RV STORAGE FACILITY
SITE DEVELOPMENT PLAN

PORTFOLIO SAMPLE · CLIENT AND LOCATION INFORMATION REMOVED

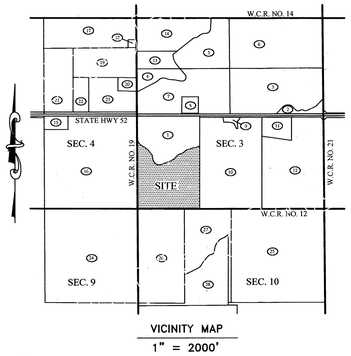
(COVER SHEET)

DEVELOPMENT STANDARDS:

1. The Site Specific Development Plan and Use by Special Use Permit, USR17-0018, is for any Use permitted, as a Use by Right, Accessory Use, or Use by Special Review in the Commercial or Industrial Zone Districts (outside recreational vehicle, boat and water craft parking, storage and staging), provided that the property is not a lot in an approved or recorded subdivision plat or part of a map or plan filed prior to adoption of any regulations controlling subdivisions in the A (Agricultural) Zone District, subject to the Development Standards stated hereon.
2. Approval of this plan may create a vested property right pursuant to Section 23-8-10 of the Weld County Code.
3. The hours of operation 8:00 a.m. — 5:00 p.m., Monday — Saturday, for on-site personnel.
4. The number of on-site employees shall be three (3).
5. The RV Parking area is accessible 24 hours day/ seven (7) days a week.
6. The parking area on the site shall be maintained.
7. All signs shall adhere to Chapter 23, Article IV, Division 2 and Appendices 23-C, 23-D and 23-E of the Weld County Code.
8. The approved Landscaping/Screening Plan shall be maintained.
9. Any improvements and new construction in the floodplain require a Flood Hazard Development Permit.
10. A Flood Hazard Development Permit is required for all construction or development occurring in the floodplain or floodway as delineated on Federal Emergency Management Agency (FEMA) FIRM Community Panel Map #08123C--2084E effective date January 20, 2016 (Little Dry Creek Floodplain). Any development shall comply with all applicable Weld County requirements, Colorado Water Conservation Board requirements as described in Rules and Regulations for Regulatory Floodplains in Colorado, and FEMA regulations and requirements as described in 44 CFR parts 59, 60, and 65. The FEMA definition of development is any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment and materials.
11. FFMA's floodplain boundaries may be updated at any time by FEMA. Prior to the start of any development activities, the owner should contact Weld County to determine if the floodplain boundaries have been modified.
12. Outdoor storage is not allowed in the floodplain.
13. All liquid and solid wastes (as defined in the Solid Wastes Disposal Sites and Facilities Act, Section 30-20-100.5, C.R.S.) shall be stored and removed for final disposal in a manner that protects against surface and groundwater contamination.
14. No permanent disposal of wastes shall be permitted at this site. This is not meant to include those wastes specifically excluded from the definition of a solid waste in the Solid Wastes Disposal Sites and Facilities Act, Section 30-20-100.5, C.R.S.
15. Waste materials shall be handled, stored, and disposed of in a manner that controls fugitive dust, fugitive particulate emissions, blowing debris, and other potential nuisance conditions. The facility shall operate in accordance with Chapter 14, Article I, of the Weld County Code.
16. Fugitive dust should attempt to be confined on the property. Uses on the property should comply with the Colorado Air Quality Commission's Air Quality Regulations.
17. This facility shall adhere to the maximum permissible noise levels allowed in the Commercial Zone District, as delineated in Section 14-9-30 of the Weld County Code.
18. Any septic system located on the property must comply with all provisions of the Weld County Code, pertaining to On-site Waste Water Treatment Systems. A permanent, adequate water supply shall be provided for drinking and sanitary purposes.
19. RV dump stations shall be connected to an appropriately engineer designed On-Site Wastewater Treatment System which complies with all provisions of the Weld County Code, pertaining to Individual Sewage Disposal Systems.
20. A permanent, adequate water supply shall be provided for drinking and sanitary purposes.
21. Adequate drinking, handwashing and toilet facilities shall be provided for employees and patrons of the facility, at all times. For ten (10) or less customers or visitors per day, and two (2) or less full time employees on-site, portable toilets and bottled water are acceptable. Records of maintenance and proper disposal for portable toilets shall be retained on a quarterly basis and available for review by the Weld County Department of Public Health and Environment. Portable toilets shall be serviced by a cleaner licensed in Weld County and shall contain hand sanitizers.
22. The operation shall comply with all applicable rules and regulations of state and federal agencies and the Weld County Code.
23. The property owner or operator shall be responsible for controlling noxious weeds on the site, pursuant to Chapter 15, Articles I and II, of the Weld County Code.
24. The property owner did not apply for a potable water tap. If at any time a tap is placed on this parcel, the parcel will need to be included within both the Northern Colorado Water Conservancy District and the Municipal Subdistrict, Northern Colorado Water Conservancy District boundary as this parcel is currently outside of both of these boundaries.
25. Water may not be hauled from elsewhere in the Central Weld County Water District for benefit of this parcel until appropriate petitioning is completed.
26. There shall be no parking or staging of vehicles on public roads. On-site parking shall be utilized.
27. The historical flow patterns and runoff amounts on the site will be maintained.
28. Sources of light shall be shielded so that beams or rays of light will not shine directly onto adjacent properties. Sources of light should not cause a nuisance or interfere with the use on the adjacent properties in accordance with the map. Neither the direct, nor reflected, light from any light source may create a traffic hazard to operators of motor vehicles on public or private streets. No colored lights may be used which may be confused with, or construed as, traffic control devices.
29. Building permits may be required, per Section 29-3-10 of the Weld County Code. Currently, the following have been adopted by Weld County: 2012 International Codes, 2006 International Energy Code, and 2014 National Electrical Code. A Building Permit Application must be completed and two (2) complete sets of engineered plans bearing the wet stamp of a Colorado registered architect or engineer must be submitted for review. A Geotechnical Engineering Report performed by a Colorado registered engineer shall be required or an Open Hole Inspection.
30. The property owner or operator shall be responsible for complying with the Design and Operation Standards of Chapter 23 of the Weld County Code.
31. Necessary personnel from the Weld County Departments of Planning Services, Public Works, and Public Health and Environment shall be granted access onto the property at any reasonable time in order to ensure the activities carried out on the property comply with the Conditions of Approval and Development Standards stated herein and all applicable Weld County regulations.
32. The Use by Special Review area shall be limited to the plans shown hereon and governed by the foregoing standards and all applicable Weld County regulations. Substantial changes from the plans or Development Standards, as shown or stated, shall require the approval of an amendment of the Permit by the Weld County Board of County Commissioners before such changes from the plans or Development Standards are permitted. Any other changes shall be filed in the office of the Department of Planning Services.
33. The property owner or operator shall be responsible for complying with all of the foregoing Development Standards. Noncompliance with any of the foregoing Development Standards may be reason for revocation of the Permit by the Board of County Commissioners.
34. RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT: Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the state's commercial mineral deposits are essential to the state's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state. Mineral resource locations are widespread throughout the County and persons moving into these areas must recognize the various impacts associated with this development. Oftentimes, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.
35. WELD COUNTY RIGHT TO FARM STATEMENT: Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.
Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.
Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes or other structures, unless they have an adjudicated right to the water.
Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services.
Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.
People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high-speed traffic, sand burs, puncture vines, territorial farm dogs and livestock and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING SITE CONDITIONS
3	PROPOSED SITE PLAN AND PHASING
4	SIGHT LINE PROFILES AND SIGN DETAIL
5	GRADING AND DRAINAGE PLAN
6	STORM WATER MANAGEMENT PLAN
7	STORM WATER MANAGEMENT PLAN DETAILS
8	RIPRAP DETAILS
9	LANDSCAPING PLAN



VICINITY MAP
1" = 2000'

ZONING = AGRICULTURAL (AG)

PROPERTY OWNER INFORMATION REMOVED FOR PORTFOLIO USE

OWNER, NOTARY AND COUNTY CERTIFICATIONS REMOVED FOR PORTFOLIO USE

NOTICES:
1) All references to books, pages, maps and reception numbers are public documents on file at the Clerk and Recorders Office of Weld County, State of Colorado unless stated otherwise.

3) BASIS OF BEARING: Considering the West line of the South 1/2 of section 3 Township 1 North, Range 67 West of the 6th P.M., to bear North 00°21'47" West and all bearings contained hereon being relative thereto:

4) All known easements and/or rights-of-way, have been shown on this plat. The easements and or rights-of-way which are shown hereon may not be complete, are based on general information, and are to be used only in this context.

5) Elevations shown are based on The NGS Benchmark T 260 having an elevation of 4925.96' NAVD 88.

6) Flood Plain is based on Flood Insurance Rate Map for Weld County and incoporated areas, Map Number 08123C2084E, Panel 2084 of 2250, effective date January 20th, 2016. The Existing Flood Plain lines were created using a digital copy of the FIRM Panel and digitizing the flood plain lines on the drawing. These lines are approximation of the floodplain lines only.

MASTER LEGEND

- = SECTION CORNER AS DESCRIBED
- = QUARTER CORNER AS DESCRIBED
- = CENTER CORNER AS DESCRIBED
- = POWER POLE
- = PROPOSED DRAINAGE FLOW PATTERN
- = EXISTING DRAINAGE FLOW PATTERN
- TE = PROPOSED TRASH ENCLOSURE
- = TURNING RADIUS DIAGRAM
- 82 = SOIL CLASSIFICATION MAP SYMBOL
- = PROPOSED CONIFEROUS TREE
- = PROPOSED DECIDUOUS TREE
- = PROPOSED LIGHT POLE
- = PROPOSED 7' SHEET METAL FENCE
- = PROPOSED SILT FENCE
- X X = EXISTING FENCE LINE
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- 4986' = PROPOSED MINOR CONTOURS
- 4985' = EXISTING MAJOR CONTOURS
- 4986' = EXISTING MINOR CONTOURS
- = PROPOSED LANDSCAPING
- = PROPOSED WATTLE
- = VEHICLE TRACKING PAD
- = PROPOSED RIPRAP

SOIL CLASSIFICATIONS OVER ENTIRE PARCEL
OBTAINED FROM WEB SOIL SURVEY/NATIONAL COOPERATIVE SOIL SURVEY

MAP SYMBOL	SOIL NAME	SOIL TEXTURE	PRIME FARM LAND (IF IRRIGATED)	LOCAL ROAD & STREETS	UNPAVED ROADS & LOCAL STREETS
4	AQUOLLS AND AQUEPTS	VARIABLE	YES	VERY LIMITED	VERY LIMITED
33	KIM LOAM, 3 TO 5 PERCENT SLOPES	LOAM	YES	NOT LIMITED	SOMEWHAT LIMITED
42	NUNN CLAY LOAM, 3 TO 9 PERCENT SLOPES	CLAY LOAM	YES	VERY LIMITED	VERY LIMITED
57	RENOHILL CLAY LOAM, 3 TO 9 PERCENT SLOPES	CLAY LOAM	NO	VERY LIMITED	VERY LIMITED
59	SHINGLE LOAM, 3 TO 9 PERCENT SLOPES	LOAM	NO	VERY LIMITED	VERY LIMITED
66	ULM CLAY LOAM, 0 TO 3 PERCENT SLOPES	CLAY LOAM	YES	VERY LIMITED	VERY LIMITED
67	ULM CLAY LOAM, 3 TO 5 PERCENT SLOPES	CLAY LOAM	YES	VERY LIMITED	VERY LIMITED
78	WELD LOAM, 0 TO 1 PERCENT SLOPES	LOAM	YES	VERY LIMITED	VERY LIMITED
82	WILEY-COLBY COMPLEX, 1 TO 3 PERCENT SLOPES	SILT LOAM	YES	VERY LIMITED	VERY LIMITED
83	WILEY-COLBY COMPLEX, 3 TO 5 PERCENT SLOPES	SILT LOAM	YES	VERY LIMITED	VERY LIMITED

Know what's below.
Call before you dig.

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RV STORAGE FACILITY
SITE DEVELOPMENT PLAN
LOCATION WITHHELD

DRAFTING SAMPLE NOT FOR CONSTRUCTION
Portfolio copy. Client, project and location information removed. Engineering, survey and seals by others.

PROJECT:
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SITE DEVELOPMENT

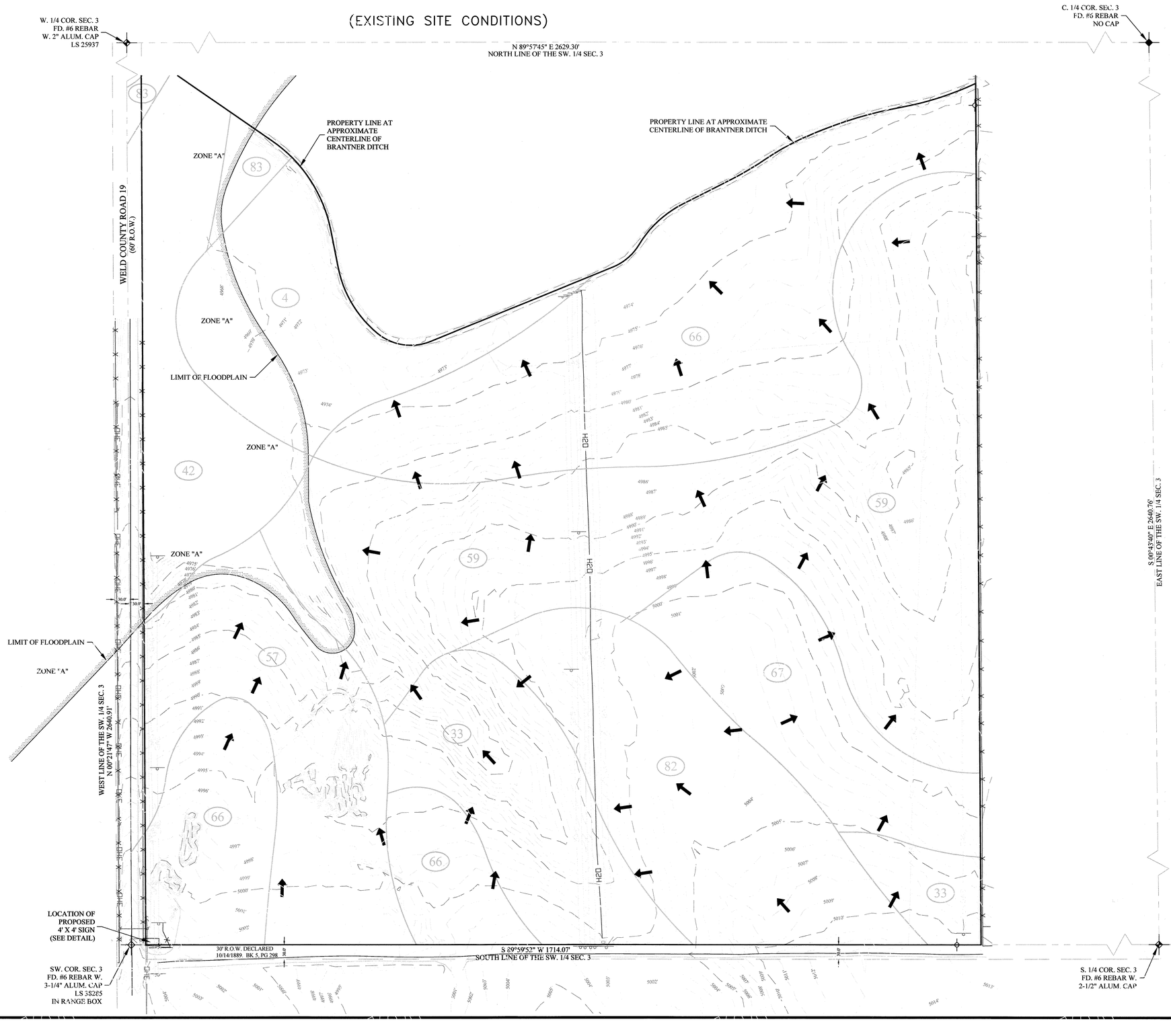
DATE:	SHEET SIZE:
2018	24 x 36
DRAWN BY:	SCALE:
TLK	AS NOTED

SHEET NO.
1
OF 9
COVER SHEET

RV STORAGE FACILITY
SITE DEVELOPMENT PLAN

PORTFOLIO SAMPLE · CLIENT AND LOCATION INFORMATION REMOVED

(EXISTING SITE CONDITIONS)



0' 100' 200' 300'

SCALE 1"=100'

LINEAL UNITS STATEMENT
All lineal distances are measured in feet and decimal feet units.

LEGEND

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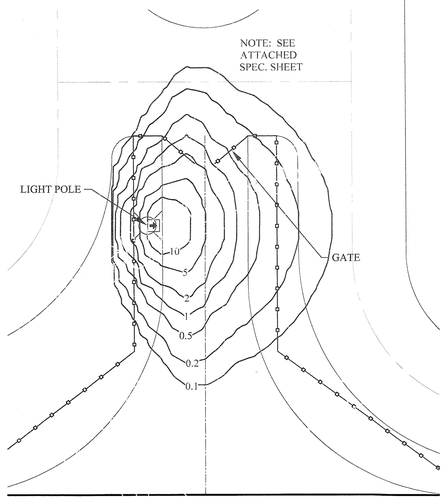
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DATE: 2018	SHEET SIZE: 24 x 36
DRAWN BY: TLK	SCALE: AS NOTED
SHEET NO. 2 OF 9	

EXISTING SITE CONDITIONS

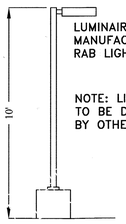
RV STORAGE FACILITY
SITE DEVELOPMENT PLAN

PORTFOLIO SAMPLE · CLIENT AND LOCATION INFORMATION REMOVED

(PROPOSED SITE PLAN AND PHASING)



LUMENS EXHIBIT
SCALE = 1" = 20'



LUMINAIRE: FFLED52
MANUFACTURED BY
RAB LIGHTING

NOTE: LIGHT POLE
TO BE DESIGNED
BY OTHERS

LIGHT POLE DETAIL
N.T.S.

PARKING STALL TABLES

PHASE I

STALL SIZE	NUMBER OF STALLS	PERCENTAGE OF PHASE TOTAL (%)
21'	35	12.3
25'	2	0.7
30'	99	33.0
35'	119	39.7
40'	4	1.3
50'	39	13.0
TOTAL	298	

PHASE II

STALL SIZE	NUMBER OF STALLS	PERCENTAGE OF PHASE TOTAL (%)
25'	1	0.3
30'	175	57.8
35'	121	39.9
40'	2	0.7
50'	4	1.3
TOTAL	303	

PHASE III

STALL SIZE	NUMBER OF STALLS	PERCENTAGE OF PHASE TOTAL (%)
25'	1	0.3
30'	151	55.3
35'	114	41.8
40'	4	1.5
50'	3	1.1
TOTAL	273	

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- = TURNING RADIUS DIAGRAM

0' 100' 200' 300'
SCALE 1"=100'

LINEAL UNITS STATEMENT
All lineal distances are measured in feet and decimal feet units.

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W. 1/4 COR. SEC. 3
FD. #6 REBAR
W. 2" ALUM. CAP
LS 25937

N 89°57'45" E 2629.30'
NORTH LINE OF THE SW. 1/4 SEC. 3

C. 1/4 COR. SEC. 3
FD. #6 REBAR
NO CAP

WELD COUNTY ROAD 19
(60' R.O.W.)

WEST LINE OF THE SW. 1/4 SEC. 3
N 00°24'14" W 2640.91'

S 00°43'40" E 2640.76'
EAST LINE OF THE SW. 1/4 SEC. 3

PROPERTY LINE AT APPROXIMATE CENTERLINE OF BRANTNER DITCH

PROPERTY LINE AT APPROXIMATE CENTERLINE OF BRANTNER DITCH

ZONE "A"

LIMIT OF FLOODPLAIN

RIPRAP PER SHEET 8

PHASE I

PHASE I
7.432 +/- ACRES

PHASE II
5.035 +/- ACRES

PHASE III
5.121 +/- ACRES

PHASE V
9.208 +/- ACRES

PHASE IV
9.531 +/- ACRES

LAND USE AREA PHASE I		% OF TOTAL AREA
LANDSCAPING	20,790 SQ. FT.	6.4
PACKED GRAVEL	268,680 SQ. FT.	83.0
BURIED RIPRAP	34,274 SQ. FT.	10.6
TOTAL AREA	323,744 SQ. FT.	

BURIED RIPRAP AREAS 1 AND 2 INCLUDED IN PHASE 1 CALCULATIONS.

LAND USE AREA PHASE II		% OF TOTAL AREA
LANDSCAPING	6,381 SQ. FT.	2.9
PACKED GRAVEL	212,995 SQ. FT.	97.1
TOTAL AREA	219,336 SQ. FT.	

LAND USE AREA PHASE III		% OF TOTAL AREA
LANDSCAPING	17,976 SQ. FT.	8.1
PACKED GRAVEL	205,104 SQ. FT.	91.9
TOTAL AREA	223,080 SQ. FT.	

LAND USE AREA FOR PHASE IV AND V TO BE DETERMINED AT TIME OF DEVELOPMENT

LAND USE AREA FOR PROPERTY		% OF TOTAL AREA
LANDSCAPING	1,989,950 +/- SQ. FT.	74.3
PACKED GRAVEL	686,780 +/- SQ. FT.	25.7
TOTAL AREA	2,676,730 +/- SQ. FT.	

BURIED RIPRAP AREAS INCLUDED IN LANDSCAPING TOTAL

LOCATION OF PROPOSED 4' X 4' SIGN (SEE DETAIL)

SW. COR. SEC. 3
FD. #6 REBAR W.
3-1/4" ALUM. CAP
LS 38285
IN RANGE BOX

30' R.O.W. DECLARED
10/14/1889. BK 5, PG 298

PORT-O-LET

LIGHT POLE
(SEE DETAIL)

S 89°59'52" W 1714.07'
SOUTH LINE OF THE SW. 1/4 SEC. 3

S. 1/4 COR. SEC. 3
FD. #6 REBAR W.
2-1/2" ALUM. CAP

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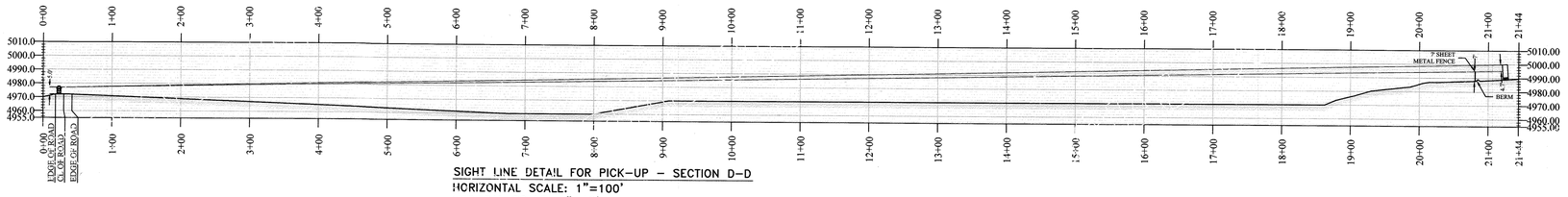
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3
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PROPOSED SITE PLAN AND PHASING

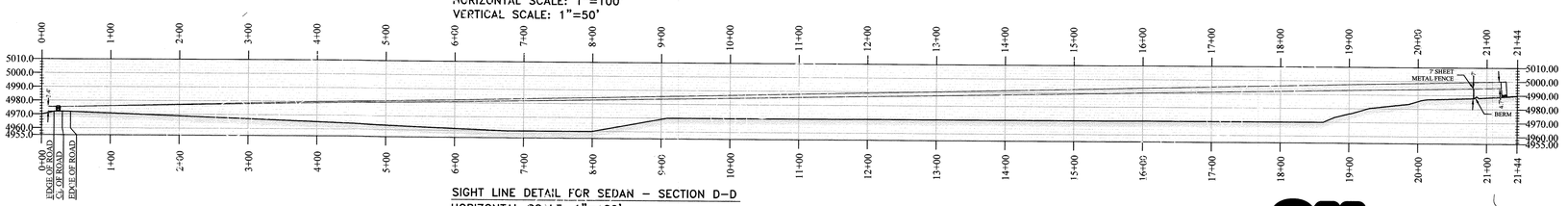
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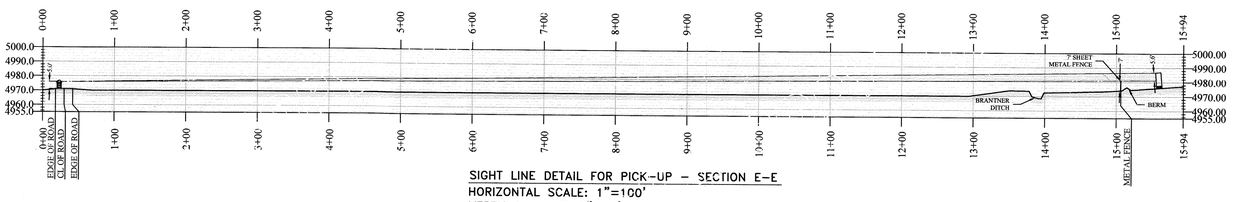
(SIGHT LINE PROFILES AND SIGN DETAIL)



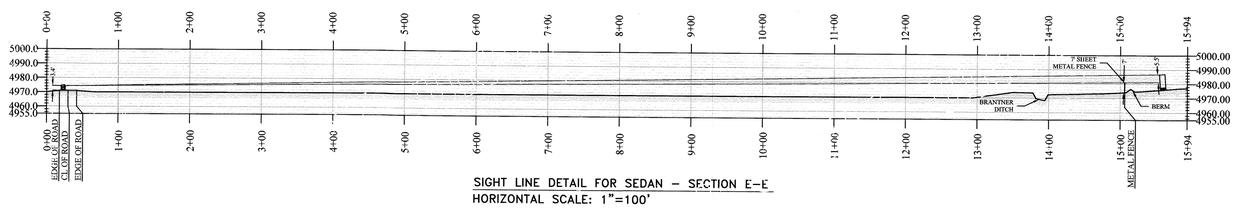
SIGHT LINE DETAIL FOR PICK-UP – SECTION D–D
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=50'



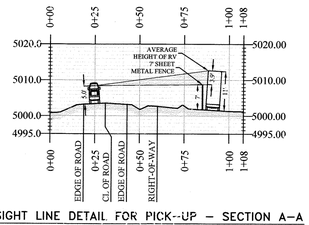
SIGHT LINE DETAIL FOR SEDAN – SECTION D–D
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=50'



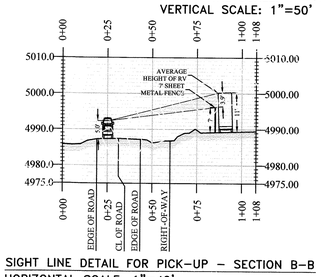
SIGHT LINE DETAIL FOR PICK-UP – SECTION E–E
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=50'



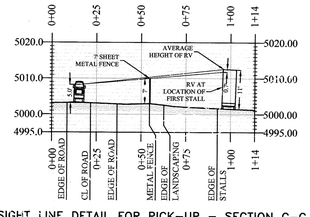
SIGHT LINE DETAIL FOR SEDAN – SECTION E–E
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=50'



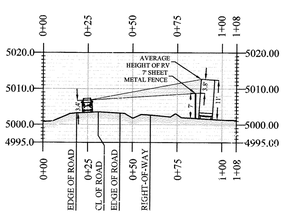
SIGHT LINE DETAIL FOR PICK--UP – SECTION A–A
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=20'



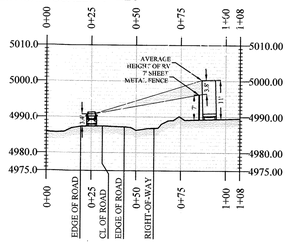
SIGHT LINE DETAIL FOR PICK-UP – SECTION B–B
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=20'



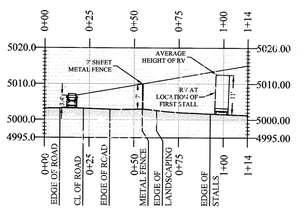
SIGHT LINE DETAIL FOR PICK-UP – SECTION C–C
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=20'



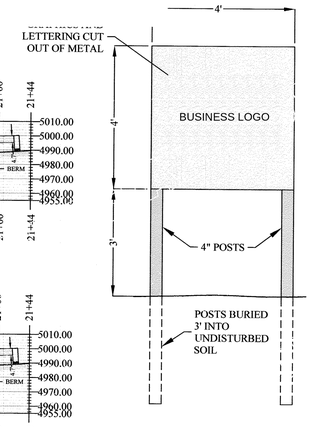
SIGHT LINE DETAIL FOR SEDAN – SECTION A–A
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=20'



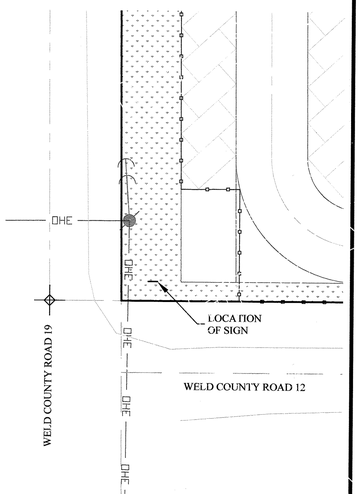
SIGHT LINE DETAIL FOR SEDAN – SECTION B–B
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=20'



SIGHT LINE DETAIL FOR SEDAN – SECTION C–C
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=20'



SIGN DETAIL
N.T.S.

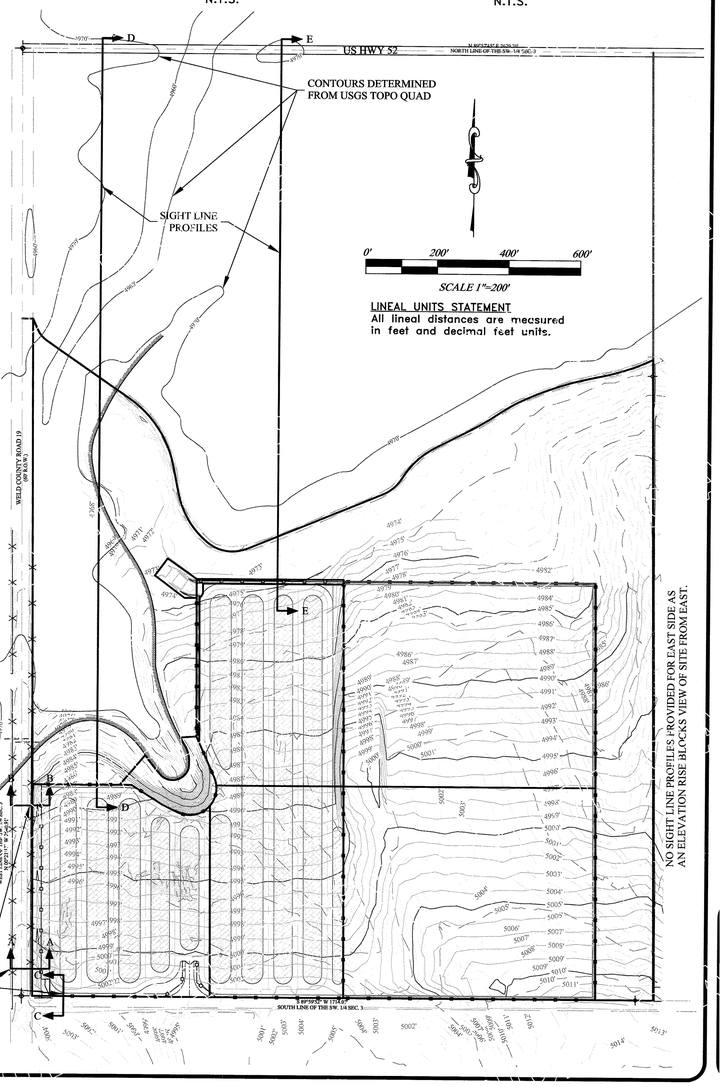


SIGN LOCATION
N.T.S.

811
Know what's below.
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LEGEND

- = SECTION CORNER AS DESCRIBED
- = QUARTER CORNER AS DESCRIBED
- = POWER POLE
- = PROPOSED LIGHT POLE
- = EXISTING FENCE LINE
- = 7' SHEET METAL FENCE
- = OVERHEAD ELECTRIC LINE
- = GAS LINE
- = WATER LINE
- = FLOOD PLAIN BOUNDARY
- = ROW
- = SECTION LINE



LINEAL UNITS STATEMENT
All lineal distances are measured in feet and decimal feet units.

USGS TOPO QUAD
SCALE: N.T.S

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SITE DEVELOPMENT PLAN
LOCATION WITHHELD

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PROJECT:
RV STORAGE FACILITY
SITE DEVELOPMENT

DATE:	SHEET SIZE:
2018	24 x 36
DRAWN BY:	SCALE:
TLK	AS NOTED

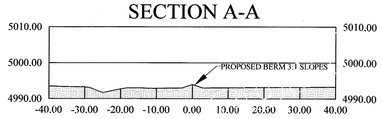
SHEET NO.
4
OF 9
SIGHT LINE PROFILES AND SIGN DETAIL

RV STORAGE FACILITY
SITE DEVELOPMENT PLAN

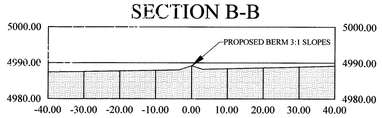
PORTFOLIO SAMPLE · CLIENT AND LOCATION INFORMATION REMOVED

(GRADING AND DRAINAGE PLAN)

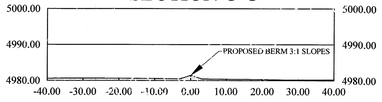
SECTION A-A



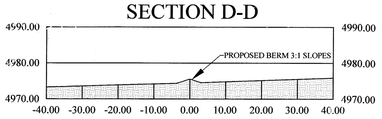
SECTION B-B



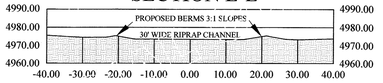
SECTION C-C



SECTION D-D



SECTION E-E



LEGEND

- = SECTION CORNER AS DESCRIBED
- = QUARTER CORNER AS DESCRIBED
- = CENTER CORNER AS DESCRIBED
- = POWER POLE
- = PROPOSED DRAINAGE FLOW PATTERN
- TE = PROPOSED TRASH ENCLOSURE
- = FENCE LINE
- OHE = OVERHEAD ELECTRIC LINE
- GAS = GAS LINE
- H2O = WATER LINE
- = FLOOD PLAIN BOUNDARY
- = ROW
- = SECTION LINE
- 4985' = PROPOSED MAJOR CONTOURS
- 4986' = PROPOSED MINOR CONTOURS
- 4985' = EXISTING MAJOR CONTOURS
- 4986' = EXISTING MINOR CONTOURS
- = PROPOSED LANDSCAPING
- = PROPOSED WATTLE
- = PROPOSED RIPRAP

0' 100' 200' 300'

SCALE 1"=100'

LINEAL UNITS STATEMENT
All lineal distances are measured in feet and decimal feet units.

RIPRAP CERTIFICATION AND ENGINEER'S SEAL REMOVED

Know what's below. Call before you dig.

W. 1/4 COR. SEC. 3
FD. #6 REBAR
W. 2" ALUM. CAP
LS 25937

N 89°57'45" E 2629.30'
NORTH LINE OF THE SW. 1/4 SEC. 3

C. 1/4 COR. SEC. 3
FD. #6 REBAR
NO CAP

LAND USE AREA PHASE I		% OF TOTAL AREA
LANDSCAPING	24,808 SQ. FT.	7.7
PACKED GRAVEL	264,662 SQ. FT.	81.7
RIPRAP	34,274 SQ. FT.	10.6
TOTAL AREA	323,744 SQ. FT.	

RIPRAP AREAS 1 AND 2 INCLUDED IN PHASE 1 CALCULATIONS

LAND USE AREA PHASE II		% OF TOTAL AREA
LANDSCAPING	6,381 SQ. FT.	2.9
PACKED GRAVEL	212,995 SQ. FT.	97.1
TOTAL AREA	219,336 SQ. FT.	

LAND USE AREA PHASE III		% OF TOTAL AREA
LANDSCAPING	17,976 SQ. FT.	8.1
PACKED GRAVEL	205,104 SQ. FT.	91.9
TOTAL AREA	223,080 SQ. FT.	

LAND USE AREA FOR PHASE IV AND V TO BE DETERMINED AT TIME OF DEVELOPMENT

WELD COUNTY ROAD 19 (60' R.O.W.)

PROPERTY LINE AT APPROXIMATE CENTERLINE OF BRANTNER DITCH

PROPERTY LINE AT APPROXIMATE CENTERLINE OF BRANTNER DITCH

ZONE "A"

ZONE "A"

LIMIT OF FLOODPLAIN

ZONE "A"

PHASE I

PHASE III
5.121 +/- ACRES

PHASE V
9.208 +/- ACRES

ZONE "A"

RIPRAP PER SHEET 8

LIMIT OF FLOODPLAIN

ZONE "A"

B2
40 | 26.46

B1
<0 | 8.96

PHASE I
7.432 +/- ACRES

PHASE II
5.035 +/- ACRES

PHASE IV
9.531 +/- ACRES

WEST LINE OF THE SW. 1/4 SEC. 3
N 00°21'47" W 2640.91'

S 00°43'40" E 2640.76'
EAST LINE OF THE SW. 1/4 SEC. 3

30' R.O.W. DECLARED
10/14/1889. BK 5, PG 298

S 89°59'52" W 1714.07'
SOUTH LINE OF THE SW. 1/4 SEC. 3

S. 1/4 COR. SEC. 3
FD. #6 REBAR W.
2-1/2" ALUM. CAP

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SITE DEVELOPMENT PLAN
LOCATION WITHHELD

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PROJECT:
RV STORAGE FACILITY
SITE DEVELOPMENT

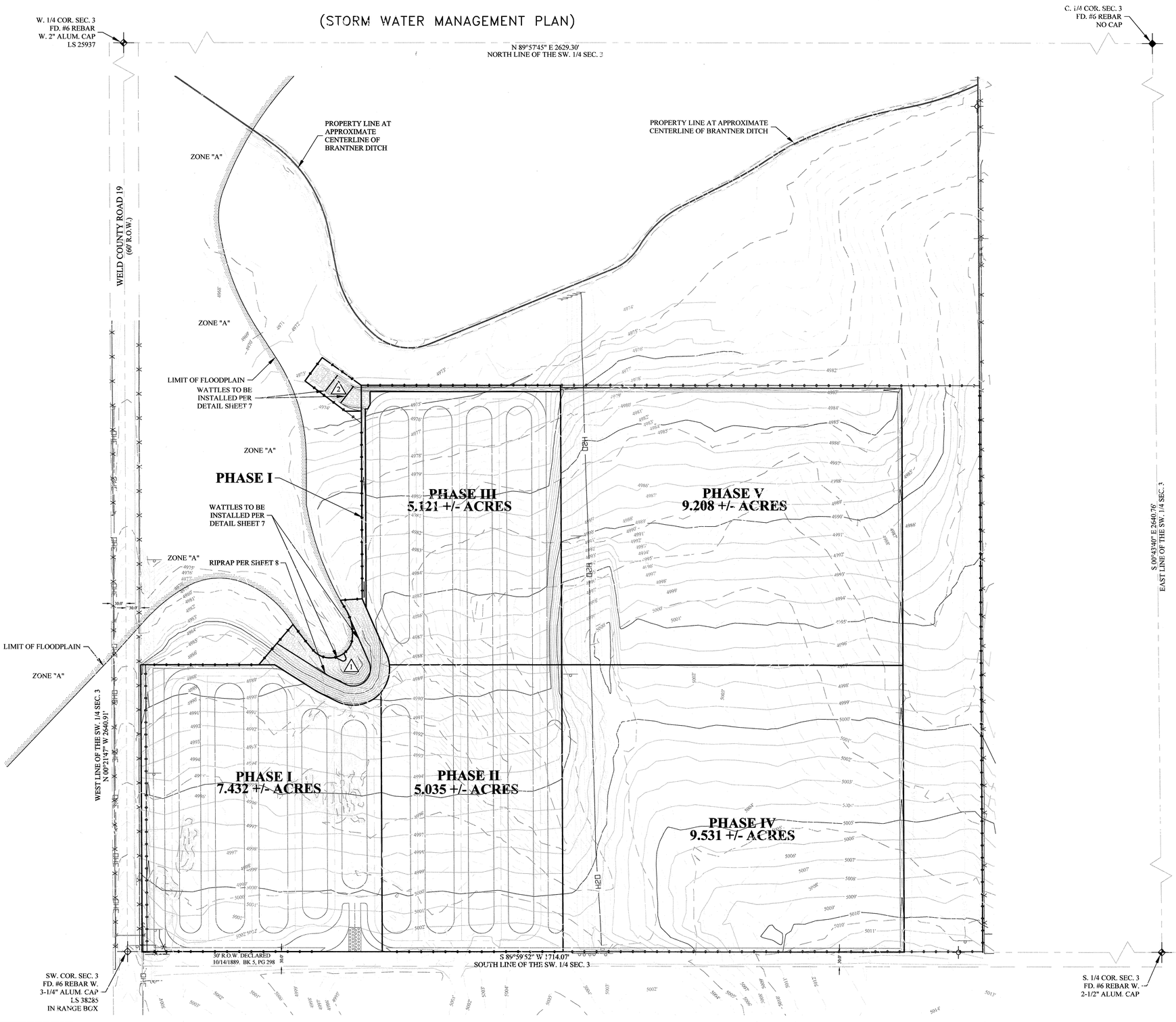
DATE:	SHEET SIZE:
2018	24 x 36
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TLK	AS NOTED

SHEET NO.
5
OF 9
GRADING AND DRAINAGE PLAN

RV STORAGE FACILITY
SITE DEVELOPMENT PLAN

PORTFOLIO SAMPLE · CLIENT AND LOCATION INFORMATION REMOVED

(STORM WATER MANAGEMENT PLAN)



0' 100' 200' 300'

SCALE 1"=100'

LINEAL UNITS STATEMENT
All lineal distances are measured in feet and decimal feet units.

LEGEND

- = SECTION CORNER AS DESCRIBED
- = QUARTER CORNER AS DESCRIBED
- = CENTER CORNER AS DESCRIBED
- = POWER POLE
- = PROPOSED DRAINAGE FLOW PATTERN
- TE = PROPOSED TRASH ENCLOSURE
- = FENCE LINE
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- 4985' = EXISTING MAJOR CONTOURS
- 4986' = EXISTING MINOR CONTOURS
- = PROPOSED LANDSCAPING
- = PROPOSED WATTLE
- = VEHICLE TRACKING PAD
- = PROPOSED RIPRAP

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LOCATION WITHHELD

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PROJECT:
RV STORAGE FACILITY
SITE DEVELOPMENT

DATE:	SHEET SIZE:
2018	24 x 36
DRAWN BY:	SCALE:
TLK	AS NOTED

SHEET NO.
6
OF 9
STORM WATER MANAGEMENT PLAN

RV STORAGE FACILITY
SITE DEVELOPMENT PLAN

PORTFOLIO SAMPLE · CLIENT AND LOCATION INFORMATION REMOVED

(STORM WATER MANAGEMENT PLAN DETAILS)

STANDARD SWMP EROSION AND SEDIMA[illegible] PREFORMANCE NOTES

1. Temporary erosion control facilities and/or permanent facilities intended to control erosion of an earth disturbance operation shall be installed before any earth disturbance operations take place.

2. Earth disturbances shall be conducted in such a manner so as to effectively reduce accelerated soil erosion and resulting sedimentation.

3. Persons engaged in earth disturbances shall design, implement, and maintain acceptable soil erosion and sedimentation control measures, in conformance with the erosion control technical standards adopted by Weld County.

4. Earth disturbances shall be designed, constructed and completed in such a manner so that the exposed area of any disturbed land shall be limited to the shortest possible period of time.

5. Sediment caused by accelerated soil erosion shall be removed from runoff water before it leaves the site of the earth disturbance.

6. Any temporary or permanent facility designed and constructed for the conveyance of water around, through, or from the earth disturbance area shall be designed to limit the water flow to a non-erosive velocity.

7. Temporary soil erosion and sediment control facilities shall be removed and earth disturbance areas graded and stabilized with permanent soil erosion control measures, pursuant to standards
and regulations prescribed in accordance with the provisions of the "Stormwater Quality Control Criteria" and in accordance with the permanent erosion control features shown on the soil stabilization plan approved by Weld County.

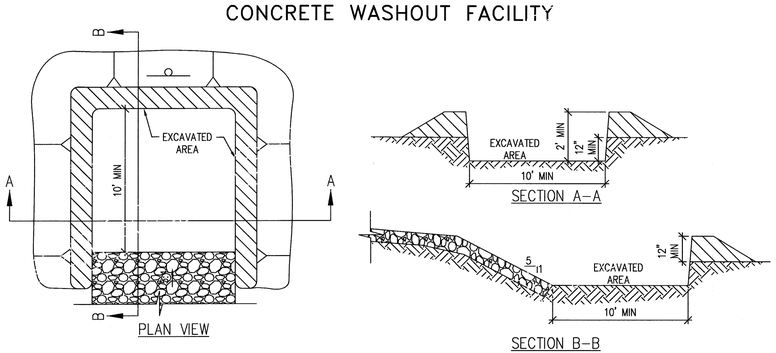
8. Permanent erosion and sediment control measures for slopes, channels, ditches, or any disturbed land area shall be completed within fourteen (14) calendar days after final grading or the final earth disturbance has been completed. When it is not possible to permanently stabilize a disturbed area after an earth disturbance has been completed or where significant earth disturbance activity ceases, temporary soil erosion control measures shall be implemented within fourteen (14) calendar days. Temporary erosion control measures shall be maintained until permanent soil erosion measures are implemented.

9. Any areas that are to remain in an interim state for more than thirty (30) days shall also be seeded. All temporary erosion measures and BMPs shall be maintained until permanent erosion control measures are implemented.

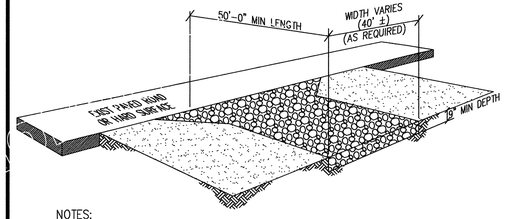
10. Final stabilization is reached when all soil disturbing activities at the site have been completed, and uniform vegetative cover has been established with a density of at least seventy percent (70%) of pre-disturbance levels or equivalent permanent, physical erosion reduction methods has been employed.

11. Records of spills, leaks, or overflows that result in the discharge of pollutants must be documented and maintained. Some spills may need to be reported to the Division immediately: specifically, a release of any chemical, oil, petroleum product, sewage, etc., which may enter Waters of the State, must be reported. More guidance is available on the web at www.cdphe.state.co.us/emp/spillsandreleased.htm <http://www.cdphe.state.co.us/emp/spillsandreleased.htm> . The Division's toll free 24-hour environmental emergency spill reporting line is 1 (877) 518-5608. Also immediately call Weld County at 970 304 6496 and the Weld County Public Health and Environment Department at 970 304-6496.

CONCRETE WASHOUT FACILITY

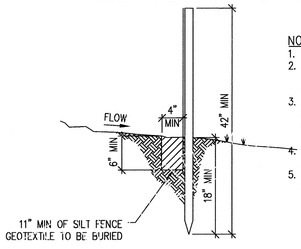


VEHICLE TRACKING CONTROL DETAIL



NOTES:
1. VEHICLE TRACKING CONTROL PADS SHALL BE INSTALLED AT ALL INGRESS/EGRESS POINTS WHERE VEHICULAR ACCESS TRANSITIONS FROM PAVED SURFACES TO DISTURBED SURFACES.
2. THE VTC PAD SHALL CONSIST OF HARD, 3"-4" ANGULAR, DENSE, AND DURABLE STONE-ROUNDED STONE, BOULDERS, RECYCLED ASPHALT, AND RECYCLED CONCRETE ARE NOT ACCEPTABLE, WITH 1/2"-3/4" FILTER LAYER OF WASHED ANGULAR ROCK.
3. ANY CRACKED OR DAMACED CURB AND/OR GUTTER SHALL BE REPLACED BY THE CONTRACTOR.
4. PAD WILL BE REPAIRED AND REFRESHED AS NEEDED TO MAINTAIN FUNCTION AND INTEGRITY.

SILT FENCE INSTALLATION



NOTES:
1. SILT FENCE MUST BE PLACED AWAY FROM TOE OF SLOPE TO ALLOW FOR WATER PONDING.
2. SILT FENCE MAY BE USED ALONG PERIMETERS SO LONG AS SLOPES DO NOT EXCEED 5% IF SLOPE IS GREATER THAN 5%, THEN SILT FENCE MAY BE INSTALLED ALONG THE CONTOUR OR A DIVERSION DIKE MAY BE REQUIRED.
3. ANCHOR TRENCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE: NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND WITH "JUMPING JACK", OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE INDICATED ON PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTRUBING ACTIVITIES UNLESS NOTED OTHERWISE.
5. SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES A DEPTH OF 6-INCHES.

BMP MAINTENANCE NOTES

1. It is anticipated that the BMPs implemented at the site will have to be modified to adapt to changing conditions or to ensure that potential pollutants are being properly managed at the site. When BMPs are modified, the SWMP must be modified to accurately reflect the acual field conditions.

2. The Owner/Contractor shall continuously maintain all silt fencing so that it functions properly during construction and work suspensions. All silt fencing shall be removed by the Contractor upon substantial permanent stabilization unless otherwise directed by authorized Weld County personnel.

3. All inlet/outlet protections will be checked for maintenance and failure. Sediment shall be removed and properly disposed of once it has accumulated to half the design of the trap.

4. The Owner/Contractor shall be responsible for maintaining the Vehicle Tracking Control during the entire time that it is in use in the project. The Vehicle Tracking Control shall be removed at the completion of this project unless otherwise directed by authorized Weld County personnel.

5. All spills shall be cleaned up immediately after discovery, or contained until appropriate cleanup methods can be employed. Manufacture's recommended methods for spill cleanup shall be followed, along with proper disposal methods.

6. Each concrete truck operator shall be aware of the designated Concrete Washout Area.

7. The Owner/Contractor shall check the capacity for all concrete washout areas. Waste materials must be removed by the contractor and legally disposed of when accumulations amount to two-thirds of the wet storage capacity of the structure.

8. All concrete washout areas shall be clearly marked. The Concrete Washout Containment Detail will include orange plastic construction fencing or equivalent around the washout structure and a sign posted with the words "Concrete Washout".

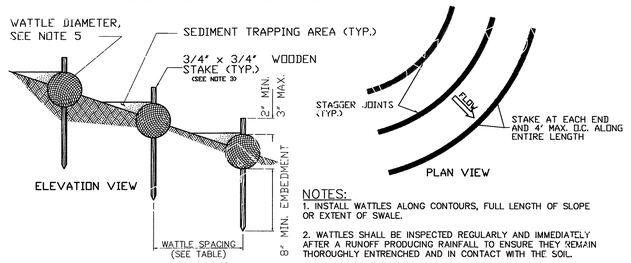
9. The Concrete Washout Area shall be repaired and/or enlarged as necessary to maintain capacity for wasted concrete.

10. At the end of Construction, all concrete shall be removed from the site and legally disposed of at an approved waste site.

11. Sediment basins shall be installed before any land disturbance takes place in the drainage area. The area under the embankment shall be cleared, grubbed, and stripped of all vegetation and root mat. Sediment shall be removed when it has accumulated to one half of the wet storage volume of the basin and disposed of at an approved location as directed by authorized Weld County personnel.

12. All sediment shall be removed upon initial acceptance from temporary sediment basins and storm sewer facilities, i.e., pipes, outlets and inlets. This sediment shall not be flushed off-site, but shall be captured on-site and disposed of at an approved location as directed by authorized Weld County personnel.

SLOPE AND SWALE PROTECTION



WATTLE SPACING TABLE	
SLOPE TYPE	MAXIMUM SPACING
ALL SWALES	100 FEET
4:1 SLOPE OR >	40 FEET

NOTES:
1. INSTALL WATTLES ALONG CONTOURS, FULL LENGTH OF SLOPE OR EXTENT OF SWALE.
2. WATTLES SHALL BE INSPECTED REGULARLY AND IMMEDIATELY AFTER A RUNOFF PRODUCING RAINFALL TO ENSURE THEY REMAIN THOROUGHLY ENTRENCHED AND IN CONTACT WITH THE SOIL.
3. LIVE STAKES MAY BE USED FOR PERMANENT INSTALLATIONS.
4. INSTALL WATTLES SNUGLY INTO THE TRENCH (4"DEEP). ABUT ADJACENT WATTLES TIGHTLY, END TO END, WITHOUT OVERLAPPING THE ENDS.
5. WATTLES TO BE 9" MIN DIAMETER FOR SLOPES, 12" MIN DIAMETER FOR SWALES.

STORMWATER MANAGEMENT PLAN (SWMP) CONTINUED

PERMANENT STABILIZATION MEASURES:
RIPRAP FOR STORM DRAIN OUTFALLS AND ROCK CHECK DAMS WILL BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN AND WILL NOT BE REMOVED. PERMANENT LANDSCAPING WILL INCLUDE SEEDING AND OTHER VEGETATIVE COVER TO OPEN AREAS. NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON-IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER.

MATERIALS AND SPILL PREVENTION:
THE CONTRACTOR WILL STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN CONFINED AREAS ON SITE FROM WHICH RUNOFF WILL BE CONTAINED AND FILTERED. MATERIALS WILL BE STORED OFF THE GROUND AND PROTECTED FROM THE WEATHER BY A COVER OR STORED IN A CONTAINER SUCH AS A VAN OR TRAILER. AN EARTHEN DIKE WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE FUEL STORAGE AREA TO PREVENT MATERIALS FROM CONTACT WITH SURFACE RUNOFF. EQUIPMENT MAINTENANCE WILL BE PERFORMED IN A DESIGNATED AREA AND STANDARD MAINTENANCE PROCEDURES, SUCH AS THE USE OF DRIP PANS, WILL BE USED TO CONTAIN PETROLEUM PRODUCTS.

INSPECTION AND MAINTENANCE:
THE EROSION CONTROL MEASURES WILL BE INSPECTED DAILY DURING CONSTRUCTION BY THE CONTRACTOR AND AFTER EACH RAIN EVENT. ALL INSPECTIONS SHALL BE DOCUMENTED AND SHALL INCLUDE THE DATE OF INSPECTION, ANY INCIDENCE OF NON-COMPLIANCE, SIGNED CERTIFICATION THAT THE SITE IS IN COMPLIANCE, AND ANY NOTES, DRAWINGS, MAPS, ETC. PERTAINING TO REPAIRS. COPIES OF ALL DOCUMENTATION SHALL BE DISTRIBUTED TO MUNICIPALITIES AND OWNER ON A REGULAR BASIS AS SPECIFIED BY OWNER. SILT FENCE AND STRAW BALE BARRIERS WILL BE CHECKED FOR UNDERMINING AND BYPASS AND REPAIRED OR EXPANDED AS NEEDED. SEDIMENT SHOULD BE REMOVED FROM INLET FILTERS AND SILT FENCING BEFORE ONE HALF OF THE DESIGN DEPTH HAS BEEN FILLED. SEDIMENTS DEPOSITED IN THE PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY. THE TEMPORARY VEGETATION OF BARE SOILS WILL BE CHECKED REGULARLY AND AREAS WHERE IT IS LOST OR DAMAGED WILL BE RESEEDED. AT MINIMUM THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS EVERY 14 DAYS AND AFTER SIGNIFICANT PRECIPITATION OR SNOWMELT EVENTS. INSTALLATIONS AND MODIFICATIONS AS REQUIRED BY WELD COUNTY PERSONNEL, WILL BE IMPLEMENTED WITHIN 48 HOURS OF NOTIFICATION. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.

FINAL STABILIZATION AND LONG-TERM STORMWATER QUALITY:
FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OR PRE-DISTURBANCE LEVELS OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. FINAL STABILIZATION WILL BE ACHIEVED USING SOD, NATIVE SEEDING, PERMANENT BMPS, AND OTHER METHODS. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL STABILIZATION REGARDLESS OF ACCEPTANCE BY OWNER OF THE CONTRACTOR ITEM.

STORMWATER MANAGEMENT PLAN (SWMP)

THIS STORMWATER MANAGEMENT PLAN IS TO BE REFINED AND MAINTAINED ONSITE INCLUDING FINAL LANDSCAPING PLANS AND ANY OTHER EROSION CONTROL DOCUMENTATION. A SWMP ADMINISTRATOR WILL BE DESIGNATED BY THE CONTRACTOR AND IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THIS SWMP. THE SWMP ADMINISTRATOR IS THE CONTACT FOR ALL SWMP-RELATED ISSUES AND IS RESPONSIBLE FOR ITS ACCURACY, COMPLETENESS, AND IMPLEMENTATION. THE FOLLOWING HAS BEEN DESIGNATED AS THE SWMP ADMINISTRATOR FOR THIS PROJECT:

NAME: _____
CONTACT INFO: _____

THIS SITE IS LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO. THE PROPOSED PROJECT CONSISTS OF UTILITY SERVICE CONNECTIONS, OVERLOT GRADING, BUILDING CONSTRUCTION, ENTRANCE DRIVES AND UTILITY INFRASTRUCTURE CONSTRUCTION IN WELD COUNTY, COLORADO. THE TOTAL SITE IS 61.454 ACRES, WITH THE DEVELOPED SITE BEING 36.372 ACRES AND THE UNDEVELOPED SITE BEING 25.082 ACRES. NO AREAS GREATER THAN 14 ACRES SHALL BE DISTURBED AT ANY GIVEN TIME. NO CONSTRUCTION ACTIVITIES SHALL OCCUR OFFSITE OR OUTSIDE OF THE CONSTRUCTION LIMITS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE SEQUENCE OF CONSTRUCTION STARTS IS AS FOLLOWS:

PHASE 1	ESTIMATED	ACTUAL
CONSTRUCTION START	MO___, YR___	_____
ROAD AND OVERLOT GRADING	MO___, YR___	_____
UTILITY CONSTRUCTION	MO___, YR___	_____
DRIVE SURFACE	MO___, YR___	_____
SITE RESTORATION	MO___, YR___	_____

PHASE 2	ESTIMATED	ACTUAL
CONSTRUCTION START	MO___, YR___	_____
ROAD AND OVERLOT GRADING	MO___, YR___	_____
UTILITY CONSTRUCTION	MO___, YR___	_____
DRIVE SURFACE	MO___, YR___	_____
SITE RESTORATION	MO___, YR___	_____

PHASE 3	ESTIMATED	ACTUAL
CONSTRUCTION START	MO___, YR___	_____
ROAD AND OVERLOT GRADING	MO___, YR___	_____
UTILITY CONSTRUCTION	MO___, YR___	_____
DRIVE SURFACE	MO___, YR___	_____
SITE RESTORATION	MO___, YR___	_____

PHASE 4	ESTIMATED	ACTUAL
CONSTRUCTION START	MO___, YR___	_____
ROAD AND OVERLOT GRADING	MO___, YR___	_____
UTILITY CONSTRUCTION	MO___, YR___	_____
DRIVE SURFACE	MO___, YR___	_____
SITE RESTORATION	MO___, YR___	_____

PHASE 5	ESTIMATED	ACTUAL
CONSTRUCTION START	MO___, YR___	_____
ROAD AND OVERLOT GRADING	MO___, YR___	_____
UTILITY CONSTRUCTION	MO___, YR___	_____
DRIVE SURFACE	MO___, YR___	_____
SITE RESTORATION	MO___, YR___	_____

THE EXISTING SITE CONSISTS OF NATIVE GRASSLAND, VEGETATION, AND OPEN RANGE. OTHER POTENTIAL POLLUTION SOURCES SUCH AS VEHICLE FUELING, STORAGE OF FERTILIZER OR CHEMICALS, VEHICLE WASHING, LOADING/UNLOADING AREAS ARE LOCATED WITHIN THE CONSTRUCTION AREAS.

BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT
NON STRUCTURAL BMPS WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPS WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPS WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY AVERT PROBLEMS BEFORE THEY OCCUR AND REDUCE THE NEED FOR STRUCTURAL BMPS. NON STRUCTURAL BMPS WILL CONSIST PRIMARILY OF PRESERVATION OF EXISTING MATURE VEGETATION AND TREES, PLANNING AND SCHEDULING CONSTRUCTION ACTIVITIES AIMED AT ACHIEVING THE GOAL OF MINIMIZING EROSION. FURTHERMORE, CONSTRUCTION PERSONNEL WILL BE INSTRUCTED AND SUPERVISED IN CONSTRUCTION METHODS CONSISTENT WITH EROSION PREVENTION PRACTICES.

PLANNED STRUCTURAL BMPS FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN. IMPLEMENTING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

APPLICATION OF THESE BMPS FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-DEVELOPMENT STORMWATER MANAGEMENT IS PROVIDED THROUGH VEGETATED LANDSCAPED AREAS, GRASSED SWALES AND RIPRAP PROTECTION.

VEHICLE TRACKING CONTROL (VTC):
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED AT WELD COUNTY ROAD 12. THE CONSTRUCTION ACCESS AND PARKING WILL BE GRADED AND COVERED WITH A CRUSHED STONE BASE COURSE DURING CONSTRUCTION. THE VEHICLE TRACKING CONTROL WILL BE RELOCATED WITH THE CONSTRUCTION ACCESS AS NECESSARY.

SILT FENCING (SF):
SILT FENCING SHALL BE INSTALLED WITH RESPECT TO PROPOSED DRAINAGE PATTERNS. SILT FENCE SHALL BE CONSTRUCTED ALONG THE BOUNDARY OF THE DISTURBED AREA AND ALONG ANY DRAINAGE AREAS SUBJECT TO EROSION. THE FENCE SHALL BE INSTALLED AT THE DOWNHILL SIDE OF THE EXISTING SLOPES ACROSS THE SITE AND AT ALL POINT DISCHARGE AREAS WHETHER SHOWN OR NOT. SILT FENCE SHALL BE MAINTAINED AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. THE TEMPORARY SILT FENCE WILL REMAIN UNTIL THE STORM SEWER STRUCTURES ARE COMPLETED AND GROUND COVER IS EFFECTIVE.

OUTLET PROTECTION (OP):
THE STORM SEWER OUTLETS WILL BE PROTECTED WITH RIPRAP. PLACING RIPRAP AT PIPE OUTFALLS REDUCES EXIT VELOCITIES AND REDUCES SCOUR. THIS RIPRAP WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

OVERLOT GRADING:
ALL OPEN AREAS WILL BE TREATED WITHIN 14 DAYS OF COMPLETION OF THE OVERLOT GRADING. ALL OVERLOT GRADING IN THE NON-IRRIGATED AREAS WILL HAVE THE SURFACE ROUGHENED AND WILL BE PERMANENTLY LANDSCAPED OR TEMPORARILY SEEDED UNTIL THE PLANNED INSTALLATIONS ARE COMPLETED. AT THE COMPLETION OF THE MASS GRADING, ALL EXPOSED SOIL AREAS WILL HAVE THE SURFACE ROUGHENED AND PLANTED WITH A REVEGETATION SEED MIX. VEGETATION IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR UNTIL AREAS ARE PERMANENTLY LANDSCAPED. ALTERNATELY, ROUGH-CUT DRIVEWAYS OR PROPOSED PAVED AREAS CAN BE COVERED WITH A LAYER OF AGGREGATE, ROAD BASE OR ASPHALT PAVING.

DUST CONTROL MEASURES:
DISTURBED AREAS NOT YET READY TO BE SEEDED, LANDSCAPES, PAVED, OR OTHERWISE STABILIZED SHALL BE WATERED, OR RIPPED AS NECESSARY TO PRECLUDE VISIBLE DUST EMISSIONS.

ITEMS ARE SCHEDULED TO BE IMPLEMENTED ACCORDING TO THE CONSTRUCTION SCHEDULE. AS WORK PROCEEDS, IMPLEMENTATION OF INDIVIDUAL BMPS IS TO COINCIDE WITH THE CONSTRUCTION THEREBY MINIMIZING THE EXPOSURE OF UNPROTECTED AREAS. THE SILT FENCE, INLET PROTECTION (FOR EXISTING INLETS), AND GRAVELING OF THE CONSTRUCTION ENTRANCE WILL BE PERFORMED WHEN THE GRADING BEGINS. THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. THE RIPRAP PROTECTION WILL BE INSTALLED AS THE STORM SEWER OUTFALLS OR CULVERTS ARE CONSTRUCTED. THE STRUCTURAL BMPS THAT DO NOT BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN ARE TO BE REMOVED, AS THE PAVING, LANDSCAPING, AND OTHER PERMANENT GROUNDCOVER INSTALLATIONS ARE COMPLETED. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH AT THE TIME OF GRADING. THE GRAVELING IS TO BE MAINTAINED AND EXTENDED CONSTRUCTION PROGRESSES ESPECIALLY AROUND THE BUILDING SITE. THE STRUCTURAL BMPS ARE TO BE REMOVED, AS THE PERMANENT LANDSCAPING INSTALLATIONS ARE COMPLETED.

THE EROSION AND SEDIMENT CONTROL PLAN MAY BE MODIFIED BY OWNER'S ENGINEER, COUNTY ENGINEERING INSPECTORS, MUNICIPALITY, OR ITS AUTHORIZED REPRESENTATIVE AS FIELD CONDITIONS WARRANT.

STORMWATER DETENTION AND WATER QUALITY:
THE PROPOSED DETENTION POND IS TO BE USED AS A SEDIMENTATION POND DURING CONSTRUCTION, ALL SILTS ARE TO BE REMOVED FROM THE DETENTION POND AT THE END OF EACH PHASE OF CONSTRUCTION.

TEMPORARY SEEDING AND MULCHING:
ALL SEEDS FURNISHED SHALL BE FREE FROM NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, COURSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KUAPWEED, AND LEAFY SPURGE. THE FORMULA USED FOR DETERMINING THE QUALITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS). SEEDING RECOMMENDATIONS ARE PROVIDED BELOW, BUT MAY BE MODIFIED WITH THE OWNER'S APPROVAL TO MAKE THE BEST USE OF EXISTING CLEARINGS AND GRUBBINGS:

SPECIES	COMMON NAME	VARIETY	LBS/ACRE
AGROPYRON SMITHI	WESTERN WHEATGRASS	ARRIBA	8.0
ARRHENATHERUM ELATES	TALL OATGRASS		3.0
LOLIUM PERENNE	PERENNIAL RYEGRASS	PENNFINE	2.0

ALL SEEDS SHALL BE DRILLED NOT HYDROSEEDED. ALL DISTURBED AREAS SHALL BE SEEDED AND CRIMP MULCHED IF PERMANENT VEGETATION IS NOT IMMEDIATELY INSTALLED. AFTER SEEDING HAS BEEN COMPLETED, A RATE OF 4,000 LBS. OF STRAW PER ACRE SHALL BE APPLIED UNIFORMLY, CRIMPED IN WITH A CRIMPER OR OTHER APPROVED EQUIPMENT OR OTHERWISE ATTACHED. A TACKIFIER OR JUTE NETTING TO ATTACH MULCH MAY BE USED WITH THE OWNER'S APPROVAL. THE SEEDED AREA SHALL BE CRIMPED MULCHED AND THE MULCH ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING. AREAS NOT MULCHED AND ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING MUST BE RESEEDED WITH THE SPECIFIED MIX AT THE CONTRACTOR'S EXPENSE, PRIOR TO MULCHING AND ATTACHING. ON STEEP SLOPES OR OTHER SPECIFIED AREAS AS SHOWN ON THE PLANTING PLAN, WHICH ARE DIFFICULT TO MULCH AND ATTACH BY CONVENTIONAL METHOD, BURLAP OR OTHER BLANKETING MATERIALS PROPERLY ANCHORED AND SECURED MAY BE USED WHEN APPROVED BY WELD COUNTY PERSONNEL.

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RV STORAGE FACILITY
SITE DEVELOPMENT PLAN
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PROJECT: RV STORAGE FACILITY SITE DEVELOPMENT

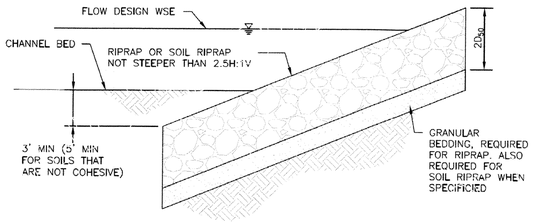
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2018	24 x 36
DRAWN BY: TLK	SCALE: AS NOTED

SHEET NO. 7

STORM WATER MANAGEMENT PLAN DETAILS

RV STORAGE FACILITY
SITE DEVELOPMENT PLAN
PORTFOLIO SAMPLE · CLIENT AND LOCATION INFORMATION REMOVED

(RIPRAP DETAILS)



RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D_{50}* (INCHES)
TYPE VL	70 – 100 50 – 70 35 – 50 2 – 10	12 9 6 2	6
TYPE L	70 – 100 50 – 70 35 – 50 2 – 10	15 12 9 3	9
TYPE M	70 – 100 50 – 70 35 – 50 2 – 10	21 18 12 4	12
TYPE H	70 – 100 50 – 70 35 – 50 2 – 10	30 24 18 6	18
*D_{50} = MEAN ROCK SIZE			

SOIL RIPRAP NOTES:

1. ELEVATION TOLERANCES FOR THE SOIL RIPRAP SHALL BE 0.10 FEET. THICKNESS OF SOIL RIPRAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 2–INCHES GREATER THAN THE THICKNESS SHOWN.
2. WHERE "SOIL RIPRAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP VOIDS ARE TO BE FILLED WITH NATIVE SOIL. THE RIPRAP SHALL BE PRE–MIXED WITH THE NATIVE SOIL AT THE FOLLOWING PROPORTIONS BY VOLUME: 65PERCENT RIPRAP AND 35 PERCENT SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15 PERCENT. THE SOIL RIPRAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE, INTERLOCKED LAYER OF RIPRAP WITH RIPRAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL; THE DENSITY AND INTERLOCKING NATURE OF RIPRAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITHOUT SOIL.
3. WHERE SPECIFIED (TYPICALLY AS "BURIED SOIL RIPRAP"), A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIPRAP ACCORDING TO THE THICKNESS SPECIFIED ON THE CONTRACT DRAWINGS. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
4. ALL SOIL RIPRAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.

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GRADATION FOR GRANULAR BEDDING		
U.S. STANDARD SIEVE SIZE	PERCENT PASSING BY WEIGHT	
	TYPE I CDOT SECT. 703.01	TYPE II CDOT SECT. 703.09 CLASS A
3 INCHES	–	90 – 100
1½ INCHES	–	–
¾ INCHES	–	20 – 90
⅜ INCHES	100	–
#4	95 – 100	0 – 20
#16	45 – 80	–
#50	10 – 30	–
#100	2 – 10	–
#200	0 – 2	0 – 3

RIPRAP BEDDING

THICKNESS REQUIREMENTS FOR GRANULAR BEDDING			
RIPRAP DESIGNATION	MINIMUM BEDDING THICKNESS (INCHES)		
	FINE–GRAINED SOILS [1]		COARSE–GRAINED SOILS [2]
	TYPE I (LOWER LAYER)	TYPE II (UPPER LAYER)	TYPE II
VL (D_{50} = 6 IN)	4	4	6
L (D_{50} = 9 IN)	4	4	6
M (D_{50} = 12 IN)	4	4	6
H (D_{50} = 18 IN)	4	6	8
VH (D_{50} = 24 IN)	4	6	8

NOTES:
1. MAY SUBSTITUTE ONE 12–INCH LAYER OF TYPE II BEDDING. THE SUBSTITUTION OF ONE LAYER OF TYPE II BEDDING SHALL NOT BE PERMITTED AT DROP STRUCTURES. THE USE OF A COMBINATION OF FILTER FABRIC AND TYPE II BEDDING AT DROP STRUCTURES IS ACCEPTABLE.
2. FIFTY PERCENT OR MORE BY WEIGHT RETAINED ON THE #40 SIEVE.

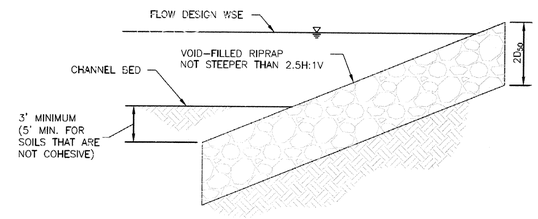


TABLE 1. MIX REQUIREMENTS FOR TYPE VL AND L VOID–FILLED RIPRAP (D_{50} = 6 TO 9 INCH)		
APPROPRIATE PROPORTIONS (BY VOLUME)	MATERIAL TYPE	MATERIAL DESCRIPTION
6 PARTS	RIPRAP	D_{50} = 6 INCH (TYPE VL) OR D_{50} = 9 INCH (TYPE L), SEE TABLE 3
1 PART	VOID–FILL MATERIAL	VTC (VEHICLE TRACKING CONTROL) ROCK (CRUSHED ROCK WITH 100% PASSING 4–INCH SIEVE, 50–70% PASSING 3–INCH SIEVE, 0–10% PASSING 2–INCH SIEVE)
1 PART	VOID–FILL MATERIAL	4–INCH MINUS PIT RUN SURGE (ROUND RIVER ROCK AND SAND, WELL GRADED, 90–100% PASSING 4–INCH SIEVE, 70–80% PASSING 1½–INCH SIEVE, 40–60% PASSING ⅜–INCH SIEVE, 10–30% PASSING #16 SIEVE)
1 PART	VOID–FILL MATERIAL	TYPE II BEDDING (CRUSHED ROCK WITH 100% PASSING 3–INCH SIEVE, 20–90% PASSING ¾–INCH SIEVE, 0–20% PASSING #4 SIEVE, 0–3% PASSING #200 SIEVE)
½ TO 1 PART	VOID–FILL MATERIAL	NATIVE TOPSOIL

VOID–FILLED RIPRAP PLACEMENT AND GRADATION

TABLE 2. MIX REQUIREMENTS FOR TYPE M AND H VOID–FILLED RIPRAP (D_{50} = 12 TO 18 INCH)		
APPROPRIATE PROPORTIONS (BY VOLUME)	MATERIAL TYPE	MATERIAL DESCRIPTION
6 PARTS	RIPRAP	D_{50} = 12–INCH (TYPE M) OR D_{50} = 18–INCH (TYPE H), SEE TABLE 3
2 PART	VOID–FILL MATERIAL	7–INCH MINUS CRUSHED ROCK SURGE (100% PASSING 7–INCH SIEVE, 80–100% PASSING 6–INCH SIEVE, 35–50% PASSING 3–INCH SIEVE, 10–20% PASSING 1½–INCH SIEVE)
1 PART	VOID–FILL MATERIAL	VTC (VEHICLE TRACKING CONTROL) ROCK (CRUSHED ROCK WITH 100% PASSING 4–INCH SIEVE, 50–70% PASSING 3–INCH SIEVE, 0–10% PASSING 2–INCH SIEVE)
1 PART	VOID–FILL MATERIAL	4–INCH MINUS PIT RUN SURGE (ROUND RIVER ROCK AND SAND, WELL GRADED, 90–100% PASSING 4–INCH SIEVE, 70–80% PASSING 1½–INCH SIEVE, 40–60% PASSING ⅜–INCH SIEVE, 10–30% PASSING #16 SIEVE)
1 PART	VOID–FILL MATERIAL	TYPE II BEDDING (CRUSHED ROCK WITH 100% PASSING 3–INCH SIEVE, 20–90% PASSING ¾–INCH SIEVE, 0–20% PASSING #4 SIEVE, 0–3% PASSING #200 SIEVE)
½ TO 1 PART	VOID–FILL MATERIAL	NATIVE TOPSOIL

TABLE 3. VOID–FILLED RIPRAP PLACEMENT AND GRADATION			
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D_{50}* (INCHES)
TYPE VL	70 – 100 50 – 70 35 – 50 2 – 10	12 9 6 2	6
TYPE L	70 – 100 50 – 70 35 – 50 2 – 10	15 12 9 3	9
TYPE M	70 – 100 50 – 70 35 – 50 2 – 10	21 18 12 4	12
TYPE H	70 – 100 50 – 70 35 – 50 2 – 10	30 24 18 6	18
*D_{50} = MEAN ROCK SIZE			

NOTE: MIX ON SITE AND PRIOR TO PLACEMENT

1. WHERE "VOID–FILLED RIPRAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP SHALL BE MIXED WITH THE MATERIALS AND ASSOCIATED PROPORTIONS LISTED IN TABLE 1 OR TABLE 2 TO FILL THE VOIDS OF THE RIPRAP.
2. THE MIX PROPORTIONS PROVIDED IN TABLE 1 AND TABLE 2 ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT BY THE ENGINEER.
3. THE RIPRAP AND VOID–FILLED MATERIALS SHALL BE STOCKPILED SEPERATELY AND THOROUGHLY MIXED PRIOR TO PLACEMENT AND SHALL BE INSTALLED AND COMPACTED SO THAT A DENSE, INTERLOCKED LAYER OF RIPRAP AND VOID–FILL MATERIAL IS PROVIDED WITH RIPRAP VOIDS COMPLETELY FILLED. THE LOOSE MATERIAL SHALL BE PLACED IN A SINGLE LIFT OF SUFFICIENT HEIGHT SUCH THAT FINAL GRADE WILL BE ACHIEVED UPON COMPACTED. IF THE COMPACTED MATERIAL IS BELOW FINAL GRADE, PLACEMENT OF ONLY THE SMALLER VOID–FILL MATERIALS TO ACHIEVE FINAL GRADE IS NOT PERMITTED. IN SUCH CASES IT IS NECESSARY TO ADD MORE STANDARD SIZED VOID–FILLED RIPRAP AND REMIX THE ENTIRE THICKNESS OF ROCK TO ACHIEVE THE DESIGN SECTION. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF THE VOID–FILL MATERIALS. THE DENSITY AND INTERLOCKING NATURE OF RIPRAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITHOUT FILLING THE VOIDS.
4. COMPACTION OF THE VOID–FILLED RIPRAP SHALL BE PERFORMED BY WHEEL ROLLING WITH HEAVY RUBBER–TIRED EQUIPMENT (E.G. FRONT END LOADER). THE MOISTURE CONTENT OF THE MIXTURE SHALL BE AT OPTIMUM CONDITIONS PRIOR TO COMPACTION AND WATER SHALL BE ADDED, AS NECESSARY, AT THE DIRECTION OF THE ENGINEER.
5. WHERE INDICATED ON THE DRAWINGS, A SURFACE LAYER OF MOIST TOPSOIL SHALL BE PLACED OVER THE VOID–FILLED RIPRAP. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
6. ALL VOID–FILLED RIPRAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.

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LOCATION WITHHELD

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PROJECT:
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SITE DEVELOPMENT

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TLK	AS NOTED

SHEET NO.
8
OF 9
RIPRAP DETAILS

RV STORAGE FACILITY
SITE DEVELOPMENT PLAN

PORTFOLIO SAMPLE · CLIENT AND LOCATION INFORMATION REMOVED

(LANDSCAPING PLAN)

1–2" – 3" Caliper size – Min. 2 stakes – one on N.W. side , one on S.W. side.
3" caliper size and larger – 3 stakes per diagram

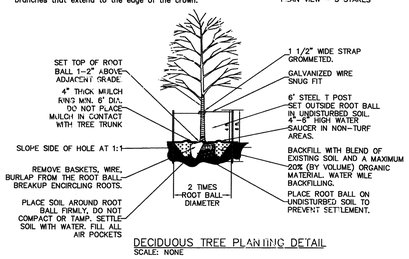
Wire or cable shall be min. 12 gauge. Tighten wire or cable only enough to keep from slipping. Allow for some trunk movement. Nylon straps shall be long enough to accommodate 1–2" of growth and buffer all branches from wire.

WRAPING NOTES:
Wrap trees in fall, to remain wrapped for winter months only.
Wrap with breathable fabric tree wrap applied from trunk flare to first branch. Wrap from the bottom up with sufficient overlap to cover all bark.
Secure with biodegradable plastic wrap or masking tape.

PRUNING NOTES:
Do not heavily prune the tree at planting. Prune only crossover limbs, broken branches and co-dominant leaders. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds or buds of branches that extend to the edge of the crown.



PLAN VIEW – 3 STAKES



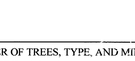
DECIDUOUS TREE PLANTING DETAIL
SCALE: NONE

STAKING NOTES:
Stake trees per following schedule, then remove at end of first growing season as follows:

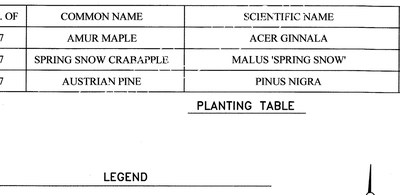
Coniferous trees will be Austrian Pine (Pinus Nigra) which will be a minimum of 6' tall.

1–2" – 3" Caliper size – Min. 2 stakes – one on N.W. side, one on S.W. side.
3" caliper size and larger – 3 stakes per diagram

Wire or cable shall be min. 12 gauge. Tighten wire or cable only enough to keep from slipping. Allow for some trunk movement. Nylon straps shall be long enough to accommodate 1–2" of growth and buffer all branches from wire.



PLAN VIEW – 3 STAKES

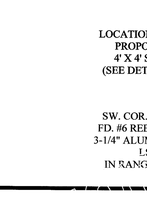


CONIFEROUS TREE PLANTING DETAIL
SCALE: NONE

Trees will be watered by truck until a tap can be obtained from Central Weld County Water District. A drip irrigation line will be placed adjacent to the trees adjacent to the metal fence when a tap is obtained.

NUMBER OF TREES, TYPE, AND MINIMUM SIZE			
NO. OF	COMMON NAME	SCIENTIFIC NAME	MINIMUM SIZE
7	AMUR MAPLE	ACER GINNALA	2 ½" CALIPER
7	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2 ½" CALIPER
7	AUSTRIAN PINE	PINUS NIGRA	6' TALL

PLANTING TABLE



LIGHT POLE DETAIL
N.T.S.

LEGEND

- = SECTION CORNER AS DESCRIBED
- = QUARTER CORNER AS DESCRIBED
- = CENTER CORNER AS DESCRIBED
- = PROPOSED CONIFEROUS TREE
- = PROPOSED DECIDUOUS TREE
- = PROPOSED LIGHT POLE
- = POWER POLE
- TE = PROPOSED TRASH ENCLOSURE
- = FENCE LINE
- = PROPOSED 7' SHEET METAL FENCE
- OHE = OVERHEAD ELECTRIC LINE
- GAS = GAS LINE
- H2O = WATER LINE
- = FLOOD PLAIN BOUNDARY
- = ROW
- = SECTION LINE
- = PROPOSED LANDSCAPING
- = PROPOSED RIPRAP

0' 100' 200' 300'
SCALE 1"=100'

LINEAL UNITS STATEMENT
All lineal distances are measured in feet and decimal feet units.

LAND USE AREA FOR PROPERTY		% OF TOTAL AREA
LANDSCAPING	1,990,170 +/– SQ. FT.	74.3
PACKED GRAVEL	686,780 +/– SQ. FT.	25.7
TOTAL AREA	2,676,950 +/– SQ. FT.	

BURIED RIPRAP AREAS INCLUDED IN LANDSCAPING TOTAL

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LANDSCAPING PLAN