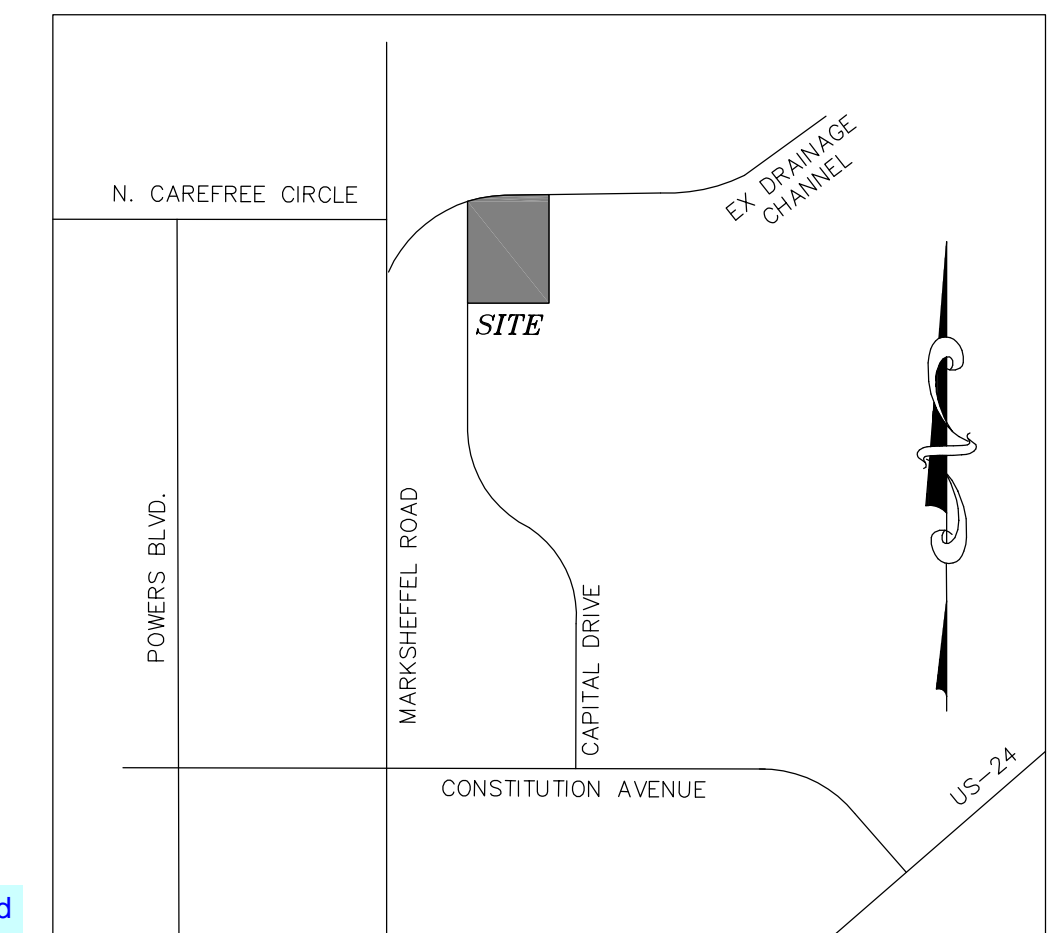
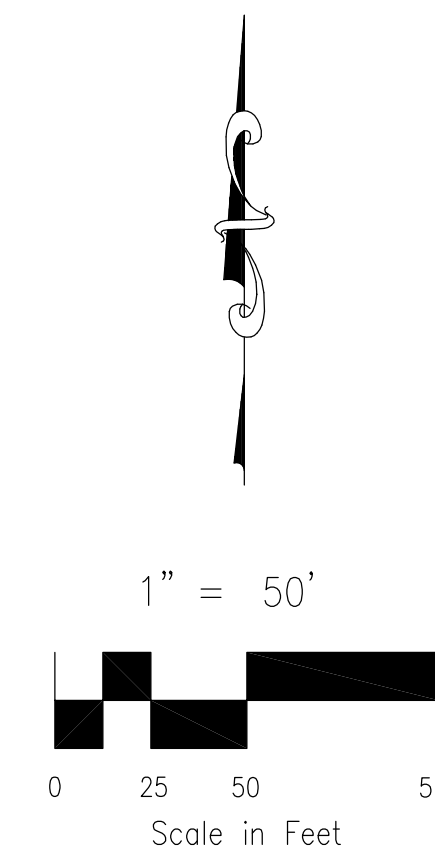


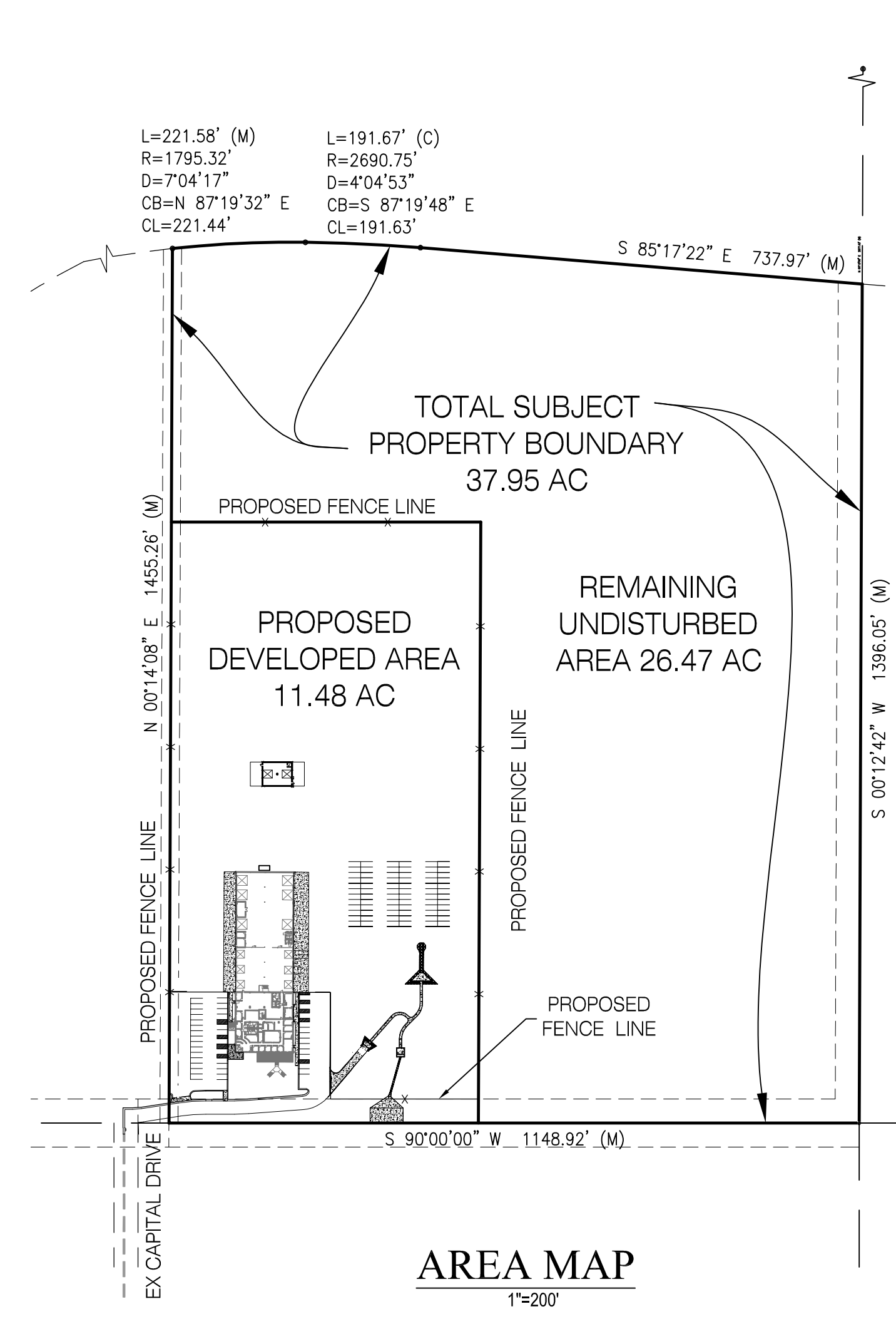
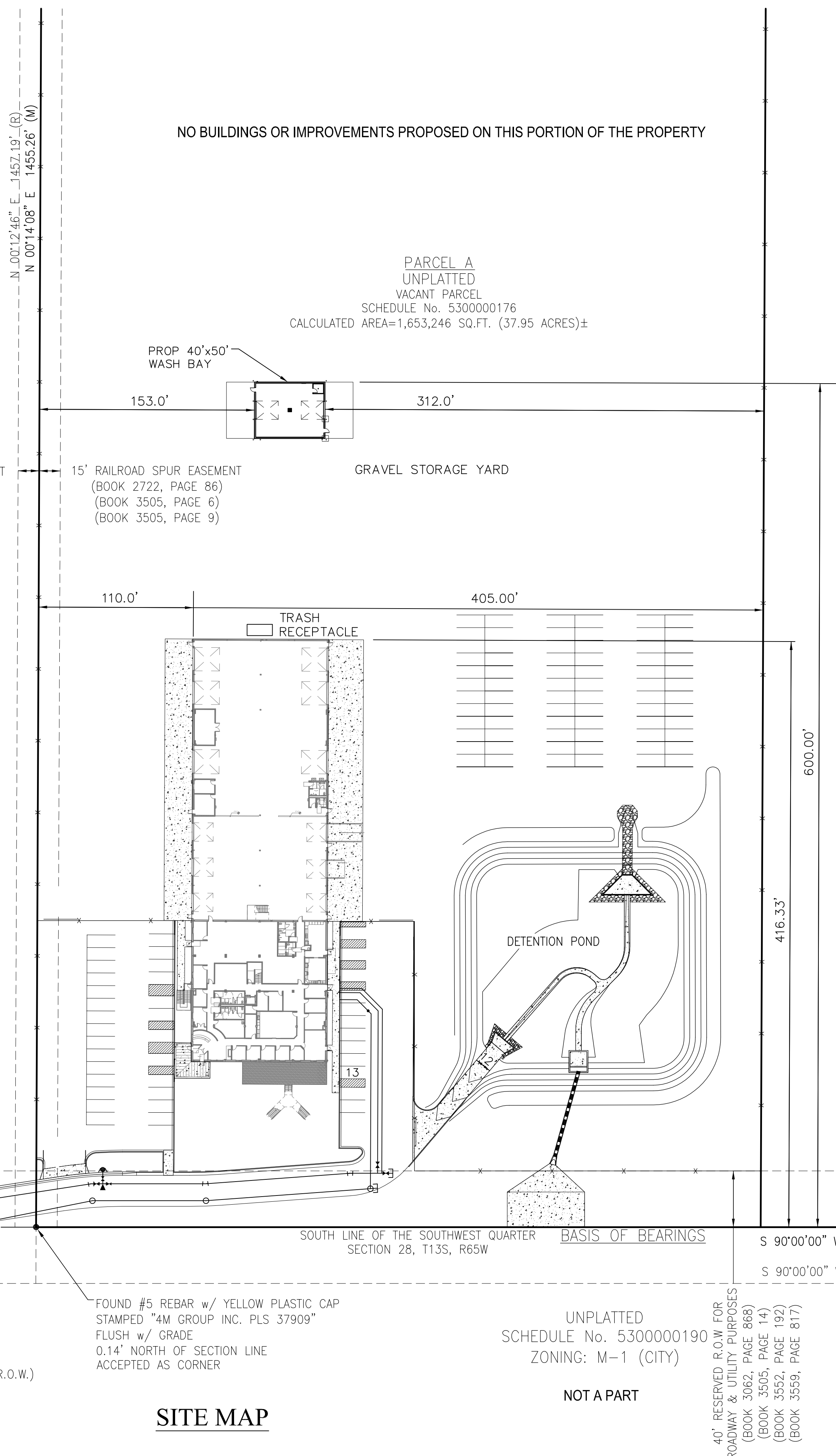
# TIMBERLINE STORAGE YARD - SITE PLAN, GRADING AND DRAINAGE PLAN

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.



### LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 02 MINUTES 12 SECONDS WEST A DISTANCE OF 298.20 FEET TO INTERSECT THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTHEASTERLY AND EASTERLY ON SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WHOSE RADIUS IS 1,795.32 FEET, THROUGH A CENTRAL ANGLE OF 63 DEGREES 33 MINUTES 20 SECONDS AN ARC DISTANCE OF 1,991.47 FEET FOR THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE CONTINUE ON THE LAST MENTIONED CURVE, WHOSE RADIUS IS 1,795.32 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 39 SECONDS AN ARC DISTANCE OF 217.59 FEET; THENCE ON A SPIRAL CURVE, WHOSE LONG CHORD BEARS SOUTH 85 DEGREES 25 MINUTES 49 SECONDS EAST A DISTANCE OF 195.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 85 DEGREES 25 MINUTES 17 SECONDS EAST A DISTANCE OF 738.04 FEET MORE OR LESS TO INTERSECT THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST A DISTANCE OF 1,395.80 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 1,148.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS EAST A DISTANCE OF 1,457.19 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CALCULATED AREA=1,653,246 SQ.FT. (37.95 ACRES)±

### CONTACTS

- OWNER**  
TIMBERLINE LANDSCAPING, INC.  
3499 CAPITAL DRIVE  
COLORADO SPRINGS, CO 80939
- 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 WASTEWATER**  
CHEROKEE METROPOLITAN DISTRICT  
6250 PALMER PARK BOULEVARD  
COLORADO SPRINGS, CO 80915-1721  
JONATHAN SMITH  
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

Based on the revised site layout with only a single building addition with no additional permanent BMP, and disturbance at < 1 ac, the signature blocks are not needed. Remove the signature blocks.

### 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.

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 \_\_\_\_\_

BUSINESS NAME: \_\_\_\_\_

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. DATE  
COUNTY ENGINEER / ECM ADMINISTRATOR

PAGE INDEX	
1 OF 3	COVER SHEET
2 & 3 OF 3	GRADING & EROSION CONTROL

**TIMBERLINE STORAGE YARD**

**SITE PLAN, GRADING AND DRAINAGE PLAN**

PROJECT NO. 43-095 SCALE: HORIZONTAL: N/A VERTICAL: N/A DATE: 6/01/2018 SHEET 1 OF 3 GR01

DESIGNED BY: GW DRAWN BY: GW CHECKED BY: N/A

20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719-555-5485

**CIVIL CONSULTANTS, INC.**

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

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

NO. DATE: BY: DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE 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.

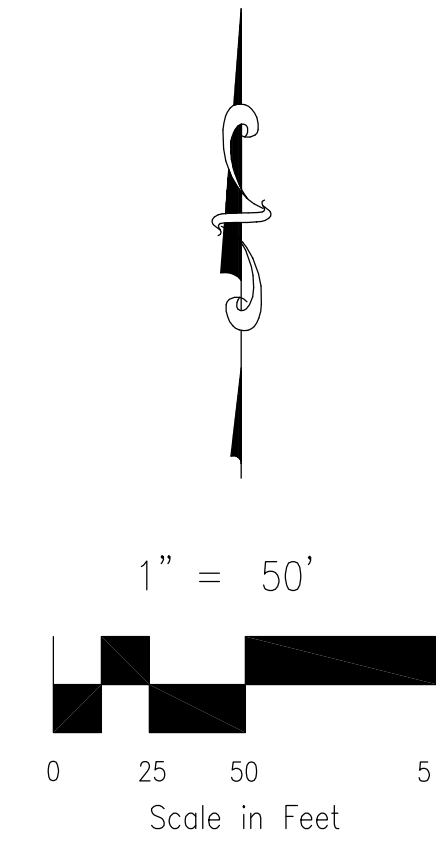
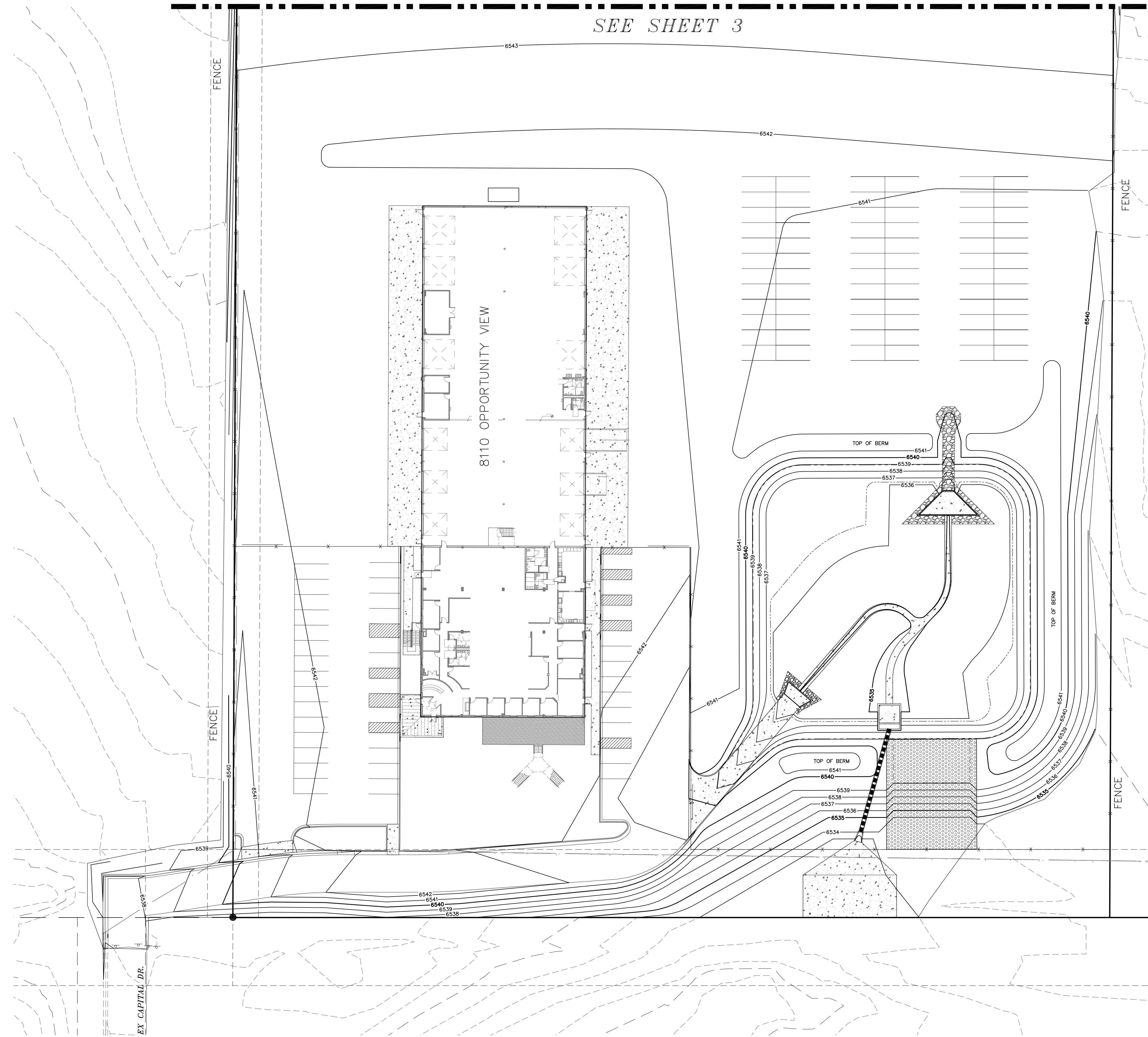
CAUTION

File: 0:\43095A\Tim Enick\095A\Over Plan\Grading Plan with Wash Bay\43095 Grading COVER wash bay.dwg Plotstamp: 6/1/2018 8:54 AM

# TIMBERLINE STORAGE YARD

SITE PLAN, GRADING AND DRAINAGE PLAN

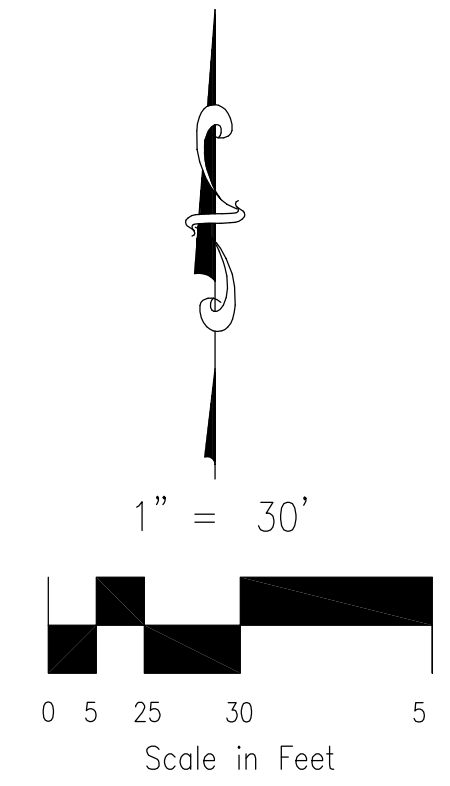
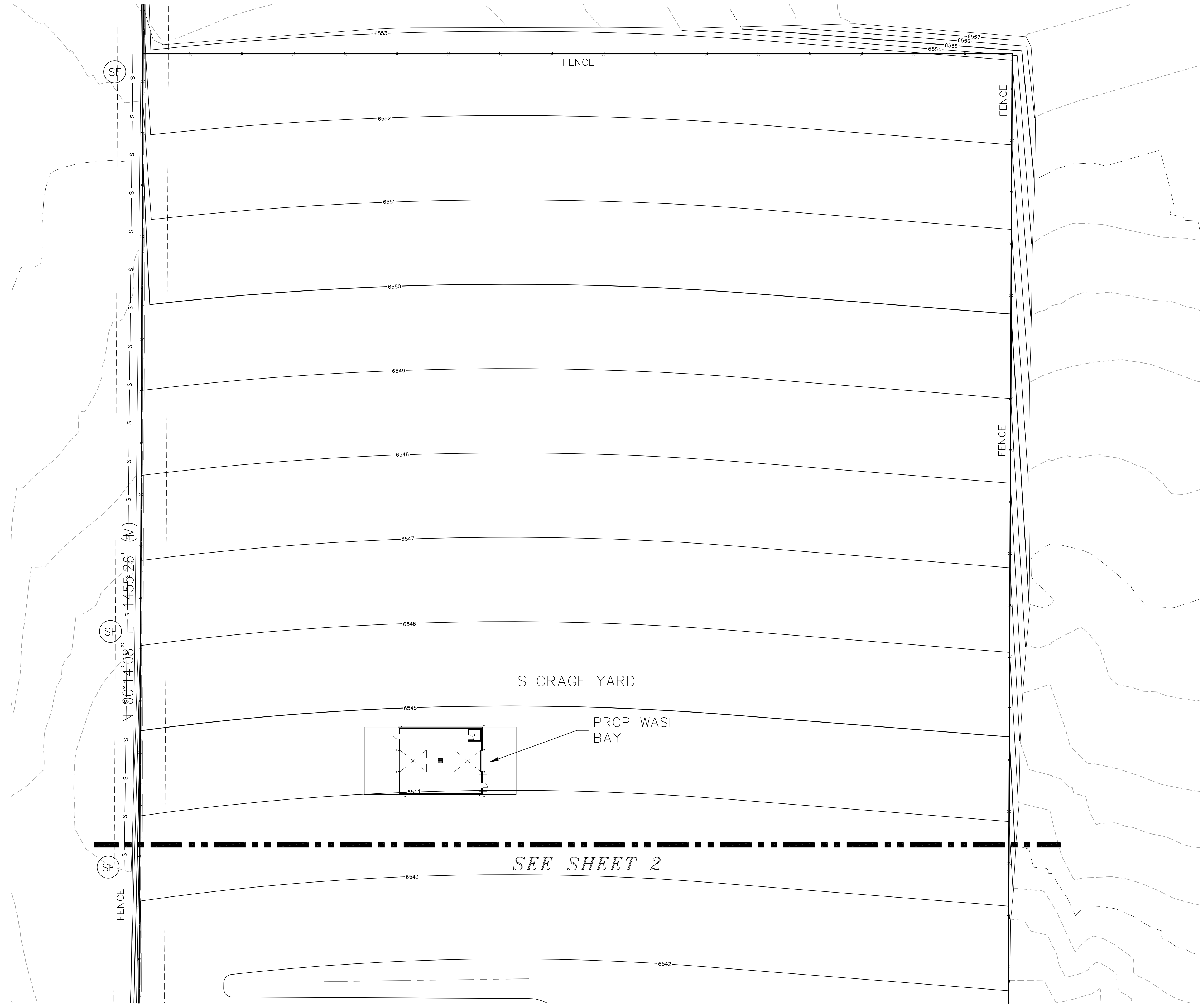
SEE SHEET 3



REVISIONS: NO. DATE BY DESCRIPTION APPROVED BY DATE		M&S CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485	TIMBERLINE STORAGE YARD	
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.			SITE PLAN, GRADING AND DRAINAGE PLAN	
CAUTION		PROJECT NO. 43-095		DATE: 6/01/2018
DESIGNED BY: GW		SCALE: HORIZONTAL: 1"=50'		SHEET 2 OF 3
DRAWN BY: GW		VERTICAL: N/A		
CHECKED BY:		N/A		GR02

# TIMBERLINE STORAGE YARD

SITE PLAN, GRADING AND DRAINAGE PLAN



File: 0:\43095A\Tim Enrick\eng\Plan\Grading Plan with Wash Bay\43095 Grading Plan with Wash Bay.dwg Plotstamp: 6/1/2018 8:24 AM

REVISIONS: NO. DATE BY: DESCRIPTION APPROVED BY: DATE:		VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160	
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.		FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.	
CAUTION		20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.555.4485	
PROJECT NO. 43-095		SCALE:	
DESIGNED BY: GW		HORIZONTAL: 1"=50'	
DRAWN BY: GW		VERTICAL: N/A	
CHECKED BY:		DATE: 6/01/2018	
TIMBERLINE STORAGE YARD		SITE PLAN, GRADING AND DRAINAGE PLAN	
SHEET 3 OF 3		GR03	