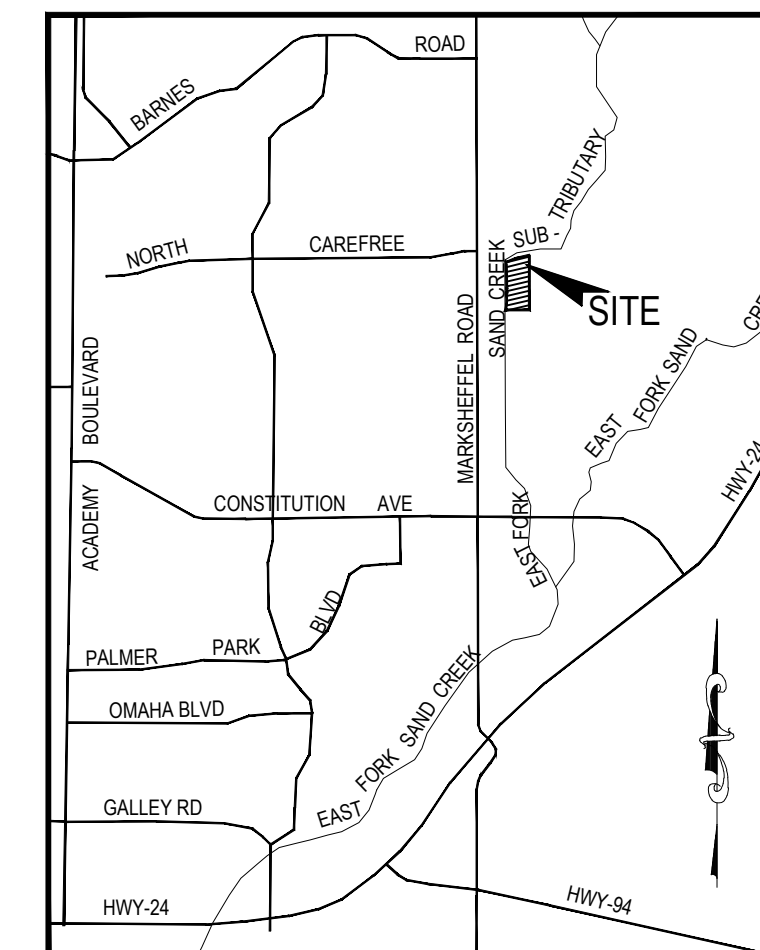


DWIRE YARD - GRADING AND EROSION CONTROL PLAN

EL PASO COUNTY, STATE OF COLORADO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,



VICINITY MAP
N.T.S.

DESIGN ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.




1-26-21

VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

NAME:  DATE: 2-1-21

DL Holdings, LLC
BUSINESS NAME:
6799 Bismark Rd. Suite A Colorado Springs, CO 80918
ADDRESS:

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR DATE

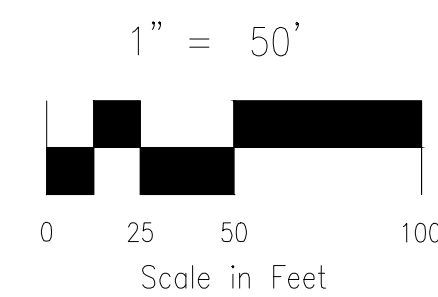
LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32, AND 33 BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED "PLS 38256", FROM WHICH A YELLOW PLASTIC CAP STAMPED "PLS 37909", BEARS N89°58'59"E, A DISTANCE OF 861.03 FEET.

COMMENCING AT THE AFORESAID YELLOW PLASTIC CAP;
THENCE N09°06'45"E A DISTANCE OF 145.85 FEET;
THENCE N00°59'19"E A DISTANCE OF 325.07 FEET;
THENCE N10°07'15"W A DISTANCE OF 804.53 FEET TO THE SOUTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD AS RECORDED UNDER RECEPTION NO. 215057836 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE 649.44 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT ON SAID SOUTHERLY LINE, SAID CURVE HAVING A RADIUS OF 1795.32 FEET, AND A CENTRAL ANGLE OF 20°43'34" (THE CHORD OF WHICH BEARS N75°36'49"E, 645.91 FEET);
THENCE S00°13'52"W A DISTANCE OF 1455.11 FEET TO THE AFORESAID SOUTH LINE OF SECTION 28;
THENCE N89°57'07"W ALONG SAID SOUTH LINE A DISTANCE OF 626.77 FEET TO THE POINT OF BEGINNING;

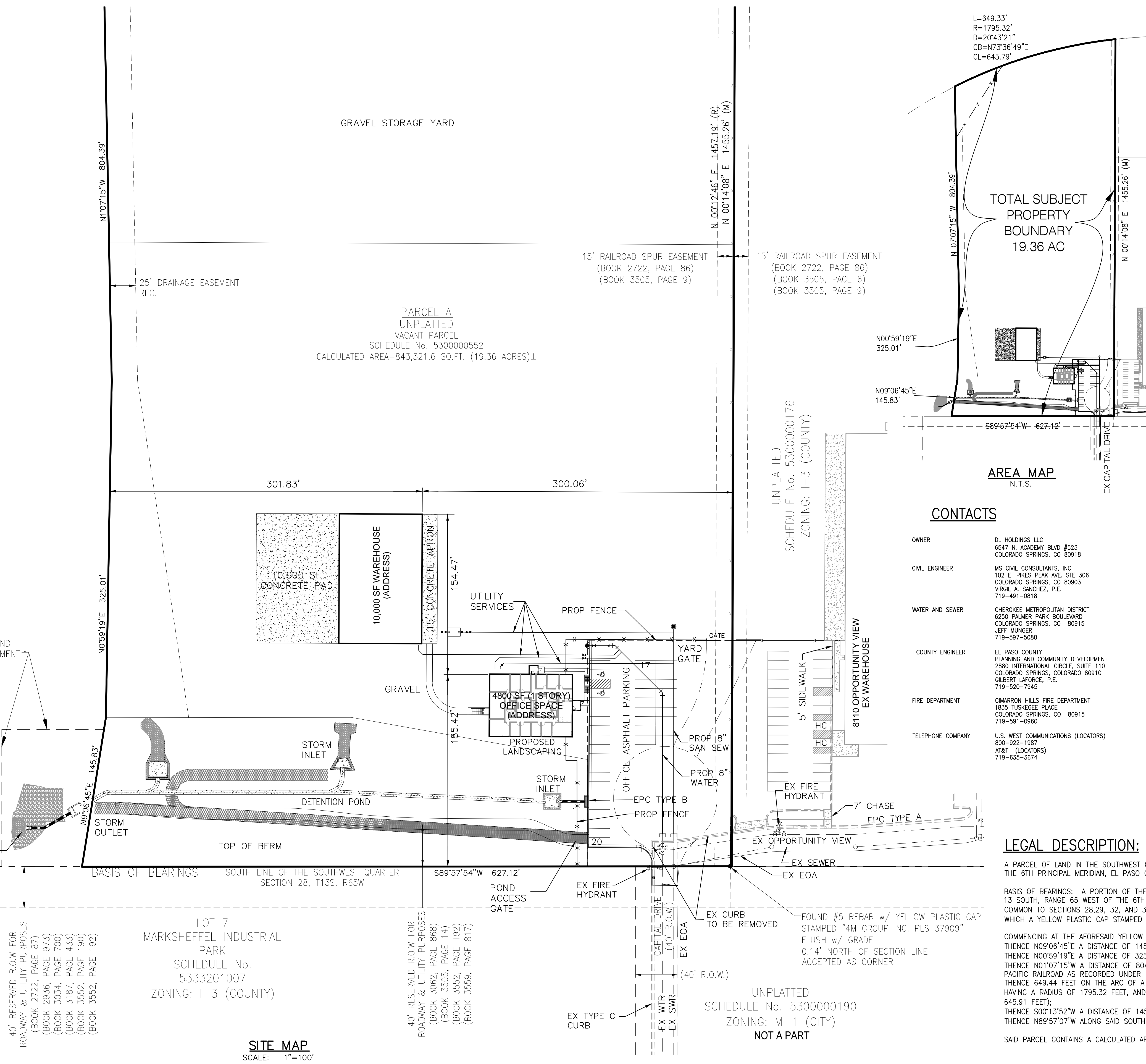
SAID PARCEL CONTAINS A CALCULATED AREA OF 843,414 S.F. (19.362 ACRES MORE OR LESS).



WEST LINE OF THE SOUTHWEST QUARTER SECTION 28, T13S, R65W

N 00°02'12" W 298.20' (R)

File: 0:\43117A-Dwire Yard\DWYard.dwg Plot: DWYard-CONVE.dwg Plotstamp: 1/26/2021 6:33 PM



SITE MAP
SCALE: 1"=100'

AREA MAP

CONTACTS

- OWNER: DL HOLDINGS LLC, 6547 N. ACADEMY BLVD #523, COLORADO SPRINGS, CO 80918
- CIVIL ENGINEER: MS CIVIL CONSULTANTS, INC., 102 E. PIKES PEAK AVE. STE 306, COLORADO SPRINGS, CO 80903
- WATER AND SEWER: CHEROKEE METROPOLITAN DISTRICT, 6250 PALMER PARK BOULEVARD, COLORADO SPRINGS, CO 80915
- COUNTY ENGINEER: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT, 2880 INTERNATIONAL CIRCLE, SUITE 110, COLORADO SPRINGS, COLORADO 80910
- FIRE DEPARTMENT: OMARRON HILLS FIRE DEPARTMENT, 1835 TUSCKEE PLACE, COLORADO SPRINGS, CO 80915
- TELEPHONE COMPANY: U.S. WEST COMMUNICATIONS (LOCATORS), 800-922-1987

DWIRE YARD		GRADING AND EROSION CONTROL PLAN													
PROJECT NO. 43-117	SCALE: HORIZONTAL: N/A	DATE: 1/26/2021	SHEET 1 OF 5												
DESIGNED BY: DM	DRAWN BY: JP	CHECKED BY: VAS	GR01												
102 E. PIKES PEAK AVE. SUITE 300, COLORADO SPRINGS, CO 80903, PHONE: 719.555.5485															
															
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.															
															
<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION													
CAUTION															

GRADING AND EROSION CONTROL NOTES:

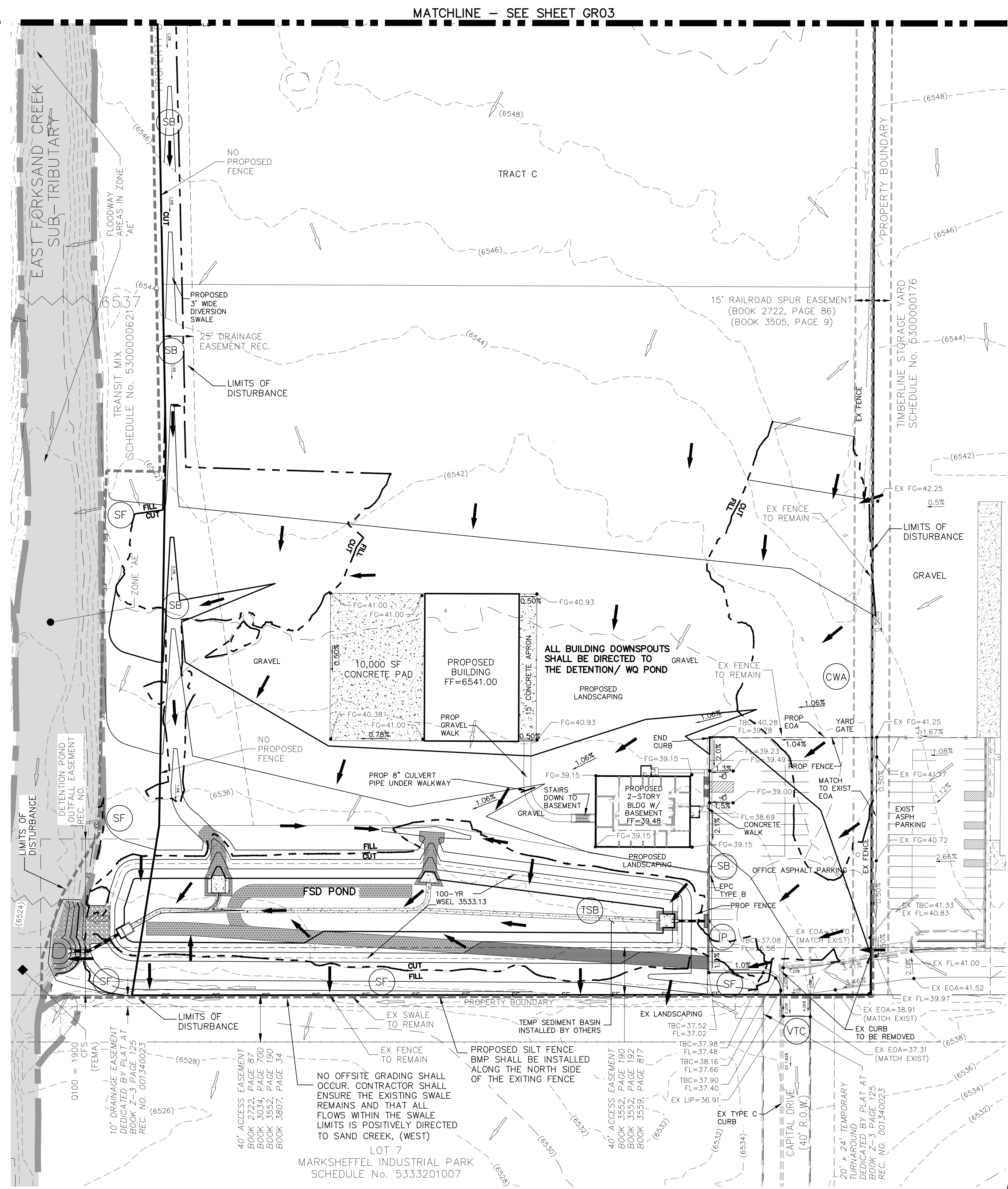
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SMWP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SMWP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SMWP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE EGM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG ENGINEERS, DATED MAY 3RD, 2019 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SMWP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

DWIRE STORAGE YARD

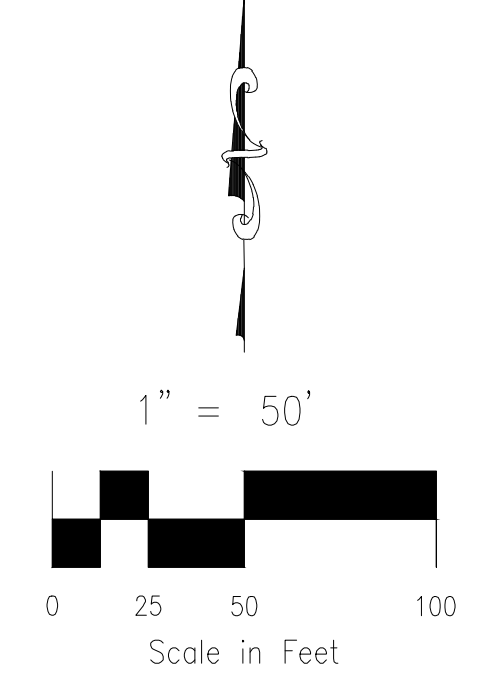
GRADING AND EROSION CONTROL PLAN

3520 CAPITAL DRIVE



LEGEND

EX MAJ CONT	EX MIN CONT	PROP MAJ CONT	PROP MIN CONT	LP	HP	EX	FL	TC	FG	FF	TOF
EX MAJ CONT	EX MIN CONT	PROP MAJ CONT	PROP MIN CONT	LOW POINT	HIGH POINT	EXISTING FLOWLINE	TOP OF CURB	FINISH GRADE	FINISH FLOOR	TOP OF FOOTING	PROPOSED FLOW
EXISTING FLOW	EXISTING FLOW	EXISTING FLOW	EXISTING FLOW	EXISTING FLOW	EXISTING FLOW	EXISTING FLOW	EXISTING FLOW	EXISTING FLOW	EXISTING FLOW	EXISTING FLOW	EXISTING FLOW
SF	SF	SF	SF	SILT FENCE	SILT FENCE	SILT FENCE	SILT FENCE	SILT FENCE	SILT FENCE	SILT FENCE	SILT FENCE
SF	SF	SF	SF	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL
VTC	VTC	VTC	VTC	VEHICLE TRACKING CONTROL	VEHICLE TRACKING CONTROL	VEHICLE TRACKING CONTROL	VEHICLE TRACKING CONTROL	VEHICLE TRACKING CONTROL	VEHICLE TRACKING CONTROL	VEHICLE TRACKING CONTROL	VEHICLE TRACKING CONTROL
VTC	VTC	VTC	VTC	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL
CWA	CWA	CWA	CWA	CONCRETE WASH-OUT BASIN	CONCRETE WASH-OUT BASIN	CONCRETE WASH-OUT BASIN	CONCRETE WASH-OUT BASIN	CONCRETE WASH-OUT BASIN	CONCRETE WASH-OUT BASIN	CONCRETE WASH-OUT BASIN	CONCRETE WASH-OUT BASIN
CWA	CWA	CWA	CWA	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL
SB	SB	SB	SB	STRAW BALE	STRAW BALE	STRAW BALE	STRAW BALE	STRAW BALE	STRAW BALE	STRAW BALE	STRAW BALE
SB	SB	SB	SB	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL
IP	IP	IP	IP	INLET PROTECTION	INLET PROTECTION	INLET PROTECTION	INLET PROTECTION	INLET PROTECTION	INLET PROTECTION	INLET PROTECTION	INLET PROTECTION
IP	IP	IP	IP	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL	INITIAL, INTERIM, FINAL
TSB	TSB	TSB	TSB	TEMP SEDIMENT POND	TEMP SEDIMENT POND	TEMP SEDIMENT POND	TEMP SEDIMENT POND	TEMP SEDIMENT POND	TEMP SEDIMENT POND	TEMP SEDIMENT POND	TEMP SEDIMENT POND
TSB	TSB	TSB	TSB	INITIAL, INTERIM	INITIAL, INTERIM	INITIAL, INTERIM	INITIAL, INTERIM	INITIAL, INTERIM	INITIAL, INTERIM	INITIAL, INTERIM	INITIAL, INTERIM



MATCHLINE - SEE SHEET GR03

ADDITIONAL NOTES:
STAGING, STORAGE AND STOCKPILE AREAS TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.

THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.

CONSTRUCTION NOTES:
NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS GRADING PLAN.

NO CONCRETE OR ASPHALT BATCH PLANTS WILL BE USED ONSITE.

DWIRE STORAGE YARD

GRADING AND EROSION CONTROL PLAN

PROJECT NO. 43-117 DATE: 01/25/2021 SHEET 2 OF 5 GR02

SCALE: HORIZONTAL: 1" = 40' VERTICAL: N/A

DESIGNED BY: DLM DRAWN BY: JIP CHECKED BY: VAS

102 E. PINE PEAKS AVE. SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF MARKS SHEFFEL CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER
NO. 37160
EXPIRES 12-28-21

REVISIONS:

NO.	DATE	DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

EL PASO COUNTY FILE NO. MS 20-002

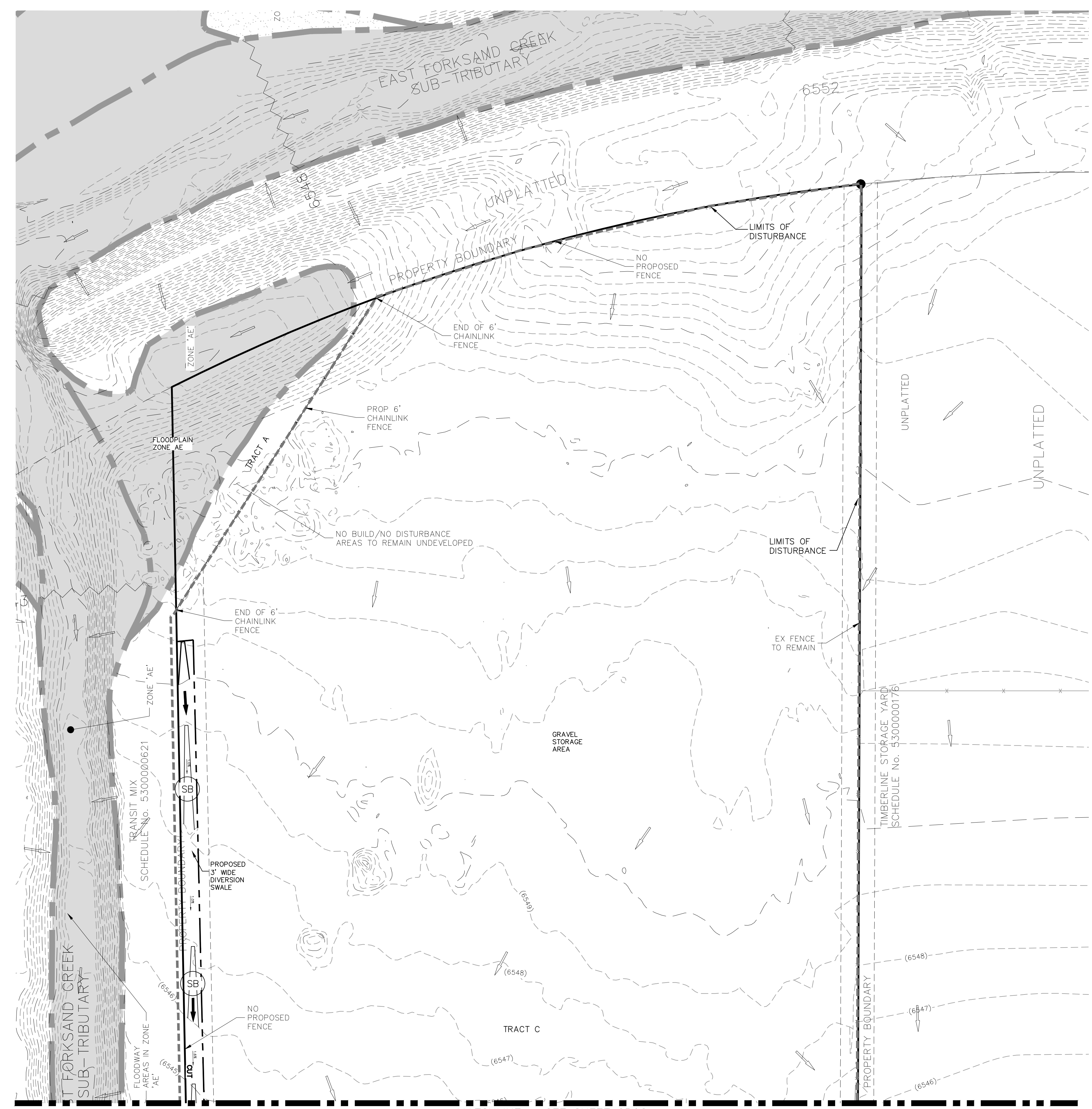
CAUTION

File: C:\3117A-Dwire Yard\DWire_Yard\DWire_Yard\Plan\GR02-04.dwg PlotStamp: 1/29/2021 2:54 PM

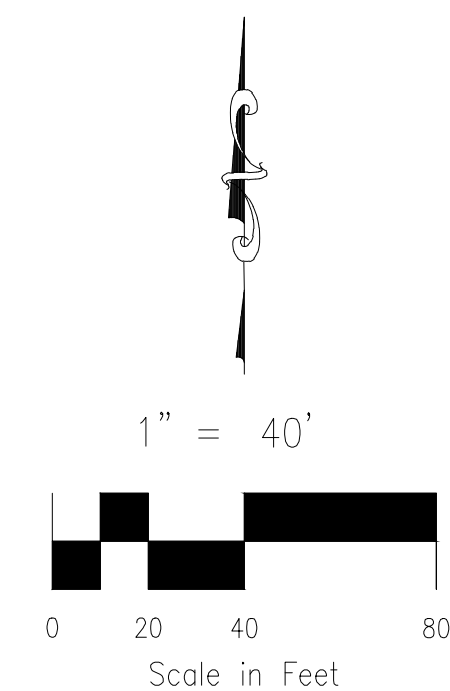
DWIRE STORAGE YARD

GRADING AND EROSION CONTROL PLAN

3520 CAPITAL DRIVE



MATCHLINE - SEE SHEET GR02



LEGEND

- LP LOW POINT
- HP HIGH POINT
- EX EXISTING FLOWLINE
- FL FLOWLINE
- TC TOP OF CURB
- FG FINISH GRADE
- FF FINISH FLOOR
- TOF TOP OF FOOTING
- PROPOSED FLOW
- EXISTING FLOW
- SF SILT FENCE INITIAL, INTERIM, FINAL
- VTC VEHICLE TRACKING CONTROL INITIAL, INTERIM, FINAL
- CWA CONCRETE WASH-OUT BASIN INITIAL, INTERIM, FINAL
- SB STRAW BALE INITIAL, INTERIM, FINAL
- IP INLET PROTECTION INITIAL, INTERIM, FINAL
- EX MAJ CONT EXISTING MAJOR CONTAMINATION
- EX MIN CONT EXISTING MINOR CONTAMINATION
- PROP MAJ CONT PROPOSED MAJOR CONTAMINATION
- PROP MIN CONT PROPOSED MINOR CONTAMINATION
- LIMITS OF DISTURBANCE
- NO PROPOSED FENCE
- END OF 6" CHAINLINK FENCE
- PROP 6" CHAINLINK FENCE
- NO BUILD/NO DISTURBANCE AREAS TO REMAIN UNDEVELOPED
- END OF 6" CHAINLINK FENCE
- EX FENCE TO REMAIN
- NO PROPOSED FENCE
- UNPLATTED
- UNPLATTED
- UNPLATTED

File: C:\3117A-Dwire Yard\Drawn\Drawn\DWYR02-04.dwg PlotStamp: 1/26/2021 6:16 PM

PROJECT NO. 43-117		SCALE: HORIZONTAL: 1" = 40' VERTICAL: N/A
DESIGNED BY: DLM	DRAWN BY: JIP	CHECKED BY: VAS
DATE: 01/25/2021		SHEET 3 OF 5
GRADING AND EROSION CONTROL PLAN		GR03

102 E. PINE PEAKS AVE. SUITE 500
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5865

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

VERGIL A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	DATE	DESCRIPTION	APPROVED BY	DATE

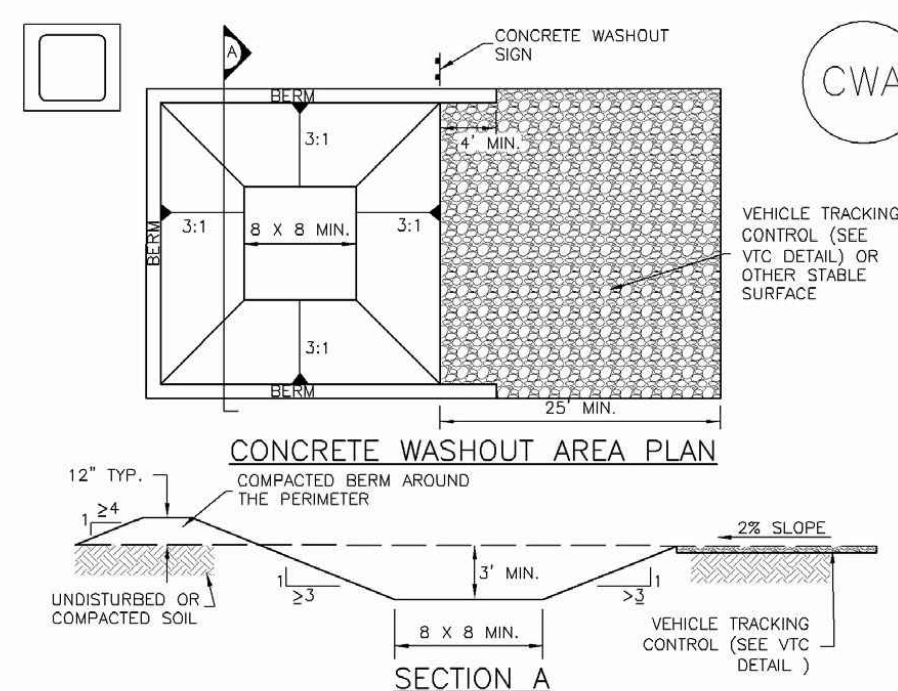
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

DWIRE STORAGE YARD

GRADING AND EROSION CONTROL PLAN

Concrete Washout Area (CWA) MM-1



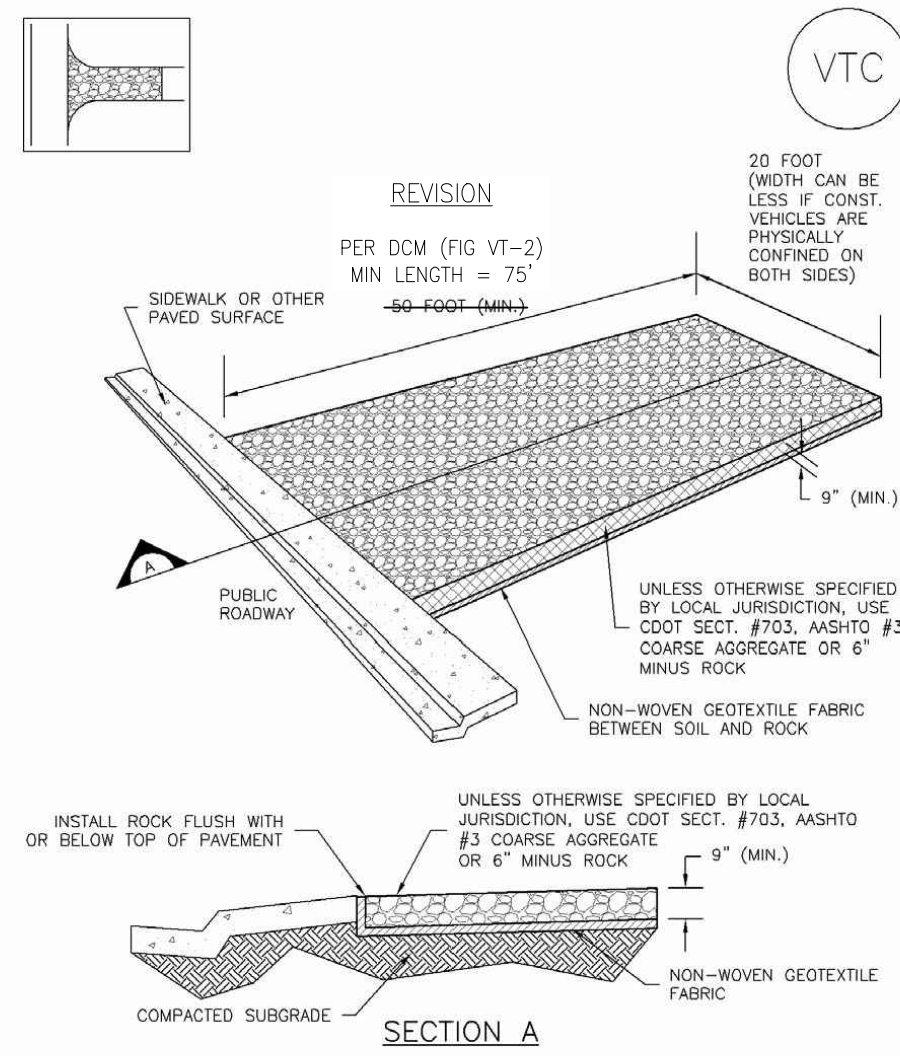
CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFESIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED 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% 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 TRIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

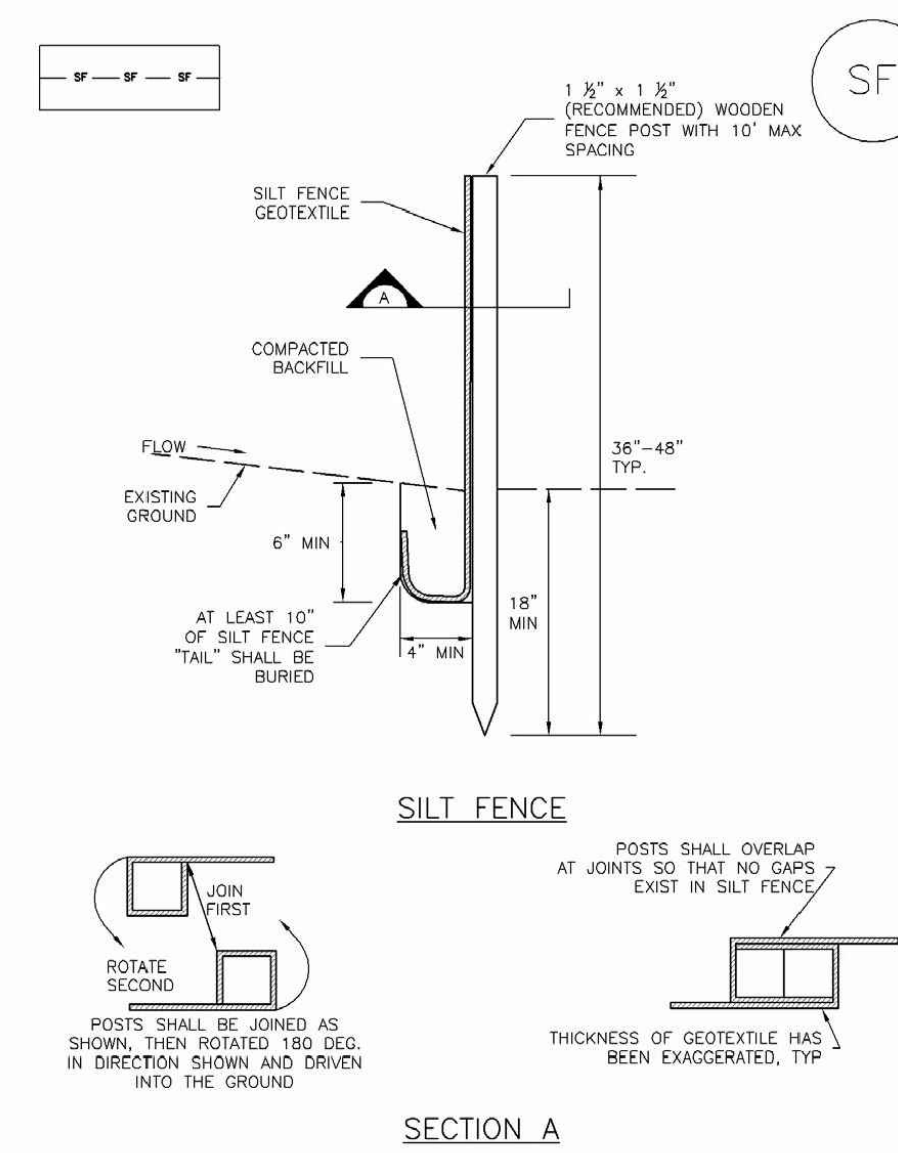
Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

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-3

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common Name	Botanical Name	Growth Season	Growth Form	Seeds/Pound	Pounds of PLS/acre
Alkali Soil Seed Mix					
Alkali sacaton	<i>Sporobolus airoides</i>	Cool	Bunch	1,750,000	0.25
Basin wildrye	<i>Elymus cinereus</i>	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	<i>Agropyron repens</i> 'Sodax'	Cool	Sod	170,000	2.5
Low tall wheatgrass	<i>Agropyron elongatum</i> 'Low'	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	<i>Agropyron smithii</i> 'Arriba'	Cool	Sod	110,000	5.5
Total					17.75
Fertile Loam Soil Seed Mix					
Ephraim crested wheatgrass	<i>Agropyron cristatum</i> 'Ephraim'	Cool	Sod	175,000	2.0
Dural hard fescue	<i>Festuca ovina</i> 'Auricularis'	Cool	Bunch	565,000	1.0
Lincoln smooth brome	<i>Bromus inermis</i> 'Leyss'	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	<i>Agropyron repens</i> 'Sodax'	Cool	Sod	170,000	2.5
Arriba western wheatgrass	<i>Agropyron smithii</i> 'Arriba'	Cool	Sod	110,000	7.0
Total					15.5
High Water Table Soil Seed Mix					
Meadow foxtail	<i>Alopecurus pratensis</i>	Cool	Sod	900,000	0.5
Redtop	<i>Agrostis alba</i>	Warm	Open sod	5,000,000	0.25
Reed canarygrass	<i>Phalaris arundinacea</i>	Cool	Sod	68,000	0.5
Lincoln smooth brome	<i>Bromus inermis</i> 'Leyss'	Cool	Sod	130,000	3.0
Pathfinder switchgrass	<i>Panicum virgatum</i> 'Pathfinder'	Warm	Sod	389,000	1.0
Alkali tall wheatgrass	<i>Agropyron elongatum</i> 'Alkal'	Cool	Bunch	79,000	5.5
Total					10.75
Transition Turf Seed Mix					
Reishess Canadian blugrass	<i>Poa compressa</i> 'Reishess'	Cool	Sod	2,500,000	0.5
Dural hard fescue	<i>Festuca ovina</i> 'Auricularis'	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	<i>Lolium perenne</i> 'Citation'	Cool	Sod	247,000	3.0
Lincoln smooth brome	<i>Bromus inermis</i> 'Leyss'	Cool	Sod	130,000	3.0
Total					7.5

TS/PS-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 June 2012

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

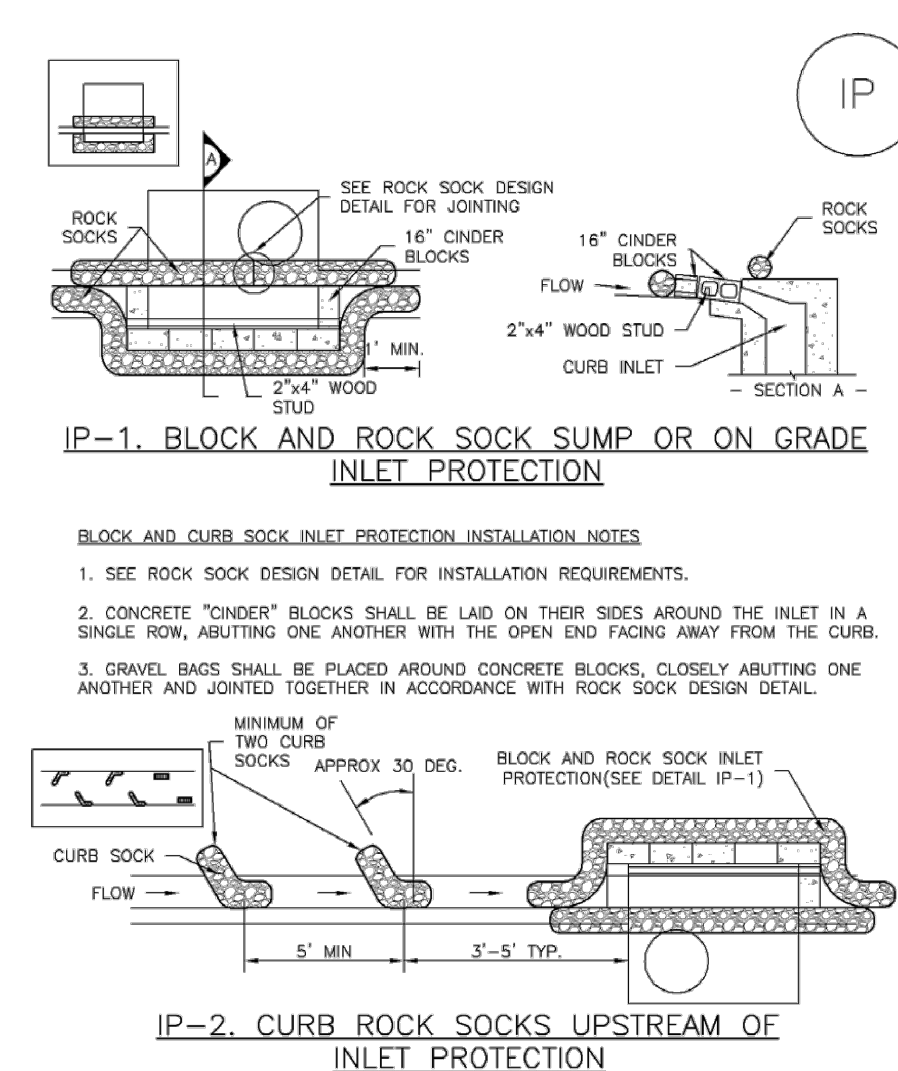
Common Name	Botanical Name	Growth Season	Growth Form	Seeds/Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	<i>Bouteloua gracilis</i>	Warm	Sod-forming bunchgrass	825,000	0.5
Campier little bluestem	<i>Schizachyrium scoparium</i> 'Campier'	Warm	Bunch	240,000	1.0
Fruite sandreed	<i>Calamovilfa longifolia</i>	Warm	Open sod	274,000	1.0
Sand dropseed	<i>Sporobolus vaginifolius</i>	Cool	Bunch	529,000	0.25
Vaughn sideots grama	<i>Bouteloua curtipendula</i> 'Vaughn'	Warm	Sod	191,000	2.0
Arriba western wheatgrass	<i>Agropyron smithii</i> 'Arriba'	Cool	Sod	110,000	5.5
Total					10.25
Heavy Clay, Rocky Foothill Seed Mix					
Ephraim crested wheatgrass	<i>Agropyron cristatum</i> 'Ephraim'	Cool	Sod	175,000	1.5
Oahu intermediate wheatgrass	<i>Agropyron intermedium</i> 'Oahu'	Cool	Sod	115,000	5.5
Vaughn sideots grama	<i>Bouteloua curtipendula</i> 'Vaughn'	Warm	Sod	191,000	2.0
Lincoln smooth brome	<i>Bromus inermis</i> 'Leyss'	Cool	Sod	130,000	3.0
Arriba western wheatgrass	<i>Agropyron smithii</i> 'Arriba'	Cool	Sod	110,000	5.5
Total					17.5

- All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.
- See Table TS/PS-3 for seeding dates.
- If site is to be irrigated, the transition turf seed rates should be doubled.
- Crested wheatgrass should not be used on slopes steeper than 0H to 1V.
- Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideots grama.

June 2012 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 TS/PS-5

TS/PS-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 June 2012

SC-6 Inlet Protection (IP)



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

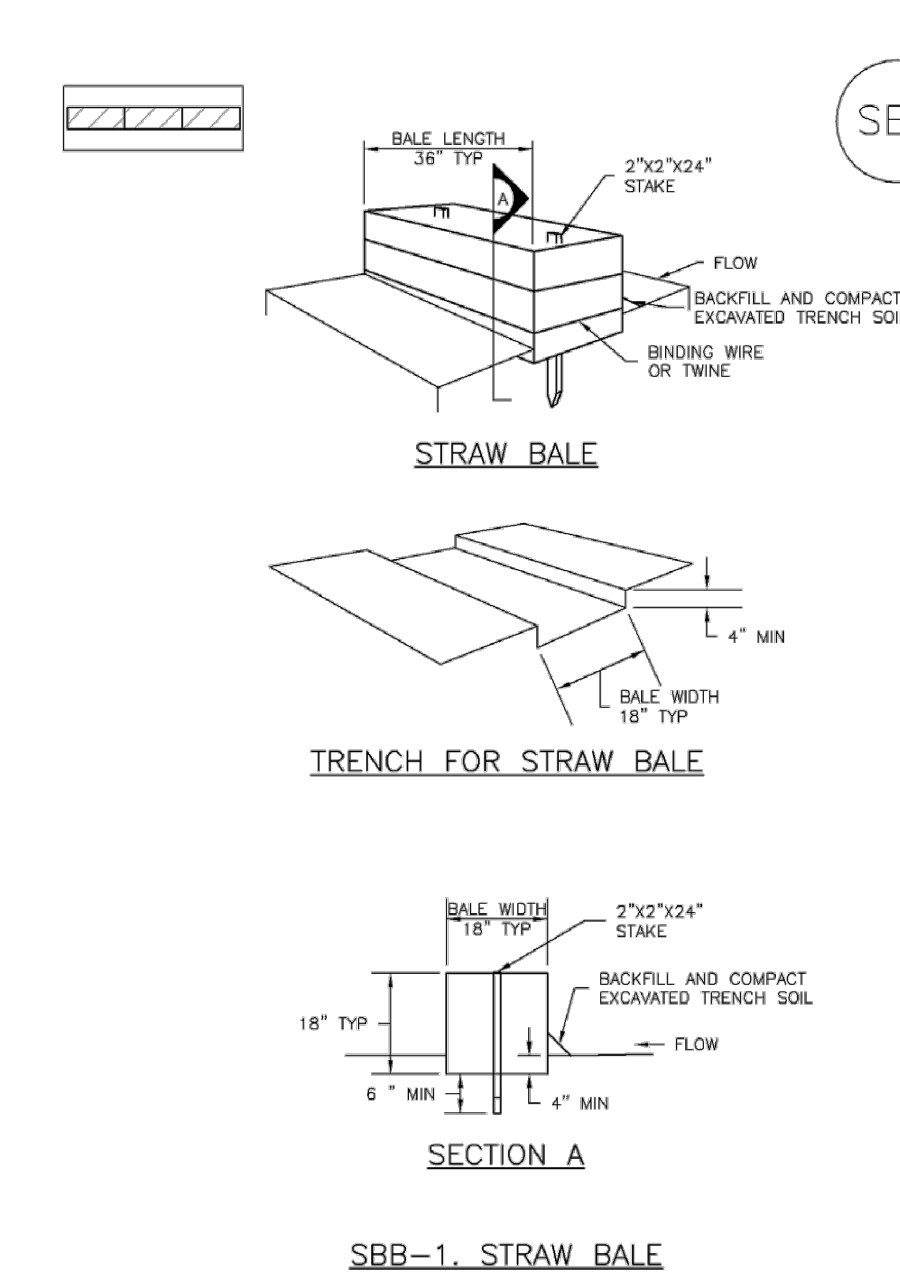
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CHAMBER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
- GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER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

IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

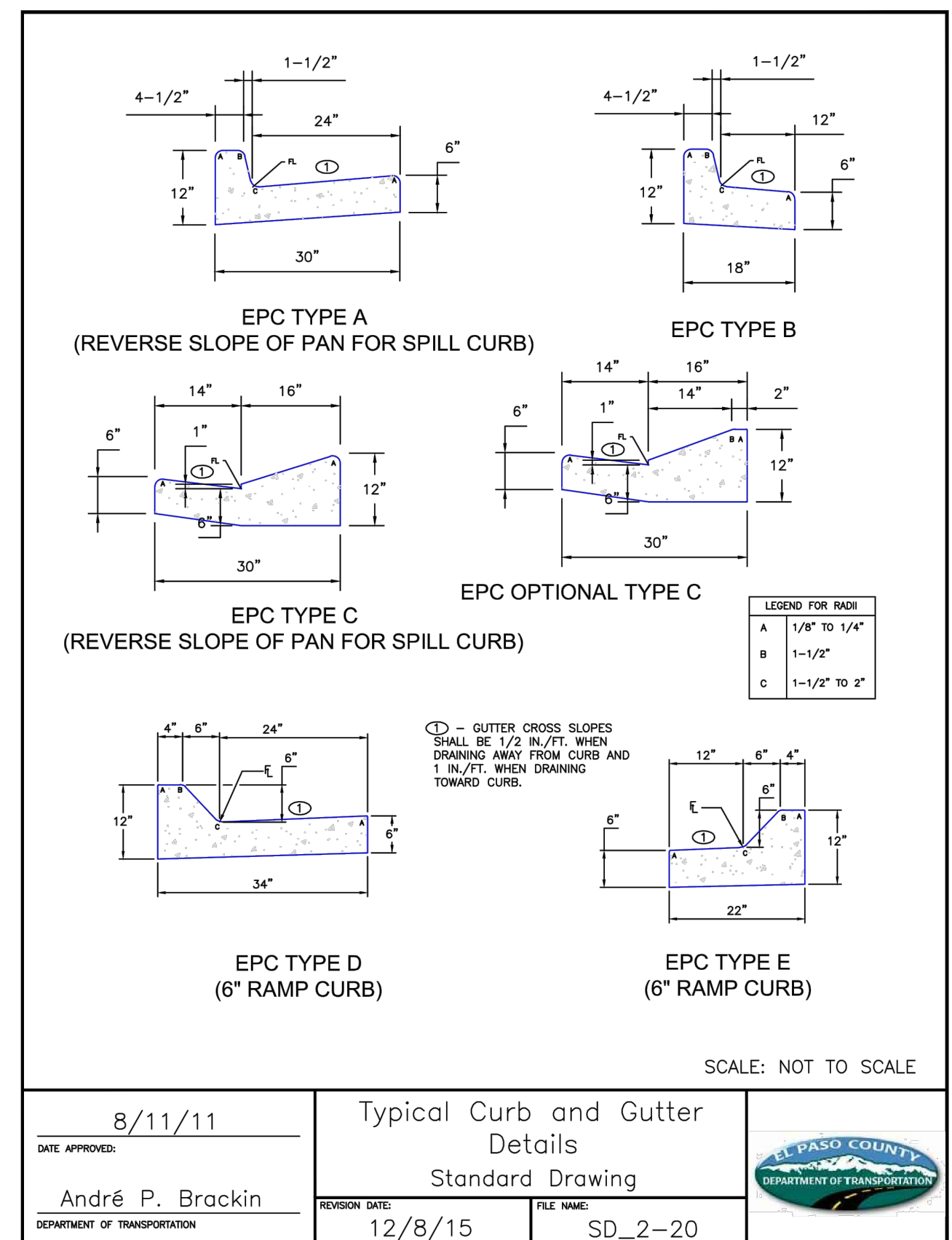
- SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
- PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
- SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 3 FEET APART.
- AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM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

IP-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 August 2013

SC-3 Straw Bale Barrier (SBB)



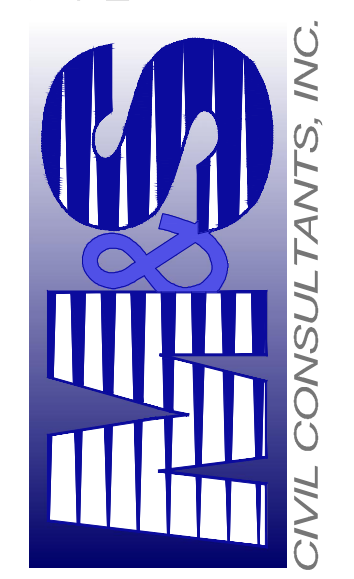
SBB-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010



8/11/11 DATE APPROVED: André P. Brackin
DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A
REVISION DATE: 12/8/15
FILE NAME: SD_2-20
EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

DWIRE STORAGE YARD
GRADING AND EROSION CONTROL DETAILS
PROJECT NO. 43-117
SCALE: N/A
DATE: 01/25/2021
DESIGNED BY: DLM
DRAWN BY: JIP
CHECKED BY: VAS
SHEET 4 OF 5
GR04

102 E. PINE PEAKS AVE. SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5865



FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
REGISTERED PROFESSIONAL ENGINEER
NO. 37160
EXPIRES 12-31-21

REVISIONS:
NO. DATE: DESCRIPTION:
APPROVED BY: DATE:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
CAUTION

