

Stormwater Best Management Practices Operations and Maintenance Manual (O&M Manual)

for:

19840 El Valle View

Located at:

19840 El Valle View, Fountain, CO 80817

Date:

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Reference:

**This plan is adapted from various maintenance manuals developed in the
Colorado Front Range**

**Stormwater Best Management Practices
Operations and Maintenance Manual (O&M Manual)**

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Stormwater Best Management Practices Operations and Maintenance Manual (O&M Manual)

I. Compliance with Stormwater Best Management Practices Maintenance Requirements

All property owners are responsible for ensuring that stormwater best management practices (BMPs) or facilities installed on their property are properly maintained and that they function as designed. The property owner at the time of subdivision platting or development plan approval has executed a legally binding "Private Detention Basin/ Stormwater Quality Best Management Practice Maintenance Agreement and Easement" document which runs with the land/ BMP Maintenance Agreement. Property owners should be aware of their responsibilities regarding stormwater facility maintenance and need to be familiar with the contents of this Operations and Maintenance Manual (O&M Manual).

II. Inspection & Maintenance

The aforementioned BMP Maintenance Agreement requires the landowner or other responsible parties to conduct regular and routine inspections, cleanings, and maintenance.

Requirements for the inspection and maintenance of stormwater facilities are included in this Stormwater Best Management Practices O&M Manual.

Copies of the Inspection and Maintenance forms for each of the stormwater BMPs are located in Appendix C and D. These are provided for the convenience of the property owner or property manager and may be useful in demonstrating regular inspection and maintenance of the facility.

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. Common pollutants include sediment, trash & debris, chemicals, pet 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 use, storage, and disposal of hazardous wastes and chemicals. Promptly clean up and spilled materials and dispose of properly.
- Plan lawn care to minimize and properly use 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.
- Encourage pet owners to clean up pet wastes.
- Re-vegetate disturbed and bare areas to maintain vegetative stabilization.
- Clean any private storm drainage system components, including inlets, storm sewers, and outfalls.
- Do not store materials outdoors (including landscaping materials) unless properly protected from runoff.

IV. Access and Right to Enter

All stormwater management facilities located on the site should have both a designated access location and El Paso County has the right to enter for the purpose of inspecting and for maintaining BMPs where the owner has failed to do so, in accordance with the BMP Maintenance Agreement.

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, number of personal, and equipment.

Potentially dangerous (e.g., fuel, chemicals, hazardous materials) substances found in the areas must be referred emergency services at 911 (non-emergency number is 444-7000). If a toxic or flammable substance is discovered, leave the immediate area and contact the local emergency services at 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 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 emergency services at 911 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 BMPs:

- Protective clothing and boots.
- Safety equipment (vest, hard hat, confined space entry equipment [if certified to perform confined space entry]).
- Communication equipment.
- O&M Manual for the site.
- Clipboard.
- Stormwater BMP Inspection Forms (See Appendix C).
- 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), but should be available in the vehicle driven to the site. Specialized equipment may require specific training related to that equipment and should only be used by trained individuals.

VII. Inspecting Stormwater BMPs

The quality of stormwater entering the waters of the state relies heavily on the proper operation and maintenance of permanent BMPs. Stormwater BMPs 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

It is recommended that all Stormwater BMPs be inspected a minimum of once per year. Inspections should follow the inspection guidance found in the Standard Operation Procedures (SOP) for the specific type of facility. (Appendix B of this manual).

B. Inspection Report

It is recommended that the person(s) conducting the inspection activities complete the appropriate inspection report for the specific facility. Inspection reports are located in Appendix C. It is recommended that a copy of each inspection form be kept by the owner a minimum of 5 years.

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. It is recommended that all facilities must 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. 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.

VIII. Maintaining Stormwater BMPs

Stormwater BMPs 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 BMP maintenance programs are separated into three broad categories of work. 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 El Paso County; however, it is recommended that inspection and maintenance forms be completed with the information.

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 do not require prior correspondence with El Paso County. However, it is recommended that maintenance forms be completed and entered into the owner's maintenance records.

Rehabilitation Work

This work consists of large-scale maintenance and major improvements needed to address failures within the stormwater BMP. Consultation with

El Paso County is recommended, which may result in a need for engineering design with construction plans to be prepared for review and approval by the County. This work may also require more specialized maintenance equipment, surveying, construction permits or assistance through private contractors and consultants.

B. Maintenance Personnel

Maintenance personnel should be qualified to properly maintain stormwater BMPs, especially for restoration or rehabilitation work. Inadequately trained personnel can cause additional problems resulting in additional maintenance costs.

C. Maintenance Forms

The Stormwater BMP Maintenance Form provides a record of maintenance activities. Maintenance Forms for each facility type are provided in Appendix D. It is recommended that maintenance Forms shall be completed by the property owner, management company, or contractor completing the required maintenance items.

Appendix A

General Location and Description of Stormwater Best Management Practices

A. General Site Description

The 19840 El Valle View site consists of 5.73 acres located north of El Valle View, south of Indian Village Heights, and approximately 2.2 miles west of Interstate 25. The property contains a single-family residence, residential garage, an auto repair garage, vehicle check-in facility, and a full spectrum sand filter basin.

B. General Stormwater Management Description

Stormwater from all impervious areas is conveyed via asphalt curb and swales to one full spectrum sand filter basin (FS-SFB) which is located south of the buildings. The SF-SFB provides storm detention and water quality treatment. Flows from the FS-SFB are conveyed in an outlet pipe to the south of the pond and flows offsite via overland flow to the southeast of the site.

C. Stormwater Facilities Map

Inspection or maintenance personnel may utilize the map in Appendix E for locating the stormwater facilities within this development.

D. On-Site Stormwater Management Facilities

Volume Reduction Facilities

Some of the impervious areas of the El Valle View site drain to impervious landscaped areas prior to entering the FS-SFB, providing an element of minimizing Directly Connected Impervious Areas (DCIA).

Water Quality Treatment and Release

The El Valle View site utilizes one full spectrum sand filter basin located south of the residential and auto repair garage buildings for providing water quality volume for the site.

Stabilization of Stream Channels

The stream channels on the site are vegetated and stable. The sand filter basin is outfitted with riprap pads at concentrated flow points to reduce erosion on-site and downstream from the site.

Source Control Best Management Practices

The El Valle View site does not include any nonstructural BMPs.

Appendix B

Standard Operation Procedures for Inspection and Maintenance

Sand Filter Basins (SFBs)

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SFB-1 BACKGROUND

Sand Filter Basins (SFBs) are a common type of stormwater best management practice (BMP) utilized within the Front Range of Colorado. A SFB consists of a sedimentation chamber, a flat surfaced area of sand (sometimes covered with grass or sod), a filtration chamber, and a flat sand filter bed with an underdrain system. A surcharge zone exists within the sedimentation and filtration chambers for temporary storage of the Water Quality Capture Volume (WQCV). During a storm, runoff enters the sedimentation chamber, where the majority of sediments are deposited. The runoff then enters the filtration chamber where it ponds above the sand bed and gradually infiltrates into the underlying sand filter, filling the void spaces of the sand. The underdrain gradually infiltrates into the underlying sand filter, 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. SFBs provide for filtering and absorption of pollutants in the stormwater¹. The popularity of SFBs has grown because they allow WQCV to be provided on a site that has little open area available for stormwater management. However, there are limitations on their use due to potential clogging from large amounts of sediment.

SFB-2 INSPECTING SAND FILTER BASINS (SFBs)

SFB-2.1 Access and Easements

Inspection and maintenance personnel may utilize the figures located in Appendix E containing the location(s) of the access points and potential maintenance easements of the SFB(s) within this development.

SFB-2.2 Stormwater Best Management Practice (BMP) Locations

Inspection or maintenance personnel may utilize the figures located in Appendix E containing the location(s) of the SFB(s) within this development.

SFB-2.3 Extended Detention Basin (SFB) Features

SFBs 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 personannel 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 SFB and the corresponding maintenance inspection items that can be anticipated:

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

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

SFB Features	Sediment Removal	Mowing/ Weed control	Trash & Debris Removal	Erosion	Overgrown Vegetation Removal	Removal/ Replacement	Structure Repair
Inflow Points/ Splitter Box	X		X				X
Sedimentation Chamber	X	X	X	X	X		
Filter Media	X	X	X	X	X	X	
Underdrain System	X					X	
Overflow Outlet Works	X		X				X
Embankment		X	X	X	X		

SFB-2.3.1 Inflow Points/Splitter Box

Inflow Points or Outfalls into SFBs are the point source of the stormwater discharge into the facility. An inflow point is commonly a curb cut with a concrete or riprap rundown or a storm sewer pipe outfall with a flared end section.

SFBs are designed to treat only the WQCV. The WQCV is a volume of water of water that runs off a site during an 80th percentile event. Any amount over the WQCV is allowed to go to the storm sewer system without water quality treatment. The splitter box is generally constructed of reinforced concrete. The splitter box typically has a lower wall that has a height that will trap the required WQCV. Volumes over the WQCV are allowed to spill over the wall and enter a storm sewer system that often conveys the runoff to a regional detention facility. Proper inspection and maintenance of the splitter box is essential in ensuring the long-term operation of the SFB.

An energy dissipater is typically immediately downstream of the splitter box, at the discharge point into the SFB, to protect the sedimentation and filtration chambers from erosion. In some cases, the splitter box 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 found with inflow points are as follows:

a. Riprap Displaced – Many times, because the repeated impact/force of water, the riprap can shift and settle. If any portion of the riprap 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. 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 hydraulic performance of the upstream infrastructure, sediment that accumulates in this area must be removed in a timely manner.

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

SFB-2.3.2 Sedimentation Chamber

The sedimentation chamber is located adjacent to the splitter box and generally consists of a flat irrigated turf grass area followed by a water trapping device that allows water to be briefly held in the sedimentation chamber before being released into the filtration chamber. This slowing of the runoff allows sediments to be deposited in the sedimentation chamber and not the filtration where they can cause clogging of the filter media.

The typical maintenance items that are required within the sedimentation chamber are as follows:

a. Mowing/woody growth/weeds present – Routine mowing of the turf grass within the sediment chamber is necessary to improve the overall appearance and to ensure proper function of the SFB. Turf grass should be mowed at a height of 2 to 4-inches and shall be bagged to prevent contamination of the filter media. If undesirable vegetation not routinely mowed/removed, the growth can cause debris/sediment to accumulate, resulting in the blockage of the filter media. Also, shrub, grass and weed roots can cause damage to the filter media and underdrain system. Routine maintenance is essential to prevent more extensive and costly future maintenance.

SFB-2.3.3 Filter Media

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

Sedimentation is accomplished by the slow release of stormwater runoff through the filter media. This slow release allows for sediment particles that were not deposited in the sedimentation chamber 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 they are attached to sediment.

Filtration is the main pollutant removal mechanism of SFBs. 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.

SFBs 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 items that are found with trickle channels are as follows:

a. Mowing/woody growth control/weeds present – Noxious weeds and other unwanted vegetation must be treated as needed throughout the SFB. 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.

b. Sediment/Pollutant Removal – Although SFBs should not be utilized in areas where large concentrations of sediment and other pollutants will enter the SFB, it is inevitable that some sediment and other pollutants will enter the SFB. Most sediment will be deposited in the sedimentation chamber; however finer suspended particles will migrate to the filter media. These sediments need to be removed to ensure proper infiltration rates of the stormwater runoff.

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.

d. Infiltration Rate Test – An infiltration test may be necessary to ensure proper functioning of the filter media. The infiltration test can be conducted by filling the sand filter with water to the elevation of the overflow wall in the splitter box. The sand filter needs to drain completely within 40-hours of the filling. If the drain time for the basin is longer than 40-hours, the filter needs maintenance.

SFB-2.3.4 Underdrain System

The underdrain system consists of a layer of geotextile fabric, gravel storage 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 items that are required for the underdrain system are as follows:

With proper maintenance of the filter media and sediment chamber, 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.

SFB-2.3.5 Overflow Outlet Works

Some SFBs include an overflow outlet works in place of the splitter box. The overflow outlet works allows runoff amounts that exceed the WQCV to exit the SFB to the detention facility. The outlet works is typically constructed or reinforced concrete into the embankment of the SFB. The concrete structure typically has steel orifice plates anchored/embedded into it to control stormwater release rates. The larger openings (flood control) on the outlet structure typically have trash racks over them to prevent clogging. Proper inspection and maintenance of the outlet works is essential in ensuring the long-term operation of the SFB.

The typical maintenance activities that are required for the 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. Mowing/woody growth control/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.

SFB-2.3.6 Embankments

Some SFBs utilize irrigated turf grass embankments to store WQCV.

The typical maintenance activities that are required for the embankment areas are as follows:

a. Vegetation Sparse – The embankments are one of the most visible parts of the SFB and, therefore, aesthetics is important. Adequate and properly maintained vegetation can greatly increase the overall appearance of the SFB. Also, 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.

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 SFB filter media and outlet works.

d. Mowing/Woody Growth Control/Weeds Present – The presence of plant material not part of the original landscaping, such as wetland plants or other woody growth, can result in difficulty in performing maintenance activities. These trees and shrubs may also damage the underdrain system of the SFB. This plant material may indicate a clogging of the filter media and may require additional investigation.

SFB-2.3.7 Emergency Overflow

An emergency overflow is typical of all SFBs and designed to serve as the overflow in the event the volume of the pond is exceeded. The emergency spillway is typically armored with riprap (or other hard armor) and is sometimes buried with soil or may be a concrete wall or other structure. The emergency spillway is typically a weir (notch) in the basin

embankment. Proper function of the emergency spillway is essential to ensure flooding does not affect adjacent properties.

The typical maintenance items that are found with emergency spillways are as follows:

a. Riprap Displaced – As mentioned before, the emergency spillway is typically armored with riprap to provide erosion protection. Over the life of an SFB, the riprap may shift or become dislodged due to flow.

b. Erosion Present – Although the spillway is typically armored, stormwater flowing through the spillway can cause erosion damage. Erosion must be repaired to ensure the integrity of the basin embankment, and proper function of the spillway.

c. Mowing/Weed/Woody Growth Control – Management of woody vegetation is essential in the proper long-term function of the spillway. Larger trees or dense shrubs can capture larger debris entering the SFB and reduce the capacity of the spillway. These trees and shrubs may also damage the underdrain system of the SFB.

d. Obstruction Debris – The spillway must be cleared of any obstruction (man made or natural) to ensure the proper design capacity.

SFB-2.3.8 Miscellaneous

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

a. Access – Access needs to be maintained.

b. Graffiti/Vandalism – Vandals can cause damage to the SFB infrastructure. If criminal mischief is evident, the inspector should forward this information to the local enforcement agency.

c. Public Hazards – Public hazards include items such as vertical drops of greater than 4-feet, containers of unknown/suspicious substances, 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 emergency services at 911 immediately!**

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

SFB-2.4 Inspection Forms

SFB Inspection forms are located in Appendix C. 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 Inspection and Maintenance Plan. It is recommended that these inspection forms be kept a minimum of 5 years. A continuing record of inspection and maintenance forms will demonstrate proper maintenance over time in compliance with the BMP Maintenance Agreement.

SFB-3 MAINTAINING EXTENDED DETENTION BASINS (SFBS)

SFB-3.1 Maintenance Personnel

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

SFB-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 an SFB:

- 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 Inspection and Maintenance Plan
- 21.) ASTM C-33 Sand

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.

SFB-3.3 Safety

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

SFB-3.4 Maintenance Forms

The SFB Maintenance Form provides a record of each maintenance operation performed by maintenance contractors. It is recommended that the SFB Maintenance Form be filled out in the field after the completion of the maintenance operation. It is recommended that each form be retained by the property owner or property manager for a minimum of five years. The SFB Maintenance form is located in Appendix D.

SFB-3.5 Maintenance Categories and Activities

A typical SFB Maintenance Program will consist of three broad categories of work: Routine, Restoration (minor), and Rehabilitation (major). Within each category of work, a variety of maintenance activities can be performed on a SFB. A maintenance activity can be specific to each feature within the SFB, 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 SFB.

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

SFB-3.6 Routine Maintenance Activities

The majority of this work consists of regularly scheduled mowing, trash and debris pickups for the SFB 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 can be completed without any prior correspondence with El Paso County; however, it is recommended that completed inspection and maintenance forms shall be retained by the owner for a minimum of five years.

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

**TABLE – SFB-2
Summary of Routine Maintenance Activities**

Maintenance Activity	Minimum Frequency	Look for:	Maintenance Action
Mowing	Twice annually	Excessive grass height/aesthetics	Mow grass to a height of 2” to 4”
Trash/Debris Removal	Twice annually	Trash & debris in SFB	Remove and dispose of trash and debris
Splitter Box/Overflow Outlet Works Cleaning	As needed - after significant rain events – twice annually min.	Clogged outlet structure; ponding water	Remove and dispose of debris/trash/sediment to allow outlet to function properly
Woody growth control/Weed removal	Minimum twice annually	Noxious weeds; Unwanted vegetation	Treat w/ herbicide or hand pull; Consult the local weed specialist

SFB-3.6.1 Mowing

Routine mowing of the turf grass embankments and turf grass located in the sedimentation chamber is necessary to improve the overall appearance of the SFB and ensure proper performance of the sediment chamber. 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.

SFB-3.6.2 Trash/Debris Removal

Trash and debris must be removed from the entire SFB 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.

SFB-3.6.3 Splitter Box/ Overflow Outlet Works Cleaning

Debris and other materials can clog the 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.

SFB-3.6.4 Woody Growth Control/Weed Removal

Noxious weeds and other unwanted vegetation must be treated as needed throughout the SFB. This activity can be performed either through mechanical means (mowing/pulling) or with herbicide. Consultation with a local County Weed Inspector is highly recommended prior to the use of herbicide.

Frequency – Routine – As needed based on inspections.

SFB- 3.7 Restoration 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 do not require prior correspondence with El Paso County. However, it is recommended that completed inspection and maintenance forms be retained for each inspection and maintenance activity for a minimum of five years by the owner.

Table – SFB-3
Summary of Restoration Maintenance Activities

Maintenance Activity	Minimum Frequency	Look for:	Maintenance Action
Sediment/Pollutant Removal	As needed; typically every 1 –2 years	Sediment build-up in sedimentation chamber and filter media; decrease in infiltration rate	Remove and dispose of sediment
Erosion Repair	As needed, based upon inspection	Rills/gullies on embankments or sedimentation in the froebay	Repair eroded areas & revegetate; address cause
Jet Vac/Cleaning Underdrains	As needed, based upon inspection	Sediment build-up /non draining system	Clean drains; Jet Vac if needed

SFB-3.7.1 Sediment/Pollutant Removal

Sediment removal is necessary to ensure proper function of the filter media. The infiltration rate of the SFB needs to be checked in order to ensure proper functioning of the SFB. A SFB 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.

At a minimum, 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 be placed back in the SFB when the total amount of sand removed reaches 9-inches. This may take multiple maintenance events to accomplish. It is critical that only sand that meets the American Society for Testing and Material (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 (%)
9.5mm (3/8 inch)	100
4.75mm (No. 4)	95-100
2.36mm (no. 8)	80-100
1.18mm (No. 16)	50-85
600nm (no. 30)	25-60
300nm (no. 50)	10-30
150nm (no. 100)	2-10

Other types of sand and soil material may lead to clogging of the SFB. 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 may also require surveying with an engineer's level, and consultation with the County's Engineering staff to ensure design volumes/grades are achieved.

Stormwater sediments removed from SFBs do not meet the criteria of "hazardous waste". However, these sediments are 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.

Frequency – Nonroutine – As necessary based upon inspections. Sediment removal in the sedimentation chamber may be necessary as frequently as every 1-2 years.

SFB-3.7.2 Erosion Repair

The repair of eroded areas is necessary to ensure the proper function of the SFB, 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, 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 repairs to the pond embankments, spillways, and adjacent to structures involve consultation with the County's Engineering staff.

Frequency – Nonroutine – As necessary based upon inspections.

SFB-3.7.3 Jet-Vac/Clearing Drains

A SFB 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 also 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 – Nonroutine – As necessary based upon inspections.

SFB-3.8 Rehabilitation Maintenance Activities

This work consists of larger maintenance/operational problems and failures within the stormwater management facilities. Consultation with County's Engineering staff is recommended to ensure the proper maintenance is performed, which may result in the need for engineering staff review of 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. In the event that the basin needs to be dewatered, care should be given to ensure sediment, filter

material and other pollutants are not discharged. Proper permitting is required prior to any dewatering activity.

**Table – SFB-4
Summary of Rehabilitation Maintenance Activities**

Maintenance Activity	Minimum Frequency	Look for:	Maintenance Action
Major Sediment/Pollutant Removal	As needed – based upon scheduled inspections	Large quantities of sediment in the sedimentation chamber and/or filter media; reduced infiltration rate/capacity	Remove and dispose of sediment. Repair vegetation as needed
Major Erosion Repair	As needed – based upon scheduled inspections	Severe erosion including gullies, 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
SFB Rebuild	As needed- due to complete failure of SFB	Removal of filter media and underdrain system	Contact City Engineering

SFB-3.8.1 Major Sediment/Pollutant Removal

In very rare cases the filter media of the SFB may be contaminated so badly that the entire 18-inches of the filter media may need to be removed.

Major sediment/pollutant removal consists of removal of large quantities of sediment/filter media. Extreme care should be taken when utilizing motorized or heavy equipment to ensure damage to the underdrain system does not occur. The sediment/filter media needs to be carefully removed, transported and properly disposed. Vegetated areas need special care to ensure design volumes and grades are preserved or may need to be replaced due to the removal activities. Stormwater sediments removed from SFBs 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 insure 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.

Frequency – Nonroutine – Repair as needed based upon inspections.

SFB-3.8.2 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 – Nonroutine – Repair as needed based upon inspections.

SFB-3.8.3 Structural Repair

A SFB generally includes a splitter box or 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 the County's Engineering staff shall take place prior to all structural repairs.

Frequency – Nonroutine – Repair as needed based upon inspections.

SFB-3.8.4 SFB Rebuild

In very rare cases a SFB 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 SFB. Consultation with the County's Engineering staff shall take place prior to any rebuild project.

Frequency – Nonroutine – As needed, based upon inspections.

Reference:

This Manual is adapted from City of Colorado Springs Best Management Practices IM Plan, SEMSWA (2007) and from the Town of Parker, Colorado (2004), STORMWATER PERMANENT BEST MANAGEMENT PRACTICES (PBMP) LONG-TERM OPERATION AND MAINTENANCE MANUAL

APPENDIX C

INSPECTION FORM

EXTENDED DETENTION BASIN (SFB) 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

- ___ Riprap Displaced
- ___ Erosion Present/Outfall Undercut
- ___ Sediment Accumulation
- ___ Structural Damage (pipe, end-section, etc.)

2.) Forebay

- ___ Sediment/Debris Accumulation
- ___ Concrete Cracking/Failing
- ___ Drain Pipe/Wier Clogged (not draining)
- ___ Wier/Drain Pipe Damage ___ Woody Growth/Weeds Present

3.) Trickle Channel (Low-flow)

- ___ Sediment/Debris Accumulation
- ___ Concrete/Riprap Damage
- ___ Woody Growth/Weeds Present
- ___ Erosion Outside Channel

4.) Bottom Stage (Micro-Pool)

- ___ Sediment/Debris Accumulation
- ___ Woody Growth/Weeds Present
- ___ Bank Erosion
- ___ Mosquitoes/Algae Treatment
- ___ Petroleum/Chemical Sheen

5.) Outlet Works

- ___ Trash Rack/Well Screen Clogged
- ___ Structural Damage (concrete, steel, subgrade)
- ___ Orifice Plate(s) Missing/Not Secure
- ___ Manhole Access (cover, steps, etc.)
- ___ Woody Growth/Weeds Present

6.) Emergency Spillway

- ___ Riprap Displaced
- ___ Erosion Present
- ___ Woody Growth/Weeds Present
- ___ Obstruction/Debris

7.) Upper Stage (Dry Storage)

- ___ Vegetation Sparse
- ___ Woody Growth/Undesirable Vegetation
- ___ Standing Water/Boggy Areas
- ___ Sediment Accumulation
- ___ Erosion (banks and bottom)
- ___ Trash/Debris
- ___ Maintenance Access

8.) Miscellaneous

- ___ Encroachment in Easement Area
- ___ Graffiti/Vandalism
- ___ Public Hazards
- ___ Burrowing Animals/Pests
- ___ 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

It is recommended that this inspection form be retained for a minimum of 5 years by owner.

APPENDIX D

MAINTENANCE FORM

EXTENDED DETENTION BASIN (SFB) MAINTENANCE FORM

Subdivision/Business Name: _____ Completion Date: _____

Subdivision/Business Address: _____ Contact Name: _____

Maintenance Category: Routine Restoration Rehabilitation
(Circle All That Apply)

MAINTENANCE ACTIVITIES PERFORMED

ROUTINE WORK

- MOWING
- TRASH/DEBRIS REMOVAL
- OUTLET WORKS CLEANING (TRASH RACK/WELL SCREEN)
- WEED CONTROL (HERBICIDE APPLICATION)
- MOSQUITO TREATMENT
- ALGAE TREATMENT

RESTORATION WORK

- SEDIMENT REMOVAL
 - FOREBAY
 - TRICKLE CHANNEL
 - INFLOW
- EROSION REPAIR
 - INFLOW POINT
 - TRICKLE CHANNEL
- VEGETATION REMOVAL/TREE THINNING
 - INFLOW(S)
 - TRICKLE CHANNEL
 - UPPER STAGE
 - BOTTOM STAGE
- REVEGETATION
- JET-VAC/CLEARING DRAINS
 - FOREBAY
 - OUTLET WORKS
 - INFLOWS

REHABILITATION WORK

- SEDIMENT REMOVAL (DREDGING)
 - BOTTOM STAGE
 - UPPER STAGE
- EROSION REPAIR
 - OUTLET WORKS
 - UPPER STAGE
 - BOTTOM STAGE
 - SPILLWAY
- STRUCTURAL REPAIR
 - INFLOW
 - OUTLET WORKS
 - FOREBAY
 - TRICKLE CHANNEL

OTHER _____

ESTIMATED TOTAL MANHOURS: _____

COSTS INCURRED (include description of costs):

EQUIPMENT/MATERIAL USED (include hours of equipment usage and quantity of material used):

COMMENTS/ADDITIONAL INFO:

It is recommended that this Maintenance Activity Form be retained for a minimum of 5 years by owner.

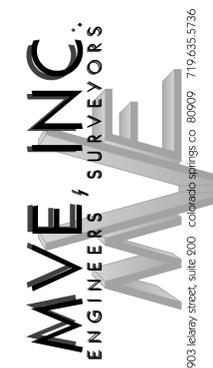
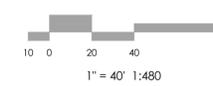
APPENDIX E

STORMWATER FACILITIES MAP



VICINITY MAP
NOT TO SCALE

BENCHMARK
FIMS MONUMENT 'AG07'
ELEVATION = 6194.1
NATIONAL GEODETIC VERTICAL, 1929 AND THE 1960
SUPPLEMENTARY ADJUSTMENT.



REVISIONS

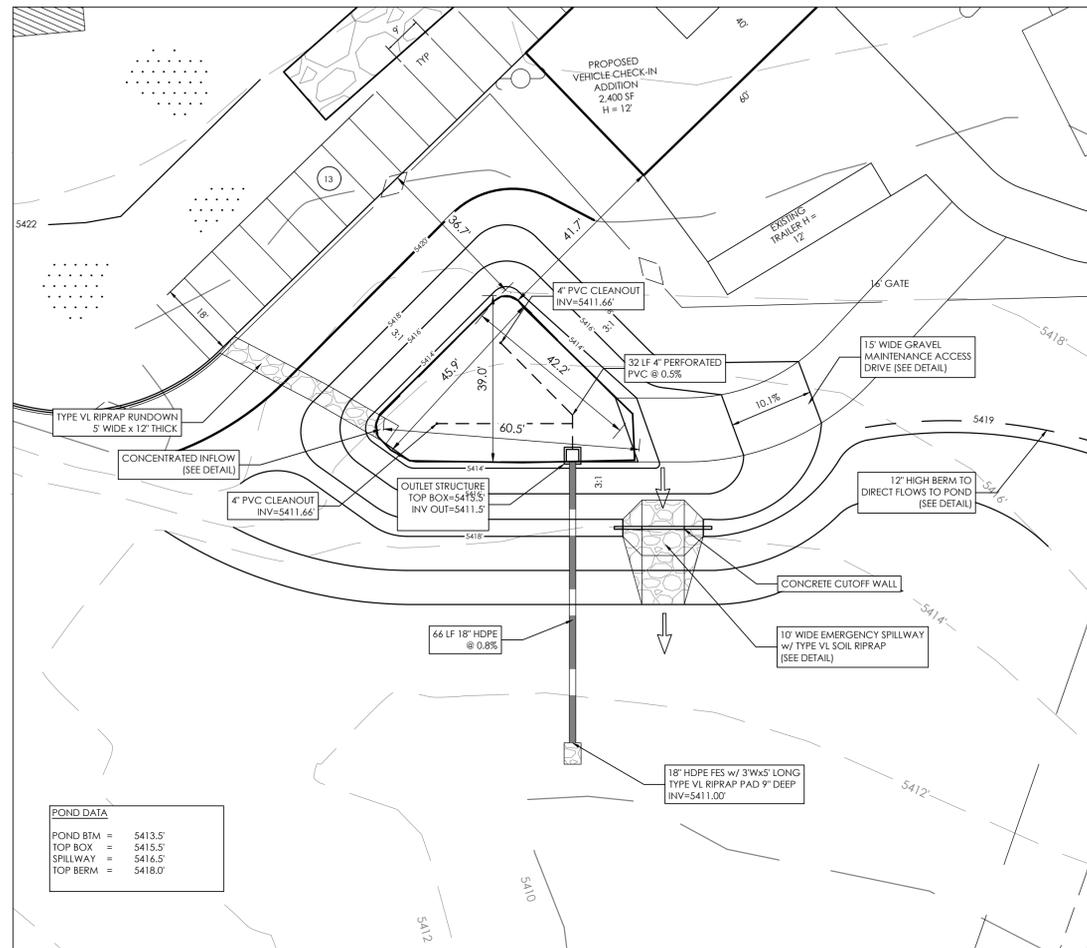
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

19840 EL VALLE VW

STORMWATER FACILITIES MAP

MVE PROJECT **61150**
MVE DRAWING **DEV-SP**

JULY 29, 2022
SHEET 1 OF 1



LEGEND

	PROPERTY LINE		INDEX CONTOUR
	EASEMENT LINE		INTERMEDIATE CONTOUR
	LOT LINE		CONCRETE AREA
	BUILDING SETBACK LINE		GRAVEL AREA
	ADJACENT PROPERTY LINE		CURB AND GUTTER
	EXISTING INDEX CONTOUR		BUILDING/ BUILDING OVERHANG
	PROPOSED INDEX CONTOUR		SIGN
	CONCRETE AREA		SANITARY SEWER SERVICE LINE
	GRAVEL AREA		UTILITY POLE/GUY WIRE
	CURB AND GUTTER		TOP OF WALL/GRADE AT BOTTOM OF WALL
	BUILDING/ BUILDING OVERHANG		TOP OF CURB/FLOWLINE
	SIGN		SPOT ELEVATION
	SANITARY SEWER SERVICE LINE		FL = FLOWLINE
	UTILITY POLE/GUY WIRE		TSW = TOP OF SIDEWALK
	TOP OF WALL/GRADE AT BOTTOM OF WALL		FINISHED FLOOR ELEVATION
	TOP OF CURB/FLOWLINE		FENCE
	SPOT ELEVATION		
	FL = FLOWLINE		
	TSW = TOP OF SIDEWALK		
	FINISHED FLOOR ELEVATION		
	FENCE		

OWNER

JAMES OSTLER
7895 INDIAN VILLAGE HEIGHTS
FOUNTAIN CO, 80817
PH (719) 679-7535

APPLICANT

M.V.E., INC.
DAVID R. GORMAN, P.E.
1903 LELARAY STREET
COLORADO SPRINGS, CO 80909
PH (719) 635-5736
FAX (719) 635-5450
DAVEG@MVECVIL.COM

TAX SCHEDULE NO.

5733002004

CURRENT ADDRESS

19840 EL VALLE VIEW

LAND USE

CURRENT: RESIDENTIAL
PROPOSED: RESIDENTIAL WITH RURAL
HOME OCCUPATION FOR VEHICLE
REPAIR GARAGE

ACREAGE

5.73 ± ACRES

LEGAL DESCRIPTION

LOT 57 VALEROSA VILLAGE FIL NO 1
CONTAINING AN AREA OF 249,813 SF.
(5.73 ACRES) MORE OR LESS.

NOTE: THIS PLAN SHALL NOT BE USED FOR
CONSTRUCTION PURPOSES. IT IS PREPARED FOR
THE CITY OF COLORADO SPRINGS
DEVELOPMENT PLAN APPROVAL PROCESS
ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT
CONSTRUCTION PLANS ADHERE TO THE
APPROVED DEVELOPMENT PLAN.

ZONING

CURRENT ZONING: RESIDENTIAL RURAL (RR-5)

SETBACKS

FRONT SETBACK = 25'
REAR SETBACK = 25'
SIDE SETBACK = 25'

MAX BUILDING HEIGHT

30'

SCHEDULE

FALL 2021 - FALL 2022

COVERAGE DATA

EXISTING BUILDING (ROOF)	3,361 SF	(1.35%)
PROPOSED BUILDING (ROOF)	4,000 SF	(1.60%)
PAVEMENT	15,573 SF	(6.23%)
PASTURE/MEADOW	226,879 SF	(90.82%)
TOTAL AREA	249,813 SF	(100.0%)
	5.73 ± ACRES	

PARKING DATA

REQUIRED PARKING (14)
AUTO REPAIR:
4 SERVICE BAYS @ 3 SPACES PER SERVICE BAY = 12 SPACES
1 EMPLOYEE @ 1 SPACE PER EMPLOYEE = 1 SPACE
INCLUDING 1 REQUIRED HANDICAP SPACE

PROVIDED PARKING (17)
16 STANDARD SPACES
1 HANDICAP SPACE
TOTAL = 17 SPACES PROVIDED

PCD FILE NO. AL-21-011

FLOODPLAIN STATEMENT

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA. THIS PROPERTY IS SHOWN AS FLOOD ZONE CLASSIFICATION "X", AN AREA OF MINIMAL FLOOD HAZARD AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C1170 G, EFFECTIVE DECEMBER 7, 2018.

ADA STATEMENT

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.