

8-29-2017

COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE

LOT 2, COYLE-VANEGMOND LOT LINE ADJUSTMENT, LOCATED WITHIN THE NW $\frac{1}{4}$ OF SECTION 28,
TOWNSHIP 18 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, FREMONT COUNTY, COLORADO



8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80531
303.833.1416
WWW.CIVILRESOURCES.CO



650 INNOVATION CIR
PO BOX 200
WINDSOR, CO 80550

COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

NO.	REVISIONS
01	DESIGN
02	PLANNING REVIEW
	PLANNING REVIEW

DESIGNED BY: BJL DATE: 02/17/17
DRAWN BY: BJL SCALE: 1" = 40'
CHECKED BY: JAN
JOB NO.: 155-001-02
JOB NAME: 155-001-02-SP-001

SITE PLAN

C3.0

LEGEND

PROPOSED	EXISTING
PROPERTY LINE	---
MAJOR CONTOUR	---5740---
MINOR CONTOUR	---5736---
EASEMENT	- - - - -
EASEMENT CENTERLINE	---
SETBACK	---
FENCE/GUARDRAIL	---
ROAD BASE (6" MIN THICKNESS)	---
ASPHALT	---
CONCRETE	---
BUILDING	---
SWALL CENTERLINE	---
STORM SEWER	---
TELECOM	---
OVERHEAD WIRES	---
UTILITY POLE	---
UTILITY MARKER POST	---
SIGN	---

*MOVE
LEGAL DESCRIPTION
HERE*

MOVED.

THIS TABLE REFERS TO THE MINIMUM SETBACKS. EAST AND WEST SIDE SETBACKS DIFFERENTIATED IN TABLE. REFER TO PLAN FOR ALL SETBACKS.

HEIGHT	LENGTH	WIDTH	AREA
20'-4"	50'	20'	6,000 SF
19'-5"	40'	30'	3,150 SF
20'-4"	50'	17'	8,600 SF

DEVELOPMENT REQUIREMENTS	REQUIRED	PROVIDED
MIN. LOT AREA	7,500 SF	59,183 SF
MAX. LOT COVERAGE	65%	28%
MIN. LOT WIDTH	15'	305'
MAX. BUILDING HEIGHT	50'	20'-4"
MIN. SETBACKS*		
FRONT	40'	10.5'
REAR	20'	27.2'
SIDE	10'	13.2'

*A VARIANCE IS REQUESTED TO REDUCE THE MINIMUM FRONT YARD SETBACK REQUIREMENT

*East side setback is proposed as 35.9'
Need to add side setback adj to street (H Street)*

- NOTES:
- IDENTIFICATION SIGNAGE TO BE BUILDING-MOUNTED ON BUILDING
 - NO DOMESTIC WATER OR SANITARY SEWER SERVICE IS PROVIDED FOR TENANT OR PUBLIC USE
 - A LOCKING HOSE BIB IS PROVIDED FOR OTHER MAINTENANCE ONLY. NO TRASH RECEPTACLES ARE PROVIDED FOR OWNER OR TENANT USE.

REMOVED FROM SITE PLAN. REFER TO ARCH. ELEVATIONS.

ALREADY PROVIDED.

Not legible

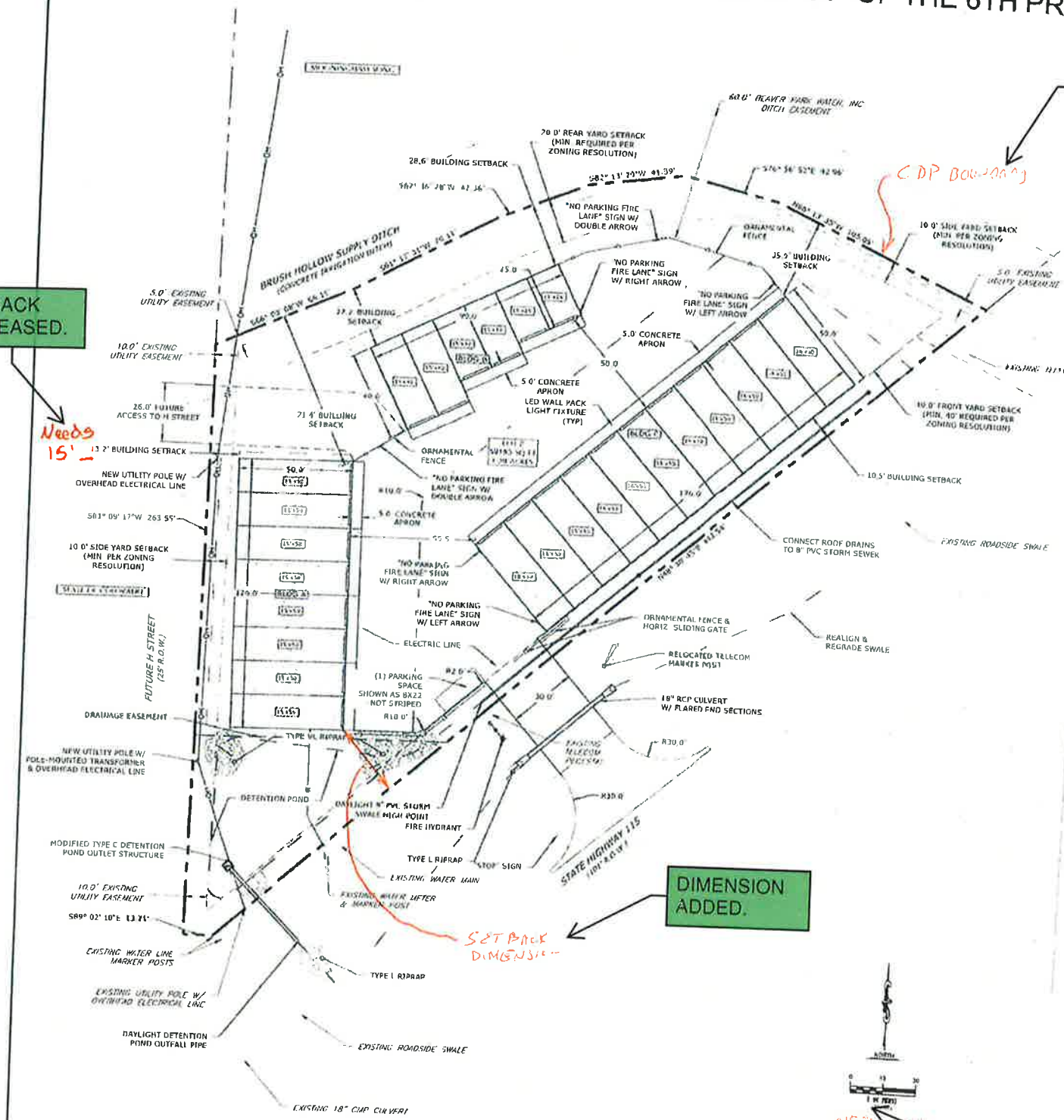
*NSD 2017
Scale*

DIMENSION ADDED.

CALLOUT ADDED.

SETBACK INCREASED.

ADDED.



Needs 15' -

SETBACK DIMENSION



COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY



CIVIL RESOURCES
8308 COLORADO BLVD
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MCCAULEY
CONSTRUCTORS
650 INNOVATION CIRCLE
PO BOX 200
WINDSOR, CO 80550

COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

REVISIONS		
NO.	DESCRIPTION	DATE
01	PLANNING REVIEW	05/17/24
02	PLANNING REVIEW	06/21/24
03	PLANNING REVIEW	10/04/24

DESIGNED BY: BJ DATE: 02/13/24
DRAWN BY: BJ SCALE: AS NOTED
CHECKED BY: JAB AS NOTED
JOB NO.: 355.001.02
DWG NAME: 355.001.02_CVB.dwg

COVER

SHEET:
C1.0

PROJECT TEAM

OWNER

EPCOCO REI ONE, LLC.
JOHN EDGAR
3455 FILLMORE RIDGE HEIGHTS
COLORADO SPRINGS, CO 80907

CIVIL ENGINEER

JAMES A. BRZOSTOWICZ, P.E.
CIVIL RESOURCES, LLC.
8308 COLORADO BLVD., SUITE 200
FIRESTONE, CO 80504
303.833.1416 EXT. 203

ARCHITECT

CURTIS KOLDEWAY, NCARB
HAUSER ARCHITECTS
3780 E. 15TH ST., SUITE 201
LOVELAND, CO 80538
970.669.8220

GENERAL CONTRACTOR

MCCAULEY CONSTRUCTORS
650 INNOVATION CIR.
PO BOX 200
WINDSOR, CO 80550
970.686.6300



PROJECT VICINITY MAP

SCALE: 1" = 1000 UNITS



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NW 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, COYLE-VANEGMOND LOT LINE ADJUSTMENT, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD ON JANUARY 23, 1996 IN BOOK 1237 PAGE 531, AS RECEPTION NO. 642721 IN THE RECORDS OF THE PUEBLO COUNTY CLERK AND RECORDER, COUNTY OF PUEBLO, STATE OF COLORADO.

BENCHMARK:

MAG NAIL (CONTROL POINT NO. 500), ASSUMED ELEVATION=5507.88'.

SURVEY NOTE:

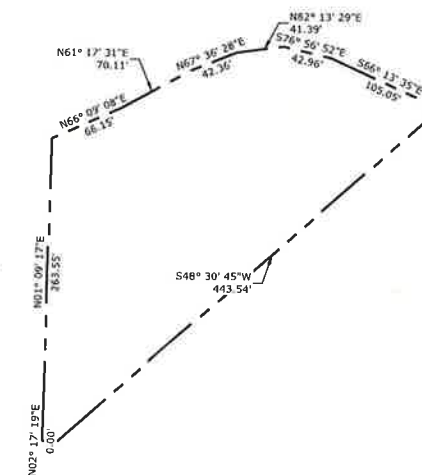
ALL TOPOGRAPHIC AND SURVEY DATA PROVIDED BY CARDINAL POINTS SURVEYING INC., DATED 8-17-2023.

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES TO DEVELOP THE SUBJECT PROPERTY INTO AN INDOOR MINI-STORAGE FACILITY FOR RECREATIONAL VEHICLES, BOATS, AND SIMILAR USES.

LOT 2	
AREA (SF)	59,183
AREA (AC)	1.36
ZONE DISTRICT	B-BUSINESS
LAND USE	STORAGE FACILITY

ADJOINING PROPERTIES		
	ZONE DISTRICT	LAND USE
NORTH	B-BUSINESS	BUSINESS
EAST	AR-AGRICULTURAL RURAL	UNDEVELOPED
SOUTH	AL-AGRICULTURAL LIVING	UNDEVELOPED
WEST	AR-AGRICULTURAL RURAL	AUTOMOTIVE/TRUCKING COMPANY



PROPERTY BOUNDARY

SCALE: 1" = 80 UNITS



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1.0	COVER
C2.0	EXISTING CONDITIONS PLAN
C3.0	SITE PLAN
C3.1	CDOT ACCESS PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	DRAINAGE PLAN
C7.0	INITIAL EROSION CONTROL PLAN
C7.1	INTERIM-FINAL EROSION CONTROL PLAN
C8.0	DETAILS 1
C8.1	DETAILS 2
C8.2	DETAILS 3
C8.3	DETAILS 4

811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG

PREPARED FOR:

MCCAULEY CONSTRUCTORS

605 INNOVATION CIRCLE
PO BOX 200
WINDSOR, CO 80550

PREPARED BY:

CIVIL RESOURCES, LLC

8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303 833 1416

COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY



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650 INNOVATION CLRC
PO BOX 200
WINDSOR, CO 80550

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LEGEND

EXISTING	
PROPERTY LINE	---
MAJOR CONTOUR	---5740---
MINOR CONTOUR	---5736---
EASEMENT	---
EASEMENT CENTERLINE	---
FENCE/GUARDRAIL	---
BUILDING	---
SWALE CENTERLINE	---
WATER LINE	---
STORM SEWER	---
TELECOM	---
OVERHEAD WIRES	---
UTILITY POLE	---
UTILITY MARKER POST	---

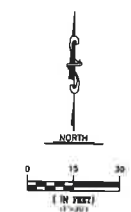
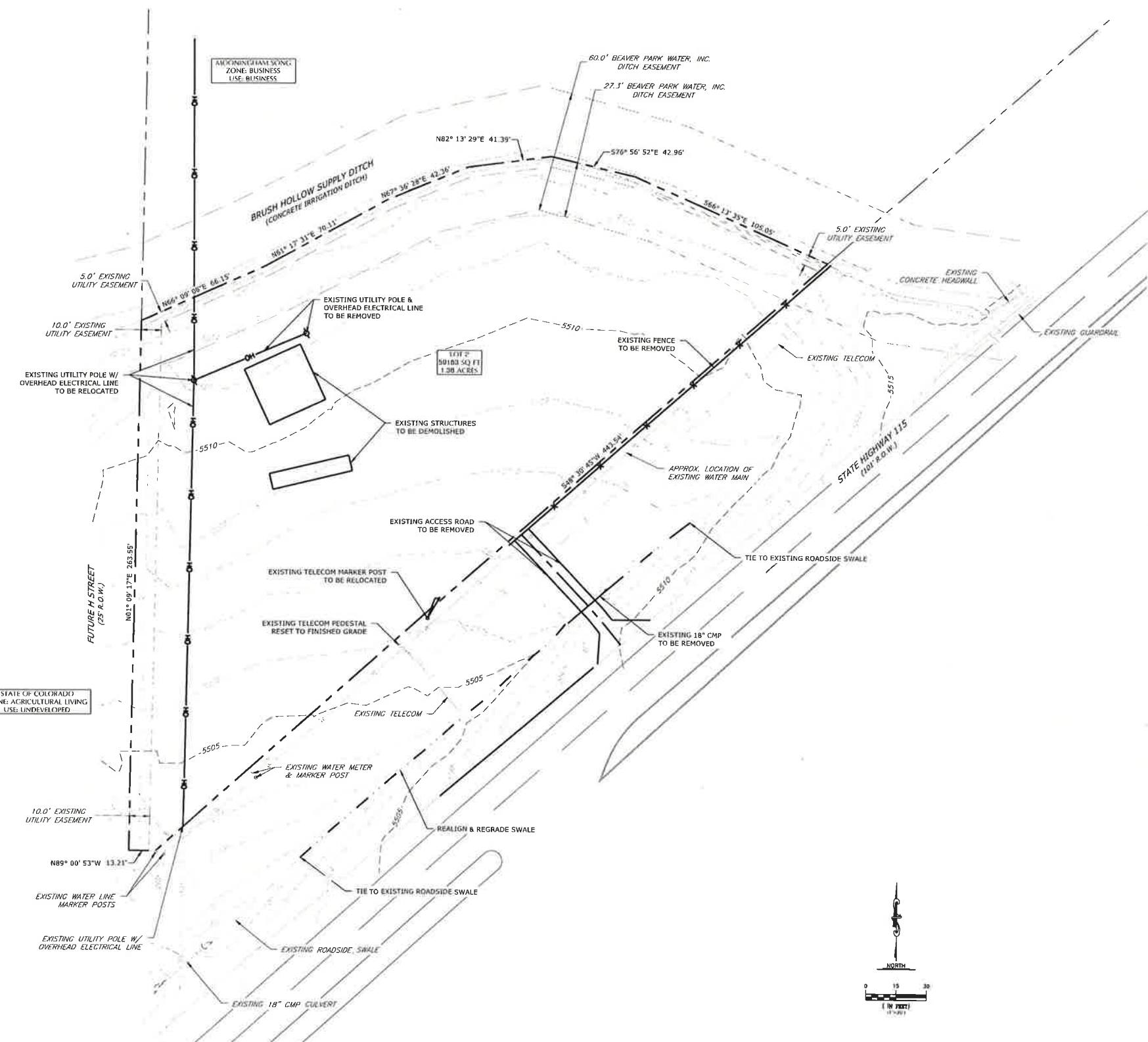
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LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

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NO.	DESCRIPTION	DATE
01	PLANNING REVIEW	05/17/24
02	PLANNING REVIEW	06/21/24
03	PLANNING REVIEW	10/04/24

DESIGNED BY: RJJ DATE: 02/13/24
DRAWN BY: RJJ SCALE: 1"=30'
CHECKED BY: JAB
JOB NO.: 355.001.02
DWG NAME: 355.001.02_EX.SP.dwg

EXISTING
CONDITIONS PLAN

SHEET:
C2.0



COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE

COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY



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LEGEND

PROPOSED	EXISTING
	PROPERTY LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	EASEMENT
	EASEMENT CENTERLINE
	SETBACK
	FENCE/GUARDRAIL
	ROAD BASE (6" MIN. THICKNESS)
	ASPHALT
	6" THICK CONCRETE
	PRE-ENGINEERED METAL BUILDING
	SWALE CENTERLINE
	STORM SEWER
	TELECOM
	OVERHEAD WIRES
	UTILITY POLE
	UTILITY MARKER POST
	SIGN

BUILDING SUMMARY

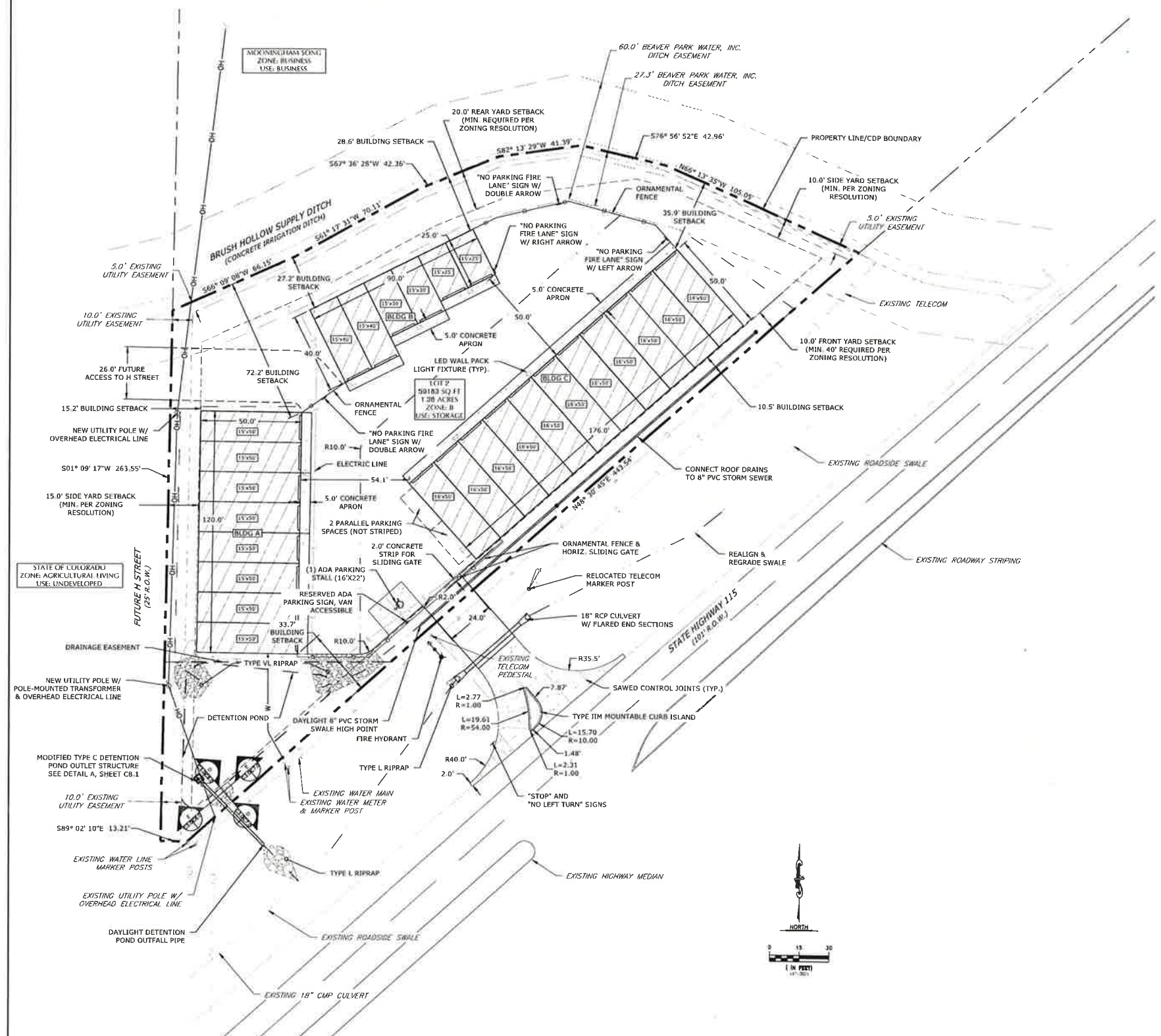
BUILDING	USE	HEIGHT	LENGTH	WIDTH	AREA
A	MINI-STORAGE	20'-4"	50'	120'	6,000 SF
B	MINI-STORAGE	19'-5"	40'	90'	3,150 SF
C	MINI-STORAGE	20'-4"	50'	176'	8,800 SF

DEVELOPMENT REQUIREMENTS

	REQUIRED	PROVIDED
MIN. LOT AREA	7,500 SF	59,183 SF
MAX. LOT COVERAGE	65%	28%
MIN. LOT WIDTH	75'	406'
MAX. BUILDING HEIGHT	50'	20'-4"
MIN. SETBACKS*	-	-
FRONT	40'	10.5'
REAR	20'	27.2'
SIDE (NORTHEAST)	10'	35.9'
SIDE (WEST)	15'	15.2'

*A VARIANCE IS REQUESTED TO REDUCE THE MINIMUM FRONT YARD SETBACK REQUIREMENT.

- #### NOTES:
- IDENTIFICATION SIGNAGE TO BE BUILDING-MOUNTED ON BUILDING C. REFER TO ARCHITECTURAL ELEVATION FOR SIGNAGE TYPE, LOCATION, AND ILLUMINATION.
 - NO DOMESTIC WATER OR SANITARY SEWER SERVICE IS PROVIDED FOR TENANT OR PUBLIC USE.
 - A LOCKING HOSE BIBB IS PROVIDED FOR OWNER MAINTENANCE ONLY.
 - NO TRASH RECEPTACLES ARE PROVIDED FOR OWNER OR TENANT USE.
 - NO OFF-STREET LOADING AREAS ARE PROVIDED FOR OWNER OR TENANT USE.



REVISIONS

NO.	DESCRIPTION	DATE
01	PLANNING REVIEW	05/17/24
02	PLANNING REVIEW	6/21/24
03	PLANNING REVIEW	10/04/24

DESIGNED BY: RJ DATE: 02/13/24
 DRAWN BY: RJ SCALE: 1"=30'
 CHECKED BY: JAB
 JOB NO.: 355.001.02
 DWG NAME: 355.001.02_SP.dwg

SITE PLAN

SHEET: C3.0



COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE

COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY



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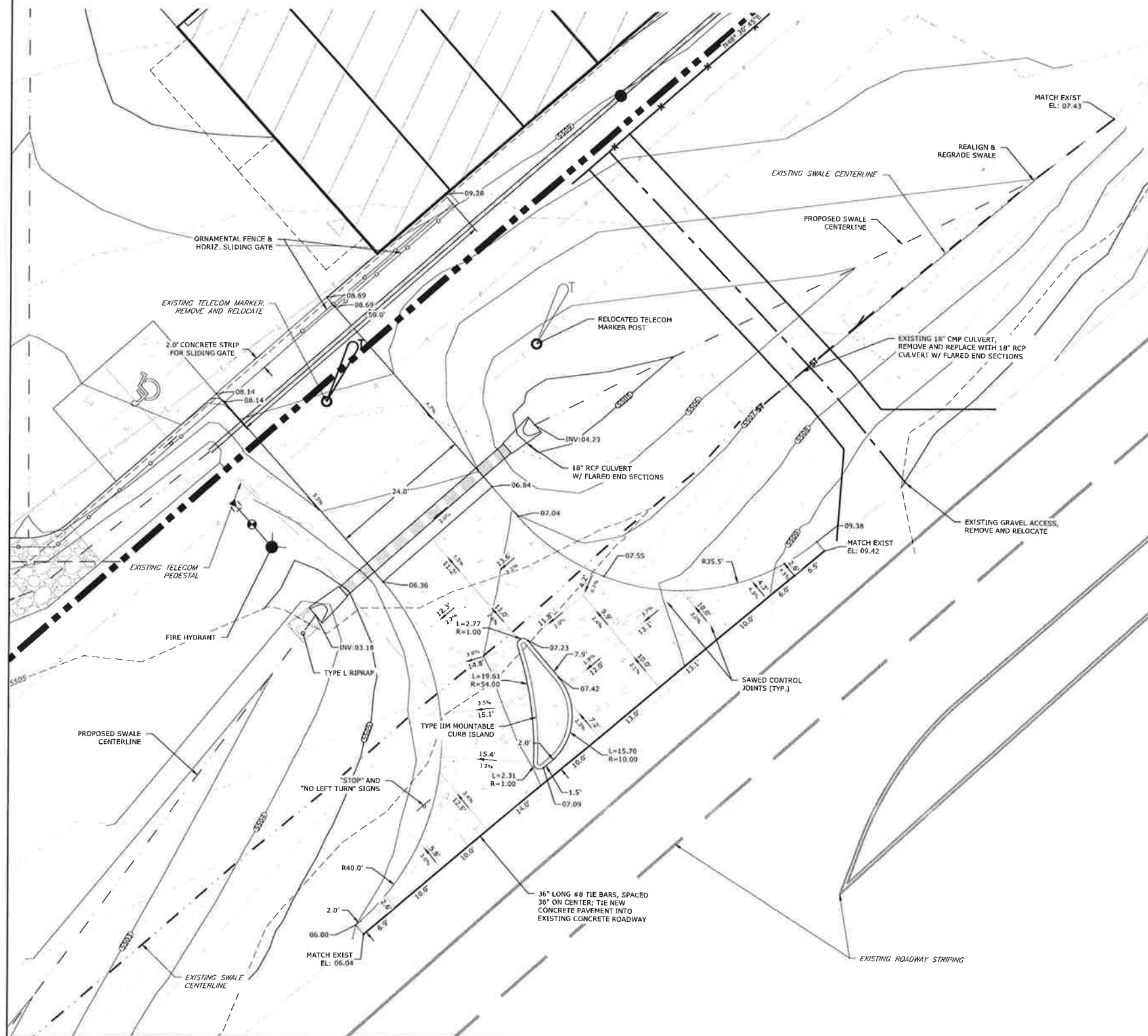
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LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	EASEMENT	
	EASEMENT CENTERLINE	
	SETBACK	
	FENCE	
	ROAD BASE (6" MIN. THICKNESS)	
	6" THICK CONCRETE	
	PRE-ENGINEERED METAL BUILDING	
	SWALE CENTERLINE	
	STORM SEWER	
	TELECOM	
	OVERHEAD WIRES	
	UTILITY POLE	
	UTILITY MARKER POST	
	SIGN	
	FLOW DIRECTION	



REVISIONS		
NO.	DESCRIPTION	DATE
03	PLANNING REVIEW	10/04/24

DESIGNED BY: RJJ DATE: 02/13/24
 DRAWN BY: RJJ SCALE: 1"=10'
 CHECKED BY: JAB
 JOB NO.: 355.001.02
 DWG NAME: 355.001.02_ACCESS.dwg

CDOT ACCESS PLAN

SHEET: C3.1



COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE

COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY



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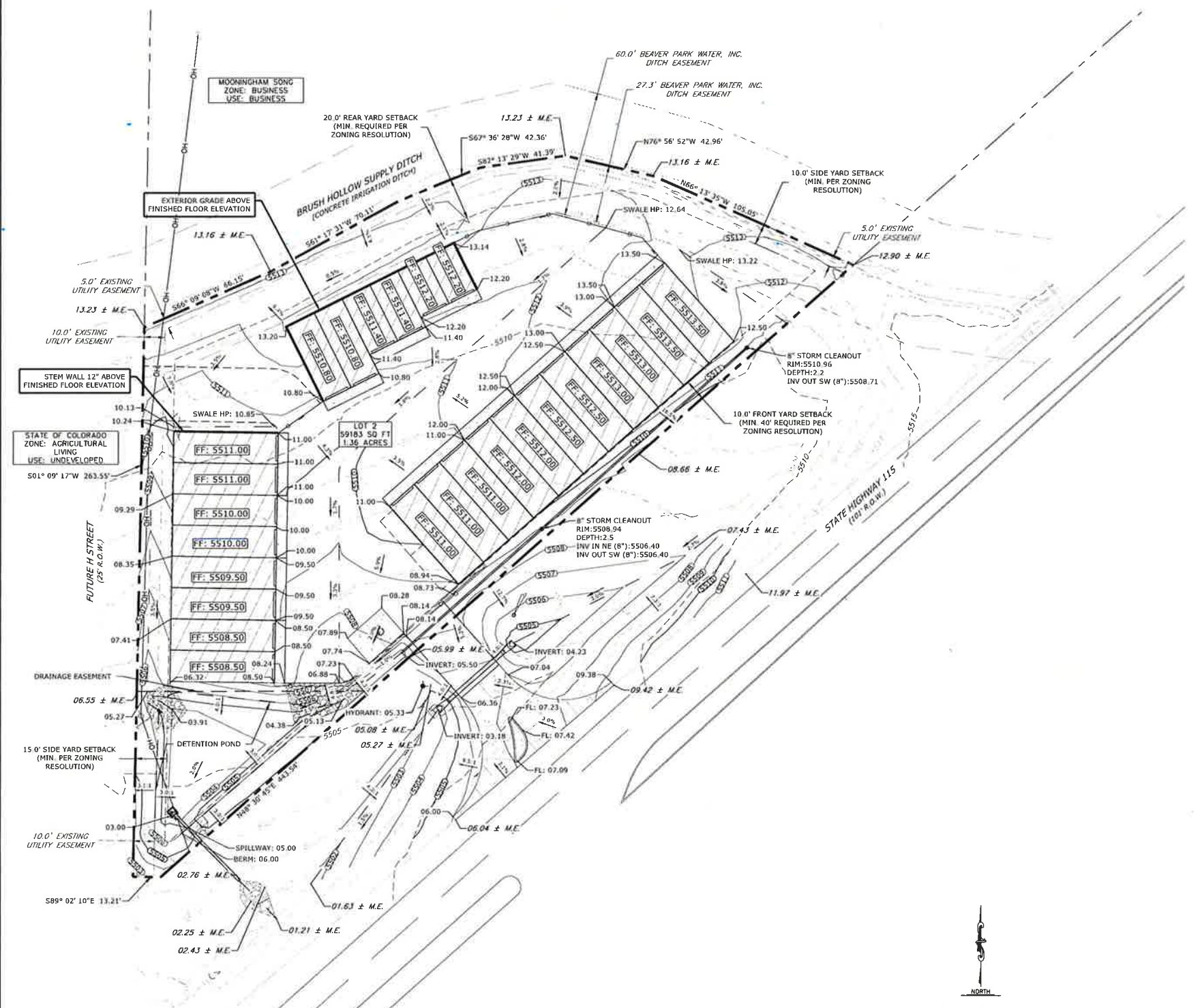
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PROPOSED		EXISTING	
	PROPERTY LINE		
	MAJOR CONTOUR		5740
	MINOR CONTOUR		5736
	EASEMENT		
	EASEMENT CENTERLINE		
	SETBACK		
	FENCE/GUARDRAIL		
	ROAD BASE		
	ASPHALT		
	CONCRETE		
	PRE-ENGINEERED METAL BUILDING		
	SWALE CENTERLINE		
	STORM SEWER		
	OVERHEAD WIRES		
	SLOPE & FLOW DIRECTION		
	SPOT ELEVATION		
	MATCH EXISTING ELEVATION		
	FINISHED FLOOR ELEVATION		

NOTE:
1. SITE SOILS CAN BE CLASSIFIED AS HYDROLOGIC SOIL GROUP B. SOIL GROUP B IS CHARACTERIZED AS HAVING MODERATE INFILTRATION RATES WHEN THOROUGHLY WET, A MODERATE RATE OF WATER TRANSMISSION, AND CONSISTING OF MODERATELY DEEP TO DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION.



REVISIONS		
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01	PLANNING REVIEW	05/17/24
02	PLANNING REVIEW	06/21/24
03	PLANNING REVIEW	10/04/24

DESIGNED BY: RJJ DATE: 02/13/24
DRAWN BY: RJJ SCALE: 1"=30'
CHECKED BY: JAB
JOB NO.: 355-091-02
DWG NAME: 355-091-02-0P.dwg

GRADING PLAN

SHEET: C4.0



COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY



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COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

REVISIONS		
NO.	DESCRIPTION	DATE
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02	PLANNING REVIEW	06/21/24
03	PLANNING REVIEW	10/04/24

DESIGNED BY: RJJ DATE: 02/13/24
DRAWN BY: RJJ SCALE: 1"=30'
CHECKED BY: JAB
JOB NO.: 355.001.02
DWG NAME: 355.001.02_DRP.dwg

DRAINAGE PLAN

SHEET:
C6.0

LEGAL DESCRIPTION:
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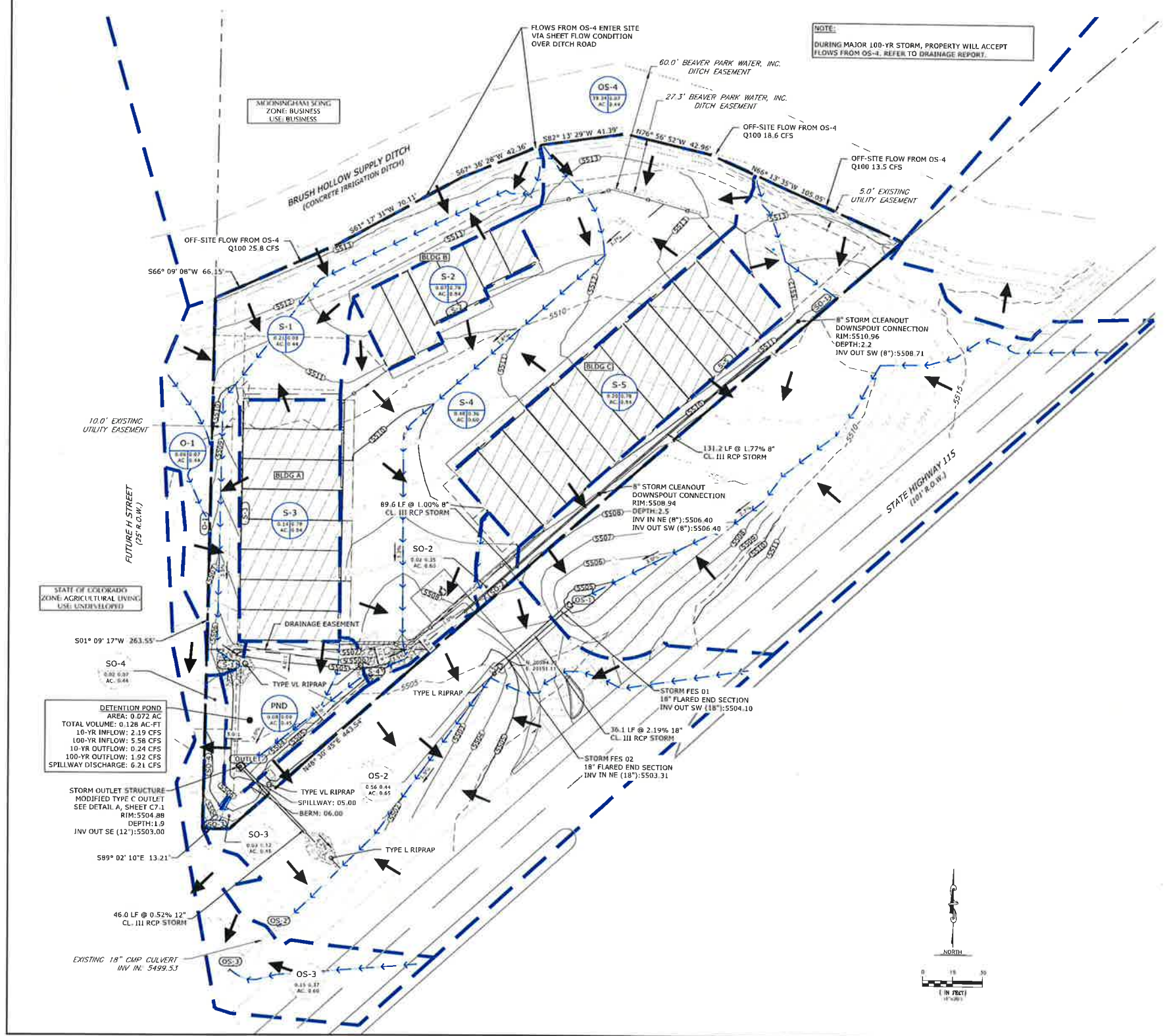
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PROPOSED	EXISTING
	PROPERTY LINE
	MAJOR CONTOUR -5740-
	MINOR CONTOUR -5736-
	EASEMENT
	SETBACK
	FENCE/GUARDRAIL
	ROAD BASE
	ASPHALT
	CONCRETE
	PRE-ENGINEERED METAL BUILDING
	SWALE CENTERLINE
	STORM SEWER
	SLOPE & FLOW DIRECTION
	DRAINAGE BASIN BOUNDARY
	DRAINAGE BASIN FLOW PATH
	DRAINAGE BASIN DESIGN POINT
	DRAINAGE BASIN IDENTIFICATION
	RUNOFF COEFFICIENTS (10-YR & 100-YR)
	DRAINAGE BASIN AREA (ACRES)

NOTE:
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2. FOR THE OPERATIONS AND MAINTENANCE OF PERMANENT STORMWATER CONTROL MEASURES, REFER TO APPENDIX E OF THE DRAINAGE REPORT.

Sub-Basin I.D.	Design Point	RUNOFF SUMMARY TABLE			
		Total Area (ac)	Weighted Imperviousness (%)	Runoff Coefficient "C" (10-Year)	Runoff (10-Year) (cfs)
OS-1	OS-1	0.64	32.1	0.32	2.23
OS-2	OS-2	0.56	47.9	0.44	2.98
OS-3	OS-3	0.15	38.9	0.37	0.74
OS-4	OS-4	39.34	2.0	0.07	57.93
SO-1	SO-1	0.12	2.0	0.07	0.44
SO-2	SO-2	0.07	36.6	0.35	0.28
SO-3	SO-3	0.03	8.1	0.12	0.10
SO-4	SO-4	0.02	2.0	0.07	0.08
OFF-SITE TOTAL	OFF-SITE	48.9	3.3	0.08	64.55
S-1	S-1	0.21	2.7	0.08	0.53
S-2	S-2	0.07	90.0	0.78	0.45
S-3	S-3	0.14	90.0	0.84	0.94
S-4	S-4	0.48	38.3	0.35	1.79
S-5	S-5	0.20	90.0	0.78	1.38
PND	OUTLET	0.08	4.1	0.09	0.29
O-1	O-1	0.05	2.0	0.07	0.23
POND TOTAL	PND	1.24	45.0	0.42	5.60
Total		42.12	4.5	0.09	70.15

*Table 6-5 (USDCM) along with the weighted imperviousness for each basin was used to find the composite "C" runoff coefficient "Q" = CIA



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COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

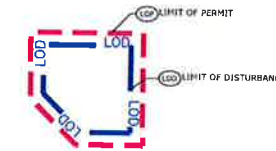
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BMP LEGEND

- CWA CONCRETE WASHOUT AREA
- IP INLET PROTECTION
- SCL SEDIMENT CONTROL LOG
- SF SILT FENCE
- SM SEEDING AND MULCHING
- VTC VEHICLE TRACKING CONTROL
- PROPERTY LINE
- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- DIRECTION OF FLOW



NOTES:

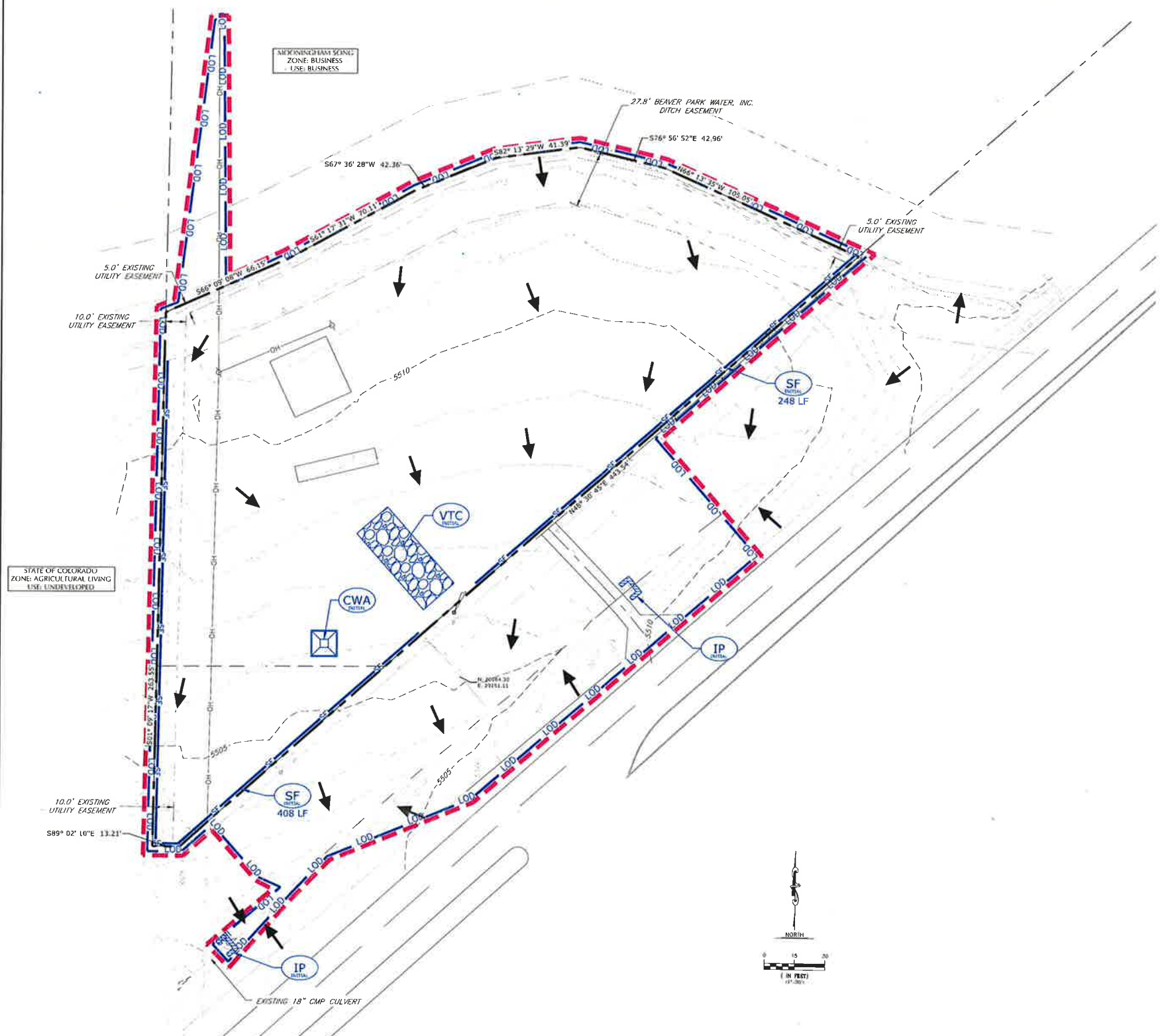
1. LIMIT OF DISTURBED AREA: 1.93 AC
2. LIMIT OF PERMIT AREA: 2.01 AC
3. SEE SHEETS C6.1 THROUGH C6.3 FOR EROSION CONTROL DETAILS
4. SITE SOILS CAN BE CLASSIFIED AS HYDROLOGIC SOIL GROUP B. SOIL GROUP B IS CHARACTERIZED AS HAVING MODERATE INFILTRATION RATES WHEN THOROUGHLY WET, A MODERATE RATE OF WATER TRANSMISSION, AND CONSISTING OF MODERATELY DEEP TO DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

REVISIONS		
NO.	DESCRIPTION	DATE
03	PLANNING REVIEW	10/01/24

DESIGNED BY: RJJ DATE: 02/13/24
DRAWN BY: RJJ SCALE: 1"=30'
CHECKED BY: JAB
JOB NO.: 355.001.02
DWG NAME: 355.001.02_ESCP.dwg

INITIAL EROSION
CONTROL PLAN

SHEET:
C7.0



COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY



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COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

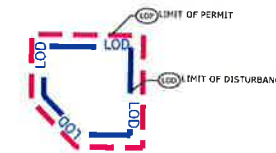
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NW 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, COYLE-VANEGMOND LOT LINE ADJUSTMENT, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD ON JANUARY 23, 1996 IN BOOK 1237 PAGE 531, AS RECEPTION NO. 642721 IN THE RECORDS OF THE PUEBLO COUNTY CLERK AND RECORDER, COUNTY OF PUEBLO, STATE OF COLORADO.

BMP LEGEND

- CWA CONCRETE WASHOUT AREA
- IP INLET PROTECTION
- SCL SEDIMENT CONTROL LOG
- SF SILT FENCE
- SM SEEDING AND MULCHING
- VTC VEHICLE TRACKING CONTROL
- PROPERTY LINE
- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- PROP MAJOR CONTOURS
- PROP MINOR CONTOURS
- DIRECTION OF FLOW



NOTES:

1. LIMIT OF DISTURBED AREA: 1.93 AC
2. LIMIT OF PERMIT AREA: 2.01 AC
3. SEE SHEETS C6.1 THROUGH C6.3 FOR EROSION CONTROL DETAILS
4. SITE SOILS CAN BE CLASSIFIED AS HYDROLOGIC SOIL GROUP B. SOIL GROUP B IS CHARACTERIZED AS HAVING MODERATE INFILTRATION RATES WHEN THOROUGHLY WET, A MODERATE RATE OF WATER TRANSMISSION, AND CONSISTING OF MODERATELY DEEP TO DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

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INTERIM-FINAL
EROSION CONTROL
PLAN

SHEET:
C7.1





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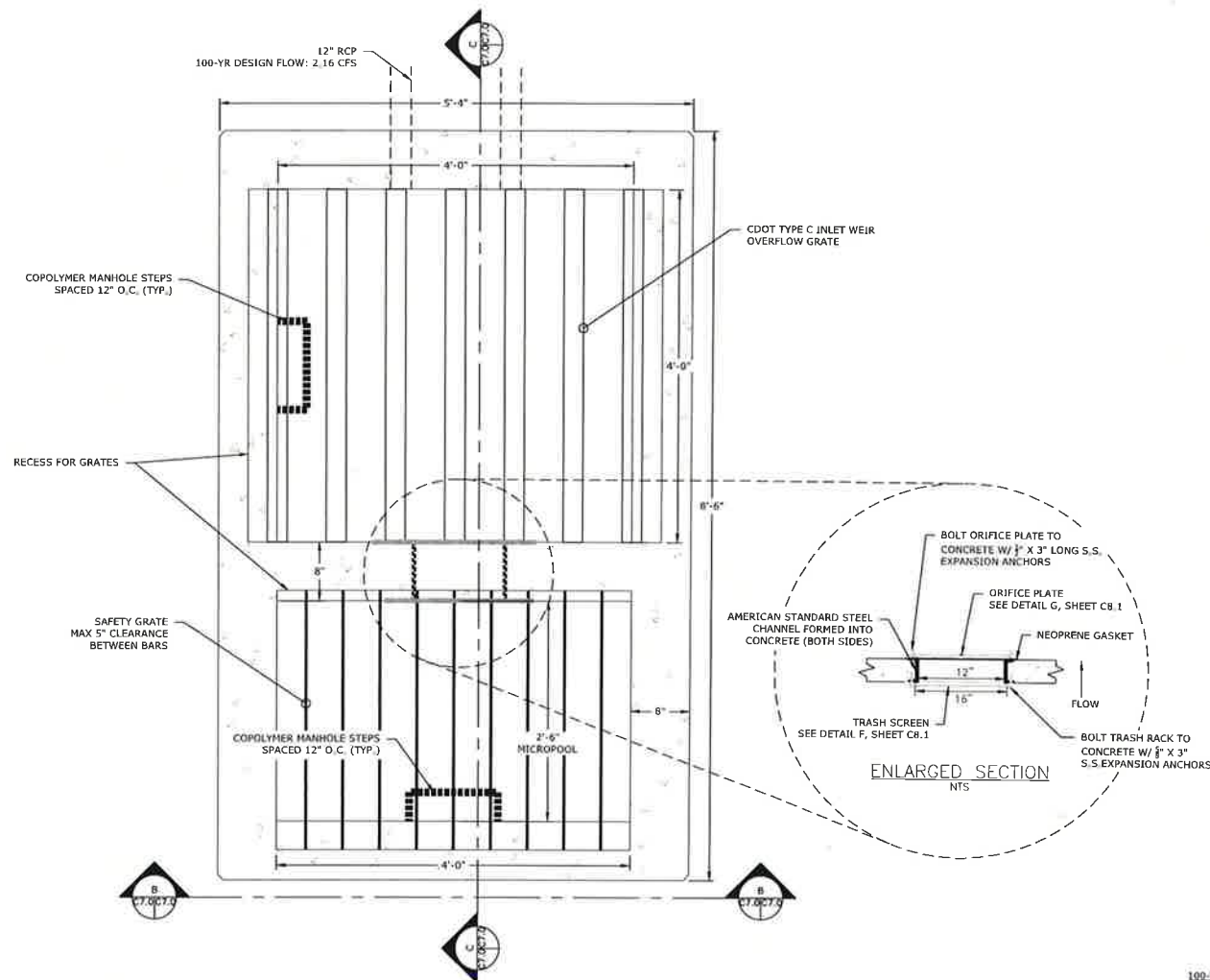
COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

REVISIONS		
NO.	DESCRIPTION	DATE
03	PLANNING REVIEW	10/04/24

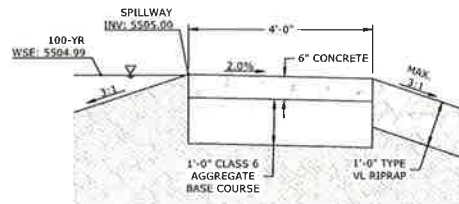
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DRAWN BY: RJJ SCALE: AS NOTED
CHECKED BY: JAB AS NOTED
JOB NO.: 355.001.02
DWG NAME: 355.001.02_CVB.dwg

DETAILS 1

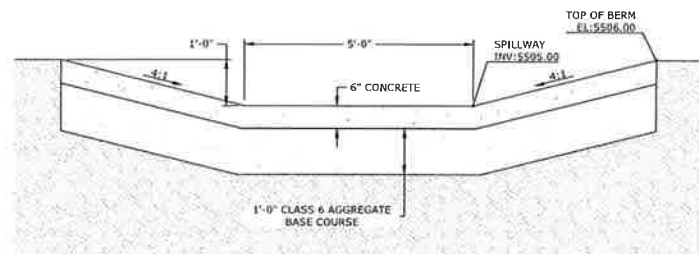
SHEET: C8.0



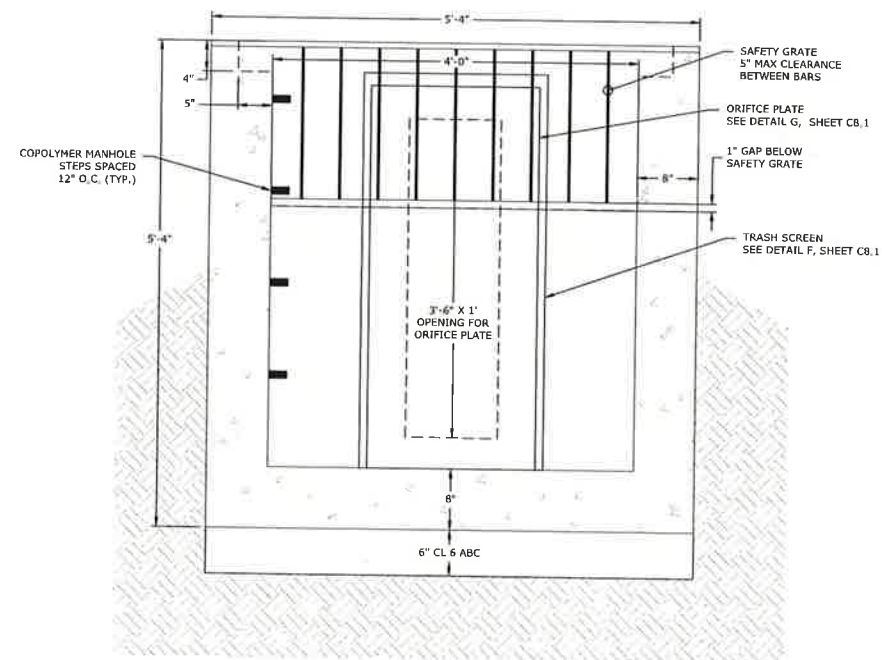
A OUTLET STRUCTURE PLAN
1 3/8
1 (IN FEET)



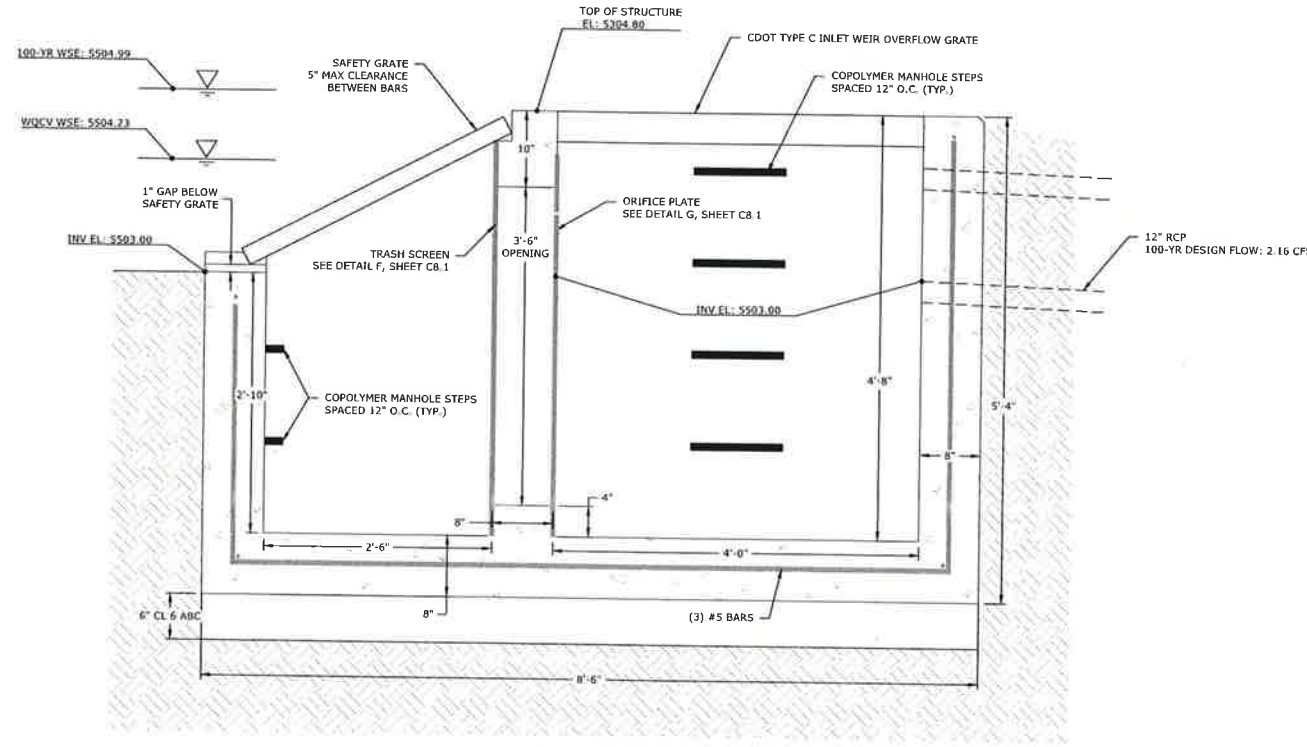
D-D EMERGENCY SPILLWAY CROSS SECTION
1 3/8
1 (IN FEET)



E-E EMERGENCY SPILLWAY LONGITUDINAL SECTION
1 3/8
1 (IN FEET)



B-B OUTLET STRUCTURE LONGITUDINAL SECTION
1 3/8
1 (IN FEET)



C-C OUTLET STRUCTURE CROSS SECTION
1 3/8
1 (IN FEET)



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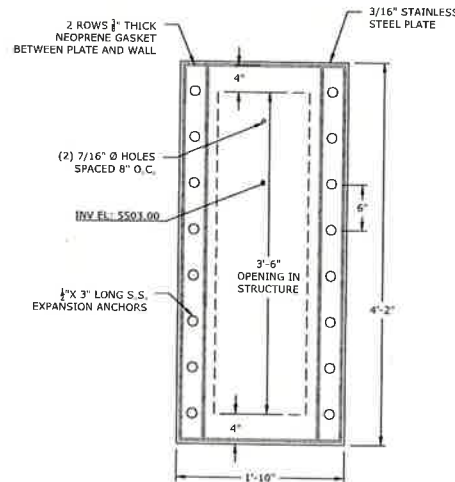
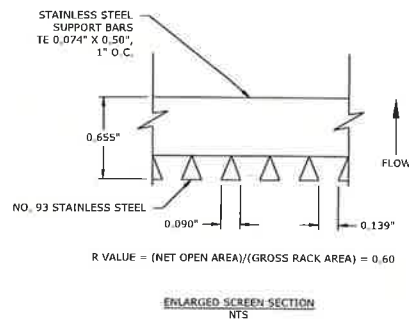
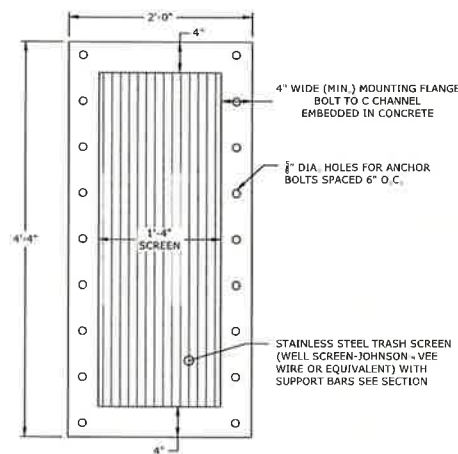
COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGROND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

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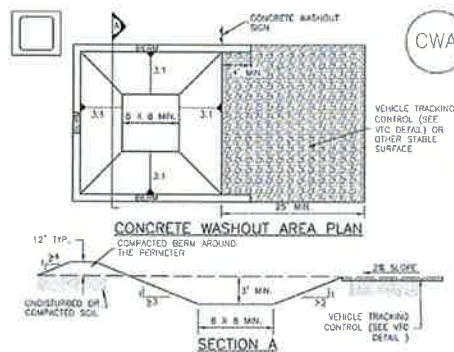
DETAILS 2

SHEET:
C8.1



Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES
- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR INTERBODY. DO NOT LOCATE WITHIN 1000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONDITIONS MAKE THIS IMPROBABLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING IMPERMEABILIZED CONCRETE WASHOUT DEVICES OR A LINED ARCHIVE STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 12" 12" TYP.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

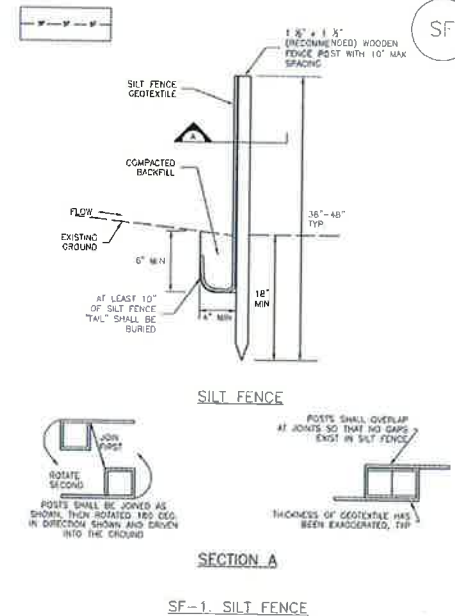
Concrete Washout Area (CWA)

MM-1

- CWA 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.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASHING PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PUEBLO, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Silt Fence (SF)

SC-1

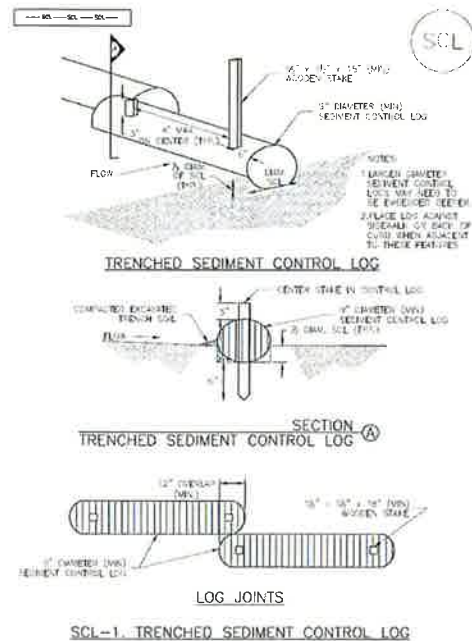


Silt Fence (SF)

SC-1

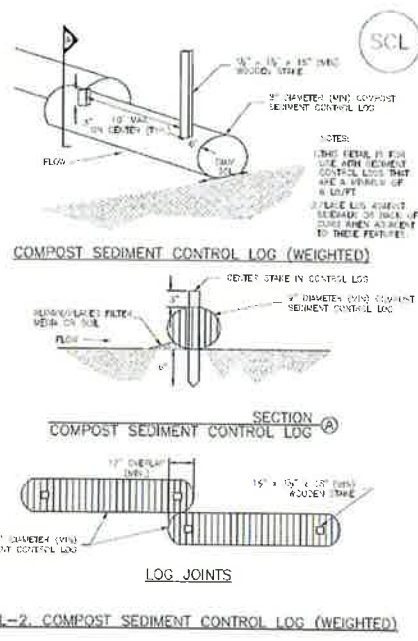
- SILT FENCE INSTALLATION NOTES
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-3 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
 - A UNIFORM 4" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
 - COMPACT ANCHOR TRENCH BY HAND WITH A "RAMMING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
 - SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
 - SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
 - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "U-HOOK." THE "U-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP FABRIC FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
 - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- SILT FENCE 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.
 - DEBRIS ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 4".
 - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCH OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM THE CITY OF PUEBLO, COLORADO AND THE CITY OF DENVER, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Sediment Control Log (SCL) SC-2



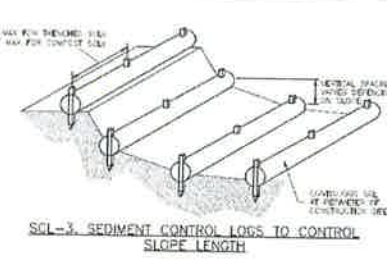
November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

SC-2 Sediment Control Log (SCL)



SC1-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

Sediment Control Log (SCL) SC-2



November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-5

SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
- SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPRIGHT LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSDON OR COCONUT FIBER, AND SHALL BE FREE OF ANY HAZARDOUS WEED SEEDS OR OBJECTS INCLUDING NIPS, NODS AND GROUNDWEAR.
- SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERMANENT STREAMS.
- IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 3/4 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE, SHORT TERM INSTALLATION WITH DEPTH NOT TO EXCEED 1/2 OF THE LOG DIAMETER MAY BE ACCEPTABLE WITH MAINTENANCE REQUIRED TO REPAIR LOGS THAT ARE BLOWN AWAY OR DO NOT NEED TO BE TRENCHED.
- THE UPSTREAM SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
- FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY STAKING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BLOWN AWAY OR DO NOT NEED TO BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

- INSPECT BMPs EACH BOWNDAY 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 SEDIMENT CONTROL LOGS SHALL BE REMOVED AS NECESSARY TO MAINTAIN FUNCTIONALITY OF THE BMP. THE DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 3/4 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA GRADED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, MULCHED AND MULCHED OR OTHERWISE STABILIZED TO A STANDARD APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM CITY OF DENVER, COLORADO; JOHNSON COUNTY, COLORADO; DOUGLAS COUNTY, COLORADO; AND CITY OF DENVER, COLORADO, NOT AVAILABLE IN ALL AREAS)

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

SC1-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015



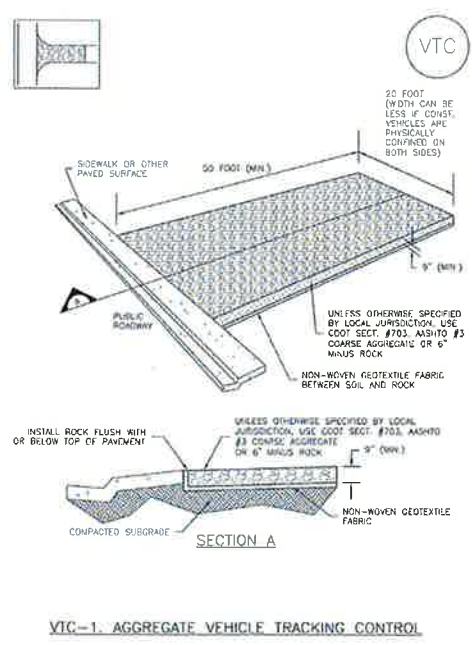
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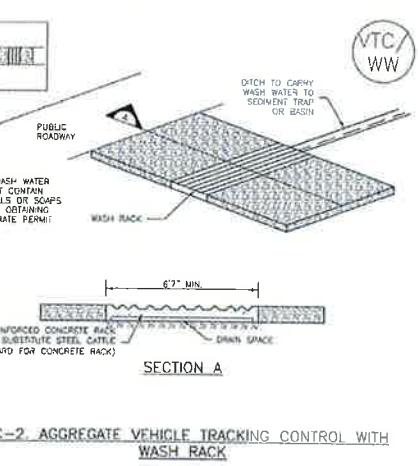
COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGRAND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

Vehicle Tracking Control (VTC) SM-4



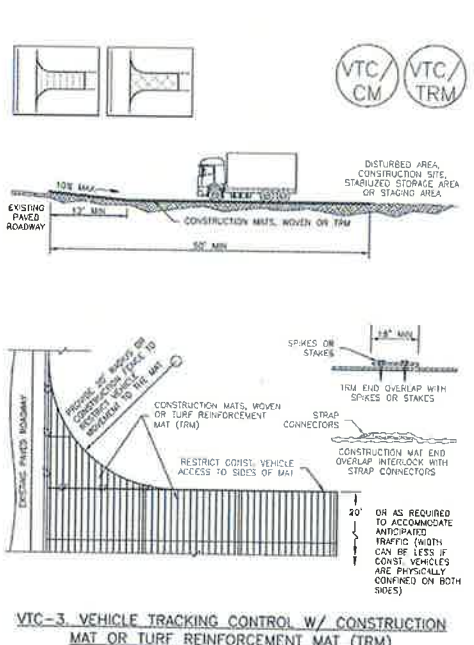
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

SM-4 Vehicle Tracking Control (VTC)



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

Vehicle Tracking Control (VTC) SM-4



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-5

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

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

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

- INSPECT BMPs EACH BOWNDAY 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 REORDERED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOULDER OR STREETSWEEP. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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

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

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

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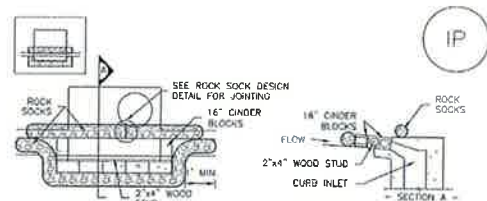
DESIGNED BY: RJJ DATE: 02/13/24
DRAWN BY: RJJ SCALE: AS NOTED
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JOB NO.: 355.001.02
DWG NAME: 355.001.02_CIVIL.dwg

DETAILS 3

SHEET: C8.2

SC-6

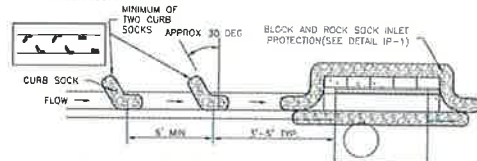
Inlet Protection (IP)



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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRANITE BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



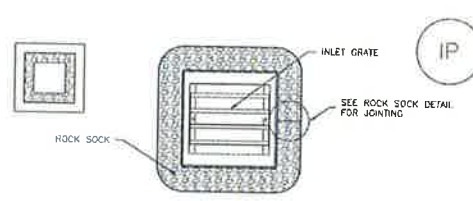
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

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

Inlet Protection (IP)

SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



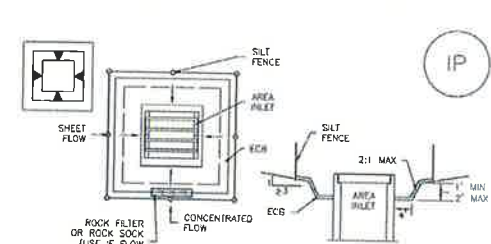
IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

SC-6

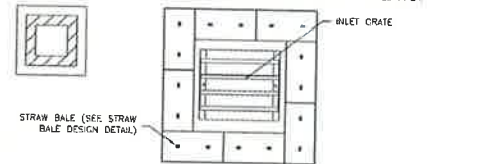
Inlet Protection (IP)



IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



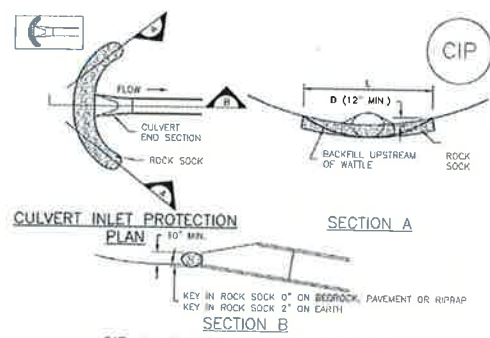
IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

Inlet Protection (IP)

SC-6



CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF CULVERT INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINING DETAIL.

CULVERT INLET PROTECTION 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. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AUSTIN, COLORADO (NOT AVAILABLE IN AUTOCAD))
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SC-6

Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
2. 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.
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION 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. 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 8" WHEN SILT FENCE IS USED, OR 1/2 OF THE HEIGHT FOR STRAW BALES.
5. 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.
6. 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.

(DETAILS ADAPTED FROM CITY OF DENVER, COLORADO AND CITY OF AUSTIN, COLORADO; NOT AVAILABLE IN AUTOCAD)

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. USFCD NEITHER ENCOURAGES 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 SHOP 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.



8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM



650 INNOVATION CIRCLE
PO BOX 200
WINDSOR, CO 80550

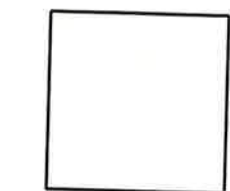
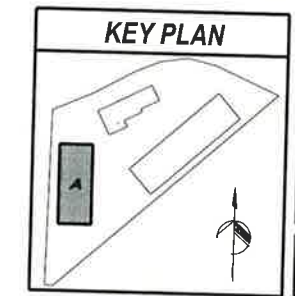
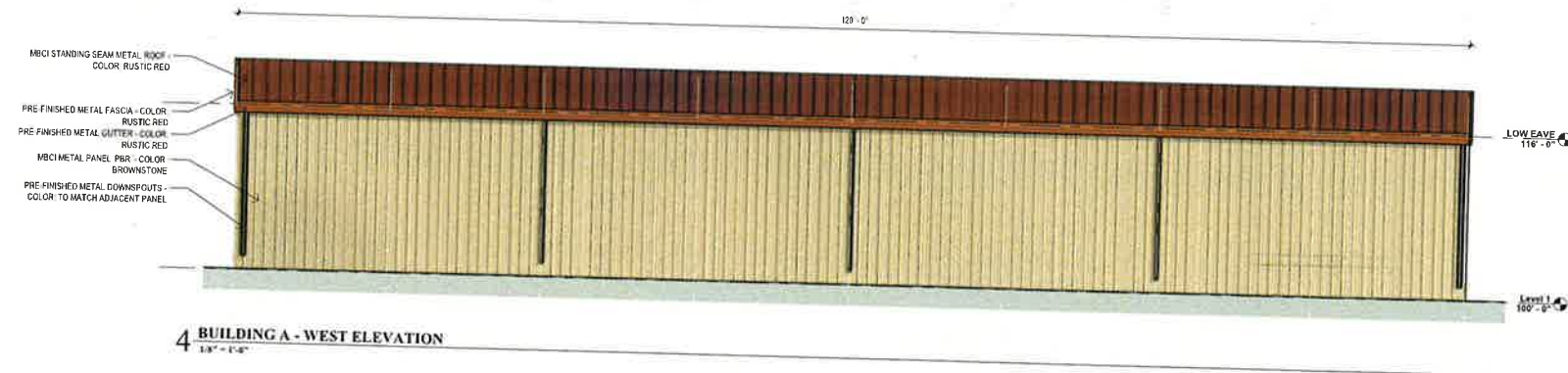
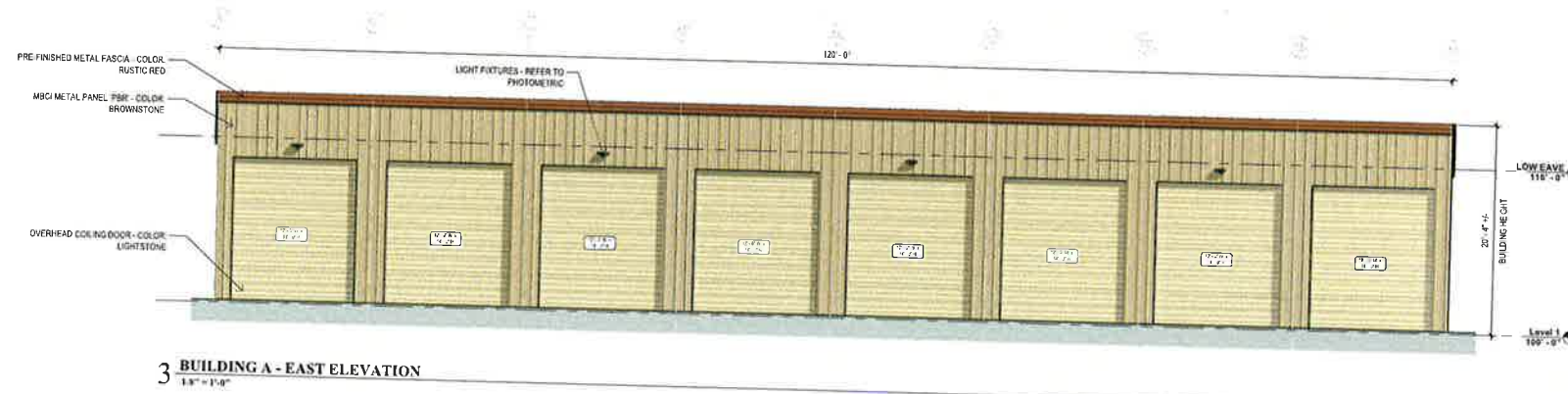
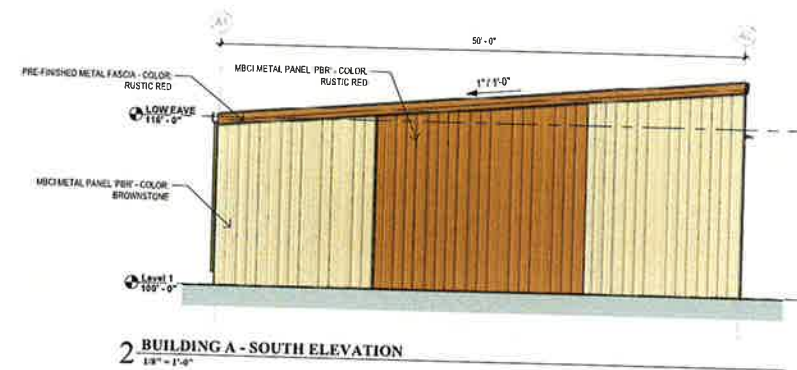
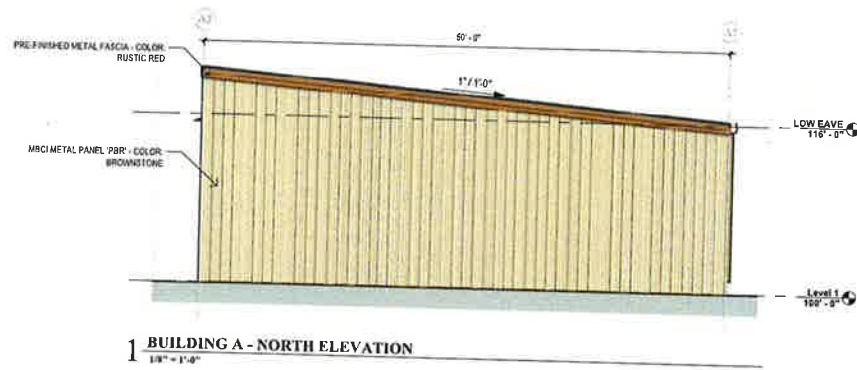
COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

REVISIONS		
NO.	DESCRIPTION	DATE
03	PLANNING REVIEW	10/04/24

DESIGNED BY: JBJ DATE: 02/13/24
DRAWN BY: JBJ SCALE: AS NOTED
CHECKED BY: JAB AS NOTED
JOB NO.: 355.001.02
DWG NAME: 355.001.02_CVR.dwg

DETAILS 4

SHEET:
C8.3



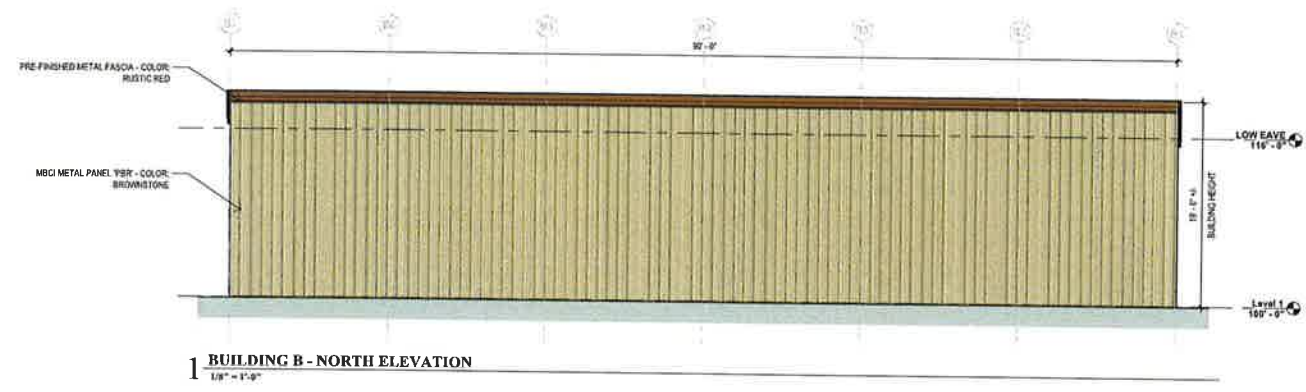
MCCARTHY
CONSTRUCTORS

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 - Loveland, Colorado 80538
E-mail: info@hauserarchitects.com

PENROSE RV STORAGE
17225 State Hwy 115, Canon City, CO
BUILDING A - ELEVATIONS

REVISIONS	DATE
1 CDP SUBMITTAL	10.04.2024

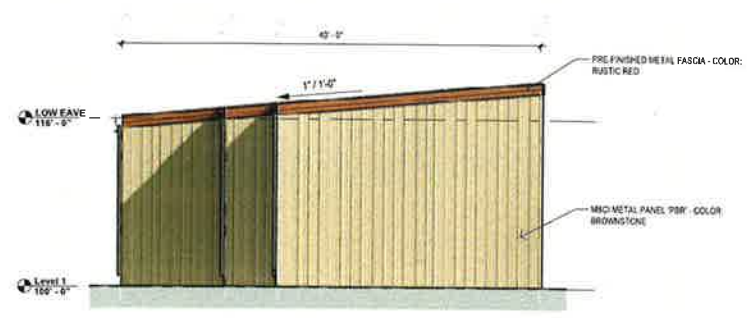
SHEET
A1



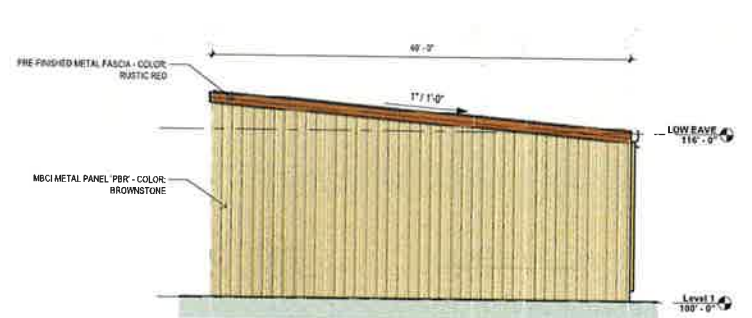
1 BUILDING B - NORTH ELEVATION
1/8" = 1'-0"



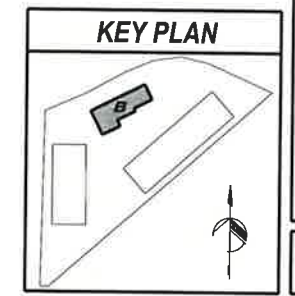
2 BUILDING B - SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING B - EAST ELEVATION
1/8" = 1'-0"



4 BUILDING B - WEST ELEVATION
1/8" = 1'-0"



REVISIONS	DATE
1 - CDIP SUBMITTAL	10.01.2024

SHEET
A2

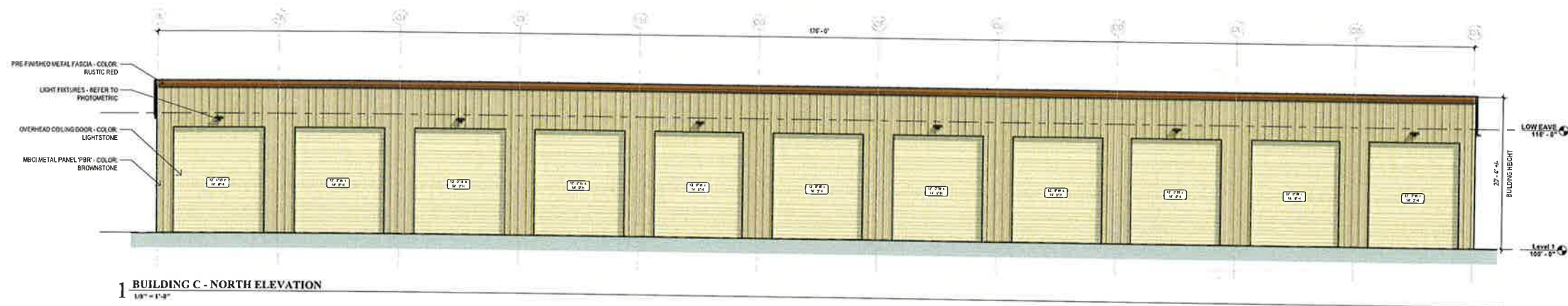
PENROSE RV STORAGE

17225 State Hwy 115, Canon City, CO

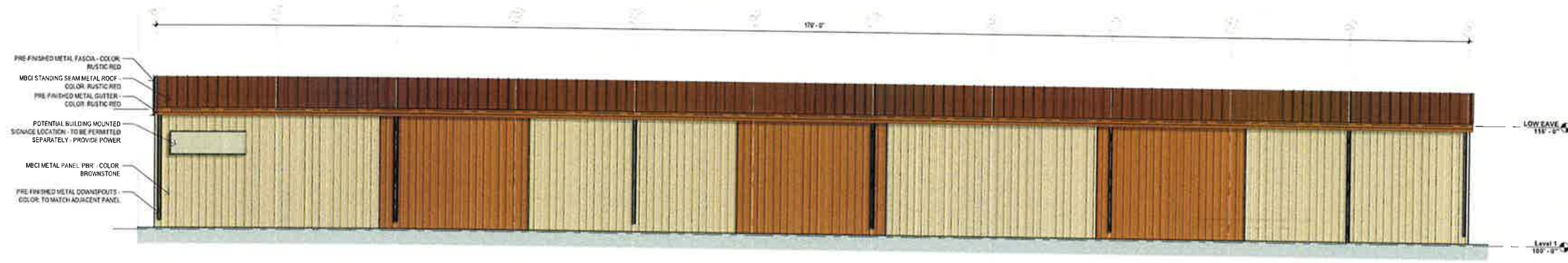
BUILDING B - ELEVATIONS

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ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
E-mail: info@hauserarchitectpc.com

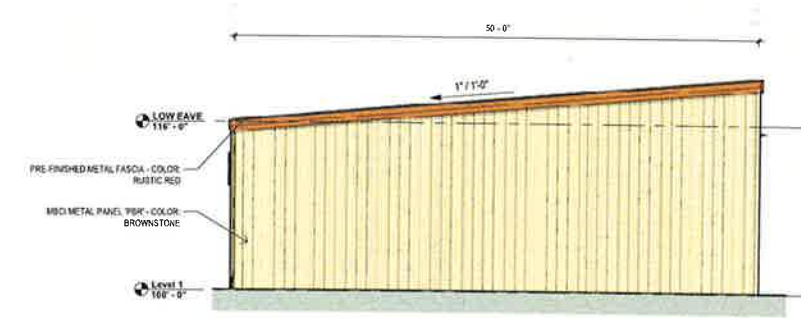
MCCARTHY
CONSTRUCTORS



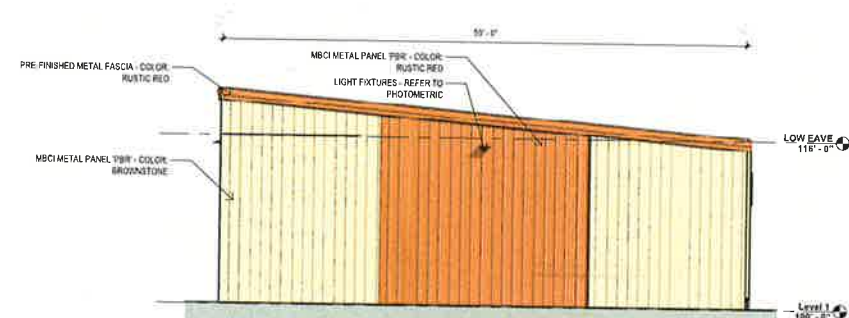
1 BUILDING C - NORTH ELEVATION
1/8" = 1'-0"



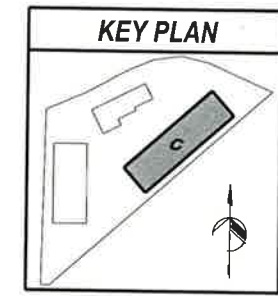
2 BUILDING C - SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING C - EAST ELEVATION
1/8" = 1'-0"

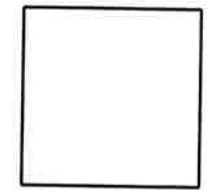


4 BUILDING C - WEST ELEVATION
1/8" = 1'-0"



REVISIONS	DATE
1 - CDP SUBMITTAL	10.04.2024

SHEET
A3



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ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
E-mail: info@hauserarchitects.com

PENROSE RV STORAGE
17225 State Hwy 115, Canon City, CO
BUILDING C - ELEVATIONS

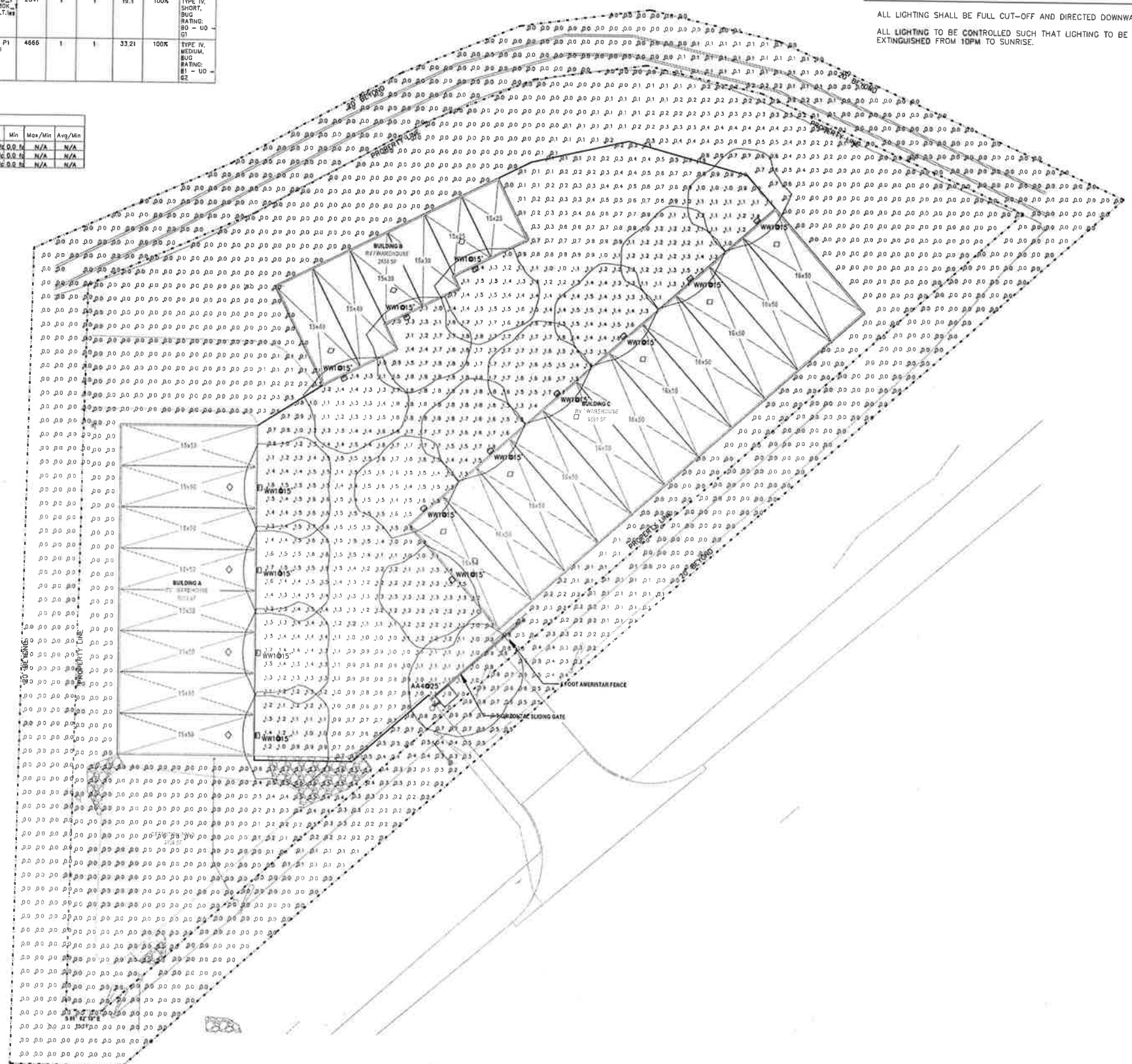
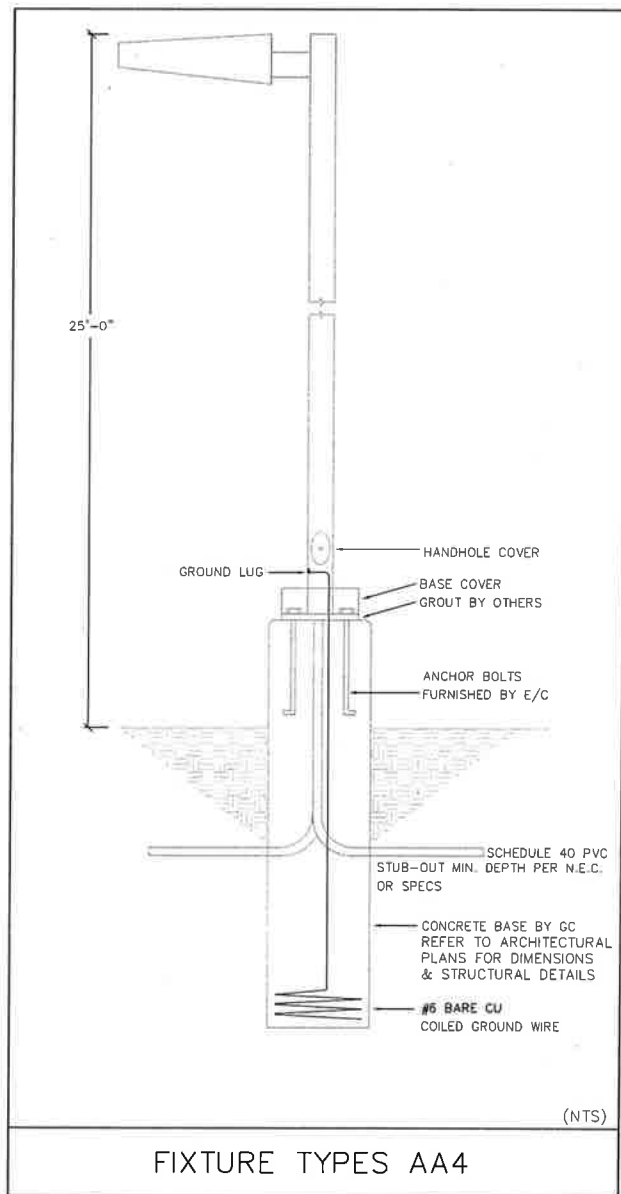
Symbol	Label	QTY	Manufacturer	Category Number	Description	Lamp	Number Lamps	File Name	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distribution
☐	WW1	14	Lithonia Lighting	DSKW1 LED 10C 530 30K TPTM MVOLT	DSKW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TPTM OPTIC, 3000K, @ 530mA	LED	1	DSKW1_LED_1 OC_530_30K_TPTM_MVOLT.dwg	2047	1	1	16.1	100K	TYPE IV, SHORT, BUB RATING: 80 - UO 01
☐	AA4	1	Lithonia Lighting	DSXO LED P1 30K 70CRI 144	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Medium	LED	1	DSXO_LED_P1 30K_70CRI 144.dwg	4566	1	1	33.21	100K	TYPE IV, MEDIUM, BUB RATING: 81 - UO 02

LIGHTING NOTES

ALL LIGHTING SHALL BE FULL CUT-OFF AND DIRECTED DOWNWARD.
ALL LIGHTING TO BE CONTROLLED SUCH THAT LIGHTING TO BE EXTINGUISHED FROM 10PM TO SUNRISE.

No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	AA4	131.59	114.18	25.00	25.00	48.92	0.00	132.45	114.92	0.00
2	WW1	86.93	163.29	15.00	15.00	90.00	0.00	86.93	163.29	0.00
3	WW1	86.27	193.29	15.00	15.00	90.00	0.00	86.27	193.29	0.00
4	WW1	42.28	193.18	15.00	15.00	90.00	0.00	42.28	193.18	0.00
5	WW1	86.92	133.35	15.00	15.00	90.00	0.00	86.92	133.35	0.00
6	WW1	198.65	249.52	15.00	15.00	318.92	0.00	198.65	249.52	0.00
7	WW1	223.88	270.86	15.00	15.00	318.92	0.00	223.88	270.86	0.00
8	WW1	247.89	291.87	15.00	15.00	318.92	0.00	247.89	291.87	0.00
9	WW1	138.32	181.16	15.00	15.00	223.93	0.00	138.32	181.16	0.00
10	WW1	97.37	234.10	15.00	15.00	153.82	0.00	97.37	234.10	0.00
11	WW1	127.78	185.94	15.00	15.00	318.92	0.00	127.78	185.94	0.00
12	WW1	151.80	207.10	15.00	15.00	318.92	0.00	151.80	207.10	0.00
13	WW1	173.72	228.25	15.00	15.00	318.92	0.00	173.72	228.25	0.00
14	WW1	119.81	259.36	15.00	15.00	153.82	0.00	119.81	259.36	0.00
15	WW1	144.37	274.35	15.00	15.00	153.82	0.00	144.37	274.35	0.00

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Roundtop	○	0.1	0.9	0.0	N/A	N/A
Privetop	+	1.2	1.9	0.0	N/A	N/A
Roundtop	×	0.1	0.9	0.0	N/A	N/A



INTEGRATED MEP

330 MAPLE ST SUITE 110
FORT COLLINS CO
970-558-0670

HAUSER ARCHITECTS

1100 E. 1/2 Mile, Suite 100, Loveland, CO 80538
303-650-9222
www.hauserarchitects.com

PENROSE RV STORAGE

17225 State Hwy 115, Canon City, CO

SITE PHOTOMETRIC PLAN

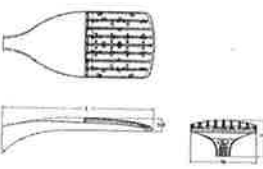
NO.	DATE	REVISIONS
1	01/24	Site Photometric Plans



D-Series Size 1 LED Area Luminaire



Specifications
EPA: 0.69 ft
Length: 12.71"
Width: 14.26"
Height H1: 2.23"
Height H2: 8.91"
Weight: 34 lbs



Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBX0

Code	Description	Code	Description	Code	Description	Code	Description
DSX1	DS Series Size 1	LED	LED Luminaire	P7	70CRI	40K	4000K
T3M	T3M	MVOLT	MVOLT	SPA	SPA	NLTAIR2	NLTAIR2
PIRHN	PIRHN	DDBX0	DDBX0				

Code	Description	Code	Description
SP	Standard (12.71 x 14.26) ft	SP	Standard (12.71 x 14.26) ft
SP	Standard (12.71 x 14.26) ft	SP	Standard (12.71 x 14.26) ft



D-Series Size 1 LED Wall Luminaire



Specifications Luminaire
Width: 13.34"
Depth: 10"
Height: 6.38"

Back Box (8BW, E20WC)
Width: 13.54"
Depth: 4"
Height: 6.38"

Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.
With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTX0

Code	Description	Code	Description	Code	Description	Code	Description
DSXW1	DS Series Size 1 Wall	LED	LED Luminaire	20C	20CRI	1000	1000lm
40K	40K	T3M	T3M	MVOLT	MVOLT	DDBTX0	DDBTX0

Code	Description	Code	Description
SP	Standard (13.34 x 10) ft	SP	Standard (13.34 x 10) ft
SP	Standard (13.34 x 10) ft	SP	Standard (13.34 x 10) ft

Performance Data

Lumen Output

Code	Height	Beam Angle	Beam Diameter	Beam Area	Beam Area (sq ft)	Beam Area (sq m)	Beam Area (sq ft) x 100	Beam Area (sq m) x 100
P7	18'	15°	3.5'	12.25 sq ft	1.14 sq m	122.5	114	
		20°	4.5'	20.25 sq ft	1.88 sq m	202.5	188	
		25°	5.5'	30.25 sq ft	2.81 sq m	302.5	281	
		30°	6.5'	42.25 sq ft	3.92 sq m	422.5	392	
		35°	7.5'	56.25 sq ft	5.21 sq m	562.5	521	
		40°	8.5'	72.25 sq ft	6.68 sq m	722.5	668	
	12'	15°	2.5'	6.25 sq ft	0.58 sq m	62.5	58	
		20°	3.5'	12.25 sq ft	1.14 sq m	122.5	114	
		25°	4.5'	20.25 sq ft	1.88 sq m	202.5	188	
		30°	5.5'	30.25 sq ft	2.81 sq m	302.5	281	
		35°	6.5'	42.25 sq ft	3.92 sq m	422.5	392	
		40°	7.5'	56.25 sq ft	5.21 sq m	562.5	521	

Performance Data

Lumen Output

Code	Height	Beam Angle	Beam Diameter	Beam Area	Beam Area (sq ft)	Beam Area (sq m)	Beam Area (sq ft) x 100	Beam Area (sq m) x 100
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		30°	5.5'	30.25 sq ft	2.81 sq m	302.5	281	
		35°	6.5'	42.25 sq ft	3.92 sq m	422.5	392	
		40°	7.5'	56.25 sq ft	5.21 sq m	562.5	521	

HAUSER ARCHITECTS
17225 State Hwy 115, Canon City, CO

REVISIONS

Rev	Description	Date
01/1/24	Site Photometric Plans	

OWNER

McCaughey Constructors
PO Box 200
Windsor, Colorado 80550
970.686.6300

PENROSE RV & BOAT STORAGE

SITE PLAN DEVELOPMENT

17225 STATE HIGHWAY 115
PENROSE, COLORADO 81240
FREMONT COUNTY COUNTY

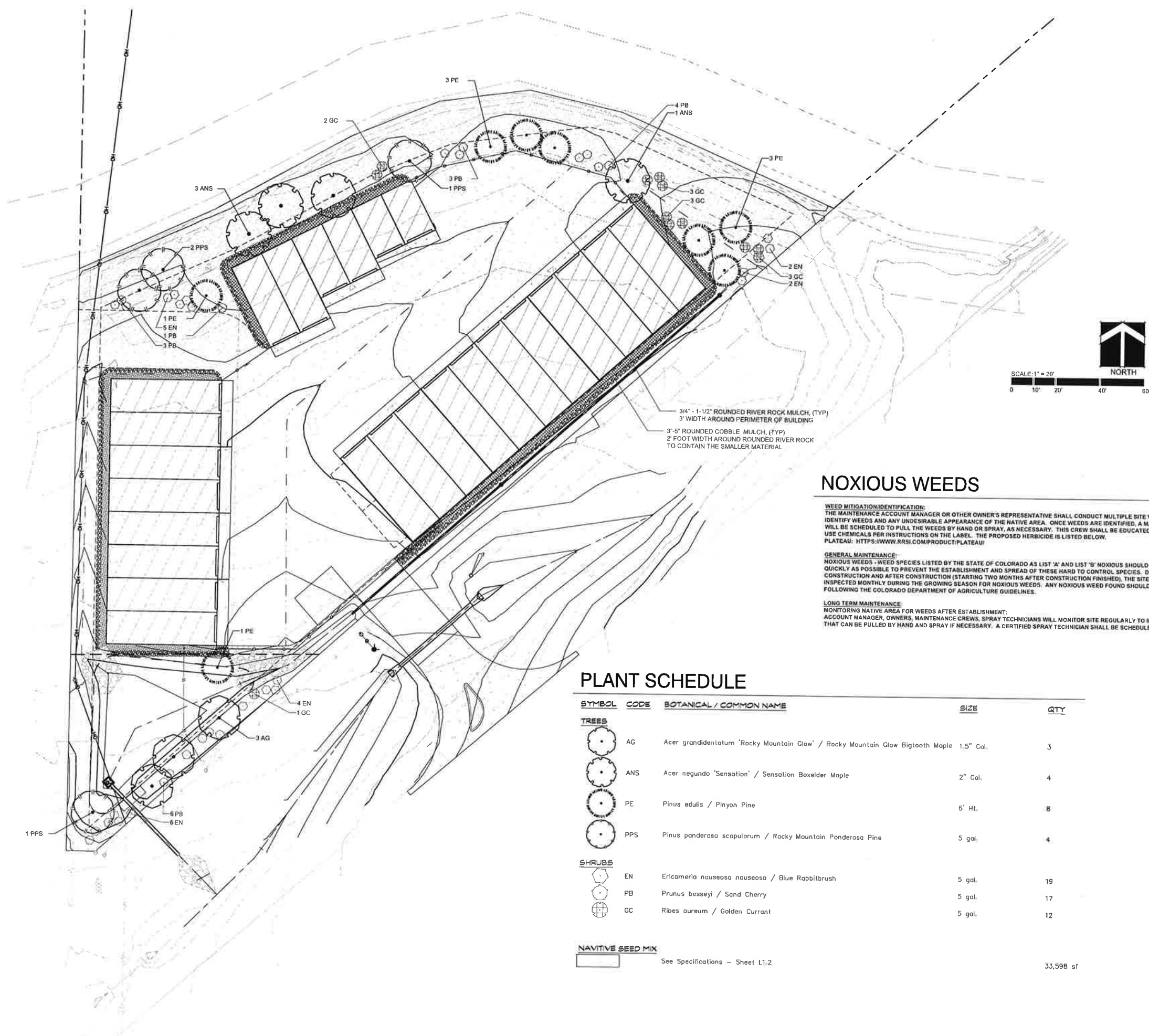
PROJECT INFORMATION
108LA-2402PN
SEP 4 2024
SDP

REVISIONS

SHEET NUMBER

L1.1

SHEET TITLE
LANDSCAPE PLAN



NOXIOUS WEEDS

WEED MITIGATION/IDENTIFICATION:
THE MAINTENANCE ACCOUNT MANAGER OR OTHER OWNER'S REPRESENTATIVE SHALL CONDUCT MULTIPLE SITE VISITS PER MONTH TO IDENTIFY WEEDS AND ANY UNDESIRABLE APPEARANCE OF THE NATIVE AREA. ONCE WEEDS ARE IDENTIFIED, A MAINTENANCE CREW WILL BE SCHEDULED TO PULL THE WEEDS BY HAND OR SPRAY, AS NECESSARY. THIS CREW SHALL BE EDUCATED AND CERTIFIED TO USE CHEMICALS PER INSTRUCTIONS ON THE LABEL. THE PROPOSED HERBICIDE IS LISTED BELOW.
PLATEAU: [HTTPS://WWW.RRSI.COM/PRODUCT/PLATEAU/](https://www.rrsi.com/product/plateau/)

GENERAL MAINTENANCE:
NOXIOUS WEEDS - WEED SPECIES LISTED BY THE STATE OF COLORADO AS LIST 'A' AND LIST 'B' NOXIOUS SHOULD BE CONTROLLED AS QUICKLY AS POSSIBLE TO PREVENT THE ESTABLISHMENT AND SPREAD OF THESE HARD TO CONTROL SPECIES. DURING CONSTRUCTION AND AFTER CONSTRUCTION (STARTING TWO MONTHS AFTER CONSTRUCTION FINISHED), THE SITE SHOULD BE INSPECTED MONTHLY DURING THE GROWING SEASON FOR NOXIOUS WEEDS. ANY NOXIOUS WEED FOUND SHOULD BE CONTROLLED FOLLOWING THE COLORADO DEPARTMENT OF AGRICULTURE GUIDELINES.

LONG TERM MAINTENANCE:
MONITORING NATIVE AREA FOR WEEDS AFTER ESTABLISHMENT. ACCOUNT MANAGER, OWNERS, MAINTENANCE CREWS, SPRAY TECHNICIANS WILL MONITOR SITE REGULARLY TO IDENTIFY WEEDS THAT CAN BE PULLED BY HAND AND SPRAY IF NECESSARY. A CERTIFIED SPRAY TECHNICIAN SHALL BE SCHEDULED AS NEEDED.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	AG	Acer grandidentatum 'Rocky Mountain Glow' / Rocky Mountain Glow Bigtooth Maple	1.5" Cal.	3
	ANS	Acer negundo 'Sensation' / Sensation Boxelder Maple	2" Cal.	4
	PE	Pinus edulis / Pinyon Pine	6' Ht.	8
	PPS	Pinus ponderosa scopulorum / Rocky Mountain Ponderosa Pine	5 gal.	4
SHRUBS				
	EN	Ericameria nauseosa / Blue Rabbitbrush	5 gal.	19
	PB	Prunus besseyi / Sand Cherry	5 gal.	17
	GC	Ribes aureum / Golden Currant	5 gal.	12

NATIVE SEED MIX
See Specifications - Sheet L1.2

33,598 sf

LANDSCAPE SPECIFICATIONS

MATERIALS

- WEED BARRIER:** WEED BARRIER MAY BE TYPAR 3341 OR APPROVED EQUAL. PLACE WEED BARRIER BENEATH COBBLE MULCH AREAS.
- INORGANIC MINERAL MULCH:**
3/4" - 1 1/2" DIAMETER NOMINAL SIZE NEUTRAL BROWNS GRAVEL. SUBMIT SAMPLE.
3" - 5" DIAMETER NOMINAL SIZE NEUTRAL BROWNS COBBLE. SUBMIT SAMPLE.
- ORGANIC MULCH:** SHREDDED CEDAR MULCH; POLE PEELINGS FROM CEDAR TREES ONLY. MULCH SHALL BE DARK BROWN IN COLOR AND FINELY SHREDDED. MULCH SHALL BE FREE FROM NOXIOUS WEED SEED AND FOREIGN MATERIAL HARMFUL TO PLANT LIFE. CHIPPER CHIPS, PINE POLE PEELINGS OR OTHER ANGULAR BARK CHIPS ARE NOT ACCEPTABLE. SUBMIT SAMPLES.
- HEADERS:** STEEL HEADER: RYERSON ESTATE STEEL HEADER 1/8" X 4" WITH 1" X 24" SIZE STRAP STEEL STAKES OR EQUAL. SUBMIT SAMPLE.
- TREE STAKES:** 8-FOOT LONG, 2-INCH DIAMETER PRESSURE TREATED LODGE POLE PINE STAKES (OR METAL "T" POSTS AS ALLOWED BY LANDSCAPE ARCHITECT. APPROVAL REQUIRED PRIOR TO INSTALLATION.)
- GUY ANCHORS:** 24-INCH LONG METAL "T" POSTS.
- GUYING AND STAKING WIRE:** GALVANIZED IRON OR STEEL 12-GAUGE WIRE.
- WEBBING:** 2-INCH NYLON WEBBING OR RUBBERIZED CLOTH.
- TREE WRAP:** 4-INCH MINIMUM WIDTH COMMERCIAL TREE WRAP.
- SAFETY CAPS:** INDUSTRY STANDARD (FOR METAL "T" POST ONLY)
- COMPOST:** A TOTALLY ORGANIC PRODUCT THAT HAS BEEN AEROBICALLY AND NATURALLY PROCESSED WITHOUT THE ADDITION OF COARSE WOOD CHIPS, IN SUCH A MANNER AS TO MAINTAIN A CONSISTENT TEMPERATURE OF 140 DEGREES FAHRENHEIT OR GREATER FOR A PERIOD OF TIME SUFFICIENT TO CREATE THE FOLLOWING CHARACTERISTICS MEASURED BY DRY WEIGHT: MAXIMUM ALLOWABLE ORGANIC MATTER: 60% ORGANIC MATTER TO NITROGEN RATIO: 25:1 TO 30:1; PH: 7 TO 8 PHASLTS: 2.0 TO 3.0 MMHOS; LESS THAN 25% INORGANIC MATTER; LESS THAN 1% SOIL, DIRT OR SAND; MAXIMUM PARTICLE SIZE OF 1/2 INCH DIAMETER. ERADICATION OF ALL HARMFUL WEED SEEDS, PATHOGENS AND BACTERIA; A NON-OFFENSIVE EARTHLY SMELL
- FERTILIZER:** FERTILIZER FOR TREE AND SHRUB, BACKFILL MIX, AND GROUND COVER AREAS SHALL BE OSMOCOTE SIERRABLEN, 9 MONTH SLOW-RELEASE FERTILIZER.
- TREES, SHRUBS, AND GROUND COVERS:** PLANT MATERIALS SHALL BE A FIRST-CLASS REPRESENTATIVE OF ITS SPECIES; HEALTHY, WELL BRANCHED AND WELL PROPORTIONED IN RESPECT TO HEIGHT AND WIDTH RELATIONSHIPS; FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS; AND CONFORMING TO THE REQUIREMENTS OF THE COLORADO NURSERY ACT. (SEE LANDSCAPE CONTRACTORS OF COLORADO STANDARD SPECIFICATIONS FOR APPROPRIATE SECTIONS OF THE NURSERY ACT). ALL PLANTS SHALL BE NURSERY STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1, 2, 3 OR 4. BOTANIC AND COMMON NAMES: PLANT NAMES GIVEN IN THE PLANT LIST ARE IN CONFORMANCE WITH STANDARD HORTICULTURAL PRACTICE IN THIS AREA. PLANTS ARE TO BE DELIVERED TO THE SITE WITH TAGS BEARING THE BOTANIC NAME AS INDICATED BY THE PLANT LIST.
- NATIVE SEED MIX:** Piñon Juniper Grasses - Seeding rate: 2 lbs per 1,000 sq ft. or 25 lbs per acre (Western Native Seed)
 - 25 % Bouteloua gracilis (Blue Grama)
 - 25 % Pascopyrum smithii (Western Wheatgrass)
 - 25% Achatherum hymenoides (Indian Ricegrass)
 - 12 % Poa secunda (Sandberg Bluegrass)
 - 7 % Bouteloua curtipendula (Side Oats Gama)
 - 3 % Sporobolus cryptandrus (Sand Dropseed)
 - 2% Elymus elymoides (Bottlebrush Squirretail)
 - 1 % Hesperostipa comala (Needle & Thread)

INSTALLATION

- CLEARING:** PRIOR TO ANY SOIL PREPARATION, EXISTING VEGETATION TO REMAIN AND WHICH MIGHT INTERFERE WITH THE SPECIFIED SOIL PREPARATION SHALL BE MOWED, GRUBBED, RAKED, AND THE DEBRIS REMOVED FROM THE SITE. PRIOR TO OR DURING GRADING OR TILLAGE OPERATION, THE GROUND SURFACE SHALL BE CLEARED OF MATERIALS THAT MIGHT HINDER FINAL OPERATIONS.
- PREPARE ALL AREAS TO BE PLANTED AS FOLLOWS:**
 - RIP ALL AREAS TO BE PLANTED TO A MINIMUM OF 8 INCHES IN TWO DIRECTIONS USING AN AGRICULTURAL RIPPER WITH TINES SPACED AT NO GREATER THAN 18 INCHES. AREAS ADJACENT TO WALKS, STRUCTURES CURBS, ETC. WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT, SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
 - SOIL PREPARATION:** SPREAD 3 CY/1000 SF OF COMPOST AND SUFFICIENT FERTILIZER TO MEET REQUIREMENTS OF SOIL ANALYSIS OVER ALL AREAS TO BE PLANTED W/ TREES, SHRUB BED AND GROUND COVER. INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 4 TO 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.
 - THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD. AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.
- TREE AND SHRUB PLANTING**
 - SUBSTITUTIONS:** ANY PLAN SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ESTABLISHED LOCATION:** STAKE TREES AND FLAG OR SET OUR ALL SHRUBS IN LOCATIONS SHOWN ON THE PLANS PRIOR TO INSTALLATION FOR REVIEW BY OWNER. THE FOLLOWING ARE MINIMUM DISTANCES THAT PLANT MATERIALS CAN BE PLACED FROM ADJACENT WALLS, FENCES OR PAVED AREAS:
 - LARGE SHRUBS: 4 FEET
 - MEDIUM SHRUBS: 2-1/2 FEET
 - PERENNIALS, GRASSES AND GROUND COVERS: 18 INCHES
 - PLANTING PITS:** DIG PLANTING PITS A MINIMUM OF 2 TIMES AS WIDE AS DIAMETER OF ROOT BALL OR CONTAINER, AND A DEPTH SUFFICIENT TO ALLOW TOP OF ROOT BALL AT TRUNK TO SIT A MINIMUM OF 3" ABOVE SURROUNDING GRADE FOR SHRUBS.
 - INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 4 TO 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.
 - A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
 - CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTING AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL TREES NEED TO HAVE BEEN INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED OF EACH PHASE
 - STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR
 - RESTORE THE FINE GRADE OF ALL AREAS TO BE PLANTED WITH FLOAT DRAG TO REMOVE IRREGULARITIES RESULTING FROM TILLING OPERATIONS. FLOAT DRAG TWO DIRECTIONS. REMOVE ANY ADDITIONAL STONES OVER 1-1/2 INCHES THAT HAVE COME TO THE SURFACE. UPON COMPLETION OF FINISH GRADING OPERATIONS, THE CONTRACTOR MUST PROVIDE A FINISH LANDSCAPE GRADE THAT SHALL CONFORM TO THE GRADES AND ELEVATIONS SHOWN ON THE ENGINEERING DRAWINGS. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.
 - SHRUBS:** ROUGHEN SIDES OF THE PIT TO REMOVE ANY COMPACTING OR GLAZING. LOOSEN SOIL AT BOTTOM OF PIT TO A MINIMUM DEPTH OF SIX INCHES. MIX LOOSENED SOIL WITH SPECIFIED BACKFILL.
 - BACKFILL MATERIAL:** TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING MIX
 - 75% TOPSOIL BY VOLUME (SOIL EXCAVATED FROM PLANTING PITS)
 - 25% COMPOST BY VOLUME.

- THE SPECIFIED BACKFILL MATERIALS SHALL BE PRE-MIXED USING INDUSTRY ACCEPTED TECHNIQUE IN ORDER TO OBTAIN A UNIFORM, EVENLY BLENDED CONSISTENCY. FREE FROM POCKETS OF UNBLENDED MATERIAL AND CLODS OR STONES GREATER THAN TWO INCHES IN DIAMETER. BACKFILL MIX SHALL BE DELIVERED TO EACH PLANTING PIT AFTER MIXING HAS OCCURRED.
- THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, OF AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.

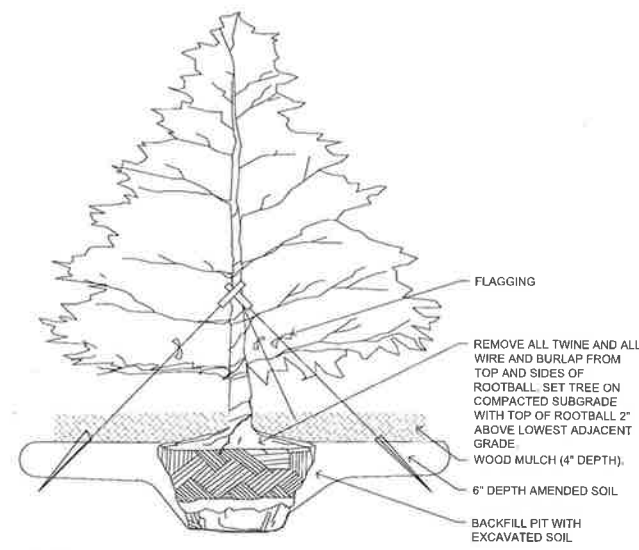
- ### PLANTING
- REMOVE STOCK FROM CONTAINER. DO NOT BREAK THE ROOT BALL. A SPADE SHALL NOT BE USED. SCARIFY SIDES AND BOTTOM OF ROOT BALL.
 - PLACE BACKFILL MIX INTO PLANTING PIT TO A DEPTH SUCH THAT THE PLANT, WHEN PLANTED, WILL BE THREE INCHES ABOVE FINISH GRADE FOR DECIDUOUS TREES, FOUR TO SIX INCHES FOR CONIFEROUS TREES, AND TWO INCHES ABOVE FINISH GRADE FOR ALL SHRUBS.
 - UNTIE AND REMOVE BURLAP FROM TOP THIRD OF ROOT BALL ON BALLED AND BURLAPPED MATERIAL. REMOVE WIRE BASKETS FROM TOP AND MINIMUM OF 2/3 OF ALL SIDE OF ROOT BALL.
 - BACKFILL ONE-HALF OF PIT WITH BACKFILL MIXTURE AND WATER IN THOROUGHLY BEFORE PLACING ANY MORE BACKFILL. DO NOT WORK WET SOIL.
 - BACKFILL THE REST OF THE PLANTING PIT WITH BACKFILL MIXTURE AND TAMP TO COMPACT. WATER IN THOROUGHLY. DO NOT WORK WET SOIL.
 - APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER'S DIRECTION OF SIZE OF PLANT MATERIAL, BY SPREADING EVENLY OVER THE TOP OF THE ENTIRE PLANTING PIT.
 - STAKE OR GUY ALL TREES IN A TRUE VERTICAL POSITION. WRAP DECIDUOUS TREES BOTTOM TO TOP. STAPLE OR TACK IN PLACE AT TOP. WRAP APPROXIMATELY NOVEMBER 15 AND REMOVE APPROXIMATELY MAY 15.
 - IF TREES ARE PLANTED IN A SPADE DUG HOLE, THEY SHALL BE DEEP WATERED WITH A WATERING NEEDLE ANGLING FROM THE INSIDE OF THE BALL OUT THROUGH THE PERIMETER OF THE SOIL.
 - ALL LANDSCAPE PLANTS WILL BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION

- ### WEED BARRIER INSTALLATION
- WEED BARRIER SHALL BE PLACED IN ALL SHRUB BED AREAS WHERE 5-GALLON SHRUB MATERIAL IS USED OR WHERE NOTED IN PLAN AND DETAILS. AT ALL EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS, AND HEADERS, WEED BARRIER SHALL BE SECURED WITH 11-GAUGE, 8-INCH LONG STAPLES AT 18 INCHES O.C. AT ALL EDGES.
 - NO WEED BARRIER SHALL BE PLACED IN AREAS RECEIVING ONE GALLON AND SMALLER PLANT MATERIAL.

- ### STEEL HEADER CONSTRUCTION
- LAYOUT STEEL HEADER IN LOCATIONS SHOWN ON PLANS AND RECEIVE REVIEW OF OWNER PRIOR TO INSTALLATION. LOCATE BY SCALING OFF OF PLAN. INSTALL PLUMB WITH GRADES.
- INSTALL USING STRAIGHT LINES AND SMOOTH CURVES. STAKE STEEL HEADER USING PINS OF TWO FEET O.C. PROVIDE DRAINAGE SLITS OR HOLES AT SUFFICIENT INTERVALS TO ALLOW EXCESS WATER TO DRAIN AWAY.

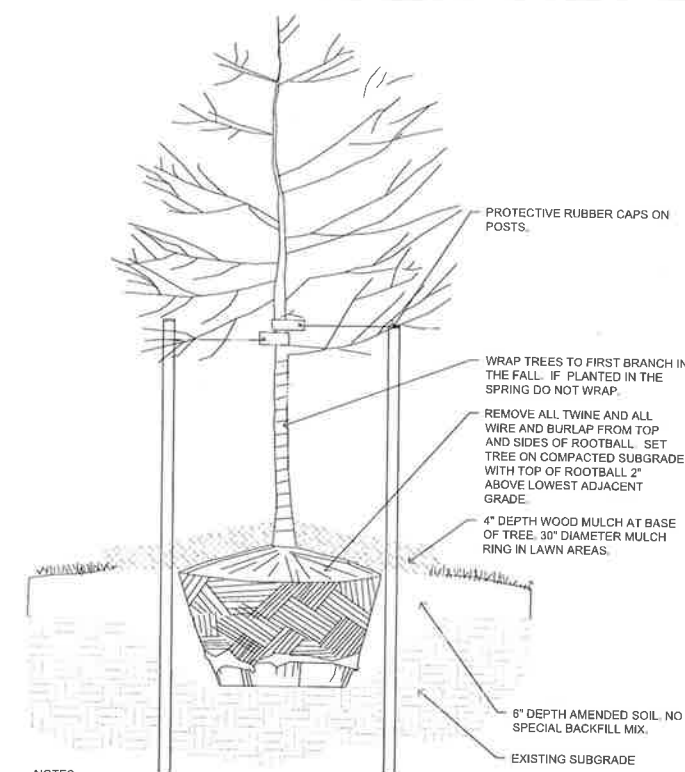
- ### MULCHING
- MULCH FOLLOWING ALL SOIL PREPARATION AND PLANTING.
 - SHRUB BEDS: 3/4" CAHAYON SWIRL GRAVEL, 1"-1 1/2" CHEYENNE GREY GRAVEL, 2"-4" GREY ROSE COBBLE. SEE PLAN FOR LOCATIONS.
 - TREE AND SHRUB PLANTING RINGS IN COBBLE AREAS: MULCH ALL SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES WITH A 4" LAYER OF WOOD BARK MULCH.

PLANTING DETAILS



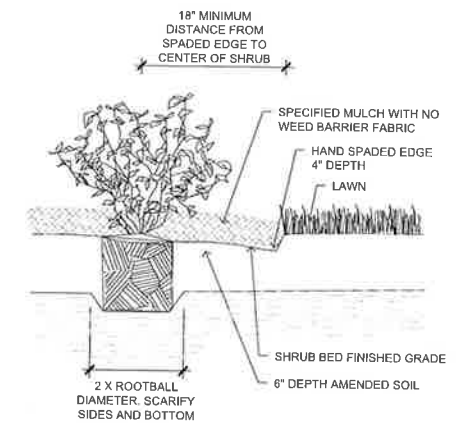
- NOTES:
- GUY ALL CONIFER TREES AND ALL DECIDUOUS TREES LARGER THAN 2 1/2" CAL AS SHOWN.
 - IN SODDED AREAS, CUT SOD IN 36" CIRCLE AND MULCH. FOR CONIFERS CUT SOD AT DRIP LINE OF TREE AND MULCH.
 - GUY EVERGREEN TREES IN 3 PLACES AT 45 DEGREE ANGLE SLIGHTLY TAUT ONLY TO ALLOW SOME MOVEMENT. USE NYLON STRAPS (NOT HOSES) WITH METAL GROMMETS.

DECIDUOUS TREE PLANTING



- NOTES:
- STAKE TREES USING METAL POSTS WIRED, SLIGHTLY TAUT, WITH NYLON STRAPS.
 - SET POSTS VERTICALLY PLUMB.
 - NO RUBBER HOUSES ALLOWED.

EVERGREEN TREE PLANTING



- NOTES:
- PLACE SHRUBS A MINIMUM OF 18" FROM PLANTING BED EDGE (STEEL HEADER, CURBS, WALKS, WALLS, ETC.) FOR 1 GALLON SHRUBS, 3" MINIMUM FOR 5 GALLON DECIDUOUS SHRUBS, 4" FOR CONIFER SHRUB.
 - FOR 5 GALLON AND LARGER PLANT MATERIAL CONSTRUCT A 2" HIGH WATERING RING AROUND SHRUB AT EDGE OF PLANTING PIT. FOR 1 GALLON MATERIAL, CONSTRUCT A 2" X 18" DIA. WATER RING AND MULCH INSIDE OF THE WATER RING.

SHRUB PLANTING



OWNER

McCausley Constructors
PO Box 200
Wendover, Colorado 80550
970.686.6300

PENROSE RV & BOAT STORAGE

SITE PLAN DEVELOPMENT

17225 STATE HIGHWAY 115
PENROSE, COLORADO 81240
ECONOMY COMMUNITY ASSOCIATION

PROJECT INFORMATION
106LA-2402PN
SEP 4 2024
SDP

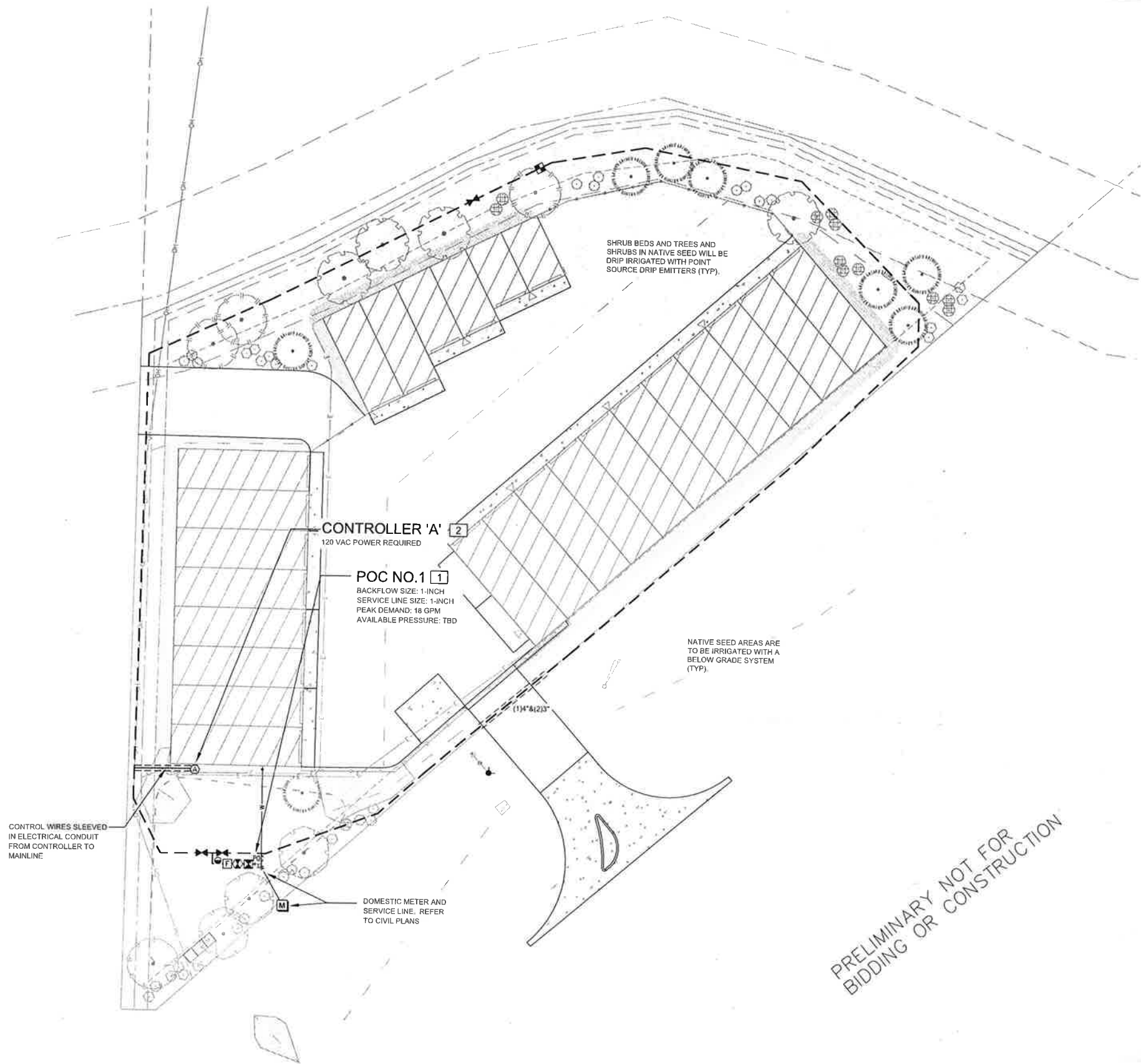
REVISIONS

SHEET NUMBER

L1.2

SHEET TITLE
LANDSCAPE DETAILS & SPECIFICATIONS





IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
■	PROPOSED REMOTE CONTROL DRIP VALVE ASSEMBLY *REFER TO DETAILED DESIGN PLANS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
●	PROPOSED QUICK COUPLER ASSEMBLY *REFER TO DETAILED DESIGN PLANS

ISOLATION GATE VALVE ASSEMBLY
MATCO-NORCA 514TX. 1/2"-4" BRASS GATE VALVE, FULL PORT. WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.

MASTER VALVE ASSEMBLY
BUCKNER-SUPERIOR 3100. NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC

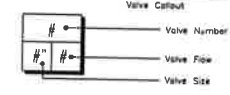
REDUCED PRESSURE BACKFLOW PREVENTER
FEBCO 825YA. SIZED TO MATCH POC METER SIZE. REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX
SBBC-30AL. LOW PROFILE BACKFLOW ENCLOSURE, WITH MARINE GRADE ALUMINUM. 30"L, 30"H, 16.25"W (76.2CM L, 76.2CM H, 41.275CM W).

PEDESTAL MOUNT 2-WIRE CONTROLLER
HUNTER PED-SS-A2C-75D-SS-75-STATION DECODER
CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL. INSTALL WITH WIRELESS RAIN SENSOR SOLAR SYNC. INSTALL CENTRALIS CELLULAR CARD 42C-LTEM. COORDINATE WITH GENERAL CONTRACTOR AND OWNER ON MONTHLY SERVICE

CREATIVE SENSOR TECHNOLOGY FSI-T
1-INCH PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS. CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE WALL IRRIGATION CONTROLLERS. FLOW RANGE: .86-52 GPM.

--- PROPOSED IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
*REFER TO DETAILED DESIGN PLANS FOR SIZING

--- PIPE SLEEVE: PVC SCHEDULE 40
INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE DOMESTIC WATER TAP AND METER AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE, AND FLOW SENSOR ASSEMBLIES AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
2	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.

Date:

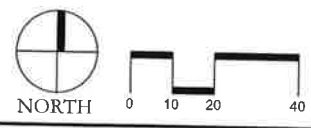
MPI Designs
PO BOX 369 • AULT, CO • 80610
970-402-3047
Michelle@MPIDesignsllc.com

PENROSE RV & BOAT STORAGE
SITE PLAN DEVELOPMENT
17225 STATE HIGHWAY 115, PENROSE, CO

SHEET TITLE
IRRIGATION MASTER PLAN

Designed By:	MLP
Drawn By:	MLP
Checked By:	TEAM
Date:	10/03/2024

SHEET NUMBER
MP1R1



COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE

COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY


CIVIL RESOURCES
8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM


MCCAULEY
CONSTRUCTORS
SINCE 1953

650 INNOVATION CIRCLE
PO BOX 200
WINDSOR, CO 80550

COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

REVISIONS		
NO.	DESCRIPTION	DATE
01	PLANNING REVIEW	05/17/24
02	PLANNING REVIEW	06/21/24
03	PLANNING REVIEW	10/04/24

DESIGNED BY: BJJ DATE: 02/13/24
DRAWN BY: BJJ SCALE: AS NOTED
CHECKED BY: JAB AS NOTED
JOB NO.: 355.001.02
DWG NAME: 355.001.02_CVR.dwg

COVER

SHEET: **C1.0**

PROJECT TEAM

OWNER

EPCOCO REI ONE, LLC.
JOHN EDGAR
3455 FILLMORE RIDGE HEIGHTS
COLORADO SPRINGS, CO 80907

CIVIL ENGINEER

JAMES A. BRZOSTOWICZ, P.E.
CIVIL RESOURCES, LLC.
8308 COLORADO BLVD., SUITE 200
FIRESTONE, CO 80504
303.833.1416 EXT. 203

ARCHITECT

CURTIS KOLDEWAY, NCARB
HAUSER ARCHITECTS
3780 E. 15TH ST., SUITE 201
LOVELAND, CO 80538
970.669.8220

GENERAL CONTRACTOR

MCCAULEY CONSTRUCTORS
650 INNOVATION CIR.
PO BOX 200
WINDSOR, CO 80550
970.686.6300



PROJECT VICINITY MAP

SCALE: 1" = 1000 UNITS



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NW 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, COYLE-VANEGMOND LOT LINE ADJUSTMENT, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD ON JANUARY 23, 1996 IN BOOK 1237 PAGE 531, AS RECEPTION NO. 642721 IN THE RECORDS OF THE PUEBLO COUNTY CLERK AND RECORDER, COUNTY OF PUEBLO, STATE OF COLORADO.

BENCHMARK:

MAG NAIL (CONTROL POINT NO. 500), ASSUMED ELEVATION=5507.88'.

SURVEY NOTE:

ALL TOPOGRAPHIC AND SURVEY DATA PROVIDED BY CARDINAL POINTS SURVEYING INC., DATED 8-17-2023.

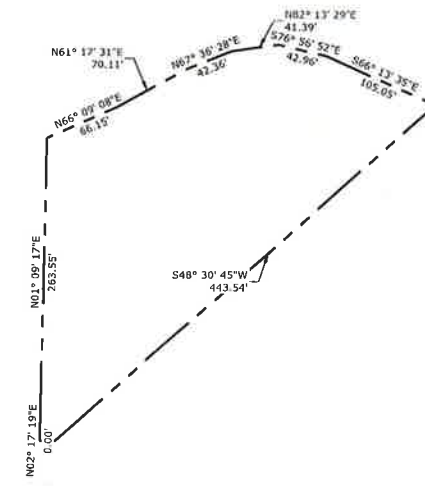
PROJECT DESCRIPTION:

THIS PROJECT PROPOSES TO DEVELOP THE SUBJECT PROPERTY INTO AN INDOOR MINI-STORAGE FACILITY FOR RECREATIONAL VEHICLES, BOATS, AND SIMILAR USES.

LOT 2	
AREA (SF)	59,183
AREA (AC)	1.36
ZONE DISTRICT	B-BUSINESS
LAND USE	STORAGE FACILITY

ADJOINING PROPERTIES		
	ZONE DISTRICT	LAND USE
NORTH	B-BUSINESS	BUSINESS
EAST	AR-AGRICULTURAL RURAL	UNDEVELOPED
SOUTH	AL-AGRICULTURAL LIVING	UNDEVELOPED
WEST	AR-AGRICULTURAL RURAL	AUTOMOTIVE/TRUCKING COMPANY

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1.0	COVER
C2.0	EXISTING CONDITIONS PLAN
C3.0	SITE PLAN
C3.1	CDOT ACCESS PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	DRAINAGE PLAN
C7.0	INITIAL EROSION CONTROL PLAN
C7.1	INTERIM-FINAL EROSION CONTROL PLAN
C8.0	DETAILS 1
C8.1	DETAILS 2
C8.2	DETAILS 3
C8.3	DETAILS 4



PROPERTY BOUNDARY

SCALE: 1" = 80 UNITS



811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG

PREPARED FOR:

MCCAULEY CONSTRUCTORS

605 INNOVATION CIRCLE
PO BOX 200
WINDSOR, CO 80550

PREPARED BY:

CIVIL RESOURCES, LLC

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SUITE 200
FIRESTONE, CO 80530
303 833 1416

COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY



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650 INNOVATION CIRCLE
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WINDSOR, CO 80550

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NW 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGEND

EXISTING	
PROPERTY LINE	---
MAJOR CONTOUR	---5740---
MINOR CONTOUR	---5736---
EASEMENT	---
EASEMENT CENTERLINE	---
FENCE/GUARDRAIL	---
BUILDING	---
SWALE CENTERLINE	---
WATER LINE	---
STORM SEWER	---
TELECOM	---
OVERHEAD WIRES	---
UTILITY POLE	---
UTILITY MARKER POST	---

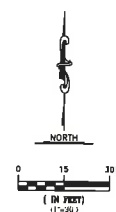
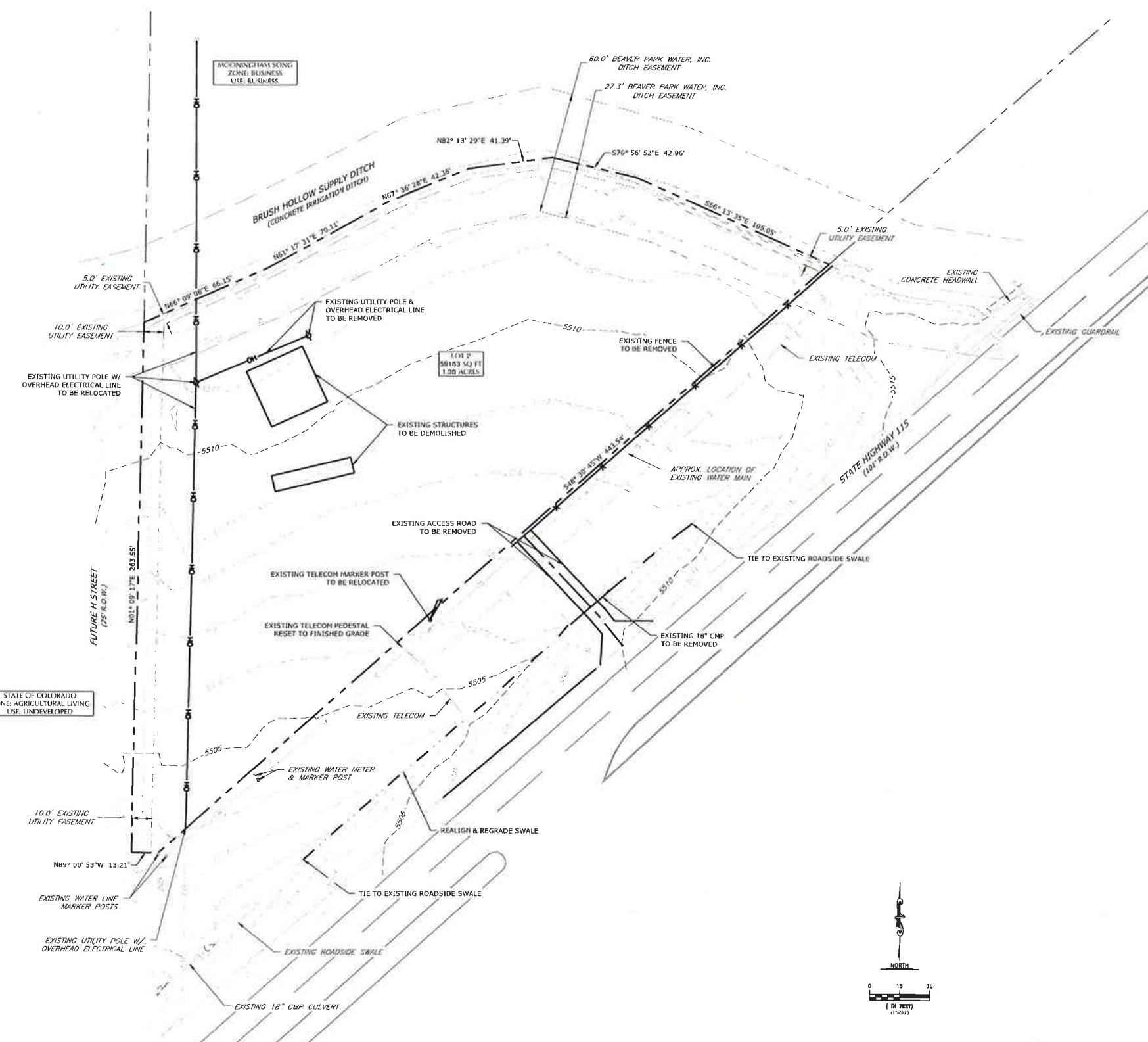
**COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO**

REVISIONS		
NO.	DESCRIPTION	DATE
01	PLANNING REVIEW	05/17/24
02	PLANNING REVIEW	06/21/24
03	PLANNING REVIEW	10/04/24

DESIGNED BY: RJJ DATE: 02/13/24
 DRAWN BY: RJJ SCALE: 1"=30'
 CHECKED BY: JAB
 JOB NO.: 355.001.02
 DWG NAME: 355.001.02_EX.SP.dwg

**EXISTING
CONDITIONS PLAN**

SHEET:
C2.0



COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE

COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY



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COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

LEGAL DESCRIPTION:
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LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	EASEMENT	
	EASEMENT CENTERLINE	
	SETBACK	
	FENCE/GUARDRAIL	
	ROAD BASE (6" MIN. THICKNESS)	
	ASPHALT	
	6" THICK CONCRETE	
	PRE-ENGINEERED METAL BUILDING	
	SWALE CENTERLINE	
	STORM SEWER	
	TELECOM	
	OVERHEAD WIRES	
	UTILITY POLE	
	UTILITY MARKER POST	
	SIGN	

BUILDING SUMMARY

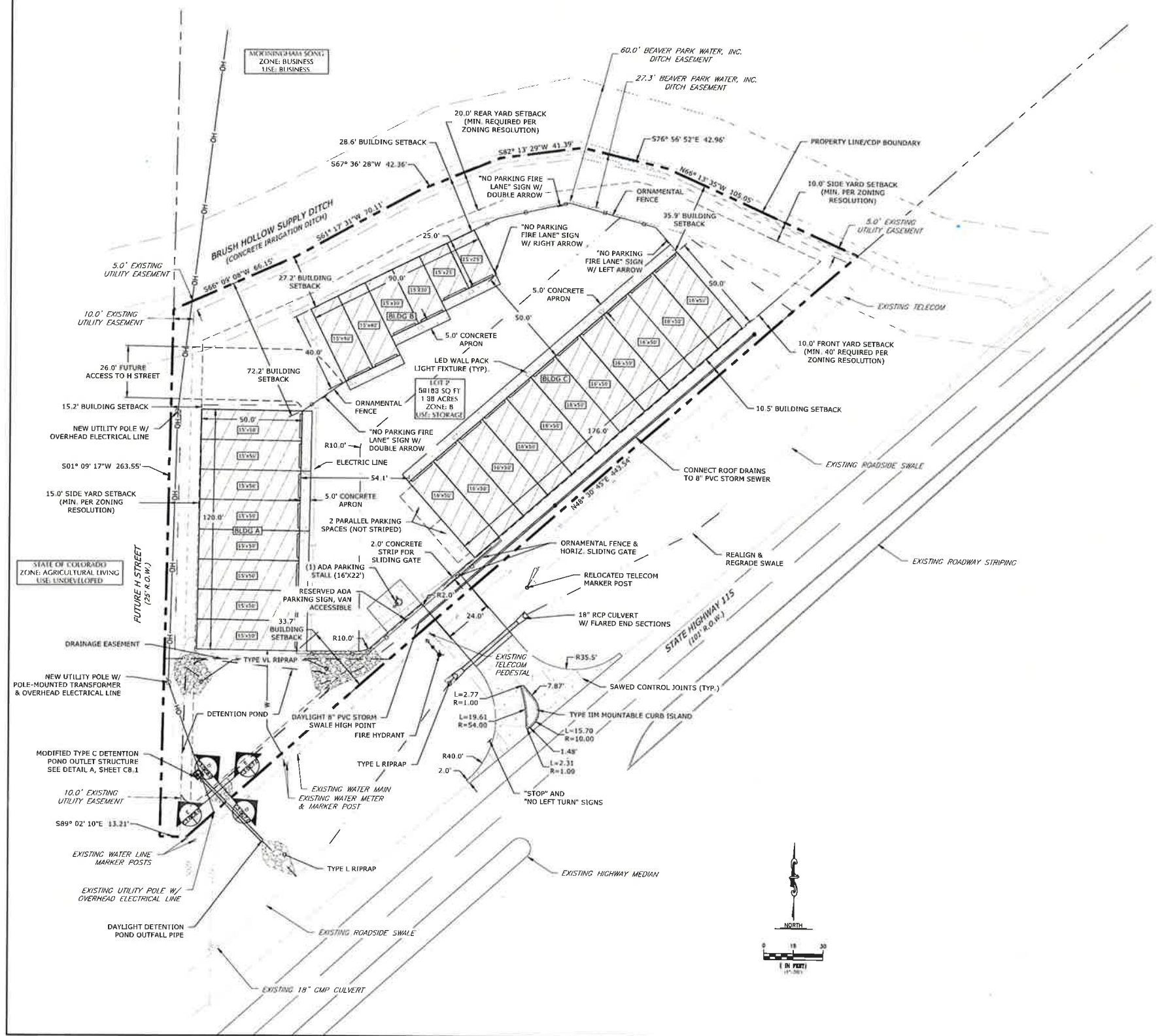
BUILDING	USE	HEIGHT	LENGTH	WIDTH	AREA
A	MINI-STORAGE	20'-4"	50'	120'	6,000 SF
B	MINI-STORAGE	19'-5"	40'	90'	3,150 SF
C	MINI-STORAGE	20'-4"	50'	176'	8,800 SF

DEVELOPMENT REQUIREMENTS

	REQUIRED	PROVIDED
MIN. LOT AREA	7,500 SF	59,183 SF
MAX. LOT COVERAGE	65%	28%
MIN. LOT WIDTH	75'	406'
MAX. BUILDING HEIGHT	50'	20'-4"
MIN. SETBACKS*		
FRONT	40'	10.5'
REAR	20'	27.2'
SIDE (NORTHEAST)	10'	35.9'
SIDE (WEST)	15'	15.2'

*A VARIANCE IS REQUESTED TO REDUCE THE MINIMUM FRONT YARD SETBACK REQUIREMENT.

- NOTES:**
- IDENTIFICATION SIGNAGE TO BE BUILDING-MOUNTED ON BUILDING C. REFER TO ARCHITECTURAL ELEVATION FOR SIGNAGE TYPE, LOCATION, AND ILLUMINATION.
 - NO DOMESTIC WATER OR SANITARY SEWER SERVICE IS PROVIDED FOR TENANT OR PUBLIC USE.
 - A LOCKING HOSE BIBB IS PROVIDED FOR OWNER MAINTENANCE ONLY.
 - NO TRASH RECEPTACLES ARE PROVIDED FOR OWNER OR TENANT USE.
 - NO OFF-STREET LOADING AREAS ARE PROVIDED FOR OWNER OR TENANT USE.



REVISIONS

NO.	DESCRIPTION	DATE
01	PLANNING REVIEW	05/17/24
02	PLANNING REVIEW	6/21/24
03	PLANNING REVIEW	10/04/24

DESIGNED BY: RJJ DATE: 02/13/24
DRAWN BY: RJJ SCALE: 1"=30'
CHECKED BY: JAB
JOB NO.: 355.001.02
DWG NAME: 355.001.02_SP.dwg

SITE PLAN

SHEET:
C3.0



COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE

COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY



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COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

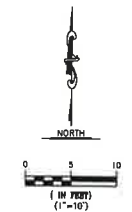
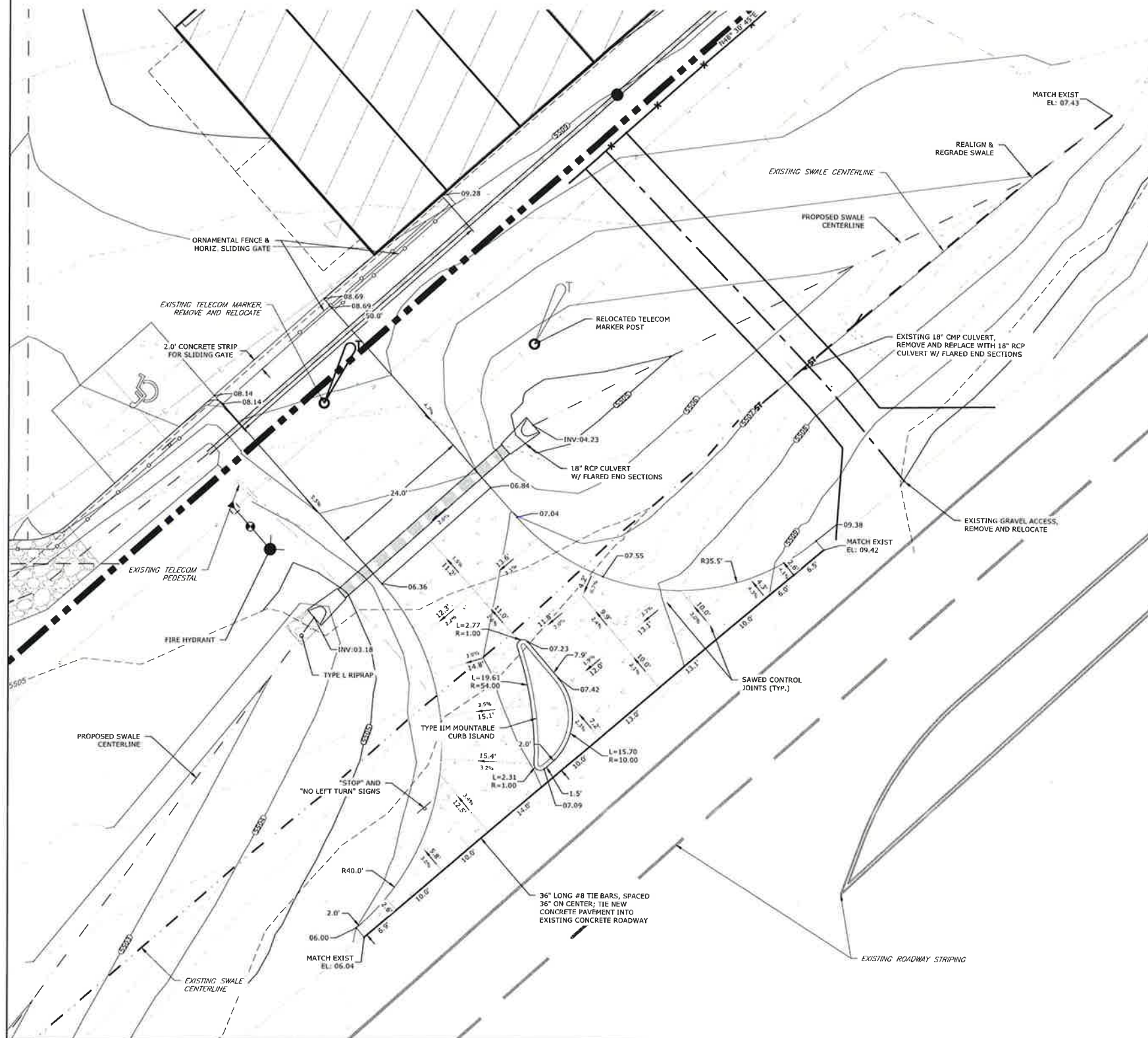
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LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	EASEMENT	
	EASEMENT CENTERLINE	
	SETBACK	
	FENCE	
	ROAD BASE (6" MIN. THICKNESS)	
	6" THICK CONCRETE	
	PRE-ENGINEERED METAL BUILDING	
	SWALE CENTERLINE	
	STORM SEWER	
	TELECOM	
	OVERHEAD WIRES	
	UTILITY POLE	
	UTILITY MARKER POST	
	SIGN	
	FLOW DIRECTION	



REVISIONS		
NO.	DESCRIPTION	DATE
03	PLANNING REVIEW	10/04/24

DESIGNED BY: RJJ DATE: 02/13/24
 DRAWN BY: RJJ SCALE: 1"=10'
 CHECKED BY: JAB
 JOB NO.: 355.001.02
 DWG NAME: 355.001.02_ACCESS.dwg

CDOT ACCESS PLAN

SHEET:
C3.1



COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY

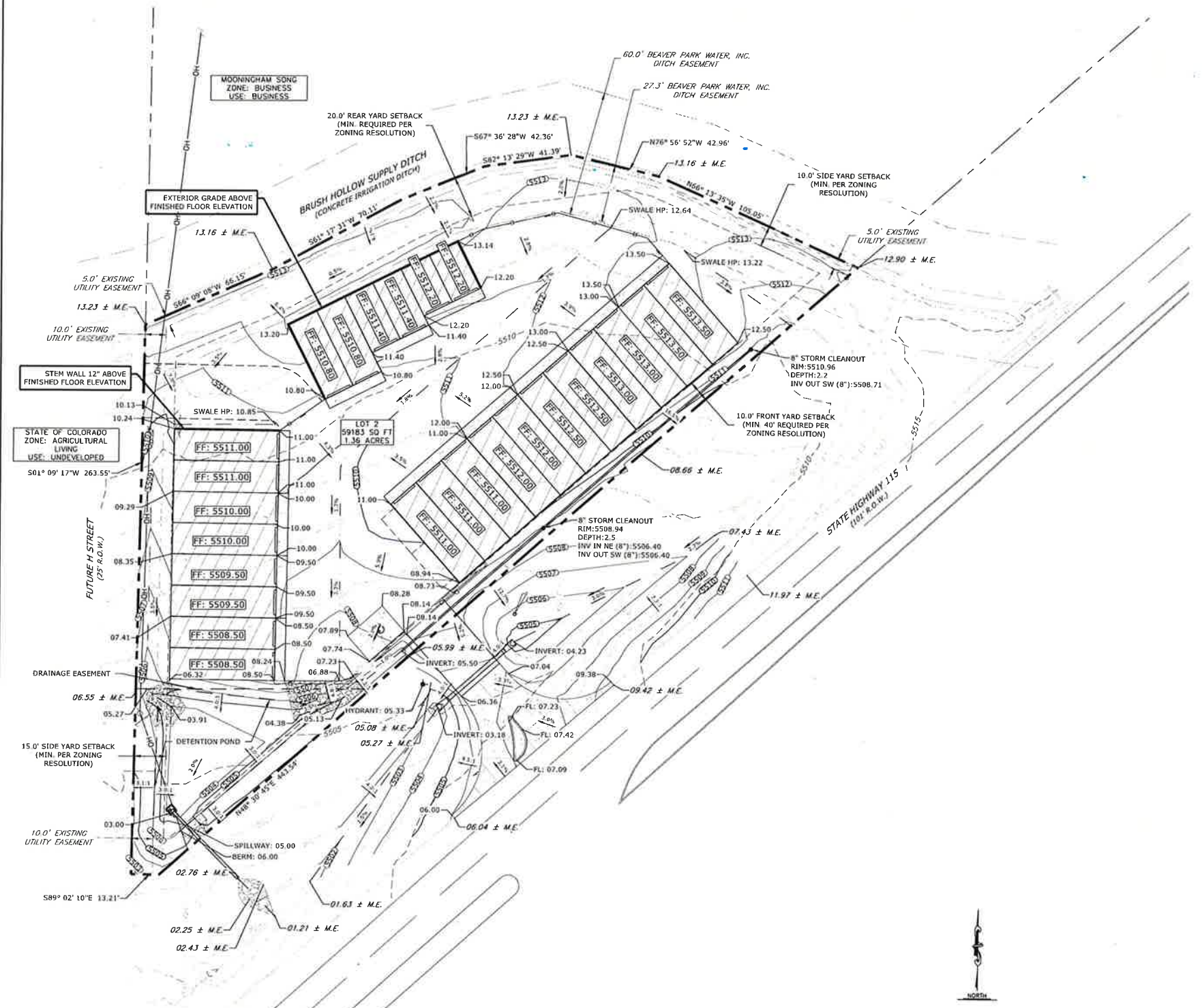


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LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	EASEMENT	
	EASEMENT CENTERLINE	
	SETBACK	
	FENCE/GUARDRAIL	
	ROAD BASE	
	ASPHALT	
	CONCRETE	
	PRE-ENGINEERED METAL BUILDING	
	SWALE CENTERLINE	
	STORM SEWER	
	OVERHEAD WIRES	
	SLOPE & FLOW DIRECTION	
	SPOT ELEVATION	
	MATCH EXISTING ELEVATION	
	FINISHED FLOOR ELEVATION	

NOTE:
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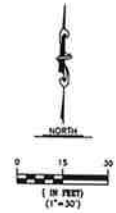
COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

REVISIONS		
NO.	DESCRIPTION	DATE
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02	PLANNING REVIEW	06/21/24
03	PLANNING REVIEW	10/04/24

DESIGNED BY: RJJ DATE: 02/13/24
DRAWN BY: RJJ SCALE: 1"=30'
CHECKED BY: JAB
JOB NO.: 355.001.02
DWG NAME: 355.001.02_GP.dwg

GRADING PLAN

SHEET:
C4.0



COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY



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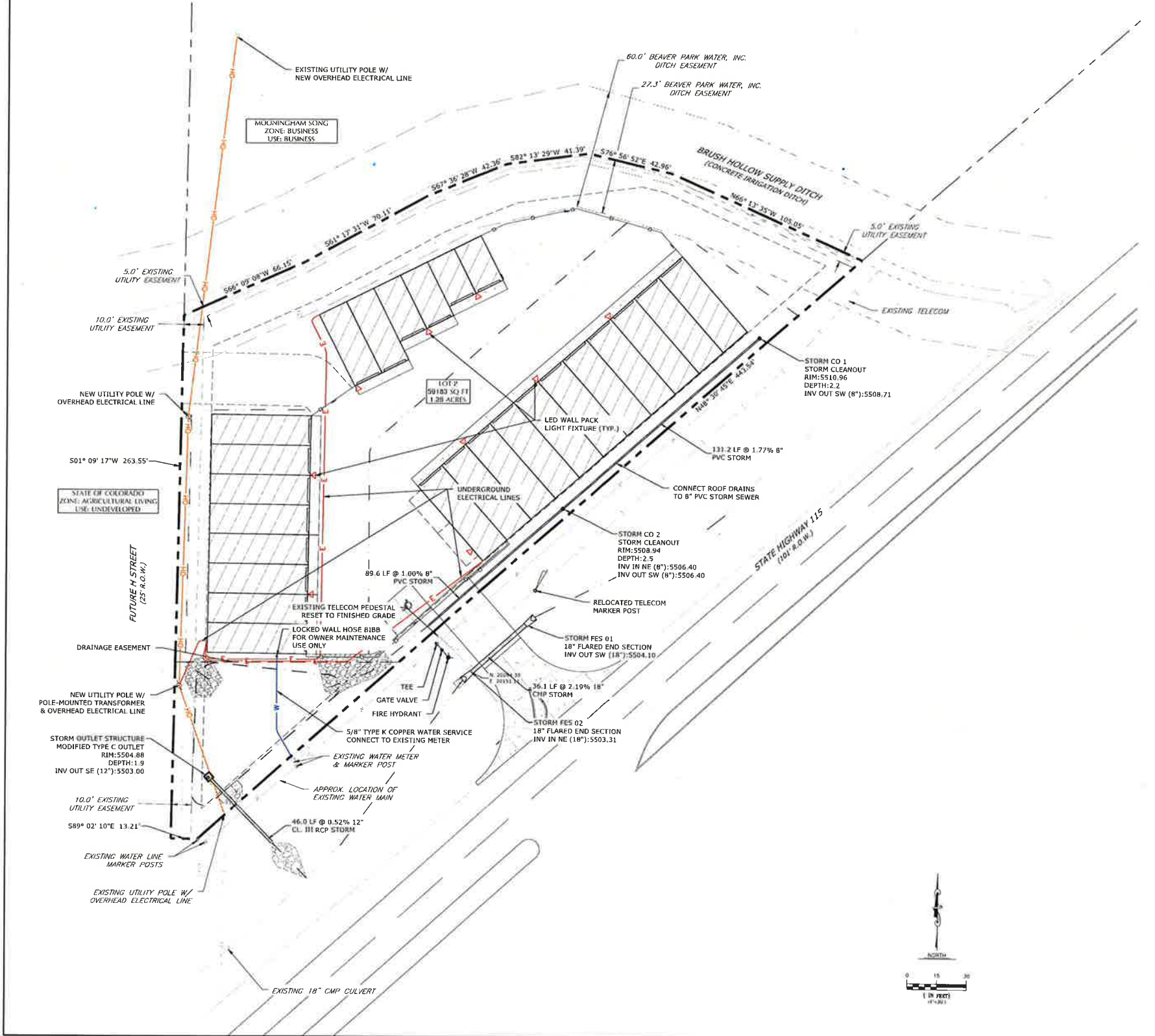
650 INNOVATION CIRCLE
PO BOX 200
WINDSOR, CO 80550

COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

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LEGEND	
PROPOSED	EXISTING
	PROPERTY LINE
	EASEMENT
	EASEMENT CENTERLINE
	SETBACK
	FENCE/GUARDRAIL
	ROAD BASE
	ASPHALT
	CONCRETE
	PRE-ENGINEERED METAL BUILDING
	SWALE CENTERLINE
	STORM SEWER
	WATER LINE
	TELECOM
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC
	UTILITY POLE
	UTILITY MARKER POST
	SIGN
	FLARED END SECTION



REVISIONS		
NO.	DESCRIPTION	DATE
01	PLANNING REVIEW	05/17/24
02	PLANNING REVIEW	06/21/24
03	PLANNING REVIEW	10/04/24

DESIGNED BY: RJL DATE: 02/13/24
DRAWN BY: RJL SCALE: 1"=30'
CHECKED BY: JAE
JOB NO.: 355.001.02
DWG NAME: 355.001.02_UFP.dwg

UTILITY PLAN

SHEET:
C5.0



COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV & BOAT STORAGE COMMERCIAL RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY



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COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

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LEGEND

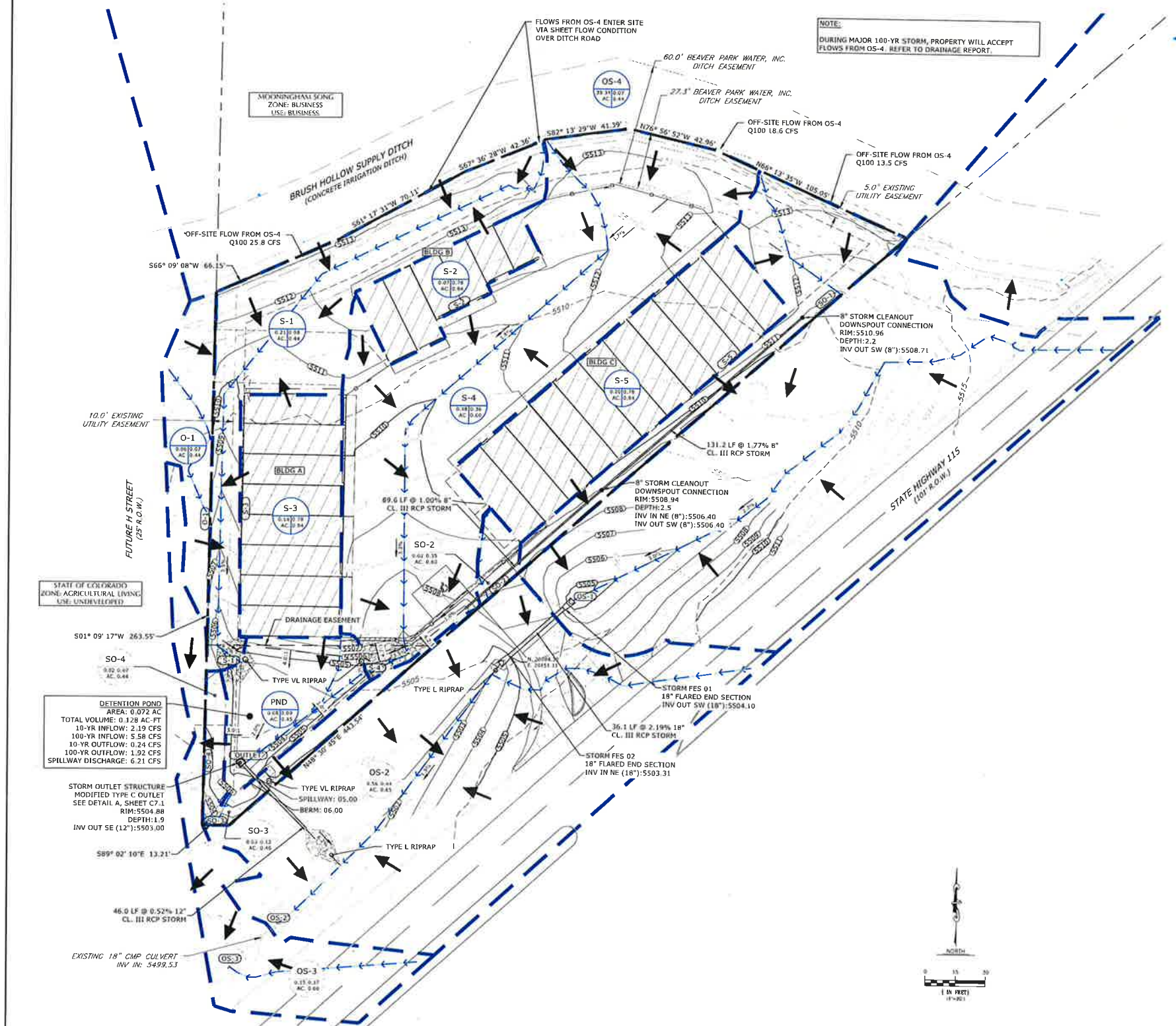
PROPOSED		EXISTING
---	PROPERTY LINE	---
—— 5740 ——	MAJOR CONTOUR	--- 5740 ---
--- 5736 ---	MINOR CONTOUR	--- 5736 ---
----	EASEMENT	----
----	SETBACK	----
---	FENCE/GUARDRAIL	---
	ROAD BASE	
	ASPHALT	
	CONCRETE	
	PRE-ENGINEERED METAL BUILDING	
----	SWALE CENTERLINE	----
---	STORM SEWER	---
3.0:1	SLOPE & FLOW DIRECTION	1.8%
---	DRAINAGE BASIN BOUNDARY	---
---	DRAINAGE BASIN FLOW PATH	---
A-#	DRAINAGE BASIN DESIGN PATH	A-#
A-#	DRAINAGE BASIN IDENTIFICATION	A-#
A-#	RUNOFF COEFFICIENTS (10-YR & 100-YR)	A-#
A-#	DRAINAGE BASIN AREA (ACRES)	A-#

NOTE:

- SITE SOILS CAN BE CLASSIFIED AS HYDROLOGIC SOIL GROUP B. SOIL GROUP B IS CHARACTERIZED AS HAVING MODERATE INFILTRATION RATES WHEN THOROUGHLY WET, A MODERATE RATE OF WATER TRANSMISSION, AND CONSISTING OF MODERATELY DEEP TO DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION.
- FOR THE OPERATIONS AND MAINTENANCE OF PERMANENT STORMWATER CONTROL MEASURES, REFER TO APPENDIX E OF THE DRAINAGE REPORT.

Sub-Basin I.D.	Design Point	RUNOFF SUMMARY TABLE					
		Total Area (ac)	Weighted Imperviousness (%)	Runoff Coefficient "C"	Runoff (cfs)		
				10-Year	100-Year	10-Year	100-Year
OS-1	OS-1	0.64	32.1	0.32	0.58	0.67	2.23
OS-2	OS-2	0.56	47.9	0.44	0.65	1.11	2.98
OS-3	OS-3	0.15	38.9	0.37	0.60	0.25	0.74
OS-4	OS-4	39.34	2.0	0.07	0.44	5.07	57.93
SO-1	SO-1	0.12	2.0	0.07	0.44	0.04	0.44
SO-2	SO-2	0.02	36.6	0.35	0.60	0.02	0.08
SO-3	SO-3	0.03	8.1	0.12	0.46	0.01	0.10
SO-4	SO-4	0.02	2.0	0.07	0.44	0.01	0.08
OFF-SITE TOTAL	OFF-SITE	40.9	3.3	0.08	0.44	7.18	64.55
S-1	S-1	0.21	2.7	0.08	0.44	0.05	0.53
S-2	S-2	0.07	90.0	0.78	0.84	0.23	0.45
S-3	S-3	0.14	90.0	0.78	0.84	0.48	0.94
S-4	S-4	0.48	38.3	0.36	0.60	0.59	1.79
S-5	S-5	0.20	90.0	0.78	0.84	0.70	1.38
PND	OUTLET	0.08	4.1	0.09	0.45	0.03	0.29
O-1	O-1	0.05	2.0	0.07	0.44	0.02	0.23
POND TOTAL	PND	1.24	45.0	0.42	0.64	2.11	5.60
Total		42.12	4.3	0.09	0.45	9.29	70.15

[†]Table 6-5 (USDCM) along with the weighted imperviousness for each basin was used to find the composite "C" runoff coefficient.
^{*}C = CIA



DETENTION POND
AREA: 0.072 AC
TOTAL VOLUME: 0.128 AC-FT
10-YR INFLOW: 2.19 CFS
100-YR INFLOW: 5.58 CFS
10-YR OUTFLOW: 0.24 CFS
100-YR OUTFLOW: 1.32 CFS
SPILLWAY DISCHARGE: 6.21 CFS

STORM OUTLET STRUCTURE
MODIFIED TYPE C OUTLET
SEE DETAIL A, SHEET C7.1
RIM: 5504.88
DEPTH: 1.9
INV OUT SE (12"): 5503.00

STORM OUTLET STRUCTURE
MODIFIED TYPE C OUTLET
SEE DETAIL A, SHEET C7.1
RIM: 5504.88
DEPTH: 1.9
INV OUT SE (12"): 5503.00

EXISTING 18" CMP CULVERT
INV IN: 5499.53



DRAINAGE PLAN

SHEET:
C6.0

NO.	REVISIONS DESCRIPTION	DATE
01	PLANNING REVIEW	05/17/24
02	PLANNING REVIEW	06/21/24
03	PLANNING REVIEW	10/04/24

DESIGNED BY: RJJ DATE: 02/13/24
DRAWN BY: RJJ SCALE: 1"=30'
CHECKED BY: JAB
JOB NO.: 355.001.02
DWG NAME: 355.001.02_DRP.dwg

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COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

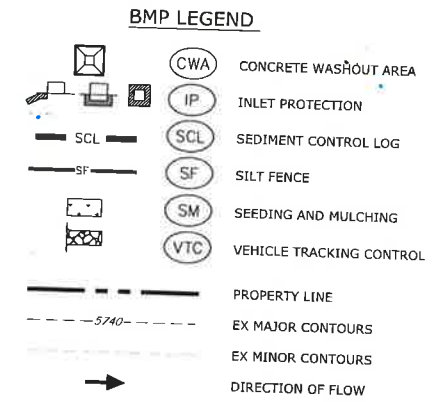
REVISIONS		
NO.	DESCRIPTION	DATE
03	PLANNING REVIEW	10/01/24

DESIGNED BY: RJJ DATE: 02/13/24
DRAWN BY: RJJ SCALE: 1"=30'
CHECKED BY: JAB
JOB NO.: 355.001.02
DWG NAME: 355.001.02_ESCP.dwg

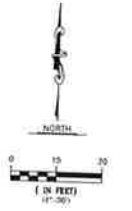
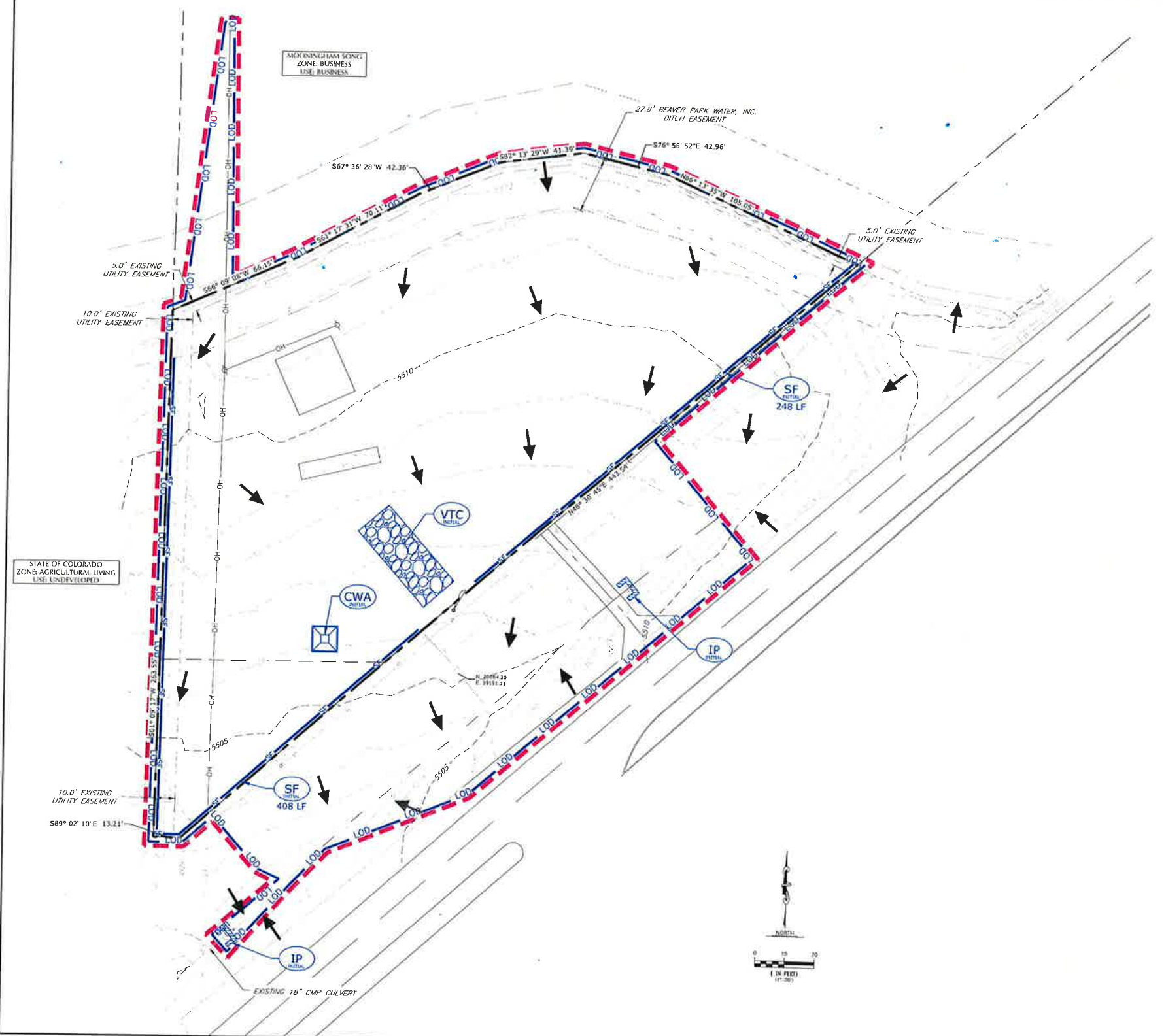
INITIAL EROSION CONTROL PLAN

SHEET:
C7.0

LEGAL DESCRIPTION:
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- NOTES:**
- LIMIT OF DISTURBED AREA: 1.93 AC
 - LIMIT OF PERMIT AREA: 2.01 AC
 - SEE SHEETS C6.1 THROUGH C6.3 FOR EROSION CONTROL DETAILS
 - SITE SOILS CAN BE CLASSIFIED AS HYDROLOGIC SOIL GROUP B. SOIL GROUP B IS CHARACTERIZED AS HAVING MODERATE INFILTRATION RATES WHEN THOROUGHLY WET, A MODERATE RATE OF WATER TRANSMISSION, AND CONSISTING OF MODERATELY DEEP TO DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION.



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650 INNOVATION CIRCLE
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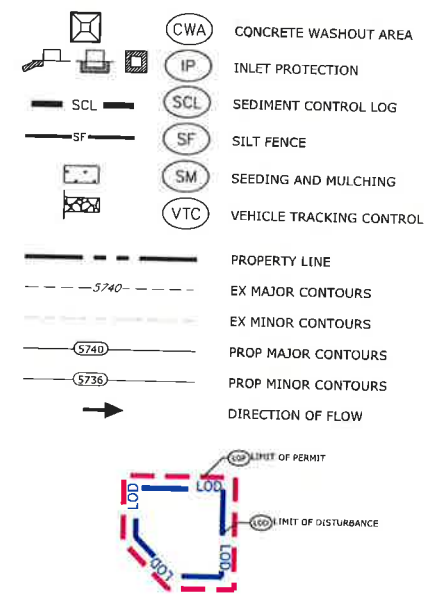
COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NW 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BMP LEGEND



NOTES:

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- LIMIT OF PERMIT AREA: 2.01 AC
- SEE SHEETS C6.1 THROUGH C6.3 FOR EROSION CONTROL DETAILS
- SITE SOILS CAN BE CLASSIFIED AS HYDROLOGIC SOIL GROUP B. SOIL GROUP B IS CHARACTERIZED AS HAVING MODERATE INFILTRATION RATES WHEN THOROUGHLY WET, A MODERATE RATE OF WATER TRANSMISSION, AND CONSISTING OF MODERATELY DEEP TO DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

REVISIONS		
NO.	DESCRIPTION	DATE
03	PLANNING REVIEW	10/01/24

DESIGNED BY: RJJ	DATE: 02/13/24
DRAWN BY: RJJ	SCALE: 1"=30'
CHECKED BY: JAB	
JOB NO.: 355.001.02	
DWG NAME: 355.001.02_ESCP.dwg	

INTERIM-FINAL
EROSION CONTROL
PLAN

SHEET:
C7.1





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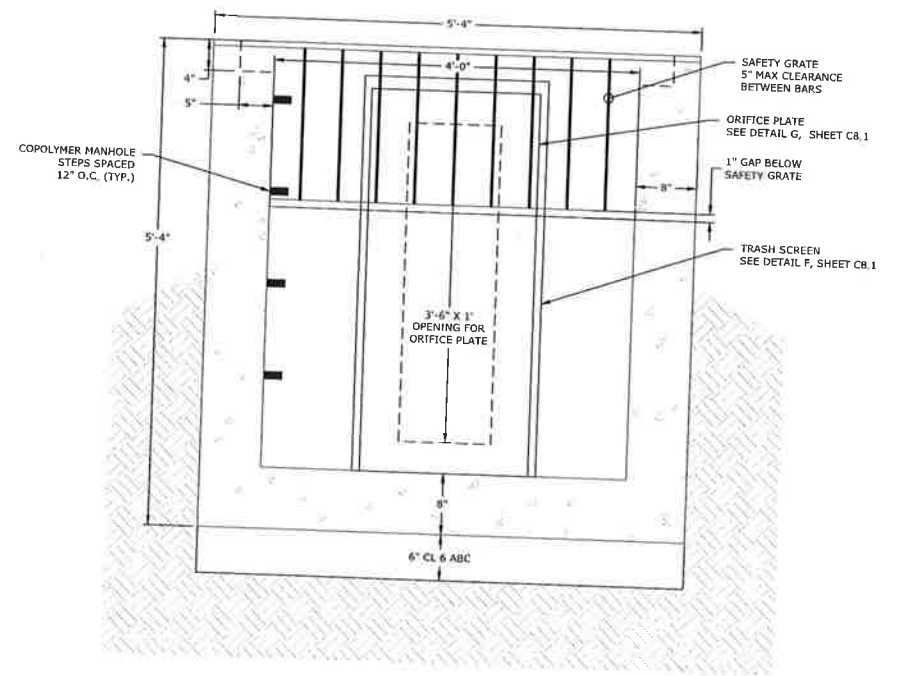
COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGMOND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

REVISIONS		
NO.	DESCRIPTION	DATE
03	PLANNING REVIEW	10/04/24

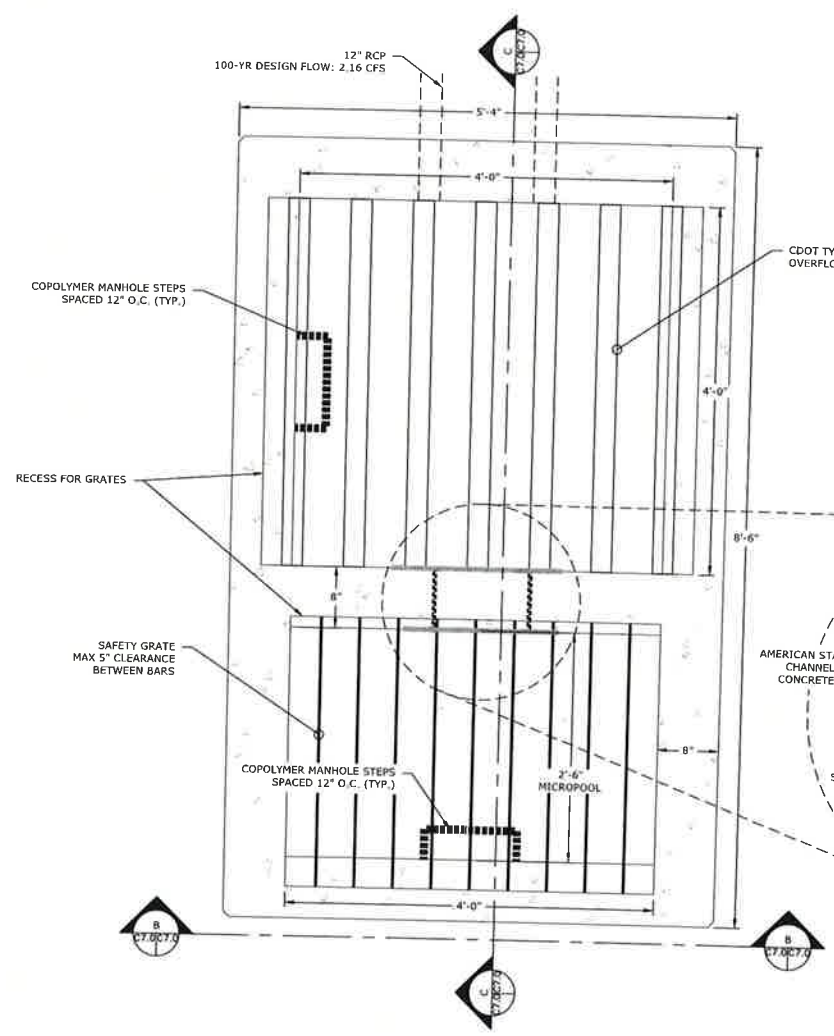
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DRAWN BY: BJJ SCALE: AS NOTED
CHECKED BY: JAH AS NOTED
JOB NO.: 355.001.02
DWG NAME: 355.001.02_CVR.dwg

DETAILS 1

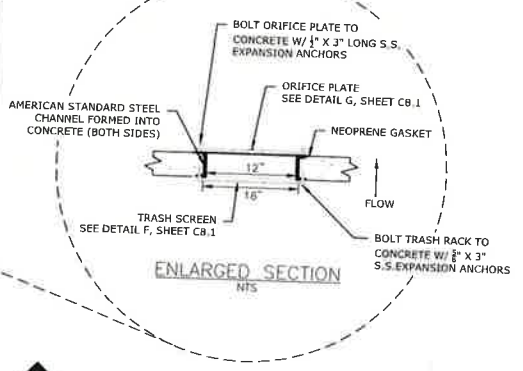
SHEET:
C8.0



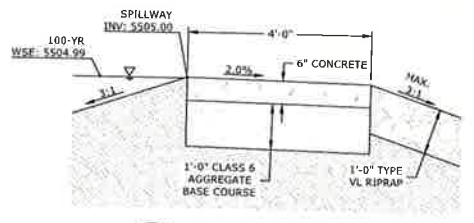
B-B
OUTLET STRUCTURE LONGITUDINAL SECTION
1" IN FEET



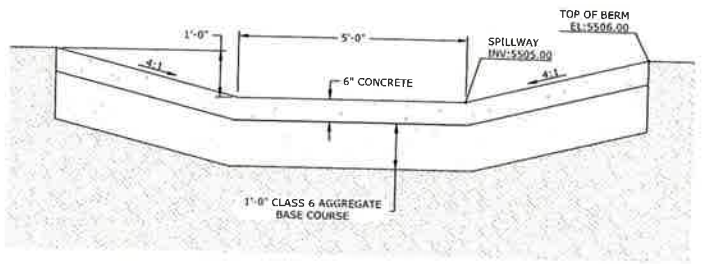
A
OUTLET STRUCTURE PLAN
1" IN FEET



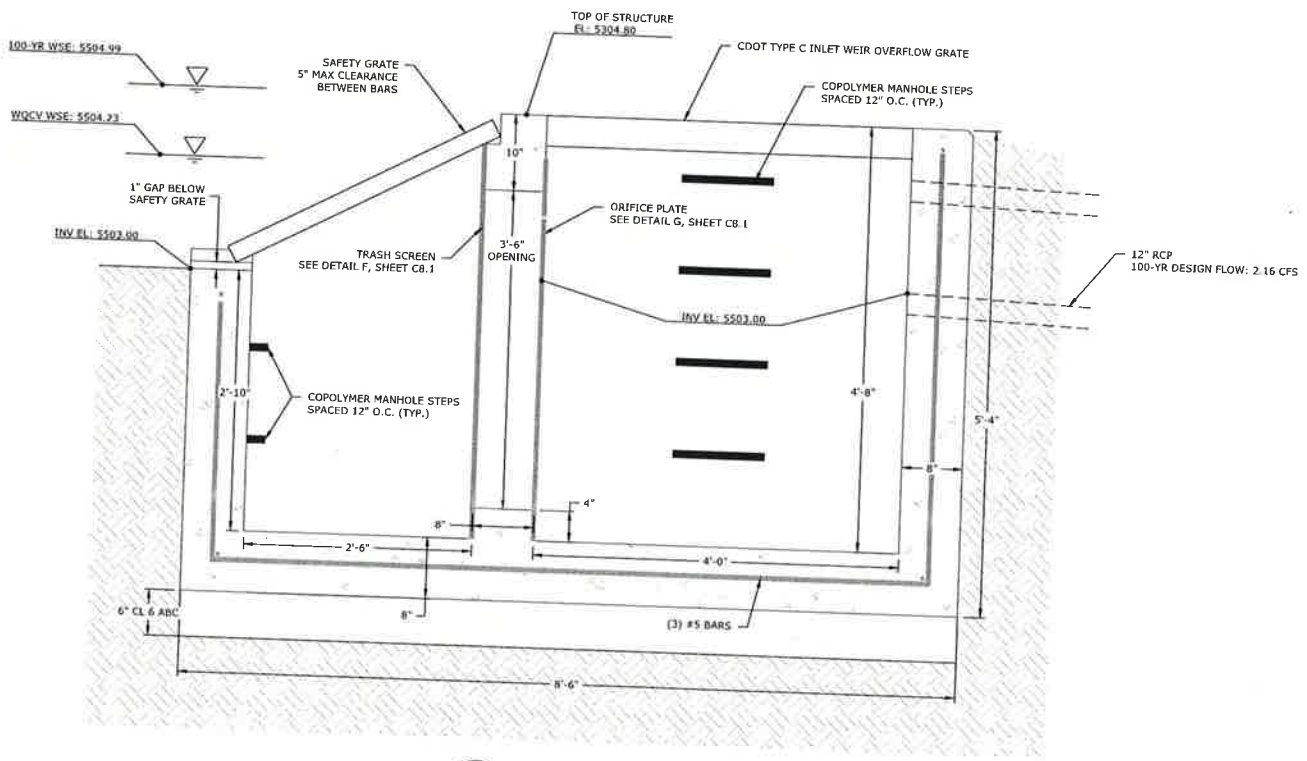
ENLARGED SECTION
NTS



D-D
EMERGENCY SPILLWAY CROSS SECTION
1" IN FEET



E-E
EMERGENCY SPILLWAY LONGITUDINAL SECTION
1" IN FEET



C-C
OUTLET STRUCTURE CROSS SECTION
1" IN FEET



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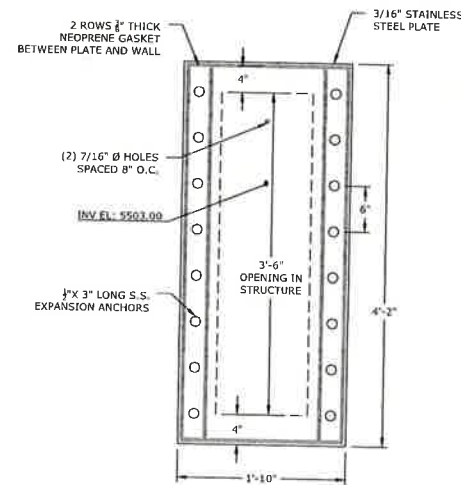
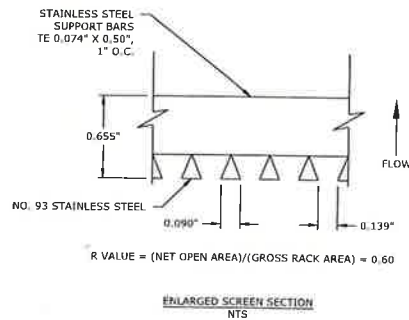
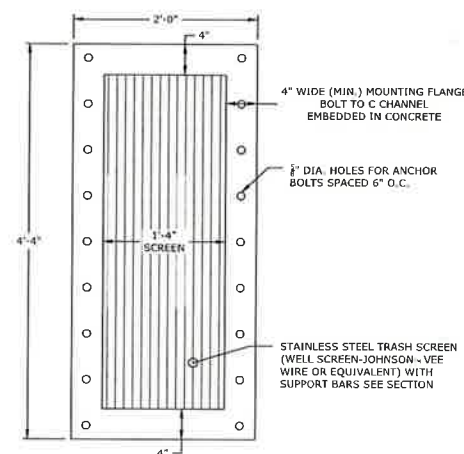
COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGROND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

REVISIONS		
NO.	DESCRIPTION	DATE
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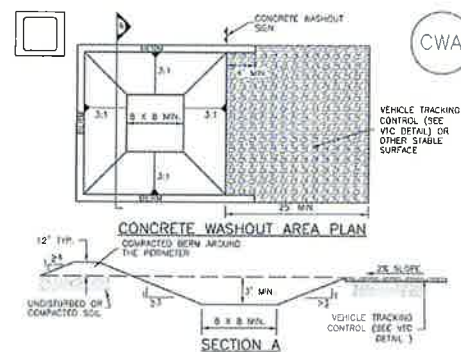
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DRAWN BY: RJJ	SCALE: AS NOTED
CHECKED BY: JAB	AS NOTED
JOB NO.: 355.001.02	
DWG NAME: 355.001.02_CVR.dwg	

DETAILS 2

SHEET:
C8.1



Concrete Washout Area (CWA) MM-1



CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 100' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONDITIONS MAKE THIS UNFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING IMPERMEABILIZED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER THE PIT SHALL BE AT LEAST 3' DEEP.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARD THE CWA.
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

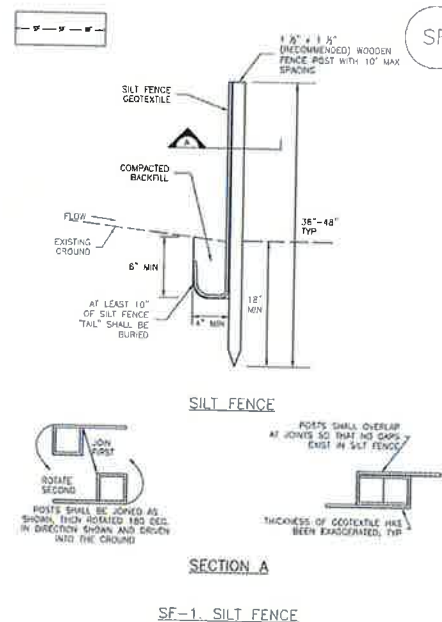
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

MM-1 Concrete Washout Area (CWA)

- CWA MAINTENANCE NOTES**
- INSPECT BMPs EACH WEEKEND, 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.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (SIGNAL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PINKNEY, COLORADO, NOT AVAILABLE IN ILLINOIS)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 MM-1

Silt Fence (SF) SC-1



SF-1. SILT FENCE

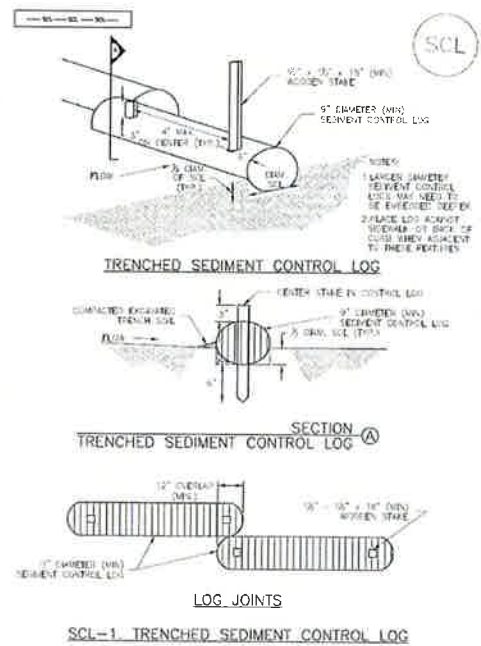
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-1

SC-1 Silt Fence (SF)

- SILT FENCE INSTALLATION NOTES**
- SILT FENCES MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PERCOLATING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-3 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PERCOLATING AND DEPOSITION.
 - A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
 - COMPACT ANCHOR TRENCH BY HAND WITH A "BUMPING JACK" OR BY WHEEL ROLLING. COMPACTOR SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
 - SILT FENCES SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
 - SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC.
 - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK". THE "J-HOOK" SHOULD EXTEND PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOODING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
 - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- SILT FENCE MAINTENANCE NOTES**
- INSPECT BMPs EACH WEEKEND, 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 SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
 - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEED, AND MULCH OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (SIGNAL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF ALABAMA, NOT AVAILABLE IN ILLINOIS)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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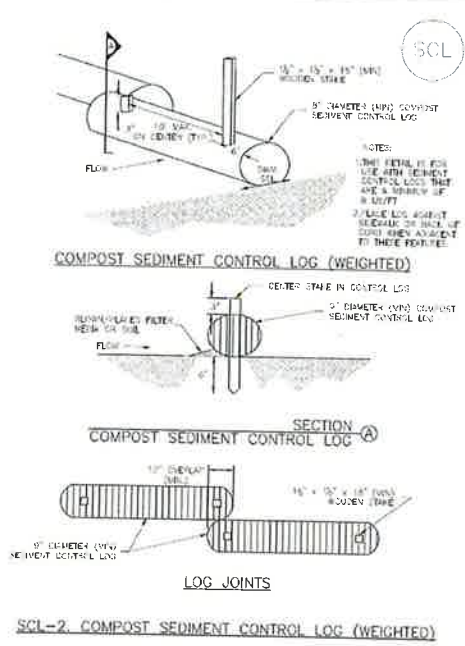
Sediment Control Log (SCL) SC-2



SCL-1. TRENCHED SEDIMENT CONTROL LOG

November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

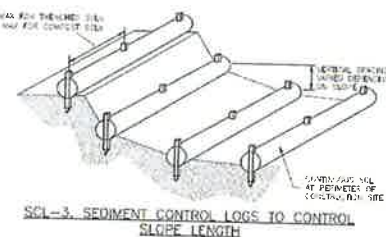
SC-2 Sediment Control Log (SCL)



SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

SC-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

Sediment Control Log (SCL) SC-2



SCL-3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-5

SC-2 Sediment Control Log (SCL)

- SEDIMENT CONTROL LOG INSTALLATION NOTES:**
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
 2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADED LAND-DEVELOPING ACTIVITIES.
 3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSON OR COCONUT FIBER, AND SHALL BE FREE OF ANY HAZARDOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND CRACKS.
 4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERMANENT STREAMS.
 5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 18" DIA/FT DO NOT NEED TO BE TRENCHED.
 6. THE UPRILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND LEAVES. THE SOIL SHALL BE THOROUGHLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER ON ROADS OR PAVEMENT.
 7. FOLLOW MANUFACTURER'S GUIDANCE FOR STAKING. IF MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY STAKING, STAKES SHALL BE PLACED ON 4' CENTERS AND ENVICED A MINIMUM OF 4" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.
- SEDIMENT CONTROL LOG 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. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 1/3 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
 5. SEDIMENT CONTROL LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION/COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BMPs ARE REMOVED AND THE AREA REVEALED. IF CONTIGUOUS AREAS EXIST ADJACENT, THEY SHALL BE COVERED WITH TOP SOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM TOWN OF HANSEL, COLORADO; LUTHERAN COUNTY, COLORADO; DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO. NOT AVAILABLE IN AURORA.)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SC-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015



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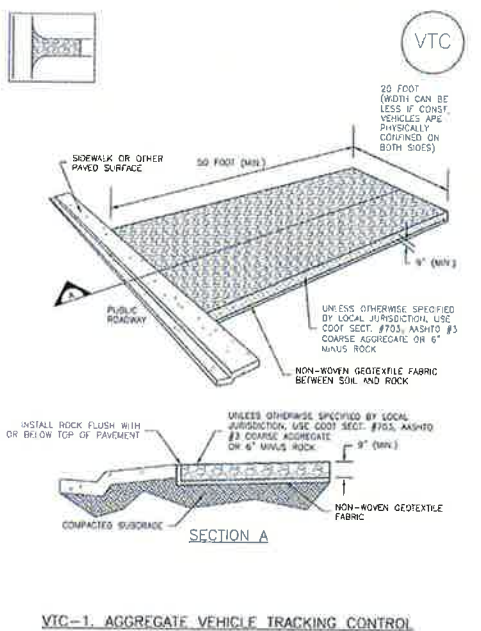
REVISIONS		
NO.	DESCRIPTION	DATE
03	PLANNING REVIEW	10/04/24

DESIGNED BY: **RJL** DATE: **02/13/24**
DRAWN BY: **RJL** SCALE: **AS NOTED**
CHECKED BY: **JAB** AS NOTED
JOB NO.: **355.001.02**
DWG NAME: **355.001.02_CVR.dwg**

DETAILS 3

SHEET: **C8.2**

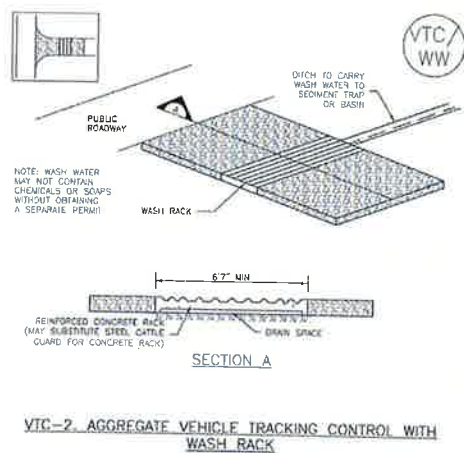
Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

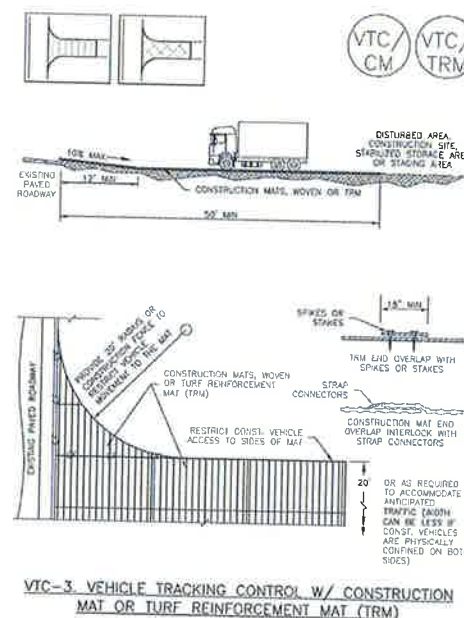
SM-4 Vehicle Tracking Control (VTC)



VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

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

Vehicle Tracking Control (VTC) SM-4



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

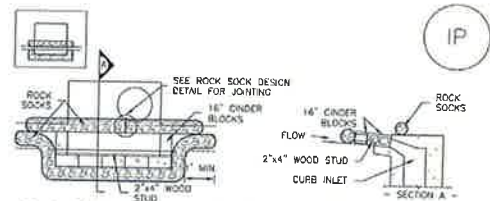
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-5

SM-4 Vehicle Tracking Control (VTC)

- STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES:**
1. SEE PLAN VIEW FOR LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S) AND PART OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
 2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
 3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
 4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
 6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, MASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES:**
1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. ROCK SHALL BE REAPPLIED OR REGRABBED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
 5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR STEERING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO. NOT AVAILABLE IN AURORA.)

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

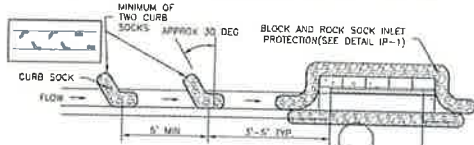
SC-6 **Inlet Protection (IP)**



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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "UNDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BARS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

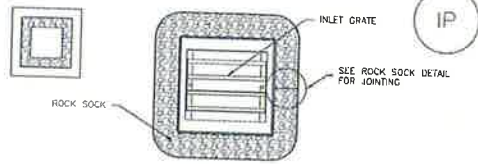


IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

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

Inlet Protection (IP) SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

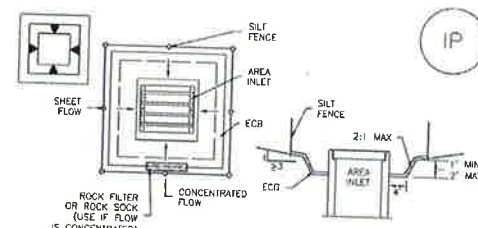


IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

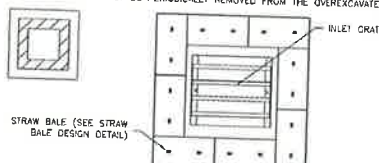
SC-6 **Inlet Protection (IP)**



IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THE FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.

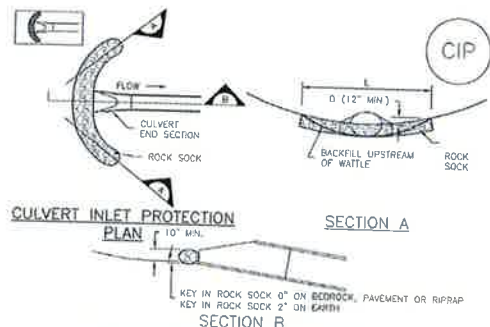


IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

Inlet Protection (IP) SC-6



CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR -LOCATION OF CULVERT INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINING DETAIL.

CULVERT INLET PROTECTION 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. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
5. 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 AURORA)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SC-6 **Inlet Protection (IP)**

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
2. 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.

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

INLET PROTECTION 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. 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 1/2 OF THE HEIGHT FOR STRAW BALES.
5. 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.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDS AND MULCH, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DENVER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AURORA)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCO 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. USFCO 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.



8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM



650 INNOVATION CIRCLE
PO BOX 200
WINDSOR, CO 80550

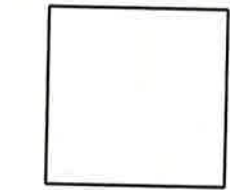
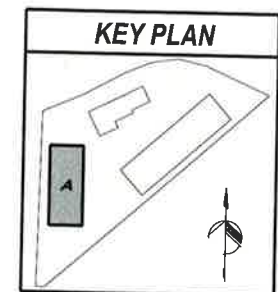
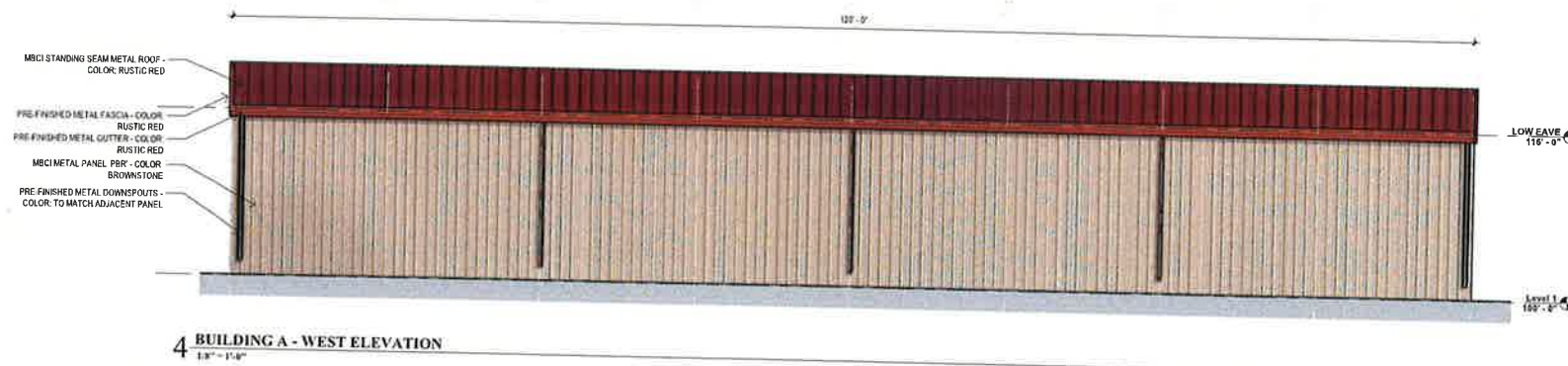
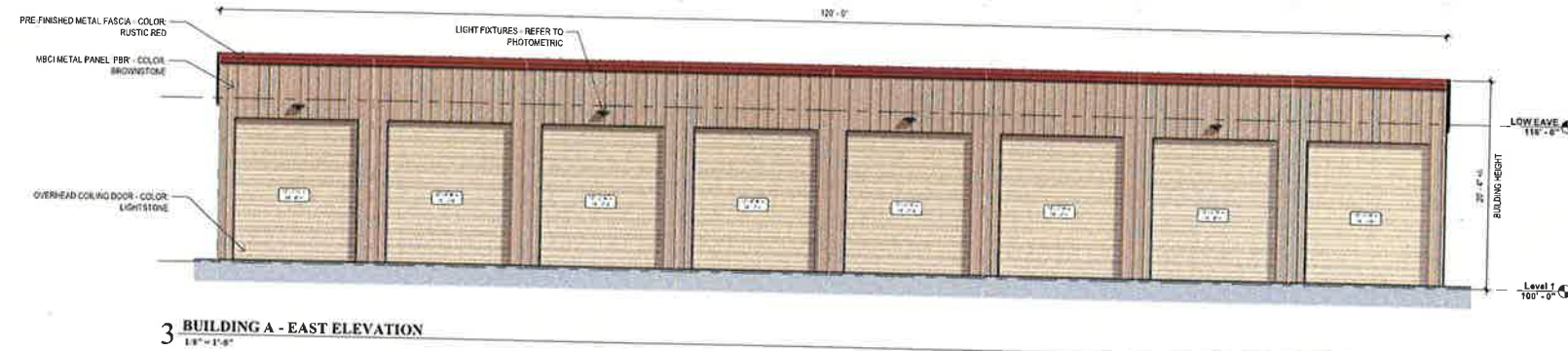
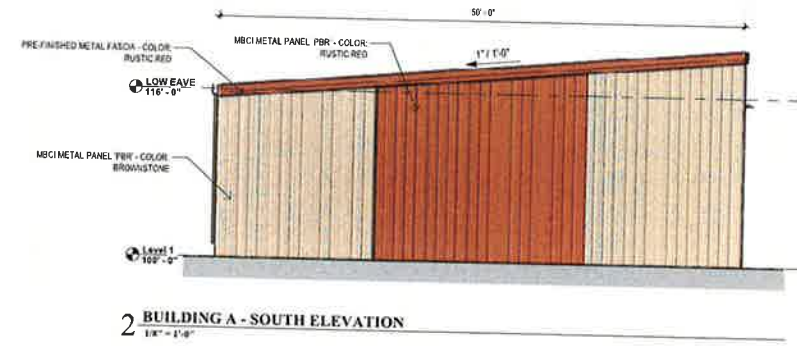
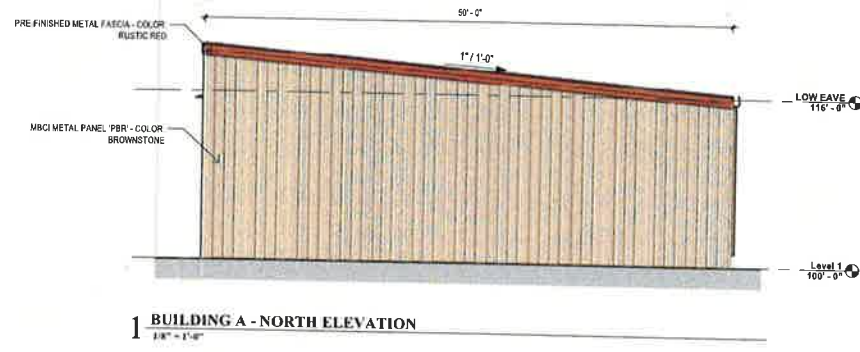
COMMERCIAL DEVELOPMENT PLAN
LOT 2 COYLE-VANEGROND LOT LINE
ADJUSTMENT
PENROSE, FREMONT COUNTY, CO

REVISIONS		
NO.	DESCRIPTION	DATE
03	PLANNING REVIEW	10/04/24

DESIGNED BY: RJJ DATE: 02/13/24
DRAWN BY: RJJ SCALE: AS NOTED
CHECKED BY: JAB AS NOTED
JOB NO.: 355.001.02
DWG NAME: 355.001.02_CVR.dwg

DETAILS 4

SHEET:
C8.3



McGowan
CONSTRUCTORS

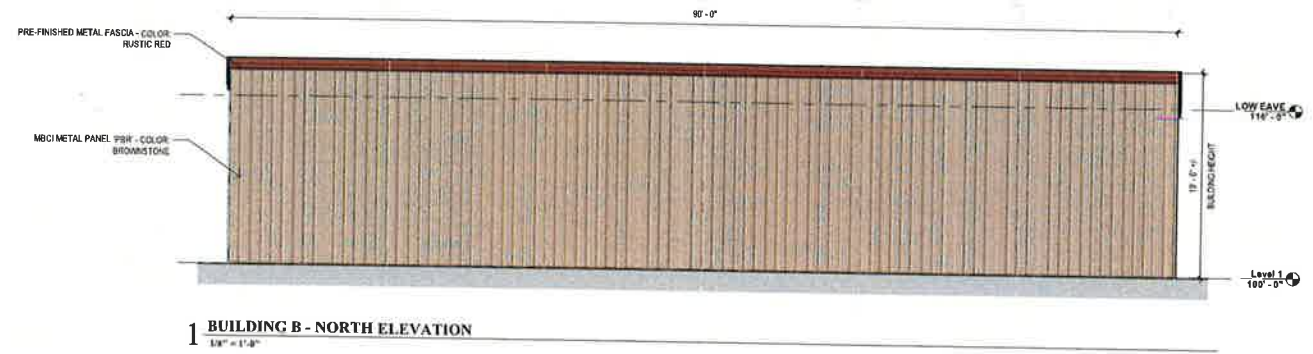
HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201, Loveland, Colorado 80538
E-mail: info@hauserarchitects.com

PENROSE RV STORAGE
17225 State Hwy 115, Canon City, CO
BUILDING A - ELEVATIONS

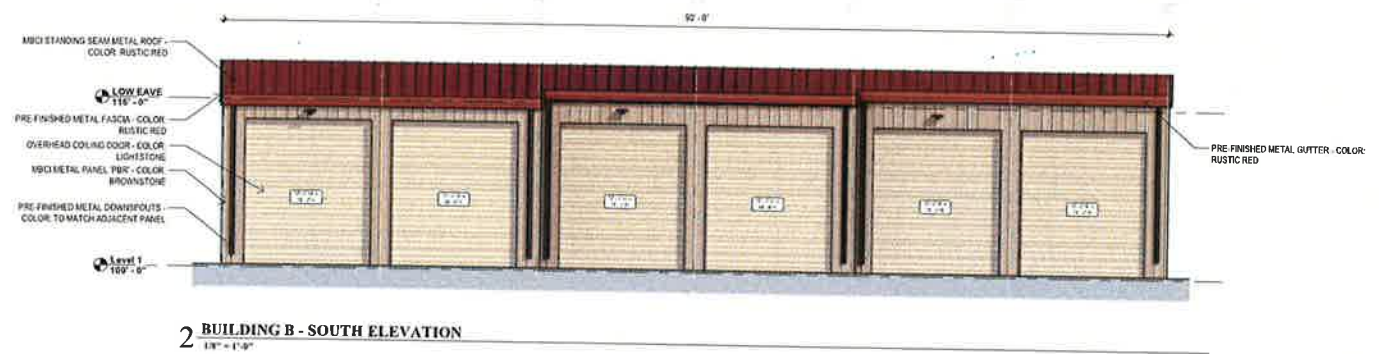
NO.	REVISIONS	DATE
1	CDP SUBMITTAL	10.04.2023

SHEET
A1

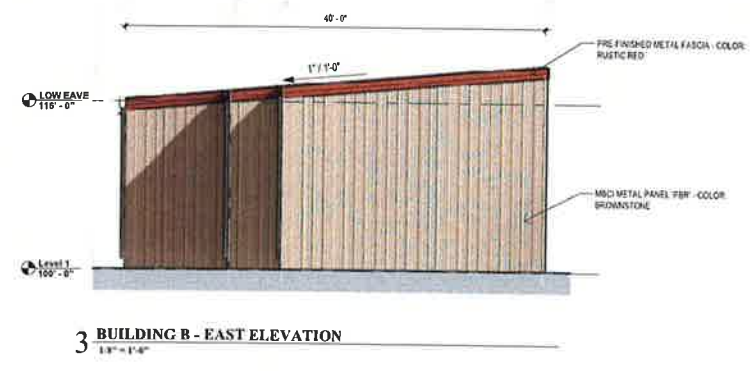
In case of discrepancy refer to drawing 10/24/23



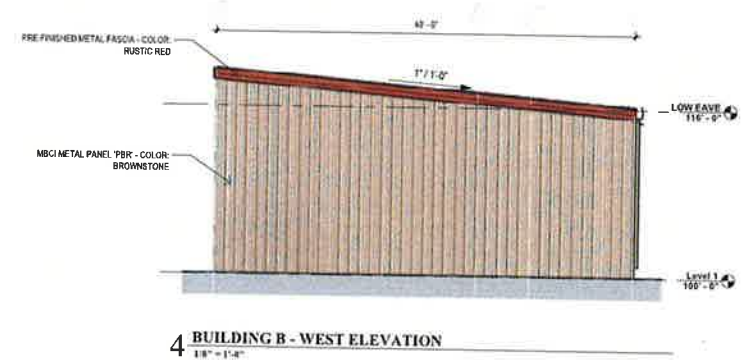
1 BUILDING B - NORTH ELEVATION
1/8" = 1'-0"



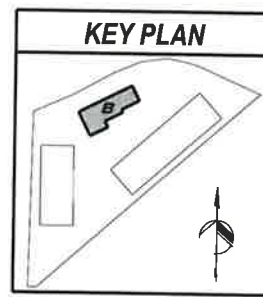
2 BUILDING B - SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING B - EAST ELEVATION
1/8" = 1'-0"



4 BUILDING B - WEST ELEVATION
1/8" = 1'-0"



REVISIONS	DATE
1 CDP SUBMITTAL	10.04.2024

SHEET
A2

PENROSE RV STORAGE

17225 State Hwy 115, Canon City, CO

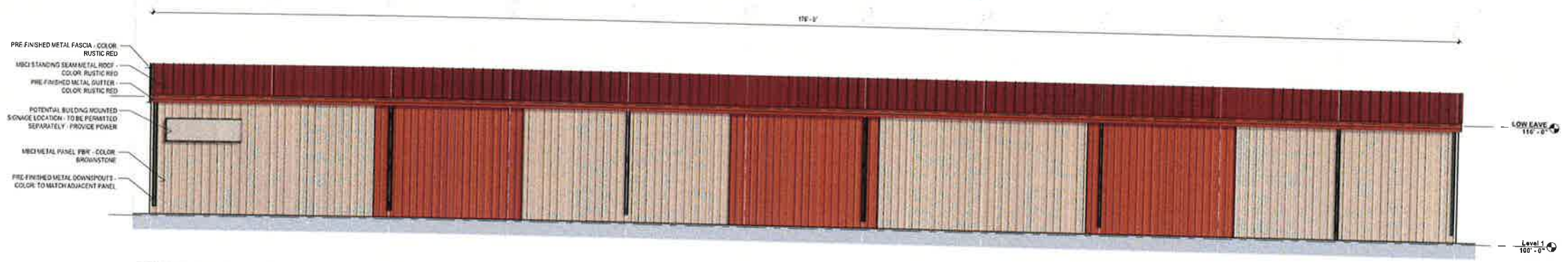
BUILDING B - ELEVATIONS

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 - Loveland, Colorado 80538
970.660.8220
E-mail: info@hauserarchitects.com

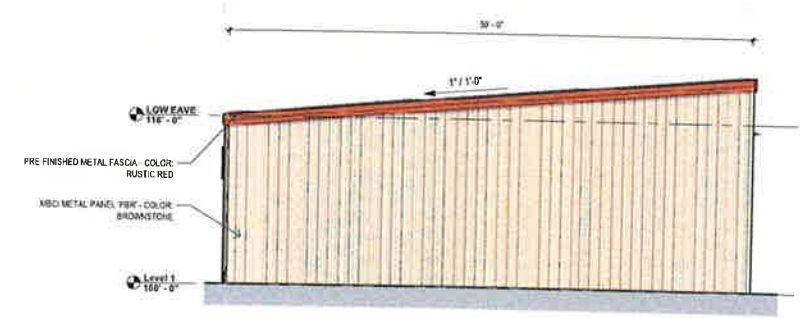
MCCARTHY
CONSTRUCTORS



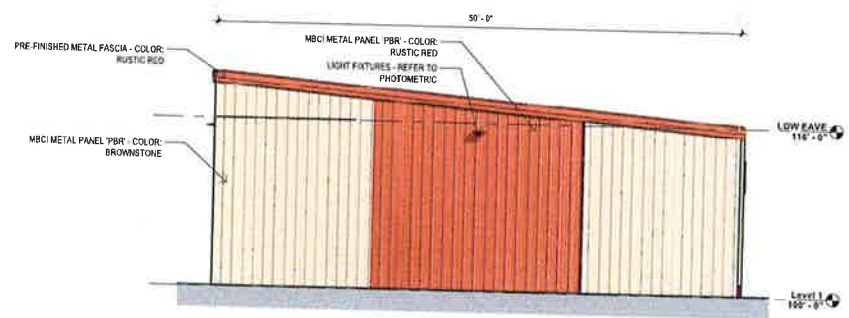
1 BUILDING C - NORTH ELEVATION
1/8" = 1'-0"



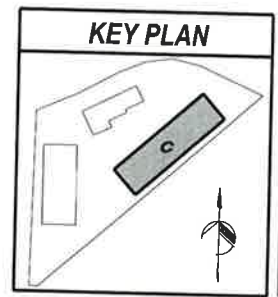
2 BUILDING C - SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING C - EAST ELEVATION
1/8" = 1'-0"

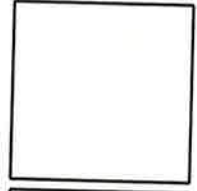


4 BUILDING C - WEST ELEVATION
1/8" = 1'-0"



REVISIONS	
1	CDP SUBMITTAL
	10.04.2024

SHEET
A3



McGraw-Hill
CONSTRUCTORS

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
E-mail: info@hauserarchitectpc.com

PENROSE RV STORAGE
17225 State Hwy 115, Canon City, CO
BUILDING C - ELEVATIONS

Project: 20240101-115, 11/15/24, 11/15/24, 11/15/24, 11/15/24

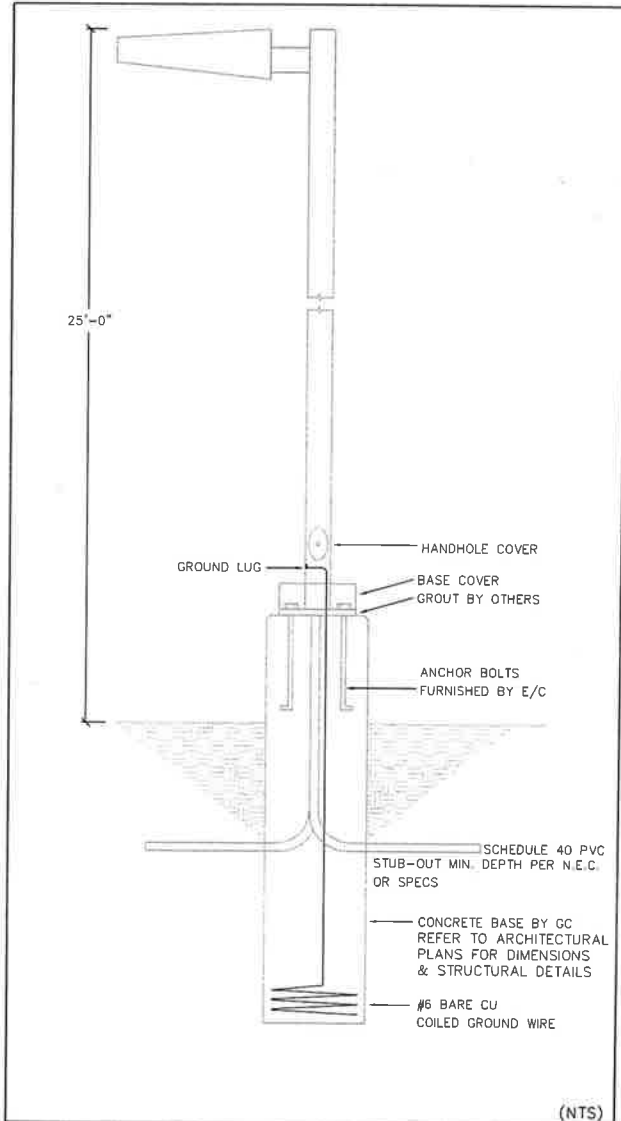
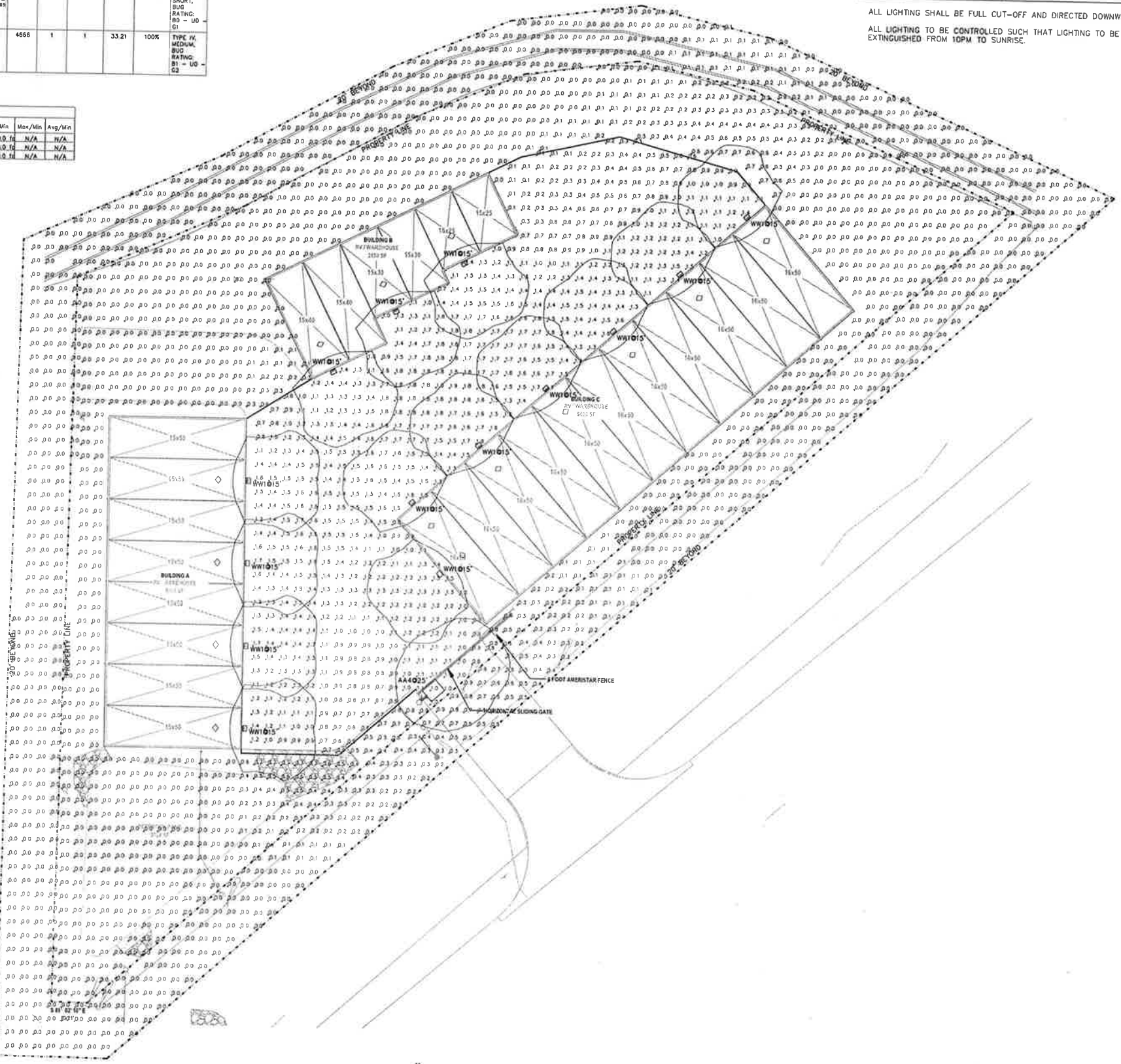
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
	WW1	14	Lithonia Lighting	DSXW1 LED 10C 30K TFM HVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFM OPTIC, 3000K, @ 530mA.	LED	1	DSXW1_LED_10C_30K_TFM_HVOL.Tfm	2047	1	1	19.1	100K	TYPE IV, SHORT, BUG RATING: 80 - UG - 01
	AA4	1	Lithonia Lighting	DSXO LED P1 30K 70CRI TFM	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Medium		1	DSXO_LED_P1_30K_70CRI_TFM.Tfm	4666	1	1	33.21	100K	TYPE IV, MEDIUM, BUG RATING: 81 - UG - 02

LIGHTING NOTES

ALL LIGHTING SHALL BE FULL CUT-OFF AND DIRECTED DOWNWARD.
 ALL LIGHTING TO BE CONTROLLED SUCH THAT LIGHTING TO BE EXTINGUISHED FROM 10PM TO SUNRISE.

No.	Label	X	Y	Z	WH	Orientation	Tilt	X	Y	Z
1	AA4	171.57	114.18	25.00	25.00	48.57	0.00	132.45	114.92	0.00
1	WW1	44.83	183.29	15.00	15.00	90.00	0.00	44.83	183.29	0.00
2	WW1	46.77	183.20	15.00	15.00	90.00	0.00	46.77	183.20	0.00
3	WW1	47.26	103.19	15.00	15.00	90.00	0.00	47.26	103.19	0.00
4	WW1	48.92	133.35	15.00	15.00	90.00	0.00	48.92	133.35	0.00
8	WW1	195.66	249.52	15.00	15.00	318.92	0.00	192.65	249.52	0.00
10	WW1	223.90	250.66	15.00	15.00	318.92	0.00	223.90	250.66	0.00
11	WW1	247.44	281.97	15.00	15.00	318.92	0.00	247.44	281.97	0.00
14	WW1	138.32	181.16	15.00	15.00	228.53	0.00	138.32	181.16	0.00
15	WW1	97.37	234.10	15.00	15.00	153.82	0.00	97.37	234.10	0.00
16	WW1	182.78	185.94	15.00	15.00	318.92	0.00	182.78	185.94	0.00
17	WW1	151.80	202.10	15.00	15.00	318.92	0.00	151.80	202.10	0.00
18	WW1	175.72	228.26	15.00	15.00	318.92	0.00	175.72	228.26	0.00
19	WW1	119.81	256.36	15.00	15.00	153.82	0.00	119.81	256.36	0.00
20	WW1	144.37	274.35	15.00	15.00	153.82	0.00	144.37	274.35	0.00

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	□	0.1	0.8	0.0	N/A	N/A
Driveways	+	1.2	1.8	0.0	N/A	N/A
Landscape	X	0.1	1.0	0.0	N/A	N/A



FIXTURE TYPES AA4

SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'

Job#24-268

INTEGRATED MEP
320 MAPLE SUITE 130
FORT COLLINS, CO 80521
970-939-9576

HAUSER
ARCHITECTS
2011 E. 1st Street, Suite 300, Fort Collins, Colorado 80526
Phone: 970-225-2222
E-mail: info@hauserarchitect.com | www.hauserarchitect.com

PENROSE RV STORAGE
17225 State Hwy 115, Canon City, CO

SITE PHOTOMETRIC PLAN

REVISIONS
Date: 9/1/24

SHEET **SP-1**



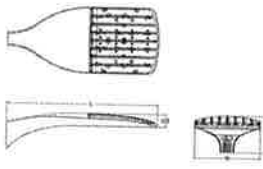
D-Series Size 1 LED Area Luminaire



Order form fields for AA4 model

Specifications

EPA: 0.97 ft²/3.6 sq ft
Length: 32.71" (81.96 cm)
Width: 14.25" (36.18 cm)
Height H1: 2.85" (72.64 mm)
Height H2: 2.73" (69.35 mm)
Weight: 34 lbs (15.4 kg)



Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density.

Ordering Information

EXAMPLE: DSK1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DBBXD

Ordering information table with columns for Order, Item, Description, and Notes

Shipping and accessories table with columns for Item, Description, and Notes

Performance Data

Lumen Output
Lumen output for photometric data is based on a standard 1000 lux at 100 ft. Data is provided for representative mounting heights and is based on a standard 1000 lux at 100 ft.

Large photometric data table with columns for luminaire model, mounting height, and lumen output



D-Series Size 1 LED Wall Luminaire



Order form fields for WW1 model

Specifications

Width: 13.31" (338.1 mm)
Depth: 1.87" (47.5 mm)
Height: 6.31" (161.2 mm)

Back Box (BBW, E20WC)

Width: 13.31" (338.1 mm)
Depth: 4" (101.6 mm)
Height: 6.31" (161.2 mm)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DBDXTD

Ordering information table with columns for Order, Item, Description, and Notes

Shipping and accessories table with columns for Item, Description, and Notes

Performance Data

Lumen Output
Lumen output for photometric data is based on a standard 1000 lux at 100 ft. Data is provided for representative mounting heights and is based on a standard 1000 lux at 100 ft.

Large photometric data table with columns for luminaire model, mounting height, and lumen output



320 MAPLE ST., SUITE 110
FORT COLLINS, CO 80521
970-556-0370



17225 State Hwy 115, Canon City, CO
www.hauserarchitects.com

PENROSE RV STORAGE
17225 State Hwy 115, Canon City, CO
SITE PHOTOMETRIC SPECIFICATIONS

REVISIONS table with columns for revision number and description



NoCo Studios
LANDSCAPE ARCHITECTURE

dk Studios, LLC

PO Box 281
Loveland, Colorado 80539
david@nocolandscape.com

OWNER

McCawley Constructors
PO Box 280
Windsor, Colorado 80550
970 686 6300

PENROSE RV & BOAT STORAGE

SITE PLAN DEVELOPMENT

1725 STATE HIGHWAY 115

PENROSE, COLORADO 81240

FREMONT COUNTY COUNTY

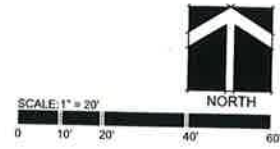
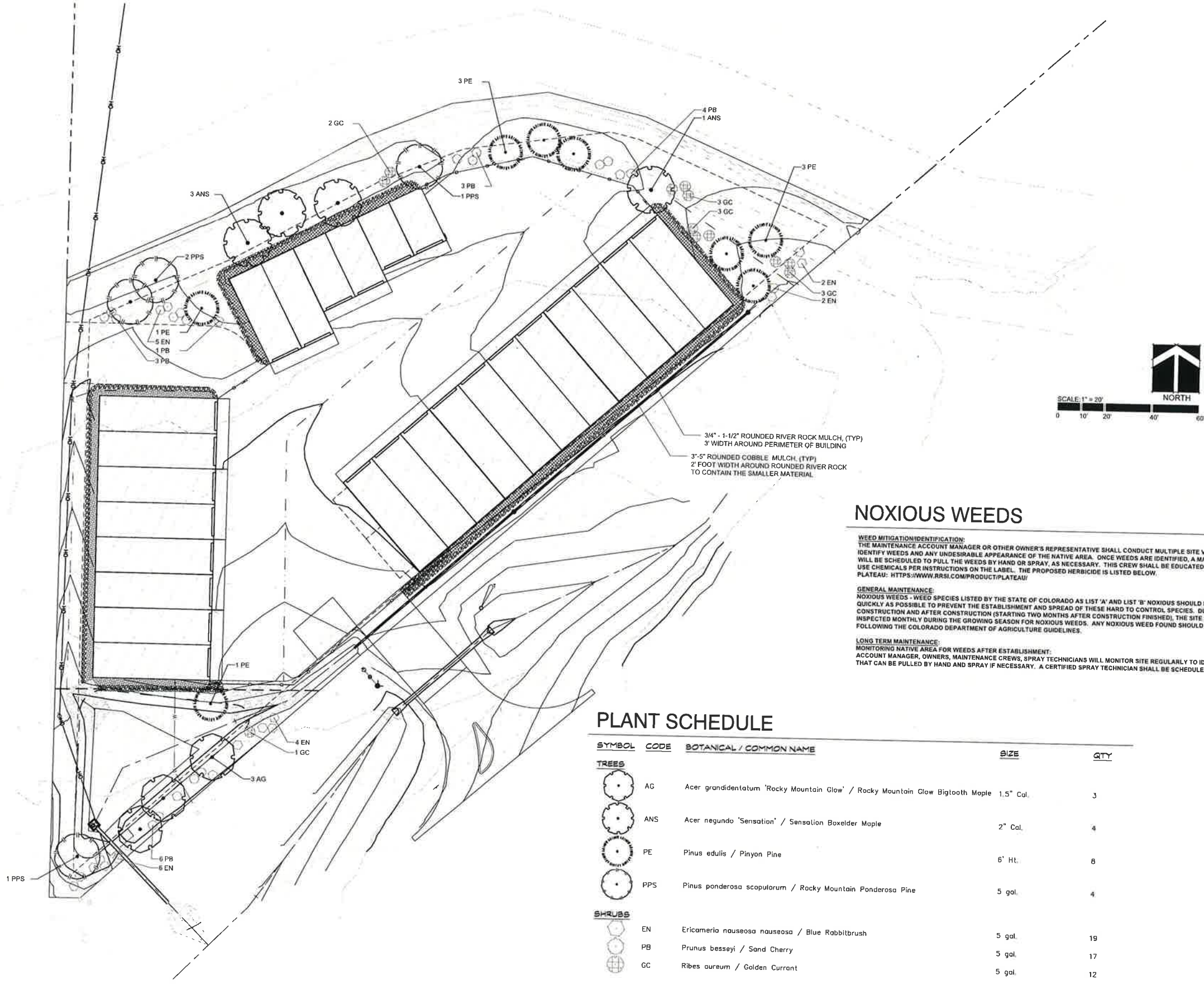
PROJECT INFORMATION
106LA-2402PN
SEP 4 2024
SDP

REVISIONS

SHEET NUMBER

L1.1

SHEET TITLE
LANDSCAPE PLAN



3/4" - 1-1/2" ROUNDED RIVER ROCK MULCH, (TYP)
3' WIDTH AROUND PERIMETER OF BUILDING
3"-5" ROUNDED COBBLE MULCH, (TYP)
2' FOOT WIDTH AROUND ROUNDED RIVER ROCK
TO CONTAIN THE SMALLER MATERIAL

NOXIOUS WEEDS

WEED MITIGATION/IDENTIFICATION:
THE MAINTENANCE ACCOUNT MANAGER OR OTHER OWNER'S REPRESENTATIVE SHALL CONDUCT MULTIPLE SITE VISITS PER MONTH TO IDENTIFY WEEDS AND ANY UNDESIRABLE APPEARANCE OF THE NATIVE AREA. ONCE WEEDS ARE IDENTIFIED, A MAINTENANCE CREW WILL BE SCHEDULED TO PULL THE WEEDS BY HAND OR SPRAY, AS NECESSARY. THIS CREW SHALL BE EDUCATED AND CERTIFIED TO USE CHEMICALS PER INSTRUCTIONS ON THE LABEL. THE PROPOSED HERBICIDE IS LISTED BELOW.
PLATEAU: [HTTPS://WWW.RRSI.COM/PRODUCT/PLATEAU/](https://www.rrsi.com/product/plateau/)

GENERAL MAINTENANCE:
NOXIOUS WEEDS - WEED SPECIES LISTED BY THE STATE OF COLORADO AS LIST 'A' AND LIST 'B' NOXIOUS SHOULD BE CONTROLLED AS QUICKLY AS POSSIBLE TO PREVENT THE ESTABLISHMENT AND SPREAD OF THESE HARD TO CONTROL SPECIES. DURING CONSTRUCTION AND AFTER CONSTRUCTION (STARTING TWO MONTHS AFTER CONSTRUCTION FINISHED), THE SITE SHOULD BE INSPECTED MONTHLY DURING THE GROWING SEASON FOR NOXIOUS WEEDS. ANY NOXIOUS WEED FOUND SHOULD BE CONTROLLED FOLLOWING THE COLORADO DEPARTMENT OF AGRICULTURE GUIDELINES.

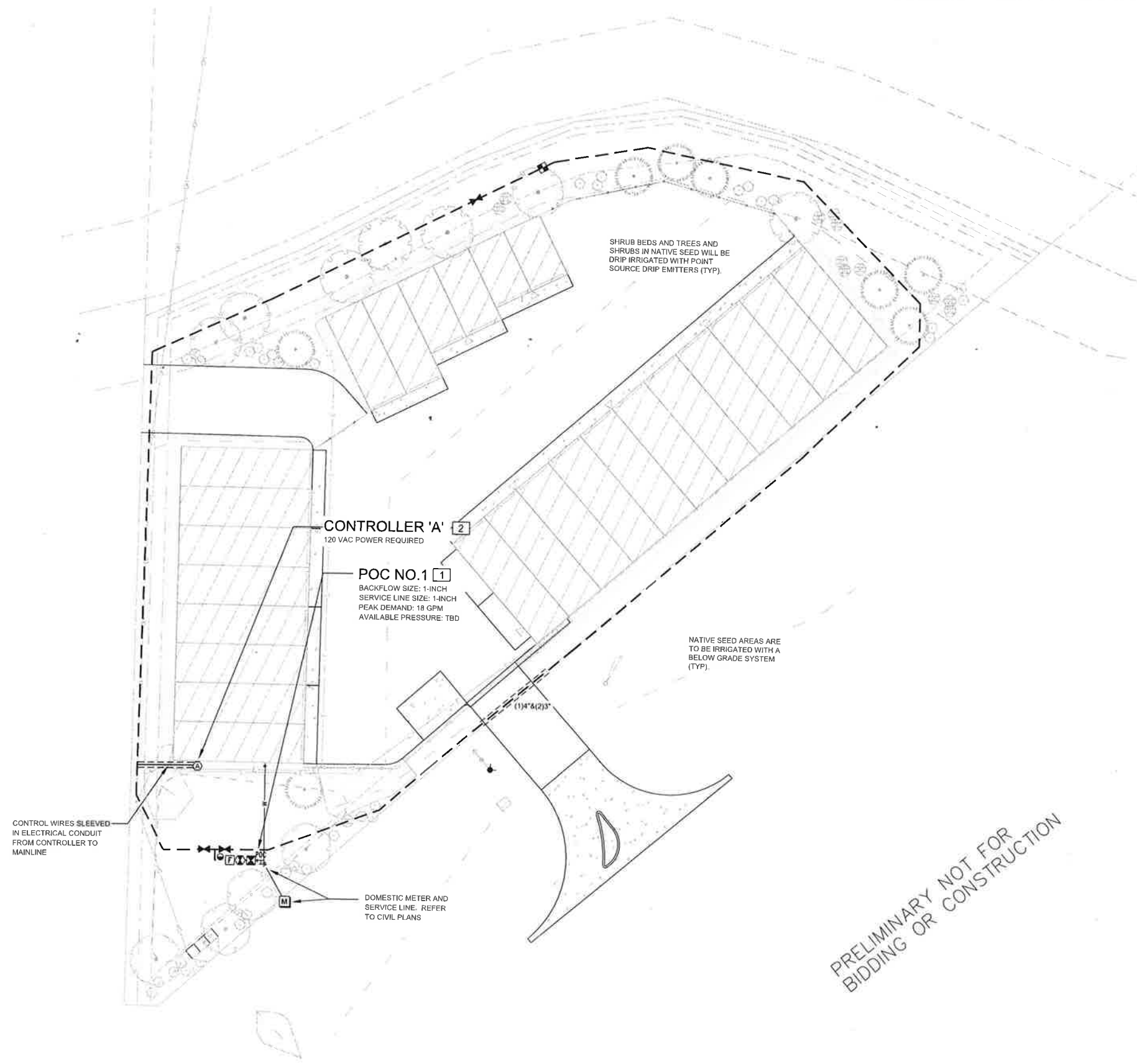
LONG TERM MAINTENANCE:
MONITORING NATIVE AREA FOR WEEDS AFTER ESTABLISHMENT:
ACCOUNT MANAGER, OWNERS, MAINTENANCE CREWS, SPRAY TECHNICIANS WILL MONITOR SITE REGULARLY TO IDENTIFY WEEDS THAT CAN BE PULLED BY HAND AND SPRAY IF NECESSARY. A CERTIFIED SPRAY TECHNICIAN SHALL BE SCHEDULED AS NEEDED.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	AG	Acer grandidentatum 'Rocky Mountain Glow' / Rocky Mountain Glow Bigtooth Maple	1.5" Cal.	3
	ANS	Acer negundo 'Sensation' / Sensation Boxelder Maple	2" Cal.	4
	PE	Pinus edulis / Pinyon Pine	6' Ht.	8
	PPS	Pinus ponderosa scopulorum / Rocky Mountain Ponderosa Pine	5 gal.	4
SHRUBS				
	EN	Ericameria nauseosa / Blue Rabbitbrush	5 gal.	19
	PB	Prunus besseyi / Sand Cherry	5 gal.	17
	GC	Ribes aureum / Golden Currant	5 gal.	12

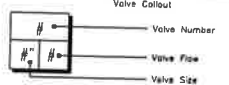
NATIVE SEED MIX
See Specifications - Sheet L1.2

33,598 sf



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	PROPOSED REMOTE CONTROL DRIP VALVE ASSEMBLY *REFER TO DETAILED DESIGN PLANS
	PROPOSED QUICK COUPLER ASSEMBLY *REFER TO DETAILED DESIGN PLANS
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA S14TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	MASTER VALVE ASSEMBLY BUCKNER-SUPERIOR 310D, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC
	REDUCED PRESSURE BACKFLOW PREVENTER FEBCO R25YA: SIZED TO MATCH POC METER SIZE. REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX SBBC-30AL: LOW PROFILE BACKFLOW ENCLOSURE, WITH MARINE GRADE ALUMINUM. 30"L, 30"H, 16.25"W (76.2CM L, 76.2CM H, 41.275CM W).
	PEDESTAL MOUNT 2-WIRE CONTROLLER HUNTER PED-SS A2C-75D-SS:75-STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL. INSTALL WITH WIRELESS RAIN SENSOR SOLAR SYNC. INSTALL CENTRALUS CELLULAR CARD A2C LTEM. COORDINATE WITH GENERAL CONTRACTOR AND OWNER ON MONTHLY SERVICE.
	CREATIVE SENSOR TECHNOLOGY FSI-T 1-INCH PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE WITH IRRIGATION CONTROLLERS. FLOW RANGE: 86-52 GPM.
	PROPOSED IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 *REFER TO DETAILED DESIGN PLANS FOR SIZING
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE DOMESTIC WATER TAP AND METER AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE, AND FLOW SENSOR ASSEMBLIES AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
2	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.

Date:	
No. Revisions:	

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PENROSE RV & BOAT STORAGE

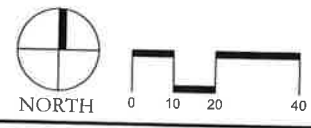
SITE PLAN DEVELOPMENT
 17225 STATE HIGHWAY 115, PENROSE, CO

SHEET TITLE
IRRIGATION MASTER PLAN

Designed By: MLP
 Drawn By: MLP
 Checked By: TEAM
 Date: 10/03/2024

SHEET NUMBER

MPiR1



PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION