

LEGEND

PROPOSED INTERMEDIATE CONTOUR.....	5522
PROPOSED INDEX CONTOUR.....	5520
EX INTERMEDIATE CONTOUR.....	5364
EX INDEX CONTOUR.....	5365
DIRECTION OF FLOW.....	↑
HIGH POINT.....	HP
LOW POINT.....	LP
PROPOSED INLET.....	■
PROPOSED MANHOLE.....	●
PROJECT BOUNDARY/PROPERTY LINE.....	---
ROW.....
LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY.....	▬▬▬
CUT/FILL LINE.....	— CUT — FILL
FINAL SEEDING/MULCHING..... (SEE DETAIL SHEET 4)	SM
INTERIM/FINAL INLET PROTECTION..... (SEE DETAIL SHEET 3)	IP
INITIAL/INTERIM SILT FENCE..... (SEE DETAIL SHEET 4)	SF
NOTE: FIBER ROLL EROSION LOG CAN BE UTILIZED AS AN ALTERNATIVE TO SILT FENCING OR STRAW BALES. SEE CDOT STANDARD PLAN M-208-1 DETAIL ON SHEET B.	
INITIAL/INTERIM CONCRETE WASHOUT AREA..... (SEE DETAIL SHEET 4)	CWA
INITIAL/INTERIM VEHICLE TRACKING CONTROL..... (SEE DETAIL SHEET 3)	VTC
INITIAL/INTERIM STABILIZED STAGING AREA..... (SEE DETAIL SHEET 4)	SSA

GEC Checklist Items b and e:
Clearly show property line and provide
property parcel numbers. The plan view
does not appear to use the linestyle as
shown in the legend.

SITE NOTES:

- LOT 5 IS CURRENTLY WITHIN THE 100-YR FLOODPLAIN LIMITS. CONSTRUCTION TO MODIFY THE FLOODPLAIN HAS BEEN COMPLETED AND THE LOMR HAS BEEN SUBMITTED TO FEMA FOR APPROVAL. ONCE THE LOMR IS APPROVED THE FLOODPLAIN WILL BE REMOVED FROM THE BUILDABLE AREA OF LOT 5 AND RELOCATED TO WITHIN THE DRAINAGE EASEMENT AND TRACT B AS SHOWN

NOTES:

- WASTE DISPOSAL BIN LOCATIONS ARE TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
- ONSITE LOCATION OF THE SWMP IS TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
- THE NEED FOR DEWATERING IS NOT ANTICIPATED. IN THE EVENT THAT DEWATERING BECOMES NECESSARY THE CONTRACTOR, WITH INPUT FROM THE COUNTY STORMWATER INSPECTOR, WILL DESIGN THE LOCATIONS OF DIVERSION, PUMP & DISCHARGES.
- SITE HAS BEEN RECENTLY OVERLOT GRADED AND RESEEDED.
- VEGETATION COVERAGE IS CURRENTLY SPARSE GRASSES.
- NO BATCH PLANTS WILL BE UTILIZED ONSITE.
- THE SITE IS NOT WITHIN 50FT OF ANY SURFACE WATERS

Also provide existing
undisturbed vegetation,
the overlot grading has
just begun and the site
has not been reseeded
currently. State this is

811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

Pond SR4

WATER QUALITY POND LOCATION
SCALE: 1"=100'

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

**BH RE INVESTMENTS,
LLC**
450 N MCCLINTOCK DRIVE
CHANDLER, AZ 85226
(480)-313-2724

GRADING & EROSION CONTROL PLANS FOR:
**LOT 4, OWL
MARKETPLACE**
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	10/21/2024

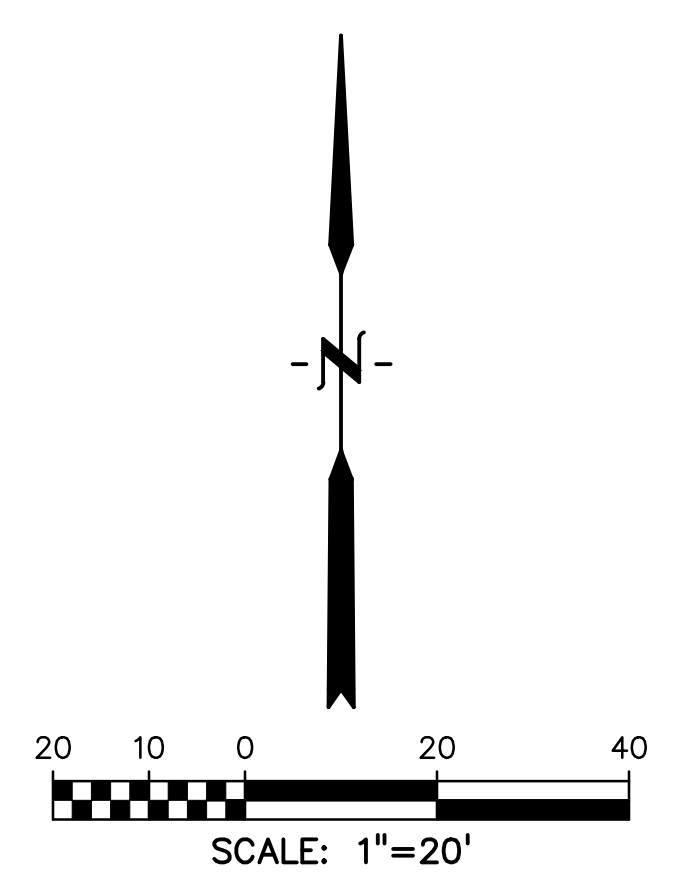
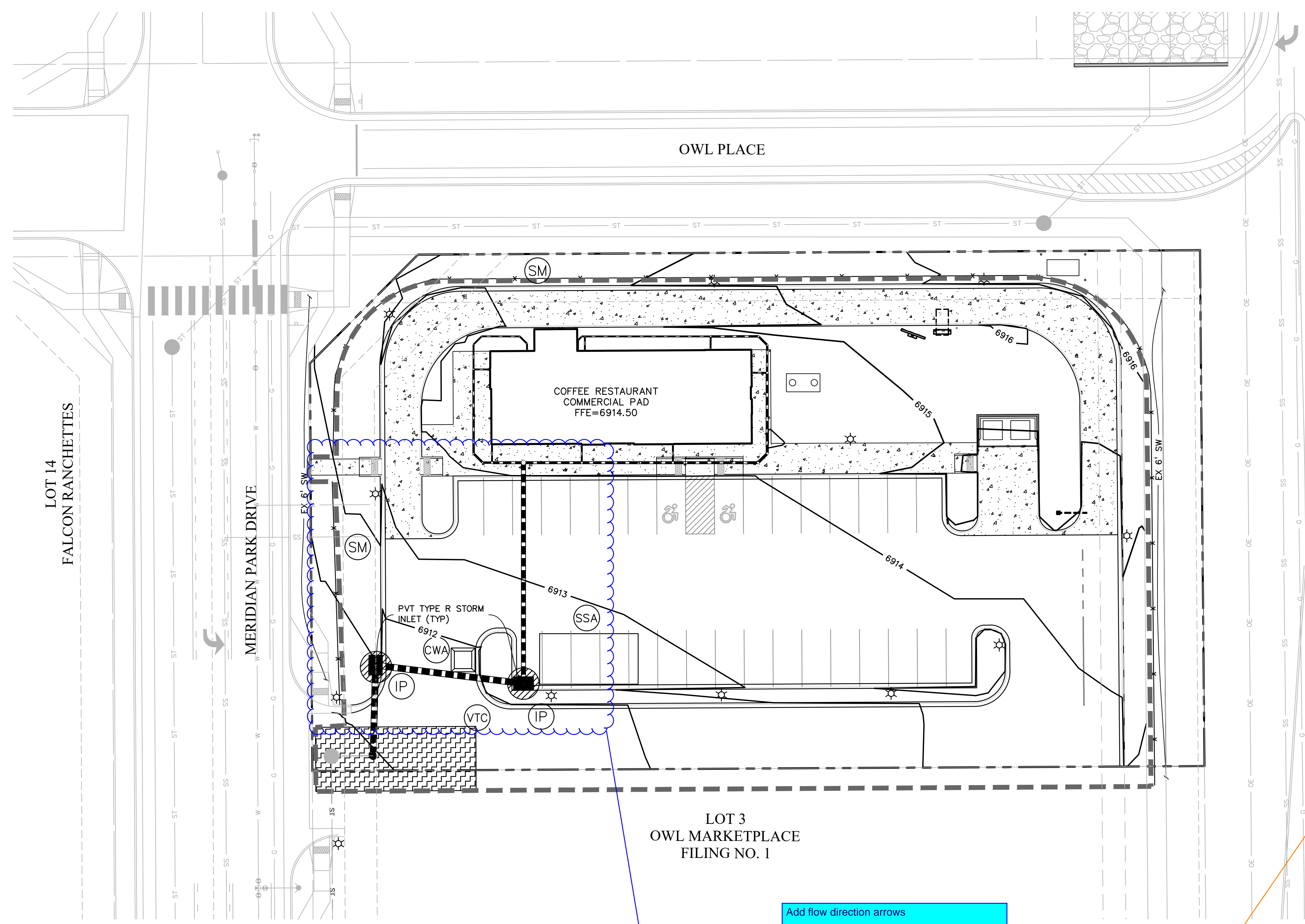
DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21611-03-EC1-2

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

**INITIAL GRADING
& EROSION
CONTROL PLAN**

PROJECT NO. 21611-03CSCV
DRAWING NO.

EC1



LEGEND

- PROPOSED INTERMEDIATE CONTOUR..... 5522
- PROPOSED INDEX CONTOUR..... 5520
- EX INTERMEDIATE CONTOUR..... 5364
- EX INDEX CONTOUR..... 5365
- DIRECTION OF FLOW..... ↑
- HIGH POINT..... HP
- LOW POINT..... LP
- PROPOSED INLET..... [Symbol]
- PROPOSED MANHOLE..... [Symbol]
- PROJECT BOUNDARY/PROPERTY LINE..... [Symbol]
- ROW..... [Symbol]
- LIMITS OF DISTURBANCE/
CONSTRUCTION SITE BOUNDARY..... [Symbol]
- CUT/FILL LINE..... [Symbol] CUT [Symbol] FILL
- FINAL SEEDING/MULCHING..... (SM)
- INTERIM/FINAL INLET PROTECTION..... (IP) [Symbol]
- INITIAL/INTERIM SILT FENCE..... (SF) [Symbol]
- INITIAL/INTERIM CONCRETE WASHOUT AREA..... (CWA) [Symbol]
- INITIAL/INTERIM VEHICLE TRACKING CONTROL..... (VTC) [Symbol]
- INITIAL/INTERIM STABILIZED STAGING AREA..... (SSA) [Symbol]

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6. THE SITE IS NOT WITHIN 50FT OF ANY SURFACE WATERS

Label all pipe and inlet types/sizes

Add flow direction arrows

Provide SM hatching so it is clear the limits of the proposed SM.

PREPARED BY:



CLIENT:

BH RE INVESTMENTS, LLC
450 N MCCLINTOCK DRIVE
CHANDLER, AZ 85226
(480)-313-2724

GRADING & EROSION CONTROL PLANS FOR:

LOT 4, OWL MARKETPLACE

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	10/21/2024
DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21611-03-EC1-2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

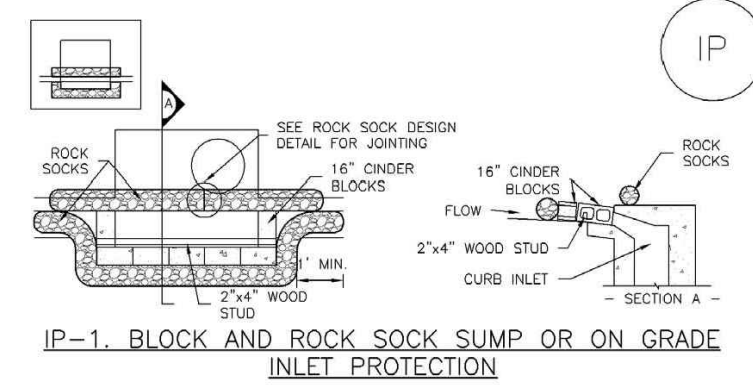
INTERIM/FINAL GRADING & EROSION CONTROL PLAN

PROJECT NO. 21611-03CSCV
DRAWING NO.

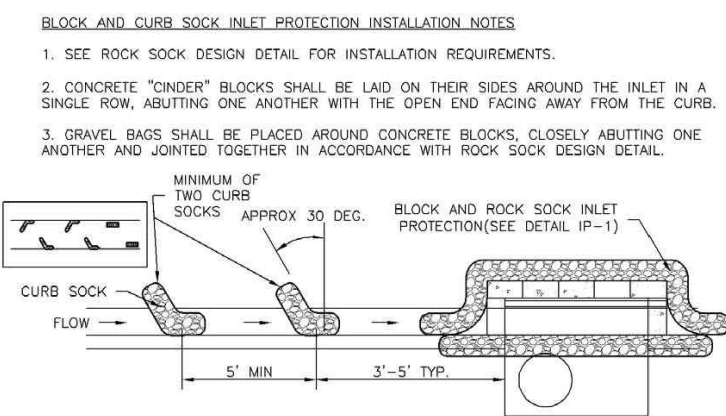
EC2



SC-6 Inlet Protection (IP)



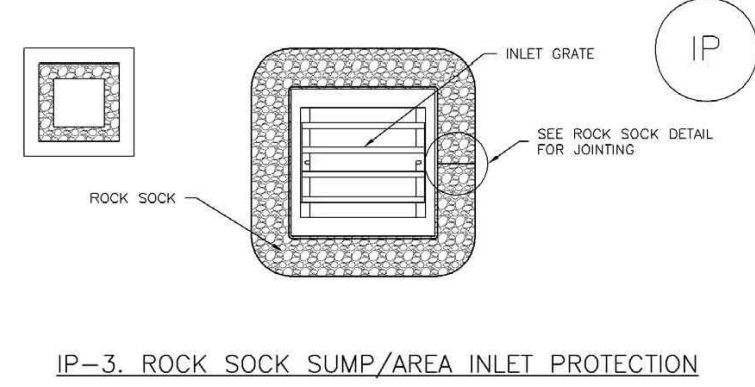
IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION



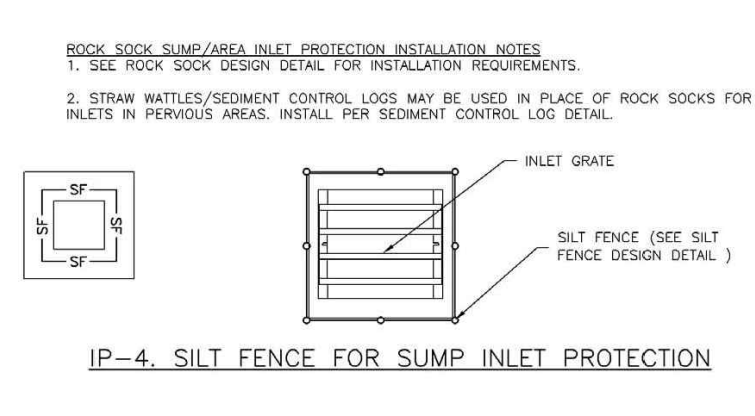
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

IP-4 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

Inlet Protection (IP) SC-6



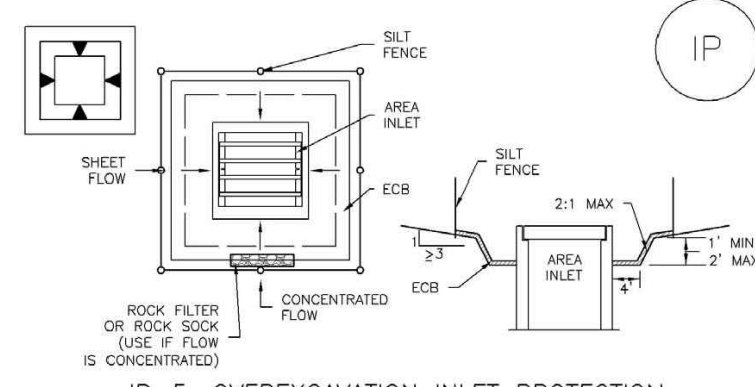
IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION



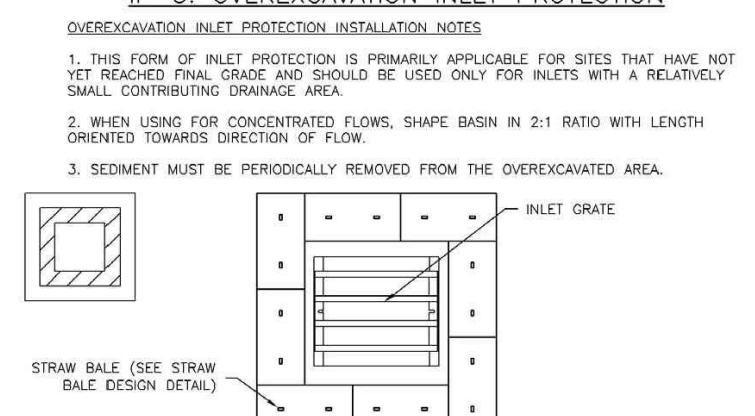
IP-4. SILT FENCE FOR SUMP INLET PROTECTION

August 2013 Urban Drainage and Flood Control District IP-5
Urban Storm Drainage Criteria Manual Volume 3

SC-6 Inlet Protection (IP)



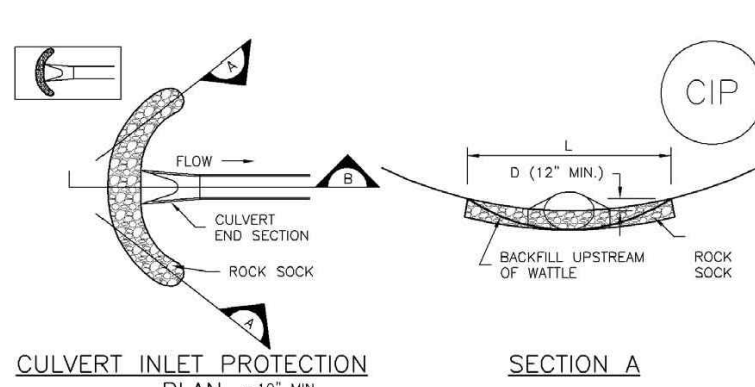
IP-5. OVEREXCAVATION INLET PROTECTION



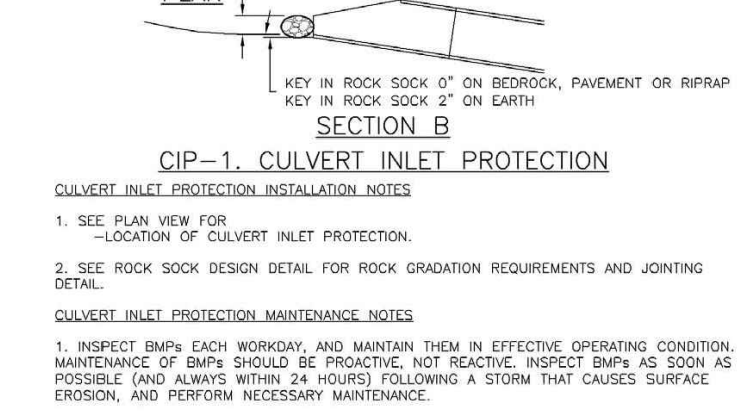
IP-6. STRAW BALE FOR SUMP INLET PROTECTION

IP-6 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

Inlet Protection (IP) SC-6



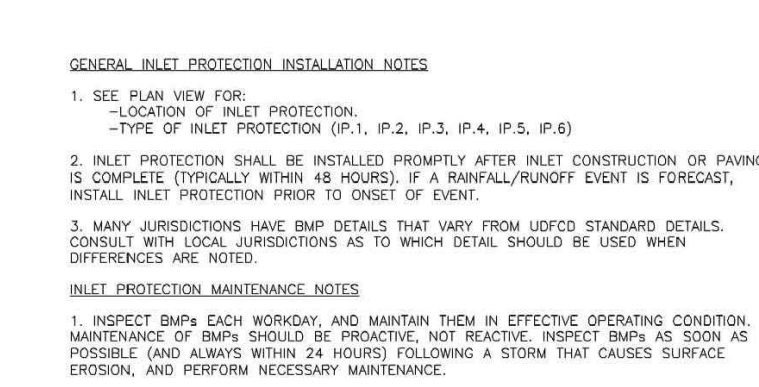
CIP-1. CULVERT INLET PROTECTION



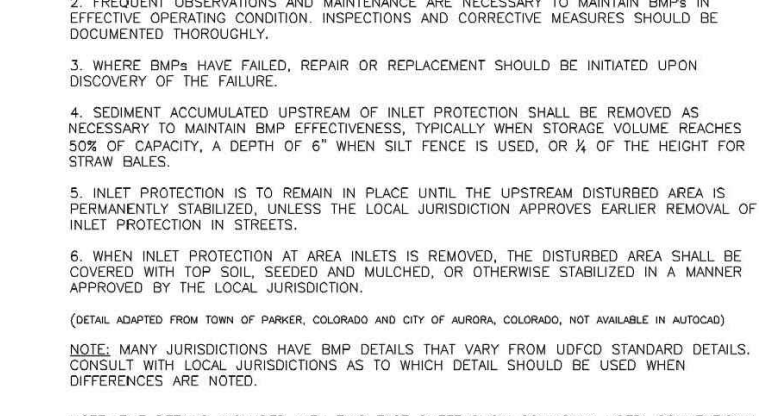
CIP-1. CULVERT INLET PROTECTION

August 2013 Urban Drainage and Flood Control District IP-7
Urban Storm Drainage Criteria Manual Volume 3

SC-6 Inlet Protection (IP)



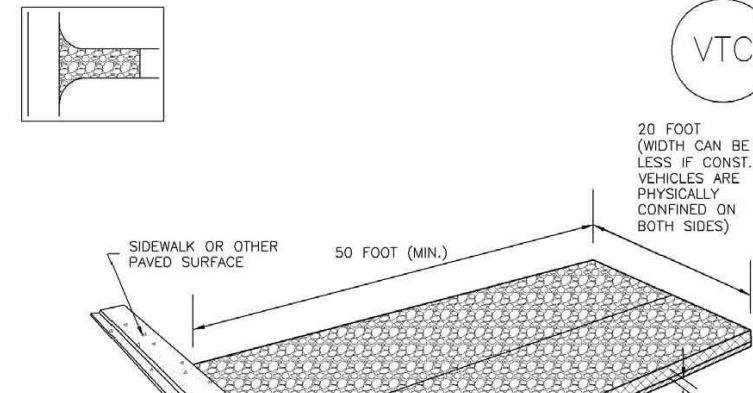
IP-8. INLET PROTECTION



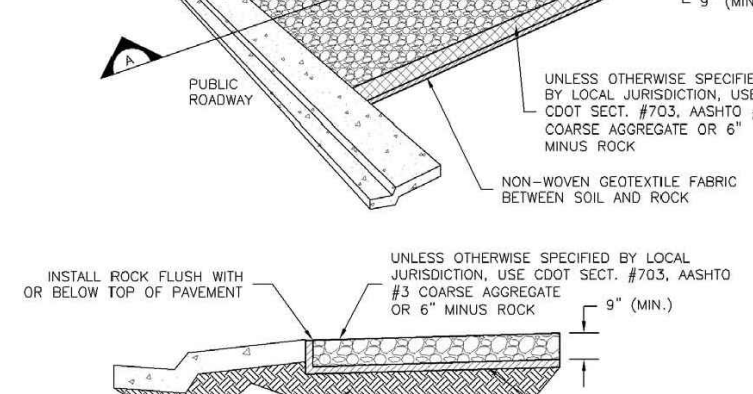
IP-8. INLET PROTECTION

IP-8 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

Vehicle Tracking Control (VTC) SM-4



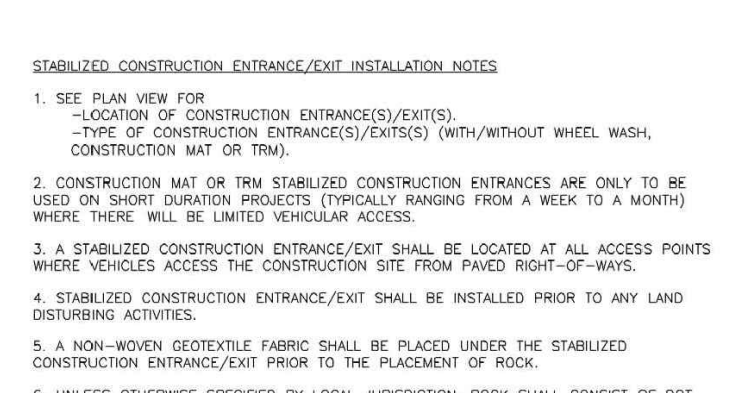
VTC-1. AGGREGATE VEHICLE TRACKING CONTROL



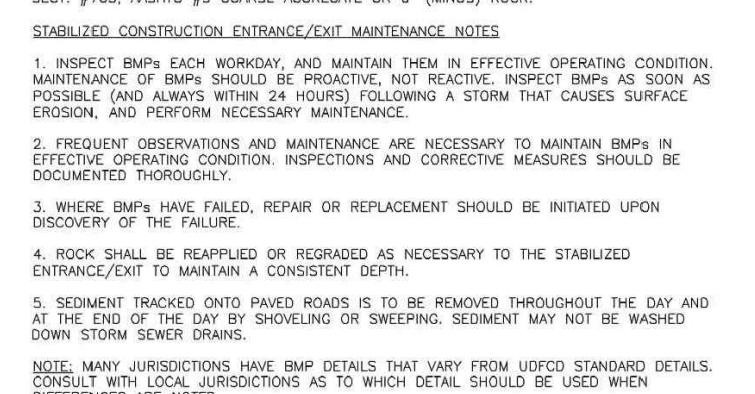
VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

SM-4 Vehicle Tracking Control (VTC)



SM-4. VEHICLE TRACKING CONTROL



SM-4. VEHICLE TRACKING CONTROL

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

PREPARED BY:



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CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

BH RE INVESTMENTS, LLC
450 N MCCLINTOCK DRIVE
CHANDLER, AZ 85226
(480)-313-2724

GRADING & EROSION CONTROL PLANS FOR:
LOT 4, OWL MARKETPLACE
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	10/21/2024

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TDM
FILE NAME: 21611-03-DT1-2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

GRADING & EROSION CONTROL DETAILS

PROJECT NO. 21611-03CSCV
DRAWING NO.

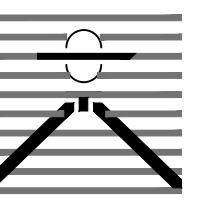
DT1

SHEET: 4 OF 5



EL PASO COUNTY PCD FILE NO: PPR-####

PREPARED BY:



DREXEL, BARRELL & CO. Engineers • Surveyors 101 SAWATCH STREET, #100 COLORADO SPRINGS, COLORADO 80903 CONTACT: TIM D. MCCONNELL, P.E. (719)260-0887 COLORADO SPRINGS • LAFAYETTE

CLIENT:

BH RE INVESTMENTS, LLC 450 N McCINTOCK DRIVE CHANDLER, AZ 85226 (480)-313-2724

GRADING & EROSION CONTROL PLANS FOR: LOT 4, OWL MARKETPLACE EL PASO COUNTY, COLORADO

Table with 2 columns: ISSUE, DATE. Includes rows for INITIAL ISSUE (10/21/2024), DESIGNED BY (CGH), DRAWN BY (CGH), CHECKED BY (KGV), FILE NAME (21611-03-DT1-2)

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO. DRAWING SCALE: HORIZONTAL: N/A VERTICAL: N/A

GRADING & EROSION CONTROL DETAILS

PROJECT NO. 21611-03CSCV DRAWING NO.

DT2

SHEET: 5 OF 5

TEMPORARY SEEDING NOTES

- 1. SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER OR LIME. 2. SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. COMPACT SOILS ESPECIALLY NEED TO BE LOOSENED. 3. SEEDBED DEPTH IS TO BE 4 INCHES FOR SLOPES FLATTER THAN 2:1 AND 1 INCH FOR SLOPES STEEPER THAN 2:1. 4. ANNUAL GRASSES LISTED IN THE TABLE BELOW ARE TO BE USED FOR TEMPORARY SEEDING. SEED MIXES ARE NOT TO CONTAIN ANY NOXIOUS WEED SEEDS INCLUDING RUSSIAN OR CANADIAN THISTLE, KNAPWEED, PURPLE LOOSESTRIPE, EUROPEAN BINDWEED, JOHNSON GRASS, AND LEAFY SPURGE. 5. THE TABLE BELOW ALSO PROVIDES REQUIREMENTS FOR SEEDING RATES, SEEDING DATES, AND PLANTING DEPTHS FOR THE APPROVED TYPES OF ANNUAL GRASSES. 6. SEEDING IS TO BE APPLIED USING MECHANICAL TYPE DRILLS EXCEPT WHERE SLOPES ARE STEEP OR ACCESS IS LIMITED THEN HYDRAULIC SEEDING MAY BE USED. 7. ALL SEEDED AREAS ARE TO BE MULCHED. 8. IF HYDRAULIC SEEDING IS USED THEN HYDRAULIC MULCHING SHALL BE DONE SEPARATELY TO AVOID SEEDS BECOMING ENCAPSULATED IN THE MULCH.

MULCHING NOTES

INSTALLATION REQUIREMENTS

- 1. MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN, WEED-AND SEED-FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE, OR TRITICALE CERTIFIED BY THE COLORADO DEPARTMENT OF AGRICULTURE WEED FREE FORAGE CERTIFICATION PROGRAM. 2. HYDRAULIC MULCHING MATERIAL SHALL CONSIST OF VIRGIN WOOD FIBER MANUFACTURED FROM CLEAN WHOLE WOOD CHIPS. WOOD CHIPS CANNOT CONTAIN ANY GROWTH OR GERMINATION INHIBITORS OR BE PRODUCED FROM RECYCLED MATERIAL. 3. MULCH IS TO BE APPLIED EVENLY AT A RATE OF 2 TONS PER ACRE. 4. MULCH IS TO BE ANCHORED EITHER BY CRIMPING (TUCKING MULCH FIBERS 4 INCHES INTO THE SOIL), USING NETTING (USED ON SMALL AREAS WITH STEEP SLOPES) OR WITH A TACKIFIER. 5. HYDRAULIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FREE SURFACE WATER.

MAINTENANCE REQUIREMENTS

- 6. REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS. 7. MULCH IS TO BE REPLACED IMMEDIATELY IN THOSE AREAS IT HAS BEEN REMOVED, AND IF NECESSARY THE AREA SHOULD BE RESEEDED.

SEEDING PLAN

NATIVE SEEDING MIX

SOIL PREPARATION, FERTILIZER, SEEDING, MULCHING AND MULCH TACKIFIER WILL BE REQUIRED FOR DISTURBED AREAS EXCLUDING THE RIGHT-OF-WAYS.

THE FOLLOWING TYPES AND RATES SHALL BE USED:

Table with 3 columns: COMMON NAME, SCIENTIFIC NAME, LBS PLS/ACRE. Lists various native grasses and their seeding rates.

Table with 2 columns: FERTILIZER, RATE PER ACRE. Lists Nitrogen and Phosphorus (P205) rates.

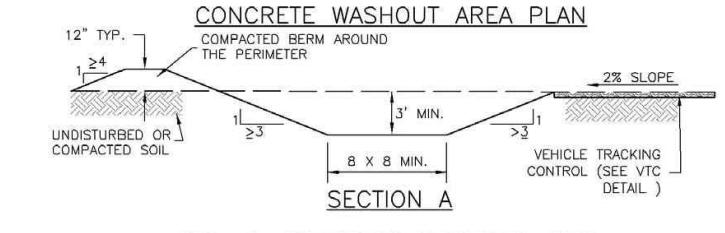
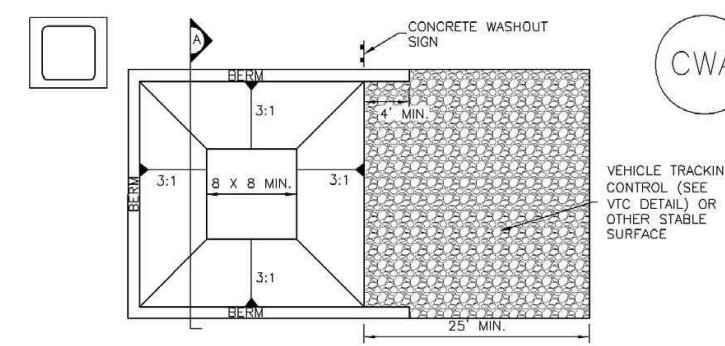
SEEDING APPLICATION: DRILL SEED 0.25"-0.5" INTO TOPSOIL. AREA NOT ACCESSIBLE TO A DRILL SEEDER AND SLOPES STEEPER THAN 2:1 SHALL BE HAND BROADCAST AT DOUBLE THE ABOVE SEED RATE AND RAKED AT 1/4 TO 1/2 INTO THE TOPSOIL.

MULCHING APPLICATION: 1 1/2 TONS CERTIFIED WEED FREE NATIVE HAY PER ACRE MECHANICALLY CRIMED IN TOPSOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.

Concrete Washout Area (CWA) MM-1

- CWA MAINTENANCE NOTES 1. INSPECT BMPs EACH MORNING 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. WHEN BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2". 5. CONCRETE WASHOUT WATER, WASTED RESIDUE OF CONCRETE AND ALL OTHER SOLIDS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY. 6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED. 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION. (DETAIL ADAPTED FROM COLORADO COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUSTRO)

Concrete Washout Area (CWA) MM-1



- CWA-1. CONCRETE WASHOUT AREA CWA INSTALLATION NOTES 1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION. 2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 100' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (1/4 MIN. THICKNESS) OF SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINER ABOVE GRADING STORAGE ARE SHOULD BE USED. 3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. 4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" DEEP IF SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP. 5. BENTH SURROUNDINGS SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM 4:1. 6. VEHICLE TRACKING PIT SHALL BE SLOPED 2% TOWARD THE CWA. 7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE, TRUCKS AND PUMP TRUCKS. 8. USE EXCAVATED MATERIAL FOR PERMETER BERM CONSTRUCTION.

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

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

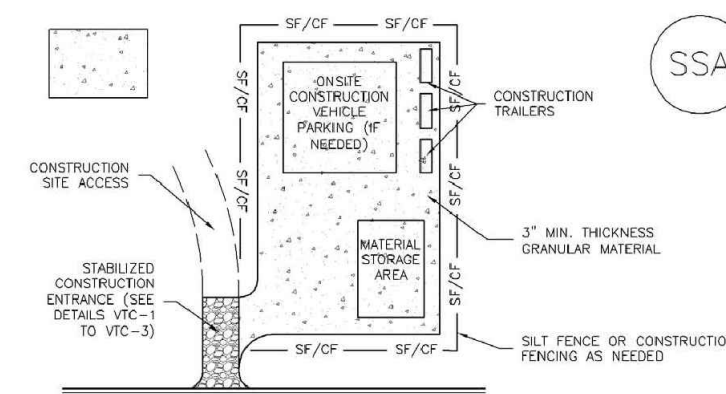
NOTES:

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Stabilized Staging Area (SSA) SM-6

- STABILIZED STAGING AREA MAINTENANCE NOTES 5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS. 6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION, THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION. NOTE: MANY JURISDICTIONS PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTY WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED. NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM LISTED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED. (DETAIL ADAPTED FROM COLORADO COUNTY, COLORADO, NOT AVAILABLE IN AUSTRO)

Stabilized Staging Area (SSA) SM-6

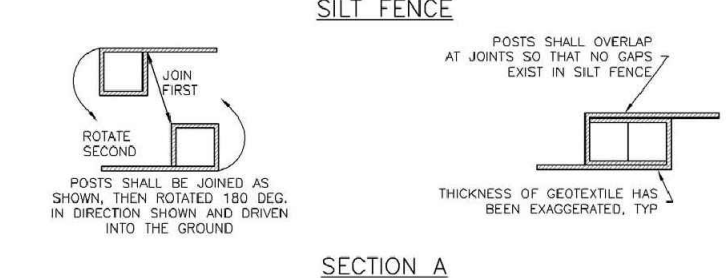
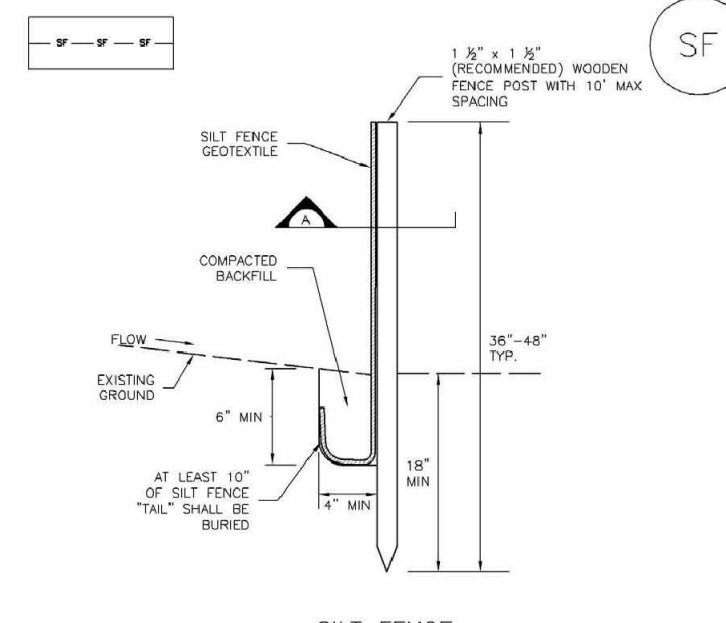


- SSA-1. STABILIZED STAGING AREA STABILIZED STAGING AREA INSTALLATION NOTES 1. SEE PLAN VIEW FOR LOCATION OF STAGING AREAS. CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION. 2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION. 3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE. 4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL. 5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SPECIFIED #575 MIXED #1 CONCRETE AGGREGATE OR #4 (WASHED) ROCK. 6. ADDITIONAL PERMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING AS NEEDED.

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

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

Silt Fence (SF) SC-1



SF-1. SILT FENCE

- SILT FENCE INSTALLATION NOTES 1. SILT FENCE MUST BE INSTALLED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER FORNODING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVEN FEET (21.3 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR FORNODING AND DEPOSITION. 2. A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROCK, GRINDERS, BROWNS, OR SIMILAR EQUIPMENT SHALL BE USED. 3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY WIND. 4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO HORIZONTAL GAP BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES. 5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE. 6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TRAINED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK". THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP BLOWOFF FROM FLOWING AROUND THE END OF SILT FENCE TYPICALLY 10' - 30'. 7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

- SILT FENCE MAINTENANCE NOTES 1. INSPECT BMPs EACH MORNING 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. WHEN BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. 4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6". 5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, Tearing, OR COLLAPSE. 6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERMETER SEDIMENT CONTROL BMP. 7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION. NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM LISTED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED. (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AUSTIN, NOT AVAILABLE IN AUSTRO)

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



CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

EL PASO COUNTY PCD FILE NO: PPR-####