

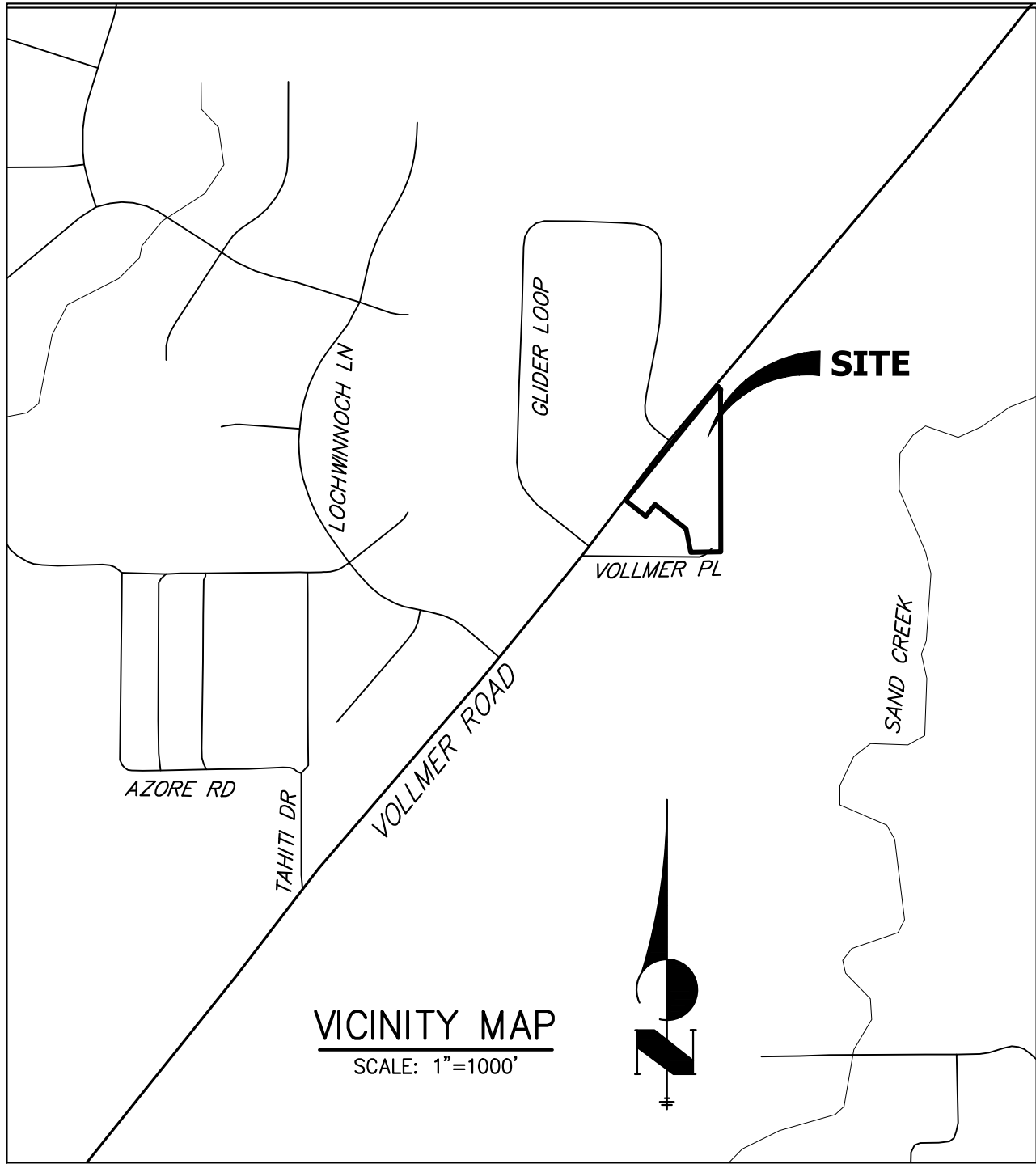
VOLLMER RV STORAGE

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 STANDARD NOTES

1. 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.
2. 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.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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).
12. 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.
13. 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.
14. 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.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. 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.
17. 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.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. 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.
20. 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.
21. 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.
22. 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.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. 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, 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.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. 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.
28. A SOILS AND GEOLOGY HAZARD LETTER HAS BEEN PREPARED BY JR ENGINEERING AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. 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

GRADING AND EROSION CONTROL PLAN AS-BUILTS

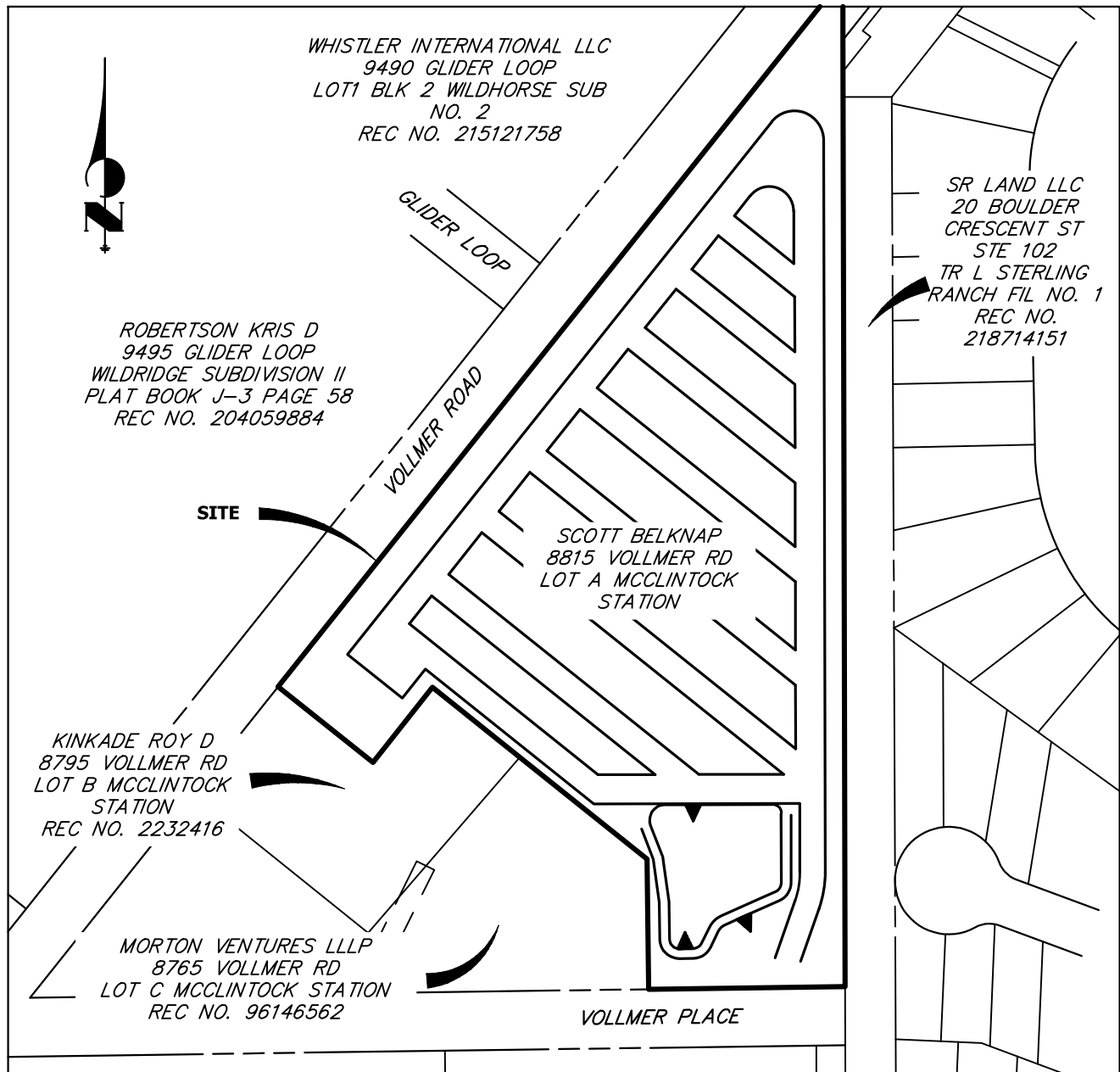


CONTACTS:

OWNER/DEVELOPER	BELKNAP VENTURES LLC 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:

1	-	COVER SHEET
2	-	LEGEND
3	-	EROSION CONTROL PLAN
4-5	-	STORM SEWER PLAN AND PROFILE
6-7	-	POND PLANS
8-11	-	POND DETAILS
12-13	-	GEC DETAILS
13	-	TOTAL SHEETS



SITE MAP

SCALE: 1"=150'



AS-BUILT PLANS
2026-03-02
EPC SF-22-29

NOTE: ALL DESIGN INFORMATION THAT IS NOT CROSSED OUT IS CONSIDERED AS-BUILT INFORMATION. DEISGN INFORMATION CROSSED OUT, AND FOLLOWED BY (AB) IS THE AS-BUILT CONDITION AND DIFFERED FROM DESIGN.

OWNER/DEVELOPER STATEMENT

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

SCOTT BELKNAP

11/22/23
DATE

3603 FIRST LIGHT DRIVE
CASTLE ROCK, CO 80109



Know what's below.
Call before you dig.

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.

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PPR-22-045

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.

Gilbert LaForce, P.E.

Digitally signed by Gilbert LaForce, P.E.
Reason: On Behalf of the County Engineer
Date: 2024.04.01 11:02:14 -06'00'

JOSHUA PALMER, P.E.

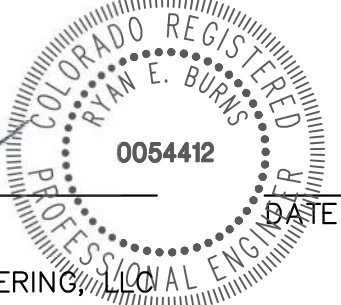
DATE

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.

RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING



3/26/24

VOLLMER RV STORAGE

COVER SHEET

SHEET 1 OF 13

JOB NO. 25251.00

	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE		
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
OIL/PETRO. MAIN		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
RAW WATER LINE		
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)		
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILLS		
CUT AND FILL LINE		
SILT FENCE		
100 YEAR FLOODPLAIN		
500 YEAR FLOODPLAIN		
FLOODWAY		
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		
STONE WALL		

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE - CONIFEROUS		
TREE - DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		



Know what's below.
Call before you dig.

UTILITIES LEGEND

STORM SEWER

MANHOLE		
STORM INLET		
AREA INLET - SQUARE		
AREA INLET - ROUND		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER

LINE MARKER		
SERVICE MARKER		
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW		

WATER LINE

LINE MARKER		
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE		
BEND		
BLOW-OFF VALVE		
WELL		
METER		
VALVE		
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK		
TEE		
REVERSE ANCHOR		
ANODE		
AIR & VACUUM VALVE ASSEMBLY		
TRANSMISSION BLOW-OFF ASSEMBLY		

GAS LINE

MARKER		
SERVICE MARKER		
METER		
VALVE		
PLUG		
TEE		

DRY UTILITIES

CABLE TV MARKER		
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER		
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER-OPTIC MARKER		
IRRIGATION PEDESTAL		
TELEPHONE MARKER		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		

MISC. UTILITIES

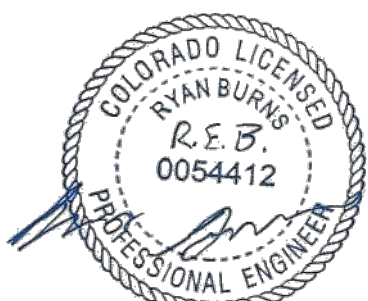
VENT PIPE		
TEST HOLE DESIGNATOR		

MONUMENTATION LEGEND

ALUMINUM CAP - FOUND	
BRASS CAP - FOUND	
BENCHMARK - FOUND	
CROSS - FOUND	
MONUMENT - SET	
MONUMENT - FOUND (DEFAULT)	
MONUMENT - FOUND (ALTERNATE 1)	
MONUMENT - FOUND (ALTERNATE 2)	
MONUMENT - FOUND (ALTERNATE 3)	
MONUMENT - FOUND (ALTERNATE 4)	
MONUMENT - FOUND (ALTERNATE 5)	
MONUMENT - FOUND (ALTERNATE 6)	
MONUMENT - FOUND (ALTERNATE 7)	
NAIL & WASHER - FOUND	
PANEL - FOUND	
PK NAIL - FOUND	
ROW MONUMENT - FOUND	
ROW MARKER - FOUND	
SECTION CORNER - FOUND	
SECTION CORNER - SET	
QUARTER-SECTION CORNER - FOUND	
QUARTER-SECTION CORNER - SET	
SECTION CENTER - FOUND	
SECTION CENTER - FOUND	
CONTROL/TRVERSE POINT - SET	

STORM WATER MANAGEMENT

KEY	SYMBOL
CHECK DAM	
CONSTRUCTION ROAD STABILIZATION	
CURB SOCK INLET PROTECTION	
CONCRETE WASHOUT AREA	
DIVERSION DITCH AND DIKE, TEMPORARY	
DIVERSION CHANNEL, TEMPORARY	
DEWATERING	
EROSION CONTROL BLANKET	
INLET FILTER	
INLET PROTECTION	
MULCHING	
OUTLET PROTECTION	
PAVED FLUME	
PERMENENT SEEDING	
REINFORCED CONCRETE DAM	
ROUGH CUT STREET CONTROL	
SEDIMENT BASIN	
SEDIMENT CONTROL LOG	
SILT FENCE	
SURFACE ROUGHENING	
STABILIZED STAGING AREA	
SEDIMENT TRAP	
STRAW BALE BARRIER	
TERRACING	
TEMPORARY SEEDING	
TEMPORARY STREAM CROSSING CULVERT/BRIDGE	
TEMPORARY STREAM CROSSING FORD TYPE	
TEMPORARY SLOPE DRAIN	
VEHICLE TRACKING CONTROL	
VEHICLE TRACKING CONTROL WITH WASH RACK	

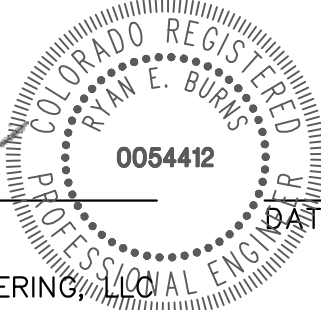


AS-BUILT PLANS
2026-03-02
EPC SF-22-29

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.

RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING



3/26/24

VOLLMER RV STORAGE

LEGEND

SHEET 2 OF 13

JOB NO. 25251.00

PREPARED FOR

BELKNAP VENTURES LLC
3603 FIRST LIGHT DRIVE
CASTLE ROCK, CO 80109
(719)-322-3556
SCOTT.BELKNAP@YAHOO.COM
ATTN: SCOTT BELKNAP

J.R. ENGINEERING
A Western Company



Centennial 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

DATE

BY

REVISION

No.

DATE

BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

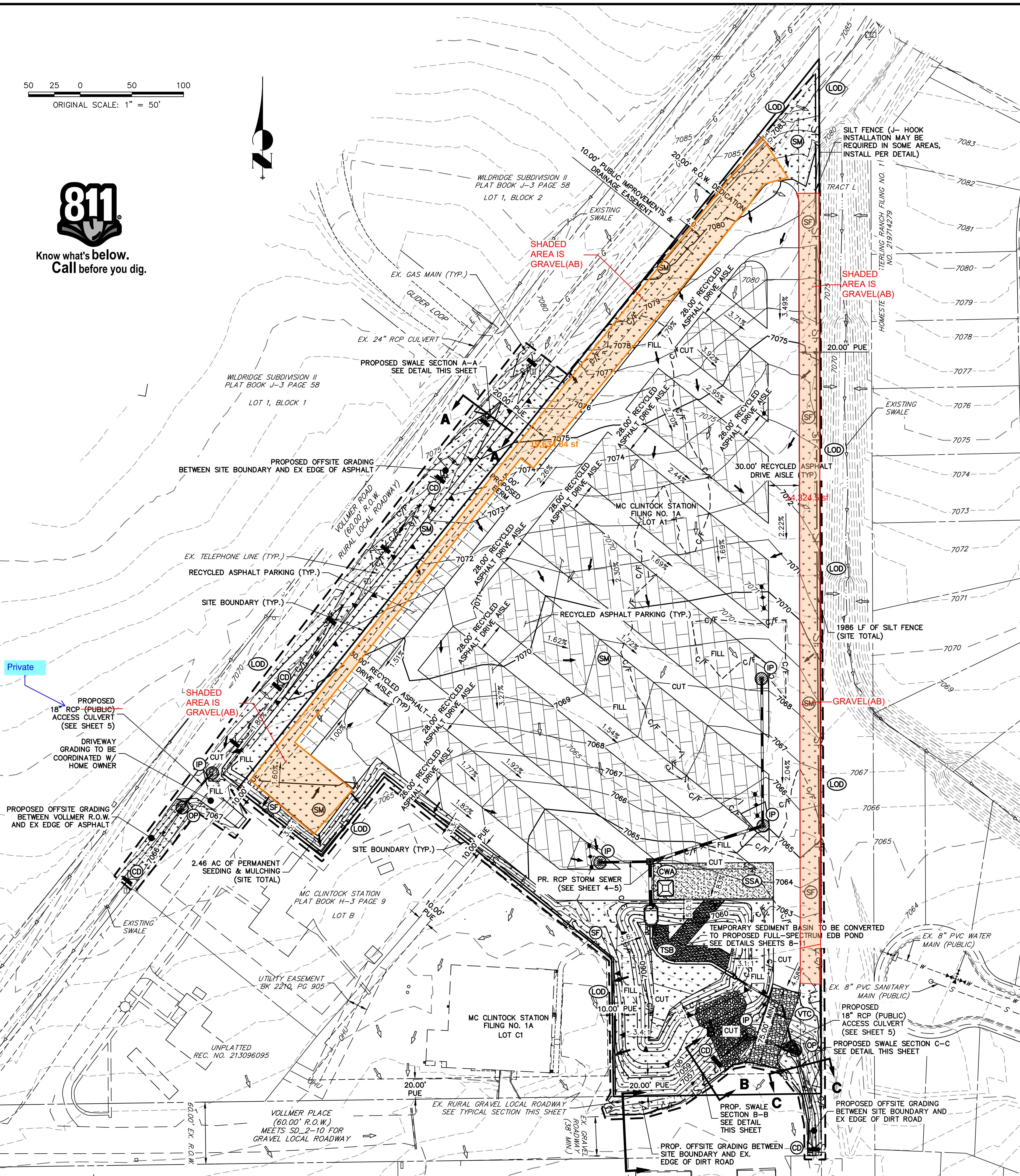
DATE

DATE

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'



Know what's below.
Call before you dig.

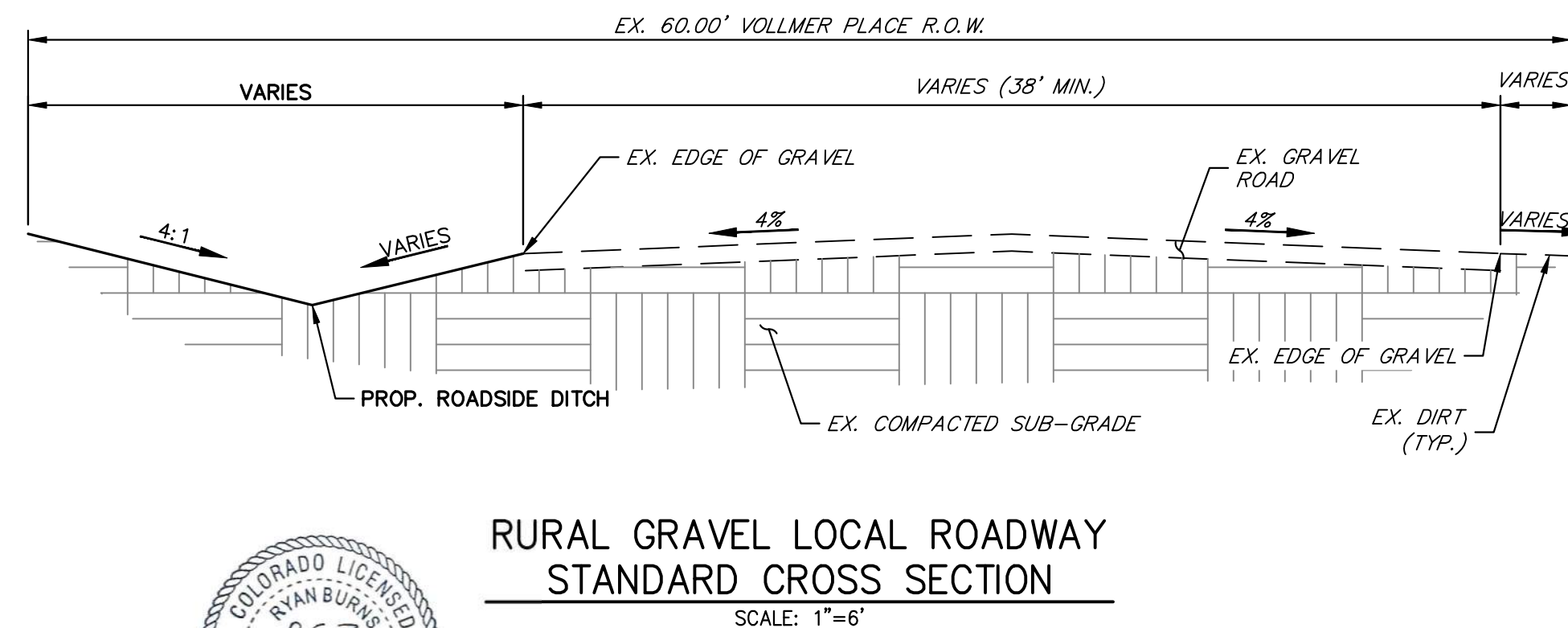
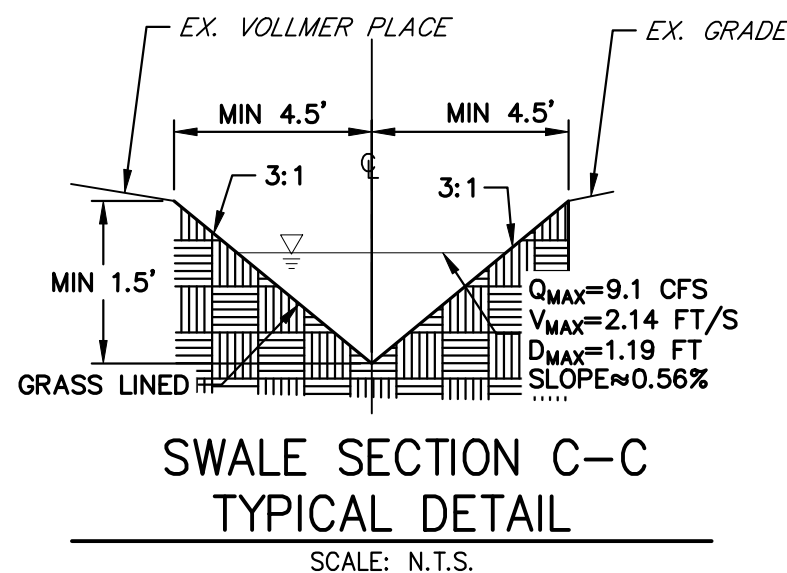
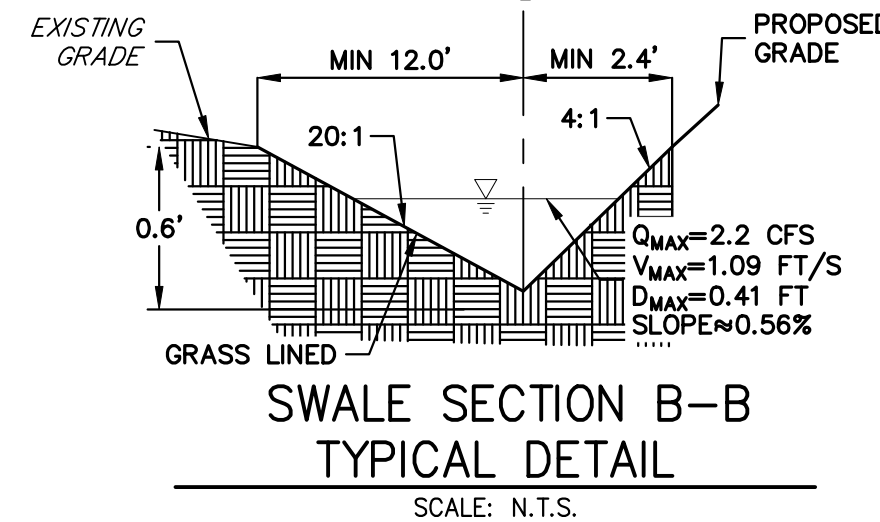
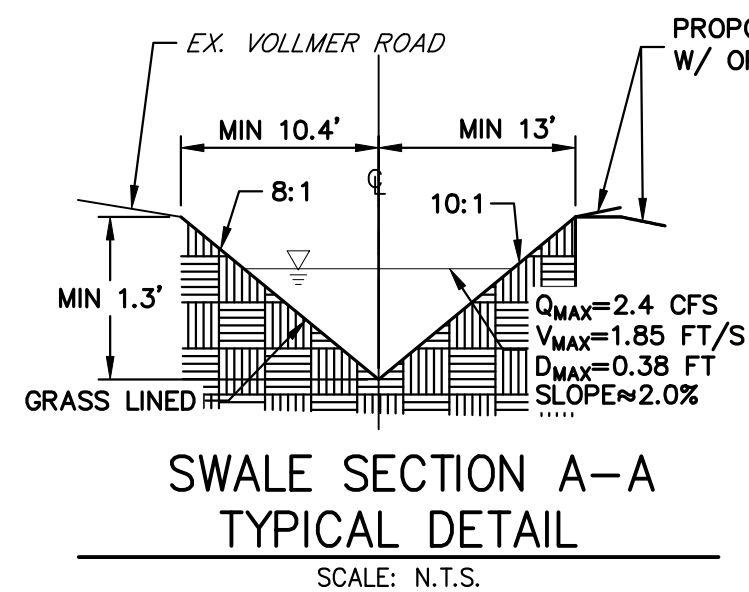


LEGEND

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

GEC NOTES:

- THE EXISTING VEGETATION IS NATIVE MEADOW GRASSES AND COVERS APPROXIMATELY 60% OF THE SITE.
- NO BATCH PLANTS WILL BE UTILIZED ON THIS SITE.
- OFFSITE GRADING IS REQUIRED FOR THE DEVELOPMENT OF THIS SITE IN ORDER TO SAFELY ROUTE PROPOSED FLOWS. GRADING HAS BEEN LIMITED TO THE VOLLMER ROAD R.O.W. AND VOLLMER PLACE R.O.W. CONTRACTOR REQUIRED TO OBTAIN A WORK IN R.O.W. PERMIT FOR THE PROPOSED IMPROVEMENTS.
- THE INITIAL BMPS INCLUDE: SF, VTC, SSA, CD, AND TSB
THE INTERIM BMPS INCLUDE: OP AND IP
THE FINAL PHASE BMPS INCLUDE: SM AND REMOVAL OF TEMPORARY BMPS ONCE FINAL STABILIZATION IS COMPLETE
- REFER TO LANDSCAPE PLANS FOR FINAL STABILIZATION.



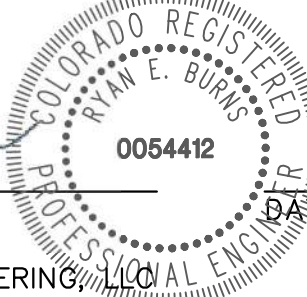
AS-BUILT PLANS
2026-03-02
EPC SF-22-29

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

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.

RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING



3/26/24

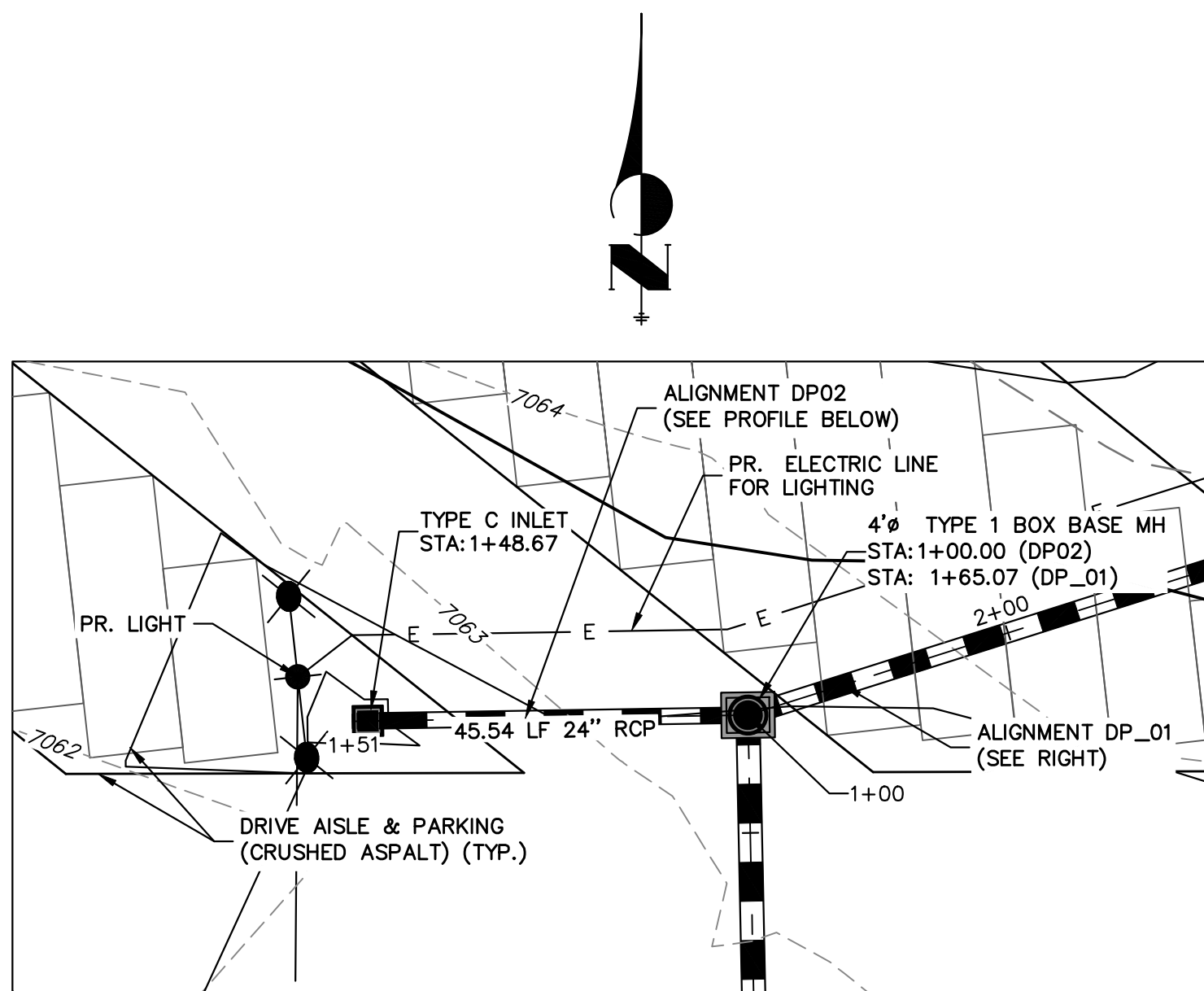
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

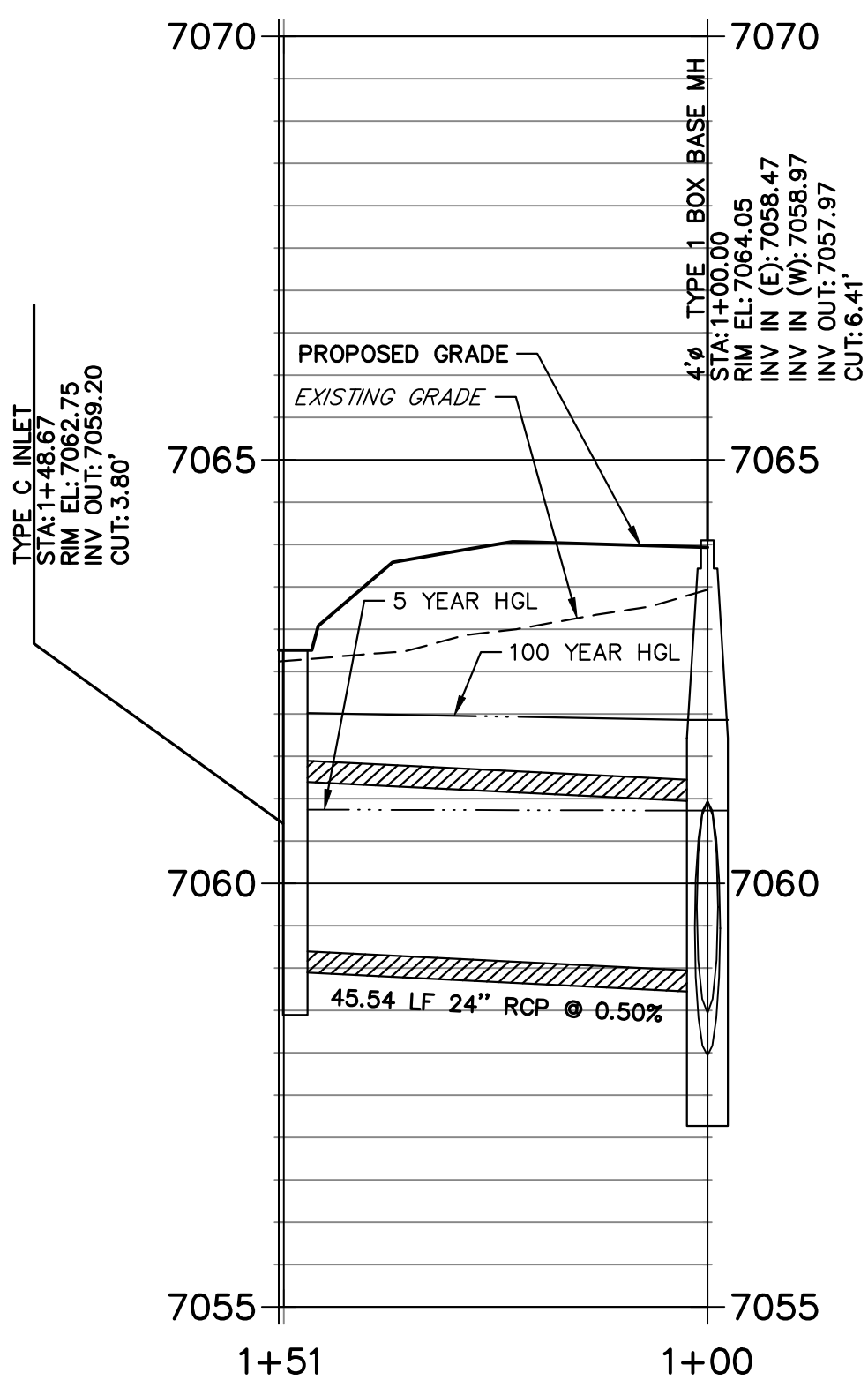
J.R. ENGINEERING
A Western Company

Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"=40'	H-SCALE	1"=40'	V-SCALE	N/A	DATE	01/15/24	DESIGNED BY	APL	DRAWN BY	PAL	CHECKED BY
VOLLMER RV STORAGE															
EROSION CONTROL PLAN															
SHEET 3 OF 13															
JOB NO. 25251.00															



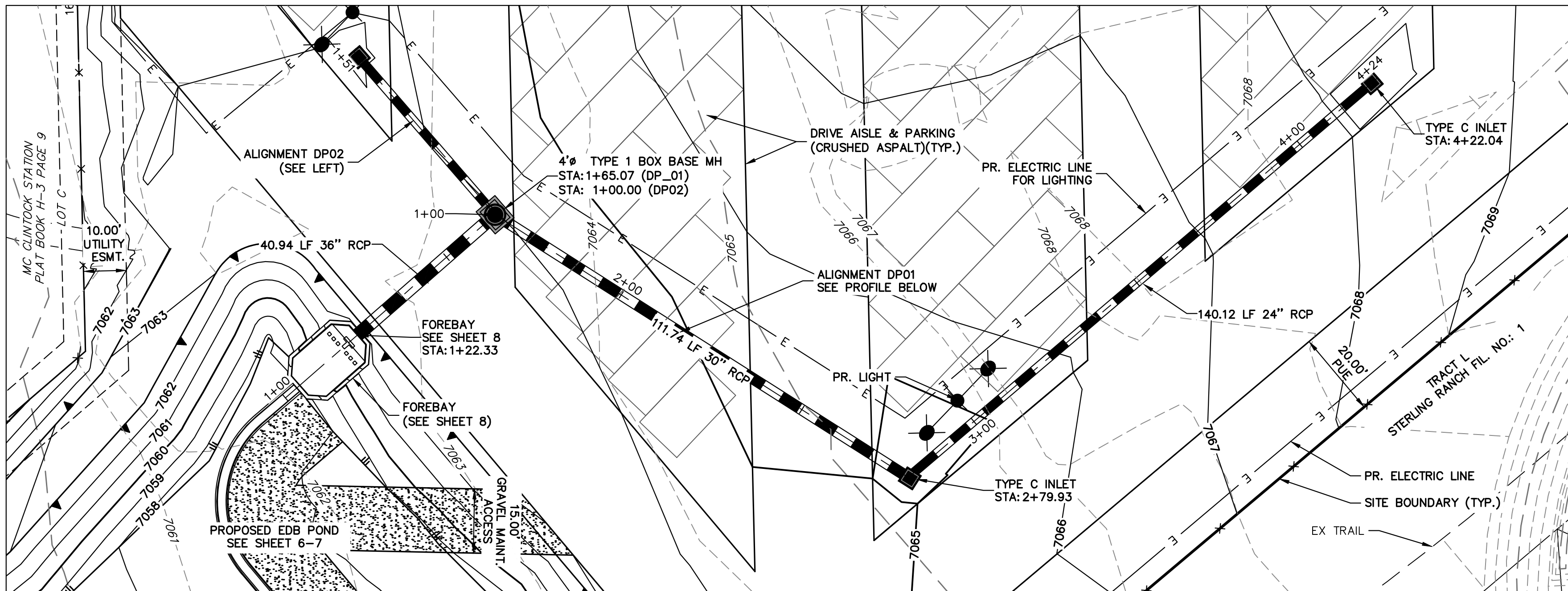
DP02 PROFILE
STA 1+00.00 TO 1+50.63



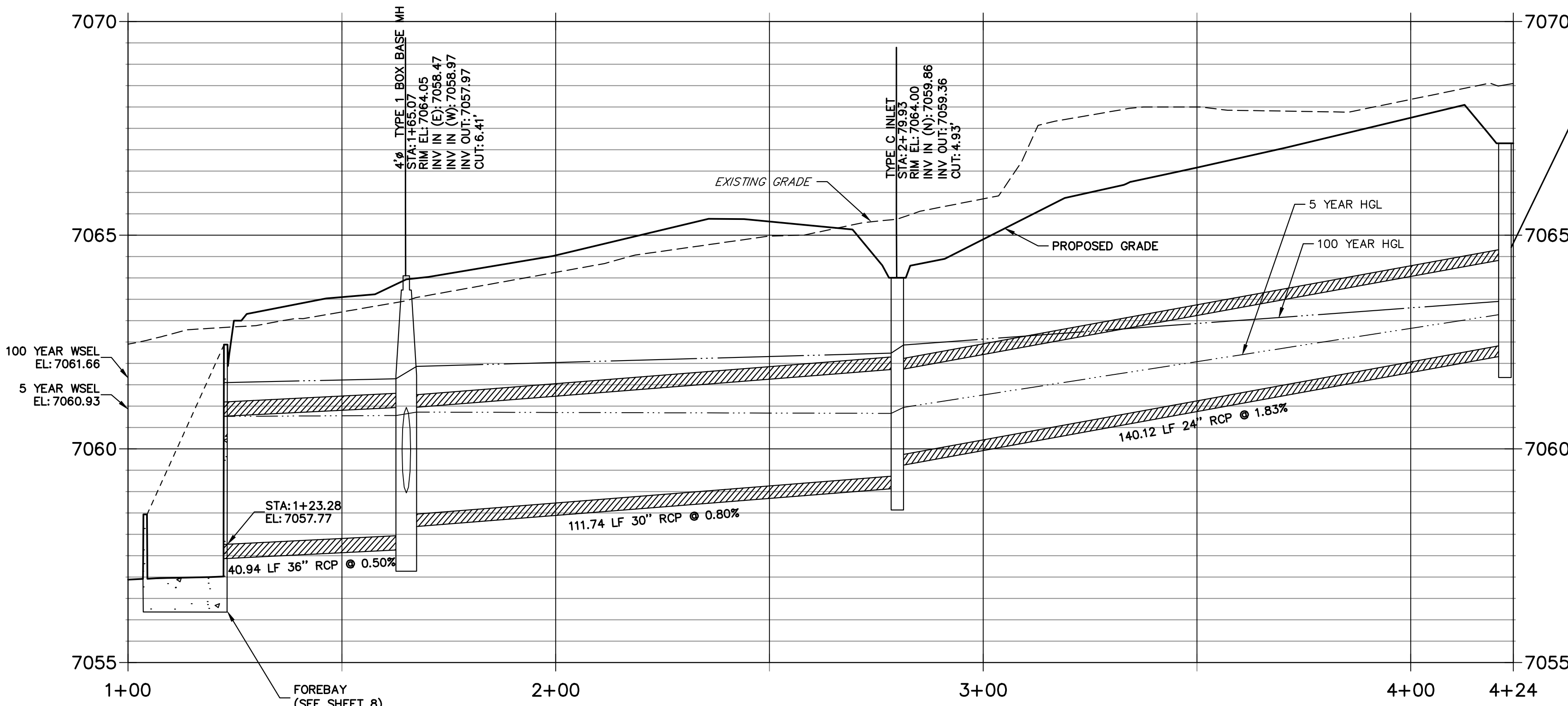
20 10 0 20 40
HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



DP01 PROFILE
STA 1+00.00 TO 4+24.00



STORM SEWER NOTES

- SEE SHEET 1 FOR BASIS OF BEARING. SEE SHEET 2 FOR LEGEND.
- ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
- ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL PROPOSED RCP STORM SEWER PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL FROM CENTER OF MANHOLE TO INSIDE INLET OF WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
- WHERE PIPES ENTER STRUCTURES, THE CENTERLINE STATION CALLED OUT ON THE PLANS IS TO THE CENTER OF STRUCTURE. WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE.
- ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
- ALL MANHOLES ARE EL PASO COUNTY TYPE I UNLESS OTHERWISE SPECIFIED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL EL PASO COUNTY TYPE I MANHOLES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.
- ALL MANHOLES HAVE AN ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
- PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
- PIPES WITH PRESSURE HEAD SHALL USE WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
- PIPE BEDDING SHALL CONFORM TO EL PASO COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. BEDDING FOR RCP SHALL BE AG7122 NO. 57/67 CRUSHED ROCK, SQUEEGEE OR MIXTURES CONTAINING SQUEEGEE SHALL NOT BE USED. BEDDING SHALL BE 6 TO 8 INCHES DEEP UNDER THE PIPE AND BACKFILLED TO THE SPRING LINE.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURES SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
- SEE DETAIL SHEETS 8-11 FOR APPLICABLE DETAILS.

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.

RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING

3/26/24

VOLLMER RV STORAGE

STORM SEWER PLAN AND
PROFILE

SHEET 4 OF 13

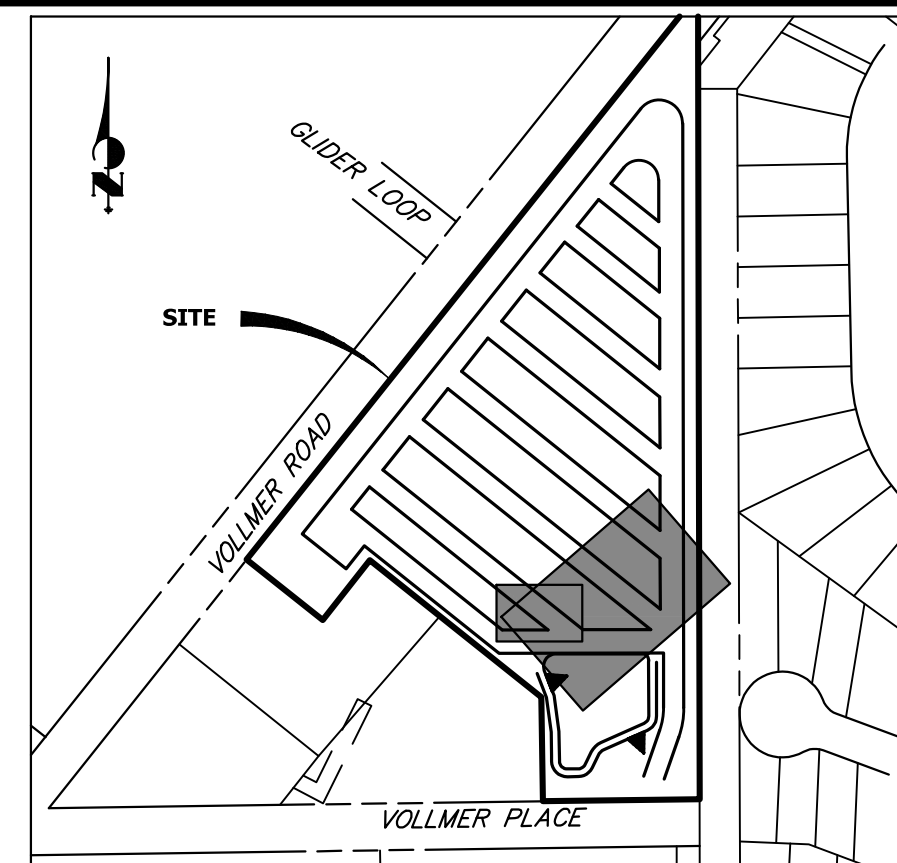
JOB NO. 25251.00

J.R. ENGINEERING
A Westman Company

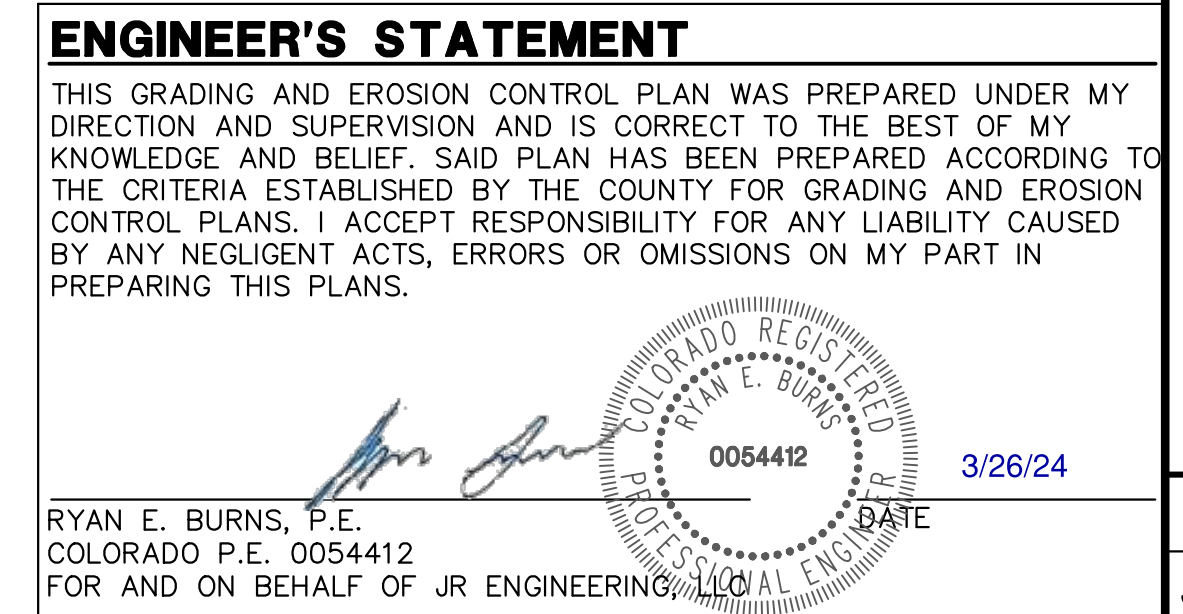
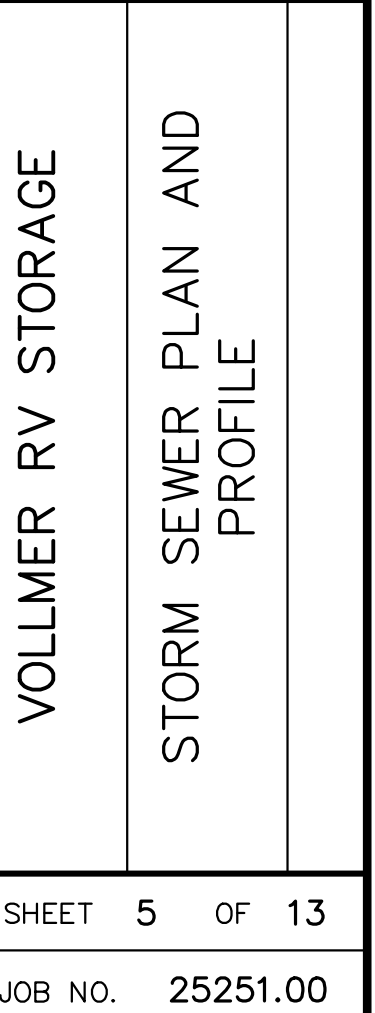
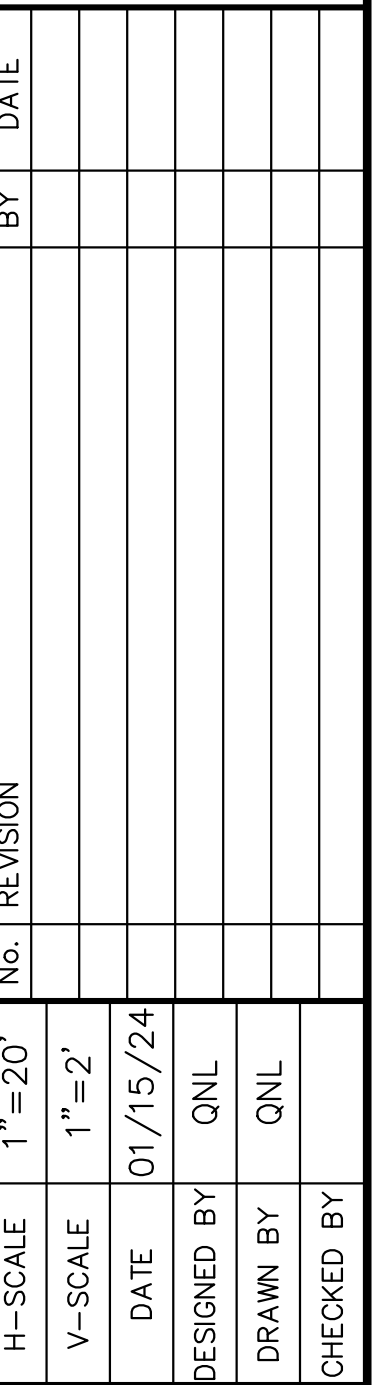
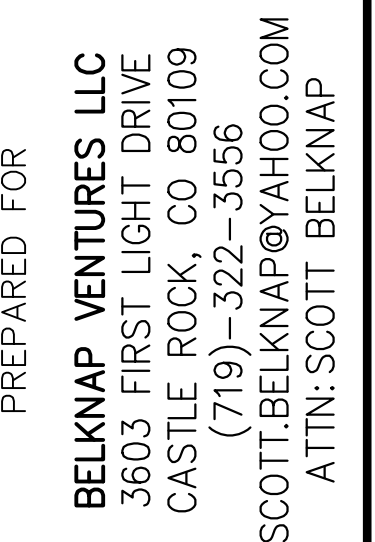
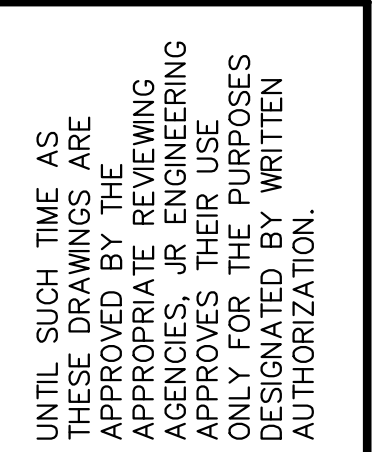
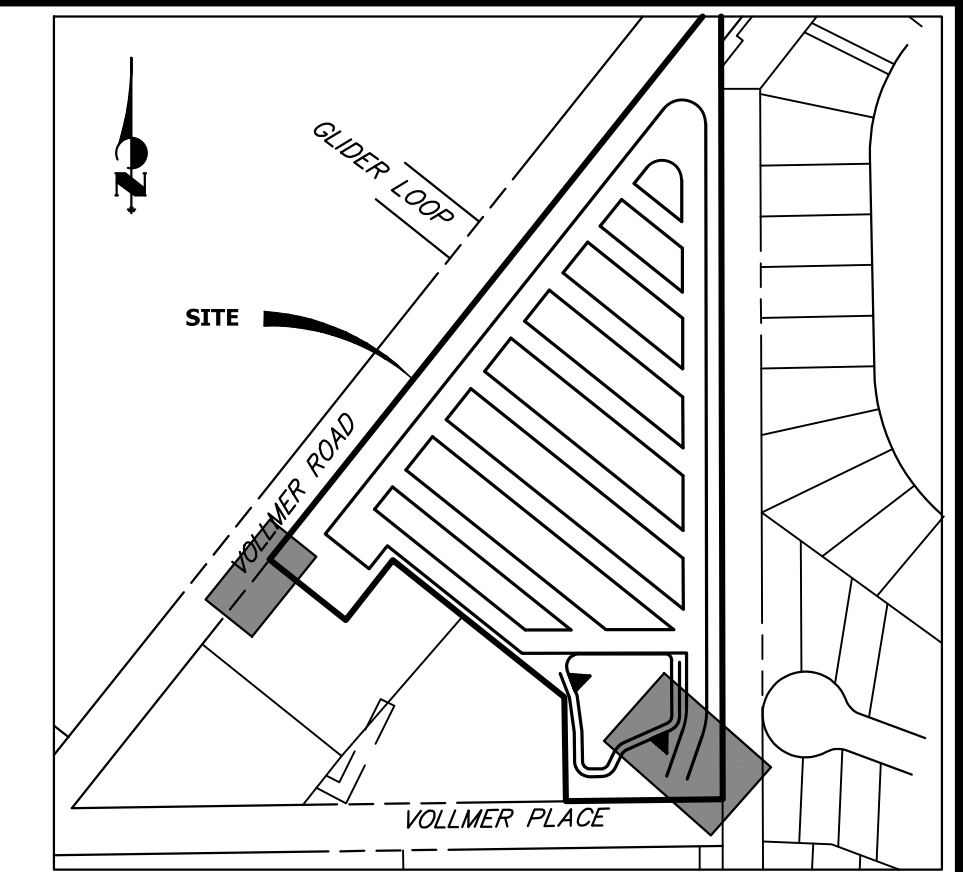
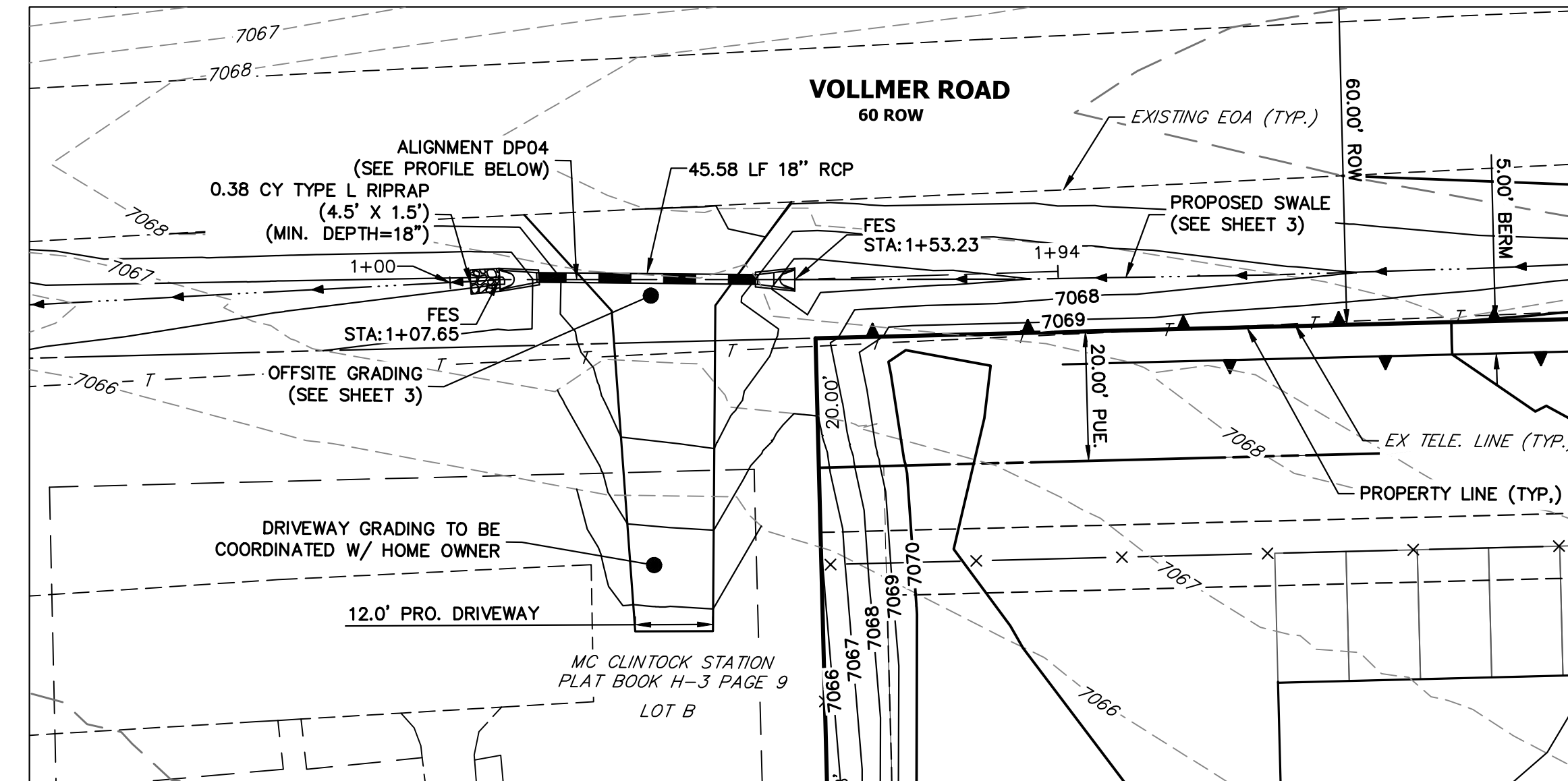
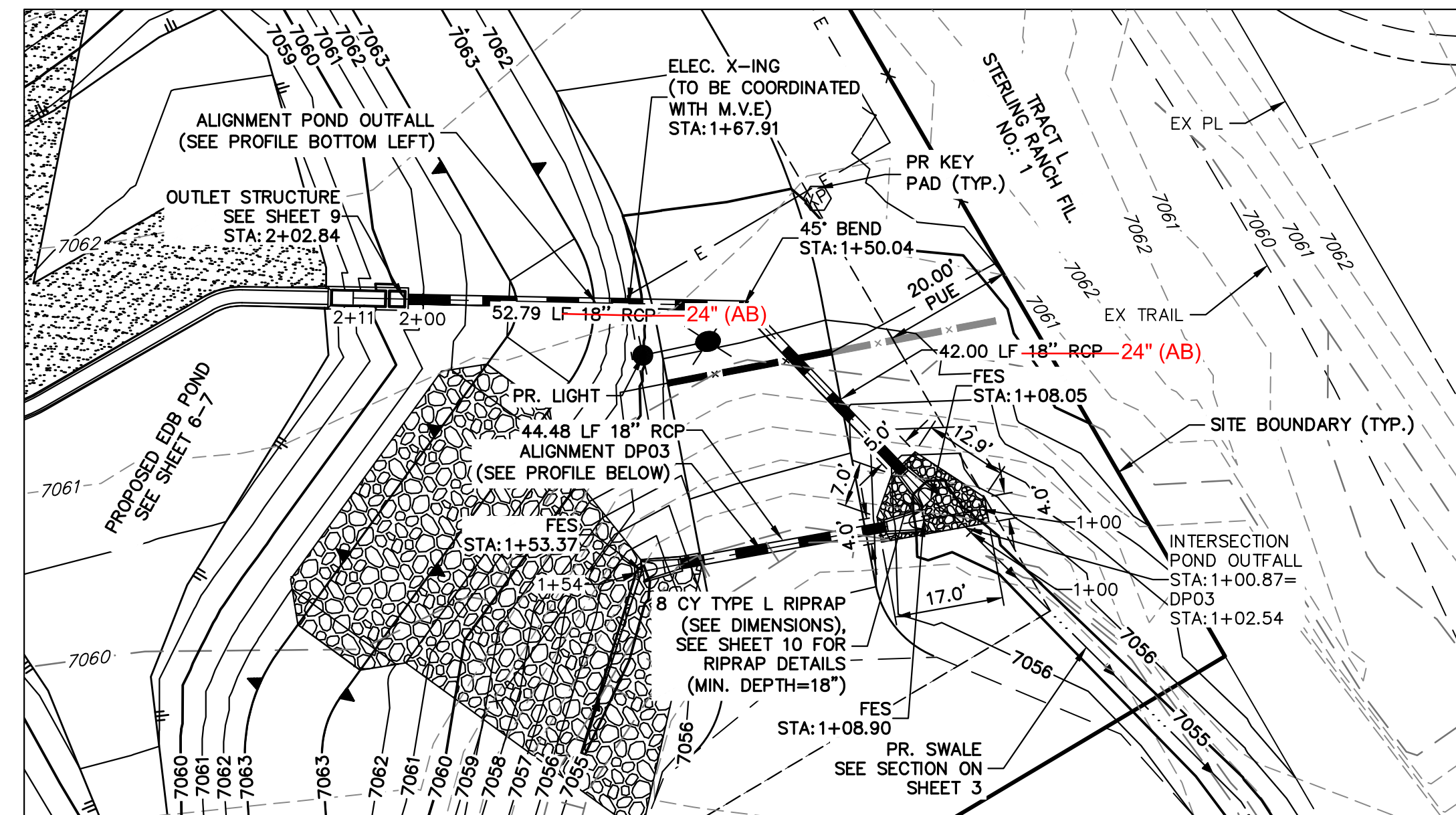
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

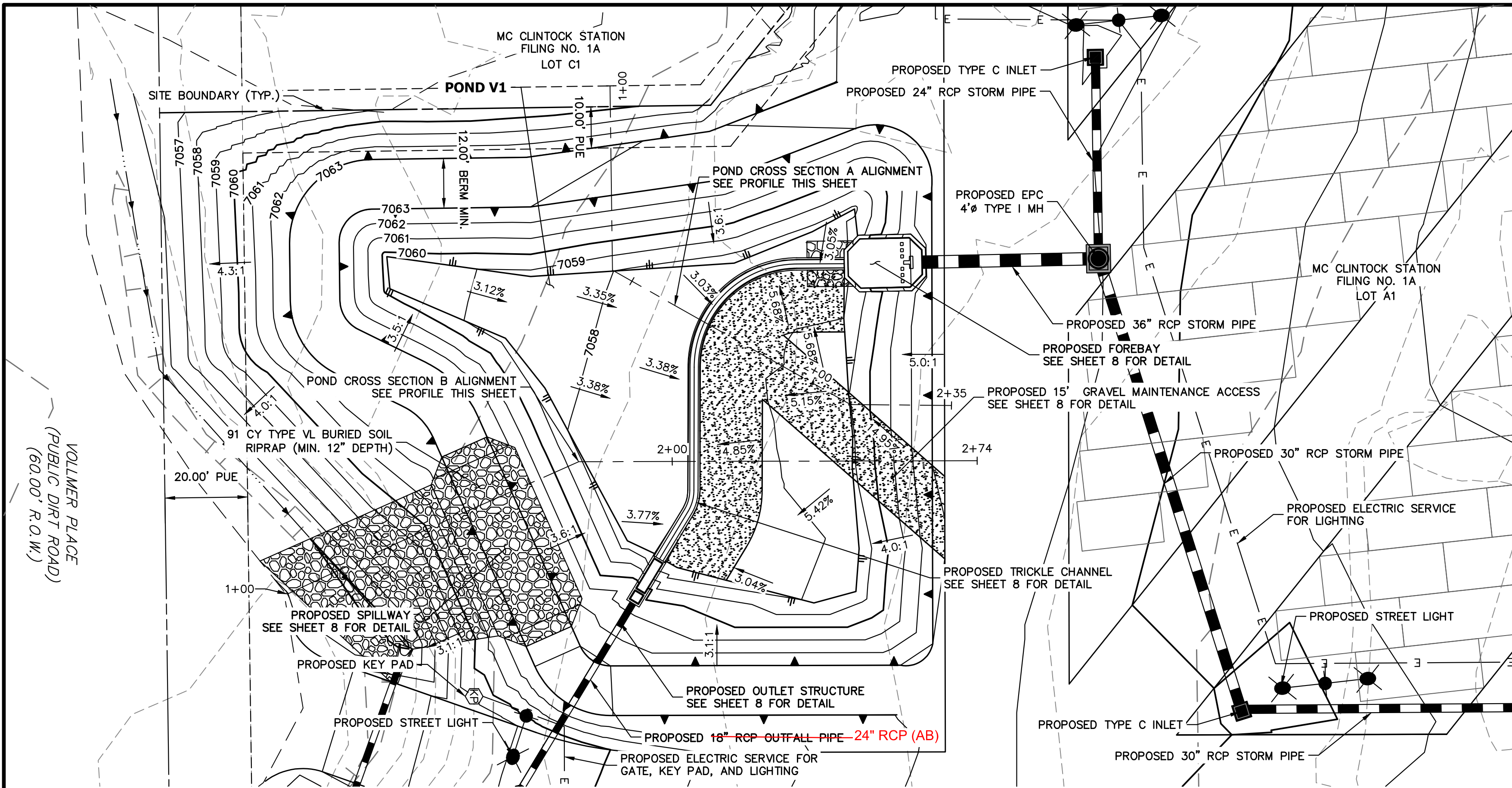
PREPARED FOR
BELKNAP VENTURES LLC
3603 FIRST LIGHT DRIVE
CASTLE ROCK, CO 80109
(719)-322-3556
SCOTT.BELKNAP@YAHOO.COM
ATTN: SCOTT BELKNAP

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE ENGINEERING
AGENCIES, OR ENGINEER
APPROVES THEIR USE,
THEY ARE NOT TO BE
DESIGNATED BY WRITTEN
AUTHORIZATION.

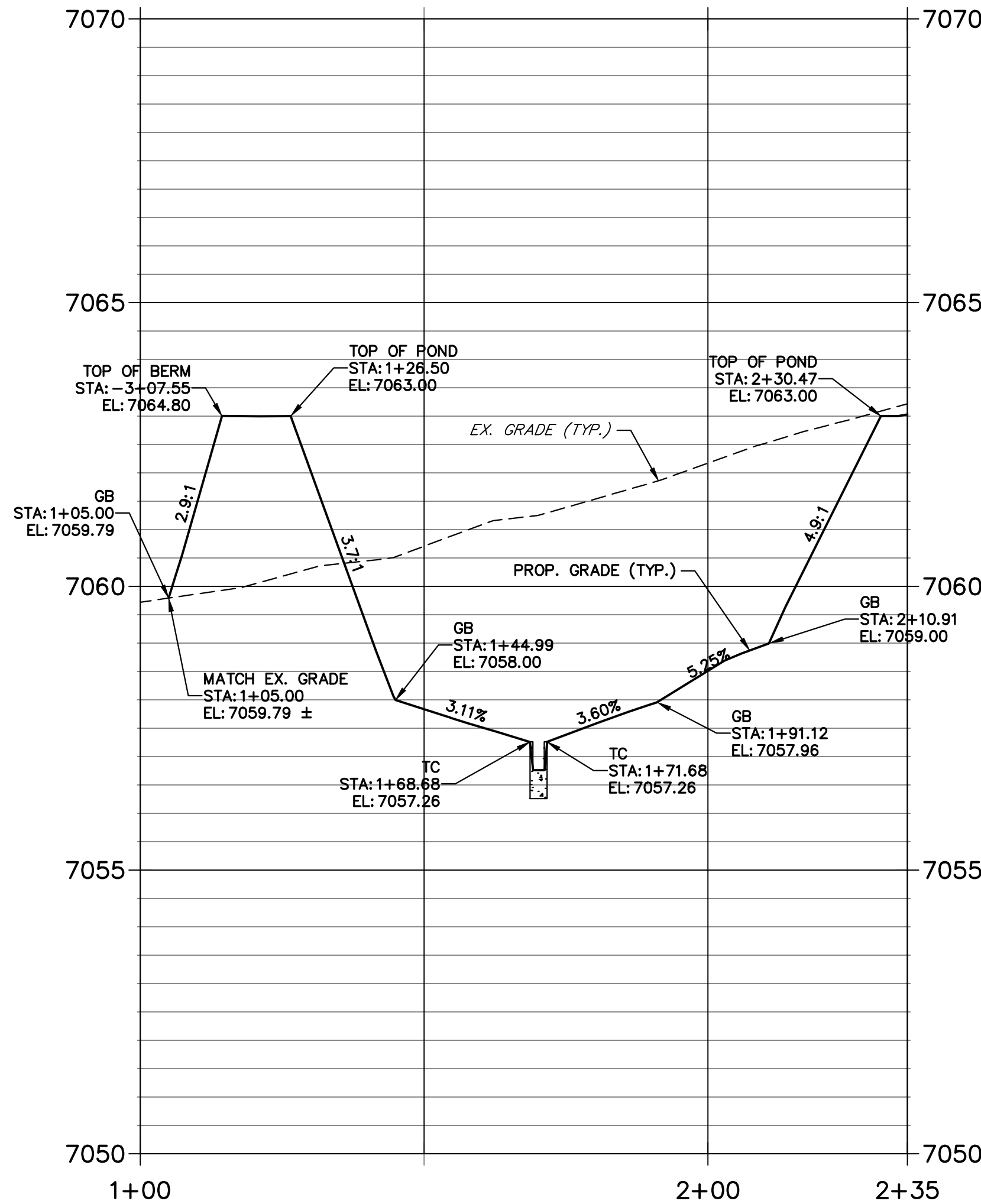


KEY MAP
SCALE: NTS

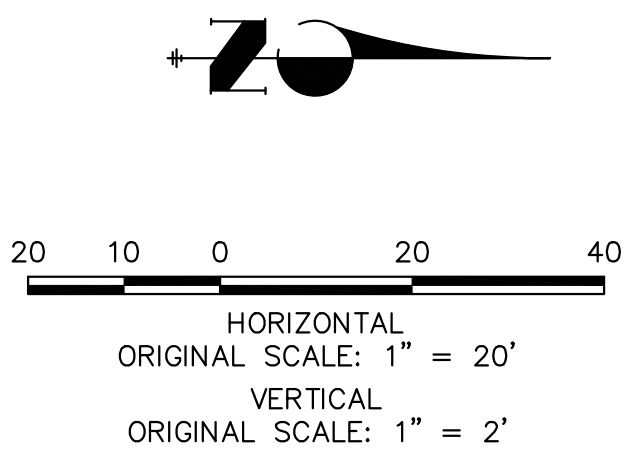
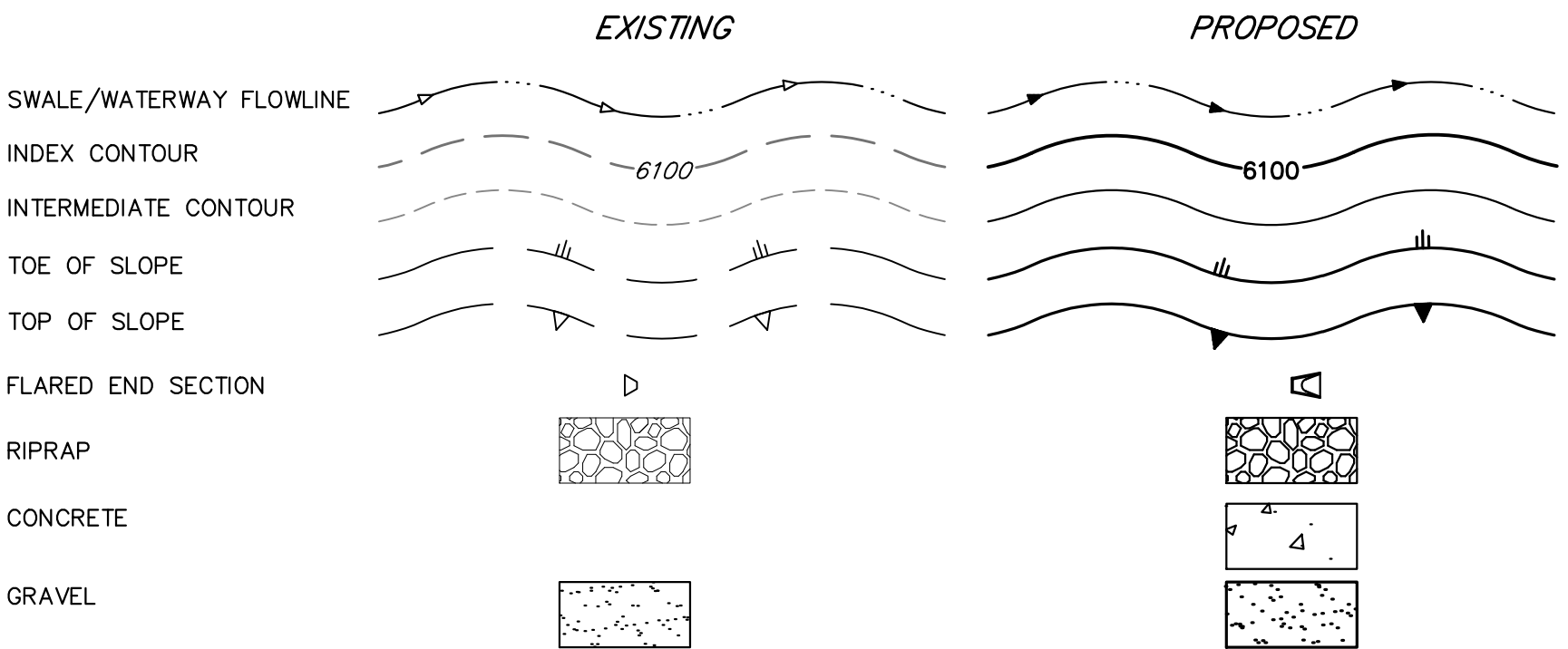




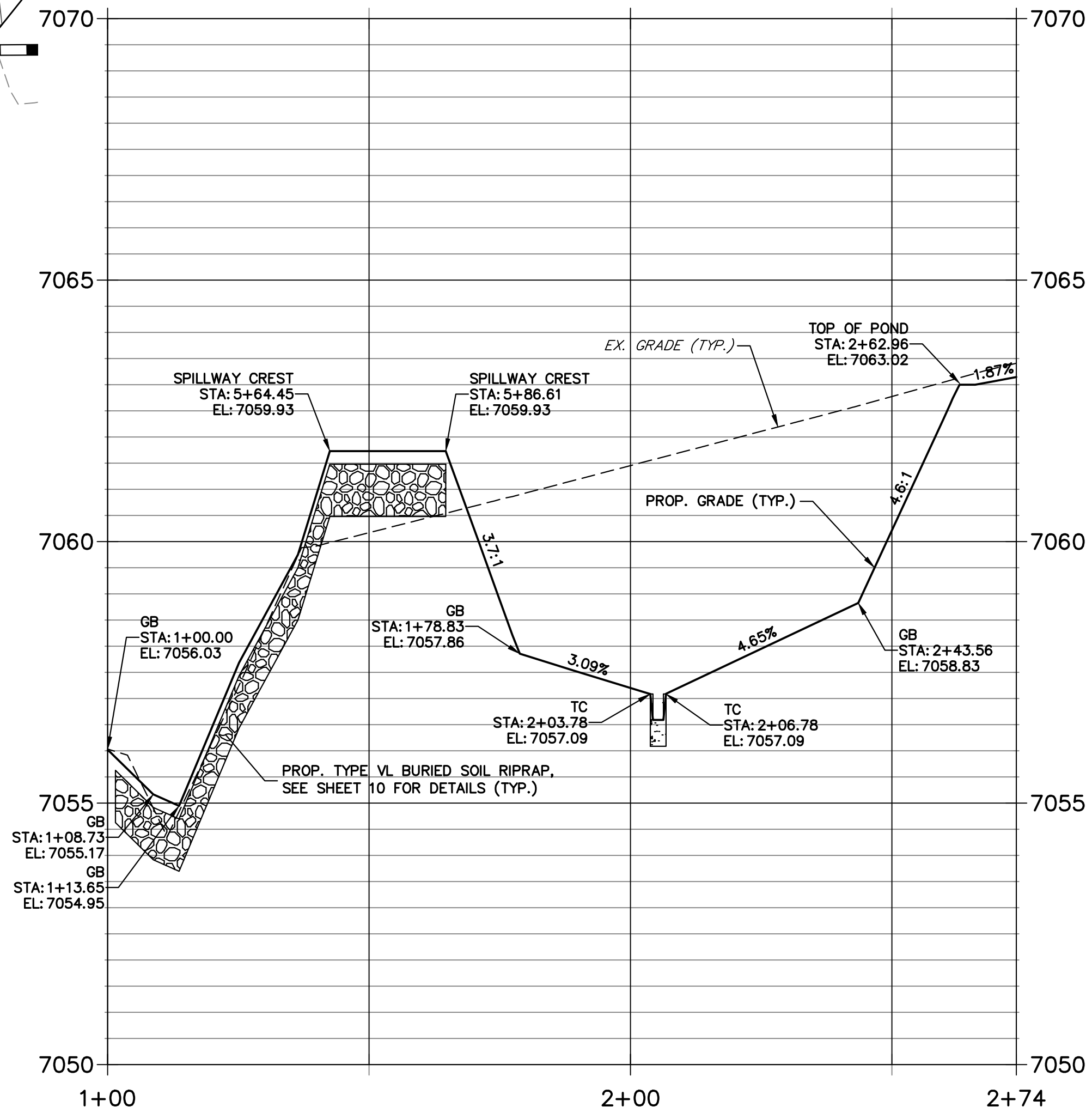
**POND CROSS SECTION A PROFILE
STA 1+00.00 TO 2+35.14**



LAYER LINETYPE LEGEND



**POND CROSS SECTION B PROFILE
STA 1+00.00 TO 2+73.77**



AS-BUILT PLANS
2026-03-02
EPC SF-22-29

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

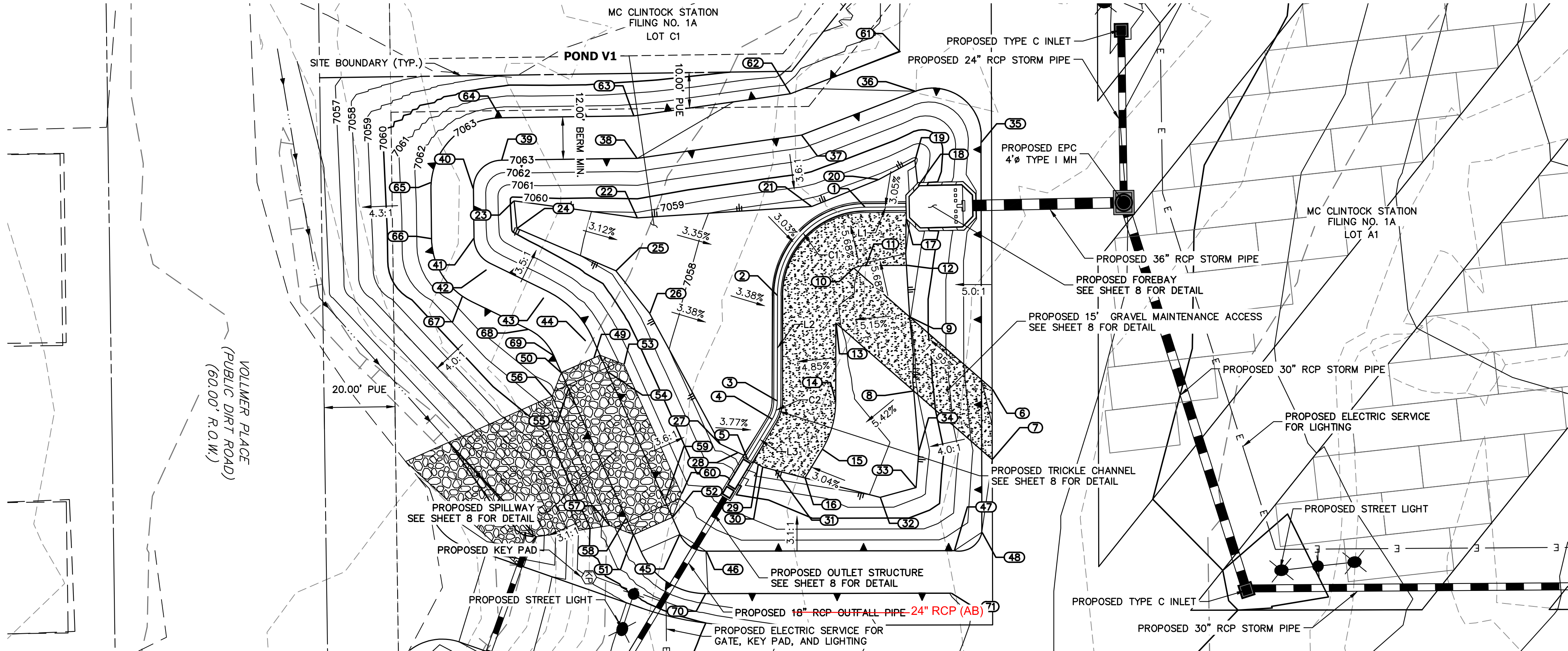
ENGINEER'S STATEMENT

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.

RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING

3/26/24

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR BELKNAP VENTURES LLC 3603 FIRST LIGHT DRIVE CASTLE ROCK, CO 80109 (719)-322-3556 SCOTT.BELKNAP@YAHOO.COM ATTN: SCOTT BELKNAP	
J.R. ENGINEERING A Westman Company Central 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
REVISION	
No.	
H-SCALE 1"=20'	DESIGNED BY APL
V-SCALE 1"=2'	DRAWN BY APL
DATE 01/15/24	CHECKED BY
VOLLMER RV STORAGE	
POND PLANS	
SHEET 6 OF 13	
JOB NO. 25251.00	



Know what's below.
Call before you dig.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°25'00"E	11.42'
L2	S89°53'39"E	29.78'
L3	S58°52'17"E	13.39'

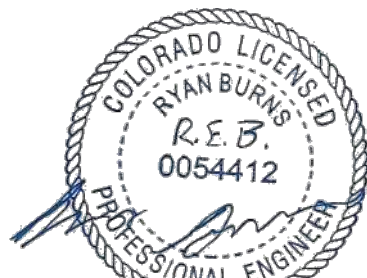
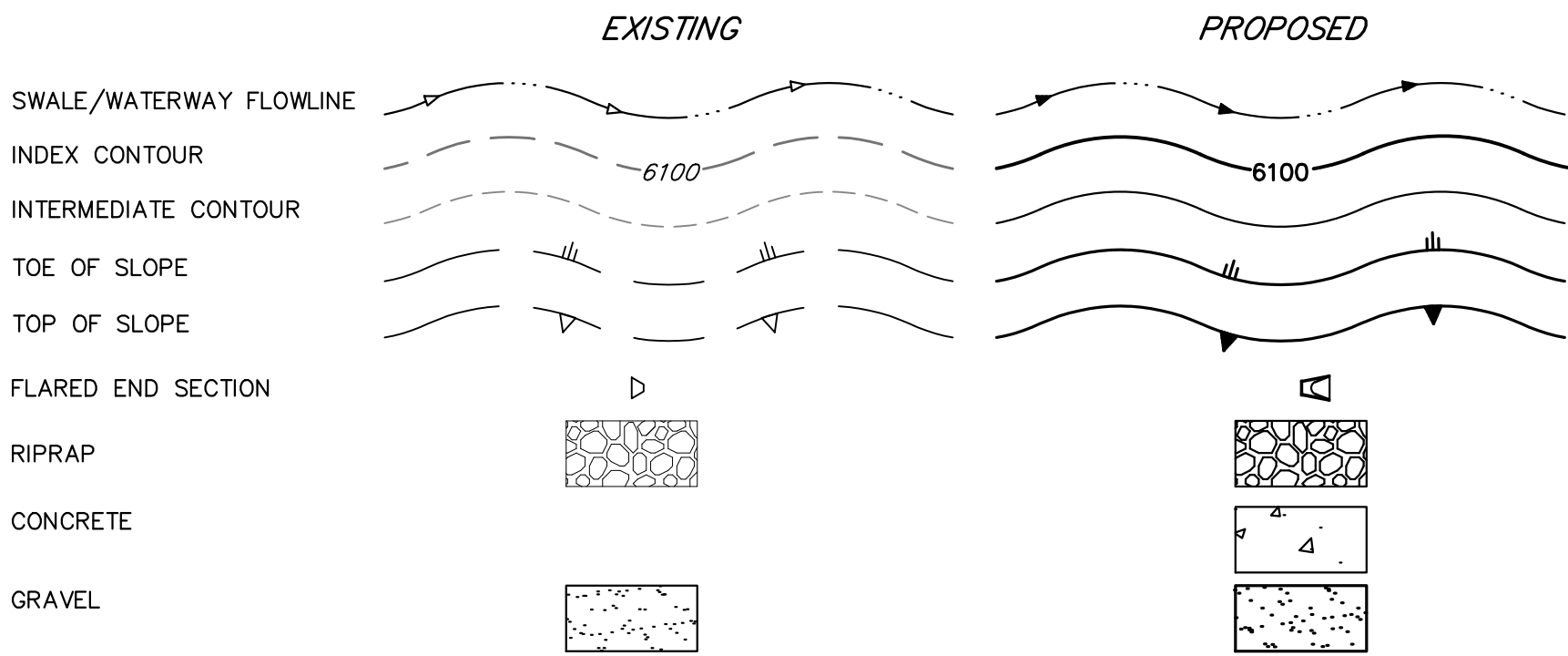
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	89°28'39"	25.00'	39.04'	S45°09'20"E 35.19'
C2	31°01'22"	10.00'	5.41'	S74°22'58"E 5.35'

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TRICKLE CHANNEL	N: 412949.04 E: 234989.68	7056.90
2	TRICKLE CHANNEL	N: 412924.22 E: 235024.63	7056.71
3	TRICKLE CHANNEL	N: 412924.17 E: 235054.41	7056.56
4	TRICKLE CHANNEL	N: 412922.73 E: 235059.56	7056.53
5	TRICKLE CHANNEL	N: 412915.83 E: 235070.98	7056.46
6	MAINT. ROAD	N: 412984.84 E: 235051.05	7063.00
7	MAINT. ROAD	N: 412984.87 E: 235070.93	7063.00
8	MAINT. ROAD/ TOE	N: 412962.69 E: 235051.61	7058.78
9	MAINT. ROAD/ TOE	N: 412961.58 E: 235030.72	7059.00
10	MAINT. ROAD	N: 412945.77 E: 235016.91	7057.94
11	MAINT. ROAD	N: 412949.16 E: 235016.18	7058.03
12	MAINT. ROAD	N: 412960.63 E: 235016.07	7058.18
13	MAINT. ROAD	N: 412940.71 E: 235032.40	7057.93
14	MAINT. ROAD	N: 412940.67 E: 235054.44	7057.75
15	MAINT. ROAD	N: 412936.85 E: 235068.09	7057.48
16	MAINT. ROAD	N: 412931.96 E: 235076.18	7057.43
17	TOE/ FOREBAY	N: 412960.53 E: 235003.03	7057.77
18	TOE/ FOREBAY	N: 412963.85 E: 234993.66	7059.32
19	TOE	N: 412963.02 E: 234986.36	7057.82
20	TOE	N: 412952.80 E: 234991.86	7057.60
21	TOE	N: 412933.89 E: 234999.48	7057.42
22	TOE	N: 412884.67 E: 235002.69	7058.59
23	TOE	N: 412849.84 E: 234997.90	7059.68
24	TOE	N: 412850.60 E: 235005.67	7059.60

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
25	TOE	N: 412878.55 E: 235017.64	7058.63
26	TOE	N: 412888.10 E: 235029.68	7058.27
27	TOE	N: 412908.06 E: 235066.61	7057.42
28	TOE	N: 412913.13 E: 235069.01	7057.31
29	TOE/ MAINT. ROAD	N: 412918.83 E: 235072.45	7057.03
30	TOE/ MAINT. ROAD	N: 412920.07 E: 235073.11	7057.06
31	TOE/ MAINT. ROAD	N: 412923.54 E: 235074.01	7057.17
32	TOE	N: 412953.18 E: 235081.66	7058.09
33	TOE	N: 412963.35 E: 235076.91	7058.34
34	TOE	N: 412964.13 E: 235068.52	7058.26
35	TOP	N: 412981.68 E: 234981.40	7063.00
36	TOP	N: 412963.19 E: 234966.91	7063.00
37	TOP	N: 412930.96 E: 234979.31	7063.00
38	TOP	N: 412884.63 E: 234985.87	7063.00
39	TOP	N: 412846.21 E: 234986.40	7063.00
40	TOP	N: 412838.32 E: 234994.50	7063.00
41	TOP	N: 412838.50 E: 235008.42	7063.00
42	TOP	N: 412842.11 E: 235017.31	7063.00
43	TOP	N: 412858.28 E: 235025.21	7063.00
44	TOP	N: 412870.14 E: 235037.50	7063.00
45	TOP	N: 412896.66 E: 235092.13	7063.00
46	TOP	N: 412904.02 E: 235096.88	7063.00
47	TOP	N: 412974.14 E: 235096.72	7063.00
48	TOP	N: 412981.94 E: 235091.53	7063.00

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
49	SPILLWAY/ TOP	N: 412872.28 E: 235042.31	7063.00
50	SPILLWAY/ TOP	N: 412863.15 E: 235046.38	7063.00
51	SPILLWAY/ TOP	N: 412883.55 E: 235092.20	7063.00
52	SPILLWAY/ TOP	N: 412894.52 E: 235087.32	7063.00
53	SPILLWAY CREST	N: 412880.82 E: 235044.07	7061.73
54	SPILLWAY CREST	N: 412876.18 E: 235046.14	7061.73
55	SPILLWAY CREST	N: 412865.21 E: 235051.02	7061.73
56	SPILLWAY	N: 412860.57 E: 235053.09	7061.73
57	SPILLWAY	N: 412876.85 E: 235089.63	7061.73
58	SPILLWAY CREST	N: 412881.49 E: 235087.56	7061.73
59	SPILLWAY CREST	N: 412892.45 E: 235082.68	7061.73
60	SPILLWAY CREST	N: 412897.09 E: 235080.61	7061.73
61	BERM	N: 412958.89 E: 234955.70	7063.04
62	BERM	N: 412927.92 E: 234967.62	7062.99
63	BERM	N: 412883.70 E: 234973.88	7063.01
64	BERM	N: 412846.05 E: 234974.40	7063.01
65	BERM	N: 412826.37 E: 234992.70	7062.99
66	BERM	N: 412826.50 E: 235008.58	7063.00
67	BERM	N: 412835.27 E: 235024.87	7063.00
68	BERM	N: 412853.89 E: 235034.19	7063.00
69	BERM	N: 412861.00 E: 235041.57	7063.00
70	BERM	N: 412904.01 E: 235108.88	7063.00
71	BERM	N: 412973.24 E: 235108.73	7063.02

LAYER LINETYPE LEGEND



AS-BUILT PLANS
2026-03-02
EPC SF-22-29

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

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.

RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING

0054412

3/26/24

VOLLMER RV STORAGE

POND PLANS

SHEET 7 OF 13

JOB NO. 25251.00

PREPARED FOR

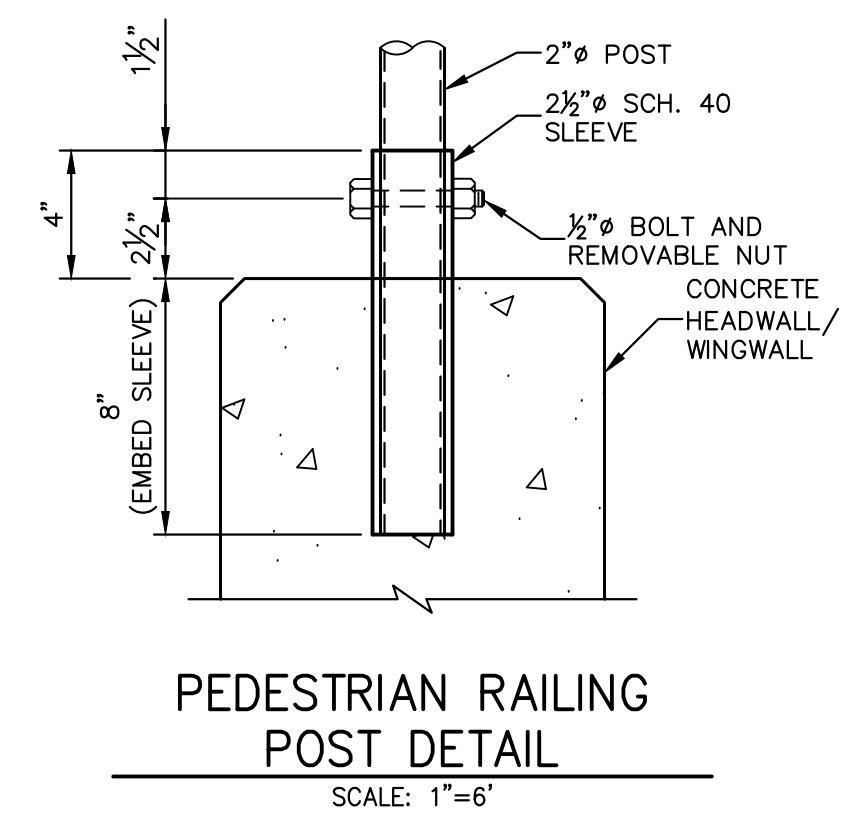
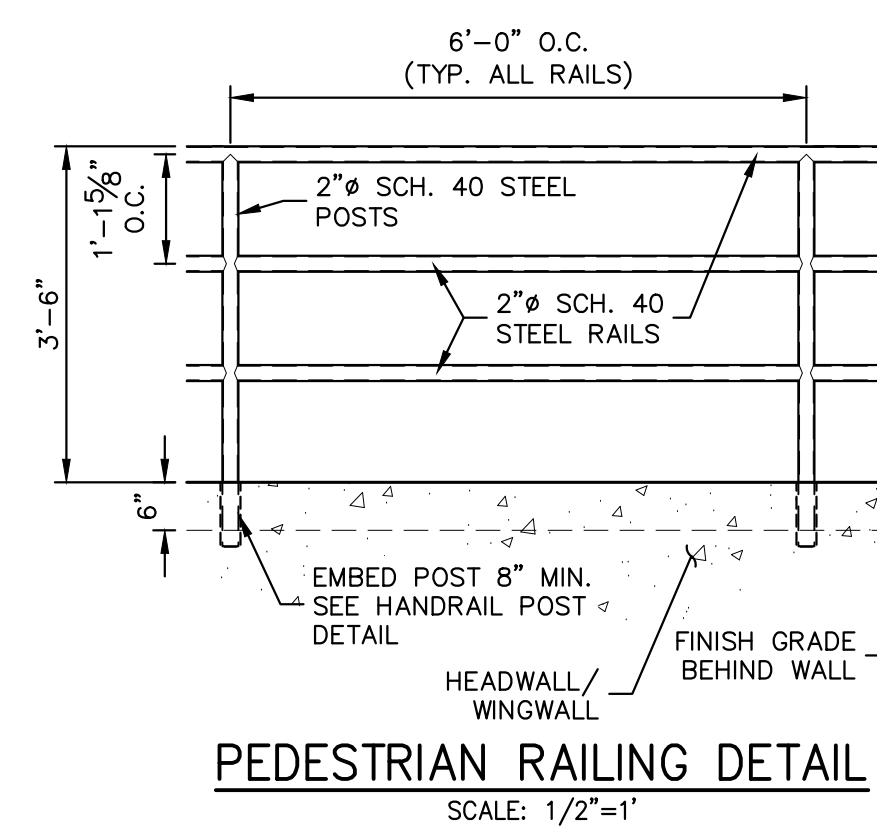
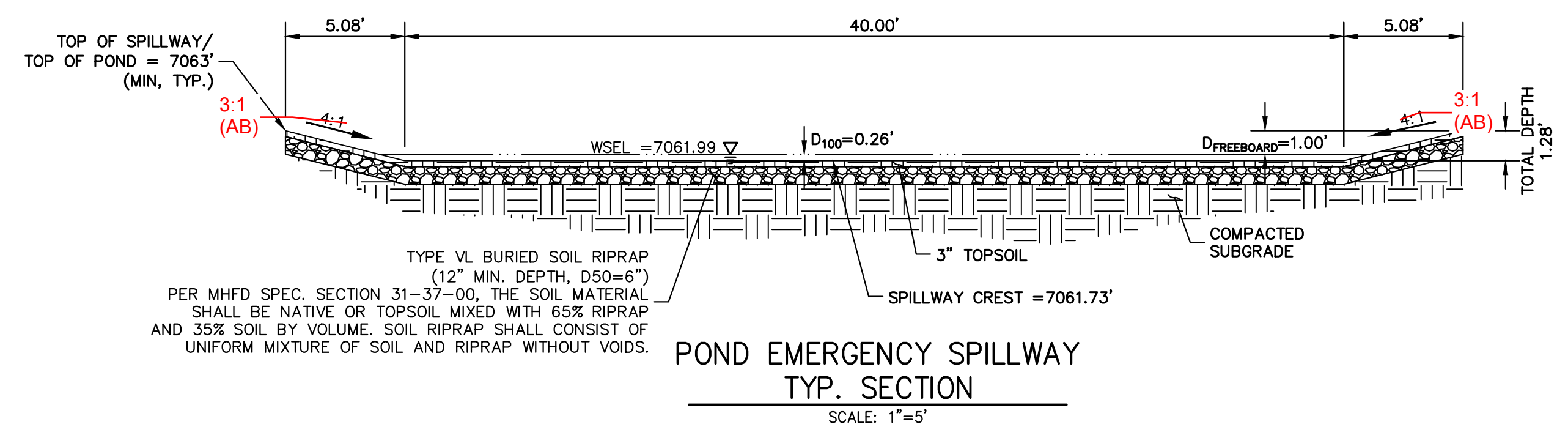
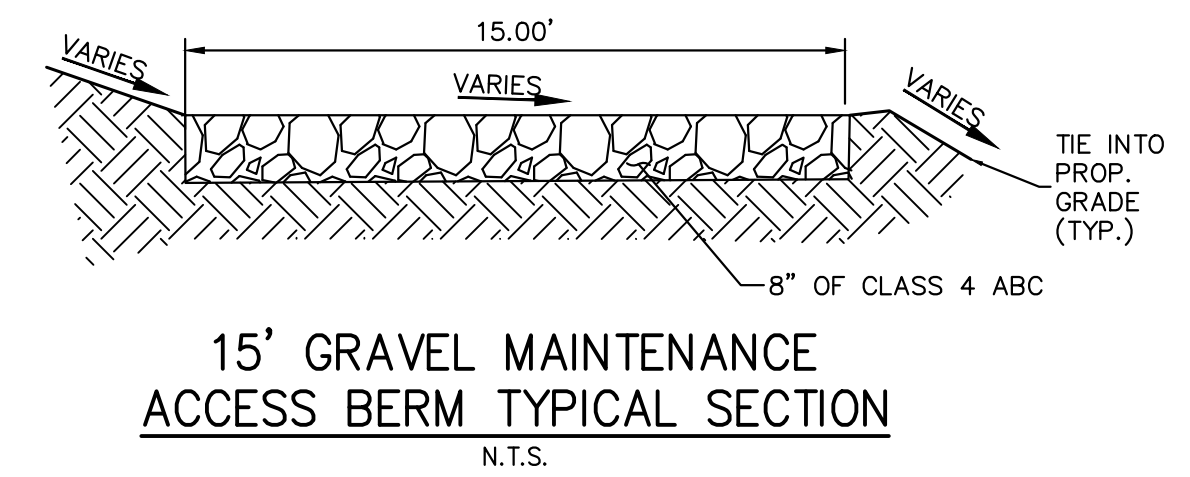
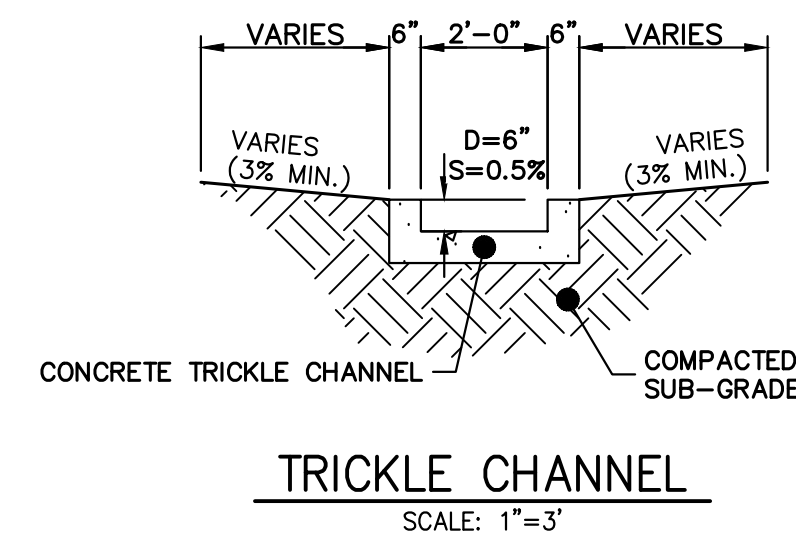
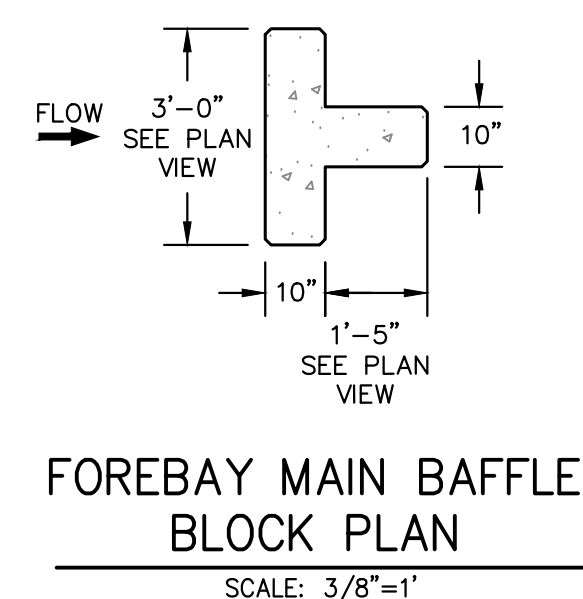
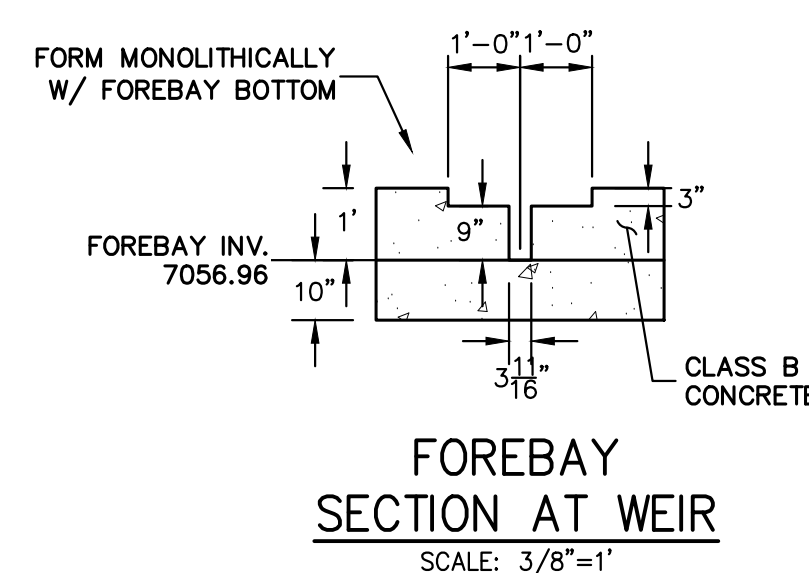
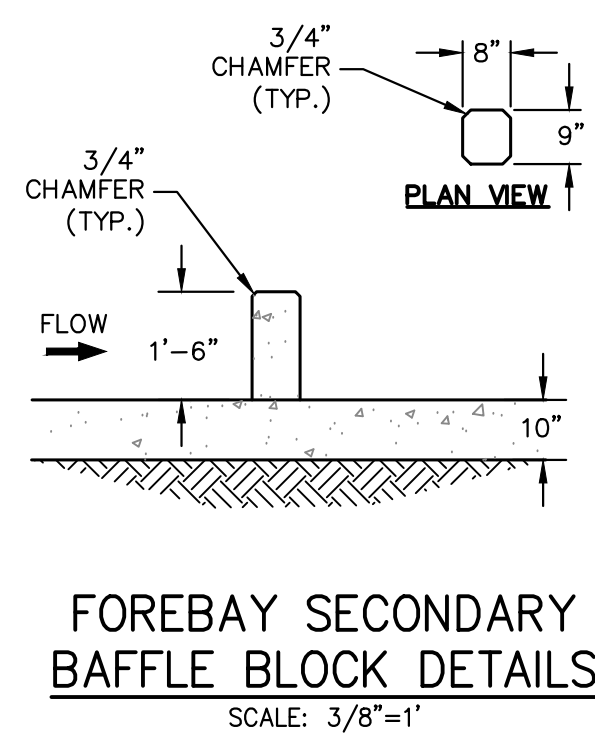
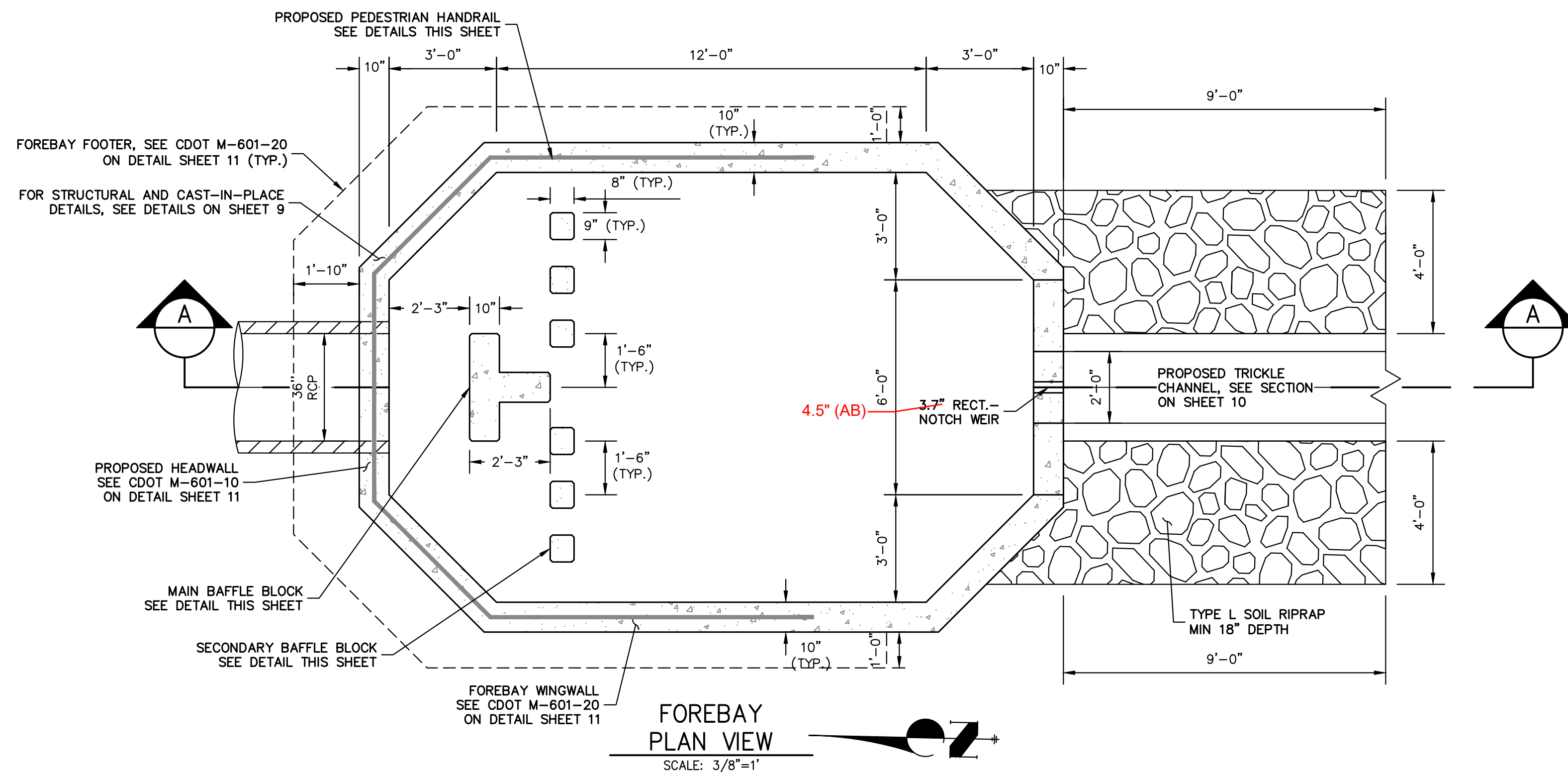
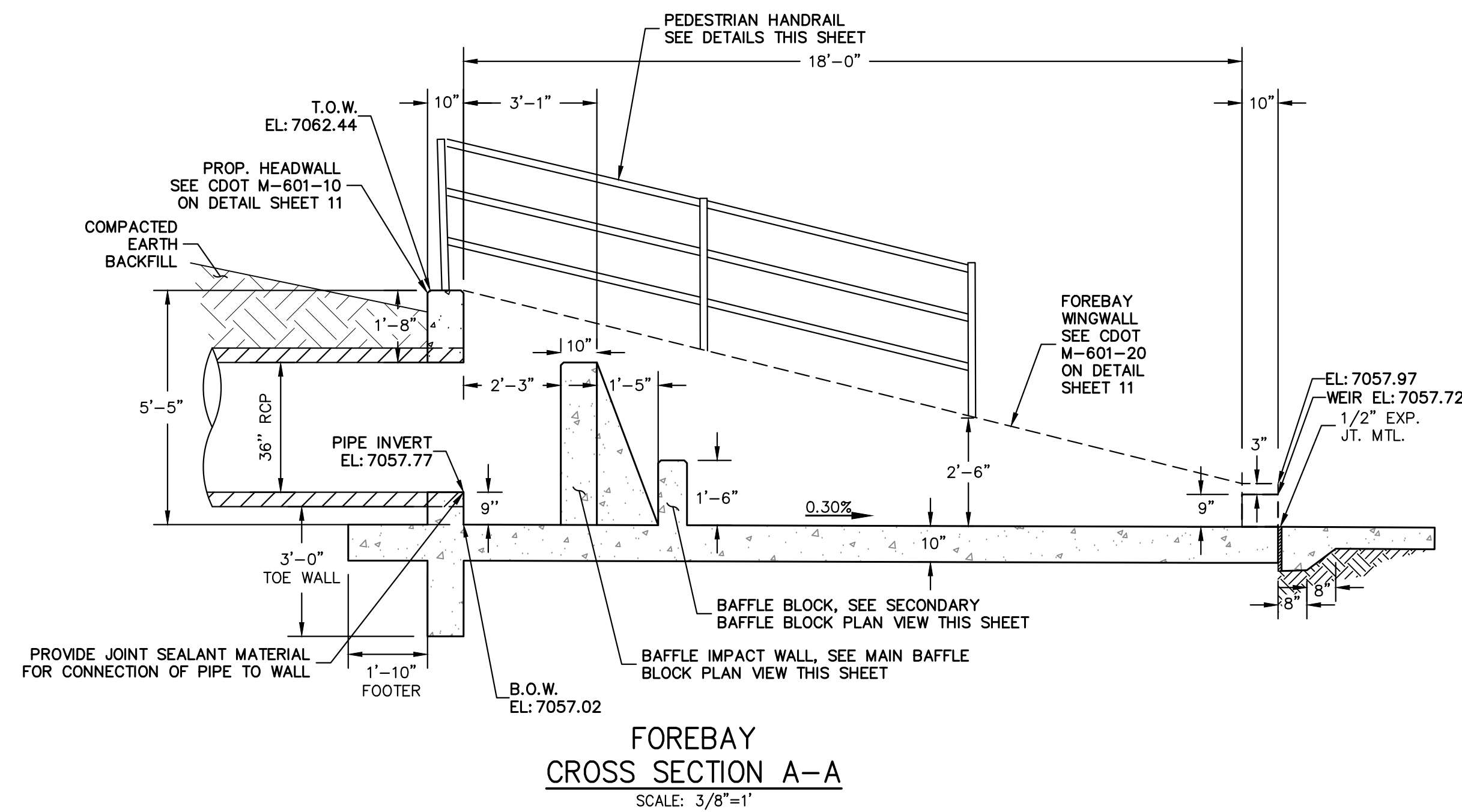
J.R. ENGINEERING
A Westman Company



Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BELKNAP VENTURES LLC
3603 FIRST LIGHT DRIVE
CASTLE ROCK, CO 80109
(719)-322-3556
SCOTT.BELKNAP@YAHOO.COM
ATTN: SCOTT BELKNAP

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.



Know what's **below**.
Call before you dig.

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.

RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF

0054412

3/26/24

RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING

VOLLMER RV STORAGE

POUND DETAILS

SHEET 8 OF 13

JOB NO. 25251.00

PREPARED FOR

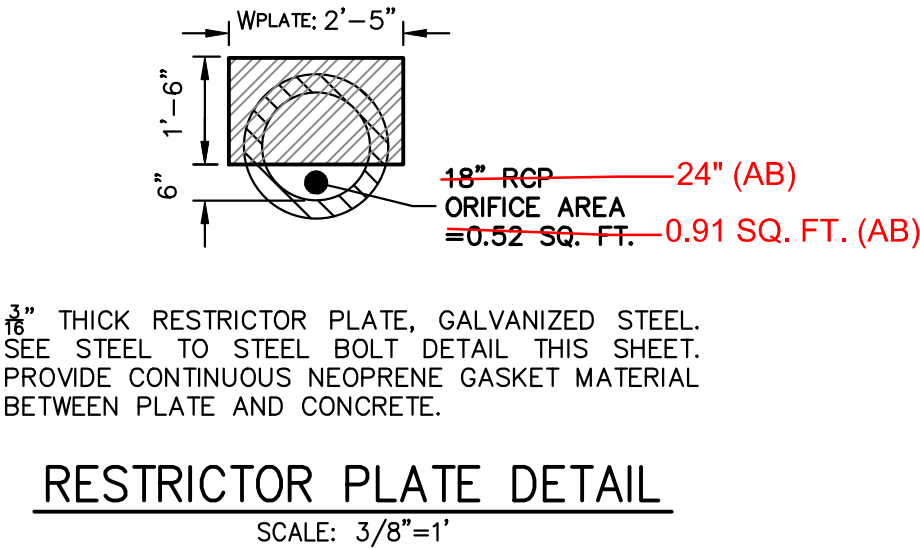
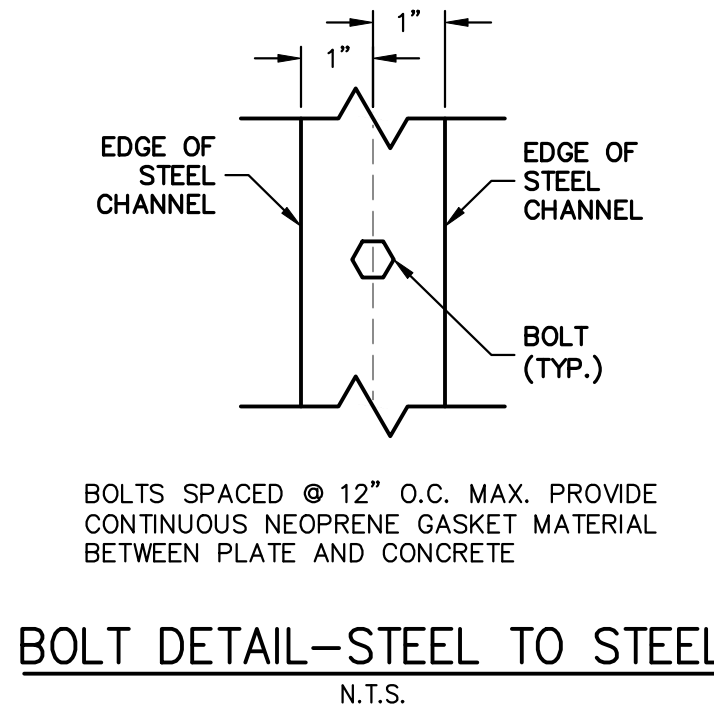
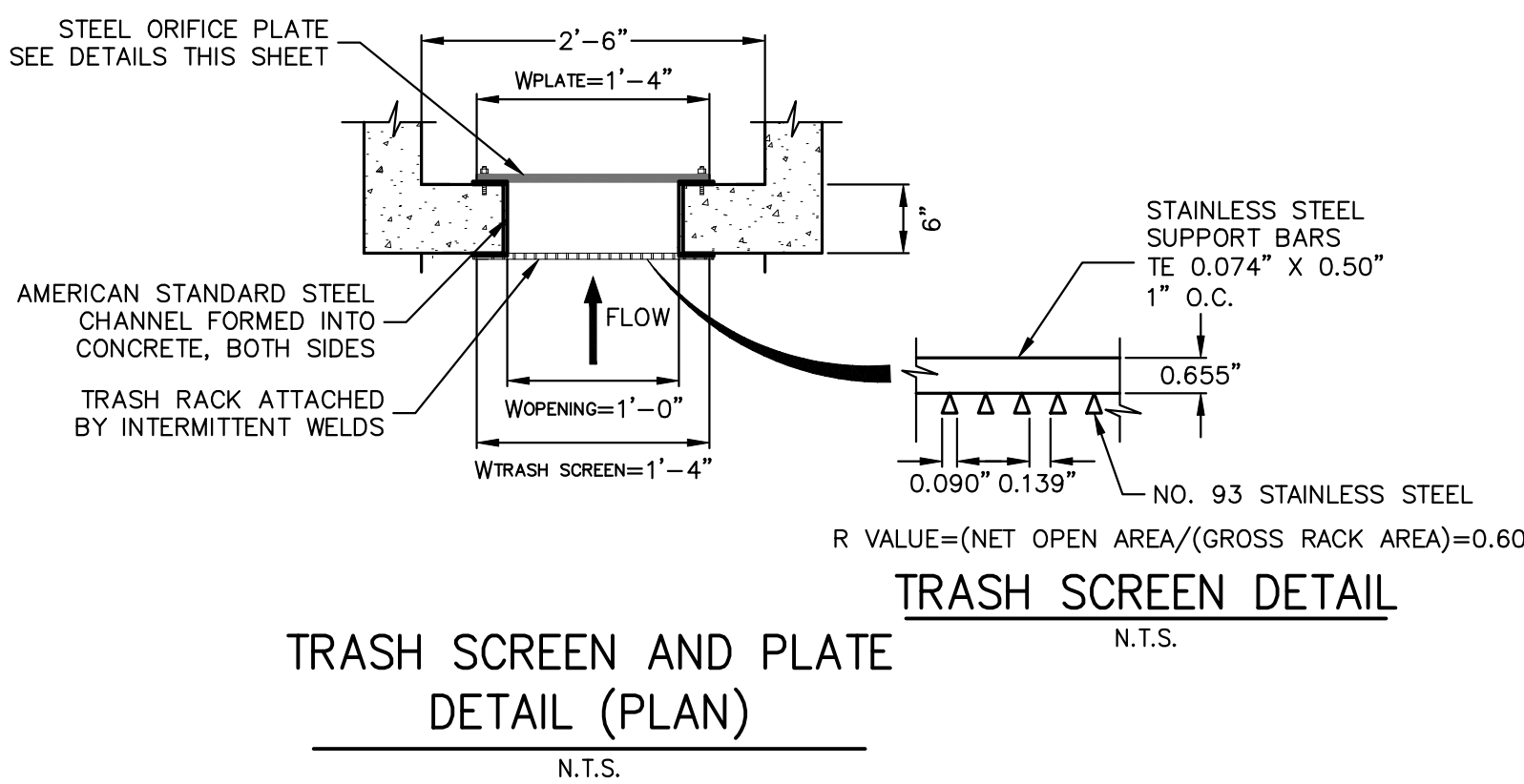
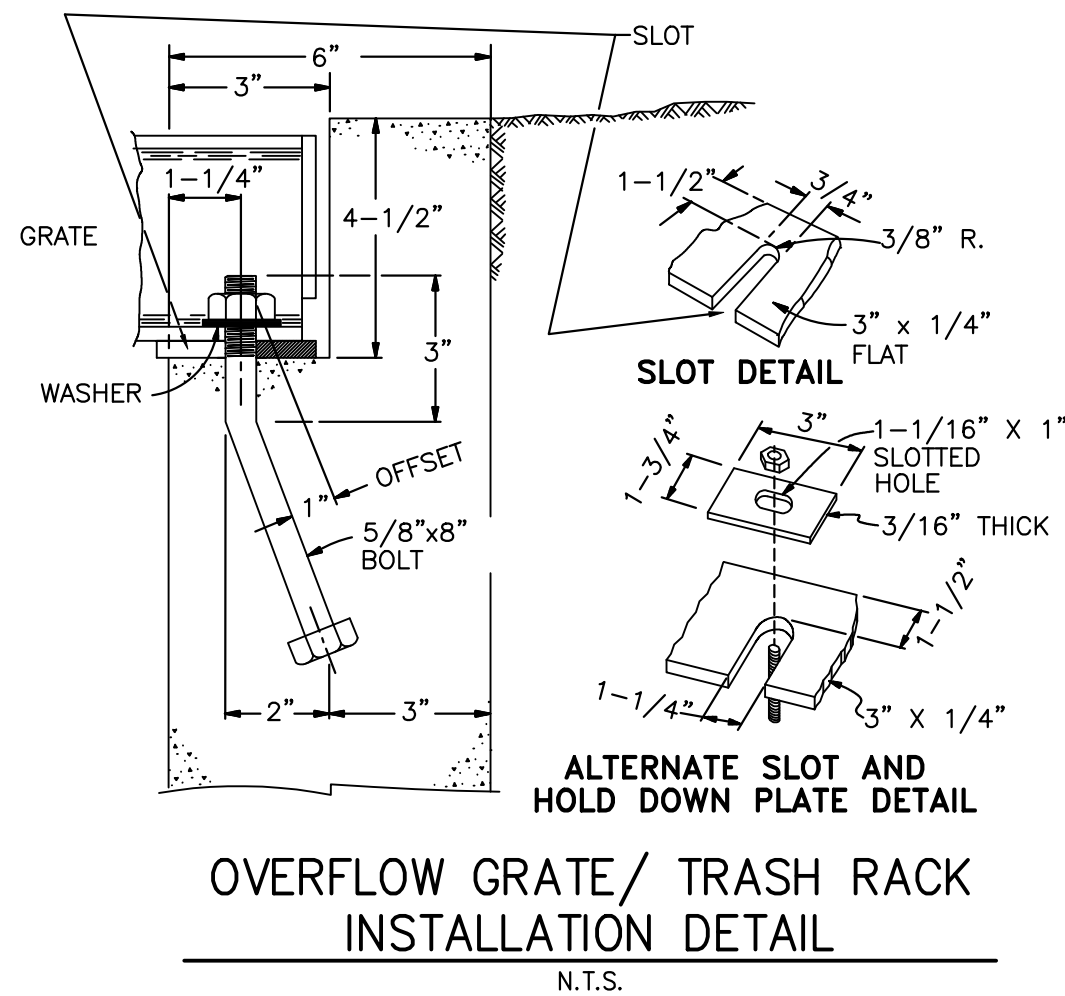
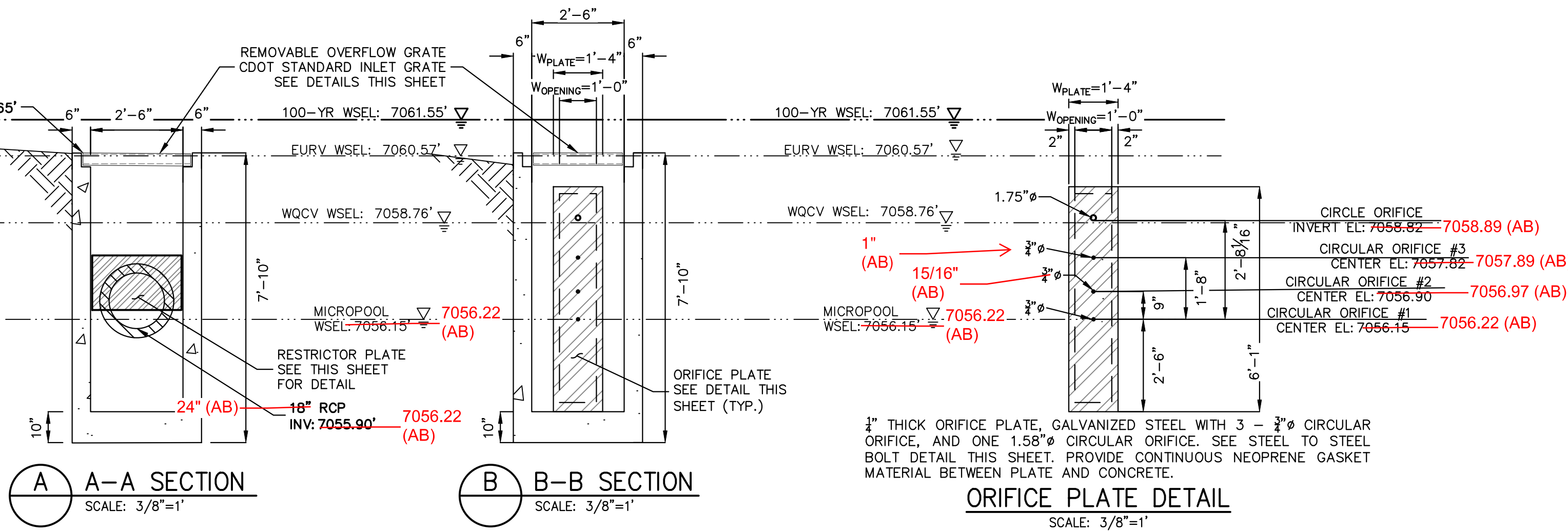
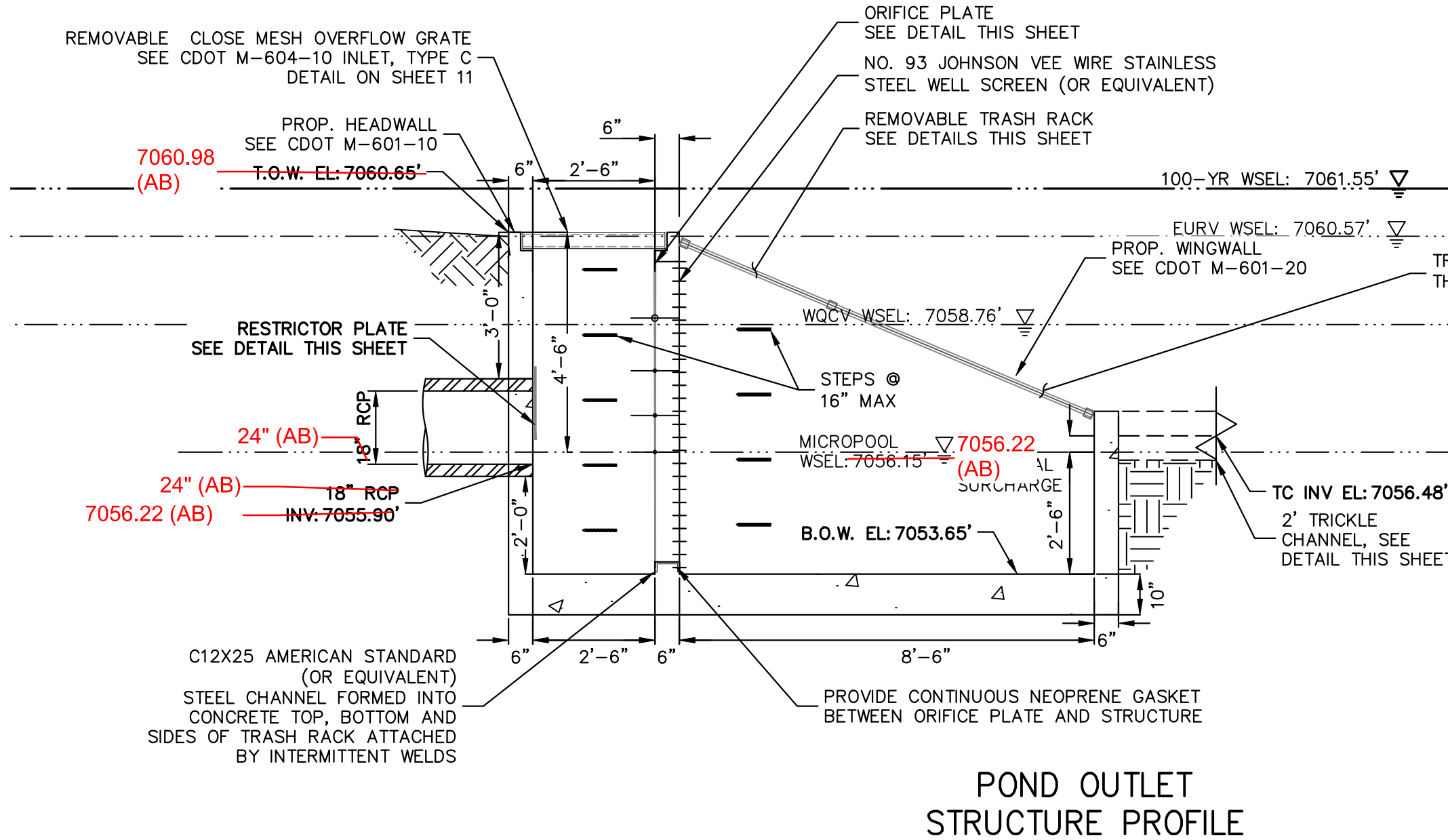
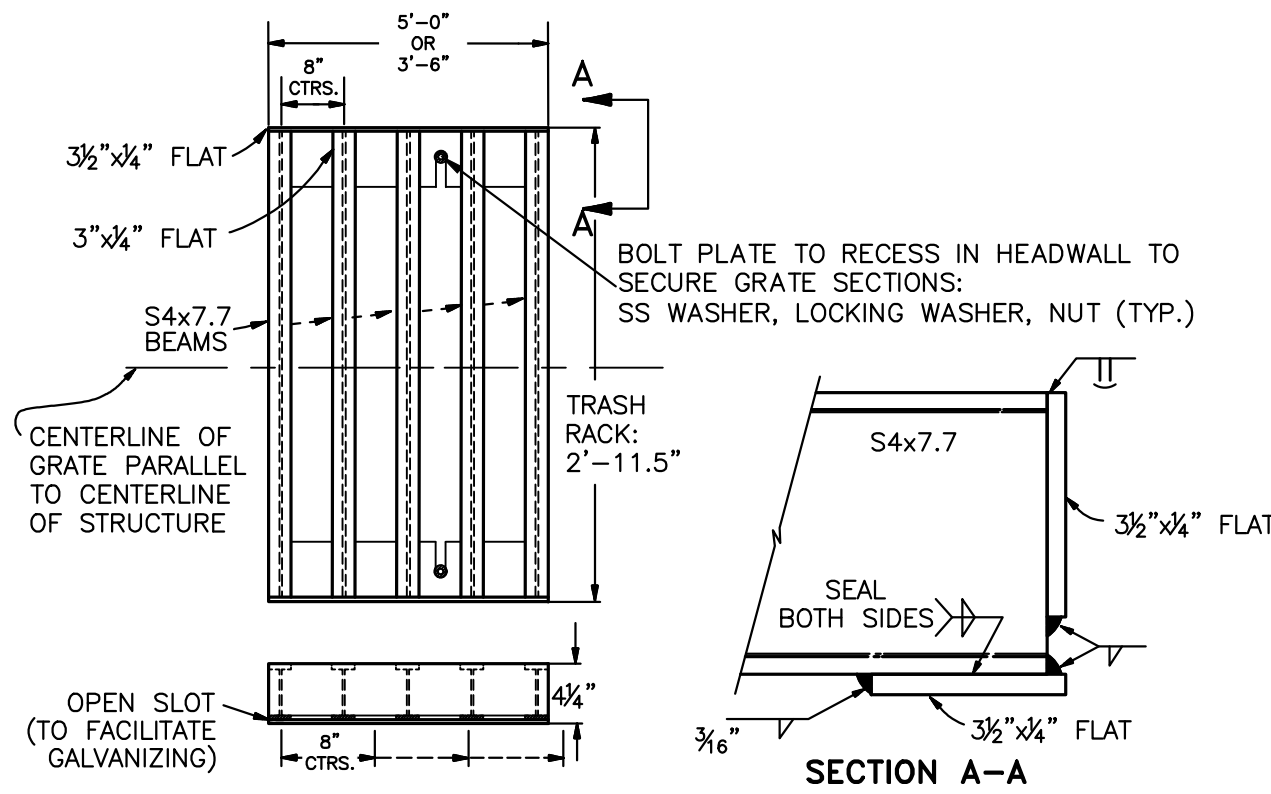
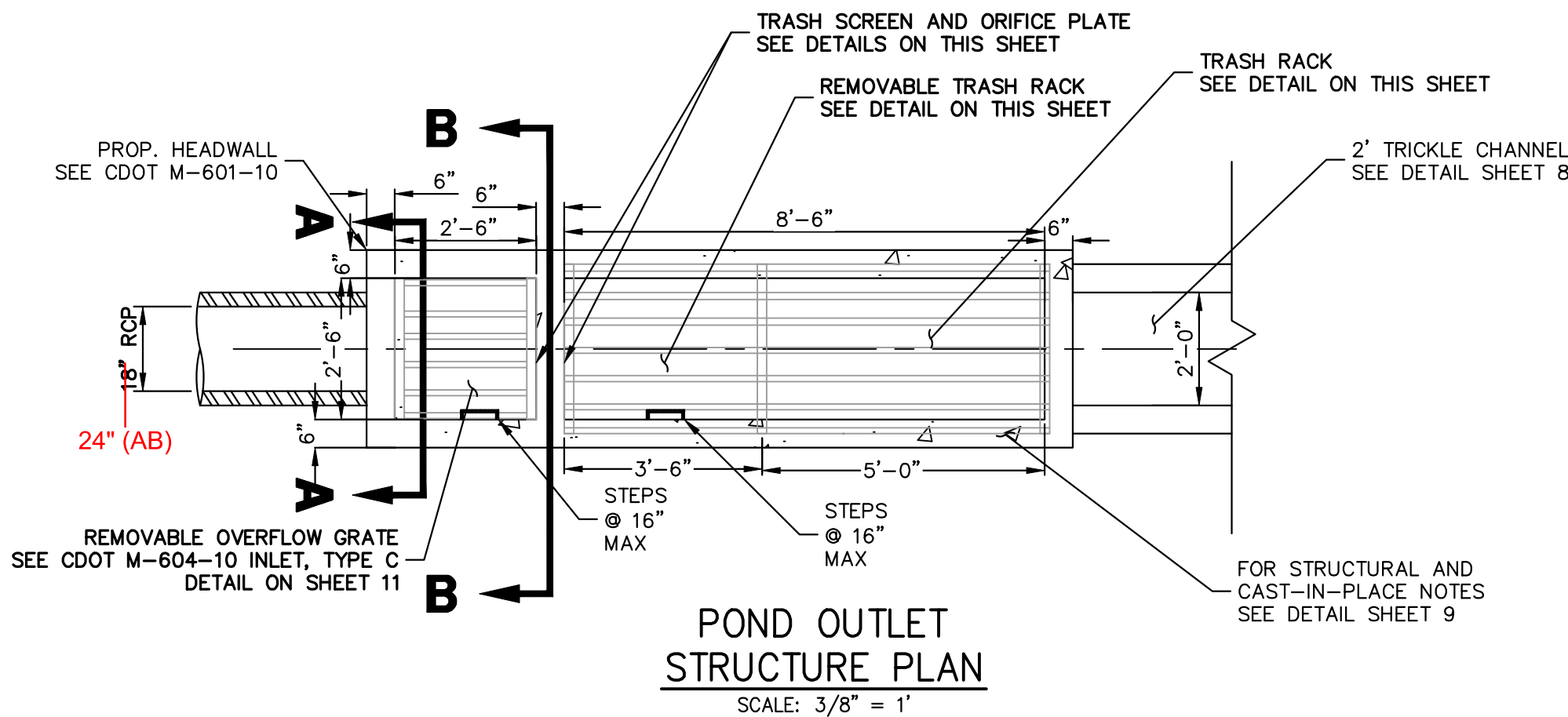
J·R ENGINEERING
A Westrian Company



Fort Collins 970-491-9888 • www.jirengineering.com

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

BELKNAP VENTURES LLC
3603 FIRST LIGHT DRIVE
CASTLE ROCK, CO 80109
(719)–322–3556
SCOTT.BELKNAP@YAHOO.COM
ATTN: SCOTT BELKNAP



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.

RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

DATE	BY	REVISION	NO.	VARIABLES	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							01/15/24	APL	APL	

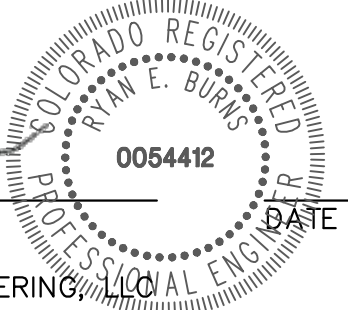
VOLLMER RV STORAGE
POND DETAILS
SHEET 9 OF 13
JOB NO. 25251.00



Know what's below.
Call before you dig.



AS-BUILT PLANS
2026-03-02
EPC SF-22-29



3/26/24

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 SPLICE LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

THE FOLLOWING TABLE GIVES THE MINIMUM CLASS B (STAGGERED) LAP SPLICE LENGTH FOR EPOXY COATED REINFORCING BARS PLACE IN ACCORDANCE WITH SUBSECTION 602.06. THESE SPLICE 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"

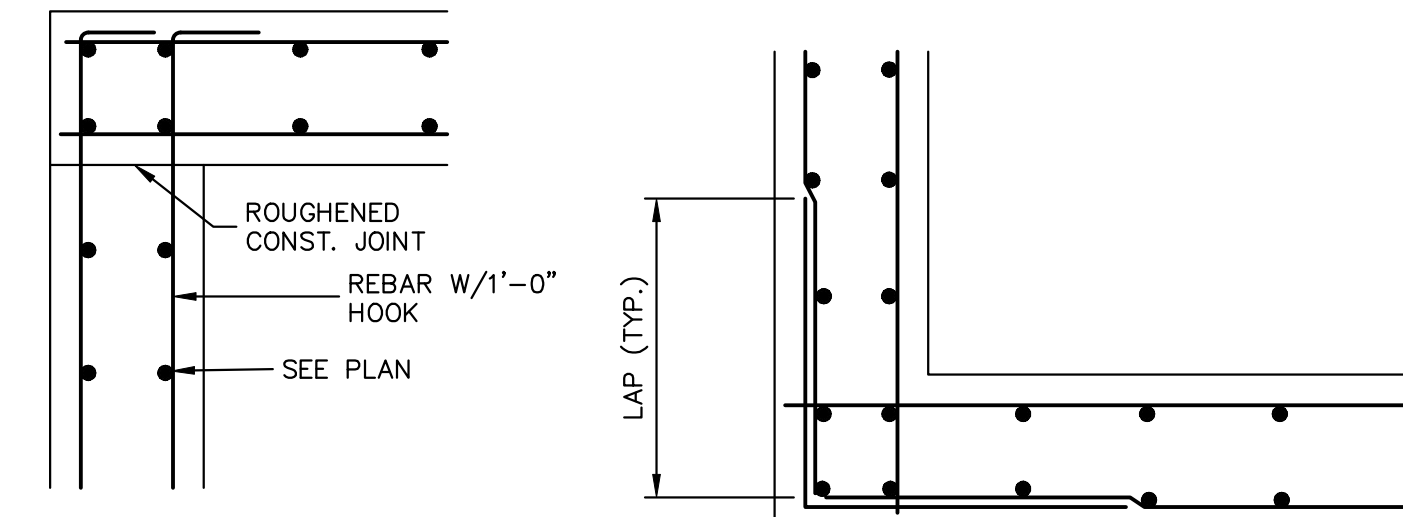
WHEN THE CONTRACTOR ELECTS TO SUBSTITUTE EPOXY COATED REINFORCEMENT FOR BLACK REINFORCING BARS. THE MINIMUM LAP SPLICE SHALL BE AS DESCRIBED ABOVE.

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.

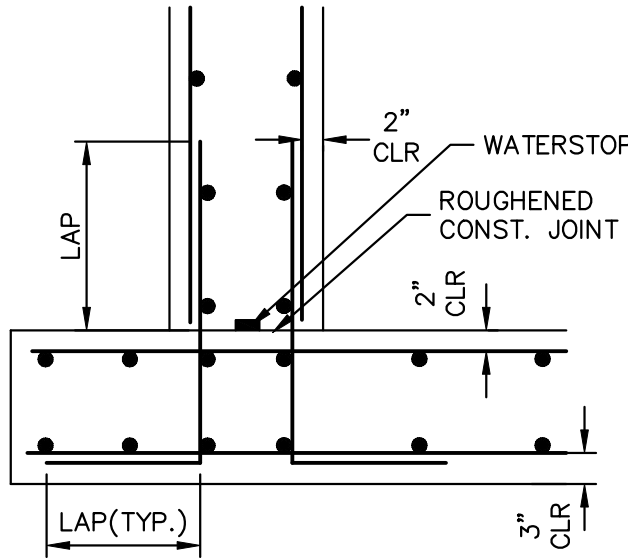
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

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

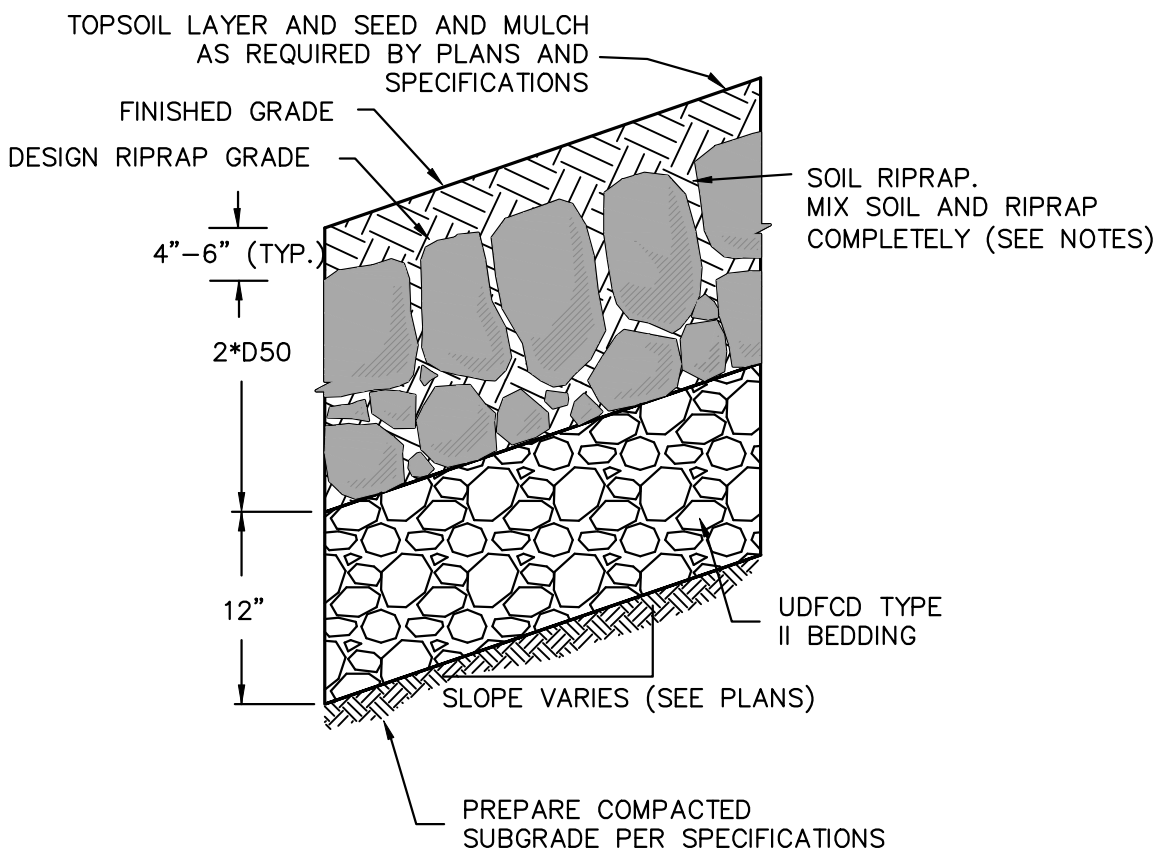


TYPICAL TOP CORNER WALL SECTION DETAIL

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:

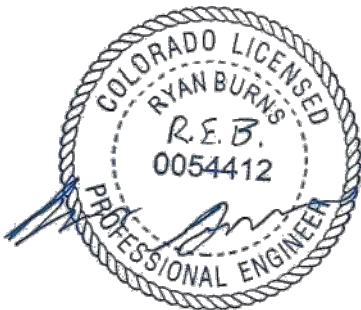
- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
- MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
- PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT 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.



Know what's below.
Call before you dig.

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.



AS-BUILT PLANS
2026-03-02
EPC SF-22-29



RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING

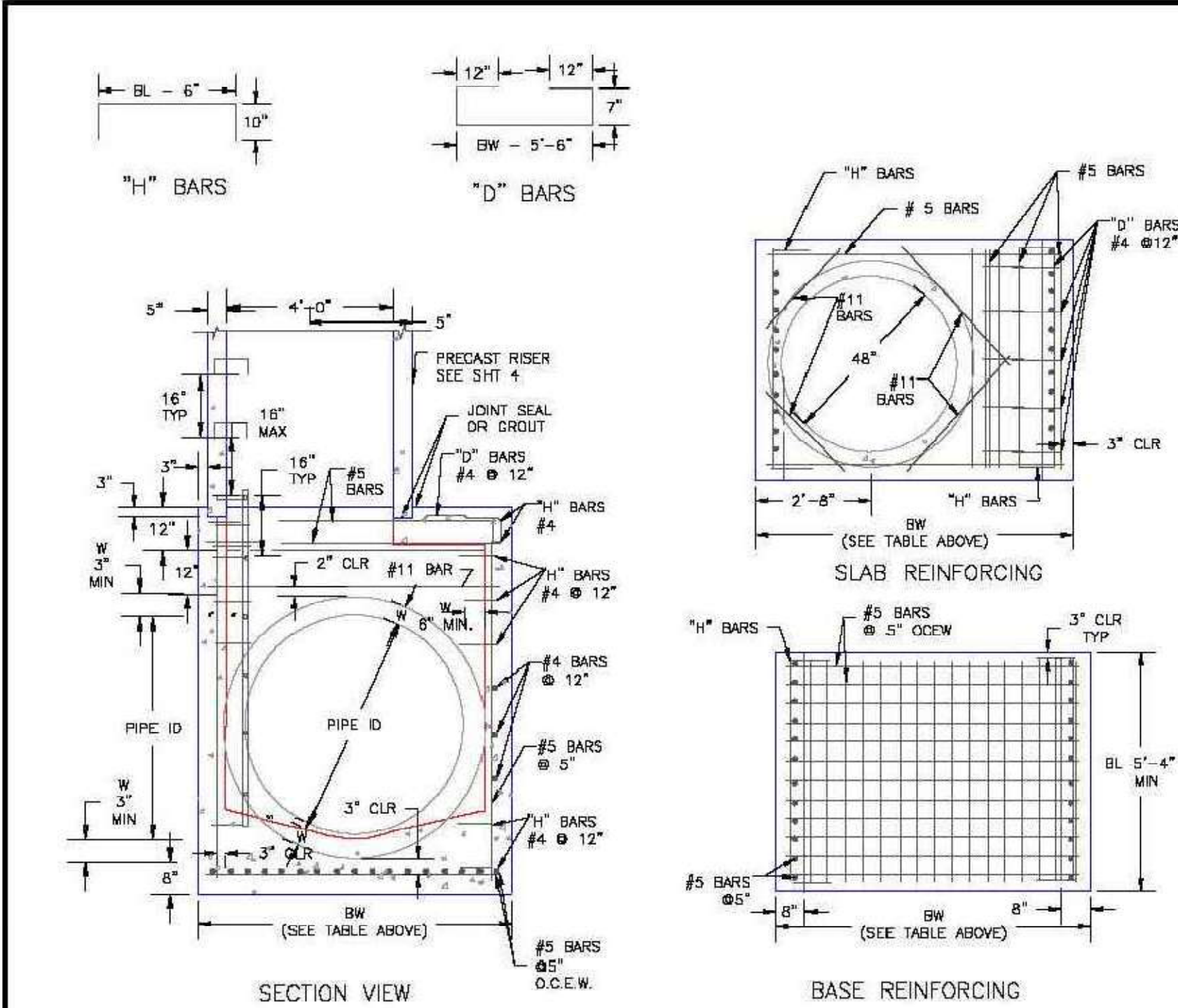
3/26/24

PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

NOTES

- TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..
- VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHanneled; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE



7/9/09
DATE APPROVED:
André Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail
Type I
Standard Drawing

REVISION DATE:
7/9/09

FILE NAME:
SD_3-1



PREPARED FOR

BELKNAP VENTURES LLC
3603 FIRST LIGHT DRIVE
CASTLE ROCK, CO 80109
(719)-322-3556
SCOTT.BELKNAP@YAHOO.COM
ATTN: SCOTT BELKNAP

J.R. ENGINEERING
A Westman Company



Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

No. REVISION

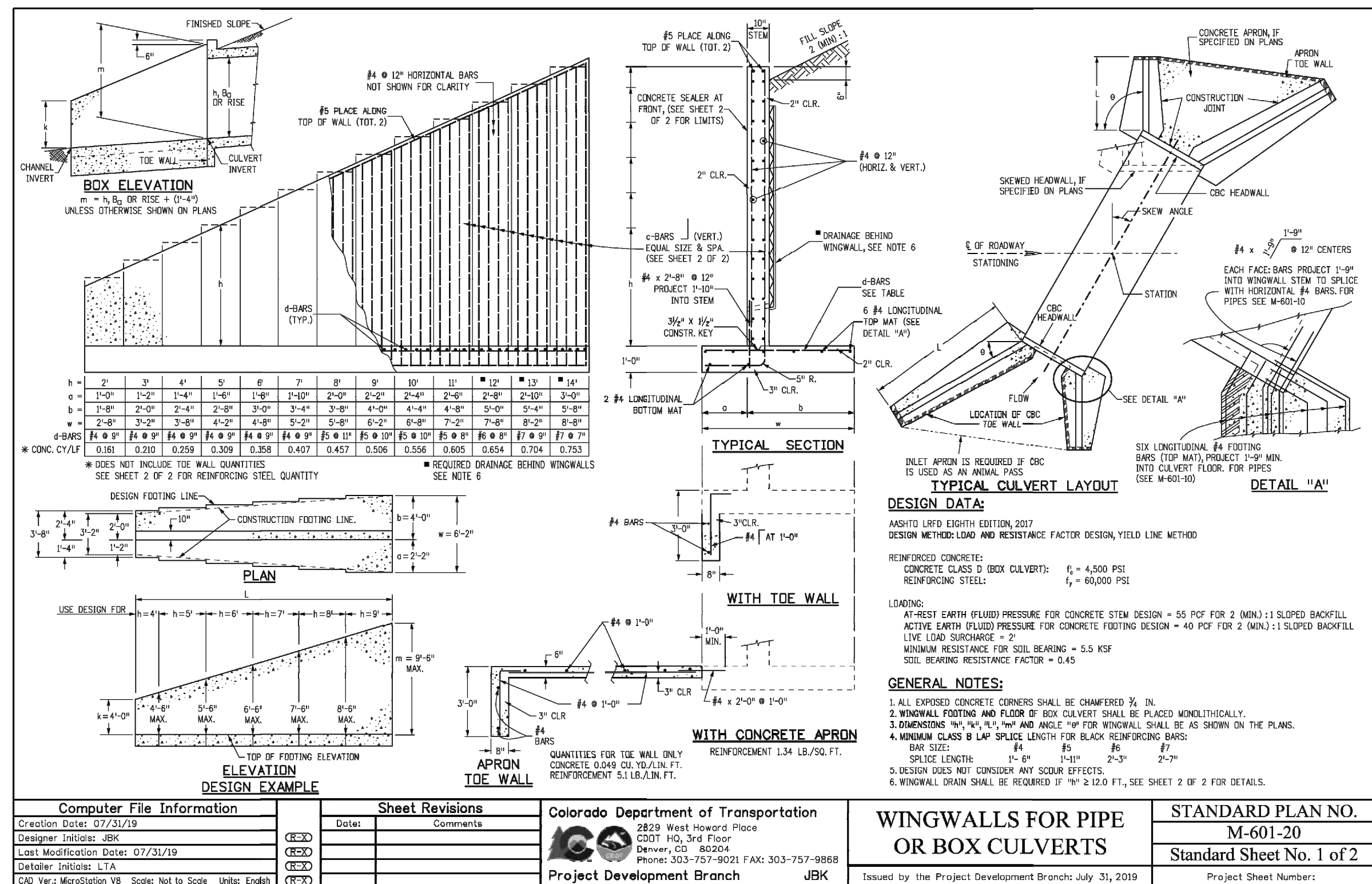
H-SCALE V-SCALE
VARIABLES
DATE 01/15/24
DESIGNED BY APL
DRAWN BY APL
CHECKED BY

VOLLMER RV STORAGE

POND DETAILS

SHEET 10 OF 13

JOB NO. 25251.00



STEEL GRATE QUANTITIES

NIL. PIECES	DESCRIPTION	LENGTH (FEET)	WEIGHT (LBS.)	WEIGHT (LBS.)
1	54" x 7.7' BEAM	41.7	7.0	296
2	3/4" x 1/4" FLAT	265'	2.98	13
2	3" x 1/4" FLAT	265'	2.50	12
TOTAL LBS. - 320				

QUANTITIES FOR ONE INLET

H" IN.	CONCRETE STEEL LBS.	STEEL LBS.	STEEL LBS.
2'-0"	10	76	0
3'-0"	11	80	0
3'-6"	12	87	0
4'-0"	13	102	1
4'-6"	15	121	2
5'-0"	16	123	2
5'-6"	17	138	2
6'-0"	19	143	3
6'-6"	20	159	3
7'-0"	21	164	3
7'-6"	22	180	4
8'-0"	24	185	4
8'-6"	26	200	5
9'-0"	28	221	5
10'-0"	29	239	6
11'-0"	33	252	6

GENERAL NOTES

- INLET TYPE C IS NOT TO BE USED ON GRADE AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
- CONCRETE SHALL BE CLASS II INLET MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL BE GRADE 60 EPOXY COATED AND REINFORCED #4. SHALL HAVE A MIN. 2" COVER AND 12" MIN. SPACING. REINFORCING BARS SHALL BE 6" x 6" x 1/4" OR 8" x 8" x 1/4" MIN. WELDED.
- CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 212.06.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANNEALD AND SHALL BE IN ACCORDANCE WITH SECTION 212.06.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS OTHERWISE NOTED AND ARE SPECIFIED IN SECTION 212.06.
- CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE SHALL BE EQUAL TO OR BETTER FREQUENCY AND SHALL NOT BE PLACED UNDER A SUBPARALLEL OR DIAGONAL PAVEMENT AND SHALL NOT BE PLACED UNDER OR ON PAVEMENT OR DIAGONAL PAVEMENT.
- STEPS SHALL BE PROVIDED WHEN INLET COVER IS 18" OR GREATER THAN THREE FEET - 4 INCHES AND SHALL CONFORM TO SECTION 212.06.
- USE STANDARD PLAN M-404-10 FOR REINFORCEMENT AND THE PIPE OPENING.
- ALL INLETS SHALL HAVE A 4" INCH DIA. METAL MESH WITH A TWO INCH SPACING TO STREAM MESSAGE ON IT. THE METAL MESH SHALL HAVE A TOP COVER WITH A BLUE GLOVE. IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.
- 3/4" TYPICAL HES ROUND OR TWISTED CIRCULAR OR 4" x 4" BEARING BARS SPACED AT 20" CIRC.
- ADD ONE PIPE FOR EACH FT. INCREASE OF 1/4" ABOVE 2 FT. - 6 IN.
- 400 BARS SHALL BE EQUALLY SPOCED FROM EACH OTHER.
- NOTE: SEE IN STANDARD INLET GRATE

BAR LIST FOR H = 2 FT. - 6 IN. AND MAKING DIMENSIONS

NO.	QTY.	HEIGHT	LENGTH
401	2	2'-0"	8'-0"
402	6	2'-0"	8'-0"
403	4	1"	15'-0"

INLET, TYPE C

STANDARD PLAN NO. M-604-10

Standard Sheet No. 1 of 1

Project Sheet Number:

Issued by the Project Development Branch July 31, 2019

H-SCALE	VARIABLES	No.	REVISION	BY	DATE
V-SCALE	VARIABLES				
DATE	01/15/24				
SIGNED BY	APL				
DRAWN BY	APL				
CHECKED BY					

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.

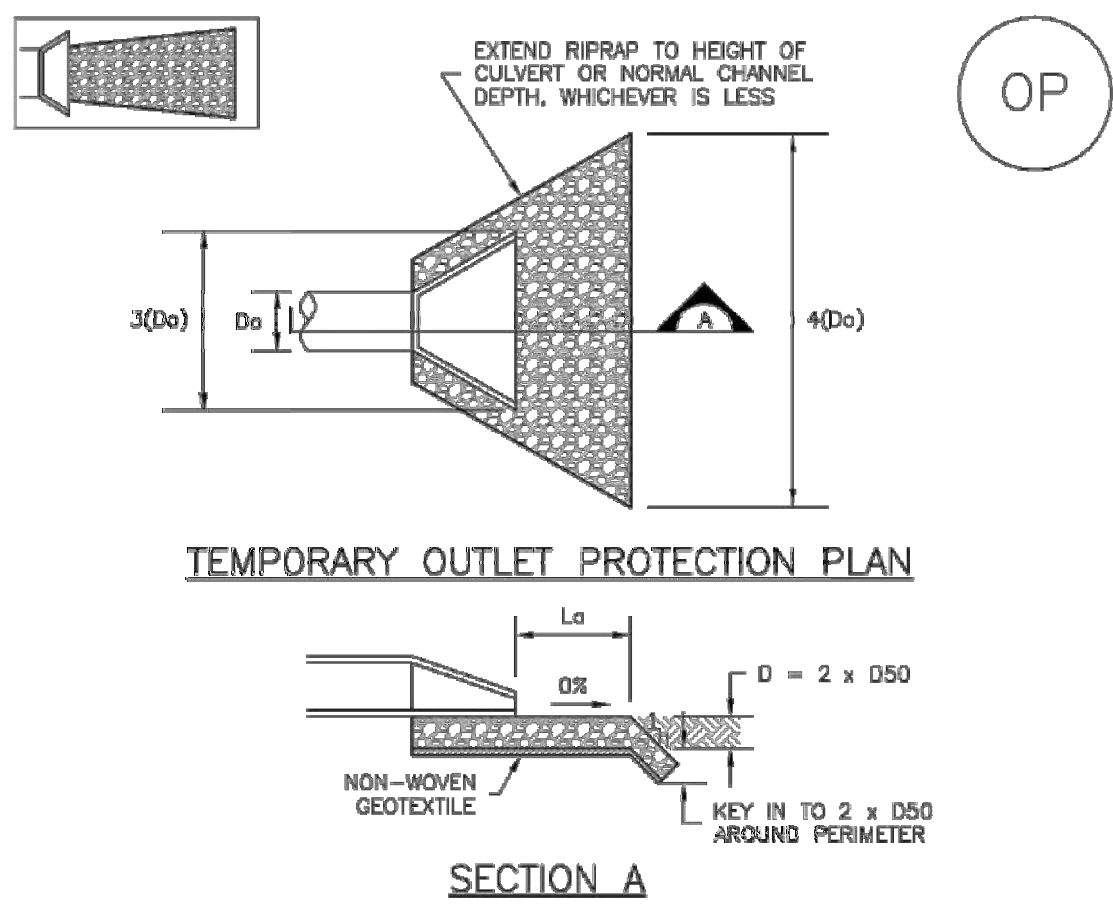
RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING, LLC

0054412

3/26/24

DATE

EC-8 Temporary Outlet Protection (TOP)



TEMPORARY OUTLET PROTECTION PLAN

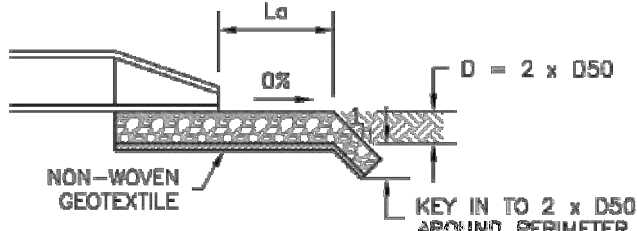


TABLE OP-1. TEMPORARY OUTLET PROTECTION SIZING TABLE			
PIPE DIAMETER, D ₀ (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, L _a (FT)	RIPRAP D ₅₀ DIAMETER MIN (INCHES)
8	2.5	5	4
	5	10	6
12	5	10	4
	10	13	6
	10	10	6
	20	16	9
18	30	22	12
	40	26	16
	30	16	9
	40	26	12
24	50	30	16

OP-1. TEMPORARY OUTLET PROTECTION

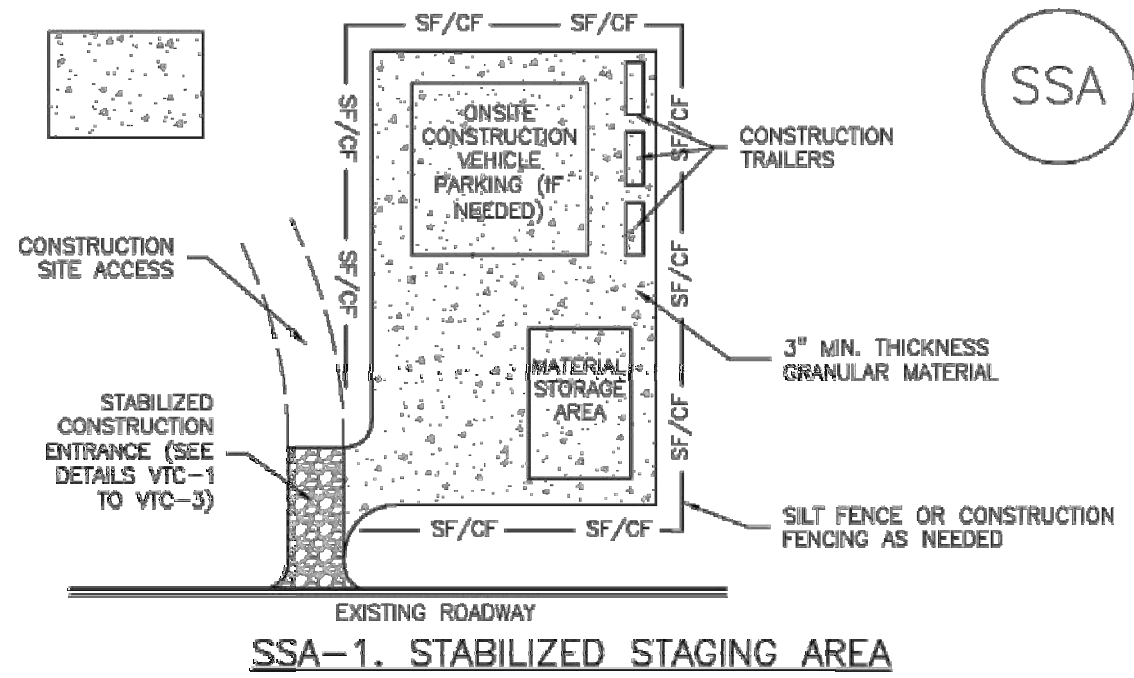
TOP-2 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

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 $\leq 10\%$. 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 UDPCD 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 TOP-3
Urban Storm Drainage Criteria Manual Volume 3

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
 - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
 - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
 - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 8" (MINUS) ROCK.
 - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA 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.
 - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

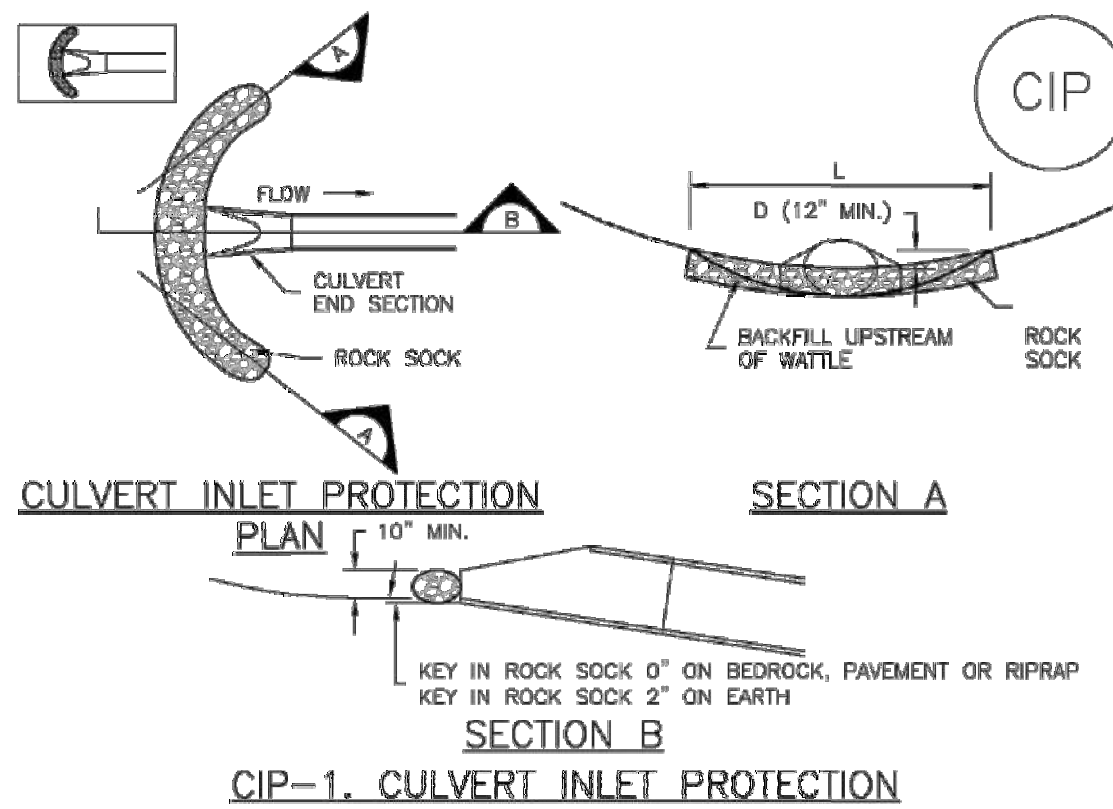
November 2010 Urban Drainage and Flood Control District SSA-3
Urban Storm Drainage Criteria Manual Volume 3

SM-6 Stabilized Staging Area (SSA)

- STABILIZED STAGING AREA MAINTENANCE NOTES**
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 - 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 UDPCD 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 November 2010
Urban Storm Drainage Criteria Manual Volume 3

Inlet Protection (IP) SC-6



CULVERT INLET PROTECTION PLAN

SECTION B

- CIP-1. CULVERT INLET PROTECTION**
- CULVERT INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-LOCATION OF CULVERT INLET PROTECTION.
 - SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.
- CULVERT INLET 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.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS $\frac{1}{2}$ THE HEIGHT OF THE ROCK SOCK.
 - CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

SC-6 Inlet Protection (IP)

- GENERAL INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-LOCATION OF INLET PROTECTION.
-TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
 - INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
 - MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- INLET 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.
 - SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR $\frac{1}{4}$ OF THE HEIGHT FOR STRAW BALES.
 - INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
 - WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDPCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.
- NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

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



Know what's below.
Call before you dig.



AS-BUILT PLANS
2026-03-02
EPC SF-22-29

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING

DATE 3/26/24

VOLLMER RV STORAGE

GEC DETAILS

SHEET 13 OF 13

JOB NO. 25251.00

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNED BY: WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
A Westman Company

Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com