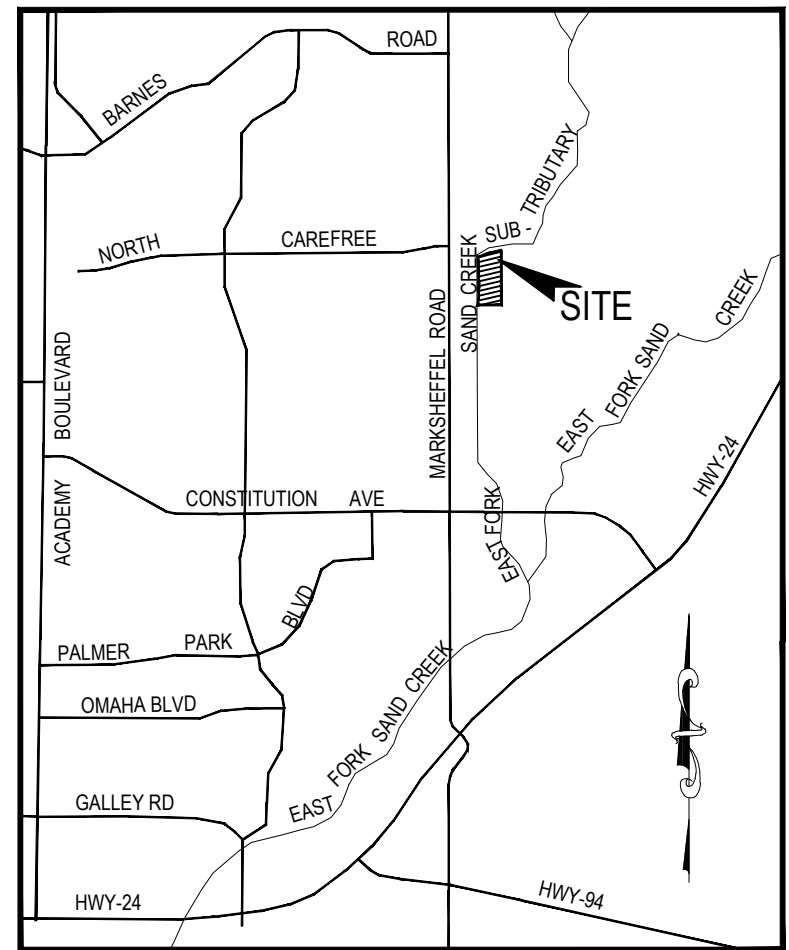


DWIRE YARD - GRADING AND EROSION CONTROL PLAN

EL PASO COUNTY, STATE OF COLORADO

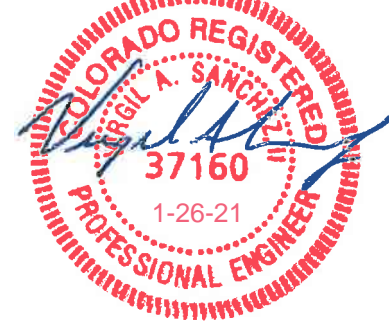
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,



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: DL Holdings, LLC DATE: 2-1-21

BUSINESS NAME: DL Holdings, LLC

ADDRESS: 6799 Bismark Rd. Suite A Colorado Springs, CO 80918

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 EGM 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.

APPROVED
Engineering Department

03/17/2021 6:36:36 PM

dsdnjkamp

**EPC Planning & Community
Development Department**

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

LEGAL DESCRIPTION:

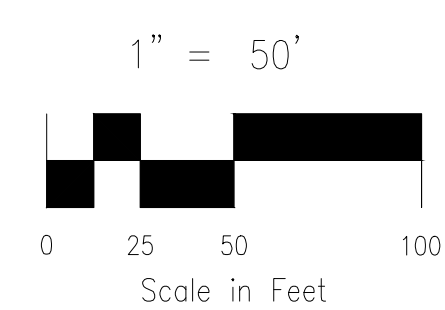
A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 N01°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).

EL PASO COUNTY FILE NO. MS 20-002



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

POINT OF COMMENCEMENT

DETENTION POND
OUTFALL EASEMENT
REC. No. 221035200

40' RESERVED R.O.W. FOR
ROADWAY & UTILITY PURPOSES
(BOOK 2722, PAGE 87)
(BOOK 2936, PAGE 973)
(BOOK 3034, PAGE 700)
(BOOK 3187, PAGE 433)
(BOOK 3552, PAGE 190)
(BOOK 3552, PAGE 192)

40' RESERVED R.O.W. FOR
ROADWAY & UTILITY PURPOSES
(BOOK 3062, PAGE 868)
(BOOK 3505, PAGE 14)
(BOOK 3552, PAGE 192)
(BOOK 3559, PAGE 817)

LOT 7
MARKSHEFFEL INDUSTRIAL
PARK
SCHEDULE No.
5333201007
ZONING: I-3 (COUNTY)

40' RESERVED R.O.W. FOR
ROADWAY & UTILITY PURPOSES
(BOOK 2722, PAGE 87)
(BOOK 2936, PAGE 973)
(BOOK 3034, PAGE 700)
(BOOK 3187, PAGE 433)
(BOOK 3552, PAGE 190)
(BOOK 3552, PAGE 192)

SITE MAP
SCALE: 1"=100'

UNPLATTED
SCHEDULE No. 5300000176
ZONING: I-3 (COUNTY)

UNPLATTED
SCHEDULE No. 5300000190
ZONING: M-1 (CITY)
NOT A PART

AREA MAP
N.T.S.

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
VIRGIL A. SANCHEZ, P.E.
719-491-0818

WATER AND SEWER: CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BOULEVARD
COLORADO SPRINGS, CO 80915
JEFF MUNGER
719-597-5080

COUNTY ENGINEER: EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, COLORADO 80910
GILBERT LAFORCE, P.E.
719-520-7945

FIRE DEPARTMENT: OMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PLACE
COLORADO SPRINGS, CO 80915
719-591-0960

TELEPHONE COMPANY: U.S. WEST COMMUNICATIONS (LOCATORS)
800-922-1987
AT&T (LOCATORS)
719-635-3674

8110 OPPORTUNITY VIEW
EX WAREHOUSE

5' SIDEWALK

EX FIRE HYDRANT

7' CHASE

EPC TYPE A

EX SEWER

EX EOA

EX CURB TO BE REMOVED

FOUND #5 REBAR w/ YELLOW PLASTIC CAP
STAMPED "4M GROUP INC. PLS 37909"
FLUSH w/ GRADE
0.14' NORTH OF SECTION LINE
ACCEPTED AS CORNER

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

EX TYPE C CURB

EX WTR

EX SWR

EX EOA

EX CURB

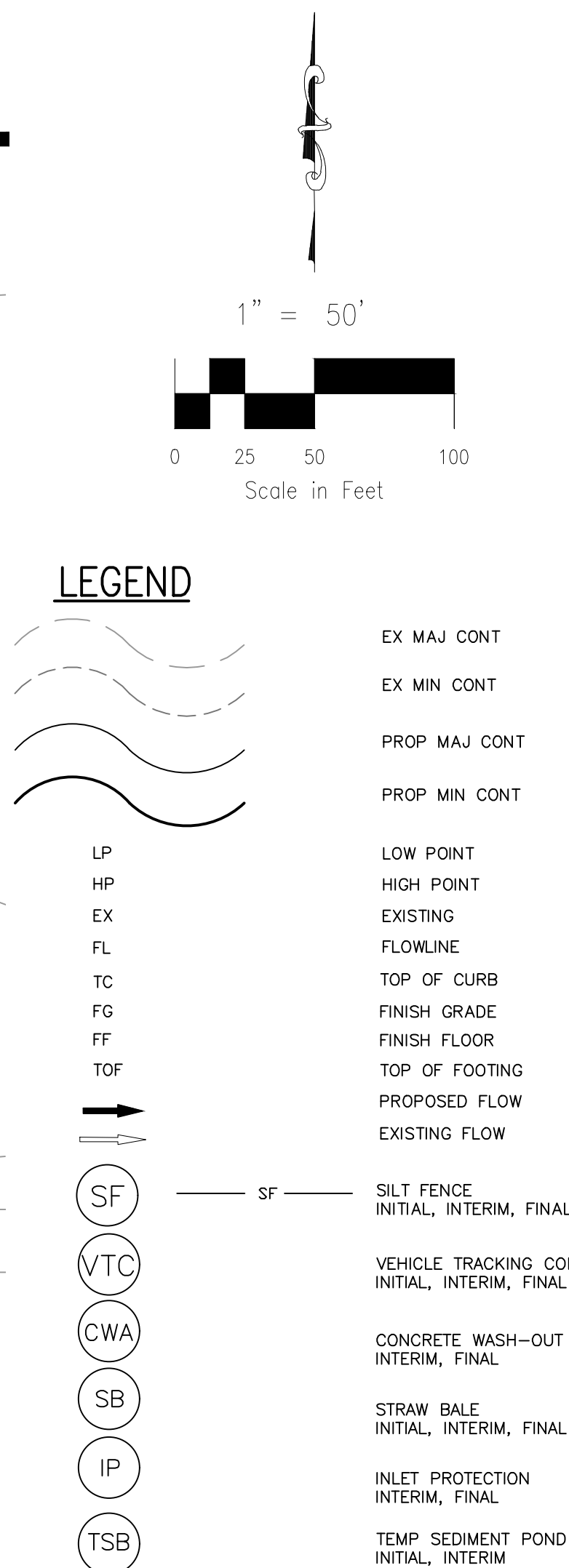
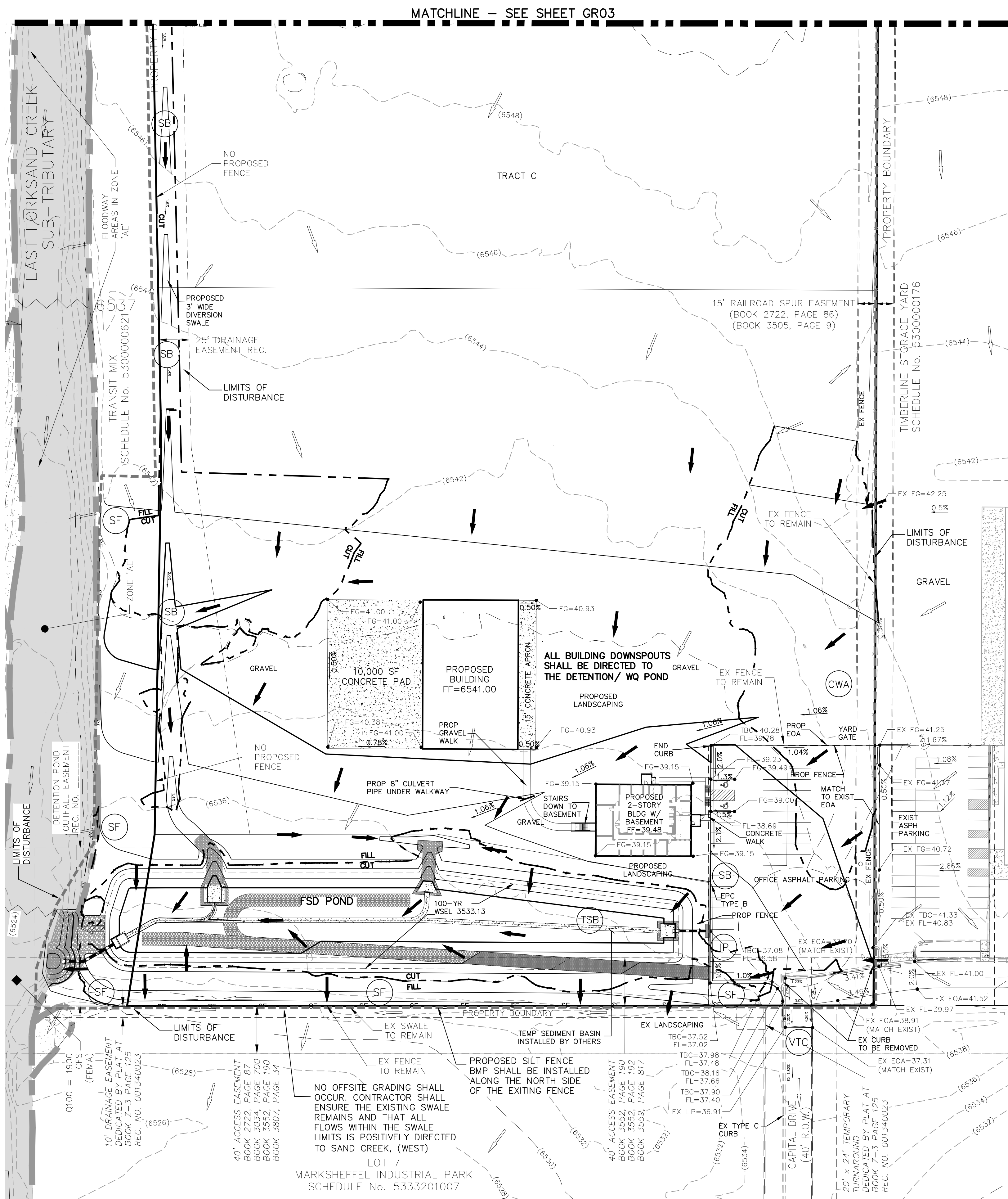
EX TYPE C CURB

EX WTR

EX SWR

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR FLOTTED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, 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.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. 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.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

3520 CAPITAL DRIVE



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.

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

NO CONCRETE OR ASPHALT BATCH PLANTS WILL BE USED
ONSITE.

EPC 3/17/21

EL PASO COUNTY FILE NO. MS 20-002

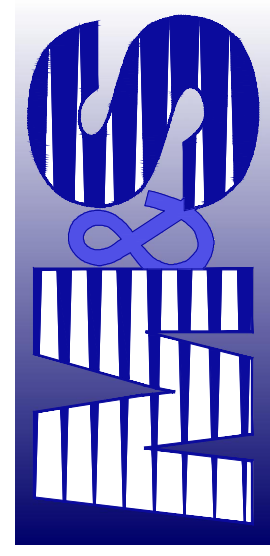
GRADING AND EROSION CONTROL PLAN

DATE: 01/25/2021

SCALE:

PROJECT NO. 43-117

102 E. PIKE PEAKS AVE., SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



CIVIL CONSULTANTS INC.

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

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

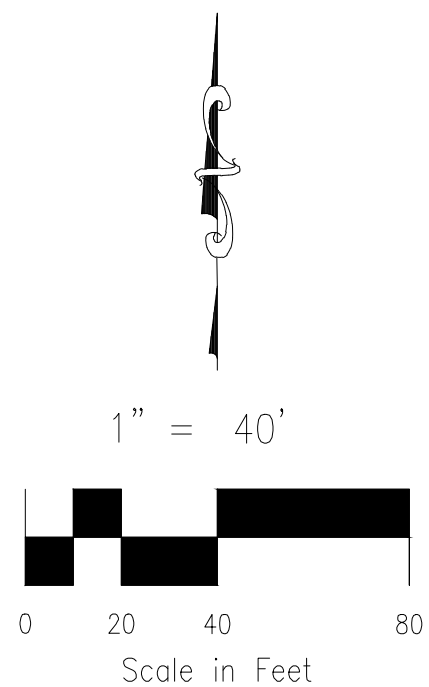









REVISIONS:				
NO.	DATE	BY	DESCRIPTION	
				APPR'D. BY: DATE:

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.

CAUTION

3520 CAPITAL DRIVE



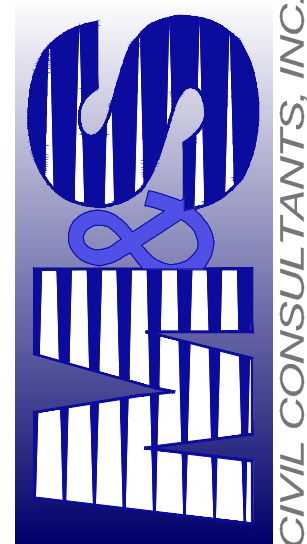
- | | |
|---|---|
| LP | LOW POINT |
| HP | HIGH POINT |
| EX | EXISTING |
| FL | FLOWLINE |
| TC | TOP OF CURB |
| FG | FINISH GRADE |
| FF | FINISH FLOOR |
| TOF | TOP OF FOOTING |
|  | PROPOSED FLOW |
|  | EXISTING FLOW |
|  | — SF — SILT FENCE
INITIAL, INTERIM, FINAL |
|  | VEHICLE TRACKING CONTROL
INITIAL, INTERIM, FINAL |
|  | CONCRETE WASH-OUT BASIN
INTERIM, FINAL |
|  | STRAW BALE
INITIAL, INTERIM, FINAL |
|  | INLET PROTECTION
INTERIM, FINAL |

EPC 3/17/21

EL PASO COUNTY FILE NO. MS 20-002

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

102 E. PIKE PEAKS AVE., SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,

[illegible]

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

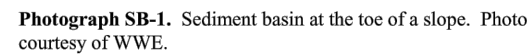
CAUTION

GRADING AND EROSION CONTROL PLAN

GRADING AND EROSION CONTROL PLAN

SC-7

A sediment basin is a temporary pond built on a construction site to capture eroded or disturbed soil transported in storm runoff prior to discharge from the site. Sediment basins are designed to capture site runoff and slowly release it to allow time for settling of sediment prior to discharge. Sediment basins are often constructed in locations that will later be modified to serve as post-construction stormwater basins.



Most large construction sites (typically greater than 2 acres) will require one or more sediment basins for effective management of construction site runoff. On linear construction projects, sediment basins may be impractical; instead, sediment traps or other combinations of BMPs may be more appropriate.

Sediment basins should not be used as stand-alone sediment controls. Erosion and other sediment controls should also be implemented upstream.

When feasible, the sediment basin should be installed in the same location where a permanent post-construction detention pond will be located.

The design procedure for a sediment basin includes these steps

- Basin Storage Volume:** Provide a storage volume of at least 3,600 cubic feet per acre of drainage area. To the extent practical, undisturbed and/or off-site areas should be diverted around sediment basins to prevent "clean" runoff from mixing with runoff from disturbed areas. For undisturbed areas (both on-site and off-site) that cannot be diverted around the sediment basin, provide a minimum of 500 ft³/acre of storage for undeveloped (but stable) off-site areas in addition to the 3,600 ft³/acre for disturbed areas. For stable, developed areas that cannot be diverted around the sediment basin, storage volume requirements are summarized in Table SB-1.

- **Basin Geometry:** Design basin with a minimum length-to-width ratio of 2:1 (L:W). If this cannot be achieved because of site space constraints, baffling may be required to extend the effective distance between the inflow point(s) and the outlet to minimize short-circuiting.

Sediment Basins	
Functions	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	No

August 2013	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	SB-1
-------------	--	------

Sediment Basin (SB)

- **Inflow Structure:** For concentrated flow entering the basin, provide energy dissipation at the point of inflow.

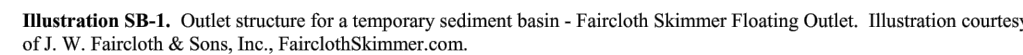
**Table SB-1. Additional Volume Requirements for Undisturbed and Developed Tributary Areas
Draining through Sediment Basins**

Imperviousness (%)	Additional Storage Volume (ft ³) Per Acre of Tributary Area
Undeveloped	500
10	800
20	1220
30	1600
40	2030
50	2470
60	2980
70	3560
80	4360
90	5300
100	6460

- **Outlet Works:** The outlet pipe shall extend through the embankment at a minimum slope of 0.5 percent. Outlet works can be designed using one of the following approaches:
 - **Riser Pipe (Simplified Detail):** Detail SB-1 provides a simplified design for basins treating no more than 15 acres.
 - **Drift Pipe or Riser Pipe:** The design criteria for Full Spectrum Detention outlets in the EDRF Fact Sheet provided in Chapter 4 of this document for sizing of outlet perforations with an emptying time of approximately 72 hours. In lieu of the trash rack, pack uniformly sized 1/2- to 2-inch gravel in front of the plate or surrounding the riser pipe. This gravel will need to be cleaned out frequently during the construction period as sediment accumulates within it. The gravel pack will need to be removed and disposed of following construction to reclaim the basin for its permanent intended use. The basin will be used as a sedimentation extended detention basin for the site, a trash rack will need to be installed once contributing drainage areas have been stabilized and the gravel pack and accumulated sediment have been removed.
 - **Floating Skimmer:** If a floating skimmer is used, install it using manufacturer's recommendations. Illustration SB-1 provides an illustration of a Faircloth Skimmer Floating Outlet™, one of the more commonly used floating skimmer outlets. A skimmer should be designed to release the design volume in no less than 48 hours. The use of a floating skimmer outlet can decrease the sediment capture efficiency of a basin significantly. A floating outlet occasionally decants cleaner water off the surface of the pond and releases cleaner water that would normally come from a perforated riser pipe or plate.

SB-2
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
August 2013

SC-7



- **Outlet Protection and Spillway:** Consider all flow paths for runoff leaving the basin, including protection at the typical point of discharge as well as overtopping.
- **Outlet Protection:** Outlet protection should be provided where the velocity of flow will exceed the maximum permissible velocity of the material of the waterway into which discharge occurs. This may require the use of a riprap apron at the outlet location and/or other measures to keep the waterway from eroding.
- **Emergency Spillway:** Provide a stabilized emergency overflow spillway for rainstorms that exceed the capacity of the sediment basin volume and its outlet. Protect basin embankments from erosion and overtopping. If the sediment basin will be converted to a permanent detention basin, design and construct the emergency spillway(s) as required for the permanent facility. If the sediment basin will not become a permanent detention basin, it may be possible to substitute a heavy-duty vinyl membrane or properly bedded rock cover to line the spillway and downstream embankment, depending on the height, slope, and width of the embankments.

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

Sediment Basin (SB)

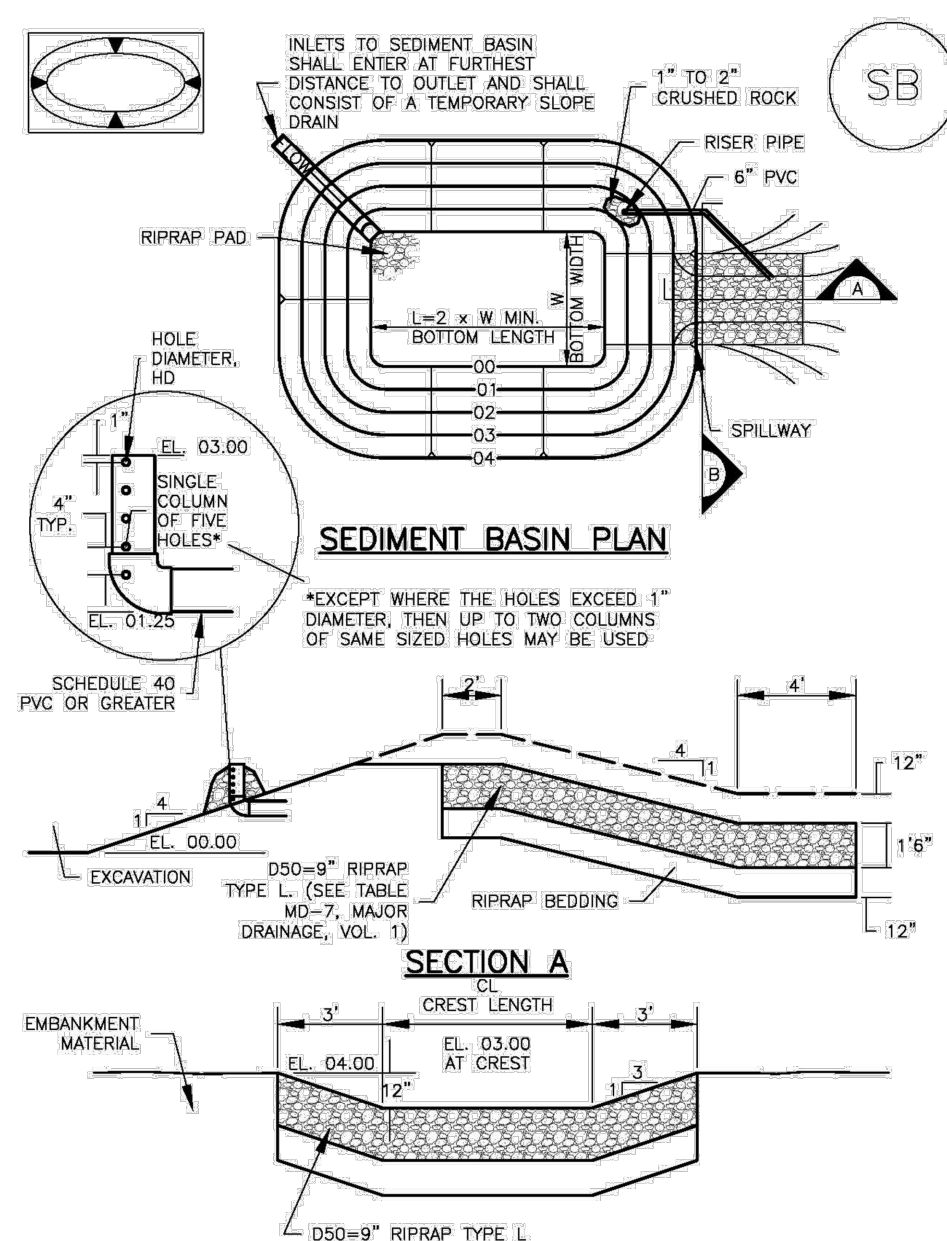
Maintenance activities include the following

- Dredge sediment from the basin, as needed to maintain BMP effectiveness, typically when the design storage volume is no more than one-third filled with sediment.
- Inspect the sediment basin embankments for stability and seepage.
- Inspect the inlet and outlet of the basin, repair damage, and remove debris. Remove, clean and replace the gravel around the outlet on a regular basis to remove the accumulated sediment within it and keep the outlet functioning.
- Be aware that removal of a sediment basin may require dewatering and associated permit requirements.
- Do not remove a sediment basin until the upstream area has been stabilized with vegetation.

Final disposition of the sediment basin depends on whether the basin will be converted to a permanent post-construction stormwater basin or whether the basin area will be returned to grade. For basins being converted to permanent detention basins, remove accumulated sediment and reconfigure the basin and outlet to meet the requirements of the final design for the detention facility. If the sediment basin is not to be used as a permanent detention facility, fill the excavated area with soil and stabilize with vegetation.

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

SC-7



August 2013 Urban Drainage and Flood Control District SB-5
Urban Storm Drainage Criteria Manual Volume 3

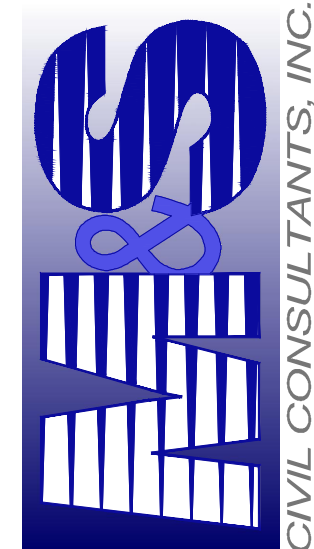
Sediment Basin (SB)

Upstream Drainage Area (rounded to nearest ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	How Diameter (D), (in)
1	12 $\frac{1}{2}$	2	$\frac{9}{16}$
2	21	3	$\frac{5}{8}$
3	28	5	$\frac{3}{4}$
4	33 $\frac{1}{2}$	6	$\frac{7}{8}$
5	38 $\frac{1}{2}$	8	$\frac{7}{8}$
6	47 $\frac{1}{2}$	11	$\frac{7}{8}$
8	51	12	$\frac{7}{8}$
9	58	13	$\frac{7}{8}$
10	58 $\frac{1}{2}$	15	$\frac{9}{16}$
11	61	16	$\frac{7}{8}$
12	64	18	$\frac{7}{8}$
13	67 $\frac{1}{2}$	19	$1 \frac{1}{8}$
14	70 $\frac{1}{2}$	21	$1 \frac{1}{8}$
15	73 $\frac{1}{2}$	22	$1 \frac{1}{8}$

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH w , CREST LENGTH L , AND HOLE DIAMETER D .
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H , NUMBER OF COLUMNS N , HOLE DIAMETER d AND PIPE DIAMETER D .
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS 20% GREATER THAN REQUIRED.
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON BASINS AS A STORMWATER CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANOLOGICALS, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SHOWN 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS Pertain TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS GREATER THAN ACRES.

SB-6
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
August 2013



160
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,

[illegible]

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

CAUTION