



STORMWATER MANAGEMENT PLAN FOR VOLLMER RV STORAGE

Prepared For:

Scott Belknap
3603 First Light Drive
Castle Rock, CO 80109
(719) 322-3556

Contractor Information

Name: _____
Company: _____
Address: _____

Qualified Stormwater Manager

Name: _____
Company: _____
Address: _____

Prepared By:

JR Engineering, LLC
5475 Tech Center Drive, Suite 235
Colorado Springs, Colorado 80919
(303) 267-6178
Contact: Ryan Burns

JR Project No. 25251.00

June 22, 2022

PPR-2245



PPR-XX-XXX

ENGINEER OF RECORD:

The Stormwater Management 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 and State for Stormwater Management Plans.

Ryan Burns, P.E. Date
Registered Professional Engineer
State of Colorado No. 0054412
For and on behalf of JR Engineering, LLC.

REVIEW ENGINEER:

The Stormwater Management Plan was reviewed and found to meet the checklist requirements except where otherwise noted or allowed by an approved deviation request.

Review Engineer Date

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- B. Soils Map
- C. GEC Plans and Details
- D. SWMP Checklist

Add Appendix for Stormwater Inspection Form

1. Applicant / Contact Information

Owner/Developer: Scott Belknap
3603 First Light Drive
Castle Rock, CO 80109
(719) 322-3556

Engineer: JR Engineering, LLC
5475 Tech Center Drive, Suite 235
Colorado Springs, CO 80919
Attn: Ryan Burns (303) 267-6178
rburns@jrengineering.com

SWMP Administrator: Contractor

Contractor: To Be Determined

2. Site Description and Location

Vollmer Road RV Storage herein known as “the site” is located in Section 34, Township 12 South, and Range 65 West of the 6th Principal Meridian. The site is bound on the northwest by existing Vollmer Road. The property is bound to the east by the Sterling Ranch Filing 1 and by Lots B and C of the Mc Clintock Station Subdivision to the south. Vollmer Road RV Storage lies within the Sand Creek Drainage Basin. Flows from this site are tributary to Sand Creek. A vicinity map is presented in Appendix A.

The subject site is currently undeveloped, consisting of sparse native vegetation coverage. In general, the site slopes from the northwest to the south east at slopes ranging from ~2-8% towards the neighboring properties to the south.

The project site is approximately 4.15 acres and is located to the east of Vollmer Road, within the unincorporated area of El Paso County, Colorado. Improvements proposed for the site includes recycled asphalt drives and parking, fencing, storm drainage improvements, drainage swales, and a full-spectrum water quality and detention pond.

Site details:

- a. Estimated area to undergo disturbance: 4.64 acres
- b. Per a NRCS web soil survey, the site is made up of Type B soils. Type B soils have a moderate infiltration when thoroughly wet. A NRCS soil survey map has been presented in Appendix B. BMPs will be installed and maintained to mitigate adverse impacts due to soil erosion.
- c. Existing vegetation: An aerial survey was used to determine percent cover of native meadow grasses (approximately 60% coverage).
- d. There are no streams that cross the project area.
- e. Location and description of potential pollution sources: Potential sources of pollution include:

- Vehicle, equipment maintenance, and fueling – all designated fueling and maintenance areas shall be located a minimum of 100 feet from any drainage course whenever possible. If the fueling area is located on a pervious surface, the area shall be covered with a non-pervious lining so as to prevent soil contamination by way of infiltration. Any spillage shall be cleaned up immediately.
- All exposed and stored soils – all exposed soils will be seeded and mulched upon completion of construction within the vicinity. Silt fence will be utilized to contain sediment deposited by runoff until seeding can take. Silt fence or a similar barrier should be installed as needed around long-term stockpiles (30 days+). Vehicle Tracking Control should be installed at access points to minimize sediment deposition from vehicles exiting the site.
- Vehicle tracking of sediments – if sediment is tracked onto the street, a reasonable attempt shall be made to clean up sediment and mud deposits as soon as possible. A street sweeper may be used as necessary. Vehicle Tracking Control shall be installed at all vehicular access points to the site.
- Management of contaminated soils – appropriate measures will be taken to clean up the cause of the contaminated soil. All contaminated soils must be disposed of offsite in an appropriate manner.
- Vehicle, equipment maintenance, and fueling – all designated fueling and maintenance areas shall be located a minimum of 100 feet from any drainage course whenever possible. If the fueling area is located on a pervious surface, the area shall be covered with a non-pervious lining so as to prevent soil contamination by way of infiltration. Any spillage shall be cleaned up immediately.
- On-site waste management practices (waste piles, liquid wastes, dumpsters, etc.) – dumpsters will be utilized as needed to remove trash from the site. Any waste material found on-site or generated by construction activities will be disposed of in a manner that prevents polluting of storm water discharges. In the event that waste is to be stored on-site, it shall be in an area located a minimum of 100 feet from any drainage course whenever possible. Whenever waste is not stored in a non-porous container, it shall be in an area enclosed by a 12-inch high compacted earthen ridge. If the enclosed waste area is located on porous soil, the area shall be covered with a non-porous lining to prevent soil contamination. Whenever precipitation is predicted, the waste shall be covered with a non-porous cover, anchored on all sides to prevent its removal by wind, in order to prevent precipitation from leaching out potential pollutants from the waste.
- Non-industrial waste sources such as worker trash and portable toilets – all portable toilets should be kept a minimum of 10 feet from stormwater inlets and 50 feet from state waters. They will be secured at all four corners to prevent overturning and cleaned on a weekly basis. They will be inspected daily for spills.

The locations of these sources are shown in the GEC plans in Appendix C or will

- be determined by the contractor.
- f. Spill prevention and pollution controls for dedicated batch plants: Not applicable for this site since there will be no dedicated batch plants.
- g. Location and description of anticipated non-stormwater components of discharge: A potential source of non-stormwater discharge could be the irrigation of permanent seeding (PS). Irrigation will be kept at a rate so as to not create runoff.
- h. Ultimate receiving waters: Sand Creek

Include if there are any stream crossings in the site.

3. Proposed Sequence of Major Activities

The project will follow standard construction sequences for construction, i.e., grading, utility installation, street paving, and landscaping. The contractor will be responsible for implementing and maintaining the erosion and sediment control measures described in this document and the accompanying design drawings. The contractor may designate these tasks to certain subcontractors as they see fit, but the ultimate responsibility for implementing these controls and their proposed function at each phase of the project remains with the contractor. The order of major activities (with estimated completion dates) will be as follows:

Or add a bullet stating that no streams cross the Site.

1. Install VTC and other perimeter soil erosion control measures (Spring 2023).
2. Install/grade temporary sediment basin (Spring 2023).
3. Clear and rough grade for improvements (Spring 2023).
4. Fine grading and placement of gravel parking area and paving (Spring 2023).
5. Install landscaping/vegetated surface treatments (Spring 2023).
6. Clean up and final stabilization (Spring 2023).
7. Remove BMPs once final stabilization is achieved (Spring 2024)

*** Total construction timeframe < 1 month, with the exception of establishing vegetation. Site does not require a phasing plan.*

4. BMPs for Stormwater Pollution Prevention

See GEC plans in Appendix C for BMP locations and detail sheets.

- a. Erosion and Sediment Controls
 - i. Structural BMPs:
 1. Temporary sediment basins and permanent detention pond (SBs) to collect runoff before it enters receiving waters
 2. Silt fence (SF) along downstream limits of disturbed areas to filter sediment from runoff
 3. Construction marker (CM) to identify limits of construction (LOC)
 4. Vehicle tracking control (VTC) at site entrance to prevent sediment from leaving the site via vehicle tires
 5. Erosion control blanket (ECB) placed on any slopes of 3:1 or greater, including the sides of sediment basins

6. Inlet protection (IP) around culvert entrances
 7. Outlet protection (OP) at culvert outlets
 8. Check Dam (CD) to counteract erosion by reducing energy
 9. Site grading around entire stockpile area, all road slope toward detention pond. No developed storm water offsite.
 10. Temporary stock pile and permanent stock pile (TSP) to consolidate materials such as topsoil in a controlled area bounded by silt fence
 11. Stabilized staging area (SSA) near site entrance to consolidate construction equipment in a stabilized location
 12. Concrete washout area (CWA) to allow a controlled area for concrete trucks to be washed
- ii. Non-structural BMPs:
 1. Permanent seeding (PS) to stabilize disturbed areas
- b. Materials Handling and Spill Prevention
- i. General Materials Handling Practices:
 1. Potential pollutants shall be stored and used in a manner consistent with the manufacturer's instructions in a secure location. To the extent practical, material storage areas should not be located near storm drain inlets and should be equipped with covers, roofs, or secondary containment as required to prevent storm water from contacting stored materials. Chemicals that are not compatible shall be stored in segregated areas so that spilled materials cannot combine and react.
 2. Disposal of materials shall be in accordance with the manufacturer's instructions and applicable local, state, and federal regulations.
 3. Materials no longer required for construction shall be removed from the site as soon as possible.
 4. Adequate garbage, construction waste, and sanitary waste handling and disposal facilities shall be provided as necessary to keep the site clear of obstruction and BMPs clear and functional.
 - ii. Specific Materials Handling Practices
 1. All pollutants, including waste materials and demolition debris, that occur onsite during construction shall be handled in a way that does not contaminate storm water.
 2. All chemicals including liquid products, petroleum products, water treatment chemicals, and wastes stored onsite shall be covered and protected from vandalism.
 3. Maintenance, fueling, and repair of all equipment and vehicles involving oil changes, hydraulic system drain down, degreasing operations, fuel tank drain down and removal, and other activities which may result in the accidental release of contaminants, shall be conducted under cover during wet weather and on an impervious surface to prevent release of contaminants onto the ground. Materials spilled during maintenance operations shall be cleaned up immediately and properly disposed of. There will be no batch plants onsite.

4. Wheel wash water shall be settled and discharged onsite by infiltration.
 5. Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and at application rates that will not result in loss of chemical to storm water runoff. Follow manufacturer's recommendations for application rates and procedures.
 6. pH-modifying sources shall be managed to prevent contamination of runoff and storm water collected onsite. The most common sources of pH-modifying materials are bulk cement, cement kiln dust (CKD), fly ash, new concrete washing and curing waters, waste streams generated from concrete grinding and sawing, exposed aggregate processes, and concrete pumping and mixer washout waters.
- iii. Spill Prevention and Response Procedures
1. The primary objective in responding to a spill is to quickly contain the material(s) and prevent or minimize their migration into storm water runoff and conveyance systems. If the release has impacted onsite storm water, it is critical to contain the released materials onsite and prevent their release into receiving waters.
 2. Spill Response Procedures:
 - a. Notify site superintendent immediately when a spill, or the threat of a spill, is observed. The superintendent shall assess the situation and determine the appropriate response.
 - b. If spills represent an imminent threat of escaping onsite facilities and entering the receiving waters, site personnel shall respond immediately to contain the release and notify the superintendent after the situation has stabilized.
 - c. The site superintendent, or his/her designee, shall be responsible for completing a spill reporting form and for reporting the spill to the appropriate agency.
 - d. Spill response equipment shall be inspected and maintained as necessary to replace any materials used in spill response activities.
 3. Spill kits shall be on-hand at all fueling sites. Spill kit location(s) shall be reported to the SWMP administrator.
 4. Absorbent materials shall be on-hand at all fueling areas for use in containing inadvertent spills. Containers shall be on-hand at all fueling sites for disposal of used absorbents.
 5. Recommended components of spill kits include the following:
 - a. Oil absorbent pads (one bale)
 - b. Oil absorbent booms (40 feet)
 - c. 55-gallon drums (2)
 - d. 9-mil plastic bags (10)
 - e. Personal protective equipment including gloves and goggles
 6. Concrete wash water: unless confined in a pre-defined, bermed

containment area, the cleaning of concrete truck delivery chutes is prohibited at the job site.

7. Notification procedures:
 - a. In the event of an accident or spill, the SWMP administrator shall be notified.
 - b. Depending on the nature of the spill material involved, the Colorado Department of Public Health and Environment (24-hour spill reporting line: 887-518-5608), downstream water users, or other agencies may also need to be notified.
 - c. Any spill of oil which 1) violates water quality standards, 2) produces a “sheen” on a surface water, or 3) causes a sludge or emulsion, or any hazardous substance release, or hazardous waste release which exceeds the reportable quantity, must be reported immediately by telephone to the National Response Center Hotline at (800) 424-8802.

5. Final Stabilization and Long-Term Stormwater Management

- a. This site does not rely on control measures owned or operated by another entity.
- b. Permanent seeding will be provided to achieve long-term stabilization of the site.
- c. Seed Mix: “Foothills” or approved equal.
- d. Seeding Application Rate: Drill seed 0.25” to 0.5” into the soil. In small areas not accessible to a drill, hand broadcast at double the rate and rake 0.25” to 0.5” into the soil. Apply seed at the following rates:
 - i. Dryland: 20-25 lbs/acre
 - ii. Irrigated: 40 lbs/acre
- e. Soil stabilization Practices:
 - i. Mulching Application: Apply 1-1/2 tons of certified weed free hay per acre mechanically crimped into the soil in combination with an organic mulch tackifier. On slopes and ditches requiring a blanket, the blanket shall be placed in lieu of much and mulch tackifier.
- f. Soil Conditioning and Fertilization Requirements:
 - i. Soil conditioner, organic amendment shall be applied to all seeded areas at 3 CY / 1000 SF.
 - ii. Fertilizer shall consist of 90% fungal biomass (mycelium) and 10% potassium-magnesia with a grade of 6-1-3 or approved equal. Fertilizer shall be applied as recommended by seed supplier.
- g. A full spectrum extended basin detention pond will provided long-term stormwater management of the site. This pond will provide better control of the of the runoff rates over an extended period of time (up to 72 hours). A trickle channel will be place within the pond/basin to improve the water quality and aesthetic value.
- h. Final stabilization is reached when all soil-disturbing activities at the site have been completed, and uniform vegetative cover has been established with an individual plan density of at least 70 percent of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods have been employed.

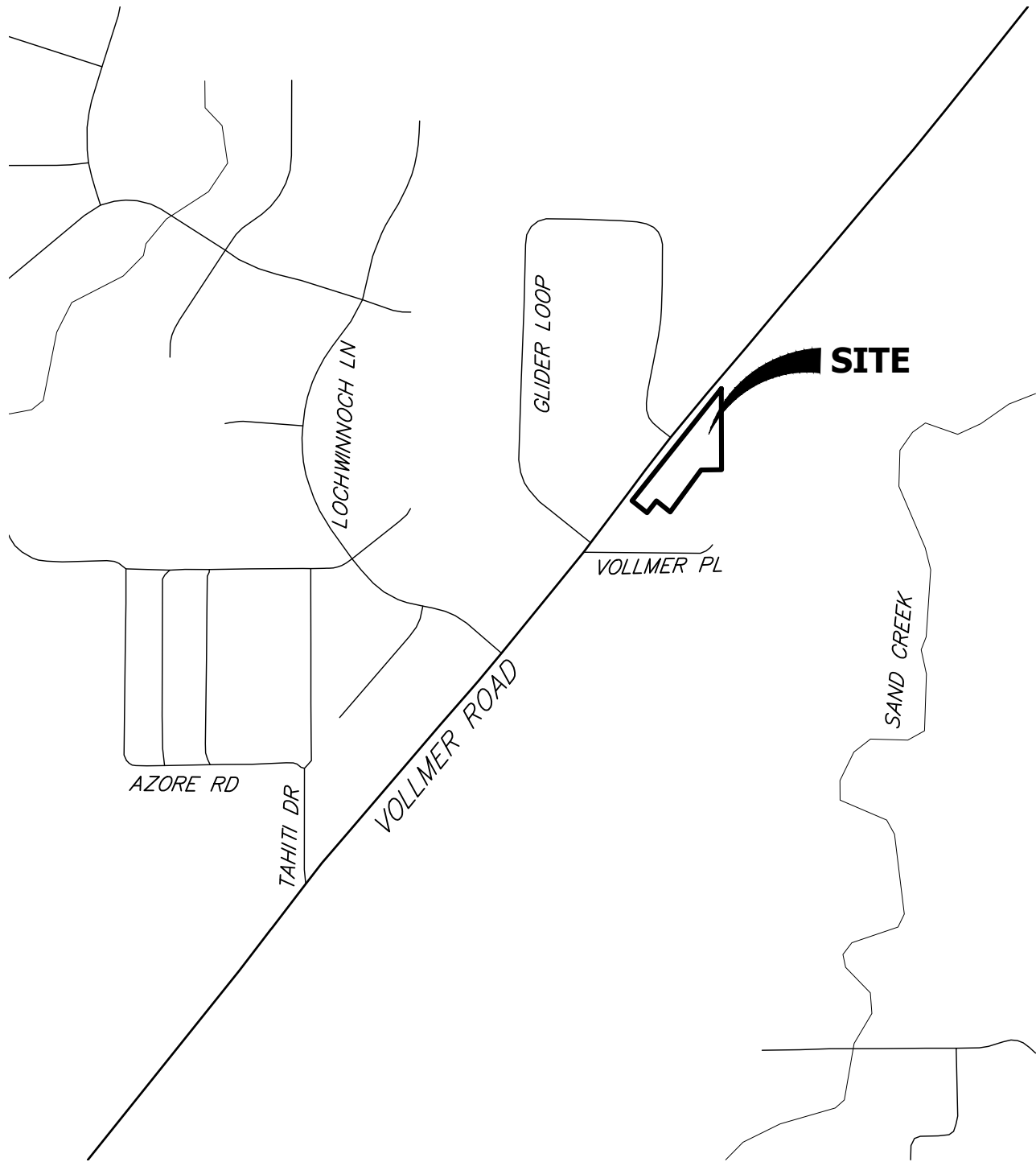
- i. The contractor will be responsible for any re-excavation of sediment and debris that collects in the basin depression required to ensure that the basin meets the design grades following construction. The storm lines shall also be cleaned and free of sediment once the site becomes stabilized.
- j. The QSM will be sufficiently qualified for the required duties per the ECM appendix I.5.2.A.

6. Inspection and Maintenance

- a. Inspection Schedules:
 - i. The contractor shall inspect BMPs once every 14 days at a minimum, and immediately (within 24 hours) after any precipitation or snowmelt event that causes surface erosion (i.e. that results in storm water running across the ground), to ensure that BMPs are maintained in effective operating condition.
- b. Inspection Procedures:
 - i. Site Inspection / Observation Items:
 - 1. Construction site perimeter and discharge points
 - 2. All disturbed areas
 - 3. Areas used for material / waste storage that are exposed to precipitation
 - 4. Other areas having a significant potential for storm water pollution, such as demolition areas or concrete washout areas, or locations where vehicles enter or leave the site
 - 5. Erosion and sediment control measures identified in the SWMP
 - 6. Any other structural BMPs that may require maintenance, such as secondary containment around fuel tanks, or the conditions of spill response kits.
 - ii. Inspection Requirements:
 - 1. Determine if there is any evidence of, or potential for, pollutants entering the receiving waters.
 - 2. Review BMPs to determine if they still meet design and operational criteria in the SWMP, and if they continue to adequately control pollutants at the site.
 - 3. Upgrade and/or revise any BMPs not operating in accordance with the SWMP and update the SWMP to reflect any revisions.
 - iii. BMP Maintenance / Replacement and Failed BMPs:
 - 1. The contractor shall remove sediment that has been collected by perimeter controls, such as silt fence and inlet protection, on a regular basis to prevent failure of BMPs, and remove potential of sediment from being discharged from the site in the event of BMP failure.
 - 2. Removed sediment must be moved to an appropriate location where it will not become an additional pollutant source, and should never be placed in ditches or streams.
 - 3. The contractor shall update the GEC as required with any new

- BMPs added during the construction period.
4. The contractor shall address BMPs that have failed or have the potential to fail without maintenance or modifications, as soon as possible, immediately in most cases, to prevent discharge of pollutants.
- iv. Record Keeping and Documenting Inspections:
1. The contractor shall maintain records of all inspection reports, including signed inspection logs, at the project site.
 2. The permittee shall document inspection results and maintain a record of the results for a period of 3 years following expiration or inactivation of permit coverage.
 3. Site inspection records shall include the following:
 - a. Inspection date
 - b. Name and title of personnel making the inspection
 - c. Location of discharges of sediment or other pollutants from the site
 - d. Location(s) of BMPs in need of maintenance
 - e. Location(s) of BMPs that failed to operate as designed or proved inadequate for a particular location
 - f. Location(s) where additional BMPs are needed that were not in place at the time of inspection
 - g. Deviations from the minimum inspection schedule
- v. The SWMP should be viewed as a “living document” that is continuously being reviewed and modified as a part of the overall process of evaluating and managing stormwater quality issues at the site. The QSM shall amend the SWMP when there is a change in design, construction, O&M of the site which would require the implementation of the new or revised BMPs or if the SWMP proves to be ineffective in achieving the general objectives of controlling pollutants in stormwater discharges associated with construction activity or when BMPs are no longer necessary and are removed.

APPENDIX A – VICINITY MAP



ORIGINAL SCALE: 1" = 1000'

VICINITY MAP
 VOLLMER RV STORAGE
 JOB NO. 25251.00
 02/22/2022
 SHEET 1 OF 1



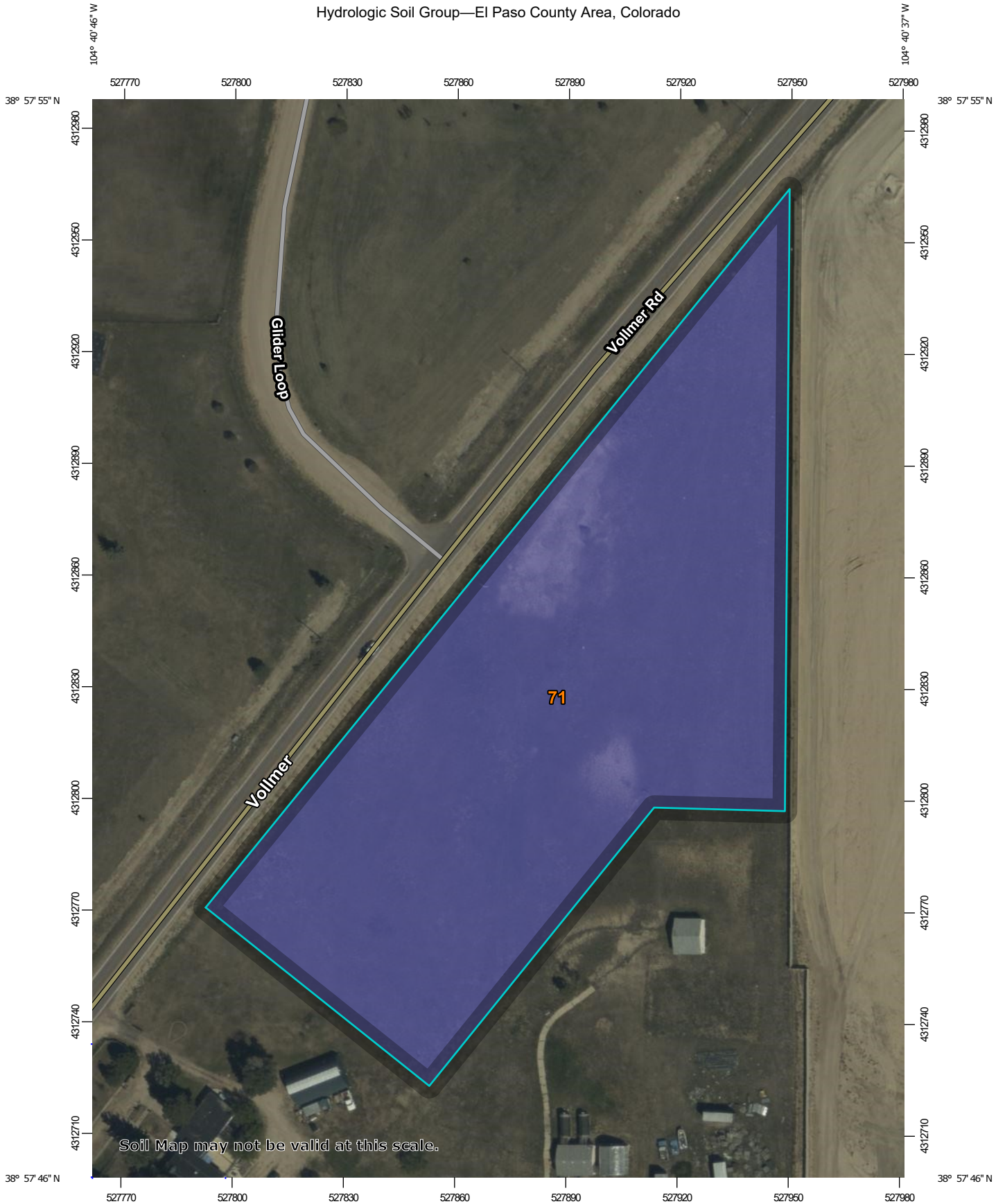
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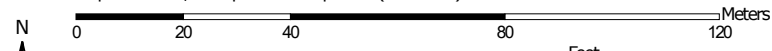
APPENDIX B – SOILS MAP

Hydrologic Soil Group—El Paso County Area, Colorado



Soil Map may not be valid at this scale.

Map Scale: 1:1,410 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points






-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
 Survey Area Data: Version 19, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2018—Oct 20, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
71	Pring coarse sandy loam, 3 to 8 percent slopes	B	4.0	100.0%
Totals for Area of Interest			4.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX C – GEC PLANS AND DETAILS

VOLLMER RV STORAGE

SECTION 34, TOWNSHIP 12 SOUTH AND RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF EL PASO

STATE OF COLORADO

GRADING AND EROSION CONTROL PLAN

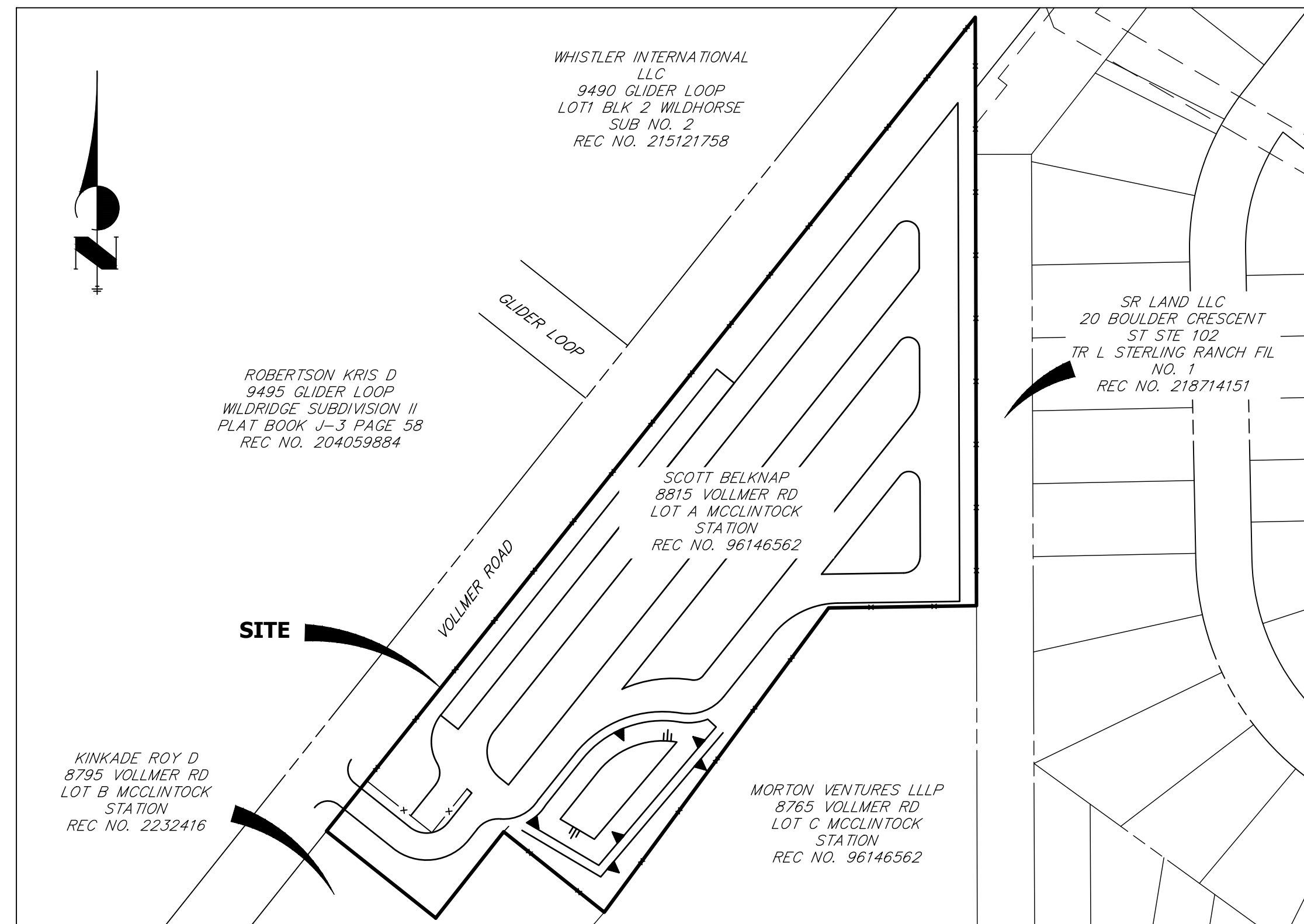
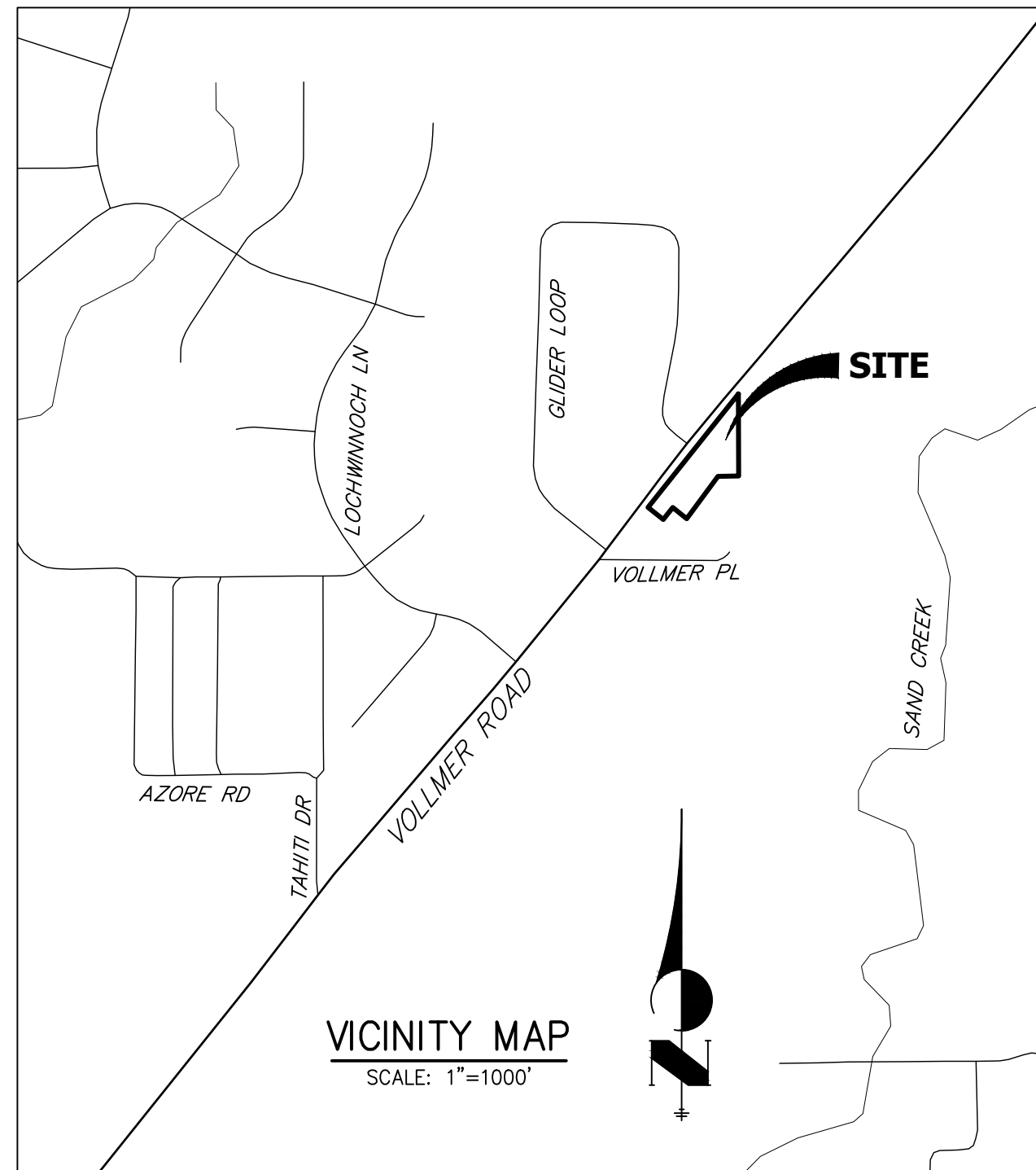


Know what's below.
Call before you dig.

GRADING AND EROSION CONTROL STANDARD NOTES

- 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 FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED 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 STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE 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. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- 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. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS 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 CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS 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 OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY NRCS SOIL SURVEY AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (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 (SWMP), 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



SITE MAP

SCALE: 1"=1000'

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENT OF THE GRADING AND EROSION CONTROL PLANS.

SCOTT BELKNAP DATE

3603 FIRST LIGHT DRIVE
CASTLE ROCK, CO 80109

CONTACTS:

OWNER/DEVELOPER ATTN: SCOTT BELKNAP
3603 FIRST LIGHT DRIVE
CASTLE ROCK, CO 80109
P~(719) 322-3556

ENGINEER/SURVEYOR JR ENGINEERING LLC
ATTN: RYAN E. BURNS
5475 TECH CENTER DRIVE, SUITE 235
COLORADO SPRINGS, CO 80919
P~(303) 267-6178

ELECTRIC DEPARTMENT MOUNTAIN VIEW ELECTRIC
11140 E. WOODMAN ROAD
FALCON, CO 80831
(719) 495-2283

SHEET INDEX:

- COVER SHEET
- LEGEND
- EROSION CONTROL PLAN
- 5: POND DETAILS
- 6-7: GEC DETAILS

EL PASO COUNTY STATEMENT

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 MANUAL VOLUMES 1 AND 2, 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 DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. DATE

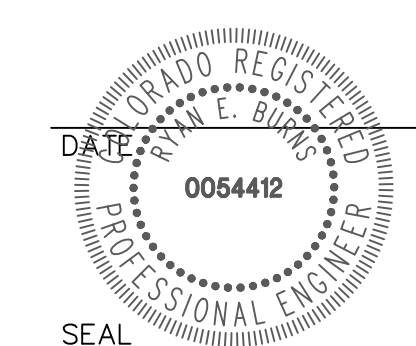
COUNTY ENGINEER/ECM ADMINISTRATOR

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 ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLANS.

SIGNATURE

PRINTED NAME

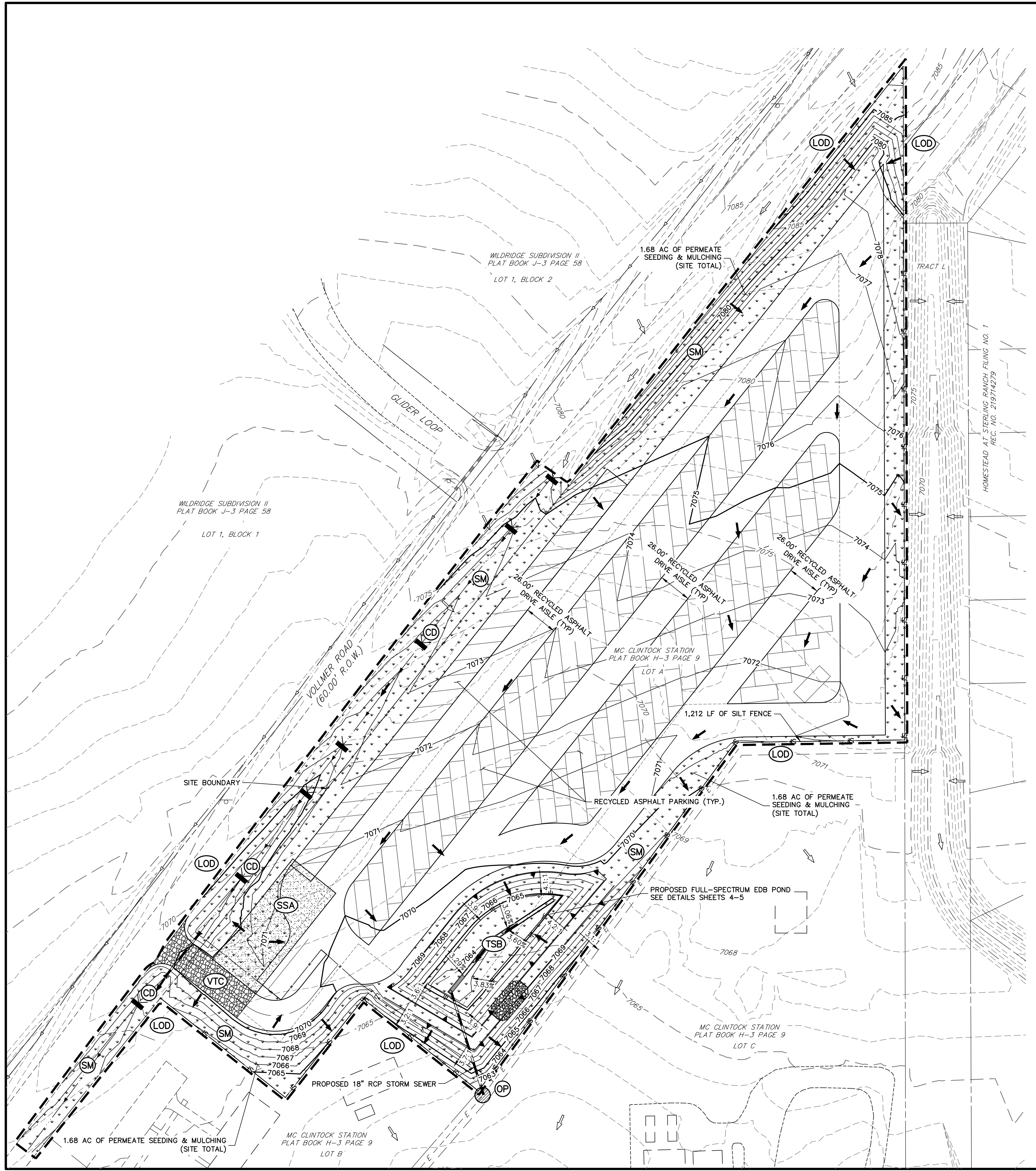


BY	DATE	REVISION	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
			N/A	N/A	N/A	N/A				
							06/24/22			

VOLLMER RV STORAGE

COVER SHEET

SHEET 1 OF 7
JOB NO. 25251.00

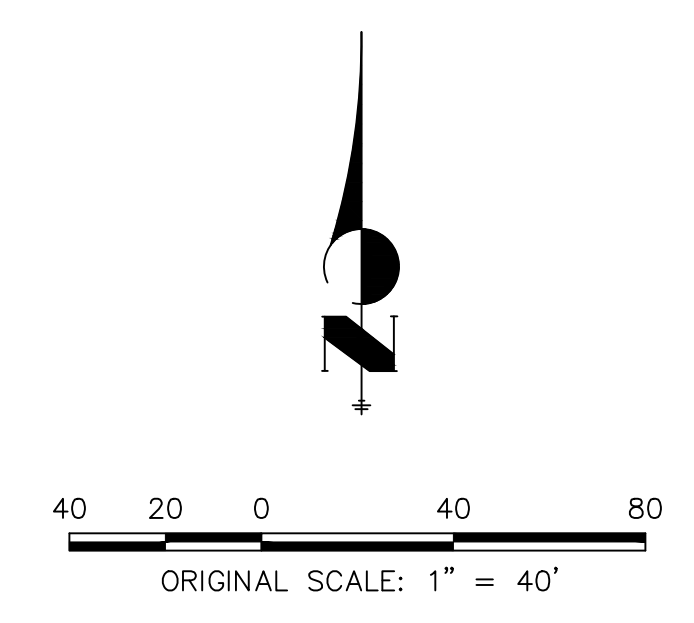


LEGEND

SILT FENCE	(SF)	— SF —	PROPOSED FLOW PATH	→
STABILIZED STAGING AREA	(SSA)	[Pattern]	EXISTING FLOW PATH	⇨
VEHICLE TRACKING CONTROL	(VTC)	[Pattern]	LIMITS OF CONSTRUCTION/ DISTURBANCE	(LOD) [Dashed Line]
CONCRETE WASHOUT AREA	(CWA)	[Pattern]	PERMANENT SEEDING AND MULCHING	(SM) [Pattern]
OUTLET PROTECTION	(OP)	[Symbol]	TEMPORARY SEDIMENT BASIN	(TSB) [Symbol]
CHECK DAM	(CD)	[Symbol]		

GEC NOTES:

1. THE EXISTING VEGETATION ON THE SITE IS LIMITED DUE TO THE LOCATIONS ARID CLIMATE.
 2. THE INITIAL BMPs INCLUDE: SF, VTC, SSA, CD, AND TSB
- THE INTERIM BMPs INCLUDE: OP
- THE FINAL PHASE BMPs INCLUDE: SM AND REMOVAL OF TEMPORARY BMPs ONCE FINAL STABILIZATION IS COMPLETE



<p>VOLLMER RV STORAGE</p> <p>EROSION CONTROL PLAN</p>		<p>SHEET 3 OF 7</p> <p>JOB NO. 25251.00</p>
<p>H-SCALE 1" = 40'</p>	<p>V-SCALE N/A</p>	<p>DATE 06/24/22</p>
<p>DESIGNED BY AL</p>	<p>DRAWN BY AL</p>	<p>CHECKED BY</p>
<p>No. REVISION</p>	<p>BY</p>	<p>DATE</p>
<p>PREPARED FOR SCOTT BELKNAP 3603 FIRST LIGHT DRIVE CASTLE ROCK, CO 80109 (719) 322-3556 SCOTT.BELKNAP@YAHOO.COM</p>		
<p>J.R. ENGINEERING A Westman Company Central 303-740-9883 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>		
<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.</p>		

X:\25251\00\Drawings\Sheet\Drawings\GEC\25251100GEC01.dwg, GEC01, 6/20/2022 2:15:09 PM, CS

GENERAL STRUCTURE NOTES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OR COUNTY STANDARD CONSTRUCTION SPECIFICATIONS. EXCEPT AS SHOWN IN THE PLANS, STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT M-206-1, AND M-206-2 EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213

THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO A 1-800-922-1987 AT LEAST 2 DAYS (NOT INCLUDING THE DAY OF NOTIFICATION) PRIOR TO ANY EXCAVATION OF OTHER.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING ALL BRACING AND SHORING AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE EXCAVATION PROCEDURES INCLUDING ANY SHORING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION AS WELL AS ALL JOB SITE SAFETY & HEALTH PRECAUTIONS.

ALL SOILS WORK INCLUDING (BUT NOT LIMITED TO) PIER DRILLING AND CONSTRUCTION, SOILS EXCAVATION, FILL PLACEMENT, AND STRUCTURE BACKFILL SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT, UNLESS MORE STRINGENT REQUIREMENTS ARE PRINTED ON THE "IRRIGATION NOTES".

BACKFILL SHALL NOT BEGIN UNTIL CONCRETE WALLS REACH COMPRESSION STRENGTH AT LEAST 80 PERCENT OF THE REQUIRED 28 DAY STRENGTH, 0.8fc'.

REINFORCED CONCRETE:
 CLASS D CONCRETE: fc'=4,500 psi
 REINFORCING STEEL: fy=60,000 psi
 ALL CAST-IN-PLACE CONCRETE SHALL BE CLASS D UNLESS NOTED OTHERWISE.

REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 U.N.O.
 REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60.
 ALL REINFORCING, EXCEPT PIER REINFORCING, SHALL BE EPOXY COATED AND SHALL CONFORM TO ASTM A775.
 ALL REINFORCING SHALL HAVE 2" CONCRETE COVER, U.N.O. ON PLANS, 3" AGAINST GROUND (BOTTOM SLAB)
 ALL REINFORCING SHALL BE HOOKED AROUND CORNERS AND LAPPED, SEE DETAILS.
 ALL LAP SPICE LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

THE FOLLOWING TABLE GIVES THE MINIMUM CLASS B (STAGGERED) LAP SPICE LENGTH FOR EPOXY COATED REINFORCING BARS PLACE IN ACCORDANCE WITH SUBSECTION 602.06. THESE SPICE LENGTHS SHALL BE INCREASED BY 25% FOR BARS SPACED AT LESS THAN 6" ON CENTER. INCREASED BY 40% FOR HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW (TOP BARS.), AND INCREASED BY 75% IF BOTH CONDITIONS EXIST. THE INCREASES ABOVE FOR #6 THRU #11 BARS MAY BE 25%, 13%, AND 42% RESPECTIVELY.

#4	1'-3"	#5	1'-7"
#6	2'-5"	#7	2'-10"
#8	3'-8"	#9	4'-8"
#10	5'-11"	#11	7'-3"

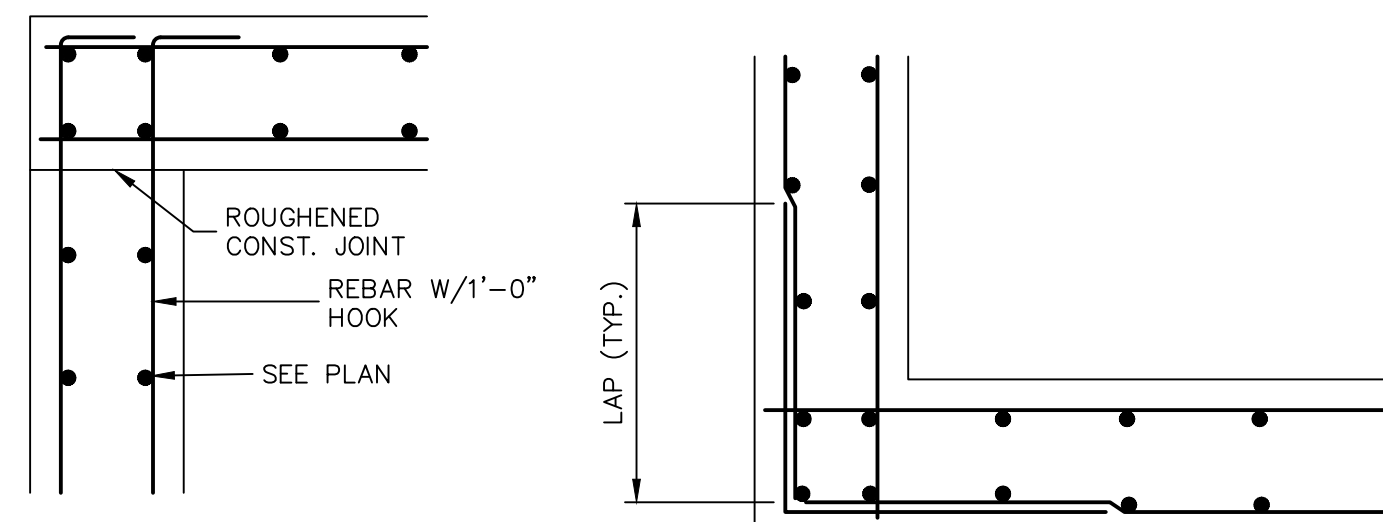
WHEN THE CONTRACTOR ELECTS TO SUBSTITUTE EPOXY COATED REINFORCEMENT FOR BLACK REINFORCING BARS. THE MINIMUM LAP SPICE SHALL BE AS DESCRIBED ABOVE.

STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.

THE CONTRACTOR SHALL SUBMIT REINFORCING STEEL PLACING DRAWINGS (PRIOR TO CONSTRUCTION) TO THE ENGINEER FOR REVIEW FOR CONFORMANCE WITH THE DESIGN DRAWINGS. THE DESIGN DRAWINGS SHALL GOVERN OVER PLACING DRAWINGS IN ALL CASES UNLESS MODIFICATIONS ARE APPROVED IN WRITING BY ENGINEER.

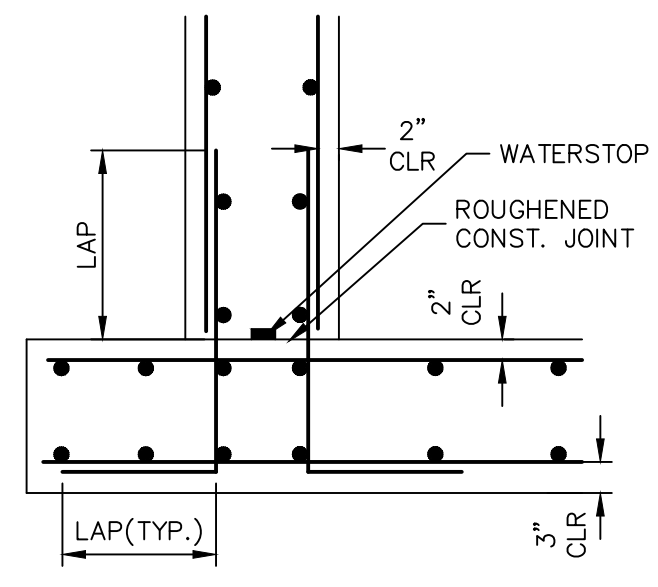
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

E.F. = EACH FACE	O.F. = OUTSIDE FACE
F.E. = FAR FACE	T.&B. = TOP AND BOTTOM
N.F. = NEAR FACE	T.F. = TOP FACE
I.F. = INSIDE FACE	B.F. = BOTTOM FACE
T.W. = TWO WAY	T.F. = TWO FACES
E.S. = EACH SIDE	Lp = LAP LENGTH

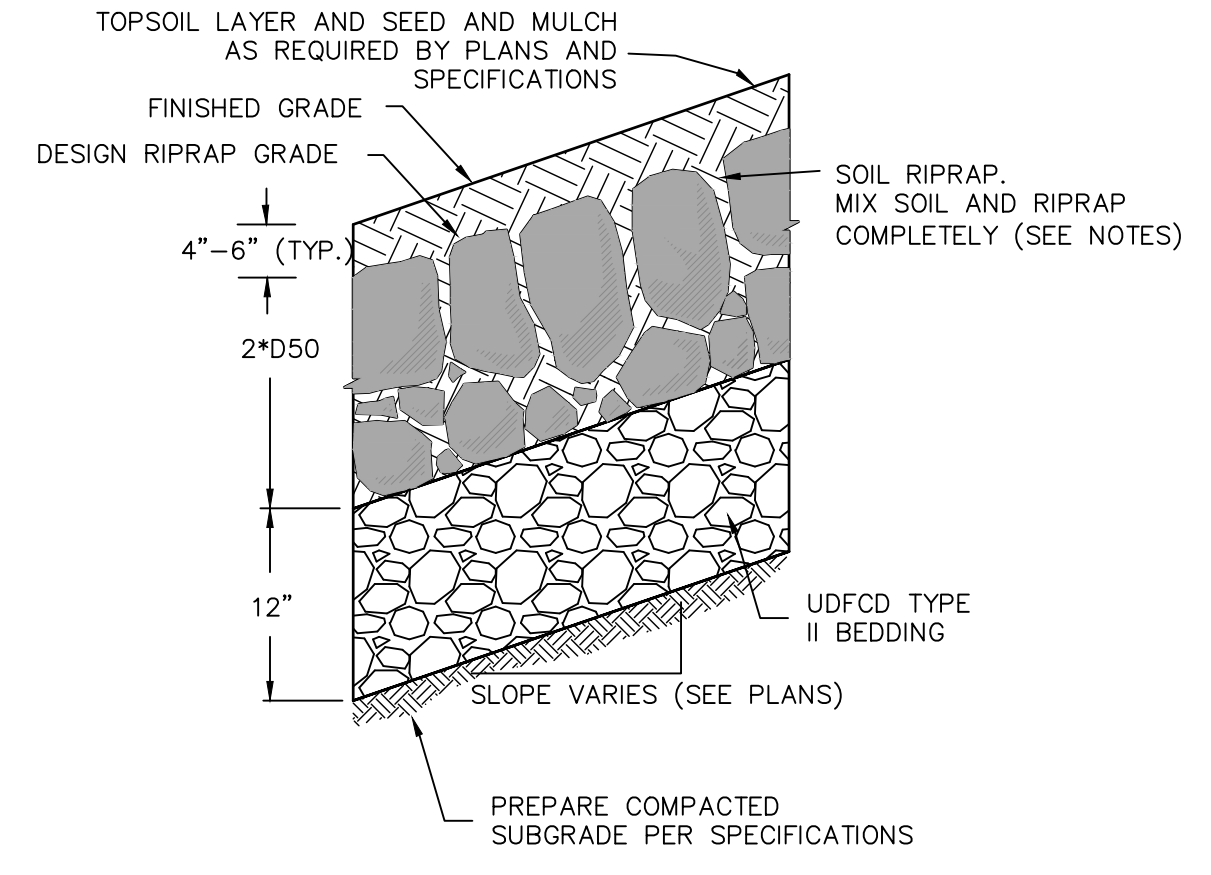


TYPICAL TOP CORNER WALL SECTION DETAIL

TYPICAL WALL CORNER PLAN VIEW



TYPICAL BOTTOM CORNER WALL SECTION DETAIL



SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION
N.T.S.

TYPE VL RIPRAP

INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
12	70-100
9	50-70
6	35-50
2	2-10

*TYPE VL RIPRAP D50=6".
 D50 = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.

TYPE L RIPRAP

INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
15	70-100
12	50-70
9	35-50
3	2-10

*TYPE L RIPRAP D50=9".
 D50 = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.

RIPRAP NOTES:

- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
- MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
- PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
- CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
- NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
- THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINE ASTM C-535-69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).
- ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

CAST-IN-PLACE STRUCTURAL NOTES:

- ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
- ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'c.
- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
- CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
- HEADWALLS FOR PIPES SHALL BE CONSTRUCTED PER CDOT M-601-10.
- WINGWALLS SHALL BE CONSTRUCTED PER CDOT M-601-20.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THESE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SCOTT BELKNAP
 3603 FIRST LIGHT DRIVE
 CASTLE ROCK, CO 80109
 (719)-322-3556
 SCOTT.BELKNAP@YAHOO.COM

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 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
		06/24/22	AL	AL			

VOLLMER RV STORAGE

POND DETAILS



Know what's below.
 Call before you dig.

CHECK DAM

INSTALLATION NOTES

- CHECK DAMS SHOULD BE INSTALLED BEFORE UPSTREAM LAND DISTURBING ACTIVITIES.
- RIPRAP PAD SHOULD BE TRENCHED INTO GROUND BY A MINIMUM OF 6".

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 THE HEIGHT OF THE CHECK DAM CREST.
- CHECK DAMS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER CHECK DAMS ARE REMOVED IF REQUIRED.

CD

STORMWATER ENTERPRISE
APPROVED: [Signature]
ISSUED: 10/7/19 REVISED: 6/19/2020 DRAWING NO. 900-CD

SILT FENCE

INSTALLATION NOTES

- SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
- COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
- SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
- FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
- THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
- INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPE OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN HEIGHT OF THE SILT FENCE.
- SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SF

STORMWATER ENTERPRISE
APPROVED: [Signature]
ISSUED: 10/7/19 REVISED: 6/19/2020 DRAWING NO. 900-SF

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

- IN AREAS TO BE SEEDDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
- SEED DEPTH MUST BE 1/2 TO 3/4 INCHES WHEN DRILL-SEEDED. SEEDING IS USED.
- BROADCAST SEEDING OR HYDRO-SEEDED WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
- SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLIUM DRILL OR HYDRO-SEEDED.
- BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCHING REQUIREMENTS INCLUDE:
 - HAY OR STRAW MULCH
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
 - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
 - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
- HYDRAULIC MULCHING
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - IF HYDRO-SEEDED IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
 - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
- EROSION CONTROL BLANKET
 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

SM

STORMWATER ENTERPRISE
APPROVED: [Signature]
ISSUED: 10/7/19 REVISED: 6/19/2020 DRAWING NO. 900-SM

AGGREGATE VEHICLE TRACKING CONTROL

INSTALLATION NOTES

- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
- STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
- ROCK SHOULD CONSIST OF #4 MINUS ROCK.
- INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
- ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
- PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

STORMWATER ENTERPRISE
APPROVED: [Signature]
ISSUED: 10/7/19 REVISED: 6/19/2020 DRAWING NO. 900-VTC

TEMPORARY SEDIMENT BASIN

INSTALLATION NOTES

- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL, FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.
- PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

TSB

STORMWATER ENTERPRISE
APPROVED: [Signature]
ISSUED: 10/7/19 REVISED: 6/19/2020 DRAWING NO. 900-TSB-1

TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (AC)	Basin Bottom Width (W), (FT)	Spillway Crest Length (CL), (FT)	Hole Diameter (HD), (IN)
1	12 1/2	2	3/2
2	17	3	3 1/2
3	21	4	4 1/2
4	25	5	5 1/2
5	29	6	6 1/2
6	33	7	7 1/2
7	37	8	8 1/2
8	41	9	9 1/2
9	45	10	10 1/2
10	49	11	11 1/2
11	53	12	12 1/2
12	57	13	13 1/2
13	61	14	14 1/2
14	65	15	15 1/2
15	69	16	16 1/2

TSB

STORMWATER ENTERPRISE
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BY	DATE	No.	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				06/24/22	AL	AL	

VOLLMER RV STORAGE

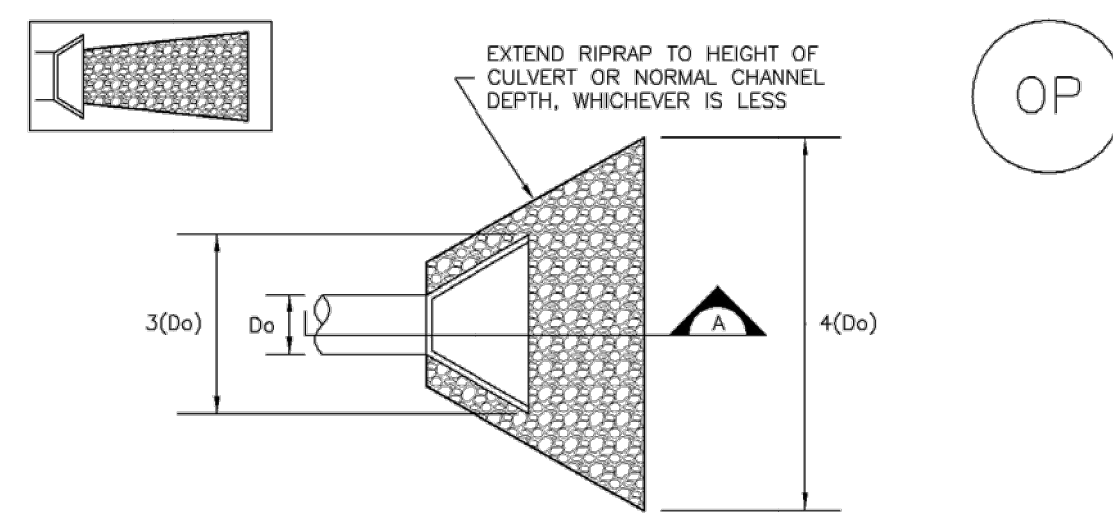
GEC DETAILS

SHEET 6 OF 7

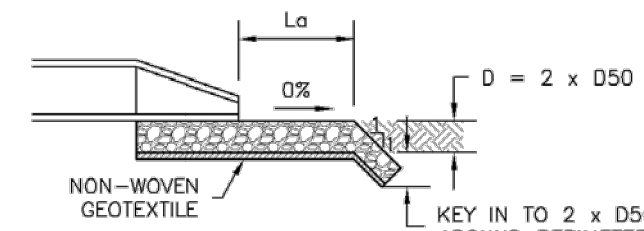
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EC-8 Temporary Outlet Protection (TOP)



TEMPORARY OUTLET PROTECTION PLAN



SECTION A

TABLE OP-1. TEMPORARY OUTLET PROTECTION SIZING TABLE			
PIPE DIAMETER, Do (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, La (FT)	RIPRAP D50 DIAMETER MIN (INCHES)
8	2.5	5	4
	5	10	6
12	5	10	4
	10	13	6
18	10	10	6
	20	16	9
	30	23	12
	40	26	16
24	30	16	9
	40	26	9
	50	28	12
	60	30	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

1. SEE PLAN VIEW FOR
 - LOCATION OF OUTLET PROTECTION.
 - DIMENSIONS OF OUTLET PROTECTION.
2. DETAIL IS INTENDED FOR PIPES WITH SLOPE ≤ 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.
3. TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND MAINTENANCE NOTES

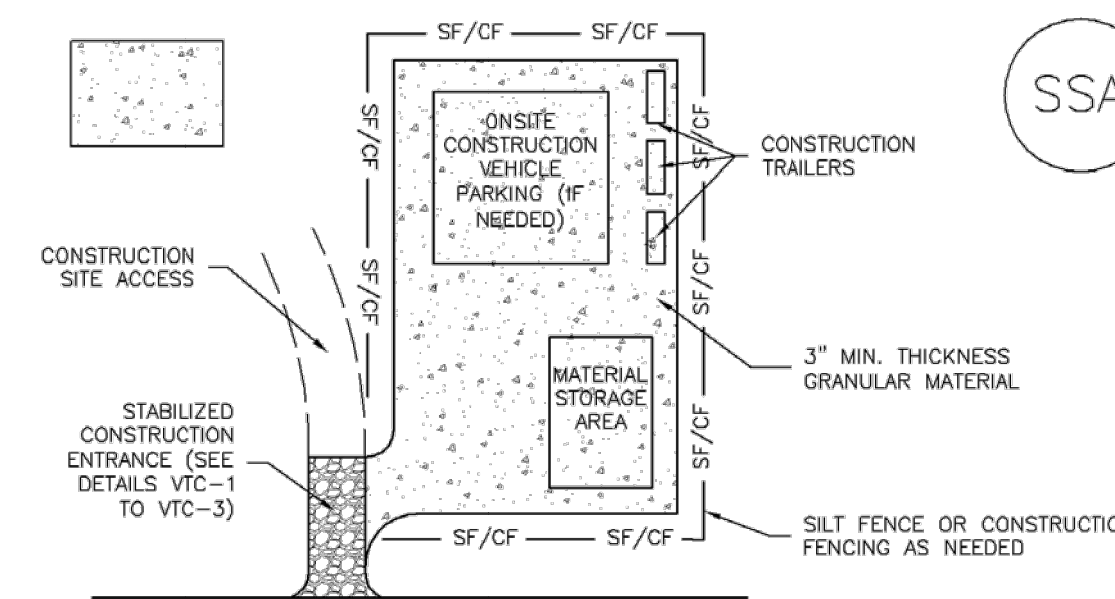
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS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

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

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.

November 2010 Urban Drainage and Flood Control District 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

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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

VOLLMER RV STORAGE
 GEC DETAILS

SHEET 7 OF 7

JOB NO. 25251.00



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APPENDIX D – SWMP CHECKLIST



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EL PASO COUNTY STORMWATER MANAGEMENT PLAN CHECKLIST

EPC Project Number:

Revised: October 2021

		Applicant	EPC
1. STORMWATER MANAGEMENT PLAN (in the "Applicant" column specify the page number for each item)			
1	Applicant (owner/designated operator), SWMP Preparer, Qualified Stormwater Manager, and Contractor Information. (On cover/title sheet)		
2	Table of Contents		
3	Site description and location to include: vicinity map with nearest street/crossroads description		
4	Narrative description of construction activities proposed (e.g., may include clearing and grubbing, temporary stabilization, road grading, utility / storm installation, final grading, final stabilization, and removal of temporary control measures)		
5	Phasing plan – may require separate drawings indicating initial, interim, and final site phases for larger projects. Provide "living maps" that can be revised in the field as conditions dictate		
6	Proposed sequence for major activities: Provide a construction schedule of anticipated starting and completion dates for each stage of land-disturbing activity depicting conservation measures anticipated, including the expected date on which the final stabilization will be completed		
7	Estimates of the total site area and area to undergo disturbance; current area of disturbance must be updated on the SWMP as changes occur		
8	Soil erosion potential and impacts on discharge that includes a summary of the data used to determine soil erosion potential		
9	A description of existing vegetation at the site and percent ground cover and method used to determine ground cover		
10	Location and description of all potential pollution sources including but not limited to: disturbed and stored soils; vehicle tracking; management of contaminated soils; loading and unloading operations; outdoor storage of materials; vehicle and equipment maintenance and fueling; significant dust generating process; routine maintenance activities involving fertilizers, pesticides, herbicides, detergents, fuels, solvents, oils, etc.; on-site waste management; concrete truck/equipment washing; dedicated asphalt, concrete batch plants and masonry mixing stations; non-industrial waste such as trash and portable toilets		
11	Material handling to include spill prevention and response plan and procedures		
12	Spill prevention and pollution controls for dedicated batch plants		
13	Other SW pollutant control measures to include waste disposal and off-site soil tracking		
14	Location and description of any anticipated allowable non-stormwater discharge (ground water, springs, irrigation, discharge covered by CDPHE Low Risk Guidance, etc.)		
15	Name(s) of ultimate receiving waters; size, type and location of stormwater outfall or storm sewer system discharge		
16	Description of all stream crossings located within the project area or statement that no streams cross the project area		



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EL PASO COUNTY STORMWATER MANAGEMENT PLAN CHECKLIST

EPC Project Number:

Revised: October 2021

		Applicant	EPC
17	SWMP Map to include:		
17a	construction site boundaries		
17b	flow arrows to depict stormwater flow directions		
17c	all areas of disturbance		
17d	areas of cut and fill		
17e	areas used for storage of building materials, soils (stockpiles) or wastes		
17f	location of any dedicated asphalt / concrete batch plants		
17g	location of all structural control measures		
17h	location of all non-structural control measures		
17i	springs, streams, wetlands and other surface waters, including areas that require maintenance of pre-existing vegetation within 50 feet of a receiving water		
18	Narrative description of all structural control measures to be used. Modifications to EPC standard control measures must meet or exceed County-approved details		
19	Description of all non-structural control measures to be used including seeding, mulching, protection of existing vegetation, site watering, sod placement, etc.		
20	Technical drawing details for all control measure installation and maintenance; custom or other jurisdiction's details used must meet or exceed EPC standards		
21	Procedure describing how the SWMP is to be revised		
22	Description of Final Stabilization and Long-term Stormwater Quality (describe nonstructural and structural measures to control SW pollutants after construction operations have been completed, including detention, water quality control measure etc.)		
23	Specification that final vegetative cover density is to be 70% of pre-disturbed levels		
24	Outline of permit holder inspection procedures to install, maintain, and effectively operate control measures to manage erosion and sediment		
25	Record keeping procedures identified to include signature on inspection logs and location of SWMP records on-site		
26	If this project relies on control measures owned or operated by another entity, a documented agreement must be included in the SWMP that identifies location, installation and design specifications, and maintenance requirements and responsibility of the control measure(s)		
Please note: all items above must be addressed. If not applicable, explain why, simply identifying "not applicable" will not satisfy CDPHE requirement of explanation.			
2. ADDITIONAL REPORTS/PERMITS/DOCUMENTS			
a	Grading and Erosion Control Plan (signed)		
b	Erosion and Stormwater Quality Control Permit (ESQCP) (signed)		



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EL PASO COUNTY STORMWATER MANAGEMENT PLAN CHECKLIST

EPC Project Number:

Revised: October 2021

		Applicant	EPC
3. APPLICANT COMMENTS			
a			
b			
c			
4. CHECKLIST REVIEW CERTIFICATIONS			
a	<p>Applicant: The Stormwater Management 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 and State for Stormwater Management Plans.</p> <p>_____ Date</p> <p>Engineer of Record and/or Qualified Stormwater Manager Signature</p>		
b	<p>Review Engineer: The Stormwater Management Plan was reviewed and found to meet the checklist requirements except where otherwise noted or allowed by an approved deviation request.</p> <p>_____ Date</p> <p>Review Engineer</p>		