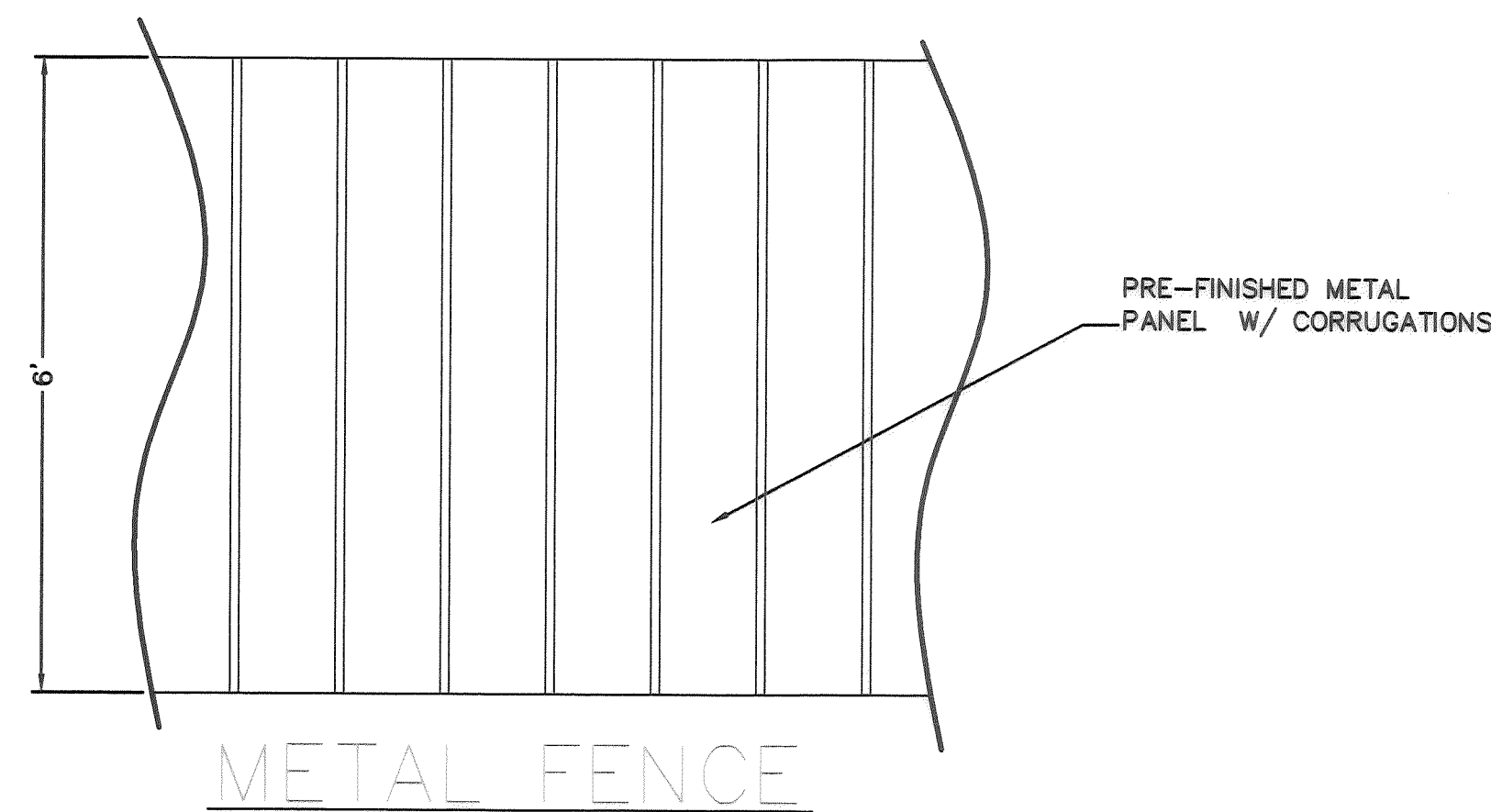


FOR LOT 6, EATON INDUSTRIAL PARK SUBDIVISION  
SECTION 6, TOWNSHIP 6 NORTH,  
RANGE 65 WEST OF THE 6TH P.M.  
TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO

1. OWNER SHALL CONTROL SEDIMENTATION AND MATERIAL TRACKING FROM THE SITE TO PUBLIC RIGHTS-OF-WAY AND WILL BE PERPETUALLY RESPONSIBLE FOR ANY REQUIRED CLEANUP; IF TRACKING IS DETERMINED TO BE UNMANAGEABLE, THE TOWN WILL REQUIRE THE OWNER TO IMPLEMENT ADDITIONAL STABILIZATION MEASURES
2. IF IN THE FUTURE THE TOWN NEEDS ACCESS TO EASEMENTS, THE TOWN WILL NOT REPLACE ANY DISTURBED PRIVATE IMPROVEMENTS NEEDED TO GAIN ACCESS.



NOTE: ALL HORIZONTAL AND VERTICAL  
LOCATIONS OF UTILITIES SHALL BE  
VERIFIED PRIOR TO CONSTRUCTION.

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS AND REGULATIONS. CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE TOWN STANDARDS. THE TOWN'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE TOWN IS HELD HARMLESS

DATE: 10/19/23

HORIZ CONTROL POINT #1  
SOUTH EAST PROPERTY PIN  
NORTHING 1,432,664.99  
EASTING 3,223,264.87  
ELEVATION 4820.20

HORIZ CONTROL POINT #2  
SOUTHWEST PROPERTY PIN  
NORTHING 1,432,663.51  
EASTING 3,223,110.60

$$\overline{1'' = 20'}$$

By signing this Site Plan Honorio Medrano as owner or assignee of the land for which this site plan has been created, accepts all of the requirements and conditions set forth herein.

NAME PRINTED: Honorio Medrano Betancourt.

SIGNATURE: Honorio M. T.  
[TITLE] owner  
DATE 09/27/2023

This site plan was reviewed and approved by the Town Administrator on 13<sup>th</sup> day October, Month, 2023 Year.

ADMINISTRATOR: Wesley L. Branch

SIGNATURE: [Signature]

or  
all

SWALE

PROPERTY LINE

SOLID METAL FENCE

CHAIN LINK W/ SLATS

ELECTRIC LINE

GAS LINE

WATER LINE

CONCRETE SURFACE

GRAVEL SURFACE

PROPOSED BUILDING

NATIVE GRASS SEEDD AREA

FIRE HYDRANT

# MEDRANO AUTOMOTIVE SITE PLAN

**WERNISMAN ENGINEERING  
AND LAND DEVELOPMENT LLC**  
16493 ESSEX RD S  
PLATTEVILLE CO 80651  
(970) 539-2656  
[ericwcivilengineer.com](http://ericwcivilengineer.com)

DRAWN

CHECKED  
EJW

DATE  
9/7/2023

SCALE  
1"=30'

PROJECT #

SHEET

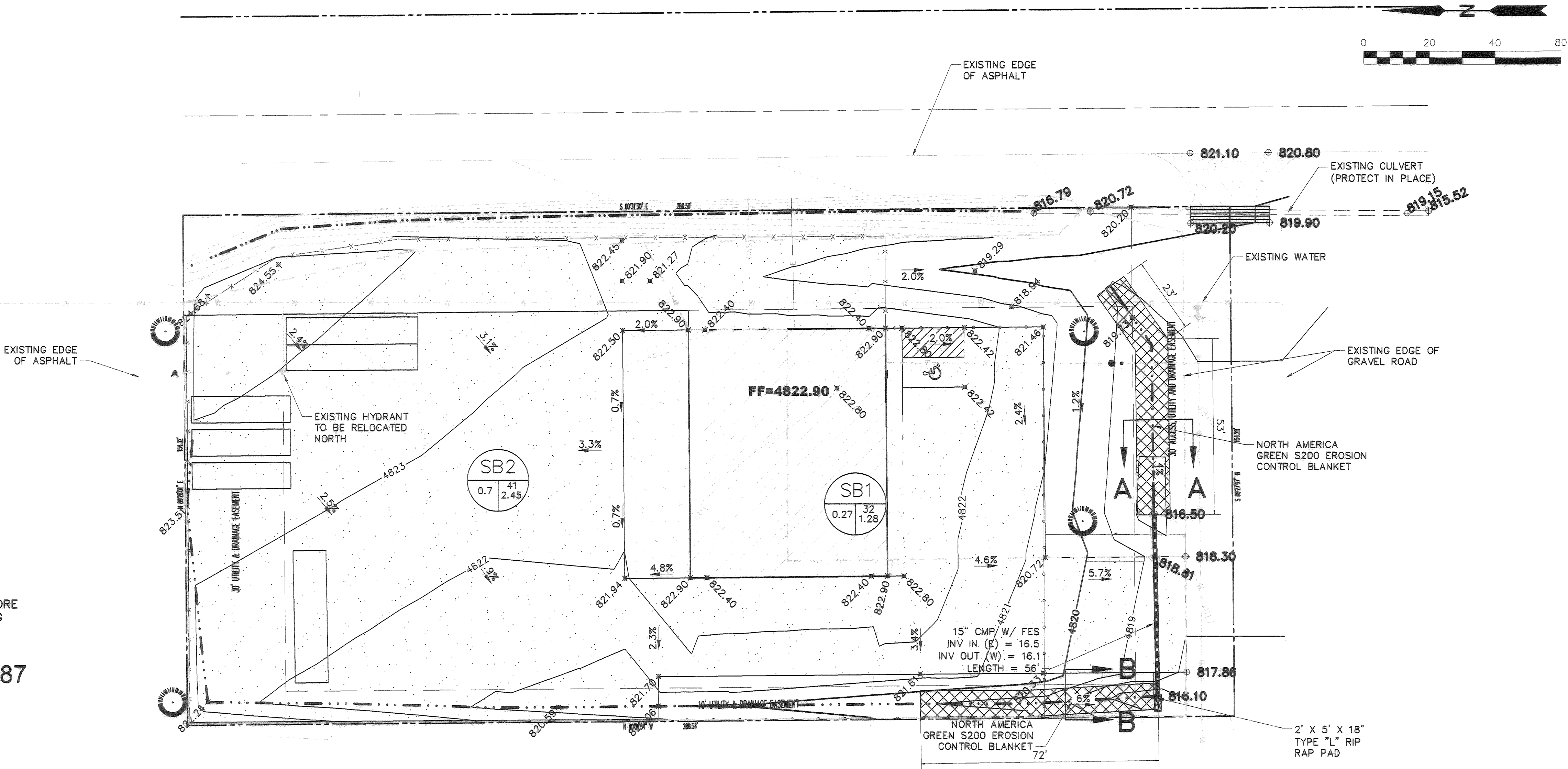
C1

OF SHEETS



GRADING PLAN  
FOR LOT 6, EATON INDUSTRIAL PARK SUBDIVISION  
SECTION 6, TOWNSHIP 6 NORTH,  
RANGE 65 WEST OF THE 6TH P.M.  
TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO

**811**  
UNCC  
CALL BEFORE  
YOU DIG  
**811**  
OR  
**1-800-922-1987**  
Utility Notification  
Center of Colorado



GRADING/ DRAINAGE PLAN  
1" = 20'

NOTE: ALL HORIZONTAL AND VERTICAL  
LOCATIONS OF UTILITIES SHALL BE  
VERIFIED PRIOR TO CONSTRUCTION.

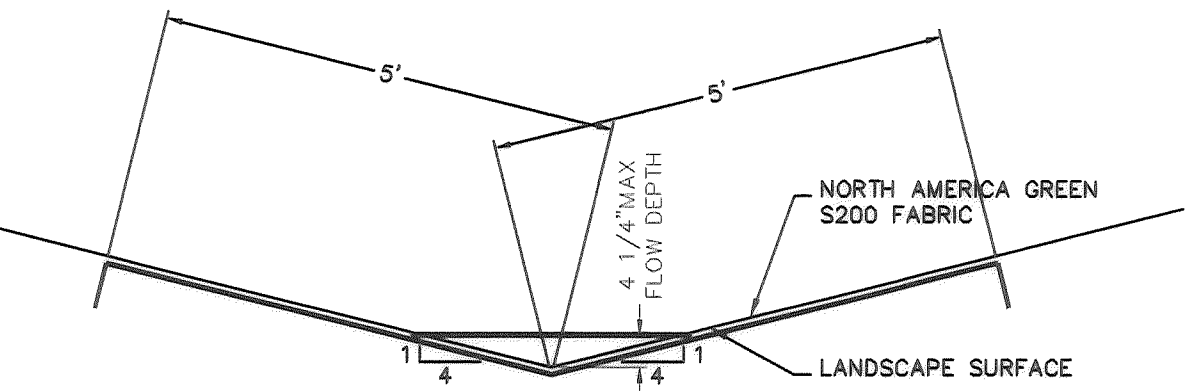
THOMAS LAND SURVEYING PROVIDED  
TOPO SURVEY APPROX JAN 2023

LEGEND

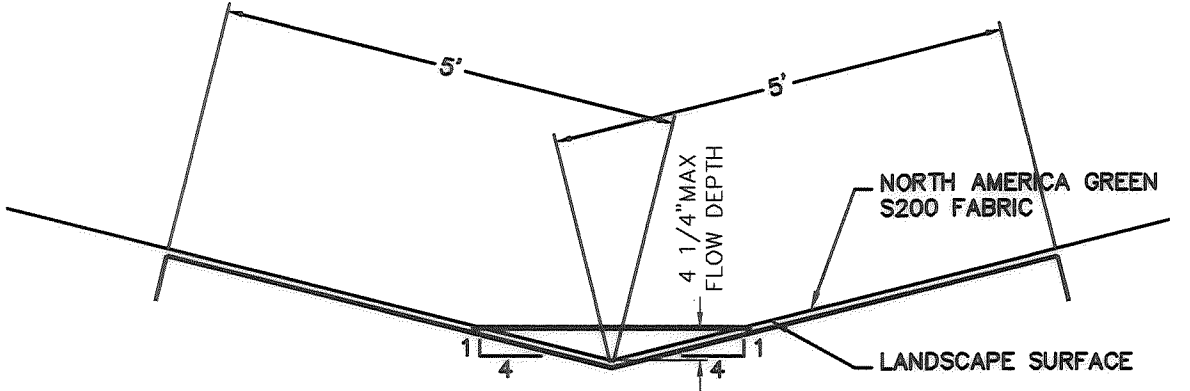
PROPERTY LINE  
EASEMENT  
EXISTING CONTOUR  
PROPOSED CONTOUR

DRAINAGE LEGEND

SUB-BASIN BOUNDARY  
4.4% DIRECTION OF FLOW  
A = Basin Designation  
B = Area in Acres  
C = 100-YR RUNOFF COEFFICIENT  
D = Q(100) cfs



CHANNEL SEC A-A  
CHANNEL SLOPE = 4%



CHANNEL SEC B-B  
CHANNEL SLOPE = 6%

DRAWN FOR  
HONORIO MEDRANO  
123 N 49TH AVENUE PL  
GREELEY, CO 80634

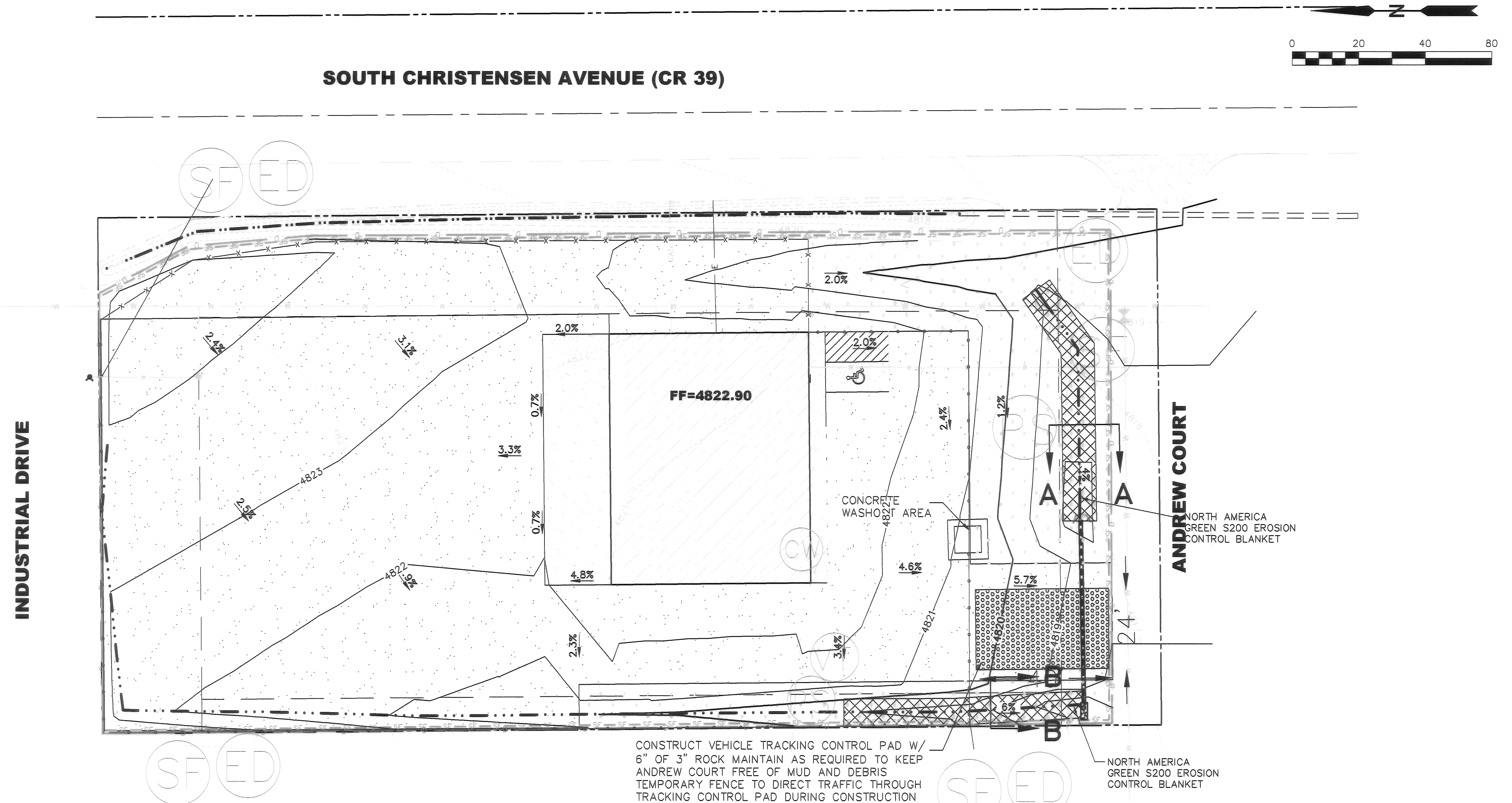
MEDRANO AUTOMOTIVE  
SITE PLAN  
EATON CO

WERNISMAN ENGINEERING  
AND LAND DEVELOPMENT LLC  
16493 ESSEX RD S  
PLATTEVILLE CO 80651  
(970) 539-2656  
eric@wernismanengineer.com

DRAWN  
CHECKED  
EJW  
DATE  
9/7/2023  
SCALE  
1"=20'  
PROJECT #  
SHEET  
C2  
OF SHEETS



**EROSION CONTROL PLAN**  
FOR LOT 6, EATON INDUSTRIAL PARK SUBDIVISION  
SECTION 6, TOWNSHIP 6 NORTH,  
RANGE 65 WEST OF THE 6TH P.M.  
TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO



**EROSION CONTROL PLAN**  
1" = 20'

NOTE: ALL HORIZONTAL AND VERTICAL  
LOCATIONS OF UTILITIES SHALL BE  
VERIFIED PRIOR TO CONSTRUCTION.

**Maintenance / Inspection Notes:**

1. Routine preventative maintenance and inspections will be performed bi-weekly as well as after any precipitation or snowmelt event. At the time of inspection, the erosion control measures and all construction equipment located on-site will be inspected for leaks, spills, or damage and the site will be reviewed for unexpected soil erosion or sedimentation runoff.
2. All necessary maintenance and repair activities will be completed immediately after discovering a deficiency in the system. Accumulated sediment and debris will be removed weekly from the erosion control systems, or at any time sediment or debris adversely impacts the functionality of the system.
3. Storm drain inlet protection, straw wattles, and silt fence must be inspected as part of the regular inspections and repaired when necessary. Accumulated sediment shall be removed and properly disposed of.
4. The vehicle tracking control pad shall be maintained daily. Stone shall be added and repairs performed when required. Contractor will be required to sweep or vacuum any visible sediment that is tracked onto City streets.
5. Contractor will be required to sweep or vacuum any visible sediment that is tracked onto City streets.
6. Inspection of all erosion and sediment control BMP's shall be required at the end of each day's work, with necessary maintenance and repairs provided immediately.
7. Storm drain inlets shall be protected from the entry of sediment-laden water until final stabilization is complete.
8. Inspection of all erosion and sediment control BMP's shall be required at the end of each day's work, with necessary maintenance and repairs provided immediately.
9. Storm drain inlets shall be protected from the entry of sediment-laden water until final stabilization is complete.

**811**  
UNCC  
CALL BEFORE  
YOU DIG  
**811**  
OR  
**1-800-922-1987**  
Utility Notification  
Center of Colorado

| KEY  | TITLE                 | SYMBOL/ LINEWORK                                                                      |
|------|-----------------------|---------------------------------------------------------------------------------------|
| (SF) | SILT FENCE            | — SF — SF — SF — SF — SF —                                                            |
| (ED) | EXTENT OF DISTURBANCE | —————                                                                                 |
| (VT) | VEHICLE TRACKING PAD  |  |
| (CW) | CONCRETE WASHOUT AREA |  |
| (PS) | PERMANENT SEEDING     | ~~~~~                                                                                 |
| (RS) | ROCK SOCK             | ~~~~~                                                                                 |

DRAWN FOR:  
HONORIO MEDRANO  
123 N 49TH AVENUE FL  
GREELEY, CO 80634

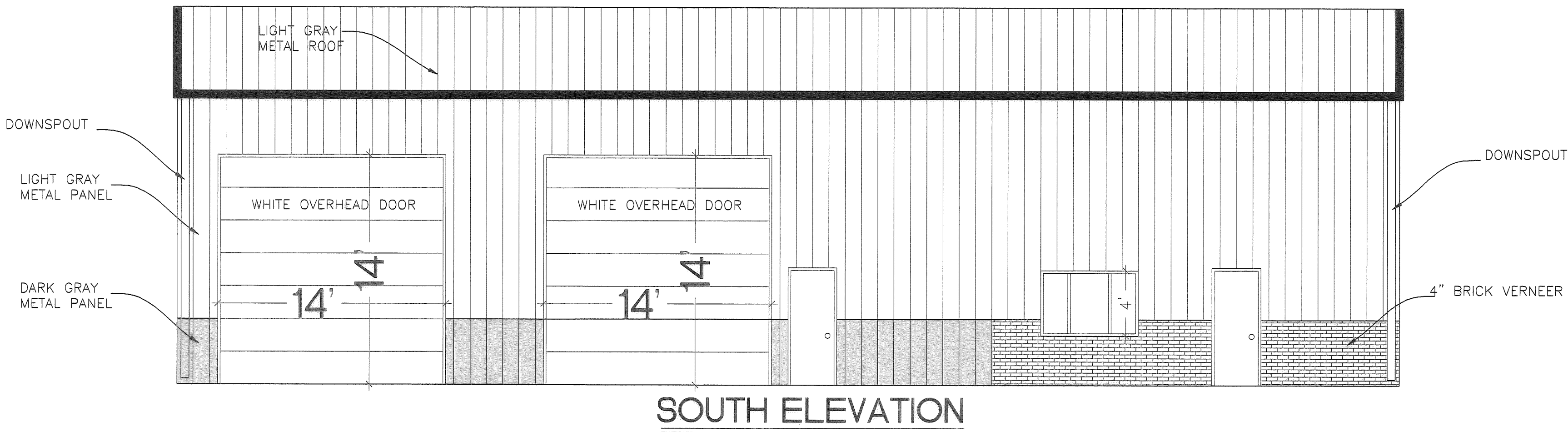
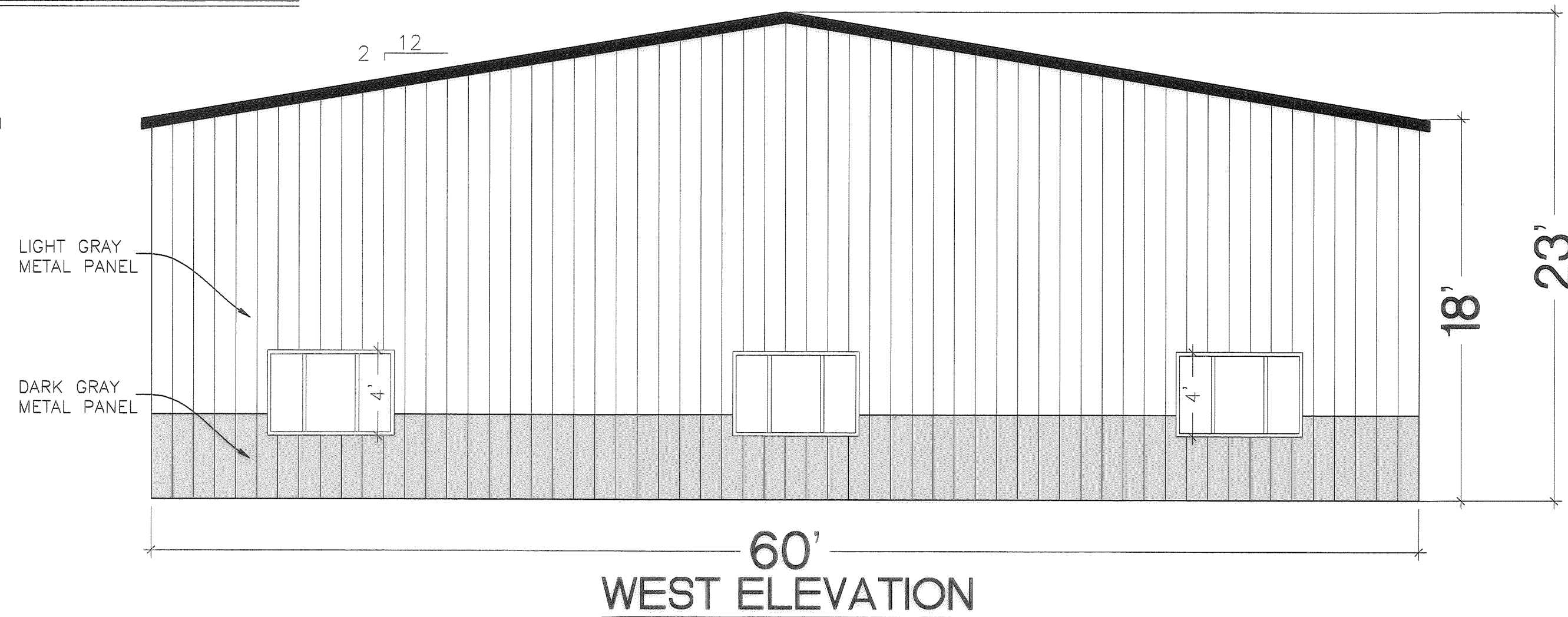
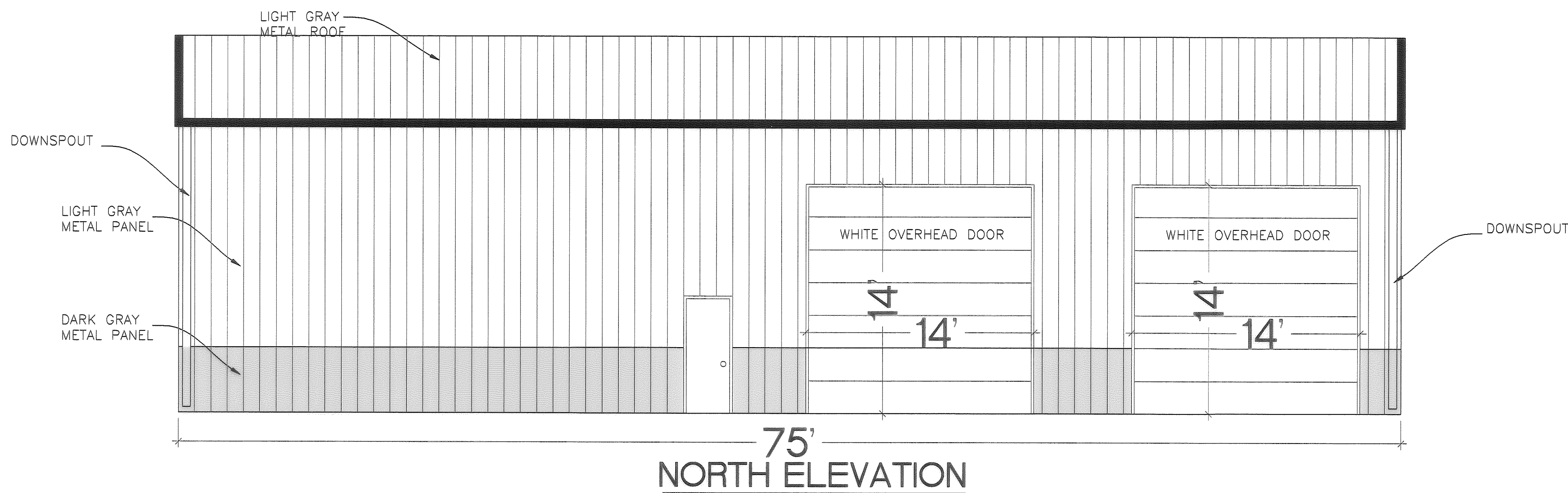
**MEDRANO AUTOMOTIVE**  
**SITE PLAN**  
EATON CO

**WERNISMAN ENGINEERING**  
**AND LAND DEVELOPMENT LLC**  
16493 ESSEX RD S  
PLATTEVILLE CO 80651  
(970) 539-2656  
ericwernisman@engr.com

DRAWN  
CHECKED  
**EJW**  
DATE  
**9/7/2023**  
SCALE  
**1"=20'**  
PROJECT #  
SHEET  
**C3**  
OF SHEETS



**ELEVATIONS**  
LOT 6, EATON INDUSTRIAL PARK SUBDIVISION  
SECTION 6, TOWNSHIP 6 NORTH,  
RANGE 65 WEST OF THE 6TH P.M.  
TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO



DRAWN FOR  
HONORIO MEDRANO  
188 N 40TH AVENUE PL  
GREELEY, CO 80634

**MEDRANO**  
**SITE PLAN**  
EATON CO

WERNISMAN ENGINEERING  
AND LAND DEVELOPMENT LLC  
16493 ESSEX RD S  
PLATTEVILLE CO 80651  
(970) 539-2656  
eric@wernismenr.com

DRAWN  
CHECKED  
EJW  
DATE  
9/7/2023  
SCALE  
3/16"=1'-0"  
PROJECT #  
SHEET  
**A1**  
OF SHEETS