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Filename: P:\2024\08\HKS\ENGINEERING\CON\PHASE 2 & 4\TSC - COVER SHEET - PHASE 2 & 4.DWG Layout: LAYOUT1  
Printed: TUE 08/27/2024 12:28:00 PM by: John Hochstetler



LANDSCAPE ARCHITECT  
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ISSUE DATE: 11-19-2024 PROJECT #: 240804	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

# HAYMEADOW FILING 2 - PHASES 2 & 4

SITUATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.,  
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

## GRADING, EROSION & SEDIMENT CONTROL PLANS

### LEGAL DESCRIPTION:

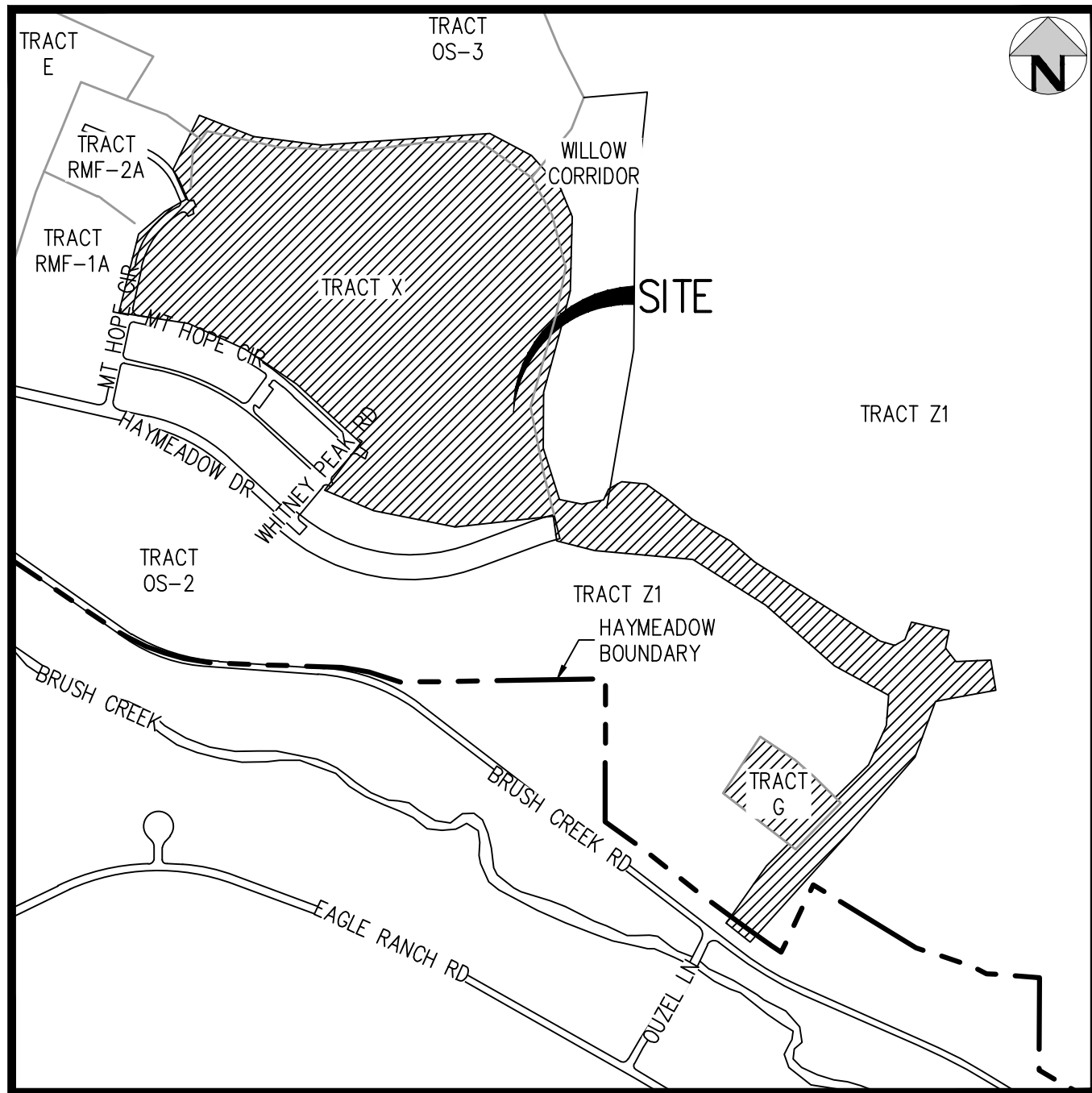
A REPLAT OF TRACT Z1 OF HAYMEADOW CABIN PARCEL AND TRACTS RMF-4 AND X OF HAYMEADOW FILING 1  
HAYMEADOW FILING NO. 2  
REC. NO.:  
TOWN OF EAGLE, EAGLE COUNTY, STATE OF COLORADO.

### BASIS OF BEARINGS:

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°57'47"E THE LINE BETWEEN CORNER 2 OF TRACT 38 A 2 1/2" USGLD BRASS CAP ON A 1" DIAMETER IRON PIPE AND CORNER 1 OF SAID TRACT 38 A 2 1/2" ALUMINUM CAP ON A 3/4" REBAR SITUATED ALONG THE NORTH LINE OF THE SUBJECT PARCEL.

### BENCHMARK:

ELEVATION INFORMATION SHOWN HEREON IS BASED UPON GPS OBSERVATIONS UTILIZING OPUS, GEOID 12B TO DERIVE THE NGVD29 ELEVATION OF 6734.7' AT THE TOP OF A 2-1/2" ALUMINUM CAP ON #6 REBAR STAMPED CORNER 1 TRACT 58 MEYER LAND SYSTEMS, 2000, AS SHOWN HEREON.



VICINITY MAP  
SCALE: 1" = 500'

### SHEET INDEX

- COVER SHEET
- GRADING, EROSION & SEDIMENT CONTROL PLAN - INITIAL
- GRADING, EROSION & SEDIMENT CONTROL PLAN - INITIAL
- GRADING, EROSION & SEDIMENT CONTROL PLAN - INITIAL
- GRADING, EROSION & SEDIMENT CONTROL PLAN - FINAL
- GRADING, EROSION & SEDIMENT CONTROL PLAN - FINAL
- GRADING, EROSION & SEDIMENT CONTROL PLAN - FINAL
- GRADING, EROSION & SEDIMENT CONTROL DETAILS
- GRADING, EROSION & SEDIMENT CONTROL DETAILS
- GRADING, EROSION & SEDIMENT CONTROL DETAILS

### LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT	SS	SS
WATER LINE AND GATE VALVE	W	W
WATER SERVICE	W	W
NON-POTABLE WATER LINE	BIR	BIR
STORM SEWER W/ MANHOLE & INLETS	ST	ST
GAS	G	G
UNDERGROUND ELECTRIC	UE	UE
TELECOM	T	T
ASPHALT TRAIL		
FIRE HYDRANT		
STREET LIGHT		
SIGN		

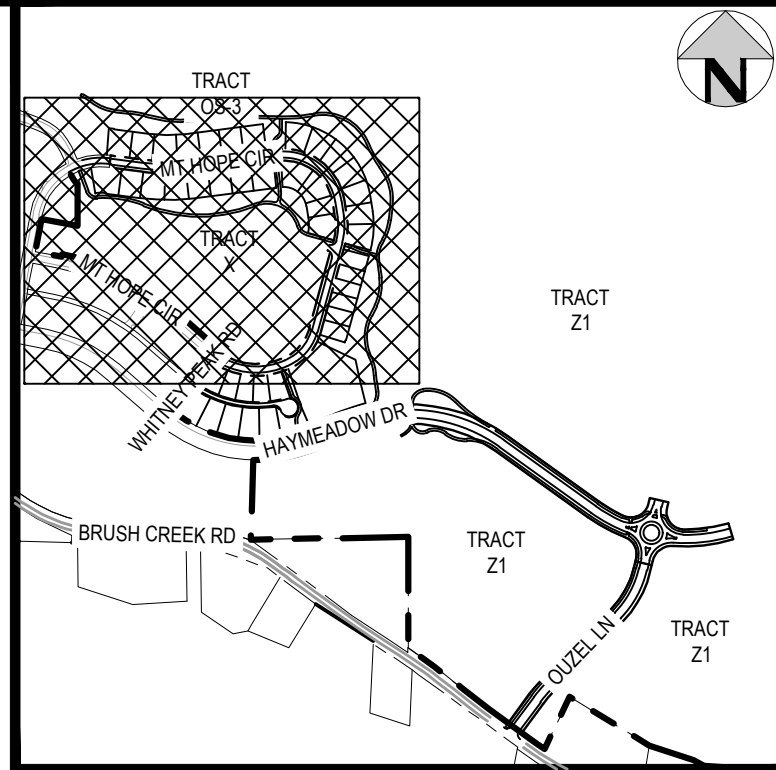
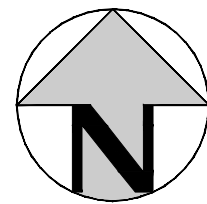
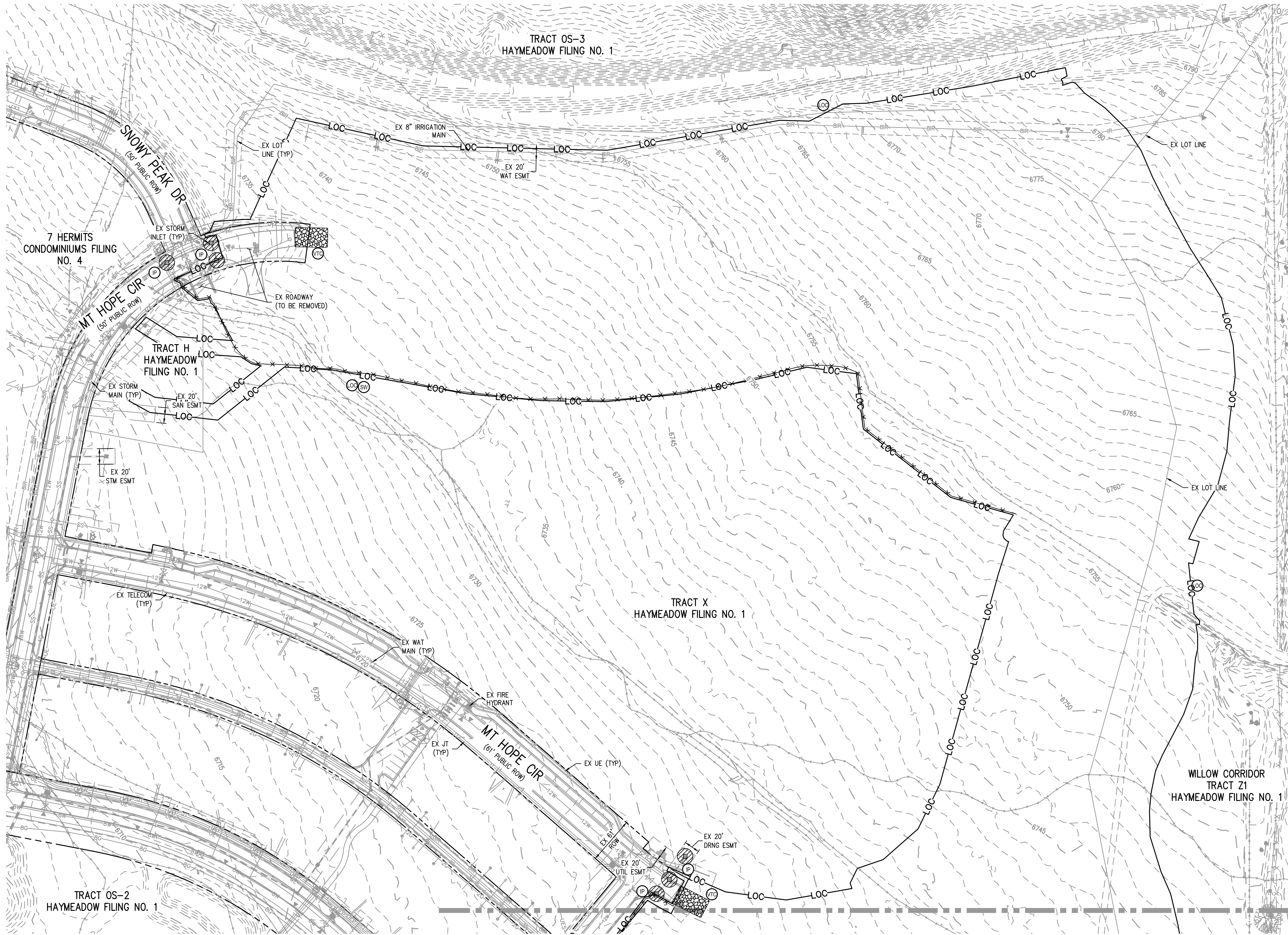
ABBREVIATIONS	
AC	ACRE
BOP	BOTTOM OF PIPE
CO	CLEANOUT
DIA	DIAMETER
E	EAST, EASTING
EL	ELEVATION
ELEC	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FH	FIRE HYDRANT
FIRM	FLOOD INSURANCE RATE MAP
FT	FEET
IN	INCH
INV	INVERT
LF	LINEAR FEET
MIN	MINIMUM
N	NORTH, NORTHING
NP	NON-POTABLE
P	PROPERTY LINE
POC	POINT ON CURVE
POT	POTABLE
PR	PROPOSED
PT	POINT OF TANGENCY
R	RADIUS
ROW	RIGHT-OF-WAY
SAN	SANITARY
STM	STORM
TB	THRUST BLOCK
TEMP	TEMPORARY
TOP	TOP OF PIPE
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
WAT	WATER
XING	CROSSING

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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FILES: H:\P\2024\240804\ENGINEERING\EROSION\PHASE 2 & 4\ITESC - INITIAL PLAN - PHASE 2 & 4.DWG LAYOUT: LAYOUT1  
DESIGNED BY: CLH  
CHECKED BY: RCP  
DRAWN BY: CLH  
PLOTTED: TUE 04/22/25 4:28:18P BY: COLTON HOCHHEAR



KEY MAP  
SCALE: 1" = 800'

LEGEND:

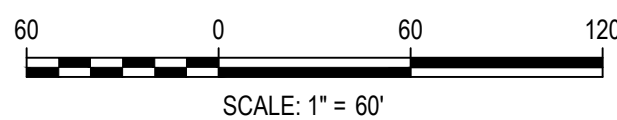
RIGHT OF WAY	---
EXISTING CONTOURS	5173 5170
LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE	LOC — LOC
STRAW WADDLE	SW — x x x
STABILIZED STAGING AREA	SSA [hatched box]
VEHICLE TRACKING CONTROL	VTC [stippled box]
CONCRETE WASHOUT AREA	CWA [square with crosshairs]
SOIL STOCKPILE	SP [cloud-like shape]
CONSTRUCTION TRAILER	CT [rectangle]
INLET PROTECTION	IP [circle with crosshairs]
OUTLET PROTECTION	OP [circle with crosshairs]

TOWN OF EAGLE EROSION CONTROL NOTES:

IF A SEPARATE CONSTRUCTION ACTIVITIES STORMWATER DISCHARGE PERMIT (CASDP) IS REQUIRED FOR THIS PROJECT, THE PERMITTEE MUST IMPLEMENT AND COMPLY WITH THE APPROVED CASDP (EC PERMIT) AND ASSOCIATED DOCUMENTS FOR THIS PROJECT.

IF A SEPARATE CASDP (EC PERMIT) IS NOT REQUIRED, THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL POTENTIAL POLLUTANTS GENERATED DURING DEMOLITION OR CONSTRUCTION WORK ASSOCIATED WITH THIS PROJECT, BE PREVENTED FROM DISCHARGE TO STORMWATER CONVEYANCE SYSTEMS IN THE VICINITY OF THIS PROJECT SITE IN ACCORDANCE WITH THE FOLLOWING:

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2. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN THE FLOW LINES STORM DRAINAGE APPURTENANCES, AND PUBLIC RIGHTS OF WAYS OF THE CITY AND COUNTY OF DENVER AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. ALL REMOVALS SHALL BE CONDUCTED IN A TIMELY MANNER.
3. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
4. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND KEPT IN EFFECTIVE OPERATING CONDITION FOR THE DURATION OF THIS PROJECT. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IMMEDIATELY UPON DISCOVERY OF ANY DEFICIENCY OR DEFECT.
5. SILT FENCE (SF) MAY BE REPLACED BY SEDIMENT CONTROL LOGS (SCL) AT THE CONTRACTORS DISCRETION.
6. INDIVIDUAL BMP'S MAY BE REQUIRED AT A PLOT PLAN LEVEL.
7. TRENCHES THAT MUST BE LEFT OPEN DURING NON-WORKING HOURS SHALL BE COVERED WITH SUITABLE MATERIALS AND/OR BARRICADED.



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HAYMEADOW FILING 2 - PHASES 2 & 4  
GRADING, EROSION & SEDIMENT CONTROL PLAN - INITIAL

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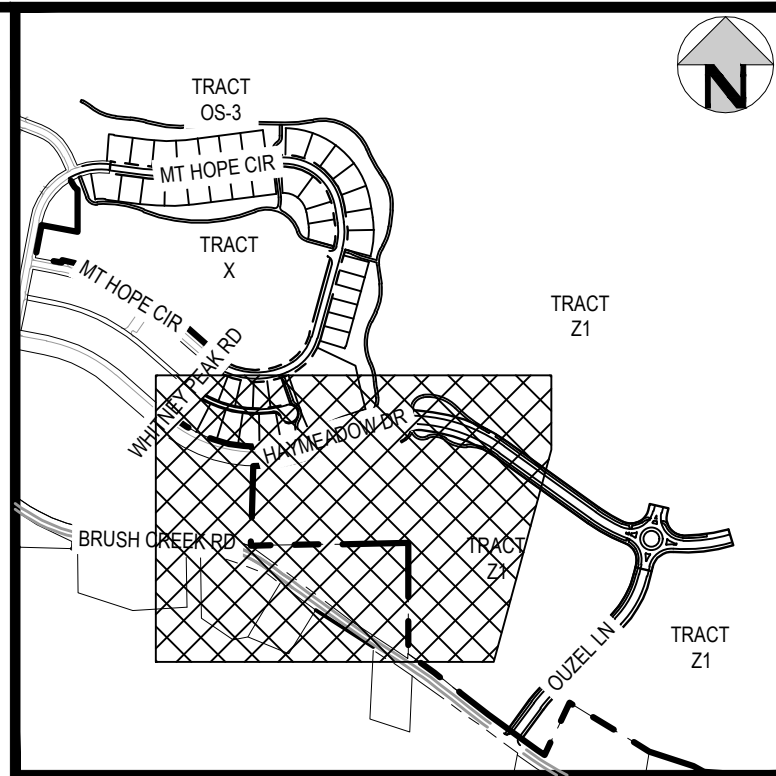
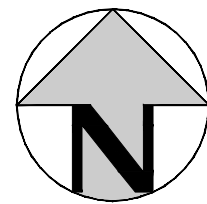
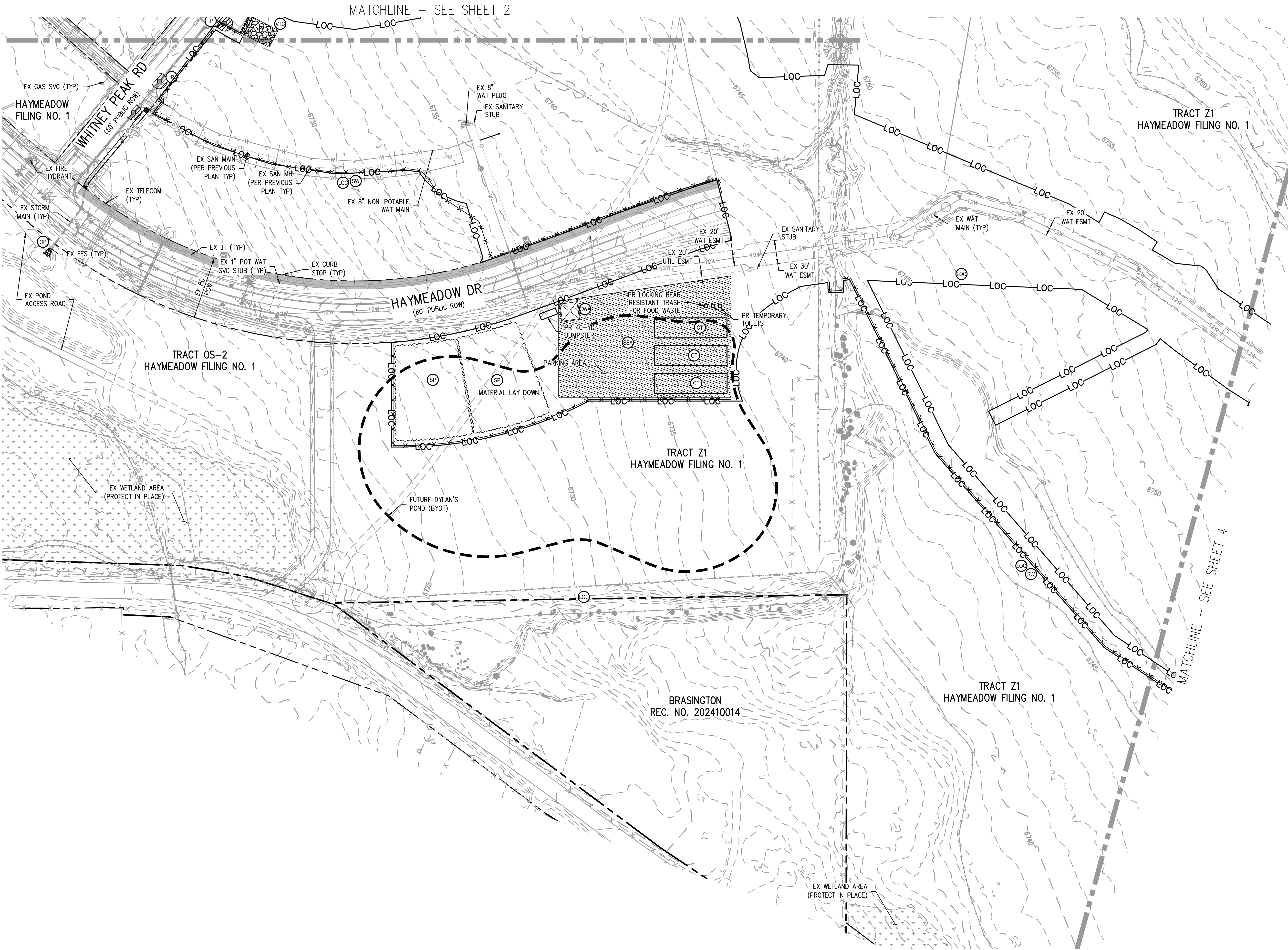
2

2 OF 10



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FILES: P:\2024\240804\ENGINEERING\EROSION\PHASE 2 & 4\TESS - INITIAL PLAN - PHASE 2 & 4.DWG LAYOUT: LAYOUT1 (2)  
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PLOTTED: TUE 04/22/2025 4:28:38P BY: COLTON KOCHER



KEY MAP  
SCALE: 1" = 800'

LEGEND:

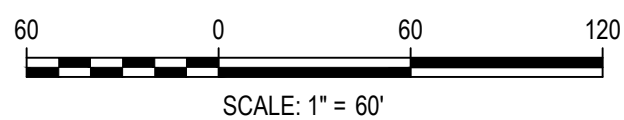
RIGHT OF WAY	---
EXISTING CONTOURS	5173 5170
LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE	LOC
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DRAWN BY: CLH

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ABRIKA PROPERTIES

HAYMEADOW FILING 2 - PHASES 2 & 4  
GRADING, EROSION & SEDIMENT CONTROL PLAN - INITIAL

PRELIMINARY  
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CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER

3

3 OF 10

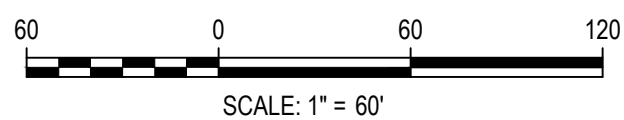


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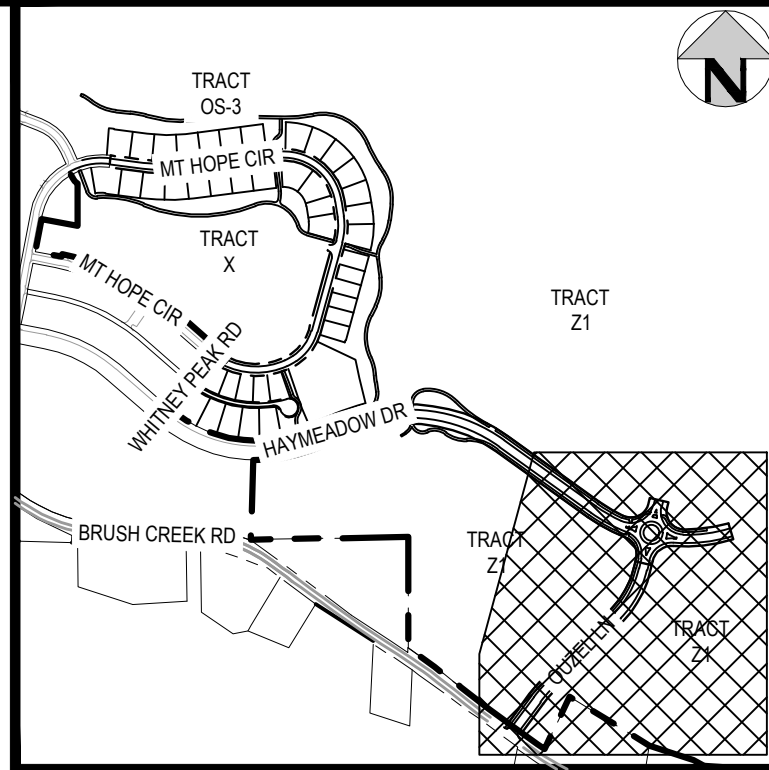
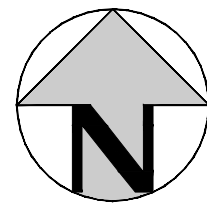
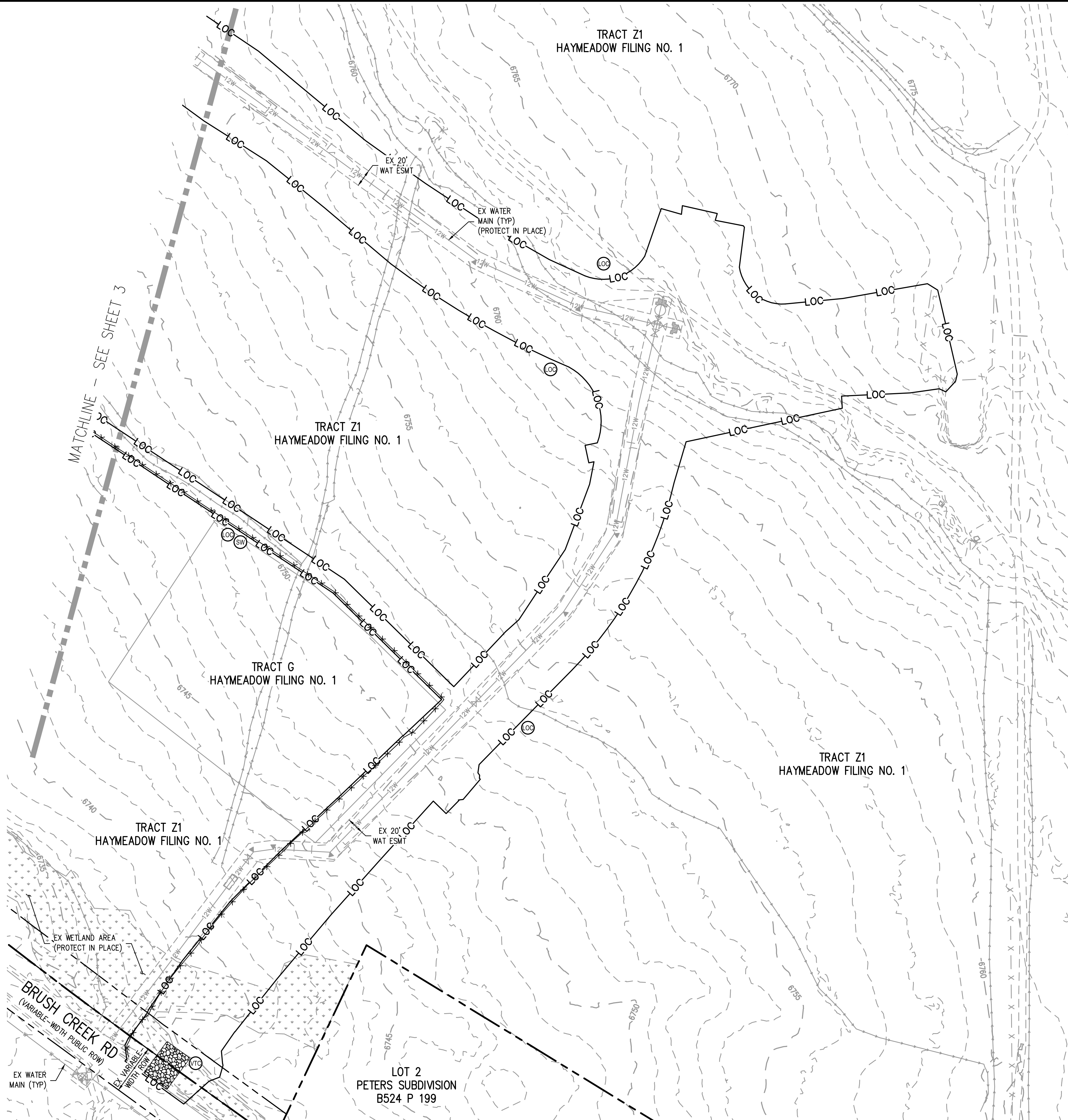
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PROJECT #: 240804  
SHEET NUMBER

4

4 OF 10



KEY MAP  
SCALE: 1" = 800'

#### LEGEND:

RIGHT OF WAY	---
EXISTING CONTOURS	5173 5170
LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE	LOC — LOC
STRAW WADDLE	SW — x x x
STABILIZED STAGING AREA	SSA [hatched box]
VEHICLE TRACKING CONTROL	VTC [stippled box]
CONCRETE WASHOUT AREA	CWA [square with crosshatch]
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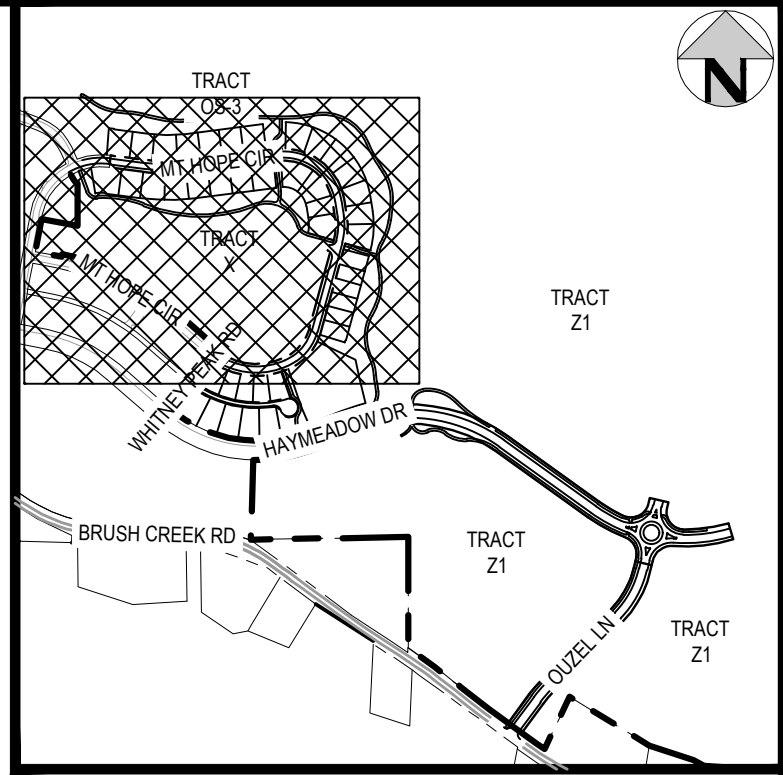
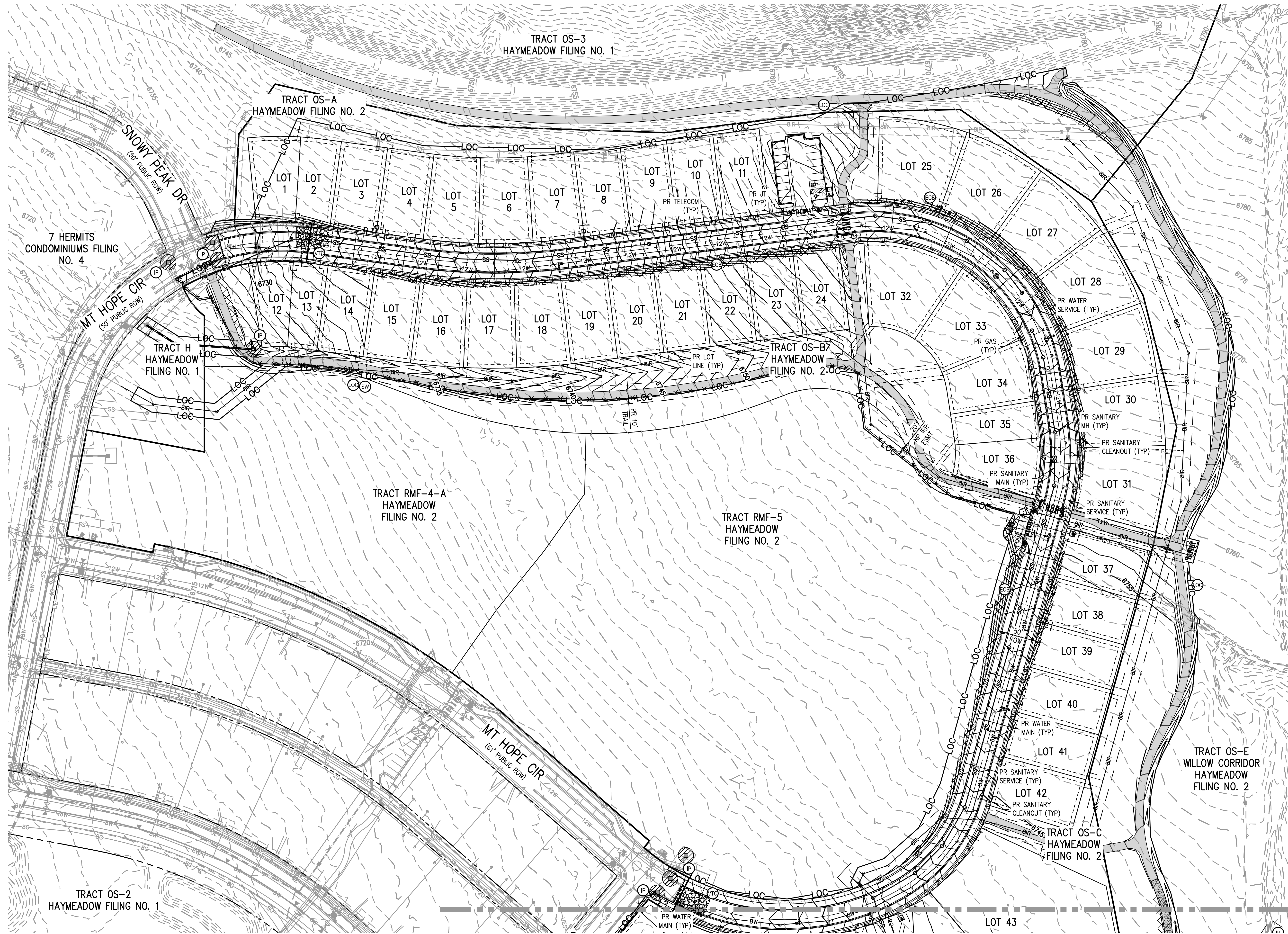
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FILES: H:\P\2024\240804\ENGINEERING\CONSTRUCTION\PHASE 2 & 4\TESS- FINAL PLAN - PHASE 2 & 4.DWG LAYOUT LAYOUT1  
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PLOT: TLE 04/2025 4:28:01P BY: COLTON HOCHHEAR



KEY MAP  
SCALE: 1" = 800'

LEGEND:

PROPERTY BOUNDARY	---
RIGHT OF WAY	---
EXISTING CONTOURS	5173 5170
PROPOSED CONTOURS	5173 5170
LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE	LOC LOC
STRAW WADDLE	SW
STABILIZED STAGING AREA	SSA
VEHICLE TRACKING CONTROL	VTC
CONCRETE WASHOUT AREA	CWA
SOIL STOCKPILE	SP
CONSTRUCTION TRAILER	CT
INLET PROTECTION	IP
OUTLET PROTECTION	OP
EROSION CONTROL BLANKET	ECB

TOWN OF EAGLE EROSION CONTROL NOTES:

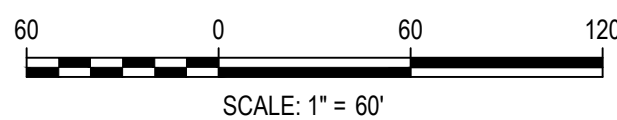
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DATE	REVISION COMMENTS
12-04-2024	BID SET
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02-14-2025	PER TOWN OF EAGLE COMMENTS



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ABRIKA PROPERTIES

HAYMEADOW FILING 2 - PHASES 2 & 4  
GRADING, EROSION & SEDIMENT CONTROL PLAN - FINAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER

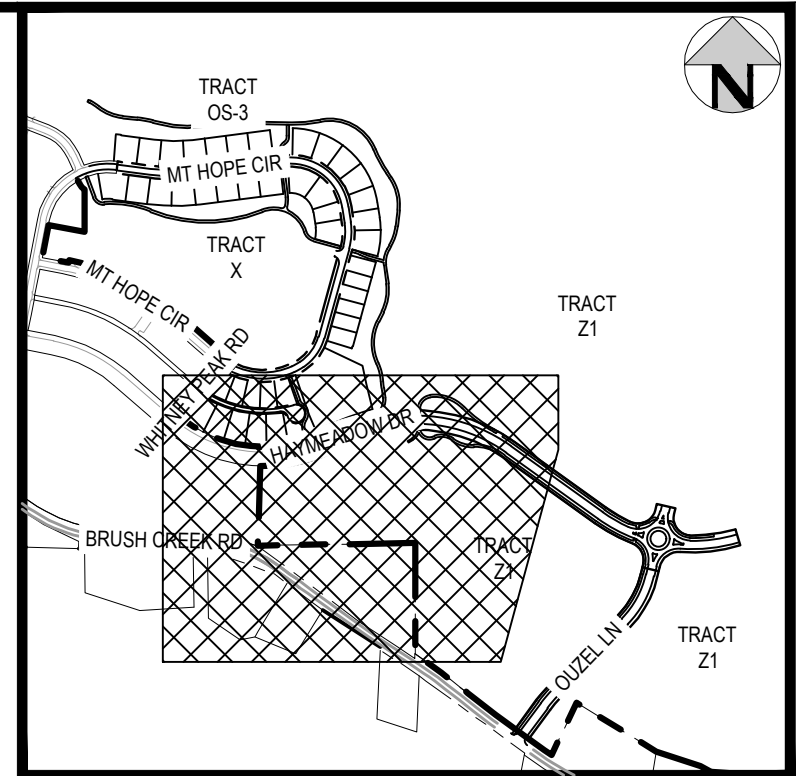
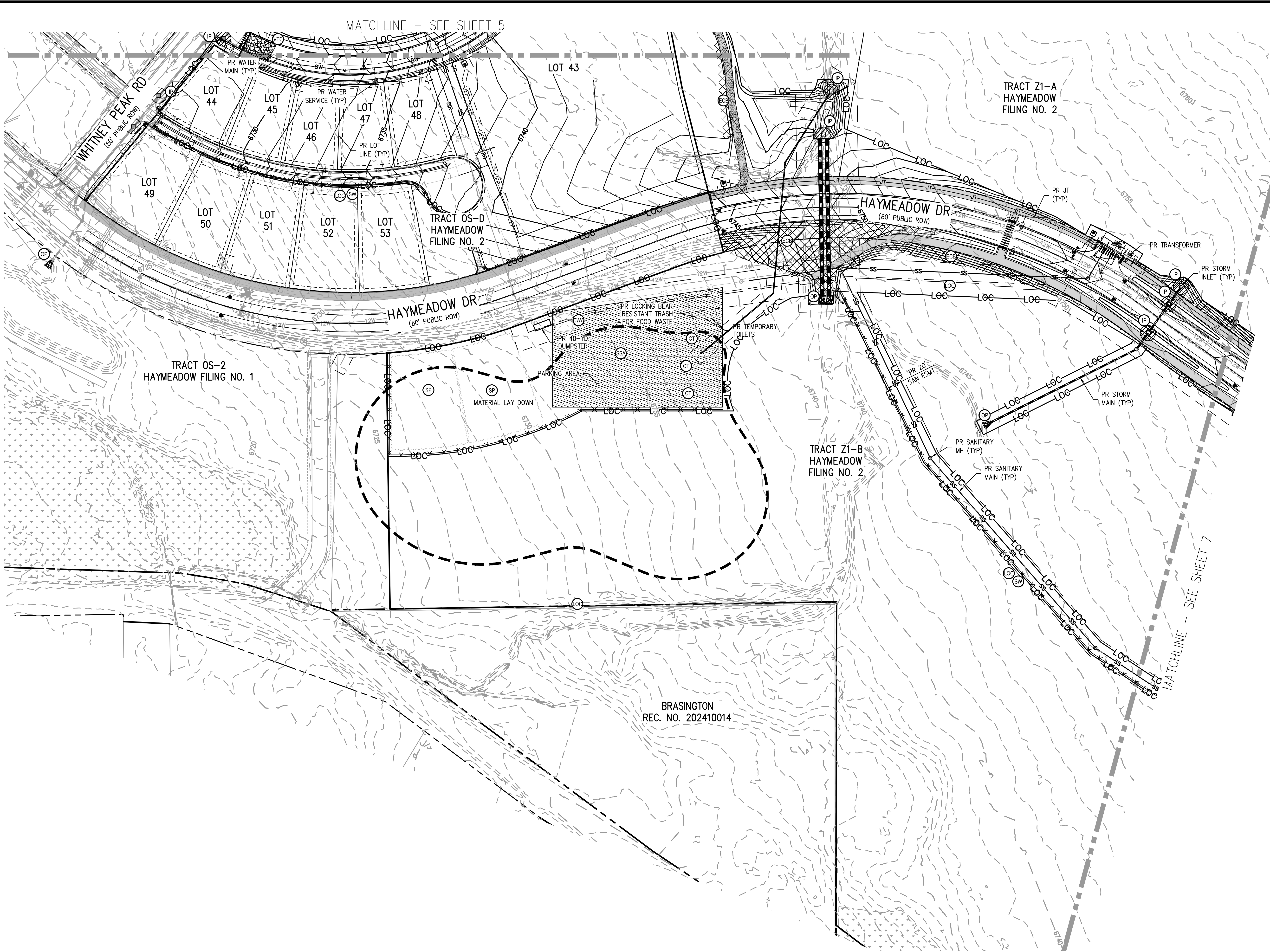
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5 OF 10



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FILES: H:\P\2024\240804\ENGINEERING\EROSION\PHASE 2 & 4\TEC- FINAL PLAN - PHASE 2 & 4.DWG LAYOUT LAYOUT (2)  
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PLOT: TLE 04/2025 4:28:12P BY: COLTON HOCHHEAR



KEY MAP  
SCALE: 1" = 800'

LEGEND:

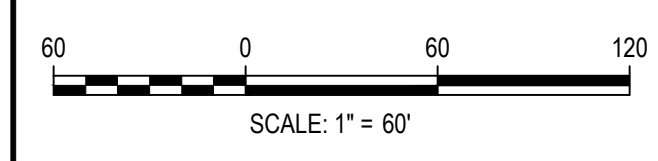
- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE
- STRAW WADDLE
- STABILIZED STAGING AREA
- VEHICLE TRACKING CONTROL
- CONCRETE WASHOUT AREA
- SOIL STOCKPILE
- CONSTRUCTION TRAILER
- INLET PROTECTION
- OUTLET PROTECTION
- EROSION CONTROL BLANKET

TOWN OF EAGLE EROSION CONTROL NOTES:

IF A SEPARATE CONSTRUCTION ACTIVITIES STORMWATER DISCHARGE PERMIT (CASDP) IS REQUIRED FOR THIS PROJECT, THE PERMITTEE MUST IMPLEMENT AND COMPLY WITH THE APPROVED CASDP (EC PERMIT) AND ASSOCIATED DOCUMENTS FOR THIS PROJECT.

IF A SEPARATE CASDP (EC PERMIT) IS NOT REQUIRED, THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING, OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM, RECEIVING WATERS, WATERWAYS, WETLANDS, AND OR OTHER PUBLIC OR PRIVATE PROPERTIES, RESULTING FROM WORK DONE AS PART OF THIS PROJECT.

- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING, OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM, RECEIVING WATERS, WATERWAYS, WETLANDS, AND OR OTHER PUBLIC OR PRIVATE PROPERTIES, RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN THE FLOW LINES STORM DRAINAGE APPURTENANCES, AND PUBLIC RIGHTS OF WAYS OF THE CITY AND COUNTY OF DENVER AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. ALL REMOVALS SHALL BE CONDUCTED IN A TIMELY MANNER.
- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
- EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND KEPT IN EFFECTIVE OPERATING CONDITION FOR THE DURATION OF THIS PROJECT. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IMMEDIATELY UPON DISCOVERY OF ANY DEFICIENCY OR DEFECT.
- SILT FENCE (SF) MAY BE REPLACED BY SEDIMENT CONTROL LOGS (SCL) AT THE CONTRACTOR'S DISCRETION.
- INDIVIDUAL BMP'S MAY BE REQUIRED AT A PLOT-PLAN LEVEL.
- TRENCHES THAT MUST BE LEFT OPEN DURING NON-WORKING HOURS SHALL BE COVERED WITH SUITABLE MATERIALS AND/OR BARRICADED.



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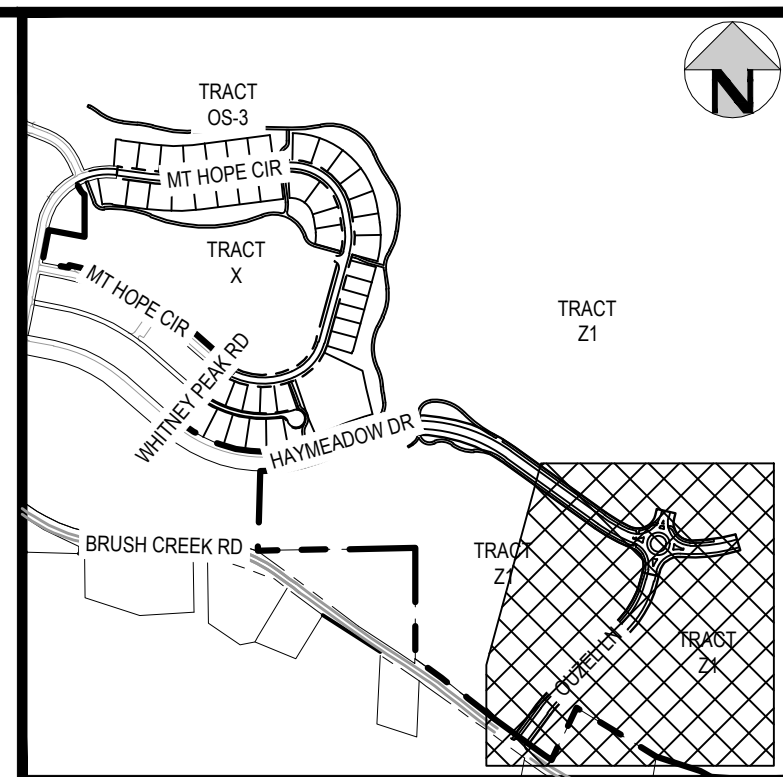
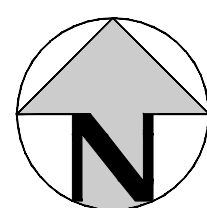
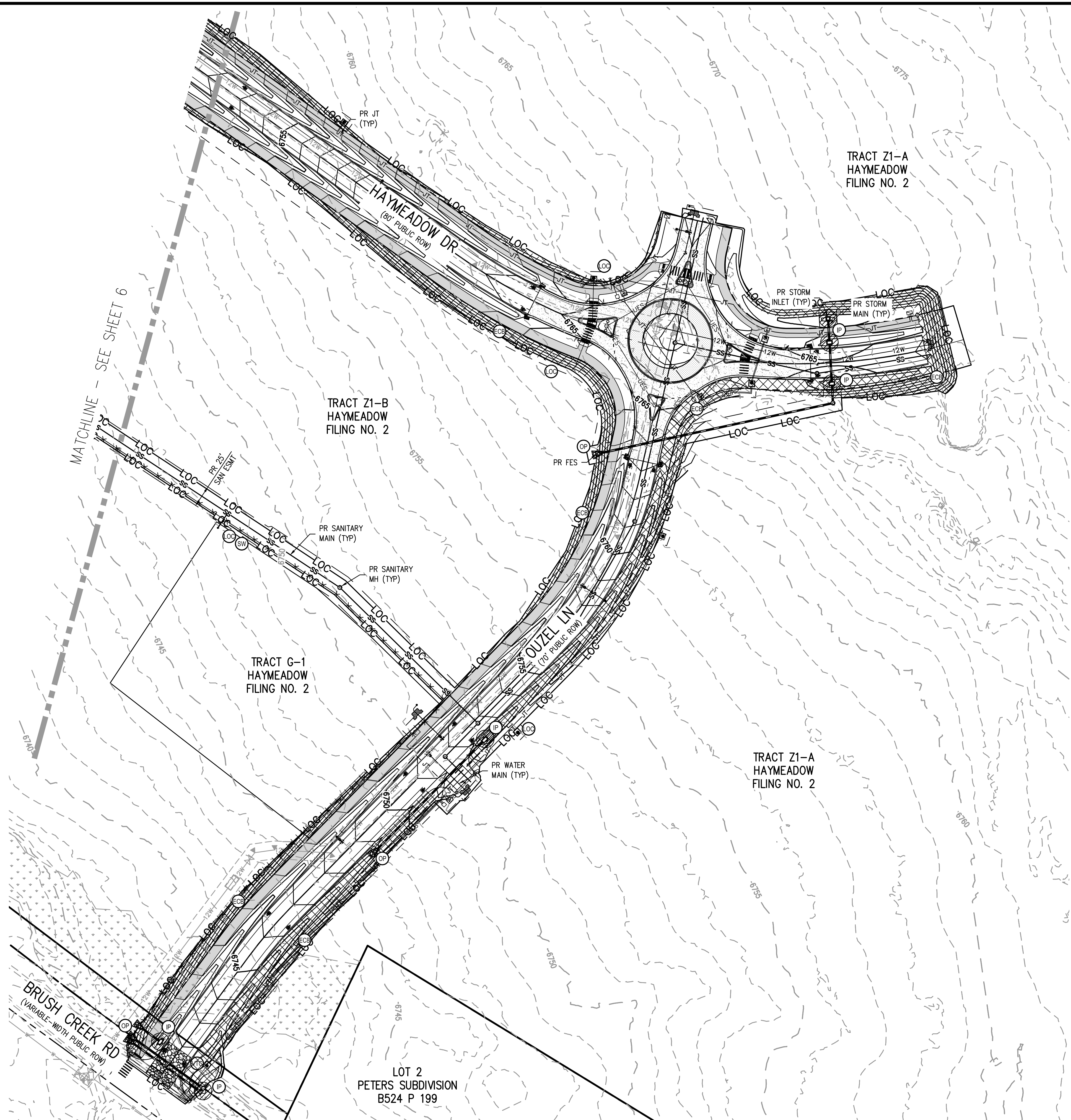
ABRIKA PROPERTIES

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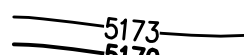



















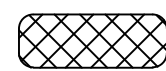
PROJECT #: 240804  
SHEET NUMBER  
**6**  
6 OF 10





**KEY MAP**  
SCALE: 1" = 800'

LEGEND:

PROPERTY BOUNDARY	
RIGHT OF WAY	
EXISTING CONTOURS	
PROPOSED CONTOURS	
LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE	 — 
STRAW WADDE	 — 
STABILIZED STAGING AREA	 
VEHICLE TRACKING CONTROL	 
CONCRETE WASHOUT AREA	 
SOIL STOCKPILE	 
CONSTRUCTION TRAILER	 
INLET PROTECTION	 
OUTLET PROTECTION	 
EROSION CONTROL BLANKET	 

TOWN OF EAGLE EROSION CONTROL NOTES:

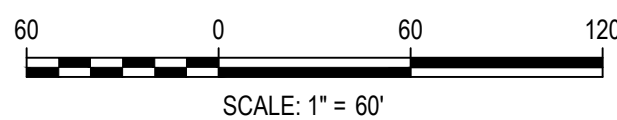
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IF A SEPARATE CASDP (EC PERMIT) IS NOT REQUIRED, THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL POTENTIAL POLLUTANTS GENERATED DURING DEMOLITION OR CONSTRUCTION WORK ASSOCIATED WITH THIS PROJECT, BE PREVENTED FROM DISCHARGE TO STORMWATER CONVEYANCE SYSTEMS IN THE VICINITY OF THIS PROJECT SITE IN ACCORDANCE WITH THE FOLLOWING:

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING, OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM, RECEIVING WATERS, WATERWAYS, WETLANDS, AND/OR OTHER PUBLIC OR PRIVATE PROPERTIES, RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
2. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN THE FLOW LINES STORM DRAINAGE APPURTENANCES, AND PUBLIC RIGHTS OF WAYS OF THE CITY AND COUNTY OF DENVER AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. ALL REMOVALS SHALL BE CONDUCTED IN A TIMELY MANNER.
3. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
4. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND KEPT IN PLACE THROUGHOUT THE DURATION OF THIS PROJECT. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IMMEDIATELY UPON DISCOVERY OF ANY DEFICIENCY OR DEFECT.
5. SILT FENCE (SF) MAY BE REPLACED BY SEDIMENT CONTROL LOGS (SCL) AT THE CONTRACTORS DISCRETION.
6. INDIVIDUAL BMP'S MAY BE REQUIRED AT A PLOT PLAN LEVEL.
7. TRENCHES THAT MUST BE LEFT OPEN DURING NON-WORKING HOURS SHALL BE COVERED WITH SUITABLE MATERIALS AND/OR BARRICADED.



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## ABRIKA PROPERTIES

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PROJECT #: 240804  
SHEET NUMBER

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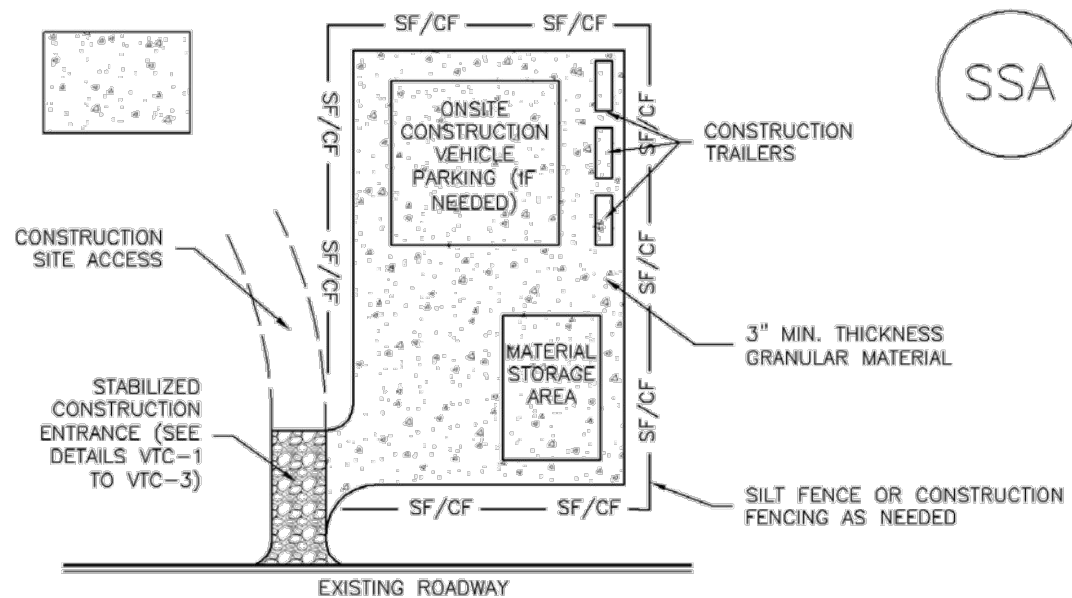
7 OF 10



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PLOT DATE: 04/22/25 4:29:22P BY: COLTON HOEHEVAR

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR  
-LOCATION OF STAGING AREA(S).  
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

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

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Urban Storm Drainage Criteria Manual Volume 3 SSA-3

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

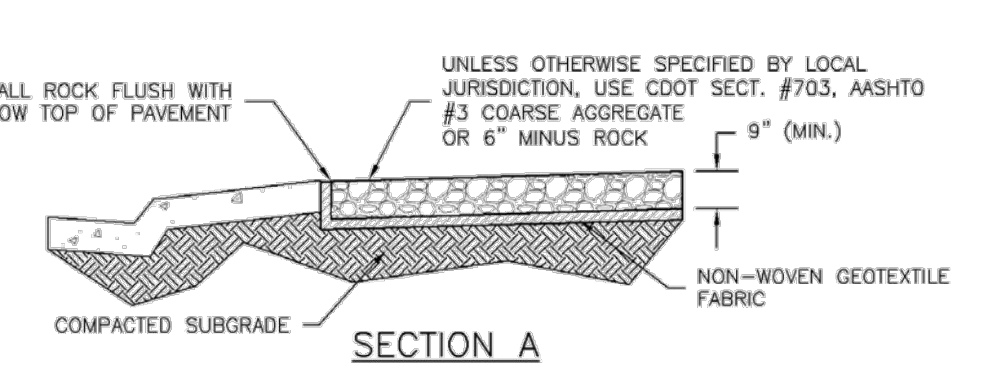
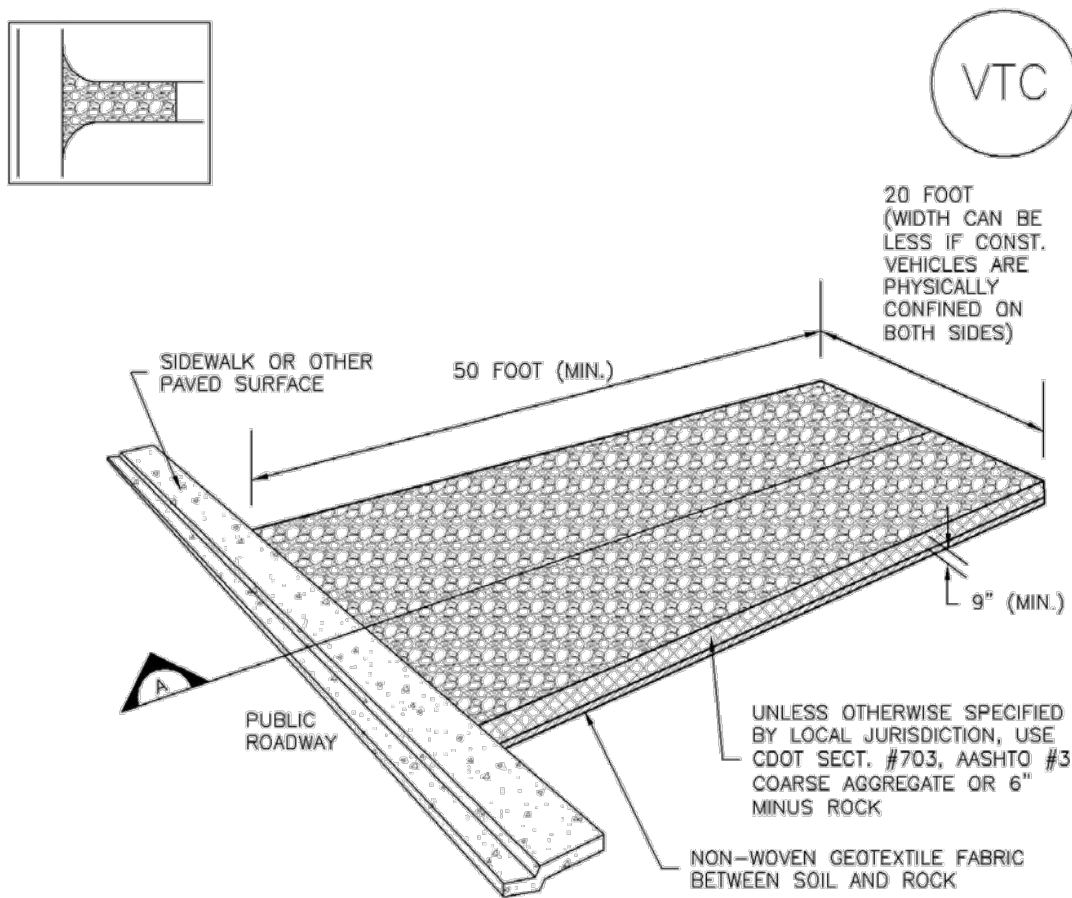
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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

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

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

Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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Urban Storm Drainage Criteria Manual Volume 3 VTC-3

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR  
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).  
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

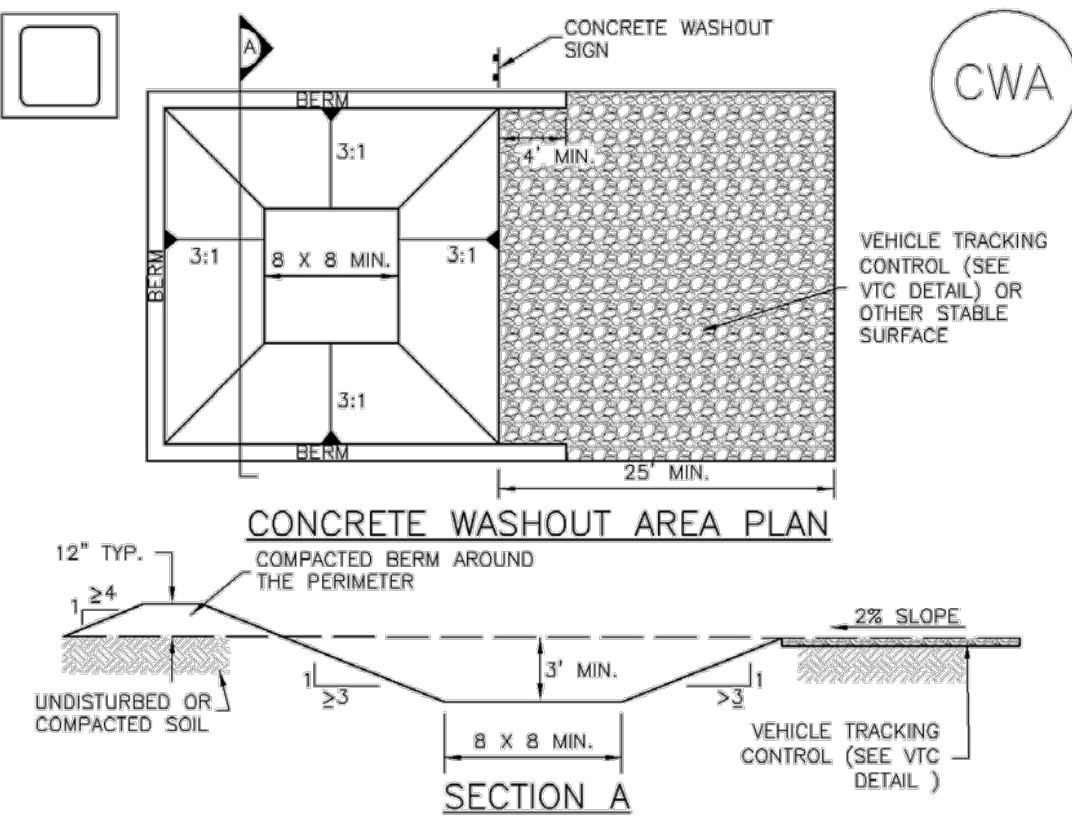
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

Concrete Washout Area (CWA) MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:  
-CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' 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 (1.5 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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Urban Storm Drainage Criteria Manual Volume 3 CWA-3

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

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

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



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ABRIKA PROPERTIES

HAYMEADOW FILING 2 - PHASES 2 & 4  
GRADING, EROSION & SEDIMENT CONTROL DETAILS

PROJECT #: 240804  
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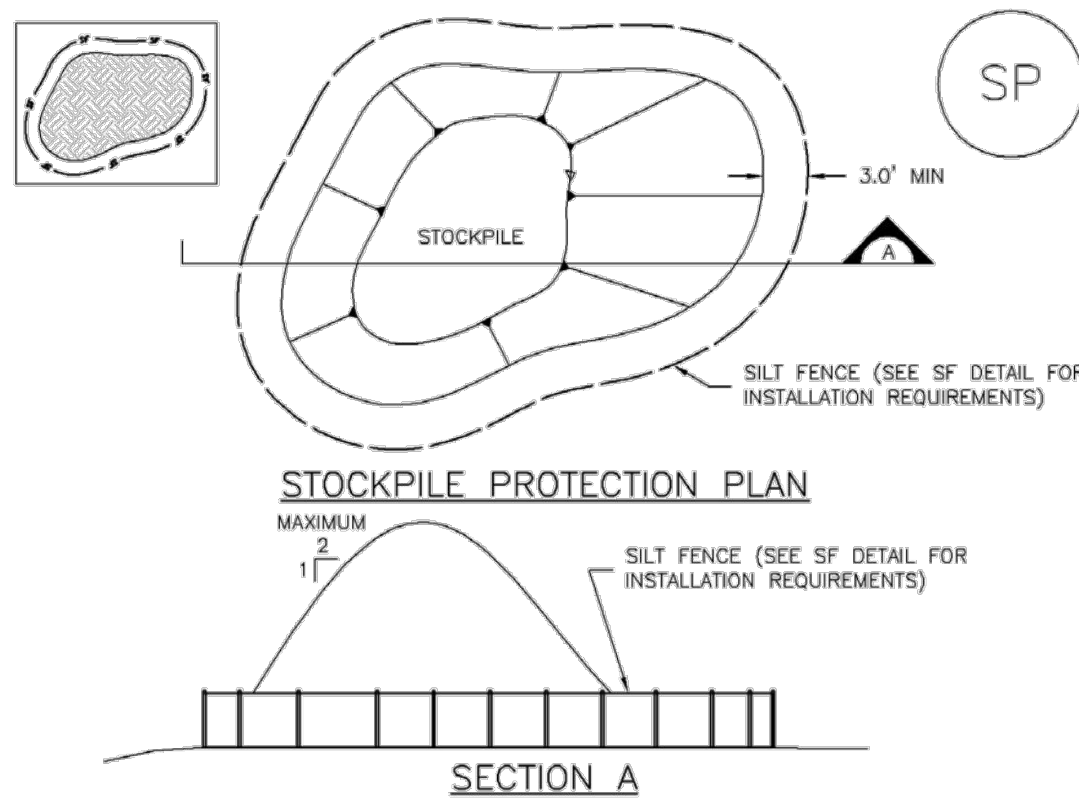
8 OF 10



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FILE PATH: P:\2024\240804\ENGINEERING\ONPHASE 2 & 4\ITESC - DETAILS - PHASE 2 & 4.DWG LAYOUT: LAYOUT1 (2)  
PLOTTED: TUE 04/22/25 4:29:25P BY: COLTON HOCHAVAR

Stockpile Management (SP) MM-2



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

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

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MM-2 Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

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

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

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

STOCKPILE PROTECTION MAINTENANCE NOTES

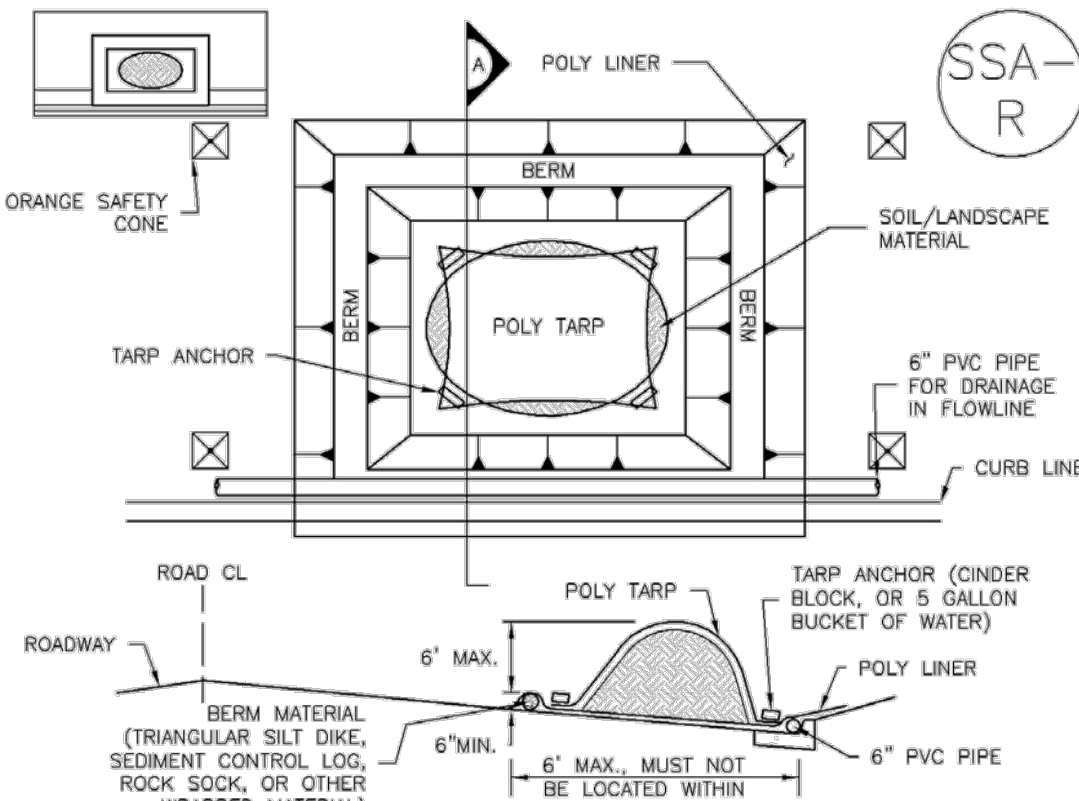
- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
- STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

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

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

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Stockpile Management (SP) MM-2



SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAY INSTALLATION NOTES

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

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MM-2 Stockpile Management (SM)

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

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

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

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

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

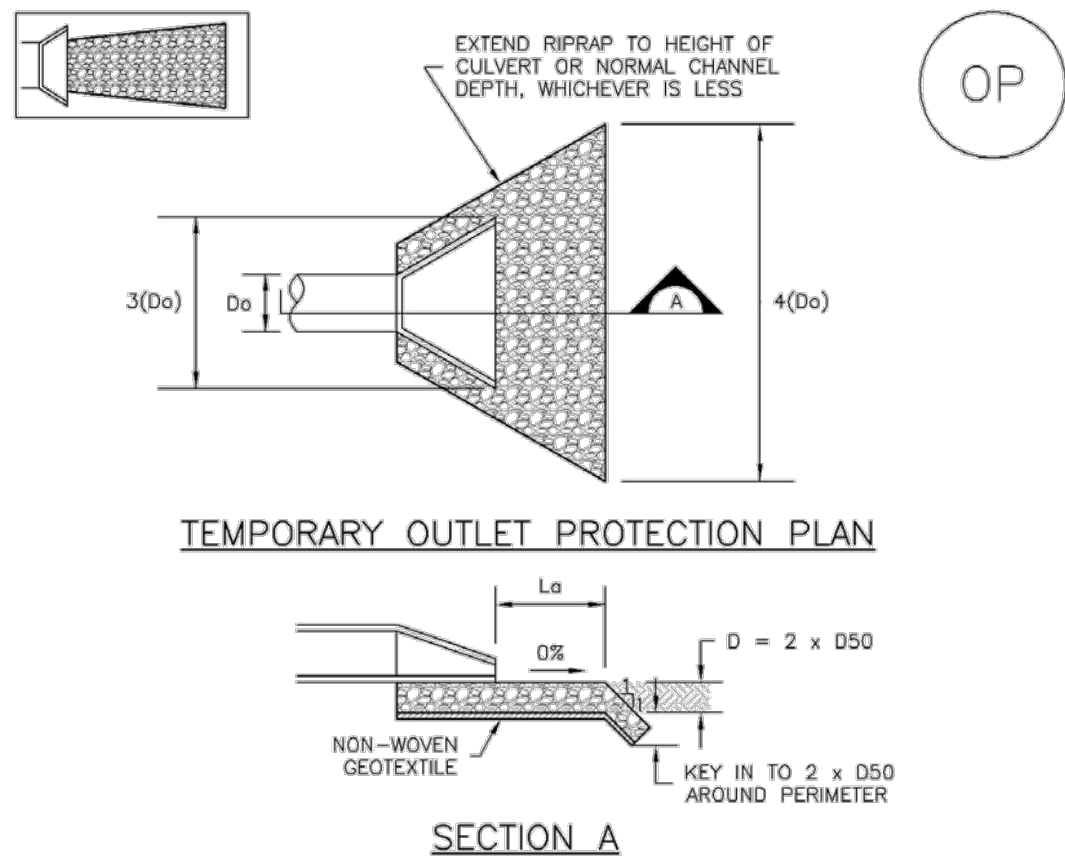
- CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.

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

(DETAILS ADAPTED FROM AURORA, COLORADO)

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EC-8 Temporary Outlet Protection (TOP)



OP-1. TEMPORARY OUTLET PROTECTION

TABLE OP-1. TEMPORARY OUTLET PROTECTION SIZING TABLE				
PIPE DIAMETER, Do (INCHES)	DISCHARGE, Q (CFS)	APPROX LENGTH, La (FT)	RIPRAP D50 DIAMETER MIN (INCHES)	
8	2.5	5	4	6
	5	10	4	6
12	5	10	4	6
	10	13	6	6
18	10	10	6	6
	20	16	12	12
	30	23	12	12
	40	26	16	16
24	30	16	9	9
	40	26	9	9
	50	26	12	12
	60	30	16	16

OP-1. TEMPORARY OUTLET PROTECTION

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

Temporary Outlet Protection (TOP) EC-8

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
  - LOCATION OF OUTLET PROTECTION.
  - DIMENSIONS OF OUTLET PROTECTION.

- DETAIL IS INTENDED FOR PIPES WITH SLOPE < 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.

- TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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

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

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

(DETAILS ADAPTED FROM AURORA, COLORADO AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)

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



Know what's below.  
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CHECKED BY:  
DRAWN BY:

ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS



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ABRIKA PROPERTIES

HAYMEADOW FILING 2 - PHASES 2 & 4  
GRADING, EROSION & SEDIMENT CONTROL DETAILS

PROJECT #: 240804  
SHEET NUMBER

9

9 OF 10



