top of the dumpster.

Non-Structural Measures

- Chemical products shall be protected from precipitation, free from ground contact, and stored properly to prevent damage from equipment or vehicles.
- Wind erosion shall be controlled by sprinkling the site roadways with water and/or temporary stabilizing stockpiles by spraying with water from water truck. Each dump truck hauling material from the site will be required to be covered with a tarpaulin. This water used for dust suppression may not be discharged off-site.
- Sediment and Migration of Sediment – Sweeping operations will take place as needed to keep roadways maintained. The perimeter of the site will be evaluated for any potential impact resulting from trucking operations or sediment migration from the site. Vehicle tracking controls will be placed and daily maintained at each entry/exit of site. BMP devices such as straw bale inlet protection and rock socks will be placed to protect storm system inlets should any roadway tracking or sediment migration occur.
- Snow removal and/or stockpiling will be considered prior to placement at the site. Snow stockpiles must be kept away from any stormwater conveyance system (i.e., inlets, ponds, outfall locations, roadway surfaces, etc.)

- **BMP SELECTION**

Selection of the appropriate BMP will limit the source of the pollutant. Guidance for the selection process can be found by referencing the City of Colorado Springs/El Paso County “Drainage Criteria Manual Volume 2”.

The following structural BMPs will be used on this site:

Prior to grading construction activity, vehicle tracking control pads will be installed at all access points to the property and silt fence will be installed per the approved plan in order to protect undisturbed areas. Sediment control logs will be installed along all roadways to minimize erosion in



areas of concentrated stormwater. Erosion control blanket will be installed on all slopes 3:1 or greater. Prior to the installation of the storm piping, temporary sediment basins intended to collect stormwater and filter the sediment before conveyance further downstream. Immediately upon installation of storm piping, inlet protection will be installed at all inlet locations in order to protect the underground storm system. Regular maintenance and inspection of these facilities will be necessary throughout driveway construction and until vegetation is reestablished to ensure proper function of the temporary sediment basin outlet structures.

The following non-structural BMPs are incorporated into the site design:

Subdivision design to capture and treat impervious areas in multiple existing and proposed stormwater quality facilities prior to release downstream. Permanent seeding/mulching along with sod placement in specified tract/park areas will be provided for long term stabilization.

- **MATERIAL HANDLING & SPILL PREVENTION**

Where materials can impact stormwater runoff, existing and planned practices that reduce the potential for pollution must be included in a material handling/spill prevention plan, to be provided by the contractor and included in Appendix. Material handling/Spill prevention plans shall include

- Notification procedures to be used in the event of an accident
- Instruction for clean-up procedures, and identification of a spill kit location
- Provisions for absorbents to be made available for use in fuel areas, and for containers to be available for used absorbents
- Procedures for properly washing out concrete truck chutes and other equipment in a manner and location so that the materials and wash water can not discharge from the site and never into a storm sewer system or stream.
- Procedures for properly handling materials and cleanup, identification of material storage areas and associated BMPs such as silt fencing and straw waddles for containment with no discharge from the site will be provided to the Contractor.

- **CONCRETE/ASPHALT BATCH PLANTS**

Where applicable, the SWMP must be amended by the contractor to describe and locate on the Site Map all practices used to control stormwater pollution from dedicated asphalt or concrete batch plants. However, no batch plants are planned for this site.

- **WASTE MANAGEMENT AND DISPOSAL INCLUDING CONCRETE WASHOUT**

Where applicable, the SWMP must be amended by the contractor to describe and locate on the Site Map all practices implemented at the site to control stormwater pollution from all construction site wastes (liquid and solid) including concrete washout activities. The concrete washout area will be located by the contractor and marked-up on the SWMP map kept on-site. Construction site waste disposal area will also be designated by the Contractor and documented on the SWMP map. Waste disposal bins shall be checked for leaks by Contractor on a daily basis and emptied immediately upon 75% capacity reached. Procedures for material handling/spill prevention provided as described above.

- **DOCUMENTING SELECTED BMPS**

As discussed in the SITE MAP section of this report, documentation of the selected BMPs will be included on the site map / overlot grading plan included in this report. The site map/overlot grading plan shall be amended to include any additional interim or phased BMPs over and above measures included on the site map, as required by contractor's construction schedule.

- **NON-STORMWATER DISCHARGES**

The SWMP permit covers only discharges composed entirely of stormwater and does not include the following: fire fighting activities, landscape irrigation return-flow, ground water and uncontaminated springs. None of the above non-stormwater discharges are anticipated for this site. However, a specified concrete washout area is planned for this site and will be located by the contractor.

- **STORMWATER DEWATERING**

The discharge of pumped water, ONLY from excavations, ponds, depressions, etc., to surface waters or to a municipal separate storm-sewer system is allowed by the Stormwater Dewatering Permit as long as the dewatering activity and associated BMPs are identified in the SWMP (including location of activity), and the BMPs are implemented in accordance with the SWMP. Where applicable, all stormwater and groundwater dewatering practices implemented to control stormwater pollution for dewatering must be amended in the SWMP and Site Map by the contractor.

- **REVISING BMPs AND THE SWMP**

The implemented BMPs will need to be modified and maintained regularly to adapt to changing site conditions and to ensure that all potential stormwater pollutants are properly managed. The BMPs and pollutant sources must be reviewed on an ongoing basis by the Qualified Stormwater Manager (QSM) as assigned by the Permit. With any construction project, special attention must be paid to construction phasing and therefore revisions to the SWMP to include any additional or modification to the BMPs and SWMP report. The SWMP must be modified or amended to accurately reflect the field conditions. The QSM is responsible for all revisions and shall maintain a record of all amendments including identification of the changes and dates. Record of any changes may be “redlines” to the SWMP with an amendment log. Examples include - but are not limited to – removal of BMPs, identification of new potential pollutant procedures, and changes to information provided in the site map/overlot grading plan. SWMP revisions must be made prior to changes in site conditions. The SWMP should be viewed as a “living document” throughout the lifetime of the project.

FINAL STABILIZATION AND

LONG-TERM STORMWATER MANAGEMENT

Permanent stabilization of the site includes seeding and mulching the site. Seeding and mulching consists of loosening soil, applying topsoil (if permanent seeding) and drill seeding disturbed areas with grasses and crimping in straw mulch to provide immediate protection from raindrop and wind erosion. As the grass cover becomes established, provide long term stabilization of exposed soils.

Once the construction activity ceases permanently, the area will be stabilized with permanent seed and mulch within 14 days. (*Reference Landscape Plan for Retreat at PrairieRidge Filing No. 1 – sheet L-11 for seeding notes*) All areas that will not be impacted by construction of buildings will be seeded and landscaped as feasible. After seeding, each area will be mulched with straw. The straw mulch is to be tacked into place by a disc with blades set nearly straight. Topsoil stockpiles will be stabilized with temporary seed and mulch. Areas of the site that are to be paved will be temporarily stabilized until asphalt is applied. Rough cut street controls will be utilized in these areas to control erosion by minimizing concentration of flow and reducing runoff velocity.

The temporary perimeter controls (silt fence or equivalent) will not be removed until all construction activities at the site are complete and soils have been stabilized and final stabilization has been achieved. Upon completion of construction activities, the site shall be inspected to ensure all equipment, waste materials, and debris have been removed. All other BMPs or other control practices and measure that are to remain after completion of construction will be inspected to ensure they are properly functioning. Final stabilization is reached when all soil disturbing activities at the site have been completed and uniform vegetative cover has been established with a density of at least 70% of pre-disturbance levels. If the site was previously disturbed, vegetative cover equal to 70% of what would have been provided by native vegetation is required.

Long term stormwater quality management and providing water quality capture volume (WQCV) is required for this site. Multiple proposed temporary sediment basins and a proposed permanent EDB (Pond 1) are being provided to handle the required WQCV for the majority of the site. For the areas that are not captured in these on-site facilities, they are routed to one other downstream off-site permanent EDB (existing Pond C - SF2213 within Homestead North Filing 1).

Thus, this project does rely on the above-mentioned control measures owned and operated by another entity outside of the overall Retreat at PrairieRidge Development. The Homestead North Pond C is owned and maintained by the Sterling Ranch Metropolitan District. As Classic SRJ Land, LLC has ownership in both Metro Districts, an agreement letter will be provided. (See Appendix)

Unresolved from Previous Submittal: 26. Include documented use agreement in Appendices.

INSPECTION AND MAINTENANCE PROCEDURES

All control measures (i.e. TSBs and EDB Pond 1) will be monitored using the enclosed "Monitoring and Maintenance Inspection Record" checklist (Appendix II).

- **SWMP QUALIFIED STORMWATER MANAGER INSPECTION PROCEDURES & SCHEDULES**

The Qualified Stormwater Manager shall adhere to the following inspection procedures during the development of the site:

1. Make thorough inspection of the stormwater management system at least every 14 days.
2. Make thorough inspection of the stormwater management system within 24 hrs of each precipitation or snow melt event that creates runoff.



3. If any system deficiencies are noted, corrective actions must begin immediately. Documentation of inspection must be available if requested.
4. Records of the site inspections or control measures replacement modifications must be kept at the site within this report.
5. 30-day inspections must take place on this site where construction activity is complete, but vegetative cover is still being established.

In this report's appendix, a site inspection form has been included for use by the Inspector. Upon completion of this form, the document is to be kept in the provided folder also in the rear of this report.

- **BMP MAINTENANCE / REPLACEMENT & FAILED BMPs**

The Stormwater Construction Permit requires that all erosion and sediment control practices and other protective measures identified in the SWMP be maintained in effective and operation condition. A preventative maintenance program should be in place to prevent BMP breakdowns and failures by proactively maintaining or replacing BMPs and equipment. The inspections process should also include procedures to ensure that BMPs are replaced or new BMPs added to adequately manage the pollutant sources at the site. This procedure is part of the ongoing process of revising the BMPs and SWMP as previously discussed, and any changes shall be recorded in the SWMP.

- **RECORD KEEPING AND DOCUMENTING INSPECTIONS**

The following items must be documented by the Qualified Stormwater Manager as part of the site inspections and kept in a notebook located on-site with the approved grading and erosion control plans:

- Inspection date
- Name(s) and title(s) and signature(s) of personnel making inspection
- Location(s) of discharges of sediment or other pollutants from site
- Location(s) of BMPs that need to be maintained
- Location(s) of BMPs that fail to operate as designed or proved inadequate in a particular location
- Location(s) where additional BMPs are needed that were not in place at time of inspection
- Deviations from the minimum inspection schedule

- Descriptions of corrective action for items above including dates and measures taken to prevent future violations
- Signed statement of compliance added to the report after correction action has been taken

EROSION CONTROL COST OPINION

ITEM	DESCRIPTION	QUANTITY	UNIT COST	COST
1.	Permanent Seeding/Mulching	9.6 AC.	\$2169/AC.	\$ 20,822.40
2.	Vehicle Tracking Control	2 EACH	\$3,316/EA	\$ 6,632.00
3.	Silt Fence	4,960 LF	\$4.00/LF	\$ 19,840.00
4.	Straw Wattle	460 LF	\$9.00/LF	\$ 4,140.00
5.	Sediment Basin	1	\$2,466/EA	\$ 2,466.00
6.	Concrete Washout	1 EACH	\$1,260/EA	\$ 1,260.00
7.	Inlet Protection	20 EACH	\$233/EA	\$ 4,660.00
8.	Temp. E.C. Blanket	10,470 SY	\$4.00/SY	\$ 41,880.00
9.	Temp. Seeding/Mulching	11.1 AC.	\$1927/AC.	\$ 21,389.70
	Maintenance (35% of construction BMPs)			\$ 35,352.70
TOTAL				<u>\$ 158,442.80</u>

Classic Consulting Engineers & Surveyors cannot and does not guarantee that the construction cost will not vary from these opinions of probable construction costs. These opinions represent our best judgment as design professionals familiar with the construction industry and this development in particular.

PREPARED BY:

Classic Consulting Engineers & Surveyors, LLC

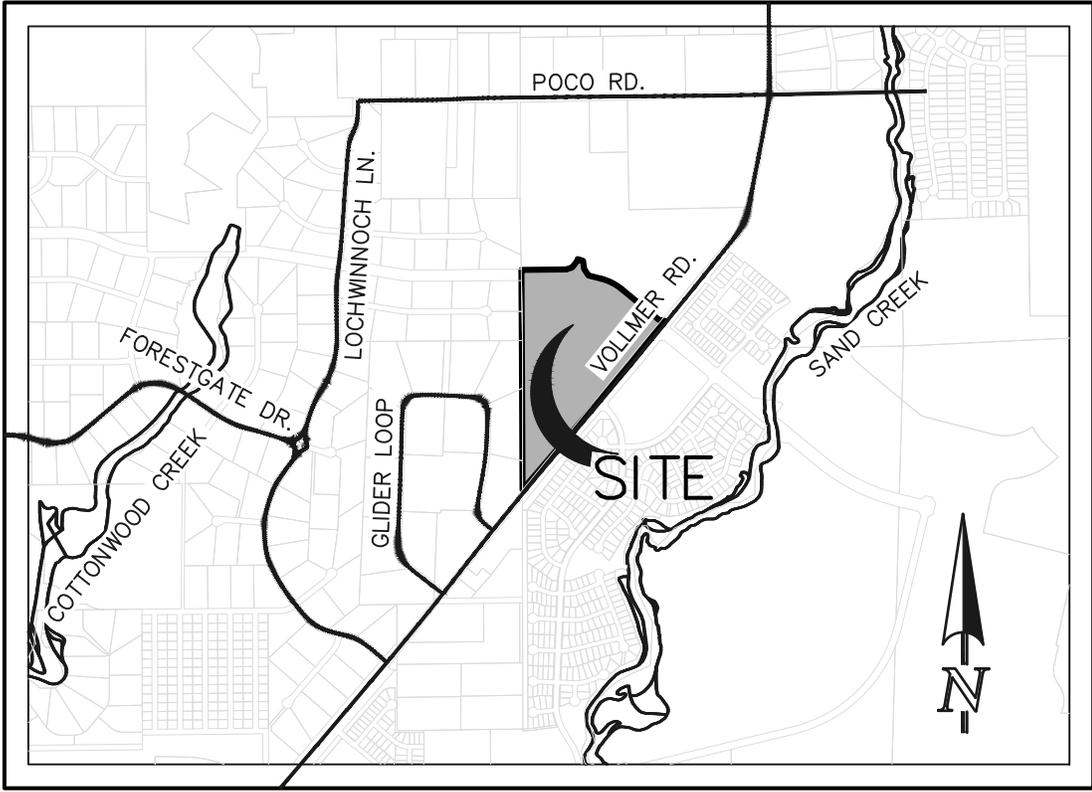
Marc A. Whorton, P.E.
Project Manager

maw/130511/SWMP Report Vol2.doc



APPENDIX

VICINITY MAP



VICINITY MAP

1" = 2000'

COPY OF PERMIT APPLICATION

General permit application for stormwater discharges associated with construction activity.





STATE OF COLORADO

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

Water Quality Control Division

CDPS GENERAL PERMIT
STORMWATER DISCHARGES ASSOCIATED WITH
CONSTRUCTION ACTIVITY
AUTHORIZATION TO DISCHARGE UNDER THE
COLORADO DISCHARGE PERMIT SYSTEM (CDPS)

In compliance with the provisions of the Colorado Water Quality Control Act, (25-8-101 et seq., CRS, 1973 as amended) and the Federal Water Pollution Control Act, as amended (33 U.S.C. 1251 et seq.; the "Act"), this permit authorizes the discharge of stormwater associated with construction activities (and specific allowable non-stormwater discharges in accordance with Part I.A.1. of the permit) certified under this permit, from those locations specified throughout the State of Colorado to specified waters of the State.

Such discharges shall be in accordance with the conditions of this permit. This permit specifically authorizes the facility listed on the certification to discharge in accordance with permit requirements and conditions set forth in Parts I and II hereof. All discharges authorized herein shall be consistent with the terms and conditions of this permit.

This permit becomes effective on April 1, 2019, and shall expire at midnight March 31, 2024.

Issued and signed this 1st day of November 2018.

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

Ellen Howard Kutzer, Permits Section Manager
Water Quality Control Division

Permit History

Originally signed and issued October 31, 2018; effective April 1, 2019.

CONTRACTOR SEQUENCE OF ACTIVITIES

Table CP-1. Typical Phased BMP Installation for Construction Projects

Project Phase	BMPs
Pre-disturbance, Site Access	<ul style="list-style-type: none"> ▪ Install sediment controls downgradient of access point (on paved streets this may consist of inlet protection). ▪ Establish vehicle tracking control at entrances to paved streets. Fence as needed. ▪ Use construction fencing to define the boundaries of the project and limit access to areas of the site that are not to be disturbed. <p>Note: it may be necessary to protect inlets in the general vicinity of the site, even if not downgradient, if there is a possibility that sediment tracked from the site could contribute to the inlets.</p>
Site Clearing and Grubbing	<ul style="list-style-type: none"> ▪ Install perimeter controls as needed on downgradient perimeter of site (silt fence, wattles, etc). ▪ Limit disturbance to those areas planned for disturbance and protect undisturbed areas within the site (construction fence, flagging, etc). ▪ Preserve vegetative buffer at site perimeter. ▪ Create stabilized staging area. ▪ Locate portable toilets on flat surfaces away from drainage paths. Stake in areas susceptible to high winds. ▪ Construct concrete washout area and provide signage. ▪ Establish waste disposal areas. ▪ Install sediment basins. ▪ Create dirt perimeter berms and/or brush barriers during grubbing and clearing. ▪ Separate and stockpile topsoil, leave roughened and/or cover. ▪ Protect stockpiles with perimeter control BMPs. Stockpiles should be located away from drainage paths and should be accessed from the upgradient side so that perimeter controls can remain in place on the downgradient side. Use erosion control blankets, temporary seeding, and/or mulch for stockpiles that will be inactive for an extended period. ▪ Leave disturbed area of site in a roughened condition to limit erosion. Consider temporary revegetation for areas of the site that have been disturbed but that will be inactive for an extended period. ▪ Water to minimize dust but not to the point that watering creates runoff.

Project Phase	BMPs
Utility And Infrastructure Installation	<p>In Addition to the Above BMPs:</p> <ul style="list-style-type: none"> ▪ Close trench as soon as possible (generally at the end of the day). ▪ Use rough-cut street control or apply road base for streets that will not be promptly paved. ▪ Provide inlet protection as streets are paved and inlets are constructed. ▪ Protect and repair BMPs, as necessary. ▪ Perform street sweeping as needed.
Building Construction	<p>In Addition to the Above BMPs:</p> <ul style="list-style-type: none"> ▪ Implement materials management and good housekeeping practices for home building activities. ▪ Use perimeter controls for temporary stockpiles from foundation excavations. ▪ For lots adjacent to streets, lot-line perimeter controls may be necessary at the back of curb.
Final Grading	<p>In Addition to the Above BMPs:</p> <ul style="list-style-type: none"> ▪ Remove excess or waste materials. ▪ Remove stored materials.
Final Stabilization	<p>In Addition to the Above BMPs:</p> <ul style="list-style-type: none"> ▪ Seed and mulch/tackify. ▪ Seed and install blankets on steep slopes. ▪ Remove all temporary BMPs when site has reached final stabilization.

**COLORADO DISCHARGE PERMIT
SYSTEM (CDPS) CHECKLIST
Operation & Maintenance Inspection Record**

The following inspection records are to be used at each bi-monthly stormwater management system inspection and after any precipitation or snowmelt event that causes surface runoff. As a result of these inspections, the SWMP may need to be revised. The inspection records and revised SWMP shall be made available to the division upon request. If the construction activity lasts more than 12 months, a copy of the inspection records and revised SWMP shall be sent to the division by May 1 of each year covering April 1 to March 31.



CONSTRUCTION STORMWATER SITE INSPECTION REPORT

Facility Name		Permittee					
Date of Inspection		Weather Conditions					
Permit Certification #		Disturbed Acreage					
Phase of Construction		Inspector Title					
Inspector Name							
Is the above inspector a qualified stormwater manager? (permittee is responsible for ensuring that the inspector is a qualified stormwater manager)			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	YES	NO	<input type="checkbox"/>	<input type="checkbox"/>
YES	NO						
<input type="checkbox"/>	<input type="checkbox"/>						

INSPECTION FREQUENCY					
Check the box that describes the minimum inspection frequency utilized when conducting each inspection					
At least one inspection every 7 calendar days	<input type="checkbox"/>				
At least one inspection every 14 calendar days, with post-storm event inspections conducted within 24 hours after the end of any precipitation or snowmelt event that causes surface erosions	<input type="checkbox"/>				
<ul style="list-style-type: none"> • This is this a post-storm event inspection. Event Date: _____ 	<input type="checkbox"/>				
Reduced inspection frequency - Include site conditions that warrant reduced inspection frequency	<input type="checkbox"/>				
<ul style="list-style-type: none"> • Post-storm inspections at temporarily idle sites 	<input type="checkbox"/>				
<ul style="list-style-type: none"> • Inspections at completed sites/area 	<input type="checkbox"/>				
<ul style="list-style-type: none"> • Winter conditions exclusion 	<input type="checkbox"/>				
Have there been any deviations from the minimum inspection schedule? If yes, describe below.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	YES	NO	<input type="checkbox"/>	<input type="checkbox"/>
YES	NO				
<input type="checkbox"/>	<input type="checkbox"/>				

INSPECTION REQUIREMENTS*
i. Visually verify all implemented control measures are in effective operational condition and are working as designed in the specifications
ii. Determine if there are new potential sources of pollutants
iii. Assess the adequacy of control measures at the site to identify areas requiring new or modified control measures to minimize pollutant discharges
iv. Identify all areas of non-compliance with the permit requirements, and if necessary, implement corrective action
*Use the attached Control Measures Requiring Routine Maintenance and Inadequate Control Measures Requiring Corrective Action forms to document results of this assessment that trigger either maintenance or corrective actions

AREAS TO BE INSPECTED			
Is there evidence of, or the potential for, pollutants leaving the construction site boundaries, entering the stormwater drainage system or discharging to state waters at the following locations?			
	NO	YES	If "YES" describe discharge or potential for discharge below. Document related maintenance, inadequate control measures and corrective actions Inadequate Control Measures Requiring Corrective Action form
Construction site perimeter	<input type="checkbox"/>	<input type="checkbox"/>	
All disturbed areas	<input type="checkbox"/>	<input type="checkbox"/>	
Designated haul routes	<input type="checkbox"/>	<input type="checkbox"/>	
Material and waste storage areas exposed to precipitation	<input type="checkbox"/>	<input type="checkbox"/>	
Locations where stormwater has the potential to discharge offsite	<input type="checkbox"/>	<input type="checkbox"/>	
Locations where vehicles exit the site	<input type="checkbox"/>	<input type="checkbox"/>	
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	

REPORTING REQUIREMENTS

The permittee shall report the following circumstances orally within twenty-four (24) hours from the time the permittee becomes aware of the circumstances, and shall mail to the division a written report containing the information requested within five (5) working days after becoming aware of the following circumstances. The division may waive the written report required if the oral report has been received within 24 hours.

All Noncompliance Requiring 24-Hour Notification per Part II.L.6 of the Permit		
a. Endangerment to Health or the Environment Circumstances leading to any noncompliance which may endanger health or the environment regardless of the cause of the incident (See Part II.L.6.a of the Permit) <i>This category would primarily result from the discharge of pollutants in violation of the permit</i>		
b. Numeric Effluent Limit Violations <ul style="list-style-type: none"> o Circumstances leading to any unanticipated bypass which exceeds any effluent limitations (See Part II.L.6.b of the Permit) o Circumstances leading to any upset which causes an exceedance of any effluent limitation (See Part II.L.6.c of the Permit) o Daily maximum violations (See Part II.L.6.d of the Permit) <i>Numeric effluent limits are very uncommon in certifications under the COR400000 general permit. This category of noncompliance only applies if numeric effluent limits are included in a permit certification.</i>		

Has there been an incident of noncompliance requiring 24-hour notification?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	If "YES" document below

Date and Time of Incident	Location	Description of Noncompliance	Description of Corrective Action	Date and Time of 24 Hour Oral Notification	Date of 5 Day Written Notification *

*Attach copy of 5 day written notification to report. Indicate if written notification was waived, including the name of the division personnel who granted waiver.

After adequate corrective action(s) and maintenance have been taken, or where a report does not identify any incidents requiring corrective action or maintenance, the individual(s) designated as the Qualified Stormwater Manager, shall sign and certify the below statement:

“I verify that, to the best of my knowledge and belief, all corrective action and maintenance items identified during the inspection are complete, and the site is currently in compliance with the permit.”

Name of Qualified Stormwater Manager

Title of Qualified Stormwater Manager

Signature of Qualified Stormwater Manager

Date

Notes/Comments

**COMPLETED OPERATION AND
MAINTENANCE INSPECTION RECORDS**

**SPILL PREVENTION & RESPONSE PLAN
(BY CONTRACTOR)**

Marc Whorton

From: Nate Lenz
Sent: Monday, June 9, 2025 8:52 AM
To: Marc Whorton; Loren Moreland
Subject: RE: RPR and SR
Attachments: PRMD Service Plan.pdf; PRMD Nos. 1-3 - 01.14.25 Meeting Packet(9620843.1).pdf; Packet 11-19-2024 SRanchMD3.pdf

Marc,

Classic (and/or original Sterling developers) representatives hold all the seats of the subject Metropolitan Districts, which have ownership and maintenance of the subject ponds. The most recent board meeting packets of those Districts are attached.

Nate Lenz | *Corporate Counsel*

Email: nlenz@classichomes.com

Direct: 719-785-3227

www.classichomes.com

CLASSIC HOMES | 2138 Flying Horse Club Drive, Colorado Springs, CO 80921



This message and its contents are confidential. If you received this message in error, do not use or rely upon it. Instead, please inform the sender and then delete it. Thank you.

**AGENDA
COMBINED ORGANIZATIONAL MEETING
OF THE BOARDS OF DIRECTORS
PRAIRIE RIDGE METROPOLITAN DISTRICT NOS. 1-3**

DATE: Tuesday, January 14, 2025

TIME: 9:00 a.m.

PLACE: 2138 Flying Horse Club Drive, Colorado Springs, CO, 80921

VIDEO CONFERENCE:

<https://spencerfane.zoomgov.com/j/1607781802?pwd=Vmwn7C57R7ngNCf1gZ4DY9uXt06WPb.1>

Meeting ID: 160 778 1802

Passcode: 356985

CALL-IN: 833-435-1820; Meeting ID: 160 778 1802, Passcode: 356985

BOARDS OF DIRECTORS

Peggy Libbey, Director (term expires May 2025)
Douglas Stimple, Director (term expires May 2025)
Loren Moreland, Director (term expires May 2027)
Jerald Richardson, Director (term expires May 2027)
Joseph Loidolt, Director (term expires May 2027)

Discussion and possible action regarding any or all of the following items:

1. Call to Order
2. Attendance/Declaration of Quorum/Affidavits of Qualification/Oaths of Office and Bonds
3. Disclosure of Potential Conflicts of Interest
4. Consider Approval of Agenda
5. Discussion of Service Plan, District Organization, District Powers, Election Results
6. Discussion of Open Meetings Requirements
7. Election of Officers/Duties of Board, President, Secretary, Treasurer
8. Adoption of Seal
9. Ratification of Past Actions
10. Consider Engagement of Manager, Accountant, Engineer, Attorney, and Other Consultants
11. Adopt Annual Administrative Matters Resolution:
 - a. Regular/Special Meetings
 - b. Official Designated Posting Place

STERLING RANCH METROPOLITAN DISTRICT NO. 3

121 S. Tejon Street, Suite 1100
Colorado Springs, CO 80903
Phone: 719-635-0330
www.sterlingranchmetro.org

NOTICE OF SPECIAL MEETING/BUDGET HEARING AND AGENDA

DATE: Tuesday, November 19, 2024

TIME: 11:00 a.m.

LOCATION: 2138 Flying Horse Club Drive, Colorado Springs, CO 80921

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTYyNDViMDctNWExOC00ZTkxLTkzNDMtYjU5NDE4OTY4ZjI3%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d

Meeting ID: 215 971 299 316
Passcode: XK5FrL

To attend via telephone, dial 720-547-5281 and enter Conference ID: 554 571 194#

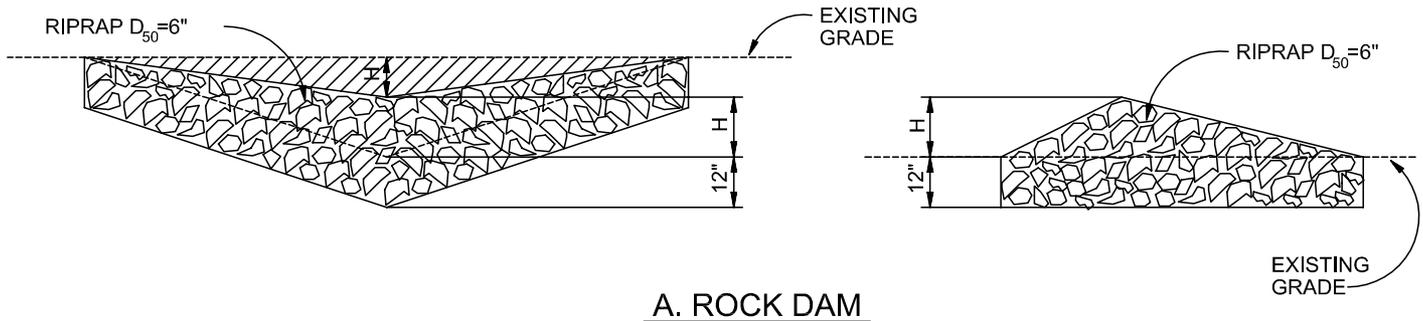
<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Douglas Stimple	President	May, 2025
Loren Moreland	Secretary	May, 2027
Peggy Libbey	Treasurer	May, 2025
Charles Collins	Assistant Secretary	May, 2025
James Morley	Assistant Secretary	May, 2025

I. ADMINISTRATIVE MATTERS

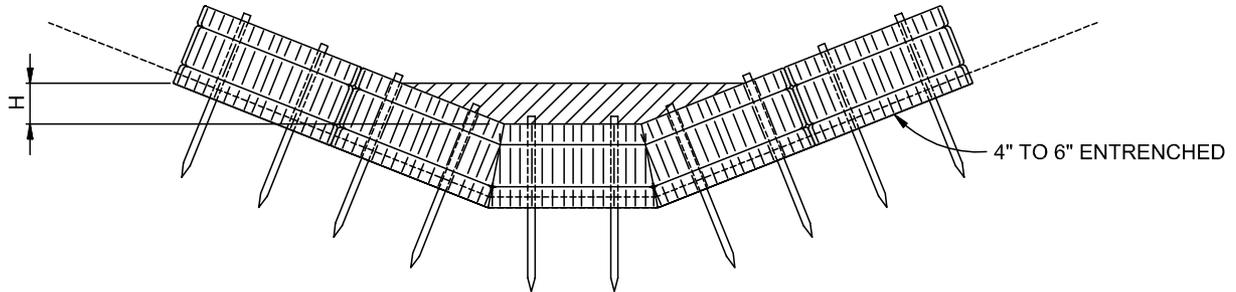
- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

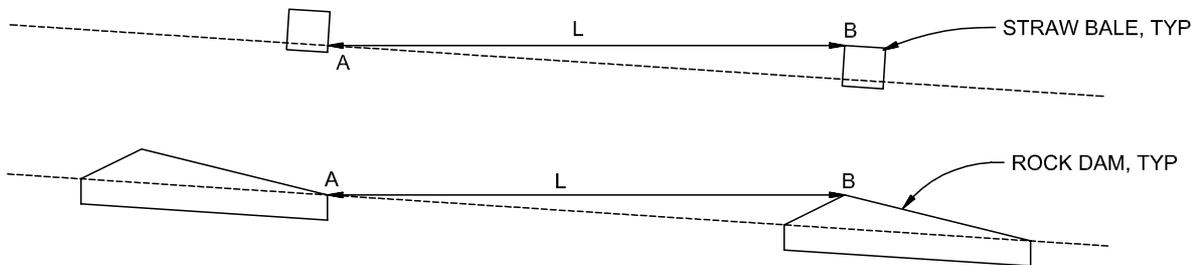
STANDARD BMP DETAILS
W/ INSTALLATION AND MAINTENANCE REQUIREMENTS



A. ROCK DAM



B. STRAW BALE CHECK DAM
(SEE STRAW BALE BARRIER INSTALLATION)



L= THE DISTANCE SUCH THAT POINTS A AND B ARE AT THE SAME ELEVATION.

C. SPACING CHECK DAMS

CHECK DAM

NTS

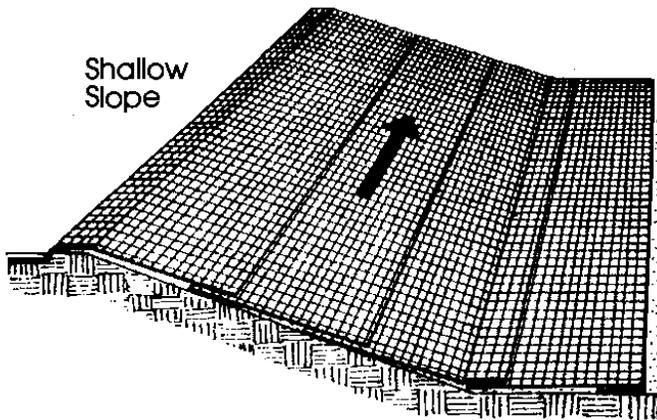
CHECK DAM NOTES

INSTALLATION REQUIREMENTS

1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
2. THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

MAINTENANCE REQUIREMENTS

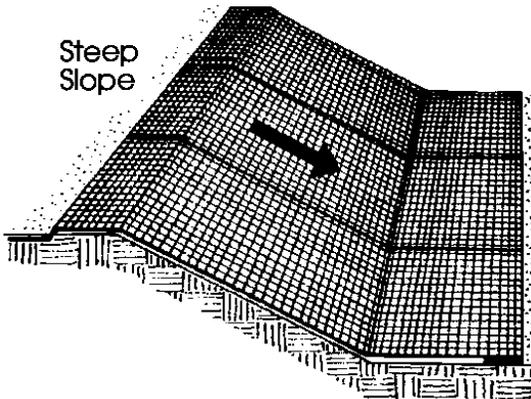
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
3. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
4. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.



Shallow Slope

On shallow slopes, strips of netting may be applied across the slope.

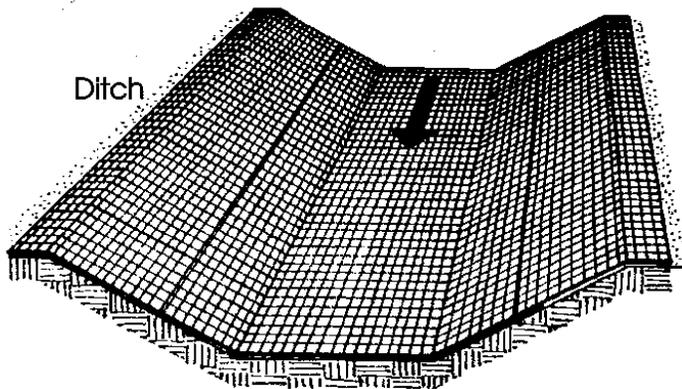
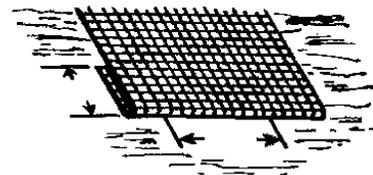
Where there is a berm at the top of the slope, bring the netting over the berm and anchor it behind the berm.



Steep Slope

On steep slopes, apply strips of netting parallel to the direction of flow and anchor securely.

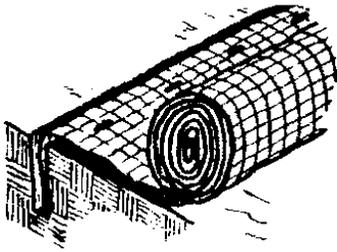
Bring netting down to a level area before terminating the installation. Turn the end under 6" and staple at 12" intervals.



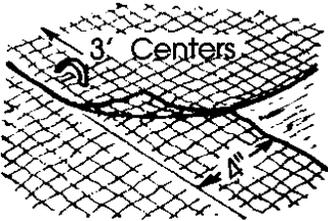
Ditch

In ditches, apply netting parallel to the direction of flow. Use check slots every 15 feet. Do not join strips in the center of the ditch.

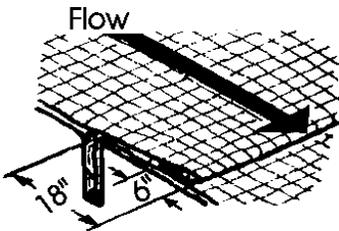
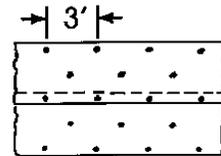
From: Virginia Soil and Water Conservation Commission, 1985



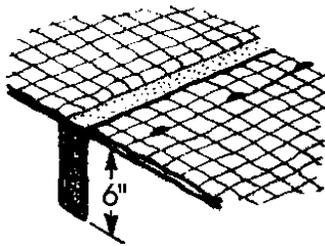
Anchor Slot: Bury the up-channel end of the net in a 6" deep trench. Tamp the soil firmly. Staple at 12" intervals across the net.



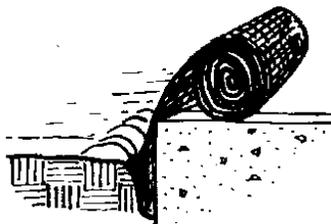
Overlap: Overlap edges of the strips at least 4". Staple every 3 feet down the center of the strip.



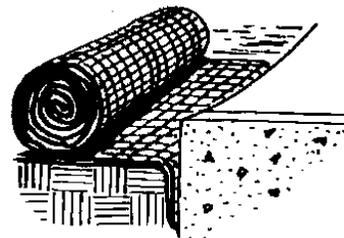
Joining Strips: Insert the new roll of net in a trench, as with the Anchor Slot. Overlap the up-channel end of the previous roll 18" and turn the end under 6". Staple the end of the previous roll just below the anchor slot and at the end at 12" intervals.



Check Slots: On erodible soils or steep slopes, check slots should be made every 15 feet. Insert a fold of the net into a 6" trench and tamp firmly. Staple at 12" intervals across the net. Lay the net smoothly on the surface of the soil - do not stretch the net, and do not allow wrinkles.



Anchoring Ends At Structures: Place the end of the net in a 6" slot on the up-channel side of the structure. Fill the trench and tamp firmly. Roll the net up the channel. Place staples at 12" intervals along the anchor end of the net.



From: Virginia Soil and Water Conservation Commission, 1985

City of Colorado Springs
Storm Water Quality

Figure ECB-2
Erosion Control Blanket
Installation Requirements

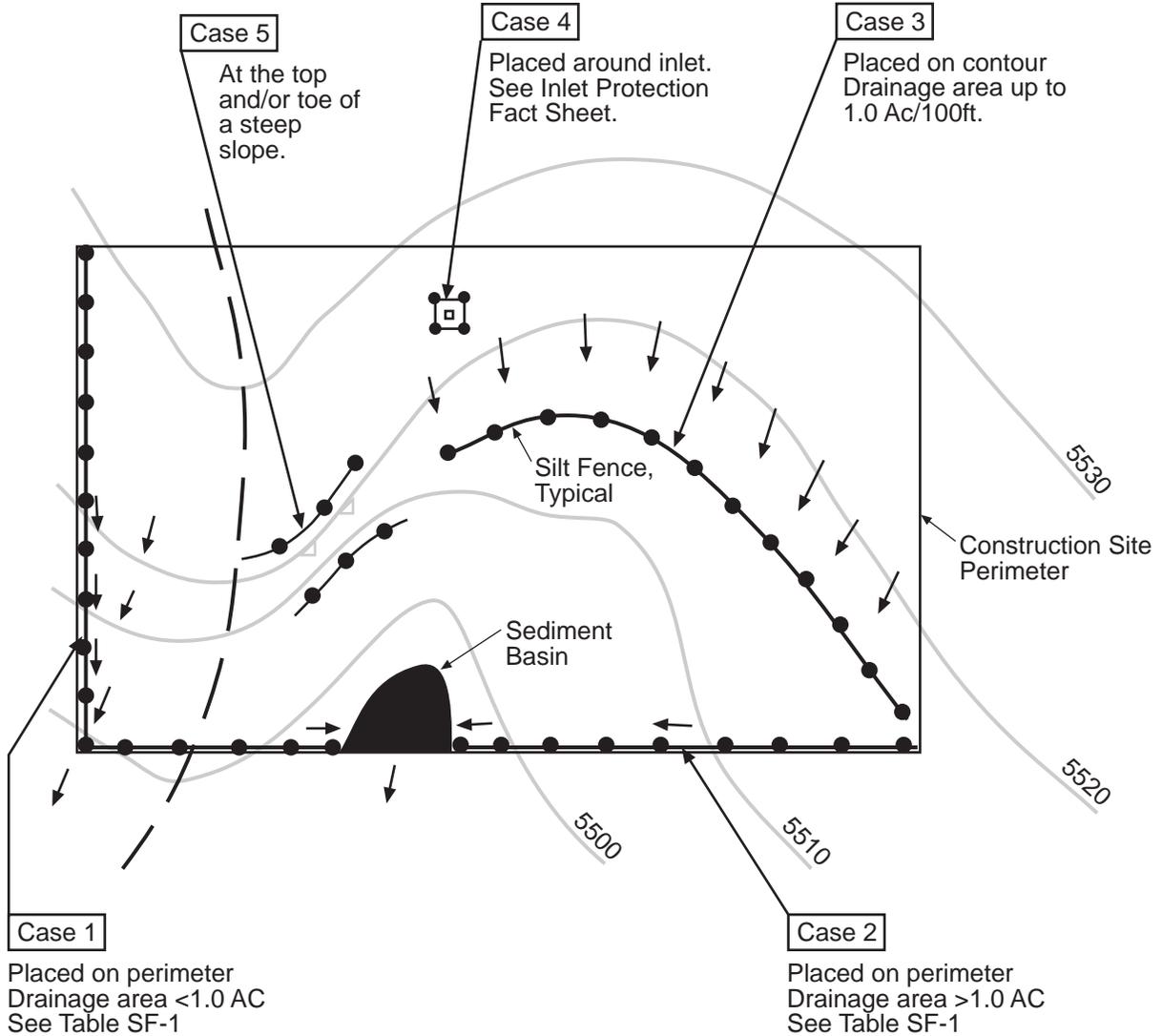


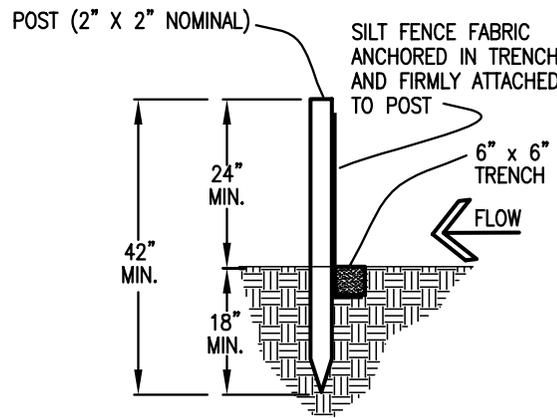
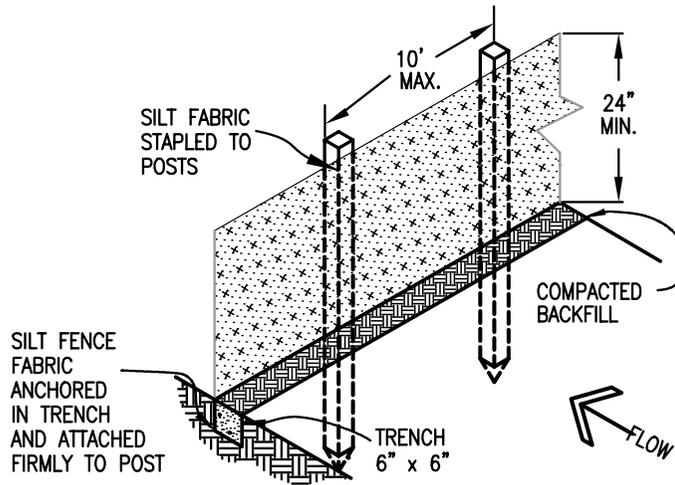
Table SF-1

Silt Fence Used as Perimeter Control	Case 1		Case 2 DA > 1.0 AC
	DA < 0.25 AC	0.25 < DA < 1 AC	
Continuous Grade	OK ⁽¹⁾	OK ⁽¹⁾	OK ⁽¹⁾
Area of Concentrated Flow	OK	NO ⁽²⁾	NO ⁽³⁾

(1) Temporary Swale or Straw Bale Barrier may be used as alternative to a Silt Fence.

(2) Check Dam may also be used as alternative to Silt Fence at low point.

(3) Sediment Basin is required for concentrated flow from drainage areas > 1.0 AC.



SILT FENCE

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

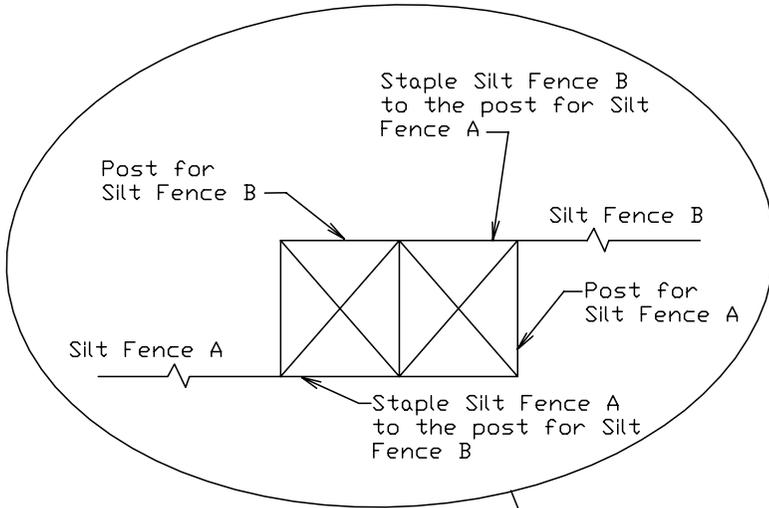
1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

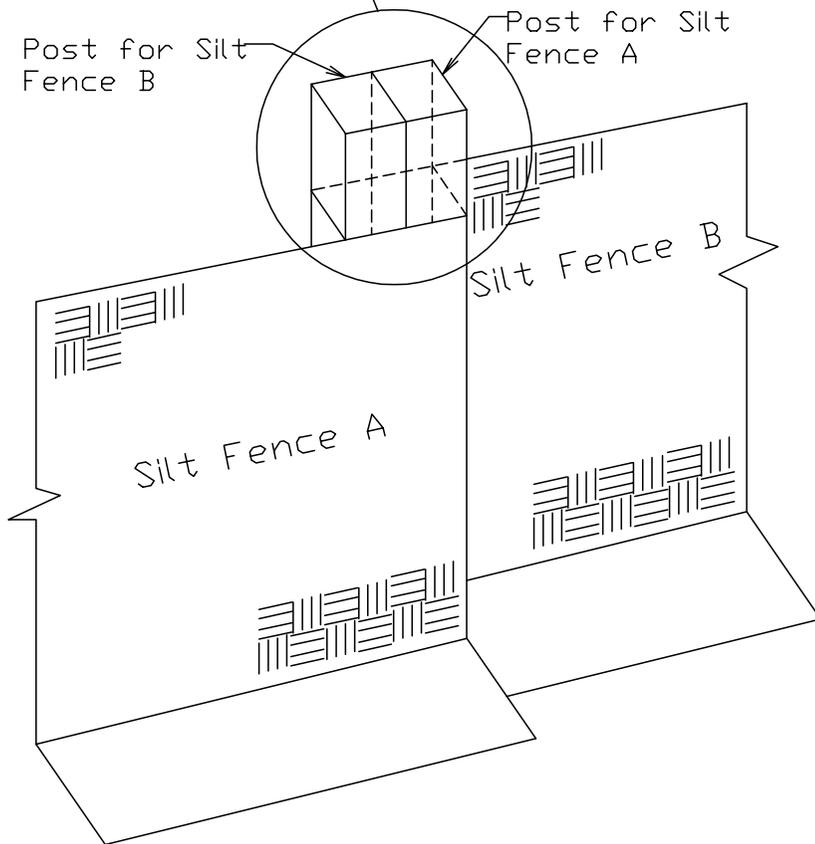
MAINTENANCE REQUIREMENTS

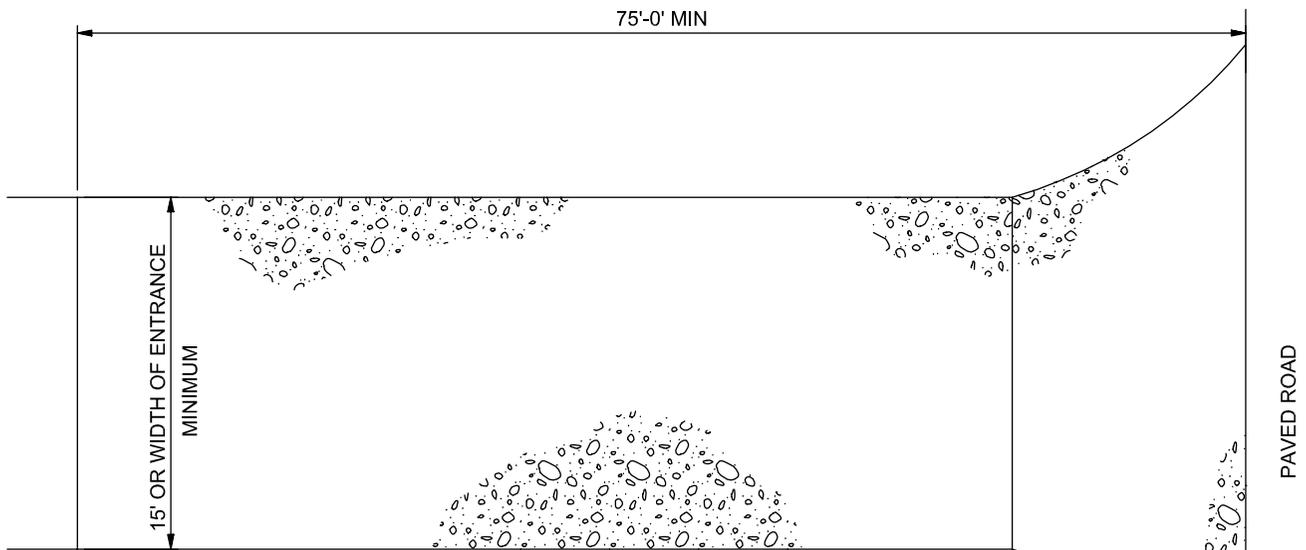
1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT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

Top View of Silt Fence Posts Detail

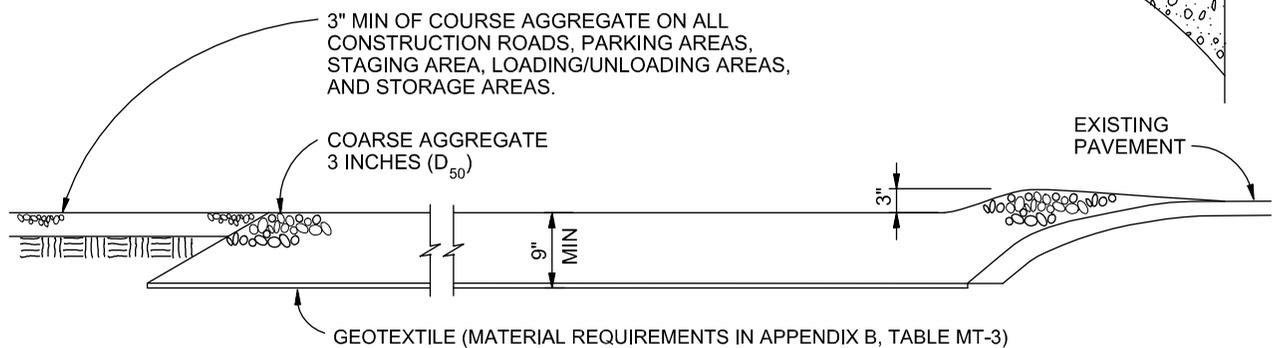


Refer to "Top View of Silt Fence Posts Detail"





PLAN



SECTION

VEHICLE TRACKING

NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

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

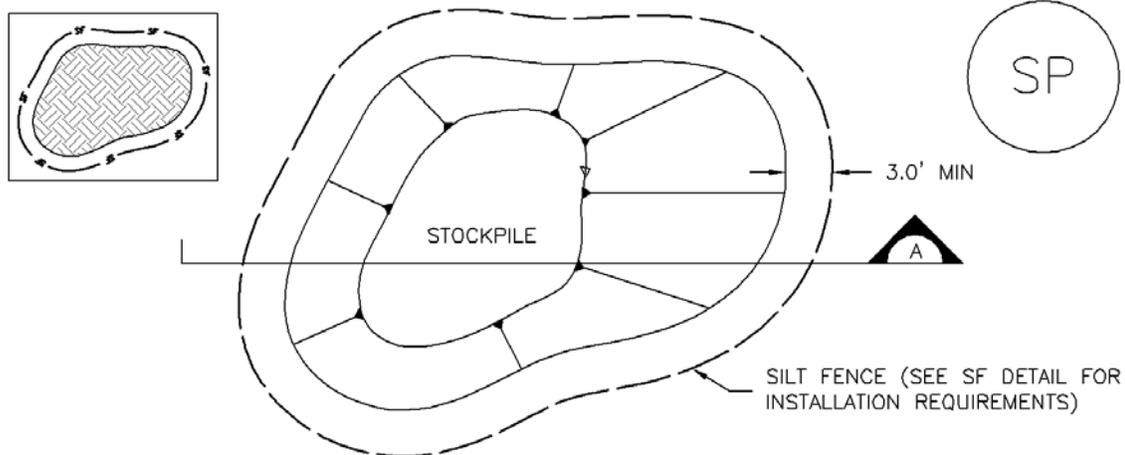
MAINTENANCE REQUIREMENTS

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

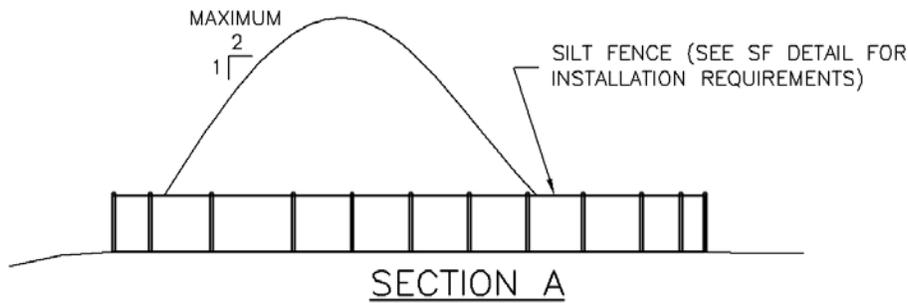
City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking

Application Examples



STOCKPILE PROTECTION PLAN



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

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

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

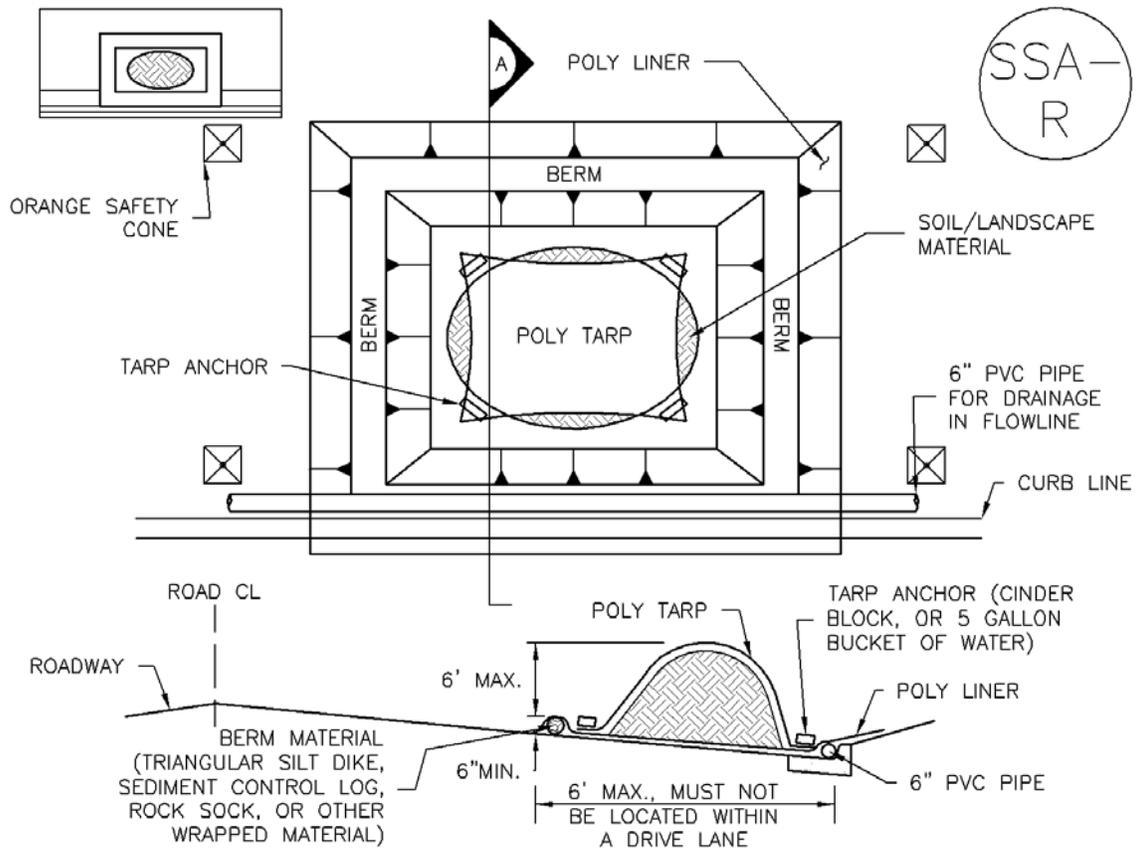
STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

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

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



SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

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

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.

5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.

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

(DETAILS ADAPTED FROM AURORA, COLORADO)

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:

- 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

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

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.

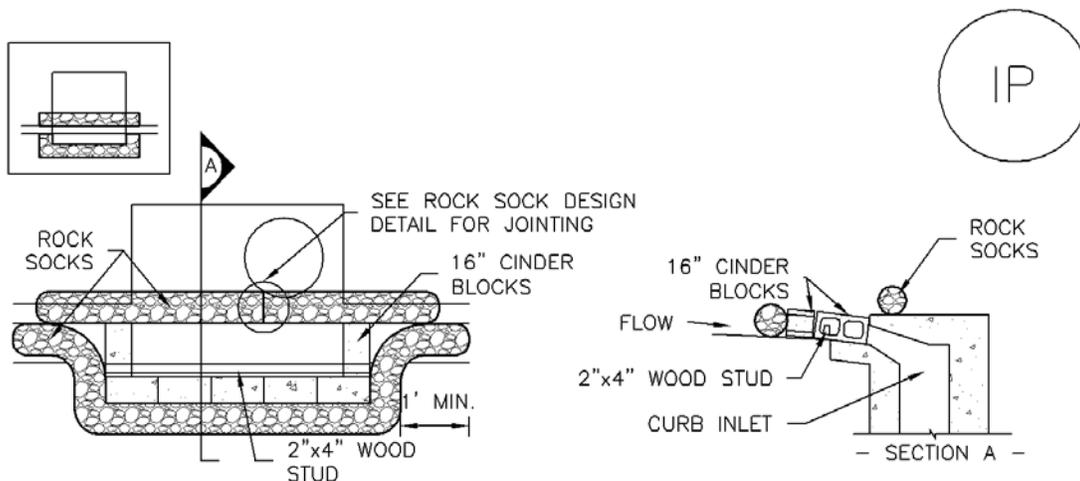
Maintenance and Removal

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.

- 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.

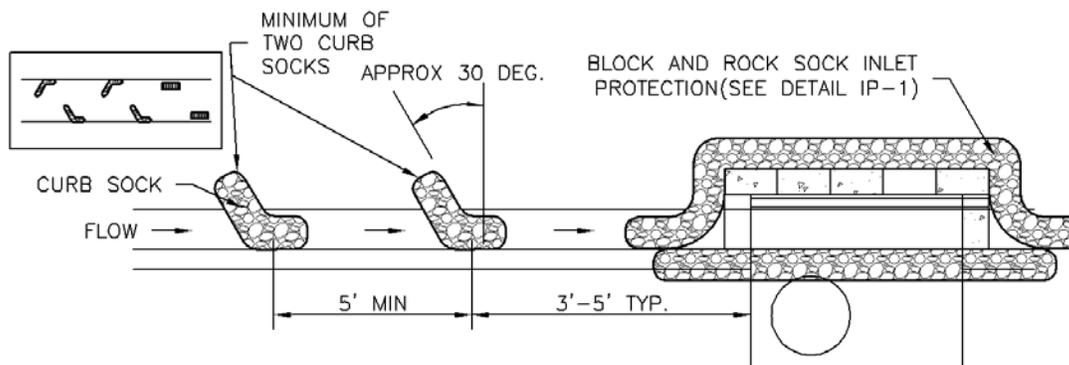
Inlet protection must be removed and properly disposed of when the drainage area for the inlet has reached final stabilization.



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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

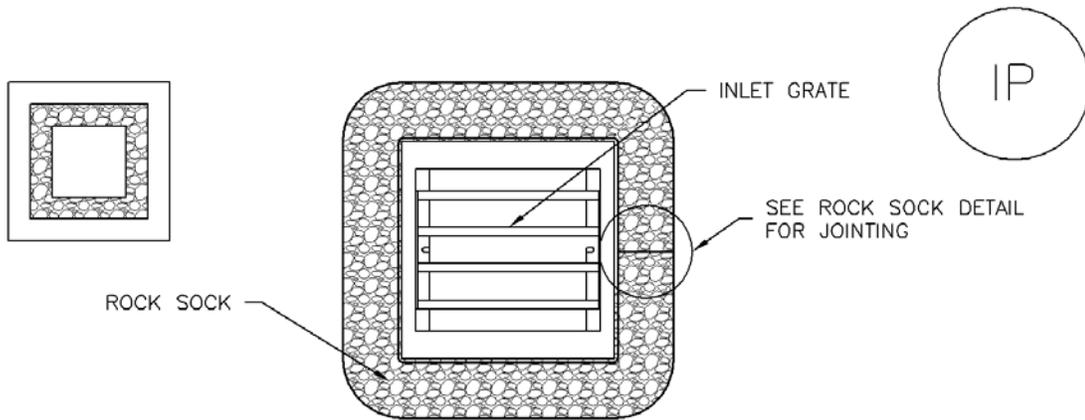
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER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



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

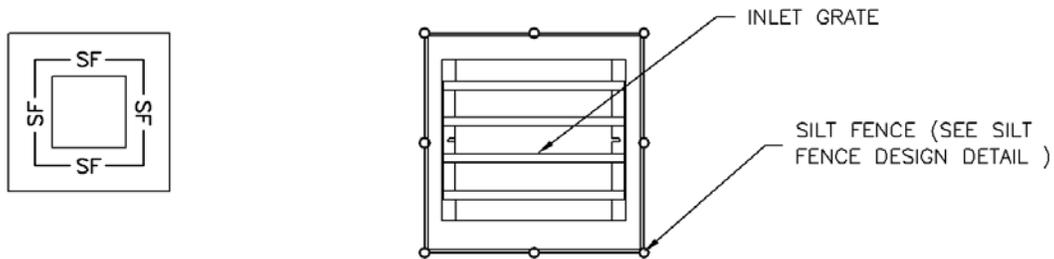
1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM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



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

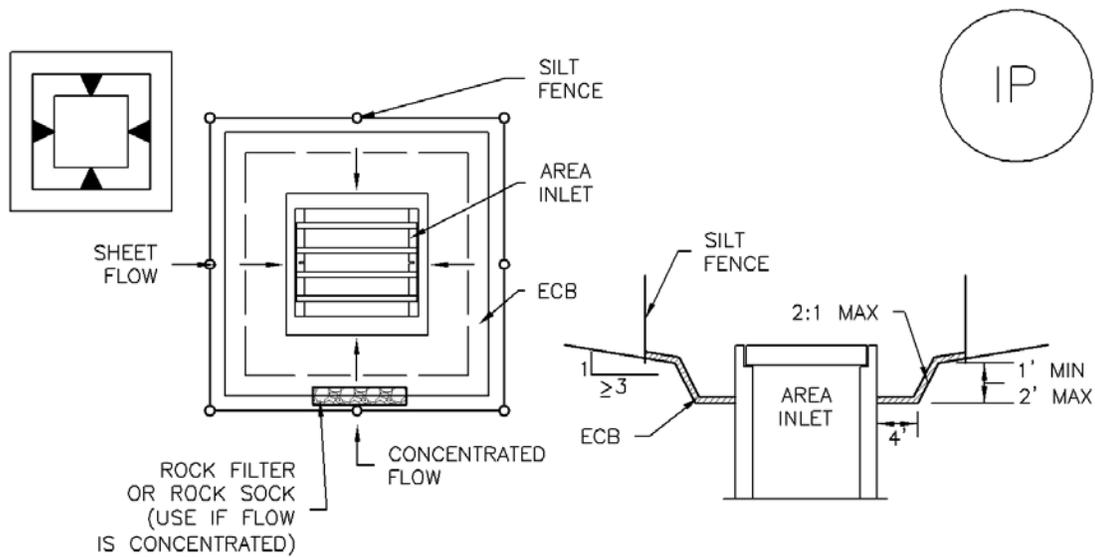
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

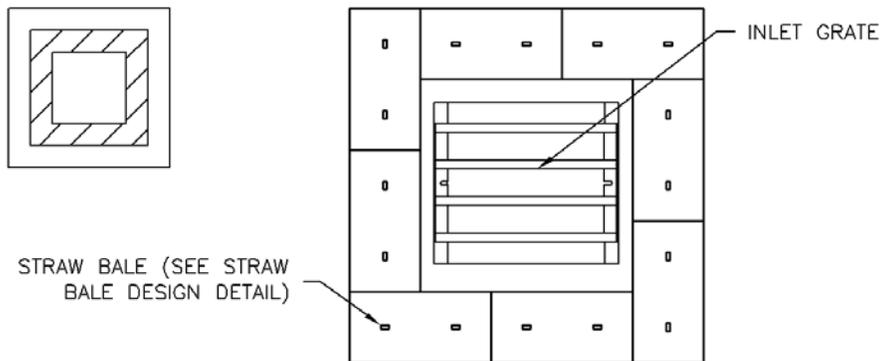
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL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



IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

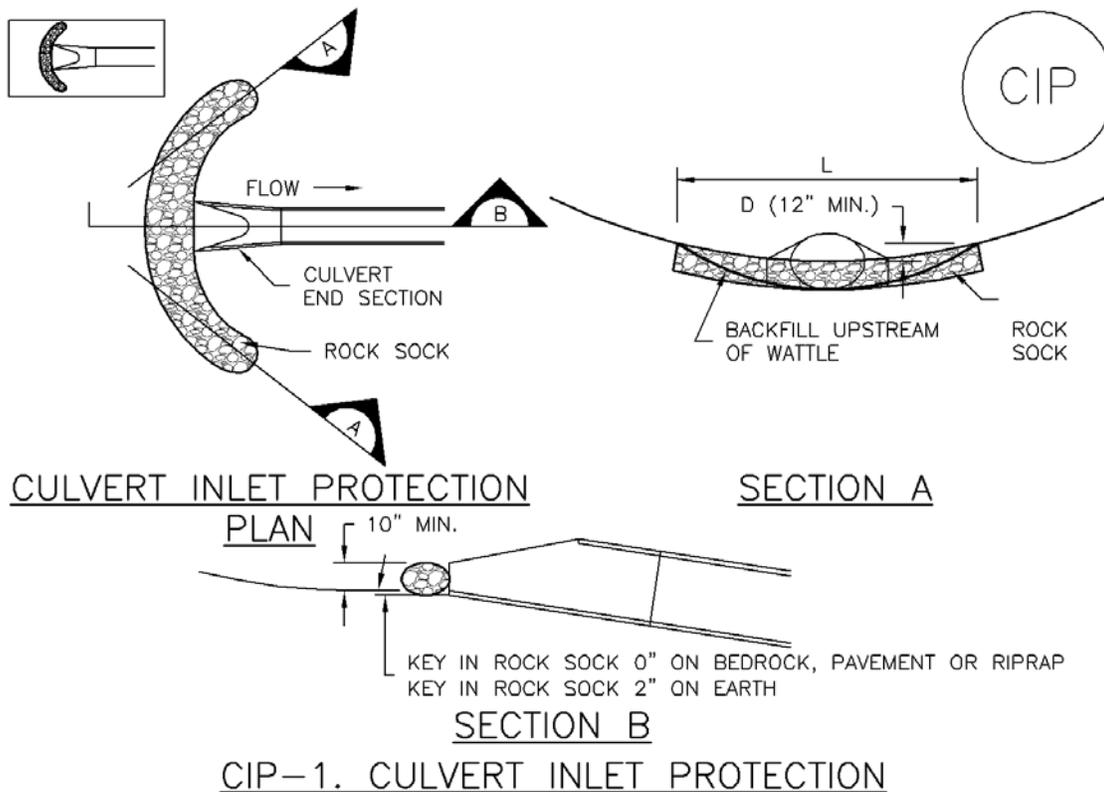
1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.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



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

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



CULVERT INLET PROTECTION INSTALLATION NOTES

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

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

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

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

GENERAL INLET PROTECTION INSTALLATION NOTES

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

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

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

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

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

Description

Spills and leaks of solid and liquid materials processed, handled or stored outdoors can be a significant source of stormwater pollutants. Spilled substances can reach receiving waters when runoff washes these materials from impervious surfaces or when spills directly enter the storm sewer system during dry weather conditions.

Effective spill control includes both spill prevention and spill response measures and depends on proper employee training for spill response measures and may also include structural spill containment, particularly at industrial locations. Structural spill containment measures typically include temporary or permanent curbs or berms that surround a potential spill site. Berms may be constructed of concrete, earthen material, metal, synthetic liners, or other material that will safely contain the spill. Spill control devices may also include valves, slide gates, or other devices that can control and contain spilled material before it reaches the storm sewer system or receiving waters.



Photograph SPCC-1. Use of secondary containment around supplies stored outside helps to reduce the likelihood of spill and leaks reaching the storm sewer system in runoff. Photo courtesy of Tom Gore.

Appropriate Uses

Implement spill prevention, containment and control measures at municipal, commercial and industrial facilities in areas where materials may be spilled in quantities that may adversely impact receiving waters when discharged directly or through the storm sewer system. Check local, state, and/or federal regulations to determine when spill containment and control measures are required by law. Spill Prevention, Control and Countermeasures Plans may be required for certain facilities handling oil and hazardous substances under Section 311(j)(1)(C) of the federal Clean Water Act.

Practice Guidelines

Spill Prevention Measures

- Train employees on potential sources of pollution on-site and provide clear, common-sense spill prevention practices. Require that these practices be strictly followed.
- Identify equipment that may be exposed to stormwater, pollutants that may be generated and possible sources of leaks or discharges.
- Perform regular inspection and preventative maintenance of equipment to ensure proper operation and to check for leaks or evidence of discharge (stains). Provide clear procedures to ensure that needed repairs are completed and provide temporary leak containment until such repairs can be implemented.

Also See These BMP Fact Sheets

- Covering Storage/Handling Areas
- Good Housekeeping
- Vehicle Fueling, Maintenance, Washing & Storage
- Preventative Maintenance

S-2 **Spill Prevention, Containment and Control**

- Drain or replace motor oil and other automotive fluids in a designated area away from storm sewer inlets. Collect spent fluids and recycle or dispose of properly. Never dispose of these fluids in the storm sewer or sanitary sewer.
- In fueling areas, clean up spills with dry methods (absorbents) and use damp cloths on gas pumps and damp mops on paved surfaces. Never use a hose to “wash down” a fuel spill.
- Where practical, reduce stormwater contact with equipment and materials by implementing indoor or covered storage, implementing stormwater run-on control measures and following good housekeeping practices.

Identification of Spill Areas

Identify potential spill areas, potential spill volumes, material types, frequency of material use, and drainage paths from spill areas with relation to storm sewer inlets, adjacent waterbodies, structural BMPs, and containment structures. Use this information to determine the types of spill prevention and control measures needed specific to the site conditions. Examples of potential spill locations include:

- Loading and unloading areas
- Outdoor storage areas
- Outdoor manufacturing or processing activities
- Waste disposal/storage areas
- Areas that generate significant dust or particulates (that may be subsequently deposited on the ground)
- Salt piles
- Areas prone to spills based on past experience at the site
- Locations where other routine maintenance activities occur such as equipment maintenance and cleaning, pesticide/fertilizer application, etc.

Additionally, areas where smaller leaks may occur such as parking should also have basic spill cleanup procedures.

Material Handling Procedures

From a water quality perspective, the primary principle behind effective material handling practices is to minimize exposure to stormwater. This can be accomplished by storing the material indoors under weather-resistant covering, elevating the material off the ground by using pallets, and diverting stormwater around materials storage areas. Representative outdoor materials handling procedures include:

- Keep bulk solid materials such as raw materials, sand, gravel, topsoil, compost, concrete, packing materials, metal products and other materials covered and protected from stormwater.
- When practical, store materials on impermeable surfaces.
- Store hazardous materials according to federal, state, and local hazardous materials requirements.

- Adopt procedures that reduce the chance of spills or leaks during filling or transfer of materials.
- Substitute less toxic or non-toxic materials for toxic materials.
- Store containers that are easily punctured or damaged away from high traffic areas (i.e., adopt a materials flow/plant layout plan).
- Add waste-capture containers such as collection pans for lubricating fluids.
- Store drums and containers with liquid materials on impermeable surfaces and provide secondary containment where appropriate. Drums stored outdoors should be located on pallets to minimize contact with runoff.

Spill Response Procedures and Equipment

Spill response procedures should be tailored to site-specific conditions and industry-specific regulatory requirements. General spill response procedures include:

- Containment and cleanup of spills should begin promptly after the spill is observed.
- Sweep up small quantities of dry chemical or solids to reduce exposure to runoff. Shoveling may be used for larger quantities of materials.
- Absorbents should be readily accessible in fueling areas or other areas susceptible to spills.
- Wipe up small spills with a shop rag, store shop rags in appropriate containers, dispose of rags properly or use a professional industrial cleaning service.
- Contain medium-sized spills with absorbents (e.g., kitty litter, sawdust) and use inflatable berms or absorbent “snakes” as temporary booms for the spill. Store and dispose of absorbents properly. Wet/dry vacuums may also be used, but not for volatile fluids.
- Develop procedures and locations for containing and storing leaking containers.
- Install drip pans below minor equipment leaks and properly dispose of collected material until a repair can be made.
- For large spills, first contain the spill and plug storm drain inlets where the liquid may migrate off-site, then clean up the spill.
- Excavation of spill areas to removed contaminated material may be required where large liquid spills occur on unpaved surfaces.
- An inventory of cleanup materials should be maintained onsite and strategically located based on the types and quantities of chemicals present.

Structural Spill Containment Measures

Two general approaches are often used when implementing spill containment measures. The first approach is designed to contain the entire spill. The second approach uses curbing to route spilled material to a collection basin. Both containment berming and curbing should be sized to safely contain or convey to a collection basin a spill from the largest storage tank, rail car, tank truck, or other containment device in the possible spill area. The spill containment area must have an impermeable surface (e.g.,

S-2 Spill Prevention, Containment and Control

impermeable liner, asphalt or concrete) to prevent groundwater contamination. The containment system must be designed to enable collection and removal of spilled material through a pump or vacuum trucks, use of sorbent or gelling material, or other measures. Material removed from the spill area must be disposed of or recycled according to local, state, and federal standards.

If the capacity of the containment berming or the collection basin is exceeded, supplemental spill control measures should be available such as a portable containment device, sorbent materials, or gelling agents that eventually solidify the material. Water that collects within containment areas due to rainfall or snowmelt must be appropriately treated before release from the spill area.

Spill Plan Development

Many industries are required by federal law to have a Spill Prevention, Control and Countermeasures Plan (SPCC) that meets specific regulatory criteria when certain types and quantities of materials are used or processed at a site. These plans can be instrumental in developing a spill control plan for stormwater management purposes. Even if an SPCC plan is not legally required at a site, a spill control plan for stormwater management purposes may be necessary. Representative information appropriate for a spill control plan, building on concepts previously introduced in this Fact Sheet, includes:

- Site plan showing where materials are stored and handled, and where associated activities occur.
- Notification procedures to be used in the event of an accident
- Instructions for clean-up procedures.
- A designated person with spill response and clean-up authority.
- Training of key personnel in plan and clean-up procedures.
- Signs posted at critical locations providing a summary of SPCC plan information, phone numbers, contacts, equipment locations, etc.
- Provisions requiring spills to be cleaned up, corrective actions taken, or countermeasures implemented immediately.
- Provisions for absorbents to be made available for use in fuel areas, and for containers to be available for used absorbents.
- Prohibition on washing absorbents into the storm drainage system or into the sanitary sewer system via floor drains.
- Provision for emergency spill containment and clean-up kits in accessible and convenient locations. Kits should contain the appropriate clean-up materials applicable to the materials stored at the site.

Key Spill Notification Contacts in Colorado

- Colorado Department of Public Health and Environment Toll-Free 24-hour Environmental Emergency Spill Reporting Line: 1-877-518-5608
- National Response Center: 1-800-424-8802 (24-hour)
- Local Emergency Planning Committee (OEM): 303-273-162
- Division of Oil & Public Safety-Storage Tanks: 303-318-8547
- Oil and Gas Conservation Commission: 303-894-2100 or 1-888-235-1101 (toll-free spill/complaint line)

Description

A sediment control log is a linear roll made of natural materials such as straw, coconut fiber, or compost. The most common type of sediment control log has straw filling and is often referred to as a "straw wattle." All sediment control logs are used as a sediment barrier to intercept sheet flow runoff from disturbed areas.



Appropriate Uses

Sediment control logs can be used in the following applications to trap sediment:

- As perimeter control for stockpiles and the site.
- As part of inlet protection designs.
- As check dams in small drainage ditches. (Sediment control logs are not intended for use in channels with high flow velocities.)
- On disturbed slopes to shorten flow lengths (as an erosion control).
- As part of multi-layered perimeter control along a receiving water such as a stream, pond or wetland.



Photographs SCL-1 and SCL-2. Sediment control logs used as 1) a perimeter control around a soil stockpile; and, 2) as a "J-hook" perimeter control at the corner of a construction site.

Sediment control logs work well in combination with other layers of erosion and sediment controls.

Design and Installation

Sediment control logs should be installed along the contour to avoid concentrating flows. The maximum allowable tributary drainage area per 100 lineal feet of sediment control log, 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 sediment control logs installed along the contour. When installed for other uses, such as perimeter control, it 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 BMP.

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

Although sediment control logs initially allow runoff to flow through the BMP, they can quickly become a barrier and should be installed as if they are impermeable.

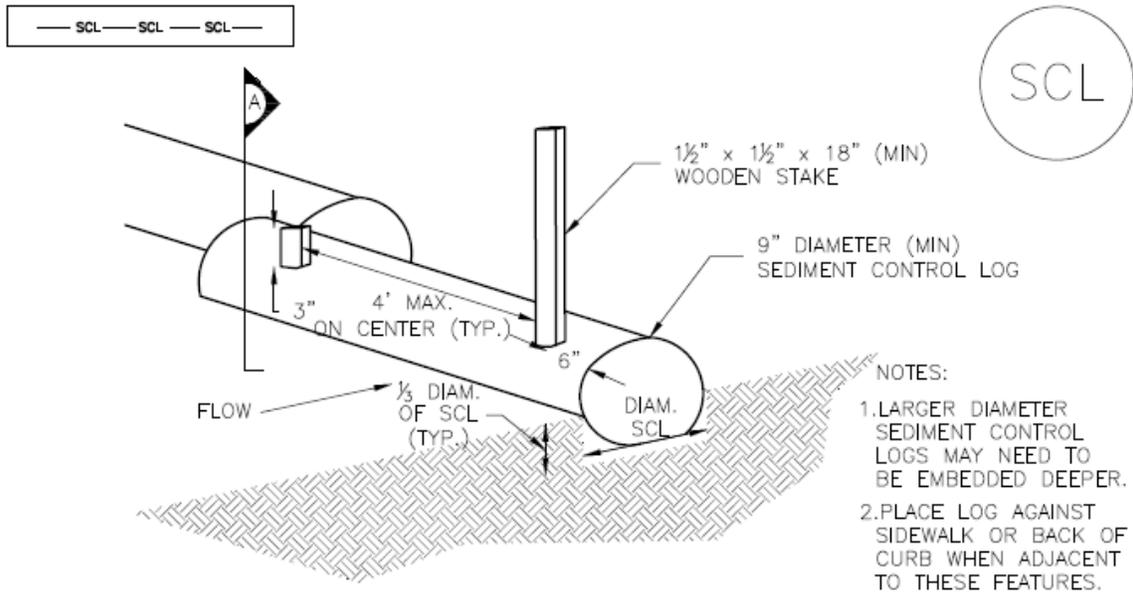
Design details and notes for sediment control logs are provided in the following details. Sediment logs must be properly installed per the detail to prevent undercutting, bypassing and displacement. When installed on slopes, sediment control logs should be installed along the contours (i.e., perpendicular to flow).

Improper installation can lead to poor performance. Be sure that sediment control logs are properly trenched (if lighter than 8 lb/foot), anchored and tightly jointed.

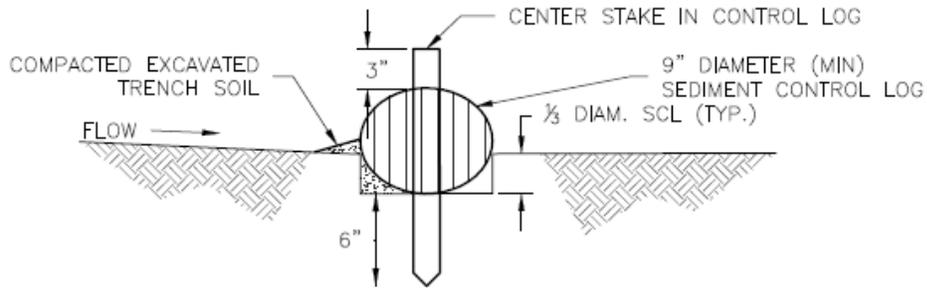
Maintenance and Removal

Be aware that sediment control logs will eventually degrade. Remove accumulated sediment before the depth is one-half the height of the sediment log and repair damage to the sediment log, typically by replacing the damaged section.

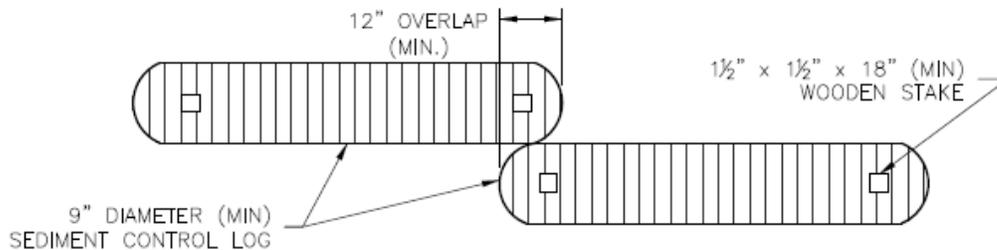
Once the upstream area is stabilized, remove and properly dispose of the logs. Areas disturbed beneath the logs may need to be seeded and mulched. Sediment control logs that are biodegradable may occasionally be left in place (e.g., when logs are used in conjunction with erosion control blankets as permanent slope breaks). However, removal of sediment control logs after final stabilization is typically appropriate when used in perimeter control, inlet protection and check dam applications. Compost from compost sediment control logs may be spread over the area and seeded as long as this does not cover newly established vegetation.



TRENCHED SEDIMENT CONTROL LOG

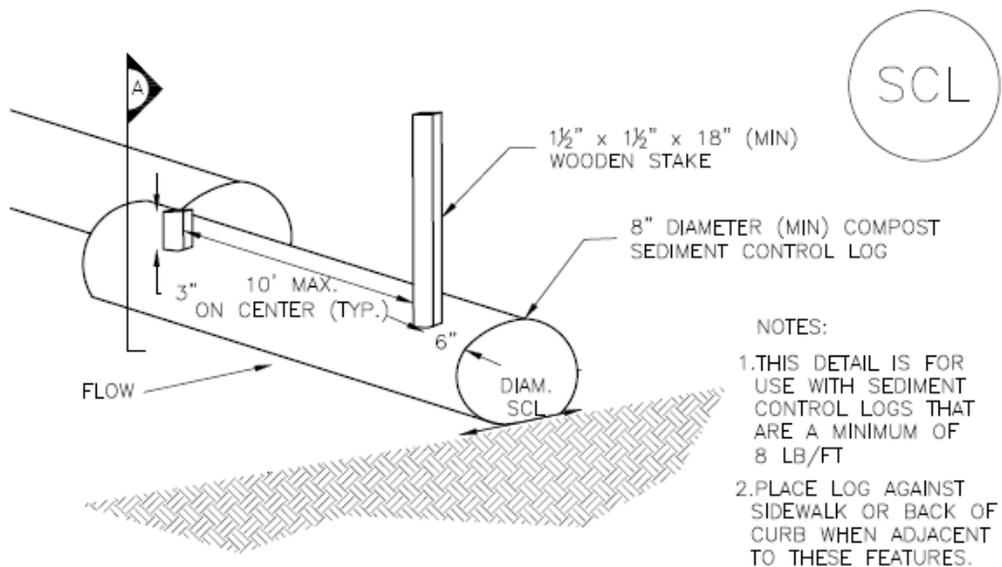


SECTION A TRENCHED SEDIMENT CONTROL LOG

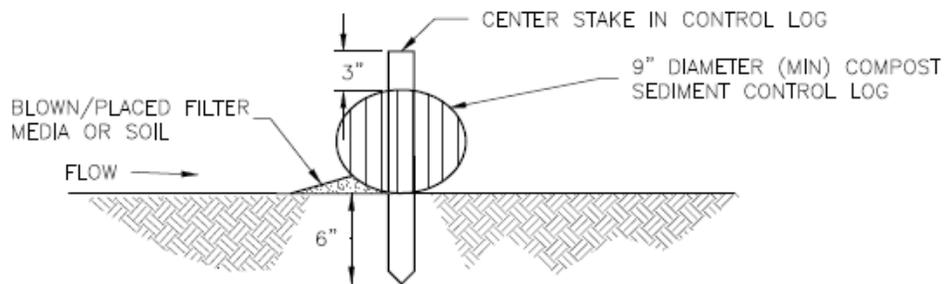


LOG JOINTS

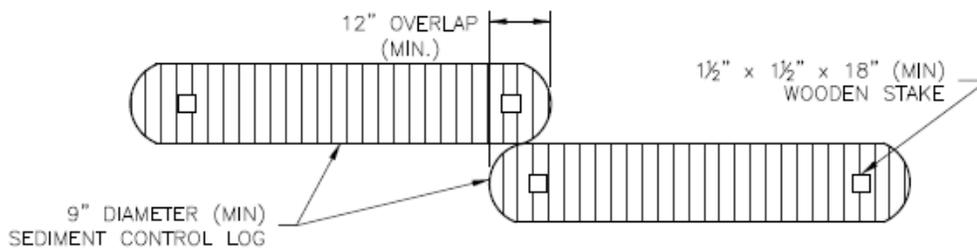
SCL-1. TRENCHED SEDIMENT CONTROL LOG



COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

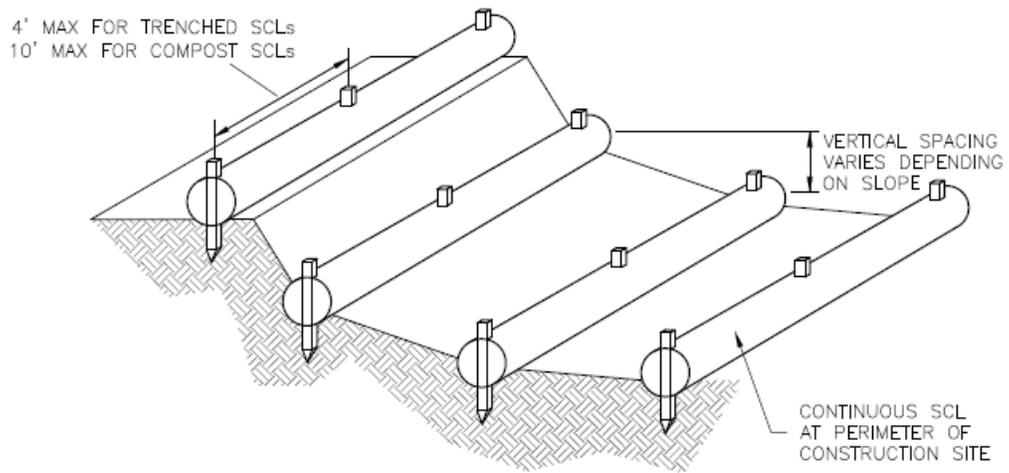


SECTION A
COMPOST SEDIMENT CONTROL LOG



LOG JOINTS

SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



SCL-3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY $\frac{1}{3}$ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY $\frac{1}{2}$ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.



Photograph MU-1. An area that was recently seeded, mulched, and crimped.

Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeded. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

Design and Installation

Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:

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

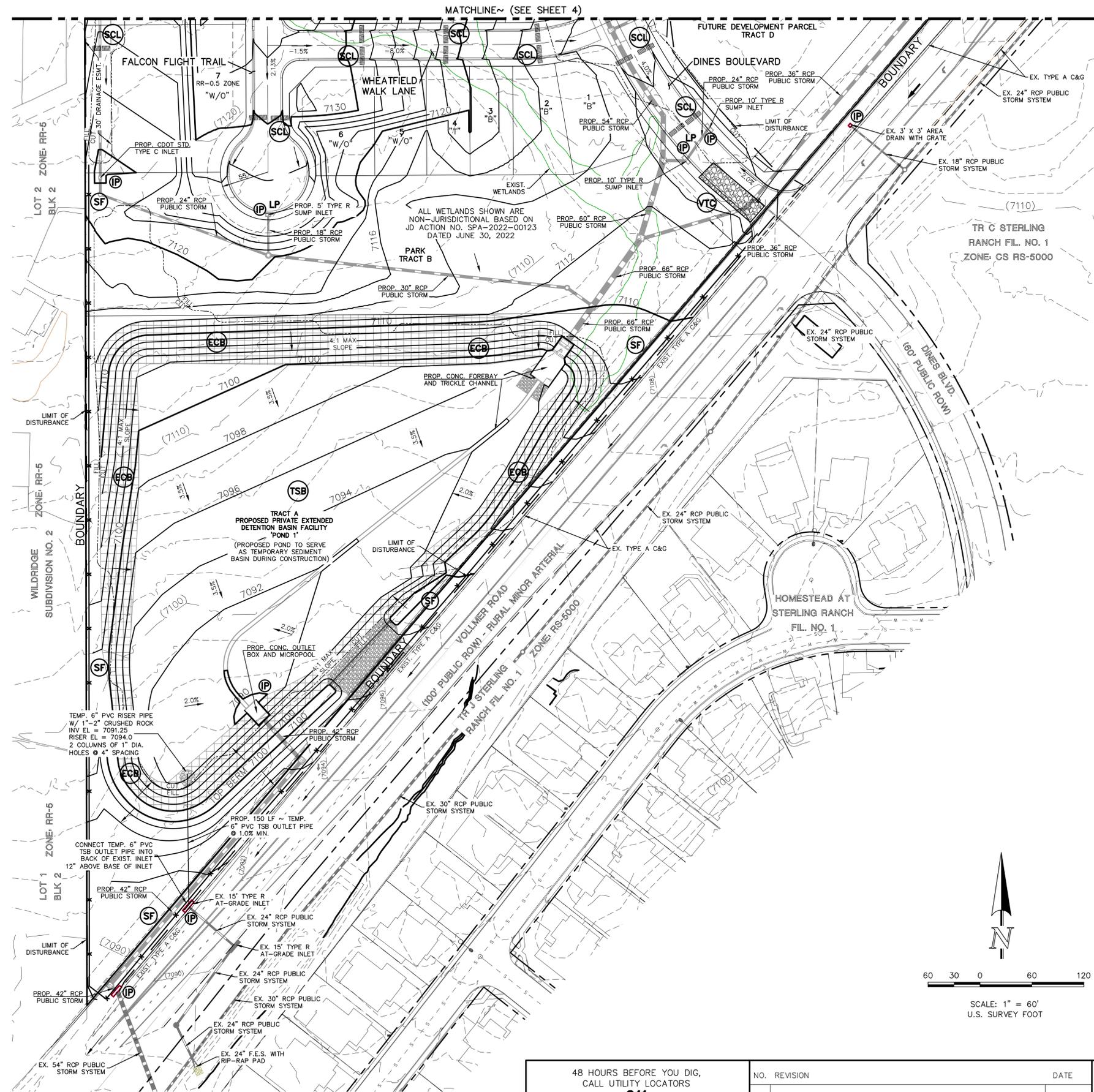
- Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.
- Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).
- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.
- Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydroseeding. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.
- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)
- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)
- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

Maintenance and Removal

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

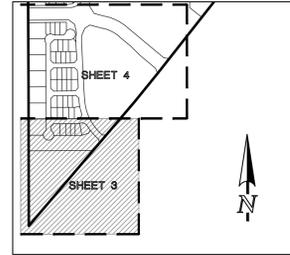
SITE MAP/ GRADING, EROSION CONTROL PLAN



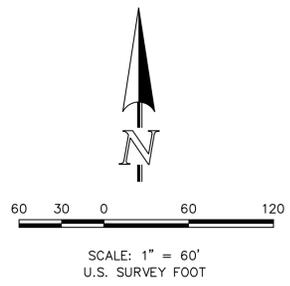


LEGEND

LIMITS OF CONST./DISTURBANCE		EXIST. DIRECTION OF FLOW	
WETLAND DELINEATION LINE		DIRECTION OF FLOW	
PROPOSED CONTOUR-10		HIGH POINT	H.P.
PROPOSED CONTOUR-2		LOW POINT	L.P.
EXISTING CONTOUR-10		MODIFIED A LOT (MODIFIED A)	(A)
EXISTING CONTOUR-2		A LOT	(A)
CUT/FILL LINE		B LOT	(B)
SILT FENCE		WALKOUT LOT (W/O)	(W/O)
VEHICLE TRACKING CONTROL		NATURAL LOT (N)	(N)
SEDIMENT CONTROL LOG		TRANSITION LOT (T)	(T)
INLET PROTECTION		GARDEN LOT (G)	(G)
TEMPORARY SEDIMENT BASIN		PERMANENT EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER	
		SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.	



SHEET INDEX
N.T.S.



BMP PHASING

- (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
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- (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE..)

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE



PCD No. SF-257

RETREAT AT PRAIRIERIDGE FILING NO. 1
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN

DESIGNED BY	MAW	SCALE	DATE	6/20/2024
DRAWN BY	ESO	(H) 1" = 60'	SHEET	3 OF X
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.11	

V:\130511\DRAWINGS\CONSTRUCTION\05-130511-GR-01.dwg, 6/20/2024 8:14:48 AM, 1:1

V2_Stormwater Management Plan.pdf Markup Summary

Mikayla Hartford (8)

STATE OF COLORADO
OFFICE OF GENERAL PERMIT APPLICATION
OPERATION & MAINTENANCE INSPECTION RECORD
(SEE PREVENTION & RESPONSE PLAN PROVIDED BY CONTRACTOR)
STANDARD BMP DETAILS w/ INSTALLATION & MAINTENANCE RE

SWMP Item 26 - include agreement letter in appendices per SWMP text.

Author: Mikayla Hartford
Page Index: 3
Date: 7/1/2025 2:33:44 PM
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Layer:

SWMP Item 26 - include agreement letter in appendices per SWMP text.

SWMP Item 26 - include agreement letter in appendices per SWMP text.

Author: Mikayla Hartford
Page Index: 4
Date: 7/1/2025 10:19:04 AM
Color: ■
Layer:

The site currently drains as sheet flow in a southerly direction towards Vollmer Road. The total disturbance area is approximately 34.83 acres.

in general soil type is coarse sandy loam. More specifically only have with 1 to 8% slope. The soils have generally been eroded and are currently covered with vegetation. The majority of the soils have been eroded and are currently covered with vegetation. The majority of the soils have been eroded and are currently covered with vegetation.

Author: Mikayla Hartford
Page Index: 4
Date: 7/2/2025 8:40:47 AM
Color: ■
Layer:

If overlot grading for all filings is going to occur under F1, submit other SWMP for the overlot grading portion of the work. This SWMP only covers F1.

SWMP Item 26 - include agreement letter in appendices per SWMP text.

Author: Mikayla Hartford
Page Index: 5
Date: 7/1/2025 10:28:31 AM
Color: ■
Layer:

Given the isolated nature of these wetlands, the Supreme Court Sackett decision in 2023 does not affect the status of these wetlands as waters of the State.

No streams, springs within the limits

Author: Mikayla Hartford
Page Index: 5
Date: 7/1/2025 11:05:58 AM
Color: ■
Layer:

No streams,

SWMP Item 26 - include agreement letter in appendices per SWMP text.

Author: Mikayla Hartford
Page Index: 5
Date: 7/2/2025 4:25:04 PM
Color: ■
Layer:

Unresolved from previous Submittal: Item 16. There are Colorado State Waters within the site limits per the CDPHE State Waters GIS data available here: <https://cdphe.maps.arcgis.com/apps/Viewer/index.html?appid=f1541d2f21834642ba1551c674fd4a79>. This needs to be discussed in the SWMP even if the waters aren't federally regulated, any streams in the project area should be discussed (even unnamed tributaries).

age development. The HC tan District. As Classic SRJ ided. (See Appendix)

Author: Mikayla Hartford
Page Index: 14
Date: 7/1/2025 2:46:27 PM
Color: ■
Layer:

(See Appendix)

Inspected control measures owned and operated by another site development. The inspected North Pond C is owned by Denver. As Classic SRJ used, let the owner in each case. (See Appendix)

Author: Mikayla Hartford
Page Index: 14
Date: 7/1/2025 2:46:52 PM
Color: ■
Layer:

Unresolved from Previous Submittal: 26. Include documented use agreement in Appendices.