

**Stormwater Management Facility
Operation and Maintenance (O&M) Manual**

for:

Lot 13, Claremont Business Park Filing No. 2

Located at:

***7204 Cole View
Colorado Springs, CO 80915***

Prepared for:

***Hammer's Construction, LLC
1411 Woolsey Heights
Colorado Springs, CO 809015
719-570-1599***

Prepared by:

***M&S Civil Consultants, Inc.
20 Boulder Crescent, Suite 110
Colorado Springs, CO 80903***

PPR-18-044

Reference:

**This manual is adapted from Town of Parker, Colorado, *STORMWATER
PERMANENT BEST MANAGEMENT PRACTICES (PBMP) LONG-TERM OPERATION
AND MAINTENANCE MANUAL*, October 2004**

**Stormwater Management Facility
Operation and Maintenance (O&M) Manual**

Table of Contents

- I. Compliance with Stormwater Facility Maintenance Requirements**
- II. Inspection & Maintenance- Annual Reporting**
- III. Preventative Measures to Reduce Maintenance Costs**
- IV. Access and Easements**
- V. Safety**
- VI. Field Inspection Equipment**
- VII. Inspecting Stormwater Management Facilities**
 - A. Inspection Procedures
 - B. Inspection Report
 - C. Verification of Inspection and Form Submittal
- VIII. Maintaining Stormwater Management Facilities**
 - A. Maintenance Categories
 - B. Maintenance Personnel
 - C. Maintenance Forms

Appendices

- Appendix A** - Maintenance Agreement(s)
- Appendix B** - Description of Stormwater Management Facilities
- Appendix C** - Standard Operation Procedures (SOP) for each facility type
- Appendix D** - Inspection Form(s)
- Appendix E** - Maintenance Form(s)
- Appendix F** - Annual Inspection and Maintenance Submittal form
- Appendix G** - Stormwater Facilities Map; Facility plan and detail sheets

Stormwater Management Facility Operation and Maintenance (O&M) Manual

I. Compliance with Stormwater Facility Maintenance Requirements

All property owners are responsible for ensuring that stormwater facilities installed on their property are properly maintained and that they function as designed. In some cases, this maintenance responsibility may be assigned to others through special agreements. The maintenance responsibility for a stormwater facility may be designated on the subdivision plat, the site development plan, and/or within a maintenance agreement for the property. Property owners should be aware of their responsibilities regarding stormwater facility maintenance. Maintenance agreement(s) associated with this property are provided in Appendix A.

In some cases, the El Paso County (EPC) may agree to provide the required inspection and maintenance for some or all private stormwater facilities. In these cases, an EPC maintenance agreement will be included in Appendix A for those facilities that are agreed to be included in the EPC routine maintenance program.

II. Inspection & Maintenance – Annual Reporting

Requirements for the inspection and maintenance of stormwater facilities, as well as reporting requirements are included in this Stormwater Management Facility Operation and Maintenance (O&M) Manual.

Copies of the Inspection and Maintenance forms for each of the stormwater facilities are located in Appendix D and E. A standard annual reporting form is provided in Appendix F. Each form shall be reviewed and completed by the property owner or property manager and shall make available upon request by EPC.

Property owners are not required to provide Inspection and Maintenance Reports for stormwater facilities that have been agreed to be maintained by EPC. These reports will be generated through EPC's inspection & maintenance program.

III. Preventative Measures to Reduce Maintenance Costs

The most effective way to maintain your water quality facility is to prevent the pollutants from entering the facility in the first place. Common pollutants include sediment, trash & debris, chemicals, dog wastes, runoff from stored materials, illicit discharges into the storm drainage system and many others. A thoughtful maintenance program will include measures to address these potential contaminants, and will save money and time in the long run. Key points to consider in your maintenance program include:

- Educate property owners/residents to be aware of how their actions affect water quality, and how they can help reduce maintenance costs.
- Keep properties, streets and gutters, and parking lots free of trash, debris, and lawn clippings.
- Ensure the proper disposal of hazardous wastes and chemicals.
- Plan lawn care to minimize the use of chemicals and pesticides.
- Sweep paved surfaces and put the sweepings back on the lawn.
- Be aware of automobiles leaking fluids. Use absorbents such as cat litter to soak up drippings – dispose of properly.
- Re-vegetate disturbed and bare areas to maintain vegetative stabilization.
- Clean out the upstream components of the storm drainage system, including inlets, storm sewers and outfalls.
- Do not store materials outdoors (including landscaping materials) unless properly protected from runoff.

IV. Access and Easements

All stormwater management facilities located on the site have both a designated access location as well as a maintenance easement. Refer to the Stormwater Facilities Map located in Appendix G for access and easement locations.

V. Safety

Keep safety considerations at the forefront of inspection procedures at all times. Likely hazards should be anticipated and avoided. Never enter a confined space (outlet structure, manhole, etc) without proper training or equipment. A confined space should never be entered without at least one additional person present.

If a toxic or flammable substance is discovered, leave the immediate area and contact the local Sheriff at 911.

Potentially dangerous (e.g., fuel, chemicals, hazardous materials) substances found in the areas must be referred to the local Sheriff's Office immediately for response by the Hazardous Materials Unit. The emergency contact number is 911.

Vertical drops may be encountered in areas located within and around the facility. Avoid walking on top of retaining walls or other structures that have a significant vertical drop. If a vertical drop is identified within the pond that is greater than 48" in height, make the appropriate note/comment on the maintenance inspection form.

If any hazard is found within the facility area that poses an immediate threat to public safety, contact the local Sheriff's Office immediately.

VI. Field Inspection Equipment

It is imperative that the appropriate equipment is taken to the field with the inspector(s). This is to ensure the safety of the inspector and allow the inspections to be performed as efficiently as possible. Below is a list of the equipment that may be necessary to perform the inspections of all Stormwater Management Facilities:

- Protective clothing and boots.
- Safety equipment (vest, hard hat, confined space entry equipment).
- Communication equipment.
- Operation and Maintenance Manual for the site including stormwater management facility location maps.
- Clipboard.
- Stormwater Facility Maintenance Inspection Forms (See Appendix D).
- Manhole Lid Remover
- Shovel.

Some of the items identified above need not be carried by the inspector (manhole lid remover, shovel, and confined space entry equipment). However, this equipment should be available in the vehicle driven to the site.

VII. Inspecting Stormwater Management Facilities

The quality of stormwater entering the waters of the state relies heavily on the proper operation and maintenance of permanent best management practices. Stormwater management facilities must be periodically inspected to ensure that they function as designed. The inspection will determine the appropriate maintenance that is required for the facility.

A. Inspection Procedures

All stormwater management facilities are required to be inspected by a qualified individual at a minimum of once per year. Inspections should follow the inspection guidance found in the SOP for the specific type of facility. (Appendix C of this manual).

B. Inspection Report

The person(s) conducting the inspection activities shall complete the appropriate inspection report for the specific facility. Inspection reports are located in Appendix D.

The following information explains how to fill out the Inspection Forms:

General Information

This section identifies the facility location, person conducting the inspection, the date and time the facility was inspected, and approximate days since the last rainfall. Property classification is identified as single-family residential, multi-family residential, commercial, or other.

The reason for the inspection is also identified on the form depending on the nature of the inspection. All facilities should be inspected on an annual basis at a minimum. In addition, all facilities should be inspected after a significant precipitation event to ensure the facility is draining appropriately and to identify any damage that occurred as a result of the increased runoff.

Inspection Scoring

For each inspection item, a score must be given to identify the urgency of required maintenance. The scoring is as follows:

- 0 = No deficiencies identified.
 - 1 = Monitor – Although maintenance may not be required at this time, a potential problem exists that will most likely need to be addressed in the future. This can include items like minor erosion, concrete cracks/spalling, or minor sediment accumulation. This item should be revisited at the next inspection.
 - 2 = Routine Maintenance Required – Some inspection items can be addressed through the routine maintenance program (See SOP in appendix A). This can include items like vegetation management or debris/trash removal.
 - 3 = Immediate Repair Necessary – This item needs immediate attention because failure is imminent or has already occurred. This could include items such as structural failure of a feature (outlet works, forebay, etc), significant erosion, or significant sediment accumulation. This score should be given to an item that can significantly affect the function of the facility.
- N/A This is checked by an item that may not exist in a facility. Not all facilities have all of the features identified on the form (forebay, micro-pool, etc.).

Inspection Summary/Additional Comments

Additional explanations to inspection items, and observations about the facility not covered by the form, are recorded in this section.

Overall Facility Rating

An overall rating must be given for each facility inspected. The overall facility rating should correspond with the highest score (0, 1, 2, 3) given to any feature on the inspection form.

C. Verification of Inspection and Form Submittal

The Stormwater Management Facility Inspection Form provides a record of inspection of the facility. Inspection Forms for each facility type are provided in Appendix D. Verification of the inspection of the stormwater facilities, the facility inspection form(s), and Inspector Qualifications shall be provided to EPC on an annual basis. The verification and the inspection form(s) shall be reviewed and submitted by the property owner or property manager.

Refer to Section II of this Manual regarding the annual reporting of inspections.

VIII. Maintaining Stormwater Management Facilities

Stormwater management facilities must be properly maintained to ensure that they operate correctly and provide the water quality treatment for which they were designed. Routine maintenance performed on a frequently scheduled basis, can help avoid more costly rehabilitative maintenance that results when facilities are not adequately maintained.

A. Maintenance Categories

Stormwater management facility maintenance programs are separated into three broad categories of work. These categories are based largely on the Urban Drainage and Flood Control District's Maintenance Program for regional drainage facilities. The categories are separated based upon the magnitude and type of the maintenance activities performed. A description of each category follows:

Routine Work

The majority of this work consists of scheduled mowings and trash and debris pickups for stormwater management facilities during the growing season. This includes items such as the removal of debris/material that may be clogging the outlet structure well screens and trash racks. It also includes activities such as weed control, mosquito treatment, and algae treatment. These activities normally will be performed numerous times during the year. These items can be completed without any prior correspondence with EPC; however, completed inspection and maintenance forms shall be submitted to EPC for each inspection and maintenance activity.

Restoration Work

This work consists of a variety of isolated or small-scale maintenance and work needed to address operational problems. Most of this work can be completed by a small crew, with minor tools, and small equipment. These items require prior correspondence with EPC and require that completed maintenance forms be submitted to EPC for each maintenance activity.

Rehabilitation Work

This work consists of large-scale maintenance and major improvements needed to address failures within the stormwater management facilities. This work requires consultation with EPC and may require an engineering design with construction plans to be prepared for review and approval. This work may also require more specialized maintenance equipment, surveying, construction permits or assistance through private contractors and consultants. These items require prior correspondence with EPC and require that completed maintenance forms be submitted to EPC for each maintenance activity.

B. Maintenance Personnel

Maintenance personnel must be qualified to properly maintain stormwater management facilities. Inadequately trained personnel can cause additional problems resulting in additional maintenance costs.

C. Maintenance Forms

The Stormwater Management Facility Maintenance Form provides a record of maintenance activities. Maintenance Forms for each facility type are provided in Appendix E. Maintenance Forms shall be completed by the contractor completing the required maintenance items. The form shall then be reviewed by the property owner or an authorized agent of the property owner and submitted on an annual basis to the Southeast Metro Stormwater Authority.

Refer to Section II of this Manual regarding the annual reporting of inspections and maintenance activities performed.

APPENDIX A

**PRIVATE DETENTION BASIN /
STORMWATER QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT**

This PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT (Agreement) is made by and between EL PASO COUNTY by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO (Board or County) and **Ruckus Investment, LLC, a Colorado Limited Liability Company (Developer)**. The above may occasionally be referred to herein singularly as “Party” and collectively as “Parties.”

Recitals

A. WHEREAS, Developer is the owner of certain real estate (the Property or Subdivision) in El Paso County, Colorado, which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference; and

B. WHEREAS, Developer desires to develop on the Property an industrial use to be known as **LOT 13, CLAREMONT BUSINESS PARK, FILING NO. 2**; and

C. WHEREAS, the development of this Property will substantially increase the volume of water runoff and will decrease the quality of the stormwater runoff from the Property, and, therefore, it is in the best interest of public health, safety and welfare for the County to condition approval of this land use on Developer’s promise to construct adequate drainage, water runoff control facilities, and stormwater quality structural Best Management Practices (“BMPs”) for the subdivision; and

D. WHEREAS, Chapter 8, Section 8.4.5 of the El Paso County Land Development Code, as periodically amended, promulgated pursuant to Section 30-28-133(1), Colorado Revised Statutes (C.R.S.), requires the County to condition approval of all subdivisions on a developer’s promise to so construct adequate drainage, water runoff control facilities, and BMPs in subdivisions; and

E. WHEREAS, the Drainage Criteria Manual, Volume 2, as amended by Appendix I of the El Paso County Engineering Criteria Manual (ECM), as each may be periodically amended, promulgated pursuant to the County’s Colorado Discharge Permit System General Permit (MS4 Permit) as required by Phase II of the National Pollutant Discharge Elimination System (NPDES), which MS4 Permit requires that the County take measures to protect the quality of stormwater from sediment and other contaminants, requires subdividers, developers, landowners, and owners of facilities located in the County’s rights-of-way or easements to provide adequate permanent stormwater quality BMPs with new development or significant redevelopment; and

F. WHEREAS, Section 2.9 of the El Paso County Drainage Criteria Manual provides for a developer’s promise to maintain a subdivision’s drainage facilities in the event the County does not assume such responsibility; and

G. WHEREAS, developers in El Paso County have historically chosen water runoff detention basins as a means to provide adequate drainage and water runoff control in subdivisions,

which basins, while effective, are less expensive for developers to construct than other methods of providing drainage and water runoff control; and

H. WHEREAS, Developer desires to construct for the land use **one (1)** Water Quality Basin/stormwater quality BMP(s) (“detention basin/BMP(s)”) as the means for providing adequate drainage and stormwater runoff control and to meet requirements of the County’s MS4 Permit, and to provide for operating, cleaning, maintaining and repairing such detention basin/BMP(s); and

I. WHEREAS, Developer desires to construct the detention basin/BMP(s) on property that will be platted as **LOT 13, CLAREMONT BUSINESS PARK, FILING NO. 2**, and as set forth on [Exhibit A](#) attached hereto; and

J. WHEREAS, Developer shall be charged with the duties of constructing the detention basin/BMP(s) and with the duties of operating, maintaining and repairing, including the detention basin/BMP(s) on the Property described in [Exhibit A](#); and

K. WHEREAS, it is the County’s experience that developers historically have not properly cleaned and otherwise not properly maintained and repaired these detention basins/BMPs, and that these detention basins/BMPs, when not so properly cleaned, maintained, and repaired, threaten the public health, safety and welfare; and

L. WHEREAS, the County, in order to protect the public health, safety and welfare, has historically expended valuable and limited public resources to so properly clean, maintain, and repair these detention basins/BMPs when developers and homeowners’ associations have failed in their responsibilities, and therefore, the County desires the means to recover its costs incurred in the event the burden falls on the County to so clean, maintain and repair the detention basin/BMP(s) serving this land use due to the Developer’s failure to meet its obligations to do the same; and

M. WHEREAS, the County conditions approval of this land use on the Developer’s promise to so construct the detention basin/BMP(s), and further conditions approval on the promise to reimburse the County in the event the burden falls upon the County to so clean, maintain and/or repair the detention basin/BMP(s) serving this land use; and

N. WHEREAS, the County could condition approval on the Developer’s promise to construct a different and more expensive drainage, water runoff control system and BMPs than those proposed herein, which more expensive system would not create the possibility of the burden of cleaning, maintenance and repair expenses falling on the County; however, the County is willing to forego such right upon the performance of Developer’s promises contained herein; and

O. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this land use upon the Developer’s grant herein of a perpetual Easement over the Property for the purpose of allowing the County to periodically access, inspect, and, when so necessary, to clean, maintain and/or repair the detention basin/BMP(s).

Agreement

NOW, THEREFORE, in consideration of the mutual Promises contained herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals: The Parties incorporate the Recitals above into this Agreement.

2. Covenants Running with the Land: Developer agrees that this entire Agreement and the performance thereof shall become a covenant running with the land, which land is legally described in [Exhibit A](#) attached hereto, and that this entire Agreement and the performance thereof shall be binding upon itself and its respective successors and assigns.

3. Construction: Developer shall construct on the Property described in [Exhibit A](#) attached hereto and incorporated herein by this reference, **one (1)** Water Quality Basin/BMP(s). Developer shall not commence construction of the detention basin/BMP(s) until the County has approved in writing the plans and specifications for the detention basin/BMP(s) and this Agreement has been signed by all Parties and returned to the PCD. Developer shall complete construction of the detention basin/BMP(s) in substantial compliance with the County-approved plans and specifications for the detention basin/BMP(s). Failure to meet these requirements shall be a material breach of this Agreement, and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the detention basin/BMP(s) shall be substantially completed within one (1) year (defined as 365 days), which one year period will commence to run on the date the Erosion and Stormwater Quality Permit (ESQCP) is issued. Rough grading of the detention basin/BMP(s) must be completed and inspected by the El Paso County Planning and Community Development Department prior to commencing road construction.

In the event construction is not substantially completed within the one (1) year period, then the County may exercise its discretion to complete the project, and shall have the right to seek reimbursement from the Developer and its respective successors and assigns, for its actual costs and expenses incurred in the process of completing construction. The term actual costs and expenses shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tool and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the Provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

4. Maintenance: The Developer agrees for itself and its successors and assigns, that it will regularly and routinely inspect, clean and maintain the detention basin/BMP(s), and otherwise keep the same in good repair, all at its own cost and expense. No trees or shrubs that will impair the structural integrity of the detention basin/BMP(s) shall be planted or allowed to grow on the detention basin/BMP(s).

5. Creation of Easement: Developer hereby grants the County a non-exclusive perpetual easement upon and across the Property described in [Exhibit A](#). The purpose of the easement is to allow the County to access, inspect, clean, repair and maintain the detention basin/BMP(s); however, the

creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

6. County's Rights and Obligations: Any time the County determines, in the sole exercise of its discretion, that the detention basin/BMP(s) is not properly cleaned, maintained and/or otherwise kept in good repair, the County shall give reasonable notice to the Developer, that the detention basin/BMP(s) needs to be cleaned, maintained and/or otherwise repaired. The notice shall provide a reasonable time to correct the problem(s). Should the responsible parties fail to correct the specified problem(s), the County may enter upon the Property to so correct the specified problem(s). Notice shall be effective to the above by the County's deposit of the same into the regular United States mail, postage pre-paid. Notwithstanding the foregoing, this Agreement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

7. Reimbursement of County's Costs / Covenant Running With the Land: The Developer agrees and covenants, for itself and its successors and assigns, that it will reimburse the County for its costs and expenses incurred in the process of completing construction of, cleaning, maintaining, and/or repairing the detention basin/BMP(s) pursuant to the provisions of this Agreement.

The term "actual costs and expenses" shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tools and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney's fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

8. Contingencies of Subdivision Approval: Developer's execution of this Agreement is condition of land use approval.

The County shall have the right, in the sole exercise of its discretion, to approve or disapprove any documentation submitted to it under the conditions of this Paragraph, including but not limited to, any separate agreement or amendment, if applicable, identifying any specific maintenance responsibilities not addressed herein. The County's rejection of any documentation submitted hereunder shall mean that the appropriate condition of this Agreement has not been fulfilled.

9. Agreement Monitored by El Paso County: Any and all actions and decisions to be made hereunder by the County shall be made by the Director of the El Paso County Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works. Accordingly, any and all documents, submissions, plan approvals, inspections, etc. shall be submitted to and shall be made by the Director of the Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works.

11. Indemnification and Hold Harmless: Developer agrees, for itself, its successors and assigns, that they will indemnify, defend, and hold the County harmless from any and all loss, costs, damage, injury, liability, claim, lien, demand, action and causes of action whatsoever, whether at law or in equity, arising from or related to their respective intentional or negligent acts, errors or omissions or that of their agents, officers, servants, employees, invitees and licensees in the construction, operation, inspection, cleaning (including analyzing and disposing of any solid or hazardous wastes as defined by

State and/or Federal environmental laws and regulations), maintenance, and repair of the detention basin/BMP(s), and such obligation arising under this Paragraph shall be joint and several. Nothing in this Paragraph shall be deemed to waive or otherwise limit the defense available to the County pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.* C.R.S., or as otherwise provided by law.

12. Severability: In the event any Court of competent jurisdiction declares any part of this Agreement to be unenforceable, such declaration shall not affect the enforceability of the remaining parts of this Agreement.

13. Third Parties: This Agreement does not and shall not be deemed to confer upon or grant to any third party any right to claim damages or to bring any lawsuit, action or other proceeding against either the County, the Developer, or their successors and assigns, because of any breach hereof or because of any terms, covenants, agreements or conditions contained herein.

14. Solid Waste or Hazardous Materials: Should any refuse from the detention basin/BMP(s) be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as “hazardous materials”), the Developer shall take all necessary and proper steps to characterize the solid waste or hazardous materials and properly dispose of it in accordance with applicable State and/or Federal environmental laws and regulations, including, but not limited to, the following: Solid Wastes Disposal Sites and Facilities Acts, §§ 30-20-100.5 – 30-20-119, C.R.S., Colorado Regulations Pertaining to Solid Waste Disposal Sites and Facilities, 6 C.C.R. 1007-2, *et seq.*, Solid Waste Disposal Act, 42 U.S.C. §§ 6901-6992k, and Federal Solid Waste Regulations 40 CFR Ch. I. The County shall not be responsible or liable for identifying, characterizing, cleaning up, or disposing of such solid waste or hazardous materials. Notwithstanding the previous sentence, should any refuse cleaned up and disposed of by the County be determined to be solid waste or hazardous materials, the Developer, but not the County, shall be responsible and liable as the owner, generator, and/or transporter of said solid waste or hazardous materials.

15. Applicable Law and Venue: The laws, rules, and regulations of the State of Colorado and El Paso County shall be applicable in the enforcement, interpretation, and execution of this Agreement, except that Federal law may be applicable regarding solid waste or hazardous materials. Venue shall be in the El Paso County District Court.

IN WITNESS WHEREOF, the Parties affix their signatures below.

Executed this _____ day of _____, 2018, by: _____

Ruckus Investment, LLC, a Colorado Limited Liability Company

By: _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____ as _____ of, **Ruckus Investment, LLC, a Colorado Limited Liability Company**

Witness my hand and official seal.

My commission expires: _____

Notary Public

Executed this _____ day of _____, 2018,

By: _____
BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Craig Dossey, Executive Director
Planning and Community Development
Authorized signatory pursuant to LDC

Executed this _____ day of _____, 2018,

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by
_____, Executive Director of Planning and Community Development of El Paso County,
Colorado.

Witness my hand and official seal. My commission expires: _____

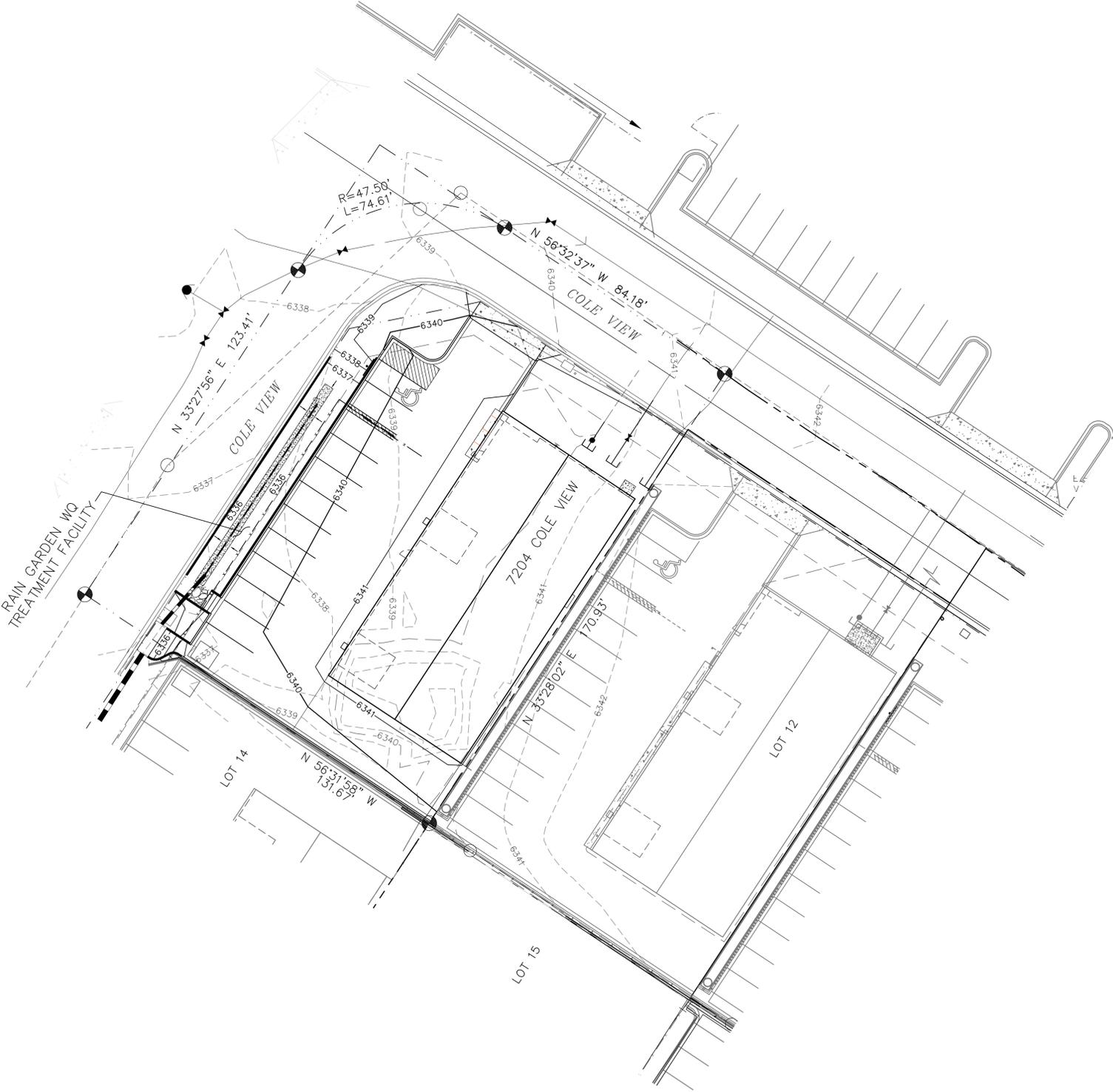
Notary Public

Approved as to Content and Form:

Assistant County Attorney

LOT 13, OF CLAREMONT BUSINESS PARK FIL NO. 2

EL PASO COUNTY, STATE OF COLORADO
EXHIBIT "A"



LEGAL DESCRIPTION:
LOT 13, CLAREMONT BUSINESS PARK
FILING NO. 2, EL PASO COUNTY,
COLORADO REC. NO. 207712506

ADDRESS: 7204 COLE VIEW



APPENDIX B

Appendix B

General Location and Description of Stormwater Management Facilities

A. General Site Description

The Stormwater Best Management Plan submittal covers the property platted as Lot 13 of the Claremont Business Park Filing No. 2 and addressed at 7204 Cole View. The project site is located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 8, Township 14 South, Range 65 West of the 6th Principal Meridian within unincorporated El Paso County. The site is bound to the Northeast and Northwest by the Cole View private roadway, and to the Southeast and Southwest by existing commercial lots. The site is currently vacant land with relatively new roadway infrastructure and associated utilities with slopes ranging between 0-4% from East to West. The site is contained within the Sand Creek Drainage Basin.

B. General Stormwater Management Description

The proposed project consist of all infrastructure typically associated with a 5,000 SF building structure. The majority of the site will consist of asphalt, curb, lighting, a subsurface Storm Water Quality Facility and landscaping. The subject site was previously analyzed within the Final Drainage Report for Claremont Business Park Filing No. 2 prepared by Matrix Design Group approved April 24, 2007. On-site WQCV is required but on-site stormwater detention is not required per the FDR for Claremont Business Park Fil. 2.

The developed flows from Lot 13 shall be directed to a Storm Water Quality Facility (rain garden type) located along the Northwest portion of the property line along Cole View. Flows shall enter the rain garden near the southeastern portion of the site via a curb opening (1.3 cfs for the 5-yr and 2.2 cfs for the 100-yr). the rational calculations were made knowing the existing hydraulic soil group (HSC) of type A).

Flows that penetrate the Rain Garden will discharge into an existing storm drain catch basin at the Southwest corner of the property. Overflows from the Rain Garden will overtop a berm near the southwest portion of the site and flow into Cole View as it does currently. Flows from Lots 11 and 12 that are released at the Southeast corner of Lot 13 via an existing 3' curb opening shall continue along the proposed southern curb line, and then eventually outfall to an existing storm sewer collection system at the Southwest corner of Lot 13 and ultimately discharges to the East Fork Sand Creek.

C. Stormwater Facilities Site Plan

Inspection or maintenance personnel may utilize the attached site plan for locating the stormwater facilities within this development.

D. On-Site Stormwater Management Facilities

Volume Reduction Facilities

The Lot 13 of the Claremont Business Park Filing No. 2 does not contain any volume reduction facilities.

Storage Facilities (Detention)

The Lot 13 of the Claremont Business Park Filing No. 2 does not contain any storage detention.

Water Quality Facilities

The proposed Rain Garden will be built per Urban Drainage and Flood Control recommendations (see Appendix B for additional information on the Rain Garden). The Volume provided by the Rain Garden is approximately 368 cu-ft which exceeds the required Water Quality Control Volume 345cu-ft. The size of the Rain Garden is based on an impervious area of 95%, a drainage area of approximately 0.27 acres, and a runoff of 0.6-inches of precipitation per City of Colorado Springs – Drainage Criteria Manual Volume 2, See Appendix B for Design Procedure Form for Sand Filter.

Proposed construction BMP's (silt fence) will capture any silt caused by construction before it can make it into the existing channel.

Source Control Best Management Practices

The Lot 13 of the Claremont Business Park Filing No. 2 does not include any non-structural BMP's.

APPENDIX C

Standard Operation Procedures
for
Inspection and Maintenance

Porous Landscape Detention
(PLDs)

November 2007

TABLE OF CONTENTS

PLD-1 BACKGROUND	3
PLD-2 INSPECTING POROUS LANDSCAPE DETENTION (PLD)	3
PLD-2.1 ACCESS AND EASEMENTS.....	3
PLD-2.2 STORMWATER MANAGEMENT FACILITIES LOCATIONS.....	3
PLD-2.3 POROUS LANDSCAPE DETENTION (PLD) FEATURES	3
PLD-2.3.1 Inflow Points.....	4
PLD-2.3.2 Landscaping.....	5
PLD-2.3.3 Filter Media	6
PLD-2.3.4 Underdrain System.....	7
PLD-2.3.5 Overflow Outlet Works	7
PLD-2.3.6 Embankments	8
PLD-2.3.7 Miscellaneous	8
PLD-2.4 INSPECTION FORMS	9
PLD-3 MAINTAINING POROUS LANDSCAPE DETENTIONS (PLD)	9
PLD-3.1 MAINTENANCE PERSONNEL	9
PLD-3.2 EQUIPMENT	9
PLD-3.3 PLD MAINTENANCE FORMS	10
PLD-3.4 PLD MAINTENANCE CATEGORIES AND ACTIVITIES	11
PLD-3.5 ROUTINE MAINTENANCE ACTIVITIES.....	11
PLD-3.5.1 Mowing.....	12
PLD-3.5.2 Trash/Debris Removal.....	12
PLD-3.5.3 Overflow Outlet Works Cleaning	12
PLD-3.5.4 Weed Control	13
PLD-3.6 MINOR MAINTENANCE ACTIVITIES	13
PLD-3.6.1 Sediment/Pollutant Removal.....	14
PLD-3.6.2 Erosion Repair	16
PLD-3.6.3 Jet-Vac/Clearing Drains	16
PLD-3.7 MAJOR MAINTENANCE ACTIVITIES	16
PLD-3.7.1 Major Sediment/Pollutant Removal.....	17
PLD-3.7.2 Major Erosion Repair.....	18
PLD-3.7.3 Structural Repair	18
PLD-3.7.4 PLD Rebuild	18

PLD-1 BACKGROUND

Porous Landscape Detention (PLD) is a common type of Stormwater Management Facility utilized within the Front Range of Colorado. PLDs consist of a low-lying vegetated area underlain by a sand bed with an underdrain pipe. A shallow surcharge zone exists above the PLD for temporary storage of the Water Quality Capture Volume (WQCV). During a storm, accumulated runoff ponds in the vegetated zone and gradually infiltrates into the underlying sand bed, filling the void spaces of the sand. The underdrain gradually dewateres the sand bed and discharges the runoff to a nearby channel, swale, or storm sewer. The PLD provides for filtering, adsorption, and biological uptake of constituents in stormwater¹. The popularity of PLDs has increased because they allow the WQCV to be provided on a site that has little open area available for stormwater management.

PLD-2 INSPECTING POROUS LANDSCAPE DETENTION (PLD)

PLD-2.1 Access and Easements

Inspection or maintenance personnel may utilize the stormwater facility map located in Appendix G containing the locations of the access points and maintenance easements of the PLDs within this development.

PLD-2.2 Stormwater Management Facilities Locations

Inspection or maintenance personnel may utilize the stormwater facility map located in Appendix G containing the locations of the PLDs within this development.

PLD-2.3 Porous Landscape Detention (PLD) Features

PLDs have a number of features that are designed to serve a particular function. Many times the proper function of one feature depends on another. It is important for maintenance personnel to understand the function of each of these features to prevent damage to any feature during maintenance operations. Below is a list and description of the most common features within a PLD and the corresponding maintenance inspection items that can be anticipated:

¹ Design of Stormwater Filtering Systems, Centers for Watershed Protection, December 1996

**Table PLD-1
Typical Inspection & Maintenance Requirements Matrix**

	Sediment Removal	Mowing Weed control	Trash/ Debris Removal	Erosion	Overgrown Vegetation Removal	Removal/ Replacement	Structure Repair
Inflow Points	X		X				X
Landscaping	X	X	X	X	X		
Filter Media	X	X	X	X	X	X	
Underdrain System						X	
Overflow Outlet Works	X		X				X
Embankment		X	X	X	X		

PLD-2.3.1 Inflow Points

Inflow points or outfalls into PLDs are the point of stormwater discharge into the facility. An inflow point is commonly a curb cut with a concrete or riprap rundown. In limited cases, a storm sewer pipe outfall with a flared end section may be the inflow point into the PLD.

An energy dissipater (riprap or concrete wall) is typically immediately downstream of the discharge point into the PLD to protect the PLD from erosion. In some cases, the storm sewer outfall can have a toe-wall or cut-off wall immediately below the structure to prevent undercutting of the outfall from erosion.

The typical maintenance items that are required at inflow points are as follows:

a. Riprap Displaced – Many times, because of the repeated impact/force of water, the riprap can shift and settle. If any portion of the riprap rundown or apron appears to have settled, soil is present between the riprap, or the riprap has shifted, maintenance may be required to ensure future erosion is prevented.

b. Erosion Present/Outfall Undercut – In some situations, the energy dissipater may not have been sized, constructed, or maintained appropriately and erosion has occurred. Any erosion within the vicinity of the inflow point will require maintenance to prevent damage to the structure(s) and sediment transport within the facility. It is imperative that material utilized to correct erosion

problems within the filter media meets the requirements for filter media as shown on the approved construction drawings.

d. Sediment Accumulation – Because of the turbulence in the water created by the energy dissipater, sediment often deposits immediately downstream of the inflow point. To prevent a loss in performance of the upstream infrastructure, sediment that accumulates in this area must be removed on a timely basis.

e. Structural Damage – Structural damage can occur at anytime during the life of the facility. Typically, for an inflow, the structural damage occurs to the concrete or riprap rundown or pipe flared end section (concrete or steel). Structural damage can lead to additional operating problems with the facility, including loss of hydraulic performance.

PLD-2.3.2 Landscaping

The landscaped area consists of specific plant materials and associated landscaping mulch in the bottom of the PLD. These plantings provide several functions for the PLD. Planting not only provides an aesthetic value for the PLD, but in many cases assists with biological uptake or removal of pollutants.

The plants are carefully selected for use in the PLDs. Plants utilized in PLDs must be able to grow in dry sandy soils but also be able to withstand frequent inundation by stormwater runoff. These plants also must be able to withstand a variety of pollutants commonly found in stormwater runoff. In addition, plants utilized in PLDs cannot have a deep extensive root system that may cause maintenance difficulty or damage to the facility.

The typical maintenance activities that are required within the landscape areas are as follows:

a. Woody Growth/Weeds Present – Undesirable vegetation can grow in and around the landscaped area in the PLD that can significantly affect the performance of the facility. This type of vegetation includes dense areas of shrubs (willows), grasses and noxious weeds. If undesired vegetation is not routinely mowed/removed, the growth can cause debris/sediment to accumulate, resulting in blockage of the filter media. Also, shrub, grass and weed roots can cause damage to the filter media and underdrain system. Routine management is essential to prevent more extensive and costly future maintenance.

b. General Landscape Care – The landscape elements of the PLD are the same as any other landscape area and need to be provided with regular care. Landscape mulch will need to be removed and replaced to ensure the aesthetics of the PLD.

PLD-2.3.3 Filter Media

The filter media is the main pollutant removal component of the PLD. The filter media consists of 18-inches of a mixture of washed sand and peat. The filter media removes pollutants through several different processes, including sedimentation, filtration, absorption, infiltration and microbial uptake.

Sedimentation is accomplished by the slow release of stormwater runoff through the filter media. This slow release allows sediment particles to be deposited on the top layer of the filter media where they are easily removed through routine maintenance. Other pollutants are also removed through this process because many pollutants utilize sediment as a transport mechanism.

Filtration is the main pollutant removal mechanism of PLDs. When the stormwater runoff migrates down through the filter media, many of the particulate pollutants are physically strained out as they pass through the filter bed of sand and are trapped on the surface or among the pores of the filter media.²

Absorption results from the peat utilized in the filter media. Organic materials have a natural ability to attach to soluble nutrients, metals and organic pollutants. This attachment then prevents these pollutants from leaving the PLD.

PLDs that are not lined with an impervious liner allow for infiltration into the native soils. This process also allows for additional pollutant removal.

Microbes that naturally occur in the filter media can assist with pollutant removal by breaking down organic pollutants.

The typical maintenance activities that are required within the filter media areas are as follows:

a. Infiltration Rate Check – The infiltration rate of the PLD needs to be checked in order to ensure proper functioning of the PLD. Generally, a PLD should drain completely within 12-hours of a

² Design of Stormwater Filtering Systems, Centers for Watershed Protection, December 1996

storm event. If drain times exceed the 12-hour drain time then maintenance of the filter media shall be required.

b. Sediment Removal – Although PLDs should not be utilized in areas where large concentrations of sediment may enter the PLD, it is inevitable that some sediment will enter the PLD.

c. Filter Replacement - The top layers of the filter media are the most susceptible to pollutant loading and therefore may need to be removed and disposed of properly on a semi-regular basis when infiltration rates slow.

PLD-2.3.4 Underdrain System

The underdrain system consists of a layer of geotextile fabric, gravel storage area and perforated PVC pipes. The geotextile fabric is utilized to prevent the filter media from entering the underdrain system. The gravel storage area allows for storage of treated stormwater runoff prior to the discharge of the runoff through the perforated PVC pipe.

The typical maintenance activities that are for the underdrain system are as follows:

With proper maintenance of the landscape areas and filter media, there should be a minimum amount of maintenance required on the underdrain system. Generally the only maintenance performed on the underdrain system is jet-vac cleaning.

PLD-2.3.5 Overflow Outlet Works

Generally, the initial runoff (“first flush”) or WQCV during the storm event contains the majority of the pollutants. PLDs are designed to treat only the WQCV and any amount over the WQCV is allowed to go to a detention facility without water quality treatment. The overflow outlet works allows runoff amounts over the WQCV to exit the PLD to the detention facility. The outlet works is typically constructed of a reinforced concrete box in the embankment of the PLD. The concrete structure typically has a steel grate to trap litter and other debris from entering the storm sewer system. Proper inspection and maintenance of the outlet works is essential in ensuring the long-term operation of the PLD.

The most typical maintenance items that are found with overflow outlet works are as follows:

a. Structural Damage - The overflow outlet structure is primarily constructed of concrete, which can crack, spall, and settle. The steel grate on the overflow outlet structure is also susceptible to damage.

b. Woody Growth/Weeds Present – The presence of plant material not part of the original landscaping, such as wetland plants or other woody growth, can clog the overflow outlet works during a larger storm event, causing flooding damage to adjacent areas. This plant material may indicate a clogging of the filter media and may require additional investigation.

c. Trash/Debris – Trash and debris can accumulate in the upper area after large events, or from illegal dumping. Over time, this material can clog the PLD outlet works.

PLD-2.3.6 Embankments

Some PLDs utilize irrigated turf grass embankment to store the WQCV.

The typical maintenance activities that are required with the embankments areas are as follows:

a. Vegetation Sparse – The embankments are one of the most visible parts of the PLD, and therefore aesthetics is important. Adequate and properly maintained vegetation can greatly increase the overall appearance of the PLD. Vegetation can reduce the potential for erosion and subsequent sediment transport to the filter media, thereby reducing the need for more costly maintenance.

b. Erosion – Inadequate vegetative cover may result in erosion of the embankments. Erosion that occurs on the embankments can cause clogging of the filter media.

PLD-2.3.7 Miscellaneous

There are a variety of inspection/maintenance issues that may not be attributed to a single feature within the PLD. This category on the inspection form is for maintenance items that are commonly found in the PLD, but may not be attributed to an individual feature.

a. Encroachment in Easement Area – Private lots/property can sometimes be located very close to the PLDs, even though El Paso County requires that PLDs be located in tracts with drainage easements. Property owners may place landscaping, trash,

fencing, or other items within the easement area that may affect maintenance or the operation of the facility.

b. Graffiti/Vandalism – Vandals can cause damage to the PLD infrastructure. If criminal mischief is evident, the inspector should forward this information to the local Sheriff's Office.

c. Public Hazards – Public hazards include items such as containers of unknown/suspicious substances, and exposed metal/jagged concrete on structures. **If any hazard is found within the facility area that poses an immediate threat to public safety, contact the local Sheriff's Office at 911 immediately.**

d. Other – Any miscellaneous inspection/maintenance items not contained on the form should be entered here.

PLD-2.4 Inspection Forms

PLD Inspection forms are located in Appendix D. Inspection forms shall be completed by the person(s) conducting the inspection activities. Each form shall be reviewed and submitted by the property owner or property manager to El Paso County per the requirements of the Operations and Maintenance Manual. These inspection forms shall be kept indefinitely and made available to the El Paso County upon request.

PLD-3 MAINTAINING POROUS LANDSCAPE DETENTIONS (PLD)

PLD-3.1 Maintenance Personnel

Maintenance personnel must be experienced to properly maintain PLDs. Inadequately trained personnel can cause additional problems resulting in additional maintenance costs.

PLD-3.2 Equipment

It is imperative that the appropriate equipment and tools are taken to the field with the operations crew. The types of equipment/tools will vary depending on the task at hand. Below is a list of tools, equipment, and material(s) that may be necessary to perform maintenance on a PLD:

- 1.) Mowing Tractors
- 2.) Trimmers (extra string)
- 3.) Shovels
- 4.) Rakes
- 5.) All Surface Vehicle (ASVs)

- 6.) Skid Steer
- 7.) Back Hoe
- 8.) Track Hoe/Long Reach Excavator
- 9.) Dump Truck
- 10.) Jet-Vac Machine
- 11.) Engineers Level (laser)
- 12.) Riprap (Minimum - Type M)
- 13.) Geotextile Fabric
- 14.) Erosion Control Blanket(s)
- 15.) Sod
- 16.) Illicit Discharge Cleanup Kits
- 17.) Trash Bags
- 18.) Tools (wrenches, screw drivers, hammers, etc)
- 19.) Confined Space Entry Equipment
- 20.) Approved Stormwater Facility Operation and Maintenance Manual
- 21.) ASTM C-33 Sand
- 22.) Peat
- 23.) Wood Landscaping Mulch

Some of the items identified above may not be needed for every maintenance operation. However, this equipment should be available to the maintenance operations crews should the need arise.

PLD-3.3 PLD Maintenance Forms

The PLD Maintenance Form provides a record of each maintenance operation performed by maintenance contractors. The PLD Maintenance Form shall be filled out in the field after the completion of the maintenance operation. Each form shall be reviewed and submitted by the property owner or property manager to El Paso County per the requirements of the Operations and Maintenance Manual. The PLD Maintenance form is located in Appendix E.

PLD-3.4 PLD Maintenance Categories and Activities

A typical PLD Maintenance Program will consist of three broad categories of work: Routine, Minor and Major. Within each category of work, a variety of maintenance activities can be performed on a PLD. A maintenance activity can be specific to each feature within the PLD, or general to the overall facility. This section of the SOP explains each of the categories and briefly describes the typical maintenance activities for a PLD.

A variety of maintenance activities is typical of PLDs. The maintenance activities range in magnitude from routine trash pickup to the reconstruction of the PLD filter media or underdrain system. Below is a description of each maintenance activity, the objectives, and frequency of actions:

PLD-3.5 ROUTINE MAINTENANCE ACTIVITIES

The majority of this work consists of scheduled mowings, trash and debris pickups and landscape care for the PLD during the growing season. It also includes activities such as weed control. These activities normally will be performed numerous times during the year. These items do not require any prior approval by El Paso County, however, completed inspection and maintenance forms shall be submitted to El Paso County for each inspection and maintenance activity.

The Routine Maintenance Activities are summarized below, and further described in the following sections.

**Table PLD-2
Summary of Routine Maintenance Activities**

Maintenance Activity	Minimum Frequency	Look for:	Maintenance Action
Mowing	Twice annually	Excessive grass height/aesthetics	2"-4" grass height
Trash/Debris Removal	Twice annually	Trash & debris in PLD	Remove and dispose of trash/debris
Overflow Outlet Works Cleaning	As needed - after significant rain events – twice annually minimum	Clogged outlet structure; ponding water above outlet elevation	Remove and dispose of debris/trash/sediment to allow outlet to function properly
Weed Control	As needed, based upon inspection	Noxious weeds; Unwanted vegetation	Treat w/herbicide or hand pull; consult a local Weed Inspector

PLD-3.5.1 Mowing

Routine mowing of the turf grass embankments is necessary to improve the overall appearance of the PLD. Turf grass should be mowed to a height of 2 to 4- inches and shall be bagged to prevent potential contamination of the filter media.

Frequency – Routine - Minimum of twice annually or depending on aesthetics.

PLD-3.5.2 Trash/Debris Removal

Trash and debris must be removed from the entire PLD area to minimize outlet clogging and to improve aesthetics. This activity must be performed prior to mowing operations.

Frequency – Routine – Prior to mowing operations and minimum of twice annually.

PLD-3.5.3 Overflow Outlet Works Cleaning

Debris and other materials can clog the overflow outlet work's grate. This activity must be performed anytime other maintenance activities are conducted to ensure proper operation.

Frequency - Routine – After significant rainfall event or concurrently with other maintenance activities.

PLD-3.5.4 Weed Control

Noxious weeds and other unwanted vegetation must be treated as needed throughout the PLD. This activity can be performed either through mechanical means (mowing/pulling) or with herbicide. Consultation with a local Weed Inspector is highly recommended prior to the use of herbicide. Herbicides should be utilized sparingly and as a last resort. All herbicide applications should be in accordance with the manufacturer's recommendations.

Frequency – Routine – As needed based on inspections.

PLD-3.6 MINOR MAINTENANCE ACTIVITIES

This work consists of a variety of isolated or small-scale maintenance/operational problems. Most of this work can be completed by a small crew, hand tools, and small equipment. These items require approval by El Paso County. Completed inspection and maintenance forms shall be submitted to El Paso County for each inspection and maintenance period. In the event that the PLD needs to be dewatered, care should be given to ensure sediment, filter material and other pollutants are not discharged. All dewatering activities shall be coordinated with El Paso County.

**Table PLD-3
Summary of Minor Maintenance Activities**

Maintenance Activity	Minimum Frequency	Look for:	Maintenance Action
Sediment/Pollutant Removal	As needed; Based on infiltration test	Sediment build-up; decrease in infiltration rate	Remove and dispose of sediment
Erosion Repair	As needed, based upon inspection	Rills/gullies forming on embankments	Repair eroded areas & revegetate; address cause
Jet Vac/Cleaning underdrain system	As needed, based upon inspection	Sediment build-up /non draining system	Clean drains; Jet-Vac if needed

PLD-3.6.1 Sediment/Pollutant Removal

Sediment/Pollutant removal is necessary to ensure proper function of the filter media. The infiltration rate of the PLD needs to be checked in order to ensure proper functioning of the PLD. Generally, a PLD should drain completely within 12-hours of a storm event. If drain times exceed the 12-hour drain time then maintenance of the filter media shall be required.

Generally, the top 3-inches of filter media should be removed at each removal period. Additional amounts of filter media may need to be removed if deeper sections of the filter media are contaminated. New filter media will need to replace the removed filter media. It is critical that only sand that meets the American Society for Testing and Materials (ASTM) C-33 standard be utilized in the replacement of the filter media.

ASTM C-33 Sand Standard

US Standard Sieve Size (Number)	Total Percent Passing (%)
9.5 mm (3/8 inch)	100
4.75 mm (No. 4)	95-100
2.36 mm (No. 8)	80-100
1.18 mm (No. 16)	50-85
600µm (No. 30)	25-60
300µm (No. 50)	10-30
150µm (No. 100)	2-10

In addition, only Peat Moss that meets the following specifications shall be utilized with the filter media.

pH (Units)	7.6
Total Salts (MMHOS/CM, 1:5)	2.28
Organic Matter (%)	20.22
Moisture (%)	21.43
Dry Matter Basis:	
Nitrogen - Total (%)	0.780
Nitrogen - Organic (%)	0.773
Nitrogen - Ammonia (PPM)	46.8
Nitrogen - Nitrate (PPM)	31.3
Total Phosphorus (%) as P (%) as P₂O₅	0.103 0.237
Total Potassium (%) as K (%) as K₂O	0.138 0.166
Carbon / Nitrogen Ratio	13.6

Other types of sand or soil material may lead to clogging of the PLD. The minor sediment removal activities can typically be addressed with shovels, rakes, and smaller equipment. Major sediment removal activities will require larger and more specialized equipment. Extreme care should be taken when utilizing motorized or heavy equipment to ensure damage to the underdrain system does not occur. The major sediment removal activities will also require surveying with an engineer's level, and consultation with El Paso County Engineering Staff to ensure design volumes/grades are achieved.

Stormwater sediments removed from PLDs do not meet the regulatory definition of "hazardous waste". However, these sediments can be contaminated with a wide array of organic and inorganic pollutants and handling must be done with care. Sediments should be transported by motor vehicle only after they are dewatered. All sediments must be taken to a licensed landfill for proper disposal. Should a spill occur during transportation, prompt and thorough cleanup and disposal is imperative.

Frequency – Non-routine – As necessary, based upon inspections and infiltration tests. Sediment removal in the forebay and trickle channel may be necessary as frequently as every 1-2 years.

PLD-3.6.2 Erosion Repair

The repair of eroded areas is necessary to ensure the proper functioning of the PLD, to minimize sediment transport, and to reduce potential impacts to other features. Erosion can vary in magnitude from minor repairs to filter media and embankments, to rills and gullies in the embankments and inflow points. The repair of eroded areas may require the use of excavators, earthmoving equipment, riprap, concrete, and sod. Extreme care should be taken when utilizing motorized or heavy equipment to ensure damage to the underdrain system does not occur. Major erosion repair to the pond embankments, spillways, and adjacent to structures will require consultation with El Paso County Engineering Staff.

Frequency – Non-routine – As necessary, based upon inspections.

PLD-3.6.3 Jet-Vac/Clearing Drains

A PLD contains an underdrain system that allows treated stormwater runoff to exit the facility. These underdrain systems can develop blockages that can result in a decrease of hydraulic capacity and create standing water. Many times the blockage to this infrastructure can be difficult to access and/or clean. Specialized equipment (jet-vac machines) may be necessary to clear debris from these difficult areas.

Frequency – Non-routine – As necessary, based upon inspections.

PLD-3.7 MAJOR MAINTENANCE ACTIVITIES

This work consists of larger maintenance/operational problems and failures within the stormwater management facilities. All of this work requires consultation with El Paso County Engineering to ensure the proper maintenance is performed. This work requires that Engineering Staff review the original design and construction drawings to assess the situation and assign the necessary maintenance. This work may also require more specialized maintenance equipment, design/details, surveying, or assistance through private contractors and consultants.

**Table PLD-4
Summary of Major Maintenance Activities**

Maintenance Activity	Minimum Frequency	Look for:	Maintenance Action
Major Sediment/Pollutant Removal	As needed – based upon scheduled inspections	Large quantities of sediment; reduced pond capacity	Remove and dispose of sediment. Repair vegetation as needed
Major Erosion Repair	As needed – based upon scheduled inspections	Severe erosion including gullies forming, excessive soil displacement, areas of settlement, holes	Repair erosion – find cause of problem and address to avoid future erosion
Structural Repair	As needed – based upon scheduled inspections	Deterioration and/or damage to structural components – broken concrete, damaged pipes & outlet works	Structural repair to restore the structure to its original design
PLD Rebuild	As needed – due to complete failure of PLD	Removal of filter media and underdrain system	Contact EL PASO COUNTY Engineering

PLD-3.7.1 Major Sediment/Pollutant Removal

Major sediment removal consists of removal of large quantities of pollutants/sediment/filter media/landscaping material. Extreme care should be taken when utilizing motorized or heavy equipment to ensure damage to the underdrain system does not occur. Some PLDs also contain an impermeable liner that can be easily damaged if care is not taken when removing the filter media. Stormwater sediments removed from PLDs do not meet the regulatory definition of “hazardous waste”. However, these sediments can be contaminated with a wide array of organic and inorganic pollutants and handling must be done with care to ensure proper removal and disposal. Sediments should be transported by motor vehicle only after they are dewatered. All sediments must be taken to a licensed landfill for proper disposal. Should a spill occur during transportation, prompt and thorough cleanup and disposal is imperative. Vegetated areas need special care to ensure design

volumes and grades are preserved or may need to be replaced due to the removal activities.

Frequency – Non-routine – Repair as needed, based upon inspections.

PLD-3.7.2 Major Erosion Repair

Major erosion repair consists of filling and revegetating areas of severe erosion. Determining the cause of the erosion as well as correcting the condition that caused the erosion should also be part of the erosion repair. Care should be given to ensure design grades and volumes are preserved. Extreme care should be taken when utilizing motorized or heavy equipment to ensure damage to the underdrain system does not occur.

Frequency – Non-routine – Repair as needed, based upon inspections.

PLD-3.7.3 Structural Repair

A PLD generally includes a concrete overflow outlet structure that can deteriorate or be damaged during the service life of the facility. These structures are constructed of steel and concrete that can degrade or be damaged and may need to be repaired or re-constructed from time to time. Major repairs to structures may require input from a structural engineer and specialized contractors. Consultation with El Paso County Engineering Staff shall take place prior to all structural repairs.

Frequency – Non-routine – Repair as needed, based upon inspections.

PLD-3.7.4 PLD Rebuild

In very rare cases, a PLD may need to be rebuilt. Generally, the need for a complete rebuild is a result of improper construction, improper maintenance resulting in structural damage to the underdrain system, or extensive contamination of the PLD. Consultation with El Paso County Engineering Staff shall take place prior to any rebuild project.

Frequency – Non-routine – As needed based upon inspections.

Reference:

This Manual is adapted from the Douglas County, Colorado, Standard Operating Procedure for Extended Detention Basin (EDB) Inspection and Maintenance, July 2005

APPENDIX D

**POROUS LANDSCAPE DETENTION (PLD)
INSPECTION FORM**

Date: _____

Subdivision/Business Name: _____ Inspector: _____

Subdivision/Business Address: _____

Weather: _____

Date of Last Rainfall: _____ Amount: _____ Inches

Property Classification: Residential Multi Family Commercial Other: _____
(Circle One)

Reason for Inspection: Routine Complaint After Significant Rainfall Event
(Circle One)

INSPECTION SCORING - For each facility inspection item, insert one of the following scores:
0 = No deficiencies identified 2 = Routine maintenance required
1 = Monitor (potential for future problem) 3 = Immediate repair necessary
N/A = Not applicable

FEATURES

1.) Inflow Points

- ___ Rip Rap Displaced/Rundown or Pipe Damage
- ___ Erosion Present/Outfall Undercut
- ___ Sediment Accumulation
- ___ Structural Damage

2.) Filter Media

- ___ Infiltration Rate Check
- ___ Sediment Removal
- ___ Filter Replacement

3.) Landscaping

- ___ Woody Growth/Weeds Present
- ___ General Landscape Care

4.) Underdrain System

- ___ Evidence of clogged system
(jet-vac cleaning required)

6.) Embankments

- ___ Vegetation Sparse
- ___ Erosion Present

5.) Overflow Outlet Works

- ___ Structural Damage
- ___ Woody Growth/Weeds Present
- ___ Trash/Debris

7.) Miscellaneous

- ___ Encroachment in Easement Area
- ___ Graffiti/Vandalism
- ___ Public Hazards
- ___ Other

Inspection Summary / Additional Comments: _____

OVERALL FACILITY RATING (Circle One)

0 = No Deficiencies Identified 2 = Routine Maintenance Required
1 = Monitor (potential for future problem exists) 3 = Immediate Repair Necessary

This inspection form shall be kept indefinitely and made available to El Paso County upon request.

**OPERATION AND MAINTENANCE SITE PLANS
POROUS LANDSCAPE DETENTION (PLD)
CHECKLIST FOR REQUIRED ITEMS**

PLAN SHEET

Plan view shall include:

- Location and labels for all major features of PLD (inlet pipe, overflow outlet structure, outlet pipe, etc.)
- Linework for underdrains
- Linework for right-of-way lines, lot lines, easements, and tracts
- Contours
- Other utilities in vicinity of PLD
- Cross reference to Porous Landscape Detention Operation and Maintenance Details sheet

DETAIL SHEET

- WQCV provided by the PLD
- WQCV drain time
- Duplicate the following tables from the "Standard Operation Procedure for Porous Landscape Detention Inspection and Maintenance" document:
 - o Inspection and Maintenance Requirements at Specific PLD Features
 - o Summary of Routine Maintenance Activities for a PLD
 - o Summary of Minor Maintenance Activities for a PLD
 - o Summary of Major Maintenance Activities for a PLD
- Overflow outlet box detail/typical cross section
- Typical PLD cross section (include label for depth of WQCV)
- Underdrain detail including labels for the depth and type of fill materials and diameter of perforated pipe
- Rundown cross section and details (if applicable).

APPENDIX E

**OPERATION AND MAINTENANCE SITE PLANS
POROUS LANDSCAPE DETENTION (PLD)
CHECKLIST FOR REQUIRED ITEMS**

PLAN SHEET

Plan view shall include:

- Location and labels for all major features of PLD (inlet pipe, overflow outlet structure, outlet pipe, etc.)
- Linework for underdrains
- Linework for right-of-way lines, lot lines, easements, and tracts
- Contours
- Other utilities in vicinity of PLD
- Cross reference to Porous Landscape Detention Operation and Maintenance Details sheet

DETAIL SHEET

- WQCV provided by the PLD
- WQCV drain time
- Duplicate the following tables from the "Standard Operation Procedure for Porous Landscape Detention Inspection and Maintenance" document:
 - o Inspection and Maintenance Requirements at Specific PLD Features
 - o Summary of Routine Maintenance Activities for a PLD
 - o Summary of Minor Maintenance Activities for a PLD
 - o Summary of Major Maintenance Activities for a PLD
- Overflow outlet box detail/typical cross section
- Typical PLD cross section (include label for depth of WQCV)
- Underdrain detail including labels for the depth and type of fill materials and diameter of perforated pipe
- Rundown cross section and details (if applicable).

APPENDIX F

Annual Inspection and Maintenance Reporting Form
for
Stormwater Facilities

(This form to be submitted to El Paso County each year)

Date: _____

To: El Paso County
Attn: El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Certification of Inspection and Maintenance; Submittal of forms

Property/Subdivision Name: _____

Property Address: _____

Contact Name: _____

I verify that the required stormwater facility inspections and required maintenance have been completed in accordance with the Stormwater Facilities Maintenance Agreement and the Operations and Maintenance Manual associated with the above referenced property.

The required Stormwater Facility Inspection and Maintenance forms are hereby provided.

Name of Party Responsible for Inspection
& Maintenance

Property Owner

Authorized Signature

Signature

APPENDIX G

GRADING AND EROSION CONTROL NOTES:

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SMWP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY PCD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SMWP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SMWP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SMWP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. # 76021 JUNE 1, 2011. AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SMWP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

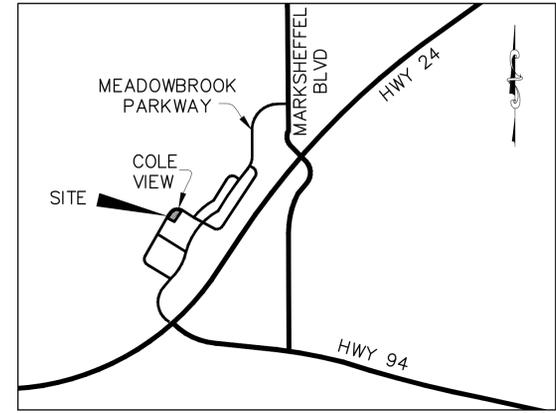
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987
FOR LOCATING & MARKING GAS,
ELECTRIC, WATER & TELEPHONE LINES
WATER EMERGENCIES 520-0300

CBP , LOT 13

EL PASO COUNTY, STATE OF COLORADO
GRADING & EROSION CONTROL PLAN
LOT 13 OF CLAREMONT BUSINESS PARK FIL. NO. 2



VICINITY MAP
N.T.S.

DESIGN ENGINEER'S STATEMENT

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

VIRGIL A. SANCHEZ, COLORADO P.E. #37160 DATE
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

NAME: _____ DATE _____

DBA: HAMMERS CONSTRUCTION

ADDRESS: 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, 80915

EL PASO COUNTY:

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

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

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

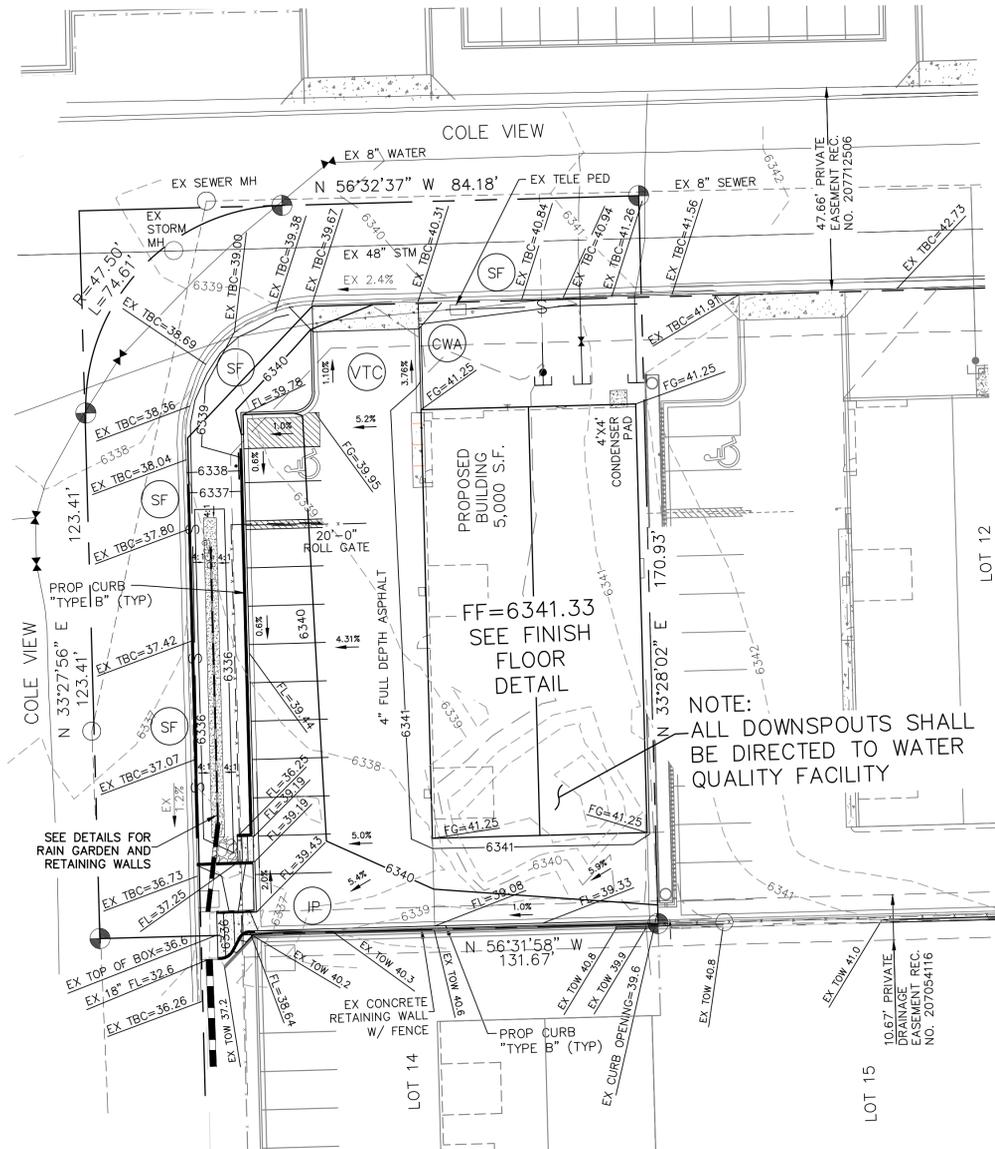
JENNIFER IRVINE, P.E. DATE
COUNTY ENGINEER / ECM ADMINISTRATOR



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

GRADING & EROSION CONTROL PLAN
CBP LOT 13
JOB NO. 44-028
DATE PREPARED: SEPT 16, 2018
DATE REVISED: NOVEMBER 5, 2018

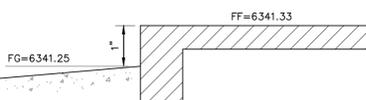
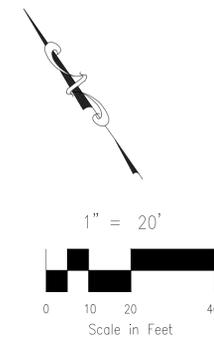
EL PASO COUNTY FILE NO. PPR 18-044



LEGEND

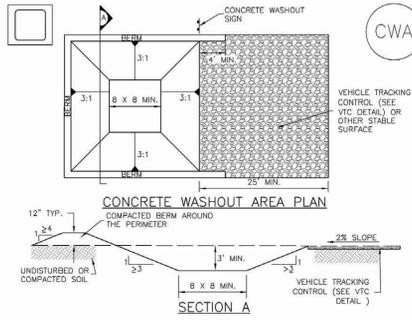
- LP LOW POINT
- HP HIGH POINT
- EX EXISTING
- FL FLOWLINE
- TC TOP OF CURB
- FG FINISH GRADE
- FF FINISH FLOOR
- TOF TOP OF FOOTING
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL
- CWA CONCRETE WASH-OUT BASIN
- IP INLET PROTECTION

- EX MAJ CONT
- EX MIN CONT
- PROP MAJ CONT
- PROP MIN CONT
- LOW POINT
- HIGH POINT
- EXISTING
- FLOWLINE
- TOP OF CURB
- FINISH GRADE
- FINISH FLOOR
- TOP OF FOOTING
- SILT FENCE
- VEHICLE TRACKING CONTROL
- CONCRETE WASH-OUT BASIN
- INLET PROTECTION



BUILDING FINISH FLOOR DETAIL

Concrete Washout Area (CWA) MM-1



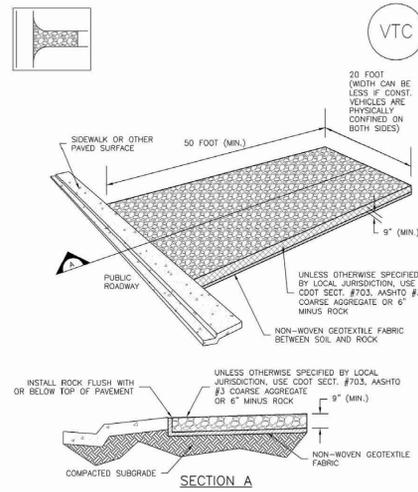
CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFESIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRIS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

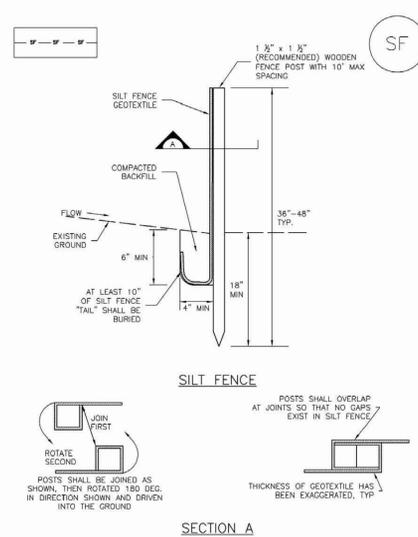
Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

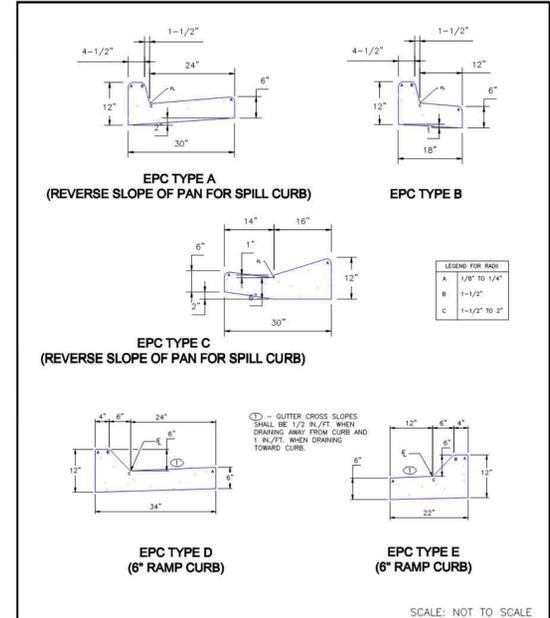
November 2010 Urban Drainage and Flood Control District VTC-3
Urban Storm Drainage Criteria Manual Volume 3

Silt Fence (SF) SC-1



SF-1. SILT FENCE

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



7/9/09 Typical Curb and Gutter Details
Andrés P. Brackin Standard Drawing
7/7/11 SD_2-20
El Paso Logo.jpg
SCALE: NOT TO SCALE

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

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

Common Name	Botanical Name	Growth Season ¹	Growth Form	Seeds/Pound	Pounds of PLS/acre
Alkali Soil Seed Mix					
Alkali sacaton	<i>Sporobolus airoides</i>	Cool	Bunch	1,750,000	0.25
Basin wildrye	<i>Elymus cinereus</i>	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	<i>Agropyron spicatum 'Sodar'</i>	Cool	Sod	170,000	2.5
Tosa tall wheatgrass	<i>Agropyron elongatum 'Tosa'</i>	Cool	Bunch	79,000	7.0
Arma western wheatgrass	<i>Agropyron amabilis 'Arma'</i>	Cool	Sod	110,000	5.5
Total					17.75
Fertile Loamy Soil Seed Mix					
Ephraim crested wheatgrass	<i>Agropyron cristatum 'Ephraim'</i>	Cool	Sod	175,000	2.0
Dural hard fescue	<i>Festuca ovina 'duralensis'</i>	Cool	Bunch	565,000	1.0
Lincoln smooth brome	<i>Bromus inermis leysii 'Lincoln'</i>	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	<i>Agropyron spicatum 'Sodar'</i>	Cool	Sod	170,000	2.5
Arma western wheatgrass	<i>Agropyron amabilis 'Arma'</i>	Cool	Sod	110,000	7.0
Total					15.5
High Water Table Soil Seed Mix					
Meadow foxtail	<i>Allopecurus pratensis</i>	Cool	Sod	900,000	0.5
Redtop	<i>Agrostis alba</i>	Warm	Open sod	5,000,000	0.25
Reed canarygrass	<i>Phalaris arundinacea</i>	Cool	Sod	68,000	0.5
Lincoln smooth brome	<i>Bromus inermis leysii 'Lincoln'</i>	Cool	Sod	130,000	3.0
Pathfinder switchgrass	<i>Panicum virgatum 'Pathfinder'</i>	Warm	Sod	389,000	1.0
Albar tall wheatgrass	<i>Agropyron elongatum 'Albar'</i>	Cool	Bunch	79,000	5.5
Total					10.75
Transition Turf Seed Mix²					
Ruebens Canadian bluegrass	<i>Poa compressa 'Ruebens'</i>	Cool	Sod	2,500,000	0.5
Dural hard fescue	<i>Festuca ovina 'duralensis'</i>	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	<i>Lolium perenne 'Citation'</i>	Cool	Sod	247,000	3.0
Lincoln smooth brome	<i>Bromus inermis leysii 'Lincoln'</i>	Cool	Sod	130,000	3.0
Total					7.5

TS/PS-4 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

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

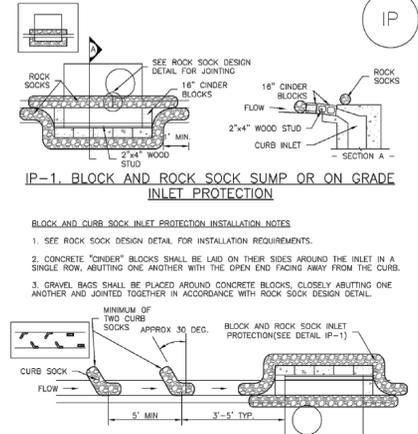
Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season ¹	Growth Form	Seeds/Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	<i>Bouteloua gracilis</i>	Warm	Sod-forming bunchgrass	825,000	0.5
Camper litle bluestem	<i>Setchellium scoparium 'Camper'</i>	Warm	Bunch	240,000	1.0
Prairie sandreed	<i>Calamagrostis longifolia</i>	Warm	Open sod	274,000	1.0
Sand dropseed	<i>Sporobolus cryptandrus</i>	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Arma western wheatgrass	<i>Agropyron amabilis 'Arma'</i>	Cool	Sod	110,000	5.5
Total					10.25
Heavy Clay, Rocky Foothill Seed Mix					
Ephraim crested wheatgrass ³	<i>Agropyron cristatum 'Ephraim'</i>	Cool	Sod	175,000	1.5
Oahu intermediate wheatgrass	<i>Agropyron intermedium 'Oahu'</i>	Cool	Sod	115,000	5.5
Vaughn sideoats grama ⁴	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Lincoln smooth brome	<i>Bromus inermis leysii 'Lincoln'</i>	Cool	Sod	130,000	3.0
Arma western wheatgrass	<i>Agropyron amabilis 'Arma'</i>	Cool	Sod	110,000	5.5
Total					17.5

¹ All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.
² See Table TS/PS-3 for seeding dates.
³ If site is to be irrigated, the transition turf seed rates should be doubled.
⁴ Crested wheatgrass should not be used on slopes steeper than 6H to 1V.
⁵ Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

June 2012 Urban Drainage and Flood Control District TS/PS-5
Urban Storm Drainage Criteria Manual Volume 3

SC-6 Inlet Protection (IP)



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

- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - CONCRETE "CURB" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
 - GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

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

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

EL PASO COUNTY FILE NO. PPR 18-044

GRADING & EROSION CONTROL PLAN DETAILS
CBP LOT 13
JOB NO. 44-028
DATE PREPARED: SEPT 16, 2018
DATE REVISED: NOVEMBER 5, 2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

Bioretention

T-3

Designing for Maintenance

Recommended maintenance practices for all BMPs are in Chapter 6 of this manual. During design, consider the following to ensure ease of maintenance over the long-term:

- Do not put a filter sock on the underdrain. This is not necessary and can cause the underdrain to clog.
- The best surface cover for a rain garden is full vegetation. Use rock mulch sparingly within the rain garden because rock mulch limits infiltration and is more difficult to maintain. Wood mulch handles sediment build-up better than rock mulch; however, wood mulch floats and may clog the overflow depending on the configuration of the outlet or settle unevenly. Some municipalities may not allow wood mulch for this reason.
- Consider all potential maintenance requirements such as mowing (if applicable) and replacement of the growing medium. Consider the method and equipment for each task required. For example, in a large rain garden where the use of hand tools is not feasible, does the shape and configuration of the rain garden allow for removal of the growing medium using a backhoe?
- Provide pre-treatment when it will reduce the extent and frequency of maintenance necessary to maintain function over the life of the BMP. For example, if the tributary is larger than one acre, prone to debris or the use of sand for ice control, consider a small forebay.
- Make the rain garden as shallow as possible. Increasing the depth unnecessarily can create erosive side slopes and complicate maintenance. Shallow rain gardens are also more attractive.
- Design and adjust the irrigation system (temporary or permanent) to provide appropriate water for the establishment and maintenance of selected vegetation.

Is Pretreatment Needed?

Designing the inflow gutter to the rain garden at a minimal slope of 0.5% can facilitate sediment and debris deposition prior to flows entering the BMP. Be aware, this will reduce maintenance of the BMP, but may require more frequent sweeping of the gutter to ensure that the sediment does not impede flow into the rain garden.

Design Procedure and Criteria

- Subsurface Exploration and Determination of a No-Infiltration, Partial Infiltration, or Full Infiltration Section:** Infiltration BMPs can have three basic types of sections. The appropriate section will depend on land use and activities, proximity to adjacent structures and soil characteristics. Sections of each installation type are shown in Figure B-1.
 - No-Infiltration Section:** This section includes an underdrain and an impermeable liner that prevents infiltration of stormwater into the subgrade soils. Consider using this section when any of the following conditions exist:
 - The site is a stormwater hotspot and infiltration could result in contamination of groundwater.
 - The site is located over contaminated soils and infiltration could mobilize these contaminants.
 - The facility is located over potentially expansive soils or bedrock that could swell due to infiltration and potentially damage adjacent structures (e.g., building foundation or pavement).
 - Partial Infiltration Section:** This section does not include an impermeable liner, and allows some infiltration. Stormwater that does not infiltrate is collected and removed by an underdrain.

T-3

Bioretention

system.

- Full Infiltration Section:** This section is designed to infiltrate the water stored in the basin into the subgrade below. UDFCD recommends a minimum infiltration rate of 2 times the rate needed to drain the WQCV over 12 hours. A conservative design could utilize the partial infiltration section with the addition of a valve at the underdrain outlet. In the event that infiltration does not remain adequate following construction, the valve could be opened and allow this section to operate as a partial infiltration section.

A geotechnical engineer should scope and perform a subsurface study. Typical geotechnical investigation needed to select and design the section includes:

- Prior to exploration review geologic and geotechnical information to assess near-surface soil, bedrock and groundwater conditions that may be encountered and anticipated ranges of infiltration rate for those materials. For example, if the facility is located adjacent to a structure and the site is located in a general area of known shallow, potentially expansive bedrock, a no-infiltration section will likely be required. It is also possible that this BMP may be infeasible, even with a liner, if there is a significant potential for damage to the adjacent structures (e.g., areas of dipping bedrock).
- Drill exploratory borings or exploratory pits to characterize subsurface conditions beneath the subgrade and develop requirements for subgrade preparation. Drill at least one boring or pit for every 40,000 ft², and at least two borings or pits for sites between 10,000 ft² and 40,000 ft². The boring or pit should extend at least 5 feet below the bottom of the base, and at least 20 feet in areas where there is a potential of encountering potentially expansive soils or bedrock. More borings or pits at various depths may be required by the geotechnical engineer in areas where soil types may change, in low-lying areas where subsurface drainage may collect, or where the water table is likely within 8 feet below the planned bottom of the base or top of subgrade. Installation of temporary monitoring wells in selected borings or pits for monitoring groundwater levels over time should be considered where shallow groundwater is encountered.
- Perform laboratory tests on samples obtained from the borings or pits to initially characterize the subgrade, evaluate the possible section type, and to assess subgrade conditions for supporting traffic loads. Consider the following tests: moisture content (ASTM D 2216); dry density (ASTM D 2936); Atterberg limits (ASTM D 4318); gradation (ASTM D 6913); swell-consolidation (ASTM D 4546); subgrade support testing (R-value, CBR or unconfined compressive strength); and hydraulic conductivity. A geotechnical engineer should determine the appropriate test method based on the soil type.
- For sites where a full infiltration section may be feasible, perform on-site infiltration tests using a double-ring infiltrometer (ASTM D 3385). Perform at least one test for every 160,000 ft² and at least two tests for sites between 40,000 ft² and 160,000 ft². The tests should be located near completed borings or pits so the test results and subsurface conditions encountered in the borings can be compared, and at least one test should be located near the boring or pit showing the most unfavorable infiltration condition. The test should be performed at the planned top of subgrade underlying the growing media.
- Be aware that actual infiltration rates are highly variable dependent on soil type, density and moisture content and degree of compaction as well as other environmental and construction influences. Actual rates can differ an order of magnitude or more from those indicated by infiltration or permeability testing. Select the type of section based on careful assessment of the subsurface exploration and testing data.

Bioretention

T-3

The following steps outline the design procedure and criteria, with Figure B-1 providing a corresponding cross-section.

- Basin Storage Volume:** Provide a storage volume based on a 12-hour drain time. Find the required WQCV (watershed inches of runoff). Using the imperviousness of the tributary area (or effective imperviousness where LID elements are used upstream), use Figure 3-2 located in Chapter 3 of this manual to determine the WQCV based on a 12-hour drain time.

Calculate the design volume as follows:

$$V = \left[\frac{WQCV}{12} \right] A \quad \text{Equation B-1}$$

Where:
 V = design volume (ft³)
 A = area of watershed tributary to the rain garden (ft²)

- Basin Geometry:** UDFCD recommends a maximum WQCV ponding depth of 12 inches to maintain vegetation properly. Provide an inlet or other means of overflow at this elevation. Depending on the type of vegetation planted, a greater depth may be utilized to detain larger (more infrequent) events. The bottom surface of the rain garden, also referred to here as the filter area, should be flat. Sediment will reside on the filter area of the rain garden; therefore, if the filter area is too small, it may clog prematurely. If the filter area is not flat, the lowest area of the filter is more likely to clog as it will have a higher sediment loading. Increasing the filter area will reduce clogging and decrease the frequency of maintenance. Equation B-2 provides a minimum filter area allowing for some of the volume to be stored beyond the area of the filter (i.e., above the sideslopes of the rain garden).

Note that the total surcharge volume provided by the design must also equal or exceed the design volume. Where needed to meet the required volume, also consider the porosity of the media at 14 percent. Use vertical walls or slope the sides of the basin to achieve the required volume. Sideslopes should be no steeper than 4:1 (horizontal:vertical).

$$A_p = 0.02AV \quad \text{Equation B-2}$$

Where:
 A_p = minimum (flat) filter area (ft²)
 A = area tributary to the rain garden (ft²)
 I = imperviousness of area tributary to the rain garden (percent expressed as a decimal)

T-3

Bioretention

- Growing Medium:** Provide a minimum of 18 inches of growing medium to enable establishment of the roots of the vegetation (see Figure B-1). A previous version of this manual specified a mixture consisting of 85% coarse sand and a 15% compost shredded paper mixture (by volume). Based on field monitoring of this medium, compost was removed to reduce export of nutrients and fines and silts were added to both benefit the vegetation and increase capture of metals in stormwater.

Table B-1 specifies the growing media as well as other materials discussed in this Fact Sheet. Growing media is engineered media that requires a high level of quality control and must almost always be imported. Obtaining a particle size distribution and nutrient analysis is the only way to ensure that the media is acceptable. UDFCD has identified placement of media not meeting the specification as the most frequent cause of failure. Sample the media after delivery and prior to placement or obtain a sample from the supplier in advance of delivery and placement and have this analyzed prior to delivery.

Other Rain Garden Growing Medium Amendments

The specified growing medium was designed for filtration ability, clogging characteristics, and vegetative health. It is important to preserve the function provided by the rain garden growing medium when considering additional materials for incorporation into the growing medium or into the standard section shown in Figure B-1. When desired, amendments may be included to improve water quality or to benefit vegetative health as long as they do not add nutrients, pollutants, or modify the infiltration rate. For example, a number of products, including steel wool, capture and retain dissolved phosphorus (Erickson 2009). When phosphorus is a target pollutant, proprietary materials with similar characteristics may be considered. Do not include amendments such as top soil, sandy loam, and compost.

Bioretention

T-3

Table B-1. Material specification for bioretention/rain garden facilities

Layer of	Material	Notes	Quantity	Notes
Substrate	Substrate	Substrate	Substrate	Substrate
Filter Layer				
Underdrain	Underdrain	Underdrain	Underdrain	Underdrain
Separator Fabric				
Filter Material				
Filter Material Meeting Table B-1				

T-3

Bioretention

- Underdrain System:** When using an underdrain system, provide a control orifice sized to drain the design volume in 12 hours or more (see Equation B-3). Use a minimum orifice size of 3/8 inch to avoid clogging. This will provide detention and slow release of the WQCV, providing water quality benefits and reducing impacts to downstream channels. Space underdrain pipes a maximum of 20 feet on center. Provide cleanouts to enable maintenance of the underdrain. Cleanouts can also be used to conduct an inspection (by camera) of the underdrain system to ensure that the pipe was not crushed or disconnected during construction.

Calculate the diameter of the orifice for a 12-hour drain time using Equation B-3 (Use a minimum orifice size of 3/8 inch to avoid clogging.):

$$D_{12} = \sqrt[3]{\frac{V}{1414 y^2}} \quad \text{Equation B-3}$$

Where:
 D = orifice diameter (in)
 y = distance from the lowest elevation of the storage volume (i.e., surface of the filter) to the center of the orifice (ft)
 V = volume (WQCV or the portion of the WQCV in the rain garden) to drain in 12 hours (ft³)

In previous versions of this manual, UDFCD recommended that the underdrain be placed in an aggregate layer and that a geotextile (separator fabric) be placed between this aggregate and the growing medium. This version of the manual replaces that section with materials that, when used together, eliminate the need for a separator fabric.

The underdrain system should be placed within a 6-inch-thick section of CDOT Class B or Class C filter material meeting the gradation in Table B-1. Use slotted pipe that meets the slot dimensions provided in Table B-3.

T-3

Bioretention

Table B-3. Native seed mix for rain gardens

Common Name	Scientific Name	Variety	PLS ² lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Ariba	3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage ¹	Artemisia frigida			2
Blue aster ¹	Aster laevis			4
Blanket flower ¹	Gaillardia aristata			8
Prairie coneflower ¹	Ratibida columnifera			4
Purple prairieclover ¹	Dalea (PetaloSTEMUM) purpurea			4
Sub-Totals:			27.5	22
Total lbs per acre:				28.9

¹ Wildflower seed (optional) for a more diverse and natural look.
² PLS = Pure Live Seed.

T-3

Bioretention

